

SSDA ESD Report

40 Memorial Avenue, Bella Vista

40 Memorial Avenue, Bella Vista, NSW, 2153

WALKERBAI

Engineering a culture of leadership, trust and lasting success

Document Information

Project name	40 Memorial Avenue Bella Vista
Project number	WBN513
Site address	40 Memorial Avenue Bella Vista
Document title	ESD Report
Prepared for	Landen Dev No.8 Pty Ltd
Prepared by	WalkerBai Consulting
Revision	SSDA Submission
Date of issue	14/08/2025

Revision History

Table 1 – Document Revision History

Revision	Reason for Issue	Issue Date
01	SSDA Draft	05/08/2025
02	SSDA Submission	14/08/2025

Document Authorisation

Reviewed By	Stewart Mann
Approved By	Jasper Riikonen

CONFIDENTIAL INFORMATION

The information in this document has been prepared for the intended recipient and the contents are confidential. The contents of this document are not to be reproduced, copied, implemented in whole or in part without the prior written consent of WalkerBai Consulting.

DISCLAIMER OF LIABILITY

The information contained in this document is provided under direction from the client and all contents have been prepared based on the information provided under this direction. Any third party reviewing the content of this document needs to make their own assessment on the appropriateness of the information contained within.

WalkerBai Consulting make no assurance that the information meets the needs of a third party and as such accepts no liability for any loss or damage incurred by third parties whatsoever as a result of using the information.

© WalkerBai Consulting Pty Ltd

Table of Contents

1	**EXECUTIVE SUMMARY**	**3**
2	**SCOPE**	**4**
2.1	PROJECT DESCRIPTION	4
2.2	OBJECTIVES OF THE ESD REPORT	4
2.3	PROJECT REFERENCES	5
3	**ESD TARGETS FOR DA SUBMISSION**	**6**
3.1	BASIX TARGETS	6
3.2	NATIONAL CONSTRUCTION CODE PART J	6
4	**BASIX RESULTS AND REQUIREMENTS**	**7**
4.1	BASIX DESIGN CRITERIA	7
5	**APPENDIX A – BASIX REPORT**	**10**
6	**APPENDIX B – NATHERS ASSESSMENT AND GROUP CERTIFICATE**	**11**
7	**APPENDIX C - STAMPED DRAWINGS FOR NATHERS**	**12**
8	**APPENDIX D – RAINWATER CAPACITY OPTIMISATION MEMO**	**13**
9	**APPENDIX E – ROOFTOP SOLAR PV**	**14**

1 EXECUTIVE SUMMARY

The purpose of this ESD report is to show the proposed initiatives and requirements to meet the ESD targets for the 40 Memorial Avenue, Bella Vista multiple residential building development. Furthermore the current design and proposed building form have been assessed using the BASIX, NatHERS and National Construction Code Part J requirements where applicable at this stage of the project.

This report also shows the various sustainability opportunities the development will need to consider and incorporate for as the project progresses. This includes general sustainability principles and use of rating tools.

The targets achieved by the ESD initiatives and strategies described in this report are:

- Achievement of the BASIX requirements:
    - Energy >60
    - Water >40
    - High level of thermal comfort based on the NatHERS scheme
    - Responsible material selection and embodied carbon impacts
- Meeting and Exceeding the NCC Part J Requirements

Some highlights of the ESD initiatives are listed below (note this is a sample of initiatives and not the full scope of ESD items)

- High efficiency air conditioning systems
- All electric development with the exception of gas hot water and oven cooktops
- High star ratings for fixtures fittings and appliances with regards to both energy and water
- Provision of rooftop solar panels, targeting a minimum 99kWp rooftop PV system across the four rooftops.
- High level of indoor environment quality via daylight, well designed artificial lighting, natural ventilation and low impact materials
- Utilisation of construction materials to lower environmental impact of the development in comparison to business-as-usual

2 SCOPE

2.1 PROJECT DESCRIPTION

The proposed development at 40 Memorial Avenue, Bella Vista, NSW 2153, comprises four residential apartment buildings accommodating a total of 444 apartments. The total site spans approximately 25,565 m^2, featuring a mix of apartment configurations, from one-bedroom units through to four-bedroom penthouses and townhouses.

The buildings have been designed to achieve high standards of sustainability and energy efficiency, aligning with mandatory BASIX requirements and the SEARs criteria set for State Significant Development Applications (SSDA). Key sustainability initiatives incorporated within the project include rainwater harvesting and reuse for irrigation, efficient fixtures and fittings to reduce water consumption, energy-efficient appliances and lighting systems, optimised glazing and insulation performance to enhance thermal comfort, and passive design principles informed by detailed NatHERS thermal assessments.

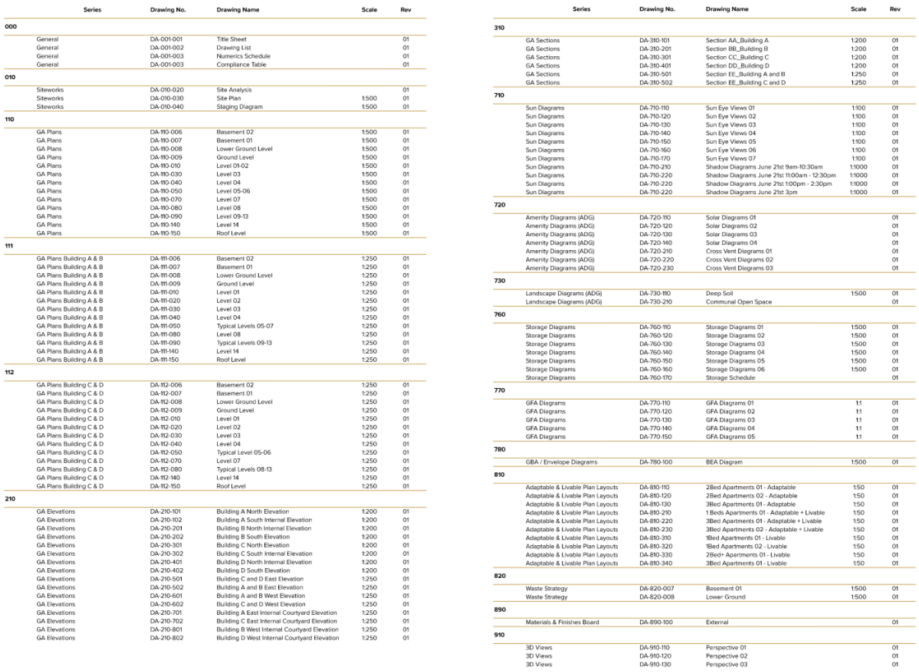
2.2 OBJECTIVES OF THE ESD REPORT

This report provides a summary of the project's Ecologically Sustainable Design (ESD) strategies, clearly outlining the intended sustainability targets for the design, and demonstrates compliance with BASIX, thermal comfort, and broader energy performance requirements.

2.3 PROJECT REFERENCES

The following documents and drawings form the basis of the Ecologically Sustainable Design (ESD) strategies and assessments outlined in this report:

- **Architectural Drawings:**



Series	Drawing No.	Drawing Name	Scale	Rev
000				
General	DA-001-001	Title Sheet		01
General	DA-001-002	Drawing List		01
General	DA-001-003	Numerics Schedule		01
General	DA-001-003	Compliance Table		01
010				
Siteworks	DA-010-020	Site Analysis		01
Siteworks	DA-010-030	Site Plan	1:500	01
Siteworks	DA-010-040	Staging Diagram	1:500	01
110				
GA Plans	DA-110-006	Basement 02	1:500	01
GA Plans	DA-110-007	Basement 01	1:500	01
GA Plans	DA-110-008	Lower Ground Level	1:500	01
GA Plans	DA-110-009	Ground Level	1:500	01
GA Plans	DA-110-010	Level 01-02	1:500	01
GA Plans	DA-110-030	Level 03	1:500	01
GA Plans	DA-110-040	Level 04	1:500	01
GA Plans	DA-110-050	Level 05-06	1:500	01
GA Plans	DA-110-070	Level 07	1:500	01
GA Plans	DA-110-080	Level 08	1:500	01
GA Plans	DA-110-090	Level 09-13	1:500	01
GA Plans	DA-110-140	Level 14	1:500	01
GA Plans	DA-110-150	Roof Level	1:500	01
111				
GA Plans Building A & B	DA-111-006	Basement 02	1:250	01
GA Plans Building A & B	DA-111-007	Basement 01	1:250	01
GA Plans Building A & B	DA-111-008	Lower Ground Level	1:250	01
GA Plans Building A & B	DA-111-009	Ground Level	1:250	01
GA Plans Building A & B	DA-111-010	Level 01	1:250	01
GA Plans Building A & B	DA-111-020	Level 02	1:250	01
GA Plans Building A & B	DA-111-030	Level 03	1:250	01
GA Plans Building A & B	DA-111-040	Level 04	1:250	01
GA Plans Building A & B	DA-111-050	Typical Levels 05-07	1:250	01
GA Plans Building A & B	DA-111-080	Level 08	1:250	01
GA Plans Building A & B	DA-111-090	Typical Levels 09-13	1:250	01
GA Plans Building A & B	DA-111-140	Level 14	1:250	01
GA Plans Building A & B	DA-111-150	Roof Level	1:250	01
112				
GA Plans Building C & D	DA-112-006	Basement 02	1:250	01
GA Plans Building C & D	DA-112-007	Basement 01	1:250	01
GA Plans Building C & D	DA-112-008	Lower Ground Level	1:250	01
GA Plans Building C & D	DA-112-009	Ground Level	1:250	01
GA Plans Building C & D	DA-112-010	Level 01	1:250	01
GA Plans Building C & D	DA-112-020	Level 02	1:250	01
GA Plans Building C & D	DA-112-030	Level 03	1:250	01
GA Plans Building C & D	DA-112-040	Level 04	1:250	01
GA Plans Building C & D	DA-112-050	Typical Level 05-06	1:250	01
GA Plans Building C & D	DA-112-070	Level 07	1:250	01
GA Plans Building C & D	DA-112-080	Typical Levels 08-13	1:250	01
GA Plans Building C & D	DA-112-140	Level 14	1:250	01
GA Plans Building C & D	DA-112-150	Roof Level	1:250	01
210				
GA Elevations	DA-210-101	Building A North Elevation	1:200	01
GA Elevations	DA-210-102	Building A South Internal Elevation	1:200	01
GA Elevations	DA-210-201	Building B North Internal Elevation	1:200	01
GA Elevations	DA-210-202	Building B South Elevation	1:200	01
GA Elevations	DA-210-301	Building C North Elevation	1:200	01
GA Elevations	DA-210-302	Building C South Internal Elevation	1:200	01
GA Elevations	DA-210-401	Building D North Internal Elevation	1:200	01
GA Elevations	DA-210-402	Building D South Elevation	1:200	01
GA Elevations	DA-210-501	Building C and D East Elevation	1:250	01
GA Elevations	DA-210-502	Building A and B East Elevation	1:250	01
GA Elevations	DA-210-601	Building A and B West Elevation	1:250	01
GA Elevations	DA-210-602	Building C and D West Elevation	1:250	01
GA Elevations	DA-210-701	Building A East Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-702	Building C East Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-801	Building B West Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-802	Building D West Internal Courtyard Elevation	1:250	01

Series	Drawing No.	Drawing Name	Scale	Rev
310				
GA Sections	DA-310-101	Section AA_Building A	1:200	01
GA Sections	DA-310-201	Section BB_Building B	1:200	01
GA Sections	DA-310-301	Section CC_Building C	1:200	01
GA Sections	DA-310-401	Section DD_Building D	1:200	01
GA Sections	DA-310-501	Section EE_Building A and B	1:250	01
GA Sections	DA-310-502	Section EE_Building C and D	1:250	01
710				
Sun Diagrams	DA-710-110	Sun Eye Views 01	1:100	01
Sun Diagrams	DA-710-120	Sun Eye Views 02	1:100	01
Sun Diagrams	DA-710-130	Sun Eye Views 03	1:100	01
Sun Diagrams	DA-710-140	Sun Eye Views 04	1:100	01
Sun Diagrams	DA-710-150	Sun Eye Views 05	1:100	01
Sun Diagrams	DA-710-160	Sun Eye Views 06	1:100	01
Sun Diagrams	DA-710-170	Sun Eye Views 07	1:100	01
Sun Diagrams	DA-710-210	Shadow Diagrams June 21st 9am-10:30am	1:1000	01
Sun Diagrams	DA-710-220	Shadow Diagrams June 21st 11:00am - 12:30pm	1:1000	01
Sun Diagrams	DA-710-230	Shadow Diagrams June 21st 1:00pm - 2:30pm	1:1000	01
Sun Diagrams	DA-710-220	Shadow Diagrams June 21st 3pm	1:1000	01
720				
Amenity Diagrams (ADG)	DA-720-110	Solar Diagrams 01		01
Amenity Diagrams (ADG)	DA-720-120	Solar Diagrams 02		01
Amenity Diagrams (ADG)	DA-720-130	Solar Diagrams 03		01
Amenity Diagrams (ADG)	DA-720-140	Solar Diagrams 04		01
Amenity Diagrams (ADG)	DA-720-210	Cross Vent Diagrams 01		01
Amenity Diagrams (ADG)	DA-720-220	Cross Vent Diagrams 02		01
Amenity Diagrams (ADG)	DA-720-230	Cross Vent Diagrams 03		01
730				
Landscape Diagrams (ADG)	DA-730-110	Deep Soil	1:500	01
Landscape Diagrams (ADG)	DA-730-210	Communal Open Space		01
760				
Storage Diagrams	DA-760-110	Storage Diagrams 01	1:500	01
Storage Diagrams	DA-760-120	Storage Diagrams 02	1:500	01
Storage Diagrams	DA-760-130	Storage Diagrams 03	1:500	01
Storage Diagrams	DA-760-140	Storage Diagrams 04	1:500	01
Storage Diagrams	DA-760-150	Storage Diagrams 05	1:500	01
Storage Diagrams	DA-760-160	Storage Diagrams 06	1:500	01
Storage Diagrams	DA-760-170	Storage Schedule		01
770				
GFA Diagrams	DA-770-110	GFA Diagrams 01	1:1	01
GFA Diagrams	DA-770-120	GFA Diagrams 02	1:1	01
GFA Diagrams	DA-770-130	GFA Diagrams 03	1:1	01
GFA Diagrams	DA-770-140	GFA Diagrams 04	1:1	01
GFA Diagrams	DA-770-150	GFA Diagrams 05	1:1	01
780				
GBA / Envelope Diagrams	DA-780-100	BEA Diagram	1:500	01
810				
Adaptable & Livable Plan Layouts	DA-810-110	2Bed Apartments 01 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-120	2Bed Apartments 02 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-130	3Bed Apartments 01 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-210	1 Beds Apartments 01 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-220	3Bed Apartments 01 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-230	3Bed Apartments 02 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-310	1Bed Apartments 01 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-320	1Bed Apartments 02 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-330	2Bed+ Apartments 01 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-340	3Bed Apartments 01 - Livable	1:50	01
820				
Waste Strategy	DA-820-007	Basement 01	1:500	01
Waste Strategy	DA-820-008	Lower Ground	1:500	01
890				
Materials & Finishes Board	DA-890-100	External		01
910				
3D Views	DA-910-110	Perspective 01		01
3D Views	DA-910-120	Perspective 02		01
3D Views	DA-910-130	Perspective 03		01

Figure 1: Referenced Architectural Drawings

- **BASIX Certificate:**
  - BASIX Certificate, Appendix A
  - Issued by: NSW Planning Portal
- **Thermal Performance Assessment (NatHERS):**
  - WBN513 40 Memorial Avenue – NatHERS Report (Version 01), Appendix B
- **Rainwater Harvesting Assessment:**
  - Rainwater Storage Optimisation Analysis and Consultant Advice Note, prepared by (insert consultant/company), outlining the recommended rainwater tank sizing and irrigation demands, Appendix D
- **Planning and SEARs Requirements:**
  - Secretary's Environmental Assessment Requirements (SEARs), issued by NSW Department of Planning and Environment for the SSDA.
- **Legislation and Standards:**
  - State Environmental Planning Policy (Sustainable Buildings) 2022
  - National Construction Code (NCC 2022, Volume 1)

3 ESD TARGETS FOR DA SUBMISSION

3.1 BASIX TARGETS

The development must demonstrate compliance with the Building Sustainability Index (BASIX) for residential buildings located in NSW. The key minimum performance targets applicable to this project, classified as residential flat buildings above six storeys, are as follows:

- Water: Achieve a minimum score of 40
- Energy: Achieve a minimum score of 60
- Thermal Comfort: Achieve a "Pass" rating via NatHERS, with an average rating of at least 7 stars for individual apartments.

These targets must be met or exceeded, as verified by BASIX certification, with details captured in the project-specific BASIX Certificate provided in Appendix A.

3.2 NATIONAL CONSTRUCTION CODE PART J

Compliance with the National Construction Code (NCC) Volume One 2022, Section J (Energy Efficiency), is mandatory for all buildings within the development. For the residential apartments (Class 2), compliance with NCC Section J requirements for building fabric (J1) will be demonstrated through the NatHERS thermal performance pathway, with the average NatHERS rating meeting or exceeding the required minimum rating.

4 BASIX RESULTS AND REQUIREMENTS

4.1 BASIX DESIGN CRITERIA

Table 2: Key BASIX Inputs

Category	Item / Input	Base Assumption / Proposed Spec
General	Site Total Area (m^2)	25,569
General	Number of Dwellings	444
General	Number of Car Spaces	504
General	Plan/Lot/Council Details	THE HILLS SHIRE
General	Roof Area (m^2)	4,146
WATER	Garden/Landscape Area (m^2)	GL: 9,235 m^2 Rooftops: 1,363 m^2 Total Landscape Coverage: 10,598 m^2
WATER	Irrigation system type	Drip/Automatic, timed
WATER	Rainwater tank size (kL)	2x > 30 kL above ground
WATER	Rainwater tank uses	Irrigation only
WATER	Alternative water supply	None
WATER	Water meters	Individual apartments are metered for potable water water.
WATER	Showerheads	>7.5L/min ≤9.0 L/min (3.0 Star WELS)
WATER	Toilets	3.0 Star WELS
WATER	Kitchen/Bath Taps	≤4.5 L/min (6 Star WELS)
WATER	Dishwasher & Washing Machines	4.0 Star WELS
WATER	Pool	Not heated
WATER	Fire Sprinkler System & Type	Fire test water to be re-circulated back to the fire tank
ENERGY	Hot Water	Gas Inst (5.0 Star). Piping insulation to R0.3 (~13mm) minimum
ENERGY	Cooktop	Gas
ENERGY	Oven	Electric
ENERGY	HVAC Cooling	Split ducted unit Energy Efficiency Ratio (EER) >2.5-3.0
ENERGY	HVAC Heating	Split ducted unit Energy Efficiency Ratio (EER) >2.5-3.0

ENERGY	Clothes Line	None installed
ENERGY	Lighting (internal)	100% LED
ENERGY	Lighting (carpark, common)	100% LED, sensors
ENERGY	BMS/Controls	None provided
ENERGY	Active Power Factor Correction [Y/N]	Not currently proposed.
ENERGY	Rooftop Solar PV	Total project indicative capacity 99kWp.
ENERGY	Ventilation fans (bath/kitchen)	Individual fan, open to façade
ENERGY	Ventilation fans control (bath/kitchen)	Motion sensor and timer off
ENERGY	Carpark ventilation	Efficient fans, demand (CO) control
ENERGY	Carpark lighting	LED controlled by time clock & motion sensors
ENERGY	Lift type/features	Energy efficiency features including: • VVVF motor with gearless traction
ENERGY	Sauna installed [Y/N]	None
ENERGY	Appliances (dwelling)	4.0 Star min Energy Rating for dishwashers
ENERGY	Appliances (dwelling)	4.0 Star min Energy Rating for clothes dryer
ENERGY	Refrigerator space	Well ventilated
THERMAL	Roof material	Concrete deck, pavers (light finish)
THERMAL	Provision for Ceiling fans	Ceiling fans to bedrooms & living spaces - size 1.4m diameter.

The following figure presents the results from the BASIX assessment:

Table 3: NSW Planning portal BASIX results

		Your score	Target
Project address	☺	n/a	n/a
Project details	☺	n/a	n/a
Water	☺	46	40
Thermal performance	☺	Pass	Pass
Energy	☺	63	60
Material details	☺	-100	n/a

5 APPENDIX A – BASIX REPORT

BASIX™Report

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Project summary

Project name	40 Memorial Avenue Bella Vista
Street address	40 MEMORIAL AVENUE BELLA VISTA 2153
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Strata Plan 1237055
Lot No.	1
Section no.	-
No. of residential flat buildings	4
Residential flat buildings: no. of dwellings	444
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	46	Target 40
Thermal Performance	Pass	Target Pass
Energy	63	Target 60
Materials	-100	Target n/a

Description of project

Project address	
Project name	40 Memorial Avenue Bella Vista
Street address	40 MEMORIAL AVENUE BELLA VISTA 2153
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Strata Plan 1237055
Lot No.	1
Section no.	-

Project type	
No. of residential flat buildings	4
Residential flat buildings: no. of dwellings	444
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	25569
Roof area (m²)	4146
Non-residential floor area (m²)	0
Residential car spaces	504
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	10598
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	DMN/12/1407
Certificate number	UR0VEE66O3
Climate zone	56

Project score		
Water	46	Target 40
Thermal Performance	Pass	Target Pass
Energy	63	Target 60
Materials	-100	Target n/a

Description of project

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

Residential flat buildings - Building A, 87 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	3	113	13	0	0
1.05	2	73	11	0	0
1.09	3	91	11	0	0
2.01	3	113	13	0	0
2.05	2	73	11	0	0
2.09	3	91	11	0	0
3.01	3	98	13	0	0
3.05	3	94	14	0	0
4.01	3	98	13	0	0
4.05	1	44	8	0	0
4.09	1	58	4	0	0
5.04	2	74	7	0	0
5.08	1	49	4	0	0
6.03	2	76	10	0	0
6.07	3	97	14	0	0
7.02	2	77	9	0	0
7.06	3	93	14	0	0
G.01	3	107	11	0	0
G.05	2	70	12	0	0
G.09	1	49	4	0	0
LG.02	1	52	6	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	3	108	10	0	0
1.06	2	75	8	0	0
1.10	1	49	4	0	0
2.02	3	108	10	0	0
2.06	2	75	8	0	0
2.10	1	49	4	0	0
3.02	2	77	9	0	0
3.06	3	97	14	0	0
4.02	2	77	9	0	0
4.06	3	93	14	0	0
5.01	3	98	13	0	0
5.05	1	44	8	0	0
5.09	1	58	4	0	0
6.04	2	74	7	0	0
6.08	1	49	4	0	0
7.03	2	76	10	0	0
7.07	3	97	14	0	0
G.02	1	52	6	0	0
G.06	1	49	6	0	0
G.10	1	48	4	0	0
LG.03	1	52	9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	1	54	4	0	0
1.07	1	51	4	0	0
1.11	1	49	4	0	0
2.03	1	54	4	0	0
2.07	1	51	4	0	0
2.11	1	49	4	0	0
3.03	2	76	10	0	0
3.07	1	49	4	0	0
4.03	2	76	10	0	0
4.07	3	97	14	0	0
5.02	2	77	9	0	0
5.06	3	93	14	0	0
6.01	3	98	13	0	0
6.05	1	44	8	0	0
6.09	1	58	4	0	0
7.04	2	74	7	0	0
7.08	1	47	4	0	0
G.03	1	51	9	0	0
G.07	3	97	12	0	0
G.11	1	45	6	0	0
LG.04	2	72	13	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	1	52	9	0	0
1.08	3	99	10	0	0
1.12	1	58	4	0	0
2.04	1	52	9	0	0
2.08	3	99	10	0	0
2.12	1	58	4	0	0
3.04	3	123	10	0	0
3.08	1	58	4	0	0
4.04	2	74	7	0	0
4.08	1	49	4	0	0
5.03	2	76	10	0	0
5.07	3	97	14	0	0
6.02	2	77	9	0	0
6.06	3	93	14	0	0
7.01	3	98	13	0	0
7.05	1	44	8	0	0
7.09	1	56	4	0	0
G.04	2	73	12	0	0
G.08	3	92	11	0	0
LG.01	3	107	11	0	0
LG.05	2	72	11	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
LG.06	1	51	4	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
LG.07	3	99	11	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
LG.08	3	91	11	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)

Residential flat buildings - Building B, 126 dwellings, 14 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.13	3	102	13	0	0
1.17	2	74	10	0	0
1.21	2	78	9	0	0
10.02	3	94	12	0	0
10.06	1	56	8	0	0
11.02	3	94	12	0	0
11.06	1	56	8	0	0
12.02	3	94	12	0	0
12.06	1	56	8	0	0
13.02	3	94	12	0	0
13.06	1	56	8	0	0
14.02	4+	133	20	0	0
2.14	3	115	15	0	0
2.18	3	98	13	0	0
2.22	2	74	11	0	0
3.11	2	80	13	0	0
3.15	2	83	8	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.14	3	115	15	0	0
1.18	3	98	13	0	0
1.22	2	83	9	0	0
10.03	2	80	13	0	0
10.07	4+	128	23	0	0
11.03	2	80	13	0	0
11.07	4+	128	23	0	0
12.03	2	80	13	0	0
12.07	4+	128	23	0	0
13.03	2	80	13	0	0
13.07	4+	128	23	0	0
14.03	4+	119	19	0	0
2.15	2	80	13	0	0
2.19	3	96	10	0	0
2.23	1	54	6	0	0
3.12	2	74	9	0	0
3.16	3	62	10	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.15	3	80	13	0	0
1.19	3	107	9	0	0
1.23	1	80	6	0	0
10.04	2	74	9	0	0
10.08	2	77	13	0	0
11.04	2	74	9	0	0
11.08	2	77	13	0	0
12.04	2	74	9	0	0
12.08	2	77	13	0	0
13.04	2	74	9	0	0
13.08	2	77	13	0	0
14.04	3	164	20	0	0
2.16	2	74	9	0	0
2.20	2	74	8	0	0
3.09	3	102	13	0	0
3.13	2	74	9	0	0
4.10	2	77	10	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.16	2	74	9	0	0
1.20	2	78	9	0	0
10.01	2	77	10	0	0
10.05	2	74	9	0	0
11.01	2	77	10	0	0
11.05	2	74	9	0	0
12.01	2	77	10	0	0
12.05	2	74	9	0	0
13.01	2	77	13	0	0
13.05	2	74	9	0	0
14.01	3	105	12	0	0
2.13	3	102	13	0	0
2.17	2	74	10	0	0
2.21	2	74	8	0	0
3.10	3	115	15	0	0
3.14	2	75	10	0	0
4.11	3	94	12	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4.12	2	80	13	0	0
4.16	3	115	13	0	0
5.12	2	80	13	0	0
5.16	3	115	13	0	0
6.12	2	80	13	0	0
6.16	3	115	13	0	0
7.12	2	80	13	0	0
7.16	3	115	13	0	0
8.03	2	80	13	0	0
8.07	3	115	13	0	0
9.03	2	80	13	0	0
9.07	4+	128	23	0	0
G.14	3	102	10	0	0
G.18	1	63	5	0	0
LG.12	2	78	9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4.13	2	74	9	0	0
4.17	2	70	10	0	0
5.13	2	74	9	0	0
5.17	2	70	10	0	0
6.13	2	74	9	0	0
6.17	2	70	10	0	0
7.13	2	74	9	0	0
7.17	2	70	10	0	0
8.04	2	74	9	0	0
8.08	2	70	10	0	0
9.04	2	74	9	0	0
9.08	2	77	13	0	0
G.15	3	98	13	0	0
LG.09	3	135	15	0	0
LG.13	3	99	14	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4.14	2	74	9	0	0
5.10	2	77	10	0	0
5.14	2	74	9	0	0
6.10	2	77	10	0	0
6.14	2	74	9	0	0
7.10	2	77	10	0	0
7.14	2	74	9	0	0
8.01	2	77	10	0	0
8.05	2	74	9	0	0
9.01	2	77	10	0	0
9.05	2	74	9	0	0
G.12	1	49	5	0	0
G.16	2	78	9	0	0
LG.10	3	108	22	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4.15	2	75	10	0	0
5.11	2	94	12	0	0
5.15	2	75	10	0	0
6.11	3	94	12	0	0
6.15	2	75	10	0	0
7.11	3	94	12	0	0
7.15	2	75	10	0	0
8.02	3	94	12	0	0
8.06	2	75	10	0	0
9.02	3	94	12	0	0
9.06	1	56	8	0	0
G.13	3	102	9	0	0
G.17	3	99	14	0	0
LG.11	3	111	18	0	0

Residential flat buildings - Building C, 108 dwellings, 14 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.1C1	3	109	14	0	0
1.3C1	1	52	5	0	0
10.09	2	78	10	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.1C2	2	83	12	0	0
1.3C2	3	118	15	0	0
10.10	3	132	17	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.2C1	3	117	13	0	0
1.4C1	2	83	12	0	0
10.11	2	84	12	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.2C2	1	51	6	0	0
1.4C2	3	126	11	0	0
10.12	2	84	12	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
10.13	1	51	6	0	0
11.10	4+	132	17	0	0
11.14	3	117	15	0	0
12.11	2	84	12	0	0
12.15	2	79	9	0	0
13.12	2	84	12	0	0
14.05	2	78	10	0	0
2.1C1	3	109	14	0	0
2.3C1	1	52	5	0	0
29	2	100	20	0	0
3.2C2	2	51	6	0	0
3.4C2	3	109	11	0	0
4.2C2	1	51	6	0	0
5.1C1	2	78	10	0	0
5.3C1	2	84	12	0	0
6.1C2	2	84	12	0	0
6.3C2	3	117	15	0	0
7.2C2	1	51	6	0	0
8.09	2	78	10	0	0
8.1C2	2	84	12	0	0
9.10	4+	132	17	0	0
9.14	3	117	15	0	0
G.21	3	97	19	0	0
G.25	1	53	5	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
10.14	3	117	15	0	0
11.11	2	84	12	0	0
11.15	2	79	9	0	0
12.12	2	84	12	0	0
13.09	2	78	10	0	0
13.13	1	51	6	0	0
14.06	4+	131	17	0	0
2.1C2	2	83	12	0	0
2.3C2	3	115	15	0	0
3.1C1	3	109	14	0	0
3.3C1	1	52	5	0	0
4.1C1	2	77	10	0	0
4.3C1	2	84	12	0	0
5.1C2	2	84	12	0	0
5.3C2	3	117	15	0	0
6.2C1	4+	132	17	0	0
7.1C1	2	78	10	0	0
7.3C1	2	84	12	0	0
8.11	2	84	12	0	0
8.2C1	4+	132	17	0	0
9.11	2	84	12	0	0
9.15	2	79	9	0	0
G.22	1	51	6	0	0
LG.14	1	45	8	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
10.15	2	79	9	0	0
11.12	2	84	12	0	0
12.09	2	78	10	0	0
12.13	1	51	6	0	0
13.1	4+	132	17	0	0
13.14	3	117	15	0	0
14.07	2	84	12	0	0
2.2C1	3	117	13	0	0
2.4C1	2	83	12	0	0
3.1C2	2	83	12	0	0
3.3C2	3	117	15	0	0
4.1C2	2	84	12	0	0
4.3C2	3	117	15	0	0
5.2C1	4+	132	17	0	0
5.4C2	2	79	9	0	0
6.2C2	1	51	6	0	0
7.1C2	2	84	12	0	0
7.3C2	3	117	15	0	0
8.14	3	117	15	0	0
8.2C2	1	51	6	0	0
9.12	2	84	12	0	0
G.19	1	56	9	0	0
G.23	3	119	15	0	0
LG.15	4+	106	8	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
11.09	2	78	10	0	0
11.13	1	51	6	0	0
12.10	4+	132	17	0	0
12.14	3	117	15	0	0
13.11	2	84	12	0	0
13.15	2	79	9	0	0
14.08	4+	186	22	0	0
2.2C2	2	51	6	0	0
2.4C2	3	106	11	0	0
3.2C1	3	117	13	0	0
3.4C1	2	83	12	0	0
4.2C1	4+	139	17	0	0
4.4C2	2	79	9	0	0
5.2C2	1	51	6	0	0
6.1C1	2	78	10	0	0
6.3C1	2	84	12	0	0
7.2C1	4+	132	17	0	0
7.4C2	2	79	9	0	0
8.15	2	79	9	0	0
9.09	2	78	10	0	0
9.13	1	51	6	0	0
G.20	3	108	12	0	0
G.24	3	109	10	0	0
LG.16	2	113	9	0	0

Residential flat buildings - Building D, 123 dwellings, 14 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.32	3	109	14.3	0	0
1.36	2	70	9	0	0
1.40	2	89	11	0	0
10.16	2	80	10	0	0
10.20	3	112	16	0	0
11.17	2	80	11	0	0
11.21	3	121	14	0	0
12.18	2	72	9	0	0
12.22	1	47	5	0	0
13.19	2	77	11	0	0
14.09	2	80	10	0	0
2.33	3	112	8	0	0
2.37	2	70	9	0	0
2.41	2	70	11	0	0
3.26	3	112	8	0	0
3.30	2	70	9	0	0
4.26	2	78	11	0	0
4.30	2	70	9	0	0
5.26	2	80	11	0	0
5.30	2	70	9	0	0
6.26	2	80	10	0	0
6.30	2	70	9	0	0
7.26	2	80	11	0	0
7.30	3	101	11	0	0
8.18	2	72	9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.33	3	112	8	0	0
1.37	2	70	9	0	0
1.41	2	70	11	0	0
10.17	2	80	11	0	0
10.21	3	121	14	0	0
11.18	2	72	9	0	0
11.22	1	47	5	0	0
12.19	2	77	11	0	0
13.16	2	80	10	0	0
13.20	3	112	16	0	0
14.10	4+	146	14	0	0
2.34	2	76	9	0	0
2.38	3	103	12	0	0
2.42	3	97	15	0	0
3.27	2	76	9	0	0
3.31	3	103	12	0	0
4.27	2	80	9	0	0
4.31	3	110	13	0	0
5.27	2	72	9	0	0
5.31	3	110	14	0	0
6.27	2	72	9	0	0
6.31	3	110	13	0	0
7.27	2	72	9	0	0
7.31	1	47	5	0	0
8.19	2	77	11	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.34	2	76	9	0	0
1.38	3	103	12	0	0
1.42	3	97	15	0	0
10.18	2	72	9	0	0
10.22	1	47	5	0	0
11.19	2	77	11	0	0
12.16	2	80	10	0	0
12.20	3	112	16	0	0
13.17	2	80	11	0	0
13.21	3	121	14	0	0
14.11	3	128	15	0	0
2.35	1	48	6	0	0
2.39	3	93	11	0	0
2.43	1	51	5	0	0
3.28	1	48	6	0	0
3.32	3	95	10	0	0
4.28	1	48	5	0	0
4.32	3	111	14	0	0
5.28	1	48	5	0	0
5.32	3	111	14	0	0
6.28	1	48	5	0	0
6.32	3	111	14	0	0
7.28	2	77	11	0	0
8.16	2	80	10	0	0
8.20	3	112	16	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.35	1	48	6	0	0
1.39	3	93	11	0	0
1.43	1	51	5	0	0
10.19	2	77	11	0	0
11.16	2	80	10	0	0
11.2	3	112	16	0	0
12.17	2	80	11	0	0
12.21	3	121	14	0	0
13.18	2	72	9	0	0
13.22	1	47	5	0	0
2.32	3	109	14	0	0
2.36	2	70	9	0	0
2.40	2	89	11	0	0
3.25	3	109	14	0	0
3.29	2	70	9	0	0
4.25	2	75	9	0	0
4.29	2	70	9	0	0
5.25	2	80	10	0	0
5.29	2	70	9	0	0
6.25	2	80	10	0	0
6.29	2	70	9	0	0
7.25	2	80	10	0	0
7.29	3	115	16	0	0
8.17	2	80	11	0	0
8.21	3	121	14	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
8.22	1	47	5	0	0
9.19	2	77	11	0	0
G.26	1	54	5.1	0	0
G.30	3	103	13	0	0
G.34	2	80	11	0	0
LG.20	3	94	31	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
9.16	2	80	10	0	0
9.20	3	112	16	0	0
G.27	3	103	12	0	0
G.31	2	69	13	0	0
LG.17	2	85	8	0	0
LG.21	2	69	13	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
9.17	2	80	11	0	0
9.21	3	121	14	0	0
G.28	1	49	6	0	0
G.32	3	98	14	0	0
LG.18	4+	170	17	0	0
LG.22	3	103	15	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
9.18	2	72	9	0	0
9.22	1	47	5	0	0
G.29	3	108	13	0	0
G.33	1	52	4	0	0
LG.19	3	95	31	0	0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m²)
Gym area (No. 1)	100
Site Main Switchroom	75

Common area	Floor area (m²)
Undercover car park area (A)	3286
Building A Waste Room	66

Common area	Floor area (m²)
Building A&B Mech	544
Community room (A&B)	166

Common areas of unit building - Building B

Common area	Floor area (m²)
Undercover car park area (B)	5576

Common area	Floor area (m²)
Building B Waste Room	32

Common areas of unit building - Building C

Common area	Floor area (m²)
Undercover car park area (C)	5538
Community room (C&D)	200

Common area	Floor area (m²)
Building C&D Mech	324

Common area	Floor area (m²)
Building C Waste Room	96

Common areas of unit building - Building D

Common area	Floor area (m²)
Undercover car park area (D)	5538
Lift bank (No. 2)	-

Common area	Floor area (m²)
Building D Waste Room	86
Lift bank (No. 3)	-

Common area	Floor area (m²)
Lift bank (No. 1)	-
Lift bank (No. 4)	-

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A
    - (a) Buildings
        - (i) Materials
    - (b) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Performance
    - (c) Common areas and central systems/facilities
        - (i) Water
        - (ii) Energy

2. Commitments for Residential flat buildings - Building B
    - (a) Buildings
        - (i) Materials
    - (b) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Performance
    - (c) Common areas and central systems/facilities
        - (i) Water
        - (ii) Energy

3. Commitments for Residential flat buildings - Building C
    - (a) Buildings
        - (i) Materials
    - (b) Dwellings
        - (i) Water

(ii) Energy
(iii) Thermal Performance

(c) Common areas and central systems/facilities
(i) Water
(ii) Energy

4. Commitments for Residential flat buildings - Building D

(a) Buildings
(i) Materials

(b) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Performance

(c) Common areas and central systems/facilities
(i) Water
(ii) Energy

5. Commitments for multi-dwelling housing

(a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Performance and Materials

6. Commitments for single dwelling houses

(a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Performance and Materials

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. 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 - Building A

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	11405	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	20000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	20000	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
yes	1000	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: no frame	5000	foil backed blanket	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	2000	-	2000	-	-	-	-

(b) 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:			
(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.		✔	✔
(e) 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.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) 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.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	6 star	6 star	-	4 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) 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 system/s 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.		✔	✔
(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:			
(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:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, open to façade	interlocked to light with timer off	individual fan, open to façade	interlocked to light	central ducted	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	4 star	no	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
7.02	11.9	20.8	32.700
All other dwellings	14.44	11.23	25.670

(c) Common areas and central systems/facilities

(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	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	5 star

(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 ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Gym area (No. 1)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clocks	no
Undercover car park area (A)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Building A&B Mech	ventilation exhaust only	none i.e., continuous	light-emitting diode	motion sensors	no
Site Main Switchroom	ventilation exhaust only	none i.e., continuous	light-emitting diode	motion sensors	no
Building A Waste Room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Community room (A&B)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7 number of levels from the bottom of the lift shaft to the top of the lift shaft: 8 number of lifts: 2 lift load capacity: >1500kg
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.3 (~13 mm)

2. Commitments for Residential flat buildings - Building B

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	17845	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	20000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	20000	fibreglass batts or roll

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
yes	1000	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: no frame	5000	foil backed blanket	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	2000	-	2000	-	-	-	-

(b) 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:			
(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.		✔	✔
(e) 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.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) 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.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	6 star	6 star	-	4 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) 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 system/s 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.		✔	✔
(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:			
(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:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 2)	individual fan, open to façade	interlocked to light with timer off	individual fan, open to façade	interlocked to light	central ducted	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	4 star	no	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
All dwellings	14.44	11.23	25.670

(c) Common areas and central systems/facilities

(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	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	5 star

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	30000	To collect run-off from at least: - 2267 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 2000 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (B)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Building B Waste Room	ventilation exhaust only	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 4 lift load capacity: >1500kg
Central hot water system (No. 2)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.3 (~13 mm)

3. Commitments for Residential flat buildings - Building C

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	15332	-	none
suspended floor above garage, frame: suspended concrete slab	1862	fibreglass batts or roll	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	20000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	20000	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
yes	1000	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: no frame	5000	foil backed blanket	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	2000	-	2000	-	-	-	-

(b) 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:			
(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.		✔	✔
(e) 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.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) 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.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	6 star	6 star	-	4 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) 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 system/s 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.		✔	✔
(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:			
(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:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 3)	individual fan, open to façade	interlocked to light with timer off	individual fan, open to façade	interlocked to light	central ducted	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	4 star	no	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
14.08	28	9.1	37.100
All other dwellings	14.44	11.23	25.670

(c) Common areas and central systems/facilities

(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	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	5 star

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 107 kLs	Location: Building C Pool shaded: no	-

(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 ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Undercover car park area (C)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Building C&D Mech	ventilation exhaust only	none i.e., continuous	light-emitting diode	motion sensors	no
Building C Waste Room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Community room (C&D)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: no heating	Pump controlled by timer: no
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 4 lift load capacity: >1500kg
Central hot water system (No. 3)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.3 (~13 mm)

4. Commitments for Residential flat buildings - Building D

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	15961	-	none
suspended floor above garage, frame: suspended concrete slab	1161	fibreglass batts or roll	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	20000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	20000	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
yes	1000	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: no frame	5000	foil backed blanket	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	2000	-	2000	-	-	-	-

(b) 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:			
(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.		✔	✔
(e) 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.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) 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.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	6 star	6 star	-	4 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) 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 system/s 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.		✔	✔
(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:			
(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:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 4)	individual fan, open to façade	interlocked to light with timer off	individual fan, open to façade	interlocked to light	central ducted	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	4 star	no	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
All dwellings	14.44	11.23	25.670

(c) Common areas and central systems/facilities

(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	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	5 star

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 2)	30000	To collect run-off from at least: - 1876 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 2000 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (D)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Building D Waste Room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 4 lift load capacity: >1500kg
Central hot water system (No. 4)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.3 (~13 mm)

5. Commitments for multi-dwelling housing

(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: (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.		✔ ✔	✔ ✔
(e) 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.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) 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.	✔	✔	✔

(ii) 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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s 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.		✔	✔
(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:			
(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:			
(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".		✔	
(iii) Thermal Performance and Materials	**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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

6. Commitments for single dwelling houses

(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: (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.		✔ ✔	✔ ✔
(e) 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.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) 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.	✔	✔	✔

(ii) 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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s 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.		✔	✔
(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:			
(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:			
(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".		✔	
(iii) Thermal Performance and Materials	**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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

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

(b) Common areas and central systems/facilities

(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	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	5 star

(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.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 99 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

6 APPENDIX B – NATHERS ASSESSMENT AND GROUP CERTIFICATE

WALKERBAI CONSULTING

40 MEMORIAL AVENUE

BELLA VISTA - NATHERS V1

PROJECT NAME	MEMORIAL AVENUE
PROJECT NUMBER	WBN-513
SITE ADDRESS	40 MEMORIAL AVENUE, BELLA VISTA, NSW, 2153
DOCUMENT TITLE	THERMAL PERFORMANCE NATHERS REPORT
DATE	4/08/2025
REASON FOR ISSUE	STATE SIGNIFICANT DEVELOPMENT APPLICATION
REVISION	V1

PREPARED FOR	Landen Dev No.8 Pty Ltd
PREPARED BY	Patrick Phelan
REVISION	State Significant Development Application

DOCUMENT AUTHORISATION

REVISION	REASON OF ISSUE	ISSUE DATE	APPROVED BY
1	State Significant Development Application	04/08/2025	Jasper Riikonen

Table 1 – Document Revision History

CONFIDENTIAL INFORMATION

The information in this document has been prepared for the intended recipient and the contents are confidential. The contents of this document are not to be reproduced, copied, implemented in whole or in part without the prior written consent of WalkerBai Consulting.

DISCLAIMER OF LIABILITY

The information contained in this document is provided under direction from the client and all contents have been prepared based on the information provided under this direction. Any third party reviewing the content of this document needs to make their own assessment on the appropriateness of the information contained within.

WalkerBai Consulting make no assurance that the information meets the needs of a third party and as such accepts no liability for any loss or damage incurred by third parties whatsoever as a result of using the information.

© WalkerBai Consulting Pty Ltd

TABLE OF CONTENTS

1 NATHERS ASSESSMENT AND GROUP CERTIFICATE 3
1.1 Class 2 Dwellings NatHERS Results 3

1 NATHERS ASSESSMENT AND GROUP CERTIFICATE

1.1 CLASS 2 DWELLINGS NATHERS RESULTS

As a part of this NCC compliance check, a sample of units were rated using FirstRate5 software. The average house energy rating heating load was 14.5 and cooling load was 11.5 meeting BASIX requirements. The table below shows the list of NatHERS results – heating and cooling loads for each unit in the sample of dwellings selected.

Table 2 : List of NatHERS Results

Dwelling Number	Heating Load (MJ/m2)	Cooling Load (MJ/m2)	Combined Load (MJ/m2)	NatHERS Star Rating	Compliant with BASIX Thermal Comfort Requirements
LG10	9.9	16.8	26.7	7.3	✓
LG.14	22.8	12	34.8	6.4	✓
1.26	22	10.4	32.4	6.7	✓
1.28	12.5	5.6	18.1	8.3	✓
1.3	2.8	12.1	14.9	8.6	✓
1.35	14.8	10.9	25.7	7.4	✓
1.41	12.5	9.4	21.9	7.9	✓
2.4	12.3	9.4	21.7	7.9	✓
6.02	16.6	19.8	36.4	6.2	✓
7.01	24.7	11.8	36.5	6.2	✓
7.13	7.8	6.5	14.3	8.7	✓
7.17	5.3	14	19.3	8.2	✓
14.05	24.4	11.4	35.8	6.3	✓
LG10	9.9	16.8	26.7	7.3	✓
LG.14	22.8	12	34.8	6.4	✓
Average	**14.5**	**11.5**	**26.0**	**7.4**	✓

The table below shows the assumptions made for the base case house energy ratings.

Table 3 : ESD Specification – 4 – House Energy Rating Requirements

Item	Assumption
Floor	All floors to dwellings are concrete slab Where balcony above or slab below is exposed to external or above car park R2.0 insulation is required Floor coverings are generally timber for living areas, carpet for bedrooms, tiles for all other areas All upper most level units to have R2.0 insulation on all floors even when neighbouring dwellings are below
Walls	External walls are concrete or brick veneer with R2.0 insulation Internal walls are generally concrete with plasterboard finish and no insulation Wall heights are generally 2.8m with sliding doors to balconies at 2.7m height
Roof	Where balcony above is exposed to external R3.0 insulation is required. Where roof is above R5.0 is required
Windows	Typical Glazing are double glazed with U=3.2 (maximum) and SHGC=0.4 (+ or – 10%) Openability as follows: ▪ Sliding doors to balconies 45% ▪ All other windows are openable to maximum 10% at height according to safety measures of building code Exceptions to the typical as follows: All upper most level units to have double glazing with U=2.3 (maximum) and SHGC=0.37 (maximum) Units 7.07, 6.07 and 5.07 to have windows 25% openable
Exhaust Fans and Downlights	Exhaust fans are 250mm wide (NatHERS default) Downlight penetrations are 100mm wide (NatHERS default)

Refer to the Attachment on the overleaf for the group certificate.

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. UR0VEE66O3

Generated on 28 Jul 2025 using FirstRate5 v5.5.5a

Property

Address	40 Memorial Avenue, Bellavista, NSW, 2153
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Patrick Phelan
Business name	Energy Water and Environment
Email	patrick@ewenvironment.com.au
Phone	0402586813
Accreditation No.	DMN/12/1407

Assessor Accrediting Organisation
Design Matters National

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1
When using either link, ensure you are visiting www.fr5.com.au.

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating

7.4
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	14.5	11.5
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate
or
not completed for all dwellings

The rating above is the lowest of all dwellings in this summary

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
EN3QRJ9VE7	1.26	22.0 (N/A)	10.4 (N/A)	32.4	6.7	NA
CZK2EZO21R	1.28	12.5 (N/A)	5.6 (N/A)	18.1	8.3	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
AB78IG48U4	1.30	2.8 (N/A)	12.1 (N/A)	14.9	8.6	NA
JQ6HPFJSAC	1.35	14.8 (N/A)	10.9 (N/A)	25.7	7.4	NA
893CNW34SW	1.41	12.5 (N/A)	9.4 (N/A)	21.9	7.9	NA
2ZQTGVE4Z3	14.05	24.4 (N/A)	11.4 (N/A)	35.8	6.3	NA
R6TI4CP4IK	2.40	12.3 (N/A)	9.4 (N/A)	21.7	7.9	NA
OBBJYV3DN9	6.02	16.6 (N/A)	19.8 (N/A)	36.4	6.2	NA
Q52YTAI4UW	7.01	24.7 (N/A)	11.8 (N/A)	36.5	6.2	NA
NAP8NN7XNM	7.13	7.8 (N/A)	6.5 (N/A)	14.3	8.7	NA
4YLEBVJGSF	7.17	5.3 (N/A)	14.0 (N/A)	19.3	8.2	NA
SC9RM8V7AQ	LG.10	9.9 (N/A)	16.8 (N/A)	26.7	7.3	NA
LDWWL5YL04	LG.14	22.8 (N/A)	12.0 (N/A)	34.8	6.4	NA

Explanatory notes

About this report

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate. (accessible via link).

NatHERS ratings use computer modelling to evaluate a home's energy effi ciency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifi cations, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specifi ed on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data fi les may be available from the assessor

7 APPENDIX C - STAMPED DRAWINGS FOR NATHERS

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

TURNER

MEMORIAL AVENUE
DRAFT SSDA ISSUE PACKAGE
SSDA_State Significant Development Application

Residential Development
40 Memorial Avenue, Bella Vista 2153

28 July 2025



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
General
Title Sheet

Scale @A1, 50%@A3
Project No. **21098**
Drawn by **TM**
North
Status For SSDA Submission
Dwg No. **DA-001-001**
Rev **01**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

TURNER

MEMORIAL AVENUE
DRAFT SSDA ISSUE PACKAGE
SSDA_State Significant Development Application

Residential Development
40 Memorial Avenue, Bella Vista 2153

28 July 2025



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
General
Title Sheet

Scale @A1, 50%@A3
Project No. **21098**
Drawn by **TM**
North
Status For SSDA Submission
Dwg No. **DA-001-001**
Rev **01**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Drawing List

Series	Drawing No.	Drawing Name	Scale	Rev
000				
General	DA-001-001	Title Sheet		01
General	DA-001-002	Drawing List		01
General	DA-001-003	Numerics Schedule		01
General	DA-001-003	Compliance Table		01
010				
Siteworks	DA-010-020	Site Analysis		01
Siteworks	DA-010-030	Site Plan	1:500	01
Siteworks	DA-010-040	Staging Diagram	1:500	01
110				
GA Plans	DA-110-006	Basement 02	1:500	01
GA Plans	DA-110-007	Basement 01	1:500	01
GA Plans	DA-110-008	Lower Ground Level	1:500	01
GA Plans	DA-110-009	Ground Level	1:500	01
GA Plans	DA-110-010	Level 01-02	1:500	01
GA Plans	DA-110-030	Level 03	1:500	01
GA Plans	DA-110-040	Level 04	1:500	01
GA Plans	DA-110-050	Level 05-06	1:500	01
GA Plans	DA-110-070	Level 07	1:500	01
GA Plans	DA-110-080	Level 08	1:500	01
GA Plans	DA-110-090	Level 09-13	1:500	01
GA Plans	DA-110-140	Level 14	1:500	01
GA Plans	DA-110-150	Roof Level	1:500	01
111				
GA Plans Building A & B	DA-111-006	Basement 02	1:250	01
GA Plans Building A & B	DA-111-007	Basement 01	1:250	01
GA Plans Building A & B	DA-111-008	Lower Ground Level	1:250	01
GA Plans Building A & B	DA-111-009	Ground Level	1:250	01
GA Plans Building A & B	DA-111-010	Level 01	1:250	01
GA Plans Building A & B	DA-111-020	Level 02	1:250	01
GA Plans Building A & B	DA-111-030	Level 03	1:250	01
GA Plans Building A & B	DA-111-040	Level 04	1:250	01
GA Plans Building A & B	DA-111-050	Typical Levels 05-07	1:250	01
GA Plans Building A & B	DA-111-080	Level 08	1:250	01
GA Plans Building A & B	DA-111-090	Typical Levels 09-13	1:250	01
GA Plans Building A & B	DA-111-140	Level 14	1:250	01
GA Plans Building A & B	DA-111-150	Roof Level	1:250	01
112				
GA Plans Building C & D	DA-112-006	Basement 02	1:250	01
GA Plans Building C & D	DA-112-007	Basement 01	1:250	01
GA Plans Building C & D	DA-112-008	Lower Ground Level	1:250	01
GA Plans Building C & D	DA-112-009	Ground Level	1:250	01
GA Plans Building C & D	DA-112-010	Level 01	1:250	01
GA Plans Building C & D	DA-112-020	Level 02	1:250	01
GA Plans Building C & D	DA-112-030	Level 03	1:250	01
GA Plans Building C & D	DA-112-040	Level 04	1:250	01
GA Plans Building C & D	DA-112-050	Typical Level 05-06	1:250	01
GA Plans Building C & D	DA-112-070	Level 07	1:250	01
GA Plans Building C & D	DA-112-080	Typical Levels 08-13	1:250	01
GA Plans Building C & D	DA-112-140	Level 14	1:250	01
GA Plans Building C & D	DA-112-150	Roof Level	1:250	01
210				
GA Elevations	DA-210-101	Building A North Elevation	1:200	01
GA Elevations	DA-210-102	Building A South Internal Elevation	1:200	01
GA Elevations	DA-210-201	Building B North Internal Elevation	1:200	01
GA Elevations	DA-210-202	Building B South Elevation	1:200	01
GA Elevations	DA-210-301	Building C North Elevation	1:200	01
GA Elevations	DA-210-302	Building C South Internal Elevation	1:200	01
GA Elevations	DA-210-401	Building D North Internal Elevation	1:200	01
GA Elevations	DA-210-402	Building D South Elevation	1:200	01
GA Elevations	DA-210-501	Building C and D East Elevation	1:250	01
GA Elevations	DA-210-502	Building A and B East Elevation	1:250	01
GA Elevations	DA-210-601	Building A and B West Elevation	1:250	01
GA Elevations	DA-210-602	Building C and D West Elevation	1:250	01
GA Elevations	DA-210-701	Building A East Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-702	Building C East Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-801	Building B West Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-802	Building D West Internal Courtyard Elevation	1:250	01

Series	Drawing No.	Drawing Name	Scale	Rev
310				
GA Sections	DA-310-101	Section AA_Building A	1:200	01
GA Sections	DA-310-201	Section BB_Building B	1:200	01
GA Sections	DA-310-301	Section CC_Building C	1:200	01
GA Sections	DA-310-401	Section DD_Building D	1:200	01
GA Sections	DA-310-501	Section EE_Building A and B	1:250	01
GA Sections	DA-310-502	Section EE_Building C and D	1:250	01
710				
Sun Diagrams	DA-710-110	Sun Eye Views 01	1:100	01
Sun Diagrams	DA-710-120	Sun Eye Views 02	1:100	01
Sun Diagrams	DA-710-130	Sun Eye Views 03	1:100	01
Sun Diagrams	DA-710-140	Sun Eye Views 04	1:100	01
Sun Diagrams	DA-710-150	Sun Eye Views 05	1:100	01
Sun Diagrams	DA-710-160	Sun Eye Views 06	1:100	01
Sun Diagrams	DA-710-170	Sun Eye Views 07	1:100	01
Sun Diagrams	DA-710-210	Shadow Diagrams June 21st 9am-10:30am	1:1000	01
Sun Diagrams	DA-710-220	Shadow Diagrams June 21st 11:00am - 12:30pm	1:1000	01
Sun Diagrams	DA-710-220	Shadow Diagrams June 21st 1:00pm - 2:30pm	1:1000	01
Sun Diagrams	DA-710-220	Shadow Diagrams June 21st 3pm	1:1000	01
720				
Amenity Diagrams (ADG)	DA-720-110	Solar Diagrams 01		01
Amenity Diagrams (ADG)	DA-720-120	Solar Diagrams 02		01
Amenity Diagrams (ADG)	DA-720-130	Solar Diagrams 03		01
Amenity Diagrams (ADG)	DA-720-140	Solar Diagrams 04		01
Amenity Diagrams (ADG)	DA-720-210	Cross Vent Diagrams 01		01
Amenity Diagrams (ADG)	DA-720-220	Cross Vent Diagrams 02		01
Amenity Diagrams (ADG)	DA-720-230	Cross Vent Diagrams 03		01
730				
Landscape Diagrams (ADG)	DA-730-110	Deep Soil	1:500	01
Landscape Diagrams (ADG)	DA-730-210	Communal Open Space		01
760				
Storage Diagrams	DA-760-110	Storage Diagrams 01	1:500	01
Storage Diagrams	DA-760-120	Storage Diagrams 02	1:500	01
Storage Diagrams	DA-760-130	Storage Diagrams 03	1:500	01
Storage Diagrams	DA-760-140	Storage Diagrams 04	1:500	01
Storage Diagrams	DA-760-150	Storage Diagrams 05	1:500	01
Storage Diagrams	DA-760-160	Storage Diagrams 06	1:500	01
Storage Diagrams	DA-760-170	Storage Schedule		01
770				
GFA Diagrams	DA-770-110	GFA Diagrams 01	1:1	01
GFA Diagrams	DA-770-120	GFA Diagrams 02	1:1	01
GFA Diagrams	DA-770-130	GFA Diagrams 03	1:1	01
GFA Diagrams	DA-770-140	GFA Diagrams 04	1:1	01
GFA Diagrams	DA-770-150	GFA Diagrams 05	1:1	01
780				
GBA / Envelope Diagrams	DA-780-100	BEA Diagram	1:500	01
810				
Adaptable & Livable Plan Layouts	DA-810-110	2Bed Apartments 01 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-120	2Bed Apartments 02 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-130	3Bed Apartments 01 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-210	1 Beds Apartments 01 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-220	3Bed Apartments 01 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-230	3Bed Apartments 02 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-310	1Bed Apartments 01 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-320	1Bed Apartments 02 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-330	2Bed+ Apartments 01 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-340	3Bed Apartments 01 - Livable	1:50	01
820				
Waste Strategy	DA-820-007	Basement 01	1:500	01
Waste Strategy	DA-820-008	Lower Ground	1:500	01
890				
Materials & Finishes Board	DA-890-100	External		01
910				
3D Views	DA-910-110	Perspective 01		01
3D Views	DA-910-120	Perspective 02		01
3D Views	DA-910-130	Perspective 03		01

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 004 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
General
Drawing List

Scale @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-001-002
Drawn by OW
Rev 01
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

COMPLIANCE TABLE

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

Project Information

Site Area:	25,569m²
Developable Site Area:	20,511m²
FSR:	1.95:1
Allowable GFA:	49,859m²
Land Use Zoning (TOD):	High Density
Maximum Height Limit:	51.5m
Maximum Building Storeys (TOD):	
Building A:	8 Storeys
Building B:	15 Storeys
Building C:	15 Storeys
Building D:	15 Storeys

GFA

LG GFA:	2,396.21m²
GL GFA:	4,846.74m²
Level 01 GFA:	4,603.84m²
Level 02 GFA:	4,603.39m²
Level 03 GFA:	3,536.82m²
Level 04 GFA:	3,415.69m²
Level 05 GFA:	3,416.32m²
Level 06 GFA:	3,416.32m²
Level 07 GFA:	3,349.94m²
Level 08 GFA:	2,470.224m²
Level 09 GFA:	2,460.54m²
Level 10 GFA:	2,460.54m²
Level 11 GFA:	2,460.54m²
Level 12 GFA:	2,460.54m²
Level 13 GFA:	2,460.54m²
Level 14 GFA:	1,682.82m²

Total GFA:
50,041.01m²

Site Area:
25,569 m²

FSR:
1.95:1

Apartment Mix

UNIT MIX

Type	No. Dwellings	Mix	Mix Total	Target Mix	Diff.
1 Bed	55	12.4%	18.5%	18%	0%
1 Bed+	27	6.1%			
2 Bed	89	20.0%	46.8%	48%	-1%
2 Bed+	119	26.8%			
3 Bed	60	13.5%			
3 Bed + / TH	74	16.7%	34.68%	34%	1%
4 Bed / PH	20	4.5%			
	444	100.0%		100.0%	

Affordable Housing	Required	Proposed
%	7%	
Total GFA	**3490**	
Total Dwellings	**34**	

Liveable Housing (ADG)	Required	Proposed
Total Dwellings	444	
%	20%	
Total Liveable Dwellings	**89**	**90**

Adaptable Housing (DCP)	Required	Proposed
Total Dwellings	444	
%	10%	
Total Adaptable Dwellings	**45**	**46**

Apartmen

With reference
Solar Access
Minimum % o
Actual % of apartments achieving 2 hours solar access: **321/444 apartments = 72.3%**

No Direct Sunlight (Objective 4A-1, Design Criteria 1)
Maximum % of apartments receiving no direct sunlight: ≤ 15%
Actual % of apartments receiving no direct sunlight: **41/444 apartments = 9.2%**

Building A
Total: 87 apartments
Actual % of apartments achieving 2 hours solar access: 56 apartments = 64%
Actual % of apartments receiving no direct sunlight: 21 apartments = 24%

Building B
Total: 126 apartments
Actual % of apartments achieving 2 hours solar access: 102 apartments = 81%
Actual % of apartments receiving no direct sunlight: 4 apartments = 3%

Building C
Total: 108 apartments
Actual % of apartments achieving 2 hours solar access: 79 apartments = 73%
Actual % of apartments receiving no direct sunlight: 2 apartments = 2%

Building D
Total: 123 apartments
Actual % of apartments achieving 2 hours solar access: 84 apartments = 68%
Actual % of apartments receiving no direct sunlight: 14 apartments = 11%

Communal Open Space

Developable Site Area:
20,511m²

Total Units:
444 Units

Communal Open Space Requirement

ADG Requirement Minimum 25% of developable site area = 5,127.7m²

Minimum 50% of COS has to receive 2hr direct solar access

DCP Requirement as per ADG

Total Communal Open Space Provided: 6492.3m²
= 31.6% of Developable Site Area **COMPLIANT**

Total Communal Open Space 2hrs Solar Access Provided: 3250.1m²
= 50% of Communal Open Space **COMPLIANT**

ADG Extract
Communal Open Space has a minimum area equal to 25% of the site. Development achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 21 June (mid winter).

DCP Extract 4.1.4 (i)
Provide communal open space at a minimum of 25% of the site area (excluding roads).

Deep Soil

Developable Site Area:
20,511m²

Deep Soil Requirement

ADG Requirement Minimum 7% of Developable Site Area = 1,435m²

DCP Requirement Minimum 15% of Developable Site Area = 3,076m²

Total Deep Soil Area Provided: 6,772.44 m²
= 33% of Developable Site Area **COMPLIANT**

ADG Extract
Deep Soil Zones are to meet the following minimum requirements: Site area greater than 1,500m2 to be 7% of the site area with a minimum dimension of 6m

DCP Extract 4.1.1 (i)
A minimum of 15 percent of the private open space area of a site is to be a deep soil zone.

Parking Rates

Required

Total Units:
444 Units

Units Mix:		**TOD Rates**
1B / 1B+ :	82 = 18.5%	0.6 = 50
2B / 2B+ :	208 = 46.8%	0.9 = 188
3B/3B+/4B/TH/PH:	154 = 34.7%	1.4 = 216
Adaptable:	46	1 = 46
		Total = 501

Proposed

Stage 1		**Stage 2**	
Residents:	215	Residents:	238
Adaptable:	12	Adaptable:	34
Total Residential:	**238**	**Total Residential:**	**263**
Visitor:	21	Visitor:	23
Visitor Accesible:	2	Visitor Accesible:	2
	238		**263**

Total Provisions:	**501**
Car Wash Bay:	01
Bicycle Parking	96

ADG Storage Requirements

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

Total Units: 444

Minimum Total Storage:
1 Bed - 6m³
2 Bed - 8m³
3 Bed - 10m³

425 storage cages are available in the basement carpark with a typical or average volume of 5.1m³

All apartments meet the minimum requirements for storage, with at least 50% available inside the apartment.

Apartment Amenity Cross ventilation

With reference to Apartment Design Guide:

Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments to be naturally ventilated: ≥ 60%
Actual % of apartments that are naturally ventilated: **180/301 = 59.8%**

Building A
Total: 87 apartments
Actual % of cross ventilated apartments: 39 apartments = 45%

Building B
Total: 74 apartments
Actual % of cross ventilated apartments: 48 apartments = 65%

Building C
Total: 62 apartments
Actual % of cross ventilated apartments: 47 apartments = 76%

Building D
Total: 78 apartments
Actual % of cross ventilated apartments: 46 apartments = 59%

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
General
Compliance Table

Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-001-003**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

TURNER

SSDA SCHEME SUMMARY SCHEDULE

21098
40 MEMORIAL RD_BELLAVISTA
11/07/2025

BUILDING A

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
9			9.7													
8	7	3.3	904.9	2	1	3		3			9	9	0	9	5	2
7	6	3.2	904.9	2	1	3		3			9	4	5	9	5	2
6	5	3.2	904.9	2	1	3		3			9	4	5	9	5	2
5	4	3.2	904.9	2	1	3		3			9	4	5	9	5	2
4	3	3.3	906.0	1	1	2		3	1		8	4	4	8	4	2
3	2	3.2	1153.1	3	3	2		3	1		12	4	8	12	8	4
2	1	3.2	1153.1	3	3	2		3	1		12	4	8	12	8	4
1	Ground	3.2	1229.7	4	2	2		3			11	3	8	11	8	3
0	Lower Ground	3.3	892.7	1	2	2		3			8	3	5	8	8	0
-1	Basement 1	3		20	15	22	0	27	3	0	87	39	48	87	56	21
-2	Basement 2	3		23%	17%	25%	0%	31%	3%	0%		45%	55%		64%	24%

GFA 8963.98 m² m² m² m²

BUILDING B

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
15	Roof	3.3	651.5						1	3	4				3	0
14	13	3.2	871.6		1	2	3	1		1	8				7	0
13	12	3.2	871.6		1	2	3	1		1	8				7	0
12	11	3.2	871.6		1	2	3	1		1	8				7	0
11	10	3.2	871.6		1	2	3	1		1	8				7	0
10	9	3.2	871.6		1	2	3	1		1	8				7	0
9	8	3.2	871.5			3	3	1	1		8				7	0
8	7	3.2	871.5			3	3	1	1		8	6	2	8	7	0
7	6	3.2	871.5			3	3	1	1		8	6	2	8	7	0
6	5	3.2	871.5			3	3	1	1		8	6	2	8	7	0
5	4	3.2	871.5			3	3	1	1		8	6	2	8	7	0
4	3	3.3	887.7			3	3	1	1		8	6	2	8	6	0
3	2	3.2	1216.6		1	5	1	3	1		11	6	5	11	9	1
2	1	3.2	1217.0		1	5	1	3	1		11	6	5	11	6	1
1	Ground	3.2	1122.8	1	1	1		4			7	2	5	7	3	2
0	Lower Ground	3.3	503.3			1		1	3		5	4	1	5	5	0
-1	Basement 1	3		1	8	40	35	22	12	8	126	48	26	74	102	4
-2	Basement 2	3		1%	6%	32%	28%	17%	10%	6%		65%	35%		81%	3%

GFA 14314.22 m² m² m² m²

BUILDING C

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
15	Roof		586.3				2			2	4				3	0
14	13	3.3	809.4	1			4		1	1	7				6	0
13	12	3.2	809.4	1			4		1	1	7				6	0
12	11	3.2	809.4	1			4		1	1	7				6	0
11	10	3.2	809.4	1			4		1	1	7				6	0
10	9	3.2	809.4	1			4		1	1	7				6	0
9	8	3.2	809.4	1			4		1	1	7				6	0
8	7	3.2	809.4	1			4		1	1	7	6	1	7	6	0
7	6	3.2	809.4	1			4		1	1	7	6	1	7	5	0
6	5	3.2	809.4	1			4		1	1	7	6	1	7	5	0
5	4	3.3	810.5	1			4		1	1	7	6	1	7	5	0
4	3	3.2	888.0	2			3		3		8	6	2	8	4	0
3	2	3.2	916.9	2			2		4		8	6	2	8	4	0
2	1	3.2	916.9	2			2		4		8	6	2	8	4	0
1	Ground	3.3	1149.4	1	2			1	3		7	3	4	7	4	2
0	Lower Ground	5.6	344.5		1			1	1		3	2	1	3	3	0
-1	Basement 1	3		17	3	0	49	2	25	12	108	47	15	62	79	2
-2	Basement 2	3		16%	3%	0%	45%	2%	23%	11%		76%	24%		73%	2%

GFA 12896.93 m² m² m² m²

BUILDING D

STOREYS	LEVEL	Floor Height	GFA	1B	1B+	2 Bed	2 Bed+	3 Bed	3 Bed+ / TH	4 Bed / PH	No. Units	CROSS VENT YES	CROSS VENT NO	No. Units	SOLAR 2HRS	SOLAR NO
15	Roof	4.5	445.1				1		2		3				2	0
14	13	3.3	779.6	1		1	3		2		7				5	1
13	12	3.2	779.6	1		1	3		2		7				5	1
12	11	3.2	779.6	1		1	3		2		7				5	1
11	10	3.2	779.6	1		1	3		2		7				5	1
10	9	3.2	779.6	1		1	3		2		7				5	1
9	8	3.2	779.6	1		1	3		2		7				5	1
8	7	3.2	764.1	1		1	3	1	1		7	4	3	7	5	1
7	6	3.2	830.5	1		3	2		2		8	6	2	8	5	0
6	5	3.2	830.5	1		3	2		2		8	6	2	8	5	0
5	4	3.2	828.8	1		4	1		2		8	6	2	8	5	0
4	3	3.3	855.1	1		4		1	2		8	6	2	8	6	0
3	2	3.2	1316.8	2		3	2	2	3		12	6	6	12	9	1
2	1	3.2	1316.8	2		3	2	2	3		12	6	6	12	8	1
1	Ground	3.5	1344.9	2	1		2	2	2		9	2	7	9	4	4
0	Lower Ground	3.5	655.7				2	1	3		6	4	2	6	5	1
-1	Basement 1	3		17	1	27	35	9	34	0	123	46	32	78	84	14
-2	Basement 2	3		14%	1%	22%	28%	7%	28%	0%		59%	41%		68%	11%

GFA 13865.88 m² m² m² m²

SITE WIDE

YIELD CALCULATIONS

		TARGET	DIFFERENCE
SITE AREA	25569 m²		
Total GFA	50041.00 m²	49860 m²	181.5 m²
FSR	1.95 :1	1.95 :1	0.00 :1

UNIT MIX

Type	No. Dwellings	Mix	Mix Total	Target Mix
1 Bed	55	12.4%	18.5%	18%
1 Bed+	27	6.1%		
2 Bed	89	20.0%	46.8%	48%
2 Bed+	119	26.8%		
3 Bed	60	13.5%		
3 Bed + / TH	74	16.7%	34.68%	34%
4 Bed / PH	20	4.5%		
	444	100.0%		100.0%

Affordable Housing

	Required	Proposed
%	7%	
Total GFA	3490	
Total Dwellings	34	

Liveable Housing (ADG)

	Required	Proposed
Total Dwellings	444	
%	20%	
Total Liveable Dwellings	89	90

Adaptable Housing (DCP)

	Required	Proposed
Total Dwellings	444	
%	10%	
Total Adaptable Dwellings	45	46

ADG COMPLIANCE

SOLAR

	No. Dwellings	Total Dwellings	%	Minimum Complaince	Complies
Achieve 2hr Solar	321	444	72%	70% Min.	✓
No Solar	41	444	9%	15% Max.	✓

NATURAL CROSS VENTILATION

	No. Dwellings	Total Dwellings	%	Minimum Complaince	Complies
Achieve Crossvent	180	301	60%	60% Min.	✓

CARPARKING REQUIREMENTS - STAGE 1

RESIDENTS Unit Type	No.	CLIENT BRIEF RATES		TOD RATES	
		Rates		Rates	
1B/1B+	44	0.8	35.2	0.6	26.4
2B/2B+	97	1	97.0	0.9	87.3
3B/3B+/TH/4B/PH	72	1.5	108.0	1.4	100.8
	213		**240**		**215**

ACCESSIBLE	12 Adaptable Units		48	1	12
VISITOR					
Visitor	1 / 10 Units	0.1	24	0.1	21
Accessible Visitor	1 / 10 Visitor	0.1	2	0.1	2
TOTAL VISITOR SPACES REQUIRED			**26**		**23**
TOTAL PARKING SPACES REQUIRED			267		**238**

BICYCLE PARKING

Residents	1 / 3 Units	0.33	**71**
Visitor	1 / 12 Units	0.08	**18**

CARPARKING REQUIREMENTS - STAGE 2

RESIDENTS Unit Type	No.	CLIENT BRIEF RATES		TOD RATES	
		Rates		Rates	
1B/1B+	38	0.8	30.4	0.6	23
2B/2B+	111	1	111.0	0.9	100
3B/3B+/TH/4B/PH	82	1.5	123.0	1.4	115
	231		**264**		**238**

ACCESSIBLE	34 Adaptable Units		53	1	34
VISITOR					
Visitor	1 / 10 Units	0.1	26	0.1	23
Accessible Visitor	1 / 10 Visitor	0.1	3	0.1	2
TOTAL VISITOR SPACES REQUIRED			**29**		**25**
TOTAL PARKING SPACES REQUIRED			293		**263**

BICYCLE PARKING

Residents	1 / 3 Units	0.33	**77**
Visitor	1 / 12 Units	0.08	**19**

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

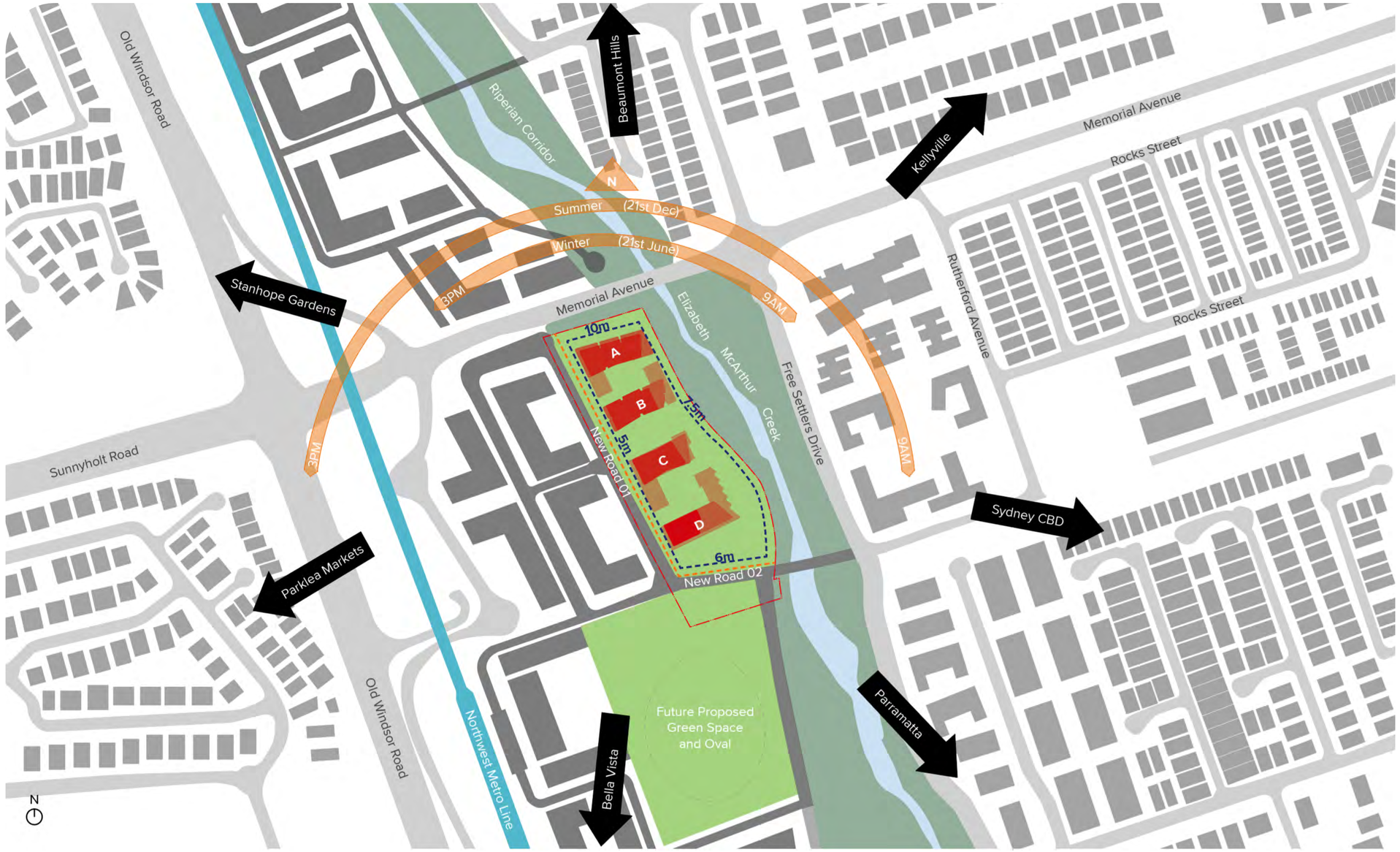
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
General
Numerics Schedule

Scale	Project No.	Drawn by	North
@A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-001-003	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 004 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

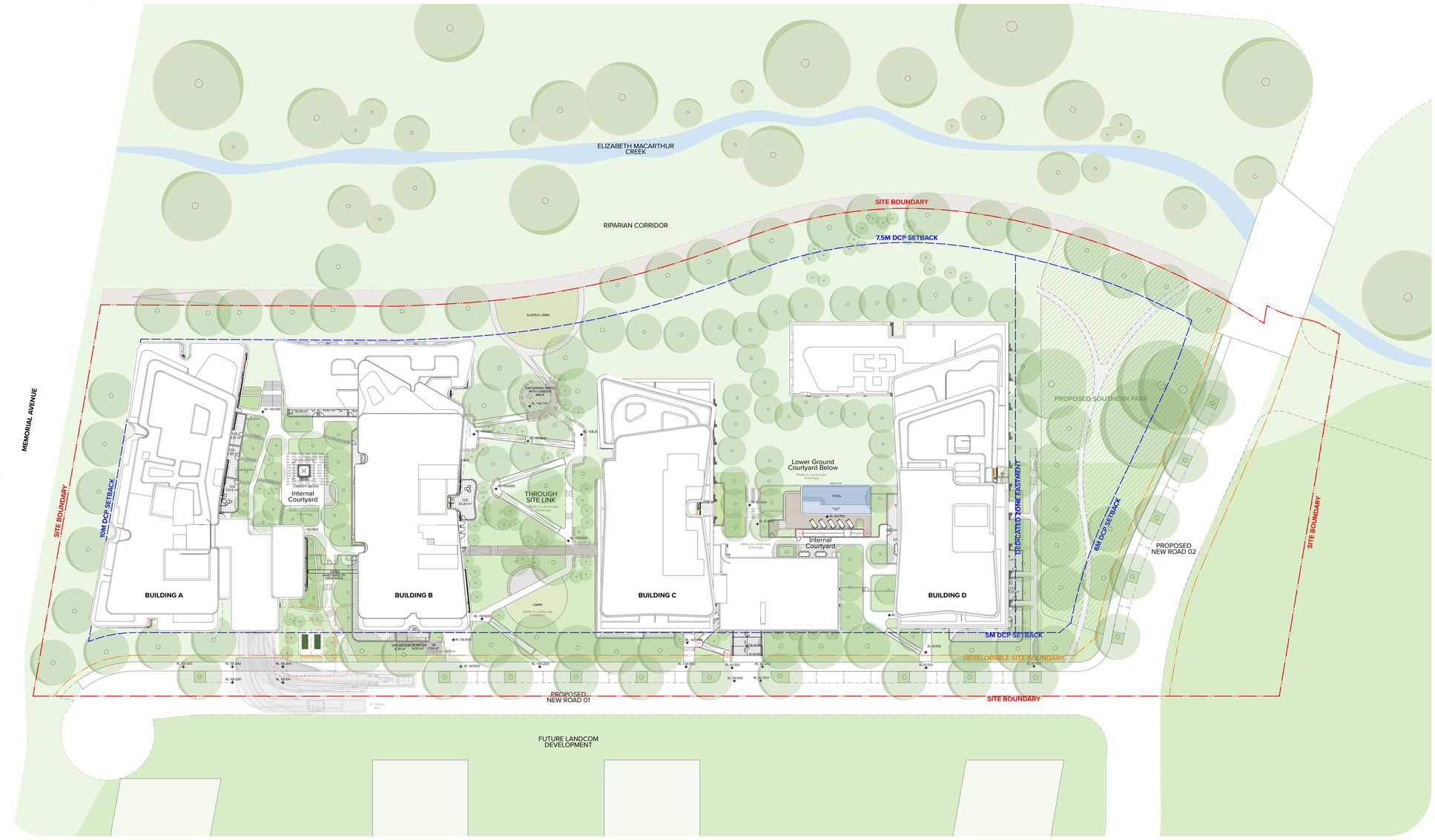
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Siteworks
Site Analysis

Scale	Project No.	Drawn by	North
@A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-010-020	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Siteworks
Site Plan

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-010-030	01	

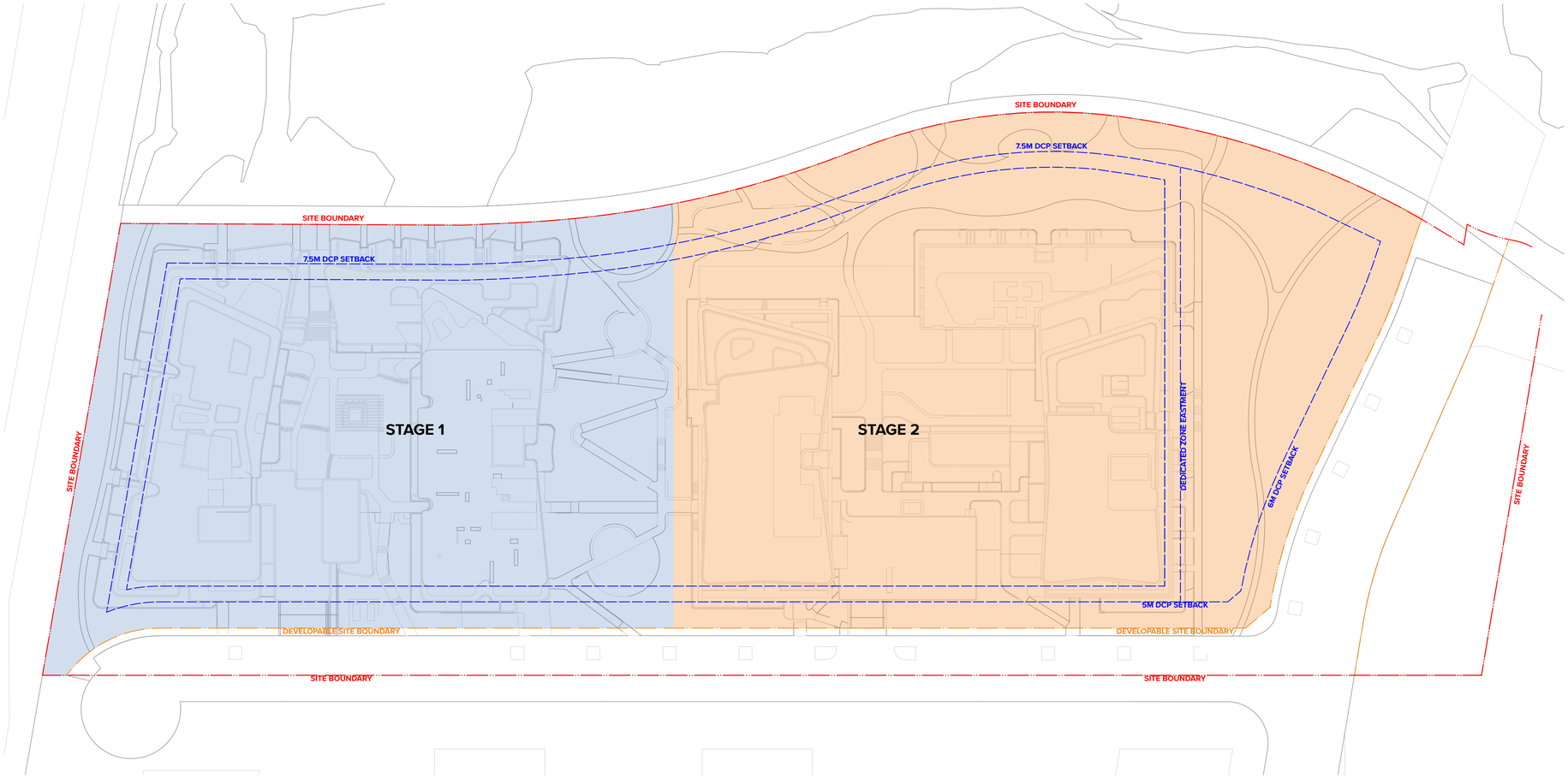
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. WHERE SCALE INCLUDED DIMENSIONS, REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY

DLCS Quality Endorsed Company ISO 90012015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title

Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title

Siteworks
Staging Diagram

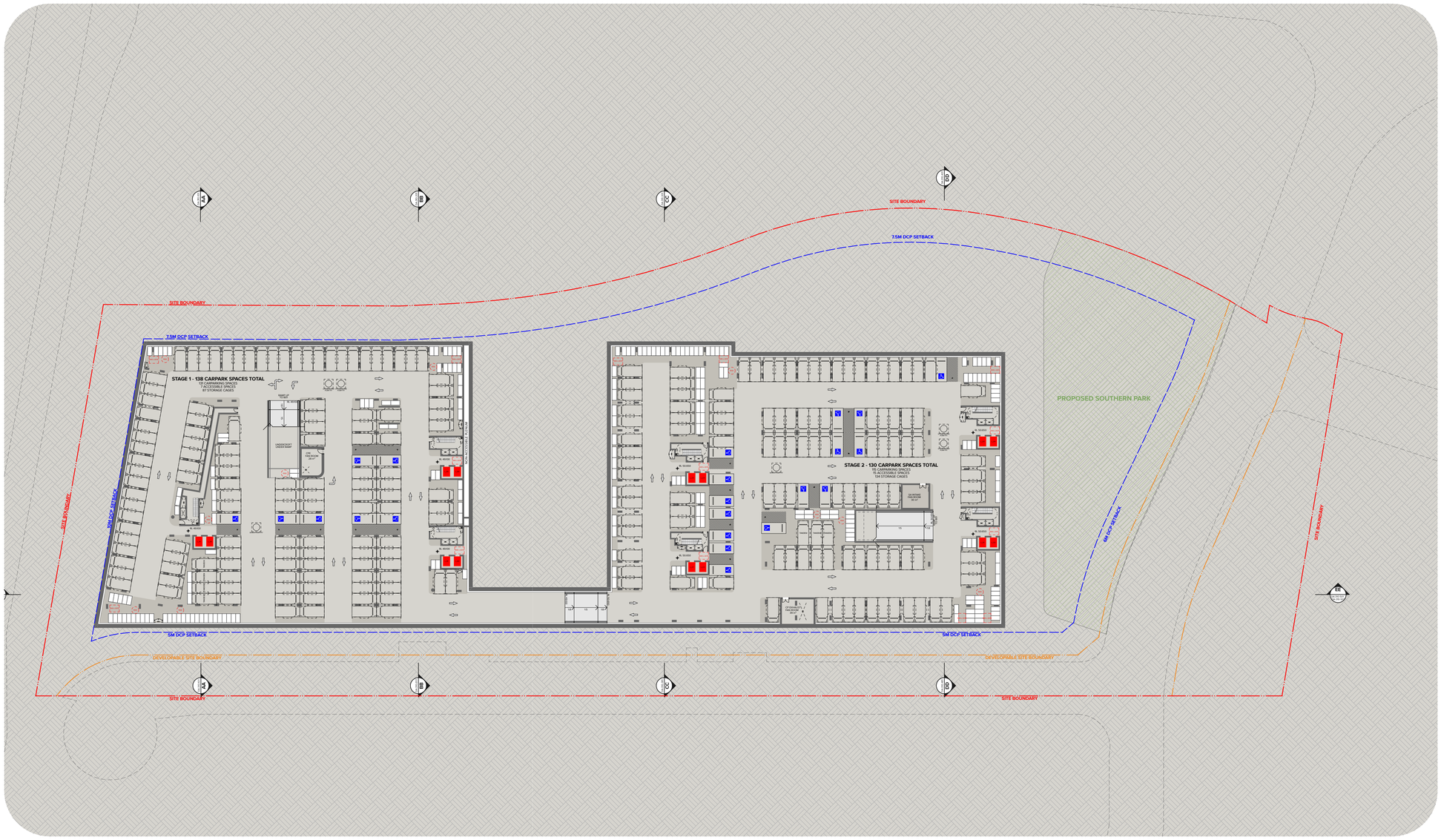
Scale 1:500 @A1, 50%@A3
Status For SSDA Submission
Project No. **21098**
Dwg No. **DA-010-040**
Drawn by **TM**
Rev **01**
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

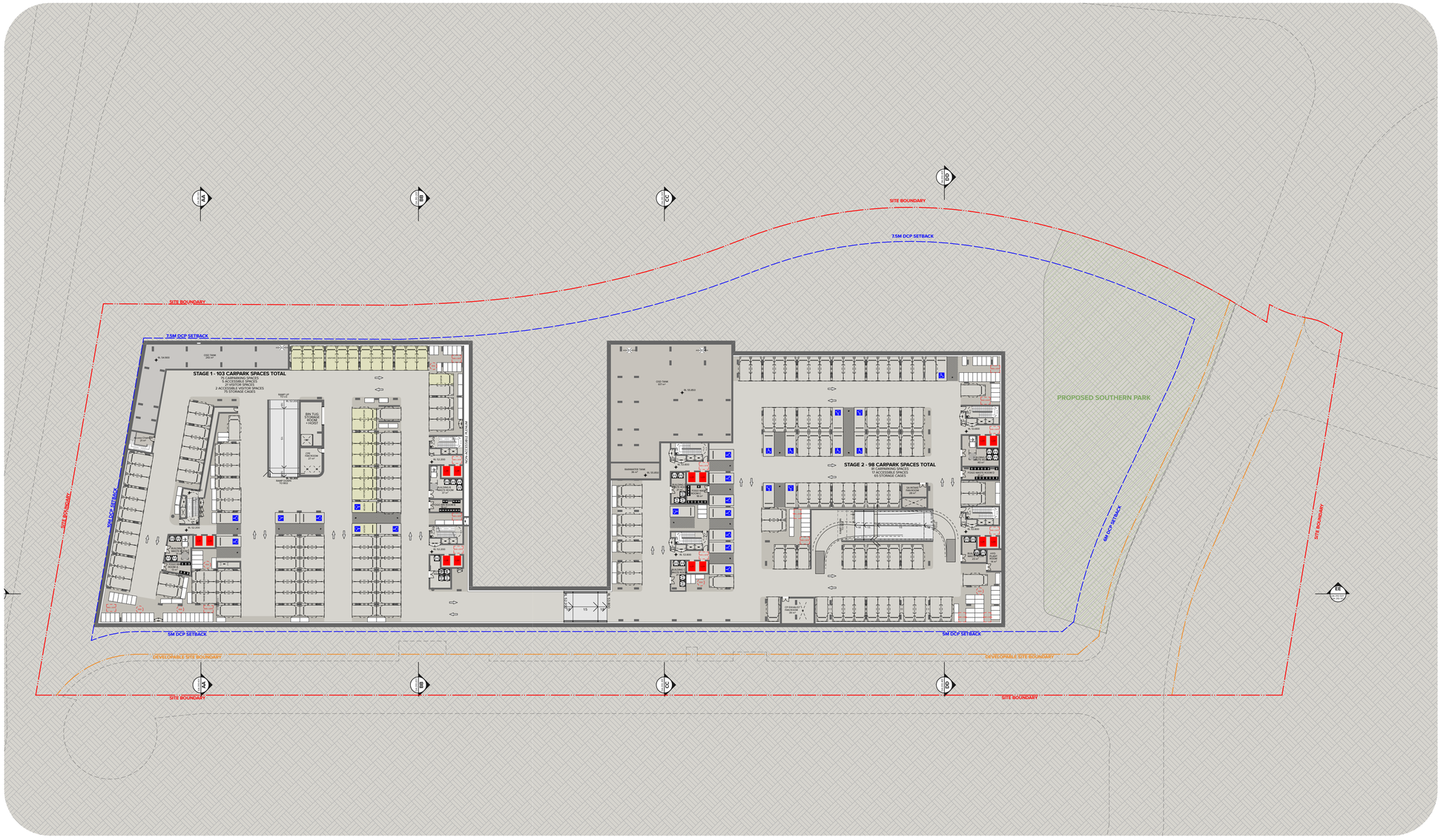
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Basement 02

Scale 1:500 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-110-006
Drawn by TM/OW
Rev 01
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Basement 01

Scale 1:500 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-110-007
Drawn by TM/OW
Rev 01
North

TURNER

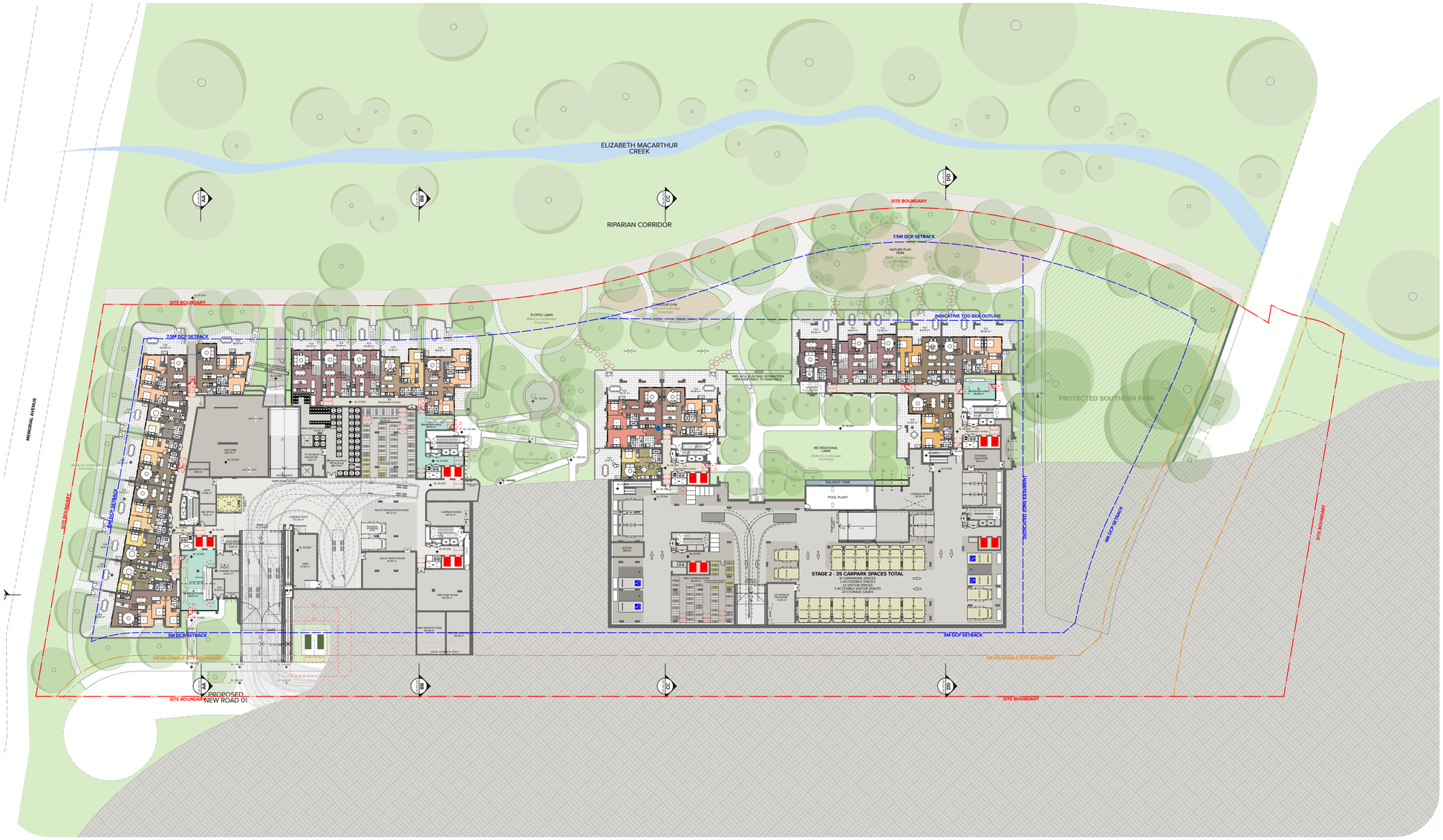
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK AFFECTED. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Lower Ground Level

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-008	01	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Ground Level

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	**21098**	**TM/OW**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-110-009**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. WHERE DIMENSIONS ARE UNFIGURED DIMENSIONS, REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 01-02

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-010	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 03

Scale 1:500 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-110-030
Drawn by TM/OW
Rev 01
North

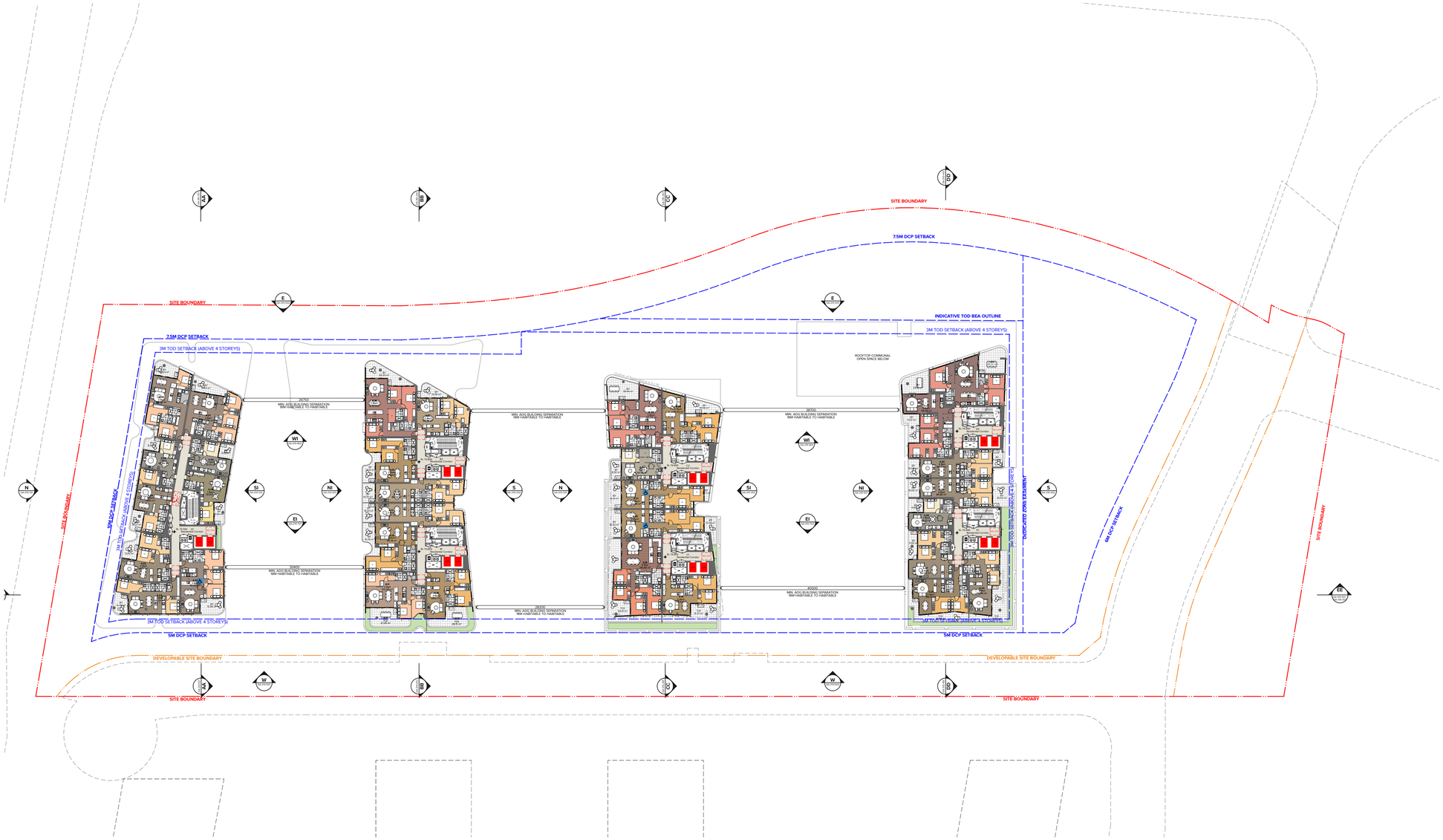
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 004 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

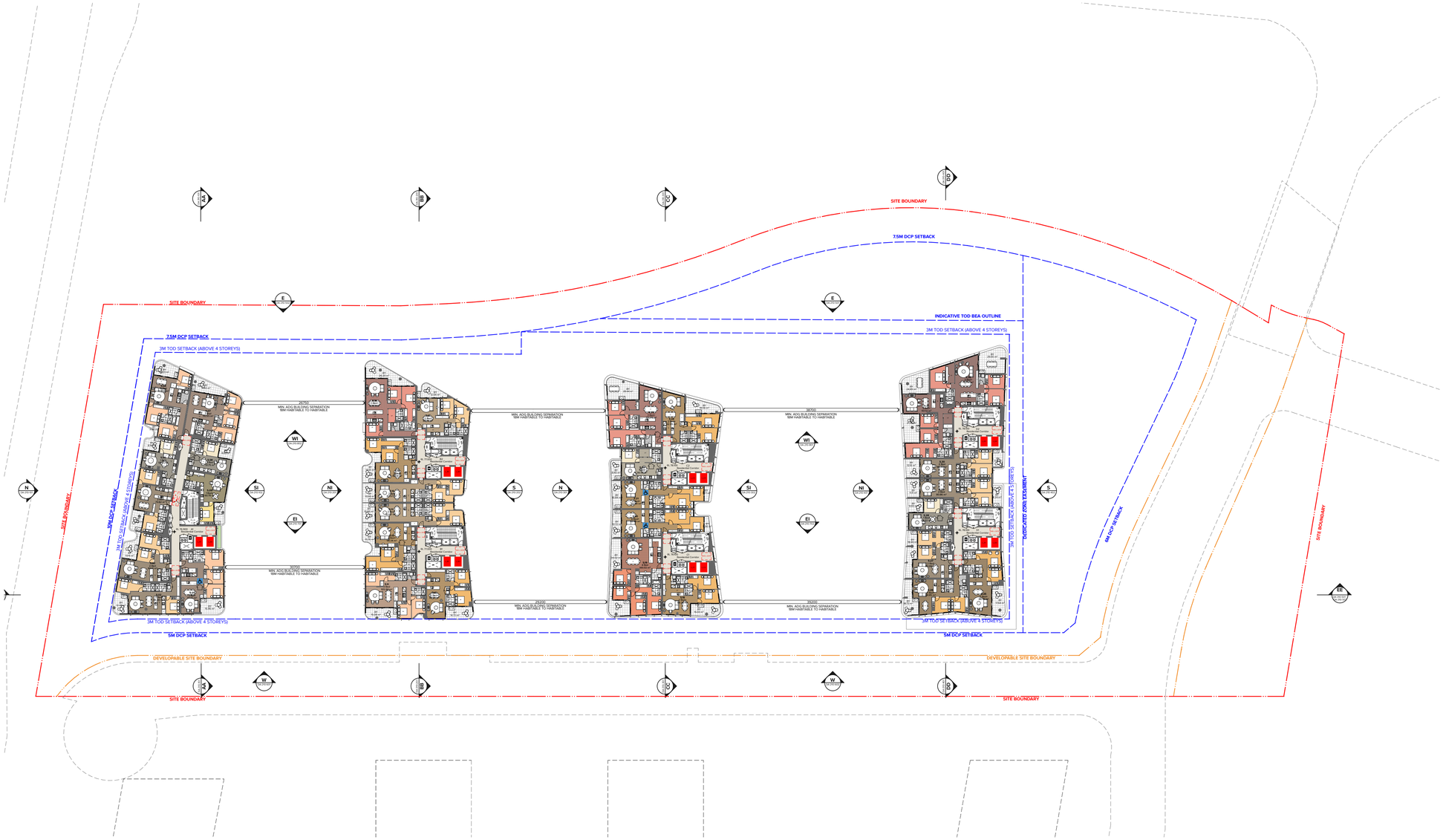
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 04

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-040	01	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

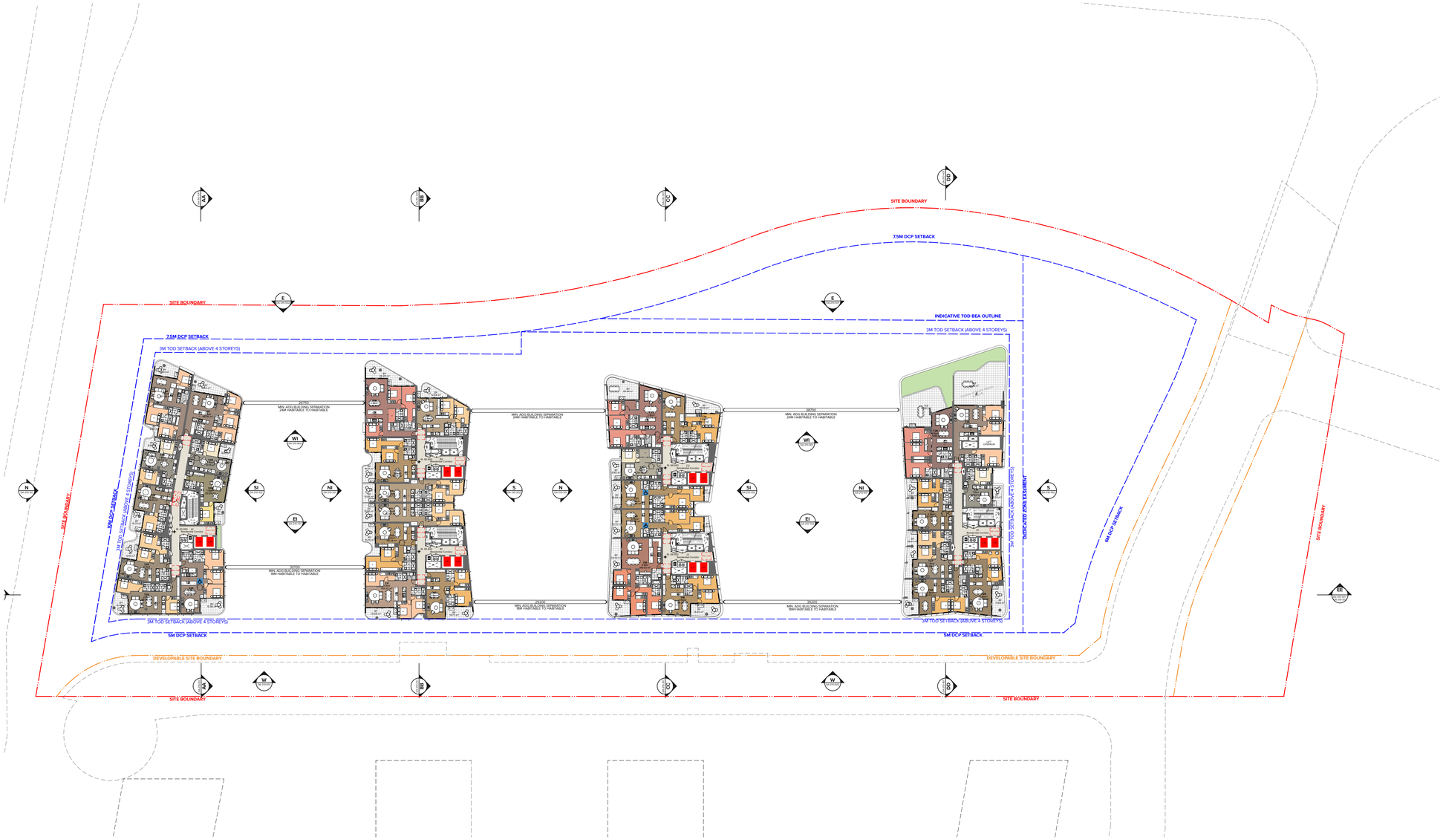
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 05-06

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	**21098**	**TM/OW**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-110-050**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION BEFORE PROCEEDING WITH AFFECTED WORK. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

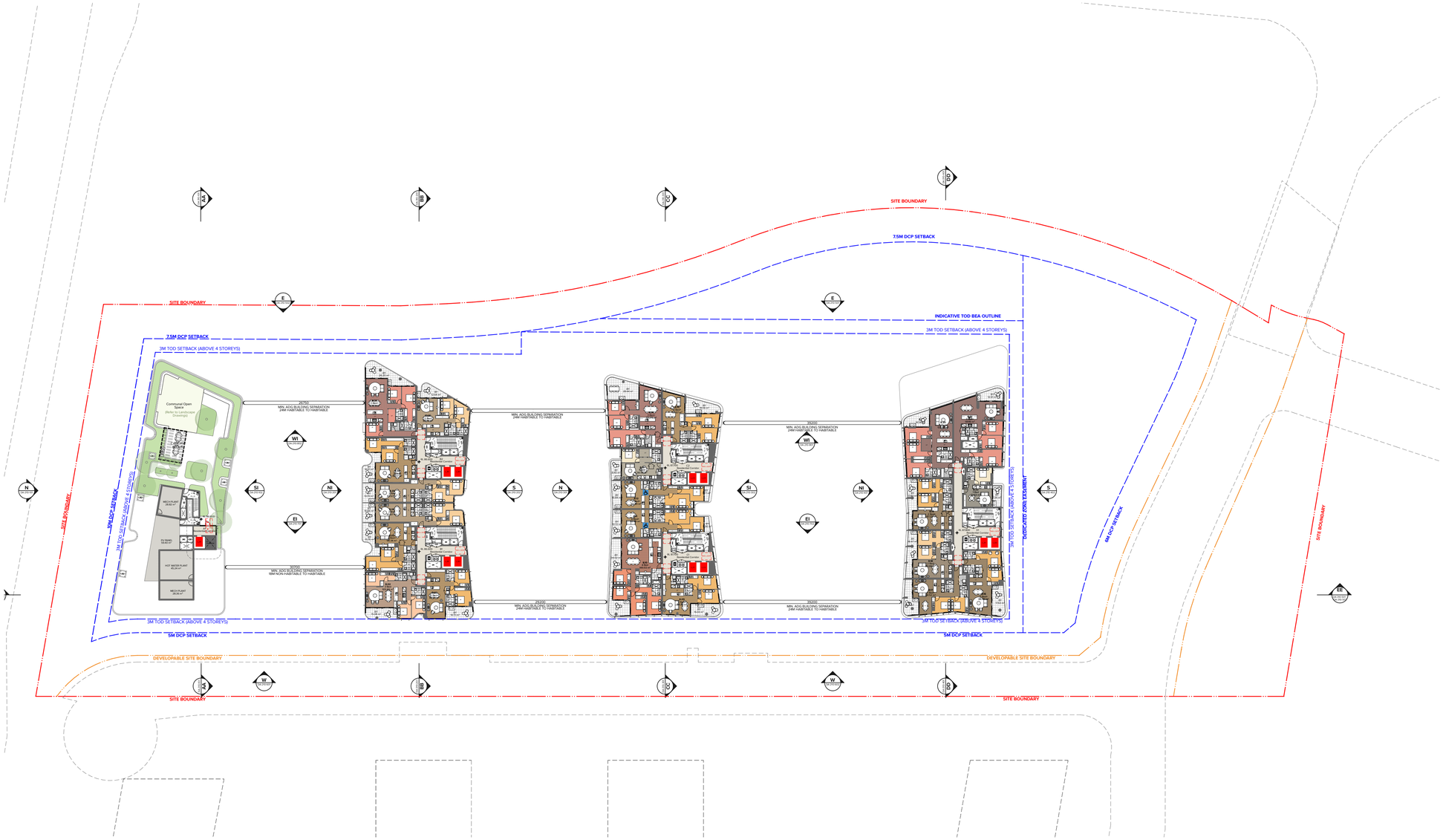
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 07

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-070	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANTS' DOCUMENTS FOR SETOUT INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

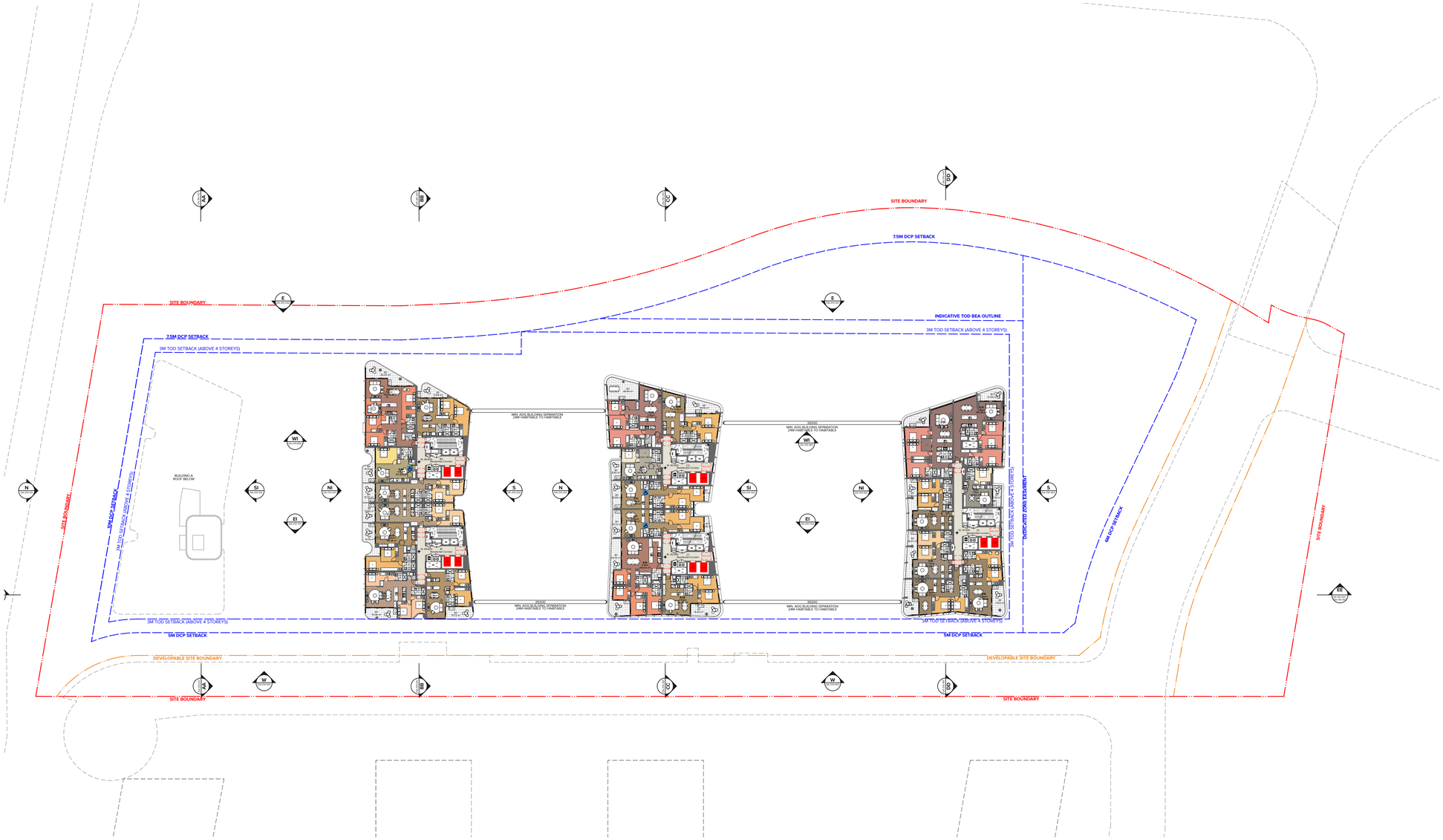
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 08

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	**21098**	**TM/OW**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-110-080**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 09-13

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-090	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Level 14

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-140	01	

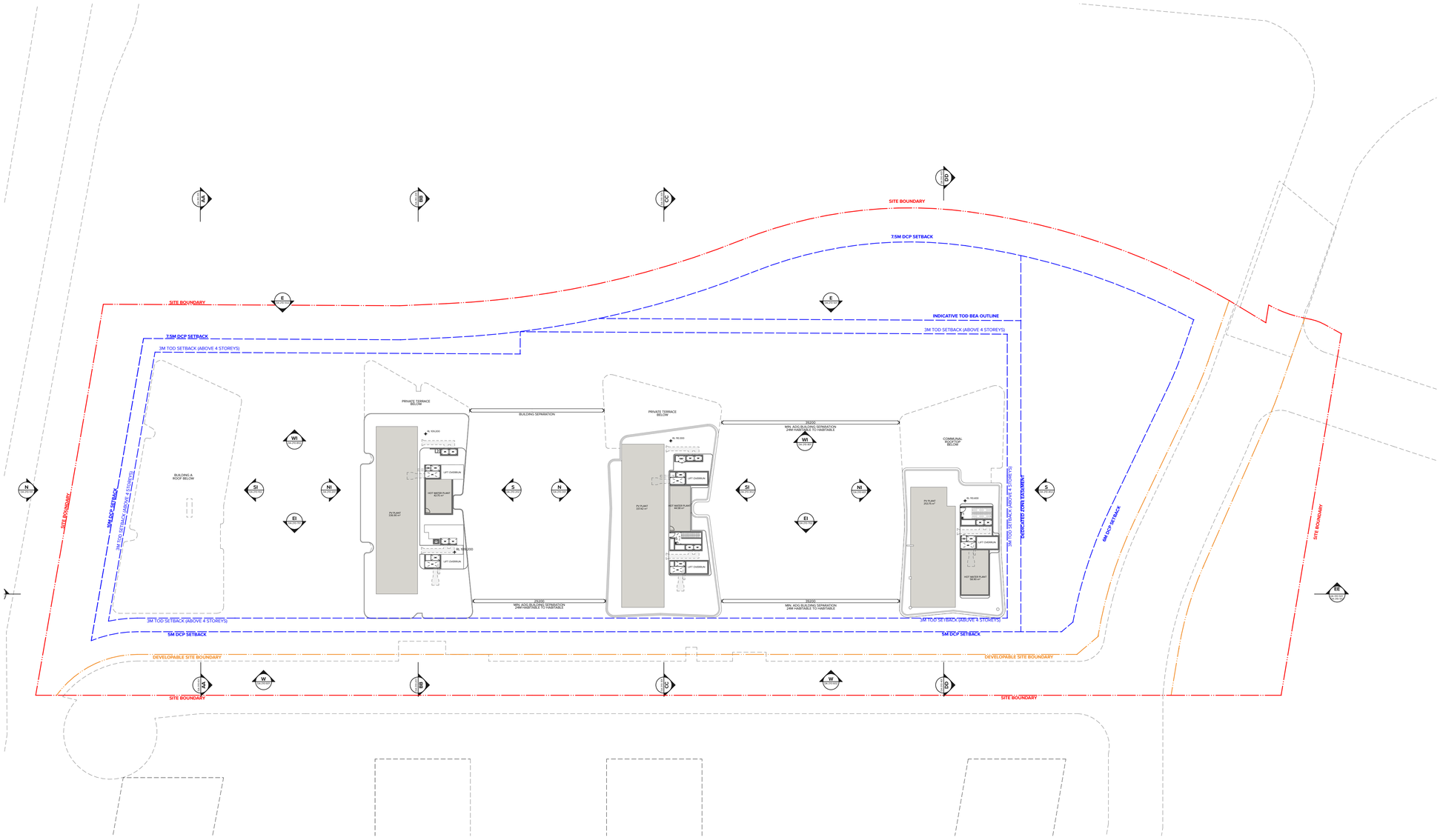
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans
Roof Level

Scale 1:500 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-110-150
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



REFER TO DRAWING No.: DA-112-006

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO ANY WORK. NOTIFY ANY DISCREPANCIES OR REQUIRE CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

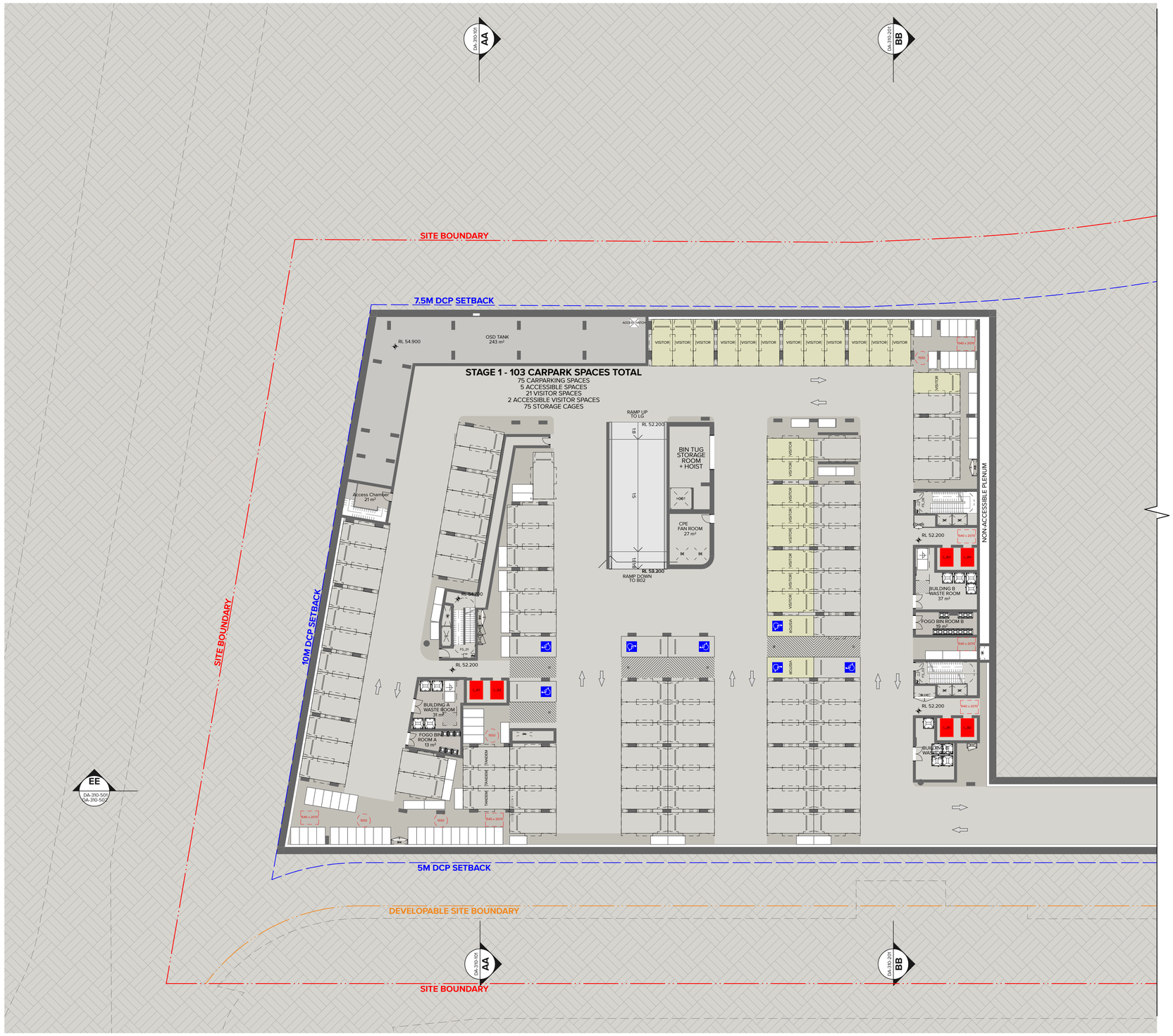
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Basement 02

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-111-006	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



REFER TO DRAWING No.: DA-112-007

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION BEFORE PROCEEDING WITH AFFECTED WORK. DO NOT SCALE DRAWING. USE DEVELOPED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Basement 01

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-111-007
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accessible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Lower Ground Level

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-111-008
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES OR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

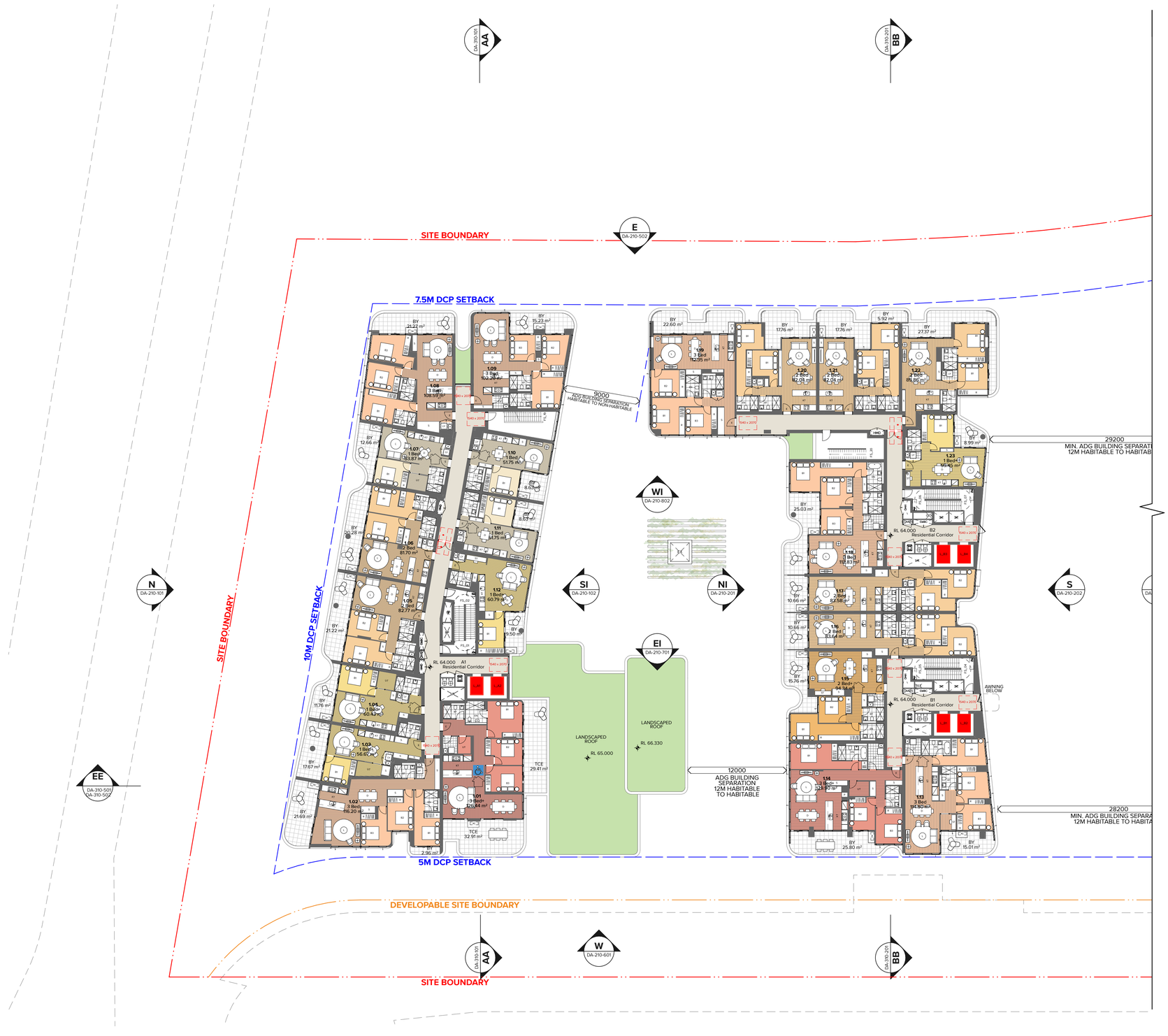
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Ground Level

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	**21098**	**TM/OW**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-111-009**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes

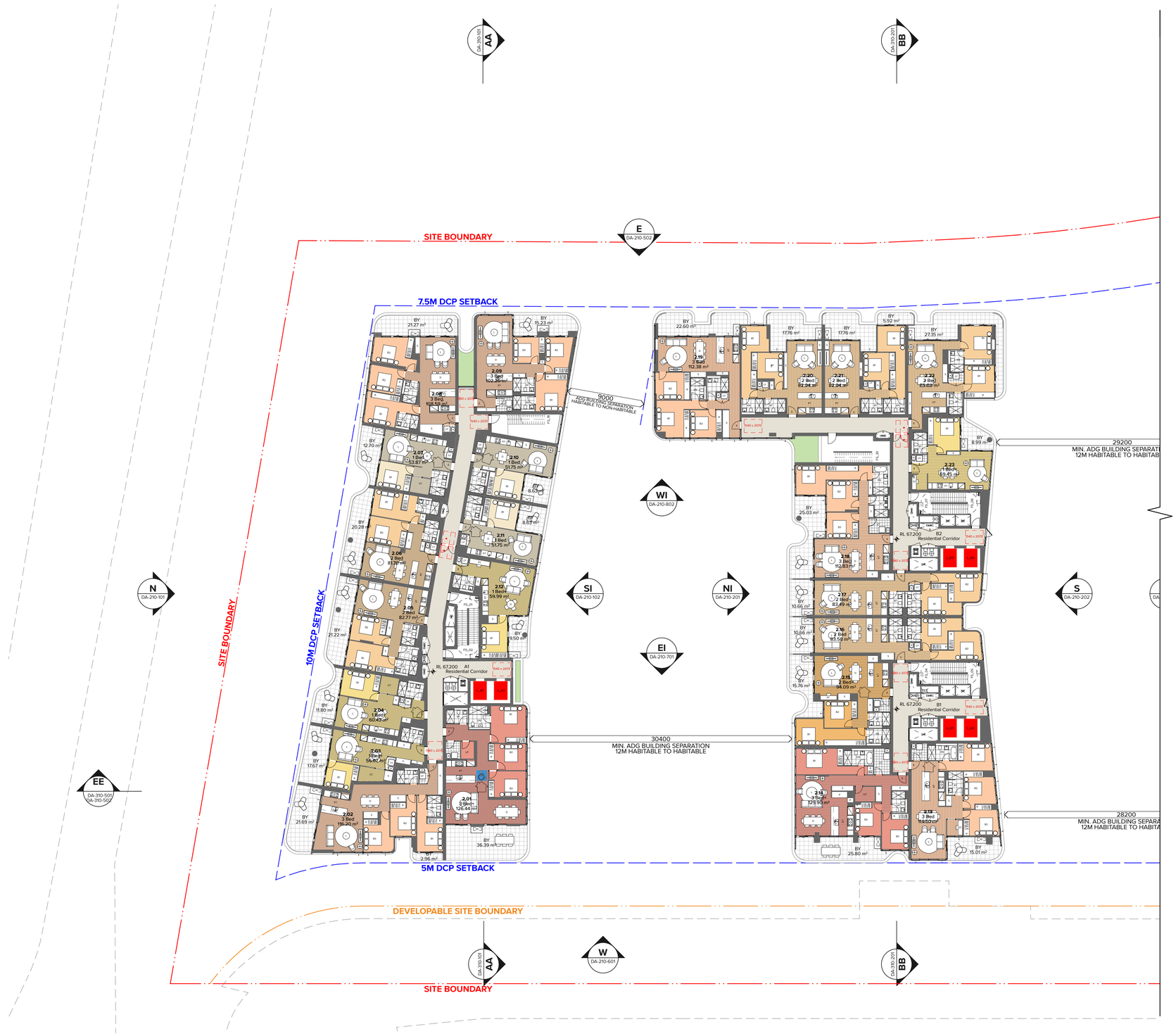
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Level 01

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	**21098**	**TM/OW**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-111-010**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ON DRAWINGS ARE TO FINISHED SURFACES. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORMATION CONTAINED IN ANY DISCREPANCY OR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

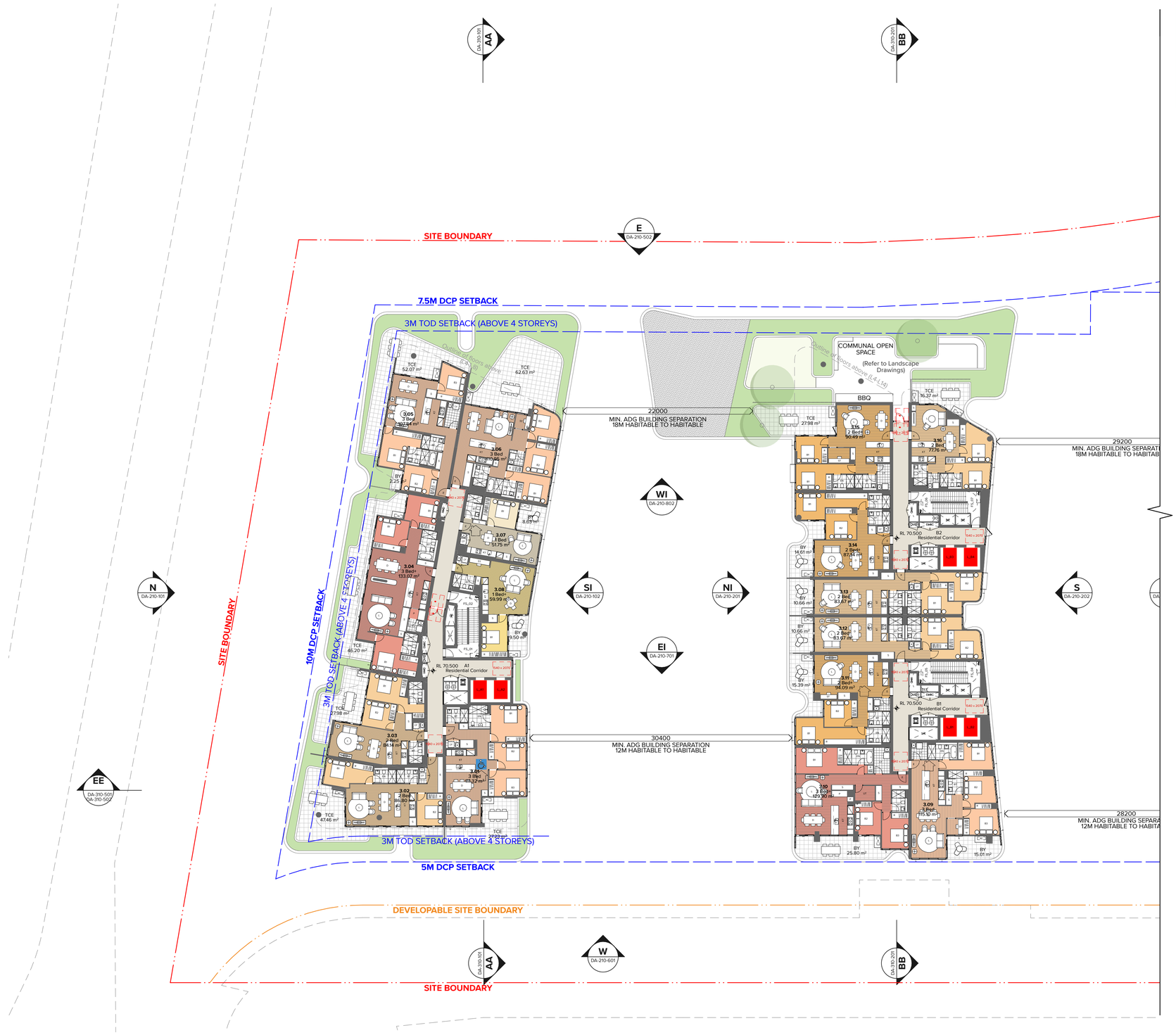
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Level 02

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-111-020
Drawn by TM/OW
Rev 01
North

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, DIMENSIONS ARE IN MILLIMETRES. ALL DIMENSIONS ON SITE ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES OR FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

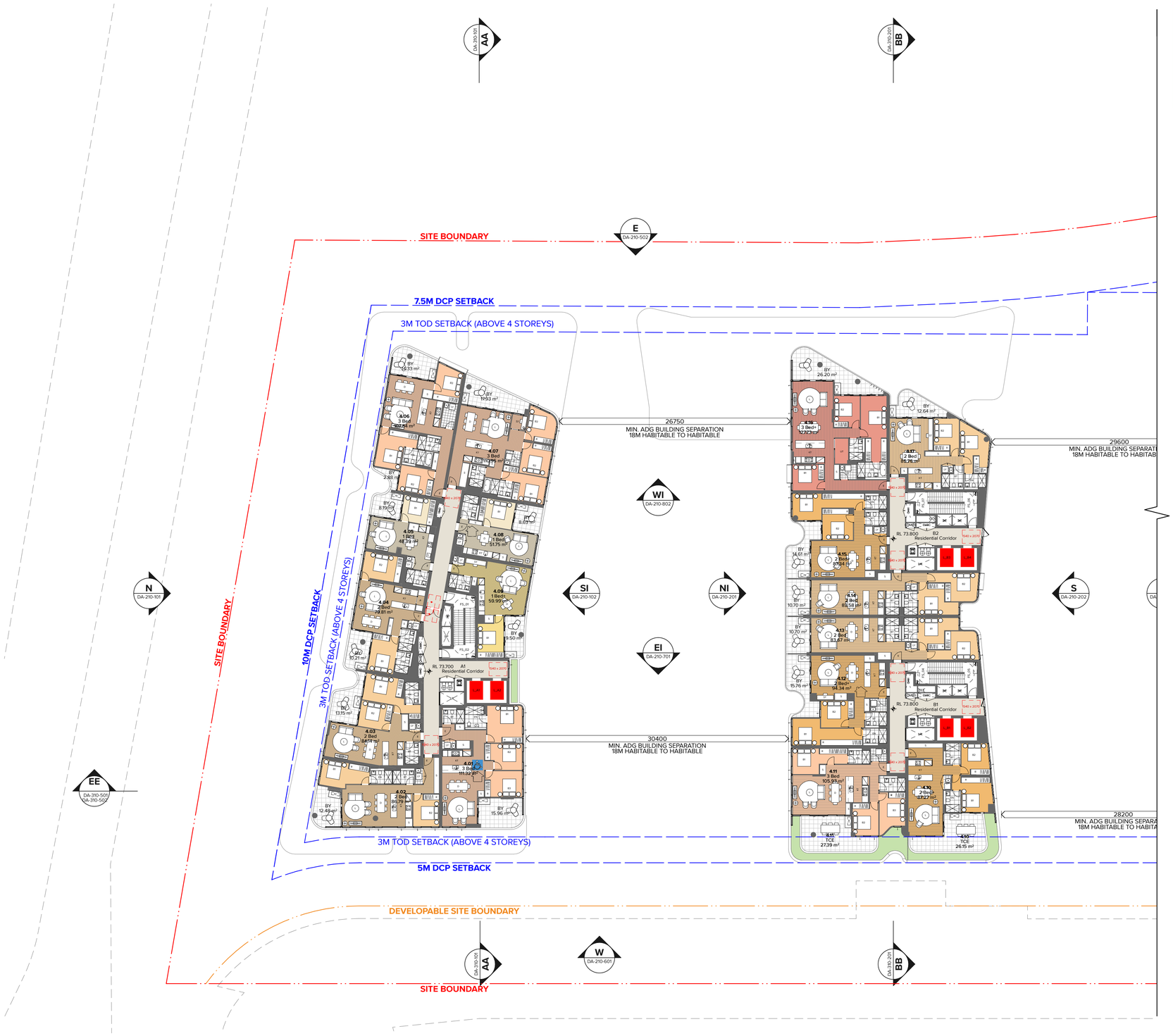
Drawing Title
GA Plans Building A & B
Level 03

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-111-030
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, DIMENSIONS ARE IN MILLIMETRES. ALL DIMENSIONS ARE TO BE VERIFIED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES. IF IN DOUBT OR FOR CLARIFICATION BEFORE PROCEEDING WITH WORK, DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

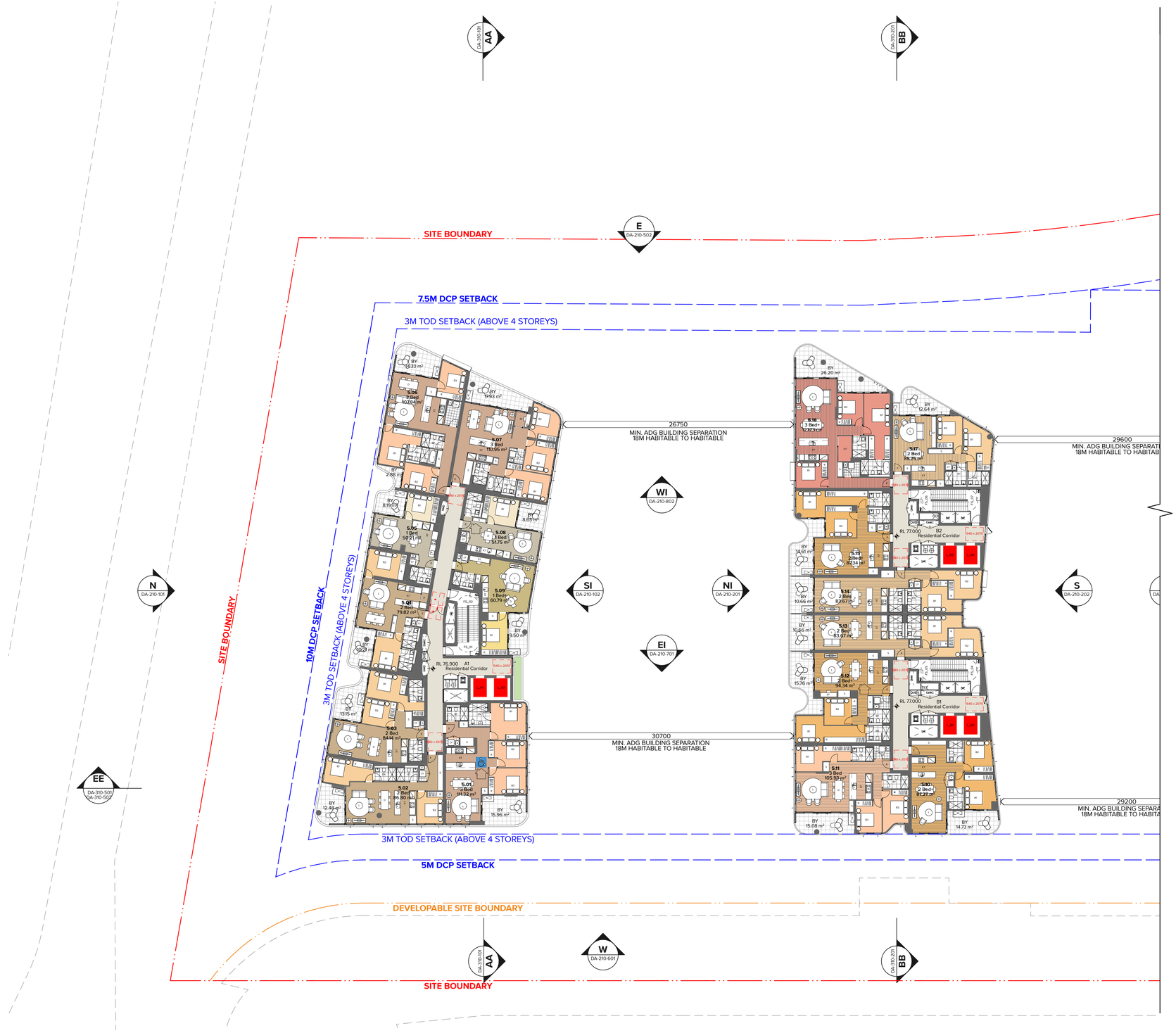
Drawing Title
GA Plans Building A & B
Level 04

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-111-040
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, DIMENSIONS ARE IN MILLIMETRES. ALL DIMENSIONS ARE TO BE VERIFIED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES OR FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Typical Levels 05-07

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-111-050	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

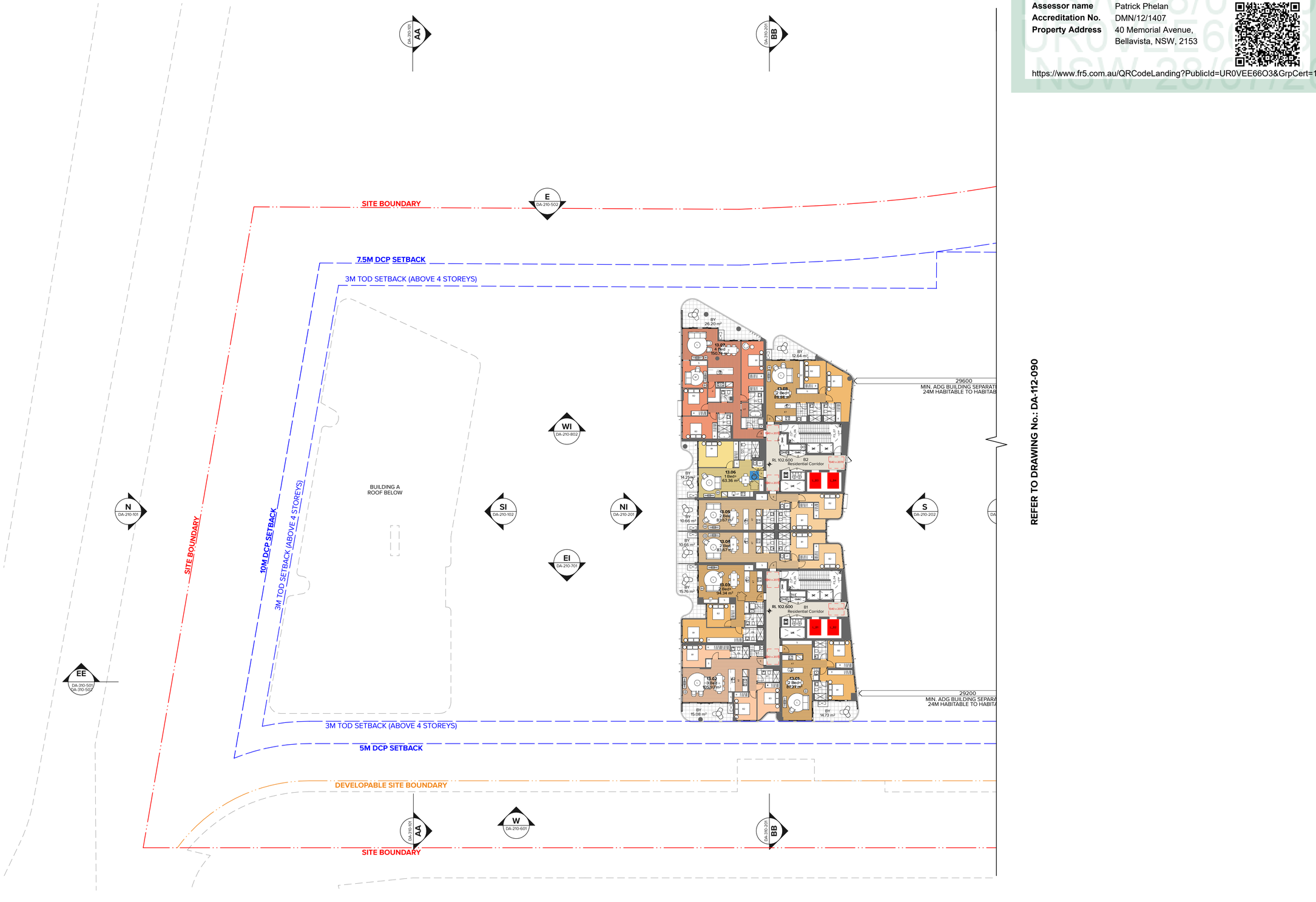
Drawing Title
GA Plans Building A & B
Level 08

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. **21098**
Dwg No. **DA-111-080**
Drawn by **TM/OW**
Rev **01**
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

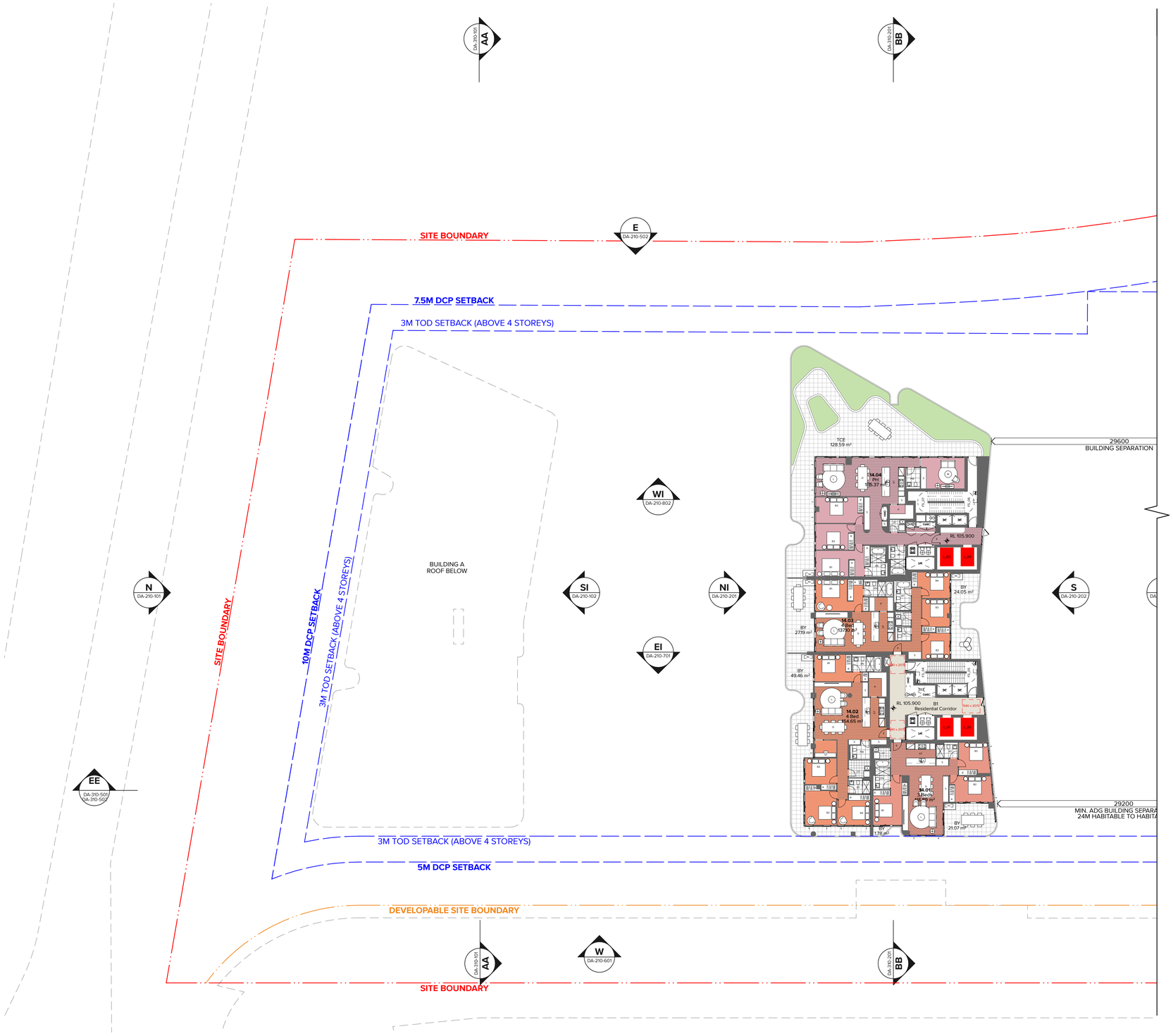
Drawing Title
GA Plans Building A & B
Typical Levels 09-13

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-111-090
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



REFER TO DRAWING No.: DA-112-140

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE. USING THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accessible Residential
- Visitor Residential
- Accessible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

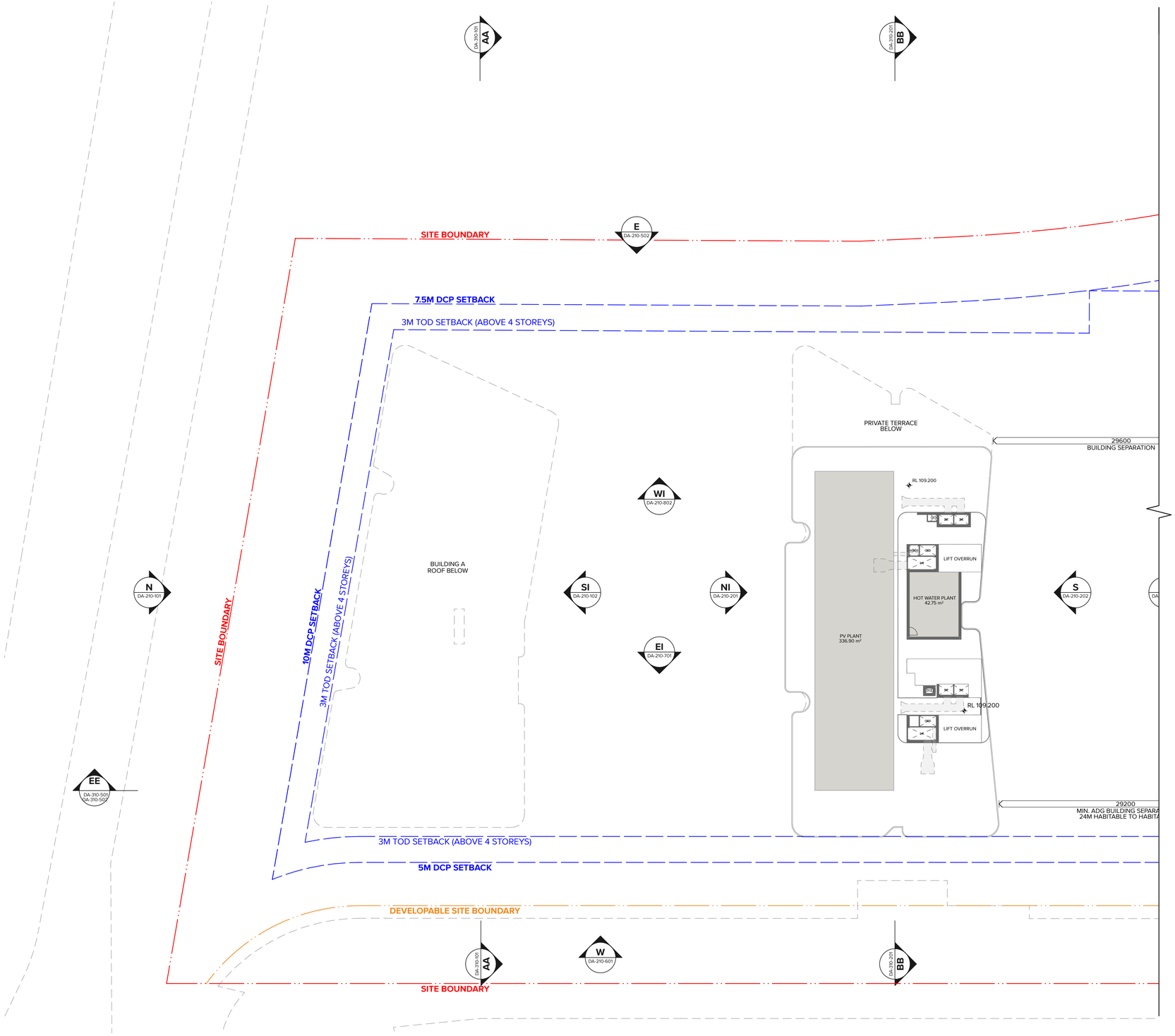
Drawing Title
GA Plans Building A & B
Level 14

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-111-140	01	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Roof Level

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-111-150
Drawn by TM/OW
Rev 01
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-006

SITE BOUNDARY

7.5M DCP SETBACK

PROPOSED SOUTHERN PARK

6M DCP SETBACK

SITE BOUNDARY

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

CC (DA-310-501)

DD (DA-310-501)

EE (DA-310-501 DA-310-502)

STAGE 2 - 130 CARPARK SPACES TOTAL
115 CARPARKING SPACES
15 ACCESSIBLE SPACES
134 STORAGE CAGES

RL 50.650

RL 49.700

SA INTAKE FAN ROOM 30 m²

CP EXHAUST\ FAN ROOM 39 m²

STORMWATER PUMP PIT

SEWER PUMP PIT

TANDEM

1540 x 2070

1550

1.5

1.8

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR DIMENSIONS. DWG AND DXFDWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Basement 02

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-006	01	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-007

SITE BOUNDARY

7.5M DCP SETBACK

DA-310-501 CC

DA-310-501 DD

OSD TANK 617 m²
RL 55.850
ACCESS HATCH
ACCESS HATCH
RAINWATER TANK 36 m²
RL 55.850
RL 53.800
1540 x 2070
BUILDING C WASTE ROOM 21 m²
FOGO WASTE ROOM C 18 m²
WC
DMC
RL 54.200
1:8
1:5
1:8
RL 53.800

STAGE 2 - 98 CARPARK SPACES TOTAL
81 CARPARKING SPACES
17 ACCESSIBLE SPACES
65 STORAGE CAGES

SA INTAKE FAN ROOM 28 m²
RAMP DOWN TO B2
RAMP UP TO LG
1:8
1:5
1:5
1:8
1550
CP EXHAUST FAN ROOM 39 m²
5040 x 2070
5040 x 2070

1540 x 2070
1540 x 2070
RL 53.800
BUILDING D WASTE ROOM 40 m²
FOGO WASTE ROOM D 21 m²
BUILDING A WASTE ROOM 23 m²
HYD PLANT ROOM 14 m²

PROPOSED SOUTHERN PARK

6M DCP SETBACK

SITE BOUNDARY

EE
DA-310-501
DA-310-502

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER ALL CONSTRUCTION DOCUMENTATION TO APPROVED PDF FILES ONLY. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Basement 01

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-007	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-008

SITE BOUNDARY
7.5M DCP SETBACK
INDICATIVE TOD BEA OUTLINE
RIPARIAN CORRIDOR
NATURE PLAY PARK (Refer to Landscape Drawings)
OUTDOOR GYM (Refer to Landscape Drawings)
PROTECTED SOUTHERN PARK
14200 MIN. ADG BUILDING SEPARATION 12M HABITABLE TO HABITABLE
RECREATIONAL LAWN (Refer to Landscape Drawings)
BALANCE TANK
POOL PLANT
CARPARK INTAKE 95.54 m²
SP INTAKE FAN ROOM 58.31 m²
CP EXHAUST FAN ROOM 51.03 m²
ACCESS ABOVE
BIKE STORAGE ROOM 161.49 m² (77 REGULAR BIKE PARKING, 19 VISITOR BIKE PARKING)
RAMP UP TO STREET
RAMP DOWN TO RL 57700
1:8
1:5
STAGE 2 - 35 CARPARK SPACES TOTAL
8 CARPARKING SPACES
2 ACCESSIBLE SPACES
23 VISITOR SPACES
2 ACCESIBLE VISITOR SPACES
24 STORAGE CAGES
DEDICATED ZONE EASEMENT
6M DCP SETBACK
SITE BOUNDARY
5M DCP SETBACK
DEVELOPABLE SITE BOUNDARY
SITE BOUNDARY
CC
DD
D Residential Lobby 26.68 m²
D2 Residential Corridor
C2 Residential Corridor
RL 58.300
RL 57700
RL 57975
RL 57280
RL 58.306
RL +58.300

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Lower Ground Level

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-008	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-009

SITE BOUNDARY
7.5M DCP SETBACK
INDICATIVE TOD BEA OUTLINE
RIPARIAN CORRIDOR
(REFER TO LANDSCAPE DRAWINGS)
PROTECTED SOUTHERN PARK
PROPOSED NEW ROAD 02
DEDICATED ZONE EASEMENT
6M DCP SETBACK
SITE BOUNDARY
5M DCP SETBACK
DEVELOPABLE SITE BOUNDARY
PROPOSED NEW ROAD 01
SITE BOUNDARY
LOWER GROUND COURTYARD BELOW (REFER TO LANDSCAPE DRAWINGS)
INTERNAL COURTYARD (REFER TO LANDSCAPE DRAWINGS)
POOL
16550 MIN. ADG BUILDING SEPARATION 12M HABITABLE TO HABITABLE
13350 MIN. ADG BUILDING SEPARATION 12M HABITABLE TO HABITABLE
RAMP DOWN TO LG BASEMENT
Outline of floors above (L1,L2)
Outline of floors above (L4,L5)
RL +58.300
RL +59.800
RL +59.200
RL +59.900
RL +60.950
RL 61.600
RL 60.400
RL 60.750
RL 59.900
RL 61.700
RL 61.150
RL 60.100
RL 60.200
RL 60.000
RL 61.100
RL 60.130
RL 60.080
CC DA-310-501
DD DA-310-501
EE DA-310-501 DA-310-502
E DA-210-501
N DA-210-301
NI DA-210-401
S DA-210-402
SI DA-210-302
EI DA-210-702
W DA-210-602
WI DA-210-801

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES OR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Ground Level

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-009	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-010

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

DEDICATED ZONE EASEMENT

6M DCP SETBACK

SITE BOUNDARY

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

16550
MIN. ADG BUILDING SEPARATION
12M HABITABLE TO HABITABLE

13350
MIN. ADG BUILDING SEPARATION
12M HABITABLE TO HABITABLE

LANDSCAPED ROOF OF COMMUNAL BUILDING BELOW

AWNING BELOW

RL 65.100 C2 Residential Corridor
RL 65.100 C1 Residential Corridor
RL 68.800 D1 Residential Corridor
RL 68.800 D2 Residential Corridor

1.29 1 Bed+ 90.08m²
1.28 2 Bed 94.12 m²
1.27 2 Bed 84.52 m²
1.26 1 Bed 67.02 m²
1.25 3 Bed+ 129.99 m²
1.24 3 Bed+ 122.24 m²
1.39 2 Bed 79.38 m²
1.40 2 Bed 93.09 m²
1.41 2 Bed 90.08 m²
1.42 3 Bed 112.05 m²
1.43 1 Bed 53.13 m²
1.38 3 Bed+ 116.19 m²
1.37 2 Bed 90.87 m²
1.36 2 Bed 80.87 m²
1.35 1 Bed 53.65 m²
1.34 2 Bed 84.97 m²
1.33 3 Bed 126.43 m²
1.32 2 Bed+ 105.80m²

TCE 30.63 m²
TCE 12.02 m²

N DA-210-301
SI DA-210-302
NI DA-210-401
S DA-210-402
E DA-210-501
EI DA-210-702
WI DA-210-801
W DA-210-602
EE DA-310-501 DA-310-502
CC DA-310-501
DD DA-310-501
CC DA-310-501
DD DA-310-501

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695. ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Level 01

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-010	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-012

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

DEDICATED ZONE EASEMENT

6M DCP SETBACK

SITE BOUNDARY

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

16550
MIN. ADG BUILDING SEPARATION
12M HABITABLE TO HABITABLE

40500
MIN. ADG BUILDING SEPARATION
12M HABITABLE TO HABITABLE

N DA-210-301 | SI DA-210-302 | NI DA-210-401 | S DA-210-402 | E DA-210-501 | WI DA-210-801 | EI DA-210-702 | W DA-210-602 | CC DA-310-501 | DD DA-310-601 | EE DA-310-501 DA-310-502

NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695. ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Level 02

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-112-020
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-030

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

3M TOD SETBACK (ABOVE 4 STOREYS)

DEDICATED ZONE EASEMENT

6M DCP SETBACK

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

COMMUNAL OPEN SPACE
(Refer to Landscape Drawings)

BBQ

40500
MIN. ADG BUILDING SEPARATION
18M HABITABLE TO HABITABLE

40500
MIN. ADG BUILDING SEPARATION
12M HABITABLE TO HABITABLE

Outline of floor above

Outline of floor above

DING SEPARATION
E TO HABITABLE

LDING SEPARATION
BLE TO HABITABLE

C2 Residential Corridor
C1 Residential Corridor
D1 Residential Corridor
D2 Residential Corridor
RL 71.600

3.24 3 Bed+ 93.92 m²
3.23 1 Bed+ 51.29 m²
3.22 1 Bed 56.93 m²
3.21 2 Bed 90.12 m²
3.20 2 Bed 84.52 m²
3.19 1 Bed 57.02 m²
3.18 3 Bed+ 129.99 m²
3.17 3 Bed+ 122.74 m²
3.32 2 Bed 82.93 m²
3.31 3 Bed+ 115.51 m²
3.30 2 Bed 80.85 m²
3.29 2 Bed 80.85 m²
3.28 1 Bed 53.92 m²
3.27 2 Bed 84.59 m²
3.26 3 Bed+ 126.43 m²
3.25 3 Bed+ 116.86 m²

TCE 24.33 m²
TCE 33.35 m²
TCE 36.24 m²
BY 8.30 m²
BY 11.02 m²
BY 12.08 m²
BY 16.22 m²
BY 16.45 m²
BY 15.62 m²
BY 12.02 m²
BY 14.77 m²
BY 15.71 m²
BY 10.09 m²
BY 10.00 m²
BY 8.82 m²
BY 23.75 m²
BY 11.42 m²
BY 40.27 m²
BY 17.39 m²

N DA-210-301
SI DA-210-302
NI DA-210-401
S DA-210-402
E DA-210-501
EE DA-210-501 DA-210-502
WI DA-210-801
EI DA-210-702
W DA-210-602
CC DA-310-501
DD DA-310-501

NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695. ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Level 03

Scale 1:250 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-112-030
Drawn by TM/OW
Rev 01
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-040

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

3M TOD SETBACK (ABOVE 4 STOREYS)

ROOFTOP COMMUNAL OPEN SPACE BELOW

DEDICATED ZONE EASEMENT

6M DCP SETBACK

3M TOD SETBACK (ABOVE 4 STOREY'S)

SITE BOUNDARY

38700
MIN. ADG BUILDING SEPARATION
18M HABITABLE TO HABITABLE

40500
MIN. ADG BUILDING SEPARATION
18M HABITABLE TO HABITABLE

3M TOD SETBACK (ABOVE 4 STOREYS)

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

Outline of floors above (LS-L14)

Outline of floors below

C2 Residential Corridor
C1 Residential Corridor
D1 Residential Corridor
D2 Residential Corridor

CC DA-310-501
DD DA-310-601
E DA-210-501
EE DA-310-501 DA-310-502
N DA-210-301
SI DA-210-302
NI DA-210-401
S DA-210-402
EI DA-210-702
W DA-210-602
WI DA-210-801

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Level 04

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-040	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-050

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

3M TOD SETBACK (ABOVE 4 STOREY'S)

DEDICATED ZONE EASEMENT

6M DCP SETBACK

SITE BOUNDARY

3M TOD SETBACK (ABOVE 4 STOREY'S)

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

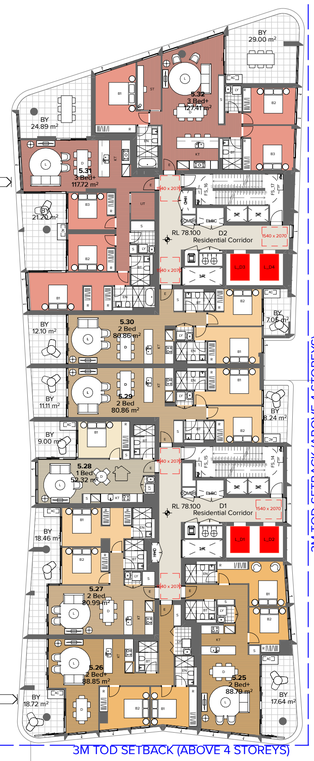
DING SEPARATION
E TO HABITABLE

29200
LDING SEPARATION
BLE TO HABITABLE

38700
MIN. ADG BUILDING SEPARATION
18M HABITABLE TO HABITABLE

39200
MIN. ADG BUILDING SEPARATION
18M HABITABLE TO HABITABLE





N DA-210-301 · SI DA-210-302 · NI DA-210-401 · S DA-210-402 · E DA-210-501 · EI DA-210-702 · WI DA-210-801 · W DA-210-602 · CC DA-310-501 · DD DA-310-601 · EE DA-310-501 DA-310-502

NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Typical Level 05-06

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-050	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-070

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

3M TOD SETBACK (ABOVE 4 STOREYS)

DEDICATED ZONE EASEMENT

6M DCP SETBACK

SITE BOUNDARY

3M TOD SETBACK (ABOVE 4 STOREYS)

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

CC DA-310-501

DD DA-310-501

E DA-210-501

N DA-210-301

SI DA-210-302

WI DA-210-801

NI DA-210-401

S DA-210-402

EI DA-210-702

W DA-210-602

EE DA-310-501 DA-310-502

38700
MIN. ADG BUILDING SEPARATION
24M HABITABLE TO HABITABLE

29200
LDING SEPARATION
LE TO HABITABLE

39200
MIN. ADG BUILDING SEPARATION
18M HABITABLE TO HABITABLE

Outline of levels above (14)

LIFT OVERRUN

RL 84.500 C2 Residential Corridor

RL 84.500 C1 Residential Corridor

D1 Residential Corridor

7.19 4 Bed 149.93 m²
7.20 2 Bed+ 93.49 m²
7.21 2 Bed+ 93.49 m²
7.22 1 Bed 56.93 m²
7.23 1 Bed 51.29 m²
7.24 2 Bed 89.57 m²
7.25 2 Bed+ 88.80 m²
7.26 2 Bed 88.52 m²
7.27 2 Bed 80.99 m²
7.28 2 Bed+ 107.27 m²
7.29 2 Bed 129.44 m²
7.30 2 Bed 112.68 m²
7.31 1 Bed 51.63 m²

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Level 07

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-070	01	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-090

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

3M TOD SETBACK (ABOVE 4 STOREYS)

DEDICATED ZONE EASEMENT

6M DCP SETBACK

SITE BOUNDARY

3M TOD SETBACK (ABOVE 4 STOREYS)

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

39200
MIN. ADG BUILDING SEPARATION
24M HABITABLE TO HABITABLE

29200
LDING SEPARATION
LE TO HABITABLE

39200
MIN. ADG BUILDING SEPARATION
24M HABITABLE TO HABITABLE

RL 87700 C2 Residential Corridor
RL 87700 C1 Residential Corridor
RL 87800 D1 Residential Corridor

8.01 2 Bed+ 93.40 m²
8.02 2 Bed+ 80.22 m²
8.03 1 Bed 56.91 m²
8.04 3 Bed+ 91.29 m²
8.05 2 Bed+ 92.27 m²
8.10 4 Bed 149.93 m²
8.11 2 Bed+ 87.22 m²
8.12 2 Bed+ 93.49 m²
8.15 2 Bed+ 87.22 m²
8.16 4 Bed+ 88.80 m²
8.17 2 Bed+ 88.52 m²
8.18 2 Bed 80.99 m²
8.19 2 Bed+ 87.22 m²
8.20 3 Bed+ 133.38 m²
8.21 3 Bed+ 141.13 m²
8.22 1 Bed 51.63 m²

N DA-210-301 · SI DA-210-302 · NI DA-210-401 · S DA-210-402 · E DA-210-501 · EI DA-210-702 · W DA-210-602 · WI DA-210-801 · CC DA-310-501 · DD DA-310-501 · EE DA-310-501 DA-310-502

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Typical Levels 08-13

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-080	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-140

SITE BOUNDARY

7.5M DCP SETBACK

INDICATIVE TOD BEA OUTLINE

3M TOD SETBACK (ABOVE 4 STOREYS)

SEPARATION

29200
LDING SEPARATION
BLE TO HABITABLE

39200
MIN. ADG BUILDING SEPARATION
24M HABITABLE TO HABITABLE

39200
MIN. ADG BUILDING SEPARATION
24M HABITABLE TO HABITABLE

3M TOD SETBACK (ABOVE 4 STOREYS)

3M TOD SETBACK (ABOVE 4 STOREYS)

DEDICATED ZONE EASEMENT

6M DCP SETBACK

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

CC DA-310-501

DD DA-310-601

E DA-210-501

N DA-210-301

SI DA-210-302

WI DA-210-801

NI DA-210-401

EI DA-210-702

W DA-210-602

S DA-210-402

EE DA-310-501 DA-310-502

14.08 TCE 113.68 m²

14.08 PH 202.83 m²

RL 107.000

BY 9.38 m²

BY 11.62 m²

BY 27 m²

14.07 2 Bed+ 93.90 m²

BY 10.72 m²

BY 195 m²

BY 40.26 m²

RL 107.000 C1 Residential Corridor

1040 x 2070

14.06 1 Bed 41.87 m²

14.05 2 Bed+ 88.28 m²

BY 16.03 m²

Communal Open Space

(Refer to Landscape Drawings)

BBQ

MECH. EXHAUST

BY 25.45 m²

14.11 3 Bed+ 143.09 m²

RL 107.000 D1 Residential Corridor

14.10 3 Bed+ 144.06 m²

14.09 2 Bed+ 89.59 m²

BY 36.22 m²

BY 17.63 m²

NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Level 14

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-140	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

REFER TO DRAWING No.: DA-111-150

SITE BOUNDARY

7.5M DCP SETBACK

PV PLANT
354.96 m²

HOT WATER PLANT
54.99 m²

LIFT OVERRUN

LIFT OVERRUN

RL 110.300

PV PLANT
261.51 m²

RL 110.400

LIFT OVERRUN

HOT WATER PLANT
58.90 m²

3M DCP SETBACK

DEDICATED ZONE EASTMENT

3M DCP SETBACK

6M DCP SETBACK

5M DCP SETBACK

DEVELOPABLE SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CONFIRM FINAL SURFACE INFORMATION FALLING. IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Roof Level

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	TM/OW	
Status	Dwg No.	Rev	
For SSDA Submission	DA-112-150	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X10MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X10MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM COLOUR & FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. REFER TO CONSULTANT DOC/ SPECIFICATION FOR FURTHER INFORMATION. DWG, PC AND SMP FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/01/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building A North Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-101	01	

TURNER
Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0000
E +61 2 8668 0080
turnerstudio@turner.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. REFER TO CONSULTANT DOC. SPECIFICATION FOR FURTHER INFORMATION. DWG, PC AND RMA FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building A South Internal Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-102	01	

TURNER

Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0300
F +61 2 8668 0080
turnerstudio@turner.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
BAL4 BALUSTRADE TYPE 4: 1300MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
BAL5 BALUSTRADE TYPE 5: 1100MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. REFER TO CONSULTANTS' DOCUMENTATION FOR FURTHER INFORMATION. DWG, PC AND RMA FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building B North Internal Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No	Rev	
For SSDA Submission	DA-210-201	01	

TURNER
Level 1 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0000
E +61 2 8668 0080
turnerstudio@turner.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. REFER TO CONSULTANTS' DOCUMENTATION FOR FURTHER INFORMATION. DWG, PC AND DWG FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building B South Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-202	01	

TURNER

Level 1 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0000
E +61 2 8668 0080
turnerstudio@turner.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X10OMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORMATION OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANTS' DOCUMENTATION FOR FURTHER INFORMATION. EMAIL PDF AND RAW FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLG's Quality Endorsed Company. ISO 9001:2015, Registration Number 20478
Nominated Architect: Nicholas Turner. 6685, ABN 80 004 089 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building C North Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-301	01	

TURNER

Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0080
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL CLEAR GLASS SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, PDF AND RVMS FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/01/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building C South Internal Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-302	01	

TURNER

Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0080
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1500MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL CLEAR GLASS SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES
THIS DRAWING IS COPYRIGHT (C) OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOC/ SPECIFICATION FOR FURTHER INFORMATION. EMAIL PC AND EMAIL FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/01/25.	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building D North Internal Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-401	01	

TURNER
Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0000
E +61 2 8668 0080
turnerstudio@turner.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE.
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL CLEAR GLASS
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES FOR CLARIFICATION SHALL BE REFERRED TO THE ARCHITECT. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANTS' DOCUMENTATION FOR FURTHER INFORMATION. DWG, PC AND SWG FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.
DLC1 Quality Endorsed Company: ISO 9001:2015, Registration Number 20479
Nominated Architect: Nicholas Turner 8085, ABN 80 004 089 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28.03.25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building D South Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-402	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X150MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES FOR CLARIFICATION SHALL BE REFERRED TO THE ARCHITECT. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANTS' DOCUMENTATION FOR FURTHER INFORMATION. DWG, PDF AND RVIG FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building C and D East Elevation

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-501	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0080
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT (c) OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR DIMENSIONS, REFER TO CONSULTANT DOC. SPECIFICATION, ELECTRICAL, HYD, MECH, FIRE, LIFE, ONLY FIGURED DIMENSIONS, REFER TO CONSULTANT DOC. SPECIFICATION, ELECTRICAL, HYD, MECH, FIRE, LIFE, ONLY FIGURED DIMENSIONS ARE TO BE USED. DRAWINGS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building A and B East Elevation

Scale	Project No.	Drawn by	North
1:250 (A1), 50%(A3)	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-502	01	

TURNER

Level 1 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0080
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

AWN1 AWNING TYPE 1:
METAL WORK AWNING
COLOUR FINISH TO MATCH PCF3

AWN2 AWNING TYPE 2:
METAL WORK AWNING
COLOUR FINISH TO MATCH PCF4

BAL1 BALUSTRADE TYPE 1:
1300MM VERTICAL BRICK BALUSTRADE
SHELF-ANGLED TO FACE OF SLAB
BRICKWORK TO MATCH BW1

BAL2 BALUSTRADE TYPE 2:
1300MM VERTICAL CONCRETE BALUSTRADE
FIXED TO FACE OF SLAB
COLOUR FINISH TO MATCH PF1

BAL3 BALUSTRADE TYPE 3:
1300MM PERFORATED METAL BALUSTRADE
FIXED TO FACE OF SLAB WITH STEEL FIXING
COLOUR FINISH TO MATCH PCF1

BAL4 BALUSTRADE TYPE 4:
1300MM 100X100MM VERTICAL METAL
BALUSTRADE WITH 20MM TOP RAIL FIXED TO
FACE OF SLAB WITH STEEL FIXING
COLOUR FINISH TO MATCH PCF3

BAL5 BALUSTRADE TYPE 5:
1100MM 100X100MM VERTICAL METAL
BALUSTRADE WITH 20MM TOP RAIL FIXED TO
TOP OF SLAB
COLOUR FINISH TO MATCH PCF4

BAL6 BALUSTRADE TYPE 6:
1100MM VERTICAL CONCRETE BALUSTRADE
FIXED TO TOP OF SLAB
COLOUR FINISH TO MATCH CON1

CLD1 CLADDING TYPE 1:
VERTICAL METAL CLADDING SYSTEM
CORRUGATED RIBBED PROFILE
COLOUR FINISH TO MATCH PCF2

CLD2 CLADDING TYPE 2:
VERTICAL METAL CLADDING SYSTEM
CORRUGATED RIBBED PROFILE
COLOUR FINISH TO MATCH PCF3

CLD3 CLADDING TYPE 3:
VERTICAL PANEL CLADDING SYSTEM
COMPACT CEMENT FIBRO SHEET
COLOUR FINISH TO MATCH PF4

FEN1 FENCE TYPE 1:
VERTICAL L SHAPE METAL FENCE SYSTEM
FIXED TO TOP OF BRICK SHORT WALL TO
MATCH BW1
COLOUR FINISH TO MATCH PCF2

FEN2 FENCE TYPE 2:
1800MM VERTICAL L SHAPE METAL
FENCE SYSTEM
COLOUR FINISH TO MATCH PCF2

FEN3 FENCE TYPE 3:
VERTICAL METAL FENCE SYSTEM
FIXED TO BRICK SHORT WALL TO MATCH BW2
COLOUR FINISH TO MATCH PCF3

FEN4 FENCE TYPE 4:
1800MM VERTICAL METAL FENCE
SYSTEM
COLOUR FINISH TO MATCH PCF3

GC1 GLASS CLEAR TYPE 1:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF2

GC2 GLASS CLEAR TYPE 2:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF3

GC3 GLASS CLEAR TYPE 3:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF4

GC4 GLASS CLEAR TYPE 4:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM WITH
PROJECTING BOX FRAME
FRAME FINISH TO MATCH PCF2

CBG1 COLOUR BACK GLASS TYPE 1:
ALUMINIUM FRAMING SYSTEM
FINISH TO MATCH PCF2

CBG2 COLOUR BACK GLASS TYPE 2:
ALUMINIUM FRAMING SYSTEM
FINISH TO MATCH PCF4

LV1 LOUVRE SYSTEM TYPE 1:
HORIZONTAL GLASS LOUVRE SYSTEM
COLOUR & FINISH TO MATCH GC1

LV2 LOUVRE SYSTEM TYPE 2:
HORIZONTAL METAL LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LV3 LOUVRE SYSTEM TYPE 3:
VERTICAL METAL LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LV4 LOUVRE SYSTEM TYPE 4:
600MM X 300MM MACHANICAL
LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LST1 LANDSCAPE STRUCTURE TYPE 1:
PERGOLA TYPE METAL FRAMING
COLOUR & FINISH TO MATCH PCF2

PAR1 PARAPET TYPE 1:
700MM CONCRETE UPTURN
COLOUR & FINISH TO MATCH PF1

PAR2 PARAPET TYPE 2:
BRICKWORK PARAPET
BRICKWORK TO MATCH BW2

SCN1 SCREEN TYPE 1:
PERFORATED PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN2 SCREEN TYPE 2:
1800MM METAL PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN3 SCREEN TYPE 3:
FULL HEIGHT METAL PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN4 SCREEN TYPE 4:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF4

SCN5 SCREEN TYPE 5:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF2

SCN6 SCREEN TYPE 6:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF3

SCN7 SCREEN TYPE 7:
FULL HEIGHT METAL SLIDING SCREEN
COLOUR FINISH TO MATCH PCF4

BW1 BRICKWORK TYPE 1:
COLOUR AND FINISH EQUAL TO BOWRAL
BRICK 76 BOWRAL BLUE

BW2 BRICKWORK TYPE 2:
COLOUR AND FINISH EQUAL TO BOWRAL
BRICK 76 SIMMENTAL SILVER

PCF1 POWDER COAT FINISH TYPE 1:
COLOUR & FINISH SIMILAR TO DULUX
'SURFMIST'

PCF2 POWDER COAT FINISH TYPE 2:
COLOUR & FINISH SIMILAR TO DULUX
'DARK BRONZE'

PCF3 POWDER COAT FINISH TYPE 3:
COLOUR & FINISH SIMILAR TO DULUX
'MEDIUM BRONZE'

PCF4 POWDER COAT FINISH TYPE 4:
COLOUR & FINISH SIMILAR TO DULUX
'SENSATIONAL CHAMPAGNE'

PF1 PAINT FINISH TYPE 1:
COLOUR & FINISH SIMILAR TO DULUX
'SURFMIST'

PF2 PAINT FINISH TYPE 2:
COLOUR & FINISH SIMILAR TO DULUX
'DARK BRONZE'

PF3 PAINT FINISH TYPE 3:
COLOUR & FINISH SIMILAR TO DULUX
'MEDIUM BRONZE'

PF4 PAINT FINISH TYPE 4:
COLOUR & FINISH SIMILAR TO DULUX
'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT. © DP TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR DIMENSIONS, REFER TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. USE ONLY VALID, CURRENT DRAWINGS. REFER TO CONSULTANTS' DOC. SPECIFICATION, GUESTIMATION FOR FURTHER INFORMATION. DWG, PDF AND OTHER FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JK	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building A and B West Elevation

Scale	Project No.	Drawn by	North
1:250 (A1), 50%(A3)	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-601	01	

TURNER

Level 1 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0080
E +61 2 8668 0081
turnersydney@dpt.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X100MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT (C) OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES OR ANY DISCREPANCIES FOR DIMENSIONS, REFER TO CONSULTANT DOC SPECIFICATION, ELECTRONIC FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building C and D West Elevation

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-602	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
E +61 2 8668 0080
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

AWN1 AWNING TYPE 1:
METAL WORK AWNING
COLOUR FINISH TO MATCH PCF3

AWN2 AWNING TYPE 2:
METAL WORK AWNING
COLOUR FINISH TO MATCH PCF4

BAL1 BALUSTRADE TYPE 1:
1300MM VERTICAL BRICK BALUSTRADE
SHELF ANGLED TO FACE OF SLAB
BRICKWORK TO MATCH BW1

BAL2 BALUSTRADE TYPE 2:
1300MM VERTICAL CONCRETE BALUSTRADE
FIXED TO FACE OF SLAB
COLOUR FINISH TO MATCH PF1

BAL3 BALUSTRADE TYPE 3:
1300MM PERFORATED METAL BALUSTRADE
FIXED TO FACE OF SLAB WITH STEEL FIXING
COLOUR FINISH TO MATCH PCF1

BAL4 BALUSTRADE TYPE 4:
1300MM 10X100MM VERTICAL METAL
BALUSTRADE WITH 20MM TOP RAIL FIXED TO
FACE OF SLAB WITH STEEL FIXING
COLOUR FINISH TO MATCH PCF3

BAL5 BALUSTRADE TYPE 5:
1100MM 10X100MM VERTICAL METAL
BALUSTRADE WITH 20MM TOP RAIL FIXED TO
TOP OF SLAB
COLOUR FINISH TO MATCH PCF4

BAL6 BALUSTRADE TYPE 6:
1100MM VERTICAL CONCRETE BALUSTRADE
FIXED TO TOP OF SLAB
COLOUR FINISH TO MATCH CON1

CLD1 CLADDING TYPE 1:
VERTICAL METAL CLADDING SYSTEM
CORRUGATED RIBBED PROFILE
COLOUR FINISH TO MATCH PCF2

CLD2 CLADDING TYPE 2:
VERTICAL METAL CLADDING SYSTEM
CORRUGATED RIBBED PROFILE
COLOUR FINISH TO MATCH PCF3

CLD3 CLADDING TYPE 3:
VERTICAL PANEL CLADDING SYSTEM
COMPACT CEMENT FIBRO SHEET
COLOUR FINISH TO MATCH PF4

FEN1 FENCE TYPE 1:
VERTICAL L SHAPE METAL FENCE SYSTEM
FIXED TO TOP OF BRICK SHORT WALL TO
MATCH BW1
COLOUR FINISH TO MATCH PCF2

FEN2 FENCE TYPE 2:
1800MM VERTICAL L SHAPE METAL
FENCE SYSTEM
COLOUR FINISH TO MATCH PCF2

FEN3 FENCE TYPE 3:
VERTICAL METAL FENCE SYSTEM
FIXED TO BRICK SHORT WALL TO MATCH BW2
COLOUR FINISH TO MATCH PCF3

FEN4 FENCE TYPE 4:
1800MM VERTICAL METAL FENCE
SYSTEM
COLOUR FINISH TO MATCH PCF3

GC1 GLASS CLEAR TYPE 1:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF2

GC2 GLASS CLEAR TYPE 2:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF3

GC3 GLASS CLEAR TYPE 3:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF4

GC4 GLASS CLEAR TYPE 4:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM WITH
PROJECTING BOX FRAME
FRAME FINISH TO MATCH PCF2

CBG1 COLOUR BACK GLASS TYPE 1:
ALUMINIUM FRAMING SYSTEM
FINISH TO MATCH PCF2

CBG2 COLOUR BACK GLASS TYPE 2:
ALUMINIUM FRAMING SYSTEM
FINISH TO MATCH PCF4

LV1 LOUVRE SYSTEM TYPE 1:
HORIZONTAL GLASS LOUVRE SYSTEM
COLOUR & FINISH TO MATCH GC1

LV2 LOUVRE SYSTEM TYPE 2:
HORIZONTAL METAL LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LV3 LOUVRE SYSTEM TYPE 3:
VERTICAL METAL LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LV4 LOUVRE SYSTEM TYPE 4:
600MM X 300MM MACHANICAL
LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LST1 LANDSCAPE STRUCTURE TYPE 1:
PERGOLA TYPE METAL FRAMING
COLOUR & FINISH TO MATCH PCF2

PAR1 PARAPET TYPE 1:
700MM CONCRETE UPTURN
COLOUR & FINISH TO MATCH PF1

PAR2 PARAPET TYPE 2:
BRICKWORK PARAPET
BRICKWORK TO MATCH BW2

SCN1 SCREEN TYPE 1:
PERFORATED PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN2 SCREEN TYPE 2:
1800MM METAL PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN3 SCREEN TYPE 3:
FULL HEIGHT METAL PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN4 SCREEN TYPE 4:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF4

SCN5 SCREEN TYPE 5:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF2

SCN6 SCREEN TYPE 6:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF3

SCN7 SCREEN TYPE 7:
FULL HEIGHT METAL SLIDING SCREEN
COLOUR FINISH TO MATCH PCF4

BW1 BRICKWORK TYPE 1:
COLOUR AND FINISH EQUAL TO BOWRAL
BRICK 76 BOWRAL BLUE

BW2 BRICKWORK TYPE 2:
COLOUR AND FINISH EQUAL TO BOWRAL
BRICK 76 SIMMENTAL SILVER

PCF1 POWDER COAT FINISH TYPE 1:
COLOUR & FINISH SIMILAR TO DULUX
'SURFMIST'

PCF2 POWDER COAT FINISH TYPE 2:
COLOUR & FINISH SIMILAR TO DULUX
'DARK BRONZE'

PCF3 POWDER COAT FINISH TYPE 3:
COLOUR & FINISH SIMILAR TO DULUX
'MEDIUM BRONZE'

PCF4 POWDER COAT FINISH TYPE 4:
COLOUR & FINISH SIMILAR TO DULUX
'SENSATIONAL CHAMPAGNE'

PF1 PAINT FINISH TYPE 1:
COLOUR & FINISH SIMILAR TO DULUX
'SURFMIST'

PF2 PAINT FINISH TYPE 2:
COLOUR & FINISH SIMILAR TO DULUX
'DARK BRONZE'

PF3 PAINT FINISH TYPE 3:
COLOUR & FINISH SIMILAR TO DULUX
'MEDIUM BRONZE'

PF4 PAINT FINISH TYPE 4:
COLOUR & FINISH SIMILAR TO DULUX
'SENSATIONAL CHAMPAGNE'

NOTE:

CLIENT:
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Project Title:
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title:
GA Elevations
Building A East Internal Courtyard Elevation

Scale	Project No.	Drawn by	North
1:250 (A1), 50%(A3)	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-701	01	

TURNER

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

AWN1 AWNING TYPE 1:
METAL WORK AWNING
COLOUR FINISH TO MATCH PCF3

AWN2 AWNING TYPE 2:
METAL WORK AWNING
COLOUR FINISH TO MATCH PCF4

BAL1 BALUSTRADE TYPE 1:
1300MM VERTICAL BRICK BALUSTRADE
SHELF-ANGLED TO FACE OF SLAB
BRICKWORK TO MATCH BW1

BAL2 BALUSTRADE TYPE 2:
1300MM VERTICAL CONCRETE BALUSTRADE
FIXED TO FACE OF SLAB
COLOUR FINISH TO MATCH PF1

BAL3 BALUSTRADE TYPE 3:
1300MM PERFORATED METAL BALUSTRADE
FIXED TO FACE OF SLAB WITH STEEL FIXING
COLOUR FINISH TO MATCH PCF1

BAL4 BALUSTRADE TYPE 4:
1300MM 10X10CMM VERTICAL METAL
BALUSTRADE WITH 20MM TOP RAIL FIXED TO
FACE OF SLAB WITH STEEL FIXING
COLOUR FINISH TO MATCH PCF3

BAL5 BALUSTRADE TYPE 5:
1100MM 10X10CMM VERTICAL METAL
BALUSTRADE WITH 20MM TOP RAIL FIXED TO
TOP OF SLAB
COLOUR FINISH TO MATCH PCF4

BAL6 BALUSTRADE TYPE 6:
1100MM VERTICAL CONCRETE BALUSTRADE
FIXED TO TOP OF SLAB
COLOUR FINISH TO MATCH CON1

CLD1 CLADDING TYPE 1:
VERTICAL METAL CLADDING SYSTEM
CORRUGATED RIBBED PROFILE
COLOUR FINISH TO MATCH PCF2

CLD2 CLADDING TYPE 2:
VERTICAL METAL CLADDING SYSTEM
CORRUGATED RIBBED PROFILE
COLOUR FINISH TO MATCH PCF3

CLD3 CLADDING TYPE 3:
VERTICAL PANEL CLADDING SYSTEM
COMPACT CEMENT FIBRO SHEET
COLOUR FINISH TO MATCH PF4

FEN1 FENCE TYPE 1:
VERTICAL L SHAPE METAL FENCE SYSTEM
FIXED TO TOP OF BRICK SHORT WALL TO
MATCH BW1
COLOUR FINISH TO MATCH PCF2

FEN2 FENCE TYPE 2:
1800MM VERTICAL L SHAPE METAL
FENCE SYSTEM
COLOUR FINISH TO MATCH PCF2

FEN3 FENCE TYPE 3:
VERTICAL METAL FENCE SYSTEM
FIXED TO BRICK SHORT WALL TO MATCH BW2
COLOUR FINISH TO MATCH PCF3

FEN4 FENCE TYPE 4:
1800MM VERTICAL METAL FENCE
SYSTEM
COLOUR FINISH TO MATCH PCF3

GC1 GLASS CLEAR TYPE 1:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF2

GC2 GLASS CLEAR TYPE 2:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF3

GC3 GLASS CLEAR TYPE 3:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM
FRAME FINISH TO MATCH PCF4

GC4 GLASS CLEAR TYPE 4:
CLEAR GLASS
ALUMINIUM FRAMING SYSTEM WITH
PROJECTING BOX FRAME
FRAME FINISH TO MATCH PCF2

CBG1 COLOUR BACK GLASS TYPE 1:
ALUMINIUM FRAMING SYSTEM
FINISH TO MATCH PCF2

CBG2 COLOUR BACK GLASS TYPE 2:
ALUMINIUM FRAMING SYSTEM
FINISH TO MATCH PCF4

LV1 LOUVRE SYSTEM TYPE 1:
HORIZONTAL GLASS LOUVRE SYSTEM
COLOUR & FINISH TO MATCH GC1

LV2 LOUVRE SYSTEM TYPE 2:
HORIZONTAL METAL LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LV3 LOUVRE SYSTEM TYPE 3:
VERTICAL METAL LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LV4 LOUVRE SYSTEM TYPE 4:
600MM X 300MM MACHANICAL
LOUVRE SYSTEM
COLOUR & FINISH TO MATCH PCF2

LST1 LANDSCAPE STRUCTURE TYPE 1:
PERGOLA TYPE METAL FRAMING
COLOUR & FINISH TO MATCH PCF2

PAR1 PARAPET TYPE 1:
700MM CONCRETE UPTURN
COLOUR & FINISH TO MATCH PF1

PAR2 PARAPET TYPE 2:
BRICKWORK PARAPET
BRICKWORK TO MATCH BW2

SCN1 SCREEN TYPE 1:
PERFORATED PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN2 SCREEN TYPE 2:
1800MM METAL PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN3 SCREEN TYPE 3:
FULL HEIGHT METAL PRIVACY SCREEN
COLOUR FINISH TO MATCH PCF2

SCN4 SCREEN TYPE 4:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF4

SCN5 SCREEN TYPE 5:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF2

SCN6 SCREEN TYPE 6:
FULL HEIGHT VERTICAL METAL FINS
COLOUR FINISH TO MATCH PCF3

SCN7 SCREEN TYPE 7:
FULL HEIGHT METAL SLIDING SCREEN
COLOUR FINISH TO MATCH PCF4

BW1 BRICKWORK TYPE 1:
COLOUR AND FINISH EQUAL TO BOWRAL
BRICK 76 BOWRAL BLUE

BW2 BRICKWORK TYPE 2:
COLOUR AND FINISH EQUAL TO BOWRAL
BRICK 76 SIMMENTAL SILVER

PCF1 POWDER COAT FINISH TYPE 1:
COLOUR & FINISH SIMILAR TO DULUX
'SURFMIST'

PCF2 POWDER COAT FINISH TYPE 2:
COLOUR & FINISH SIMILAR TO DULUX
'DARK BRONZE'

PCF3 POWDER COAT FINISH TYPE 3:
COLOUR & FINISH SIMILAR TO DULUX
'MEDIUM BRONZE'

PCF4 POWDER COAT FINISH TYPE 4:
COLOUR & FINISH SIMILAR TO DULUX
'SENSATIONAL CHAMPAGNE'

PF1 PAINT FINISH TYPE 1:
COLOUR & FINISH SIMILAR TO DULUX
'SURFMIST'

PF2 PAINT FINISH TYPE 2:
COLOUR & FINISH SIMILAR TO DULUX
'DARK BRONZE'

PF3 PAINT FINISH TYPE 3:
COLOUR & FINISH SIMILAR TO DULUX
'MEDIUM BRONZE'

PF4 PAINT FINISH TYPE 4:
COLOUR & FINISH SIMILAR TO DULUX
'SENSATIONAL CHAMPAGNE'

NOTES

THIS DRAWING IS COPYRIGHT. LUCIF TURNER AG REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ONLY DRAWINGS MARKED 'FOR CONSTRUCTION' SHALL BE USED FOR CONSTRUCTION PURPOSES. THIS DRAWING AND ASSOCIATED DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION ISSUED FOR THE JOB. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORMAT, ARE AND SHALL REMAIN THE PROPERTY OF LUCIF TURNER AG. THEY ARE NOT TO BE USED BY ANY PERSON OR FIRM FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY HAVE BEEN PREPARED AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT. ALL RIGHTS ARE RESERVED. DOCUMENTS AND DATA STORED FOR REFERENCE ONLY.

DA210 Drawing Amendment Comments: DA1 APRIL 2015, Registration Number: 20478
Architect: Ben Wood, Nicholas Turner, 8095, ABN 80 604 089 891

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/15	A	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

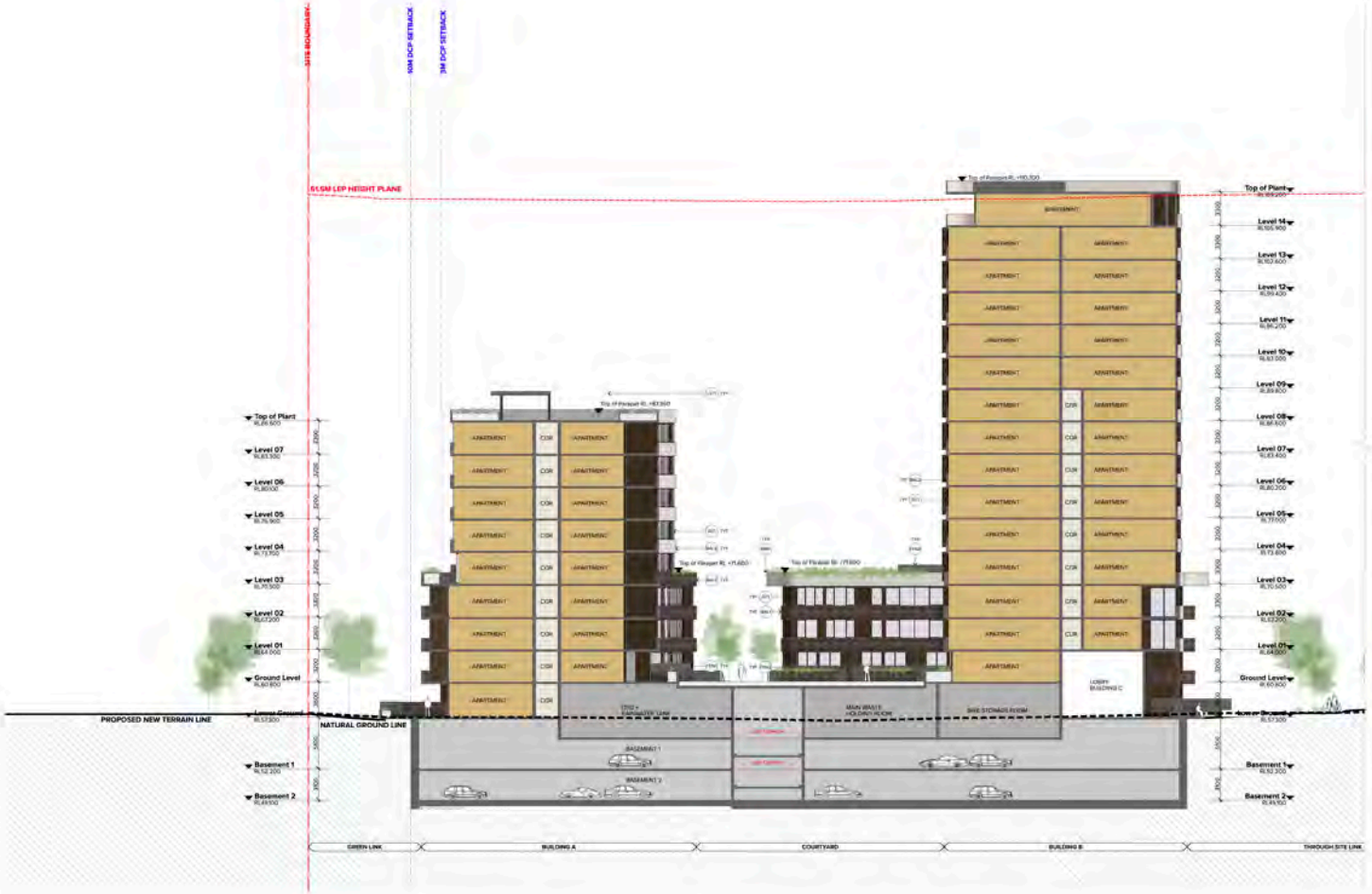
Drawing Title
GA Elevations
Building C East Internal Courtyard Elevation

Scale	Project No.	Drawn by	Form
1:250 (A1), 50%(A3)	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-702	01	

TURNER

Level 1 ONE Chifley Street
Darlinghurst NSW 2010
ACN 609 606 226
T +61 2 8668 0000
F +61 2 8668 0080
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
BAL4 BALUSTRADE TYPE 4: 1300MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
BAL5 BALUSTRADE TYPE 5: 1100MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building B West Internal Courtyard Elevation

Scale: 1:250 (A1, 50%/A3)
Project No.: 21098
Drawn by: KZ/JH
Status: For SSDA Submission
Dwg No.: DA-210-801
Rev: 01

TURNER

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
BAL3 BALUSTRADE TYPE 3: 1300MM PERFORMATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
BAL4 BALUSTRADE TYPE 4: 1300MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
BAL5 BALUSTRADE TYPE 5: 1100MM 10X10CMM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR DIMENSIONS, REFER TO CONSULTANT DOC. SPECIFICATION, DO NOT SCALE FROM DRAWING. REFER TO CONSULTANT DOC. SPECIFICATION, DO NOT SCALE FROM DRAWING. FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Elevations
Building D West Internal Courtyard Elevation

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-210-802	01	

TURNER
Level 1 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0080
E +61 2 8668 0080
turnerstudio@.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

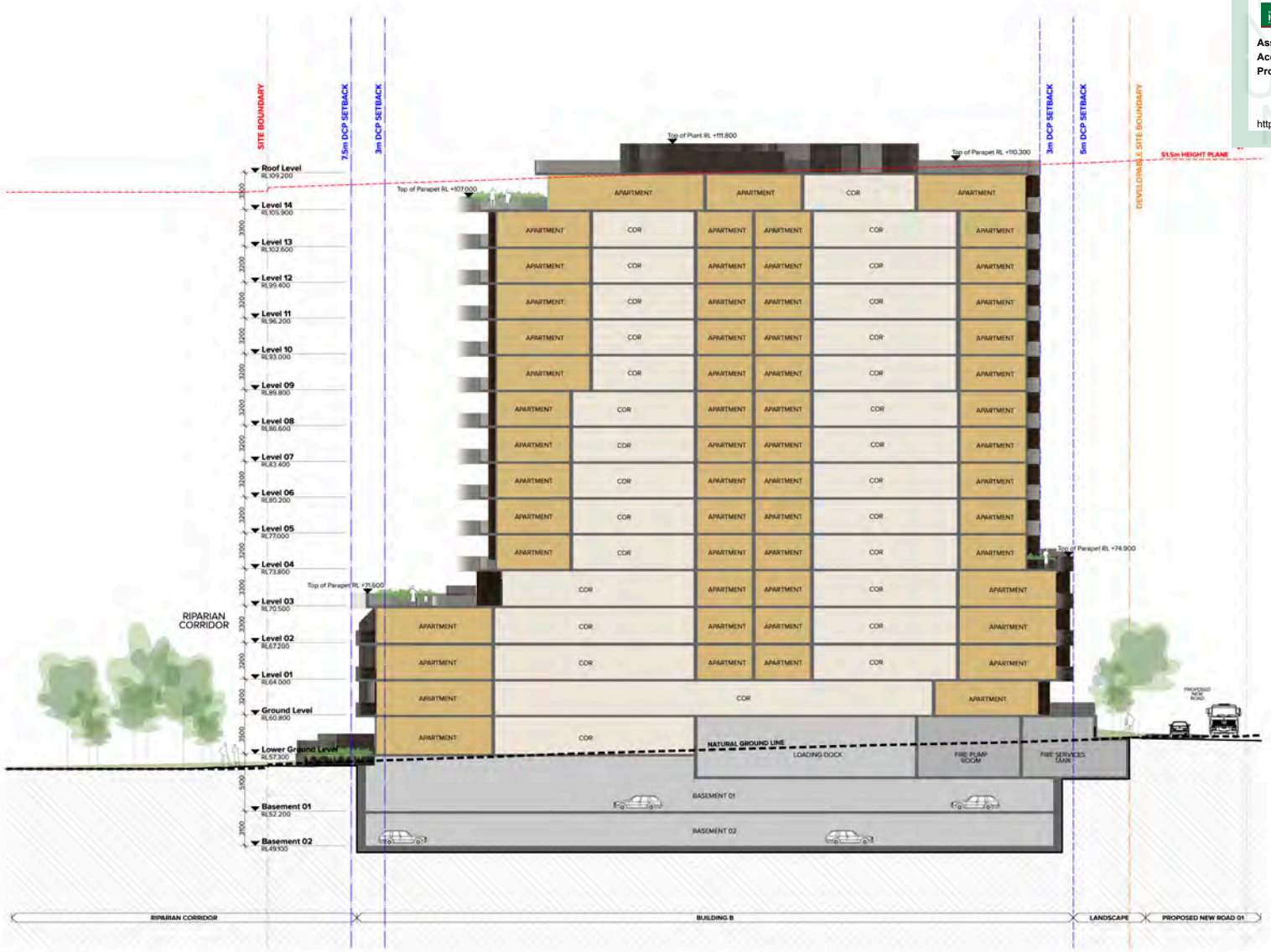
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Sections
Section AA_Building A

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-310-101	01	

TURNER

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28.01.25.	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Sections
Section BB_Building B

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-310-201	01	

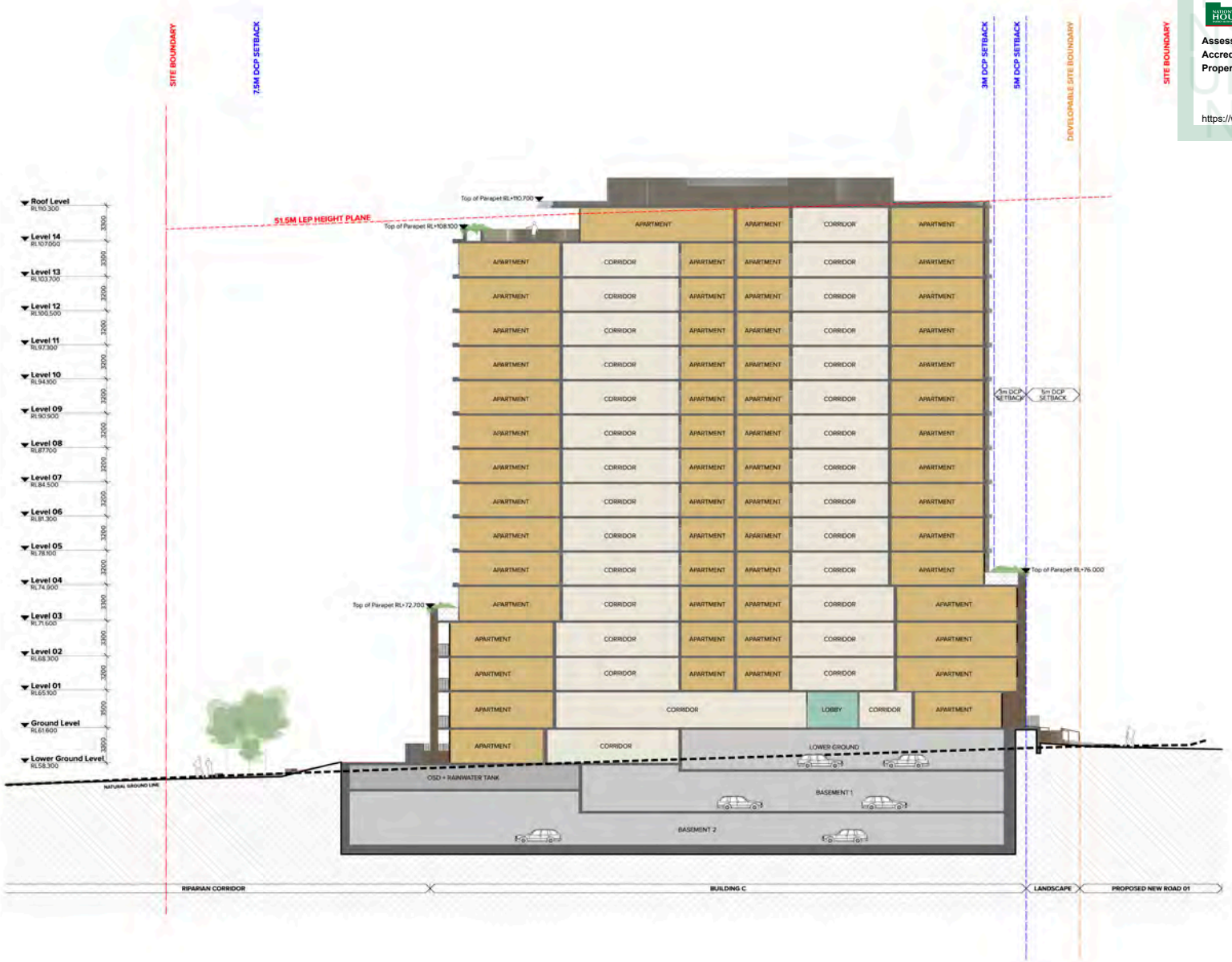
TURNER

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

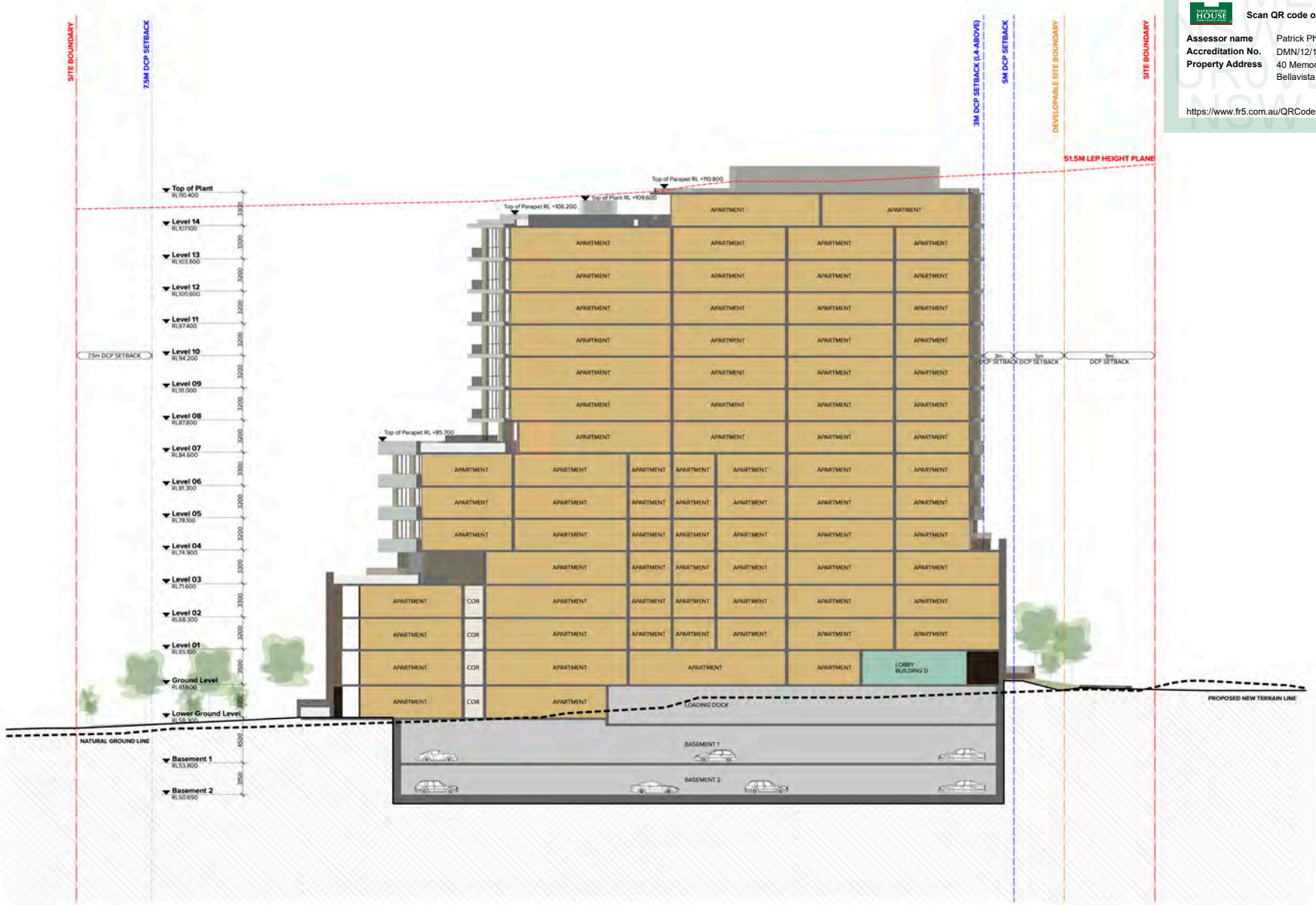
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Sections
Section CC_Building C

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	KZ/JH	
Status	Dwg No.	Rev	
For SSDA Submission	DA-310-301	01	

TURNER

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES
THIS DRAWING IS COPYRIGHT (C) OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. IMPLEMENTERS OF ANY DISCREPANCIES FOR CLARIFICATION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. USE ONLY ISSUED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND SWIN FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20479
Nominated Architect: Nicholas Turner 8085, ABN 80 004 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Sections
Section DD_Building D

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21098	ET/KZ	
Status	Dwg No.	Rev	
For SSDA Submission	DA-310-401	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
BAL4 BALUSTRADE TYPE 4: 1300MM 10X10MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
BAL5 BALUSTRADE TYPE 5: 1100MM 10X10MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Sections
Section EE_Building A and B

Scale: 1:250 (A1, 50%@A3)
Project No.: 21098
Drawn by: KZ/JH
Status: For SSDA Submission
Dwg No.: DA-310-501
Rev: 01

TURNER

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: METAL WORK AWNING COLOUR FINISH TO MATCH PCF3
- AWN2 AWNING TYPE 2: METAL WORK AWNING COLOUR FINISH TO MATCH PCF4
- BAL1 BALUSTRADE TYPE 1: 1300MM VERTICAL BRICK BALUSTRADE SHELF-ANGLED TO FACE OF SLAB BRICKWORK TO MATCH BW1
- BAL2 BALUSTRADE TYPE 2: 1300MM VERTICAL CONCRETE BALUSTRADE FIXED TO FACE OF SLAB COLOUR FINISH TO MATCH PF1
- BAL3 BALUSTRADE TYPE 3: 1300MM PERFORATED METAL BALUSTRADE FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF1
- BAL4 BALUSTRADE TYPE 4: 1300MM 10X10MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO FACE OF SLAB WITH STEEL FIXING COLOUR FINISH TO MATCH PCF3
- BAL5 BALUSTRADE TYPE 5: 1100MM 10X10MM VERTICAL METAL BALUSTRADE WITH 20MM TOP RAIL FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH PCF4
- BAL6 BALUSTRADE TYPE 6: 1100MM VERTICAL CONCRETE BALUSTRADE FIXED TO TOP OF SLAB COLOUR FINISH TO MATCH CON1
- CLD1 CLADDING TYPE 1: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF2
- CLD2 CLADDING TYPE 2: VERTICAL METAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR FINISH TO MATCH PCF3
- CLD3 CLADDING TYPE 3: VERTICAL PANEL CLADDING SYSTEM COMPACT CEMENT FIBRO SHEET COLOUR FINISH TO MATCH PF4
- FEN1 FENCE TYPE 1: VERTICAL L SHAPE METAL FENCE SYSTEM FIXED TO TOP OF BRICK SHORT WALL TO MATCH BW1 COLOUR FINISH TO MATCH PCF2
- FEN2 FENCE TYPE 2: 1800MM VERTICAL L SHAPE METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF2
- FEN3 FENCE TYPE 3: VERTICAL METAL FENCE SYSTEM FIXED TO BRICK SHORT WALL TO MATCH BW2 COLOUR FINISH TO MATCH PCF3
- FEN4 FENCE TYPE 4: 1800MM VERTICAL METAL FENCE SYSTEM COLOUR FINISH TO MATCH PCF3
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF2
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF3
- GC3 GLASS CLEAR TYPE 3: CLEAR GLASS ALUMINIUM FRAMING SYSTEM FRAME FINISH TO MATCH PCF4
- GC4 GLASS CLEAR TYPE 4: CLEAR GLASS ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME FRAME FINISH TO MATCH PCF2
- CBG1 COLOUR BACK GLASS TYPE 1: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF2
- CBG2 COLOUR BACK GLASS TYPE 2: ALUMINIUM FRAMING SYSTEM FINISH TO MATCH PCF4
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL GLASS LOUVRE SYSTEM COLOUR & FINISH TO MATCH GC1
- LV2 LOUVRE SYSTEM TYPE 2: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV4 LOUVRE SYSTEM TYPE 4: 600MM X 300MM MACHANICAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA TYPE METAL FRAMING COLOUR & FINISH TO MATCH PCF2
- PAR1 PARAPET TYPE 1: 700MM CONCRETE UPTURN COLOUR & FINISH TO MATCH PF1
- PAR2 PARAPET TYPE 2: BRICKWORK PARAPET BRICKWORK TO MATCH BW2
- SCN1 SCREEN TYPE 1: PERFORATED PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN2 SCREEN TYPE 2: 1800MM METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT METAL PRIVACY SCREEN COLOUR FINISH TO MATCH PCF2
- SCN4 SCREEN TYPE 4: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF4
- SCN5 SCREEN TYPE 5: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF2
- SCN6 SCREEN TYPE 6: FULL HEIGHT VERTICAL METAL FINS COLOUR FINISH TO MATCH PCF3
- SCN7 SCREEN TYPE 7: FULL HEIGHT METAL SLIDING SCREEN COLOUR FINISH TO MATCH PCF4
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 BOWRAL BLUE
- BW2 BRICKWORK TYPE 2: COLOUR AND FINISH EQUAL TO BOWRAL BRICK 76 SIMMENTAL SILVER
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PCF4 POWDER COAT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'SURFMIST'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'DARK BRONZE'
- PF3 PAINT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'MEDIUM BRONZE'
- PF4 PAINT FINISH TYPE 4: COLOUR & FINISH SIMILAR TO DULUX 'SENSATIONAL CHAMPAGNE'

NOTES

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	A	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Sections
Section EE_Building C and D

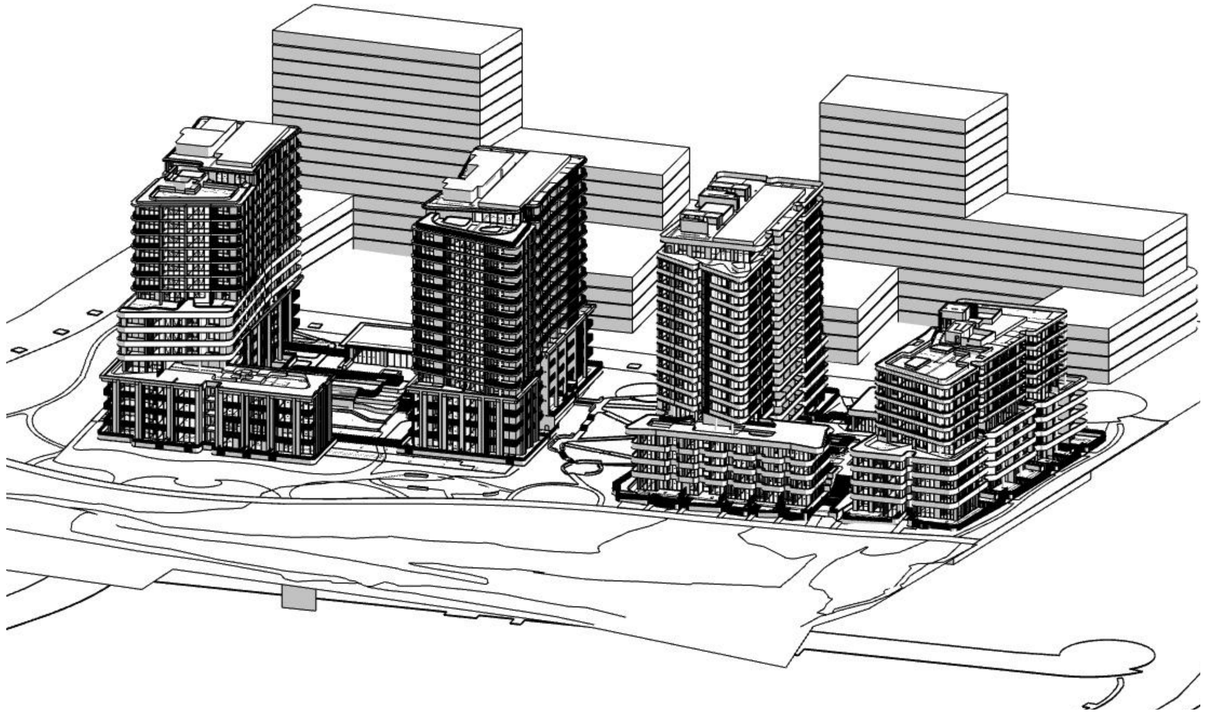
Scale	Project No.	Drawn by	North
1:250 (A1), 50%(A3)	21098		
Status	Dwg No.	Rev	
For SSDA Submission	DA-310-502	01	

TURNER

Level 1 ONE Chifley Street
Darlinghurst NSW 2010
ACN 078 613 691

T +61 2 9658 0300
F +61 2 9658 0380
turnerstudio.com.au

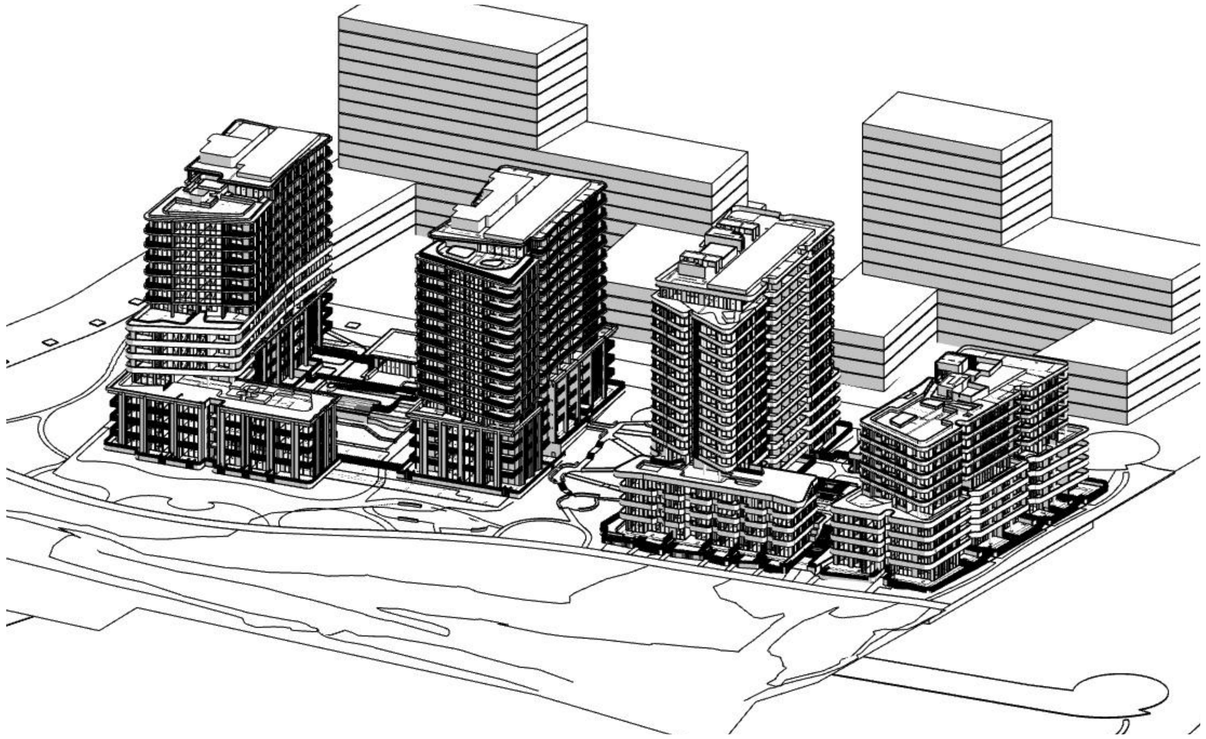
Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



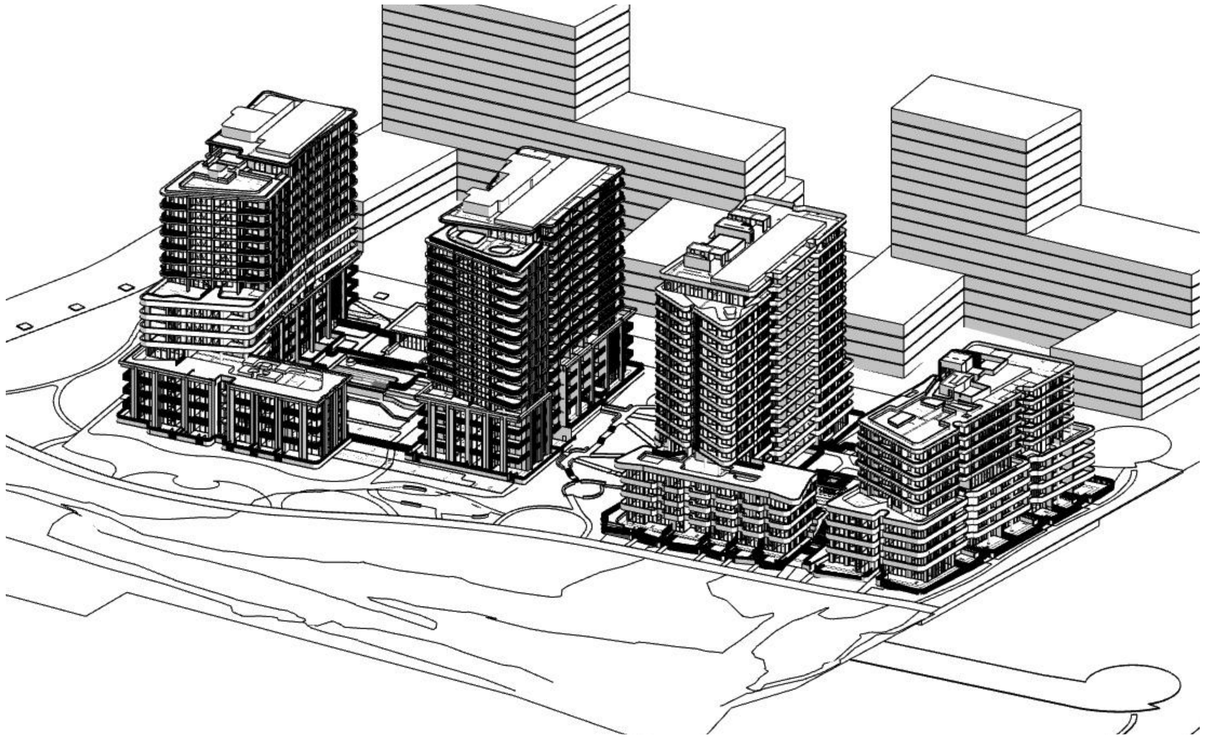
01 9:00am



02 9:15am



03 9:30am



04 9:45am

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CLARIFICATION FOR FURTHER INFORMATION ONLY. IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Sun Diagrams
Sun Eye Views 01

Scale: 1:100 @A1, 50%@A3
Status: For SSDA Submission
Project No.: 21098
Dwg No.: DA-710-110
Drawn by: MB
Rev: 01
North

TURNER

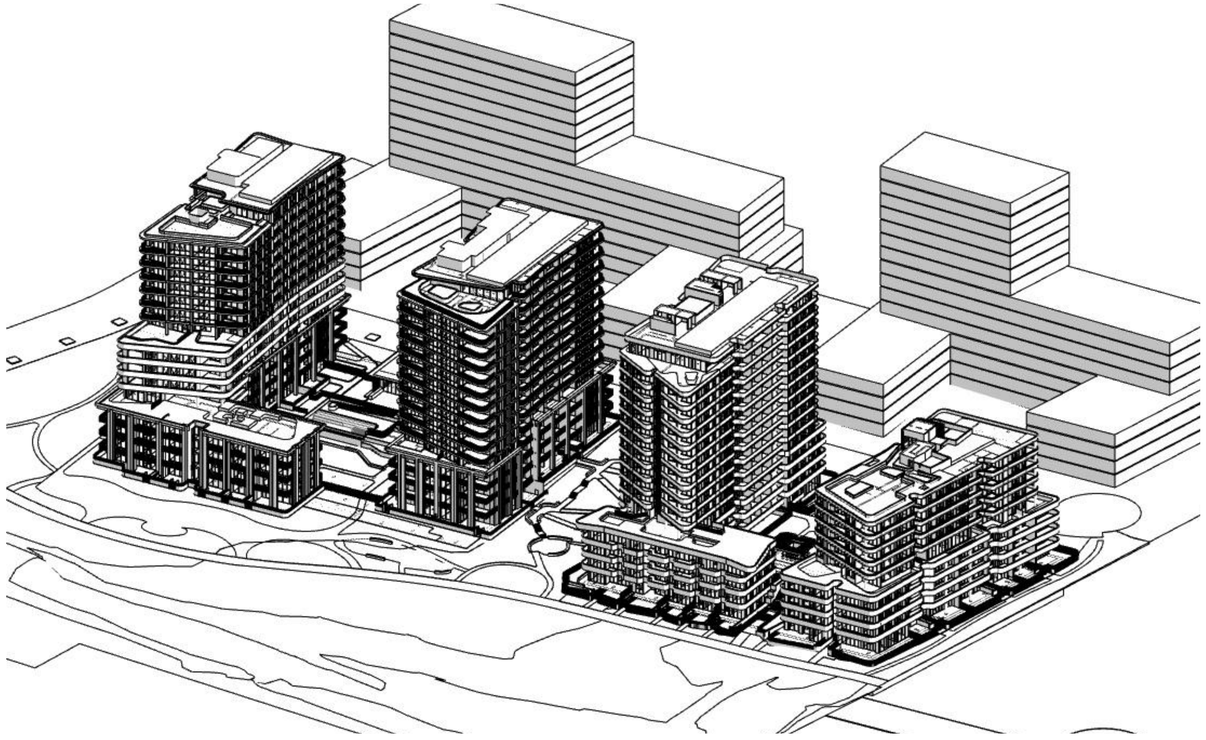
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

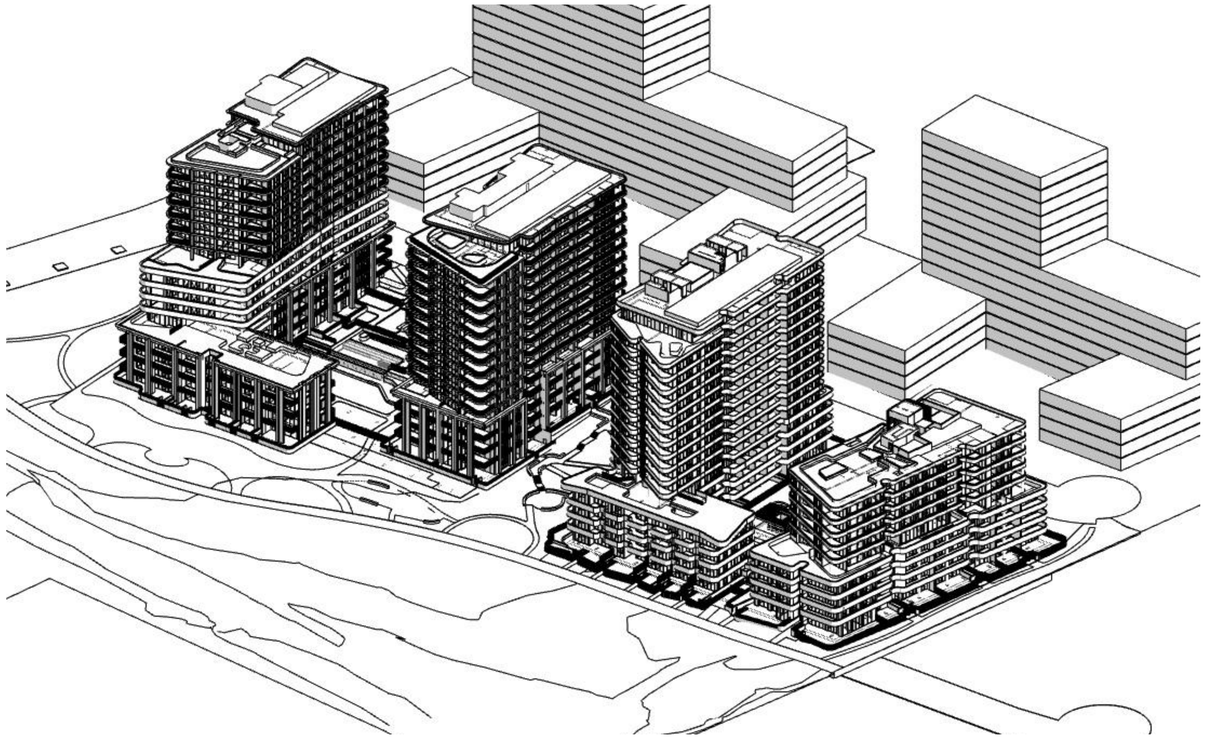
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



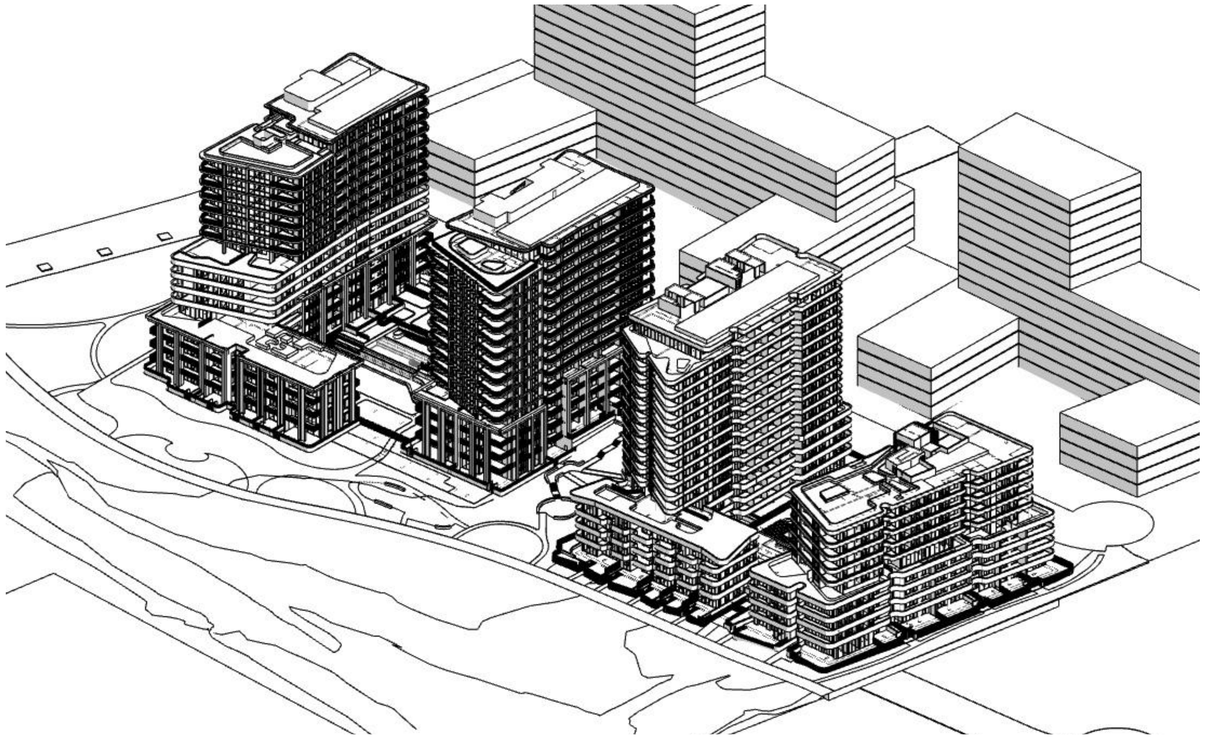
01 10:00am



02 10:15am



03 10:30am



04 10:45am

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CLARIFICATION FOR FURTHER INFORMATION ONLY. IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

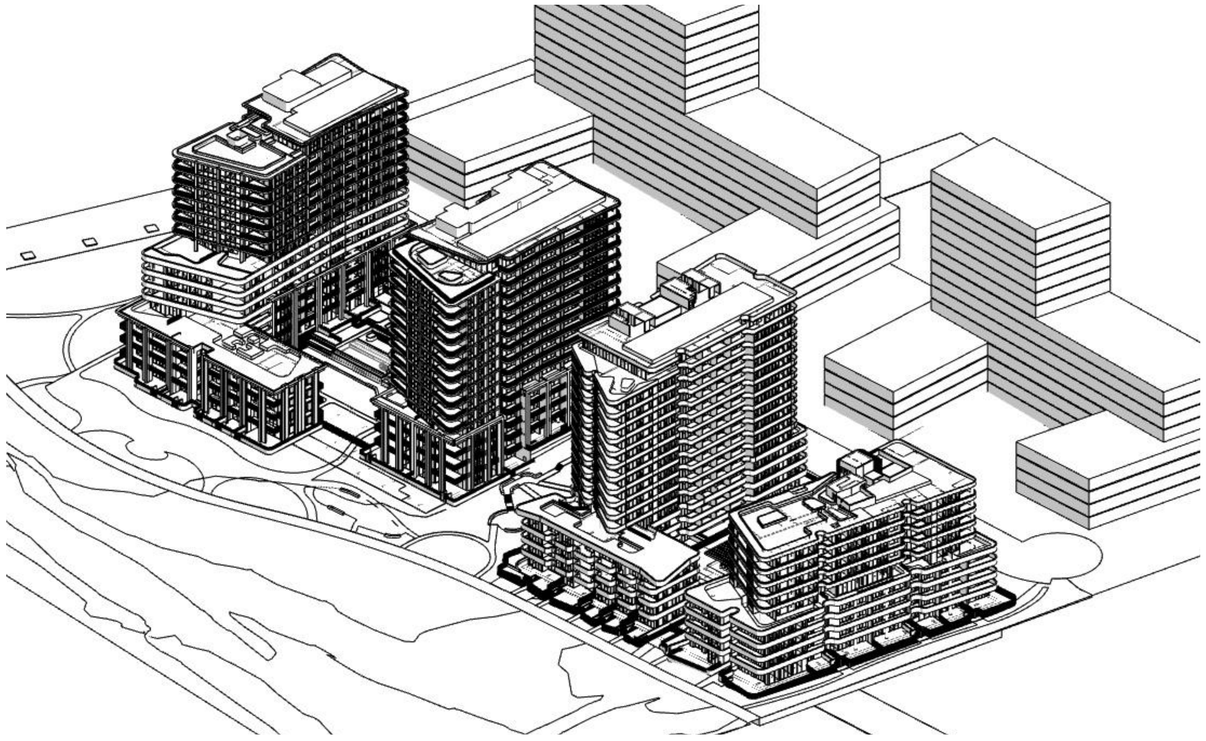
Drawing Title
Sun Diagrams
Sun Eye Views 02

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-710-120**	**01**	

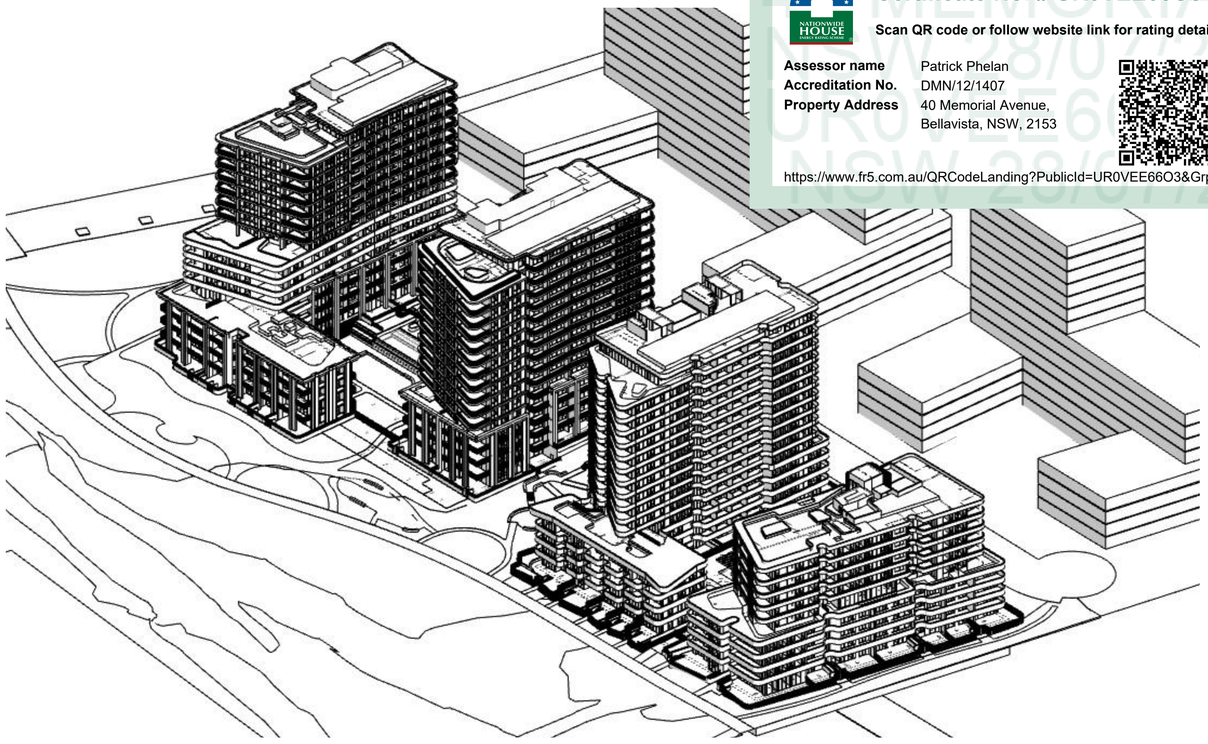
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

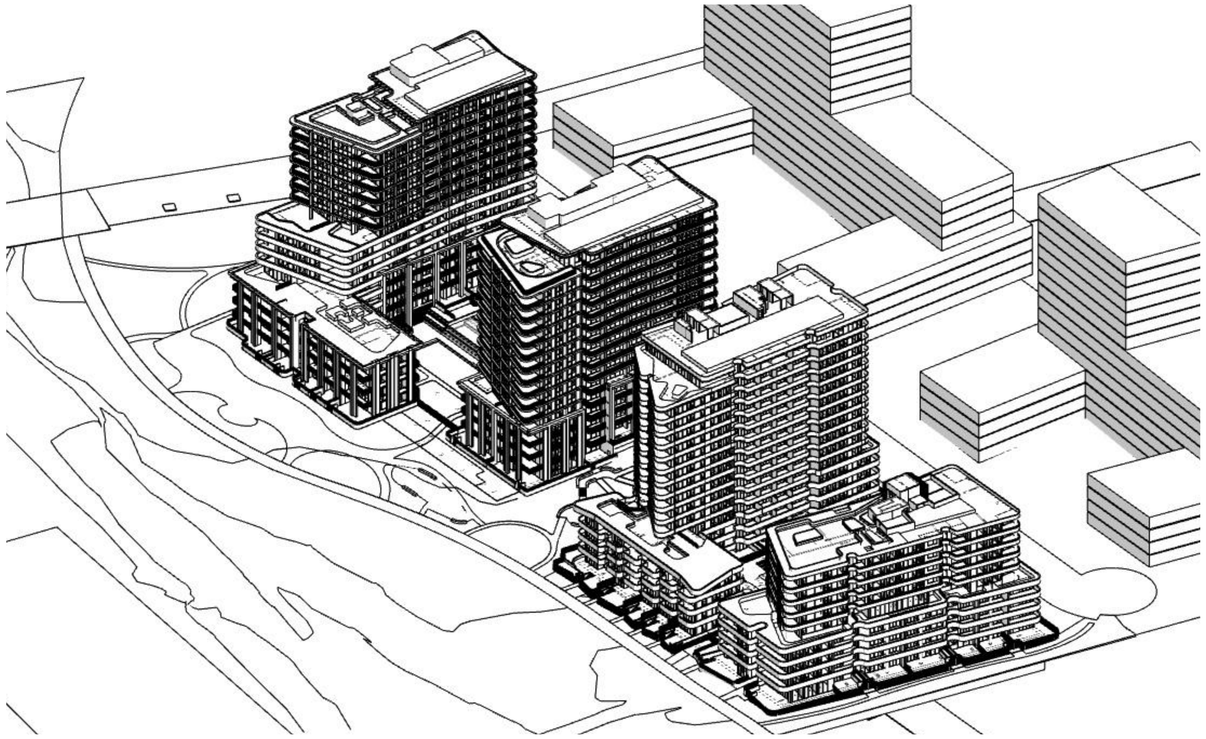
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



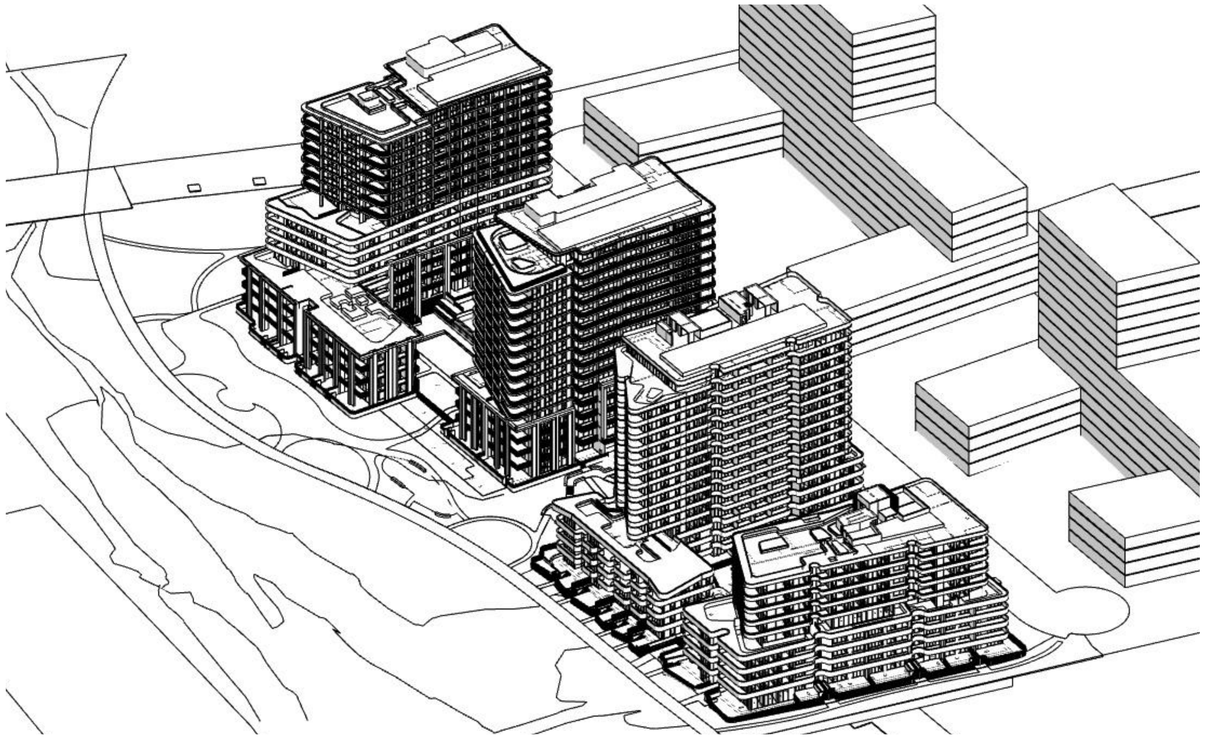
01 11:00am



02 11:15am



03 11:30am



04 11:45am

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT ITO CLARIFICATION FOR FURTHER INFORMATION ONLY. IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

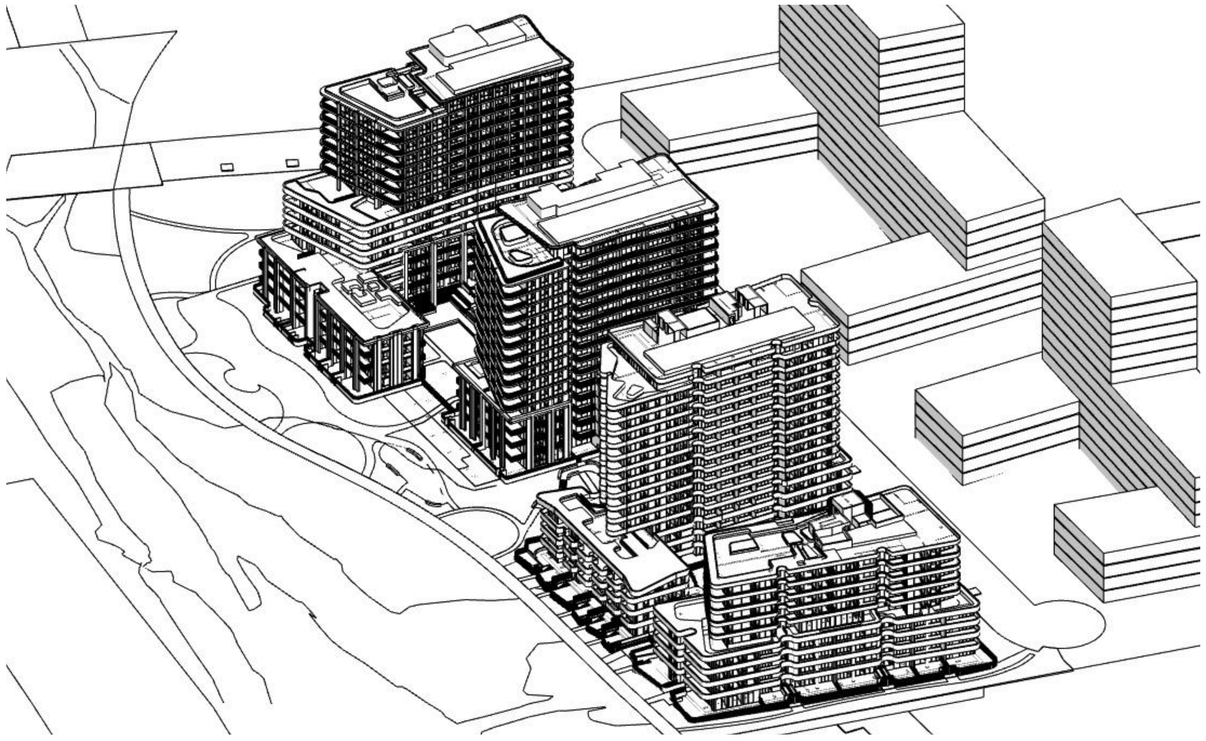
Drawing Title
Sun Diagrams
Sun Eye Views 03

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submiission	**DA-710-130**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

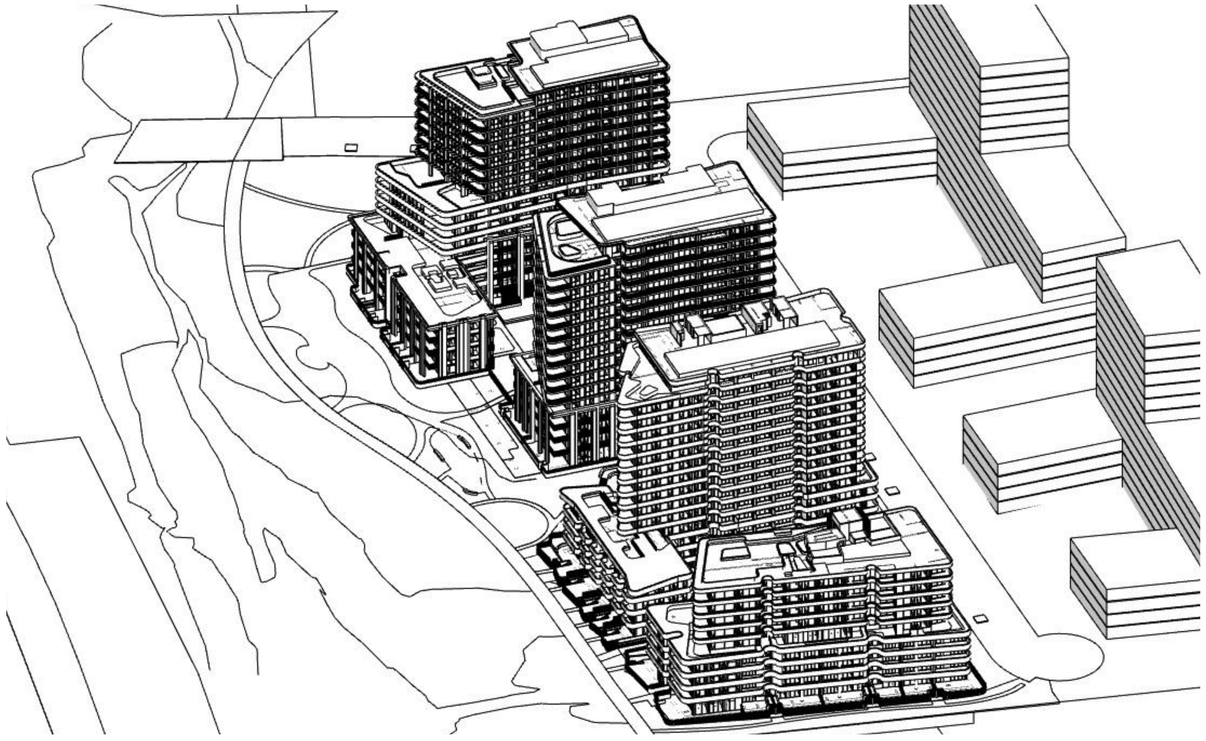
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



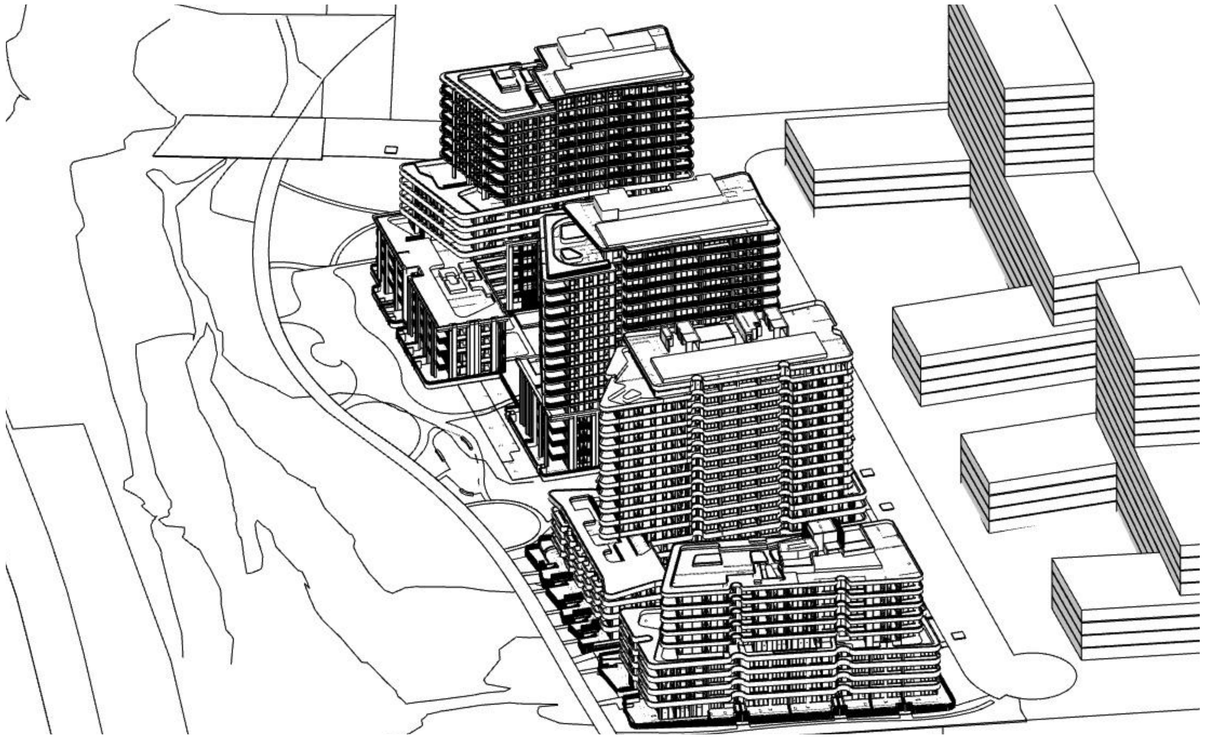
01 12:00pm



02 12:15pm



03 12:30pm



04 12:45pm

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CLARIFICATION FOR FURTHER INFORMATION ONLY. IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

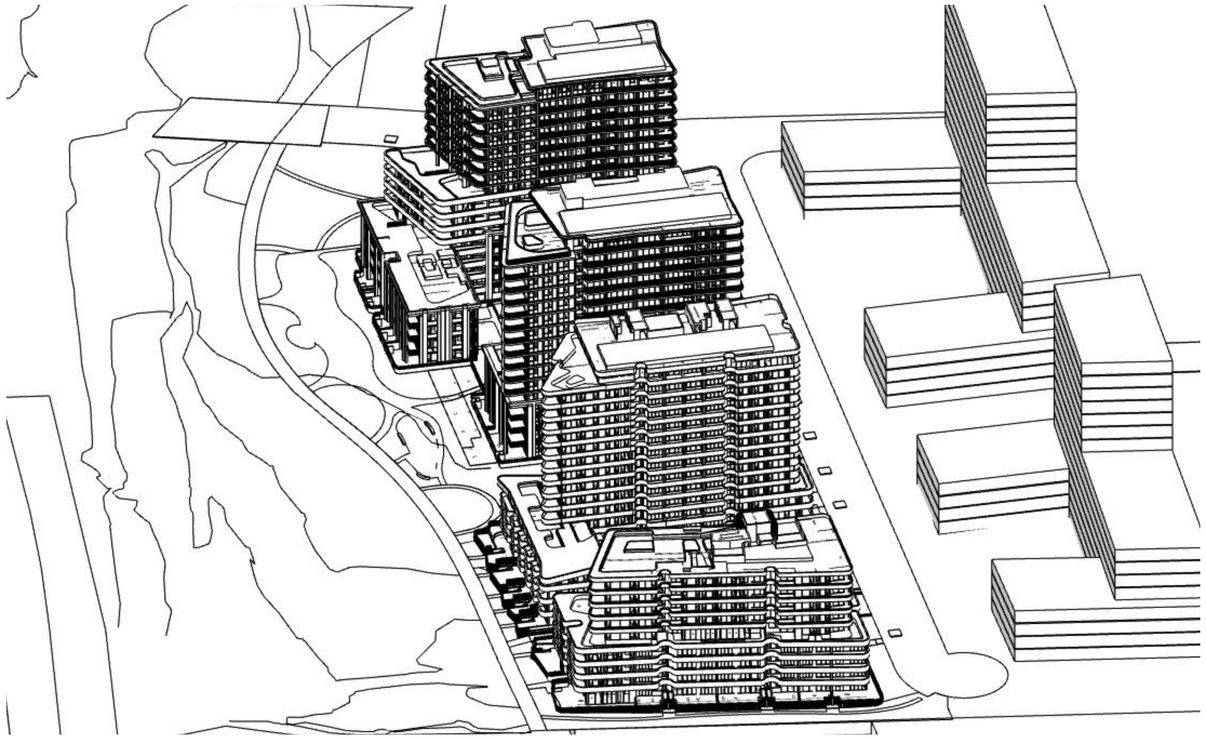
Drawing Title
Sun Diagrams
Sun Eye Views 04

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	21098	MB	
Status	Dwg No.	Rev	
For SSDA Submission	DA-710-140	01	

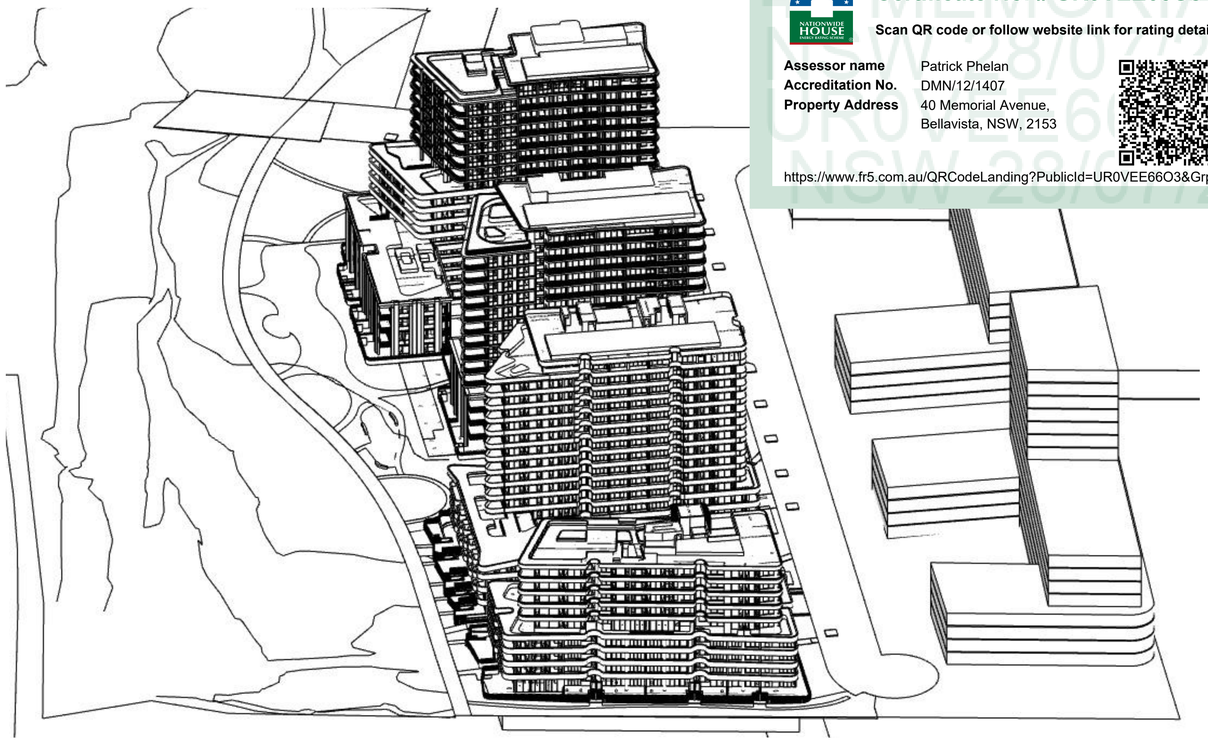
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

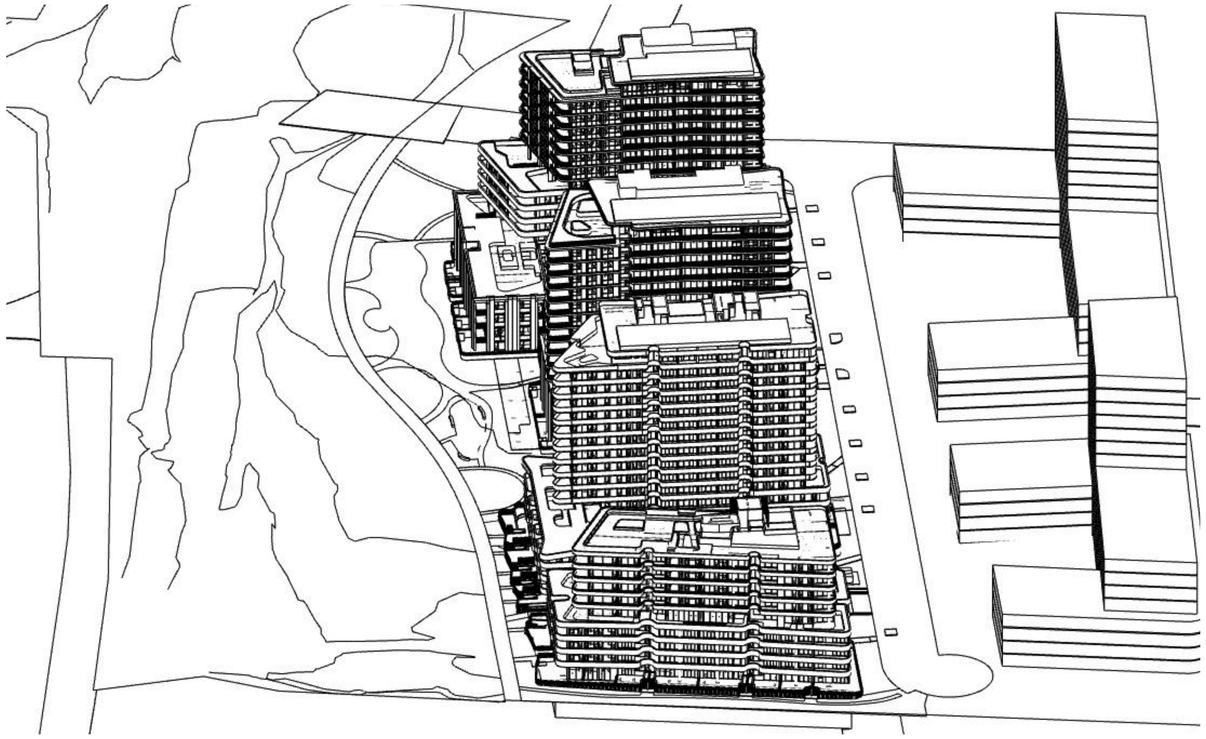
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



01 1:00pm



02 1:15pm



03 1:30pm



04 1:45pm

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT ITO CURRENTISSUE FOR FURTHER INFORMATION ONLY. PC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

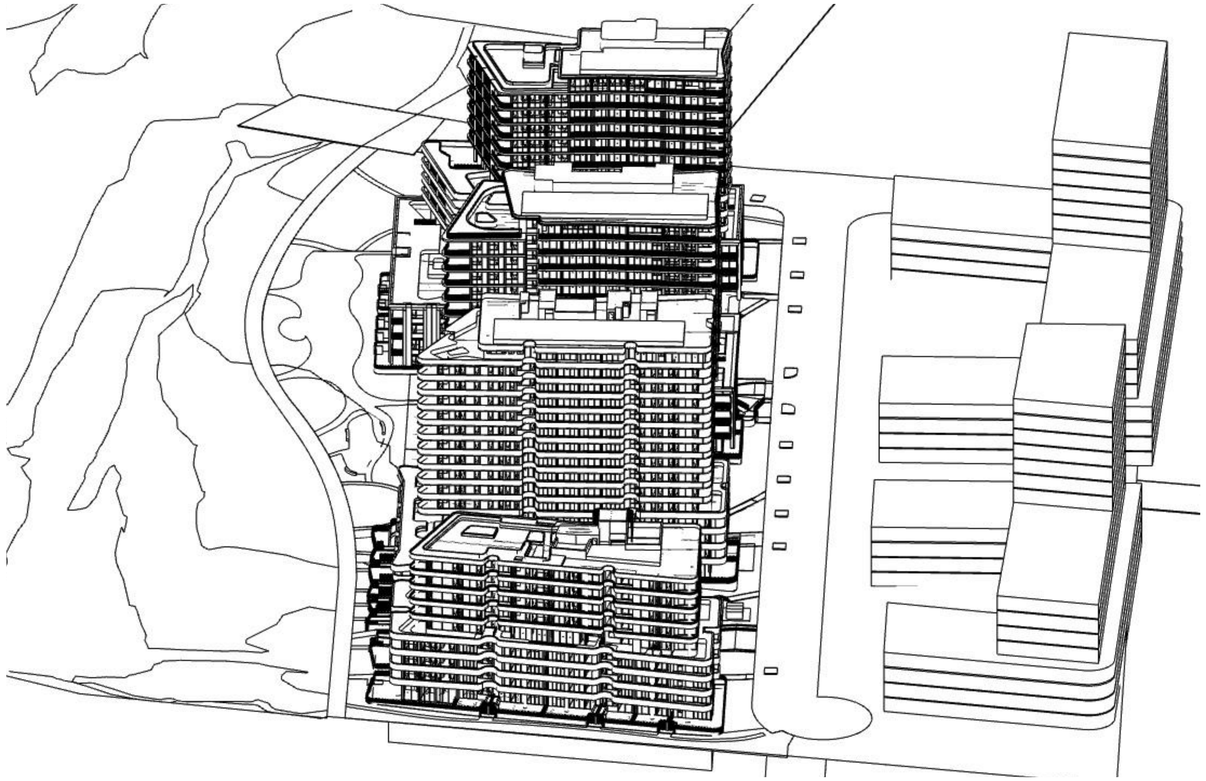
Drawing Title
Sun Diagrams
Sun Eye Views 05

Scale 1:100 @A1, 50%@A3
Status For SSDA Submiission
Project No. 21098
Dwg No. DA-710-150
Drawn by MB
Rev 01
North

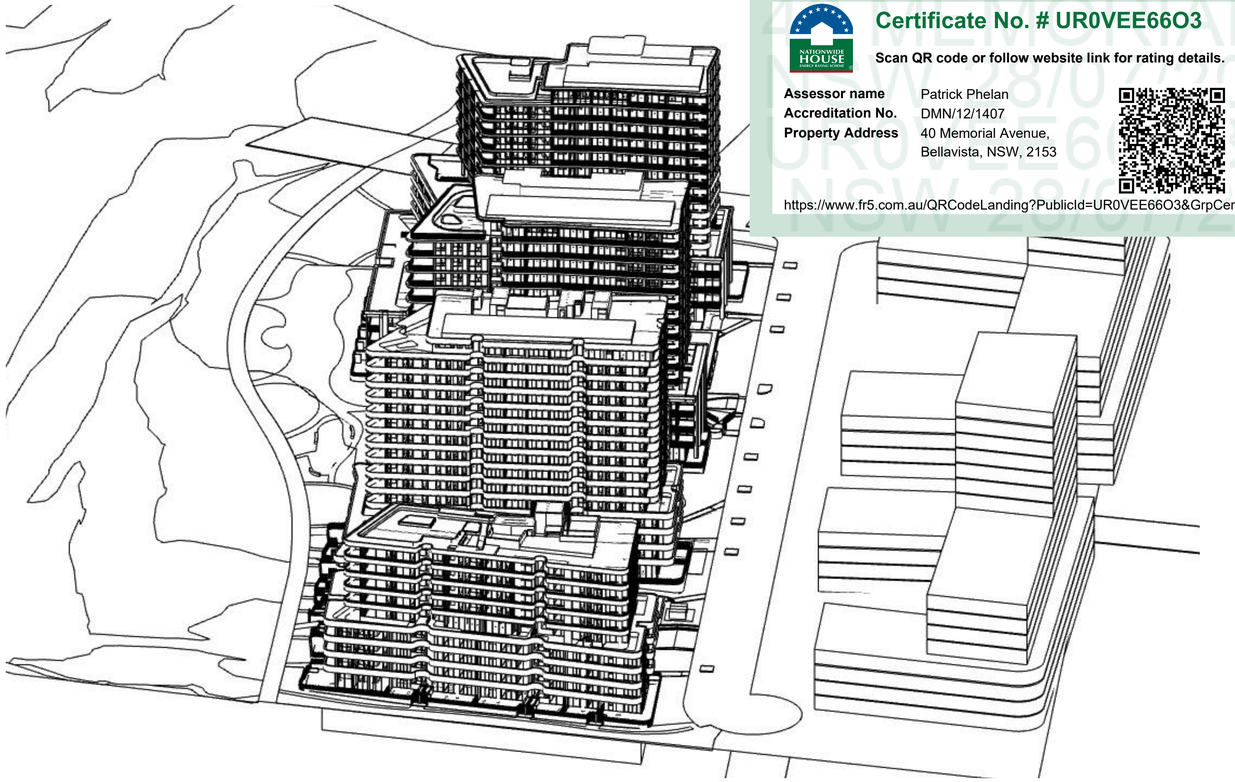
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

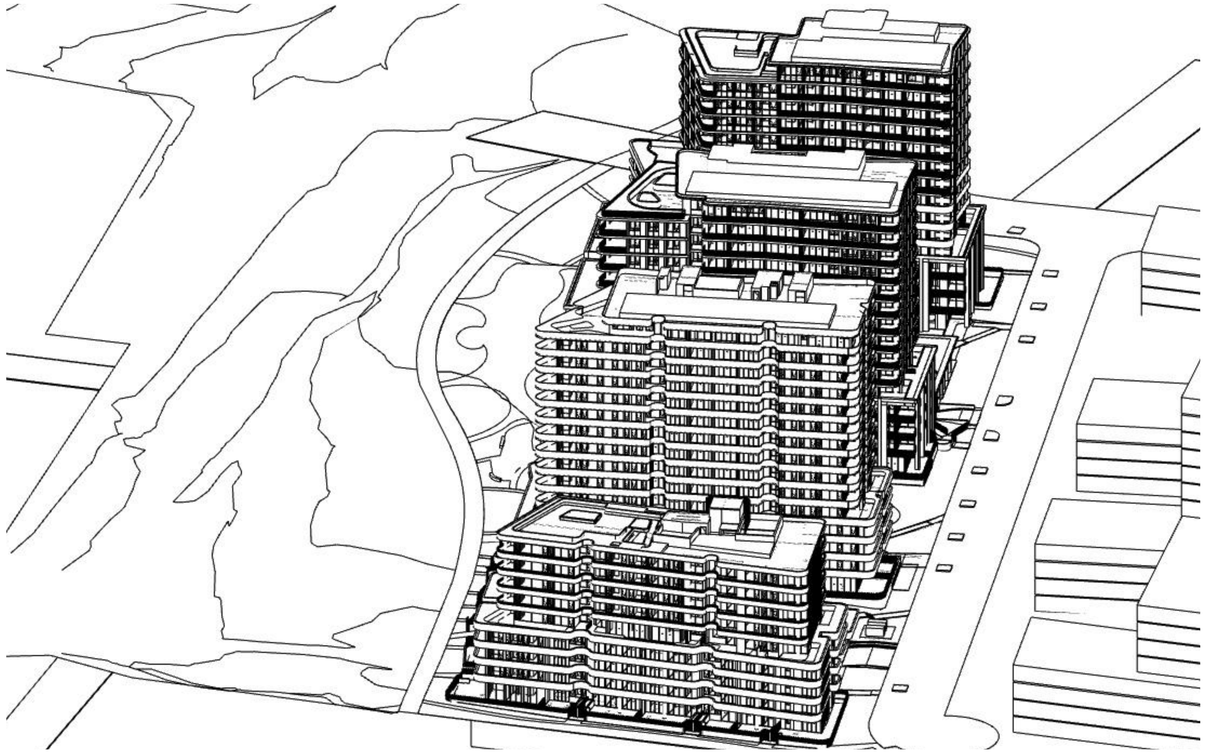
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



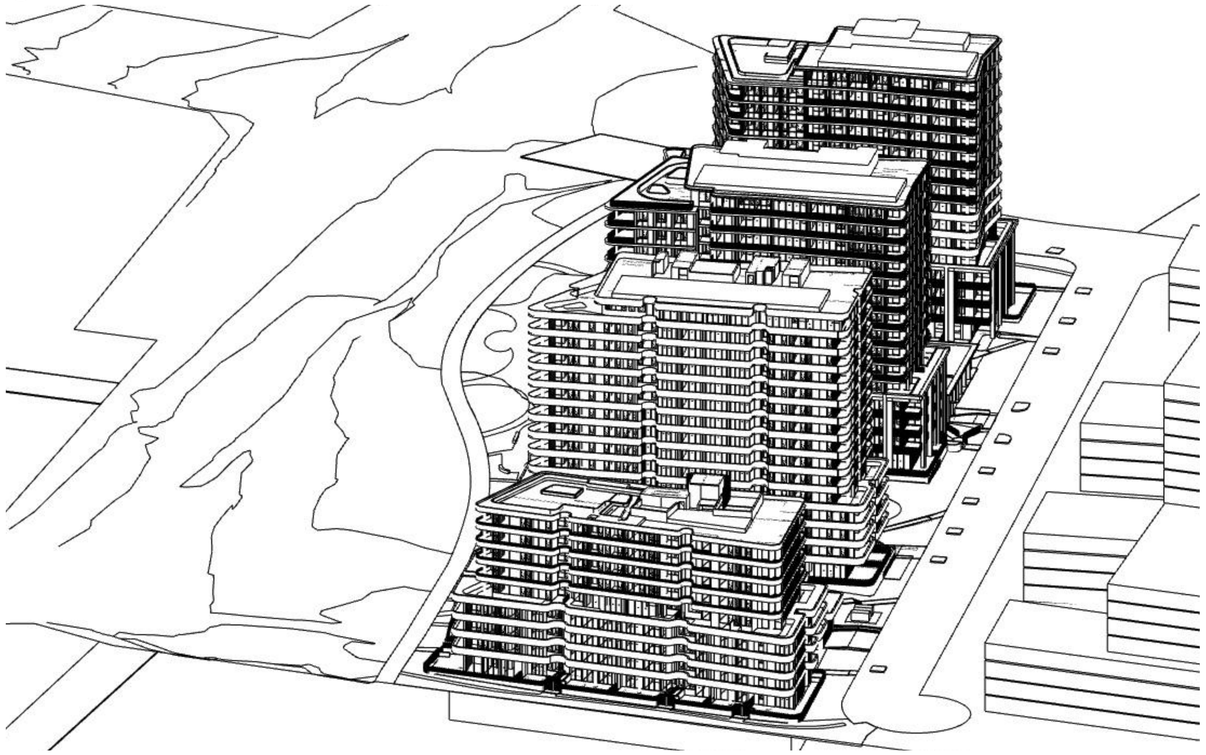
01 2:00pm



02 2:15pm



03 2:30pm



04 2:45pm

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTS FOR FURTHER INFORMATION. DWG, RVT, DWF, DGN AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title

Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title

Sun Diagrams
Sun Eye Views 06

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-710-160**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



01 3:00pm

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title

Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title

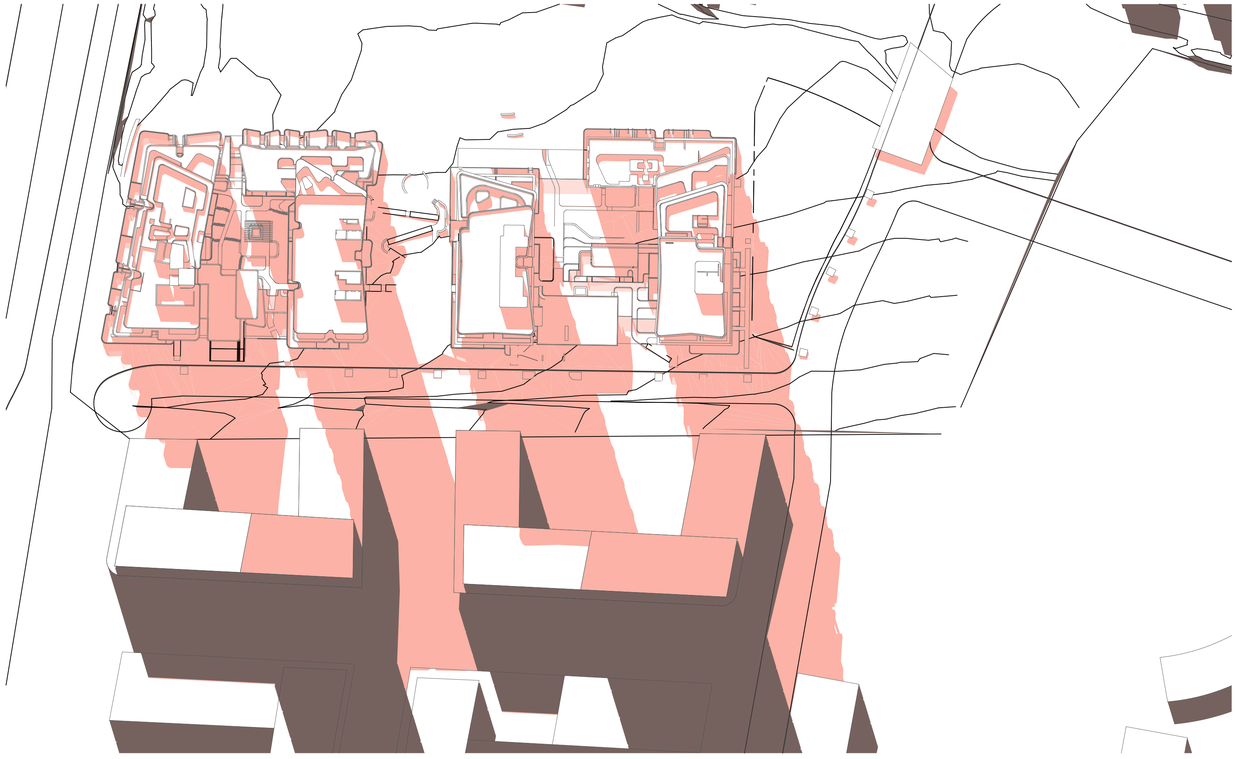
Sun Diagrams
Sun Eye Views 07

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-710-170**	**01**	

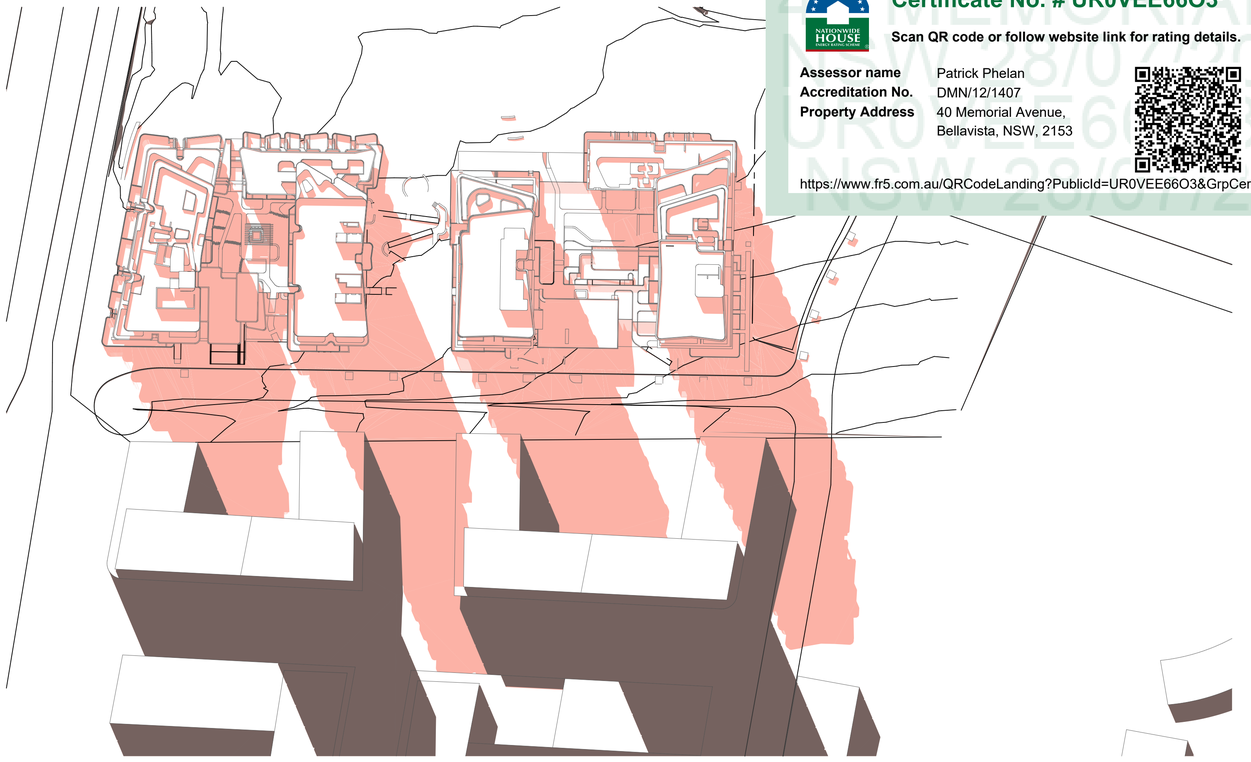
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

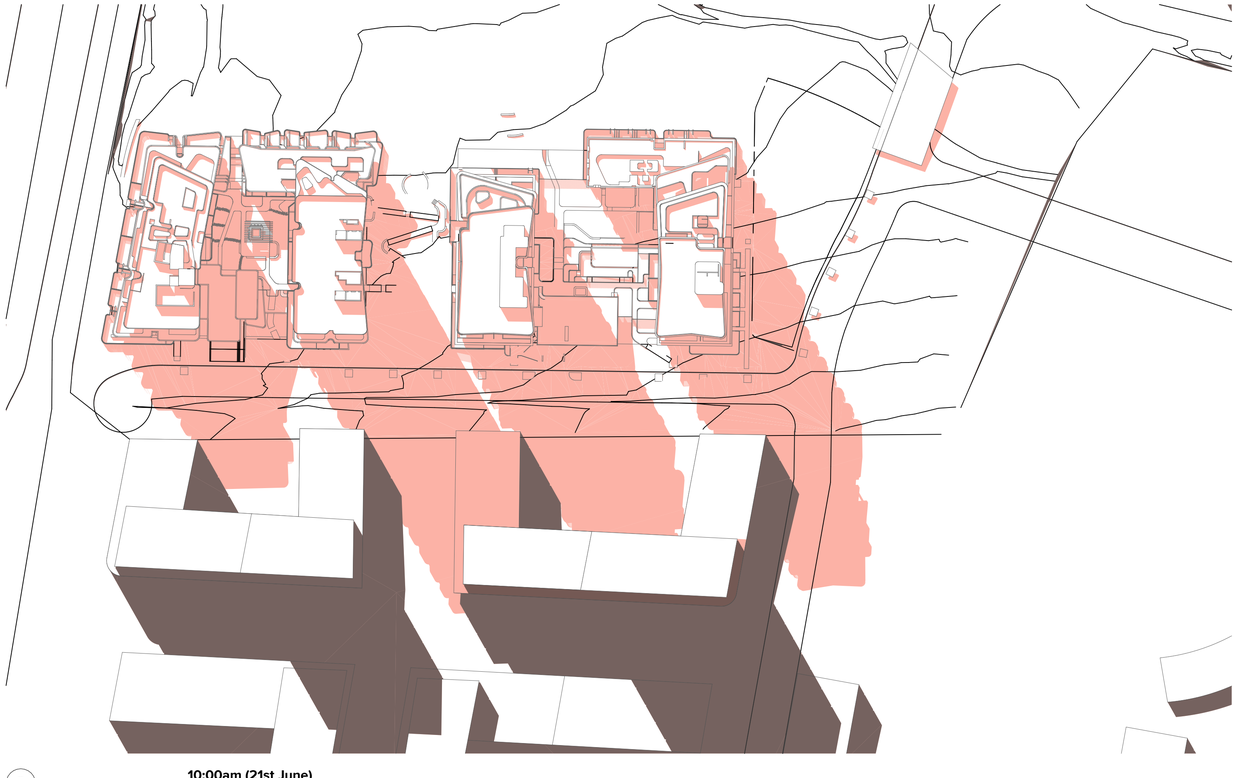
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



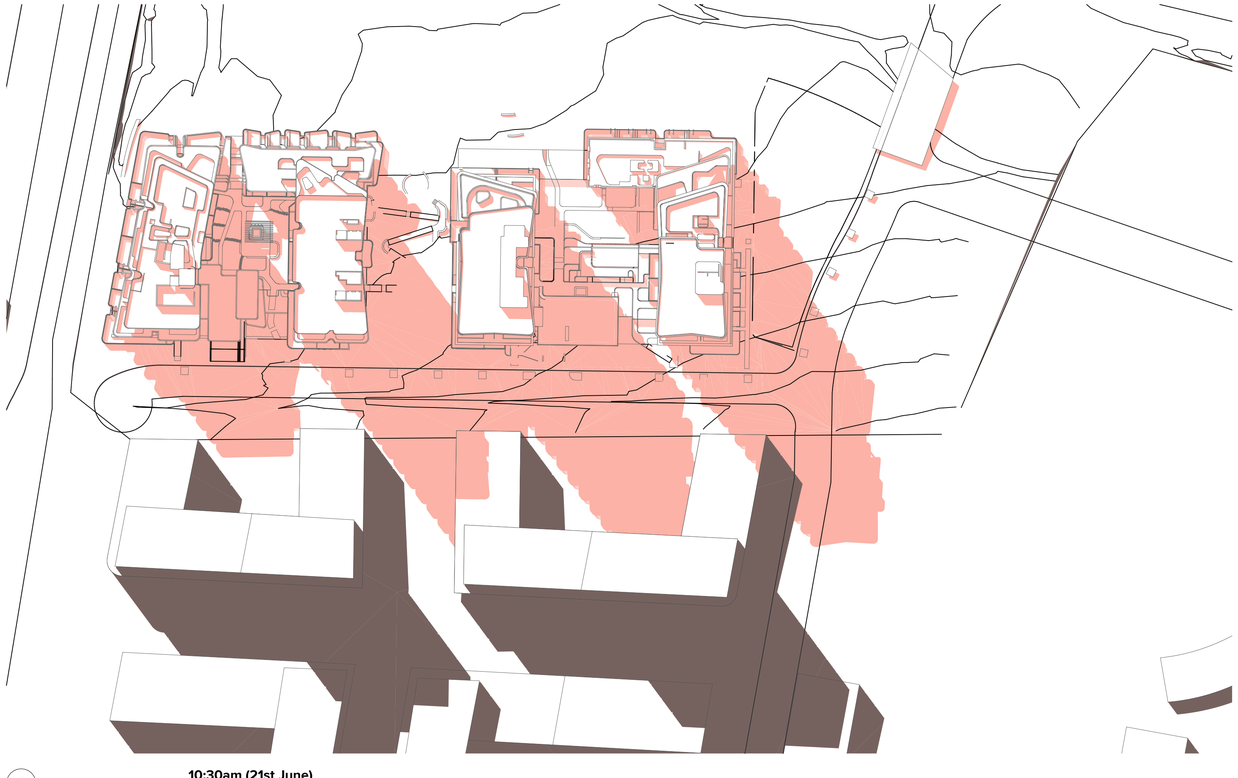
1 9:00am (21st June)



2 9:30am (21st June)



3 10:00am (21st June)



4 10:30am (21st June)

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



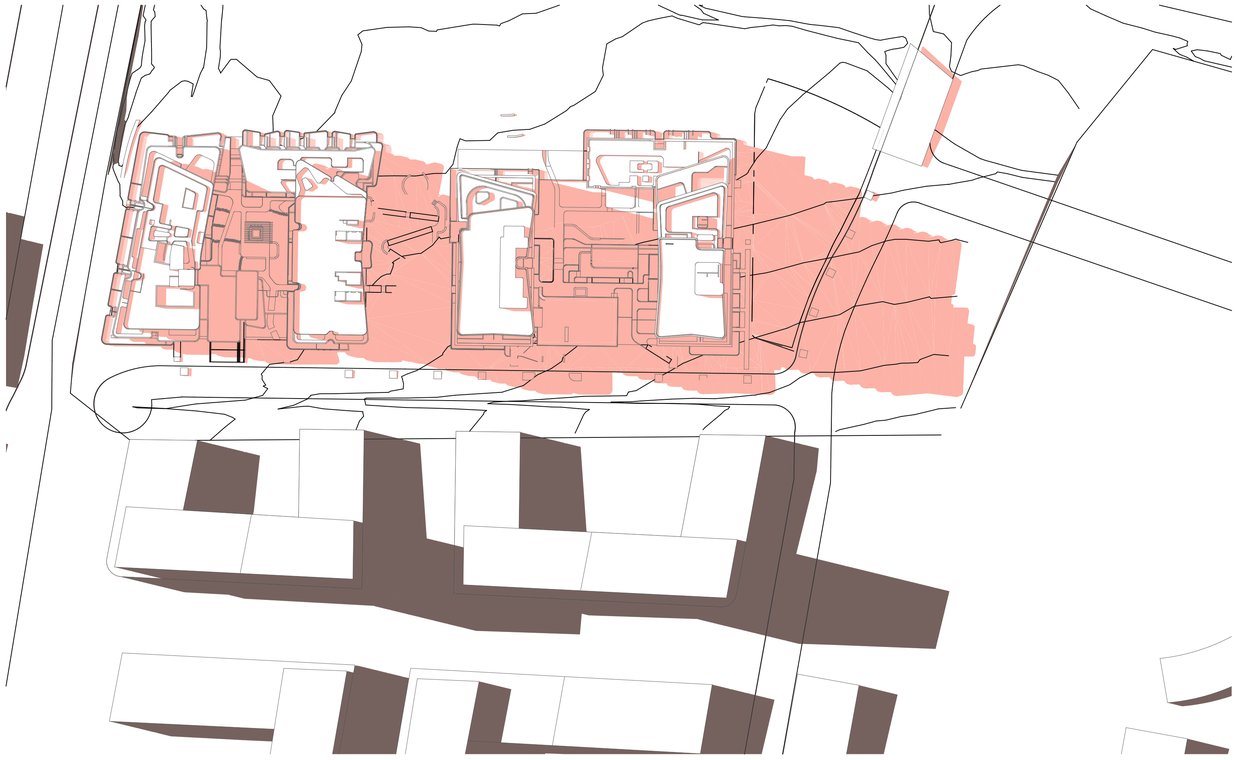
Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

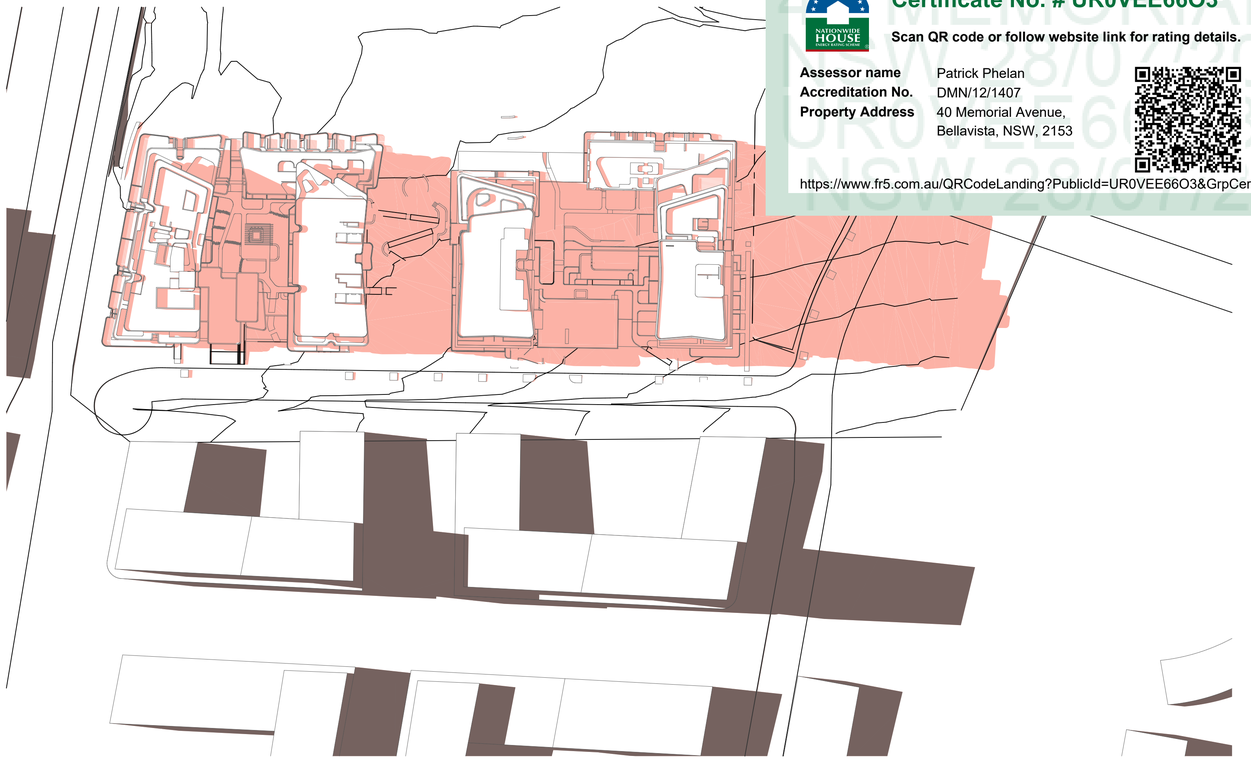
Drawing Title
Sun Diagrams
Shadow Diagrams June 21st 9am-10:30am

Scale	Project No.	Drawn by	North
1:1000 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-710-210**	**01**	

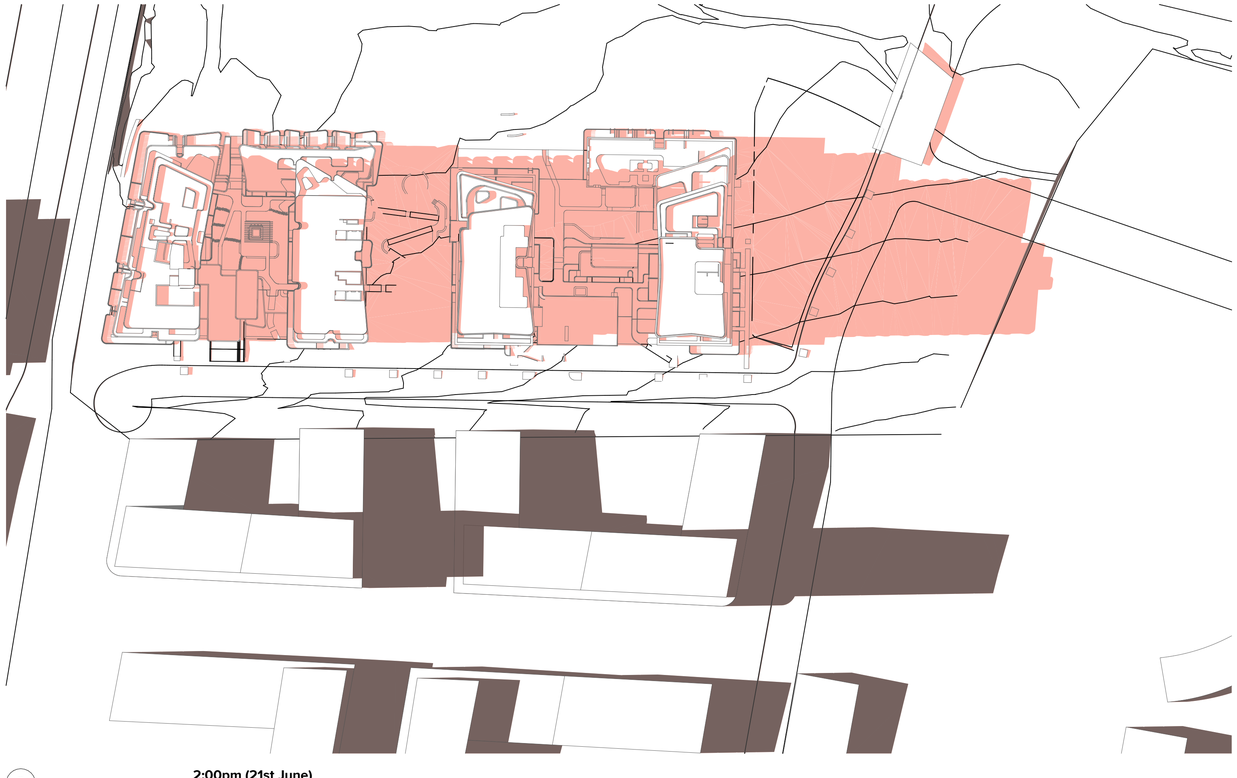
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



1 1:00pm (21st June)



2 1:30pm (21st June)



3 2:00pm (21st June)



4 2:30pm (21st June)

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

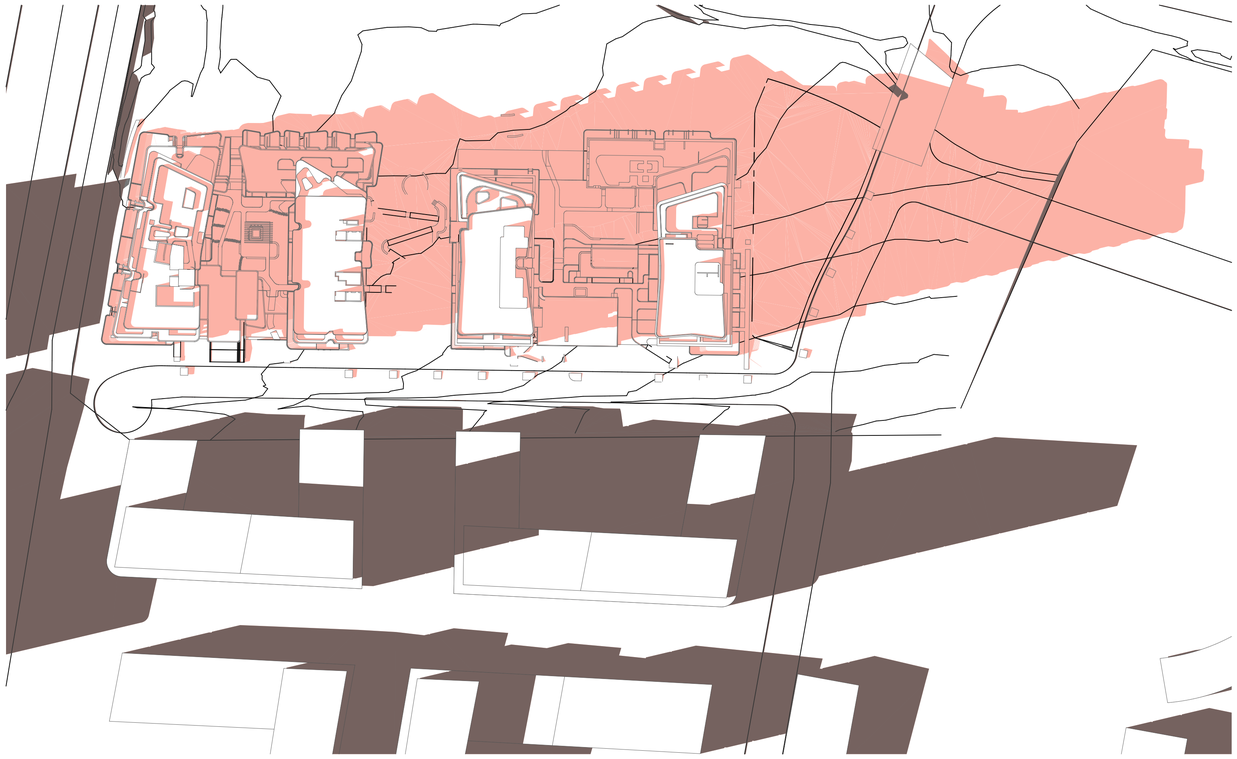
Drawing Title
Sun Diagrams
Shadow Diagrams June 21st 1:00pm - 2:30pm

Scale	Project No.	Drawn by	North
1:1000 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-710-220**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



1 3:00pm (21st June)

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls

- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces

- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



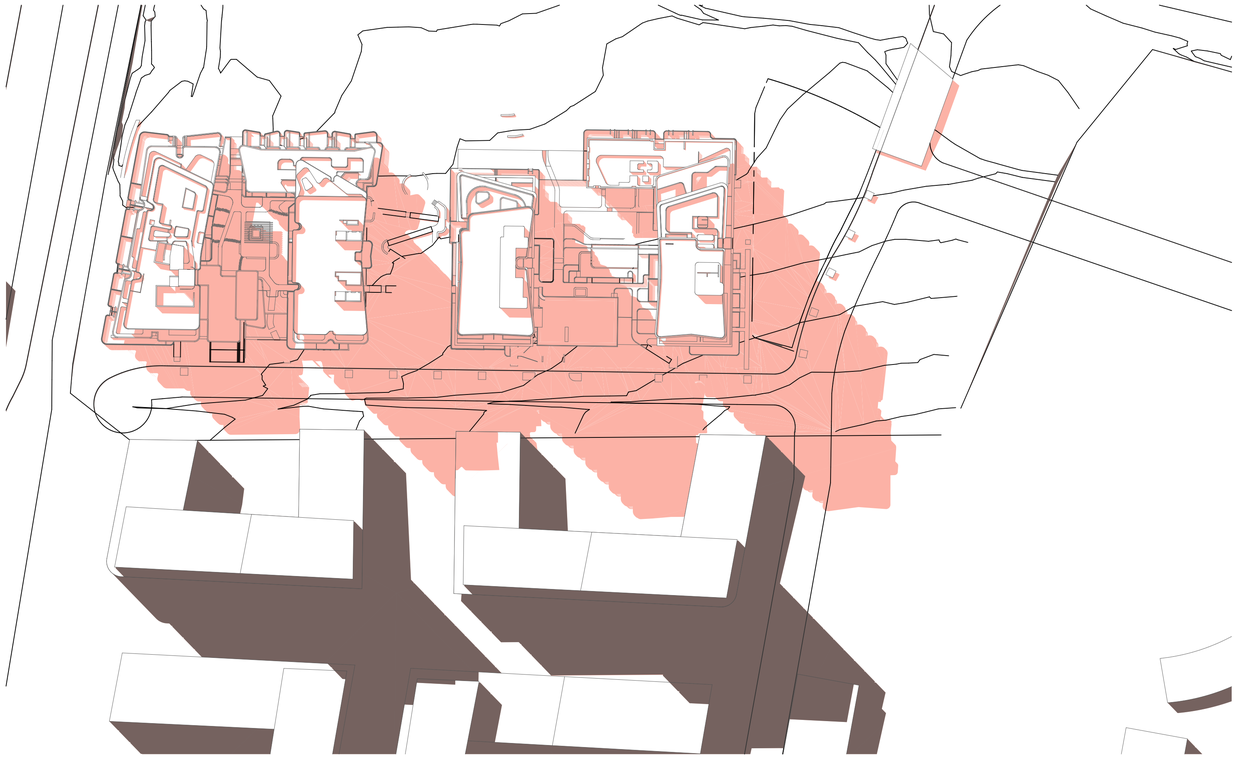
Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

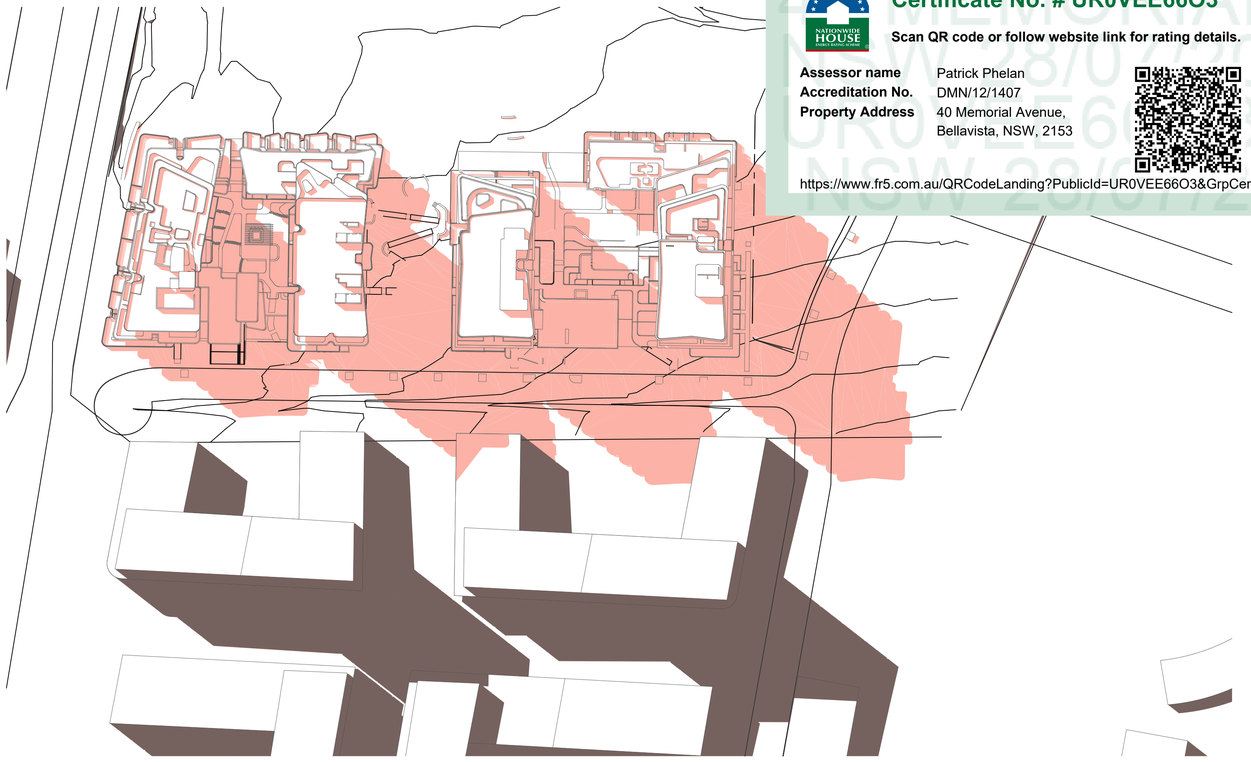
Drawing Title
Sun Diagrams
Shadow Diagrams June 21st 3pm

Scale 1:1000 @A1, 50%@A3
Status For SSDA Submission
Project No. **21098**
Dwg No. **DA-710-220**
Drawn by **MB**
Rev **01**
North

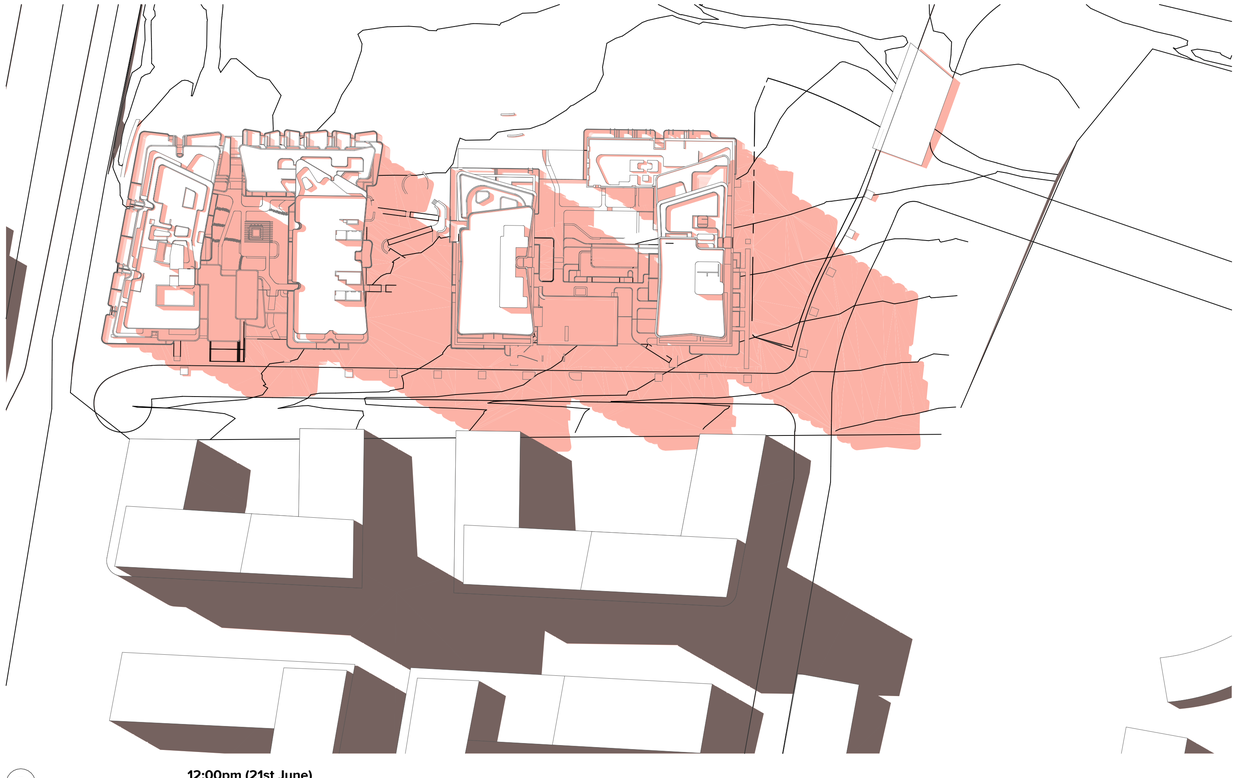
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



1 11:00am (21st June)



2 11:30am (21st June)



3 12:00pm (21st June)



4 12:30pm (21st June)

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED, USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accessible Residential
- Visitor Residential
- Accessible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Sun Diagrams
Shadow Diagrams June 21st 11:00am - 12:30pm

Scale	Project No.	Drawn by	North
1:1000 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-710-220**	**01**	

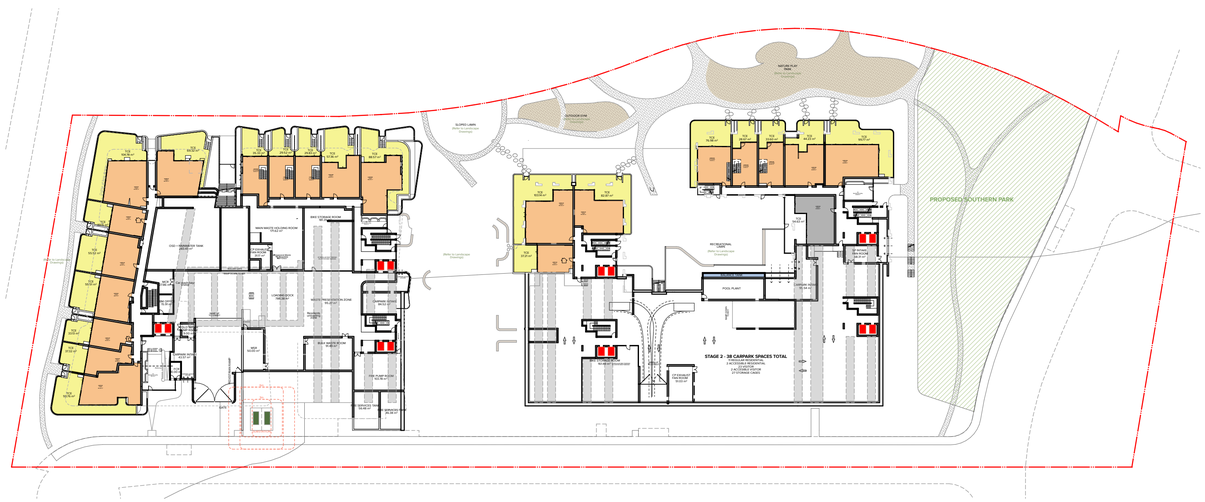
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

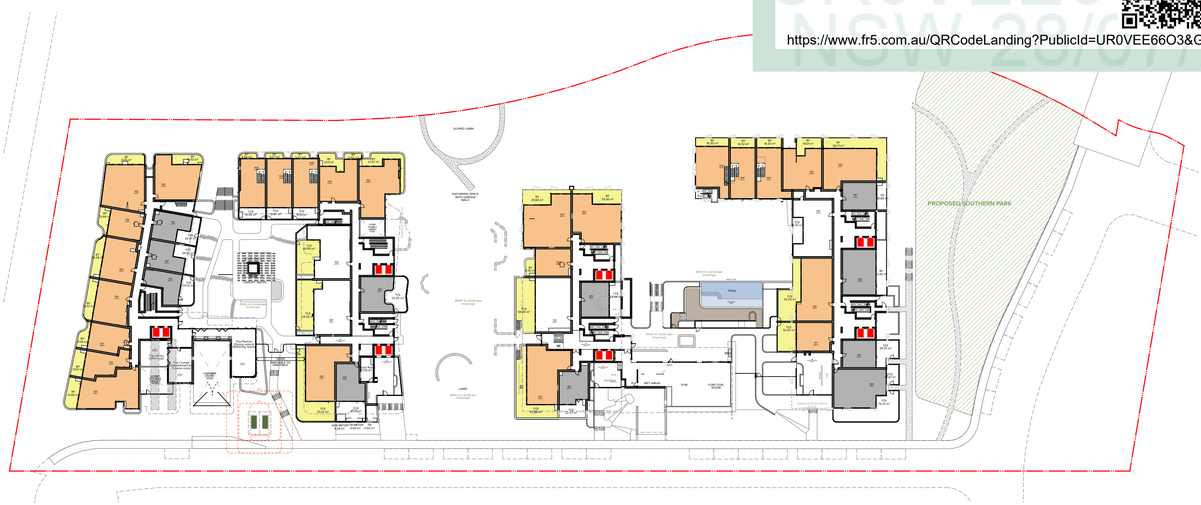
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



01 Lower Ground Level

Internal Solar Access: 21

No Direct Sunlight: 1



02 Ground Level

Internal Solar Access: 19

No Direct Sunlight: 11



03 Level 01

Internal Solar Access: 26

No Direct Sunlight: 6



04 Level 02

Internal Solar Access: 31

No Direct Sunlight: 6

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2 hours solar access: ≥ 70%
Actual % of apartments achieving 2 hours solar access: **321/444 apartments = 72.3%**

No Direct Sunlight (Objective 4A-1, Design Criteria 1)
Maximum % of apartments receiving no direct sunlight: ≤ 15%
Actual % of apartments receiving no direct sunlight: **41/444 apartments = 9.2%**

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES AND TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Apartments achieving 2 hours solar access (Mid-Winter)
Balconies achieving 2 hours solar access (Mid-Winter)
Apartments receiving no direct sunlight (Mid-Winter)

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accessible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Amenity Diagrams (ADG)
Solar Diagrams 01

Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**YN/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-720-110**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



01 **Level 03**

Internal Solar Access: 21

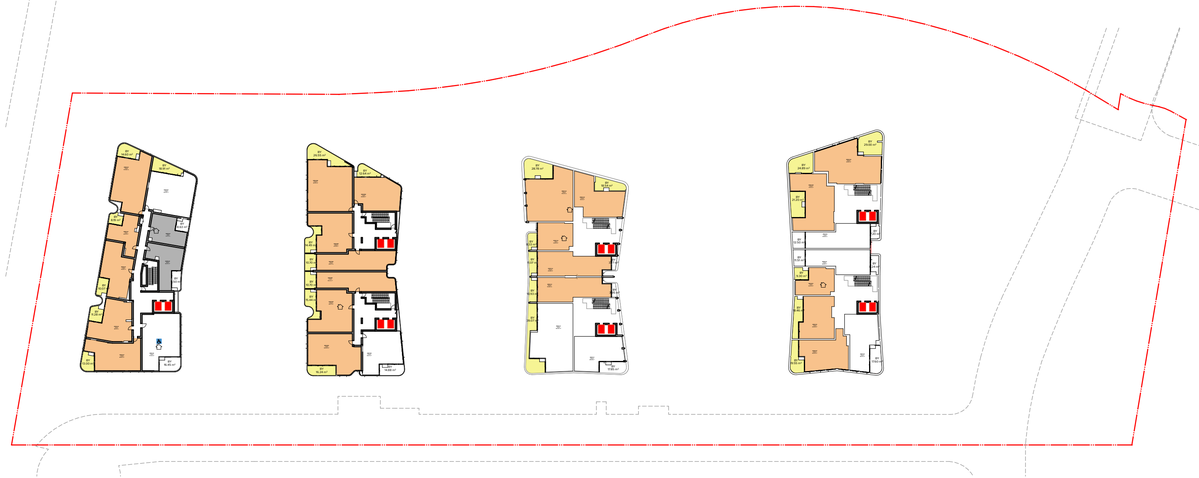
No Direct Sunlight: 2



02 **Level 04**

Internal Solar Access: 22

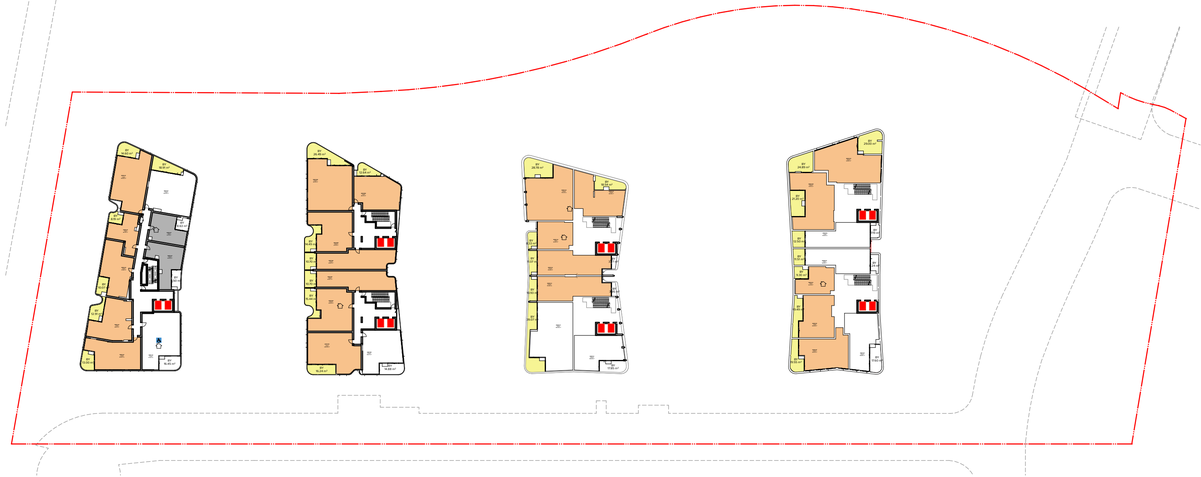
No Direct Sunlight: 2



03 **Level 05**

Internal Solar Access: 22

No Direct Sunlight: 2



04 **Level 06**

Internal Solar Access: 22

No Direct Sunlight: 2

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2 hours solar access: ≥ 70%
Actual % of apartments achieving 2 hours solar access: **321/444 apartments = 72.3%**

No Direct Sunlight (Objective 4A-1, Design Criteria 1)
Maximum % of apartments receiving no direct sunlight: ≤ 15%
Actual % of apartments receiving no direct sunlight: **41/444 apartments = 9.2%**

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

- Apartments achieving 2 hours solar access (Mid-Winter)
- Balconies achieving 2 hours solar access (Mid-Winter)
- Apartments receiving no direct sunlight (Mid-Winter)

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Amenity Diagrams (ADG)
Solar Diagrams 02

Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**YN/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-720-120**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



01 **Level 07**

Internal Solar Access: 23

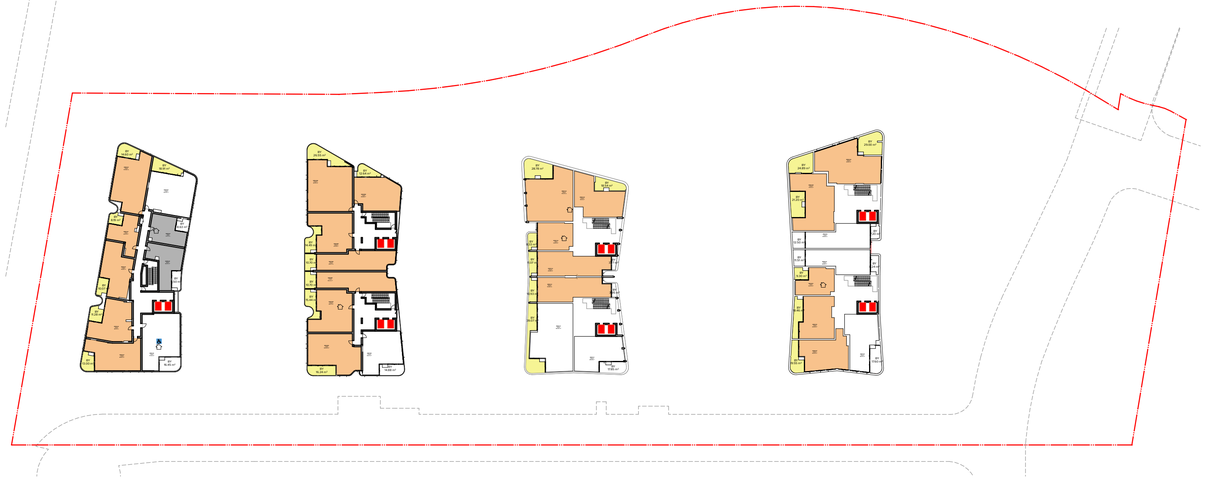
No Direct Sunlight: 2



02 **Level 08**

Internal Solar Access: 18

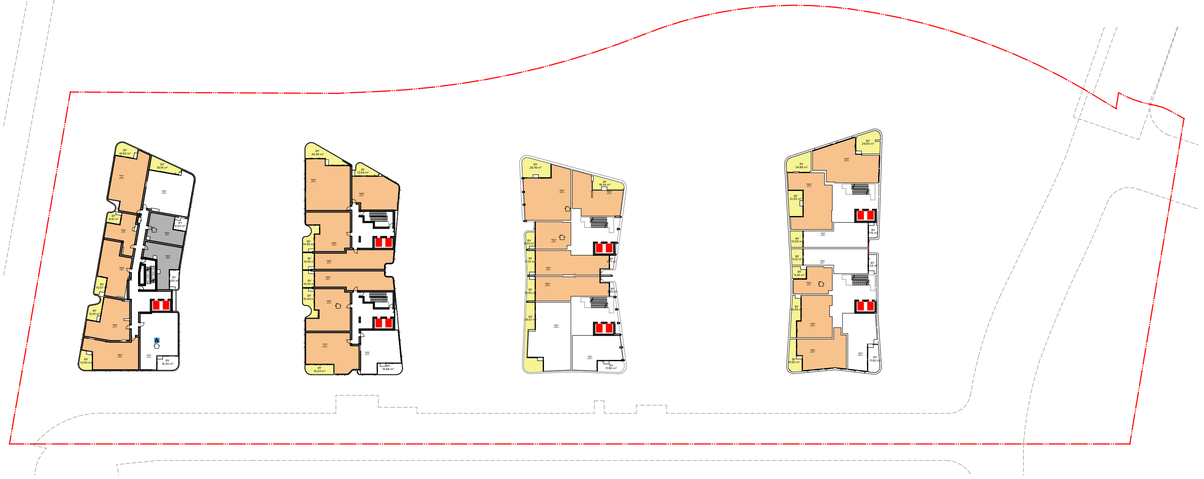
No Direct Sunlight: 0



03 **Level 09**

Internal Solar Access: 18

No Direct Sunlight: 0



04 **Level 10**

Internal Solar Access: 18

No Direct Sunlight: 0

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2 hours solar access: ≥ 70%
Actual % of apartments achieving 2 hours solar access: **321/444 apartments = 72.3%**

No Direct Sunlight (Objective 4A-1, Design Criteria 1)
Maximum % of apartments receiving no direct sunlight: ≤ 15%
Actual % of apartments receiving no direct sunlight: **41/444 apartments = 9.2%**

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Apartments achieving 2 hours solar access (Mid-Winter)
Balconies achieving 2 hours solar access (Mid-Winter)
Apartments receiving no direct sunlight (Mid-Winter)

LEGEND

Site Controls
Site Boundary
Developable Site Boundary
DCP Setbacks
51.5m Height Plane
Natural Ground Line (Existing)

Carpark Spaces
Residential
Accesible Residential
Visitor Residential
Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Amenity Diagrams (ADG)
Solar Diagrams 03

Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**YN/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-720-130**	**01**	

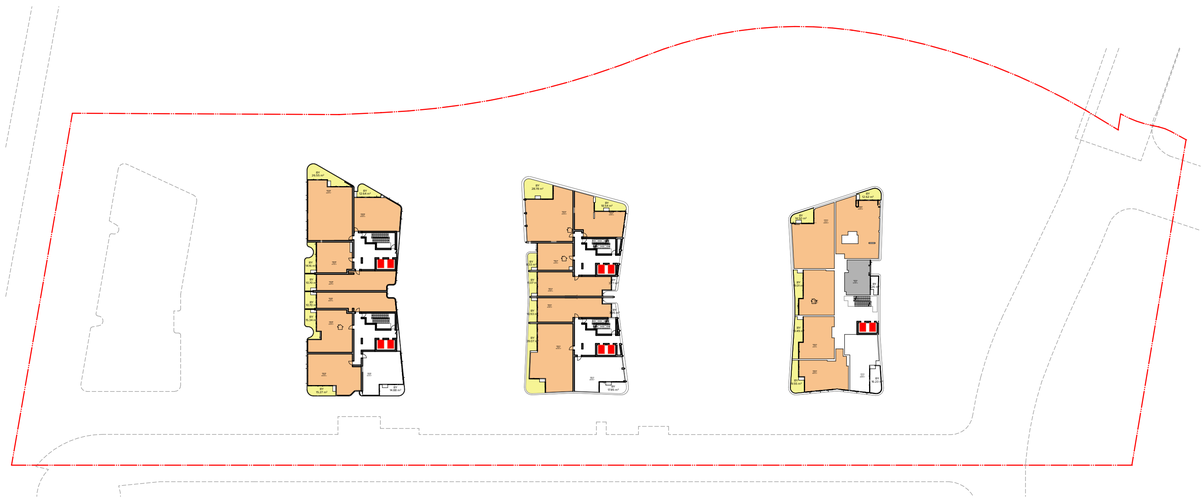
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



01 **Level 11**

Internal Solar Access: 18

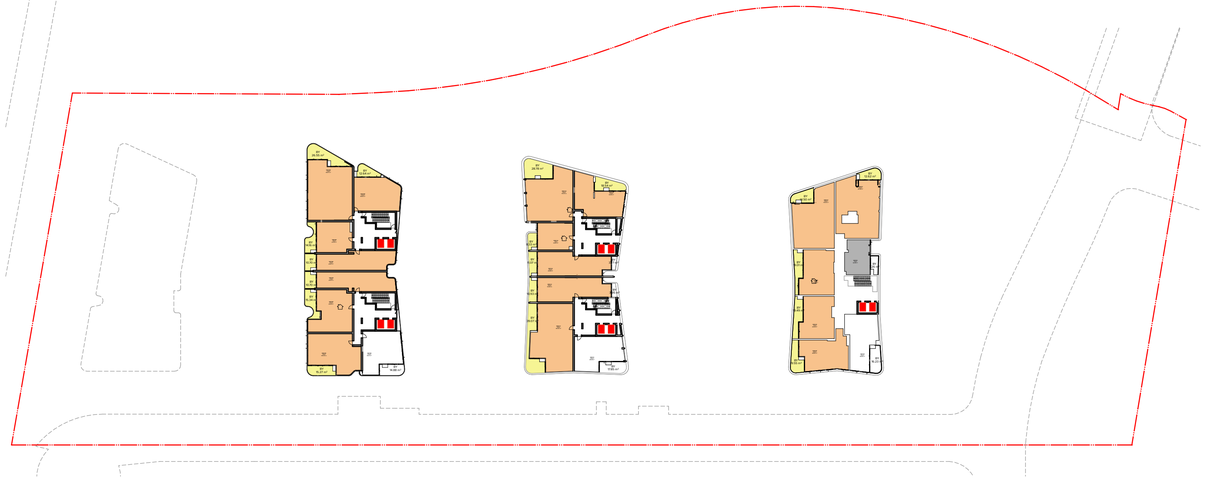
No Direct Sunlight: 0



02 **Level 12**

Internal Solar Access: 18

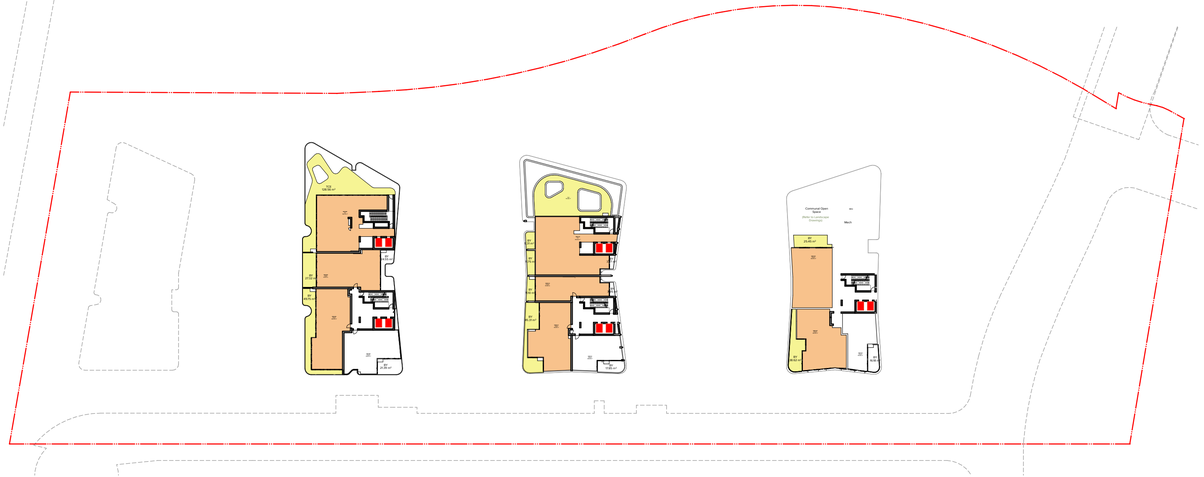
No Direct Sunlight: 0



03 **Level 13**

Internal Solar Access: 18

No Direct Sunlight: 0



04 **Level 14**

Internal Solar Access: 8

No Direct Sunlight: 0

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2 hours solar access: ≥ 70%
Actual % of apartments achieving 2 hours solar access: **321/444 apartments = 72.3%**

No Direct Sunlight (Objective 4A-1, Design Criteria 1)
Maximum % of apartments receiving no direct sunlight: ≤ 15%
Actual % of apartments receiving no direct sunlight: **41/444 apartments = 9.2%**

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Apartments achieving 2 hours solar access (Mid-Winter)
Balconies achieving 2 hours solar access (Mid-Winter)
Apartments receiving no direct sunlight (Mid-Winter)

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Amenity Diagrams (ADG)
Solar Diagrams 04

Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**YN/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-720-140**	**01**	

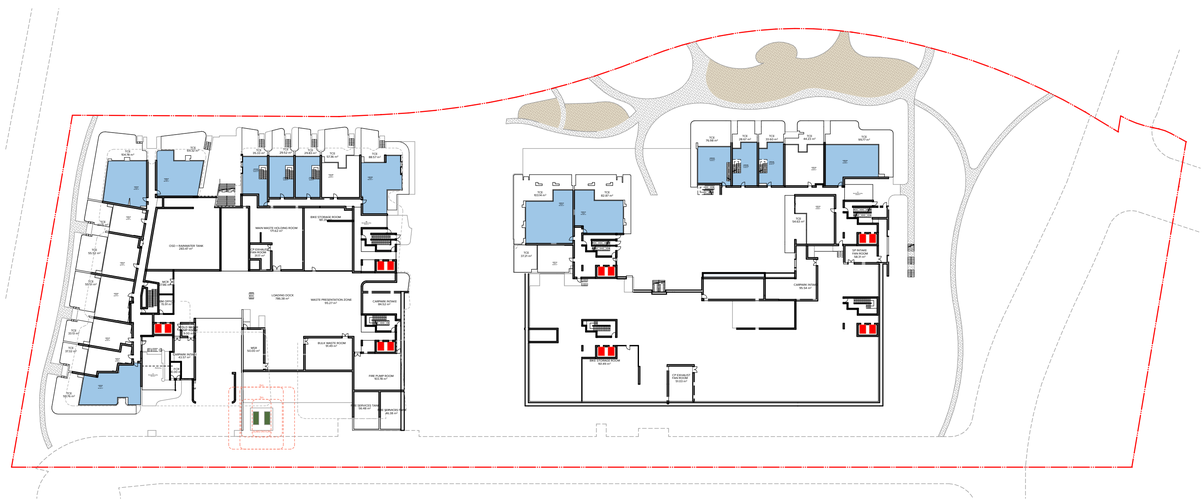
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



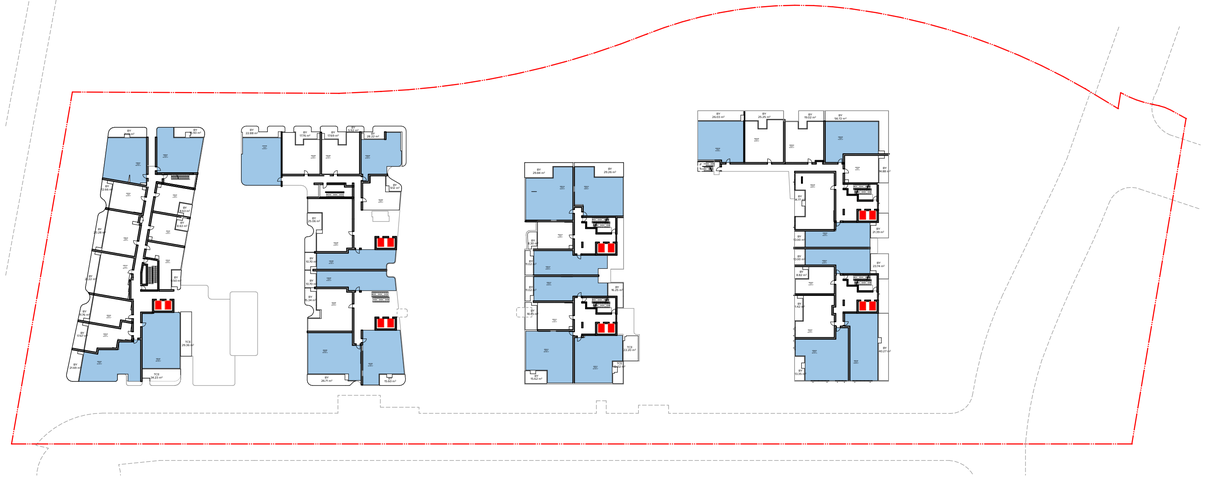
01 Lower Ground Level

Cross Ventilated Apartments: 13



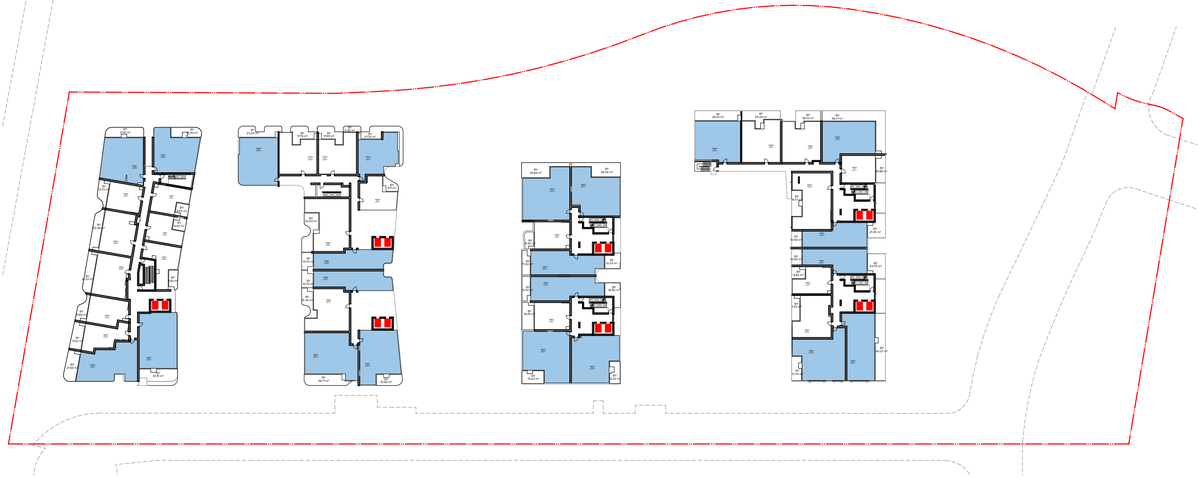
02 Ground Level

Cross Ventilated Apartments: 10



03 Level 01

Cross Ventilated Apartments: 22



04 Level 02

Cross Ventilated Apartments: 22

Apartment Amenity (with reference to Apartment Design Guide)

Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments to be naturally ventilated: ≥ 60%
Actual % of apartments that are naturally ventilated: **180/301 = 59.8%**

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. NOMINAL TURNING PATH AND LEVELS ARE TO BE CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Amenity Diagrams (ADG)
Cross Vent Diagrams 01

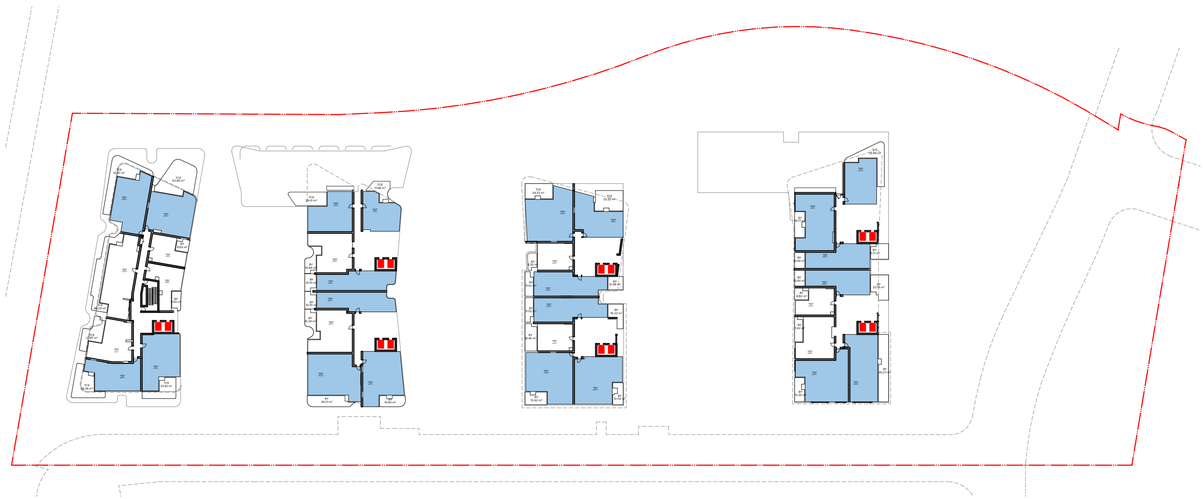
Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**YN/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-720-210**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

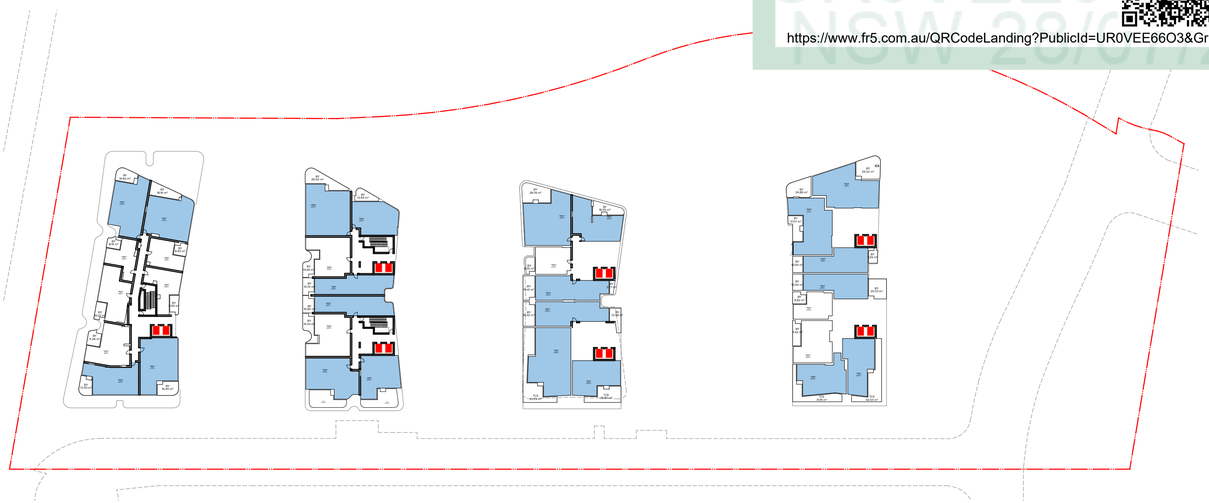
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



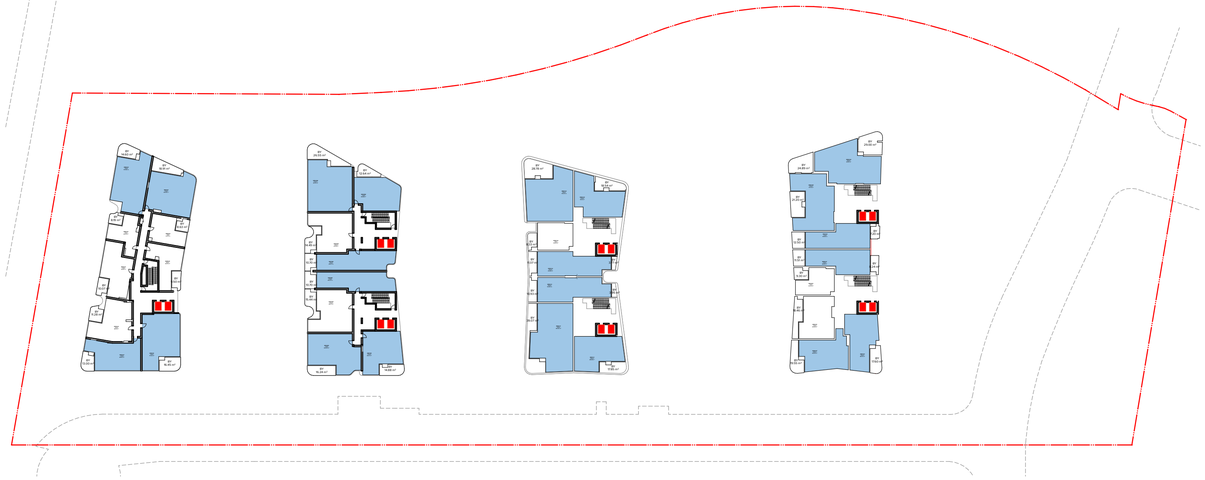
01 **Level 03**

Cross Ventilated Apartments: 22



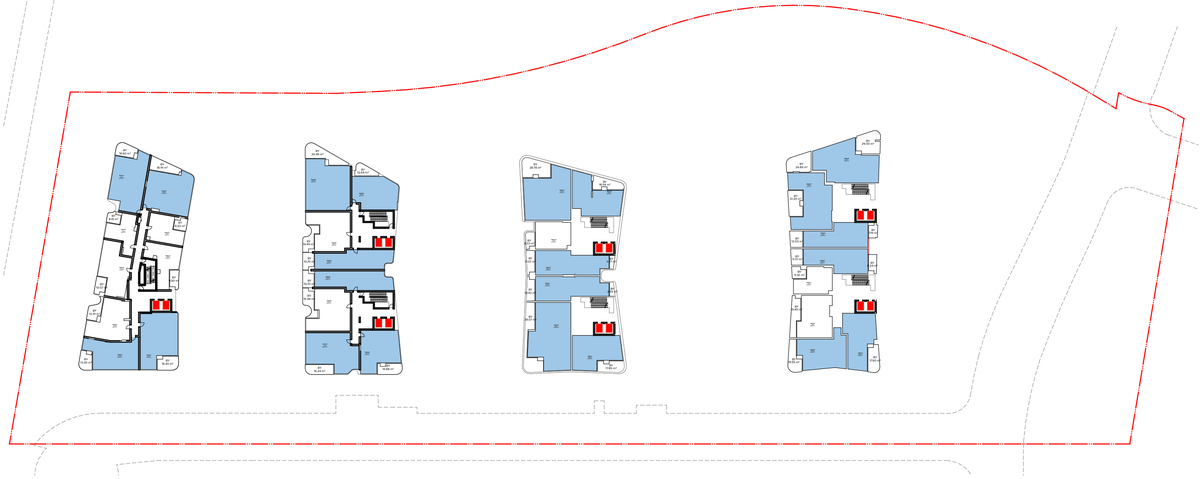
02 **Level 04**

Cross Ventilated Apartments: 22



03 **Level 05**

Cross Ventilated Apartments: 22



04 **Level 06**

Cross Ventilated Apartments: 22

Apartment Amenity (with reference to Apartment Design Guide)

Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments to be naturally ventilated: ≥ 60%
Actual % of apartments that are naturally ventilated: **180/301 = 59.8%**

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REFERENCES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Amenity Diagrams (ADG)
Cross Vent Diagrams 02

Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**YN/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-720-220**	**01**	

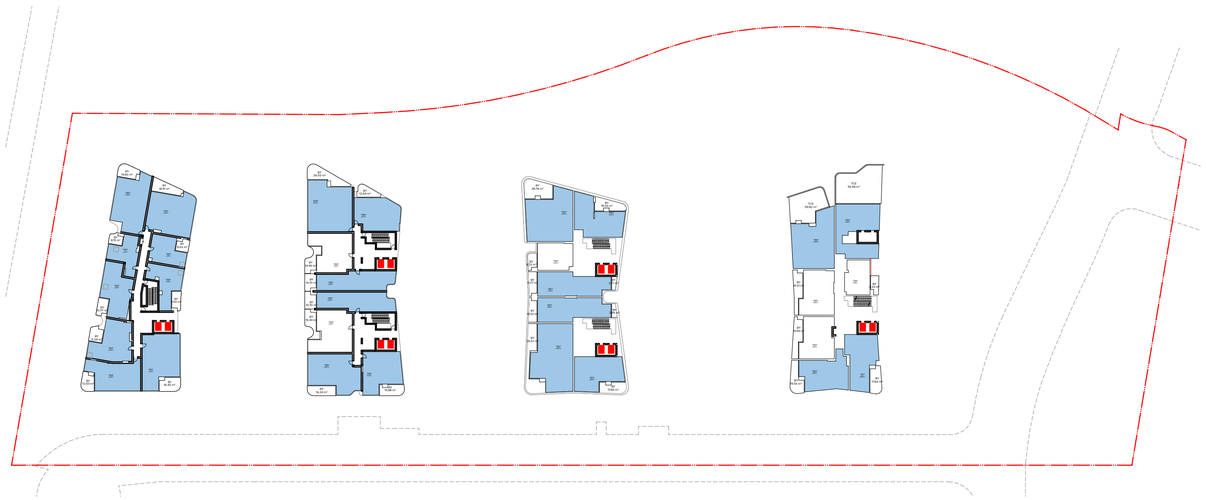
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



01 **Level 07**

Cross Ventilated Apartments: 25

Apartment Amenity (with reference to Apartment Design Guide)

Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments to be naturally ventilated: ≥ 60%
Actual % of apartments that are naturally ventilated: **180/301 = 59.8%**

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Amenity Diagrams (ADG)
Cross Vent Diagrams 03

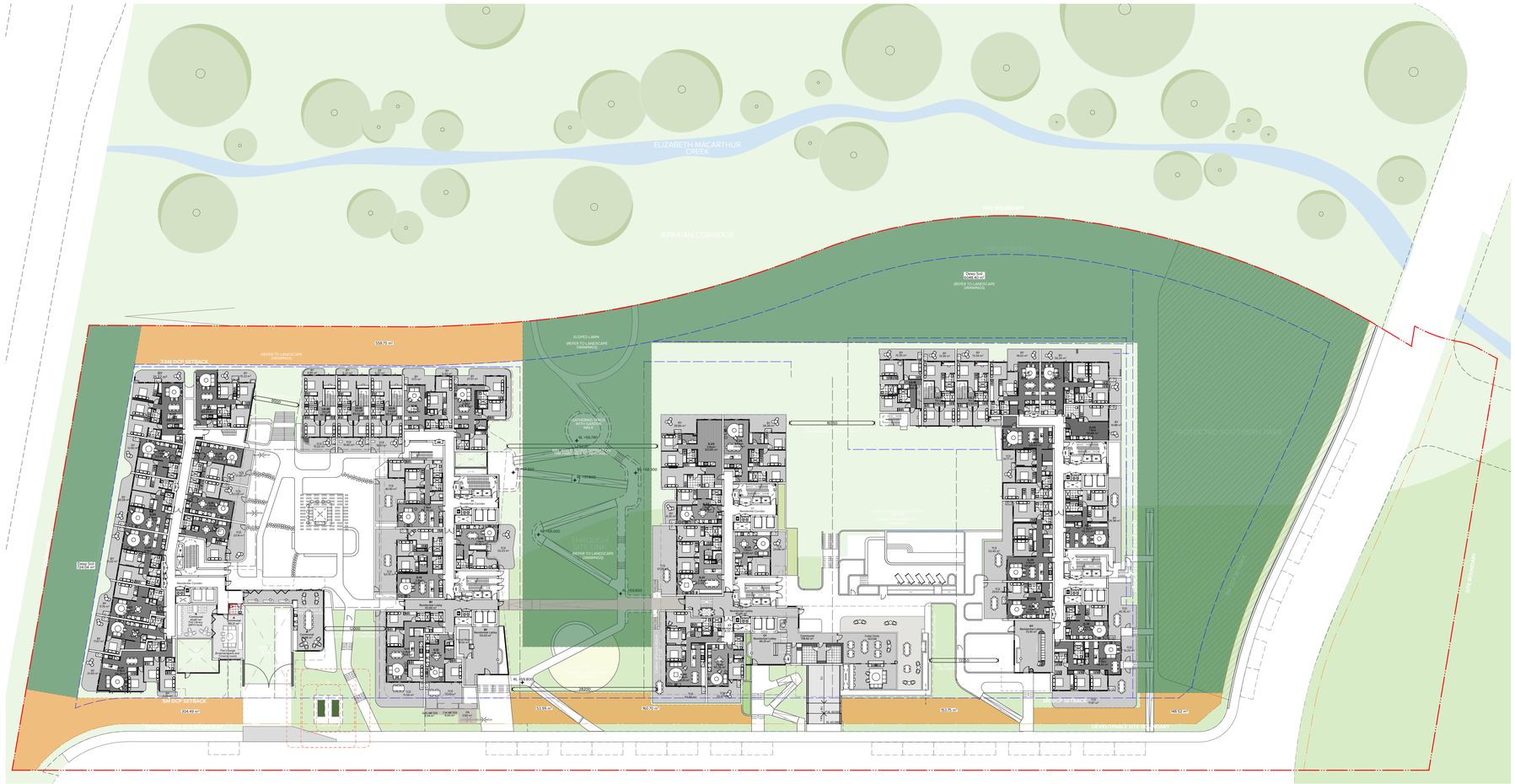
Scale	Project No.	Drawn by	North
@A1, 50%@A3	**21098**	**YN/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-720-230**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



1 Ground Level 1:500

Deep Soil

Developable Site Area:
20,511m2

Deep Soil Requirement
- ADG Requirement Minimum 7% of Developable Site Area = 1,435m^2
- DCP Requirement Minimum 15% of Developable Site Area = 3,076m^2

ADG Extract
Deep Soil Zones are to meet the following minimum requirements: Site area greater than 1,500m2 to be 7% of the site area with a minimum dimension of 6m

DCP Extract 4.1.1 (i)
A minimum of 15 percent of the private open space area of a site is to be a deep soil zone.

Total Deep Soil Area Provided: 6,772.44 m^2
= 33% of Developable Site Area **COMPLIANT**

Legend

- Deep Soil Zone
- Deep Soil Pockets (Less than 6m width)

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. REPORT ANY DISCREPANCIES OR OMISSIONS TO ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND
Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

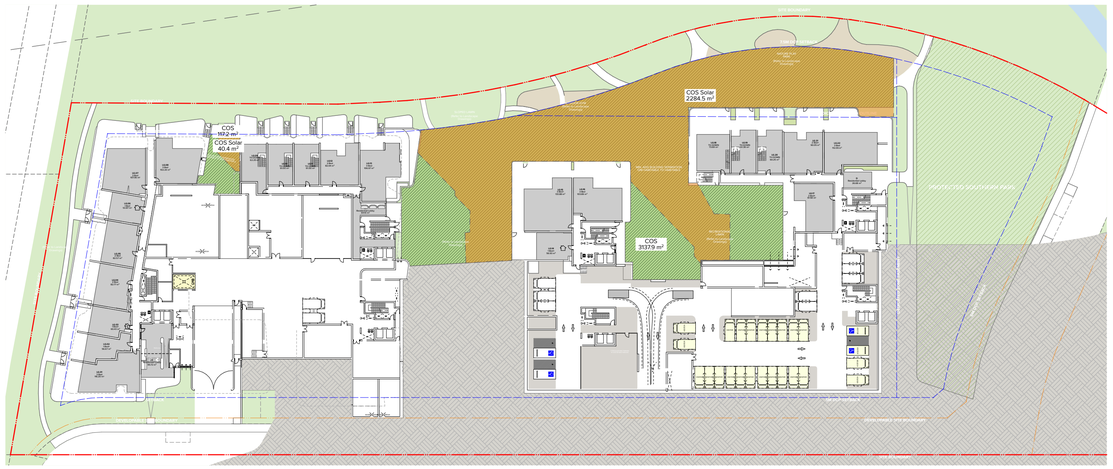
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Landscape Diagrams (ADG)
Deep Soil

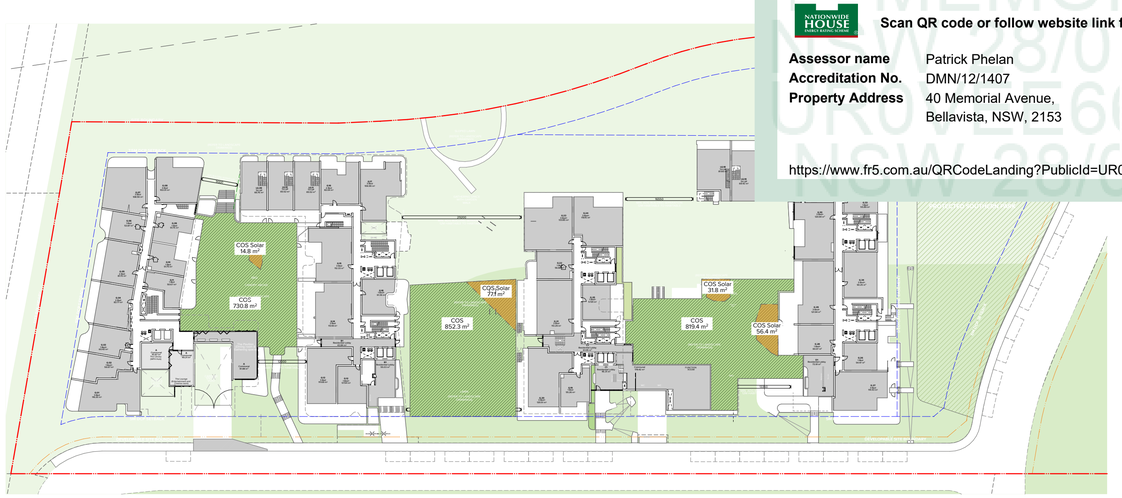
Scale 1:500 @A1, 50%@A3
Status For SSDA Submission
Project No. **21098**
Dwg No. **DA-730-110**
Drawn by **MB**
Rev **01**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



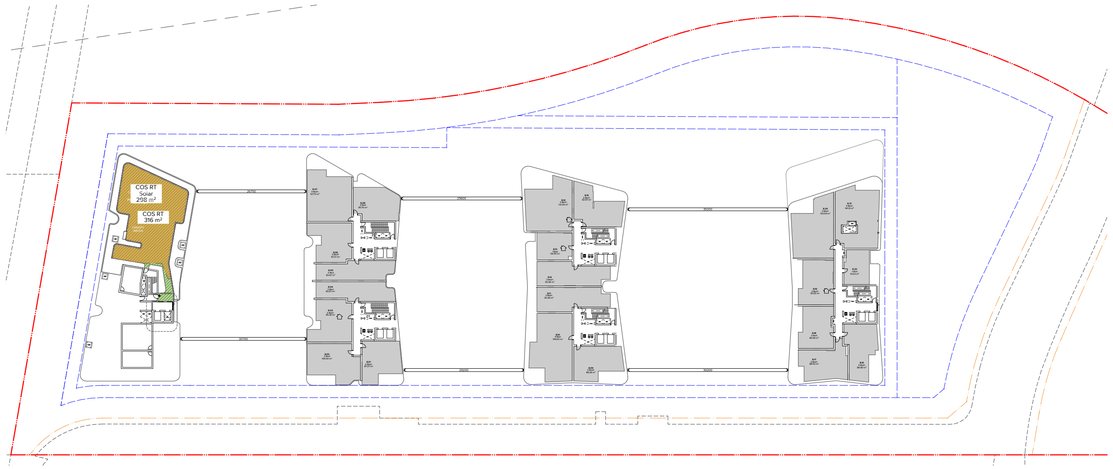
1 Lower Ground



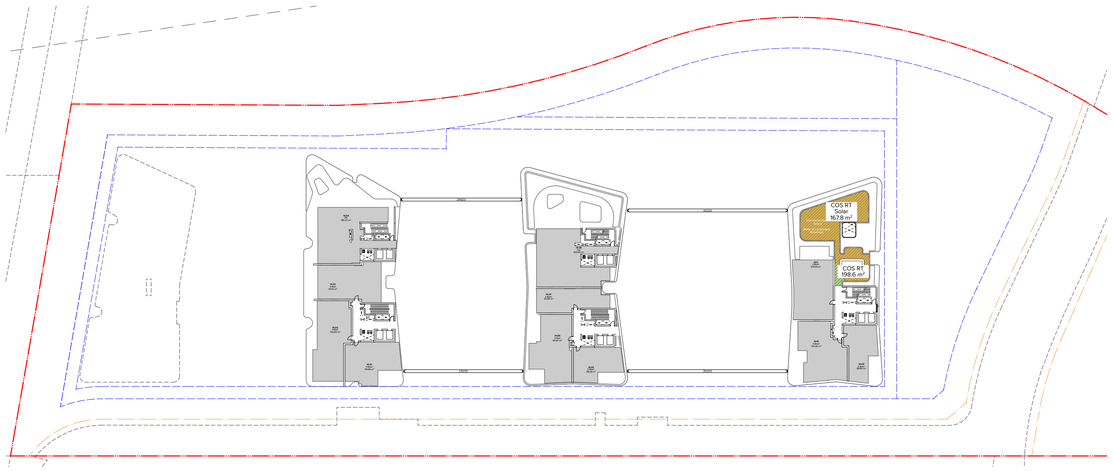
2 Ground Level



3 Level 03



4 Level 08



5 Level 14

Communal Open Space (Without Rooftop COS)

Developable Site Area:
20,511m2

Communal Open Space Requirement
- ADG Requirement Minimum 25% of Developable Site Area
= 5,127.7m^2
- Minimum 50% of COS has to receive 2hr direct solar access

Total Communal Open Space Provided: 5,657.6m^2
= 27.5% of Developable Site Area **COMPLIANT**

Total Communal Open Space 2hrs Solar Access Provided: 2,505m^2
= 44.2% of Communal Open Space **NON COMPLIANT**

Communal Open Space (With Rooftop COS)

Developable Site Area:
20,511m2

Communal Open Space Requirement
- ADG Requirement Minimum 25% of Developable Site Area
= 5,127.7m^2
- Minimum 50% of COS has to receive 2hr direct solar access

Total Communal Open Space Provided: 6,492.3m^2
= 31.6% of Developable Site Area **COMPLIANT**

Total Communal Open Space 2hrs Solar Access Provided: 3,250.1m^2
= 50% of Communal Open Space **COMPLIANT**

Legend

Communal Open Space

Communal Open Space 2hr Solar Access

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION BEFORE PROCEEDING WITH AFFECTED WORK. DO NOT SCALE OFF DRAWINGS. FIGURED DIMENSIONS ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND
Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accessible Residential
- Visitor Residential
- Accessible Visitor Residential

KEYPLAN



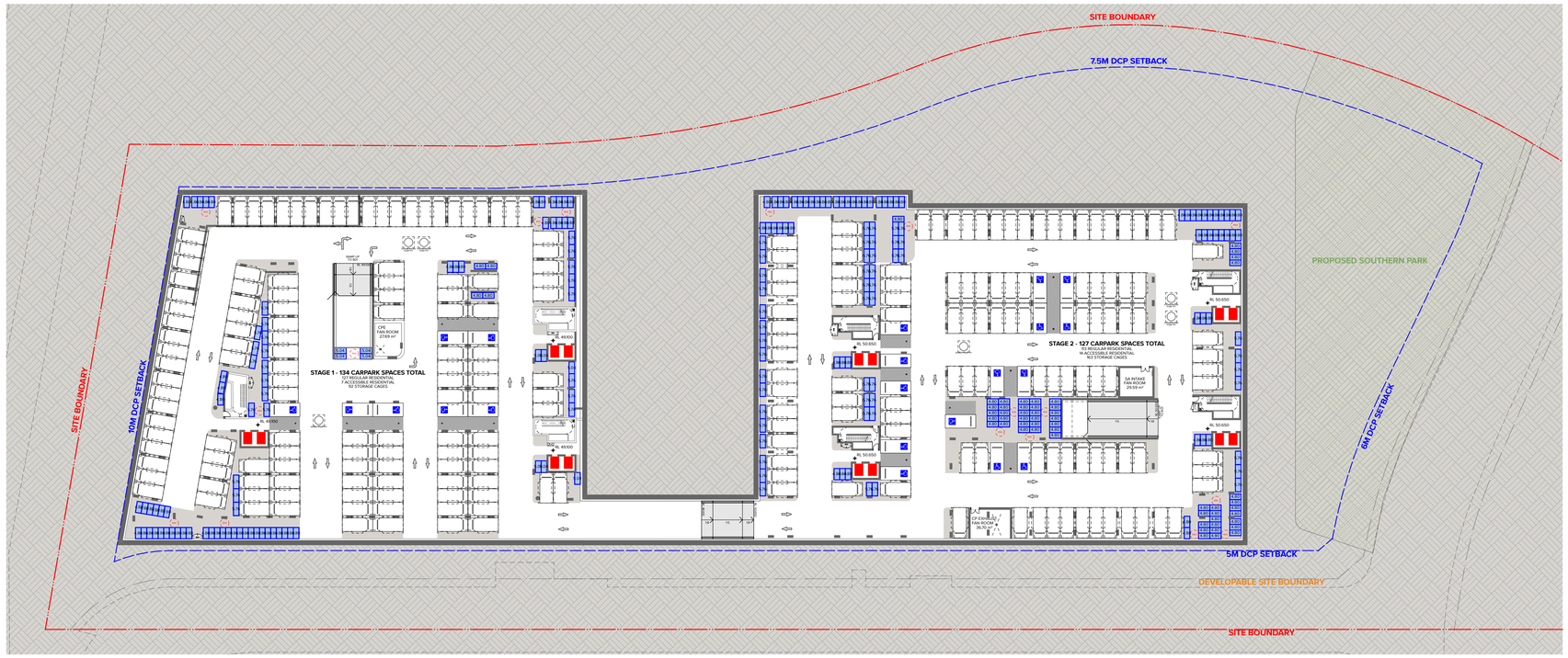
Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

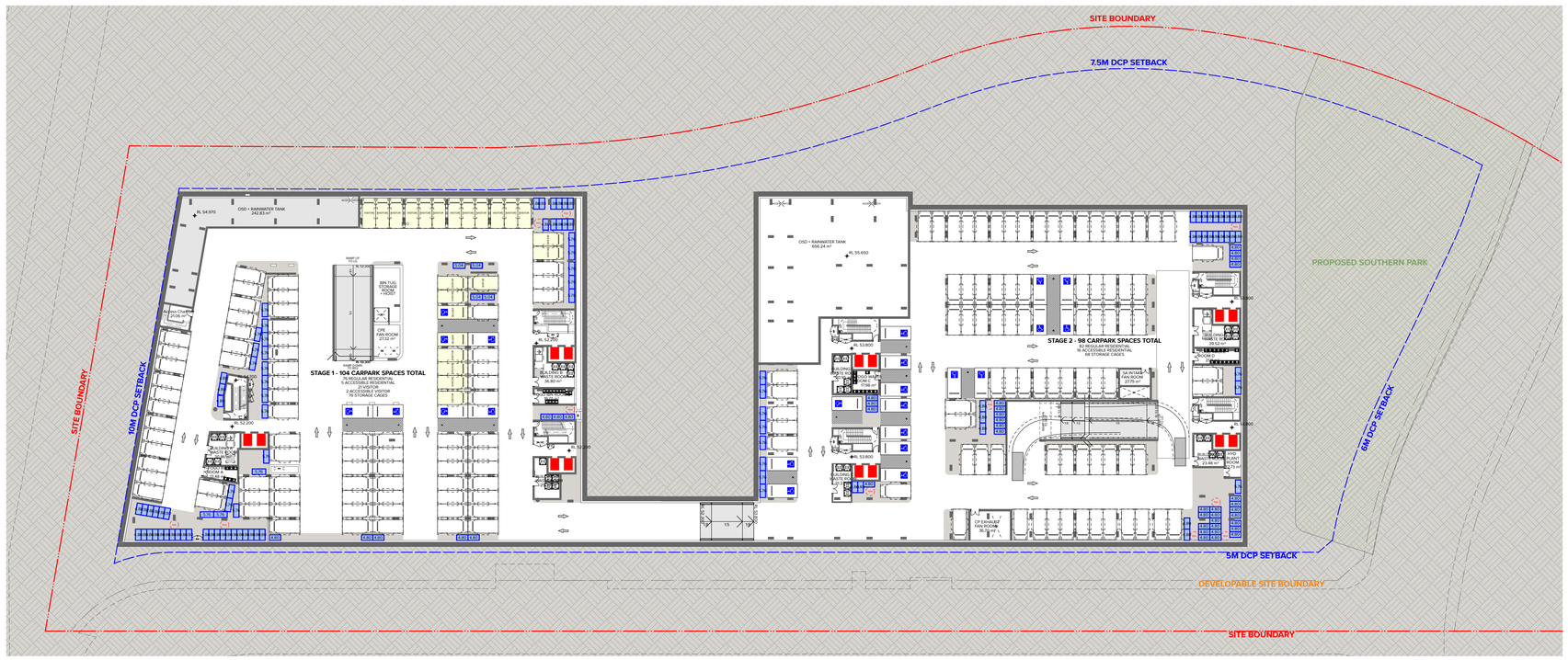
Drawing Title
Landscape Diagrams (ADG)
Communal Open Space

Scale	Project No.	Drawn by	North
@A1, 50%@A3	21098	MB	
Status	Dwg No.	Rev	
For SSDA Submission	DA-730-210	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



01 **Basement 02**



02 **Basement 01**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Stage 1:
Stage 1 Total Units: 213

Total units with at least 100% of required storage located within apartment: 49

Total units with at least 50% of required storage located within apartment: 164

166 storage cages are available in the Stage 1 basement carpark with a typical or average volume of 5.1m^3

Stage 2:
Stage 2 Total Units: 231

Stage 2 total units with at least 100% of required storage located within apartment: 79

Stage 2 total units with at least 50% of required storage located within apartment: 152

259 storage cages are available in the Stage 2 basement carpark with a typical or average volume of 5.1m^3

Overall Site Summary:
Total Units: 444

Total units with at least 100% of required storage located within apartment: 128

Total units with at least 50% of required storage located within apartment: 316

425 storage cages are available in the basement carpark with a typical or average volume of 5.1m^3

All apartments meet the minimum requirements for storage, with at least 50% available inside the apartment.

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

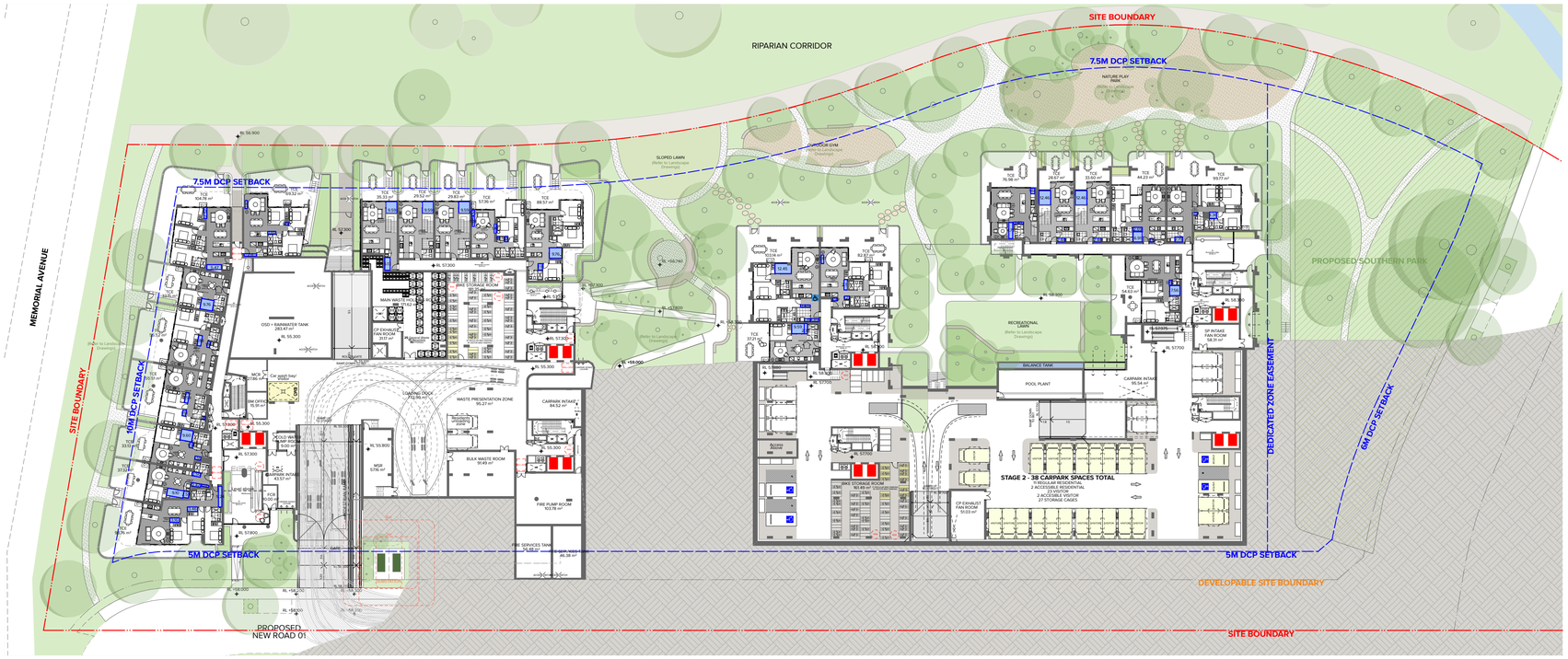
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Storage Diagrams
Storage Diagrams 01

Scale 1:500 @A1, 50%@A3
Project No. **21098**
Drawn by **MB**
Status For SSDA Submission
Dwg No. **DA-760-110**
Rev **01**
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



01 **Lower Ground**



02 **Ground Level**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Stage 1:
Stage 1 Total Units: 213

Total units with at least 100% of required storage located within apartment: 49

Total units with at least 50% of required storage located within apartment: 164

166 storage cages are available in the Stage 1 basement carpark with a typical or average volume of 5.1m^3

Stage 2:
Stage 2 Total Units: 231

Stage 2 total units with at least 100% of required storage located within apartment: 79

Stage 2 total units with at least 50% of required storage located within apartment: 152

259 storage cages are available in the Stage 2 basement carpark with a typical or average volume of 5.1m^3

Overall Site Summary:
Total Units: 444

Total units with at least 100% of required storage located within apartment: 128

Total units with at least 50% of required storage located within apartment: 316

425 storage cages are available in the basement carpark with a typical or average volume of 5.1m^3

All apartments meet the minimum requirements for storage, with at least 50% available inside the apartment.

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES
THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED, USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

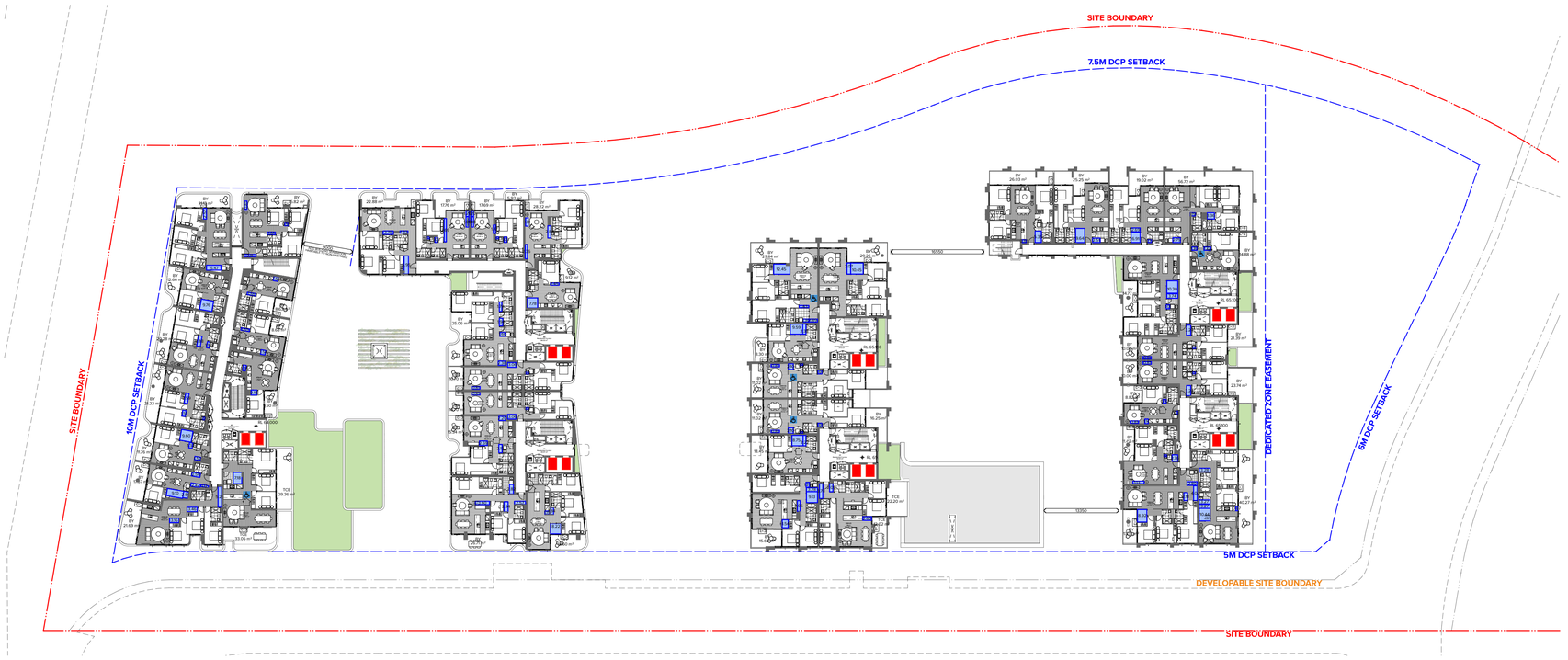
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Storage Diagrams
Storage Diagrams 02

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	MB	
Status	Dwg No.	Rev	
For SSDA Submission	DA-760-120	01	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



01 Typical Level 01 - 02



02 Level 03

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Stage 1:
Stage 1 Total Units: 213

Total units with at least 100% of required storage located within apartment: 49

Total units with at least 50% of required storage located within apartment: 164

166 storage cages are available in the Stage 1 basement carpark with a typical or average volume of 5.1m^3

Stage 2:
Stage 2 Total Units: 231

Stage 2 total units with at least 100% of required storage located within apartment: 79

Stage 2 total units with at least 50% of required storage located within apartment: 152

259 storage cages are available in the Stage 2 basement carpark with a typical or average volume of 5.1m^3

Overall Site Summary:
Total Units: 444

Total units with at least 100% of required storage located within apartment: 128

Total units with at least 50% of required storage located within apartment: 316

425 storage cages are available in the basement carpark with a typical or average volume of 5.1m^3

All apartments meet the minimum requirements for storage, with at least 50% available inside the apartment.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. REPORT ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. INCORRECT FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND
Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN

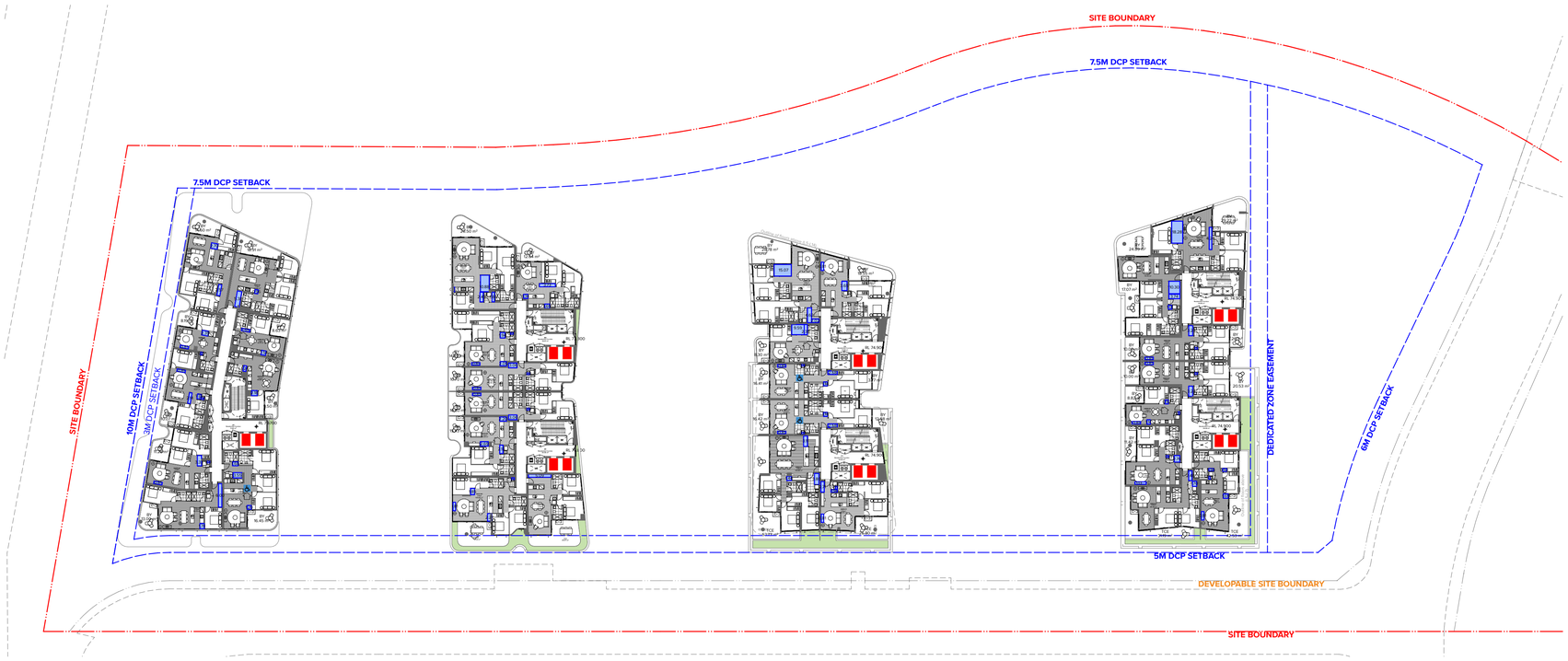
Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

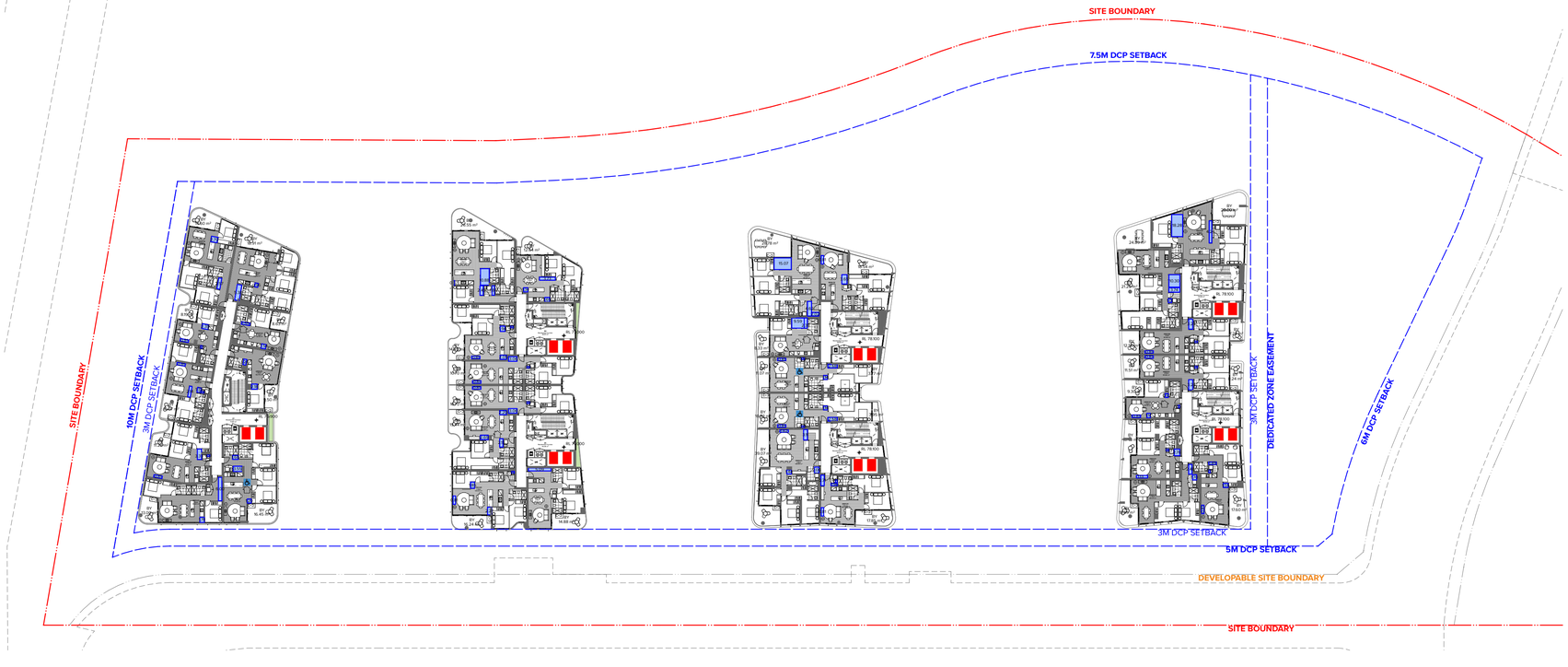
Drawing Title
Storage Diagrams
Storage Diagrams 03

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-760-130**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



01 Level 04



02 Typical Level 05 - 06

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Stage 1:
Stage 1 Total Units: 213

Total units with at least 100% of required storage located within apartment: 49

Total units with at least 50% of required storage located within apartment: 164

166 storage cages are available in the Stage 1 basement carpark with a typical or average volume of 5.1m^3

Stage 2:
Stage 2 Total Units: 231

Stage 2 total units with at least 100% of required storage located within apartment: 79

Stage 2 total units with at least 50% of required storage located within apartment: 152

259 storage cages are available in the Stage 2 basement carpark with a typical or average volume of 5.1m^3

Overall Site Summary:
Total Units: 444

Total units with at least 100% of required storage located within apartment: 128

Total units with at least 50% of required storage located within apartment: 316

425 storage cages are available in the basement carpark with a typical or average volume of 5.1m^3

All apartments meet the minimum requirements for storage, with at least 50% available inside the apartment.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. REPORT ANY DISCREPANCIES OR AMBIGUITIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



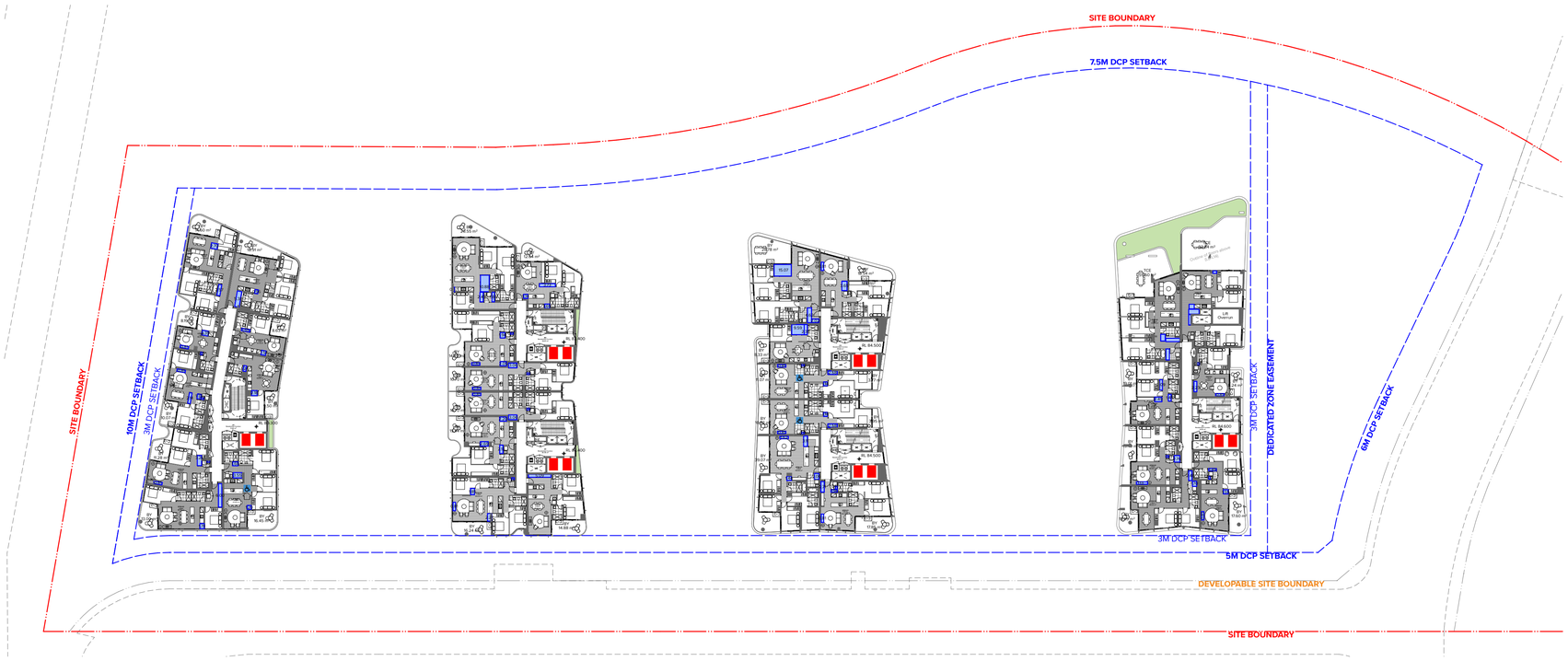
Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

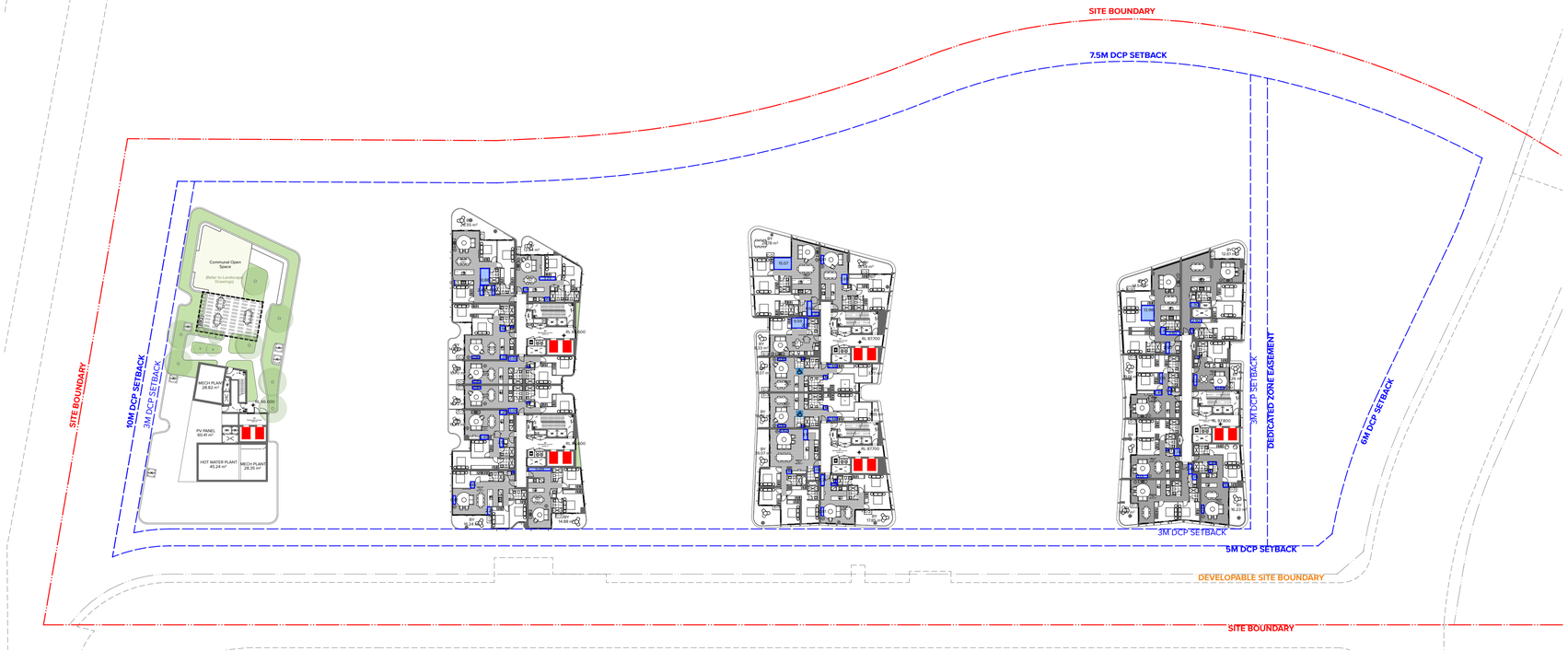
Drawing Title
Storage Diagrams
Storage Diagrams 04

Scale	Project No.		Drawn by	North
1:500 @A1, 50%@A3		21098	MB	
Status	Dwg No.		Rev	
For SSDA Submission		DA-760-140	01	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



01 Level 07



02 Level 08

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Stage 1:
Stage 1 Total Units: 213

Total units with at least 100% of required storage located within apartment: 49

Total units with at least 50% of required storage located within apartment: 164

166 storage cages are available in the Stage 1 basement carpark with a typical or average volume of 5.1m^3

Stage 2:
Stage 2 Total Units: 231

Stage 2 total units with at least 100% of required storage located within apartment: 79

Stage 2 total units with at least 50% of required storage located within apartment: 152

259 storage cages are available in the Stage 2 basement carpark with a typical or average volume of 5.1m^3

Overall Site Summary:
Total Units: 444

Total units with at least 100% of required storage located within apartment: 128

Total units with at least 50% of required storage located within apartment: 316

425 storage cages are available in the basement carpark with a typical or average volume of 5.1m^3

All apartments meet the minimum requirements for storage, with at least 50% available inside the apartment.

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. REPORT DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND
Site Controls
Site Boundary
Developable Site Boundary
DCP Setbacks
51.5m Height Plane
Natural Ground Line (Existing)

Carpark Spaces
Residential
Accesible Residential
Visitor Residential
Accesible Visitor Residential

KEYPLAN

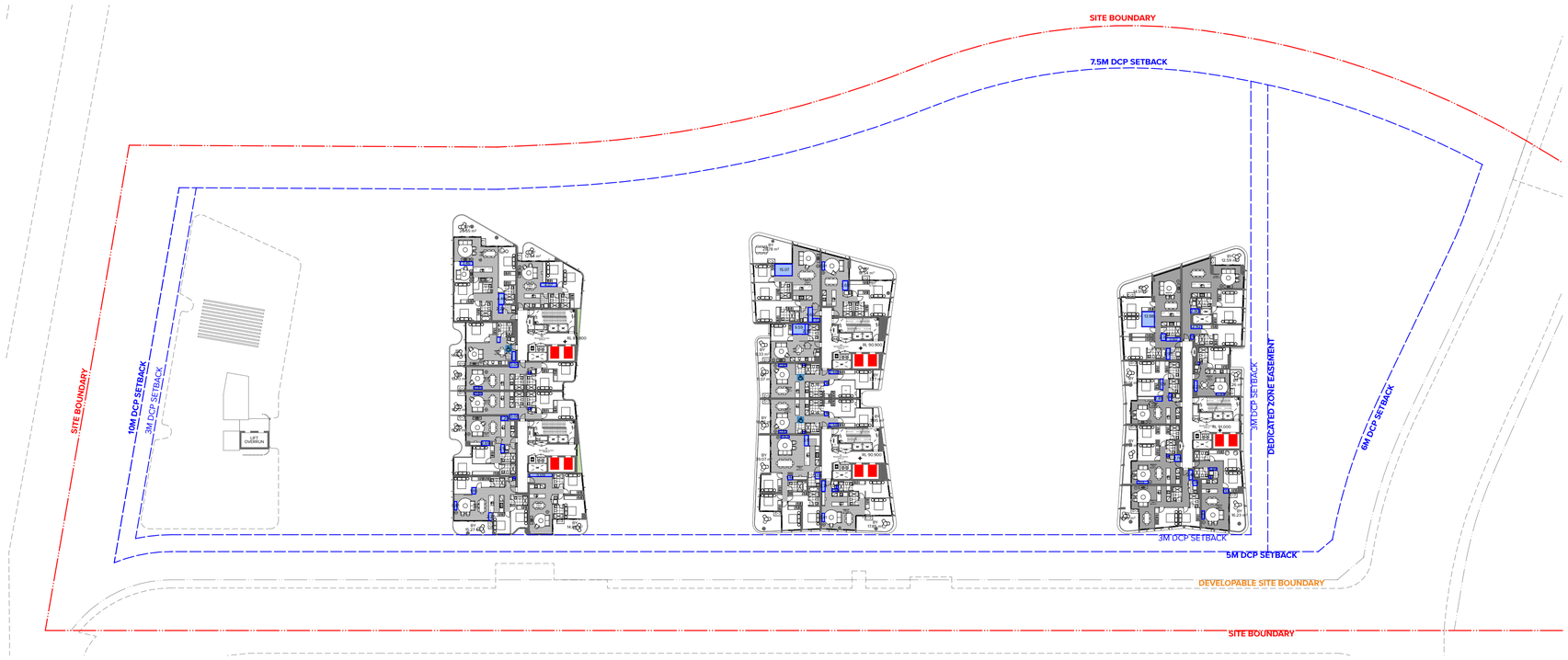
Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

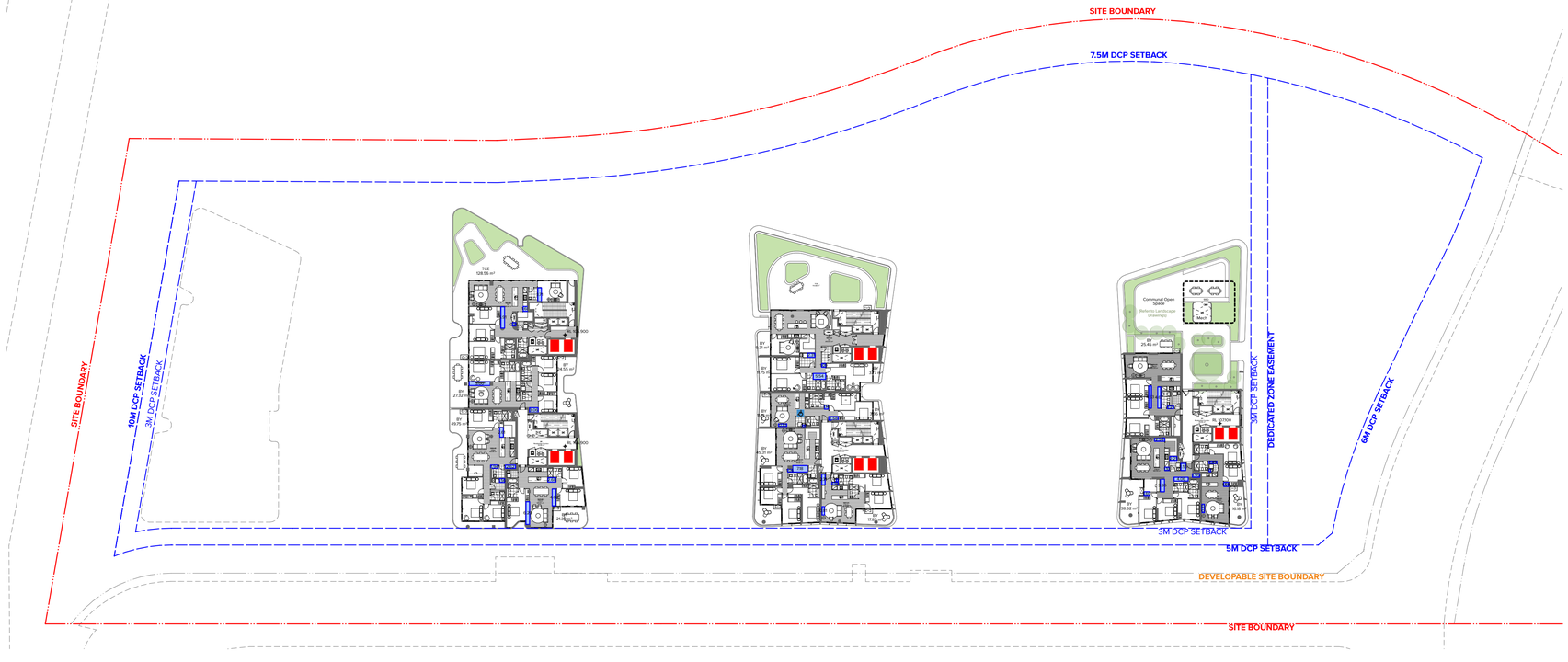
Drawing Title
Storage Diagrams
Storage Diagrams 05

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	MB	
Status	Dwg No.	Rev	
For SSDA Submission	DA-760-150	01	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



01 Typical Level 09-13



02 Level 14

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Stage 1:
Stage 1 Total Units: 213

Total units with at least 100% of required storage located within apartment: 49

Total units with at least 50% of required storage located within apartment: 164

166 storage cages are available in the Stage 1 basement carpark with a typical or average volume of 5.1m^3

Stage 2:
Stage 2 Total Units: 231

Stage 2 total units with at least 100% of required storage located within apartment: 79

Stage 2 total units with at least 50% of required storage located within apartment: 152

259 storage cages are available in the Stage 2 basement carpark with a typical or average volume of 5.1m^3

Overall Site Summary:
Total Units: 444

Total units with at least 100% of required storage located within apartment: 128

Total units with at least 50% of required storage located within apartment: 316

425 storage cages are available in the basement carpark with a typical or average volume of 5.1m^3

All apartments meet the minimum requirements for storage, with at least 50% available inside the apartment.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY CONTRACTOR. CONTRACTOR TO REPORT ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Storage Diagrams
Storage Diagrams 06

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	**21098**	**MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-760-160**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Apartment Storage Schedule

Apartment Storage Schedule		
Apartment Number	Apartment Type	Volume (Net)
1.01	3B+	7.18
1.02	3B	11.86
1.03	1B+	17.73
1.04	1B+	12.47
1.05	2B	4.23
1.06	2B	4.04
1.07	1B	9.76
1.08	3B	7.99
1.09	3B	5.12
1.10	1B	3.09
1.11	1B	3.09
1.12	1B+	3.42
1.13	3B	11.21
1.14	3B+	11.93
1.15	2B	7.02
1.16	2B	4.00
1.17	2B	4.00
1.18	3B	7.70
1.19	3B	10.07
1.20	2B	7.13
1.21	2B	4.91
1.22	2B	6.01
1.23	1B+	9.23
1.24	3B+	8.43
1.25	3B+	19.29
1.26	1B	10.97
1.27	2B+	4.11
1.28	2B+	4.11
1.29	1B	11.97
1.30	3B+	17.27
1.31	3B+	13.52
1.32	3B+	20.93
1.33	3B+	17.96
1.34	2B	4.02
1.35	1B	3.00
1.36	2B	4.18
1.37	2B	4.18
1.38	3B+	15.05
1.39	3B	6.20
1.40	2B+	12.15
1.41	2B+	10.32
1.42	3B	7.30
1.43	1B	3.03
2.01	3B+	7.18
2.02	3B	11.86
2.03	1B+	17.73
2.04	1B+	12.47
2.05	2B	4.23
2.06	2B	4.04
2.07	1B	9.76
2.08	3B	7.99
2.09	3B	5.12
2.10	1B	3.09
2.11	1B	3.09
2.12	1B+	3.42
2.13	3B	11.21
2.14	3B+	11.93
2.15	2B	7.02
2.16	2B	4.00
2.17	2B	4.00
2.18	3B	7.70
2.19	3B	10.07
2.20	2B	7.13
2.21	2B	4.91
2.22	2B	6.01
2.23	1B+	9.23
2.24	3B+	8.43
2.25	3B+	19.29
2.26	1B	10.97
2.27	2B+	4.11
2.28	2B+	4.11
2.29	1B	11.97
2.30	3B+	17.27
2.31	3B+	13.52
2.32	3B+	20.93
2.33	3B+	17.96
2.34	2B	4.02
2.35	1B	3.00
2.36	2B	4.18
2.37	2B	4.18
2.38	3B+	15.05
2.39	3B	6.20
2.40	2B+	12.15
2.41	2B+	10.32
2.42	3B	7.30
2.43	1B	3.03
3.01	3B	6.43
3.02	2B	7.78
3.03	2B	4.27
3.04	3B+	11.93
3.05	3B	5.27
3.06	3B	6.34
3.07	1B	3.09
3.08	1B+	3.42
3.09	3B	11.21
3.10	3B+	11.93
3.11	2B	7.02
3.12	2B	4.00
3.13	2B	4.00
3.14	2B+	4.93
3.15	2B+	12.65
3.16	2B	4.72
3.17	3B+	8.43
3.18	3B+	19.29
3.19	1B	10.97
3.20	2B+	4.11
3.21	2B+	4.11
3.22	1B	11.97
3.23	3B+	20.46
3.24	2B+	4.46
3.25	3B+	20.93
3.26	3B	17.96
3.27	2B	4.02
3.28	1B	3.00
3.29	2B	4.18
3.30	2B	4.18
3.31	3B+	15.05
3.32	2B	4.03
4.01	3B	6.43
4.02	2B	7.78
4.03	2B	4.27
4.04	2B	4.43
4.05	1B	3.29
4.06	3B	5.27
4.07	3B	6.34
4.08	1B	3.09
4.09	1B+	3.42
4.10	2B+	5.09
4.11	3B	5.06
4.12	2B	7.02
4.13	2B	4.00
4.14	2B	4.00
4.15	2B+	4.93
4.16	3B+	15.84
4.17	2B	6.76
4.18	2B+	4.79
4.19	4B	9.79
4.20	2B+	4.66
4.21	2B+	4.66
4.22	1B	11.97
4.23	3B+	21.71
4.24	2B+	4.46
4.25	2B+	4.46
4.26	2B+	4.18
4.27	2B	4.02
4.28	1B	3.00
4.29	2B	4.18
4.30	2B	4.18
4.31	3B+	15.05
4.32	3B	22.52
5.01	3B	6.43
5.02	2B	7.78
5.03	2B	4.27
5.04	2B	4.43
5.05	1B	3.29
5.06	3B	5.27
5.07	3B	6.34
5.08	1B	3.09
5.09	1B+	3.42
5.10	2B+	5.09
5.11	3B	5.06
5.12	2B	7.02
5.13	2B	4.00
5.14	2B	4.00
5.15	2B+	4.93
5.16	3B+	15.84
5.17	2B	6.76
5.18	2B+	4.79
5.19	4B	8.23
5.20	2B+	4.66
5.21	2B+	4.66
5.22	1B	11.97
5.23	3B+	21.71
5.24	2B+	4.46
5.25	2B+	4.02
5.26	2B+	4.18
5.27	2B	4.02
5.28	1B	3.00
5.29	2B	4.18
5.30	2B	4.18
5.31	3B+	15.05
5.32	3B	22.52
6.01	3B	6.43
6.02	2B	7.78
6.03	2B	4.27
6.04	2B	4.43
6.05	1B	3.29
6.06	3B	5.27
6.07	3B	6.34
6.08	1B	3.09
6.09	1B+	3.42
6.10	2B+	5.09
6.11	3B	5.06
6.12	2B	7.02
6.13	2B	4.00
6.14	2B	4.00
6.15	2B+	4.93
6.16	3B+	15.84
6.17	2B	6.76
6.18	2B+	4.79
6.19	4B	8.23
6.20	2B+	4.66
6.21	2B+	4.66
6.22	1B	11.97
6.23	3B+	21.71
6.24	2B+	4.46
6.25	2B+	4.02
6.26	2B+	4.18
6.27	2B	4.02
6.28	1B	3.00
6.29	2B	4.18
6.30	2B	4.18
6.31	3B	15.05
6.32	3B	22.52
7.01	3B	6.43
7.02	2B	7.78
7.03	2B	4.22
7.04	2B	4.43
7.05	1B	3.29
7.06	3B	5.27
7.07	3B	6.34
7.08	1B	3.09
7.09	1B+	3.42
7.10	2B+	5.09
7.11	3B	5.06
7.12	2B	7.02
7.13	2B	4.00
7.14	2B	4.00
7.15	2B+	4.93
7.16	3B+	15.84
7.17	2B	6.76
7.18	2B+	4.79
7.19	4B	8.23
7.20	2B+	4.66
7.21	2B+	4.66
7.22	1B	11.97
7.23	3B+	21.71
7.24	2B+	4.46
7.25	2B+	4.02
7.26	2B+	4.18
7.27	2B	4.02
7.28	2B+	6.03
7.29	3B+	8.80
7.30	3B	7.89
7.31	1B	3.40
8.01	2B+	5.09
8.02	3B	5.06
8.03	2B	7.02
8.04	2B	4.00
8.05	2B	4.00
8.06	2B+	4.93
8.07	3B+	15.84
8.08	2B	6.76
8.09	2B+	4.79
8.10	4B	8.23
8.11	2B+	4.66
8.12	2B+	4.66
8.13	1B	11.97
8.14	3B+	21.71
8.15	2B+	4.46
8.16	2B+	4.02
8.17	2B+	4.18
8.18	2B	4.02
8.19	2B+	6.03
8.20	3B+	22.78
8.21	3B+	6.92
8.22	1B	3.40
9.01	2B+	5.09
9.02	3B	5.06
9.03	2B	7.02
9.04	2B	4.00
9.05	2B	4.00
9.06	1B+	3.58
9.07	4B	10.08
9.08	2B+	4.07
9.09	2B+	4.79
9.10	4B	8.23
9.11	2B+	4.66
9.12	2B+	4.66
9.13	1B	11.97
9.14	3B+	21.71
9.15	2B+	4.46
9.16	2B+	4.02
9.17	2B+	4.18
9.18	2B	4.02
9.19	2B+	6.03
9.20	3B+	22.78
9.21	3B+	6.92
9.22	1B	3.40
10.01	2B+	5.09
10.02	3B	5.06
10.03	2B+	7.02
10.04	2B	4.00
10.05	2B	4.00
10.06	1B+	3.58
10.07	4B	10.08
10.08	2B+	4.07
10.09	2B+	4.79
10.10	4B	8.23
10.11	2B+	4.66
10.12	2B+	4.66
10.13	1B	11.97
10.14	3B+	21.71
10.15	2B+	4.46
10.16	2B+	4.02
10.17	2B+	4.18
10.18	2B	4.02
10.19	2B+	6.03
10.20	3B+	22.78
10.21	3B+	6.92
10.22	1B	3.40
11.01	2B+	5.09
11.02	3B	5.06
11.03	2B+	7.02
11.04	2B	4.00
11.05	2B	4.00
11.06	1B+	3.58
11.07	4B	10.08
11.08	2B+	4.07
11.09	2B+	4.79
11.10	4B	8.23
11.11	2B+	4.66
11.12	2B+	4.66
11.13	1B	11.97
11.14	3B+	21.71
11.15	2B+	4.46
11.16	2B+	4.02
11.17	2B+	4.18
11.18	2B	4.02
11.19	2B+	6.03
11.20	3B+	22.78
11.21	3B+	6.92
11.22	1B	3.40
12.01	2B+	5.09
12.02	3B	5.06
12.03	2B+	7.02
12.04	2B	4.00
12.05	2B	4.00
12.06	1B+	3.58
12.07	4B	10.08
12.08	2B+	4.07
12.09	2B+	4.79
12.10	4B	8.23
12.11	2B+	4.66
12.12	2B+	4.66
12.13	1B	11.97
12.14	3B+	21.71
12.15	2B+	4.46
12.16	2B+	4.02
12.17	2B+	4.18
12.18	2B	4.02
12.19	2B+	6.03
12.20	3B+	22.78
12.21	3B+	6.92
12.22	1B	3.40
13.01	2B+	5.09
13.02	3B	5.06
13.03	2B	7.02
13.04	2B	4.00
13.05	2B	4.00
13.06	1B+	3.58
13.07	4B	10.08
13.08	2B+	4.07
13.09	2B+	4.79
13.10	4B	8.23
13.11	2B+	4.66
13.12	2B+	4.66
13.13	1B	11.97
13.14	3B+	21.71
13.15	2B+	4.46
13.16	2B+	4.02
13.17	2B+	4.18
13.18	2B	4.02
13.19	2B+	6.03
13.20	3B+	22.78
13.21	3B+	6.92
13.22	1B	3.40
14.01	3B+	13.65
14.02	4B	8.73
14.03	4B	6.06
14.04	PH	12.16
14.05	2B+	4.79
14.06	4B	8.24
14.07	2B+	4.66
14.08	PH	8.94
14.09	2B+	4.02
14.10	3B+	19.92
14.11	4B	10.41
G.01	3B	11.86
G.02	1B+	17.73
G.03	1B+	12.47
G.04	2B	4.23
G.05	2B	4.04
G.06	1B	9.76
G.07	3B	7.99
G.08	3B	5.12
G.09	1B	3.09
G.10	1B	3.09
G.11	1B	3.27
G.12	1B+	10.37
G.19	1B	9.70
G.20	3B+	8.74
G.21	3B	7.43
G.22	1B	11.97
G.23	3B+	17.27
G.24	3B+	13.52
G.25	1B+	3.54
G.26	1B	8.42
G.27	3B	5.05
G.28	1B+	16.94
G.29	3B+	11.22
G.30	3B	15.05
G.31	TH_DOWN	10.32
G.32	3B	7.30
G.33	1B	6.06
G.34	2B	22.53
LG.01	3B	11.86
LG.02	1B+	17.73
LG.03	1B+	12.47
LG.04	2B	4.23
LG.05	2B	4.04
LG.06	1B	9.76
LG.07	3B	7.99
LG.08	3B	5.12
LG.09	TH UP	4.53
LG.09	TH_Low	14.72
LG.10	TH DOWN	9.59
LG.10	TH UP	4.53
LG.11	TH DOWN	9.59
LG.11	TH UP	4.53
LG.12	2B	4.91
LG.13	3B	11.87
LG.14	1B+	11.97
LG.15	4B	17.27
LG.16	2B+	5.58
LG.17	2B+	8.48
LG.18	TH_Up	11.33
LG.19	TH_DOWN	18.34
LG.20	TH_DOWN	18.34
LG.21	TH_DOWN	10.32
LG.22	3B	7.30

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Storage Diagrams
Storage Schedule

Scale @A1, 50%@A3
Project No. **21098**
Drawn by **MB**
North
Status For SSDA Submission
Dwg No. **DA-760-170**
Rev **01**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

MEMORIAL AVENUE
UR0VEE66O3
NSW 28/07/25

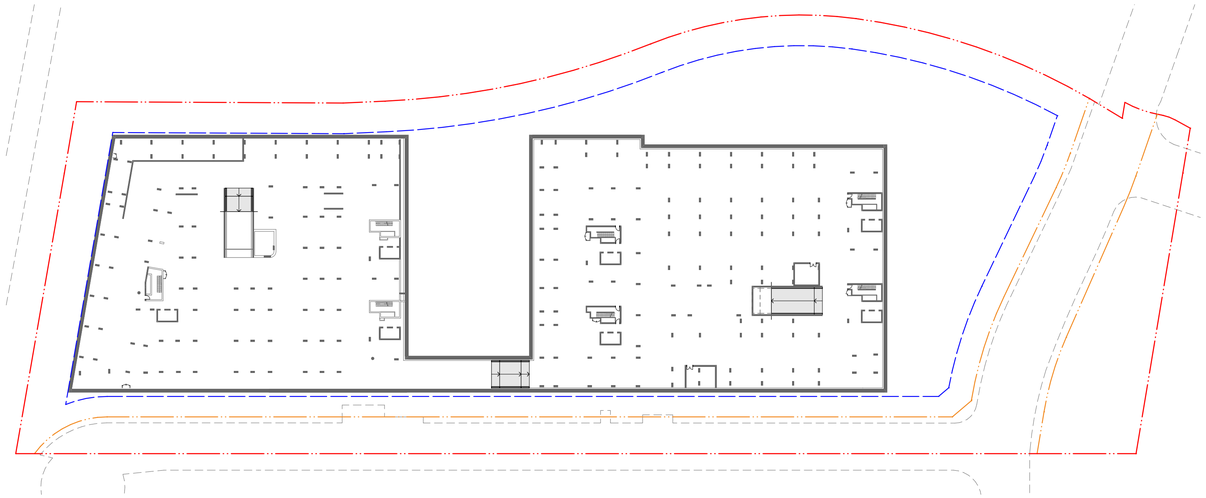
NATIONWIDE HOUSE ENERGY RATING SCHEME

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	40 Memorial Avenue, Bellavista, NSW, 2153

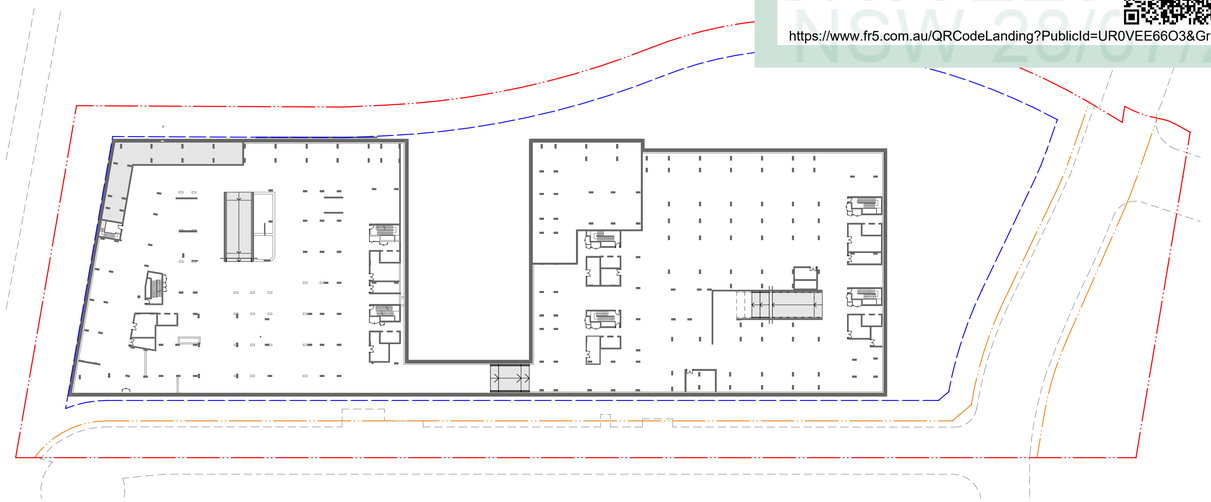
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



1 Basement 02

Building A - 0m²
Building B - 0m²
Building C - 0m²
Building D - 0m²

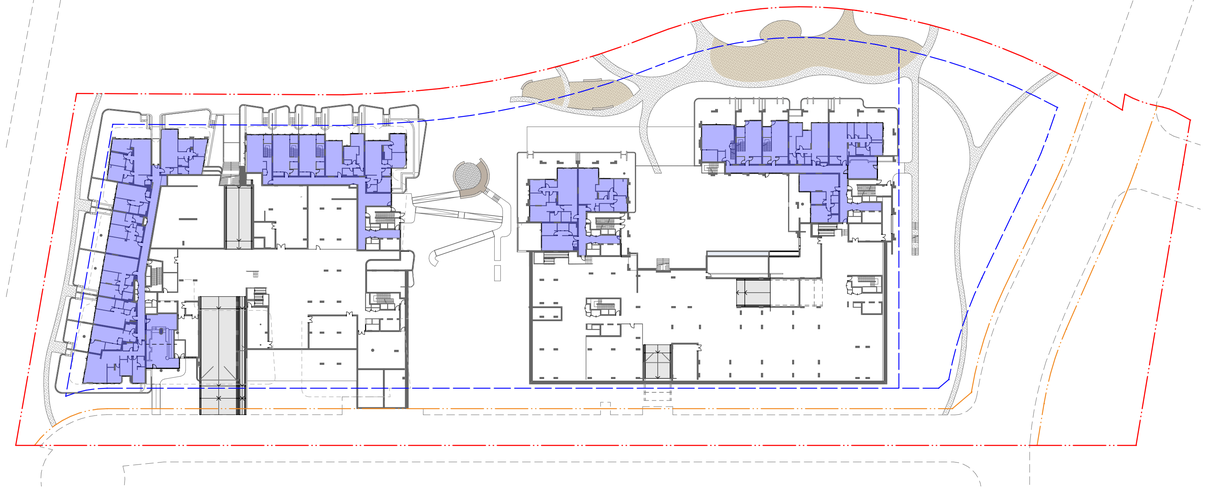
Total GFA - 0m²



2 Basement 01

Building A - 0m²
Building B - 0m²
Building C - 0m²
Building D - 0m²

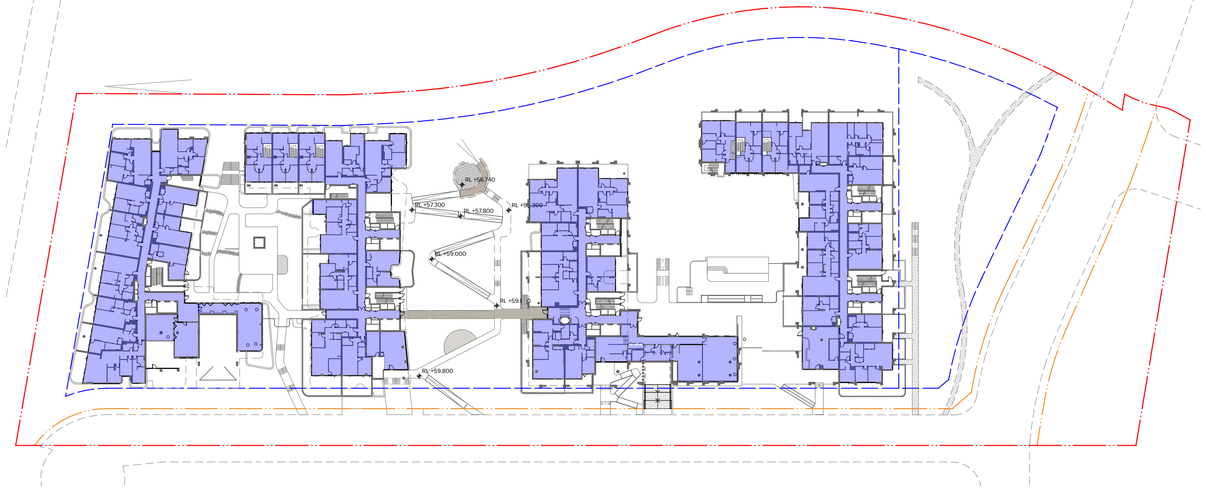
Total GFA - 0m²



3 Lower Ground Level

A	892.73
B	503.25
C	344.52
D	655.71

2396.21 m²



4 Ground Level

A	1229.70
B	1122.78
C	1149.41
D	1344.85

4846.74 m²

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Residential
Non-Residential

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GFA Diagrams
GFA Diagrams 01

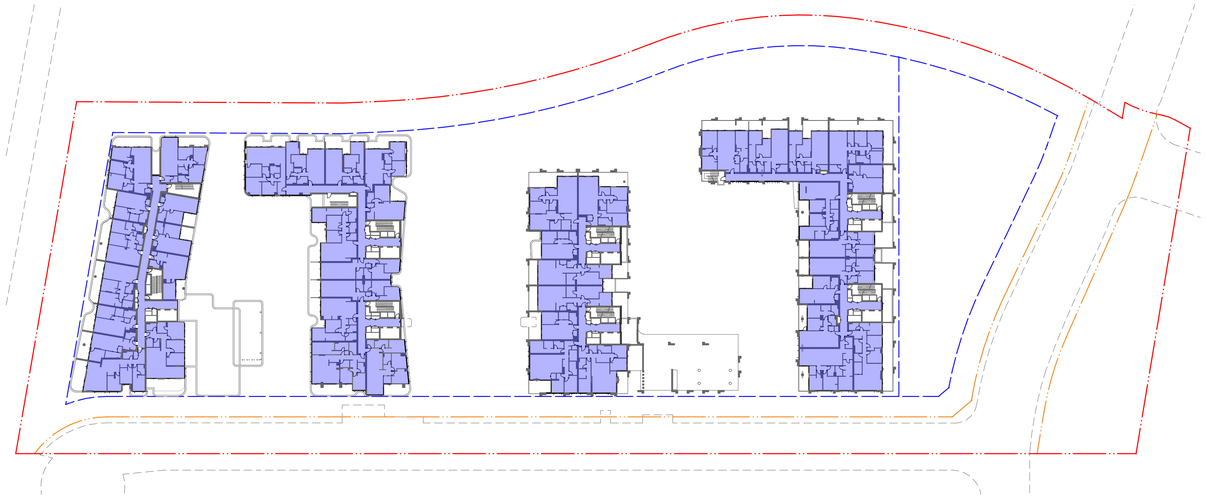
Scale: 1:1 @A1, 50%@A3
Status: For SSDA Submission
Project No.: 21098
Dwg No.: DA-770-110
Drawn by: OW/MB
Rev: 01
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

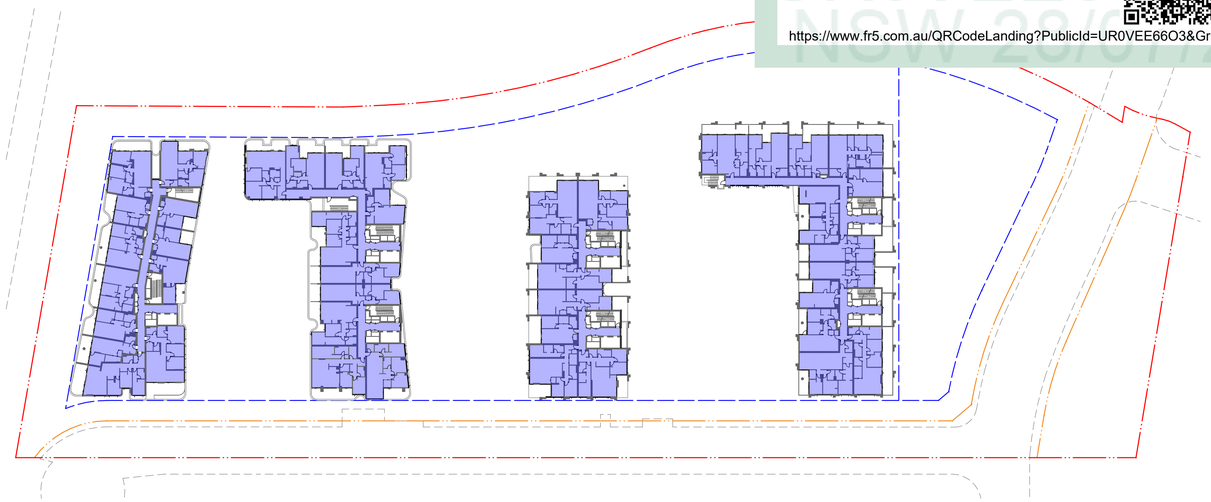
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



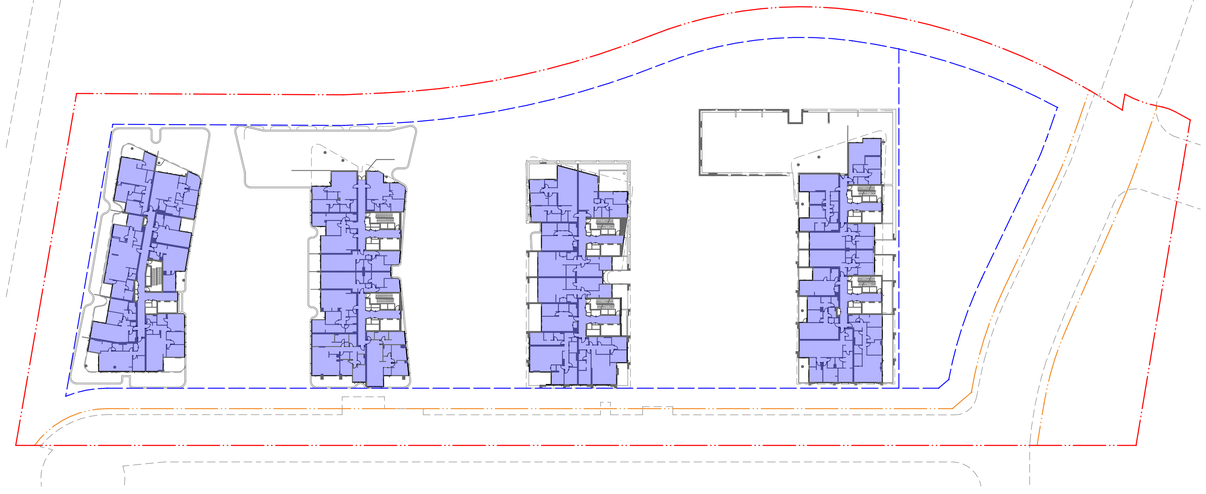
1 Level 01

A	1153.13
B	1217.03
C	916.86
D	1316.82
	4603.84 m²



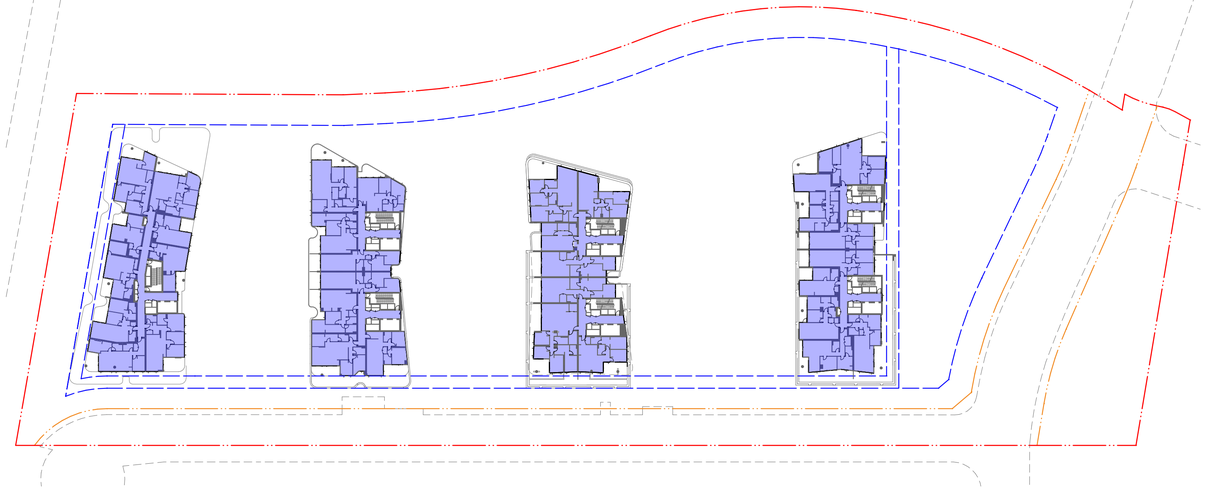
2 Level 02

A	1153.13
B	1216.58
C	916.86
D	1316.82
	4603.39 m²



3 Level 03

A	905.99
B	887.72
C	887.99
D	855.12
	3536.82 m²



4 Level 04

A	904.90
B	871.53
C	810.49
D	828.77
	3415.69 m²

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Residential
Non-Residential

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

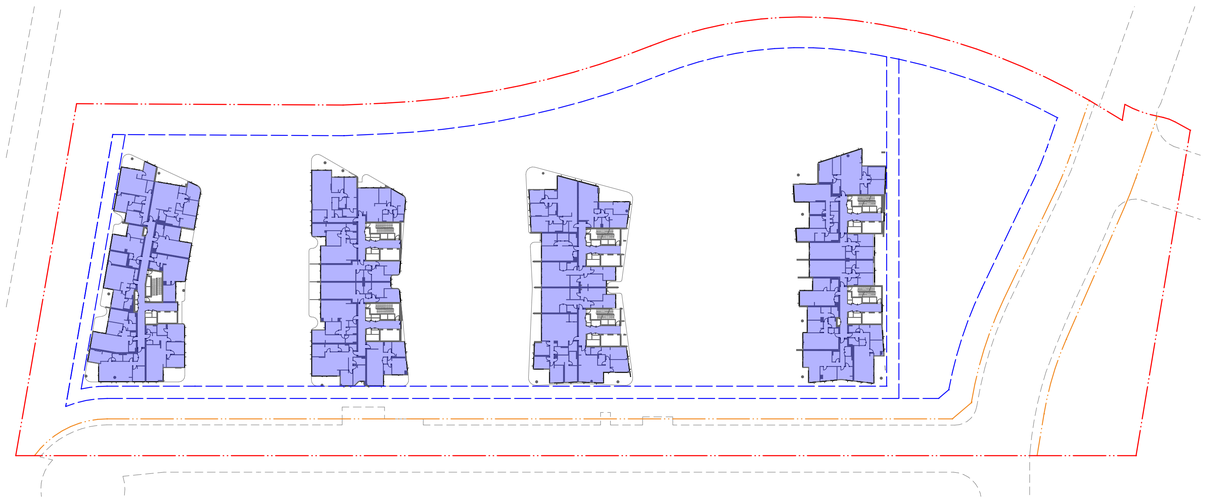
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GFA Diagrams
GFA Diagrams 02

Scale 1:1 @A1, 50%@A3
Status For SSDA Submission
Project No. 21098
Dwg No. DA-770-120
Drawn by OW/MB
Rev 01
North

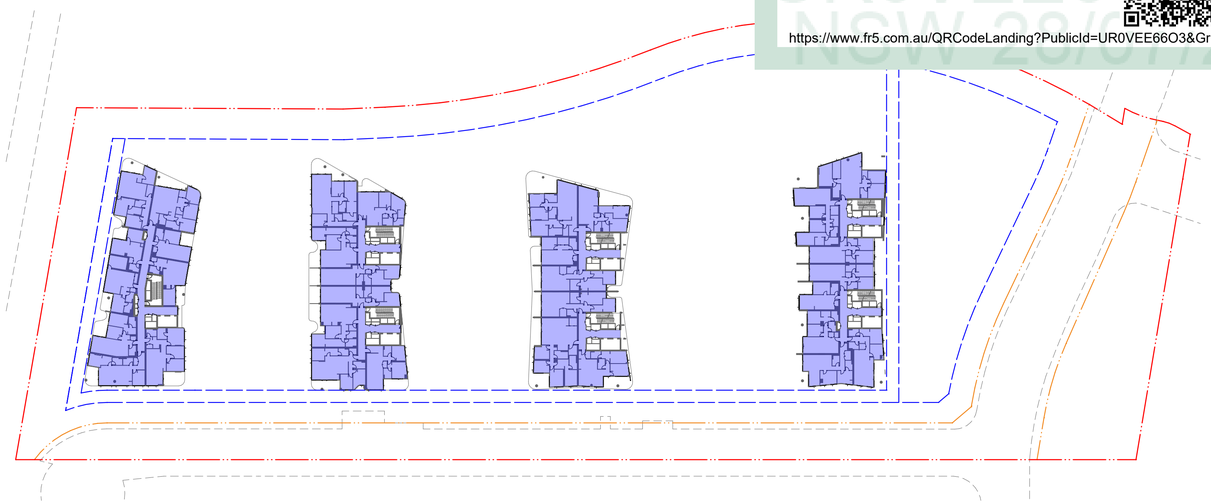
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



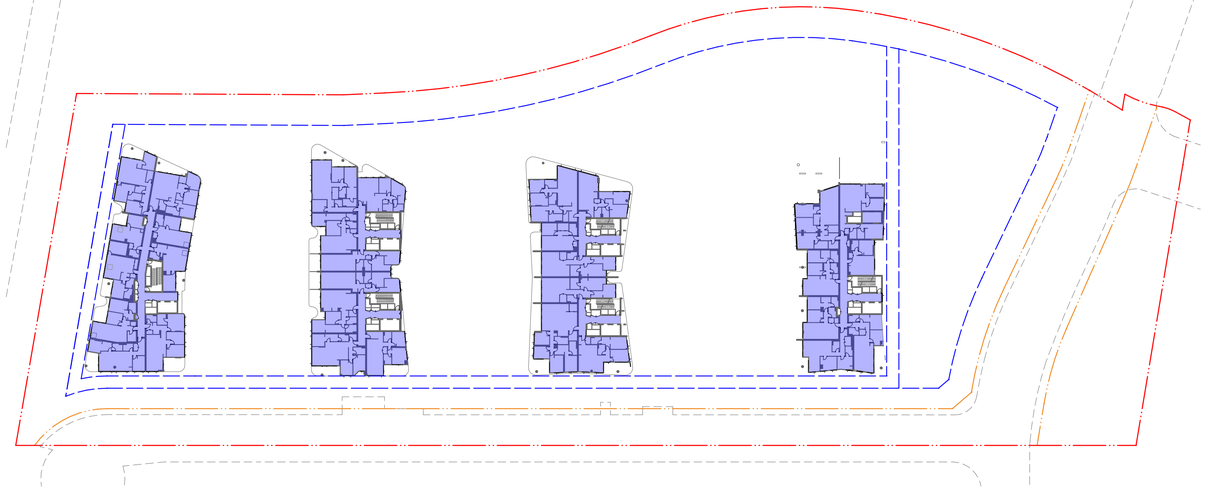
1 Level 05

A	904.90
B	871.53
C	809.39
D	830.50
	3416.32 m²



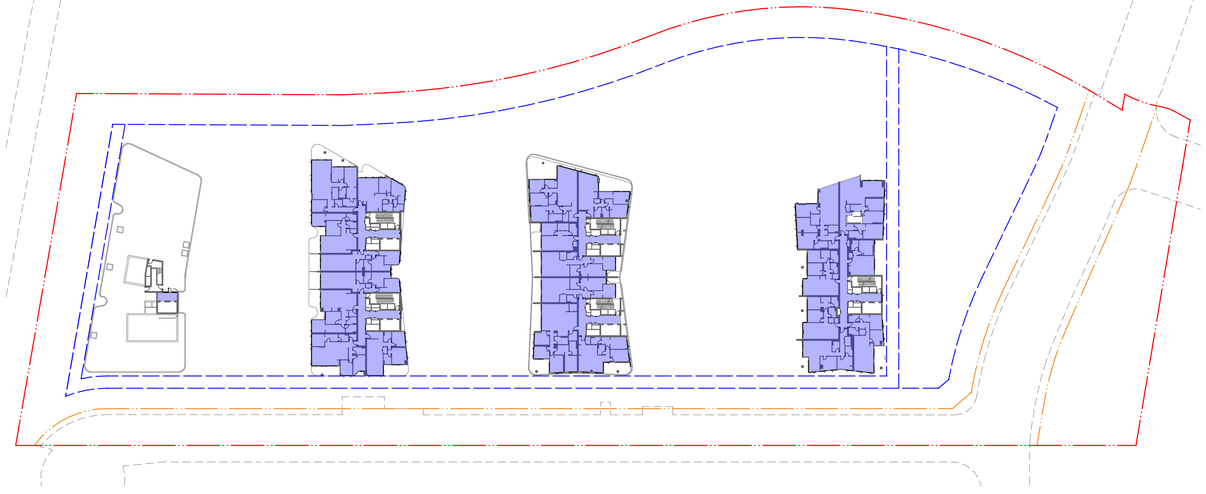
2 Level 06

A	904.90
B	871.53
C	809.39
D	830.50
	3416.32 m²



3 Level 07

A	904.90
B	871.53
C	809.39
D	764.12
	3349.94 m²



4 Level 08

A	9.70
B	871.53
C	809.39
D	779.60
	2470.22 m²

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Residential
Non-Residential

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GFA Diagrams
GFA Diagrams 03

Scale 1:1 @A1, 50%@A3
Status For SSDA Submission
Project No. **21098**
Dwg No. **DA-770-130**
Drawn by **OW/MB**
Rev **01**
North

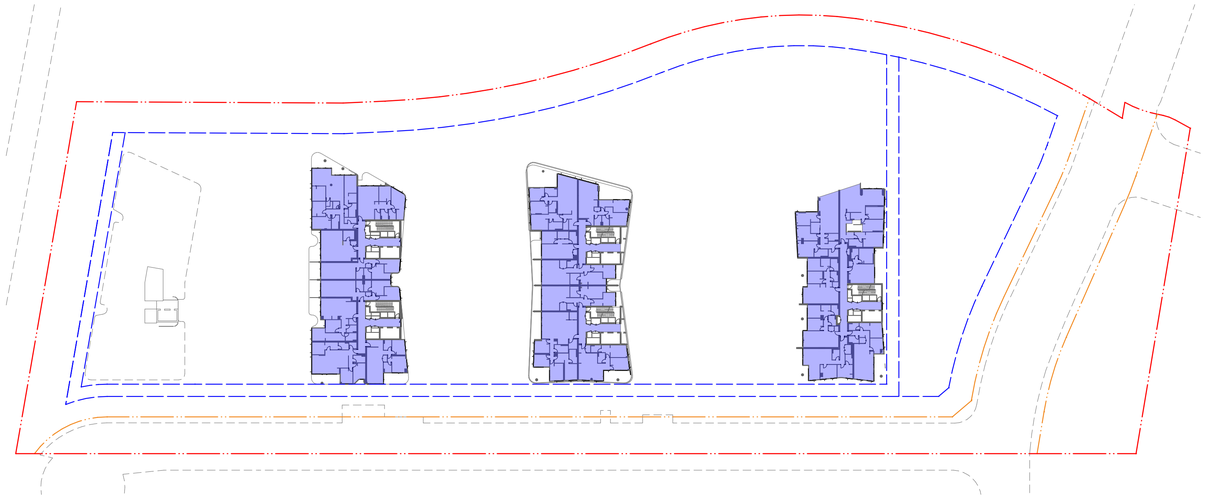
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

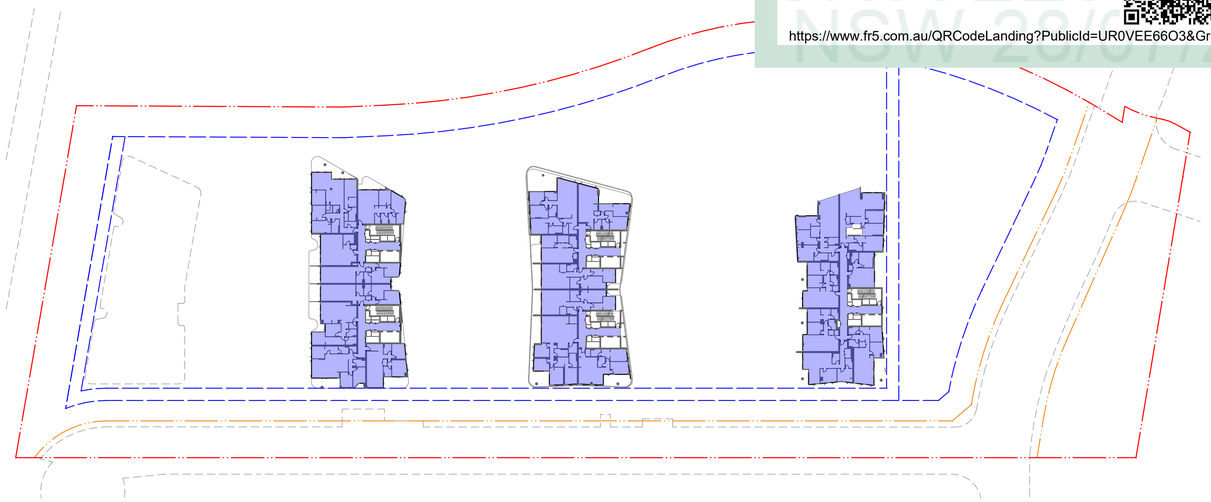
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



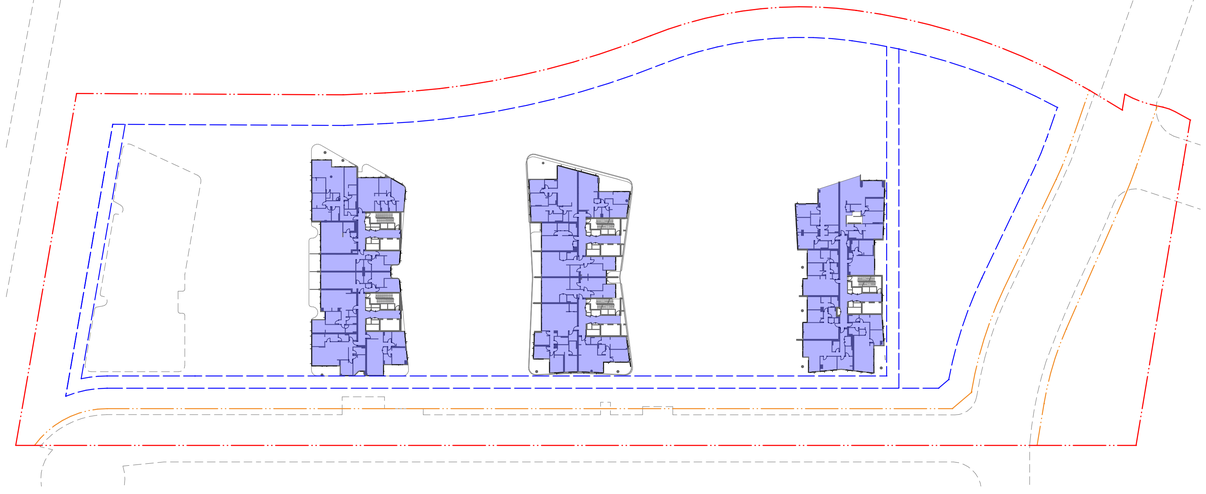
1 Level 09

B	871.55
C	809.39
D	779.60
	2460.54 m²



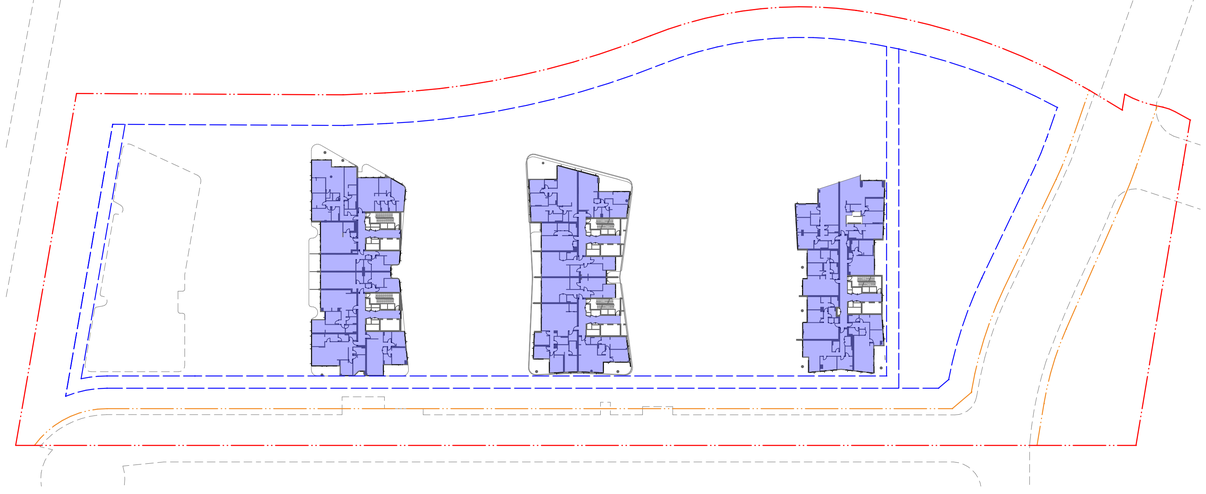
2 Level 10

B	871.55
C	809.39
D	779.60
	2460.54 m²



3 Level 11

B	871.55
C	809.39
D	779.60
	2460.54 m²



4 Level 12

B	871.55
C	809.39
D	779.60
	2460.54 m²

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Residential
Non-Residential

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GFA Diagrams
GFA Diagrams 04

Scale: 1:1 @A1, 50%@A3
Status: For SSDA Submission
Project No.: 21098
Dwg No.: DA-770-140
Drawn by: OW/MB
Rev: 01
North

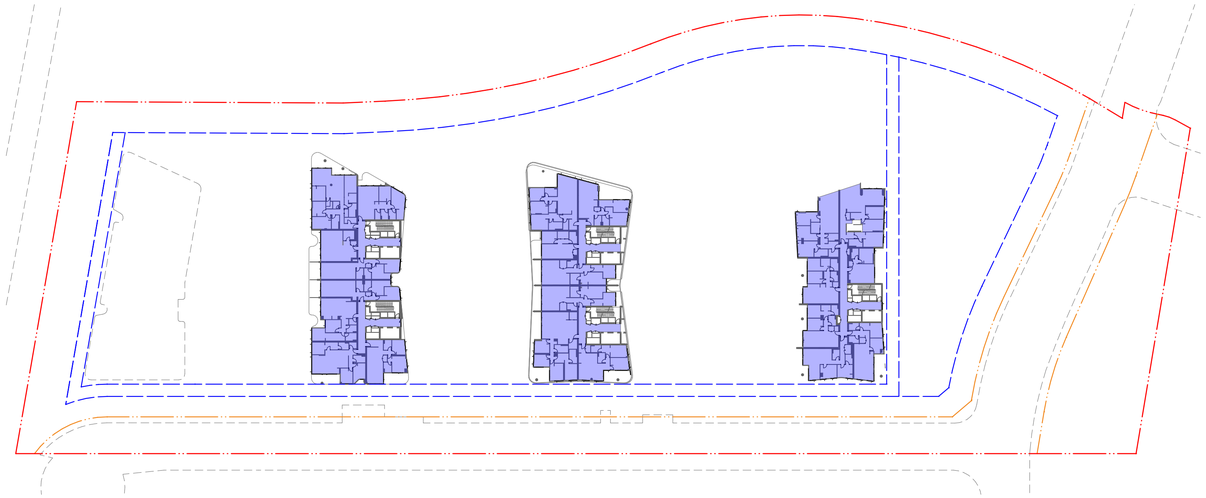
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

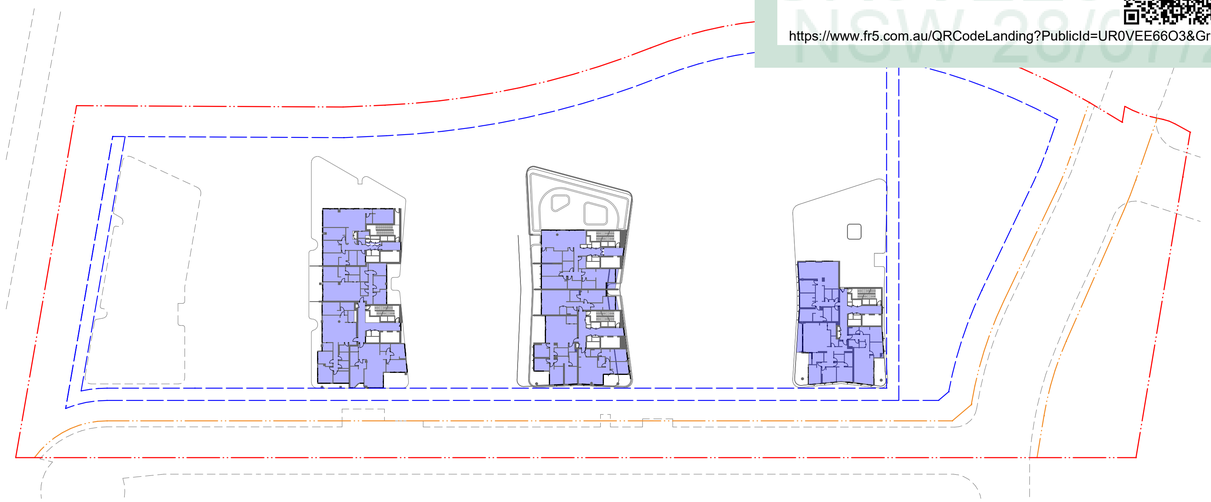
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



1 **Level 13**

B	871.55
C	809.39
D	779.60
	2460.54 m²



2 **Level 14**

B	651.46
C	586.29
D	445.07
	1682.82 m²

TOTAL GFA - 50,041.01m²

TOTAL SITE AREA - 25,569m²

FSR - 1.95:1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Residential
Non-Residential

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GFA Diagrams
GFA Diagrams 05

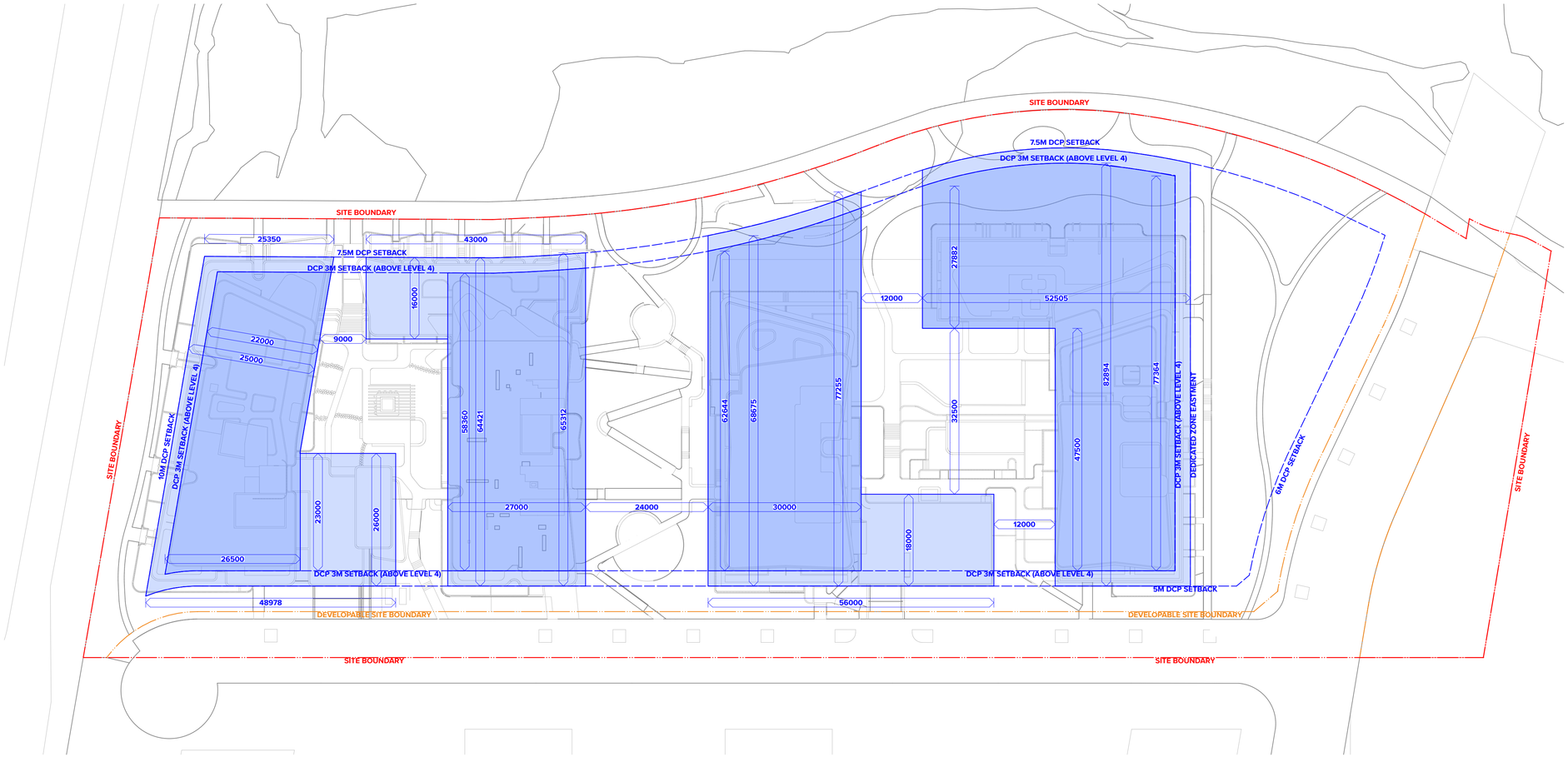
Scale	Project No.	Drawn by	North
1:1 @A1, 50%@A3	**21098**	**OW/MB**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-770-150**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CONSTRUCTION FOR INFORMATION ON CIVIL, PC, AND BMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GBA / Envelope Diagrams
BEA Diagram

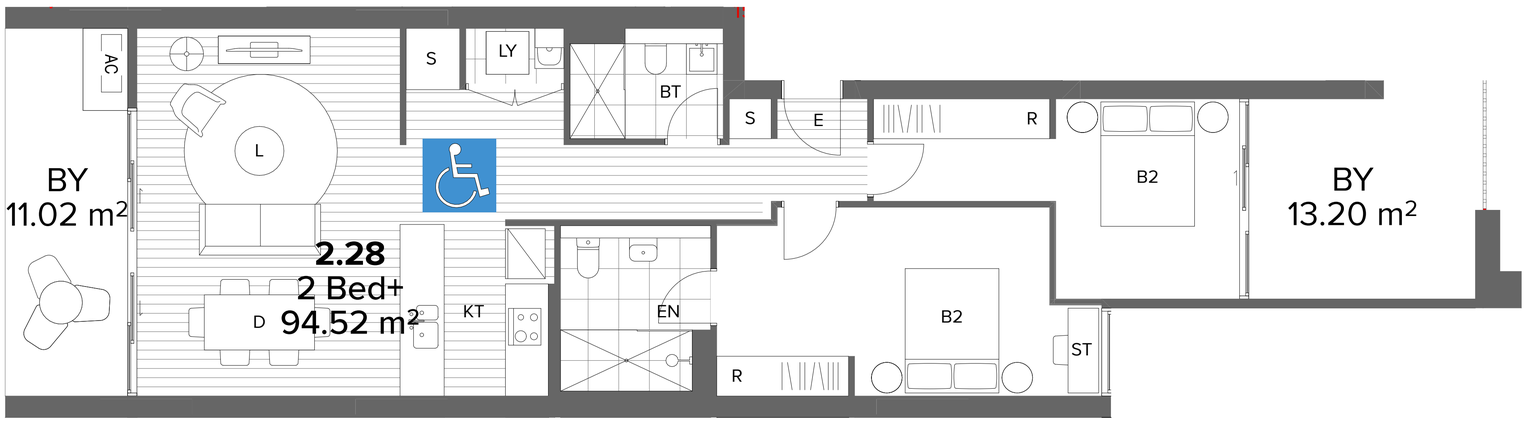
Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-780-100	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

ADAPTABLE APARTMENTS

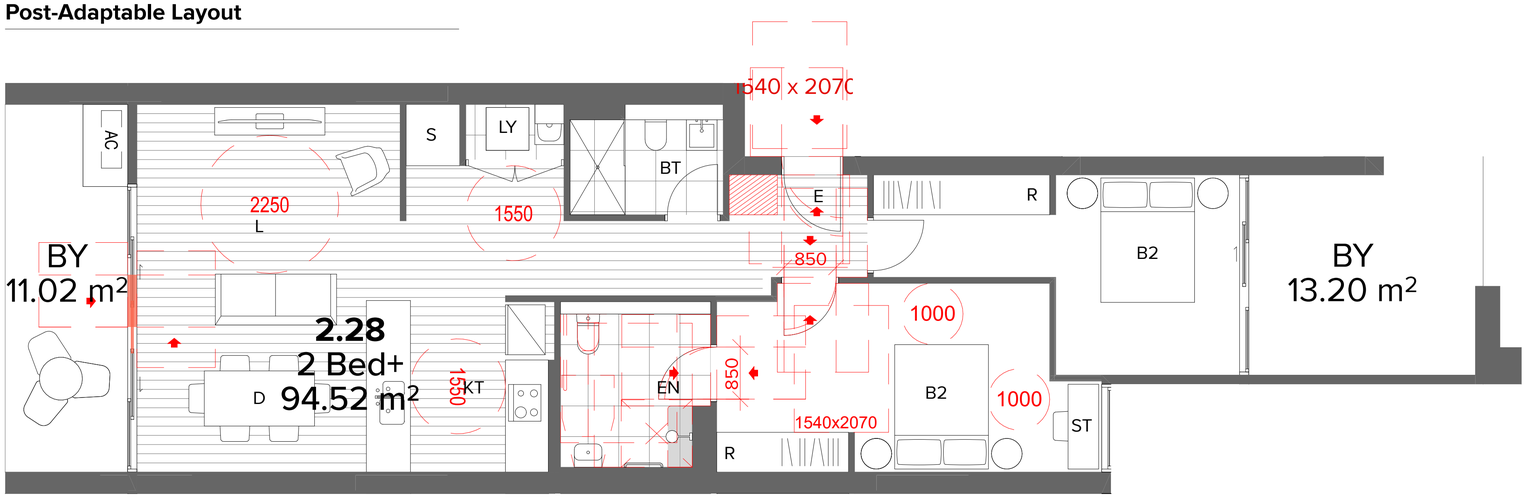
Pre-Adaptable Layout



2 Bed+ Unit
Number of units = 6

1.27	1.28	2.27	2.28	3.20	3.21

Post-Adaptable Layout



Certificate No. # UR0VEE66O3

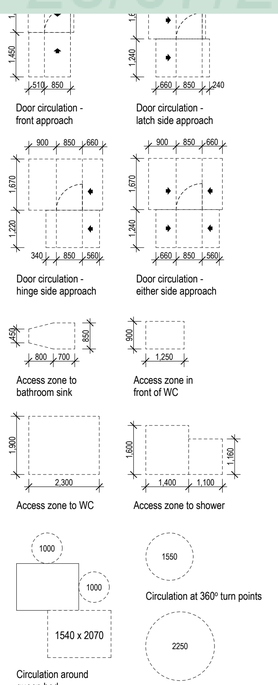
Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

DA Ref.

NOTE 1
NOTE 2
NOTE 3
NOTE 4 CIRCULATION AREA
NOTE 5 PROVIDE CONTINUOUS WATERPROOFING + TILING + FALLS UNDER AND BEHIND WALL TO ALLOW FOR FUTURE WALL REMOVAL. NO SERVICES TO BE CONTAINED WITHIN THIS WALL
NOTE 6 CURRENT FLOOR WASTE TO BE BUILT TO SUIT POST ADAPTATION REQUIREMENTS
NOTE 7 SLAB SET-DOWN TO BATHROOM AND LAUNDRY TO ACHIEVE A LEVEL PATH OF TRAVEL AND APPROPRIATE FALLS TO WASTE (COMPLIANT WITH AS4299)
NOTE 8 REINFORCEMENT OF WALLS FOR FIXTURES AND FITTINGS IN ACCORDANCE WITH AS4299
NOTE 9 SHOWER SCREEN LOCATED WITHIN U-CHANNEL, SILICON FIXED TO ENSURE EASY REMOVABILITY
NOTE 10 ALLOW FOR PROVISION OF 1 X DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND LAUNDRY IN ACCORDANCE WITH AS4299
NOTE 11 PROVIDE CONTINUOUS FLOOR FINISH UNDER ALL JOINERY TO ALLOW FOR FUTURE JOINERY CHANGES
NOTE 12 CAPPED OFF KITCHEN SERVICES FOR SINK POST ADAPTATION
NOTE 13 EXTENT OF WALL TO BE REMOVED FOR ACCESSIBLE KITCHEN FITTINGS, FIXTURES AND CIRCULATION AREA
NOTE 14 SECTION OF JOINERY BELOW BENCHTOP REMOVED TO PROVIDE 800-850 CLEAR WIDTH ADJUSTABLE BENCHTOP (REFER TO POST-ADAPTATION KITCHEN LAYOUT)
NOTE 15 ADJUSTABLE MICROWAVE SHELF OVER BENCH IN ACCORDANCE WITH AS4299
NOTE 16 DISHWASHER DRAWER UNDERNEATH MICROWAVES FOR POST ADAPTATION LAYOUT
NOTE 17 ALLOW FOR PROVISION OF 1 X DOUBLE GPO WITHIN 300mm OF FRONT KITCHEN WORK FOR POST ADAPTATION (COMPLIANT WITH AS4299)
NOTE 18 ENSURE AT LEAST ONE DOOR TO BALCONY FROM LIVING HAS AN 850mm CLEAR OPENING
NOTE 19 PROVIDE LEVEL FINISH TO BALCONY IN POST-ADAPTATION
NOTE 20 PROVIDE DECAL 600-730mm ABOVE FINISHED FLOOR LEVEL TO FULL HEIGHT GLAZING IN POST ADAPTATION (COMPLIANT WITH AS1428.1)
NOTE 21 BATHROOM LAYOUT DESIGNED FOR POD CONSTRUCTION, POST ADAPTATION WILL REQUIRE BUILD ON SITE AND WATERPROOFING REAPPLICATION



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
2Bed Apartments 01 - Adaptable

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-810-110**	**01**	

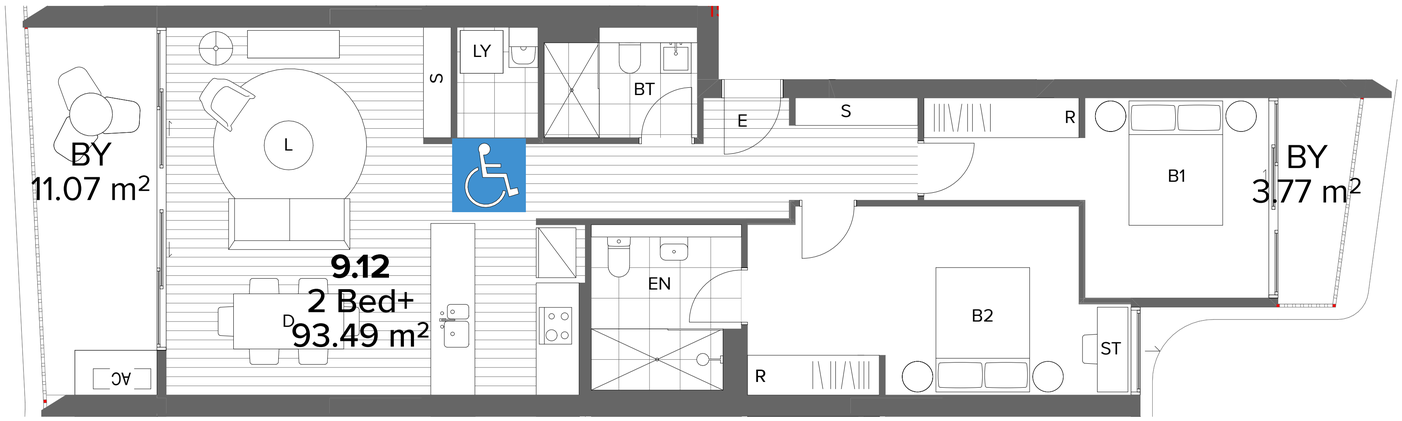
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

ADAPTABLE APARTMENTS

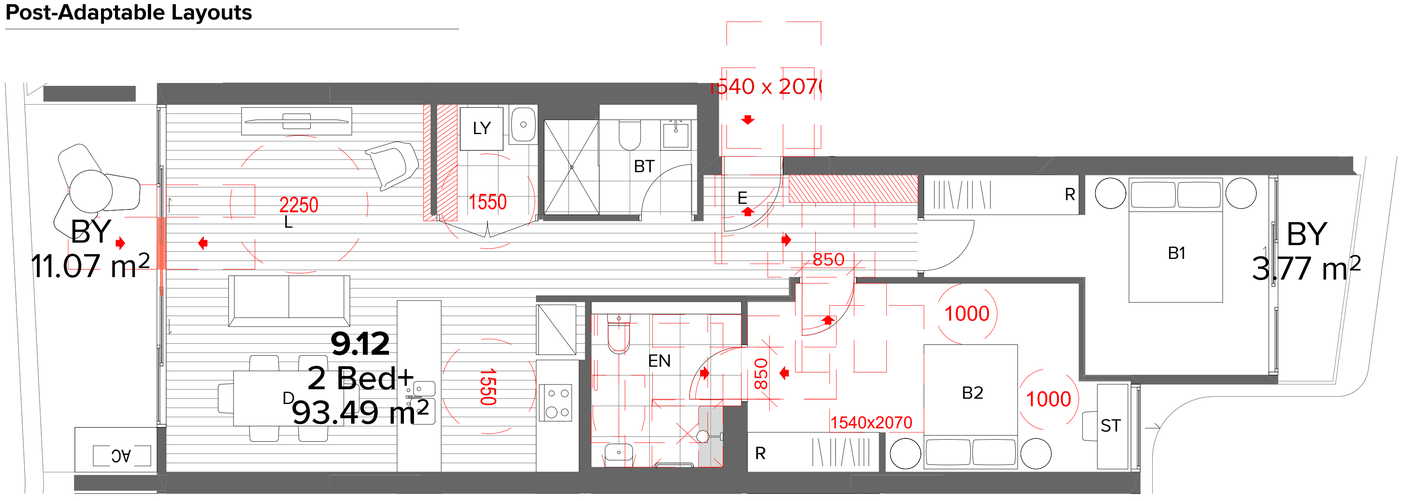
Pre-Adaptable Layout



2 Bed+ Unit
Number of units = 21

4.20	**4.21**	**5.20**	**5.21**	**6.20**	**6.21**	**7.20**	**7.21**
8.11	**8.12**	**9.11**	**9.12**	**10.11**	**10.12**	**11.11**	**11.12**
12.11	**12.12**	**13.11**	**13.12**	**14.07**			

Post-Adaptable Layouts



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
2Bed Apartments 02 - Adaptable

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-810-120**	**01**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

DA Ref.

NOTE 1

NOTE 2

NOTE 3

NOTE 4 RISER EXTENSION TO BE PROVIDED CLEAR OF CIRCULATION AREA

NOTE 5 PROVIDE CONTINUOUS WATERPROOFING + TILING + FALLS UNDER AND BEHIND WALL TO ALLOW FOR FUTURE WALL REMOVAL. NO SERVICES TO BE CONTAINED WITHIN THIS WALL

NOTE 6 CURRENT FLOOR WASTE TO BE BUILT TO SUIT POST ADAPTATION REQUIREMENTS

NOTE 7 SLAB SET-DOWN TO BATHROOM AND LAUNDRY TO ACHIEVE A LEVEL PATH OF TRAVEL AND APPROPRIATE FALLS TO WASTE (COMPLIANT WITH AS4299)

NOTE 8 REINFORCEMENT OF WALLS FOR FIXTURES AND FITTINGS IN ACCORDANCE WITH AS4299

NOTE 9 SHOWER SCREEN LOCATED WITHIN U-CHANNEL, SILICON FIXED TO ENSURE EASY REMOVABILITY

NOTE 10 ALLOW FOR PROVISION OF 1 X DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND LAUNDRY IN ACCORDANCE WITH AS4299

NOTE 11 PROVIDE CONTINUOUS FLOOR FINISH UNDER ALL JOINERY TO ALLOW FOR FUTURE JOINERY CHANGES

NOTE 12 CAPPED OFF KITCHEN SERVICES FOR SINK POST ADAPTATION

NOTE 13 EXTENT OF WALL TO BE REMOVED FOR ACCESSIBLE KITCHEN FITTINGS, FIXTURES AND CIRCULATION AREA

NOTE 14 SECTION OF JOINERY BELOW BENCHTOP REMOVED TO PROVIDE 800-850 CLEAR WIDTH ADJUSTABLE BENCHTOP (REFER TO POST-ADAPTATION KITCHEN LAYOUT)

NOTE 15 ADJUSTABLE MICROWAVE SHELF OVER BENCH IN ACCORDANCE WITH AS4299

NOTE 16 DISHWASHER DRAWER UNDERNEATH MICROWAVES FOR POST ADAPTATION LAYOUT

NOTE 17 ALLOW FOR PROVISION OF 1 X DOUBLE GPO WITHIN 300mm OF FRONT KITCHEN WORK FOR POST ADAPTATION (COMPLIANT WITH AS4299)

NOTE 18 ENSURE AT LEAST ONE DOOR TO BALCONY FROM LIVING HAS AN 850mm CLEAR OPENING

NOTE 19 PROVIDE LEVEL FINISH TO BALCONY IN POST-ADAPTATION

NOTE 20 PROVIDE DECAL 600-730mm ABOVE FINISHED FLOOR LEVEL TO FULL HEIGHT GLAZING IN POST ADAPTATION (COMPLIANT WITH AS1428.1)

NOTE 21 BATHROOM LAYOUT DESIGNED FOR POD CONSTRUCTION, POST ADAPTATION WILL REQUIRE BUILD ON SITE AND WATERPROOFING REAPPLICATION

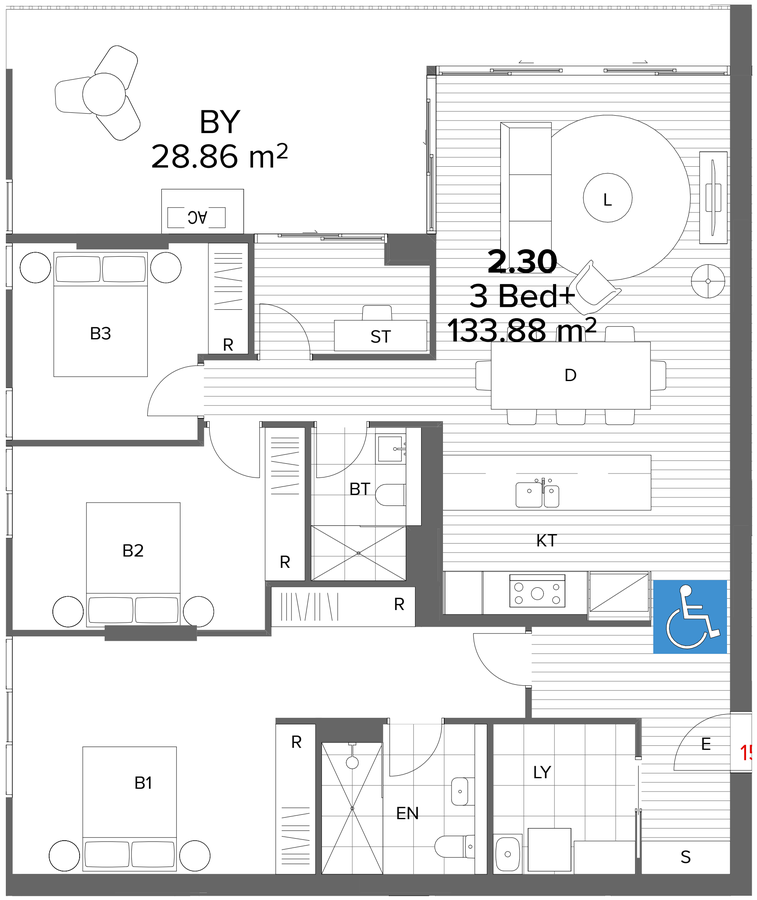


Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

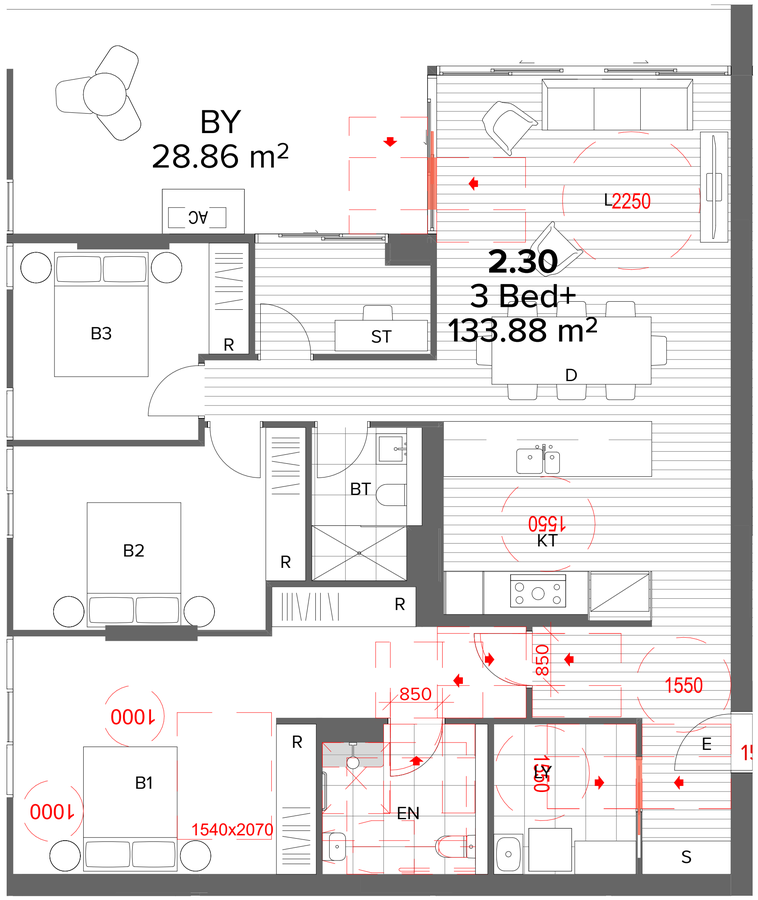
Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

ADAPTABLE APARTMENTS

Pre-Adaptable Layouts



Post-Adaptable Layouts

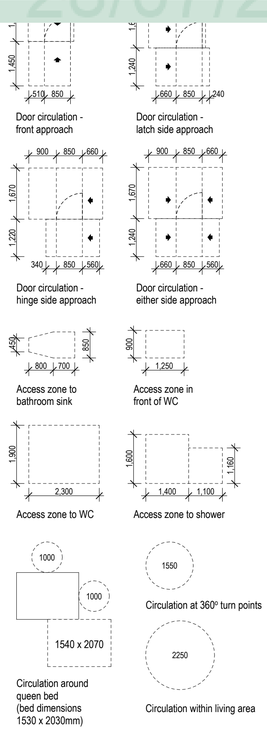


3 Bed Unit
Number of units = 4

LG.15 G.23 1.30 2.30

DA Ref.

NOTE 1
NOTE 2
NOTE 3
NOTE 4 CIRCULATION AREA
NOTE 5 PROVIDE CONTINUOUS WATERPROOFING + TILING + FALLS UNDER AND BEHIND WALL TO ALLOW FOR FUTURE WALL REMOVAL. NO SERVICES TO BE CONTAINED WITHIN THIS WALL
NOTE 6 CURRENT FLOOR WASTE TO BE BUILT TO SUIT POST ADAPTATION REQUIREMENTS
NOTE 7 SLAB SET-DOWN TO BATHROOM AND LAUNDRY TO ACHIEVE A LEVEL PATH OF TRAVEL AND APPROPRIATE FALLS TO WASTE (COMPLIANT WITH AS4299)
NOTE 8 REINFORCEMENT OF WALLS FOR FIXTURES AND FITTINGS IN ACCORDANCE WITH AS4299
NOTE 9 SHOWER SCREEN LOCATED WITHIN U-CHANNEL, SILICON FIXED TO ENSURE EASY REMOVABILITY
NOTE 10 ALLOW FOR PROVISION OF 1 X DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND LAUNDRY IN ACCORDANCE WITH AS4299
NOTE 11 PROVIDE CONTINUOUS FLOOR FINISH UNDER ALL JOINERY TO ALLOW FOR FUTURE JOINERY CHANGES
NOTE 12 CAPPED OFF KITCHEN SERVICES FOR SINK POST ADAPTATION
NOTE 13 EXTENT OF WALL TO BE REMOVED FOR ACCESSIBLE KITCHEN FITTINGS, FIXTURES AND CIRCULATION AREA
NOTE 14 SECTION OF JOINERY BELOW BENCHTOP REMOVED TO PROVIDE 800-850 CLEAR WIDTH ADJUSTABLE BENCHTOP (REFER TO POST-ADAPTATION KITCHEN LAYOUT)
NOTE 15 ADJUSTABLE MICROWAVE SHELF OVER BENCH IN ACCORDANCE WITH AS4299
NOTE 16 DISHWASHER DRAWER UNDERNEATH MICROWAVES FOR POST ADAPTATION LAYOUT
NOTE 17 ALLOW FOR PROVISION OF 1 X DOUBLE GPO WITHIN 300mm OF FRONT KITCHEN WORK FOR POST ADAPTATION (COMPLIANT WITH AS4299)
NOTE 18 ENSURE AT LEAST ONE DOOR TO BALCONY FROM LIVING HAS AN 850mm CLEAR OPENING
NOTE 19 PROVIDE LEVEL FINISH TO BALCONY IN POST-ADAPTATION
NOTE 20 PROVIDE DECAL 600-730mm ABOVE FINISHED FLOOR LEVEL TO FULL HEIGHT GLAZING IN POST ADAPTATION (COMPLIANT WITH AS1428.1)
NOTE 21 BATHROOM LAYOUT DESIGNED FOR POD CONSTRUCTION, POST ADAPTATION WILL REQUIRE BUILD ON SITE AND WATERPROOFING REAPPLICATION



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

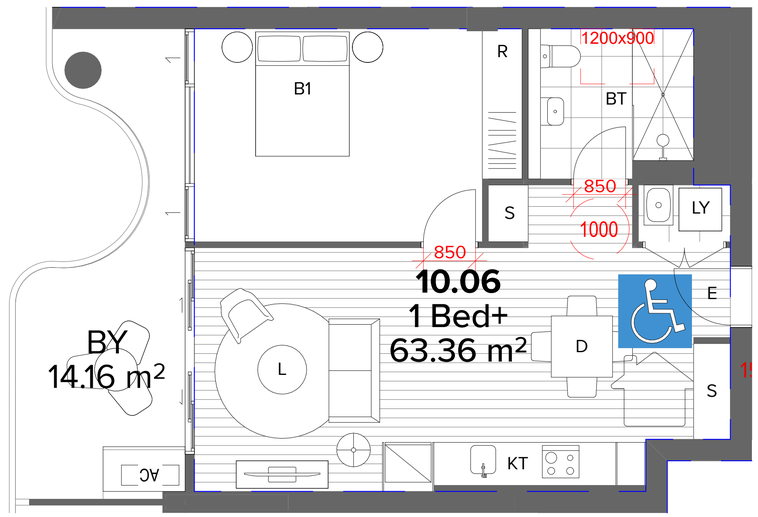
Drawing Title
Adaptable & Livable Plan Layouts
3Bed Apartments 01 - Adaptable

Scale 1:50 @A1, 50%@A3
Project No. **21098**
Drawn by **TM**
North
Status For SSDA Submission
Dwg No. **DA-810-130**
Rev **01**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

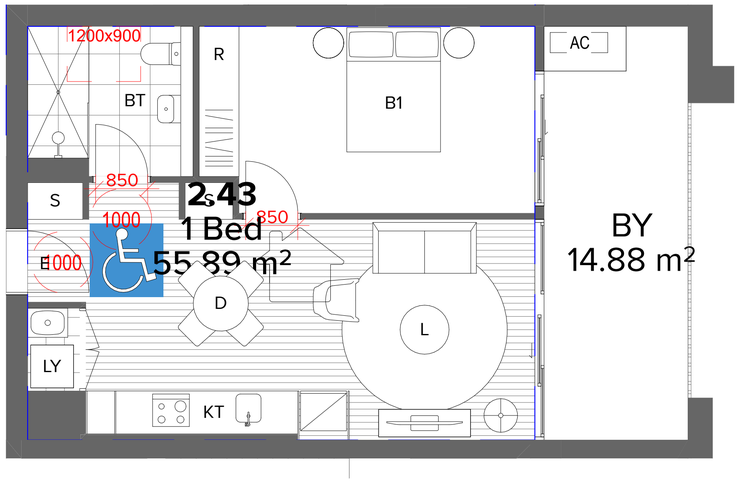
ADAPTABLE + LIVABLE APARTMENTS

Pre-Adaptable + Livable Layouts



1 Bed Unit
Number of units = 5

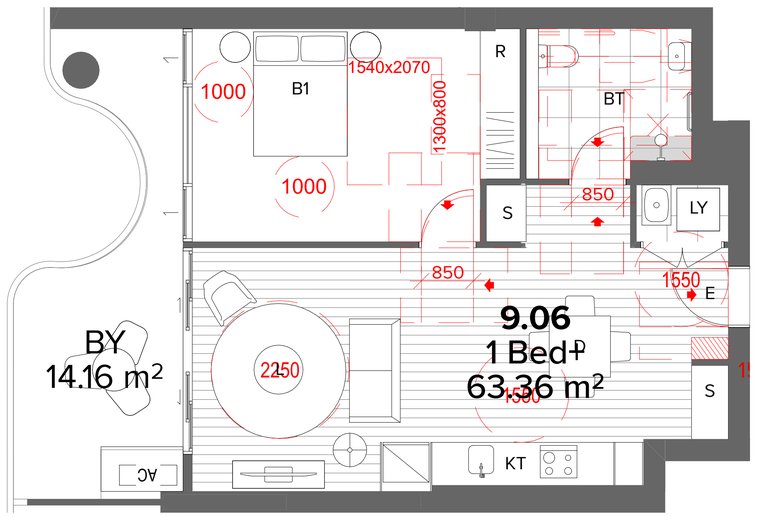
9.06 **10.06** **11.06** **12.06** **13.06**

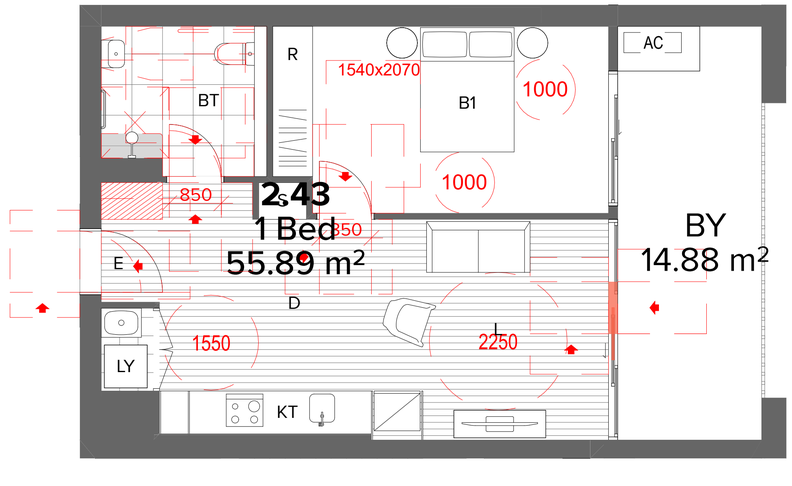


1 Bed Unit
Number of units = 3

G.33 **1.43** **2.43**

Post-Adaptable Layouts





DA Ref.

NOTE 1

NOTE 2

NOTE 3

NOTE 4 CIRCULATION AREA

NOTE 5 PROVIDE CONTINUOUS WATERPROOFING + TILING + FALLS UNDER AND BEHIND WALL TO ALLOW FOR FUTURE WALL REMOVAL. NO SERVICES TO BE CONTAINED WITHIN THIS WALL

NOTE 6 CURRENT FLOOR WASTE TO BE BUILT TO SUIT POST ADAPTATION REQUIREMENTS

NOTE 7 SLAB SET-DOWN TO BATHROOM AND LAUNDRY TO ACHIEVE A LEVEL PATH OF TRAVEL AND APPROPRIATE FALLS TO WASTE (COMPLIANT WITH AS4299)

NOTE 8 REINFORCEMENT OF WALLS FOR FIXTURES AND FITTINGS IN ACCORDANCE WITH AS4299

NOTE 9 SHOWER SCREEN LOCATED WITHIN U-CHANNEL, SILICON FIXED TO ENSURE EASY REMOVABILITY

NOTE 10 ALLOW FOR PROVISION OF 1 X DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND LAUNDRY IN ACCORDANCE WITH AS4299

NOTE 11 PROVIDE CONTINUOUS FLOOR FINISH UNDER ALL JOINERY TO ALLOW FOR FUTURE JOINERY CHANGES

NOTE 12 CAPPED OFF KITCHEN SERVICES FOR SINK POST ADAPTATION

NOTE 13 EXTENT OF WALL TO BE REMOVED FOR ACCESSIBLE KITCHEN FITTINGS, FIXTURES AND CIRCULATION AREA

NOTE 14 SECTION OF JOINERY BELOW BENCHTOP REMOVED TO PROVIDE 800-850 CLEAR WIDTH ADJUSTABLE BENCHTOP (REFER TO POST-ADAPTATION KITCHEN LAYOUT)

NOTE 15 ADJUSTABLE MICROWAVE SHELF OVER BENCH IN ACCORDANCE WITH AS4299

NOTE 16 DISHWASHER DRAWER UNDERNEATH MICROWAVES FOR POST ADAPTATION LAYOUT

NOTE 17 ALLOW FOR PROVISION OF 1 X DOUBLE GPO WITHIN 300mm OF FRONT KITCHEN WORK FOR POST ADAPTATION (COMPLIANT WITH AS4299)

NOTE 18 ENSURE AT LEAST ONE DOOR TO BALCONY FROM LIVING HAS AN 850mm CLEAR OPENING

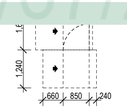
NOTE 19 PROVIDE LEVEL FINISH TO BALCONY IN POST-ADAPTATION

NOTE 20 PROVIDE DECAL 600-730mm ABOVE FINISHED FLOOR LEVEL TO FULL HEIGHT GLAZING IN POST ADAPTATION (COMPLIANT WITH AS1428.1)

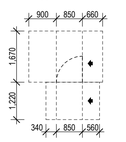
NOTE 21 BATHROOM LAYOUT DESIGNED FOR POD CONSTRUCTION, POST ADAPTATION WILL REQUIRE BUILD ON SITE AND WATERPROOFING REAPPLICATION



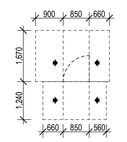
Door circulation - front approach



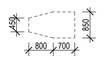
Door circulation - latch side approach



Door circulation - hinge side approach



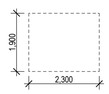
Door circulation - either side approach



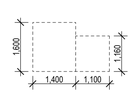
Access zone to bathroom sink



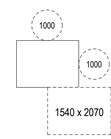
Access zone in front of WC



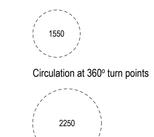
Access zone to WC



Access zone to shower



Circulation around queen bed (bed dimensions 1530 x 2030mm)



Circulation at 360° turn points

Circulation within living area

SILVER LEVEL LIVABLE HOUSING DESIGN APARTMENT NOTES

THE EIGHT CORE DESIGN FEATURE ELEMENTS IN THE SILVER APARTMENTS ARE:

1: A SAFE CONTINUOUS AND STEP-FREE PATH OF TRAVEL FROM THE STREET ENTRANCE AND/OR PARKING AREA TO 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. DOORS ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM, AND CORRIDORS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

4: A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS. THE TOILET MUST HAVE A MINIMUM 900MM X 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.

5: A BATHROOM THAT CONTAINS A HOB-LESS (STEP-FREE) SHOWER ACCESS.

6: REINFORCED WALL AROUND THE TOILET SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRAB RAILS 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 ADAPTION.

820 MIN CLEAR

Minimum clearance to door openings



Access zone in front of WC



Circulation clearance

LIVABLE HOUSING REQUIREMENTS:

IN ACCORDANCE WITH THE ADG, 20% OF ALL UNITS ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN GUIDELINES.

90 SILVER LEVEL LIVABLE APARTMENTS HAVE BEEN PROVIDED, EQUIVALENT TO 20.2% OF THE TOTAL 444 APARTMENTS.

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
1 Beds Apartments 01 - Adaptable + Livable

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-810-210**	**01**	

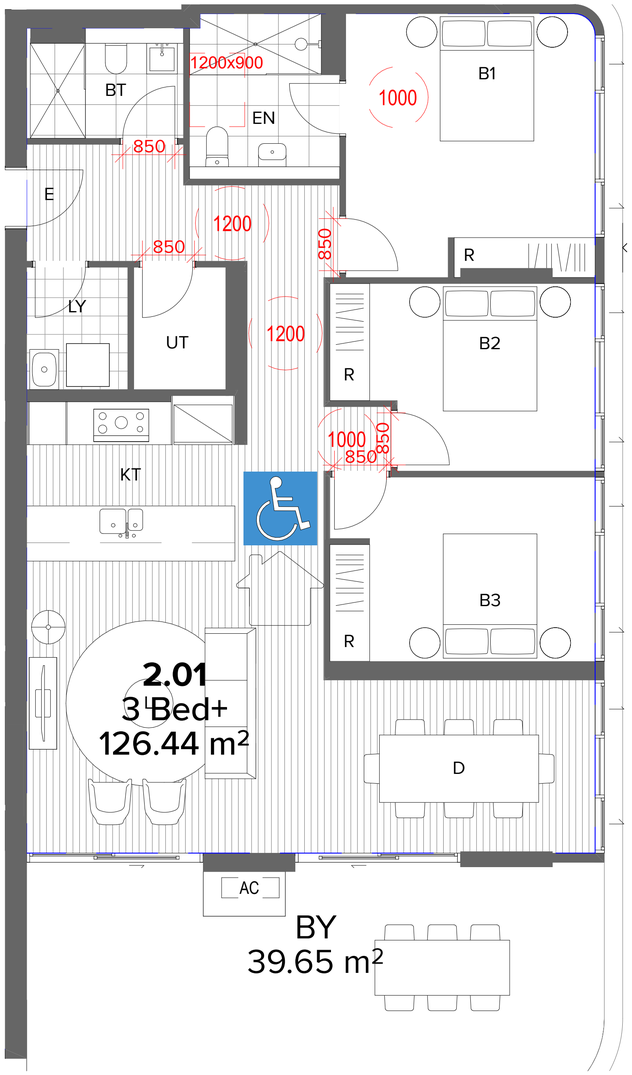
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

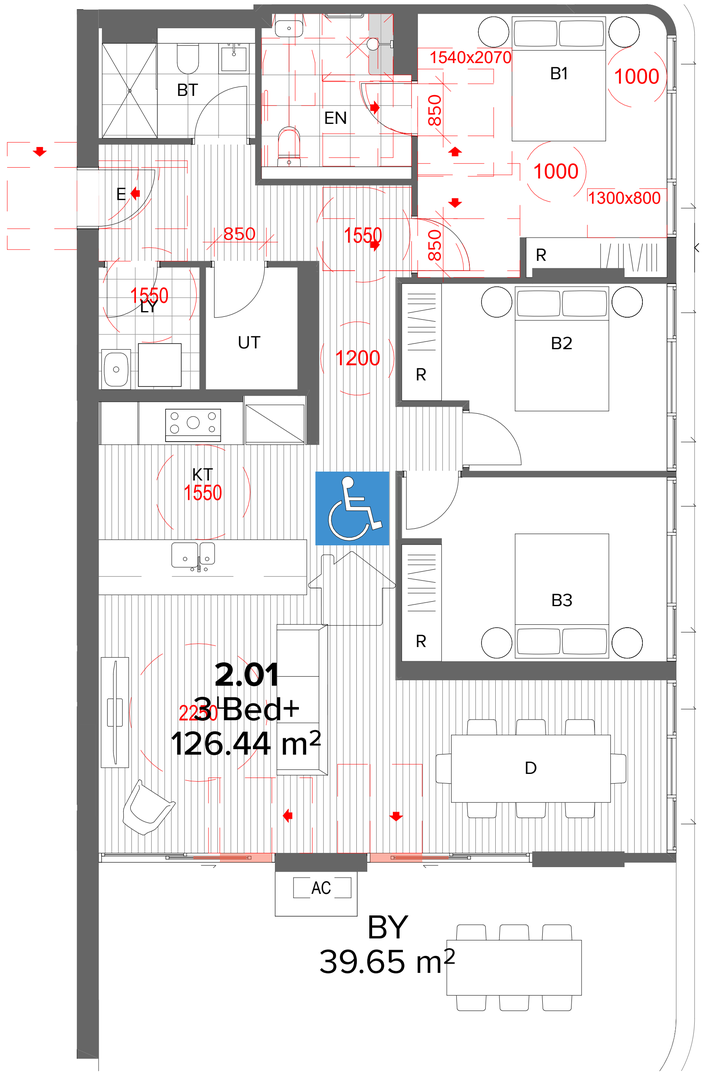
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

ADAPTABLE + LIVABLE APARTMENTS

Pre-Adaptable + Livable Layout



Post-Adaptable Layout



3 Bed Unit
Number of units = 2

1.01 **2.01**

DA Ref.

NOTE 1

NOTE 2

NOTE 3

NOTE 4 RISE EXTENSION TO BE PROVIDED CLEAR OF CIRCULATION AREA

NOTE 5 PROVIDE CONTINUOUS WATERPROOFING + TILING + FALLS UNDER AND BEHIND WALL TO ALLOW FOR FUTURE WALL REMOVAL. NO SERVICES TO BE CONTAINED WITHIN THIS WALL

NOTE 6 CURRENT FLOOR WASTE TO BE BUILT TO SUIT POST ADAPTATION REQUIREMENTS

NOTE 7 SLAB SET-DOWN TO BATHROOM AND LAUNDRY TO ACHIEVE A LEVEL PATH OF TRAVEL AND APPROPRIATE FALLS TO WASTE (COMPLIANT WITH AS4299)

NOTE 8 REINFORCEMENT OF WALLS FOR FIXTURES AND FITTINGS IN ACCORDANCE WITH AS4299

NOTE 9 SHOWER SCREEN LOCATED WITHIN U-CHANNEL, SILICON FIXED TO ENSURE EASY REMOVABILITY

NOTE 10 ALLOW FOR PROVISION OF 1 X DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND LAUNDRY IN ACCORDANCE WITH AS4299

NOTE 11 PROVIDE CONTINUOUS FLOOR FINISH UNDER ALL JOINERY TO ALLOW FOR FUTURE JOINERY CHANGES

NOTE 12 CAPPED OFF KITCHEN SERVICES FOR SINK POST ADAPTATION

NOTE 13 EXTENT OF WALL TO BE REMOVED FOR ACCESSIBLE KITCHEN FITTINGS, FIXTURES AND CIRCULATION AREA

NOTE 14 SECTION OF JOINERY BELOW BENCHTOP REMOVED TO PROVIDE 800-850 CLEAR WIDTH ADJUSTABLE BENCHTOP (REFER TO POST-ADAPTATION KITCHEN LAYOUT)

NOTE 15 ADJUSTABLE MICROWAVE SHELF OVER BENCH IN ACCORDANCE WITH AS4299

NOTE 16 DISHWASHER DRAWER UNDERNEATH MICROWAVES FOR POST ADAPTATION LAYOUT

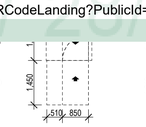
NOTE 17 ALLOW FOR PROVISION OF 1 X DOUBLE GPO WITHIN 300mm OF FRONT KITCHEN WORK FOR POST ADAPTATION (COMPLIANT WITH AS4299)

NOTE 18 ENSURE AT LEAST ONE DOOR TO BALCONY FROM LIVING HAS AN 850mm CLEAR OPENING

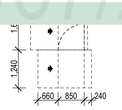
NOTE 19 PROVIDE LEVEL FINISH TO BALCONY IN POST-ADAPTATION

NOTE 20 PROVIDE DECAL 600-730mm ABOVE FINISHED FLOOR LEVEL TO FULL HEIGHT GLAZING IN POST ADAPTATION (COMPLIANT WITH AS1428.1)

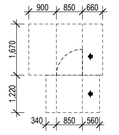
NOTE 21 BATHROOM LAYOUT DESIGNED FOR POD CONSTRUCTION, POST ADAPTATION WILL REQUIRE BUILD ON SITE AND WATERPROOFING REAPPLICATION



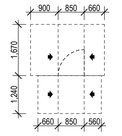
Door circulation - front approach



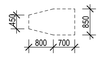
Door circulation - latch side approach



Door circulation - hinge side approach



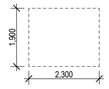
Door circulation - either side approach



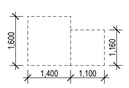
Access zone to bathroom sink



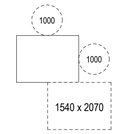
Access zone in front of WC



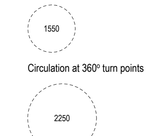
Access zone to WC



Access zone to shower



Circulation around queen bed (bed dimensions 1530 x 2030mm)



Circulation at 360° turn points

Circulation within living area

SILVER LEVEL LIVABLE HOUSING DESIGN APARTMENT NOTES

THE EIGHT CORE DESIGN FEATURE ELEMENTS IN THE SILVER APARTMENTS ARE:

1: A SAFE CONTINUOUS AND STEP-FREE PATH OF TRAVEL FROM THE STREET ENTRANCE AND/OR PARKING AREA TO 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. DOORS ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM, AND CORRIDORS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

4: A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS. THE TOILET MUST HAVE A MINIMUM 900MM X 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.

5: A BATHROOM THAT CONTAINS A HOB-LESS (STEP-FREE) SHOWER ACCESS.

6: REINFORCED WALL AROUND THE TOILET SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRAB RAILS 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 ADAPTION.

820 MIN CLEAR

Minimum clearance to door openings



Access zone in front of WC



Circulation clearance

LIVABLE HOUSING REQUIREMENTS:

IN ACCORDANCE WITH THE ADG, 20% OF ALL UNITS ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN GUIDELINES.

90 SILVER LEVEL LIVABLE APARTMENTS HAVE BEEN PROVIDED, EQUIVALENT TO 20.2% OF THE TOTAL 444 APARTMENTS.

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANTS' DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
3Bed Apartments 01 - Adaptable + Livable

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-810-220**	**01**	

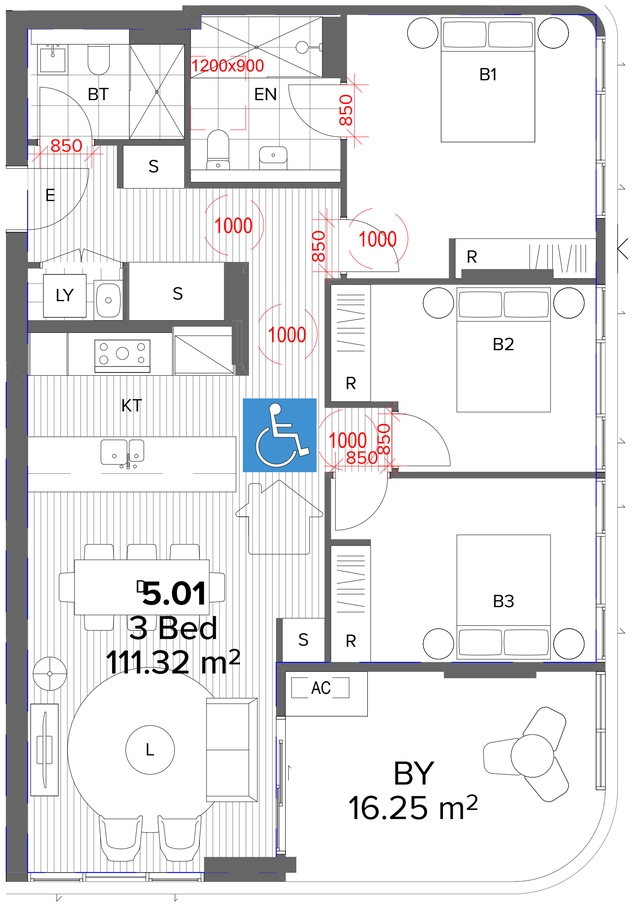
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

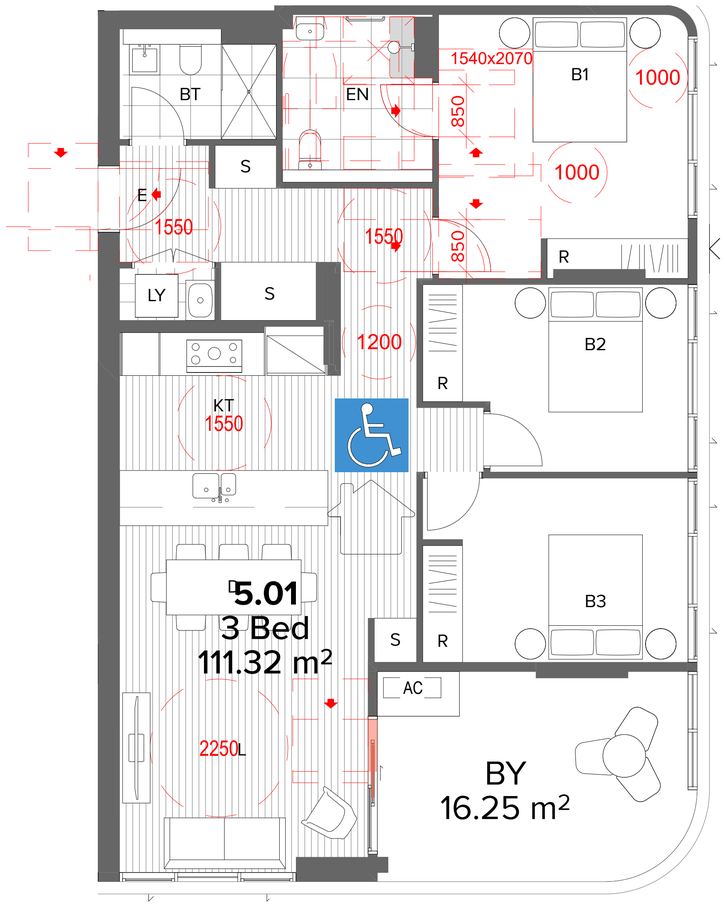
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

ADAPTABLE + LIVABLE APARTMENTS

Pre-Adaptable + Livable Layout



Post-Adaptable Layout



3 Bed Unit
Number of units = 5

3.01 4.01 5.01 6.01 7.01

Certificate No. # UR0VEE66O3

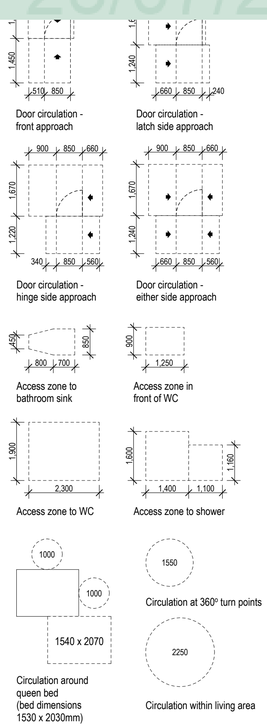
Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

DA Ref.

NOTE 1
NOTE 2
NOTE 3
NOTE 4 CIRCULATION AREA
NOTE 5 PROVIDE CONTINUOUS WATERPROOFING + TILING + FALLS UNDER AND BEHIND WALL TO ALLOW FOR FUTURE WALL REMOVAL. NO SERVICES TO BE CONTAINED WITHIN THIS WALL
NOTE 6 CURRENT FLOOR WASTE TO BE BUILT TO SUIT POST ADAPTATION REQUIREMENTS
NOTE 7 SLAB SET-DOWN TO BATHROOM AND LAUNDRY TO ACHIEVE A LEVEL PATH OF TRAVEL AND APPROPRIATE FALLS TO WASTE (COMPLIANT WITH AS4299)
NOTE 8 REINFORCEMENT OF WALLS FOR FIXTURES AND FITTINGS IN ACCORDANCE WITH AS4299
NOTE 9 SHOWER SCREEN LOCATED WITHIN U-CHANNEL, SILICON FIXED TO ENSURE EASY REMOVABILITY
NOTE 10 ALLOW FOR PROVISION OF 1 X DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND LAUNDRY IN ACCORDANCE WITH AS4299
NOTE 11 PROVIDE CONTINUOUS FLOOR FINISH UNDER ALL JOINERY TO ALLOW FOR FUTURE JOINERY CHANGES
NOTE 12 CAPPED OFF KITCHEN SERVICES FOR SINK POST ADAPTATION
NOTE 13 EXTENT OF WALL TO BE REMOVED FOR ACCESSIBLE KITCHEN FITTINGS, FIXTURES AND CIRCULATION AREA
NOTE 14 SECTION OF JOINERY BELOW BENCHTOP REMOVED TO PROVIDE 800-850 CLEAR WIDTH ADJUSTABLE BENCHTOP (REFER TO POST-ADAPTATION KITCHEN LAYOUT)
NOTE 15 ADJUSTABLE MICROWAVE SHELF OVER BENCH IN ACCORDANCE WITH AS4299
NOTE 16 DISHWASHER DRAWER UNDERNEATH MICROWAVES FOR POST ADAPTATION LAYOUT
NOTE 17 ALLOW FOR PROVISION OF 1 X DOUBLE GPO WITHIN 300mm OF FRONT KITCHEN WORK FOR POST ADAPTATION (COMPLIANT WITH AS4299)
NOTE 18 ENSURE AT LEAST ONE DOOR TO BALCONY FROM LIVING HAS AN 850mm CLEAR OPENING
NOTE 19 PROVIDE LEVEL FINISH TO BALCONY IN POST-ADAPTATION
NOTE 20 PROVIDE DECAL 600-730mm ABOVE FINISHED FLOOR LEVEL TO FULL HEIGHT GLAZING IN POST ADAPTATION (COMPLIANT WITH AS1428.1)
NOTE 21 BATHROOM LAYOUT DESIGNED FOR POD CONSTRUCTION, POST ADAPTATION WILL REQUIRE BUILD ON SITE AND WATERPROOFING REAPPLICATION



SILVER LEVEL LIVABLE HOUSING DESIGN APARTMENT NOTES

THE EIGHT CORE DESIGN FEATURE ELEMENTS IN THE SILVER APARTMENTS ARE:

1: A SAFE CONTINUOUS AND STEP-FREE PATH OF TRAVEL FROM THE STREET ENTRANCE AND/OR PARKING AREA TO 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. DOORS ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM, AND CORRIDORS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

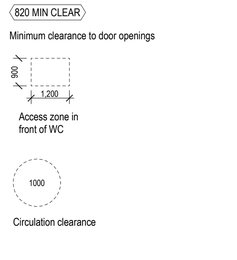
4: A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS. THE TOILET MUST HAVE A MINIMUM 900MM X 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.

5: A BATHROOM THAT CONTAINS A HOB-LESS (STEP-FREE) SHOWER ACCESS.

6: REINFORCED WALL AROUND THE TOILET SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRAB RAILS 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 ADAPTION.



LIVABLE HOUSING REQUIREMENTS:

IN ACCORDANCE WITH THE ADG, 20% OF ALL UNITS ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN GUIDELINES.

90 SILVER LEVEL LIVABLE APARTMENTS HAVE BEEN PROVIDED, EQUIVALENT TO 20.2% OF THE TOTAL 444 APARTMENTS.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

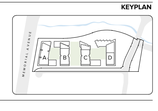
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
3Bed Apartments 02 - Adaptable + Livable

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-810-230	01	

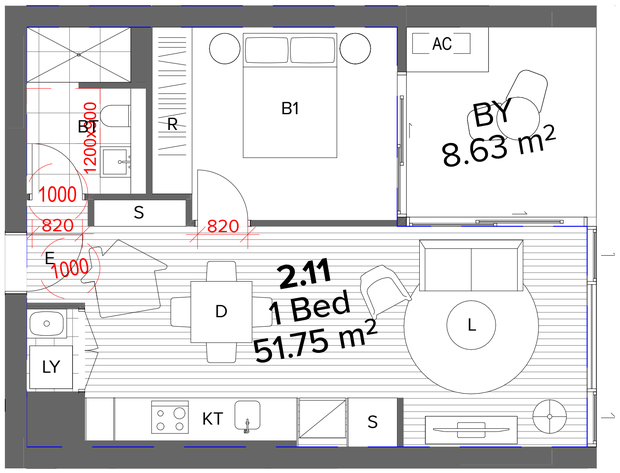
TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

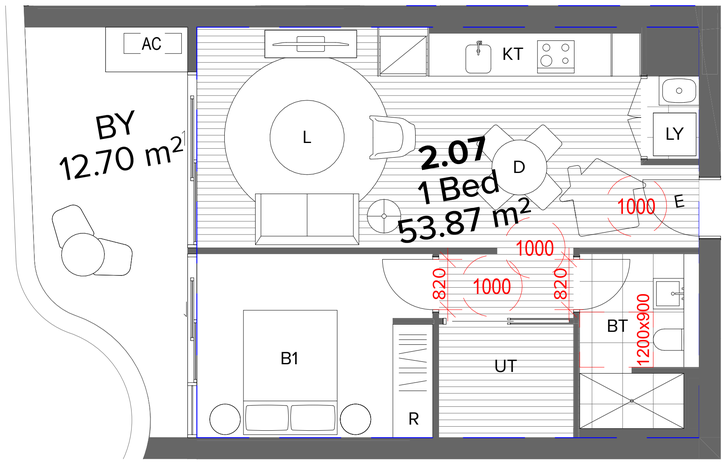
Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

LIVABLE APARTMENTS



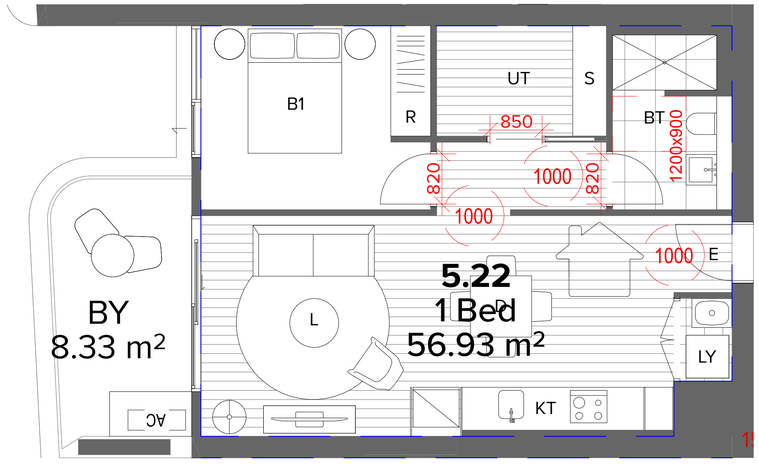
1 Bed Unit
Number of units = 11

G.09	G.10	1.10	1.11	2.10	2.11	3.07
4.08	5.08	6.08	7.08			



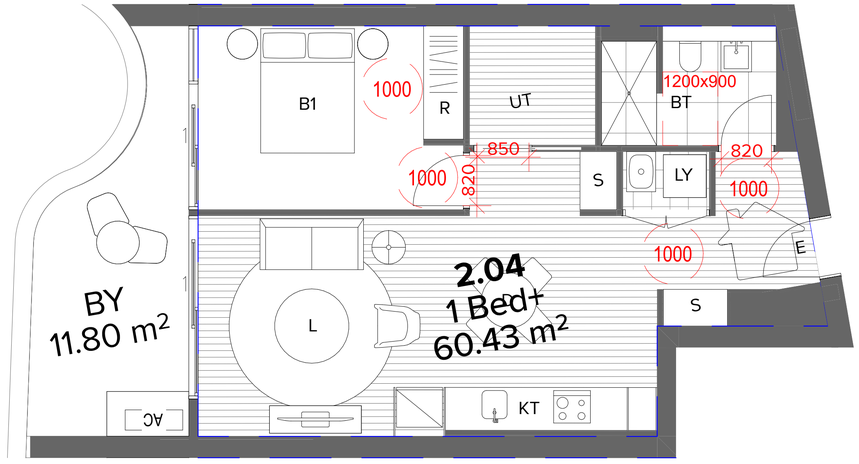
1 Bed Unit
Number of units = 4

LG.06	G.06	1.07	2.07



1 Bed Unit
Number of units = 13

LG.14	G.22	1.29	2.29	3.22	4.22	5.22	6.22
7.22	8.13	9.13	10.13	11.13	12.13	13.13	



1 Bed Unit
Number of units = 4

LG.03	G.03	1.04	2.04

THE DWELLING.

3: INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES. DOORS ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM, AND CORRIDORS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

4: A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS. THE TOILET MUST HAVE A MINIMUM 900MM X 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.

5: A BATHROOM THAT CONTAINS A HOB-LESS (STEP-FREE) SHOWER ACCESS.

6: REINFORCED WALL AROUND THE TOILET SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRAB RAILS 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 ADAPTION.

LIVABLE HOUSING REQUIREMENTS:

IN ACCORDANCE WITH THE ADG, 20% OF ALL UNITS ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN GUIDELINES.

90 SILVER LEVEL LIVABLE APARTMENTS HAVE BEEN PROVIDED, EQUIVALENT TO 20.2% OF THE TOTAL 444 APARTMENTS.



Circulation clearance

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. USE OF SCALED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
1Bed Apartments 01 - Livable

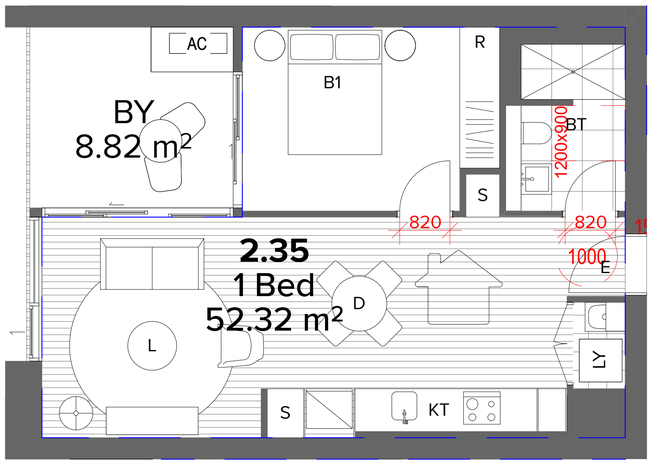
Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-810-310	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

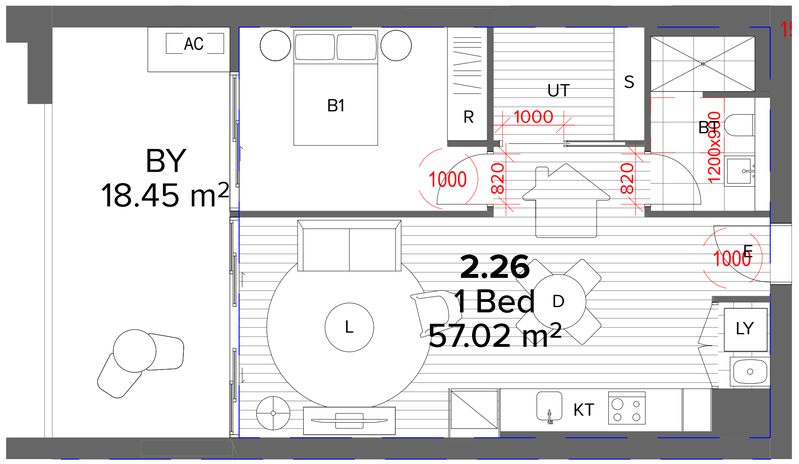
Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

LIVABLE APARTMENTS



1 Bed Unit
Number of units = 6

1.35 2.35 3.28 4.28 5.28 6.28



1 Bed Unit
Number of units = 3

1.26 2.26 3.19

THE DWELLING.

3: INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES. DOORS ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM, AND CORRIDORS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

4: A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS. THE TOILET MUST HAVE A MINIMUM 900MM X 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.

5: A BATHROOM THAT CONTAINS A HOB-LESS (STEP-FREE) SHOWER ACCESS.

6: REINFORCED WALL AROUND THE TOILET SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRAB RAILS 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 ADAPTION.

LIVABLE HOUSING REQUIREMENTS:

IN ACCORDANCE WITH THE ADG, 20% OF ALL UNITS ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN GUIDELINES.

90 SILVER LEVEL LIVABLE APARTMENTS HAVE BEEN PROVIDED, EQUIVALENT TO 20.2% OF THE TOTAL 444 APARTMENTS.



Circulation clearance

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

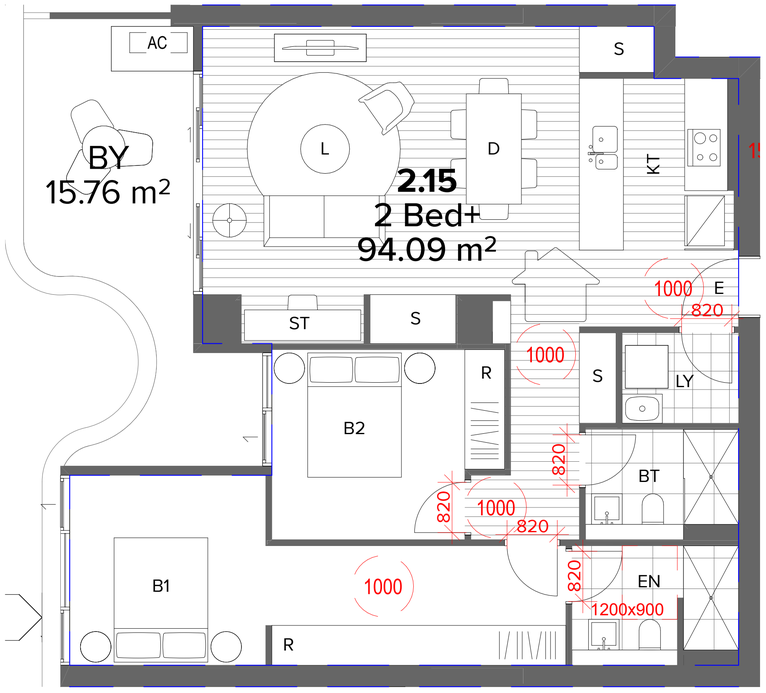
Drawing Title
Adaptable & Livable Plan Layouts
1Bed Apartments 02 - Livable

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-810-320**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

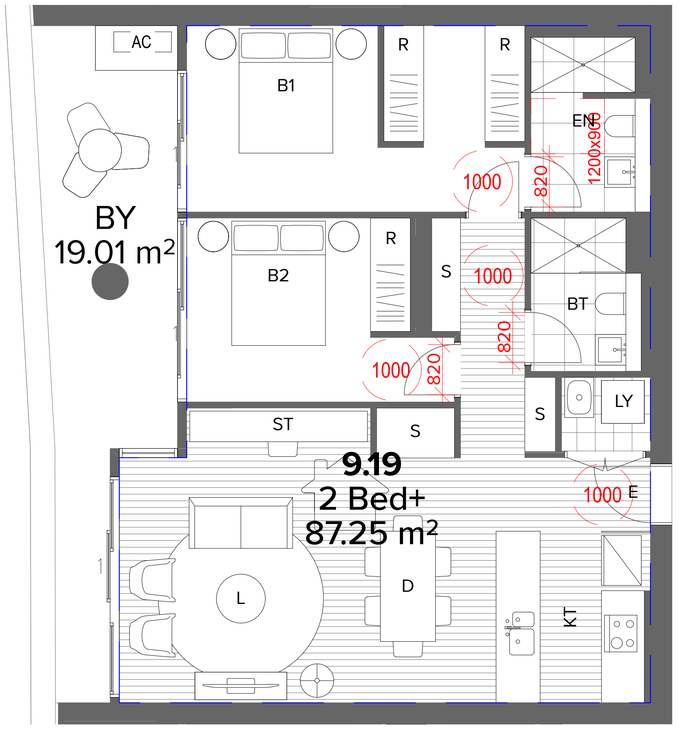
Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

LIVABLE APARTMENTS



2 Bed+ Unit
Number of units = 13

1.15	2.15	3.11	4.12	5.12	6.12	7.12
8.03	9.03	10.03	11.03	12.03	13.03	



2 Bed+ Unit
Number of units = 7

7.28	8.19	9.19	10.19	11.19	12.19	13.19

THE DWELLING.

3: INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES. DOORS ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM, AND CORRIDORS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

4: A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS. THE TOILET MUST HAVE A MINIMUM 900MM X 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.

5: A BATHROOM THAT CONTAINS A HOB-LESS (STEP-FREE) SHOWER ACCESS.

6: REINFORCED WALL AROUND THE TOILET SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRAB RAILS 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 ADAPTION.

LIVABLE HOUSING REQUIREMENTS:

IN ACCORDANCE WITH THE ADG, 20% OF ALL UNITS ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN GUIDELINES.

90 SILVER LEVEL LIVABLE APARTMENTS HAVE BEEN PROVIDED, EQUIVALENT TO 20.2% OF THE TOTAL 444 APARTMENTS.



Circulation clearance

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CONFIRMATION FOR INFORMATION ON PLOTTING. IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
2Bed+ Apartments 01 - Livable

Scale 1:50 @A1, 50%@A3
Status For SSDA Submission
Project No. **21098**
Dwg No. **DA-810-330**
Drawn by **TM**
Rev **01**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153
https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1

LIVABLE APARTMENTS



3 Bed+ Unit
Number of units = 3

1.13 2.13 3.09



3 Bed+ Unit
Number of units = 11

3.23 4.23 5.23 6.23 7.23 8.14
9.14 10.14 11.14 12.14 13.14

THE DWELLING.

3: INTERNAL DOORS AND CORRIDORS THAT FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES. DOORS ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 820MM, AND CORRIDORS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

4: A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES EASY ACCESS. THE TOILET MUST HAVE A MINIMUM 900MM X 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR.

5: A BATHROOM THAT CONTAINS A HOB-LESS (STEP-FREE) SHOWER ACCESS.

6: REINFORCED WALL AROUND THE TOILET SHOWER AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRAB RAILS 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 ADAPTION.

LIVABLE HOUSING REQUIREMENTS:

IN ACCORDANCE WITH THE ADG, 20% OF ALL UNITS ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE LIVABLE HOUSING DESIGN GUIDELINES.

90 SILVER LEVEL LIVABLE APARTMENTS HAVE BEEN PROVIDED, EQUIVALENT TO 20.2% OF THE TOTAL 444 APARTMENTS.



Circulation clearance

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

KEYPLAN

Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Adaptable & Livable Plan Layouts
3Bed Apartments 01 - Livable

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-810-340**	**01**	

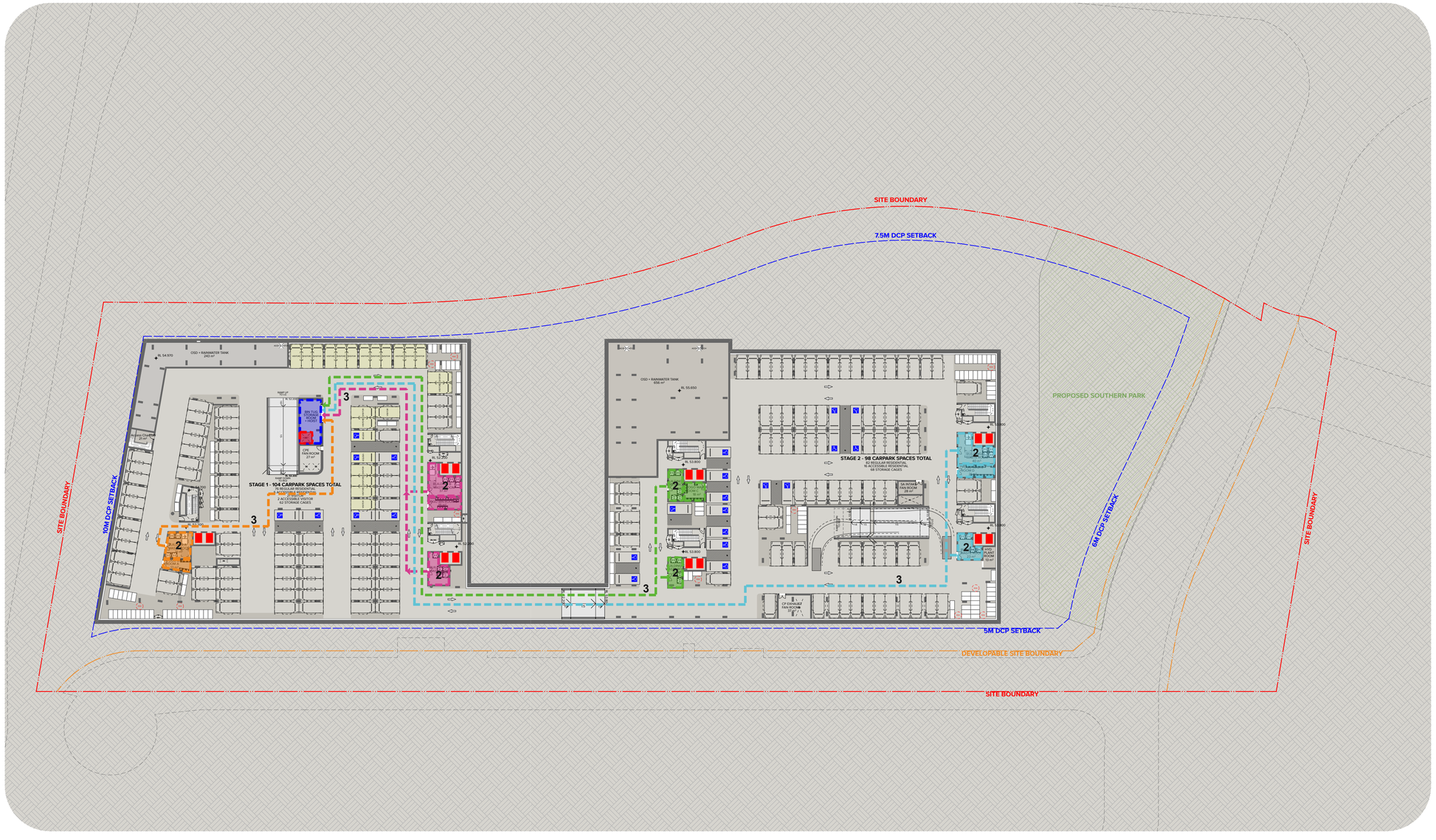
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



1. All residential waste to go down the designated two stream garbage chutes or be deposited in the adjacent recycling bins

2. All residential waste to land in individual waste rooms in Basement 01

3. Building manager to collect waste and transport them to the garbage holding room on Lower Ground Level via waste hoist for storage until collection day

4. Bins are transported to waste presentation area adjacent to loading dock on collection day

5. Garbage Truck transports the waste out of the building via central ramp access onto the street

Legend

- Building A - 2 Stream Chute + Adjacent Bin Cupboard
- Building A - Waste Room
- Building B - 2 Stream Chute + Adjacent Bin Cupboard
- Building B - Waste Room
- Building C - 2 Stream Chute + Adjacent Bin Cupboard
- Building C - Waste Room
- Building D - 2 Stream Chute + Adjacent Bin Cupboard
- Building D - Waste Room
- Building A - Waste Tug Route
- Building B - Waste Tug Route
- Building C - Waste Tug Route
- Building D - Waste Tug Route
- Garbage Holding Room
- Collection Day Bin Route
- Loading Dock & Bulky Goods
- Waste Room Hoist

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC, AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Waste Strategy
Basement 01

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	**21098**	**TM**	
Status	Dwg No.	Rev	
For SSDA Submission	**DA-820-007**	**01**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Certificate No. # UR0VEE66O3

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 40 Memorial Avenue, Bellavista, NSW, 2153

https://www.fr5.com.au/QRCodeLanding?PublicId=UR0VEE66O3&GrpCert=1



1. All residential waste to go down the designated two stream garbage chutes or be deposited in the adjacent recycling bins

2. All residential waste to land in individual waste rooms in Basement 01

3. Building manager to collect waste and transport them to the garbage holding room on Lower Ground Level via waste hoist for storage until collection day

4. Bins are transported to waste presentation area adjacent to loading dock on collection day

5. Garbage Truck transports the waste out of the building via ramp access onto the street

Legend

- Building A - 2 Stream Chute + Adjacent Bin Cupboard
- Building A - Waste Room
- Building B - 2 Stream Chute + Adjacent Bin Cupboard
- Building B - Waste Room
- Building C - 2 Stream Chute + Adjacent Bin Cupboard
- Building C - Waste Room
- Building D - 2 Stream Chute + Adjacent Bin Cupboard
- Building D - Waste Room
- Building A - Waste Tug Route
- Building B - Waste Tug Route
- Building C - Waste Tug Route
- Building D - Waste Tug Route
- Garbage Holding Room
- Collection Day Bin Route
- Loading Dock & Bulky Goods
- Waste Room Hoist

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

LEGEND

Site Controls
- Site Boundary
- Developable Site Boundary
- DCP Setbacks
- 51.5m Height Plane
- Natural Ground Line (Existing)

Carpark Spaces
- Residential
- Accesible Residential
- Visitor Residential
- Accesible Visitor Residential

KEYPLAN



Rev	Date	Approved by	Revision Notes
01	28/07/25	JL	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
Waste Strategy
Lower Ground

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-820-008	01	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

8 APPENDIX D – RAINWATER CAPACITY OPTIMISATION MEMO

CONSULTANT ADVICE NOTICE

WALKERBAI

WalkerBai Consulting QLD Pty Ltd
Level 11 88 Tribune Street
South Brisbane, QLD 4101

6/06/2025

Adrian Balatinac
Impact Group
Level 1, 51 Walker Street, North Sydney, NSW, 2060

40 Memorial Drive Bella Vista – Rainwater Storage Optimisation

Ref: WBN513-ESD_CAN-001

PURPOSE

The purpose of this advice is to support compliance with project ESD obligations as set out in the SEARs and BASIX requirements for 40 Memorial Avenue, Bella Vista. Specifically, this assessment provides a detailed optimisation of rainwater harvesting performance and rainwater tank sizing in the context of landscape irrigation demand for Buildings A & B and C & D.

The advice is intended to inform the Environmental Impact Statement (EIS) and demonstrate how the proposed development aligns with principles of water conservation and ecologically sustainable development, as required by section 193 of the EP&A Regulation and the BASIX framework. The analysis enables the project team to determine an appropriate tank size to optimise use of harvested rainwater, reduce reliance on mains water supply, and support compliance with statutory sustainable design targets.

METHODOLODY

The assessment utilised project-specific irrigation demand estimates and daily rainfall data from 2000 to 2015. For each year, the model analysed the volume of rainwater harvested from available roof areas and the performance of rainwater tanks of varying capacities (0–200 kL) to meet site irrigation demands only.

The percentage of irrigation demand met by rainwater supply was calculated for each scenario. Performance was assessed across all years to capture inter-annual variability, with summary statistics (average, minimum, percentiles) provided for each tank size.

KEY INPUTS

The rainwater harvesting and irrigation water balance assessments for both Building A & B and Building C & D were based on the following project-specific inputs and operational assumptions:

- Landscape Irrigation Demand:
  - Building A & B: Landscaped area 4,264 m^2, annual irrigation demand ~3,311 kL (refer to Appendix A for space delineation).
  - Building C & D: Landscaped area 6,334 m^2, annual irrigation demand ~5,431 kL (refer to Appendix A for space delineation).
  - Crop coefficients and application efficiency reflect average of proposed species mix, predominately native and low/moderate water use, Cp= 0.42.
  - Application efficiency set conservatively for delivery, Efficiency = 0.50.
- Rainwater Harvesting:
  - Building A & B: Roof collection area 2,269 m^2.
  - Building C & D: Roof collection area 1,876 m^2.
  - Runoff coefficient for roofs set at 50%.
  - Tank sizing tested at increments from 10kL up to 200 kL.
  - Rainwater is allocated first to landscape irrigation.
  - No greywater or blackwater reuse included.
- Climate Data:
  - Daily rainfall, temperature, and evapotranspiration data sourced from the Bureau of Meteorology for Sydney (2000–2015).
  - Rainwater yield and irrigation demand assessed annually for each year in this period, to account for climate variability.
- Other:
  - All figures represent annual averages unless otherwise noted.
  - Calculations assume 7-day operation.
  - No allowance made for sports facilities, pools, washdown, or additional non-residential uses.

ASSESSMENT RESULTS

Across all modelled years for both sites, the rainwater tanks provided a partial but limited contribution to total landscape irrigation demand, however, should remain prioritised as a project ESD initiative.

Rainwater supply consistently fell short of total irrigation requirements, indicating that mains water or alternative sources will remain necessary to maintain landscape irrigation. This is driven by the significant extents of landscaping and planting proposed and limited rooftop catchment area.

BUILDING A & B:

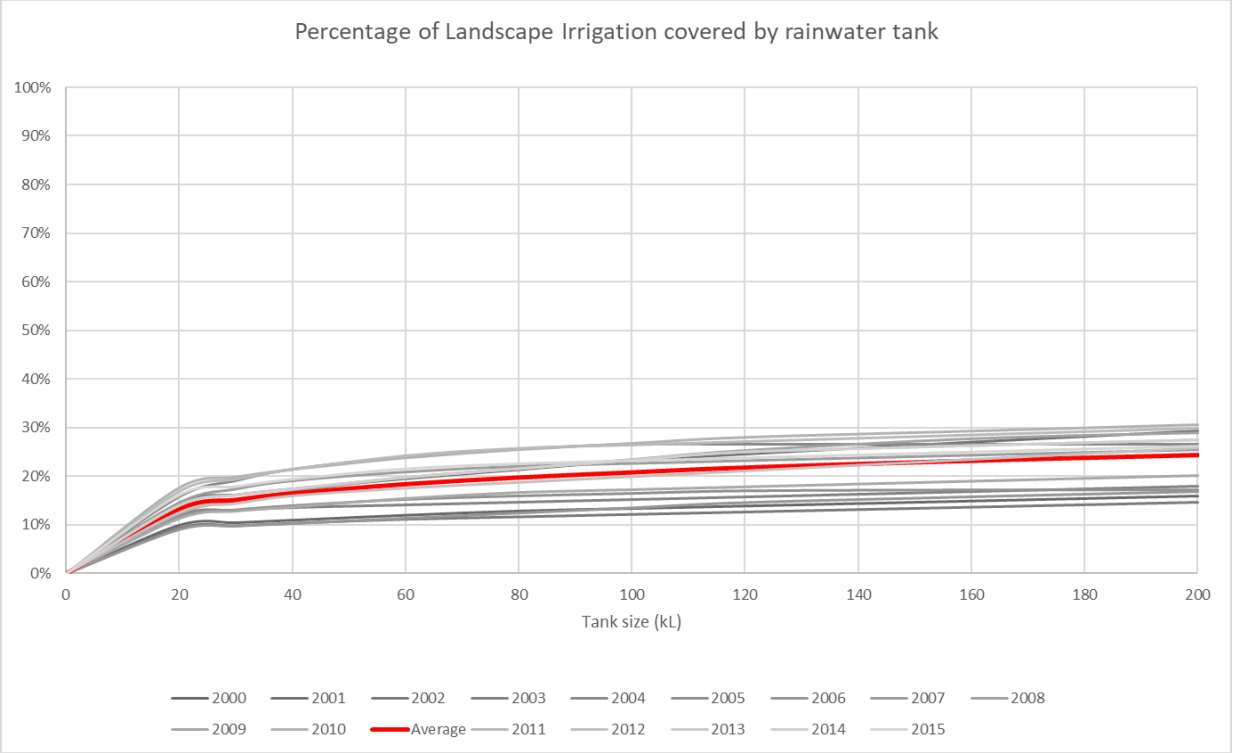
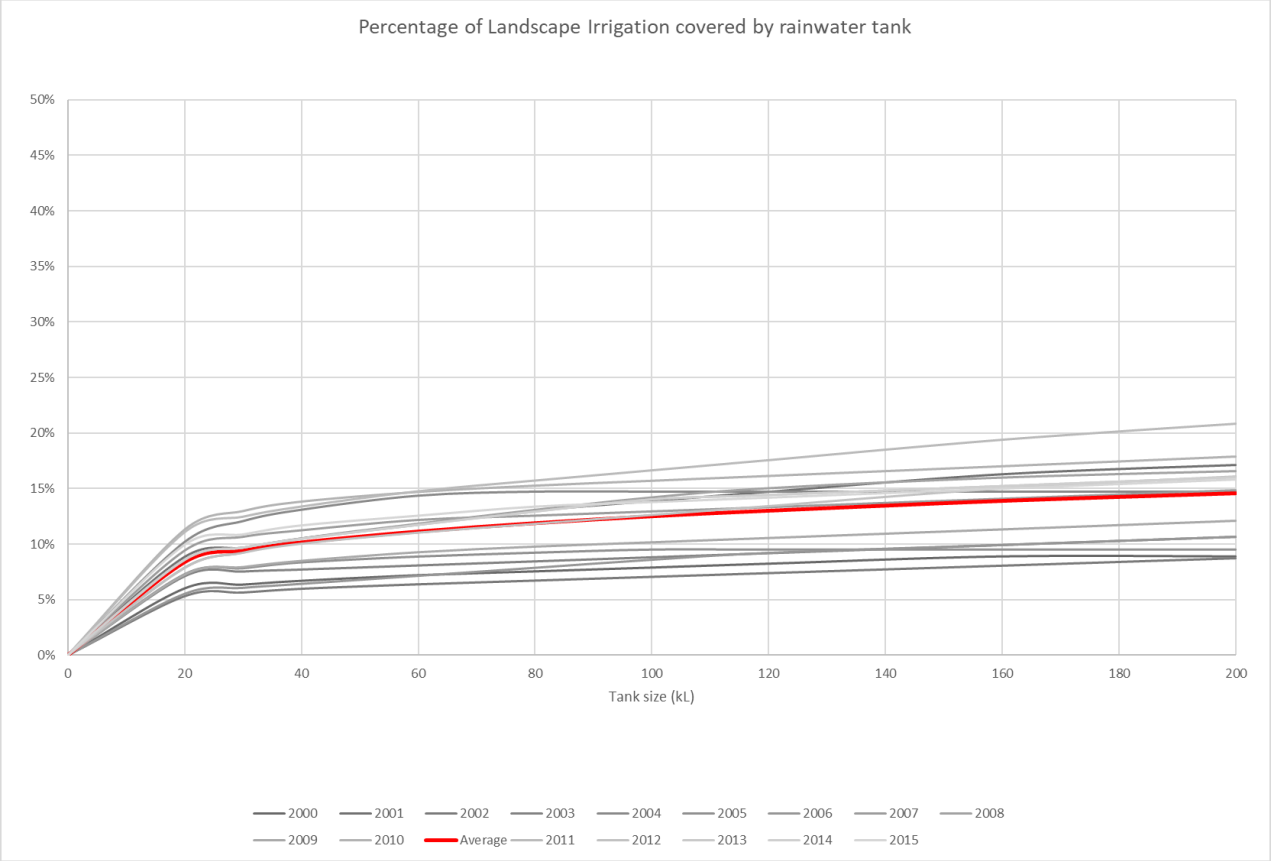


Figure 1: Rainwater Tank Sizing Optimisation (Building A & B)

BUILDING C & D:



DISCUSSION

The analysis indicates that rainwater harvesting can supply a meaningful proportion of a significant annual irrigation demand. Tanks of at least 20kL provide a clear step up in performance, frequently exceeding 10% of annual irrigation needs for both Building A & B and Building C & D depending upon the climate conditions. A further increase to 30kL can approach or exceed 15% supply in years with favourable rainfall across both sites.

- **Building A & B**:

Tanks of 20kL typically meet over 10% of annual irrigation demand. Increasing to 30kL lifts the average supply to 15%, with some years achieving higher which demonstrates a good reduction in mains infrastructure potable water.

- **Building C & D:**

Due to higher landscape demand and slightly reduced roof collection area, tanks of 30kL approach 9% supply on average, with 13% reached only in higher rainfall years. A much larger tank (>60kL) would be needed to reliably reach the 15% of supply mark, though the marginal gain above 30kL is limited.

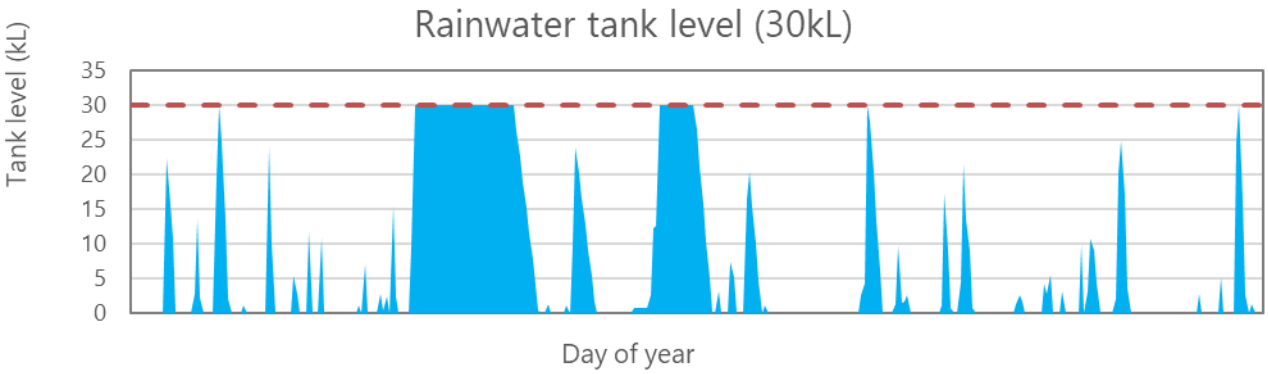
In both building pairs, increasing the size of the rainwater tank does improve the overall yield however the benefit becomes progressively smaller with each additional increment in storage. In other words, doubling the tank size does not double the volume of rainwater supplied. This is because the available roof catchment and the seasonal pattern of rainfall ultimately limit how much water can be harvested and stored for use. As a result, larger tanks provide only marginal gains in the percentage of irrigation demand that can be met.

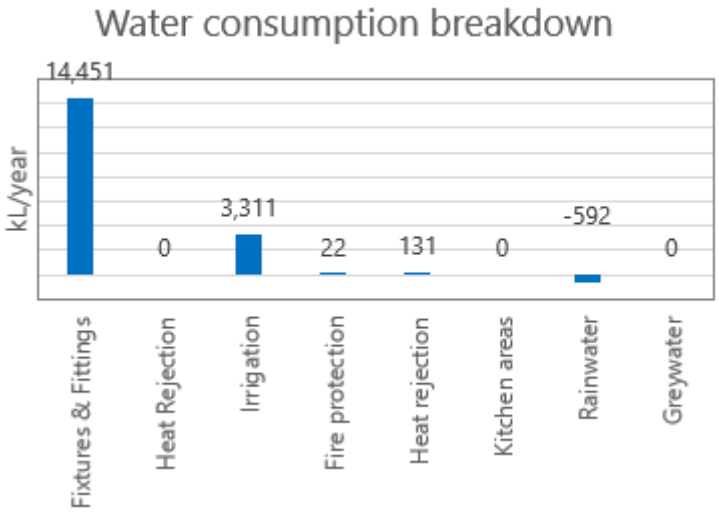
RECOMMENDATIONS

- **Building A & B:**

A 30kL tank is recommended. This size reliably exceeds the 10% target and maximises benefit, with some statistical years approaching or surpassing 15% reduction in mains water supply.

The following figures present the annual rainwater tank levels across a representative year assessed (2015) and the overall water balance estimate for the site.

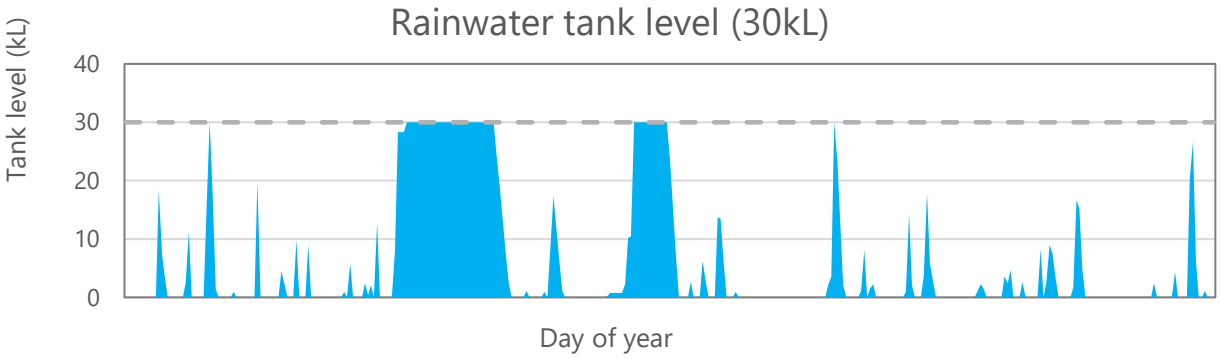


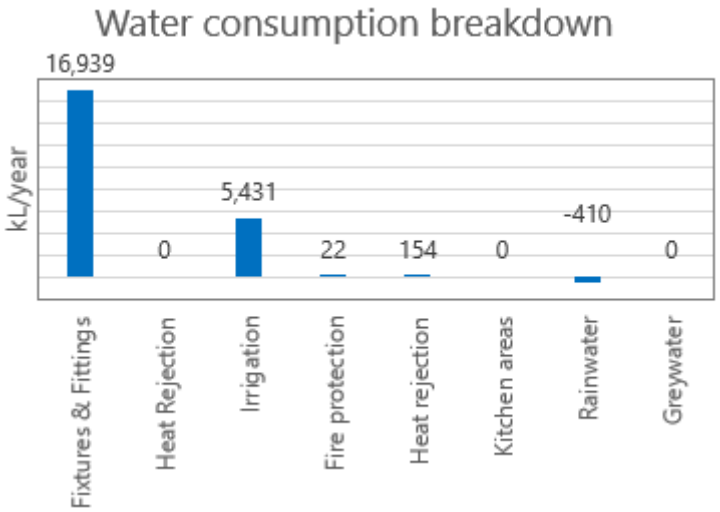


- **Building C & D:**

A 30kL tank is also recommended as the practical optimum, delivering more than 10% on some statistical years. Larger tanks (e.g. 80kL) could be considered to reach the 15% supply mark, but the improvement is minor relative to added cost and space requirements.

The following figures present the annual rainwater tank levels across a representative year assessed (2015) and the overall water balance estimate for the site.





CONCLUSION

This rainwater storage optimisation forms a key element of the project's integrated ESD strategy and demonstrates the commitment to high-performance water management for 40 Memorial Avenue, Bella Vista. The analysis directly addresses the SEARs requirements and the intent of the State Significant Development Application (SSDA) by providing robust, climate-based evidence of how rainwater harvesting can reduce reliance on potable water for landscape irrigation.

By adopting a methodology consistent with Green Star Buildings – which nominates a 10% minimum potable water reduction (compared to a reference building) as a baseline expectation for Class 2 and 3 buildings – this assessment provides a transparent, industry-recognised benchmark. The results show that, even before accounting for further savings from efficient fixtures and fittings yet to be investigates, the proposed rainwater tank solution alone is capable of meeting or exceeding the minimum 10% potable water reduction target. This positions the project to fulfill compliance with relevant ESD planning controls.

As part of the overall ESD strategy, this water management approach will be complemented by further demand reduction measures, including specification of best-practice water-efficient fixtures and landscape species selection. Together, these initiatives ensure that the project achieves meaningful, long-term reductions in potable water consumption and delivers positive outcomes in line with both statutory requirements and leading sustainability benchmarks.

APPENDIX A – LANDSCAPING DELINEATION

Legend
Description Quantity Unit

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	DRAFT LAYOUT FOR COORDINATION		AZ	RI	RI	30.05.25

SCALE 1:200 AT ORIGINAL SIZE

CLIENT
landen

ARCHITECT
TURNER

LANDSCAPE
LAND AND FORM

DO NOT SCALE

Conditions of Use
This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	1:200	This Drawing must not be used for Construction unless signed as Approved	

Client LANDEN PROPERTY GROUP
Project 40 MEMORIAL AVENUE, BELLA VISTA
Title LANDSCAPE DETAIL PLAN 1 - STAGE 01

Original Size A1
Drawing No: 2025003-LD-DA101
Rev: 1

Plot Date: 29 May 2025 - 9:49 AM Plotted by: Anita Zhou Cad File No: Z:\2025\2025003 40 Memorial Ave SSDA\Drawings\CAD\2025003-LD-DA100[-].dwg

Legend
Description Quantity Unit

RIPARIAN CORRIDOR
SHARED PATH
NATURE PLAY
SOUTHERN PARK
PROPOSED SOUTHERN PARK
INTERNAL COURTYARD
RECREATIONAL LAWN
POOL
FUNCTION ROOM
LOBBY
GARDEN TERRACE
BREAK OUT SPACE
GREEN STAIRS
LOWER GROUND LEVEL
GROUND LEVEL
Outline of floors above (L1-L3)

169.95 sq m
84.25 sq m
78.7 sq m
184.99 sq m
805.36 sq m
363.43 sq m
873.72 sq m
1,147.35 sq m
4.36 sq m
24.37 sq m
37.62 sq m
4.9 sq m
101.84 sq m
57.53 sq m
4.85 sq m
107.57 sq m
226.06 sq m
4.76 sq m
88.31 sq m
4.73 sq m
28.4 sq m
108.22 sq m
219.08 sq m
4.75 sq m
65.62 sq m
119.4 sq m
10.54 sq m
14.31 sq m
4.76 sq m
4.76 sq m

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	STATE SIGNIFICANT DEVELOPMENT APPLICATION		AZ	RI	RI	30.05.25

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

CLIENT
landen

ARCHITECT
TURNER

LANDSCAPE
LAND AND FORM

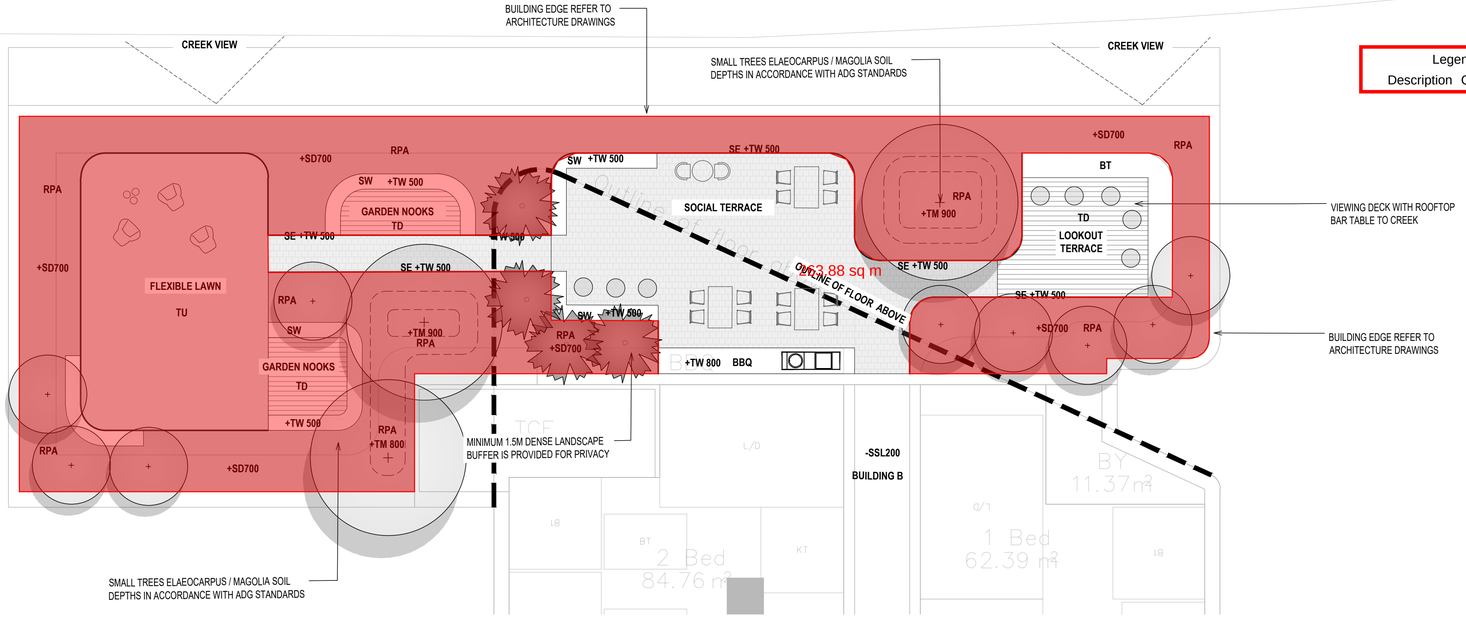
DO NOT SCALE

Conditions of Use.
This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

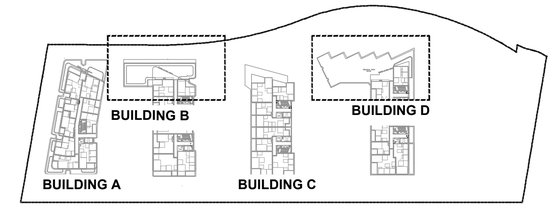
Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	1:200	This Drawing must not be used for Construction unless signed as Approved	

Client	LANDEN PROPERTY GROUP
Project	40 MEMORIAL AVENUE, BELLA VISTA
Title	LANDSCAPE DETAIL PLAN 2 - STAGE 02
Original Size	A1
Drawing No:	2025003-LD-DA102
Rev:	1

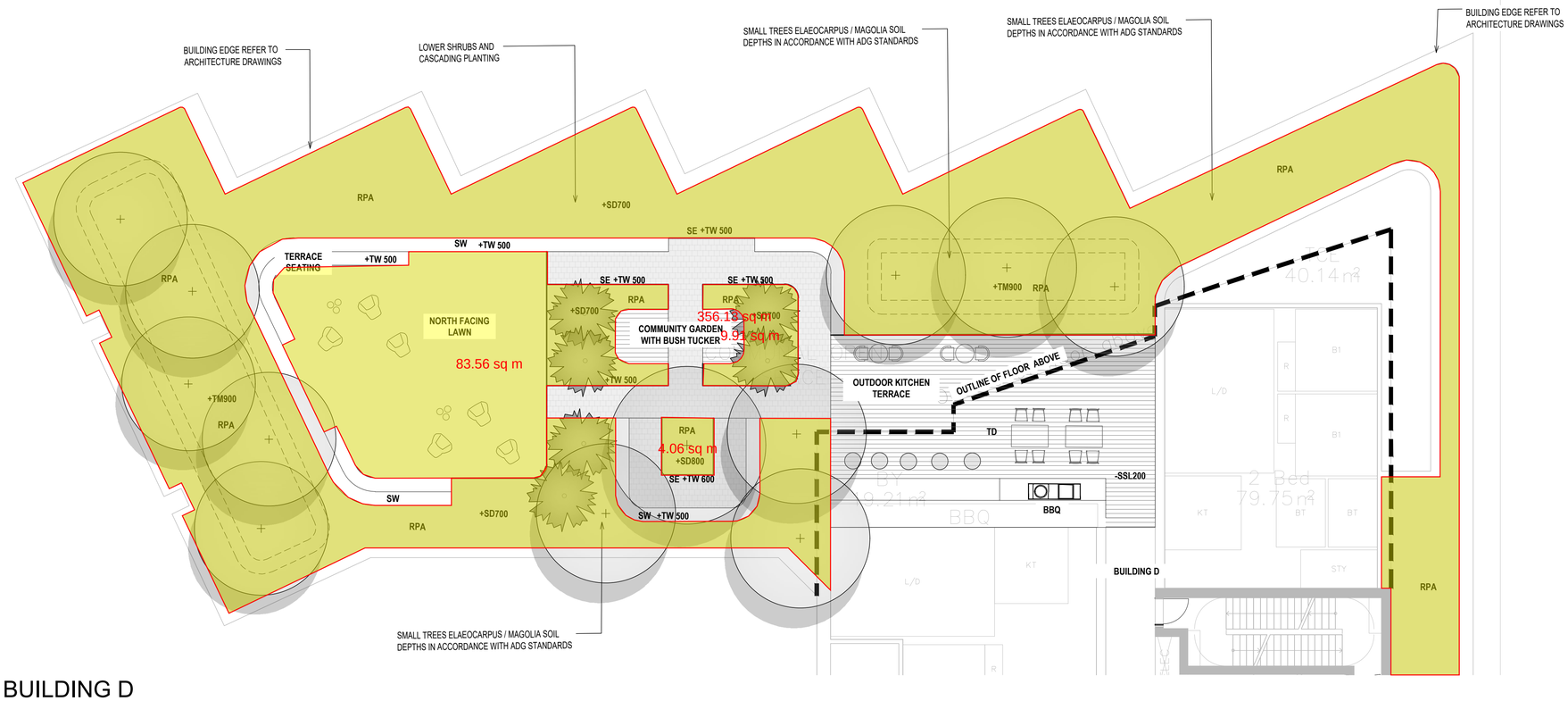
Plot Date: 29 May 2025 - 9:49 AM
Plotted by: Anita Zhou
Cad File No: Z:\2025\2025003 40 Memorial Ave SSDA\Drawings\CAD\2025003-LD-DA100[-].dwg



BUILDING B



LEVEL 3 KEY PLAN
NTS



BUILDING D

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	DRAFT LAYOUT FOR COORDINATION		AZ	RI	RI	28.05.25

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

CLIENT
landen

ARCHITECT
TURNER

LANDSCAPE
LAND AND FORM

DO NOT SCALE

Conditions of Use.
This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	1:500	This Drawing must not be used for Construction unless signed as Approved	

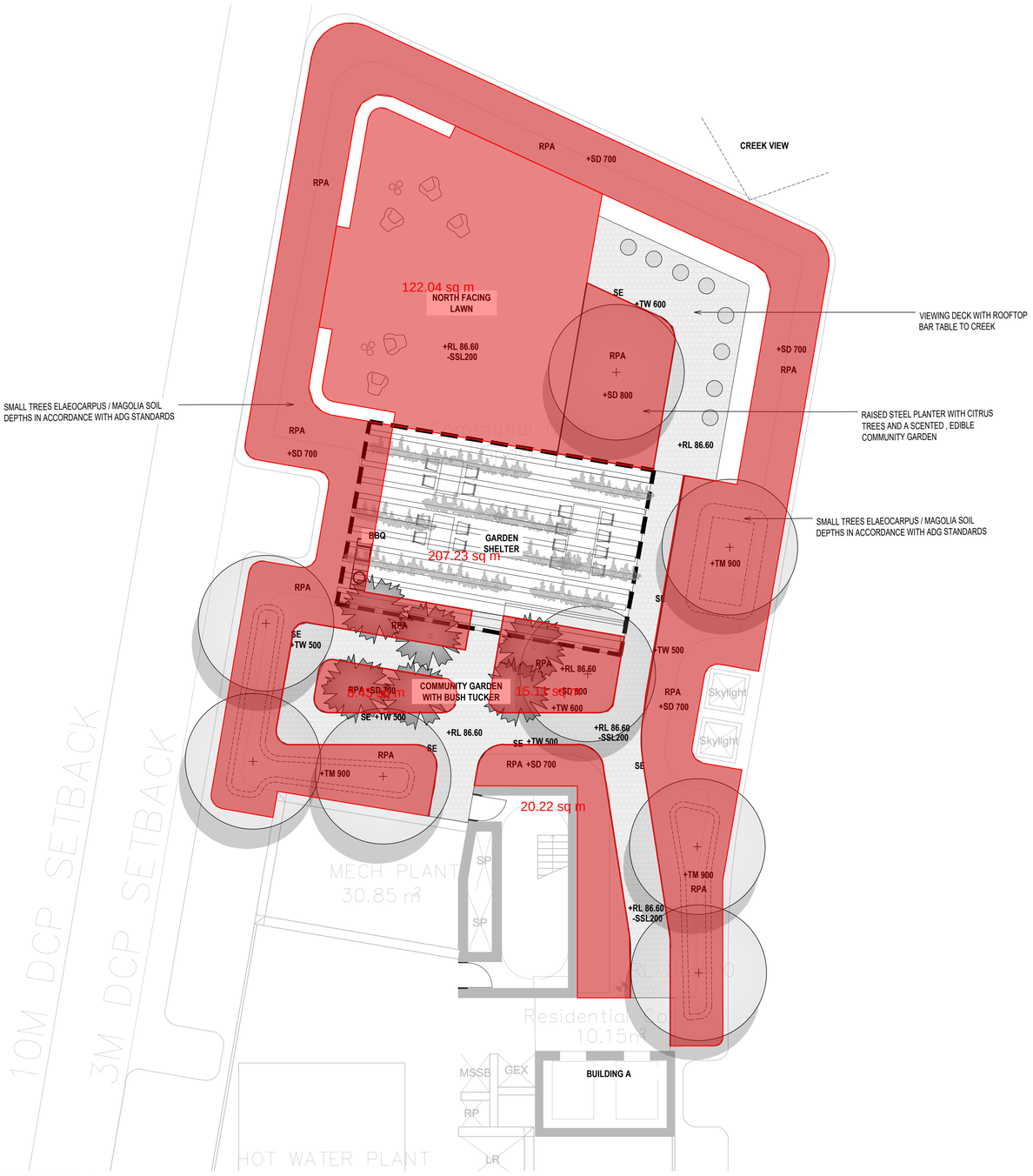
Client LANDEN PROPERTY GROUP
Project 40 MEMORIAL AVENUE, BELLA VISTA
Title LANDSCAPE LEVEL 3

Original Size A1
Drawing No: 2025003-LD-DA120
Rev: 1

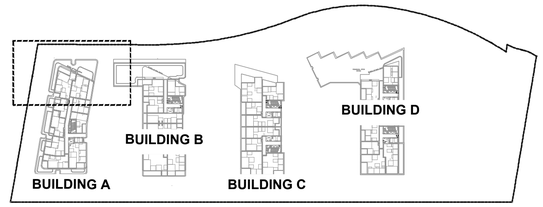
Plot Date: 29 May 2025 - 9:50 AM
Plotted by: Anita Zhou
Cad File No: Z:\2025\2025003 40 Memorial Ave SSDA\Drawings\CAD\2025003-LD-DA110[-].dwg

Legend

Description Quantity Unit



BUILDING A



KEY PLAN
NTS

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	DRAFT LAYOUT FOR COORDINATION		AZ	RI	RI	28.05.25

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

CLIENT

landen

ARCHITECT

TURNER

LANDSCAPE

LAND AND FORM

DO NOT SCALE

Conditions of Use.
This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	1:500	This Drawing must not be used for Construction unless signed as Approved	

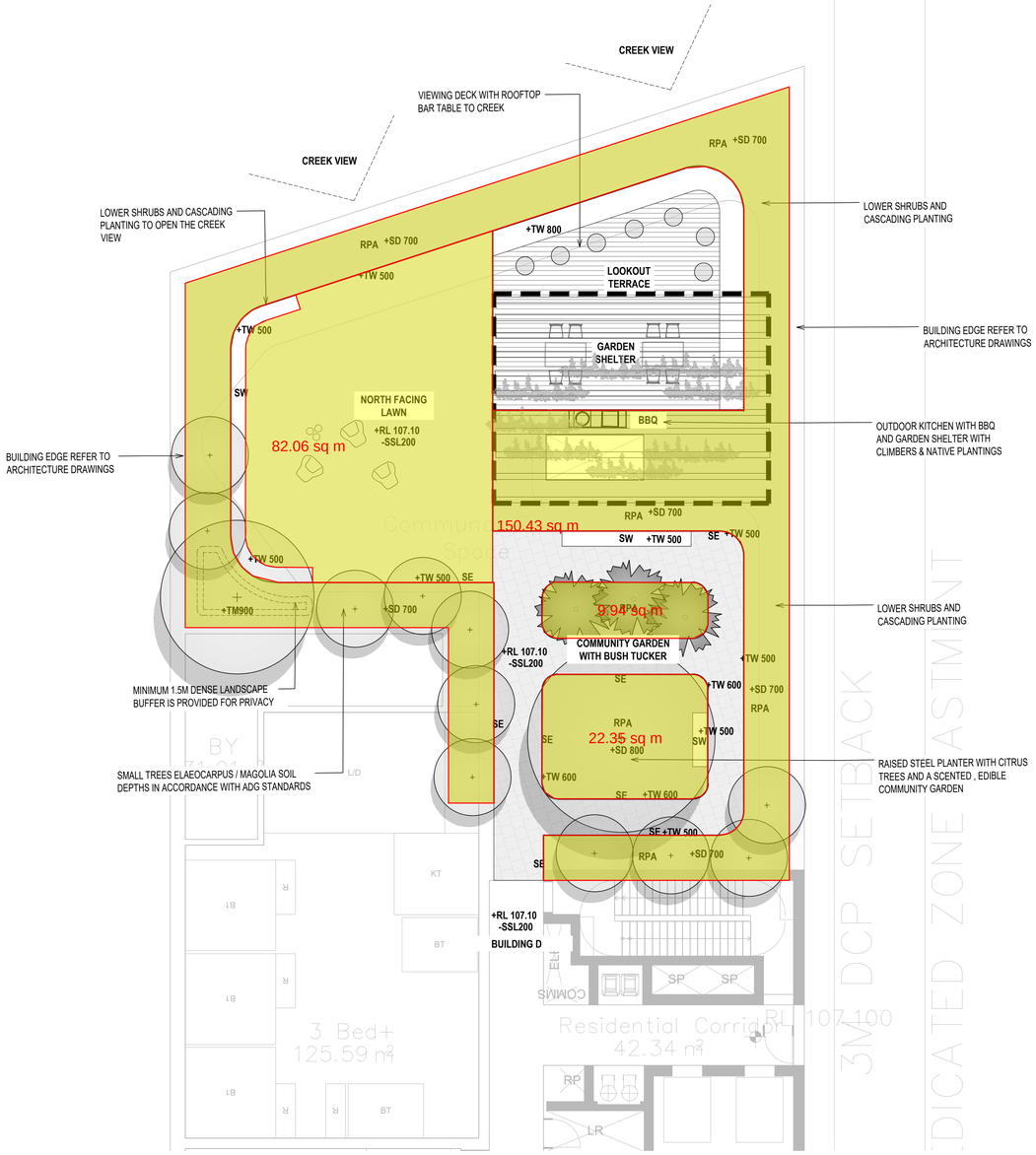
Client LANDEN PROPERTY GROUP
Project 40 MEMORIAL AVENUE, BELLA VISTA
Title LANDSCAPE LEVEL 8

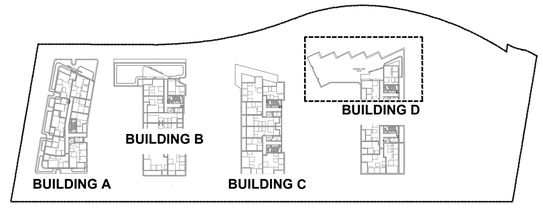
Original Size A1
Drawing No: 2025003-LD-DA130
Rev: 1

Plot Date: 29 May 2025 - 9:50 AM Plotted by: Anita Zhou Cad File No: Z:\2025\2025003 40 Memorial Ave SSDA\Drawings\CAD\2025003-LD-DA110[-].dwg

Legend

Description Quantity Unit





KEY PLAN
NTS

BUILDING D

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
1	DRAFT LAYOUT FOR COORDINATION		AZ	RI	RI	28.05.25

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

CLIENT
landen

ARCHITECT
TURNER

LANDSCAPE
LAND AND FORM

DO NOT SCALE

Conditions of Use.
This document may only be used by the client (and any other person who the client has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	1:500	This Drawing must not be used for Construction unless signed as Approved	

Client LANDEN PROPERTY GROUP
Project 40 MEMORIAL AVENUE, BELLA VISTA
Title LANDSCAPE LEVEL 14

Original Size A1
Drawing No: 2025003-LD-DA140
Rev: 1

Plot Date: 29 May 2025 - 9:50 AM Plotted by: Anita Zhou Cad File No: Z:\2025\2025003 40 Memorial Ave SSDA\Drawings\CAD\2025003-LD-DA110[-].dwg

9 APPENDIX E – ROOFTOP SOLAR PV



1 Level 08 1:250

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CONFIRMATION FOR FURTHER INFORMATION ON PLYNG, PC AND BMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

SCALE (meters)
0 5 10 15 20 25 30 35 40 45 50

KEYPLAN



Rev	Date	Approved by	Revision Notes
A	19/03/25	JL	Client Review & Coordination Package
B	09/05/25	JL	For Client Review
C	16/05/25	JL	For Client & Consultant Review
D	23/05/25	JL	For Client & Consultant Review
E	30/05/25	JL	For Client & Consultant Review
F	13/06/25	JL	For Consultant Review
G	30/06/25	JL	For Client & Consultant Review
H	03/07/25	JL	For Consultant Coordination

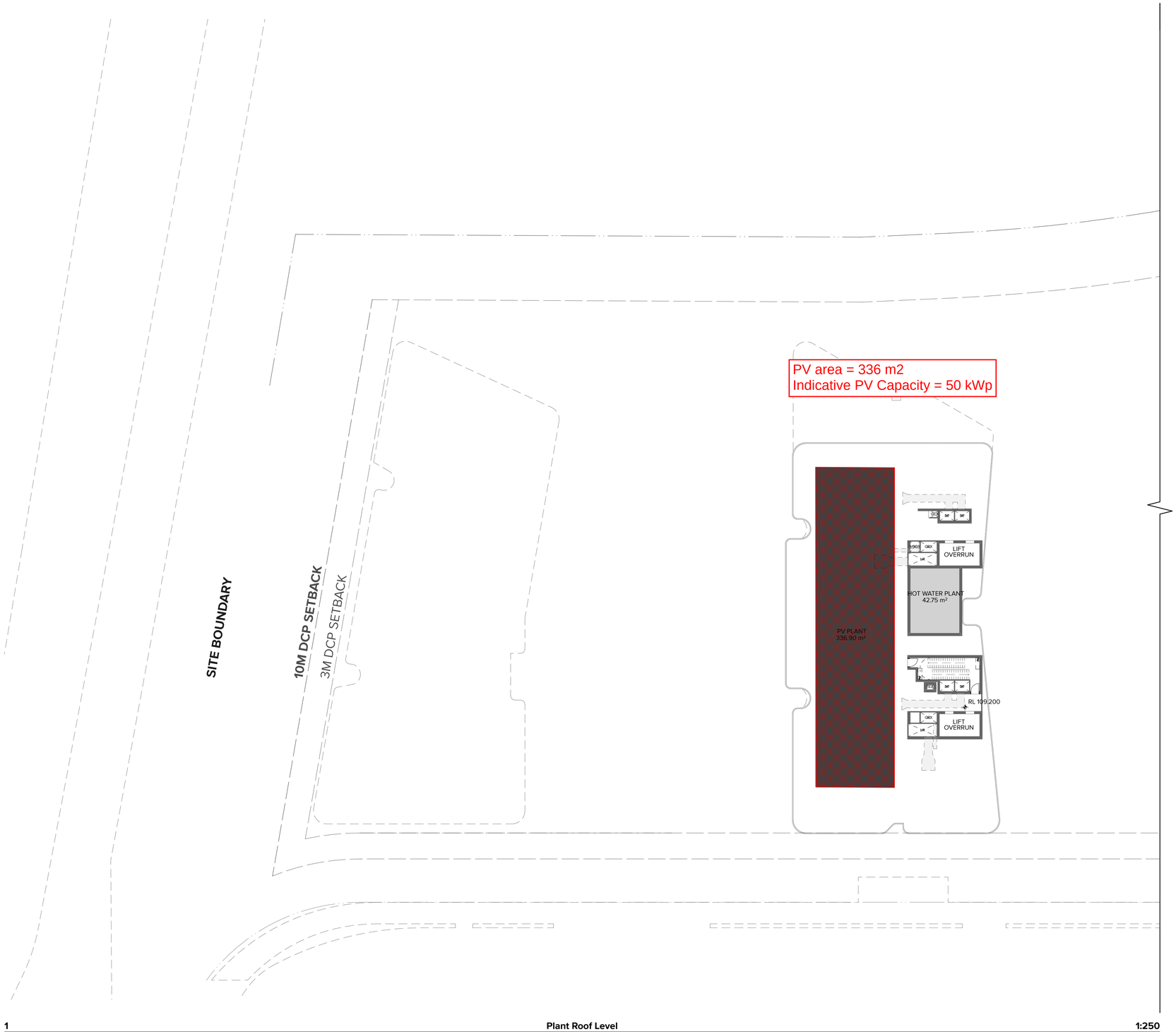
Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building A & B
Level 08

Scale 1:250 @A1, 50%@A3
Status For Information
Project No. 21098
Dwg No. DA-111-080
Drawn by TM/OW
Rev H
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



1 **Plant Roof Level** **1:250**

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR RESOLUTION. DO NOT SCALE DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. USE OF ANY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

SCALE (meters)

0 5 10 15 20 25 30 35 40 45 50

KEYPLAN



Rev	Date	Approved by	Revision Notes
A	19/03/25	JL	Client Review & Coordination Package
B	09/05/25	JL	For Client Review
C	16/05/25	JL	For Client & Consultant Review
D	23/05/25	JL	For Client & Consultant Review
E	30/05/25	JL	For Client & Consultant Review
F	13/06/25	JL	For Consultant Review
G	30/06/25	JL	For Client & Consultant Review
H	03/07/25	JL	For Consultant Coordination

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

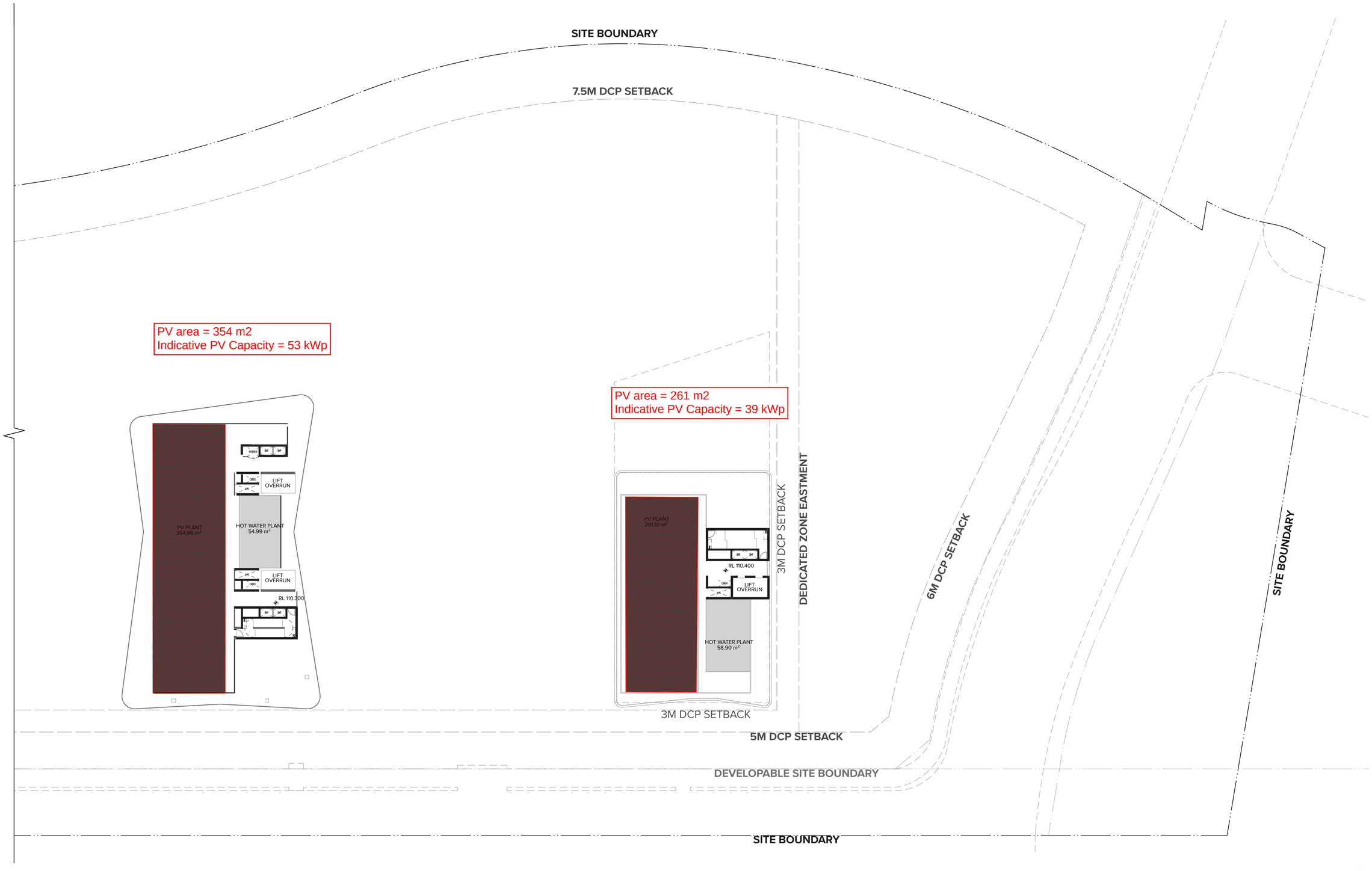
Drawing Title
GA Plans Building A & B
Roof Level

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	**21098**	**TM/OW**	
Status	Dwg No.	Rev	
For Information	**DA-111-150**	**H**	

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



1 **Plant Roof Level** 1:250

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT TO CONSTRUCTION FOR FURTHER INFORMATION. PDF, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

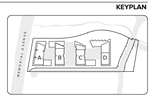
CLIENT

Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia

landen

SCALE (meters)
0 5 10 15 20 25 30 35 40 45 50

KEYPLAN



Rev	Date	Approved by	Revision Notes
A	19/03/25	JL	Client Review & Coordination Package
B	09/05/25	JL	For Client Review
C	16/05/25	JL	For Client & Consultant Review
D	23/05/25	JL	For Client & Consultant Review
E	30/05/25	JL	For Client & Consultant Review
F	13/06/25	JL	For Consultant Review
G	30/06/25	JL	For Client & Consultant Review
H	03/07/25	JL	For Consultant Coordination

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
GA Plans Building C & D
Roof Level

Scale: 1:250 @A1, 50%@A3
Status: For Information
Project No.: 21098
Dwg No.: DA-112-150
Drawn by: TM/OW
Rev: H
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au