

DEVELOPMENT APPLICATION

24117

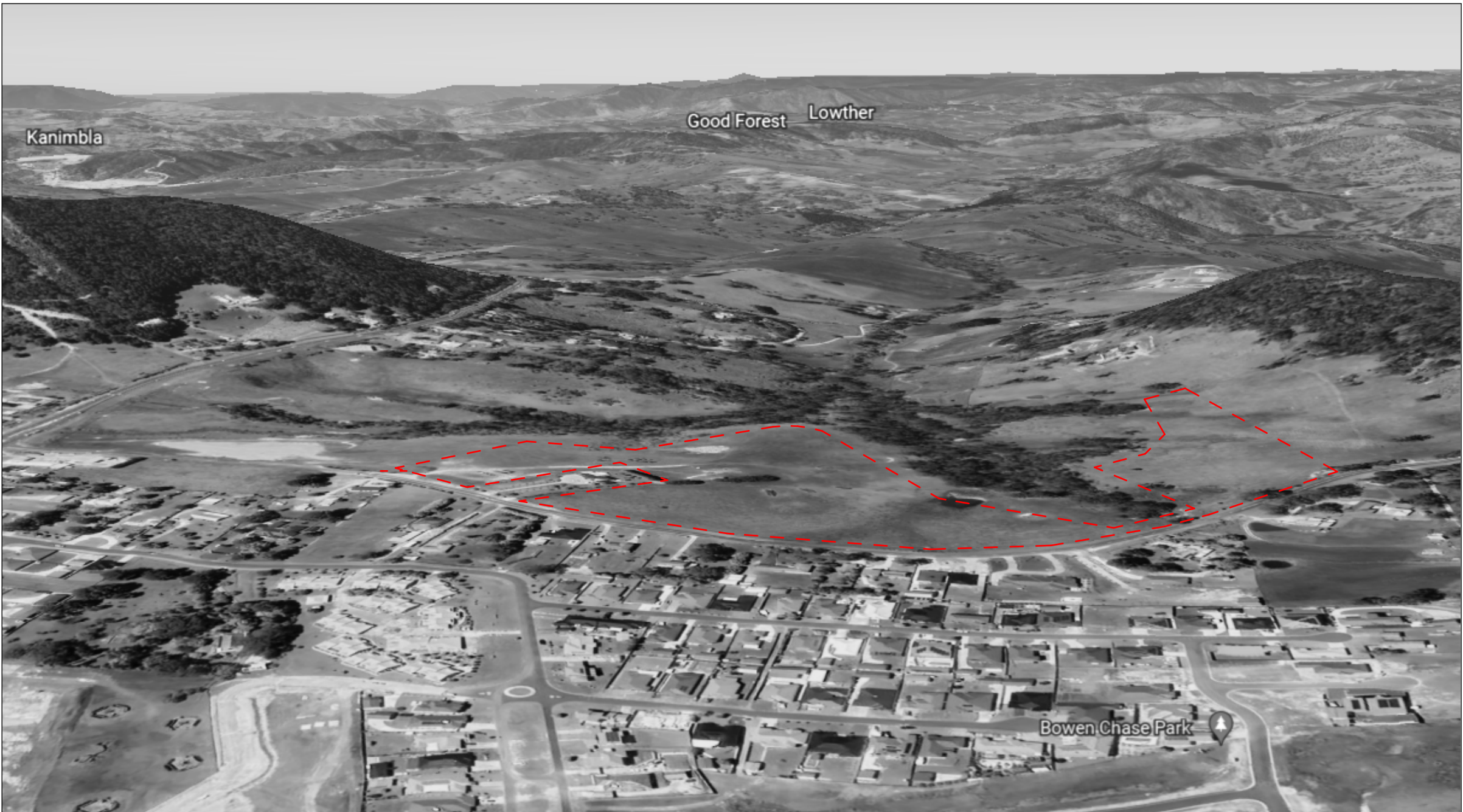
RESIDENTIAL COMMUNITY 33 MAGPIE HOLLOW ROAD, SOUTH BOWENFELS MAAS GROUP

SCHEDULE OF DRAWINGS	
DA000	COVER PAGE
DA010	OVERALL SITE PLAN
DA011	SITE DEMOLITION PLAN
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DA030	SITE LOCATION & ANALYSIS
DA040	SITE PLAN
DA101	COMMUNITY FACILITY 1 SITE PLAN
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DA111	COMMUNITY FACILITY 1 FUNCTION ROOM ROOF PLAN
DA112	COMMUNITY FACILITY 1 SALES OFFICE FLOOR PLAN
DA113	COMMUNITY FACILITY 1 SALES OFFICE ROOF PLAN
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DA121	COMMUNITY FACILITY 1 ELEVATIONS 2
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DA130	COMMUNITY FACILITY 1 SECTION AA & BB & CC & DD & EE
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DA142	COMMUNITY FACILITY 1 SALES OFFICE PERSPECTIVES
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DA210	COMMUNITY FACILITY 2 GROUND FLOOR
DA211	COMMUNITY FACILITY 2 ROOF PLAN
DA220	COMMUNITY FACILITY 2 ELEVATIONS
DA230	COMMUNITY FACILITY 2 SECTION AA & BB
DA240	COMMUNITY FACILITY 2 PERSPECTIVE
DA250	COMMUNITY FACILITY 2 SHADOW DIAGRAMS
DA301	TYPICAL RESIDENTIAL UNITS
DA302	TYPICAL RESIDENTIAL UNITS ELEVATIONS
DA303	RESIDENTIAL TYPE A - 2 BED
DA304	RESIDENTIAL TYPE B - 2 BED
DA305	RESIDENTIAL TYPE C - 2 BED + STUDY
DA306	RESIDENTIAL TYPE D - 3 BED
DA307	RESIDENTIAL TYPE E - 3 BED + STUDY
DA310	RESIDENTIAL PERSPECTIVES

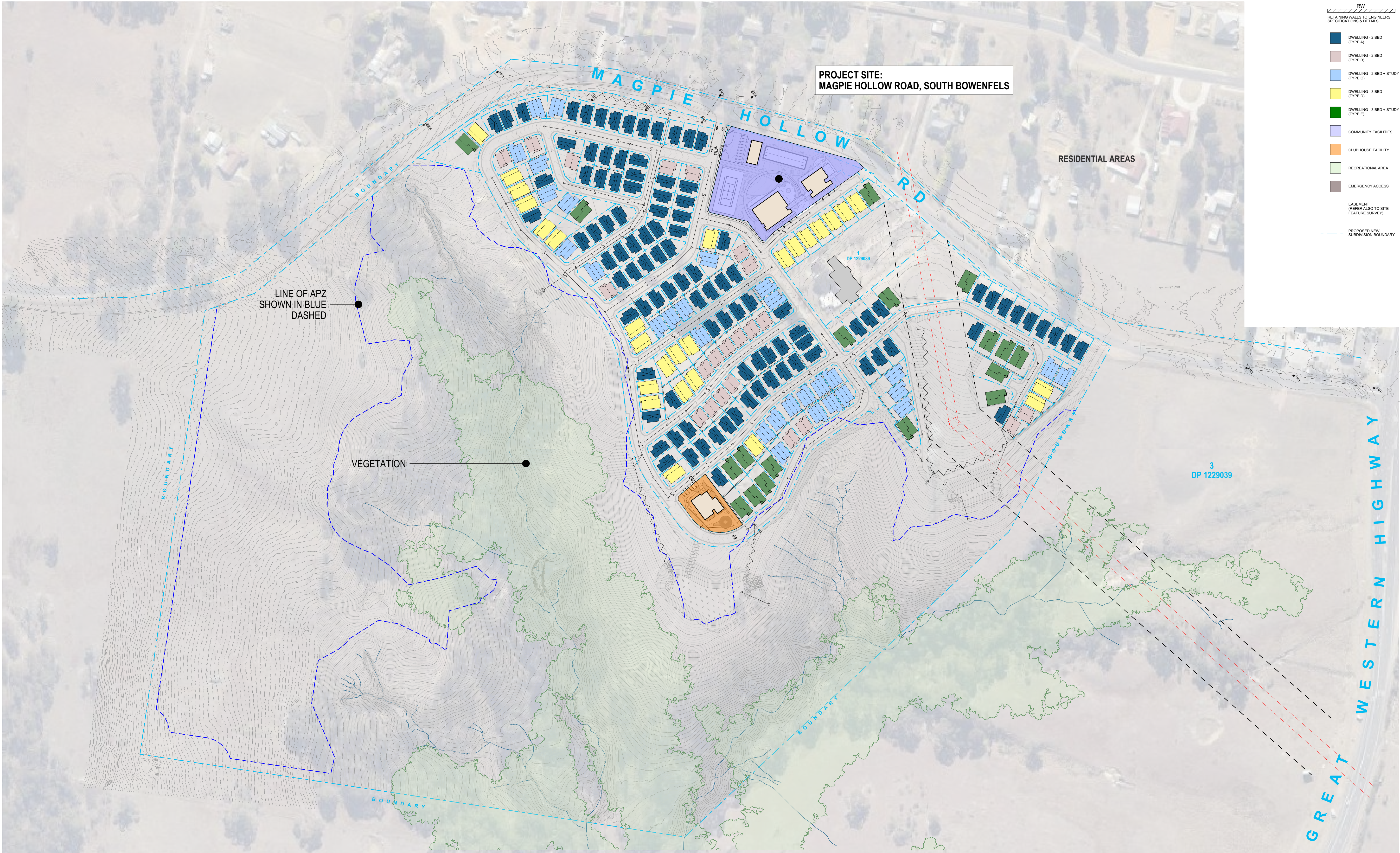
Survey By: Integrated Consulting Pty Ltd
Ref: A Date: 31/10/2021



SITE LOCATION



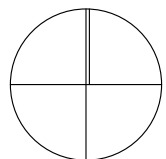
SUBJECT SITE



SITE LEGEND	
	RW RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS
	DWELLING - 2 BED (TYPE A)
	DWELLING - 2 BED (TYPE B)
	DWELLING - 2 BED + STUDY (TYPE C)
	DWELLING - 3 BED (TYPE D)
	DWELLING - 3 BED + STUDY (TYPE E)
	COMMUNITY FACILITIES
	CLUBHOUSE FACILITY
	RECREATIONAL AREA
	EMERGENCY ACCESS
	EASEMENT (REFER ALSO TO SITE FEATURE SURVEY)
	PROPOSED NEW SUBDIVISION BOUNDARY

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Nominated Architect: Daniel Hadley 8209
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Issue	Description
P2	FOR REVIEW
P3	FOR REVIEW
P4	FOR CLIENT REVIEW
A	FOR DA SUBMISSION
P5	FOR CLIENT REVIEW
P6	FOR CLIENT REVIEW

Date
8/09/2022
26/10/2022
5/06/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
OVERALL SITE PLAN
Scale
@ A1
DRAWN
KN, ML, AW

QA CHECKED
JG

Drawing Number
DA010
Issue
P6
Project Number
24117



SITE HISTORY & CONTEXT



LITHGOW BLAST FURNACE



LITHGOW CITY CENTRE



HASSAN WALL LOOKOUT

SITE LOCATION & CONTEXT

SITUATED 144KM'S NORTH-WEST OF SYDNEY ON THE WESTERN SLOPES OF THE BLUE MOUNTAINS, BOWENFELS FORMS AN OUTER SUBURB OF THE BUSTLING TOWN CENTRE OF LITHGOW. IT IS SURROUNDED BY THE **SEVEN VALLEYS LANDSCAPE** WHICH INCLUDES THE BLUE MOUNTAIN, THEREFORE, THE CITY ITSELF HAS A UNIQUE TERRAIN.

THE FEW REMAINING BUILDINGS, NOW BYPASSED BY A BUSY HIGHWAY, GIVE LITTLE INDICATION THAT THIS WAS IN FACT THE BIRTHPLACE OF SETTLEMENT IN THE VALLEY, LONG BEFORE EXTENSIVE BEDS OF **COAL** WERE DISCOVERED THERE.

LITHGOW AS A MINING TOWN

LITHGOW WAS DECLARED A CITY IN 1945. BY THAT TIME MUCH OF THE HEAVY INDUSTRY WAS GONE, ALTHOUGH LIGHT INDUSTRY CONTINUED TO PROSPER, AND THE POPULATION PEAKED IN THE YEARS JUST AFTER WORLD WAR II.

HISTORY & ARCHITECTURE



LITHGOW STATE MINE HERITAGE



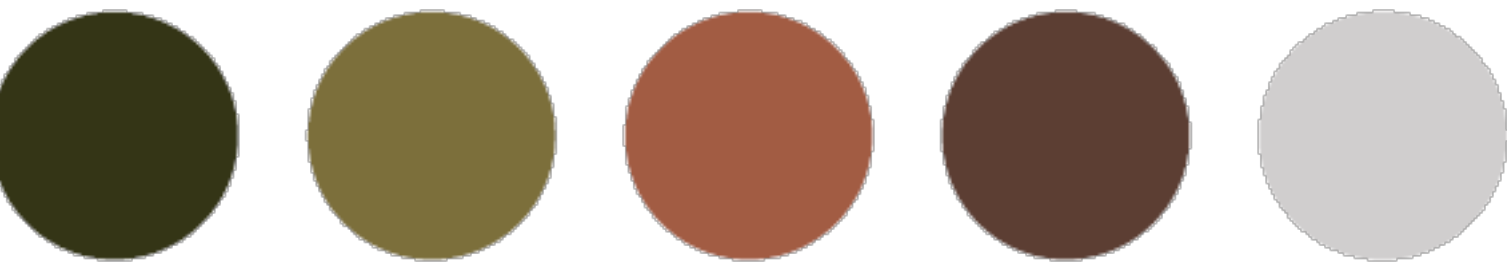
LITHGOW LIBRARY



ESKBANK HOUSE AND MUSEUM

THE 4 MAIN BUILDING MATERIALS UTILISED ON EXISTING COMMUNITY/ CIVIC TYPE BUILDINGS OF OLD AND NEW ARE **FACE BRICK, TIMBER, ZINC-CORTEN LOOK CLADDING AND TRADITIONAL SHEET METAL.**

THE PROPOSED COMMUNITY AND CLUB HOUSE FACILITIES WILL PROPOSE TO USE A SIMILAR MATERIAL AND COLOUR PALETTE THAT CORRESPOND WITH LITHGOW'S HERITAGE ELEMENTS. THIS WILL PROVIDE AN INTEGRATED DESIGN THAT FITS ITS SITE AND WIDER CONTEXT. THESE MATERIALS ARE ALSO ROBUST AND REQUIRE LITTLE TO NO MAINTENANCE AS WELL AS BEING READILY AVAILABLE.



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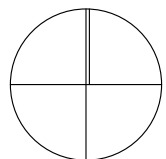
PO Box 601 Katarra NSW 2255 Ph: 49524425 Nominated Architect: Daniel Hadley 8209 Notes: The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.	Consultants Surveyor Integrated Consulting Pty Ltd p 08 945 546 444 e info@integratedconsulting.com.au Town Planner MAAS Group p 02 755 7727 e trish@maasgroup.com.au Civil Engineer Groundwell Engineers p 02 4073 1161 e info@groundwell.com.au Landscape Consultant Terra Landscape Solutions p 02 4073 4028 e info@terra.com.au	Issue P2 P3 P4 A P5 P6 Description FOR REVIEW FOR REVIEW FOR CLIENT REVIEW FOR DA SUBMISSION FOR CLIENT REVIEW FOR CLIENT REVIEW Date 8/09/2022 26/10/2022 5/06/2025 21/08/2025 30/10/2025 13/11/2025	Project RESIDENTIAL COMMUNITY Location 33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS Client MAAS GROUP	Drawing SITE HISTORY Scale @ A1 DRAWN KN, ML, AW QA CHECKED JG	Drawing Number DA020 Issue P6 Project Number 24117	ELK designs
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SITE LOCATION

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Issue	Description
P1	FOR CLIENT REVIEW
A	FOR DA SUBMISSION
P2	FOR CLIENT REVIEW
P3	FOR CLIENT REVIEW

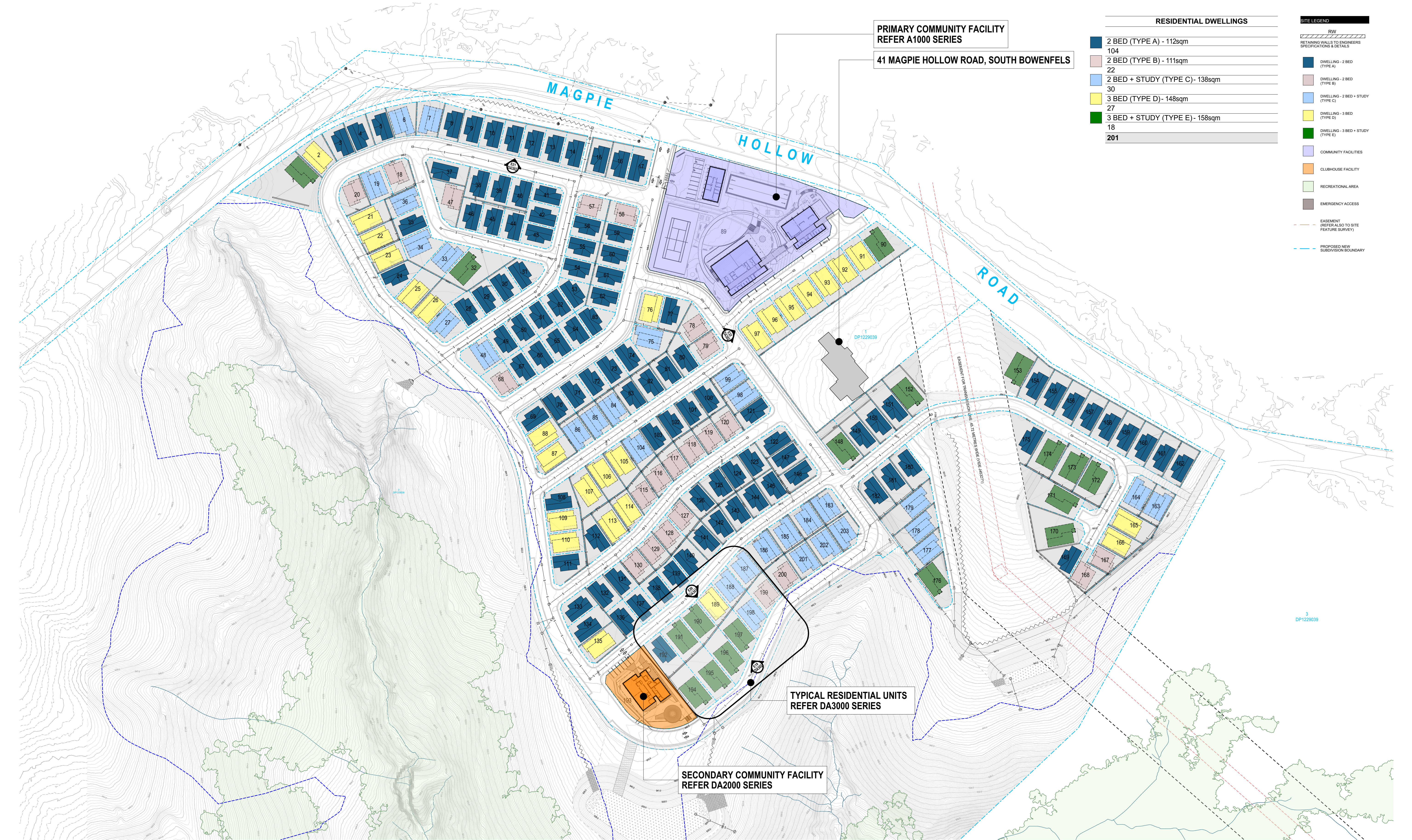
Date
5/06/2025
21/06/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
SITE LOCATION & ANALYSIS
Scale
@ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

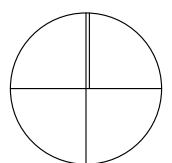
Drawing Number
DA030
Issue
P3
Project Number
24117





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Issue Description
P1 FOR COORDINATION
P2 FOR CLIENT REVIEW
P3 FOR REVIEW
A FOR DA SUBMISSION
P4 FOR CLIENT REVIEW
P5 FOR CLIENT REVIEW

Date
14/04/2025
5/08/2025
13/08/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
SITE PLAN
Scale
1:1000 @ A1
DRAWN
KN, ML, AW

QA CHECKED
JG

Drawing Number
DA040
Issue
P5
Project Number
24117





AREAS

SITE AREA (COMMUNITY FACILITY)	6,380m ²
TOTAL GFA	938m ²
LANDSCAPE	4,328m ²
	67%

SITE LEGEND

10,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS DETAILS

10,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIN DETAILS

RW

RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS

PROPOSED NEW TREE (REFER TO LANDSCAPE ARCHITECT DETAILS)

PROPOSED BUILDING FOOTPRINT

SITE NOTES

1. GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL

2. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.

5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

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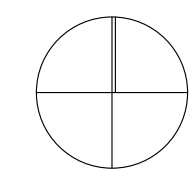
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Issue	Description
P2	FOR REVIEW
P3	FOR CLIENT REVIEW
P4	FOR PRELIMINARY COORDINATION
P5	FOR PRELIMINARY COORDINATION
A	FOR DA SUBMISSION
P6	FOR CLIENT REVIEW
P7	FOR CLIENT REVIEW

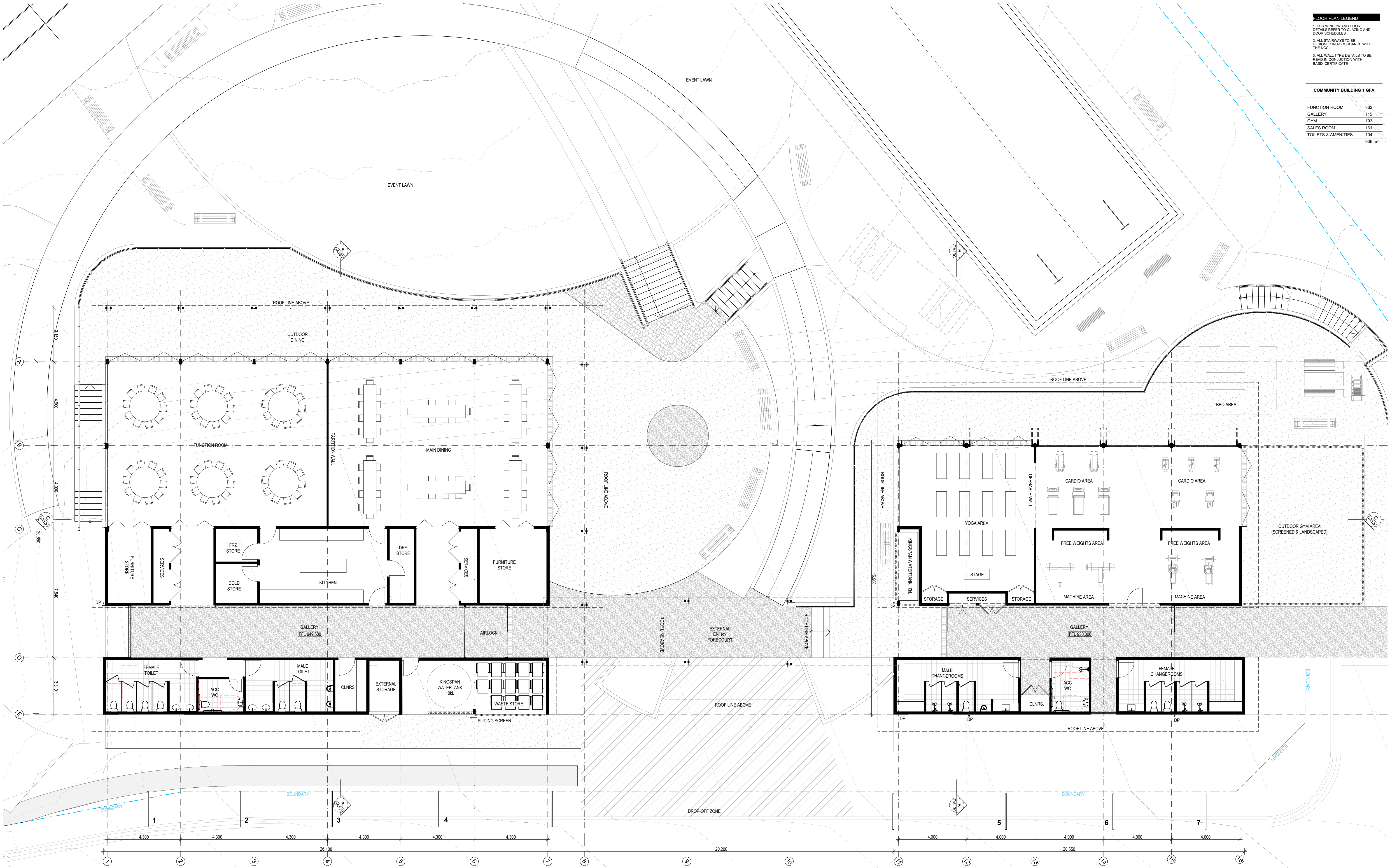
Date
8/09/2022
5/08/2025
4/07/2025
24/07/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
COMMUNITY FACILITY 1 SITE PLAN
Scale
1:200 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA101
Issue
P7
Project Number
24117





FLOOR PLAN LEGEND	
1. FOR WINDOW AND DOOR DETAILS REFER TO GLAZING AND DOOR SCHEDULES	
2. ALL STAIRWAYS TO BE DESIGNED IN ACCORDANCE WITH THE NCC	
3. ALL WALL TYPE DETAILS TO BE READ IN CONJUNCTION WITH BASIS CERTIFICATE	

COMMUNITY BUILDING 1 GFA	
FUNCTION ROOM	363
GALLERY	115
GYM	193
SALES ROOM	161
TOILETS & AMENITIES	104
	936 m ²

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Issue	Description	Date
P1	FOR CLIENT REVIEW	5/06/2025
P2	FOR PRELIMINARY COORDINATION	4/07/2025
P3	FOR PRELIMINARY COORDINATION	24/07/2025
A	FOR DA SUBMISSION	21/08/2025
P4	FOR CLIENT REVIEW	30/10/2025
P5	FOR CLIENT REVIEW	13/11/2025

Project
RESIDENTIAL COMMUNITY ROOM & GYM FLOOR PLAN
Location
33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS
Client
MAAS GROUP

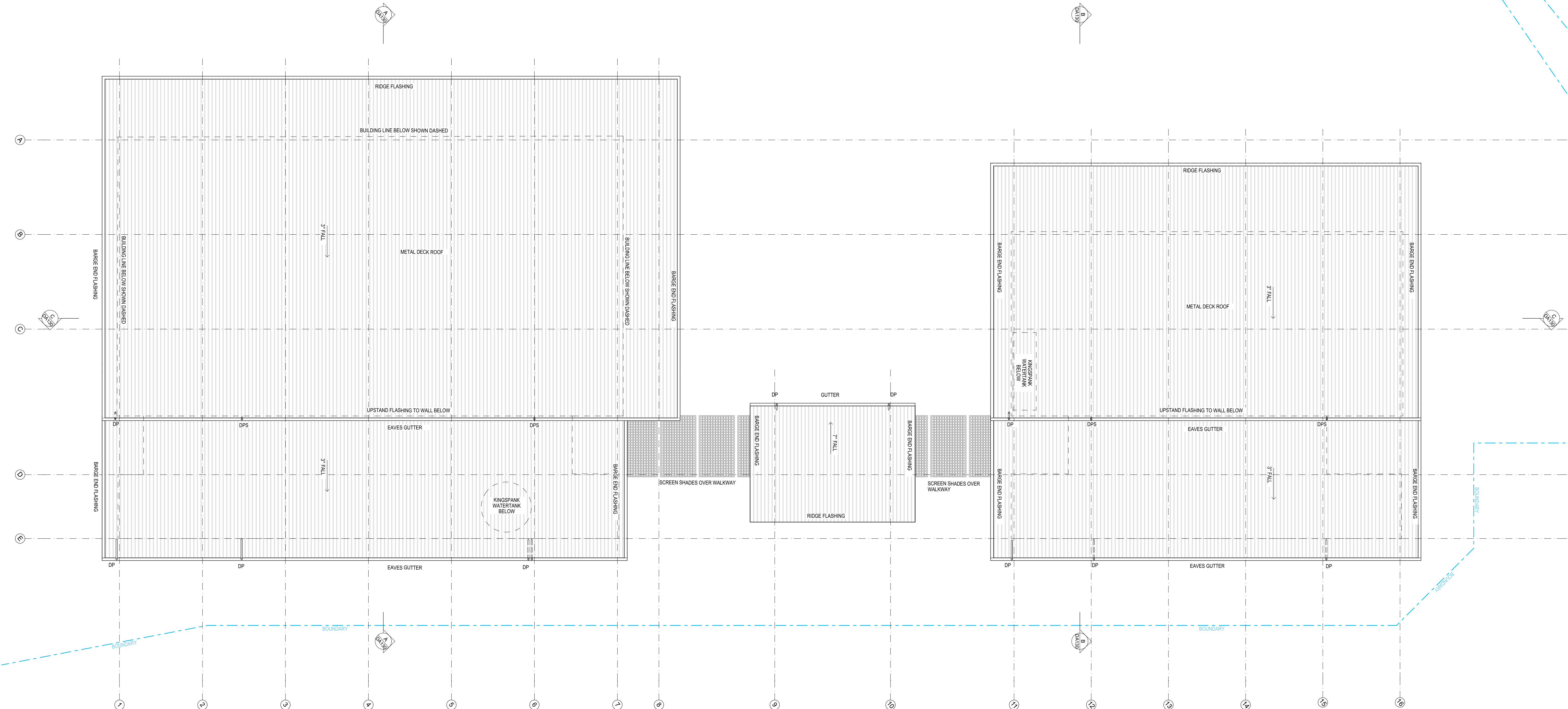
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COMMUNITY FACILITY 1 FUNCTION ROOM & GYM FLOOR PLAN
Scale
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DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA110
Issue
P5
Project Number
24117

ELK
designs

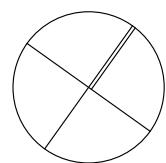
FLOOR PLAN LEGEND

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2. ALL STAIRWAYS TO BE DESIGNED IN ACCORDANCE WITH THE NCC
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Issue
A
P1
P2
Description
FOR DA SUBMISSION
FOR CLIENT REVIEW
FOR CLIENT REVIEW

Date
21/08/2025
30/10/2025
13/11/2025

Project
**RESIDENTIAL COMMUNITY
ROOM ROOF PLAN**
Location
**33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS**
Client
MAAS GROUP

Drawing
**COMMUNITY FACILITY 1 FUNCTION
ROOM ROOF PLAN**
Scale
1:100 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA111
Issue
P2
Project Number
24117



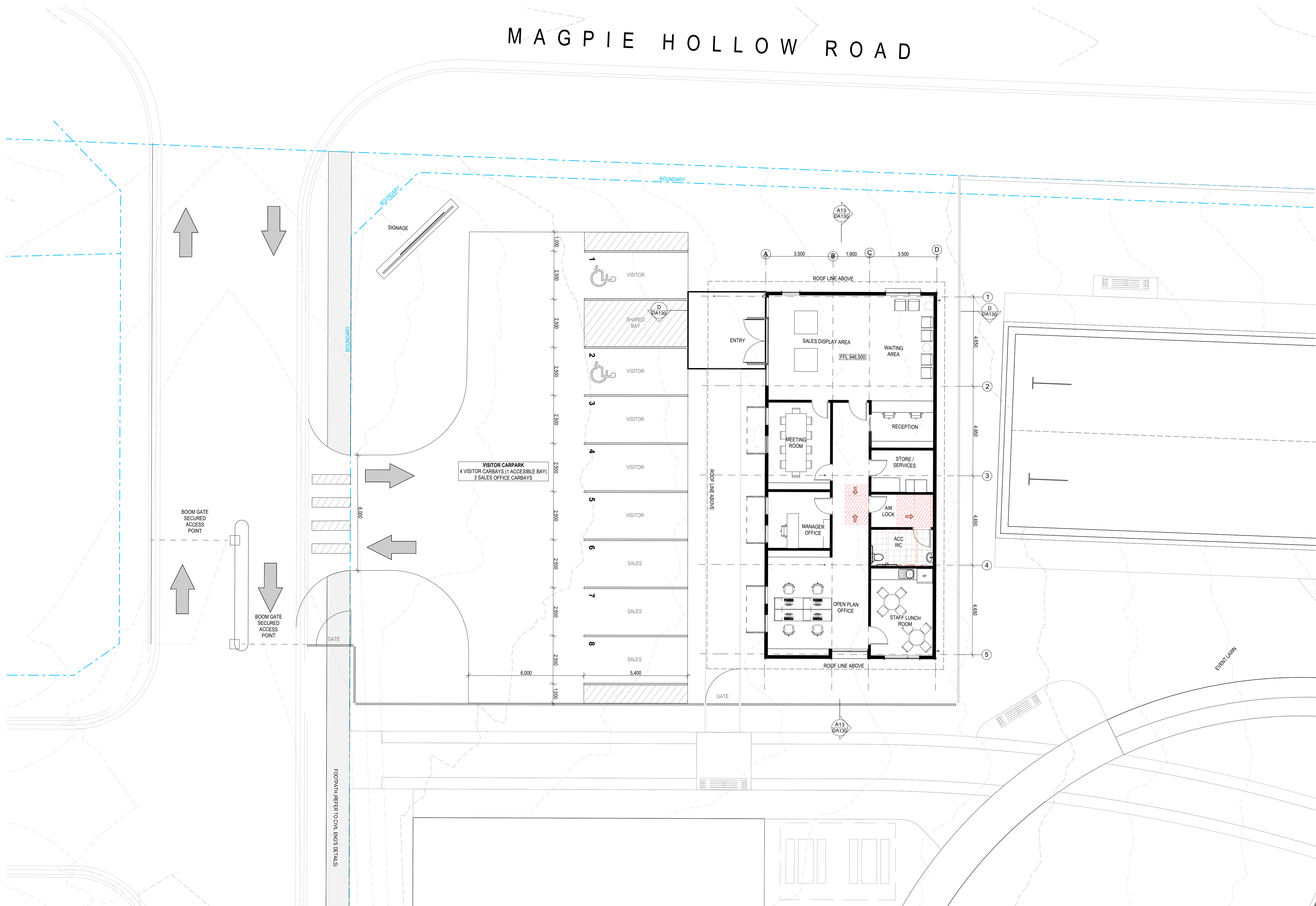
MAGPIE HOLLOW ROAD

FLOOR PLAN LEGEND

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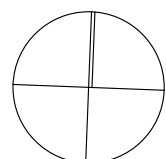
COMMUNITY BUILDING 1 GFA

FUNCTION ROOM	363
GALLERY	115
GYM	193
SALES ROOM	161
TOILETS & AMENITIES	104
	936 m ²



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Issue	Description
P1	FOR CLIENT REVIEW
P2	FOR PRELIMINARY COORDINATION
P3	FOR PRELIMINARY COORDINATION
A	FOR DA SUBMISSION
P4	FOR CLIENT REVIEW
P5	FOR CLIENT REVIEW

Date	Location
5/06/2025	33 MAGPIE HOLLOW ROAD
4/07/2025	SOUTH BOWENFELS
24/07/2025	
21/08/2025	
30/10/2025	
13/11/2025	

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
COMMUNITY FACILITY 1 SALES OFFICE
FLOOR PLAN
Scale
1:100 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

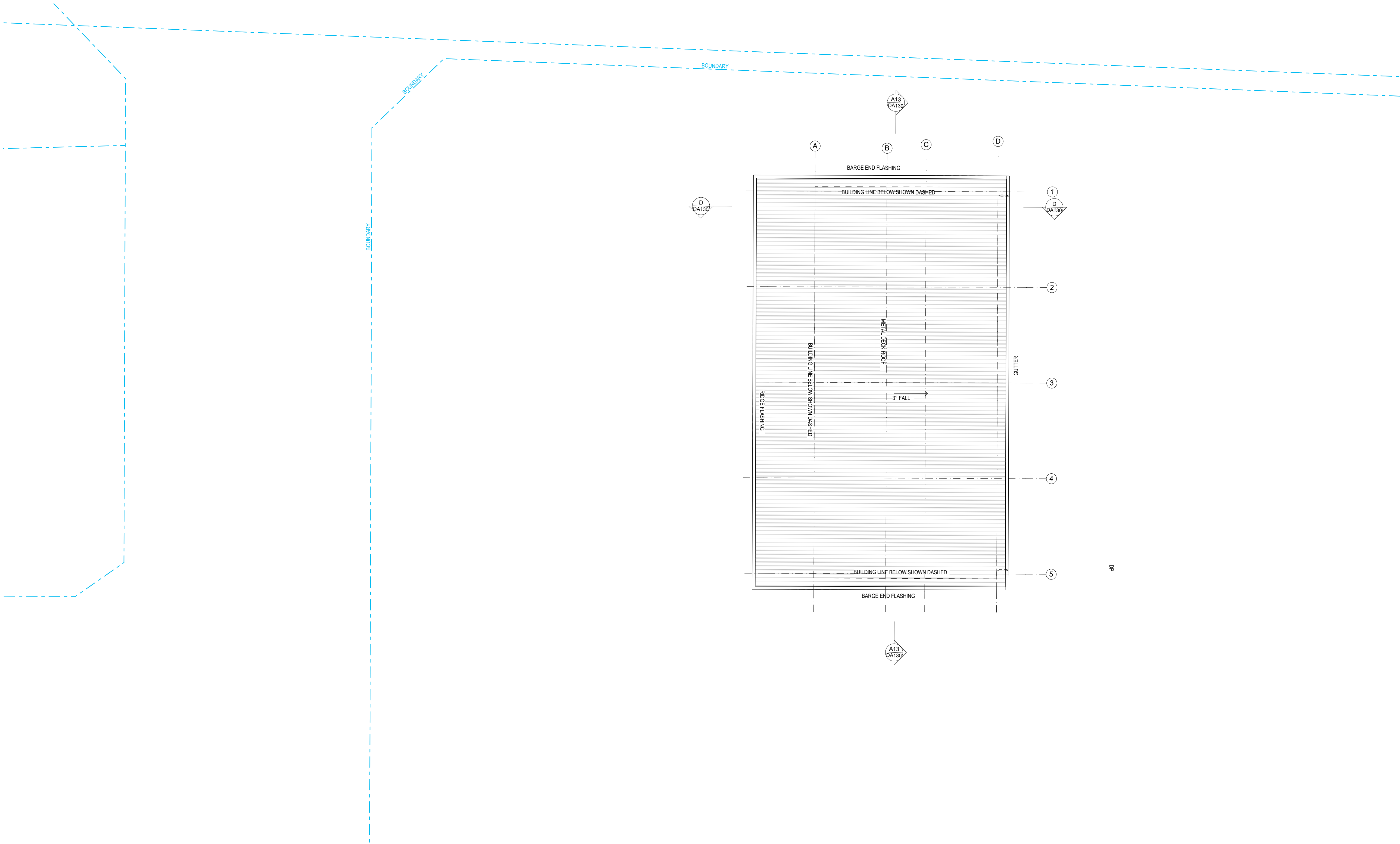
Drawing Number
DA112
Issue
P5
Project Number
24117



MAGPIE HOLLOW ROAD

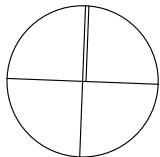
FLOOR PLAN LEGEND

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2. ALL STAIRWAYS TO BE DESIGNED IN ACCORDANCE WITH THE NCC
3. ALL WALL TYPE DETAILS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE



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Issue
A
P1
P2
Description
FOR DA SUBMISSION
FOR CLIENT REVIEW
FOR CLIENT REVIEW

Date
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

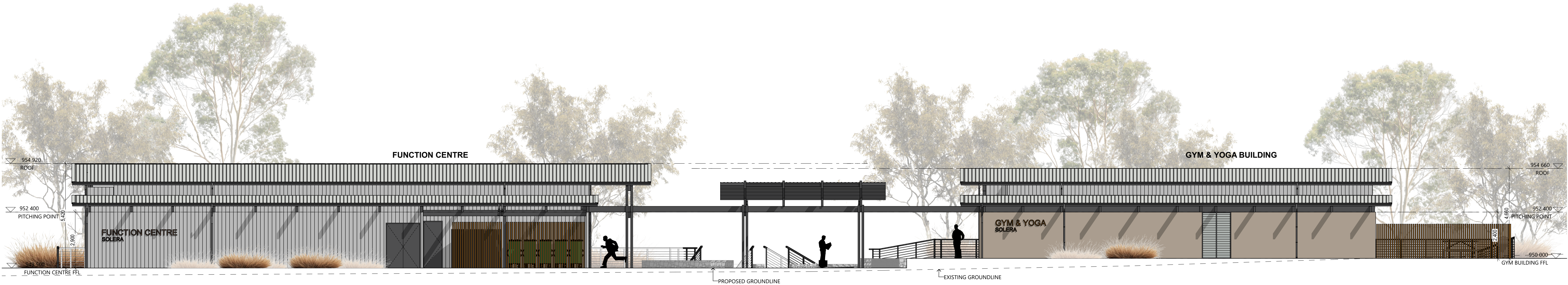
Drawing
COMMUNITY FACILITY 1 SALES OFFICE
ROOF PLAN
Scale
1:100 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA113
Issue
P2
Project Number
24117





NORTH WEST ELEVATION
1:100



SOUTH EAST ELEVATION
1:100



COPPER LOOK PAINT



GALVANIZED STEEL CLADDING



CUSTOM ORB GREY ROOF



COLORBOND MONUMENT



SANDSTONE LOOK CLADDING

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PO Box 601 Kotara NSW 2286 Ph: 49524425 Nominated Architect: Daniel Hadley 8209 Notes: The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of this issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.	Consultants Surveyor Integrated Consulting Pty Ltd P: 0427 364 436 E: enquiries@integratedconsulting.com.au Team Planner MAAS Group P: 02 778 7777 E: info@maasgroup.com.au Civil Engineer Groundwell Engineers P: 02 470 1111 E: a.scho@groundwell.com.au Landscape Consultant Terra Landscape Architects P: 02 470 1111 E: info@terra.com.au	<table><tr><td>Issue</td><td>Description</td><td>Date</td></tr><tr><td>P1</td><td>FOR PRELIMINARY COORDINATION</td><td>24/07/2025</td></tr><tr><td>A</td><td>FOR DA SUBMISSION</td><td>21/08/2025</td></tr><tr><td>P2</td><td>FOR CLIENT REVIEW</td><td>30/10/2025</td></tr><tr><td>P3</td><td>FOR CLIENT REVIEW</td><td>13/11/2025</td></tr></table>	Issue	Description	Date	P1	FOR PRELIMINARY COORDINATION	24/07/2025	A	FOR DA SUBMISSION	21/08/2025	P2	FOR CLIENT REVIEW	30/10/2025	P3	FOR CLIENT REVIEW	13/11/2025	Project RESIDENTIAL COMMUNITY Location 33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS Client MAAS GROUP	Drawing COMMUNITY FACILITY 1 ELEVATIONS 1 Scale 1:100 @ A1 DRAWN KN, ML, AW QA CHECKED JG	Drawing Number DA120 Issue P3 Project Number 24117	
Issue	Description	Date																			
P1	FOR PRELIMINARY COORDINATION	24/07/2025																			
A	FOR DA SUBMISSION	21/08/2025																			
P2	FOR CLIENT REVIEW	30/10/2025																			
P3	FOR CLIENT REVIEW	13/11/2025																			

ELEVATIONS NOTES

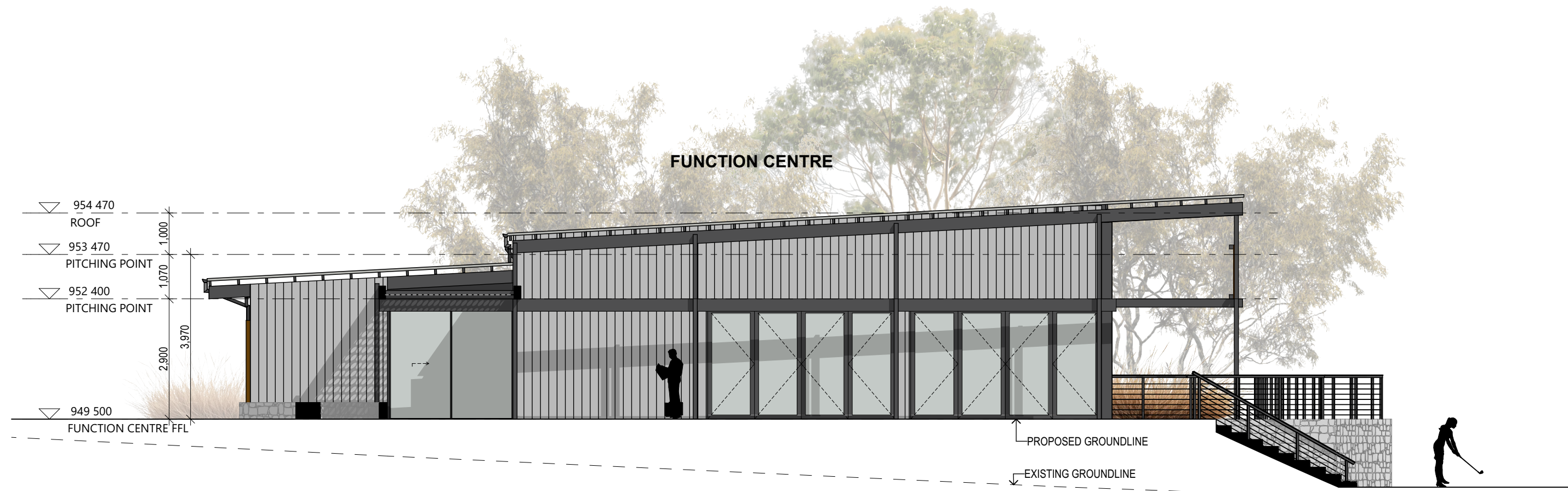
1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDERS
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



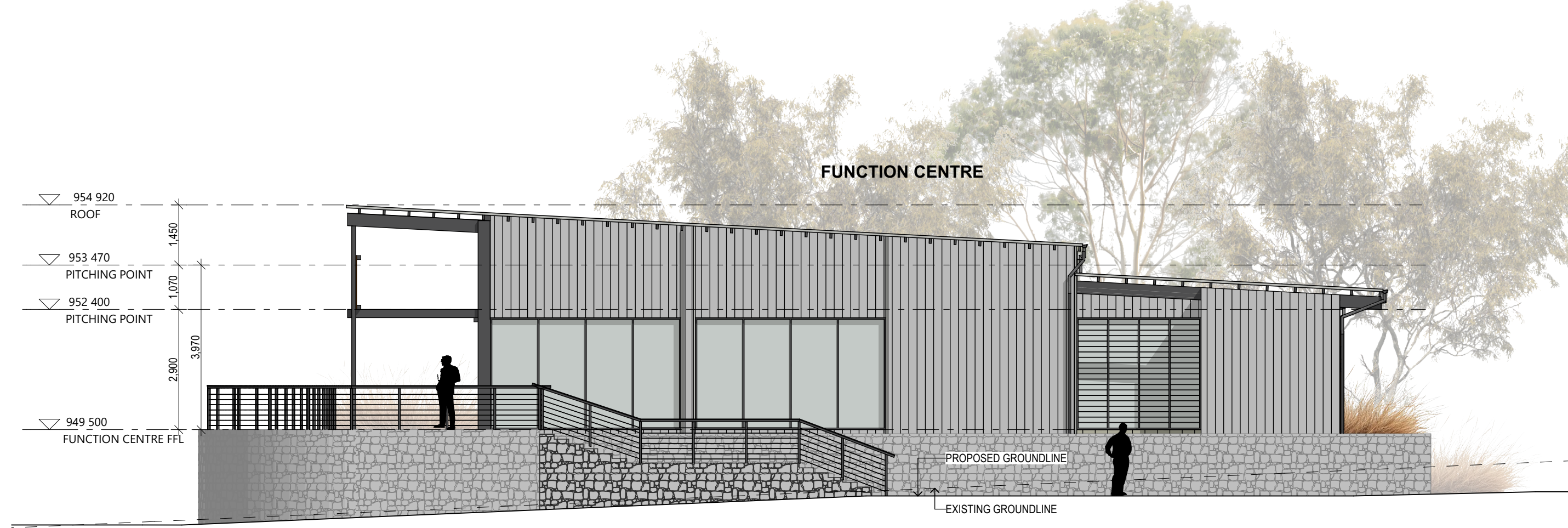
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1:100



GYM BUILDING SOUTH WEST ELEVATION
1:100



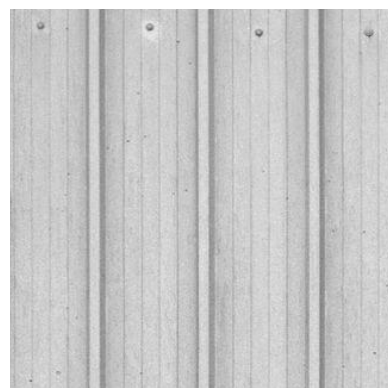
FUNCTION CENTRE NORTH EAST ELEVATION
1:100



FUNCTION CENTRE SOUTH WEST ELEVATION
1:100



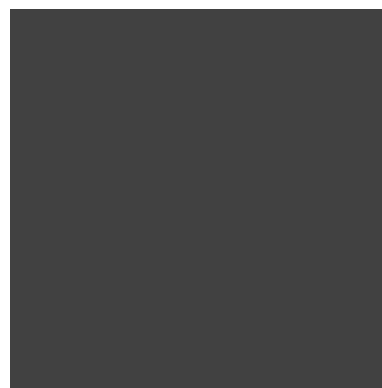
COPPER LOOK PAINT



GALVANIZED STEEL CLADDING



CUSTOM ORB GREY ROOF



COLORBOND MONUMENT



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Issue Description
P1 FOR PRELIMINARY COORDINATION
P2 FOR DA SUBMISSION
P3 FOR CLIENT REVIEW

Date
24/07/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
COMMUNITY FACILITY 1 ELEVATIONS 2
Scale
1:100 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA121
Issue
P3
Project Number
24117

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ELEVATIONS NOTES

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2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
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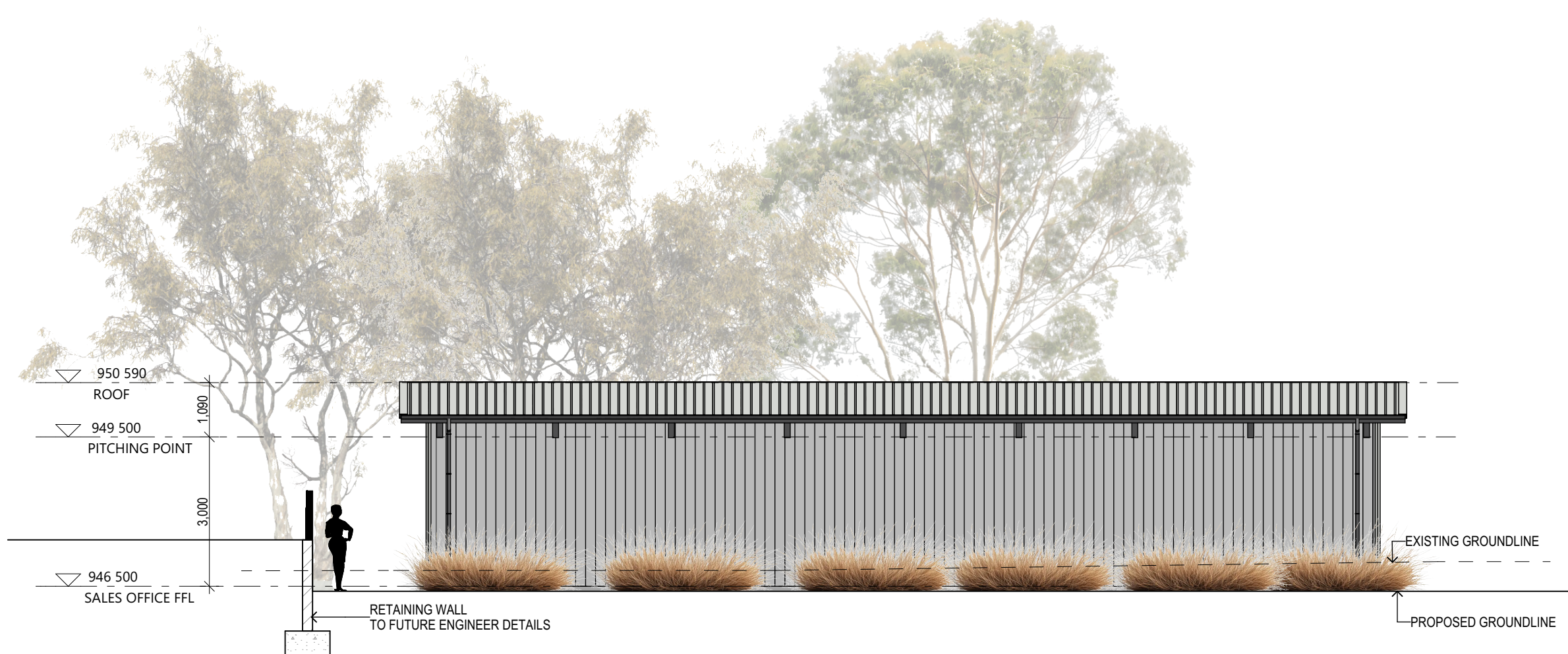
E-07 SALES OFFICE NORTH EAST ELEVATION
1:100



E-08 SALES OFFICE SOUTH EAST ELEVATION
1:100



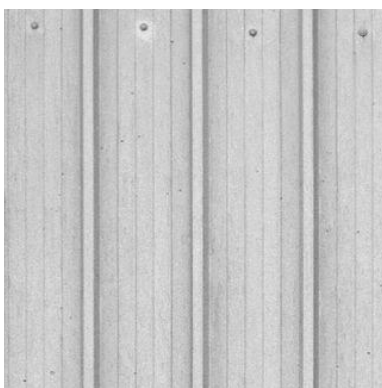
E-09 SALES OFFICE SOUTH WEST ELEVATION
1:100



E-10 SALES OFFICE SOUTH EAST ELEVATION
1:100



COPPER LOOK PAINT



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CUSTOM ORB GREY ROOF



COLORBOND MONUMENT



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Issue Description
P1 FOR PRELIMINARY COORDINATION
P2 FOR DA SUBMISSION
P3 FOR CLIENT REVIEW

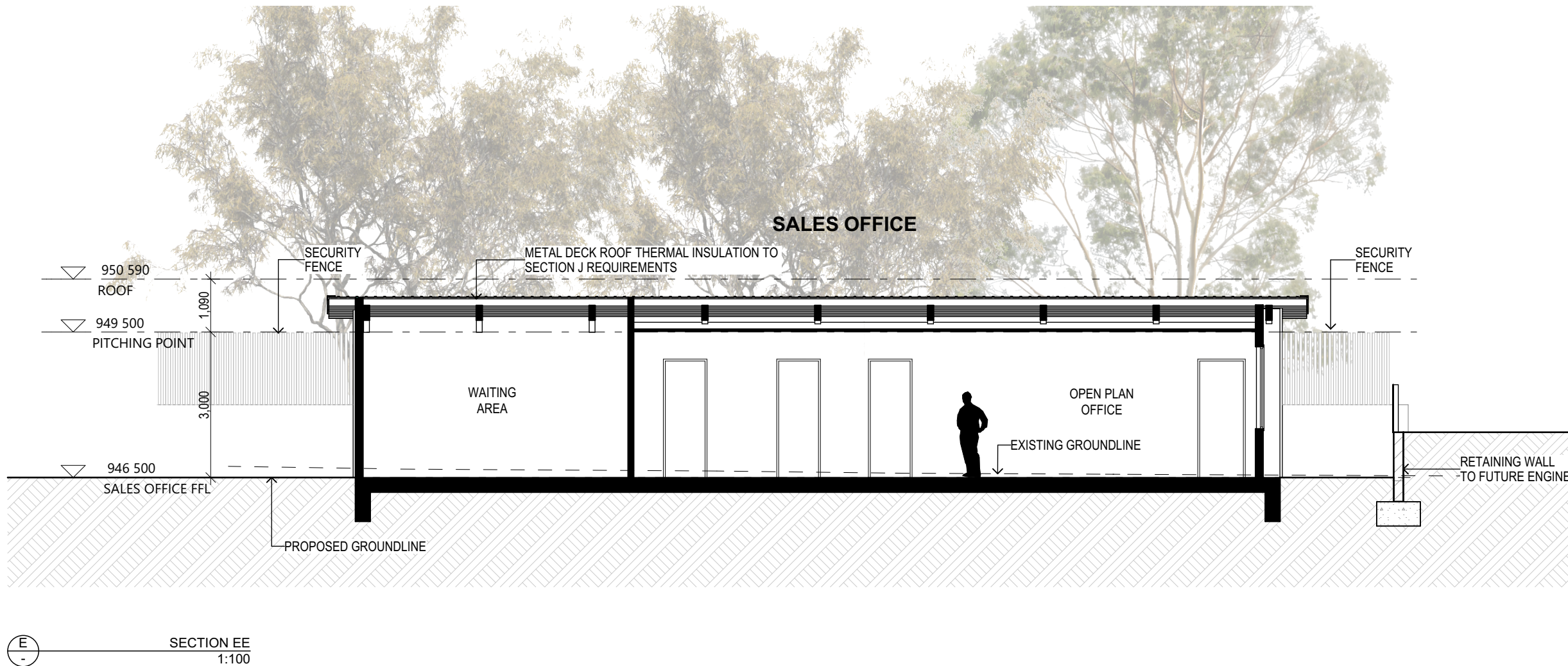
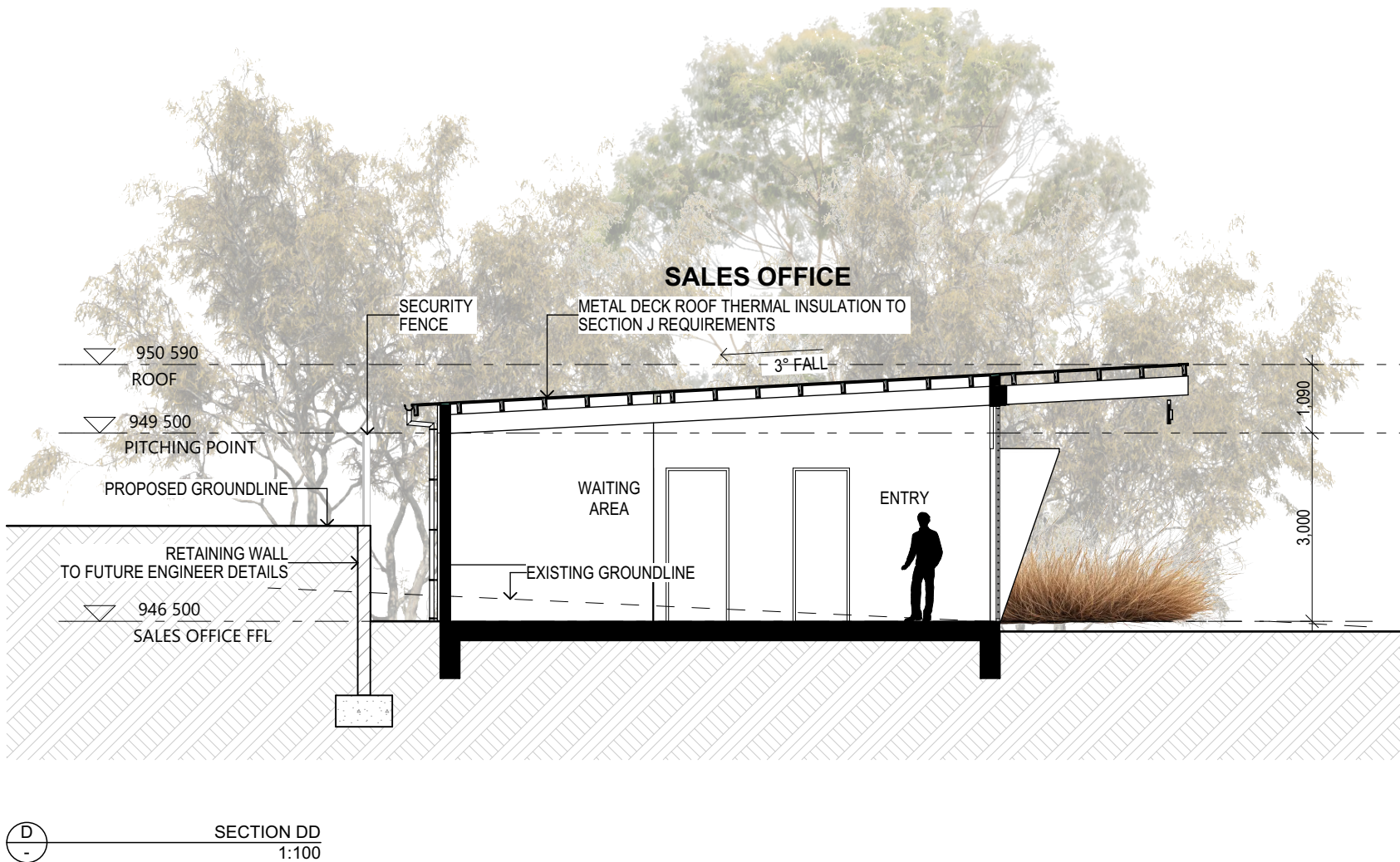
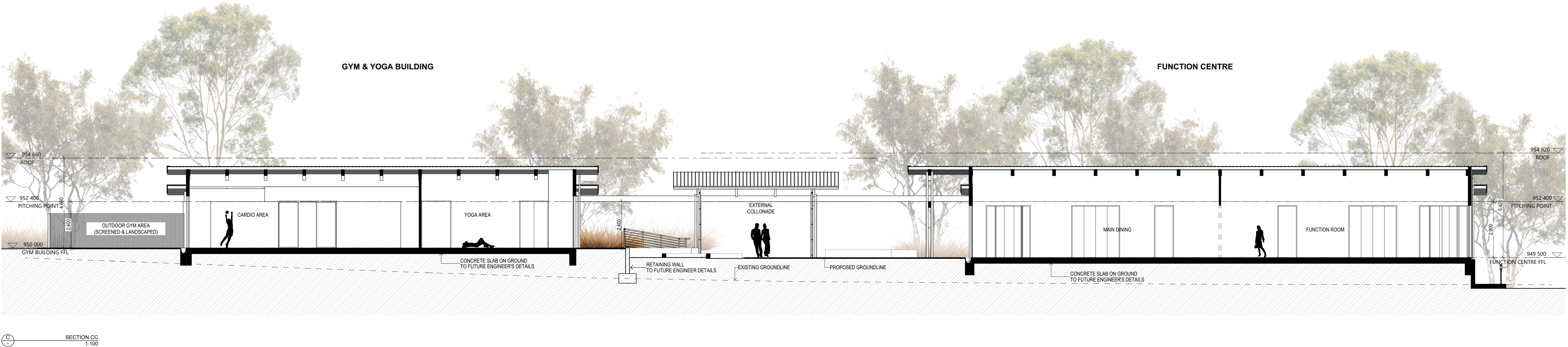
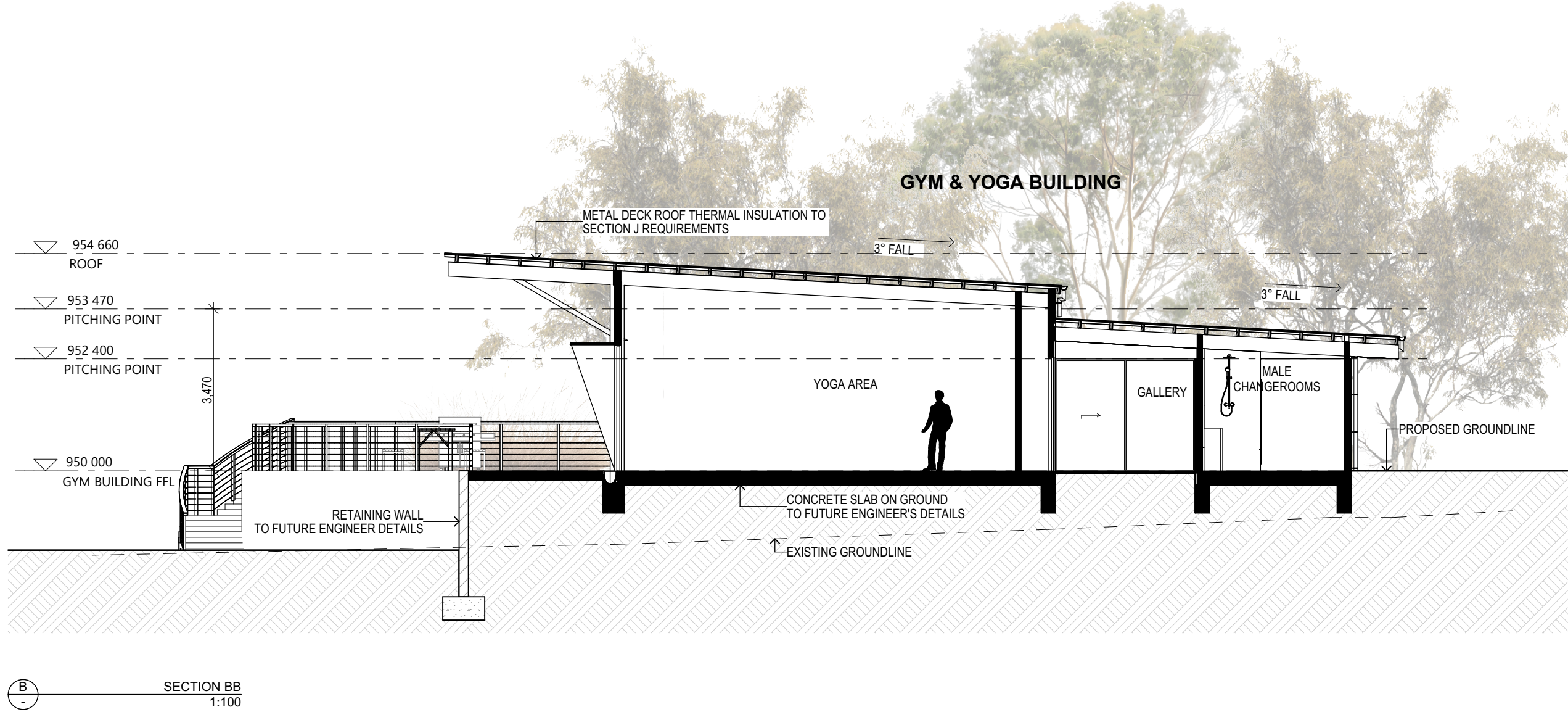
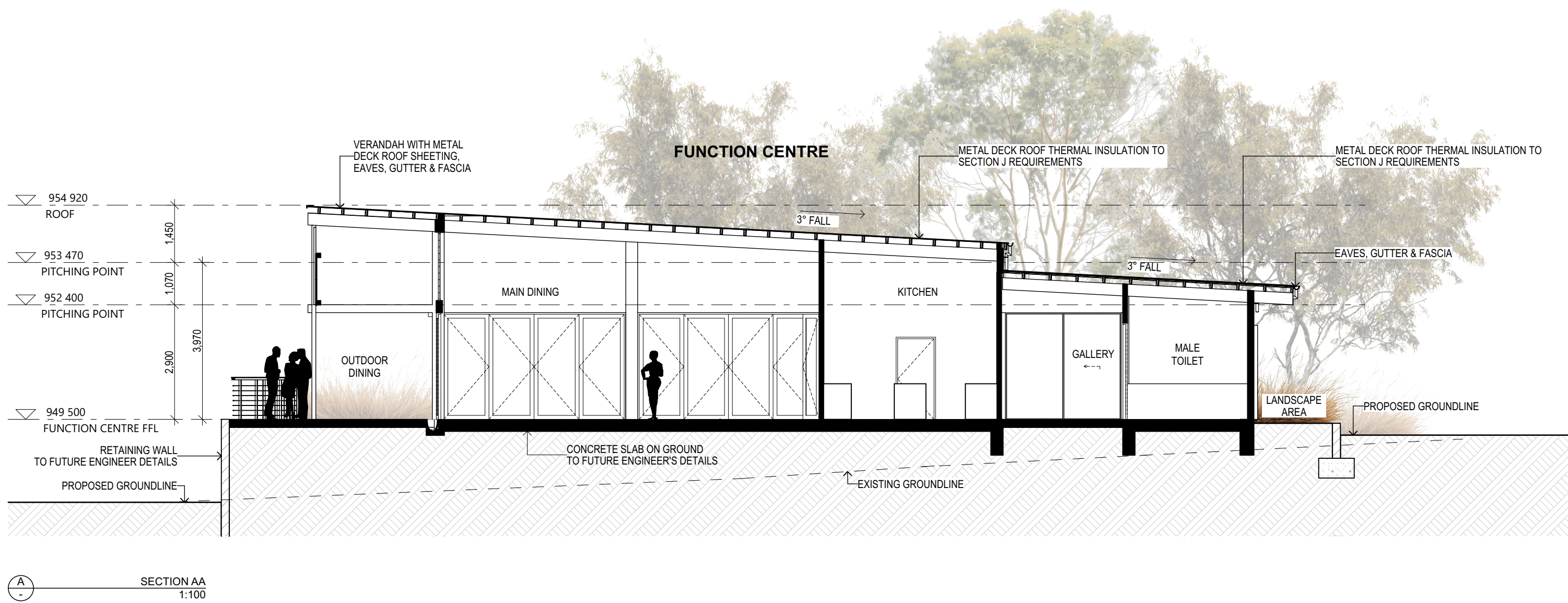
Date
24/07/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY COMMUNITY FACILITY 1 SALES OFFICE
Location
33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
COMMUNITY FACILITY 1 SALES OFFICE ELEVATIONS
Scale
1:100 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA122
Issue
P3
Project Number
24117

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Landscape Consultant
Terra Landscape Solutions
P 02 4073 8028
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Issue
A
P1
P2
Description
FOR DA SUBMISSION
FOR CLIENT REVIEW
FOR CLIENT REVIEW

Date
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
COMMUNITY FACILITY 1 SECTION AA & BB & CC & DD & EE
Scale
@ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA130
Issue
P2
Project Number
24117

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GYM & FUNCTION BUILDING PERSPECTIVE



GYM & FUNCTION BUILDING PERSPECTIVE

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PO Box 601 Kotara NSW 2280 Ph: 49524425 Nominated Architect: Daniel Hadley 8209		Consultants				Issue Description		Date		Project		Drawing		Drawing Number	
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		Team Partner MAAS Group p 02 778 7827 e info@maasgroup.com.au		Landscape Consultant Landscape Architects p 02 4272 7111 e info@landscape.com.au		A FOR DA SUBMISSION		21/08/2025		Location		PERSPECTIVES		Issue	
						P2 FOR CLIENT REVIEW		30/10/2025		33 MAGPIE HOLLOW ROAD		Scale		P3	
						P3 FOR CLIENT REVIEW		13/11/2025		SOUTH BOWENFELS		@ A1		Project Number	
										Client		DRAWN		QA CHECKED	
										MAAS GROUP		KN, ML, AW		JG	
														24117	
															



GYM BUILDING PERSPECTIVE



FUNCTION BUILDING PERSPECTIVE

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Issue Description
01 FOR PRELIMINARY COORDINATION
A FOR DA SUBMISSION
P2 FOR CLIENT REVIEW
P3 FOR CLIENT REVIEW

Date
24/07/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

Drawing
COMMUNITY FACILITY 1 GYM BUILDING
& FUNCTION BUILDING PERSPECTIVES
Scale
@ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA141
Issue
P3
Project Number
24117

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SALES OFFICE PERSPECTIVE



SALES OFFICE PERSPECTIVE

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Issue	Description
01	FOR PRELIMINARY COORDINATION
A	FOR DA SUBMISSION
P2	FOR CLIENT REVIEW
P3	FOR CLIENT REVIEW

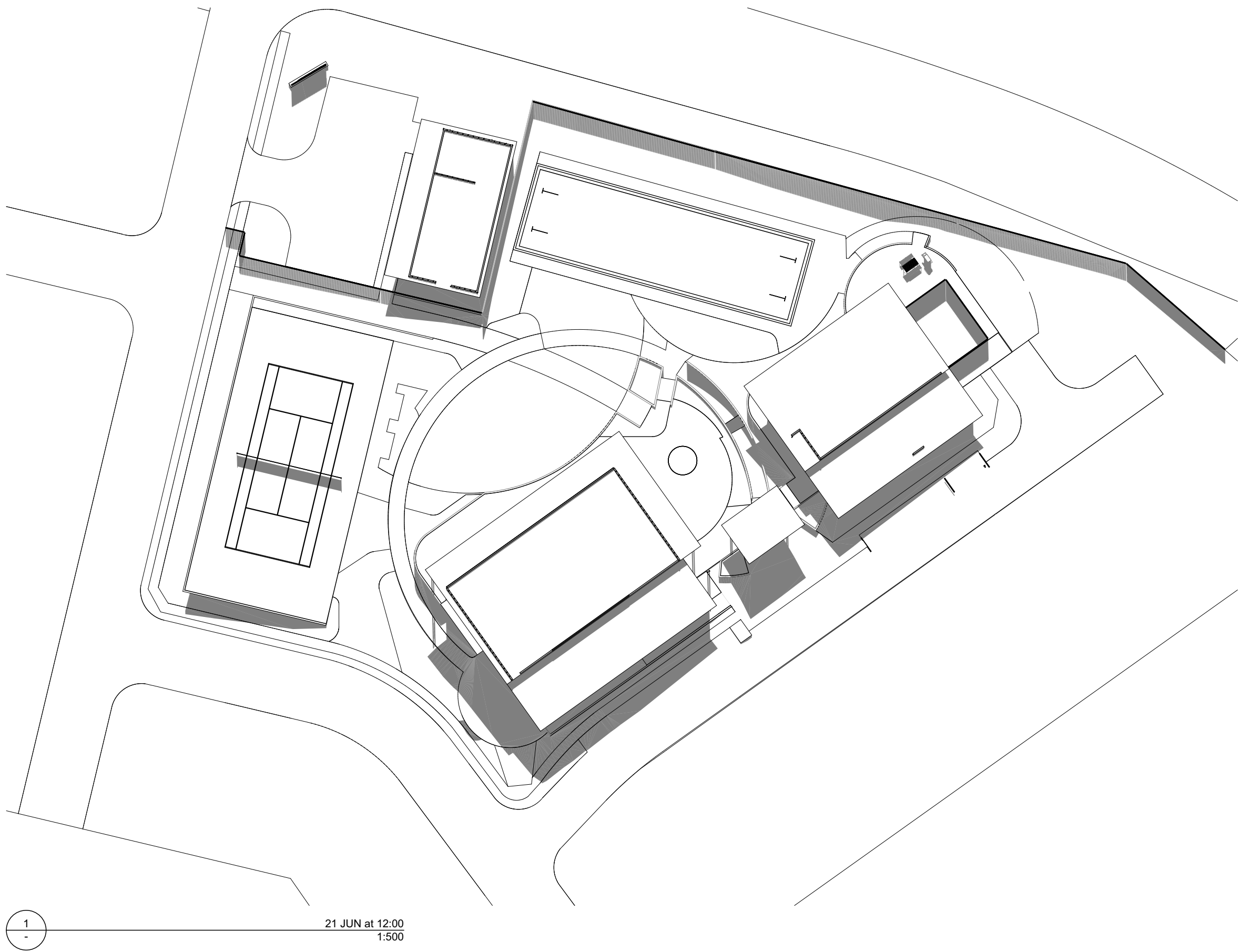
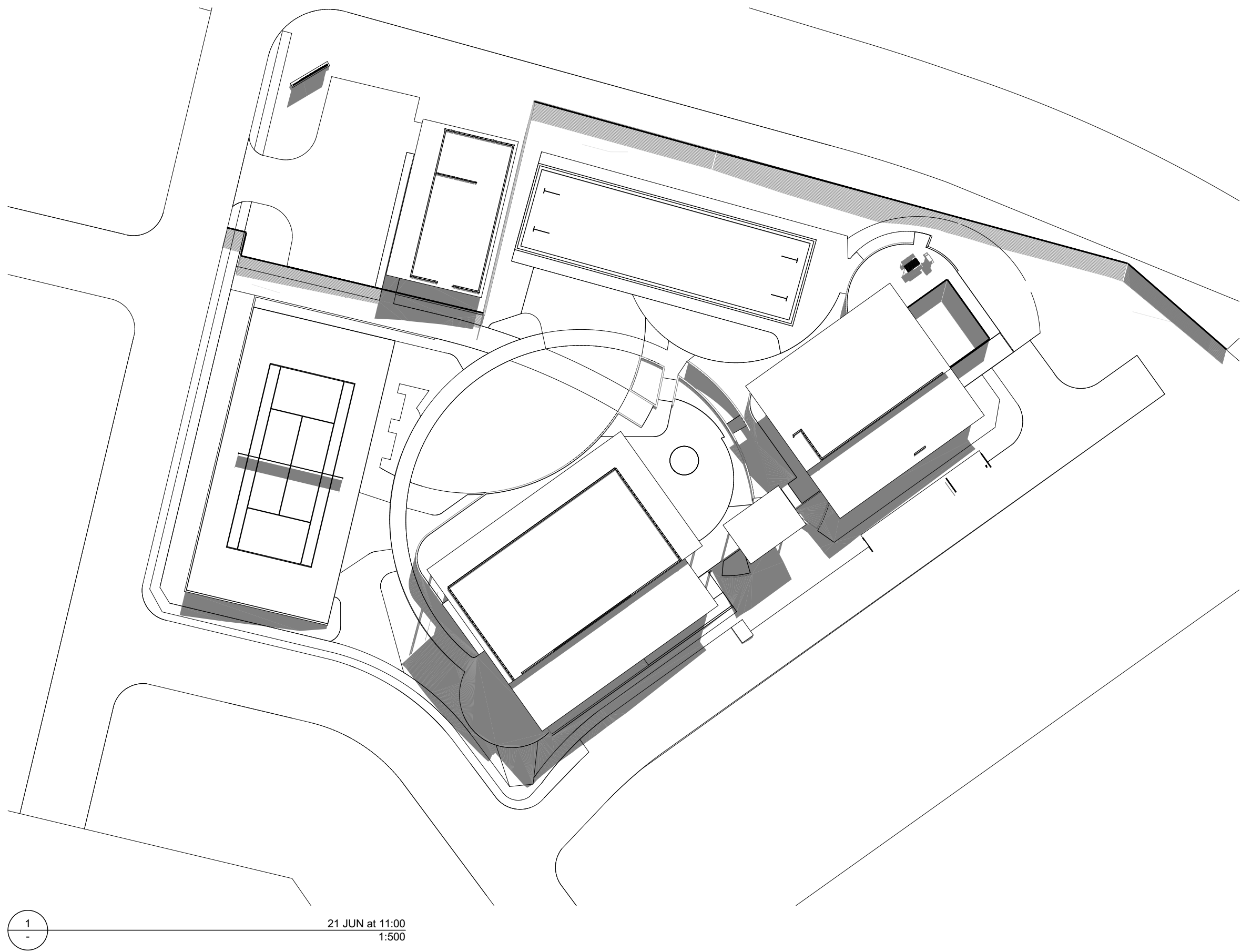
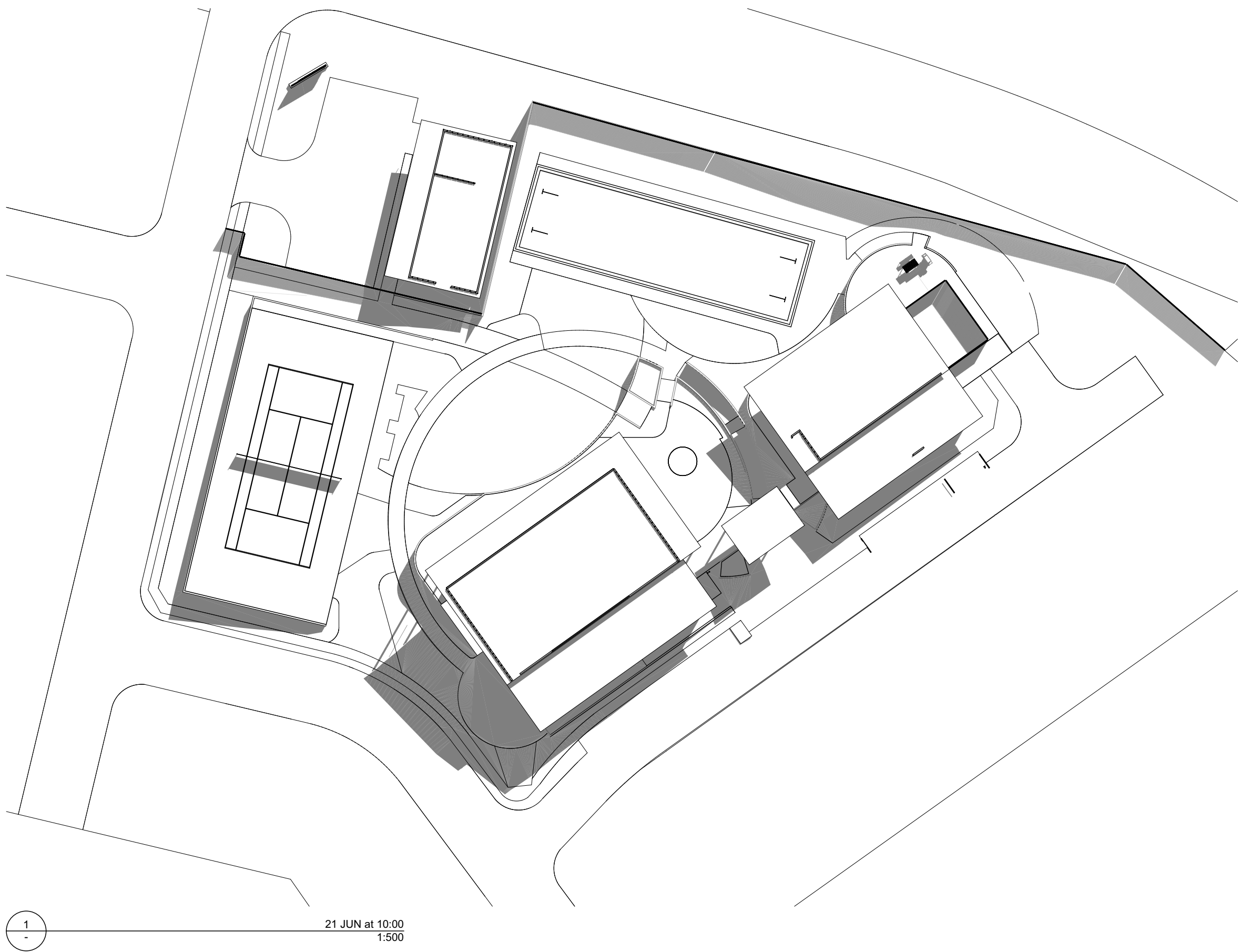
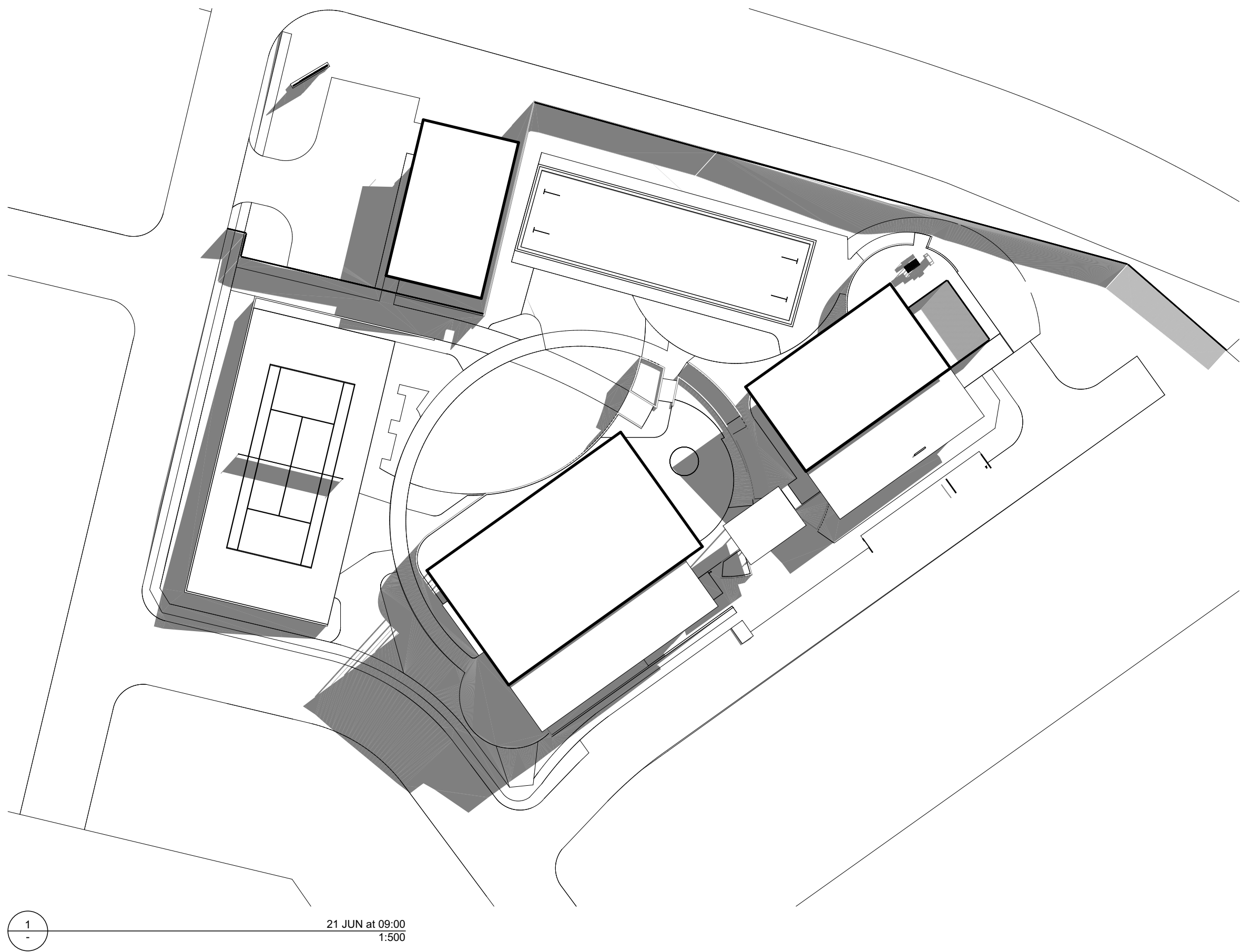
Date
24/07/2025
21/08/2025
30/10/2025
13/11/2025

Project	RESIDENTIAL COMMUNITY
Location	33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS
Client	MAAS GROUP

Drawing	COMMUNITY FACILITY 1 SALES OFFICE
	PERSPECTIVES
Scale	@ A1
DRAWN	KN, ML, AW
QA CHECKED	JG

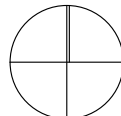
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Issue	P3
Project Number	24117

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Landscaper Consultant
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Issue	Description
A	FOR DA SUBMISSION
P1	FOR CLIENT REVIEW
P2	FOR CLIENT REVIEW

Date
21/08/2025
30/10/2025
13/11/2025

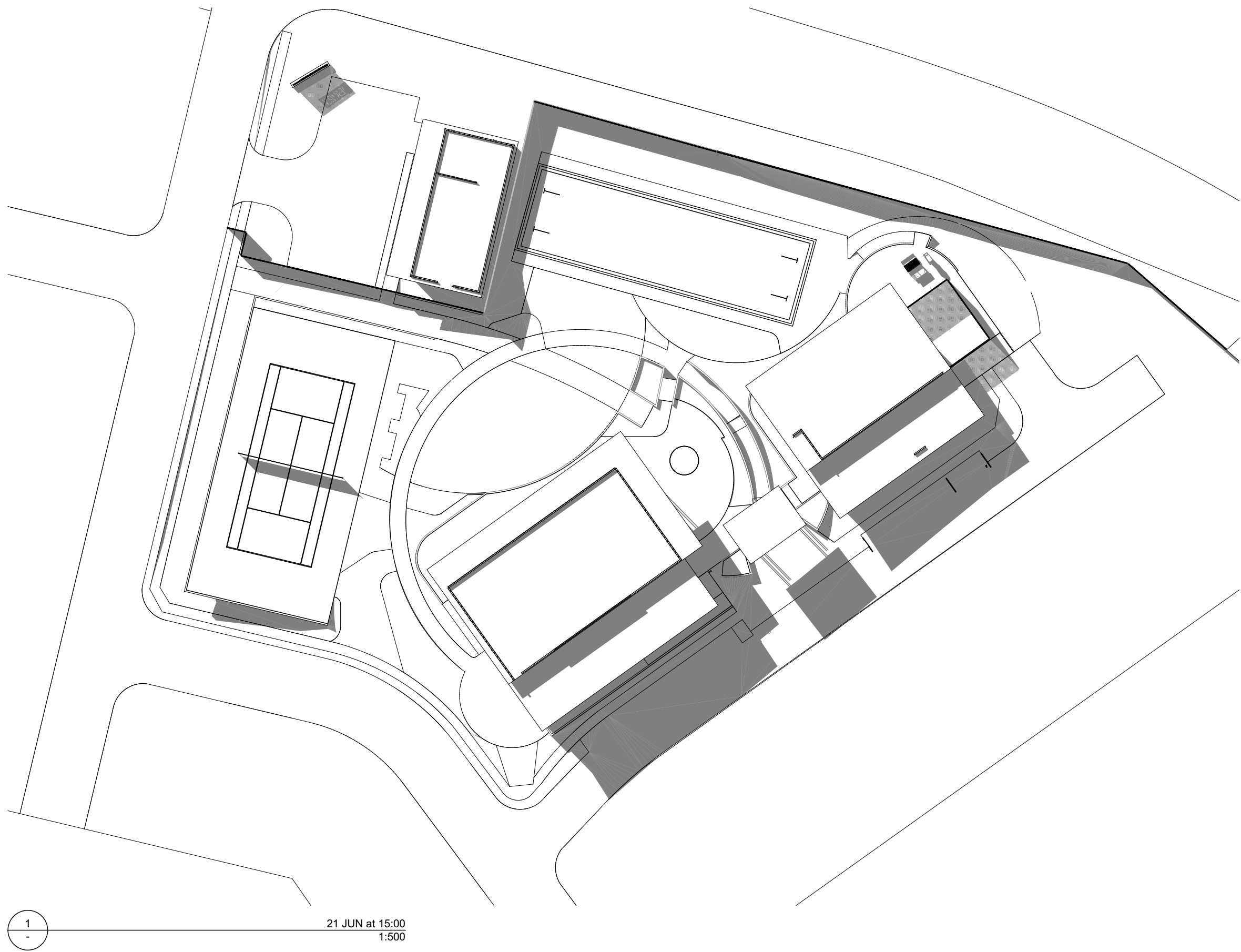
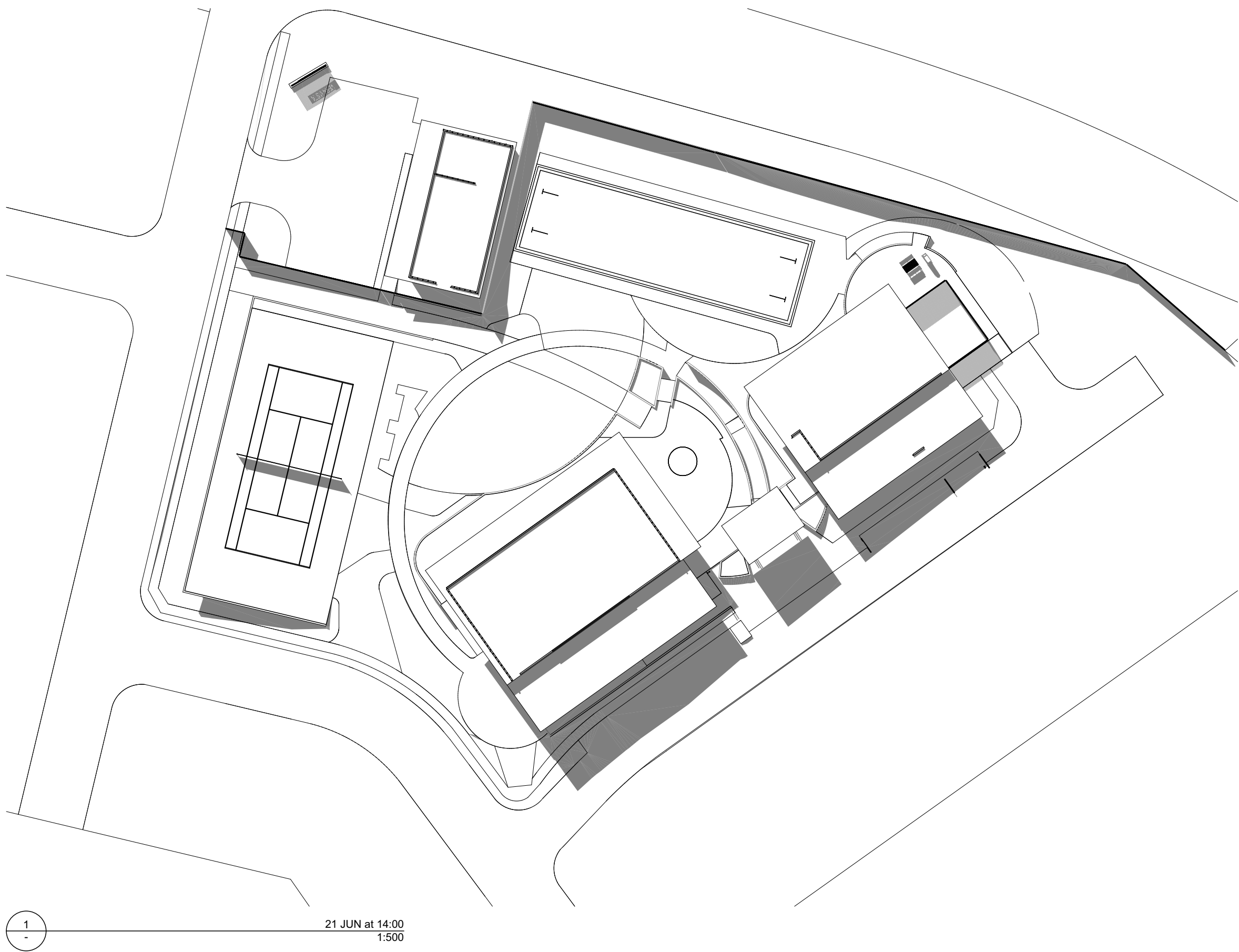
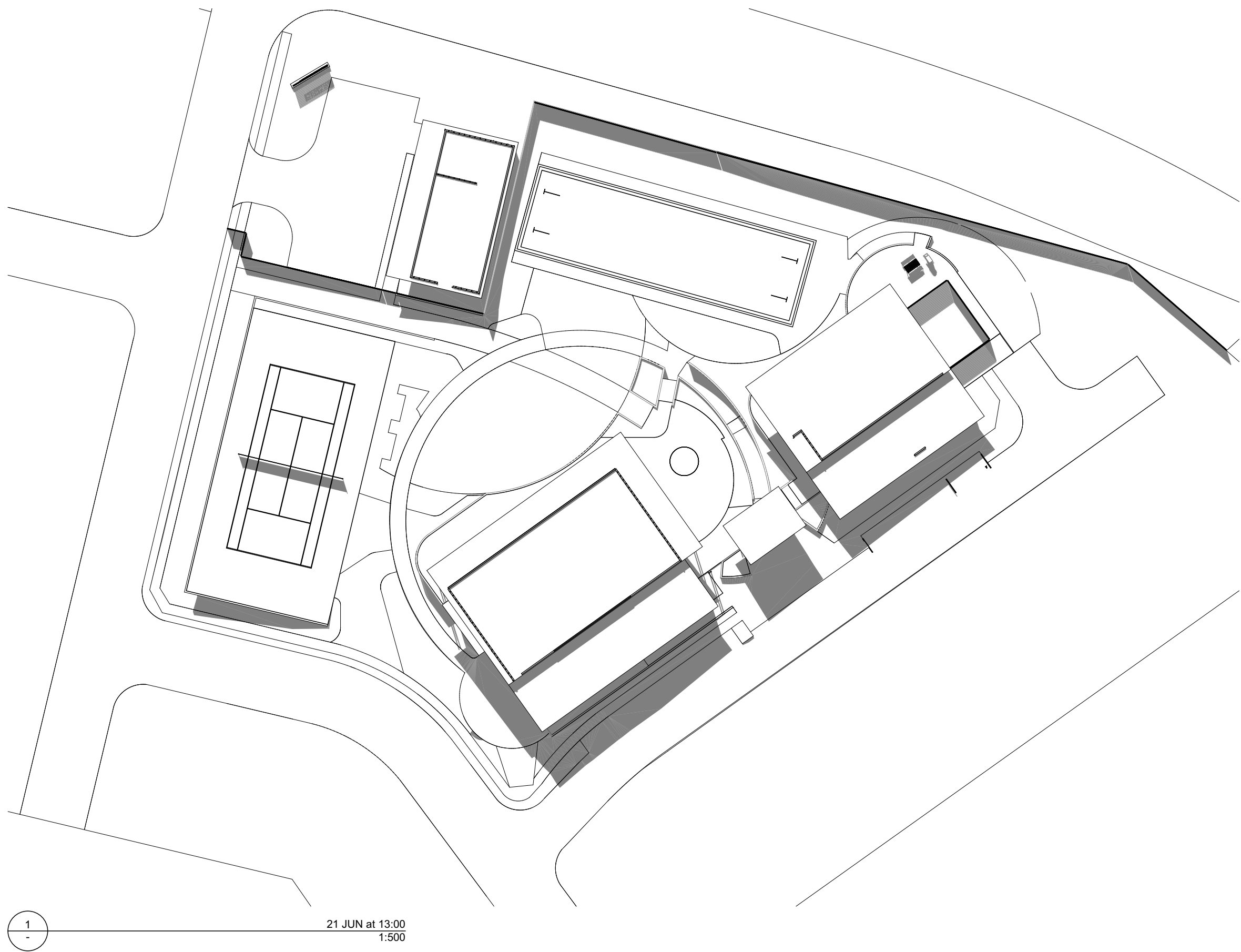
Project	RESIDENTIAL COMMUNITY
Location	33 MAGPIE HOLLOW ROAD
	SOUTH BOWENFELS
Client	MAAS GROUP

Drawing	COMMUNITY FACILITY 1 SHADOW
	DIAGRAMS
Scale	1:500 @ A1
DRAWN	KN, ML, AW

QA CHECKED	JG
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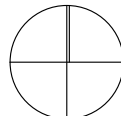
Drawing Number	DA150
Issue	P2
Project Number	24117





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Issue	Description
A	FOR DA SUBMISSION
P1	FOR CLIENT REVIEW
P2	FOR CLIENT REVIEW

Date	21/08/2025
	30/10/2025
	13/11/2025

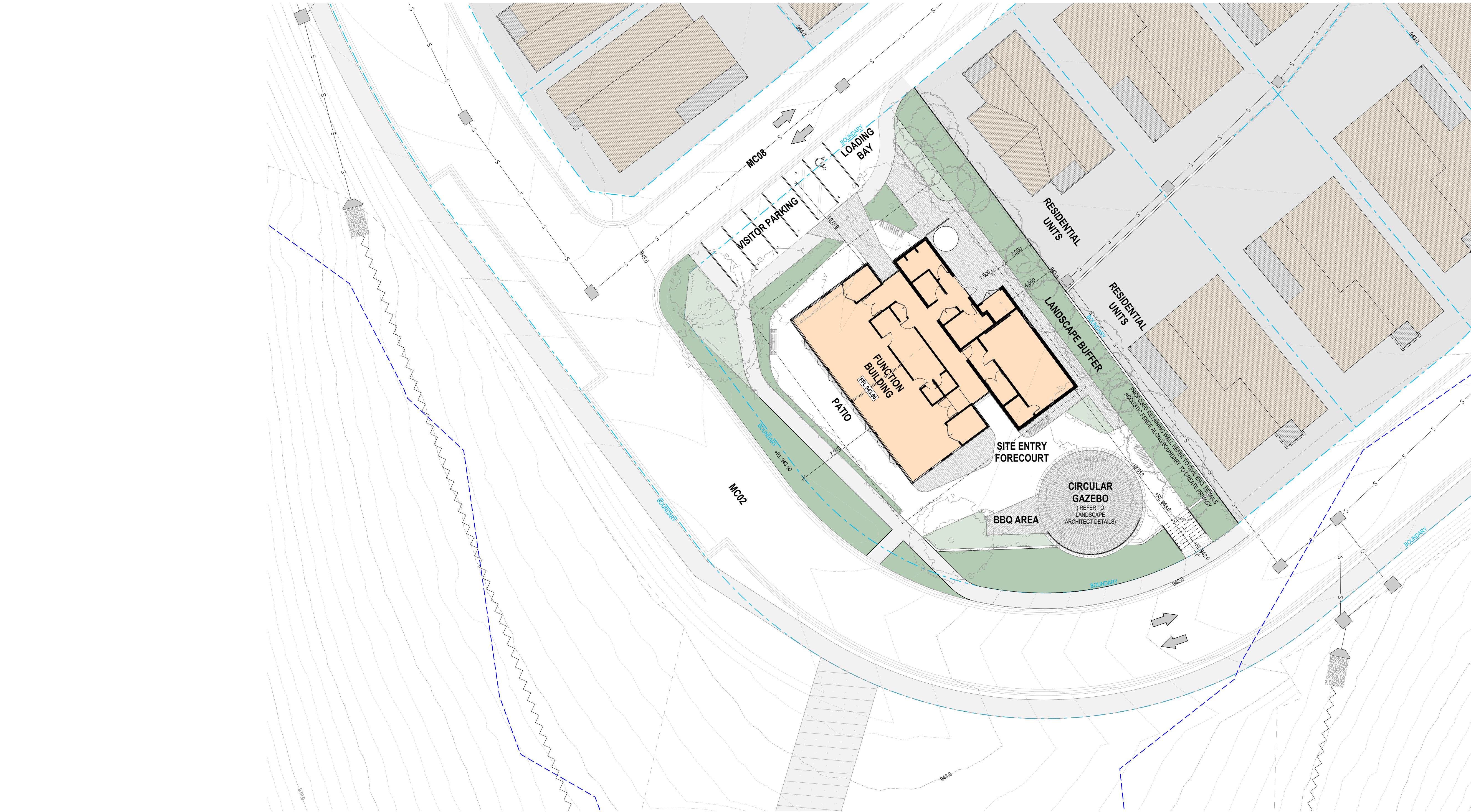
Project	RESIDENTIAL COMMUNITY
Location	33 MAGPIE HOLLOW ROAD
	SOUTH BOWENFELS
Client	MAAS GROUP

Drawing	COMMUNITY FACILITY 1 SHADOW
	DIAGRAMS
Scale	1:500 @ A1
DRAWN	KN, ML, AW

QA CHECKED
JG

Drawing Number	DA151
Issue	P2
Project Number	24117





AREAS

SITE AREA (COMMUNITY FACILITY)	1,379m ²
TOTAL GFA	254m ²
LANDSCAPE	975m ² 70.7%

SITE LEGEND

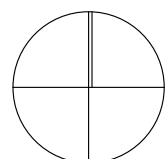
- 10,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
- RW
- RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS
- PROPOSED NEW TREE (REFER TO LANDSCAPE ARCHITECT DETAILS)
- PROPOSED BUILDING FOOTPRINT

SITE NOTES

- GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
- PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

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Issue	Description
P1	FOR PRELIMINARY COORDINATION
P2	FOR PRELIMINARY COORDINATION
P3	FOR COORDINATION
A	FOR DA SUBMISSION
P4	FOR CLIENT REVIEW
P5	FOR CLIENT REVIEW

Date	9/07/2025 24/07/2025 28/07/2025 21/08/2025 30/10/2025 13/11/2025
------	---

Project
RESIDENTIAL COMMUNITY
Location
**33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS**
Client
MAAS GROUP

Drawing
COMMUNITY FACILITY 2 SITE PLAN
Scale
1:200 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA201
Issue
P5
Project Number
24117

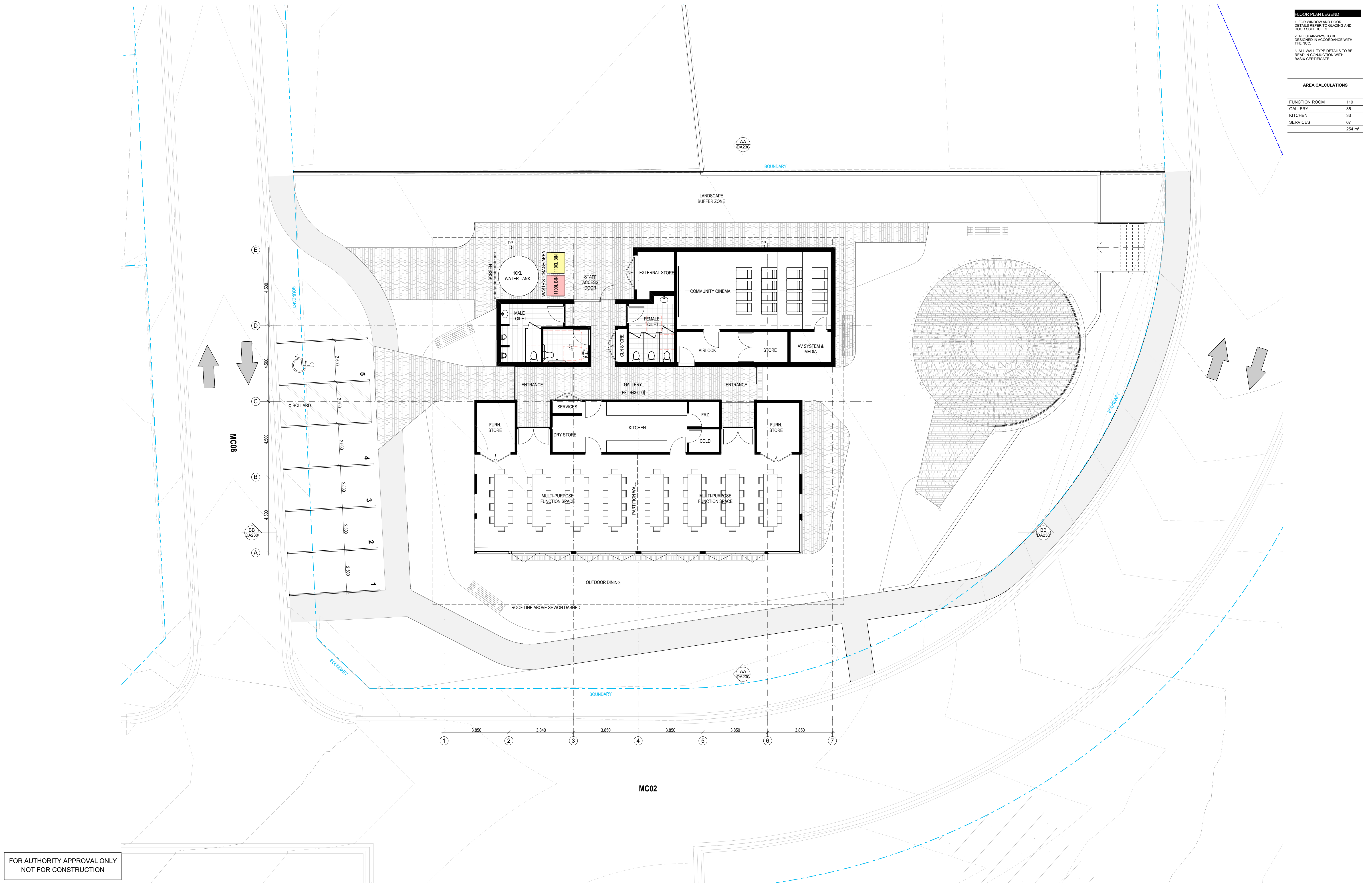


FLOOR PLAN LEGEND

1. FOR WINDOW AND DOOR DETAILS REFER TO GLAZING AND DOOR SCHEDULES
2. ALL STAIRWAYS TO BE DESIGNED IN ACCORDANCE WITH THE NCC
3. ALL WALL TYPE DETAILS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE

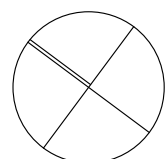
AREA CALCULATIONS

FUNCTION ROOM	119
GALLERY	35
KITCHEN	33
SERVICES	67
	254 m ²



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PO Box 601 Kilara
NSW 2259 Ph: 49524425
Nominated Architect: Daniel Hadley 8209
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Issue
P1
P2
P3
A
P4
P5
Description
FOR PRELIMINARY COORDINATION
FOR PRELIMINARY COORDINATION
FOR COORDINATION
FOR DA SUBMISSION
FOR CLIENT REVIEW
FOR CLIENT REVIEW

Date
9/07/2025
24/07/2025
28/07/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

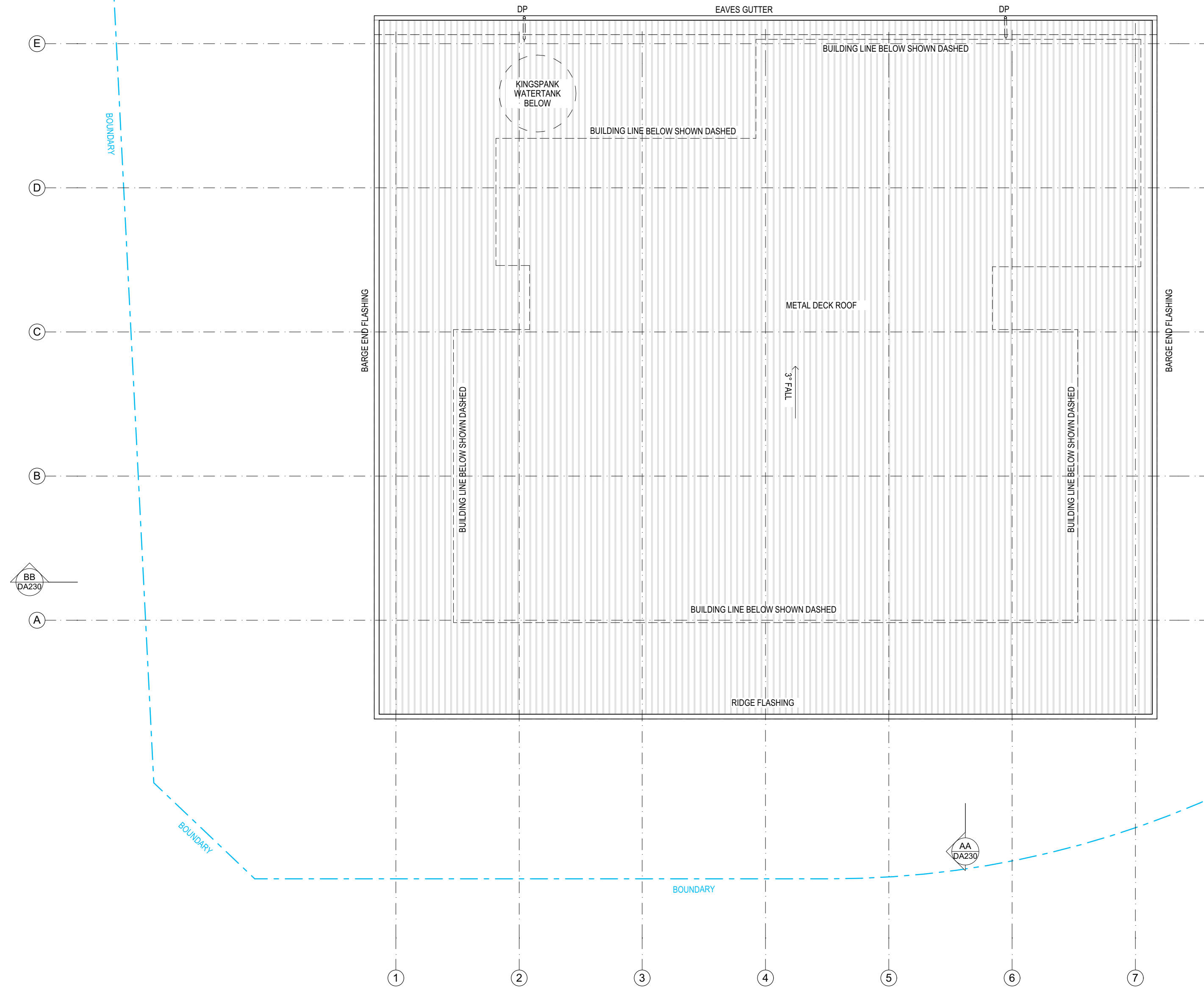
Drawing
COMMUNITY FACILITY 2 GROUND
FLOOR
Scale
1:100 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA210
Issue
P5
Project Number
24117

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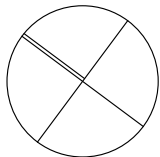
FLOOR PLAN LEGEND

1. FOR WINDOW AND DOOR DETAILS REFER TO GLAZING AND DOOR SCHEDULES
2. ALL STAIRWAYS TO BE DESIGNED IN ACCORDANCE WITH THE NCC
3. ALL WALL TYPE DETAILS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE



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Issue	Description
P1	FOR COORDINATION
A	FOR DA SUBMISSION
P2	FOR CLIENT REVIEW
P3	FOR CLIENT REVIEW

Date
28/07/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

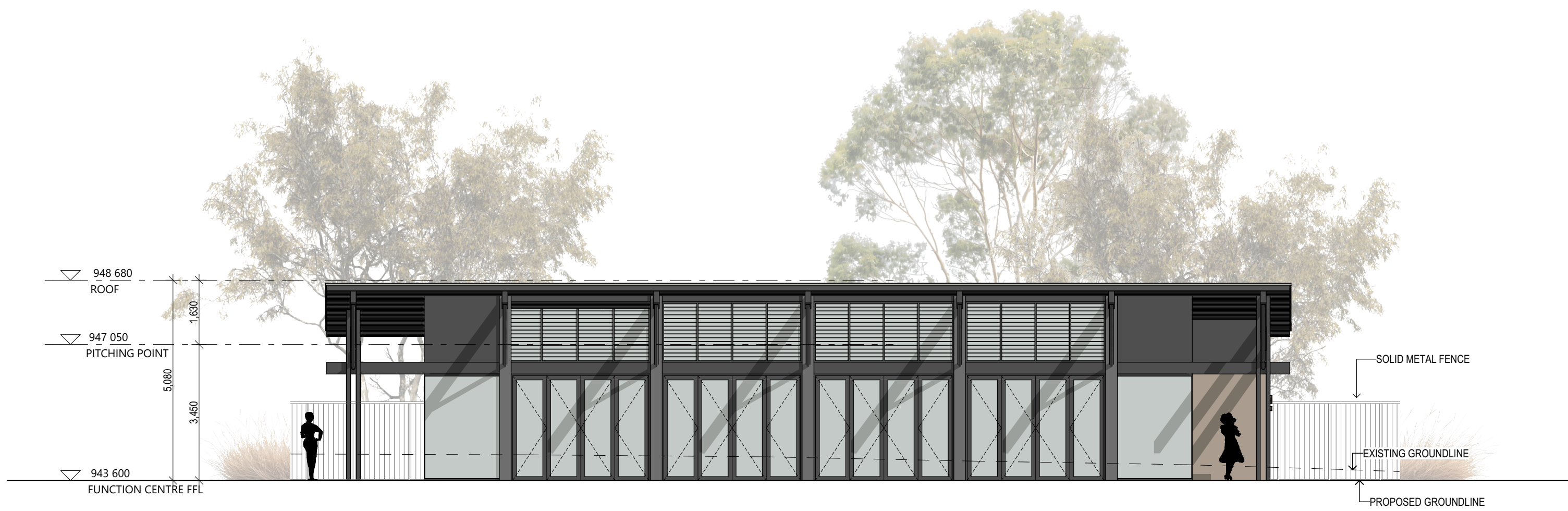
Drawing
COMMUNITY FACILITY 2 ROOF PLAN
Scale
1:100 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA211
Issue
P3
Project Number
24117



ELEVATIONS NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDERS
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



E-11 SOUTH WEST ELEVATION - SECONDARY COMMUNITY CENTRE
1:100



E-12 SOUTH EAST ELEVATION - SECONDARY COMMUNITY CENTRE
1:100



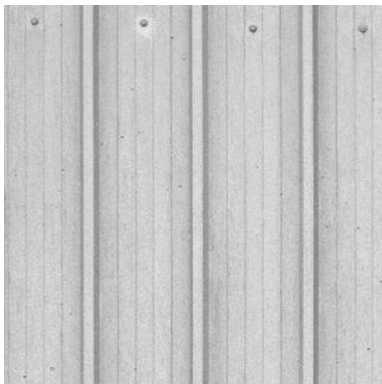
E-13 NORTH EAST ELEVATION - SECONDARY COMMUNITY CENTRE
1:100



E-14 NORTH WEST ELEVATION - SECONDARY COMMUNITY CENTRE
1:100



COPPER LOOK PAINT



GALVANIZED STEEL CLADDING



CUSTOM ORB GREY ROOF



COLORBOND MONUMENT



SANDSTONE LOOK CLADDING

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Issue	Description
P1	FOR PRELIMINARY COORDINATION
P2	FOR COORDINATION
A	FOR DA SUBMISSION
P3	FOR CLIENT REVIEW
P4	FOR CLIENT REVIEW

Date	Location
24/07/2025	33 MAGPIE HOLLOW ROAD
28/07/2025	SOUTH BOWENFELS
21/08/2025	
30/10/2025	
13/11/2025	

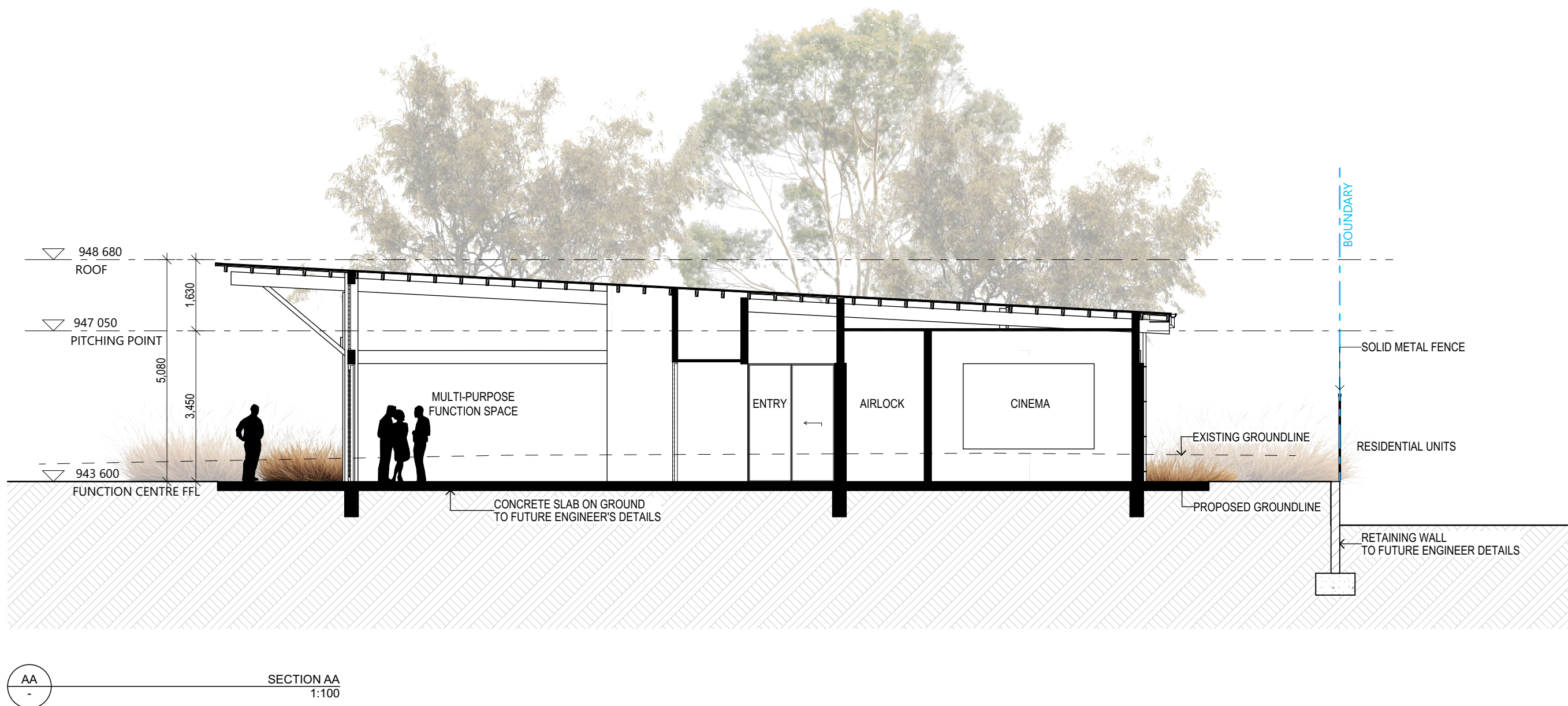
Project	Client
RESIDENTIAL COMMUNITY	MAAS GROUP
33 MAGPIE HOLLOW ROAD	
SOUTH BOWENFELS	

Drawing	Scale
COMMUNITY FACILITY 2 ELEVATIONS	1:100 @ A1
DRAWN	KN, ML, AW

QA CHECKED
JG

Drawing Number	Issue
DA220	P4
Project Number	24117

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Issue	Description
P1	FOR COORDINATION
A	FOR DA SUBMISSION
P2	FOR CLIENT REVIEW
P3	FOR CLIENT REVIEW

Date
28/07/2025
21/08/2025
30/10/2025
13/11/2025

Project	RESIDENTIAL COMMUNITY
Location	33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS
Client	MAAS GROUP

Drawing	COMMUNITY FACILITY 2 SECTION AA & BB
Scale	1:100 @ A1
DRAWN	KN, ML, AW
QA CHECKED	JG

Drawing Number	DA230
Issue	P3
Project Number	24117

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COMMUNITY FACILITY 2 PERSPECTIVE



COMMUNITY FACILITY 2 PERSPECTIVE

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Issue	Description
01	FOR PRELIMINARY COORDINATION
P2	FOR COORDINATION
A	FOR DA SUBMISSION
P3	FOR CLIENT REVIEW
P4	FOR CLIENT REVIEW

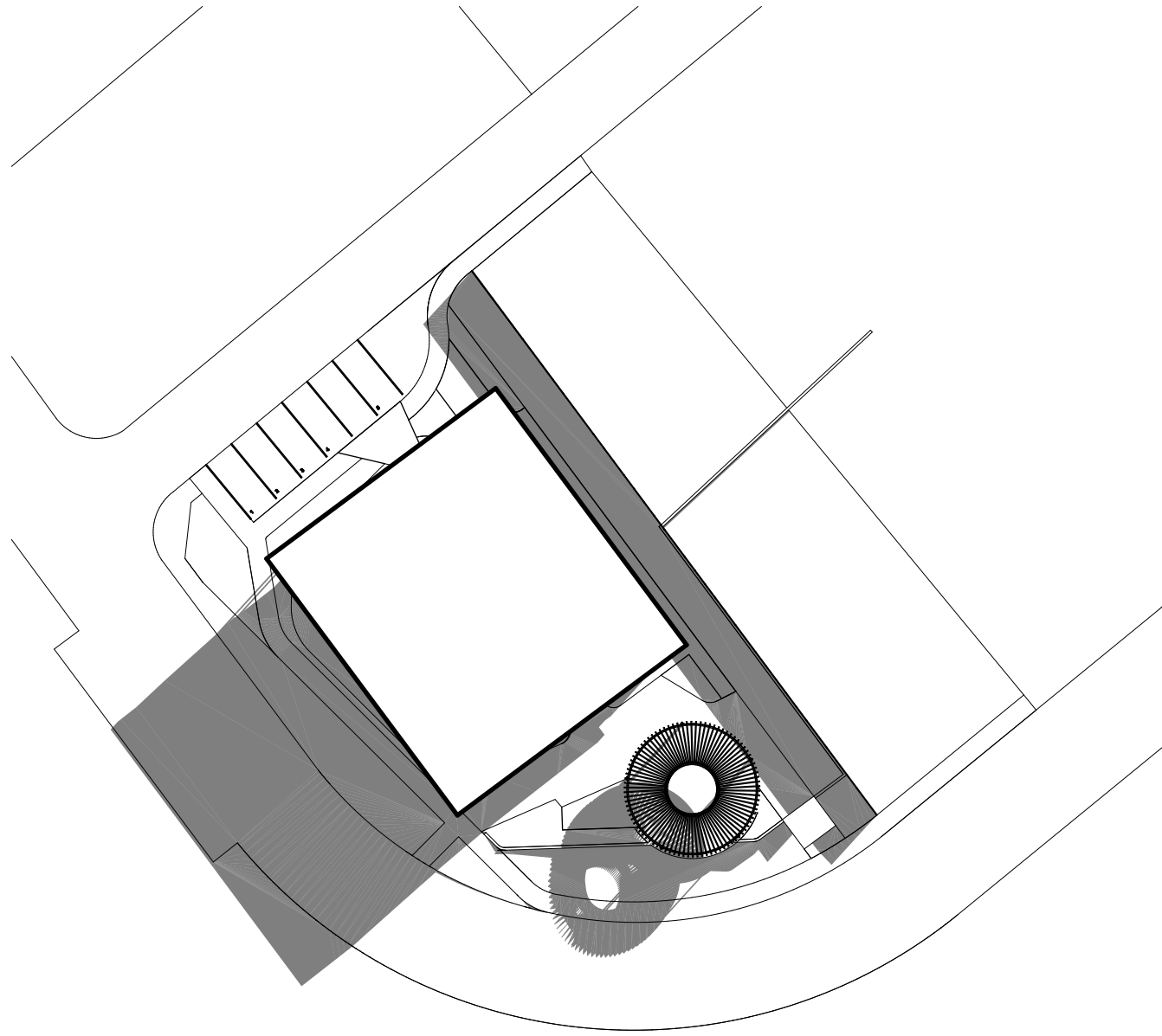
Date
24/07/2025
28/07/2025
21/08/2025
30/10/2025
13/11/2025

Project	RESIDENTIAL COMMUNITY
Location	33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS
Client	MAAS GROUP

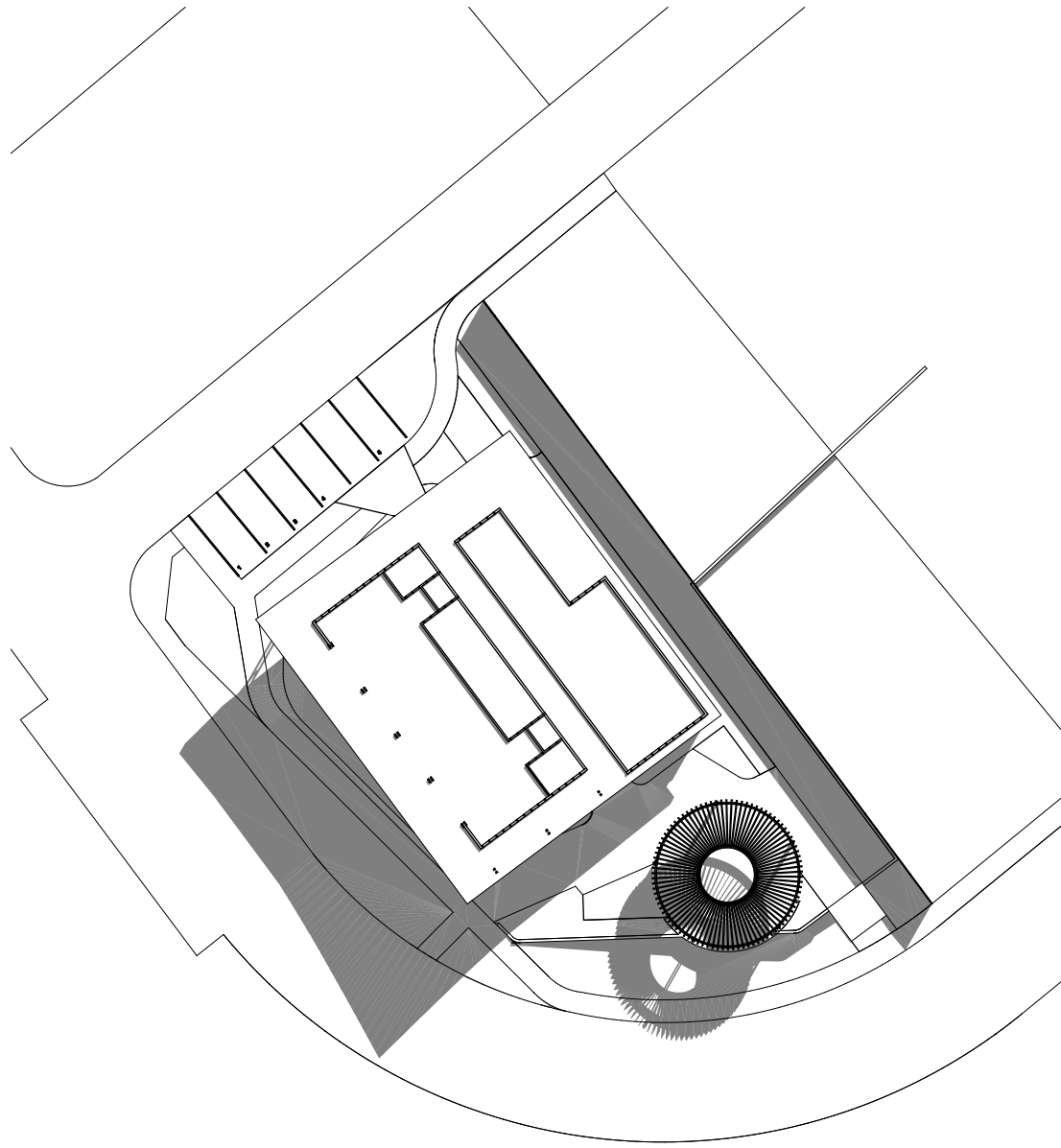
Drawing	COMMUNITY FACILITY 2 PERSPECTIVE
Scale	@ A1
DRAWN	KN, ML, AW
QA CHECKED	JG

Drawing Number	DA240
Issue	P4
Project Number	24117

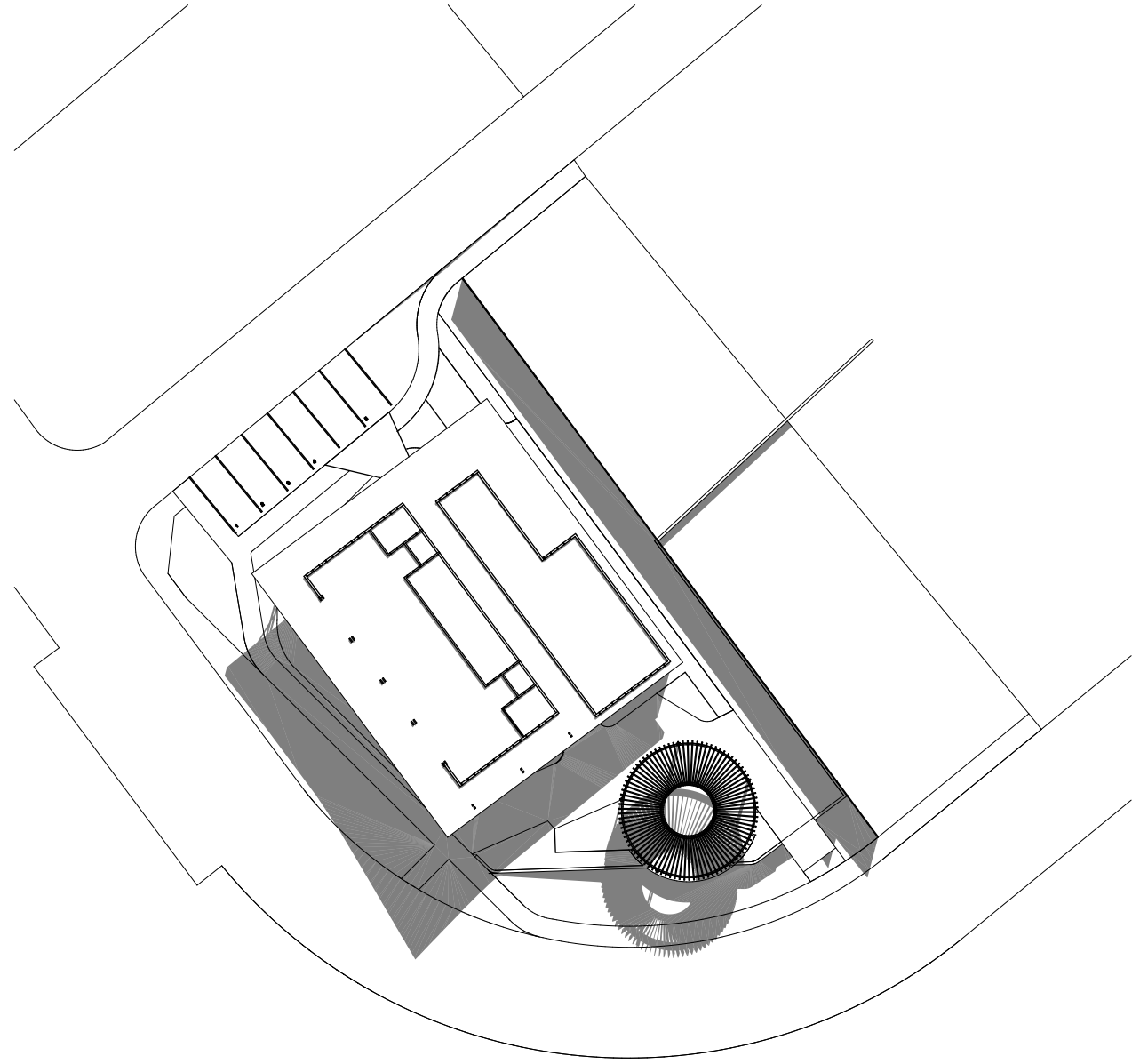




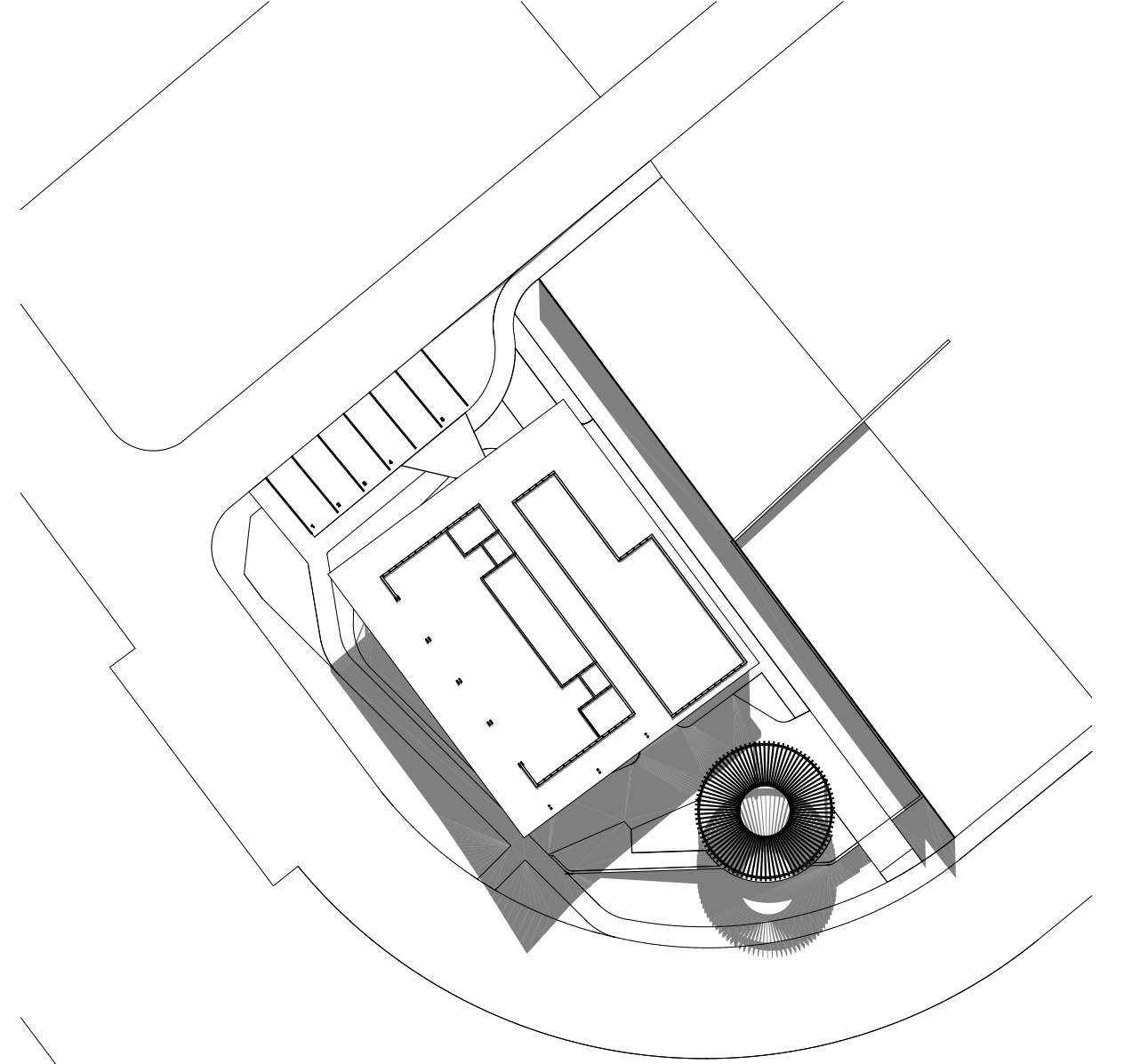
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-
21 JUN at 09:00
1:500



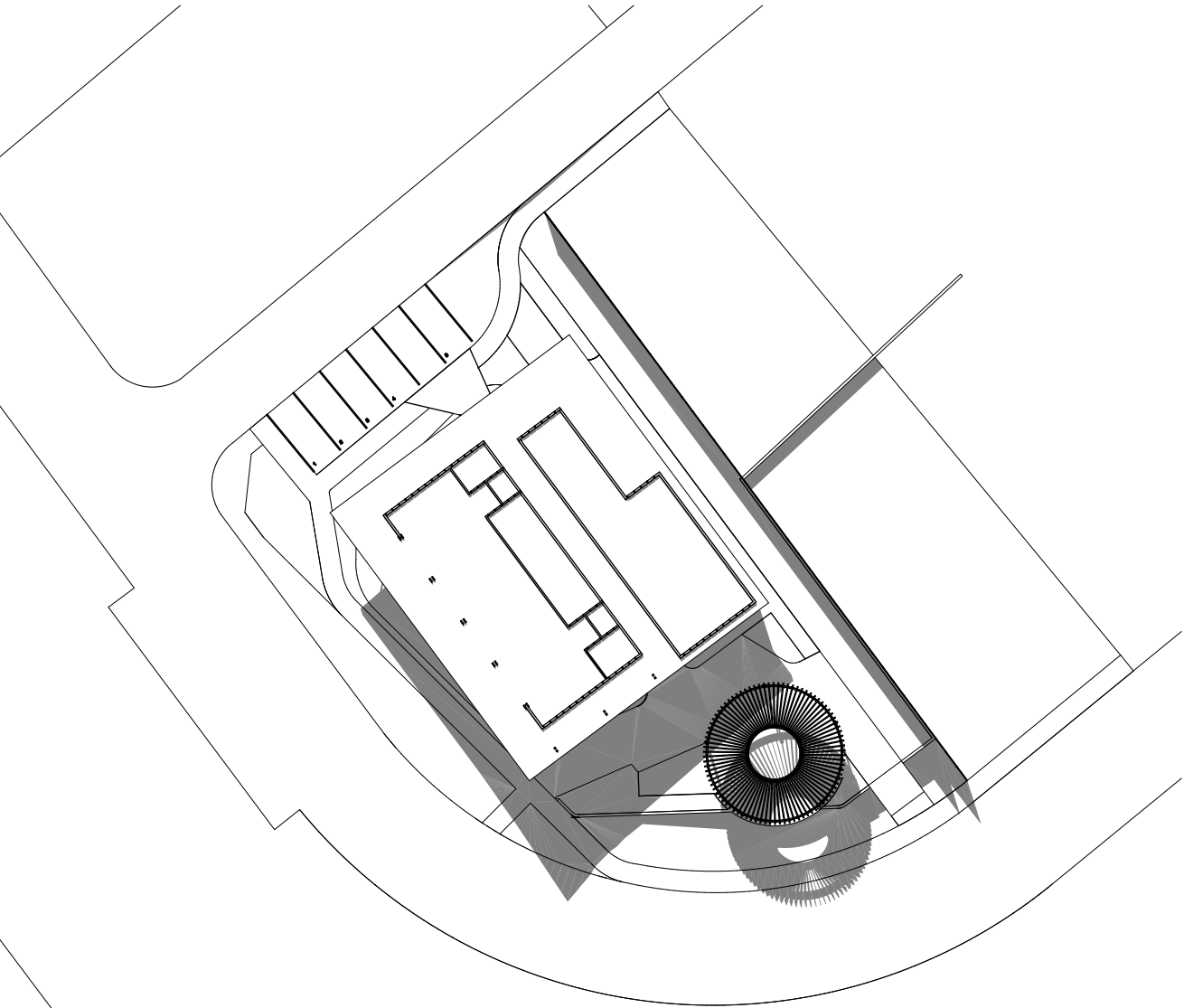
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21 JUN at 10:00
1:500



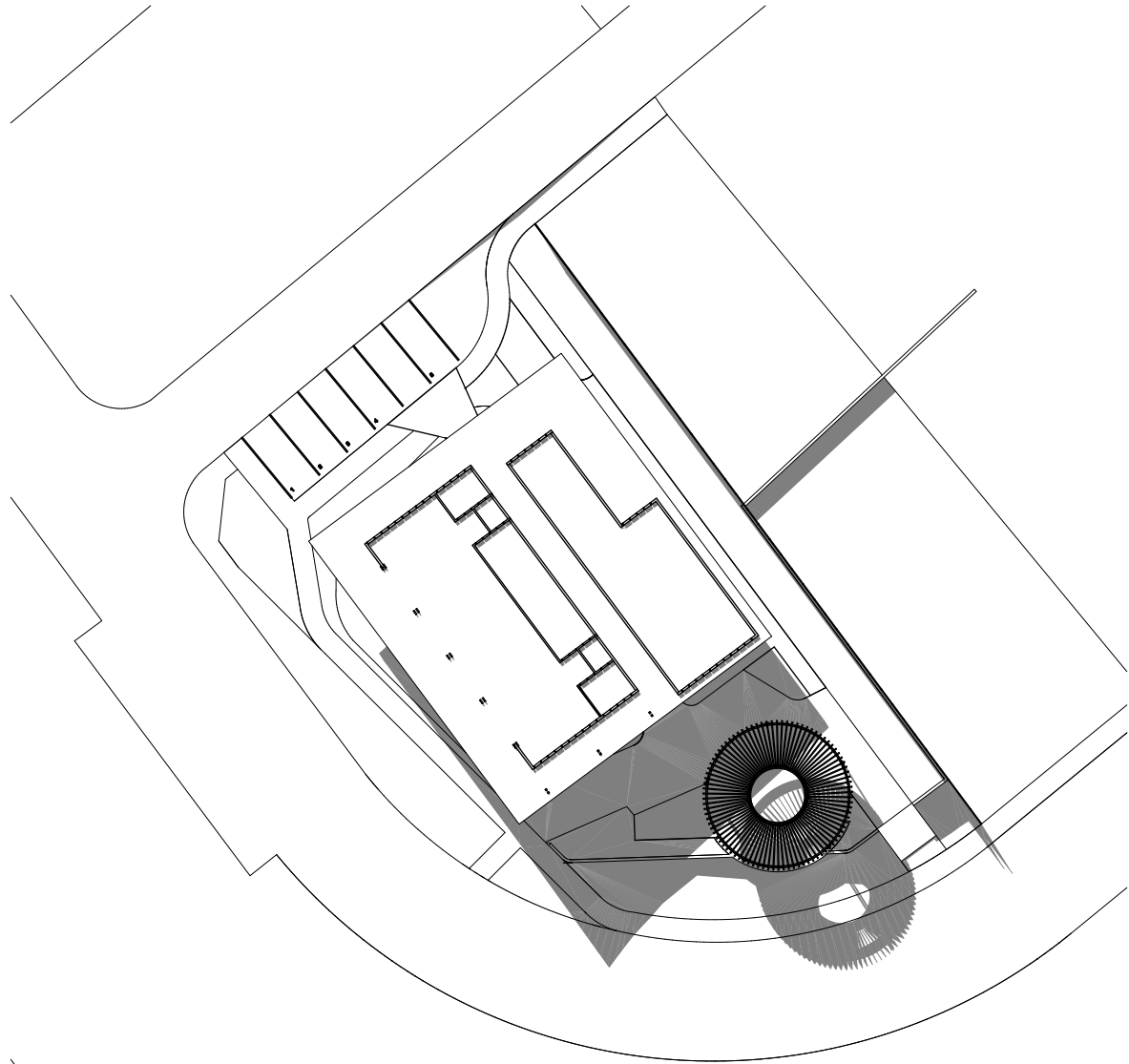
03
-
21 JUN at 11:00
1:500



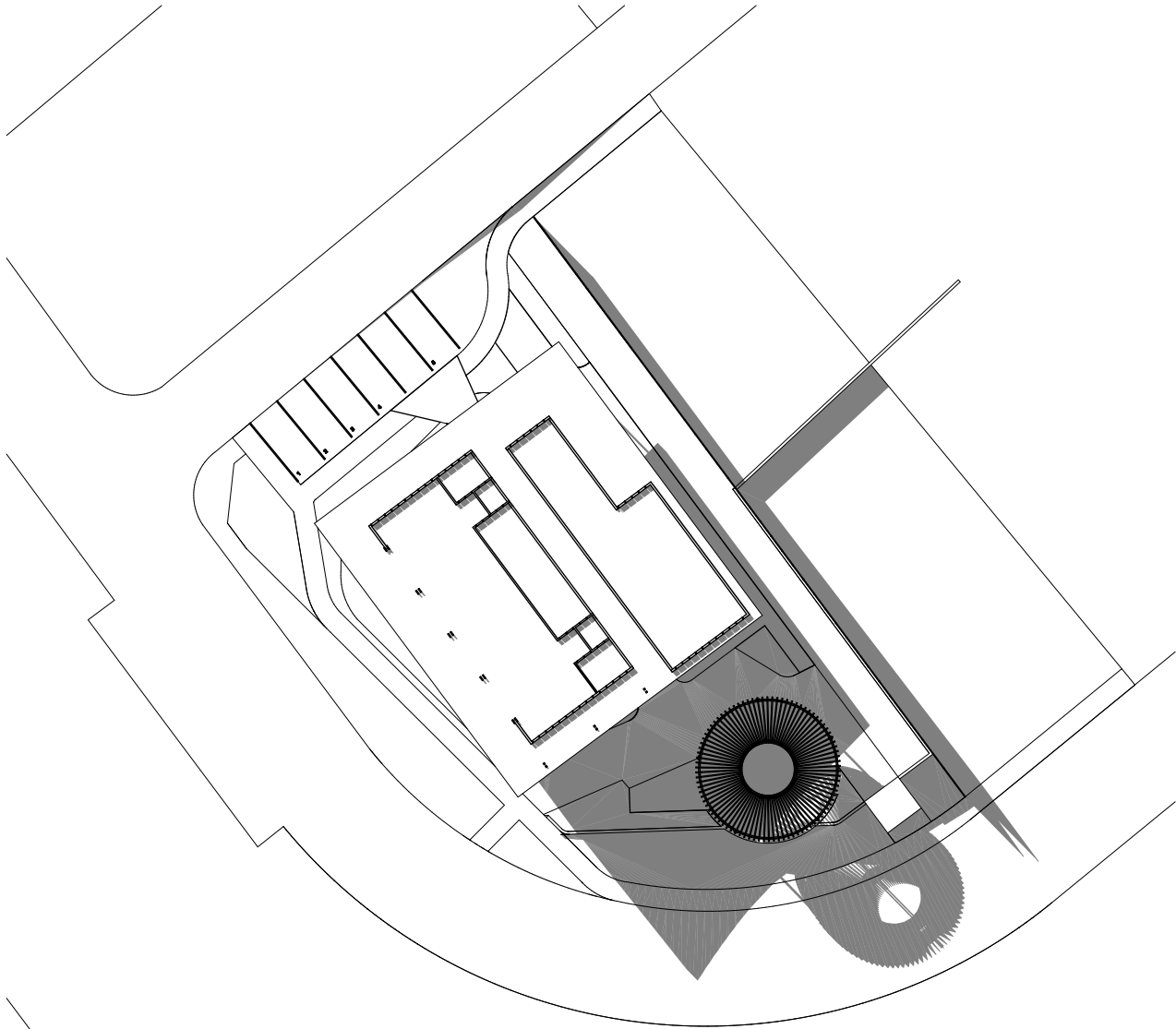
04
-
21 JUN at 12:00
1:500



01
-
21 JUN at 13:00
1:500



02
-
21 JUN at 14:00
1:500



03
-
21 JUN at 15:00
1:500

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Issue	Description
A	FOR DA SUBMISSION
P1	FOR CLIENT REVIEW
P2	FOR CLIENT REVIEW

Date	21/08/2025
Location	30/10/2025
	13/11/2025

Project	RESIDENTIAL COMMUNITY
Location	33 MAGPIE HOLLOW ROAD
	SOUTH BOWENFELS
Client	MAAS GROUP

Drawing	COMMUNITY FACILITY 2 SHADOW
	DIAGRAMS
Scale	1:500 @ A1
DRAWN	KN, ML, AW
QA CHECKED	JG

Drawing Number	DA250
Issue	P2
Project Number	24117

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3 BED + STUDY (TYPE E) 3 BED + STUDY (TYPE E) 3 BED + STUDY (TYPE E) 3 BED + STUDY (TYPE E) 2 BED + STUDY (TYPE D) 2 BED (TYPE B)

E-19 RESIDENTIAL STREET ELEVATION - MC02 1:200

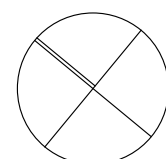


2 BED + STUDY (TYPE B) 2 BED + STUDY (TYPE B) 3 BED (TYPE B) 3 BED + STUDY (TYPE E) 3 BED + STUDY (TYPE E) 2 BED (TYPE A)

E-20 RESIDENTIAL STREET ELEVATION - MC08 1:200

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Issue Description
P1 FOR REVIEW
A FOR DA SUBMISSION
P2 FOR CLIENT REVIEW
P3 FOR CLIENT REVIEW

Date
13/08/2025
21/08/2025
30/10/2025
13/11/2025

Project
RESIDENTIAL COMMUNITY
Location
33 MAGPIE HOLLOW ROAD
SOUTH BOWENFELS
Client
MAAS GROUP

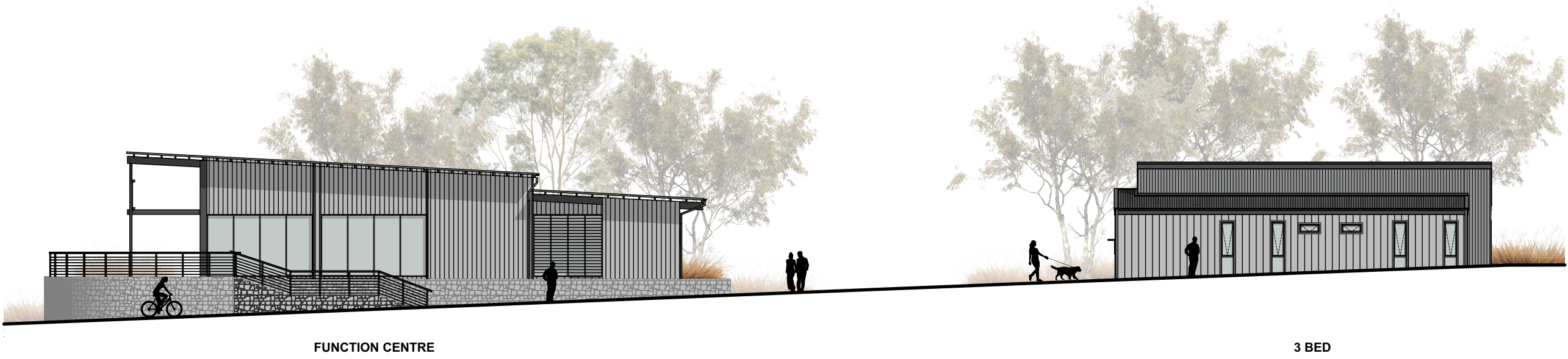
Drawing
TYPICAL RESIDENTIAL UNITS
Scale
1:200 @ A1
DRAWN
KN, ML, AW
QA CHECKED
JG

Drawing Number
DA301
Issue
P3
Project Number
24117





E-21 RESIDENTIAL STREET ELEVATION - MC02



E-22 RESIDENTIAL STREET ELEVATION - MC09

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Issue P1 Description FOR CLIENT REVIEW

Date 13/11/2025

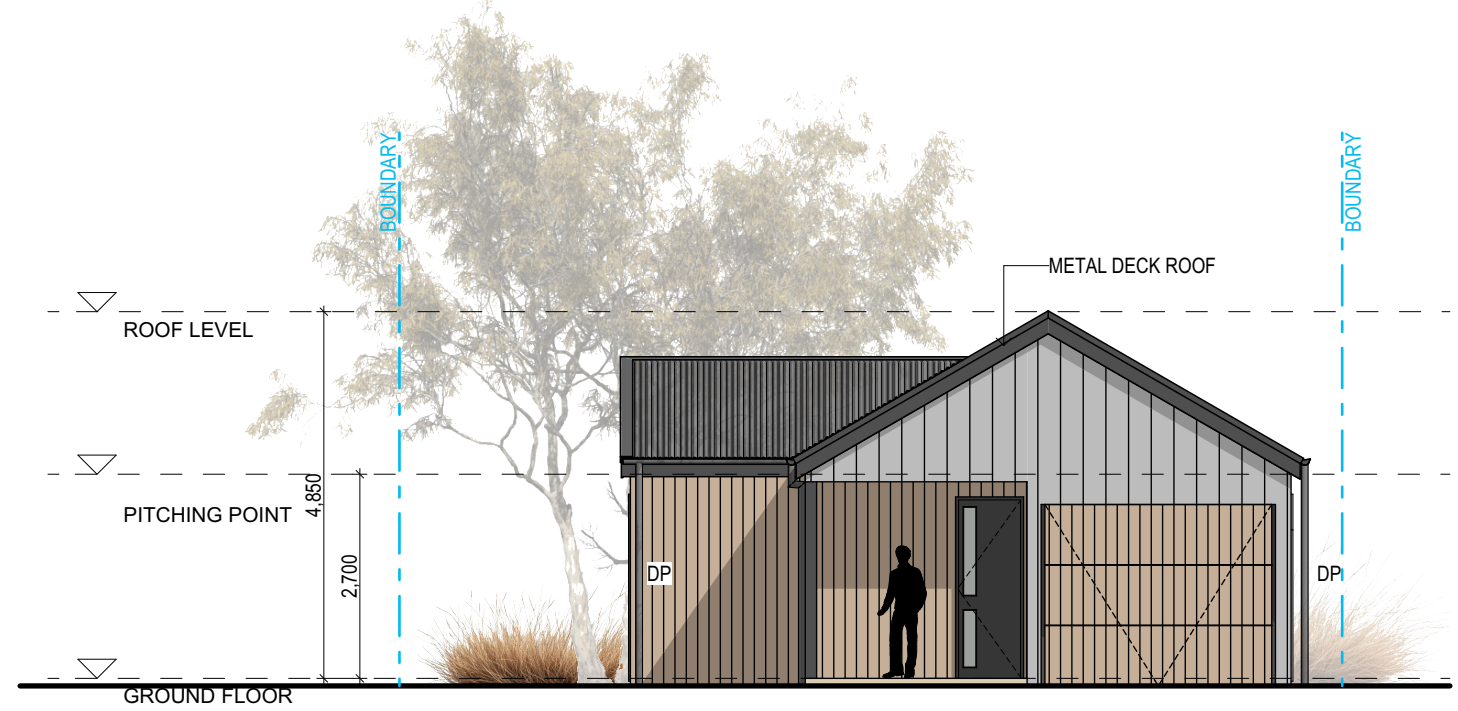
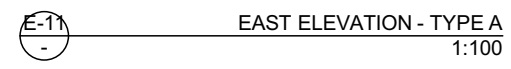
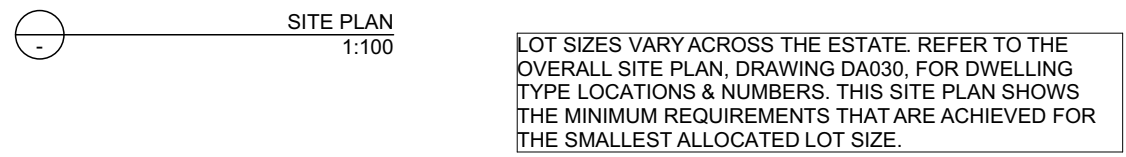
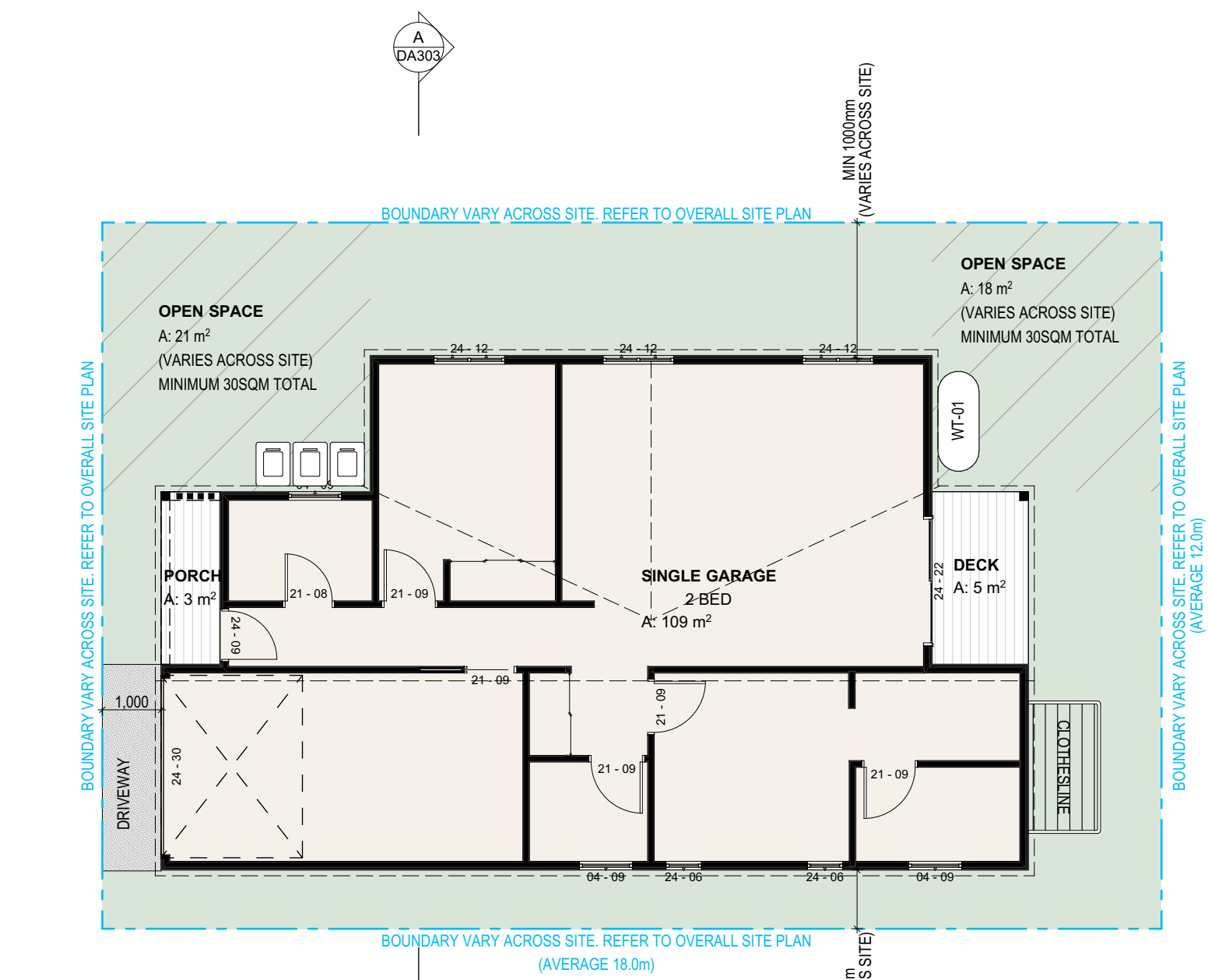
Project **RESIDENTIAL COMMUNITY**
Location **33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS**
Client **MAAS GROUP**

Drawing **TYPICAL RESIDENTIAL UNITS ELEVATIONS**
Scale @ A1
DRAWN KN, ML, AW
QA CHECKED JG

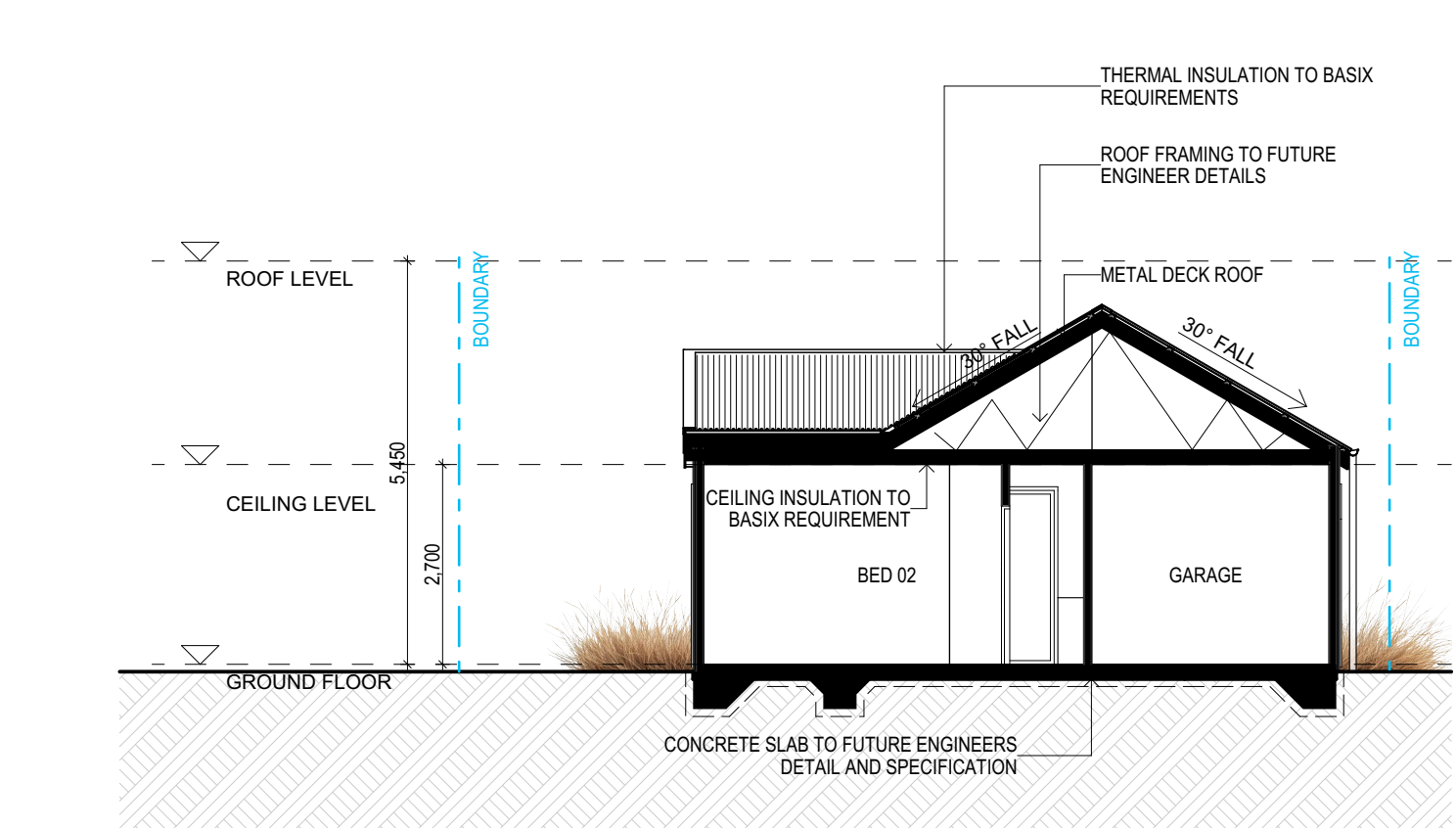
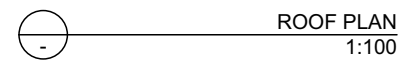
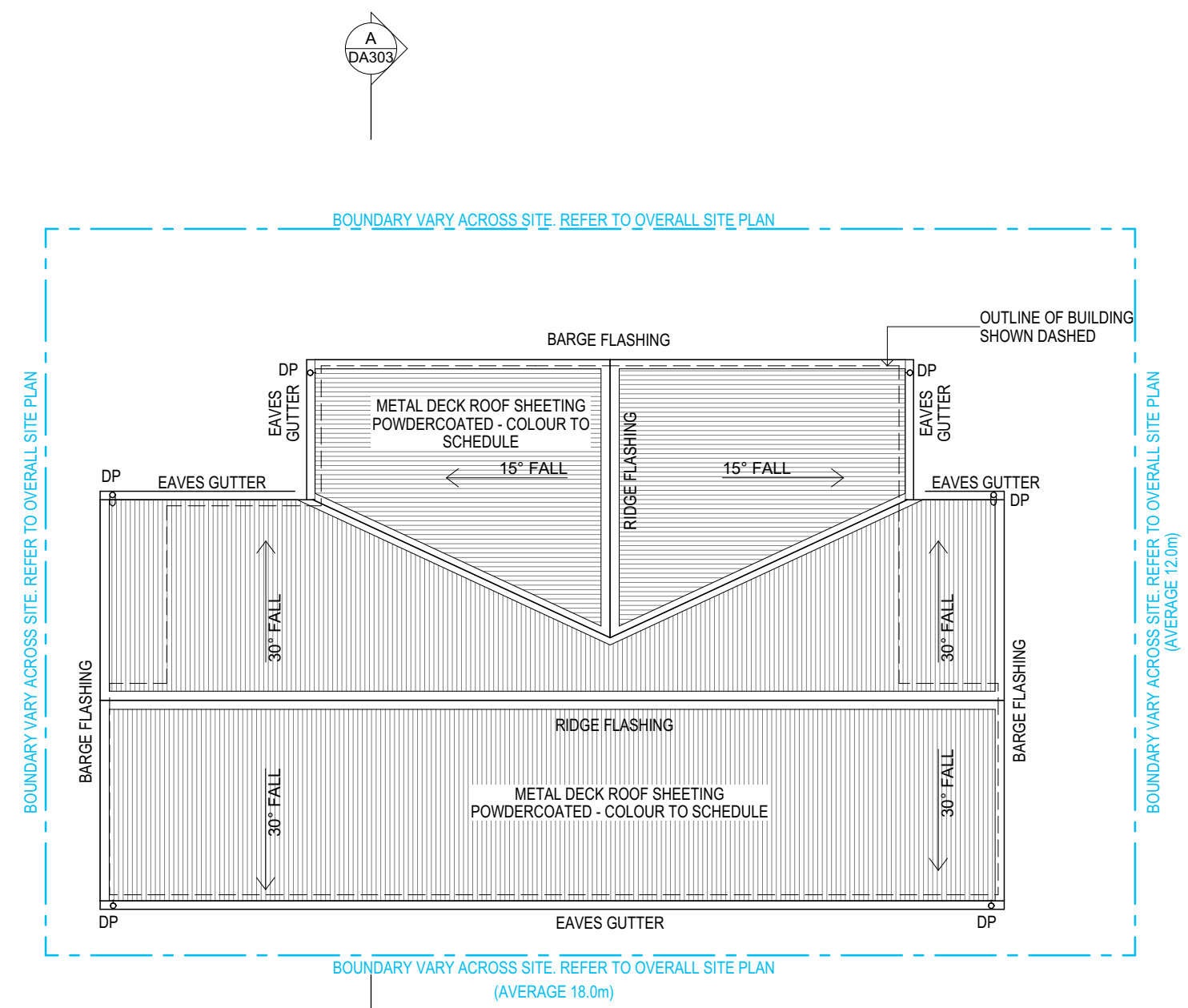
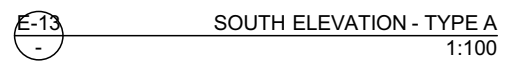
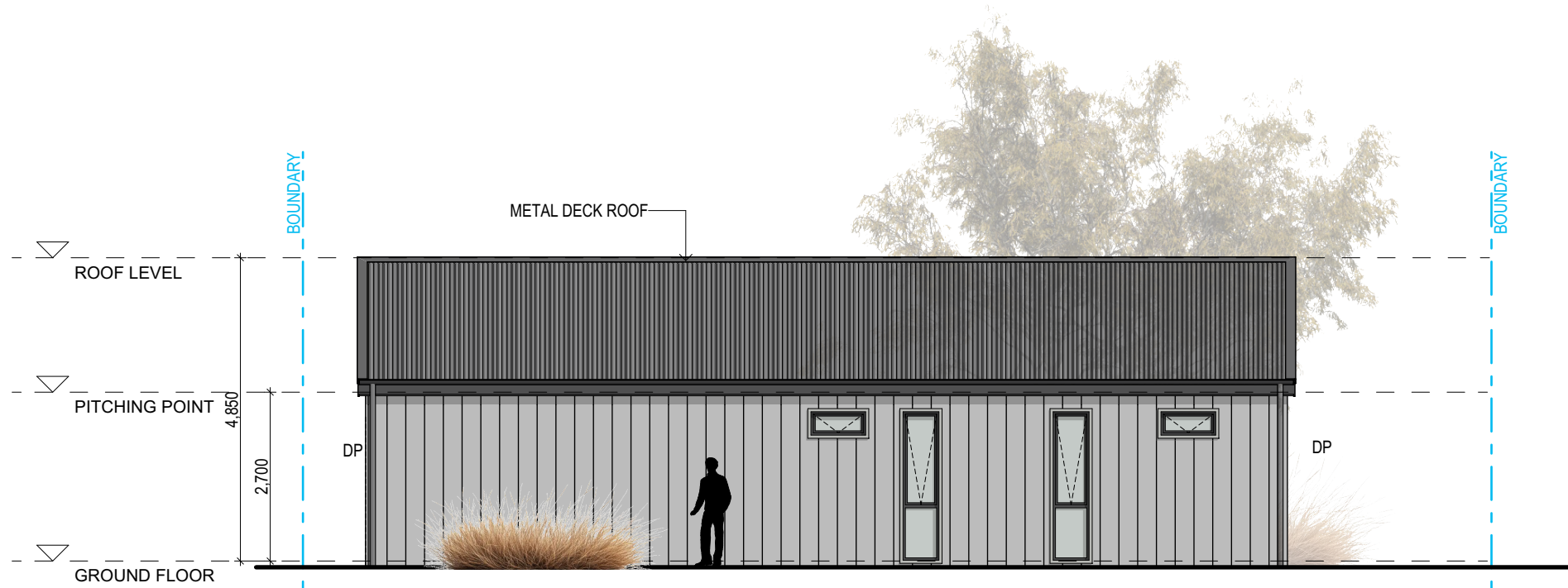
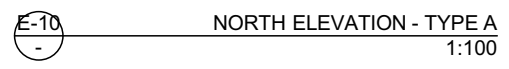
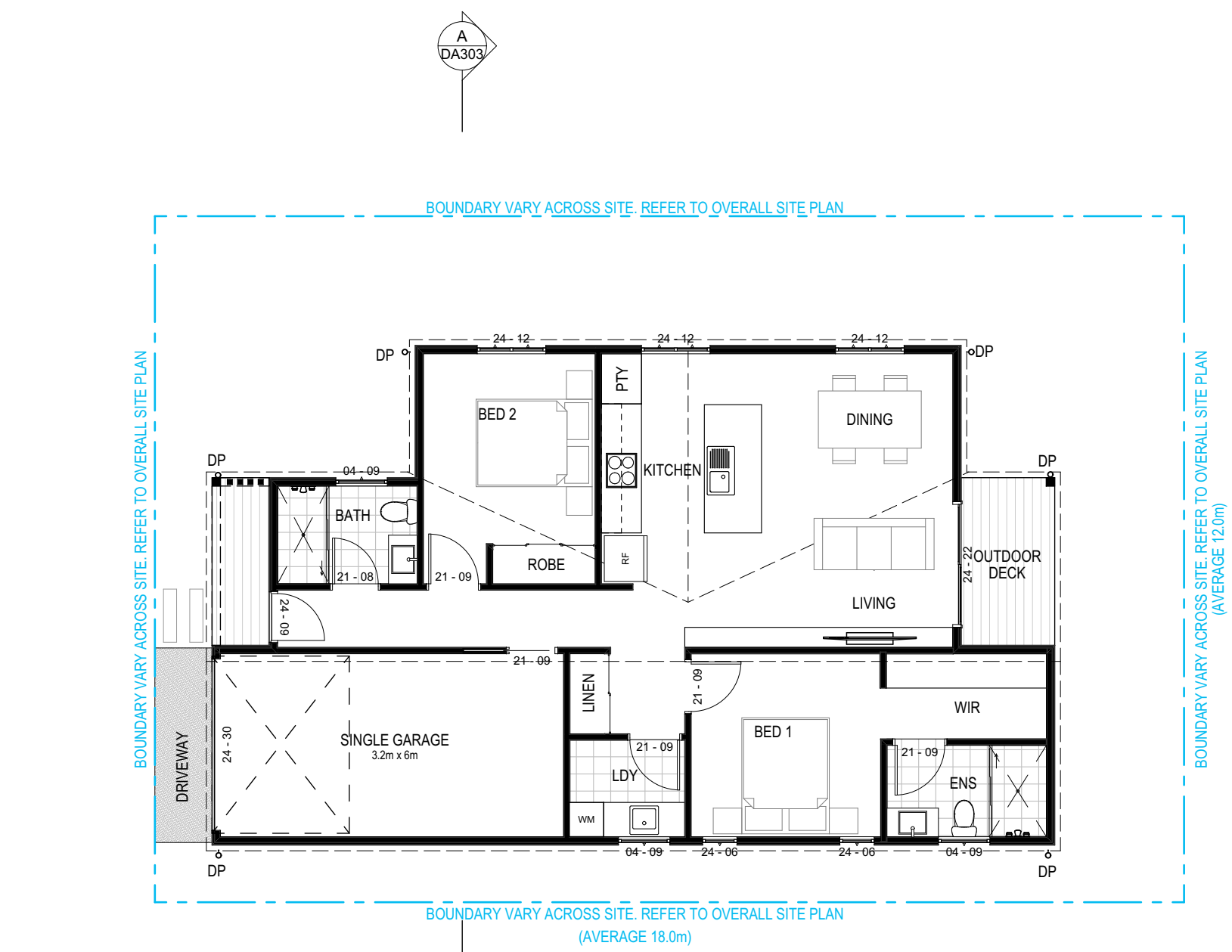
Drawing Number **DA302**
Issue P1
Project Number **24117**



■ TYPE A - 2 BEDROOM



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MANUFACTURED HOME FLOOR AREA	
SINGLE GARAGE	
2 BED	109
PORCH	
	3
DECK	
	5
	117 m ²

**MINIMUM LOT SIZE REQUIRED
TO ACHIEVED 65% MINIMUM SITE COVERAGE- 189 sqm**

SITE COVERAGE LEGEND

MANUFACTURED HOME

LANDSCAPED AREAS

OPEN SPACE
Minimum 30sqm according to LGA
(Manufactured Home Estates,
Caravan Parks, Camping Grounds
and Moveable Dwellings)
Regulation 2021

WT-1 4,000 LITRE ABOVE GROUND
WATER STORAGE TANK TO
ENGINEERS AND BASIX DETAILS

GENERAL NOTES

1. MANUFACTURED HOME FLOOR AREAS DEFINED BY THE LOCAL COUNCIL
2. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAIL OF 3m
3. 1 AREA OF OPEN SPACE TO HAVE MINIMUM DIMENSION OF 3m ACCORDING TO LGA REGULATION 2012. SETBACK NOMINATED AS PER DRAWING UNLESS STATED OTHERWISE
4. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
5. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
6. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGN DOCUMENTATION
7. FOR FINAL RETAINING WALL, T.O.W HEIGHTS & GROUND LEVELS REFER TO THE CIVIL ENGINEER DRAWINGS.

MATERIAL PALLETTE



VERTICAL LIGHT COLOUR
FC SHEET CLADDING



VERTICAL TIMBER LOOK FC SHEET CLADDING

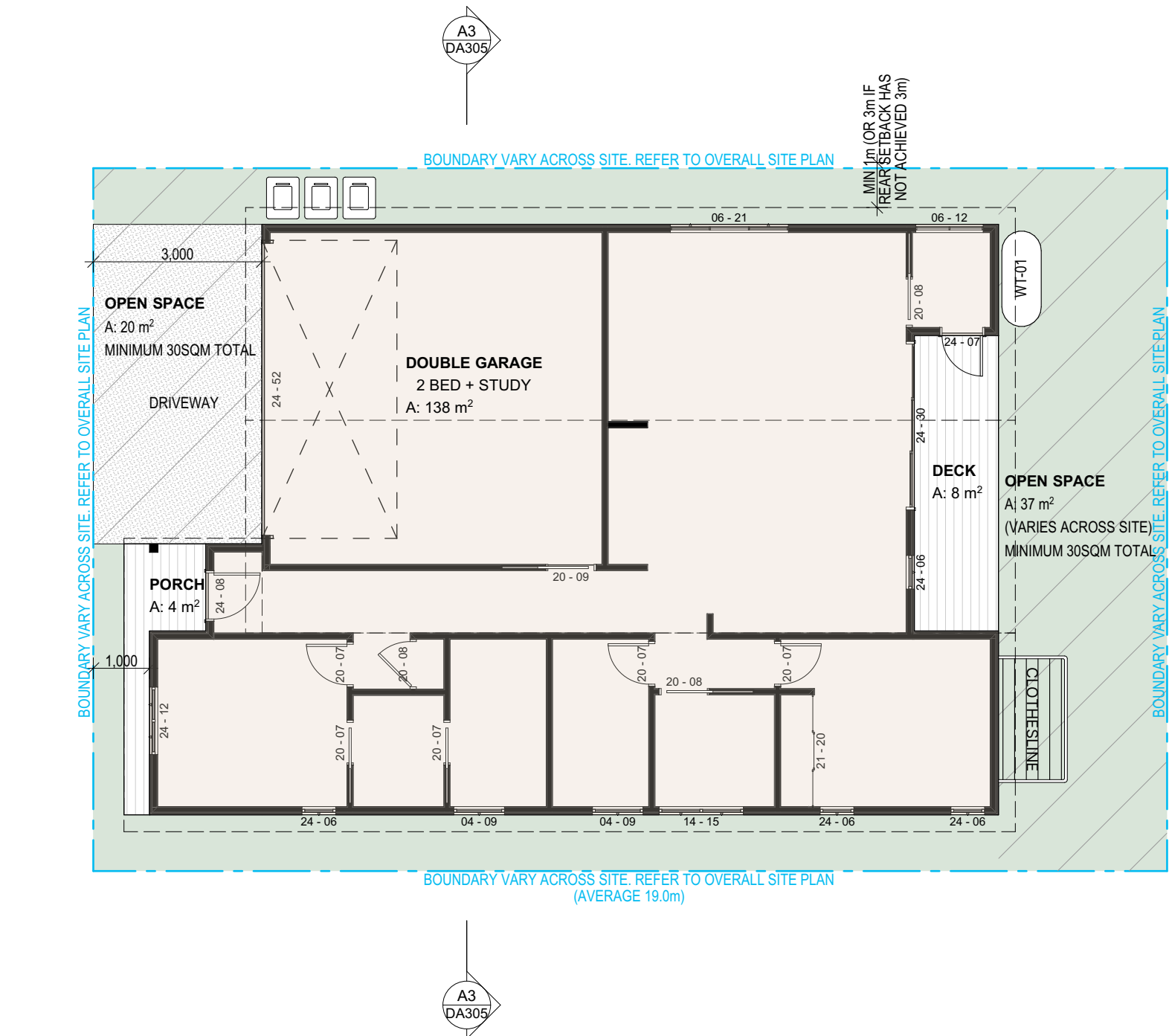


TIMBER LOOK GARAGE
DOOR



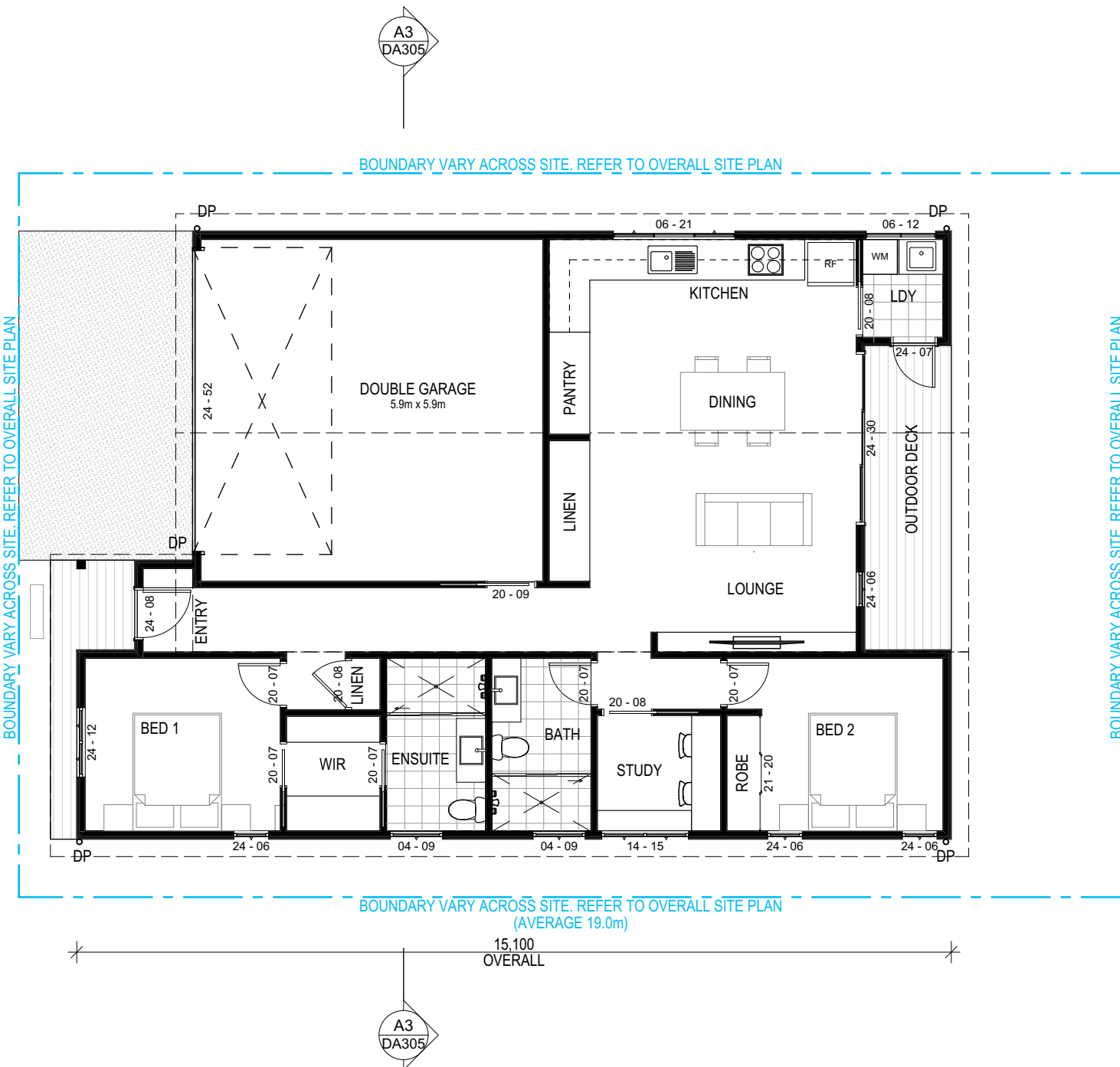
DARK GREY STEEL
ROOF SHEETING

TYPE C - 2 BEDROOM + STUDY

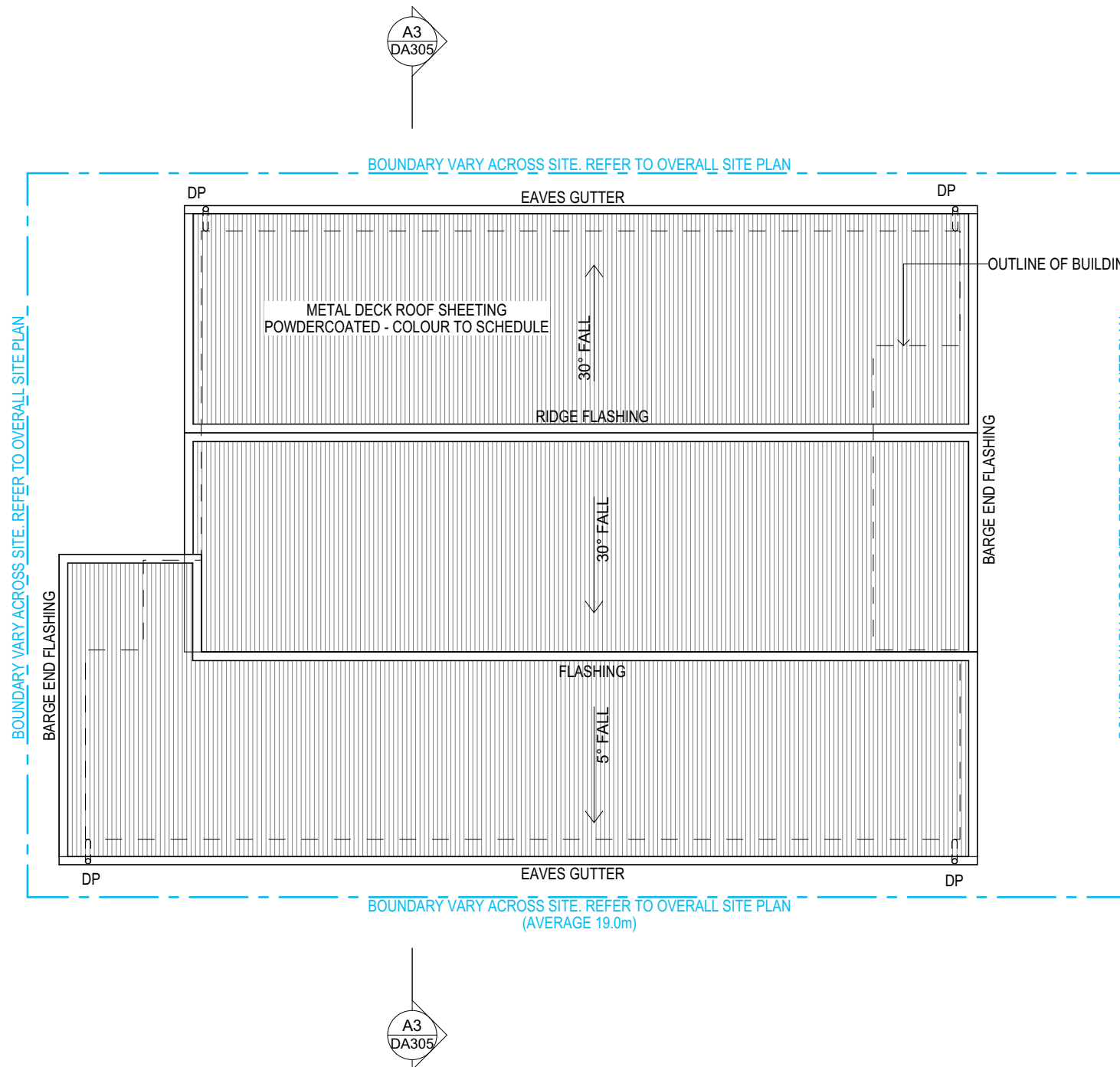


SITE PLAN
1:100

LOT SIZES VARY ACROSS THE ESTATE. REFER TO THE OVERALL SITE PLAN, DRAWING DA305, FOR DWELLING TYPE LOCATIONS & NUMBERS. THIS SITE PLAN SHOWS THE MINIMUM REQUIREMENTS THAT ARE ACHIEVED FOR THE SMALLEST ALLOCATED LOT SIZE.



GROUND FLOOR
1:100



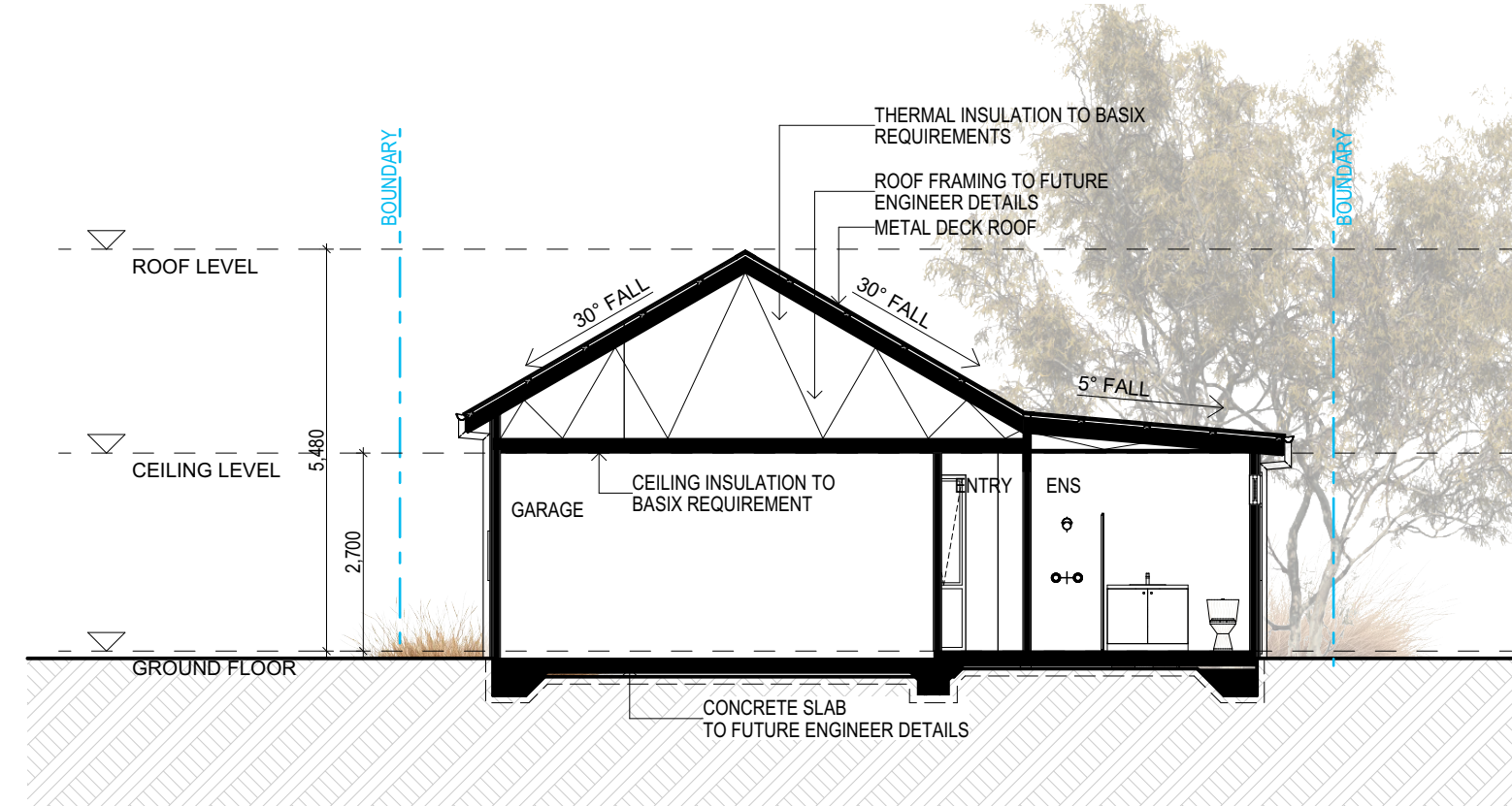
ROOF
1:100



WEST ELEVATION - TYPE C
1:100



NORTH ELEVATION - TYPE C
1:100



SECTION AA
1:100



EAST ELEVATION - TYPE C
1:100



SOUTH ELEVATION - TYPE C
1:100

MANUFACTURED HOME FLOOR AREA	
PORCH	4
DOUBLE GARAGE	
2 BED + STUDY	138
DECK	8
	150 m²

MINIMUM LOT SIZE REQUIRED
TO ACHIEVED 65% MINIMUM SITE COVERAGE- 230 sqm

SITE COVERAGE LEGEND

- MANUFACTURED HOME
- LANDSCAPED AREAS
- OPEN SPACE
- 4000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS

GENERAL NOTES

- MANUFACTURED HOME FLOOR AREAS AS DEFINED BY THE LOCAL COUNCIL
- PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- 1 AREA OF OPEN SPACE TO HAVE MINIMUM DIMENSION OF 3m. ACCORDING TO LGIA REGULATION 2021. SETBACK NOMINATED AS PER DRAWING, UNLESS STATED OTHERWISE
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION
- FOR FINAL RETAINING WALL T.O.W HEIGHTS & GROUND LEVELS REFER TO THE CIVIL ENGINEER DRAWINGS

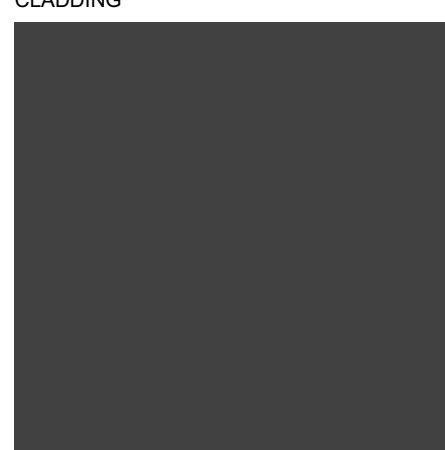
MATERIAL PALLETTE



VERTICAL WINDSPRAY CUSTOM ORB CLADDING



VERTICAL LIGHT COLOUR FC SHEET CLADDING

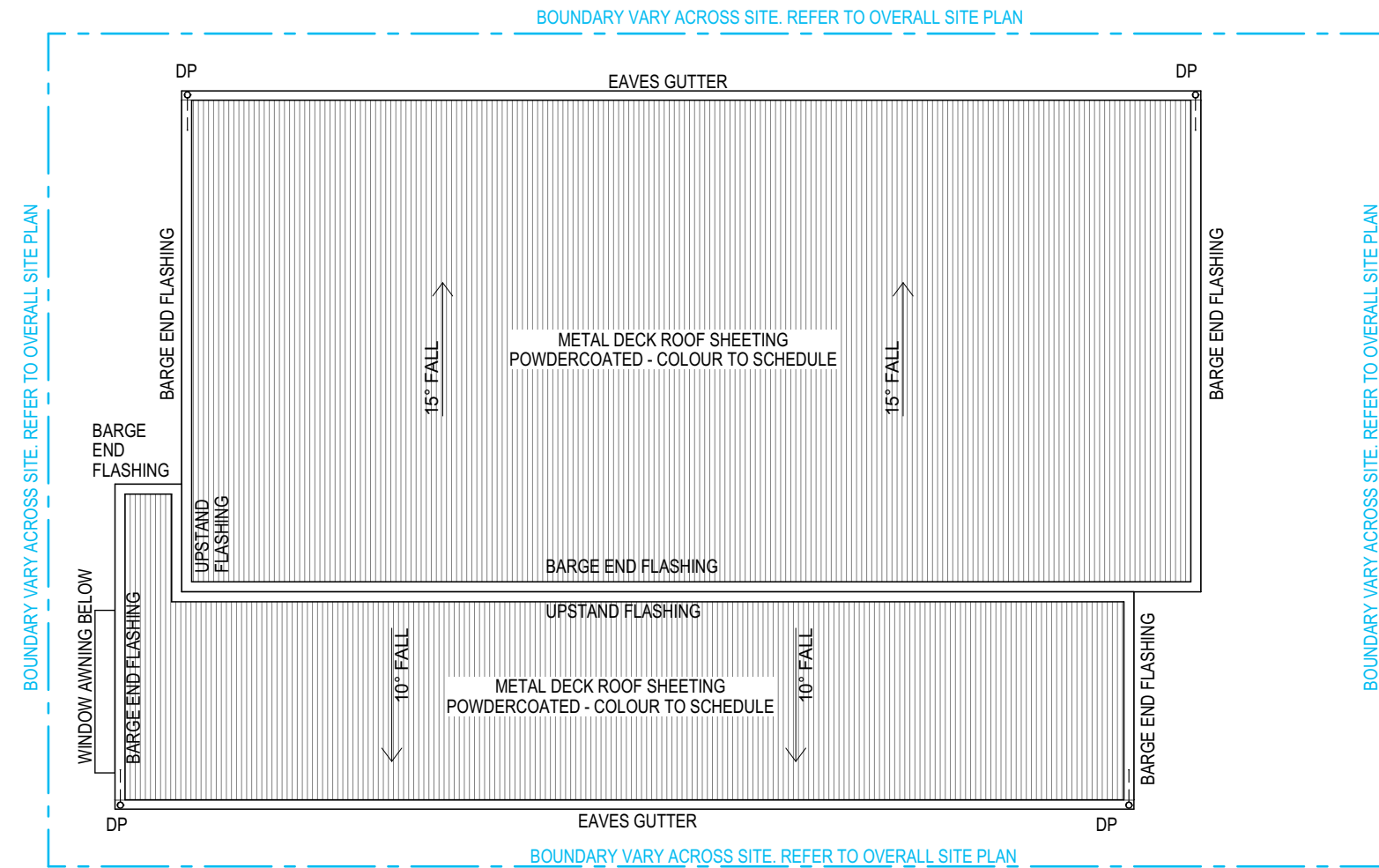
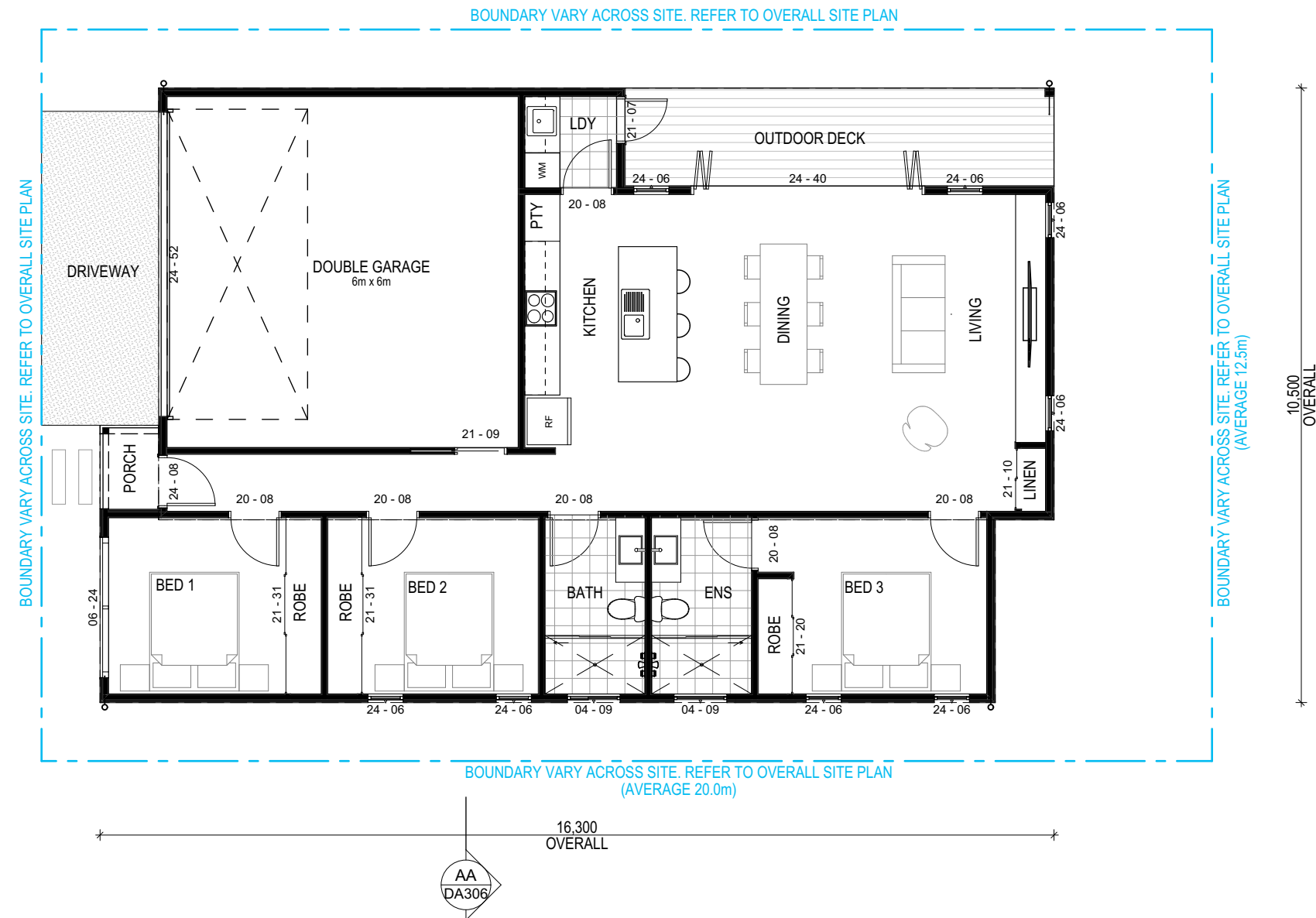
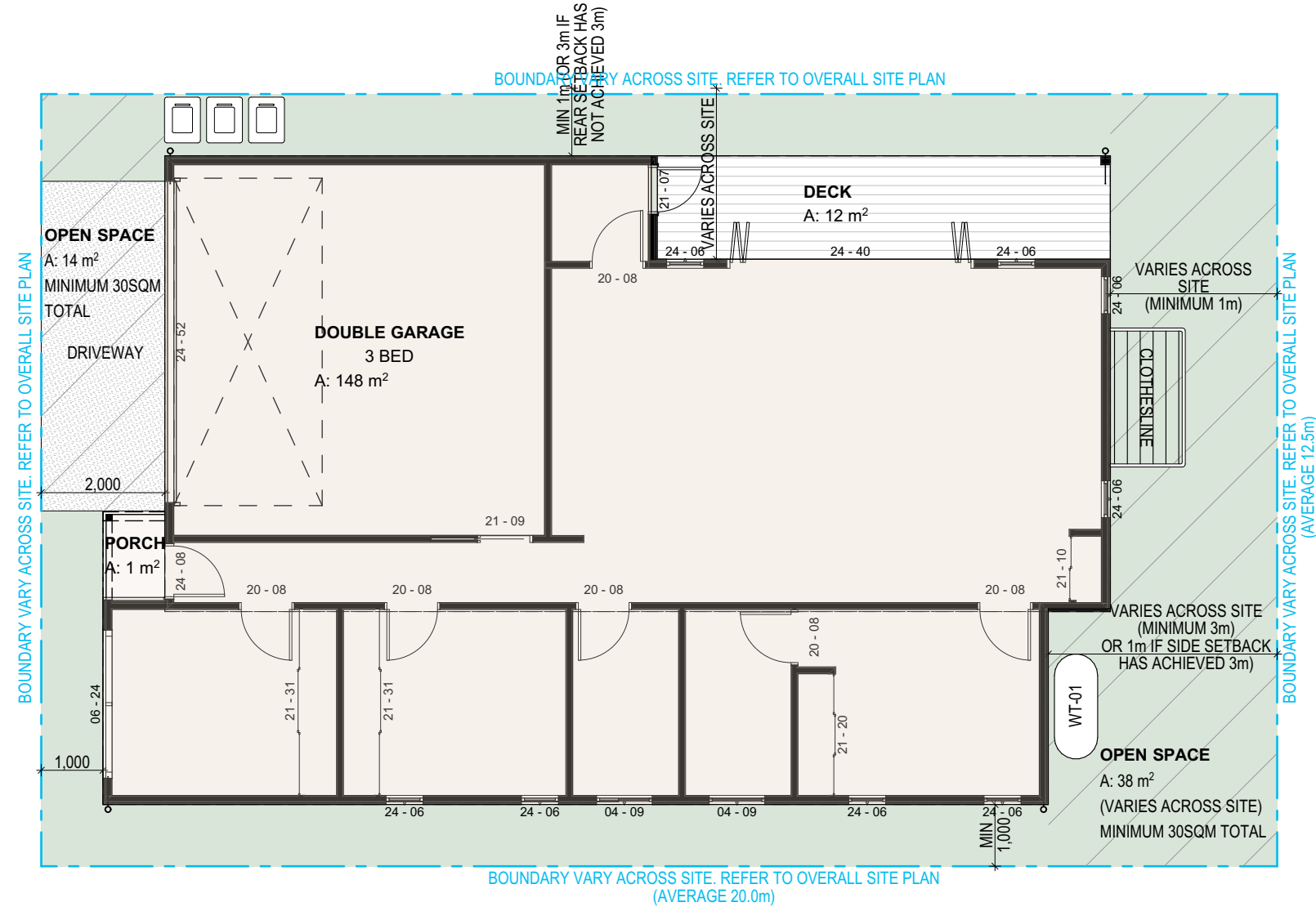


DARK GREY GARAGE DOOR



DARK GREY STEEL ROOF SHEETING

TYPE D - 3 BEDROOM

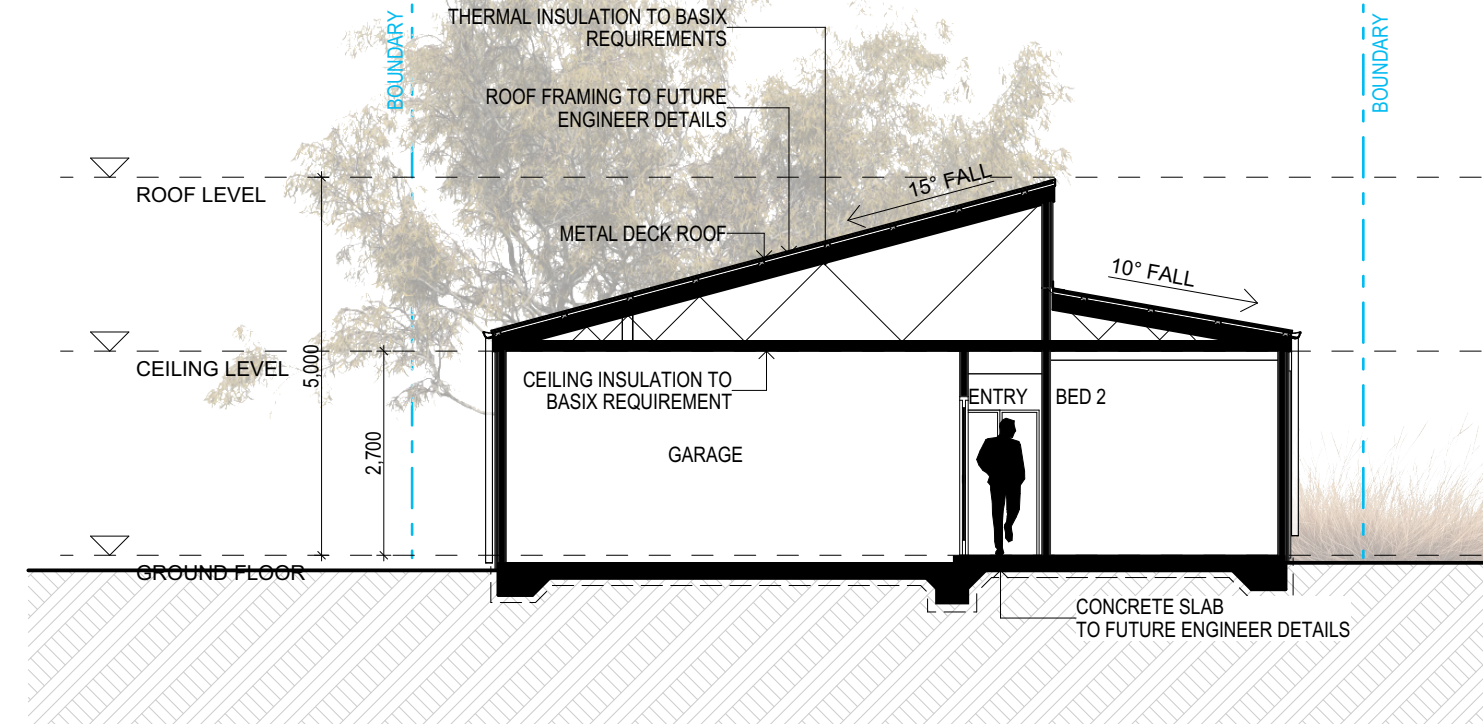
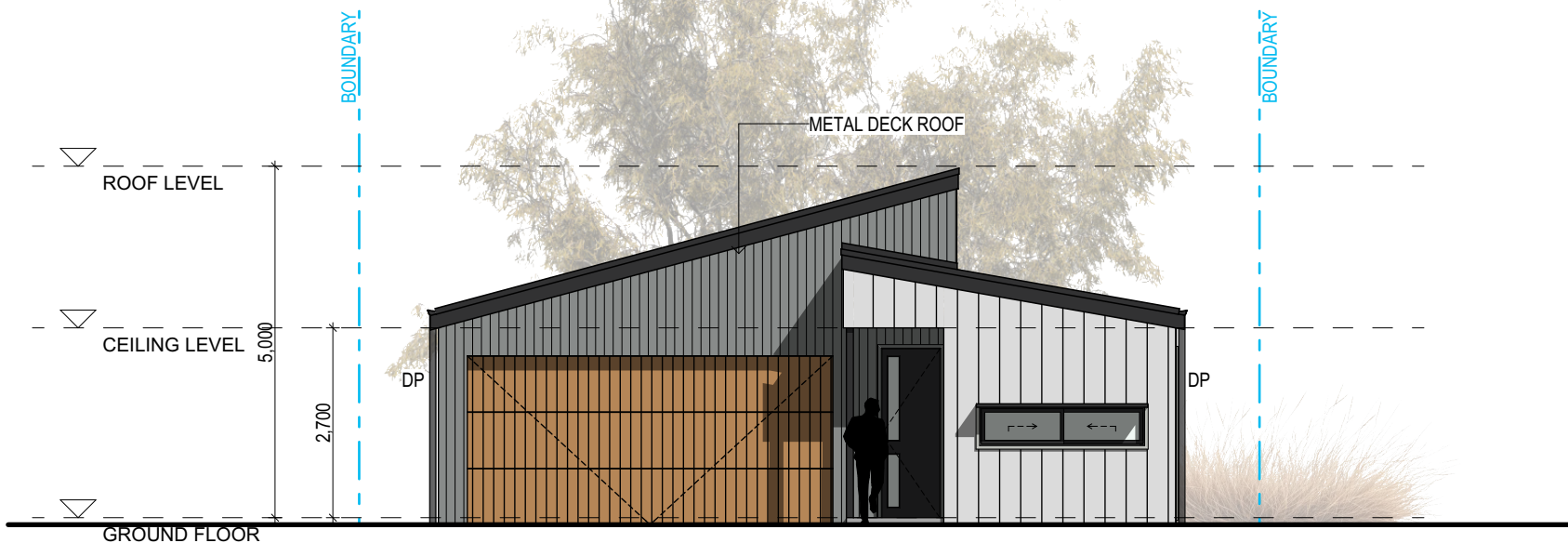


SITE PLAN
1:100

LOT SIZES VARY ACROSS THE ESTATE. REFER TO THE OVERALL SITE PLAN, DRAWING DA306, FOR DWELLING TYPE LOCATIONS & NUMBERS. THIS SITE PLAN SHOWS THE MINIMUM REQUIREMENTS THAT ARE ACHIEVED FOR THE SMALLEST ALLOCATED LOT SIZE.

GROUND FLOOR PLAN
1:100

ROOF PLAN
1:100



EAST ELEVATION - TYPE D
1:100

SOUTH ELEVATION - TYPE D
1:100

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

MANUFACTURED HOME FLOOR AREA	
DECK	12
DOUBLE GARAGE 3 BED	148
PORCH	1
	161 m ²

MINIMUM LOT SIZE REQUIRED
TO ACHIEVED 65% MINIMUM SITE COVERAGE- 247 sqm

SITE COVERAGE LEGEND

MANUFACTURED HOME

LANDSCAPED AREAS

OPEN SPACE
Minimum design according to LGA
(Manufactured Home Estates,
Caravan Parks, Camping Grounds
and Movable Dwellings)
Regulation 2021

WT-1
4,000 LITRE ABOVE GROUND
WATER STORAGE TANK TO
ENGINEERS AND BASIX DETAILS

GENERAL NOTES

1. MANUFACTURED HOME FLOOR AREAS DEFINED BY THE LOCAL COUNCIL
2. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. 1 AREA OF OPEN SPACE TO HAVE MINIMUM DIMENSION OF 3m. ACCORDING TO LGA REGULATION 2021. SETBACK NOMINATED AS PER DRAWING, UNLESS STATED OTHERWISE
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION
6. FOR FINAL RETAINING WALL T.O.W HEIGHTS & GROUND LEVELS REFER TO THE CIVIL ENGINEER DRAWINGS

MATERIAL PALLETTE



VERTICAL WINDSPRAY
CUSTOM ORB CLADDING



VERTICAL LIGHT COLOUR
FC SHEET CLADDING



TIMBER LOOK GARAGE
DOOR



DARK GREY STEEL
ROOF SHEETING



TYPICAL RESIDENTIAL UNITS PERSPECTIVE



TYPICAL RESIDENTIAL UNITS PERSPECTIVE

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kotara NSW 2205 Ph: 49524425 Nominated Architect: Daniel Hadley 8209		Consultants Surveyor Integrated Consulting Pty Ltd p 02 941 344 440 e info@icgdesign.com.au Civil Engineer Groundwell Engineers p 02 4073 1111 e info@groundwell.com.au Team Partner MAAS Group p 02 778 78 827 e info@maasgroup.com.au Landscape Consultant Terra Landscape Architects p 02 4073 8028 e info@terra.com.au		<table><tr><th>Issue</th><th>Description</th></tr><tr><td>A</td><td>FOR DA SUBMISSION</td></tr><tr><td>P1</td><td>FOR CLIENT REVIEW</td></tr><tr><td>P2</td><td>FOR CLIENT REVIEW</td></tr></table>		Issue	Description	A	FOR DA SUBMISSION	P1	FOR CLIENT REVIEW	P2	FOR CLIENT REVIEW	<table><tr><th>Date</th><td>21/08/2025 30/10/2025 13/11/2025</td></tr><tr><th>Project</th><td>RESIDENTIAL COMMUNITY</td></tr><tr><th>Location</th><td>33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS</td></tr><tr><th>Client</th><td>MAAS GROUP</td></tr></table>		Date	21/08/2025 30/10/2025 13/11/2025	Project	RESIDENTIAL COMMUNITY	Location	33 MAGPIE HOLLOW ROAD SOUTH BOWENFELS	Client	MAAS GROUP	<table><tr><th>Drawing</th><td>RESIDENTIAL PERSPECTIVES</td></tr><tr><th>Scale</th><td>@ A1</td></tr><tr><th>DRAWN</th><td>KN, ML, AW</td></tr><tr><th>QA CHECKED</th><td>JG</td></tr></table>		Drawing	RESIDENTIAL PERSPECTIVES	Scale	@ A1	DRAWN	KN, ML, AW	QA CHECKED	JG	<table><tr><th>Drawing Number</th><td>DA310</td></tr><tr><th>Issue</th><td>P2</td></tr><tr><th>Project Number</th><td>24117</td></tr></table> ELK designs		Drawing Number	DA310	Issue	P2	Project Number	24117
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