Development Aplication

New Apartment Development

26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd NSW 2065 (Area 22 & 23)



Perspective view from Park Road

Index			
	Drawing No.	Drawing Title	Scale @ A1
DA0 Cover Pages			
	DA000	Cover Page	NTS
	DA001	Development Summary	NTS
DA1 Site			
	DA100	Existing Site Context & Analysis	1:1250
	DA101	Proposed Site Plan	1:250
DA2 Plans			
	DA200	Basement 4	1:250
	DA201	Basement 3	1:250
	DA202	Basement 2	1:250
	DA203	Basement 1	1:250
	DA204	Ground Floor Plan	1:250
	DA205	Level 1	1:250
	DA206	Level 2	1:250
	DA207	Level 3	1:250
	DA208	Level 4	1:250
	DA209	Level 5	1:250
	DA210	Level 6	1:250
	DA211	Level 7	1:250
	DA212	Level 8	1:250
	DA213	Level 9	1:250
	DA214	Level 10	1:250
	DA215	Level 11	1:250
	DA216	Level 12	1:250
	DA217	Roof Plan	1:250
DA3 Elevations & Sections			
	DA301	West Elevation - Park Road	1:250
	DA302	East Elevation - Berry Road	1:250
	DA303	North Elevation - DCP Park	1:250
	DA304	South Elevation - River Road	1:250
	DA305	East Elevation - Green Spine	1:250
	DA306	West Elevation - Green Spine	1:250
	DA307	North Elevation - New Road	1:250
	DA308	South Elevation - New Road	1:250
	DA309	Section 1	1:250
	DA310	Section 2	1:250
	DA311	Section 3	1:300
	DA312	External Finishes schedule	NTS
DA4 Supporting Drawings			
	DA401	Accessible & Livable Apart. 1/2	1:1000
	DA402	Accessible & Livable Apart. 2/2	1:1000
	DA403	Pre & Post-Adaptable Apt. 1/4	1:100
	DA404	Pre & Post-Adaptable Apt. 2/4	1:100
	DA405	Pre & Post-Adaptable Apt. 3/4	1:100
	DA406	Pre & Post-Adaptable Apt. 4/4	1:100
	DA407	GFA Calculation 1/2	1:1000
	DA408	GFA Calculation 2/2	1:1000
	DA409	Solar Calculation 1	1:1000
	DA410	Solar Calculation 2	1:1000
	DA411	Crossvent Calculations BLD - A	1:1000
	DA412	Crossvent Calculations BLD - B	1:1000
	DA413	Crossvent Calculations BLD - C	1:1000
	DA414	Crossvent Calculations BLD - D	1:1000
	DA415	Deep Soil Calc.	1:500
	DA416	Communal Open Space	1:500
	DA417	Shadow Diagram	1:200
	DA418	Shadow Diagram	1:200
	DA419	C.O.S. Solar access	1:500
	DA420	C.O.S. Solar access	1:500
	DA421	Eye of the Sun	NTS
	DA422	Height Plane Diagram	NTS
DA5 Perspective Views			
	DA501	Perspective View from Park Road	NTS
	DA502	Perspective View from New Park	NTS
	DA503	Perspective View from Berry Road	NTS
	DA504	Perspective View from the Green Spine	NTS

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MINOR CHANGES TO FORM & CONFIGURATION MAY BE REQUIRED AFTER DEVELOPMENT CONSENT WHEN DRAWINGS ARE PREPARED FOR CONSTRUCTION PURPOSES.

NOTES:
1. These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
2. This scheme has been prepared generally within the bounds of the current site dimensions. Dimensions are subject to detailed discussion with council, hence may be subject to change once advice is received.
3. This design has been prepared without structural or services engineering input. Design is subject to change once advice is received.
4. The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
5. The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture P/L.

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Cover Page
Scale	@A1
Date	June 2023
Drawing Number	DA000
Revision	B

Project Summary

Address:	St Leonards South Area 22 & 23
Site Area:	11,557 m^2 Area 23: 6,755 m^2 Area 22: 4,802 m^2
Land Use:	R4 high Density Residential

LEP Compliance

	Control	Proposed
Gross Floor Area:	31,781	31,780
Floor Space Ratio:	2.75:1	2.75:1
Height Control:		
Area 22 Park Road:	25m	25m
Area 22 Berry Road:	37m	37m
Area 23 Park Road:	25m	25m
Area 23 Berry Road:	37m	37m
Area 23 River Road:	15m	15m
Green Spine:		
Area 22:	24m	24m
Area 23:	25m	25m
Green Spine Area:	2621 m^2	2621 m^2

ADG Compliance

	Control	Proposed
Solar Access:	Min 70% of apartments between 9am & 3pm	78.1%
	Area 23:	70.65%
	Area 22:	89.35%
	Max. 15% no solar access	4%
	Area 23:	5.4%
	Area 22:	1.84%
Cross Ventilation:	Min. 60%	60%
	Area 23:	60%
	Area 22:	60%
Deep Soil:	7% of the site area (809 m^2)	2068.7 m^2 (17.90%) Area 23: 514.7 m^2 (4.45%) Area 22: 1554 m^2 (13.45%)
Communal Open Space		3407.3 sqm (30.9 % of site area)

Unit Mix Calculation

	Studio	1B	2B	3B/3B+	Total
Total	2	74	133	97	**306**
	1%	24%	43%	32%	

D

GFA Calculation

	Control	Proposed
GFA:	31,781	31,780

C

DDA Units / Visitable units

	Control	Proposed
DDA units	20% of total units (**61.2**)	62
Visitable	80% of total units including DDA (**244.8**)	245

C

Parking

	Control	Proposed
Cars - Residential flat buildings		
studio	0.5 (1)	1
1B	1 (74)	74
2B	1.5 (199.5)	200
3B+	2 (194)	194
visitors	1 per 4 unit (76.5)	76
Total	545	545
1 disabled space for each adaptable housing unit (62)		63
1 car wash bay per 50 units for developments over 20 units. (5.7)		6
Bicycle Parking		
residents	1 per 4 dwellings (76.25)	77
visitors	1 rack + 1 rack per 10 dwellings (30.6)	31
Motorcyle Parking		
	1 per 15 car spaces (36.2)	37

D

D

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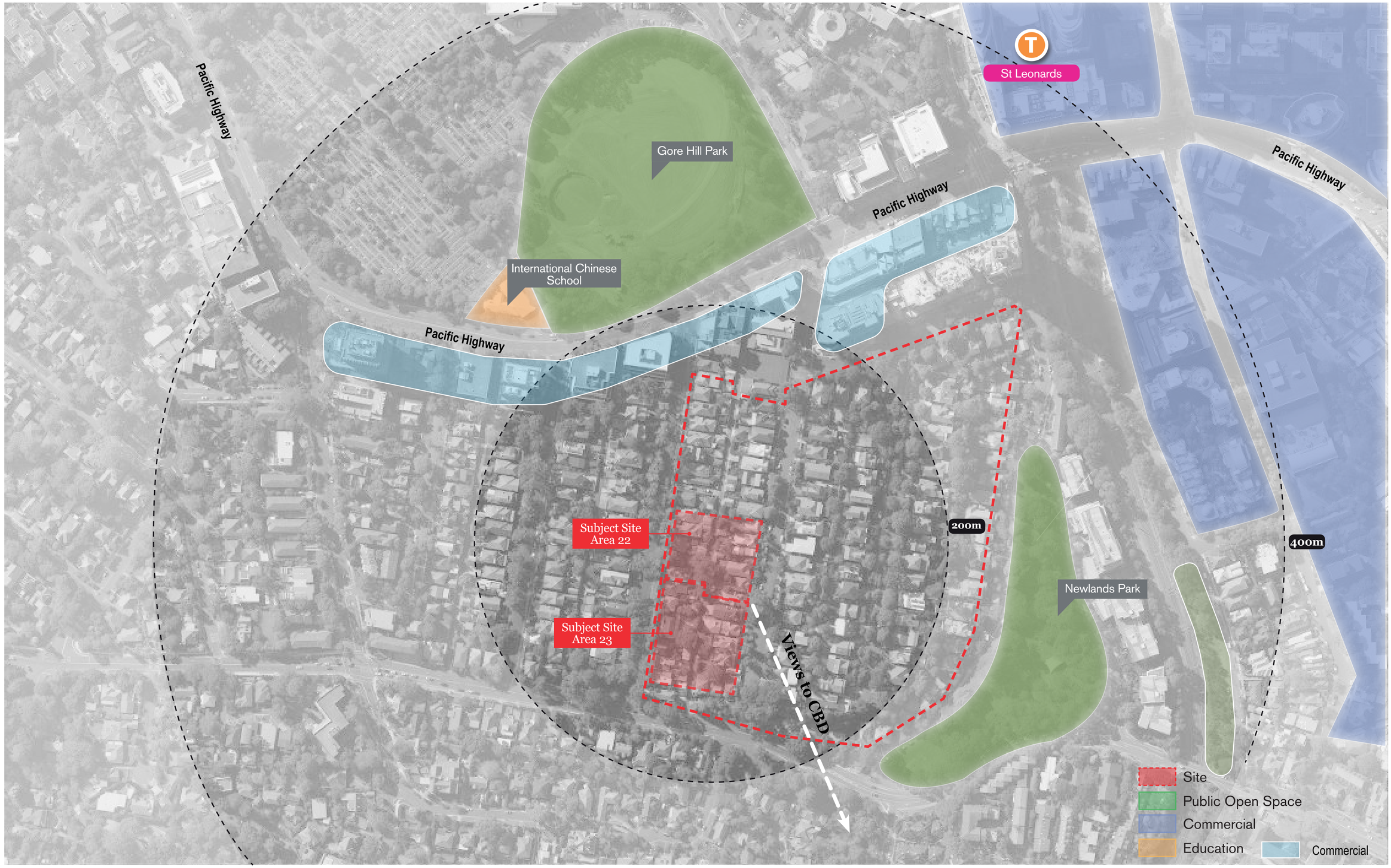
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C	19/06/2023	AC, MJ, XD		DA Amendment_Visitable
D	10/07/2023	AC, MJ, XD	XD	DA Amendment

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Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Development Summary
Scale	@A1
Date	July 2023
Drawing Number	**DA001**
Revision	**D**



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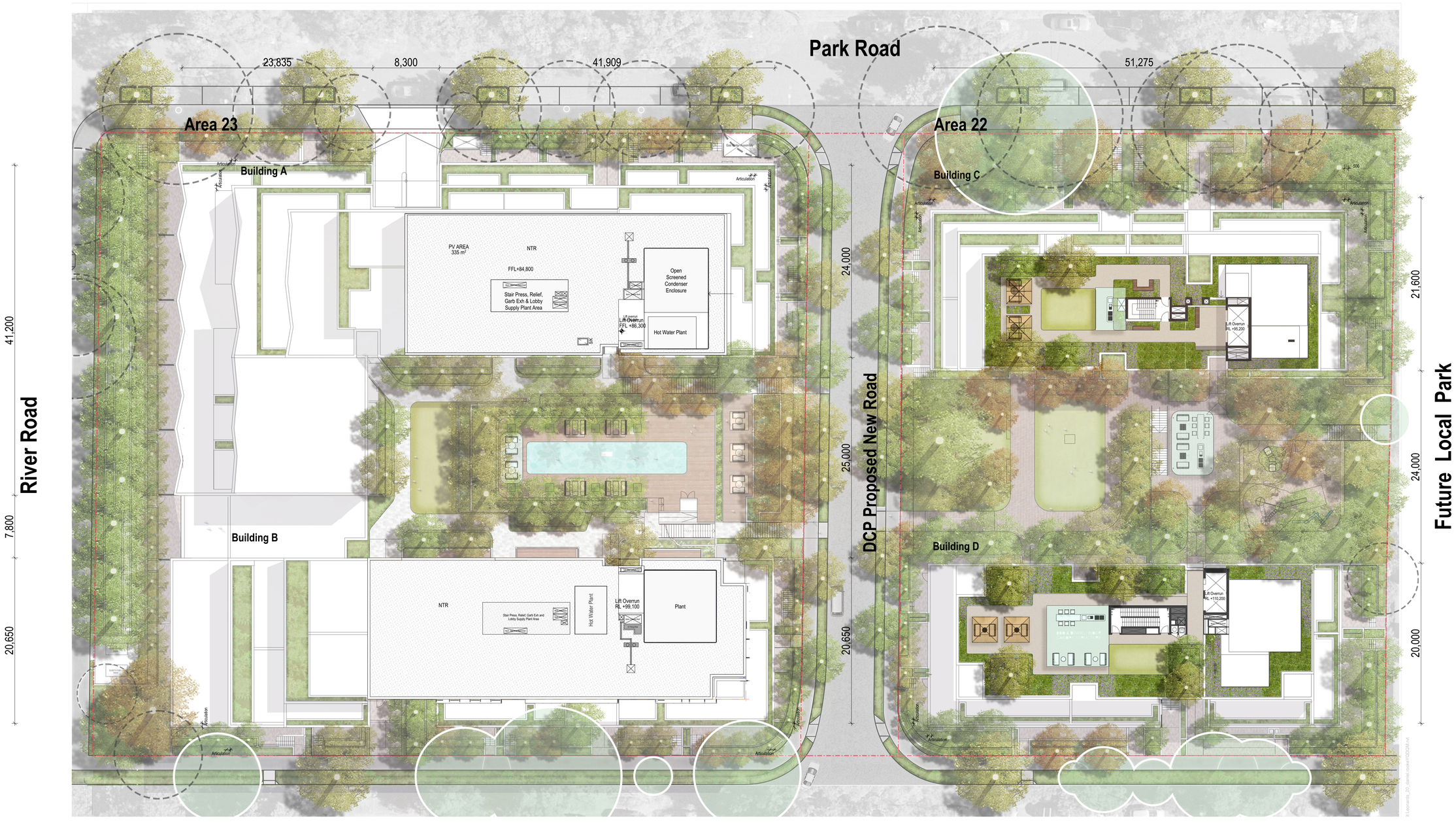
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Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Existing Site Context & Analy
Scale	@A1
Date	June 2023
Drawing Number	DA100
Revision	A



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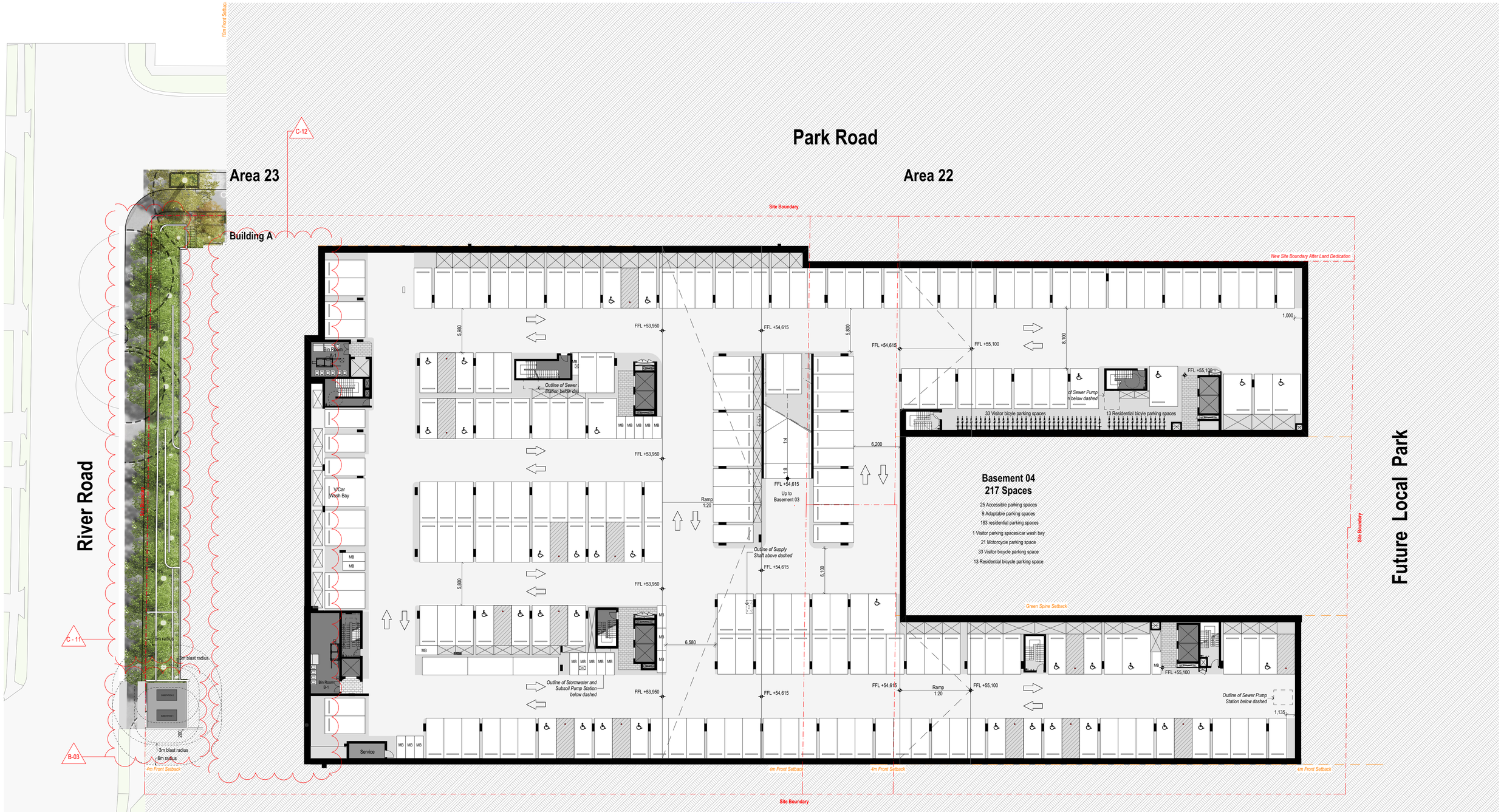
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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Proposed Site Plan
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA101
		Revision	B

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List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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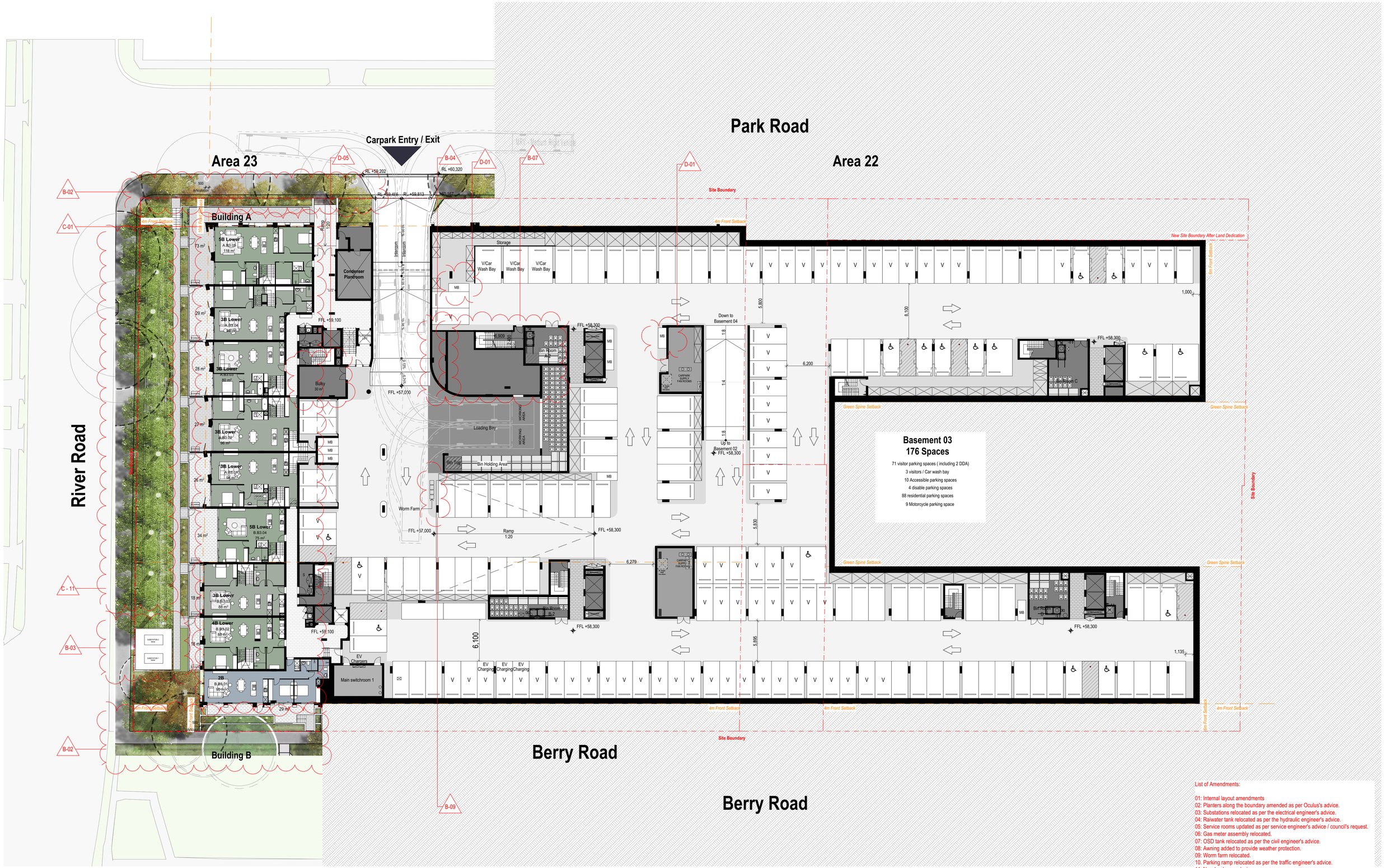
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B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Basement 4
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA200
		Revision	C



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
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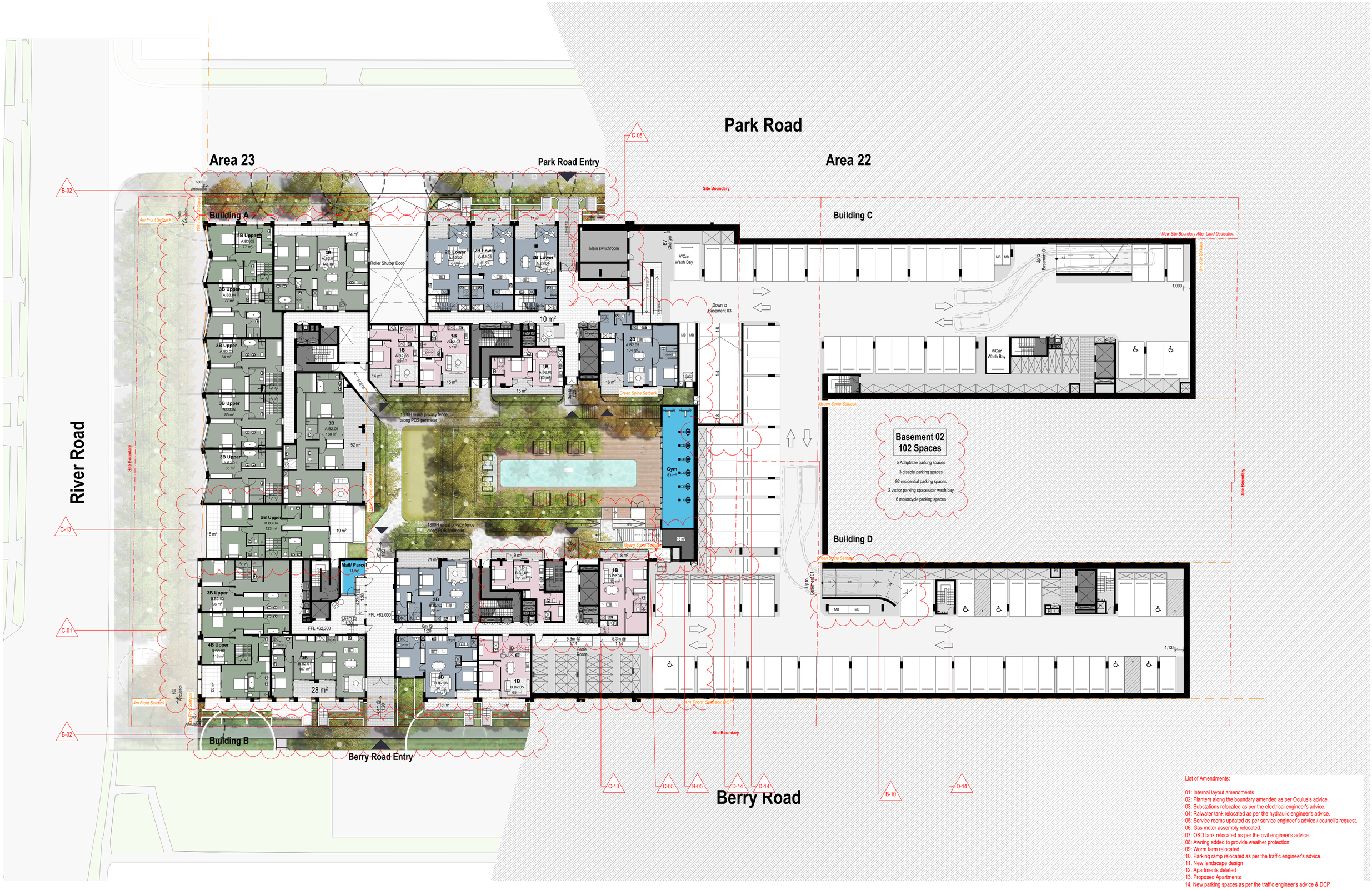
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D	21/06/2023	AC, IR	XD	DA Amendment_Bulky

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Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Basement 3
Scale	1:250@A1
Date	June 2023
Drawing Number	DA201
Revision	D



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
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08: Awning added to provide weather protection.
09: Worm farm relocated.
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11. New landscape design
12. Apartments deleted
13. Proposed Apartments
14. New parking spaces as per the traffic engineer's advice & DCP

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Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Basement 2
Scale	1:250@A1
Date	July 2023
Drawing Number	DA202
Revision	D

33 Park Road

31 & 31A Park Road

29 Park Road

27 Park Road

23 & 25 Park Road

21 Park Road

19 Park Road

Park Road

Refer to CE's drawings for detailed road design

Area 23

Building A

Area 22

Building C

River Road

DCP Proposed New Road

Building D

Building B

Berry Road Entry

Berry Road

Site Boundary

4m Front Setback

10m Front Setback

4m Side Setback

6m Side Setback

Green Spine Setback

New Site Boundary After Land Dedication

500 Articulation

FFL+65,500

Basement 01
25 Spaces

5 disable parking spaces
20 residential parking spaces

FFL+64,700
Down to Basement 02

Basement 01
24 Spaces

2 adptable parking spaces
22 Residential parking spaces

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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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David Randerson 8542

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Basement 1
Scale	1:250@A1
Date	June 2023
Drawing Number	DA203
Revision	C

33 Park Road | 31 & 31A Park Road | 29 Park Road | 27 Park Road | 23 & 25 Park Road | 21 Park Road | 19 Park Road | 17 Park Road | 15 Park Road

Park Road

Area 23

Building A

Area 22

Building C

Building D

Building B

River Road

DCP Proposed New Road

Berry Road

Site Boundary

7m Front Setback

4m Front Setback

4m Side Setback

6m Side Setback

Green Spine Setback

New Site Boundary After Land Dedication

10m Front Setback

Gas Meter Assembly

Residential bicycle parking space

SERVICES/ STORAGE

Service

Services

Fan RM

Services / Storage

23 Residential bicycle parking space

FFL+68.200

NTR

C-01

C-13

B-06

List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Ground Floor Plan
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA204
		Revision	C



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Rainwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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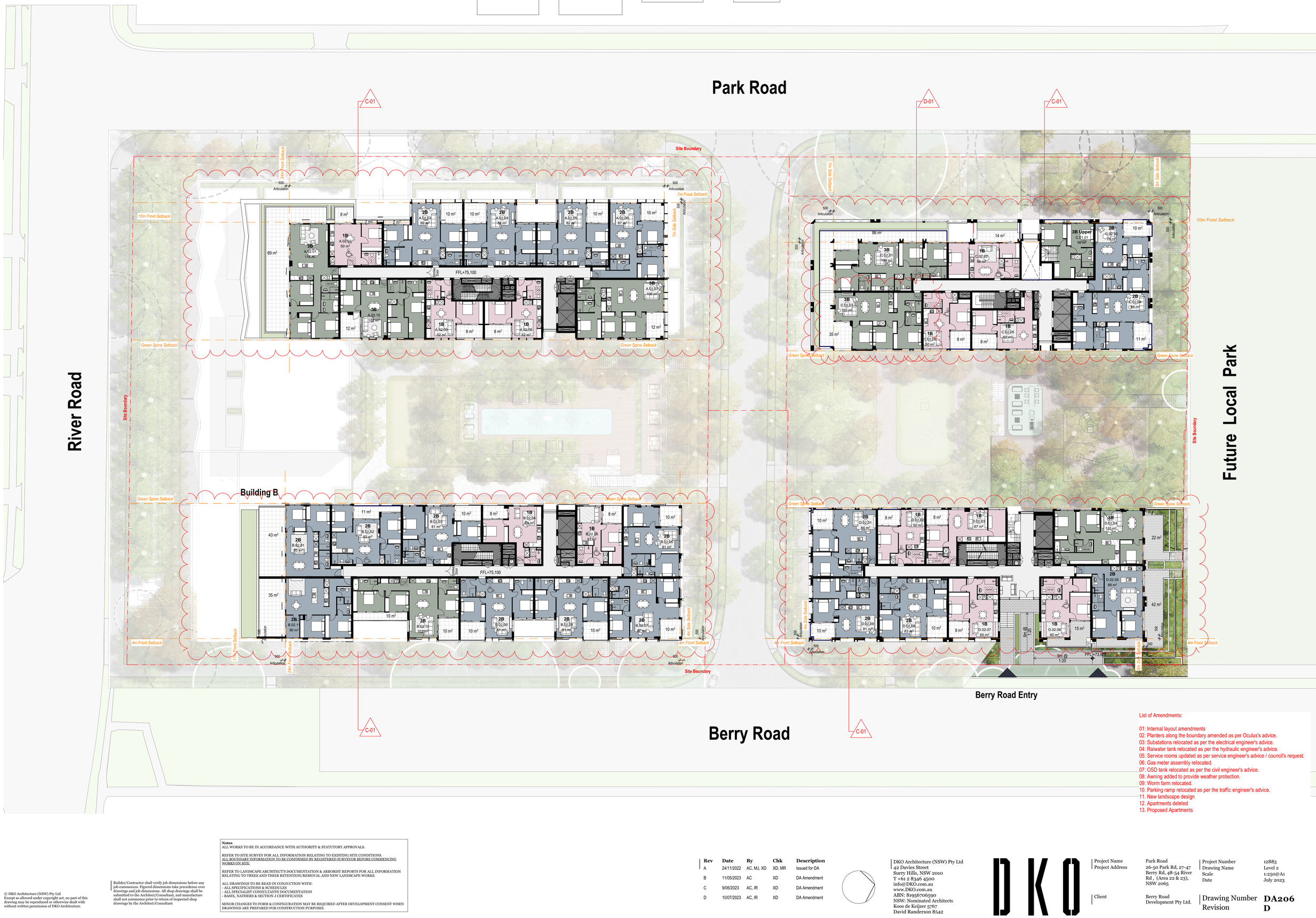
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
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C	9/06/2023	AC, IR	XD	DA Amendment
D	10/07/2023	AC, IR	XD	DA Amendment

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Level 1
		Scale	1:250@A1
		Date	July 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA205
		Revision	D



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 2
Scale	1:250@A1
Date	July 2023
Drawing Number	DA206
Revision	D



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Level 3
		Scale	1:250@A1
		Date	July 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA207
		Revision	D



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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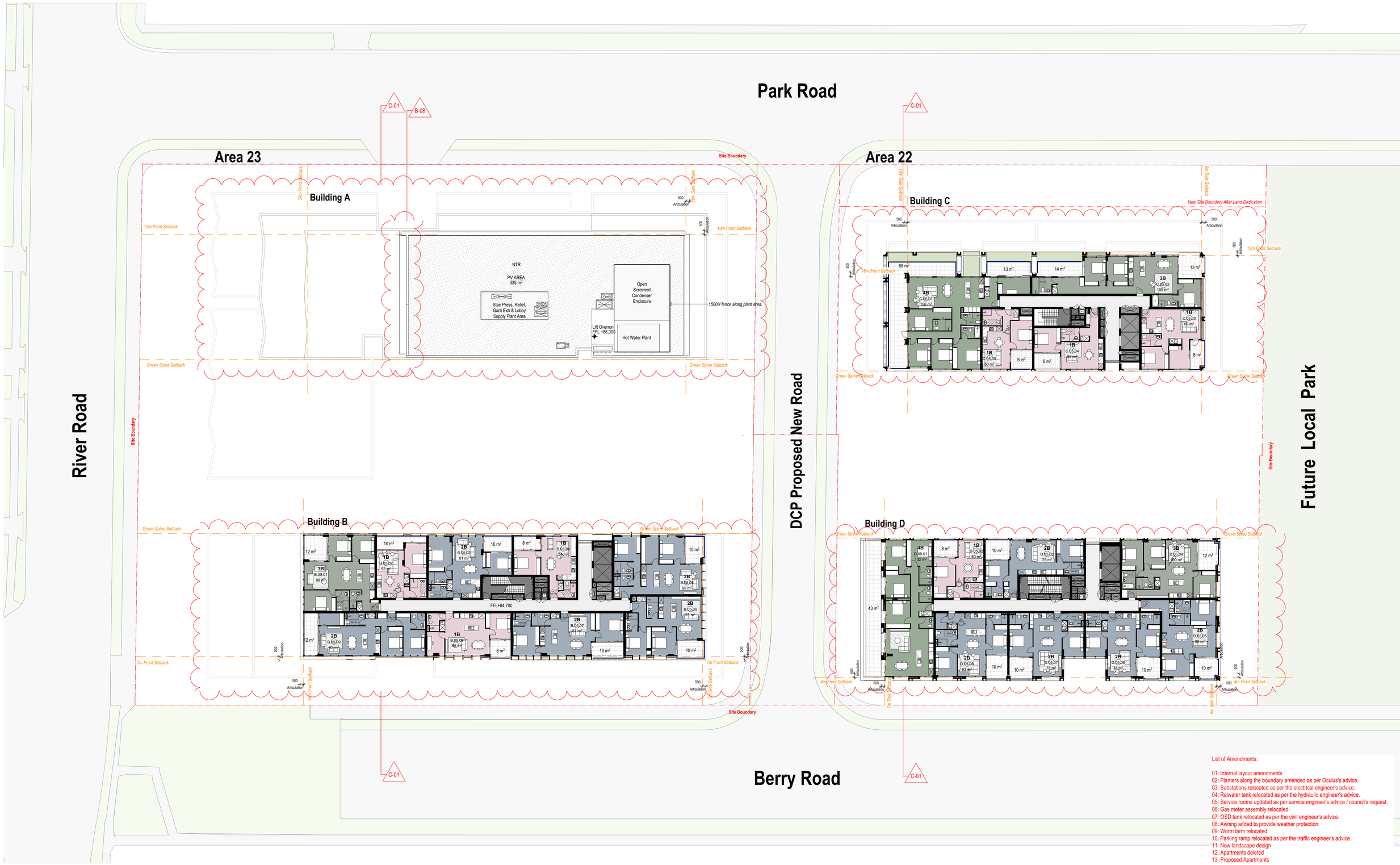
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment
D	10/07/2023	AC, IR	XD	DA Amendment

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Level 4
		Scale	1:250@A1
		Date	July 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA208
		Revision	D



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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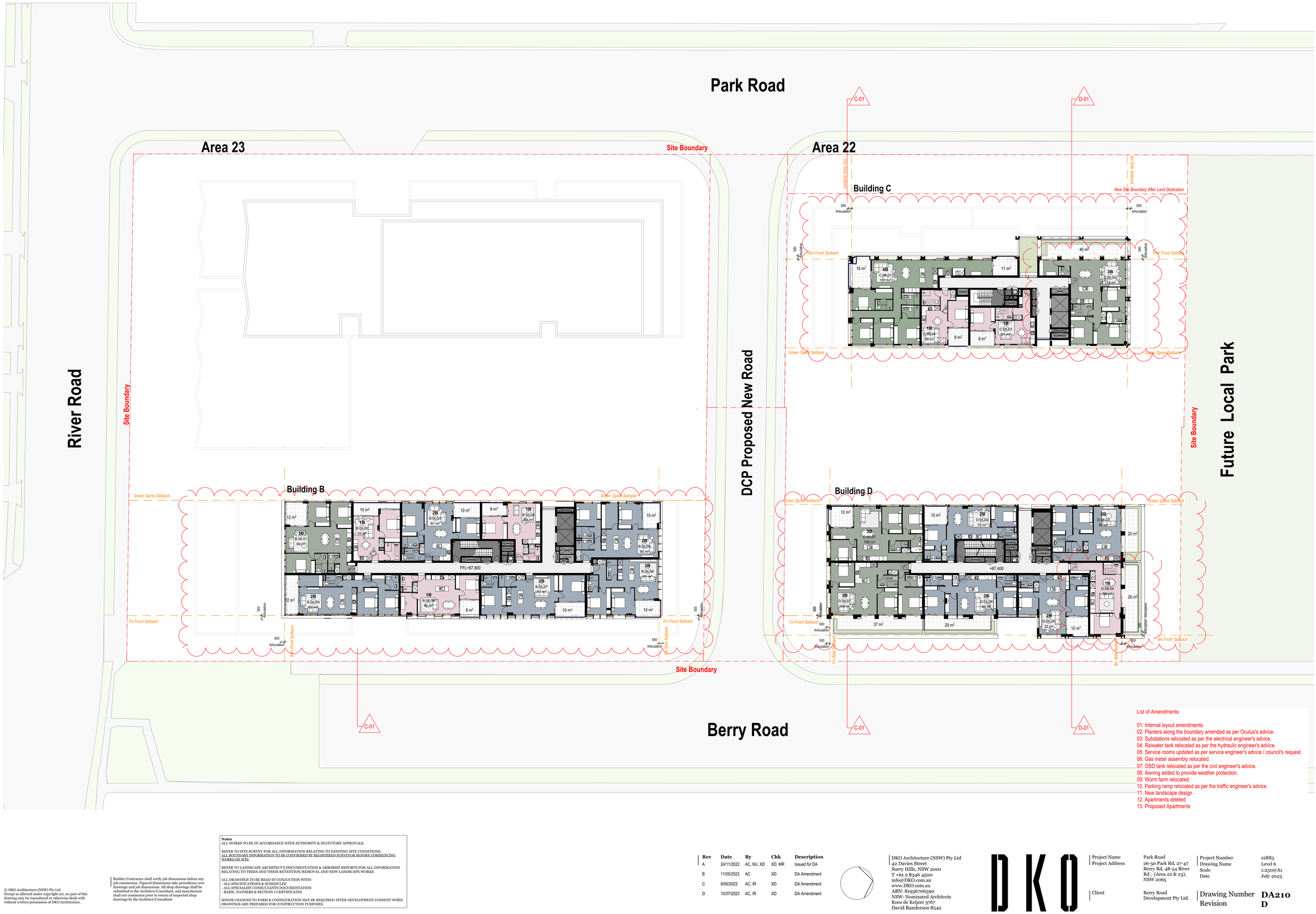
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 5
Scale	1:250@A1
Date	June 2023
Drawing Number	DA209
Revision	C



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd ((Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 6
Scale	1:250@A1
Date	July 2023
Drawing Number	DA210
Revision	D

Park Road

River Road

Area 23

Area 22

Site Boundary

Proposed New Road

DCP Proposed Future Local Park

Berry Road

C-05

C-01

C-01

D-01

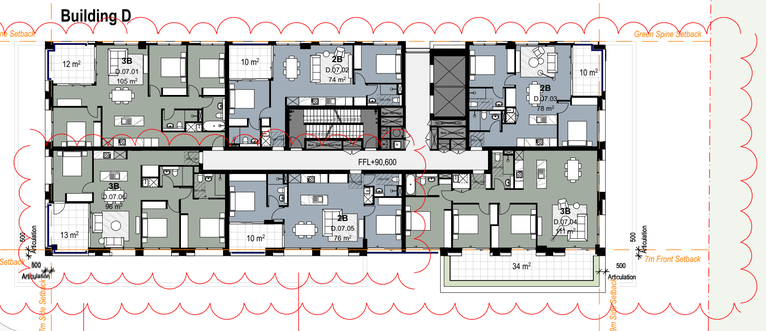
Building C



Building B



Building D



Site Boundary

List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
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11. New landscape design
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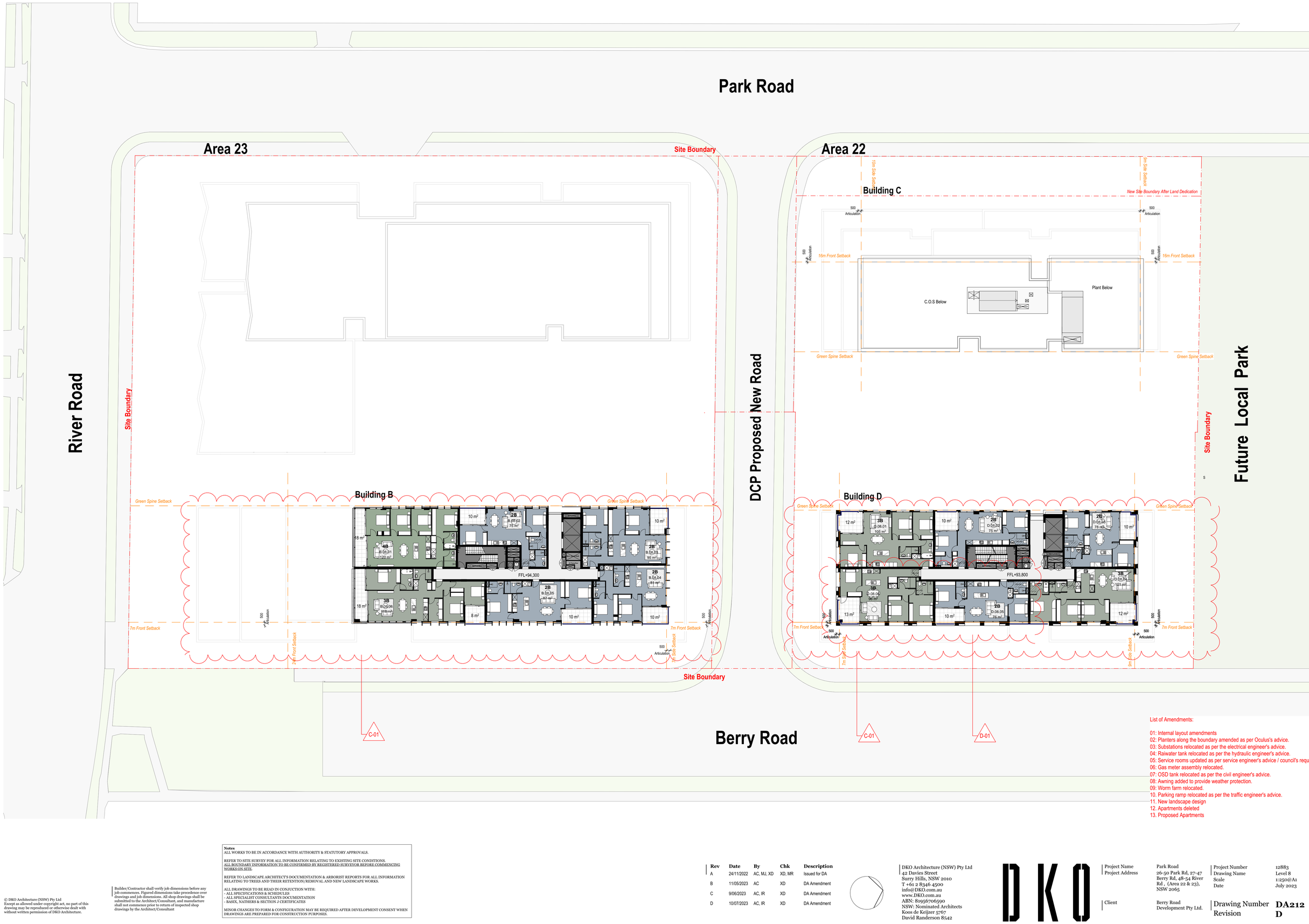
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 7
Scale	1:250@A1
Date	July 2023
Drawing Number	DA211
Revision	D



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
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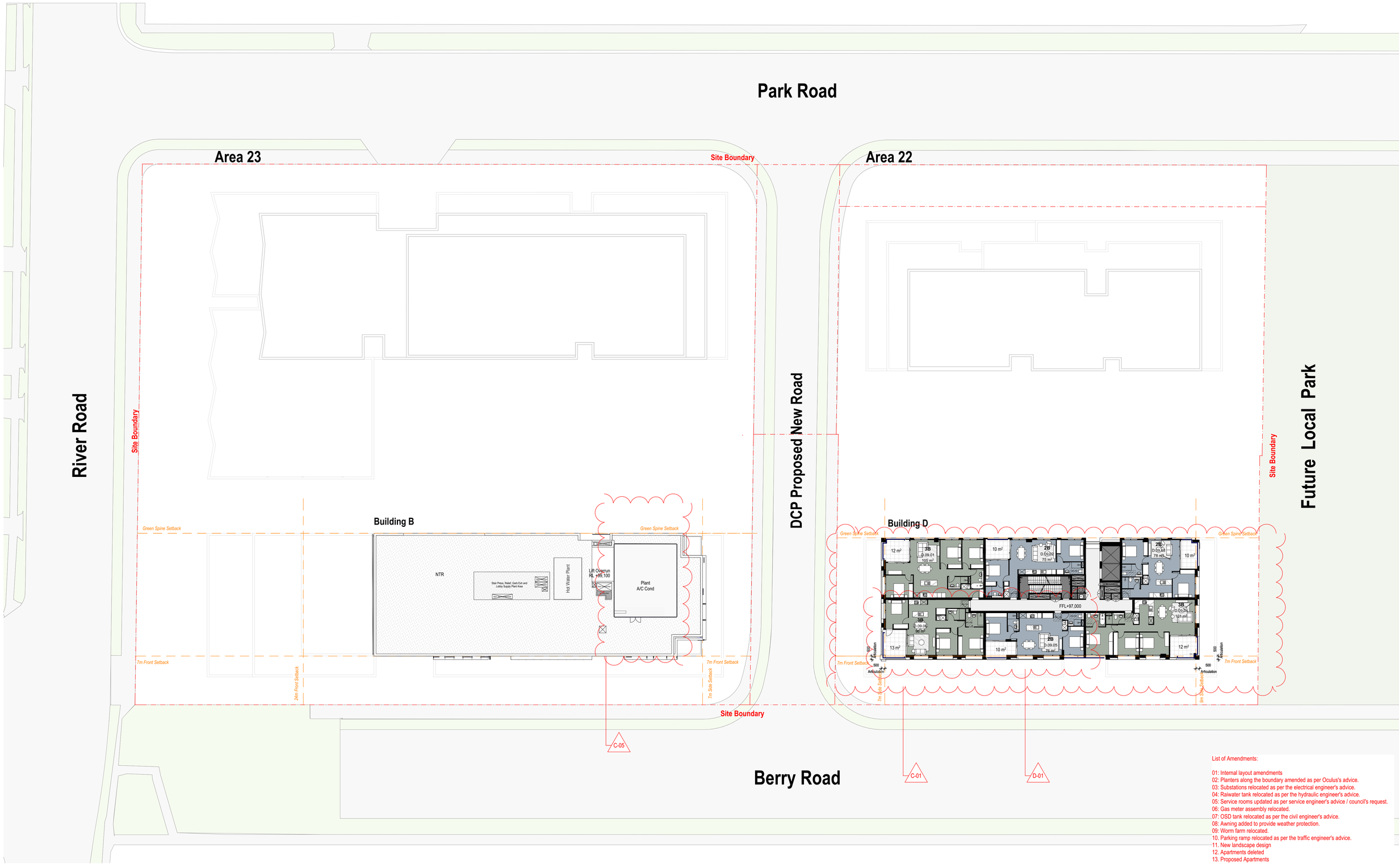
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment
D	10/07/2023	AC, IR	XD	DA Amendment

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NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 8
Scale	1:250@A1
Date	July 2023
Drawing Number	DA212
Revision	D



List of Amendments:

01: Internal layout amendments
02: Planters along the boundary amended as per Oculus's advice.
03: Substations relocated as per the electrical engineer's advice.
04: Raiwater tank relocated as per the hydraulic engineer's advice.
05: Service rooms updated as per service engineer's advice / council's request.
06: Gas meter assembly relocated.
07: OSD tank relocated as per the civil engineer's advice.
08: Awning added to provide weather protection.
09: Worm farm relocated.
10. Parking ramp relocated as per the traffic engineer's advice.
11. New landscape design
12. Apartments deleted
13. Proposed Apartments

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 9
Scale	1:250@A1
Date	July 2023
Drawing Number	DA213
Revision	D

Park Road

River Road

Area 23

Site Boundary

Site Boundary

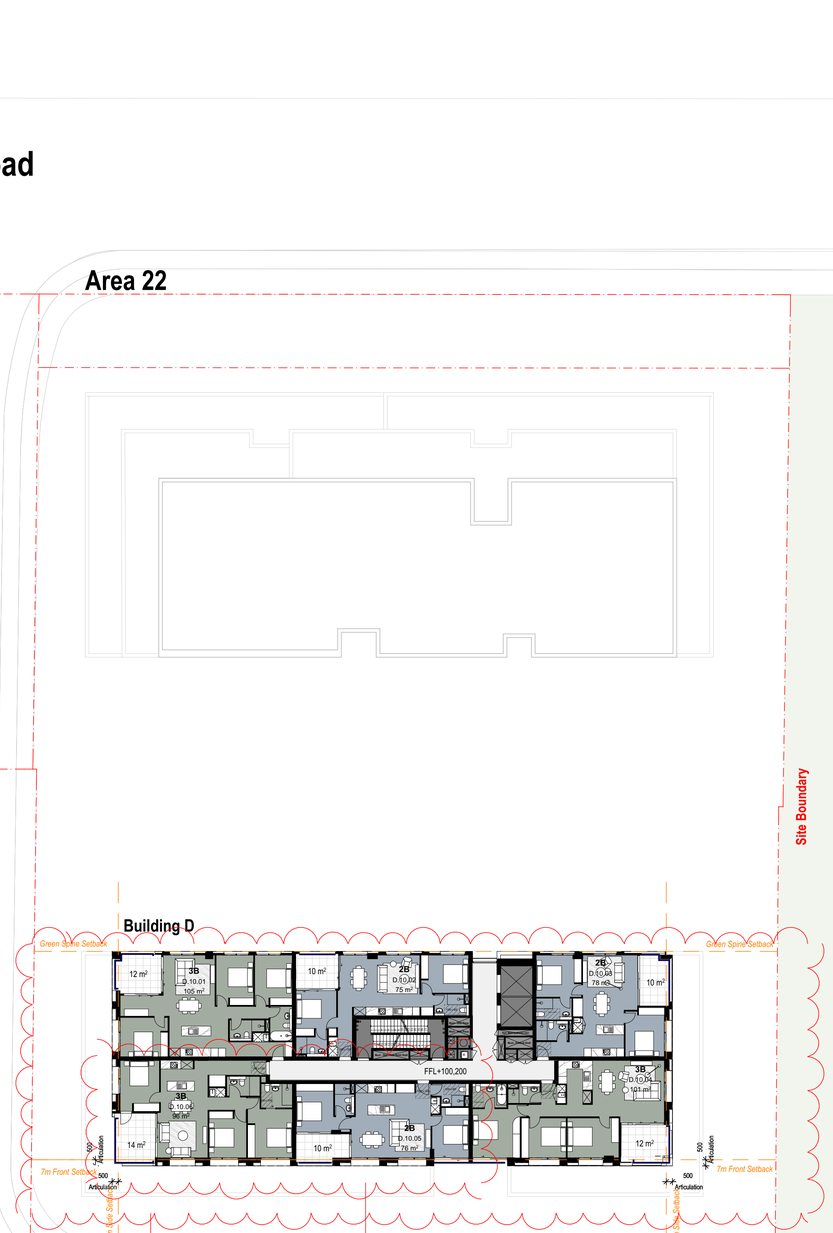
Area 22

Site Boundary

Future Local Park

Proposed New Road

DCP Proposed



Site Boundary

Berry Road

C-01

D-01

List of Amendments:

01: Internal layout amendments
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04: Raiwater tank relocated as per the hydraulic engineer's advice.
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 10
Scale	1:250@A1
Date	July 2023
Drawing Number	DA214
Revision	D

Park Road

River Road

Area 23

Site Boundary

Site Boundary

Area 22

Proposed New Road

DCP Proposed

Site Boundary

Future Local Park

Level 12

Building D

Detailed COS design refer to landscape plans.

Green Spine Setback

Green Spine Setback

6m @ 1:20

A/C Condensers

1800H fence along plant area.

Ladder access from lower roof.

H/W Plant

500 Articulation

500 Articulation

500 Articulation

500 Articulation

7m Front Setback

7m Front Setback

7m Side Setback

9m Side Setback

Site Boundary

C-05

Berry Road

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Level 12
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA216
		Revision	C

Park Road

Area 23

Area 22

Site Boundary

River Road

Proposed New Road

DCP Proposed

Future Local Park

Building D

Green Spine Setback

FFL+103.400

3B D.11.01 105 m²

2B D.11.02 75 m²

2B D.11.03 78 m²

3B D.11.04 90 m²

2B D.11.05 76 m²

3B D.11.06 101 m²

12 m²

10 m²

13 m²

7m Front Setback

500 Articulation

9m Side Setback

Site Boundary

Berry Road

C-01

D-01

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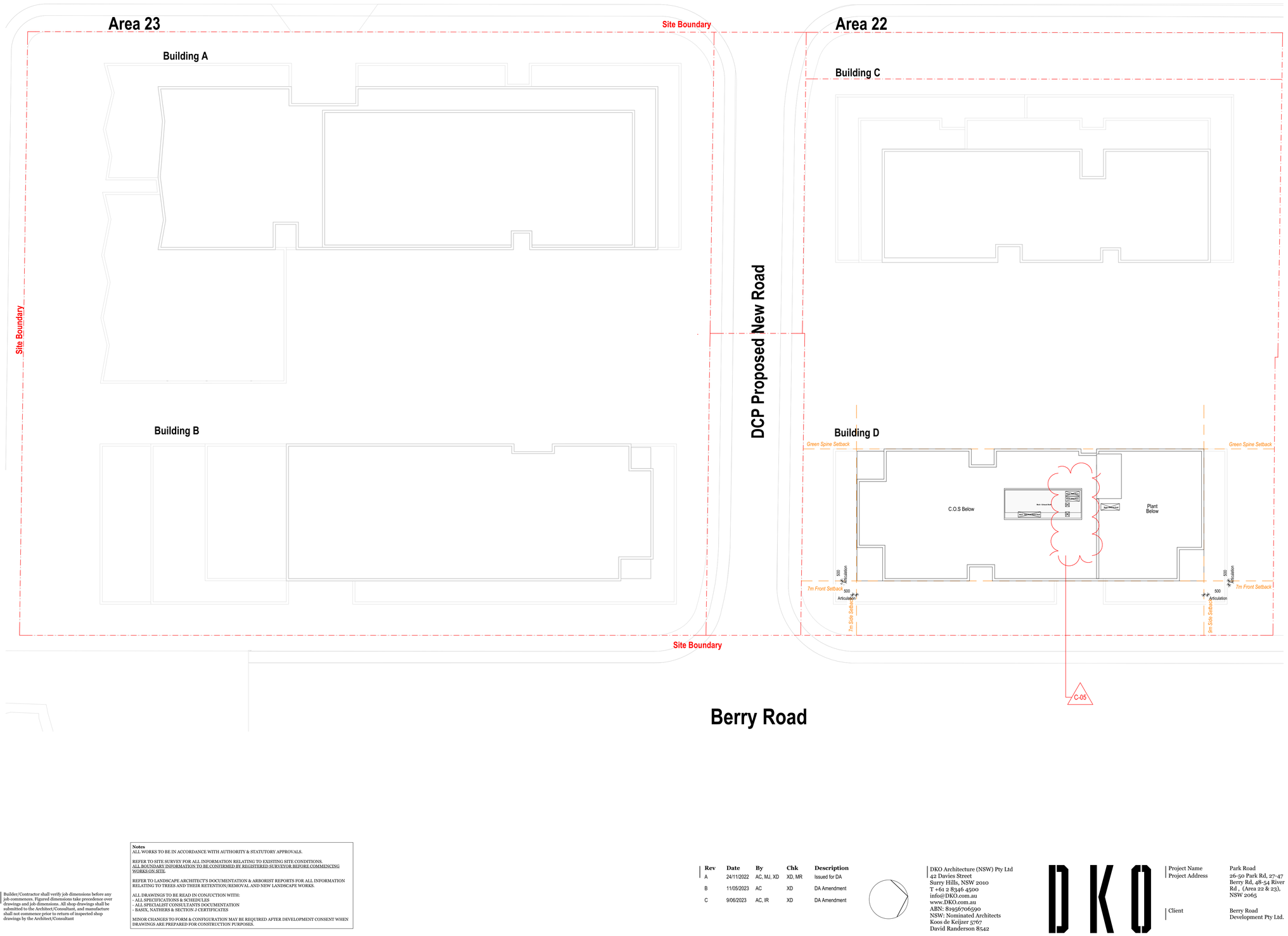
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B	11/05/2023	AC	XD	DA Amendment
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Level 11
Scale	1:250@A1
Date	July 2023
Drawing Number	DA215
Revision	D



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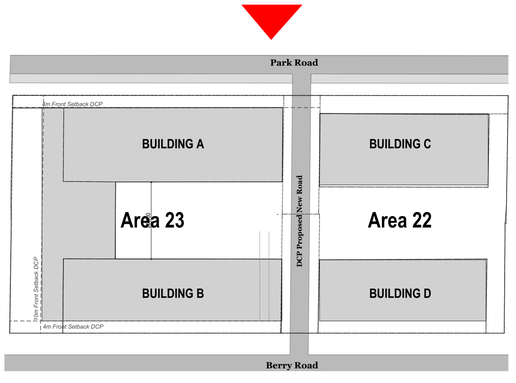
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A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Roof Plan
Scale	1:250@A1
Date	June 2023
Drawing Number	DA217
Revision	C





List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation

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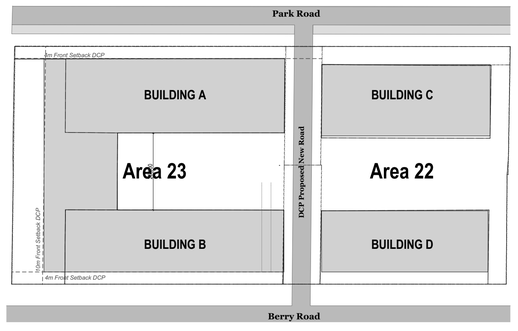
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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	West Elevation - Park Road
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA301
		Revision	C





List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation

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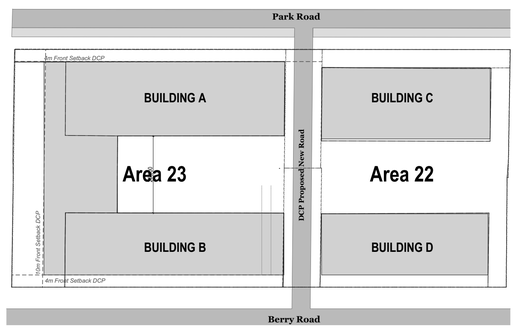
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	East Elevation - Berry Road
Scale	1:250@A1
Date	July 2023
Drawing Number	DA302
Revision	D





List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
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05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
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08. Deleted apartments
09. 500mm Facade Articulation

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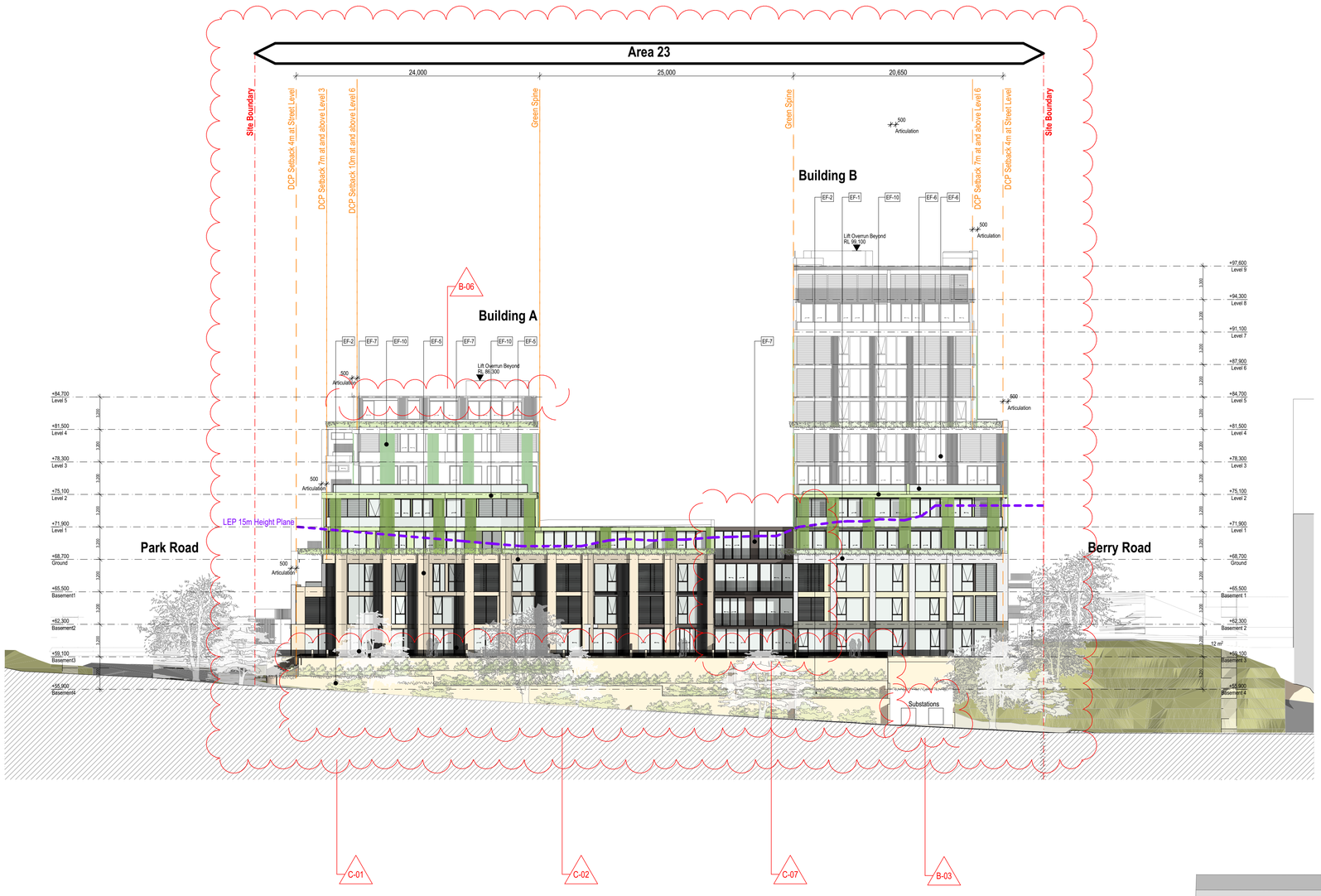
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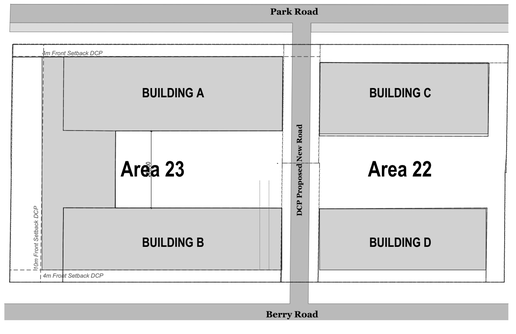
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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	North Elevation - DCP Park
		Scale	1:250@A1
		Date	July 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA303
		Revision	D



List of Amendments:

01: Facade update to match updated internal layouts.
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- BASIX, NATHERS & SECTION J CERTIFICATES

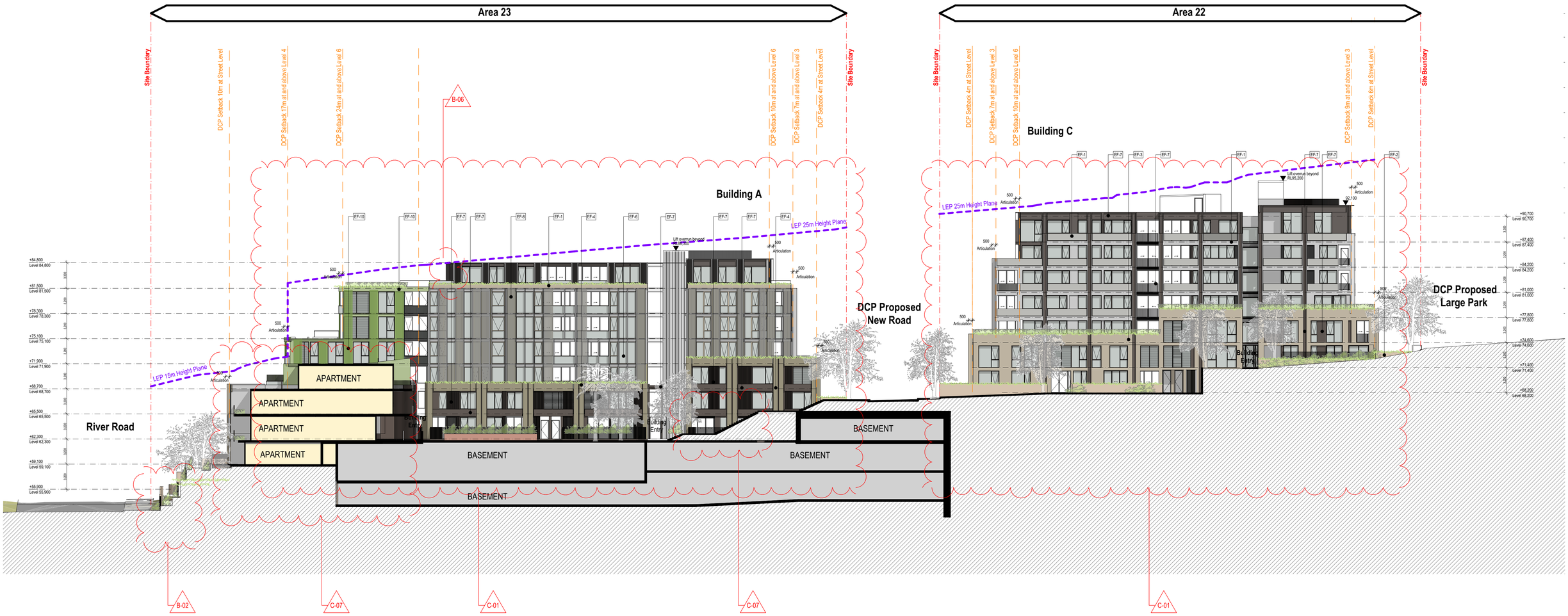
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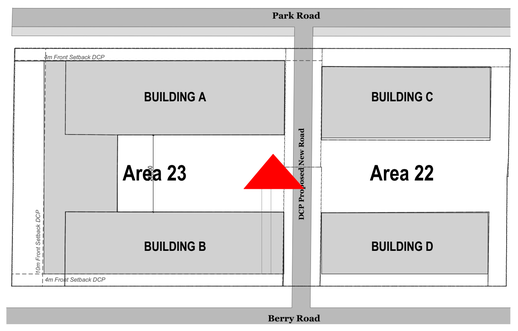
Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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David Randerson 8542

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd ((Area 22 & 23), NSW 2065	Drawing Name	South Elevation - River Road
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA304
		Revision	C





List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation

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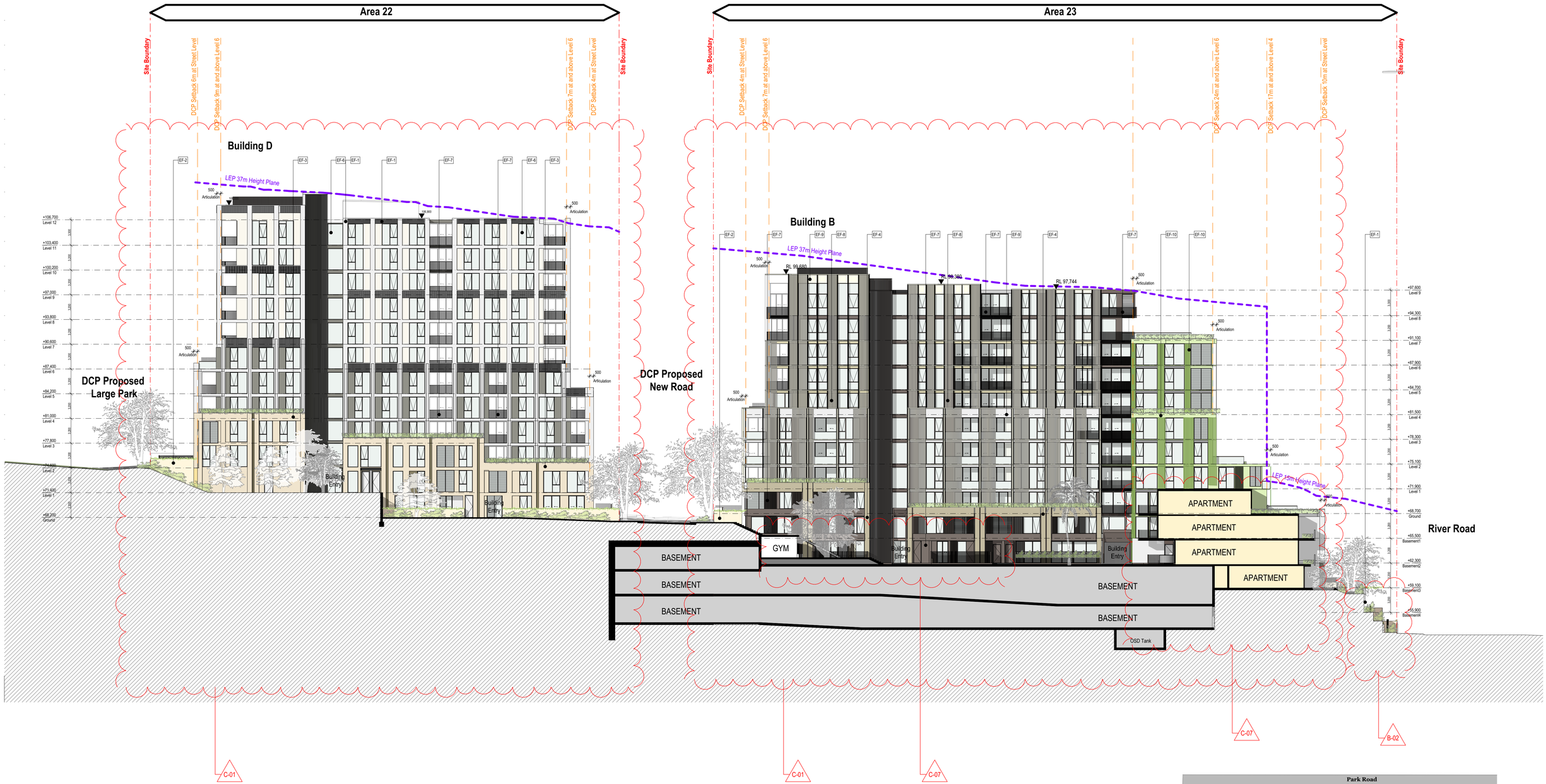
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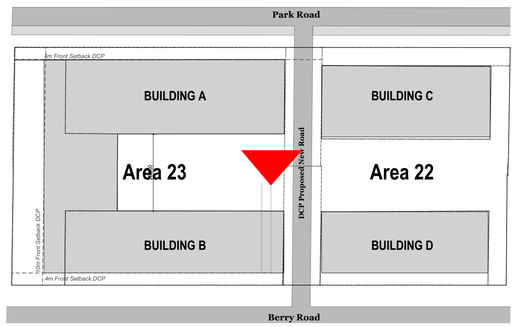
Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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David Randerson 8542

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	East Elevation - Green Spine
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA305
		Revision	C





List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation

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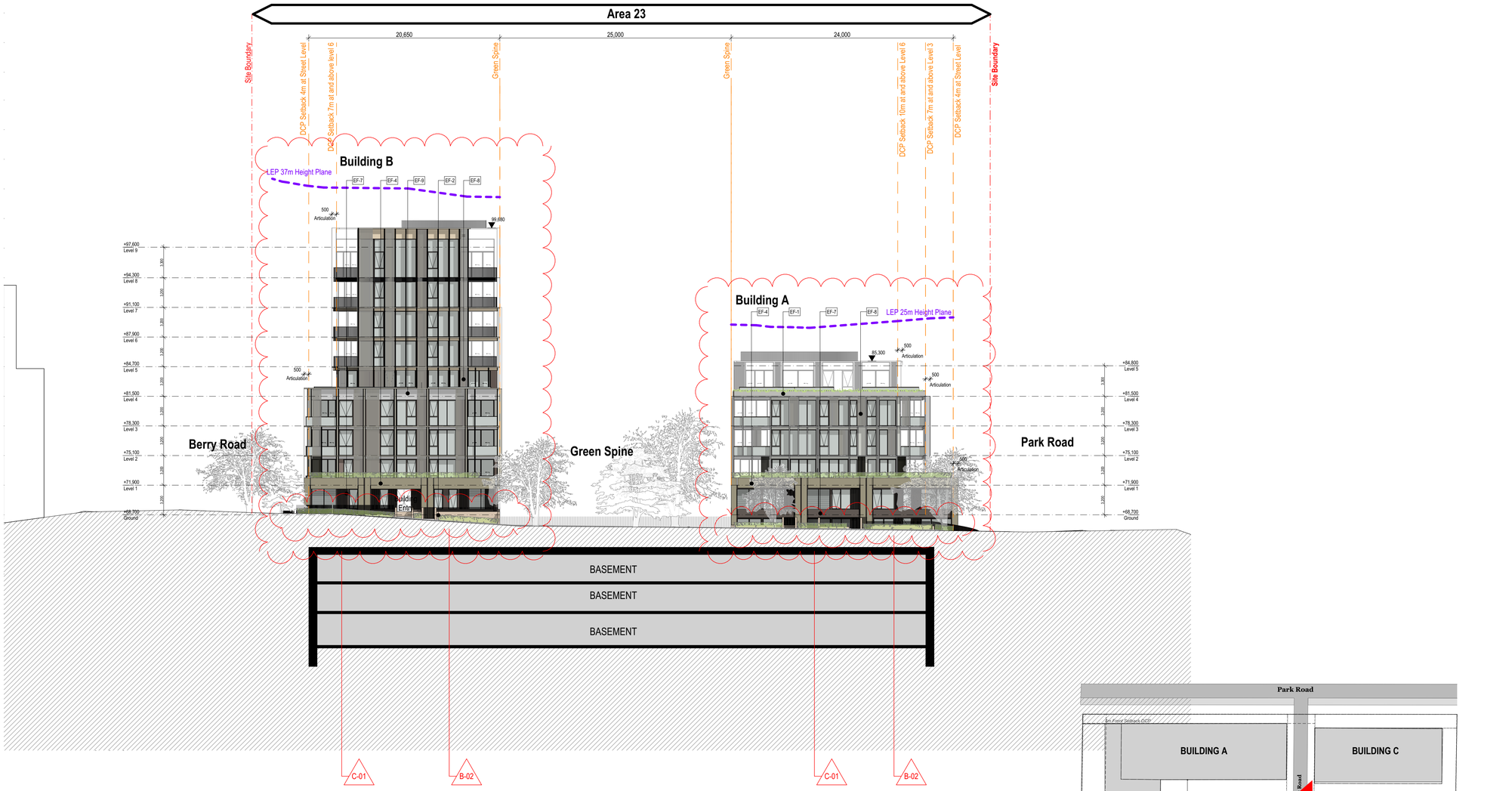
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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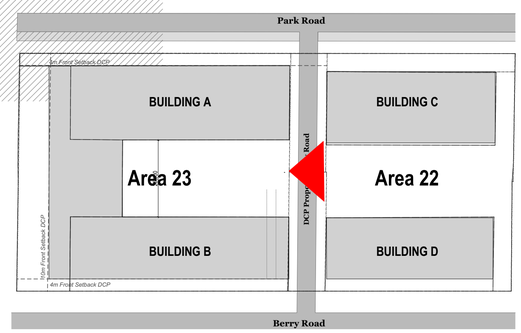
DKO

Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	West Elevation - Green Spine
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA306
		Revision	C



List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation



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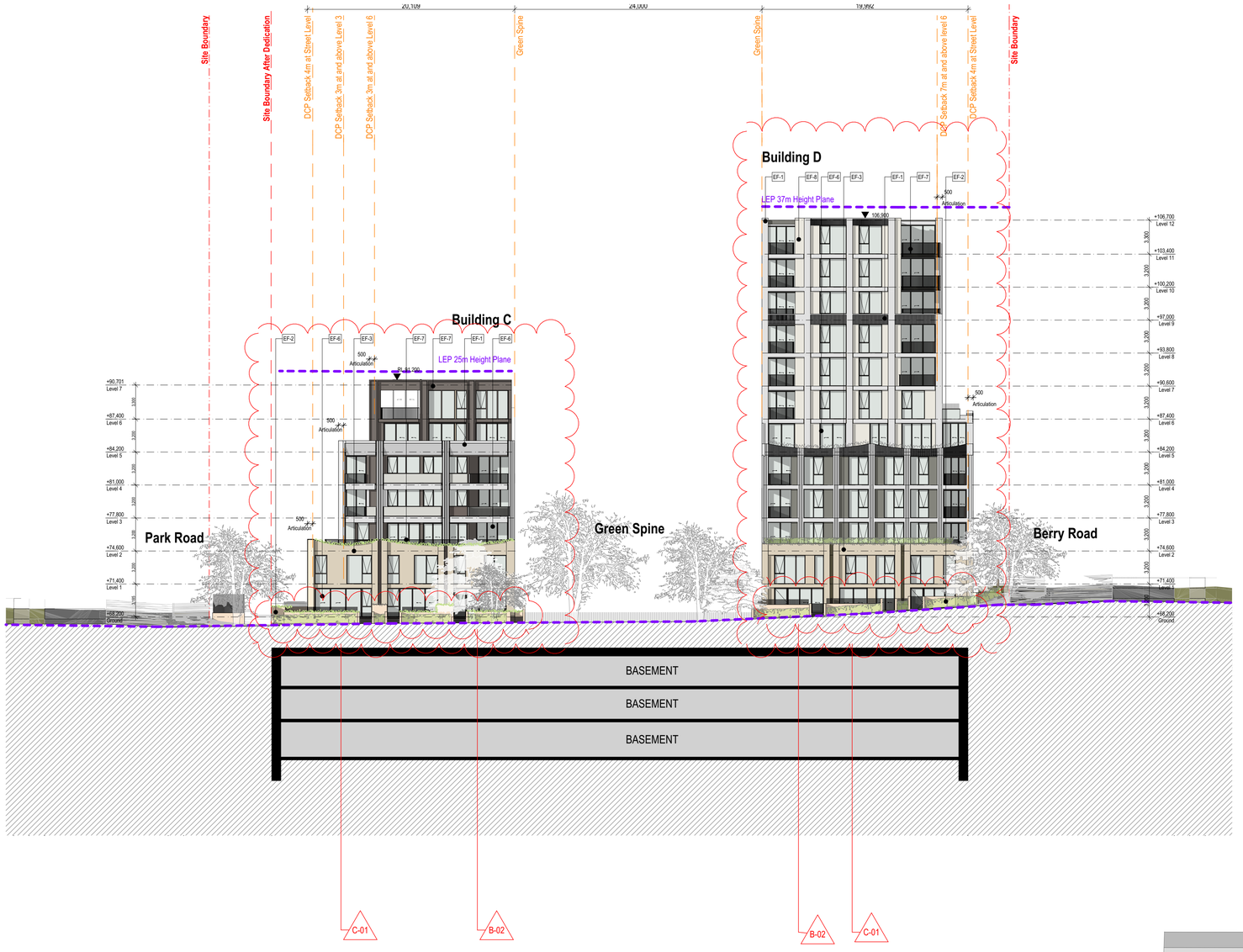
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

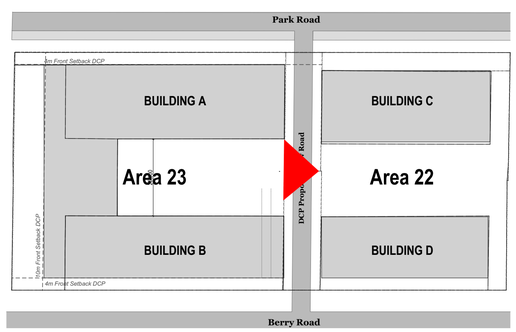
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	North Elevation - New Road
Scale	1:250@A1
Date	June 2023
Drawing Number	DA307
Revision	C



List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation



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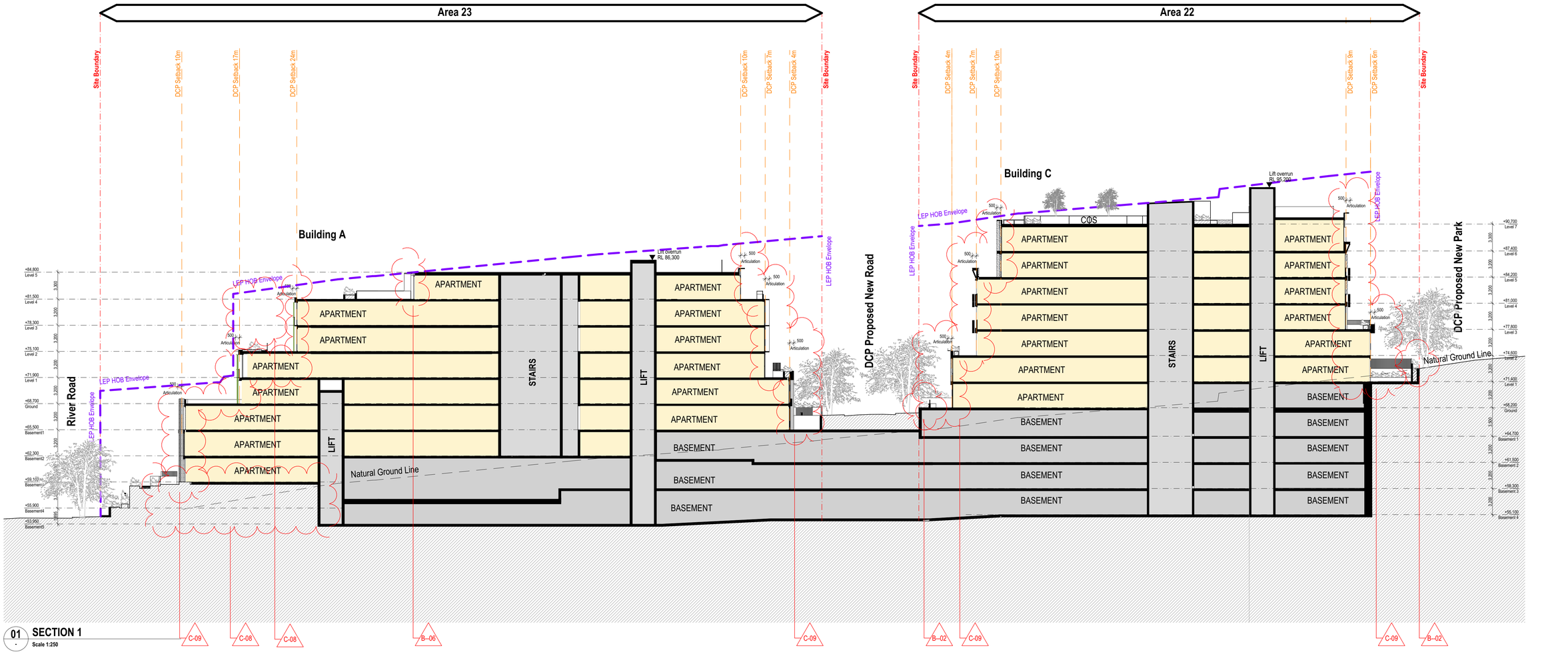
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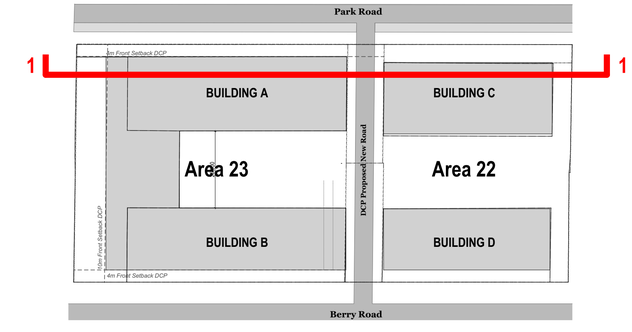
Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	South Elevation - New Road
Scale	1:250@A1
Date	June 2023
Drawing Number	DA308
Revision	C



01 - **SECTION 1**
Scale 1:250



List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation

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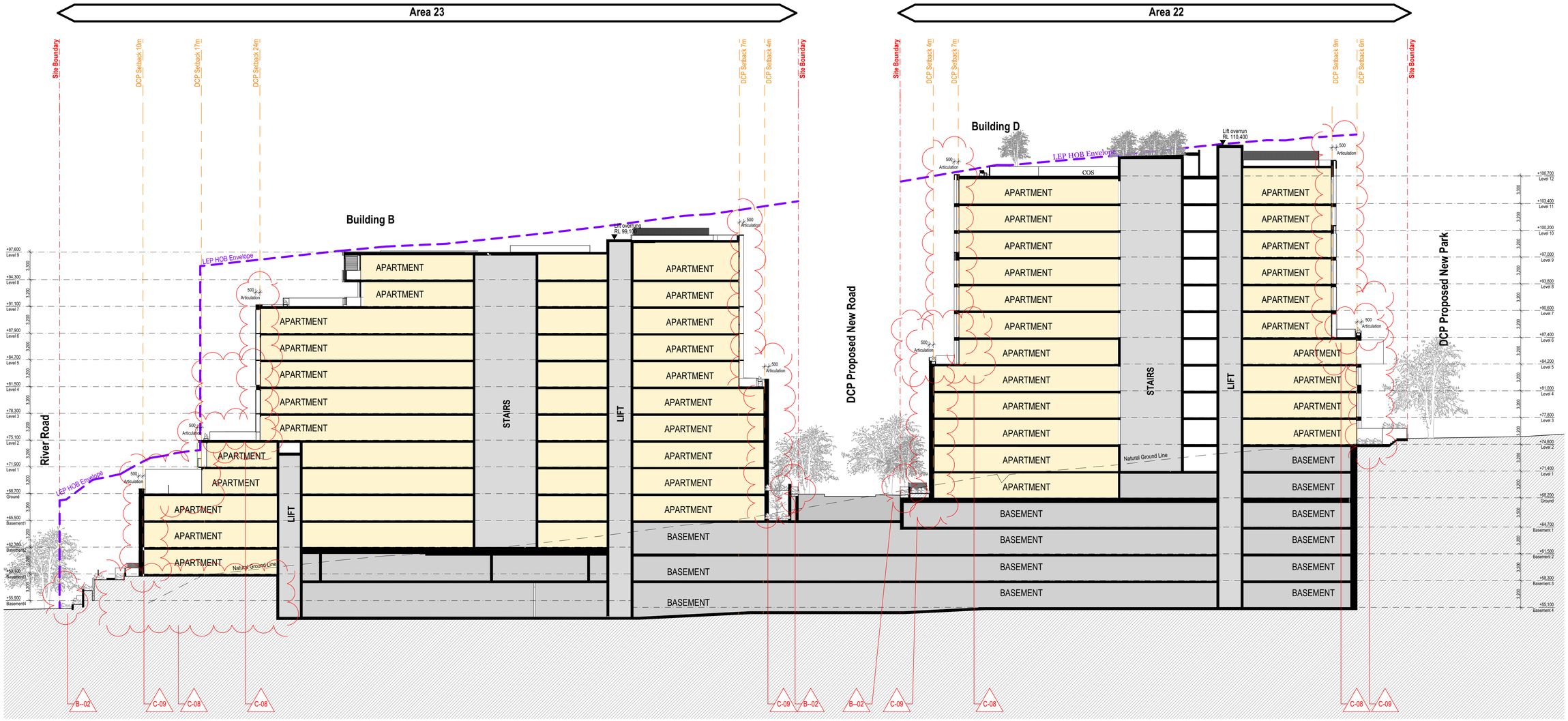
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC, MJ, XD	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

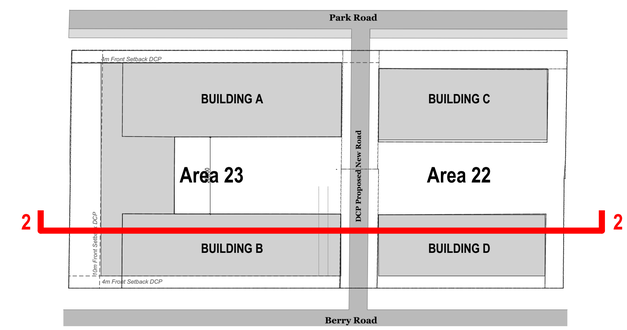
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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Section 1
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA309
		Revision	C



02 SECTION 2
Scale 1:250



List of Amendments:

01: Facade update to match updated internal layouts.
02: Planters along the boundary amended as per Oculus's advice
03: Substations relocated as per the electrical engineer's advice.
04: Gas meter assembly relocated
05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
07. Proposed Apartments
08. Deleted apartments
09. 500mm Facade Articulation

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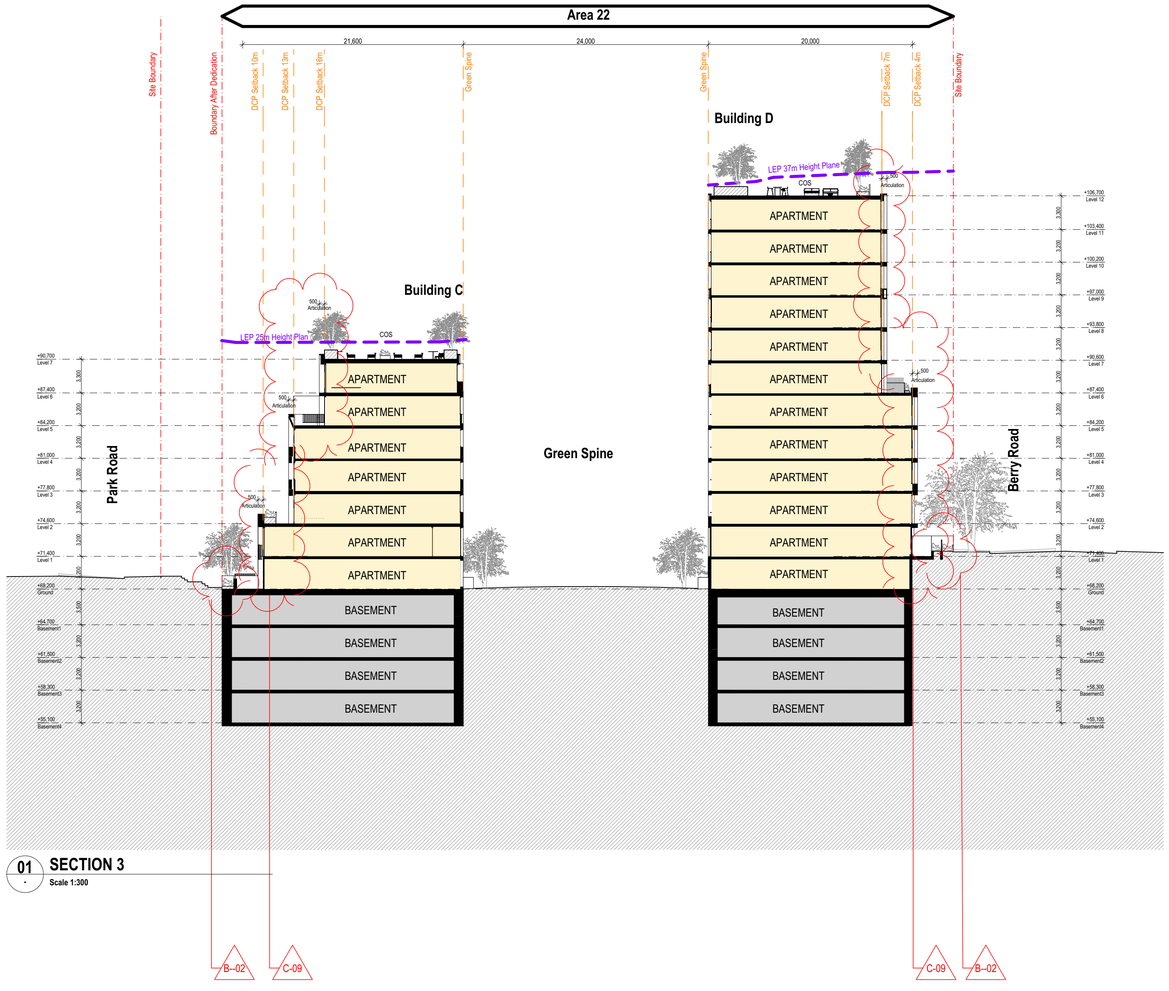
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC, MJ, XD	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

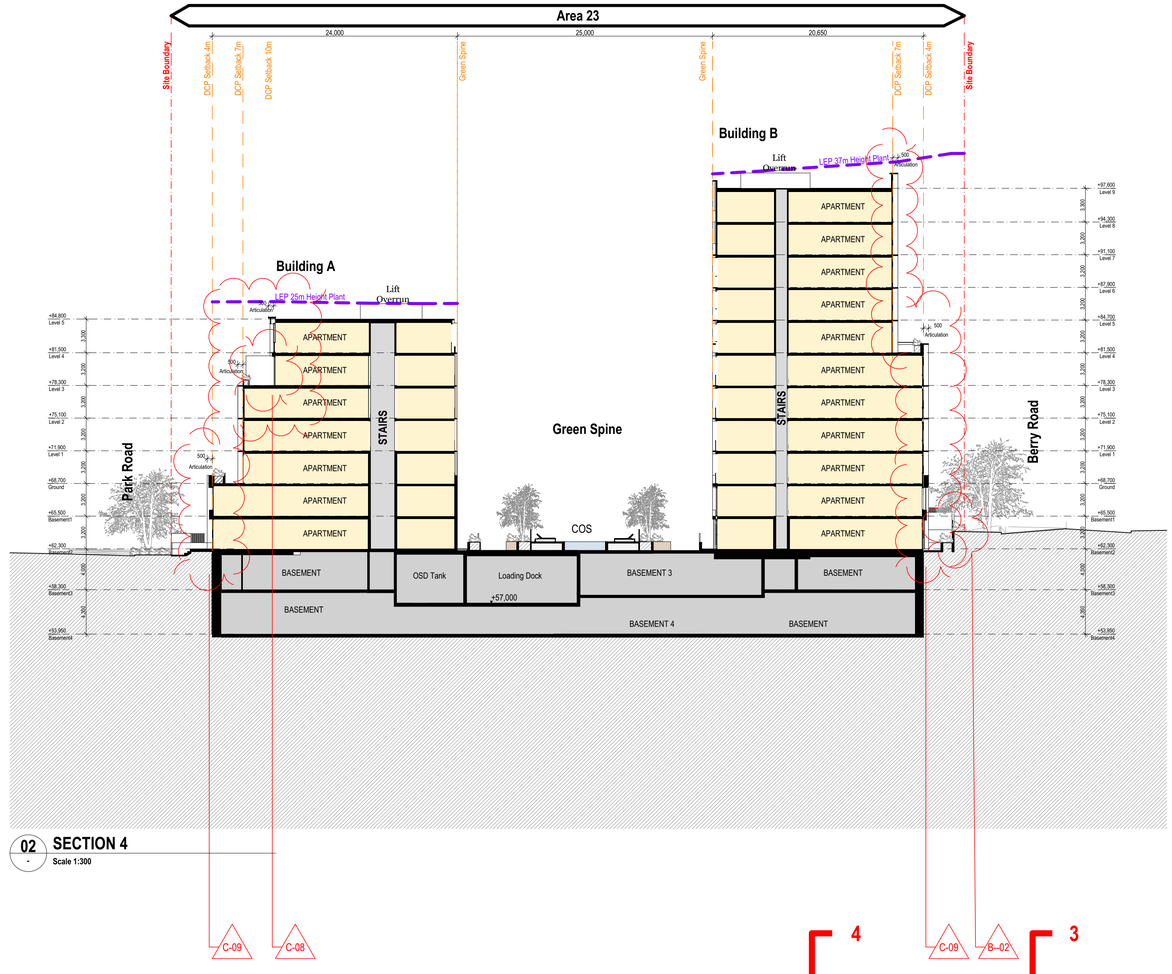
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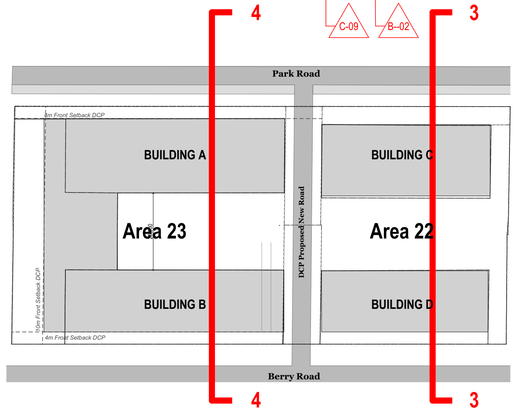
Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Section 2
		Scale	1:250@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA310
		Revision	C



01 **SECTION 3**
Scale 1:300



02 **SECTION 4**
Scale 1:300



List of Amendments:

01: Facade update to match updated internal layouts.
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05: Facade update to match updated service rooms as per service engineer;s advice.
06: New awning to provide weather protection
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08. Deleted apartments
09. 500mm Facade Articulation

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	11/05/2023	AC, MJ, XD	XD	DA Amendment
C	9/06/2023	AC, IR	XD	DA Amendment

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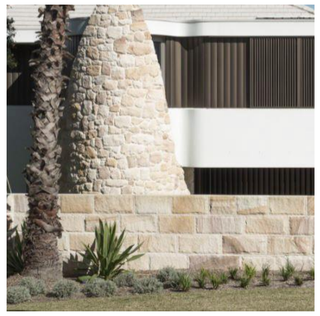
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Section 3
Scale	1:300@A1
Date	June 2023
Drawing Number	DA311
Revision	C



EF - 1
Concrete, Colour: light



EF - 2
Sandstone
Colour: Natural



EF - 3
Brick
Colour: Light colour brick type 1



EF - 4
Brick
Colour: Medium colour brick type 2



EF - 5
Brick
Colour: Light colour brick type 3



EF - 6
Glazing: transparent

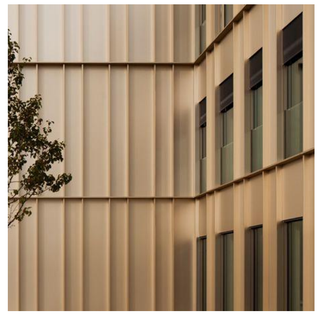








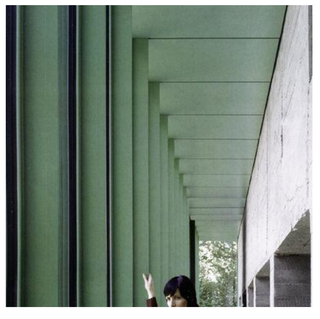
EF - 7
Metal palisade , Colour: medium bronze
Metal cladding , Colour: medium bronze



EF - 8
Metal palisade , Colour: Light bronze
Metal cladding , Colour: Light bronze



EF - 9
Metal cladding , Colour: white



EF - 10
Metal palisade , Colour: Green
Metal cladding , Colour: Green

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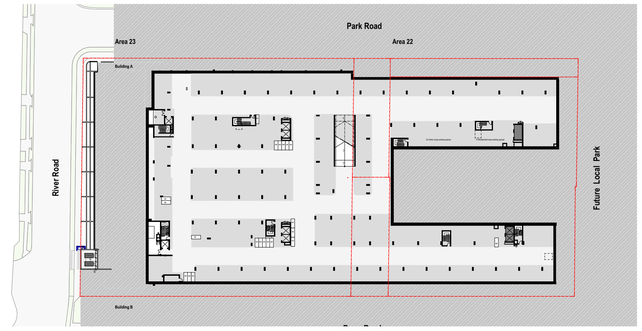
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA

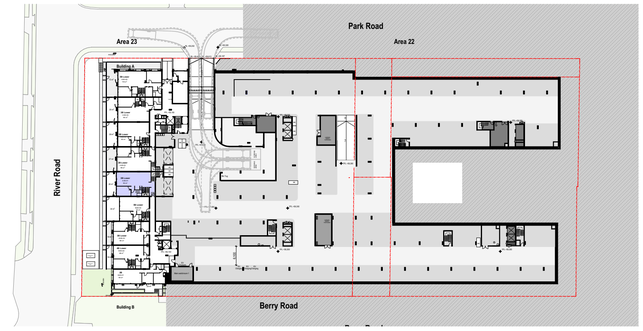
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info@DKO.com.au
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ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

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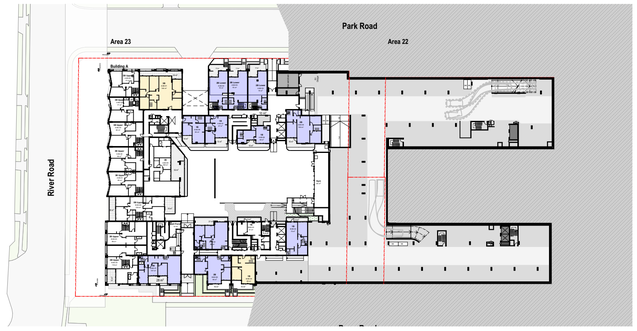
Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	External Finishes schedule
		Scale	@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA312
		Revision	A



-4. BASEMENT 04
1:1000



BASEMENT 03
1:1000



BASEMENT 02
1:1000



BASEMENT 01
1:1000



GROUND LEVEL
1:1000



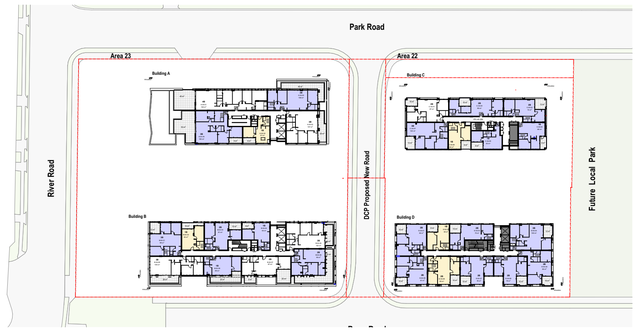
LEVEL 01
1:1000



LEVEL 02
1:1000



LEVEL 03
1:1000



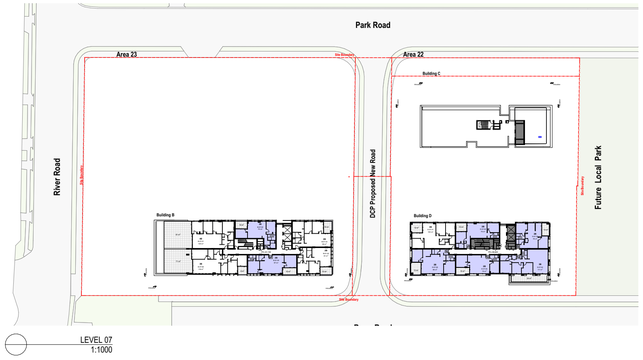
LEVEL 04
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LEVEL 05
1:1000



LEVEL 06
1:1000



LEVEL 07
1:1000

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LEGEND

Accessible Apartments

Visitable Apartments

C

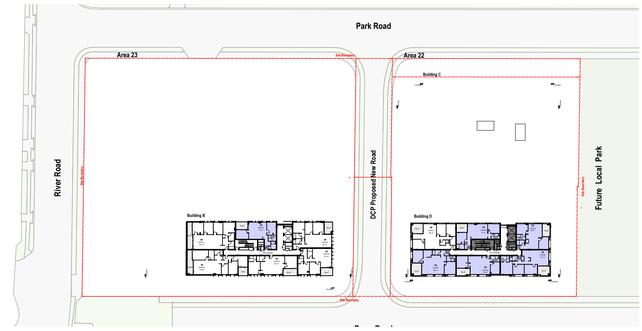
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment
C	19/06/2023	AC, MJ, XD		DA Amendment_Visitable

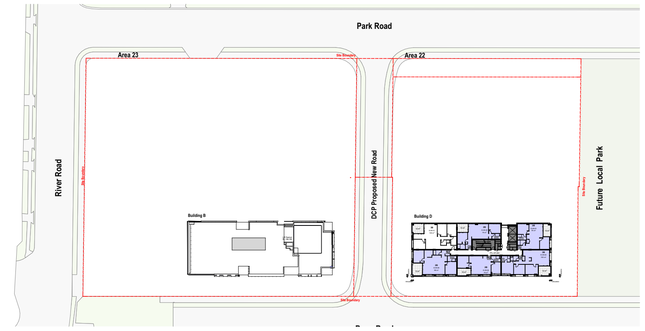
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David Randerson 8542

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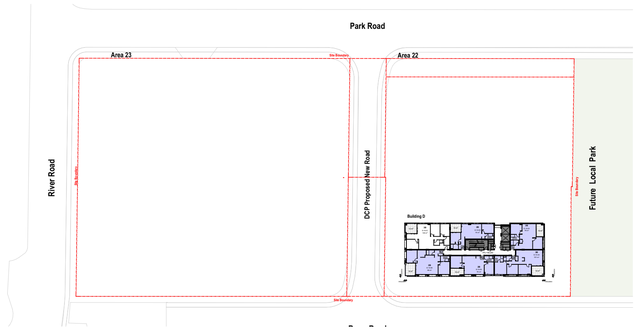
Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Accessible & Vistable Apart.
Scale	1:1000@A1
Date	June 2023
Drawing Number	DA401
Revision	C



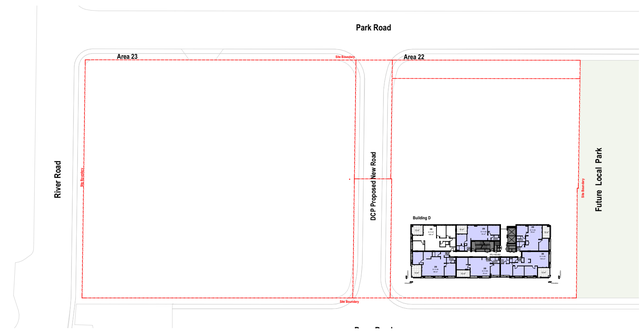
LEVEL 08
1:1000



LEVEL 09
1:1000



LEVEL 10
1:1000



LEVEL 11
1:1000

C

Accessible Apartments

STOREY	UNIT QTY
Building A	
BASEMENT 02	1
BASEMENT 01	5
GROUND LEVEL	2
LEVEL 01	3
LEVEL 02	2
LEVEL 03	2
LEVEL 04	1
Building B	
BASEMENT 02	1
BASEMENT 01	5
GROUND LEVEL	5
LEVEL 01	4
LEVEL 02	4
LEVEL 03	4
LEVEL 04	1
LEVEL 05	1
LEVEL 06	1
Building C	
GROUND LEVEL	1
LEVEL 01	1
LEVEL 02	2
LEVEL 03	1
LEVEL 04	1
LEVEL 05	1
LEVEL 06	1
Building D	
LEVEL 01	2
LEVEL 02	4
LEVEL 03	2
LEVEL 04	2
LEVEL 05	2
	62

DKO Accessible Apartments (20% of 306 units)

C

Visitable Apartments

STOREY	UNIT QTY
Building A	
BASEMENT 03	1
BASEMENT 02	8
BASEMENT 01	15
GROUND LEVEL	12
LEVEL 01	11
LEVEL 02	10
LEVEL 03	8
LEVEL 04	3
Building B	
BASEMENT 02	5
BASEMENT 01	11
GROUND LEVEL	10
LEVEL 01	10
LEVEL 02	8
LEVEL 03	8
LEVEL 04	6
LEVEL 05	6
LEVEL 06	6
LEVEL 07	2
LEVEL 08	1
Building C	
GROUND LEVEL	5
LEVEL 01	5
LEVEL 02	6
LEVEL 03	5
LEVEL 04	6
LEVEL 05	5
LEVEL 06	3
Building D	
GROUND LEVEL	2
LEVEL 01	2
LEVEL 02	9
LEVEL 03	9
LEVEL 04	9
LEVEL 05	7
LEVEL 06	6
LEVEL 07	5
LEVEL 08	5
LEVEL 09	5
LEVEL 10	5
LEVEL 11	5
	245

C

Visitable Apartments (including Accessible ,80% of 306 units)

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LEGEND

Accessible Apartments

Visitable Apartments

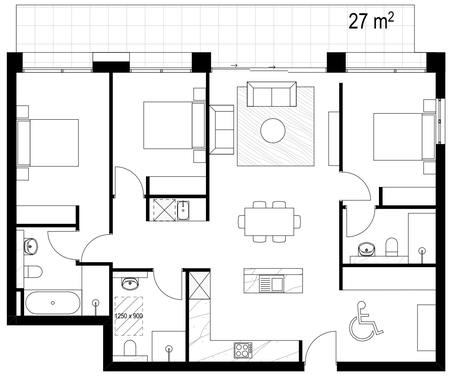
C

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment
C	19/06/2023	AC, MJ, XD		DA Amendment_Visitable

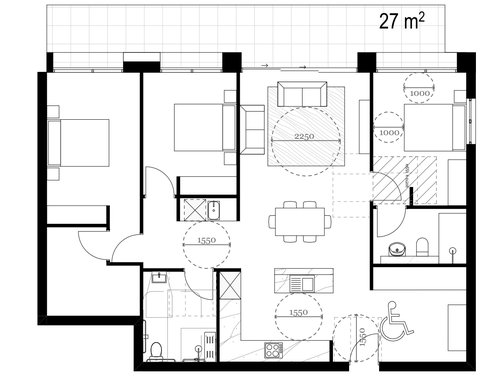
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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Accessible & Visitable Apart.
		Scale	1:1000@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA402
		Revision	C

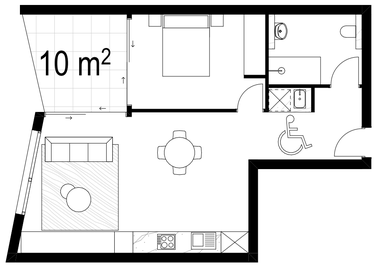


Pre-Adaptable Apartment layout
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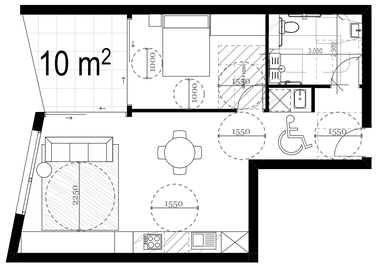


Post-Adaptable Apartment layout
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Apartment A.B1.08

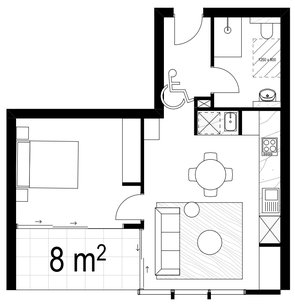


Pre-Adaptable Apartment layout
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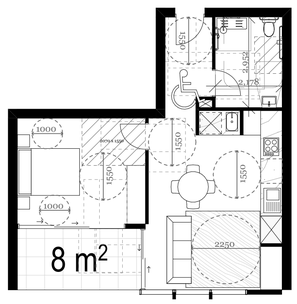


Post-Adaptable Apartment layout
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Apartment A.B1.05

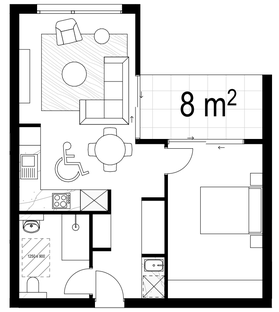


Pre-Adaptable Apartment layout
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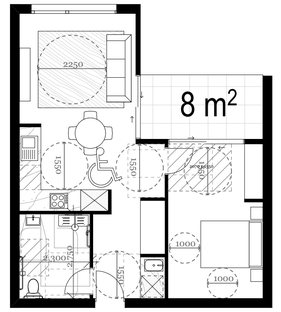


Post-Adaptable Apartment layout
1:100

Apartment A.B1.16; A.B1.15; A.00.12; A.00.11; A.01.09; A.01.08; A.02.09; A.02.08; A.03.09; A.03.08; A.04.04

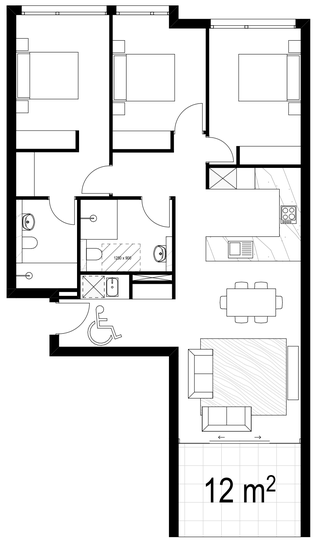


Pre-Adaptable Apartment layout
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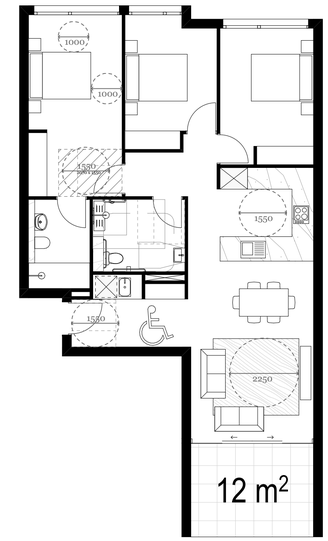


Post-Adaptable Apartment layout
1:100

Apartment A.01.02



Pre-Adaptable Apartment layout
1:100



Post-Adaptable Apartment layout
1:100

Apartment B.B1.04; B.00.03;

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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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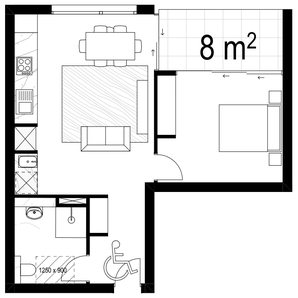
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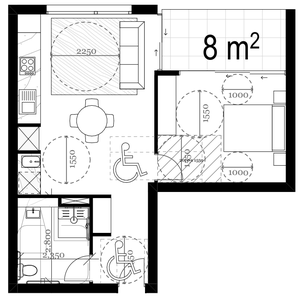
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Pre & Post-Adaptable Apt. 1/
Scale	1:100@A1
Date	June 2023
Drawing Number	**DA403**
Revision	**B**

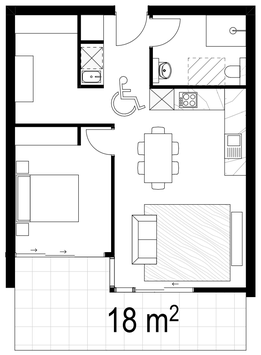


Pre-Adaptable Apartment layout
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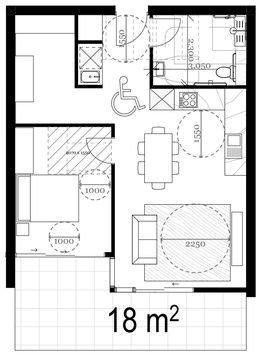


Post-Adaptable Apartment layout
1:100

Apartment B.B1.06; B.00.05

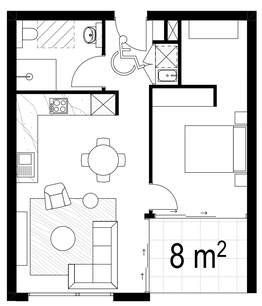


Pre-Adaptable Apartment layout
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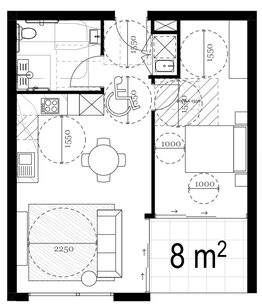


Post-Adaptable Apartment layout
1:100

Apartment B.B2.05



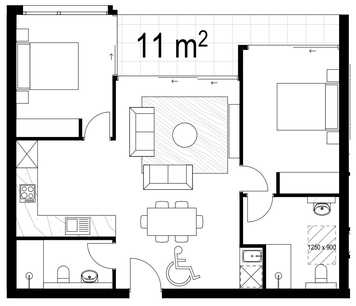
Pre-Adaptable Apartment layout
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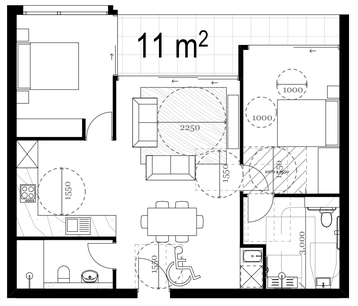
Post-Adaptable Apartment layout
1:100

Apartment B.B1.12; B.B1.10; B.00.11

C-01

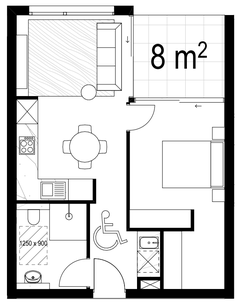


Pre-Adaptable Apartment layout
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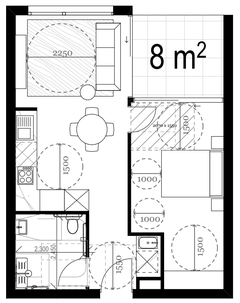


Post-Adaptable Apartment layout
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Apartment B.01.02; B.02.02; B.03.02

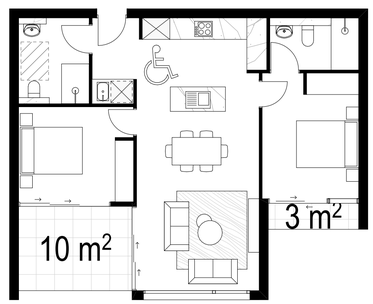


50. Area 23 Berry Road Typical Lower
1:100

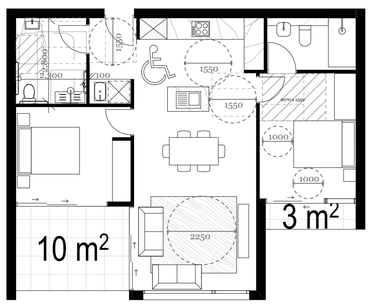


Post-Adaptable Apartment layout
1:100

Apartment B.01.05; B.02.05; B.03.05



Pre-Adaptable Apartment layout
1:100



Post-Adaptable Apartment layout
1:100

Apartment B.B1.11; B.00.10; B.00.09; B.01.09; B.01.08; B.02.09; B.02.08; B.03.09; B.03.08

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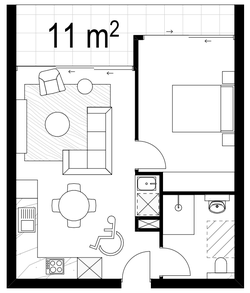
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment
C	10/07/2023	AC, MJ, XD	XD	DA Amendment

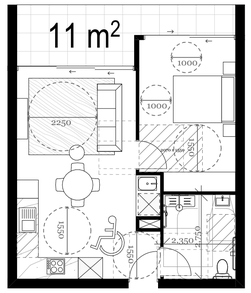
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info@DKO.com.au
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ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

DKO

Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Pre & Post-Adaptable Apt. 2,
Scale	1:100@A1
Date	July 2023
Drawing Number	DA404
Revision	C

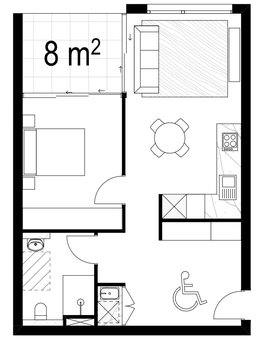


Pre-Adaptable Apartment layout
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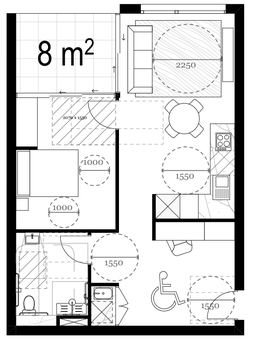


Post-Adaptable Apartment layout
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Apartment B.04.02; B.05.02; B.06.02

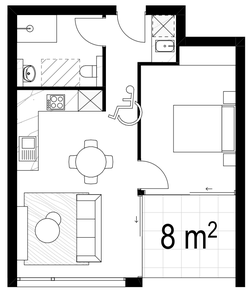


Pre-Adaptable Apartment layout
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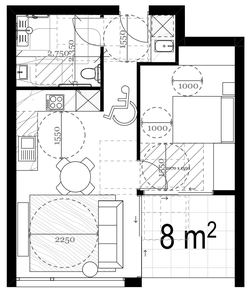


Post-Adaptable Apartment layout
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Apartment D.01.01

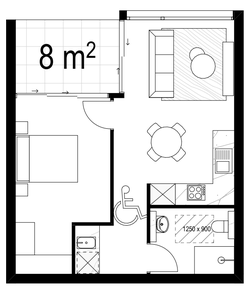


Pre-Adaptable Apartment layout
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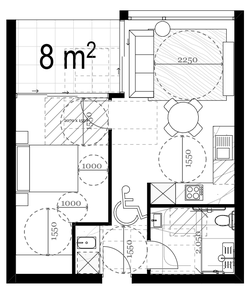


Post-Adaptable Apartment layout
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Apartment C.01.05; C.02.06; C.03.06; C.04.06; C.05.05; C.06.04

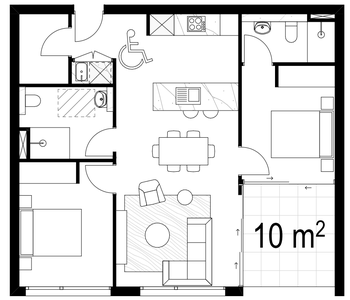


Pre-Adaptable Apartment layout
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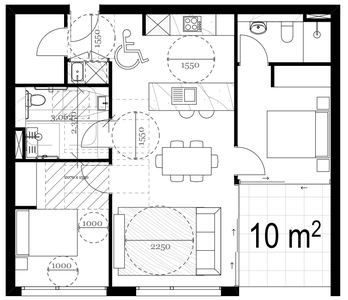


Post-Adaptable Apartment layout
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Apartment D.02.02; D.03.02; D.04.02; D.05.02

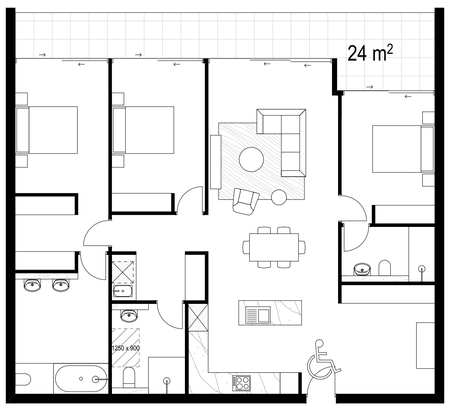


Pre-Adaptable Apartment layout
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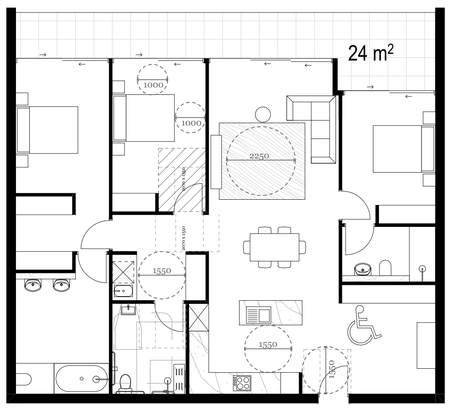


Post-Adaptable Apartment layout
1:100

Apartment D.02.08; D.03.08; D.04.08; D.05.08



Pre-Adaptable Apartment layout
1:100



Post-Adaptable Apartment layout
1:100

Apartment A.B2.01

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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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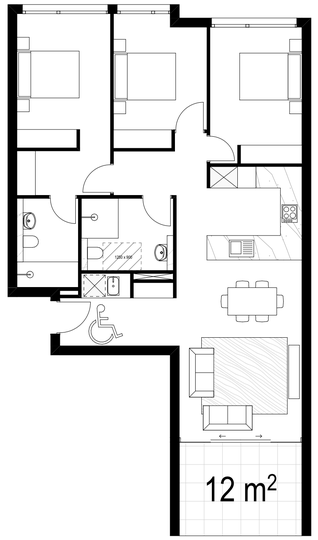
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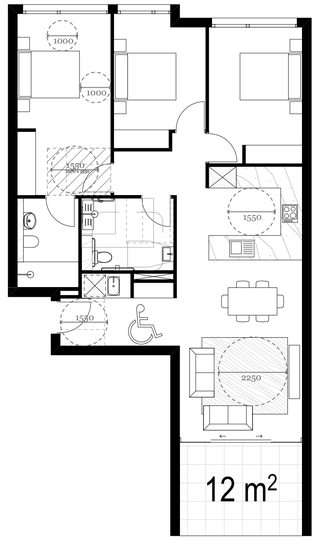
DKO

Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Pre & Post-Adaptable Apt. 3,
		Scale	1:100@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA405
		Revision	B

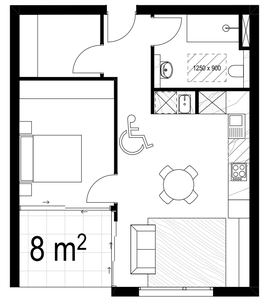


Pre-Adaptable Apartment layout
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Apartment B.B1.04; B.00.03

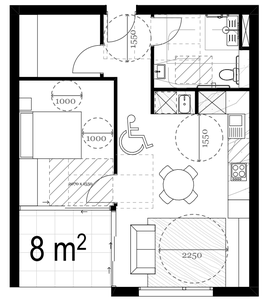


Post-Adaptable Apartment layout
1:100

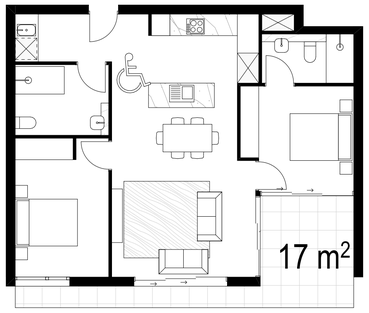


Pre-Adaptable Apartment layout
1:100

Apartment D.02.07; D.02.06

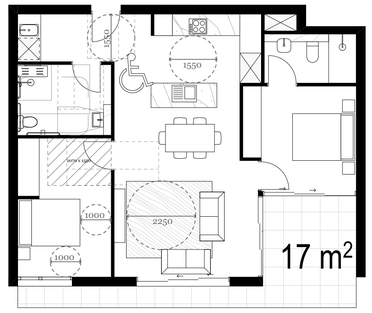


Post-Adaptable Apartment layout
1:100

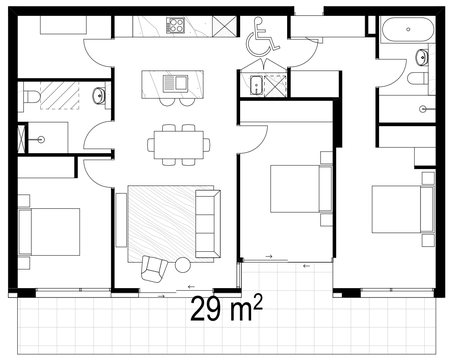


Pre-Adaptable Apartment layout
1:100

Apartment C.00.05

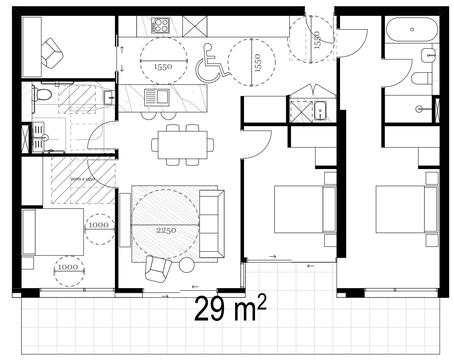


Post-Adaptable Apartment layout
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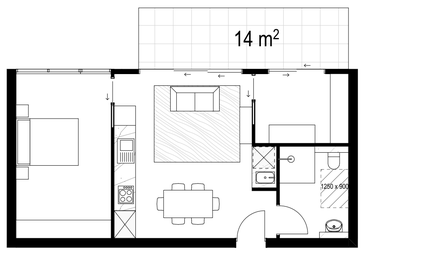


Pre-Adaptable Apartment layout
1:100

Apartment D.D1.03

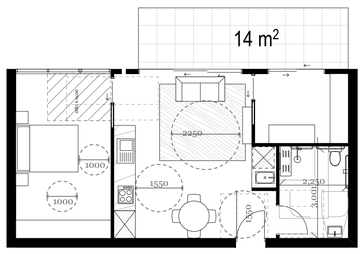


Post-Adaptable Apartment layout
1:100

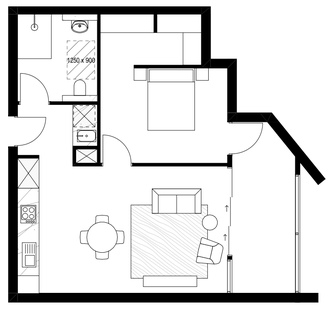


Pre-Adaptable Apartment layout
1:100

Apartment C.02.02

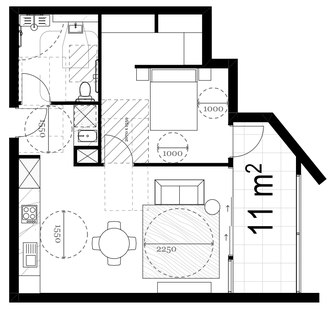


Post-Adaptable Apartment layout
1:100



Pre-Adaptable Apartment layout
1:100

Apartment A.B1.01



Post-Adaptable Apartment layout
1:100

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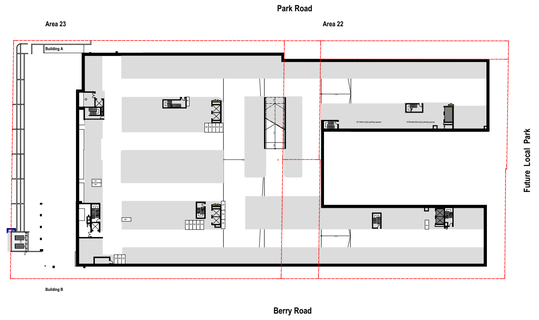
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Rev	Date	By	Chk	Description
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B	9/06/2023	AC, MJ, XD	XD	DA Amendment

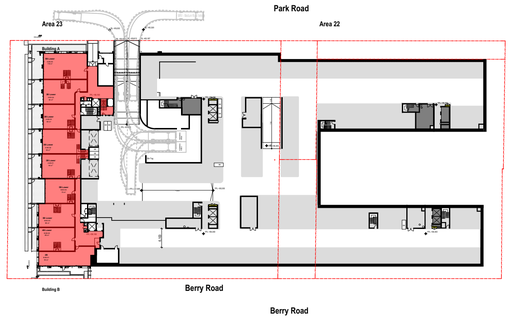
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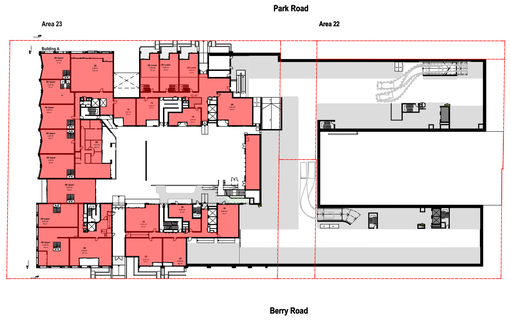
Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Pre & Post-Adaptable Apt. 4,
		Scale	1:100@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA406
		Revision	B



01 BASEMENT 04
1:1000



02 BASEMENT 03
1:1000



03 BASEMENT 02
1:1000



04 BASEMENT 01
1:1000



05 LEVEL 01
1:1000



06 LEVEL 02
1:1000



07 LEVEL 03
1:1000



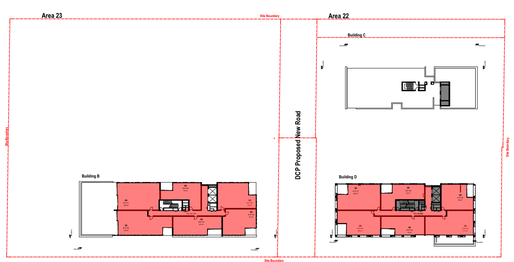
08 LEVEL 04
1:1000



09 LEVEL 05
1:1000



10 LEVEL 06
1:1000



11 LEVEL 07
1:1000



13 LEVEL 08
1:1000

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LEGEND

GFA

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

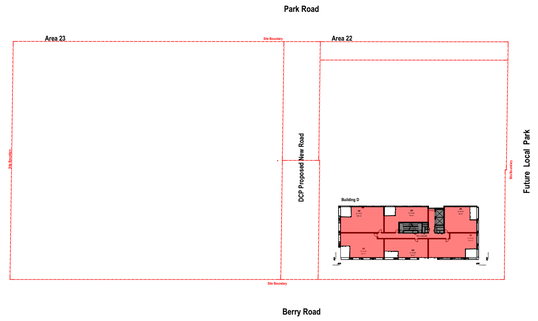
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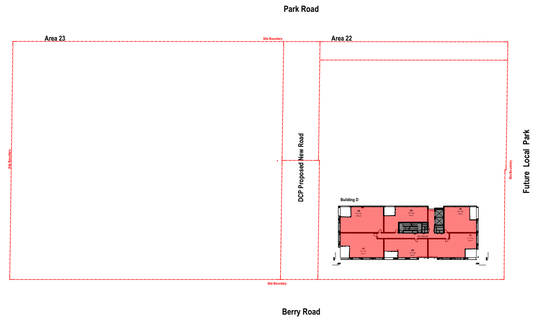
Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	GFA Calculation 1/2
Scale	1:1000@A1
Date	June 2023
Drawing Number	DA407
Revision	B



14 LEVEL 09
1:1000



15 LEVEL 10
1:1000



16 LEVEL 11
1:1000

ADG GFA Calculation BLG-A

Zone Name	SQM
GFA Basement 01	1,739
GFA Basement 02	1,412
GFA Basement 03	605
GFA Ground Floor	1,455
GFA L01	1,080
GFA L02	928
GFA L03	900
GFA L04	599
	8,718 M 2

ADG GFA Calculation BLG-B

Zone Name	SQM
GFA Basement 01	1,438
GFA Basement 02	1,049
GFA Basement 03	430
GFA Ground Floor	1,208
GFA L01	1,104
GFA L02	983
GFA L03	985
GFA L04	853
GFA L05	834
GFA L06	834
GFA L07	652
GFA L08	683
	11,053 M2

ADG GFA Calculation BLG-C

Zone Name	SQM
GFA Ground Floor	534
GFA L01	860
GFA L02	689
GFA L03	611
GFA L04	592
GFA L05	497
GFA L06	424
	4,207 M2

ADG GFA Calculation BLG-D

Zone Name	SQM
GFA Ground Floor	401
GFA L01	491
GFA L02	822
GFA L03	833
GFA L04	804
GFA L05	763
GFA L06	668
GFA L07	612
GFA L08	602
GFA L09	602
GFA L10	602
GFA L11	602
	7,802 M2

Site Area : 11,557 m²
FSR : 2.75 : 1
Max GFA: 31,781 m²
Proposed GFA: 31,780 m²

GFA Calculations

Home Story Name	SQM
BASEMENT 03	1,035
BASEMENT 02	2,461
BASEMENT 01	3,177
GROUND LEVEL	3,598
LEVEL 01	3,535
LEVEL 02	3,422
LEVEL 03	3,329
LEVEL 04	2,848
LEVEL 05	2,094
LEVEL 06	1,926
LEVEL 07	1,264
LEVEL 08	1,285
LEVEL 09	602
LEVEL 10	602
LEVEL 11	602
	31,780 M2

TOTAL

LEGEND

GFA

Notes
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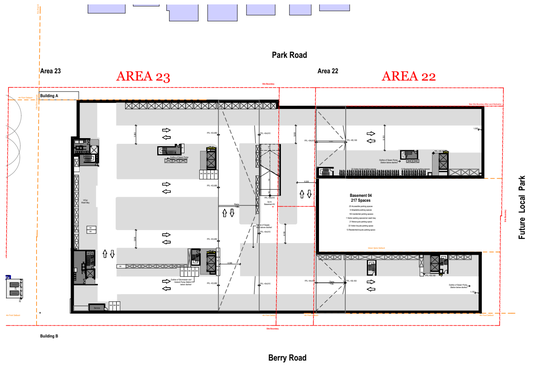
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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

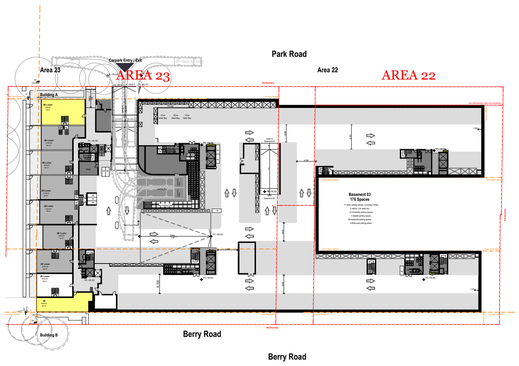
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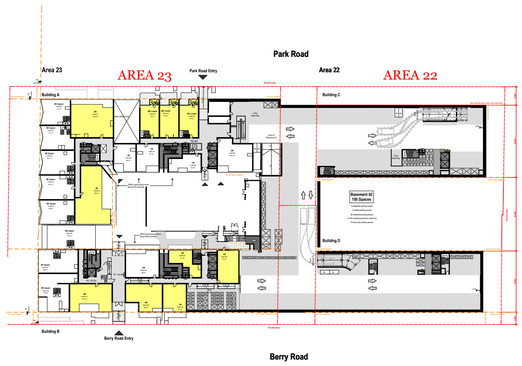
Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	GFA Calculation 2/2
		Scale	1:1000@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA408
		Revision	B



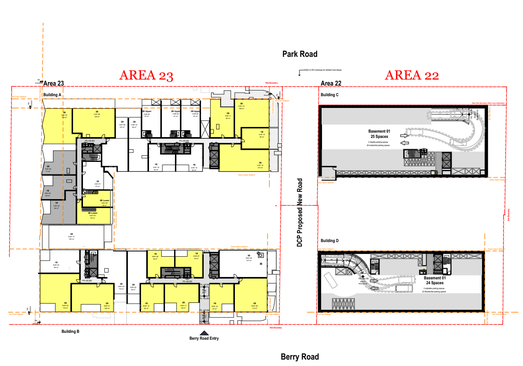
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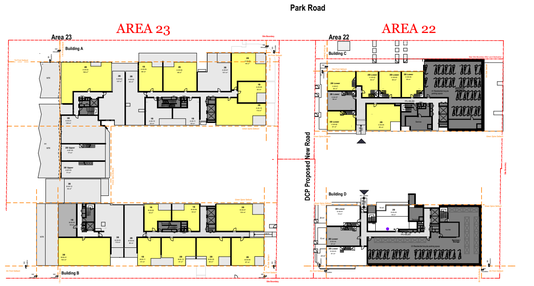
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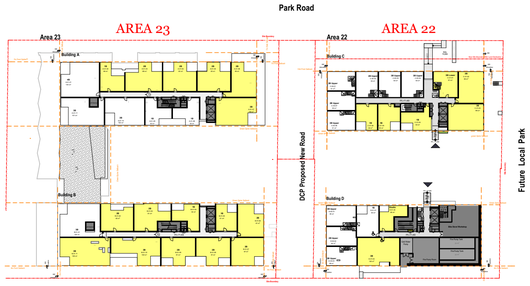
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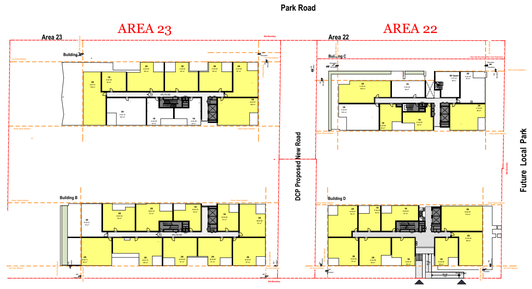
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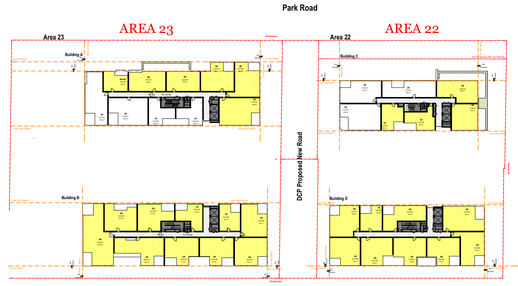
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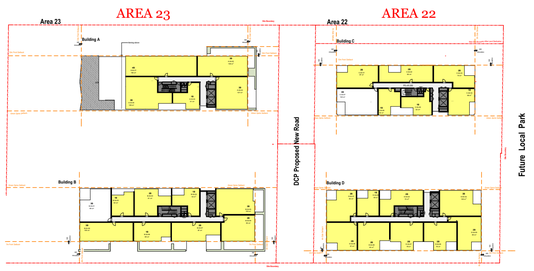
06 LEVEL 01
1:1000



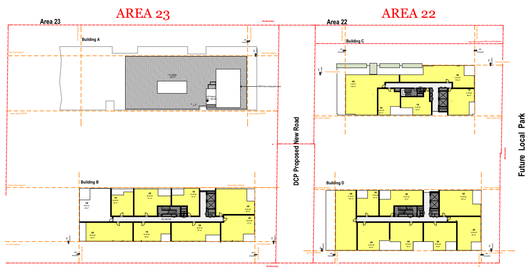
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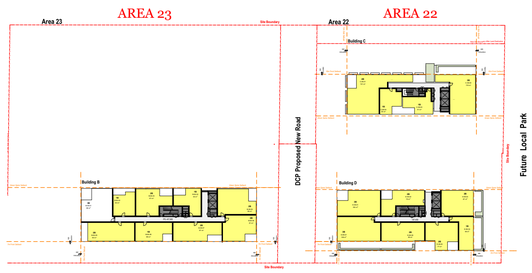
08 LEVEL 03
1:1000



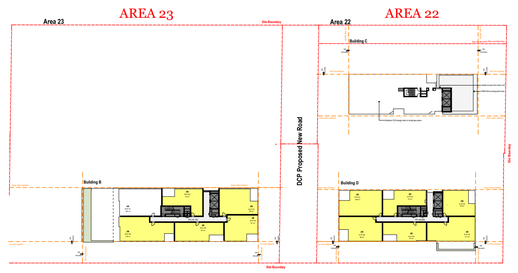
09 LEVEL 04
1:1000



10 LEVEL 05
1:1000



11 LEVEL 06
1:1000



12 LEVEL 07
1:1000

LEGEND

- 2h Solar access living and private open space areas
- < 2h Solar access
- No Solar access

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

Notes
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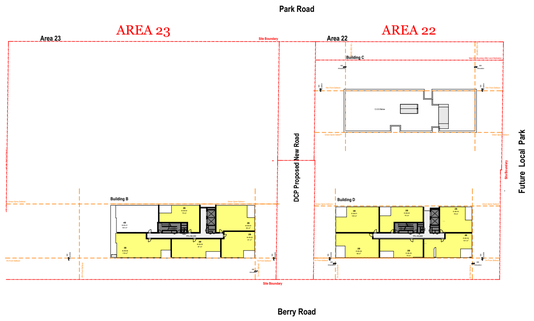
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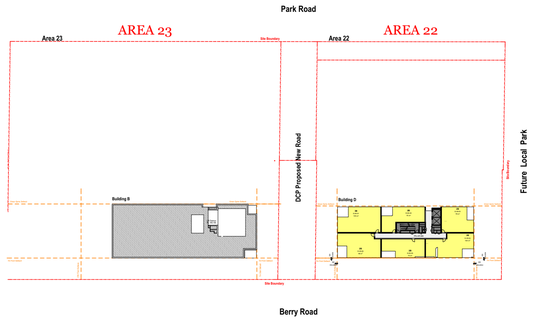
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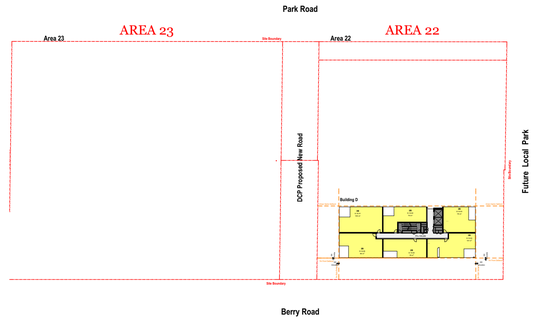
Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Solar Calculation 1
Scale	1:1000@A1
Date	June 2023
Drawing Number	DA409
Revision	B



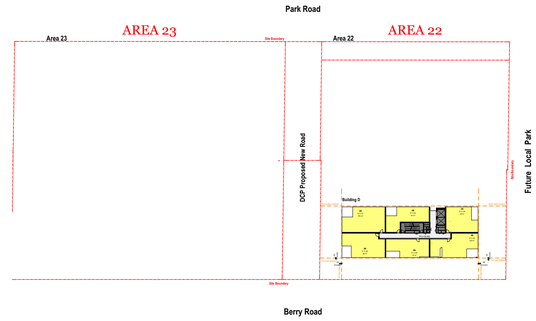
13 LEVEL 08
1:1000



14 LEVEL 09
1:1000



15 LEVEL 10
1:1000



16 LEVEL 11
1:1000

Solar Unit Building A

HOME STORY	Solar QTY	NO SOLAR QTY	UNIT QTY
BASEMENT 03	1	4	5
BASEMENT 02	5	3	9
BASEMENT 01	8	**7**	16
GROUND LEVEL	6		12
LEVEL 01	6		11
LEVEL 02	7		10
LEVEL 03	6		10
LEVEL 04	5		5
Total	**44**		**78**
Total	**56%**	**9%**	

Solar Unit Building B

STORY	Solar QTY	NO SOLAR QTY	UNIT QTY
BASEMENT 03		2	4
BASEMENT 02	1	1	6
BASEMENT 01	5	**3**	13
GROUND LEVEL	8		12
LEVEL 01	8		11
LEVEL 02	10		11
LEVEL 03	10		10
LEVEL 04	10		9
LEVEL 05	8		9
LEVEL 06	8		9
LEVEL 07	8		6
LEVEL 08	5		6
	5		**106**
Total	**86**		
	81%	**3%**	

Solar Unit Building C

HOME STORY	Solar QTY	NO SOLAR QTY	UNIT QTY
GROUND LEVEL	6	1	7
LEVEL 01	6	**1**	6
LEVEL 02	4		7
LEVEL 03	4		7
LEVEL 04	6		7
LEVEL 05	5		5
LEVEL 06	4		4
Total	**35**	**1**	**43**
	81%	**2%**	

Solar Unit Building D

HOME STORY	Solar QTY	NO SOLAR QTY	UNIT QTY
GROUND LEVEL		1	4
LEVEL 01	2		3
LEVEL 02	9		9
LEVEL 03	9		9
LEVEL 04	9		9
LEVEL 05	8		8
LEVEL 06	7		7
LEVEL 07	6		6
LEVEL 08	6		6
LEVEL 09	6		6
LEVEL 10	6		6
LEVEL 11	6		6
Total	**74**	**1**	**79**
	93%	**1%**	

Solar Unit Area 23

HOME STORY	Solar QTY	NO SOLAR QTY	Solar QTY
BASEMENT 03	2	6	9
BASEMENT 02	10	3	15
BASEMENT 01	16	1	29
GROUND LEVEL	14	**10**	24
LEVEL 01	16		22
LEVEL 02	17		21
LEVEL 03	16		20
LEVEL 04	13		14
LEVEL 05	8		9
LEVEL 06	8		9
LEVEL 07	5		6
LEVEL 08	5		6
Total	**130**		**184**
	70.65%	**5.4%**	

Solar Unit Area 22

HOME STORY	Solar QTY	NO SOLAR QTY	Solar QTY
GROUND LEVEL	6	2	11
LEVEL 01	8	**2**	9
LEVEL 02	13		16
LEVEL 03	13		16
LEVEL 04	15		16
LEVEL 05	13		13
LEVEL 06	11		11
LEVEL 07	6		6
LEVEL 08	6		6
LEVEL 09	6		6
LEVEL 10	6		6
LEVEL 11	6		6
Total	**109**	**2**	**122**
	89%	**2%**	

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LEGEND

2h Solar access

< 2h Solar access

No Solar access

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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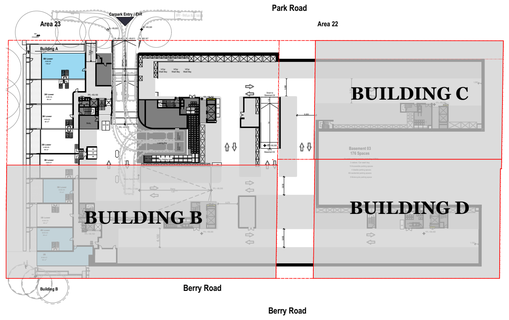
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Project Name: Park Road
Project Address: 26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065

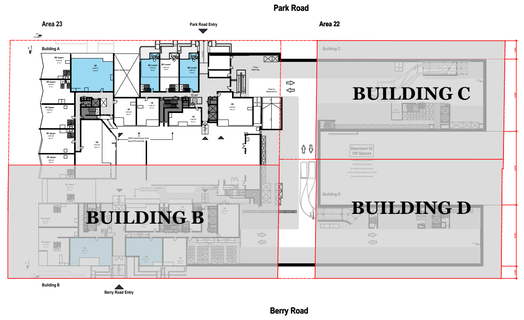
Client: Berry Road Development Pty Ltd.

Project Number: 12883
Drawing Name: Solar Calculation 2
Scale: 1:1000@A1
Date: June 2023

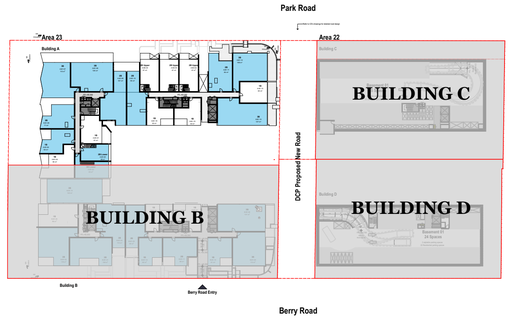
Drawing Number: **DA410**
Revision: **B**



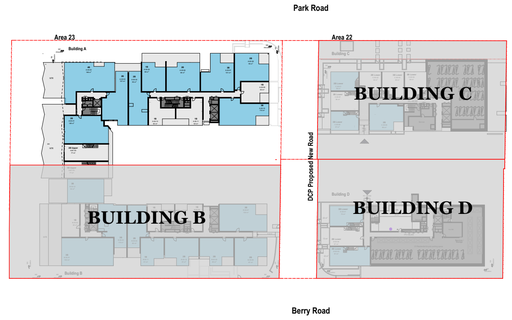
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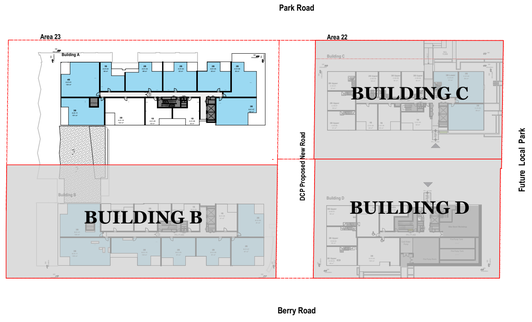
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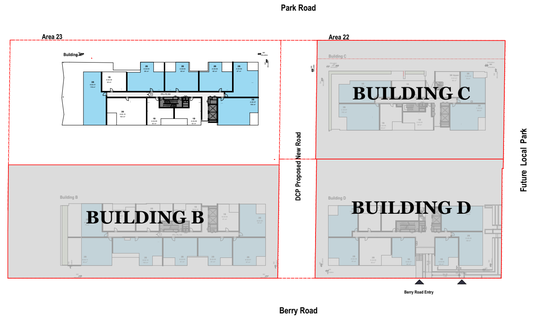
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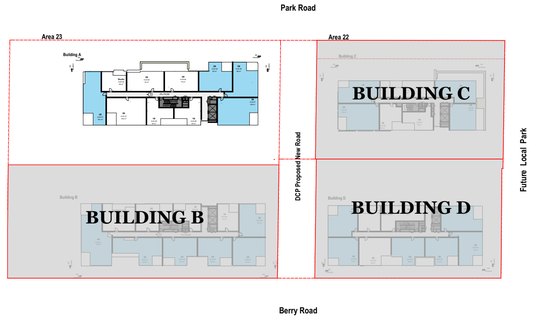
10 GROUND LEVEL
1:1000



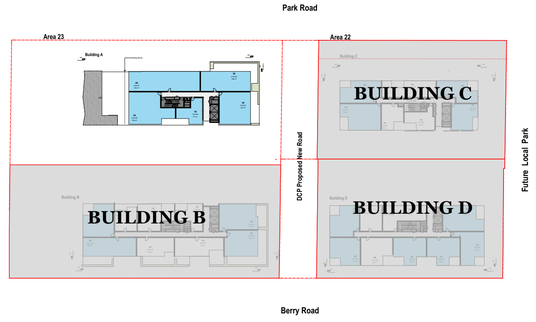
11 LEVEL 01
1:1000



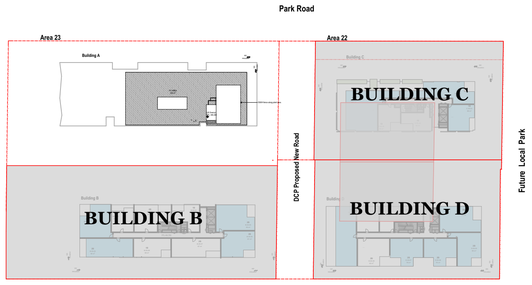
12 LEVEL 02
1:1000



13 LEVEL 03
1:1000



14 LEVEL 04
1:1000



15 LEVEL 05
1:1000

Cross vent unit mix Building A

STORY	CV	UNIT QTY
BASEMENT 03	1	5
BASEMENT 02	3	9
BASEMENT 01	11	16
GROUND LEVEL	9	12
LEVEL 01	8	11
LEVEL 02	6	10
LEVEL 03	4	10
LEVEL 04	5	5
Total	**47**	**78**
	60%	

Cross vent unit mix Building B

STORY	CV	UNIT QTY
BASEMENT 03	3	4
BASEMENT 02	2	6
BASEMENT 01	10	13
GROUND LEVEL	9	12
LEVEL 01	7	11
LEVEL 02	7	11
LEVEL 03	6	10
LEVEL 04	4	9
LEVEL 05	4	9
Total	**52**	**85**
	61%	

Cross vent Area 23

STORY	CV	CV
BASEMENT 03	4	9
BASEMENT 02	5	15
BASEMENT 01	21	29
GROUND LEVEL	18	24
LEVEL 01	15	22
LEVEL 02	13	21
LEVEL 03	10	20
LEVEL 04	9	14
LEVEL 05	4	9
Total	**99**	**163**
	60%	

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LEGEND

Crossvent Apartment

No Crossvent Apartment

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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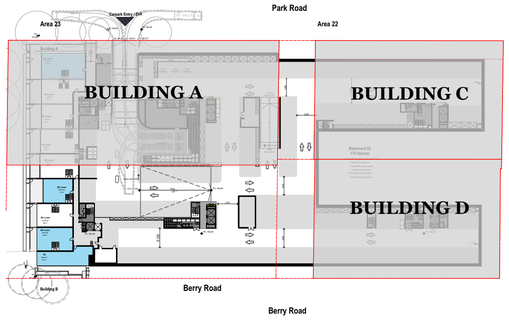
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Project Name: Park Road
Project Address: 26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065

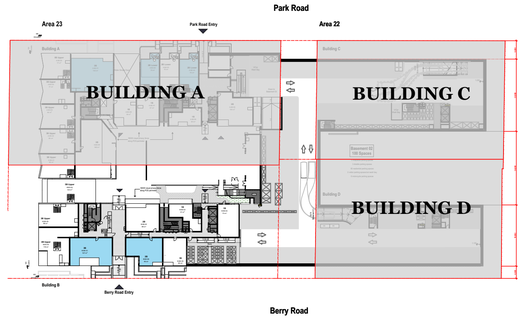
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Project Number: 12883
Drawing Name: Crossvent Calculations BLD - 1:1000@A1
Scale
Date: June 2023

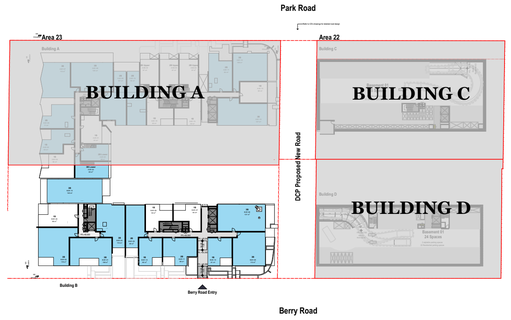
Drawing Number: DA411
Revision: B



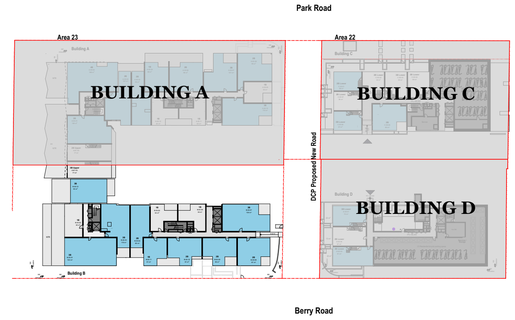
01 BASEMENT 03
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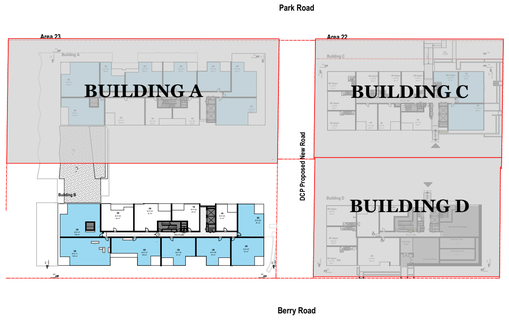
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1:1000



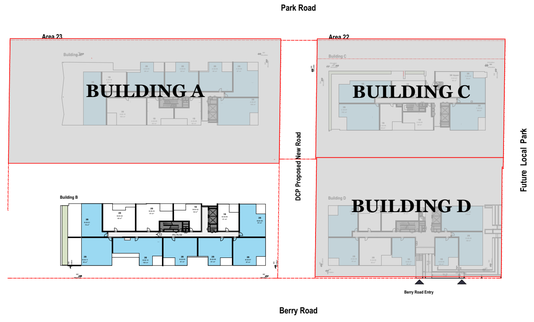
03 BASEMENT 01
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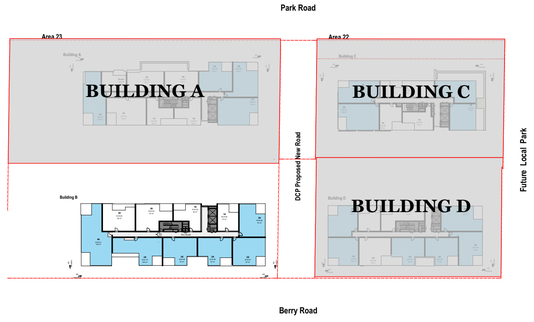
04 GROUND LEVEL
1:1000



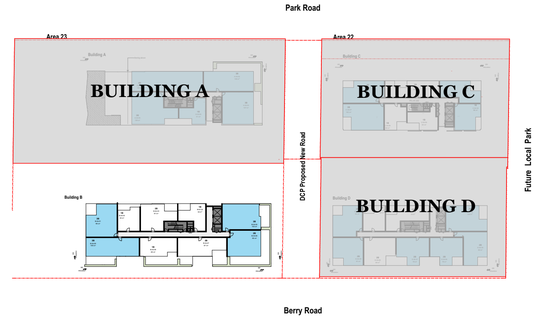
05 LEVEL 01
1:1000



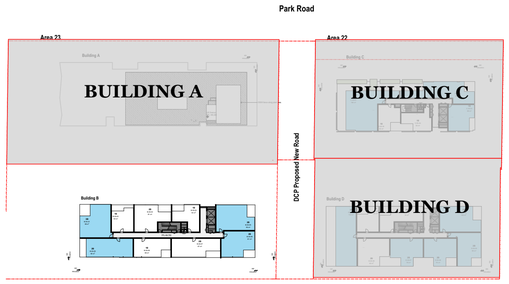
06 LEVEL 02
1:1000



07 LEVEL 03
1:1000



08 LEVEL 04
1:1000



09 LEVEL 05
1:1000

Cross vent unit mix Building A

STORY	CV	UNIT QTY
BASEMENT 03	1	5
BASEMENT 02	3	9
BASEMENT 01	11	16
GROUND LEVEL	9	12
LEVEL 01	8	11
LEVEL 02	6	10
LEVEL 03	4	10
LEVEL 04	5	5
Total	**47**	**78**
	60%	

Cross vent unit mix Building B

STORY	CV	UNIT QTY
BASEMENT 03	3	4
BASEMENT 02	2	6
BASEMENT 01	10	13
GROUND LEVEL	9	12
LEVEL 01	7	11
LEVEL 02	7	11
LEVEL 03	6	10
LEVEL 04	4	9
LEVEL 05	4	9
Total	**52**	**85**
	61%	

Cross vent Area 23

STORY	CV	CV
BASEMENT 03	4	9
BASEMENT 02	5	15
BASEMENT 01	21	29
GROUND LEVEL	18	24
LEVEL 01	15	22
LEVEL 02	13	21
LEVEL 03	10	20
LEVEL 04	9	14
LEVEL 05	4	9
Total	**99**	**163**
	60%	

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LEGEND

Crossvent Apartment

No Crossvent Apartment

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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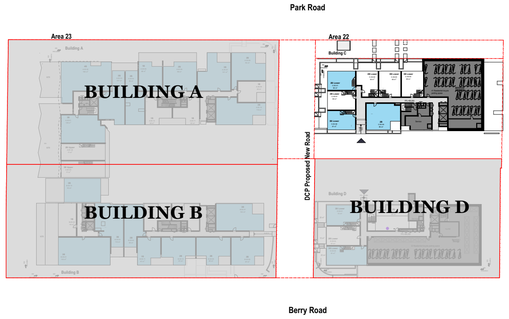
DKO

Project Name: Park Road
Project Address: 26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065

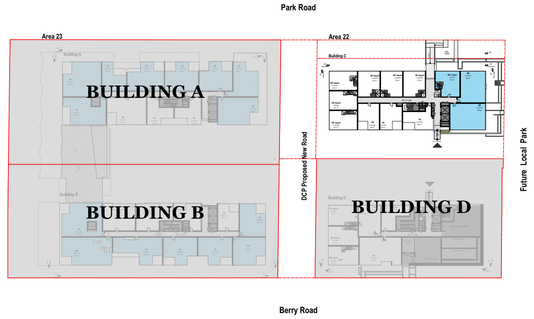
Client: Berry Road Development Pty Ltd.

Project Number: 12883
Drawing Name: Crossvent Calculations BLD - 1:1000@A1
Scale
Date: June 2023

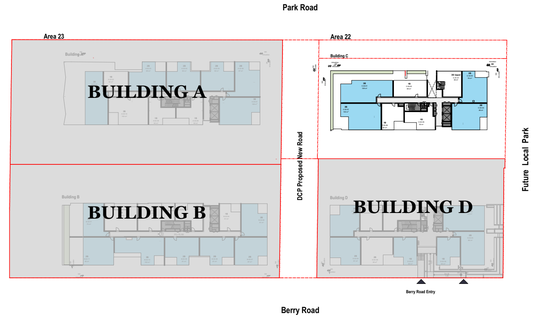
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Revision: **B**



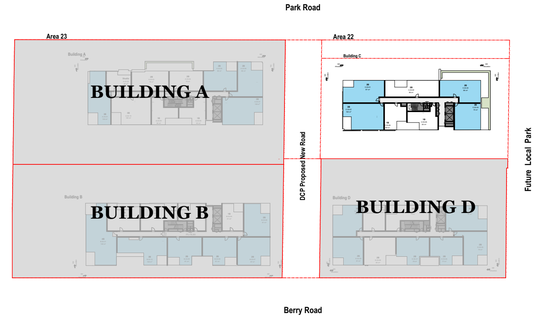
20 GROUND LEVEL
1:1000



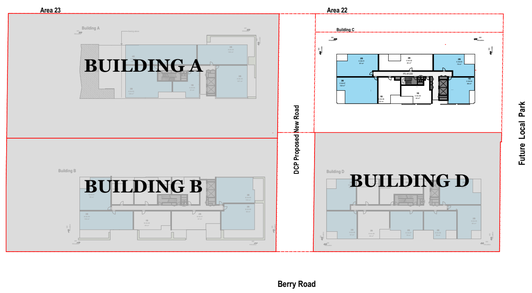
21 LEVEL 01
1:1000



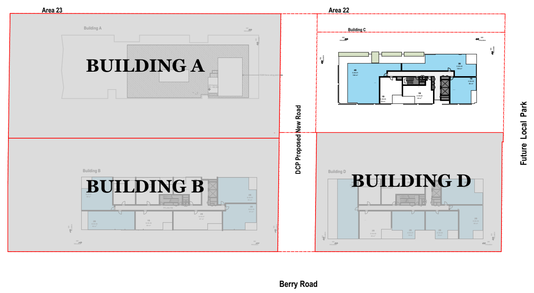
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1:1000



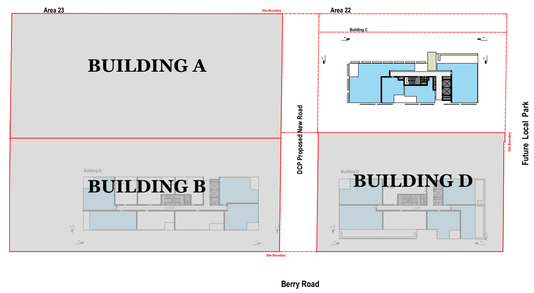
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1:1000



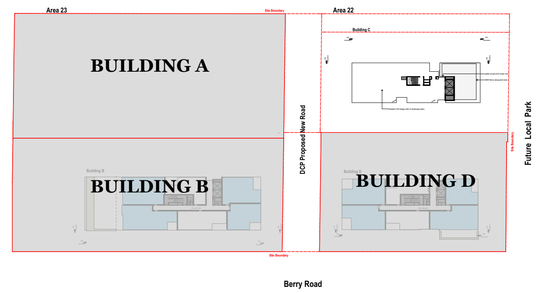
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1:1000



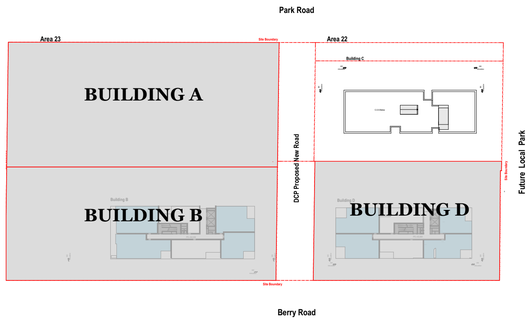
25 LEVEL 05
1:1000



26 LEVEL 06
1:1000



27 LEVEL 07
1:1000



28 LEVEL 08
1:1000

Cross vent unit mix Building C

STORY	CV	UNIT QTY
GROUND LEVEL	3	7
LEVEL 01	3	6
LEVEL 02	4	7
LEVEL 03	4	7
LEVEL 04	4	7
LEVEL 05	3	5
LEVEL 06	4	4
Total	**25**	**43**
	58%	

Cross vent unit mix Building D

STORY	CV	UNIT QTY
GROUND LEVEL	2	4
LEVEL 01		3
LEVEL 02	6	9
LEVEL 03	6	9
LEVEL 04	6	9
LEVEL 05	5	8
LEVEL 06	5	7
LEVEL 07	4	6
LEVEL 08	4	6
Total	**38**	**61**
	62%	

Cross vent Area 22

STORY	CV	UNIT QTY
GROUND LEVEL	5	11
LEVEL 01	3	9
LEVEL 02	10	16
LEVEL 03	10	16
LEVEL 04	10	16
LEVEL 05	8	13
LEVEL 06	9	11
LEVEL 07	4	6
LEVEL 08	4	6
Total	**63**	**104**
	60%	

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LEGEND

Crossvent Apartment

No Crossvent Apartment

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

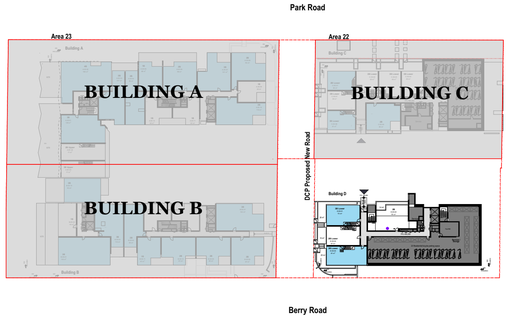
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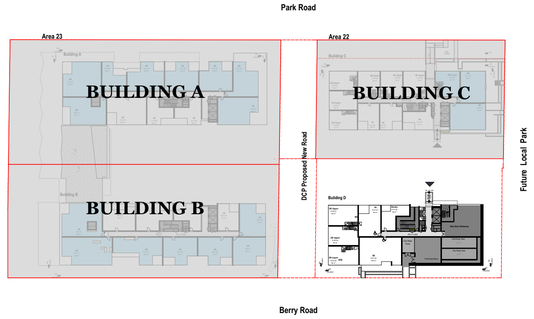
Client: Berry Road Development Pty Ltd.

Project Number: 12883
Drawing Name: Crossvent Calculations BLD - 1:1000@A1
Scale:
Date: June 2023

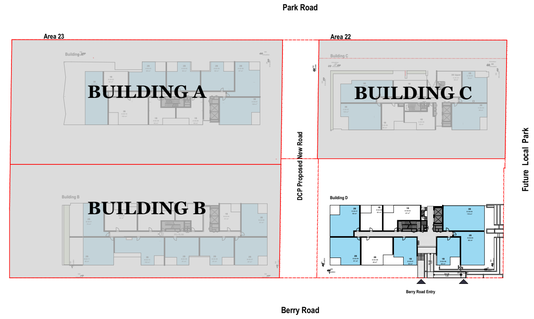
Drawing Number / Revision: **DA413 B**



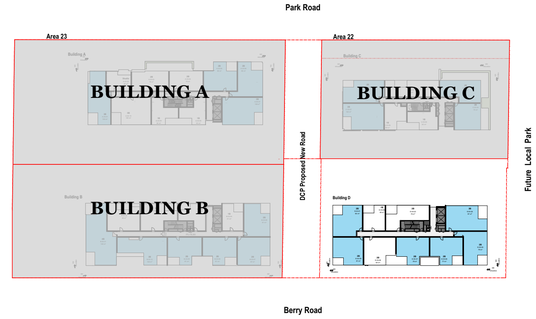
01 GROUND LEVEL
1:1000



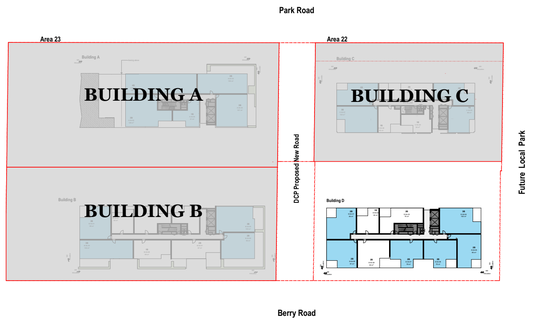
02 LEVEL 01
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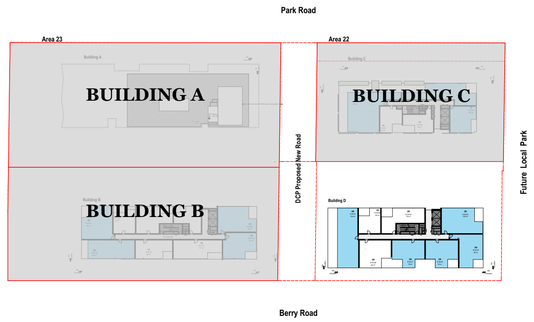
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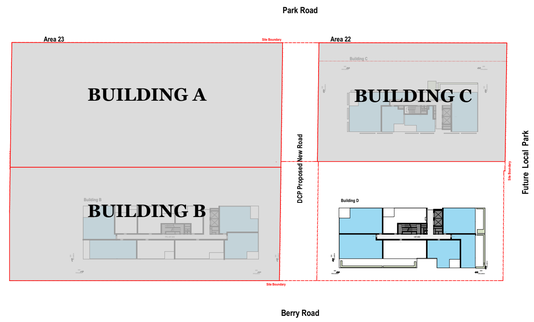
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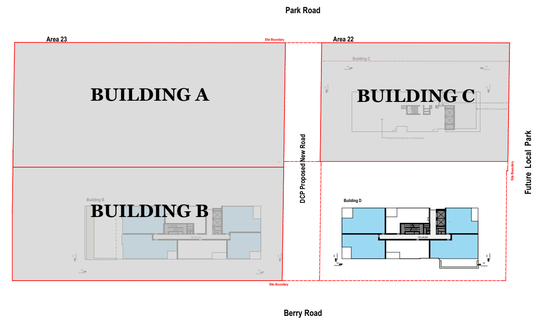
05 LEVEL 04
1:1000



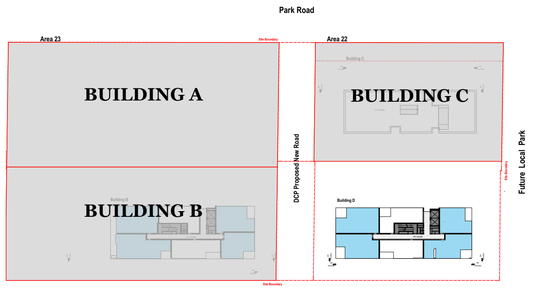
06 LEVEL 05
1:1000



07 LEVEL 06
1:1000



08 LEVEL 07
1:1000



09 LEVEL 08
1:1000

Cross vent unit mix Building C

STORY	CV	UNIT QTY
GROUND LEVEL	3	7
LEVEL 01	3	6
LEVEL 02	4	7
LEVEL 03	4	7
LEVEL 04	4	7
LEVEL 05	3	5
LEVEL 06	4	4
Total	**25**	**43**
	58%	

Cross vent unit mix Building D

STORY	CV	UNIT QTY
GROUND LEVEL	2	4
LEVEL 01		3
LEVEL 02	6	9
LEVEL 03	6	9
LEVEL 04	6	9
LEVEL 05	5	8
LEVEL 06	5	7
LEVEL 07	4	6
LEVEL 08	4	6
Total	**38**	**61**
	62%	

Cross vent Area 22

STORY	CV	UNIT QTY
GROUND LEVEL	5	11
LEVEL 01	3	9
LEVEL 02	10	16
LEVEL 03	10	16
LEVEL 04	10	16
LEVEL 05	8	13
LEVEL 06	9	11
LEVEL 07	4	6
LEVEL 08	4	6
Total	**63**	**104**
	60%	

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LEGEND

Crossvent Apartment

No Crossvent Apartment

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A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
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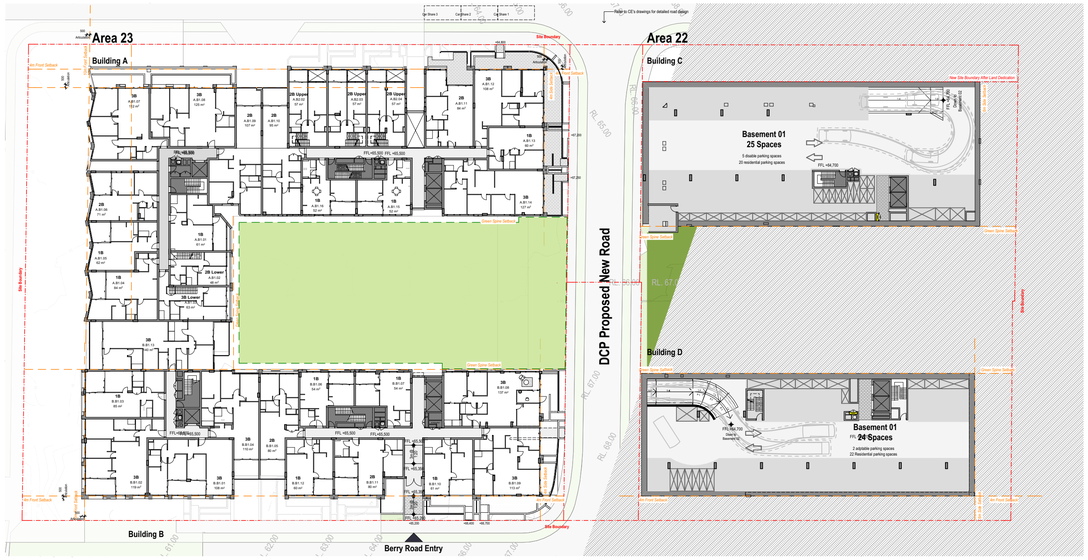
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Project Name: Park Road
Project Address: 26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065

Client: Berry Road Development Pty Ltd.

Project Number: 12883
Drawing Name: Crossvent Calculations BLD - 1:1000@A1
Scale
Date: June 2023

Drawing Number: DA414
Revision: B



Basement 01 Level

Green Spine Area 1252 SQM

Site Boundary
Green Spine



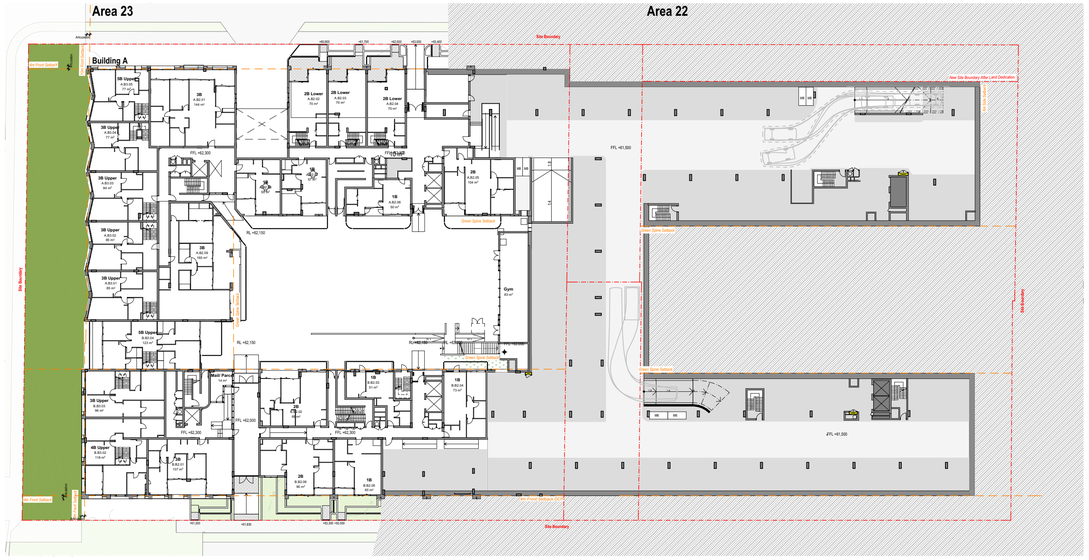
Level 01 :

Green Spine Area 1369 SQM

Deep Soil in green spine: 1324 SQM

Deep Soil Provided : 1554 SQM

Site Boundary
Green Spine
Deep soil in Green Spine



Basement 04 Level

Area 23 514.7 SQM

Site Boundary
Deep soil in Green Spine
Deep soil

Deep Soil Calculation

Total Site Area: 11,557 SQM

Green Spine: 2621 SQM

Deep Soil in green spine: 1324 SQM (50.5% of the Green Spine area)

Deep Soil Provided : 2068.70 SQM (17.9 % of Site area)

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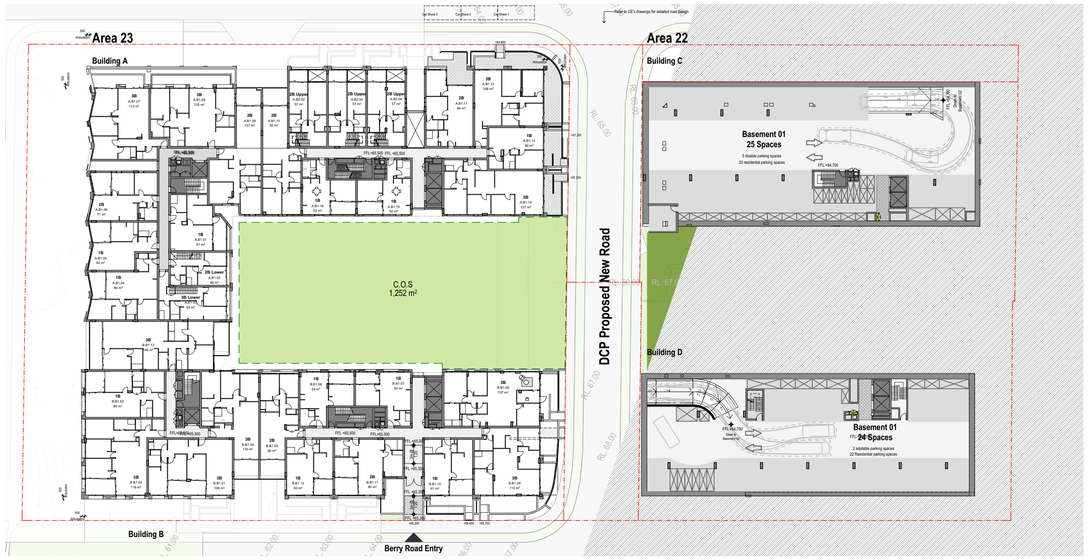
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Rev	Date	By	Chk	Description
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DKO

Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Deep Soil Calc.
Scale	1:500@A1
Date	June 2023
Drawing Number	DA415
Revision	B



Basement 01 Level

Communal Open Space

Area 23 1252 SQM

Site Boundary

C.O.S



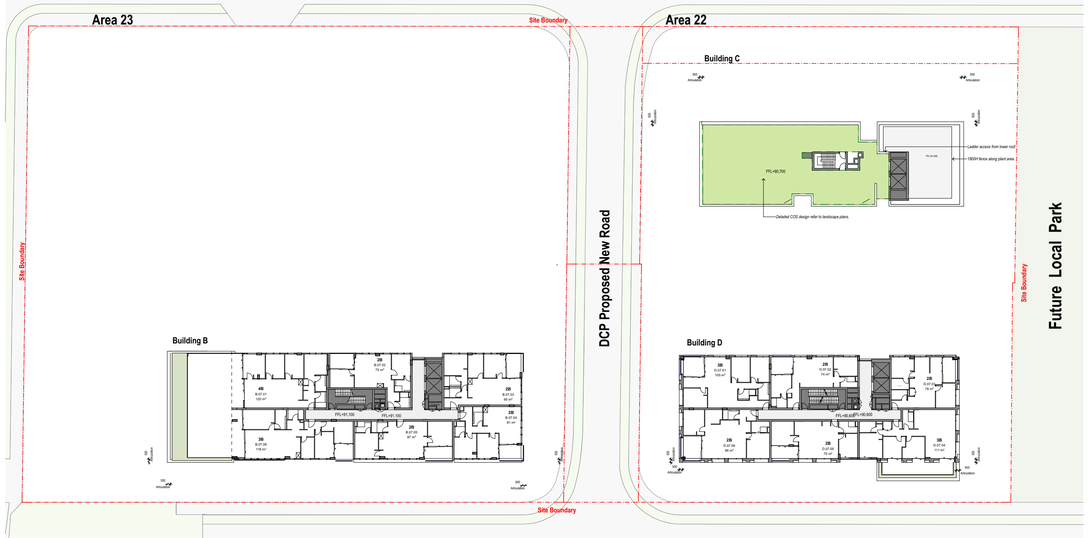
Level 1

Communal Open Space

Area 22 1369 SQM

Site Boundary

C.O.S



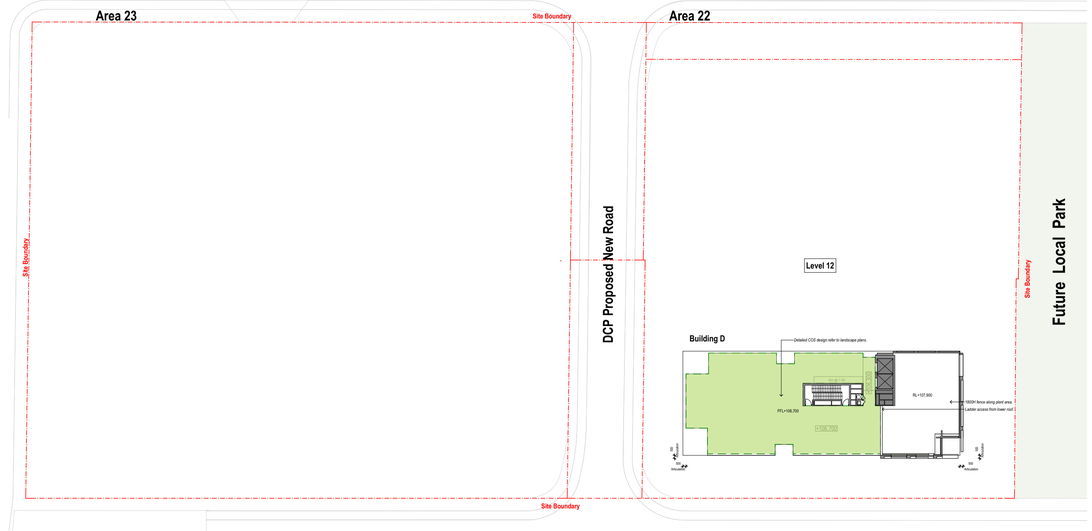
Level 07

Communal Open Space

Area 22 441 SQM

Site Boundary

C.O.S



Level 12

Communal Open Space

Area 22 441 SQM

Site Boundary

C.O.S

C.O.S Calculation

Total Site Area: 11,557 SQM

Communal Open Space: 3407.3 SQM (30.9% of Site area)

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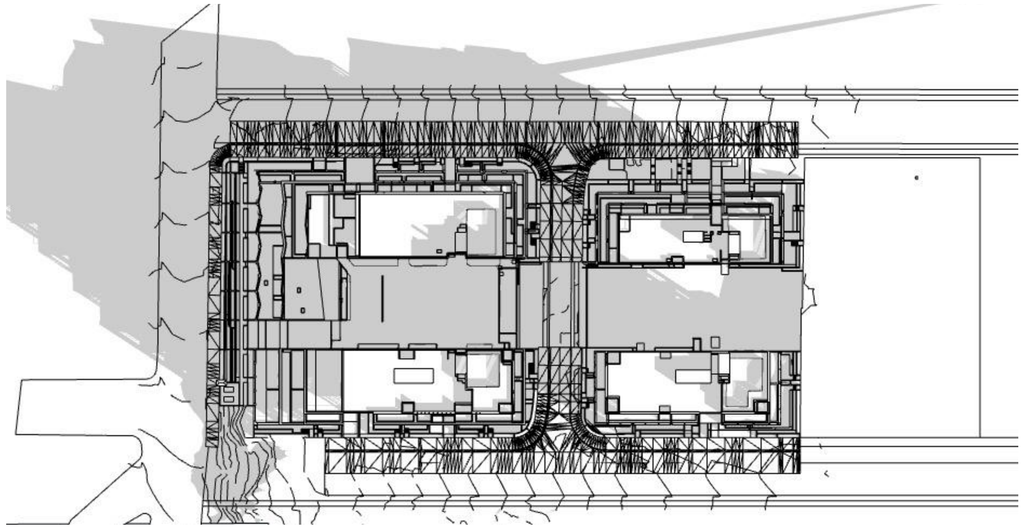
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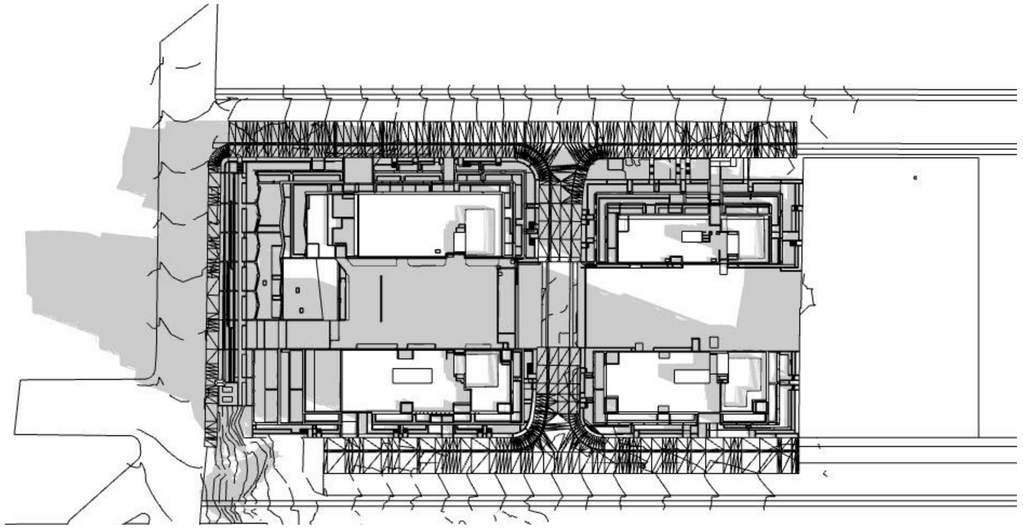
Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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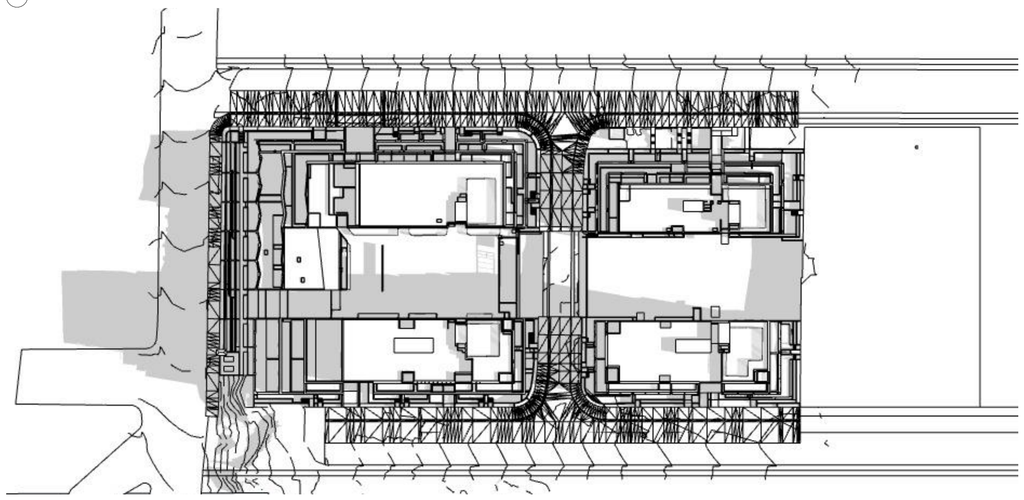
Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Communal Open Space
Scale	1:500@A1
Date	June 2023
Drawing Number	DA416
Revision	B



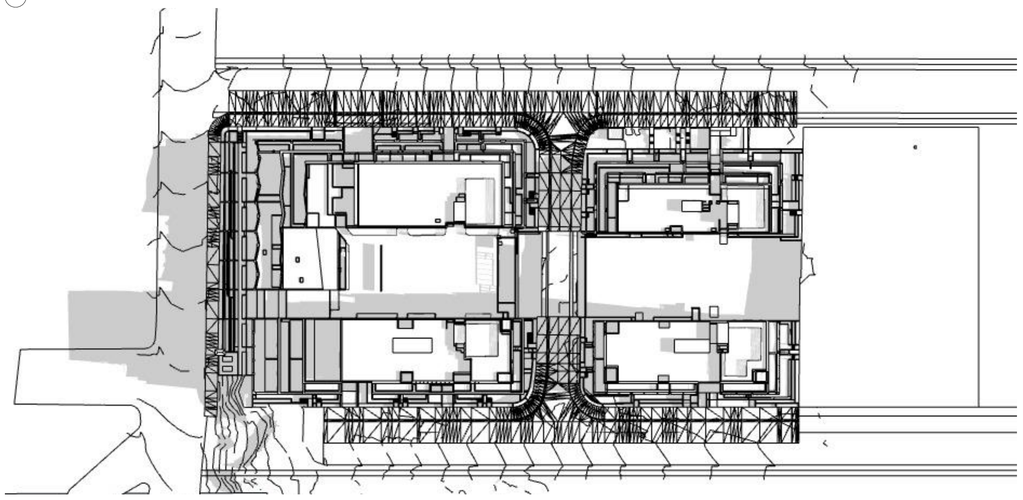
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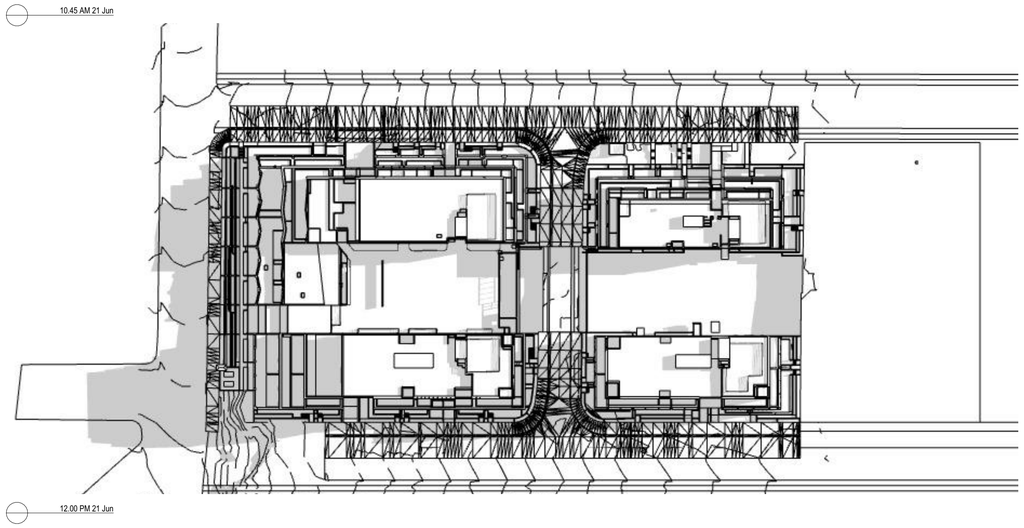
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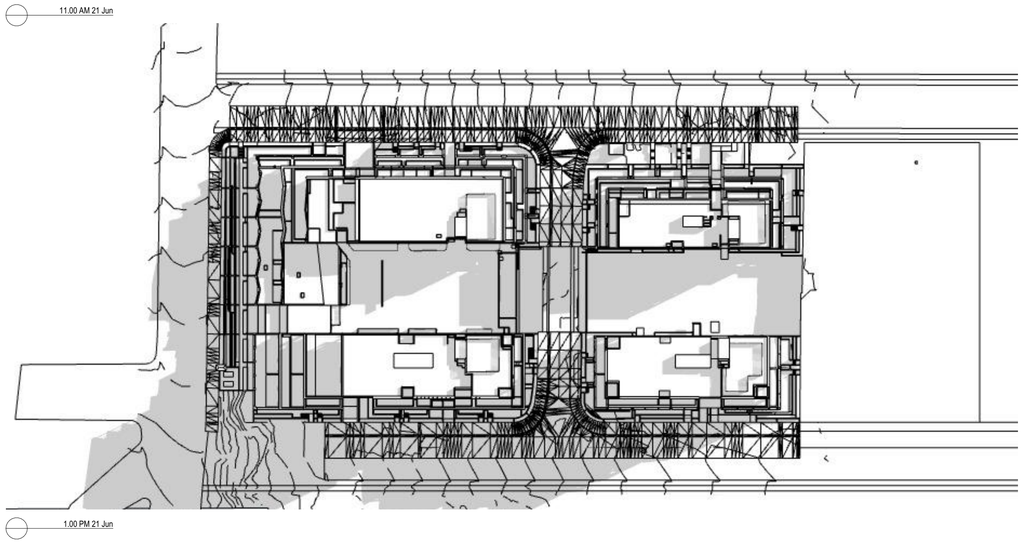
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11.00 AM 21 Jun



12.00 PM 21 Jun



1.00 PM 21 Jun

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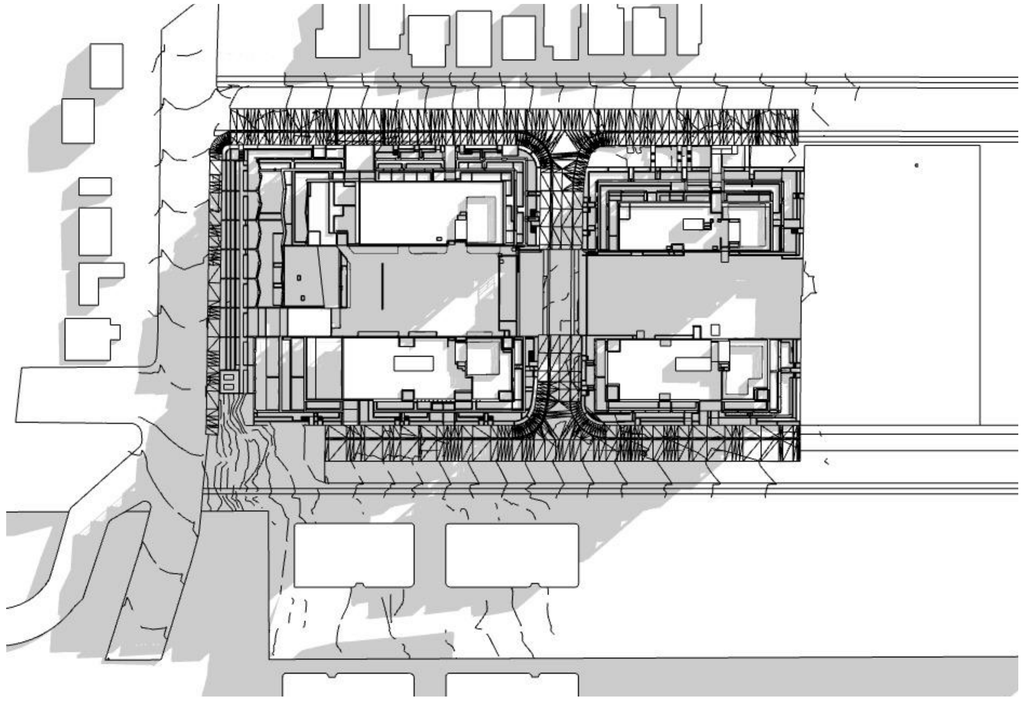
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B	9/06/2023	AC, MJ, XD	XD	DA Amendment

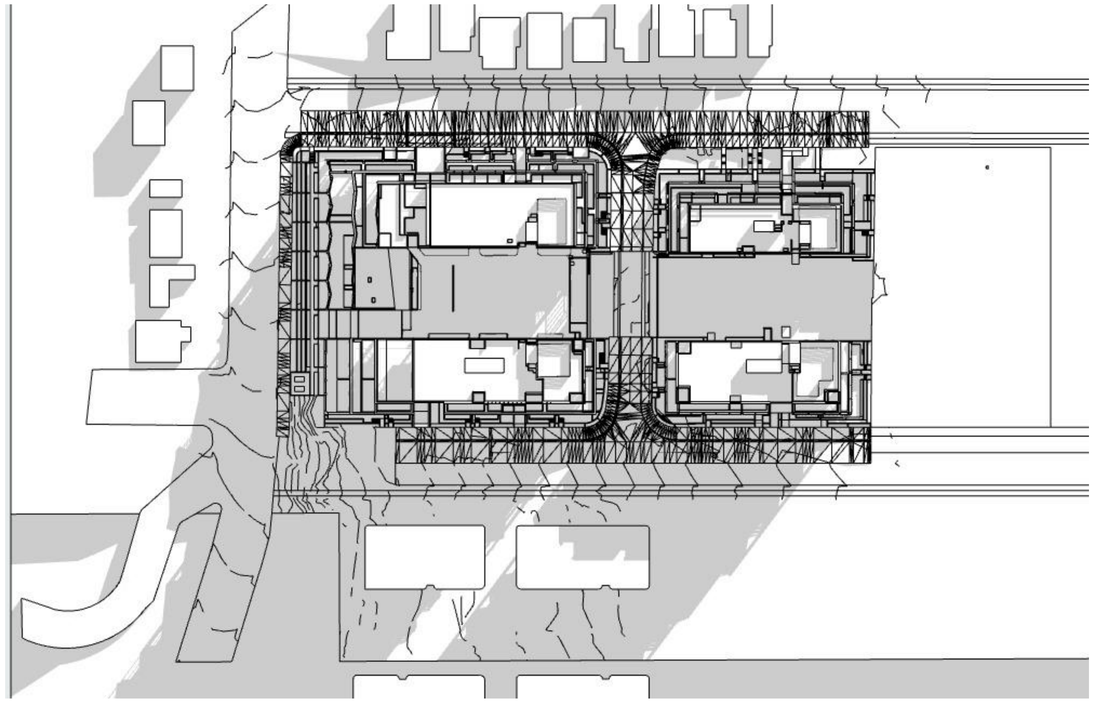
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ABN: 81956706590
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Koos de Keijzer 5767
David Randerson 8542

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Shadow Diagram
Scale	1:200@A1
Date	June 2023
Drawing Number	**DA417**
Revision	**B**



2.00 PM 21 Jun



3.00 PM 21 Jun

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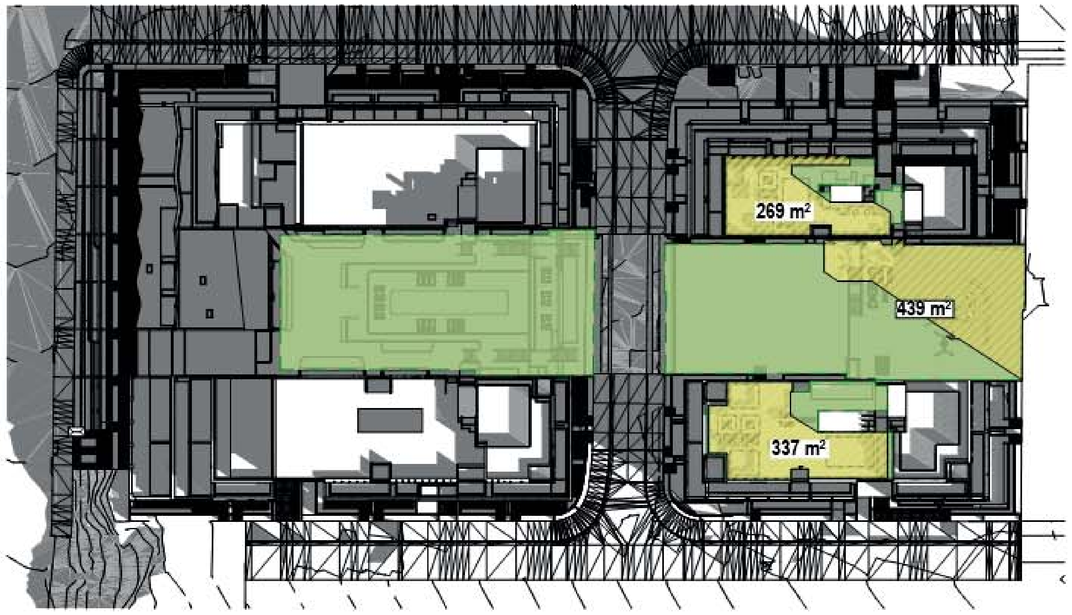
MINOR CHANGES TO FORM & CONFIGURATION MAY BE REQUIRED AFTER DEVELOPMENT CONSENT WHEN DRAWINGS ARE PREPARED FOR CONSTRUCTION PURPOSES.

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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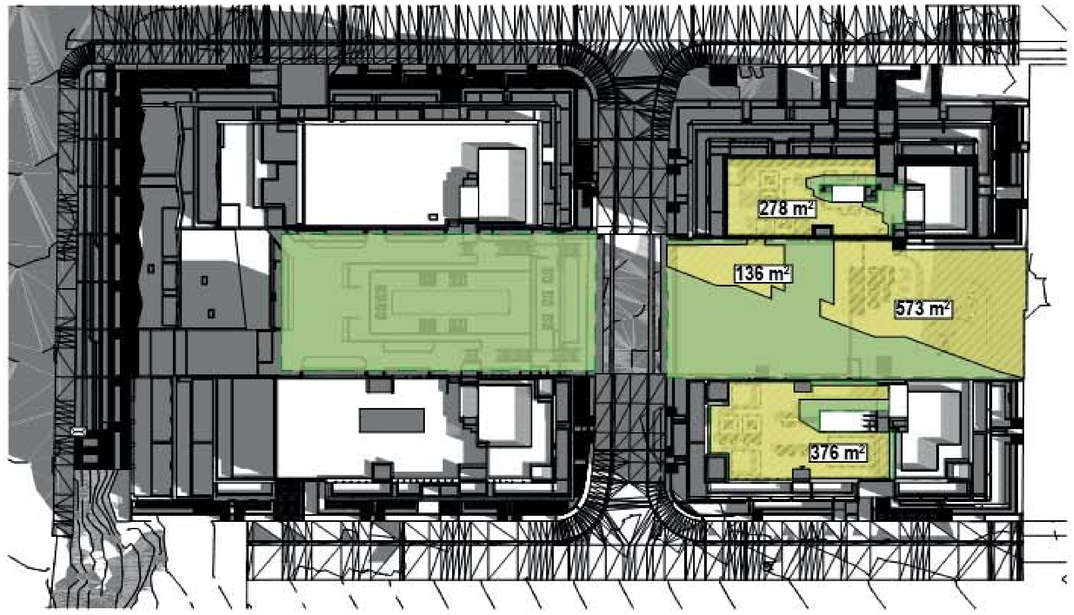
DKO

Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Shadow Diagram
		Scale	1:200@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	**DA418**
		Revision	**B**



Site Plan - C.O.S Solar Access - 9 am

1045sqm (31% of C.O.S Area)



Site Plan - C.O.S Solar Access - 10 am

1363sqm (40% of C.O.S Area)



Site Plan - C.O.S Solar Access - 11 am

2536sqm (74% of C.O.S Area)



Site Plan - C.O.S Solar Access - 12 pm

2277sqm (67% of C.O.S Area)

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LEGEND

COS Area

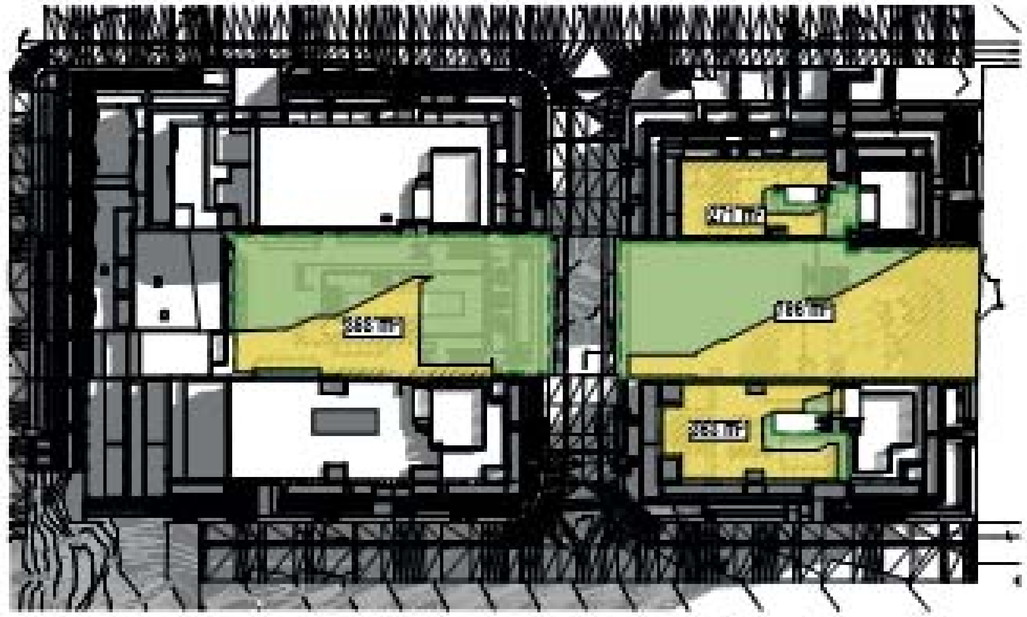
C.O.S. Solar Access Area

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	C.O.S. Solar access
		Scale	1:500@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA419
		Revision	B



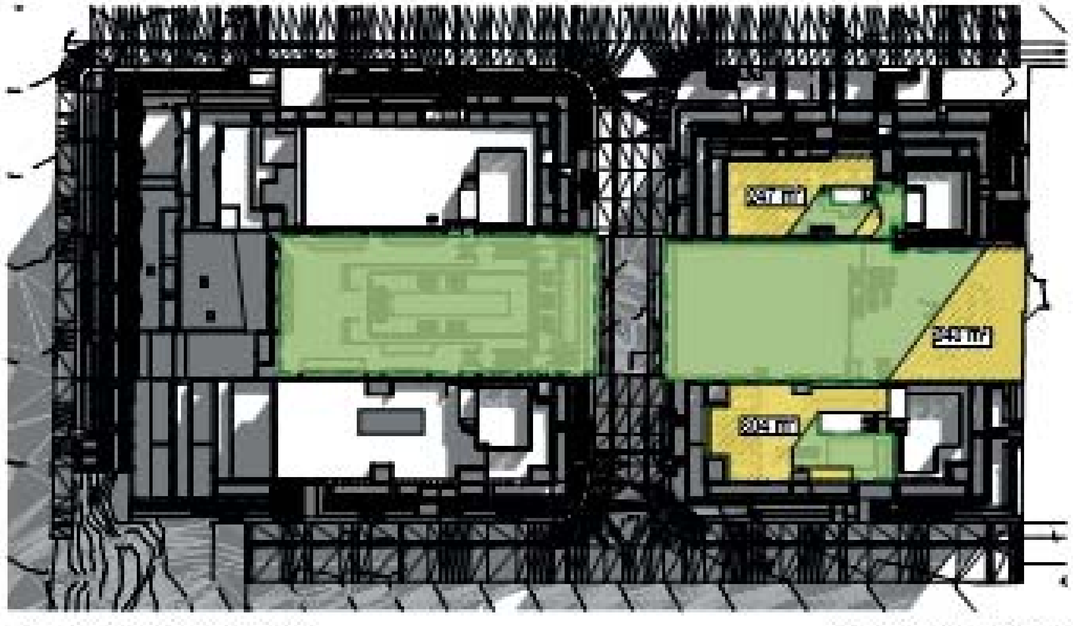
Site Plan - C.O.S Solar Access - 1 pm

1748sqm (61% of C.O.S Area)



Site Plan - C.O.S Solar Access - 2 pm

1178sqm (34% of C.O.S Area)



Site Plan - C.O.S Solar Access - 3 pm

894sqm (26% of C.O.S Area)

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LEGEND

COS Area

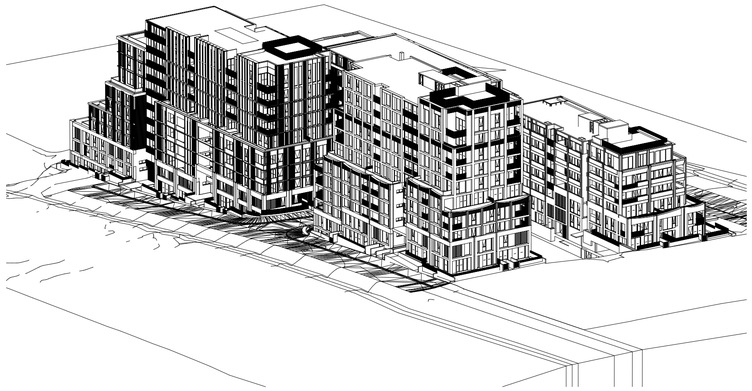
C.O.S. Solar Access Area

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	9/06/2023	AC, MJ, XD	XD	DA Amendment

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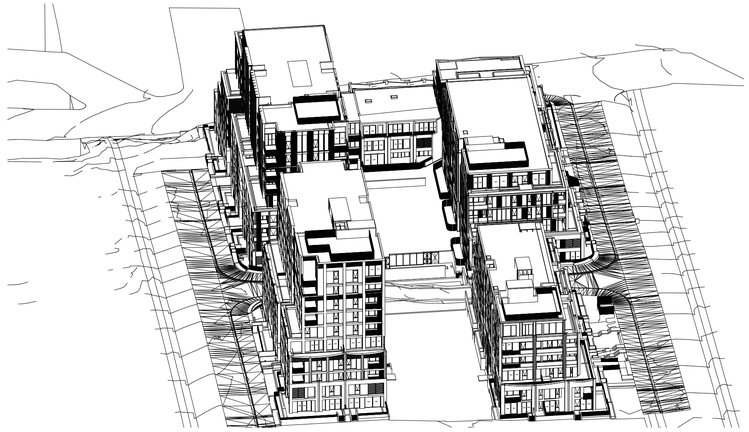
Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	C.O.S. Solar access
		Scale	1:500@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA420
		Revision	B



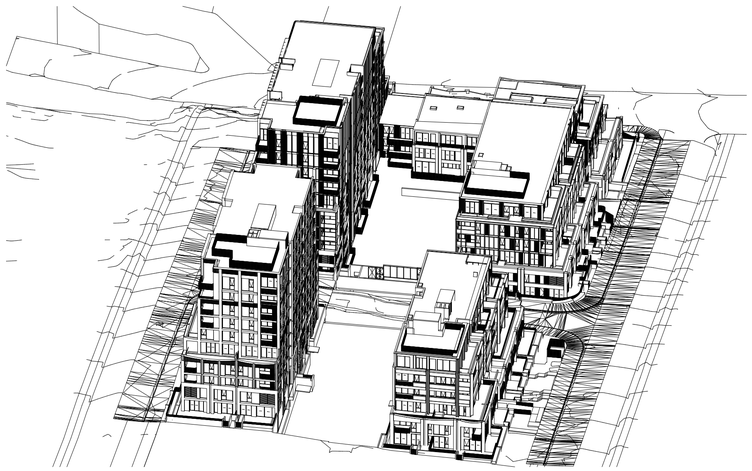
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10 am
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11 am
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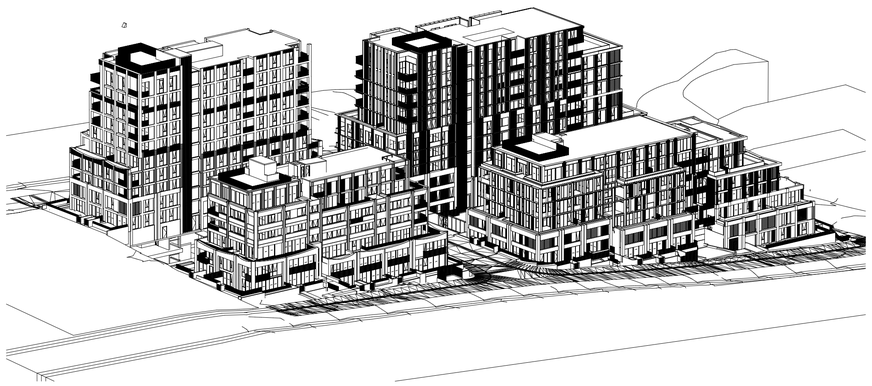
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01 pm
1:648.94



02 pm
1:648.94



03 pm
1:648.94

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Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
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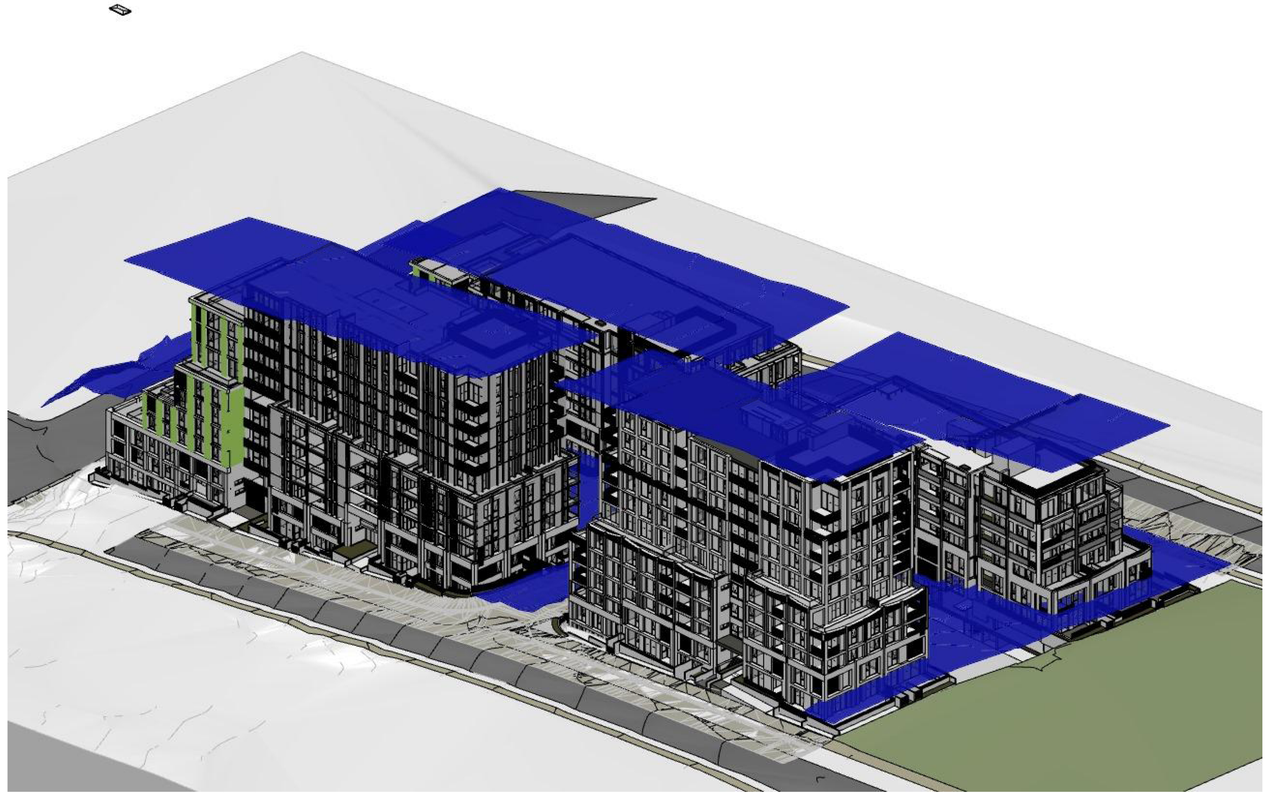
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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Eye of the Sun
Scale	@A1
Date	June 2023
Drawing Number	**DA421**
Revision	**B**





01 PARK ROAD AXO



02 BERRY ROAD AXO

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LEGEND

LEP HEIGHT PLANE

Rev	Date	By	Chk	Description
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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Height Plane Diagram
		Scale	@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA422
		Revision	B



Perspective view from Park Road

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Perspective View from Park R
Scale	@A1
Date	June 2023
Drawing Number	DA501
Revision	B



Perspective view from the New Park

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Project Name	Park Road
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065
Client	Berry Road Development Pty Ltd.
Project Number	12883
Drawing Name	Perspective View from New F
Scale	@A1
Date	June 2023
Drawing Number	**DA502**
Revision	**B**



Perspective view from Berry Road

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REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION & ARBORIST REPORTS FOR ALL INFORMATION RELATING TO TREES AND THEIR RETENTION/REMOVAL AND NEW LANDSCAPE WORKS.

ALL DRAWINGS TO BE READ IN CONJUCTION WITH:
- ALL SPECIFICATIONS & SCHEDULES
- ALL SPECIALIST CONSULTANTS DOCUMENTATION
- BASIX, NATHERS & SECTION J CERTIFICATES

MINOR CHANGES TO FORM & CONFIGURATION MAY BE REQUIRED AFTER DEVELOPMENT CONSENT WHEN DRAWINGS ARE PREPARED FOR CONSTRUCTION PURPOSES.

Rev	Date	By	Chk	Description
A	24/11/2022	AC, MJ, XD	XD, MR	Issued for DA
B	09/06/2023	AC	XD	DA Amendment

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Project Name	Park Road	Project Number	12883
Project Address	26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd , (Area 22 & 23), NSW 2065	Drawing Name	Perspective View from Berry
		Scale	@A1
		Date	June 2023
Client	Berry Road Development Pty Ltd.	Drawing Number	DA503
		Revision	B



Perspective view from the Green Spine

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Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant

Notes
ALL WORKS TO BE IN ACCORDANCE WITH AUTHORITY & STATUTORY APPROVALS.

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