

LIVABLE HOUSING DESIGN COMPLYING APAPTMENTS

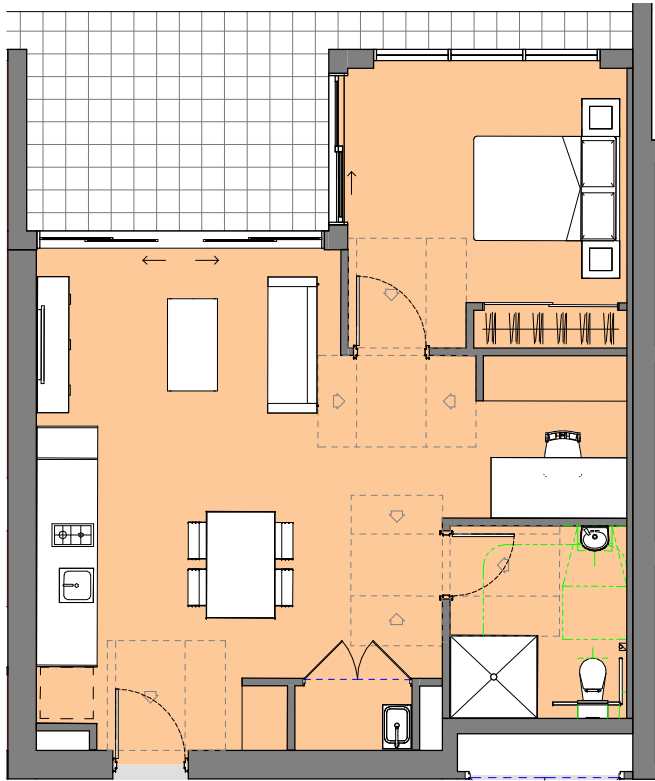
The eight core design features elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

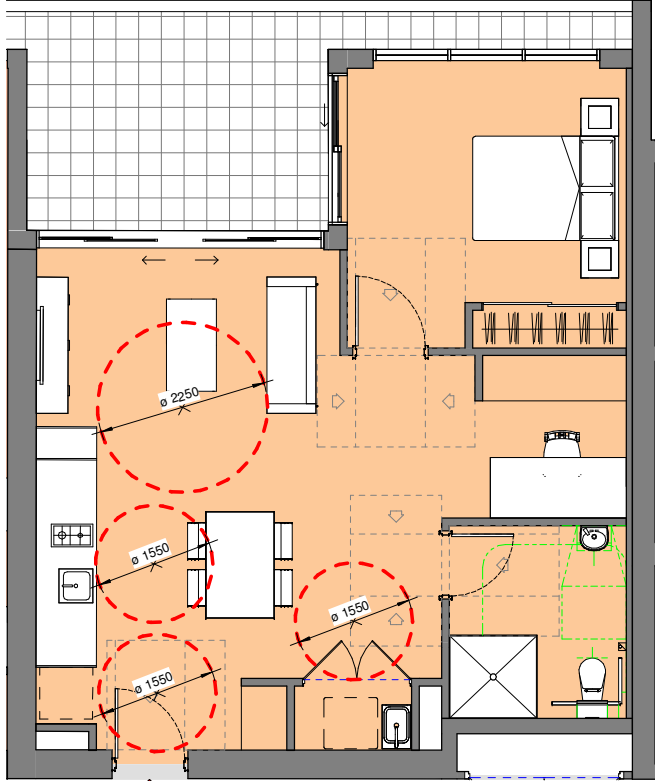
Total apartments = 471

Total complying apartments = 106 (11 ADAPTABLE UNITS + 95 SIVLER UNITS)

Percentage of complying apartments = 22.5 %



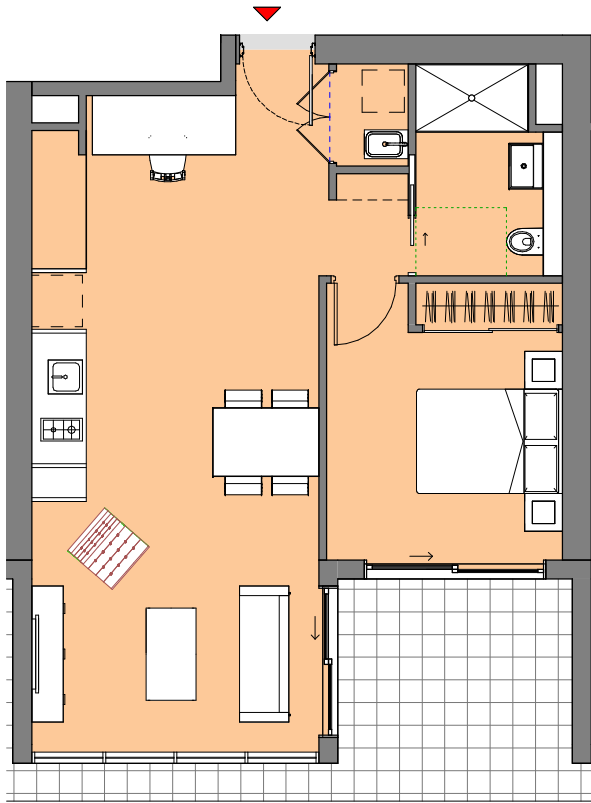
1 PRE-ADAPTION
1 : 50



2 POST-ADAPTION
1 : 50

BLOCK D:

402, 502, 602, 702, 802, 902,
1002, 1102, 1202, 1302, 1402



3 SILVER LEVEL UNIT
1BED-TYPE A
1 : 50

BLOCK B :

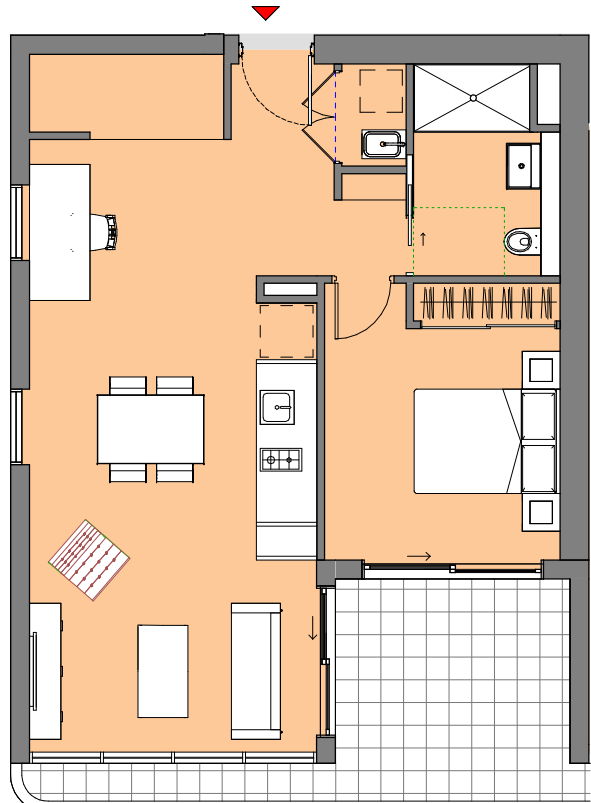
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1505, 1508, 1509
1605, 1608, 1609
1705, 1708, 1709
1805
1905
2005
2105
2205

BLOCK C :

208, 209
308, 309
408, 409
508, 509
608, 609
708, 709
808, 809
908, 909
1008, 1009
1108, 1109
1208, 1209
1308, 1309
1408, 1409

BLOCK D :

405, 406
505, 506
605, 606
705, 706
805, 806
905, 906



4 SILVER LEVEL UNIT
1BED-TYPE B
1 : 50

BLOCK B :

207, 307

BLOCK C :

207, 307

DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
2016.08.08		DA Submission						
2016.10.10	A	For Revised DA Submission						

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DA - denotes for development application purpose only
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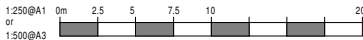
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DRAWING NO.
16003 / DA4.01
STATUS
DA
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REVISION
A
SCALE
1 : 50
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PROJECT TITLE
CAPITAL BANKSTOWN
83-99 NORTH TERRACE & 62 THE MALL,
BANKSTOWN
DRAWING TITLE
TYPICAL ADAPTABLE/
UNIVERSAL APARTMENT



The submitted plan meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria

1. Apartments are required to have the following minimum internal areas:

Apartment type Minimum internal area

-1 bedroom 50m²

-2 bedroom 70m²

-3 bedroom 90m²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.

2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.

Objective 4D-2

Environmental performance of the apartment is maximised

Design criteria

1. Habitable room depths are limited to a maximum of 2.5m x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria

1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
- 3.6m for studio and 1 bedroom apartments
 - 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria

1. All apartments are required to have primary balconies as follows:

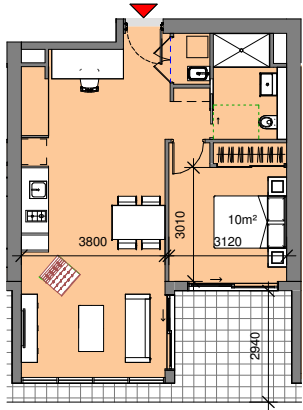
-1 bedroom apartments 8m² 2m

-2 bedroom apartments 10m² 2m

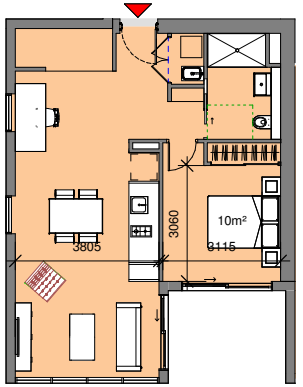
-3+ bedroom apartments 12m² 2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

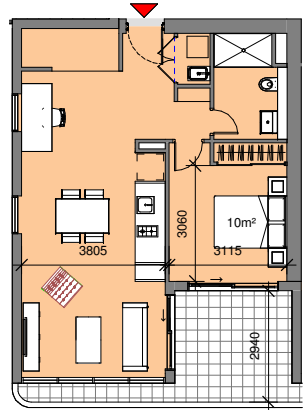
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.



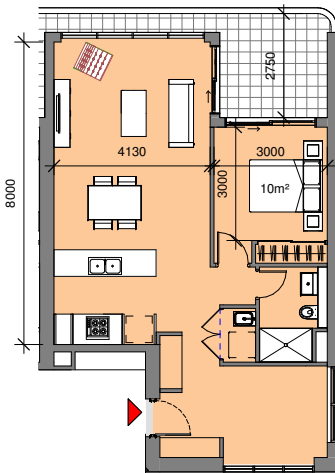
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1 : 100
AREA: 55m²
BALCONY: 11m²



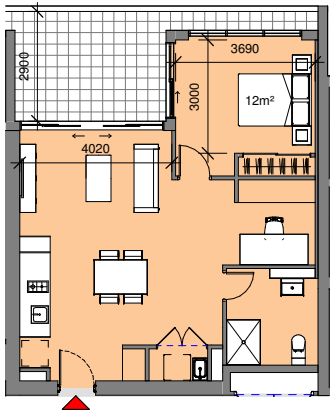
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AREA: 55m²
BALCONY: 11m²



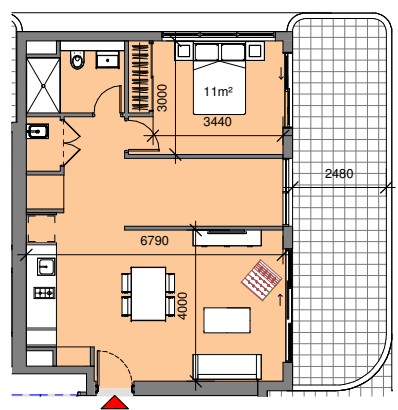
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AREA: 55m²
BALCONY: 11m²



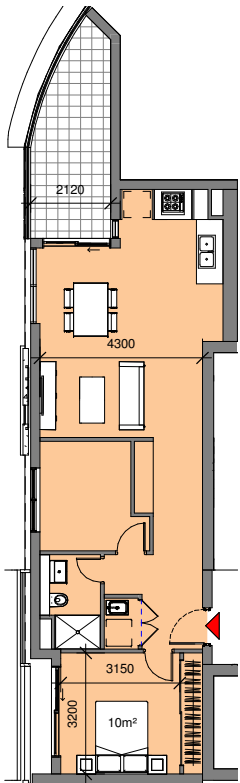
4 1BED-TYPE C
1 : 100
AREA: 65m²
BALCONY: 11m²



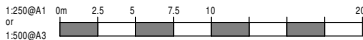
5 1BED-TYPE D
1 : 100
AREA: 60m²
BALCONY: 14m²



6 1BED-TYPE E
1 : 100
AREA: 60m²
BALCONY: 24m²



7 1BED-TYPE F
1 : 100
AREA: 63m²
BALCONY: 10m²



NOTES	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
Builder to check and verify all dimensions exists, including all dimensions for structure, fixtures and appliances. Typical dimensions shall also provide for standard dimensions. Builder to verify any discrepancies (referencing to 10 Architectural plan) to the construction of walls. Do not scale drawings. This drawing/revision is copyright and cannot be reproduced or shown in part or in any media without the written permission of the architect.	2016.08.08	-	DA Submission						
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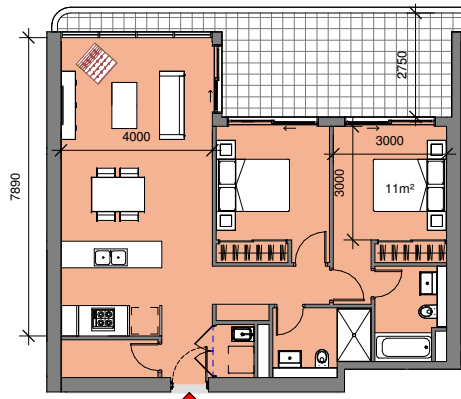
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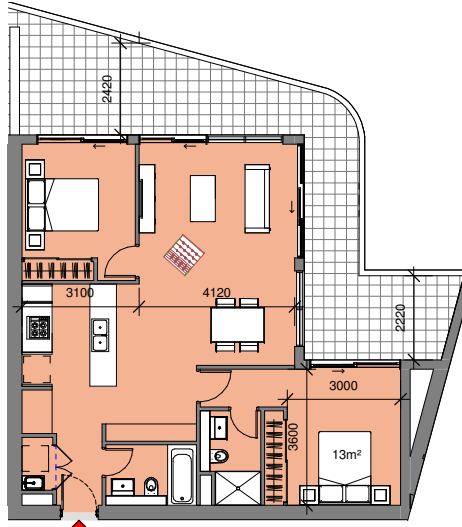
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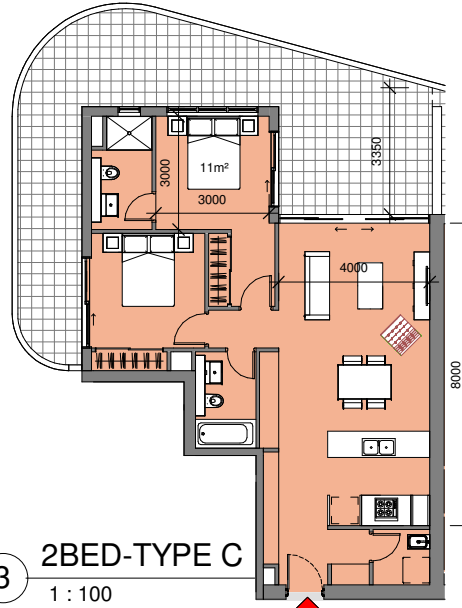
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CAPITAL BANKSTOWN
83-89 NORTH TERRACE & 62 THE MALL,
BANKSTOWN
DRAWING TITLE
APARTMENT 1 BED LAYOUTS



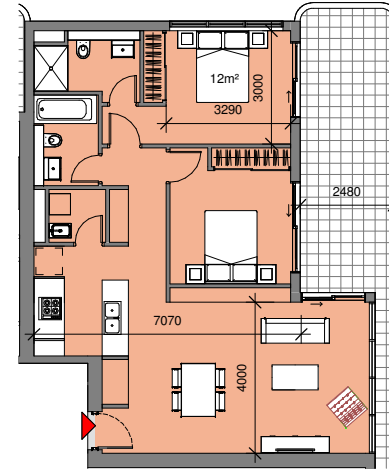
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1 : 100
AREA: 75m²
BALCONY: 15m²



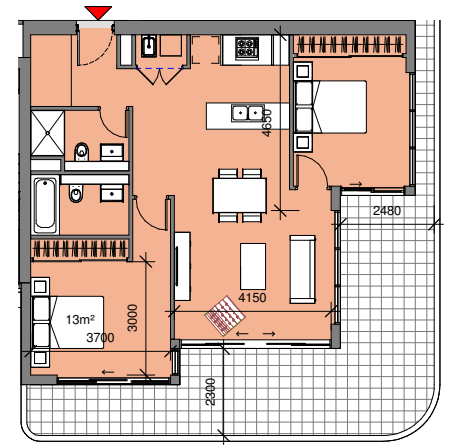
2 2BED-TYPE B
1 : 100
AREA: 75m²
BALCONY: 33m²



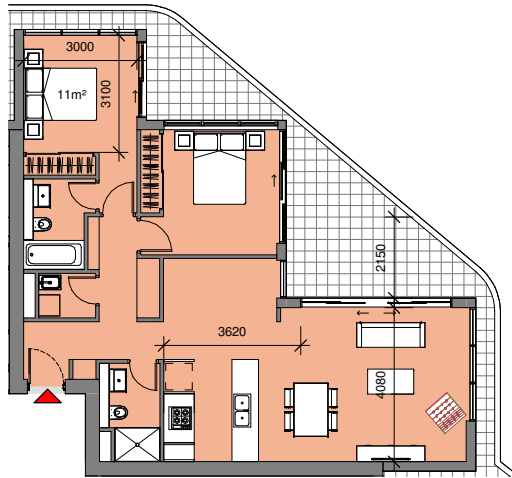
3 2BED-TYPE C
1 : 100
AREA: 77m²
BALCONY: 43m²



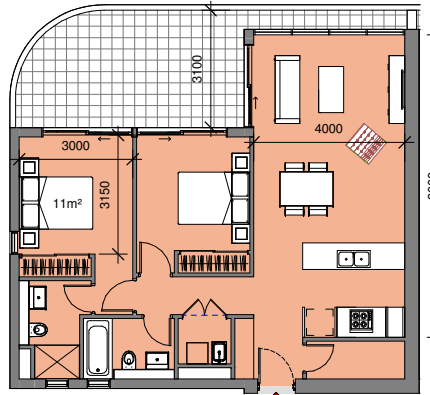
4 2BED-TYPE D
1 : 100
AREA: 76m²
BALCONY: 17m²



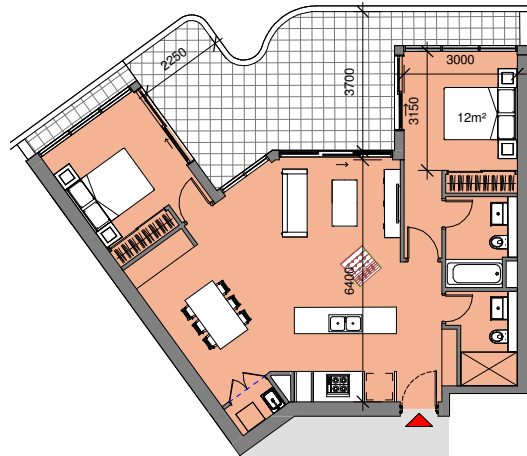
5 2BED-TYPE E
1 : 100
AREA: 77m²
BALCONY: 28m²



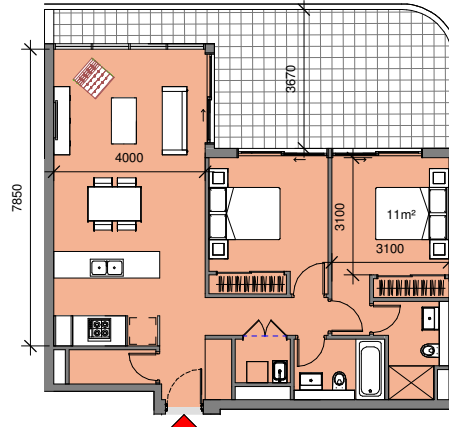
6 2BED-TYPE F
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AREA: 80m²
BALCONY: 23m²



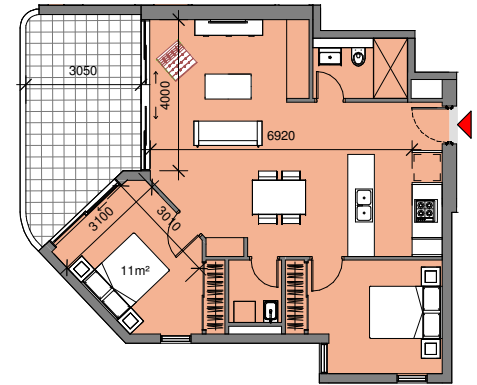
7 2BED-TYPE G
1 : 100
AREA: 75m²
BALCONY: 14m²



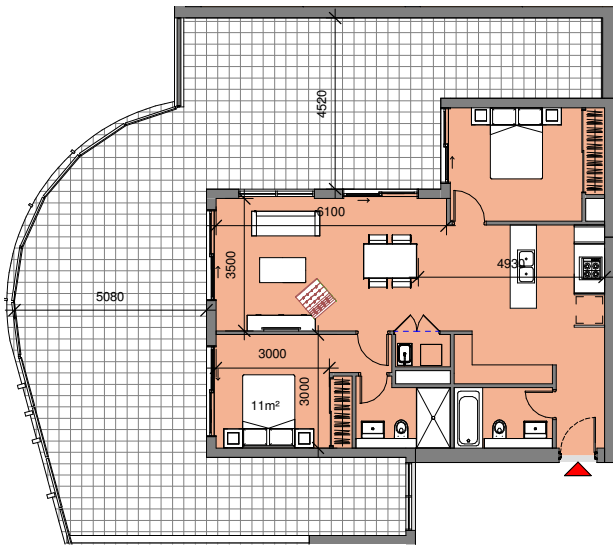
8 2BED-TYPE H
1 : 100
AREA: 75m²
BALCONY: 24m²



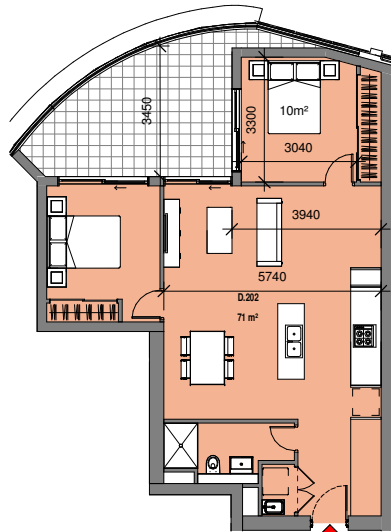
9 2BED-TYPE I
1 : 100
AREA: 75m²
BALCONY: 29m²



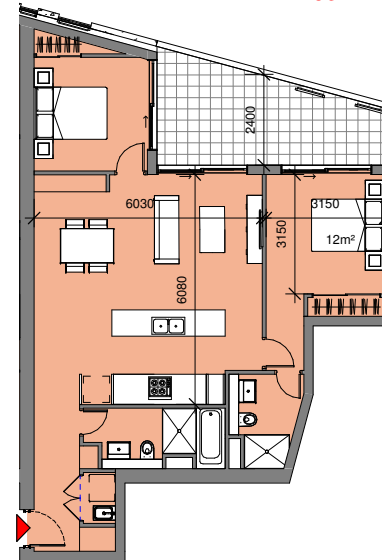
10 2BED-TYPE J
1 : 100
AREA: 70m²
BALCONY: 15m²



11 2BED-TYPE K
1 : 100
AREA: 76m²
BALCONY: 97m²



12 2BED-TYPE L
1 : 100
AREA: 71m²
BALCONY: 16m²



13 2BED-TYPE M
1 : 100
AREA: 77m²
BALCONY: 13m²

DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
2016.08.08	DA	Submitted						
2016.10.10	A	For Revised DA Submission						

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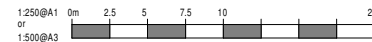
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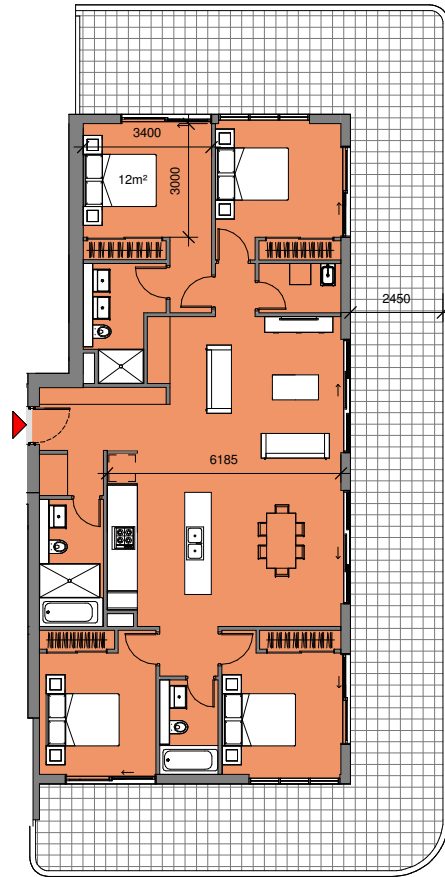
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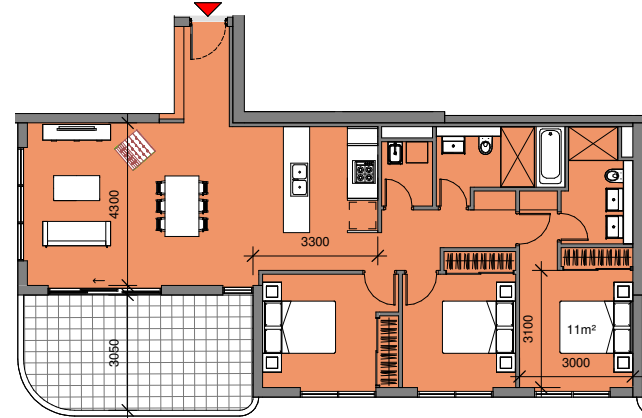
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SCALE
1 : 100
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PROJECT TITLE
CAPITAL BANKSTOWN
83-89 NORTH TERRACE & 62 THE MALL,
BANKSTOWN
DRAWING TITLE
APARTMENT 2 BED LAYOUTS

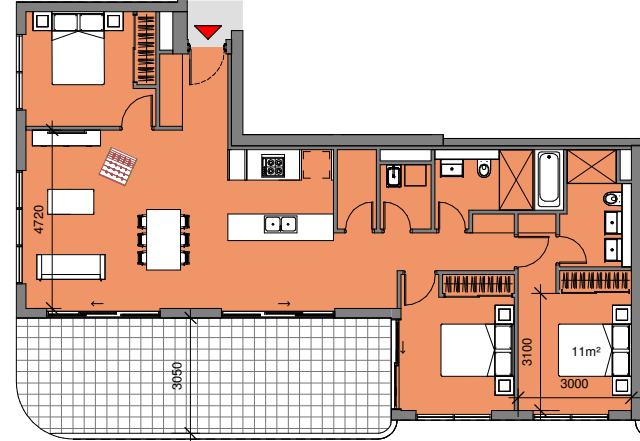




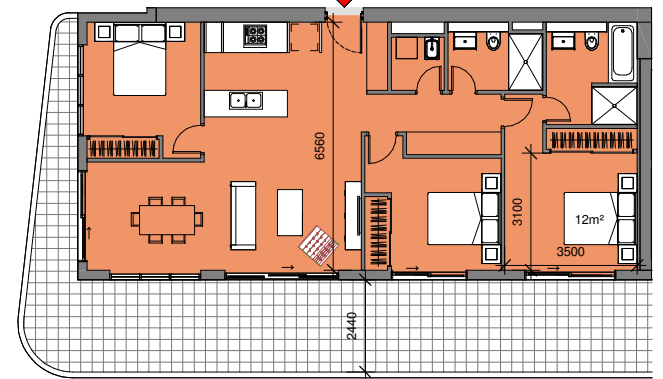
4 3BED-TYPE D
1 : 100
AREA: 112m²
BALCONY: 104m²



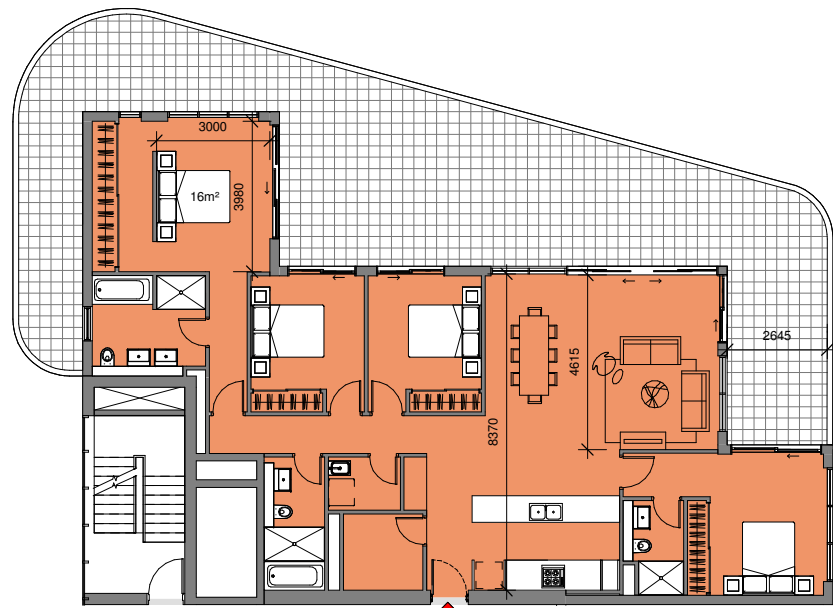
1 3BED-TYPE A
1 : 100
AREA: 95m²
BALCONY: 18m²



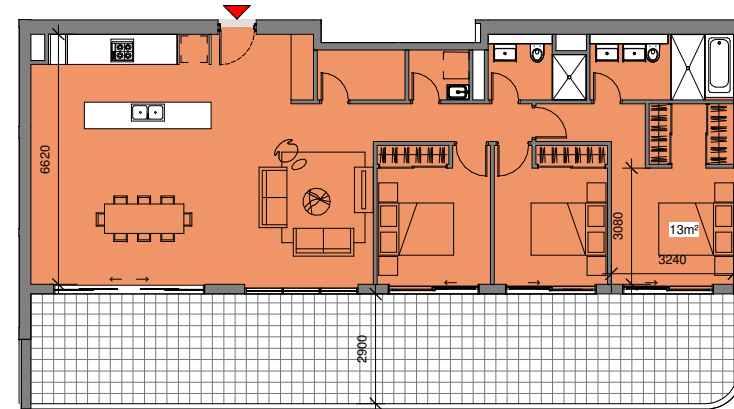
2 3BED-TYPE B
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AREA: 102m²
BALCONY: 28m²



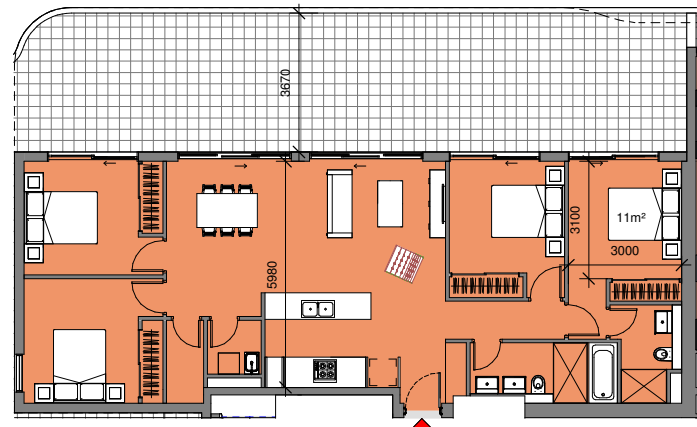
3 3BED-TYPE C
1 : 100
AREA: 95m²
BALCONY: 43m²



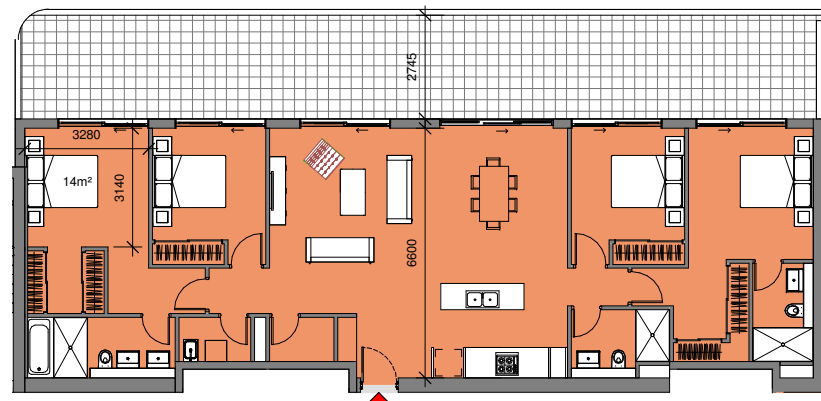
5 3BED-TYPE E
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AREA: 128m²
BALCONY: 114m²



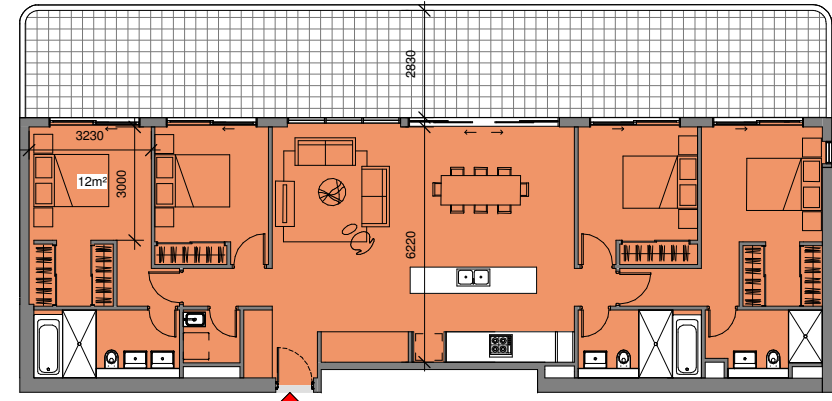
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1 : 100
AREA: 120m²
BALCONY: 50m²



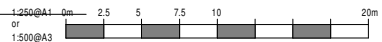
7 4BED-TYPE A
1 : 100
AREA: 110m²
BALCONY: 63m²



8 4BED-TYPE B
1 : 100
AREA: 132m²
BALCONY: 57m²



9 4BED-TYPE C
1 : 100
AREA: 135m²
BALCONY: 55m²



DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
2016.08.08	DA Submission							
2016.10.18	A	For Internal DA Submission						

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PROJECT TITLE
CAPITAL BANKSTOWN
83-99 NORTH TERRACE & 62 THE MALL,
BANKSTOWN
DRAWING TITLE
APARTMENT 3&4 BED
LAYOUTS



1 TYPICAL FLOOR PLAN - BLOCK A
1 : 100



DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
2016.08.08		DA Submission						
2016.10.18	A	For Revised DA Submission						

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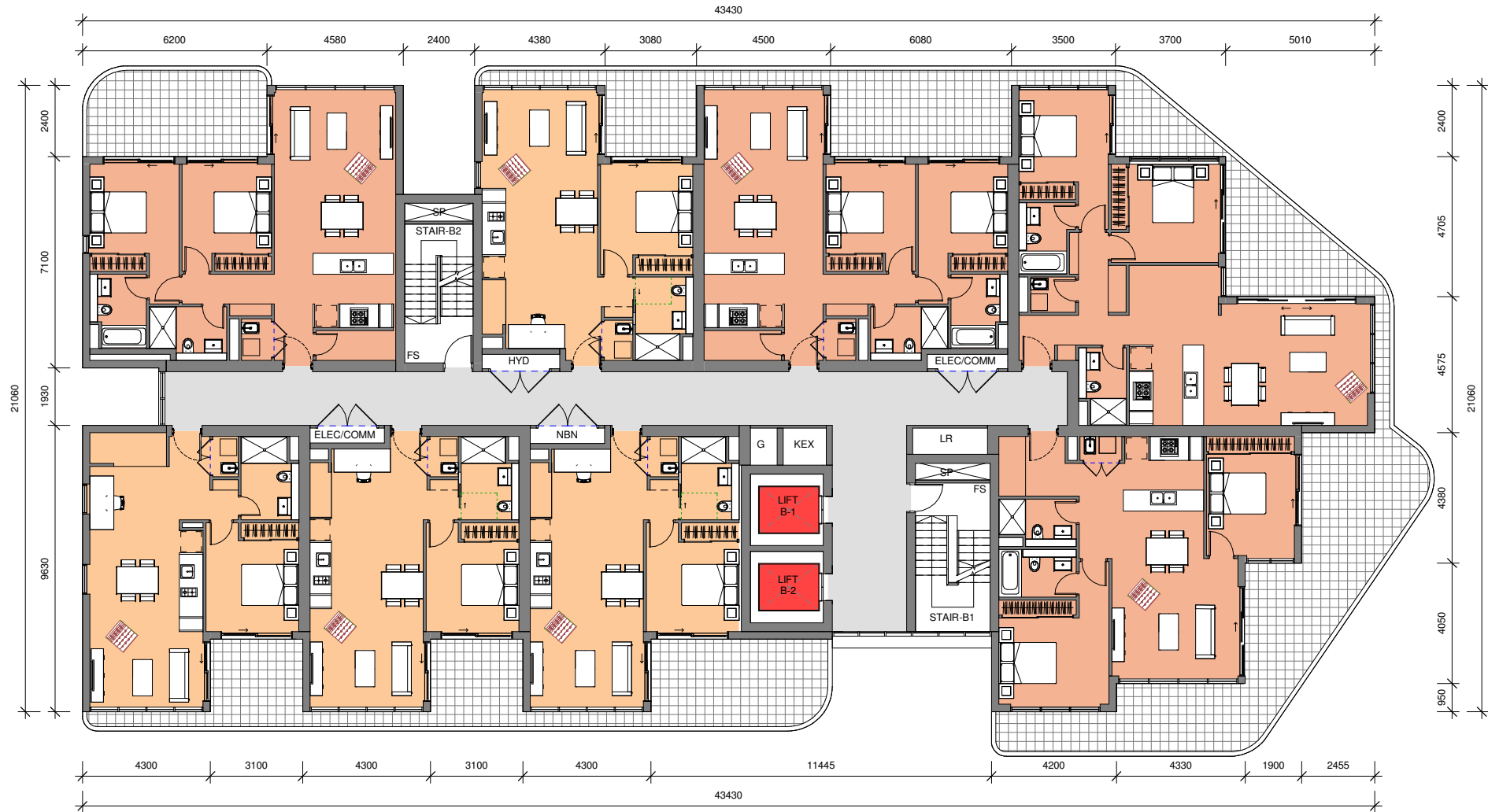


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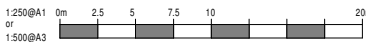
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CAPITAL BANKSTOWN
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BANKSTOWN
DRAWING TITLE
**TYPICAL FLOOR PLAN -
BLOCK A**



1 TYPICAL FLOOR PLAN - BLOCK B
1 : 100



DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
2016.08.08		DA Submission						
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PROJECT TITLE
CAPITAL BANKSTOWN
83-99 NORTH TERRACE & 62 THE MALL,
BANKSTOWN
DRAWING TITLE
TYPICAL FLOOR PLAN -
BLOCK B



1 TYPICAL FLOOR PLAN - BLOCK C
1 : 100



DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
2016.09.08		DA Submission						
2016.10.18	A	For Approved DA Submission						

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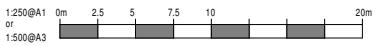
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STATUS DA	SCALE 1 : 100 @ A1
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PROJECT TITLE
CAPITAL BANKSTOWN
83-89 NORTH TERRACE & 62 THE MALL,
BANKSTOWN
DRAWING TITLE
TYPICAL FLOOR PLAN -
BLOCK C



1 TYPICAL FLOOR PLAN - BLOCK D
1 : 100



DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
2016.08.08		DA Submission						
2016.10.10	A	For Revised DA Submission						

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