1-20 RAILWAY RD & CONSTITUTION RD
MEADOWBANK

DEVELOPMENT APPLICATION
[REV E]
JANUARY 2022

RAILWAY ROAD
27 RAILWAY RD
MEADOWBANK 2114

PROJECT NO: 21022

DEVELOPMENT APPLICATION

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BUILDING A

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BUILDING B

DB000	C	BUILDING B COVER PAGE	DEVELOPMENT APPLICATION
DB101	C	LEVEL 1	DEVELOPMENT APPLICATION
DB102	C	LEVEL 2	DEVELOPMENT APPLICATION
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DB104	C	LEVEL 4	DEVELOPMENT APPLICATION
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DB108	C	LEVEL 8	DEVELOPMENT APPLICATION
DB501	C	YIELD ANALYSIS- BUILDING B	DEVELOPMENT APPLICATION
DB502	C	DDA ADAPTABLE& LIVABLE APARTMENTS- BUILDING B	DEVELOPMENT APPLICATION

BUILDING C

DC000	C	BUILDING C COVER PAGE	DEVELOPMENT APPLICATION
DC101	D	LEVEL 1	DEVELOPMENT APPLICATION
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DC107	C	LEVEL 7	DEVELOPMENT APPLICATION
DC108	C	LEVEL 8	DEVELOPMENT APPLICATION
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DC502	C	DDA ADAPTABLE& LIVABLE APARTMENTS- BUILDING C	DEVELOPMENT APPLICATION

BUILDING D

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REVISION

A	DEVELOPMENT APPLICATION	MK	19.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	29.11.2021
> D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	11.01.2022

REVISION

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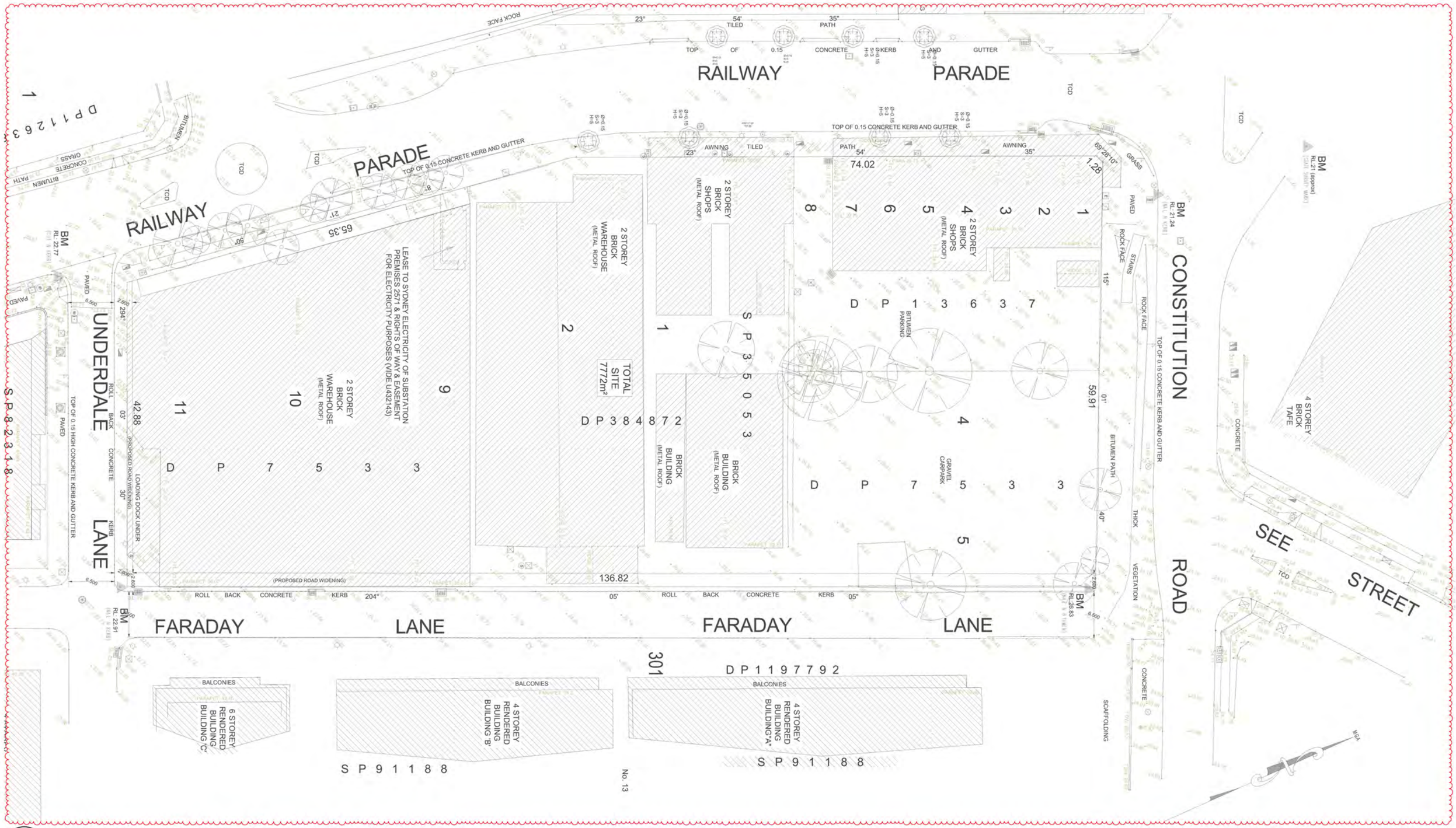
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	11.01.2022	MC	11.01.2022	21022	N.T.S.@A3	DRAWING REGISTER	DEVELOPMENT APPLICATION	D	**D001**



1 - SITE SURVEY
1:500

REVISION				REVISION
A	DEVELOPMENT APPLICATION	MK	18.05.2020	
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020	
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021	

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	SITE SURVEY	DEVELOPMENT APPLICATION	C	D002

REVISION			REVISION
A	DEVELOPMENT APPLICATION	MK 18.05.2020	
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA 02.12.2020	
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC 26.11.2021	

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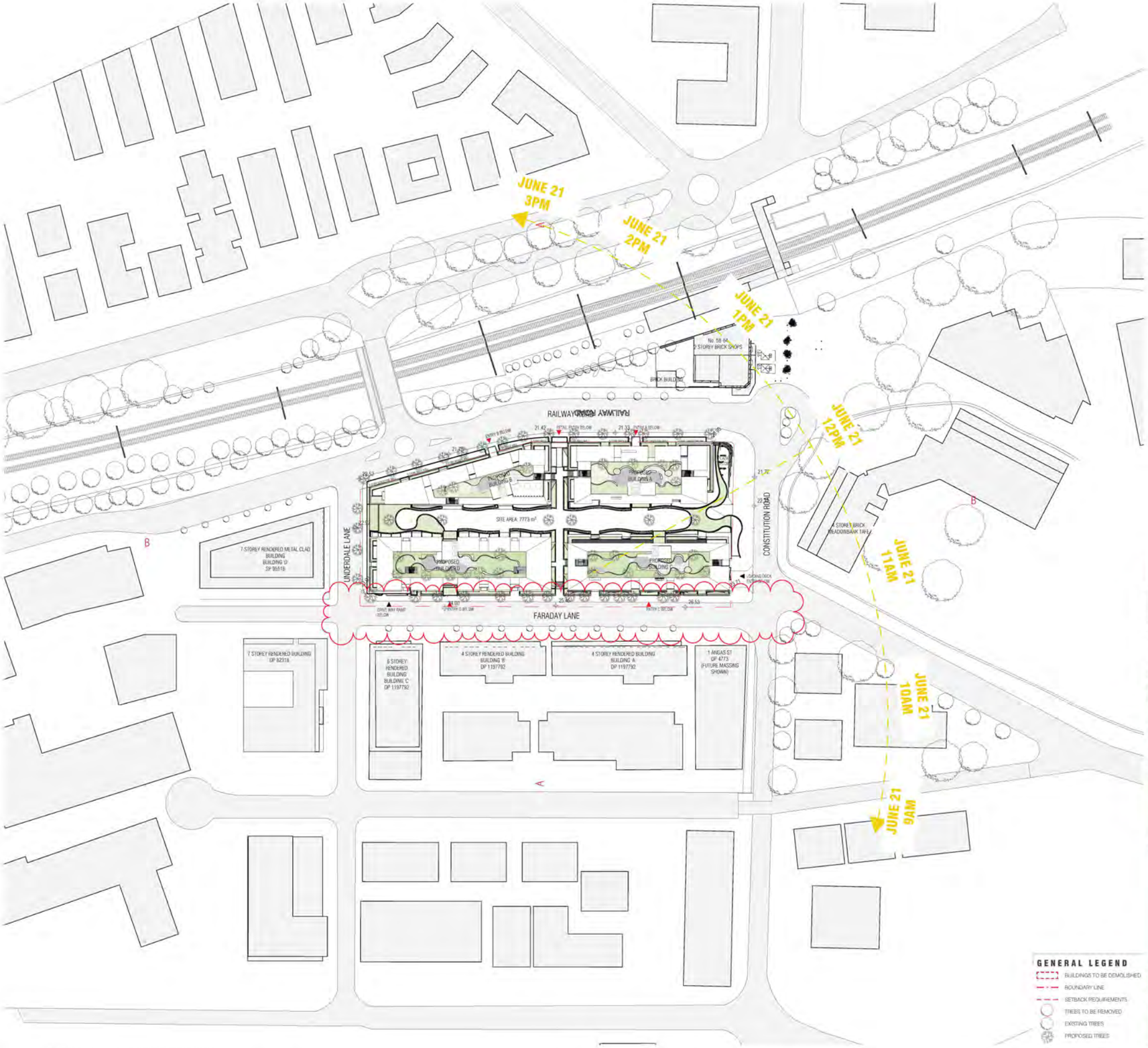
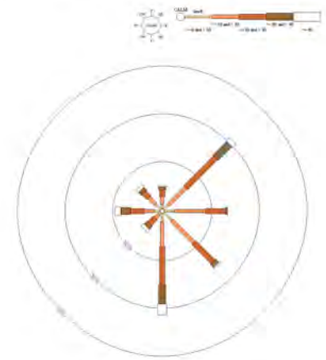
AA	26.11.2021	MC	26.11.2021	21022	AS SHOWN@A3	DEMOLITION PLAN	DEVELOPMENT APPLICATION	C	D003



ANNUAL WIND ROSE

SYDNEY WIND ROSE, SOURCE: BUREAU OF METEROLOGY



GEOTECHNICAL INVESTIGATION

Bulk excavation likely to comprise of fill, residual soils and sandstone bedrock ranging from extremely low to high strenght. Refer to Geotechnical Investigation Reposrt, by Benvirongroup

SECTION AA

SECTION BB

LOCATION MAP

REVISION			
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	SITE ANALYSIS	DEVELOPMENT APPLICATION	C	D004

REVISION			
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	SITE PHOTOS	DEVELOPMENT APPLICATION	C	D005

REVISION			
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	SITE PHOTOS	DEVELOPMENT APPLICATION	C	D006

REVISION			
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	SITE PHOTOS	DEVELOPMENT APPLICATION	C	D007

REVISION			
A	DEVELOPMENT APPLICATION	CA	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	SITE PLAN	DEVELOPMENT APPLICATION	C	**D008**

Building A				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	2	5	1	
2	2	5	1	
3	2	5	1	
4	2	5	1	
5	1	3	2	
6	1	3	2	
7				
8				
TOTAL	10	26	8	44
	23%	59%	18%	

Building B				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	2	4	2	
2	2	4	2	
3	1	5	2	
4	1	5	2	
5	3	1	1	
6	2	1	1	
7	0	0	0	
8				
TOTAL	11	20	10	41
	27%	49%	24%	0%

Building C				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	2	5	1	
2	2	7	1	
3	2	7	1	
4	2	7	1	
5	1	1	3	
6	1	1	3	
TOTAL	10	28	10	48
	21%	58%	21%	0%

Building D			
Apartments	SINGLE ROC	DOUBLE RO	3BDR	TOTAL
1	0	30		
2	4	28		
3	4	28		
4	4	28		
5	2	16		
6	2	16		
TOTAL	16	146	0	162
	10%	90%	0%	0%

GFA	BUILDING A	BUILDING B	BUILDING C	BUILDING D	Retail	Apartments
(Retail) G					4243	
1	712	717	753	992		
2	718	720	899	992		
3	718	728	902	1034		
4	718	728	899	992		
5	606	396	559	731		
6	606	337	538	675		
7	0	0	0	0		
8	0	0	0	0		
Total(All)	**4078**	**3626**	**4550**	**5416**	**21913**	**133**
				ALLOWED GFA (2.7:1)	20987.1	
				ALLOWED GFA WITH BONUS)	**21967**	
				GFA OVER/UNDER	-54	

TOTAL BUILDING				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	6	14	4	
2	6	16	4	
3	5	17	4	
4	5	17	4	
5	5	5	6	
6	4	5	6	
7	0	0	0	
8				
TOTAL	31	74	28	133
	23%	56%	21%	

Communal open space & Communal rooms					
	Communal open space			Communal rooms	
	Required (m2)	Proposed (m2)		Required (m2)	Proposed (m2)
		GF	ROOF		
Building A		242	343		
Building B		325	191		
Building C		228	389		
Buildind D- Co-living		288	398	-	292
		1083	1321		
Total Building A,B, C&D	1943.25		2404		

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE AREA SCHEDULE

Carparking Schedule

LEVEL	TYPE	QTY
BASEMENT 03	---	124
BASEMENT 03	Disabled Space	15
		139
BASEMENT 02	---	131
BASEMENT 02	Disabled Space	5
		136
BASEMENT 01	---	141
BASEMENT 01	Disabled Space	3
		144
		419

REVISION				REVISION
A	DEVELOPMENT APPLICATION	CA	19.06.2020	
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020	
C	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	MC	26.11.2021	

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	YIELD & SCHEDULES	DEVELOPMENT APPLICATION	C	**D009**

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

	Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	-	-	-	-	-	-	-	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	3 star	-	2 star	yes	-

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
All dwellings	40.0	26.0

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
GROUND FLOOR LOBBY A	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS A	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 10

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

	Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 2	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	-	-	-	-	-	-	-	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	3 star	-	2 star	yes	-

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
All dwellings	40.0	26.0

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
GROUND FLOOR LOBBY B	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS B	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 2)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 10

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

	Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 3	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
All dwellings	40.0	26.0

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.5)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.6)	-	-	light-emitting diode	connected to lift call button	No
GROUND FLOOR LOBBY C	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS C	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 3)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 10

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	53200.0	To collect run-off from at least: - 0.0 square metres of roof area of buildings in the development - 3193.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1412.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

REVISION

A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	BASIX COMMITMENTS - BUILDING A B & C	DEVELOPMENT APPLICATION	C	D010

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	natural ventilation only, or no laundry	-

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 3 Star (old label)	1-phase airconditioning 3 Star (old label)	1-phase airconditioning 3 Star (old label	1-phase airconditioning 3 Star (old label	0	0	-	-	-	-	0	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	-	-	-	-	yes	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	not specified

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.8)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.9)	-	-	light-emitting diode	connected to lift call button	No
GROUND FLOOR LOBBY D	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
HALLWAYS D	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump - gas boosted	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 8)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 9)	gearless traction with V V V F motor	Number of levels (including basement): 10

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	not specified

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	22800.0	To collect run-off from at least: - 0.0 square metres of roof area of buildings in the development - 1000.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 265.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
BASEMENT 3	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	No
BASEMENT 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	No
BASEMENT 1	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No

REVISION			
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	N.T.S.@A3	BASIX COMMITMENTS - BUILDING D	DEVELOPMENT APPLICATION	C	D011

D10

FLOOR PLANS

BASEMENT 03 FLOOR PLAN	D097
BASEMENT 02 FLOOR PLAN	D098
BASEMENT 01 FLOOR PLAN	D099
GROUND FLOOR PLAN	D100
LEVEL 1 PLAN	D101
LEVEL 2 PLAN	D102
LEVEL 3 PLAN	D103
LEVEL 4 PLAN	D104
LEVEL 5 PLAN	D105
LEVEL 6 PLAN	D106
LEVEL 7 PLAN	D107
ROOF PLAN	D108

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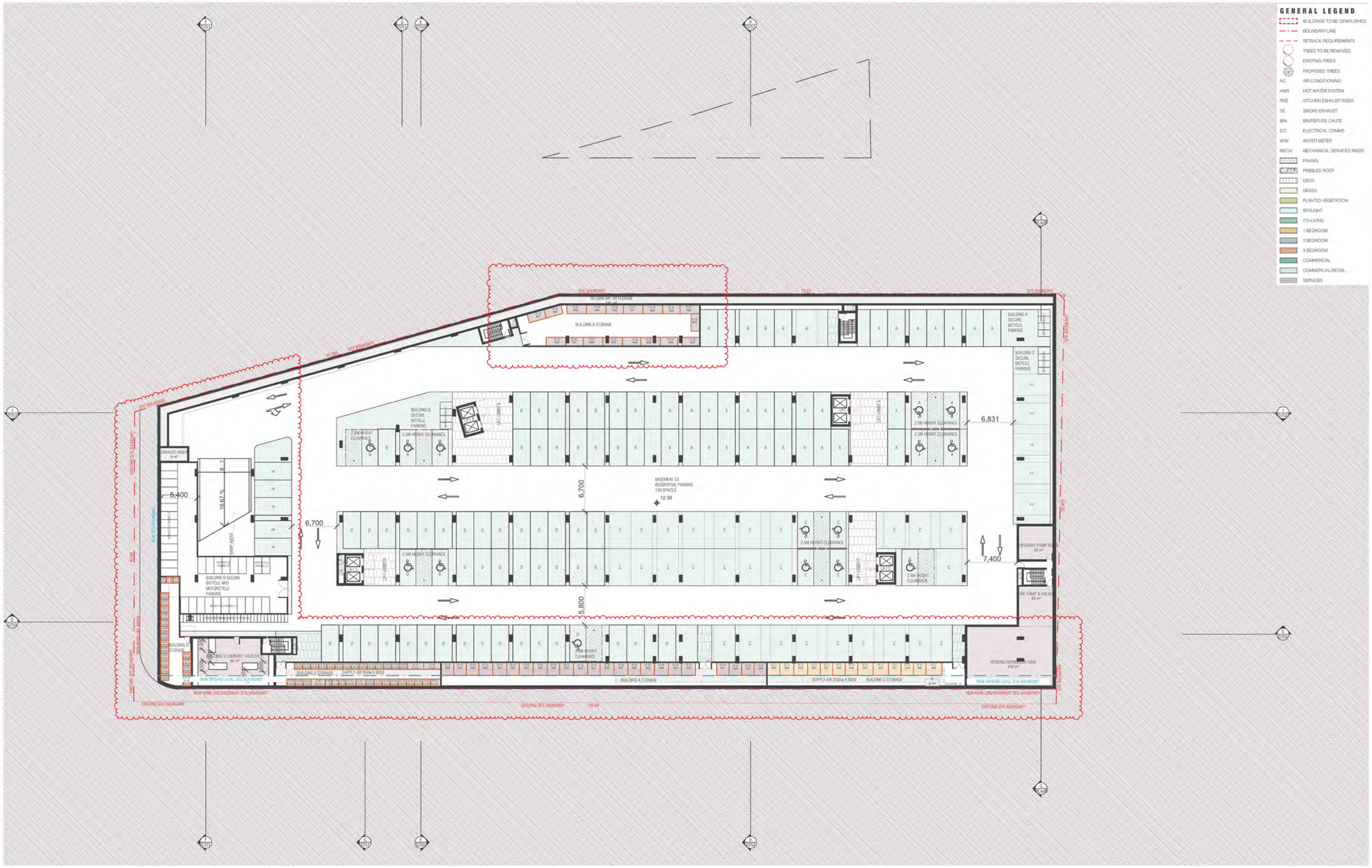

REVISION			
D1	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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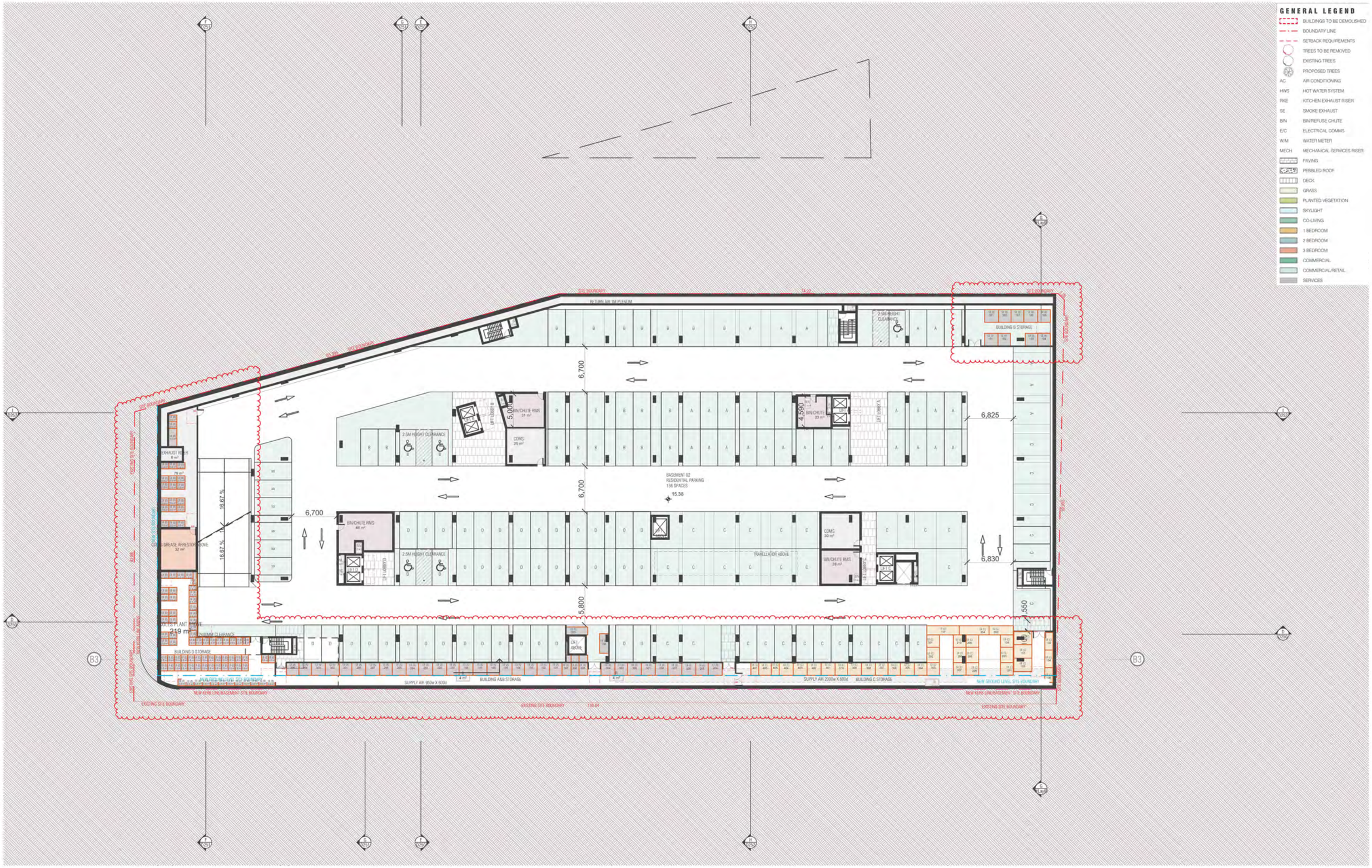
AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	BASEMENT 03 FLOOR PLAN	DEVELOPMENT APPLICATION	C	D097



REVISION			
D1	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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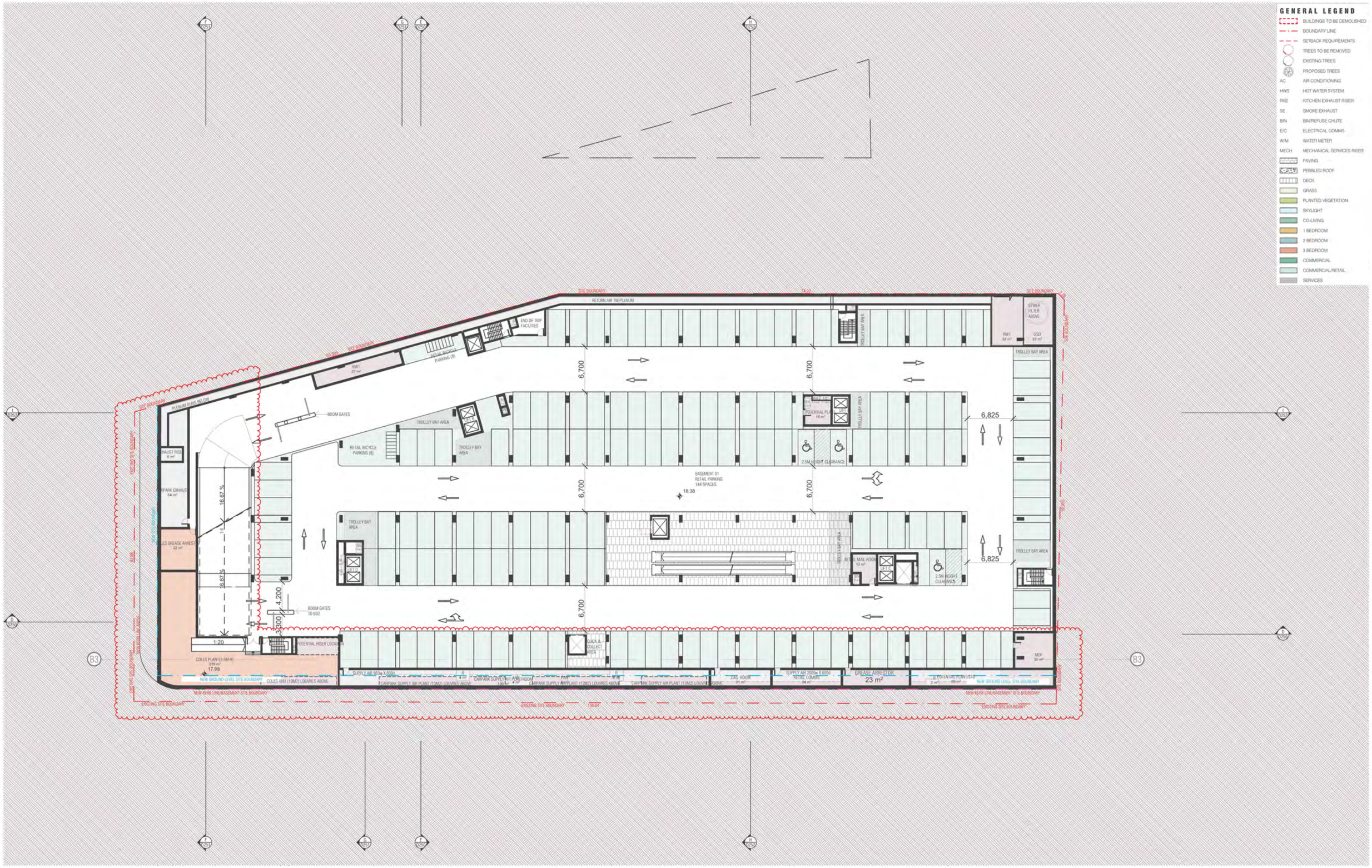
AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	BASEMENT 02 FLOOR PLAN	DEVELOPMENT APPLICATION	C	D098



REVISION			
D1	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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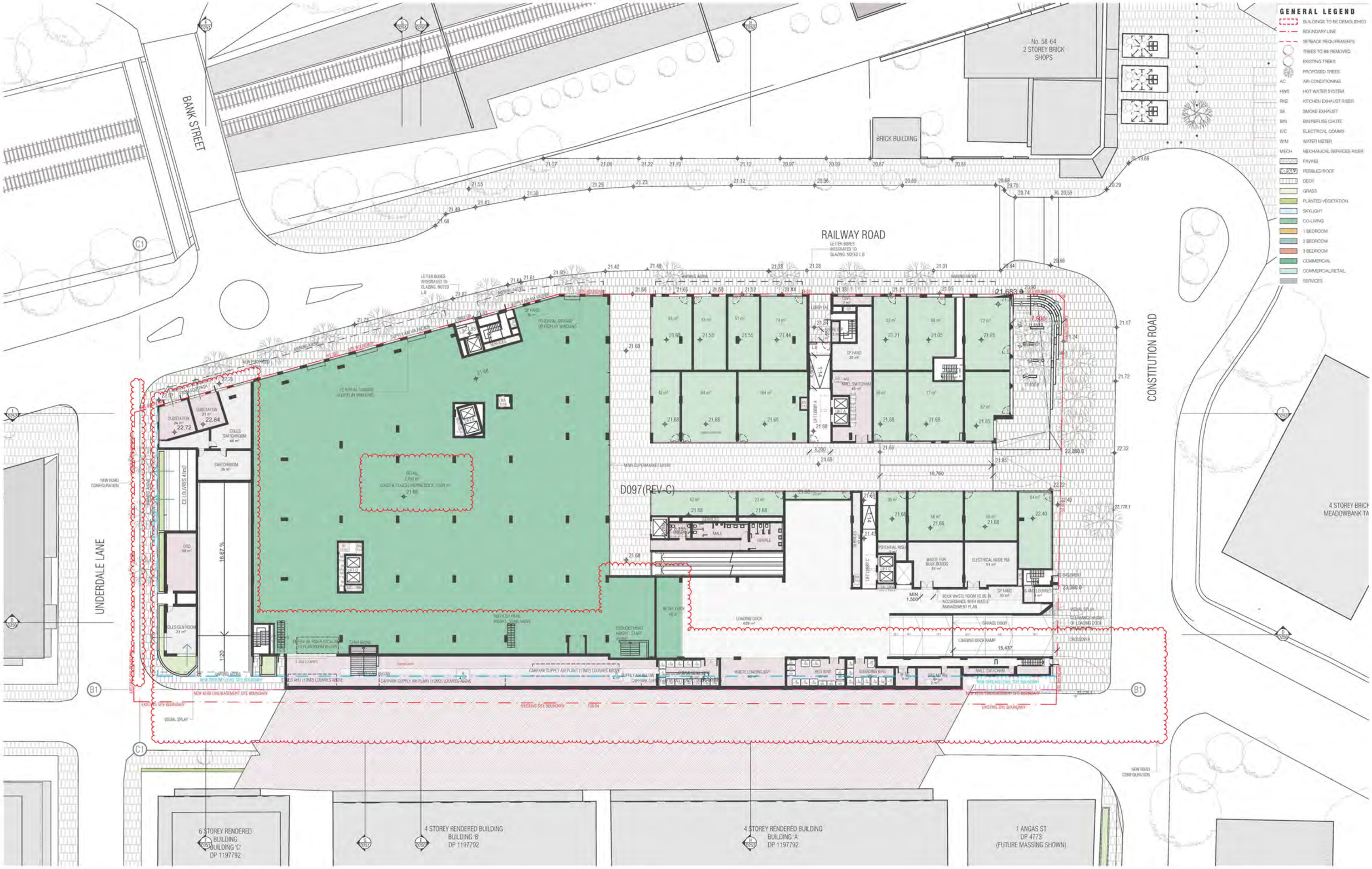
AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	BASEMENT 01 FLOOR PLAN	DEVELOPMENT APPLICATION	C	D099



REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	WIP FOR COUNCIL DISCUSSION	JG	06.10.2021
> D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	GROUND FLOOR PLAN	DEVELOPMENT APPLICATION	D	**D100**

REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	WIP FOR COUNCIL DISCUSSION	JG	08.10.2021
D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> E	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	11.01.2022

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AA	11.01.2022	MC	11.01.2022	21022	1:500@A3	LEVEL 1 PLAN	DEVELOPMENT APPLICATION	E	D101

REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	WIP FOR COUNCIL DISCUSSION	JG	06.10.2021
> D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	LEVEL 2 PLAN	DEVELOPMENT APPLICATION	D	D102

REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	WIP FOR COUNCIL DISCUSSION	JG	06.10.2021
> D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	LEVEL 3 PLAN	DEVELOPMENT APPLICATION	D	D103

REVISION			REVISION
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	WIP FOR COUNCIL DISCUSSION	JG	06.10.2021
> D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

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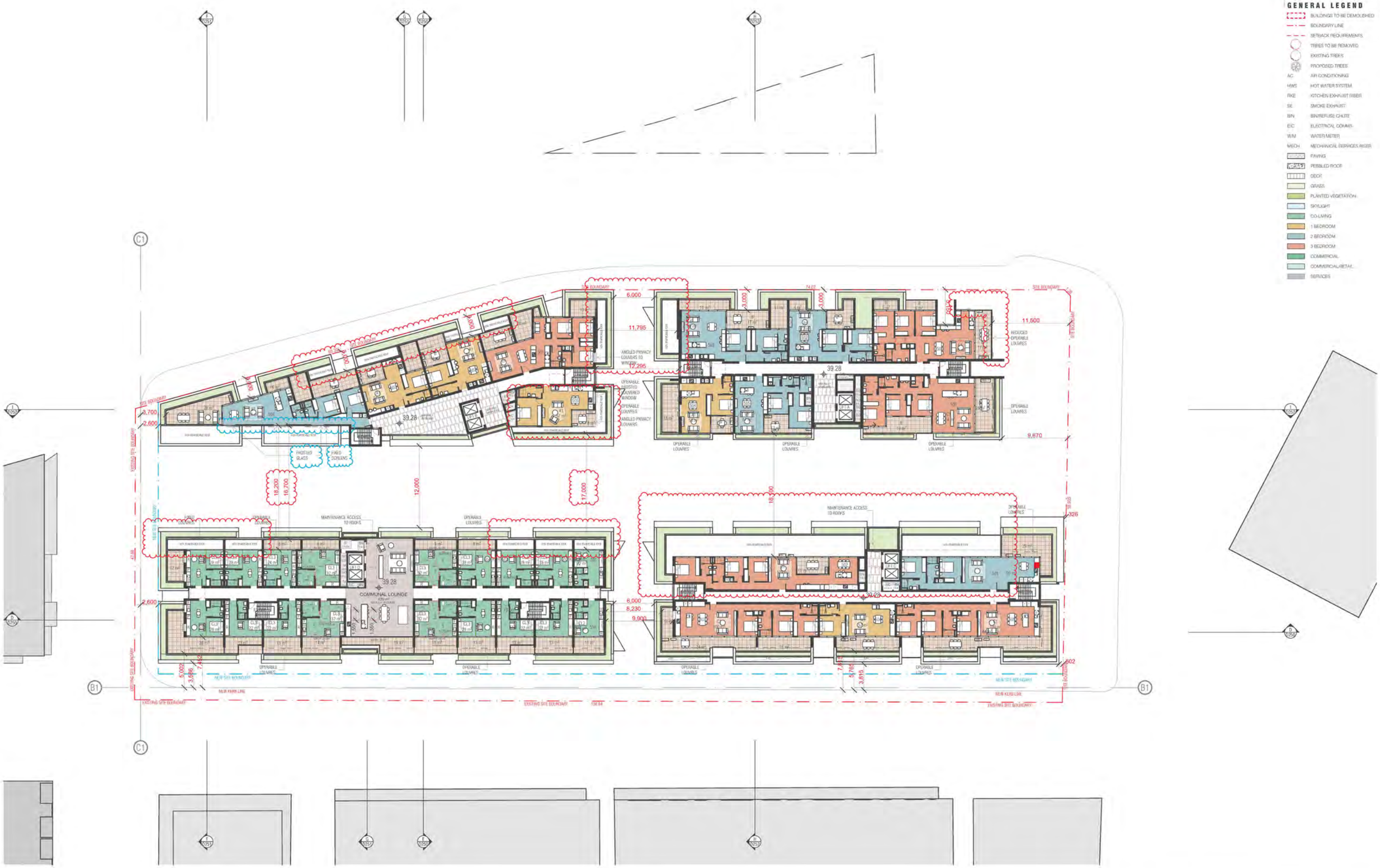
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	LEVEL 4 PLAN	DEVELOPMENT APPLICATION	D	D104



REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	WIP FOR COUNCIL DISCUSSION	JG	06.10.2021
D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> E	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	11.01.2022

REVISION

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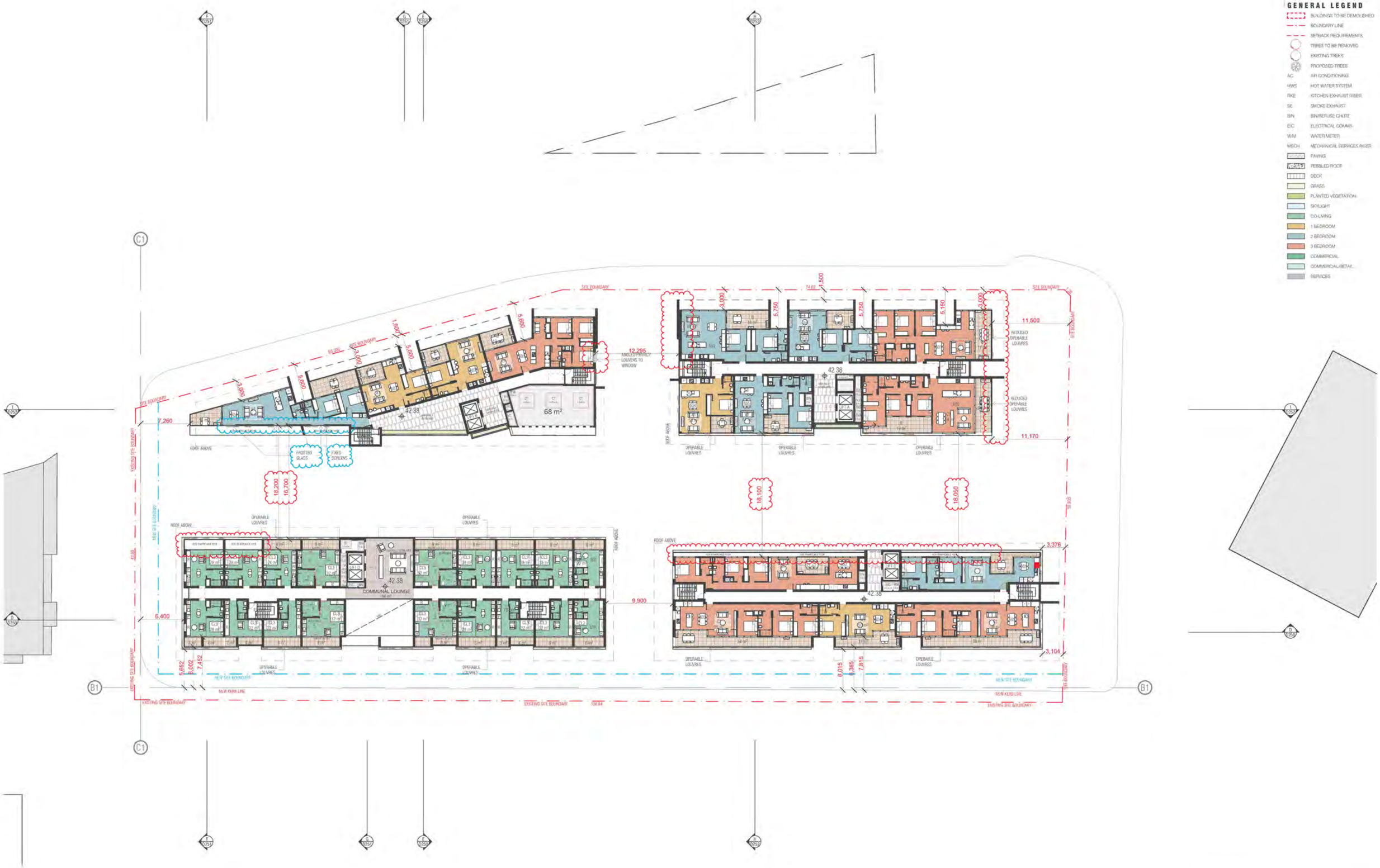
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	11.01.2022	MC	11.01.2022	21022	1:500@A3	LEVEL 5 PLAN	DEVELOPMENT APPLICATION	E	D105



REVISION			
	DEVELOPMENT APPLICATION	MK	30.01.2020
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> E	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	11.01.2022

REVISION

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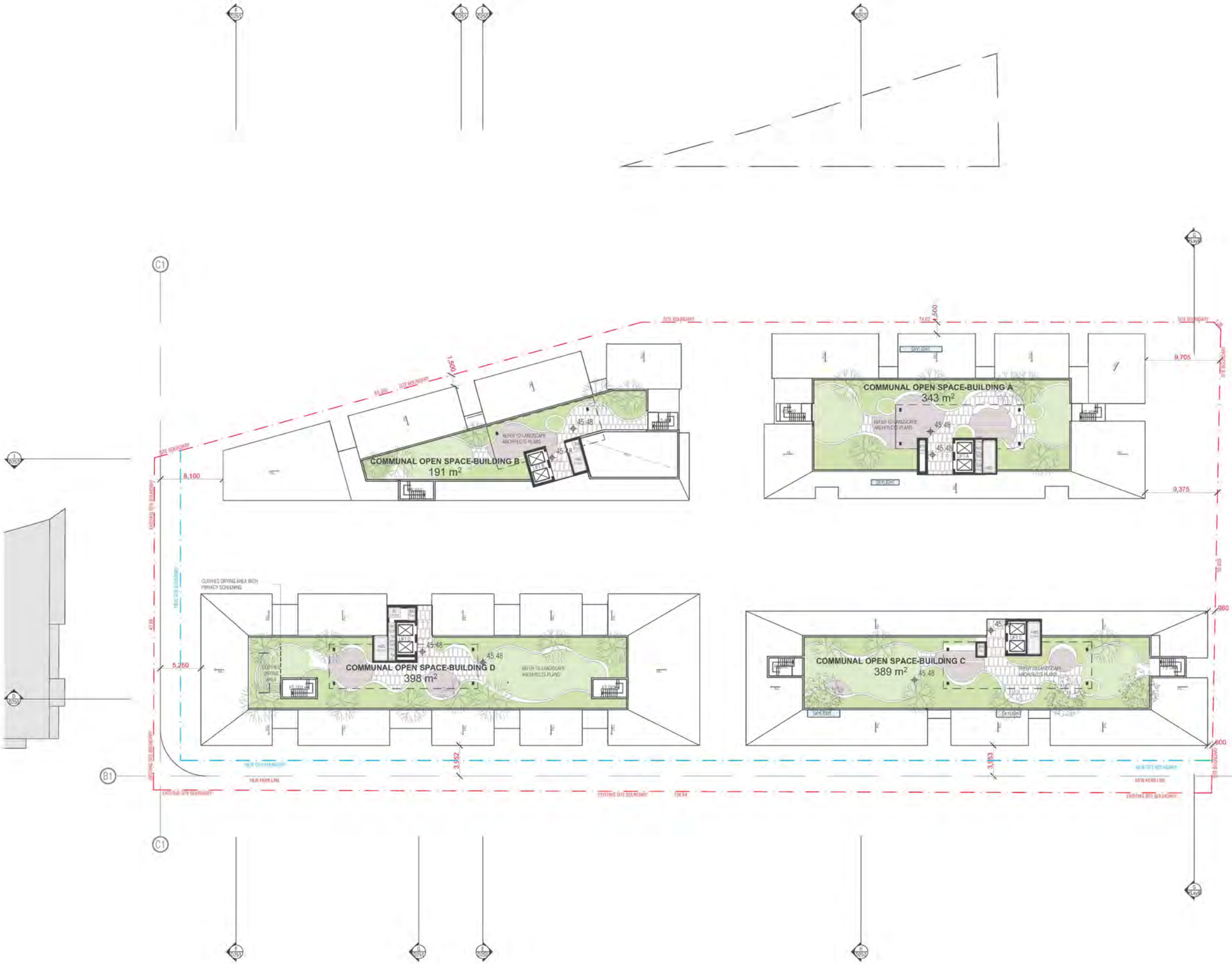
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	11.01.2022	MC	11.01.2022	21022	1:500@A3	LEVEL 6 PLAN	DEVELOPMENT APPLICATION	E	D106



GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE
- SETBACK REQUIREMENTS
- TREES TO BE REMOVED
- EXISTING TREES
- PROPOSED TREES
- AC — AIR CONDITIONING
- HWS — HOT WATER SYSTEM
- RKE — KITCHEN EXHAUST RIBER
- SE — SMOKE EXHAUST
- BIN — BIN/REFUSE CHUTE
- E/C — ELECTRICAL COMMS
- W/M — WATER METER
- MECH — MECHANICAL SERVICES RISER
- PAVING
- PEBBLED ROOF
- DECK
- GRASS
- PLANTED VEGETATION
- SKYLIGHT
- CO-LIVING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMERCIAL
- COMMERCIAL/RETAIL
- SERVICES

REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021

REVISION

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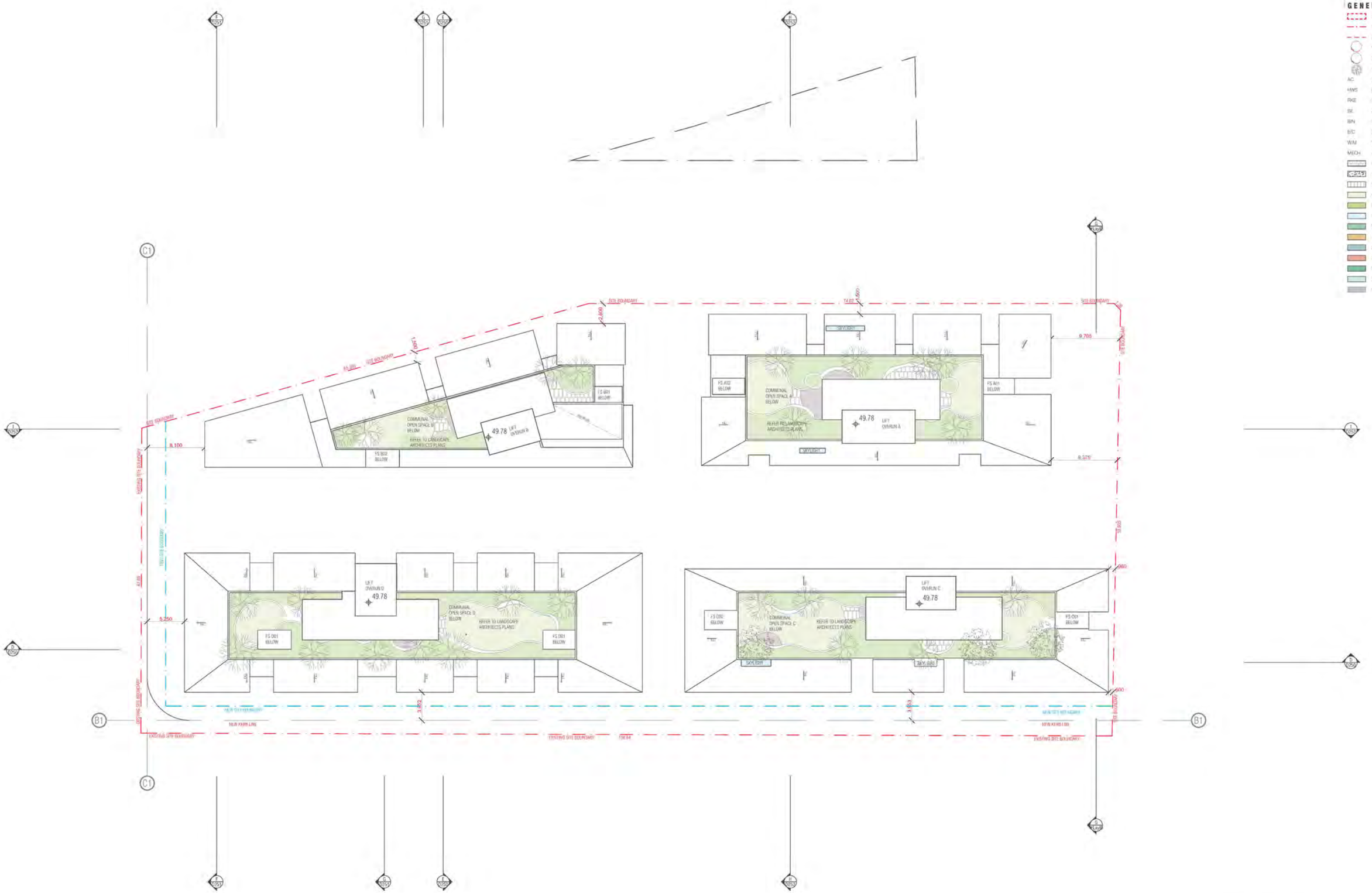
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	LEVEL 7 PLAN	DEVELOPMENT APPLICATION	C	D107



REVISION				REVISION
B1	DRAFT	MK	06.02.2020	
A	DEVELOPMENT APPLICATION	JG	18.05.2020	
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020	
> C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021	

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	26.11.2021	MC	26.11.2021	21022	1:500@A3	LEVEL 8 PLAN	DEVELOPMENT APPLICATION	C	D108