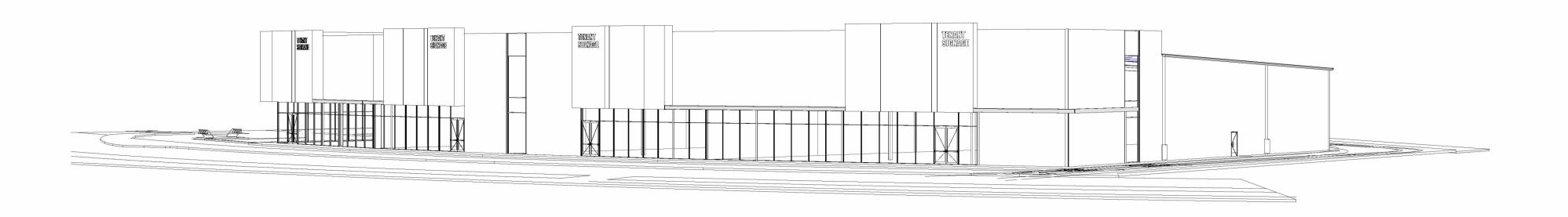
# JCP - DEVELOPMENT APPLICATION

### PROPOSED RETAIL DEVELOPMENT

8 BREESE PARADE, FORSTER. NSW, 2428

DRAWING LIST		
Sheet Number	Sheet Name	
DA000	COVER SHEET	
DA010	PERSPECTIVE VIEW	
DA011	PERSPECTIVE VIEW	
DA020	DEMOLITION PLAN	
DA050	SITE ANALYSIS & SUMMARY	
DA100	SITE PLAN	
DA150	ROOF PLAN	
DA200	ELEVATIONS	
DA300	SECTIONS	
DA500	SIGNAGE PLAN	
DA600	SOLAR ACCESS DIAGRAMS	



## SITE LOCATION



DA ISSUE

ISSUE FOR REVIEW AND COORDINATION

FOR CLIENT REVIEW

20/05/2024

10/04/2024 DATE

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PERSPECTIVE 01: VIEW FROM BREESE PARADE (NORTH-EAST)

DA ISSUE

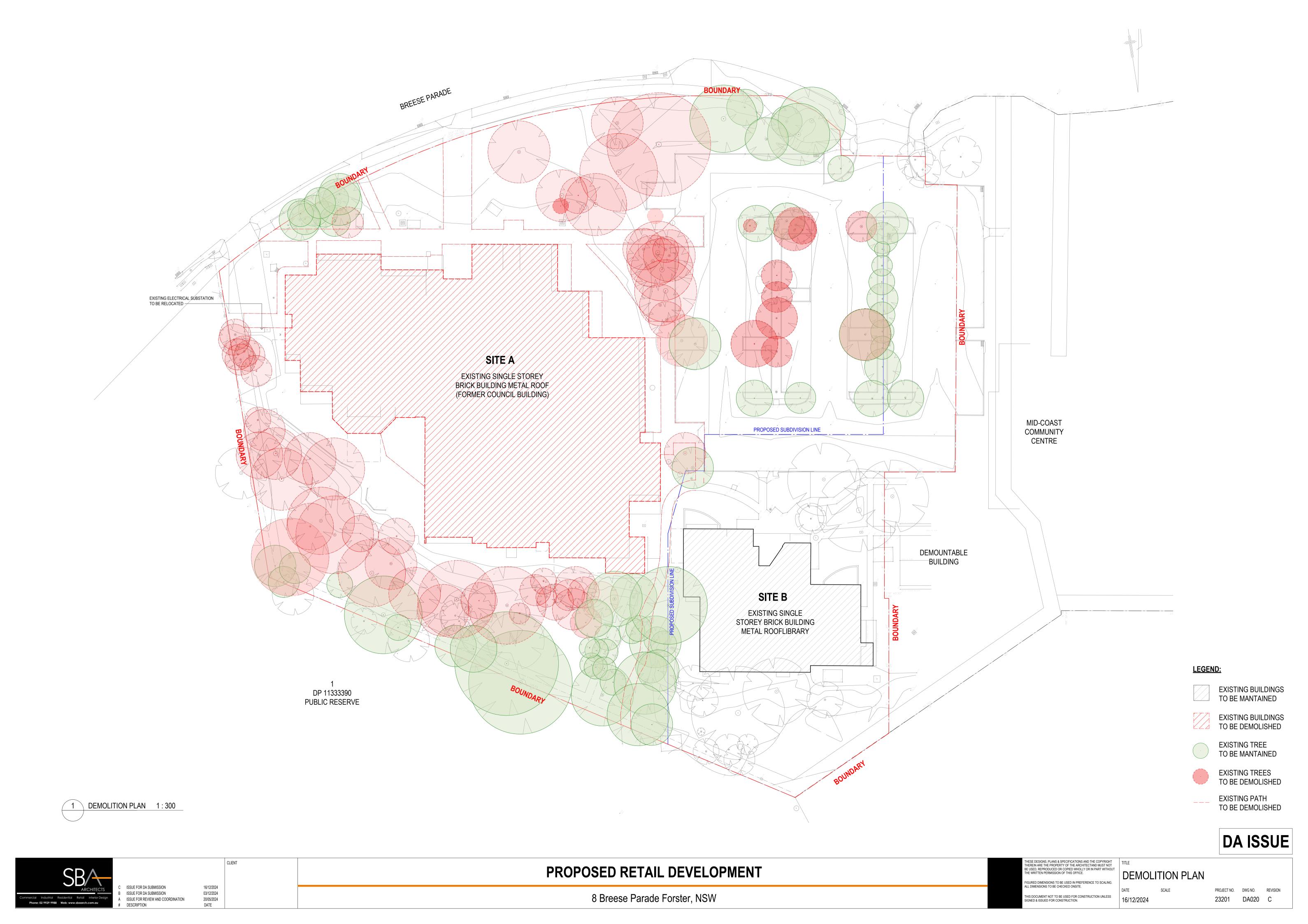
23201 DA010 C

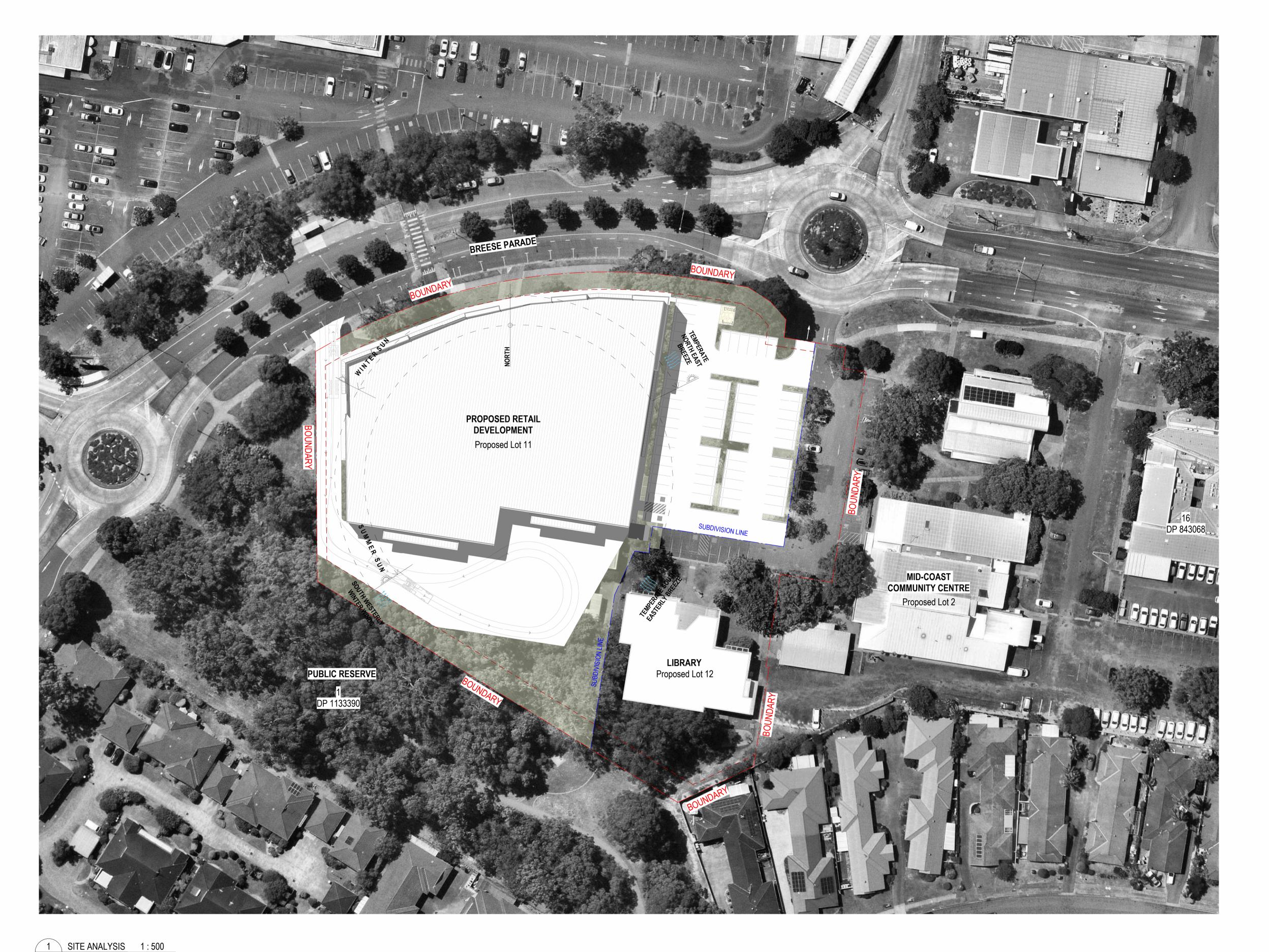
8 Breese Parade Forster, NSW



PERSPECTIVE 02: VIEW FROM BREESE PARADE (NORTH-WEST)

**DA ISSUE** 





#### **DEVELOPMENT SUMMARY:**

e Area)
Area
14106 m²
10634 m²
3470 m²

GLA Calculation	
NAME	AREA
UNIT 1	1129 m²
UNIT 2	1131 m²
UNIT 3	944 m²
UNIT 4	1003 m <sup>2</sup>
TOTAL GLA	4207 m <sup>2</sup>

GFA Calculation		
Name	Area	
UNIT 1	1110 m²	
UNIT 2	1122 m²	
UNIT 3	937 m²	
UNIT 4	984 m²	
TOTAL GFA	4153 m <sup>2</sup>	

	Site Coverage
SITE A	40.68%

Landso	Landscaped Area	
LANDSCAPE AREA	2127 m²	
TOTAL PERCENTAGE (MIN 20% OF SITE REQUIRED)	20 %	

Deep	Soil Zone
DEEP SOIL	1143 m²
TOTAL PERCENTAGE (MIN 10% OF SITE REQUIRED)	10.74 %

Carparking	
Name	No. Provided
SITE A	82

# FOR COMPREHENSIVE GROSS FLOOR AREA CALCULATION METHOD REFER TO DCP GUIDLINES. A LIST OF KEY POINTS IS PROVIDED BELOW:

- The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor.
- Excludes any space used for the loading or unloading of goods (including access to it)

FOR COMPREHRENSIVE GROSS LETTABLE AREA
CALCULATION METHOD REFER TO PROPERTY COUNCIL OF
AUSTRALIA METHOD OF MEASUREMENT. A LIST OF KEY
POINTS IS PROVIDED BELOW:

- In the case of external building walls, measuring the dominant portion of the outside faces of walls of the building alignment.
- In the case of inter-tenancy walls or partitions or common areas, measuring to the centre line of the walls.
- Airlock area excluded from GLA calculation as requested by Tenant

DA ISSUE



PROPOSED RETAIL DEVELOPMENT

SITE ANALYSIS & SUMMARY



#### **DEVELOPMENT SUMMARY:**

Area Schedule (Site Area)	
Name	Area
EXISTING SITE BOUNDARY	14106 m²
SITE A BOUNDARY	10634 m²
SITE B BOUNDARY	3470 m²

GLA Calculation	
NAME	AREA
UNIT 1	1129 m²
UNIT 2	1131 m²
UNIT 3	944 m²
UNIT 4	1003 m <sup>2</sup>
TOTAL GLA	4207 m <sup>2</sup>

GFA Calculation		
Name	Area	
UNIT 1	1110 m <sup>2</sup>	
UNIT 2	1122 m²	
UNIT 3	937 m²	
UNIT 4	984 m²	
TOTAL GFA	4153 m²	

GLFA Calculation	
NAME	AREA
UNIT 1	1110 m²
UNIT 2	1122 m²
UNIT 3	937 m²
UNIT 4	984 m²
TOTAL GLFA	4153 m²

Site (	Coverage	
SITE A	40.68%	

Lands	Landscaped Area		
LANDSCAPE AREA	2135 m²		
TOTAL PERCENTAGE (MIN 20% OF SITE REQUIRED)	20 %		

Deep Soil Zone		
DEEP SOIL	1148 m²	
TOTAL PERCENTAGE (MIN 10% OF SITE REQUIRED)	10.74 %	

Ca	rparking
Name	No. Provided
SITE A	84

### FOR COMPREHRENSIVE GROSS FLOOR AREA CALCULATION METHOD REFER TO DCP GUIDLINES. A LIST OF KEY POINTS IS

- The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above

- Excludes any space used for the loading or unloading of goods (including

## FOR COMPREHRENSIVE GROSS LETTABLE AREA CALCULATION METHOD REFER TO PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT. A LIST OF KEY POINTS IS PROVIDED BELOW:

- In the case of external building walls, measuring the dominant portion of the outside faces of walls of the building

- In the case of inter-tenancy walls or partitions or common areas, measuring to the centre line of the walls.

FOR GROSS LEASABLE FLOOR AREA CALCULATION METHOD REFER TO GUIDE TO TRAFFIC GENERATING ELEMENTS

DA ISSUE

PROPOSED RETAIL DEVELOPMENT

8 Breese Parade Forster, NSW

ISSUE FOR TRAFFIC COORDINATION

ISSUE FOR REVIEW AND COORDINATION

ISSUE FOR DA

DESCRIPTION

Phone: 02 9929 9988 Web: www.sbaarch.com.au

FOR CLIENT REVIEW

24/10/2024

19/09/2024

20/05/2024

10/04/2024 DATE

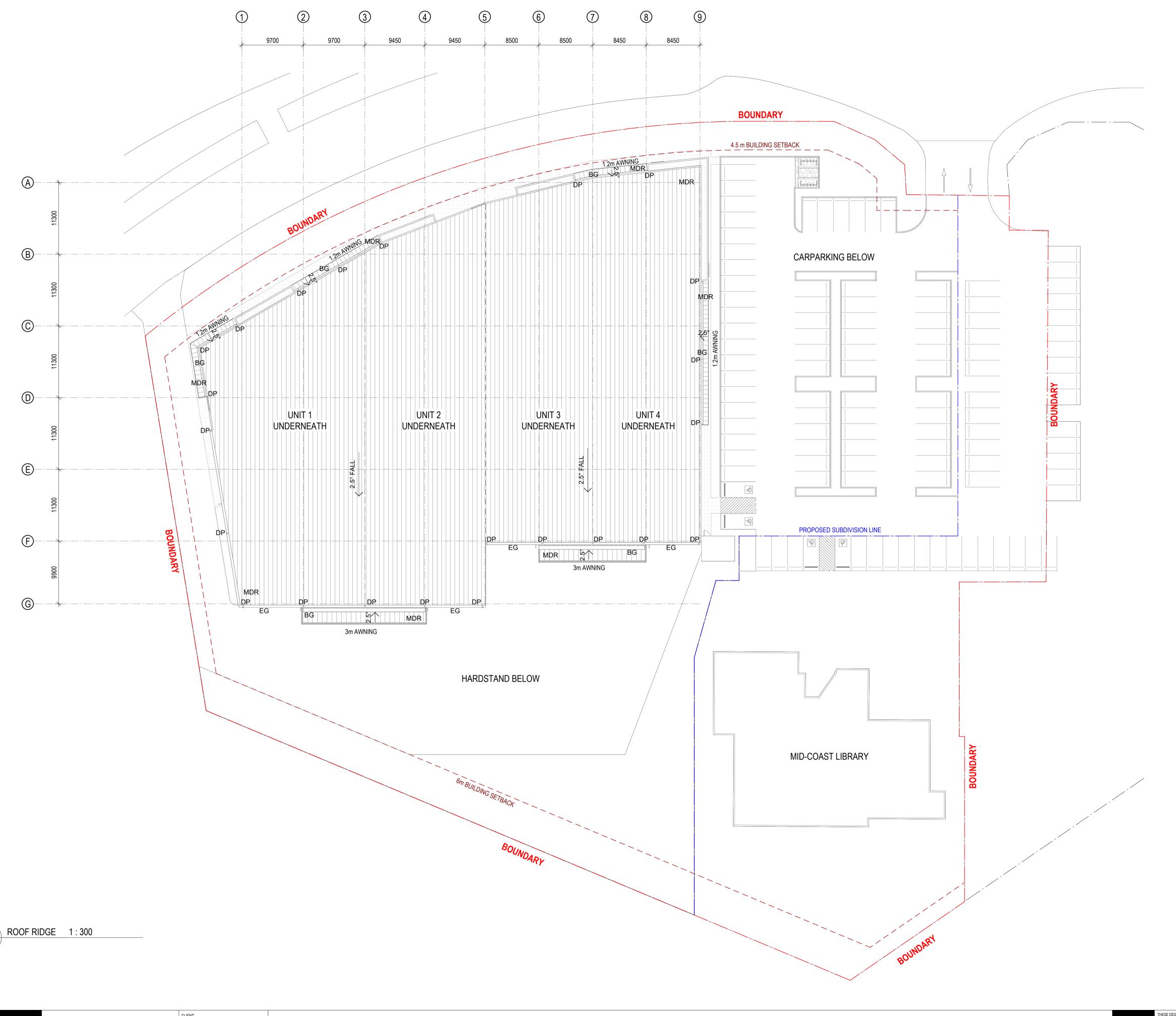
DIMENSIONS TO BE CHECKED ONSITE. THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION.

URED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING.

16/12/2024

1:300 @ A1 1:600 @ A3

23201 DA100 G



### ROOF LEGEND:

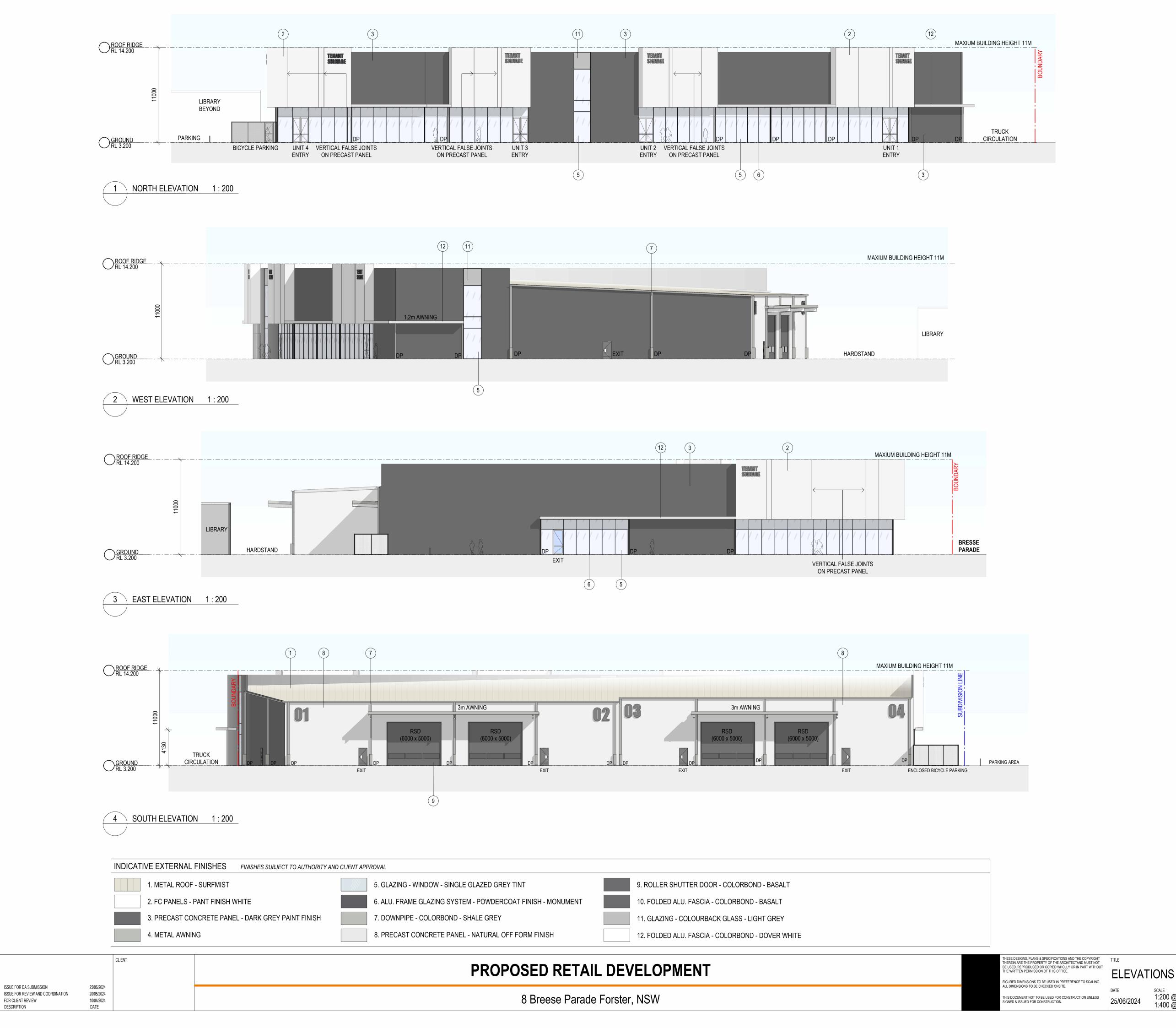
**BOX GUTTER EAVES GUTTER** 

METAL DECK ROOFING

DOWNPIPE

DA ISSUE

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THEREIN ARE THE PROPERTY OF THE ARCHITECTAND MUST NOT
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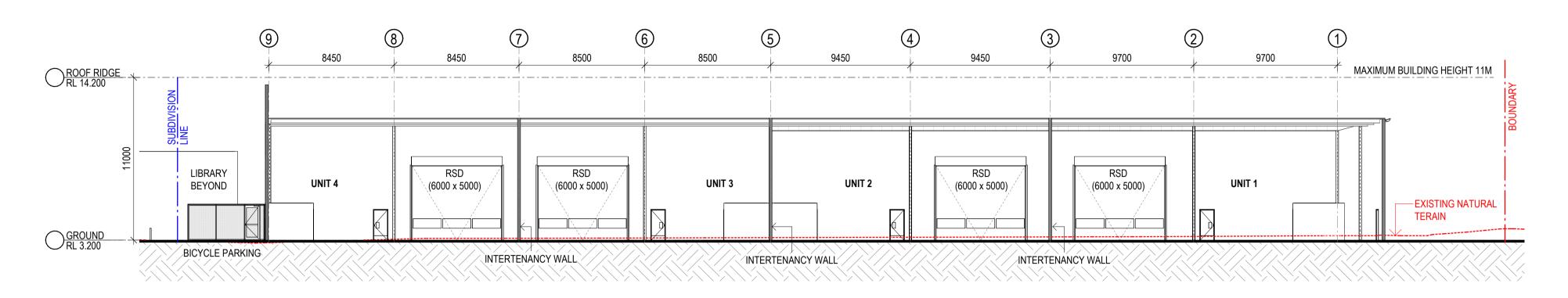


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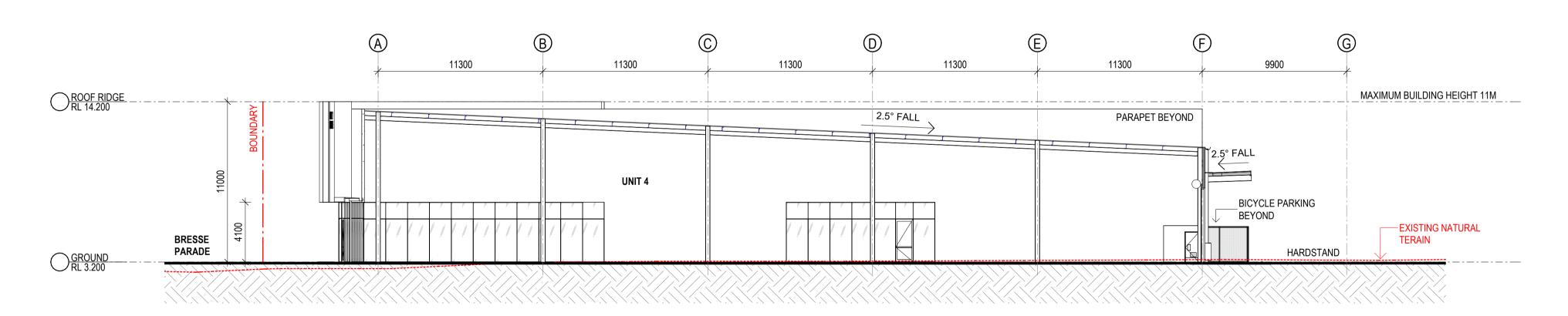
DA ISSUE

23201 DA200 C

scale 1:200 @ A1 1:400 @ A3



1 SECTION A 1:200



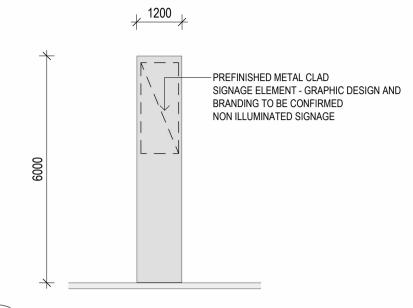
2 SECTION B 1:200

DA ISSUE

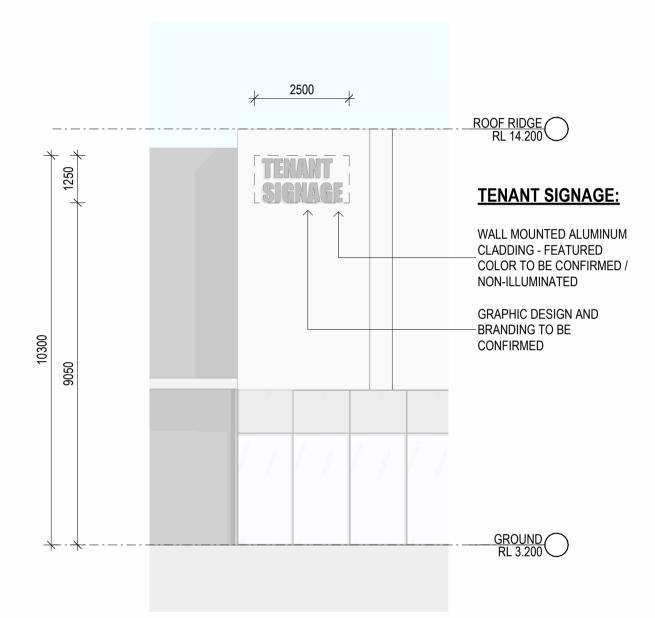




S Tenant Building Identification Signage



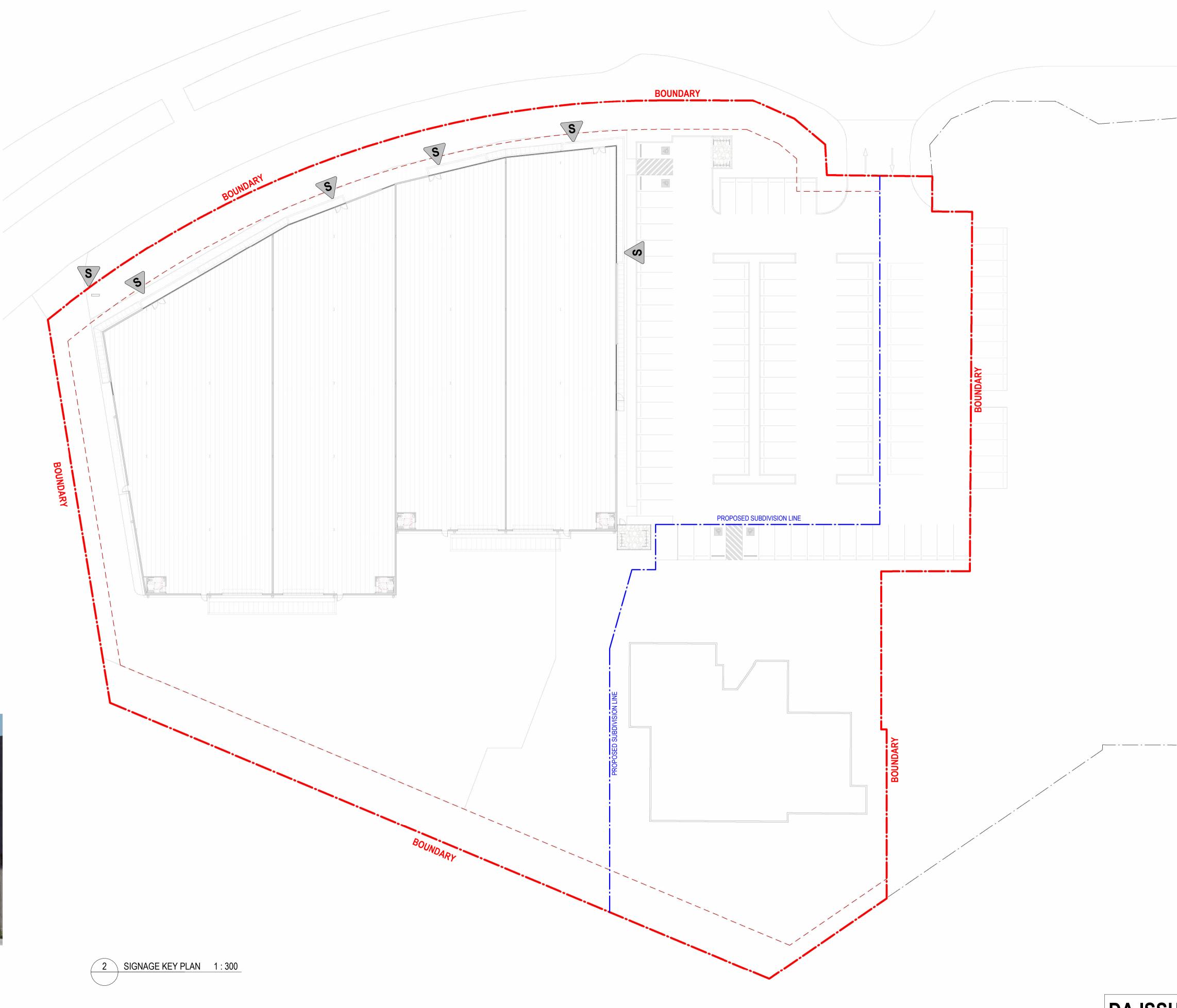
3 Pylon Sign Elevation 1:100



1 SIGNAGE ELEVATION 1:100



TYPICAL SIGNAGE PERSPECTIVE



DA ISSUE

PROPOSED RETAIL DEVELOPMENT FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. ALL DIMENSIONS TO BE CHECKED ONSITE. 18/12/2024 03/12/2024 20/05/2024 DATE scale 1:200 @ A1 1:400 @ A3 ISSUE FOR DA SUBMISSION 8 Breese Parade Forster, NSW THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION. 23201 DA500 C ISSUE FOR REVIEW AND COORDINATION

