

4 November 2021
Ref. E23243.E99.1_Rev2

Mr Anas Rahhal
Croatia 88 Pty Ltd
PO Box 4081
STRATHFIELD SOUTH NSW 2136

Re: Review of Environmental Reports for Lot 3 DP1259121 & Part Lot 8, DP1200987, Edmondson Park NSW

1. Introduction

At the request of Mr Anas Rahhal of Croatia 88 Pty Ltd (C-88), EI Australia (EI) was engaged to undertake a Review of Environmental Reports related to land within Lot 3 in Deposited Plan (DP) 1259121 & Part Lot 8 DP1200987, Edmondson Park (“the site”). Located approximately 7km south west of the Liverpool Central Business District (CBD), the site was situated within the Edmondson Park urban release area, earmarked for future residential development by the NSW Government. The subject site was part of a large, irregular shaped block of land situated at the north-western corner Croatia and Somme Ave (see **Figure 1, Attachment A**).

Formerly known as 190 Croatia Avenue, the land block spans approx. 2 ha of land within the local government area of Liverpool City Council, formerly defined as Lot 29 in DP 228850. Residential development of this property was approved by the Sydney Western City Planning Panel (SWCPP) 26 Nov 2019 (DA-265/2018) and included the demolition of existing structures, subdivision and the construction of Stage 1, within the north eastern corner of the land block. Independently of the site works, Croatia Avenue was modified, and the larger lot (Lot 29 in DP 228850) was subdivided. Following the commencement of Stage 1 construction, the client now wishes to seek approval for Stage 2 of the development, within the remaining parts of the former property known as 190 Croatia Avenue.

Site characterisation works were completed by EI for the former site, in support of the consent application for DA-265/2018. The characterisation works included land to be developed as Stage 1 and most of the Stage 2 site, combined. This document provides a review of these investigations, to conclude on the suitability of land within Stage 2 only, being Lot 3 DP1259121 and part of Lot 8 DP1200987, for submission to Liverpool City Council as part of the development application for the Stage 2 works. This review was completed to assist the client in meeting their obligations as required by *State Environmental Planning Policy No.55 (SEPP 55)* and the *Contaminated Land Management Act 1997* (the CLM Act).

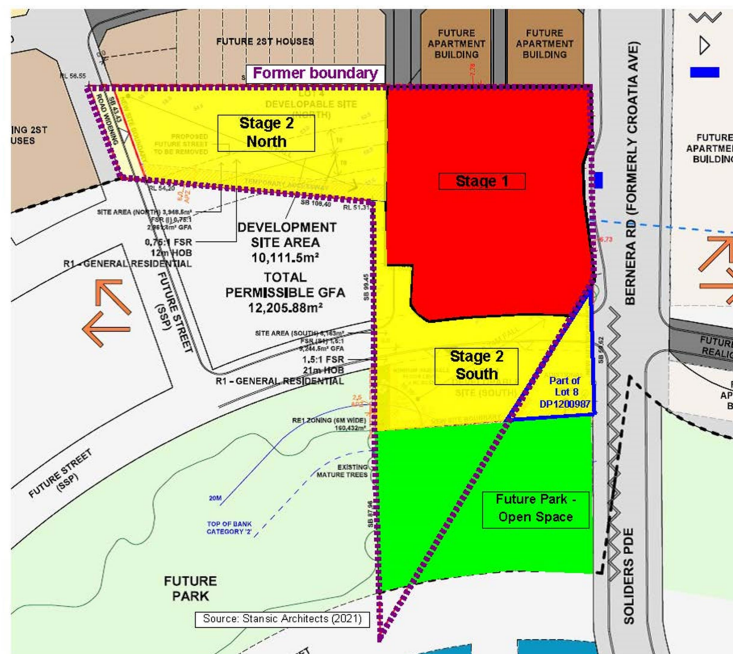
1.1 Documents Provided

The following documents were included as part of this review:

- EI (2017) Preliminary Site Investigation, 190 Croatia Avenue, Edmondson Park, NSW, Ref: E23243 AA_Rev1, dated 30 November 2017;
- EI (2018) Detailed Site Investigation, 190 Croatia Avenue, Edmondson Park, NSW, Ref: E23243.E02_Rev0, dated 6 February 2018; and
- EI (2020) Preliminary Site Investigation with Limited Sampling, Part of 190 Croatia Avenue, Edmondson Park, NSW, Ref: E23243.E01_Rev0, dated 1 September 2020.

1.2 Proposed Development

EI received a copy of the proposed development plans as presented in **Attachment B** (ref: Stansic Architects (SA), Project No. 20 117 issue A, dated 05 May 2021). The Stage 2 works will be managed across two developable areas of the site, referred to as the 'north' and the 'south' sites as shown in Drawing 1 below. Proposed for Stage 2 South was a single, multi-level apartment building overlying two levels of basement parking, and deep soil landscaping. Stage 2 North involves the construction of two, multi-level apartment buildings overlying a single basement car park, with deep soil landscaping also.



Drawing 1 – Proposed Layout of 361-363 Bernera Rd

2. EI (2017) Preliminary Site Investigation

EI (2017) completed a preliminary site investigation (PSI) for 190 Croatia Avenue, Edmondson Park.. The investigation area covered 2.023 ha and the works were completed to accompany a development application (DA) for the demolition, subdivision and construction of a residential development within the larger land block.

The objective of the PSI was to evaluate the potential for site contamination, as a result of current and historical land use activities occurring within the land block and its surroundings. This was achieved by completing the following scope of works:

- The completion of a desktop study, including the review of:
 - Relevant topographical, geological, hydrogeological, soil landscape and Acid Sulfate Soil maps;
 - Historical aerial photographs and NSW Land and Property information to determine the historical activities likely to have occurred on the land;
 - A review of Liverpool City Council records pertaining to the site, to determine the site's operational history;
 - A search of NSW EPA contaminated land records to identify any significantly contaminated land within, or with the potential to impact the subject site;
- A detailed site walkover inspection and provision of the PSI report.

Pertinent findings of EI (2017) are provided below:

- The site appeared to be a vacant, cleared land block until sometime between 1965 and 1986, when it was developed for rural residential purposes. Historical land use activities were generally residential, and the site setting observed in the 1986 aerial appeared similar to that existing in 2017, prior to demolition.
- Anecdotal information for the Edmondson Park locality indicates significant market gardening activities to have occurred within the area. Given the clearance of the site, EI considered it possible that the land had been used for market gardening related activities, in particular, the southern and western parts of the property.
- Searches of public records did not identify significant storage or use of chemicals within the property, and no notifications of significant contamination were found for the current or surrounding land blocks.
- Sources of potential contamination relevant for the Stage 2 site were identified as:
 - Contamination potentially associated with the importation of fill material, from an of unknown origin and unknown quality;
 - Pesticide use and storage associated with the potential market gardening operations within the western and southern parts of the land block;
 - The weathering of metallic structures surrounding the small metallic sheds in the northern central part of the land block (i.e. along the eastern boundary of the north western part of Stage 2); and
 - Spills and leaks of oils within the sheds noted above.

Waste stockpiles were observed within Stage 1, but were not present within the subject site. EI (2016) identified a potential for contamination within the Stage 2 site which could pose an unacceptable risk to users of a residential land use scenario. A detailed site investigation (DSI) was recommended, to characterise soil and groundwater and ascertain the presence of contamination for the land block.

3. EI (2018) Detailed Site Investigation

EI (2018) completed a DSI for the site known as 190 Croatia Avenue, Edmondson Park, which followed on from the EI (2016) PSI. EI reviewed the proposed works for Stage 1 and found the development to involve a high density residential land use scenario, with ecological considerations applied to areas where deep soil was planned to be retained. Although no development plans were available for the remaining parts of the land block, EI (2018) assumed the remainder of the site would be developed in a similar manner. The site was therefore assessed against criteria applicable to a *residential land use with minimal access to soils* (B) and *recreational, public open space* (C) land use scenario's, as defined by the *National Environmental Protection (Assessment of Site Contamination) Measure 1999 – Amendment 2013* (NEPC, 2013).

The objective of the DSI was to investigate the degree of any potential contamination by means of intrusive sampling and analysis, for the contaminants of potential concern (COPC). Where contamination was identified, recommendations for further management would be provided. The objective was achieved by completing the following scope of works:

- A desktop study, involving a review of the EI (2017) PSI and existing services onsite;
- A detailed site walkover inspection;
- Multiple level soil samples collected from 30 test pit locations distributed in a systematic grid based pattern (across accessible areas of the site), for the analysis of:
 - Eight priority metals (HMs) being arsenic, cadmium, chromium, copper, lead, mercury nickel and zinc;
 - Total recoverable hydrocarbons (TRH);
 - Polycyclic aromatic hydrocarbons (PAH);
 - Monocyclic aromatic hydrocarbon compounds, benzene, toluene, ethylbenzene and xylenes (BTEX);

- Organochlorine and organophosphate pesticides (OCPs/ OPPs);
 - Polychlorinated biphenyls (PCBs); and
 - Asbestos presence.
- Data analysis and reporting.

A plan showing the sample locations assessed by EI (2018) is presented as **Figure 2, Attachment A**, at the end of this letter. Of the thirty test pits (TPs) completed, EI advanced 22 TPs within the Stage 2 site on 19 January 2018, as follows:

- TP101 to TP 112, distributed across Stage 2 South;
- TP120, positioned within the footprint of the former sheds, east of Stage 2 North; and
- TP122 to TP130, distributed across Stage 2 North.

The test pits were advanced to the depths of natural soil, being 0.6 to 1.8 metres below ground level (mBGL). No test pits were advanced within the open space area surrounding the southern creek. The site stratigraphy encountered was summarised as a lens of silty sandy topsoil fill (approx. 0.3 m thick) overlying natural silty sandy clay of high plasticity. Extremely weathered shale bedrock was encountered at depths of 1 mBGL. No asbestos containing material (ACM), visual or olfactory signs of contamination were identified.

Due to the number of samples collected, fill soils from selected locations were combined, and analysed as composite samples. Appropriate quality control samples were also collected and analysed. The DSI did not report any concentrations of contaminants above NEPM 2013 health investigation levels (HILs) for residential land with minimal access to soil (HIL B). However, two of the composite samples (C6 and C7) collected from TP121, TP123, TP124, TP126 and TP127 (See **Figure 2, Attachment A**) reported elevated concentrations of zinc (94 and 95 mg/kg consecutively), which exceeded the ecological criteria derived for the composite samples (48 mg/kg). The samples represented the superficial fill (to depths of 0.2 mBGL) within the central part of Stage 2 North, and the reported concentrations were well below the adopted human health (HIL B) criteria. Based on the proposed development (**Section 1.2**), these fill soils would be excavated and removed from the site for construction of the basement and would not be accessible for the end site users. Therefore, the identified exceedance was of low environmental concern, and was unlikely to pose an unacceptable risk to future users of the residential development proposed.

Groundwater was not encountered within any of the TPs advanced, and was expected to be present at depth, within the fractured shale bedrock. EI encountered a thick lens of highly plastic clays overlying the shale bedrock, which would act as a barrier for the underlying aquifer, restricting contaminant migration from the surface (if present). Given the presence of this barrier, the lack of contamination reported within the site and the depth to groundwater, EI considered the risk of groundwater contamination resulting from onsite and offsite sources to be low and acceptable. Therefore, groundwater was not assessed, and was not of environmental concern.

Based on the findings of the investigation, EI (2018) concluded “*soils and groundwater are suitable for the proposed residential land use (with minimal access to soils) and associated open space*”. EI (2018) recommended to:

- Conduct a complete a Hazardous Material Survey (HMS) prior to demolition; and
- Manage the waste disposal of the fill soils during excavation (site preparation).

The DSI was completed in line with appropriate industry standards and quality, as outlined by NSW EPA contaminated land assessment guidelines. The works were accurate and representative of the land within Stage 2, and were relied on for determining the suitability of the site for the proposed use.

4. EI (2020) PSI with Limited Sampling

EI (2020) completed a DSI for a section of land within the southernmost part of Stage 2 South, which was affected by Land Reservation Acquisition. The area of interest was zoned for public open space (Liverpool LEP, 2008) where Maxwell Creek ran through in an east to west direction. Construction of a

future park was indicated by the development plans (SA, 2020), as part of a land swap arrangement for part of Lot 8 DP 1200987. The following scope of works was completed:

- A desktop study, involving a review of the EI (2017), EI (2018) and existing services onsite;
- A detailed site walkover inspection;
- Sampling from 4 test pits distributed in a triangular grid pattern across multiple soil levels within fill and natural soils;
- Laboratory analysis of selected soil samples for relevant analytical parameters based on the site history and field observations collected during the investigation program; and
- The provision of a PSI report.

A plan showing the sample locations assessed by EI (2020) is presented as **Figure 2, Attachment A**, at the end of this letter. EI notes that none of these test pits were positioned within the Stage 2 portion of the site, however the data provides an understanding of the soil quality along the Stage 2 boundary, which can be applied to the south eastern corner (part of Lot 8 DP1200987).

EI (2020) assessed the historical use of the area, and found the land adjacent to Maxwell's Creek to have been largely vacant, and covered by dense trees. The land use activities and COPC were the same as those stated for 361-363 Bernera Road and the intrusive investigations adequately assessed soils for their presence. No concentrations of contaminants were reported to exceed the human health or ecological based criteria for an open space land use. The site was considered suitable for use as a future park.

EI have reviewed the data as presented in **Table 2, Attachment C** and find the data to be well below the Stage 2 criteria for the *residential with minimal access to soil* land use scenario, as well as the ecological criteria adopted for the site.

5. Suitability of Site

EI have reviewed the history of the site and its surroundings (inclusive of part Lot 8 DP 1200987) and concluded that the probability of contamination can be considered to be low. The potential sources of contamination were assessed through the collection of soil samples both within, and surrounding the current Stage 2 development area and did not identify any contamination existing within these areas. Groundwater was not encountered; however, given the low levels of contamination identified, the depth to groundwater and the presence of thick, plastic clays overlying the aquifer, groundwater is considered to be of low environmental concern, and is unlikely to pose a risk to the future use of the land. The sampling completed was in general accordance with the relevant legislation, standards and guidelines in force at the time of the investigations, as required by Section 105 of the *Contaminated Land Management Act 1997*. Data of acceptable quality was collected.

Based on these findings, and subject to the statement of limitations (**Section 8**), EI considers that the Stage 2 development area within Lot 3 DP1259121 & Part Lot 8, DP1200987, Edmondson Park NSW is suitable for a generic, *residential with minimal soil access* and *recreational* land use scenario, and no remediation is required.

6. Recommendations

- Any soil materials being removed from site (including virgin excavated natural materials or VENM) be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines; and
- Any material being imported to the site should be assessed for potential contamination, in accordance with NSW EPA guidelines, as being suitable for the intended use or be classified as virgin excavated natural material (VENM).

7. References

Contaminated Land Management Act 1997.

EI (2017) Preliminary Site Investigation, 190 Croatia Avenue, Edmondson Park NSW. E23243.AA_Rev1, dated 30 November 2017.

EI (2018) Detailed Site Investigation, 190 Croatia Avenue, Edmondson Park NSW, Ref. E23243.E02_Rev0, dated 6 February 2018.

EI (2020) Preliminary Site Investigation with Limited Sampling, part of 190 Croatia Avenue, Edmondson Park NSW, Ref. E23243.E01_Rev0, dated 1 September 2020.

NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council (2013 Amendment).

NSW EPA (2017) Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme, NSW EPA, October 2017.

NSW EPA (2020), Guidelines for Consultants Reporting on Contaminated Land. NSW EPA, April 2020.

Protection of the Environment Operations Act (1997).


SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

Stansic Architects (SA) (2021), Proposed Residential Development at Lot 3 DP1259121 and Lot 8 DP1200987, Project No. 20 117 issue A, dated 05 May 2021.

For and on behalf of
EI AUSTRALIA PTY LTD



SARI ERÜ
Senior Environmental Scientist



PEDRO BALBACHEVSKY
Principal Environmental Engineer

8. Statement of Limitations

This review has been prepared for the exclusive use of Croatia 88 Pty Ltd, as the intended beneficiary of EI's work. The scope of the review is limited to those agreed with Aland Developments acting on behalf of the Client, as well as Croatia 88 Pty Ltd.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

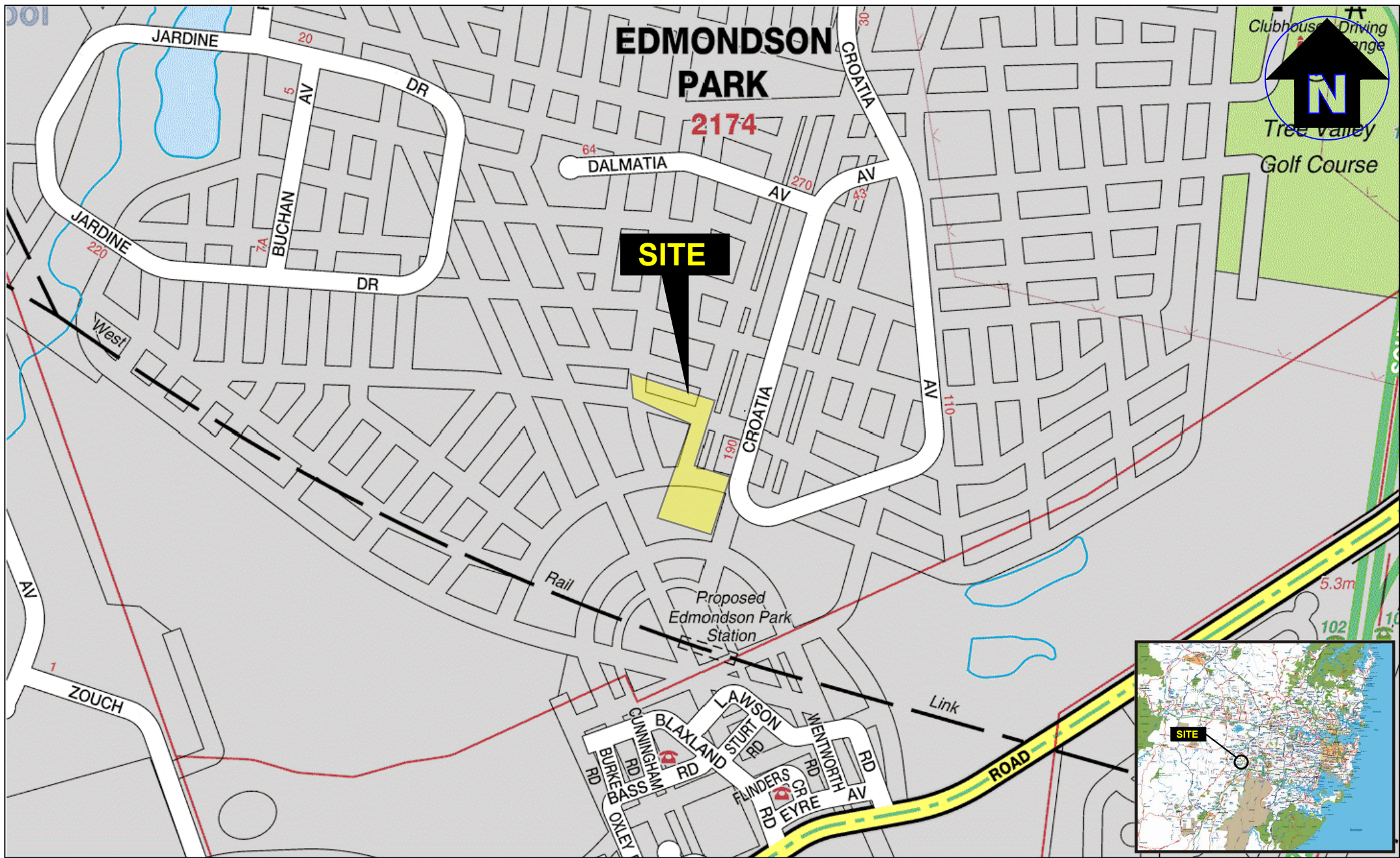
The conclusions presented in this report are based on a limited investigation of conditions and may include work done by others, with specific sampling locations chosen by Croatia 88 Pty Ltd to be as representative as possible under the given circumstances.

EI's professional opinions are reasonable and based on its professional judgment, experience, training and results from analytical data. EI may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified by EI.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

Attachment A

Figures

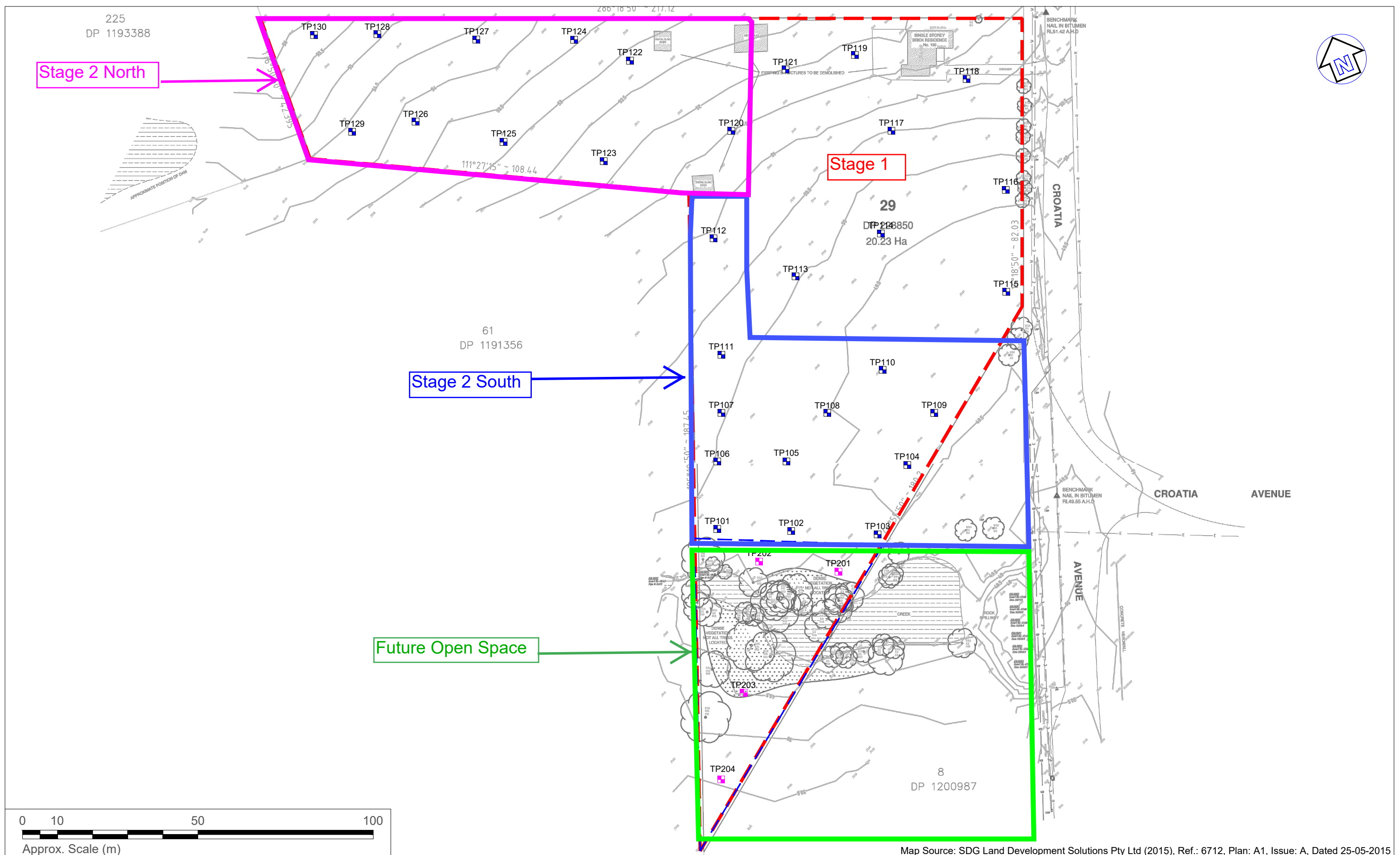


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Drawn:	M.G.
Approved:	S.E.
Date:	22-08-21
Scale:	Not To Scale

Croatia 88 Pty Ltd
 Environmental Assessment Review
 Lot 3 DP 1259121, Somme Ave & Lot 8 DP 1200987, Croatia Ave
 Edmondson Park NSW
 Site Locality Plan

Figure:
1
 Project: E23243_E99.1



LEGEND (all locations are approximate)

- Larger block, former site boundary
- Current Investigation Area
- EI (2018) test pit locations
- EI (2020) test pit locations



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Drawn: L.C.

Approved: S.E.

Date: 01-09-21

Croatia 88 Pty Ltd
Environmental Report Review
Lot 3, DP1259121 & Lot 8 DP 1200987
Edmondson Park NSW
Former Sampling Location Plan

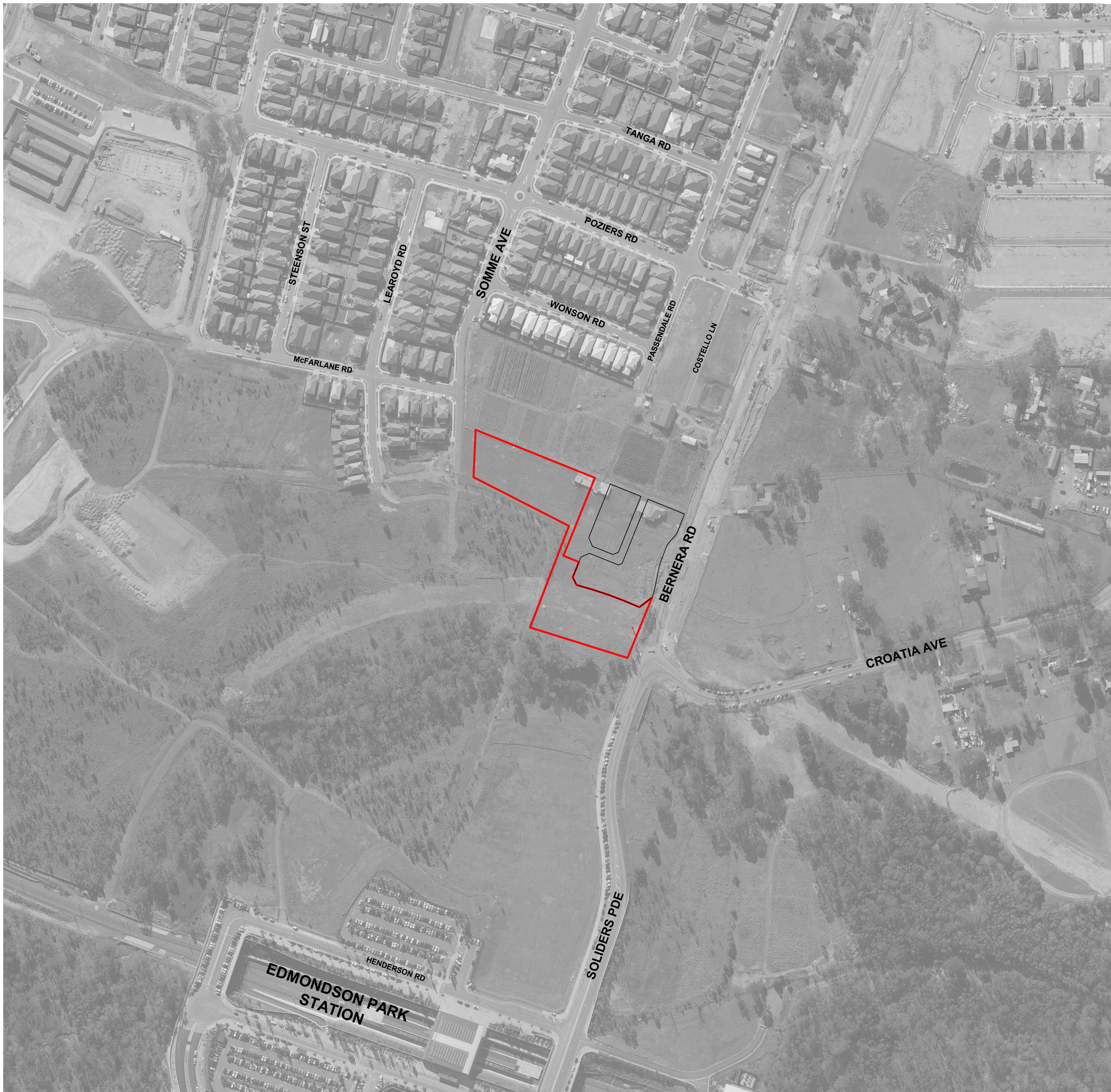
Figure:

2

Project:
E23243_E99.1_Rev0

Attachment B

Selected Plans of Proposed Development



RESIDENTIAL APARTMENT DEVELOPMENT LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE EDMONDSON PARK NSW

DEVELOPMENT APPLICATION

DRAWING NO.	DRAWING NAME	REVISION	DATE
0000 SERIES: CONTEXT, SITE + DEVELOPMENT DATA			
DA 0001	DRAWING LIST + LOCATION PLAN	A	03.10.21
DA 0002	ACCOMMODATION SCHEDULE	A	03.10.21
DA 0003	DEVELOPMENT DATA	A	03.10.21
DA 0004	CONTEXT ANALYSIS PLAN	A	03.10.21
DA 0005	SITE ANALYSIS PLAN	A	03.10.21
DA 0006	SITE PLAN	A	03.10.21
1000 SERIES: GENERAL ARRANGEMENT PLANS (BLD A+B)			
DA 1001	BASEMENT 2 PLAN	A	03.10.21
DA 1002	LEVEL LG (B1) PLAN - BLD A+B	A	03.10.21
DA 1003	LEVEL 1 (G) PLAN - BLD A+B	A	03.10.21
DA 1004	LEVEL 2 PLAN - BLD A+B	A	03.10.21
DA 1005	LEVEL 3 PLAN - BLD A+B	A	03.10.21
DA 1006	LEVEL 4 PLAN - BLD A+B	A	03.10.21
DA 1007	LEVEL 5 PLAN - BLD A+B	A	03.10.21
DA 1008	ROOF PLAN - BLD A+B	A	03.10.21
1100 SERIES: GENERAL ARRANGEMENT PLANS (BLD C)			
DA 1101	BASEMENT 4 PLAN - BLD C	A	03.10.21
DA 1102	BASEMENT 3 PLAN - BLD C	A	03.10.21
DA 1103	BASEMENT 2 PLAN - BLD C	A	03.10.21
DA 1104	BASEMENT 1 PLAN - BLD C	A	03.10.21
DA 1105	LEVEL 1 (G) PLAN - BLD C	A	03.10.21
DA 1106	LEVEL 2 PLAN - BLD C	A	03.10.21
DA 1107	LEVEL 3 PLAN - BLD C	A	03.10.21
DA 1108	LEVEL 4 PLAN - BLD C	A	03.10.21
DA 1109	LEVEL 5 PLAN - BLD C	A	03.10.21
DA 1110	LEVEL 6 PLAN - BLD C	A	03.10.21
DA 1111	ROOF PLAN - BLD C	A	03.10.21
2000 SERIES: ELEVATIONS + SECTIONS (BLD A+B)			
DA 2001	NORTH + SOUTH ELEVATION (BLD A+B)	A	03.10.21
DA 2002	EAST + WEST ELEVATIONS + SECTIONS (BLD A+B)	A	03.10.21
DA 2003	INTERNAL ELEVATIONS + SECTIONS (BLD A+B)	A	03.10.21
2100 SERIES: ELEVATIONS + SECTIONS (BLD C)			
DA 2101	NORTH + SOUTH ELEVATION (BLD C)	A	03.10.21
DA 2102	EAST + WEST ELEVATION + SECTIONS (BLD C)	A	03.10.21
4000 SERIES: AERIAL VIEWS			
DA 4001	AERIAL VIEW - NORTH	A	03.10.21
DA 4002	AERIAL VIEW - SOUTH	A	03.10.21
5000 SERIES: SUN EYE VIEW DIAGRAMS			
DA 5001	SUN EYE VIEWS - WINTER SOLSTICE (09.00-12.00)	A	03.10.21
DA 5002	SUN EYE VIEWS - WINTER SOLSTICE (13.00-15.00)	A	03.10.21
8000 SERIES: DIAGRAMS			
DA 8001	GFA DIAGRAMS - BLD A+B (SHEET 1)	A	03.10.21
DA 8002	GFA DIAGRAMS - BLD A+B (SHEET 2)	A	03.10.21
DA 8003	GFA DIAGRAMS - BLD C (SHEET 1)	A	03.10.21
DA 8004	GFA DIAGRAMS - BLD C (SHEET 2)	A	03.10.21
DA 8005	SOLAR ACCESS DIAGRAMS - BLD A+B (SHEET 1)	A	03.10.21
DA 8006	SOLAR ACCESS DIAGRAMS - BLD A+B (SHEET 2)	A	03.10.21
DA 8007	SOLAR ACCESS DIAGRAMS - BLD C (SHEET 1)	A	03.10.21
DA 8008	SOLAR ACCESS DIAGRAMS - BLD C (SHEET 2)	A	03.10.21
DA 8009	NATURAL CROSS VENTILATION - BLD A+B (SHEET 1)	A	03.10.21
DA 8010	NATURAL CROSS VENTILATION - BLD A+B (SHEET 2)	A	03.10.21
DA 8011	NATURAL CROSS VENTILATION - BLD C (SHEET 1)	A	03.10.21
DA 8012	NATURAL CROSS VENTILATION - BLD C (SHEET 2)	A	03.10.21
DA 8013	MAXIMUM HOB HEIGHT BLANKET	A	03.10.21
DA 8014	ADAPTABLE + LIVABLE ACCOMMODATION DIAGRAMS (SHEET 1)	A	03.10.21
DA 8015	ADAPTABLE + LIVABLE ACCOMMODATION DIAGRAMS (SHEET 2)	A	03.10.21
DA 8016	OPEN SPACE DIAGRAMS	A	03.10.21
9000 SERIES: EXTERNAL MATERIALS, FINISHES + COLOURS			
DA 9001	EXTERNAL MATERIALS, FINISHES + COLOURS BOARD - BLD A	A	03.10.21
DA 9002	EXTERNAL MATERIALS, FINISHES + COLOURS BOARD - BLD B	A	03.10.21
DA 9003	EXTERNAL MATERIALS, FINISHES + COLOURS BOARD - BLD C	A	03.10.21

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

architect
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client
CROATIA 88 PTY LTD

RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no

scale 1:2000@A1
 1:4000@A3

scale bar 0 20 40 60 80 100 m

DA 0001

03-Nov-21 3:57:56 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

ACCOMMODATION SCHEDULE - BUILDING A									
LEVEL	UNIT NO.	BEDS	TYPE	AREA	ADAPTABLE / LIVABLE	NATURAL CROSS VENTILATION	2 HOURS SOLAR ACCESS	APARTMENT STORAGE	BASEMENT STORAGE
LEVEL 1 (G) - NORTH	A101	1B+ST	B3-2	65 m²		YES	YES	3m³	3m³
LEVEL 1 (G) - NORTH	A102	2B+2BA	F11-2	78 m²		NO	YES	4m³	4m³
LEVEL 1 (G) - NORTH	A103	2B+2BA	F2-3	77 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 1 (G) - NORTH	A104	2B+2BA	F10	79 m²		NO	YES	4m³	4m³
LEVEL 1 (G) - NORTH	A106	2B	F18	75 m²		YES	NO	4m³	4m³
LEVEL 1 (G) - NORTH	A107	1B+ST	B6	59 m²		NO	NO	3m³	3m³
LEVEL 2 - NORTH	A201	1B+ST	B3-1	65 m²		YES	YES	3m³	3m³
LEVEL 2 - NORTH	A202	2B+2BA	F11-1	78 m²		NO	YES	4m³	4m³
LEVEL 2 - NORTH	A203	2B+2BA	F2-2	77 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 2 - NORTH	A204	1B	B1	51 m²	LIV	NO	YES	3m³	3m³
LEVEL 2 - NORTH	A205	2B+2BA	F4	81 m²		YES	YES	4m³	4m³
LEVEL 2 - NORTH	A206	3B	J1	93 m²		YES	NO	5m³	5m³
LEVEL 2 - NORTH	A207	1B	B5	51 m²		YES	YES	3m³	3m³
LEVEL 3 - NORTH	A301	1B+ST	B3-1	65 m²		YES	YES	3m³	3m³
LEVEL 3 - NORTH	A302	2B+2BA	F11-1	78 m²		YES	YES	4m³	4m³
LEVEL 3 - NORTH	A303	2B+2BA	F2-2	77 m²	ADAPT/LIV	YES	YES	4m³	4m³
LEVEL 3 - NORTH	A304	1B	B1	51 m²	LIV	YES	YES	3m³	3m³
LEVEL 3 - NORTH	A305	2B+2BA	F4	81 m²		YES	YES	4m³	4m³
LEVEL 3 - NORTH	A306	3B	J1	93 m²		NO	NO	5m³	5m³
LEVEL 3 - NORTH	A307	1B	B5	51 m²		YES	YES	3m³	3m³
TOTAL: 20				1428 m²	3 x ADAPT 5 x LIV				

UNIT TYPES - BUILDING A

1 BED	
8 (40%)	
2 BED	
10 (50%)	
3 BED	
2 (10%)	
Grand total: 20	

ACCOMMODATION SCHEDULE - BUILDING B									
LEVEL	UNIT NO.	BEDS	TYPE	AREA	ADAPTABLE / LIVABLE	NATURAL CROSS VENTILATION	2 HOURS SOLAR ACCESS	APARTMENT STORAGE	BASEMENT STORAGE
LEVEL LG (B1) - NORTH	B001	1B	B9	55 m²		NO	NO	3m³	3m³
LEVEL LG (B1) - NORTH	B002	2B+2BA	F13	83 m²		YES	NO	4m³	4m³
LEVEL LG (B1) - NORTH	B003	1B	B7	59 m²		YES	YES	3m³	3m³
LEVEL 1 (G) - NORTH	B101	3B	J2-2	106 m²	LIV	YES	YES	5m³	5m³
LEVEL 1 (G) - NORTH	B102	2B+2BA	F5-2	89 m²		YES	YES	4m³	4m³
LEVEL 1 (G) - NORTH	B103	2B+2BA	F1-1	82 m²		NO	YES	4m³	4m³
LEVEL 1 (G) - NORTH	B104	2B+2BA	F2-1	78 m²		NO	YES	4m³	4m³
LEVEL 1 (G) - NORTH	B105	1B	B1-1	51 m²	LIV	NO	YES	3m³	3m³
LEVEL 1 (G) - NORTH	B106	2B	B14	70 m²	ADAPT/LIV	YES	YES	4m³	4m³
LEVEL 1 (G) - NORTH	B107	1B	B2-1	57 m²		NO	NO	3m³	3m³
LEVEL 1 (G) - NORTH	B108	2B+2BA	F3-1	77 m²		NO	NO	4m³	4m³
LEVEL 1 (G) - NORTH	B109	2B+2BA	F17	75 m²		YES	NO	4m³	4m³
LEVEL 1 (G) - NORTH	B110	2B	F6-2	75 m²		YES	YES	4m³	4m³
LEVEL 1 (G) - NORTH	B111	2B+2BA	F3-2	77 m²		NO	NO	4m³	4m³
LEVEL 2 - NORTH	B201	3B	J2-1	105 m²	LIV	YES	YES	5m³	5m³
LEVEL 2 - NORTH	B202	2B+2BA	F5-1	88 m²		YES	YES	4m³	4m³
LEVEL 2 - NORTH	B203	2B+2BA	F1-1	82 m²		NO	YES	4m³	4m³
LEVEL 2 - NORTH	B204	2B+2BA	F2-1	78 m²		NO	YES	4m³	4m³
LEVEL 2 - NORTH	B205	1B	B1-1	51 m²	LIV	NO	YES	3m³	3m³
LEVEL 2 - NORTH	B206	2B	B14	70 m²	ADAPT/LIV	YES	YES	4m³	4m³
LEVEL 2 - NORTH	B207	1B	B2-1	57 m²		NO	NO	3m³	3m³
LEVEL 2 - NORTH	B208	2B+2BA	F3-1	77 m²		NO	NO	4m³	4m³
LEVEL 2 - NORTH	B209	2B+2BA	F17	75 m²		YES	NO	4m³	4m³
LEVEL 2 - NORTH	B210	2B	F6-1	75 m²		YES	YES	4m³	4m³
LEVEL 2 - NORTH	B211	2B+2BA	F3-3	79 m²		NO	YES	4m³	4m³
LEVEL 3 - NORTH	B301	3B	J2-1	105 m²	LIV	YES	YES	5m³	5m³
LEVEL 3 - NORTH	B302	2B+2BA	F5-1	88 m²		YES	YES	4m³	4m³
LEVEL 3 - NORTH	B303	2B+2BA	F1-1	82 m²		YES	YES	4m³	4m³
LEVEL 3 - NORTH	B304	2B+2BA	F2-1	78 m²		YES	YES	4m³	4m³
LEVEL 3 - NORTH	B305	1B	B1-1	51 m²	LIV	YES	YES	3m³	3m³
LEVEL 3 - NORTH	B306	2B	B14	70 m²	ADAPT/LIV	YES	YES	4m³	4m³
LEVEL 3 - NORTH	B307	1B	B2-1	57 m²		NO	NO	3m³	3m³
LEVEL 3 - NORTH	B308	2B+2BA	F3-1	77 m²		NO	NO	4m³	4m³
LEVEL 3 - NORTH	B309	2B+2BA	F17	75 m²		NO	NO	4m³	4m³
LEVEL 3 - NORTH	B310	2B	F6-1	75 m²		YES	YES	4m³	4m³
LEVEL 3 - NORTH	B311	2B+2BA	F3-3	79 m²		NO	YES	4m³	4m³
LEVEL 4 - NORTH	B401	1B	B2-2	56 m²		YES	YES	3m³	3m³
LEVEL 4 - NORTH	B402	2B+2BA	F3-1	77 m²		NO	NO	4m³	4m³
LEVEL 4 - NORTH	B403	2B+2BA	F17	75 m²		YES	NO	4m³	4m³
LEVEL 4 - NORTH	B404	2B	F6-1	75 m²		YES	YES	4m³	4m³
LEVEL 4 - NORTH	B405	2B+2BA	F3-3	78 m²		NO	YES	4m³	4m³
LEVEL 5 - NORTH	B501	1B	B2-2	56 m²		YES	YES	3m³	3m³
LEVEL 5 - NORTH	B502	2B+2BA	F3-1	77 m²		YES	YES	4m³	4m³
LEVEL 5 - NORTH	B503	2B+2BA	F17	75 m²		YES	YES	4m³	4m³
LEVEL 5 - NORTH	B504	2B	F6-1	75 m²		YES	YES	4m³	4m³
LEVEL 5 - NORTH	B505	2B+2BA	F3-3	79 m²		YES	YES	4m³	4m³
TOTAL: 46				3428 m²	3 x ADAPT 9 x LIV				

UNIT TYPES - BUILDING B

1 BED	
13 (28.3%)	
2 BED	
30 (65.2%)	
3 BED	
3 (6.5%)	
Grand total: 46	

ACCOMMODATION SCHEDULE - BUILDING C									
LEVEL	UNIT NO.	BEDS	TYPE	AREA	ADAPTABLE / LIVABLE	NATURAL CROSS VENTILATION	2 HOURS SOLAR ACCESS	APARTMENT STORAGE	BASEMENT STORAGE
LEVEL 1 (G) - SOUTH	C101	2B+2BA	F1-3	77 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 1 (G) - SOUTH	C102	1B	B10	59 m²		NO	YES	3m³	3m³
LEVEL 1 (G) - SOUTH	C103	1B	B13	86 m²		NO	YES	3m³	3m³
LEVEL 1 (G) - SOUTH	C105	1B	B12	52 m²		NO	YES	3m³	3m³
LEVEL 1 (G) - SOUTH	C106	2B+2BA	F15-2	79 m²		YES	YES	4m³	4m³
LEVEL 1 (G) - SOUTH	C107	2B+2BA	F12	82 m²		YES	YES	4m³	4m³
LEVEL 1 (G) - SOUTH	C110	2B+2BA	F14	88 m²		NO	NO	4m³	4m³
LEVEL 1 (G) - SOUTH	C111	2B+2BA	F8	75 m²		YES	NO	4m³	4m³
LEVEL 1 (G) - SOUTH	C112	1B	B8-2	52 m²	LIV	YES	YES	3m³	3m³
LEVEL 1 (G) - SOUTH	C113	1B	B15	63 m²	LIV	YES	YES	4m³	4m³
LEVEL 2 - SOUTH	C201	1B	B8-1	54 m²	LIV	YES	YES	3m³	3m³
LEVEL 2 - SOUTH	C202	2B+2BA	F9-1	76 m²	LIV	YES	YES	4m³	4m³
LEVEL 2 - SOUTH	C203	2B+2BA	F2-4	76 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 2 - SOUTH	C204	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 2 - SOUTH	C205	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 2 - SOUTH	C206	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 2 - SOUTH	C207	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 2 - SOUTH	C208	2B+2BA	F2-4	76 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 2 - SOUTH	C209	2B+2BA	F15-1	76 m²		YES	YES	4m³	4m³
LEVEL 2 - SOUTH	C210	3B	J4	92 m²		YES	NO	5m³	5m³
LEVEL 2 - SOUTH	C211	2B+2BA	F8R	75 m²		YES	NO	4m³	4m³
LEVEL 2 - SOUTH	C212	1B	B4R	50 m²		NO	NO	3m³	3m³
LEVEL 2 - SOUTH	C213	1B	B4	50 m²		NO	NO	3m³	3m³
LEVEL 2 - SOUTH	C214	2B+2BA	F8	75 m²		YES	NO	4m³	4m³
LEVEL 3 - SOUTH	C301	1B	B8-1	54 m²	LIV	YES	YES	3m³	3m³
LEVEL 3 - SOUTH	C302	2B+2BA	F9-1	76 m²	LIV	YES	YES	4m³	4m³
LEVEL 3 - SOUTH	C303	2B+2BA	F2-4	76 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 3 - SOUTH	C304	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 3 - SOUTH	C305	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 3 - SOUTH	C306	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 3 - SOUTH	C307	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 3 - SOUTH	C308	2B+2BA	F2-4	76 m²	ADAPT/LIV	YES	YES	4m³	4m³
LEVEL 3 - SOUTH	C309	2B+2BA	F15-1	78 m²		YES	YES	4m³	4m³
LEVEL 3 - SOUTH	C310	3B	J4	93 m²		YES	NO	5m³	5m³
LEVEL 3 - SOUTH	C311	2B	F8R	75 m²		YES	NO	4m³	4m³
LEVEL 3 - SOUTH	C312	1B	B4R	50 m²		NO	NO	3m³	3m³
LEVEL 3 - SOUTH	C313	1B	B4	50 m²		NO	NO	3m³	3m³
LEVEL 3 - SOUTH	C314	2B+2BA	F8	75 m²		YES	NO	4m³	4m³
LEVEL 4 - SOUTH	C401	1B	B8-1	54 m²	LIV	YES	YES	3m³	3m³
LEVEL 4 - SOUTH	C402	2B+2BA	F9-1	76 m²	LIV	YES	YES	4m³	4m³
LEVEL 4 - SOUTH	C403	2B+2BA	F2-4	76 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 4 - SOUTH	C404	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 4 - SOUTH	C405	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 4 - SOUTH	C406	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 4 - SOUTH	C407	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 4 - SOUTH	C408	2B+2BA	F2-4	76 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 4 - SOUTH	C409	2B+2BA	F15-1	78 m²		YES	YES	4m³	4m³
LEVEL 4 - SOUTH	C410	3B	J4	92 m²		YES	NO	5m³	5m³
LEVEL 4 - SOUTH	C411	2B+2BA	F8R	75 m²		YES	NO	4m³	4m³
LEVEL 4 - SOUTH	C412	1B	B4R	50 m²		NO	NO	3m³	3m³
LEVEL 4 - SOUTH	C413	1B	B4	50 m²		NO	NO	3m³	3m³
LEVEL 4 - SOUTH	C414	2B+2BA	F8	75 m²		YES	NO	4m³	4m³
LEVEL 5 - SOUTH	C501	2B+2BA	F9-1	76 m²	LIV	YES	YES	4m³	4m³
LEVEL 5 - SOUTH	C502	2B+2BA	F2-4	76 m²	ADAPT/LIV	NO	YES	4m³	4m³
LEVEL 5 - SOUTH	C503	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 5 - SOUTH	C504	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 5 - SOUTH	C505	2B+2BA	F7	84 m²		YES	YES	4m³	4m³
LEVEL 5 - SOUTH	C506	2B+2BA	F1-2	75 m²		NO	YES	4m³	4m³
LEVEL 5 - SOUTH	C507	2B+2BA	F2-4	76 m²	LIV	NO	YES	4m³	4m³
LEVEL 5 - SOUTH	C508	2B+2BA	F15-1	78 m²		YES	YES	4m³	4m³
LEVEL 5 - SOUTH	C509	3B	J4	93 m²		YES	NO	5m³	5m³
LEVEL 5 - SOUTH	C510	2B+2BA	F8R	75 m²		YES	NO	4m³	4m³
LEVEL 5 - SOUTH	C511	1B	B4	50 m²		NO	NO	3m³	3m³
LEVEL 5 - SOUTH	C512	2B+2BA	F8	75 m²		YES	NO	4m³	4m³
LEVEL 6 - SOUTH	C601	3B	J3	100 m²		YES	YES	5m³	5m³
LEVEL 6 - SOUTH	C602	2B+2BA	F2-4	76 m²	LIV	YES	YES	4m³	4m³
LEVEL 6 - SOUTH	C603	2B	F15-3	80 m²		YES	YES	4m³	4m³
LEVEL 6 - SOUTH	C604	3B	J4	93 m²		YES	YES	5m³	5m³
LEVEL 6 - SOUTH	C605	2B+2BA	F8	75 m²		YES	YES	4m³	4m³
LEVEL 6 - SOUTH	C606	1B	B4-1	50 m²		YES	YES	3m³	3m³
TOTAL: 71				5203 m²	8 x ADAPT 19 x LIV				

UNIT TYPES - BUILDING C

PARKING SCHEDULE BUILDING A+B		
LEVEL	TYPE	NO.
BASEMENT 2 - NORTH 64	RESIDENTIAL - 2500 x 5500	64
LEVEL LG (B1) - NORTH	LOADING BAY/VISITOR	1
LEVEL LG (B1) - NORTH	RESIDENTIAL - 2500 x 5500	21
LEVEL LG (B1) - NORTH	RESIDENTIAL ACCESSIBLE - 2500 x 5500	7
LEVEL LG (B1) - NORTH	RESIDENTIAL VISITOR - 2500 x 5500	15
LEVEL LG (B1) - NORTH	RESIDENTIAL VISITOR ACCESSIBLE - 2500 x 5500	1
45		
109		

PARKING SCHEDULE BUILDING C		
LEVEL	TYPE	NO.

BASEMENT 4 - SOUTH	RESIDENTIAL 5400 x 2500 PARALLEL	3
BASEMENT 4 - SOUTH	RESIDENTIAL (TANDEM) - 2400 x 5500	5
BASEMENT 4 - SOUTH	RESIDENTIAL - 2500 x 5500	33
41		

BASEMENT 3 - SOUTH	RESIDENTIAL 5400 x 2500 PARALLEL	2
BASEMENT 3 - SOUTH	RESIDENTIAL (TANDEM) - 2400 x 5500	5
BASEMENT 3 - SOUTH	RESIDENTIAL - 2500 x 5500	29
36		

BASEMENT 2 - SOUTH	RESIDENTIAL 5400 x 2500 PARALLEL	2
BASEMENT 2 - SOUTH	RESIDENTIAL (TANDEM) - 2400 x 5500	5
BASEMENT 2 - SOUTH	RESIDENTIAL - 2500 x 5500	18
BASEMENT 2 - SOUTH	RESIDENTIAL ACCESSIBLE - 2500 x 5500	7
32		

BASEMENT 1 - SOUTH	LOADING BAY/VISITOR	1
BASEMENT 1 - SOUTH	RESIDENTIAL 5400 x 2500	3
BASEMENT 1 - SOUTH	RESIDENTIAL 5400 x 2500 PARALLEL	1
BASEMENT 1 - SOUTH	RESIDENTIAL ACCESSIBLE - 2500 x 5500	1
BASEMENT 1 - SOUTH	RESIDENTIAL VISITOR - 2500 x 5500	16
BASEMENT 1 - SOUTH	RESIDENTIAL VISITOR ACCESSIBLE - 2500 x 5500	1
23		
132		

PARKING SCHEDULE BUILDING A+B (BY TYPE)

TYPE	NO.
LOADING BAY/VISITOR	1
RESIDENTIAL - 2500 x 5500	85
RESIDENTIAL ACCESSIBLE - 2500 x 5500	7
RESIDENTIAL VISITOR - 2500 x 5500	15
RESIDENTIAL VISITOR ACCESSIBLE - 2500 x 5500	1
109	

PARKING SCHEDULE BUILDING C (BY TYPE)

TYPE	NO.
LOADING BAY/VISITOR	1
RESIDENTIAL 5400 x 2500	3
RESIDENTIAL 5400 x 2500 PARALLEL	8
RESIDENTIAL (TANDEM) - 2400 x 5500	15
RESIDENTIAL - 2500 x 5500	80
RESIDENTIAL ACCESSIBLE - 2500 x 5500	8
RESIDENTIAL VISITOR - 2500 x 5500	16
RESIDENTIAL VISITOR ACCESSIBLE - 2500 x 5500	1
132	

DCP MINIMUM CAR PARKING RATES:	
1 BED	1
2 BED	1.5
3 BED	2
RESIDENTIAL VISITOR	1/4
ADAPTABLE	10%
BUILDING A + B CAR PARKING REQUIRED:	
1 BED x 21	21
2 BED x 40	60
3 BED x 5	10
RESIDENTIAL VISITOR	16.5 (17)
TOTAL	108
ADAPTABLE	6.6(7)
BUILDING C CAR PARKING REQUIRED:	
1 BED x 16	16
2 BED x 49	73.5 (74)
3 BED x 6	12
RESIDENTIAL VISITOR	17.75 (18)
TOTAL	120
ADAPTABLE	7.1 (8)

ADAPTABLE APARTMENT SCHEDULE

UNIT NO.	LEVEL	TYPE	ADAPTABLE / LIVABLE
B306	LEVEL 3 - NORTH	B14	ADAPT/LIV
B106	LEVEL 1 (G) - NORTH	B14	ADAPT/LIV
B206	LEVEL 2 - NORTH	B14	ADAPT/LIV
C101	LEVEL 1 (G) - SOUTH	F1-3	ADAPT/LIV
A203	LEVEL 2 - NORTH	F2-2	ADAPT/LIV
A303	LEVEL 3 - NORTH	F2-2	ADAPT/LIV
A103	LEVEL 1 (G) - NORTH	F2-3	ADAPT/LIV
C208	LEVEL 2 - SOUTH	F2-4	ADAPT/LIV
C203	LEVEL 2 - SOUTH	F2-4	ADAPT/LIV
C308	LEVEL 3 - SOUTH	F2-4	ADAPT/LIV
C303	LEVEL 3 - SOUTH	F2-4	ADAPT/LIV
C408	LEVEL 4 - SOUTH	F2-4	ADAPT/LIV
C403	LEVEL 4 - SOUTH	F2-4	ADAPT/LIV
C502	LEVEL 5 - SOUTH	F2-4	ADAPT/LIV

TOTAL: 14
ADAPTABLE APARTMENTS 14/137 (10.2%)

LIVABLE APARTMENT SCHEDULE

UNIT NO.	TYPE	LEVEL	ADAPTABLE / LIVABLE
A204	B1	LEVEL 2 - NORTH	LIV
A304	B1	LEVEL 3 - NORTH	LIV
B305	B1-1	LEVEL 3 - NORTH	LIV
B105	B1-1	LEVEL 1 (G) - NORTH	LIV
B205	B1-1	LEVEL 2 - NORTH	LIV
C201	B8-1	LEVEL 2 - SOUTH	LIV
C301	B8-1	LEVEL 3 - SOUTH	LIV
C401	B8-1	LEVEL 4 - SOUTH	LIV
C112	B8-2	LEVEL 1 (G) - SOUTH	LIV

B306	B14	LEVEL 3 - NORTH	ADAPT/LIV
B106	B14	LEVEL 1 (G) - NORTH	ADAPT/LIV
B206	B14	LEVEL 2 - NORTH	ADAPT/LIV

C113	B15	LEVEL 1 (G) - SOUTH	LIV
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C101	F1-3	LEVEL 1 (G) - SOUTH	ADAPT/LIV
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A203	F2-2	LEVEL 2 - NORTH	ADAPT/LIV
A303	F2-2	LEVEL 3 - NORTH	ADAPT/LIV

A103	F2-3	LEVEL 1 (G) - NORTH	ADAPT/LIV
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C208	F2-4	LEVEL 2 - SOUTH	ADAPT/LIV
C203	F2-4	LEVEL 2 - SOUTH	ADAPT/LIV
C308	F2-4	LEVEL 3 - SOUTH	ADAPT/LIV
C303	F2-4	LEVEL 3 - SOUTH	ADAPT/LIV
C408	F2-4	LEVEL 4 - SOUTH	ADAPT/LIV
C403	F2-4	LEVEL 4 - SOUTH	ADAPT/LIV
C507	F2-4	LEVEL 5 - SOUTH	LIV
C502	F2-4	LEVEL 5 - SOUTH	ADAPT/LIV
C602	F2-4	LEVEL 6 - SOUTH	LIV

C202	F9-1	LEVEL 2 - SOUTH	LIV
C302	F9-1	LEVEL 3 - SOUTH	LIV
C402	F9-1	LEVEL 4 - SOUTH	LIV
C501	F9-1	LEVEL 5 - SOUTH	LIV

B301	J2-1	LEVEL 3 - NORTH	LIV
B201	J2-1	LEVEL 2 - NORTH	LIV

B101 J2-2 LEVEL 1 (G) - NORTH LIV
TOTAL: 33
LIVABLE APARTMENTS 33/137 (24.0%)
FOR LIVABLE APARTMENT DETAILS - REFER TO 1000 SERIES: GA PLANS

GFA SCHEDULE

LEVEL	GFA (m²)
BUILDING A:	
LEVEL 1 (G) - NORTH	551.61
LEVEL 2 - NORTH	587.52
LEVEL 3 - NORTH	587.52
	1726.65
BUILDING B (0.75:1 PORTION):	
LEVEL LG (B1) - NORTH	79.66
LEVEL 1 (G) - NORTH	729.15
LEVEL 2 - NORTH	717.98
LEVEL 3 - NORTH	729.41
LEVEL 4 - NORTH	160.44
LEVEL 5 - NORTH	160.44
	2577.09
BUILDING B (1.5:1 PORTION):	
LEVEL LG (B1) - NORTH	200.21
LEVEL 1 (G) - NORTH	260.04
LEVEL 2 - NORTH	260.53
LEVEL 3 - NORTH	260.53
LEVEL 4 - NORTH	260.53
LEVEL 5 - NORTH	260.53
	1502.39

BUILDING C:	
LEVEL 1 (G) - SOUTH	937.14
LEVEL 2 - SOUTH	1197.03
LEVEL 3 - SOUTH	1200.07
LEVEL 4 - SOUTH	1197.47
LEVEL 5 - SOUTH	1143.73
LEVEL 6 - SOUTH	572.42
	6247.86

PROPOSED BLENDED GFA	12053.99
PROPOSED BLENDED FSR	1.192:1

PROPOSED GFA (0.75:1 PORTION)	4303.74m²
PROPOSED GFA (1.5:1 PORTION)	7750.25m²

PROPOSED FSR (0.75:1 PORTION)	1.09:1
PROPOSED FSR (1.5:1 PORTION)	1.26:1
TOTAL DEVELOPMENT SITE AREA:	10111.5 m²
SITE AREA - NORTH (0.75:1)	3948.5 m²
SITE AREA - SOUTH (1.5:1)	6163 m²

(EXCLUDES ROAD WIDENING + RE1 LAND)

MAXIMUM PERMISSIBLE GFA	12205.88 m²
MAXIMUM PERMISSIBLE FSR	1.207:1

LANDSCAPE OPEN SPACE (DEEP SOIL AREA)

NAME	LANDSCAPED AREA (m²)
Deep Soil Area 1	1638 m²
Deep Soil Area 2	51 m²
Deep Soil Area 3	431 m²
Deep Soil Area 4	551 m²
Deep Soil Area 5	222 m²
PROPOSED LANDSCAPED AREA (DEEP SOIL)	2893 m² (28.6%)
SITE AREA	10111.5 m²
MINIMUM REQUIRED LANDSCAPED AREA	2022.3 m² (20% SITE AREA)

COMMUNAL OPEN SPACE

NAME	AREA (m²)
COS Area 1	2513.53
COS Area 2	53.06
COS Area 3	463.42
COS Area 4	1072.77
COS Area 5	595.84
PROPOSED COMMUNAL OPEN SPACE	4698.61 (46.3%)
SITE AREA	10111.5 m²
MINIMUM REQUIRED COMMUNAL OPEN SPACE	2527.9 m² (25% SITE AREA)

SOLAR ACCESS (9AM-3PM)

YES
97 /137 (71%)
ADG GUIDELINE = 95.9 (70%)

NATURAL CROSS VENTILATION

YES
82 /137 (60%)
ADG GUIDELINE = 82.2 (60%)

LIVERPOOL LEP 2008

- gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic:
- but excludes:**
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and any space used for the loading or unloading of goods (including access to it), and
 - (h) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

LIVERPOOL DCP 2008 (PART 2.11 CL 3.4)

1. A minimum of 20% of the site area shall be landscaped area.
2. Optimise the provision of consolidated landscaped area within a site by:

The design of basement and sub-basement car parking, so as not to fullycover the site.

The use of side and rear setbacks.

Optimise the extent of landscaped area beyond the site boundaries by locating them contiguous with the landscaped area of adjacent properties.
3. Promote landscape health by supporting for a rich variety of vegetation type and size.
4. Increase the permeability of paved areas by limiting the area of paving and/or using pervious paving materials.

Open space includes Landscaped Areas and hard paved areas such as footpaths and barbeque areas. It does not include driveways, drying areas or waste storage areas.

UNIT TYPES

1 BED	
38 (27.7%)	
2 BED	
88 (64.2%)	
3 BED	
11 (8.1%)	
Grand total: 137	
ADAPTABLE APARTMENTS	14/137 (10.2%)
LIVABLE APARTMENTS	33/137 (24.0%)

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

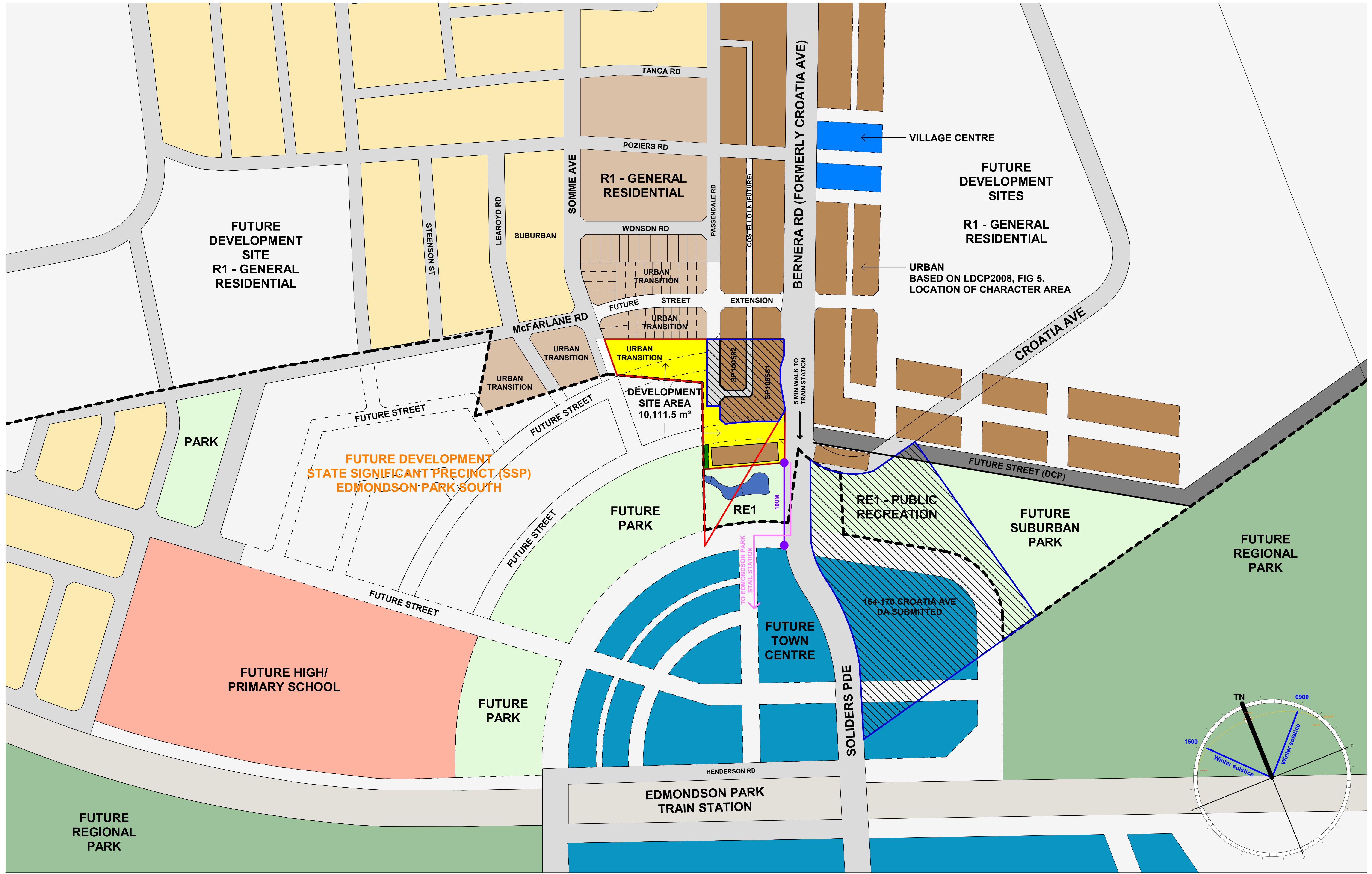
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NSW ARB Frank Stanisic 4480

client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK
development data

checked	drawing
	FS
drawn	JN
scale bar	project no 20 117 drawing no

A
DA 0003



issue amendment
A ISSUE FOR DEVELOPMENT APPLICATION

date
03.10.21

- | | | |
|--------------------------|----------------------------------|----------------------------------|
| Town Centre | Suburban Housing | DA Submitted/ Approved |
| Regional Park | State Significant Precinct (SSP) | RE1 Zoning |
| Suburban Park | High School/ Primary School | Existing Boundary Extinguished |
| Village Centre | Train line | Edmondson Park LEP/ DCP Boundary |
| Urban Housing | Site | Existing Creek |
| Urban Transition Housing | Anticipated Street Network | |

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LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked FS drawing
drawing no. 20 117

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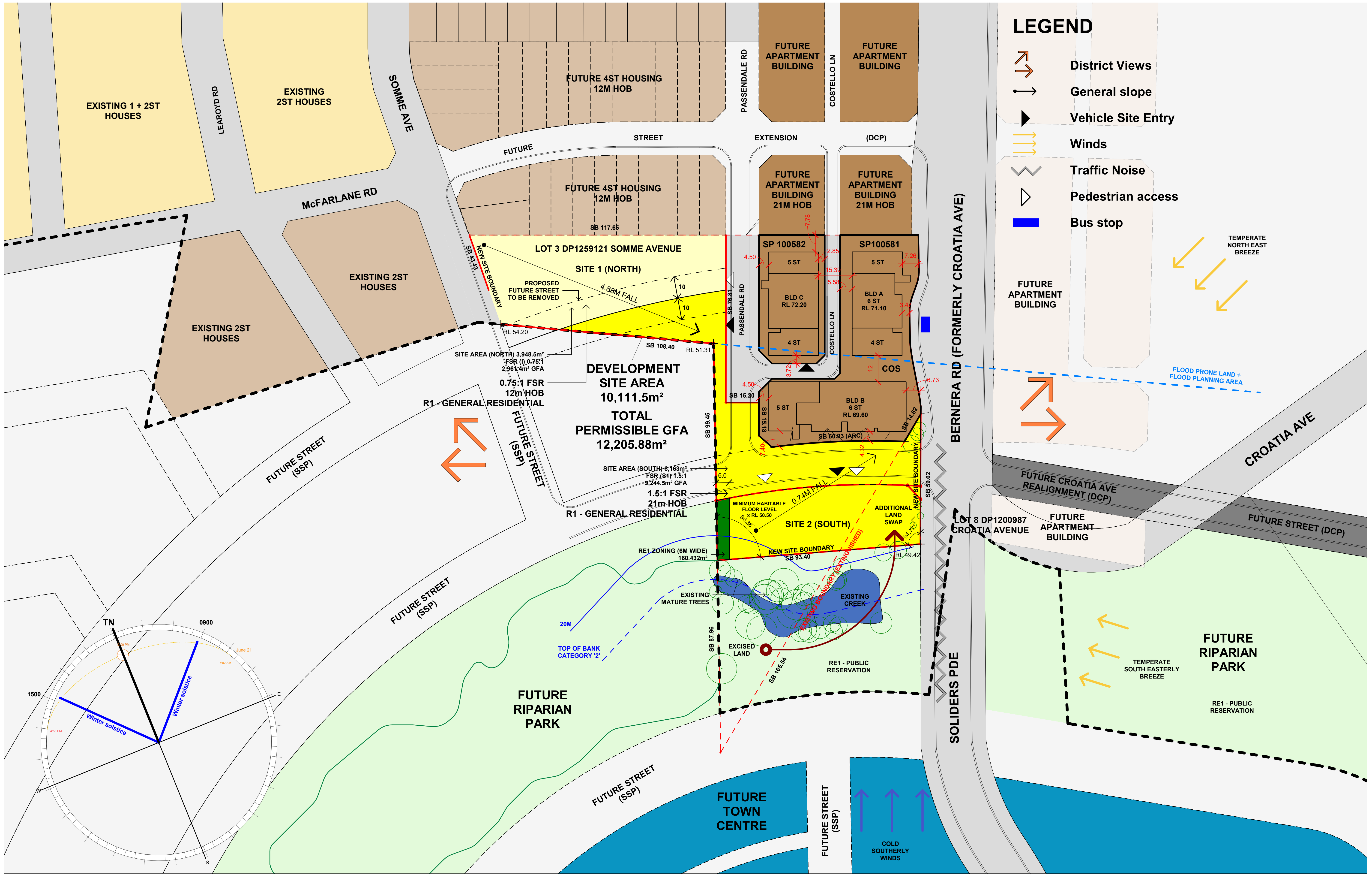
project no. 20 117
drawing no. 20 117

03-Nov-21 3:58:19 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

DA 0004



issue amendment date
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

Legend	Legend	Legend
Town Centre	Suburban Housing	DA Submitted/ Approved
Regional Park	State Significant Precinct (SSP)	RE1 Zoning
Suburban Park	High School/ Primary School	Existing Boundary Extinguished
Village Centre	Train line	Edmondson Park LEP/ DCP Boundary
Urban Housing	Site	Existing Creek
Urban Transition Housing	Anticipated Street Network	

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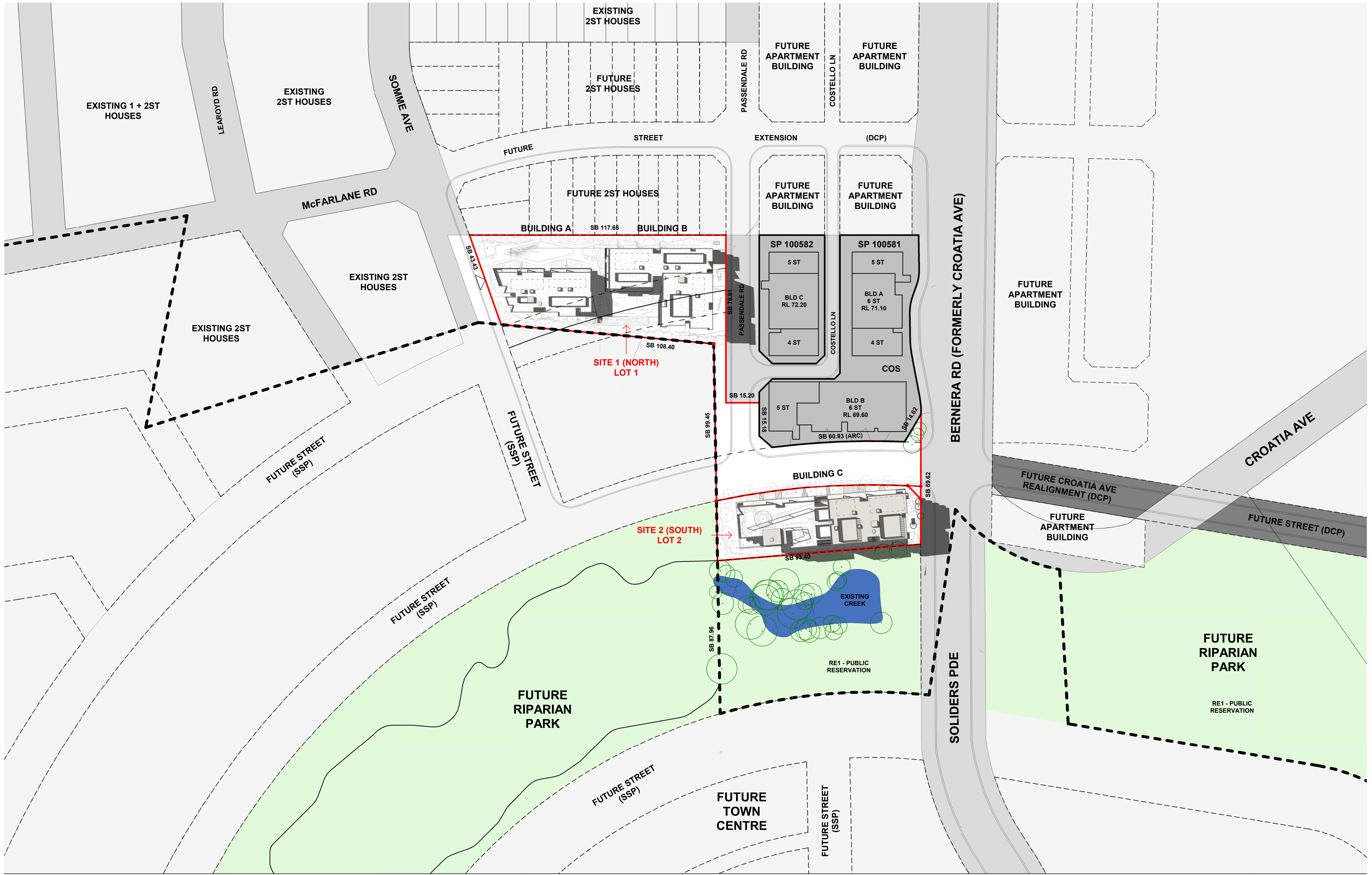
project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK
 SITE ANALYSIS PLAN

checked	FS	drawing	issue
			A
scale	1:800@A1 1:1600@A3	project no	20 117
scale bar	0 8 16 24 32 40 m	drawing no	DA 0005

04-Nov-21 9:20:12 AM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	Bx Bedroom BxK Bathroom BxL Balcony C Courtyard D Dining room EN Ensuite K Kitchen L Living room LD Laundry P Pantry R Wardrobe S Storage ST Study T Terrace

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

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 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no

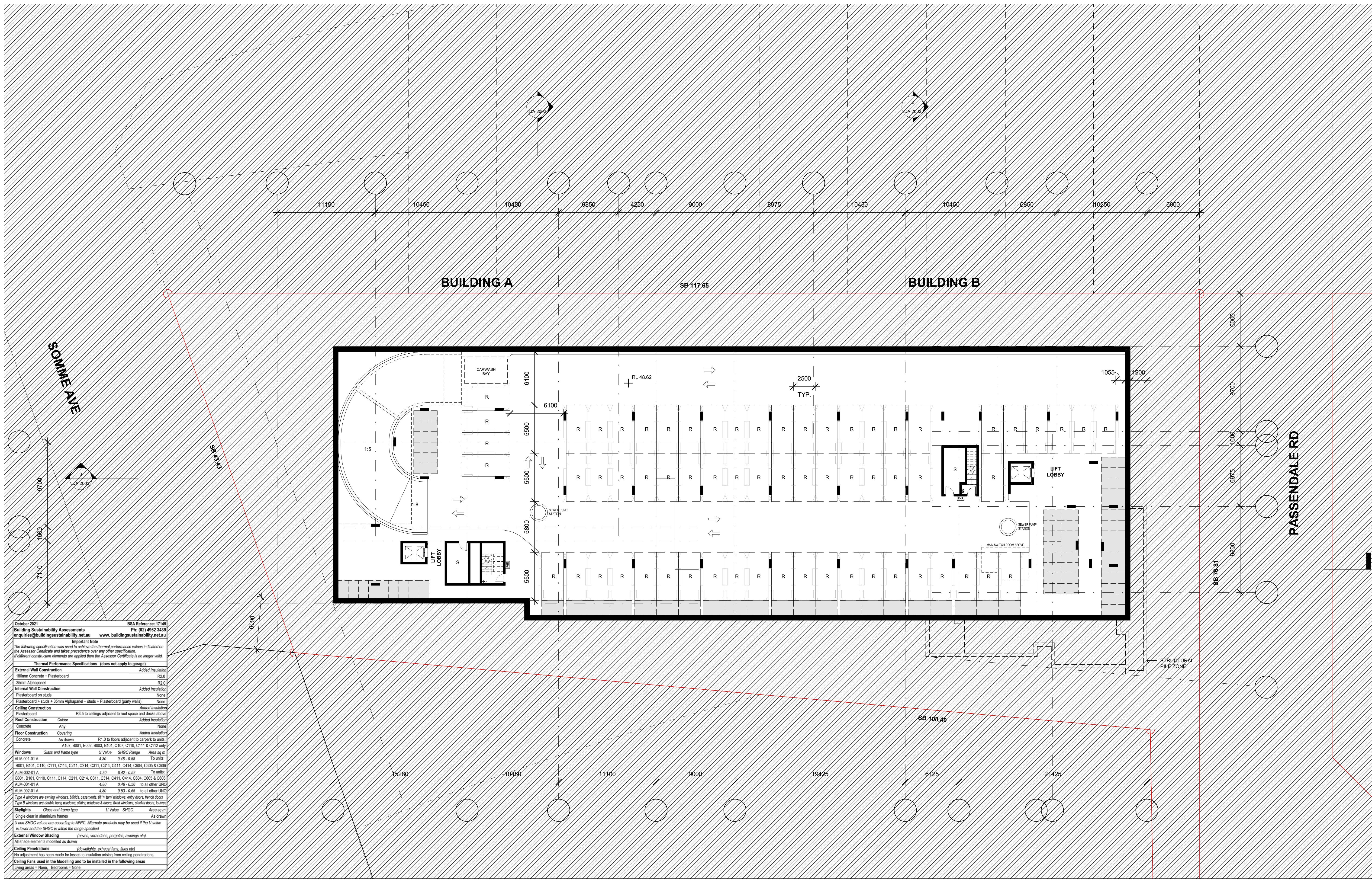
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 1:1600@A3

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DA 0006

03-Nov-21 3:56:53 PM

do not scale from drawings.



October 2021 BSA Reference: 17142
 Building Sustainability Assessments Ph: (02) 4962 3433
 enquiries@buildingustainability.net.au www.buildingsustainability.net.au

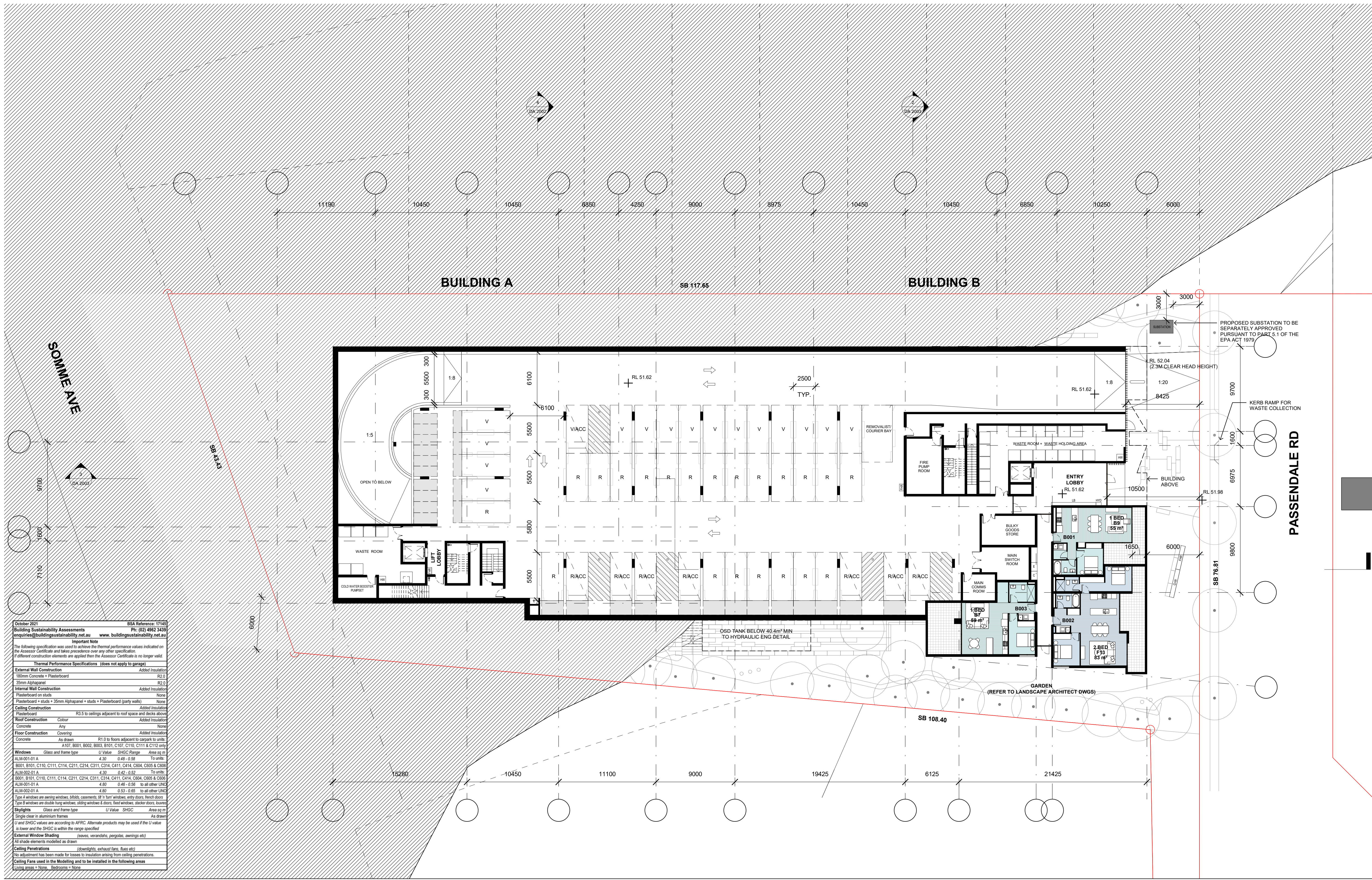
Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm AlphaPanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour	Added Insulation		
Concrete	Any	None		
Floor Construction	Covering	Added Insulation		
Concrete	As drawn	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only		
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A	4.30	0.48 - 0.58	To units	
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	4.30	0.42 - 0.52	To units	
ALM-002-01 A	4.80	0.46 - 0.56	to all other UNO	
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	4.80	0.53 - 0.65	to all other UNO	
ALM-001-01 A	4.80	0.53 - 0.65	to all other UNO	
ALM-002-01 A	4.80	0.53 - 0.65	to all other UNO	
Type A windows are security windows, bibbitt, casements, 18" x 14" windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames As drawn				
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified				
External Window Shading	(eaves, verandahs, pergolas, awnings etc)	All shade elements modelled as drawn		
Ceiling Penetrations	(downlights, exhaust fans, flues etc)	No adjustment has been made for losses to insulation arising from ceiling penetrations		
Ceiling Fans used in the Modelling and to be installed in the following areas	Living areas - None Bedrooms - None			

03-Nov-21 5:55:57 PM

do not scale from drawings. the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



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Building Sustainability Assessments	Ph: (02) 4962 3439
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Important Note	
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Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
180mm Concrete + Plasterboard	R2.0
35mm AlphaPanel	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour
Concrete	Any
Floor Construction	Covering
Concrete	As drawn
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only
Windows	Glass and frame type
ALM-001-01 A	U Value: 4.30 SHGC Range: 0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	U Value: 4.30 SHGC Range: 0.42 - 0.52 To units
ALM-002-01 A	U Value: 4.80 SHGC Range: 0.46 - 0.56 to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	U Value: 4.80 SHGC Range: 0.53 - 0.65 to all other UNO
ALM-003-01 A	U Value: 4.80 SHGC Range: 0.53 - 0.65 to all other UNO
ALM-002-01 A	U Value: 4.80 SHGC Range: 0.53 - 0.65 to all other UNO
Skylights	Glass and frame type
Single clear in aluminum frames	As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.	
External Window Shading	
(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations	
(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas	None
Bedrooms	None

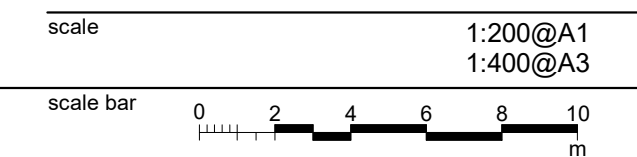
issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no



DA 1002

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Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm AlphaPanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour			
Concrete	Any			
Floor Construction	Covering			
Concrete	As drawn			
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only			
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.46 - 0.56	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63	to all other UNO
Type A windows are airway windows, bibbals, casements, 18" x 18" windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, floor windows, stacker doors, doors				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.				
External Window Shading (eaves, verandahs, pergolas, awnings etc)				
All shade elements modelled as drawn				
Ceiling Penetrations (downlights, exhaust fans, flues etc)				
No adjustment has been made for losses to insulation arising from ceiling penetrations				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None Bedrooms = None				

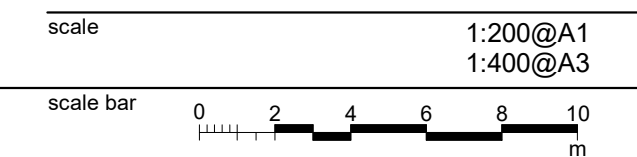
issue amendment date legend
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project
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 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no



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do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

DA 1003



October 2021 BSA Reference: 17143
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Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm AlphaPanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour			
Concrete	Any			
Floor Construction	Covering			
Concrete	As drawn			
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only			
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C605 & C606		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.53 - 0.65	to all other UNO
ALM-001-01 A		4.80	0.53 - 0.65	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.65	to all other UNO
Type A windows are airway windows, bibbals, casements, 85+ mm windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, floor windows, stacker doors, doors				
Type C windows are double hung windows, sliding windows & doors, floor windows, stacker doors, doors				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.				
External Window Shading (eaves, verandahs, pergolas, awnings etc)				
All shade elements modelled as drawn				
Ceiling Penetrations (downlights, exhaust fans, flues etc)				
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None. Bedrooms = None.				

issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK
 LEVEL 2 PLAN -BLD A+B

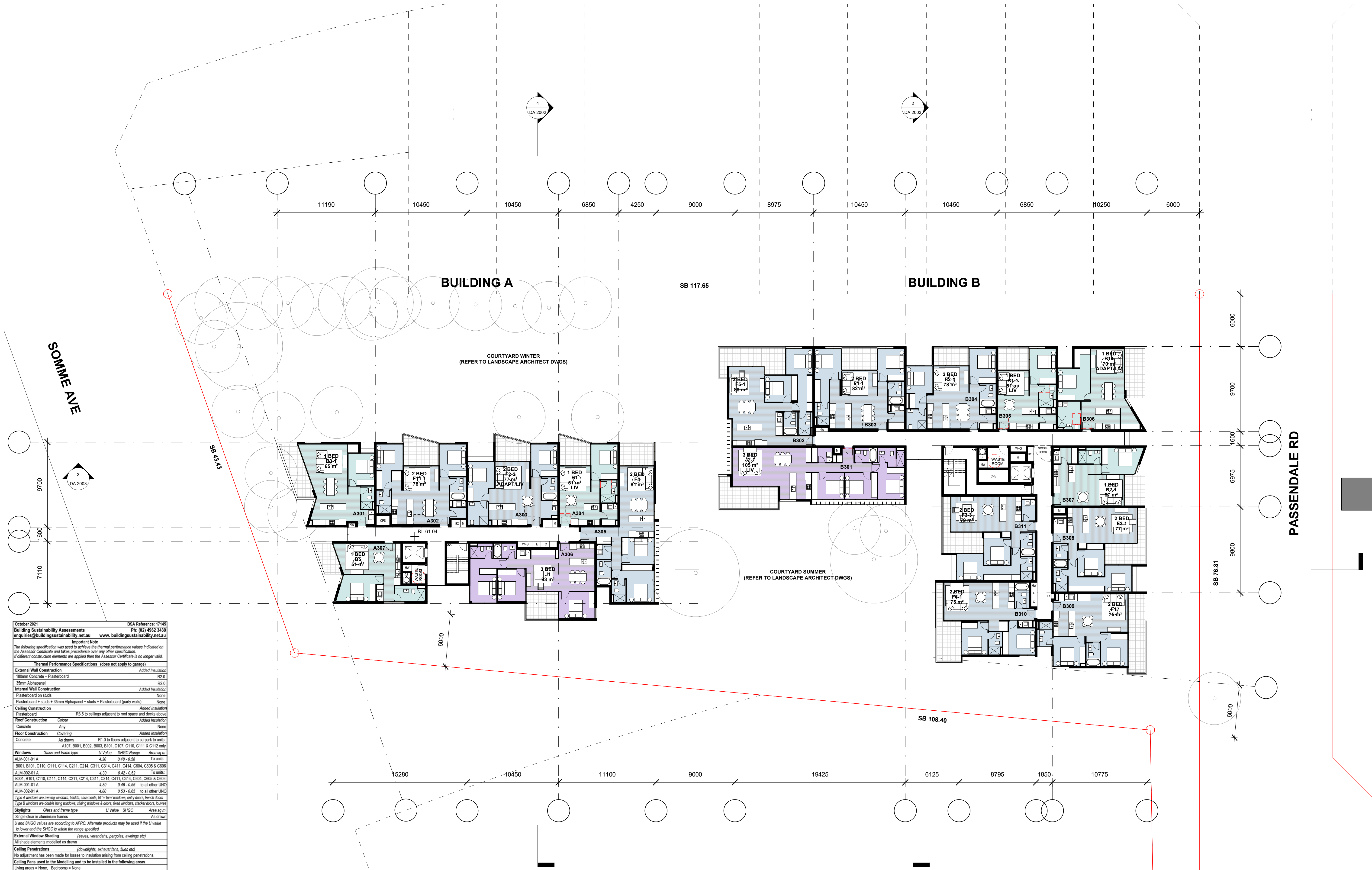
client
CROATIA 88 PTY LTD

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no
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03-Nov-21 3:59:26 PM

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DA 1004



October 2021	BSA Reference: 17143			
Building Sustainability Assessments	Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au			
Important Note				
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Thermal Performance Specifications (does not apply to garage)				
External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm AlphaPanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour			
Concrete	Any			
Floor Construction	Covering			
Concrete	As drawn			
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only			
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C508		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C508		4.80	0.53 - 0.65	to all other UNO
ALM-001-01 A		4.80	0.46 - 0.56	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.65	to all other UNO
Type A windows are airway windows, bibbils, casements, 18" x 1m windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, doors				
Type C windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, doors				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.				
External Window Shading (eaves, verandahs, pergolas, awnings etc)				
All shade elements modelled as drawn				
Ceiling Penetrations (downlights, exhaust fans, flues etc)				
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None Bedrooms = None				

03-Nov-21 3:59:38 PM



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 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)			
External Wall Construction	Added Insulation	R2.0	
180mm Concrete + Plasterboard	Added Insulation	R2.0	
35mm Alphapanel	Added Insulation	R2.0	
Internal Wall Construction	Added Insulation		
Plasterboard on studs	None		
Plasterboard + studs + 35mm Alphapanel + studs + Plasterboard (party walls)	None		
Ceiling Construction	Added Insulation		
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above		
Roof Construction	Colour	Added Insulation	
Concrete	Any	None	
Floor Construction	Covering	Added Insulation	
Concrete	As drawn	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	Glass and frame type	U Value	SHGC Range
ALM-001-01 A		4.30	0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.30	0.42 - 0.52 To units
ALM-002-01 A		4.80	0.46 - 0.56 to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.53 - 0.63 to all other UNO
ALM-001-01 A		4.80	0.46 - 0.56 to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63 to all other UNO
Type A windows are airless windows, bibbils, casements, 18" x 1mm windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights	Glass and frame type	U Value	SHGC
Single clear in aluminum frames		As drawn	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.			
External Window Shading			
(eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations			
(downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None Bedrooms = None			

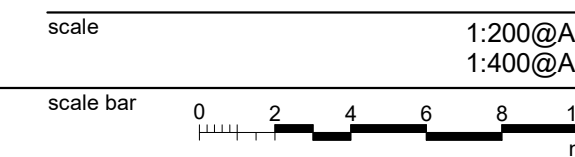
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 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no



03-Nov-21 3:59:54 PM



October 2021 BSA Reference: 17143
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 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm AlphaPanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour	Added Insulation		
Concrete	Any	None		
Floor Construction	Covering	Added Insulation		
Concrete	As drawn	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only		
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.53 - 0.63	to all other UNO
ALM-001-01 A		4.80	0.46 - 0.56	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63	to all other UNO

Type A windows are airway windows, bibbals, casements, 18" turn windows, entry doors, french doors
 Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, doors
 Skylights Glass and frame type U Value SHGC Area sq m
 Single clear in aluminum frames As drawn
 U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.

External Window Shading (eaves, verandahs, pergolas, awnings etc)
 All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)
 No adjustment has been made for losses to insulation arising from ceiling penetrations.

Ceiling Fans used in the Modelling and to be installed in the following areas
 Living areas = None Bedrooms = None

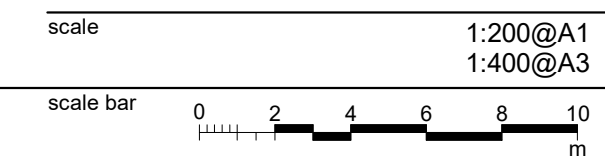
issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

client
CROATIA 88 PTY LTD

checked drawing
 Checker
 Author
 project no 20 117
 drawing no

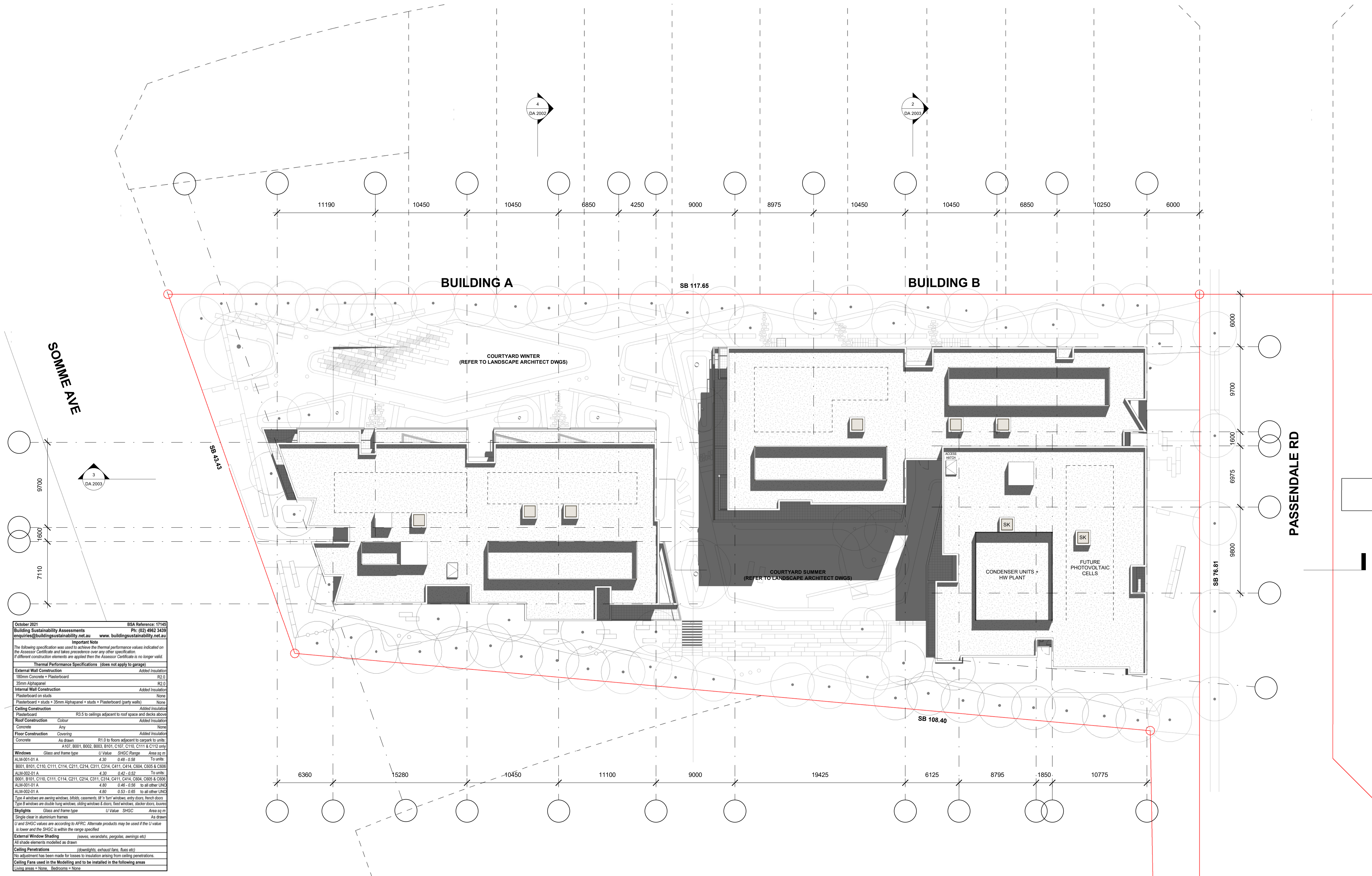


03-Nov-21 4:00:05 PM

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DA 1007



October 2021 BSA Reference: 17143
 Building Sustainability Assessments Ph: (02) 4962 3433
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Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)			
External Wall Construction	Added Insulation		
180mm Concrete + Plasterboard	R2.0		
35mm AlphaPanel	R2.0		
Internal Wall Construction	Added Insulation		
Plasterboard on studs	None		
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None		
Ceiling Construction	Added Insulation		
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above		
Roof Construction	Colour	Added Insulation	
Concrete	Any	None	
Floor Construction	Covering	Added Insulation	
Concrete	As drawn	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	
Windows	Glass and frame type	U Value	SHGC Range
ALM-001-01 A		4.30	0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.30	0.42 - 0.52 To units
ALM-002-01 A		4.80	0.46 - 0.56 to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.53 - 0.63 to all other UNO
ALM-001-01 A		4.80	0.46 - 0.56 to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63 to all other UNO
Type A windows are awning windows, bibbals, casements, 90° turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, doors			
Skylights	Glass and frame type	U Value	SHGC
Single clear in aluminum frames		As drawn	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.			
External Window Shading (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None Bedrooms = None			

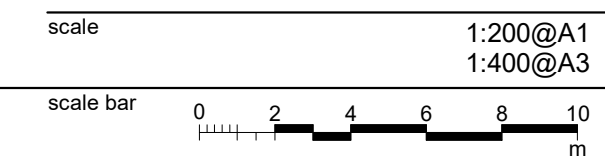
issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no

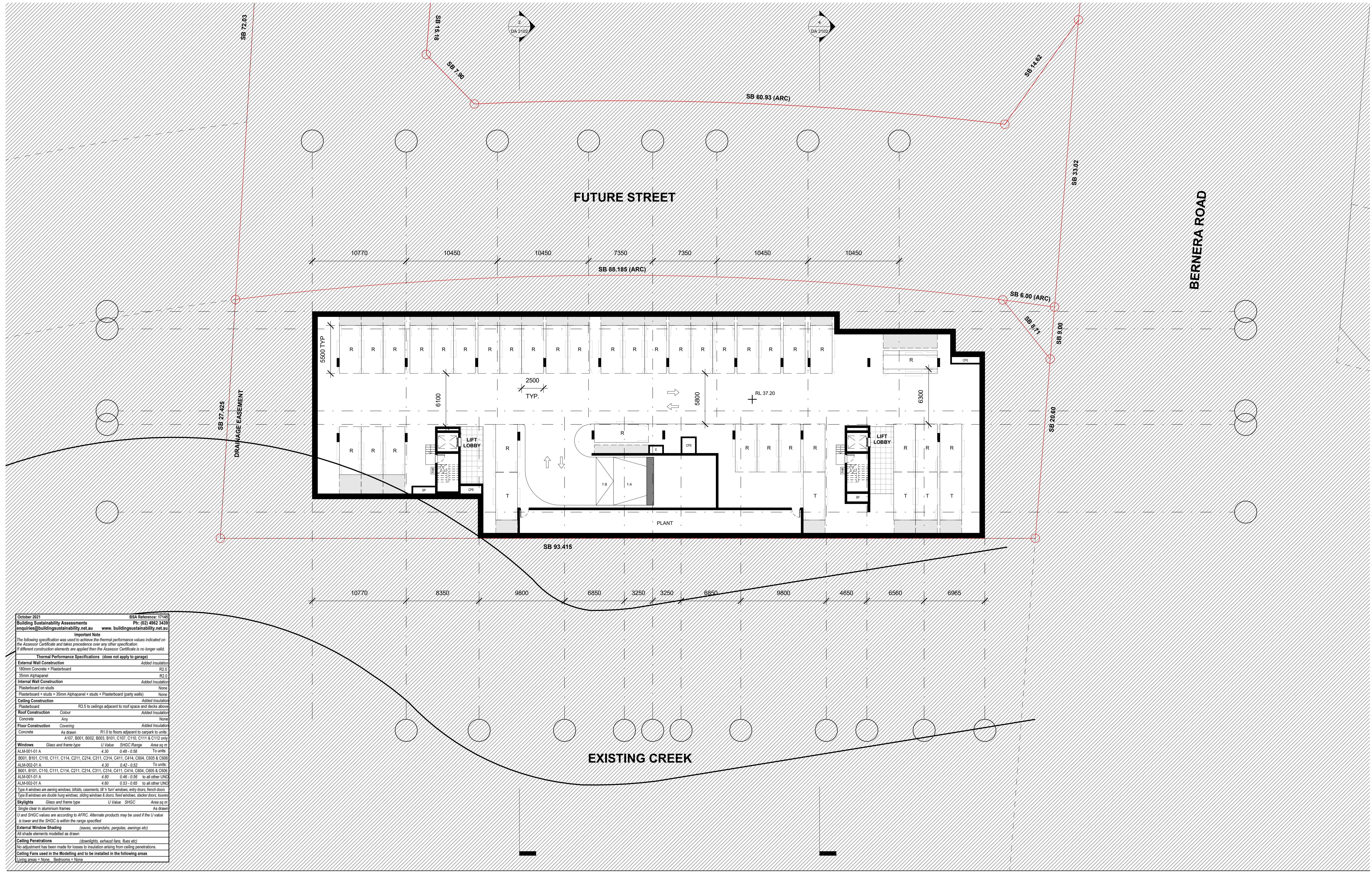


03-Nov-21 4:00:20 PM

do not scale from drawings.

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DA 1008



October 2021 BSA Reference: 17142
 Building Sustainability Assessments Ph: (02) 4962 3433
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Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation
180mm Concrete + Plasterboard	R2.0
35mm AlphaPanel	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour
Concrete	Any
Floor Construction	Covering
Concrete	As drawn
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only

Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.53 - 0.63	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63	to all other UNO

Type A windows are security windows, bibbitt, casements, 90° turn windows, entry doors, french doors
 Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers
 Skylights Glass and frame type U Value SHGC Area sq m
 Single clear in aluminium frames As drawn
 U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.
 External Window Shading (eaves, verandahs, pergolas, awnings etc)
 All shade elements modelled as drawn
 Ceiling Penetrations (downlights, exhaust fans, flues etc)
 No adjustment has been made for losses to insulation arising from ceiling penetrations.
 Ceiling Fans used in the Modelling and to be installed in the following areas
 Living areas - None Bedrooms - None

issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK
 BASEMENT 4 PLAN - BLD C

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no

scale 1:200@A1
 1:400@A3

scale bar 0 2 4 6 8 10 m

DA 1101

03-Nov-21 4:00:23 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



October 2021		BSA Reference: 17143	
Building Sustainability Assessments		Ph: (02) 4962 3439	
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Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction	Added Insulation		
180mm Concrete + Plasterboard	R2.0		
35mm AlphaPanel	R2.0		
Internal Wall Construction	Added Insulation		
Plasterboard on studs	None		
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None		
Ceiling Construction	Added Insulation		
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above		
Roof Construction	Added Insulation		
Concrete	None		
Floor Construction	Added Insulation		
Concrete	R1.0 to floors adjacent to carpark to units.		
Concrete	As drawn		
Windows	Glass and frame type	U Value	SHGC Range
ALM-001-01 A	A107, B001, B002, B003, B101, C107, C110, C111 & C112 only	4.30	0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.30	0.48 - 0.58 To units
ALM-002-01 A		4.80	0.42 - 0.52 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.42 - 0.52 To units
ALM-001-01 A		4.80	0.46 - 0.56 to all other UNO
ALM-002-01 A		4.80	0.53 - 0.65 to all other UNO
Type 1 windows are awning windows, bibbals, casements, 18" x 1mm windows, entry doors, french doors			
Type 2 windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights	Glass and frame type	U Value	SHGC
Single clear in aluminum frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.			
External Window Shading (awnings, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None Bedrooms = None			

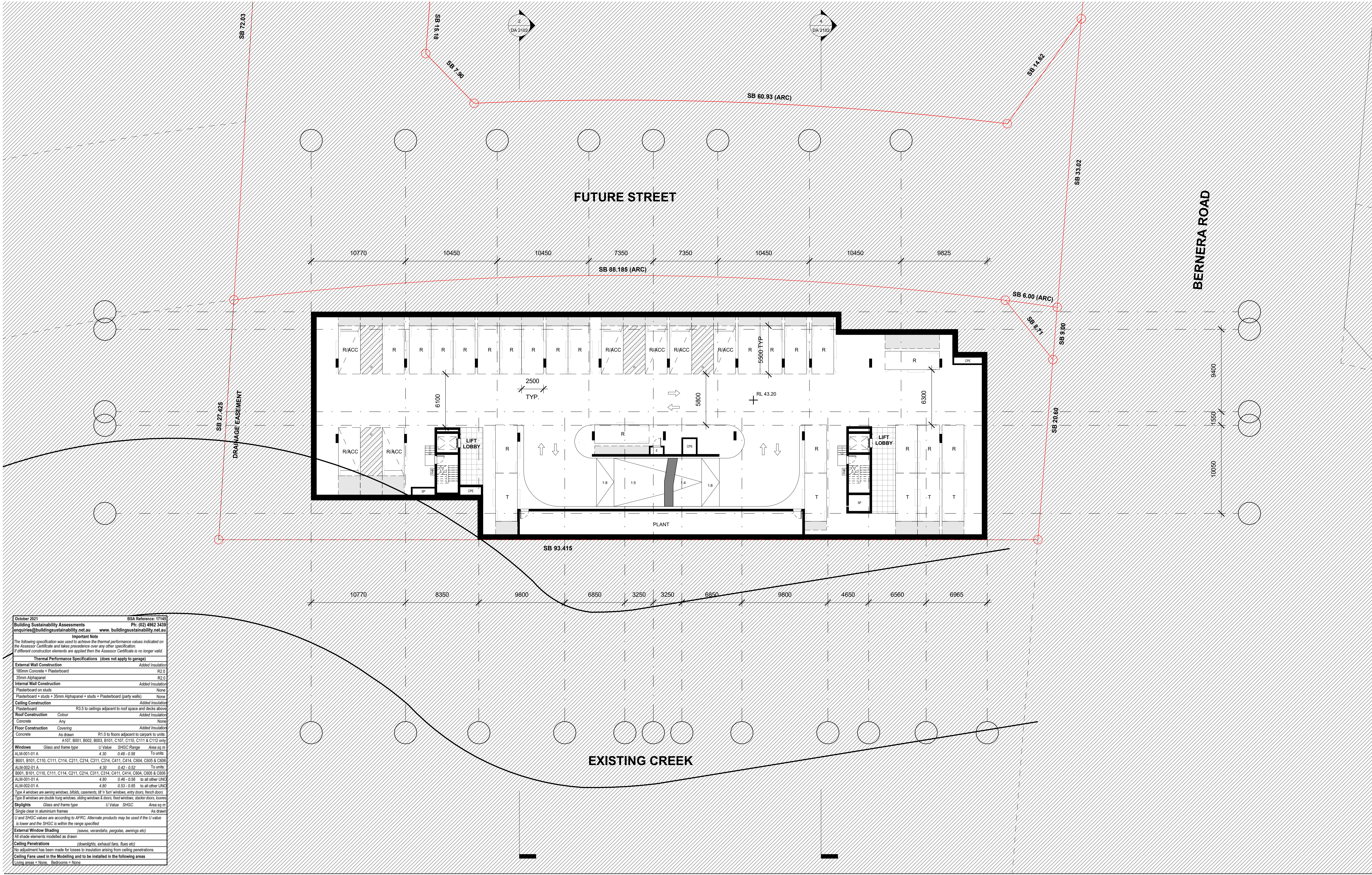
issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	Bx Bedroom Bx Bathroom BAL Balcony C Courtyard D Dining room EN Ensuite K Kitchen L Living room LD Laundry P Pantry R Rostroom S Storage ST Study T Terrace

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

03-Nov-21 4:00:26 PM

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project: RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK
 checked: drawing
 drawing no: 20 117
 scale: 1:200@A1
 1:400@A3
 scale bar: 0 2 4 6 8 10 m
 project no: 20 117
 drawing no: 20 117
 drawing no: **A**
DA 1102



October 2021 BSA Reference: 17142
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Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation
180mm Concrete + Plasterboard	R2.0
35mm AlphaPanel	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Added Insulation
Concrete	None
Floor Construction	Added Insulation
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only
Windows	Glass and frame type U Value SHGC Range Area sq m
ALM-001-01 A	4.30 0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	
ALM-002-01 A	4.30 0.42 - 0.52 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	
ALM-001-01 A	4.80 0.46 - 0.56 to all other UVC
ALM-002-01 A	4.80 0.53 - 0.63 to all other UVC
Type A windows are awning windows, bibbils, casements, 90° turn windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights	Glass and frame type U Value SHGC Area sq m
Single clear in aluminium frames	As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified	
External Window Shading	(eaves, verandahs, pergolas, awnings etc)
All shade elements modelled as drawn	
Ceiling Penetrations	(downlights, exhaust fans, flues etc)
No adjustment has been made for losses to insulation arising from ceiling penetrations	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None	Bedrooms = None

issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked drawing
 FS

drawn issue
 JN

project no drawing no
 20 117

scale
 1:200@A1
 1:400@A3

scale bar
 0 2 4 6 8 10 m

DA 1103

03-Nov-21 4:00:30 PM

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October 2021 BSA Reference: 17143
 Building Sustainability Assessments Ph: (02) 4962 3439
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Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

Construction	Added Insulation
External Wall Construction	Added Insulation
180mm Concrete + Plasterboard	R2.0
35mm AlphaPanel	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Added Insulation
Colour	None
Floor Construction	Added Insulation
Concrete	None
Concrete	None
Floor Construction	Added Insulation
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only

Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A	4.30	0.48 - 0.58	To units	
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	4.30	0.42 - 0.52	To units	
ALM-002-01 A	4.30	0.42 - 0.52	To units	
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606	4.80	0.46 - 0.56	to all other UNO	
ALM-001-01 A	4.80	0.53 - 0.65	to all other UNO	
ALM-002-01 A	4.80	0.53 - 0.65	to all other UNO	

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.

External Window Shading
 (eaves, verandahs, pergolas, awnings etc)
 All shade elements modelled as drawn.

Ceiling Penetrations
 (downlights, exhaust fans, flues etc)
 No adjustment has been made for losses to insulation arising from ceiling penetrations.

Ceiling Fans used in the Modelling and to be installed in the following areas
 Living areas - None Bedrooms - None

issue amendment date legend

A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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client

CROATIA 88 PTY LTD

project

RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked drawing

FS

drawn issue

JN

project no drawing no

20 117

scale 1:200@A1
 1:400@A3

scale bar 0 2 4 6 8 10 m

03-Nov-21 5:21:53 PM

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DA 1104



October 2021	BSA Reference: 17143
Building Sustainability Assessments	Ph: (02) 4962 3433
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Important Note	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.	
If different construction elements are applied then the Assessor Certificate is no longer valid.	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
180mm Concrete + Plasterboard	R2.0
35mm Alphapanel	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Plasterboard + studs + 35mm Alphapanel + studs + Plasterboard (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour
Concrete	Any
Floor Construction	Covering
Concrete	As drawn
	R1.0 to floors adjacent to carpark to units
Windows	Glass and frame type
	U Value SHGC Range Area sq m
ALM-001-01 A	4.30 0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506	4.30 0.42 - 0.52 To units
ALM-002-01 A	4.80 0.46 - 0.56 to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506	4.80 0.53 - 0.63 to all other UNO
ALM-001-01 A	4.80 0.46 - 0.56 to all other UNO
ALM-002-01 A	4.80 0.53 - 0.63 to all other UNO
Type A windows are airway windows, bibbals, casements, 18" tall windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights	Glass and frame type
	U Value SHGC Area sq m
Single clear in aluminum frames	As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.	
External Window Shading	
(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations	(downlights, exhaust fans, flues etc)
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None Bedrooms = None	

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

03-Nov-21 15:22:15 PM

do not scale from drawings.

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architect
 client
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RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no

scale 1:200@A1
 1:400@A3
 scale bar 0 2 4 6 8 10 m

DA 1105



October 2021	BSA Reference: 17143
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
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Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
180mm Concrete + Plasterboard	R2.0
35mm Alphapanel	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Plasterboard + studs + 35mm Alphapanel + studs + Plasterboard (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour
Concrete	Any
Floor Construction	Covering
Concrete	As drawn
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only
Windows	Glass and frame type
ALM-001-01 A	4.30 0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506	4.30 0.42 - 0.52 To units
ALM-002-01 A	4.80 0.46 - 0.56 to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506	4.80 0.53 - 0.63 to all other UNO
ALM-002-01 A	4.80 0.53 - 0.63 to all other UNO
Type A windows are airway windows, bibbals, casements, 18" x 14" windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights	Glass and frame type
Single clear in aluminum frames	As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.	
External Window Shading (eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations (downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None Bedrooms = None	

issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

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project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no

scale 1:200@A1
 1:400@A3

scale bar 0 2 4 6 8 10 m

DA 1106

03-Nov-21 4:00:54 PM

do not scale from drawings. the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



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 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm Alphapanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm Alphapanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour			
Concrete	Added Insulation			
Floor Construction	Covering			
Concrete	As drawn			
Concrete	R1.0 to floors adjacent to carpark to units			
Concrete	A107, B001, B002, B003, B101, C107, C110, C111 & C112 only			
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C604, C605 & C606		4.80	0.53 - 0.63	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63	to all other UNO
Type A windows are airway windows, bibbals, casements, 90° turn windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.				
External Window Shading	(eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn				
Ceiling Penetrations	(downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None Bedrooms = None				

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

03-Nov-21 4:01:04 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

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client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked
 drawing
 FS

drawn
 issue
 JN

project no
 20 117

drawing no
 20 117

scale
 1:200@A1
 1:400@A3

scale bar
 0 2 4 6 8 10 m

DA 1107



October 2021	BSA Reference: 17143			
Building Sustainability Assessments	Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au			
Important Note				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.				
If different construction elements are applied then the Assessor Certificate is no longer valid.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm AlphaPanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour			
Concrete	Added Insulation			
Floor Construction	Covering			
Concrete	As drawn			
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only			
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506		4.80	0.53 - 0.63	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63	to all other UNO
Type A windows are security windows, bibalis, casements, 18" turn windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.				
External Window Shading (eaves, verandahs, pergolas, awnings etc)				
All shade elements modelled as drawn				
Ceiling Penetrations (downlights, exhaust fans, flues etc)				
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None Bedrooms = None				

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

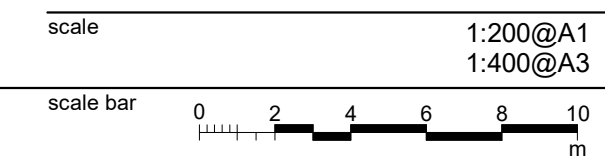
architect
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client
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project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked
 FS drawing
 JN issue
 A

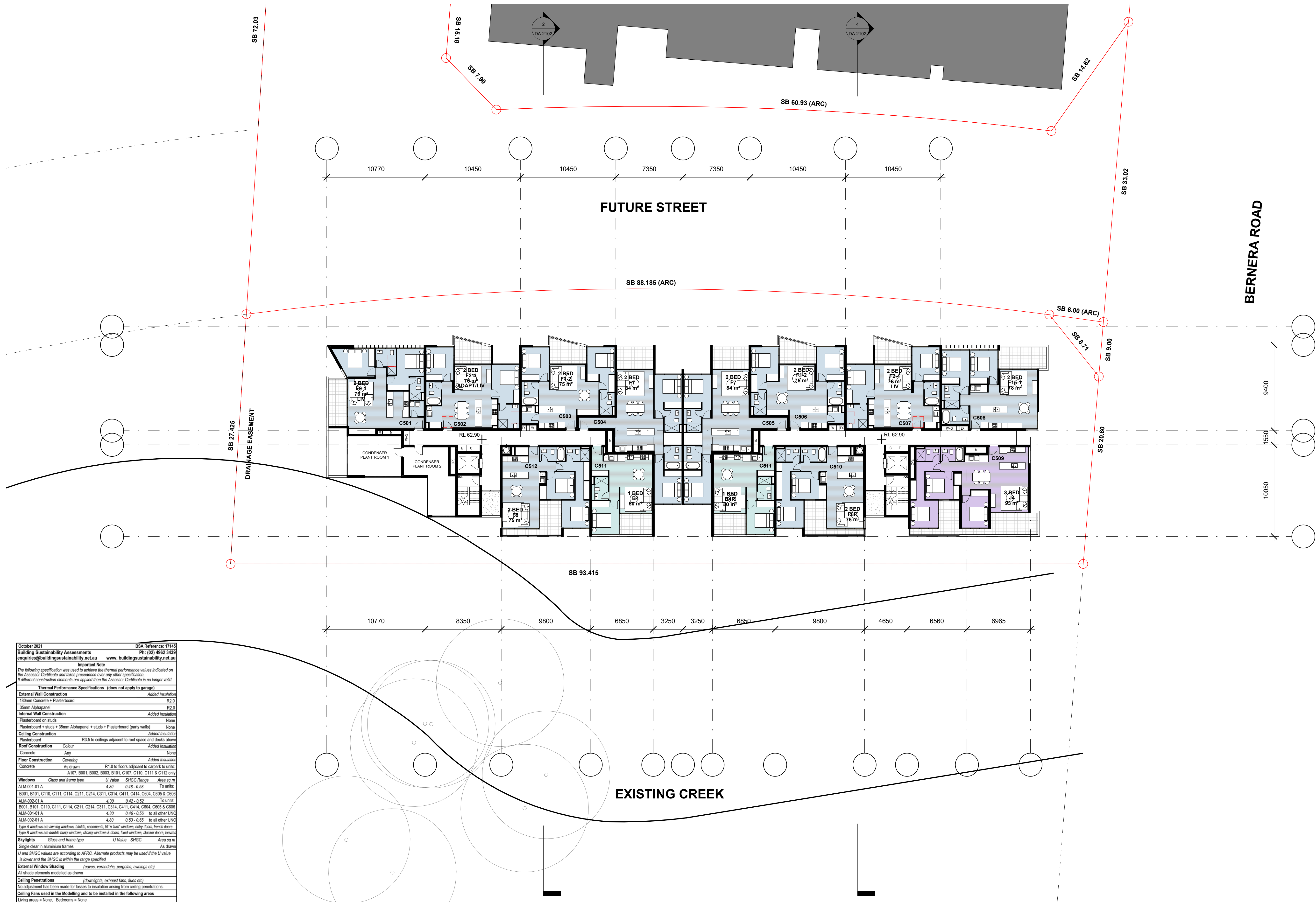
project no
 20 117 drawing no
DA 1108



03-Nov-21 4:07:14 PM

do not scale from drawings.

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Building Sustainability Assessments	Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au			
Important Note				
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If different construction elements are applied then the Assessor Certificate is no longer valid.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm AlphaPanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm AlphaPanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour			
Concrete	Added Insulation			
Floor Construction	Covering			
Concrete	As drawn			
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only			
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C508		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C508		4.80	0.53 - 0.65	to all other UNO
ALM-001-01 A		4.80	0.53 - 0.65	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.65	to all other UNO
Type A windows are security windows, bibbals, casements, 88" turn windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.				
External Window Shading (eaves, verandahs, pergolas, awnings etc)				
All shade elements modelled as drawn				
Ceiling Penetrations (downlights, exhaust fans, flues etc)				
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None. Bedrooms = None				

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

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RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked
 FS
 drawing
 issue
A

scale
 1:200@A1
 1:400@A3

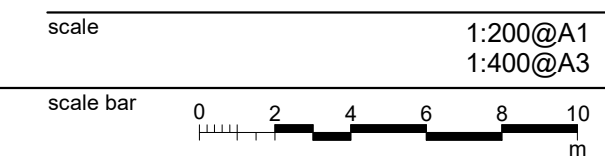
project no
 20 117

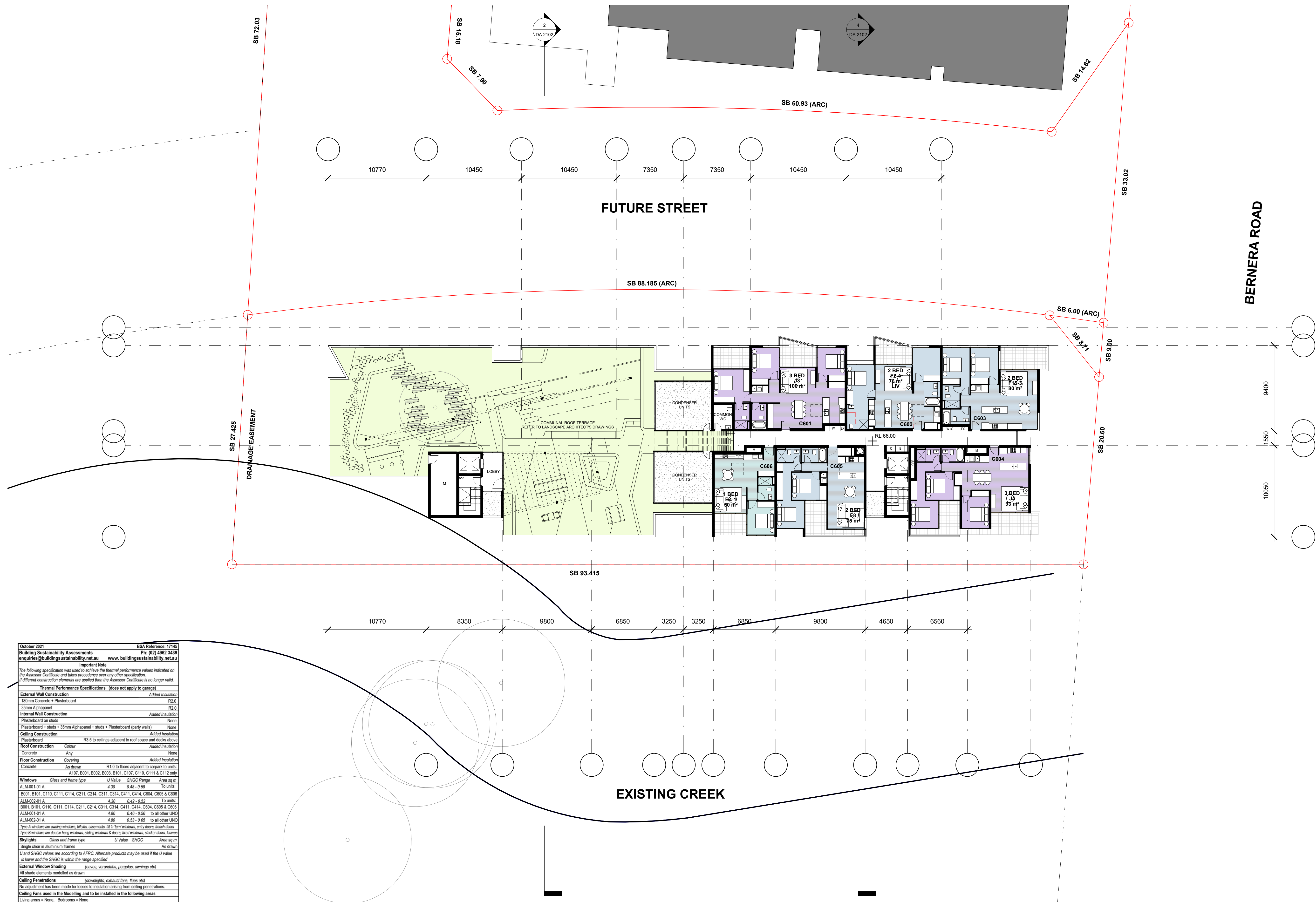
drawing no
DA 1109

03-Nov-21 4:01:25 PM

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enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
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Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
180mm Concrete + Plasterboard	R2.0
35mm Alphapanel	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Plasterboard + studs + 35mm Alphapanel + studs + Plasterboard (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour
Concrete	Any
Floor Construction	Covering
Concrete	As drawn
Concrete	R1.0 to floors adjacent to carpark to units, A107, B001, B002, B003, B101, C107, C110, C111 & C112 only
Windows	Glass and frame type
ALM-001-01 A	4.30 0.48 - 0.58 To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506	4.30 0.42 - 0.52 To units
ALM-002-01 A	4.80 0.46 - 0.56 to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506	4.80 0.53 - 0.65 to all other UNO
ALM-001-01 A	4.80 0.53 - 0.65 to all other UNO
ALM-002-01 A	4.80 0.53 - 0.65 to all other UNO
Type A windows are airless windows, bibbils, casements, 90° turn windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights	Glass and frame type
Single clear in aluminum frames	As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.	
External Window Shading (eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations (downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	
Ceiling Fans used in the Modelling and to be installed in the following areas	
Living areas = None Bedrooms = None	

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

architect
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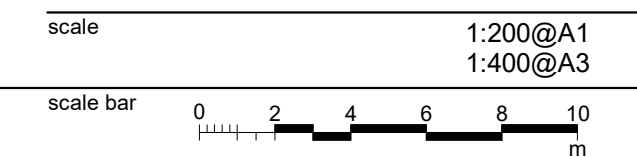
client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked
 FS drawing
 JN issue

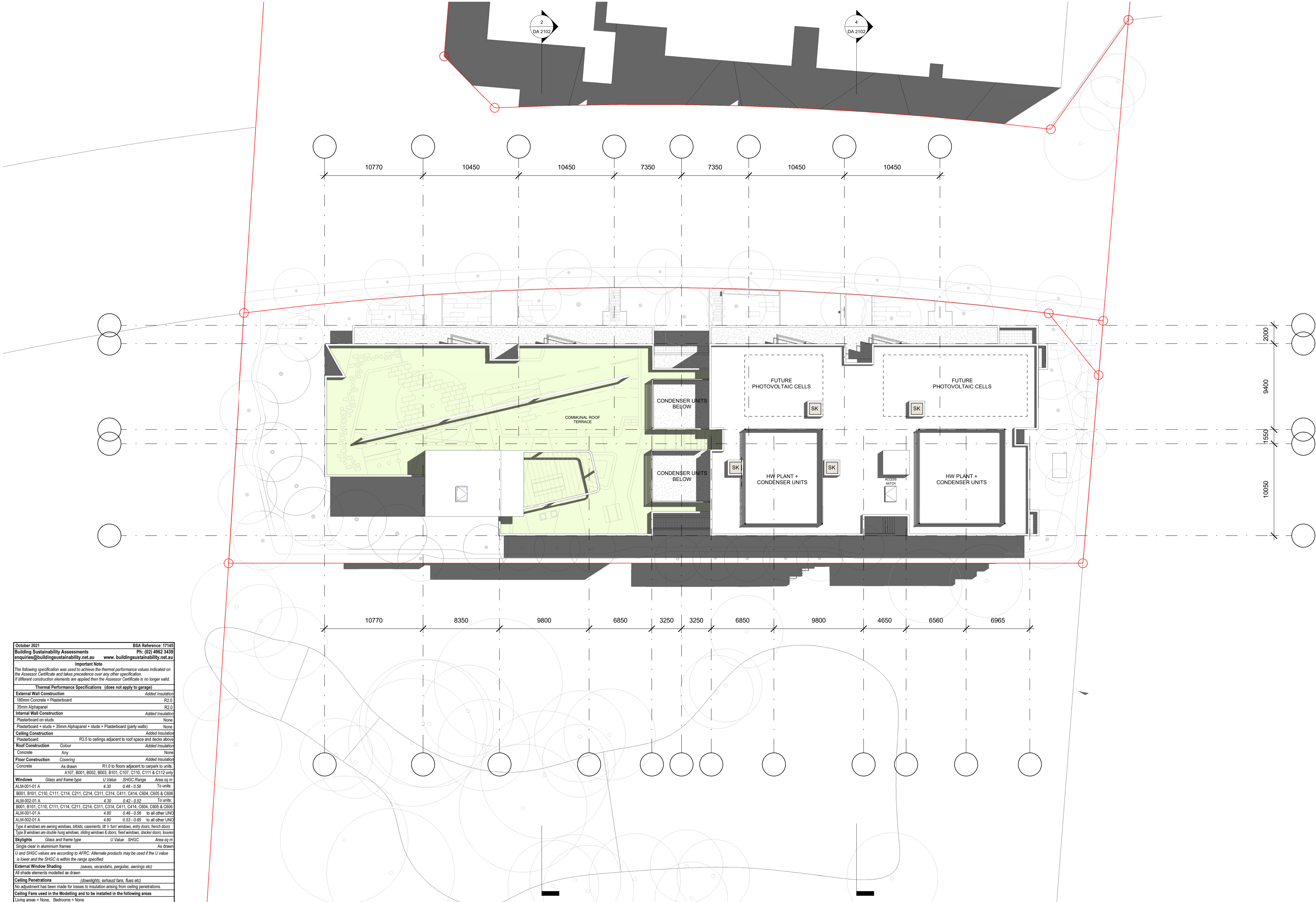
project no
 20 117

drawing no
DA 1110



03-Nov-21 4:01:33 PM

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October 2021 BSA Reference: 17143
 Building Sustainability Assessments Ph: (02) 4962 3439
 enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

Important Note
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 If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation			
180mm Concrete + Plasterboard	R2.0			
35mm Alphapanel	R2.0			
Internal Wall Construction	Added Insulation			
Plasterboard on studs	None			
Plasterboard + studs + 35mm Alphapanel + studs + Plasterboard (party walls)	None			
Ceiling Construction	Added Insulation			
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction	Colour			
Concrete	Any			
Floor Construction	Covering			
Concrete	As drawn			
	R1.0 to floors adjacent to carpark to units			
	A107, B001, B002, B003, B101, C107, C110, C111 & C112 only			
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		4.30	0.48 - 0.58	To units
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506		4.30	0.42 - 0.52	To units
ALM-002-01 A		4.80	0.46 - 0.56	to all other UNO
B001, B101, C110, C111, C114, C211, C214, C311, C314, C411, C414, C504, C505 & C506		4.80	0.53 - 0.63	to all other UNO
ALM-002-01 A		4.80	0.53 - 0.63	to all other UNO
Type A windows are awning windows, bibbals, casements, 90° turn windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers				
Skylights	Glass and frame type	U Value	SHGC	Area sq m
Single clear in aluminum frames				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.				
External Window Shading (eaves, verandahs, pergolas, awnings etc)				
All shade elements modelled as drawn				
Ceiling Penetrations (downlights, exhaust fans, flues etc)				
No adjustment has been made for losses to insulation arising from ceiling penetrations.				
Ceiling Fans used in the Modelling and to be installed in the following areas				
Living areas = None Bedrooms = None				

issue amendment date legend
 A ISSUE FOR DEVELOPMENT APPLICATION 03.10.21

architect
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client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
 LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
 EDMONDSON PARK

checked FS drawing
 drawn JN issue
 project no 20 117 drawing no

scale
 1:200@A1
 1:400@A3

scale bar 0 2 4 6 8 10 m

DA 1111

03-Nov-21 4:01:48 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



1 NORTH ELEVATION (BUILDING B + C)
1 : 200



2 SOUTH ELEVATION (BUILDING B + C)
1 : 200

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	AL1 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, DARK BRONZE AL2 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, LIGHT BRONZE AL3 ALUMINIUM BLADES, DULUX, ELECTRO RANGE, MEDIUM BRONZE AL4 ALUMINIUM BATTENS, DULUX, ELECTRO RANGE, MEDIUM BRONZE AL5 ALUMINIUM PLANT SCREEN, DULUX, ELECTRO RANGE, MEDIUM BRONZE BAL1 ALUMINIUM PICKET BALUSTRADE, DULUX ELECTRO RANGE, MEDIUM BRONZE FB1 FACEBRICK, DRY PRESSED, BOWRAL BLUE GL1 CLEAR GLASS, VIRIDIAN, BRONZE GL2 CLEAR GLASS, VIRIDIAN, TINTED, DARK GREY GL3 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, BRONZE GL4 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, GREY

legend	architect
P01 INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC1	stanisic architects Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanisic 4480
P02 INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	
PC1 MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	
PC2 MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR	
PC3 MASONRY, PAINT FINISH, MUD PACK OR SIMILAR	client
PC4 MASONRY, GROOVES, PAINT FINISH, GREY PEBBLE OR SIMILAR	CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked FS drawing NORTH + SOUTH ELEVATION (BLD A+B)

drawn JN issue **A**

project no 20 117 drawing no

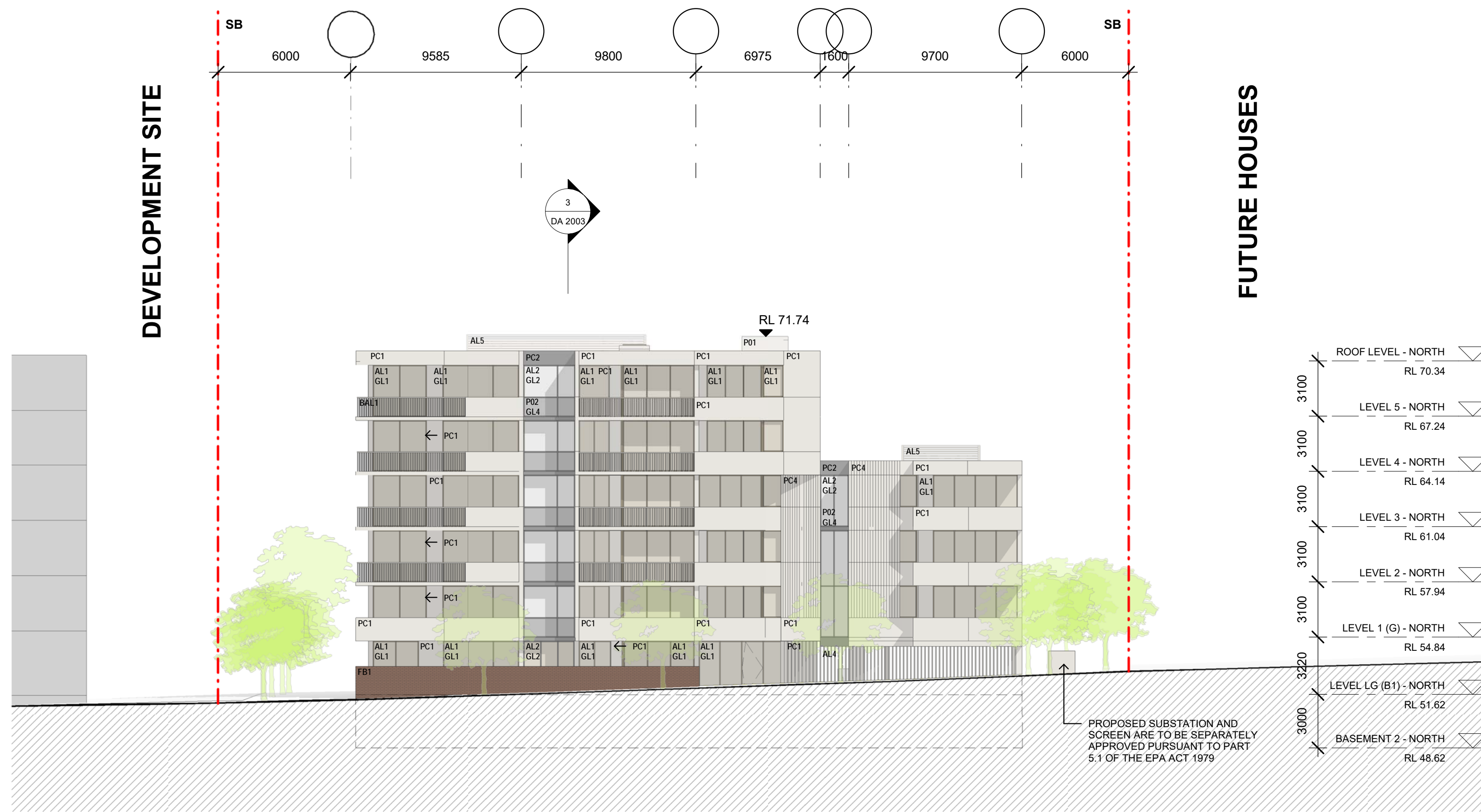
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1:400@A3

scale bar 0 2 4 6 8 10 m

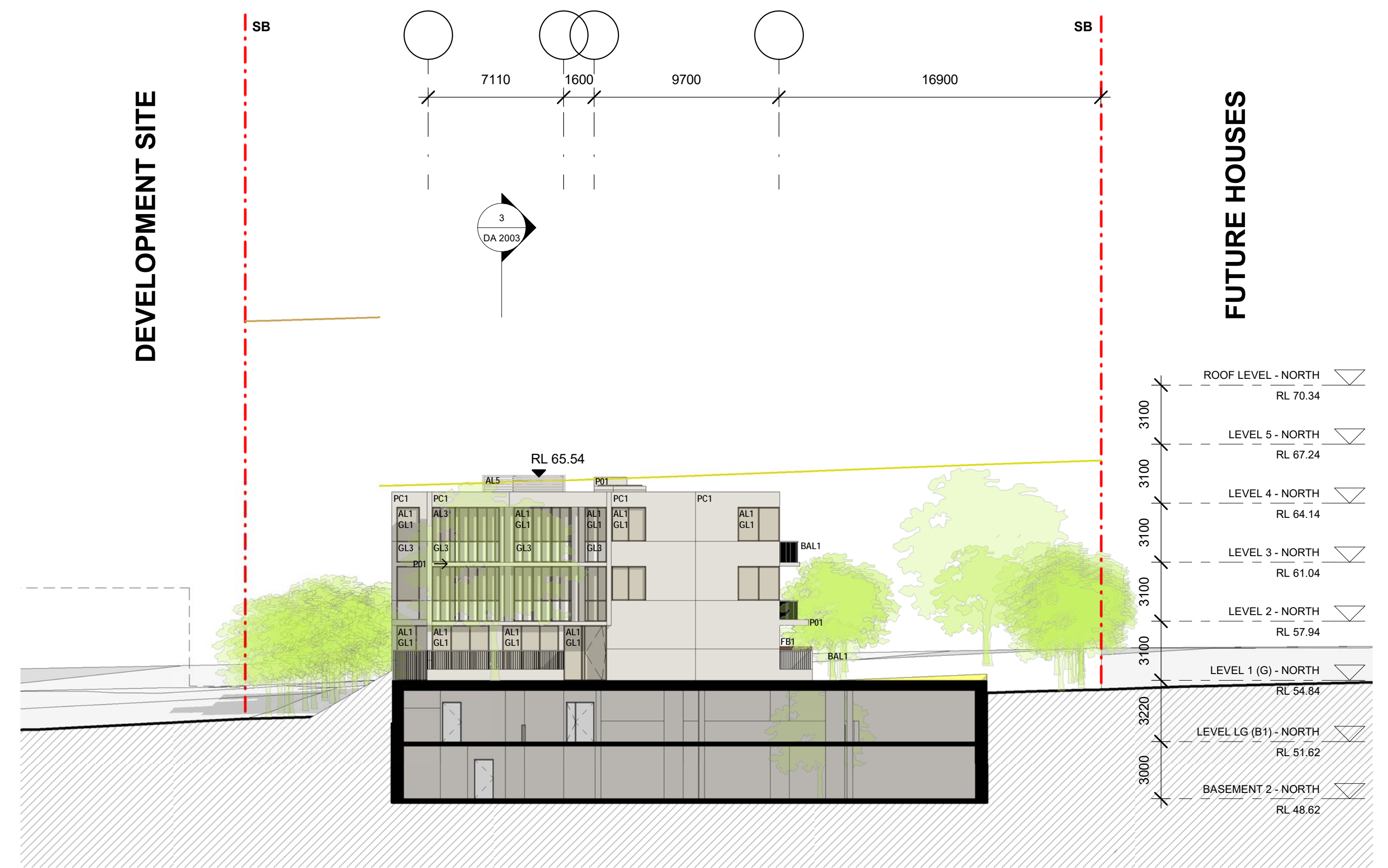
do not scale from drawings.

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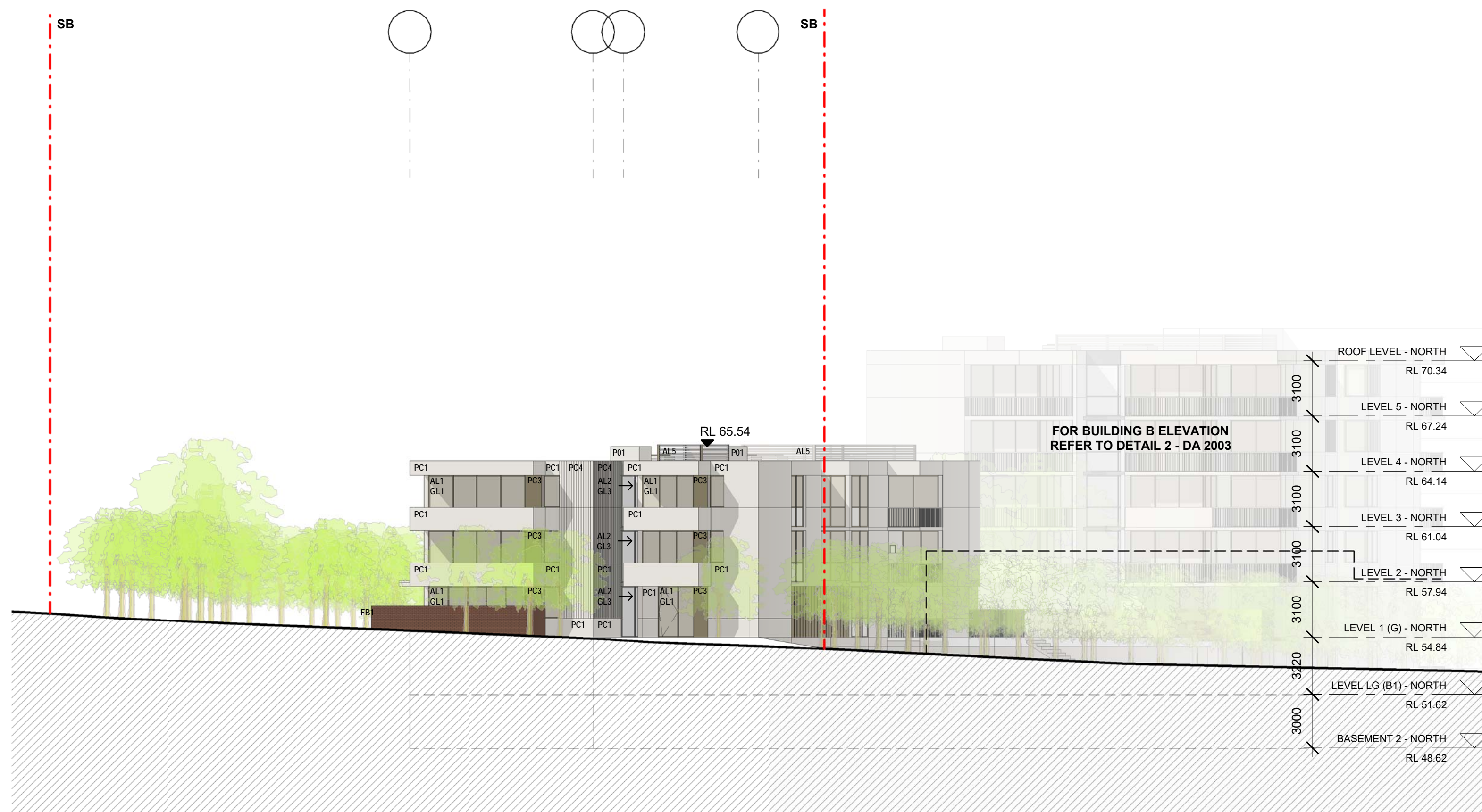
PROPOSED SUBSTATION AND SCREEN ARE TO BE SEPARATELY APPROVED PURSUANT TO PART 5.1 OF THE EPA ACT 1979



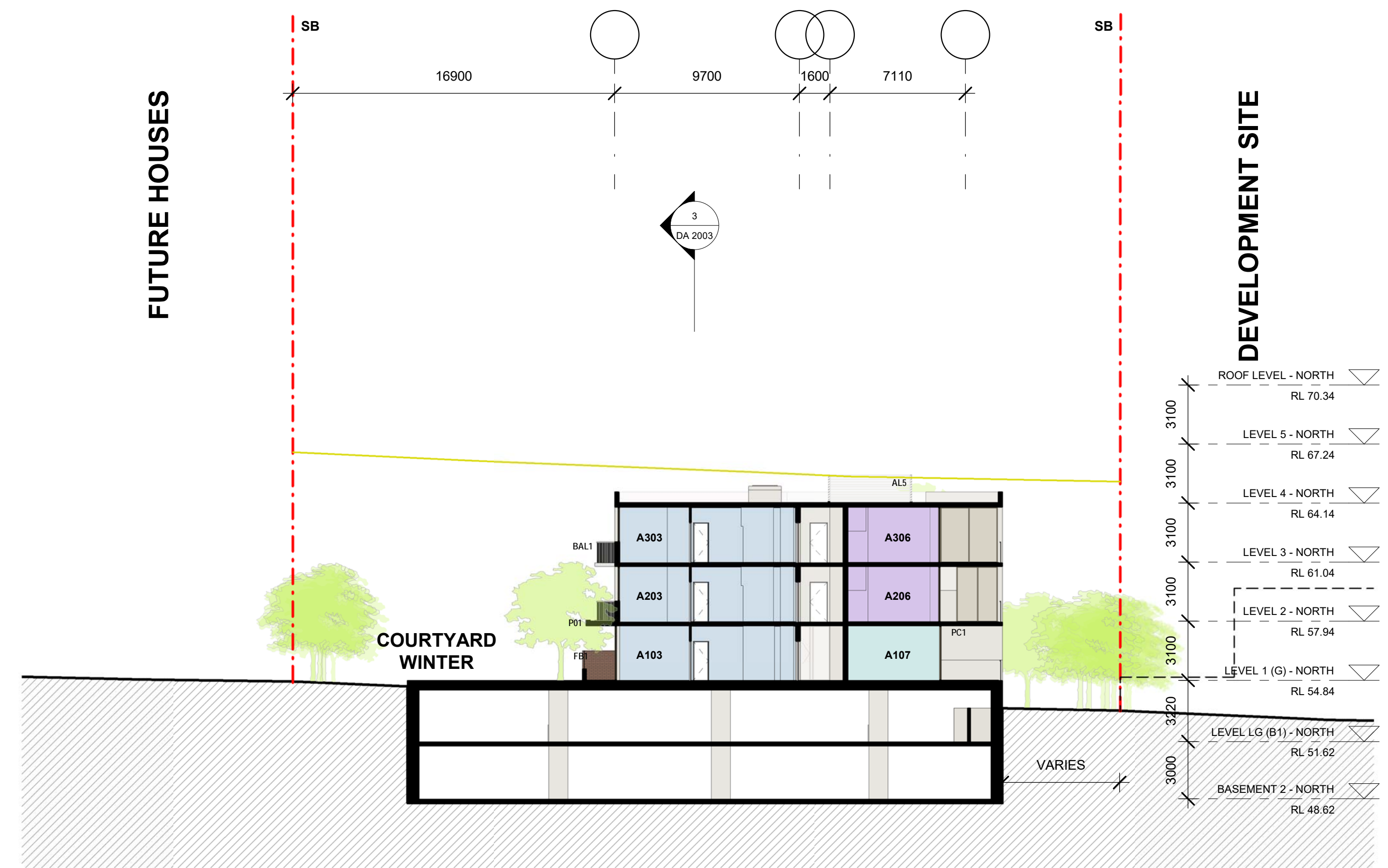
① EAST ELEVATION - PASSENDALE RD (BUILDING B)
1 : 200



③ EAST ELEVATION (BLD A)
1 : 200



② WEST ELEVATION - SOMME AVE (BUILDING A)
1 : 200



④ SECTION A (BLD A)
1 : 200

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21

legend	PC1	PC2	PC3	PC4
AL1 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, DARK BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC1	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
AL2 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, LIGHT BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
AL3 ALUMINIUM BLADES, DULUX, ELECTRO RANGE, MEDIUM BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
AL4 ALUMINIUM BATTENS, DULUX, ELECTRO RANGE, MEDIUM BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
ALS ALUMINIUM PLANT SCREEN, DULUX, ELECTRO RANGE, MEDIUM BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
BAL1 ALUMINIUM PICKET BALUSTRADE, DULUX ELECTRO RANGE, MEDIUM BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
FBI1 FACEBRICK, DRY PRESSED, BOWRAL BLUE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
GL1 CLEAR GLASS, VIRIDIAN, BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
GL2 CLEAR GLASS, VIRIDIAN, TINTED, DARK GREY	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
GL3 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, BRONZE	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
GL4 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, GREY	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR

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EDMONDSON PARK

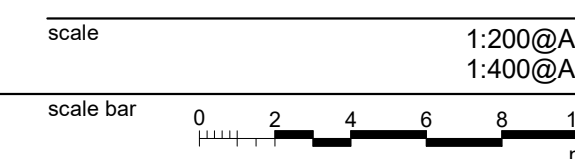
checked FS drawing EAST + WEST ELEVATIONS + SECTIONS (BLD A+B)

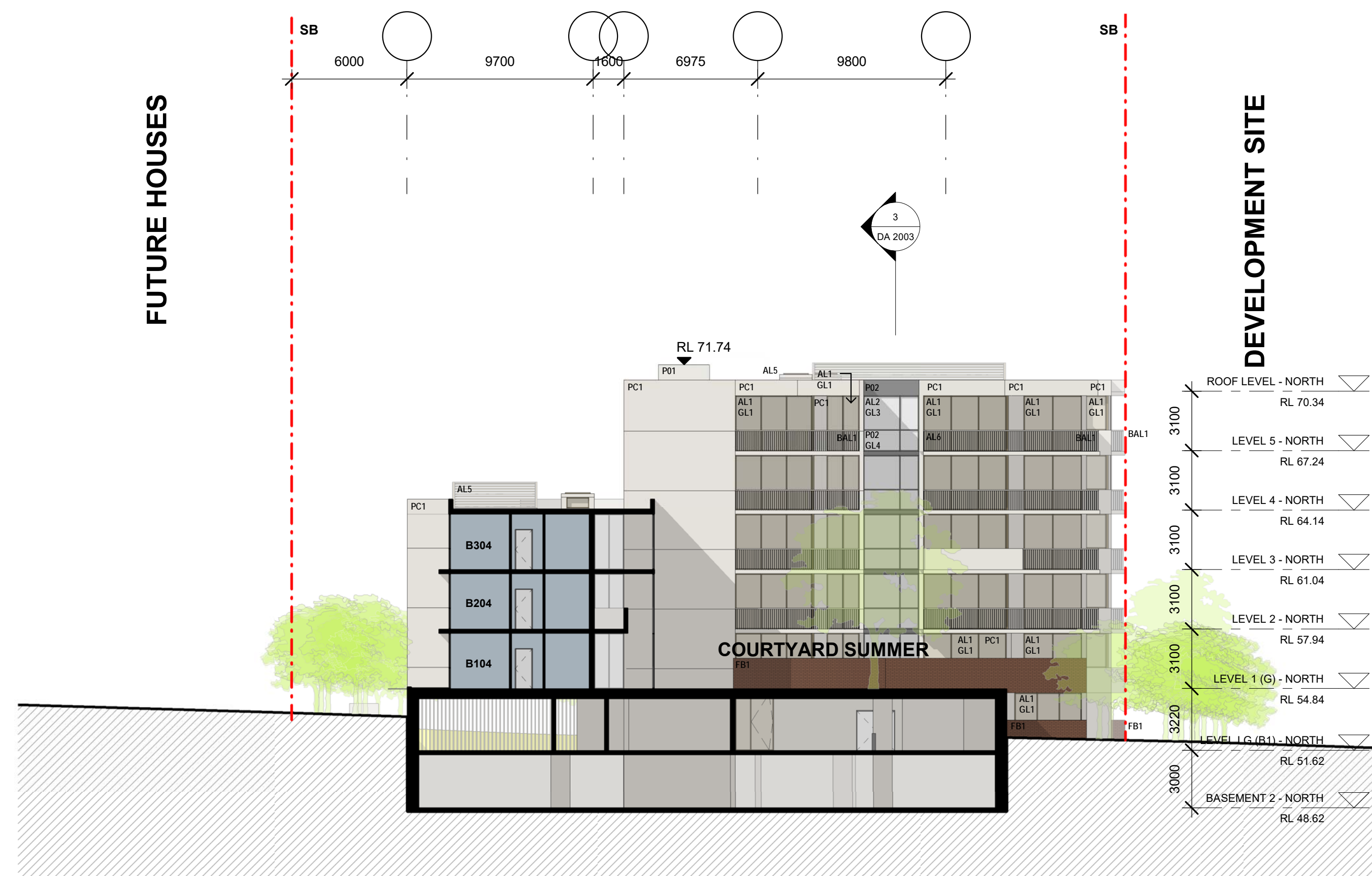
drawn JN issue

project no 20 117 drawing no

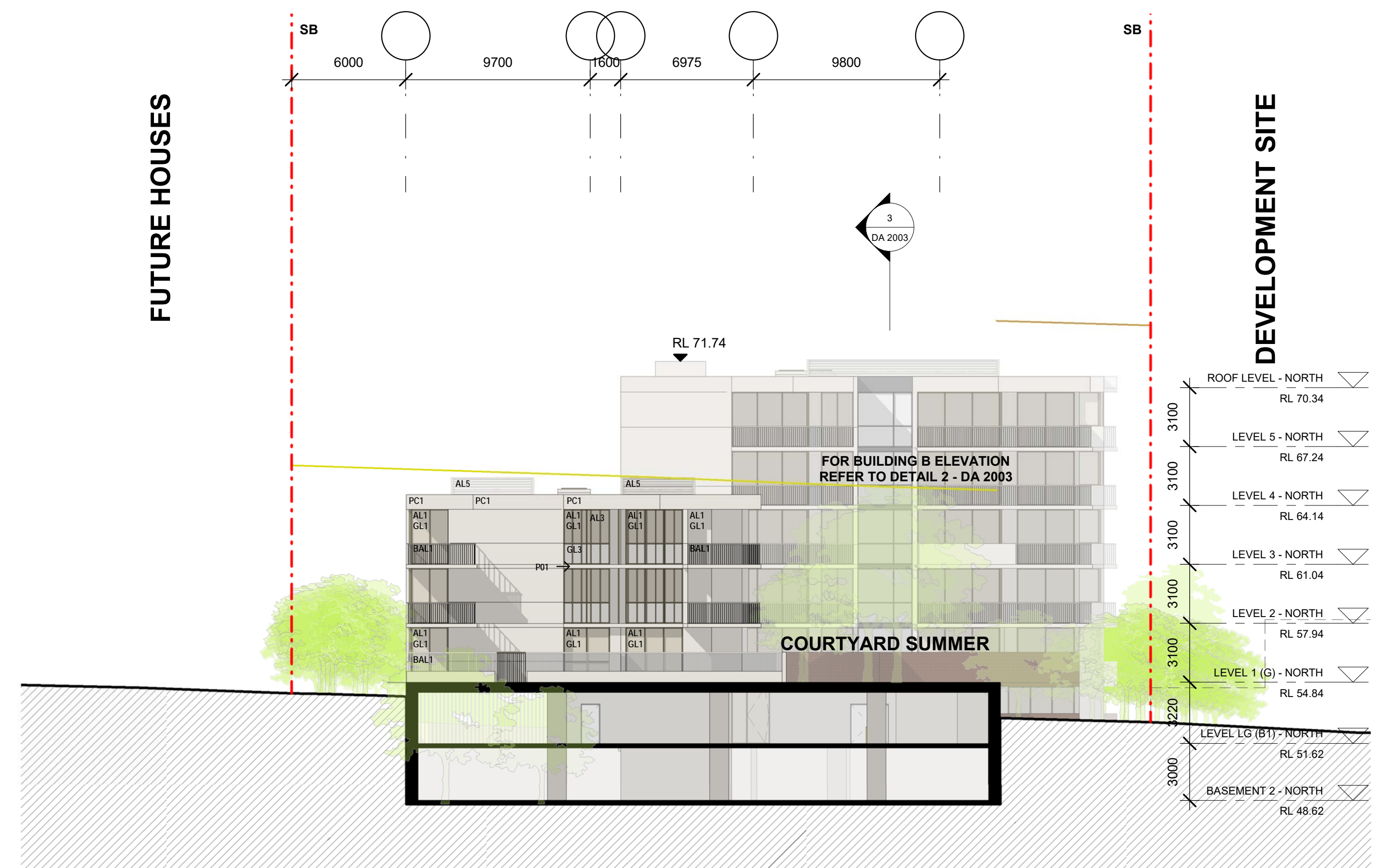
A

DA 2002





2 SECTION B (BLD B)
1 : 200



1 WEST ELEVATION (BLD B)
1 : 200



3 SECTION C (BLD B)
1 : 200

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21

legend	
AL1	ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, DARK BRONZE
AL2	ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, LIGHT BRONZE
AL3	ALUMINIUM BLADES, DULUX, ELECTRO RANGE, MEDIUM BRONZE
AL4	ALUMINIUM BATTENS, DULUX, ELECTRO RANGE, MEDIUM BRONZE
AL5	ALUMINIUM PLANT SCREEN, DULUX, ELECTRO RANGE, MEDIUM BRONZE
BAL1	ALUMINIUM PICKET BALUSTRADE, DULUX ELECTRO RANGE, MEDIUM BRONZE
FB1	FACEBRICK, DRY PRESSED, BOWRAL BLUE
GL1	CLEAR GLASS, VIRIDIAN, BRONZE
GL2	CLEAR GLASS, VIRIDIAN, TINTED, DARK GREY
GL3	TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, BRONZE
GL4	TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, GREY

legend	
PC1	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC1
PC2	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2
PC3	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR
PC4	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
PC5	MASONRY, PAINT FINISH, MUD PACK OR SIMILAR
PC6	MASONRY, GROOVES, PAINT FINISH, GREY PEBBLE OR SIMILAR

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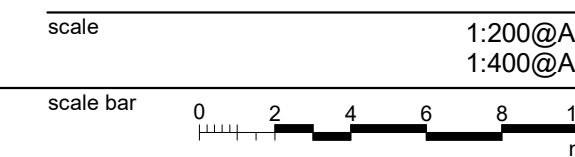
client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked FS drawing
drawing INTERNAL ELEVATIONS + SECTIONS (BLD A+B)

drawn JN issue
issue A

project no 20 117 drawing no

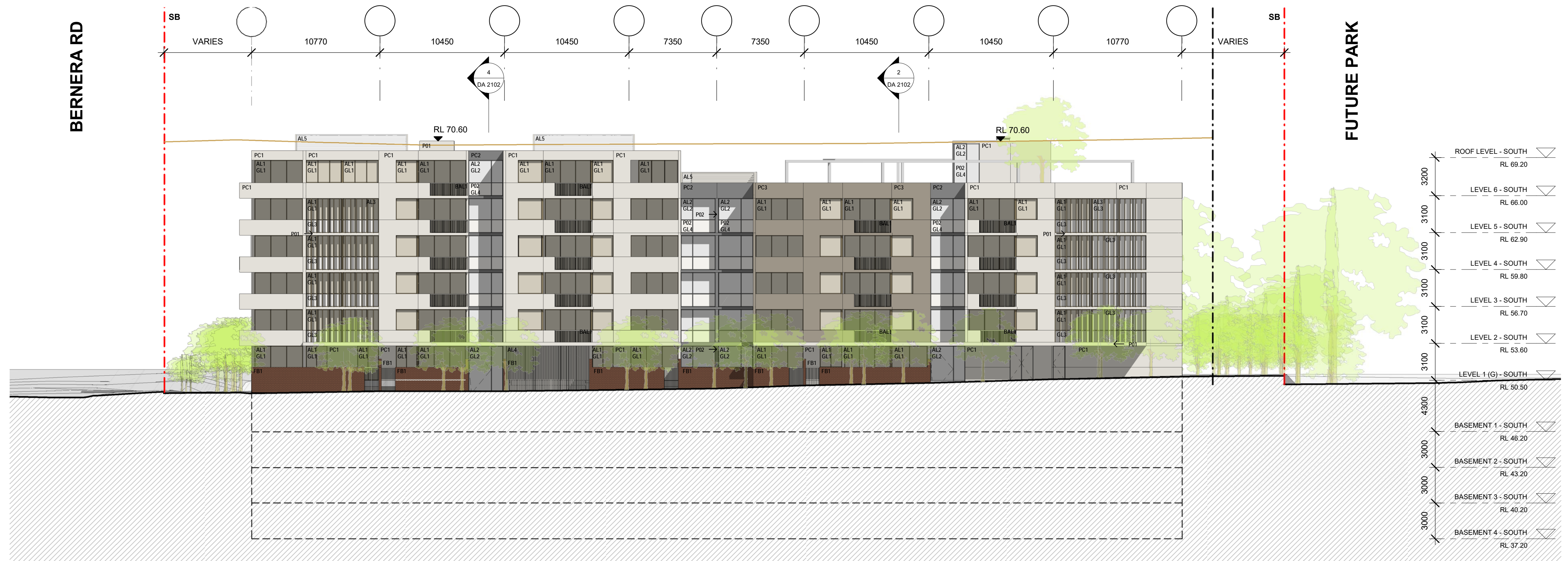


03-Nov-21 4:03:22 PM

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

DA 2003



1 NORTH ELEVATION - FUTURE STREET (BLD C)
1 : 200



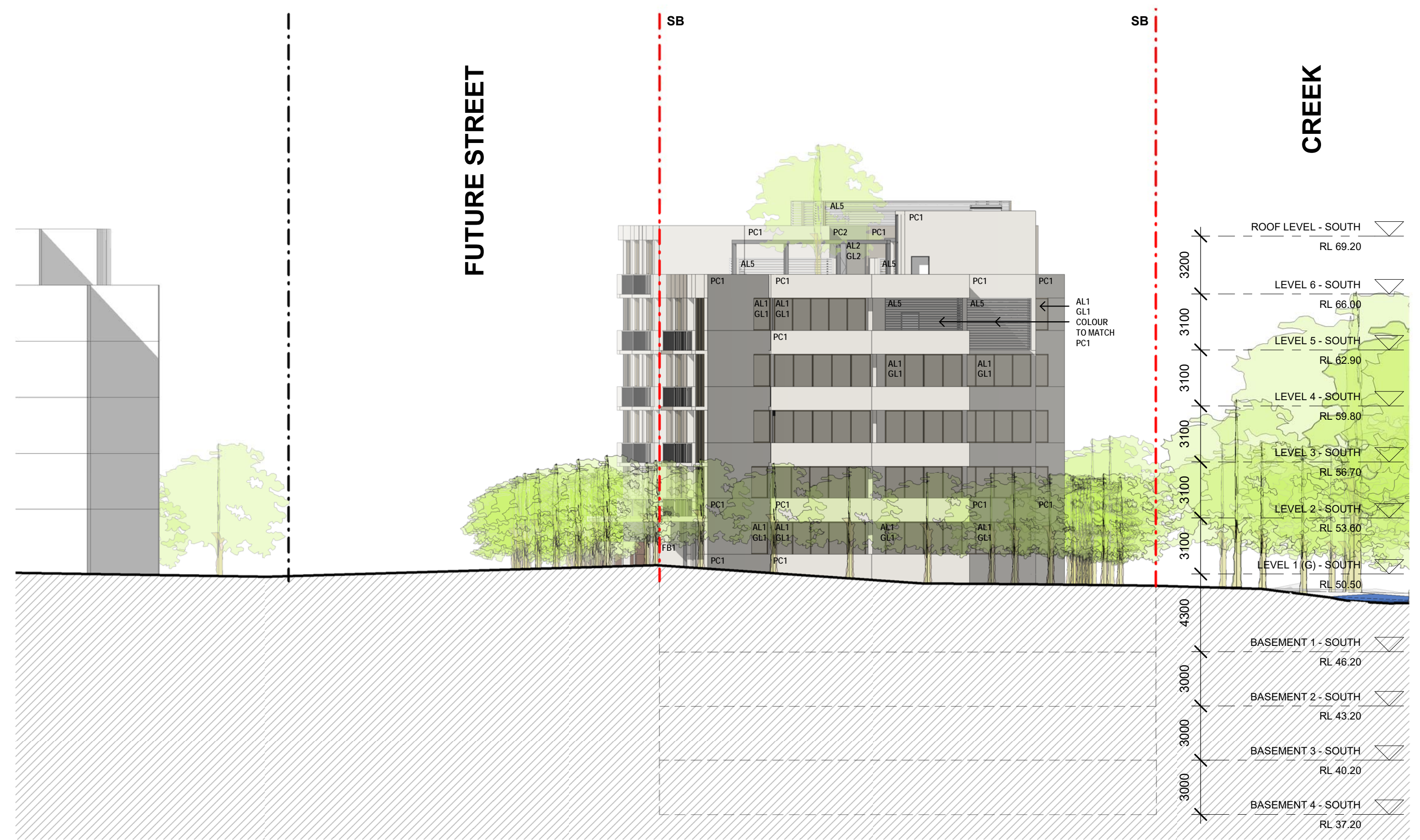
2 SOUTH ELEVATION - CREEK (BLD C)
1 : 200

issue	amendment	date	legend	client	project	
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	<p>AL1 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, DARK BRONZE</p> <p>AL2 ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, LIGHT BRONZE</p> <p>AL3 ALUMINIUM BLADES, DULUX, ELECTRO RANGE, MEDIUM BRONZE</p> <p>AL4 ALUMINIUM BATTENS, DULUX, ELECTRO RANGE, MEDIUM BRONZE</p> <p>AL5 ALUMINIUM PLANT SCREEN, DULUX, ELECTRO RANGE, MEDIUM BRONZE</p> <p>BAL1 ALUMINIUM PICKET BALUSTRADE, DULUX ELECTRO RANGE, MEDIUM BRONZE</p> <p>FB1 FACEBRICK, DRY PRESSED, BOWRAL BLUE</p> <p>GL1 CLEAR GLASS, VIRIDIAN, BRONZE</p> <p>GL2 CLEAR GLASS, VIRIDIAN, TINTED, DARK GREY</p> <p>GL3 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, BRONZE</p> <p>GL4 TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, GREY</p>	<p>PC1 INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC1</p> <p>PC2 INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2</p> <p>PC3 MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR</p> <p>PC4 MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR</p> <p>PC5 MASONRY, PAINT FINISH, MUD PACK OR SIMILAR</p> <p>PC6 MASONRY, GROOVES, PAINT FINISH, GREY PEBBLE OR SIMILAR</p>	<p>client</p> <p>CROATIA 88 PTY LTD</p>	<p>project</p> <p>RESIDENTIAL APARTMENT DEVELOPMENT</p> <p>LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE EDMONDSON PARK</p>
<p>12M HEIGHT FROM NATURAL GROUND LINE</p> <p>21M HEIGHT FROM NATURAL GROUND LINE</p>				<p>architect</p> <p>stanisic architects</p> <p>Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanisic 4480</p>	<p>checked</p> <p>FS</p> <p>drawing</p> <p>NORTH + SOUTH ELEVATION (BLD C)</p>	
<p>do not scale from drawings.</p> <p>the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.</p>				<p>scale</p> <p>1:200@A1 1:400@A3</p> <p>scale bar</p> <p>0 2 4 6 8 10 m</p>	<p>drawn</p> <p>JN</p> <p>issue</p> <p>A</p> <p>project no</p> <p>20 117</p> <p>drawing no</p> <p>DA 2101</p>	

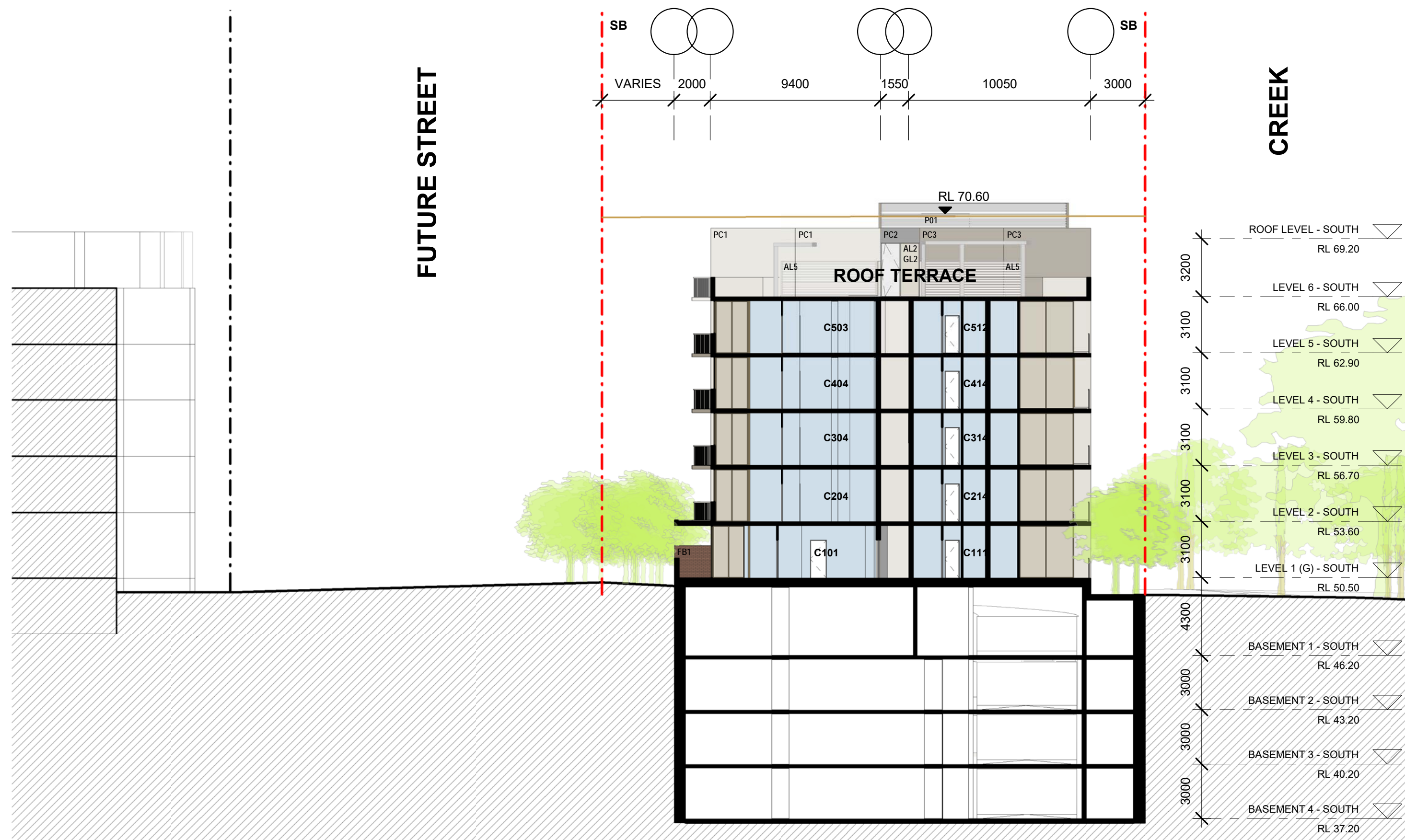
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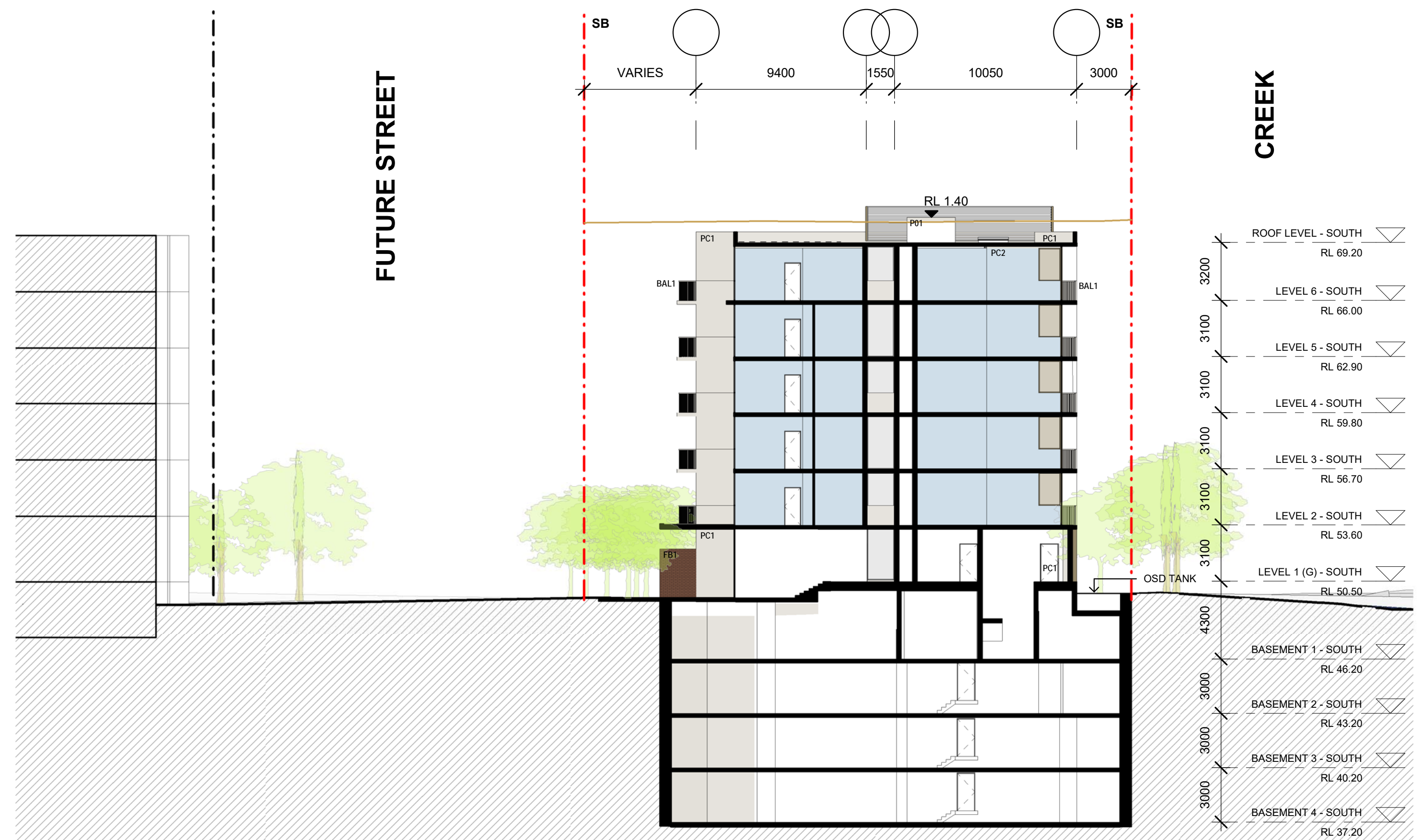
1 EAST ELEVATION - BERNERA RD (BLD C)
1 : 200



3 WEST ELEVATION - FUTURE PARK (BLD C)
1 : 200



2 SECTION A (BLD C)
1 : 200



4 SECTION B (BLD C)
1 : 200

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21

legend	
AL1	ALUMINIUM FRAMED WINDOWS + DOORS, DULUX, ELECTRO RANGE, DARK BRONZE
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GL3	TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, BRONZE
GL4	TRANSLUCENT GLASS, VIRIDIAN, LUMINA CLOUD, GREY
P01	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC1
P02	INSITU CONCRETE, PAINT FINISH, COLOUR TO MATCH PC2
PC1	MASONRY, PAINT FINISH, GREY PEBBLE OR SIMILAR
PC2	MASONRY, PAINT FINISH, MALAY GREY OR SIMILAR
PC3	MASONRY, PAINT FINISH, MUD PACK OR SIMILAR
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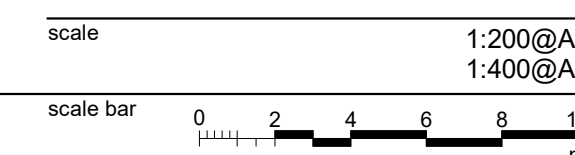
client
CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK

checked FS drawing EAST + WEST ELEVATION + SECTIONS (BLD C)

drawn JN issue **A**

project no 20 117 drawing no

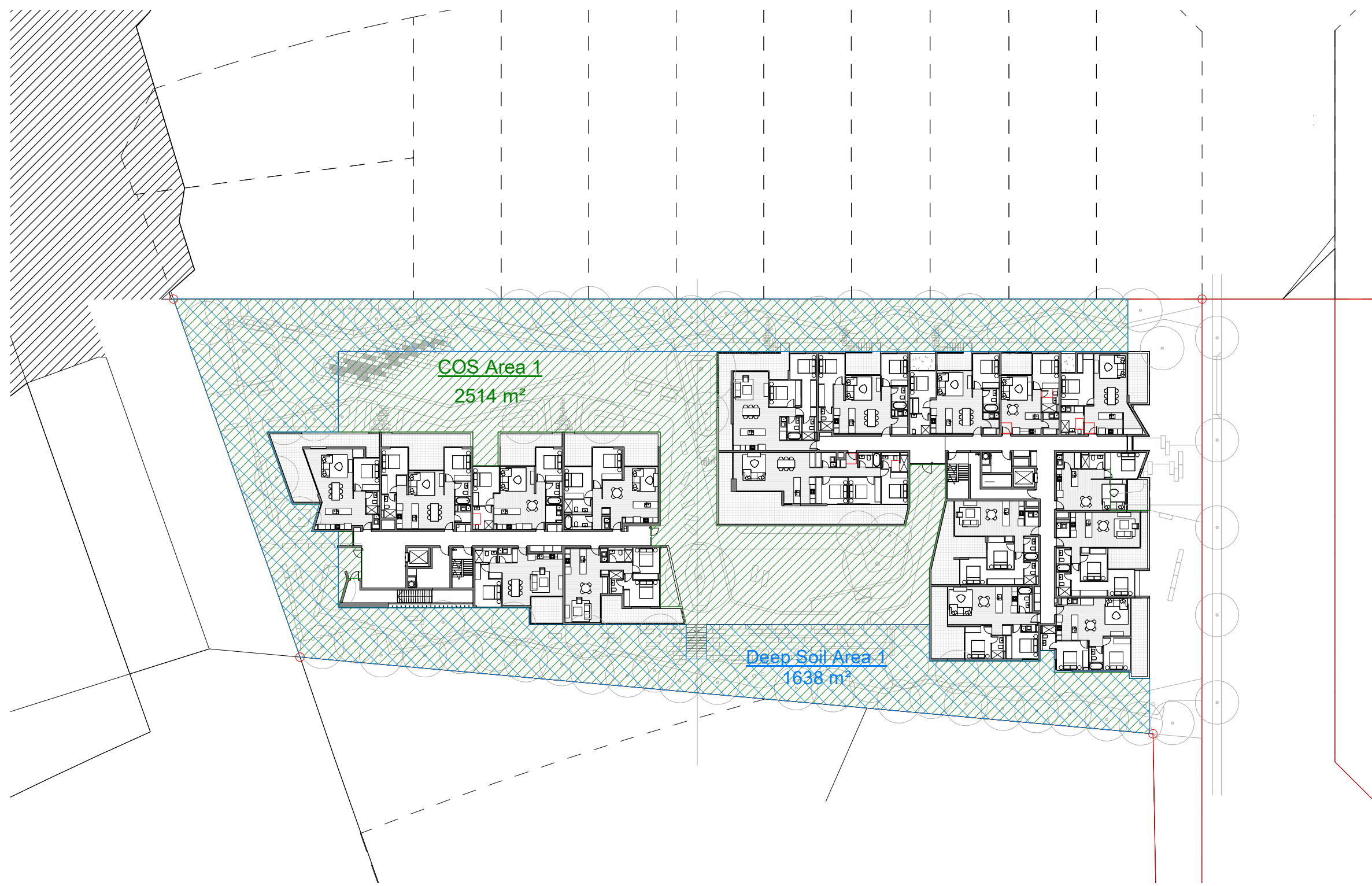


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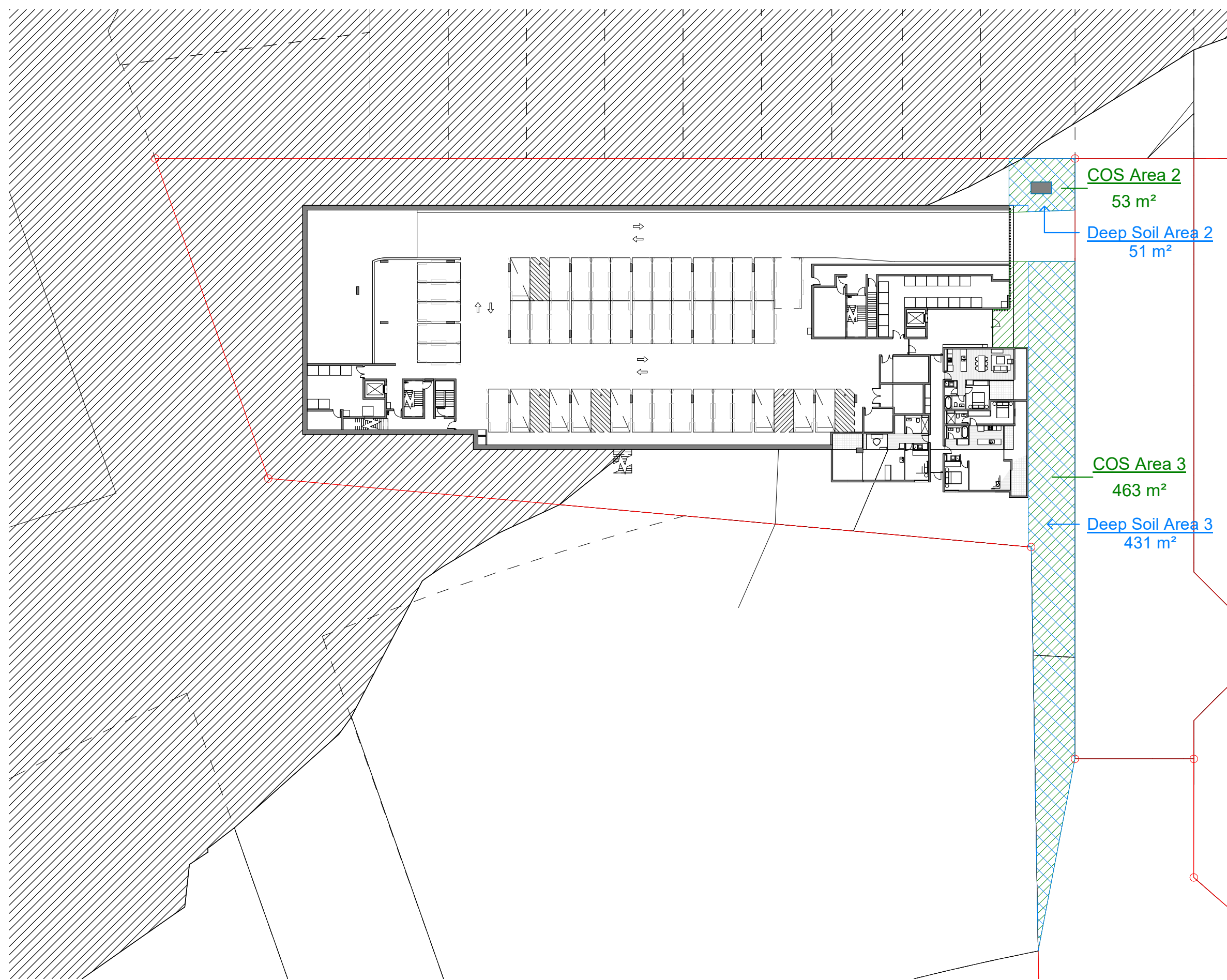
do not scale from drawings.

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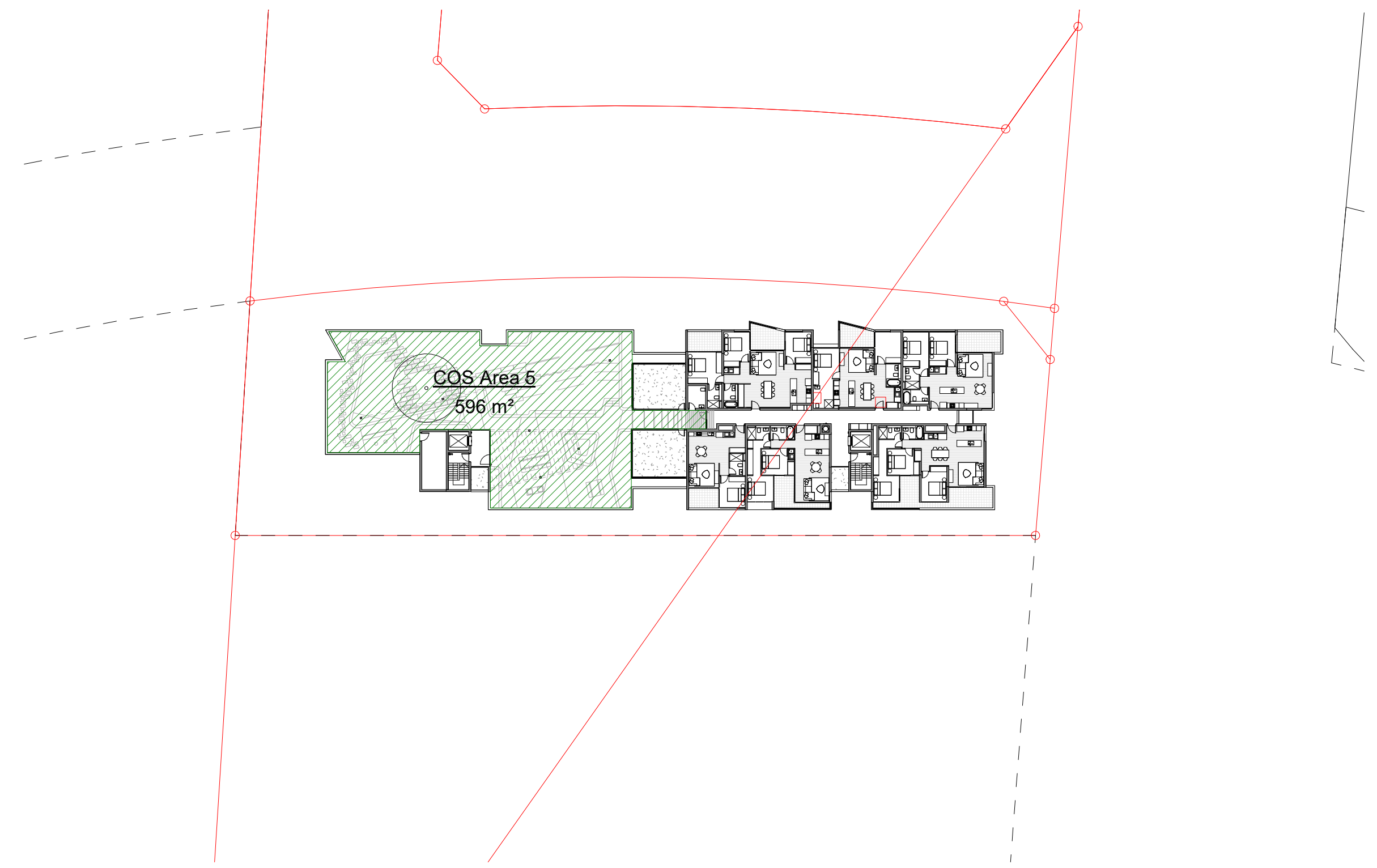
DA 2102



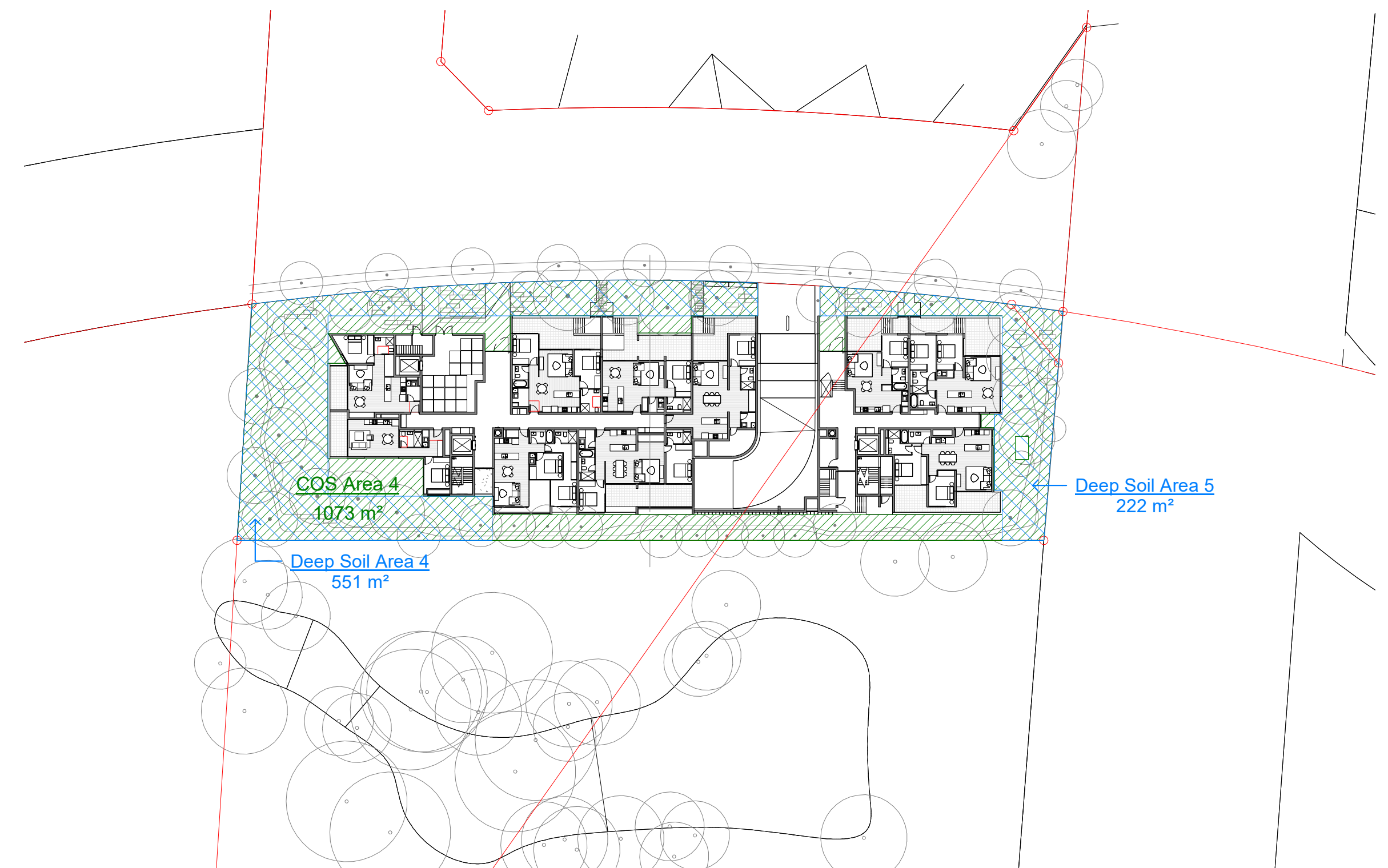
1 BUILDING A + B
1 : 500



2 LEVEL LG (B1) - NORTH
1 : 500



3 BUILDING C - LEVEL 6 (ROOF TERRACE)
1 : 500



4 BUILDING C - LEVEL 1 (GROUND)
1 : 500

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	03.10.21	

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CROATIA 88 PTY LTD

project
RESIDENTIAL APARTMENT DEVELOPMENT
LOT 3 DP1259121 SOMME AVENUE + LOT 8 DP1200987 CROATIA AVENUE
EDMONDSON PARK
OPEN SPACE DIAGRAMS

checked FS drawing
drawn JN issue
project no 20 117 drawing no

scale 1:500@A1
1:1000@A3
scale bar 0 5 10 15 20 25 m

A
DA 8016

03-Nov-21 4:26:23 PM

do not scale from drawings. the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

Attachment C

Previous Results

Table 1 – EI (2018) Composite Soil Samples for Lot 3 DP 1259121 & Lot 8 DP 1200987, Edmondson Park NSW

Sample ID	Material	Sampling Date	Heavy Metals								p,p'-DDE	Total OCPS	Total OPPs
			As	Cd	Cr [#]	Cu	Pb	Hg	Ni	Zn			
C1	Fill	19/01/2018	7	<0.3	12	10	17	<0.05	3.4	14	<0.1	<1	<1.7
		19/01/2018											
		19/01/2018											
C2	Fill	19/01/2018	12	<0.3	23	26	37	<0.05	7.7	43	<0.1	<1	<1.7
		19/01/2018											
		19/01/2018											
C3	Fill	19/01/2018	7	<0.3	14	12	17	<0.05	3.2	13	<0.1	<1	<1.7
		19/01/2018											
		19/01/2018											
C6	Fill	19/01/2018	12	<0.3	15	25	26	<0.05	7.1	95	<0.1	<1	<1.7
		19/01/2018											
		19/01/2018											
C7	Fill	19/01/2018	10	<0.3	12	21	22	<0.05	6.1	94	<0.1	<1	<1.7
		19/01/2018											
		19/01/2018											
C8	Fill	19/01/2018	10	<0.3	16	18	19	<0.05	4.4	24	<0.1	<1	<1.7
		19/01/2018											
		19/01/2018											
Adopted Soil Criteria													
HIL B - Residential with minimal soil access			166.7	50	166.7 Cr(VI)	10000	400	40	400	20000	NR	NR	
HIL C - Public Open Space			100	30	100 Cr(VI)	5666.7	200	26.7	400	10000			
HSL D - Commercial / Industrial			Source depths (0 m to <1 m BGL)										
Soil texture classification – Clay ¹			Source depths (1 m to <2 m BGL)										
HSL C - Recreational / Open Space			Source depths (0 m to <1 m BGL)										
Soil texture classification – Clay ¹			Source depths (1 m to <2 m BGL)										
EILs / ESLs - urban residential and public open space ^{1,2}			33.3	NR	66	26.7	400	NR	11.7	48.3	NR	60	NR
Asbestos contamination HSL B Bonded ACM (%w/w)			NR										
Asbestos contamination HSL C Bonded ACM (%w/w)			NR										
Asbestos contamination HSL Non Bonded / Friable Asbestos (%w/w)			NR										

Notes: All results are recorded in mg/kg, unless otherwise specified. HILs/HSLs and EILs/ESLs have been divided by the number of discrete samples used in each composite (three).

Highlighted value indicates concentration exceeds EIL / ESL.

- HIL B NEPC 2013 'HIL B' - Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.
- HIL C NEPC 2013 'HIL C' - Public open space.
- HSL Health based screening level.
- EIL Ecological based investigation level.
- ESL Ecological based screening level.
- * ESLs are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability.
- # Thresholds are for Chromium VI.
- NR No current published criterion.
- NL 'Not Limiting' If the derived soil vapour limit exceeds the soil concentration at which the pore water phase cannot dissolve any more of the individual chemical, i.e. where the soil vapour is at equilibrium with the pore water, then the soil vapour source cannot exceed a level that would result in the maximum allowable vapour risk for the given scenario, therefore the limit is not limiting.
- ND 'Not detected' i.e. all concentrations of the compounds within the analyte group were found to be below the laboratory limits of detection.
- The sample was not analysed.
- 1 As strata is predominantly clay, fine grained soil values were applied.
- 2 As no physicochemical properties were analysed the most conservative values were adopted for EILs and ESLs.

Table 2 – Discrete Soil Samples for Lot 3 DP 1259121 & Lot 8 DP 1200987, Edmondson Park NSW

Sample ID	Material	Sampling Date	Heavy Metals								PAHs				BTEX				TRHs				OCps	OPps	POBs	Asbestos		
			As	Cd	Cr [#]	Cu	Pb	Hg	Ni	Zn	Carcinogenic PAHs (as B(a)P TEQ)	Benzo(a)pyrene	Total PAHs	Naphthalene	Benzene	Toluene	Ethylbenzene	Total Xylenes	F1	F2	F3	F4						
EI (2018) DSI																												
TP102_0.1-0.2	Fill	19/1/2018	4.0	<0.3	10.0	9.5	13.0	<0.05	2.9	12.0	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
TP102_0.7-0.8	Natural		6.0	<0.3	9.2	18.0	12.0	<0.05	2.9	20.0	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	
TP112_0.1-0.2	Fill		5.0	<0.3	16.0	11.0	18.0	<0.05	4.8	17.0	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
TP112_0.8-0.9	Natural		5.0	<0.3	18.0	9.8	17.0	<0.05	1.3	9.9	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	
TP120_0.05-0.15	Fill		9.0	<0.3	16.0	11.0	19.0	<0.05	4.2	35.0	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
TP120_0.7-0.8	Natural		6.0	<0.3	7.2	9.9	9.0	<0.05	0.7	6.4	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	
TP121_0.1-0.2 ³	Fill		NA	NA	NA	NA	NA	NA	NA	140.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TP122_0.1-0.2	Fill		5.0	<0.3	8.8	20.0	21.0	<0.05	3.4	61.0	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
TP122_0.7-0.8	Natural		<3	<0.3	2.8	7.9	6.0	<0.05	0.7	5.2	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	
TP123_0.1-0.2 ³	Fill		NA	NA	NA	NA	NA	NA	NA	35.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TP124_0.05-0.15 ³	Fill		NA	NA	NA	NA	NA	NA	NA	21	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TP125_0.1-0.2	Fill		<3	<0.3	9.6	12.0	16.0	<0.05	2.2	12.0	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
TP125_0.7-0.8	Natural		<3	<0.3	1.5	4.2	3.0	<0.05	<0.5	1.7	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	NA	NA	NA	NA	NA	
TP126_0.05-0.15 ³	Fill		NA	NA	NA	NA	NA	NA	NA	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TP127_0.05-0.15 ³	Fill		NA	NA	NA	NA	NA	NA	NA	32	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
EI (2020) Limited PSI																												
TP201_0.1-0.2	Topsoil		19/8/2020	4	<0.3	7.3	5	14	<0.05	2.8	9	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No
TP202_0.1-0.2	Topsoil	4		<0.3	8	7	11	<0.05	3.7	11	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
TP203_0.1-0.2	Topsoil	4		<0.3	7	8	17	<0.05	3.9	17	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
TP204_0.1-0.2	Topsoil	6		<0.3	11	10	17	<0.05	6.5	26	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.3	<25	<25	<90	<120	<1	<1.7	<1		No	
Adopted Soil Criteria																												
HIL B - Residential with minimal soil access			500	150	500 Cr(VI)	30000	1200	120	1200	60000	4	NR	400	NR										1	NR			
HIL C - Public Open Space			300	90	300 Cr(VI)	17000	600	80	1200	30000	3	NR	300	NR										1	NR			
HSL D - Commercial / Industrial			Source depths (0 m to <1 m BGL)										NL	4	NL	NL	NL	310	NL	NR				<0.04 ⁴ (% w/w)				
Soil texture classification – Clay ¹			Source depths (1 m to <2 m BGL)										NL	6	NL	NL	NL	480	NL	NR				<0.02 ⁴ (% w/w)				
HSL C - Recreational / Open Space			Source depths (0 m to <1 m BGL)										NL	NL	NL	NL	NL	NL	NL	NR				<0.02 ⁴ (% w/w)				
Soil texture classification – Clay ¹			Source depths (1 m to <2 m BGL)										NL	NL	NL	NL	NL	NL	NL	NR				<0.02 ⁴ (% w/w)				
Asbestos (Presence Absence) ⁴			NR																									Yes
EILs / ESLs - urban residential and public open space ^{1, 2}			100	NR	198	80	1200	NR	35	145	NR	0.7	NR	170	65	35	125	45	180 *	120 *	1300	5600	180	NR				

Notes: All results are recorded in mg/kg, unless otherwise specified.

- Highlighted value indicates a detection of asbestos.
- Highlighted value indicates concentration exceeds EIL / ESL.

- HIL B NEPC 2013 'HIL B' - Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.
- HIL C NEPC 2013 'HIL C' - Public open space.
- HSL Health based screening level.
- EIL Ecological based investigation level.
- ESL Ecological based screening level.
- * ESLs are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability.
- # Thresholds are for Chromium VI.
- NA Not analysed.
- NR No current published criterion.
- NL 'Not Limiting' If the derived soil vapour limit exceeds the soil concentration at which the pore water phase cannot dissolve any more of the individual chemical, i.e. where the soil vapour is at equilibrium with the pore water, then the soil vapour source cannot exceed a level that would result in the maximum allowable vapour risk for the given scenario, therefore the limit is not limiting.
- ND 'Not detected' i.e. all concentrations of the compounds within the analyte group were found to be below the laboratory limits of detection.
- The sample was not analysed.
- 1 As strata is predominantly clay, fine grained soil values were applied.
- 2 As no physiochemical properties were analysed the most conservative values were adopted for EILs and ESLs.
- 3 Discrete samples analysed for Zn as a consequence of exceeding concentration of Zn in composite samples (C5 & C6)
- 4 HSL for asbestos - bonded form
- F1 TRH C₆-C₁₀ less the sum concentration of BTEX.
- F2 TRH C₁₀-C₁₆ less the concentration of Naphthalene.
- F3 TRH C₁₆-C₃₄
- F4 TRH C₃₄-C₄₀