

'A' - EASEMENT FOR REPAIRS 0.9 WIDE
'A2' - EASEMENT FOR REPAIRS 1.2 WIDE
'B' - EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE
'C' - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
'Z' - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE

COMPLIANCE TABLE

LOT No.	SITE AREA (m²)	PRIVATE OPEN SPACE (m²)		LANDSCAPING (%)		SITE COVERAGE (%)		BUILDING HEIGHT (m)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIIRED	PROVIDED
1	429	24	162.88	30%	68%	50%-GF,30%-FF	27%-GF,26%-FF	12	7.243
2	219	20	74.6	25%	43%	FF-40%	34%	12	7.26
3	191	16	44.14	15%	32%	FF-50%	36%	12	7.438
4	213	16	55	15%	32%	FF-50%	39%	12	7.17
5	201	16	31.83	15%	23%	FF-40%	37%	12	7.395
6	216	16	38.1	15%	28%	FF-40%	35%	12	7.08
7	267	16	40.44	15%	28%	FF-40%	34%	12	7.176
8	244	16	74.3	25%	36%	FF-40%	34%	12	7.025
9	314	16	177.56	25%	54%	FF-40%	26%	12	7.025
10	317	16	95.7	15%	41%	FF-50%	41%	12	7.5
11	257	16	78	15%	39%	FF-40%	33%	12	7.29
12	240	16	58	15%	34%	FF-40%	37%	12	7.45
13	226	16	55	15%	32%	FF-40%	34%	12	7.521
14	219	16	38	15%	24%	FF-40%	34%	12	7.51
15	218	16	31	15%	25%	FF-40%	34%	12	7.59
16	219	16	34	15%	24%	FF-40%	34%	12	7.195
17	220	16	34.37	15%	25%	FF-40%	34%	12	7.37
18	214	16	30.23	15%	24%	FF-40%	36%	12	7.61
19	211	16	33.35	15%	23%	FF-40%	35%	12	7.615
20	218	16	46	15%	28%	FF-40%	34%	12	7.195
21	236	16	50.46	15%	30%	FF-40%	38%	12	7.434
22	271	16	49	15%	67%	FF-40%	47%	12	7.82
23	486	16	58.73	15%	31%%	FF-40%	33%	12	7.82

DESIGN TYPES

LOT No.	DESIGN TYPE	FACADE TYPE	ATTACHED GARAGE	DETACHED GARAGE	BED OVER GARAGE
1	TYPE E (4BED)	SPINIFEX/LINEA		YES	YES
2	TYPE A1 (3BED)	FESCUE/PRIME	YES		
3	TYPE D2 (3BED)	BROMUS/LINEA	YES		
4	TYPE D (4BED)	SPINIFEX/PRIME	YES		
5	TYPE A (3BED)	BROMUS/PRIME		YES	
6	TYPE A (4BED)	SPINIFEX/LINEA		YES	
7	TYPE B (4BED)	FESCUE/MODERN		YES	
8	TYPE D (4BED)	SPINIFEX/LINEA	YES		
9	TYPE D (4BED)	BROMUS/PRIME	YES		
10	TYPE B (4BED)	PROMUS /MODERN		YES	YES
11	TYPE B (5BED)	SPINIFEX/PRIME		YES	
12	TYPE B (4BED)	FESCUE/LINEA		YES	
13	TYPE A (3BED)	BROMUS/MODERN		YES	
14	TYPE A (4BED)	SPINIFEX/LINEA		YES	
15	TYPE A (3BED)	FESCUE/PRIME		YES	
16	TYPE A (4BED)	BROMUS/LINEA		YES	
17	TYPE A (3BED)	SPINIFEX/MODERN		YES	
18	TYPE A (3BED)	FESCUE/PRIME		YES	
19	TYPE A (4BED)	BROMUS/LINEA		YES	
20	TYPE A (3BED)	SPINIFEX/PRIME		YES	
21	TYPE B (5 BED)	FESCUE/MODERN		YES	
22	TYPE B (4BED)	BROMUS/PRIME		YES	YES
23	TYPE B2 (4BED)	SPINIFEX/LINEA	YES		

DRAWING No.	DRAWING NAME	SCALE	REVISION
DA000	COVER PAGE	1:450	D
DA001	OVERALL SITE PLAN - PAD LEVELS	1:300	D
DA002	OVERALL GROUND FLOOR PLAN	1:300	D
DA003	OVERALL FIRST FLOOR PLAN	1:300	D
DA004	OVERALL LANDSCAPE AREA PLAN	1:300	D
DA005	SHADOW DIAGRAMS	1:500	D
DA006	SHADOW DIAGRAMS	1:500	D
DA007	SHADOW DIAGRAMS	1:500	D
DA008	STREETSCAPE ELEVATIONS	1:200	D
DA009	LOT 1 INDIVIDUAL PLANS	1:200, 1:100	D
DA010	LOT 1 INDIVIDUAL PLANS	1:100	D
DA011	LOT 2 INDIVIDUAL PLANS	1:200, 1:100	D
DA012	LOT 2 INDIVIDUAL PLANS	1:100	D
DA013	LOT 3 INDIVIDUAL PLANS	1:200, 1:100	D
DA014	LOT 3 INDIVIDUAL PLANS	1:100	D
DA015	LOT 4 INDIVIDUAL PLANS	1:200, 1:100	D
DA016	LOT 4 INDIVIDUAL PLANS	1:100	D
DA017	LOT 5 INDIVIDUAL PLANS	1:200, 1:100	D
DA018	LOT 5 INDIVIDUAL PLANS	1:100	D
DA019	LOT 6 INDIVIDUAL PLANS	1:200, 1:100	D
DA020	LOT 6 INDIVIDUAL PLANS	1:100	D
DA021	LOT 7 INDIVIDUAL PLANS	1:200, 1:100	D
DA022	LOT 7 INDIVIDUAL PLANS	1:100	D
DA023	LOT 8 INDIVIDUAL PLANS	1:200, 1:100	D
DA024	LOT 8 INDIVIDUAL PLANS	1:100	D
DA025	LOT 9 INDIVIDUAL PLANS	1:200, 1:100	D
DA026	LOT 9 INDIVIDUAL PLANS	1:100	D
DA027	LOT 10 INDIVIDUAL PLANS	1:200, 1:100	D
DA028	LOT 10 INDIVIDUAL PLANS	1:100	D
DA029	LOT 11 INDIVIDUAL PLANS	1:200, 1:100	D
DA030	LOT 11 INDIVIDUAL PLANS	1:100	D
DA031	LOT 12 INDIVIDUAL PLANS	1:200, 1:100	D
DA032	LOT 12 INDIVIDUAL PLANS	1:100	D
DA033	LOT 13 INDIVIDUAL PLANS	1:200, 1:100	D
DA034	LOT 13 INDIVIDUAL PLANS	1:100	D
DA035	LOT 14 INDIVIDUAL PLANS	1:200, 1:100	D
DA036	LOT 14 INDIVIDUAL PLANS	1:100	D
DA037	LOT 15 INDIVIDUAL PLANS	1:200, 1:100	D
DA038	LOT 15 INDIVIDUAL PLANS	1:100	D
DA039	LOT 16 INDIVIDUAL PLANS	1:200, 1:100	D
DA040	LOT 16 INDIVIDUAL PLANS	1:100	D
DA041	LOT 17 INDIVIDUAL PLANS	1:200, 1:100	D
DA042	LOT 17 INDIVIDUAL PLANS	1:100	D
DA043	LOT 18 INDIVIDUAL PLANS	1:200, 1:100	D
DA044	LOT 18 INDIVIDUAL PLANS	1:100	D
DA045	LOT 19 INDIVIDUAL PLANS	1:200, 1:100	D
DA046	LOT 19 INDIVIDUAL PLANS	1:100	D
DA047	LOT 20 INDIVIDUAL PLANS	1:200, 1:100	D
DA048	LOT 20 INDIVIDUAL PLANS	1:100	D
DA049	LOT 21 INDIVIDUAL PLANS	1:200, 1:100	D
DA050	LOT 21 INDIVIDUAL PLANS	1:100	D
DA051	LOT 22 INDIVIDUAL PLANS	1:200, 1:100	D
DA052	LOT 22 INDIVIDUAL PLANS	1:100	D
DA053	LOT 23 INDIVIDUAL PLANS	1:200, 1:100	D
DA054	LOT 23 INDIVIDUAL PLANS	1:100	D

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LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 280 - OVERALL SITE.rvt
PLOT DATE: 27/10/2023 9:32:45 AM

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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: COVER PAGE
SCALE @ A2: 1 : 450
JOB NO: 00000
Design: INTEGRATED DA
Facade Type:
DRAWN BY: H.A.
DRAWING No: DA000
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23



'A' - EASEMENT FOR REPAIRS 0.9 WIDE
'A2' - EASEMENT FOR REPAIRS 1.2 WIDE
'B' - EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE
'C' - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
'Z' - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

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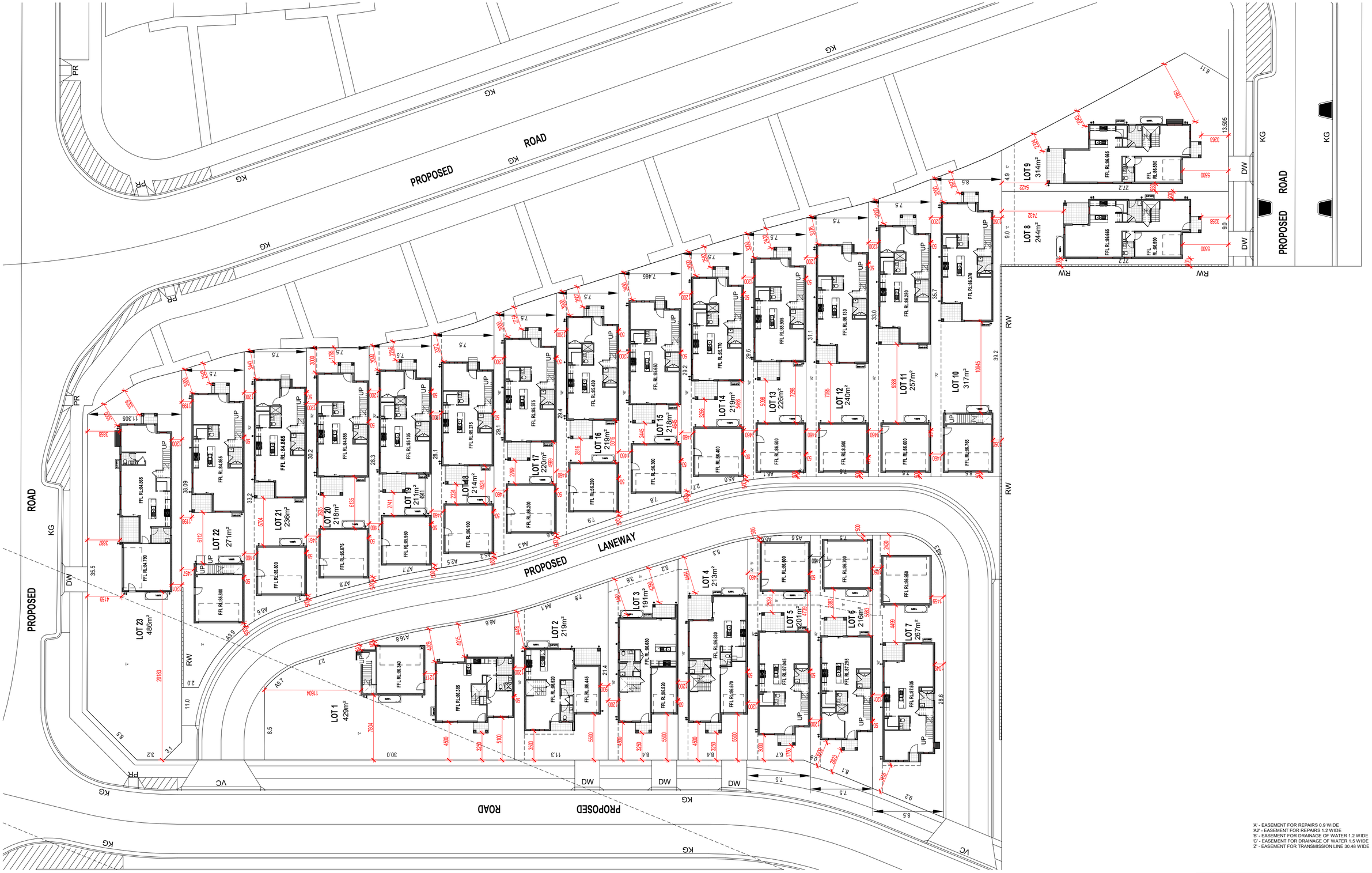
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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: OVERALL SITE PLAN - PAD LEVELS
SCALE @ A2: 1 : 300
JOB NO: 00000
Design: INTEGRATED DA
Facade Type:
DRAWN BY: H.A.
DRAWING No: DA001
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23



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'A2' - EASEMENT FOR REPAIRS 1.2 WIDE
'B' - EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE
'C' - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
'Z' - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

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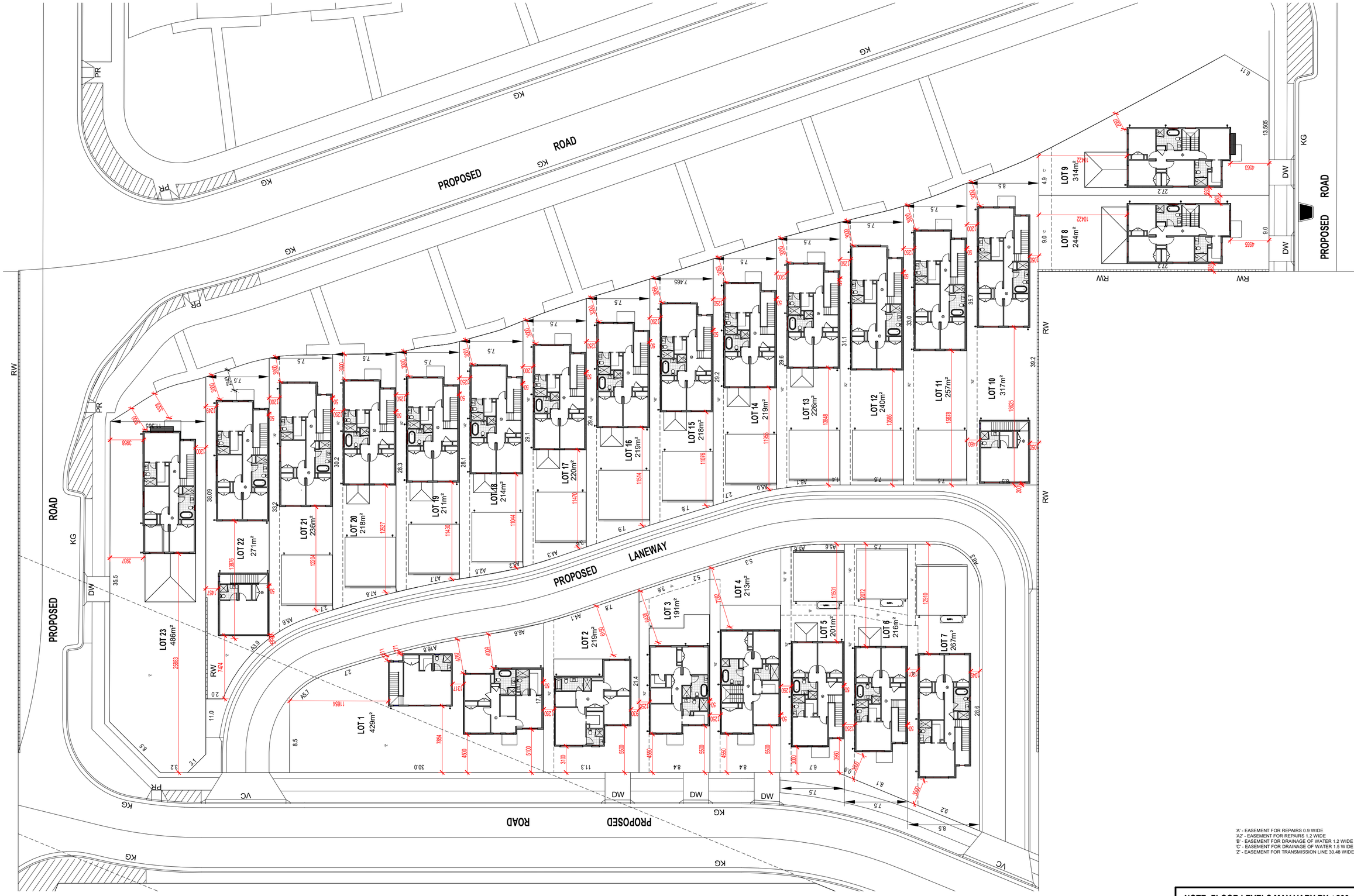
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INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: OVERALL GROUND FLOOR PLAN
SCALE @ A2: 1 : 300
JOB NO: 00000
Design: INTEGRATED DA
Facade Type:
DRAWN BY: H.A.
DRAWING No: DA002
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23



'A' - EASEMENT FOR REPAIRS 0.9 WIDE
'A2' - EASEMENT FOR REPAIRS 1.2 WIDE
'B' - EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE
'C' - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
'Z' - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

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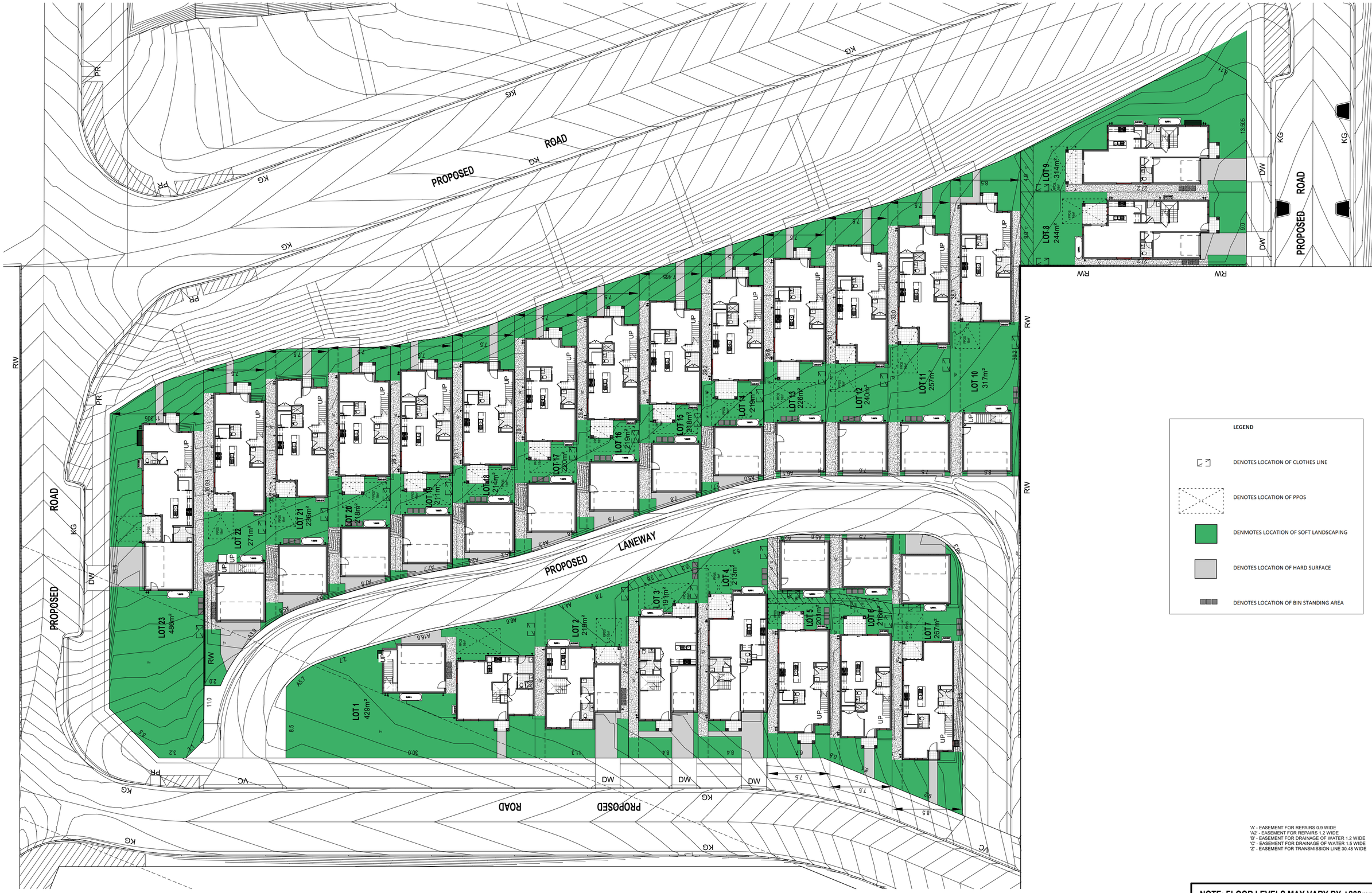
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: OVERALL FIRST FLOOR PLAN
Design: INTEGRATED DA
Facade Type:

SCALE @ A2:	JOB NO:
1 : 300	00000

DRAWN BY:	DRAWING No:	DATE:	REVISION:
H.A.	DA003	22.01.23	D

REVISION DATE: 16.10.23



LEGEND

- DENOTES LOCATION OF CLOTHES LINE
- DENOTES LOCATION OF PPOS
- DENMOTES LOCATION OF SOFT LANDSCAPING
- DENOTES LOCATION OF HARD SURFACE
- DENOTES LOCATION OF BIN STANDING AREA

'A' - EASEMENT FOR REPAIRS 0.9 WIDE
'A2' - EASEMENT FOR REPAIRS 1.2 WIDE
'B' - EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE
'C' - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
'Z' - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

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INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: OVERALL LANDSCAPE AREA PLAN
Design: INTEGRATED DA
Facade Type:

SCALE @ A2:	JOB NO:
1 : 300	00000

DRAWN BY:	DRAWING No:	DATE:	REVISION:
H.A.	DA004	22.01.23	D

REVISION DATE: 16.10.23



1 DA005 **9.00am JUNE 21ST SHADOW**
1 : 500



2 DA005 **10.00am JUNE 21ST SHADOW**
1 : 500



3 DA005 **11.00am JUNE 21ST SHADOW**
1 : 500

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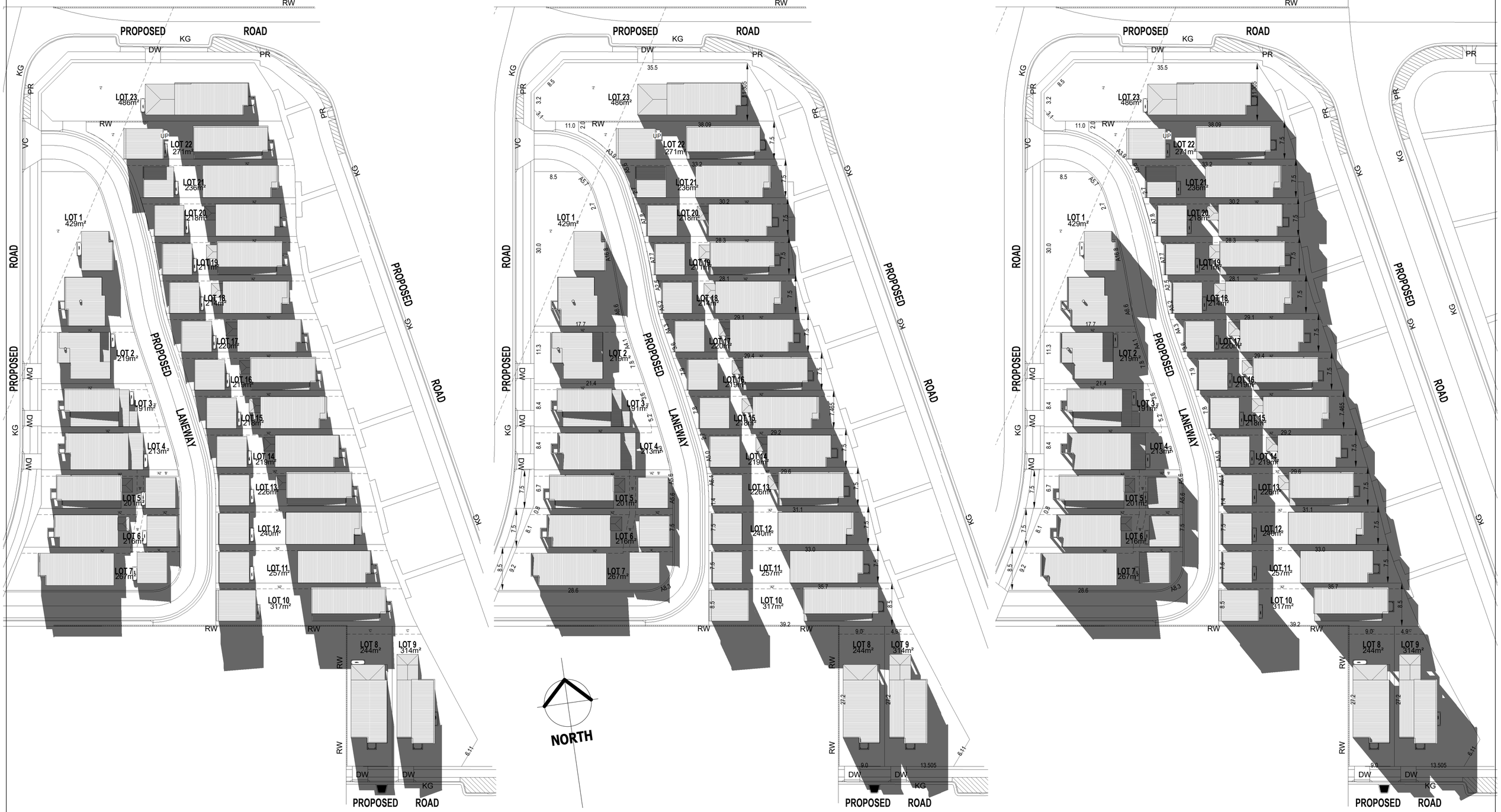
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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SHADOW DIAGRAMS - JUNE 21ST
SCALE @ A2: 1 : 500
JOB NO: 00000
Design: INTEGRATED DA
Facade Type:
DRAWN BY: H.A.
DRAWING No: DA005
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23



1 DA006 **12noon JUNE 21ST SHADOW**
1 : 500

2 DA006 **1pm JUNE 21ST SHADOW**
1 : 500

3 DA006 **2pm JUNE 21ST SHADOW**
1 : 500

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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SHADOW DIAGRAMS - JUNE 21ST
SCALE @ A2: 1 : 500
JOB NO: 00000
Design: INTEGRATED DA
Facade Type:
DRAWN BY: H.A.
DRAWING No: DA006
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23



1 DA007 **3pm JUNE 21ST SHADOW**
1 : 500

SOLAR ACCESS COMPLIANCE
Required minimum 3hrs to 50% of the required PPOS

LOT No.	9am	10am	11am	12noon	1pm	2pm	3pm	TOTAL	SOLAR ACCESS COMPLIANCE - Y/N
1								6	Y
2								6	Y
3								3	Y
4								6	Y
5								4	Y
6								4	Y
7								4	Y
8								3	Y
9								5	Y
10								5	Y
11								4	Y
12								4	Y
13								4	Y
14								4	Y
15								4	Y
16								4	Y
17								4	Y
18								4	Y
19								4	Y
20								4	Y
21								4	Y
22								4	Y
23								6	Y

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PLOT DATE: 27/10/2023 9:33:23 AM

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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SHADOW DIAGRAMS - JUNE 21ST, COMPLIANCE TABLE
SCALE @ A2: 1 : 500
JOB NO: 00000
Design: INTEGRATED DA
Facade Type:
DRAWN BY: H.A.
DRAWING No: DA007
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23



3 DA008 **STREETSCAPE LOTS 1-7**
1 : 200



1 DA008 **STREETSCAPE LOTS 8 -9**
1 : 200



2 DA008 **STREETSCAPE LOTS 10-23**
1 : 200

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LOCATION: - STREETSCAPE.rvt PLOT DATE: 20/10/2023 3:03:30 PM

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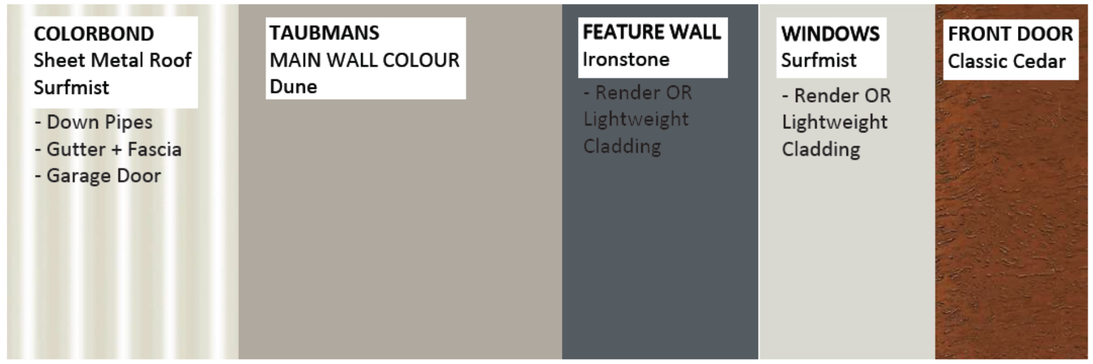
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: STREETSCAPE ELEVATIONS
SCALE @ A2: 1 : 200
JOB NO: 00000
Design: INTEGRATED DA
Facade Type:
DRAWN BY: H.A.
DRAWING No: DA008
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23

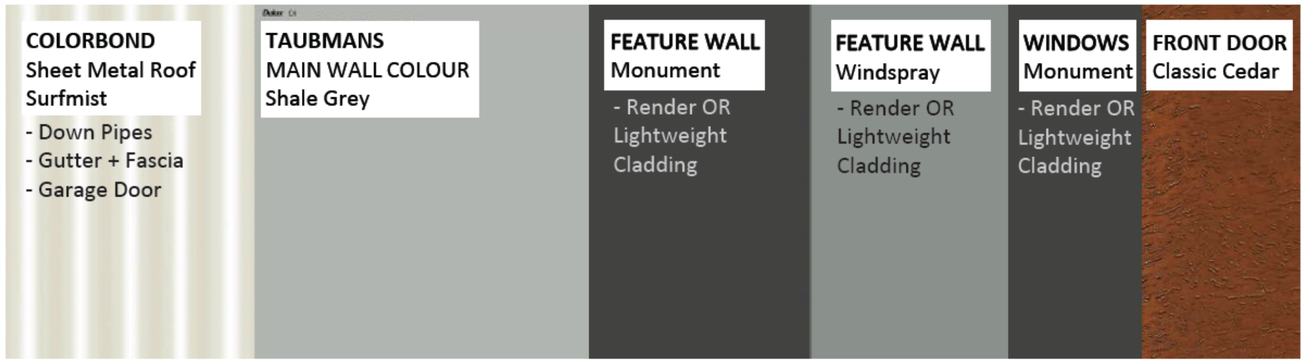
SCHEDULE OF EXTERNAL FINISHES

280 Fifth Avenue and 62 Kelly Street Austral - Devcore

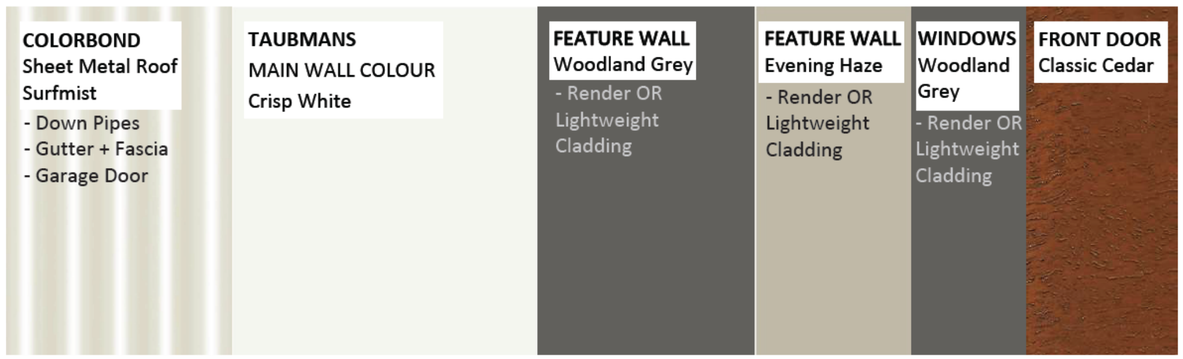
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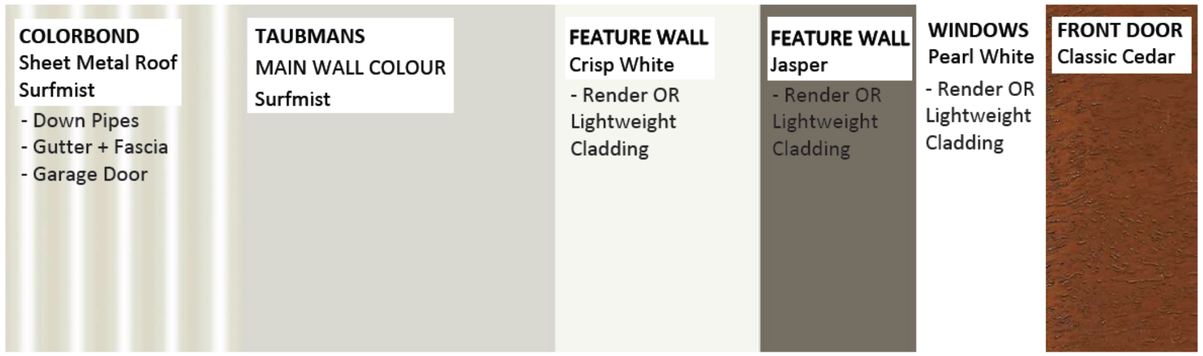
WINDSOR



PEWTER



OYSTER



It is intended that building facades & materials remain as indicated on the plans, However it is intended that colour selections will be nominated from one of the four colour schemes provided in the schedule of finishes. Colour Scheme selections shown on street scape are there for indicative only.

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 87 152 611 713

D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\DA SUB 2\LOT 280 - LOCATION: OVERALL SITE - STREETSCAPE.rvt PLOT DATE: 27/02/2023 9:25:03 AM

GENERAL NOTES
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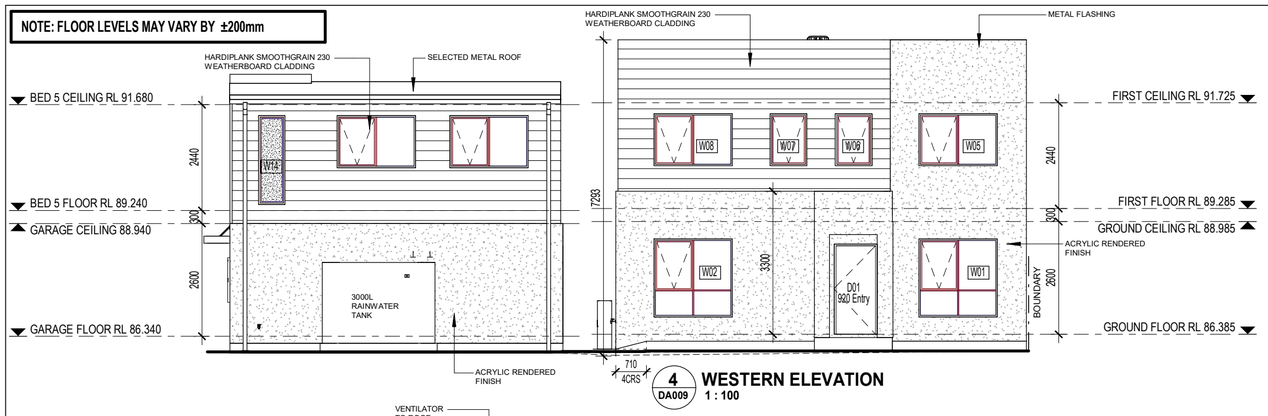
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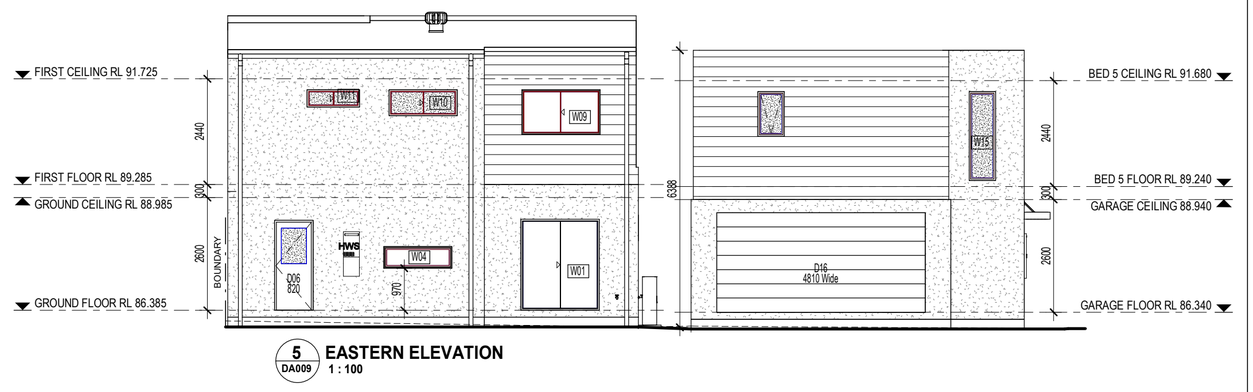
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOTS 1-23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: Schedule of External Finishes
SCALE @ A2: 1 : 200
JOB NO: 00000
Design: INTEGRATED DA
Facade:
Facade Finish:
DRAWN BY: H.A.
DRAWING No: DA008
DATE: 22.01.23
REVISION: D

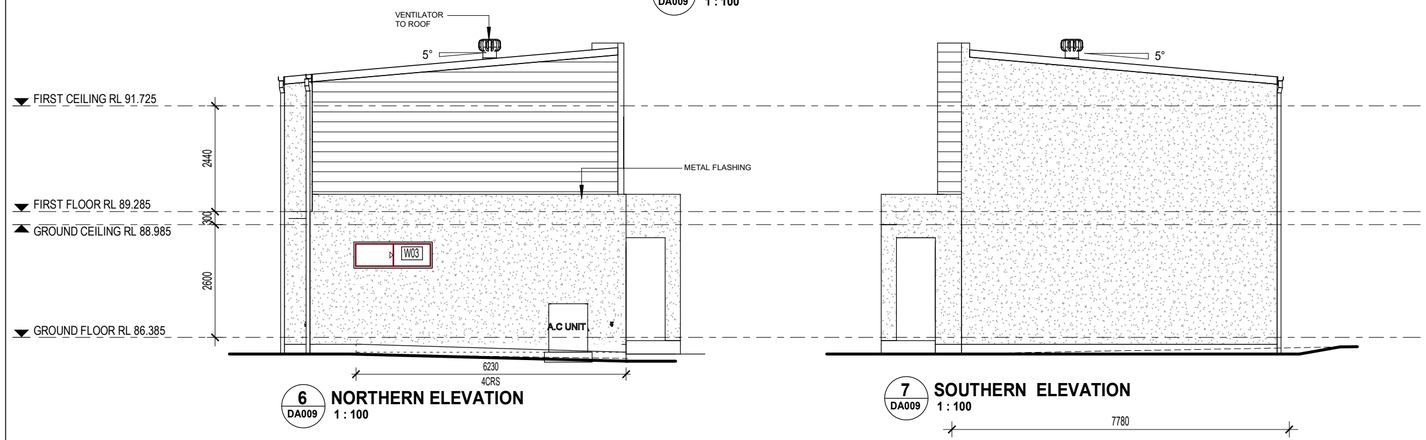
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



4 DA009 WESTERN ELEVATION
1 : 100

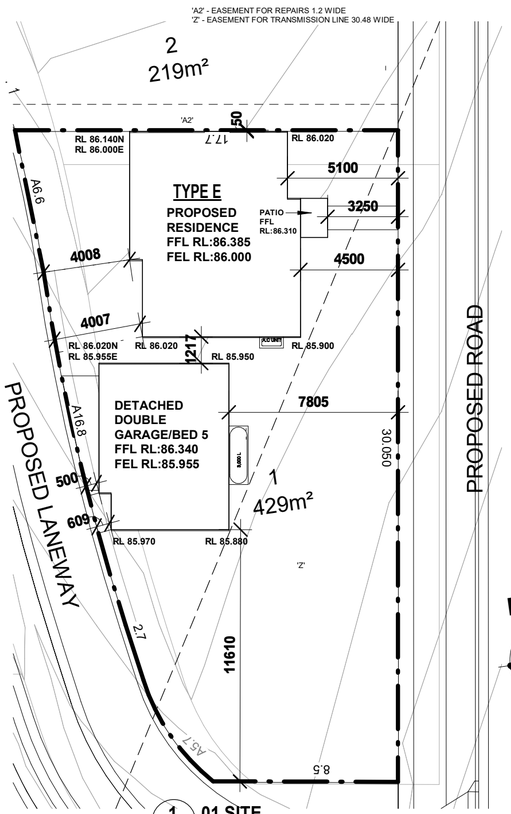


5 DA009 EASTERN ELEVATION
1 : 100

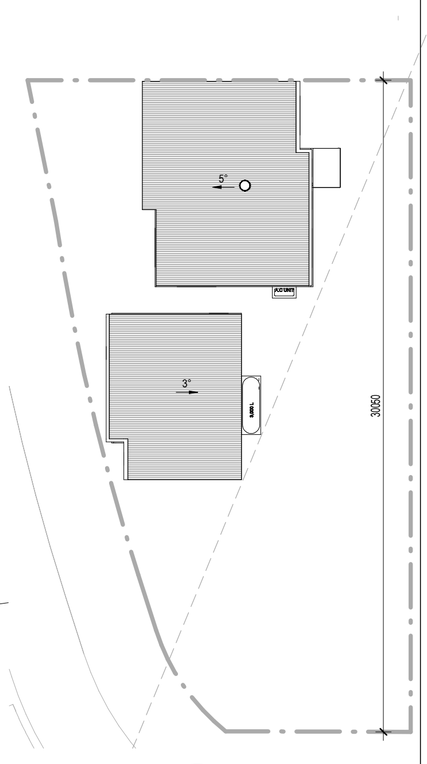


6 DA009 NORTHERN ELEVATION
1 : 100

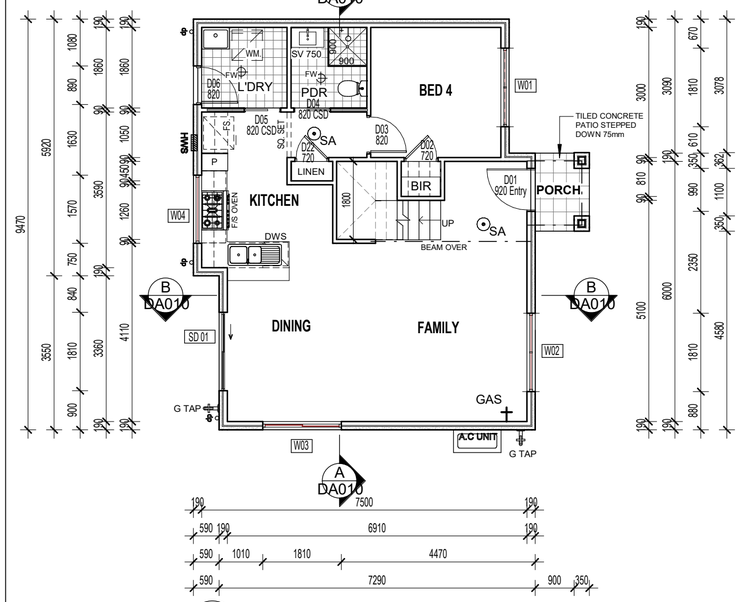
7 DA009 SOUTHERN ELEVATION
1 : 100



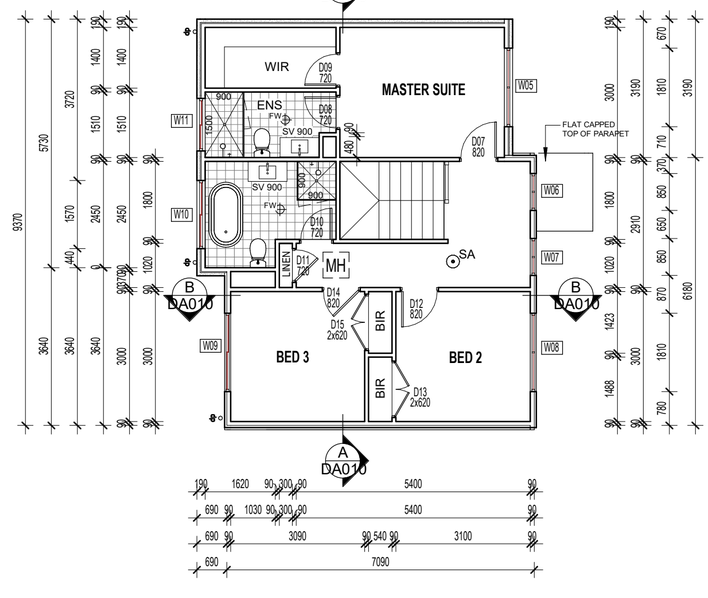
1 DA009 01 SITE
1 : 200



8 DA009 ROOF PLAN
1 : 200



2 DA009 GROUND FLOOR
1 : 100



3 DA009 FIRST FLOOR
1 : 100

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720	GROUND FLOOR
03		2040	820	GROUND FLOOR
04		2040	820	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	820	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	720	FIRST FLOOR
12		2040	820	FIRST FLOOR
13		2040	2x620	FIRST FLOOR
14		2040	820	FIRST FLOOR
15		2040	2x620	FIRST FLOOR
16		2295	4810	GARAGE FLOOR
17		2040	820	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	2x820	BED 5 FLOOR
20		2040	820	BED 5 FLOOR
21		2040	820	BED 5 FLOOR
22		2040	720	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1810	AWNING	CLEAR	GROUND FLOOR
W	02	1800	1810	AWNING	CLEAR	GROUND FLOOR
W	03	600	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	500	1570	FIXED	CLEAR	GROUND FLOOR
W	05	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	06	1200	850	AWNING	CLEAR	FIRST FLOOR
W	07	1200	850	AWNING	CLEAR	FIRST FLOOR
W	08	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	OBS. TOUGH	FIRST FLOOR
W	11	400	1210	SLIDING	OBS. TOUGH	FIRST FLOOR
W	12	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	13	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	14	2050	610	FIXED	OBS	BED 5 FLOOR
W	15	2050	610	FIXED	OBS	BED 5 FLOOR
W	16	1030	610	AWNING	OBS. TOUGH	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR,LOW E	GROUND FLOOR

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN. 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 1.rvt PLOT DATE: 20/10/2023 12:41:17 PM

GENERAL NOTES
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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 1 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: LOT 1 - SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES

SCALE @ A2: As indicated

JOB NO: 00000

Design: TYPE E
Facade Type: SPINIFEX/LINEA

DRAWN BY: H.A.

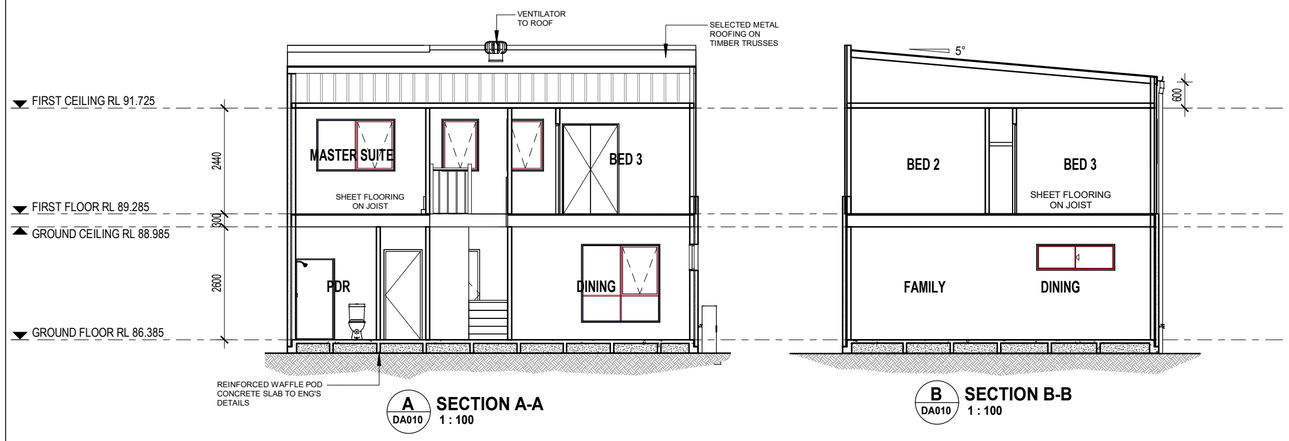
DRAWING No: DA009

DATE: 21.02.23

REVISION: D

REVISION DATE: 16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

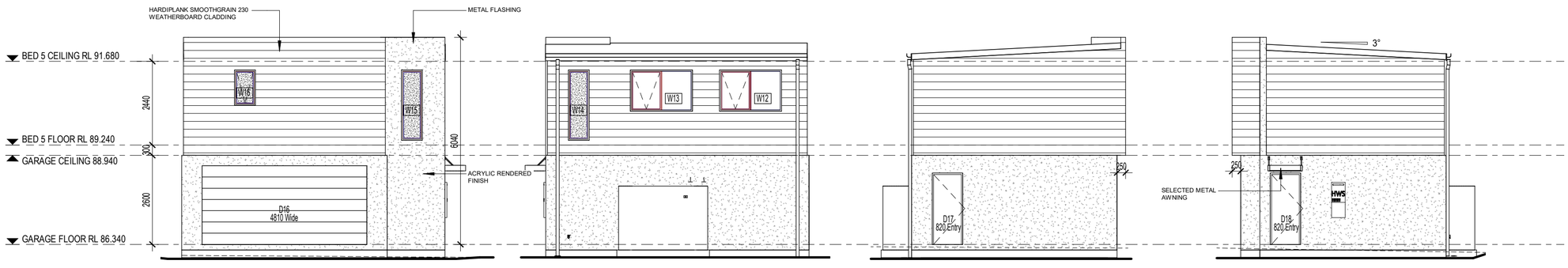


A DA010 **SECTION A-A** 1 : 100

B DA010 **SECTION B-B** 1 : 100





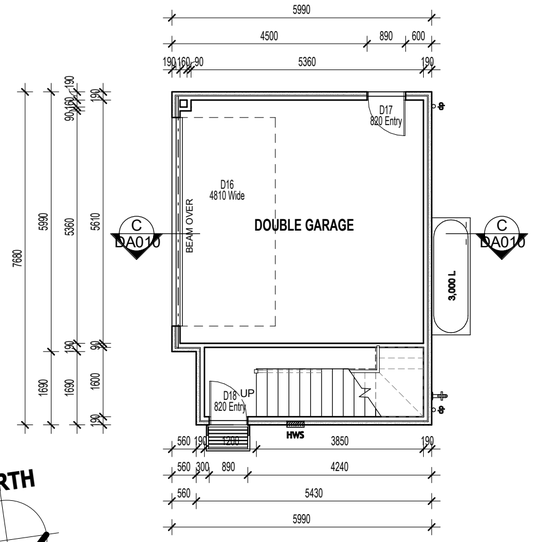


10 DA010 **EASTERN ELEVATION** 1 : 100

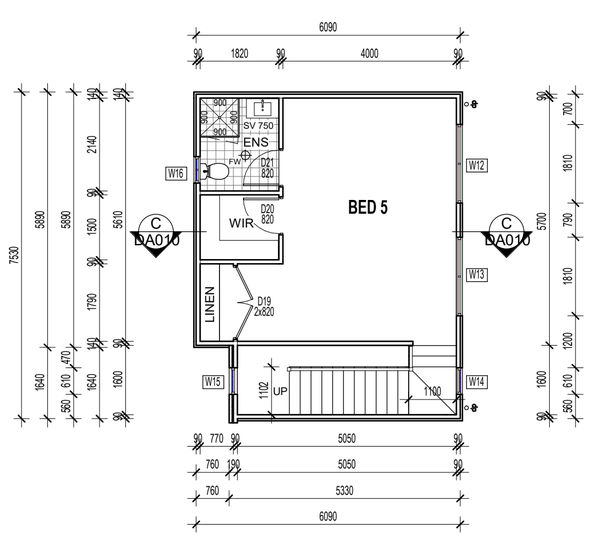
11 DA010 **WESTERN ELEVATION** 1 : 100

12 DA010 **SOUTHERN ELEVATION** 1 : 100

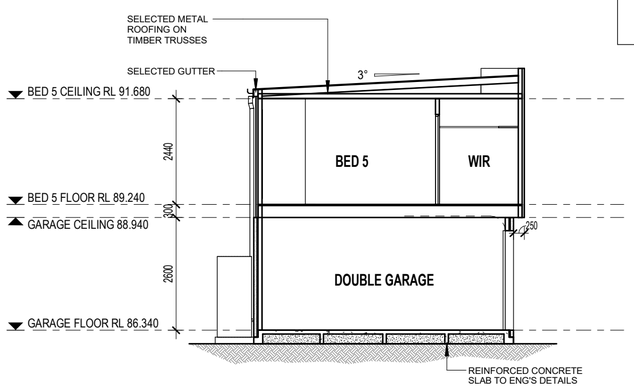
13 DA010 **NORTHERN ELEVATION** 1 : 100



8 DA010 **DETACHED GARAGE FLOOR PLAN** 1 : 100



9 DA010 **BED 5 FLOOR PLAN** 1 : 100



C DA010 **SECTION C-C** 1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

R2.0 TO INTERNAL WALLS OF L'DRY & BATH

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720	GROUND FLOOR
03		2040	820	GROUND FLOOR
04		2040	820	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	820	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	720	FIRST FLOOR
12		2040	820	FIRST FLOOR
13		2040	2x620	FIRST FLOOR
14		2040	820	FIRST FLOOR
15		2040	2x620	FIRST FLOOR
16		2295	4810	GARAGE FLOOR
17		2040	820	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	2x820	BED 5 FLOOR
20		2040	820	BED 5 FLOOR
21		2040	820	BED 5 FLOOR
22		2040	720	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1810	AWNING	CLEAR	GROUND FLOOR
W	02	1800	1810	AWNING	CLEAR	GROUND FLOOR
W	03	600	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	500	1570	FIXED	CLEAR	GROUND FLOOR
W	05	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	06	1200	850	AWNING	CLEAR	FIRST FLOOR
W	07	1200	850	AWNING	CLEAR	FIRST FLOOR
W	08	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	OBS. TOUGH	FIRST FLOOR
W	11	400	1210	SLIDING	OBS. TOUGH	FIRST FLOOR
W	12	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	13	1200	1810	AWNING	CLEAR	FIRST FLOOR
W	14	2050	610	FIXED	OBS	BED 5 FLOOR
W	15	2050	610	FIXED	OBS	BED 5 FLOOR
W	16	1030	610	AWNING	OBS. TOUGH	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR,LOW E	GROUND FLOOR

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. 1374931S
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	1 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	429.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	70.68m²
FIRST FLOOR:	67.65m²
PORCH:	2.25m²
GARAGE:	45.17m²
BED 5 OVER GARAGE:	44.27m²
TOTAL:	230.02m²
DRIVEWAY / PATHS TO BOUNDARY:	9.38m²

PROJECT DETAILS

NO. OF BEDROOMS:	5
ROOF AREA:	117.45m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	200.00m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	115.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	YES

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	6 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	FIXED OUTDOOR LINE
WIND DRIVEN VENTILATORS REQUIRED/QTY:	YES/1

SITE COVERAGE		PRIVATE OPEN SPACE	
MAX. ALLOWED:	GF-50%FF-30%	MIN. REQ:	24.00m²
PROPOSED:	GF-27%/FF-26%	PROVIDED:	162.88m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	30%	MIN. REQ:	2 SPACES
PROVIDED:	47%	PROVIDED:	2 SPACES

BUILDING HEIGHT
MAX. ALLOWED: 12.000m
PROVIDED: 7.243m

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 1 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

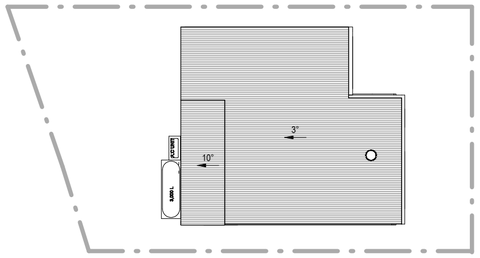
DRAWING NAME: LOT 1 - DOUBLE GARAGE/BED 5, SECTIONS,SCHEDULES
SCALE @ A2: 1 : 100
JOB NO: 00000
Design: TYPE E
Facade Type: SPINIFEX/LINEA
DRAWN BY: H.A.
DRAWING No: DA010
DATE: 21.02.23
REVISION: D
REVISION DATE: 16.10.23

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 1.rvt PLOT DATE: 20/10/2023 12:41:19 PM

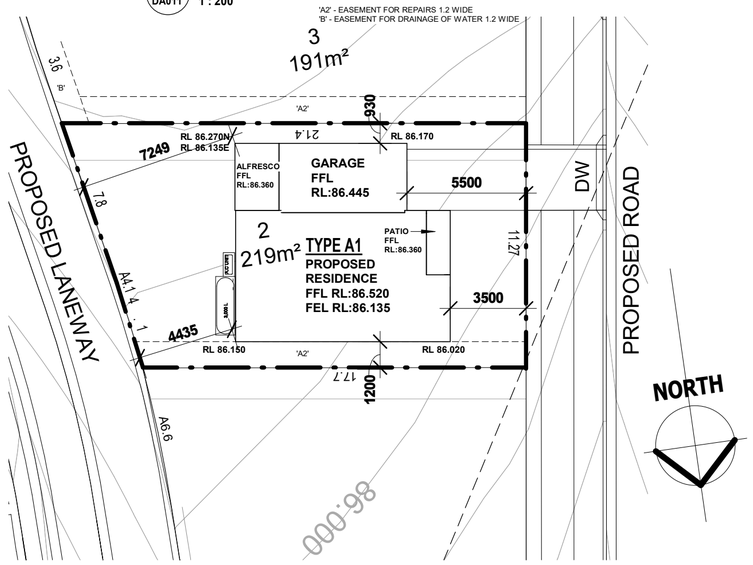
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



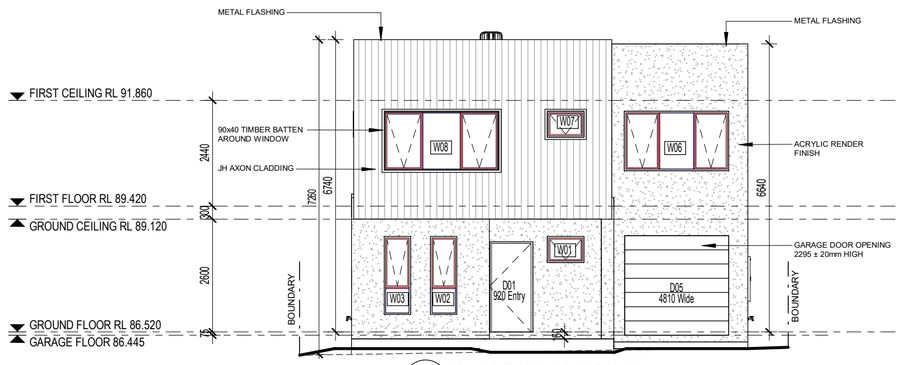




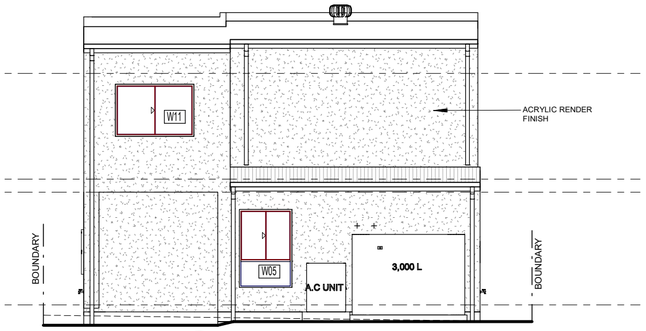
8 / DA011 ROOF PLAN 1 : 200



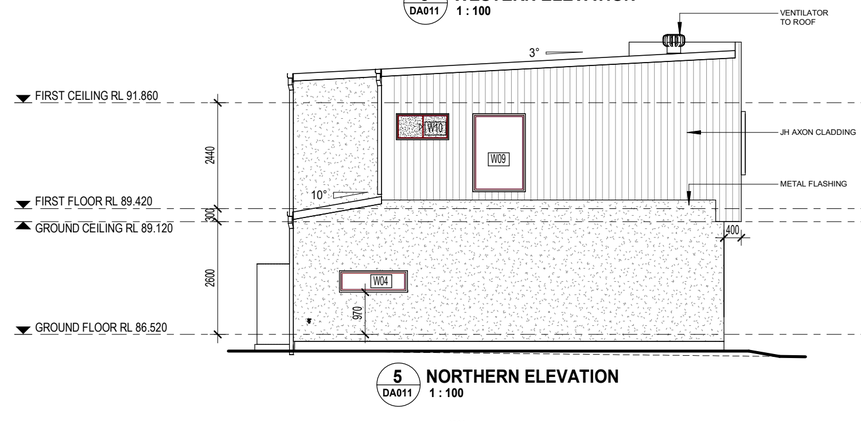
7 / DA011 01 SITE 1 : 200



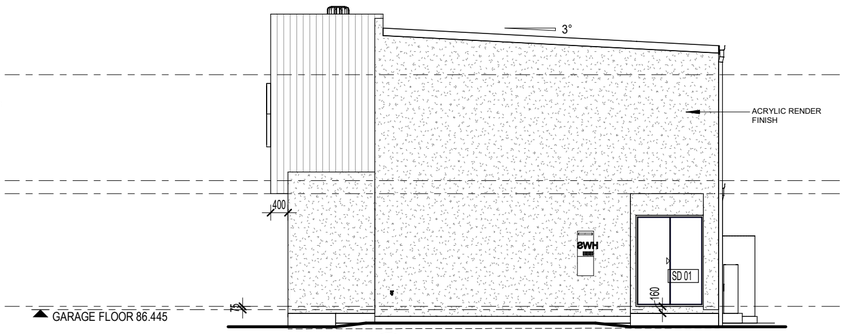
3 / DA011 WESTERN ELEVATION 1 : 100



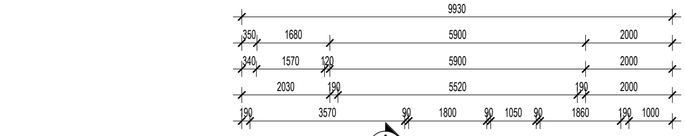
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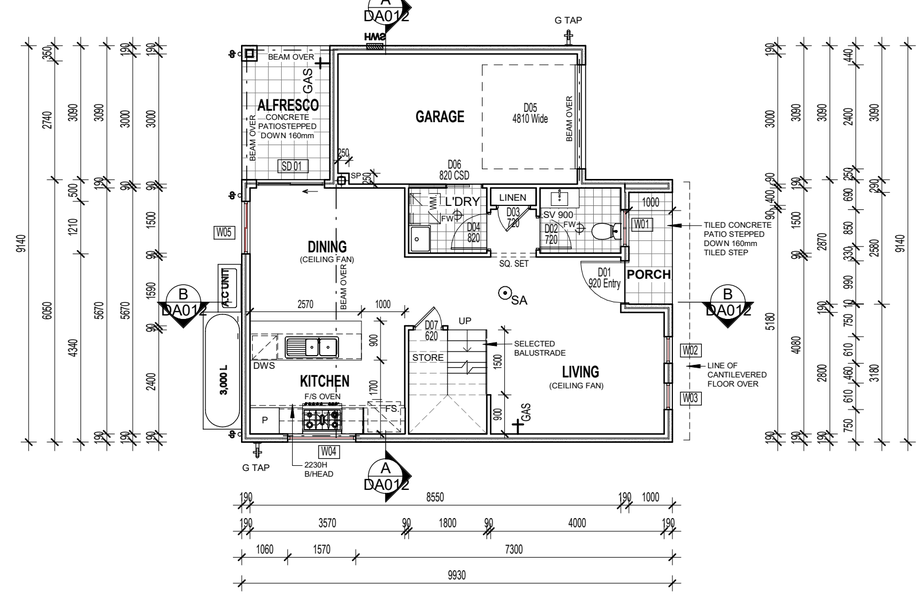


5 / DA011 NORTHERN ELEVATION 1 : 100

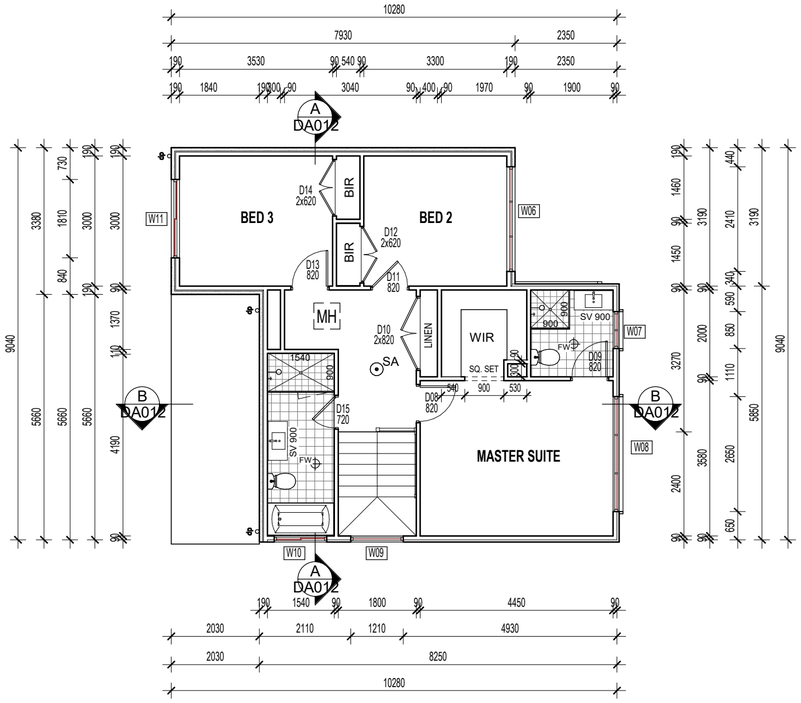


6 / DA011 SOUTHERN ELEVATION 1 : 100





1 / DA011 GROUND FLOOR 1 : 100



2 / DA011 FIRST FLOOR 1 : 100

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LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 2.rvt PLOT DATE: 20/10/2023 12:43:05 PM

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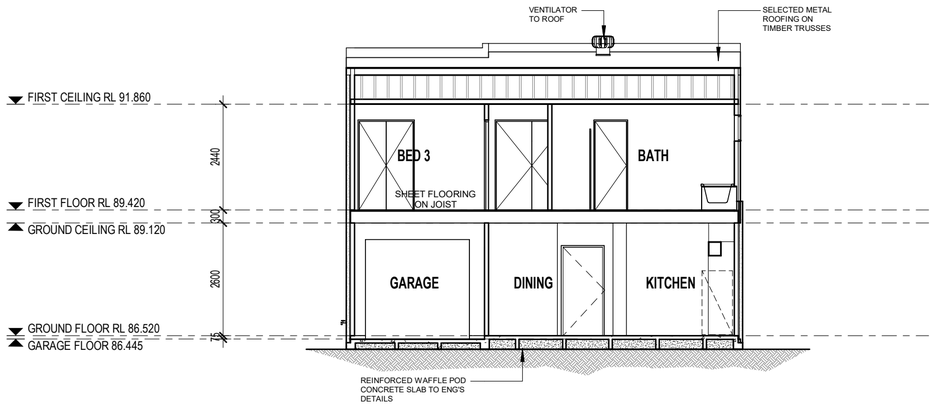
CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 2 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

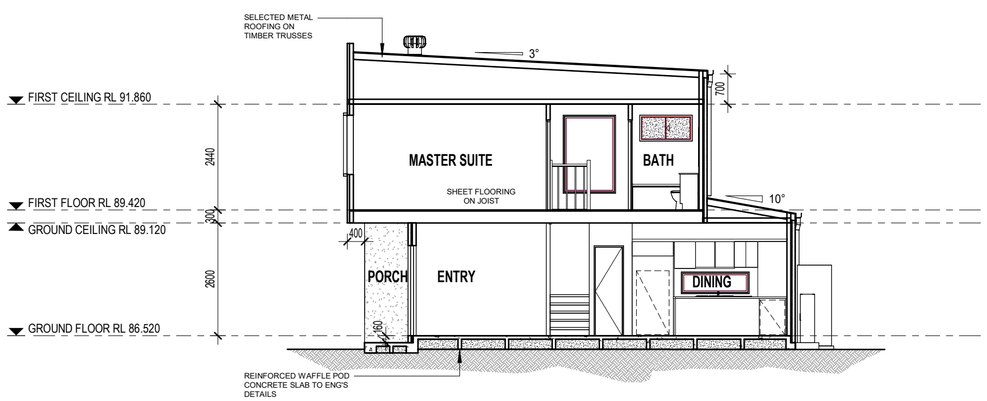
DRAWING NAME: LOT 2 - SITE PLANS, FLOOR PLANS, ELEVATIONS, SCHEDULES
Design: TYPE A1
Facade Type: FESCUE/PRIME

DRAWN BY:	DRAWING No:	DATE:	SCALE @ A2:	JOB NO:	REVISION:	REVISION DATE:
H.A.	DA011	11.02.23	As indicated	00000	D	16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm



A DA012 **SECTION A-A**
1 : 100



B DA012 **SECTION B-B**
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. 1374928S
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	2 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	219.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	56.61m²
FIRST FLOOR:	73.94m²
PORCH:	2.87m²
GARAGE:	18.82m²
ALFRESCO:	6.27m²
TOTAL:	158.51m²
DRIVEWAY / PATHS TO BOUNDARY:	14.58m²

PROJECT DETAILS

NO. OF BEDROOMS:	3
ROOF AREA:	84.97m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	93.75m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	84.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R4.0
AIR CONDITIONING INCLUDED:	YES
EER:	3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	FIXED OUITDOOR LINE
WIND DRIVEN VENTILATORS REQUIRED/QTY:	YES/1

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	34%

PRIVATE OPEN SPACE

MIN. REQ:	20.00m²
PROVIDED:	74.60m²

LANDSCAPING

MIN. REQ:	25%
PROVIDED:	43%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.260m

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R4.0 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720	GROUND FLOOR
03		2040	720	GROUND FLOOR
04		2040	820	GROUND FLOOR
05		2295	4810	GROUND FLOOR
06		2040	820 CSD	GROUND FLOOR
07		2040	620	GROUND FLOOR
08		2040	820	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	2x820	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	720	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	600	850	AWNING	CLEAR, TOUGH	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR,LOW-E	GROUND FLOOR
W	03	1800	610	AWNING	CLEAR,LOW-E	GROUND FLOOR
W	04	500	1570	FIXED	CLEAR	GROUND FLOOR
W	05	1800	1210	SLIDING	CLEAR,LOW-E	GROUND FLOOR
W	06	1370	2410	AWNING	CLEAR	FIRST FLOOR
W	07	600	850	AWNING	CLEAR	FIRST FLOOR
W	08	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	09	1800	1210	FIXED	CLEAR	FIRST FLOOR
W	10	600	1210	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1200	1810	SLIDING	CLEAR	FIRST FLOOR
SD	01	2100	1570	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 2.rvt PLOT DATE: 20/10/2023 12:43:05 PM

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

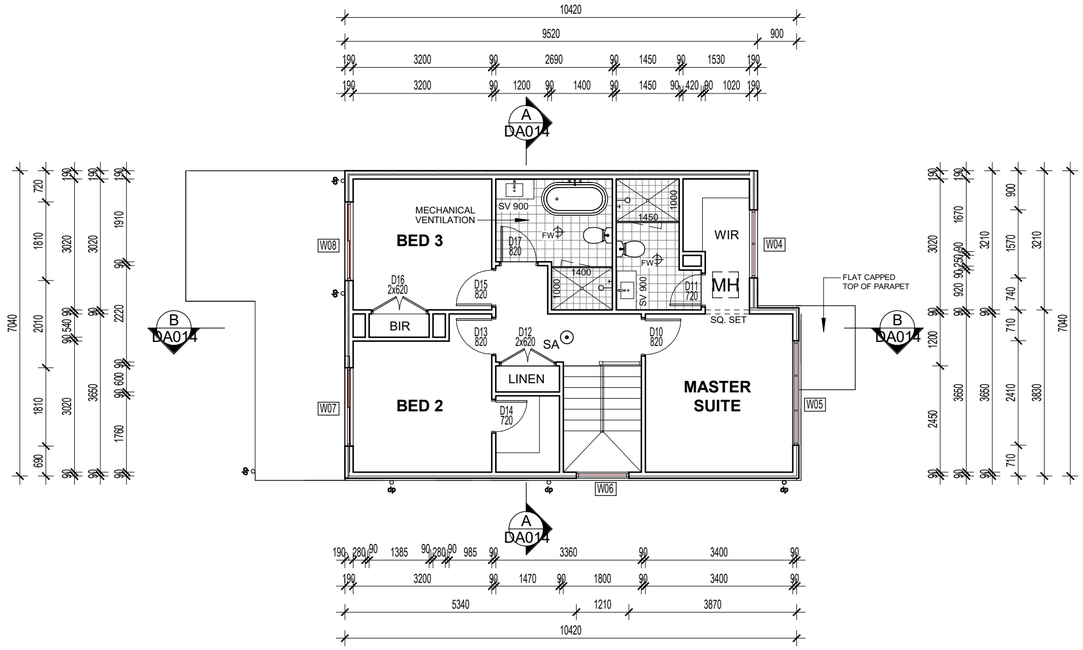
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 2 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: LOT 2 - SECTIONS, SCHEDULES
SCALE @ A2: 1 : 100
JOB NO: 00000
Design: TYPE A1
Facade Type: FESCUE/PRIME
DRAWN BY: H.A.
DRAWING No: DA012
DATE: 11.02.23
REVISION: D
REVISION DATE: 16.10.23

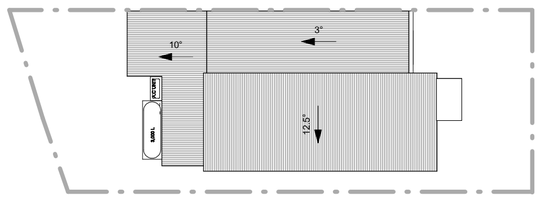
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



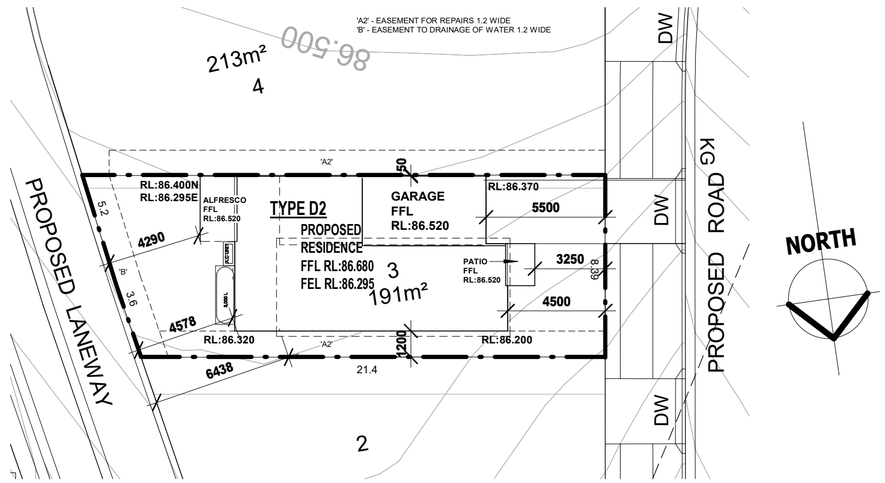




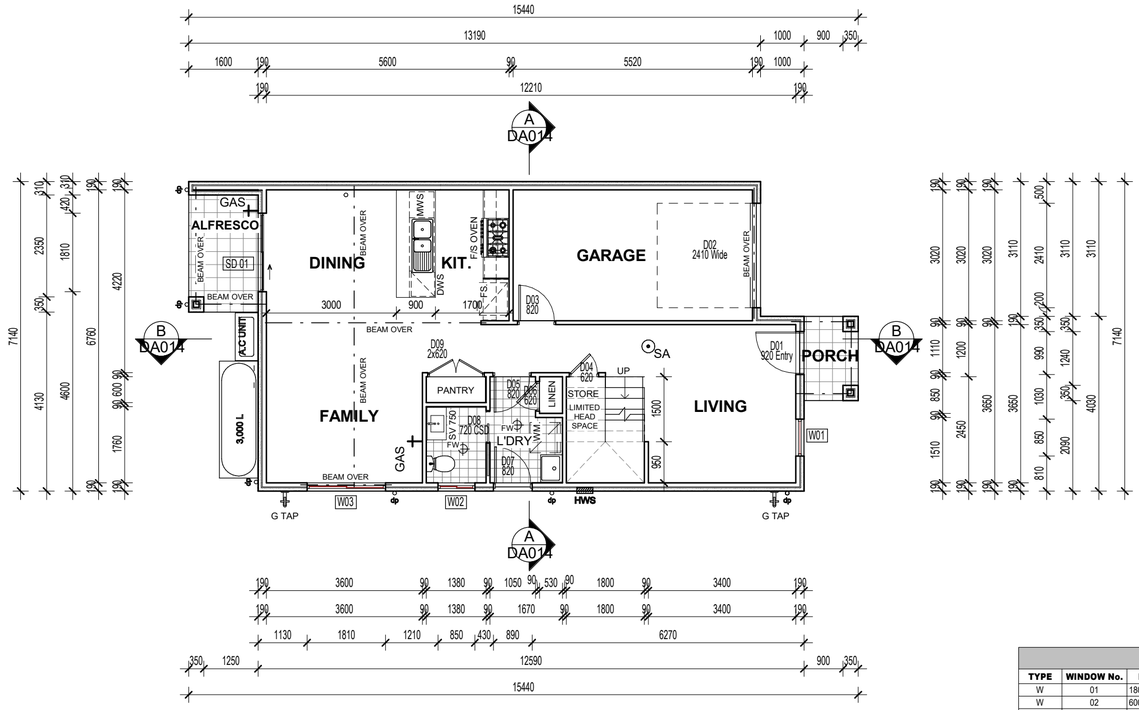
4. DA013 — 03 FIRST FLOOR
1 : 100



2 DA013 — ROOF PLAN
1 : 200



1 DA013 — 01 SITE
1 : 200



3. DA013 — 02 GROUND FLOOR
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	3 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	191.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	68.45m²
FIRST FLOOR:	70.47m²
PORCH:	2.43m²
GARAGE:	18.33m²
ALFRESCO:	4.82m²
TOTAL:	**164.50m²**
DRIVEWAY TO BOUNDARY:	14.80m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	98.74m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	61.30m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	50%	MIN. REQ:	16.00m²
PROPOSED:	36%	PROVIDED:	44.14m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	32%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.438m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	920	GROUND FLOOR
02	PANELIFT	2295	2410	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	620	GROUND FLOOR
07		2040	820	GROUND FLOOR
08		2040	720 CSD	GROUND FLOOR
09		2040	2x620	GROUND FLOOR
10		2040	820	FIRST FLOOR
11		2040	720	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	720	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17		2040	820	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	600	850	SLIDING	TOUGH. OBS.	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1570	AWNING	CLEAR	FIRST FLOOR
W	05	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	06	1460	1210	FIXED	CLEAR	FIRST FLOOR
W	07	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 3.rvt PLOT DATE: 20/10/2023 12:44:39 PM

GENERAL NOTES
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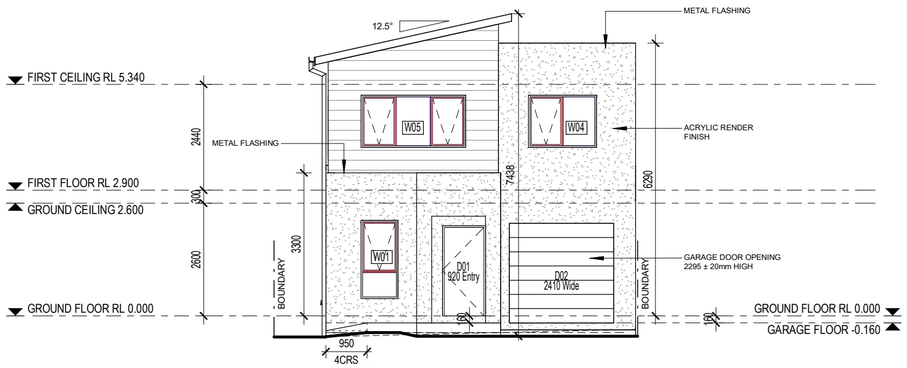
CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 3 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

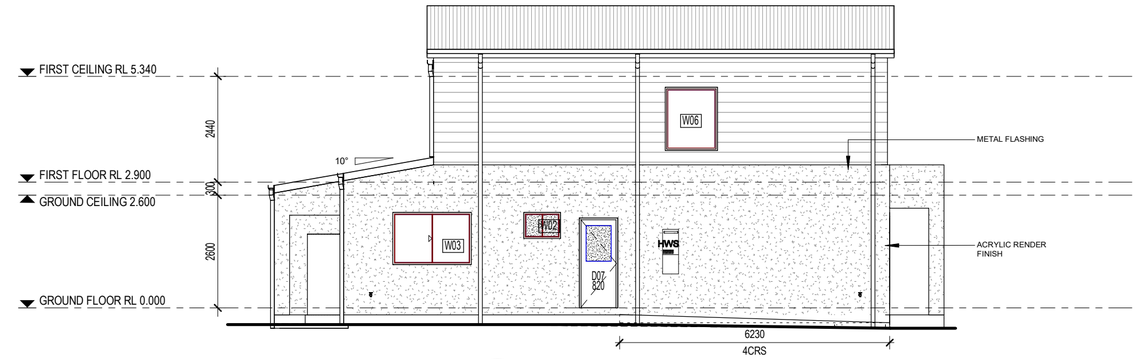
DRAWING NAME: LOT 3 - SITE PLAN, FLOOR PLANS, SCHEDULES
Design: TYPE D2
Facade Type: BROMUS/LINEA

SCALE @ A2:	JOB NO:
As indicated	00000
DRAWN BY: H.A.	DRAWING No: DA013
DATE: 08.02.23	REVISION: D
	REVISION DATE: 16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm



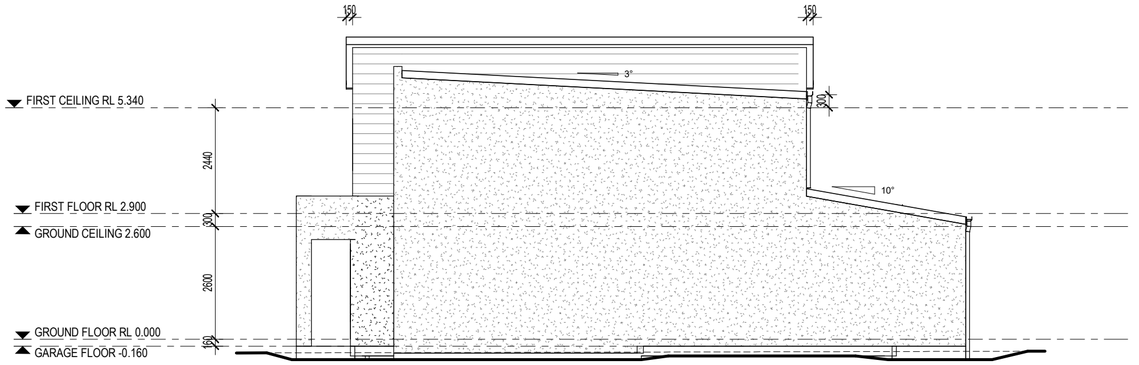
5 DA014 WESTERN ELEVATION
1 : 100



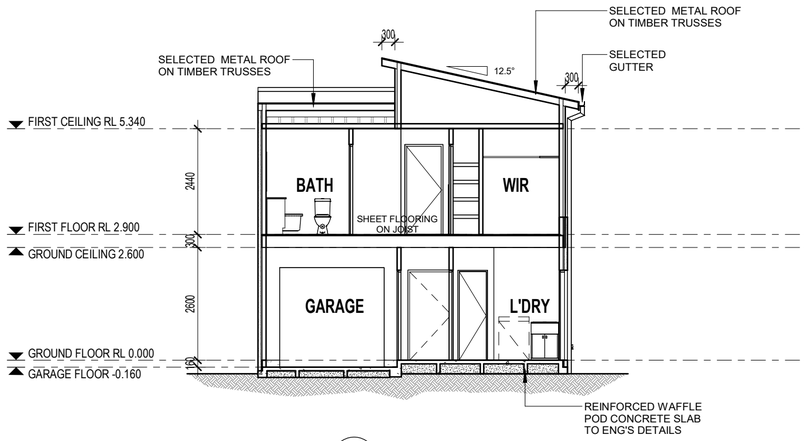
7 DA014 NORTHERN ELEVATION
1 : 100



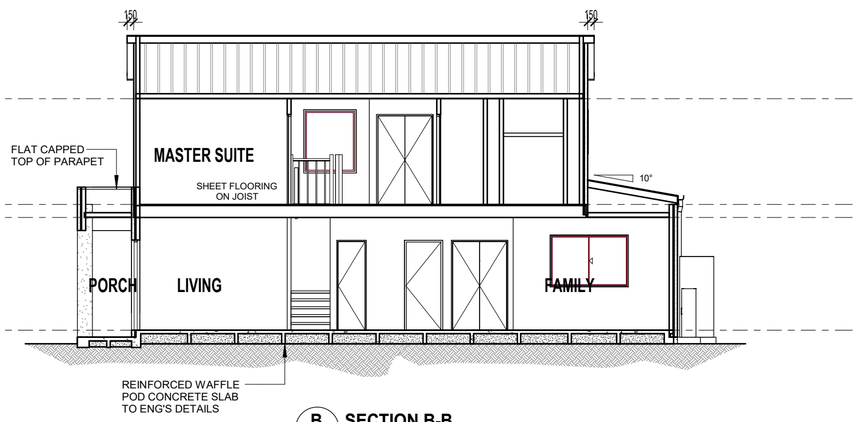
6 DA014 EASTERN ELEVATION
1 : 100



8 DA014 SOUTHERN ELEVATION
1 : 100



A DA014 SECTION A-A
1 : 100



B DA014 SECTION B-B
1 : 100

INSULATION REQUIREMENTS

R2.0 NSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO THE UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	920	GROUND FLOOR
02	PANELIFT	2295	2410	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	620	GROUND FLOOR
07		2040	820	GROUND FLOOR
08		2040	720 CSD	GROUND FLOOR
09		2040	2x620	GROUND FLOOR
10		2040	820	FIRST FLOOR
11		2040	720	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	720	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17		2040	820	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	600	850	SLIDING	TOUGH. OBS.	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1570	AWNING	CLEAR	FIRST FLOOR
W	05	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	06	1460	1210	FIXED	CLEAR	FIRST FLOOR
W	07	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 3.rvt PLOT DATE: 20/10/2023 12:44:39 PM

GENERAL NOTES
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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 3 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

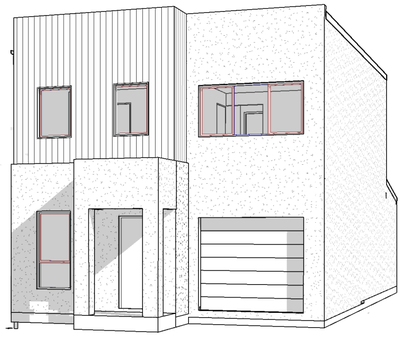
DRAWING NAME: LOT 3 - ELEVATIONS, SECTIONS, SCHEDULES

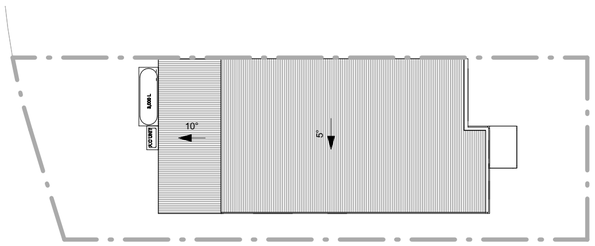
Design: TYPE D2
Facade Type: BROMUS/LINEA

DRAWN BY:	DRAWING No:	DATE:	SCALE @ A2:	JOB NO:	REVISION:	REVISION DATE:
H.A.	DA014	08.02.23	1 : 100	00000	D	16.10.23

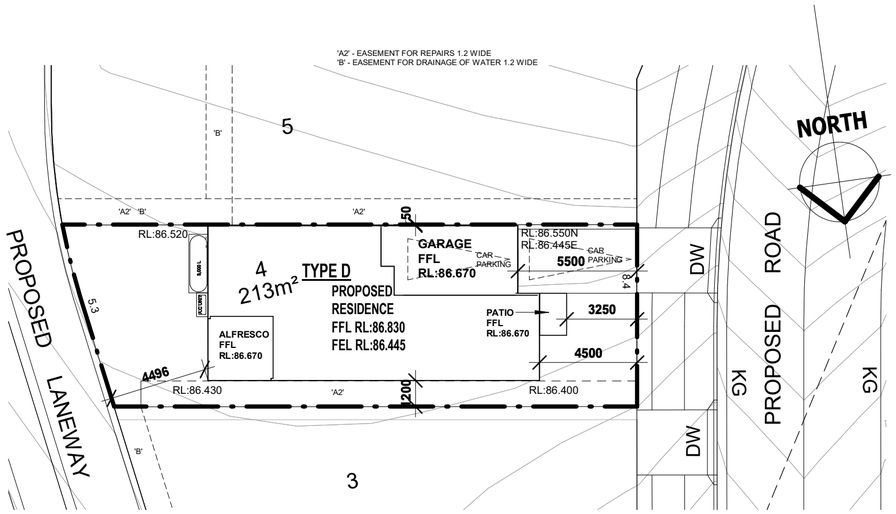
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



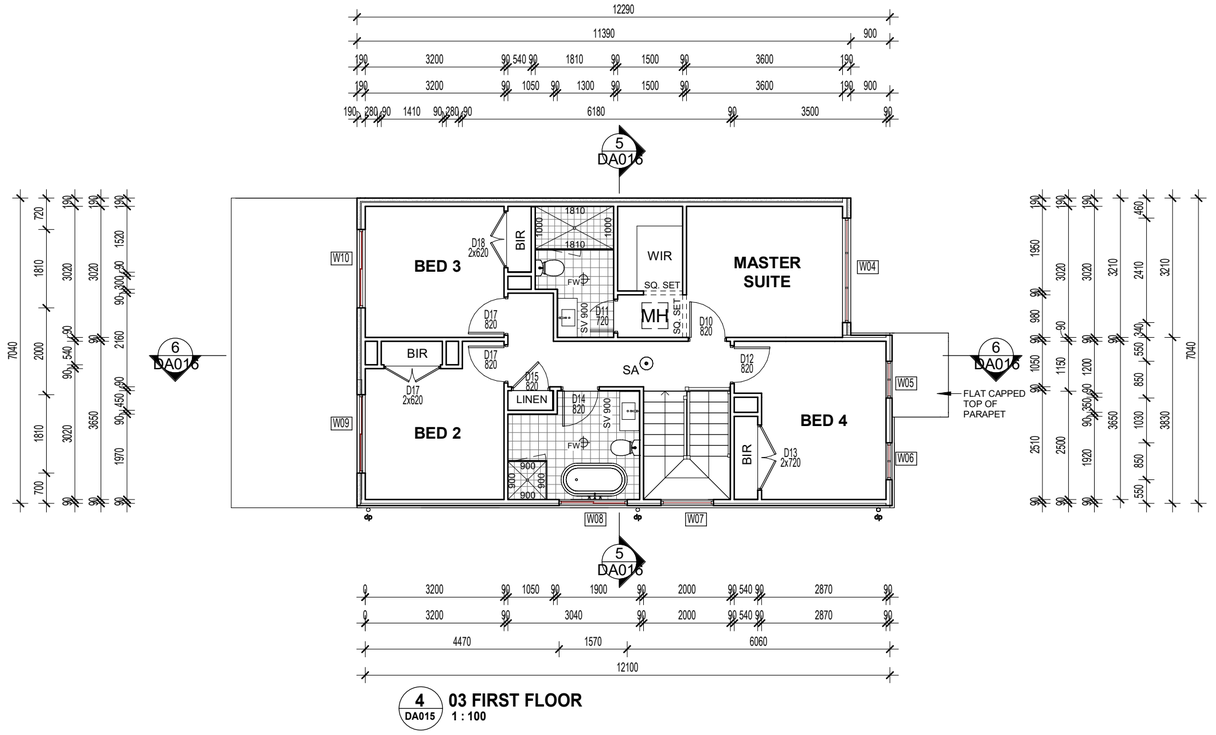




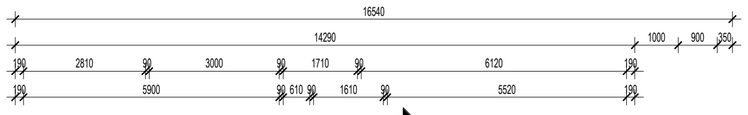
2 DA015 **ROOF PLAN**
1 : 200

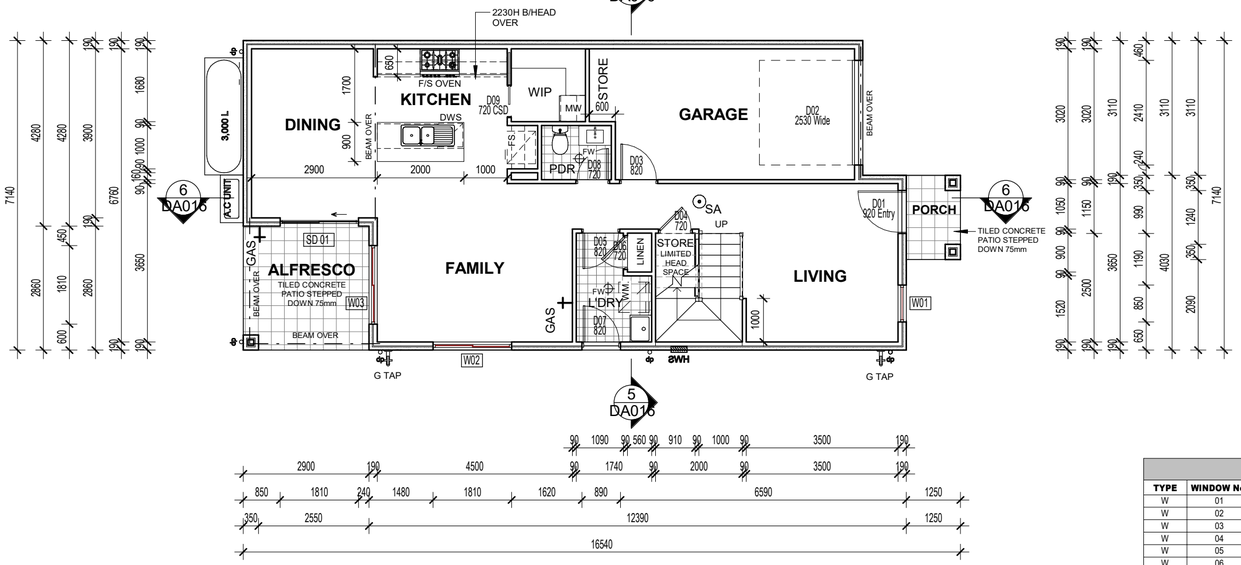


1 DA015 **SITE PLAN**
1 : 200



4 DA015 **03 FIRST FLOOR**
1 : 100





3 DA015 **02 GROUND FLOOR**
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	4 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	213.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	82.64m²
FIRST FLOOR:	85.84m²
PORCH:	2.27m²
GARAGE:	35.88m²
ALFRESCO:	5.13m²
TOTAL:	211.76m²
DRIVEWAY TO BOUNDARY:	14.60m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	104.28m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	68.00m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	----
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	50%	MIN. REQ:	16.00m²
PROPOSED:	39%	PROVIDED:	55.00m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	32%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.170m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	820	GROUND FLOOR
02	PANELIFT	2125	2530	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	720	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	720	GROUND FLOOR
07		2100	820	GROUND FLOOR
08		2040	720	GROUND FLOOR
09		2040	720 CSD	GROUND FLOOR
10		2040	820	FIRST FLOOR
11		2040	720	FIRST FLOOR
12		2040	820	FIRST FLOOR
13		2040	2x720	FIRST FLOOR
14		2040	820	FIRST FLOOR
15		2040	820	FIRST FLOOR
17		2040	820	FIRST FLOOR
17		2040	2x620	FIRST FLOOR
18		2040	2x620	FIRST FLOOR
19		2040	820	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	05	1200	850	AWNING	CLEAR	FIRST FLOOR
W	06	1200	850	AWNING	CLEAR	FIRST FLOOR
W	07	1460	1210	FIXED	CLEAR	FIRST FLOOR
W	08	600	1570	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 4 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, SCHEDULES
Design: TYPE D
Facade Type: SPINIFEX/PRIME

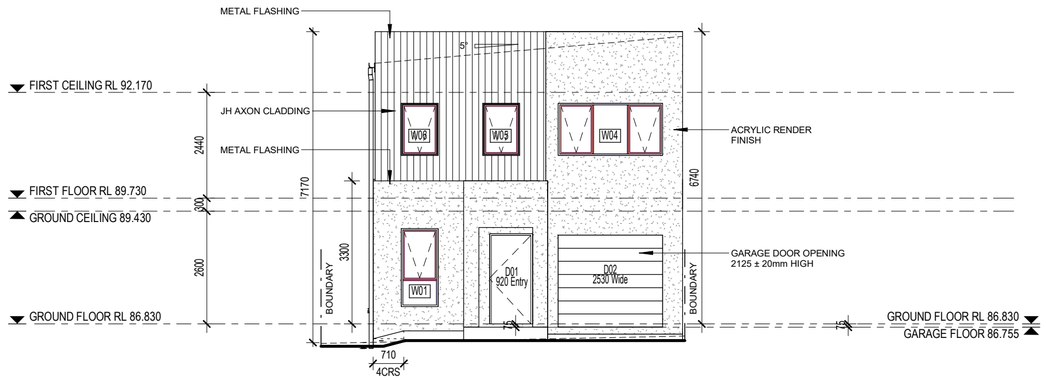
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As indicated	00000

DRAWN BY:	DRAWING No:	DATE:	REVISION:
H.A.	DA015	07.02.23	D

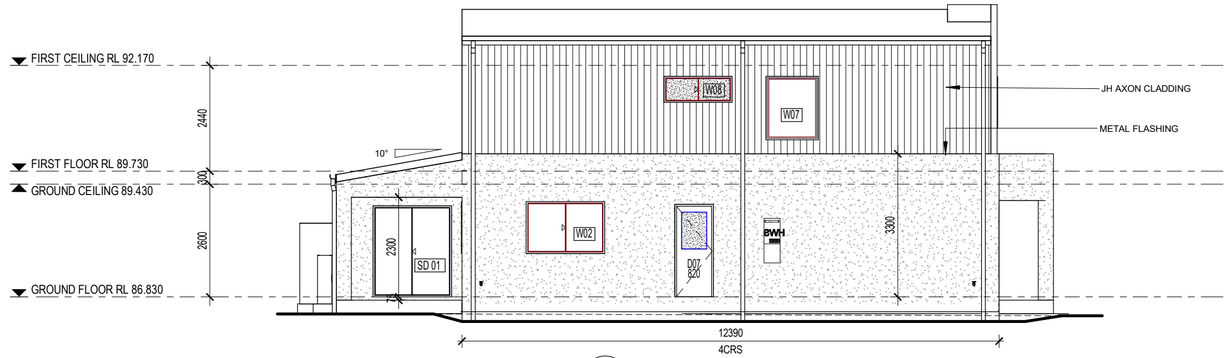
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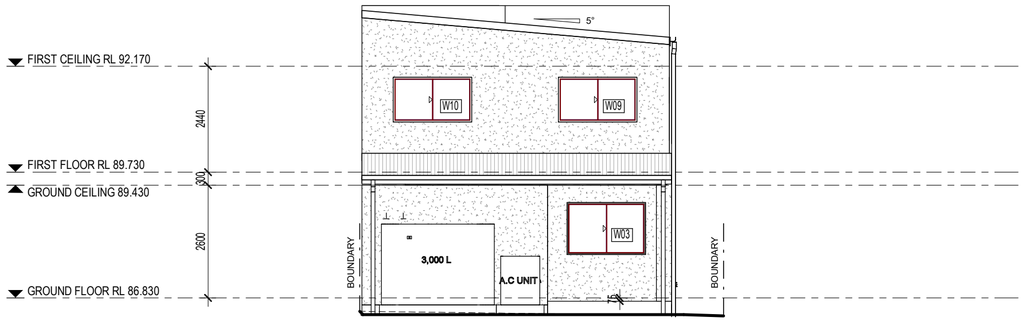
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



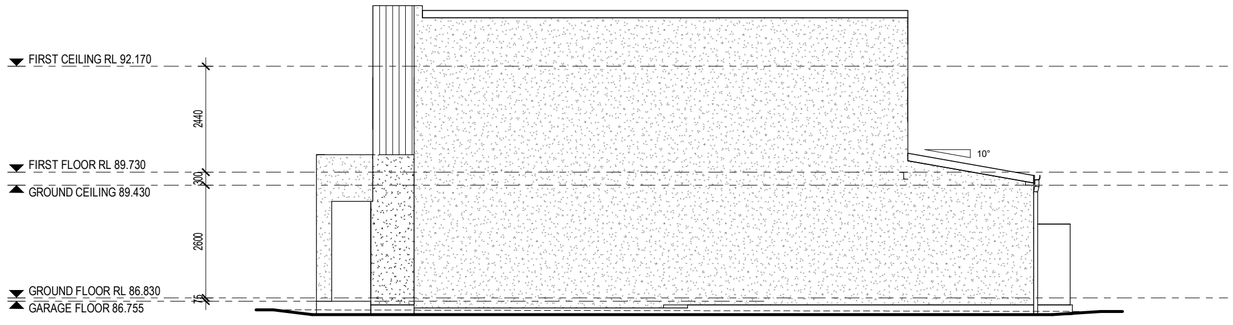
1 DA016 WESTERN ELEVATION
1 : 100



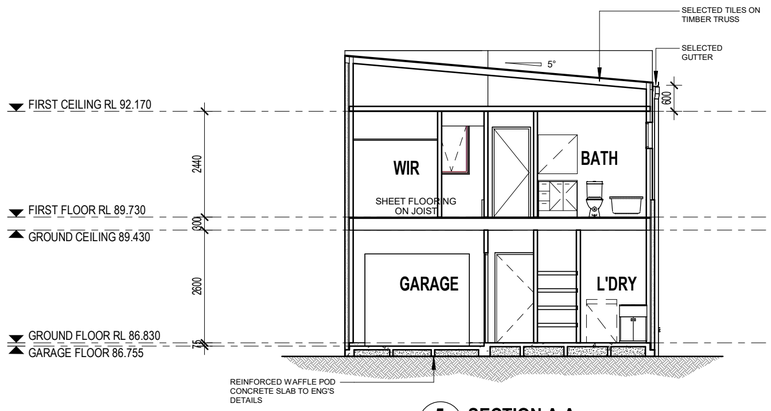
3 DA016 NORTHERN ELEVATION
1 : 100



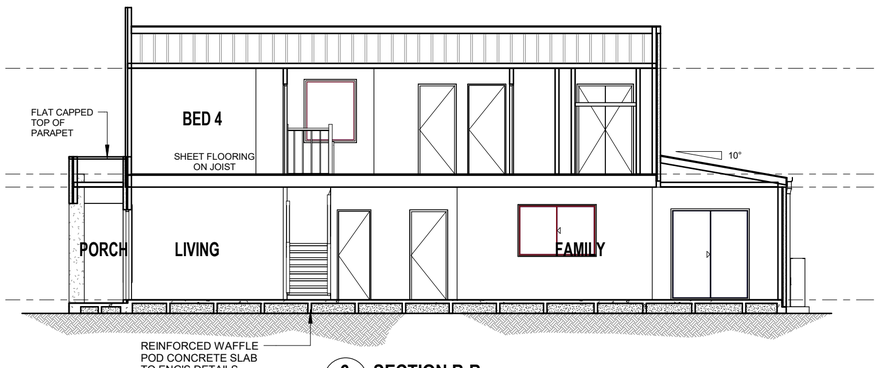
2 DA016 EASTERN ELEVATION
1 : 100



4 DA016 SOUTHERN ELEVATION
1 : 100



5 DA016 SECTION A-A
1 : 100



6 DA016 SECTION B-B
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	820	GROUND FLOOR
02	PANELIFT	2125	2530	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	720	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	720	GROUND FLOOR
07		2100	820	GROUND FLOOR
08		2040	720	GROUND FLOOR
09		2040	720 CSD	GROUND FLOOR
10		2040	820	FIRST FLOOR
11		2040	720	FIRST FLOOR
12		2040	820	FIRST FLOOR
13		2040	2x720	FIRST FLOOR
14		2040	820	FIRST FLOOR
15		2040	820	FIRST FLOOR
17		2040	820	FIRST FLOOR
17		2040	2x620	FIRST FLOOR
18		2040	2x620	FIRST FLOOR
19		2040	820	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	05	1200	850	AWNING	CLEAR	FIRST FLOOR
W	06	1200	850	AWNING	CLEAR	FIRST FLOOR
W	07	1460	1210	FIXED	CLEAR	FIRST FLOOR
W	08	600	1570	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 4.rvt PLOT DATE: 20/10/2023 12:46:15 PM

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 4 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE D
Facade Type: SPINIFEX/PRIME

DRAWN BY: H.A.

DRAWING No: DA016

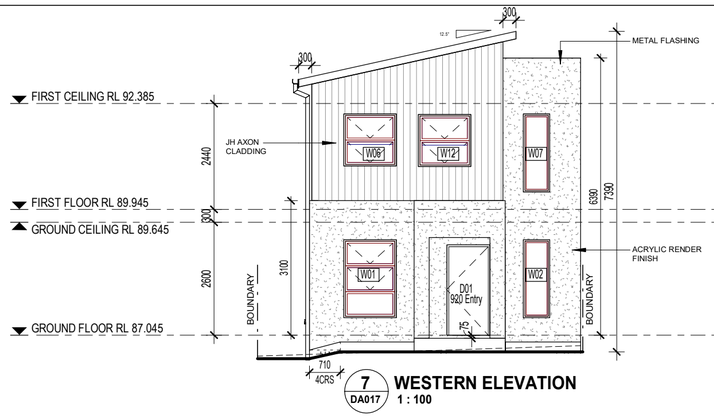
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REVISION: D

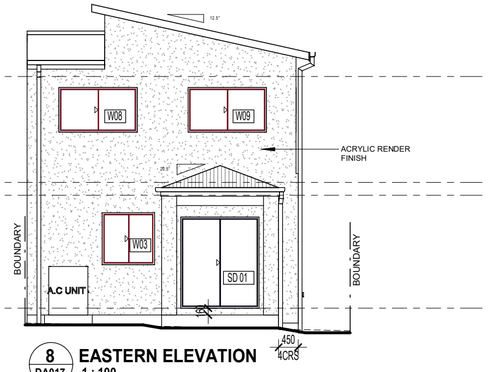
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NOTE: FLOOR LEVELS MAY VARY BY ±200mm

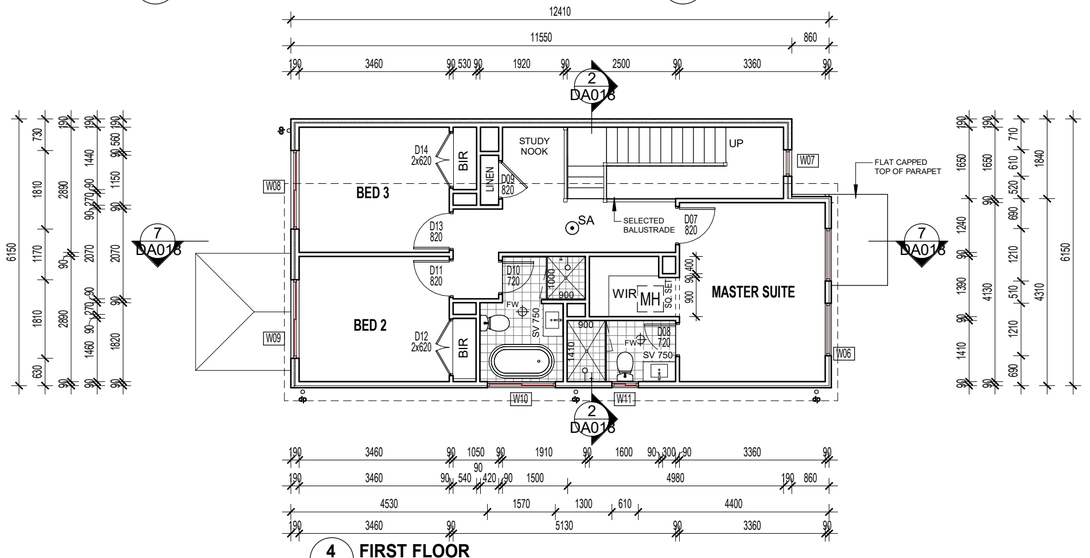




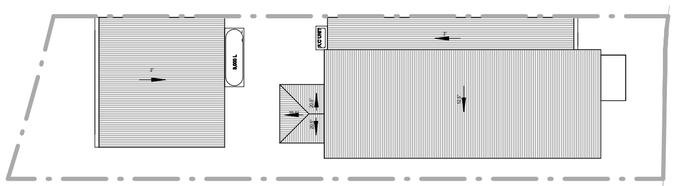
7 DA017 WESTERN ELEVATION
1 : 100



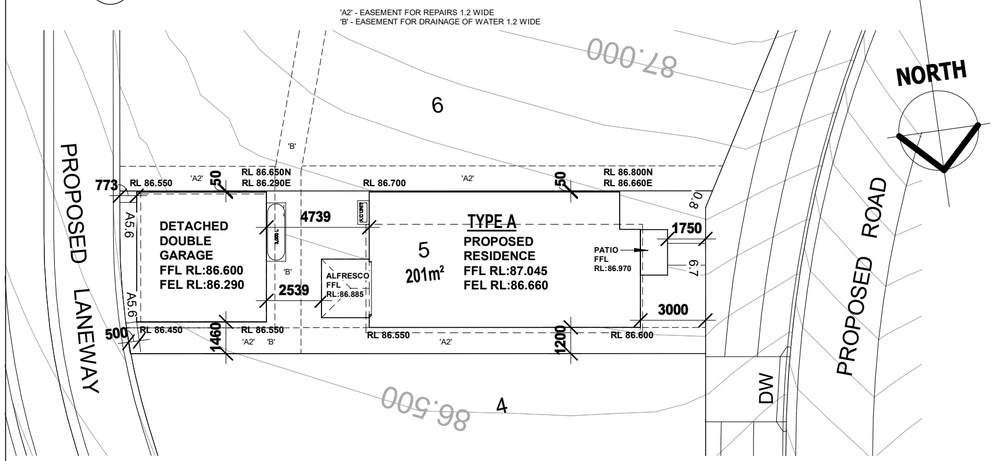
8 DA017 EASTERN ELEVATION
1 : 100



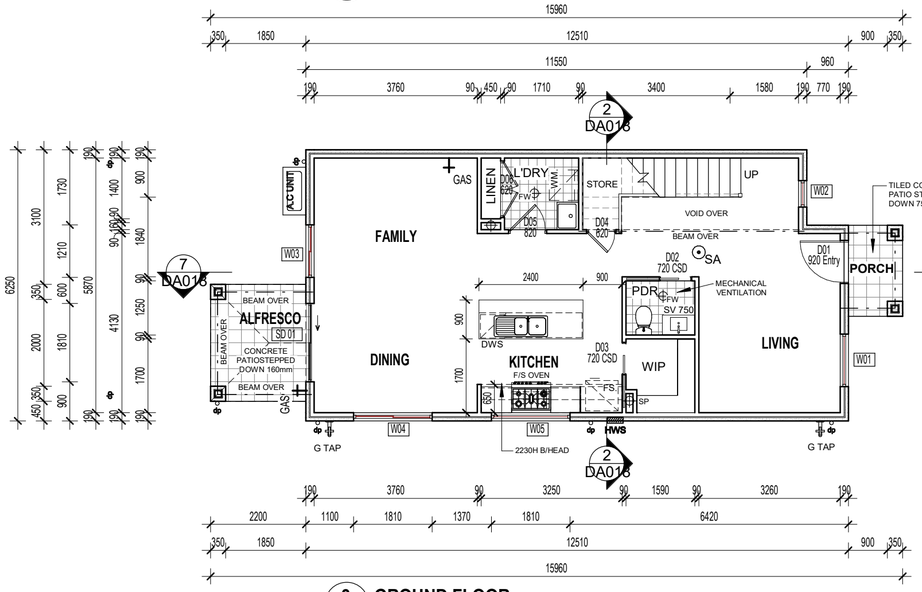
2 DA018 FIRST FLOOR
1 : 100



2 DA017 ROOF PLAN
1 : 200



1 DA017 01 SITE
1 : 200



3 DA017 GROUND FLOOR
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	5 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	201.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	76.52m²
FIRST FLOOR:	74.74m²
PORCH:	2.62m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**195.72m²**
DRIVEWAY / PATHS TO BOUNDARY:	5.18m²

PROJECT DETAILS

NO. OF BEDROOMS:	3
ROOF AREA:	116.00m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	60.80m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	40%	MIN. REQ:	16.00m²
PROPOSED:	37%	PROVIDED:	31.83m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	23%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.395m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	590	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1800	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1200	1210	AWNING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 5 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

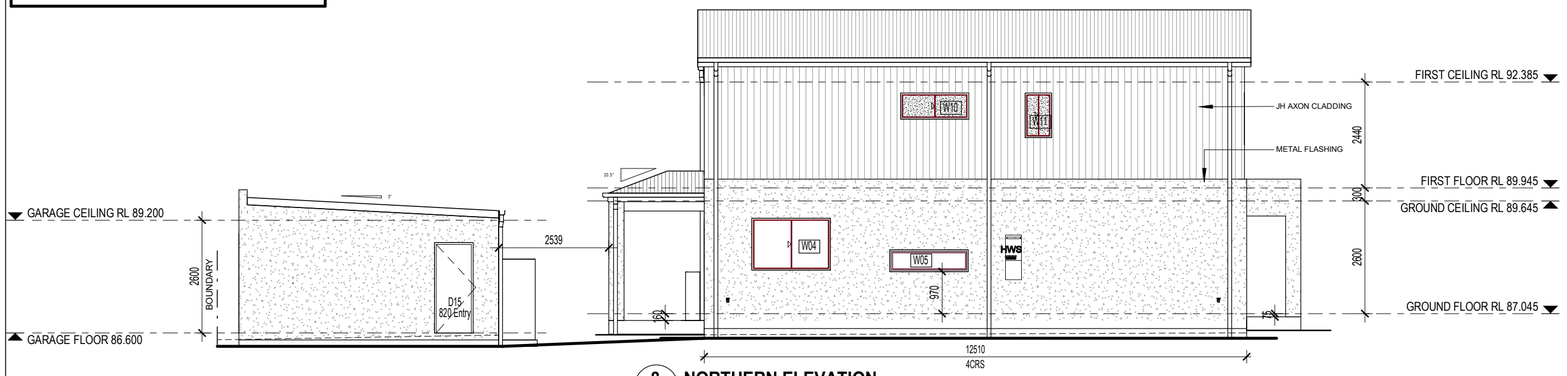
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Design: TYPE A
Facade Type: BROMUS/PRIME

DRAWN BY:	DRAWING No:	DATE:	SCALE @ A2:	JOB NO:	REVISION:
H.A.	DA017	22.01.23	As indicated	00000	D

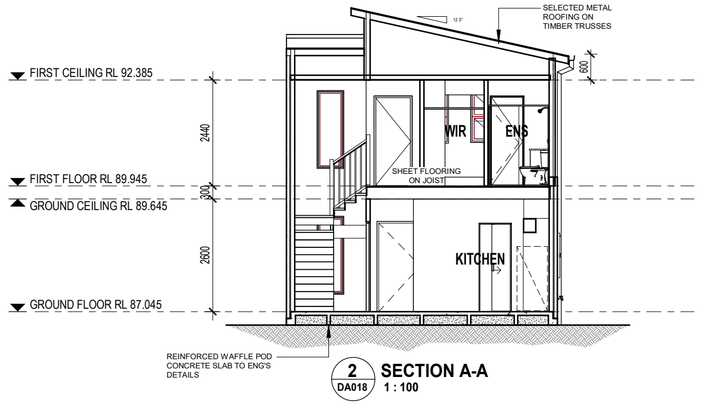
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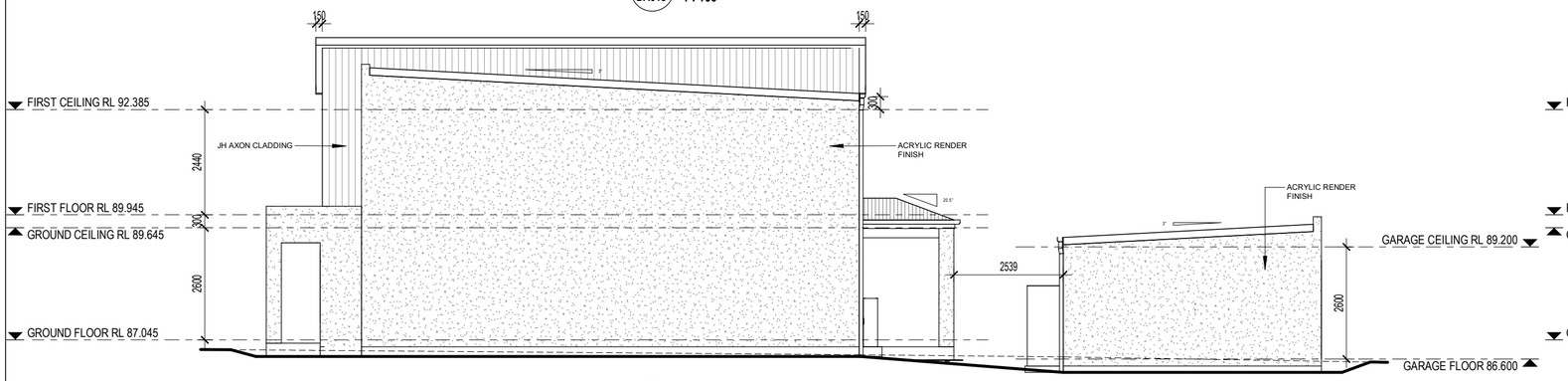
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



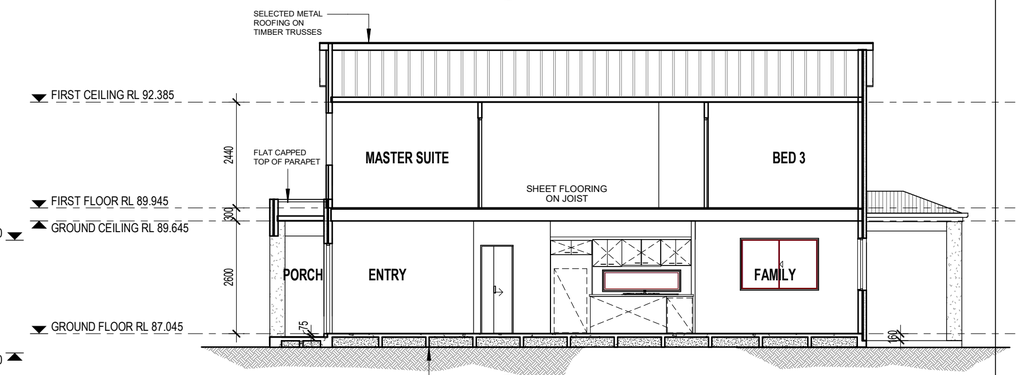
8 DA018 NORTHERN ELEVATION
1 : 100



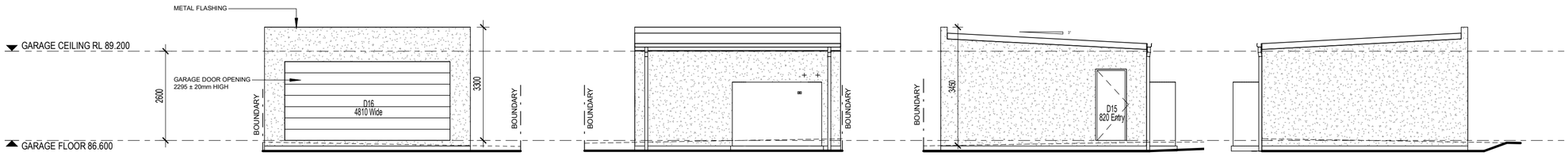
2 DA018 SECTION A-A
1 : 100



9 DA018 SOUTHERN ELEVATION
1 : 100



7 DA018 SECTION B-B
1 : 100

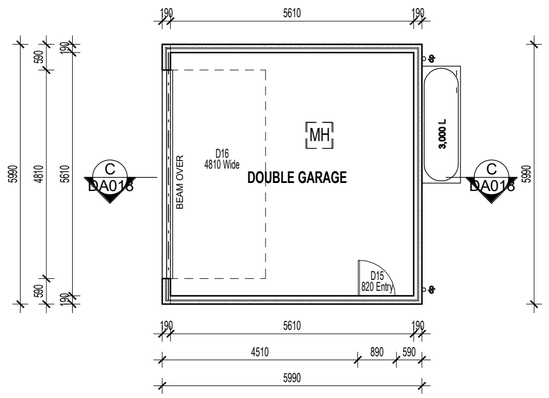


4 DA018 EASTERN ELEVATION
1 : 100

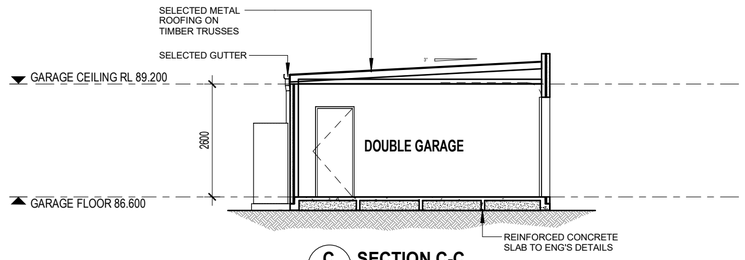
3 DA018 WESTERN ELEVATION
1 : 100

5 DA018 NORTHERN ELEVATION
1 : 100

6 DA018 SOUTHERN ELEVATION
1 : 100



1 DA018 DETACHED DOUBLE GARAGE FLOOR PLAN
1 : 100



C DA018 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1800	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1200	1210	AWNING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
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LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 5.rvt PLOT DATE: 20/10/2023 12:47:46 PM

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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 5 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: ELEVATIONS, SECTIONS, DETACHED DOUBLE GARAGE

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A
Facade Type: BROMUS/PRIME

DRAWN BY: H.A.

DRAWING No: DA018

DATE: 22.01.23

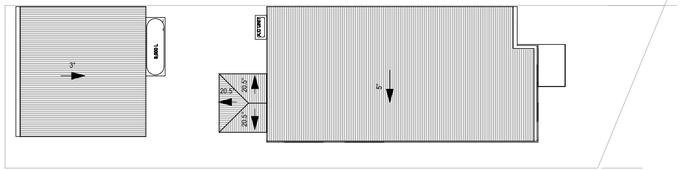
REVISION: D

REVISION DATE: 16.10.23

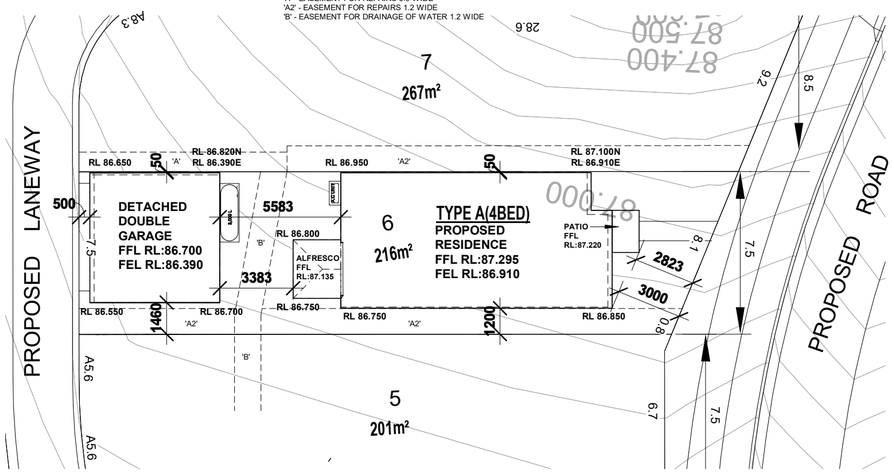
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



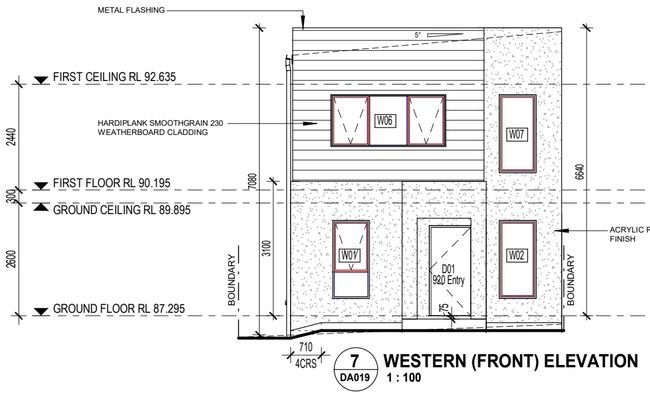




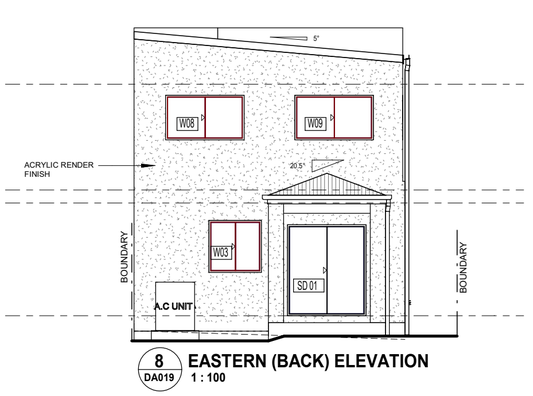
4 DA019 ROOF PLAN
1 : 200



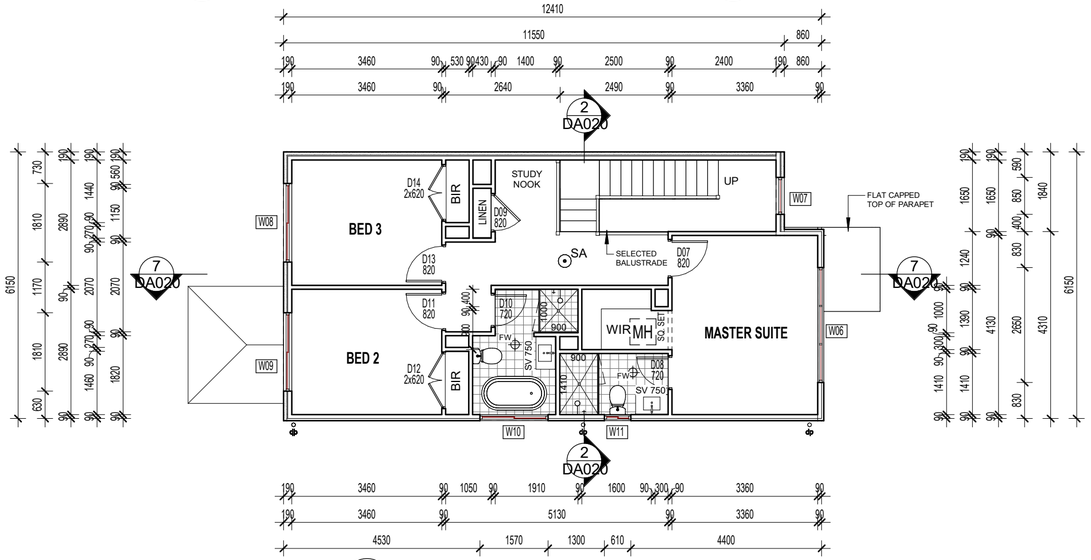
1 DA019 01 SITE
1 : 200

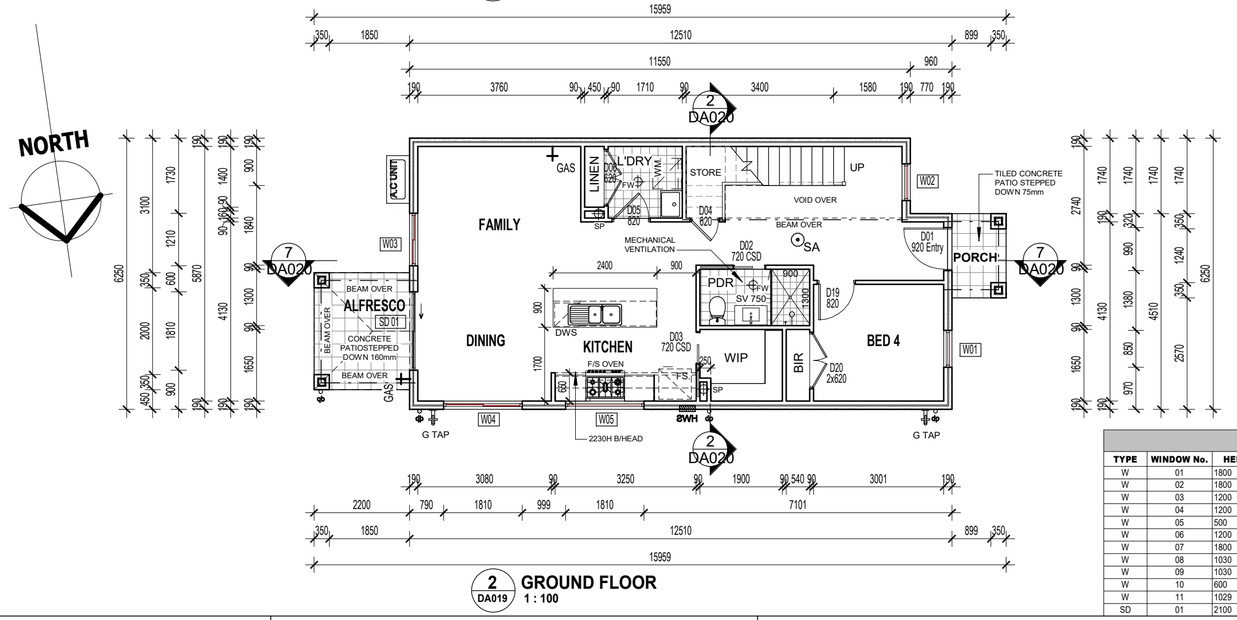


7 DA019 WESTERN (FRONT) ELEVATION
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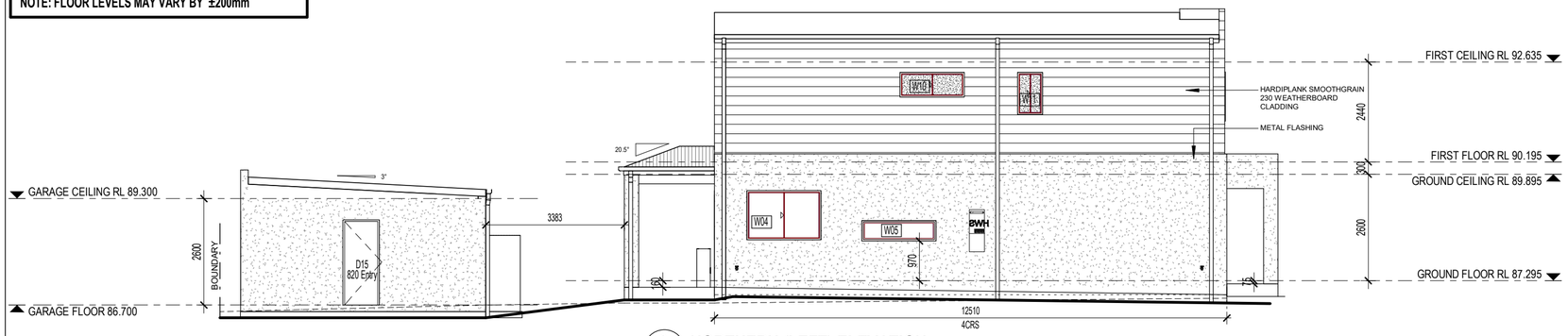


8 DA019 EASTERN (BACK) ELEVATION
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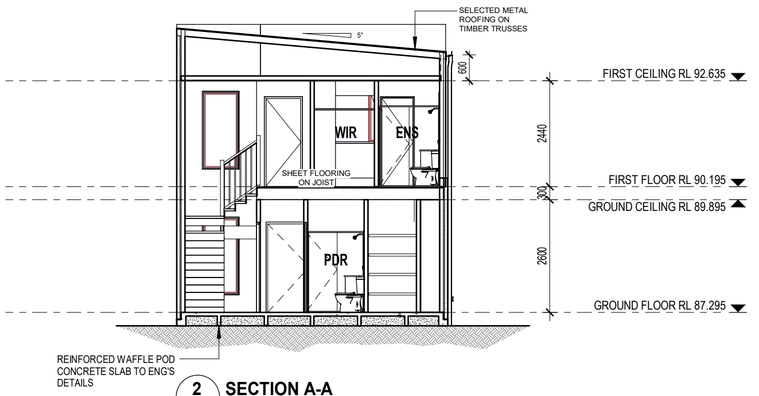



NORTH
15959
12510
11550
3760
3400
1580
2 DA020
7 DA020
7 DA020
FAMILY
DINING
KITCHEN
ALFRESCO
BED 4
WIP
BIR
LAUNDRY
LINEN
STORE
UP
VOID OVER
PORCH
GAS
A.C UNIT
BEAM OVER
SD 01
CONCRETE PATIOSTEPPED DOWN 160mm
TILED CONCRETE PATIO STEPPED DOWN 75mm
MECHANICAL VENTILATION
W03
W02
W01
W04
W05
8WH
G TAP
G TAP
2230H B/HEAD
D01 920 Entry
D02 720 CSD
D03 720 CSD
D04 820
D05 620
D19 820
D20 2x620
PDR
SV 750
DWS
F/S OVEN
6250
3080
3250
1900
3001
7101
2200
1810
999
2 DA020
2 DA020
2 DA020

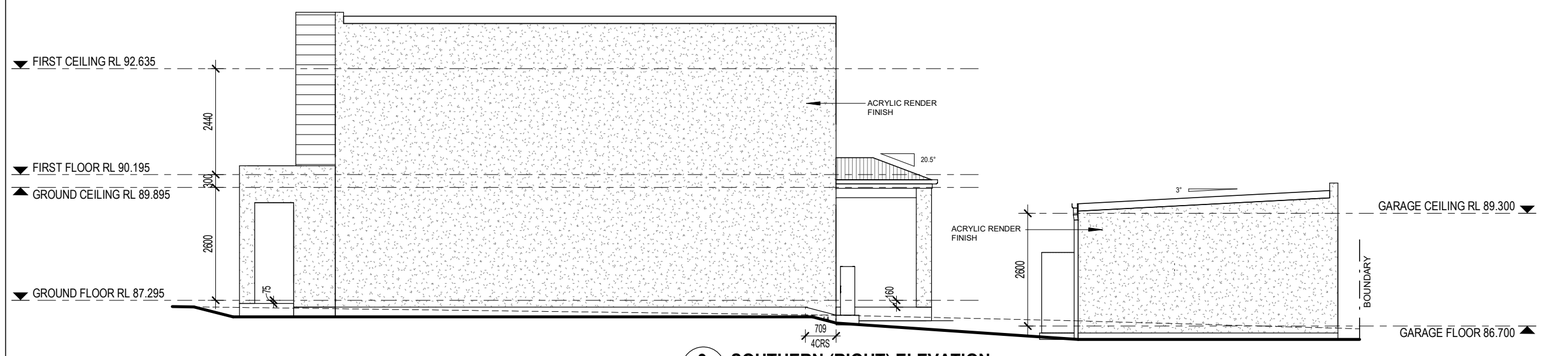
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



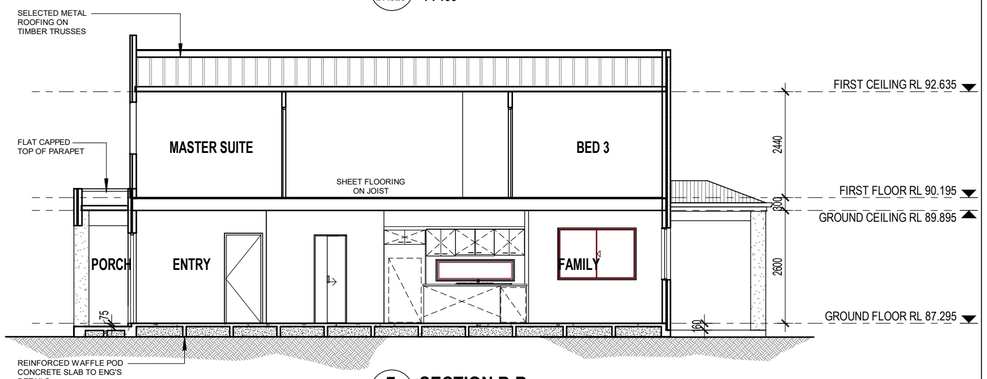
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1 : 100



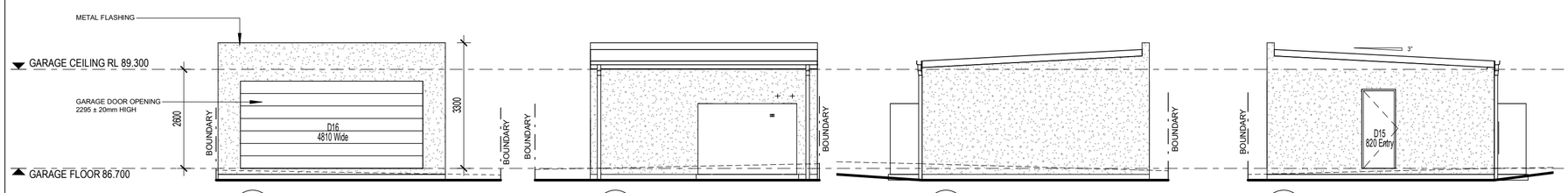
2 DA020 SECTION A-A
1 : 100



9 DA020 SOUTHERN (RIGHT) ELEVATION
1 : 100



7 DA020 SECTION B-B
1 : 100

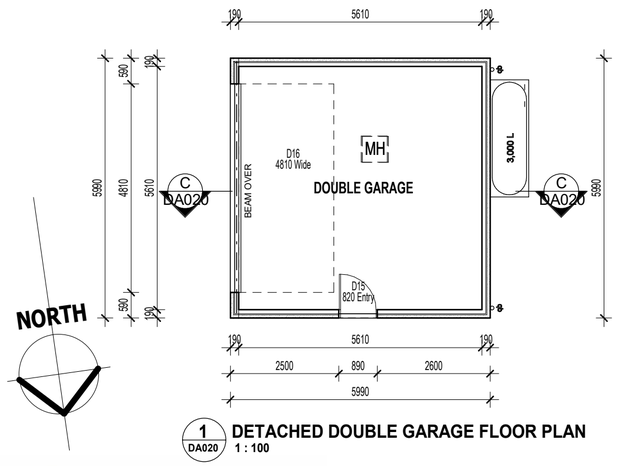


4 DA020 EASTERN ELEVATION
1 : 100

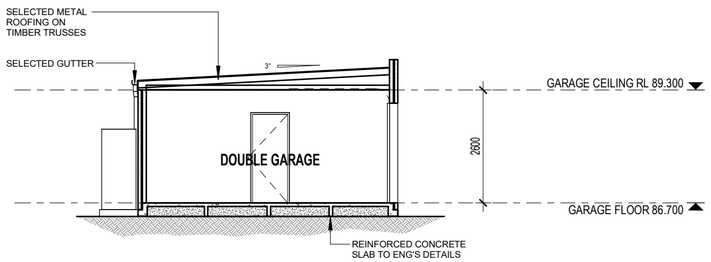
3 DA020 WESTERN ELEVATION
1 : 100

6 DA020 SOUTHERN ELEVATION
1 : 100

5 DA020 NORTHERN ELEVATION
1 : 100



1 DA020 DETACHED DOUBLE GARAGE FLOOR PLAN
1 : 100



C DA020 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR
19		2040	820	GROUND FLOOR
20	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 87 152 611 713

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 6 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: DETACHED DOUBLE GARAGE

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A(4BED)
Facade Type: SPINIFEX/LINEA

DRAWN BY: H.A.

DRAWING No: DA020

DATE: 25.01.23

REVISION: D

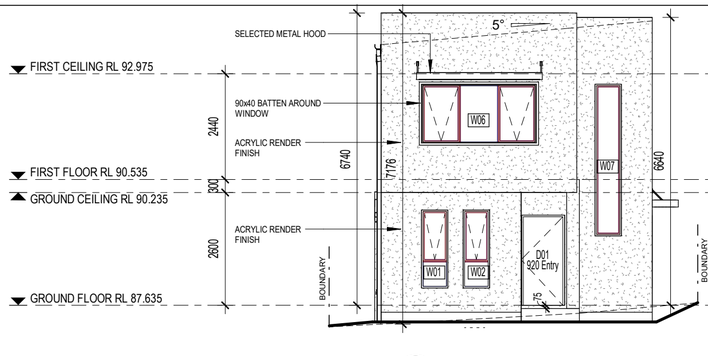
REVISION DATE: 16.10.23

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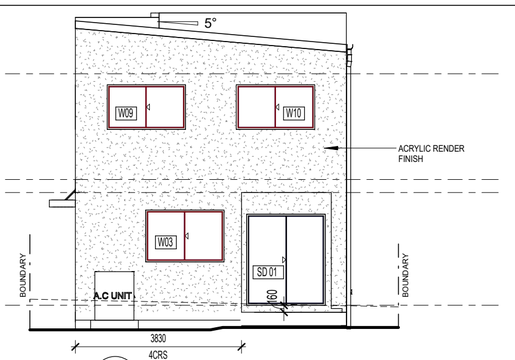
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



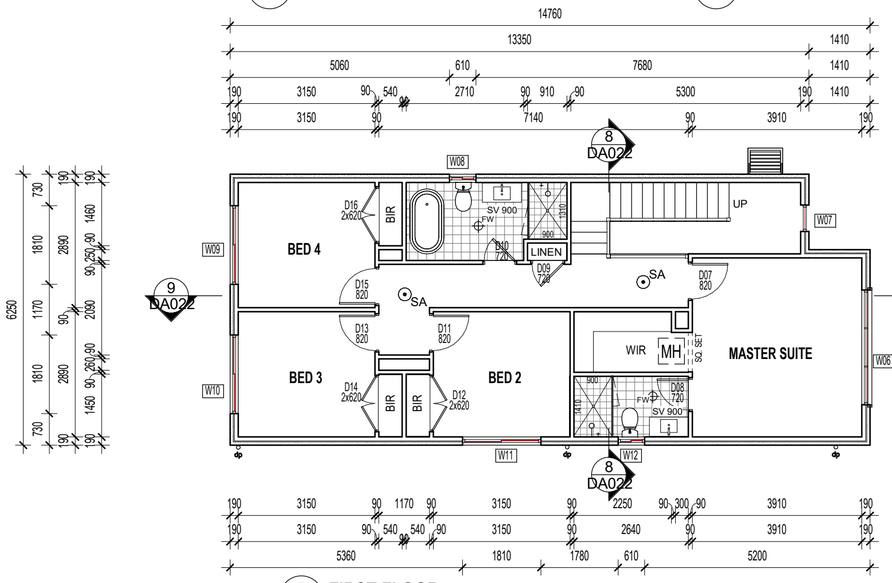




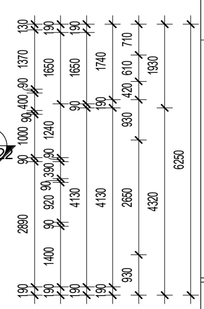
2 DA021 WESTERN ELEVATION
1 : 100



3 DA021 EASTERN ELEVATION
1 : 100

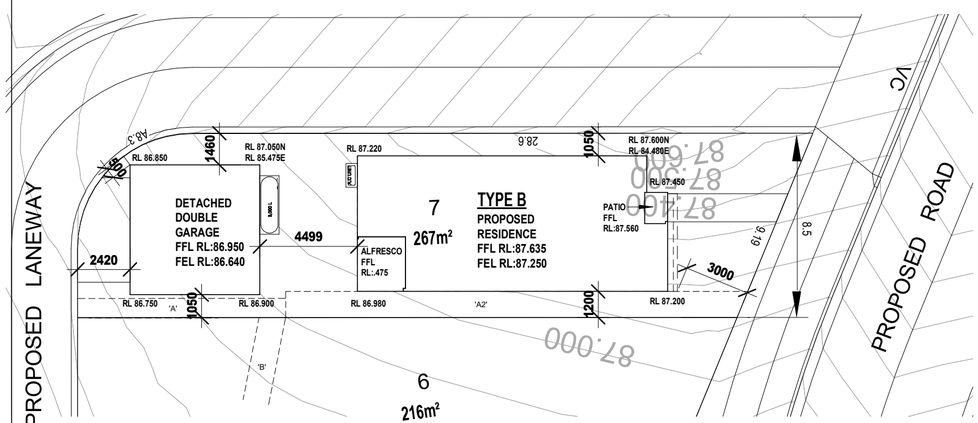


5 DA021 FIRST FLOOR
1 : 100

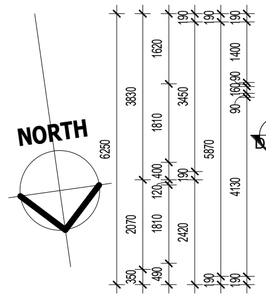


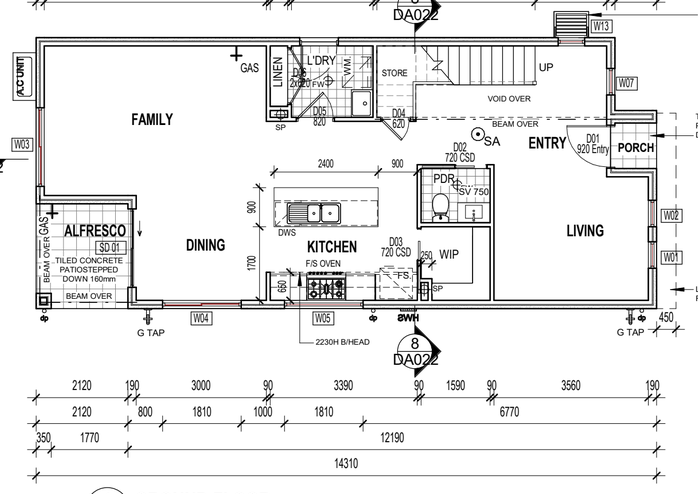
6 DA021 ROOF PLAN
1 : 200

'A' - EASEMENT FOR REPAIRS 0.9 WIDE
'A2' - EASEMENT FOR REPAIRS 1.2 WIDE
'B' - EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE

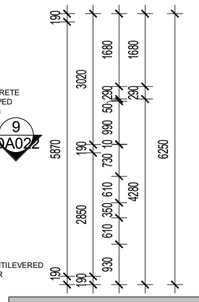


1 DA021 01 SITE
1 : 200





4 DA021 GROUND FLOOR
1 : 100



BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	7 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	267.00m²
HOUSE AREAS: (MEASURED TO OUTSDIE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	81.69m²
FIRST FLOOR:	89.80m²
PORCH:	1.01m²
GARAGE:	35.90m²
ALFRESCO:	5.13m²
TOTAL:	**213.53m²**
DRIVEWAY / PATHS TO BOUNDARY:	10.80m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	123.47m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	74.53m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	34%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	40.44m²

LANDSCAPING

MIN. REQ:	15%
PROVIDED:	28%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.176m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
20		2040	820	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	13	1800	610	AWNING	CLEAR	GROUND FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN. 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 7.rvt PLOT DATE: 20/10/2023 1:00:24 PM

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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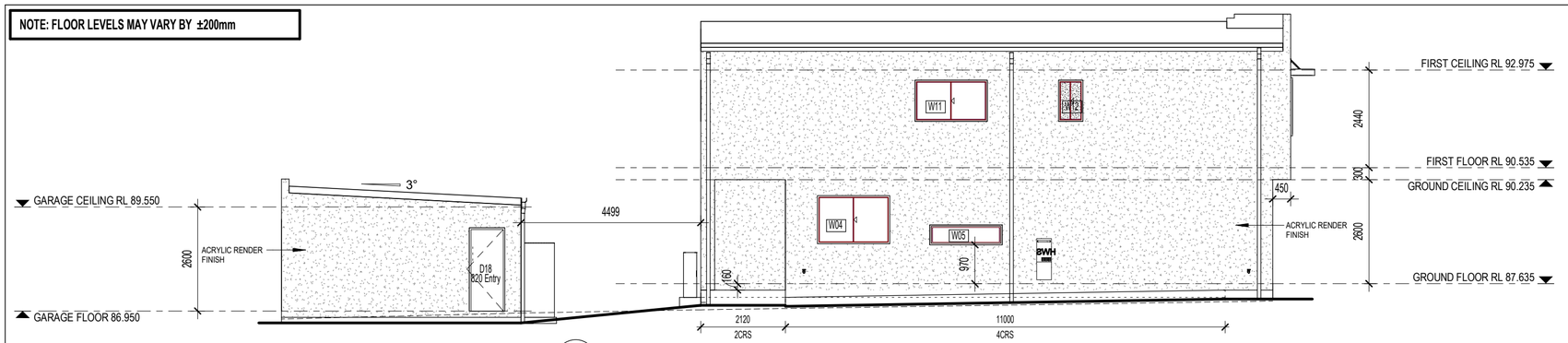
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 7 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES
Design: TYPE B
Facade Type: FESCUE/MODERN

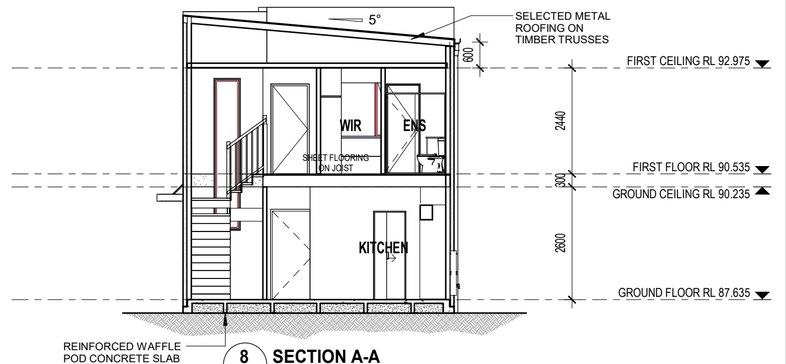
DRAWN BY:	DRAWING No:	DATE:
H.A.	DA021	24.01.23

SCALE @ A2: As indicated
JOB NO: 00000
REVISION: D
REVISION DATE: 16.10.23

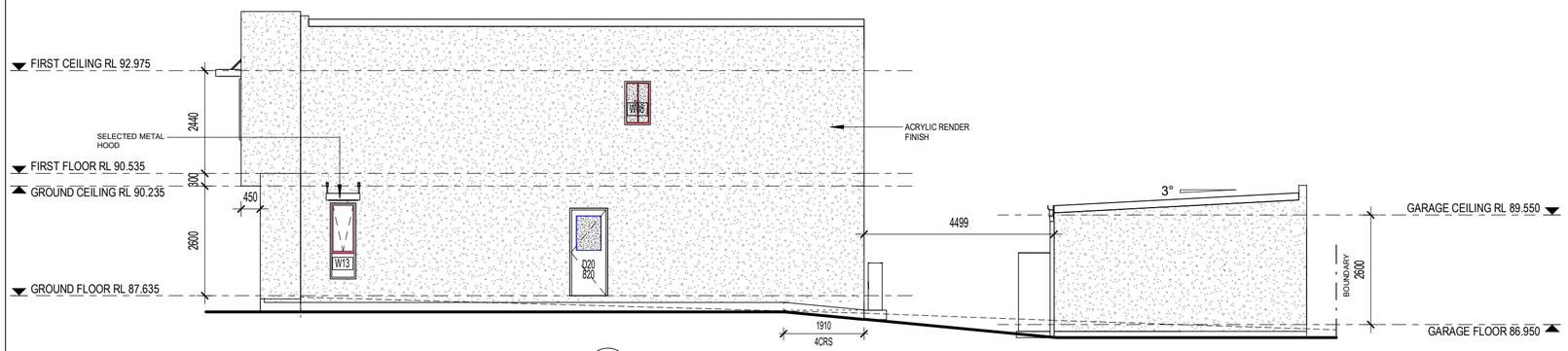
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



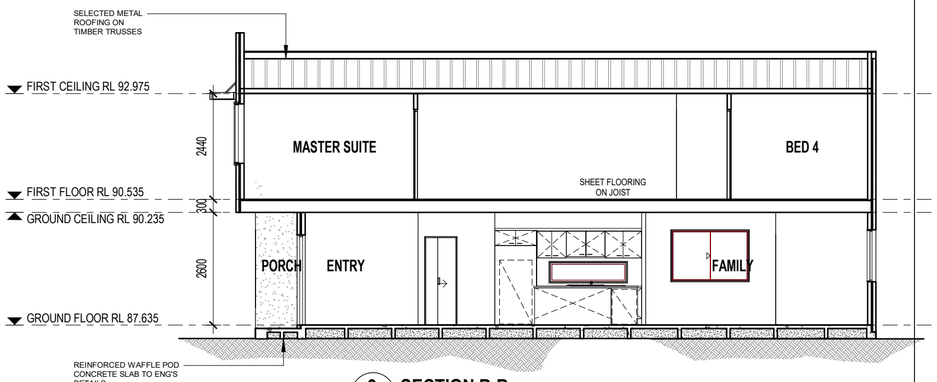
2 DA022 NORTHERN (LEFT) ELEVATION
1 : 100



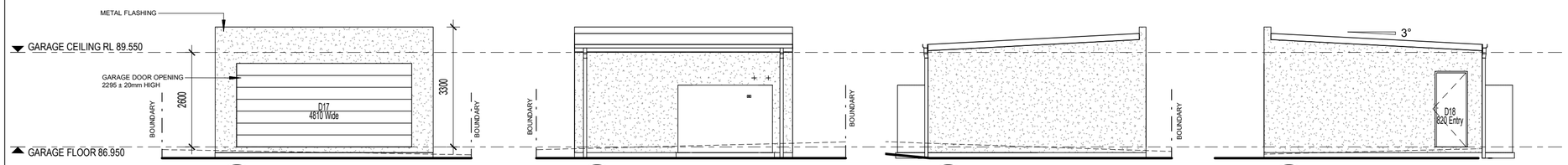
8 DA022 SECTION A-A
1 : 100



7 DA022 SOUTHERN (RIGHT) ELEVATION
1 : 100



9 DA022 SECTION B-B
1 : 100

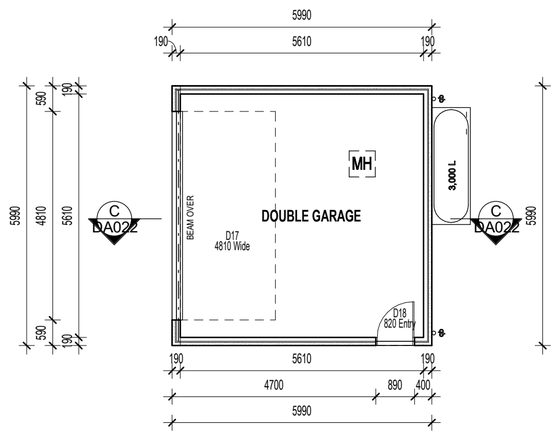


4 DA022 WESTERN ELEVATION
1 : 100

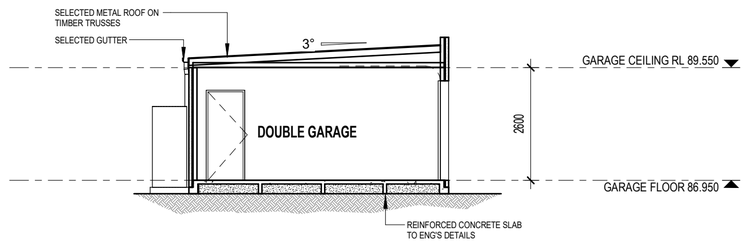
3 DA022 EASTERN ELEVATION
1 : 100

6 DA022 SOUTHERN ELEVATION
1 : 100

5 DA022 NORTHERN ELEVATION
1 : 100



1 DA022 DOUBLE GARAGE FLOOR PLAN
1 : 100



C DA022 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
20		2040	820	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	13	1800	610	AWNING	CLEAR	GROUND FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 87 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 7.rvt PLOT DATE: 20/10/2023 1:00:25 PM

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 7 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: ELEVATIONS, SECTIONS, DOUBLE GARAGE, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE B
Facade Type: FESCUE/MODERN

DRAWN BY: H.A.

DRAWING No: DA022

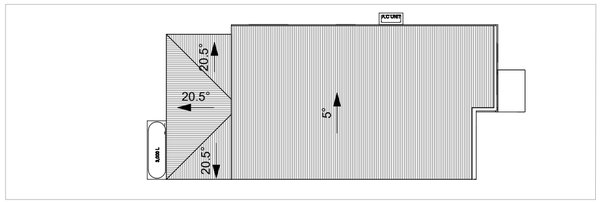
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REVISION: D

REVISION DATE: 16.10.23

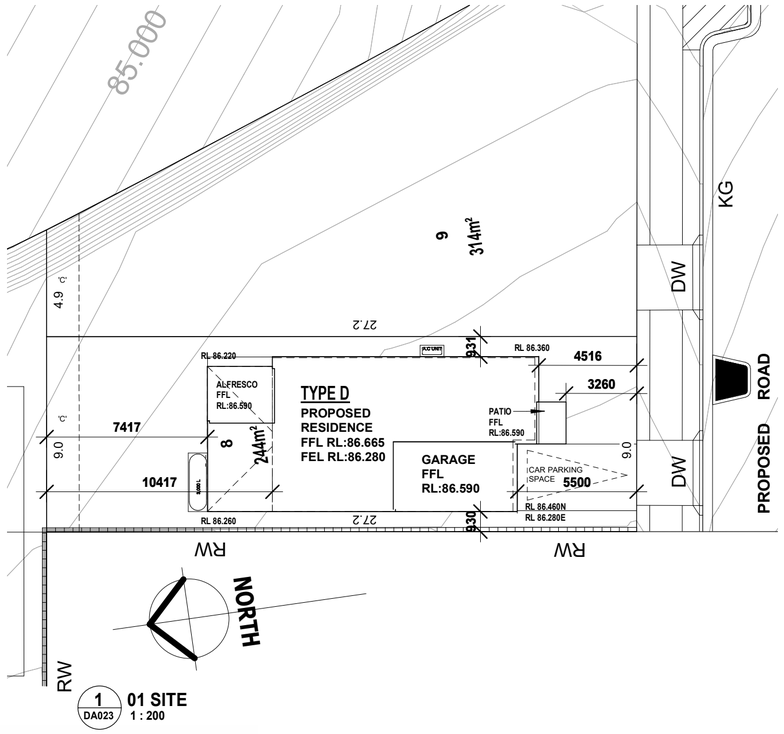
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



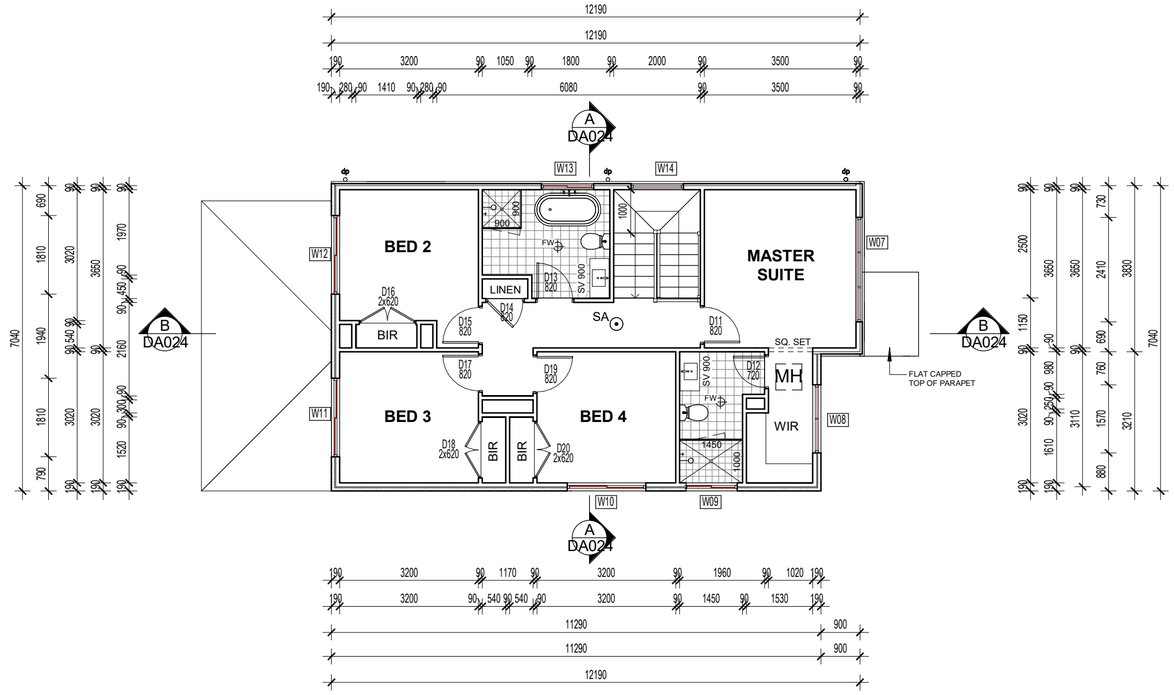


6 DA023 ROOF PLAN
1 : 200

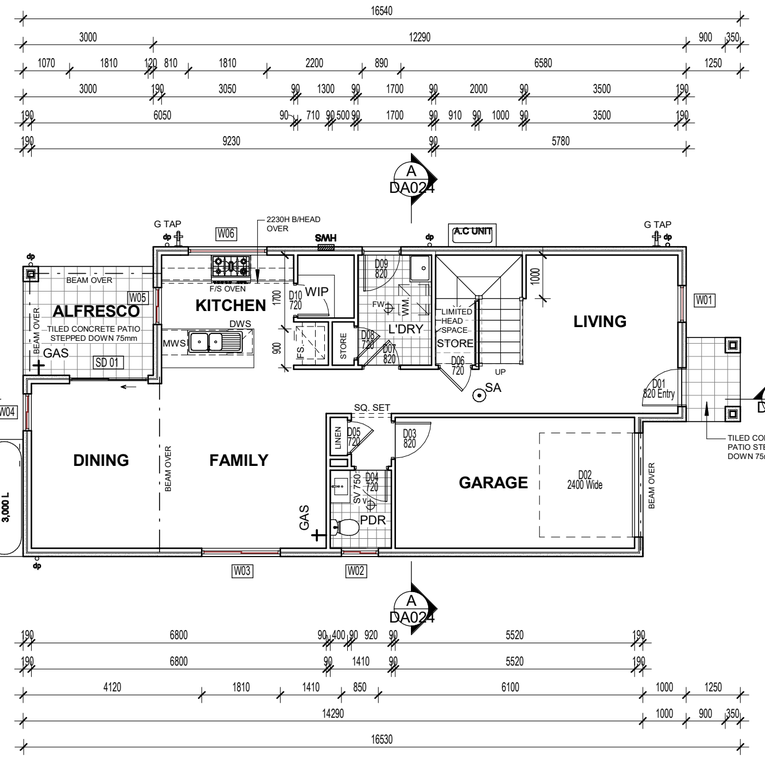
'C' - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE



1 DA023 01 SITE
1 : 200



3 DA023 03 FIRST FLOOR
1 : 100



2 DA023 02 GROUND FLOOR
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	8 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	244.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	78.85m²
FIRST FLOOR:	82.89m²
PORCH:	2.43m²
GARAGE:	18.33m²
ALFRESCO:	7.53m²
TOTAL:	**190.03m²**
DRIVEWAY / PATHS TO BOUNDARY:	8.21m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	104.23m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	86.73m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	34%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	74.30m²

LANDSCAPING

MIN. REQ:	25%
PROVIDED:	36%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.025m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	820	GROUND FLOOR
02	PANELIFT	2295	2530	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	720	GROUND FLOOR
05		2040	720	GROUND FLOOR
06		2040	720	GROUND FLOOR
07		2040	820	GROUND FLOOR
08		2040	720	GROUND FLOOR
09		2100	820	GROUND FLOOR
10		2040	720	GROUND FLOOR
11		2040	820	FIRST FLOOR
12		2040	720	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	UPSTAIRS	2040	820	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17		2040	820	FIRST FLOOR
18	BIR	2040	2x620	FIRST FLOOR
19		2040	820	FIRST FLOOR
20	BIR	2040	2x620	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	600	850	SLIDING	TOUGH. OBS.	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1800	850	SLIDING		GROUND FLOOR
W	05	1800	850	SLIDING	CLEAR	GROUND FLOOR
W	06	500	1810	FIXED	CLEAR	GROUND FLOOR
W	07	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	08	1200	1570	AWNING	CLEAR	FIRST FLOOR
W	09	400	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	10	1030	1810	SLIDING		FIRST FLOOR
W	11	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	12	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	13	600	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	14	1800	1210	FIXED	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
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CLIENT:

DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 8 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS,SCHEDULES

SCALE @ A2: As indicated

JOB NO: 00000

Design: TYPE D
Facade Type: SPINIFEX/LINEA

DRAWN BY: H.A.

DRAWING No: DA023

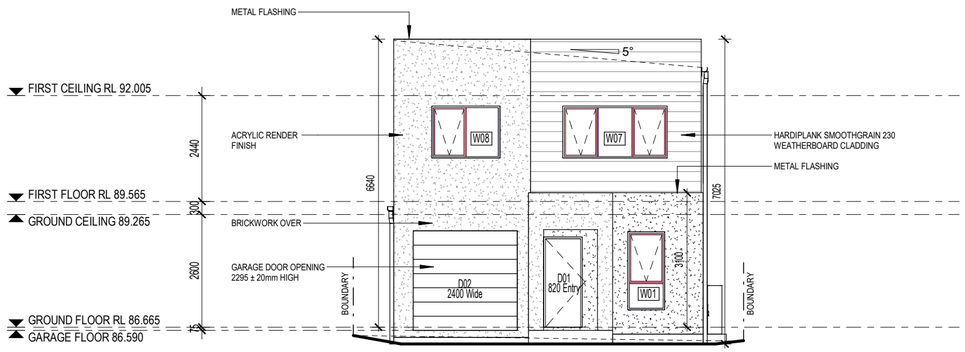
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REVISION: D

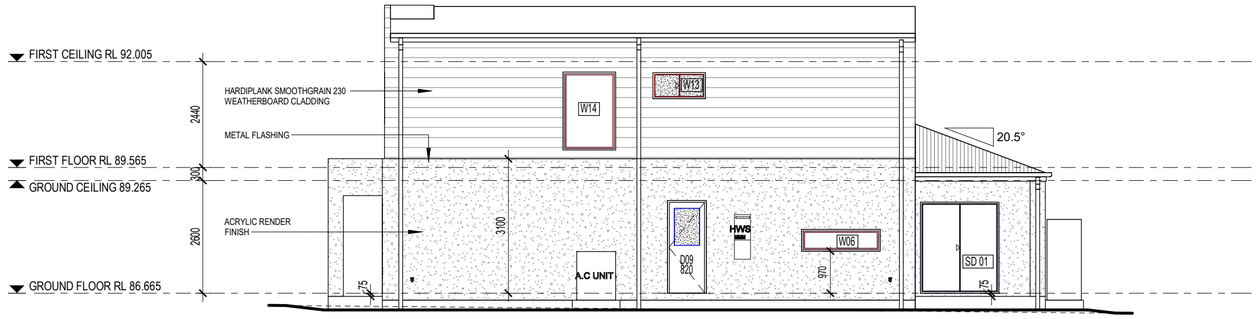
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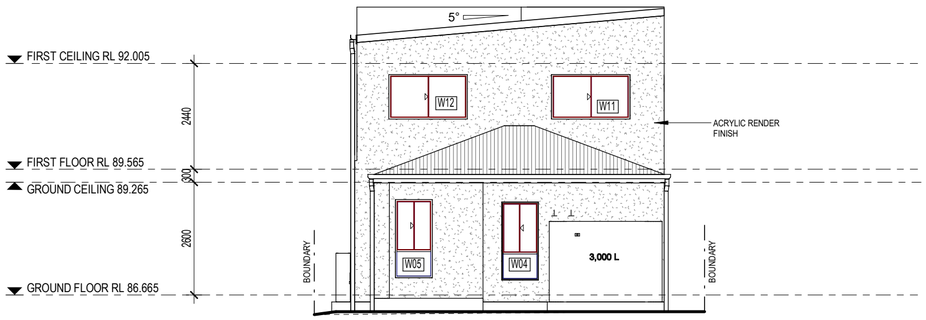
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



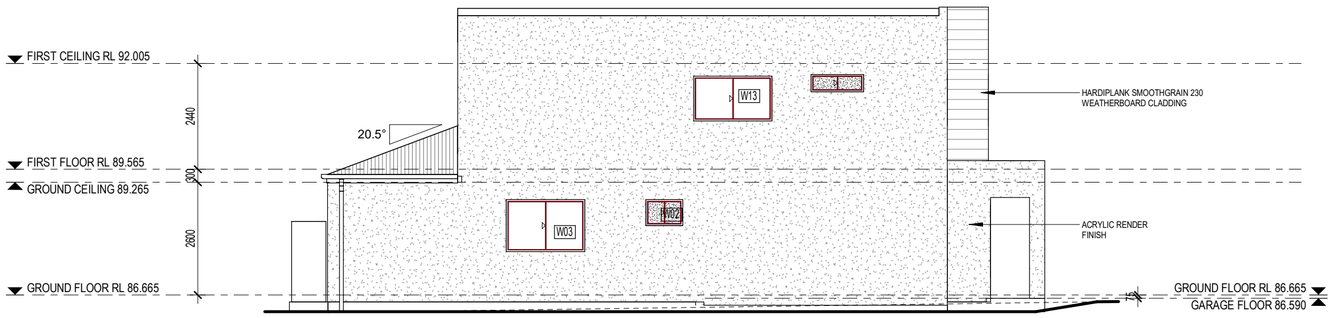
1 DA024 SOUTHERN ELEVATION
1 : 100



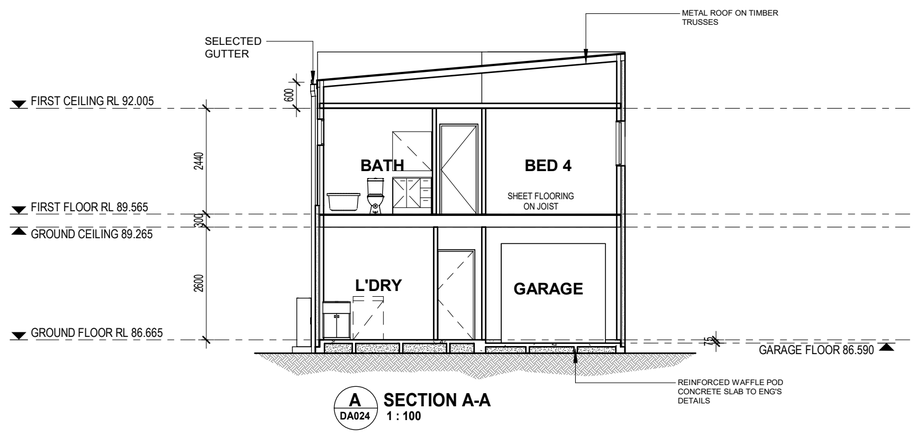
3 DA024 EASTERN ELEVATION
1 : 100



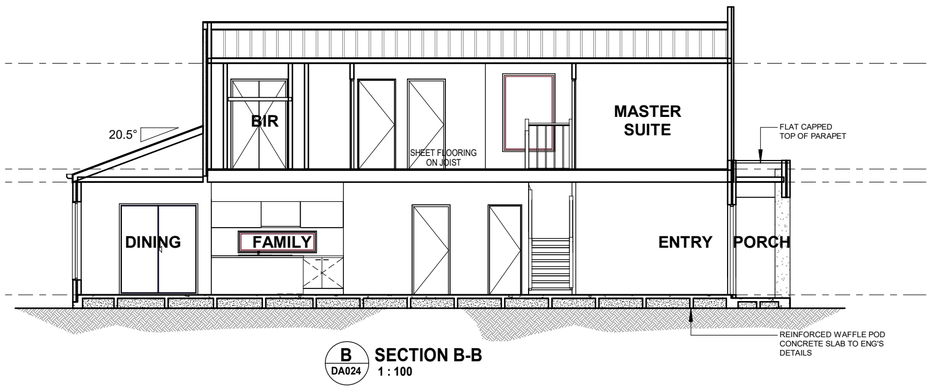
2 DA024 NORTHERN ELEVATION
1 : 100



4 DA024 WESTERN ELEVATION
1 : 100



A DA024 SECTION A-A
1 : 100



B DA024 SECTION B-B
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	820	GROUND FLOOR
02	PANELIFT	2295	2530	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	720	GROUND FLOOR
05		2040	720	GROUND FLOOR
06		2040	720	GROUND FLOOR
07		2040	820	GROUND FLOOR
08		2040	720	GROUND FLOOR
09		2100	820	GROUND FLOOR
10		2040	720	GROUND FLOOR
11		2040	820	FIRST FLOOR
12		2040	720	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	UPSTAIRS	2040	820	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17		2040	820	FIRST FLOOR
18	BIR	2040	2x620	FIRST FLOOR
19		2040	820	FIRST FLOOR
20	BIR	2040	2x620	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	600	850	SLIDING	TOUGH. OBS.	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1800	850	SLIDING		GROUND FLOOR
W	05	1800	850	SLIDING	CLEAR	GROUND FLOOR
W	06	500	1810	FIXED	CLEAR	GROUND FLOOR
W	07	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	08	1200	1570	AWNING	CLEAR	FIRST FLOOR
W	09	400	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	10	1030	1810	SLIDING		FIRST FLOOR
W	11	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	12	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	13	600	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	14	1800	1210	FIXED	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 87 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 8 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE D
Facade Type: SPINIFEX/LINEA

DRAWN BY: H.A.

DRAWING No: DA024

DATE: 26.01.23

REVISION: D

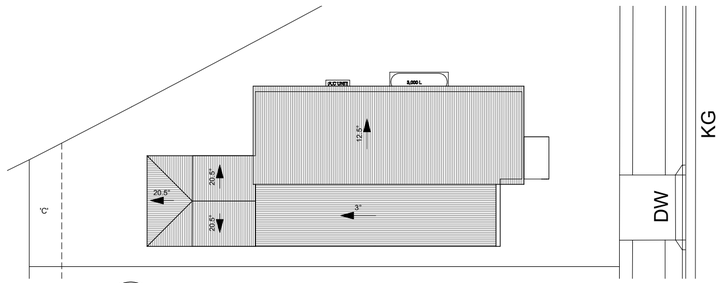
REVISION DATE: 16.10.23

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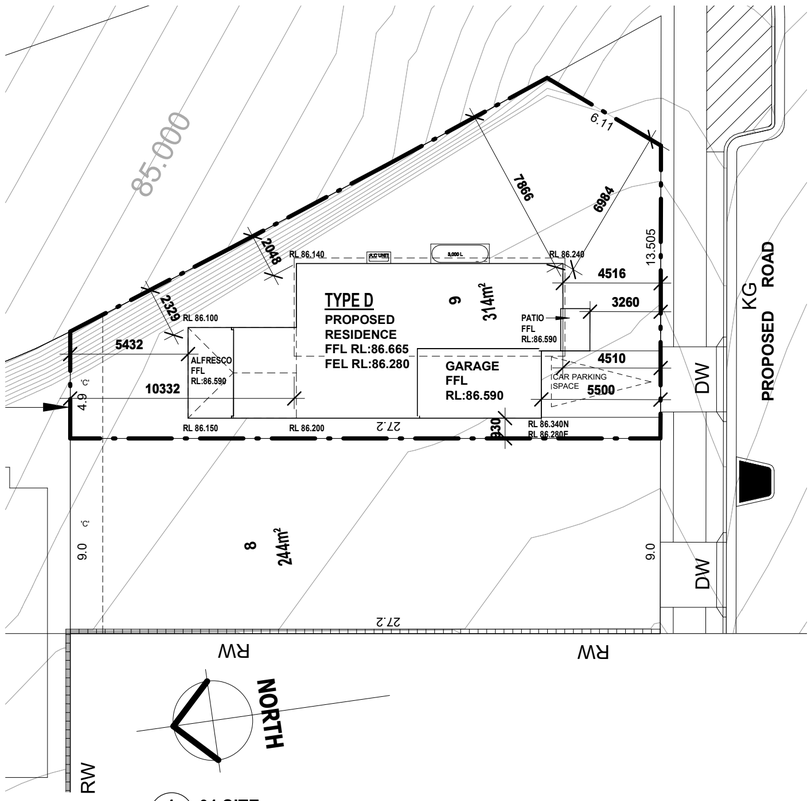
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



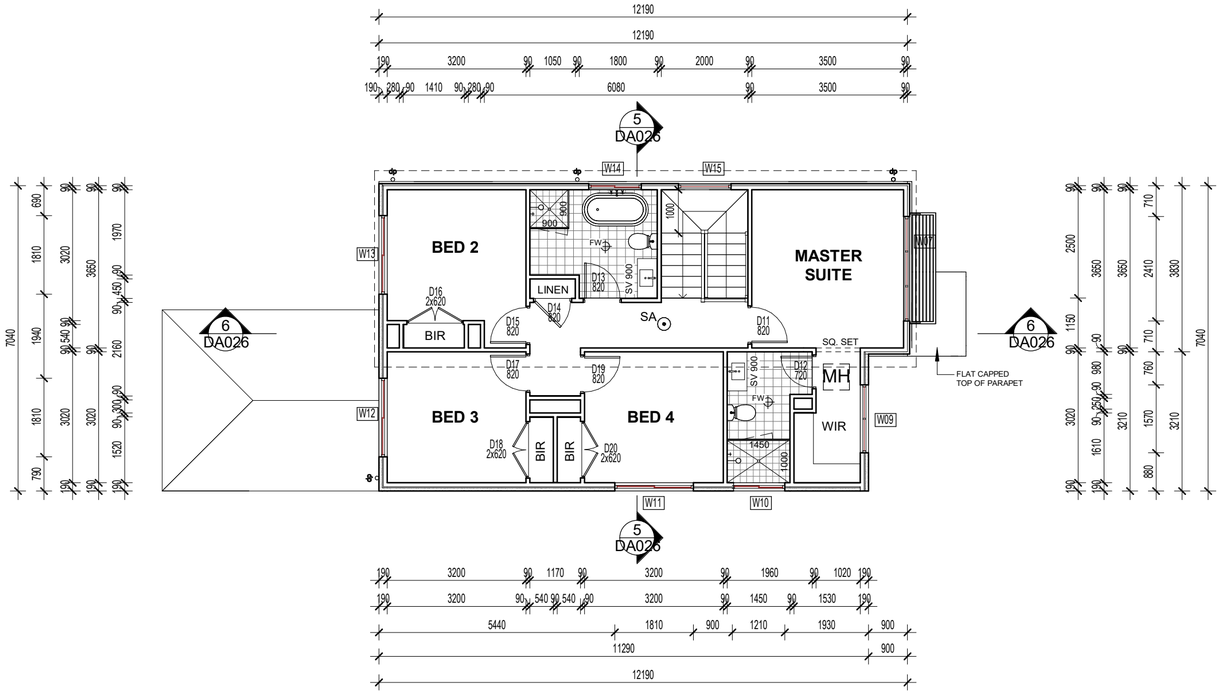




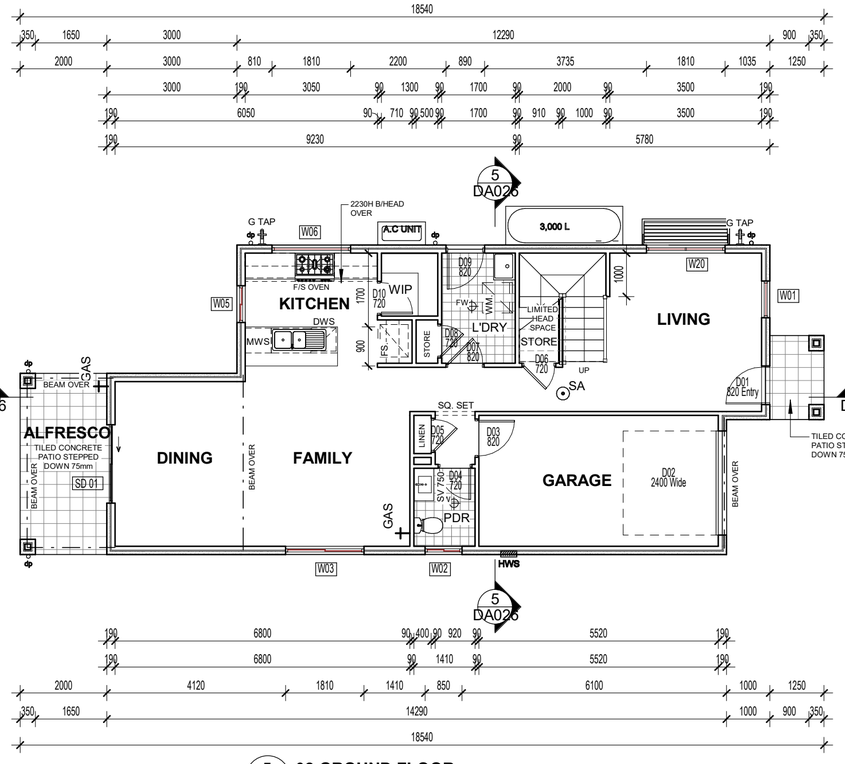
2 DA025 **ROOF PLAN** 1 : 200



1 DA025 **01 SITE** 1 : 200



6 DA025 **03 FIRST FLOOR** 1 : 100



5 DA025 **02 GROUND FLOOR** 1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. ----
DA / CDC No. ----

SITE DETAILS

LOT NUMBER:	9 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	314.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	78.85m²
FIRST FLOOR:	82.89m²
PORCH:	2.43m²
GARAGE:	18.33m²
ALFRESCO:	8.36m²
TOTAL:	190.86m²
DRIVEWAY / PATHS TO BOUNDARY:	16.88m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	115.06m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	169.10m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	26%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	177.56m²

LANDSCAPING

MIN. REQ:	25%
PROVIDED:	54%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.025m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	820	GROUND FLOOR
02	PANELIFT	2295	2530	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	720	GROUND FLOOR
05		2040	720	GROUND FLOOR
06		2040	720	GROUND FLOOR
07		2040	820	GROUND FLOOR
08		2040	720	GROUND FLOOR
09		2100	820	GROUND FLOOR
10		2040	720	GROUND FLOOR
11		2040	820	FIRST FLOOR
12		2040	720	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	UPSTAIRS	2040	820	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17		2040	820	FIRST FLOOR
18	BIR	2040	2x620	FIRST FLOOR
19		2040	820	FIRST FLOOR
20	BIR	2040	2x620	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	600	850	SLIDING	TOUGH. OBS.	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	1800	850	SLIDING	CLEAR	GROUND FLOOR
W	06	500	1810	FIXED	CLEAR	GROUND FLOOR
W	07	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	09	1200	1570	AWNING	CLEAR	FIRST FLOOR
W	10	400	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	11	1030	1810	SLIDING		FIRST FLOOR
W	12	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	13	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	14	600	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	15	1800	1210	FIXED	CLEAR	FIRST FLOOR
W	20	600	1810	AWNING	CLEAR	GROUND FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability

CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN. 67 152 611 713

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 9 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, SCHEDULES

SCALE @ A2: As indicated

JOB NO: 00000

Design: TYPE D
Facade Type: BROMUS/PRIME

DRAWN BY: H.A.

DRAWING No: DA025

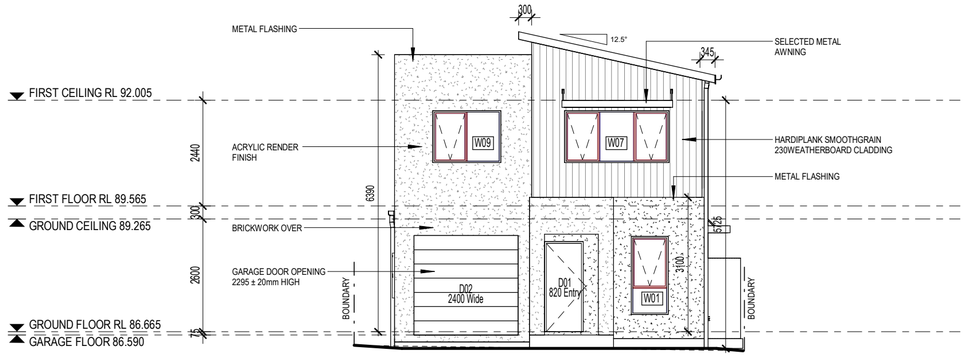
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REVISION: D

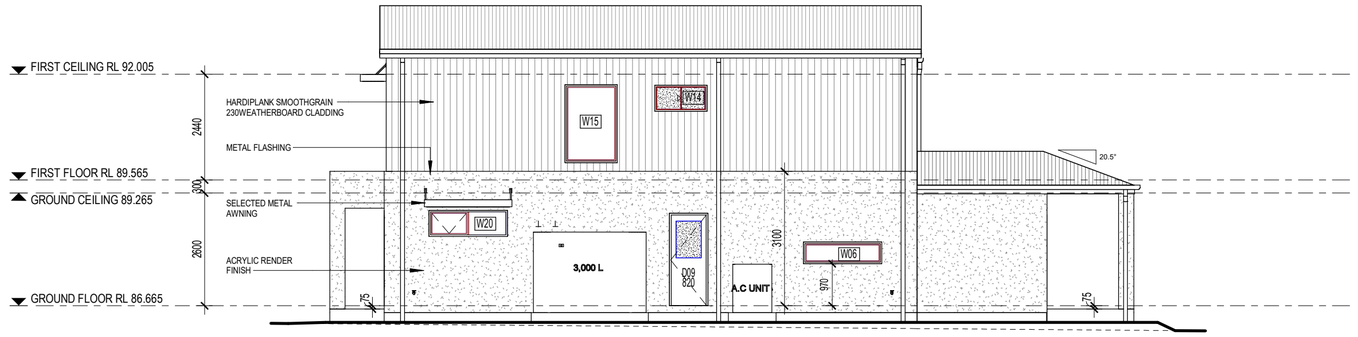
REVISION DATE: 16.10.23

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NOTE: FLOOR LEVELS MAY VARY BY ±200mm



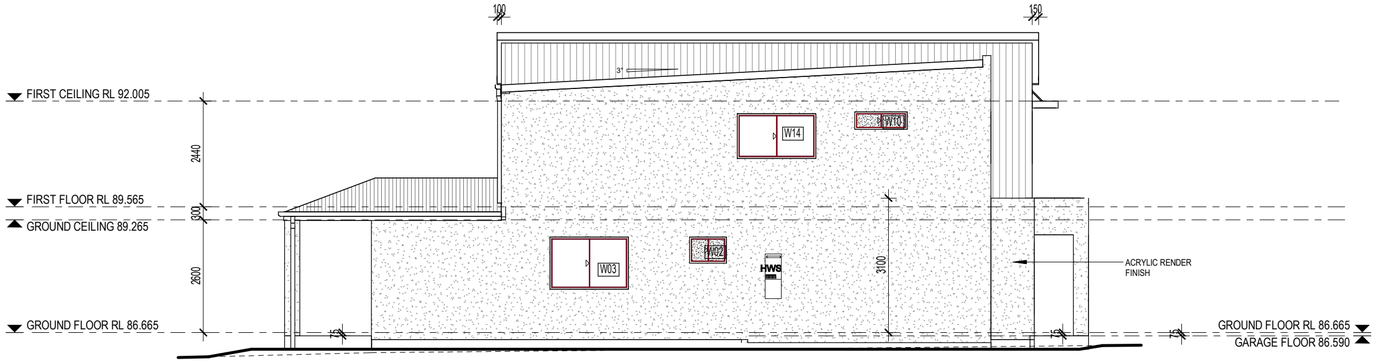
1 DA026 SOUTHERN ELEVATION
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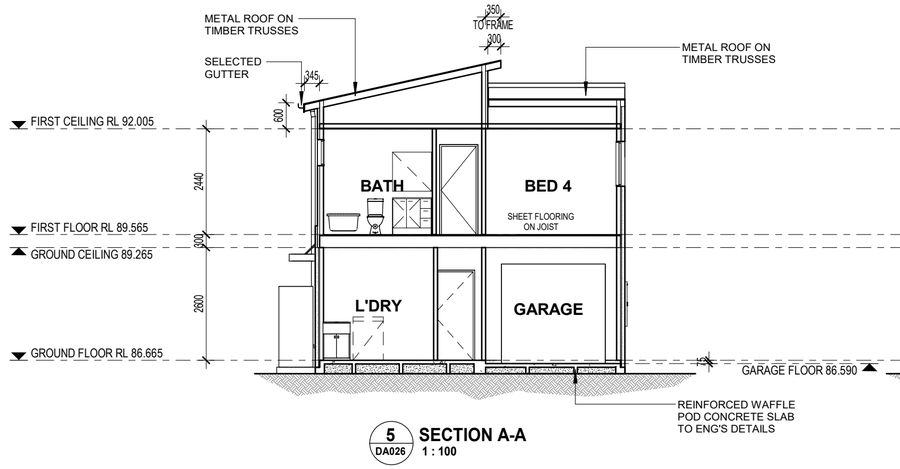
3 DA026 EASTERN ELEVATION
1 : 100



2 DA026 NORTHERN ELEVATION
1 : 100



4 DA026 WESTERN ELEVATION
1 : 100



5 DA026 SECTION A-A
1 : 100



6 DA026 SECTION B-B
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	820	GROUND FLOOR
02	PANELIFT	2295	2530	GARAGE FLOOR
03		2040	820	GROUND FLOOR
04		2040	720	GROUND FLOOR
05		2040	720	GROUND FLOOR
06		2040	720	GROUND FLOOR
07		2040	820	GROUND FLOOR
08		2040	720	GROUND FLOOR
09		2100	820	GROUND FLOOR
10		2040	720	GROUND FLOOR
11		2040	820	FIRST FLOOR
12		2040	720	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	UPSTAIRS	2040	820	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17		2040	820	FIRST FLOOR
18	BIR	2040	2x620	FIRST FLOOR
19		2040	820	FIRST FLOOR
20	BIR	2040	2x620	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	600	850	SLIDING	TOUGH. OBS.	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	1800	850	SLIDING	CLEAR	GROUND FLOOR
W	06	500	1810	FIXED	CLEAR	GROUND FLOOR
W	07	1200	2410	AWNING	CLEAR	FIRST FLOOR
W	09	1200	1570	AWNING	CLEAR	FIRST FLOOR
W	10	400	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	11	1030	1810	SLIDING		FIRST FLOOR
W	12	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	13	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	14	600	1210	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	15	1800	1210	FIXED	CLEAR	FIRST FLOOR
W	20	600	1810	AWNING	CLEAR	GROUND FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LICENCE No. 244889C / ABN: 67 152 611 713

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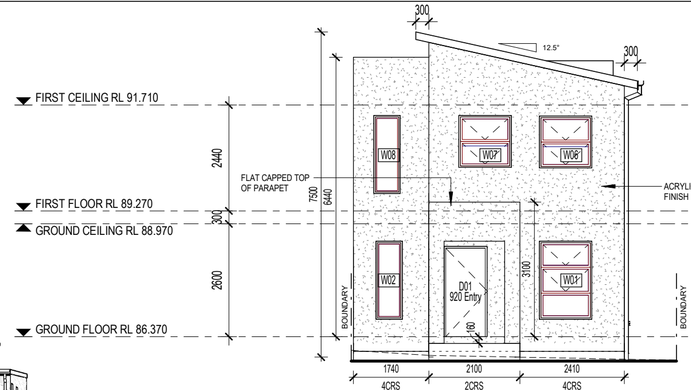
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 9 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: ELEVATIONS, SECTIONS, SCHEDULES
SCALE @ A2: 1 : 100
JOB NO: 00000
Design: TYPE D
Facade Type: BROMUS/PRIME
DRAWN BY: H.A.
DRAWING No: DA026
DATE: 26.01.23
REVISION: D
REVISION DATE: 16.10.23

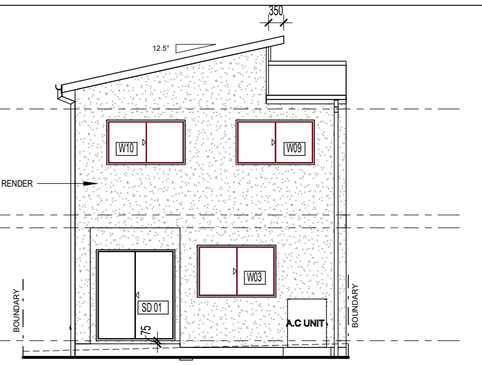
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NOTE: FLOOR LEVELS MAY VARY BY ±200mm

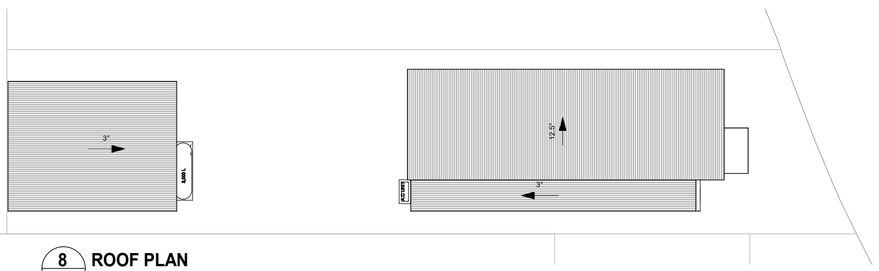




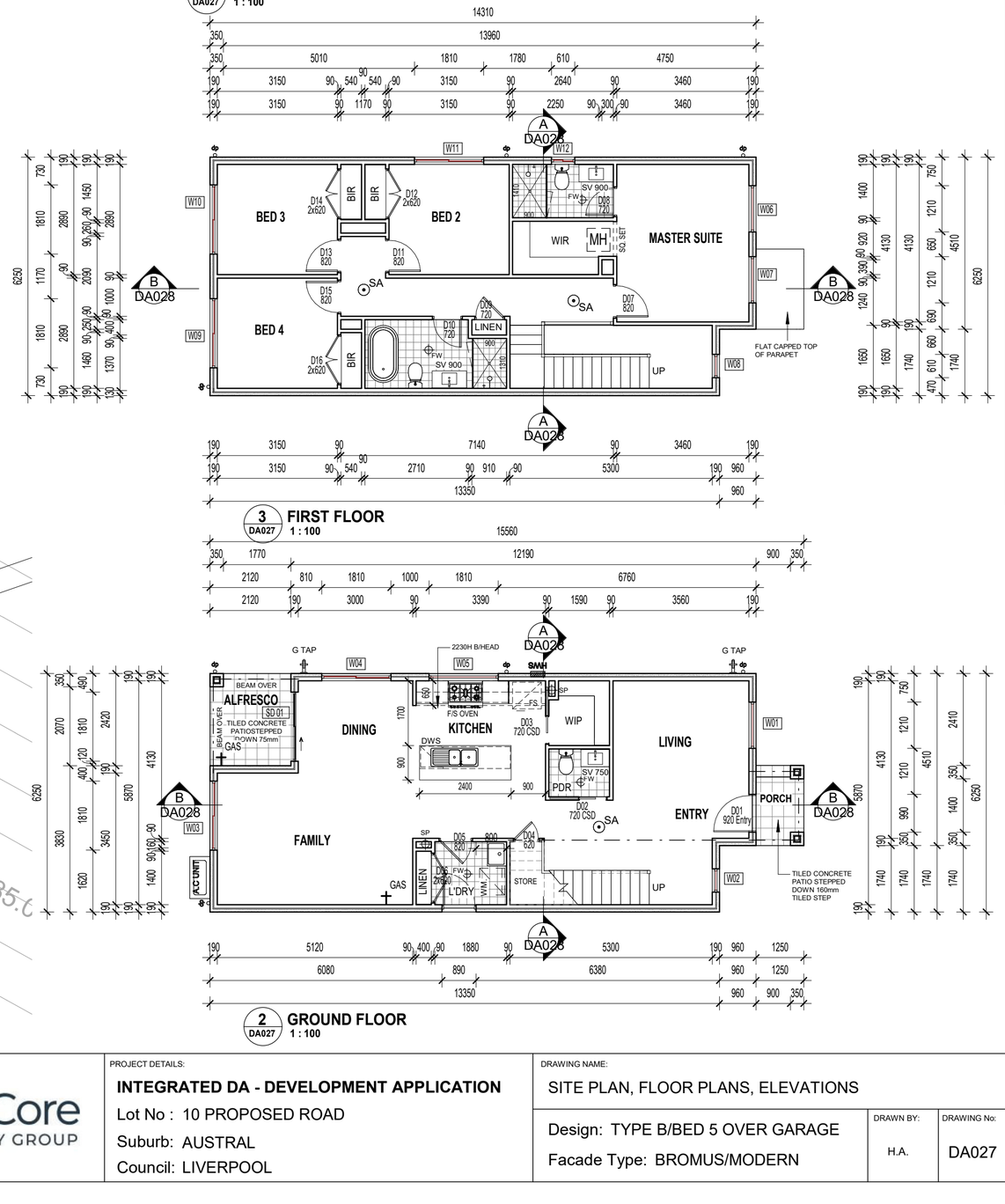
4 DA027 EASTERN ELEVATION
1 : 100



5 DA027 WESTERN ELEVATION
1 : 100

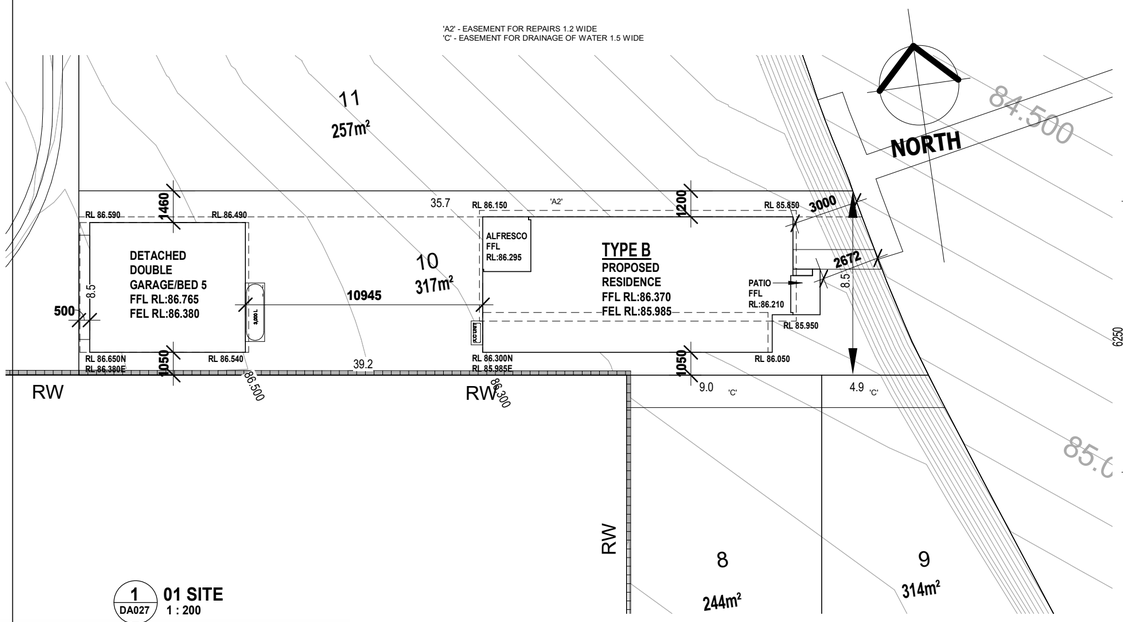


8 DA027 ROOF PLAN
1 : 200



3 DA027 FIRST FLOOR
1 : 100

2 DA027 GROUND FLOOR
1 : 100



1 DA027 01 SITE
1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER: 10 (No 00)
DP NUMBER: 000000
ZONING: --
SITE AREA: 317.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)
GROUND FLOOR: 82.64m²
FIRST FLOOR: 87.77m²
PORCH: 2.63m²
ALFRESCO: 5.13m²
GARAGE: 43.01m²
BED 5 OVER GARAGE: 44.81m²

TOTAL: 265.99m²

DRIVEWAY / PATHS TO BOUNDARY: 9.35m²

PROJECT DETAILS

NO. OF BEDROOMS: 4
ROOF AREA: 147.42m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS
EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)
GARDEN & LAWNS
(AREA OF PROPOSED GARDENS & LAWN) 140.00m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ: 3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER: 000.00m²
RAINWATER USES: GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO: KERB
HYDRAULIC DESIGN REQUIRED: -----

WATER

KITCHEN TAP FITTING RATING: 4 STAR
SHOWERHEAD RATING: 3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre) 4 STAR
BATHROOM TAP FITTING RATING: 4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE: BRICK
EXTERNAL WALL INSULATION: R2.0
WALL COLOUR -----
ROOFING MATERIAL: METAL
ROOF INSULATION: ANTICON BLANKET
ROOF COLOUR ----
CEILING INSULATION: R3.5
AIR CONDITIONING INCLUDED: YES
EER: 2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM: GAS INSTANTANEOUS
STAR RATING: 5 STARS
COMPACT FLUORESCENT LIGHTING : AS PER BASIX
COOKING APPLIANCES: GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED: AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY: NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	50%	MIN. REQ:	16.00m²
PROPOSED:	41%	PROVIDED:	95.70m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	44%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.500m		

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LICENCE No. 244889C / ABN. 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 10.rvt PLOT DATE: 20/10/2023 1:18:01 PM

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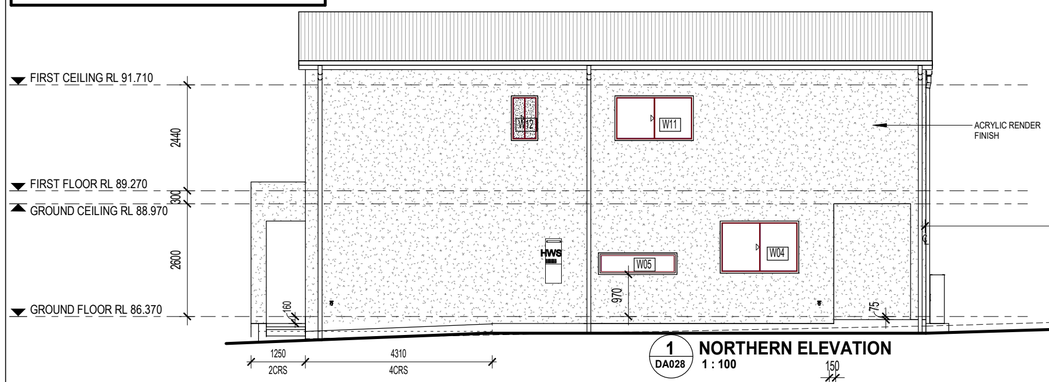
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 10 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS
Design: TYPE B/BED 5 OVER GARAGE
Facade Type: BROMUS/MODERN

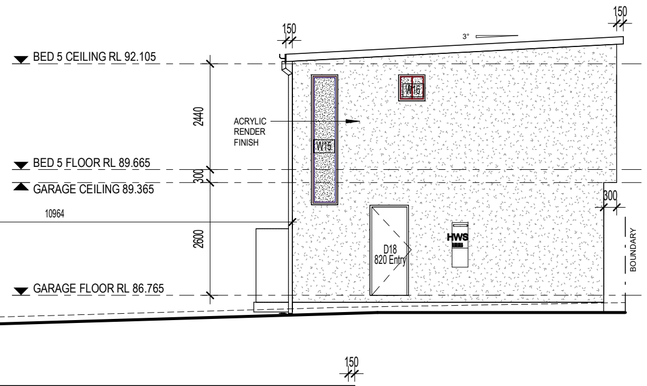
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As indicated	H.A.	DA027	25.01.23	00000

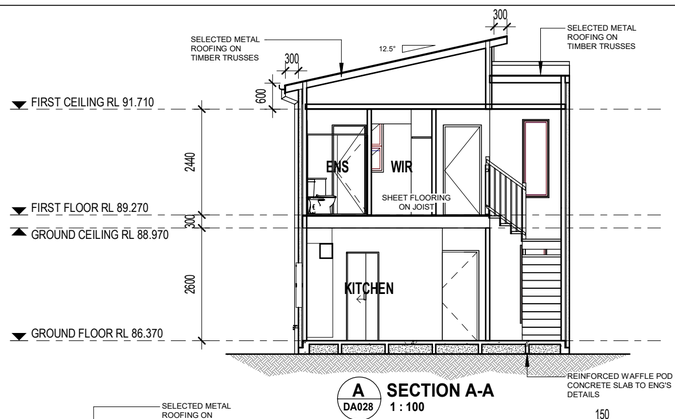
REVISION: D
REVISION DATE: 16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

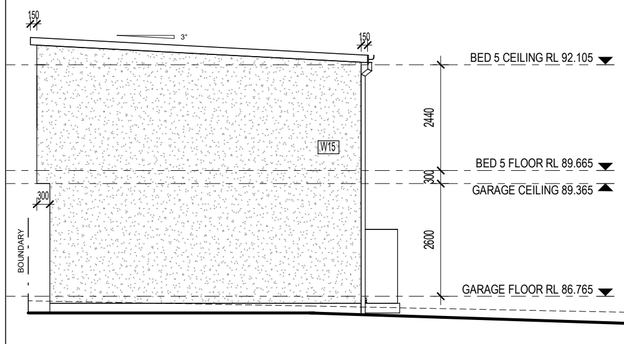


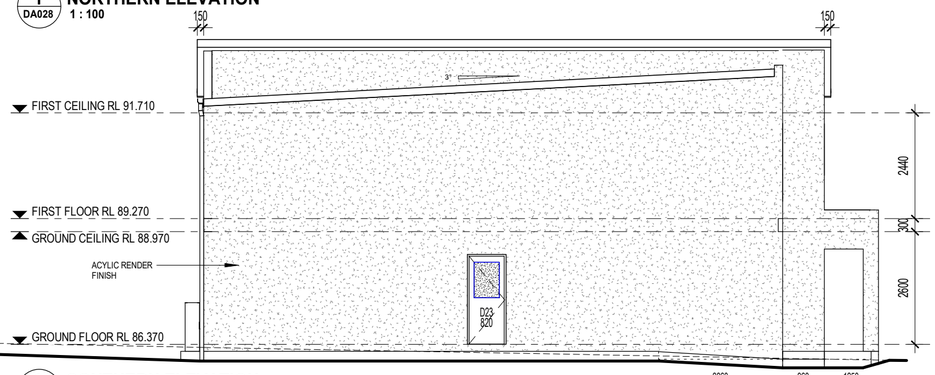
1 DA028 NORTHERN ELEVATION
1 : 100



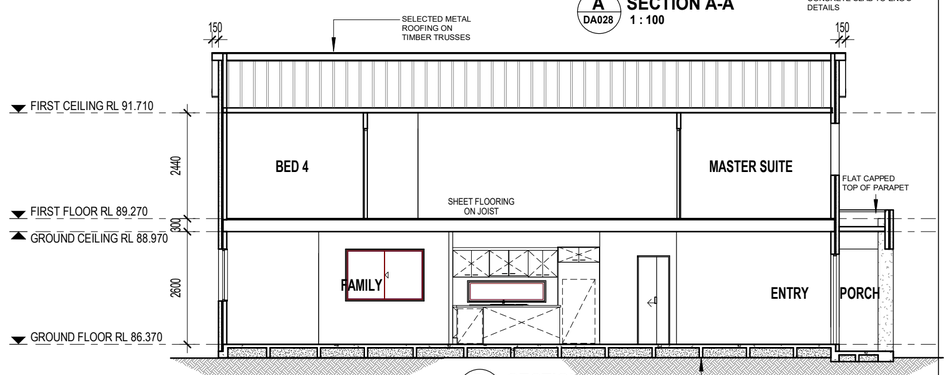


A DA028 SECTION A-A
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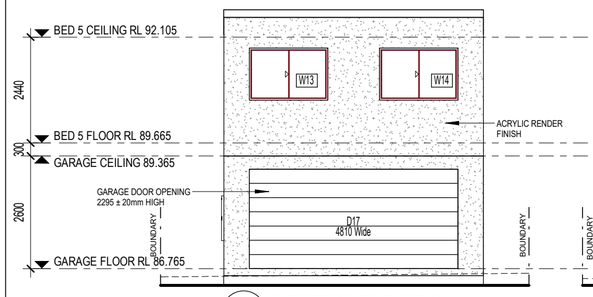




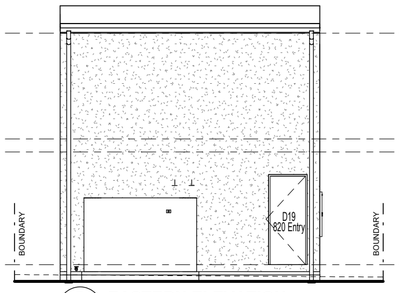
2 DA028 SOUTHERN ELEVATION
1 : 100



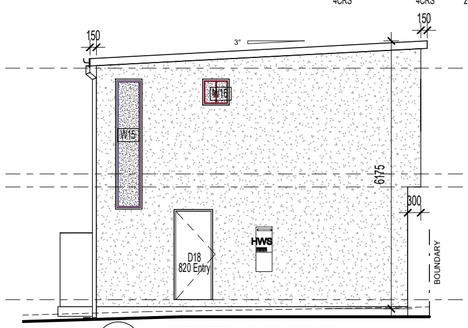
B DA028 SECTION B-B
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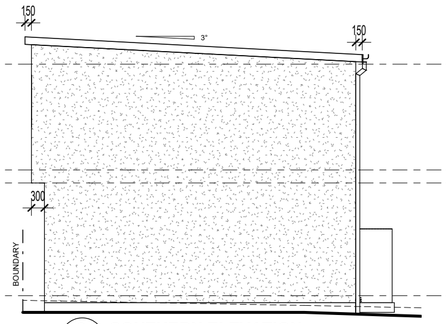
6 DA028 WESTERN ELEVATION
1 : 100



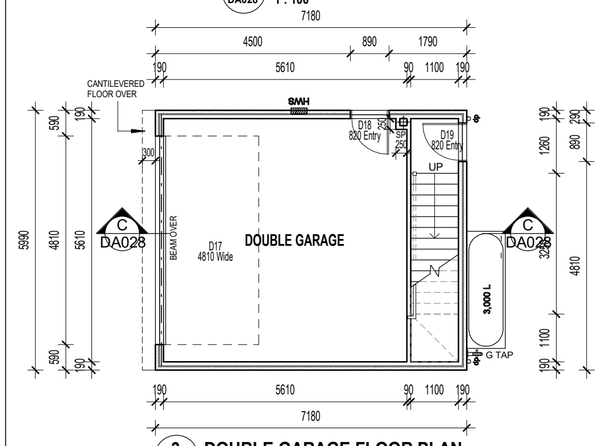
5 DA028 EASTERN ELEVATION
1 : 100



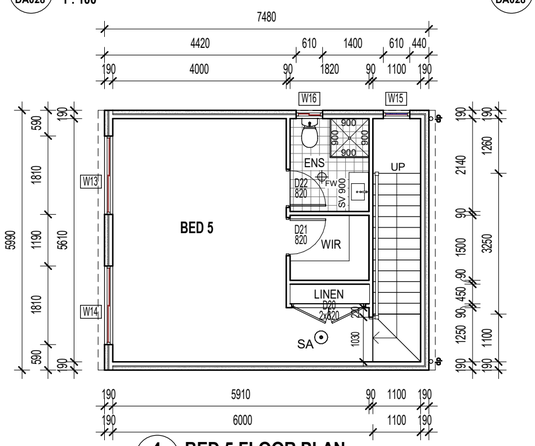
7 DA028 NORTHERN ELEVATION
1 : 100



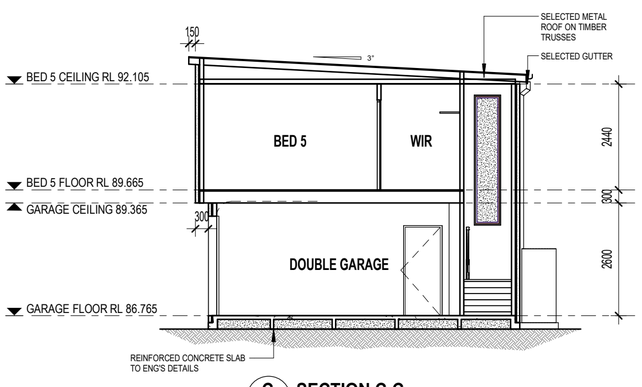
8 DA028 SOUTHERN ELEVATION
1 : 100



3 DA028 DOUBLE GARAGE FLOOR PLAN
1 : 100



4 DA028 BED 5 FLOOR PLAN
1 : 100



C DA028 SECTION C-C
1 : 100

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17		2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	820	GARAGE FLOOR
20		2040	2x820	BED 5 FLOOR
21		2040	820	BED 5 FLOOR
22		2040	820	BED 5 FLOOR
23		2040	820	GROUND FLOOR

INSULATION REQUIREMENTS

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R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	08	1800	610	FIXED	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	13	1200	1810	SLIDING	CLEAR	BED 5 FLOOR
W	14	1200	1810	SLIDING	CLEAR	BED 5 FLOOR
W	15	3000	610	FIXED	OBS	BED 5 FLOOR
W	16	600	610	SLIDING	TOUGH. OBS.	BED 5 FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 10 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

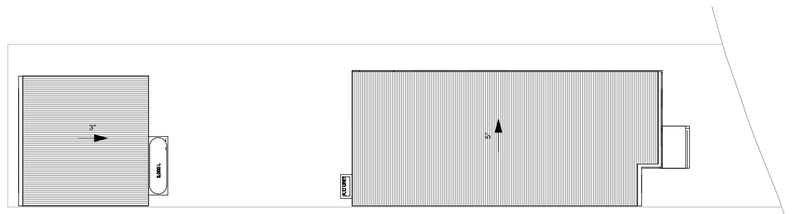
Design: TYPE B/BED 5 OVER GARAGE
Facade Type: BROMUS/MODERN

SCALE @ A2:	JOB NO:
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DRAWN BY: H.A.	DRAWING No: DA028
DATE: 25.01.23	REVISION: D
	REVISION DATE: 16.10.23

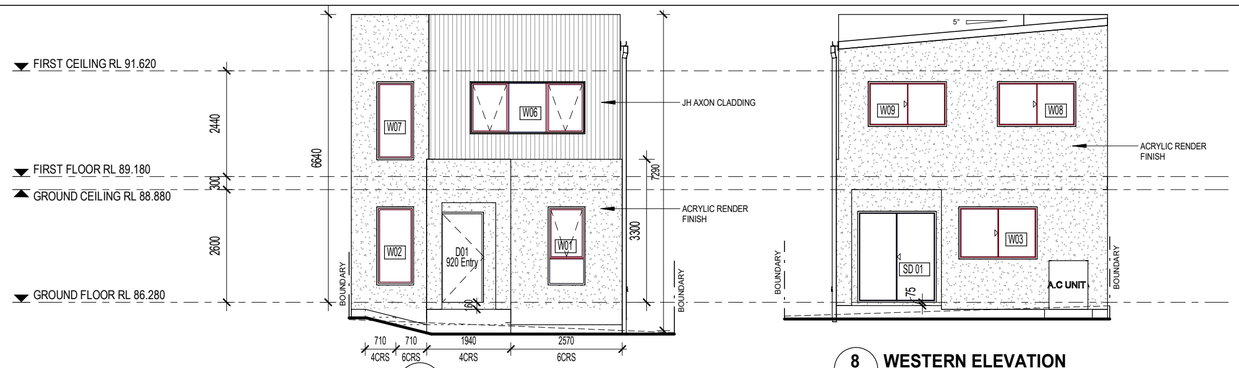
LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 10.rvt PLOT DATE: 20/10/2023 1:18:02 PM

NOTE: FLOOR LEVELS MAY VARY BY ±200mm



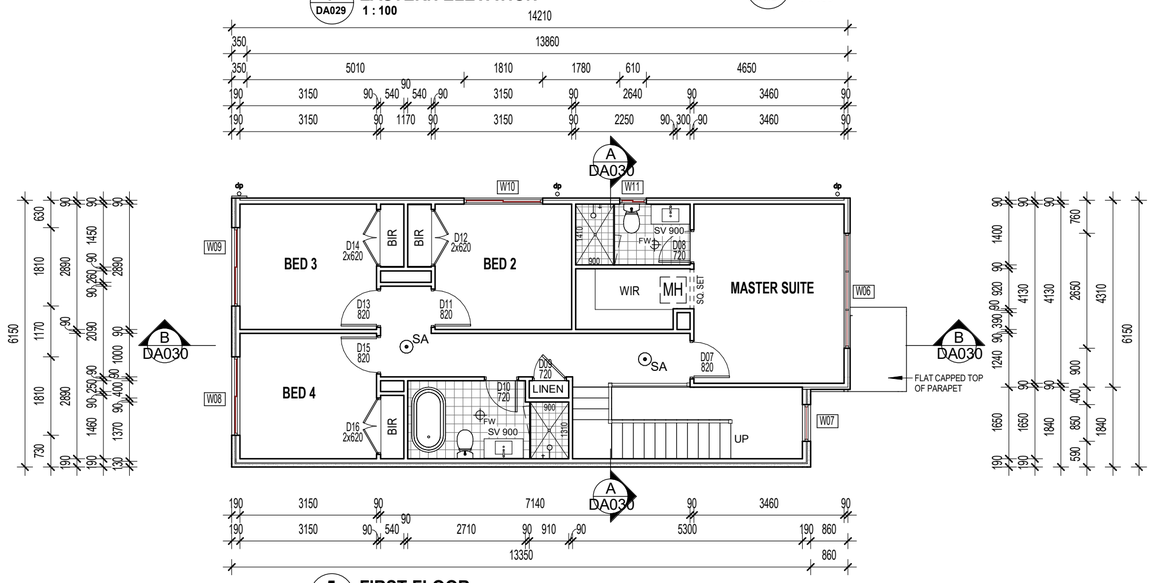


6 DA029 ROOF PLAN
1 : 200

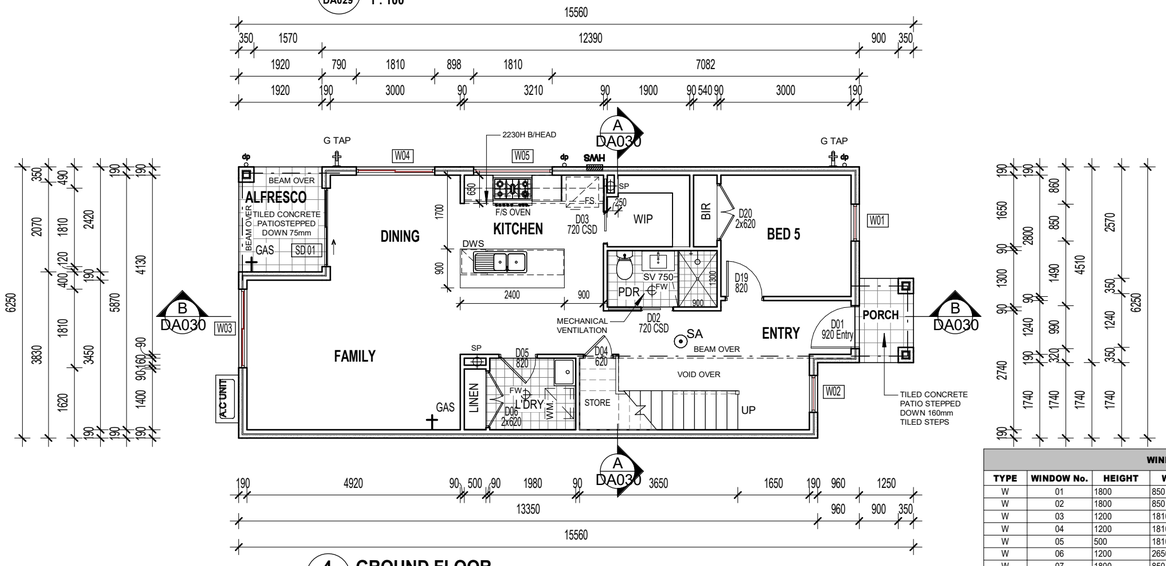


7 DA029 EASTERN ELEVATION
1 : 100

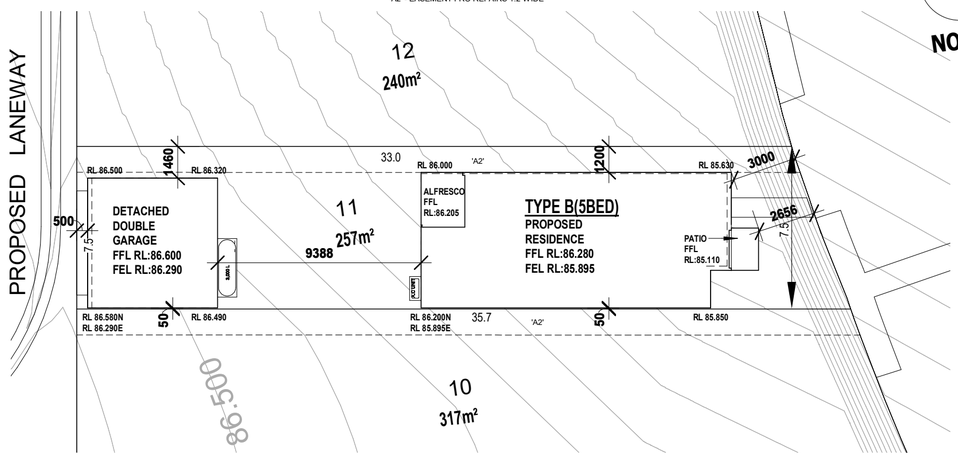
8 DA029 WESTERN ELEVATION
1 : 100



5 DA029 FIRST FLOOR
1 : 100



4 DA029 GROUND FLOOR
1 : 100



1 DA029 SITE PLAN
1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	11 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	257.00m²
HOUSE AREAS: (MEASURED TO OUTSDIE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	83.12m²
FIRST FLOOR:	85.84m²
PORCH:	2.27m²
GARAGE:	35.90m²
ALFRESCO:	4.65m²
TOTAL:	**211.78m²**
DRIVEWAY / PATHS TO BOUNDARY:	9.35m²

PROJECT DETAILS

NO. OF BEDROOMS:	5
ROOF AREA:	120.80m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	99.80m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	----
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	33%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	78.00m²

LANDSCAPING

MIN. REQ:	15%
PROVIDED:	39%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.290m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	820	GROUND FLOOR
20	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
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LICENCE No. 244889C / ABN: 67 152 611 713

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 11 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

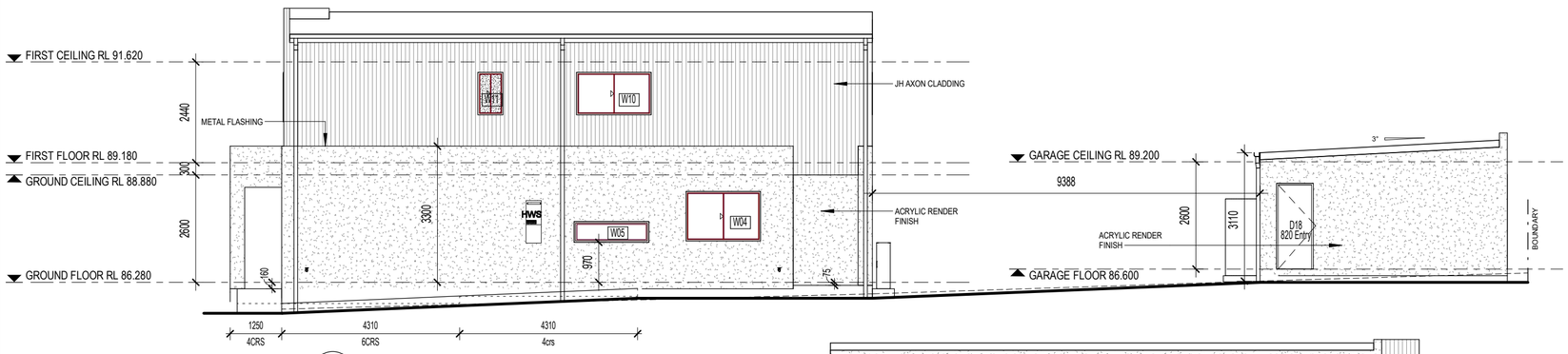
DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES
Design: TYPE B(5BED)
Facade Type: SPINIFEX/PRIME

SCALE @ A2:	JOB NO:
As indicated	00000

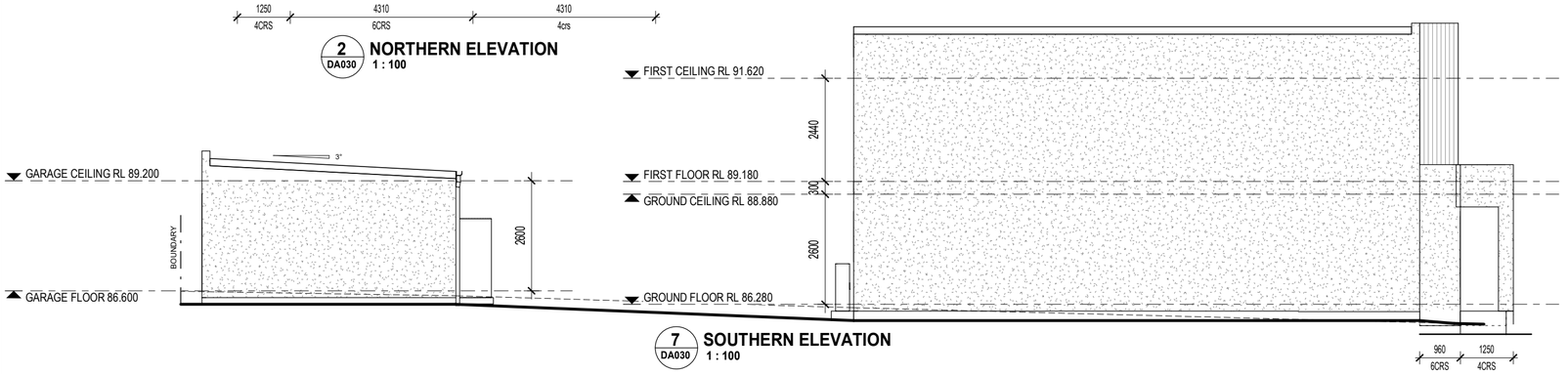
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H.A.	DA029	24.01.23	D
			REVISION DATE: 16.10.23

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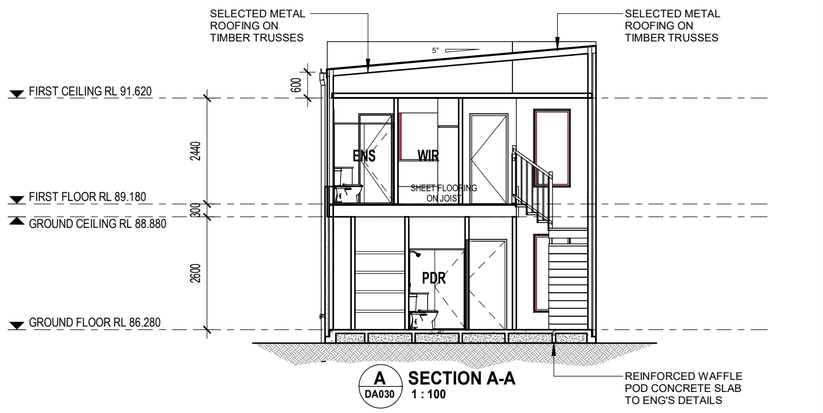
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



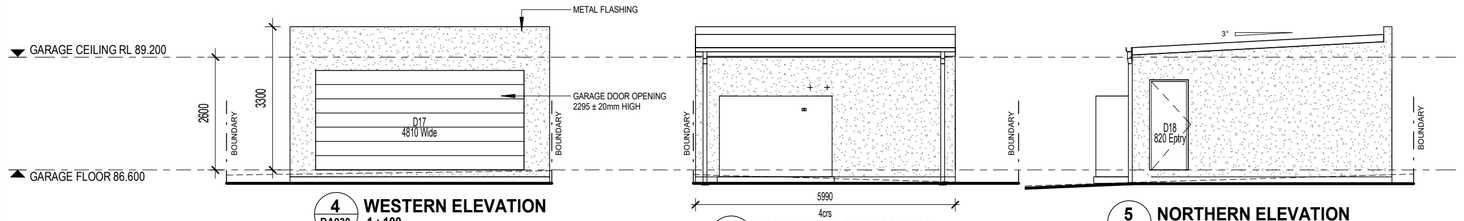
2 DA030 NORTHERN ELEVATION 1 : 100



7 DA030 SOUTHERN ELEVATION 1 : 100



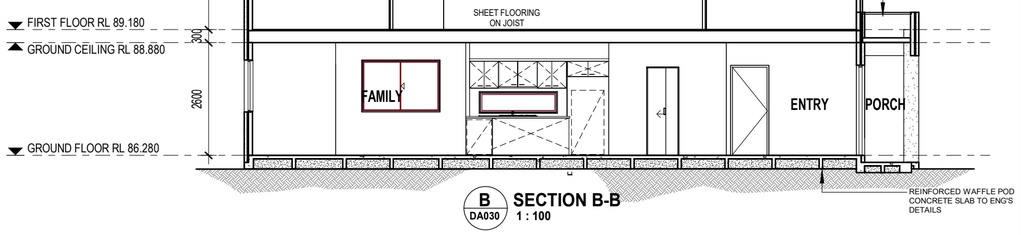
A DA030 SECTION A-A 1 : 100



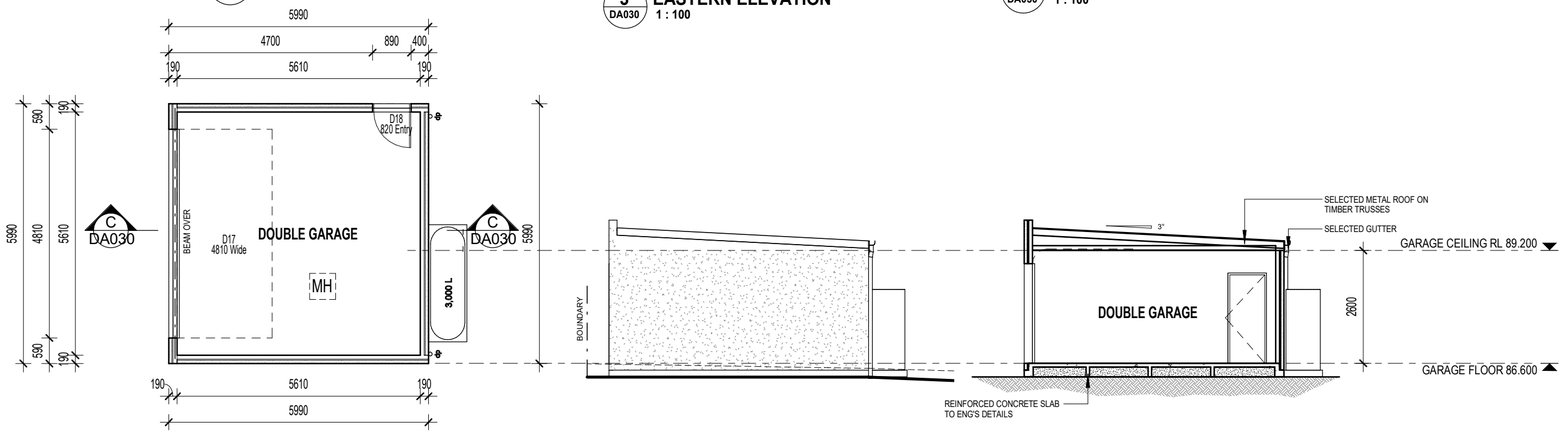
4 DA030 WESTERN ELEVATION 1 : 100

3 DA030 EASTERN ELEVATION 1 : 100

5 DA030 NORTHERN ELEVATION 1 : 100



B DA030 SECTION B-B 1 : 100



1 DA030 DOUBLE GARAGE FLOOR PLAN 1 : 100

6 DA030 SOUTHERN ELEVATION 1 : 100

C DA030 SECTION C-C 1 : 100

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	820	GROUND FLOOR
20	BIR	2040	2x620	GROUND FLOOR

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 11.rvt PLOT DATE: 20/10/2023 1:19:58 PM

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 11 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE B(5BED)
Facade Type: SPINIFEX/PRIME

DRAWN BY: H.A.

DRAWING No: DA030

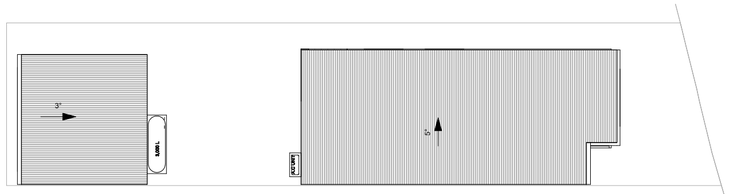
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REVISION: D

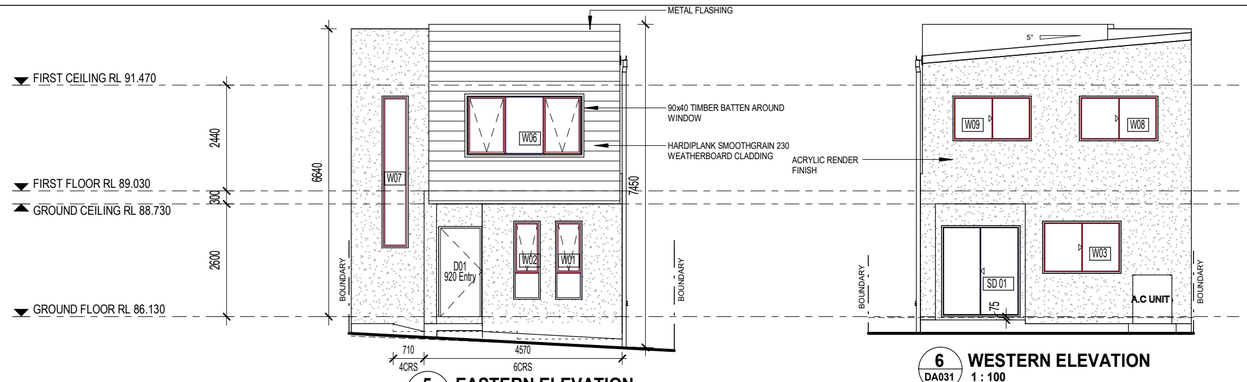
REVISION DATE: 16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm



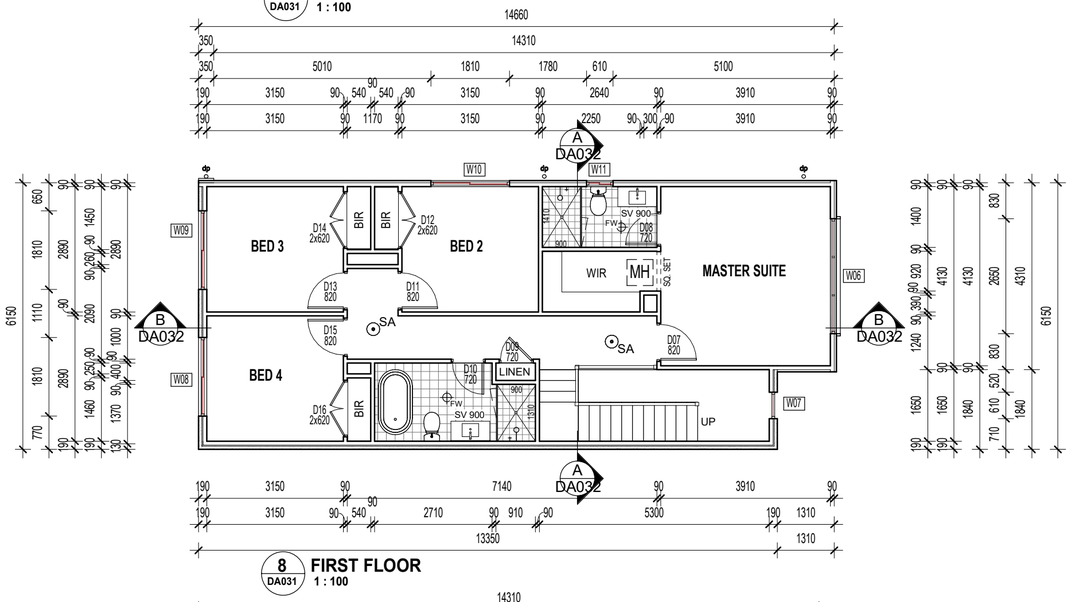


2 DA031 ROOF PLAN
1 : 200

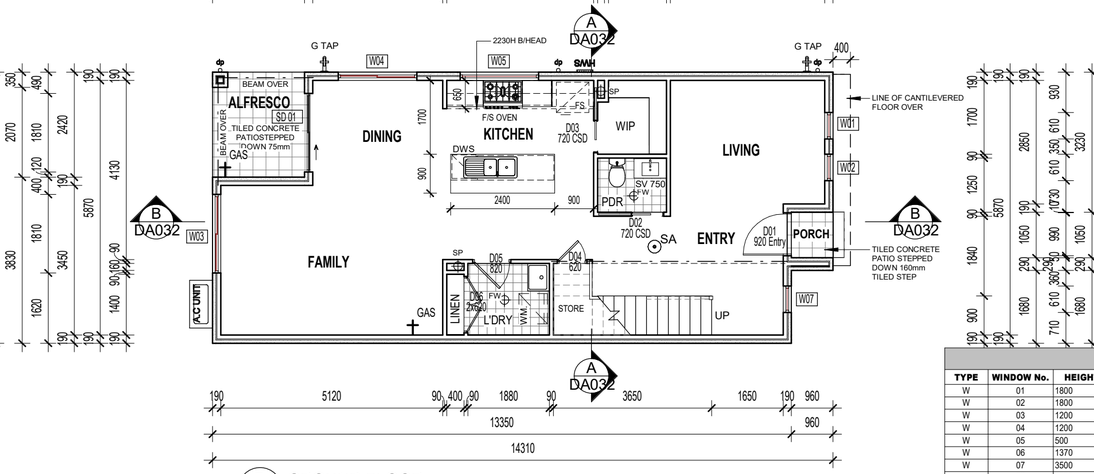


5 DA031 EASTERN ELEVATION
1 : 100

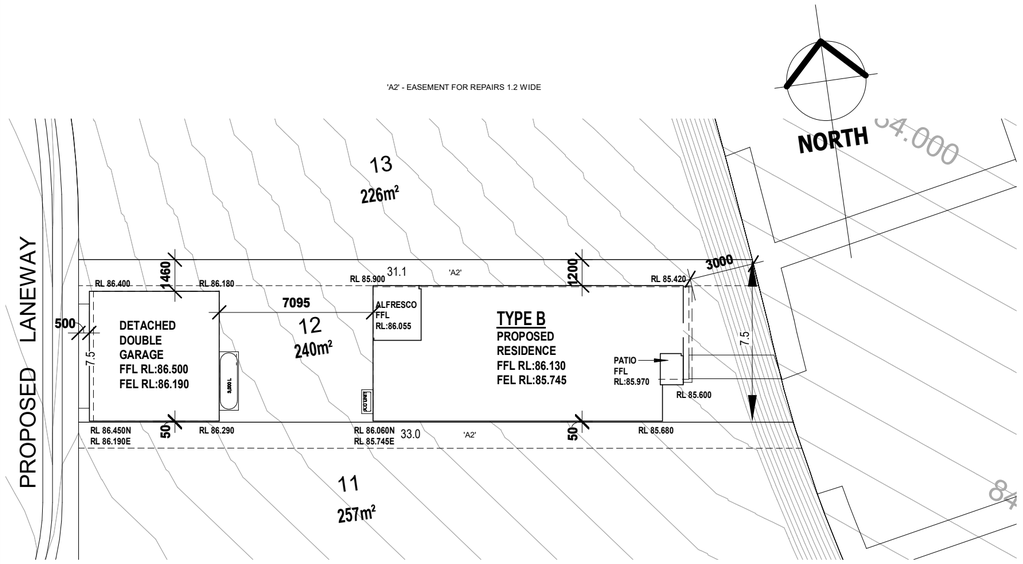
6 DA031 WESTERN ELEVATION
1 : 100



8 DA031 FIRST FLOOR
1 : 100



7 DA031 GROUND FLOOR
1 : 100



1 DA031 01 SITE
1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	12 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	240.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	81.69m²
FIRST FLOOR:	87.78m²
PORCH:	1.01m²
GARAGE:	35.90m²
ALFRESCO:	5.13m²
TOTAL:	**211.51m²**
DRIVEWAY / PATHS TO BOUNDARY:	6.60m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	122.74m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	81.00m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	40%	MIN. REQ:	16.00m²
PROPOSED:	37%	PROVIDED:	58.00m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	34%	PROVIDED:	2 SPACES

BUILDING HEIGHT
MAX. ALLOWED: 12.000m
PROVIDED: 7.450m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 12.rvt PLOT DATE: 20/10/2023 1:26:46 PM

GENERAL NOTES
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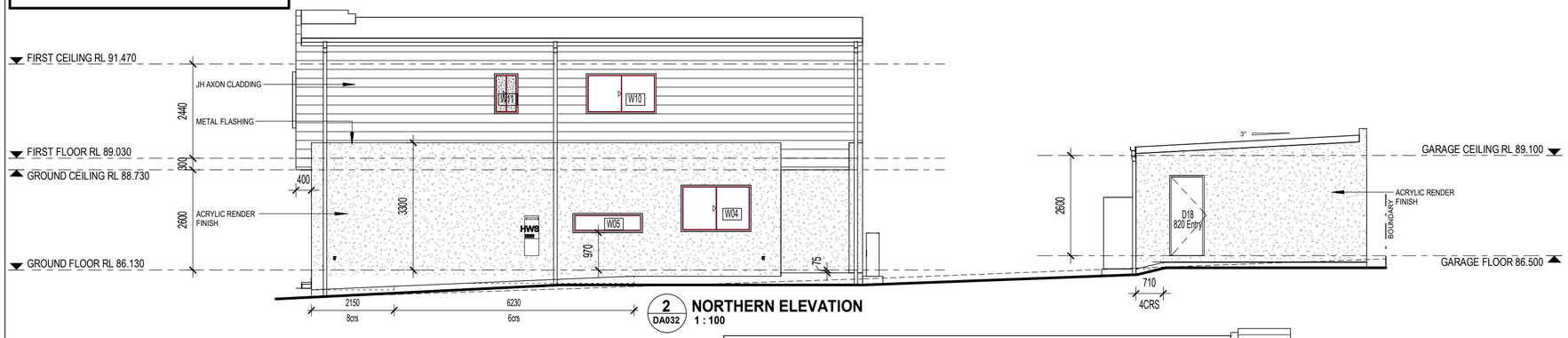
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 12 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES
Design: TYPE B
Facade Type: FESCUE/LINEA

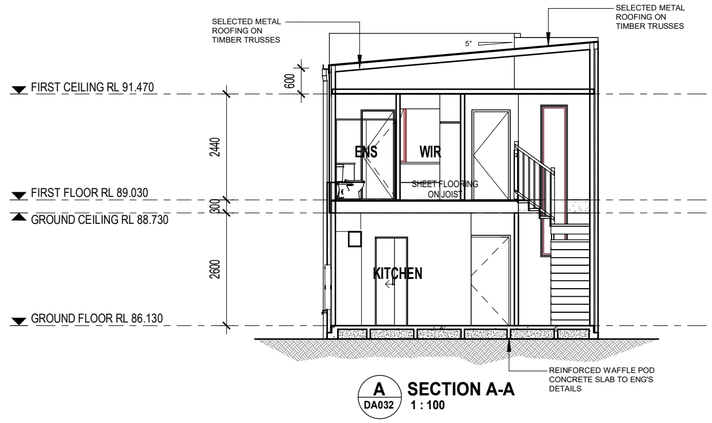
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H.A.	DA031	24.01.23	As indicated	00000	D

REVISION DATE: 16.10.23

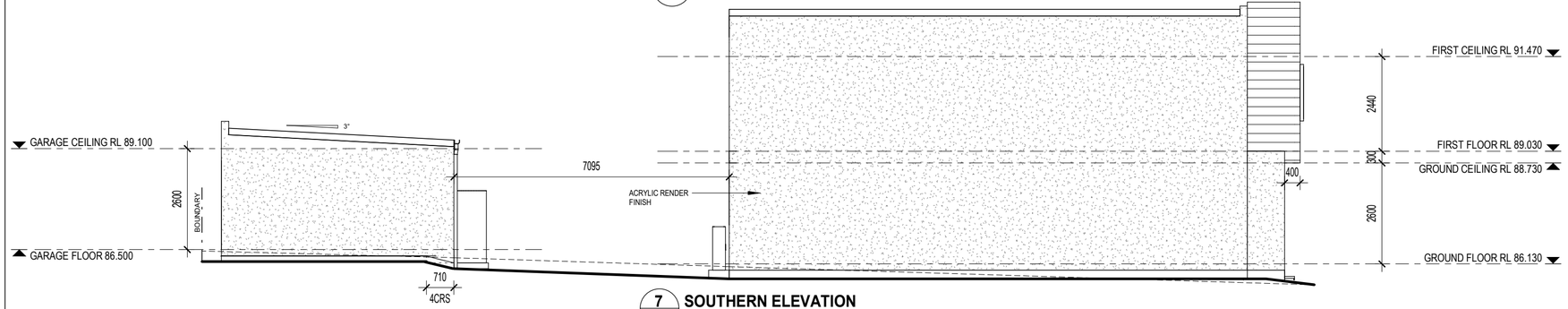
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



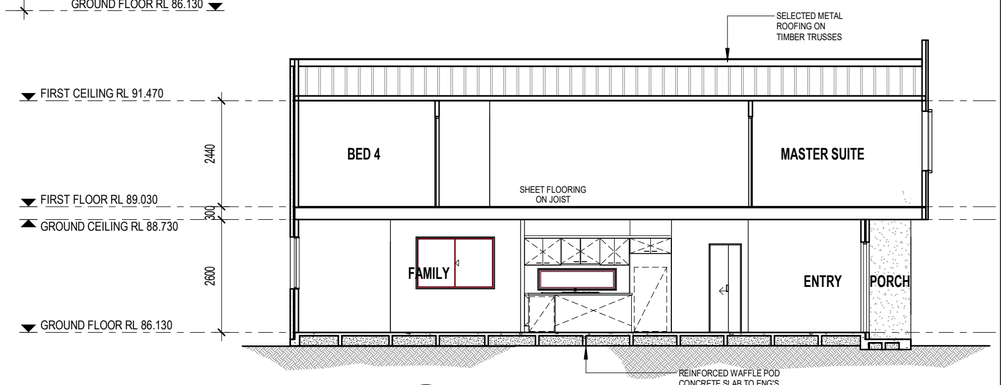
2 DA032 NORTHERN ELEVATION
1 : 100



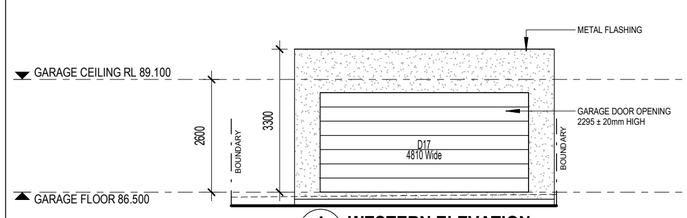
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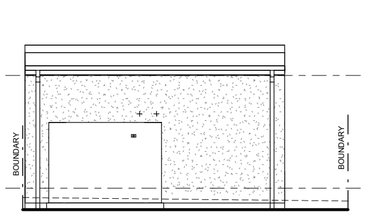
7 DA032 SOUTHERN ELEVATION
1 : 100



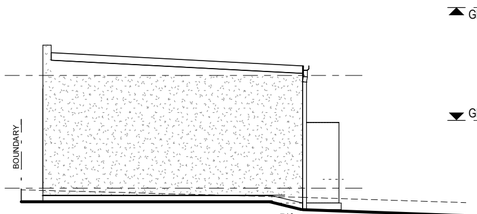
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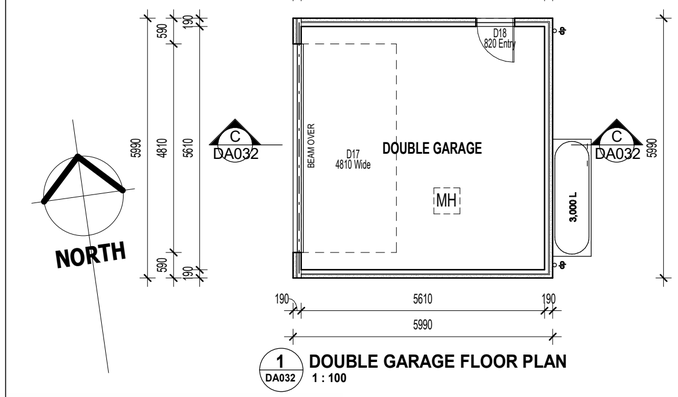
4 DA032 WESTERN ELEVATION
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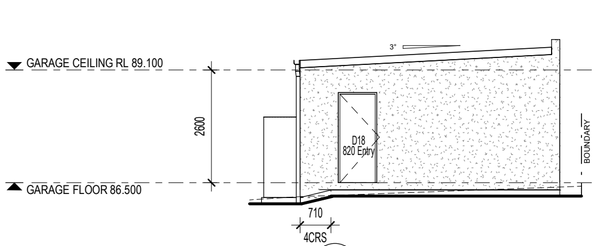
3 DA032 EASTERN ELEVATION
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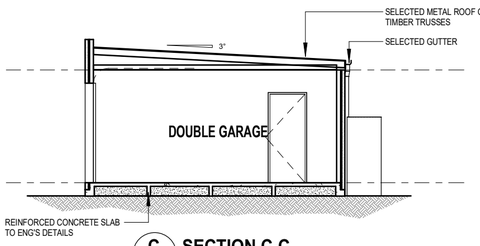
6 DA032 SOUTHERN ELEVATION
1 : 100



1 DA032 DOUBLE GARAGE FLOOR PLAN
1 : 100



5 DA032 NORTHERN ELEVATION
1 : 100



C DA032 SECTION C-C
1 : 100

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 12.rvt PLOT DATE: 20/10/2023 1:26:46 PM

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 12 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

Design: TYPE B
Facade Type: FESCUE/LINEA

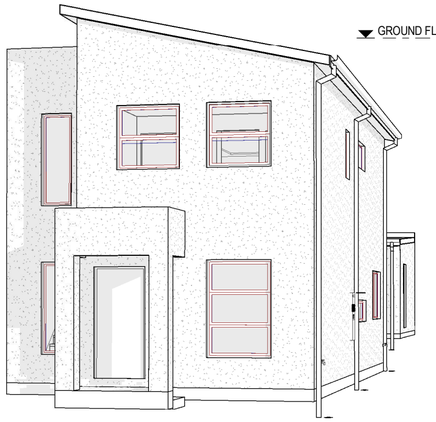
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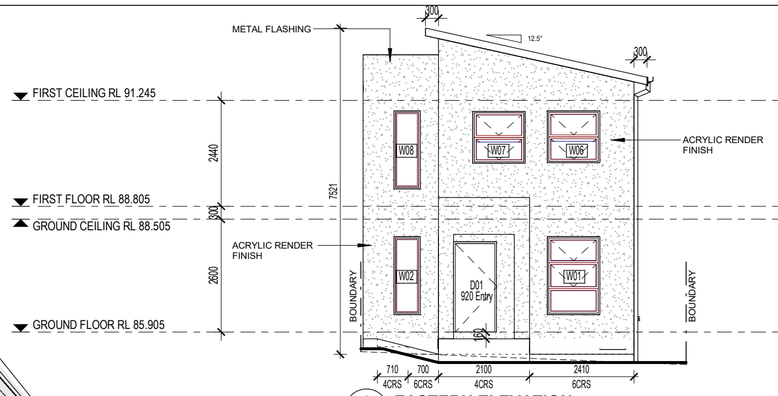
DRAWN BY:	DRAWING No:	DATE:	REVISION:
H.A.	DA032	24.01.23	D

REVISION DATE: 16.10.23

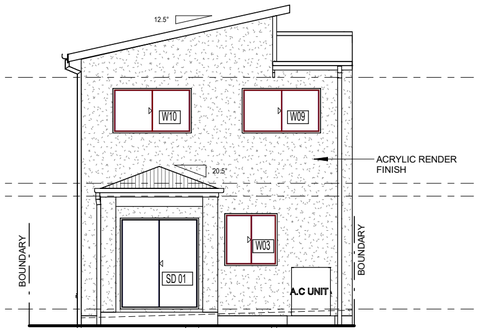
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



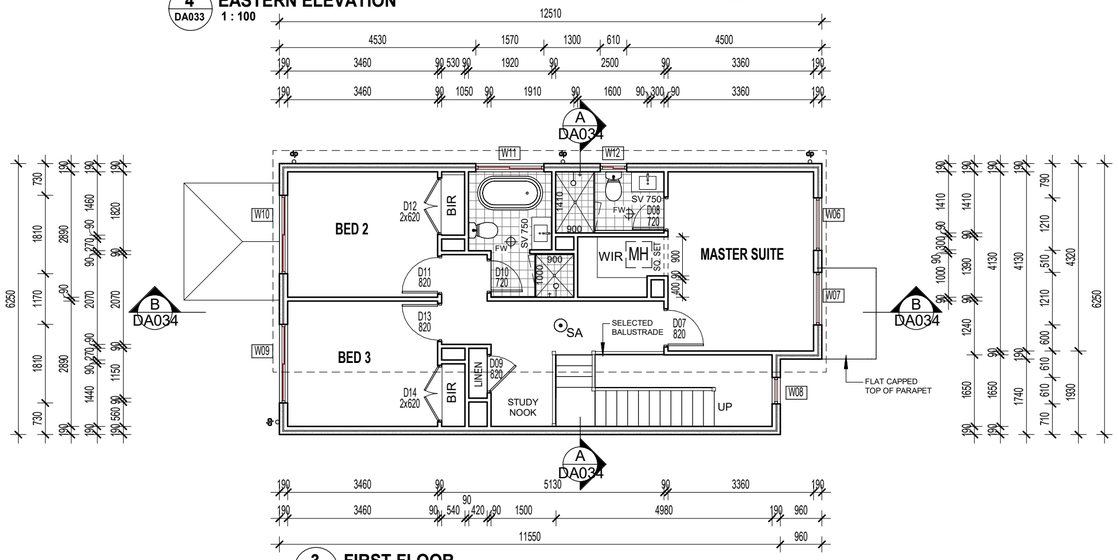




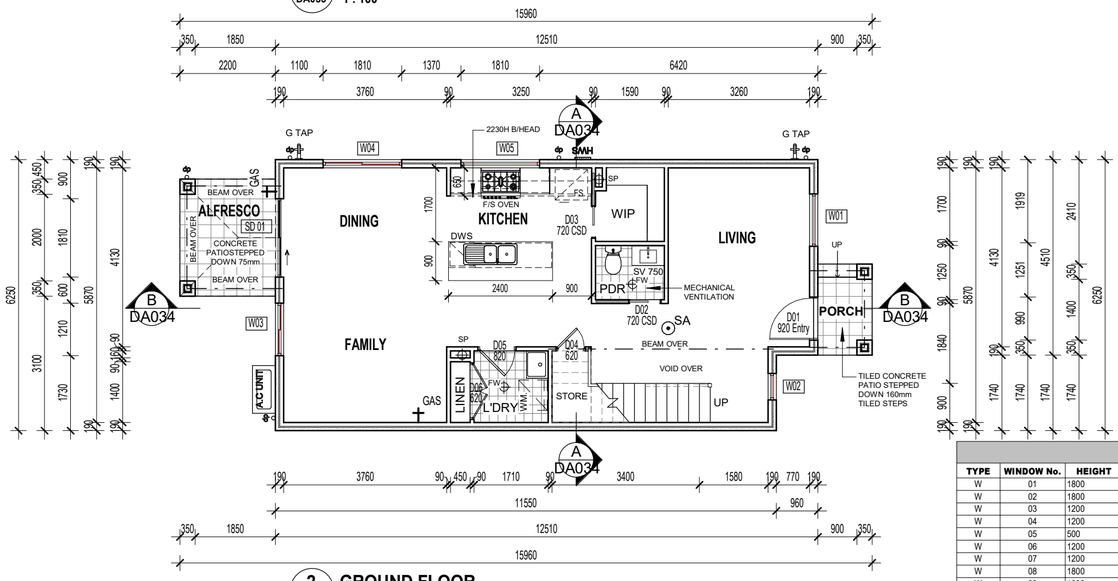
4 DA033 EASTERN ELEVATION 1 : 100



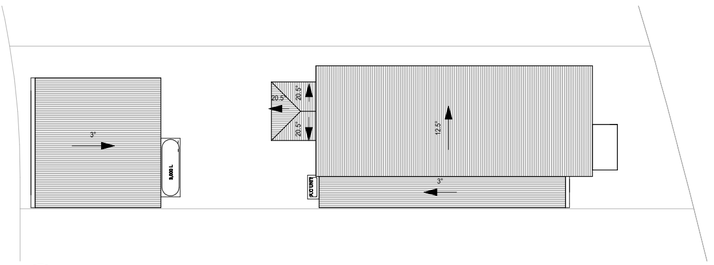
5 DA033 WESTERN ELEVATION 1 : 100



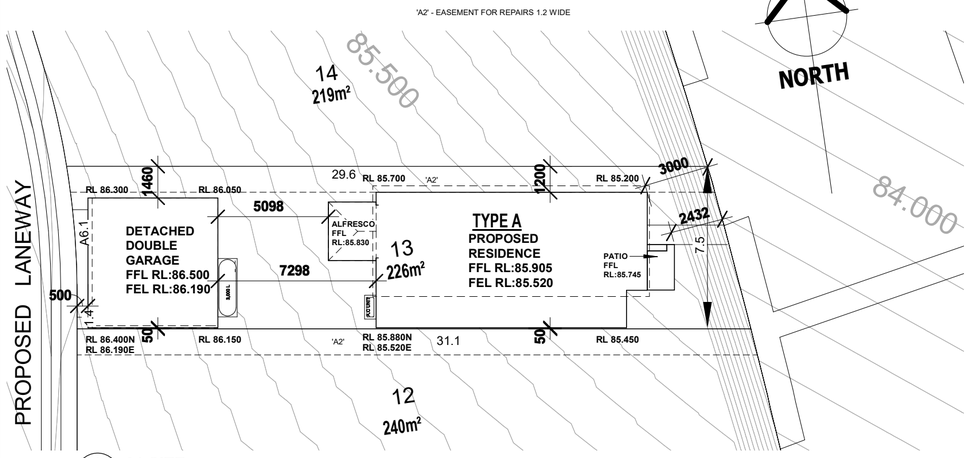
3 DA033 FIRST FLOOR 1 : 100



2 DA033 GROUND FLOOR 1 : 100



8 DA033 ROOF PLAN 1 : 200



1 DA033 01 SITE 1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	13 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	226.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	76.52m²
FIRST FLOOR:	76.52m²
PORCH:	2.42m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**197.30m²**
DRIVEWAY / PATHS TO BOUNDARY:	8.21m²

PROJECT DETAILS

NO. OF BEDROOMS:	3
ROOF AREA:	121.94m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	73.00m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	-----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	34%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	55.00m²

LANDSCAPING

MIN. REQ:	15%
PROVIDED:	32%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.521m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	08	1800	610	FIXED	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN. 67 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 13 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

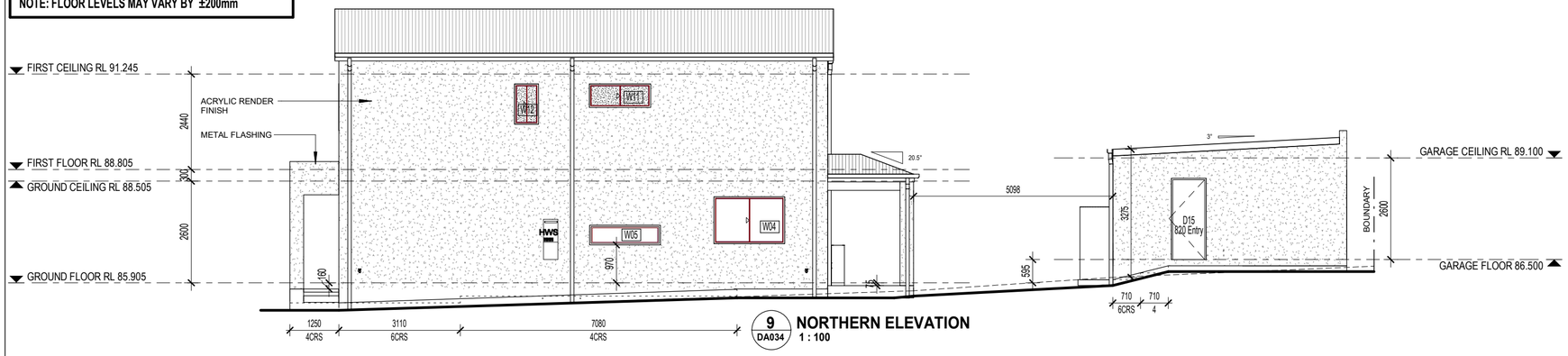
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Design: TYPE A
Facade Type: BROMUS/MODERN

DRAWN BY:	DRAWING No:	DATE:
H.A.	DA033	22.01.23

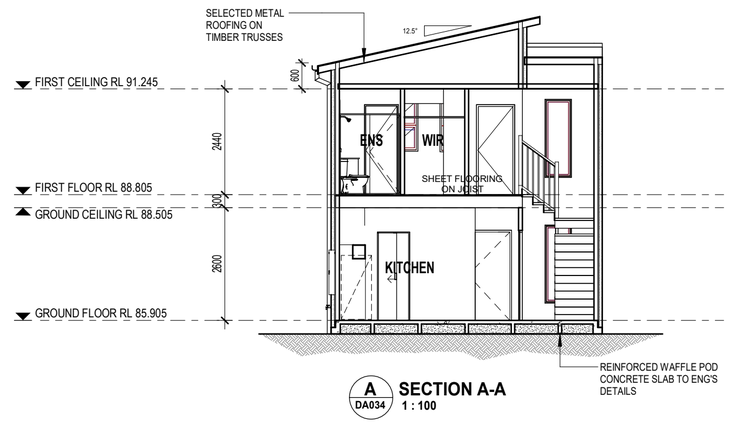
SCALE @ A2: As indicated
JOB NO: 00000
REVISION: D
REVISION DATE: 16.10.23

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 13.rvt PLOT DATE: 20/10/2023 1:29:15 PM

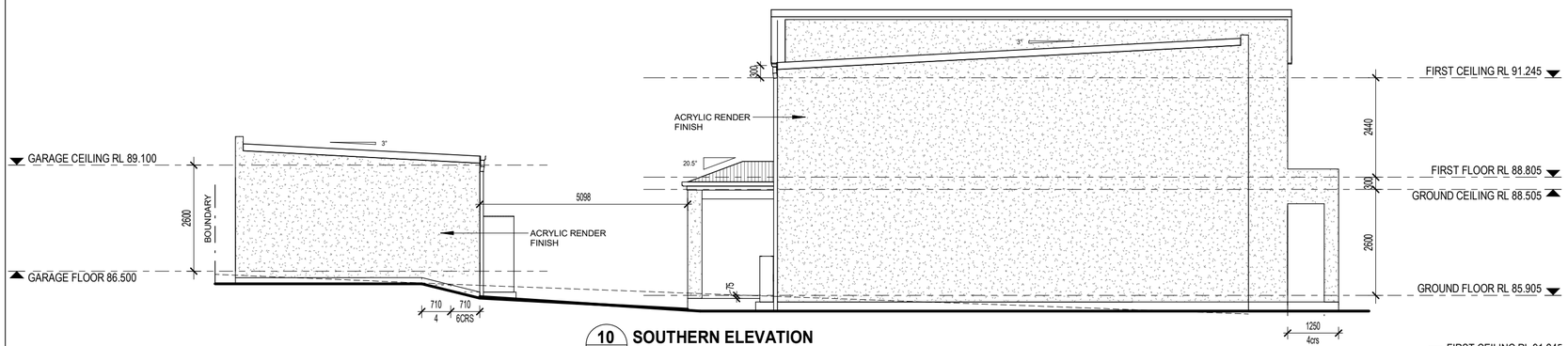
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



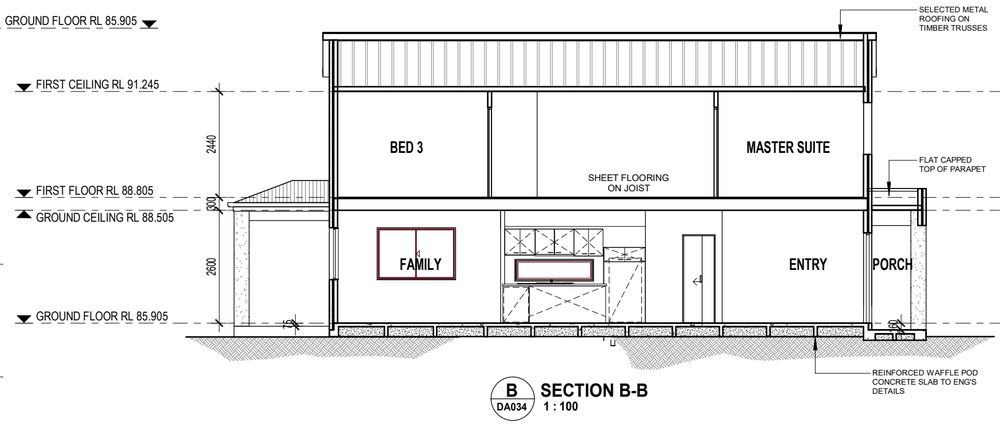
9 DA034 NORTHERN ELEVATION
1 : 100



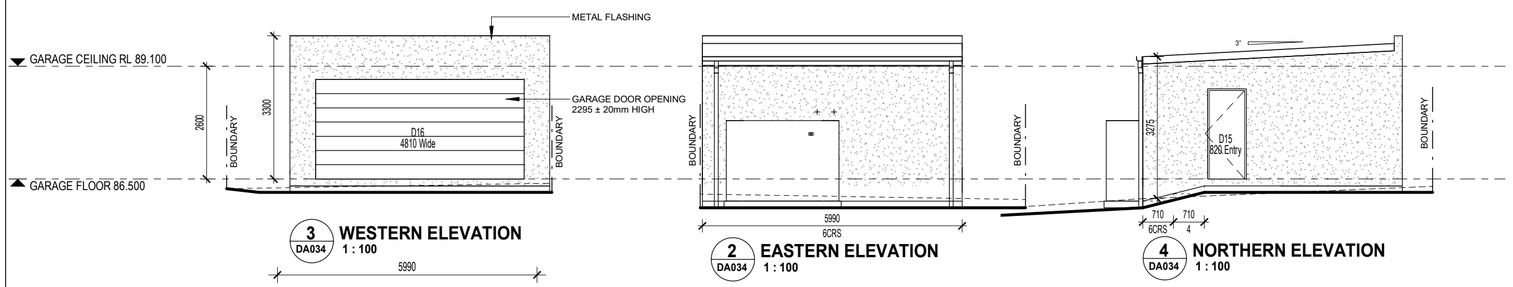
A DA034 SECTION A-A
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10 DA034 SOUTHERN ELEVATION
1 : 100



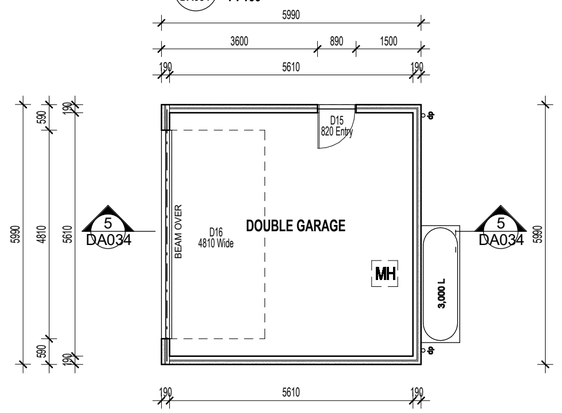
B DA034 SECTION B-B
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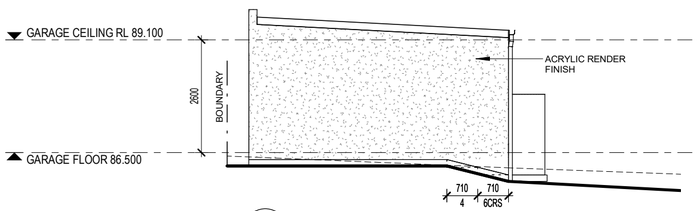
3 DA034 WESTERN ELEVATION
1 : 100

2 DA034 EASTERN ELEVATION
1 : 100

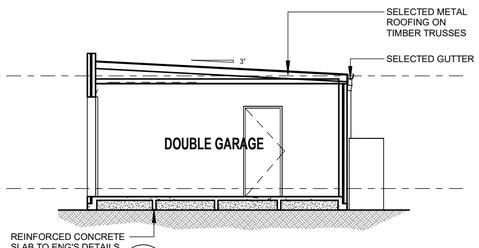
4 DA034 NORTHERN ELEVATION
1 : 100



1 DA034 DETACHED DOUBLE GARAGE FLOOR PLAN
1 : 100



6 DA034 SOUTHERN ELEVATION
1 : 100



5 DA034 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	08	1800	610	FIXED	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 13.rvt PLOT DATE: 20/10/2023 1:29:15 PM

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 13 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A
Facade Type: BROMUS/MODERN

DRAWN BY: H.A.

DRAWING No: DA034

DATE: 22.01.23

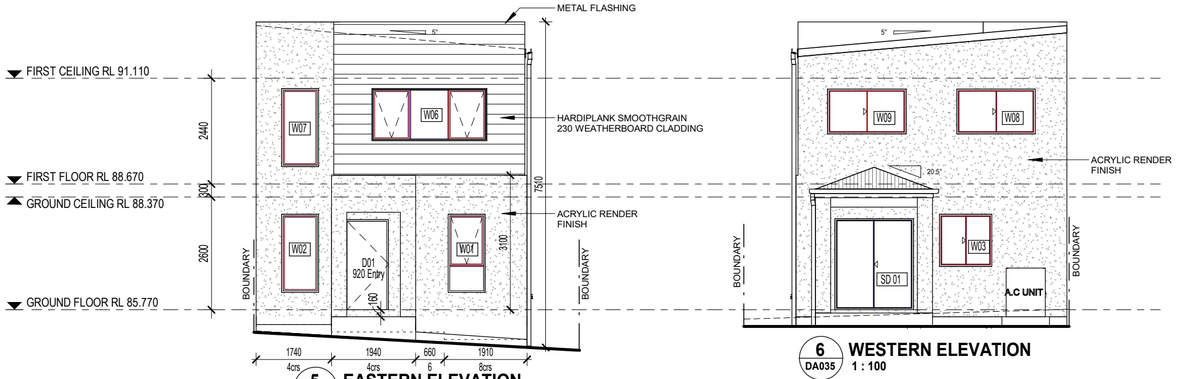
REVISION: D

REVISION DATE: 16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

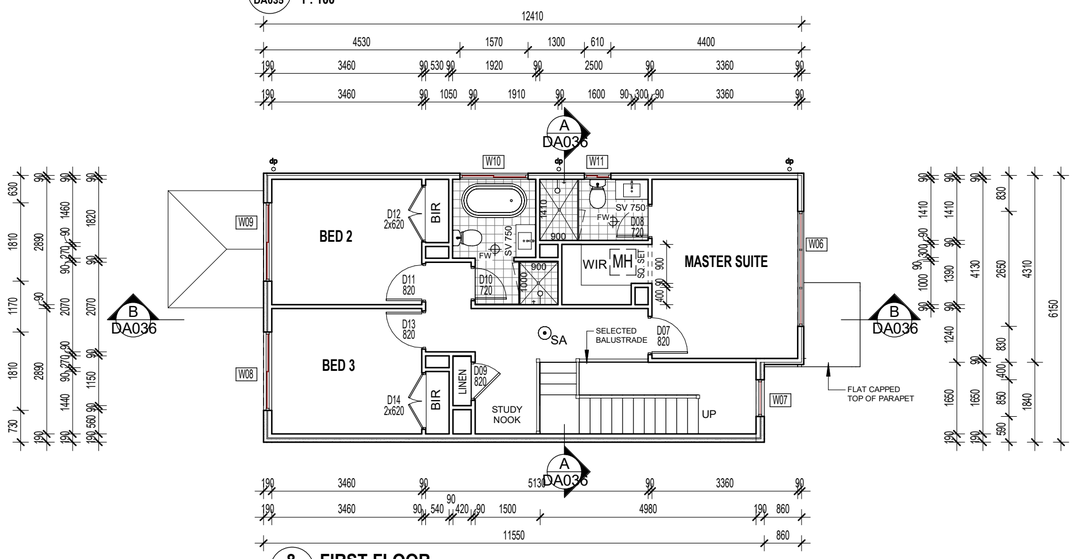




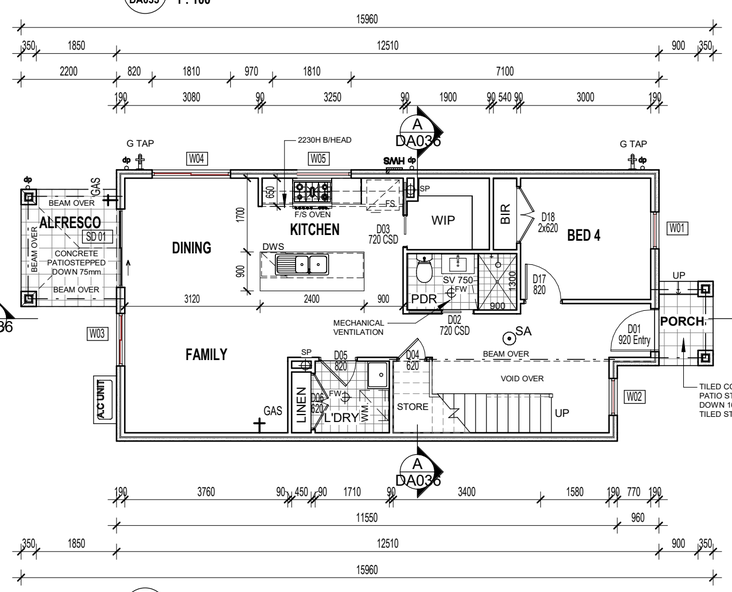


5 DA035 EASTERN ELEVATION
1 : 100

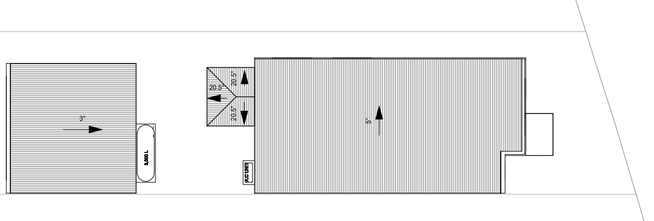
6 DA035 WESTERN ELEVATION
1 : 100



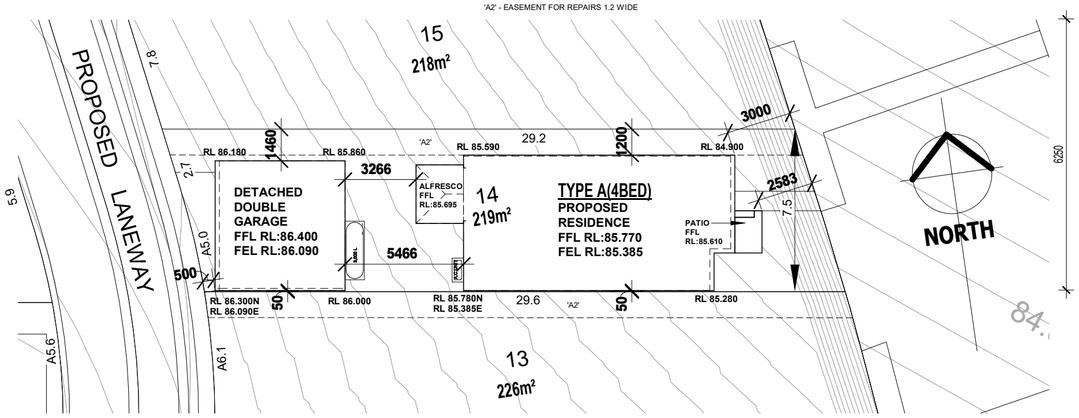
8 DA035 FIRST FLOOR
1 : 100



7 DA035 GROUND FLOOR
1 : 100



4 DA035 ROOF PLAN
1 : 200



1 DA035 01 SITE
1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. ----
DA / CDC No. ----

SITE DETAILS

LOT NUMBER:	14 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	219.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	76.52m²
FIRST FLOOR:	74.74m²
PORCH:	2.42m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**195.52m²**
DRIVEWAY / PATHS TO BOUNDARY:	8.21m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	116.00m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	51.55m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	34%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	38.00m²

LANDSCAPING

MIN. REQ:	15%
PROVIDED:	24%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.510m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR
17		2040	820	GROUND FLOOR
18	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 14.rvt PLOT DATE: 20/10/2023 1:31:47 PM

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 14 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

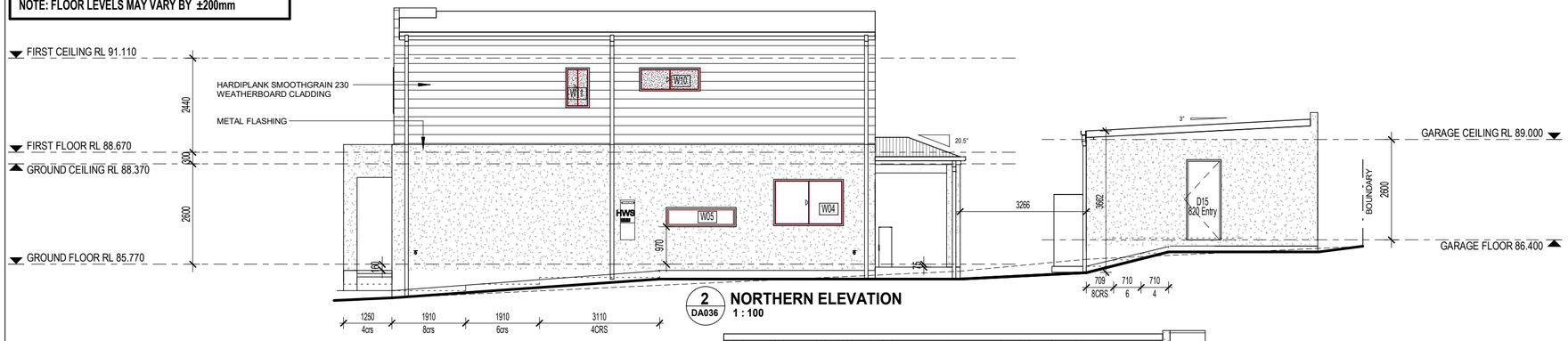
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Design: TYPE A(4 BED)
Facade Type: SPINIFEX/LINEA

SCALE @ A2:	JOB NO:
As indicated	00000

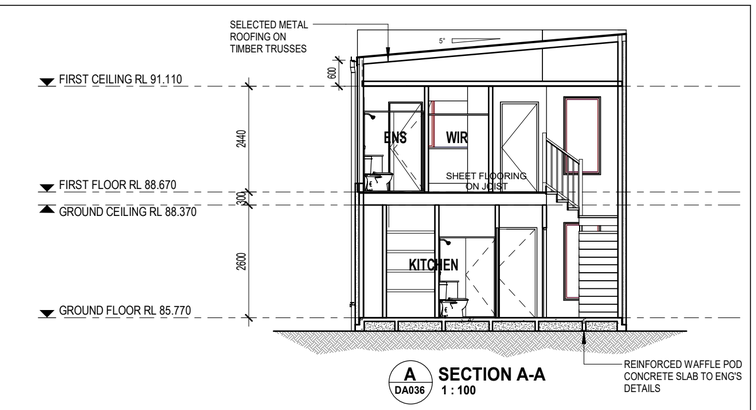
DRAWN BY:	DRAWING No:	DATE:	REVISION:
H.A.	DA035	22.01.23	D

REVISION DATE: 16.10.23

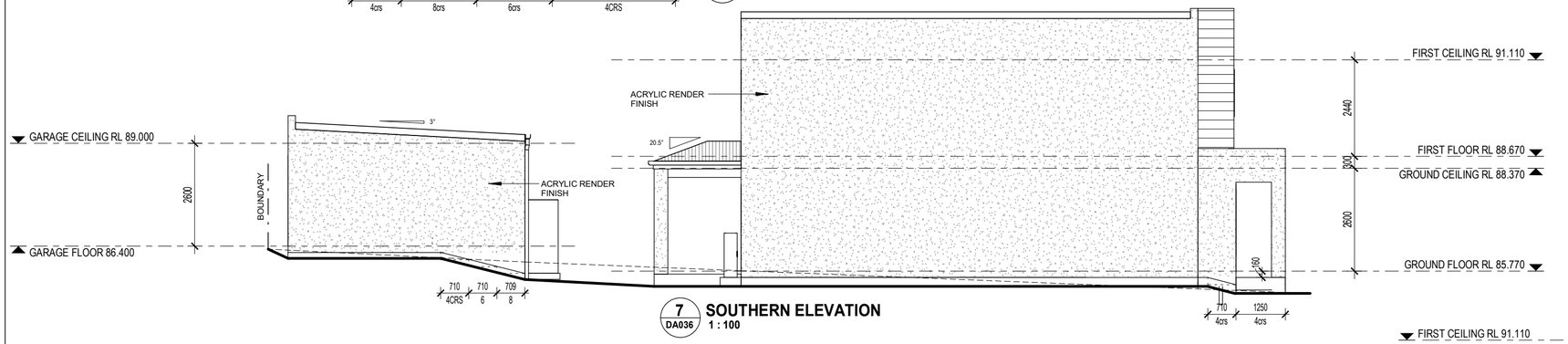
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



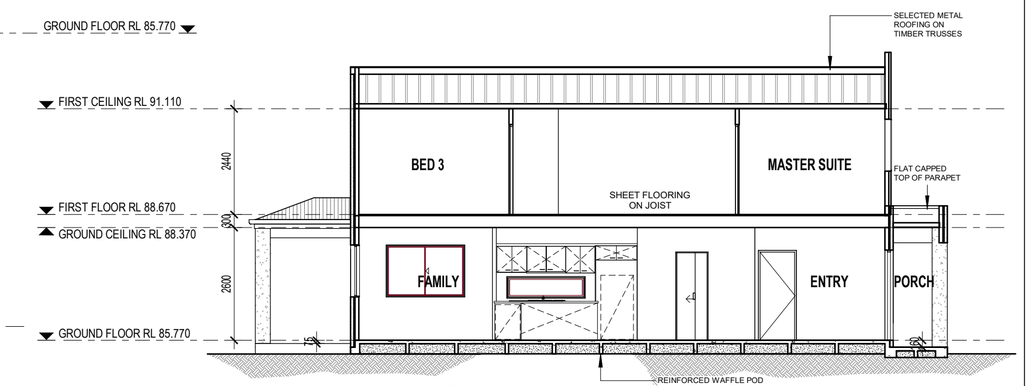
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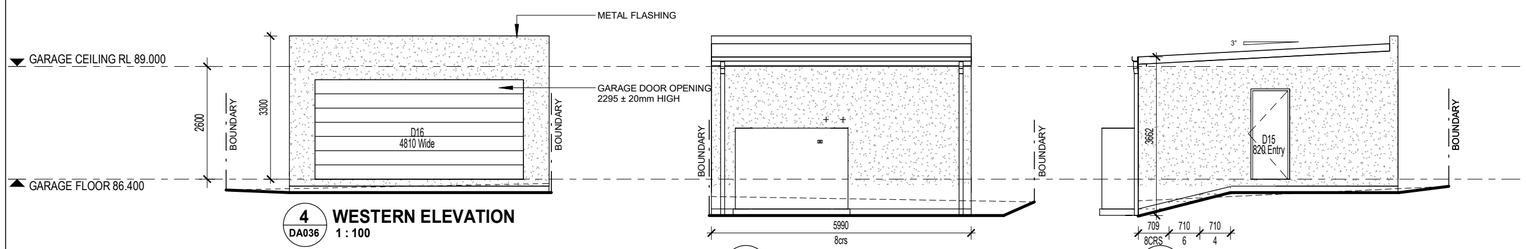
A DA036 SECTION A-A
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7 DA036 SOUTHERN ELEVATION
1 : 100



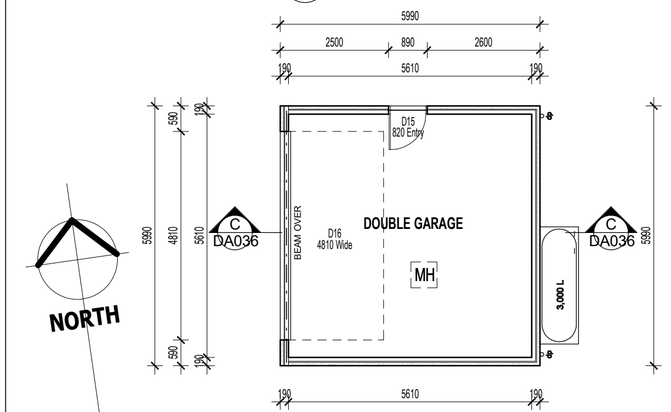
B DA036 SECTION B-B
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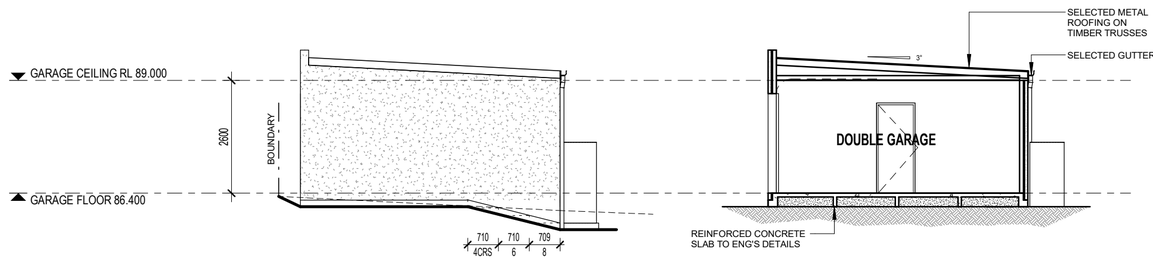
4 DA036 WESTERN ELEVATION
1 : 100

3 DA036 EASTERN ELEVATION
1 : 100

5 DA036 NORTHERN ELEVATION
1 : 100



1 DA036 DETACHED DOUBLE GARAGE FLOOR PLAN
1 : 100



6 DA036 SOUTHERN ELEVATION
1 : 100

C DA036 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR
17		2040	820	GROUND FLOOR
18	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 14.rvt PLOT DATE: 20/10/2023 1:31:48 PM

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 14 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A(4 BED)
Facade Type: SPINIFEX/LINEA

DRAWN BY: H.A.

DRAWING No: DA036

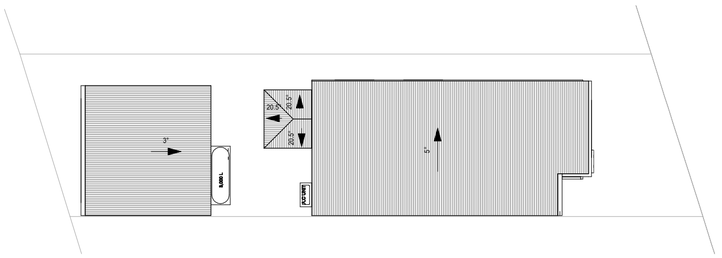
DATE: 22.01.23

REVISION: D

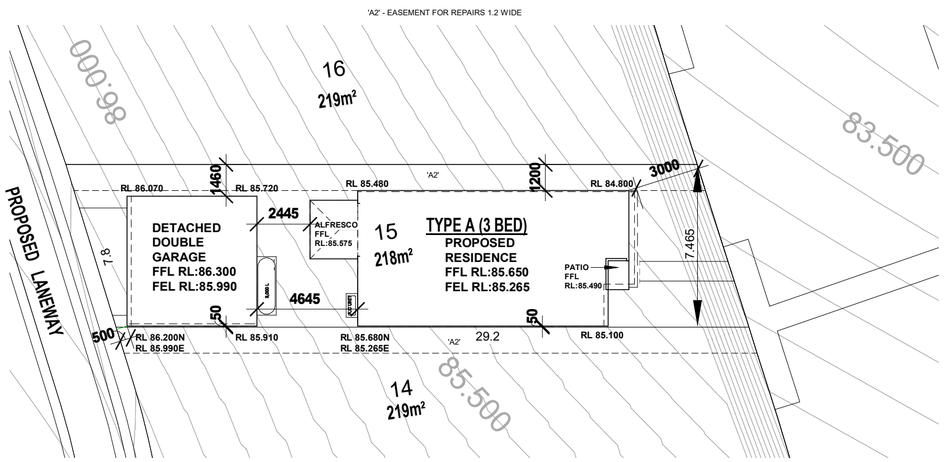
REVISION DATE: 16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

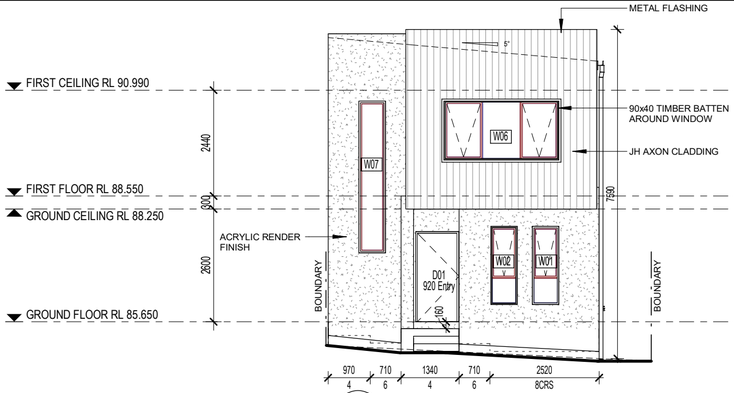




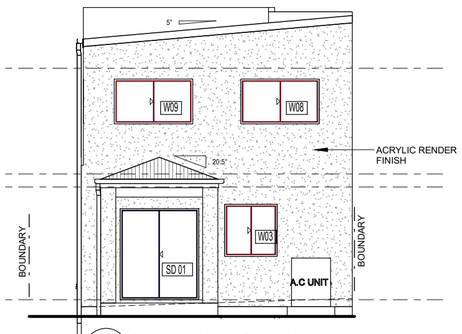
2 DA037 **ROOF PLAN**
1 : 200



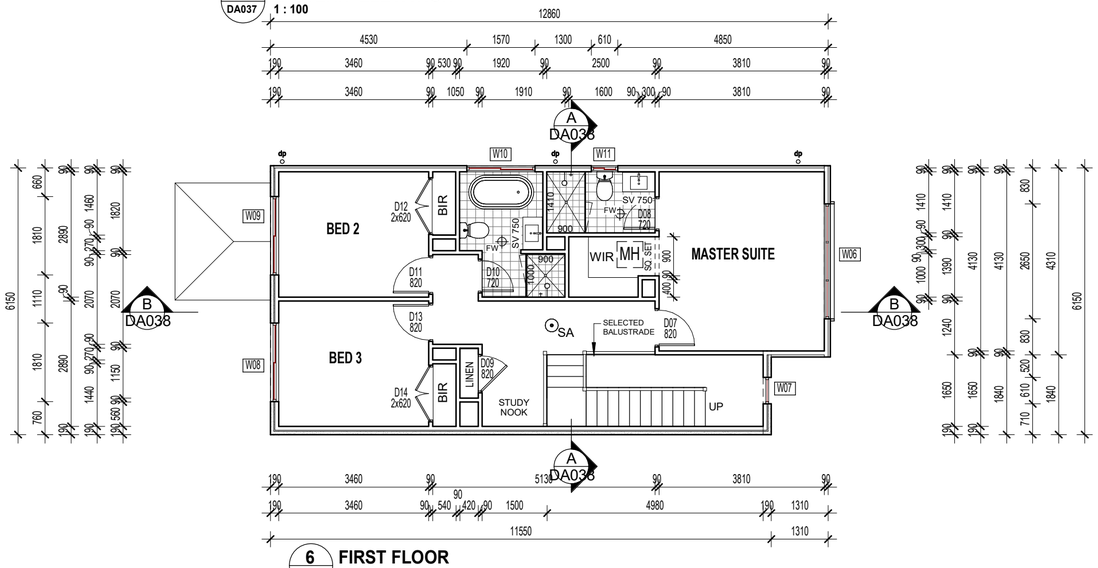
1 DA037 **01 SITE**
1 : 200



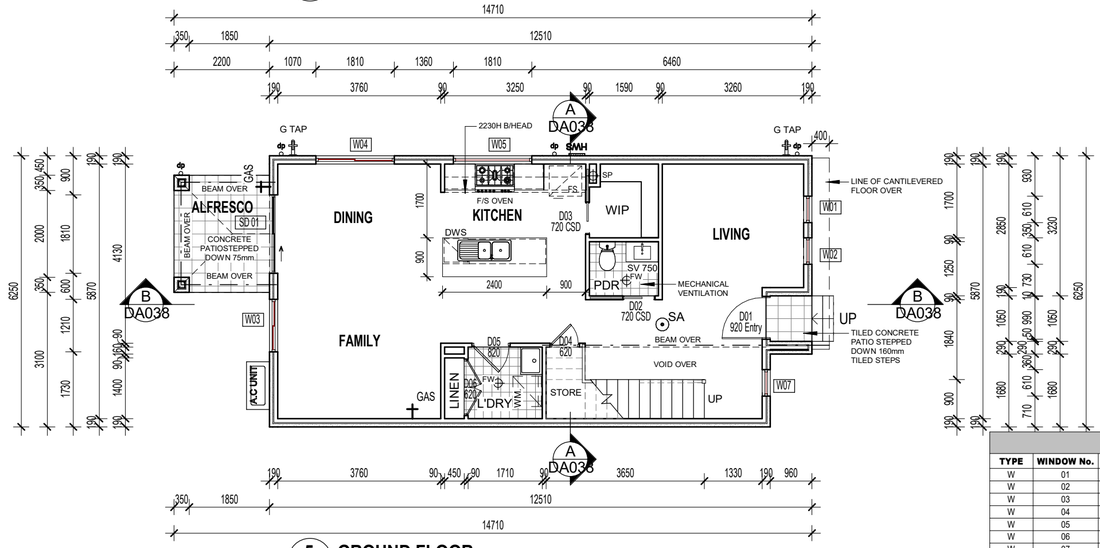
7 DA037 **EASTERN ELEVATION**
1 : 100



8 DA037 **WESTERN ELEVATION**
1 : 100



6 DA037 **FIRST FLOOR**
1 : 100



5 DA037 **GROUND FLOOR**
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. ----
DA / CDC No. ----

SITE DETAILS

LOT NUMBER:	15 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	218.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	75.57m²
FIRST FLOOR:	76.68m²
PORCH:	1.01m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**195.10m²**
DRIVEWAY / PATHS TO BOUNDARY:	10.94m²

PROJECT DETAILS

NO. OF BEDROOMS:	3
ROOF AREA:	117.86m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	54.40m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	40%	MIN. REQ:	16.00m²
PROPOSED:	34%	PROVIDED:	31.00m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	25%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.590m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LICENCE No. 244889C / ABN. 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 15.rvt PLOT DATE: 20/10/2023 1:34:05 PM

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CLIENT:
DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 15 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME:
SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES

Design: TYPE A (3 BED)
Facade Type: FESCUE/PRIME

DRAWN BY:	DRAWING No:	DATE:
H.A.	DA037	24.01.23

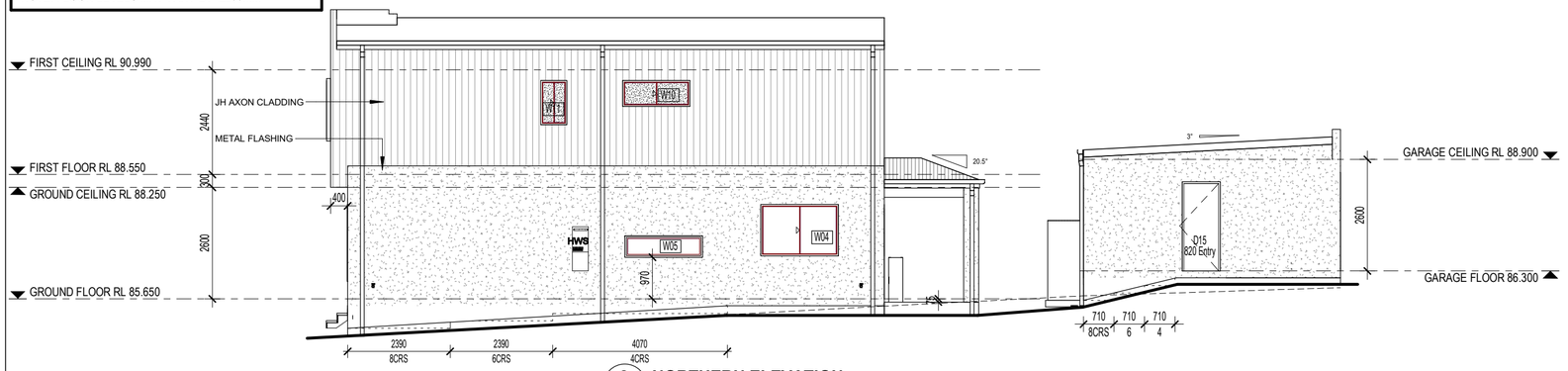
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JOB NO: 00000

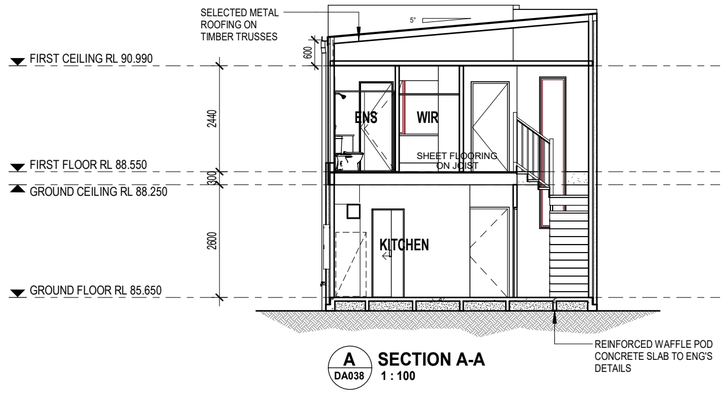
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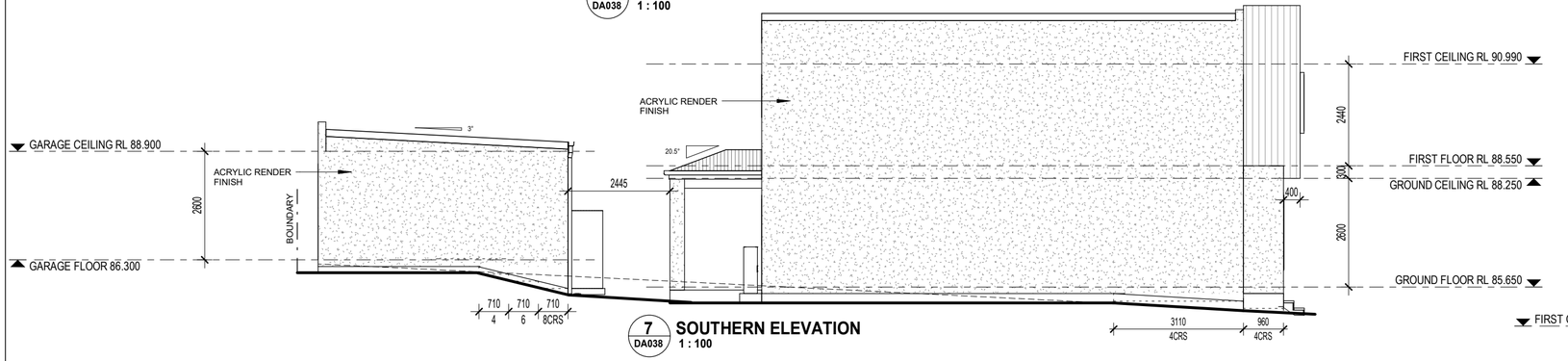
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



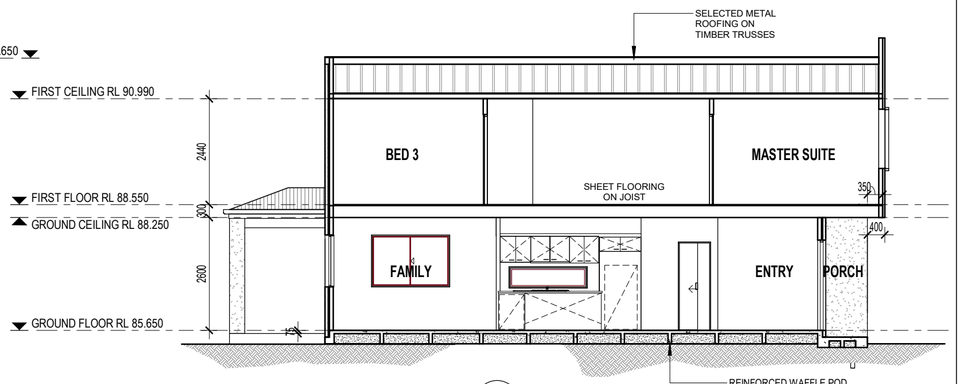
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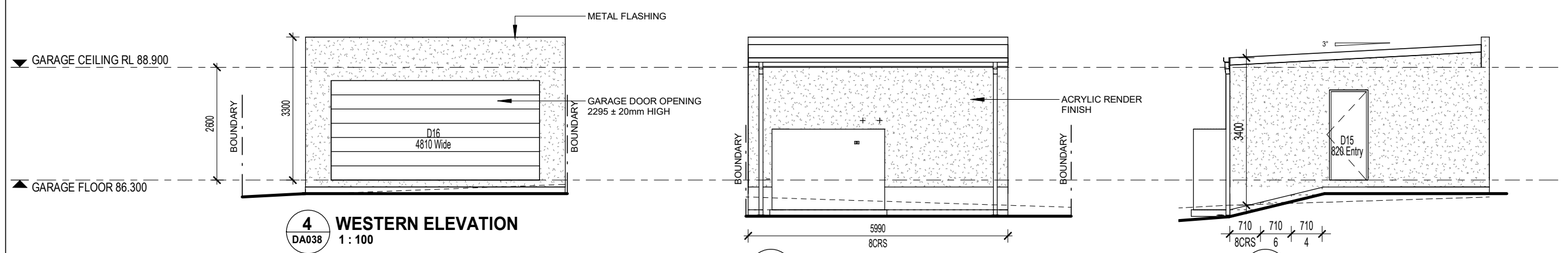
A DA038 SECTION A-A 1 : 100



7 DA038 SOUTHERN ELEVATION 1 : 100



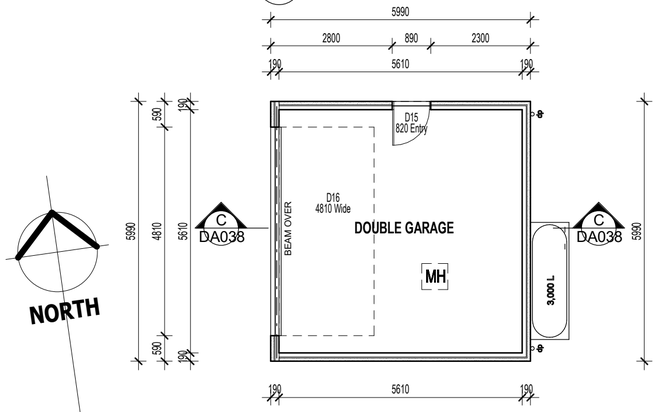
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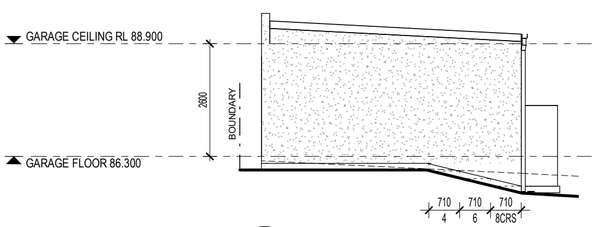
4 DA038 WESTERN ELEVATION 1 : 100

3 DA038 EASTERN ELEVATION 1 : 100

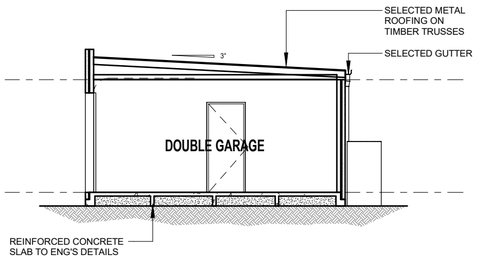
5 DA038 NORTHERN ELEVATION 1 : 100



1 DA038 DETACHED DOUBLE GARAGE FLOOR PLAN 1 : 100



6 DA038 SOUTHERN ELEVATION 1 : 100



C DA038 SECTION C-C 1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

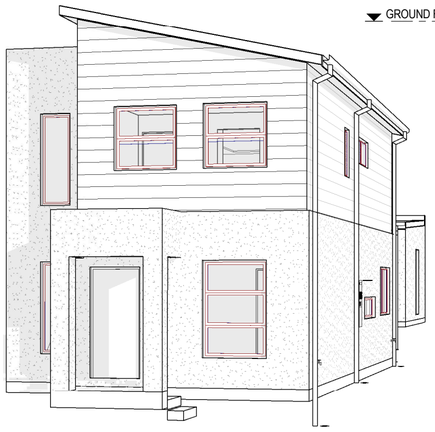
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 15 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

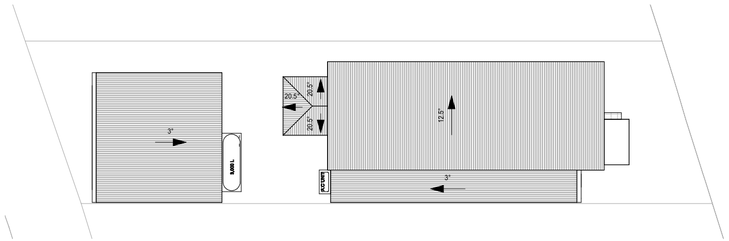
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SCALE @ A2: 1 : 100
JOB NO: 00000
Design: TYPE A (3 BED)
Facade Type: FESCUE/PRIME
DRAWN BY: H.A.
DRAWING No: DA038
DATE: 24.01.23
REVISION: D
REVISION DATE: 16.10.23

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 15.rvt PLOT DATE: 20/10/2023 1:34:06 PM

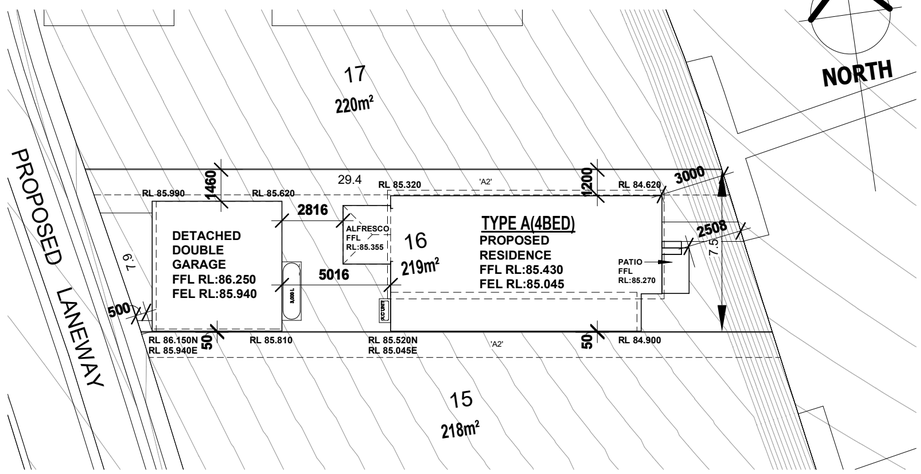
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



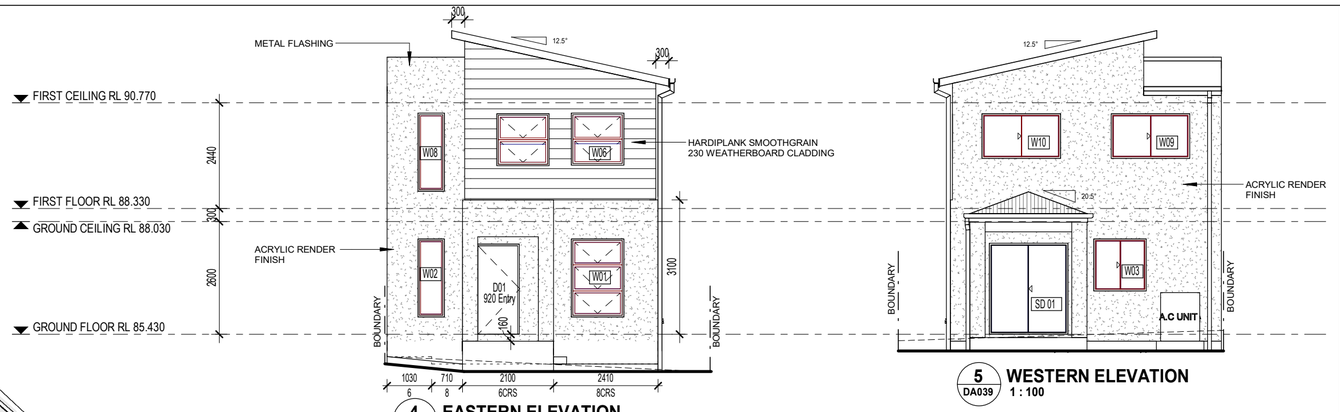




8 DA039 **9.0ADOW**
1 : 200

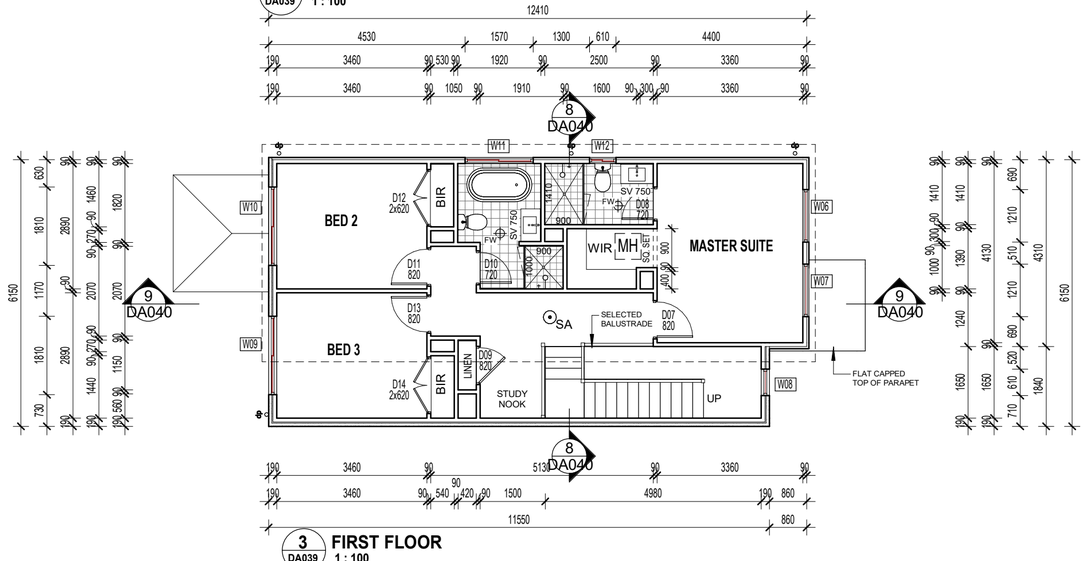


8 DA039 **1 01 SITE**
1 : 200

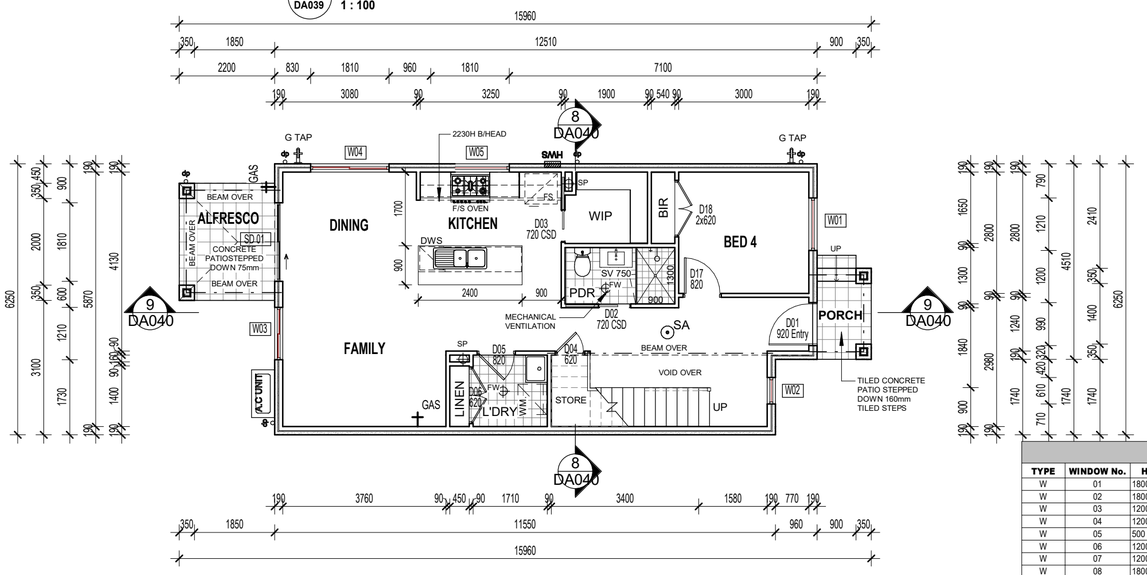


4 DA039 **EASTERN ELEVATION**
1 : 100

5 DA039 **WESTERN ELEVATION**
1 : 100



3 DA039 **FIRST FLOOR**
1 : 100



2 DA039 **GROUND FLOOR**
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	16 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	219.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	76.52m²
FIRST FLOOR:	74.74m²
PORCH:	2.62m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**195.72m²**
DRIVEWAY / PATHS TO BOUNDARY:	10.94m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	116.00m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	52.80m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	-----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	40%	MIN. REQ:	16.00m²
PROPOSED:	34%	PROVIDED:	34.00m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	24%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.195m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR
17		2040	820	GROUND FLOOR
18	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	08	1800	610	FIXED	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability

CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 16.rvt PLOT DATE: 20/10/2023 1:36:58 PM

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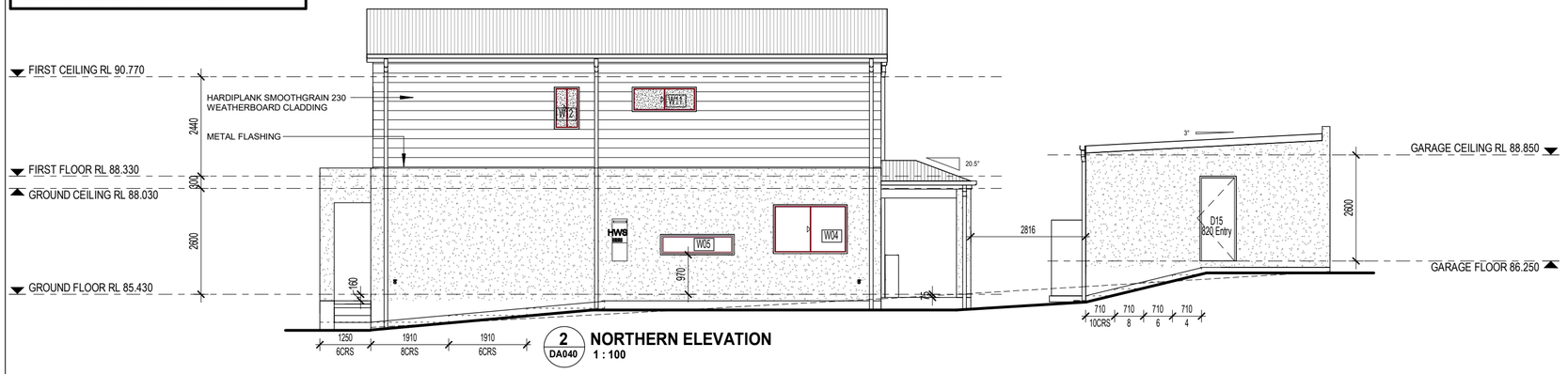
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 16 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME:
SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES
Design: TYPE A(4 BED)
Facade Type: BROMUS/LINEA

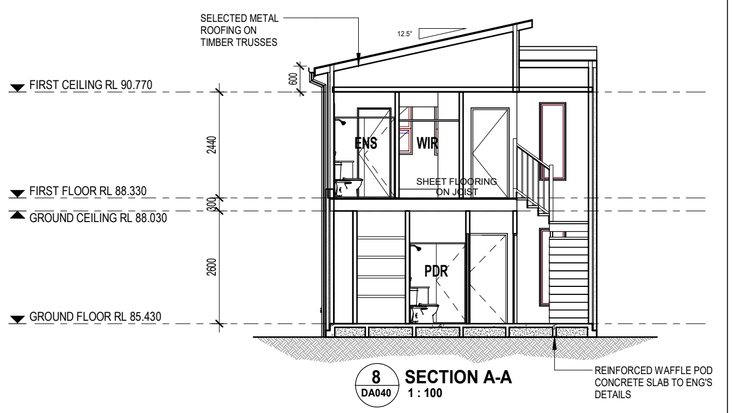
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H.A.	DA039	22.01.23	D
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JOB NO: 00000

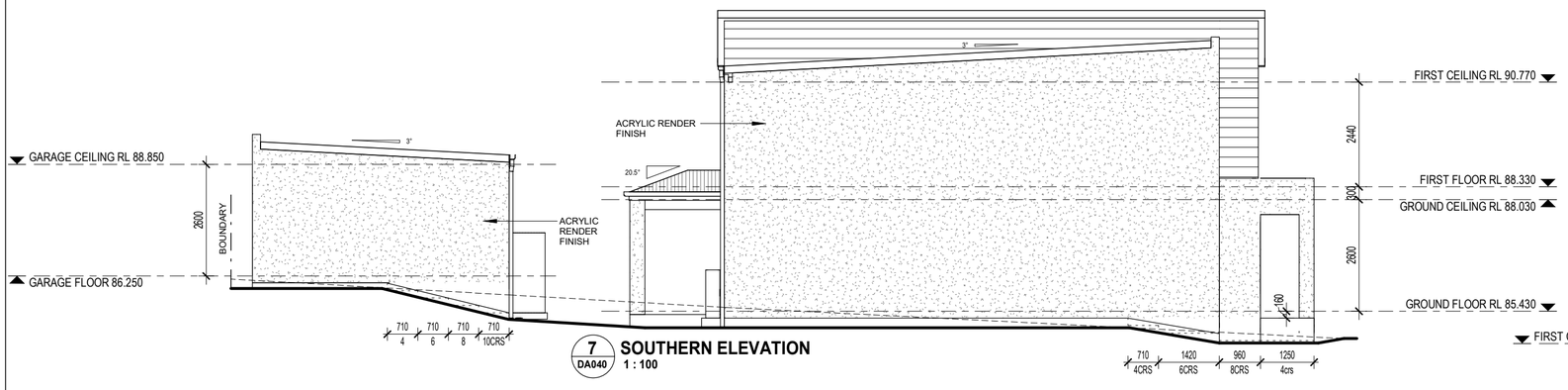
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



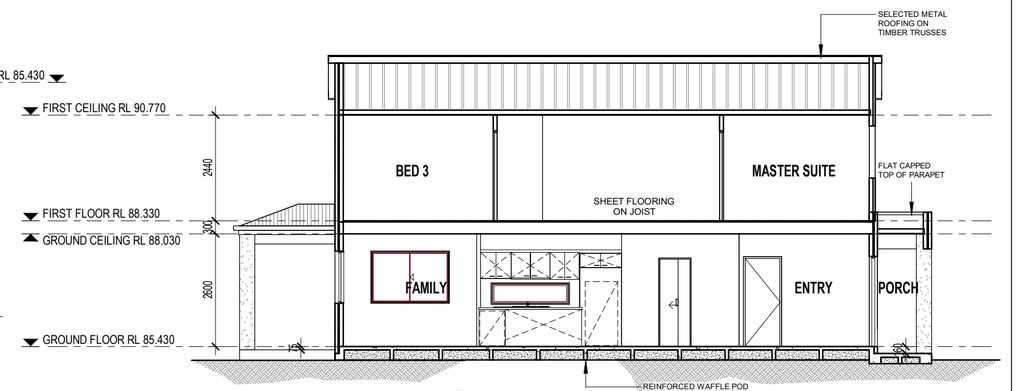
2 DA040 NORTHERN ELEVATION 1 : 100



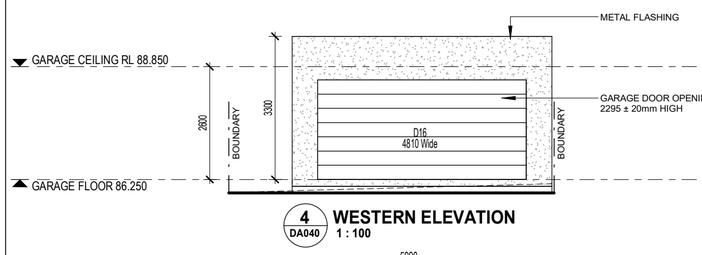
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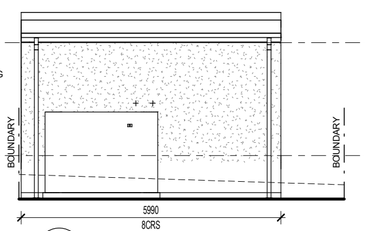
7 DA040 SOUTHERN ELEVATION 1 : 100



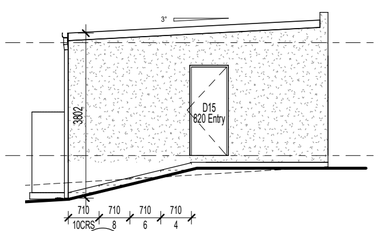
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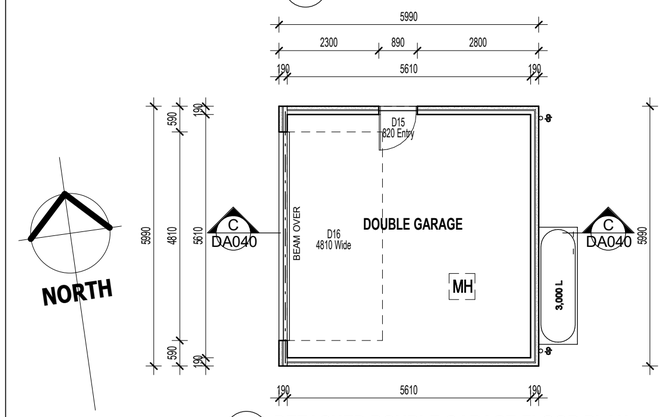
4 DA040 WESTERN ELEVATION 1 : 100



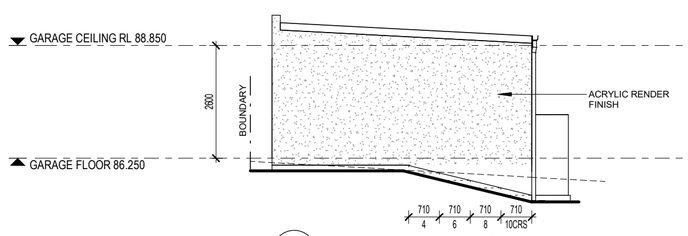
3 DA040 EASTERN ELEVATION 1 : 100



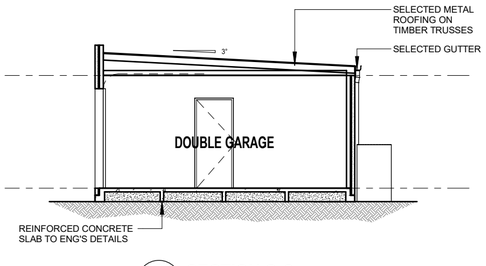
5 DA040 NORTHERN ELEVATION 1 : 100



1 DA040 DETACHED DOUBLE GARAGE FLOOR PLAN 1 : 100



6 DA040 SOUTHERN ELEVATION 1 : 100



C DA040 SECTION C-C 1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR
17		2040	820	GROUND FLOOR
18	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	08	1800	610	FIXED	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LICENCE No. 244889C / ABN: 67 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 16 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

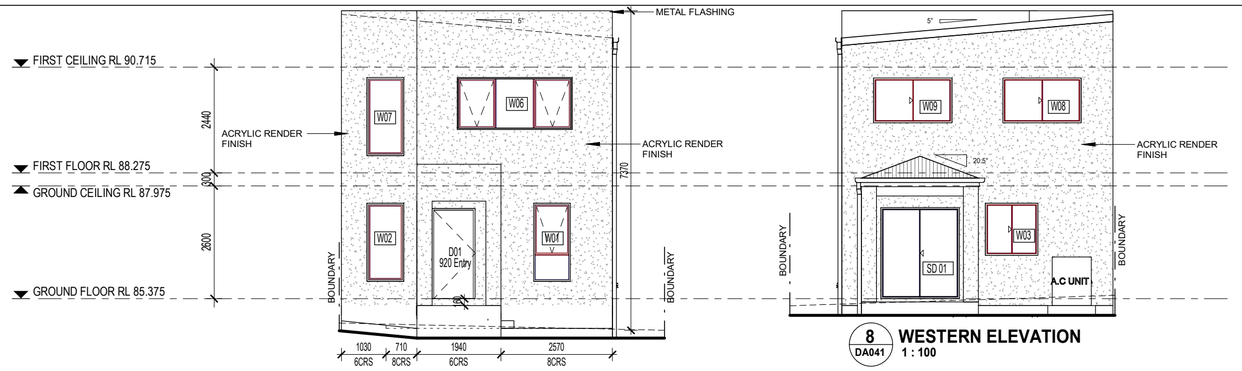
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SCALE @ A2: 1 : 100
JOB NO: 00000
Design: TYPE A(4 BED)
Facade Type: BROMUS/LINEA
DRAWN BY: H.A.
DRAWING No: DA040
DATE: 22.01.23
REVISION: D
REVISION DATE: 16.10.23

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 16.rvt PLOT DATE: 20/10/2023 1:36:58 PM

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

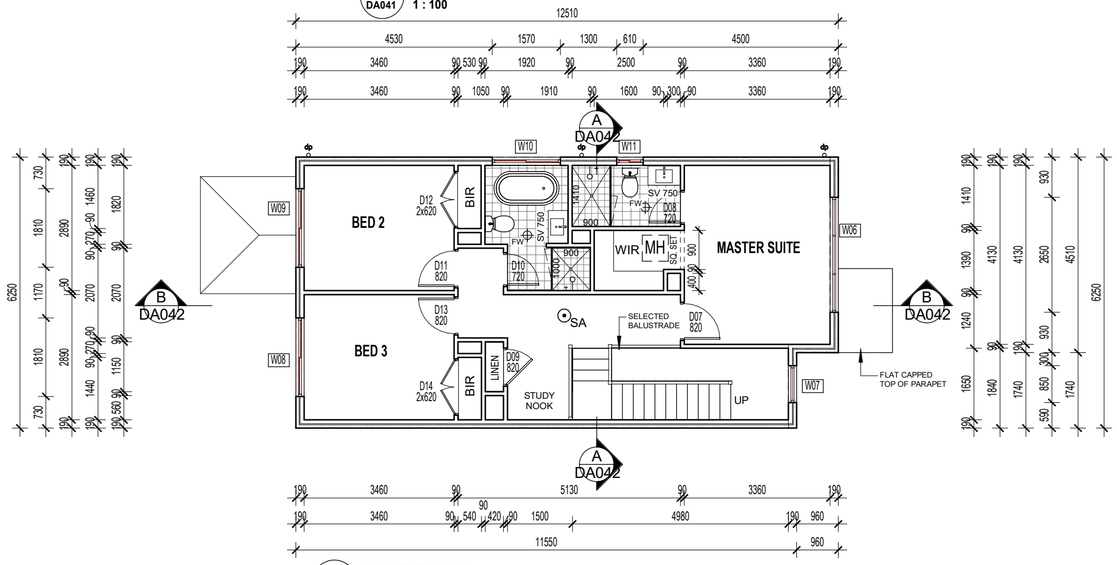




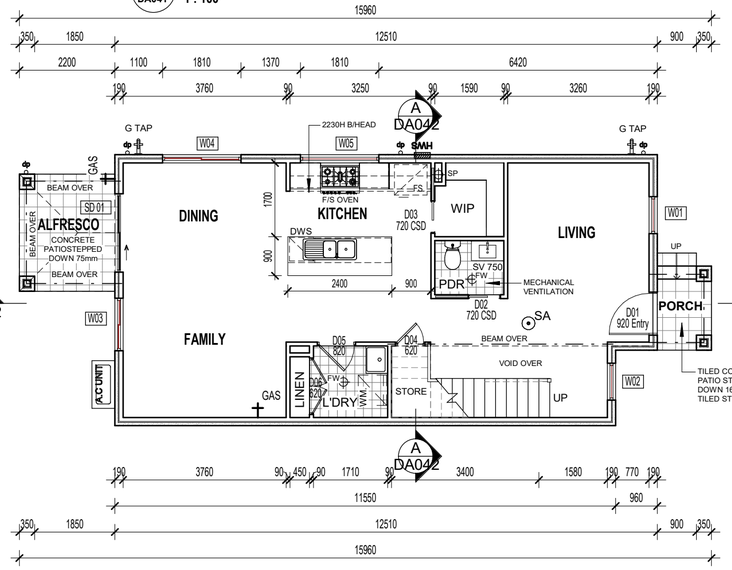


7 DA041 EASTERN ELEVATION 1 : 100

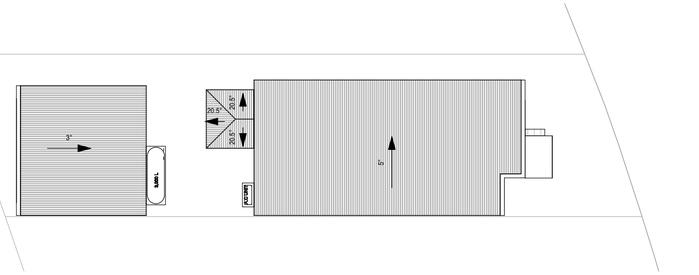
8 DA041 WESTERN ELEVATION 1 : 100



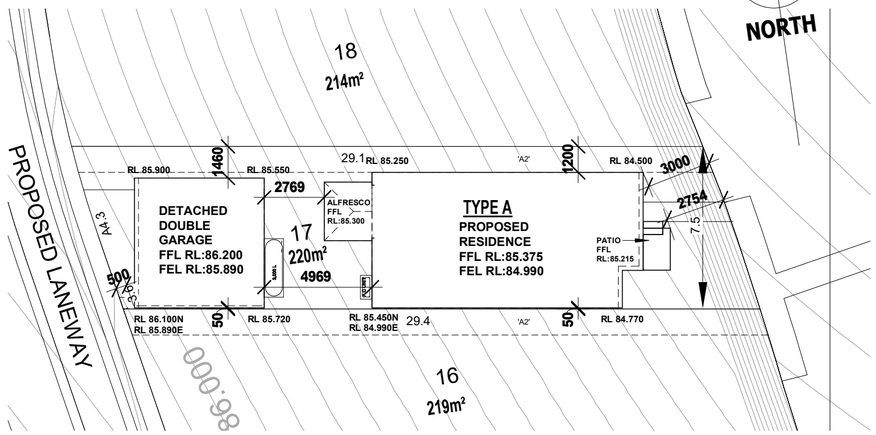
6 DA041 FIRST FLOOR 1 : 100



5 DA041 GROUND FLOOR 1 : 100



2 DA041 ROOF PLAN 1 : 200



1 DA041 SITE PLAN 1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	17 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	220.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	76.52m²
FIRST FLOOR:	76.52m²
PORCH:	2.42m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**197.30m²**
DRIVEWAY / PATHS TO BOUNDARY:	11.24m²

PROJECT DETAILS

NO. OF BEDROOMS:	3
ROOF AREA:	116.00m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	55.00m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	34%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	34.37m²

LANDSCAPING

MIN. REQ:	15%
PROVIDED:	25%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.370m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
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CNR SAPPHO ROAD & HUME HWY
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 17 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

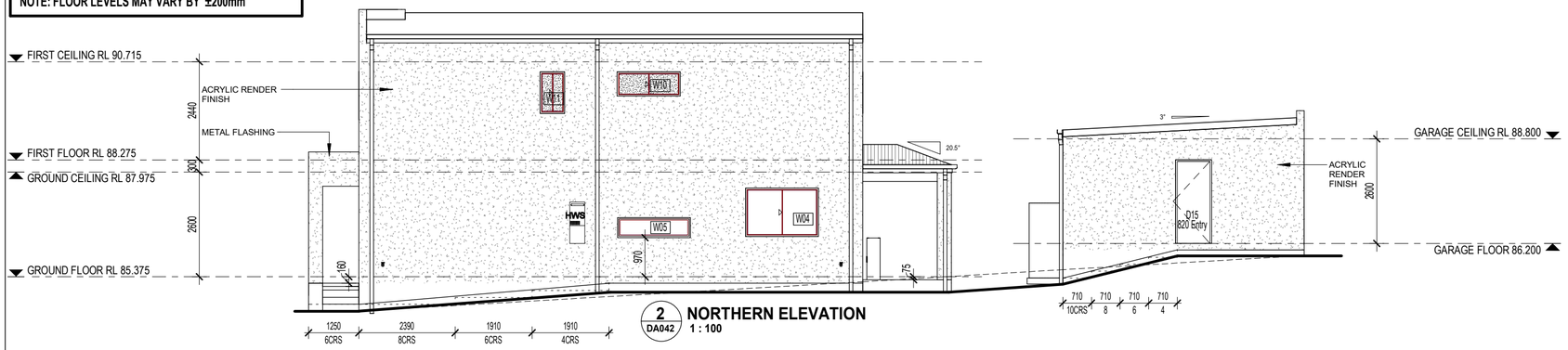
DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES

Design: TYPE A
Facade Type: SPINIFEX/MODERN

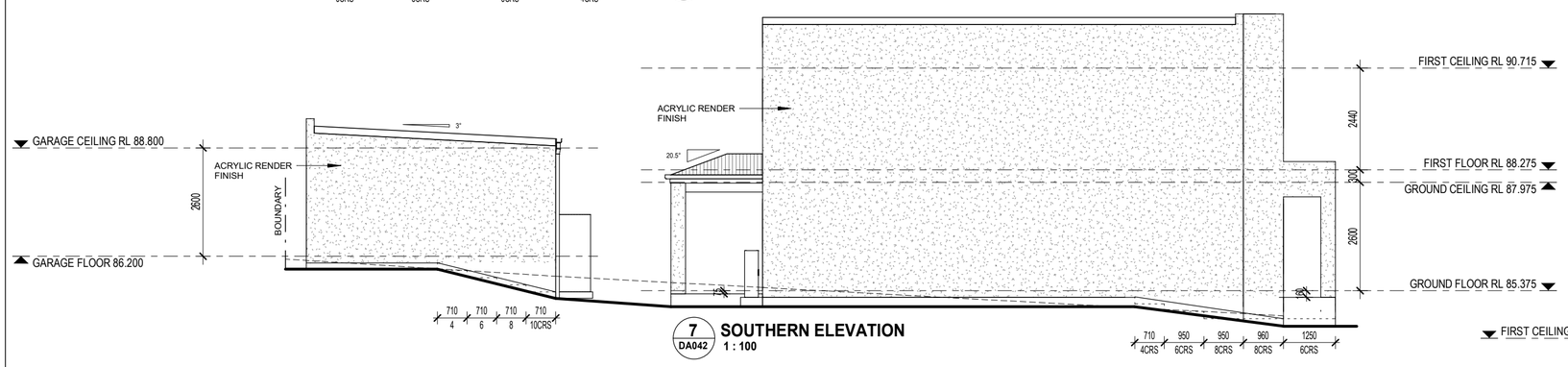
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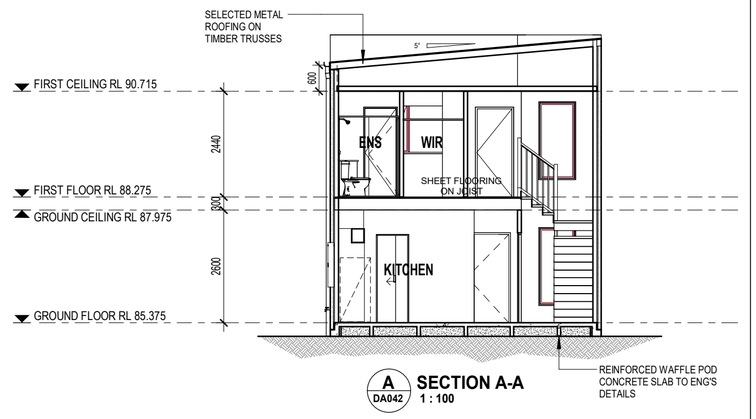
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



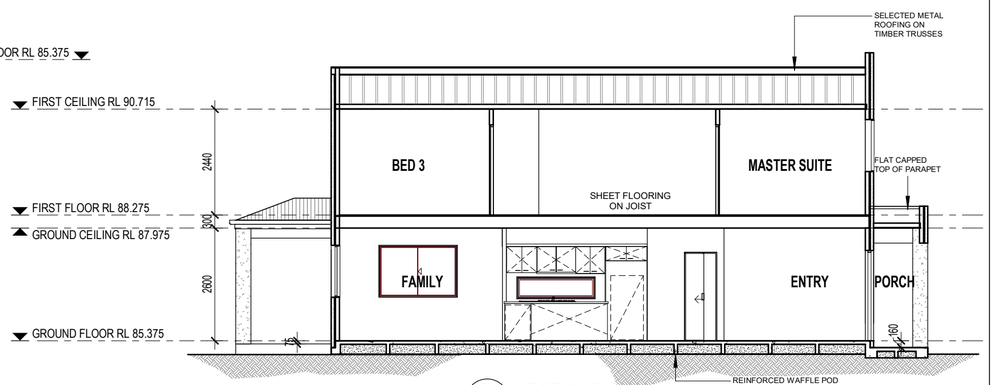
2 DA042 NORTHERN ELEVATION
1 : 100



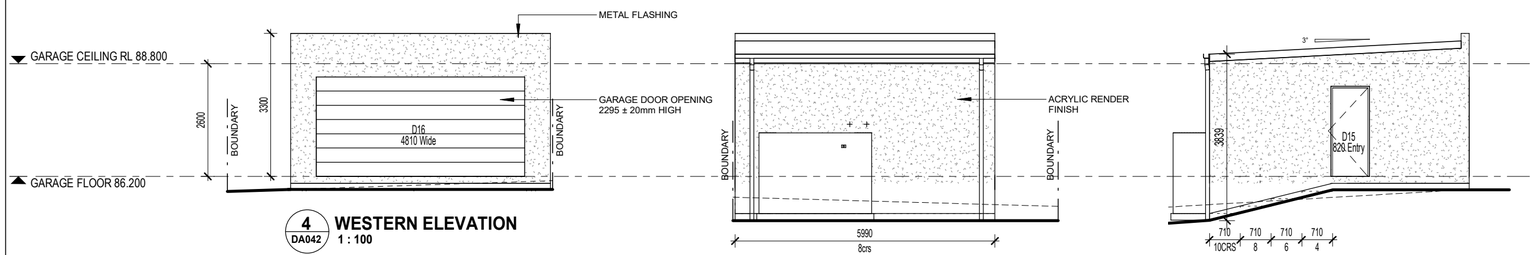
7 DA042 SOUTHERN ELEVATION
1 : 100



A DA042 SECTION A-A
1 : 100



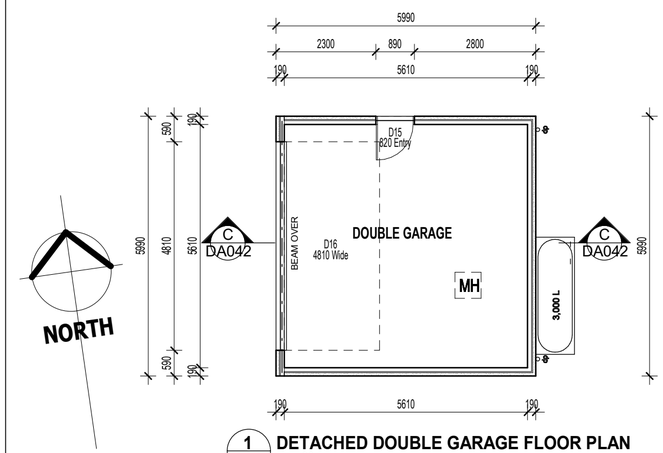
B DA042 SECTION B-B
1 : 100



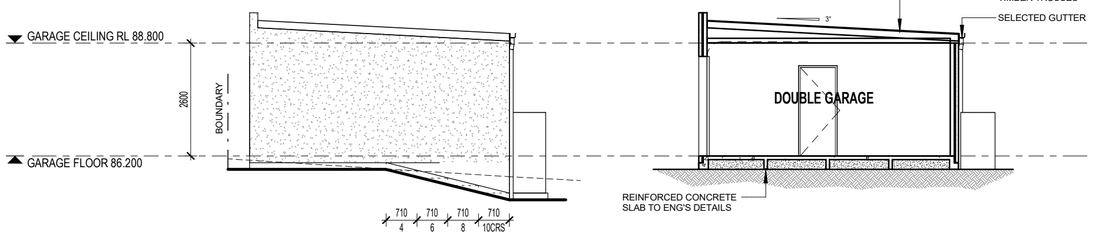
4 DA042 WESTERN ELEVATION
1 : 100

3 DA042 EASTERN ELEVATION
1 : 100

5 DA042 NORTHERN ELEVATION
1 : 100



1 DA042 DETACHED DOUBLE GARAGE FLOOR PLAN
1 : 100



6 DA042 SOUTHERN ELEVATION
1 : 100

C DA042 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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CLIENT:
DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 17 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME:
FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A
Facade Type: SPINIFEX/MODERN

DRAWN BY: H.A.

DRAWING No: DA042

DATE: 22.01.23

REVISION: D

REVISION DATE: 16.10.23

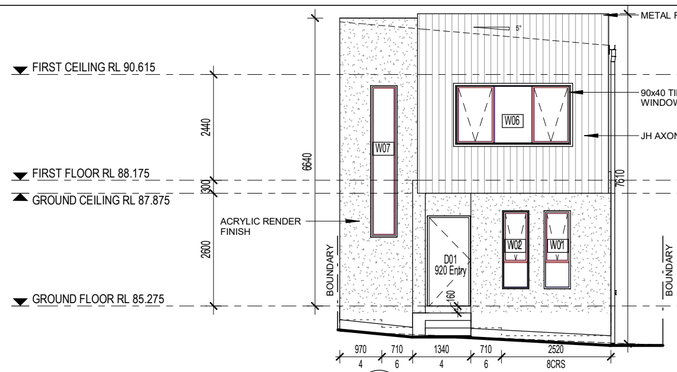
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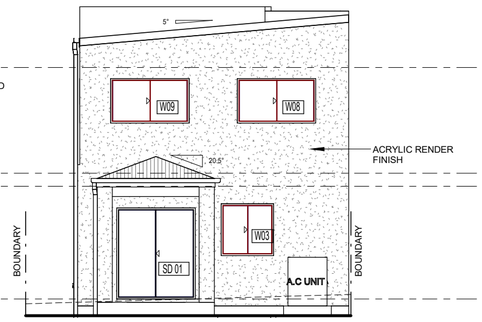
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



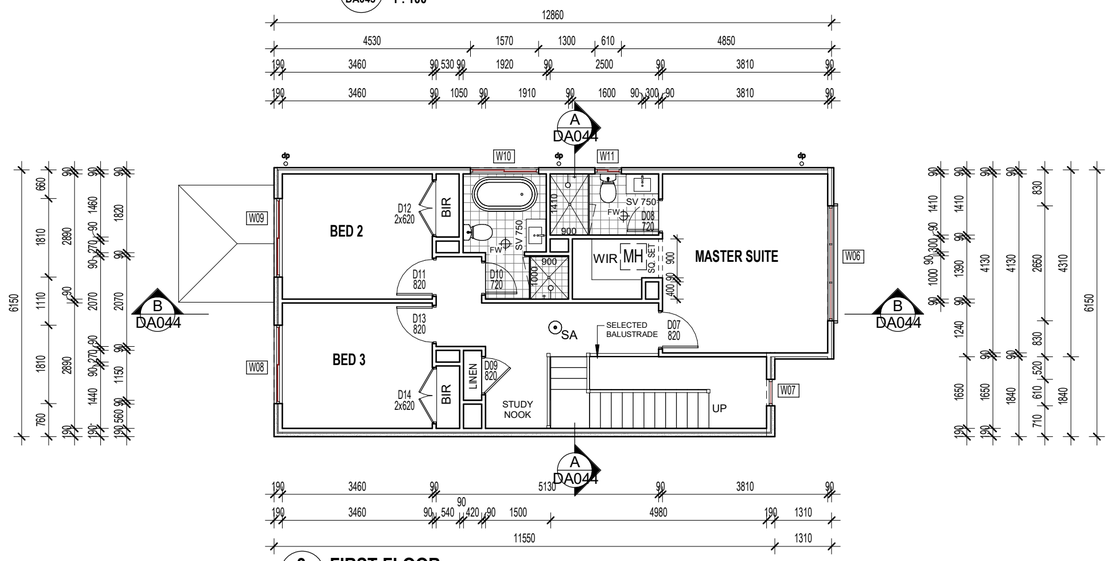




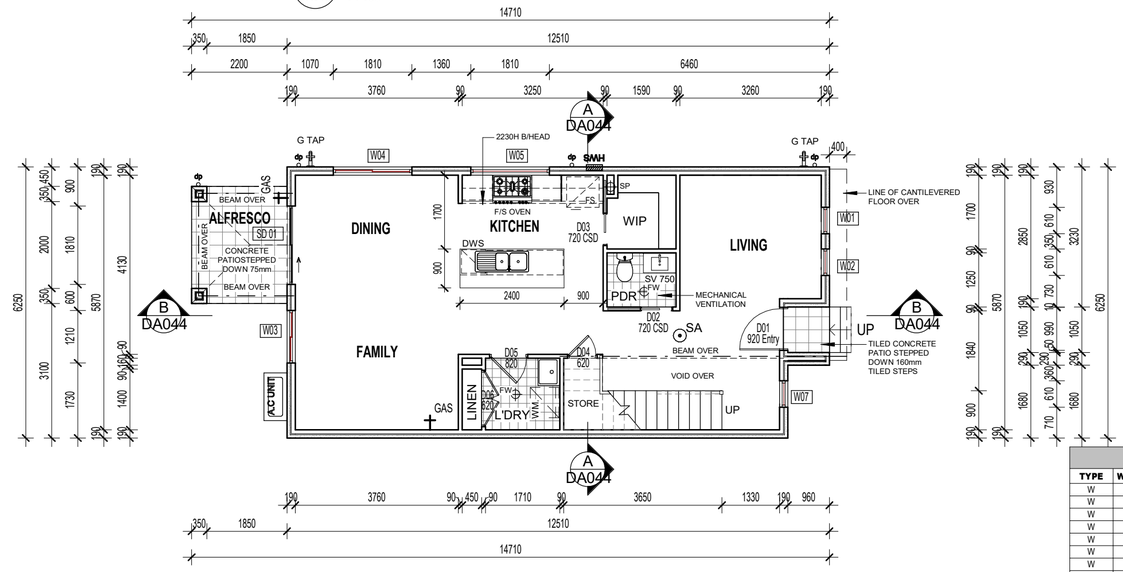
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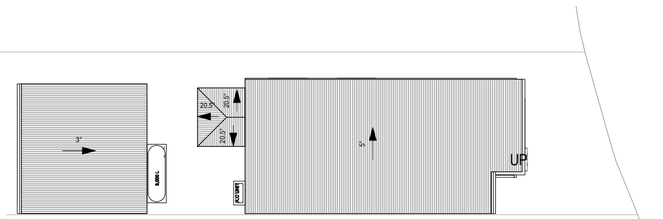
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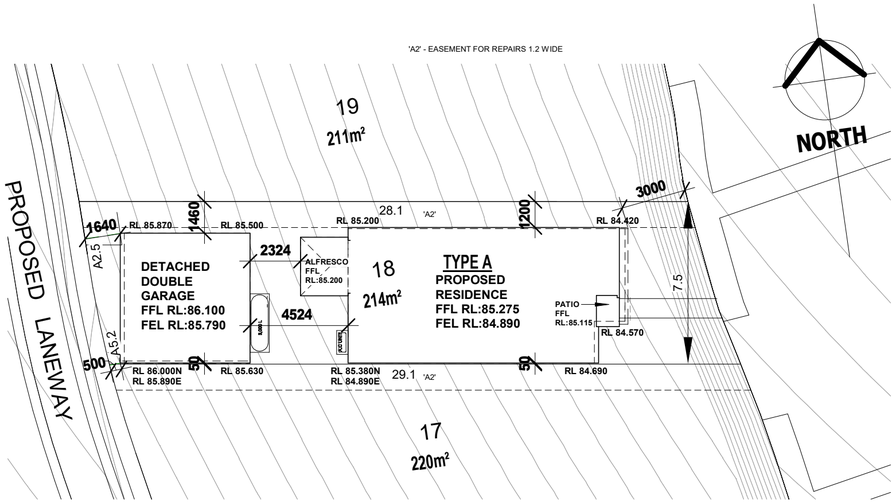
3 DA043 FIRST FLOOR 1 : 100



2 DA043 GROUND FLOOR 1 : 100



6 DA043 ROOF PLAN 1 : 200



1 DA043 SITE PLAN 1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	18 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	214.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	75.57m²
FIRST FLOOR:	76.68m²
PORCH:	1.01m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**195.10m²**
DRIVEWAY / PATHS TO BOUNDARY:	9.88m²

PROJECT DETAILS

NO. OF BEDROOMS:	3
ROOF AREA:	117.86m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	53.00m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	40%	MIN. REQ:	16.00m²
PROPOSED:	36%	PROVIDED:	30.23m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	24%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.610m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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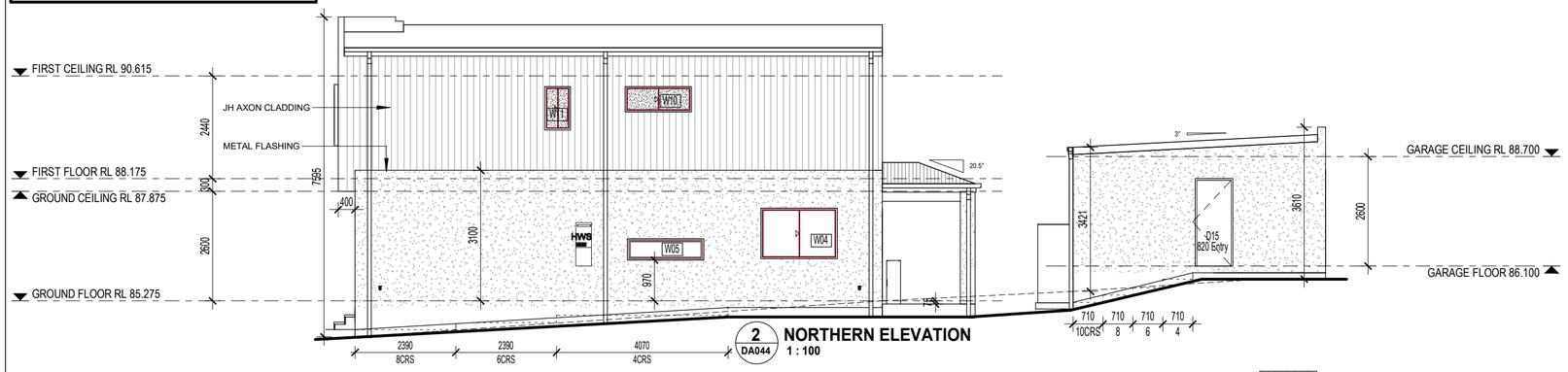
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 18 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATION, SCHEDULES
Design: TYPE A
Facade Type: FESCUE/PRIME

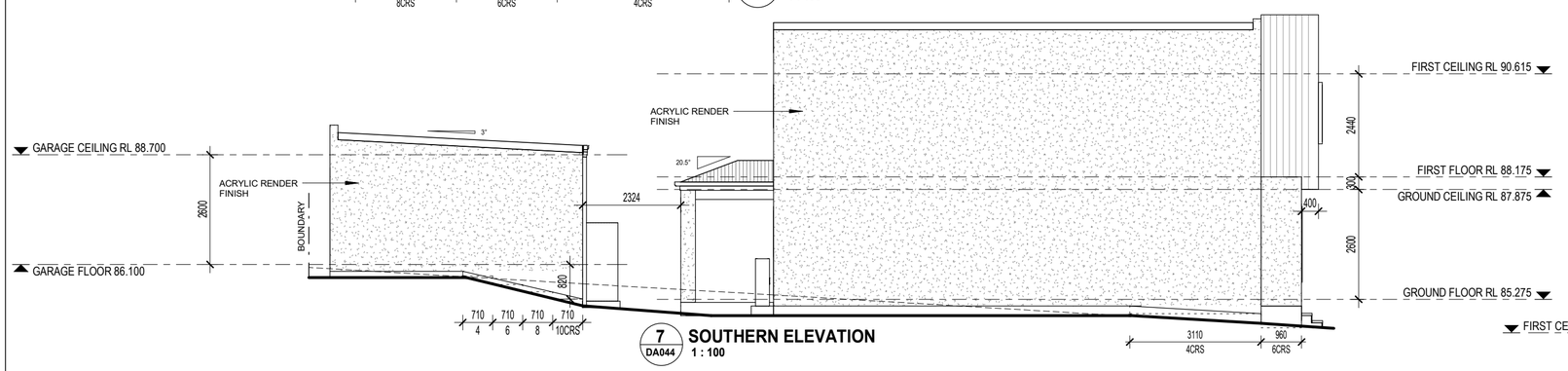
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DRAWN BY:	**DRAWING No:**
H.A.	DA043
DATE:	**REVISION:**
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	REVISION DATE: 16.10.23

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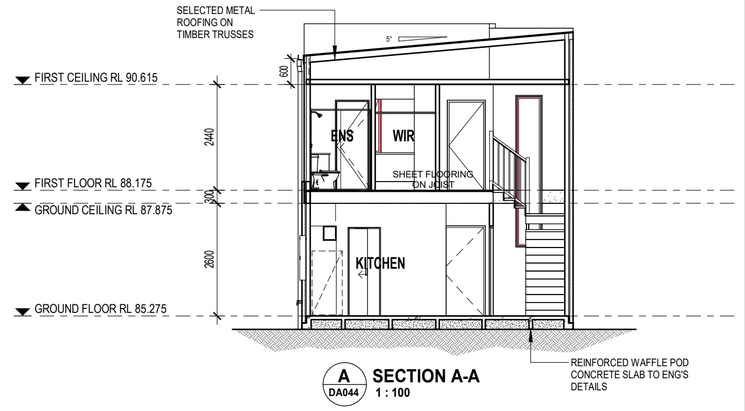
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



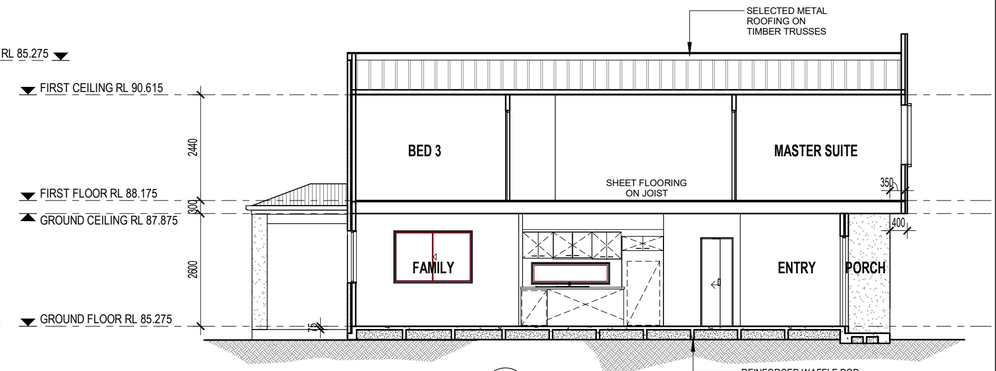
2 DA044 NORTHERN ELEVATION 1 : 100



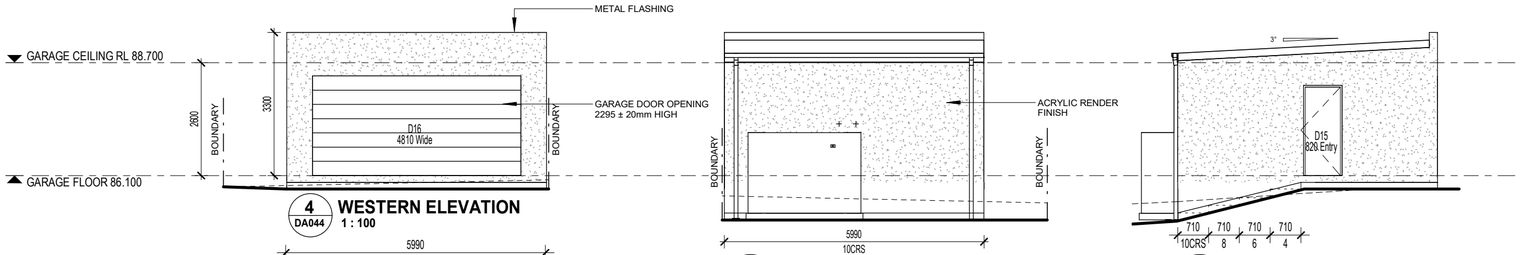
7 DA044 SOUTHERN ELEVATION 1 : 100



A DA044 SECTION A-A 1 : 100



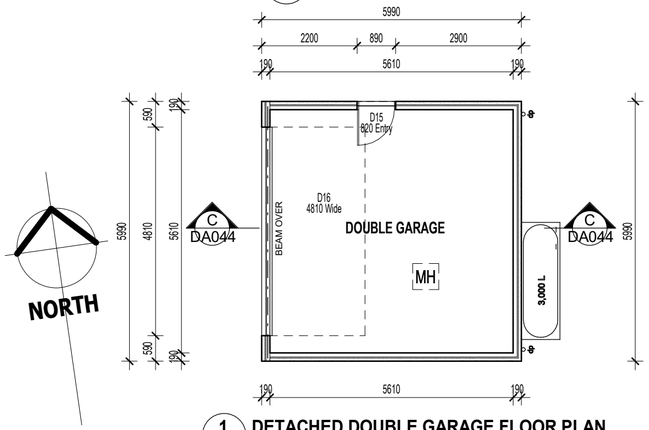
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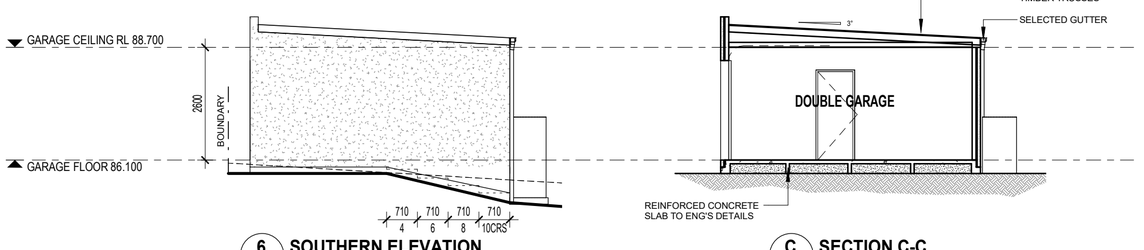
4 DA044 WESTERN ELEVATION 1 : 100

3 DA044 EASTERN ELEVATION 1 : 100

5 DA044 NORTHERN ELEVATION 1 : 100



1 DA044 DETACHED DOUBLE GARAGE FLOOR PLAN 1 : 100



6 DA044 SOUTHERN ELEVATION 1 : 100

C DA044 SECTION C-C 1 : 100

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
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09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
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16	PANELIFT	2295	4810	GARAGE FLOOR

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
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W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
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PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 18.rvt PLOT DATE: 20/10/2023 1:41:29 PM

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 18 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A
Facade Type: FESCUE/PRIME

DRAWN BY: H.A.

DRAWING No: DA044

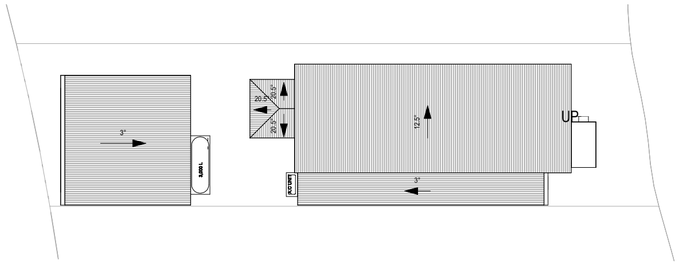
DATE: 24.01.23

REVISION: D

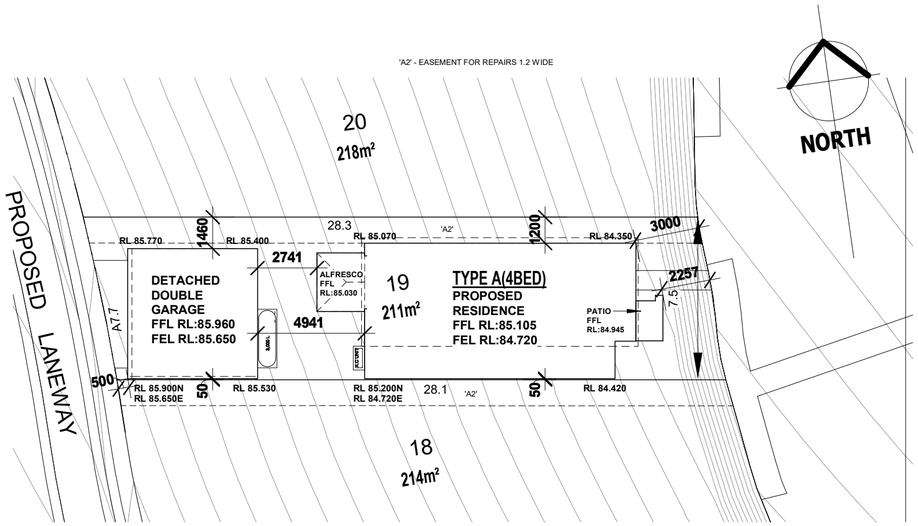
REVISION DATE: 16.10.23

NOTE: FLOOR LEVELS MAY VARY BY ±200mm

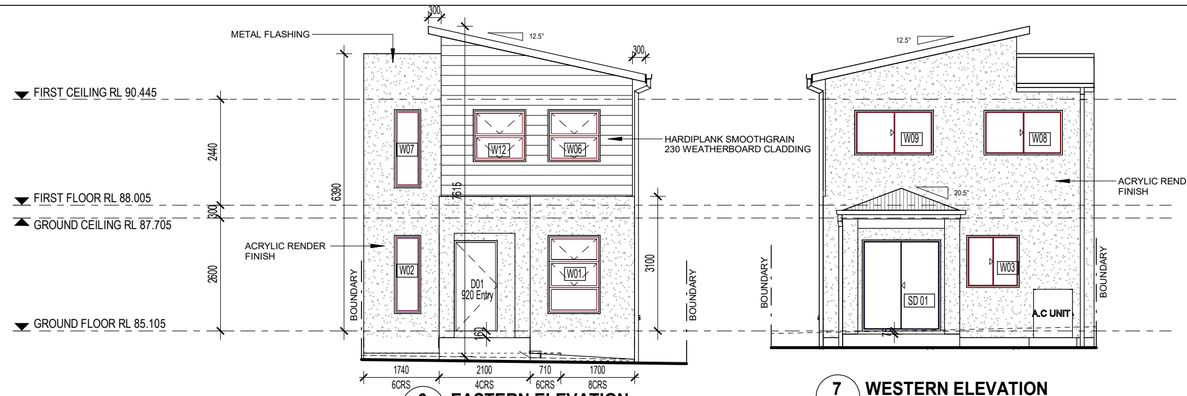




8 DA045 ROOF PLAN
1 : 200

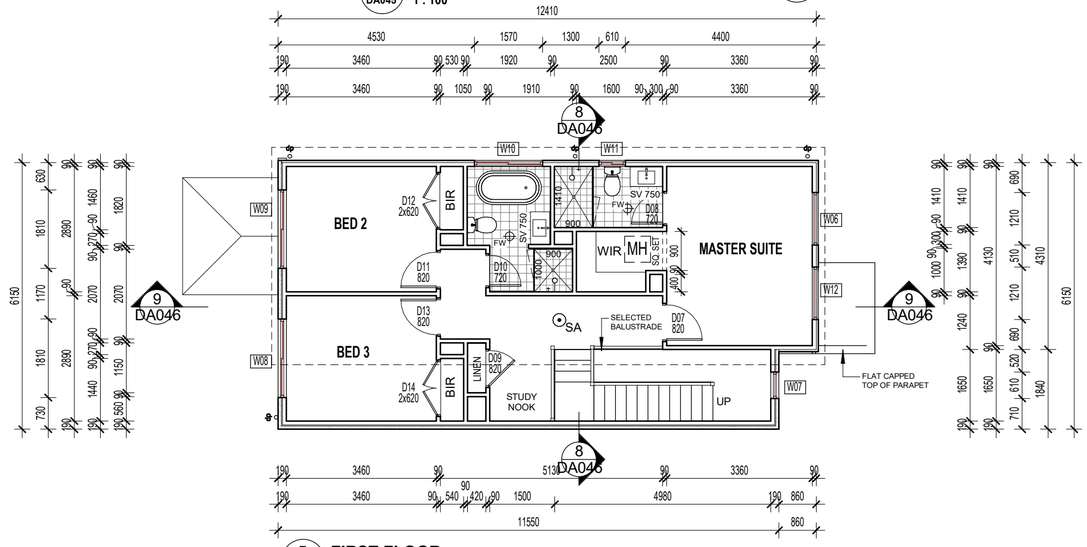


1 DA045 SITE PLAN
1 : 200

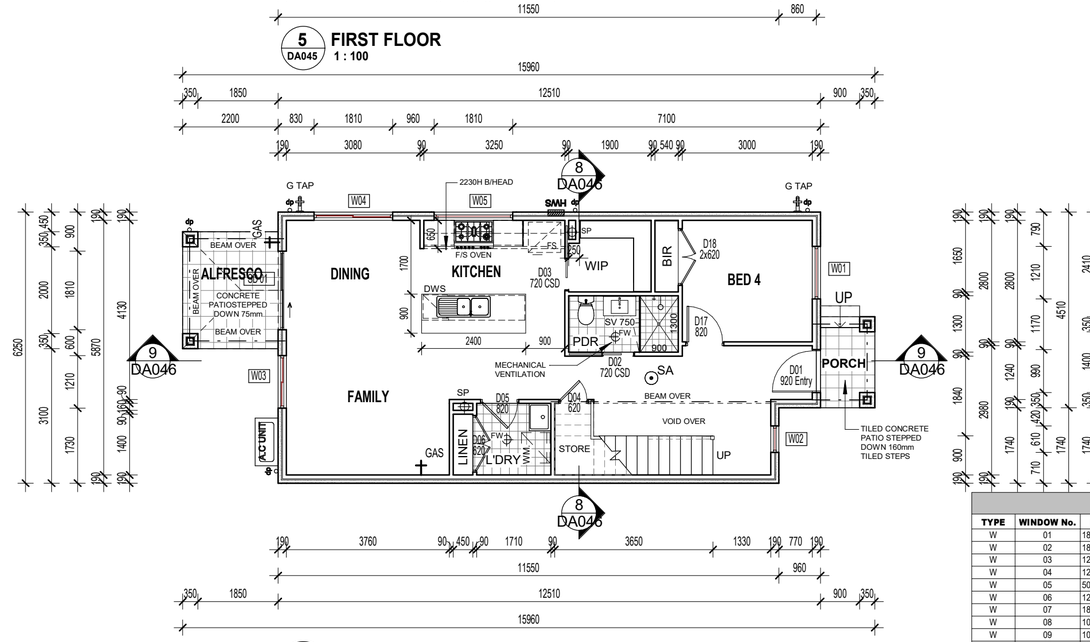


6 DA045 EASTERN ELEVATION
1 : 100

7 DA045 WESTERN ELEVATION
1 : 100



5 DA045 FIRST FLOOR
1 : 100



4 DA045 GROUND FLOOR
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	19 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	211.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	76.52m²
FIRST FLOOR:	74.74m²
PORCH:	2.62m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**195.72m²**
DRIVEWAY / PATHS TO BOUNDARY:	8.21m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	116.00m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	49.15m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	40%	MIN. REQ:	16.00m²
PROPOSED:	35%	PROVIDED:	33.35m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	23%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.615m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR
17		2040	820	GROUND FLOOR
18	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1800	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1200	1210	AWNING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244888C / ABN: 87 152 611 713

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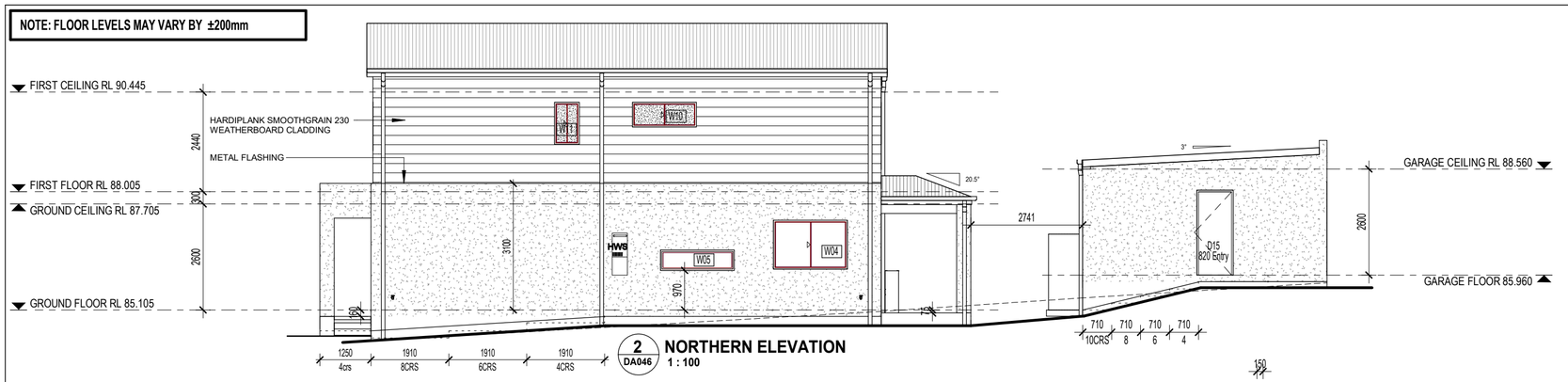
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 19 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES
Design: TYPE A(4BED)
Facade Type: BROMUS/LINEA

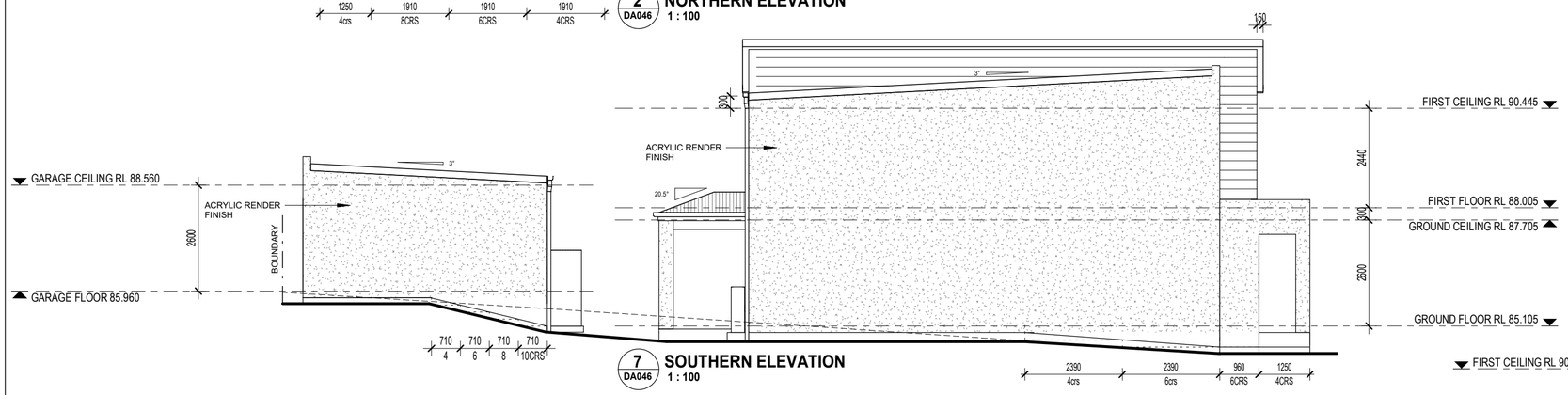
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As indicated	00000
DRAWN BY:	**DRAWING No:**
H.A.	DA045
DATE:	**REVISION:**
24.01.23	D
	REVISION DATE: 16.10.23

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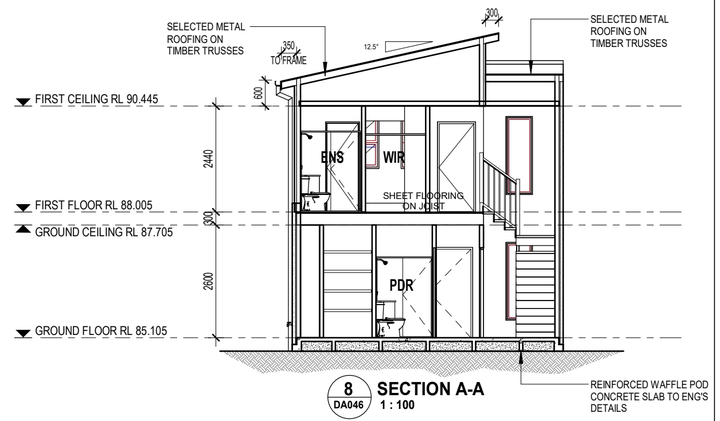
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



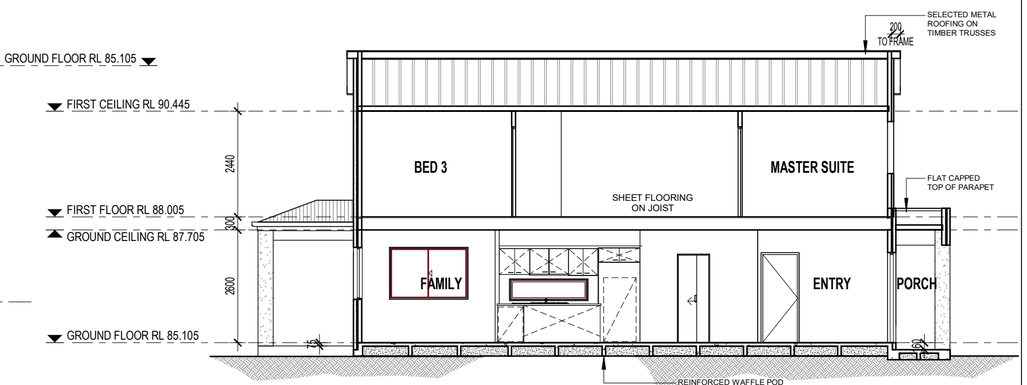
2 DA046 NORTHERN ELEVATION
1 : 100



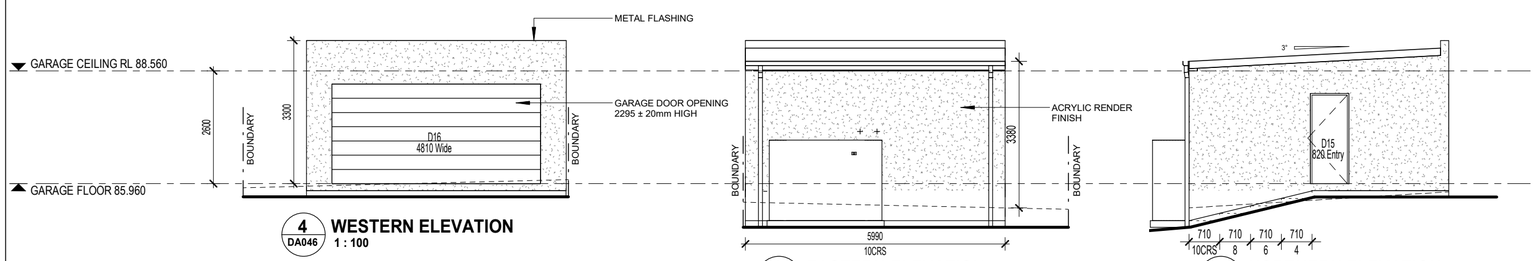
7 DA046 SOUTHERN ELEVATION
1 : 100



8 DA046 SECTION A-A
1 : 100



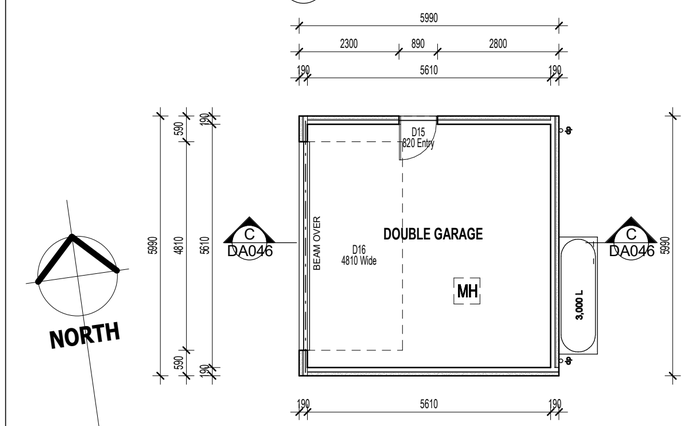
9 DA046 SECTION B-B
1 : 100



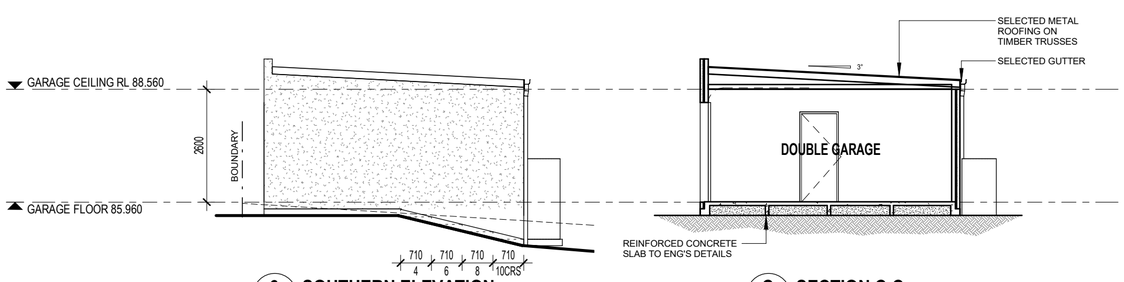
4 DA046 WESTERN ELEVATION
1 : 100

3 DA046 EASTERN ELEVATION
1 : 100

5 DA046 NORTHERN ELEVATION
1 : 100



1 DA046 DETACHED DOUBLE GARAGE FLOOR PLAN
1 : 100



6 DA046 SOUTHERN ELEVATION
1 : 100

C DA046 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR
17		2040	820	GROUND FLOOR
18	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1800	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
W	12	1200	1210	AWNING	CLEAR	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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LICENCE No. 244889C / ABN: 67 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 19 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A(4BED)
Facade Type: BROMUS/LINEA

DRAWN BY: H.A.

DRAWING No: DA046

DATE: 24.01.23

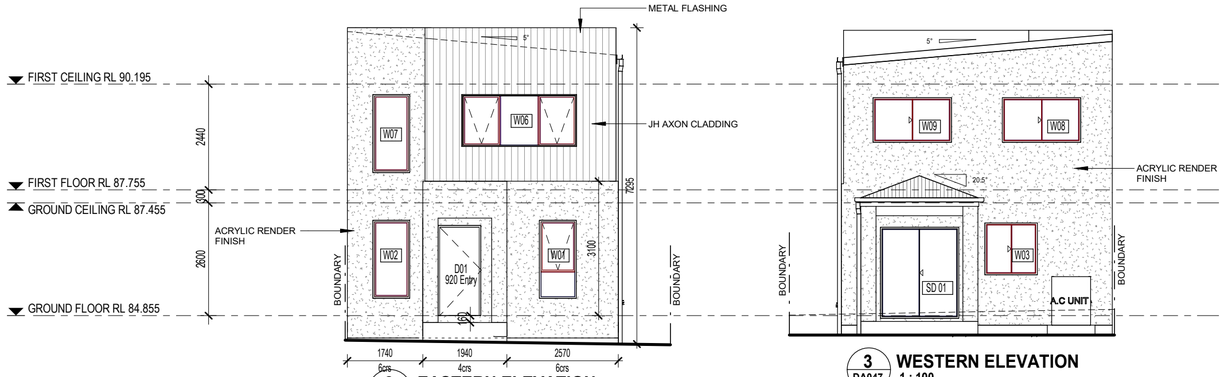
REVISION: D

REVISION DATE: 16.10.23

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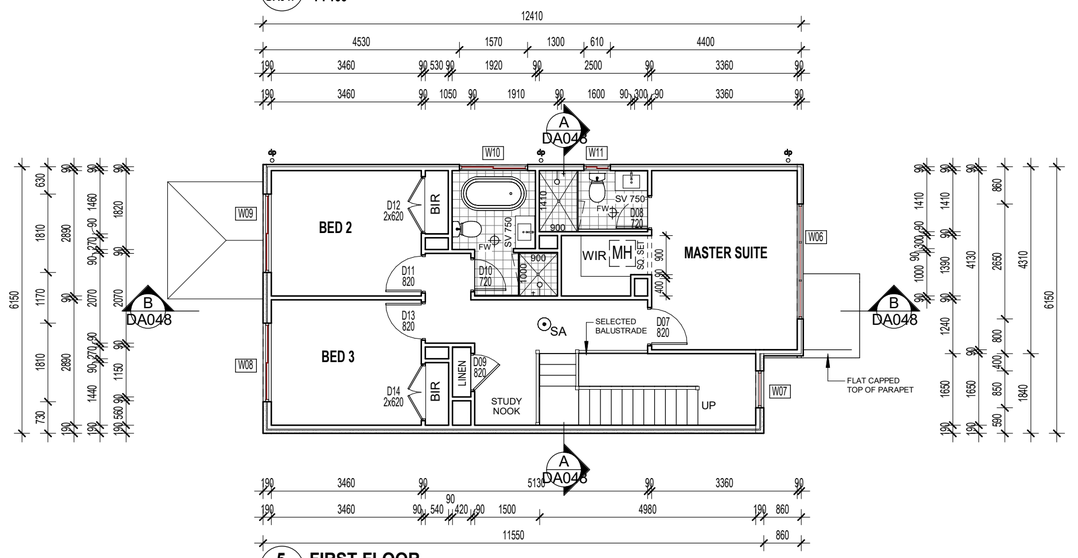
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



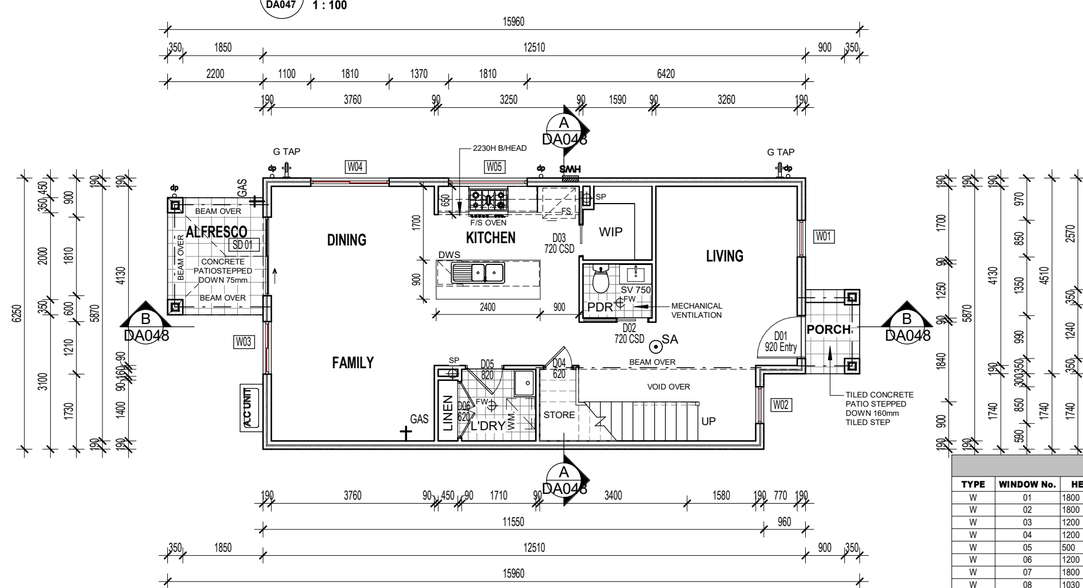


2 DA047 EASTERN ELEVATION 1 : 100

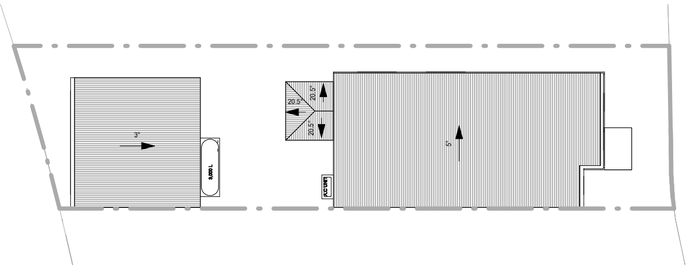
3 DA047 WESTERN ELEVATION 1 : 100



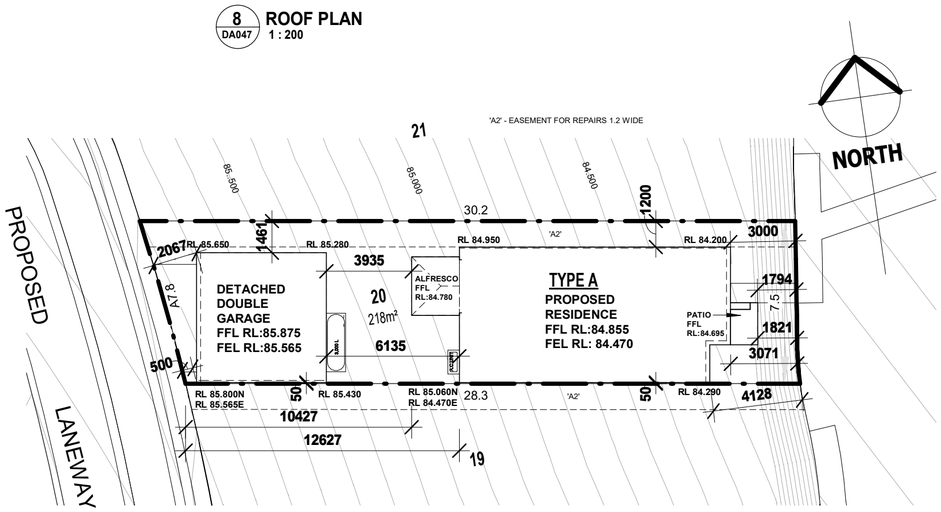
5 DA047 FIRST FLOOR 1 : 100



4 DA047 GROUND FLOOR 1 : 100



8 DA047 ROOF PLAN 1 : 200



1 DA047 SITE PLAN 1 : 200

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	20 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	218.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	76.52m²
FIRST FLOOR:	74.74m²
PORCH:	2.42m²
GARAGE:	35.90m²
ALFRESCO:	5.94m²
TOTAL:	**195.52m²**
DRIVEWAY / PATHS TO BOUNDARY:	9.14m²

PROJECT DETAILS

NO. OF BEDROOMS:	3
ROOF AREA:	116.00m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	60.80m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	40%	MIN. REQ:	16.00m²
PROPOSED:	34%	PROVIDED:	46.00m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	15%	MIN. REQ:	2 SPACES
PROVIDED:	28%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.195m		

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	590	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
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LICENCE No. 244889C / ABN: 67 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 20 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

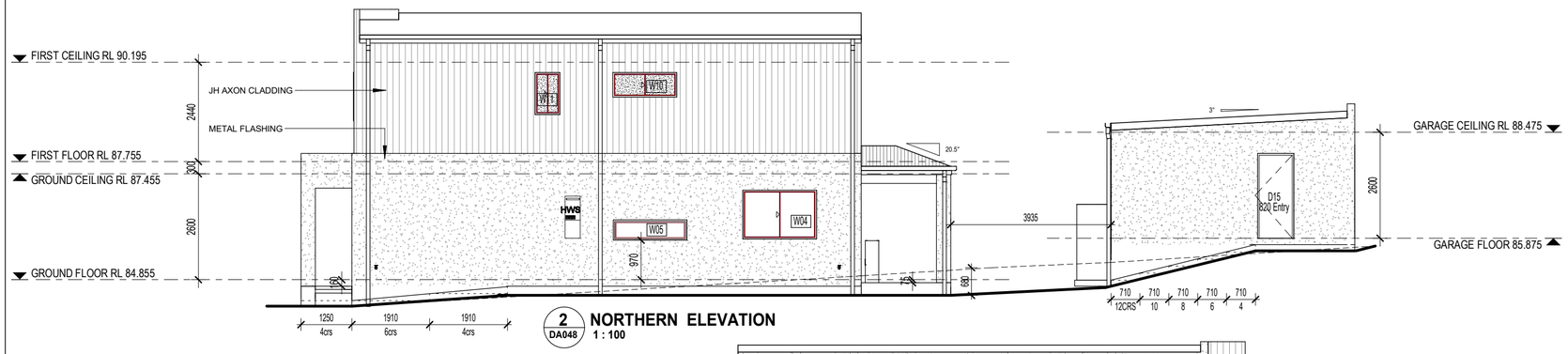
DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDULES
Design: TYPE A
Facade Type: SPINIFEX/PRIME

SCALE @ A2:	JOB NO:
As indicated	00000

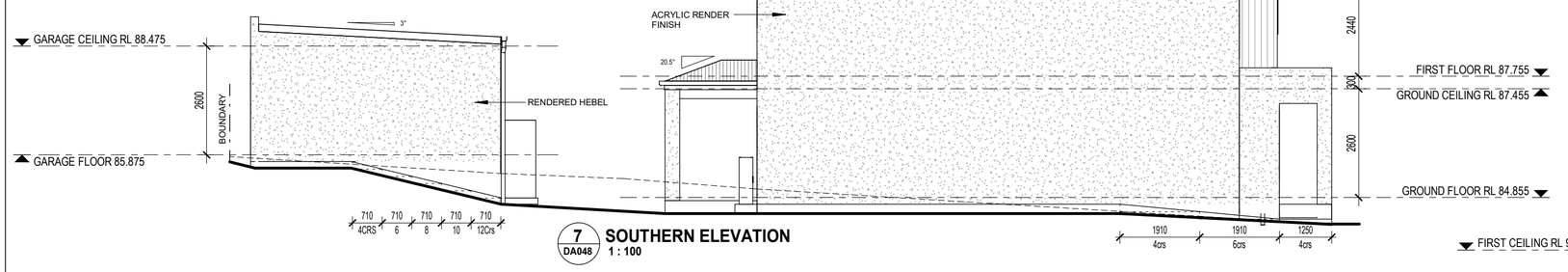
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H.A.	DA047	22.01.23	D
			REVISION DATE: 16.10.23

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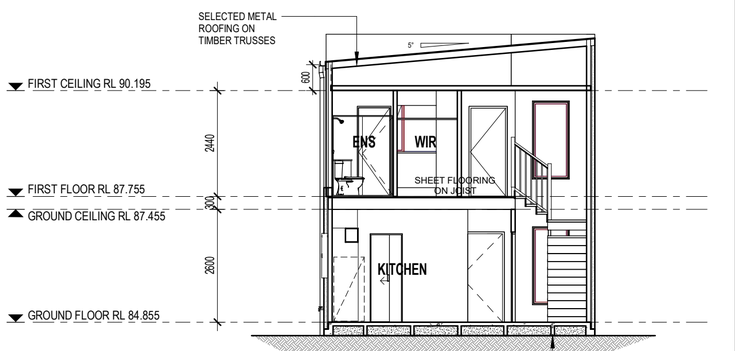
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



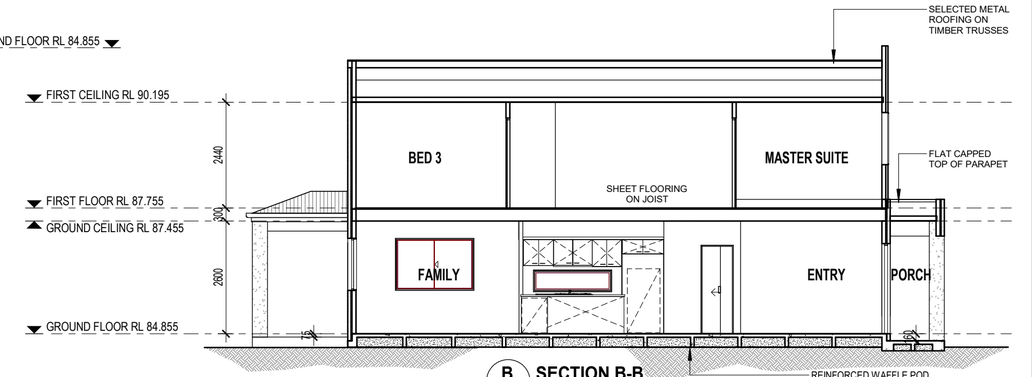
2 DA048 NORTHERN ELEVATION 1 : 100



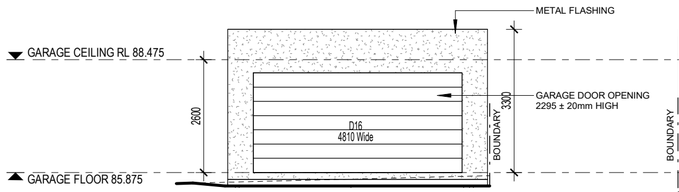
7 DA048 SOUTHERN ELEVATION 1 : 100



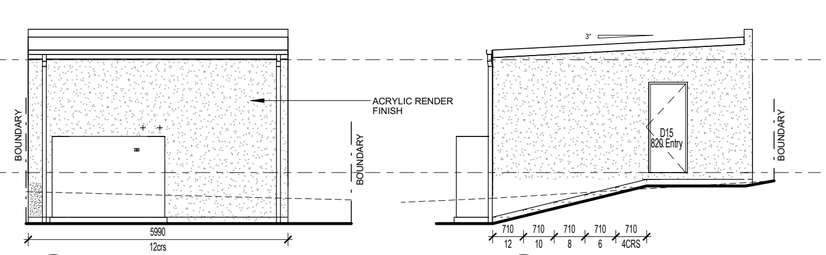
A DA048 SECTION A-A 1 : 100



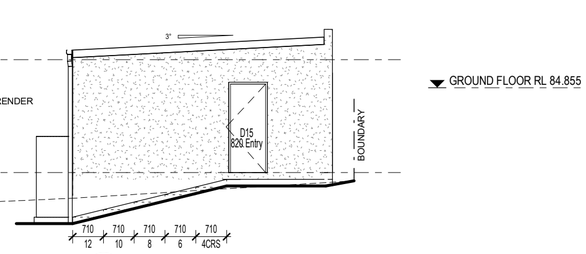
B DA048 SECTION B-B 1 : 100



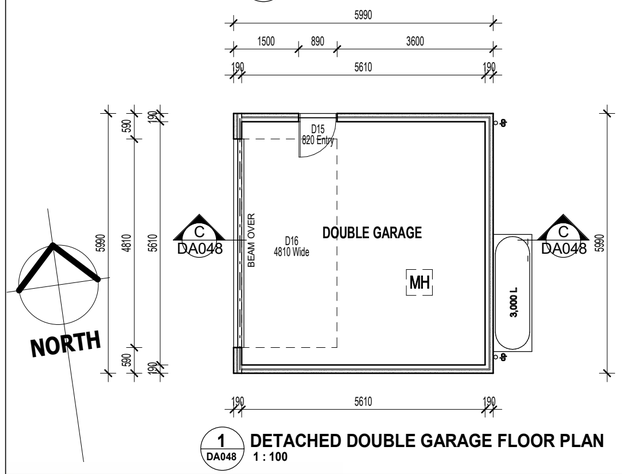
4 DA048 WESTERN ELEVATION 1 : 100



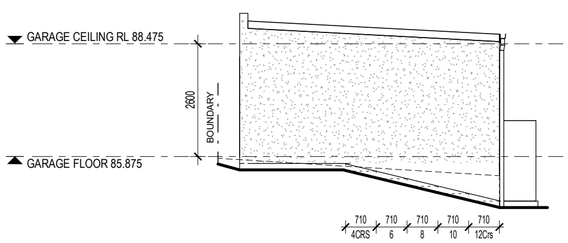
3 DA048 EASTERN ELEVATION 1 : 100



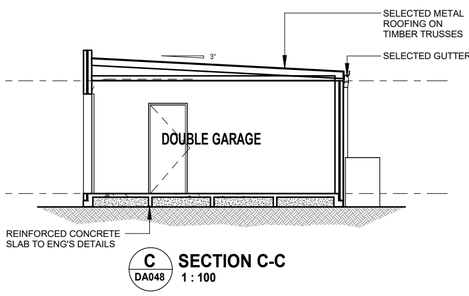
5 DA048 NORTHERN ELEVATION 1 : 100



1 DA048 DETACHED DOUBLE GARAGE FLOOR PLAN 1 : 100



6 DA048 SOUTHERN ELEVATION 1 : 100



C DA048 SECTION C-C 1 : 100

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	820	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	GARAGE FLOOR
16	PANELIFT	2295	4810	GARAGE FLOOR

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1210	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	07	1800	850	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	600	1570	SLIDING	TOUGH. OBS	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244888C / ABN: 87 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : LOT 20 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

SCALE @ A2: 1 : 100

JOB NO: 00000

Design: TYPE A
Facade Type: SPINIFEX/PRIME

DRAWN BY: H.A.

DRAWING No: DA048

DATE: 22.01.23

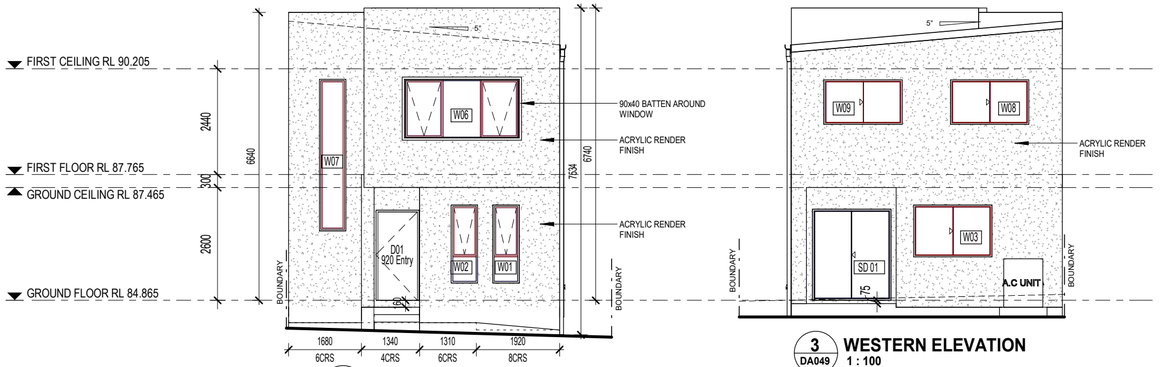
REVISION: D

REVISION DATE: 16.10.23

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 20.rvt PLOT DATE: 20/10/2023 1:45:03 PM

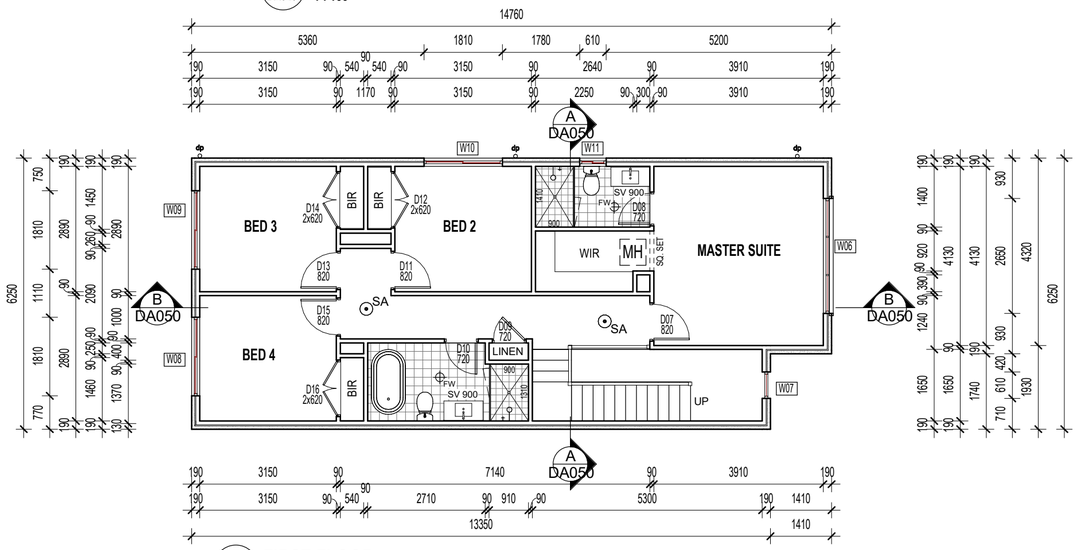
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



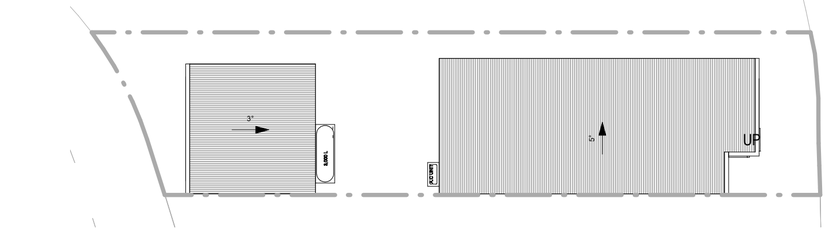


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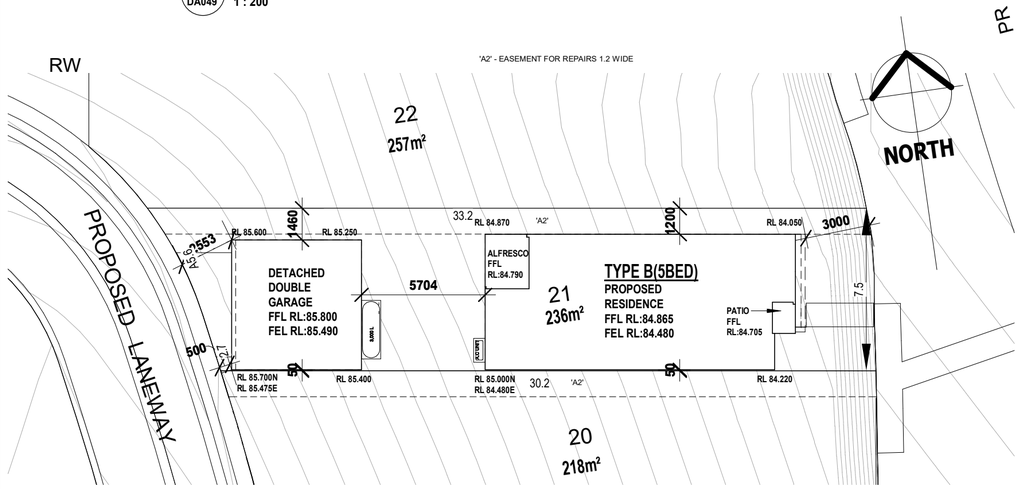
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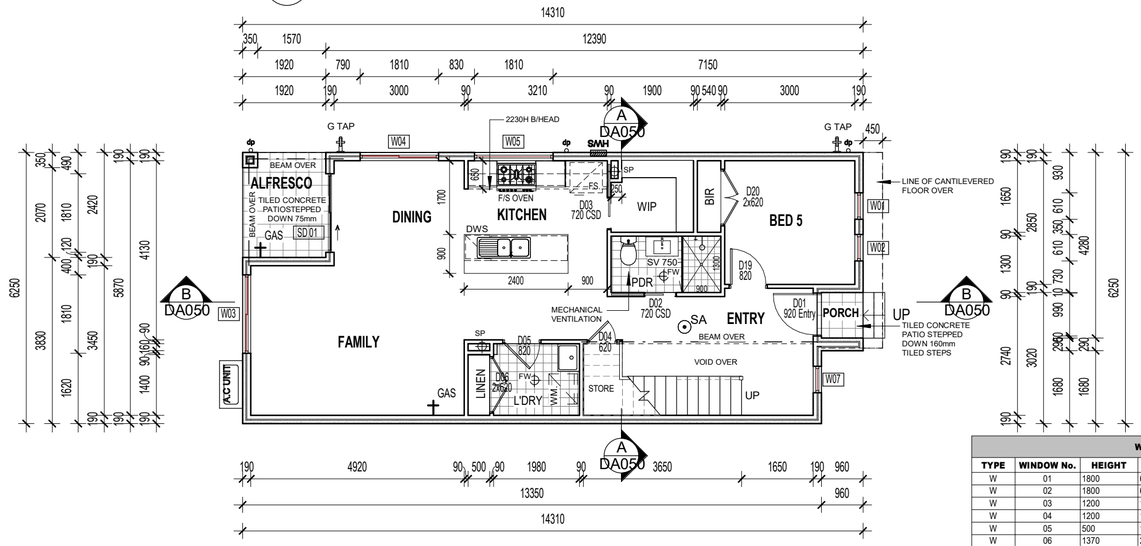
5 / DA049 FIRST FLOOR 1 : 100



8 / DA049 ROOF PLAN 1 : 200



1 / DA049 SITE PLAN 1 : 200



4 / DA049 GROUND FLOOR 1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. -----
DA / CDC No. -----

SITE DETAILS

LOT NUMBER:	21 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	236.00m²
HOUSE AREAS: (MEASURED TO OUTSDIE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	82.17m²
FIRST FLOOR:	89.80m²
PORCH:	1.01m²
GARAGE:	35.90m²
ALFRESCO:	4.65m²
TOTAL:	**213.53m²**
DRIVEWAY / PATHS TO BOUNDARY:	10.80m²

PROJECT DETAILS

NO. OF BEDROOMS:	5
ROOF AREA:	123.47m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	69.78m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R4.0
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	38%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	50.46m²

LANDSCAPING

MIN. REQ:	15%
PROVIDED:	30%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.434m

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	820	GROUND FLOOR
20	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability

CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 21.rvt PLOT DATE: 20/10/2023 1:47:09 PM

GENERAL NOTES
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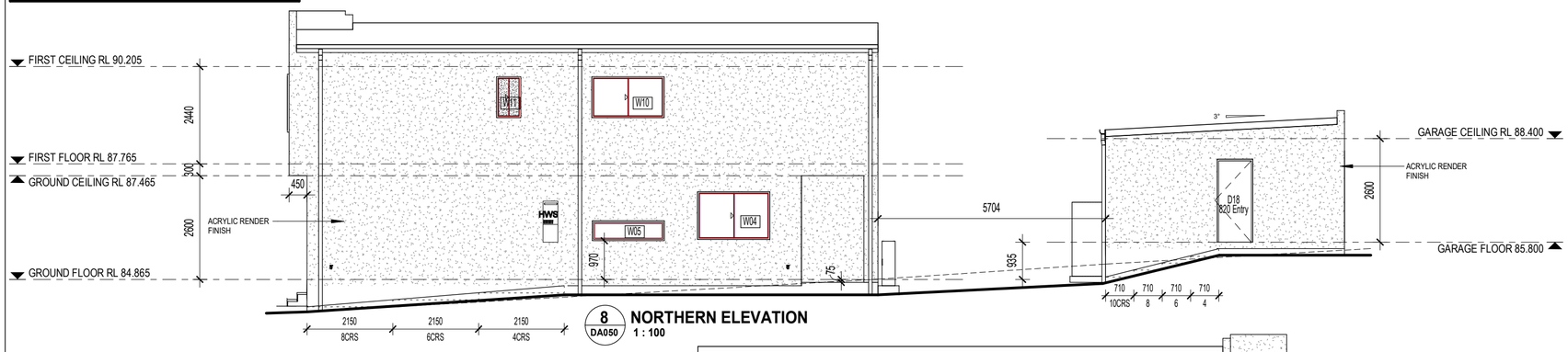
PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 21 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: SITE PLAN, FLOOR PLANS, ELEVATIONS, SCHEDLUES
Design: TYPE B(5BED)
Facade Type: FESCUE/MODERN

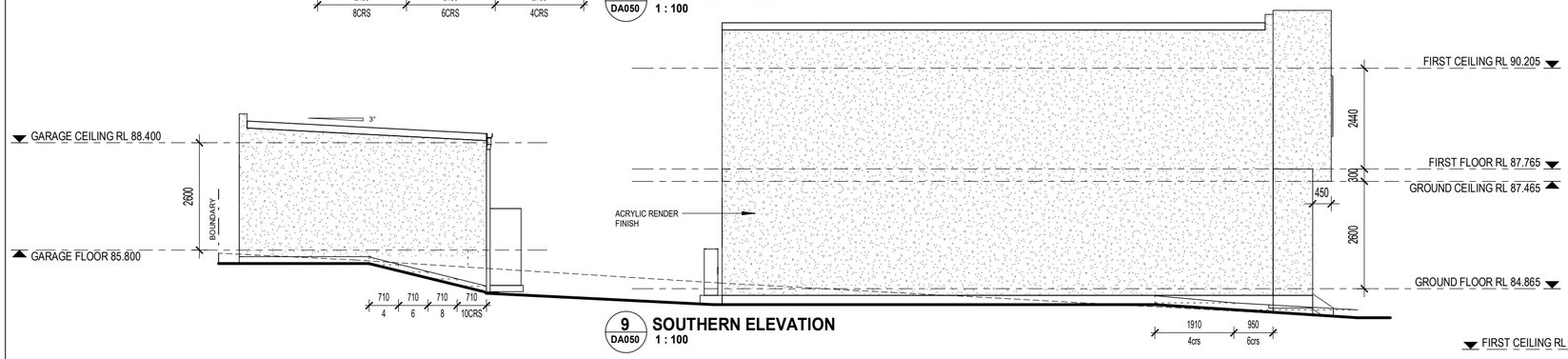
DRAWN BY:	DRAWING No:	DATE:
H.A.	DA049	24.01.23

SCALE @ A2: As indicated
JOB NO: 00000
REVISION: D
REVISION DATE: 16.10.23

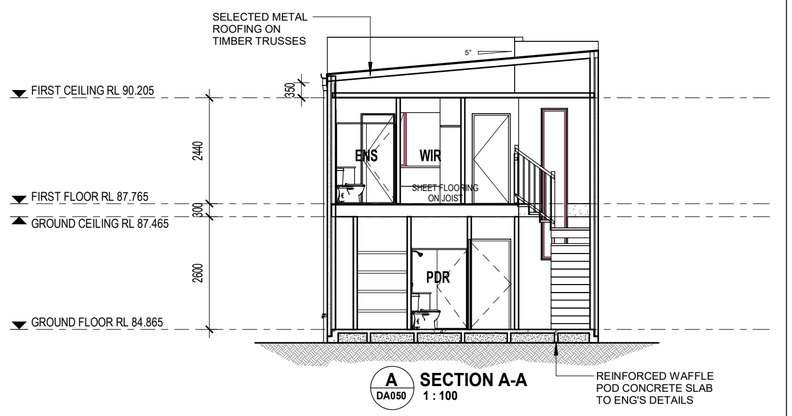
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



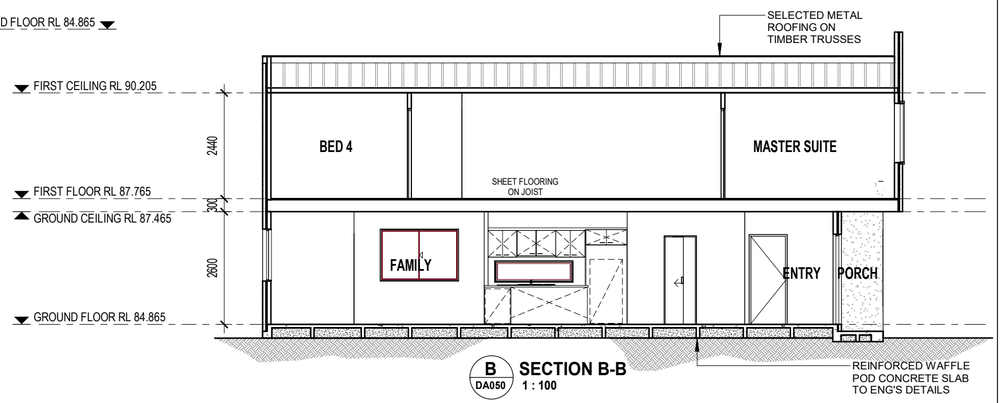
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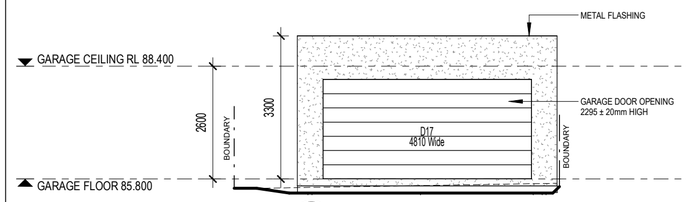
9 DA050 SOUTHERN ELEVATION
1 : 100



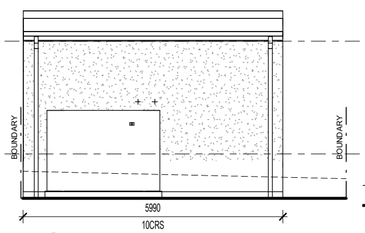
A DA050 SECTION A-A
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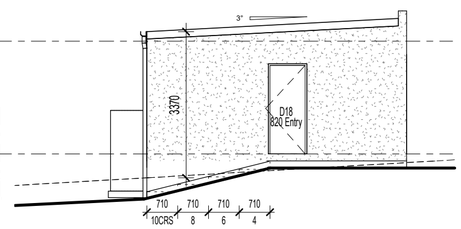
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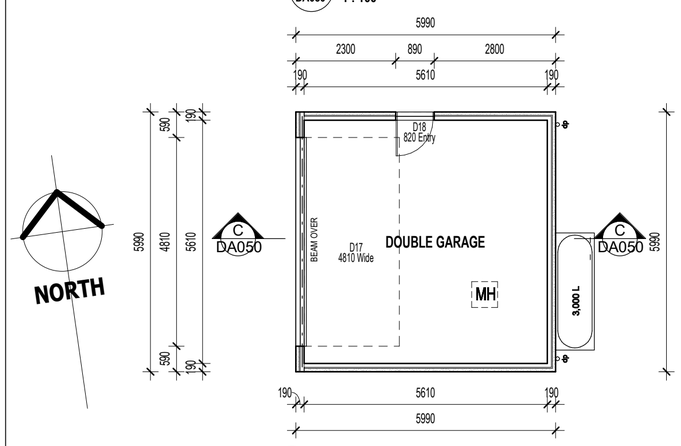
4 DA050 WESTERN ELEVATION
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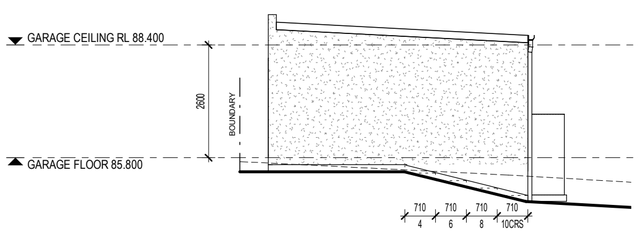
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1 : 100



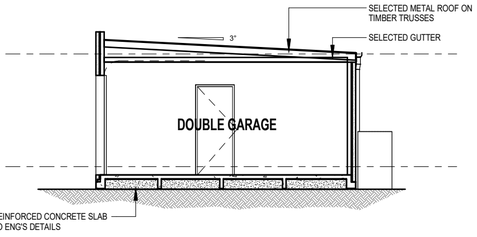
5 DA050 NORTHERN ELEVATION
1 : 100



1 DA050 DOUBLE GARAGE FLOOR PLAN
1 : 100



6 DA050 SOUTHERN ELEVATION
1 : 100



C DA050 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R4.0 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

R1.5 INSULATION OVER ALFRESCO TO BED 3 CANTILEVERED FLOOR

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12	BIR	2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14	BIR	2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16	BIR	2040	2x620	FIRST FLOOR
17	PANELIFT	2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	820	GROUND FLOOR
20	BIR	2040	2x620	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	610	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	AWNING	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1370	2650	AWNING	CLEAR	FIRST FLOOR
W	07	3500	610	FIXED	CLEAR	FIRST FLOOR
W	08	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 21 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES
Design: TYPE B(5BED)
Facade Type: FESCUE/MODERN

SCALE @ A2:	JOB NO:
1 : 100	00000

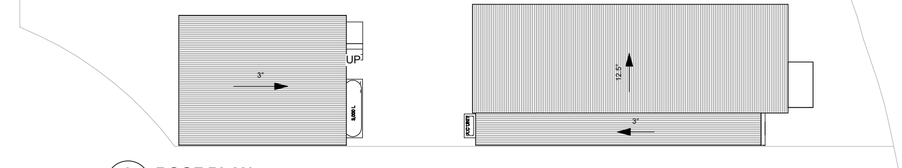
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H.A.	DA050	24.01.23	D

REVISION DATE: 16.10.23

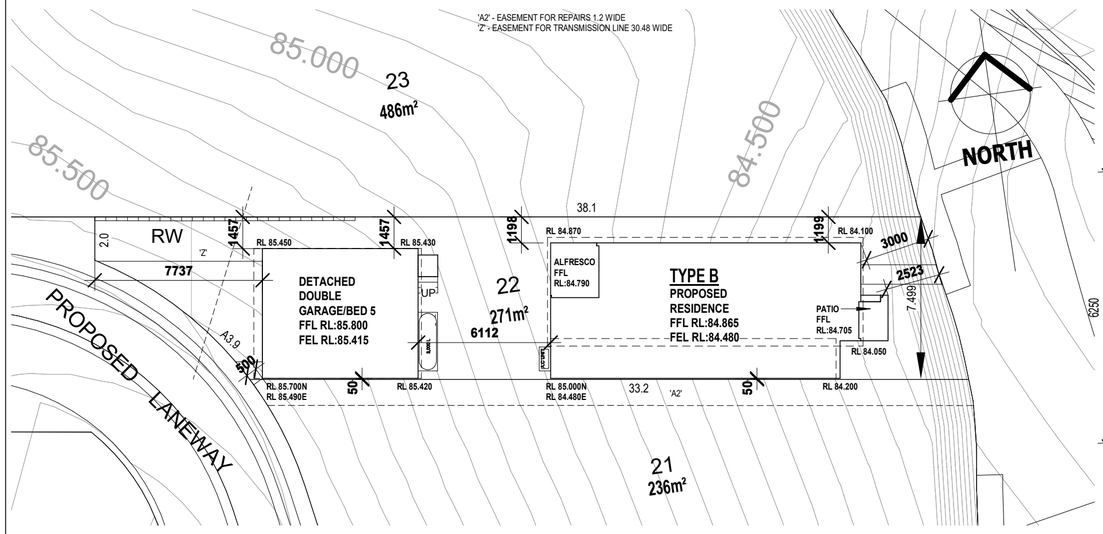
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NOTE: FLOOR LEVELS MAY VARY BY ±200mm

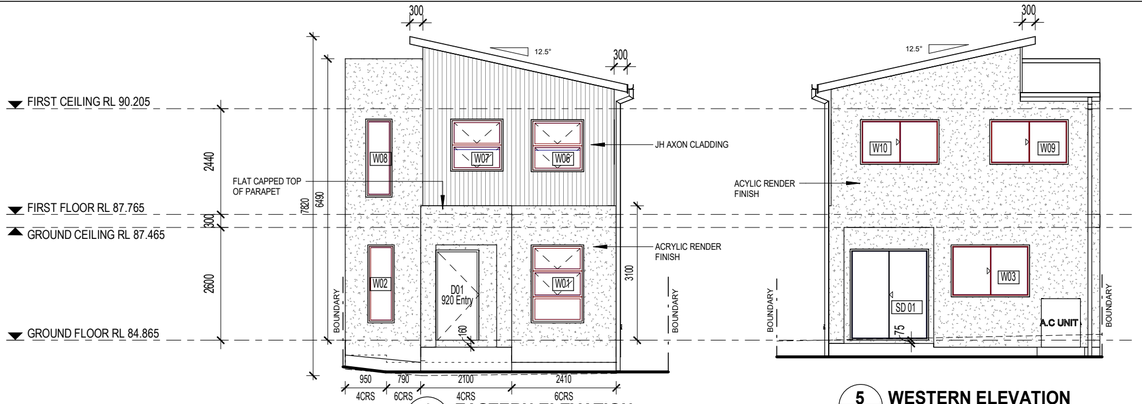




6 DA051 ROOF PLAN
1 : 200

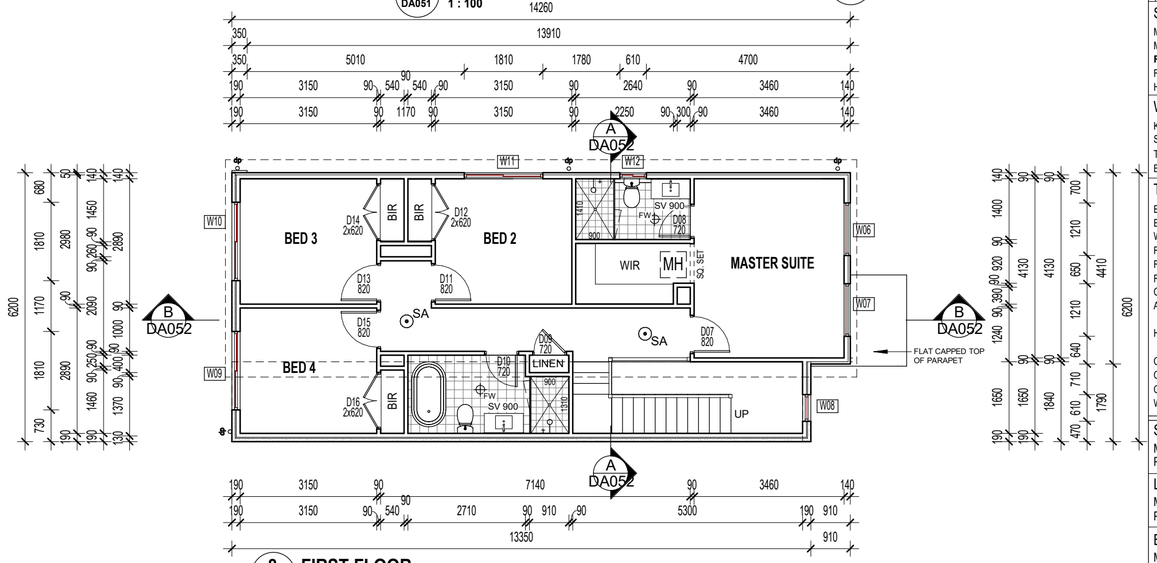


1 DA051 SITE PLAN
1 : 200

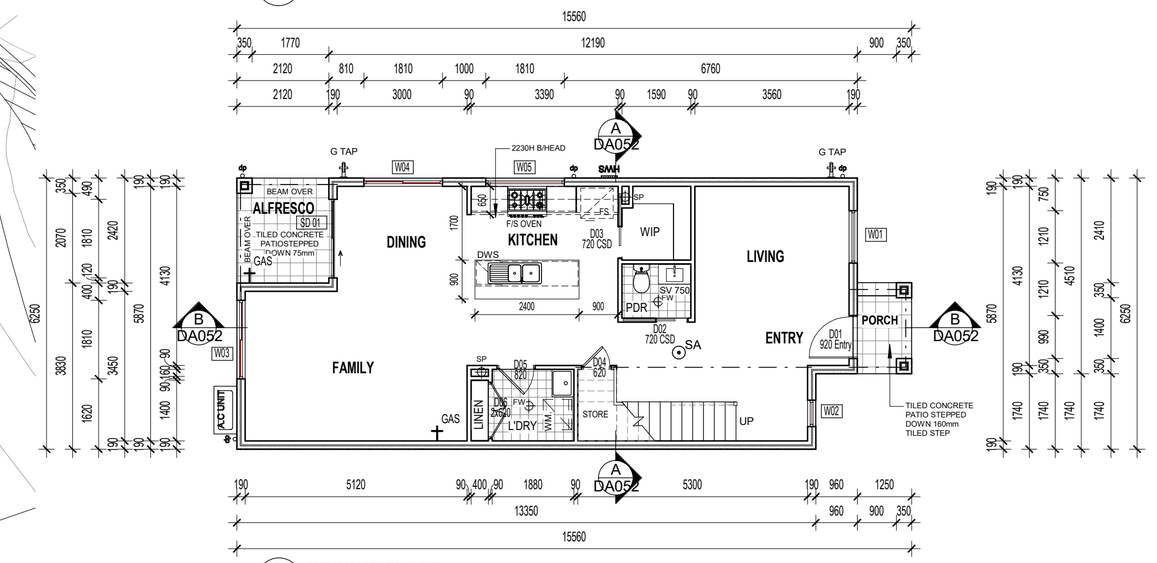


4 DA051 EASTERN ELEVATION
1 : 100

5 DA051 WESTERN ELEVATION
1 : 100



8 DA051 FIRST FLOOR
1 : 100



7 DA051 GROUND FLOOR
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. ----
DA / CDC No. ----

SITE DETAILS

LOT NUMBER:	22 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	271.00m²
HOUSE AREAS: (MEASURED TO OUTSIDE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	82.64m²
FIRST FLOOR:	85.77m²
PORCH:	2.63m²
ALFRESCO:	5.13m²
GARAGE:	44.20m²
BED 5 OVER GARAGE:	43.01m²
GARAGE PATIO:	0.90m²
TOTAL:	**264.28m²**
DRIVEWAY / PATHS TO BOUNDARY:	21.30m²

PROJECT DETAILS

NO. OF BEDROOMS:	5
ROOF AREA:	145.64m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	69.14m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	---
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F

MAX. ALLOWED:	40%
PROPOSED:	47%

PRIVATE OPEN SPACE

MIN. REQ:	16.00m²
PROVIDED:	49.00m²

LANDSCAPING

MIN. REQ:	15%
PROVIDED:	67%

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

BUILDING HEIGHT

MAX. ALLOWED:	12.000m
PROVIDED:	7.820m

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 22 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

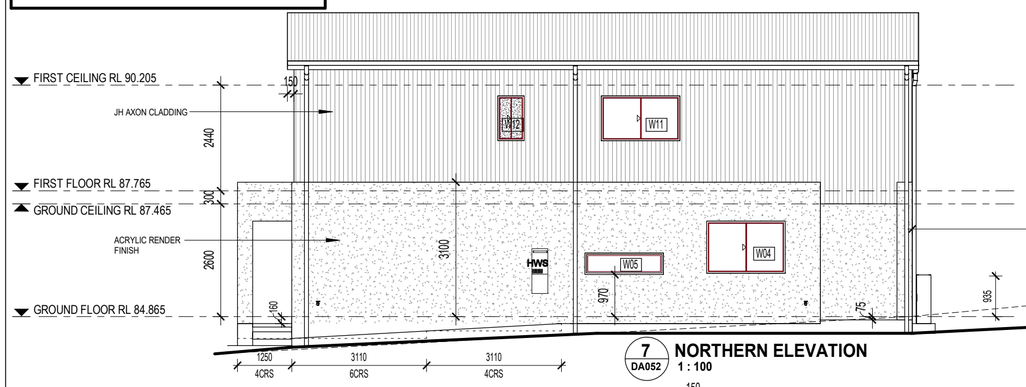
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Design: TYPE B/BED 5 OVER GARAGE
Facade Type: BROMUS/PRIME

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As indicated	H.A.	DA051	26.01.23	00000	D

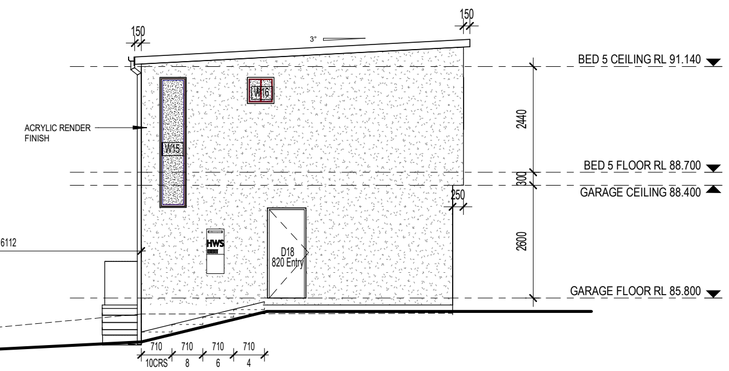
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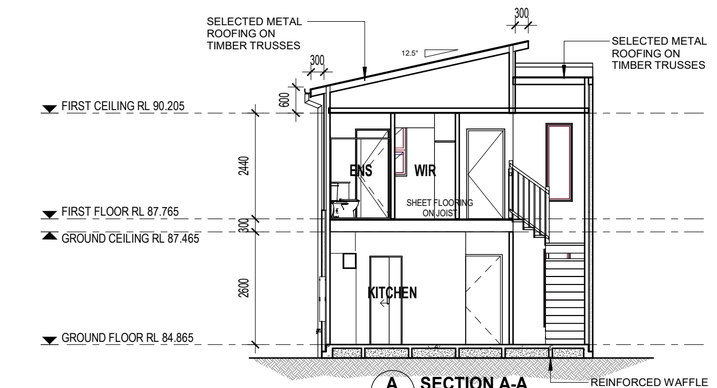
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NOTE: FLOOR LEVELS MAY VARY BY ±200mm

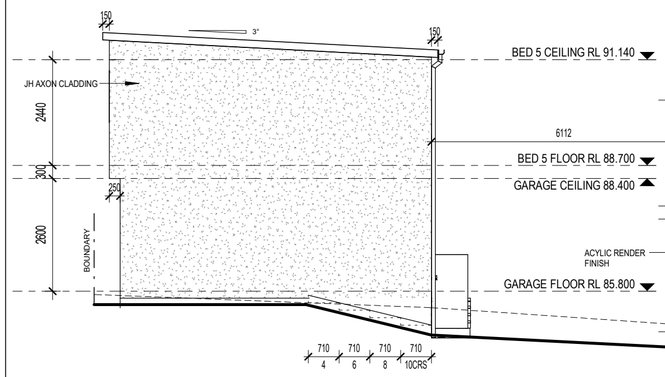


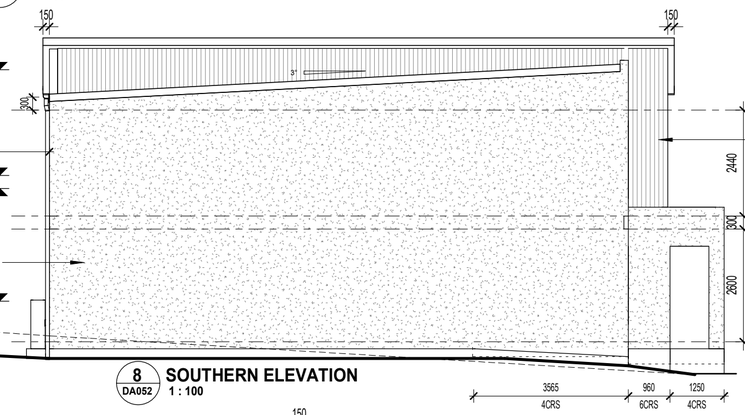
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1 : 100



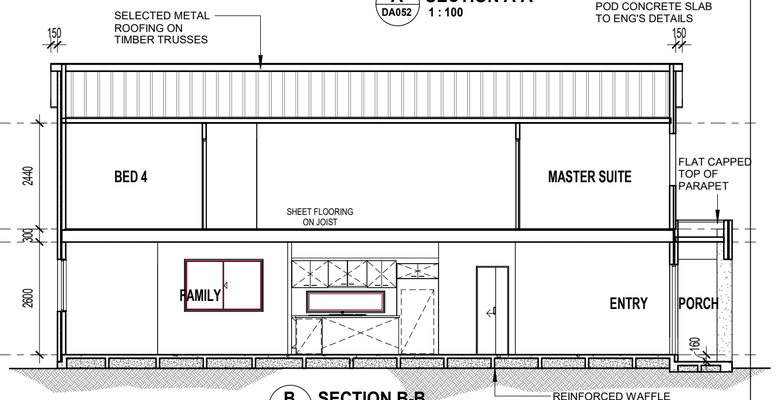


A DA052 SECTION A-A
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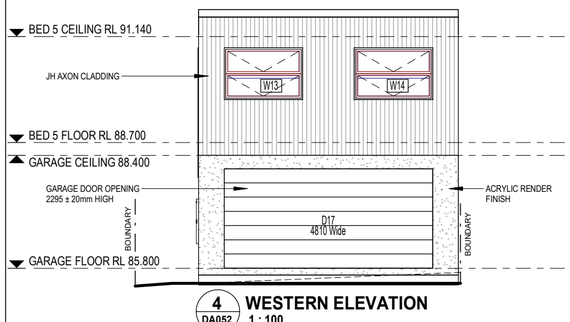




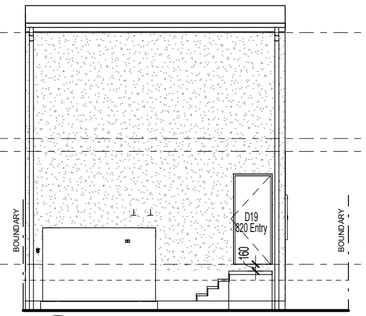
8 DA052 SOUTHERN ELEVATION
1 : 100



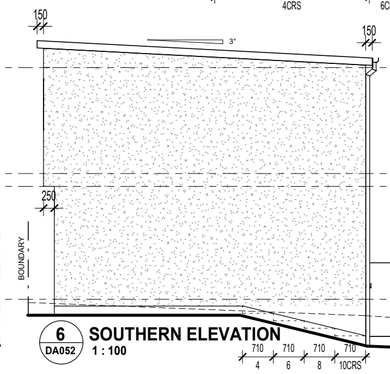
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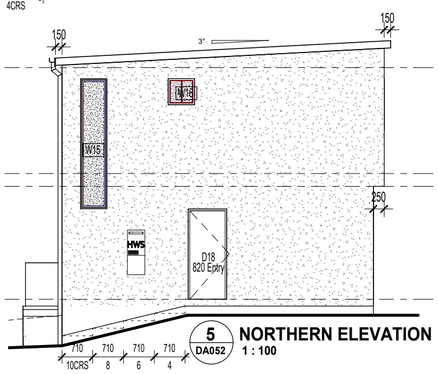
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1 : 100



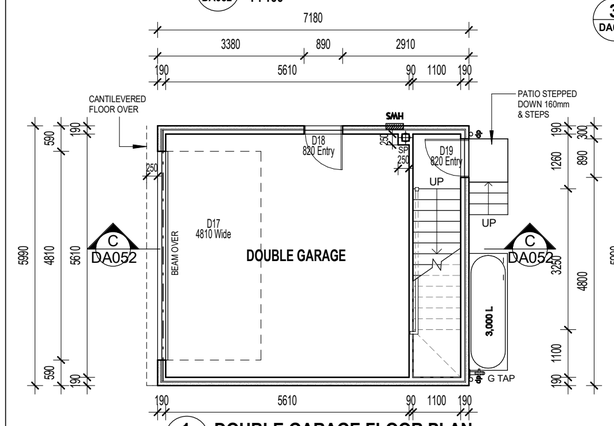
3 DA052 EASTERN ELEVATION
1 : 100



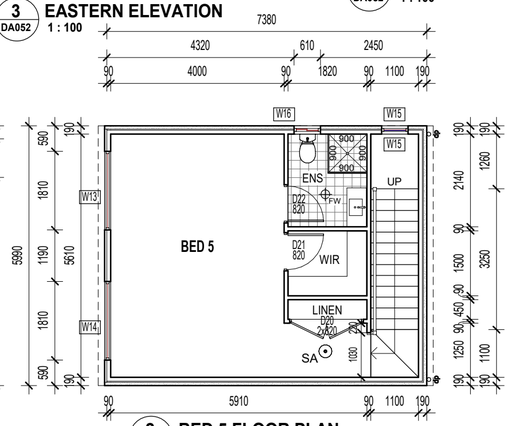
6 DA052 SOUTHERN ELEVATION
1 : 100



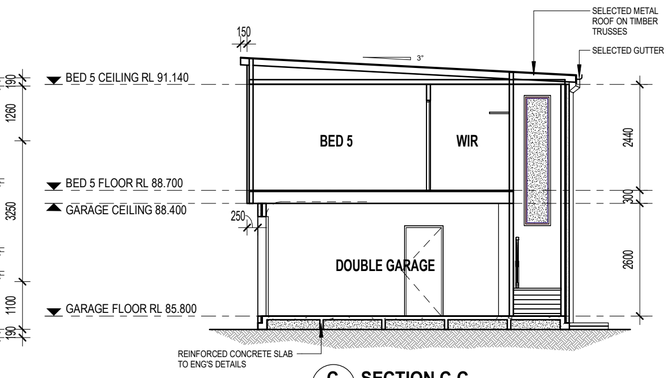
5 DA052 NORTHERN ELEVATION
1 : 100



1 DA052 DOUBLE GARAGE FLOOR PLAN
1 : 100



2 DA052 BED 5 FLOOR PLAN
1 : 100



C DA052 SECTION C-C
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720 CSD	GROUND FLOOR
03		2040	720 CSD	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	820	GROUND FLOOR
06		2040	2x620	GROUND FLOOR
07		2040	820	FIRST FLOOR
08		2040	720	FIRST FLOOR
09		2040	720	FIRST FLOOR
10		2040	720	FIRST FLOOR
11		2040	820	FIRST FLOOR
12		2040	2x620	FIRST FLOOR
13		2040	820	FIRST FLOOR
14		2040	2x620	FIRST FLOOR
15		2040	820	FIRST FLOOR
16		2040	2x620	FIRST FLOOR
17		2295	4810	GARAGE FLOOR
18		2040	820	GARAGE FLOOR
19		2040	820	GARAGE FLOOR
20		2040	2x820	BED 5 FLOOR
21		2040	820	BED 5 FLOOR
22		2040	820	BED 5 FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	1210	AWNING	CLEAR	GROUND FLOOR
W	02	1800	610	FIXED	CLEAR	GROUND FLOOR
W	03	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	500	1810	FIXED	CLEAR	GROUND FLOOR
W	06	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	07	1200	1210	AWNING	CLEAR	FIRST FLOOR
W	08	1800	610	FIXED	CLEAR	FIRST FLOOR
W	09	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	12	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	13	1200	1810	AWNING	CLEAR	BED 5 FLOOR
W	14	1200	1810	AWNING	CLEAR	BED 5 FLOOR
W	15	3000	610	FIXED	OBS.	BED 5 FLOOR
W	16	600	610	SLIDING	TOUGH. OBS.	BED 5 FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

NEW LIVING HOMES
where desirability meets affordability
CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

GENERAL NOTES
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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 22 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: FLOOR PLANS, ELEVATIONS, SECTIONS, SCHEDULES

Design: TYPE B/BED 5 OVER GARAGE
Facade Type: BROMUS/PRIME

DRAWN BY:	DRAWING No:	DATE:	REVISION:
H.A.	DA052	26.01.23	D

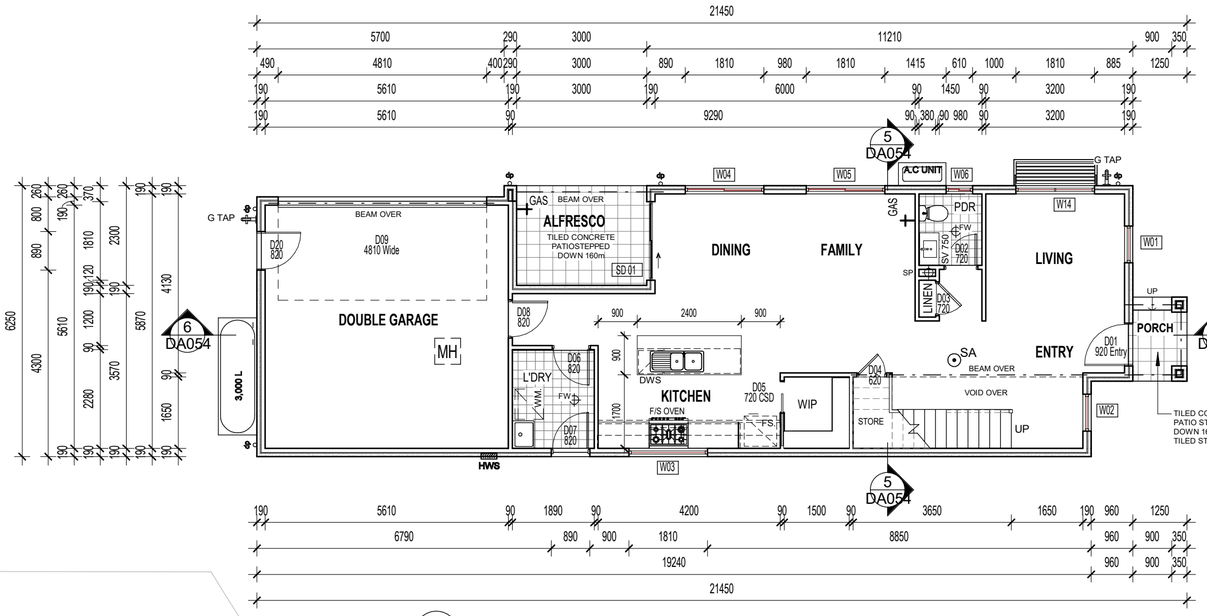
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REVISION DATE: 16.10.23

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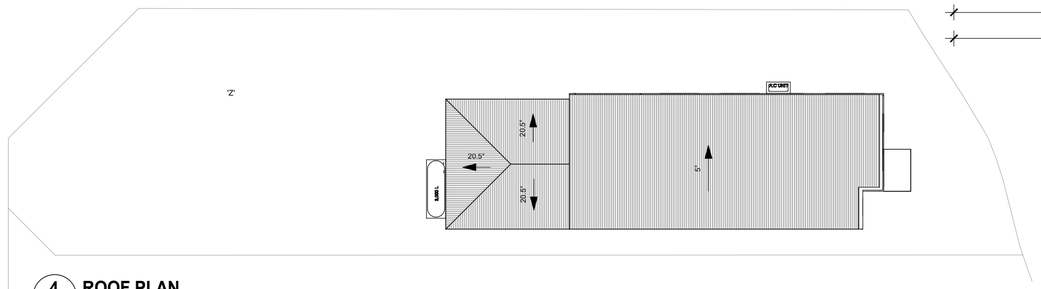
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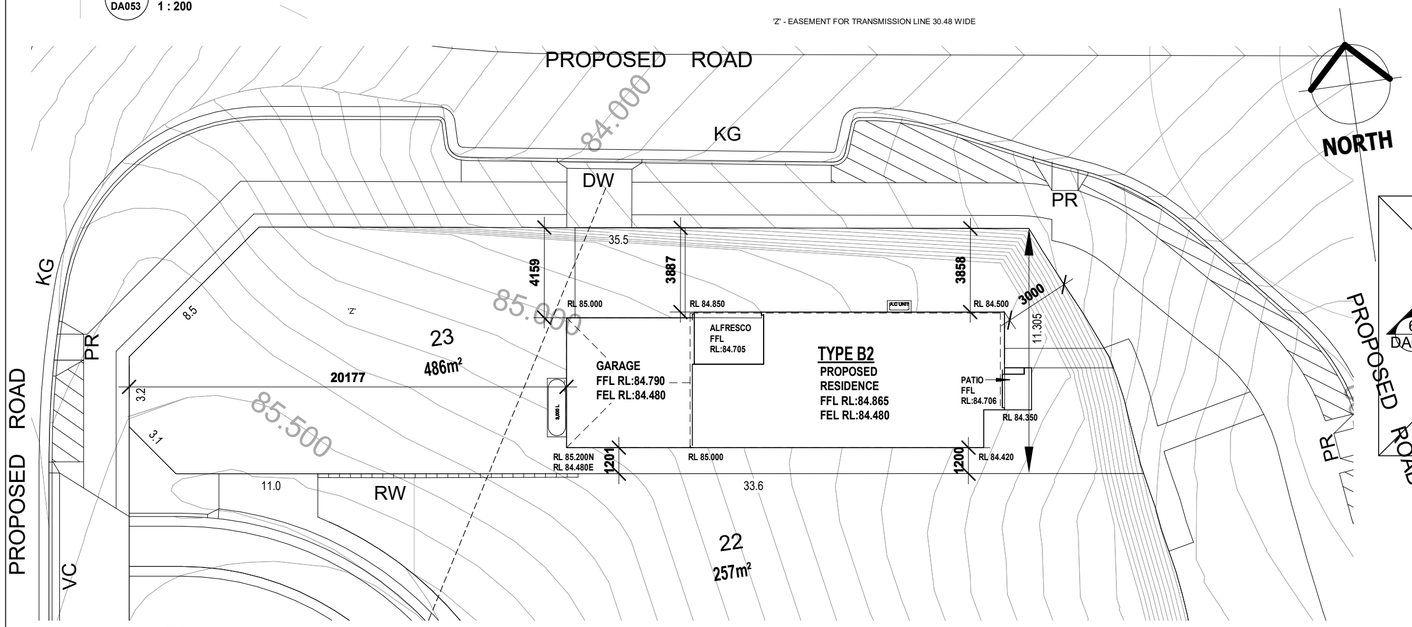




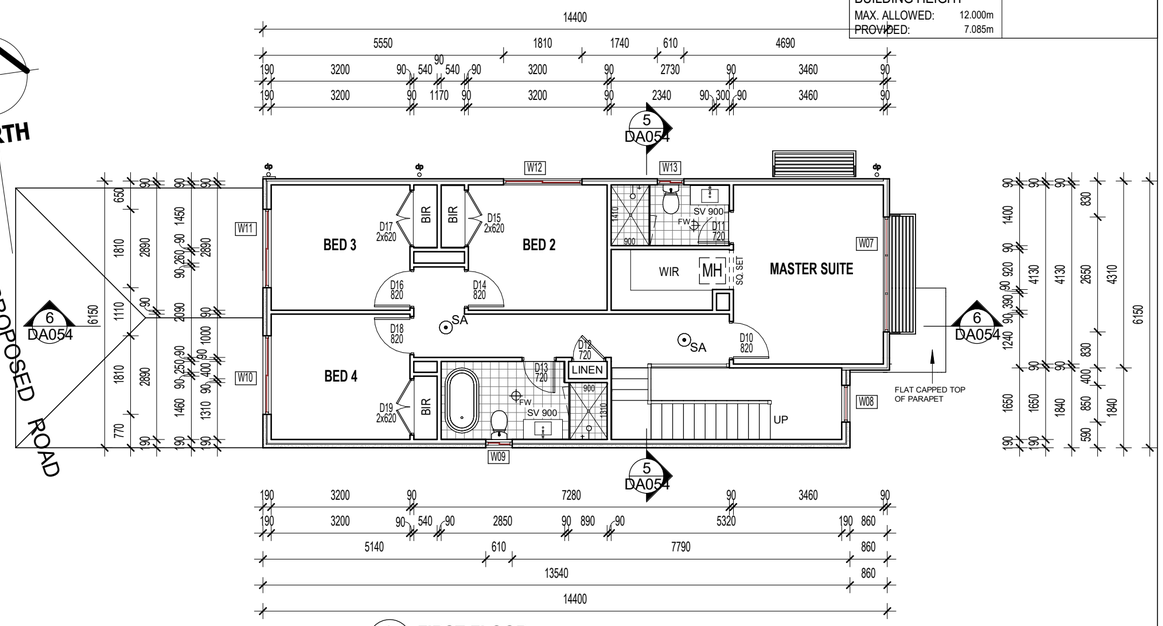
2 DA053 GROUND FLOOR
1 : 100



4 DA053 ROOF PLAN
1 : 200



1 DA053 SITE PLAN
1 : 200



3 DA053 FIRST FLOOR
1 : 100

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. ----
DA / CDC No. ----

SITE DETAILS

LOT NUMBER:	23 (No 00)
DP NUMBER:	000000
ZONING:	--
SITE AREA:	486.00m²
HOUSE AREAS: (MEASURED TO OUTSDIE FACE OF EXTERNAL WALLS)	
GROUND FLOOR:	80.99m²
FIRST FLOOR:	86.98m²
PORCH:	2.43m²
GARAGE:	35.21m²
ALFRESCO:	6.90m²
TOTAL:	**212.51m²**
DRIVEWAY / PATHS TO BOUNDARY:	79.00m²

PROJECT DETAILS

NO. OF BEDROOMS:	4
ROOF AREA:	134.86m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	67.25m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	3000 Litre
MIN. ROOF AREA CONNECTED TO RAINWATER:	000.00m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	-----

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.0
WALL COLOUR	-----
ROOFING MATERIAL:	METAL
ROOF INSULATION:	ANTICON BLANKET
ROOF COLOUR	----
CEILING INSULATION:	R3.5
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	5 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

SITE COVERAGE - F/F		PRIVATE OPEN SPACE	
MAX. ALLOWED:	35%	MIN. REQ:	16.00m²
PROPOSED:	36%	PROVIDED:	53.83m²
LANDSCAPING		**CARPARKING**	
MIN. REQ:	25%	MIN. REQ:	2 SPACES
PROVIDED:	28%	PROVIDED:	2 SPACES
BUILDING HEIGHT			
MAX. ALLOWED:	12.000m		
PROVIDED:	7.085m		

NEW LIVING HOMES
where desirability meets affordability

CNR SAPPHO ROAD & HUME HWY
WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244889C / ABN: 67 152 611 713

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

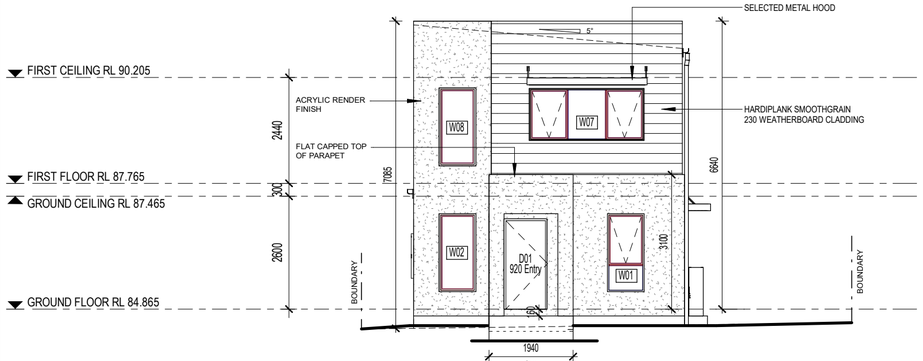
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Design: TYPE B2
Facade Type: SPINIFEX/LINEA

DRAWN BY:	DRAWING No:	DATE:	SCALE @ A2:	JOB NO:
H.A.	DA053	26.01.23	As indicated	00000

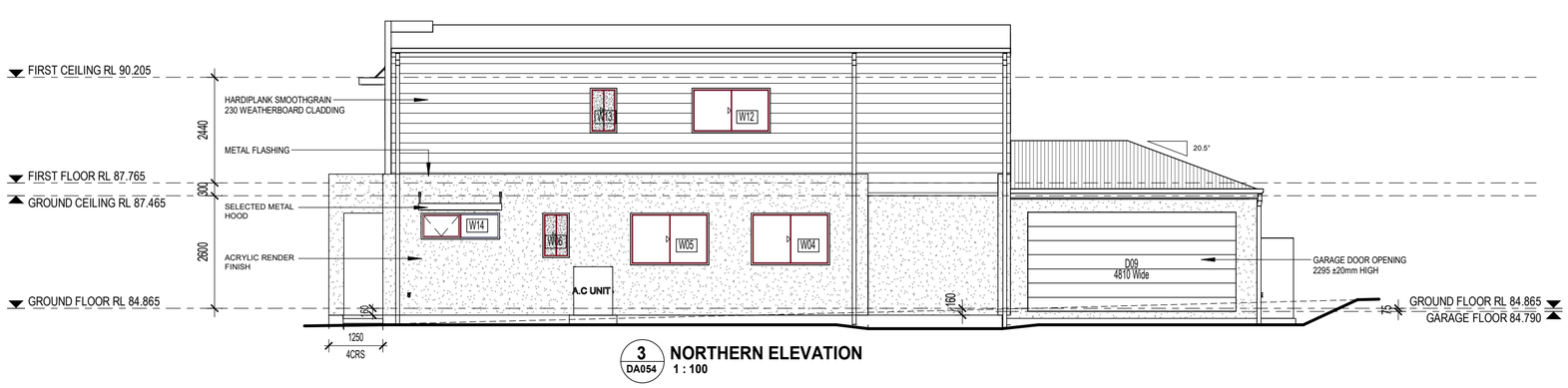
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REVISION DATE: 16.10.23

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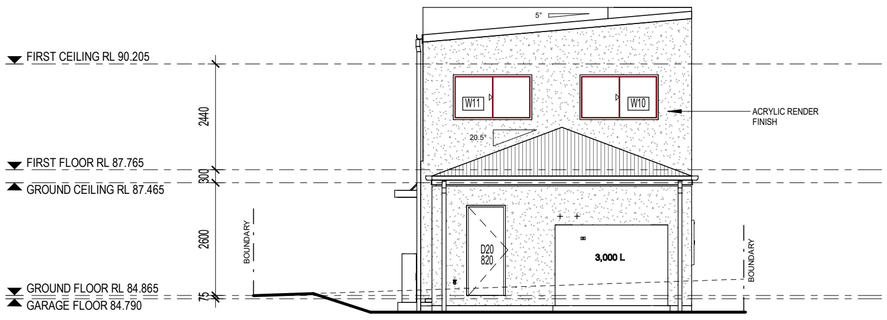
NOTE: FLOOR LEVELS MAY VARY BY ±200mm



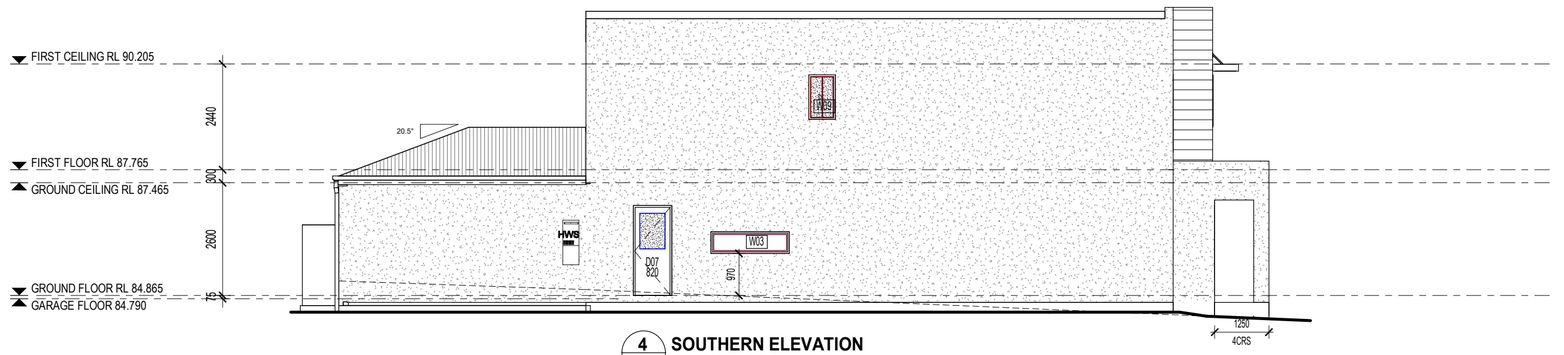
1 DA054 EASTERN ELEVATION
1 : 100



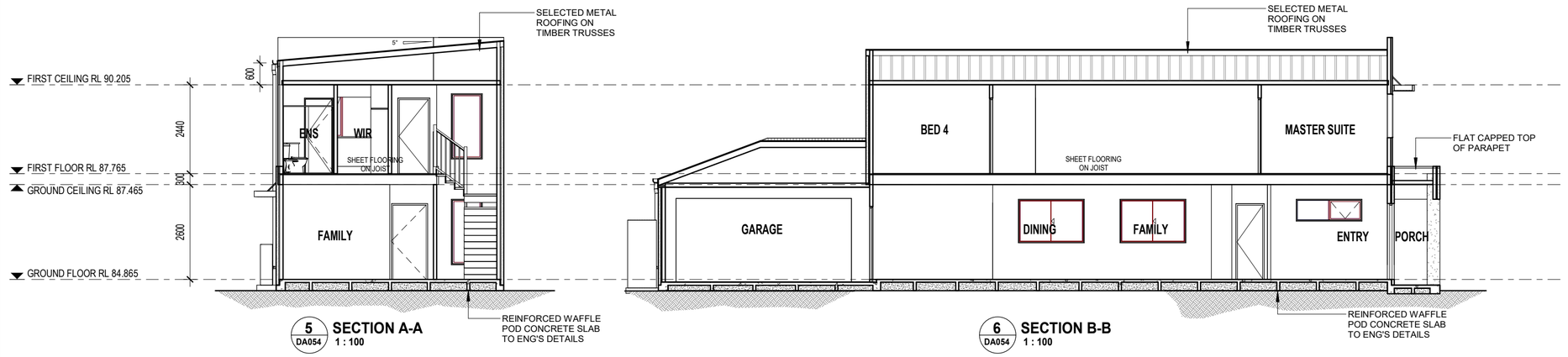
3 DA054 NORTHERN ELEVATION
1 : 100



2 DA054 WESTERN ELEVATION
1 : 100



4 DA054 SOUTHERN ELEVATION
1 : 100



5 DA054 SECTION A-A
1 : 100

6 DA054 SECTION B-B
1 : 100

INSULATION REQUIREMENTS

R2.0 INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS

R3.5 INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE)

ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

DOOR SCHEDULE

DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2040	1020	GROUND FLOOR
02		2040	720	GROUND FLOOR
03		2040	720	GROUND FLOOR
04		2040	620	GROUND FLOOR
05		2040	720 CSD	GROUND FLOOR
06		2040	820	GROUND FLOOR
07		2040	820	GROUND FLOOR
08		2040	820	GARAGE FLOOR
09	PANELIFT	2295	4810	GARAGE FLOOR
10		2040	820	FIRST FLOOR
11		2040	720	FIRST FLOOR
12		2040	720	FIRST FLOOR
13		2040	720	FIRST FLOOR
14		2040	820	FIRST FLOOR
15		2040	2x620	FIRST FLOOR
16		2040	820	FIRST FLOOR
17		2040	2x620	FIRST FLOOR
18		2040	820	FIRST FLOOR
19		2040	2x620	FIRST FLOOR
20		2040	820	GROUND FLOOR

WINDOW & SLIDING DOOR SCHEDULE

TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	CLEAR	GROUND FLOOR
W	02	1800	850	FIXED	CLEAR	GROUND FLOOR
W	03	500	1810	FIXED	CLEAR	GROUND FLOOR
W	04	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	05	1200	1810	SLIDING	CLEAR	GROUND FLOOR
W	06	1029	610	SLIDING	TOUGH. OBS.	GROUND FLOOR
W	07	1200	2650	AWNING	CLEAR	FIRST FLOOR
W	08	1800	850	FIXED	CLEAR	FIRST FLOOR
W	09	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	10	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	11	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	12	1030	1810	SLIDING	CLEAR	FIRST FLOOR
W	13	1029	610	SLIDING	TOUGH. OBS.	FIRST FLOOR
W	14	600	1810	AWNING	CLEAR	GROUND FLOOR
SD	01	2100	1810	SLIDING DOOR	CLEAR	GROUND FLOOR

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WARWICK FARM NSW 2170
PH:1300 366 766 WWW.NEWLIVINGHOMES.COM.AU
LICENCE No. 244888C / ABN: 67 152 611 713

GENERAL NOTES
Do not scale drawings use figured dimensions only.Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.All dimensions are to frames and do not allow for plasterboard or skirtings.

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CLIENT: DevCore PROPERTY GROUP

PROJECT DETAILS:
INTEGRATED DA - DEVELOPMENT APPLICATION
Lot No : 23 PROPOSED ROAD
Suburb: AUSTRAL
Council: LIVERPOOL

DRAWING NAME: ELEVATIONS, SECTIONS, SCHEDULES
SCALE @ A2: 1 : 100
JOB NO: 00000
Design: TYPE B2
Facade Type: SPINIFEX/LINEA
DRAWN BY: H.A.
DRAWING No: DA054
DATE: 26.01.23
REVISION: D
REVISION DATE: 16.10.23

LOCATION: D:\NEW EDGE HOMES\DEVELOPMENTS\LOT 280 FIFTH AVE AUSTRAL\LOT 23.rvt PLOT DATE: 20/10/2023 1:59:03 PM

280 FIFTH AVENUE, AUSTRAL - INTEGRATED DA



INDICATIVE LOCATION PLAN

280 Fifth Avenue - Lot Area Schedule

Parent Lot	Parent Lot Area (m²)	Lot No.	Lot Area (m²)	Fifth Bedroom	Frontage (m)	1F Site Coverage (m²)	1F Site Coverage % of Lot	Landscape Area (m²)	Landscape Area (% of Lot Area)	PPOS (min. 16m²)	Type
		24	228.40	-	8.14	70.95	31.06	104.23	45.63	√	C1_x
		25	228.69	-	8.82	70.95	31.02	104.09	45.52	√	C2
		26	205.87	-	7.58	70.95	34.46	82.04	39.85	√	C3
		27	231.71	-	9.53	70.95	30.62	108.25	46.72	√	C4
		28	233.81	-	9.59	70.95	30.35	110.06	47.07	√	C3
		29	209.01	-	8.29	70.95	33.95	84.41	40.39	√	C2
		30	208.50	-	7.53	70.95	34.03	82.41	39.53	√	C1
		31	210.61	-	7.63	70.95	33.69	84.16	39.96	√	C3
		32	208.76	-	7.66	70.95	33.99	82.37	39.46	√	C2
		33	207.16	-	7.64	70.95	34.25	80.85	39.03	√	C4
		34	204.93	-	7.54	70.95	34.62	80.03	39.05	√	C2
		35	203.61	-	7.51	70.95	34.85	79.71	39.15	√	C1
		36	203.11	-	7.50	70.95	34.93	79.29	39.04	√	C3
	17,785	37	194.22	-	7.50	70.95	36.53	69.86	35.97	√	C4
		38	199.68	-	7.65	70.95	35.53	74.34	37.23	√	C1
		39	233.31	-	7.36	70.95	30.41	100.98	43.28	√	C3
		40	262.36	-	7.70	69.77	26.59	132.76	50.60	√	D2_x
		41	230.04	-	9.00	69.77	30.33	100.48	43.68	√	D1
		42	255.92	Yes	7.50	129.43	50.57	92.57	36.17	√	A2
		43	250.58	-	7.50	87.72	35.01	103.53	41.32	√	A4
		44	233.25	-	7.5_corner	87.72	37.61	84.3	36.14	√	A2_x
		45	248.92	-	13.20	67.36	27.06	102.6	41.22	√	E1
		46	201.52	-	9.00	69.77	34.62	71.91	35.68	√	D2
		47	226.85	-	9.00	69.77	30.76	97.24	42.87	√	D1
		48	206.01	-	7.30	70.95	34.44	75.59	36.69	√	C3
		49	238.87	-	7.50	87.72	36.72	88.96	37.24	√	A1
		50	265.37	-	7.50	87.72	33.06	115.38	43.48	√	A2
		51	291.72	-	7.50	87.72	30.07	141.69	48.57	√	A3
		52	314.13	-	7.50	87.72	27.92	166.56	53.02	√	A4
		53	324.48	Yes	7.50	129.43	39.89	159.71	49.22	√	A3
		54	232.27								
		55	225.01								
		56	225.01								
		57	225.00								
		58	202.23	-	7.80	70.95	35.08	73.18	36.19	√	C3_x
Laneway			892.76								
TOTAL	17785.00		8963.68								

Site Area (ha)	0.896
No. of Dwellings	31
Residential Density	35 Dwellings per Hectare

NUMBER	DRAWING NAME	SCALE	REVISION
DA000	COVER PAGE		D
DA001	SITE ANALYSIS	1:500	D
DA002	OVERALL SITE PLAN - GF	1:500	D
DA003	OVERALL SITE PLAN - 1F	1:500	D
DA004	BENCHING SITE PLAN - GF	1:500	D
DA005	EXTERNAL COLOURS AND MATERIALS		D
DA006	LOT 24-27 FLOOR PLANS - GF	1:100	D
DA007	LOT 24-27 FLOOR PLANS - 1F	1:100	D
DA008	LOT 24-27 FLOOR PLANS - ROOF	1:100	D
DA009	LOT 24-27 ELEVATIONS	1:100	D
DA010	LOT 24-27 SECTIONS	1:100, 1:200	D
DA011	LOT 28-31 FLOOR PLANS - GF	1:100	D
DA012	LOT 28-31 FLOOR PLANS - 1F	1:100	D
DA013	LOT 28-31 FLOOR PLANS - ROOF	1:100	D
DA014	LOT 28-31 ELEVATIONS	1:100	D
DA015	LOT 28-31 SECTIONS	1:100, 1:200	D
DA016	LOT 32-35 FLOOR PLANS - GF	1:100	D
DA017	LOT 32-35 FLOOR PLANS - 1F	1:100	D
DA018	LOT 32-35 FLOOR PLANS - ROOF	1:100	D
DA019	LOT 32-35 ELEVATIONS	1:100	D
DA020	LOT 32-35 SECTIONS	1:100, 1:200	D
DA021	LOT 36-39 FLOOR PLANS - GF	1:100	D
DA022	LOT 36-39 FLOOR PLANS - 1F	1:100	D
DA023	LOT 36-39 FLOOR PLANS - ROOF	1:100	D
DA024	LOT 36-39 ELEVATIONS	1:100	D
DA025	LOT 36-39 SECTIONS	1:100, 1:200	D
DA026	LOT 40-44 FLOOR PLANS - GF	1:100	D
DA027	LOT 40-44 FLOOR PLANS - 1F	1:100	D
DA028	LOT 40-44 FLOOR PLANS - ROOF	1:100	D
DA029	LOT 40-44 ELEVATIONS	1:100	D
DA030	LOT 40-44 SECTIONS	1:100, 1:200	D
DA031	LOT 45-47 FLOOR PLANS - GF	1:100	D
DA032	LOT 45-47 FLOOR PLANS - 1F	1:100	D
DA033	LOT 45-47 FLOOR PLANS - ROOF	1:100	D
DA034	LOT 45-47 ELEVATIONS	1:100	D
DA035	LOT 45-47 SECTIONS	1:100, 1:200	D
DA036	LOT 48-50 FLOOR PLANS - GF	1:100	D
DA037	LOT 48-50 FLOOR PLANS - 1F	1:100	D
DA038	LOT 48-50 FLOOR PLANS - ROOF	1:100	D
DA039	LOT 48-50 ELEVATIONS	1:100	D
DA040	LOT 48-50 SECTIONS	1:100, 1:200	D
DA041	LOT 51-53 FLOOR PLANS - GF	1:100	D
DA042	LOT 51-53 FLOOR PLANS - 1F	1:100	D
DA043	LOT 51-53 FLOOR PLANS - ROOF	1:100	D
DA044	LOT 51-53 ELEVATIONS	1:100	D
DA045	LOT 51-53 SECTIONS	1:100, 1:200	D
DA046	LOT 58 FLOOR PLANS - GF	1:100	D
DA047	LOT 58 FLOOR PLANS - 1F	1:100	D
DA048	LOT 58 FLOOR PLANS - ROOF	1:100	D
DA049	LOT 58 ELEVATIONS	1:100	D
DA050	LOT 58 SECTIONS	1:100, 1:200	D
DA051	STREETSCAPE ELEVATION	1:300	D
DA052	LANDSCAPE AREAS	1:500	D
DA053	SHADOW DIAGRAMS	1:1000	D
DA054	PROPOSED EASEMENTS	1:500	D



INDICATIVE STREETSCAPE PERSPECTIVE - PROPOSED COLLECTOR ROAD

NOTE:
PATHS, ROADS, TREES AND FENCING
SHOWN INDICATIVELY ONLY



INDICATIVE STREETSCAPE PERSPECTIVE - LIVESTOCK STREET

NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

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Suite 3, 40 Brookhollow Avenue,
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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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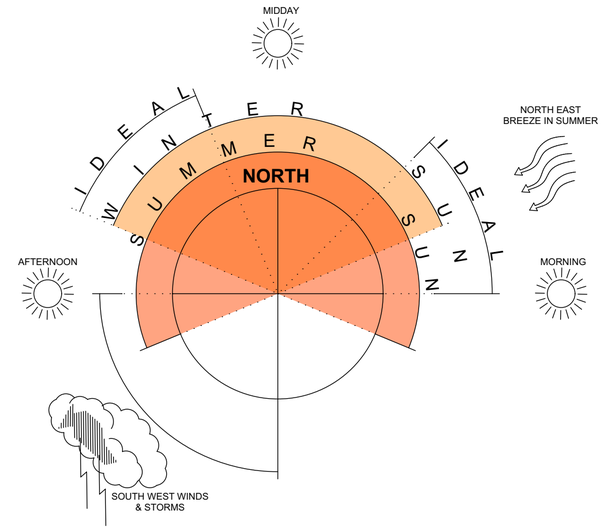
PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DEVELOPMENT APPLICATION

DRAWING NAME: COVER PAGE
SCALE @ A2
DATE: 25/10/2023
DRAWING NO. **DA000**
REVISION **D**



DENOTES FIFTH BEDROOM ABOVE GARAGE



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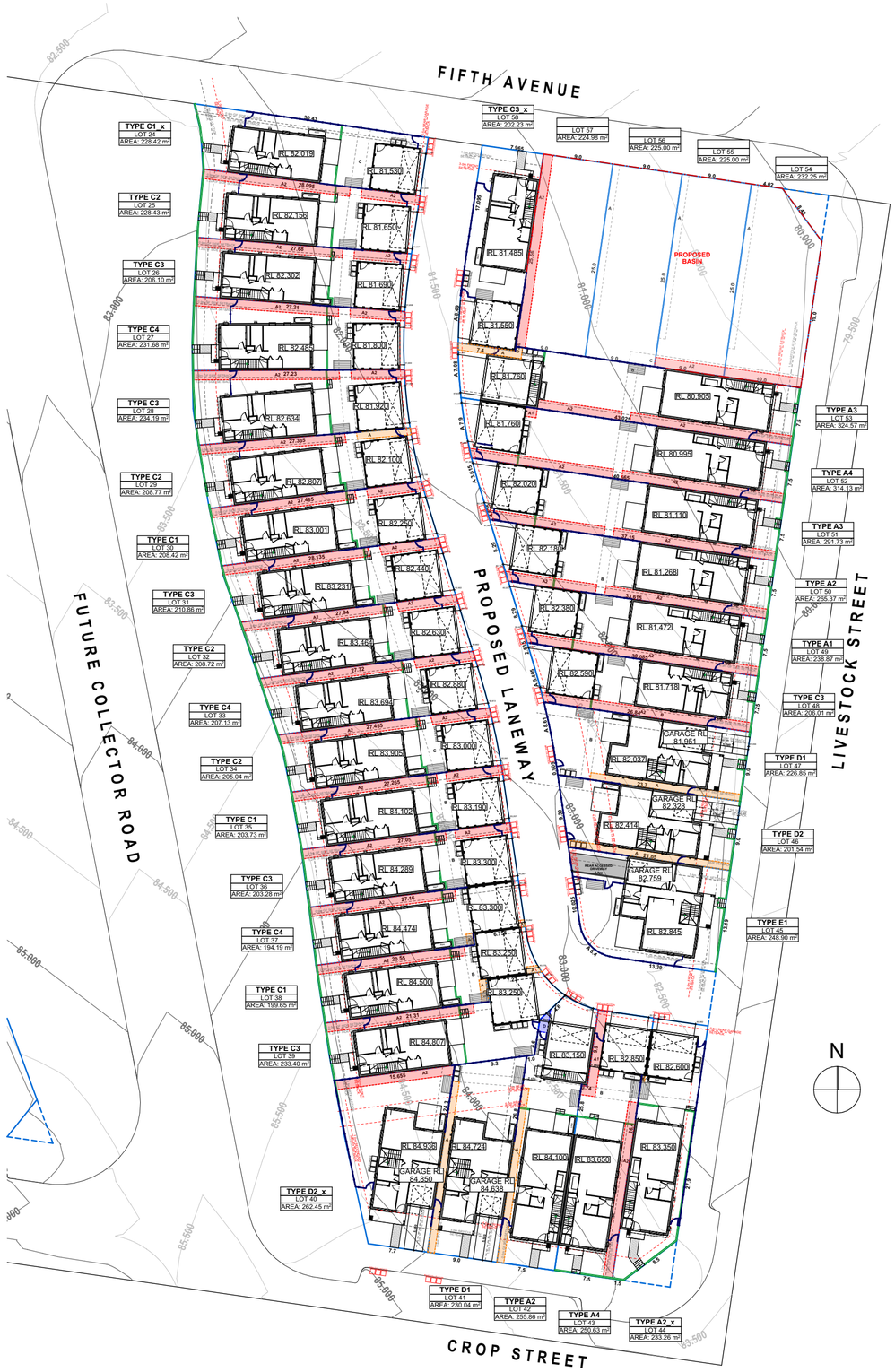
REV	DATE	DRAWN	DESCRIPTION
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B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
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PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	SITE ANALYSIS
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:500 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA001**
COUNCIL:	LIVERPOOL	REVISION	**D**



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- RETAINING WALLS SHOWN INDICATIVELY. REFER TO CIVIL ENGINEER DRAWINGS FOR FURTHER DETAIL

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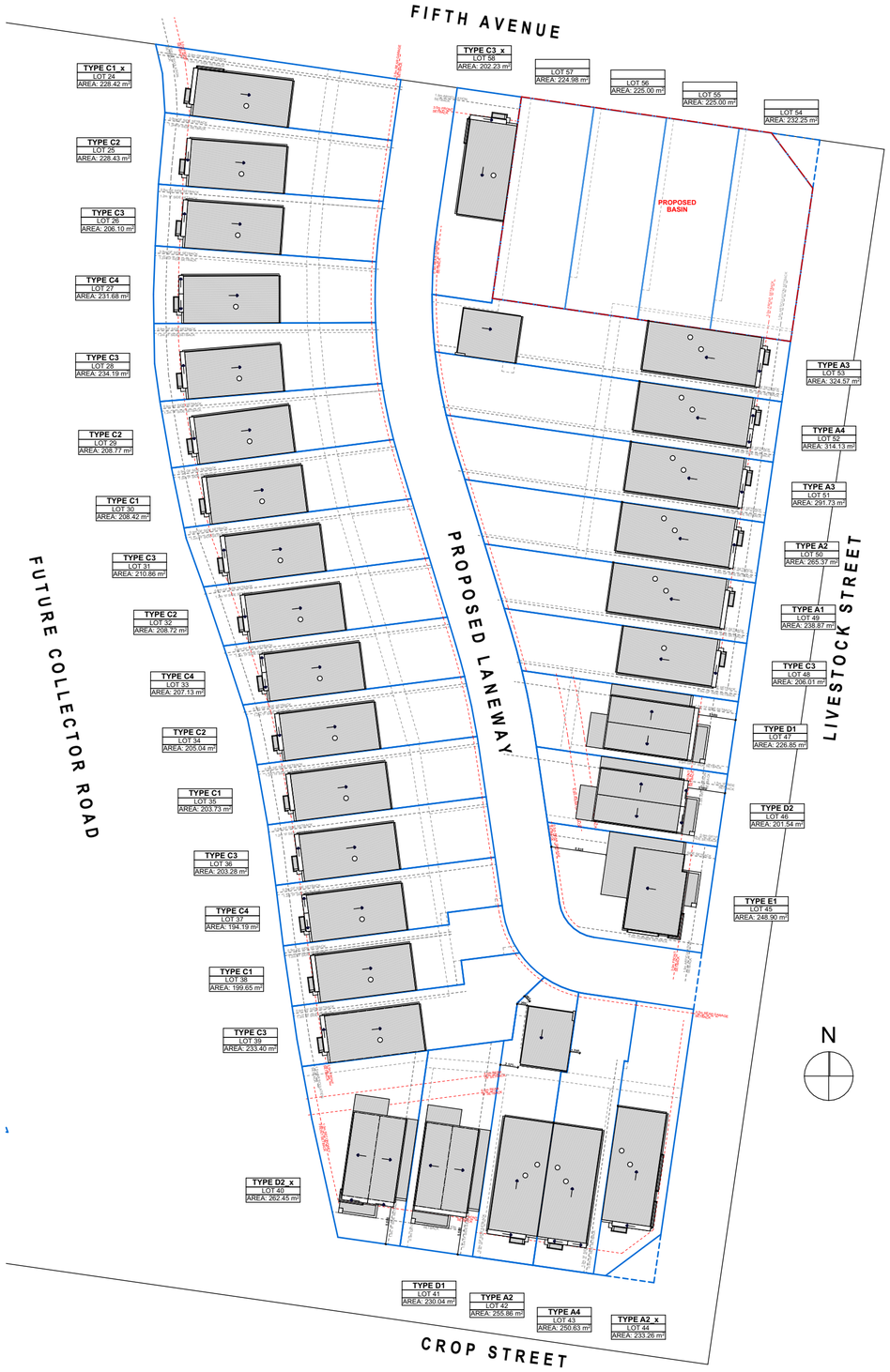
REV	DATE	DRAWN	DESCRIPTION
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B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	OVERALL SITE PLAN - GF
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:500 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA002**
COUNCIL:	LIVERPOOL	REVISION	**D**





LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

NOTE:
+/- 200mm TO ALL NOMINATED LEVELS

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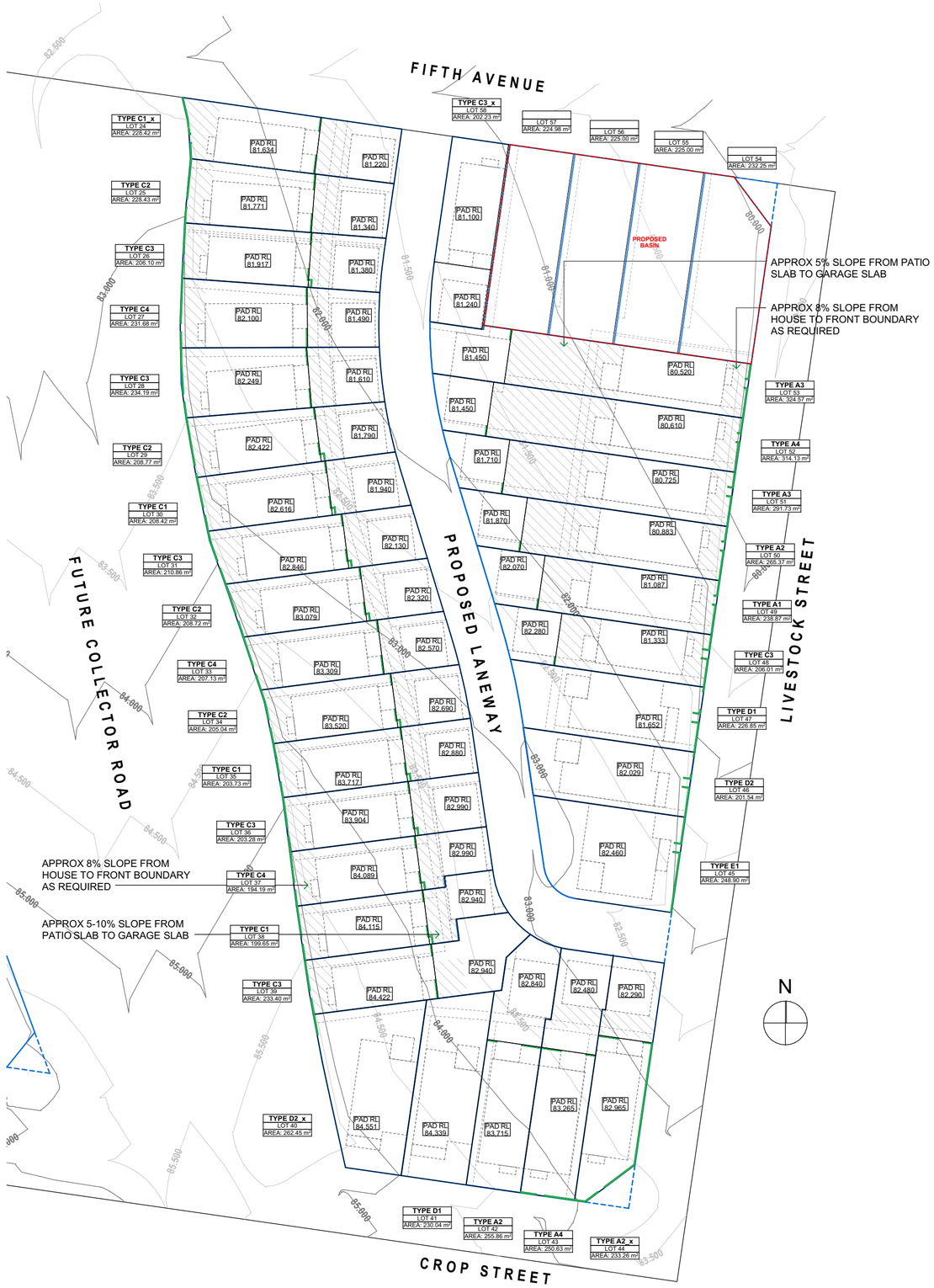
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B	3/03/2023	NS	Issue for DA
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D	25/10/2023	JS	Revised Draft DP

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PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475
280 FIFTH AVENUE
AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DRAWING NAME: OVERALL SITE PLAN - 1F
SCALE 1:500 @ A2
DATE: 25/10/2023
DRAWING NO. **DA003**
REVISION **D**



GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- RETAINING WALLS SHOWN INDICATIVELY. REFER TO CIVIL ENGINEER DRAWINGS FOR FURTHER DETAIL

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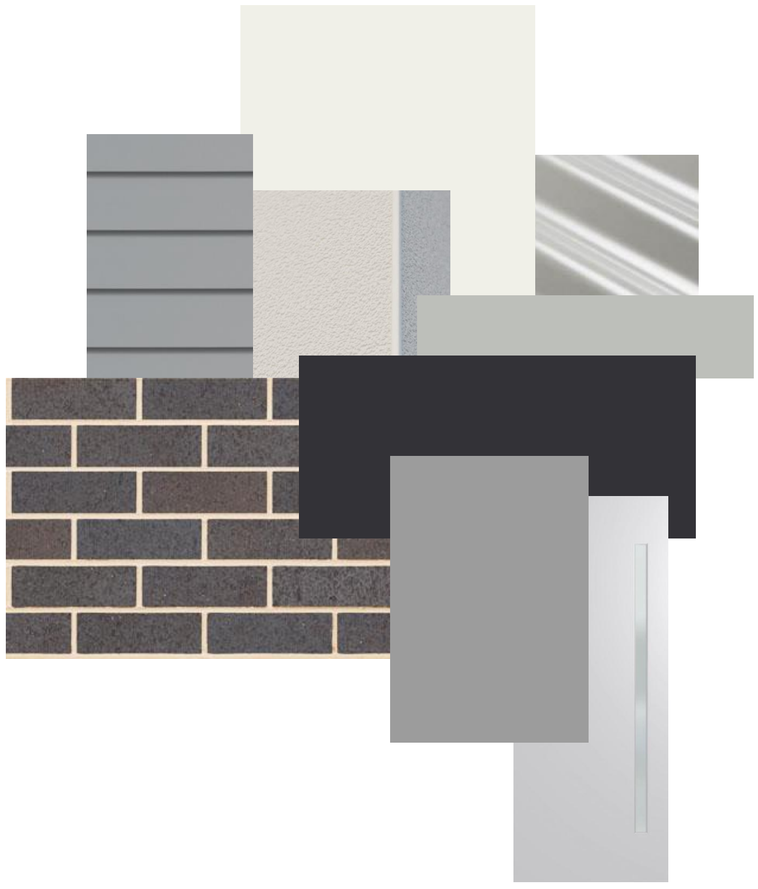
REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

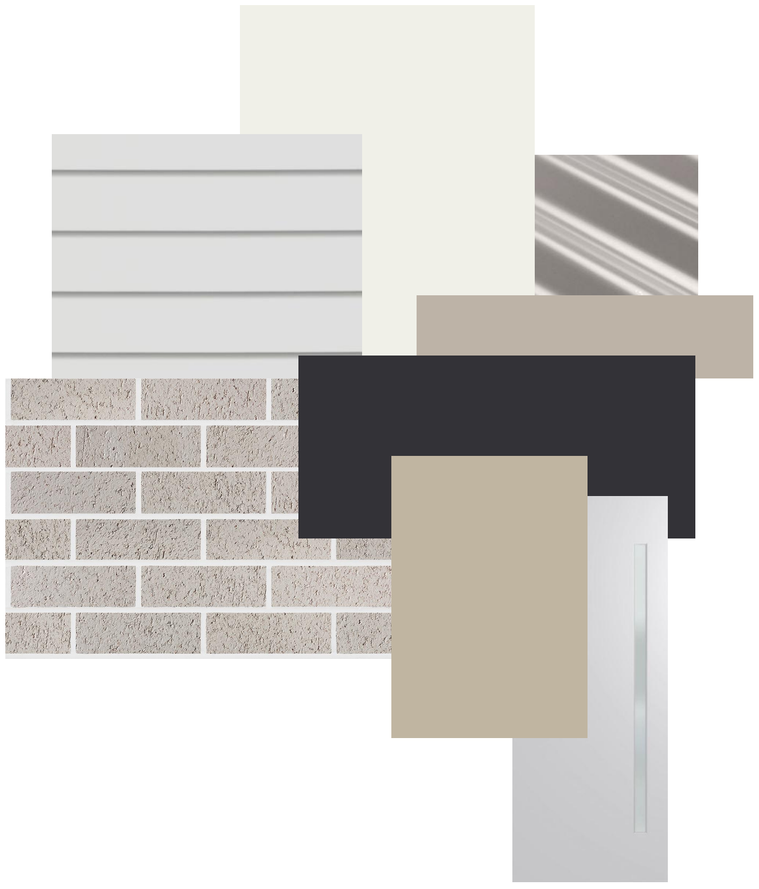
DRAWING NAME: BENCHING SITE PLAN - GF
SCALE 1:500 @ A2
DATE: 25/10/2023
DRAWING NO. **DA004**
REVISION **D**



SCHEME 1 - SHADOW



SCHEME 2 - EARTH



SCHEME 3 - STONE

GENERAL NOTES:

- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

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REV	DATE	DRAWN	DESCRIPTION
B	3/03/2023	NS	Issue for DA
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D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**

PROJECT ADDRESS: Lot 1125 DP DP2475
280 FIFTH AVENUE
AUSTRAL NSW, 2179

COUNCIL: LIVERPOOL

DRAWING NAME: EXTERNAL COLOURS AND MATERIALS
SCALE @ A2
DATE: 25/10/2023
DRAWING NO. **DA005**
REVISION **D**

BASIX COMMITMENTS

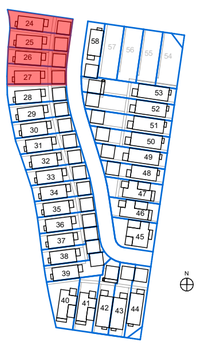
Summary of BASIX Commitments for Fifth Avenue_Type C_24	
	Commitment
Water	
Total area of garden and lawn (m2)	110
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clotheline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_25	
	Commitment
Water	
Total area of garden and lawn (m2)	110
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clotheline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_26	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clotheline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

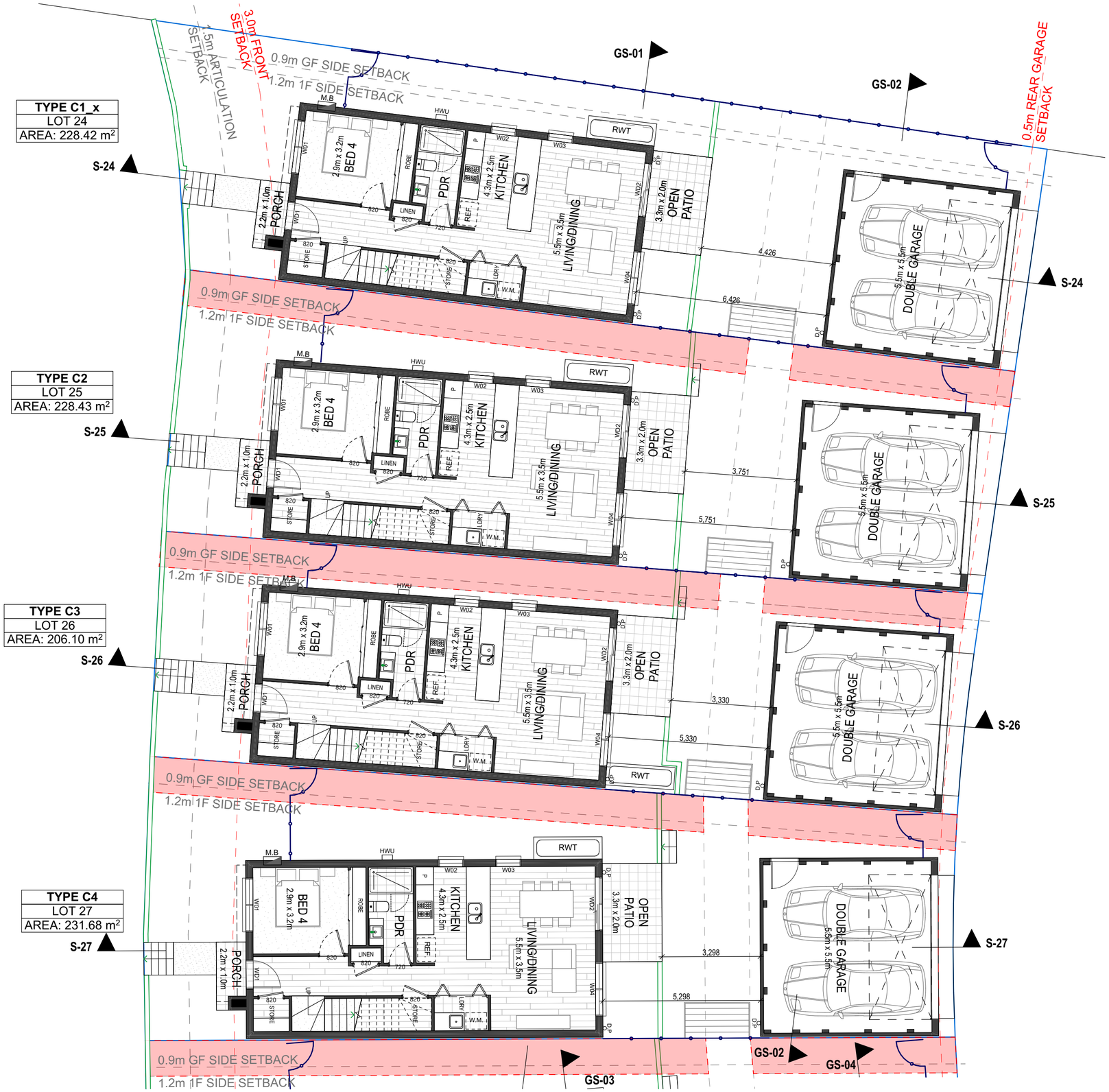
Summary of BASIX Commitments for Fifth Avenue_Type C_27	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
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Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
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Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clotheline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
Suite 3, 40 Brookhollow Avenue,
Baulkham Hills, NSW 2153.
(P) 02 8806 7604 (F) 02 8806 7699

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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 24-27 FLOOR PLANS - GF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA006**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

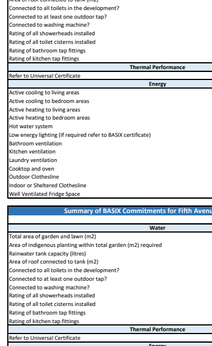
Summary of BASIX Commitments for Fifth Avenue_Type C_24	
	Commitment
Water	
Total area of garden and lawn (m2)	110
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_25	
	Commitment
Water	
Total area of garden and lawn (m2)	110
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_26	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_27	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
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Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
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Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
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Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

KEY PLAN



DESIGNER/BUILDER

creationhomes

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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 24-27 FLOOR PLANS - 1F
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA007**
COUNCIL:	LIVERPOOL	REVISION	**D**

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BASIX COMMITMENTS

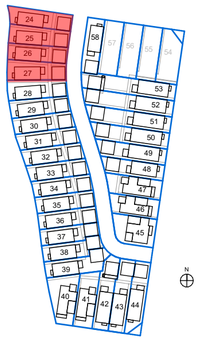
Summary of BASIX Commitments for Fifth Avenue_Type C_24	
	Commitment
Water	
Total area of garden and lawn (m2)	110
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
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Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_25	
	Commitment
Water	
Total area of garden and lawn (m2)	110
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_26	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
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Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_27	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
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Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

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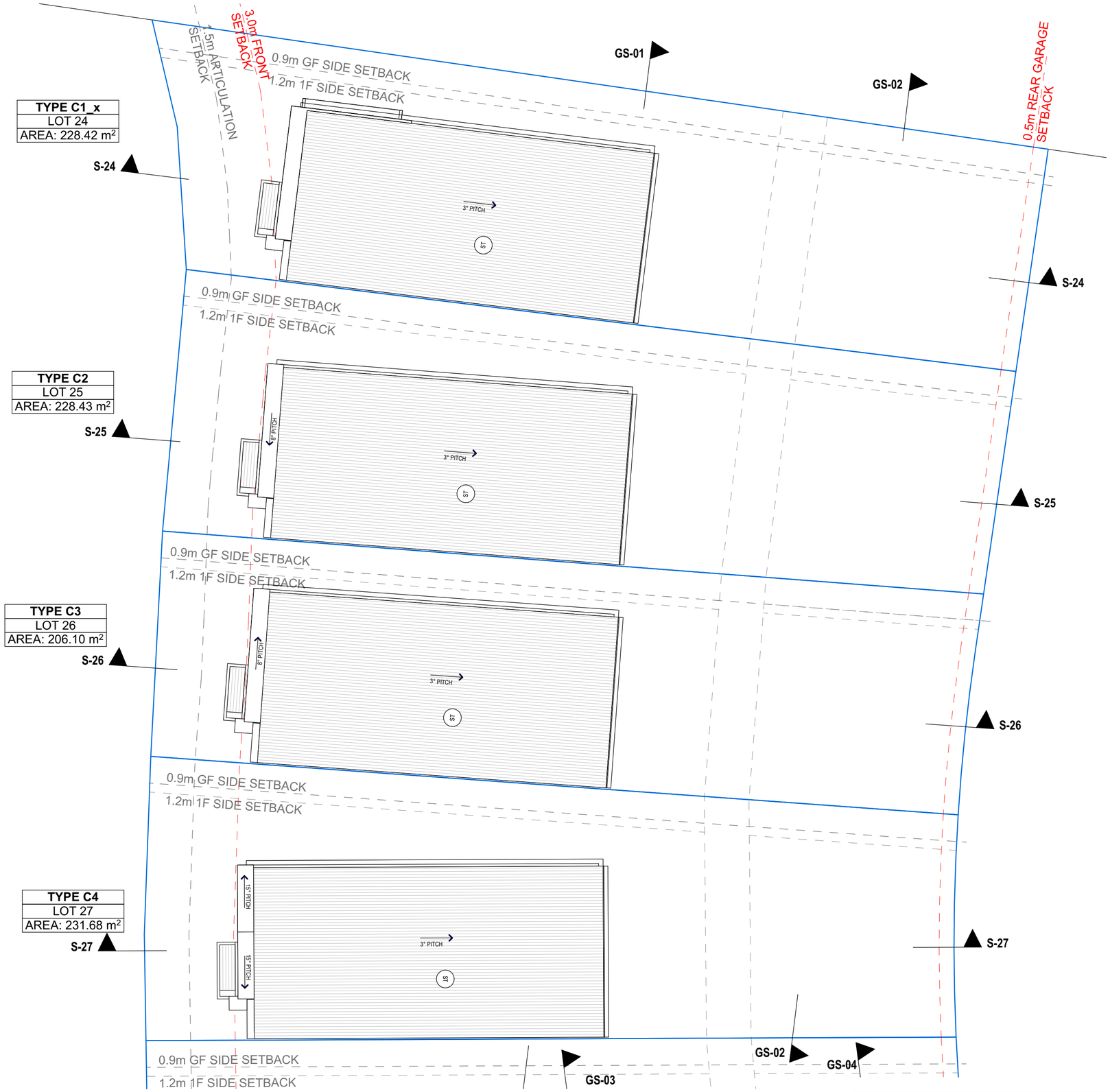


LEGEND:

ZERO LOT EASEMENT - 0.9m WIDE

ZERO LOT EASEMENT - 1.2m WIDE

RIGHT OF WAY/ ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

creationhomes

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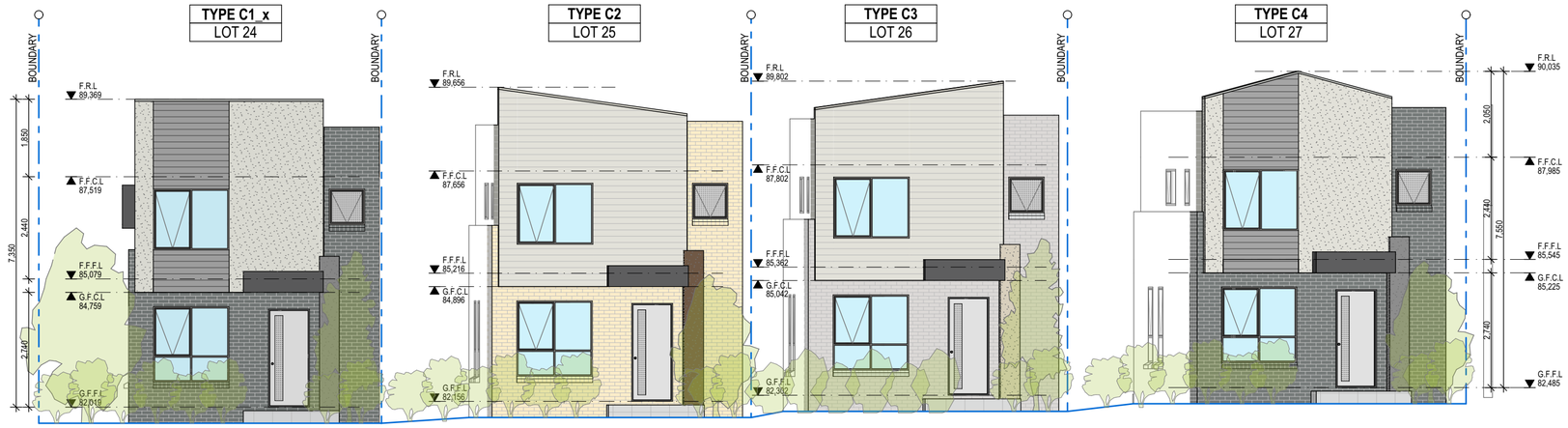
REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

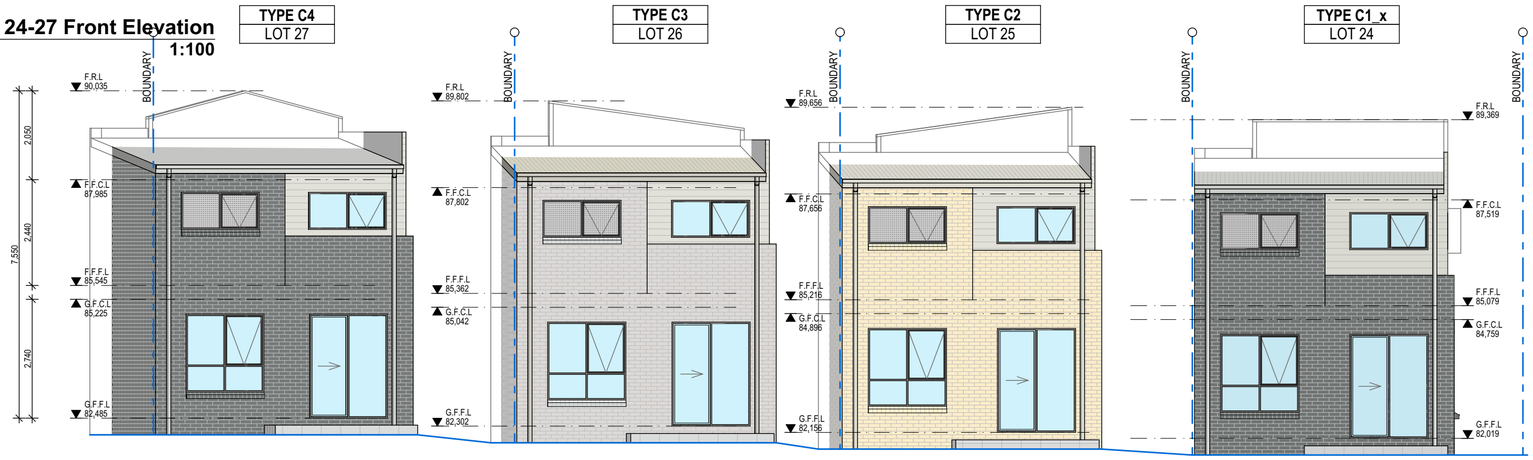
DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

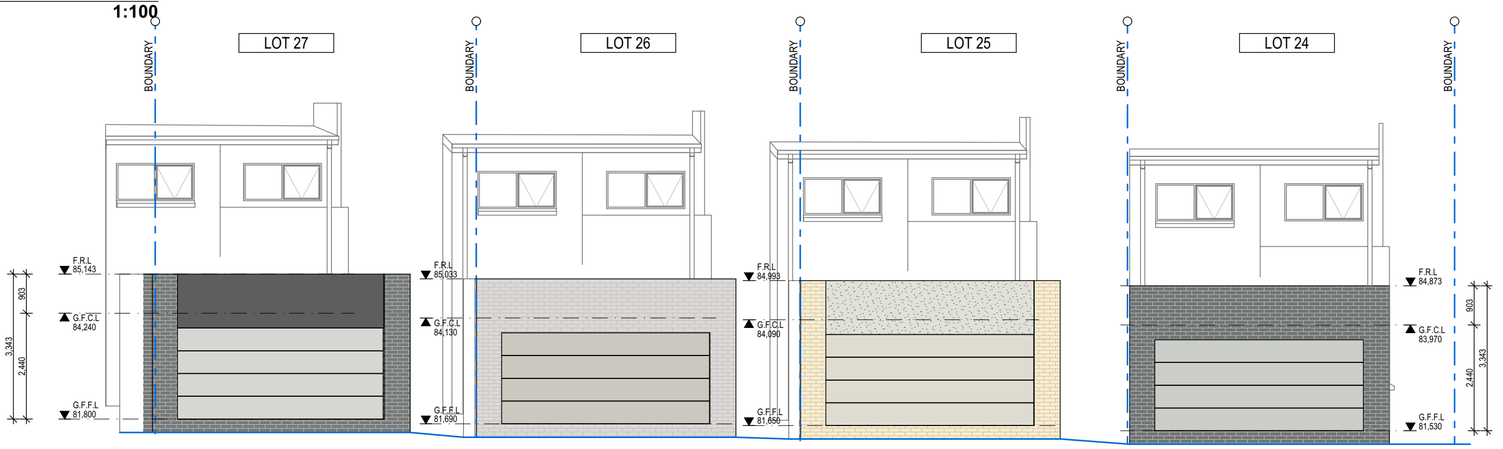
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 24-27 FLOOR PLANS - ROOF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA008**
COUNCIL:	LIVERPOOL	REVISION	**D**

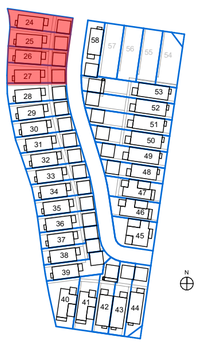


Lot 24-27 Front Elevation
1:100



Lot 24-27 Rear Elevation
1:100





Lot 24-27 Laneway Elevation
1:100

KEY PLAN

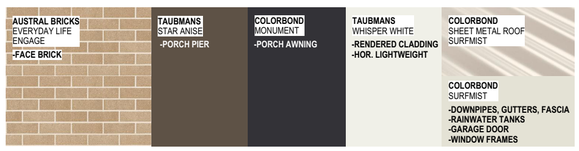
GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY, SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

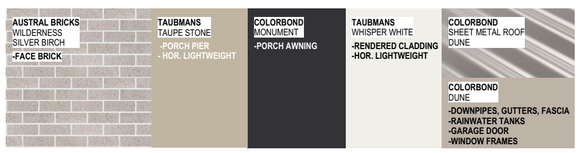
COLOUR SCHEME 01 - SHADOW



COLOUR SCHEME 02 - EARTH



COLOUR SCHEME 03 - STONE



NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
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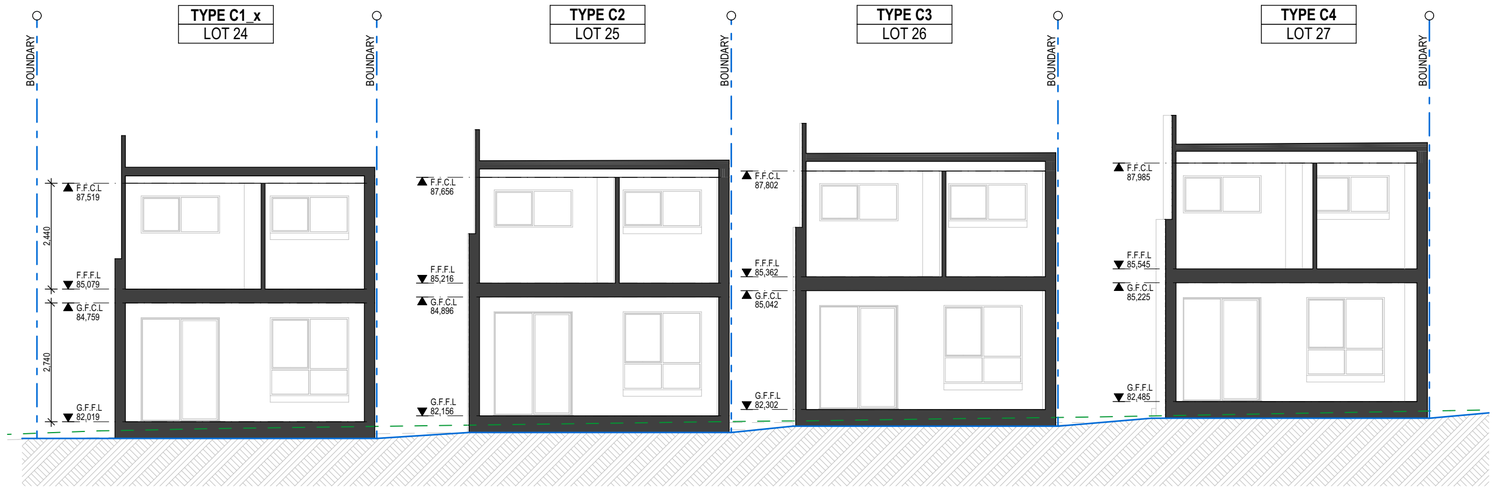
REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

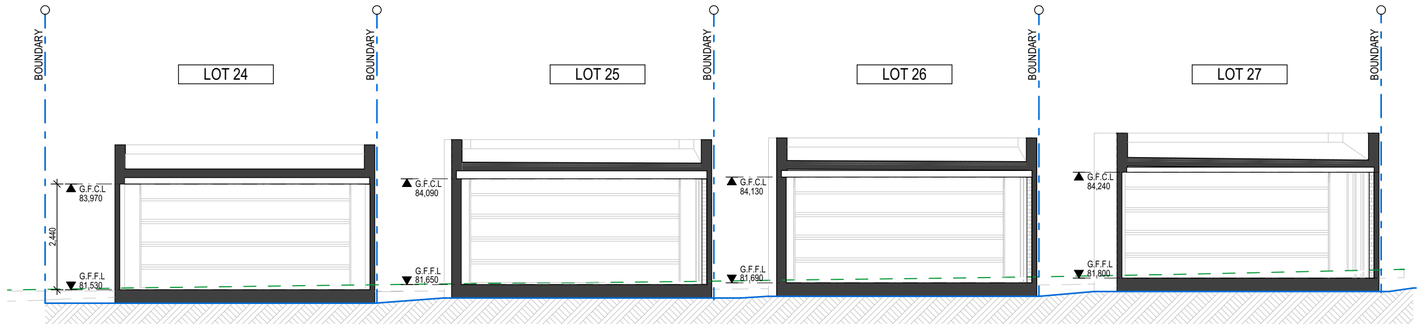
DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

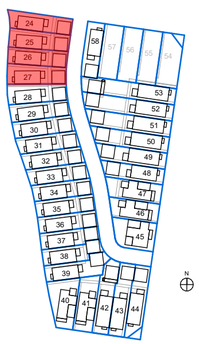
DRAWING NAME: LOT 24-27 ELEVATIONS
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA009**
REVISION **D**



GS-01 Lot 24-27 Section
1:100



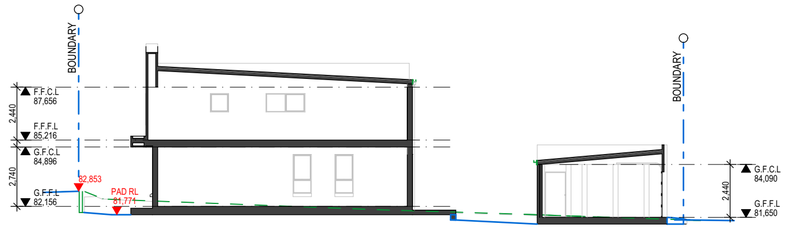
GS-02 Lot 24-27 Section - Garages
1:100



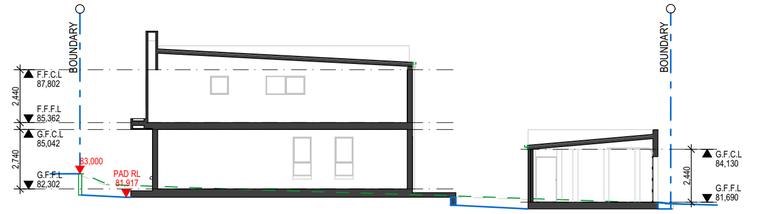
KEY PLAN



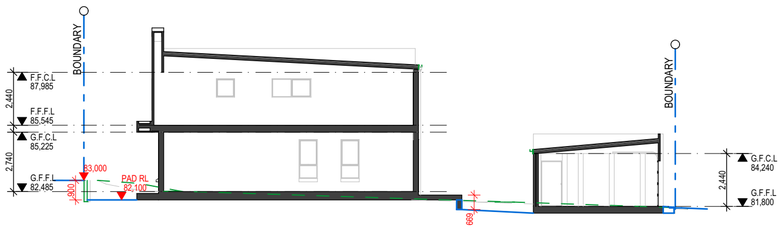
S-24 LONG SECTION
1:200



S-25 LONG SECTION
1:200



S-26 LONG SECTION
1:200



S-27 LONG SECTION
1:200

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
Suite 3, 40 Brookhollow Avenue,
Baulkham Hills, NSW 2153.
(P) 02 8806 7604 (F) 02 8806 7699

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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 24-27 SECTIONS
		SCALE	1:100, 1:200 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA010**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

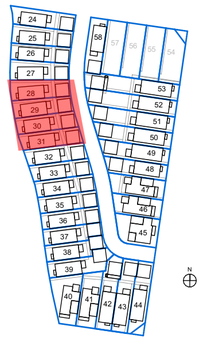
Summary of BASIX Commitments for Fifth Avenue_Type C_28	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_29	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_30	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_31	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
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Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

creationhomes

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C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 28-31 FLOOR PLANS - GF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA011**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

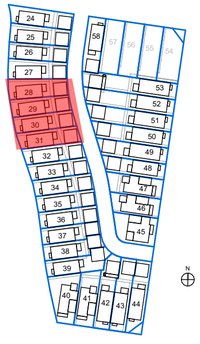
Summary of BASIX Commitments for Fifth Avenue_Type C_28	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_29	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
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Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_30	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_31	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
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Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

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D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

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PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 28-31 FLOOR PLANS - 1F
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA012**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

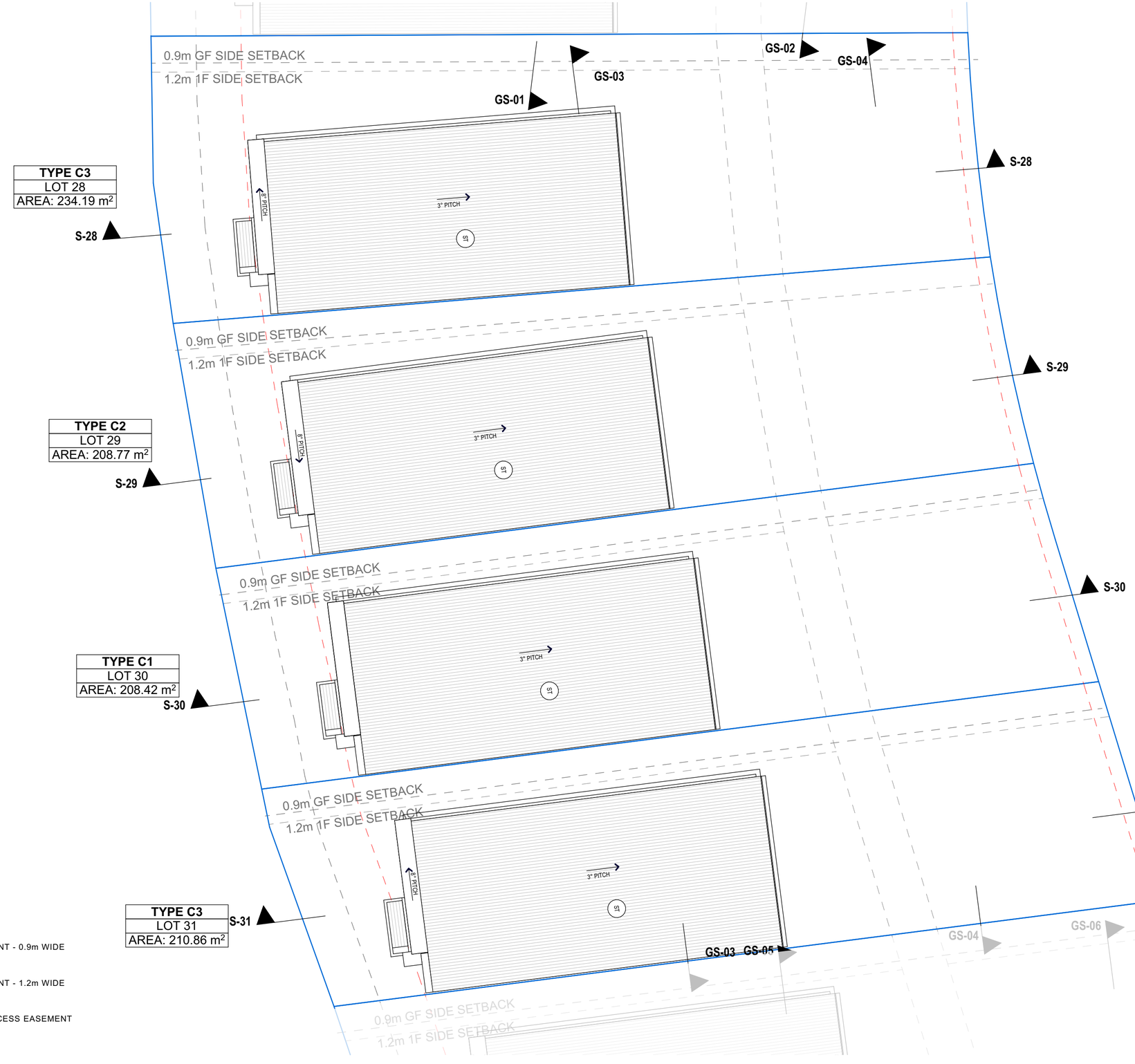
Summary of BASIX Commitments for Fifth Avenue_Type C_28	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

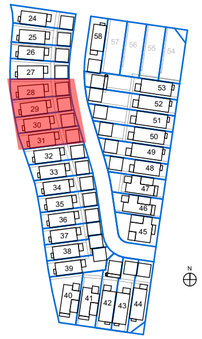
Summary of BASIX Commitments for Fifth Avenue_Type C_29	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
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Refer to Universal Certificate	Pass
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Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_30	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_31	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

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LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

KEY PLAN

DESIGNER/BUILDER

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DevCore PROPERTY GROUP

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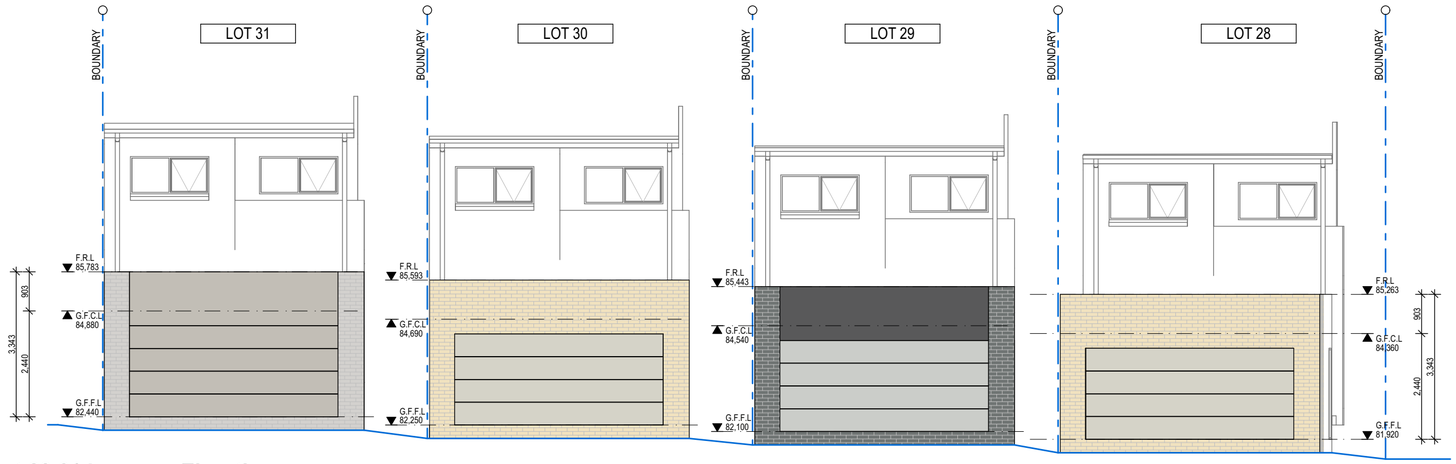
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 28-31 FLOOR PLANS - ROOF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA013**
COUNCIL:	LIVERPOOL	REVISION	**D**



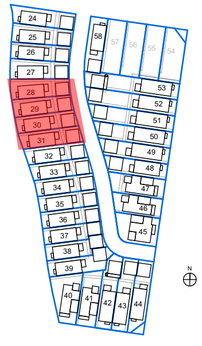
Lot 28-31 Front Elevation
1:100



Lot 28-31 Rear Elevation
1:100



Lot 28-31 Laneway Elevation
1:100



KEY PLAN

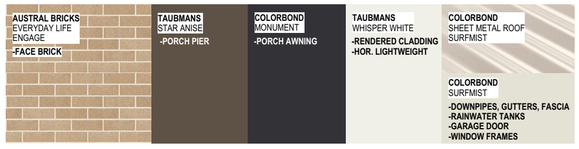
GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW



COLOUR SCHEME 02 - EARTH



COLOUR SCHEME 03 - STONE



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DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
Suite 3, 40 Brookhollow Avenue,
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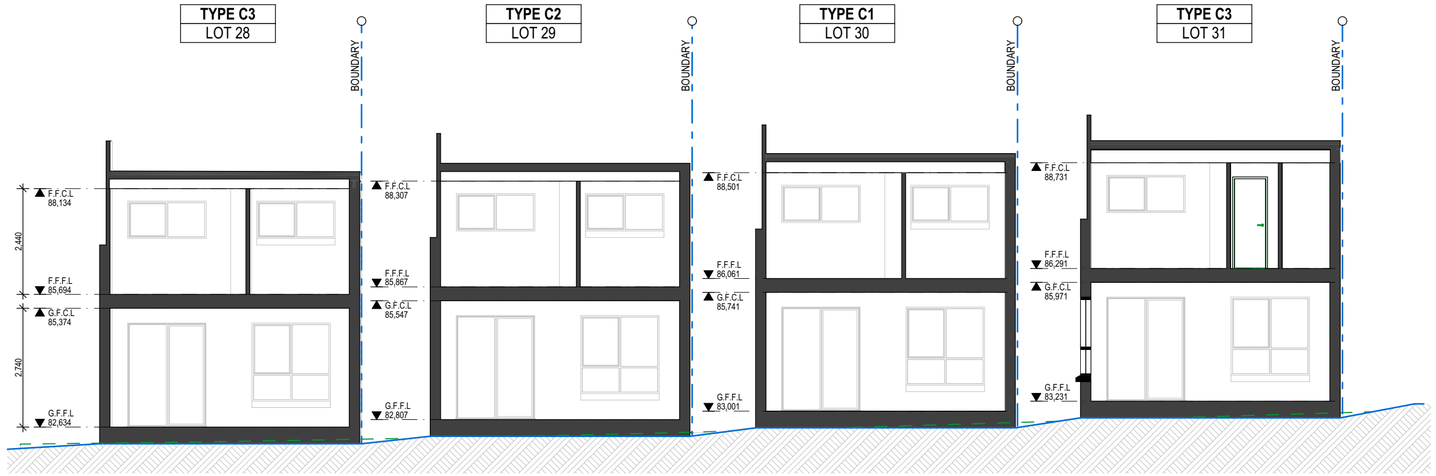
REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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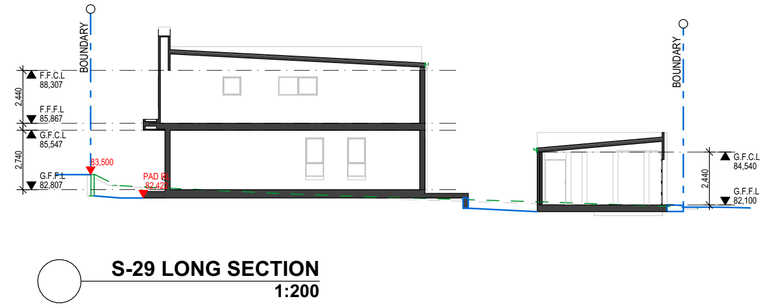
DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

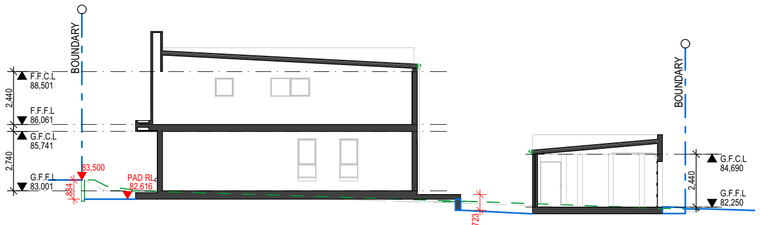
DRAWING NAME: LOT 28-31 ELEVATIONS
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA014**
REVISION **D**



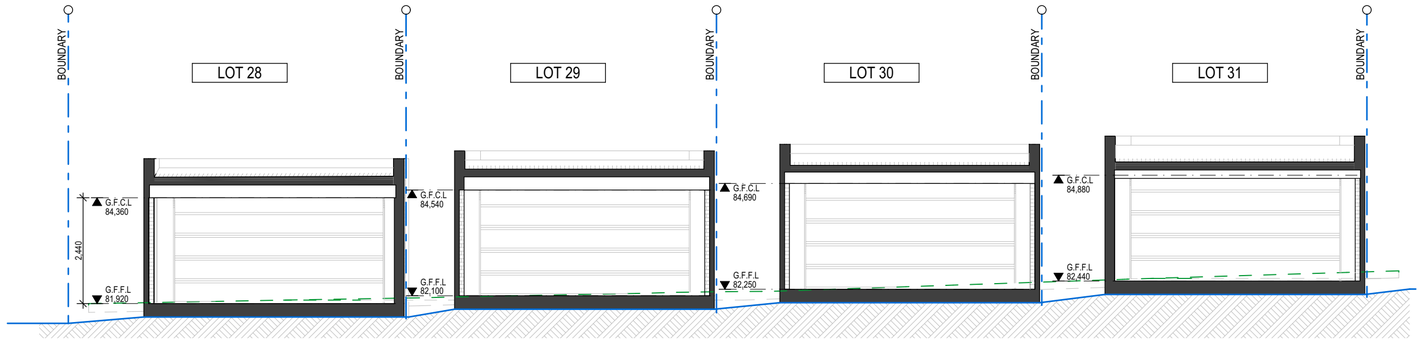
GS-03 Lot 28-31 Section
1:100



S-29 LONG SECTION
1:200



S-30 LONG SECTION
1:200



GS-04 Lot 28-31 Section - Garages
1:100

S-31 LONG SECTION
1:200

S-28 LONG SECTION
1:200

KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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DESIGNER/BUILDER

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D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DRAWING NAME:	LOT 28-31 SECTIONS
SCALE	1:100, 1:200 @ A2
DATE:	25/10/2023
DRAWING NO.	**DA015**
REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type C_32	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_33	
Commitment	
Water	
Total area of garden and lawn (m2)	95
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Rainwater tank capacity (litres)	2000
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Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
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Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_34	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
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Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_35	
Commitment	
Water	
Total area of garden and lawn (m2)	90
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Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
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Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

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KEY PLAN

DESIGNER/BUILDER

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DevCore PROPERTY GROUP

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PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 32-35 FLOOR PLANS - GF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA016**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

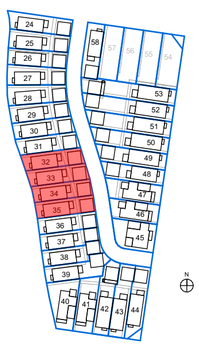
Summary of BASIX Commitments for Fifth Avenue_Type C_32	
Commitment	
Water	
Total area of garden and lawn (m2)	95
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
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Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
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Hot water system	Gas Instantaneous
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Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_33	
Commitment	
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Laundry ventilation	Ducted (manual switch on/off)
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Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_34	
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Laundry ventilation	Ducted (manual switch on/off)
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Outdoor Clothesline	Yes
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Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_35	
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Laundry ventilation	Ducted (manual switch on/off)
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Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

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LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

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DevCore PROPERTY GROUP

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PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**

PROJECT ADDRESS: Lot 1125 DP DP2475
280 FIFTH AVENUE
AUSTRAL NSW, 2179

COUNCIL: LIVERPOOL

DRAWING NAME: LOT 32-35 FLOOR PLANS - 1F
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA017**
REVISION **D**

BASIX COMMITMENTS

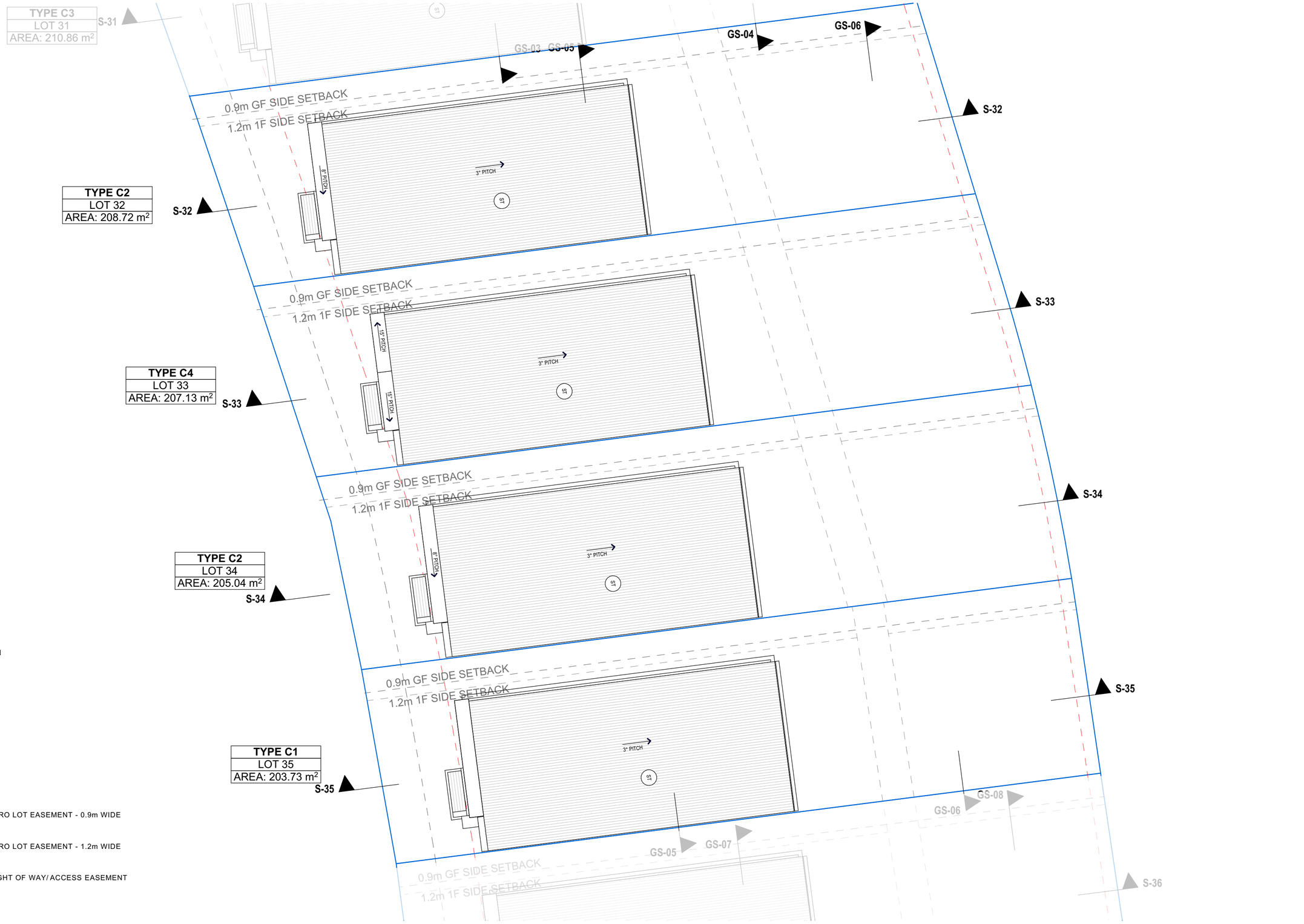
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Thermal Performance	
Refer to Universal Certificate	Pass
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Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

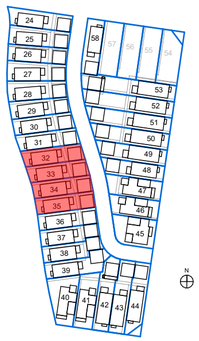
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Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_34	
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Outdoor Clothesline	Yes
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Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_35	
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LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
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REV	DATE	DRAWN	DESCRIPTION
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B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

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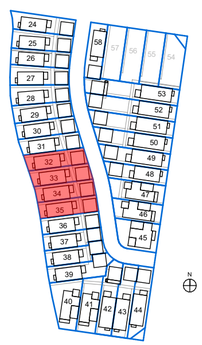
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 32-35 FLOOR PLANS - ROOF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA018**
COUNCIL:	LIVERPOOL	REVISION	**D**

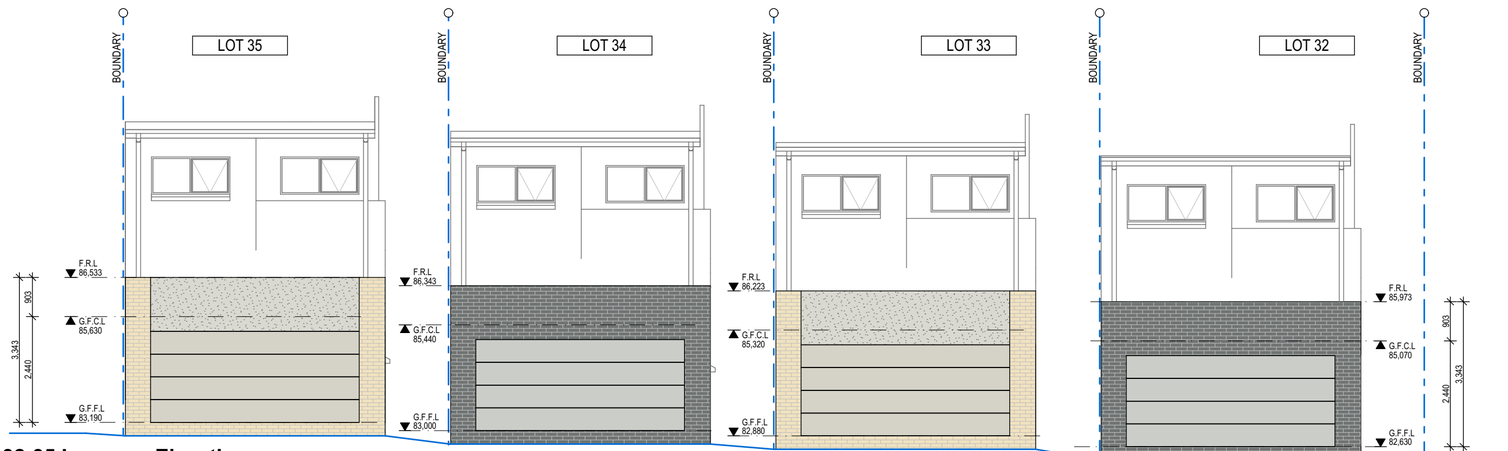


Lot 32-35 Front Elevation
1:100



Lot 32-35 Rear Elevation
1:100





Lot 32-35 Laneway Elevation
1:100

KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY, SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW

AUSTRAL BRICKS WILDERNESS BLUE GUM -FACE BRICK	TAUBMANS DRAGONSTONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING	COLORBOND SHEET METAL ROOF SHALE GREY COLORBOND SHALE GREY -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 02 - EARTH

AUSTRAL BRICKS EVERYDAY LIFE ENGAGE -FACE BRICK	TAUBMANS STAR ANISE -PORCH PIER	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF SURFMIST COLORBOND SURFMIST -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 03 - STONE

AUSTRAL BRICKS WILDERNESS SILVER BIRCH -FACE BRICK	TAUBMANS TAUPE STONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF DUNE COLORBOND DUNE -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
Suite 3, 40 Brookhollow Avenue,
Baulkham Hills, NSW 2153.
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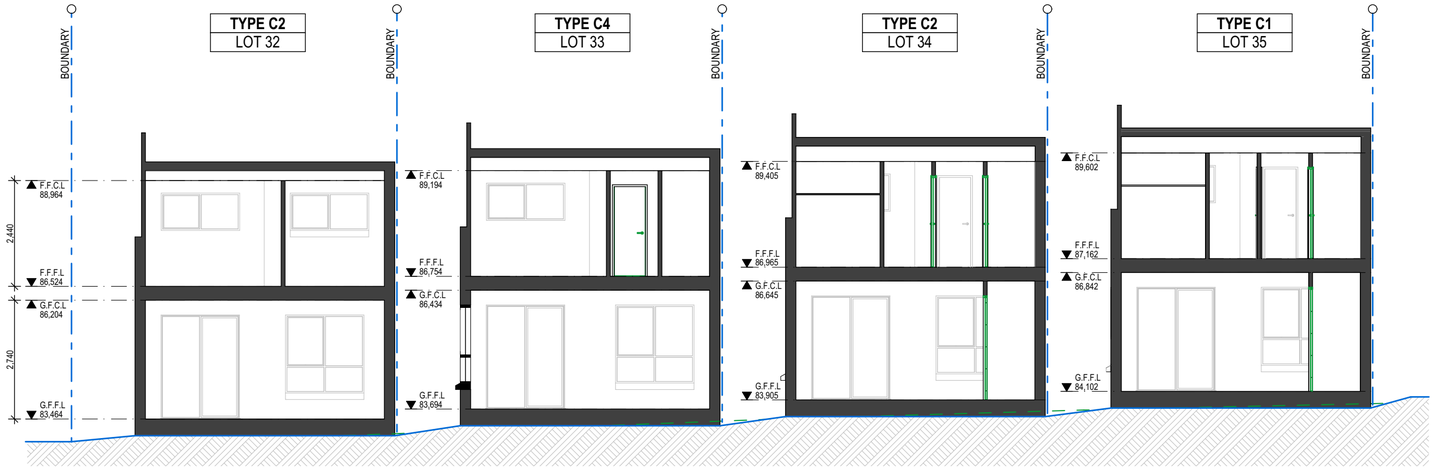
REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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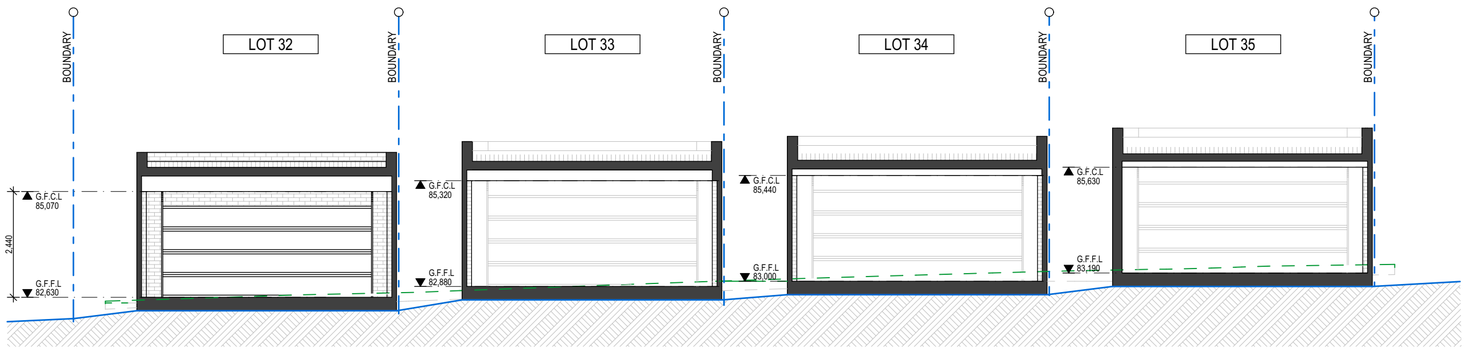
DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

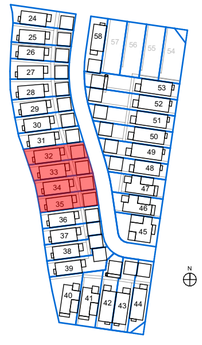
DRAWING NAME: LOT 32-35 ELEVATIONS
SCALE: 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA019**
REVISION **D**



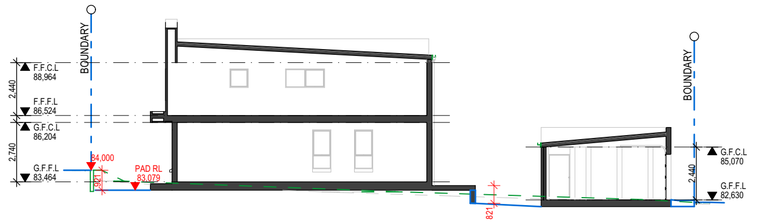
GS-05 Lot 32-35 Section
1:100



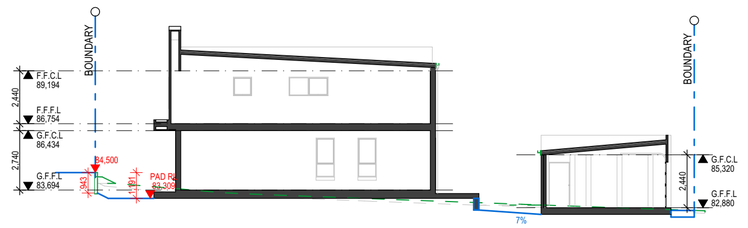
GS-06 Lot 32-35 Section - Garages
1:100



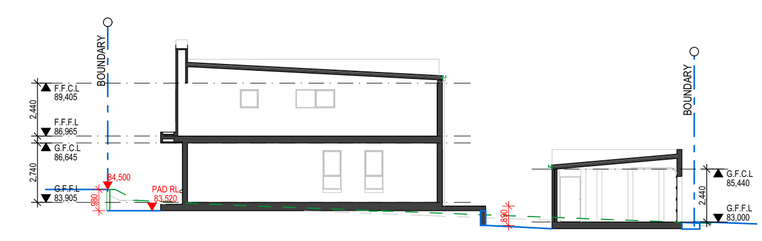
KEY PLAN



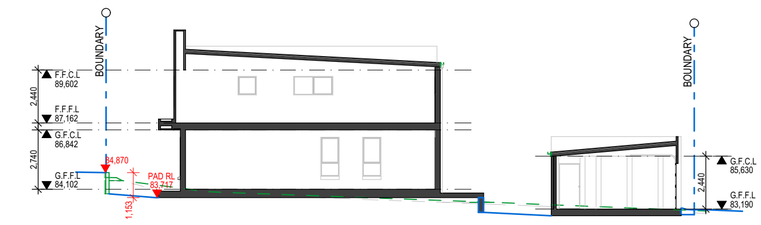
S-32 LONG SECTION
1:200



S-33 LONG SECTION
1:200



S-34 LONG SECTION
1:200



S-35 LONG SECTION
1:200

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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DESIGNER/BUILDER

creationhomes

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C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 32-35 SECTIONS
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100, 1:200 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA020**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type C_35	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

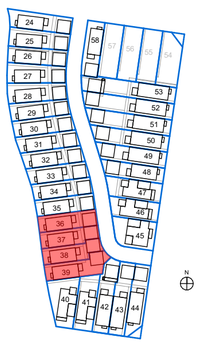
Summary of BASIX Commitments for Fifth Avenue_Type C_37	
	Commitment
Water	
Total area of garden and lawn (m2)	80
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_38	
	Commitment
Water	
Total area of garden and lawn (m2)	85
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_39	
	Commitment
Water	
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION





LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

KEY PLAN

DESIGNER/BUILDER

creationhomes

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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179		
COUNCIL:	LIVERPOOL		

DRAWING NAME:	LOT 36-39 FLOOR PLANS - GF
SCALE	1:100 @ A2
DATE:	25/10/2023
DRAWING NO.	**DA021**
REVISION	**D**

BASIX COMMITMENTS

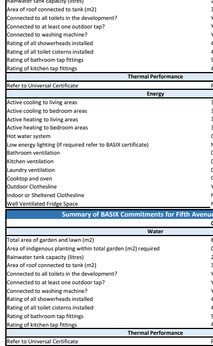
Summary of BASIX Commitments for Fifth Avenue_Type C_35	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_37	
	Commitment
Water	
Total area of garden and lawn (m2)	80
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_38	
	Commitment
Water	
Total area of garden and lawn (m2)	85
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_39	
	Commitment
Water	
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT



KEY PLAN

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DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 36-39 FLOOR PLANS - 1F
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA022**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type C_35	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

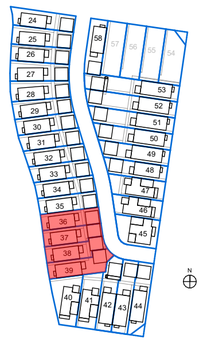
Summary of BASIX Commitments for Fifth Avenue_Type C_37	Commitment
Water	
Total area of garden and lawn (m2)	80
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_38	Commitment
Water	
Total area of garden and lawn (m2)	85
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type C_39	Commitment
Water	
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION





LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

KEY PLAN

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
Suite 3, 40 Brookhollow Avenue,
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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**

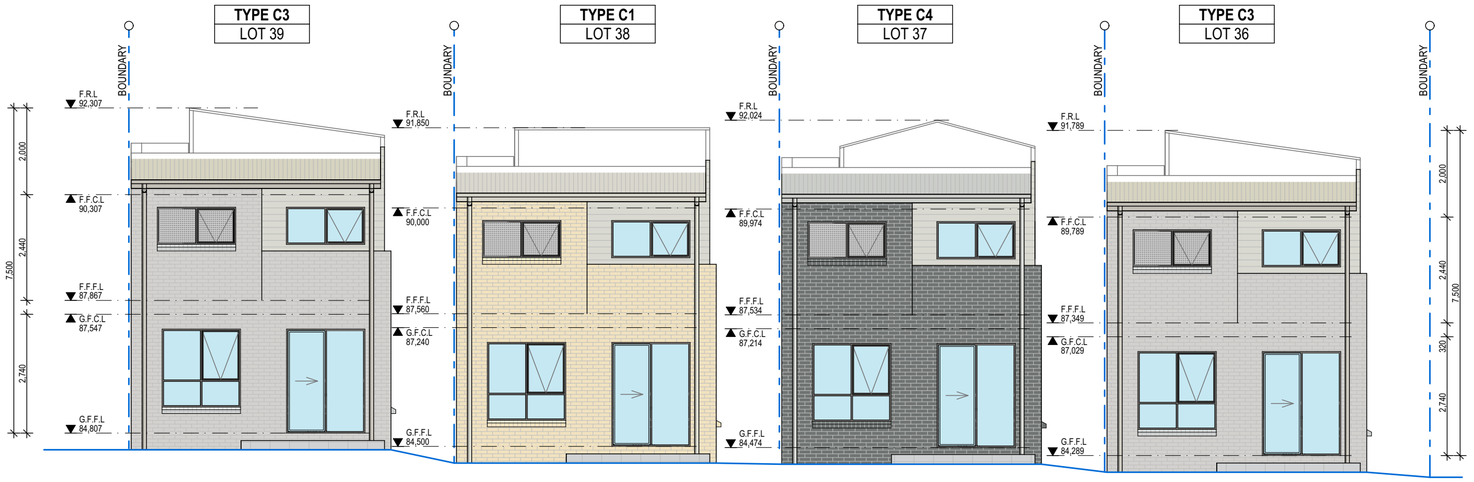
PROJECT ADDRESS: Lot 1125 DP DP2475
280 FIFTH AVENUE
AUSTRAL NSW, 2179

COUNCIL: LIVERPOOL

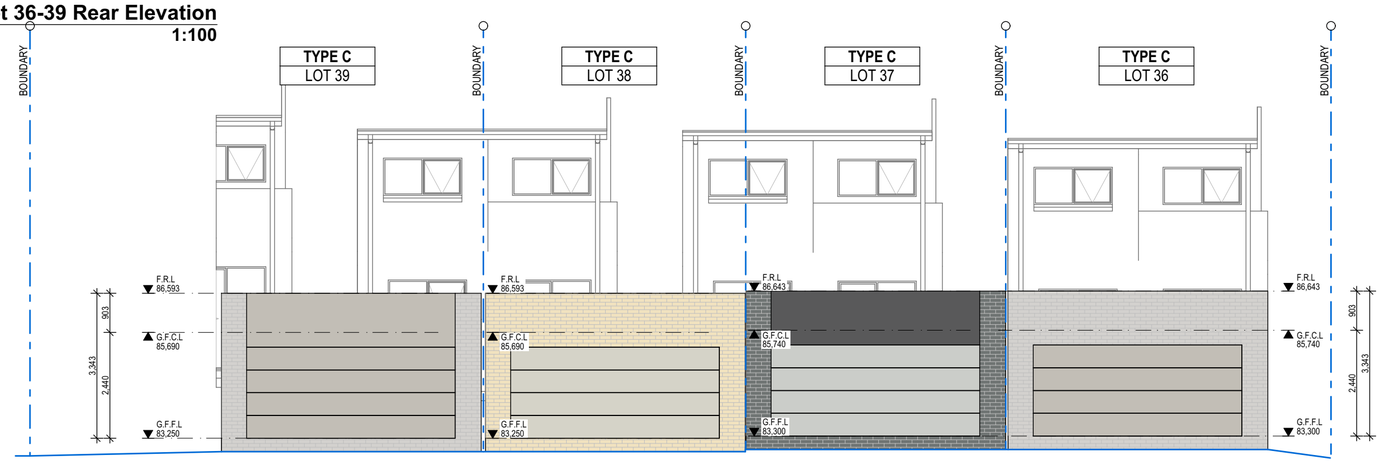
DRAWING NAME: LOT 36-39 FLOOR PLANS - ROOF
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA023**
REVISION **D**



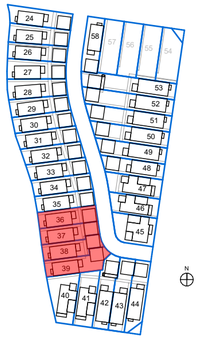
Lot 36-39 Front Elevation
1:100



Lot 36-39 Rear Elevation
1:100



Lot 36-39 Laneway Elevation
1:100



KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW



COLOUR SCHEME 02 - EARTH



COLOUR SCHEME 03 - STONE



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DESIGNER/BUILDER

creationhomes

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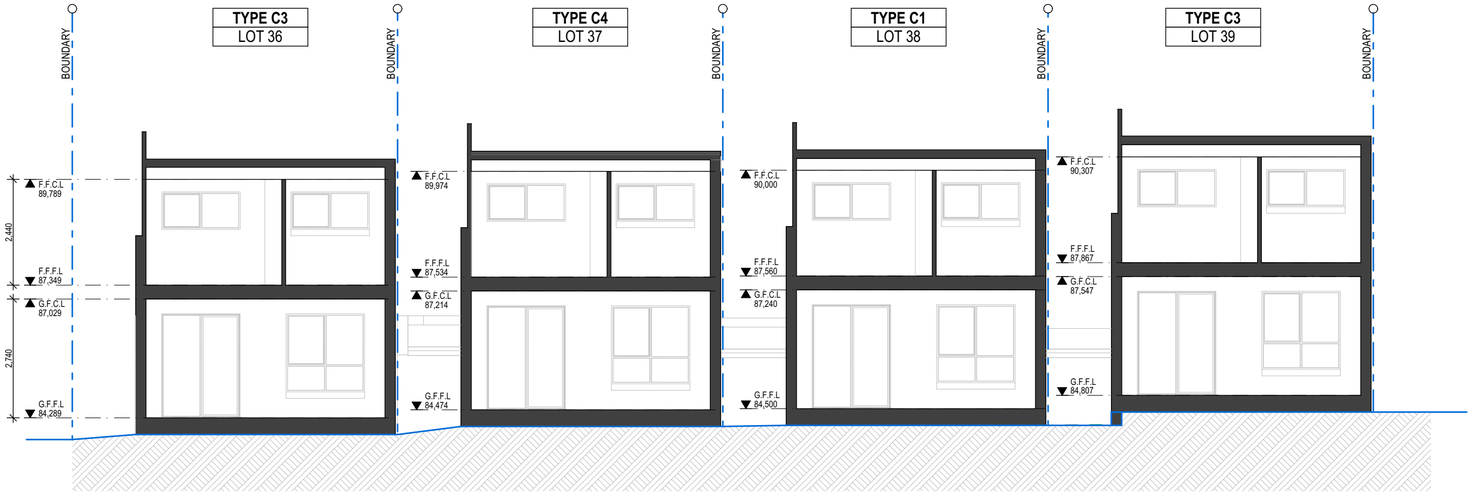
REV	DATE	DRAWN	DESCRIPTION
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C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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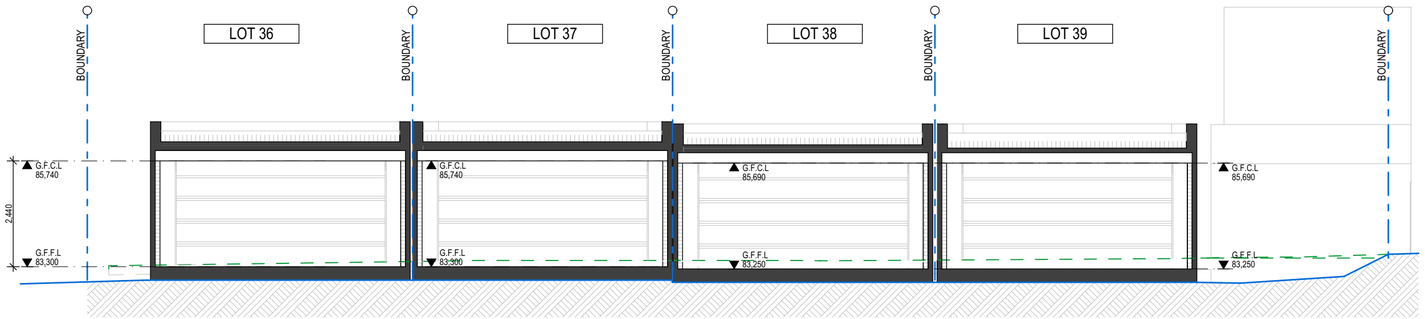
DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

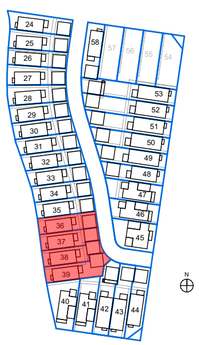
DRAWING NAME: LOT 36-39 ELEVATIONS
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA024**
REVISION **D**



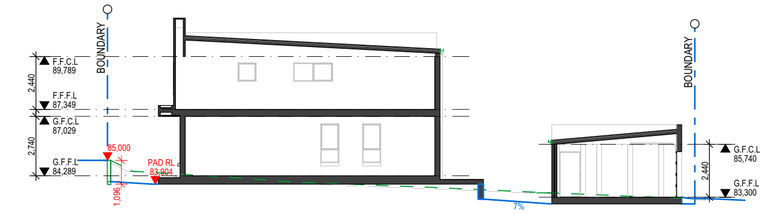
GS-07 Lot 36-39 Section
1:100



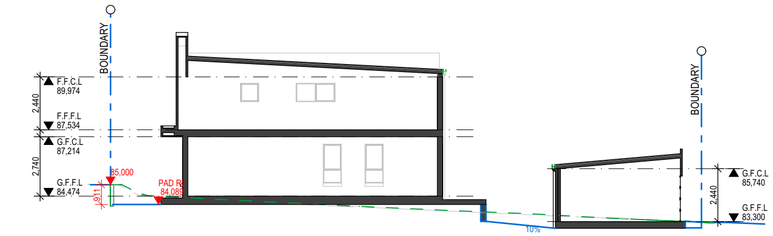
GS-08 Lot 36-39 Section - Garages
1:100



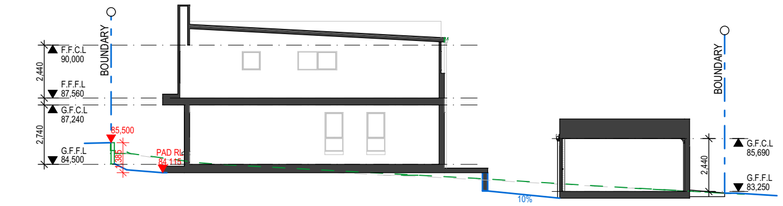
KEY PLAN



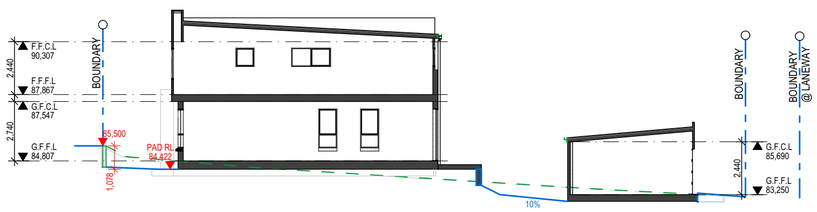
S-36 LONG SECTION
1:200



S-37 LONG SECTION
1:200



S-38 LONG SECTION
1:200



S-39 LONG SECTION
1:200

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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DESIGNER/BUILDER

creationhomes

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C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 36-39 SECTIONS
		SCALE	1:100, 1:200 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA025**
COUNCIL:	LIVERPOOL	REVISION	**D**



BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type D_40

Water	Commitment
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type D_41

Water	Commitment
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	4 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_42

Water	Commitment
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_43

Water	Commitment
Total area of garden and lawn (m2)	132
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_44

Water	Commitment
Total area of garden and lawn (m2)	115
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

TYPE D2_x
LOT 40
AREA: 262.45 m²

TYPE D1
LOT 41
AREA: 230.04 m²

TYPE A2
LOT 42
AREA: 255.86 m²

TYPE A4
LOT 43
AREA: 250.63 m²

TYPE A2_x
LOT 44
AREA: 233.26 m²

KEY PLAN

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

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C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA
DEVELOPMENT APPLICATION
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DRAWING NAME: LOT 40-44 FLOOR PLANS - GF
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA026**
REVISION **D**



BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type D_40

Water	Commitment
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type D_41

Water	Commitment
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type D_A2

Water	Commitment
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_43

Water	Commitment
Total area of garden and lawn (m2)	132
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_44

Water	Commitment
Total area of garden and lawn (m2)	115
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Main Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

KEY PLAN

NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

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C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 40-44 FLOOR PLANS - 1F
		SCALE	1:100 @ A2
		DATE:	25/10/2023
COUNCIL:	LIVERPOOL	DRAWING NO.	**DA027**
		REVISION	**D**



TYPE D2_x
LOT 40
AREA: 262.45 m²

TYPE D1
LOT 41
AREA: 230.04 m²

TYPE A2
LOT 42
AREA: 255.86 m²

TYPE A4
LOT 43
AREA: 250.63 m²

TYPE A2_x
LOT 44
AREA: 233.26 m²

S-40 S-41 S-42 S-43 S-44

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type D_40

	Commitment
Water	
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Basic ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type D_41

	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Basic ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_42

	Commitment
Water	
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Basic ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_43

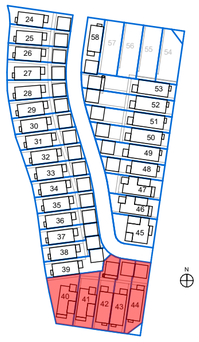
	Commitment
Water	
Total area of garden and lawn (m2)	132
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Basic ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_44

	Commitment
Water	
Total area of garden and lawn (m2)	115
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Basic ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

KEY PLAN



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

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DESIGNER/BUILDER

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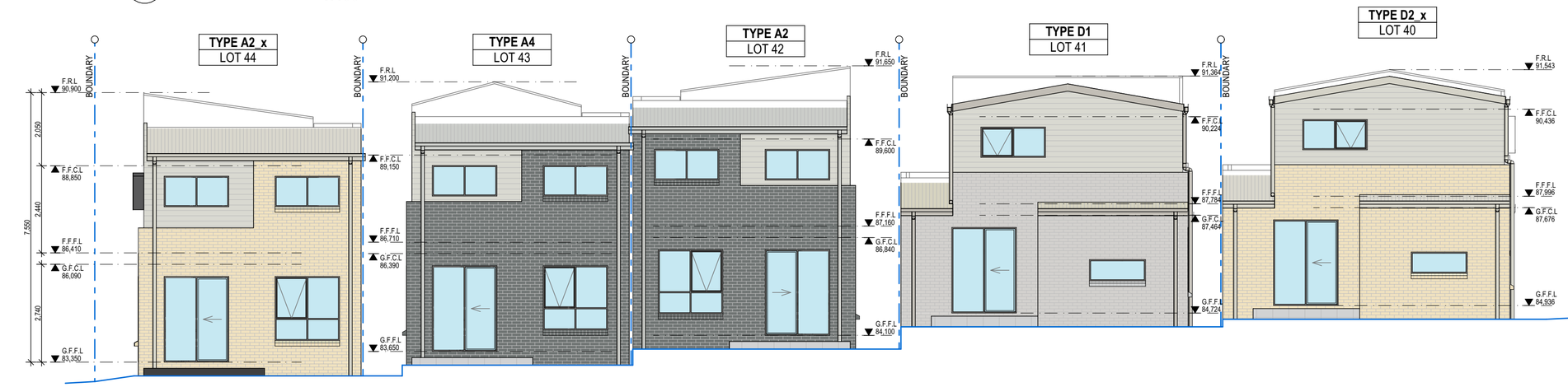
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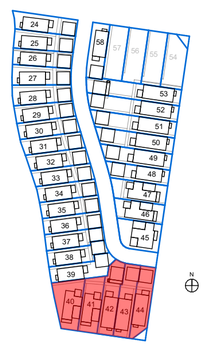
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 40-44 FLOOR PLANS - ROOF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA028**
COUNCIL:	LIVERPOOL	REVISION	**D**

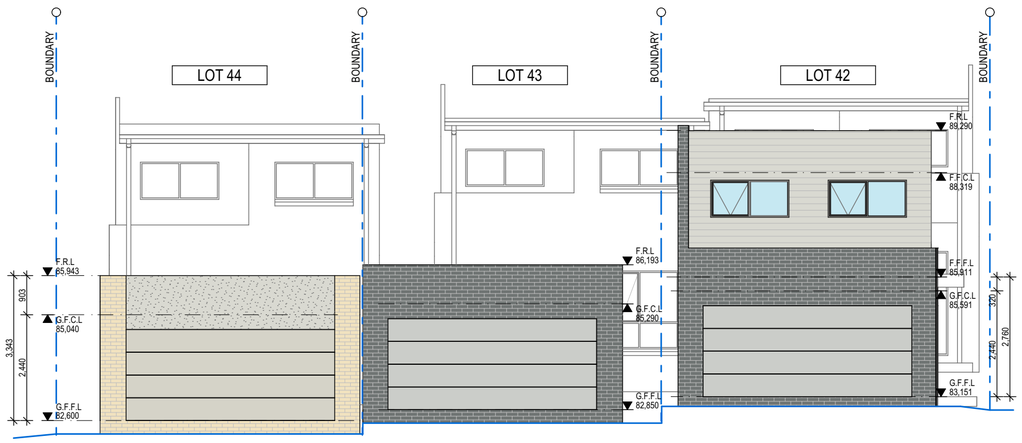


Lot 40-44 Front Elevation
1:100



Lot 40-44 Rear Elevation
1:100





Lot 40-44 Laneway Elevation
1:100

KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW

AUSTRAL BRICKS WILDERNESS BLUE GUM -FACE BRICK	TAUBMANS DRAGONSTONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING	COLORBOND SHEET METAL ROOF SHALE GREY COLORBOND SHALE GREY -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 02 - EARTH

AUSTRAL BRICKS EVERYDAY LIFE ENGAGE -FACE BRICK	TAUBMANS STAR ANISE -PORCH PIER	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF SURFMIST COLORBOND SURFMIST -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 03 - STONE

AUSTRAL BRICKS WILDERNESS SILVER BIRCH -FACE BRICK	TAUBMANS TAUPE STONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF DUNE COLORBOND DUNE -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

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DESIGNER/BUILDER

creationhomes

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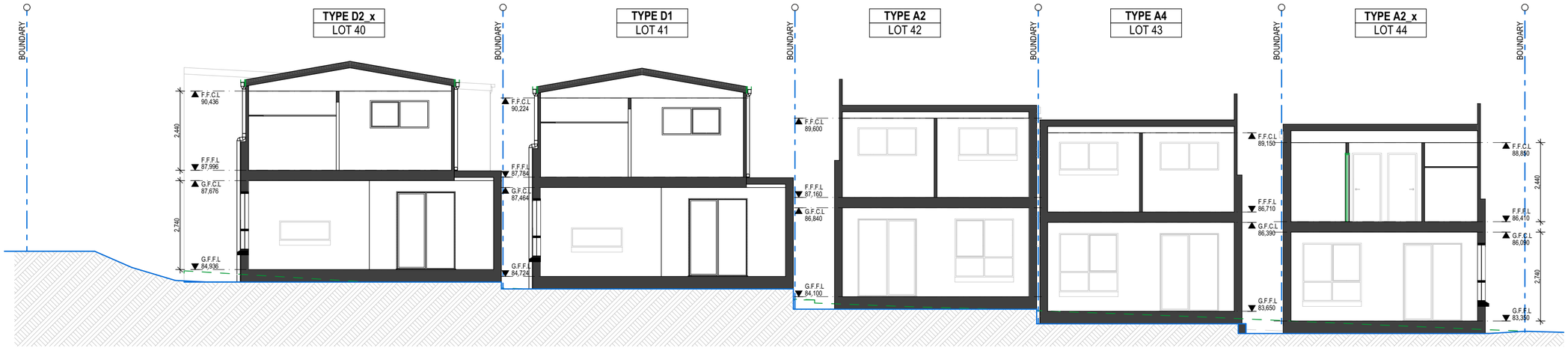
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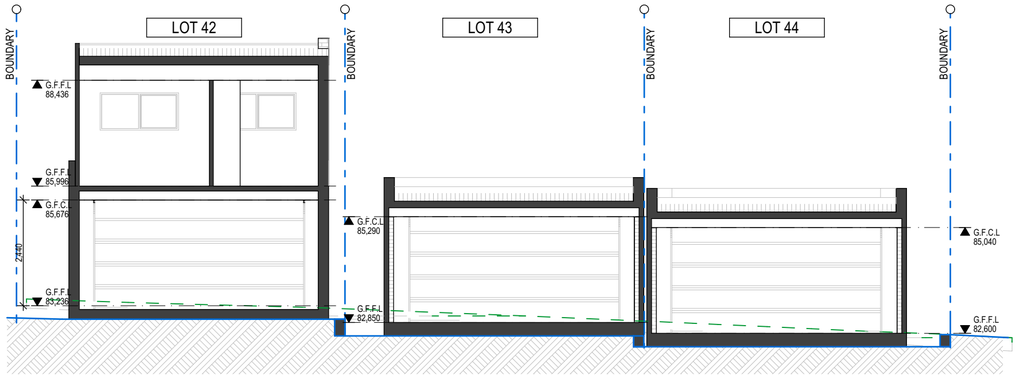
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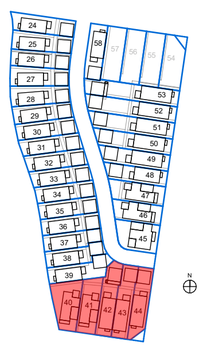
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 40-44 ELEVATIONS
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA029**
COUNCIL:	LIVERPOOL	REVISION	**D**



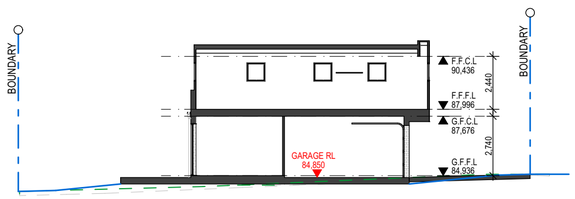
GS-09 Lot 40-44 Section
1:100



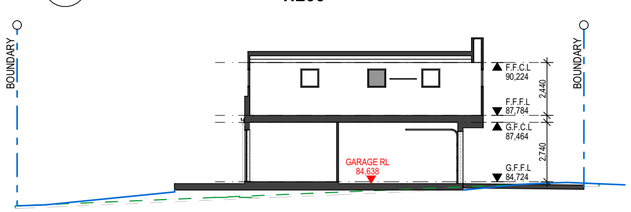
GS-10 Lot 40-44 Section - Garages
1:100



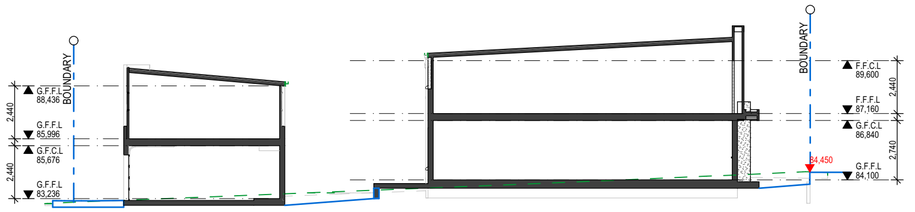
KEY PLAN



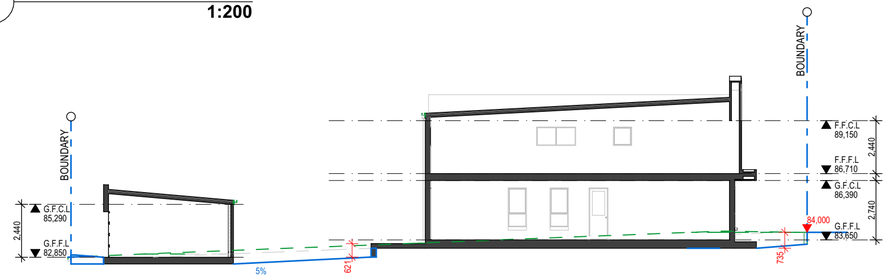
S-40 LONG SECTION
1:200



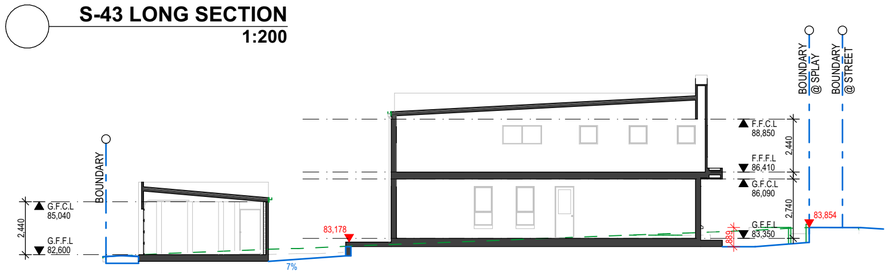
S-41 LONG SECTION
1:200



S-42 LONG SECTION
1:200



S-43 LONG SECTION
1:200



S-44 LONG SECTION
1:200

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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D	25/10/2023	JS	Revised Draft DP

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PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 40-44 SECTIONS
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100, 1:200 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA030**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type E_45	Commitment
Water	
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	4 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type D_46	Commitment
Water	
Total area of garden and lawn (m2)	60
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

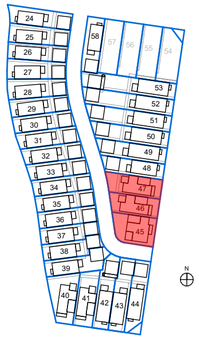
Summary of BASIX Commitments for Fifth Avenue_Type D_47	Commitment
Water	
Total area of garden and lawn (m2)	85
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
Suite 3, 40 Brookhollow Avenue,
Baulkham Hills, NSW 2153.
(P) 02 8806 7604 (F) 02 8806 7699

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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179		
COUNCIL:	LIVERPOOL		

DRAWING NAME:	LOT 45-47 FLOOR PLANS - GF
SCALE	1:100 @ A2
DATE:	25/10/2023
DRAWING NO.	**DA031**
REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type E_45	Commitment
Water	
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	4 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

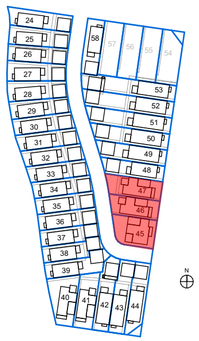
Summary of BASIX Commitments for Fifth Avenue_Type D_46	Commitment
Water	
Total area of garden and lawn (m2)	60
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type D_47	Commitment
Water	
Total area of garden and lawn (m2)	85
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT





KEY PLAN

DESIGNER/BUILDER

creationhomes

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D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179		
COUNCIL:	LIVERPOOL		

DRAWING NAME:	LOT 45-47 FLOOR PLANS - 1F
SCALE	1:100 @ A2
DATE:	25/10/2023
DRAWING NO.	**DA032**
REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type E_45	Commitment
Water	
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	4 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

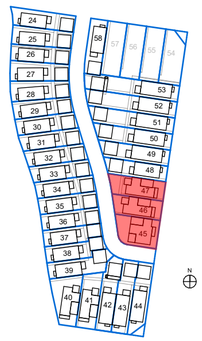
Summary of BASIX Commitments for Fifth Avenue_Type D_46	Commitment
Water	
Total area of garden and lawn (m2)	60
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type D_47	Commitment
Water	
Total area of garden and lawn (m2)	85
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

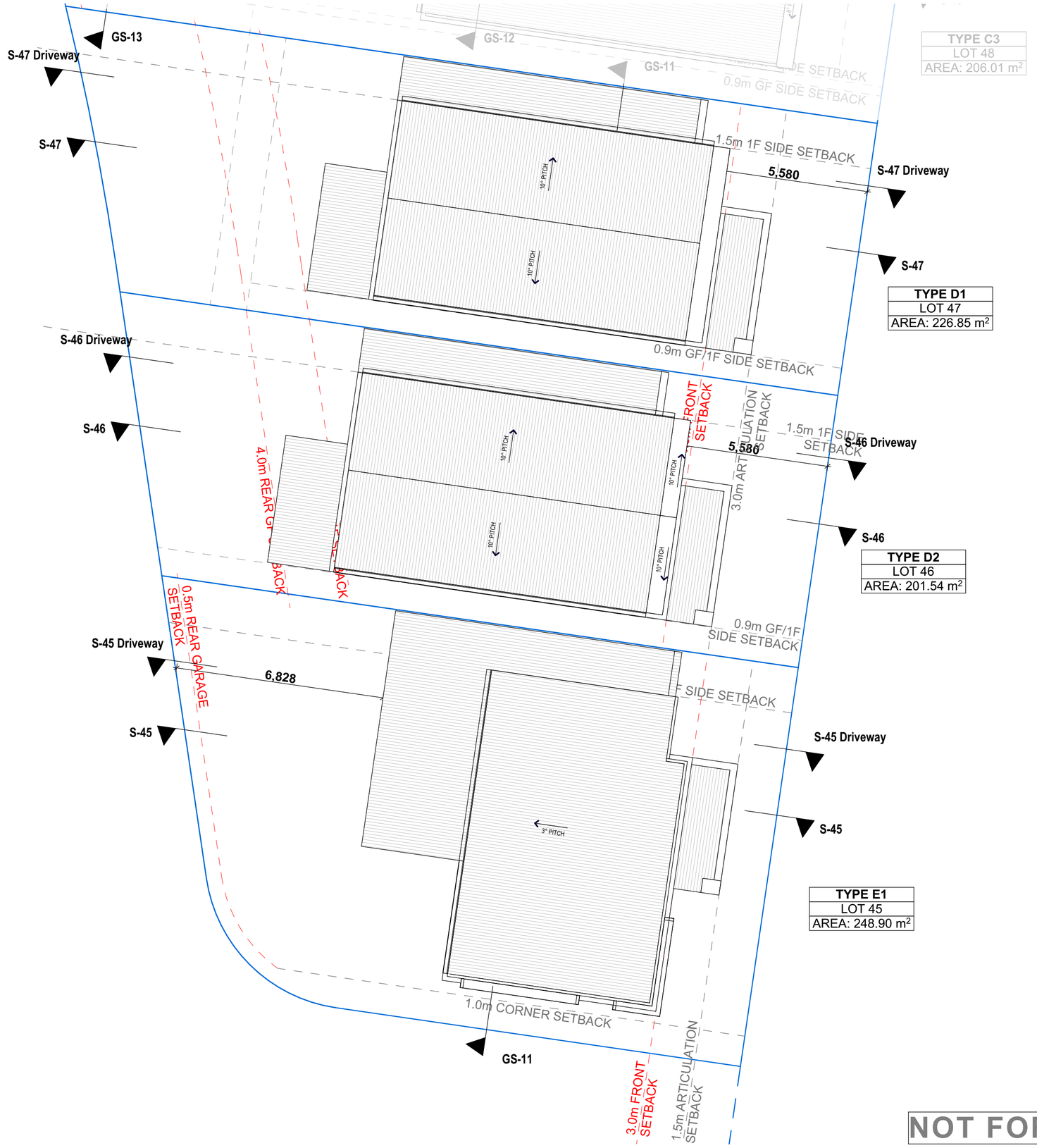
NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ACCESS EASEMENT



KEY PLAN



TYPE C3
LOT 48
AREA: 206.01 m²

TYPE D1
LOT 47
AREA: 226.85 m²

TYPE D2
LOT 46
AREA: 201.54 m²

TYPE E1
LOT 45
AREA: 248.90 m²

DESIGNER/BUILDER

creationhomes

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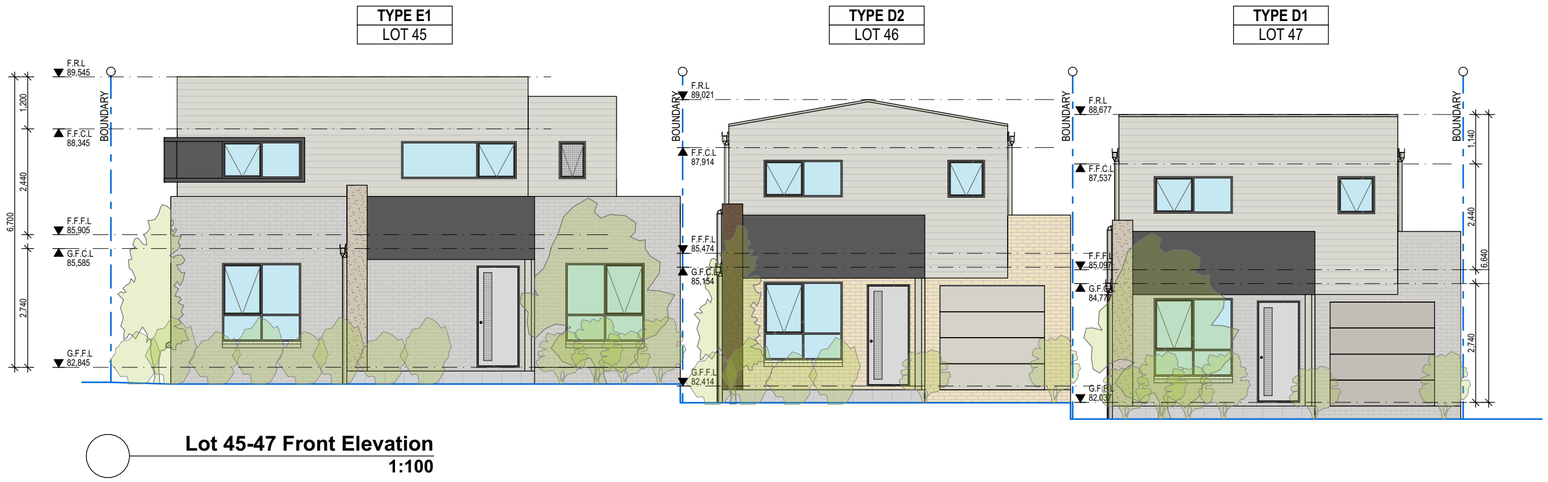
CLIENT

DevCore PROPERTY GROUP

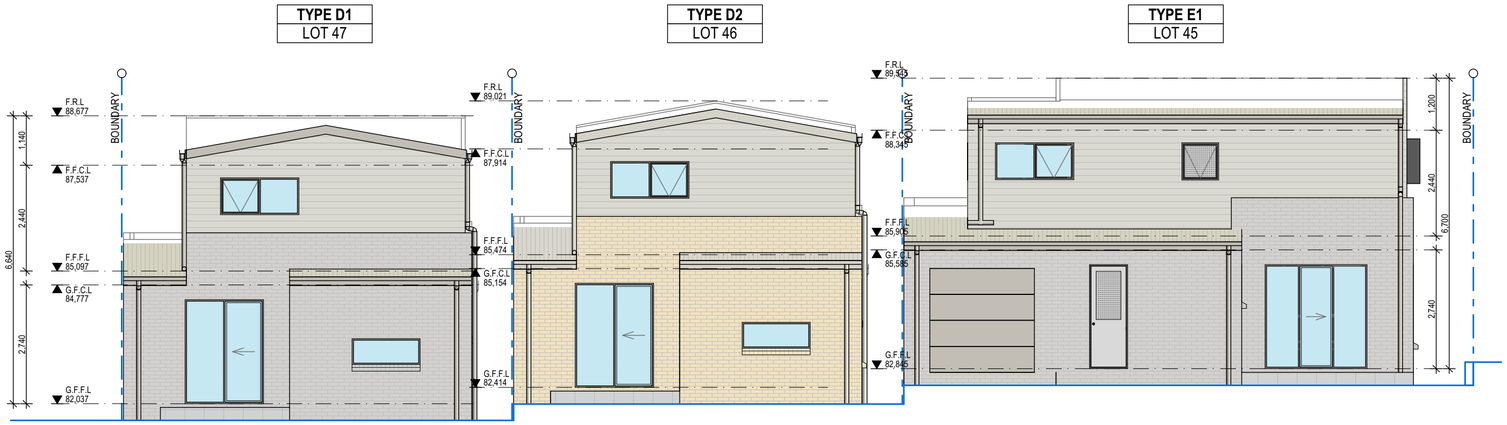
NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179		
COUNCIL:	LIVERPOOL		

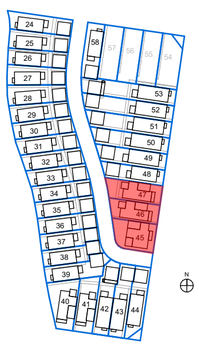
DRAWING NAME:	LOT 45-47 FLOOR PLANS - ROOF
SCALE	1:100 @ A2
DATE:	25/10/2023
DRAWING NO.	**DA033**
REVISION	**D**



Lot 45-47 Front Elevation
1:100



Lot 45-47 Rear Elevation
1:100



KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW

AUSTRAL BRICKS WILDERNESS BLUE GUM -FACE BRICK	TAUBMANS DRAGONSTONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING	COLORBOND SHEET METAL ROOF SHALE GREY COLORBOND SHALE GREY -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 02 - EARTH

AUSTRAL BRICKS EVERYDAY LIFE ENGAGE -FACE BRICK	TAUBMANS STAR ANISE -PORCH PIER	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF SURFMIST COLORBOND SURFMIST -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 03 - STONE

AUSTRAL BRICKS WILDERNESS SILVER BIRCH -FACE BRICK	TAUBMANS TAUPE STONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF DUNE COLORBOND DUNE -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

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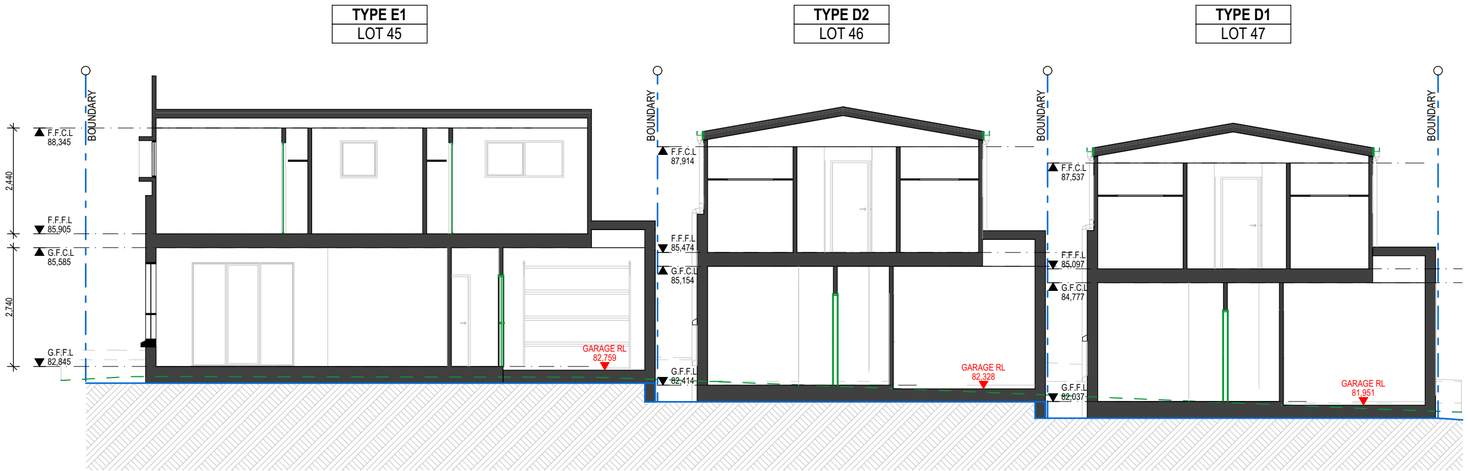
REV	DATE	DRAWN	DESCRIPTION
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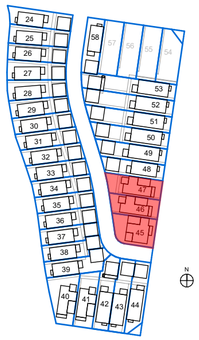
DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

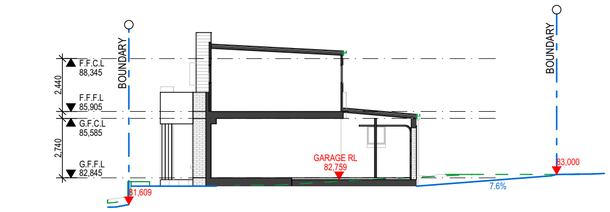
DRAWING NAME: LOT 45-47 ELEVATIONS
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA034**
REVISION **D**



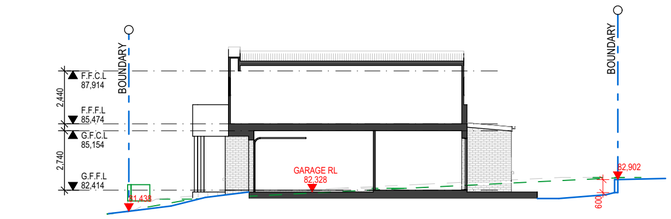
GS-11 Lot 45-47 Section
1:100



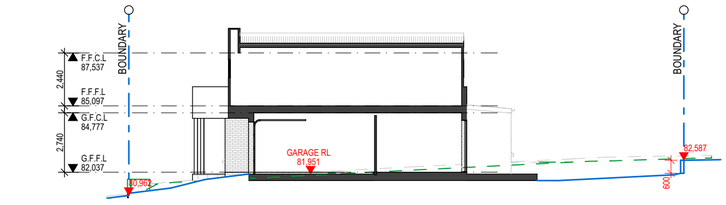
KEY PLAN



S-45 Driveway LONG SECTION
1:200



S-46 Driveway LONG SECTION
1:200



S-47 Driveway LONG SECTION
1:200

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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CLIENT

DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 45-47 SECTIONS
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100, 1:200 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA035**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type C_48	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

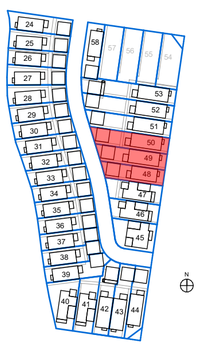
Summary of BASIX Commitments for Fifth Avenue_Type A_49	
	Commitment
Water	
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_50	
	Commitment
Water	
Total area of garden and lawn (m2)	145
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ACCESS EASEMENT





TYPE A3
LOT 51
AREA: 291.73 m²

TYPE A2
LOT 50
AREA: 265.37 m²

TYPE A1
LOT 49
AREA: 238.87 m²

TYPE C3
LOT 48
AREA: 206.01 m²

KEY PLAN

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
Suite 3, 40 Brookhollow Avenue,
Baulkham Hills, NSW 2153.
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A	21/12/2022	NS	Preliminary Issue
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D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 48-50 FLOOR PLANS - GF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA036**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type C_48	
Commitment	
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

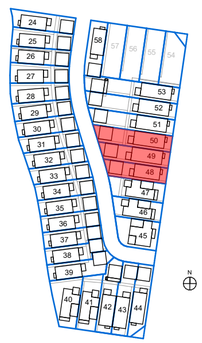
Summary of BASIX Commitments for Fifth Avenue_Type A_49	
Commitment	
Water	
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_50	
Commitment	
Water	
Total area of garden and lawn (m2)	145
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT





KEY PLAN

DESIGNER/BUILDER

creationhomes

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D	25/10/2023	JS	Revised Draft DP

CLIENT

DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 48-50 FLOOR PLANS - 1F
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA037**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type C_48	
	Commitment
Water	
Total area of garden and lawn (m2)	90
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_49	
	Commitment
Water	
Total area of garden and lawn (m2)	120
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	50
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_50	
	Commitment
Water	
Total area of garden and lawn (m2)	145
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	60
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

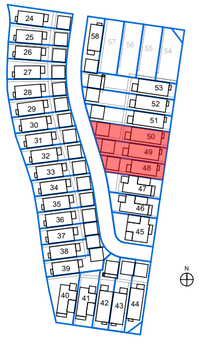
NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

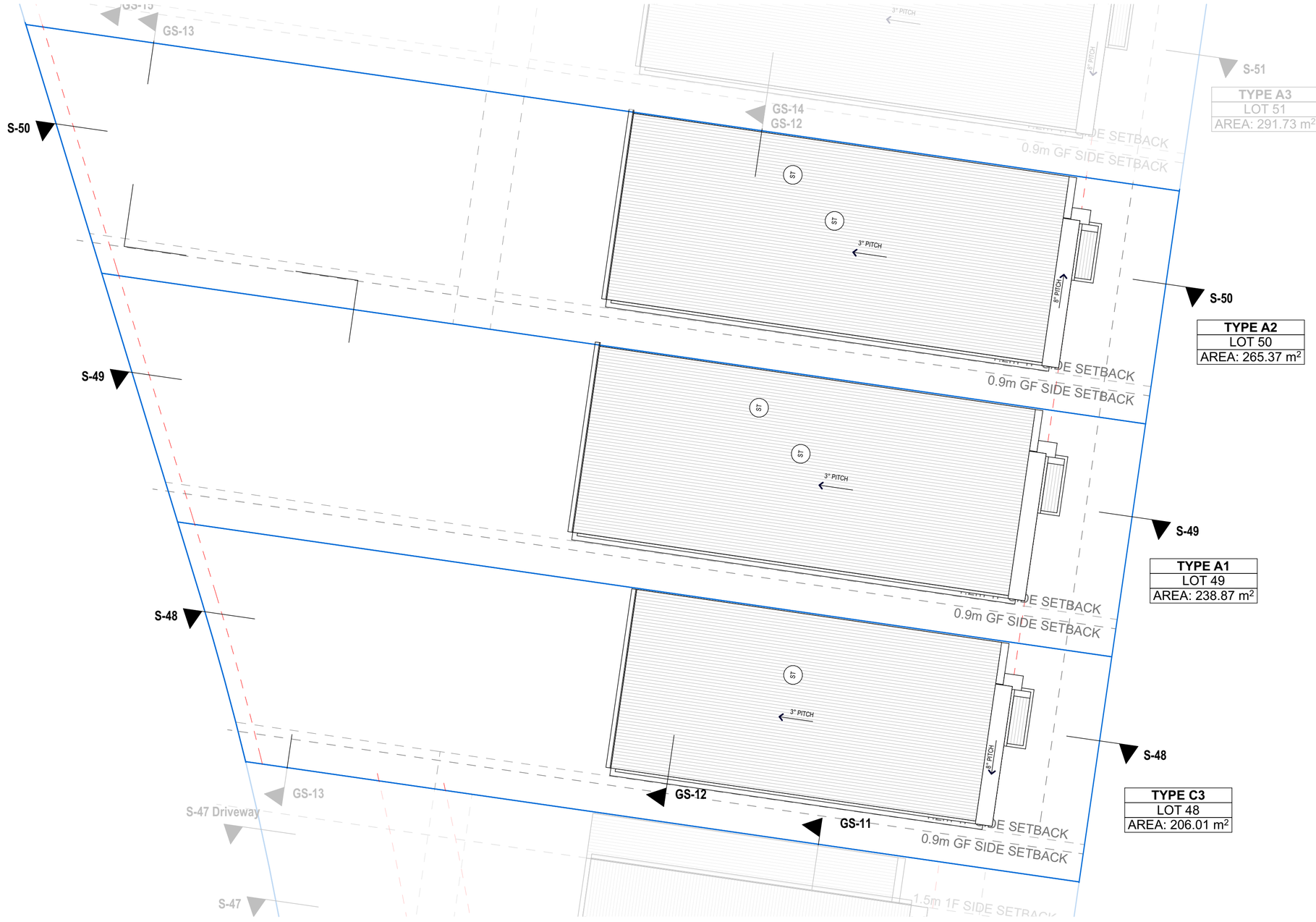
LEGEND:

ZERO LOT EASEMENT - 0.9m WIDE

ZERO LOT EASEMENT - 1.2m WIDE

RIGHT OF WAY/ACCESS EASEMENT





KEY PLAN

DESIGNER/BUILDER

creationhomes

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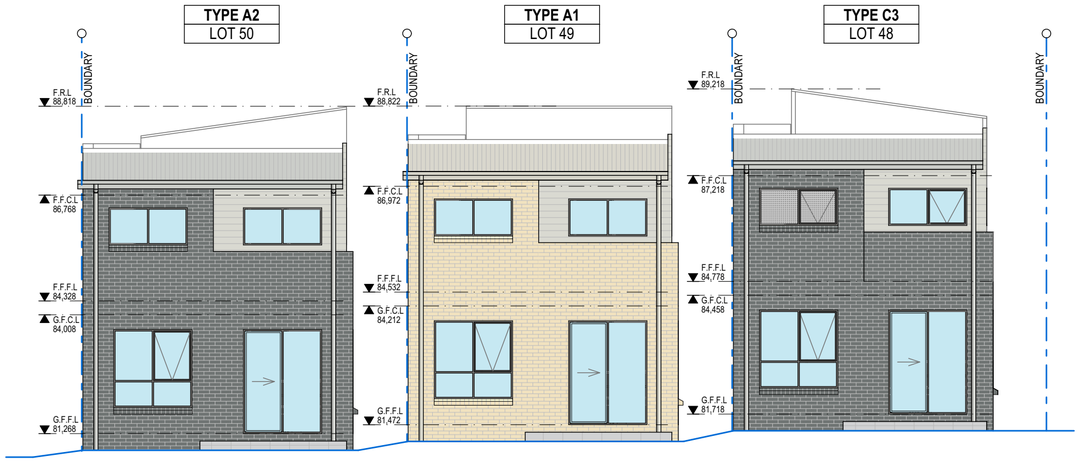
DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

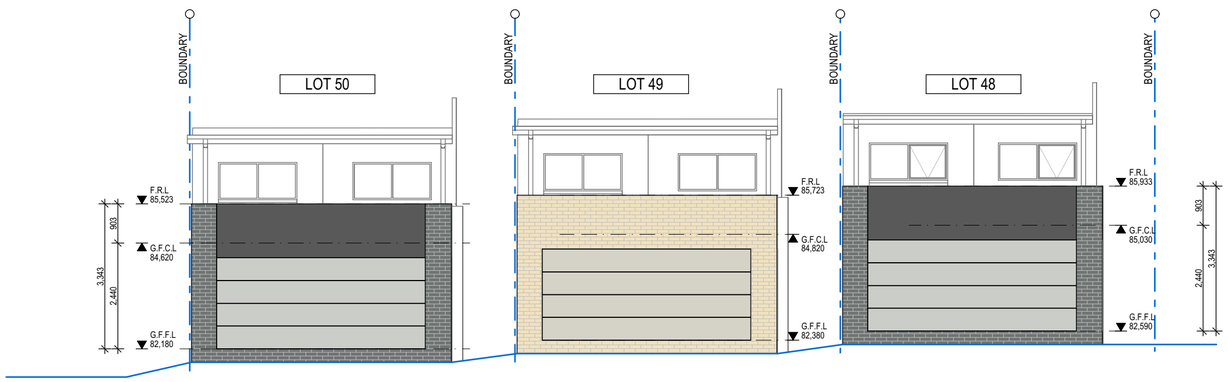
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 48-50 FLOOR PLANS - ROOF
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA038**
COUNCIL:	LIVERPOOL	REVISION	**D**



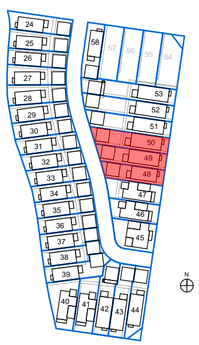
Lot 48-51 Front Elevation
1:100



Lot 48-51 Rear Elevation
1:100



Lot 48-51 Laneway Elevation
1:100



KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW

AUSTRAL BRICKS WILDERNESS BLUE GUM -FACE BRICK	TAUBMANS DRAGONSTONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING	COLORBOND SHEET METAL ROOF SHALE GREY COLORBOND SHALE GREY -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 02 - EARTH

AUSTRAL BRICKS EVERYDAY LIFE ENGAGE -FACE BRICK	TAUBMANS STAR ANISE -PORCH PIER	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF SURFMIST COLORBOND SURFMIST -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 03 - STONE

AUSTRAL BRICKS WILDERNESS SILVER BIRCH -FACE BRICK	TAUBMANS TAUPE STONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF DUNE COLORBOND DUNE -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

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DESIGNER/BUILDER

creationhomes

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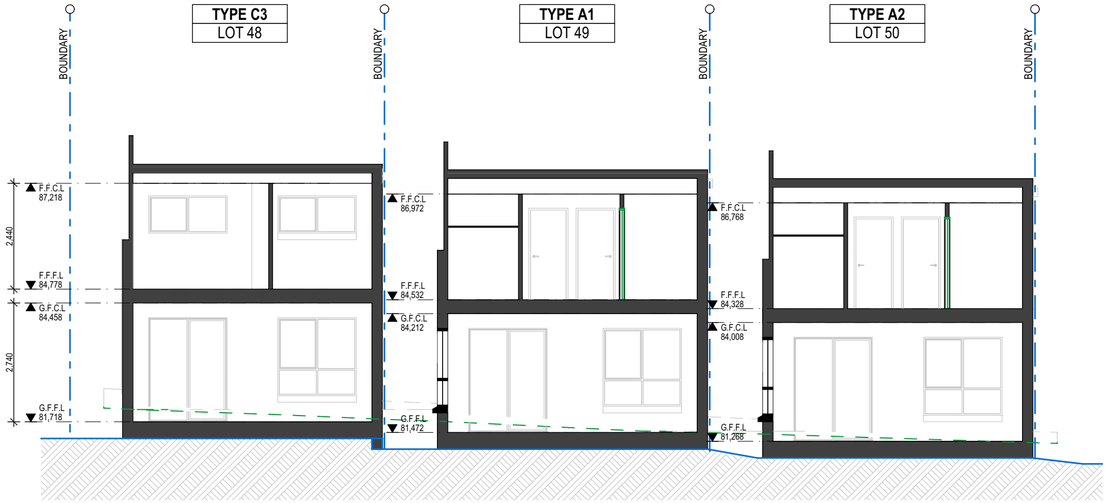
DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**

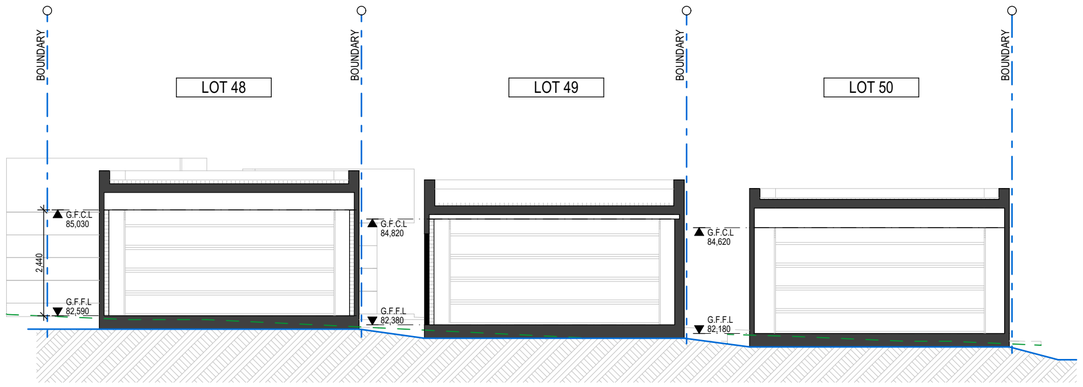
PROJECT ADDRESS: Lot 1125 DP DP2475
280 FIFTH AVENUE
AUSTRAL NSW, 2179

COUNCIL: LIVERPOOL

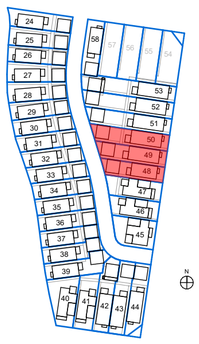
DRAWING NAME: LOT 48-50 ELEVATIONS
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA039**
REVISION **D**



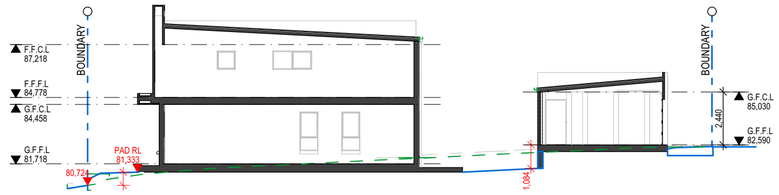
GS-12 Lot 48-50 Section
1:100



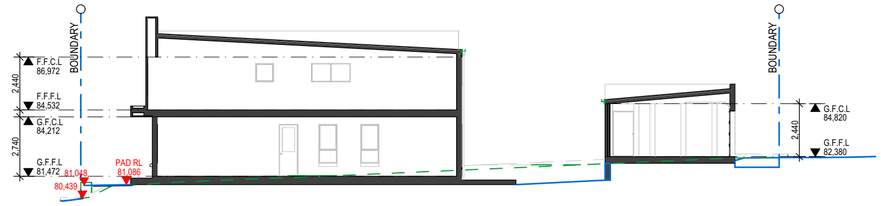
GS-13 Lot 48-50 Section - Garages
1:100



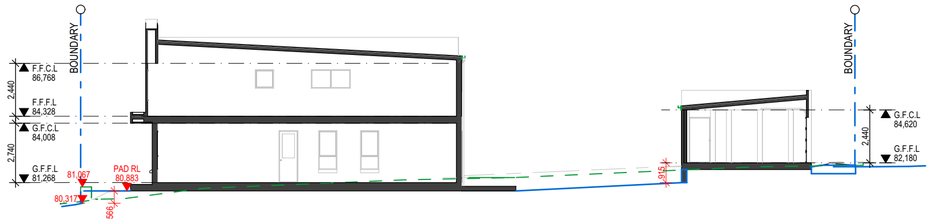
KEY PLAN



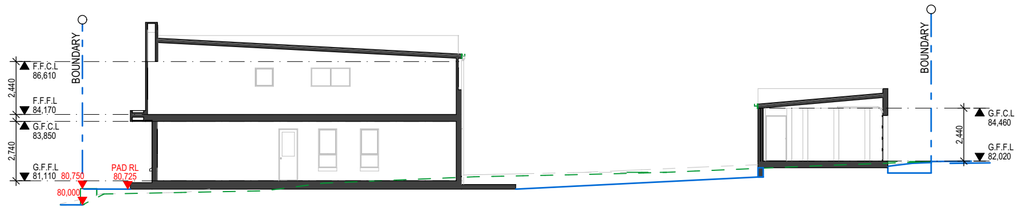
S-48 LONG SECTION
1:200



S-49 LONG SECTION
1:200



S-50 LONG SECTION
1:200



S-51 LONG SECTION
1:200

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 48-50 SECTIONS
		SCALE	1:100, 1:200 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA040**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type A_S1	
	Commitment
Water	
Total area of garden and lawn (m2)	145
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	70
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

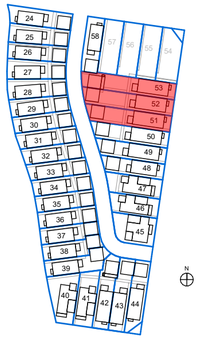
Summary of BASIX Commitments for Fifth Avenue_Type A_S2	
	Commitment
Water	
Total area of garden and lawn (m2)	100
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_S3	
	Commitment
Water	
Total area of garden and lawn (m2)	100
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ACCESS EASEMENT





KEY PLAN

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
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REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

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PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 51-53 FLOOR PLANS - GF
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA041**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type A_S1	
	Commitment
Water	
Total area of garden and lawn (m2)	145
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	70
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_S2	
	Commitment
Water	
Total area of garden and lawn (m2)	100
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_S3	
	Commitment
Water	
Total area of garden and lawn (m2)	100
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



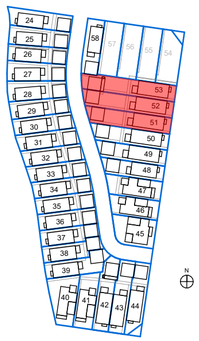
TYPE A3
LOT 53
AREA: 324.57 m²

TYPE A4
LOT 52
AREA: 314.13 m²

TYPE A3
LOT 51
AREA: 291.73 m²

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

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D	25/10/2023	JS	Revised Draft DP

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NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 51-53 FLOOR PLANS - 1F
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA042**
COUNCIL:	LIVERPOOL	REVISION	**D**

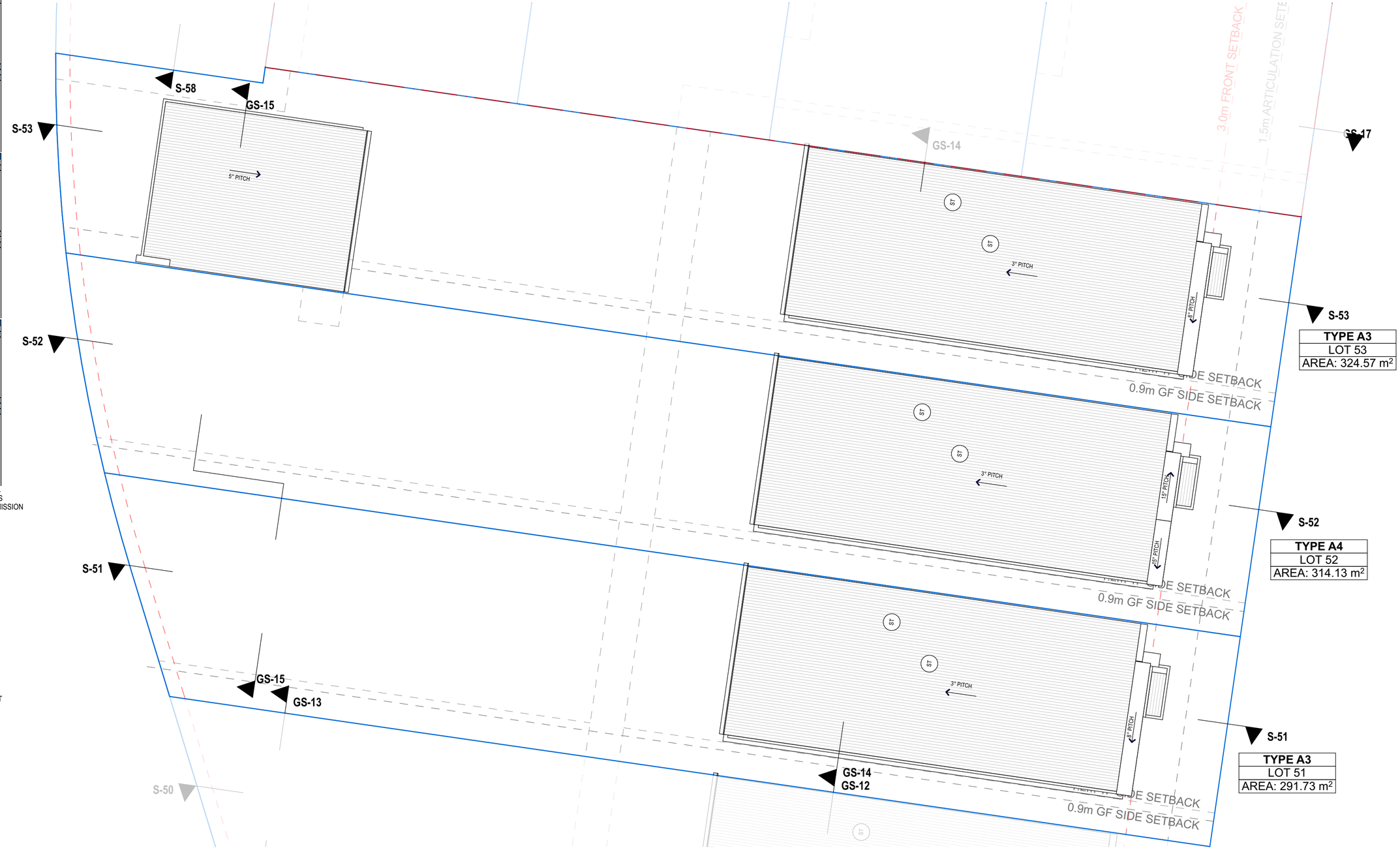
BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type A_S1	
	Commitment
Water	
Total area of garden and lawn (m2)	145
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	70
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_S2	
	Commitment
Water	
Total area of garden and lawn (m2)	100
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	3 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Summary of BASIX Commitments for Fifth Avenue_Type A_S3	
	Commitment
Water	
Total area of garden and lawn (m2)	100
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	40
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

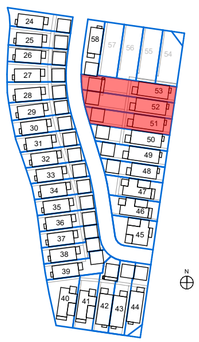


LEGEND:

ZERO LOT EASEMENT - 0.9m WIDE

ZERO LOT EASEMENT - 1.2m WIDE

RIGHT OF WAY/ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

creationhomes

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D	25/10/2023	JS	Revised Draft DP

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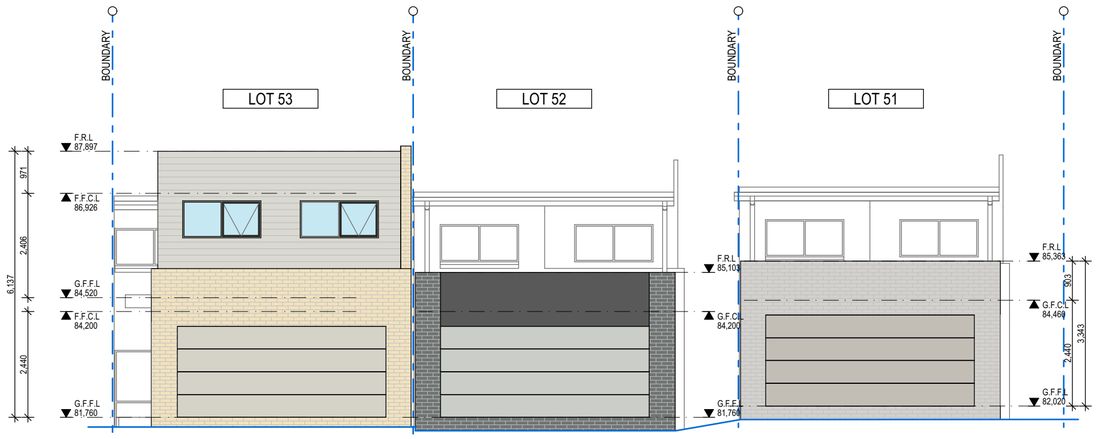
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 51-53 FLOOR PLANS - ROOF
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA043**
COUNCIL:	LIVERPOOL	REVISION	**D**



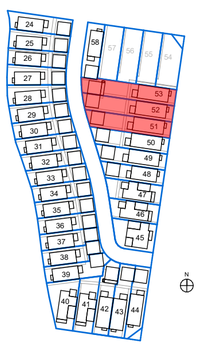
Lot 52-53 Front Elevation
1:100



Lot 52-53 Rear Elevation
1:100



Lot 52-53 Laneway Elevation
1:100



KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW

AUSTRAL BRICKS WILDERNESS BLUE GUM -FACE BRICK	TAUBMANS DRAGONSTONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING	COLORBOND SHEET METAL ROOF SHALE GREY COLORBOND SHALE GREY -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 02 - EARTH

AUSTRAL BRICKS EVERYDAY LIFE ENGAGE -FACE BRICK	TAUBMANS STAR ANISE -PORCH PIER	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF SURFMIST COLORBOND SURFMIST -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 03 - STONE

AUSTRAL BRICKS WILDERNESS SILVER BIRCH -FACE BRICK	TAUBMANS TAUPE STONE - PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF DUNE COLORBOND DUNE -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

NOT FOR CONSTRUCTION

DESIGNER/BUILDER

creationhomes

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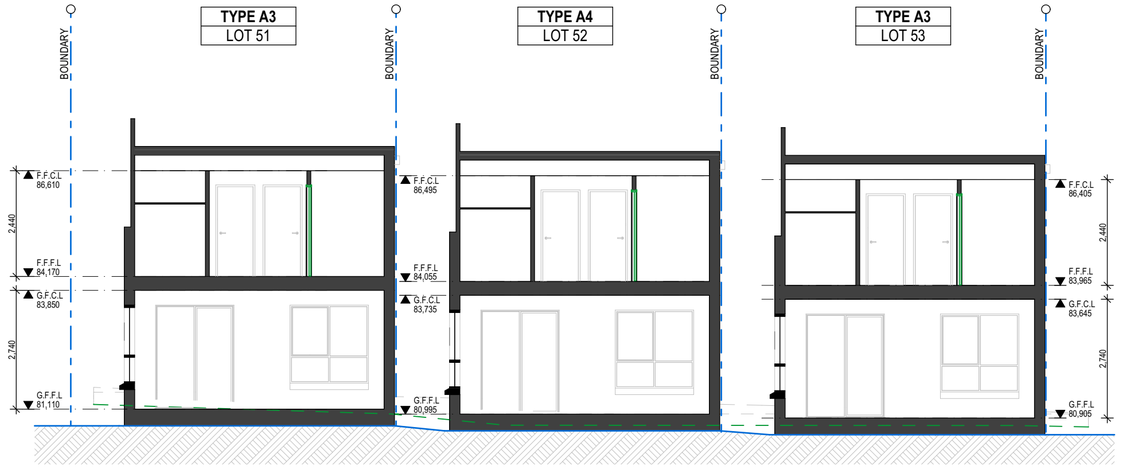
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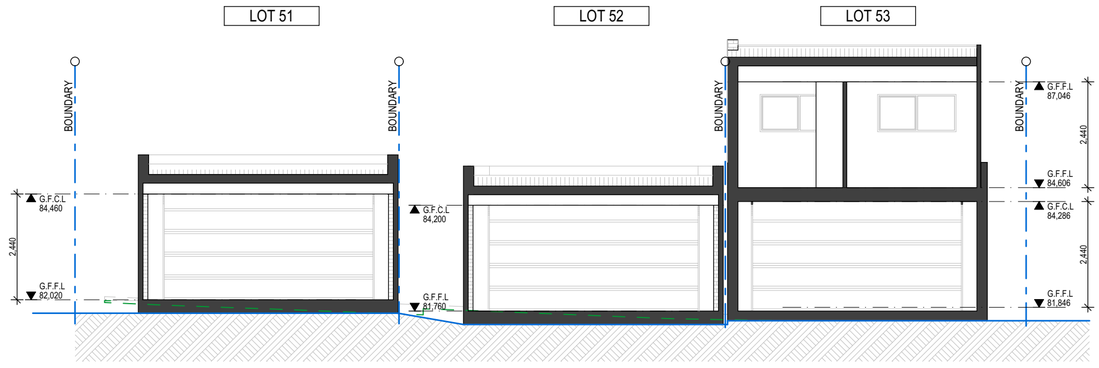
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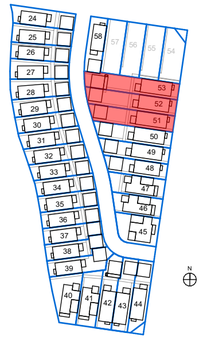
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 51-53 ELEVATIONS
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA044**
COUNCIL:	LIVERPOOL	REVISION	**D**



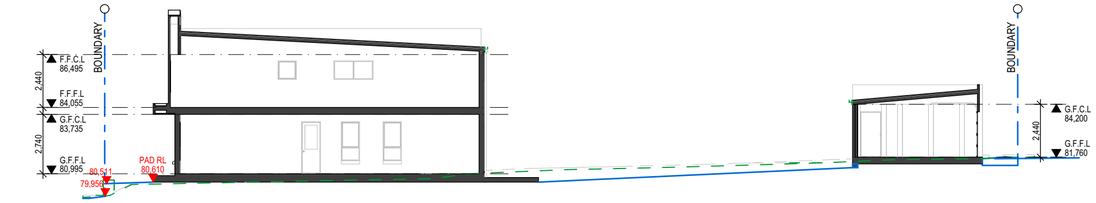
GS-14 Lot 51-53 Section
1:100



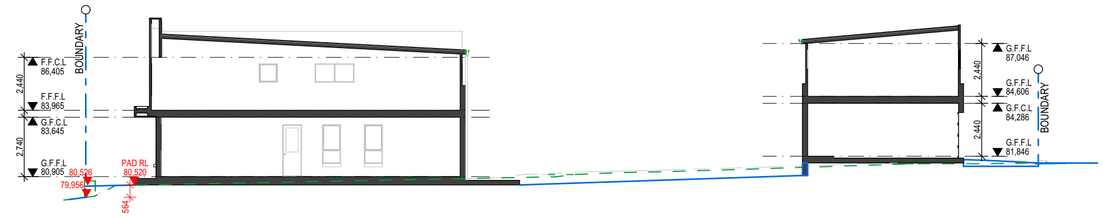
GS-15 Lot 51-53 Section - Garages
1:100



KEY PLAN



S-52 LONG SECTION
1:200



S-53 LONG SECTION
1:200

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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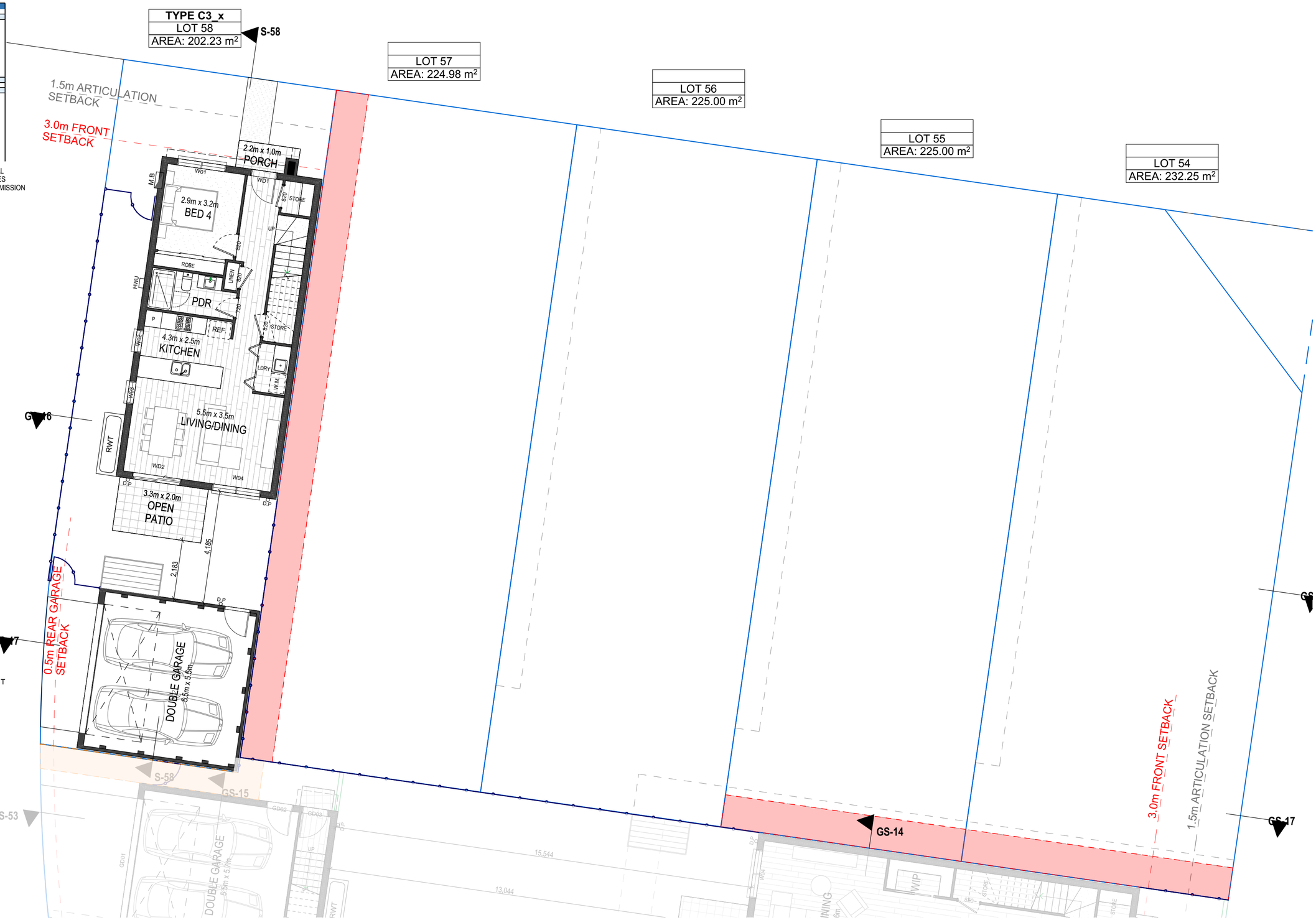
PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DRAWING NAME: LOT 51-53 SECTIONS
SCALE 1:100, 1:200 @ A2
DATE: 25/10/2023
DRAWING NO. **DA045**
REVISION **D**

BASIX COMMITMENTS

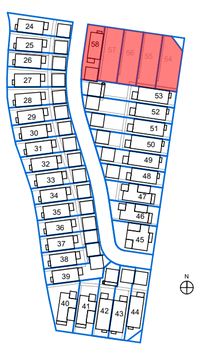
Summary of BASIX Commitments for Fifth Avenue_Type C_58	
	Commitment
Water	
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT



KEY PLAN

DESIGNER/BUILDER

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B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

NOT FOR CONSTRUCTION

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DRAWING NAME: LOT 58 FLOOR PLANS - GF
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA046**
REVISION **D**

BASIX COMMITMENTS

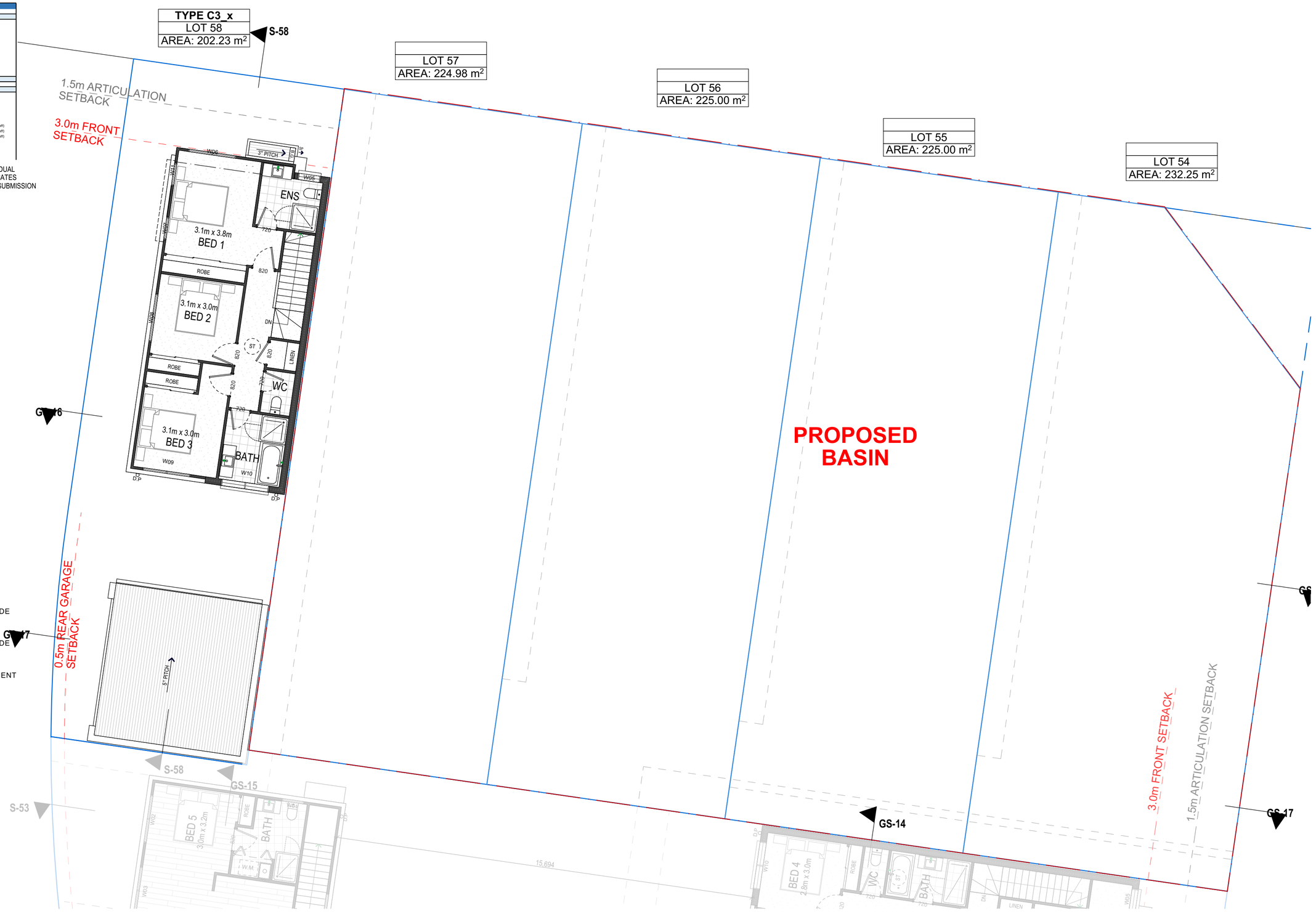
Summary of BASIX Commitments for Fifth Avenue_Type C_58	
	Commitment
Water	
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION

LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ACCESS EASEMENT





KEY PLAN

DESIGNER/BUILDER

creationhomes

Creation Homes Pty Ltd
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REV	DATE	DRAWN	DESCRIPTION
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

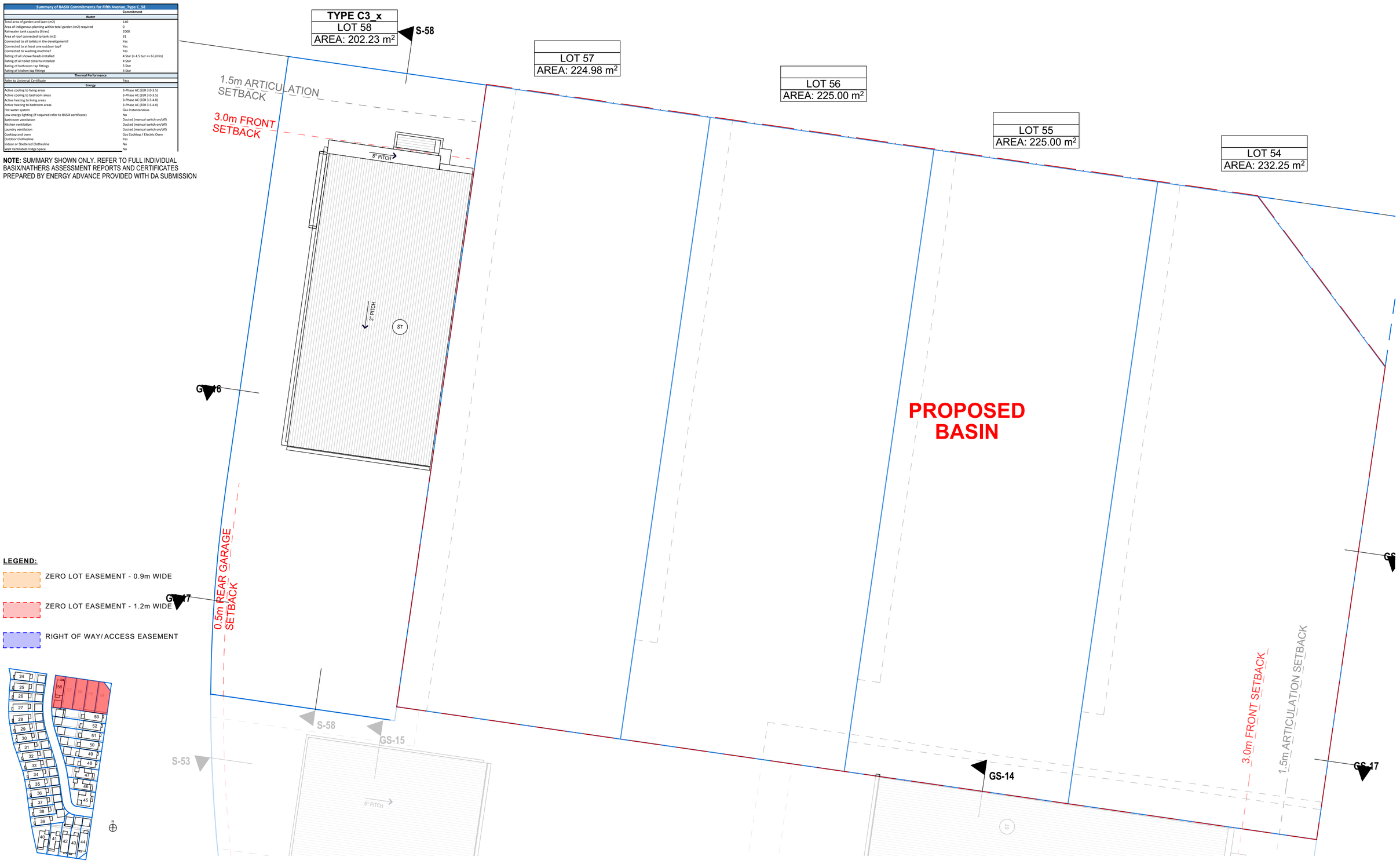
NOT FOR CONSTRUCTION

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	DRAWING NAME:	LOT 58 FLOOR PLANS - 1F
		SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA047**
COUNCIL:	LIVERPOOL	REVISION	**D**

BASIX COMMITMENTS

Summary of BASIX Commitments for Fifth Avenue_Type C_58	
	Commitment
Water	
Total area of garden and lawn (m2)	140
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	2000
Area of roof connected to tank (m2)	31
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	4 Star (> 4.5 but <= 6 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	5 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	No
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Ducted (manual switch on/off)
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

NOTE: SUMMARY SHOWN ONLY. REFER TO FULL INDIVIDUAL BASIX/NATHERS ASSESSMENT REPORTS AND CERTIFICATES PREPARED BY ENERGY ADVANCE PROVIDED WITH DA SUBMISSION



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ACCESS EASEMENT

KEY PLAN

DESIGNER/BUILDER

creationhomes

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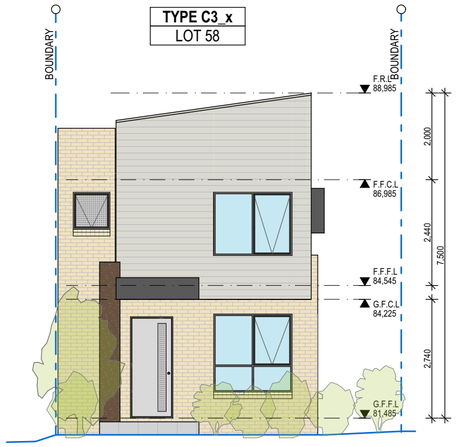
REV	DATE	DRAWN	DESCRIPTION
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

CLIENT

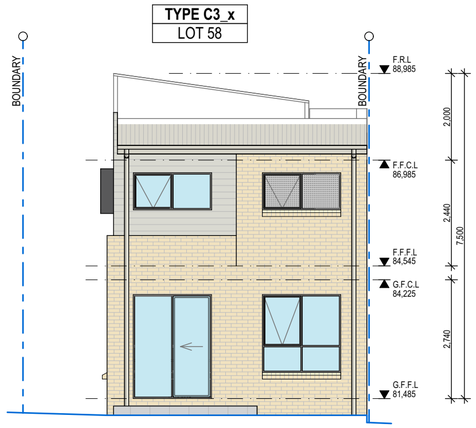
DevCore PROPERTY GROUP

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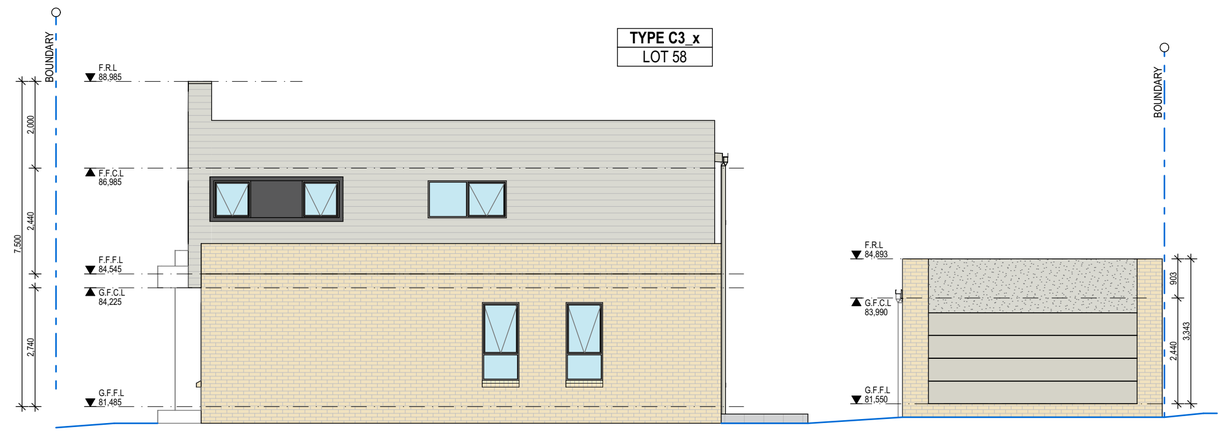
PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**	DRAWING NAME:	LOT 58 FLOOR PLANS - ROOF
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179	SCALE	1:100 @ A2
		DATE:	25/10/2023
		DRAWING NO.	**DA048**
COUNCIL:	LIVERPOOL	REVISION	**D**



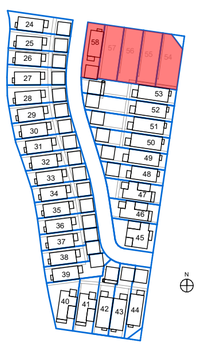
Lot 58 Front Elevation
1:100



Lot 58 Rear Elevation
1:100



Lot 58 Laneway Elevation
1:100



KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.

COLOUR SCHEME 01 - SHADOW

AUSTRAL BRICKS WILDERNESS BLUE GUM -FACE BRICK	TAUBMANS DRAGONSTONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING	COLORBOND SHEET METAL ROOF SHALE GREY COLORBOND SHALE GREY -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 02 - EARTH

AUSTRAL BRICKS EVERYDAY LIFE ENGAGE -FACE BRICK	TAUBMANS STAR ANISE -PORCH PIER	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF SURFMIST COLORBOND SURFMIST -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

COLOUR SCHEME 03 - STONE

AUSTRAL BRICKS WILDERNESS SILVER BIRCH -FACE BRICK	TAUBMANS TAUPE STONE -PORCH PIER - HOR. LIGHTWEIGHT	COLORBOND MONUMENT -PORCH AWNING	TAUBMANS WHISPER WHITE -RENDERED CLADDING -HOR. LIGHTWEIGHT	COLORBOND SHEET METAL ROOF DUNE COLORBOND DUNE -DOWNPIPES, GUTTERS, FASCIA -RAINWATER TANKS -GARAGE DOOR -WINDOW FRAMES

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DESIGNER/BUILDER

creationhomes

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REV	DATE	DRAWN	DESCRIPTION
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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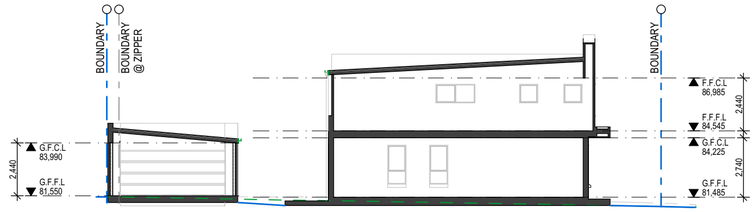
PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**

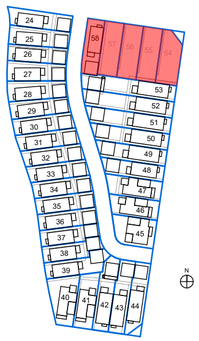
PROJECT ADDRESS: Lot 1125 DP DP2475
280 FIFTH AVENUE
AUSTRAL NSW, 2179

COUNCIL: LIVERPOOL

DRAWING NAME: LOT 58 ELEVATIONS
SCALE 1:100 @ A2
DATE: 25/10/2023
DRAWING NO. **DA049**
REVISION **D**







KEY PLAN

GENERAL NOTES:

- +/- 200mm TO ALL NOMINATED LEVELS.
- LANDSCAPE STEPS SHOWN INDICATIVELY. SUBJECT TO CHANGE AS REQUIRED ON SITE.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY

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C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179		
COUNCIL:	LIVERPOOL		

DRAWING NAME:	LOT 58 SECTIONS
SCALE	1:100, 1:200 @ A2
DATE:	25/10/2023
DRAWING NO.	**DA050**
REVISION	**D**



1 **Streetscape - Collector Rd**
1:300



2 **Streetscape - Crop St**
1:300



3 **Streetscape - Livestock St**
1:300



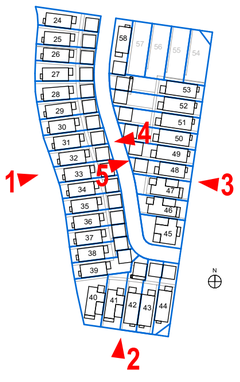
4 **Streetscape - Laneway West**
1:300



5 **Streetscape - Laneway East**
1:300

GENERAL NOTES:

- STREET TREES SHOWN INDICATIVELY ONLY.
- GROUND LINES, DROP EDGE BEAMS & RETAINING WALLS SHOWN INDICATIVELY
- COLOURS AND FINISHES ARE INDICATIVE ONLY. ELEVATIONS AND STREETSCAPES ARE ALSO INDICATIVE AND ARE PRESENTED AS AN APPROXIMATE REPRESENTATION.
- IT IS INTENDED THAT BUILDING FACADES & MATERIALS REMAIN AS INDICATED ON PLAN HOWEVER IT IS INTENDED THAT COLOUR SELECTIONS MAY BE NOMINATED FROM ONE OF THE 3 COLOUR SCHEMES PROVIDED IN THE SCHEDULE OF FINISHES. COLOUR SCHEMES SHOWN ON STREETSCAPE AND ELEVATIONS ARE SHOWN INDICATIVELY ONLY.



KEY PLAN

COLOUR SCHEME 01 - SHADOW



COLOUR SCHEME 02 - EARTH



COLOUR SCHEME 03 - STONE



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DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA
PROJECT ADDRESS: Lot 1125 DP DP2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DEVELOPMENT APPLICATION

DRAWING NAME: STREETSCAPE ELEVATION
SCALE 1:300 @ A2
DATE: 25/10/2023
DRAWING NO. **DA051**
REVISION **D**



Lot No.	Lot Area (m²)	Landscape Area (m²)	Landscape Area (% of Lot Area)
24	228.40	104.23	45.63
25	228.69	104.09	45.52
26	205.87	82.04	39.85
27	231.71	108.25	46.72
28	233.81	110.06	47.07
29	209.01	84.41	40.39
30	208.50	82.41	39.53
31	210.61	84.16	39.96
32	208.76	82.37	39.46
33	207.16	80.85	39.03
34	204.93	80.03	39.05
35	203.61	79.71	39.15
36	203.11	79.29	39.04
37	194.22	69.86	35.97
38	199.68	74.34	37.23
39	233.31	100.98	43.28
40	262.36	132.76	50.60
41	230.04	100.48	43.68
42	255.92	92.57	36.17
43	250.58	103.53	41.32
44	233.25	84.3	36.14
45	248.92	102.6	41.22
46	201.52	71.91	35.68
47	226.85	97.24	42.87
48	206.01	75.59	36.69
49	238.87	88.96	37.24
50	265.37	115.38	43.48
51	291.72	141.69	48.57
52	314.13	166.56	53.02
53	324.48	159.71	49.22
54	232.27		
55	225.01		
56	225.01		
57	225.00		
58	202.23	73.18	36.19

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A	21/12/2022	NS	Preliminary Issue
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CLIENT

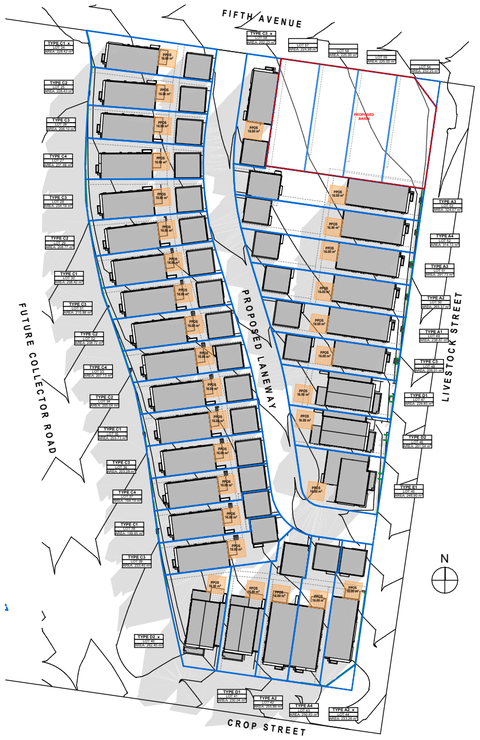
DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**

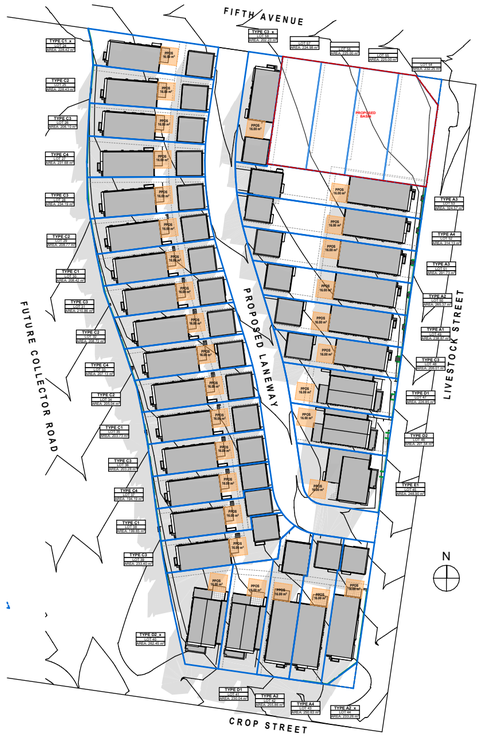
PROJECT ADDRESS: Lot 1125 DP DP2475
280 FIFTH AVENUE
AUSTRAL NSW, 2179

COUNCIL: LIVERPOOL

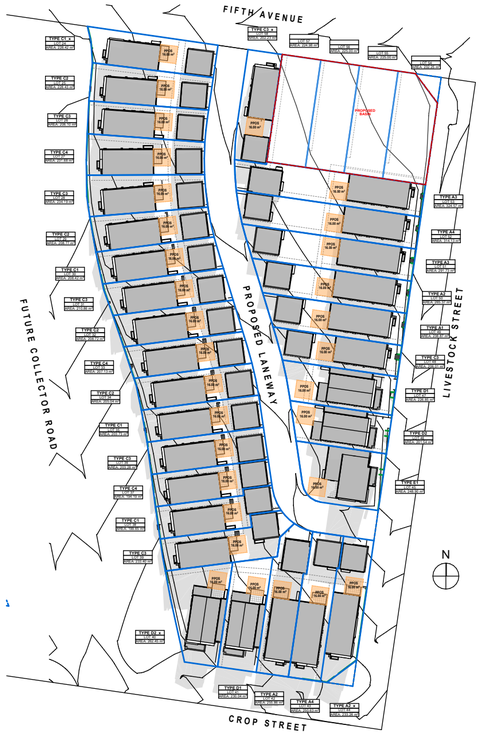
DRAWING NAME: LANDSCAPE AREAS
SCALE 1:500 @ A2
DATE: 25/10/2023
DRAWING NO. **DA052**
REVISION **D**



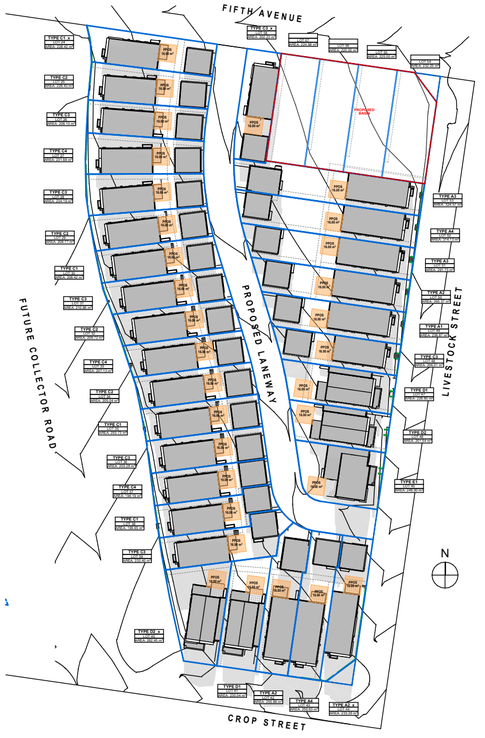
JUNE 21 - 0900



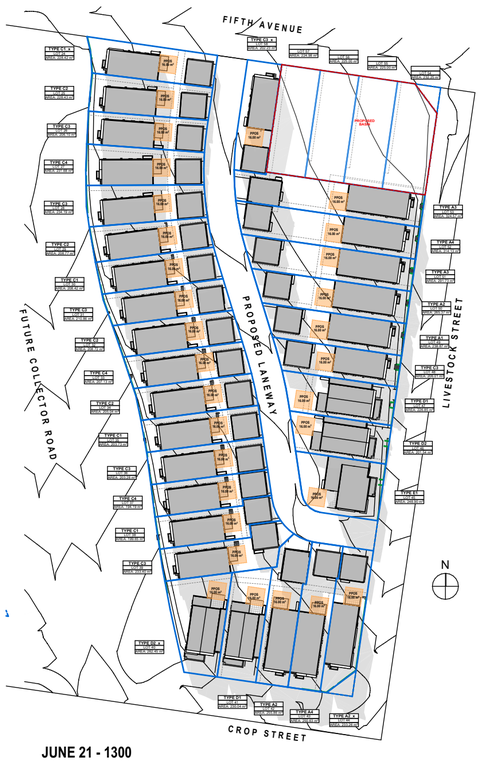
JUNE 21 - 1000



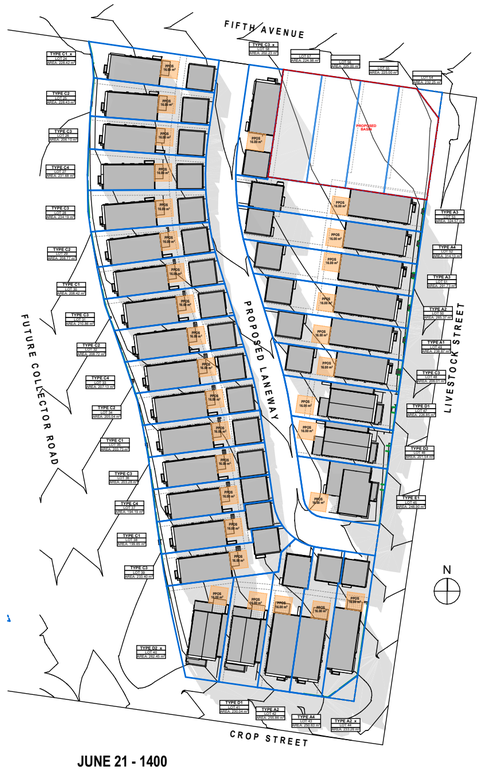
JUNE 21 - 1100



JUNE 21 - 1200



JUNE 21 - 1300



JUNE 21 - 1400



JUNE 21 - 1500

280 Fifth Avenue - Solar Access Compliance

Total Lots	31	Required	70%	% of lots with	3+ hrs	81%
		Achieved	**81%**		2 hrs	13%
					1 hrs	6%
					0 hrs	-

Lot No.	900	1000	1100	1200	1300	1400	1500	TOTAL	Solar Access Compliance Y/N
24								6	Y
25								3	Y
26								2	N
27								2	N
28								2	N
29								3	Y
30								3	Y
31								3	Y
32								3	Y
33								3	Y
34								3	Y
35								3	Y
36								3	Y
37								3	Y
38								3	Y
39								3	Y
40								1	N
41								4	Y
42								3	Y
43								4	Y
44								5	Y
45								4	Y
46								5	Y
47								5	Y
48								2	N
49								4	Y
50								4	Y
51								4	Y
52								5	Y
53								5	Y
54									
55									
56									
57									
58								1	N

DESIGNER/BUILDER

creationhomes

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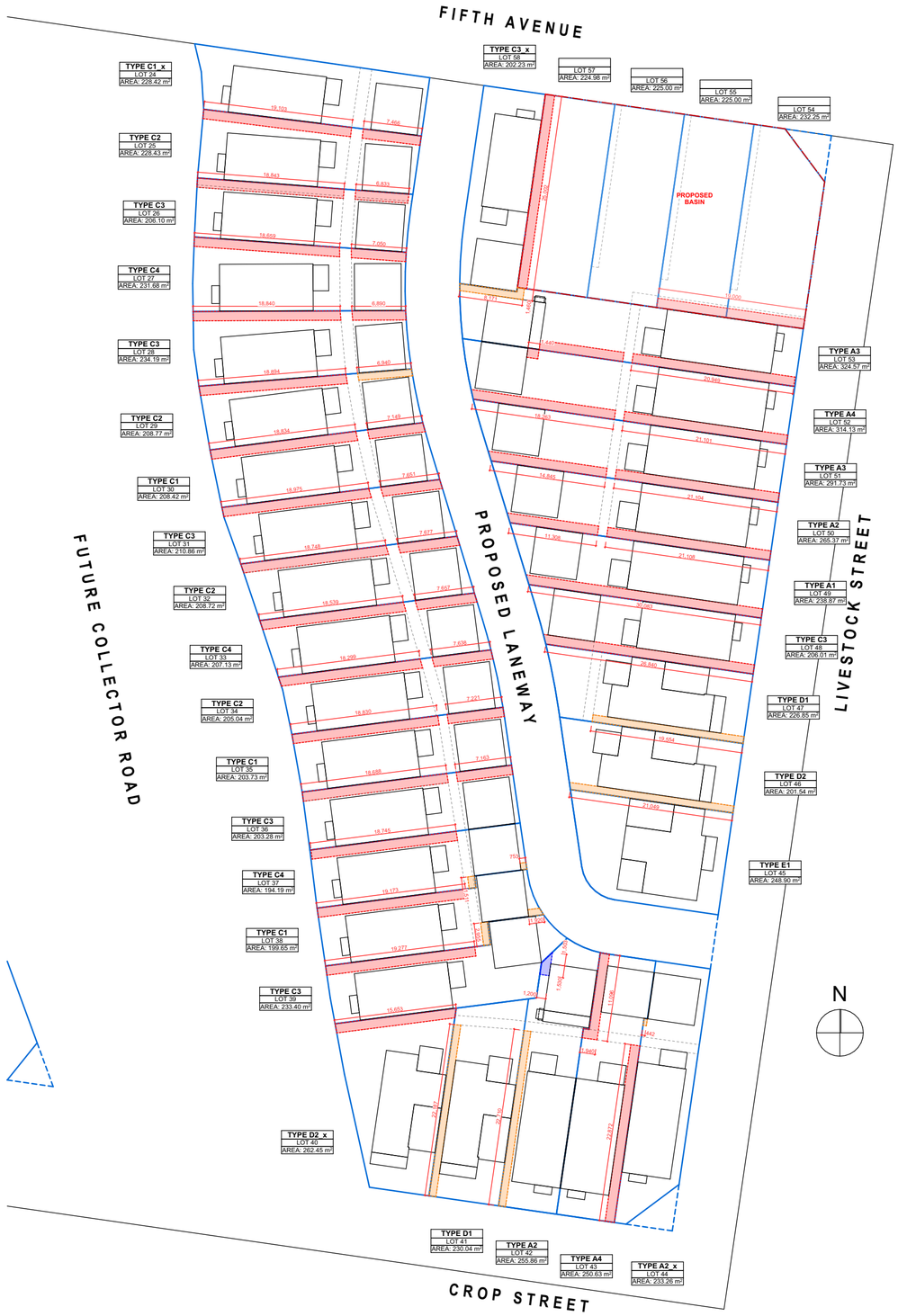
REV	DATE	DRAWN	DESCRIPTION
A	21/12/2022	NS	Preliminary Issue
B	3/03/2023	NS	Issue for DA
C	14/09/2023	NS	Council RFI
D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME: 280 FIFTH AVENUE - INTEGRATED DA **DEVELOPMENT APPLICATION**
PROJECT ADDRESS: Lot 1125 DP 2475, 280 FIFTH AVENUE, AUSTRAL NSW, 2179
COUNCIL: LIVERPOOL

DRAWING NAME: SHADOW DIAGRAMS
SCALE 1:1000 @ A2
DATE: 25/10/2023
DRAWING NO. **DA053**
REVISION **D**



LEGEND:

- ZERO LOT EASEMENT - 0.9m WIDE
- ZERO LOT EASEMENT - 1.2m WIDE
- RIGHT OF WAY/ ACCESS EASEMENT

NOT FOR CONSTRUCTION

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D	25/10/2023	JS	Revised Draft DP

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DevCore PROPERTY GROUP

PROJECT NAME:	280 FIFTH AVENUE - INTEGRATED DA	**DEVELOPMENT APPLICATION**	
PROJECT ADDRESS:	Lot 1125 DP DP2475 280 FIFTH AVENUE AUSTRAL NSW, 2179		
COUNCIL:	LIVERPOOL		

DRAWING NAME:	PROPOSED EASEMENTS
SCALE	1:500 @ A2
DATE:	25/10/2023
DRAWING NO.	**DA054**
REVISION	**D**