

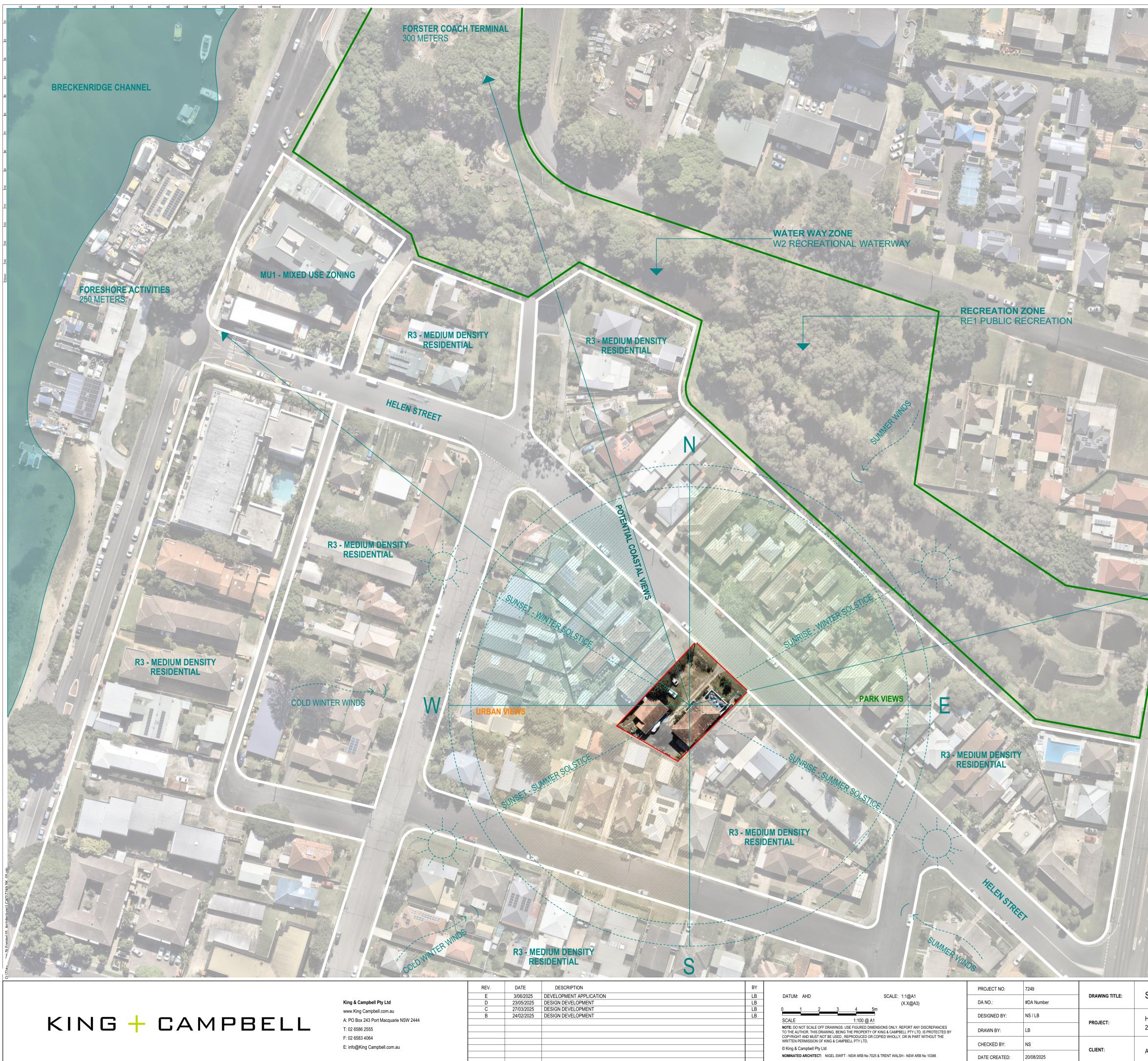


# **DEVELOPMENT APPLICATION**

**RESIDENTIAL FLAT BUILDING** 22-24 HELEN STREET FORSTER 2428 7249

# KING + CAMPBELL

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С	27/03/2025	DESIGN D
В	24/02/2025	DESIGN D



### SITE ANALYSIS

 SITE BOUNDARY
 RECREATIONAL WATERWAY
 PUBLIC RECREATION
COASTAL ESTUARY
COASTAL ESTUARY VIEWS
PARK VIEWS
URBAN VIEWS

#### SITE DESCRIPTION

THE SITE IS LOCATED AT 22-24 HELEN STREET, FORSTER NSW, APPROXIMATELY 650m FROM FORSTERS CITY CENTRE.

THE SUBJECT SITE SITS WITHIN THE CURRENT LOW DENSITY URBAN FABRIC, HOWEVER THE LOCALITY IS UNDERGOING INNER CITY DEVELOPMENT AND WILL LIKELY BE MORE HIGHLY URBANISED IN THE NEAR FUTURE. HELEN STREET IS LOCATED WITHIN WALKING DISTANCE TO EODSTEEDS MADINE EODESHOP TO THE DISTANCE TO FORSTERS MARINE FORESHOR TO THE NORTH-WEST, BUS TERMINAL TO THE NORTH AND LOCAL BOWLING CLUB TO THE EAST. WITH EXTENSIVE VIEWS; FROM THE SITE TO THE ESTUARY WATERWAYS AND SURROUNDING RECREATIONAL SPACES, THIS SITE PROVIDES APPROPRIATE AMENITY FOR HIGHER DENSITY DEVELOPMENT.



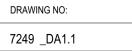
#### SITE ANALYSIS

HELEN STREET 22-24 HELEN STREET FORSTER 2428

FORSTER BOWLING CLUB

280 METERS

AUSTRALIAN PRIME REALTOR PTY LTD



REVISION:

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ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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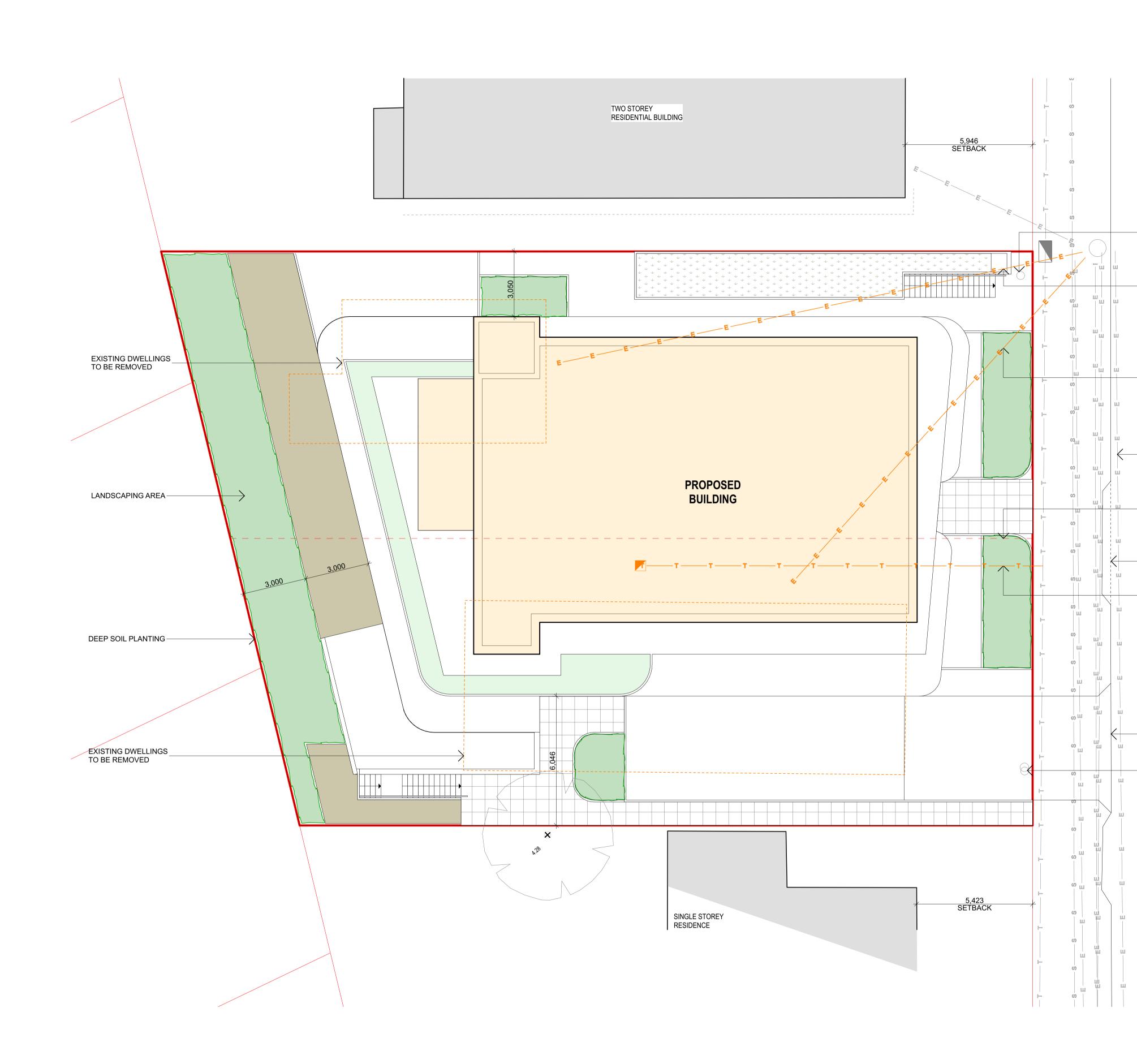
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REV.	DATE	DESCRIPTION	BY			PROJECT NO:	7249		
E	3/06/2025	DEVELOPMENT APPLICATION	LB	DATUM: AHD	SCALE: 1:100, 1:1@A1			DRAWING TITLE:	SIT
D	23/05/2025	DESIGN DEVELOPMENT	LB		(X.X@A3)	DA NO.:	#DA Number		
С	27/03/2025	DESIGN DEVELOPMENT	LB	0 1 2 3	<u>4 5</u> m				
В	24/02/2025	DESIGN DEVELOPMENT	LB			DESIGNED BY:	NS / LB		HEL
A	14/02/2025	SKETCH DESIGN	LB	SCALE	1:100 @ A1			PROJECT:	
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				© King & Campbell Pty Ltd		CHECKED BY:	NS	CLIENT:	
					WIFT - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025	CLIENT.	AUS



	BOUNDARY
	EXISTING BUILDING TO BE DEMOLISHED
	CONTOURS
	EASTMENT
	FENCE
E E	ELECTRICAL SERVICE
ww	WATER SERVICE
ss	SEWER SERVICE
SW SW	STORMWATER SERVICE
т — т —	TELSTRA SERVICE
т — т —	EXISTING TELSTRA SERVICE TO BE REMOVED
EE	EXISTING ELECTRICAL SERVICE TO BE REMOVED
(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	PROPOSED DEEP SOIL PLANTING
	PROPOSED LANDSCAPING

#### SEWER INSPECTION TO BE RELOCATED

\_EXISTING ELECTRICAL LINE TO BE REMOVED

AREAS	
SITE AREA	1,011m2
FLOOR SPACE RATION (FSR) FSR MCC LEP FSR MCC LEP m2	1:1 1,011m2
PROPOSED GFA	912.58M2
PROPOSED FSR	0.90.1
DEEP SOIL (REQ.)	7%
DEEP SOIL m2 (REQ.)	70.77m2
PROPOSED DEEP SOIL	7%
PROPOSED DEEP SOIL m2	70.79m2

EXISTING ELECTRICAL LINE

EXISTING BOUNDARY LINES TO BE CONSOLIDATED

HELEN STREET \_\_REINSTATE ROAD KERB & GUTTER

EXISTING TELSTRA LINE TO BE REMOVED

PROPOSED DRIVEWAY CROSSING TO COUNCIL REQUIREMENTS

\_WATER METER AND SEWER INSPECTION TO BE RELOCATED

DEVELOPMENT APPLICATION

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IELEN STREET 2-24 HELEN STREET FORSTER 2428

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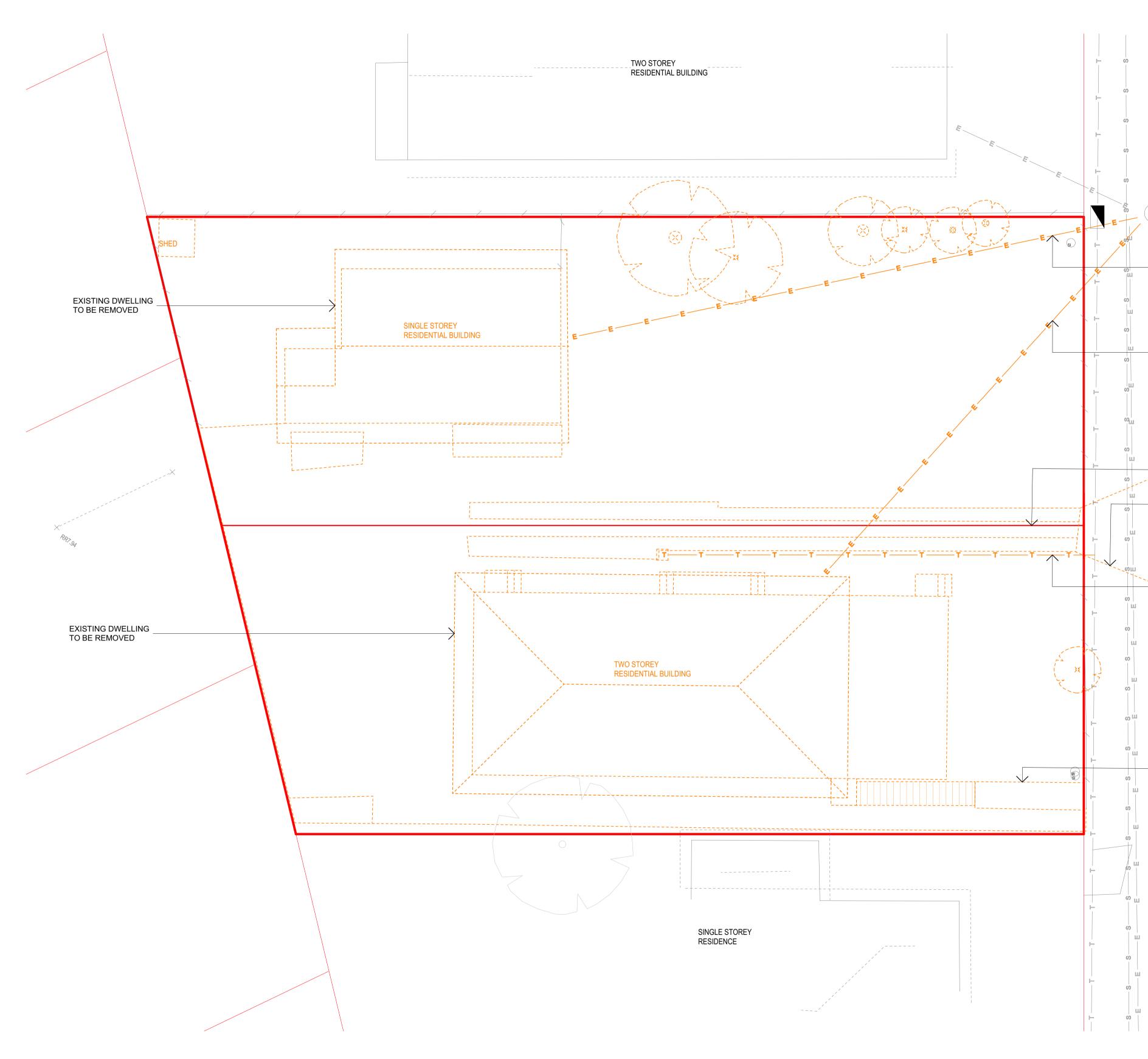
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NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED	

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DA NO.:	#DA Number	DRAWING TITLE:	
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DRAWN BY:	LB	PROJECT.	22-2
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DATE CREATED:	20/08/2025	CLENT.	AUS



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	CONTOURS
	EASTMENT
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$\bigcirc$	ADJOINING NEIGHBOURS TREE
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## EMOLITION PLAN

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AUSTRALIAN	PRIME	REALTC	R PT	Y LTD

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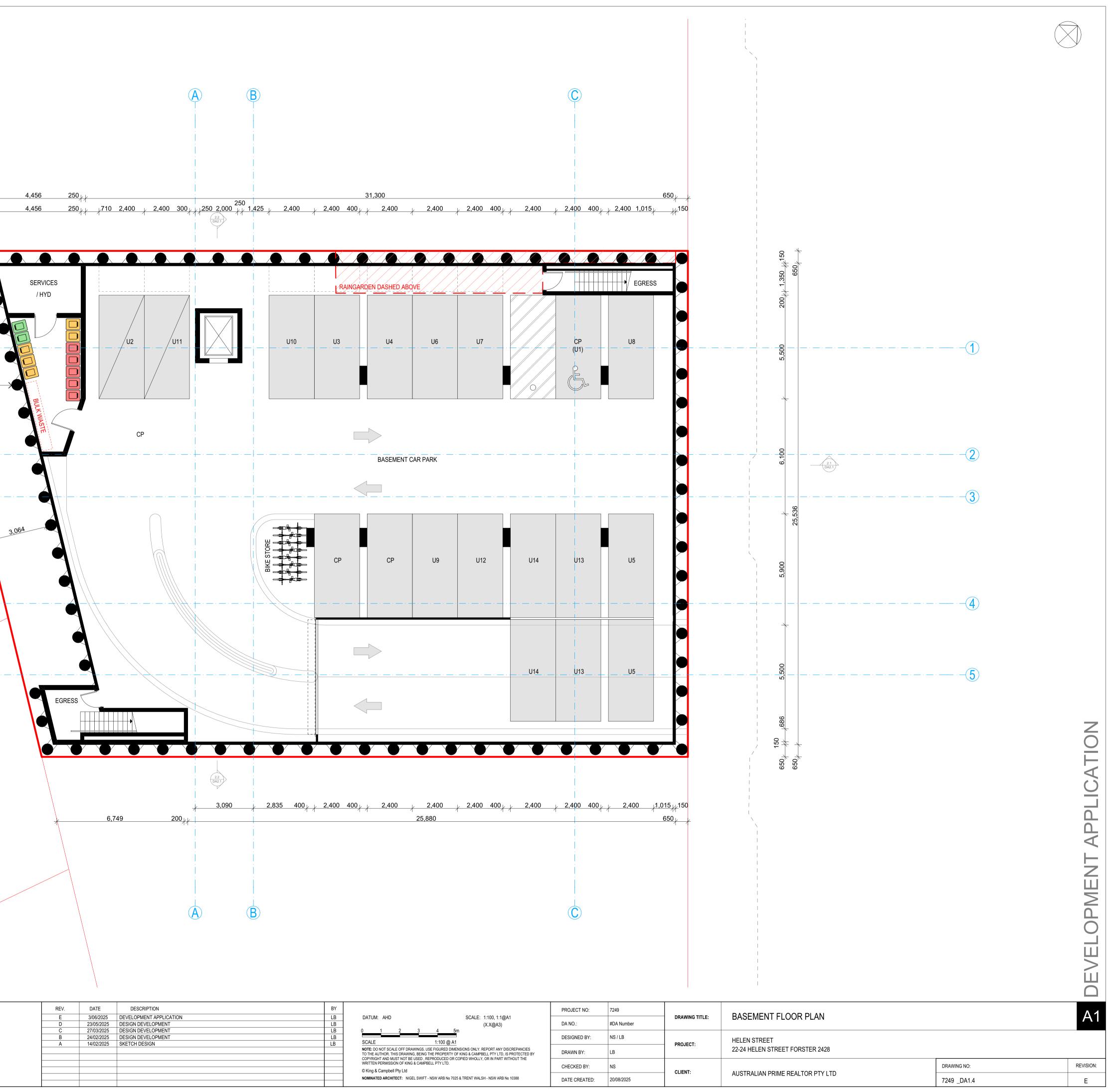
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4,101 4,456 250 4,456 SERVICES / HYD CONCRETE PILING / CAPPING / BEAM SHORING INDICATIVELY SHOWN. CP . \_\_\_\_ . \_\_\_\_ . \_\_\_\_ . \_\_\_\_ . \_\_\_\_ . \_\_\_\_ . \_\_\_\_ . \_\_\_\_ . 3,064 (5)-EGRESS 6,749



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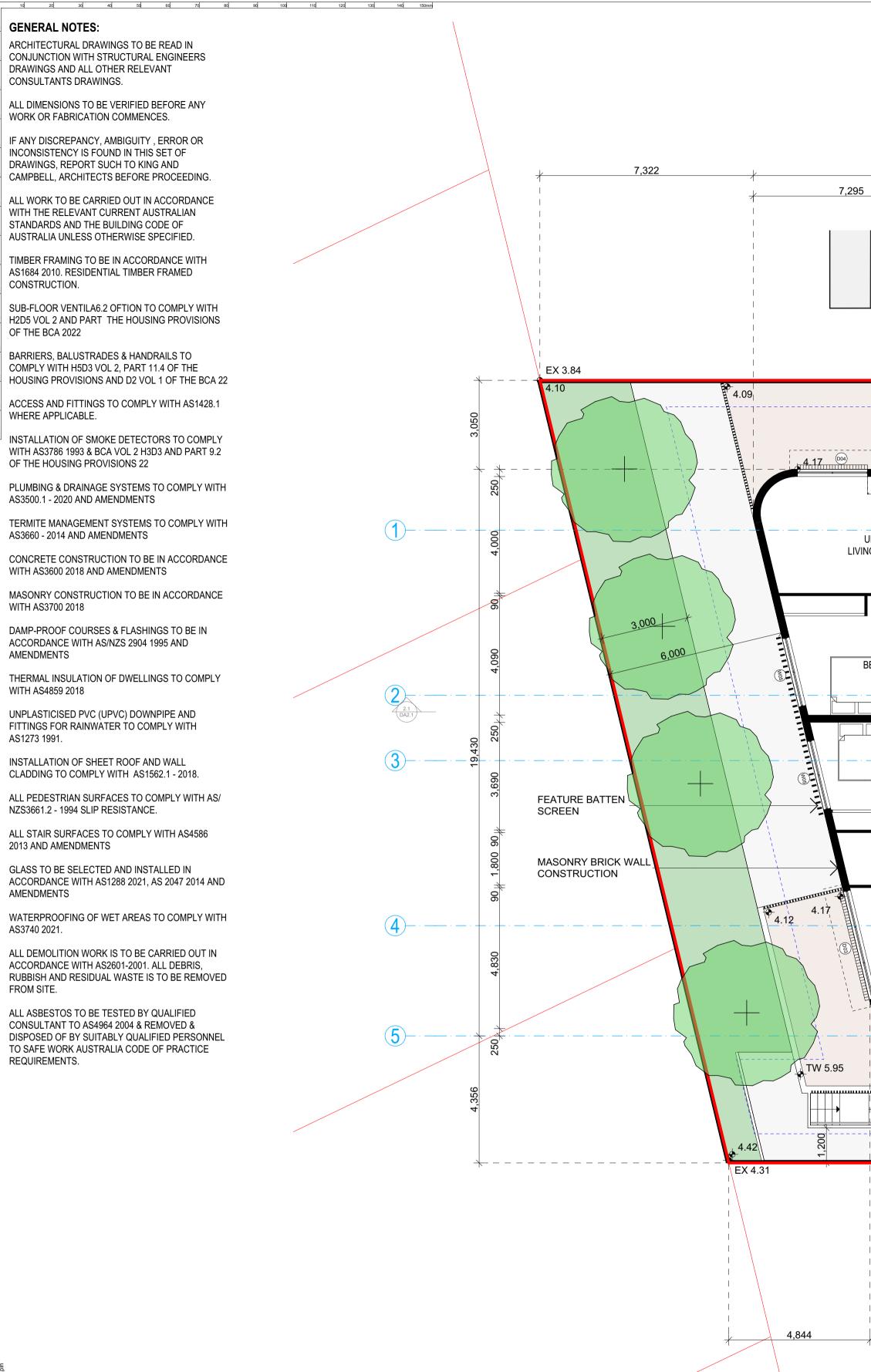
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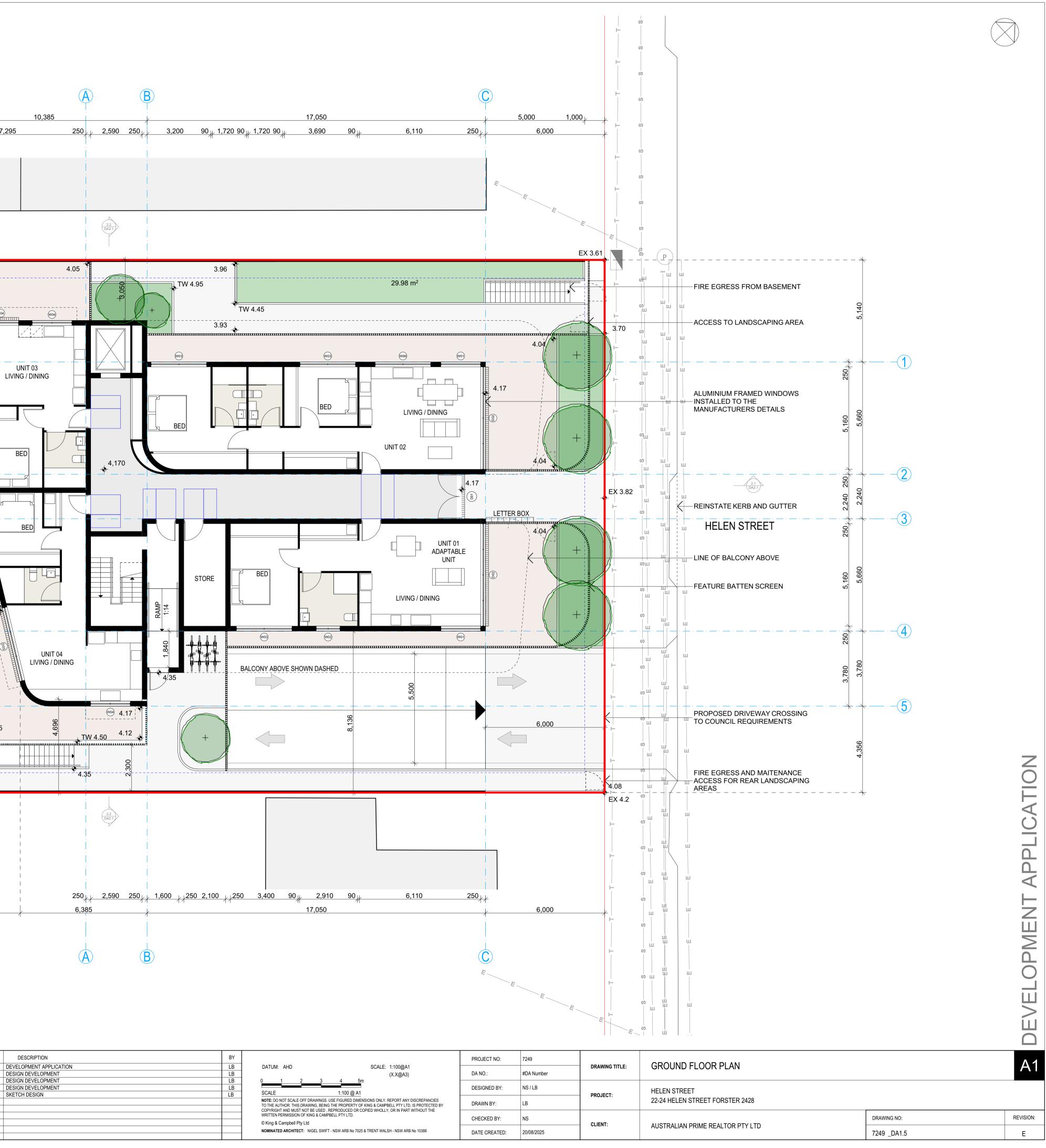
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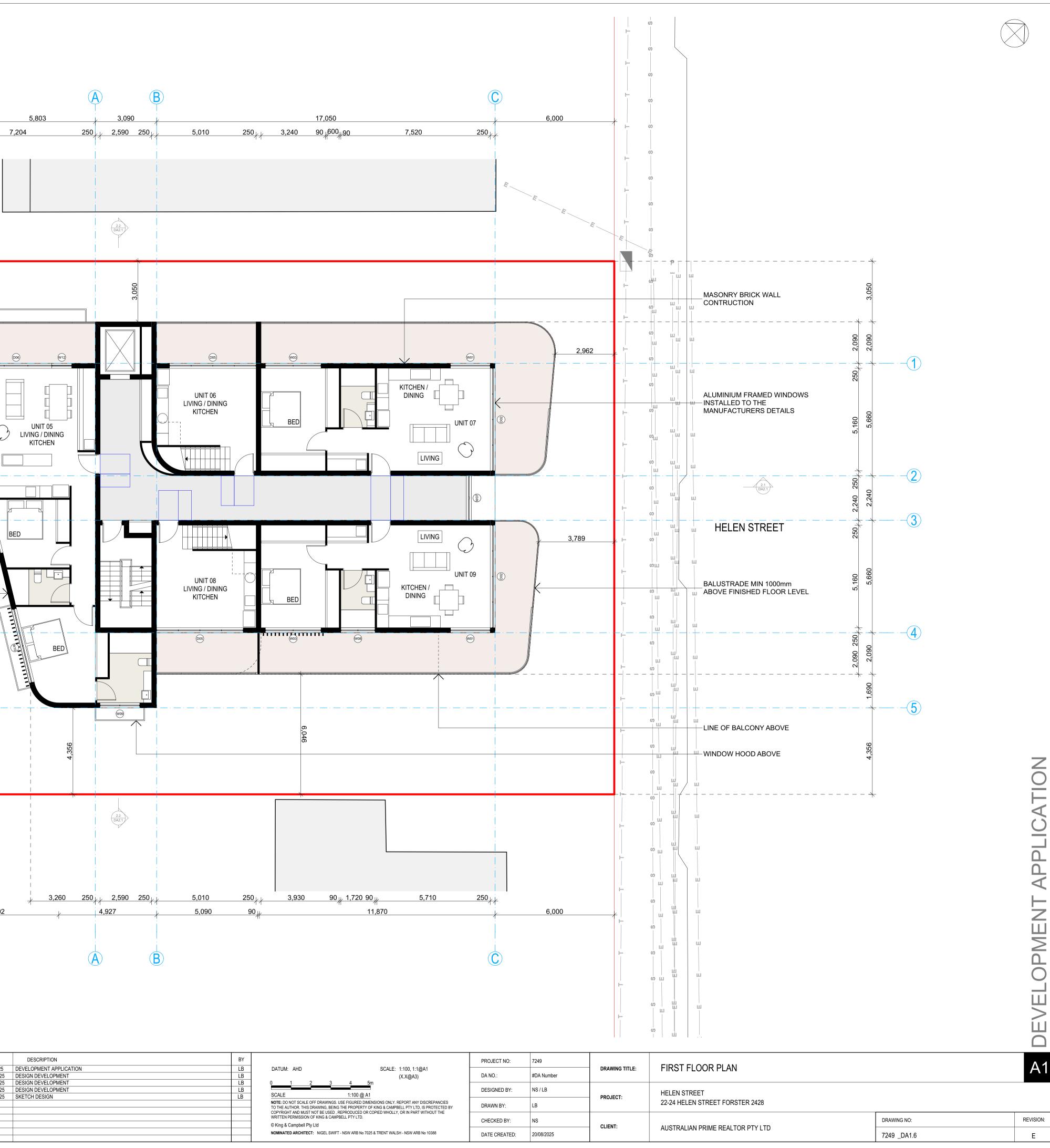
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TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660 - 2014 AND AMENDMENTS

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600 2018 AND AMENDMENTS

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700 2018

DAMP-PROOF COURSES & FLASHINGS TO BE IN ACCORDANCE WITH AS/NZS 2904 1995 AND AMENDMENTS

THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS4859 2018

UNPLASTICISED PVC (UPVC) DOWNPIPE AND FITTINGS FOR RAINWATER TO COMPLY WITH AS1273 1991.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS1562.1 - 2018.

ALL PEDESTRIAN SURFACES TO COMPLY WITH AS/ NZS3661.2 - 1994 SLIP RESISTANCE.

ALL STAIR SURFACES TO COMPLY WITH AS4586 2013 AND AMENDMENTS

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2021, AS 2047 2014 AND AMENDMENTS

WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 2021.

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ALL ASBESTOS TO BE TESTED BY QUALIFIED CONSULTANT TO AS4964 2004 & REMOVED & DISPOSED OF BY SUITABLY QUALIFIED PERSONNEL TO SAFE WORK AUSTRALIA CODE OF PRACTICE REQUIREMENTS.

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D	23/05/2025	DESIGN
С	27/03/2025	DESIGN
В	24/02/2025	DESIGN
А	14/02/2025	SKETCH

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IELEN STREET	
22-24 HELEN STREET FORSTER 242	8

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ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

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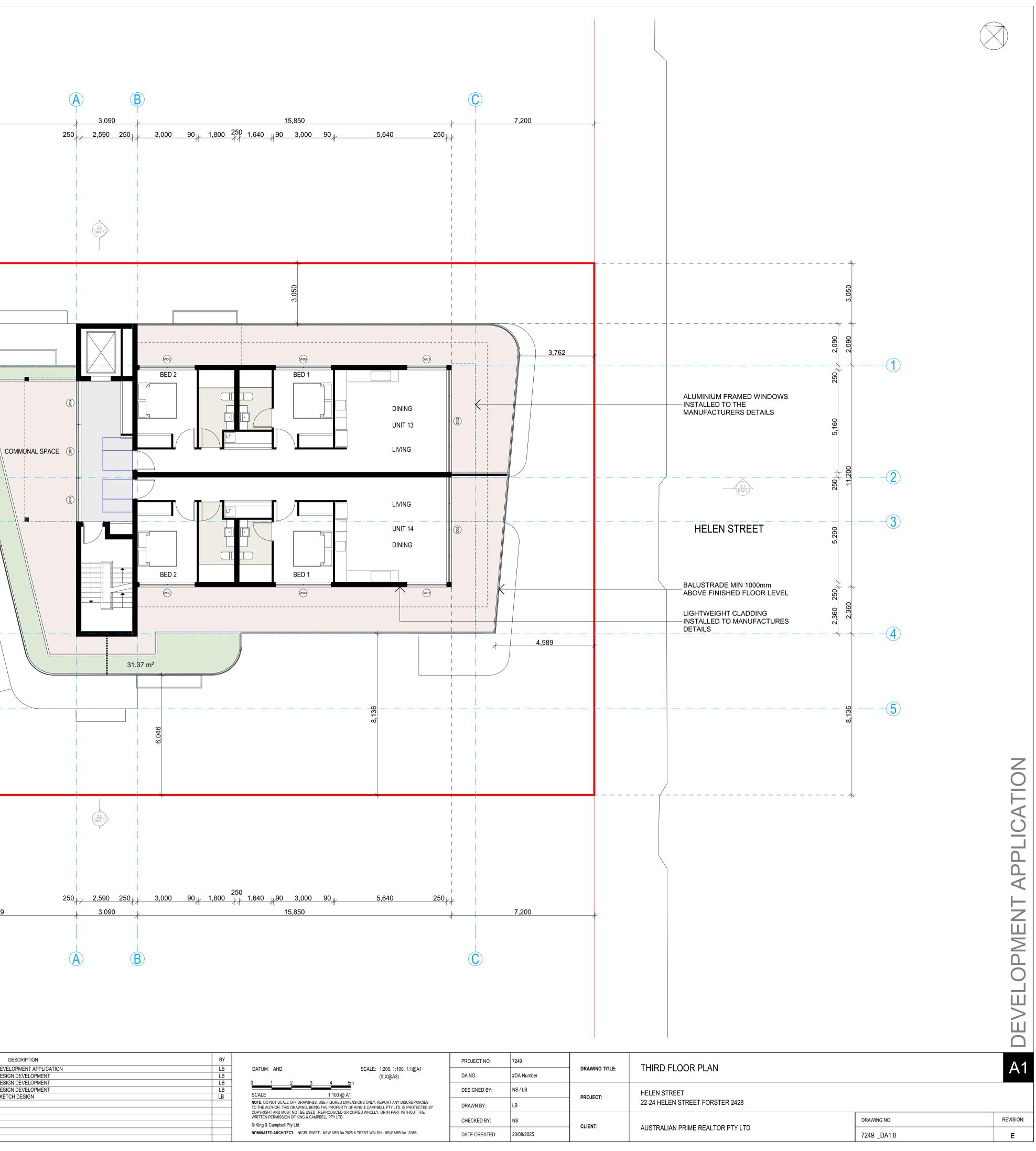
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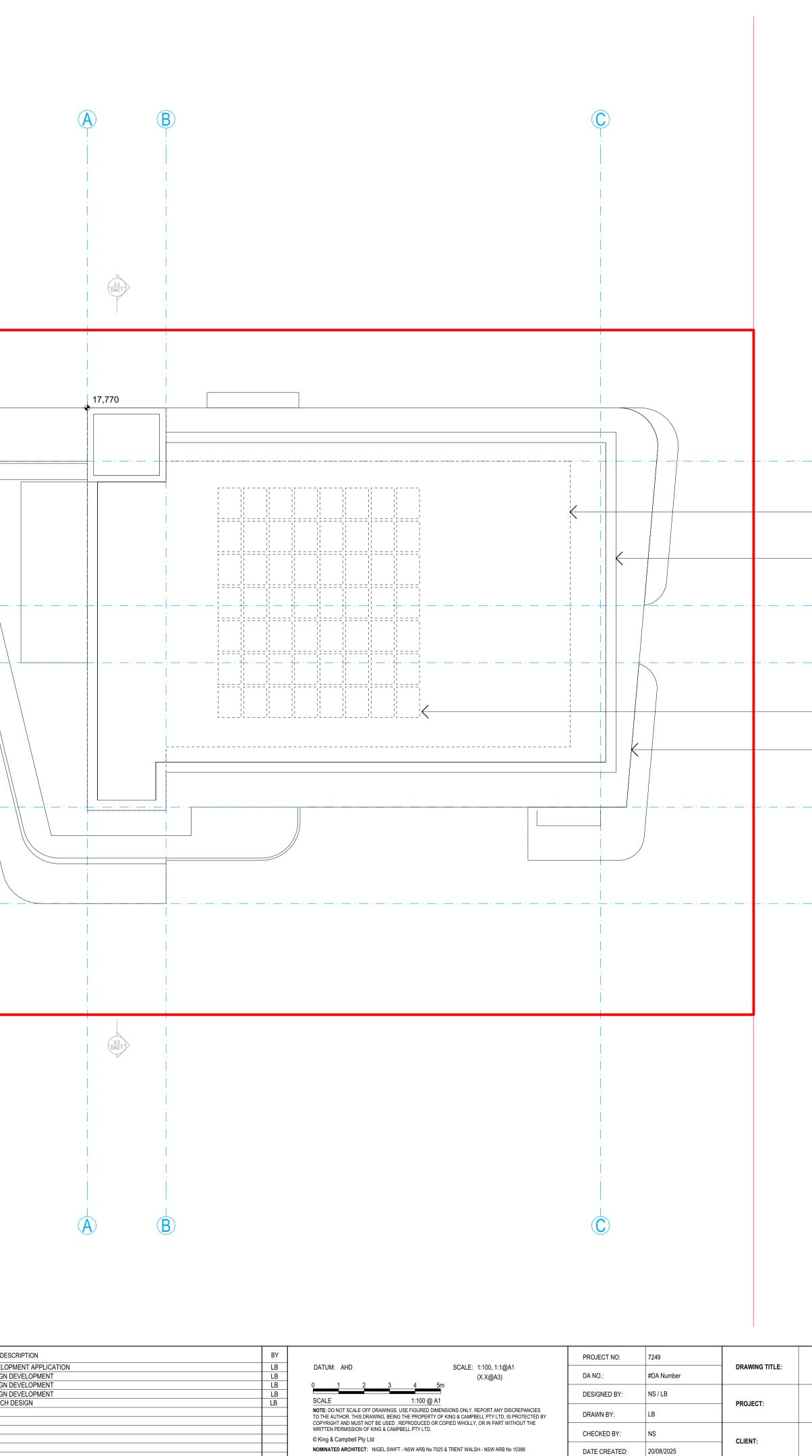
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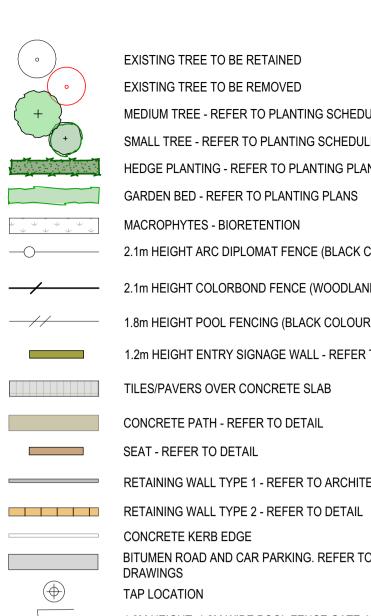
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OUTLINE OF WALLS BELOW	
CONCRETE ROOF TO THE STRUCTURAL ENGINEER'S DETAILS	
2.1 DA2.1	
HELEN STREET	
INDICATIVE PV SYSTEM. FINAL SIZE AND LOCATION TO BE CONFIRMED	
OUTLINE OF BALUSTRADE BELOW	
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ROOF FLOOR PLAN	A1
HELEN STREET	

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EXISTING TREE TO BE RETAINED EXISTING TREE TO BE REMOVED MEDIUM TREE - REFER TO PLANTING SCHEDULE SMALL TREE - REFER TO PLANTING SCHEDULE HEDGE PLANTING - REFER TO PLANTING PLANS GARDEN BED - REFER TO PLANTING PLANS MACROPHYTES - BIORETENTION 2.1m HEIGHT ARC DIPLOMAT FENCE (BLACK COLOUR) 2.1m HEIGHT COLORBOND FENCE (WOODLAND GREY COLOUR) 1.8m HEIGHT POOL FENCING (BLACK COLOUR) 1.2m HEIGHT ENTRY SIGNAGE WALL - REFER TO DETAIL TILES/PAVERS OVER CONCRETE SLAB CONCRETE PATH - REFER TO DETAIL SEAT - REFER TO DETAIL

RETAINING WALL TYPE 1 - REFER TO ARCHITECTURAL DETAIL

BITUMEN ROAD AND CAR PARKING. REFER TO ENGINEERING

1.8M HEIGHT, 1.2M WIDE POOL FENCE GATE WITH MAGNETIC

CONCRETE KERB EDGE

PULL UP LOCK (BLACK COLOUR)

TACTILE INDICATOR - REFER TO DETAIL

DRAWINGS

TAP LOCATION

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

2.1m high screening hedge:
 Syzygium paniculatum 'Backyard Bliss'

-4 medium size shade trees: Tristaniopsis laurina

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+

-Mixed understorey planting of small shrubs and groundcovers (Refer to Indicative Plant Schedule)

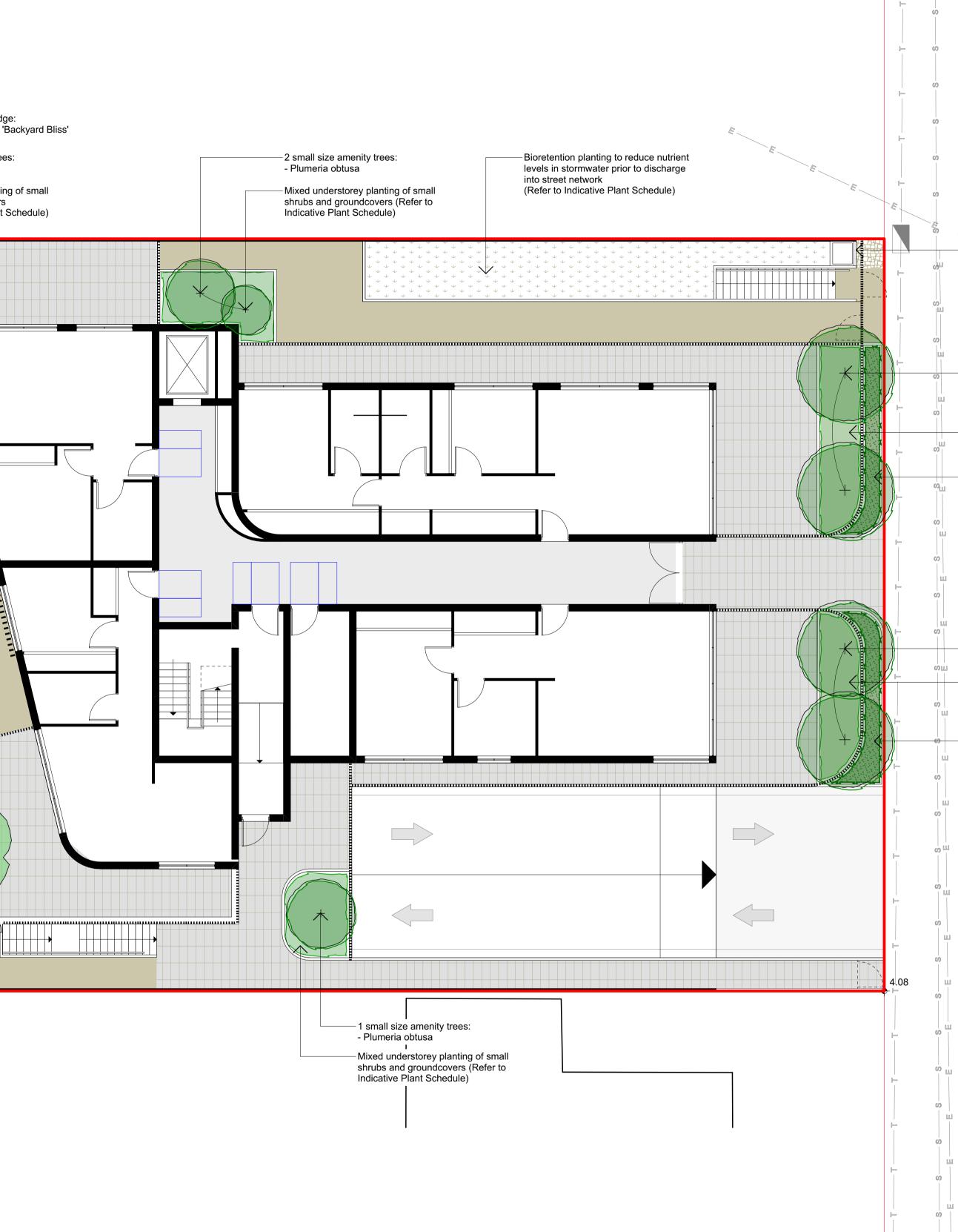
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		<ul> <li>Overflow weir from bioretention to</li> </ul>
		discharge to street via grassed verge.
ш		
		-2 small size deciduous amenity trees to
		provide summer shade:
		<ul> <li>Lagerstroemia indica 'Natchez'</li> </ul>
		<ul> <li>Mixed understorey planting of small</li> </ul>
		shrubs and groundcovers (Refer to
		Indicative Plant Schedule)
		mulcative Flam Schedule)
<u>u</u>		-0.5m high screening hedge planted in
		0.9m high raised planter to provide
		privacy for courtwordow
		privacy for courtyards::
		- Leptospermum laviegatum 'Shore Tuff'
		-
	Ī	
		–2 small size amenity trees:
		<ul> <li>Lagerstroemia indica 'Natchez'</li> </ul>
		Lagoron conna marca materioz
		<ul> <li>Mixed understorey planting of small</li> </ul>
		shrubs and groundcovers (Refer to
uu l		Indicative Plant Schedule)
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		0 Em bigh correcting hedge in 0 Om bigh
		-0.5m high screening hedge in 0.9m high
		raised planter to provide privacy for
		courtyards::
		- Leptospermum laviegatum 'Shore Tuff'
		- Ecolosperindin laviegatarit onore run
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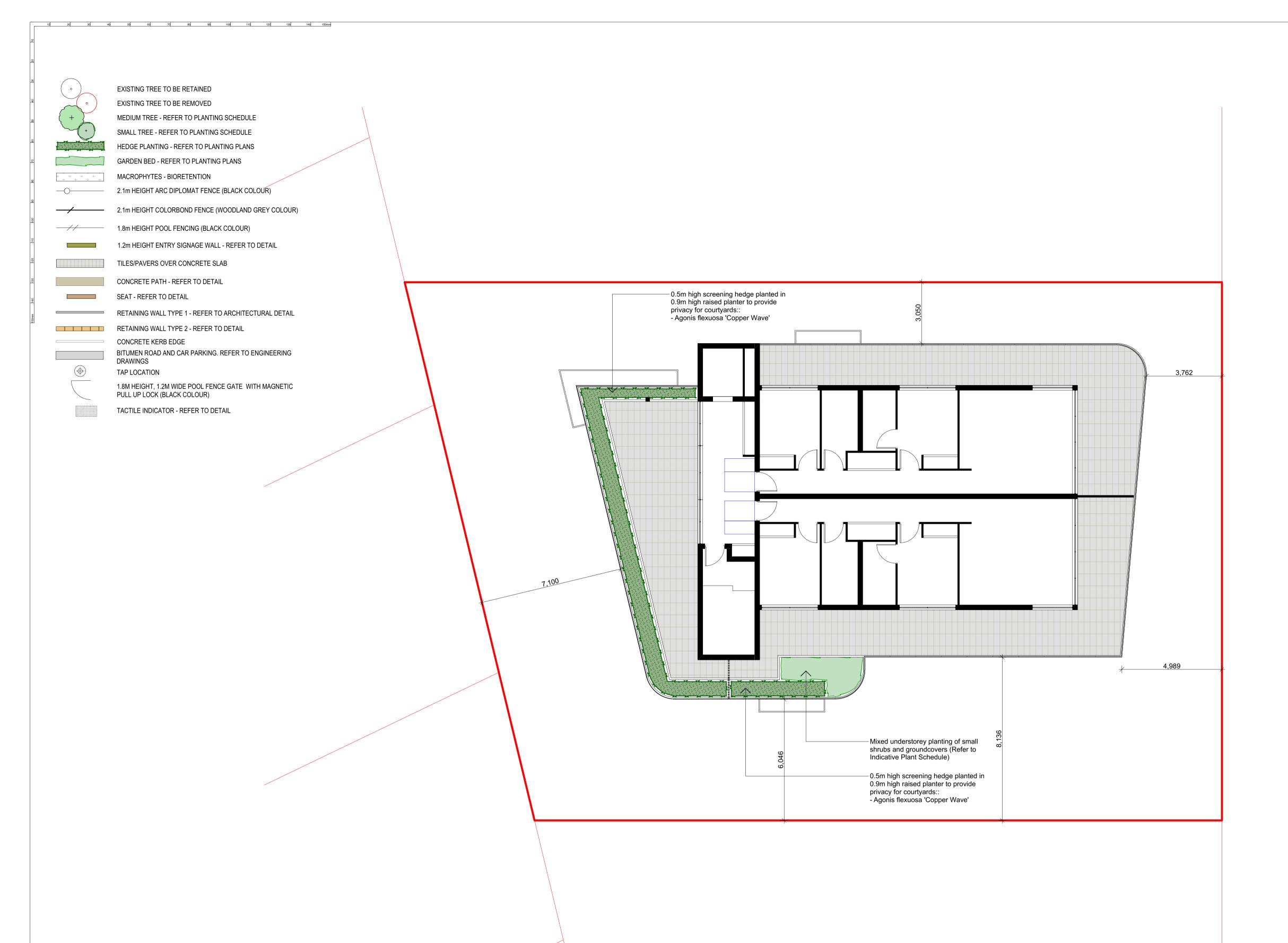
## OUND FLOOR EXTERNAL WORKS/LANDSCAPE PLAN

EN STREET HELEN STREET FORSTER 2428

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## ROOF EXTERNAL WORKS/LANDSCAPE PLAN

HELEN STREET 22-24 HELEN STREET FORSTER 2428

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## 7249 - INDICATIVE PLANT SCHEDULE

40 50 60 70 80 90 100 110 120 130 140 150mm

7249 - INDICATIVE PLANT SCHEDULE					
Botanical Name	Common Name	Mature Si			
Medium Trees					
Tristaniopsis laurina	Watergum	6 - 8m			
Small Trees					
Lagerstroemia indica 'Natchez'	Crepe Myrtle (White)	3 - 5m			
Plumeria obtusa	Singapore White Frangipani	3 - 5m			
Large Shrubs					
Syzigium paniculatum 'Backyard Bliss'	Lilly Pilly	2.0m			
Small Shrubs					
Agonis flexuosa 'Copper Wave'	Willow Peppermint	0.5m			
Callistemon 'Little John'	Little John	1.0m			
Leptospermum laevigatum 'Shore Tuff'	Coastal Tea Tree	0.5m			
Lomandra longifolia 'Katrinus'	Mat Rush	0.7m			
Lomandra longifolia 'Verday'	Mat Rush	0.6m			
Westringia fruticosa 'Jervis Gem'	Coastal Rosemary	1.2m			
Groundcover					
Carpobrotus glaucescens	Coastal Pigface	0.2m			
Hibbertia scandens	<b>Climbing Guinea Flower</b>	0.2m			
Grevillea obtusifolia 'Gin Gin Gem'	Grevillea	0.5m			
Hardenbergia violacea 'Snow White'	Edna Walling Snow White	0.2-0.5m			
Bioretention Plants					
Lomandra hystrix 'Tropic Cascade' LHWP	Tropic Cascade	0.8m			
Lomandra hystrix 'Lucky Stripe' LMV200	Lucky Stripe	0.8-1.0m			



Lomandra hystrix 'LuckyStripe'



Carpobrotus glaucescens







Hibbertia scandens

DATE

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Lagerstroemia indica Natchez



Lomandra longifolia 'Katrinus'



Westringia Jervis Gem





Leptospermum laviegatum 'Shore Tuff'



Lomandra longifolia 'Verday'

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	PROJECT NO:	7249		INDICATIVE PLANT SCHEDULE		
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Syzygium paniculatum 'Backyard Bliss'



Grevillea obtusifolia Gin Gin Gem



**REVISION:** Е

10% ADAPTABLE HOUSING BUILDI CONCRETE ROOF TO STRUCTURA ENGINEERS DETAILS	
RL 13,770 THIRD FLOOR	
THIND I LOOK	
RL 10,570	
SECOND FLOOR	
RL 7,370 FIRST FLOOR	
REINFORCED CONCRETE SLAB TO STRUCTURAL ENGINEER'S SPECIFICATION	
RL 4,170 GROUND FLOOR	
RL 770	
BASEMENT	

## **SECTION A**

10% ADAPTABLE HOUSING BUILDING H		 	
RL 13,770 THIRD FLOOR	 		
ALUMINIUM FRAMED WINDOW SUITES MANUFACTURES DETAILS GLASS BALUSTRADE MIN 1000mm ABOVE FINISHED FLOOR LEVEL			
RL 10,570			
SECOND FLOOR			
MASONRY BRICK WALL CONSTRUCTION FEATURE BATTEN SCREEN RL 7,370 FIRST FLOOR			
RL 4,170 GROUND FLOOR			
REINFORCED CONCRETE SLAB TO STRUCTURAL ENGINEER'S			
CONCRETE PILING / CAPPING / BEAM_ SHORING INDICATIVELY SHOWN. RL 770	>		
BASEMENT			

## **SECTION B**

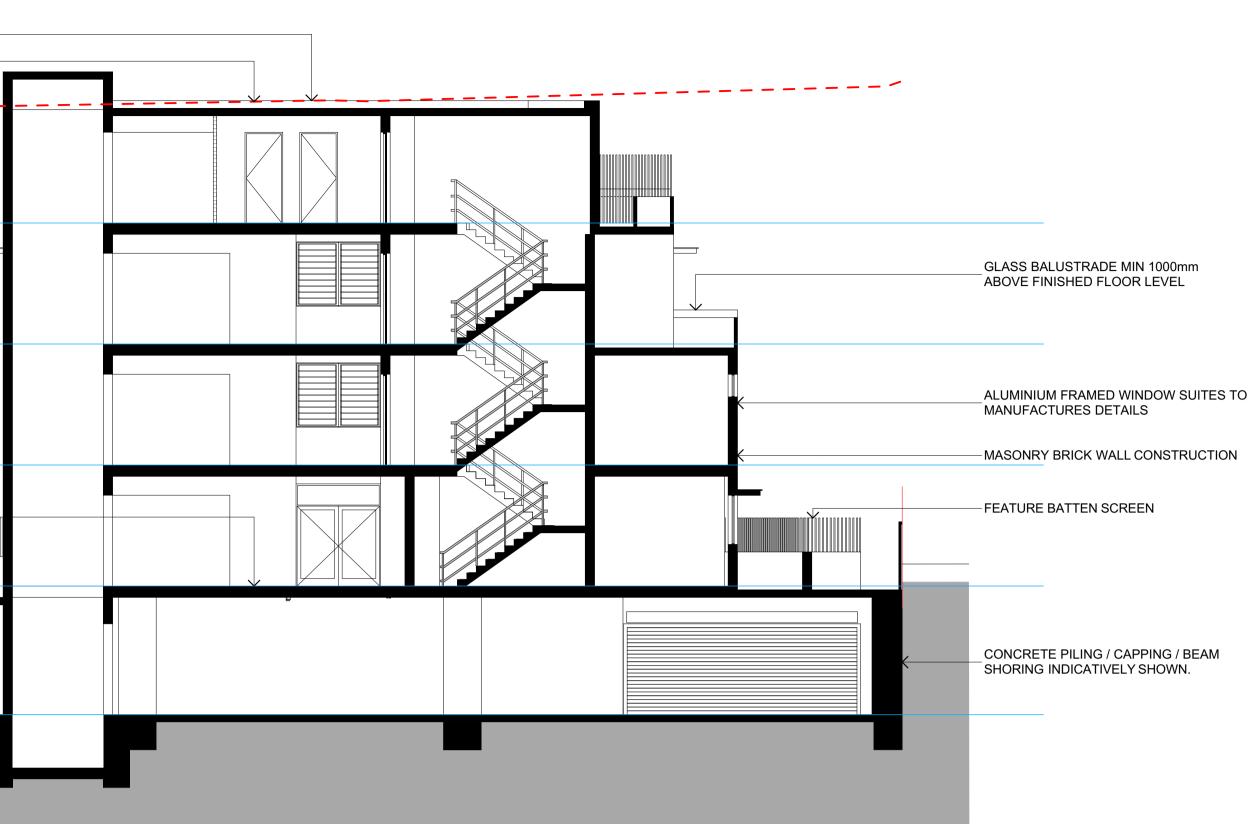
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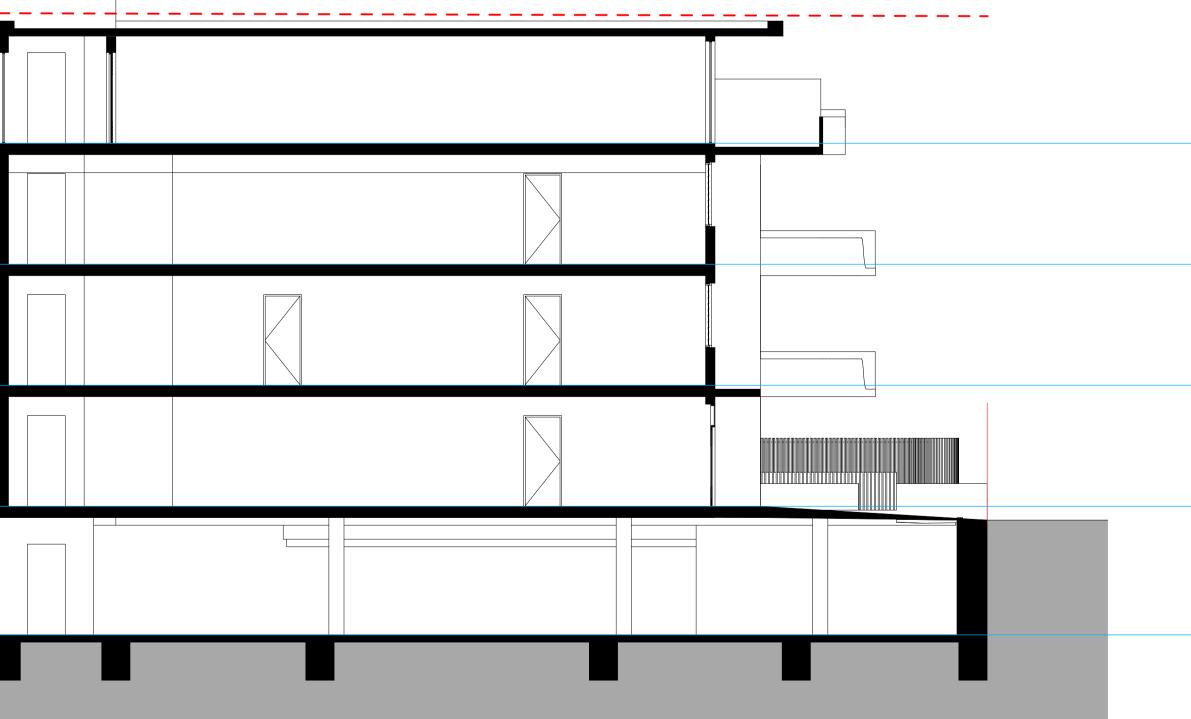
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1q 20 3q 4q 5q 6q 7q 8q 9q 10q 11q 12q 13q 14q 150mm

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**APPLICATION** DEVELOPMENT

## SECTIONS

# HELEN STREET 22-24 HELEN STREET FORSTER 2428

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**REVISION:** Е

10% ADAPTABLE HOUSING BUILDING HEIGHT PROVISION AT BOUNDARY VIEW.

LIGHTWEIGHT CLADDING INSTALLED TO MANUFACTURES DETAILS ALUMINIUM FRAMED WINDOW SUITES TO MANUFACTURES DETAILS RL 13,770 THIRD FLOOR

MASONRY BRICK WALL CONSTRUCTION -

## RL 10,570 SECOND FLOOR

GLASS BALUSTRADE MIN 1000mm ABOVE FINISHED FLOOR LEVEL

RL 7,370 FIRST FLOOR

FEATURE BATTEN SCREEN -

RL 4,170 GROUND FLOOR

## NORTH EAST ELEVATION



## NORTH WEST ELEVATION

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10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

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# **APPLICATION** DEVELOPMENT

#### ELEVATIONS SHEET 1

#### ELEN STREET 2-24 HELEN STREET FORSTER 2428

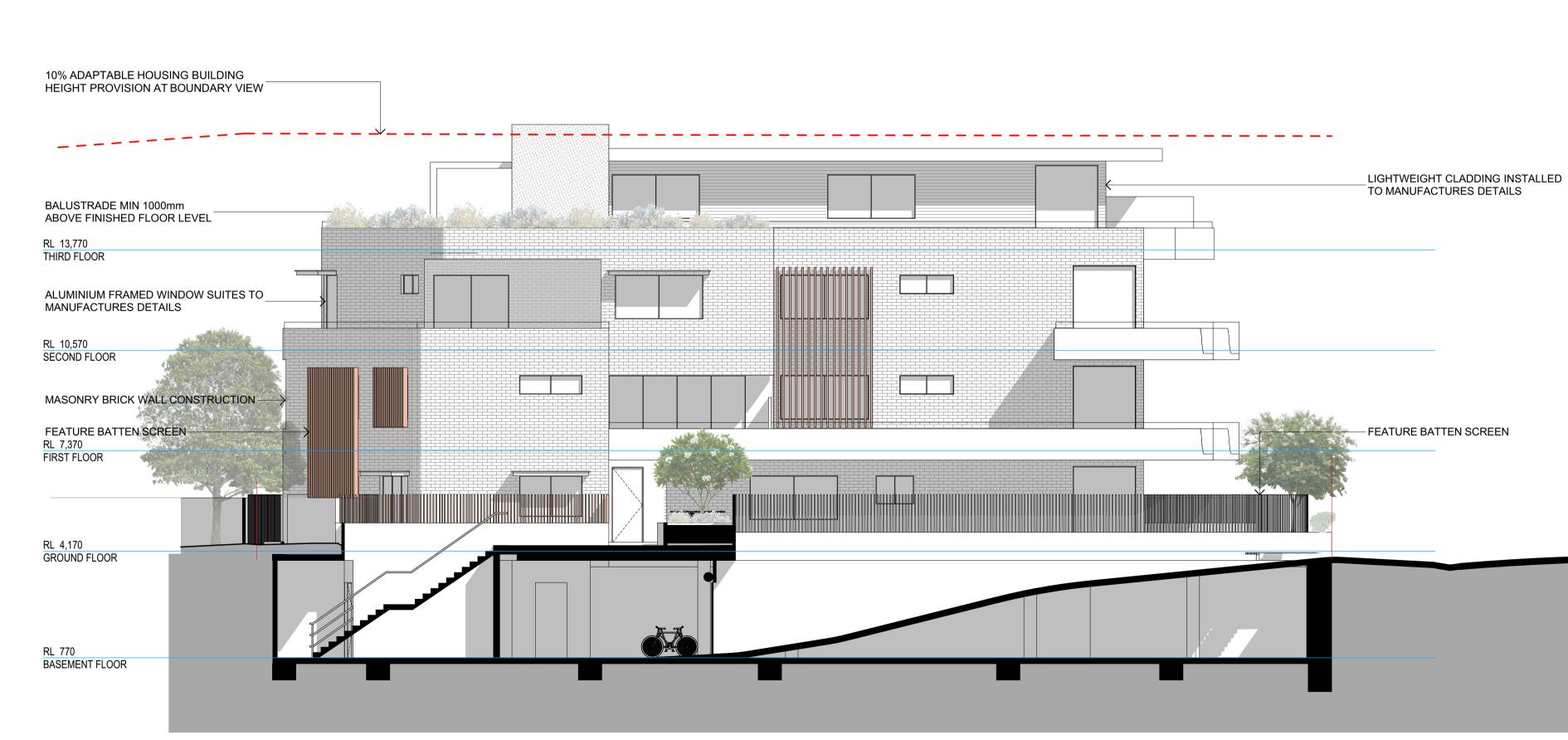
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DRAWING NO: 7249 \_DA3.1 REVISION: Е

10% ADAPTABLE HOUSING BUILDING HEIGHT PROVISION AT BOUNDARY VIEW

PRECAST CONCRETE TO FUTURE STRUCTURAL ENGINEER'S DETAILS
RL 13,770 THIRD FLOOR
ALUMINIUM FRAMED WINDOW SUITES TO MANUFACTURES DETAILS BALUSTRADE MIN 1000mm ABOVE FINISHED FLOOR LEVEL
RL 10,570 SECOND FLOOR
MASONRY BRICK WALL CONSTRUCTION
RL 7,370 FIRST FLOOR
RL 4,170 GROUND FLOOR

## SOUTH WEST ELEVATION



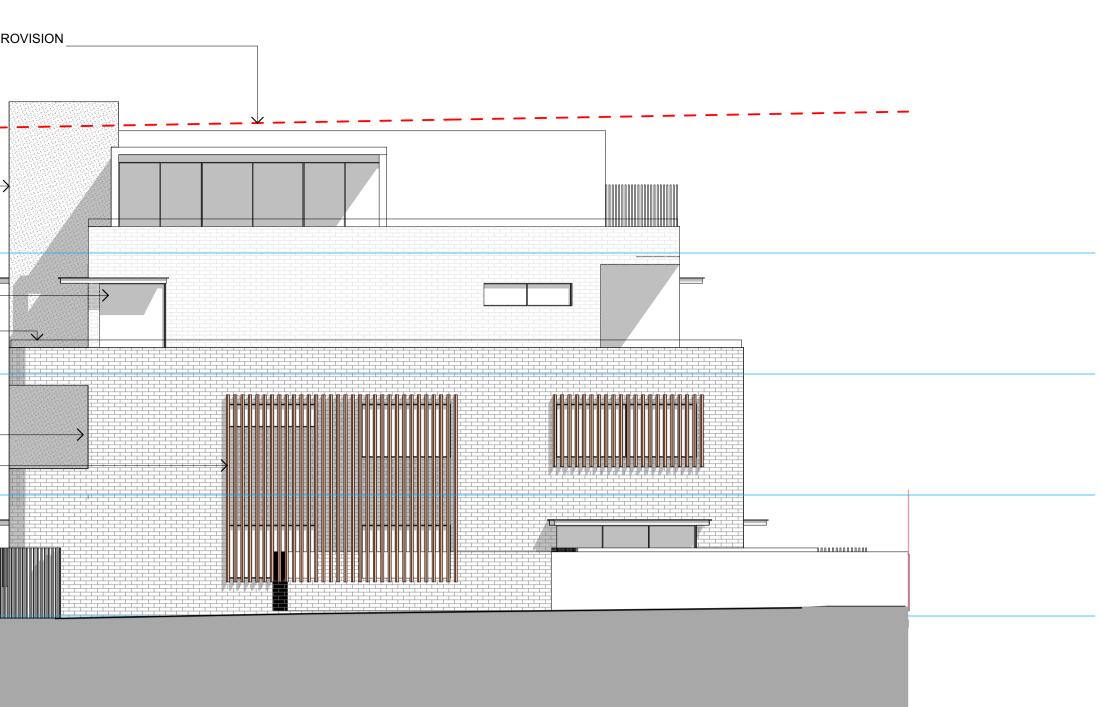
## SOUTH EAST ELEVATION

# KING 🕂 CAMPBELL

1q 2q 3q 4q 5q 6q 7q 8q 9q 10q 11q 12q 13q 14q 150mm

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-		
REV.	DATE	DESCRIPTION
E	3/06/2025	DEVELOPMENT APPLICATION
D	23/05/2025	DESIGN DEVELOPMENT
С	27/03/2025	DESIGN DEVELOPMENT
В	24/02/2025	DESIGN DEVELOPMENT
A	14/02/2025	SKETCH DESIGN



BY		PROJECT NO:	7249		
LB LB	DATUM: AHD SCALE: 1:100@A1 (X.X@A3)	DA NO.:	#DA Number	DRAWING TITLE:	ELEVA
LB LB LB	0 <u>1 2 3 4 5</u> m SCALE 1:100 @ A1	DESIGNED BY:	NS / LB	PROJECT:	HELEN S
	NOTE: DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE AUTHOR. THIS DRAWING, BEING THE PROPERTY OF KING & CAMPBELL PTV LTD, IS PROTECTED BY COPYRIGHT AND MUST NOT BE USED , REPRODUCED OR COPIED WHOLLY, OR IN PART WITHOUT THE	DRAWN BY:	LB	PROJECT.	22-24 HE
	WRITTEN PERMISSION OF KING & CAMPBELL PTY LTD. © King & Campbell Pty Ltd	CHECKED BY:	NS	CLIENT:	
	NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025	ULILITI.	AUSTRA

## VATIONS SHEET 2

#### STREET HELEN STREET FORSTER 2428

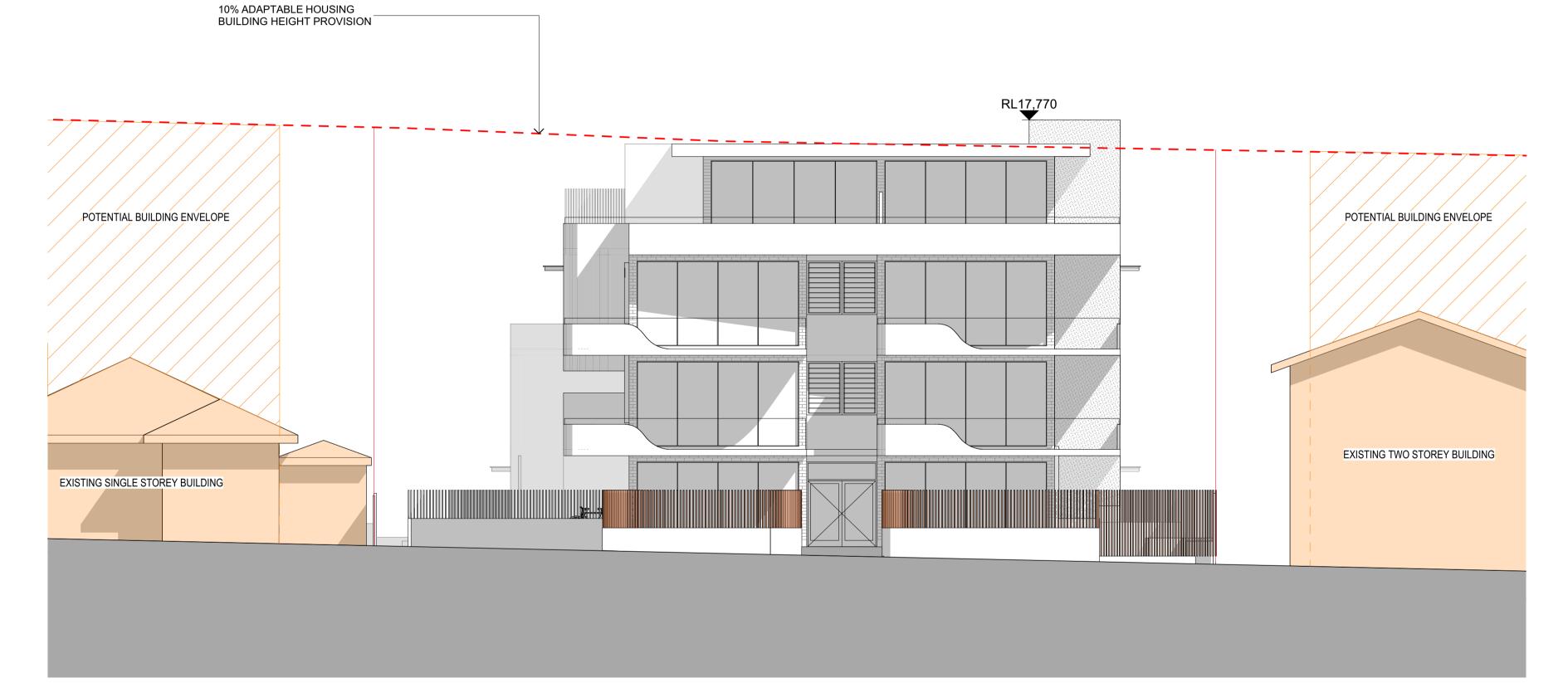
AUSTRALIAN PRIME REALTOR PTY LTD	

DRAWING NO: 7249 \_DA3.2 **REVISION:** 

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A1

**APPLICATION** DEVELOPMENT



NORTH EAST ELEVATION

KING + CAMPBELL

10| 20| 30| 40| 50| 60| 70| 80| 90| 100| 110| 120| 130| 140| 150mm|

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REV.	DATE	DESCRIPTION
E	3/06/2025	DEVELOPMENT APPL
D	23/05/2025	DESIGN DEVELOPME
С	27/03/2025	DESIGN DEVELOPME
В	24/02/2025	DESIGN DEVELOPME

	BY		PROJECT NO:	7249		
PLICATION MENT	LB LB	DATUM: AHD SCALE: 1:100@A1 (X.X@A3)	DA NO.:	#DA Number	DRAWING TITLE:	STR
MENT MENT	LB	0 1 2 3 4 5m SCALE 1:100 @ A1	DESIGNED BY:	NS / LB	PROJECT:	HELEN
		NOTE: DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE AUTHOR. THIS DRAWING, BEING THE PROPERTY OF KING & CAMPBELL PTY LTD, IS PROTECTED BY	DRAWN BY:	LB	PROJECT:	22-24
		COPYRIGHT AND MUST NOT BE USED , REPRODUCED OR COPIED WHOLLY, OR IN PART WITHOUT THE WRITTEN PERMISSION OF KING & CAMPBELL PTY LTD. © King & Campbell Pty Ltd	CHECKED BY:	NS	CLIENT:	ALIOTI
		NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025	OLIENT.	AUSTF

## STREET CONTEXT

#### IELEN STREET 2-24 HELEN STREET FORSTER 2428

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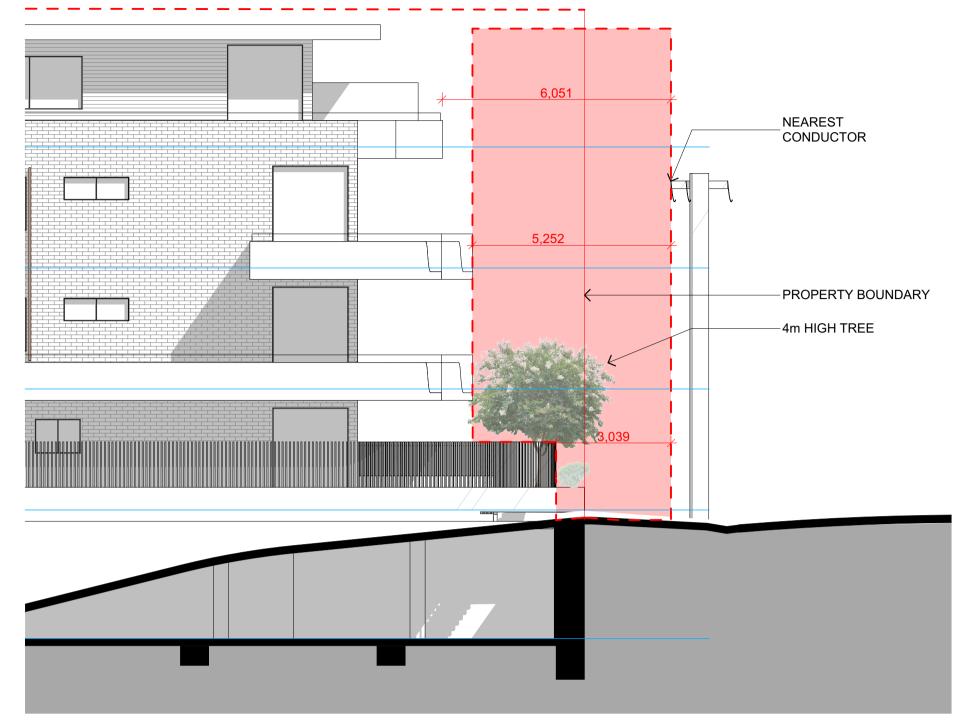
							I	
REV.	DATE	DESCRIPTION	BY		PROJECT NO:	7249		
E	3/06/2025	DEVELOPMENT APPLICATION	LB	DATUM: AHD SCALE: 1:100@A1			DRAWING TITLE:	OVERHEAD POWERLINE SET
D	23/05/2025	DESIGN DEVELOPMENT	LB	(X.X@A3)	DA NO.:	#DA Number		
				0 1 2 3 4 5m SCALE 1:100 @ A1	DESIGNED BY:	NS / LB	PROJECT:	HELEN STREET
				NOTE: DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE AUTHOR. THIS DRAWING, BEING THE PROPERTY OF KING & CAMPBELL PTY LTD, IS PROTECTED BY COPYRIGHT AND MUST NOT BE USED. REPRODUCED OR COPIED WHOLLY, OR IN PART WITHOUT THE	DRAWN BY:	LB	PROJECT.	22-24 HELEN STREET FORSTER 2428
				© King & Campbell Pty Ltd	CHECKED BY:	NS	CLIENT:	
				NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025		AUSTRALIAN PRIME REALTOR PTY LTD
					*	•	•	·

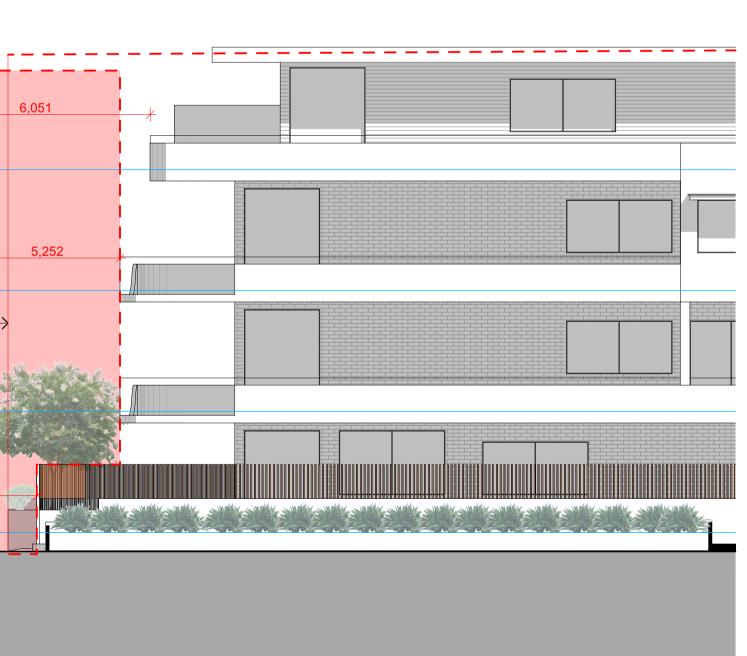
## NORTH WEST (POWERLINES)

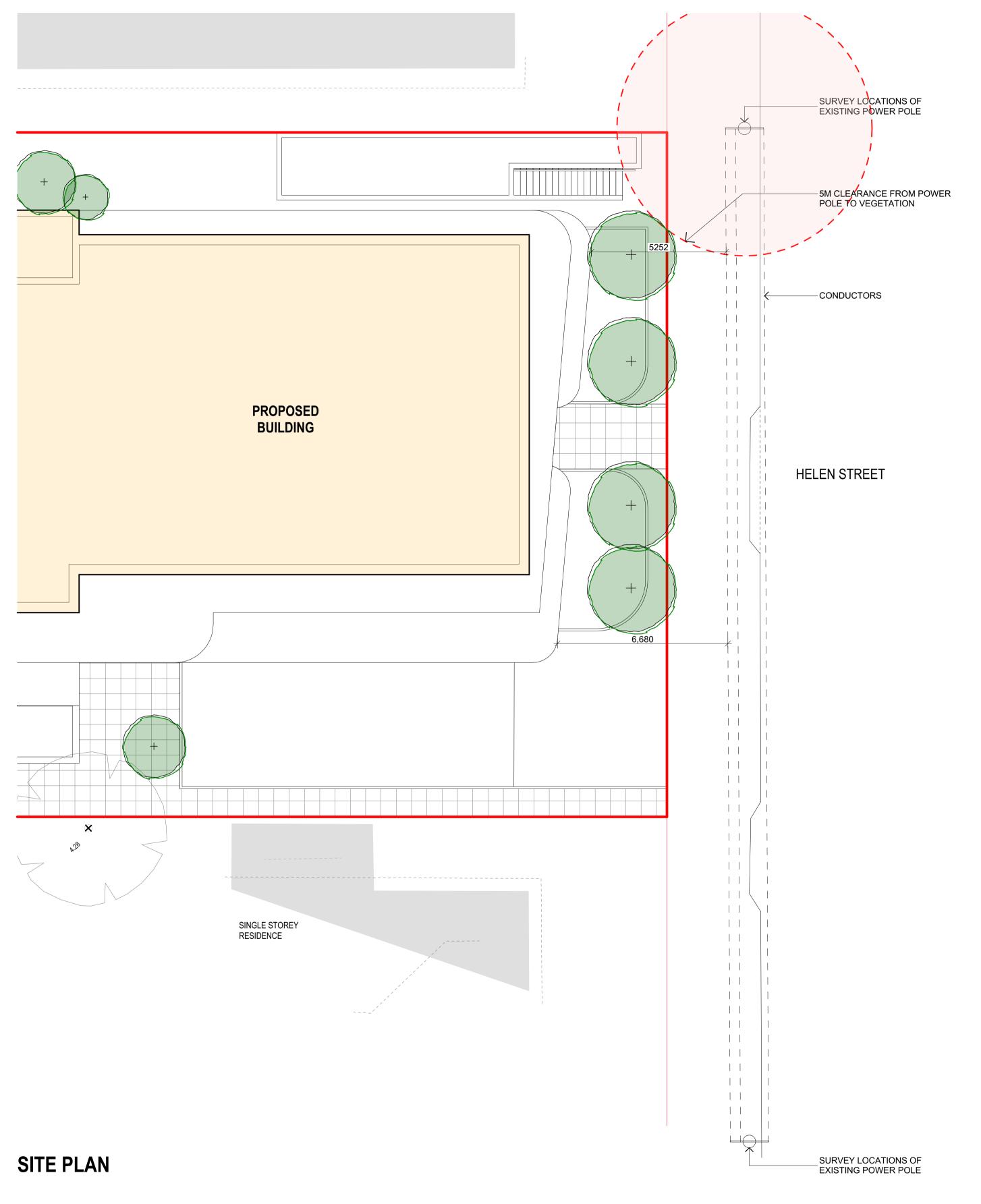


# SOUTH EAST (POWERLINES)

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm







# **APPLICATION** DEVELOPMENT

## E SET BACKS

DRAWING NO: 7249 \_DA3.4 **REVISION:** 

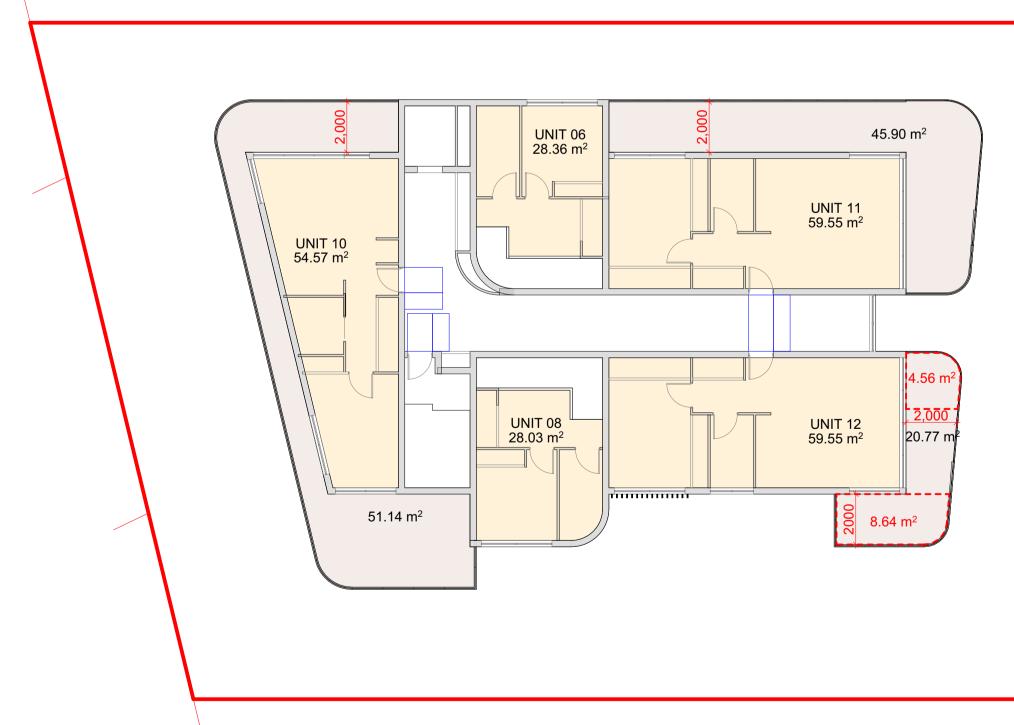
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REV.	DATE	DESCRIPTION	BY			PROJECT NO:	7249		
E D	3/06/2025 23/05/2025	DEVELOPMENT APPLICATION DESIGN DEVELOPMENT	LB LB	DATUM: AHD	SCALE: 1:150, 1:1@A1 (X.X@A3)	DA NO.:	#DA Number	DRAWING TITLE:	GR
C B	27/03/2025 24/02/2025	DESIGN DEVELOPMENT DESIGN DEVELOPMENT	LB LB	0 1 2 3 SCALE	4 5m 1:100 @ A1	DESIGNED BY:	NS / LB		HEL
A	14/02/2025	SKETCH DESIGN	LB	NOTE: DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE AUTHOR. THIS DRAWING, BEING THE PROPERTY OF KING & CAMPBELL PTY LTD, IS PROTECTED BY COPYRIGHT AND MUST NOT BE USED. REPRODUCED OR COPIED WHOLLY, OR IN PART WITHOUT THE	DRAWN BY:	LB	PROJECT:	22-2	
				© King & Campbell Pty Ltd		CHECKED BY:	NS	CLIENT:	AUS
				NOMINATED ARCHITECT: NIGEL SWIF	T - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025		AUS

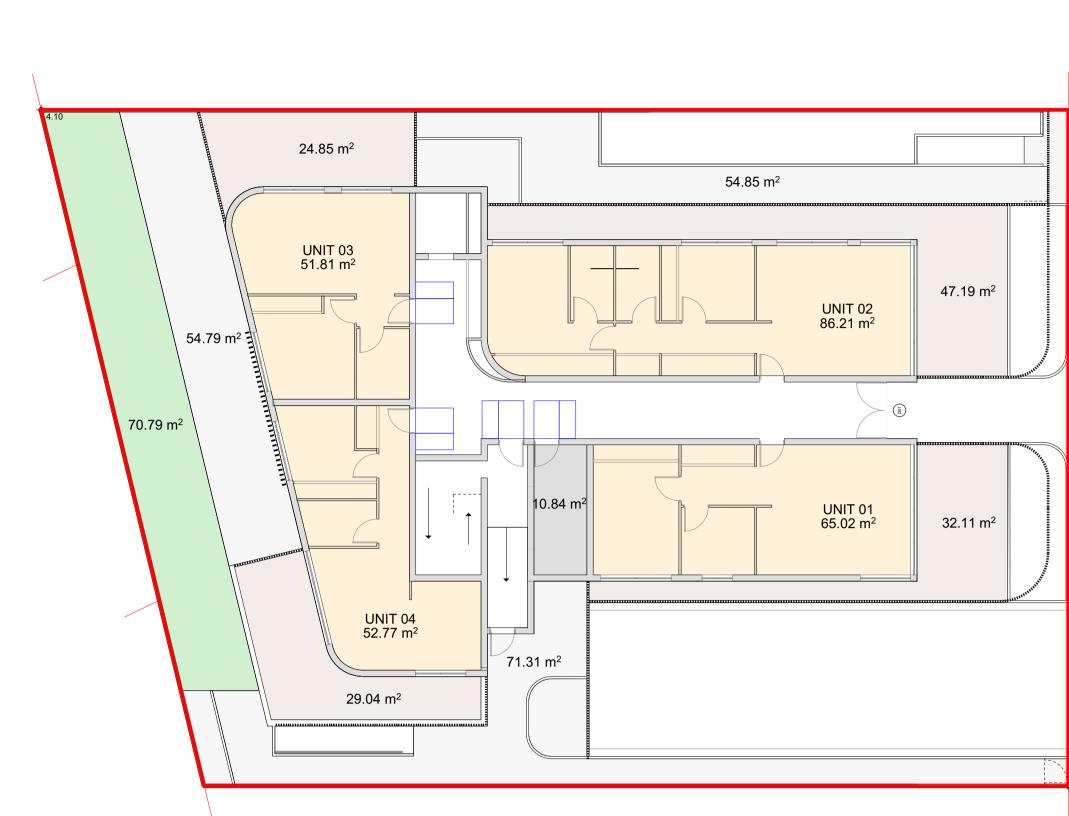


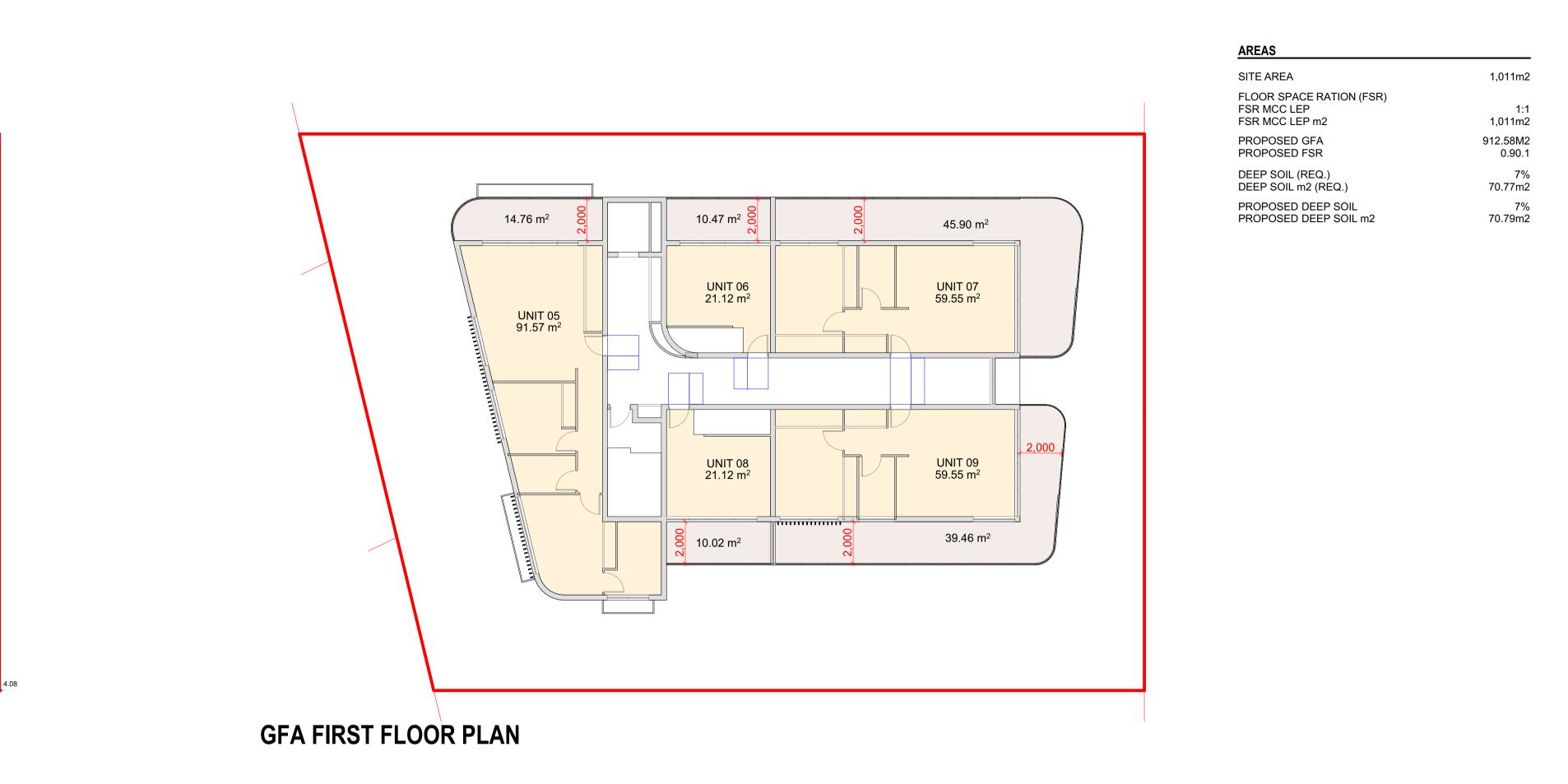


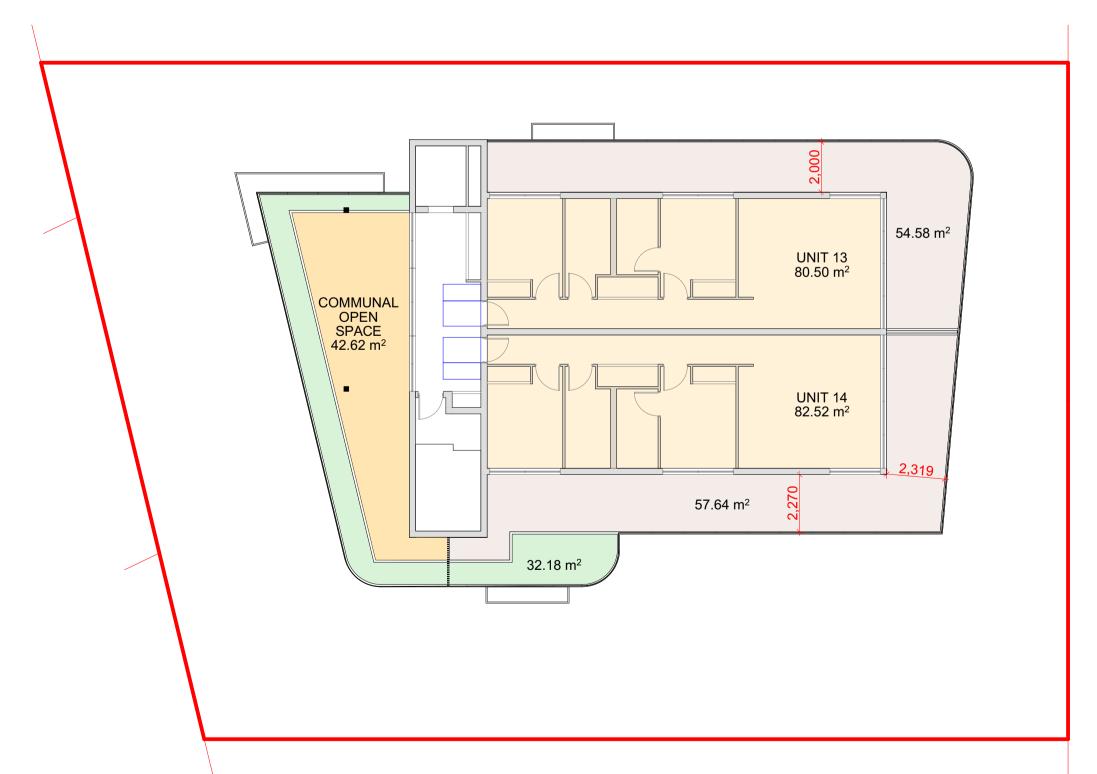
# GFA GROUND FLOOR PLAN

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10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm







# GFA THIRD FLOOR PLAN

## GROSS FLOOR AREA

HELEN STREET 22-24 HELEN STREET FORSTER 2428

AUSTRALIAN PRIME REALTOR PTY LTD

DRAWING NO:				
7249	_DA4.1			

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**REVISION:** 

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OPMENT APPLICATION	LB
N DEVELOPMENT	LB
N DEVELOPMENT	LB
N DEVELOPMENT	LB
H DESIGN	LB

E: info@King Campbell.com.au

DATUM: AHD		SCALE: 1:500@A1
		(X.X@A3)
0 1 2	3 4	5m
SCALE	1:1	00 @ A1
TO THE AUTHOR. THIS DR	AWING, BEING THE PRI OT BE USED , REPRODI	VIET DIMENSIONS ONLY. REPORT ANY DISCREPANCIES OPERTY OF KING & CAMPBELL PTY LTD, IS PROTECTED BY JCED OR COPIED WHOLLY, OR IN PART WITHOUT THE Y LTD.
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NOMINATED ARCHITECT:	NIGEL SWIFT - NSW A	RB No 7025 & TRENT WALSH - NSW ARB No 10388

PROJECT NO:	7249		SH
DA NO.:	#DA Number	DRAWING TITLE:	30
DESIGNED BY:	NS / LB	PROJECT:	HEL
DRAWN BY:	LB	PROJECT	22-2
CHECKED BY:	NS	CLIENT:	
DATE CREATED:	20/08/2025	CLIENT.	AUS

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# **APPLICATION** DEVELOPMENT

USTRALIAN PRIME REALTOR PTY LTD

**REVISION:** Е

#### GLAZING NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY WORK OR FABRICATION COMMENCES.

IF ANY DISCREPANCY, AMBIGUITY , ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO KING AND CAMPBELL, ARCHITECTS BEFORE PROCEEDING.

ALL GLAZING TO COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS.

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2021 & AS 2047 1999.

GLAZING TYPE AND FRAMES TO COMPLY WITH BASIX REPORT.

REFER TO STRUCTURAL ENGINEER FOR WIND LOAD RATINGS OF WINDOWS AND DOORS.

ALL EXTERNAL DOORS TO HAVE WEATHER SEALS.

BUILDING CONSTRUCTION WITHIN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959 2018.

GLAZING, FLYSCREENS AND LOCKS TO BAL RATED AREAS TO COMPLY WITH AS3959 2018.

WINDOWS TO HAVE MINIMUM AGGREGATE OPENING OR OPENABLE SIZE NOT LESS THAN 5% OF THE FLOOR AREA OF ROOMS REQUIRED TO BE VENTILATED IN ACCORDANCE WITH F6D7, VOL 2 H4D7, AND HOUSING PROVISION 10.6.2

WINDOWS REQUIRING PROTECTION: FOR WINDOWS IN BEDROOMS WITH A FINISHED FLOOR LEVEL GREATER THAN 2m TO THE SURFACE BENEATH AND ANY OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m ABOVE THE BEDROOM FINISHED FLOOR LEVEL;

THE OPENABLE PORTION MUST HAVE A DEVICE FITTED TO RESTRICT THE WINDOW OPENING TO NO MORE THAN 125mm OR A SECURITY SCREEN AS PER D3D29 OF THE BCA 2022

THE DEVICE MUST RESIST AN OUTWARD HORIZONTAL ACTION OF 250N

THE DEVICE MUST HAVE A CHILD RESISTANT RELEASE MECHANISM IF IT IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

A BARRIER MINIMUM 865mm HIGH ABOVE THE BEDROOM FINISHED FLOOR LEVEL IS REQUIRED IF A CHILD RESISTANT RELEASE MECHANISM IS USED.

THE BARRIER MUST NOT PERMIT OPENINGS GREATER THAN 125mm

THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS WITHIN 150-760mm ABOVE THE BEDROOM FINISHED FLOOR LEVEL THAT FACILITATE CLIMBING.

FOR OPENABLE WINDOWS IN ROOMS OTHER THAN BEDROOMS WITH A FINISHED FLOOR LEVEL GREATER THAN 4m TO THE SURFACE BENEATH;

THE OPENABLE PORTION MUST HAVE A BARRIER MINIMUM 865mm HIGH ABOVE THE ROOM FINISHED FLOOR LEVEL.

THE BARRIER MUST NOT PERMIT OPENINGS GREATER THAN 125mm

THE BARRIER MUST NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS WITHIN 150-760mm ABOVE THE ROOM FINISHED FLOOR LEVEL THAT FACILITATE CLIMBING.

ALL OPENINGS KEY LOCKABLE - EACH APARTMENT KEYED ALIKE.

DOOR THRESHOLDS TO COMPLY WITH D3D16

EXIT DOOR LATCHES TO COMPLY WITH D3D26 AND SIGNAGE AS PER D3D28

FRONT DOORS TO UNITS REQ. ACOUSTIC RW RATING NO LESS THAN 30 AS PER F7D6 OF THE BCA 2022

DOOR / WINDOW SC	HEDULE												
ELEVATION		$\leftarrow \rightarrow$										•	
WINDOW/ DOOR NO	. D01	D02	D02		D03	D04	D05	D06	D07	W01	W02	W03	
WINDOW TYPE	HINGED	SLIDING DOOR	SLIDING DC	DOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	FIXED PANEL WINDOW	SLIDING WINDOW	SLIDING WINDOW	
HEIGHT (mm)	2,700	2,700	2,700		2,400	2,400	2,400	2,400	2,400	2,700	900	1,400	
WIDTH (mm)	2,240	5,160	5,290		3,800	2,400	4,360	3,600	2,690	2,000	1,200	2,800	
QUANTITY	1	7	1		1	2	2	2	1	8	1	13	
SILL HEIGHT	0	0	0		0	0	0	0	0	0	1,500	1,000	
GLAZING AREA (m2)	6.048	14.283	14.283		9.12	5.76	10.5	8.64	6.45	5.4	1.08	3.92	
ADDITIONAL NOTES		ALLOW FOR FLY SCREEN	ALLOW FOF	R FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN		ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	
DOOR / WINDOW SC	HEDULE									·			
ELEVATION			•		-		•			leanne.cdaus@outlook.com External Wall Construction	Helen Street FORSTE         Concept Designs Aus         Thermal Performance Spec         Insulation       Color	tralia Ph: 0408864 ifications ur (Solar Absorptance) Detail	
WINDOW/ DOOR NO	. W04	W05 W06		W07	W08	W09	W10	W11	W12	Brick Veneer	Vapour barrier + R2.5 + 0.2 thermal	Light	
WINDOW TYPE	SLIDING WINDOW	SLIDING WINDOW SLID	NG WINDOW	LOUVRE WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	DOUBLE HUNG WINDOW		break		
HEIGHT (mm)	1,300	1,400 1,700		1,700	600		1,400	600	2,400	FC cladding	Vapour barrier +	Light	
WIDTH (mm)	2,000	2,400 2,800		2,240	1,720	2,000	3,800	2,400	1,000		R2.5 + 0.2 thermal		
QUANTITY	2	3 1		2	2	1	1	2	2	Internal Wall Construction	break Insulation	Detail	
SILL HEIGHT	1,100	1,000 1,000		1,000	1,800		1,000	1,800	0				
GLAZING AREA (m2)	2.6	3.36 4.76		3.8	1.032	0.72	5.32	1.44	2.4	Plasterboard on steel studs	None		
ADDITIONAL NOTES	ALLOW FOR FLY SCREE	ALLOW FOR FLY SCREEN ALLC	W FOR FLY SCRE	EEN ALLOW FOR FLY SCRE	EN ALLOW FOR FLY SCREEN	N ALLOW FOR FLY SCREEN	Plasterboard on steel studs	R2.5 + 0.2 thermal In break	ternal walls Bathrooms – Units 01, 09, 12	<u> </u>			

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REV.	DATE	DESCRIPTION
E	3/06/2025	DEVELOPMENT APPLICATION
D	23/05/2025	DESIGN DEVELOPMENT
С	27/03/2025	DESIGN DEVELOPMENT
В	24/02/2025	DESIGN DEVELOPMENT

22-2	24 Helen Street FC	DRSTER NSV	V 2428	
	Concept Design		-	
leanne.cdaus@outlook.co				Ph: 0408864
	Thermal Performance	ce Specificatio	าร	
External Wall Construction		•	Absorptance)	Detail
Brick Veneer	Vapour barrier +		ght	
	R2.5 + 0.2 thermal	·		
FC cladding	break Vapour barrier +	ia	ght	
. e slavaniy	R2.5 + 0.2 thermal	Γί	· · ·	
Internal Wall Construction	break Insulation		Detail	
Plasterboard on steel studs	None		Detall	
Plasterboard on steel studs	R2.5 + 0.2 thermal	Intornal wr	Ills Bathrooms –	Unite 01 00 12
Flaster Duard off Steer Studs	break	Internal wa	1115 Dati 11001115 –	011115 01, 09, 12
Ceiling Construction	Insulation		Detail	
Plasterboard	R2.5 + 0.2 thermal	All ceilings	adjacent to con	crete roof above
Roof Construction	break Insulation	Colour (Si	olar Absorptance	) Deta
Concrete		-	Vedium	, Dola
Floor Construction	Insulation		Covering	
Concrete	R1.5 under ground	т	imber, Carpet an	d Tiles
	floor slab to Carpark			
	below R1.0 under			
	suspended floor to			
	outside		D / "	
Windows Glass and fram	51	U Value SHGC		
AWS-001-004 Aluminium frame Unit 01 – W02, W03, Unit 03 –		6.38 0.54 t 05 – W11, W05,		
<b>Unit 07</b> – W03, <b>Unit 08</b> – W03,				
Unit 14 – W03 x 2 AWS-005-004 Aluminium frame	d single grev	6.16 0.53	Double hung w	indows
<b>Unit 05</b> – W12				
AWS-011-003 Aluminium frame	ed single grey	6.24 0.54	Sliding doors	
Unit 05 – D06 AWS-068-005 Aluminium frame	ed single arev	6.21 0.56	Fixed windows	
D01				
AWS-020-003 Aluminium frame D01	d single grey	6.04 0.44	Entry doors	
AWS-058-007 Aluminium frame	ed single grey	6.11 0.39	Louvre windov	/S
	-			10
W07	d cingle low a Crew	1 5 2 4 2	Cliding	
W07 AWS-001-021 Aluminium frame	<b>.</b> .	4.53 0.43 <b>)9</b> – W03, <b>Unit 10</b>	0	
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame	04, <mark>Unit 04 –</mark> W04, <mark>Unit 0</mark> ed single low e Grey	<mark>09 – W03, Unit 10</mark> 4.36 0.43	– W11, <b>Unit 12</b> Sliding doors	– W03
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U	<u>04, Unit 04 – W04, Unit 0</u> ed single low e Grey Unit 03 – D04, Unit 04 – [	<mark>09 – W03, Unit 10</mark> 4.36 0.43 D03, <b>Unit 06 –</b> D0	<u>– W11, <b>Unit 12</b></u> Sliding doors 5, <b>Unit 07</b> – D02	<u>– W03</u> , <b>Unit 08</b> – D05,
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, U AWS-068-001 Aluminium frame	<u>04, Unit 04 – W04, Unit 0</u> ed single low e Grey Unit 03 – D04, Unit 04 – [ Jnit 11 – D02, Unit 13 – D ed single low e Grey	09 – W03, Unit 10 4.36 0.43 D03, Unit 06 – D0 002, Level 3 Foye 4.41 0.46	<u>– W11, Unit 12</u> Sliding doors 5, Unit 07 – D02 r – D07, Unit 14 Fixed windows	– W03 , <b>Unit 08</b> – D05, – D02
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, U AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U	<u>04, Unit 04 – W04, Unit 0</u> ed single low e Grey Unit 03 – D04, Unit 04 – [ Jnit 11 – D02, Unit 13 – D ed single low e Grey	09 – W03, Unit 10 4.36 0.43 D03, Unit 06 – D0 002, Level 3 Foye 4.41 0.46	<u>– W11, Unit 12</u> Sliding doors 5, Unit 07 – D02 r – D07, Unit 14 Fixed windows	– W03 , <b>Unit 08</b> – D05, – D02
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, U AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – [ <u>Jnit 11 – D02, Unit 13 – D</u> ed single low e Grey Unit 07 – W01, Unit 11 – '	09 – W03, Unit 10 4.36 0.43 D03, Unit 06 – D0 002, Level 3 Foye 4.41 0.46 W01, Unit 13 – W	<u>– W11, Unit 12</u> Sliding doors 5, Unit 07 – D02 r – D07, Unit 14 Fixed windows /01, Level 3 Foy	– W03 , <b>Unit 08</b> – D05, <u>– D02</u> s er – W14 x 2,
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, U AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13,	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Init 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01	09 – W03, Unit 10 4.36 0.43 D03, Unit 06 – D0 <u>D02, Level 3 Foye</u> 4.41 0.46 W01, Unit 13 – W 2.93 0.39	<u>– W11, Unit 12</u> Sliding doors 5, Unit 07 – D02 <u>r – D07, Unit 14</u> Fixed windows /01, Level 3 Foy Fixed windows	– W03 , <b>Unit 08</b> – D05, <u>– D02</u> s er – W14 x 2,
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, L AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Init 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01	09 – W03, Unit 10 4.36 0.43 D03, Unit 06 – D0 002, Level 3 Foye 4.41 0.46 W01, Unit 13 – W	<u>– W11, Unit 12</u> Sliding doors 5, Unit 07 – D02 r – D07, Unit 14 Fixed windows /01, Level 3 Foy	– W03 , <b>Unit 08</b> – D05, <u>– D02</u> s er – W14 x 2,
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, L AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01 ed double low e Gry	09 - W03, Unit 10         4.36       0.43         D03, Unit 06 - D0         D02, Level 3 Foye         4.41       0.46         W01, Unit 13 - W         2.93       0.39         3.31       0.35	<ul> <li><u>W11</u>, <u>Unit 12</u></li> <li>Sliding doors</li> <li>Unit 07 – D02</li> <li><u>r – D07</u>, <u>Unit 14</u></li> <li>Fixed windows</li> <li>Y01, <u>Level 3 Foy</u></li> <li>Fixed windows</li> <li>Sliding doors</li> </ul>	– W03 , <b>Unit 08</b> – D05, <u>– D02</u> s er – W14 x 2,
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, L AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – [ Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01 ed double low e Gry	09 - W03, Unit 10         4.36       0.43         D03, Unit 06 - D0         D02, Level 3 Foye         4.41       0.46         W01, Unit 13 - W         2.93       0.39         3.31       0.35         3.93       0.31	<ul> <li><u>W11</u>, Unit 12</li> <li>Sliding doors</li> <li>Unit 07 – D02</li> <li><u>n</u> – D07, Unit 14</li> <li>Fixed windows</li> <li>(01, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung w</li> </ul>	– W03 , <b>Unit 08</b> – D05, – D02 er – W14 x 2,
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, U AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12 U and SHGC values are accord.	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Init 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – Y ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry	$\begin{array}{c} 09 - W03, Unit 10 \\ 4.36 & 0.43 \\ 003, Unit 06 - D0 \\ 002, Level 3 Foye \\ 4.41 & 0.46 \\ W01, Unit 13 - W \\ \hline 2.93 & 0.39 \\ \hline 3.31 & 0.35 \\ \hline 3.93 & 0.31 \\ \hline roducts may be us \end{array}$	<ul> <li><u>W11</u>, Unit 12</li> <li>Sliding doors</li> <li>Unit 07 – D02</li> <li><u>r – D07</u>, Unit 14</li> <li>Fixed windows</li> <li>Y01, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung weed if the U value</li> </ul>	– W03 , <b>Unit 08</b> – D05, – D02 er – W14 x 2, indows <i>is the same or</i>
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, U AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12 U and SHGC values are accord lower and the SHGC is within 55	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – Y ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry	$\begin{array}{c} 09 - W03, Unit 10 \\ 4.36 & 0.43 \\ 003, Unit 06 - D0 \\ 002, Level 3 Foye \\ 4.41 & 0.46 \\ W01, Unit 13 - W \\ \hline 2.93 & 0.39 \\ \hline 3.31 & 0.35 \\ \hline 3.93 & 0.31 \\ \hline roducts may be us \end{array}$	<ul> <li><u>W11</u>, Unit 12</li> <li>Sliding doors</li> <li>Unit 07 – D02</li> <li><u>r – D07</u>, Unit 14</li> <li>Fixed windows</li> <li>Y01, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung weed if the U value</li> </ul>	– W03 , <b>Unit 08</b> – D05, – D02 er – W14 x 2, indows <i>is the same or</i>
W07AWS-001-021Aluminium frameUnit 02 - W03 x 2, Unit 03 - WAWS-011-020Aluminium frameUnit 01 - D02, Unit 02 - W01, UUnit 09 - D02, Unit 10 - D04, LAWS-068-001Aluminium frameUnit 01 - W01, Unit 02 - D02, UUnit 14 - W01AWS-069-001Aluminium frameUnit 09 - W01, Unit 10 - W13,AWS-013-012Aluminium frameUnit 10 - D06, Unit 12 - D02AWS-031-036Aluminium frameUnit 10 - W12U and SHGC values are accordlower and the SHGC is within 55of glass required to meet BushfilCeiling fans	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E <u>Jnit 11 – D02, Unit 13 – D</u> ed single low e Grey Unit 07 – W01, Unit 11 – Y ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry <i>ing to AFRC. Alternate pr</i> % of the above figures. The fre regulations.	$\begin{array}{c} 09 - W03, Unit 10 \\ 4.36 & 0.43 \\ 003, Unit 06 - D0 \\ 002, Level 3 Foye \\ 4.41 & 0.46 \\ W01, Unit 13 - W \\ \hline 2.93 & 0.39 \\ \hline 3.31 & 0.35 \\ \hline 3.93 & 0.31 \\ \hline roducts may be us \end{array}$	<ul> <li><u>W11</u>, Unit 12</li> <li>Sliding doors</li> <li>Unit 07 – D02</li> <li><u>r – D07</u>, Unit 14</li> <li>Fixed windows</li> <li>Y01, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung weed if the U value</li> </ul>	– W03 , <b>Unit 08</b> – D05, – D02 er – W14 x 2, indows <i>is the same or</i>
W07AWS-001-021Aluminium frameUnit 02 - W03 x 2, Unit 03 - WAWS-011-020Aluminium frameUnit 01 - D02, Unit 02 - W01, UUnit 09 - D02, Unit 10 - D04, LAWS-068-001Aluminium frameUnit 01 - W01, Unit 02 - D02, UUnit 14 - W01AWS-069-001Aluminium frameUnit 09 - W01, Unit 10 - W13,AWS-069-001Aluminium frameUnit 10 - D06, Unit 10 - W13,AWS-013-012Aluminium frameUnit 10 - D06, Unit 12 - D02AWS-031-036Aluminium frameUnit 10 - W12U and SHGC values are accordlower and the SHGC is within 52of glass required to meet BushfiCeiling fans1400mm ceiling fans to Bedroor	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E <u>Jnit 11 – D02, Unit 13 – D</u> ed single low e Grey Unit 07 – W01, Unit 11 – Y ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry <i>ing to AFRC. Alternate pr</i> % of the above figures. The fre regulations.	$\begin{array}{c} 09 - W03, Unit 10 \\ 4.36 & 0.43 \\ 003, Unit 06 - D0 \\ 002, Level 3 Foye \\ 4.41 & 0.46 \\ W01, Unit 13 - W \\ \hline 2.93 & 0.39 \\ \hline 3.31 & 0.35 \\ \hline 3.93 & 0.31 \\ \hline roducts may be us \end{array}$	<ul> <li><u>W11</u>, Unit 12</li> <li>Sliding doors</li> <li>Unit 07 – D02</li> <li><u>r – D07</u>, Unit 14</li> <li>Fixed windows</li> <li>Y01, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung weed if the U value</li> </ul>	– W03 , <b>Unit 08</b> – D05, – D02 er – W14 x 2, indows <i>is the same or</i>
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, L AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12 U and SHGC values are accord lower and the SHGC is within 55 of glass required to meet Bushfi Ceiling fans 1400mm ceiling fans to Bedroor Notes	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – I Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry ed double low e Gry ing to AFRC. Alternate pr % of the above figures. The re regulations.	09 - W03, Unit 10         4.36       0.43         D03, Unit 06 - D0         D02, Level 3 Foye         4.41       0.46         W01, Unit 13 - W         2.93       0.39         3.31       0.35         3.93       0.31         roducts may be us         nis also applies to	<ul> <li><u>W11</u>, Unit 12 Sliding doors</li> <li>Unit 07 – D02</li> <li>Unit 07 – D02</li> <li>Unit 14 Fixed windows</li> <li>Unit 14 Fixed windows</li> <li>Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung w</li> <li>Eed if the U value changes to the ty</li> </ul>	– W03 , <b>Unit 08</b> – D05 – D02 er – W14 x 2, indows <i>is the same or</i>
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, L AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12 U and SHGC values are accord lower and the SHGC is within 59 of glass required to meet Bushfi Ceiling fans 1400mm ceiling fans to Bedroor Notes External doors to be weather str	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry ing to AFRC. Alternate pr % of the above figures. The fre regulations.	09 – W03, Unit 10         4.36       0.43         D03, Unit 06 – D0         D02, Level 3 Foye         4.41       0.46         W01, Unit 13 – W         2.93       0.39         3.31       0.35         3.93       0.31         roducts may be us         nis also applies to         mply with AS 2047	<ul> <li><u>W11</u>, Unit 12 Sliding doors</li> <li>Unit 07 – D02</li> <li>Unit 07 – D02</li> <li>Unit 14 Fixed windows</li> <li>U1, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung w</li> <li>Ed if the U value changes to the ty</li> </ul>	– W03 , Unit 08 – D05, – D02 er – W14 x 2, indows <i>is the same or</i> <i>pe and thicknes</i>
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, L AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12 U and SHGC values are accord lower and the SHGC is within 59 of glass required to meet Bushfi Ceiling fans 1400mm ceiling fans to Bedroor Notes External doors to be weather str This dwelling has been rated wit	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry ing to AFRC. Alternate pr % of the above figures. The ire regulations.	09 - W03, Unit 10         4.36       0.43         D03, Unit 06 - D0         002, Level 3 Foye         4.41       0.46         W01, Unit 13 - W         2.93       0.39         3.31       0.35         3.93       0.31         roducts may be us         nis also applies to         mply with AS 2047         vnlights as per Na	<ul> <li><u>W11</u>, Unit 12 Sliding doors</li> <li>Unit 07 – D02</li> <li>Unit 07 – D02</li> <li>Unit 14 Fixed windows</li> <li>U1, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung w</li> <li>Ed if the U value changes to the ty</li> </ul>	– W03 , Unit 08 – D05, – D02 er – W14 x 2, indows <i>is the same or</i> <i>pe and thicknes</i>
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, U AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12 U and SHGC values are accord lower and the SHGC is within 55 of glass required to meet Bushfil Ceiling fans 1400mm ceiling fans to Bedroor Notes External doors to be weather str This dwelling has been rated wit Exhaust fans to be fitted with se	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – Y ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry ed double low e Gry ing to AFRC. Alternate pr % of the above figures. The fre regulations. Ins and Living all Units ripped and windows to con th non-ventilated LED dow If-closing dampers as per	09 - W03, Unit 10         4.36       0.43         D03, Unit 06 - D0         D02, Level 3 Foye         4.41       0.46         W01, Unit 13 - W         2.93       0.39         3.31       0.35         3.93       0.31         roducts may be us         nis also applies to         mply with AS 2047         vnlights as per Na         NCC.	<ul> <li><u>W11</u>, Unit 12 Sliding doors</li> <li>Unit 07 – D02</li> <li>Unit 07 – D02</li> <li>Unit 14 Fixed windows</li> <li>U1, Level 3 Foy</li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung w</li> <li>Ed if the U value changes to the ty</li> </ul>	– W03 , Unit 08 – D05, – D02 er – W14 x 2, indows <i>is the same or</i> <i>pe and thicknes</i>
W07 AWS-001-021 Aluminium frame Unit 02 – W03 x 2, Unit 03 – W AWS-011-020 Aluminium frame Unit 01 – D02, Unit 02 – W01, U Unit 09 – D02, Unit 10 – D04, L AWS-068-001 Aluminium frame Unit 01 – W01, Unit 02 – D02, U Unit 14 – W01 AWS-069-001 Aluminium frame Unit 09 – W01, Unit 10 – W13, AWS-013-012 Aluminium frame Unit 10 – D06, Unit 12 – D02 AWS-031-036 Aluminium frame Unit 10 – W12 U and SHGC values are accord lower and the SHGC is within 59 of glass required to meet Bushfi Ceiling fans 1400mm ceiling fans to Bedroor Notes External doors to be weather str This dwelling has been rated wit	04, Unit 04 – W04, Unit 0 ed single low e Grey Unit 03 – D04, Unit 04 – E Jnit 11 – D02, Unit 13 – D ed single low e Grey Unit 07 – W01, Unit 11 – V ed double low e Gry Unit 12 – W01 ed double low e Gry ed double low e Gry ed double low e Gry ing to AFRC. Alternate pr % of the above figures. The re regulations. Ins and Living all Units ipped and windows to con th non-ventilated LED dow If-closing dampers as per falled in accordance with E	D9 – W03, Unit 10           4.36         0.43           D03, Unit 06 – D0           D02, Level 3 Foye           4.41         0.46           W01, Unit 13 – W           2.93         0.39           3.31         0.35           3.93         0.31           roducts may be us           nis also applies to           mply with AS 2047           vnlights as per Na           NCC.           BCA Volume Two	<ul> <li><u>W11</u>, <u>Unit 12</u> Sliding doors</li> <li><u>Unit 07</u> – D02</li> <li><u>T – D07</u>, <u>Unit 14</u> Fixed windows</li> <li><u>V01</u>, <u>Level 3 Foy</u></li> <li>Fixed windows</li> <li>Sliding doors</li> <li>Double hung with the U value changes to the ty</li> <li><u>T</u></li> <li><u>T</u></li></ul>	– W03 , Unit 08 – D05, – D02 er – W14 x 2, indows <i>is the same or</i> <i>/pe and thicknes</i> e.

BY			PROJECT NO:	7249		
LB LB	DATUM: AHD	SCALE: 1:1@A1 (X.X@A3)	DA NO.:	#DA Number	DRAWING TITLE:	DOOR
LB LB		5m 0 @ A1	DESIGNED BY:	NS / LB	PROJECT:	HELEN S
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	© King & Campbell Pty Ltd		CHECKED BY:	NS	CLIENT:	
	NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARE	B No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025	OLIENT.	AUSTRA

### R/ WINDOW SCHEDULE

STREET ELEN STREET FORSTER 2428

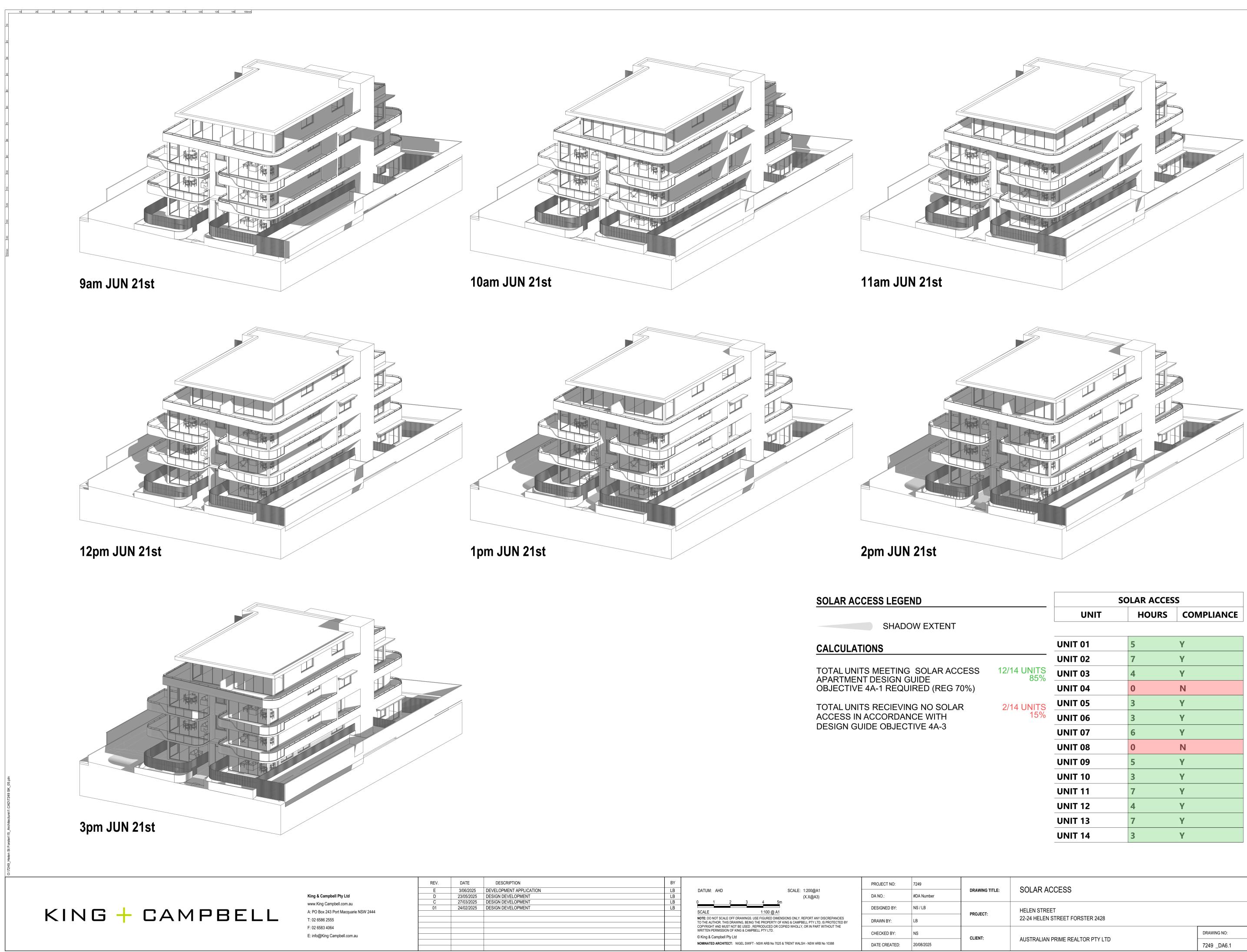
ALIAN PRIME REALTOR PTY LTD

DRAWING NO:
7249 _DA5.1

**APPLICATION** DEVELOPMENT

**REVISION**:

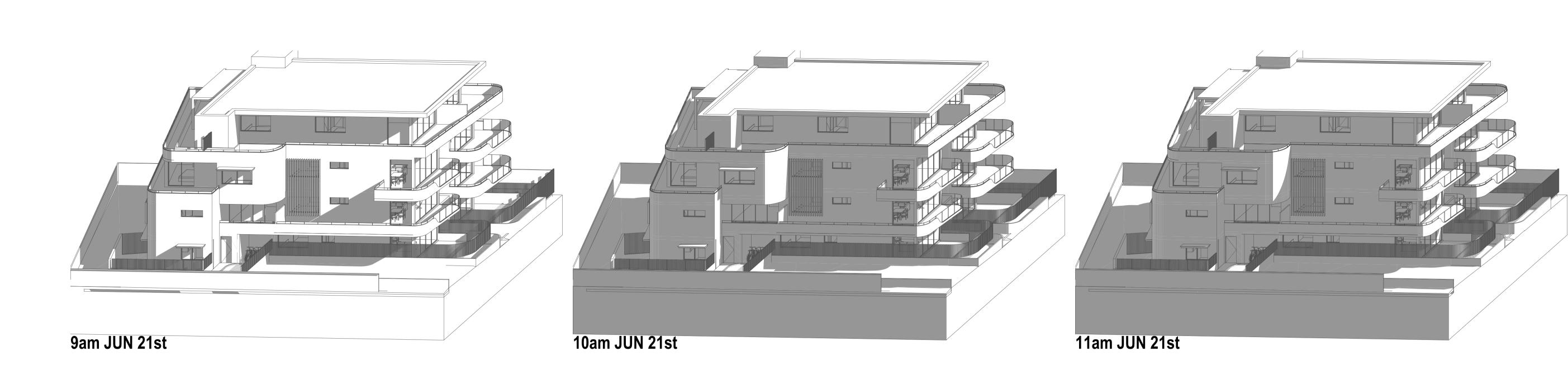
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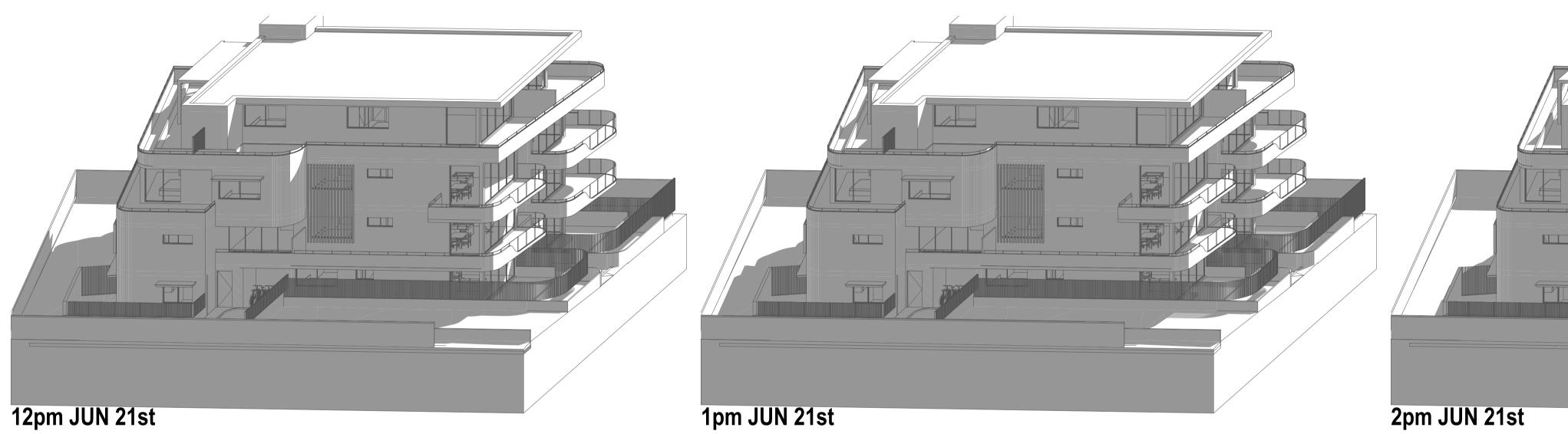


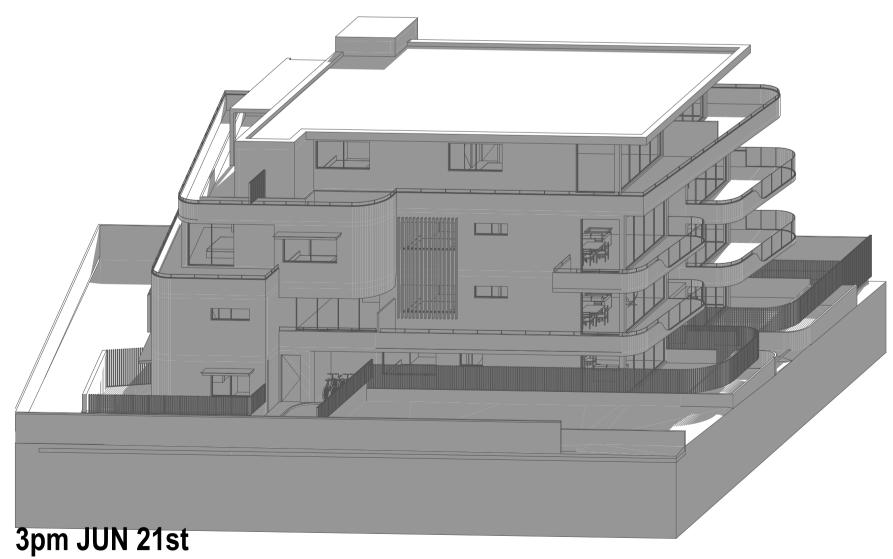
SOLAR ACCESS LEGEND			SOLAR ACCES	S
		UNIT	HOURS	COMPLIANCE
SHADOW EXTENT				
CALCULATIONS		<b>UNIT 01</b>	5	Υ
		UNIT 02	7	Υ
TOTAL UNITS MEETING SOLAR ACCESS APARTMENT DESIGN GUIDE	12/14 UNITS 85%	<b>UNIT 03</b>	4	Y
OBJECTIVE 4A-1 REQUIRED (REG 70%)		UNIT 04	0	Ν
TOTAL UNITS RECIEVING NO SOLAR	2/14 UNITS 15%	UNIT 05	3	Υ
ACCESS IN ACCORDANCE WITH		UNIT 06	3	Υ
DESIGN GUIDE OBJECTIVE 4A-3		UNIT 07	6	Υ
		UNIT 08	0	Ν
		UNIT 09	5	Υ
		<b>UNIT 10</b>	3	Υ
		<b>UNIT 11</b>	7	Υ
		UNIT 12	4	Υ
		<b>UNIT 13</b>	7	Y
		UNIT 14	3	Y

PTION	BY		PROJECT NO:	7249		
NT APPLICATION ELOPMENT	LB LB	DATUM: AHD SCALE: 1:200@A1 (X.X@A3)	DA NO.:	#DA Number	DRAWING TITLE:	SC
ELOPMENT ELOPMENT	LB LB	0 <u>1 2 3 4 5m</u> SCALE 1:100 @ A1	DESIGNED BY:	NS / LB	PROJECT:	HEL
		NOTE: DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. REPORT ANY DISCREPANCIES TO THE AUTHOR. THIS DRAWING, BEING THE PROPERTY OF KING & CAMPBELL PTY LTD, IS PROTECTED BY COPYRIGHT AND MUST NOT BE USED , REPRODUCED OR COPIED WHOLLY, OR IN PART WITHOUT THE	DRAWN BY:	LB	PROJECT.	22-2
		© King & Campbell Pty Ltd	CHECKED BY:	NS	CLIENT:	AUS
		NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025	011111	
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DRAWI	NG NO:
7249	DA6.







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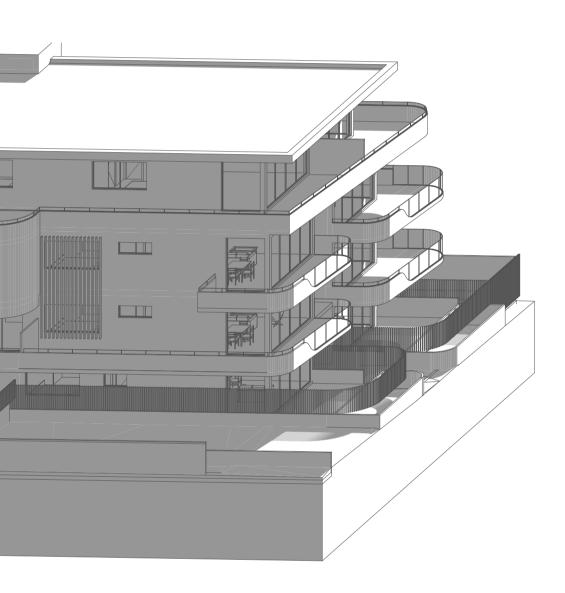


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REV.	DATE	DES
E	3/06/2025	DEVELOF
D	23/05/2025	DESIGN D
С	27/03/2025	DESIGN D
01	24/02/2025	DESIGN D

SOLAR ACCESS LEGEND			SOLAR ACCES	S
		UNIT	HOURS	COMPLIANCE
SHADOW EXTENT				
CALCULATIONS		UNIT 01	5	Y
		UNIT 02	7	Υ
TOTAL UNITS MEETING SOLAR ACCESS APARTMENT DESIGN GUIDE	12/14 UNITS 85%	UNIT 03	4	Υ
OBJECTIVE 4A-1 REQUIRED (REG 70%)		UNIT 04	0	Ν
TOTAL UNITS RECIEVING NO SOLAR	2/14 UNITS	UNIT 05	3	Υ
ACCESS IN ACCORDANCE WITH	15%	UNIT 06	3	Υ
DESIGN GUIDE OBJECTIVE 4A-3		UNIT 07	6	Y
		<b>UNIT 08</b>	0	Ν
		UNIT 09	5	Υ
		UNIT 10	3	Υ
		<b>UNIT 11</b>	7	Υ
		UNIT 12	4	Υ
		UNIT 13	7	Υ
		UNIT 14	3	Y

SCRIPTION	BY		PROJECT NO:	7249		
PMENT APPLICATION DEVELOPMENT	LB LB	DATUM: AHD SCALE: 1:190.65, 1:192.70@A1	DA NO.:	#DA Number	DRAWING TITLE:	SO
DEVELOPMENT	LB	(X.X@A3) 0 <u>12345</u> m				
DEVELOPMENT	LB	SCALE 1:100 @ A1	DESIGNED BY:	NS / LB		HELE
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		NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 & TRENT WALSH - NSW ARB No 10388	DATE CREATED:	20/08/2025	ULIENT.	AUS
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2-24 HELEN STREET FORSTER 2428	

STRALIAN PRIME REALTOR PTY LTD

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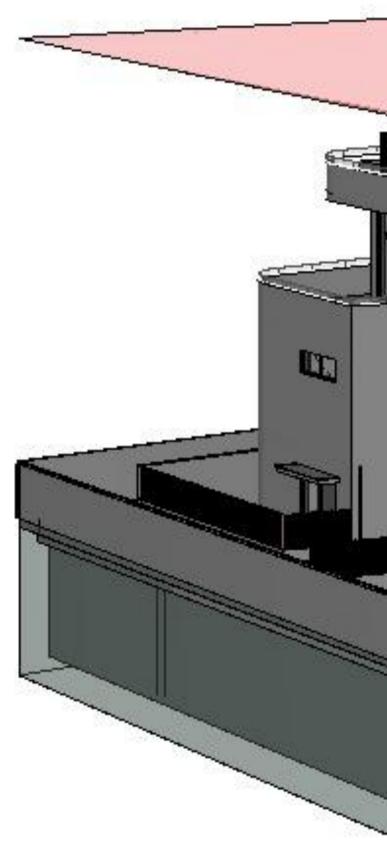
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PROPOSED LIFT OVERUN-

10% ADAPTABLE HOUSING BUILDING HEIGHT PROVISION -



## LEP ADAPTABLE HOUSING HEIGHT CONTROL

KING + CAMPBELL

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

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		© King & Campbell Pty Ltd			CLIENT:	AUS
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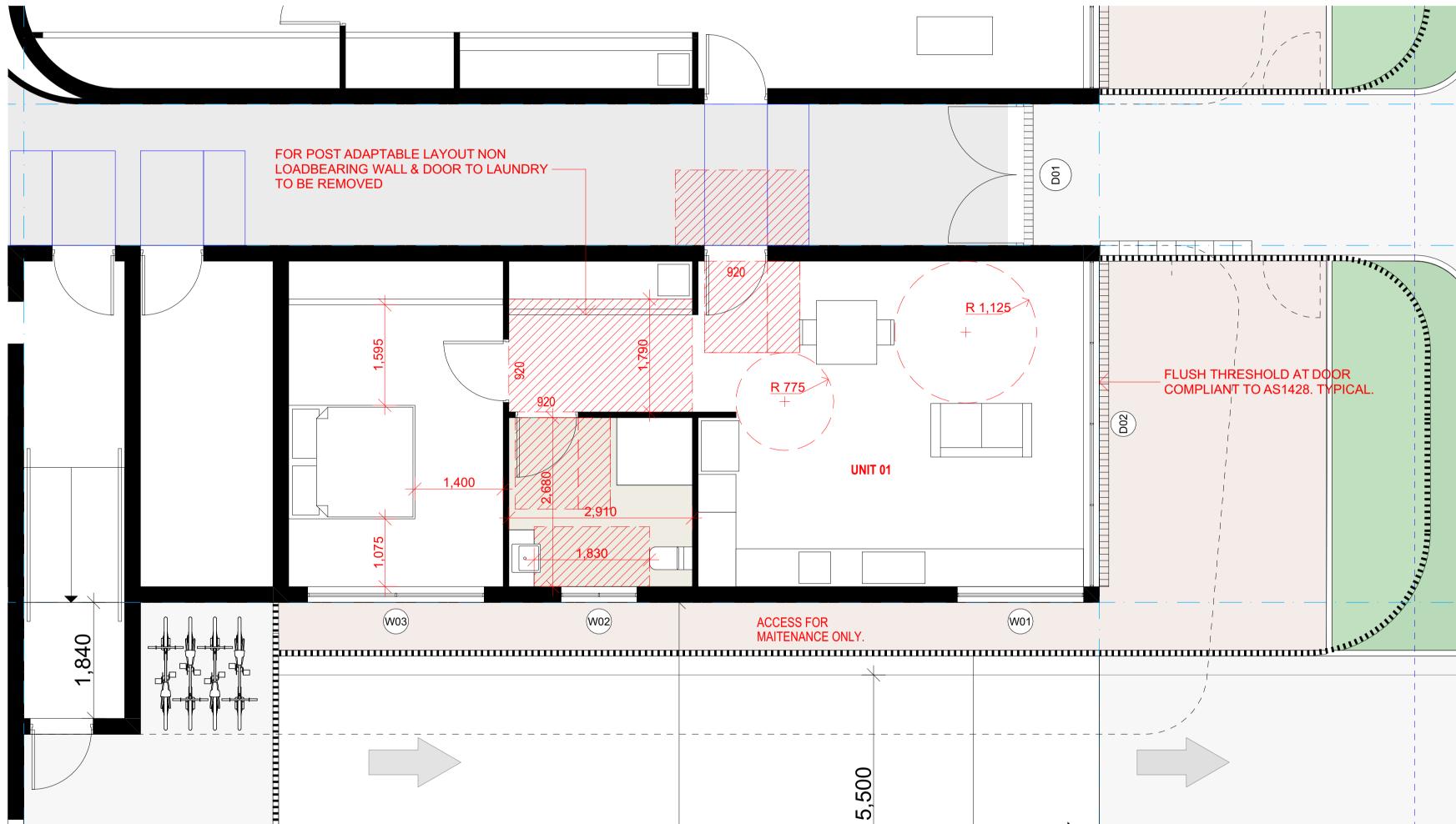
## IEIGHT CONTROL PLAN

## IELEN STREET 2-24 HELEN STREET FORSTER 2428

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**REVISION:** Е



ADAPTABLE UNIT - UNIT 01

THE ADAPTABLE LAYOUT SCENARIO FOR UNIT 01 APARTMENT IS TO BE IN LINE & COMPLY WITH AS4299 ADAPTABLE HOUSING REQUIREMENTS AS WELL AS AS1428.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

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#### DAPTIVE UNIT

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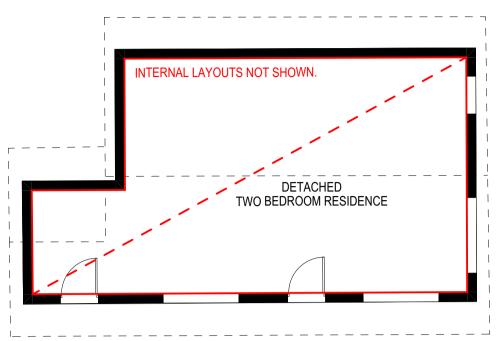
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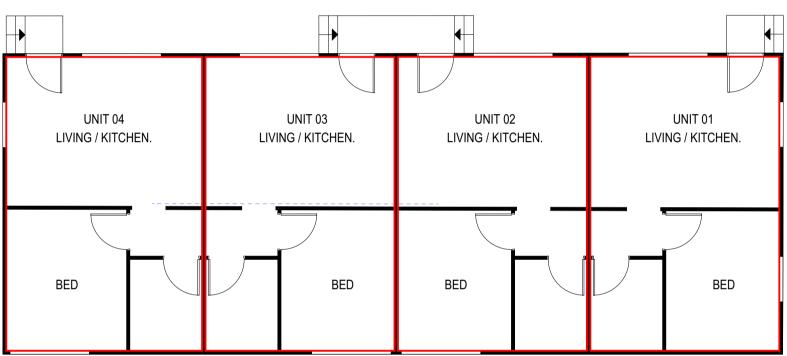
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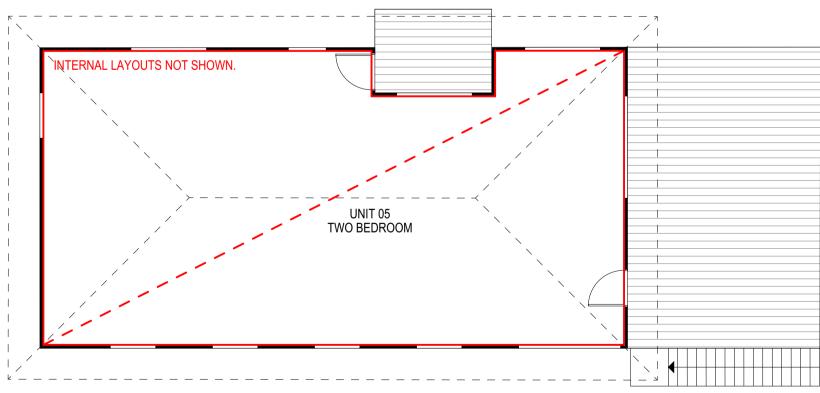
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SINGLE STOREY RESIDENCE - GROUND FLOOR PLAN



TWO STOREY RESIDENTIAL BUILDING - GROUND FLOOR PLAN



TWO STOREY RESIDENTIAL BUILDING - FIRST FLOOR PLAN

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## XISTING FLOOR PLANS

## ELEN STREET 2-24 HELEN STREET FORSTER 2428

STRALIAN PRIME REALTOR PTY LTD



# KING + CAMPBELL

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## PERSPECTIVE

#### HELEN STREET 22-24 HELEN STREET FORSTER 2428

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FRAMELESS GLASS BALUSTRADE

NATURAL DRY STONE

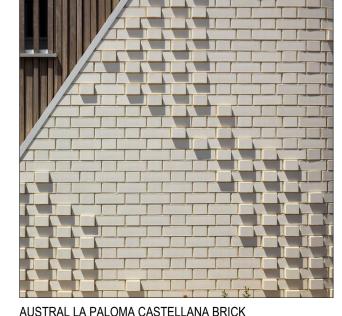
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AUSTRAL LA PALOMA CASTELLANA BRICK



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# EXTERNAL FINISHES

HELEN STREET 22-24 HELEN STREET FORSTER 2428

AUSTRALIAN PRIME REALTOR PTY LTD

