

DEVELOPMENT SUMMARY

339 - 377 FOREST RD, BEXLEY NSW 2207
LOT 11; DP: 857 373
R2 Low Density Residential Zone
Bayside Council

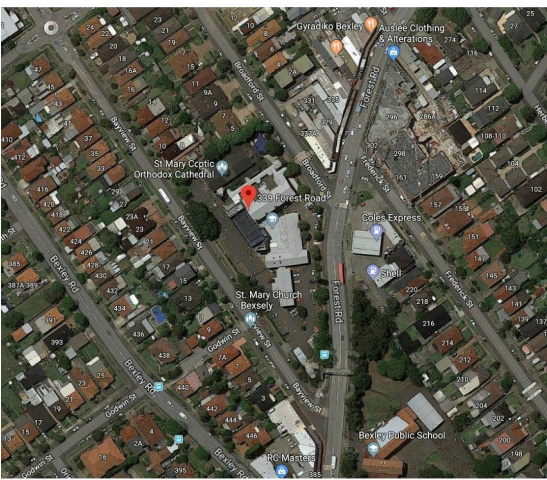
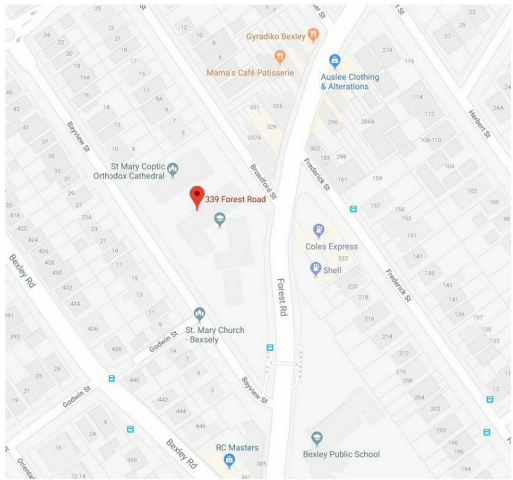
Site Area: 8388 sqm
Zone: R2 - Low Density Residential
Max FSR: 0.5:1

Existing Buildings: 3175sqm
Proposed Childcare Building: 692 sqm
Total Area Combined: 3867 sqm (0.46:1)

Landscaped Area: Existing = 1433.57 sqm (Approx)
Proposed = 1450 sqm (Approx)

Sheet List

| Number | Name | Current Revision | Current Revision Date |
|--------|--------------------------------|------------------|-----------------------|
| 00 | Cover Sheet | P | 30/11/20 |
| 01 | Context Plan | P | 30/11/20 |
| 03 | Site Plan | P | 30/11/20 |
| 04 | Basement Plan | P | 30/11/20 |
| 05 | Basement Driveway Ramp | P | 30/11/20 |
| 06 | Ground Floor Plan | P | 30/11/20 |
| 07 | First Floor Plan | P | 30/11/20 |
| 08 | Roof Top Plan | P | 30/11/20 |
| 09 | Elevations | P | 30/11/20 |
| 10 | Elevations | P | 30/11/20 |
| 11 | Elevations | P | 30/11/20 |
| 12 | Sections | P | 30/11/20 |
| 13A | Height Comparison | P | 30/11/20 |
| 14 | Shadow Diagrams | P | 30/11/20 |
| 15 | Area Calculation Plans | P | 30/11/20 |
| 15A | Existing Building Area Calcs | P | 30/11/20 |
| 17 | Tree Management Plan | P | 30/11/20 |
| 18 | Waste Management Plan | P | 30/11/20 |
| 19 | Colours and Materials Schedule | P | 30/11/20 |
| 25 | 3D Street Perspectives | P | 30/11/20 |
| 26 | 3D Street Perspectives | P | 30/11/20 |
| 27 | 3D Perspectives | P | 30/11/20 |
| 30 | Fence Plan | P | 30/11/20 |
| 31 | Streetscape | P | 30/11/20 |
| 32 | Basement Parking Plan | P | 30/11/20 |
| 33 | Ground Level Parking Plan | P | 30/11/20 |



| Issue | Description | Date |
|-------|--|----------|
| I | DA Issue | 26.06.19 |
| J | DA Issue - areas updated | 11.07.19 |
| K | Issued for Council Discussion | 31.10.19 |
| L | Revised for council | 17.02.20 |
| M | Revised for Council | 25.05.25 |
| P | Without prejudice for Council discussion | 30/11/20 |

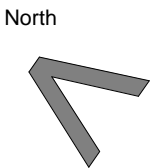
DEVELOPMENT
APPLICATION

NOT FOR
CONSTRUCTION

couvaras
>ARCHITECTS

>A Level 1, 95 Cronulla Street, Cronulla NSW 2230
>ABN 49 449 515 976 >T 02 4610 7629
>E architect@couvaras.com >W www.couvaras.com
Nominated Architect: Peter Couvaras Reg No.7344

Figured dimensions only to be used. Do not scale off drawings.
Any discrepancies to be verified on site with architect.



| | | |
|------------------------------------|----------|----------------------|
| Drawing Name Cover Sheet | | Project 1740 |
| 339 Forest Rd, Bexley | | Issue Issue P |
| Scale @ A3 | 26.06.19 | Sheet 00 |



- PROPOSED SITE
- COMMERCIAL SITES
- 7 STOREY MULTI RESIDENTIAL BUILDING
- MAJOR ROADS (FOREST ROAD)
- LOCAL ROADS
- BUS ROUTE
- BUS STOPS
- ACOUSTIC WALL FOR BEXLEY PUBLIC SCHOOL



| Issue | Description | Date |
|-------|--|----------|
| D | Pre-DA Issue | 08.05.18 |
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| P | Without prejudice for Council discussion | 30/11/20 |

**DEVELOPMENT
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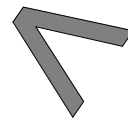
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North



Drawing Name

Context Plan

339 Forest Rd, Bexley

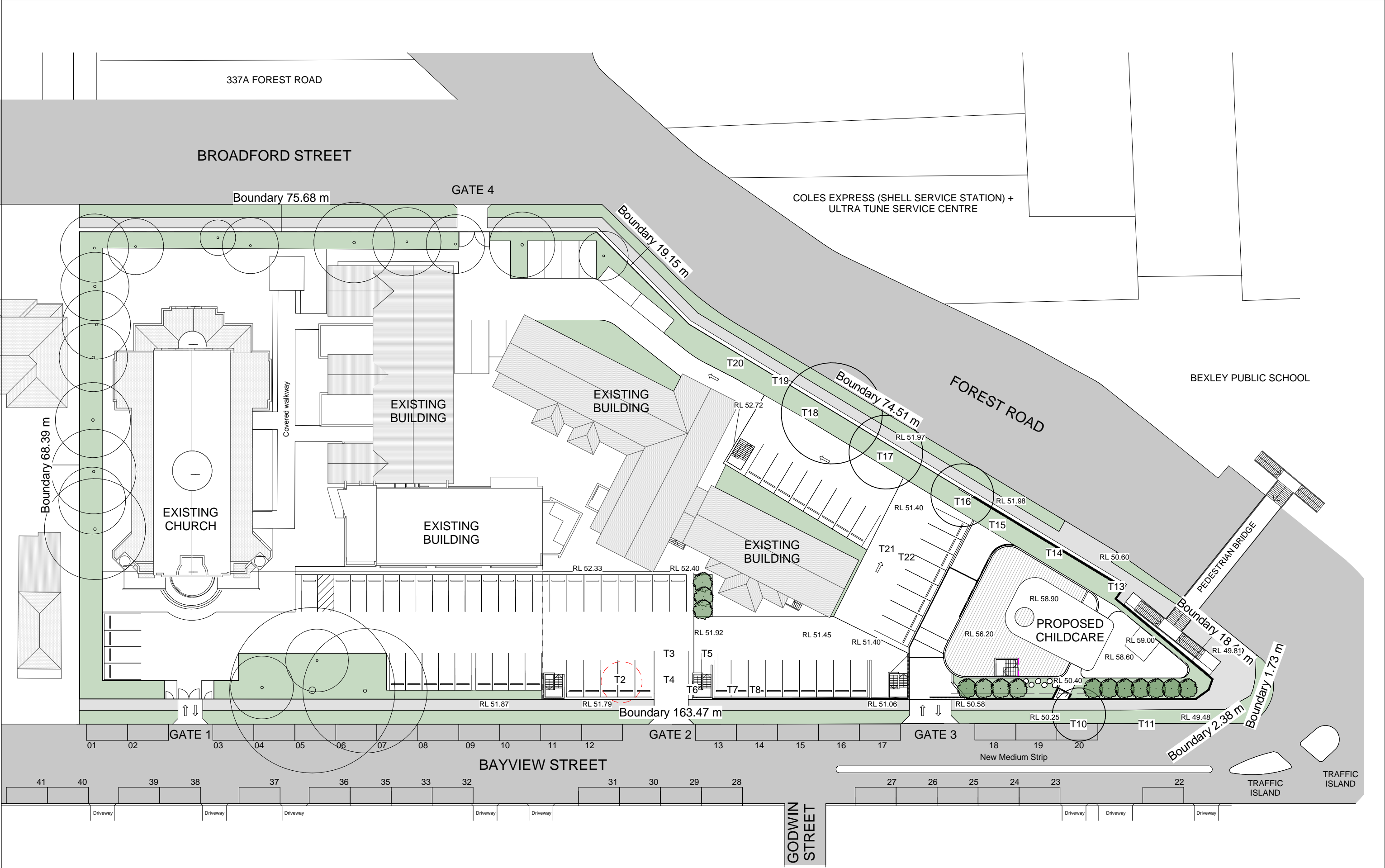
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26.06.19

Project 1740

Issue Issue P

Sheet 01



| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| K | Issued for Council Discussion | 31.10.19 |
| L | Revised for council | 17.02.20 |
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North



Drawing Name
Site Plan

339 Forest Rd, Bexley

Scale 1 : 500 @ A3

26.06.19

Project 1740

Issue Issue P

Sheet 03



| Issue | Description | Date |
|-------|--|----------|
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| K | Issued for Council Discussion | 31.10.19 |
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North



Drawing Name

Basement Plan

339 Forest Rd, Bexley

Scale 1 : 200 @ A3

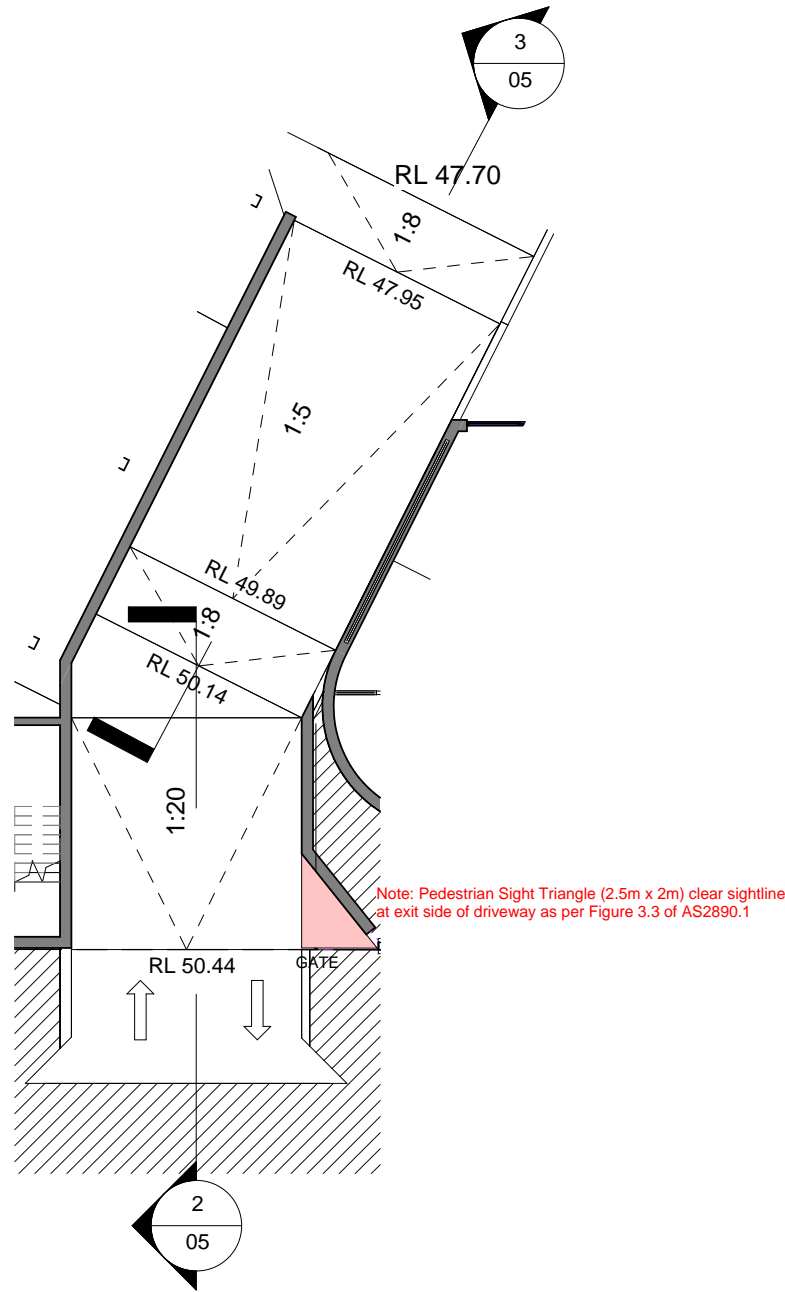
26.06.19

Project 1740

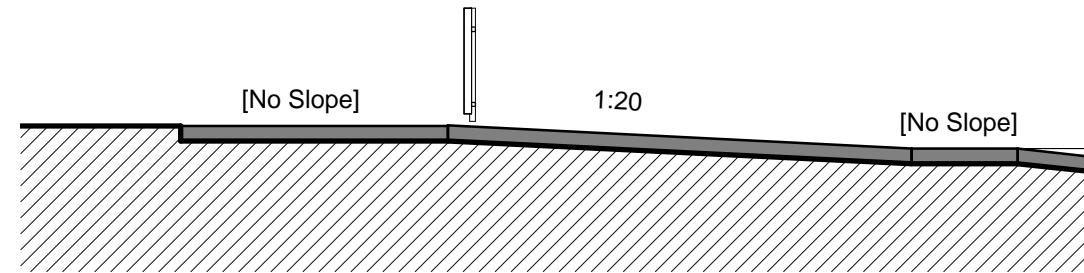
Issue Issue P

Sheet

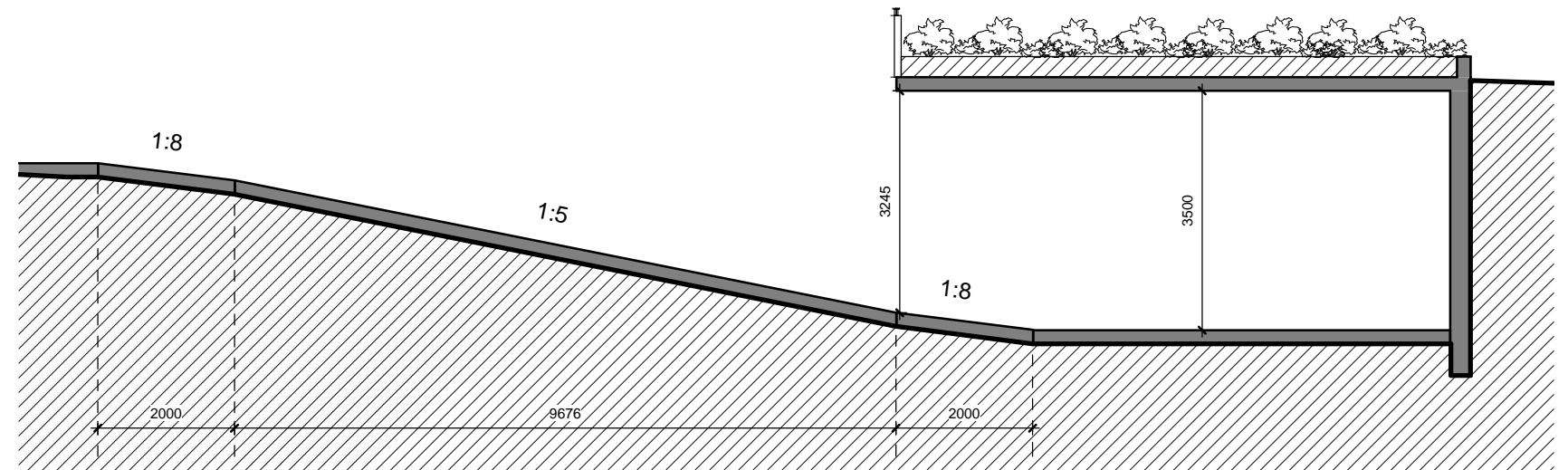
04



1. Basement - Driveway Ramp Callout
Scale 1 : 200



2. Driveway Section 1
Scale 1 : 100



3. Driveway Section 2
Scale 1 : 100

| Issue | Description | Date |
|-------|--|----------|
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
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DEVELOPMENT
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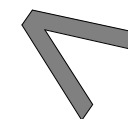
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Drawing Name
Basement Driveway Ramp

339 Forest Rd, Bexley

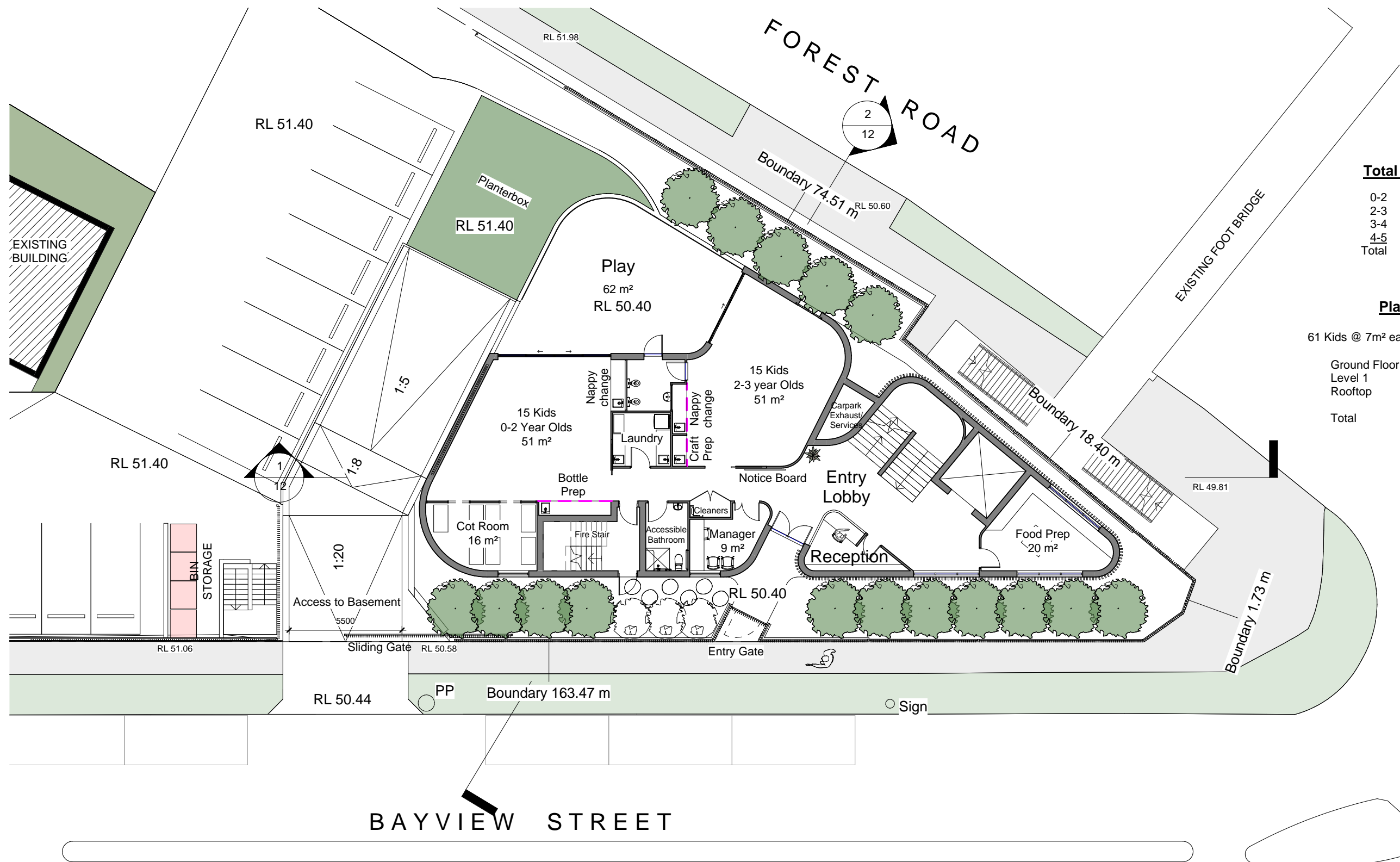
Scale As indicated @ A3

26.06.19

Project 1740

Issue Issue P

Sheet 05



Total Children

| | |
|--------------|-----------|
| 0-2 | 15 |
| 2-3 | 15 |
| 3-4 | 16 |
| 4-5 | 15 |
| Total | 61 |

Play Area

61 Kids @ 7m² each = 427m² minimum

| | |
|--------------|-------------------------|
| Ground Floor | = 62m² Provided |
| Level 1 | = 103m² Provided |
| Rooftop | = 270m² Provided |
| Total | = 435m² Provided |

| Issue | Description | Date |
|-------|--|----------|
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**DEVELOPMENT
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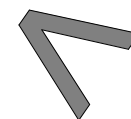
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North



Drawing Name
Ground Floor Plan

339 Forest Rd, Bexley

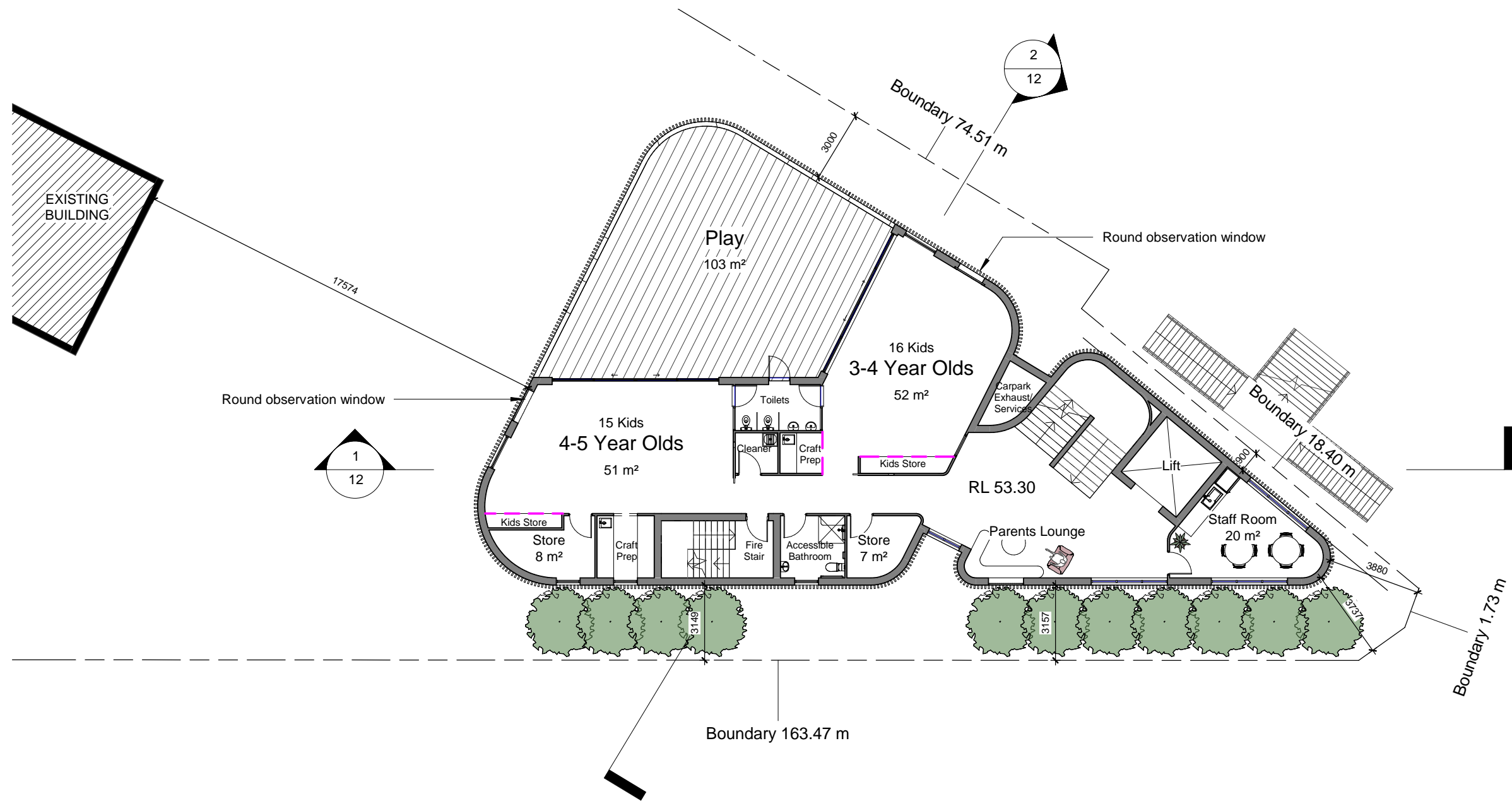
Scale 1 : 200 @ A3

26.06.19

Project **1740**

Issue **Issue P**

Sheet **06**



| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| K | Issued for Council Discussion | 31.10.19 |
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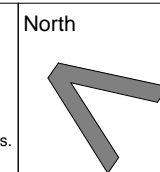
DEVELOPMENT
APPLICATION

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CONSTRUCTION

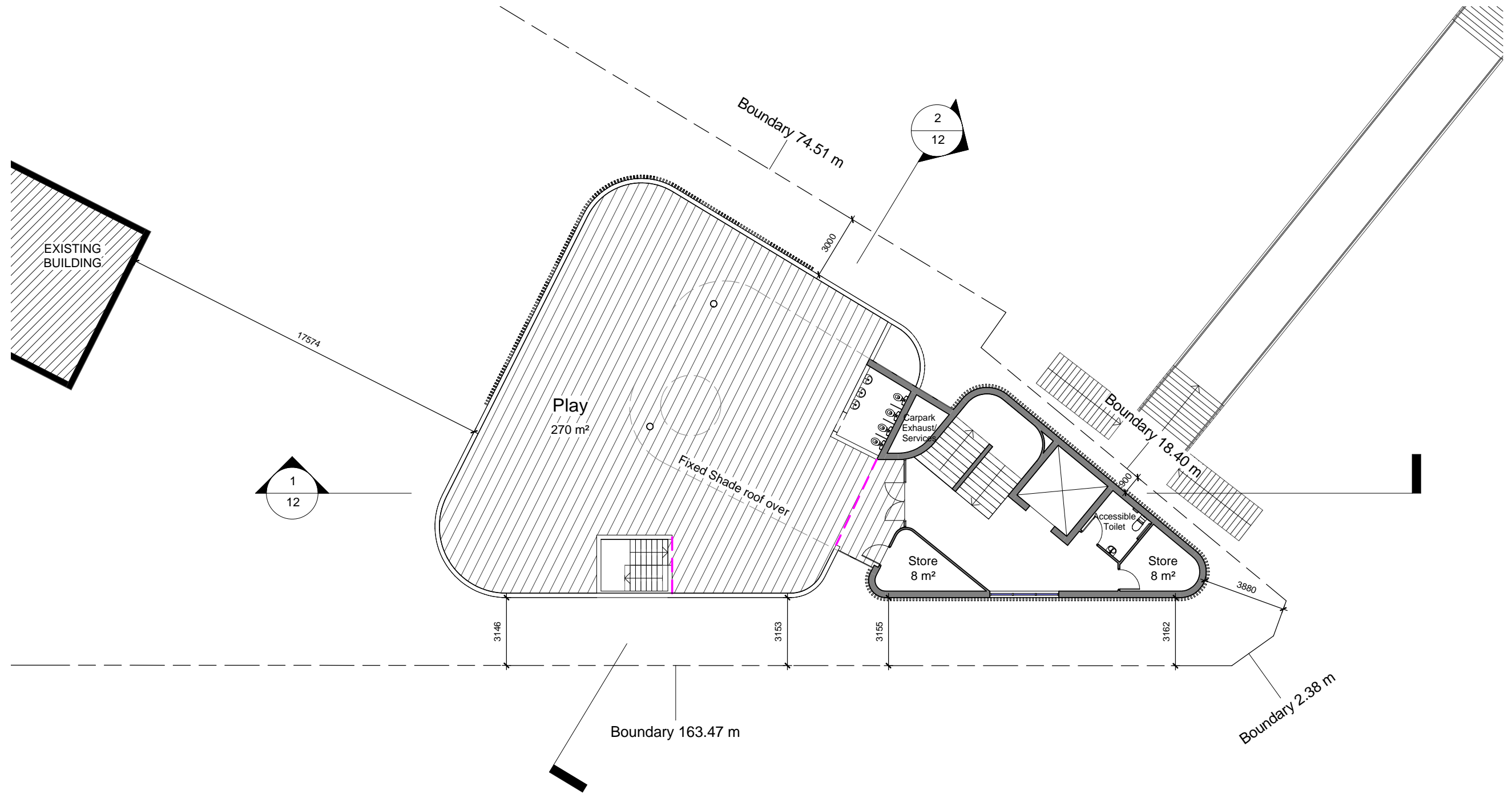
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| | | |
|---|----------|----------------------|
| Drawing Name First Floor Plan | | Project 1740 |
| 339 Forest Rd, Bexley | | Issue Issue P |
| Scale 1 : 200 @ A3 | 26.06.19 | Sheet 07 |



| Issue | Description | Date |
|-------|--|----------|
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| K | Issued for Council Discussion | 31.10.19 |
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DEVELOPMENT
APPLICATION

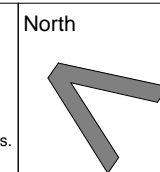
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CONSTRUCTION

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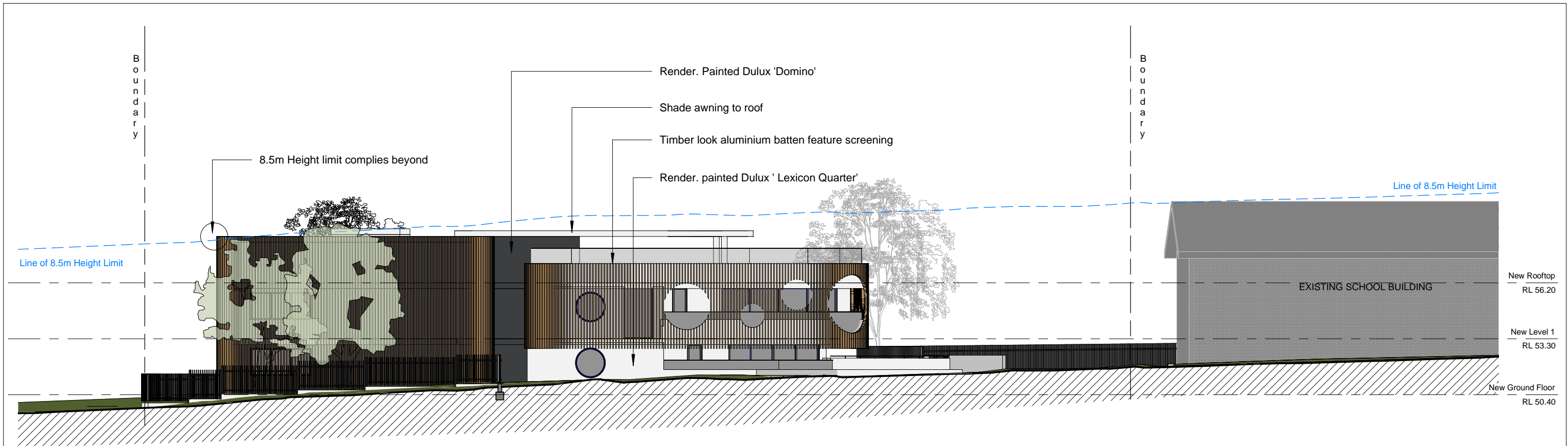
>ARCHITECTS

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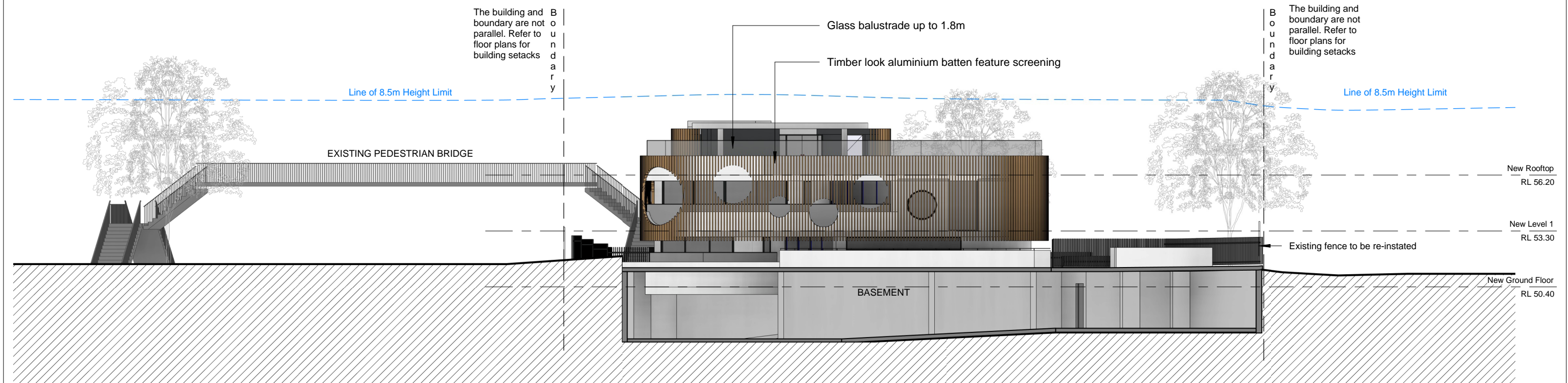
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| | | | |
|-----------------------|--|----------|---------|
| Drawing Name | | Project | 1740 |
| Roof Top Plan | | Issue | Issue P |
| 339 Forest Rd, Bexley | | Sheet | 08 |
| Scale 1 : 200 @ A3 | | 26.06.19 | |

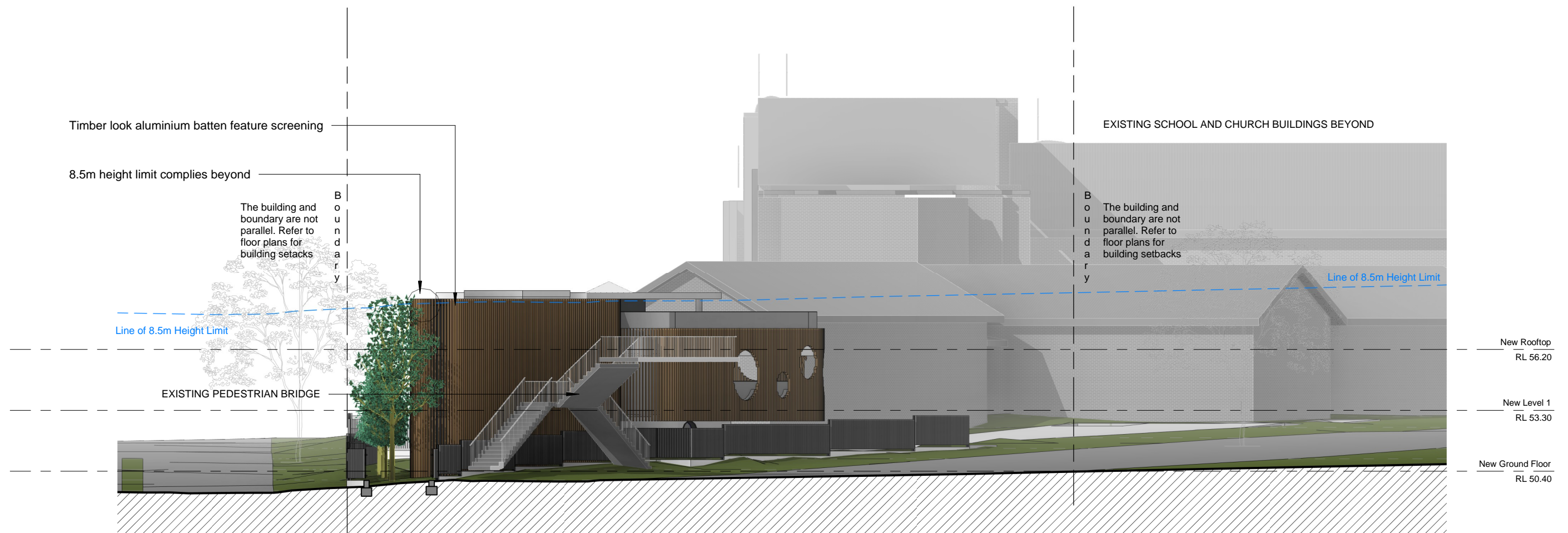


1. East
Scale 1 : 200



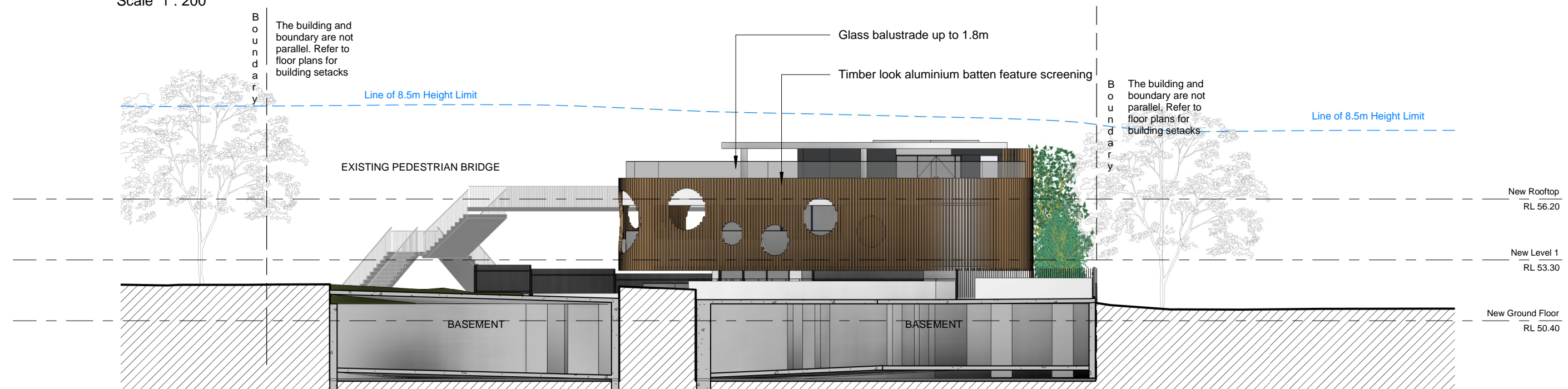
2. North
Scale 1 : 200

| Issue | Description | Date | DEVELOPMENT APPLICATION | couvaras | >ARCHITECTS | >A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >ABN 49 449 515 976 >T 02 4610 7629 >E architect@couvaras.com >W www.couvaras.com Nominated Architect: Peter Couvaras Reg No.7344 | Drawing Name | | Project 1740 |
|-------|--|----------|----------------------------|----------|-------------|--|-----------------------|--|---------------|
| H | Client Issue | 03.05.19 | | | | | Elevations | | Issue Issue P |
| I | DA Issue | 26.06.19 | | | | | 339 Forest Rd, Bexley | | Sheet 09 |
| K | Issued for Council Discussion | 31.10.19 | | | | | Scale 1 : 200 @ A3 | | |
| L | Revised for council | 17.02.20 | | | | | 26.06.19 | | |
| P | Without prejudice for Council discussion | 30/11/20 | | | | | | | |
| | | | NOT FOR CONSTRUCTION | | | | | | |



1. South East

Scale 1 : 200



2. North West

Scale 1 : 200

| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
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| K | Issued for Council Discussion | 31.10.19 |
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DEVELOPMENT
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Drawing Name
Elevations

339 Forest Rd, Bexley

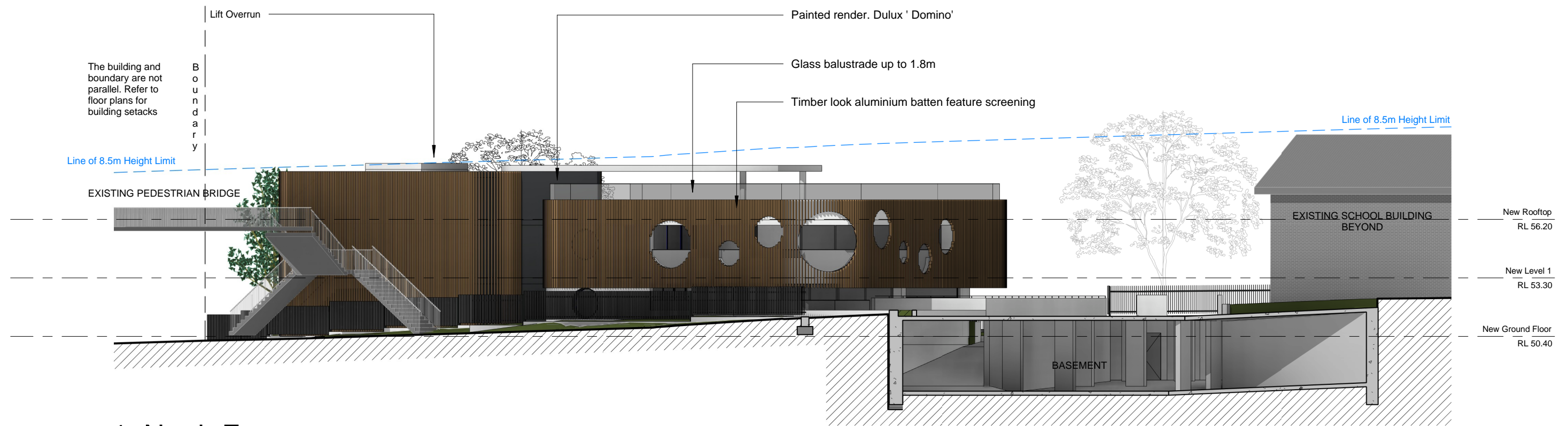
Scale 1 : 200 @ A3

26.06.19

Project **1740**

Issue **Issue P**

Sheet
10



1. North East

Scale 1 : 200



2. South West

Scale 1 : 200

| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
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DEVELOPMENT
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Drawing Name
Elevations

339 Forest Rd, Bexley

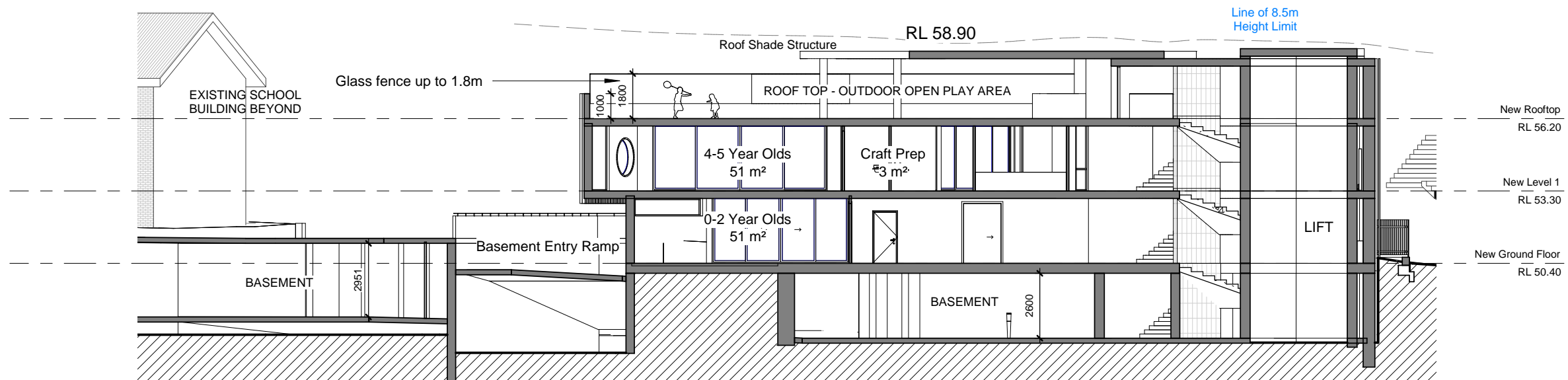
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26.06.19

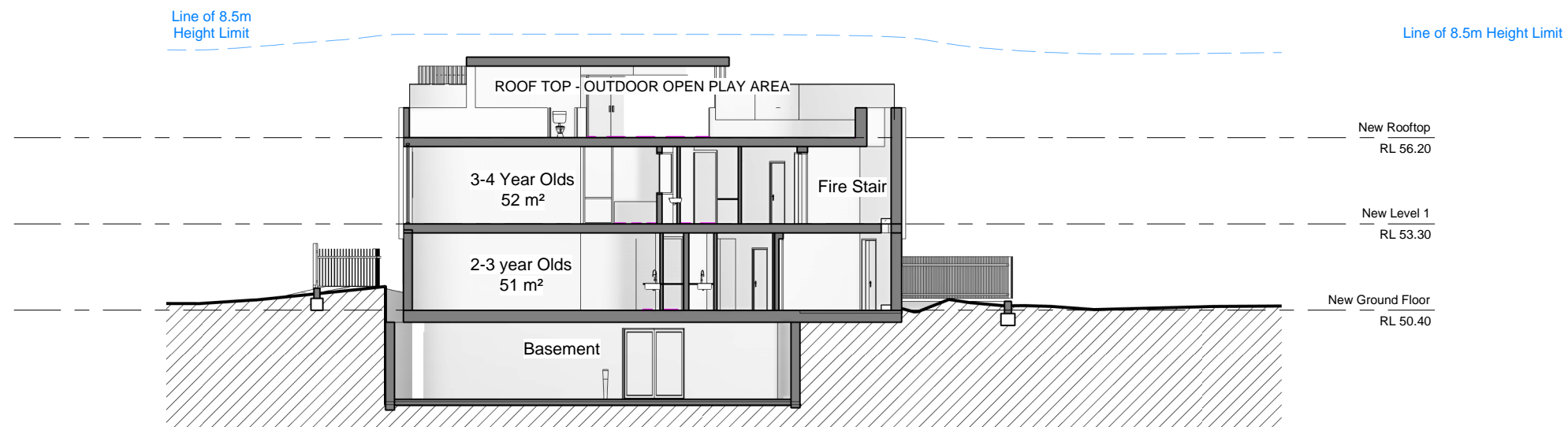
Project 1740

Issue Issue P

Sheet
11



1. Section 1
Scale 1 : 200



2. Section 2
Scale 1 : 200

| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
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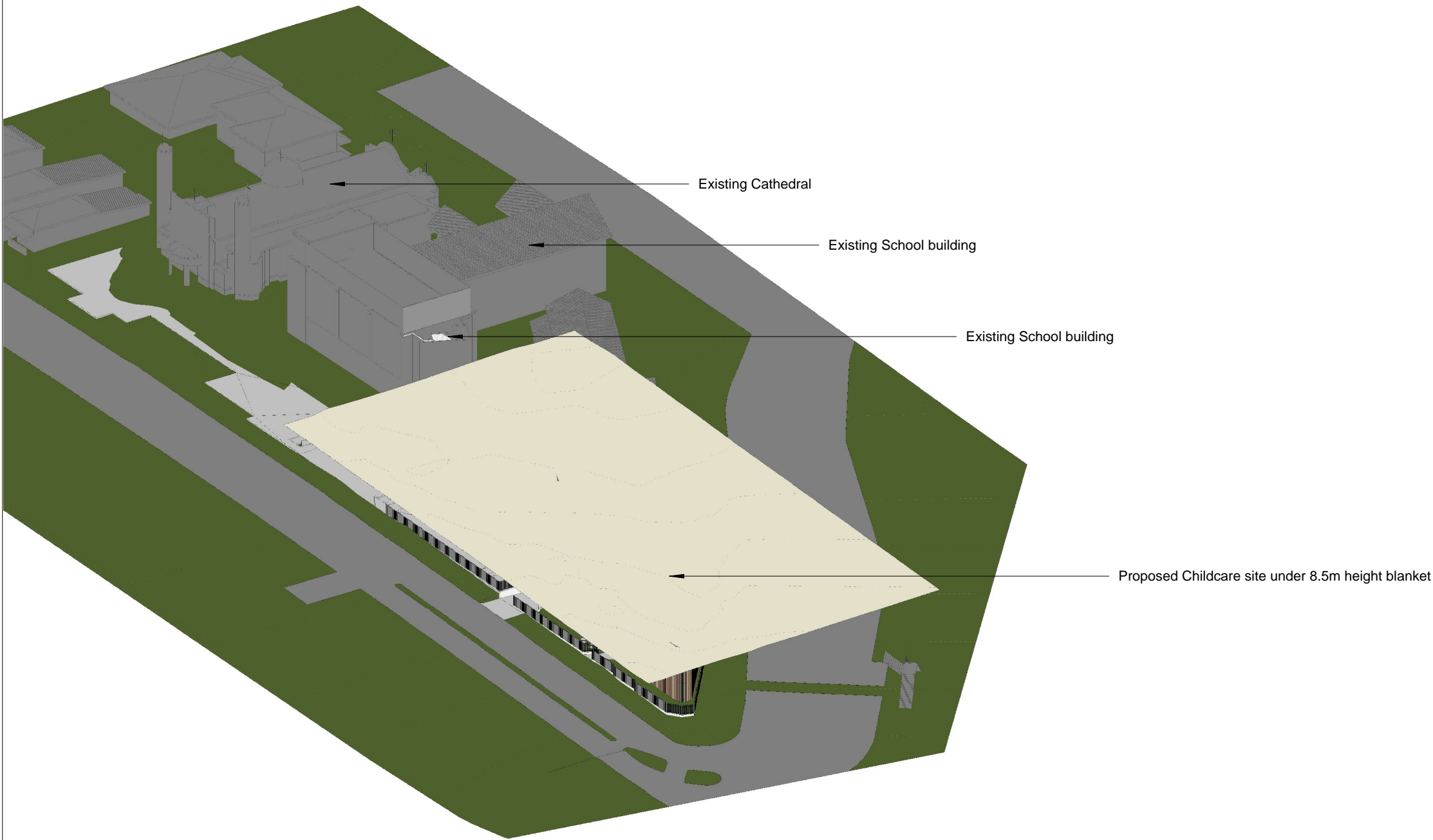
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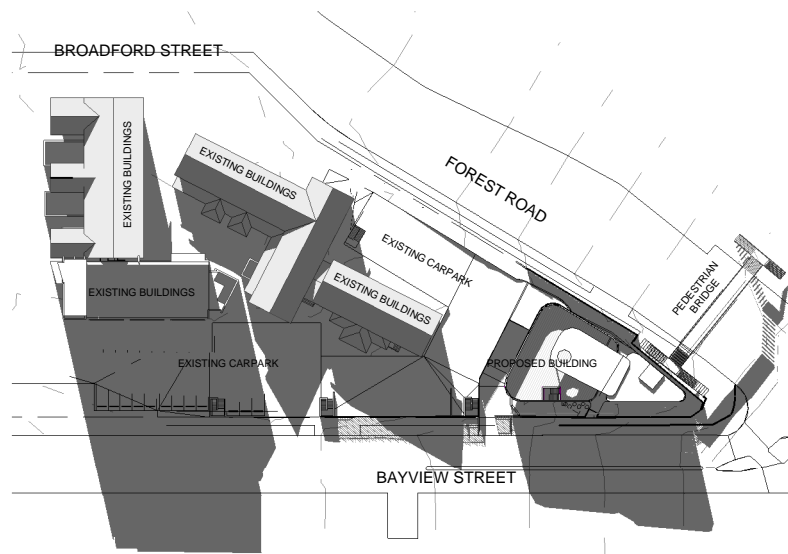
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| | | |
|-----------------------|----------|---------|
| Drawing Name | Project | 1740 |
| Sections | Issue | Issue P |
| 339 Forest Rd, Bexley | Sheet | 12 |
| Scale 1 : 200 @ A3 | 26.06.19 | |

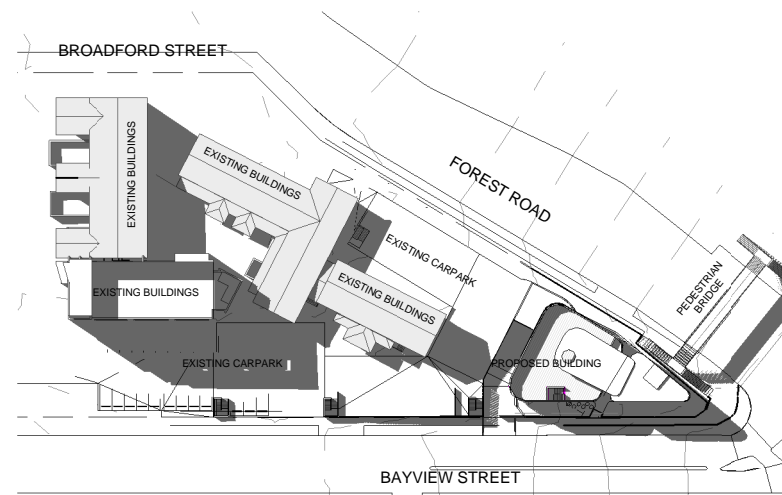


HEIGHT COMPARRISON ABOVE 8.5m LINE



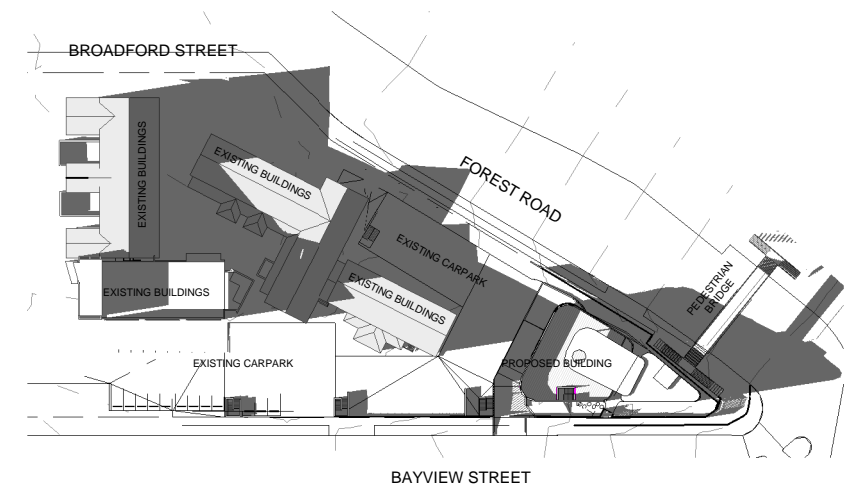
1. Winter Solstice 0900

Scale 1 : 1500



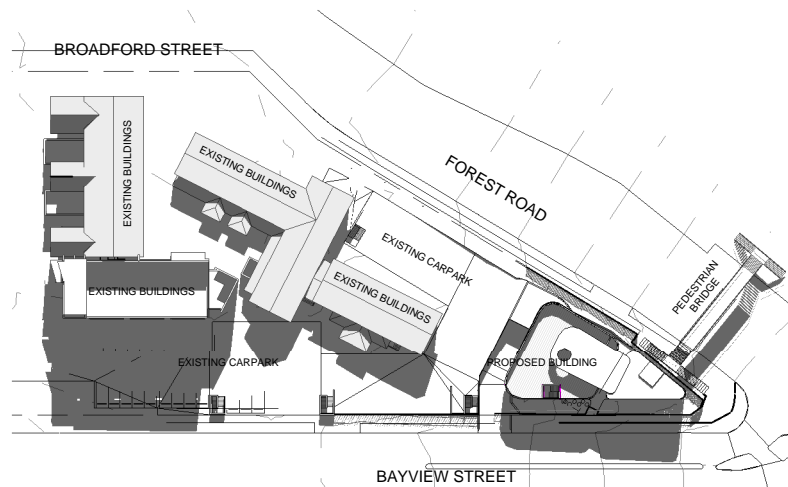
2. Winter Solstice 1200

Scale 1 : 1500



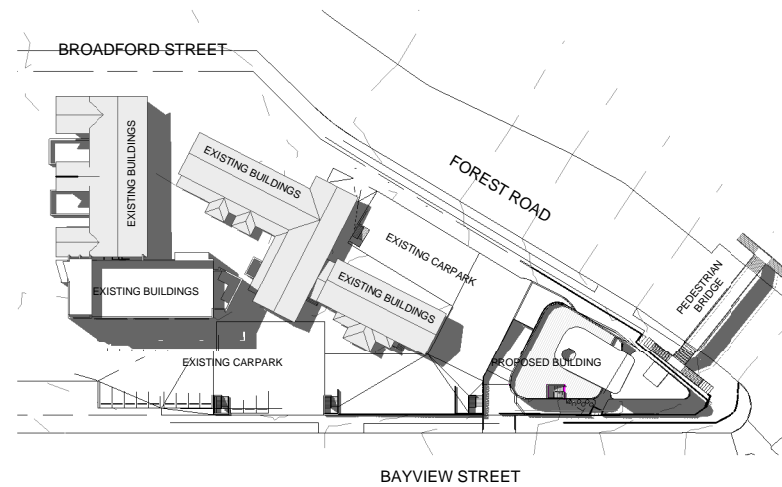
3. Winter Solstice 1500

Scale 1 : 1500



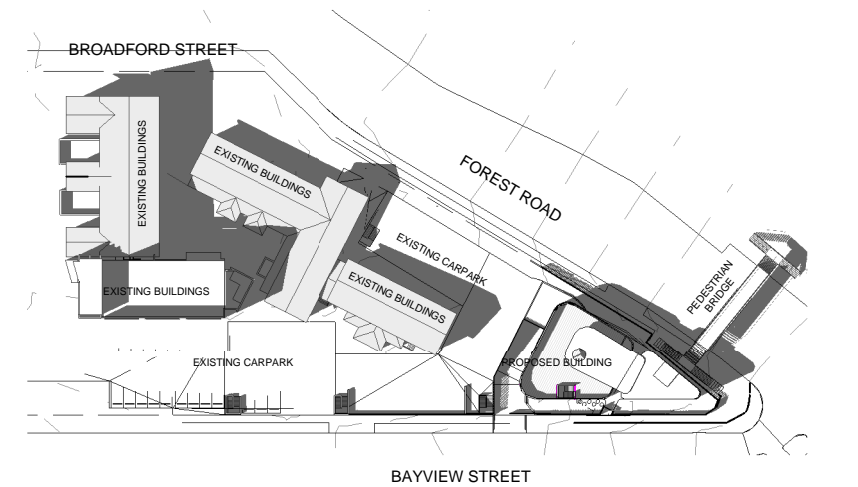
4. Equinox 0900

Scale 1 : 1500



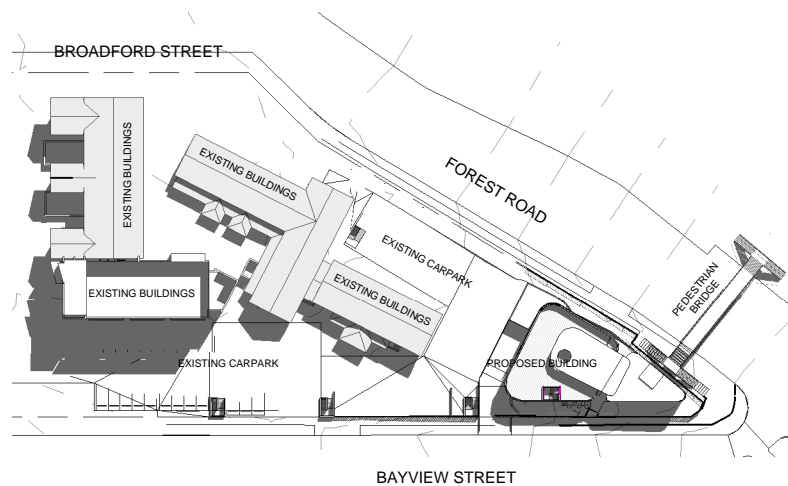
5. Equinox 1200

Scale 1 : 1500



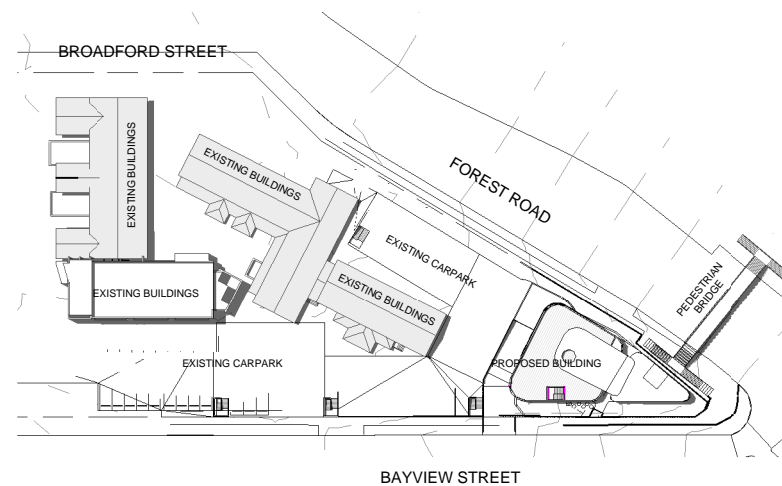
6. Equinox 1500

Scale 1 : 1500



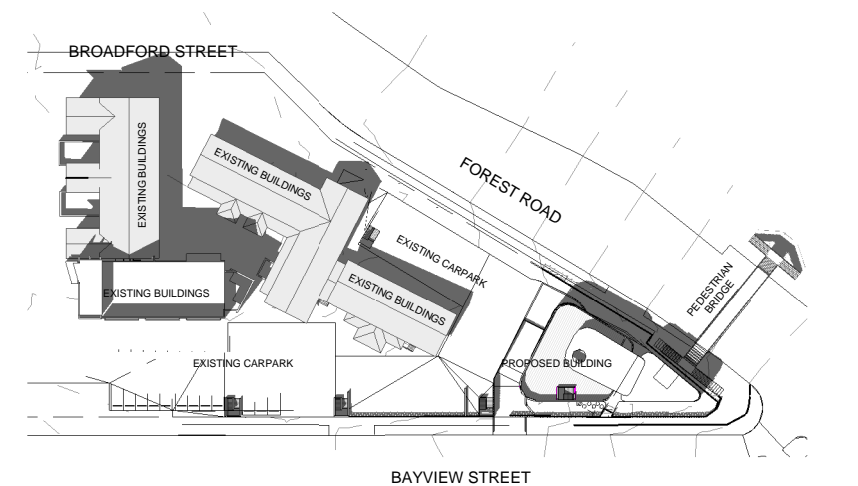
7. Summer Solstice 0900

Scale 1 : 1500



8. Summer Solstice 1200

Scale 1 : 1500



9. Summer Solstice 1500

Scale 1 : 1500

| Issue | Description | Date |
|-------|--|----------|
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DEVELOPMENT
APPLICATION

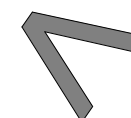
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North



Drawing Name
Shadow Diagrams

339 Forest Rd, Bexley

Scale 1 : 1500 @ A3

26.06.19

Project 1740

Issue Issue P

Sheet
14

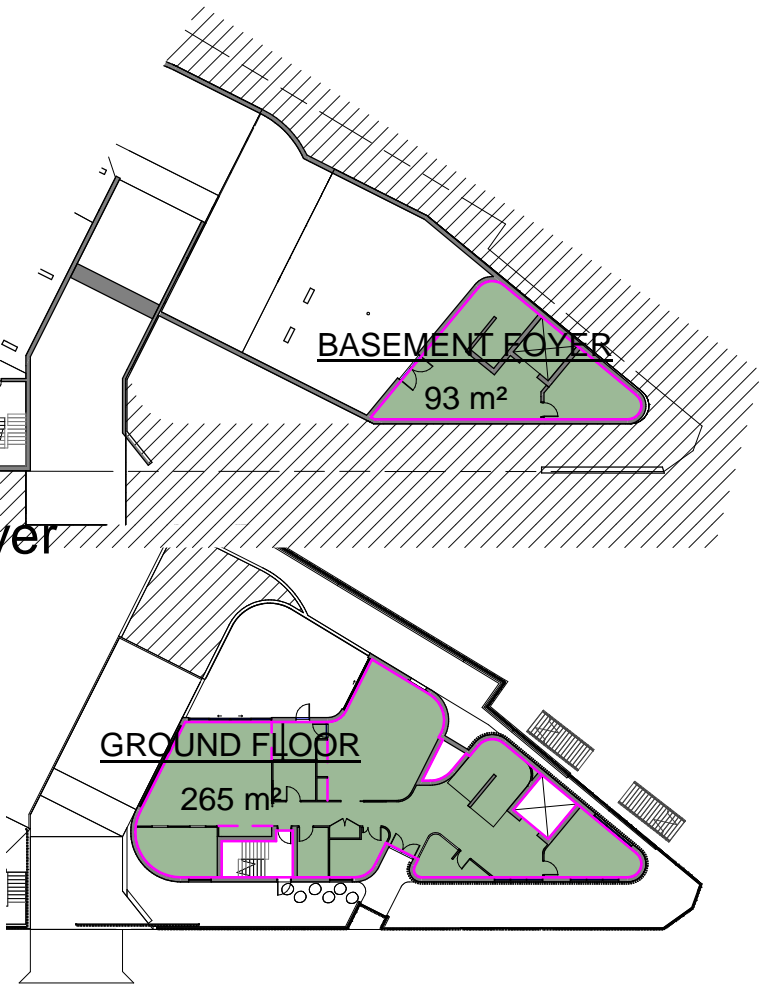
DEVELOPMENT SUMMARY

339 - 377 FOREST RD, BEXLEY NSW 2207
LOT 11; DP: 857 373
R2 Low Density Residential Zone
Bayside Council

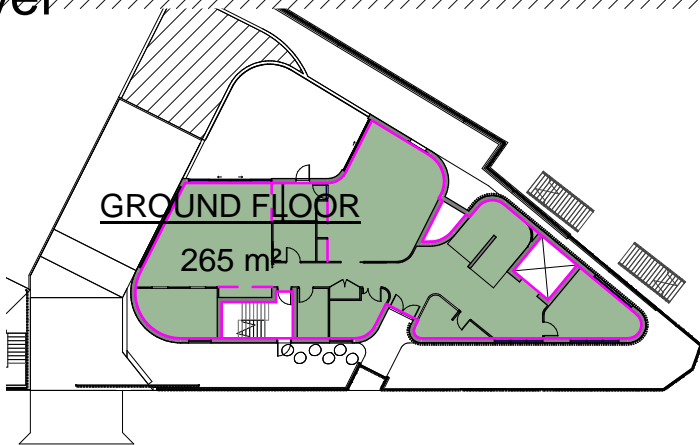
| | |
|------------------------------|---|
| Site Area: | 8388 sqm |
| Zone: | R2 - Low Density Residential |
| Max FSR: | 0.5:1 |
| Existing Buildings: | 3175sqm |
| Proposed Childcare Building: | 692 sqm |
| Total Area Combined: | 3867 sqm (0.46:1) |
| Landscaped Area: | Existing = 1433.57 sqm (Approx) Proposed = 1450 sqm (Approx) |

| Area Schedule (Gross Building) | |
|--------------------------------|--------------------|
| Name | Area |
| GROUND FLOOR | 265 m ² |
| LEVEL 1 | 257 m ² |
| ROOF TOP | 76 m ² |
| BASEMENT FOYER | 93 m ² |
| | 692 m ² |

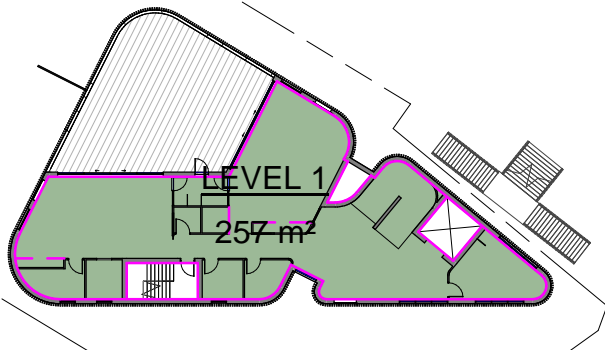
4. Basement Foyer
Scale 1 : 500



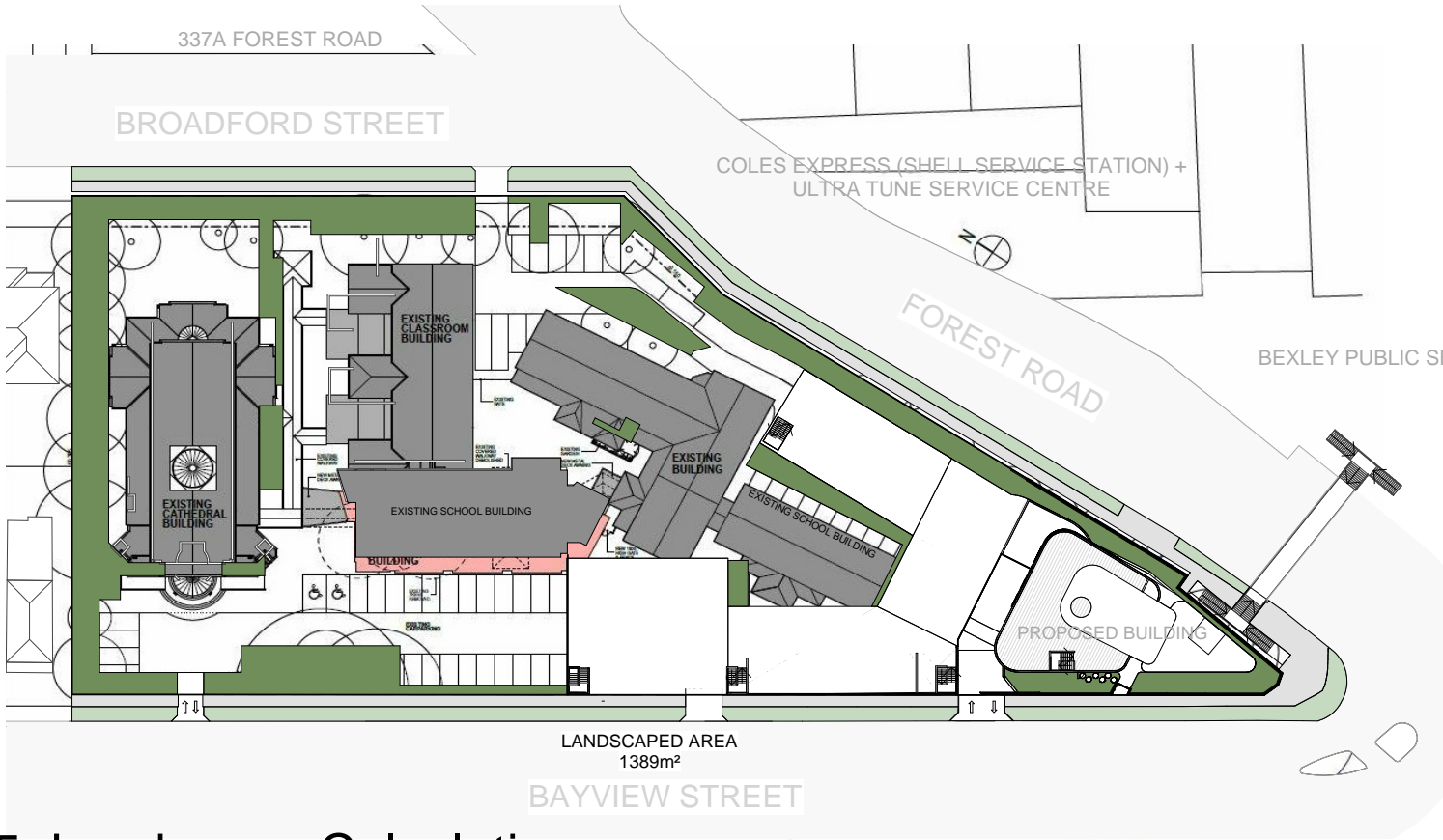
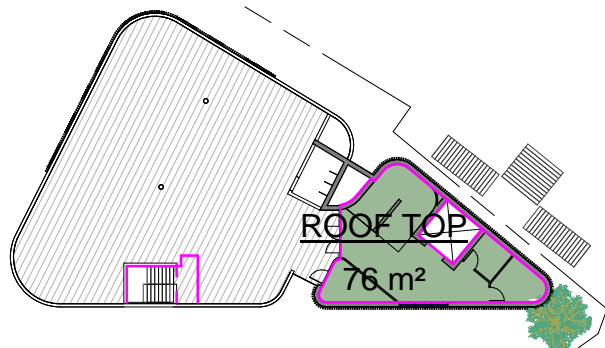
1. New Ground Floor
Scale 1 : 500



2. New Level 1
Scale 1 : 500



3. New Rooftop
Scale 1 : 500



5. Landscape Calculation
Scale 1 : 1000

| Issue | Description | Date |
|-------|--|----------|
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| J | DA Issue - areas updated | 11.07.19 |
| L | Revised for council | 17.02.20 |
| M | Revised for Council | 25.05.25 |
| P | Without prejudice for Council discussion | 30/11/20 |

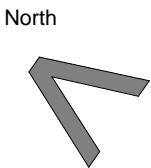
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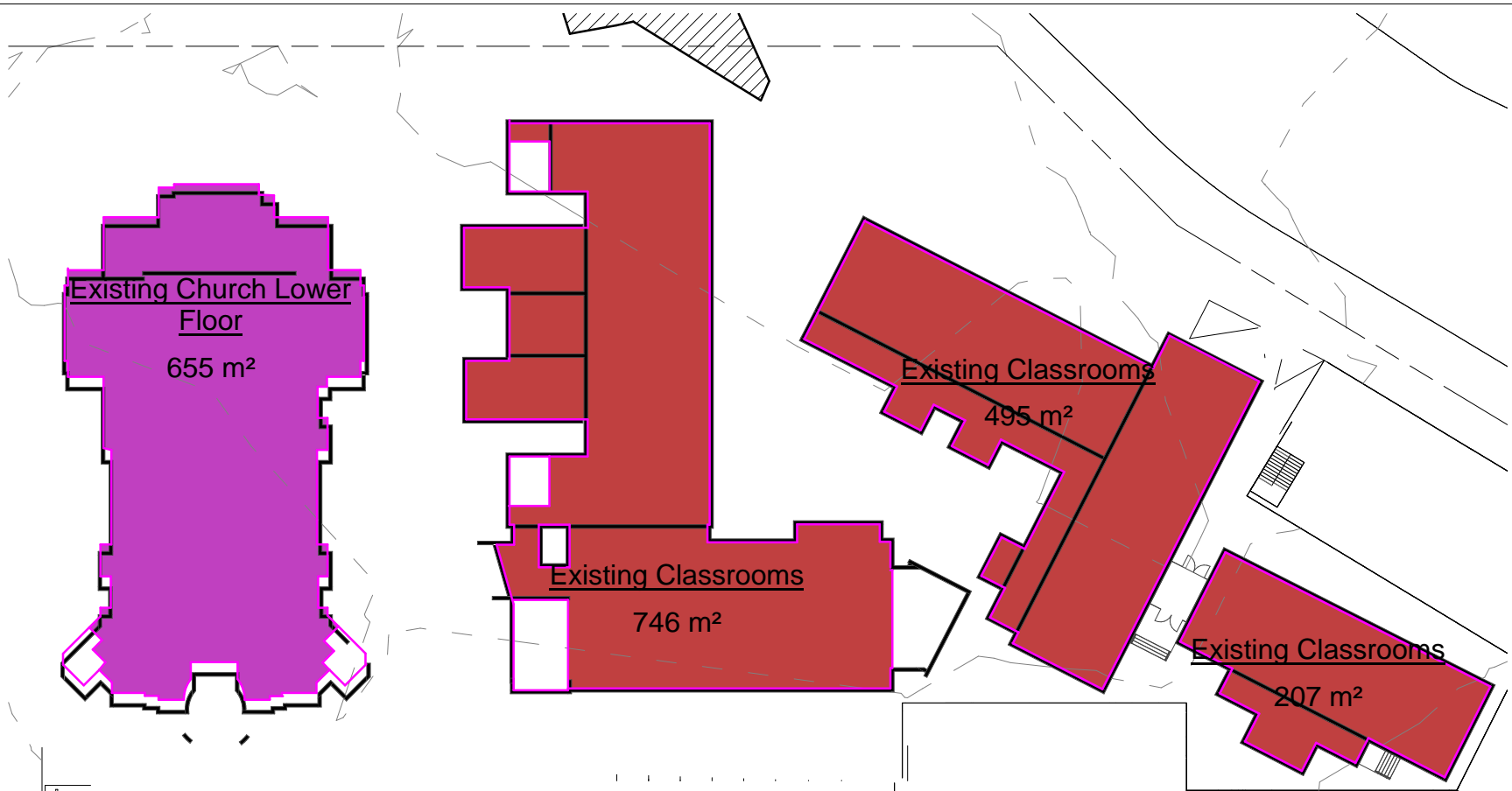
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>ABN 49 449 515 976 >T 02 4610 7629
>E architect@couvaras.com >W www.couvaras.com
Nominated Architect: Peter Couvaras Reg No.7344

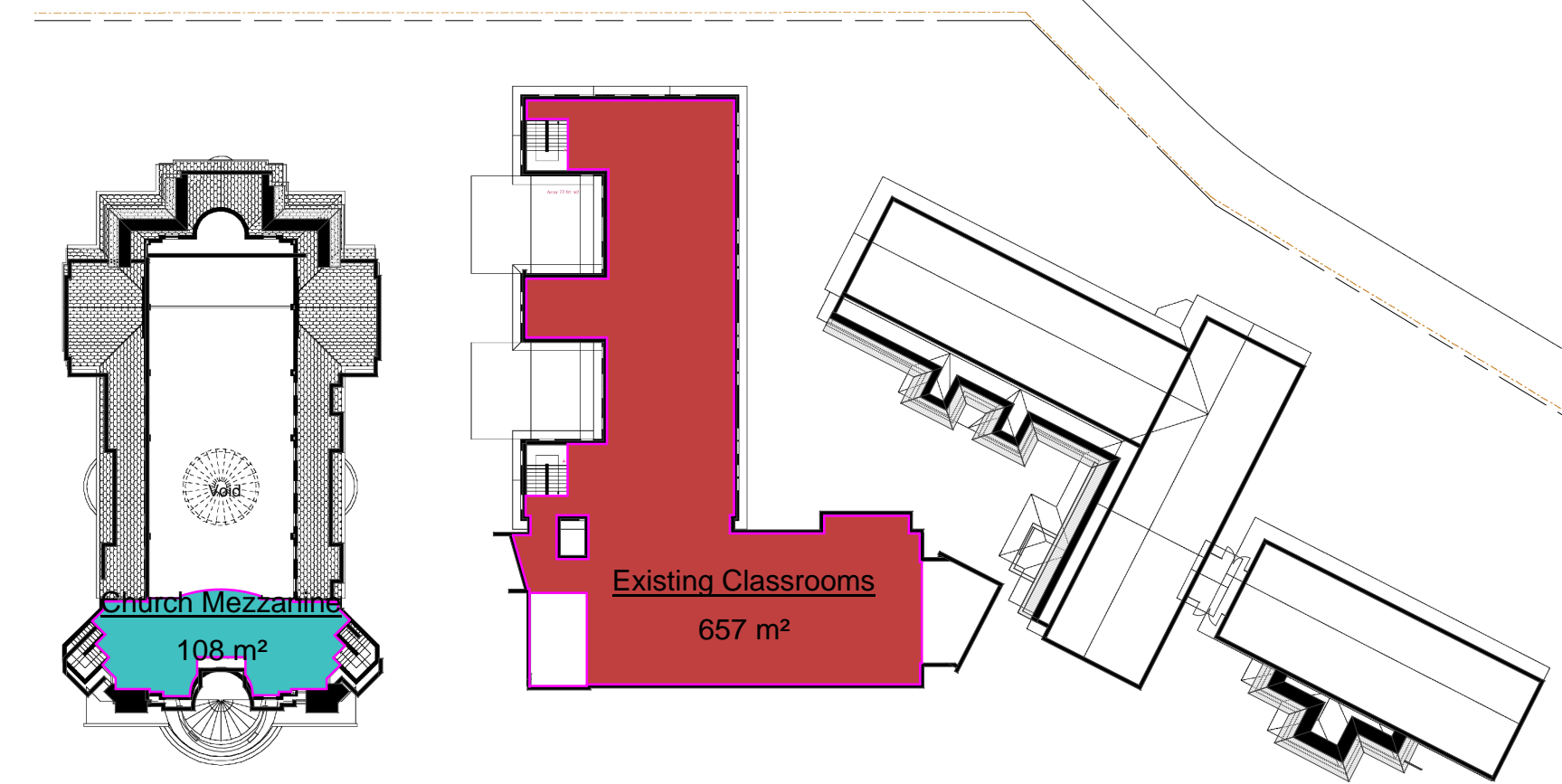
Figured dimensions only to be used. Do not scale off drawings.
Any discrepancies to be verified on site with architect.



| | | | |
|-------------------------|----------|---------|---------|
| Drawing Name | | Project | 1740 |
| Area Calculation Plans | | Issue | Issue P |
| 339 Forest Rd, Bexley | | Sheet | 15 |
| Scale As indicated @ A3 | 26.06.19 | | |



1. Ground Floor Existing Building Areas
Scale 1 : 500



2. Level 1 Existing Building Areas
Scale 1 : 500

| Issue | Description | Date |
|-------|--|----------|
| J | DA Issue - areas updated | 11.07.19 |
| L | Revised for council | 17.02.20 |
| P | Without prejudice for Council discussion | 30/11/20 |
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Nominated Architect: Peter Couvaras Reg No.7344

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North

Drawing Name

Existing Building Area Calcs

339 Forest Rd, Bexley

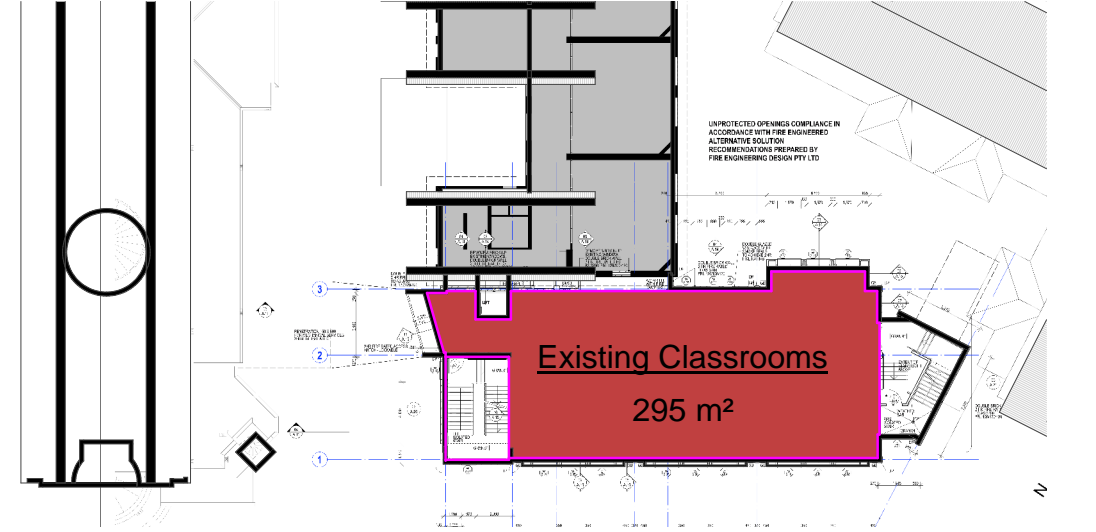
Scale 1 : 500 @ A3

26.06.19

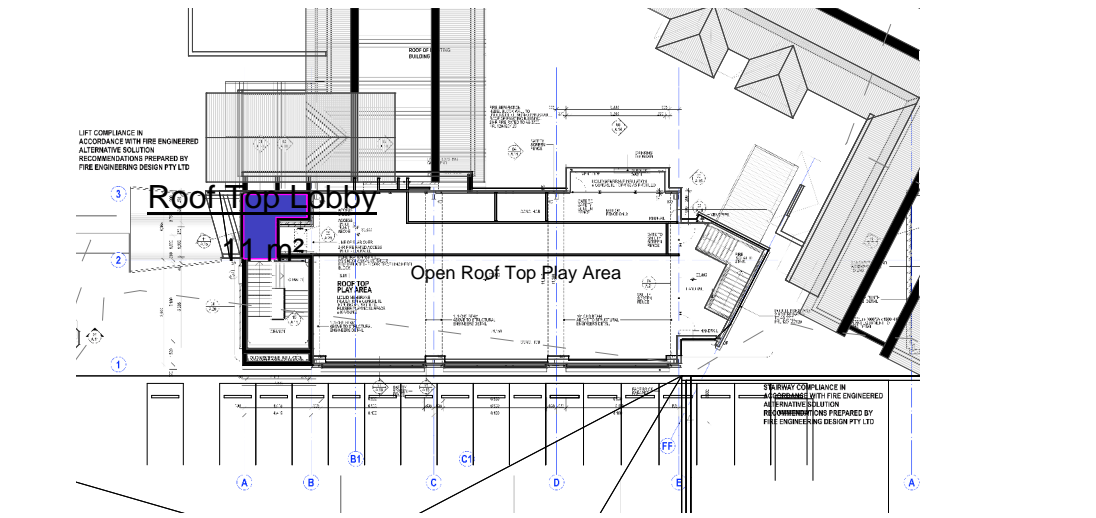
Project 1740

Issue Issue P

Sheet 15A



3. Level 2 Existing Building Areas
Scale 1 : 500



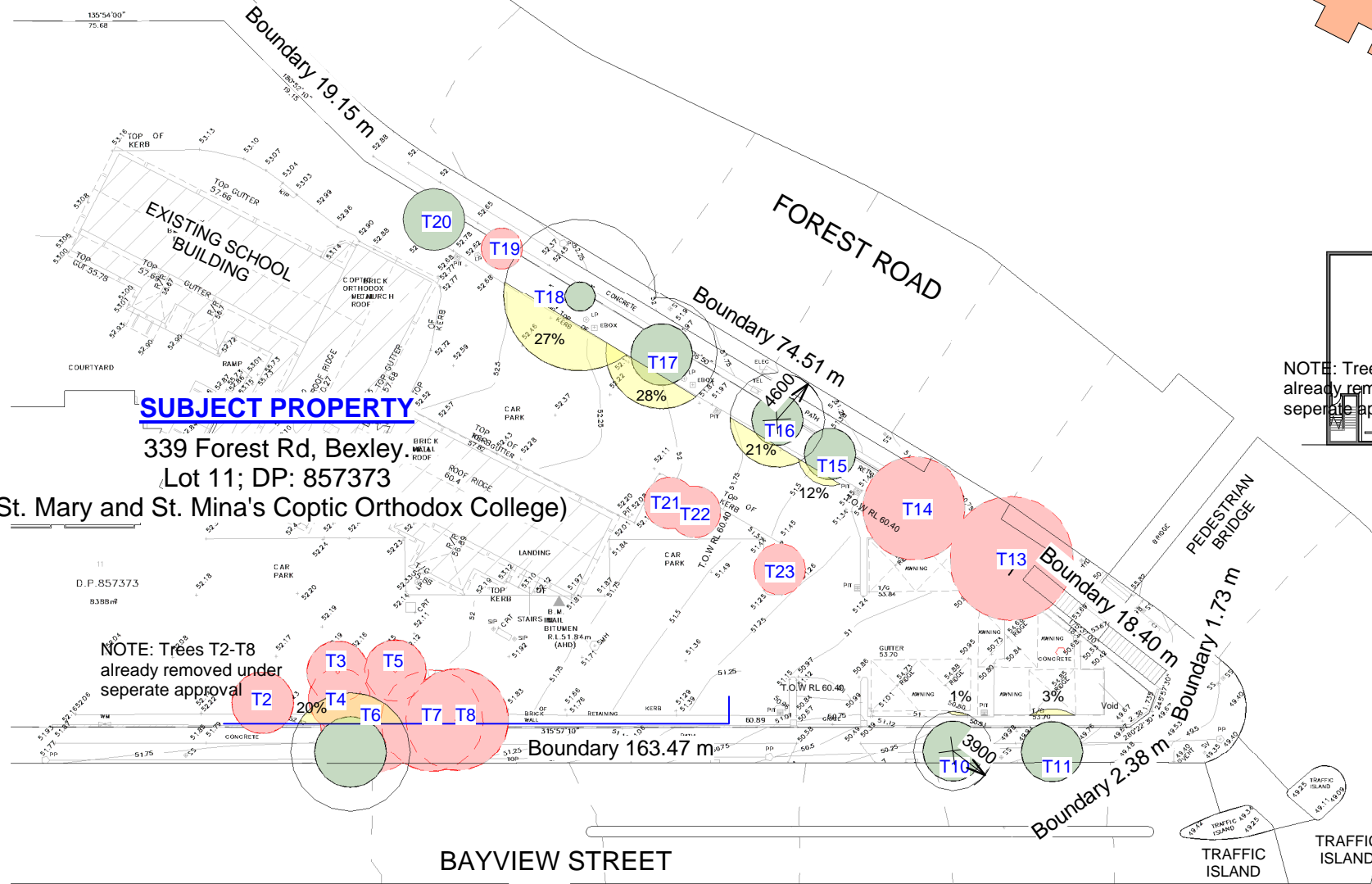
4. Roof Top Existing Building Area
Scale 1 : 500

| Approximate Existing Building Area Schedule | |
|---|---------|
| Name | Area |
| Church Mezzanine | 108 m² |
| Existing Church Lower Floor | 655 m² |
| Existing Classrooms | 746 m² |
| Existing Classrooms | 657 m² |
| Roof Top Lobby | 11 m² |
| Existing Classrooms | 495 m² |
| Existing Classrooms | 295 m² |
| Existing Classrooms | 207 m² |
| | 3175 m² |

| AREA SUMMARY | |
|------------------------------|-----------------|
| Max FSR: | 0.5:1 (4194m²) |
| Existing Buildings: | 3175m² |
| Proposed Childcare Building: | 828m² |
| Total Area Combined: | 4003m² (0.47:1) |

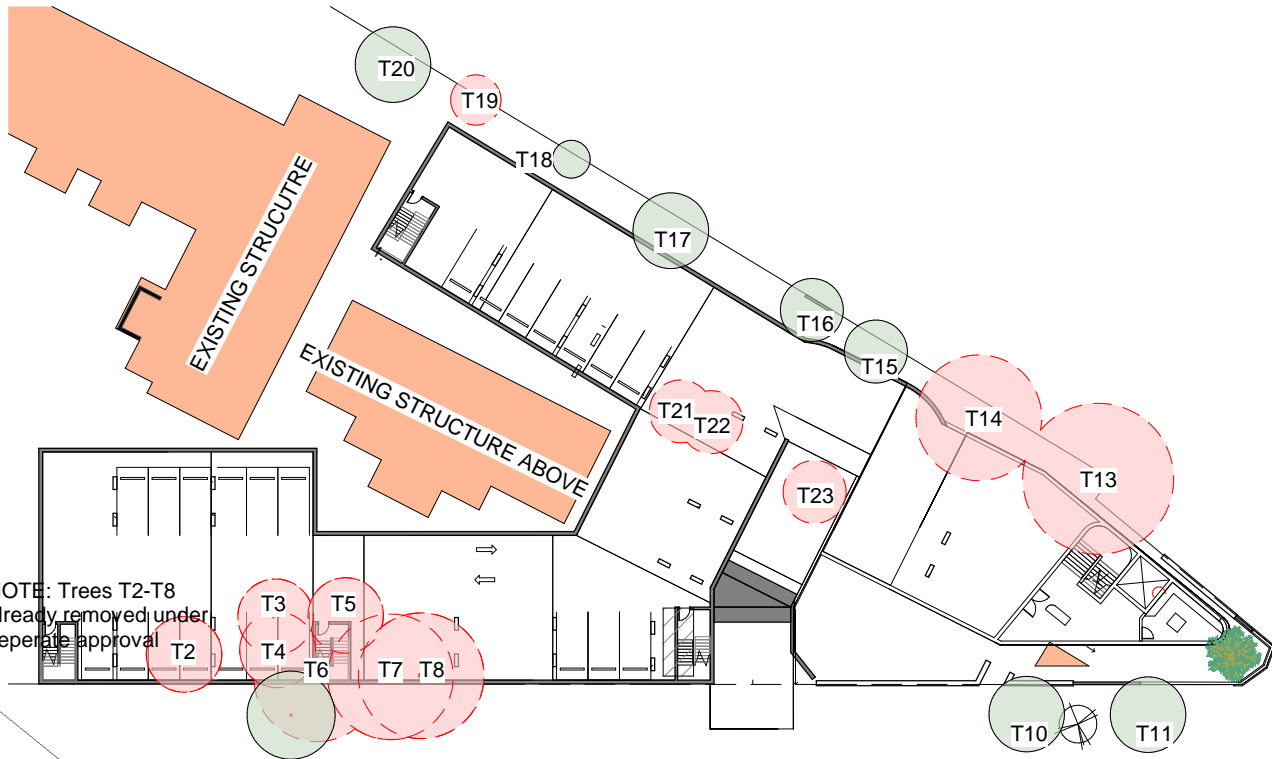
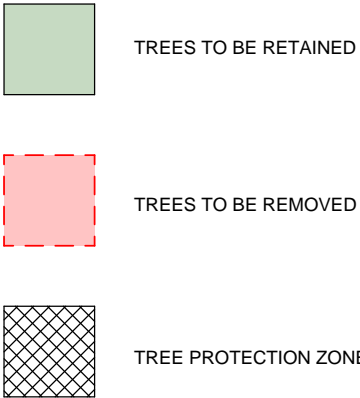
BROADFORD STREET

Boundary 75.68 m



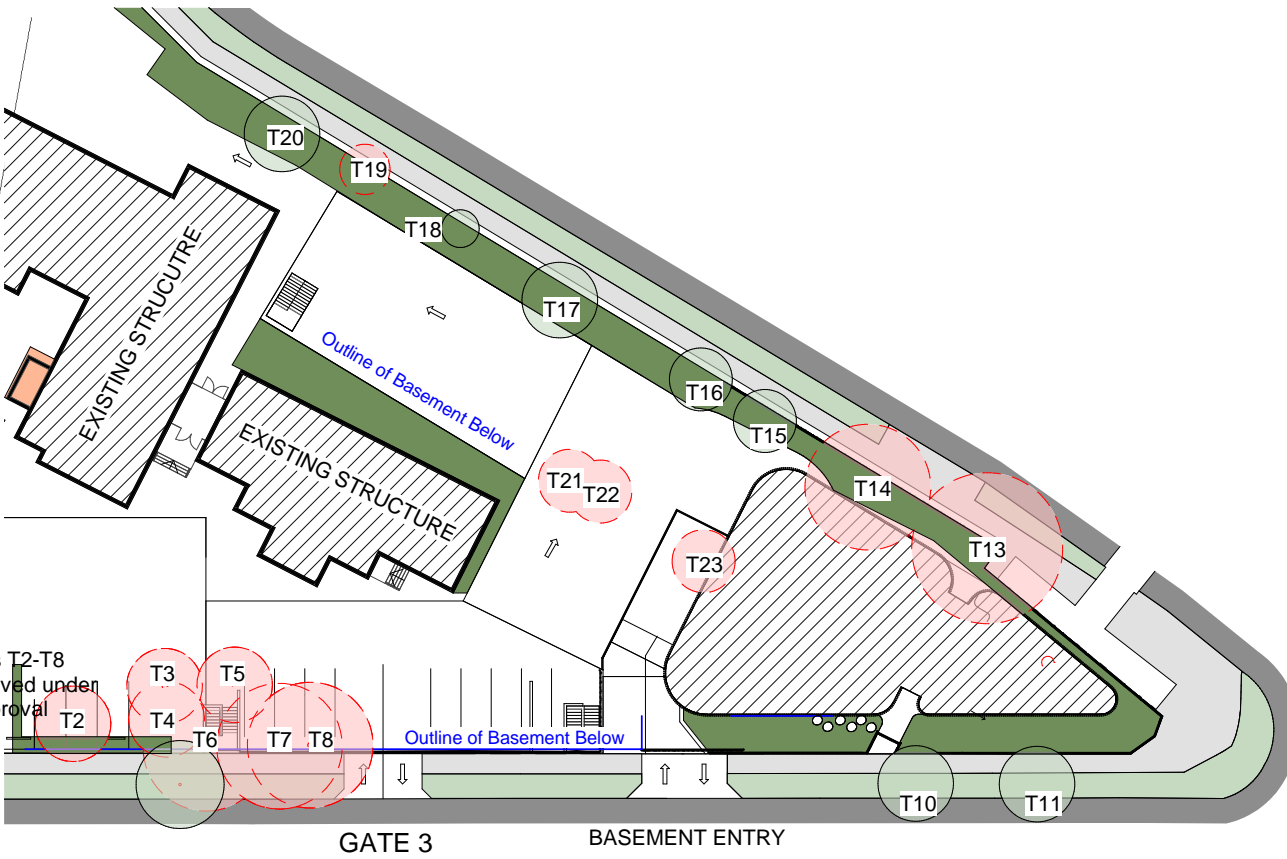
1. Tree Management Plan

Scale 1 : 600



2. Basement - Tree Management Plan

Scale 1 : 600



3. Ground Floor - Tree Management Plan

Scale 1 : 600

| Issue | Description | Date |
|-------|--|----------|
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| M | Revised for Council | 25.05.25 |
| P | Without prejudice for Council discussion | 30/11/20 |

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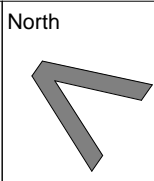
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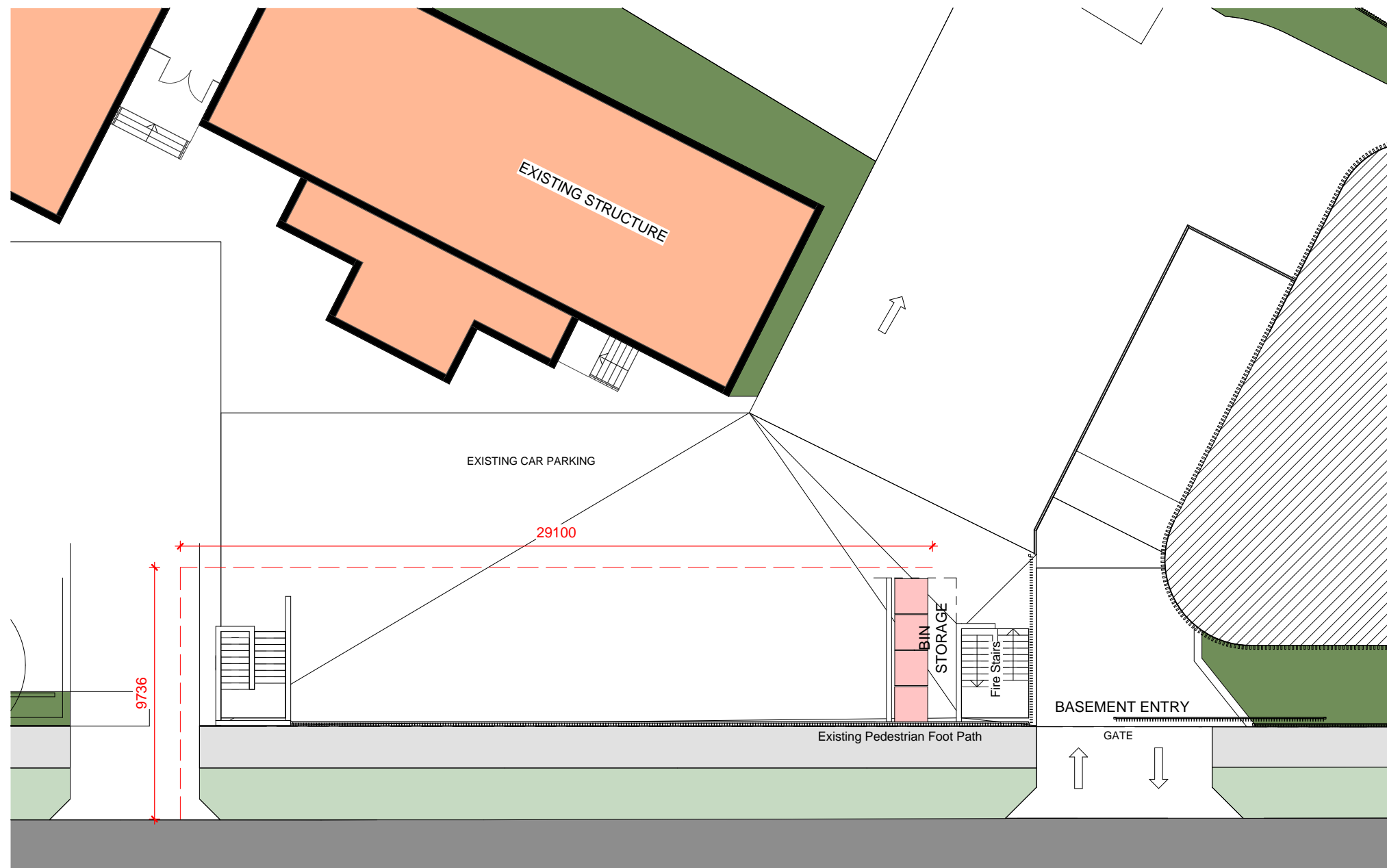
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>E architect@couvaras.com >W www.couvaras.com
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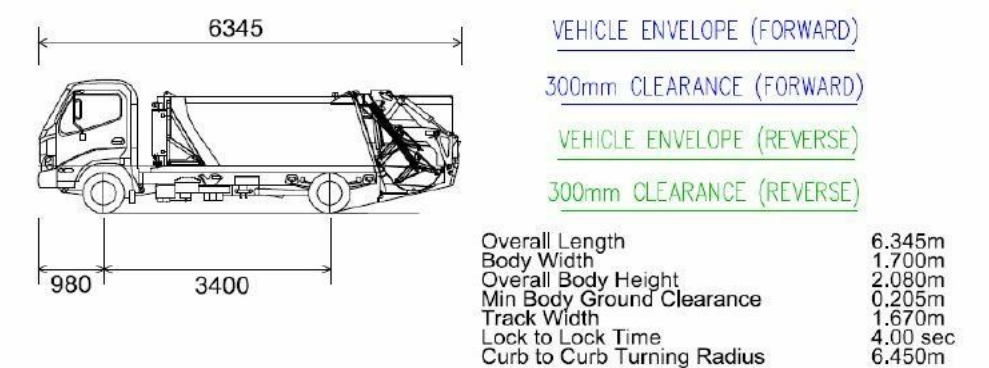
| | | |
|-------------------------|--|---------|
| Drawing Name | | Project |
| Tree Management Plan | | 1740 |
| 339 Forest Rd, Bexley | | Issue |
| Scale As indicated @ A3 | | Issue P |
| 26.06.19 | | Sheet |
| | | 17 |



1. Waste Management Plan

Scale 1 : 200

Mini-Rear Loader Waste Collection Vehicle



| Issue | Description | Date |
|-------|--|----------|
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| P | Without prejudice for Council discussion | 30/11/20 |
| | | |
| | | |

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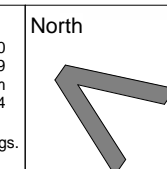
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>E architect@couvaras.com >W www.couvaras.com
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Drawing Name
Waste Management Plan

339 Forest Rd, Bexley

Scale As indicated @ A3

26.06.19

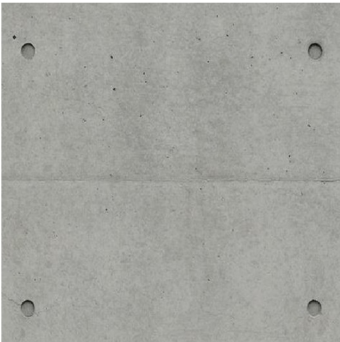
Project 1740

Issue Issue P

Sheet 18



Aluminium 150 x 50mm Vertical Battens. (DecoBatten - Casuarina Finish)



Selected Colour Palette: Dulux Monument; Polished Concrete Fall; Selected timber flooring

| Issue | Description | Date |
|-------|--|----------|
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| M | Revised for Council | 25.05.25 |
| P | Without prejudice for Council discussion | 30/11/20 |
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North



Drawing Name
Colours and Materials Schedule

339 Forest Rd, Bexley

Scale @ A3

26.06.19

Project 1740

Issue Issue P

Sheet 19



| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| K | Issued for Council Discussion | 31.10.19 |
| L | Revised for council | 17.02.20 |
| P | Without prejudice for Council discussion | 30/11/20 |

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>E architect@couvaras.com >W www.couvaras.com
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Drawing Name
3D Street Perspectives

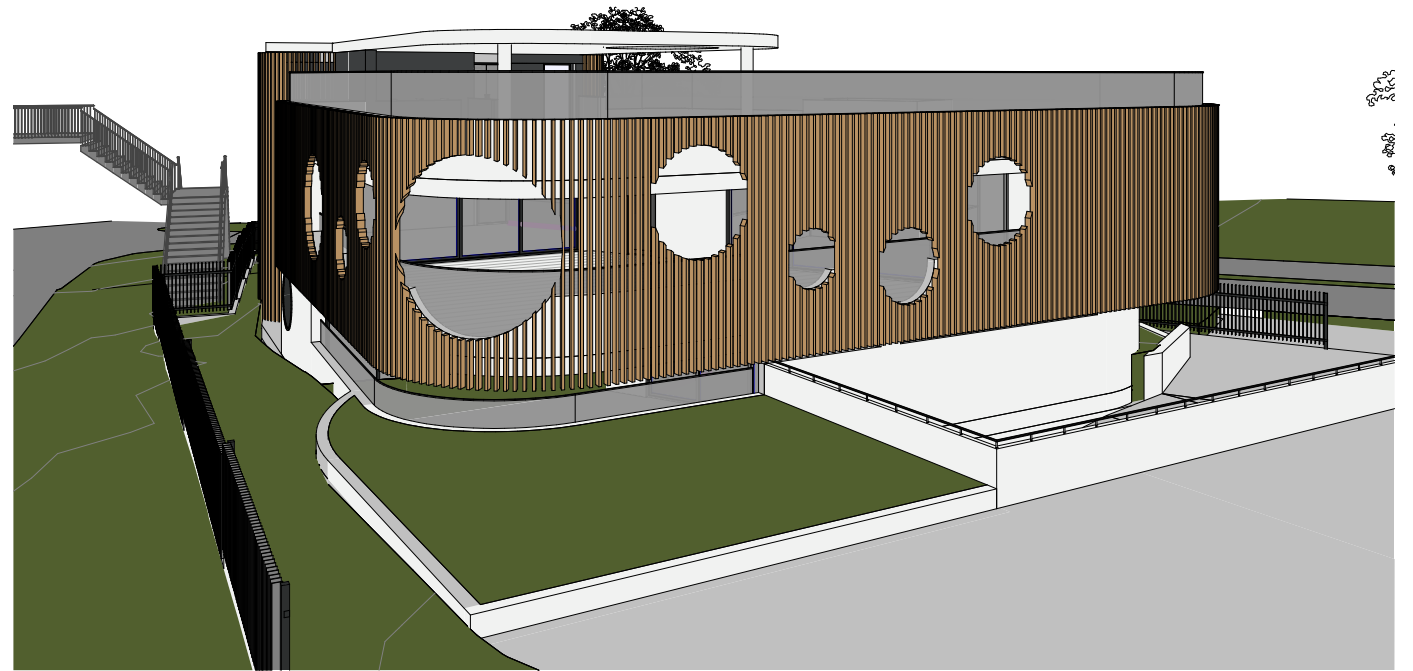
339 Forest Rd, Bexley

Scale @ A3 26.06.19

Project 1740

Issue Issue P

Sheet 25



| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| K | Issued for Council Discussion | 31.10.19 |
| L | Revised for council | 17.02.20 |
| P | Without prejudice for Council discussion | 30/11/20 |

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Drawing Name
3D Street Perspectives

339 Forest Rd, Bexley

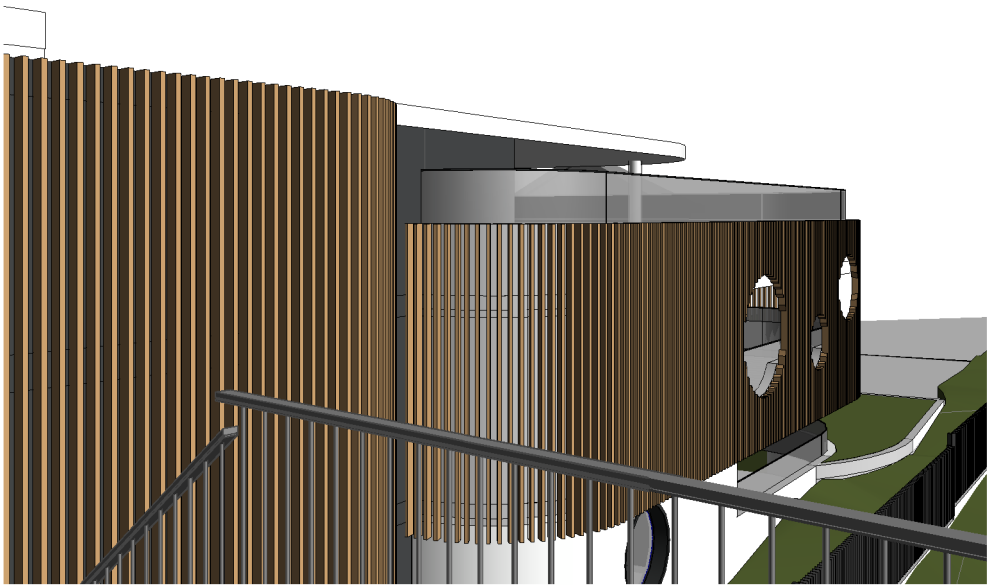
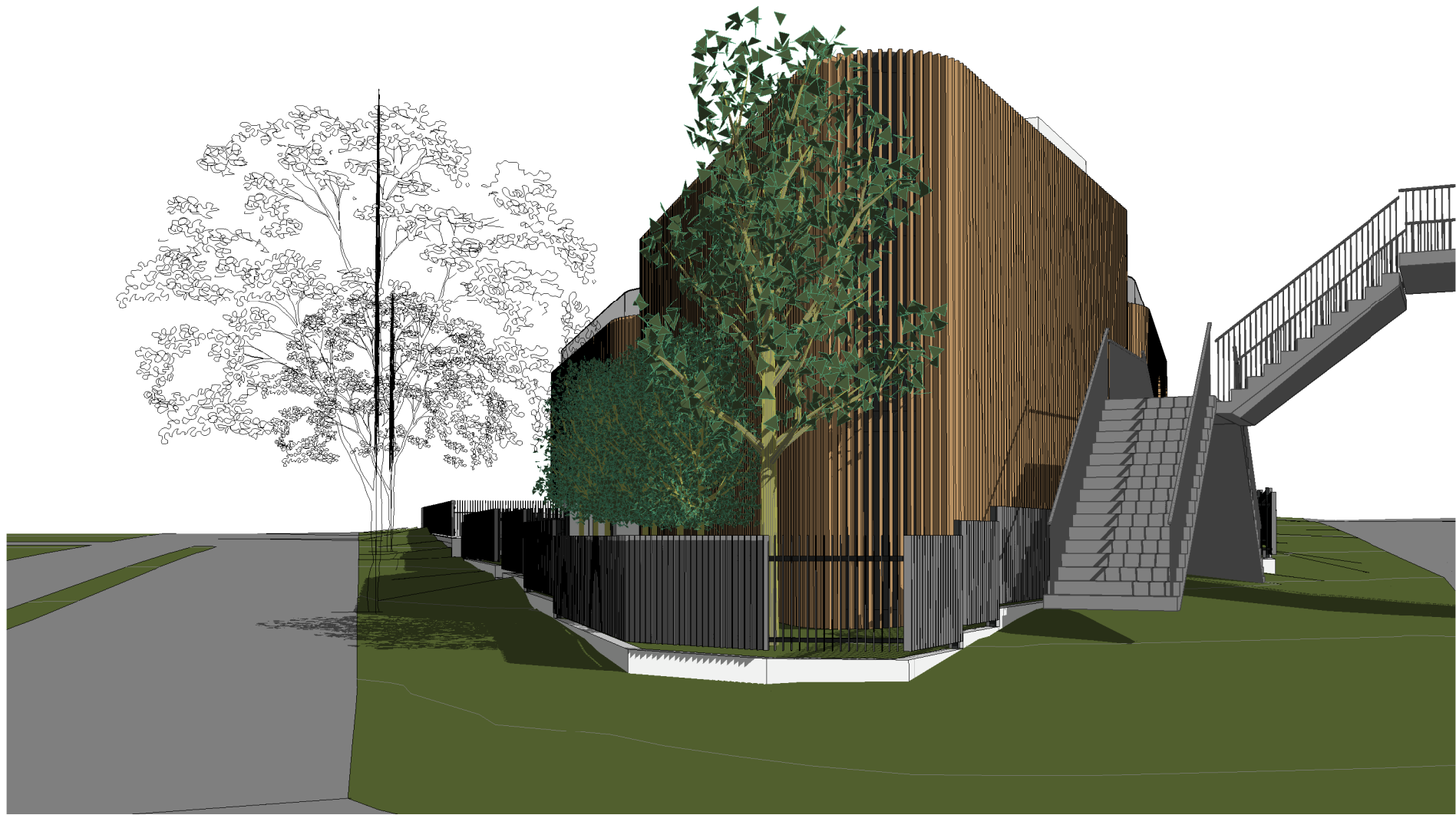
Scale @ A3

26.06.19

Project 1740

Issue Issue P

Sheet 26



View from Pedestrian Overpass



| Issue | Description | Date |
|-------|--|----------|
| G | Consultant Issue | 31.01.19 |
| H | Client Issue | 03.05.19 |
| I | DA Issue | 26.06.19 |
| K | Issued for Council Discussion | 31.10.19 |
| L | Revised for council | 17.02.20 |
| P | Without prejudice for Council discussion | 30/11/20 |

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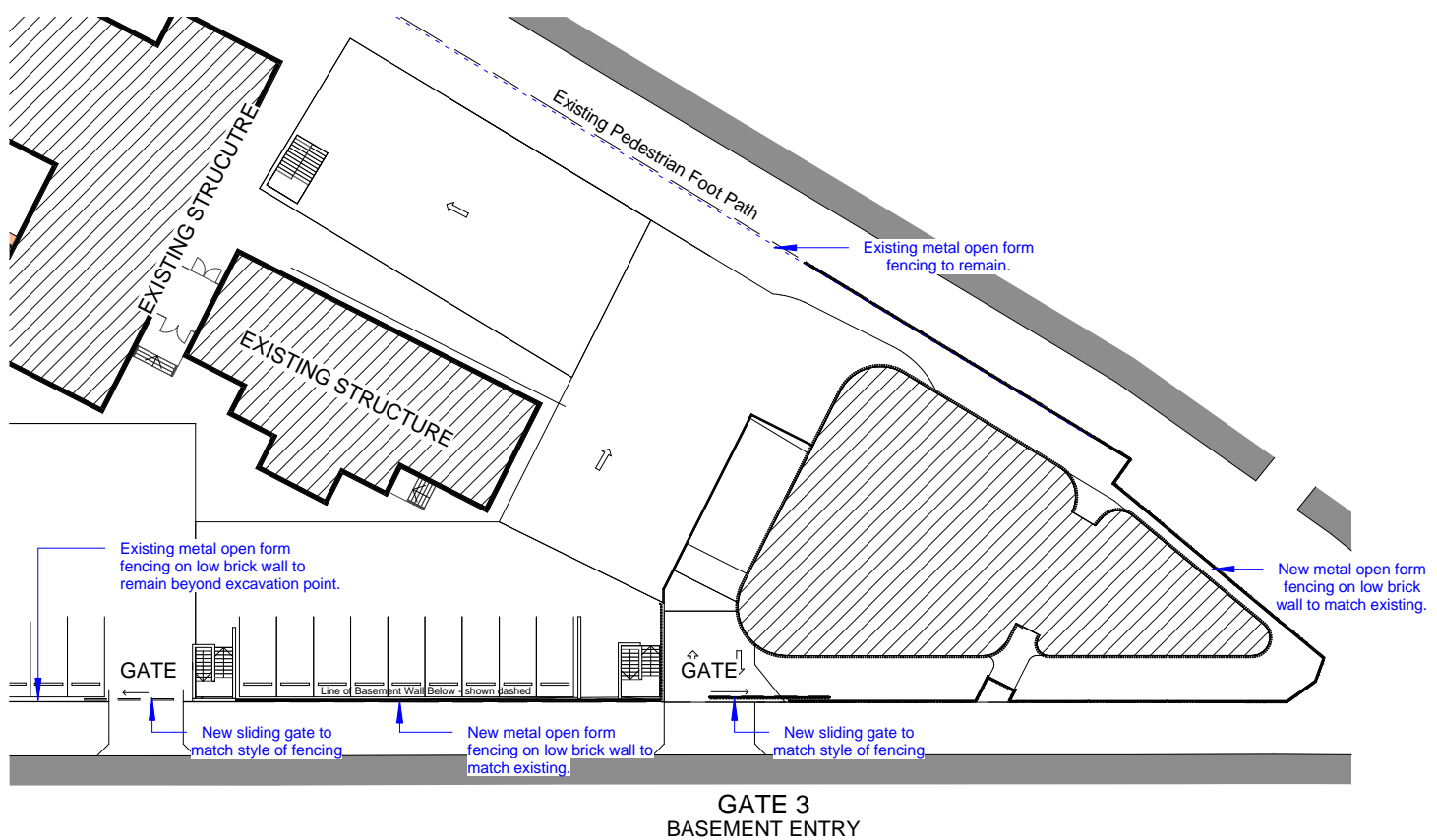
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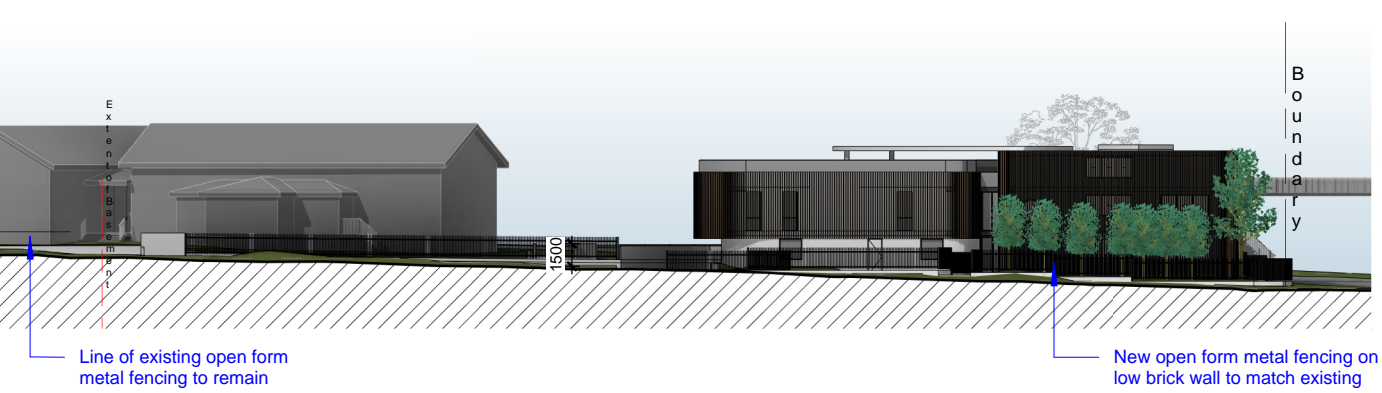
>A Level 1, 95 Cronulla Street, Cronulla NSW 2230
>ABN 49 449 515 976 >T 02 4610 7629
>E architect@couvaras.com >W www.couvaras.com
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| | | | |
|-----------------------|----------|---------|---------|
| Drawing Name | | Project | 1740 |
| 3D Perspectives | | Issue | Issue P |
| 339 Forest Rd, Bexley | | Sheet | 27 |
| Scale @ A3 | 26.06.19 | | |



1. Fence Plan
Scale 1 : 500

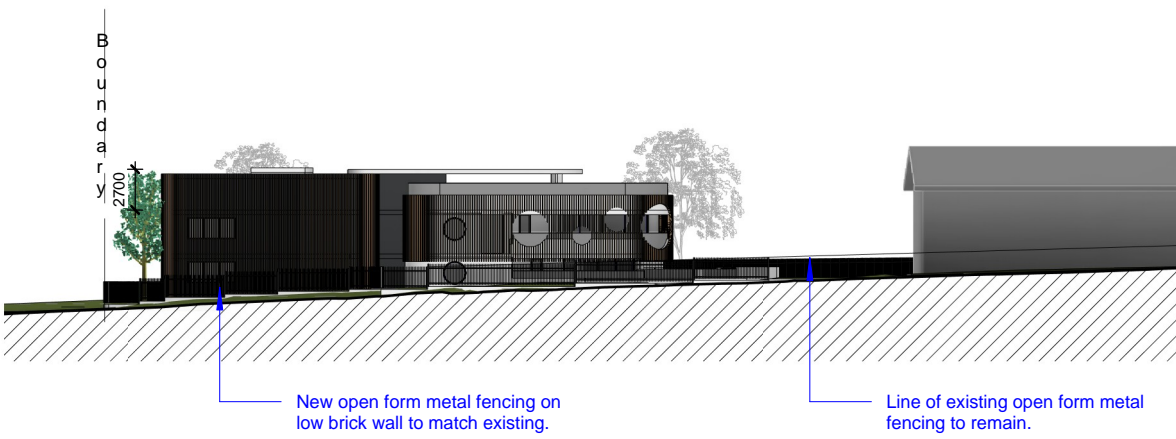
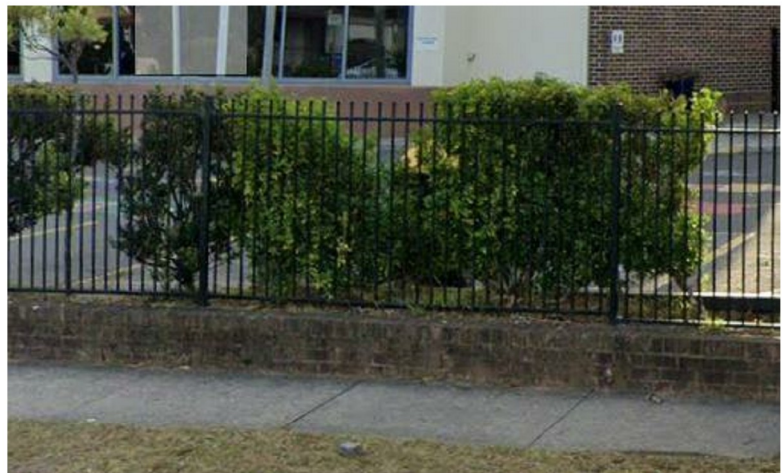


3. Fence - south west
Scale 1 : 500

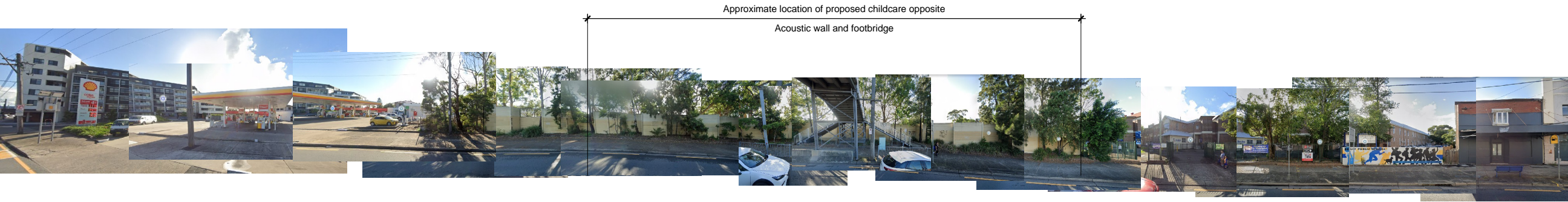
Open form fencing to Eastern boundary



Open form fencing on low brick wall to South Western boundary

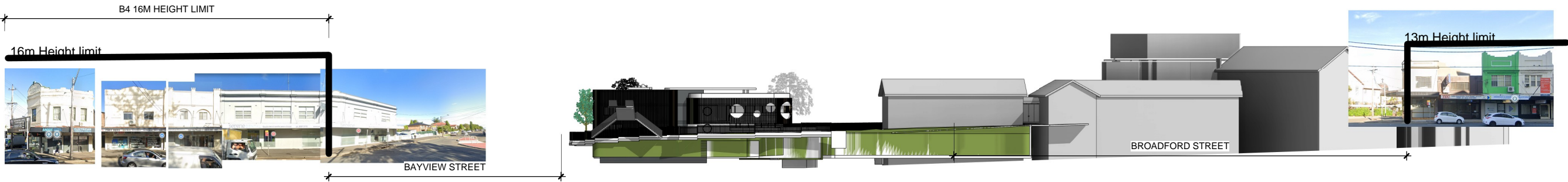


2. Fence - east
Scale 1 : 500



1. Forest Road Westerly Streetscape

Scale 1 : 250



2. Forest Road Easterly Context

Scale 1 : 750



| Issue | Description | Date |
|-------|--|----------|
| L | Revised for council | 17.02.20 |
| M | Revised for Council | 25.05.25 |
| P | Without prejudice for Council discussion | 30/11/20 |

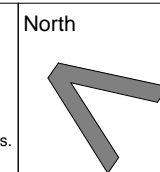
**DEVELOPMENT
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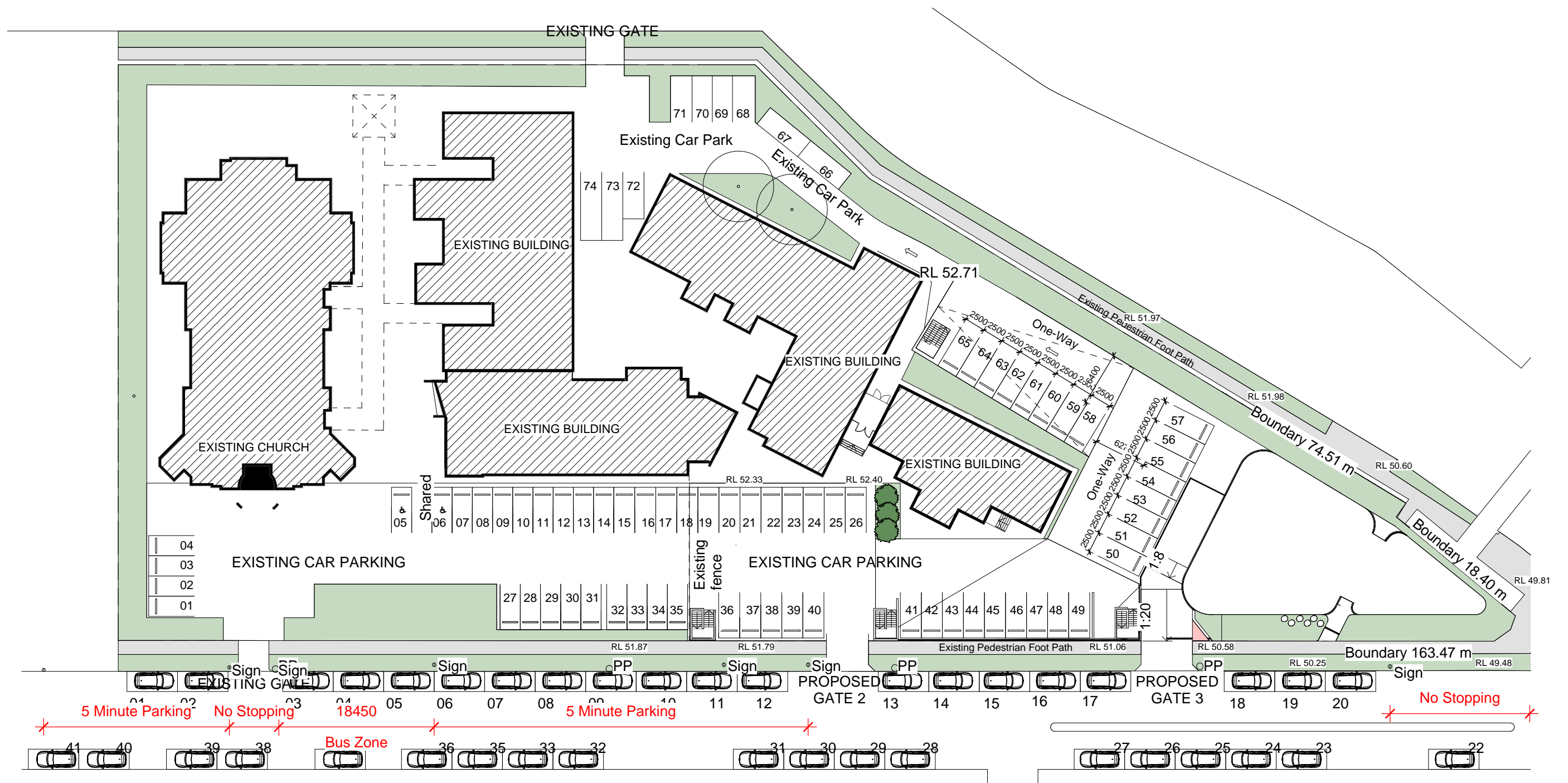
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| | | |
|--|----------|----------------------|
| Drawing Name Basement Parking Plan | | Project 1740 |
| 339 Forest Rd, Bexley | | Issue Issue P |
| Scale 1 : 250 @ A3 | 26.06.19 | Sheet 32 |



| Issue | Description | Date |
|-------|--|----------|
| M | Revised for Council | 25.05.25 |
| P | Without prejudice for Council discussion | 30/11/20 |
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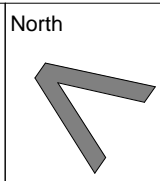
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| | |
|--|----------|
| Drawing Name Ground Level Parking Plan | |
| 339 Forest Rd, Bexley | |
| Scale 1 : 500 @ A3 | 26.06.19 |

| | |
|---------|---------|
| Project | 1740 |
| Issue | Issue P |
| Sheet | 33 |