

DEVELOPMENT APPLICATION

AT: 132 VICTORIA ROAD, NORTH PARRAMATTA NSW

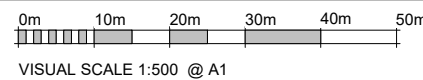
PROPOSED MIXED USE BUILDING



1 SITE LOCATION
1 : 500

| Sheet List | | |
|--------------|-------------------------------------|------------------|
| Sheet Number | Sheet Name | Current Revision |
| A000 | COVER PAGE | A |
| A001 | PERSPECTIVE 01 | A |
| A002 | PERSPECTIVE 02 | A |
| A003 | PERSPECTIVE 03 | A |
| A004 | PERSPECTIVE 04 | A |
| A005 | DATA CALCULATION TABLE | A |
| A006 | BASIX | A |
| A007 | BASIX | A |
| A100 | SITE ANALYSIS | A |
| A101 | SITE PLAN | A |
| A102 | BASEMENT 3 FLOOR PLAN | A |
| A103 | BASEMENT 2 FLOOR PLAN | A |
| A104 | BASEMENT 1 FLOOR PLAN | A |
| A105 | GROUND FLOOR PLAN | A |
| A106 | L1-L3 FLOOR PLAN | A |
| A107 | LEVEL 4 FLOOR PLAN | A |
| A108 | LEVEL 5-6 FLOOR PLAN | A |
| A109 | ROOF PLAN | A |
| A110 | WEST ELEVATION | A |
| A111 | EAST ELEVATION | A |
| A112 | SOUTH ELEVATION | A |
| A113 | NORTH ELEVATION | A |
| A114 | SECTION 01 | A |
| A115 | SECTION 02 | A |
| A116 | SECTION 03 | A |
| A117 | DRIVEWAY SECTIONS | A |
| A118 | SHADOW DIAGRAMS 01 | A |
| A119 | SHADOW DIAGRAMS 02 | A |
| A120 | SHADOW DIAGRAMS 03 | A |
| A121 | SHADOW DIAGRAMS 04 | A |
| A122 | GFA DIAGRAMS | A |
| A123 | DEEP SOIL DIAGRAM | A |
| A124 | COMMON OPEN SPACE DIAGRAM | A |
| A125 | DEMOLITION PLAN | A |
| A126 | SITE COVERAGE DIAGRAM | A |
| A127 | 15m HIGHT LIMIT DIAGRAM | A |
| A128 | LANDSCAPING DIAGRAM | A |
| A129 | WASTE MANAGEMENT PLAN - GF | A |
| A130 | WASTE MANAGEMENT PLAN - LEVEL 1-3 | A |
| A131 | WASTE MANAGEMENT PLAN - LEVEL 4-6 | A |
| A132 | LEVEL 1-3 CROSS VENTILATION DIAGRAM | A |
| A133 | LEVEL 4-6 CROSS VENTILATION DIAGRAM | A |
| A134 | LEVEL 1-3 SOLAR ACCESS DIAGRAM | A |
| A135 | LEVEL 4-6 SOLAR ACCESS DIAGRAM | A |
| A136 | LEVEL 1-3 SOUTH ONLY UNIT DIAGRAM | A |
| A137 | LEVEL 4-6 SOUTH ONLY UNIT DIAGRAM | A |
| A138 | STORAGE DIAGRAMS | A |
| A139 | STORAGE CALCULATION | A |
| A140 | ADAPTABLE UNIT LAYOUT 1 | A |
| A141 | ADAPTABLE UNIT LAYOUT 2 | A |
| A142 | LIVABLE UNITS LAYOUT | A |
| A143 | MATERIALS & FINISHES | A |

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE
COVER PAGE

DATE
23-12-2022

SCALE @ A1
1 : 500

PROJECT NUMBER
009 / 21-22

DRAWING No.
A000

ISSUE
A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6665)





| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE
PERSPECTIVE 01

DATE
23-12-2022

SCALE @ A1

PROJECT NUMBER
009 / 21-22

DRAWING No.
A001

ISSUE
A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

ABN 70 119 948 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| CONSULTANTS | PM |
|-------------|----|
| | |

| NORTH POINT |
|-------------|
| |

| CLIENT | | |
|----------------|-------------|-------|
| MARK MINA | | |
| DRAWING TITLE | | |
| PERSPECTIVE 02 | | |
| DATE | SCALE @ A1 | |
| 23-12-2022 | | |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 009 / 21-22 | A002 | A |

| PROJECT | |
|---|--------------------------------------|
| PROPOSED MIXED USE BUILDING | |
| 132 VICTORIA ROAD NORTH PARRAMATTA | |
| JS Architects Pty Ltd | |
| Suite 4.04, Level 4, No. 5 Celebration Drive | |
| BELLA VISTA ~ NSW 2153 Australia | |
| T | : 61 2 8814-6991 FAX: 61 2 8814-6992 |
| M | : 61 412 06 06 04 |
| E | : info@jsarchitects.com.au |
| W | : www.jsarchitects.com.au |
| ABN | 70 119 948 575 |
| Nominated Architect: Szymon Ochudzawa (RAIA 6865) | |





| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE
PERSPECTIVE 03

DATE
23-12-2022

SCALE @ A1

PROJECT NUMBER
009 / 21-22

DRAWING No.
A003

ISSUE
A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

ABN 70 119 948 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| CONSULTANTS | PM |
|-------------|----|
| | |

| NORTH POINT |
|-------------|
| |

| CLIENT | | |
|----------------|-------------|-------|
| MARK MINA | | |
| DRAWING TITLE | | |
| PERSPECTIVE 04 | | |
| DATE | SCALE @ A1 | |
| 23-12-2022 | | |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 009 / 21-22 | A004 | A |

| PROJECT | |
|--|--------------------------------------|
| PROPOSED MIXED USE BUILDING | |
| 132 VICTORIA ROAD NORTH PARRAMATTA | |
| JS Architects Pty Ltd | |
| Suite 4.04, Level 4, No. 5 Celebration Drive BELLA VISTA ~ NSW 2153 Australia | |
| T | : 61 2 8814-6991 FAX: 61 2 8814-6992 |
| M | : 61 412 06 06 04 |
| E | : info@jsarchitects.com.au |
| W | : www.jsarchitects.com.au |
| ABN 70 119 946 575 <small>Nominated Architect: Szymon Ochudzawa (RAIA 6865)</small> | |



| LEVEL 1-3 | | | | | | | | | LEVEL 4-6 | | | | | | |
|---------------------------------------|---|--------|--------|--------|--------|--------|--------|--------|-----------|---------|---------|---------|---------|---------|----------|
| UNIT NUMBER | UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 25 | UNIT 26 | UNIT 27 | UNIT 28 | UNIT 29 | UNIT 30 | UNIT 31 |
| UNIT PER BUILDING | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| AFFORDABLE HOUSING UNIT | | ✓ | ✓ | | | ✓ | ✓ | ✓ | | ✓ | ✓ | | | ✓ | ✓ |
| TOTAL UNITS | 24 | | | | | | | | 21 | | | | | | |
| AREA PER UNIT (sqm) | 104 | 82 | 83 | 96 | 96 | 89 | 82 | 79 | 95 | 82 | 59 | 96 | 96 | 84 | 98 |
| BALCONY AREA PER UNIT (sqm) | 31 | 10 | 11 | 42 | 42 | 25 | 8 | 8 | 40 | 10 | 8 | 42 | 42 | 39 | 38 |
| BALCONY AREA PER FLOORS (sqm) | 177 | | | | | | | | 219 | | | | | | |
| TOTAL BALCONY AREA (sqm) | 531 | | | | | | | | 657 | | | | | | |
| ROOF TERRACE AREA | 571.95 | | | | | | | | | | | | | | |
| BEDROOMS | 3 | 2 | 2 | 3 | 3 | 2 | 2 | 2 | 3 | 2 | 1 | 3 | 3 | 2 | 2 |
| BEDROOMS PER FLOOR | 19 | | | | | | | | 16 | | | | | | |
| TOTAL BEDROOMS | 57 | | | | | | | | 48 | | | | | | |
| UNIT STUDIOS | 0 | | | | | | | | 0 | | | | | | |
| UNIT 1 BEDROOMS | 0 | | | | | | | | 3 | | | | | | |
| UNIT 2 BEDROOMS | 15 | | | | | | | | 9 | | | | | | |
| UNIT 3 BEDROOMS | 9 | | | | | | | | 9 | | | | | | |
| TOTAL UNITS | 45 | | | | | | | | | | | | | | |
| COMMON OPEN SPACE REQUIRED (sqm) | 25% OF SITE AREA | | | | | | | | | | | | | | 506.409 |
| COMMON OPEN SPACE PROVIDED (sqm) | 31.29% | | | | | | | | | | | | | | 633.82 |
| ADAPTABLE UNITS REQUIRED | 10% OF TOTAL RESIDENTIAL | | | | | | | | | | | | | | 4.5 |
| ADAPTABLE UNITS PROVIDED | | | | | | | | | | | | | | | 5 |
| LIVABLE UNITS REQUIRED | 20% OF TOTAL RESIDENTIAL | | | | | | | | | | | | | | 9 |
| LIVABLE UNITS PROVIDED | | | | | | | | | | | | | | | 9 |
| RESIDENTIAL PARKING REQUIRED | 1 spaces per 1 bedroom unit, 1.25 spaces per 2 bedroom unit, 1.5 spaces per 3 bedroom unit | | | | | | | | | | | | | | 60 |
| RESIDENTIAL CAR SPACES PROVIDED | | | | | | | | | | | | | | | 89 |
| VISITOR CAR SPACES REQUIRED | 0.25 space per dwelling | | | | | | | | | | | | | | 11.3 |
| VISITOR CAR SPACES PROVIDED | | | | | | | | | | | | | | | 11 |
| DISABLE PARKING SPACE REQUIRED | 10% OF TOTAL RESIDENTIAL | | | | | | | | | | | | | | 6 |
| DISABLE PARKING SPACE PROVIDED | | | | | | | | | | | | | | | 9 |
| TOTAL RESIDENTIAL CAR SPACES REQUIRED | | | | | | | | | | | | | | | 71.3 |
| TOTAL RESIDENTIAL CAR SPACES PROVIDED | | | | | | | | | | | | | | | 100 |
| RETAIL PARKING REQUIRED | 745m ² @ 1 spaces per 30m ² | | | | | | | | | | | | | | 25 |
| RETAIL CAR SPACES PROVIDED | | | | | | | | | | | | | | | 25 |
| BICYCLE PARKING REQUIRED | 1 bicycle space per 2 dwellings, 745m ² @ 1 bicycle spaces per 200m ² | | | | | | | | | | | | | | 27 |
| BYCICLE SPACES PROVIDED | | | | | | | | | | | | | | | 36 |
| SITE AREA (sqm) | | | | | | | | | | | | | | | 2025.636 |
| SOLAR ACCESS REQUIRED | Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm | | | | | | | | | | | | | | 31.5 |
| SOLAR ACCESS PROVIDED | 73.33% | | | | | | | | | | | | | | 33 |
| SOUTH ONLY UNITS MAX | A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter | | | | | | | | | | | | | | 6.75 |
| SOUTH ONLY UNITS PROVIDED | 13.33% | | | | | | | | | | | | | | 6 |
| CROSS VENTILATION REQUIRED | At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building | | | | | | | | | | | | | | 27 |
| CROSS VENTILATION PROVIDED | 80.00% | | | | | | | | | | | | | | 36 |
| DEEP SOIL REQUIRED | 15% OF SITE PLAN | | | | | | | | | | | | | | 303.8454 |
| DEEP SOIL PROVIDED | 12.26% OF SITE PLAN | | | | | | | | | | | | | | 248.43 |

| RETAIL (sqm) GROUND FLOOR | | | |
|---|--|----------|-------|
| RETAIL 1 | RETAIL 2 | RETAIL 3 | TOTAL |
| 1 | 1 | 1 | |
| 211 | 381 | 150 | 742 |
| RETAIL CP | Less than 200sq.m - 1 space per 30sq.m GFA | | |
| TOTAL RETAIL CAR PARKING SPACES REQUIRED: | 25 | | |
| TOTAL RETAIL CAR PARKING SPACES PROPOSED: | 25 | | |

| STORAGE AREA CALCULATION | | | | | |
|--------------------------|--------|---------------------|-------------------|----------|-------------------|
| Dwelling Type | Number | Storage size volume | Required | Provided | |
| 1 BED | 3 | 6m ³ | 18m ³ | | |
| 2 BED | 24 | 8m ³ | 192m ³ | | |
| 3 BED | 18 | 10m ³ | 180m ³ | | |
| TOTAL | 45 | | 390m ³ | TOTAL | 668m ³ |

RESIDENTIAL WASTE COLLECTION TABLE:

| | |
|----------------|--|
| GENERAL BINS | 80L/Week/45 Units = 3600L/1,100 General Waste Bins = 3.27 = 4 General Waste Bins |
| RECYCLING BINS | 40L/Week/45 Units = 1800L/360 Recycle Bins = 5 = 5 Recycle Bins |

RETAIL WASTE COLLECTION TABLE:

| | |
|----------------|---|
| GENERAL BINS | 860L/Week/100m ² = 7.5 x 860 = 6450L/1,100 General Waste Bins = 5.8 = 6 General Waste Bins |
| RECYCLING BINS | 715L/Week/100m ² = 7.5 x 715 = 5363L/660 Recycle Bins = 8.15 = 9 Recycle Bins |

REVISION SCHEDULE

| ISSUE | DESCRIPTION |
|-------|-------------|
| A | DA SET |

| ISSUED BY | DATE |
|-----------|------------|
| NF | 23-12-2022 |



Member
Australian
Institute of
Architects

DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY
DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE
DATA CALCULATION TABLE

DATE 23-12-2022 SCALE @ A1 1 : 100

PROJECT NUMBER 009 / 21-22 DRAWING No. A005 ISSUE A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 675
Nominated Architect: Szymon Ochudzawa (RAIA 6866)



Multi Dwelling

Certificate number: 1369531M

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

Secretary
Date of issue: Wednesday, 15 February 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project address | |
|--|---|
| Project name | 132 Victoria Rd HEC1218 |
| Street address | 132 Victoria Road North Parramatta 2151 |
| Local Government Area | Parramatta City Council |
| Plan type and plan number | deposited 1007573 |
| Lot no. | 1 |
| Section no. | - |
| Project type | |
| No. of residential flat buildings | 1 |
| No. of units in residential flat buildings | 45 |
| No. of multi-dwelling houses | 0 |
| No. of single dwelling houses | 0 |
| Site details | |
| Site area (m ²) | 2025 |
| Roof area (m ²) | 40 |
| Non-residential floor area (m ²) | 805.0 |
| Residential car spaces | 100 |
| Non-residential car spaces | 25 |

| Project summary | | |
|--|---|-------------|
| Project name | 132 Victoria Rd HEC1218 | |
| Street address | 132 Victoria Road North Parramatta 2151 | |
| Local Government Area | Parramatta City Council | |
| Plan type and plan number | deposited 1007573 | |
| Lot no. | 1 | |
| Section no. | - | |
| No. of residential flat buildings | 1 | |
| No. of units in residential flat buildings | 45 | |
| No. of multi-dwelling houses | 0 | |
| No. of single dwelling houses | 0 | |
| Project score | | |
| Water | 43 | Target 40 |
| Thermal Comfort | Pass | Target Pass |
| Energy | 26 | Target 25 |

| Common area landscape | | |
|---|-------------|-------------|
| Common area lawn (m ²) | 0.0 | |
| Common area garden (m ²) | 1063.0 | |
| Area of indigenous or low water use species (m ²) | 0.0 | |
| Assessor details | | |
| Assessor number | DMN/18/4423 | |
| Certificate number | 0008418860 | |
| Climate zone | 56 | |
| Ceiling fan in at least one bedroom | No | |
| Ceiling fan in at least one living room or other conditioned area | No | |
| Project score | | |
| Water | 43 | Target 40 |
| Thermal Comfort | Pass | Target Pass |
| Energy | 26 | Target 25 |

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 45 dwellings, 7 storeys above ground

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) | Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) | Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|--------------|-----------------|--|--|---|---|--------------|-----------------|--|--|---|---|
| 1 | 3 | 100.0 | 0.0 | 0.0 | 0.0 | 2 | 2 | 80.0 | 0.0 | 0.0 | 0.0 | 3 | 2 | 81.0 | 0.0 | 4.0 | 0.0 |
| 6 | 2 | 92.0 | 0.0 | 0.0 | 0.0 | 7 | 2 | 80.0 | 0.0 | 4.0 | 0.0 | 8 | 2 | 78.0 | 0.0 | 0.0 | 0.0 |
| 11 | 2 | 81.0 | 0.0 | 0.0 | 0.0 | 12 | 3 | 97.0 | 0.0 | 8.0 | 0.0 | 13 | 3 | 97.0 | 0.0 | 8.0 | 0.0 |
| 16 | 2 | 76.0 | 0.0 | 0.0 | 0.0 | 17 | 3 | 100.0 | 0.0 | 0.0 | 0.0 | 18 | 2 | 80.0 | 0.0 | 4.0 | 0.0 |
| 21 | 3 | 97.0 | 0.0 | 8.0 | 0.0 | 22 | 2 | 82.0 | 0.0 | 0.0 | 0.0 | 23 | 2 | 80.0 | 0.0 | 4.0 | 0.0 |
| 26 | 2 | 80.0 | 0.0 | 4.0 | 0.0 | 27 | 1 | 61.0 | 0.0 | 23.0 | 0.0 | 28 | 3 | 97.0 | 0.0 | 16.0 | 0.0 |
| 31 | 2 | 94.0 | 0.0 | 46.0 | 0.0 | 32 | 3 | 100.0 | 0.0 | 0.0 | 0.0 | 33 | 2 | 80.0 | 0.0 | 4.0 | 0.0 |
| 36 | 3 | 97.0 | 0.0 | 8.0 | 0.0 | 37 | 2 | 83.0 | 0.0 | 0.0 | 0.0 | 38 | 2 | 94.0 | 0.0 | 4.0 | 0.0 |
| 41 | 1 | 61.0 | 0.0 | 0.0 | 0.0 | 42 | 3 | 97.0 | 0.0 | 8.0 | 0.0 | 43 | 3 | 97.0 | 0.0 | 8.0 | 0.0 |
| | | | | | | | | | | | | 44 | 2 | 83.0 | 0.0 | 0.0 | 0.0 |
| | | | | | | | | | | | | 45 | 2 | 94.0 | 0.0 | 4.0 | 0.0 |

The tables below describe the dwellings and common areas within the project

Common areas of the development (non-building specific)

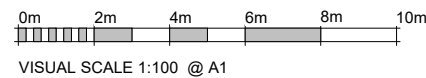
| Common area | Floor area (m ²) | Common area | Floor area (m ²) | Common area | Floor area (m ²) |
|---------------------|------------------------------|----------------------|------------------------------|--------------------|------------------------------|
| Basement 3 Carpark | 1300.0 | Basement 2 Carpark | 1330.0 | Basement 1 Carpark | 1530.0 |
| Lift car (No.1) | - | Lift car (No.2) | - | Main Switch Room | 15.0 |
| Bulk Waste Room | 26.0 | Residential Bin Room | 21.0 | Waste room | 72.0 |
| Substation room | 16.0 | Hyd booster room | 2.0 | Loading bay | 156.0 |
| Basement 3 Storage | 117.0 | Basement 2 Storage | 34.0 | Ground floor lobby | 19.0 |
| GF Foyer & Corridor | 149.0 | L1 Hallway | 63.0 | L2 Hallway | 63.0 |
| L3 Hallway | 63.0 | L4 Hallway | 58.0 | L5 Hallway | 58.0 |
| L6 Hallway | 58.0 | L7 Hallway | 58.0 | L8 Hallway | 58.0 |

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

- (a) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Comfort
- (b) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy
- 2. Commitments for multi-dwelling houses
- 3. Commitments for single dwelling houses
- 4. Commitments for common areas and central systems/facilities for the development (non-building specific)
 - (i) Water
 - (ii) Energy

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table). | ✓ | ✓ | |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it. | | ✓ | ✓ |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below. | | ✓ | ✓ |
| (e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. | | ✓ | ✓ |
| (f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below. | ✓ | ✓ | |
| (g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). | | ✓ | |
| (h) The pool or spa must be located as specified in the table. | ✓ | ✓ | |
| (i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified. | ✓ | ✓ | ✓ |

| Dwelling no. | All shower-heads | Fixtures | | | HW recirculation or diversion | Appliances | | Individual pool | | Individual spa | | |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|------------------|---------------------|-----------------|---------------|----------------|---------------------|-----------|
| | | All toilet flushing systems | All kitchen taps | All bathroom taps | | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover |
| All dwellings | 4 star (> 6 but <= 7.5 L/min) | 4 star | 4 star | 4 star | no | 4 star | - | - | - | - | - | - |

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

(ii) Energy

| (i) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system. | ✓ | ✓ | ✓ |
| (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table. | | ✓ | ✓ |
| (d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. | | ✓ | ✓ |

(ii) Energy

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight. | ✓ | ✓ | ✓ |
| (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. | | ✓ | ✓ |
| (h) The applicant must install in the dwelling: <ul style="list-style-type: none"> (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. | | ✓ | ✓ |
| (i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated". | | ✓ | |

| Dwelling no. | Hot water | Bathroom ventilation system | | Kitchen ventilation system | | Laundry ventilation system | |
|---------------|----------------------------|--|----------------------|--|----------------------|--|----------------------|
| | 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, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | manual switch on/off |

CONSULTANTS

PM
NORTH POINT
THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

CLIENT

MARK MINA
DRAWING TITLE
BASIX
DATE 23-12-2022
SCALE @ A1
PROJECT NUMBER 009 / 21-22
DRAWING No. A006
ISSUE A

PROJECT

PROPOSED MIXED USE BUILDING
132 VICTORIA ROAD NORTH PARRAMATTA
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T :61 2 8814-6991 FAX: 61 2 8814-6992
M :61 412 06 06 04
E :info@jsarchitects.com.au
W :www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



| Dwelling no. | Cooling | | Heating | | Artificial lighting | | | Natural lighting | | | | |
|----------------------------------|--|--|--|--|----------------------------|---------------------------------|-----------------|-----------------------|-----------------|-----------------|-------------------------------|--------------|
| | 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 |
| 3, 11, 19 | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 1 | no |
| 8, 16, 24 | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 1 | yes |
| 27, 34, 41 | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |
| 30, 37, 44 | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | yes |
| 1, 9, 17, 25, 32, 39 | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 3 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |
| 6, 14, 22, 31, 38, 45 | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |
| 2, 7, 10, 15, 18, 23, 26, 33, 40 | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |
| All other dwellings | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 4 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |

| Dwelling no. | Individual pool | | Individual spa | | Appliances & other efficiency measures | | | | | | | |
|---------------|---------------------|-------|--------------------|-------|--|--------------|------------------------------|------------|----------------|---------------|---|--|
| | 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 & gas oven | - | no | - | 3 star | 2 star | yes | no |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. | | | |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below. | | | |
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case. | ✓ | | |
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | | | ✓ |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | | ✓ |
| (g) Where there is an in-slab heating or cooling system, the applicant must: | | | ✓ |
| (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or | | | |
| (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | | | |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |

| Thermal loads | | |
|---------------|---|---|
| Dwelling no. | Area adjusted heating load (in mJ/m ² /yr) | Area adjusted cooling load (in mJ/m ² /yr) |
| 1 | 28.0 | 25.8 |
| 2 | 18.0 | 17.1 |
| 3 | 29.2 | 22.6 |
| 4 | 28.0 | 15.1 |
| 5 | 44.2 | 13.1 |
| 6 | 16.0 | 28.9 |
| 7 | 3.4 | 17.9 |
| 8 | 14.1 | 22.3 |
| 9 | 27.6 | 29.0 |
| 10 | 18.4 | 16.8 |
| 11 | 29.1 | 23.1 |
| 12 | 24.0 | 16.0 |
| 13 | 25.6 | 15.5 |
| 14 | 15.7 | 28.9 |
| 15 | 3.5 | 18.1 |
| 16 | 14.2 | 22.2 |
| 17 | 30.6 | 25.9 |
| 18 | 21.5 | 14.8 |
| 19 | 35.0 | 21.1 |
| 20 | 27.4 | 14.8 |
| 21 | 29.2 | 14.0 |
| 22 | 20.5 | 22.5 |
| 23 | 5.6 | 16.2 |
| 24 | 25.0 | 16.3 |
| 25 | 31.6 | 28.9 |
| 26 | 22.1 | 14.7 |
| 27 | 27.9 | 26.2 |

| Dwelling no. | Thermal loads | |
|---------------------|---|---|
| | Area adjusted heating load (in mJ/m ² /yr) | Area adjusted cooling load (in mJ/m ² /yr) |
| 28 | 30.1 | 13.2 |
| 29 | 31.4 | 13.5 |
| 30 | 25.2 | 13.8 |
| 31 | 10.5 | 11.3 |
| 32 | 32.0 | 28.3 |
| 33 | 22.5 | 14.7 |
| 34 | 28.4 | 26.2 |
| 35 | 30.5 | 13.2 |
| 36 | 31.8 | 13.3 |
| 37 | 25.6 | 13.5 |
| 38 | 10.7 | 11.0 |
| 39 | 41.3 | 28.9 |
| 40 | 36.8 | 17.6 |
| 41 | 39.6 | 26.4 |
| 42 | 40.8 | 16.1 |
| 43 | 44.3 | 14.9 |
| 44 | 34.1 | 14.9 |
| All other dwellings | 19.2 | 12.0 |

| (j) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. | | ✓ | ✓ |
| (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. | ✓ | ✓ | ✓ |
| (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. | ✓ | ✓ | |
| (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table. | | ✓ | |
| (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. | | ✓ | ✓ |
| (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. | | ✓ | ✓ |

| 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 |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. | | ✓ | ✓ |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. | | ✓ | ✓ |
| (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table. | ✓ | ✓ | ✓ |

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. | | ✓ | ✓ |
| (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. | ✓ | ✓ | ✓ |
| (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. | ✓ | ✓ | |
| (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table. | | ✓ | |
| (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. | | ✓ | ✓ |
| (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. | | ✓ | ✓ |

| 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...) |
|-------------------------------|------|---------------|------------------------------|
| Fire sprinkler system (No. 1) | - | - | - |
| Fire sprinkler system (No. 2) | - | - | - |
| Fire sprinkler system (No. 3) | - | - | - |
| Fire sprinkler system (No. 4) | - | - | - |

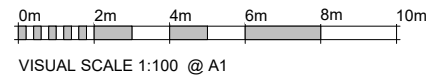
| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. | | ✓ | ✓ |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. | | ✓ | ✓ |
| (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table. | ✓ | ✓ | ✓ |

| Common area | Common area ventilation system | | Common area lighting | | |
|----------------------|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------|-----------------------------|
| | Ventilation system type | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/BMS |
| Basement 3 Carpark | ventilation exhaust only | carbon monoxide monitor + 2-speed fan | light-emitting diode | time clock and motion sensors | No |
| Basement 2 Carpark | ventilation (supply + exhaust) | carbon monoxide monitor + 2-speed fan | light-emitting diode | time clock and motion sensors | No |
| Basement 1 Carpark | ventilation (supply + exhaust) | carbon monoxide monitor + 2-speed fan | light-emitting diode | time clock and motion sensors | No |
| 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 |
| Main Switch Room | ventilation exhaust only | thermostatically controlled | light-emitting diode | manual on / manual off | No |
| Bulk Waste Room | ventilation exhaust only | - | light-emitting diode | manual on / manual off | No |
| Residential Bin Room | ventilation exhaust only | - | light-emitting diode | manual on / manual off | No |
| Waste room | ventilation exhaust only | - | light-emitting diode | manual on / manual off | No |
| Substation room | ventilation exhaust only | thermostatically controlled | light-emitting diode | manual on / manual off | No |
| Hyd booster room | ventilation exhaust only | thermostatically controlled | light-emitting diode | manual on / manual off | No |
| Loading bay | ventilation exhaust only | thermostatically controlled | light-emitting diode | manual on / manual off | No |
| Basement 3 Storage | ventilation exhaust only | time clock or BMS controlled | light-emitting diode | manual on / manual off | No |

| Common area | Common area ventilation system | | Common area lighting | | |
|---------------------|--------------------------------|--------------------------------|-------------------------------------|-----------------------------------|-----------------------------|
| | Ventilation system type | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/BMS |
| Ground floor lobby | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| GF Foyer & Corridor | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L1 Hallway | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L2 Hallway | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L3 Hallway | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L4 Hallway | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L5 Hallway | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L6 Hallway | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L7 Hallway | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| L8 Hallway | ventilation exhaust only | time clock or BMS controlled | 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: R0.75 (~32 mm); (b) Piping internal to building: R0.75 (~32 mm) |
| Lift (No. 1) | gearless traction with V V V F motor and regenerative drive | Number of levels (including basement): 11 |
| Lift (No. 2) | gearless traction with V V V F motor and regenerative drive | Number of levels (including basement): 11 |

| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



CONSULTANTS PM

NORTH POINT

CLIENT
MARK MINA

DRAWING TITLE
BASIX

DATE 23-12-2022 SCALE @ A1

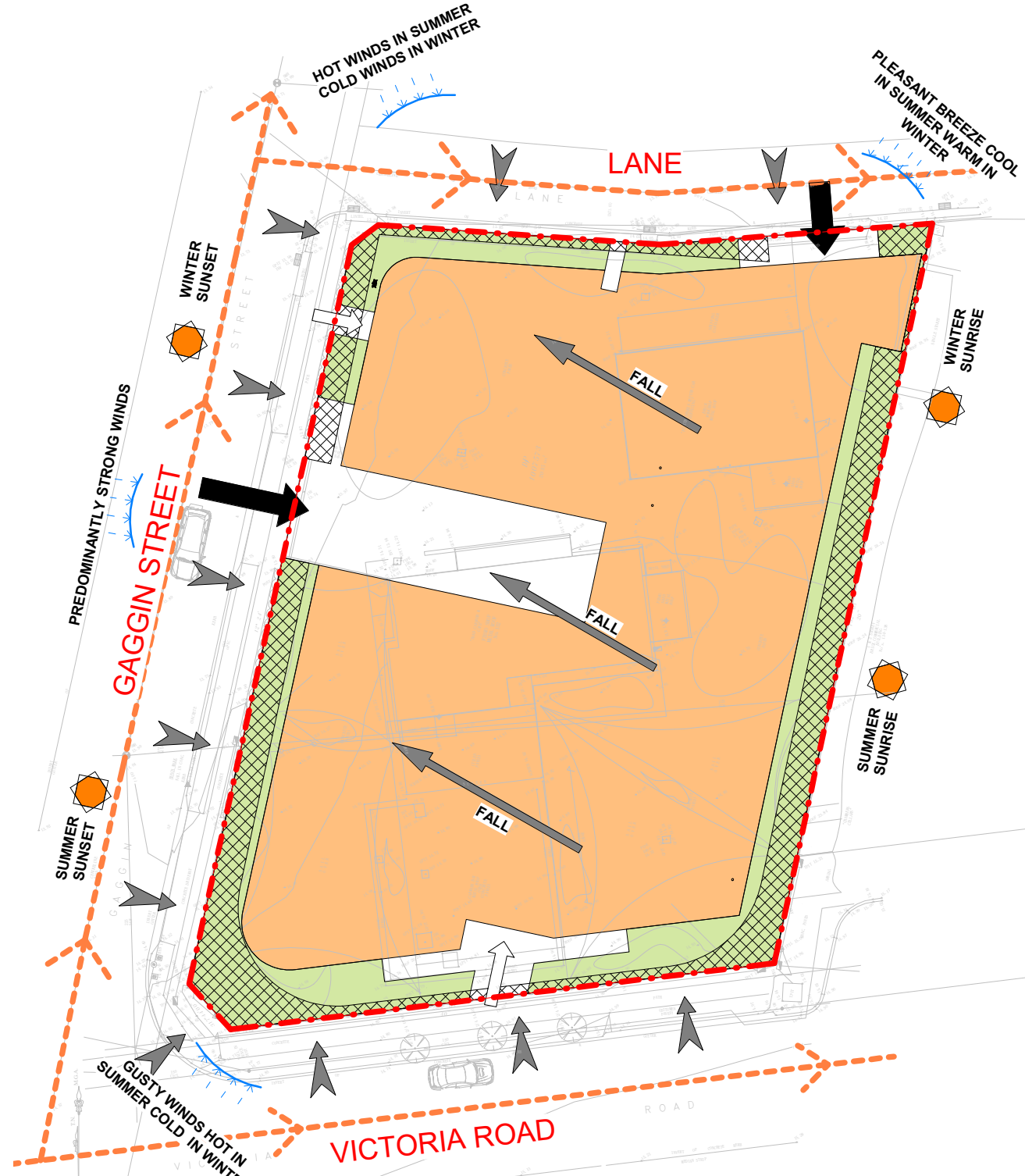
PROJECT NUMBER 009 / 21-22 DRAWING No. A007 ISSUE A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



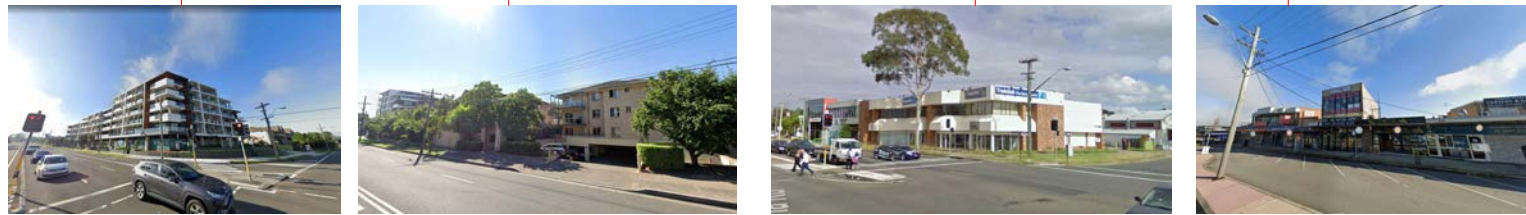
1 SITE ANALYSIS
1 : 200

LEGEND

- PROPOSED DEVELOPMENT FOOT PRINT
- VEHICLE ACCESS
- PROPOSED LANDSCAPING
- SITE BOUNDARY
- DEEP SOIL ZONES
- VEHICLES ENTRY POINT
- PEDESTRIAN ENTRY POINT
- TRAFFIC NOISE
- SITE FALL

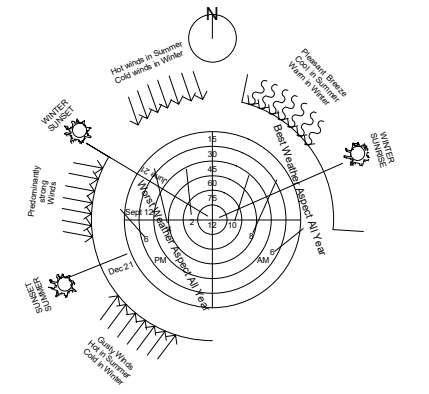


2 LOCAL AMENITIES
1 : 1500



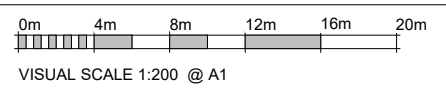
1. MIXED USE BUILDING 2. APARTMENTS 3. RETAILS 4. RETAILS

CLIMATIC SITE ANALYSIS



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETScape ELEVATION.

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



CONSULTANTS
PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

CLIENT
MARK MINA
DRAWING TITLE
SITE ANALYSIS
DATE
23-12-2022
SCALE @ A1
As indicated
PROJECT NUMBER
009 / 21-22
DRAWING No.
A100
ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING
132 VICTORIA ROAD NORTH PARRAMATTA
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
www.jsarchitects.com.au
A/N 70 119 946 675
Nominated Architect: Szymon Ochodza (RAIA 6865)

DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



1 SITE PLAN
1 : 200

Yields & Calculations

Residential Numbers and Mix

| Building | Unit Type | 1B | 2B | 3B | Total |
|----------|-----------|----|-----|-----|-------|
| | Mix | 7% | 53% | 40% | 100% |
| | | 3 | 24 | 18 | 45 |

Retail Numbers and Area

| Building | Unit Type | Retail 1 | Retail 2 | Retail 3 | Total |
|----------|-----------|--------------------|--------------------|--------------------|--------------------|
| | Retail | 211 m ² | 381 m ² | 150 m ² | 742 m ² |

Car Parking Rates

| Apartment Type | Min. spaces / Unit | Required |
|----------------|-------------------------------|-----------|
| Retail | 1 Space per 30 m ² | 25 |
| 1B | 1.00 | 3 |
| 2B | 1.25 | 30 |
| 3B | 1.50 | 27 |
| Visitor | 0.25 | 11 |
| Total | | 96 |

Site Summary

| | |
|----------------------|---------------------------------|
| Total GFA | 5315.20 m ² |
| Site Area | 2025.636 m ² |
| Current Gross FSR | 2:1 (4051.27m ²) |
| Max Gross FSR | 2.625:1(5317.29m ²) |
| Proposed Gross FSR | 2.624:1(5315.20m ²) |
| No. of Apartments | 45 |
| No. of Cars Provided | 125 |
| Site Coverage | 1426.62m ² |

Definitions

- FSR is Floor Space Ratio = GFA (LEP) / Site Area
- GFA is Gross Floor Area measured as defined by the governing Local Government Authority
- Site Coverage is the Building Footprint plus basements extending beyond the footprint
- All areas are measured in square metres
- All numbers are calculated with decimal places and then rounded up or down to be stated as whole numbers

RESIDENTIAL WASTE COLLECTION TABLE:

GENERAL BINS 80L/Week/45 Units = 3600L/1,100 General Waste Bins = 3.27 = 4 General Waste Bins

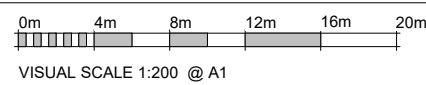
RECYCLING BINS 40L/Week/45 Units = 1800L/360 Recycle Bins = 5 = 5 Recycle Bins

RETAIL WASTE COLLECTION TABLE:

GENERAL BINS 860L/Week/100m² = 7.5 x 860 = 6450L/1,100 General Waste Bins = 5.8 = 6 General Waste Bins

RECYCLING BINS 715L/Week/100m² = 7.5 x 715 = 5363L/660 Recycle Bins = 8.15 = 9 Recycle Bins

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE
SITE PLAN

DATE

23-12-2022

SCALE @ A1

As indicated

PROJECT NUMBER
009 / 21-22

DRAWING No.
A101

ISSUE
A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

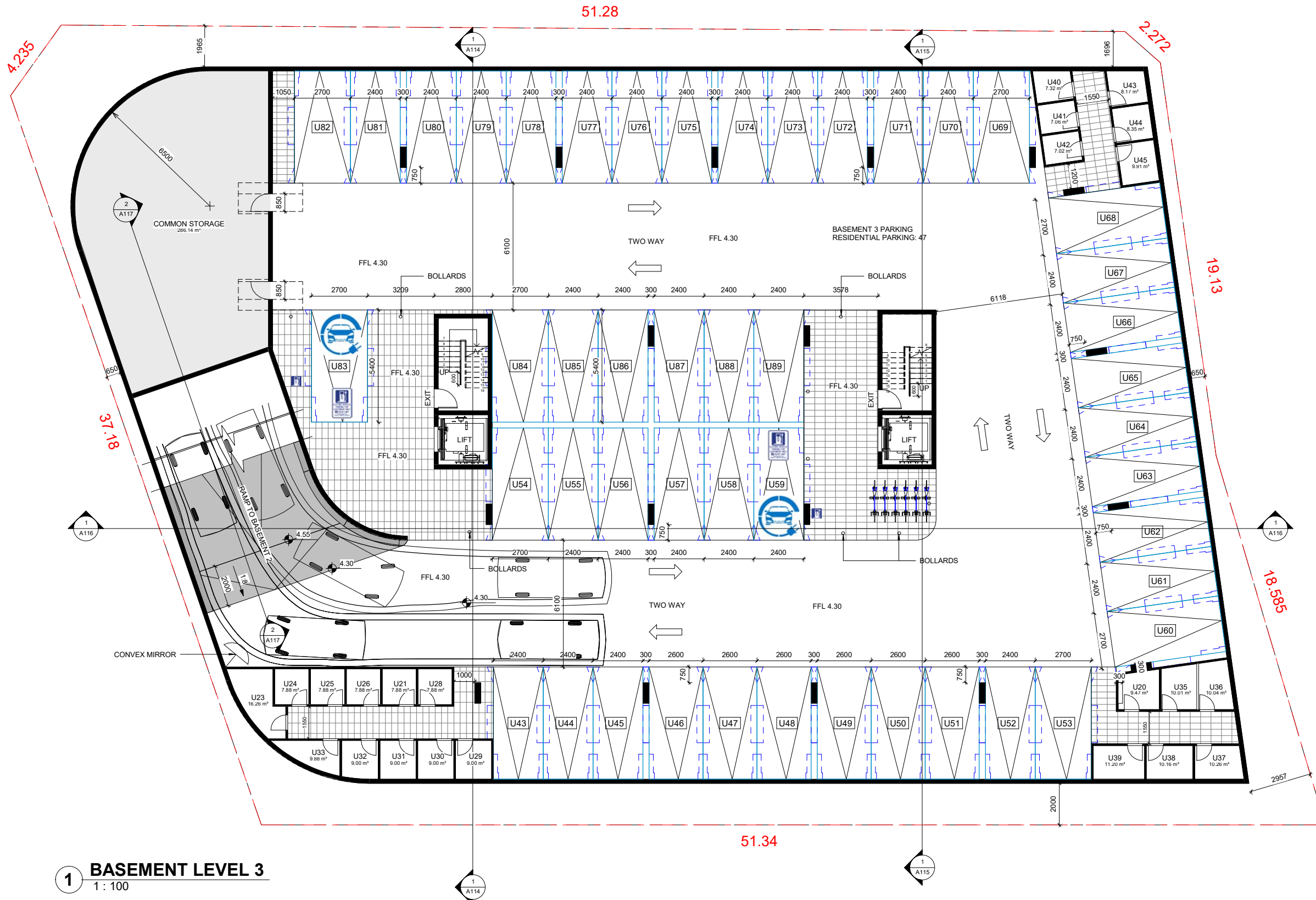
E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

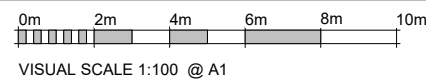
ABN 70 119 946 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE

BASEMENT 3 FLOOR PLAN

DATE

23-12-2022

SCALE @ A1

1 : 100

PROJECT NUMBER

009 / 21-22

DRAWING No.

A102

ISSUE

A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

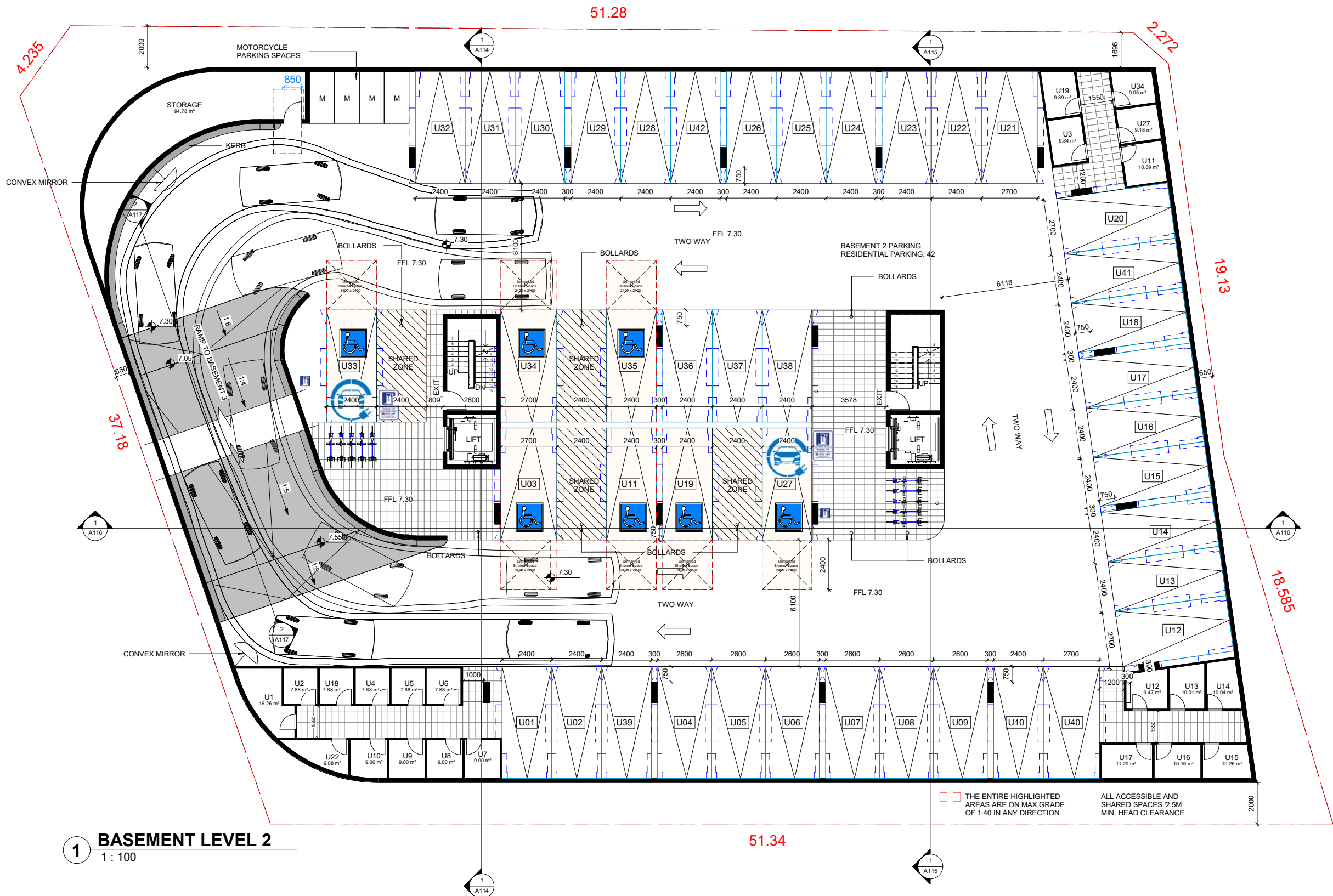
M : 61 412 06 06 04

E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

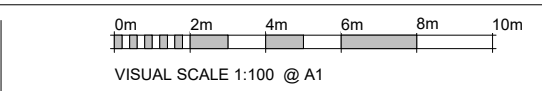




1 BASEMENT LEVEL 2
1 : 100

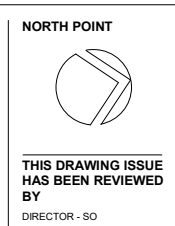
THE ENTIRE HIGHLIGHTED AREAS ARE ON MAX GRADE OF 1:40 IN ANY DIRECTION.
ALL ACCESSIBLE AND SHARED SPACES 2.5M MIN. HEAD CLEARANCE

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



CONSULTANTS

PM



| CLIENT | | |
|-----------------------|--------------------|--------------|
| MARK MINA | | |
| DRAWING TITLE | | |
| BASEMENT 2 FLOOR PLAN | | |
| DATE | | |
| 23-12-2022 | SCALE @ A1 | |
| | 1 : 100 | |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 009 / 21-22 | A103 | A |

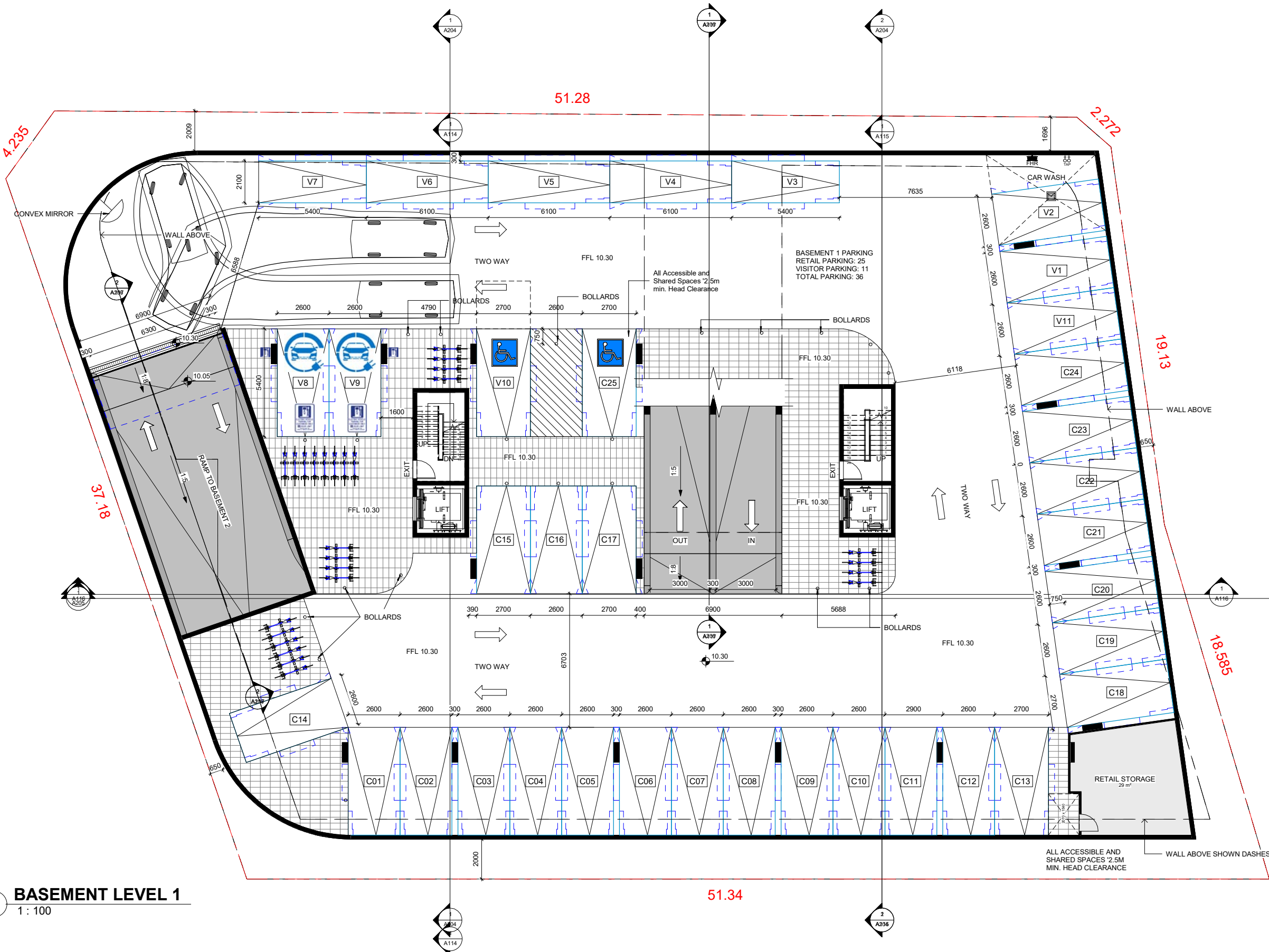
PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

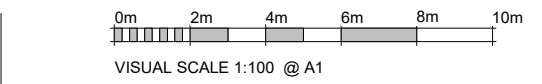
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 948 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



1 BASEMENT LEVEL 1
1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



CONSULTANTS
PM

NORTH POINT

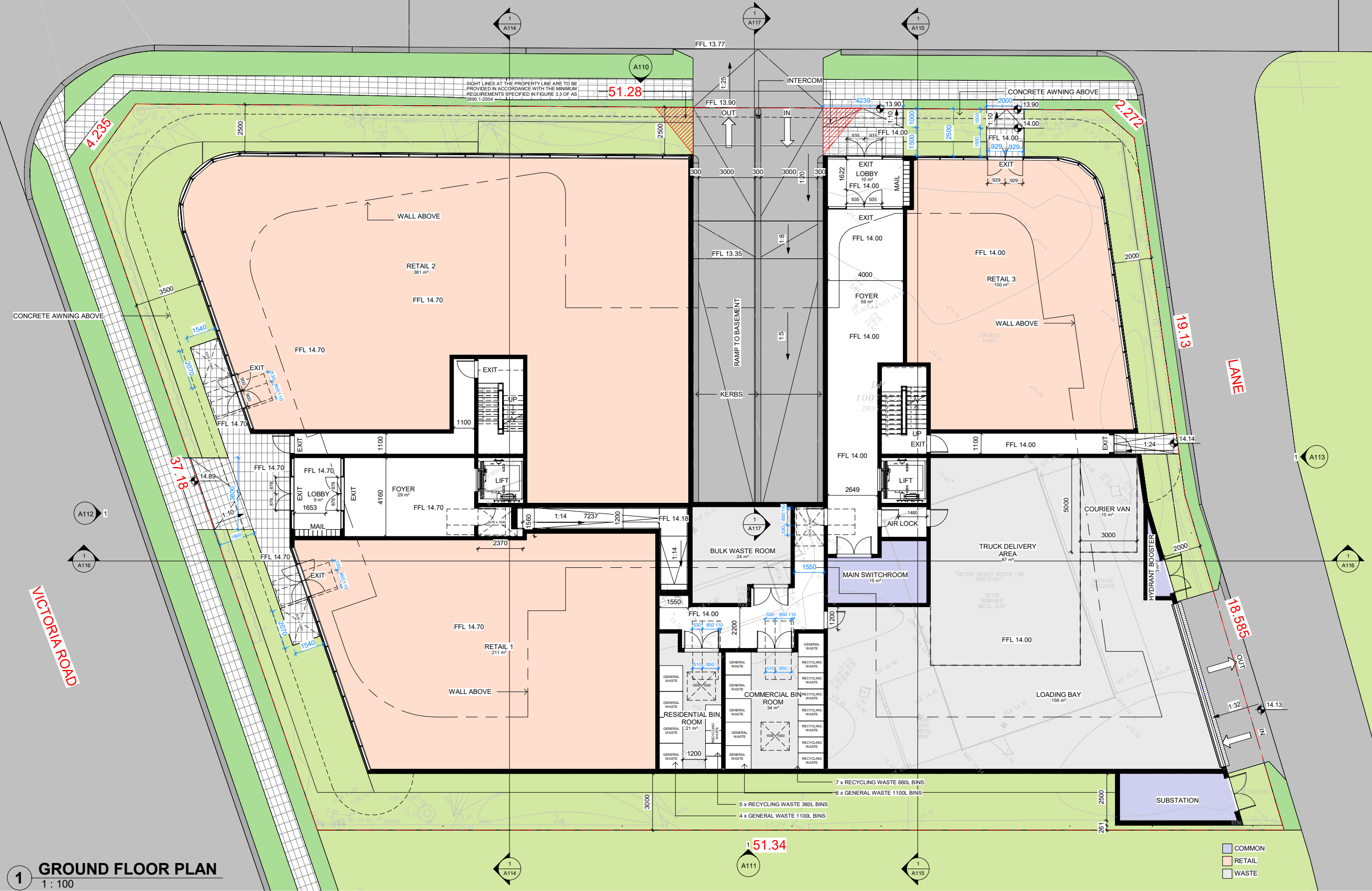
THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

CLIENT
MARK MINA
DRAWING TITLE
BASEMENT 1 FLOOR PLAN
DATE 23-12-2022 SCALE @ A1 1 : 100
PROJECT NUMBER **009 / 21-22** DRAWING No. **A104** ISSUE **A**

PROJECT
PROPOSED MIXED USE BUILDING
132 VICTORIA ROAD NORTH PARRAMATTA
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
AIN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

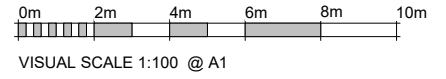
DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

GAGGIN ST



1 GROUND FLOOR PLAN
1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
GROUND FLOOR PLAN

DATE
23-12-2022

SCALE @ A1
1 : 100

PROJECT NUMBER
009 / 21-22

DRAWING No.
A105

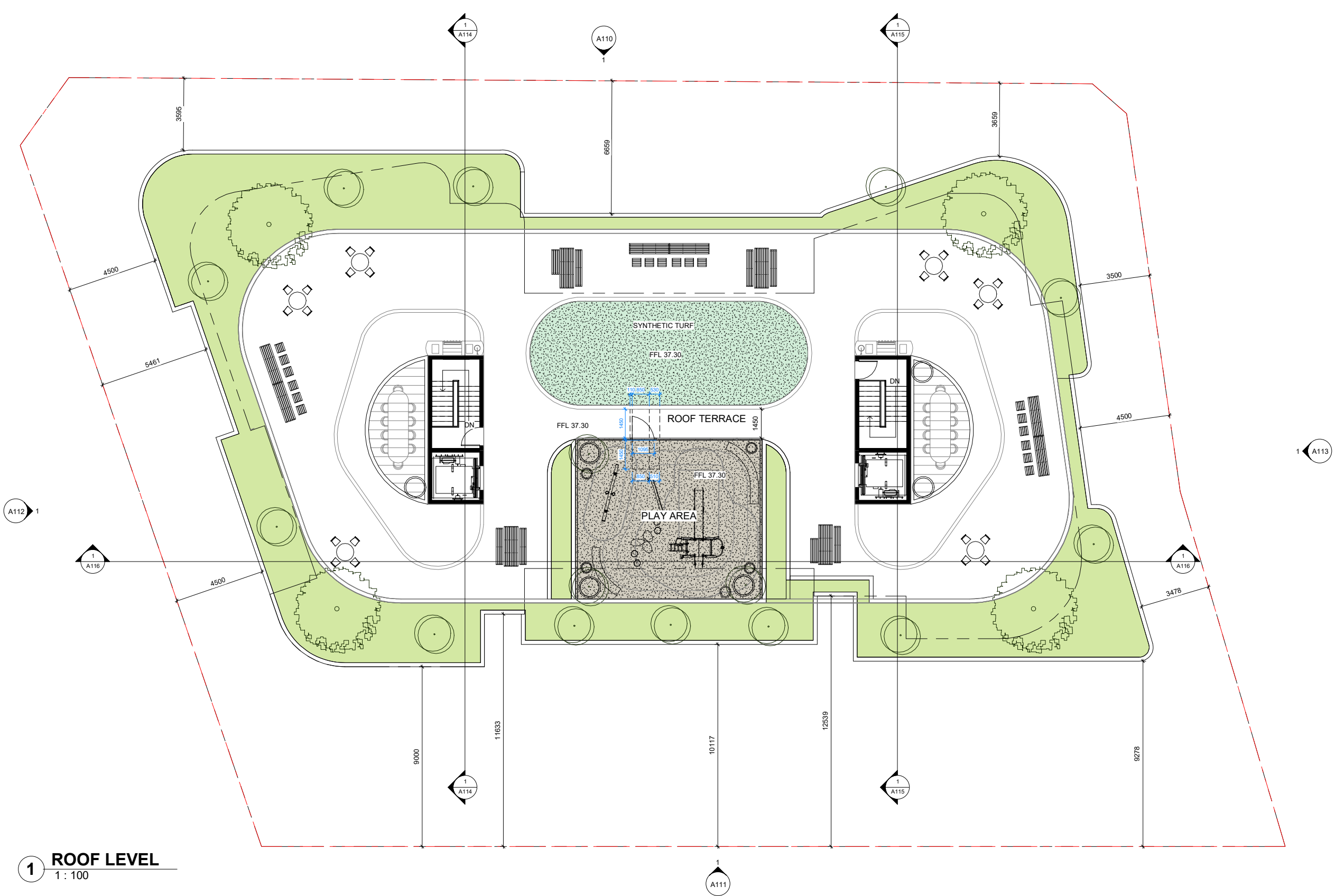
ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

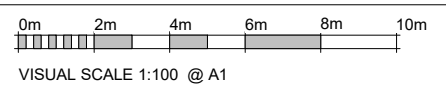
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





1 ROOF LEVEL
1 : 100

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS
PM

NORTH POINT

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY
DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
ROOF PLAN

DATE
23-12-2022

SCALE @ A1
1 : 100

PROJECT NUMBER
009 / 21-22

DRAWING No.
A109

ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

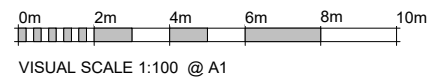
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



1 WEST ELEVATION (GAGGIN ST)
1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| CONSULTANTS | PM |
|-------------|----|
| | |

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

| CLIENT | DRAWING TITLE |
|-----------------------------|---------------------|
| MARK MINA | WEST ELEVATION |
| DATE: 23-12-2022 | SCALE @ A1: 1 : 100 |
| PROJECT NUMBER: 009 / 21-22 | DRAWING No.: A110 |
| | ISSUE: A |

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

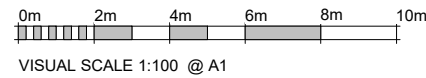
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 968 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



1 EAST ELEVATION (134 VICTORIA ROAD)
1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
EAST ELEVATION

DATE
23-12-2022

SCALE @ A1
1 : 100

PROJECT NUMBER
009 / 21-22

DRAWING No.
A111

ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

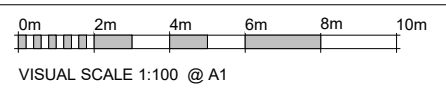
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 975
Nominated Architect: Szymon Ochudzawa (RAIA 6665)





1 SOUTH ELEVATION (VICTORIA ROAD)
1 : 100

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| CONSULTANTS | PM | NORTH POINT |
|-------------|----|-------------|
| | | |

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY
DIRECTOR - SO

| CLIENT | | |
|----------------|-------------|-------|
| DRAWING TITLE | | |
| DATE | SCALE @ A1 | ISSUE |
| 23-12-2022 | 1 : 100 | A |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 009 / 21-22 | A112 | A |

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 675
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

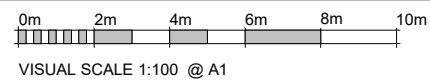




1 NORTH ELEVATION (LANE)
1 : 100

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |

ISSUED BY: NF
DATE: 23-12-2022



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY

DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
NORTH ELEVATION

DATE
23-12-2022

SCALE @ A1
1 : 100

PROJECT NUMBER
009 / 21-22

DRAWING No.
A113

ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

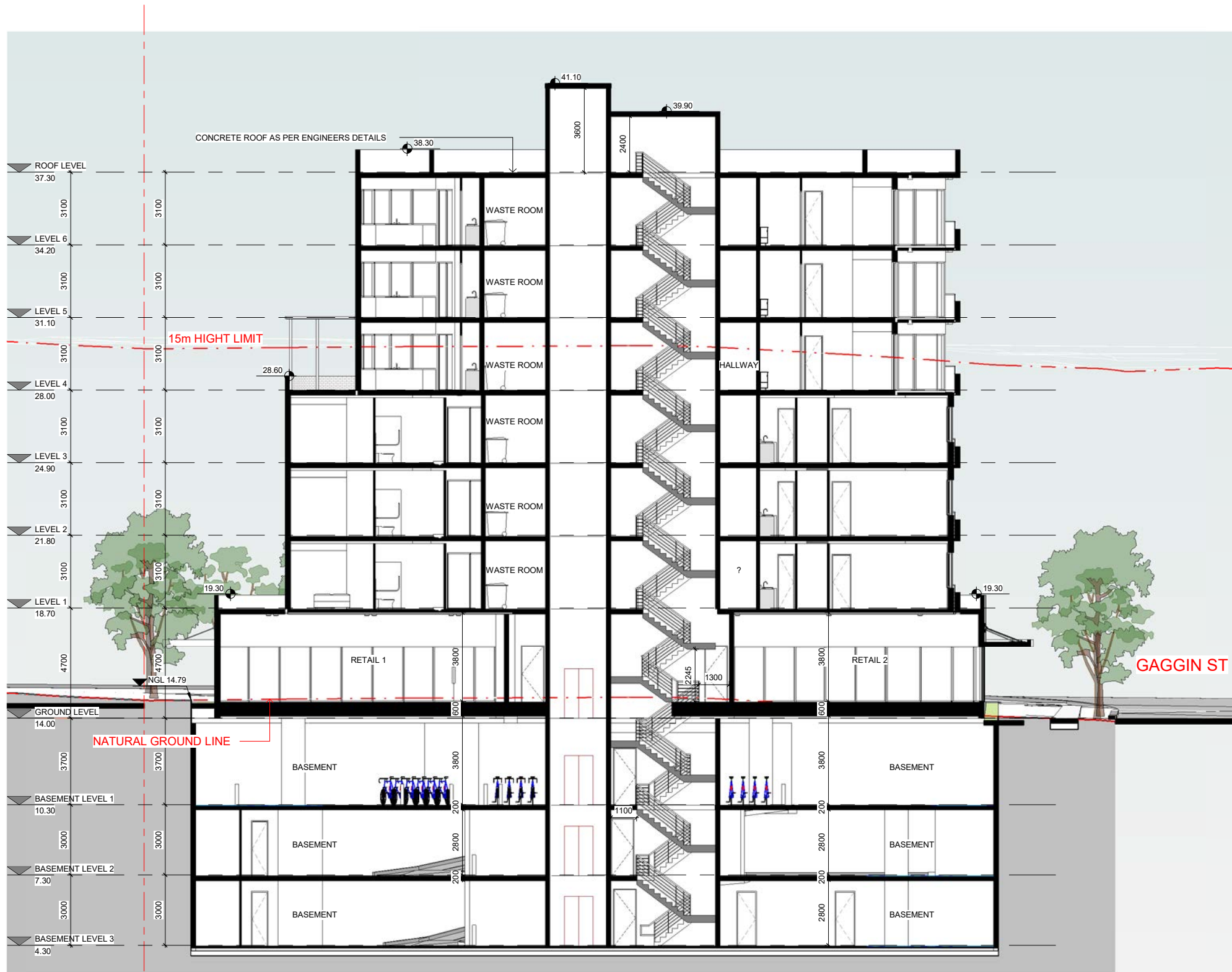
M : 61 412 06 06 04

E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6665)

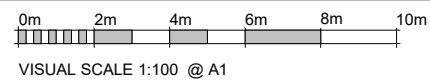




1 SECTION 01
1 : 100

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |

ISSUED BY: NF
DATE: 23-12-2022



DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
SECTION 01

DATE
23-12-2022

SCALE @ A1
1 : 100

PROJECT NUMBER
009 / 21-22

DRAWING No.
A114

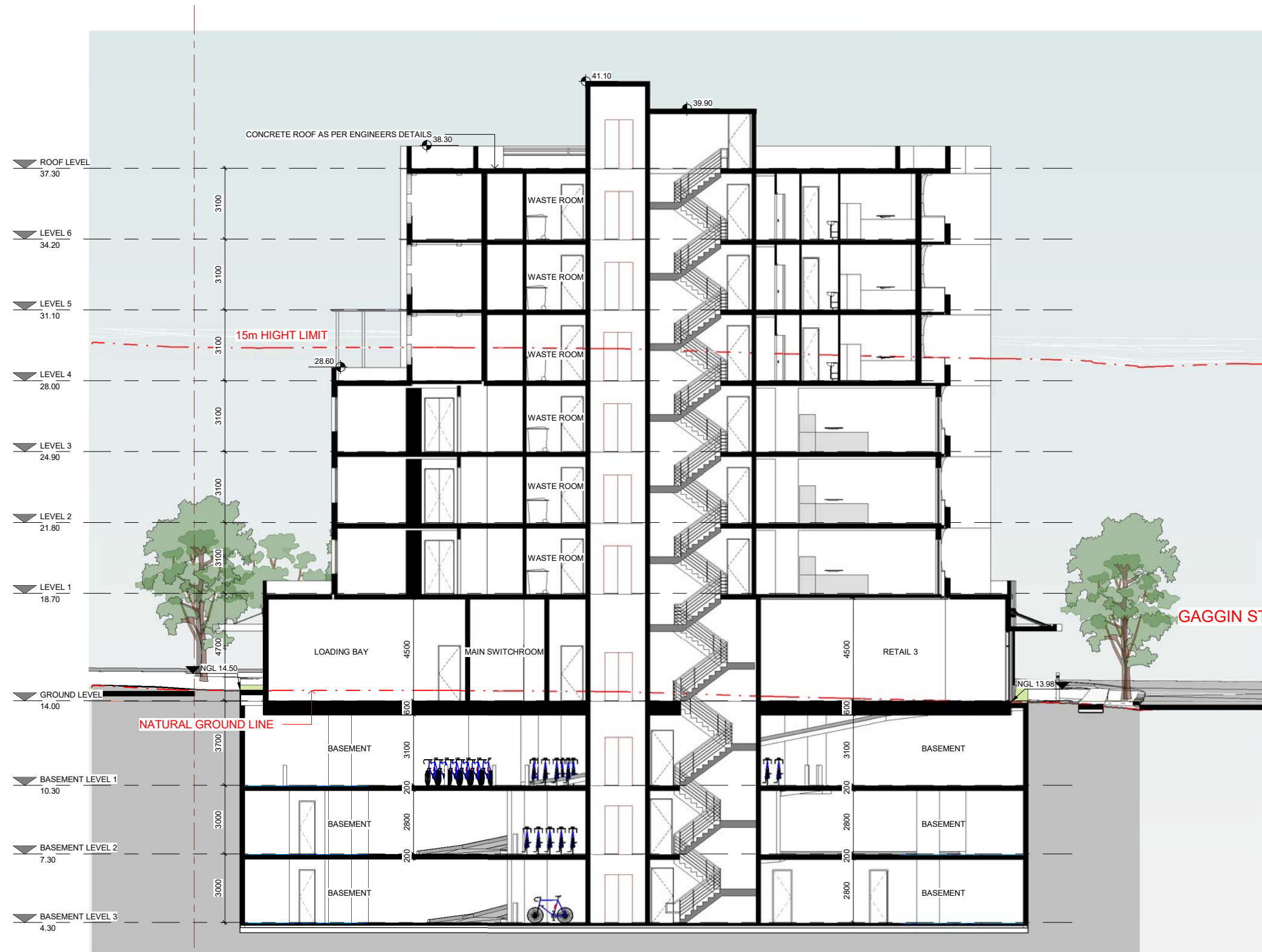
ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

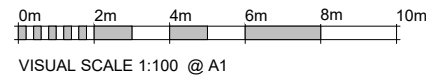




1 SECTION 02
1 : 100

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |

ISSUED BY: NF
DATE: 23-12-2022



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY

DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
SECTION 02

DATE
23-12-2022

SCALE @ A1
1 : 100

PROJECT NUMBER
009 / 21-22

DRAWING No.
A115

ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

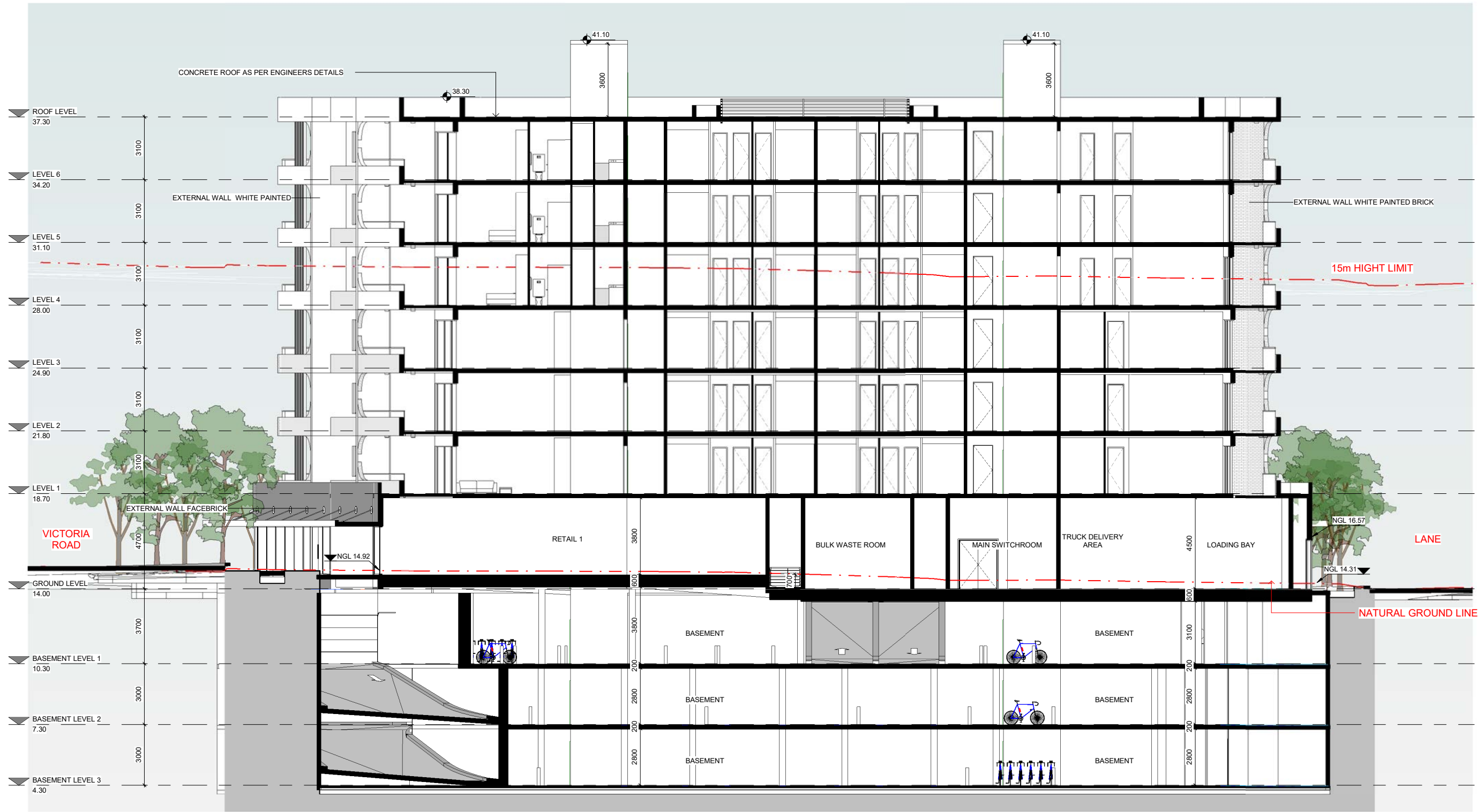
M : 61 412 06 06 04

E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

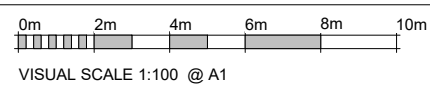
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6665)





1 SECTION 03
1 : 100

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



| | | | |
|-------------|----|-------------|-------------------------------|
| CONSULTANTS | PM | NORTH POINT | CLIENT MARK MINA |
| | | | DRAWING TITLE SECTION 03 |
| | | | DATE 23-12-2022 |
| | | | SCALE @ A1 1 : 100 |
| | | | PROJECT NUMBER 009 / 21-22 |
| | | | DRAWING No. A116 |
| | | | ISSUE A |

PROJECT
PROPOSED MIXED USE BUILDING

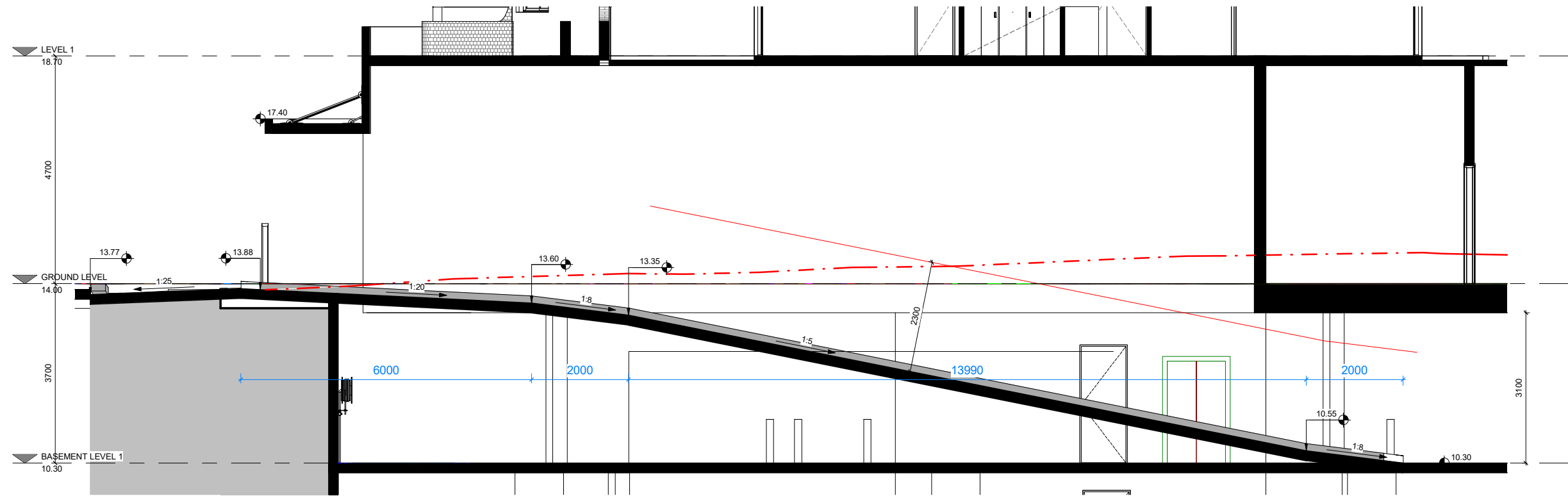
132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

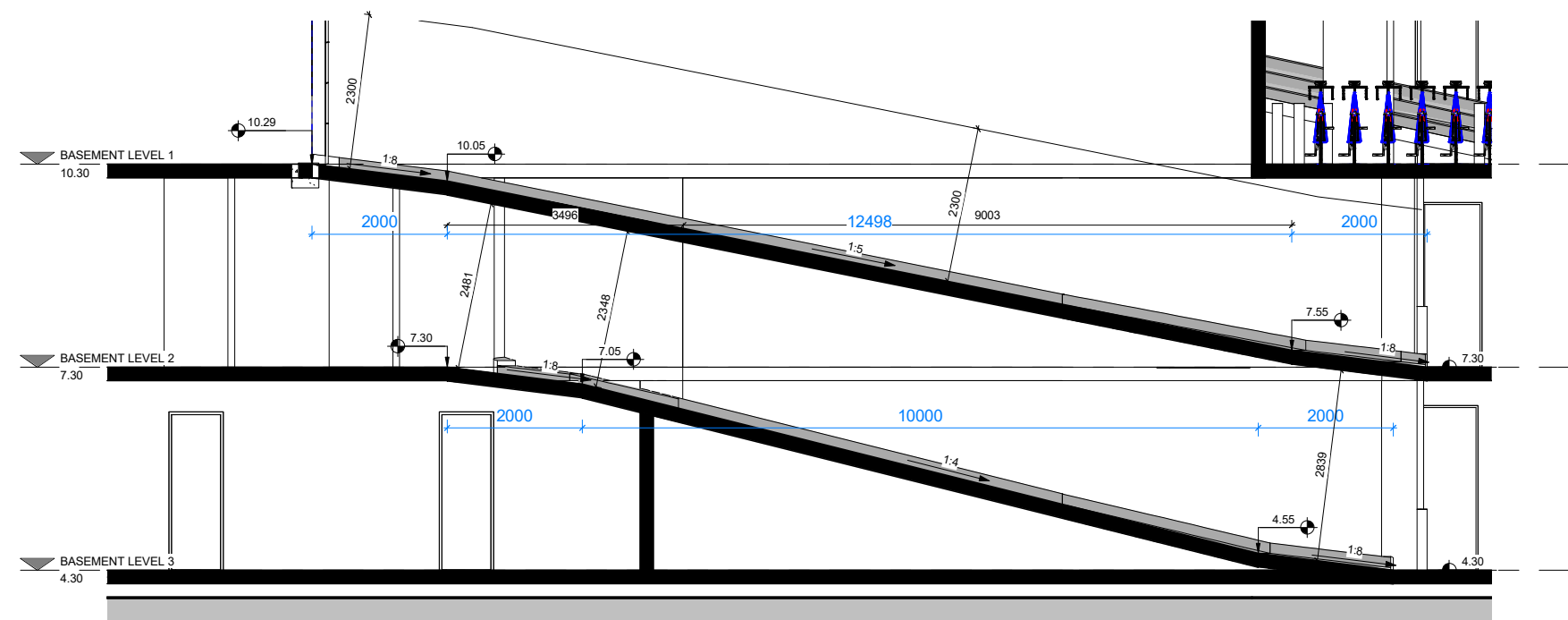
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6665)



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

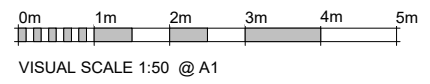


1 DRIVEWAY SECTION 01
1 : 50



2 DRIVEWAY SECTION 02
1 : 50

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



| CONSULTANTS | PM |
|-------------|----|
| | |

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

| CLIENT | | |
|-------------------|-------------|-------|
| DRAWING TITLE | | |
| MARK MINA | | |
| DRIVEWAY SECTIONS | | |
| DATE | SCALE @ A1 | |
| 23-12-2022 | 1 : 50 | |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 009 / 21-22 | A117 | A |

PROJECT

PROPOSED MIXED USE BUILDING

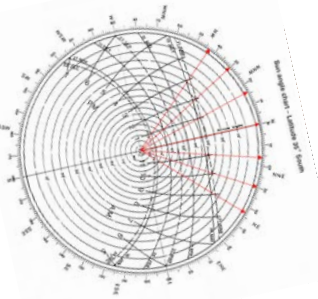
132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 675
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.



1 SHADOW DIAGRAM @ 9am 21st JUNE
1 : 300

2 SHADOW DIAGRAM @ 10am 21st JUNE
1 : 300

| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| CONSULTANTS | PM |
|-------------|----|
| | |

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

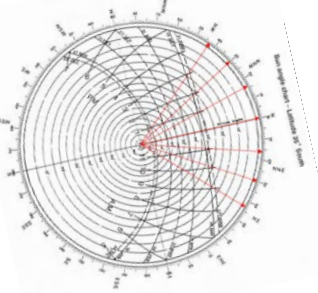
| CLIENT | | |
|--------------------|--------------|-------|
| MARK MINA | | |
| DRAWING TITLE | | |
| SHADOW DIAGRAMS 01 | | |
| DATE | SCALE @ A1 | |
| 23-12-2022 | As indicated | |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 009 / 21-22 | A118 | A |

PROJECT
PROPOSED MIXED USE BUILDING

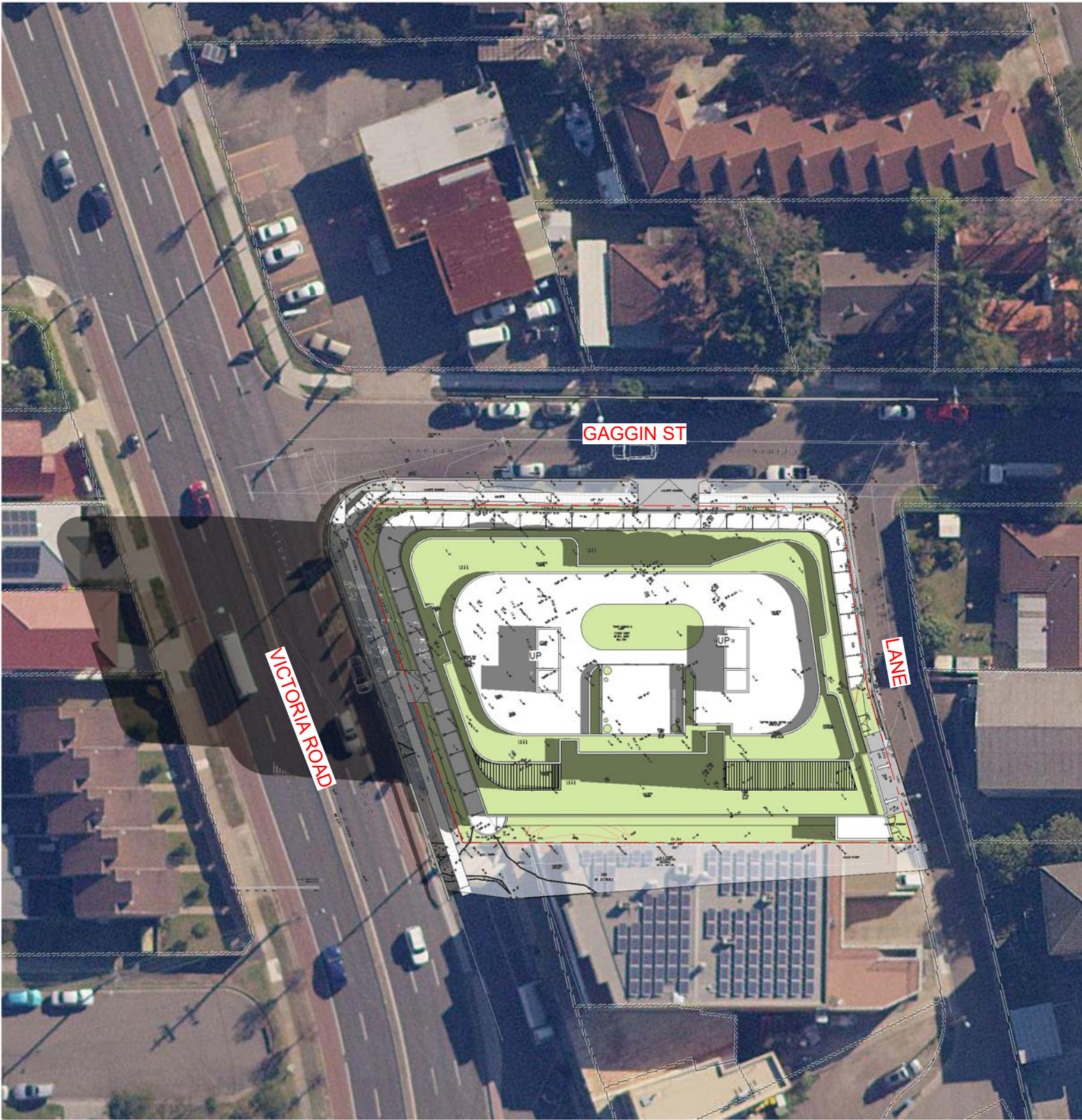
132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 966 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.



1 SHADOW DIAGRAM @ 11am 21st JUNE
1 : 300



2 SHADOW DIAGRAM @ 12pm 21st JUNE
1 : 300

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| CONSULTANTS | PM |
|-------------|----|
| | |

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

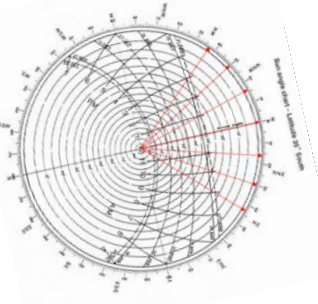
| CLIENT | | |
|--------------------|--------------|----------|
| MARK MINA | | |
| DRAWING TITLE | | |
| SHADOW DIAGRAMS 02 | | |
| DATE | SCALE @ A1 | |
| 23-12-2022 | As indicated | |
| PROJECT NUMBER | DRAWING No. | ISSUE |
| 009 / 21-22 | A119 | A |

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.



1 SHADOW DIAGRAM @ 1pm 21st JUNE
1 : 300

2 SHADOW DIAGRAM @ 2pm 21st JUNE
1 : 300

| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS
PM

NORTH POINT



THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
SHADOW DIAGRAMS 03

DATE 23-12-2022 SCALE @ A1 As indicated

PROJECT NUMBER 009 / 21-22 DRAWING No. A120 ISSUE A

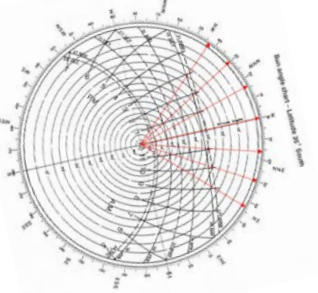
PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 968 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





NOTE
 SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.

1 SHADOW DIAGRAM @ 3pm 21st JUNE
 1 : 300

| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE

SHADOW DIAGRAMS 04

DATE

23-12-2022

SCALE @ A1

As indicated

PROJECT NUMBER

009 / 21-22

DRAWING No.

A121

ISSUE

A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA - NSW 2153 Australia

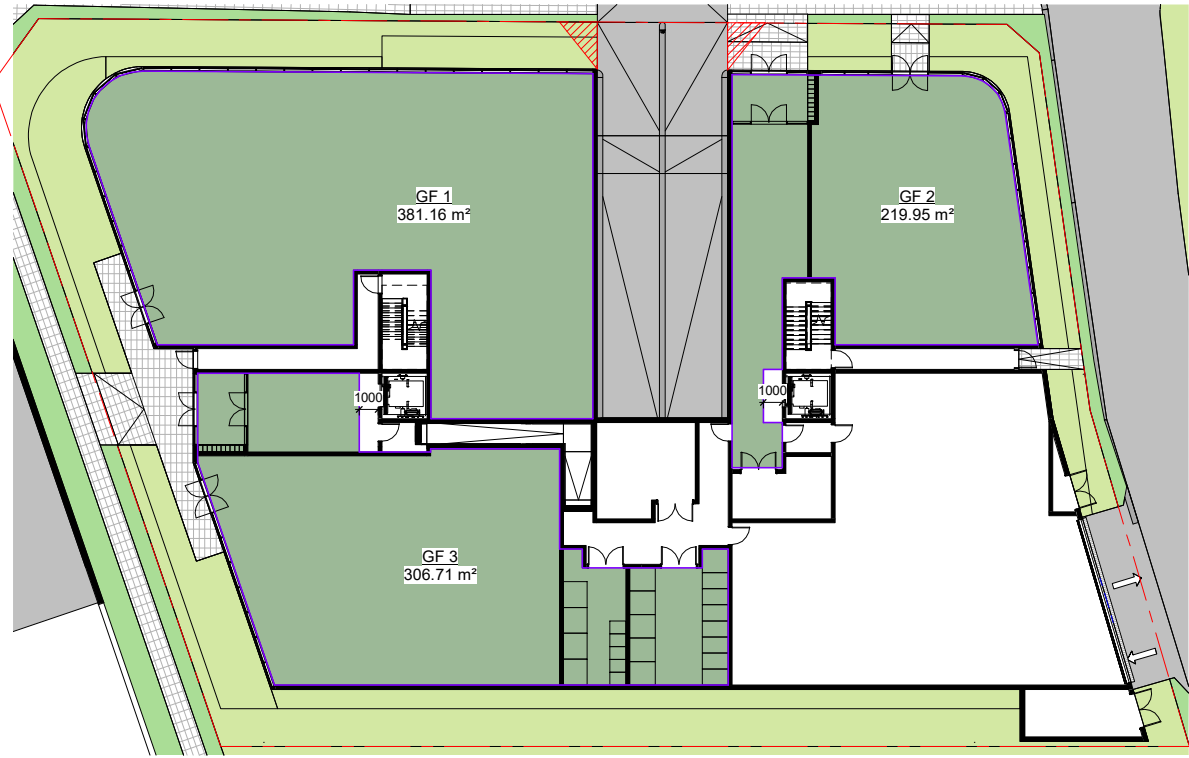
T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

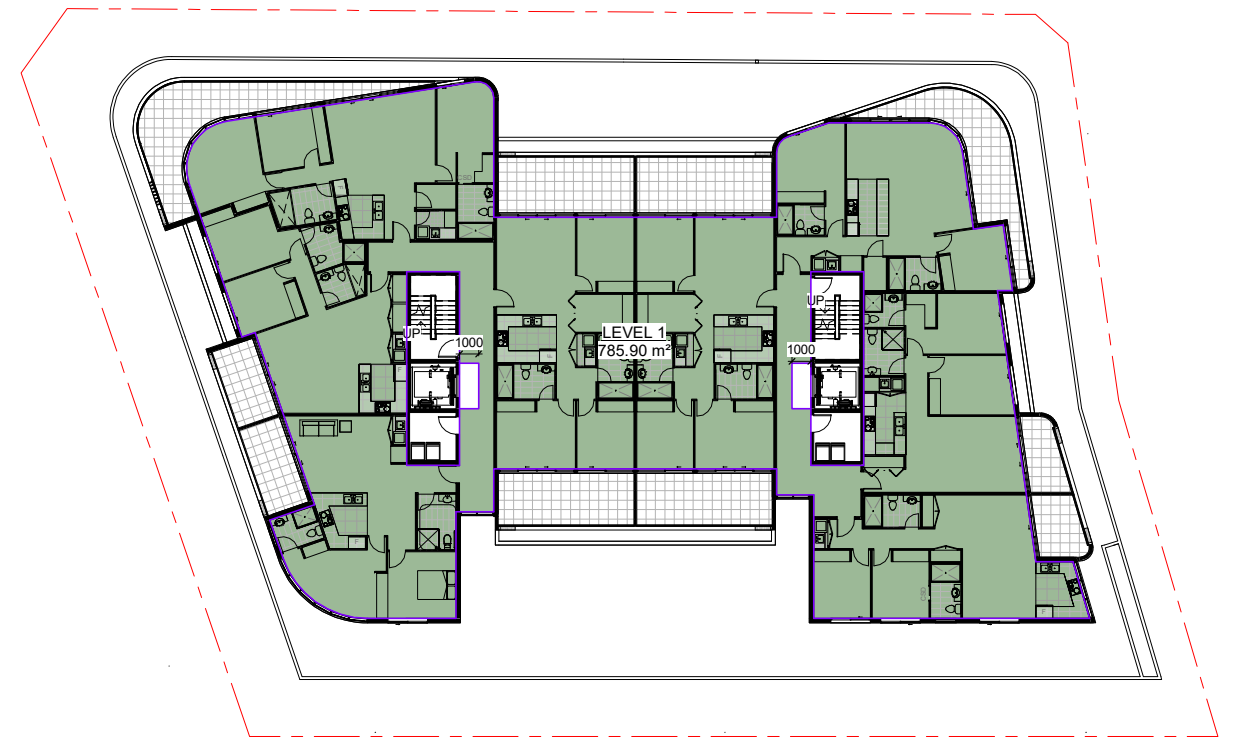
E : info@jsarchitects.com.au www.jsarchitects.com.au

ABN 70 119 946 575 Nominated Architect: Szymon Ochudzawa (RAIA 6865)

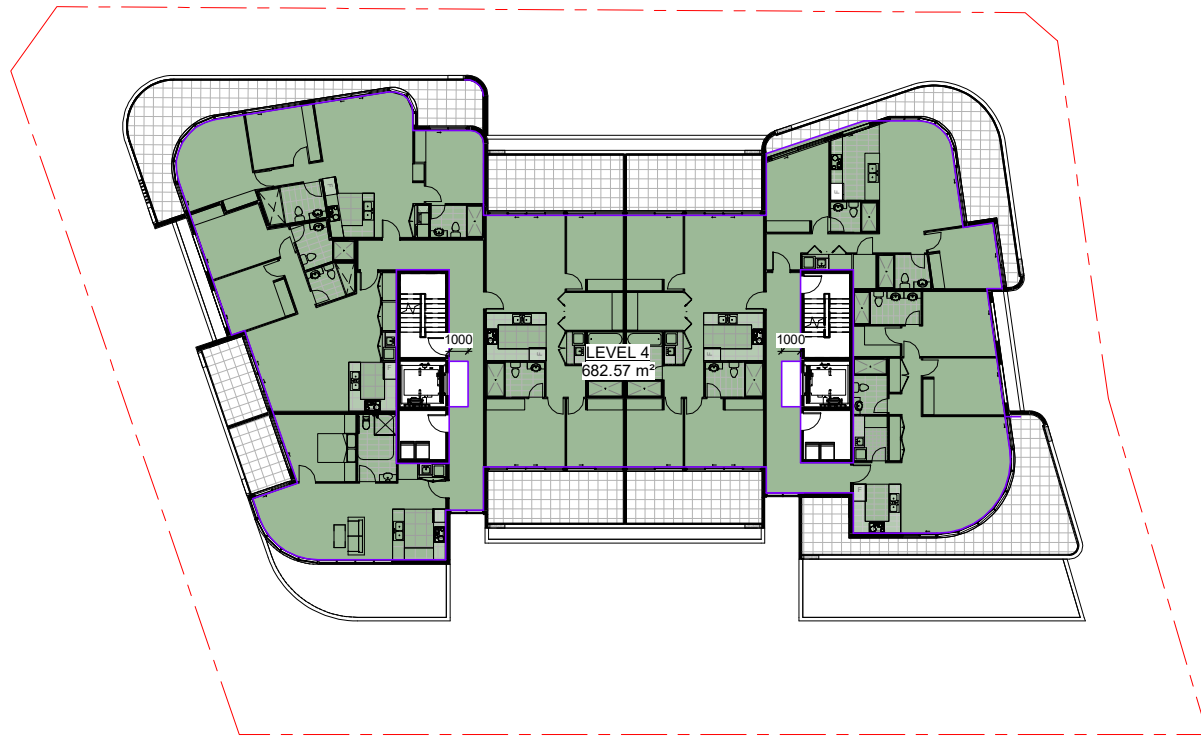




1 GROUND FLOOR GFA DIAGRAM
1 : 200



2 LEVEL 1-3 GFA DIAGRAM
1 : 200



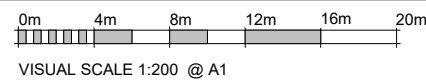
3 LEVEL 4-6 GFA DIAGRAM
1 : 200

GFA CALCULATION

| | |
|--------------------|-------------------------------------|
| SITE AREA | 2025.636 m ² |
| TOTAL GFA | 5458.7 m ² |
| GROUND FLOOR GFA | 909.79 m ² |
| LEVEL 1-3 GFA | 785.90 x 3 = 2357.70 m ² |
| LEVEL 4-6 GFA | 682.57 x 3 = 2047.71 m ² |
| CURRENT GROSS FSR | 2:1 (4051.27m ²) |
| MAX GROSS FSR | 2.625:1(5317.29m ²) |
| PROPOSED GROSS FSR | 2.624:1(5315.20m ²) |

REVISION SCHEDULE

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
GFA DIAGRAMS

DATE
23-12-2022

SCALE @ A1
As indicated

PROJECT NUMBER
009 / 21-22

DRAWING No.
A122

ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

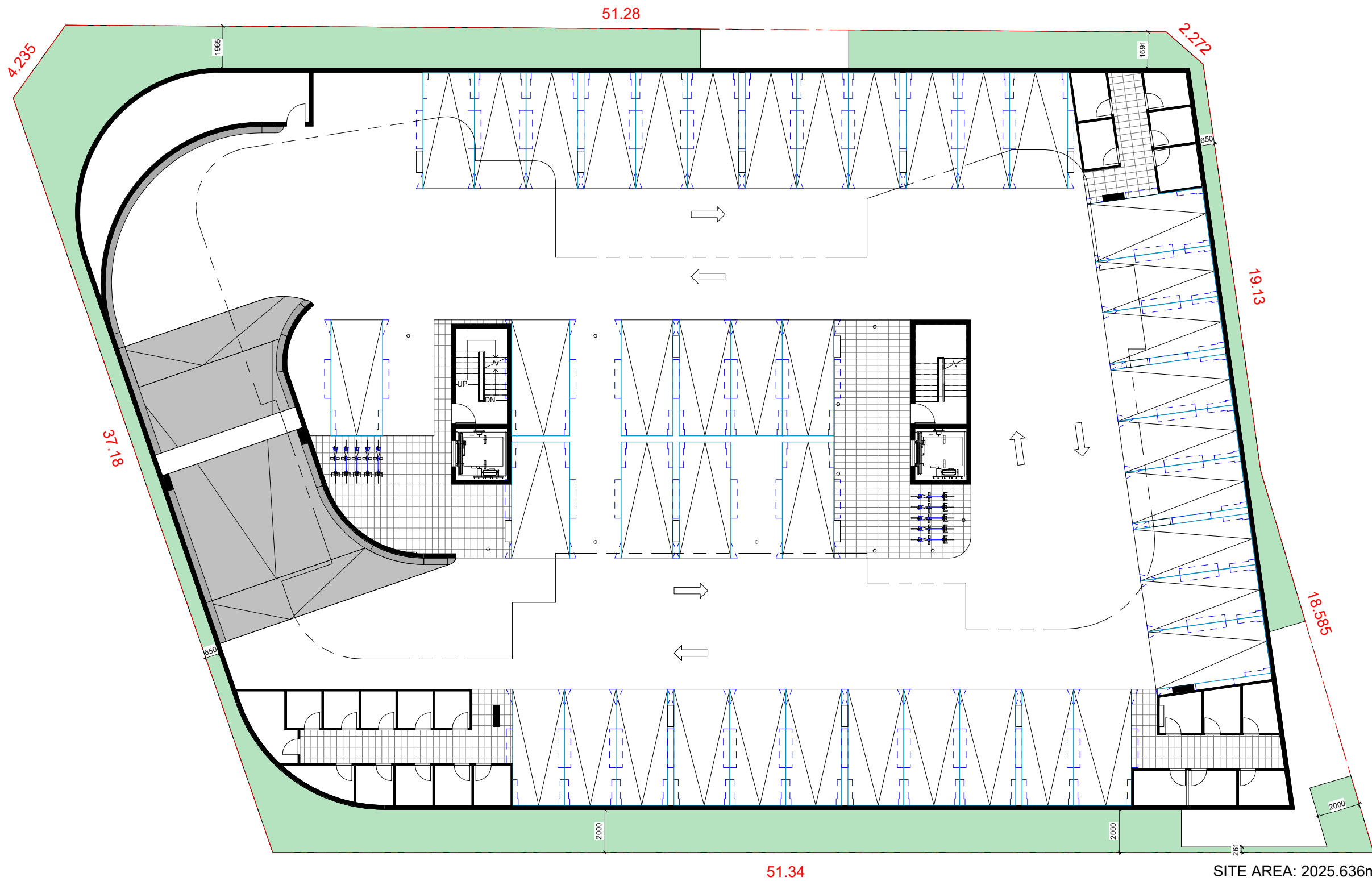
132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 948 625
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

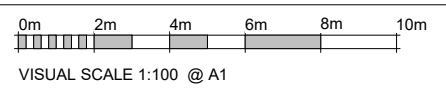


SITE AREA: 2025.636m²

DEEP SOIL PROVIDED: 248.43m² (12.26%)

1 DEEP SOIL DIAGRAM
1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| CONSULTANTS | PM |
|-------------|----|
| | |

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

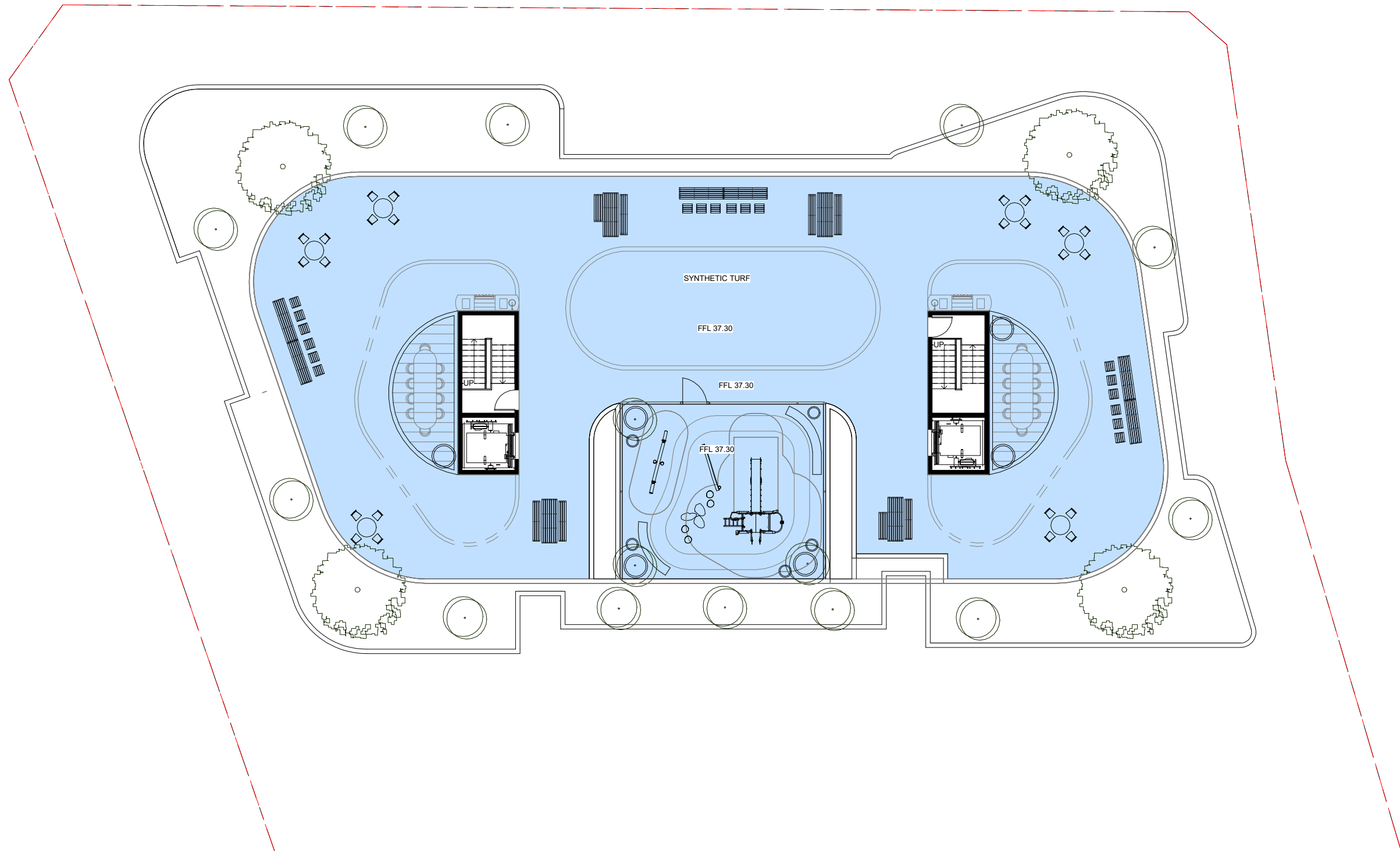
| CLIENT | DRAWING TITLE |
|-----------------------------|---------------------|
| MARK MINA | DEEP SOIL DIAGRAM |
| DATE: 23-12-2022 | SCALE @ A1: 1 : 100 |
| PROJECT NUMBER: 009 / 21-22 | DRAWING No.: A123 |
| ISSUE: A | |

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

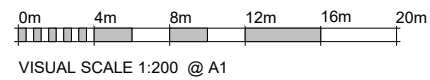
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



SITE AREA: 2025.636m²
 ROOF COS: 633.82m²
 TOTAL COS: 633.82m² (31.29%)

2 ROOF LEVEL COMMON OPEN SPACE DIAGRAM
 1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE
 HAS BEEN REVIEWED
 BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE

COMMON OPEN SPACE DIAGRAM

DATE

23-12-2022

SCALE @ A1

1 : 100

PROJECT NUMBER

009 / 21-22

DRAWING No.

A124

ISSUE

A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

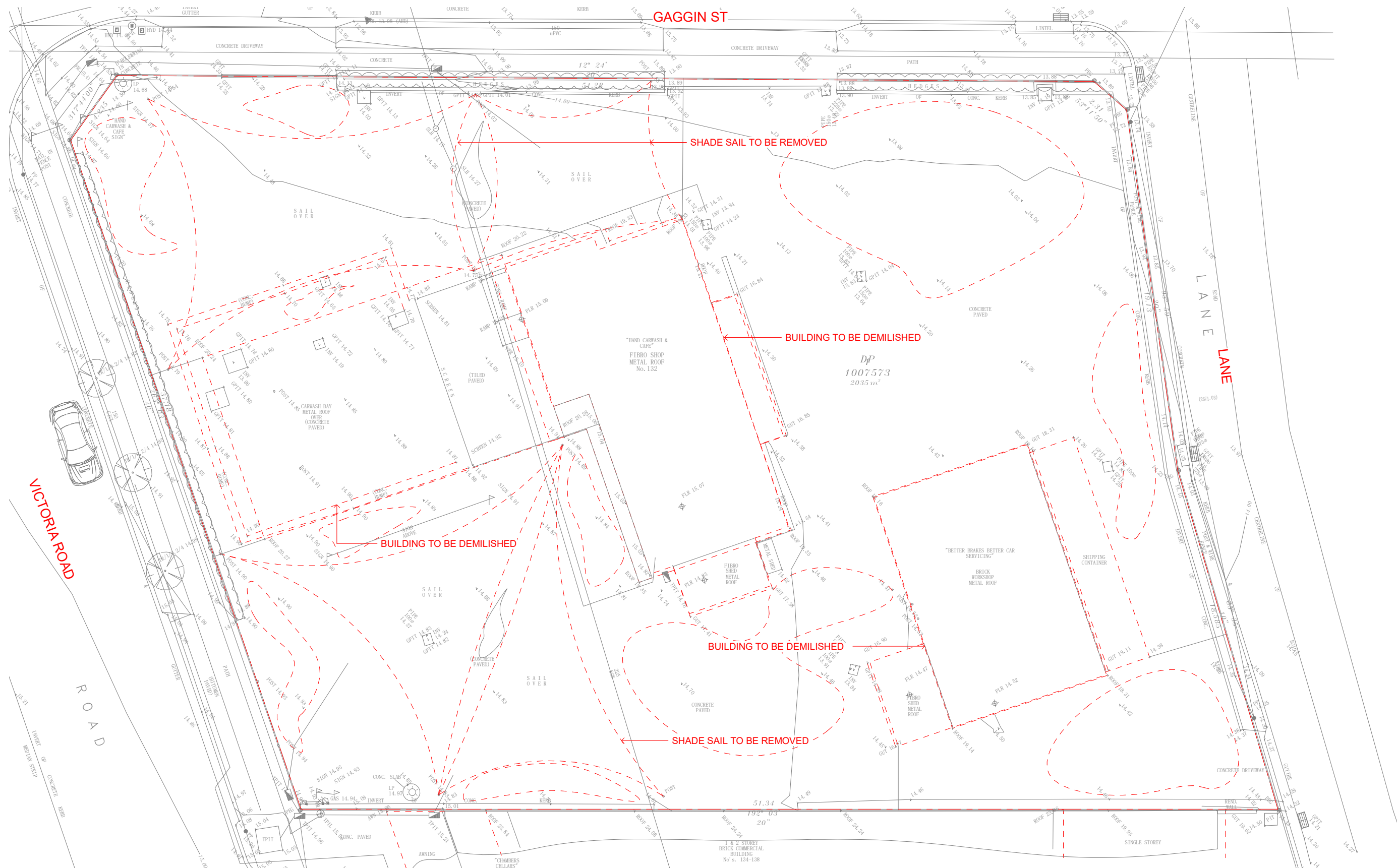
E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

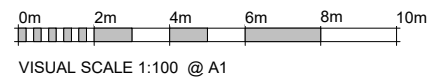


DISCLAIMER:
 CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY
 ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED
 DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS
 ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



1 DEMOLITION PLAN
1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



CONSULTANTS
PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

| CLIENT | |
|-----------------|-------------|
| MARK MINA | |
| DRAWING TITLE | |
| DEMOLITION PLAN | |
| DATE | SCALE @ A1 |
| 23-12-2022 | 1 : 100 |
| PROJECT NUMBER | DRAWING No. |
| 009 / 21-22 | A125 |
| ISSUE | A |

PROJECT
PROPOSED MIXED USE BUILDING

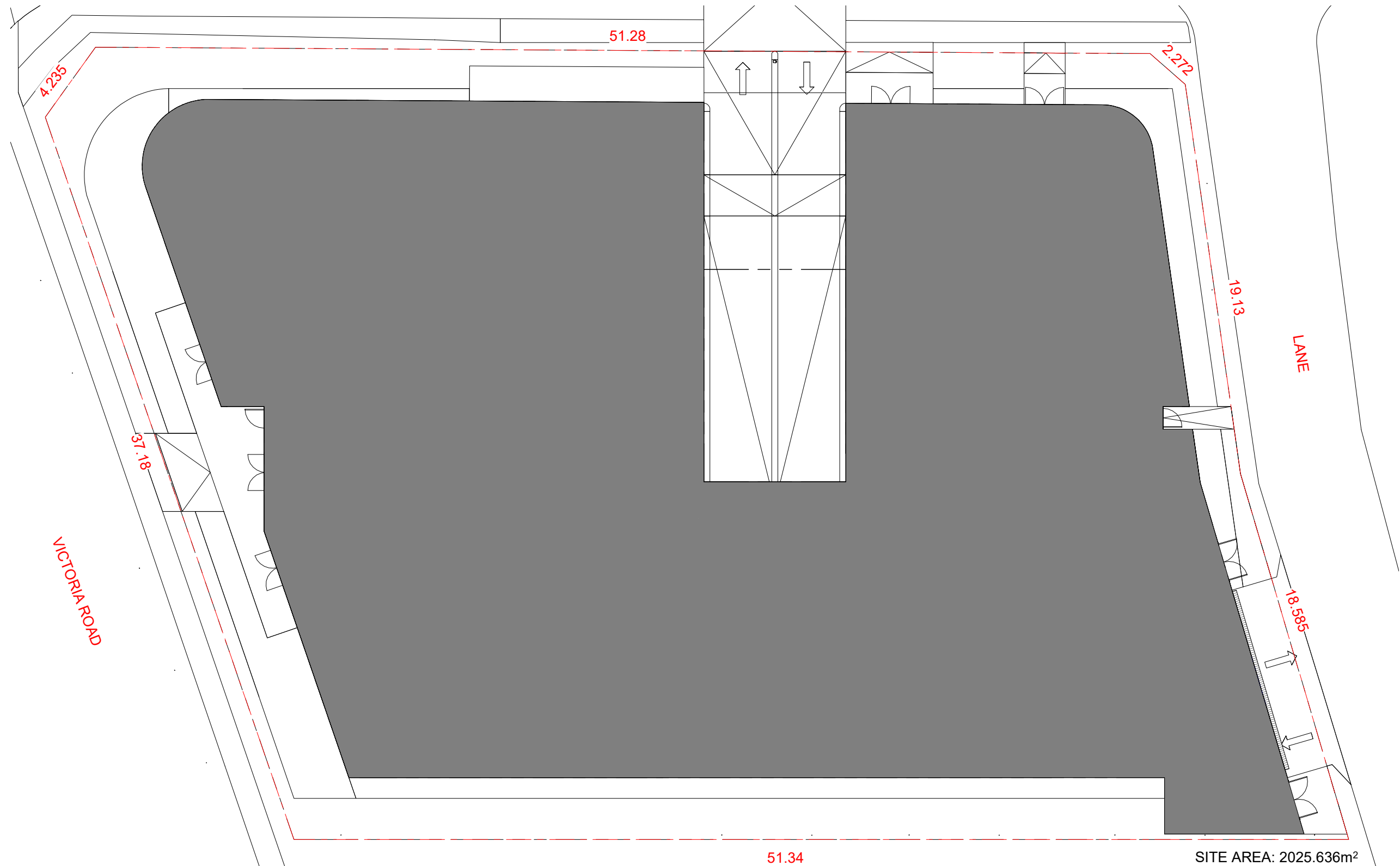
132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 944 675
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

GAGGIN ST

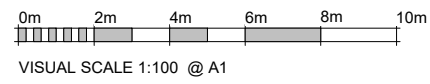


SITE AREA: 2025.636m²

■ SITE COVERAGE: 1426.62m² (70.43%)

1 SITE COVERAGE DIAGRAM
1 : 100

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



| CONSULTANTS | PM |
|-------------|----|
| | |

THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

| CLIENT | DRAWING TITLE |
|-----------------------------|-----------------------|
| MARK MINA | SITE COVERAGE DIAGRAM |
| DATE: 23-12-2022 | SCALE @ A1: 1 : 100 |
| PROJECT NUMBER: 009 / 21-22 | DRAWING No.: A126 |
| ISSUE: A | |

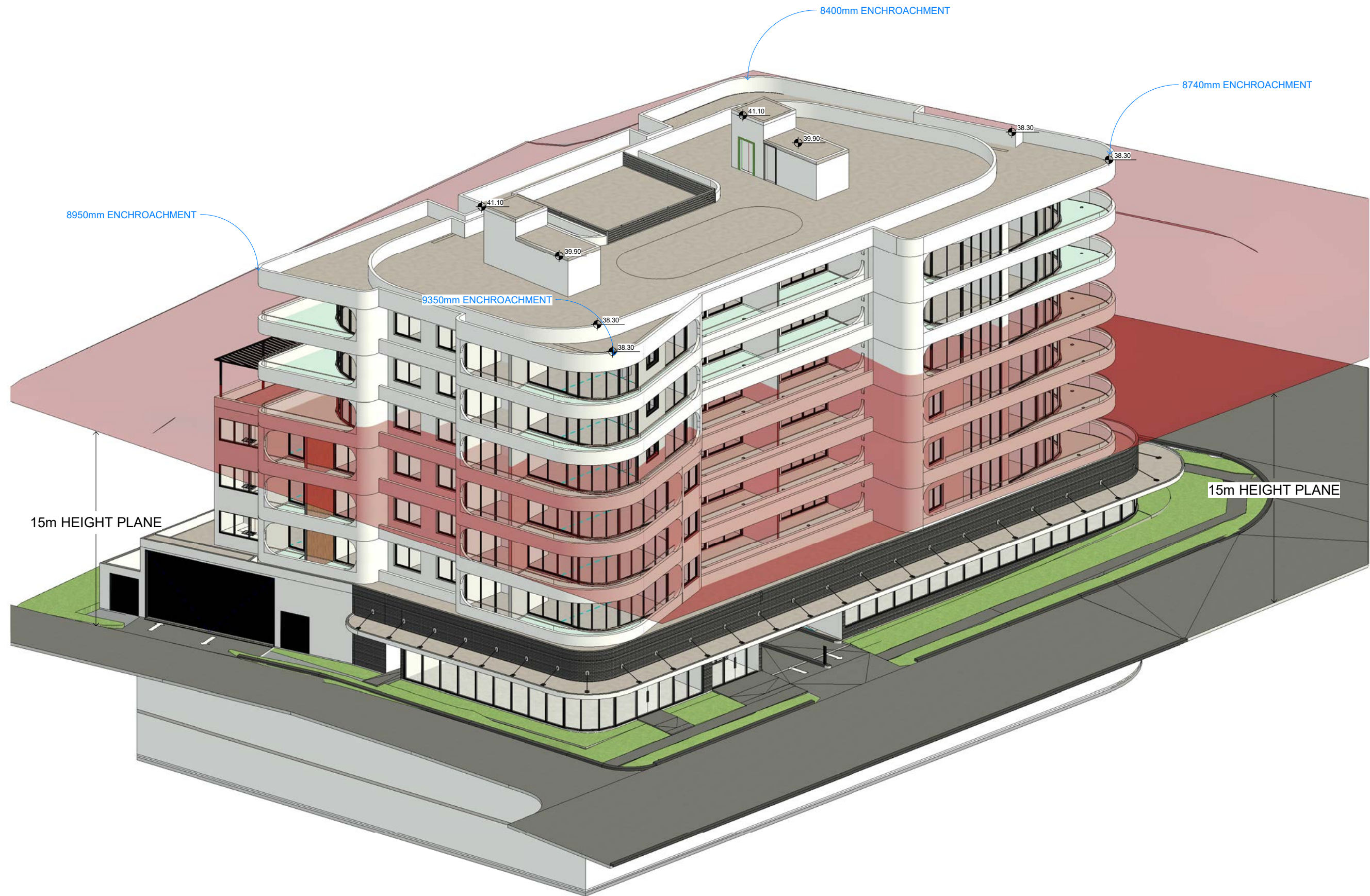
PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

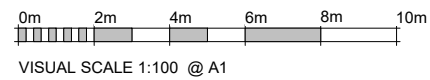
DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



1 15m HIGHT LIMIT DIAGRAM

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |

ISSUED BY: NF
DATE: 23-12-2022



CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE
15m HIGHT LIMIT DIAGRAM

DATE
23-12-2022

SCALE @ A1

PROJECT NUMBER
009 / 21-22

DRAWING No.
A127

ISSUE
A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

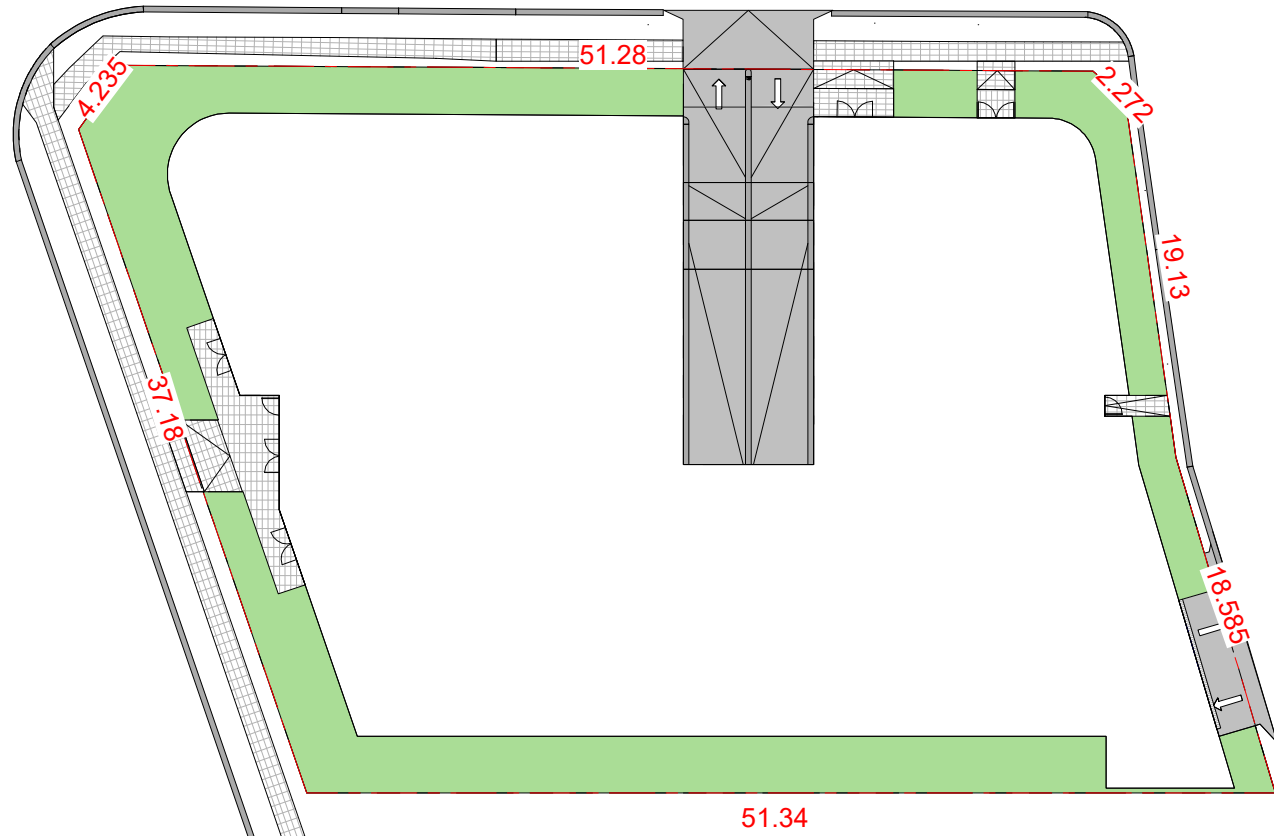
E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

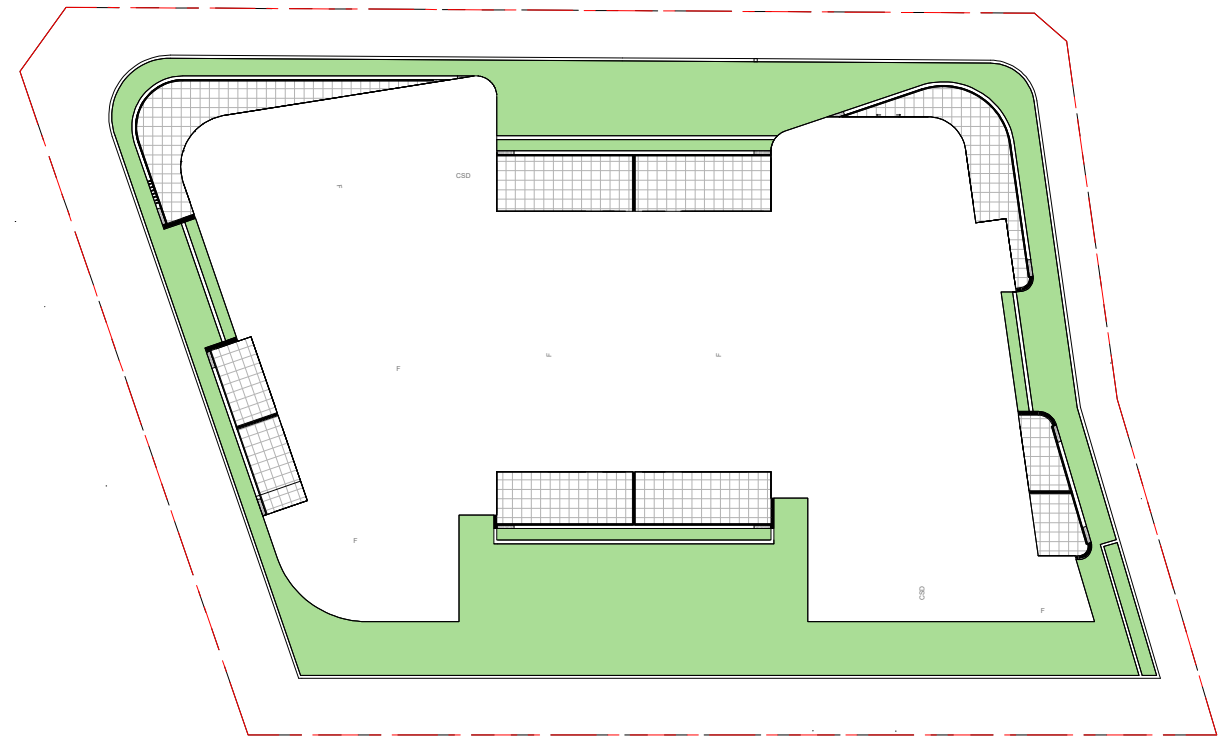
ABN 70 119 968 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



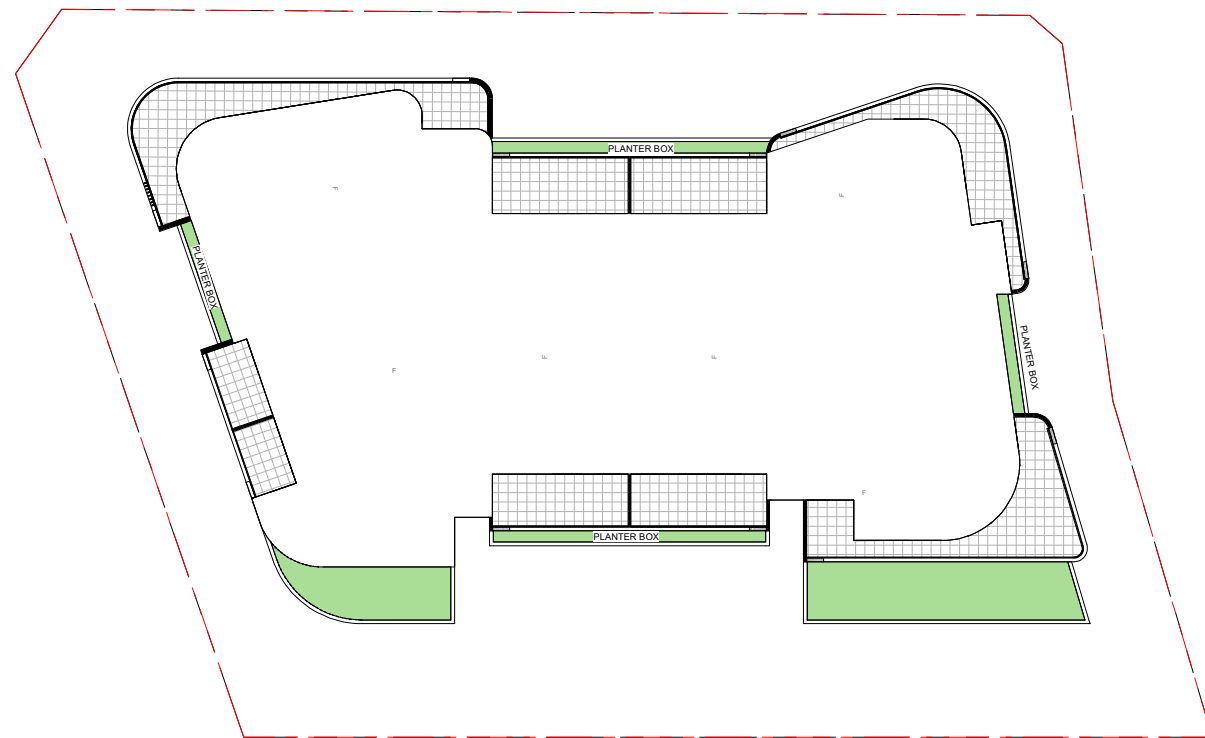
DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.



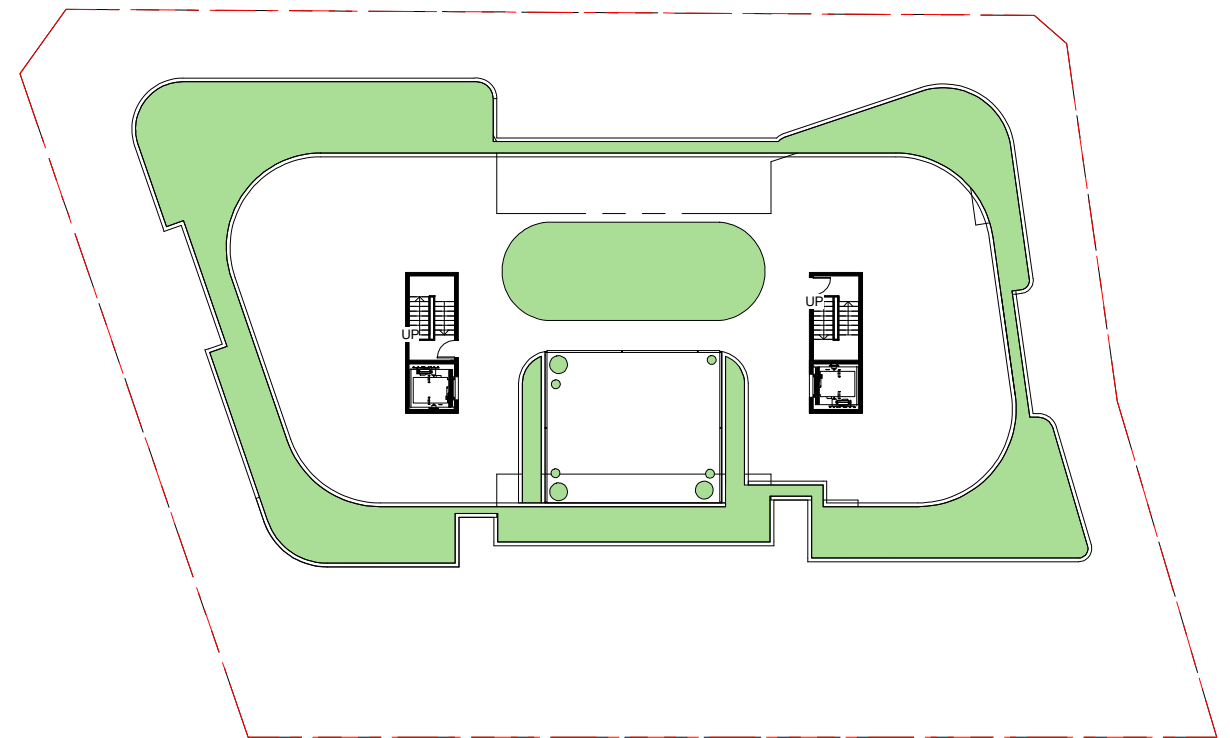
1 LANDSCAPING DIAGRAM - GF
1 : 200



2 LANDSCAPING DIAMGRAM - LEVEL 1
1 : 200



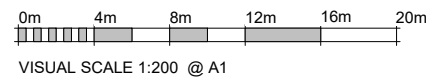
3 LANDSCAPING DIAGRAM - LEVEL 4
1 : 200



4 LANDSCAPING DIAGRAM - ROOF
1 : 200

■ SITE AREA: 2025.636m²
 LANDSCAPING AREA:
 GROUND FLOOR: 383.83m²
 LEVEL 1: 423.30m²
 LEVEL 4: 91.80m²
 ROOF: 380.80m²
 TOTAL: 1279.73 m² (63.18%)

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE

LANDSCAPING DIAGRAM

DATE
23-12-2022

SCALE @ A1
1 : 200

PROJECT NUMBER
009 / 21-22

DRAWING No.
A128

ISSUE
A

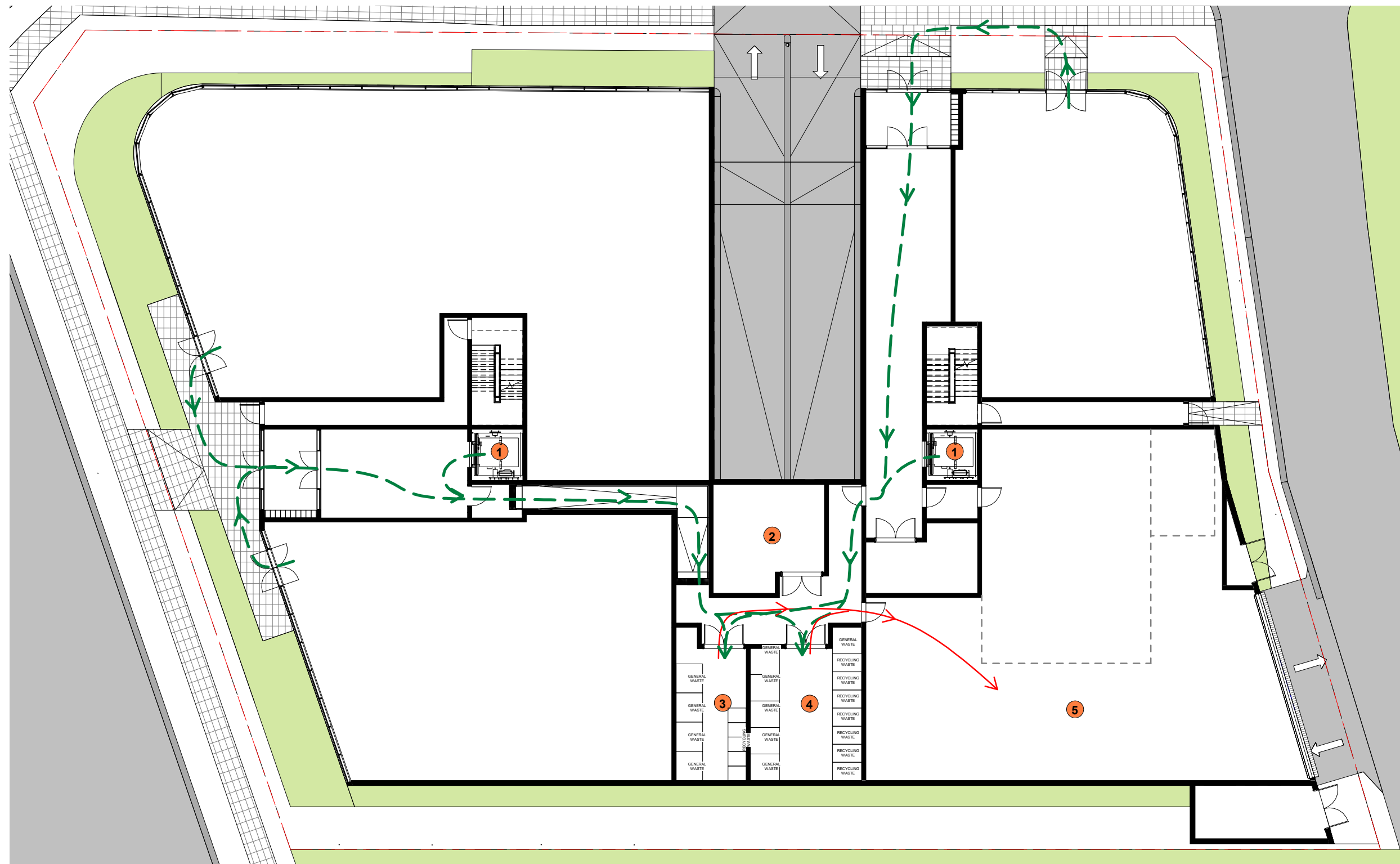
PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





1 WASTE MANAGEMENT PLAN - GF
1 : 100

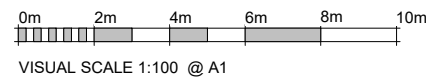
RESIDENTIAL WASTE COLLECTION TABLE:

| | |
|----------------|--|
| GENERAL BINS | 80L/Week/45 Units = 3600L/1,100 General Waste Bins = 3.27 = 4 General Waste Bins |
| RECYCLING BINS | 40L/Week/45 Units = 1800L/360 Recycle Bins = 5 = 5 Recycle Bins |

RETAIL WASTE COLLECTION TABLE:

| | |
|----------------|---|
| GENERAL BINS | 860L/Week/100m ² = 7.5 x 860 = 6450L/1,100 General Waste Bins = 5.8 = 6 General Waste Bins |
| RECYCLING BINS | 715L/Week/100m ² = 7.5 x 715 = 5363L/660 Recycle Bins = 8.15 = 9 Recycle Bins |

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

- RESIDENT ACCESS TO THE WASTE ROOM
- TRAVEL BIN DISTANCES NOT EXCEEDING 10m

- 1** LIFT
- 2** RESIDENTIAL BULKY WASTE
- 3** RESIDENTIAL WASTE ROOM
- 4** COM/RETAIL BINS ROOM
- 5** LOADING ZONE

REVISION SCHEDULE

| ISSUE | DESCRIPTION | ISSUED BY | DATE |
|-------|-------------|-----------|------------|
| A | DA SET | NF | 23-12-2022 |

CONSULTANTS

PM

NORTH POINT

CLIENT

MARK MINA

DRAWING TITLE

WASTE MANAGEMENT PLAN - GF

DATE

23-12-2022

SCALE @ A1

As indicated

PROJECT NUMBER

009 / 21-22

DRAWING No.

A129

ISSUE

A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

E : info@jsarchitects.com.au

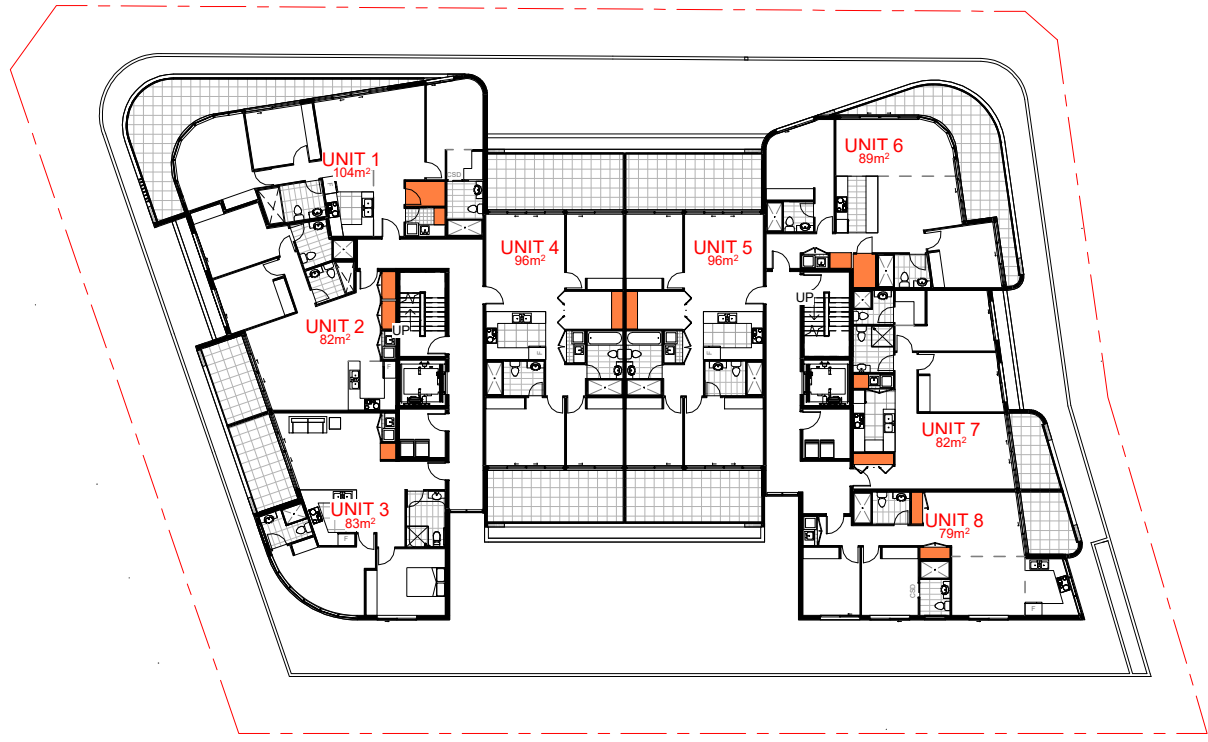
W : www.jsarchitects.com.au

ABN 70 119 946 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

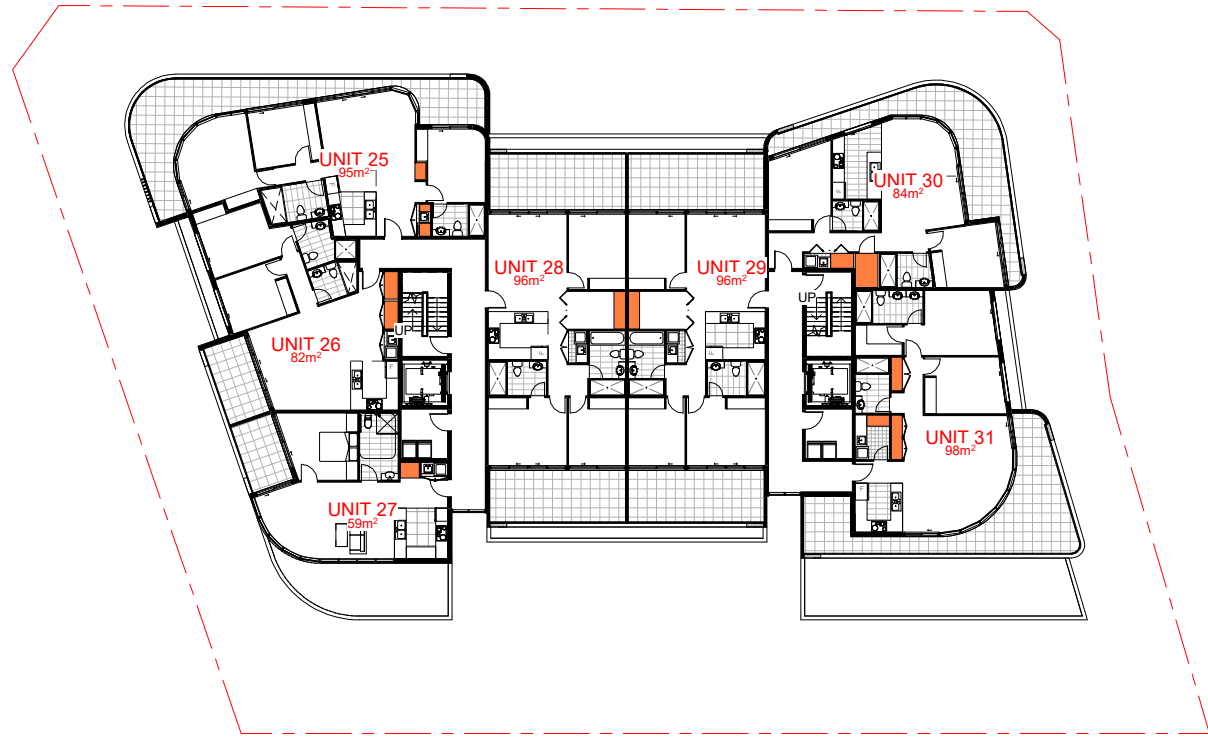


| STORAGE REQUIREMENT | |
|---------------------|------------------|
| STUDIO: | 4m ² |
| 1 BED: | 6m ² |
| 2 BED: | 8m ² |
| 3 BED: | 10m ² |

At least 50% of the required storage is to be located within the apartment



1 LEVEL 1-3 STORAGE DIAGRAM
1 : 200



2 LEVEL 4-6 STORAGE DIAGRAM
1 : 200

| Storage Schedule 01 | | | |
|---------------------|--------|---------|---------------------|
| Type Mark | Unit | Level | Volume |
| LEVEL 1 | | | |
| UNIT 1 | | | |
| ST | UNIT 1 | LEVEL 1 | 7.70 m ³ |
| ST | UNIT 1 | LEVEL 1 | 1.51 m ³ |
| | | | 9.21 m ³ |
| UNIT 2 | | | |
| ST | UNIT 2 | LEVEL 1 | 3.08 m ³ |
| ST | UNIT 2 | LEVEL 1 | 3.15 m ³ |
| | | | 6.23 m ³ |
| UNIT 3 | | | |
| ST | UNIT 3 | LEVEL 1 | 2.04 m ³ |
| | | | 2.04 m ³ |
| UNIT 4 | | | |
| ST | UNIT 4 | LEVEL 1 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 5 | | | |
| ST | UNIT 5 | LEVEL 1 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 6 | | | |
| ST | UNIT 6 | LEVEL 1 | 2.68 m ³ |
| ST | UNIT 6 | LEVEL 1 | 6.05 m ³ |
| | | | 8.73 m ³ |
| UNIT 7 | | | |
| ST | UNIT 7 | LEVEL 1 | 1.73 m ³ |
| ST | UNIT 7 | LEVEL 1 | 3.59 m ³ |
| | | | 5.32 m ³ |
| UNIT 8 | | | |
| ST | UNIT 8 | LEVEL 1 | 2.69 m ³ |
| ST | UNIT 8 | LEVEL 1 | 2.86 m ³ |
| | | | 5.54 m ³ |

| Storage Schedule 01 | | | |
|---------------------|---------|---------|---------------------|
| Type Mark | Unit | Level | Volume |
| LEVEL 2 | | | |
| UNIT 9 | | | |
| ST | UNIT 9 | LEVEL 2 | 7.70 m ³ |
| ST | UNIT 9 | LEVEL 2 | 1.51 m ³ |
| | | | 9.21 m ³ |
| UNIT 10 | | | |
| ST | UNIT 10 | LEVEL 2 | 3.08 m ³ |
| ST | UNIT 10 | LEVEL 2 | 3.15 m ³ |
| | | | 6.23 m ³ |
| UNIT 11 | | | |
| ST | UNIT 11 | LEVEL 2 | 2.04 m ³ |
| | | | 2.04 m ³ |
| UNIT 12 | | | |
| ST | UNIT 12 | LEVEL 2 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 13 | | | |
| ST | UNIT 13 | LEVEL 2 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 14 | | | |
| ST | UNIT 14 | LEVEL 2 | 2.68 m ³ |
| ST | UNIT 14 | LEVEL 2 | 6.05 m ³ |
| | | | 8.73 m ³ |
| UNIT 15 | | | |
| ST | UNIT 15 | LEVEL 2 | 1.73 m ³ |
| ST | UNIT 15 | LEVEL 2 | 3.59 m ³ |
| | | | 5.32 m ³ |
| UNIT 16 | | | |
| ST | UNIT 16 | LEVEL 2 | 2.69 m ³ |
| ST | UNIT 16 | LEVEL 2 | 2.86 m ³ |
| | | | 5.54 m ³ |

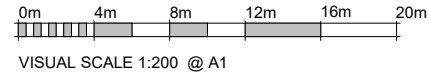
| Storage Schedule 01 | | | |
|---------------------|---------|---------|---------------------|
| Type Mark | Unit | Level | Volume |
| LEVEL 3 | | | |
| UNIT 17 | | | |
| ST | UNIT 17 | LEVEL 3 | 7.70 m ³ |
| ST | UNIT 17 | LEVEL 3 | 1.51 m ³ |
| | | | 9.21 m ³ |
| UNIT 18 | | | |
| ST | UNIT 18 | LEVEL 3 | 3.08 m ³ |
| ST | UNIT 18 | LEVEL 3 | 3.15 m ³ |
| | | | 6.23 m ³ |
| UNIT 19 | | | |
| ST | UNIT 19 | LEVEL 3 | 2.04 m ³ |
| | | | 2.04 m ³ |
| UNIT 20 | | | |
| ST | UNIT 20 | LEVEL 3 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 21 | | | |
| ST | UNIT 21 | LEVEL 3 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 22 | | | |
| ST | UNIT 22 | LEVEL 3 | 2.68 m ³ |
| ST | UNIT 22 | LEVEL 3 | 6.05 m ³ |
| | | | 8.73 m ³ |
| UNIT 23 | | | |
| ST | UNIT 23 | LEVEL 3 | 1.73 m ³ |
| ST | UNIT 23 | LEVEL 3 | 3.59 m ³ |
| | | | 5.32 m ³ |
| UNIT 24 | | | |
| ST | UNIT 24 | LEVEL 3 | 2.69 m ³ |
| ST | UNIT 24 | LEVEL 3 | 2.86 m ³ |
| | | | 5.54 m ³ |

| Storage Schedule 01 | | | |
|---------------------|---------|---------|---------------------|
| Type Mark | Unit | Level | Volume |
| LEVEL 4 | | | |
| UNIT 25 | | | |
| ST | UNIT 25 | LEVEL 4 | 0.65 m ³ |
| ST | UNIT 25 | LEVEL 4 | 0.80 m ³ |
| ST | UNIT 25 | LEVEL 4 | 1.53 m ³ |
| | | | 2.98 m ³ |
| UNIT 26 | | | |
| ST | UNIT 26 | LEVEL 4 | 3.08 m ³ |
| ST | UNIT 26 | LEVEL 4 | 3.15 m ³ |
| | | | 6.23 m ³ |
| UNIT 27 | | | |
| ST | UNIT 27 | LEVEL 4 | 2.40 m ³ |
| | | | 2.40 m ³ |
| UNIT 28 | | | |
| ST | UNIT 28 | LEVEL 4 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 29 | | | |
| ST | UNIT 29 | LEVEL 4 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 30 | | | |
| ST | UNIT 30 | LEVEL 4 | 2.73 m ³ |
| ST | UNIT 30 | LEVEL 4 | 6.05 m ³ |
| | | | 8.78 m ³ |
| UNIT 31 | | | |
| ST | UNIT 31 | LEVEL 4 | 3.02 m ³ |
| ST | UNIT 31 | LEVEL 4 | 2.02 m ³ |
| ST | UNIT 31 | LEVEL 4 | 3.98 m ³ |
| | | | 9.02 m ³ |

| Storage Schedule 01 | | | |
|---------------------|---------|---------|---------------------|
| Type Mark | Unit | Level | Volume |
| LEVEL 5 | | | |
| UNIT 32 | | | |
| ST | UNIT 32 | LEVEL 5 | 0.65 m ³ |
| ST | UNIT 32 | LEVEL 5 | 0.80 m ³ |
| ST | UNIT 32 | LEVEL 5 | 1.53 m ³ |
| | | | 2.98 m ³ |
| UNIT 33 | | | |
| ST | UNIT 33 | LEVEL 5 | 3.08 m ³ |
| ST | UNIT 33 | LEVEL 5 | 3.15 m ³ |
| | | | 6.23 m ³ |
| UNIT 34 | | | |
| ST | UNIT 34 | LEVEL 5 | 2.40 m ³ |
| | | | 2.40 m ³ |
| UNIT 35 | | | |
| ST | UNIT 35 | LEVEL 5 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 36 | | | |
| ST | UNIT 36 | LEVEL 5 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 37 | | | |
| ST | UNIT 37 | LEVEL 5 | 2.73 m ³ |
| ST | UNIT 37 | LEVEL 5 | 6.05 m ³ |
| | | | 8.78 m ³ |
| UNIT 38 | | | |
| ST | UNIT 38 | LEVEL 5 | 3.02 m ³ |
| ST | UNIT 38 | LEVEL 5 | 2.02 m ³ |
| ST | UNIT 38 | LEVEL 5 | 3.98 m ³ |
| | | | 9.02 m ³ |

| Storage Schedule 01 | | | |
|---------------------|---------|---------|---------------------|
| Type Mark | Unit | Level | Volume |
| LEVEL 6 | | | |
| UNIT 39 | | | |
| ST | UNIT 39 | LEVEL 6 | 0.65 m ³ |
| ST | UNIT 39 | LEVEL 6 | 0.80 m ³ |
| ST | UNIT 39 | LEVEL 6 | 1.53 m ³ |
| | | | 2.98 m ³ |
| UNIT 40 | | | |
| ST | UNIT 40 | LEVEL 6 | 3.08 m ³ |
| ST | UNIT 40 | LEVEL 6 | 3.15 m ³ |
| | | | 6.23 m ³ |
| UNIT 41 | | | |
| ST | UNIT 41 | LEVEL 6 | 2.40 m ³ |
| | | | 2.40 m ³ |
| UNIT 42 | | | |
| ST | UNIT 42 | LEVEL 6 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 43 | | | |
| ST | UNIT 43 | LEVEL 6 | 3.36 m ³ |
| | | | 3.36 m ³ |
| UNIT 44 | | | |
| ST | UNIT 44 | LEVEL 6 | 2.73 m ³ |
| ST | UNIT 44 | LEVEL 6 | 6.05 m ³ |
| | | | 8.78 m ³ |
| UNIT 45 | | | |
| ST | UNIT 45 | LEVEL 6 | 3.02 m ³ |
| ST | UNIT 45 | LEVEL 6 | 2.02 m ³ |
| ST | UNIT 45 | LEVEL 6 | 3.98 m ³ |
| | | | 9.02 m ³ |

| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



CONSULTANTS PM

NORTH POINT

CLIENT
MARK MINA

DRAWING TITLE
STORAGE DIAGRAMS

DATE: 23-12-2022 SCALE @ A1: 1 : 200

PROJECT NUMBER: **009 / 21-22** DRAWING No.: A138 ISSUE: **A**

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

| Storage Total | | | | |
|---------------|---------|----------|---------|----------|
| UNIT | Unit | Comments | Level | Volume |
| 3 BED | | | | |
| 3 BED | UNIT 1 | ST | | 16.26 m³ |
| 3 BED | UNIT 1 | ST | LEVEL 1 | 7.70 m³ |
| 3 BED | UNIT 1 | ST | LEVEL 1 | 1.51 m³ |
| 25.48 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 2 | ST | | 7.88 m³ |
| 2 BED | UNIT 2 | ST | LEVEL 1 | 3.08 m³ |
| 2 BED | UNIT 2 | ST | LEVEL 1 | 3.15 m³ |
| 14.11 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 3 | ST | | 9.84 m³ |
| 2 BED | UNIT 3 | ST | LEVEL 1 | 2.04 m³ |
| 11.88 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 4 | ST | | 7.88 m³ |
| 3 BED | UNIT 4 | ST | LEVEL 1 | 3.36 m³ |
| 11.24 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 5 | ST | | 7.88 m³ |
| 3 BED | UNIT 5 | ST | LEVEL 1 | 3.36 m³ |
| 11.24 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 6 | ST | | 7.94 m³ |
| 2 BED | UNIT 6 | ST | LEVEL 1 | 2.68 m³ |
| 2 BED | UNIT 6 | ST | LEVEL 1 | 6.05 m³ |
| 16.67 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 7 | ST | | 9.00 m³ |
| 2 BED | UNIT 7 | ST | LEVEL 1 | 1.73 m³ |
| 2 BED | UNIT 7 | ST | LEVEL 1 | 3.59 m³ |
| 14.32 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 8 | ST | | 9.00 m³ |
| 2 BED | UNIT 8 | ST | LEVEL 1 | 2.69 m³ |
| 2 BED | UNIT 8 | ST | LEVEL 1 | 2.86 m³ |
| 14.55 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 9 | ST | | 9.00 m³ |
| 3 BED | UNIT 9 | ST | LEVEL 2 | 7.70 m³ |
| 3 BED | UNIT 9 | ST | LEVEL 2 | 1.51 m³ |
| 18.22 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 10 | ST | | 9.00 m³ |
| 2 BED | UNIT 10 | ST | LEVEL 2 | 3.08 m³ |
| 2 BED | UNIT 10 | ST | LEVEL 2 | 3.15 m³ |
| 15.24 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 11 | ST | | 10.89 m³ |
| 2 BED | UNIT 11 | ST | LEVEL 2 | 2.04 m³ |
| 12.93 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 12 | ST | | 10.05 m³ |
| 3 BED | UNIT 12 | ST | LEVEL 2 | 3.36 m³ |
| 13.41 m³ | | | | |

| Storage Total | | | | |
|---------------|---------|----------|---------|----------|
| UNIT | Unit | Comments | Level | Volume |
| 3 BED | | | | |
| 3 BED | UNIT 13 | ST | | 10.01 m³ |
| 3 BED | UNIT 13 | ST | LEVEL 2 | 3.36 m³ |
| 13.37 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 14 | ST | | 10.04 m³ |
| 2 BED | UNIT 14 | ST | LEVEL 2 | 2.68 m³ |
| 2 BED | UNIT 14 | ST | LEVEL 2 | 6.05 m³ |
| 18.77 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 15 | ST | | 10.26 m³ |
| 2 BED | UNIT 15 | ST | LEVEL 2 | 1.73 m³ |
| 2 BED | UNIT 15 | ST | LEVEL 2 | 3.59 m³ |
| 15.58 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 16 | ST | | 10.16 m³ |
| 2 BED | UNIT 16 | ST | LEVEL 2 | 2.69 m³ |
| 2 BED | UNIT 16 | ST | LEVEL 2 | 2.86 m³ |
| 15.70 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 17 | ST | | 11.20 m³ |
| 3 BED | UNIT 17 | ST | LEVEL 3 | 7.70 m³ |
| 3 BED | UNIT 17 | ST | LEVEL 3 | 1.51 m³ |
| 20.41 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 18 | ST | | 7.88 m³ |
| 2 BED | UNIT 18 | ST | LEVEL 3 | 3.08 m³ |
| 2 BED | UNIT 18 | ST | LEVEL 3 | 3.15 m³ |
| 14.11 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 19 | ST | | 9.89 m³ |
| 2 BED | UNIT 19 | ST | LEVEL 3 | 2.04 m³ |
| 11.93 m³ | | | | |
| 1 BED | | | | |
| 1 BED | UNIT 20 | ST | | 10.05 m³ |
| 3 BED | | | | |
| 3 BED | UNIT 20 | ST | LEVEL 3 | 3.36 m³ |
| 13.41 m³ | | | | |
| 1 BED | | | | |
| 1 BED | UNIT 21 | ST | | 7.88 m³ |
| 3 BED | | | | |
| 3 BED | UNIT 21 | ST | LEVEL 3 | 3.36 m³ |
| 11.24 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 22 | ST | | 9.88 m³ |
| 2 BED | UNIT 22 | ST | LEVEL 3 | 2.68 m³ |
| 2 BED | UNIT 22 | ST | LEVEL 3 | 6.05 m³ |
| 18.60 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 23 | ST | | 16.26 m³ |
| 2 BED | UNIT 23 | ST | LEVEL 3 | 1.73 m³ |
| 2 BED | UNIT 23 | ST | LEVEL 3 | 3.59 m³ |
| 21.58 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 24 | ST | | 7.88 m³ |
| 2 BED | UNIT 24 | ST | LEVEL 3 | 2.69 m³ |

| Storage Total | | | | |
|---------------|---------|----------|---------|---------|
| UNIT | Unit | Comments | Level | Volume |
| 2 BED | | | | |
| 2 BED | UNIT 24 | ST | LEVEL 3 | 2.86 m³ |
| 13.42 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 25 | ST | | 7.88 m³ |
| 3 BED | UNIT 25 | ST | LEVEL 4 | 0.65 m³ |
| 3 BED | UNIT 25 | ST | LEVEL 4 | 0.80 m³ |
| 3 BED | UNIT 25 | ST | LEVEL 4 | 1.53 m³ |
| 10.86 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 26 | ST | LEVEL 4 | 3.08 m³ |
| 2 BED | UNIT 26 | ST | LEVEL 4 | 3.15 m³ |
| 2 BED | UNIT 26 | ST | | 7.88 m³ |
| 14.11 m³ | | | | |
| 1 BED | | | | |
| 1 BED | UNIT 27 | ST | LEVEL 4 | 2.40 m³ |
| 3 BED | | | | |
| 3 BED | UNIT 27 | ST | | 9.18 m³ |
| 11.58 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 28 | ST | LEVEL 4 | 3.36 m³ |
| 3 BED | UNIT 28 | ST | | 7.94 m³ |
| 11.30 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 29 | ST | LEVEL 4 | 3.36 m³ |
| 3 BED | UNIT 29 | ST | | 9.00 m³ |
| 12.36 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 30 | ST | LEVEL 4 | 2.73 m³ |
| 2 BED | UNIT 30 | ST | LEVEL 4 | 6.05 m³ |
| 2 BED | UNIT 30 | ST | | 9.00 m³ |
| 17.79 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 31 | ST | LEVEL 4 | 3.02 m³ |
| 2 BED | UNIT 31 | ST | LEVEL 4 | 2.02 m³ |
| 2 BED | UNIT 31 | ST | LEVEL 4 | 3.98 m³ |
| 2 BED | UNIT 31 | ST | | 9.00 m³ |
| 18.03 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 32 | ST | | 9.00 m³ |
| 3 BED | UNIT 32 | ST | LEVEL 5 | 0.65 m³ |
| 3 BED | UNIT 32 | ST | LEVEL 5 | 0.80 m³ |
| 3 BED | UNIT 32 | ST | LEVEL 5 | 1.53 m³ |
| 11.99 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 33 | ST | | 9.88 m³ |
| 2 BED | UNIT 33 | ST | LEVEL 5 | 3.08 m³ |
| 2 BED | UNIT 33 | ST | LEVEL 5 | 3.15 m³ |
| 16.11 m³ | | | | |
| 1 BED | | | | |
| 1 BED | UNIT 34 | ST | LEVEL 5 | 2.40 m³ |
| 3 BED | | | | |
| 3 BED | UNIT 34 | ST | | 9.05 m³ |
| 11.45 m³ | | | | |

| Storage Total | | | | |
|---------------|---------|----------|---------|----------|
| UNIT | Unit | Comments | Level | Volume |
| 3 BED | | | | |
| 3 BED | UNIT 35 | ST | | 10.01 m³ |
| 3 BED | UNIT 35 | ST | LEVEL 5 | 3.36 m³ |
| 13.37 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 36 | ST | | 10.04 m³ |
| 3 BED | UNIT 36 | ST | LEVEL 5 | 3.36 m³ |
| 13.40 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 37 | ST | | 10.26 m³ |
| 2 BED | UNIT 37 | ST | LEVEL 5 | 2.73 m³ |
| 2 BED | UNIT 37 | ST | LEVEL 5 | 6.05 m³ |
| 19.04 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 38 | ST | | 10.16 m³ |
| 2 BED | UNIT 38 | ST | LEVEL 5 | 3.02 m³ |
| 2 BED | UNIT 38 | ST | LEVEL 5 | 2.02 m³ |
| 2 BED | UNIT 38 | ST | LEVEL 5 | 3.98 m³ |
| 19.18 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 39 | ST | | 11.20 m³ |
| 3 BED | UNIT 39 | ST | LEVEL 6 | 0.65 m³ |
| 3 BED | UNIT 39 | ST | LEVEL 6 | 0.80 m³ |
| 3 BED | UNIT 39 | ST | LEVEL 6 | 1.53 m³ |
| 14.18 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 40 | ST | | 7.32 m³ |
| 2 BED | UNIT 40 | ST | LEVEL 6 | 3.08 m³ |
| 2 BED | UNIT 40 | ST | LEVEL 6 | 3.15 m³ |
| 13.56 m³ | | | | |
| 1 BED | | | | |
| 1 BED | UNIT 41 | ST | | 7.06 m³ |
| 1 BED | UNIT 41 | ST | LEVEL 6 | 2.40 m³ |
| 9.46 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 42 | ST | | 7.06 m³ |
| 3 BED | UNIT 42 | ST | LEVEL 6 | 3.36 m³ |
| 10.42 m³ | | | | |
| 3 BED | | | | |
| 3 BED | UNIT 43 | ST | | 8.17 m³ |
| 3 BED | UNIT 43 | ST | LEVEL 6 | 3.36 m³ |
| 11.53 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 44 | ST | | 8.35 m³ |
| 2 BED | UNIT 44 | ST | LEVEL 6 | 2.73 m³ |
| 2 BED | UNIT 44 | ST | LEVEL 6 | 6.05 m³ |
| 17.13 m³ | | | | |
| 2 BED | | | | |
| 2 BED | UNIT 45 | ST | | 9.91 m³ |
| 2 BED | UNIT 45 | ST | LEVEL 6 | 3.02 m³ |
| 2 BED | UNIT 45 | ST | LEVEL 6 | 2.02 m³ |
| 2 BED | UNIT 45 | ST | LEVEL 6 | 3.98 m³ |
| 18.93 m³ | | | | |

STORAGE REQUIREMENT

| | |
|---------|------|
| STUDIO: | 4m² |
| 1 BED: | 6m² |
| 2 BED: | 8m² |
| 3 BED: | 10m² |

At least 50% of the required storage is to be located within the apartment

| REVISION SCHEDULE | | |
|-------------------|-------------|------------|
| ISSUE | DESCRIPTION | DATE |
| A | DA SET | 23-12-2022 |



DISCLAIMER: CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT

MARK MINA

DRAWING TITLE
STORAGE CALCULATION

DATE 23-12-2022 SCALE @ A1

PROJECT NUMBER 009 / 21-22 DRAWING No. A139 ISSUE A

PROJECT

PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia
T :61 2 8814-6991 FAX: 61 2 8814-6992
M :61 412 06 06 04
E :info@jsarchitects.com.au
W :www.jsarchitects.com.au
ABN 70 119 946 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





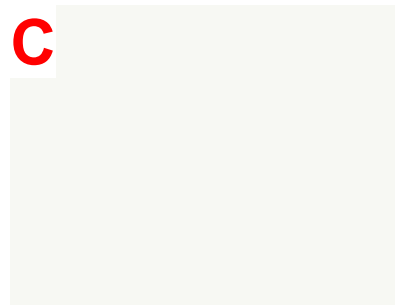
C
D
E
B
A



A
FACEBRICK AS PER SPECIFICATION



B
WHITE PAINTED BRICK WALL AS PER SPECIFICATION



C
WHITE PAINTED WALL AS PER SPECIFICATION

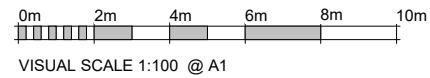


D
TIMBER CEILING AS PER SPECIFICATION



E
GLASS BALUSTRADE AS PER SPECIFICATION

| REVISION SCHEDULE | | | |
|-------------------|-------------|-----------|------------|
| ISSUE | DESCRIPTION | ISSUED BY | DATE |
| A | DA SET | NF | 23-12-2022 |



DISCLAIMER:
CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JS ARCHITECTS PTY LTD. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

CONSULTANTS

PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR - SO

CLIENT
MARK MINA

DRAWING TITLE
MATERIALS & FINISHES

DATE
23-12-2022

SCALE @ A1

PROJECT NUMBER
009 / 21-22

DRAWING No.
A143

ISSUE
A

PROJECT
PROPOSED MIXED USE BUILDING

132 VICTORIA ROAD NORTH
PARRAMATTA

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect - Szymon Ochudzawa (RAIA 6865)



132 VICTORIA ROAD, NORTH PARRAMATTA

NSW 2151

PROPOSED MIXED-USE DEVELOPMENT LANDSCAPE ARCHITECTURAL DRAWINGS

DEVELOPMENT APPLICATION

DRAWING SCHEDULE

| SHEET NO. | DRAWING NAME | STATUS | DATE |
|-----------|---|--------|------------|
| - | COVER SHEET | FINAL | 12.04.2023 |
| i | LANDSCAPE PROPOSAL - SITE CONTEXT | FINAL | 12.04.2023 |
| ii | LANDSCAPE PROPOSAL - DCP LANDSCAPING | FINAL | 12.04.2023 |
| iii / iv | LANDSCAPE PROPOSAL - VISION | FINAL | 12.04.2023 |
| LA01 | LANDSCAPE MASTER LEGEND | FINAL | 12.04.2023 |
| LA02 | LANDSCAPE PLAN - GROUND FLOOR | FINAL | 12.04.2023 |
| LA03 | LANDSCAPE PLAN - L1-L3 | FINAL | 12.04.2023 |
| LA04 | LANDSCAPE PLAN - L4 | FINAL | 12.04.2023 |
| LA05 | LANDSCAPE PLAN - L5-6 | FINAL | 12.04.2023 |
| LA06 | LANDSCAPE PLAN - ROOFTOP | FINAL | 12.04.2023 |
| LA07 | PROPOSED PALETTE SCHEDULE & MATERIALS PALETTE | FINAL | 12.04.2023 |
| LA08 | PROPOSED PLANTING SELECTIONS | FINAL | 12.04.2023 |
| LA09 | INDICATIVE LANDSCAPE SOIL VOLUME PLAN | FINAL | 12.04.2023 |
| LA10 | LANDSCAPE DETAILS - SHEET 1 | FINAL | 12.04.2023 |
| LA11 | LANDSCAPE DETAILS - SHEET 2 | FINAL | 12.04.2023 |
| LA12 | LANDSCAPE NOTES & MAINTENANCE SCHEDULE | FINAL | 12.04.2023 |



Prepared by:
NADDI Designs Pty Ltd

Landscape Architecture & Urban Planning

B. Landscape Architecture UNSW
E: hnaddi@live.com

GENERAL NOTES

1. Landscape works documentation to be read in conjunction with all associated documents and project drawings. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work.
2. This design and the drawing is protected by copyright. No part of this drawing can be copied, reproduced or published without the prior written consent.
3. The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Do not scale of drawings.

LANDSCAPE PROPOSAL / SITE CONTEXT

SUMMARY

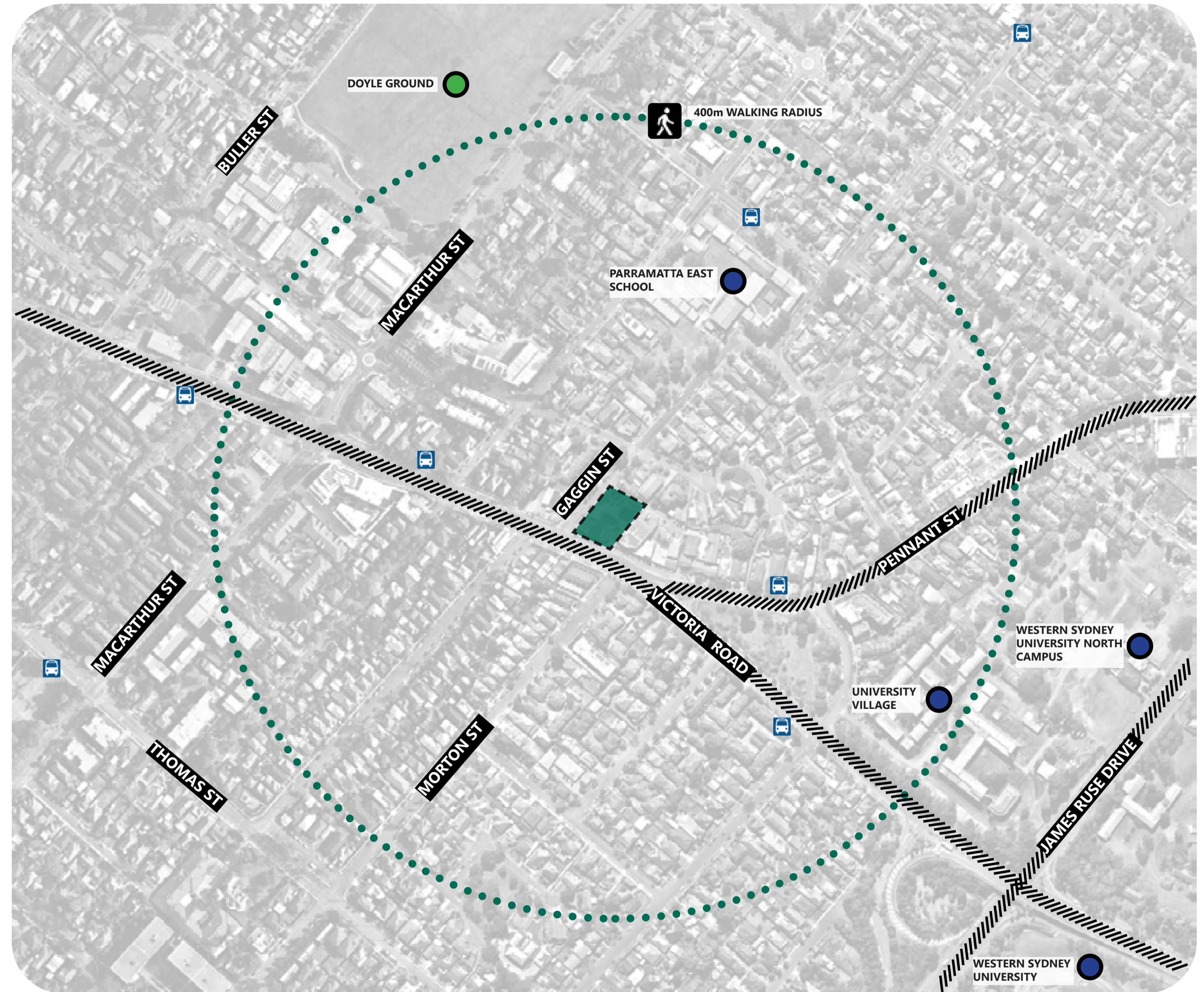
The project site is located within the North Paramatta area of the Parramatta LGA. The current property includes a hand carwash facility and an automotive mechanical servicing centre.

The surrounding sites are a mixture of medium to low density residential properties, and commercial properties. The development is walking distance to district parks, public transport, Western Sydney University campus and other recreational and community facilities.







As the LGA undergoes significant transformations with Parramatta highlighting itself as the second city of Sydney, it is key that developments such as this contribute positively to the landscape character of the area.

This development proposal includes the following Landscape features:

- Ground floor landscape treatments to boundary frontages.
- Level 1,2,3,4,5 & 6 feature balcony gardens
- Rooftop terrace communal space and gardens



KEY

- | | |
|---|---|
|  Project site |  Park reserve |
|  5 minute walking radius |  Educational institution |
|  Major road |  Bus stop |



LANDSCAPE PROPOSAL / DCP LANDSCAPING

GENERAL PRINCIPLES

- Landscaping is to be designed to integrate new development with the existing landscape character of the street and be sensitive to site attributes, existing landscape features, streetscape view and vistas.
- Landscaping is to enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements.
- Landscaping should provide shade in summer without reducing solar access in winter
- Deep soil zones should adjoin the deep soil zones of neighbouring properties where practicable so as to provide for a contiguous area of deep soil and vegetation.
- Landscaped areas should be designed to require minimal maintenance

PLANTING STRATEGY

- Indigenous species, especially low water consumption plants, should be used in preference to exotic species, reflecting the vegetation communities of the locality.
- Trees should be planted at the front and rear of properties to encourage tree canopy to soften the built environment and to encourage the continuity of the landscape pattern



PROPOSED LANDSCAPE OBJECTIVES

A number of key objectives for the development's landscape have been proposed, and these will be carried out further in the detail stages of this development proposal. These objectives are:

1. Provide an attractive public domain frontage using quality landscape elements consistent with the vision for the surrounding precinct.
2. Provide clear and attractive building entries using feature landscape treatments.
3. Maximise communal landscape opportunities through use of podium and green roofspaces.
4. Provide a variation of communal spaces suitable for different activities.
5. Utilise private balconies for integrated planter boxes that provide smaller garden opportunities for residents whilst 'greening' the building façade.
6. Utilise native planting as much as possible.
7. Plant species that are tolerant of the particular conditions that the site and building presents (shade, full sun, high wind, shallow soil etc.) to ensure its ongoing visual amenity and minimise maintenance and irrigation requirements.



LANDSCAPE PROPOSAL / VISION

DESIGN STATEMENT

The vision for 132 Victoria Road, seeks to deliver a range of landscape opportunities and enhance the development's synergy with its current and future context.

The planting selection has considered areas of the subject site including the street frontage, western, eastern and northern landscapes, areas of shade and the rooftop terrace for best practice in design. The consideration of planting forms, types and sizes as well as materiality complement the functionality of spaces throughout the development to enhance outcomes.

The final landscape character of the site will further accentuate the unique architectural forms, unlock unique opportunities and experience for users, and create an attractive outcome to the area and the street front.

LANDSCAPE SPECIFICS

Tree Retention and Removal

The development site is devoid of tree vegetation and will not result in the destruction of any significant trees.

Planting

Planting has been selected to best respond to the local climatic conditions and to provide ecological and aesthetic value to the area whilst minimising maintenance requirements. Most of the planting within the development is within podium/balcony planting and will contribute to softening the development's structure. Planting will contain an appropriate mix of canopy trees, shrubs and groundcovers. Tree planting will provide summer shade and allow winter sun entry. The use of deciduous trees on the rooftop will provide control of local microclimate and improve solar access.

Hard Materials

Paving materials have been selected for aesthetic value, durability and ease of maintenance.

Furniture and Fixtures

Benches, tables, seating, BBQs and other furniture elements will be selected for their durability, ease of maintenance, ergonomics and aesthetic appeal.

Water Collection and Irrigation

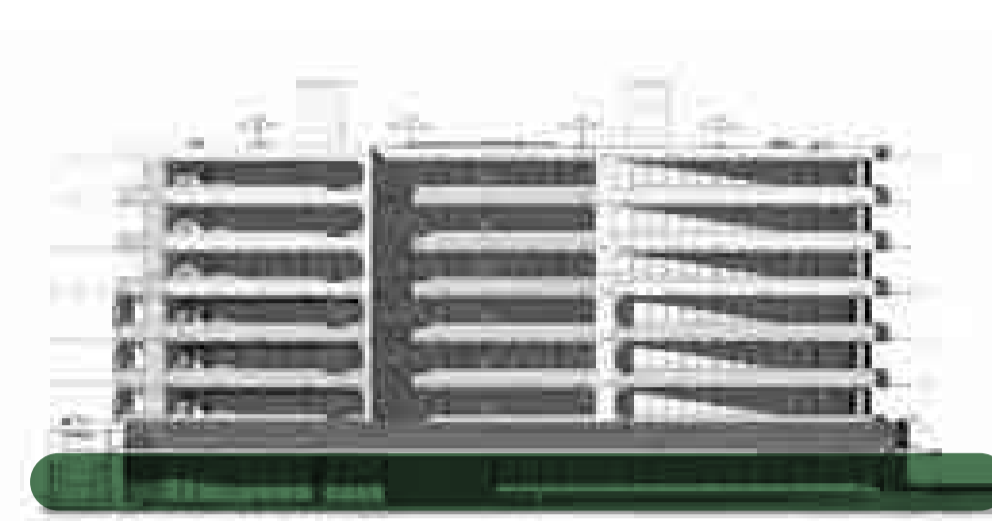
The development will collect all run-off for storage and treatment before release into the local stormwater network. Collected stormwater will provide water for irrigation systems covering all areas of roof and podium planting.

LANDSCAPED ZONES

GROUND FLOOR

The ground floor landscaped areas will be planted with shade tree plantings where deep soil zones allow, and include a unique layered mix of groundcover and feature planting palette across all frontages to provide a lush and welcoming feel to the development.

Suitable tree species will be selected to provide shade coverage and vertical relief to soften the built form.



Enhancing the street identity to the development

OPPORTUNITIES



Creating a welcoming arrival experience and naturally softening the development

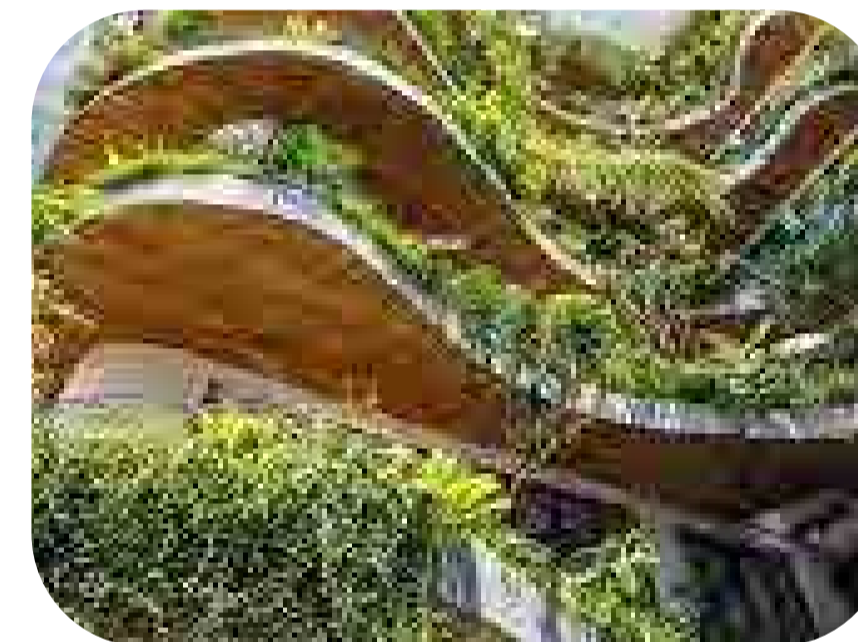
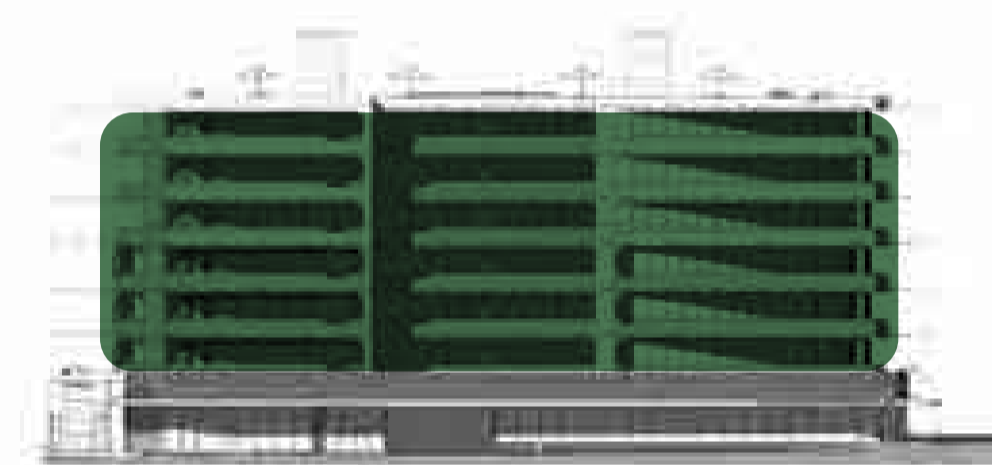


Creating layered, low water usage and robust planted beds

LEVEL 1-6

At the core of the development, various planting opportunities across the levels are made possible with podium balcony treatments. These will enable planting to further 'green' the façade of the building whilst providing feature gardens viewable from internal spaces.

Planting that can cope with the exposed conditions, require minimal watering, as well as provide a variety of interesting forms including cascading greenery and layering, will be specified.



Complementing the unique forms of the proposed architecture



Introducing hardy and aesthetic planting strategies into podiums



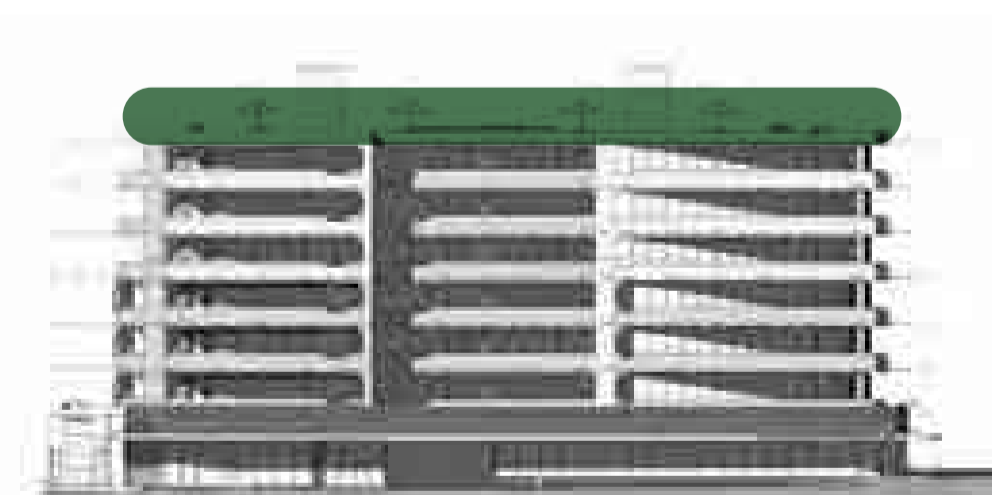
Identifying opportunities for cascading and visually interesting vegetated effects

ROOFTOP

The rooftop will provide residents and users with stunning panoramic views across the Parramatta skyline. For this reason it will be a highly attractive communal space for users seeking to soak up some sun, socialise, exercise and relax.

Fixed and flexible furniture tables and chairs will enable a variety of seating and gathering opportunities, and positioning of fixed units will aim to maximise views. There will be robust shade umbrellas as well as a communal outdoor kitchen and BBQ area with electric BBQ, sinks and running water to complement the space.

A small interactive playspace will be integrated to enhance amenity. The playspace is bordered by planting and fencing to provide a sense of containment and safety as well as seating opportunities for parents and carers.



Enhancing amenity and function on the rooftop terrace





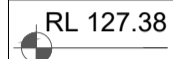
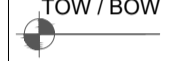


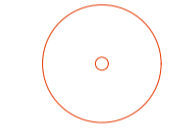
Consideration of views and a variety of seating and gathering opportunities




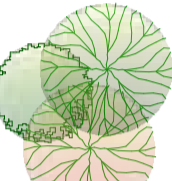
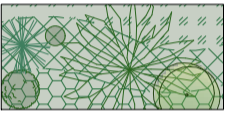
Incorporating best practice in design within rooftop playspace

MASTER LEGEND

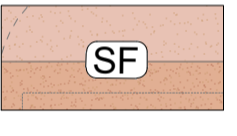
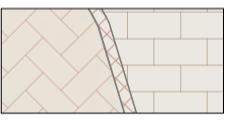


SITE

-  Site Boundary
-  Existing site contours
-  Proposed spot height level
-  Proposed top and bottom of wall levels
-  Proposed stormwater infrastructure
Pits, connections and lines. Refer to Engineers for details
-  Existing tree to be retained
Existing tree/s to be retained and protected in accordance with AS4970-2009. Refer to Details.
-  Existing tree/shrub to be removed
Existing tree/s to be retained and protected in accordance with AS4970-2009. Refer to Details.

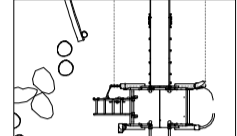

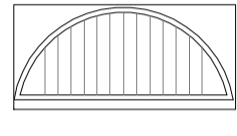
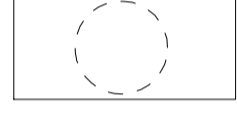



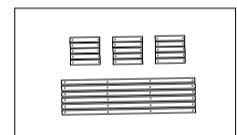
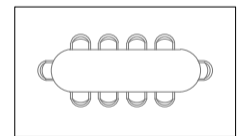
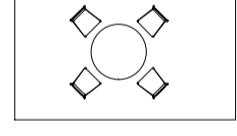
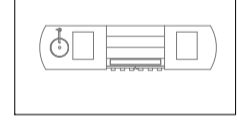

SOFTSCAPING

-  Proposed turfed areas
Proposed min.50mm depth turf underlay. Lightly compacted to minimise voids and depressions. Turf: Buffalo "Sapphire" turf. Lightly rolled to minimise voids and depressions. Refer to Details.
 -  Proposed tree planting
Includes excavation for tree pit, mulching and staking. Refer to Planting Schedule for species.
 -  Proposed areas of mass planting
Refer to Planting Schedule for species selection. Mulch areas of planting with min.100mm depth forest fines mulch. Refer to Details.
- Provide drip irrigation to all planted areas in accordance with AS3500 and Sydney Water*

HARDSCAPING

-  Proposed wetpour safety rubber surfacing
For play equipment surrounds and scooter tracks as proposed. Depth of rubber underlay and type to be installed to suit free height of fall of play equipment as stipulated by the manufacturer. Includes crusher dust, compacted subgrade and levelling as required.
-  Proposed paved surfaces
Pavers to be flush with adjacent surfaces. Includes non-slip durable paver units, blinding layer and grouting as required.
-  Proposed synthetic turf surfacing
35mm pile natural-look synthetic turf surface. Includes pinning, rubber softfall underlay, crusher dust and grading as required.
-  Proposed podium planter
Refer to Architects. Includes reinforced raised podium planter walling, finished with cement render and paint sealer. Includes drainage outlets, irrigation and waterproofing to inside and base as required.

FURNITURE AND FIXTURES

-  Proposed Play equipment
Installed to Manufacturer's specifications. Refer to Details for indicative play equipment types - or similar equivalent.
-  Proposed Play area fencing
Installed to Manufacturer's specifications. 1200mm high steel slat fence. Steel hollow tube galvanised and powercoated black. Includes self-closing gate with latch.
-  Arbour shade structure
Steel outdoor arbour structure installed to position shown. Includes wire trellis system to enable climbing plants succession.
-  Outdoor umbrella unit
Proposed and fixed within picnic setting units. Natural-look coloured fabric. Refer to Plan for picnic setting locations.
-  Bench Seat unit
1800mm long with back and arm rests. Natural-look ecowood slats with galvanised frame.
-  Standard picnic setting unit
Includes 1 x table, 2 x benches. 2200mm long table, 1800mm long benches. Natural-look ecowood slats with galvanised frame.
-  Accessible picnic setting unit
Includes 1 x table, 2 x benches. 2200mm long table, 1800mm long bench + 1200mm long bench. Natural-look ecowood slats with galvanised frame.
-  Bar stool and raised table unit
Includes 3 x stools, 1 x raised bar table per unit. Natural-look ecowood slats with galvanised frame.
-  Communal table setting unit
Includes movable 3500mm long table with 10 x seats. Aluminum frame and units.
-  Cafe style seating settings
Includes 4 x movable seats and 1 cafe style table. Aluminum frame and units.
-  Barbeque unit
Includes double barbeque with weather-proof cover and integrated sink and storage.
-  Large format planter pot
1000mm dia. includes drainage outlets, topsoil and planting as shown.



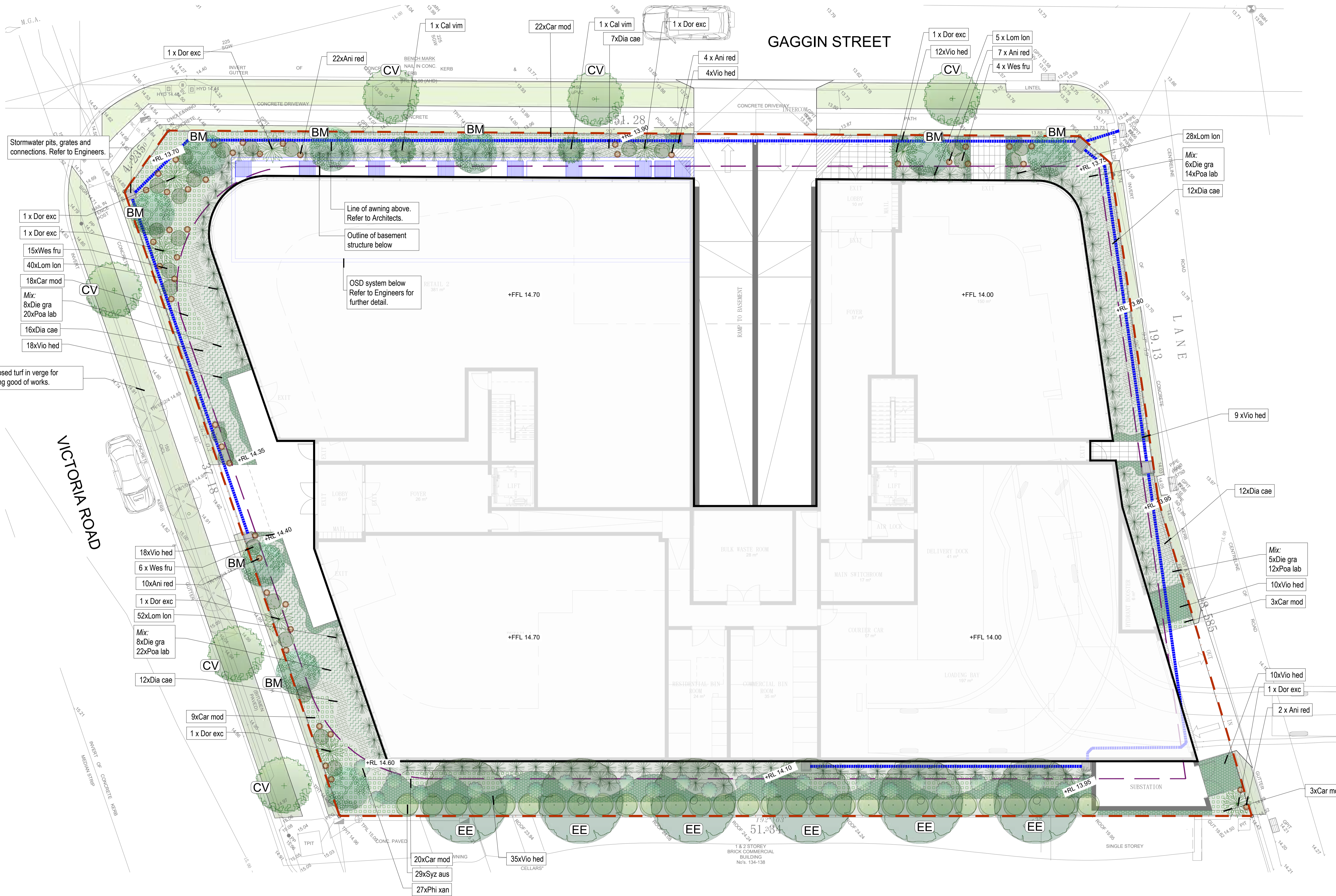
Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

| Issue: | Date: | Description: | Designed: | Date: | Architects: | Local Municipality: | Drawing Status: | Project Site: | Plan No: |
|--------|------------|-----------------------------|------------------|----------|-----------------------|---------------------|-----------------|---|----------|
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | JS Architects Pty Ltd | | FINAL | PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | LA01 |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | | | |
| | | | Design Approved: | Date: | | | AN | 12.04.23 | N/A |



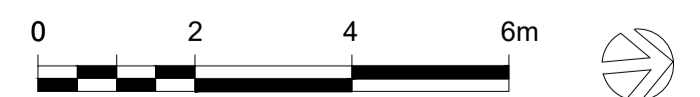
DIAL 1100 BEFORE YOU DIG

NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.



Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

| Issue: | Date: | Description: |
|--------|------------|-----------------------------|
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION |



NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.

| Designed: | Date: |
|------------------|----------|
| HN | 12.04.23 |
| Drawn: | Date: |
| HN | 12.04.23 |
| Design Approved: | Date: |
| AN | 12.04.23 |

Architects:
JS Architects Pty Ltd
Local Municipality:

Drawing Status:
FINAL

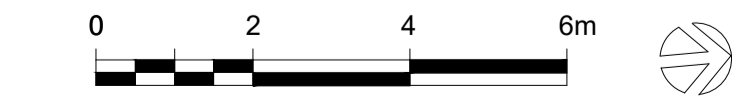
Scale:
1:100 at A1

| Project Site: | Plan No.: |
|--|-----------|
| PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | LA02 |
| Drawing Title: | Revision: |
| LANDSCAPE PLAN - GROUND FLOOR | B |



Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

| Issue: | Date: | Description: |
|--------|------------|-----------------------------|
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION |



NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.

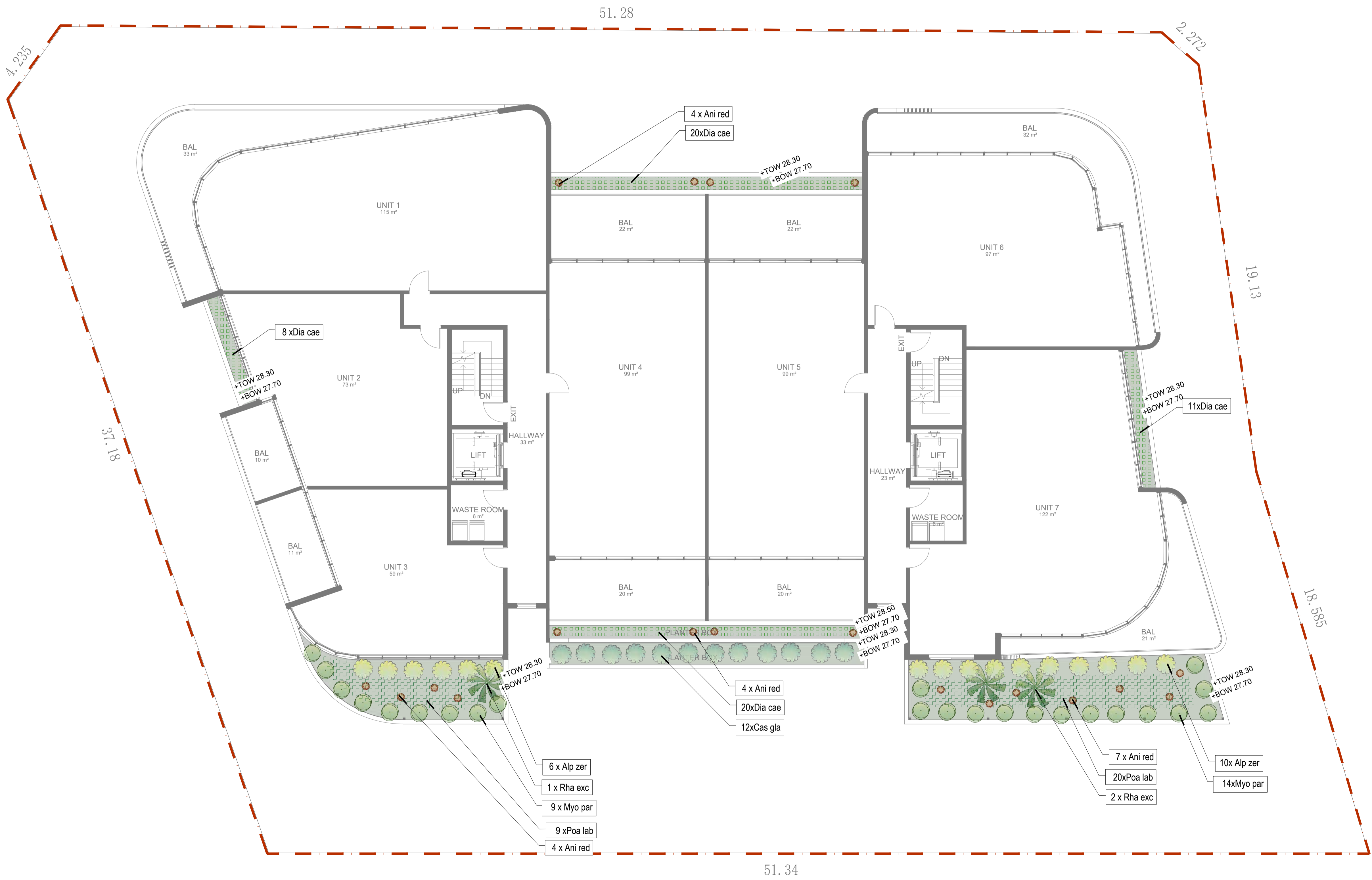
| Designed: | Date: |
|------------------|----------|
| HN | 12.04.23 |
| Drawn: | Date: |
| HN | 12.04.23 |
| Design Approved: | Date: |
| AN | 12.04.23 |

Architects:
JS Architects Pty Ltd
Local Municipality:

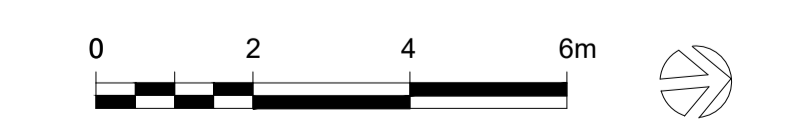
Drawing Status:
FINAL
Scale:
1:100 at A1

Project Site:
PROPOSED MULTI-USE DEVELOPMENT
132 VICTORIA ROAD, NORTH PARRAMATTA NSW
Drawing Title:
LANDSCAPE PLAN - L1-L3

Plan No:
LA03
Revision:
B



| Issue: | Date: | Description: |
|--------|------------|-----------------------------|
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION |



NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.

| Designed: | Date: |
|------------------|----------|
| HN | 12.04.23 |
| Drawn: | Date: |
| HN | 12.04.23 |
| Design Approved: | Date: |
| AN | 12.04.23 |

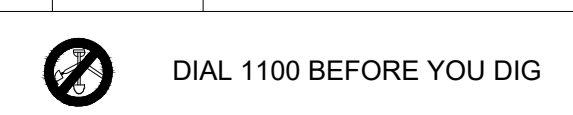
Architects: **JS Architects Pty Ltd**
 Local Municipality:

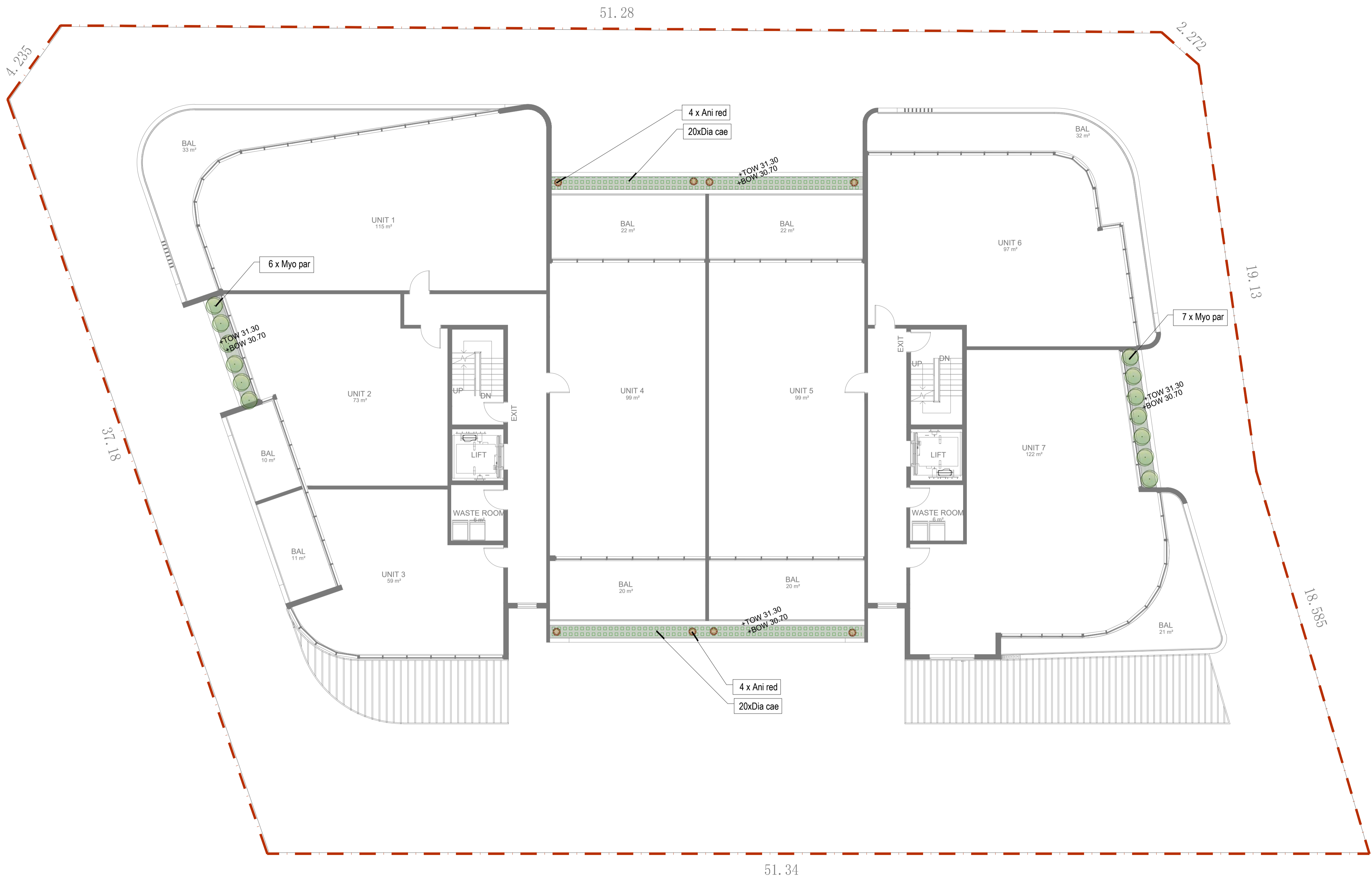
Drawing Status: **FINAL**
 Scale: **1:100 at A1**

Project Site: **PROPOSED MULTI-USE DEVELOPMENT**
 132 VICTORIA ROAD, NORTH PARRAMATTA NSW
 Drawing Title: **LANDSCAPE PLAN - L4**

Plan No: **LA04**
 Revision: **B**

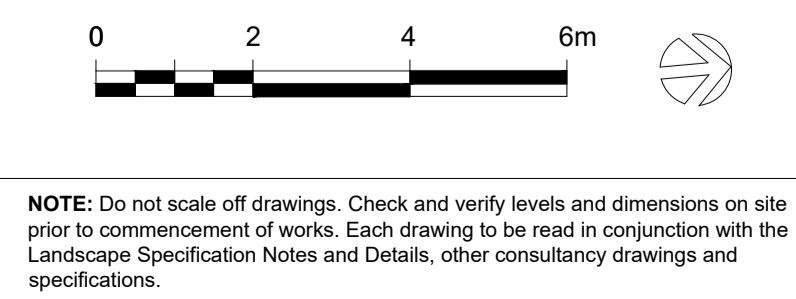
Prepared by:
 NADDI Designs Pty Ltd
 Landscape Architecture & Urban Planning
 B. Landscape Architecture UNSW
 Email: hnaddi@live.com





Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

| Issue: | Date: | Description: |
|--------|------------|-----------------------------|
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION |



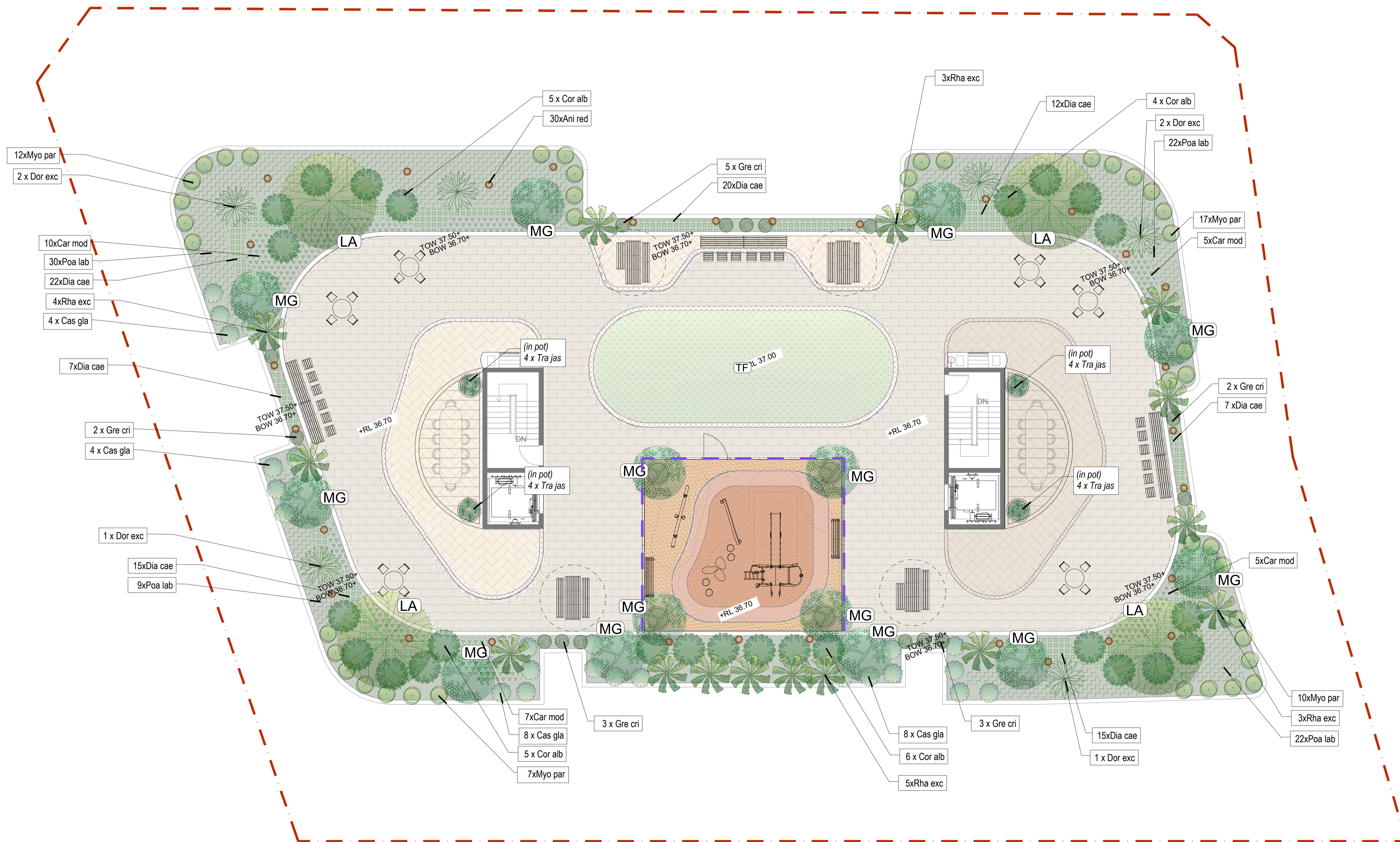
| Designed: | Date: |
|------------------|----------|
| HN | 12.04.23 |
| Drawn: | Date: |
| HN | 12.04.23 |
| Design Approved: | Date: |
| AN | 12.04.23 |

Architects:
JS Architects Pty Ltd
Local Municipality:

| Drawing Status: |
|--------------------|
| FINAL |
| Scale: |
| 1:100 at A1 |

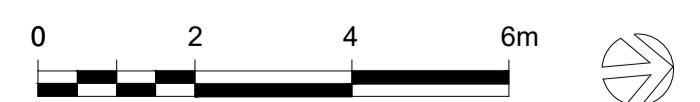
| Project Site: |
|--|
| PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW |
| Drawing Title: |
| LANDSCAPE PLAN - L5-6 |

| Plan No: |
|-------------|
| LA05 |
| Revision: |
| B |



Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

| Issue: | Date: | Description: |
|--------|------------|-----------------------------|
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION |



NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.

| Designed: | Date: |
|------------------|----------|
| HN | 12.04.23 |
| Drawn: | Date: |
| HN | 12.04.23 |
| Design Approved: | Date: |
| AN | 12.04.23 |

Architects:
JS Architects Pty Ltd

Local Municipality:

Drawing Status:
FINAL

Scale:
1:100 at A1

| Project Site: | Plan No.: |
|--|-----------|
| PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | LA06 |
| Drawing Title: | Revision: |
| LANDSCAPE PLAN - ROOFTOP | B |

PROPOSED VEGETATION PALETTE / PLANTING SCHEDULES

GROUND LEVEL PLANTING

| CODE | BOTANICAL NAME | COMMON NAME | Indicative mature height (metre) | Indicative mature width (metre) | Indigenous Species (Yes/No) | Pot Sizes | Quantity |
|------------------------------------|---------------------------------------|----------------------|----------------------------------|---------------------------------|-----------------------------|-----------|----------|
| STREET TREES | | | | | | | |
| CV | <i>Callistemon viminalis</i> | Weeping Bottlebrush | 7m | 4m | Y | 75L | 6 |
| TREES | | | | | | | |
| EE | <i>Elaeocarpus reticulatus</i> | Blueberry Ash | 25m | 5m | Y | 100L | 6 |
| BM | <i>Banksia marginata</i> | Honeysuckle Banksia | 6m | 3m | Y | 75L | 8 |
| SHRUBS & FEATURE PLANTS | | | | | | | |
| Syz aus | <i>Syzygium australe</i> 'Resilience' | Lilly Pilly | 3m | 2m | Y | 200mm | 29 |
| Phi xan | <i>Philodendron Xanadu</i> | Xanadu | 1m | 1m | N | 200mm | 27 |
| Cal vim | <i>Callistemon viminalis</i> Slim | Callistemon Slim | 2.5m | 2.5m | Y | 200mm | 2 |
| Dor exc | <i>Doryanthes excelsa</i> | Gynea Lily | 3m | 2.5m | Y | 200mm | 8 |
| Ani red | <i>Anigozanthos</i> 'Big Red' | Kangaroo Paw | 1m | 0.5m | Y | 200mm | 45 |
| Wes fru | <i>Westringia fruticosa</i> | Coastal Rosemary | 1.5m | 1.5m | Y | 150mm | 25 |
| GROUNDCOVERS & GRASSES | | | | | | | |
| Lom lon | <i>Lomandra longifolia</i> | Tanika Mat Rush | 1m | 0.6m | Y | 150mm | 125 |
| Car mod | <i>Carpobrotus modestus</i> | Native Pig Face | 0.2m | 0.2m | Y | 150mm | 75 |
| Die gra | <i>Dietes grandiflora</i> | Wild iris | 1m | 0.6m | N | 150mm | 27 |
| Poa lab | <i>Poa labillardieri</i> 'Eskdale' | Tussock Grass | 1m | 0.6m | Y | 150mm | 68 |
| Dia cae | <i>Dianella caerulea</i> | Blue Flax Lily | 0.8m | 0.5m | Y | 150mm | 59 |
| Vio hed | <i>Viola hederacea</i> | Native Violet | 0.2m | 0.5m | Y | 150mm | 116 |
| TURF | | | | | | | |
| TF | <i>Buffalo</i> 'Sir Walter' | Buffalo 'Sir Walter' | N/A | N/A | N/A | ROLL | N/A |

LEVEL 1-6 PLANTING

| CODE | BOTANICAL NAME | COMMON NAME | Indicative mature height (metre) | Indicative mature width (metre) | Indigenous Species (Yes/No) | Pot Sizes | Quantity |
|------------------------------------|------------------------------------|--------------------------|----------------------------------|---------------------------------|-----------------------------|-----------|----------|
| SHRUBS & FEATURE PLANTS | | | | | | | |
| Cor alb | <i>Correa alba</i> | White Correa | 1.5m | 1m | Y | 200mm | 22 |
| Rha exc | <i>Rhapis excelsa</i> | Lady Palm | 3m | 2m | N | 200mm | 11 |
| Dor exc | <i>Doryanthes excelsa</i> | Gynea Lily | 3m | 2.5m | Y | 200mm | 12 |
| Ani red | <i>Anigozanthos</i> 'Big Red' | Kangaroo Paw | 1m | 0.5m | Y | 200mm | 64 |
| Alp zer | <i>Alpinia zerumbet</i> | Variiegated Shell Ginger | 0.6m | 0.5m | Y | 150mm | 76 |
| GROUNDCOVERS & GRASSES | | | | | | | |
| Dia cae | <i>Dianella caerulea</i> | Blue Flax Lily | 0.8m | 0.5m | Y | 150mm | 169 |
| Poa lab | <i>Poa labillardieri</i> 'Eskdale' | Tussock Grass | 1m | 0.6m | Y | 150mm | 75 |
| Cas gla | <i>Casuarina glauca</i> | Cousin Itt plant | 0.5m | 1m | Y | 150mm | 36 |
| Car mod | <i>Carpobrotus modestus</i> | Native Pig Face | 0.2m | 0.2m | Y | 150mm | 54 |
| Myo par | <i>Myoporum parvifolium</i> | Creeping Boobialla | 2m | 1m | Y | 150mm | 91 |

ROOFTOP LEVEL PLANTING

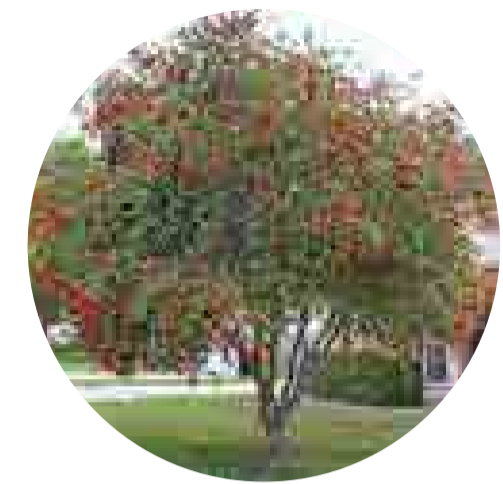
| CODE | BOTANICAL NAME | COMMON NAME | Indicative mature height (metre) | Indicative mature width (metre) | Indigenous Species (Yes/No) | Pot Sizes | Quantity |
|---|--|---------------------|----------------------------------|---------------------------------|-----------------------------|-----------|----------|
| TREES | | | | | | | |
| LA | <i>Lagerstroemia archeriana</i> | Native Crepe Myrtle | 7m | 4m | Y | 75L | 4 |
| MG | <i>Magnolia Little Gem</i> | Magnolia | 4m | 2.5m | N | 75L | 14 |
| SHRUBS & FEATURE PLANTS | | | | | | | |
| Cor alb | <i>Correa alba</i> | White Correa | 1.5m | 1m | Y | 200mm | 20 |
| Rha exc | <i>Rhapis excelsa</i> | Lady Palm | 3m | 2m | N | 200mm | 15 |
| Dor exc | <i>Doryanthes excelsa</i> | Gynea Lily | 3m | 2.5m | Y | 200mm | 4 |
| Ani red | <i>Anigozanthos</i> 'Big Red' | Kangaroo Paw | 1m | 0.5m | Y | 200mm | 30 |
| GROUNDCOVERS, CLIMBERS & GRASSES | | | | | | | |
| Tra jas | <i>Trachelospermum jasminoides</i> | Star Jasmine | 3m | 1m | N | 150mm | 16 |
| Dia cae | <i>Dianella caerulea</i> | Blue Flax Lily | 0.8m | 0.5m | Y | 150mm | 98 |
| Poa lab | <i>Poa labillardieri</i> 'Eskdale' | Tussock Grass | 1m | 0.6m | Y | 150mm | 83 |
| Cas gla | <i>Casuarina glauca</i> | Cousin Itt plant | 0.5m | 1m | Y | 150mm | 24 |
| Gre cri | <i>Grevillea crithmifolia</i> 'Little crith' | Little Crith | 1m | 1m | Y | 150mm | 15 |
| Car mod | <i>Carpobrotus modestus</i> | Native Pig Face | 0.2m | 0.2m | Y | 150mm | 27 |
| Myo par | <i>Myoporum parvifolium</i> | Creeping Boobialla | 2m | 1m | Y | 150mm | 46 |



Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

| | | | | | | | | |
|--|------------|-----------------------------|------------------|----------|--|--|---|--------------------------|
| Issue: | Date: | Description: | Designed: | Date: | Architects: JS Architects Pty Ltd Local Municipality: | Drawing Status: FINAL | Project Site: PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | Plan No.: LA07 |
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | | |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | | |
| | | | Design Approved: | Date: | Scale: N/A | Drawing Title: PROPOSED PALETTE SCHEDULE | Revision: B | |
| <small>NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.</small> | | | AN | 12.04.23 | | | | |

STREET TREES



Callistemon viminalis

TREES



Elaeocarpus reticulatus



Banksia marginata



Lagerstroemia archeriana



Magnolia Little Gem

SHRUBS & FEATURE PLANTS



Doryanthes palmeri



Correa alba



Rhaps excelsa



Syzygium australe



Philodendron Xanadu



Alpinia zerumbet

GROUNDCOVER, GRASSES & CASCADING PLANTS



Lomandra longifolia



Carpobrotus modestus



Dianella Tasmanica



Dietes grandiflora



Myoporum parvifolium



Dianella caerulea



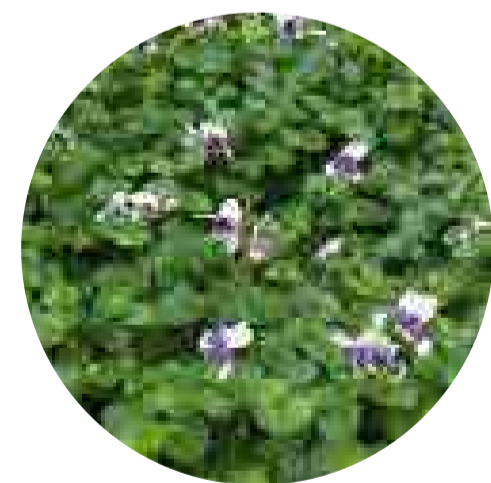
Grevillea crithmifolia



Casuarina glauca



Poa Labillardieri



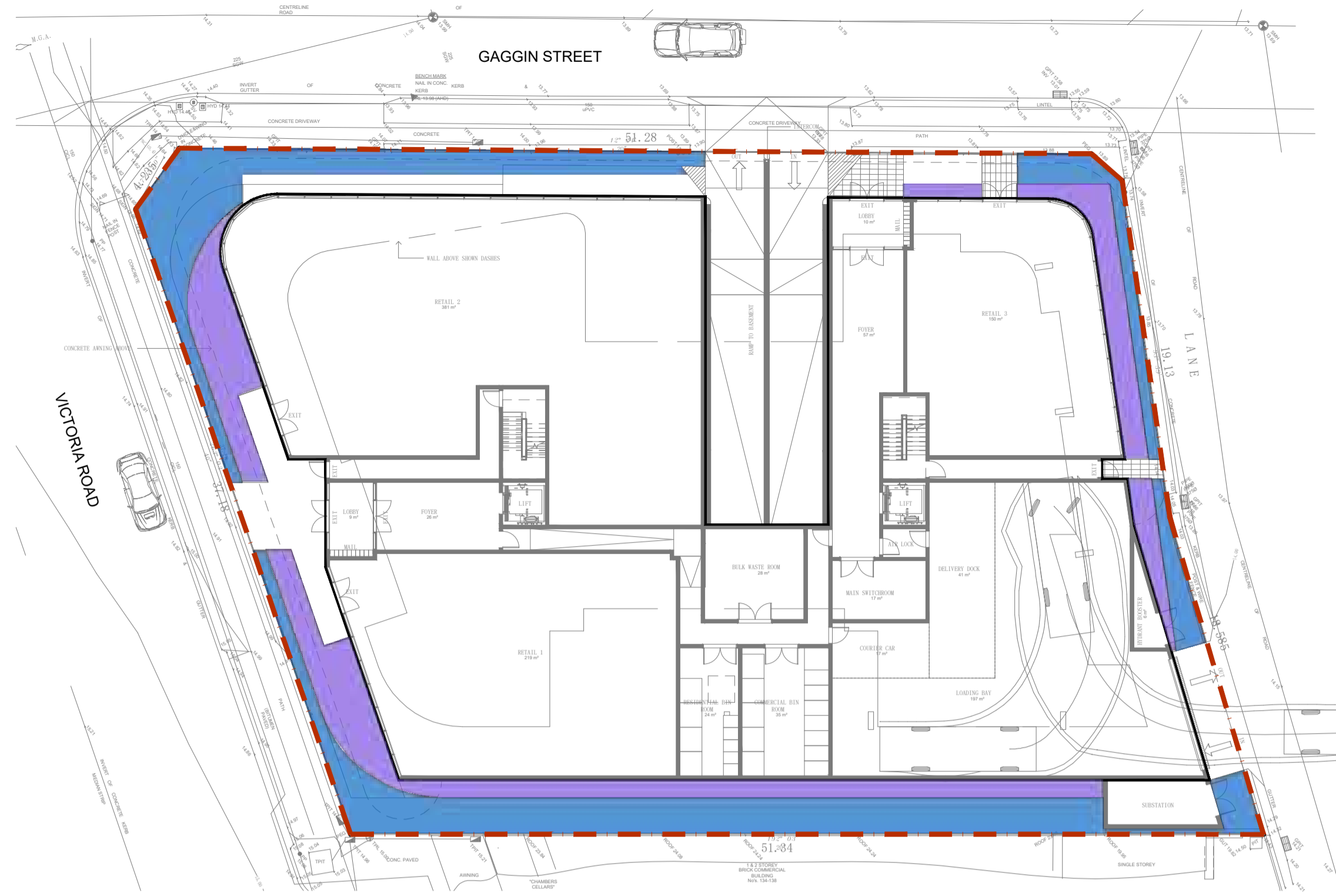
Viola hederacea



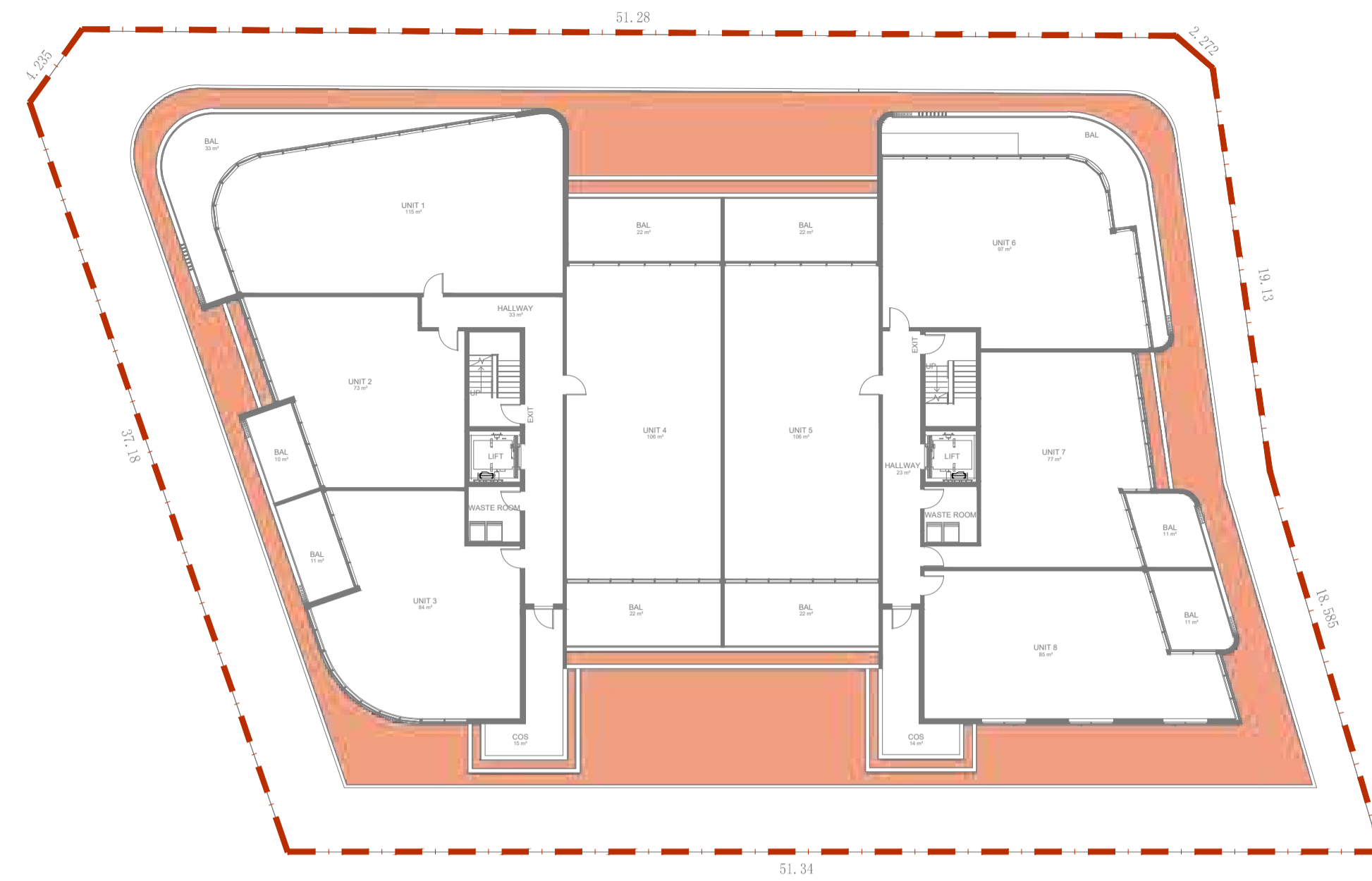
Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

| | | | | | | | | | |
|---|------------|-----------------------------|------------------|----------|---|---------------------|------------------------------|--|----------------|
| Issue: | Date: | Description: | Designed: | Date: | Architects: JS Architects Pty Ltd | Local Municipality: | Drawing Status: | Project Site: | Plan No.: |
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | FINAL | PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | LA08 |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | Scale: N/A | | Revision: B |
| DIAL 1100 BEFORE YOU DIG | | | Design Approved: | Date: | Drawing Title: | | PROPOSED PLANTING SELECTIONS | | |
| NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications. | | | AN | 12.04.23 | | | | | |

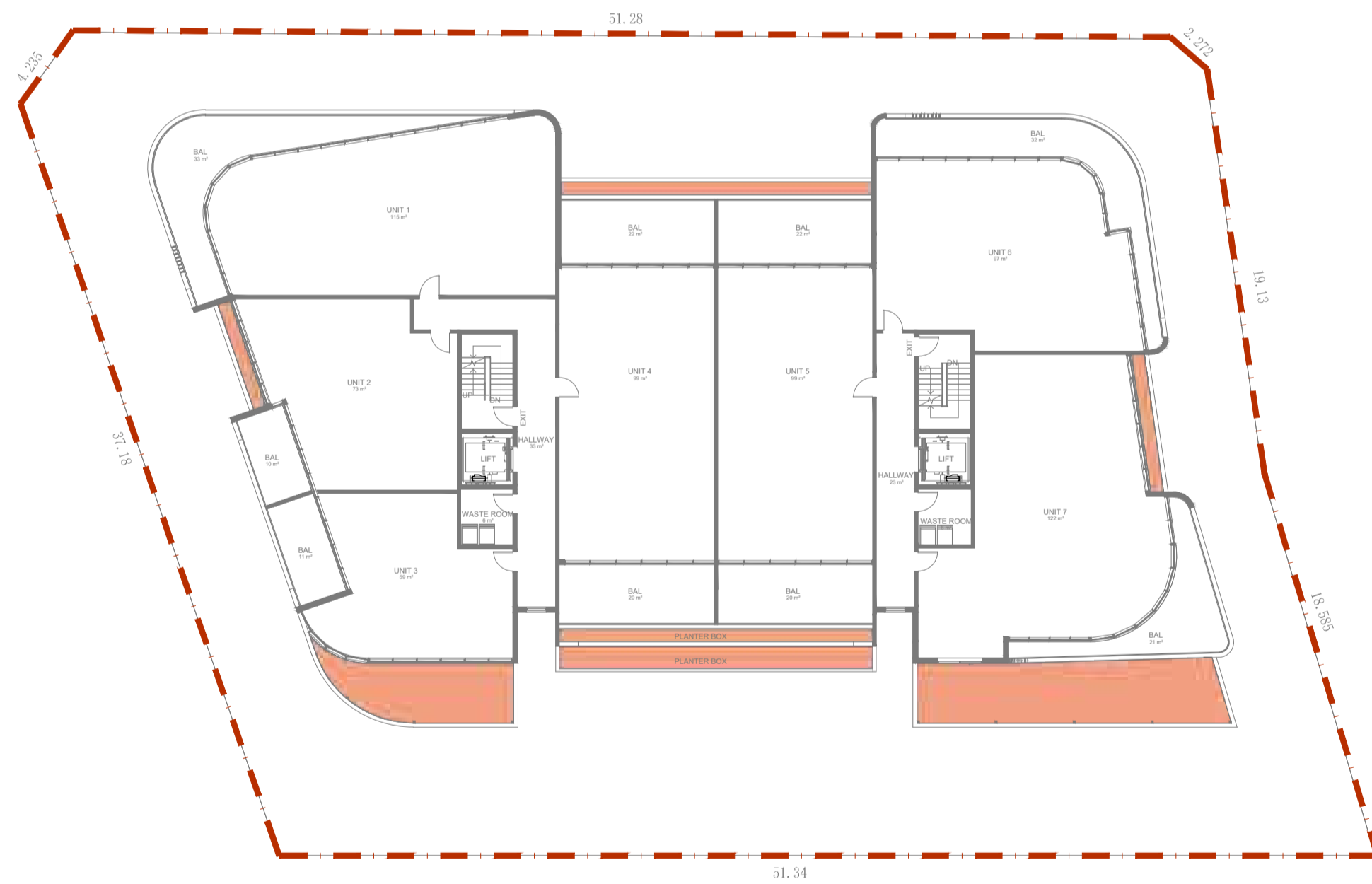
GROUND FLOOR



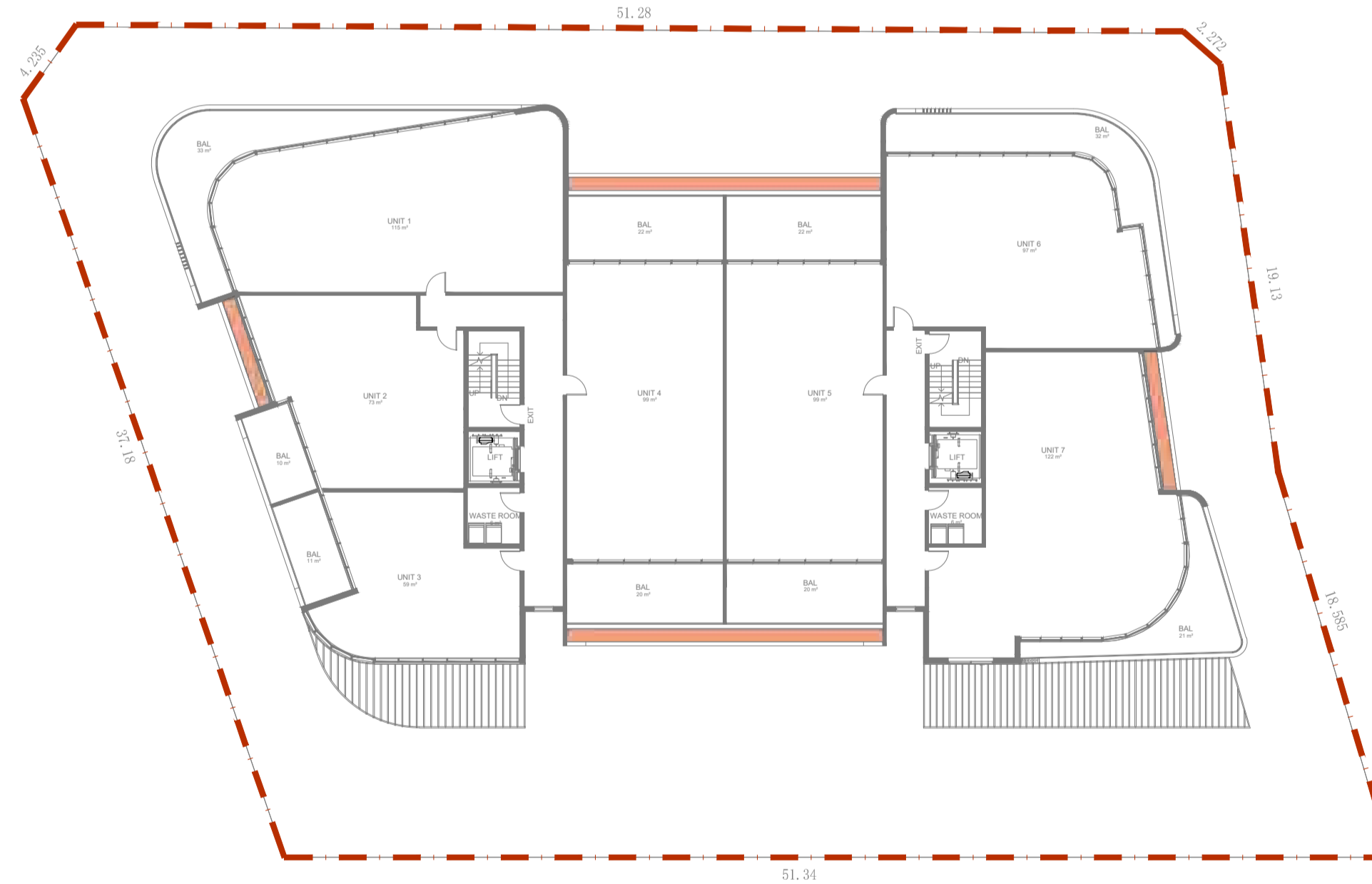
LEVEL 1 - LEVEL 3



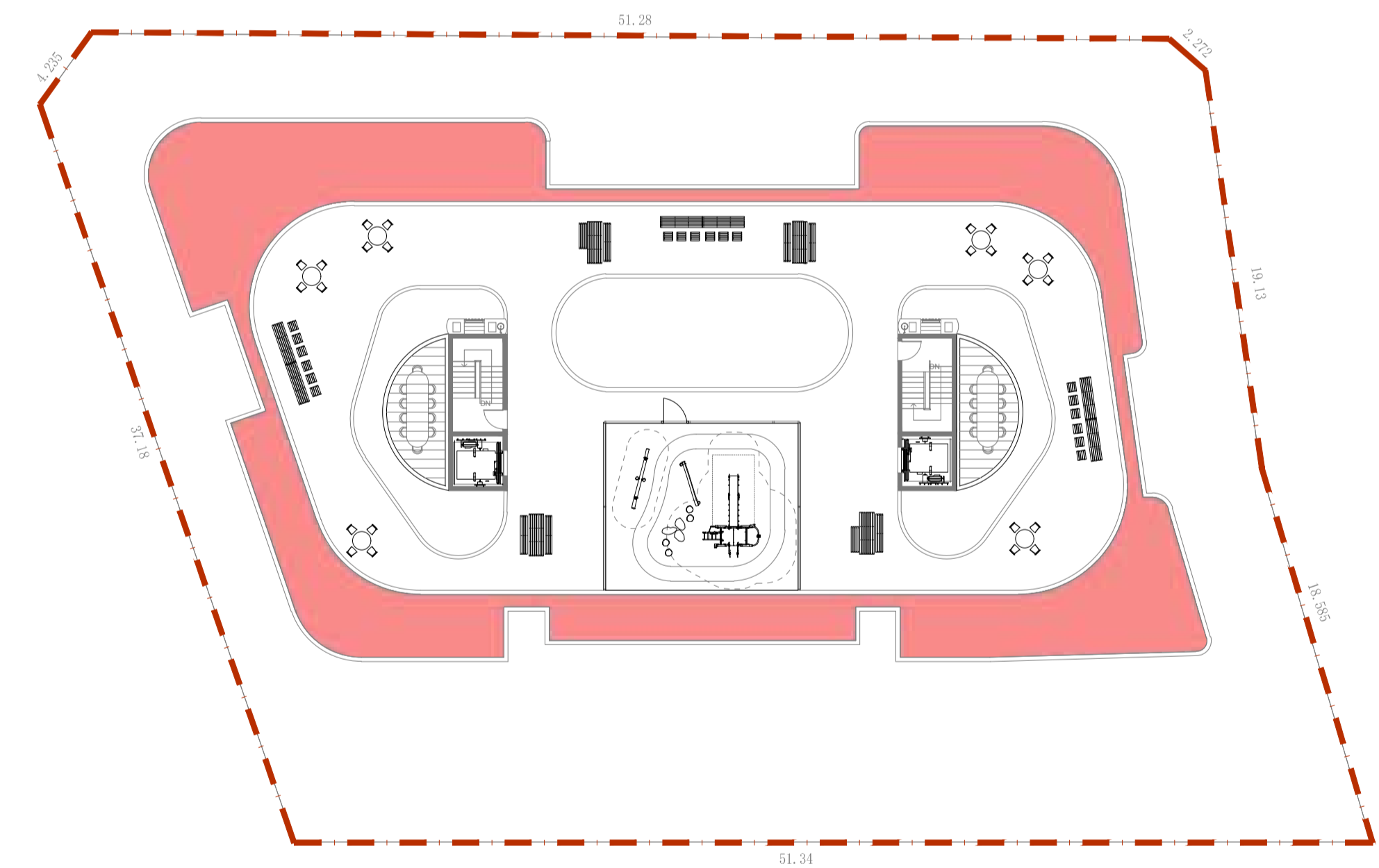
LEVEL 4



LEVEL 5 - LEVEL 6



ROOFTOP LEVEL



LEGEND

Site Boundary

| SOIL AREA TYPES | DEPTH TYPICAL | INDICATIVE TOTAL VOLUMES |
|---|---------------|--------------------------|
| Planted Soil Zone | > 1200mm | 273m ³ + |
| Planted Soil Zone over underground structures | min. 350mm | 165m ³ |
| Planted Podium Soil Zone | min. 600mm | 716m ³ |
| Planted Rooftop Podium Soil Zone | min. 800mm | 250m ³ |

NOTE: Tree species and placements have been proposed in accordance to Apartment Design Guide Minimum soil standards for plant types and sizes. Refer to Planting Plans.

Guidelines:
 Large trees: Volume: 150m³, Soil depth: 1,200mm
 Small trees: Volume: 9m³, Soil depth: 800mm
 Shrubs: Soil depth: 500-600mm
 Groundcovers: Soil depth: 300-450mm

| | | | | | | | | | |
|--------|------------|-----------------------------|-----------|----------|--------------------------------------|---------------------|-----------------|---|------------------|
| Issue: | Date: | Description: | Designed: | Date: | Architects: JS Architects Pty Ltd | Local Municipality: | Drawing Status: | Project Site: PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | Plan No: LA09 |
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | FINAL | | |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION | Drawn: | Date: | Design Approved: | Date: | Scale: | Drawing Title: INDICATIVE LANDSCAPE SOIL VOLUME PLAN | Revision: B |
| | | | HN | 12.04.23 | | | AN | | |



Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

DIAL 1100 BEFORE YOU DIG

NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.



Natural look paver
(Main thoroughfares) Feature paver
(Seating nodes) Decorative paver
(Paving banding)

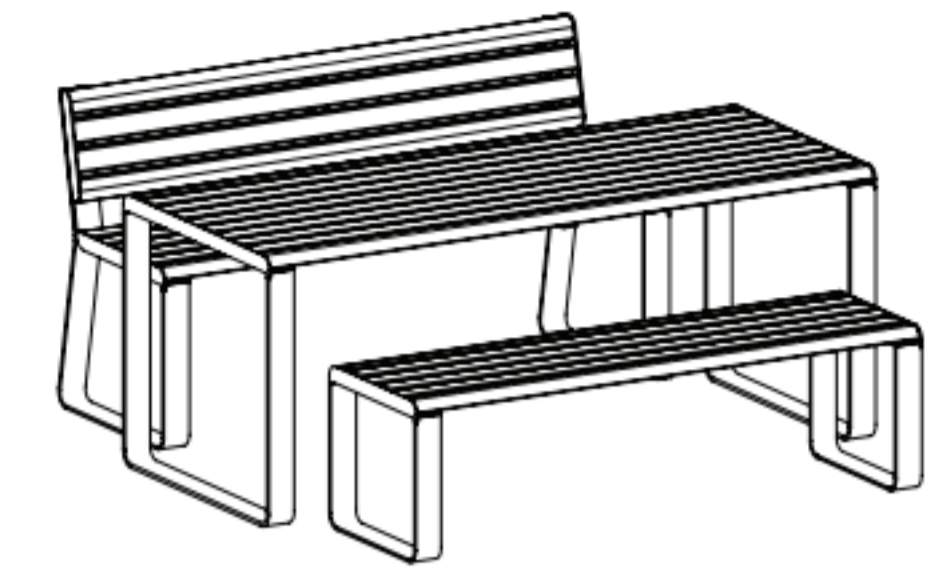
1 PROPOSED PAVER UNIT FINISHES



2 ARBOUR STRUCTURE WITH TRELLIS SYSTEM



3 OUTDOOR UMBRELLA



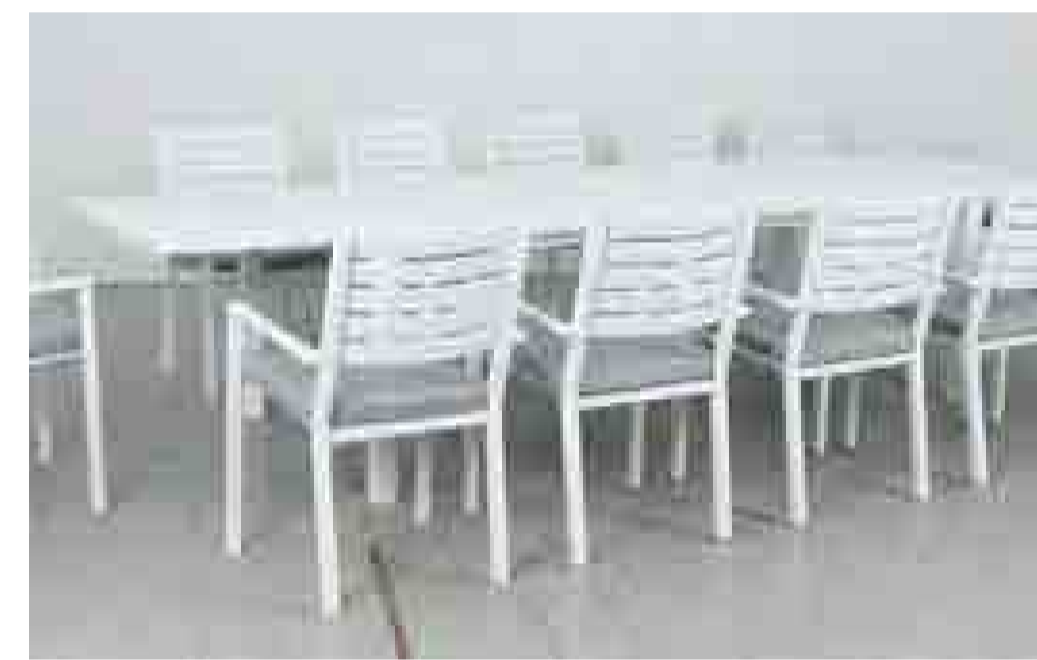
4 STANDARD PICNIC SETTING UNIT



5 WHEELCHAIR ACCESSIBLE (DDA) PICNIC SETTING UNIT



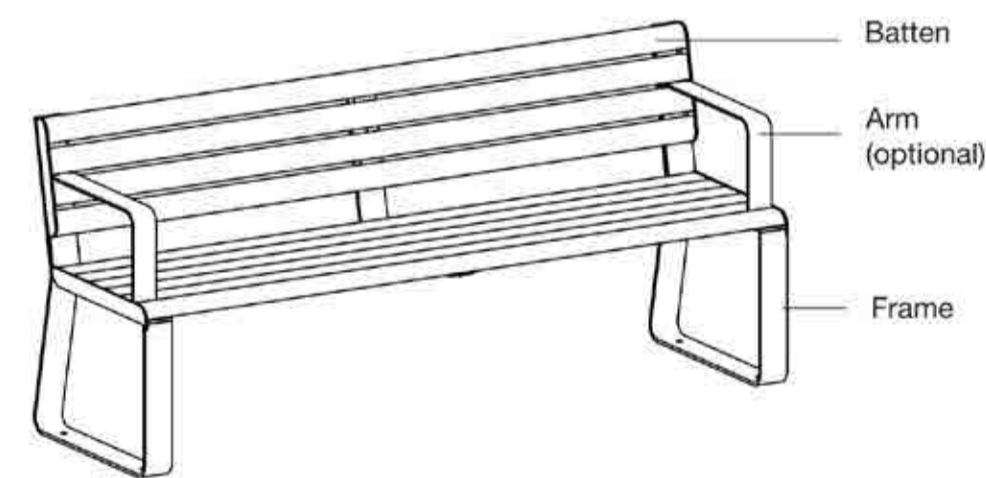
6 BAR STOOL AND TABLE UNIT



7 MOVABLE COMMUNAL TABLE SETTING



8 MOVABLE CAFE-STYLE TABLE UNIT



9 BENCH SEATING



10 LARGE FORMAT PLANTER POTS



11 INDICATIVE PLAY EQUIPMENT SELECTION TYPES

- Balancing
- Interactive texture

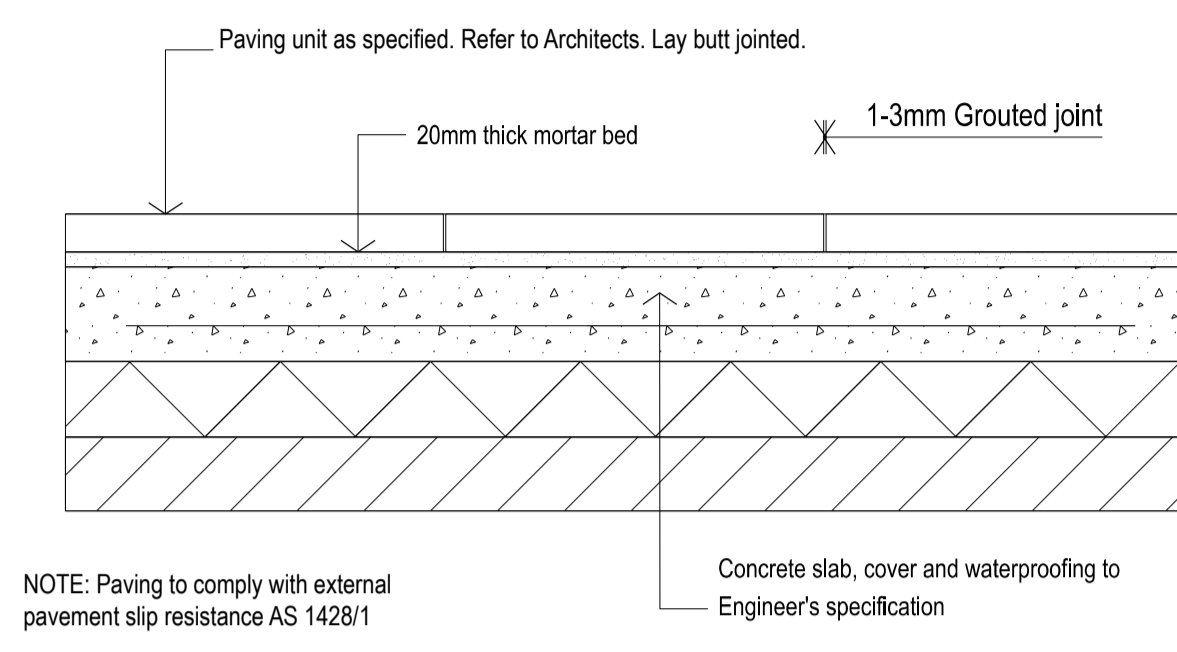


- Social play

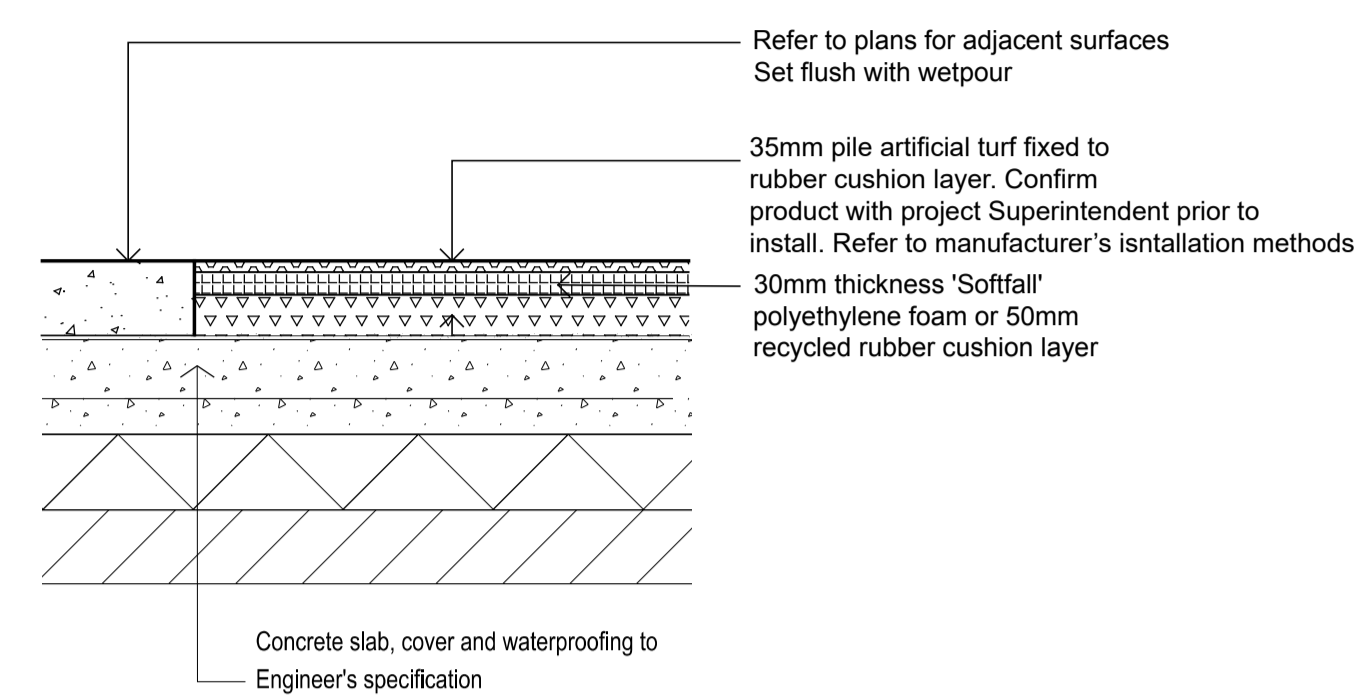


Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

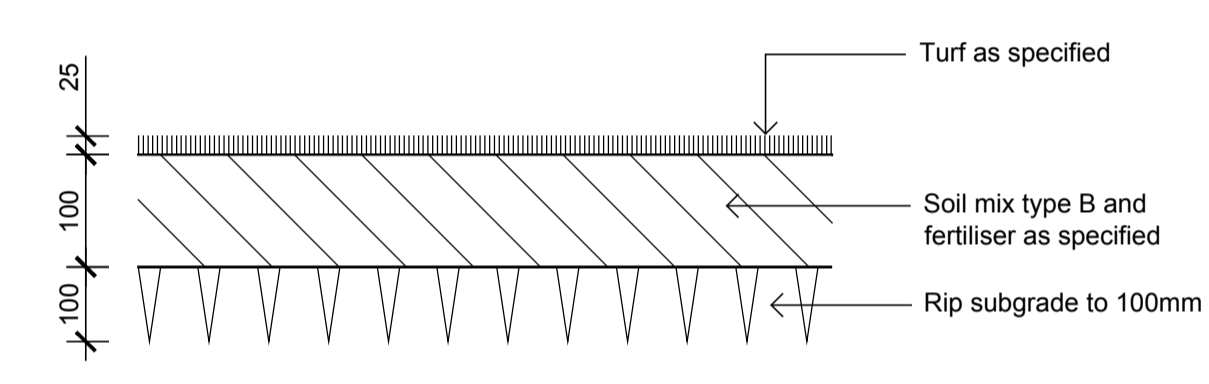
| | | | | | | | | | |
|--|------------|-----------------------------|------------------|----------|---|---------------------|-----------------|---|-------------------|
| Issue: | Date: | Description: | Designed: | Date: | Architects: JS Architects Pty Ltd | Local Municipality: | Drawing Status: | Project Site: PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | Plan No.: LA10 |
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | FINAL | | |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | AS SHOWN | | |
| DIAL 1100 BEFORE YOU DIG | | | Design Approved: | Date: | | | Drawing Title: | LANDSCAPE DETAILS - SHEET 1 | Revision: B |
| <small>NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.</small> | | | AN | 12.04.23 | | | | | |



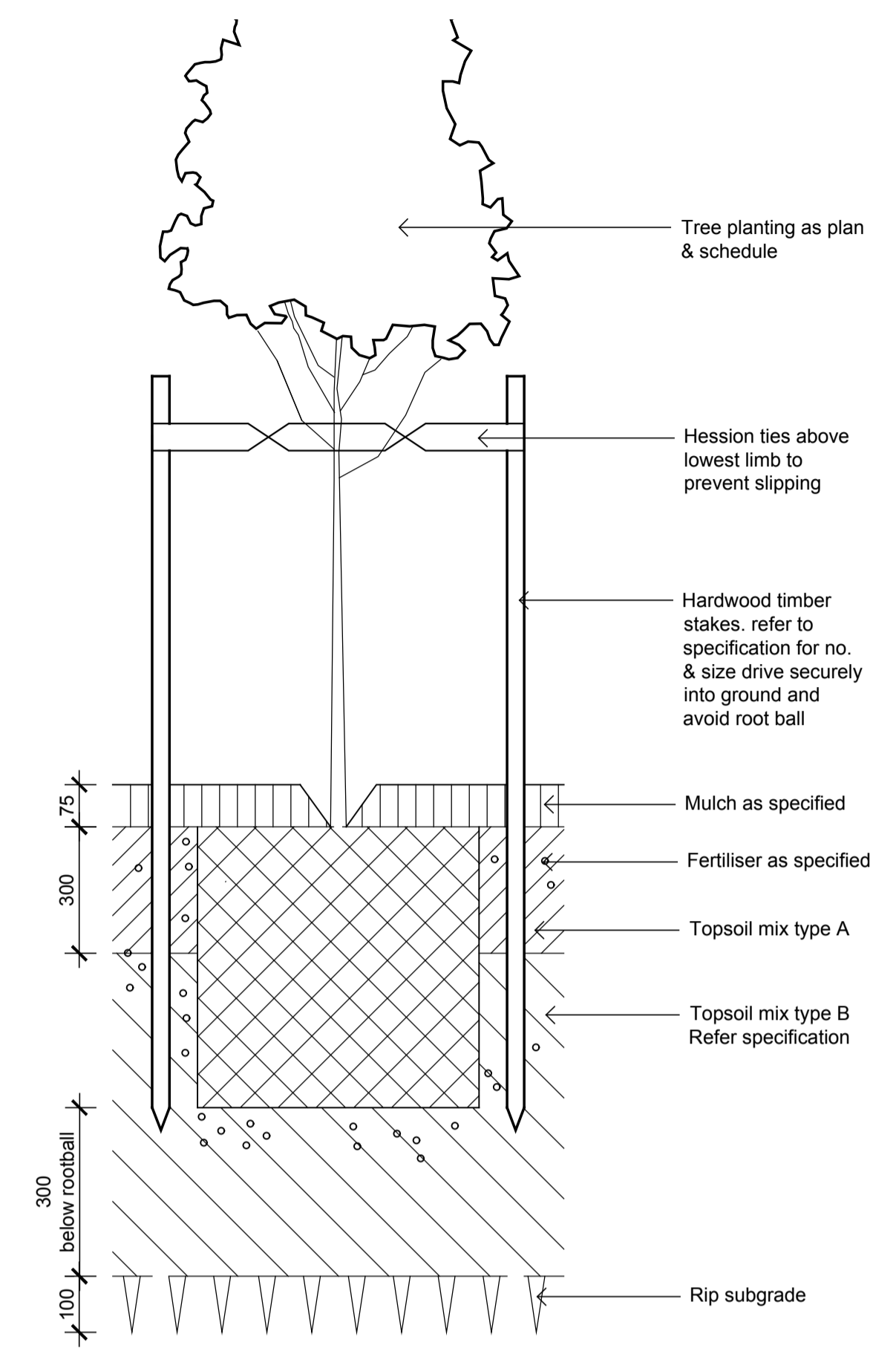
1 PAVING OVER SLAB (ROOFTOP AREAS)
1:20



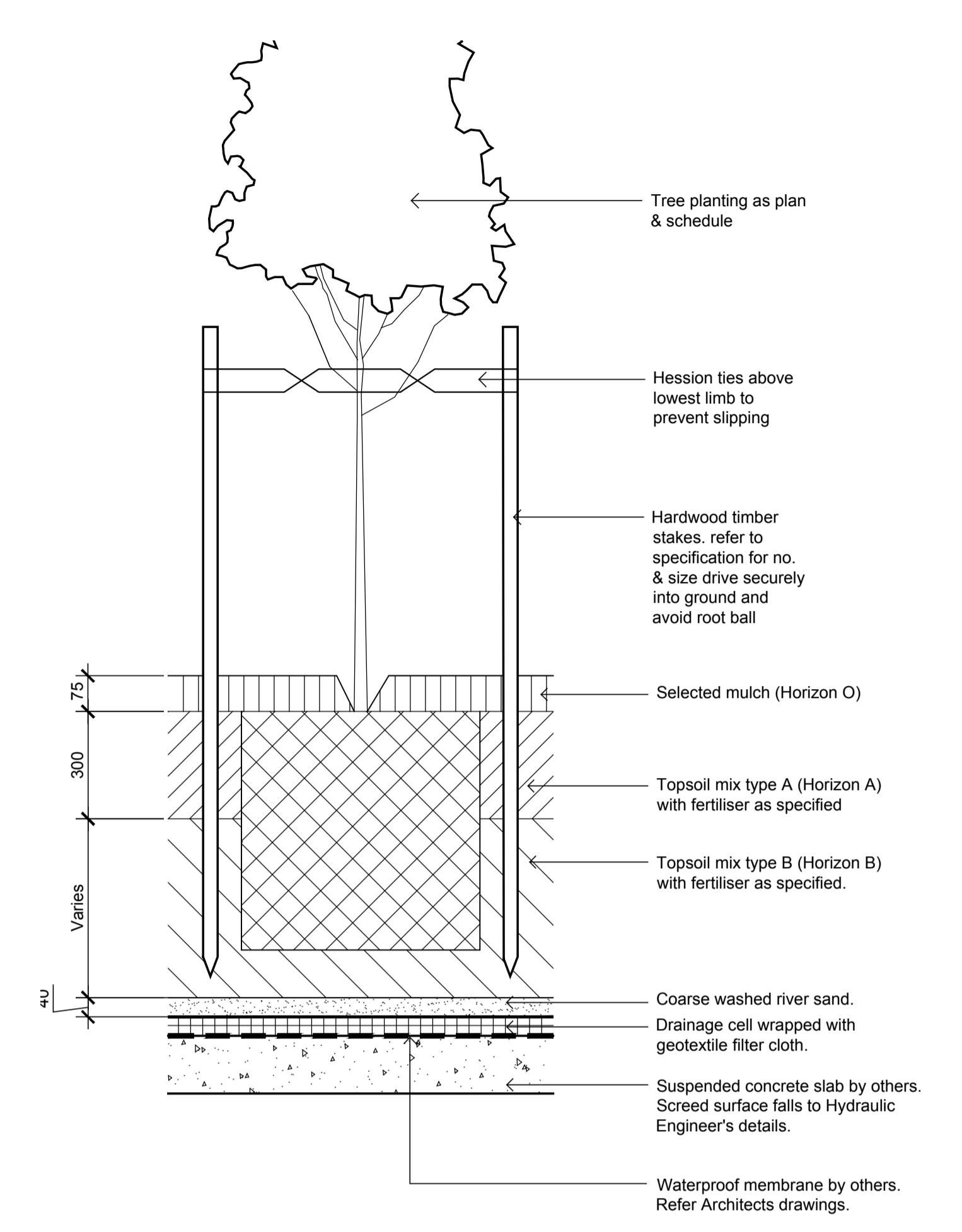
2 ARTIFICIAL TURF
1:20



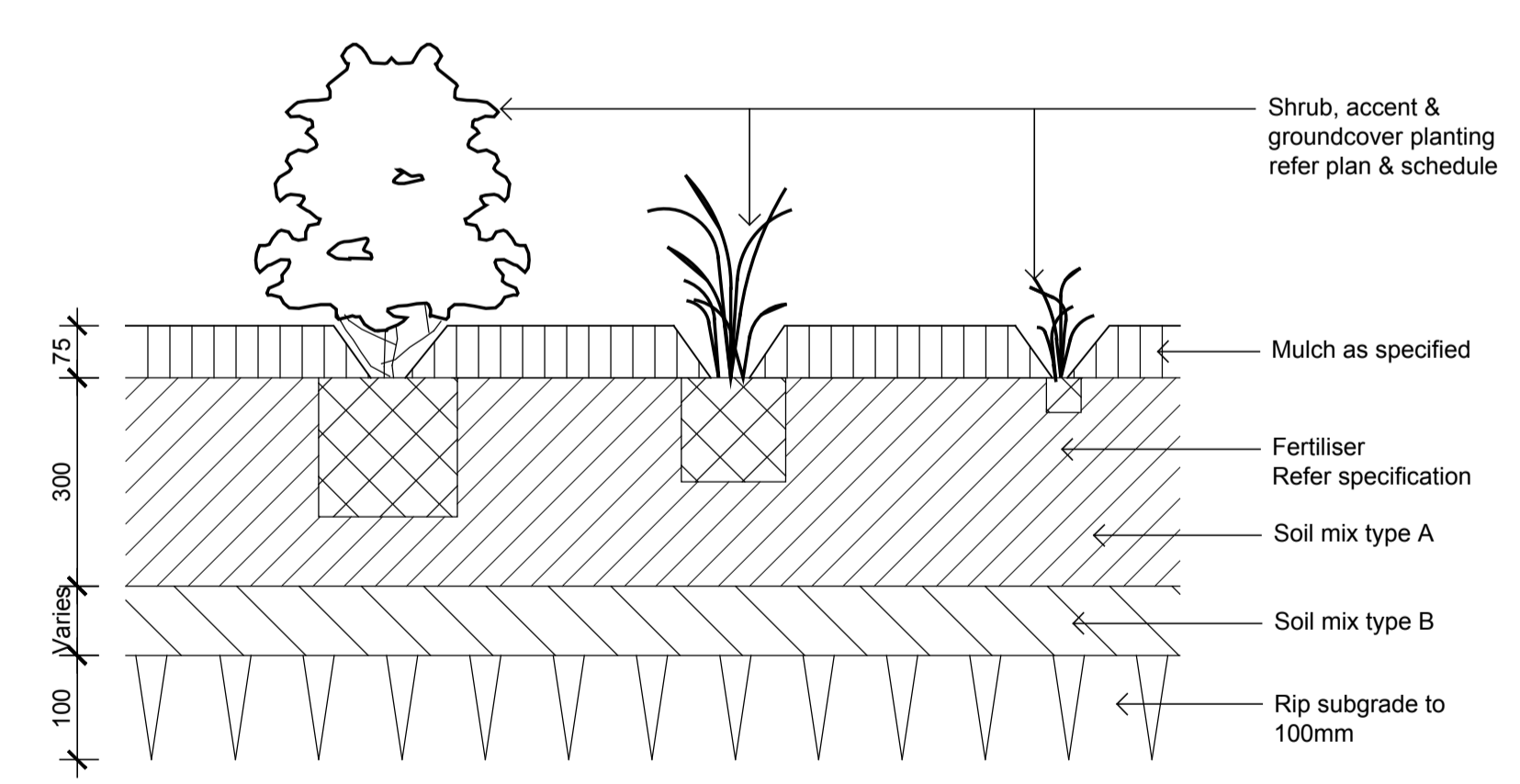
3 NATURAL TURF
1:10



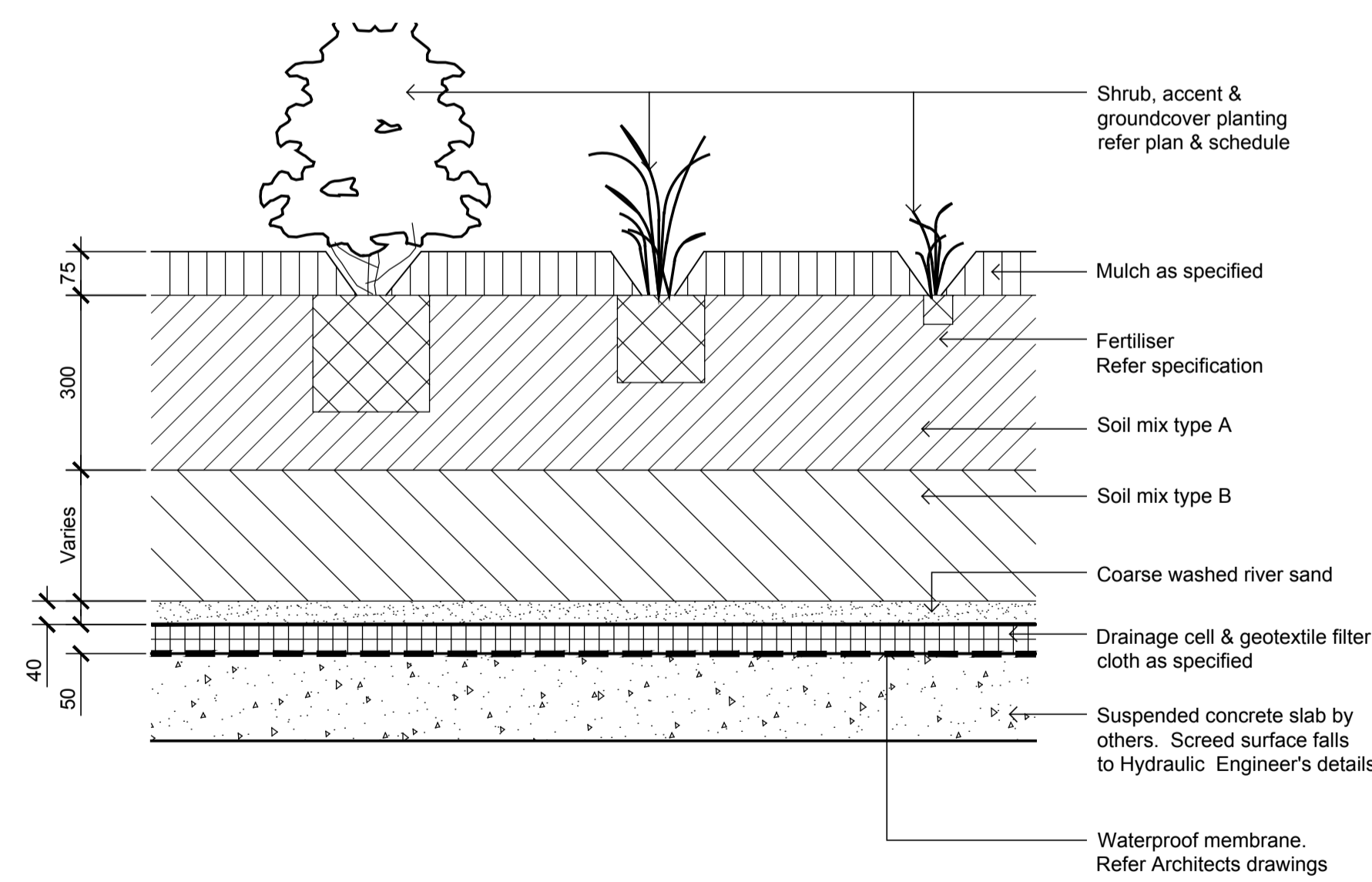
4 TREE PLANTING ON GRADE
1:10



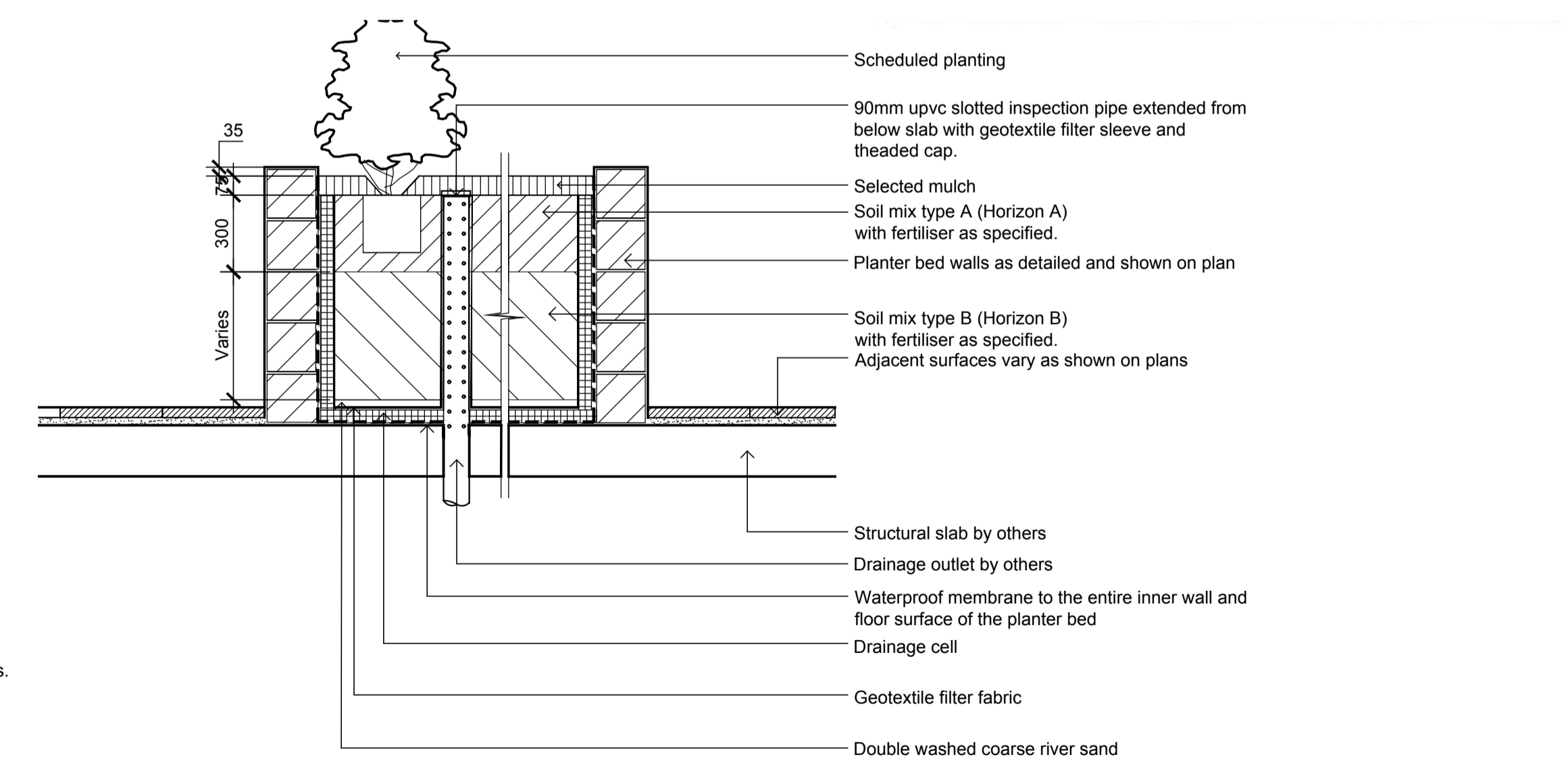
5 TREE PLANTING 45L - ON STRUCTURE
1:10



6 SHRUBS / GROUNDCOVERS AND GRASSES PLANTING - WITHIN GROUND
1:10



7 SHRUBS / GROUNDCOVERS AND GRASSES PLANTING - ON STRUCTURE
1:10



8 INDICATIVE RAISED PLANTERS ON STRUCTURES
1:20

| Issue: | Date: | Description: |
|--------|------------|-----------------------------|
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION |

DIAL 1100 BEFORE YOU DIG

| Designed: | Date: |
|------------------|----------|
| HN | 12.04.23 |
| Drawn: | Date: |
| HN | 12.04.23 |
| Design Approved: | Date: |
| AN | 12.04.23 |

NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.

| | |
|-----------------------|---------------------|
| Architects: | Local Municipality: |
| JS Architects Pty Ltd | |
| Drawing Status: | FINAL |
| Scale: | AS SHOWN |

| | |
|--|-----------|
| Project Site: | Plan No: |
| PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | LA11 |
| Drawing Title: | Revision: |
| LANDSCAPE DETAILS - SHEET 2 | B |

LANDSCAPING NOTES

1. LANDSCAPE WORKS

LANDSCAPE WORKS ARE TO BE CARRIED OUT IN A MANNER CONSISTENT WITH ACCEPTED QUALITY HORTICULTURAL PRACTICES FOR THE REGION.

2. MASS PLANTED AREAS

PREPARATION

- BREAK UP SOIL TO A MINIMUM DEPTH OF 300MM.
- REMOVE ANY SPOIL AND DELETERIOUS MATERIAL OFF-SITE.
- REMOVE WEEDS, ROOTS, BOULDERS, RUBBISH AND OTHER DEBRIS.
- WHERE THE GARDEN BEDS ADJOIN HARD SURFACES, BRING THE PLANTING BED TO 100MM BELOW THE FINISHED DESIGN LEVELS OF ADJOINING HARD SURFACES TO ALLOW FOR MULCH PLACEMENT.

CULTIVATION

- CULTIVATION IS TO COMPLY WITH AS 4419 SOILS FOR LANDSCAPING AND GARDEN USE.
- CULTIVATE MANUALLY WITHIN 300MM OF PATHS OR STRUCTURES.
- REMOVE STONES EXCEEDING 25MM.
- REMOVE CLODS OF EARTH EXCEEDING 50MM.
- REMOVE WEEDS, RUBBISH OR DELETERIOUS MATERIAL BROUGHT TO THE SURFACE.

EARTH SHAPING

- GRADE TOPSOIL TO DRAIN FREELY AND EVENLY TO ADJOINING SURFACES (UNLESS SPECIFIED OTHERWISE).
- FINISHED SURFACES MUST BE SMOOTH AND FREE FROM LUMPS OF SOIL.
- AVOID COMPACTION OF SOIL PROFILE.

IMPORTED GARDEN BLEND SOIL (TOPSOIL)

- SOIL TO CONFORM TO AS 4419 SOILS FOR LANDSCAPING AND GARDEN USE. DEPTH - 400MM OR AS OTHERWISE SPECIFIED.

SLOW RELEASE FERTILISER

- SUPPLY AND INSTALL FERTILISER AS FOLLOWS:
TREES (A) AGRIFORM 21G TABLETS (OR EQUIVALENT) (B) RATE & APPLICATION SUITABLE FOR THE TREE SIZE AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
ALL OTHER PLANTING; AGRIFORM 10G TABLETS (OR EQUIVALENT) (A) RATE & APPLICATION SUITABLE FOR THE PLANT SIZE AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS (B) TABLET RATES: (I) 140MM POT = 1 TABLET, (II) 200MM POT = 2 TABLETS, (III) 300MM POT = 3 TABLETS, (IV) 45L BAG = 4 TABLETS

WATER CRYSTALS

- SPREAD EVENLY THROUGH SOIL AS PER MANUFACTURERS RECOMMENDATIONS.
- AVOID PLACING UNDER ROOTBALL.
- TYPE: TERRACOTTEM (OR EQUIVALENT) (A) RATE & APPLICATION SUITABLE FOR THE PLANT SIZE AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

SOILS, SOIL AUGMENTATION & FERTILISING:

- CONTRACTOR TO PROVIDE SOURCE OF IMPORTED SOILS AND SAMPLE. TOPSOIL TO BE SOURCED FROM APPROVED SOURCE. SITE FILL FROM EX. DEVELOPMENT SITES WILL NOT BE ACCEPTED.
- CONTRACTOR TO OBTAIN 1 SOIL TEST PER GARDEN BED & TURF AREA FOR AUGMENTATION & FERTILISING OF EXISTING SITE SOIL BY: NUTRI-TECH SOLUTIONS PHONE: 07 5472 9900, FAX: 07 5472 9999
- IN GENERAL, SITE TOPSOIL IS TO BE AUGMENTED WITH NUTRI-STORE GOLD, BY NUTRI-TECH SOLUTIONS, YANDINA, QLD. RATE: 25KG BAG PER 50M2 FOR PLANTING AREA'S & 25KG BAG PER 100M2 FOR TURF AREAS. (TO BE CONFIRMED BY SOIL TEST AND NUTRI-TECH SOLUTIONS RECOMMENDATIONS).

MULCH

- MULCH TO COMPLY WITH AS 4454 COMPOSTS, SOIL CONDITIONERS AND MULCHES.
- MULCH TO BE SPREAD AS SOON AS POSSIBLE AFTER PLANTING TO PREVENT EROSION.
- SUPPLY AND SPREAD ORGANIC MULCH TO LOCATIONS SHOWN ON LANDSCAPE PLAN AND AS DETAILED.
- PLACE MULCH AT THE DEPTH SPECIFIED, CLEAR OF PLANT STEMS.
- RAKE MULCH TO AN EVEN SURFACE FLUSH WITH SURROUNDING FINISHED LEVELS.
- TYPE: REFER TO DETAILS AND DRAWINGS FOR MULCH TYPES.
- DEPTH: 100MM UNLESS SPECIFIED OTHERWISE.

PLANTS

SUPPLY

- SUPPLY AND INSTALL PLANTS AS DETAILED IN THE PLANT SCHEDULE AND PLANTING PLAN.
- NO PLANTS ARE TO BE SUBSTITUTED OR PLANTS SIZES AND/OR NUMBERS TO BE ALTERED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL TREES SUPPLIED ARE TO BE NATSPEC COMPLIANT
- SUPERINTENDENTS APPROVAL OF PLANT STOCK MUST BE GAINED PRIOR TO DELIVERY AS PER SCRC SPECIFICATION. ALL TREES TO BE COMPLIANT WITH AS 2303:2018 TREE STOCK FOR LANDSCAPE USE.
- PLANTS TO BE HEALTHY AND VIGOROUS, FREE FROM PEST AND DISEASES. REFER TO THE 'NATSPEC' SPECIFICATION FOR TREES (ALL SIZES) AND INDUSTRY 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
- ROOT SYSTEMS TO BE HEALTHY WITH NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE. ROOT BOUND PLANTS WILL NOT BE ACCEPTED.
- PLANTS SHOULD POSSESS A GOOD FORM CONSISTENT WITH THE SPECIES OR VARIETY, WITH AN APPROPRIATE CALIPER FOR THE BAG SIZE.
- PLANTS TO BE 'HARDENED OFF' FOR THE PREVAILING SITE CONDITIONS. TREES TO HAVE A WELL ESTABLISHED SINGLE LEADER UNLESS OTHERWISE SPECIFIED.

LABELING

- LABEL AT LEAST ONE OF EACH SPECIES OR VARIETY IN A PLANTING BATCH WITH A DURABLE TAG.

INSPECTIONS AND TESTS

- THE CONTRACTOR SHALL GIVE THE SUPERINTENDENT TWO WORKING DAYS NOTICE FOR THE ARRIVAL TO SITE OF THE TREE STOCK, SO THAT INSPECTION MAY BE MADE UPON TREE ARRIVAL, REGARDING TREE APPROVAL AND TREE LOCATIONS/ORIENTATION PRIOR TO INSTALLATION.

DELIVERY & STORAGE

- DELIVER REQUIRED NUMBER OF PLANTS TO THE SITE DAILY AND PLANT AS SOON AS PRACTICAL AFTER DELIVERY AND HARDENING OFF (UNLESS THERE IS SUITABLE SITE LOCATION TO STORE THE ALL THE PLANTS).

TREES

- UNLESS OTHERWISE NOTED, ALL TREES SHOULD BE SUPPLIED WITH A MIN CLEAR TRUNK OF 1.2M.
- REFER TO DETAILS FOR ADVANCED/EX-GROUND TREE STOCK INSTALLATION MEASURES.

INSTALLATION

- DIG HOLE FOR PLANTING SLIGHTLY LARGER THAN THE ROOT BALL (3 X).
- IN HEAVY CLAY, ROUGHEN THE SIDES OF THE HOLE.
- INSTALL WATER CRYSTALS - REFER SPECIFICATION AND APPLIED PER MANUFACTURERS RECOMMENDATIONS. AVOID PLACING UNDER ROOTBALL AND SPREAD EVENLY THROUGH TOPSOIL.
- SOAK ROOT BALL THOROUGHLY BEFORE REMOVING THE PLANT FROM THE CONTAINER.
- REMOVE CAREFULLY AND INSPECT ROOT BALL. REMOVE MATTED AND COILED ROOTS WITH SECATEURS GENTLY TEASE OUT ROOTS.
- PLACE PLANT IN THE HOLE AND BACK FILL WITH TOPSOIL.
- DO NOT MIX TOPSOIL WITH MULCH.
- WATER PLANT INTO GROUND.

STAKING

- DO NOT PIERCE ROOT BALL.
- STAKES TO BE CENTRALLY POINTED, DRIVEN VERTICALLY INTO GROUND OUTSIDE OF ROOTBALL AND TO BE LOCATED PER PLAN VIEW IN DWGS.
- USE HARDWOOD TIMBER STAKES.
- TIE WITH HESSIAN IN A FIGURE EIGHT PATTERN.

TURF

NEW TURF AREAS

- SUPPLY AND SPREAD SOIL MEDIUM TO MIN 100MM.
- FILL DEPRESSIONS AND PROVIDE EVEN GRADE / FALLS AS DETAILED ON LANDSCAPE PLANS.

UNDERLAY

- IMPORTED GARDEN BLEND AND SOIL TO CONFORM TO MINIMUM ACCEPTABLE STANDARDS OF SOILS AS DEFINED IN AS4419 SOILS FOR LANDSCAPING AND GARDEN USE.

SOIL AMELIORANT (AS REQUIRED)

- AS PER NUTRI-TECH SOLUTIONS, YANDINA, RECOMMENDATIONS. REFER SOIL AUGMENTATION & FERTILISING.

NEW TURF

- 'A' GRADE LAWN TURF AS SPECIFIED IN THE SCHEDULE OF FINISHES SUPPLIED BY AN ACCREDITED TURF PRODUCER SPECIES AS PER SCHEDULE.
- TURF TO BE LAID ALONG CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS SO THAT FINISHED TURF SURFACE IS LEVEL WITH ADJACENT SURFACE LEVELS. LAWN TURF SHOULD BE GRADED EVENLY AND MUST BE ROLLED TO ENSURE IT HAS NO UNDULATIONS, MAKES GOOD CONTACT WITH THE GROUND AND DRAINS EASILY.
- LIGHTLY ROLL AND WATER TO ENSURE AN EVEN GRADE WITH NO BUMPS OR DEPRESSIONS.

TOP DRESSING

- TOP DRESS WHEN TURFED AREAS BECOME ESTABLISHED - ALL AS PER SCRC STREETScape & LANDSCAPE MAINTENANCE MANUAL.
- IMMEDIATELY AFTER THE FIRST CUT, TOP DRESS WITH A 5MM LAYER OF COURSE PIT SAND.

ESTABLISHMENT

- ALL TURF TO BE MAINTAINED FROM FIRST INSTALLATION UNTIL SATISFACTORY ESTABLISHMENT IS ACHIEVED.
- DO NOT LAY TURF IN EXTREME HOT OR COLD WEATHER.
- TURF IS TO DISPLAY OPTIMAL HEALTH AND VIGOUR.
- TURF TO BE SUPPLIED WITH ADEQUATE NUTRIENTS AND WATER.
- TURF TO BE KEPT FREE OF PESTS AND DISEASES.

MAINTENANCE NOTES

| OPEN SPACE ELEMENT AND/OR TASK | ACTIONS | FREQUENCY | NUMBER OF TIMES PER YEAR |
|--------------------------------|--|--|--------------------------|
| Hard Landscape | Inspection | Monthly | 12 |
| | Repair | As required | As required |
| Gravels | Inspection | Monthly | 12 |
| | Repair | As required | As required |
| Furniture | Inspection | Monthly | 12 |
| | High pressure hosing | Annually | 1 |
| | Oiling of timber | Every 6 months | 2 |
| | Repair | As required | As required |
| Planters + trellis | Visual inspection of all drainage points for obstructions | Quarterly | 4 |
| | Inspection of soil media for integrity and plant growth | Quarterly | 4 |
| | Repair | As required | As required |
| Irrigated turf areas | Mowing | Fortnightly (Sept-April) Monthly (May-Aug) | 22 |
| | Fertiliser | Annually (Sept and April) | 1 |
| | Top dressing | As required | As required |
| Weed removal | By hand | Monthly | 12 |
| | Chemical treatment | Annually | 1 |
| Garden beds | Inspection for plant health, growth and signs of pests and disease | Monthly | 12 |
| | Fertiliser | Biannually (Feb and Sept) | 2 |
| | Mulch replenishment | Annual | 1 |
| | Pruning and trimming | Every 6 months | 2 |
| | Weeding | Monthly | 12 |
| | Plant replacement | As required | As required |
| | Tree replacement | As required | As required |
| Trees | Inspection | Annually | 1 |
| | Pruning | As required | 123 |
| | Fertiliser | Biannually (February and September) | 2 |
| | Mulch replenishment | Annually | 1 |
| Irrigation | Inspection | 1 times per week (Sept - April) Weekly (May to August) | 30 |
| | Flushing | Monthly (May - August) | 4 |
| | Repair | As required | As required |
| Rubbish removal | | As required | Every visit |
| Graffiti removal | | As required | Every visit |

| | | | | | | | | | |
|--------|------------|--|-----------|--|--------------------------------------|---------------------|--------------------------|--|------------------|
| Issue: | Date: | Description: | Designed: | Date: | Architects: JS Architects Pty Ltd | Local Municipality: | Drawing Status: FINAL | Project Site: PROPOSED MULTI-USE DEVELOPMENT 132 VICTORIA ROAD, NORTH PARRAMATTA NSW | Plan No: LA12 |
| A | 5.12.2022 | FOR DEVELOPMENT APPLICATION | HN | 12.04.23 | | | | | |
| B | 12.04.2023 | FOR DEVELOPMENT APPLICATION | Drawn: | Date: | Design Approved: | Date: | Scale: N/A | Drawing Title: LANDSCAPE MAINTENANCE & SPECIFICATION NOTES | Revision: B |
| | | | HN | 12.04.23 | | | | | |
| | |  DIAL 1100 BEFORE YOU DIG | | NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications. | | | | | |



Prepared by:
NADDI Designs Pty Ltd
Landscape Architecture & Urban Planning
B. Landscape Architecture UNSW
Email: hnaddi@live.com

132 VICTORIA ROAD, NORTH PARRAMATTA NSW 2151

PROPOSED MIXED USE DEVELOPMENT

STORMWATER CONCEPT PLANS - DEVELOPMENT APPLICATION

STORMWATER NOTES

- CONTRACTOR MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS, SERVICES & STRUCTURES ON SITE PRIOR TO COMMENCEMENT OF WORK.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC, & OTHER SERVICES DRAWINGS & SPECIFICATIONS. IF THERE EXISTS AND DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- EQUIVALENT STRENGTH REINFORCED CONCRETE PIPES MAY BE USED.
- WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS & VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE SHALL BE USED.
- CHARGED LINES TO BE SEWER GRADE & SEALED.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE CONCRETE & ALL PITS IN LANDSCAPED AREAS TO BE PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES & ROOFS TO BE DRAINED & TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DOWNPIPES & GUTTERS TO HAVE LEAF GUARDS.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH B.C.A. & A.S.3500.3.
- CARE TO BE TAKEN AROUND EXISTING SEWER, STRUCTURAL ADVICE REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS & OSD BASIN WATER LEVELS.
- ALL Ø300 DRAINAGE PIPES & LARGER SHALL BE CLASS 2 APPROVED SPIGOT & SOCKET RCP PIPES WITH RUBBER RING JOINTS (U.N.O.), ALL DRAINAGE PIPES UP TO & INCLUDING Ø225 SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS (U.N.O.).
- EQUIVALENT STRENGTH FRC PIPES MAY BE USED.
- ALL PIPE JOUNCTIONS, BENDS & TAPERS UP TO & INCLUDING Ø450 SHALL BE VIA PURPOSE MADE FITTINGS.
- CONTRACTOR TO SUPPLY & INSTALL ALL FITTINGS & SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPE WORK.
- ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER, & THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
- WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (OR 75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES, BACKFILL THE TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAX. DRY DENSITY.
- BEDDING SHALL BE TYPE H1 (U.N.O.), IN ACCORDANCE WITH CURRENT RELEVANT AUSTRALIAN STANDARDS.
- WHERE STORMWATER LINES PASS UNDER FLOOR SLABS, SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.
- ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB.
- Ø65 PVC @ MIN 1.0% Ø90 PVC @ MIN 1.0% Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0% Ø225 PVC @ MIN 0.5% Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE
- CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW.
- ALL ENCLOSED AREAS/PLANTER BOXES BE FITTED WITH FLOOR WASTES & TO DRAINED TO OSD.
- DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
- PROVIDE 3.0m LENGTH OF Ø100 SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK, AT UPSTREAM END OF EACH PIT.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION & MAINTENANCE PURPOSES.
- ALL SUB-SOIL DRAINAGE SHALL BE A MIN OF Ø65 & SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- PRIOR TO COMMENCING ANY WORKS, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTS INTO THE COUNCILS KERB/DRAINAGE SYSTEM MATCHED THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

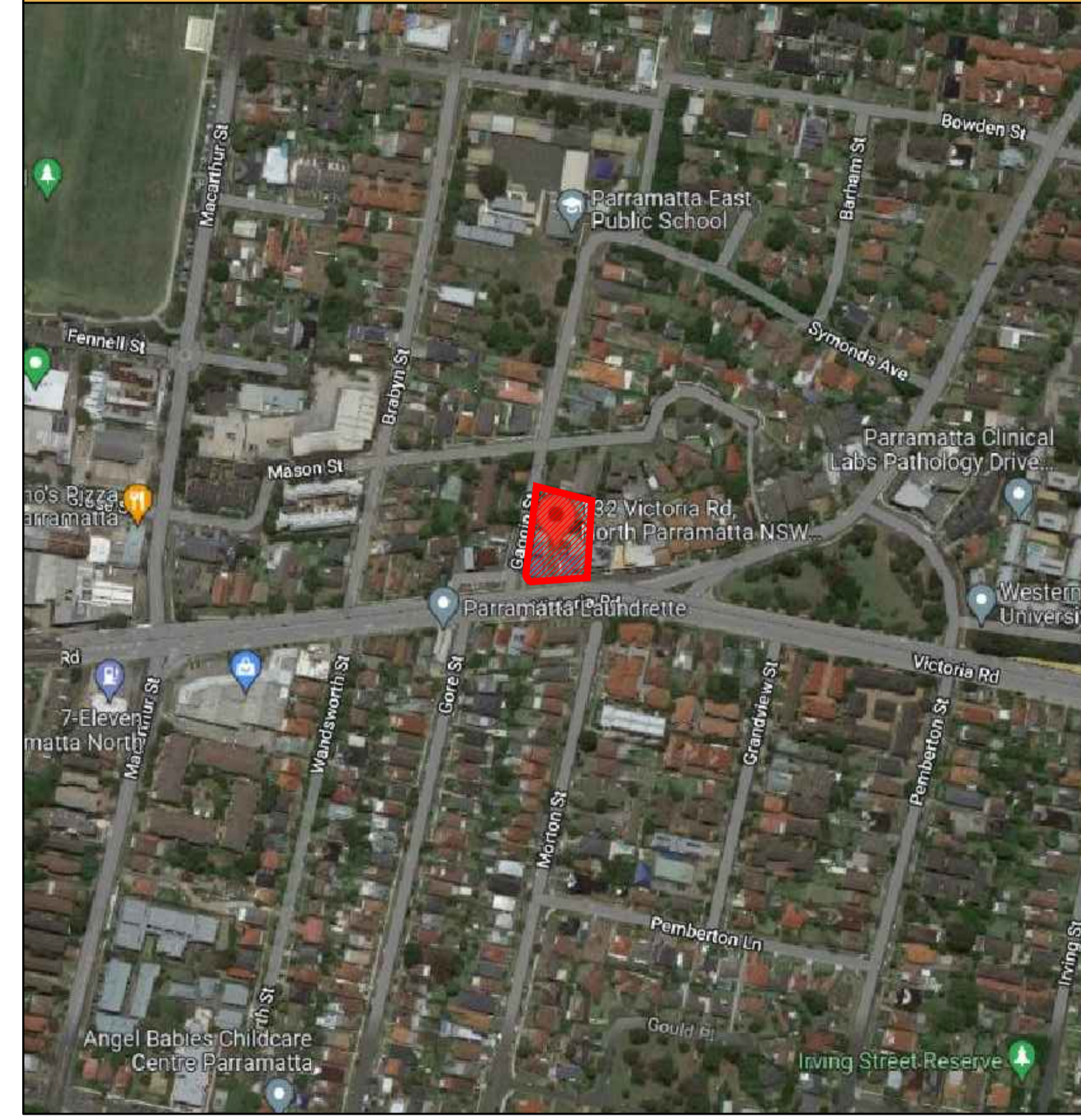
DRAWING INDEX

| Drawing No. | DESCRIPTION |
|----------------|--|
| MBR22190 - 000 | COVER SHEET, NOTES & DRAWING INDEX |
| MBR22190 - 101 | STORMWATER CONCEPT PLAN - BASEMENT LEVEL 1 |
| MBR22190 - 102 | STORMWATER CONCEPT PLAN - BASEMENT LEVEL 2 |
| MBR22190 - 103 | STORMWATER CONCEPT PLAN - BASEMENT LEVEL 3 |
| MBR22190 - 104 | STORMWATER CONCEPT PLAN - GROUND |
| MBR22190 - 105 | SEDIMENT & EROSION CONTROL PLAN |
| MBR22190 - 106 | PUM-OUT TANK DETAILS & CALCULATION SHEETS |
| MBR22190 - 107 | OSD & WSUD DETAILS & CALCULATION SHEETS - SHEET 1 OF 4 |
| MBR22190 - 108 | OSD & WSUD DETAILS & CALCULATION SHEETS - SHEET 2 OF 4 |
| MBR22190 - 109 | OSD & WSUD DETAILS & CALCULATION SHEETS - SHEET 3 OF 4 |
| MBR22190 - 110 | OSD & WSUD DETAILS & CALCULATION SHEETS - SHEET 4 OF 4 |

SITWORKS NOTES

- ORIGIN OF LEVELS : AUSTRALIAN HEIGHT DATUM (A.H.D.)
- CONTRACTOR MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS & THE DIRECTIONS OF THE PRINCIPAL'S REPRESENTATIVE.
- EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA & AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION & LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE PRINCIPAL'S REPRESENTATIVE. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- WHERE NEW WORKS ABUT EXISTING, THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH AN APPROVED NON-NATURAL GRANULAR MATERIAL & COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS.1289.5.1.1.
- ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
- ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL & GRASSED AREAS & ROAD PAVEMENTS.
- PROVIDE 12mm WIDE EXPANDING CORK JOINTS BETWEEN CONCRETE PAVEMENTS & ALL BUILDINGS, WALLS, FOOTINGS, COLUMNS, KERBS, DISH DRAINS, GRATED DRAINS, BOLLARD FOOTINGS ETC
- CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS.
- ALL BATTERS TO BE GRASSED LINED WITH MIN 100mm TOPSOIL & APPROVED COUCH LAID AS TURF.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS & MOUNDS TO ENSURE THAT, AT ALL TIMES, EXPOSED SURFACES ARE FREE DRAINING & WHERE NECESSARY, EXCAVATE SUMPS & PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC & ELECTRICAL DRAWINGS & SPECIFICATIONS. IF THERE EXISTS AND DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- TRENCHES THROUGH EXISTING ROAD & CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE & A MIN 50mm IN BITUMINOUS PAVING.
- ALL BRANCH GAS & WATER SERVICES UNDER DRIVEWAYS & BRICK PAVING SHALL BE LOCATED IN Ø80 uPVC SEWER GRADE CONDUITS EXTENDING A MIN OF 500mm PAST PAVING.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.

LOCALITY PLAN



PERSPECTIVE PLAN



DIAL BEFORE YOU DIG NOTE

THE CONTRACTOR MUST CONTACT ALL SERVICES & MAINTAIN A SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

EROSION & SEDIMENT CONTROL NOTES

- GENERAL INSTRUCTIONS:**
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, & ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED & RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
 - THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL & WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
 - ALL BUILDERS & SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION & POLLUTION TO DOWNSLOPE LANDS & WATERWAYS.
- CONSTRUCTION SEQUENCE:**
- THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE, WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :
 - INSTALL SEDIMENT FENCES, TEMPORARY CONSTRUCTION EXIT & SANDBAG KERB INLET SEDIMENT TRAP.
 - UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.
- EROSION CONTROL:**
- DURING WINDY CONDITIONS, LARGE UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
 - FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE & WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
- FENCING:**
- STOCKPILES WILL NOT BE LOCATED WITHIN 2m OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 & 5m FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
 - ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE & WITHIN 10 WORKING DAYS FROM PLACEMENT.
 - WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
 - TEMPORARY SOIL & WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.
- OTHER MATTERS:**
- ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS & LITTER.
 - RECEPTORS FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS & LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
- SITE INSPECTION & MAINTENANCE:**
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR & OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

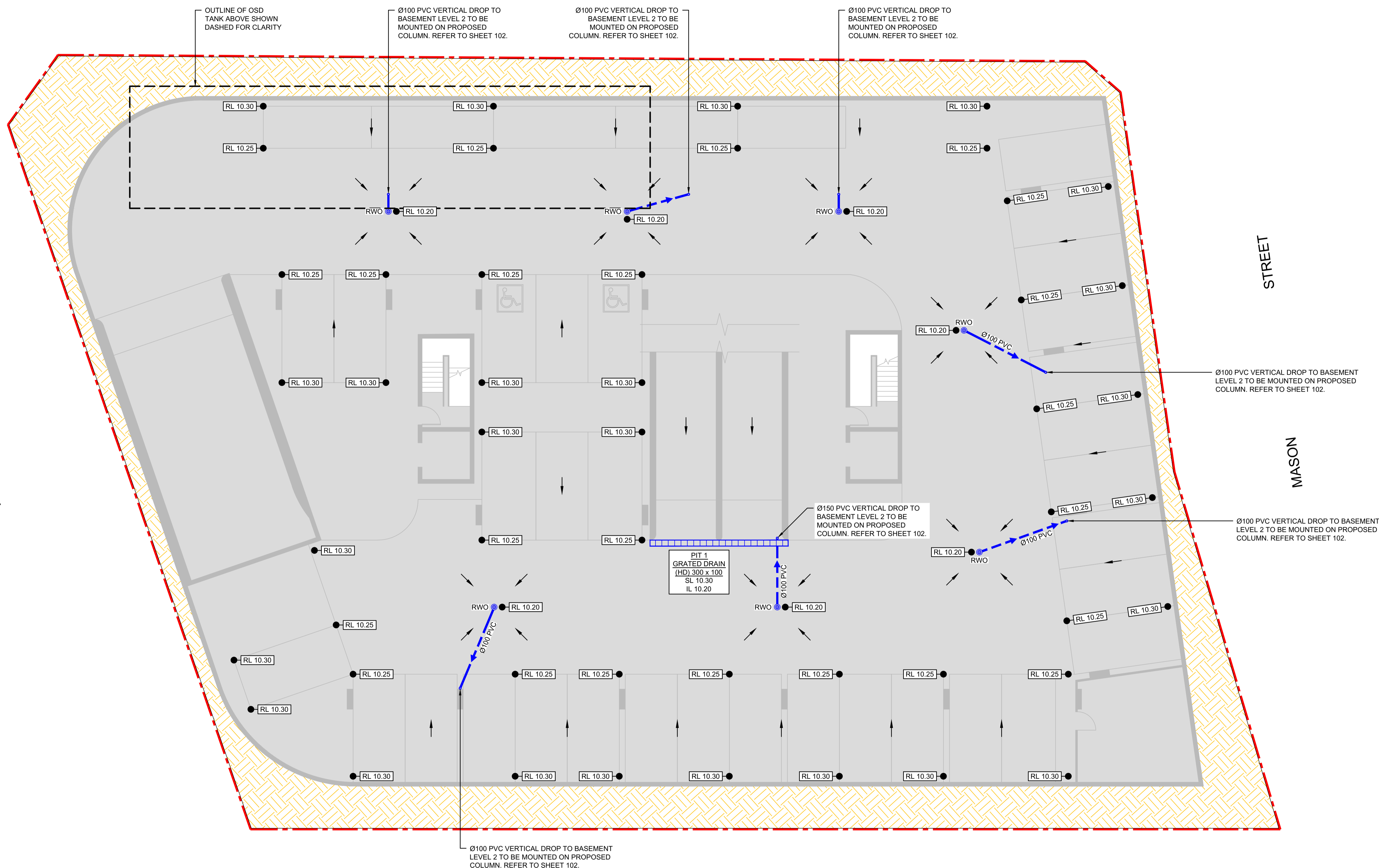
NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY

| Rev | Description | Date | Design | Check | Architect |
|-----|-----------------------------------|------------|--------|-------|---|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR | JS Architects Pty Ltd |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR | Suite 4.04, Level 4, 5 Celebration Drive, Bella Vista NSW 2153 Phone: 02 8814 6991 Email: www.jsarchitects.com.au |

BASEMENT LEVEL 1 PLAN

ALL PROPOSED RAINWATER OUTLETS ARE TO BE SPS 225mm ROUND RETRO-FIT FLOOR DRAIN WITH Ø100mm OUTLET

GAGGIN STREET

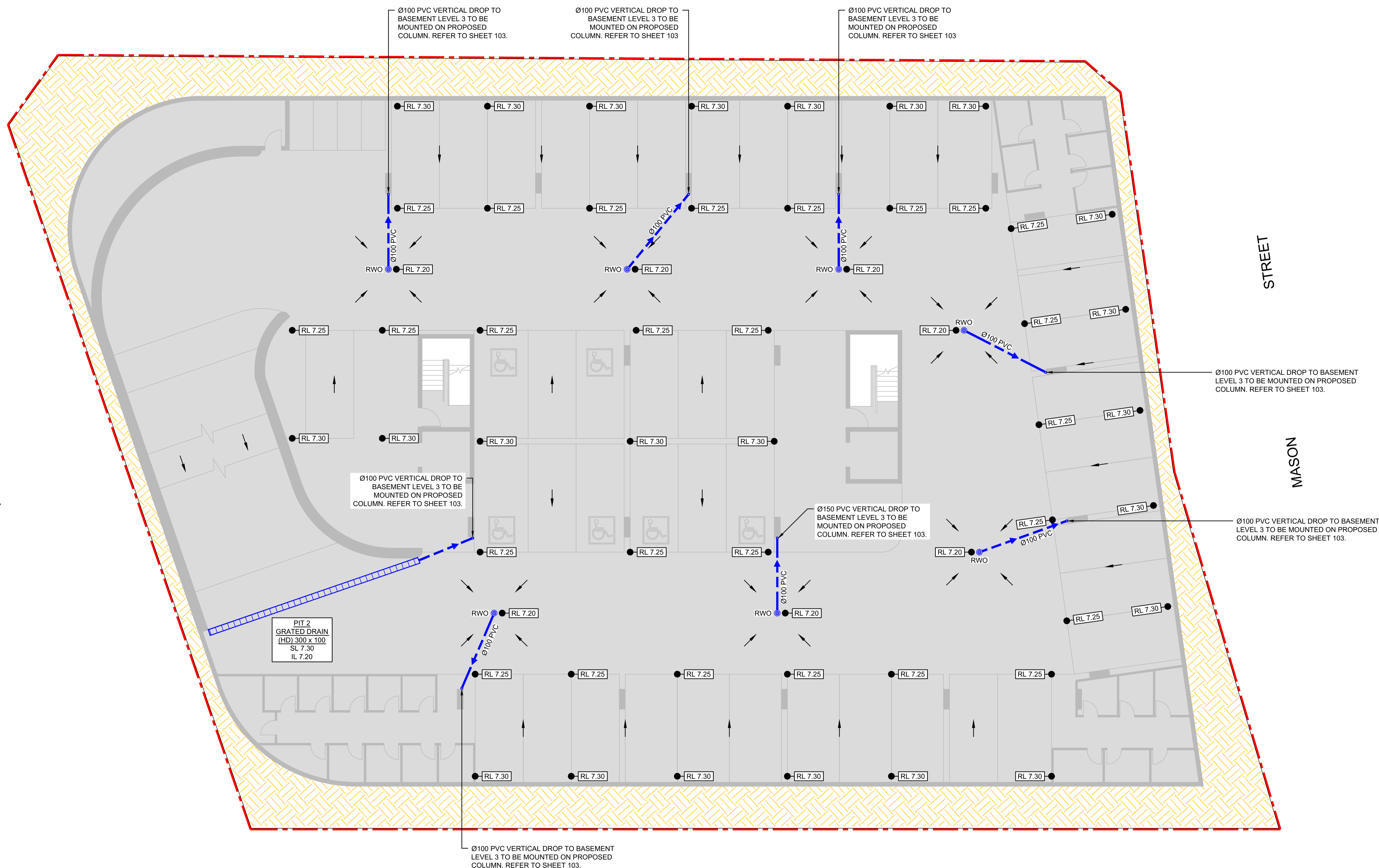


| Rev | Description | Date | Design | Check |
|-----|-----------------------------------|------------|--------|-------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR |

BASEMENT LEVEL 2 PLAN

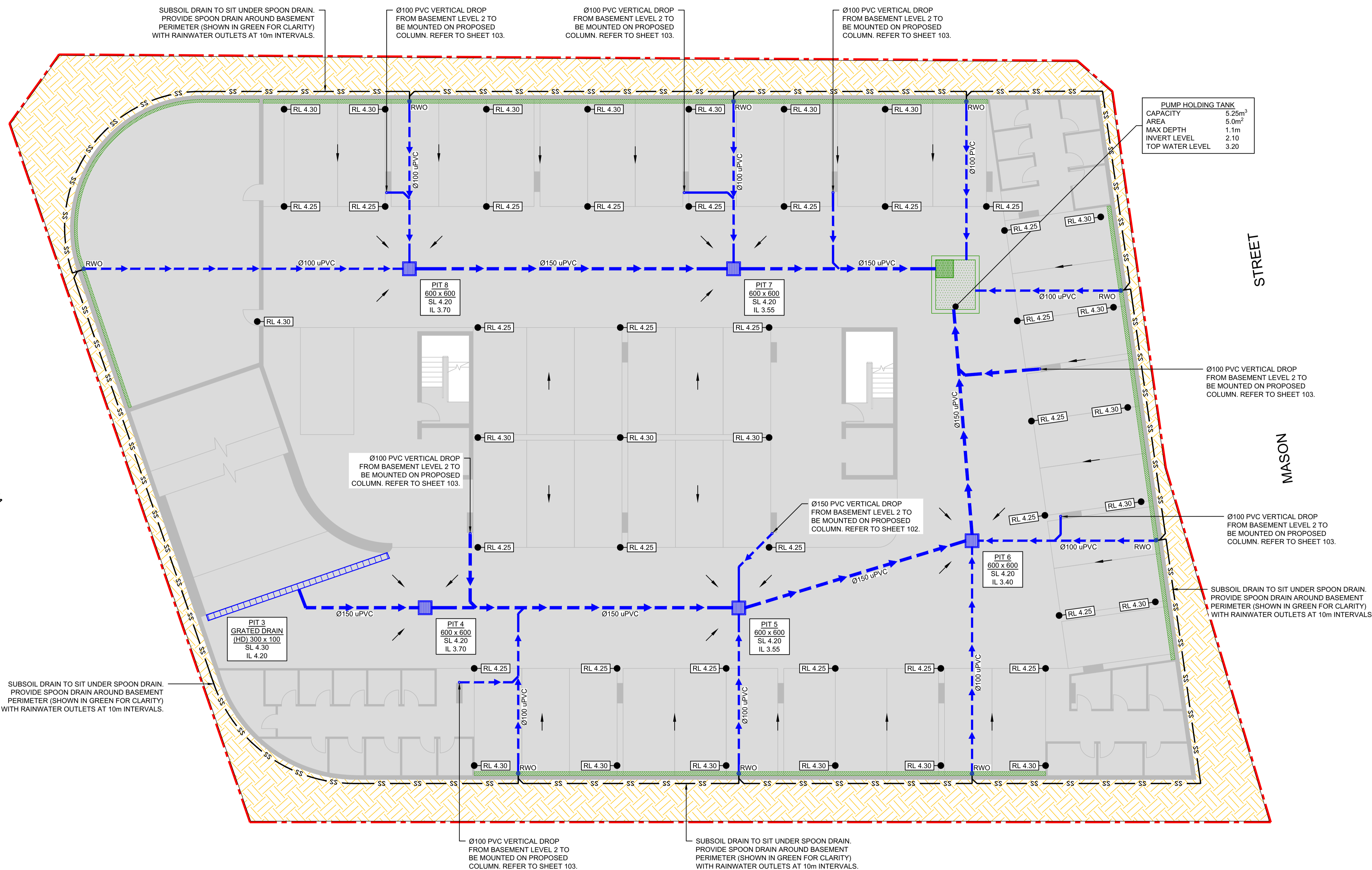
ALL PROPOSED RAINWATER OUTLETS ARE TO BE SPS 225mm ROUND RETRO-FIT FLOOR DRAIN WITH Ø100mm OUTLET

GAGGIN STREET



**NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY**

| Rev | Description | Date | Design | Check |
|-----|-----------------------------------|------------|--------|-------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR |

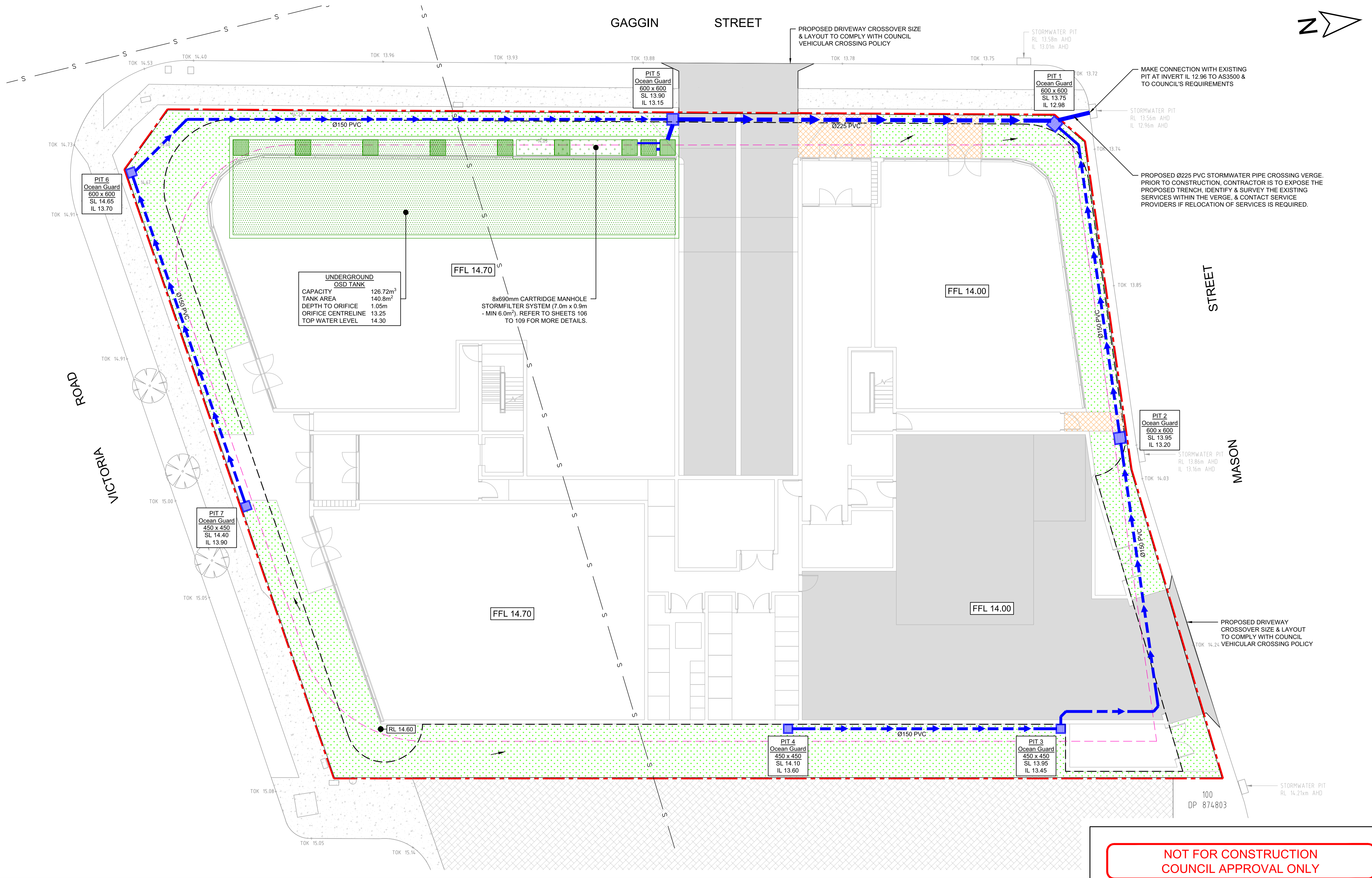


PUMP HOLDING TANK
 CAPACITY 5.25m³
 AREA 5.0m²
 MAX DEPTH 1.1m
 INVERT LEVEL 2.10
 TOP WATER LEVEL 3.20

**NOT FOR CONSTRUCTION
 COUNCIL APPROVAL ONLY**

| Rev | Description | Date | Design | Check |
|-----|-----------------------------------|------------|--------|-------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR |

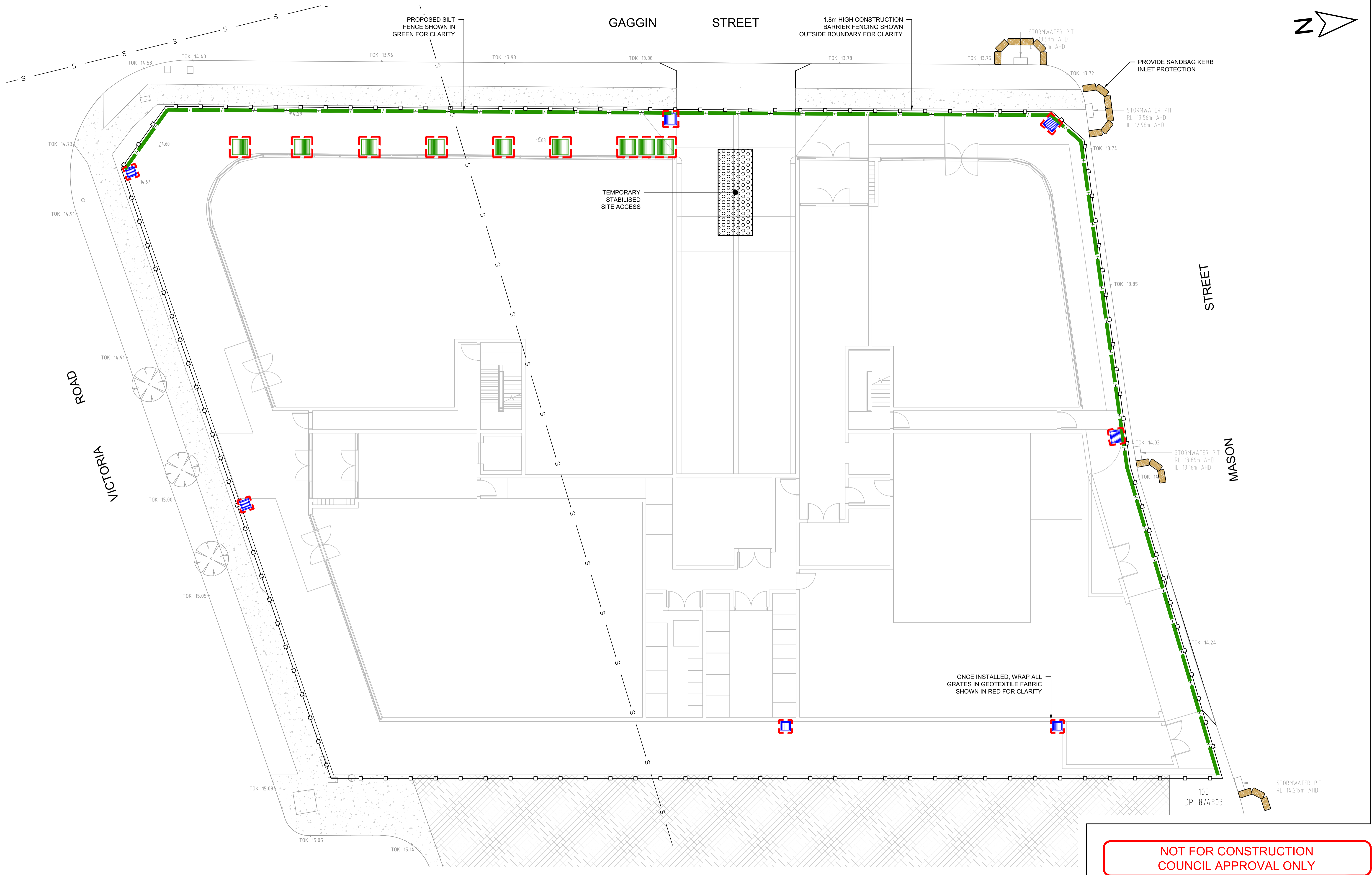
GROUND LEVEL PLAN



**NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY**

| Rev | Description | Date | Design | Check |
|-----|-----------------------------------|------------|--------|-------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR |

SEDIMENT & EROSION CONTROL PLAN



**NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY**

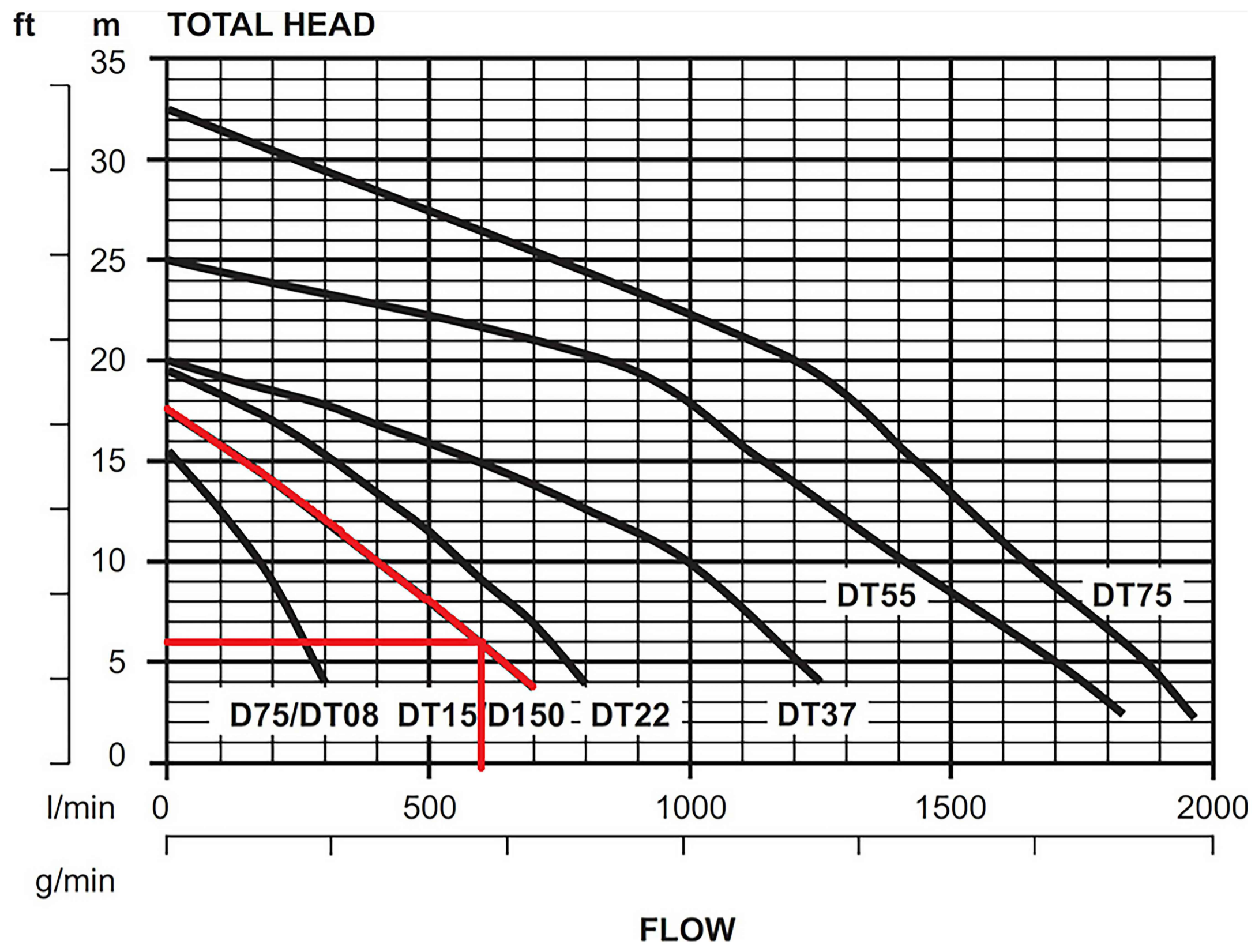
| Rev | Description | Date | Design | Check |
|-----|-----------------------------------|------------|--------|-------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR |

PUMP STORAGE VOLUME CALCULATIONS

- $I_{100, 90 \text{ min}} = 44.6 \text{ mm/hour}$
- PUMP STORAGE CATCHMENT AREA:
 $A = 3.5 \text{ m}^2 = 0.00035 \text{ ha}$
- $C = 1.0$ - REFER TO AS3500.3.5.4.6 (a)
- $Q = C \times I \times A / 360$
 $= 1.0 \times 44.6 \times 0.00035 / 360$
 $= 0.0000434 \text{ m}^3/\text{s}$
 $= 0.0434 \text{ L/s}$
- THEREFORE, THE PUMP HOLDING TANK VOLUME IS:
 $V = 0.0434 \times 1.5 \times 3600$
 $= 0.02 \text{ m}^3$

TANK CALCULATIONS

| DEPTH (mm) | AREA (m ²) | CUMULATIVE VOLUME (m ³) |
|------------|------------------------|-------------------------------------|
| 0 | 5.0 | 0 |
| 100 | 5.0 | 0.25 |
| 200 | 5.0 | 0.75 |
| 300 | 5.0 | 1.25 |
| 400 | 5.0 | 1.75 |
| 500 | 5.0 | 2.25 |
| 600 | 5.0 | 2.75 |
| 700 | 5.0 | 3.25 |
| 800 | 5.0 | 3.75 |
| 900 | 5.0 | 4.25 |
| 1100 | 5.0 | 5.25 |



DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEBSITE "WWW.1100.COM.AU"

WARNING

PUMP OUT SYSTEM FAILURE IN BASEMENT WHEN LIGHT IS FLASHING AND SIREN SOUNDING

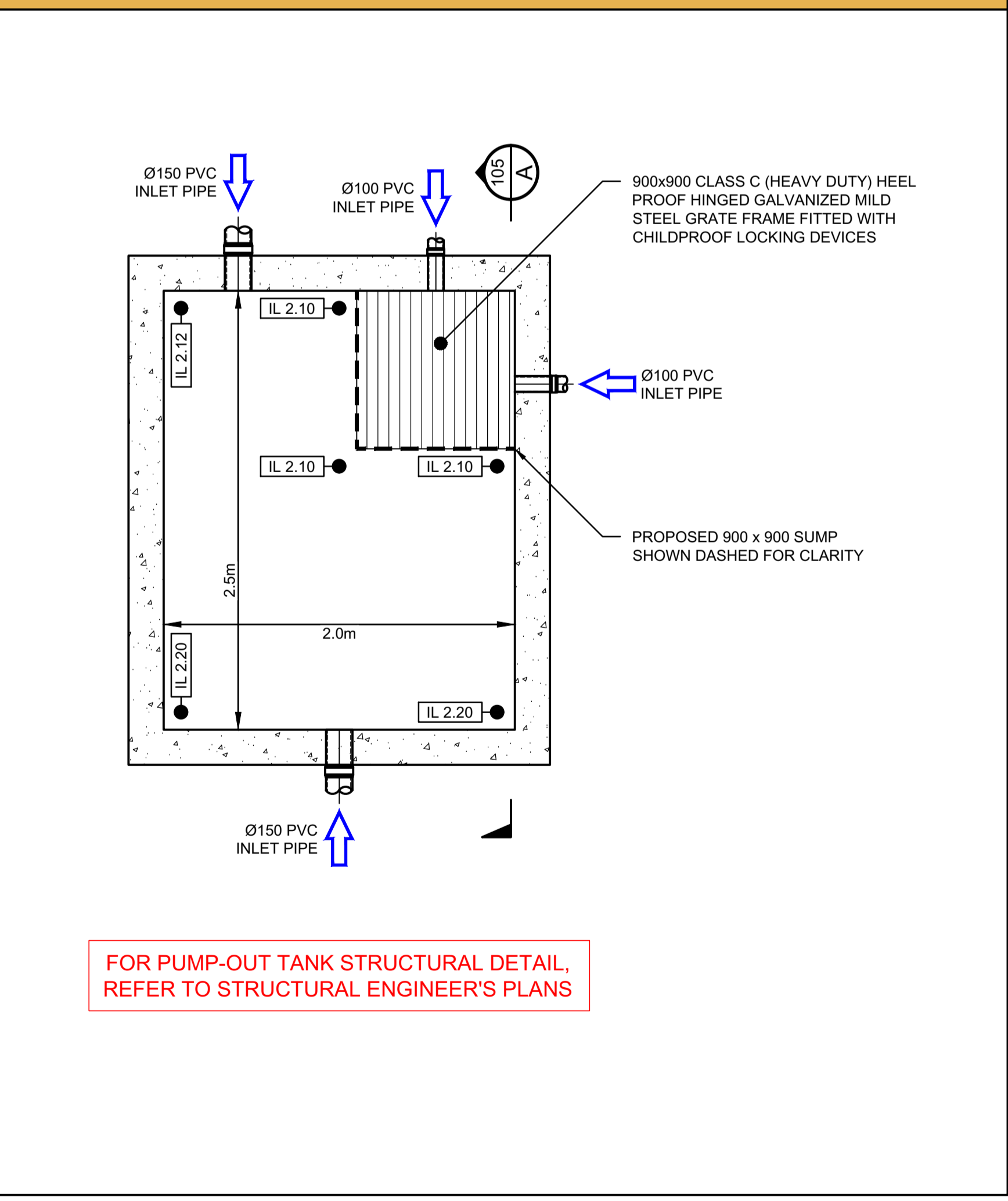
DIAL BEFORE YOU DIG NOTE

THE CONTRACTOR MUST CONTACT ALL SERVICES & MAINTAIN A SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

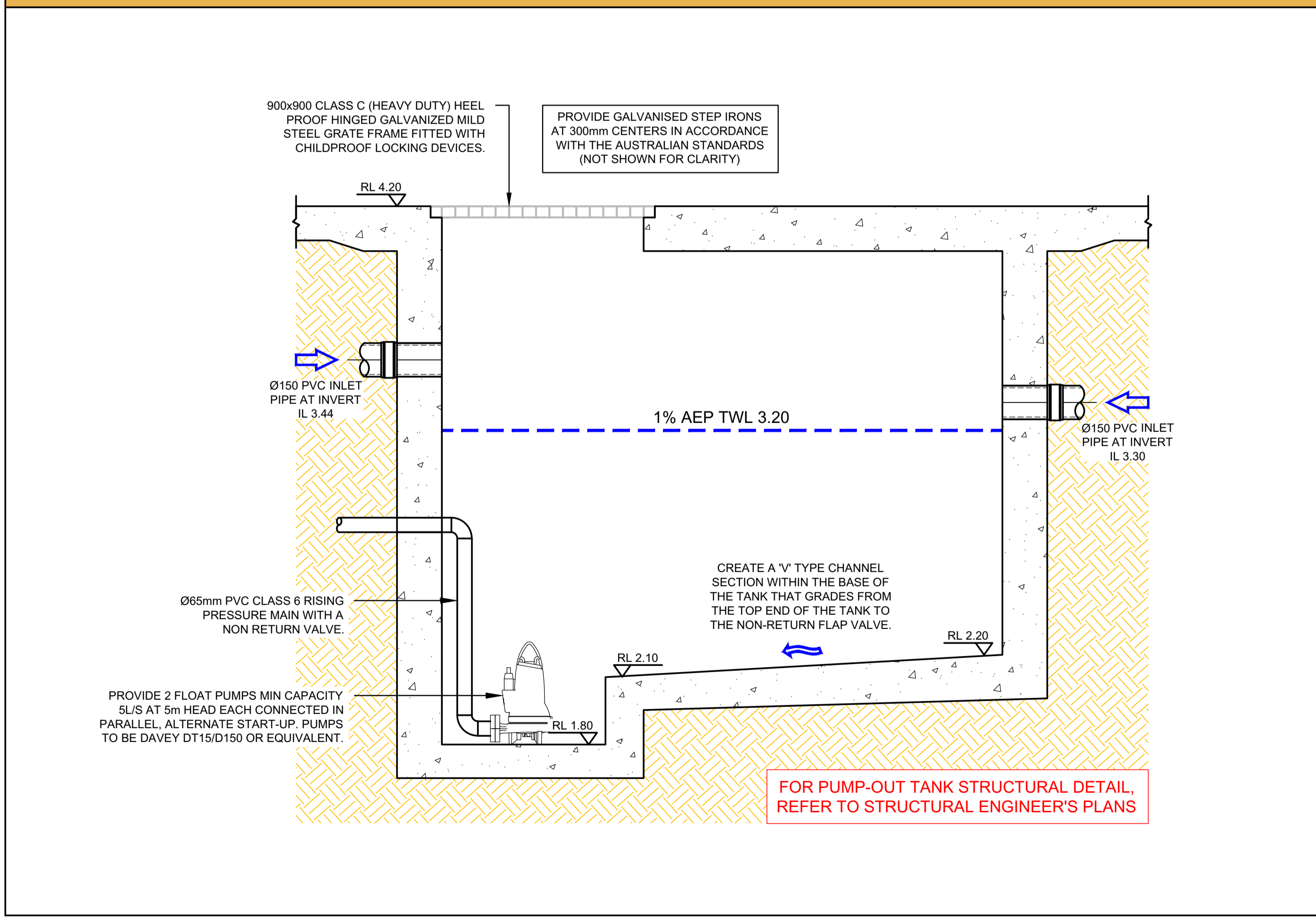
- PLUMBER & BUILDER NOTES**
1. ALL STORMWATER DRAINAGE WORKS TO BE CONSTRUCTED BY A LICENSED PLUMBER / DRAINER IN ACCORDANCE WITH AS3500, BASIX & NCC.
 2. LICENSED PLUMBER / DRAINER MUST PROVIDE WRITTEN CERTIFICATION THAT ALL MATERIALS & WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH AS3500, NCC, BASIX & THIS DESIGN. A COPY OF THIS CERTIFICATE MUST BE SENT TO US ON info@mbrconsulting.com.au TO KEEP ON OUR RECORDS.
 3. UNDER ANY CIRCUMSTANCES, THE PLUMBER OR BUILDER MUST NOT AMEND THE DESIGN OR INTERFERE WITH THE DESIGN INTENT WITHOUT WRITTEN APPROVAL FROM OUR OFFICE. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE. OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

- STANDARD PUMP-OUT DESIGN NOTES**
1. THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD & PUMP LIFE.
 2. A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK IN THIS REGARD, THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
 3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.
 4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT, & A PUMP FAILURE WARNING SIGN ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
 5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TRUST OSD HANDBOOK.
 6. A SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT.
 7. THE PUMP HOLDING TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

PUMP-OUT TANK DETAIL - PLAN VIEW



PUMP-OUT TANK DETAIL - SECTION A



CONFINED SPACE DANGER SIGN

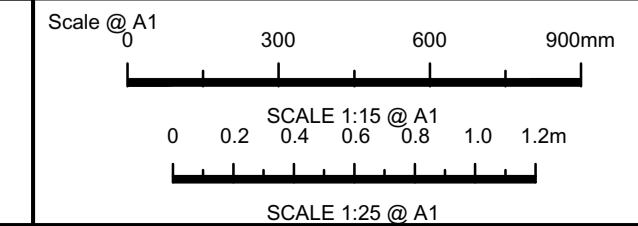
1. A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK'S CONFINED SPACE.
2. MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) -250mm x 5.00mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES).
3. THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE.
4. SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

DANGER

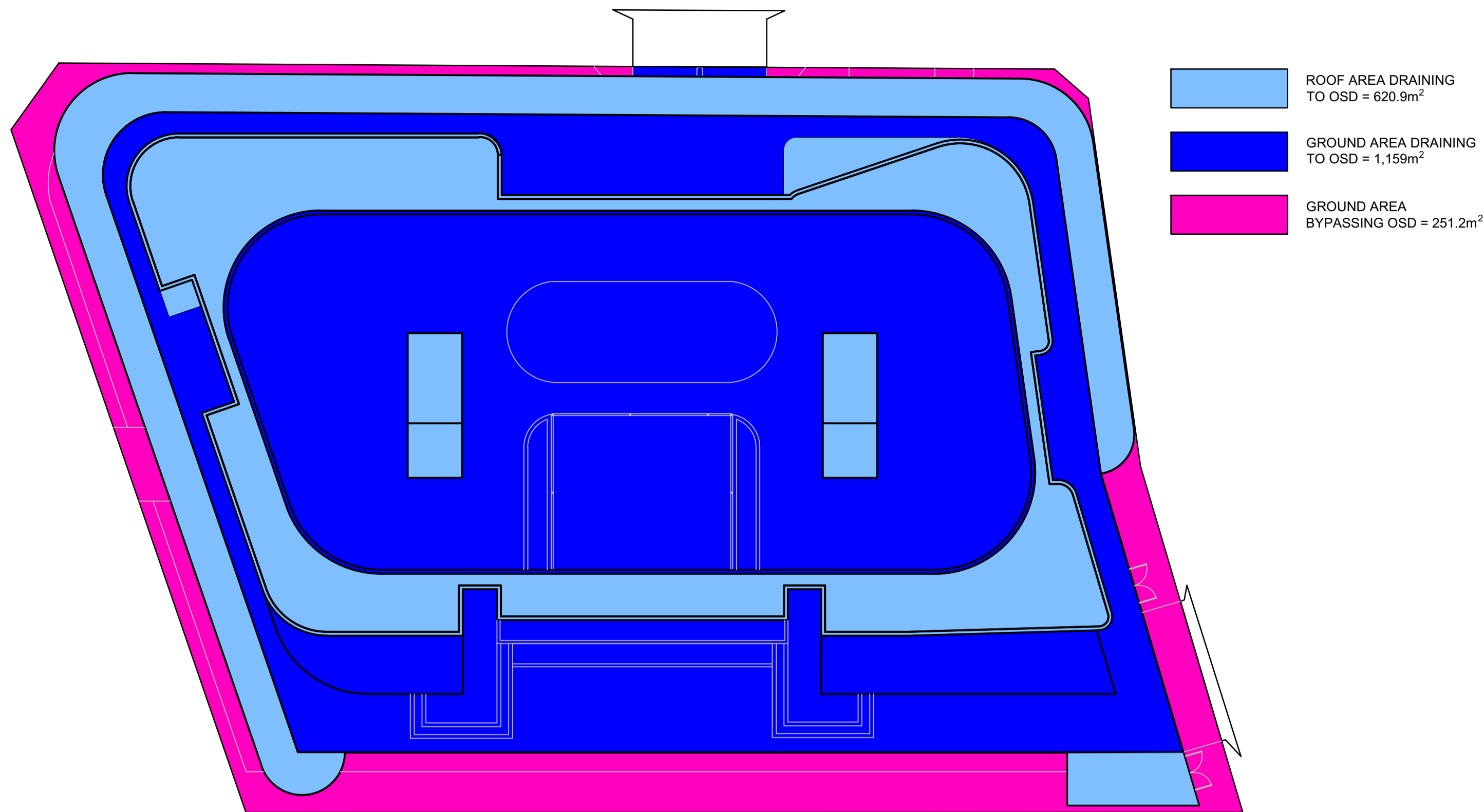
**CONFINED SPACE
NO ENTRY WITHOUT
CONFINED SPACE
TRAINING**

**NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY**

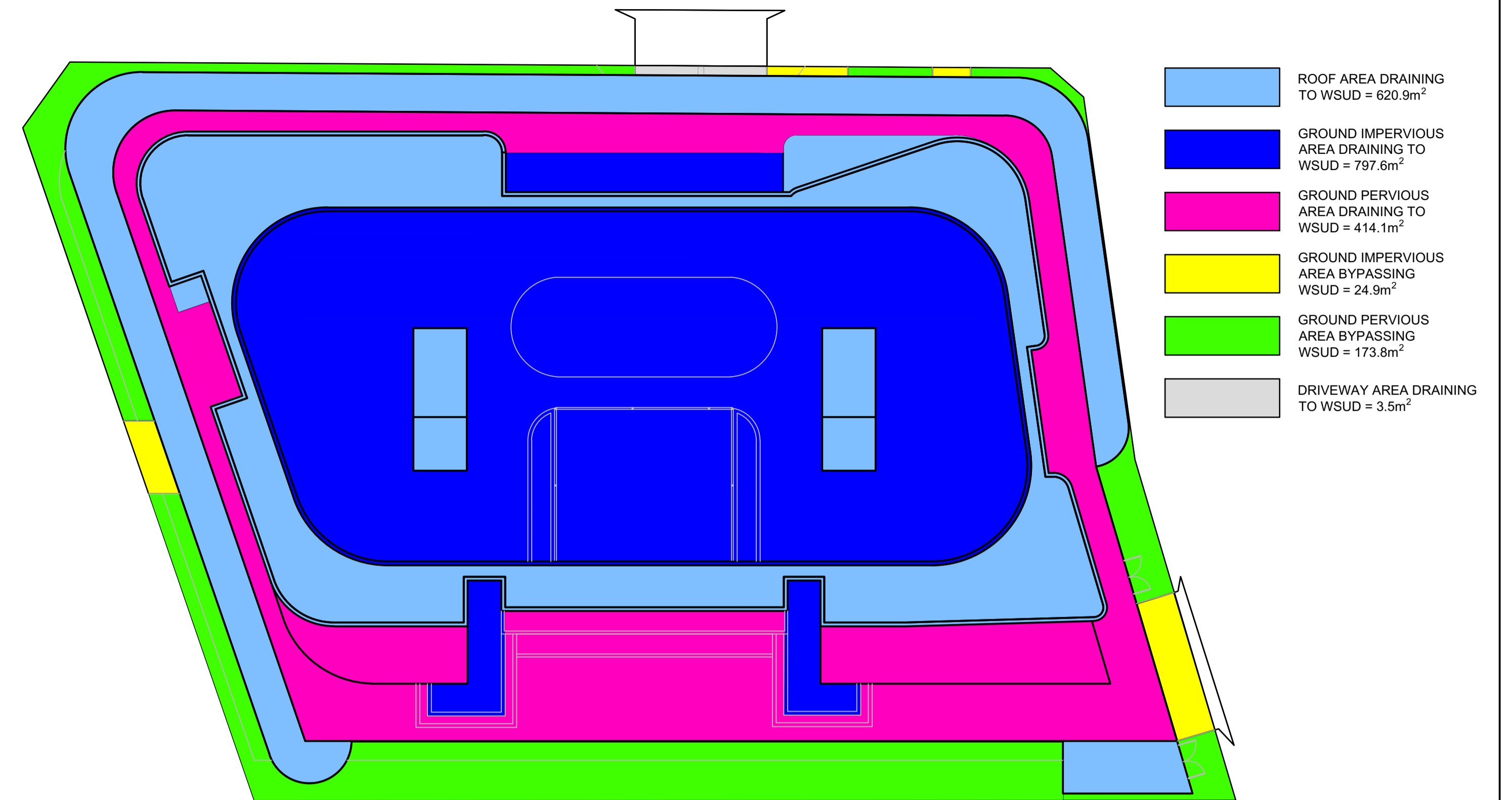
| Rev | Description | Date | Design | Check |
|-----|-----------------------------------|------------|--------|-------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR |



OSD CATCHMENT PLAN

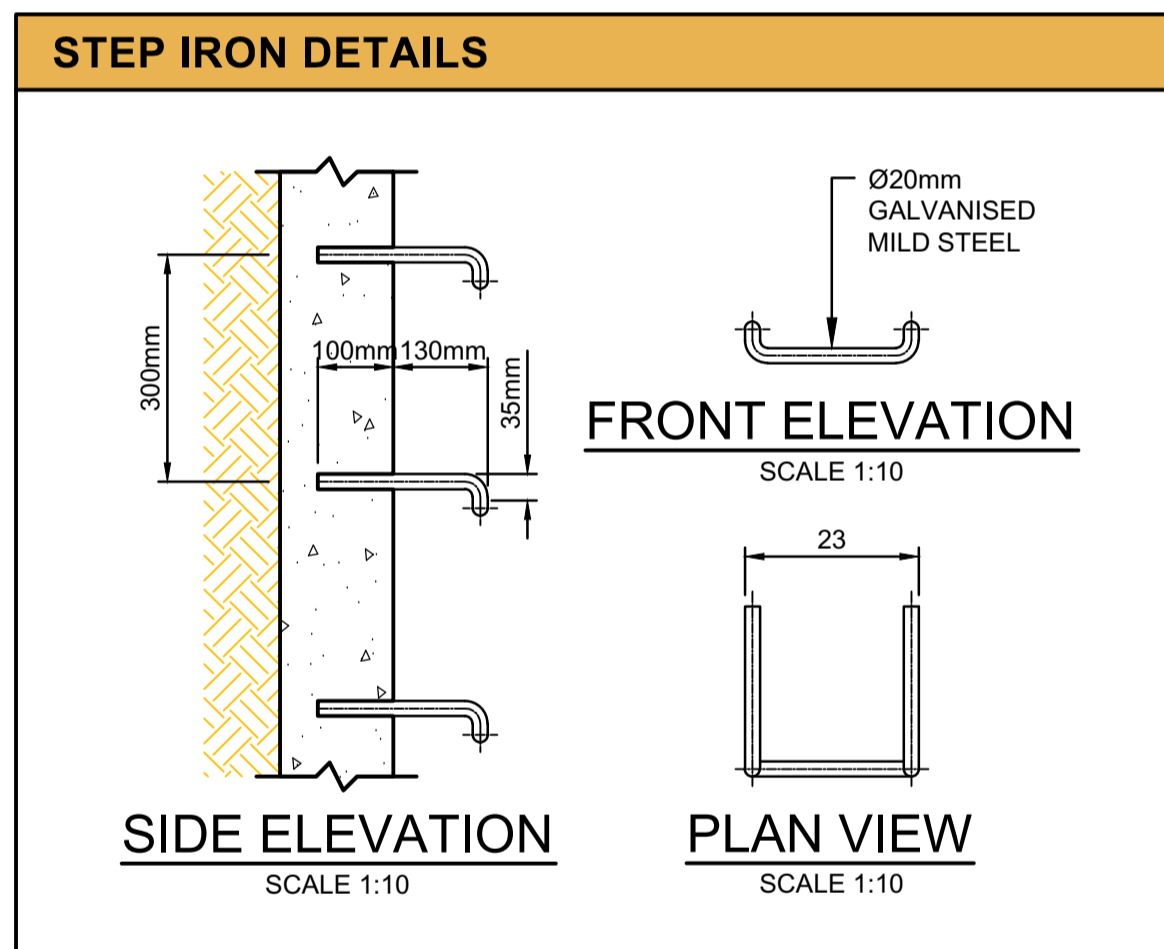


WSUD CATCHMENT PLAN



| PARRAMATTA CITY COUNCIL On-Site Detention Calculation Sheet | | | | |
|--|----------------------------------|----------|----------|----------|
| Project No: | MBR 22190 | Lot No: | 1 | |
| Address: | 132 Victoria Rd North Parramatta | DP No: | 1007573 | |
| Designer: | Michael Bou Rada | D.A. No: | | |
| Phone: | 0424 711 117 | | | |
| Council Prescribed PSD | 80 | L/sec/ha | | |
| Council Prescribed SSR | 470 | m³/ha | | |
| Total Site Area | 2,034.80 | m² | | |
| Area Bypassing OSD | 215.60 | m² | | |
| Basic Storage Volume | | m³ | 95.64 | 95.64 |
| Basic Discharge | | m³/s | 16.28 | 16.28 |
| Area of Site to Storage | | m² | 1,819.20 | 1,819.20 |
| Percentage of Site | | % | 89 | 89 |
| Storage per ha of contributing area | | m³/ha | 525.70 | 525.70 |
| Volume / PSD Adjustment | | L/sec/ha | 68.67 | 68.67 |
| PSD for site | | L/sec | 12.49 | 12.49 |
| Maximum Head to Orifice Centre | | m | 1.70 | 0.740 |
| Calculated Orifice Diameter | | mm | 75.2 | 75.2 |
| Maximum discharge | | L/sec | 12.49 | 10.49 |
| Head for high early discharge | | m | 0.70 | 0.590 |
| High Early Discharge | | L/sec | 9.37 | 9.37 |
| Mean Discharge | | L/sec | 9.93 | 9.93 |
| Average Discharge per Hectare | | L/sec/ha | 54.60 | 54.60 |
| Final Site Storage Ratio | | | 544 | 625 |
| Site Storage Volume | | m³ | 113.79 | 113.79 |
| Volume Provided | | m³ | 126.72 | 126.72 |
| Percentage | | % | 128.1 | 111.4 |
| HED Check using Weir Flow | | | | |
| Coefficient | C | | 1.74 | 1.70 |
| Length of weir | m | | 1.80 | 1.80 |
| Mean flow over weir | L/sec | | 12.03 | 9.93 |
| Depth over weir | m | | 0.025 | 0.022 |
| Checked By: | Michael Bou Rada | | | |
| Date Checked: | 18-Jan-23 | | | |

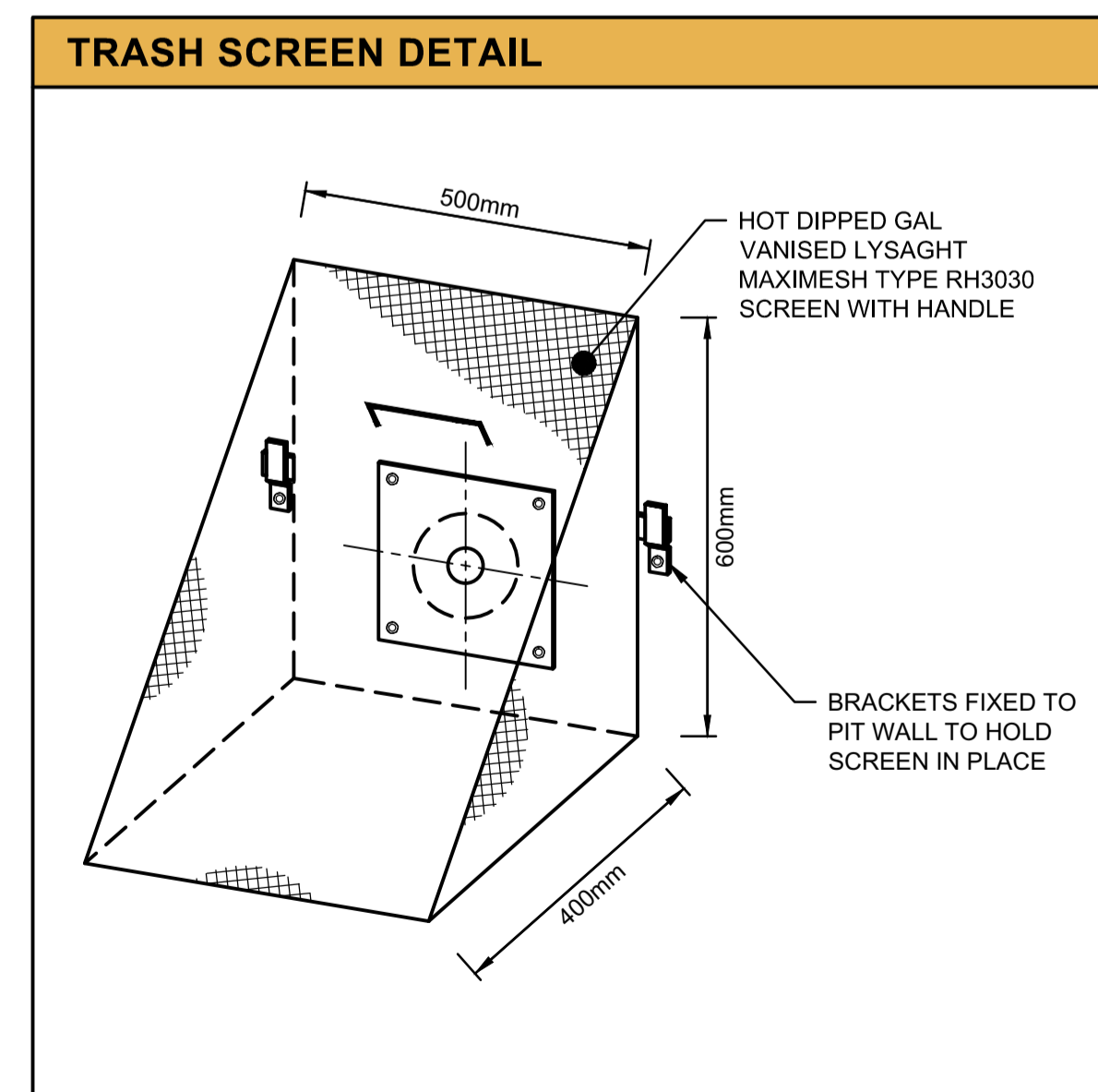
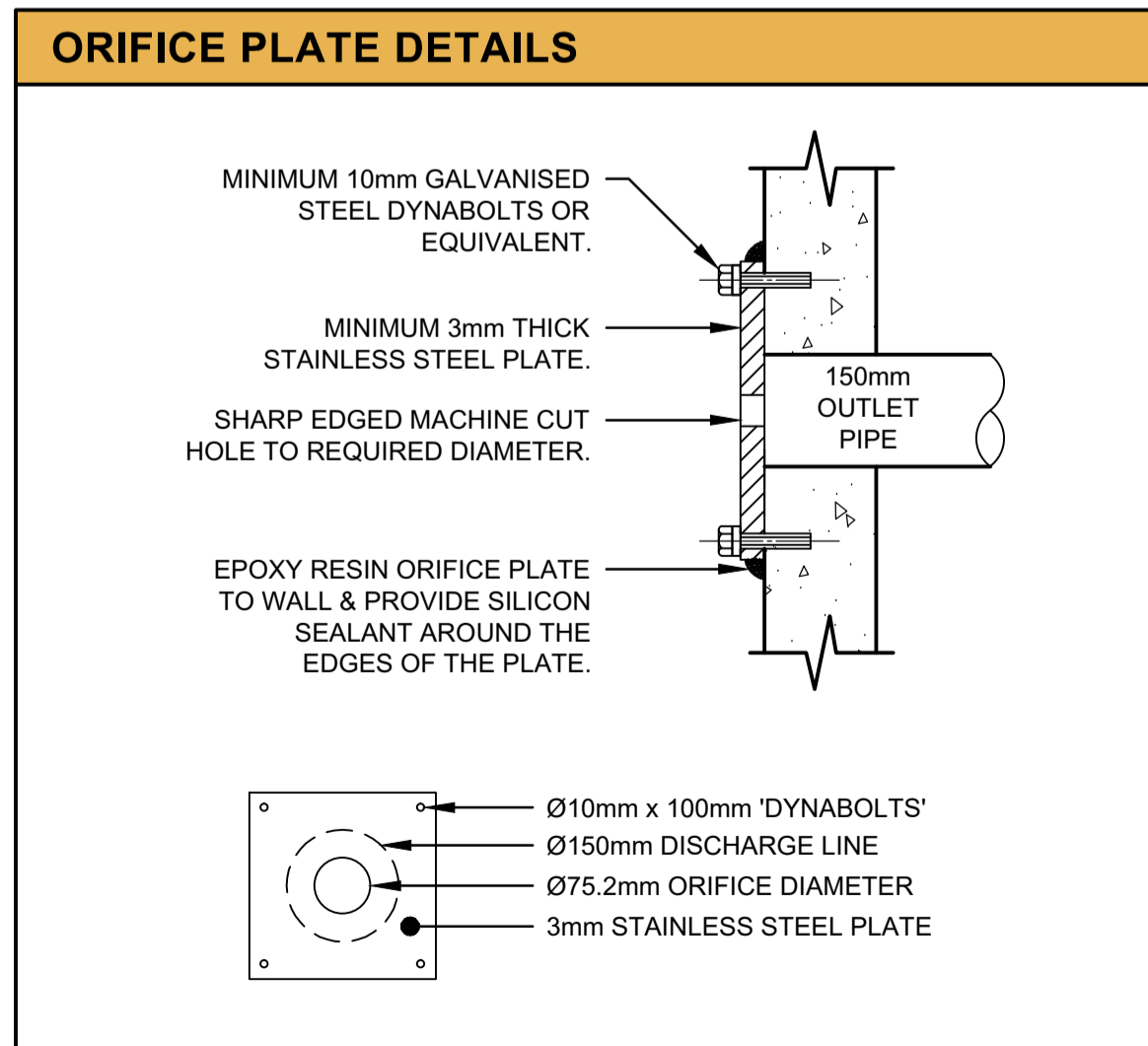
- OCEAN PROTECT NOTES**
- PRECAST STRUCTURE SUPPLIED WITH CORE HOLES TO SUIT OUTER DIAMETER OF NOMINATED PIPE SIZE / MATERIAL.
 - IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
 - PRECAST STRUCTURE SHALL MEET W80 WHEEL LOAD RATING ASSUMING A MAXIMUM EARTH COVER OF 2.0m & A GROUND WATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. CERTIFYING ENGINEER TO CONFIRM ACTUAL GROUNDWATER ELEVATION. PRECAST STRUCTURE SHALL BE IN ACCORDANCE WITH AS3600.
 - ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE O&M GUIDELINES.
 - SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
 - ANY BACKFILL DEPTH, SUB-BASE, & OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS & SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
 - CONTRACTOR TO PROVIDE ALL EQUIPMENT WITH SUFFICIENT LIFTING & REACH CAPACITY TO LIFT & SET THE STORMFILTER STRUCTURE (LIFTING DETAIL PROVIDED SEPARATELY).
 - CONTRACTOR TO APPLY SEALANT TO ALL JOINTS & TO PROVIDE, INSTALL & GROUT INLET & OUTLET PIPES.



OSD CALCULATIONS

| DEPTH (mm) | AREA (m²) | CUMULATIVE VOLUME (m³) |
|------------|-----------|------------------------|
| 0 | 145.92 | 0 |
| 300 | 145.92 | 21.888 |
| 400 | 145.92 | 36.48 |
| 500 | 145.92 | 51.072 |
| 600 | 145.92 | 65.664 |
| 700 | 145.92 | 80.256 |
| 800 | 145.92 | 94.848 |
| 900 | 145.92 | 109.44 |
| 950 | 145.92 | 116.736 |

- ON-SITE DETENTION NOTES**
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC, & OTHER SERVICES DRAWINGS & SPECIFICATIONS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
 - THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

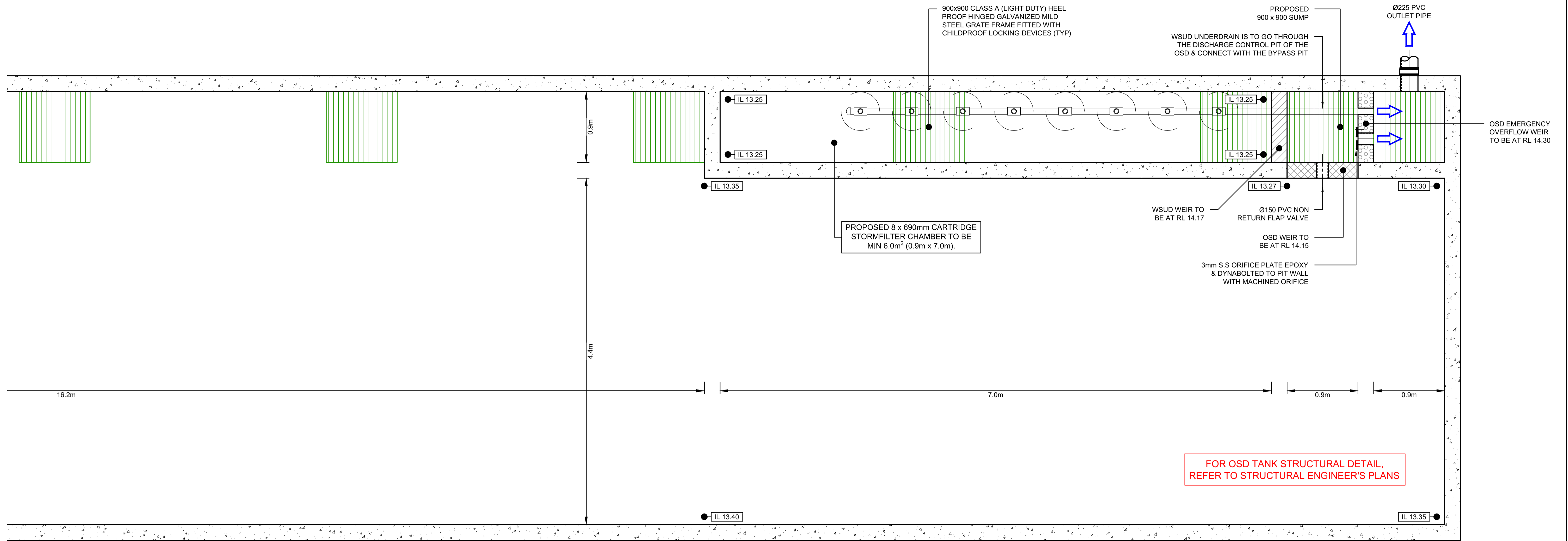


CONFINED SPACE DANGER SIGN

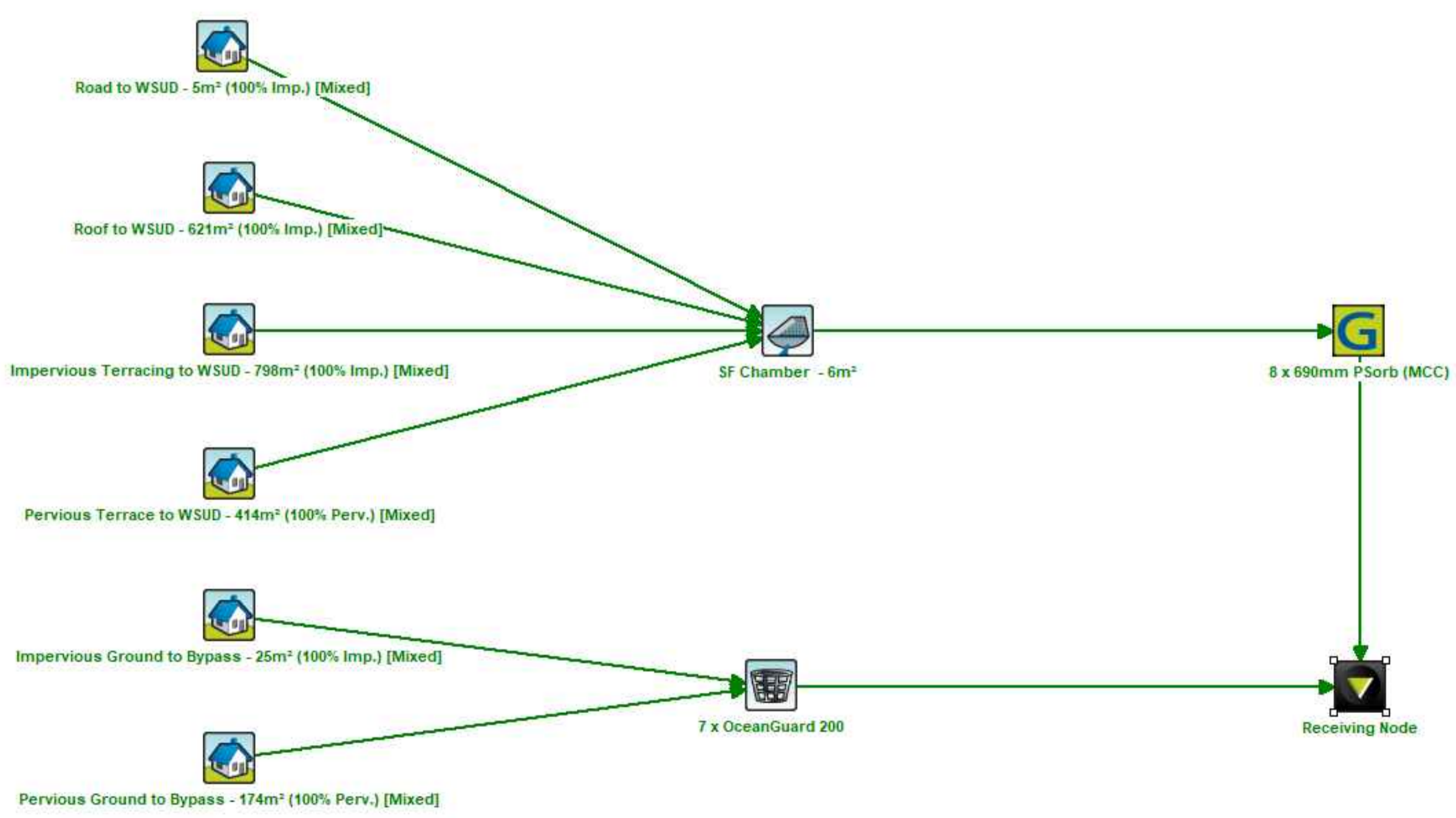
- A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK'S CONFINED SPACE.
- MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES).
- THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.
- SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

**NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY**

OSD TANK DETAILS - PLAN VIEW



MUSIC RESULTS

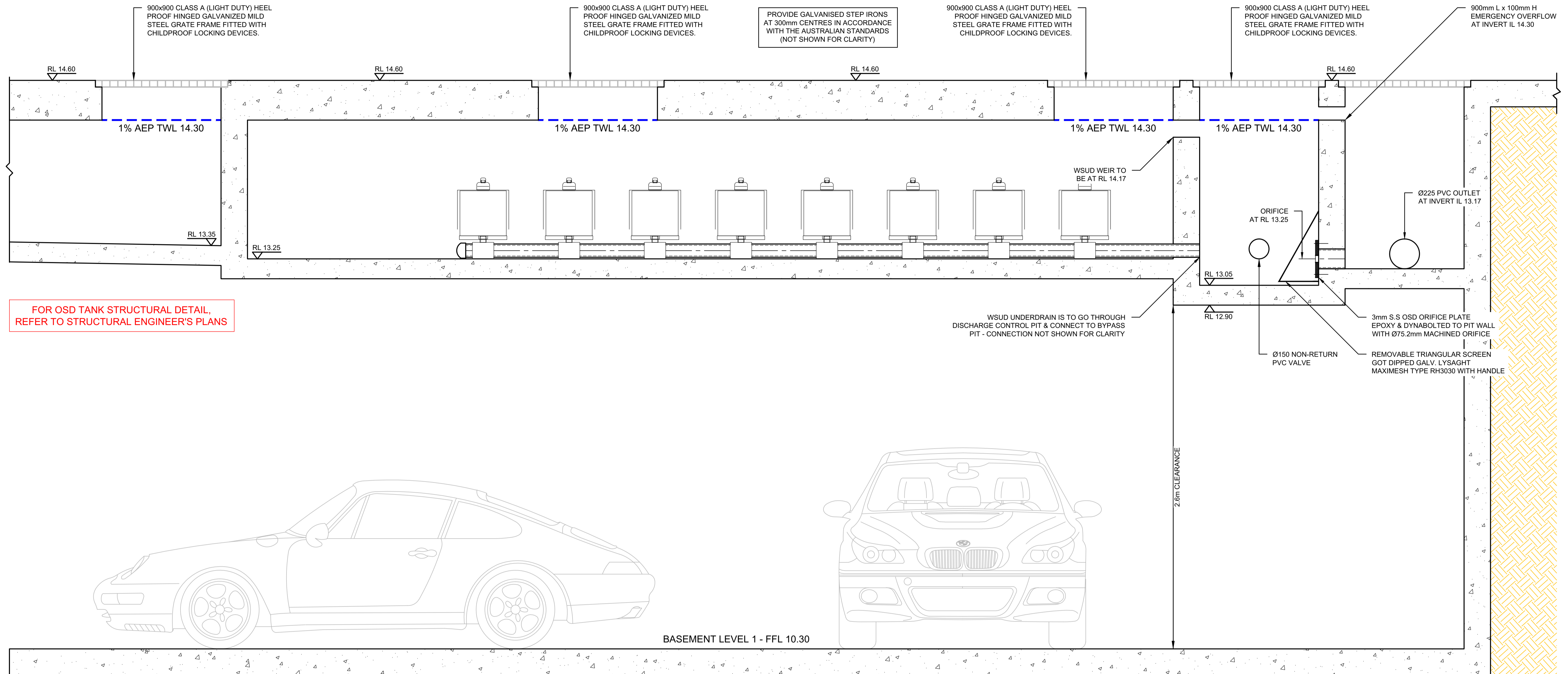


Treatment Train Effectiveness - Receiving Node

| | Sources | Residual Load | % Reduction |
|--------------------------------|---------|---------------|-------------|
| Flow (ML/yr) | 1.22 | 1.22 | 0 |
| Total Suspended Solids (kg/yr) | 139 | 20.7 | 85.1 |
| Total Phosphorus (kg/yr) | 0.285 | 0.0665 | 76.6 |
| Total Nitrogen (kg/yr) | 2.6 | 1.29 | 50.3 |
| Gross Pollutants (kg/yr) | 28 | 0 | 100 |

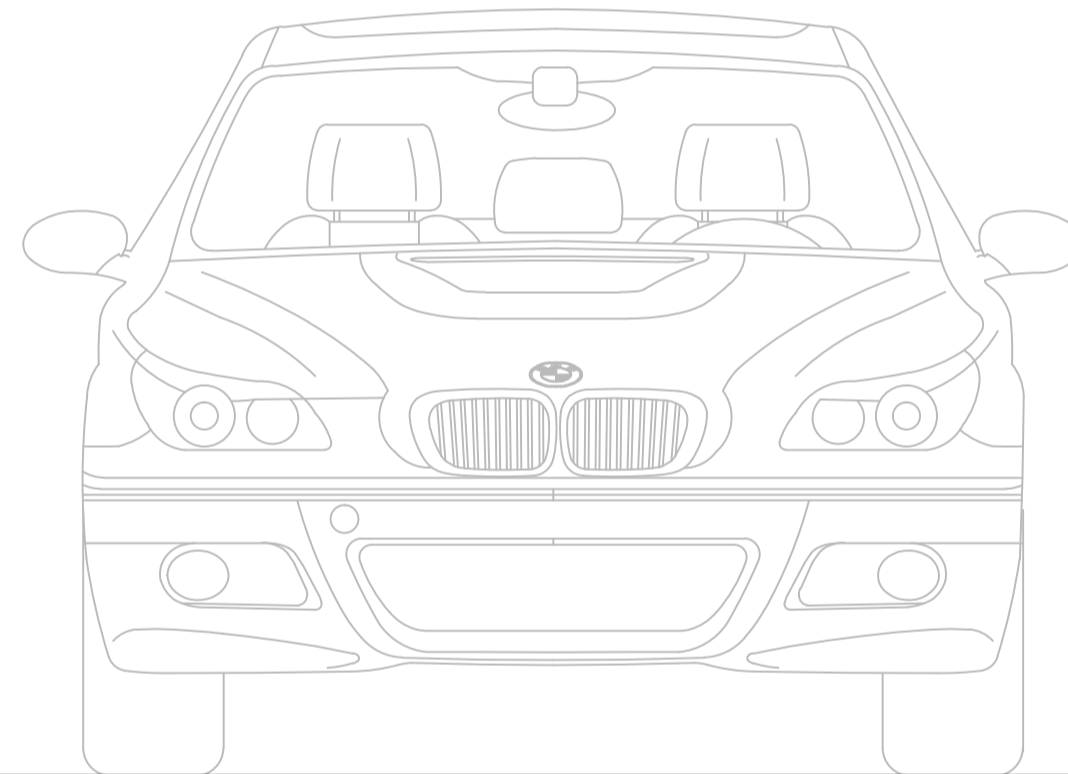
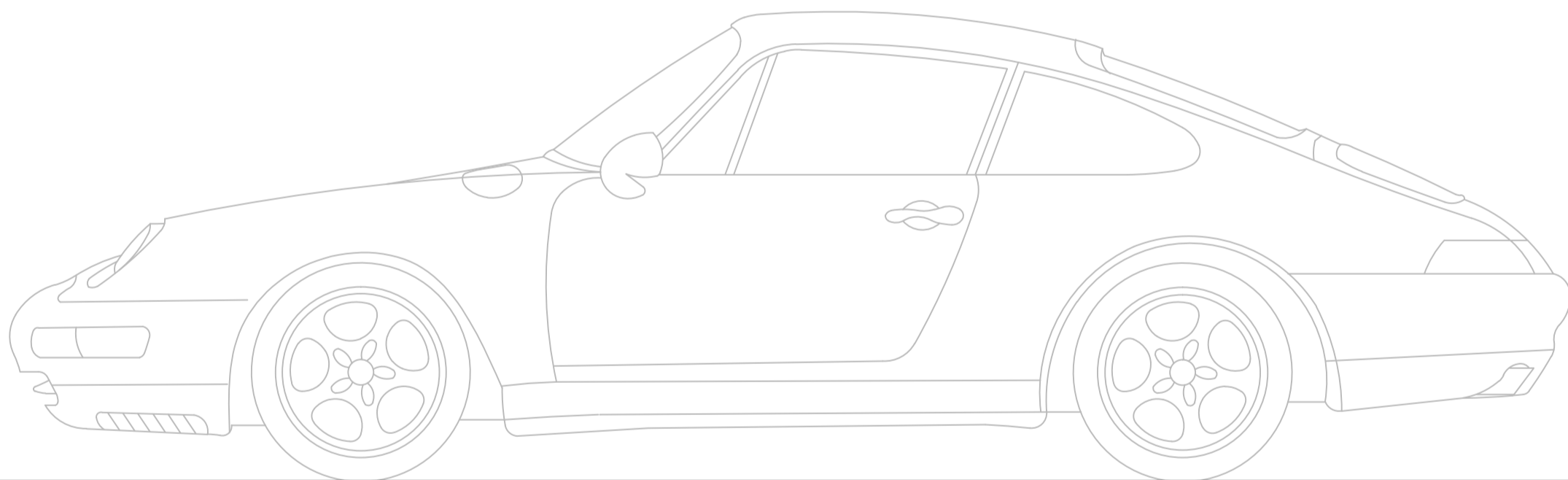
NOT FOR CONSTRUCTION COUNCIL APPROVAL ONLY

OSD TANK DETAILS - SECTION VIEW



FOR OSD TANK STRUCTURAL DETAIL,
REFER TO STRUCTURAL ENGINEER'S PLANS

WSUD UNDERDRAIN IS TO GO THROUGH
DISCHARGE CONTROL PIT & CONNECT TO BYPASS
PIT - CONNECTION NOT SHOWN FOR CLARITY

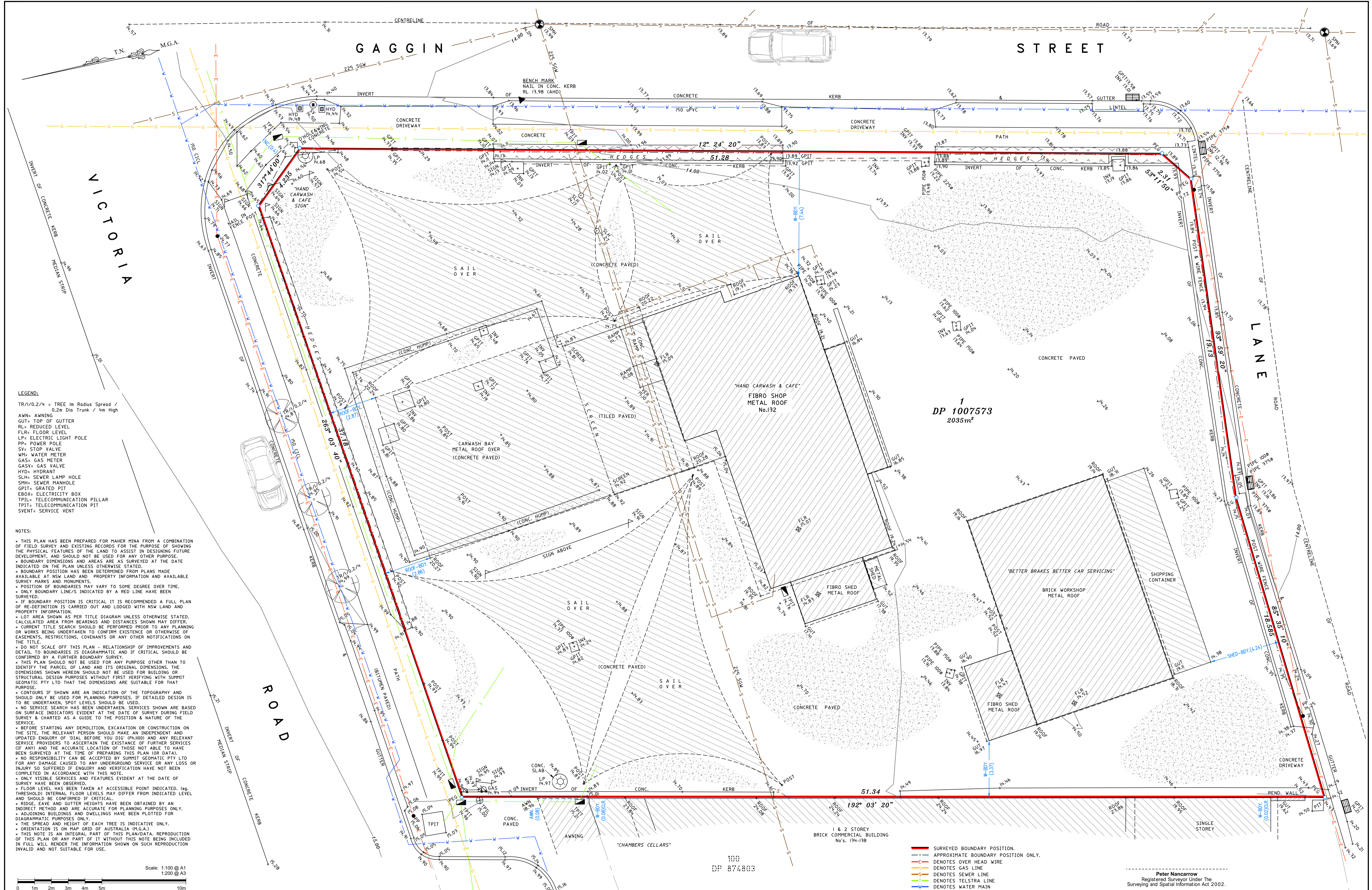


BASEMENT LEVEL 1 - FFL 10.30

2.6m CLEARANCE

**NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY**

| Rev | Description | Date | Design | Check |
|-----|-----------------------------------|------------|--------|-------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 19/01/2023 | MBR | MBR |
| B | ISSUE FOR DEVELOPMENT APPLICATION | 13/04/2023 | MBR | MBR |



CLIENT:
 Maher Mina
 85 Grose Street
 Parramatta, NSW 2151

| Revisions: | | | |
|------------|------------|----------------|------|
| ISSUE | DATE | AMENDMENT | BY |
| A | 31/08/2022 | Drawing Issued | P.N. |
| B | | | |
| C | | | |
| D | | | |

| | | | | |
|-----------------------|------------|----------------------------|-------------------------|----------|
| LOT 1 | SECTION: - | SURVEYOR: | DRAWN BY: | CHKD BY: |
| DP 1007573 | | P.M. | S.S. | P.N. |
| TITLE: 1/1007573 | | DATE OF SURVEY: 26/08/2022 | | |
| L.G.A.: PARRAMATTA | | LEVEL DATUM: AHD | ORIGIN: SS 90219 | |
| PARISH: FIELD OF MARS | | ORIGIN RL: 13.789 | SOURCE: SCMS 28/08/2022 | |
| COUNTY: CUMBERLAND | | CONTOUR INTERVAL: 0.5m | | |

PLAN OF DETAIL, LEVELS & BOUNDARY MARKS PLACED
 Lot 1 in DP 1007573
 No.132 Victoria Road, North Parramatta NSW 2151

ORIENTATION: M.G.A. (see note) SCALE: 1:100 @ A1 SCALE: 1:200 @ A3

summit
 GEOMATIC
 REGISTERED CONSULTING SURVEYORS

Peter Nancarrow
 Registered Surveyor Under The
 Surveying and Spatial Information Act 2002.

SUMMIT GEOMATIC PTY LTD
 ABN 71 092347
 PO BOX 7809, BAULKHAM HILLS B.C. NSW 2153
 SUITE 101, 33 LEXINGTON DRIVE
 BELLA VISTA, N.S.W. 2153
 Ph: (02) 9836 3155 Fax: (02) 9836 3177
 Email: survey@summitgeo.com.au
 http://www.summitgeo.com.au

JOB REF: 4500
 REV No: A
 SHEET 1 OF 1