Development Application for new residential flat buildings at 22 - 32 PARK AVENUE, WAITARA

LOT B & C DP 324923, LOT 1 & 2 DP 507307
LOT 31 & 32 DP 856384, LOT 11 DP 6892, LOT 1 & 2 DP 1007710

DRAWING LIST

NO.	SCALE	CONTENT
DA00	NTS	COVER PAGE + CALCULATIONS
DA01	1:250	CONTEXT PLAN
DA01A	1:250	CONTEXT PLAN / SETBACKS ANALYSIS
DA02	1:250	SITE ANALYSIS + DEMOLITION PLAN
DA03	1:200	BASEMENT 02 PLAN
DA04	1:200	BASEMENT 01 PLAN
DA05	1:200	LEVEL 01 GROUND PLAN
DA06	1:200	LEVEL 02 PLAN
DA07	1:200	LEVEL 03 PLAN
DA08	1:200	LEVEL 04 PLAN
DA09	1:200	LEVEL 05 PLAN - MEZZANINE
DA10	1:200	LEVEL 06 PLAN - MEZZANINE
DA11	1:200	ROOF PLAN + SITE PLAN
DA12	1:200	SECTION A-A & B-B
DA12A	1:200	SECTION C-C & RAMP SECTIONS
DA14	1:200	WEST ELEVATIONS
DA15	1:200	EAST ELEVATIONS
DA16	1:200	NORTH ELEVATIONS
DA17	1:200	SOUTH ELEVATIONS
DA22	NTS	ADG COMPLIANT DIAGRAMS + SOLAR ANALYSIS
DA23	NTS	SCHEDULE OF EXTERNAL FINISHES
DA24	NTS	HEIGHT PLANE

ALEKSANDAR
PROJECTS

PROJECT:	17095
ADDRESS:	22-26 & 28-32 PARK AVENUE, WAITARA NSW

LOTS & SITE AREA

total site area	**6,963.0 m²**		
#32 LOT B - DP 324923	897.9 m²	#26B LOT 2 - DP 507307	1,024.0 m²
#30 LOT C - DP 324923	897.9 m²	#24 LOT 11 - DP 6852	1,347.0 m²
#28 LOT 1 - DP 507307	847.0 m²	#22 LOT 1 - DP 1007710	625.6 m²
#26 LOT 31 - DP 856384	411.8 m²	#22A LOT 2 - DP 1007710	500.0 m²
#26A LOT 32 - DP 856384	411.8 m²		

ALEKSANDAR
PROJECTS

PROJECT:	17095
ADDRESS:	22-24 & 28-32 PARK AVENUE, WAITARA NSW
CURRENT STAGE:	DEVELOPMENT APPLICATION 23.09.2021

Yield: Apartments

	no. of storeys	1 bed	2 bed	3 bed	ADAPTABLE	LIVABLE	
		50m2	70-75m2	95m2			
building A L1	1	3	5	0	1	2	
building A L2	1	2	6	0		1	
building A L3	1	2	6	0		1	
building A L4	1	2	6	0	1	2	
building A L5/6 (mezzanine)	1	2	4	1			
sub total		**11**	**27**	**1**	**2**	**6**	**39**
building B L1	1	4	5	0	1	2	
building B L2	1	3	6	0	1	2	
building B L3	1	3	6	0	1	2	
building B L4	1	3	6	0	1	2	
building B L5/6 (mezzanine)	1	2	4	1			
sub total		**15**	**27**	**1**	**4**	**8**	**43**
building C L1	1	2	2	0		1	
building C L2	1	0	4	1		1	
building C L3	1	0	4	1		1	
building C L4	1	0	4	1		1	
building C L5/6 (mezzanine)	1	1	4	0			
sub total		**3**	**18**	**3**	**0**	**4**	**24**
building D L1	1	6	2	0	2	2	
building D L2	1	4	2	1	2	3	
building D L3	1	4	2	1	2	3	
building D L4	1	4	2	1	2	3	
building D L5/6 (mezzanine)	1	2	4	0			
sub total		**20**	**12**	**3**	**8**	**11**	**35**
building E L1	1	2	2			1	
building E L2	1	0	4	1	2	3	
building E L3	1	0	4	1	2	3	
building E L4	1	0	4	1	2	3	
building E L5/6 (mezzanine)	1	1	4	0			
sub total		**3**	**18**	**3**	**6**	**10**	**24**

totals	**52**	**102**	**11**	**20**	**39**	**165**
percentages	***32%***	***62%***	***7%***	***12%***	***24%***	
REQUIRED				***10%***	***20%***	

ALEKSANDAR
PROJECTS

PROJECT:	15089
ADDRESS:	22-32 Park Avenue, Waitara
CURRENT STAGE:	DEVELOPMENT APPLICATION 23.09.2021

Yield:

Council minimum parking

Residential

1 bedroom apartment	min.	1	per unit
2 bedroom apartment	min.	1	per unit
3 + bedroom apartment	min.	1.5	per unit
Disabled parking	min.	1	per adaptable unit
visitor's spaces per apartment	min.	1	per 7 units
carwash bay		1	(part of visitor's spaces)
Motorcycle spaces	min.	1	per 50 car spaces
bicycle spaces	min.	1	per 5 unit
visitor's bicycle spaces	min.	1	per 10 unit

Residential Car Parking Calculations

BUILDING A

Type	No.	Min. rate	Provided
1 bedroom apartment	11	11.0	11.0
2 bedroom apartment	27	27.0	27.0
3 bedroom apartment	1	1.5	2.0
visitor's spaces	1/7 UNITS	5.6	6.0
min residential permitted		**45.1**	**46.0**
adaptable resident car spaces	10%	3.9	4.0
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.6	1.0

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	7.8	8.0
min residential permitted		**7.8**	**8.0**
visitor's bike spaces	1/10 UNITS	3.9	4.0
motorcycle spaces	1/50 UNITS	0.8	1.0

BUILDING B

Type	No.	Min. rate	Provided
1 bedroom apartment	15	15.0	15.0
2 bedroom apartment	27	27.0	27.0
3 bedroom apartment	1	1.5	2.0
visitor's spaces	1/7 UNITS	6.1	6.0
min residential permitted		**49.6**	**50**
adaptable resident car spaces	10%	4.3	4.4
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.6	0.6

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	8.6	9.0
min residential permitted		**8.6**	**9.0**
visitor's bike spaces	1/10 UNITS	4.3	5.0
motorcycle spaces	1/50 UNITS	0.9	1.0

BUILDING C

Type	No.	Min. rate	Provided
1 bedroom apartment	3	3.0	3.0
2 bedroom apartment	18	18.0	18.0
3 bedroom apartment	3	4.5	6.0
visitor's spaces	1/7 UNITS	3.4	4.0
min residential permitted		**28.9**	**31**
adaptable resident car spaces	10%	2.4	2.8
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.3	0.4

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	4.8	5.0
min residential permitted		**4.8**	**5.0**
visitor's bike spaces	1/10 UNITS	2.4	2.8
motorcycle spaces	1/50 UNITS	0.5	1.0

BUILDING D

Type	No.	Min. rate	Provided
1 bedroom apartment	20	20.0	20.0
2 bedroom apartment	12	12.0	12.0
3 bedroom apartment	3	4.5	6.0
visitor's spaces	1/7 UNITS	5.0	5.0
min residential permitted		**41.5**	**43.0**
adaptable resident car spaces	10%	3.5	3.9
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.5	0.6

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	7.0	8.0
min residential permitted		**7.0**	**8.0**
visitor's bike spaces	1/10 UNITS	3.5	4.0
motorcycle spaces	1/50 UNITS	0.7	1.0

BUILDING E

Type	No.	Min. rate	Provided
1 bedroom apartment	3	3.0	3.0
2 bedroom apartment	18	18.0	18.0
3 bedroom apartment	3	4.5	6.0
visitor's spaces	1/7 UNITS	3.4	4.0
min residential permitted		**28.9**	**31.0**
adaptable resident car spaces	10%	2.4	2.8
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.3	0.4

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	4.8	5.0
min residential permitted		**4.8**	**5.0**
visitor's bike spaces	1/10 UNITS	2.4	3.0
motorcycle spaces	1/50 UNITS	0.5	1.0

CAR PARKING TOTAL

	Min. rate	Provided
total residential car spaces	171	176
total residential adaptable car spaces	18	20
total visitor car spaces	24	24
total visitor adaptable car spaces	2	3
total car spaces	**194**	**200**
total bike spaces	33	33
total visitor bike spaces	17	17
total bike spaces	**50**	**50**
total motocycle spaces	3	3

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	26/3/21
B	DA SUBMISSION	02/12/19

TITLE: COVER PAGE + CALCULATIONS

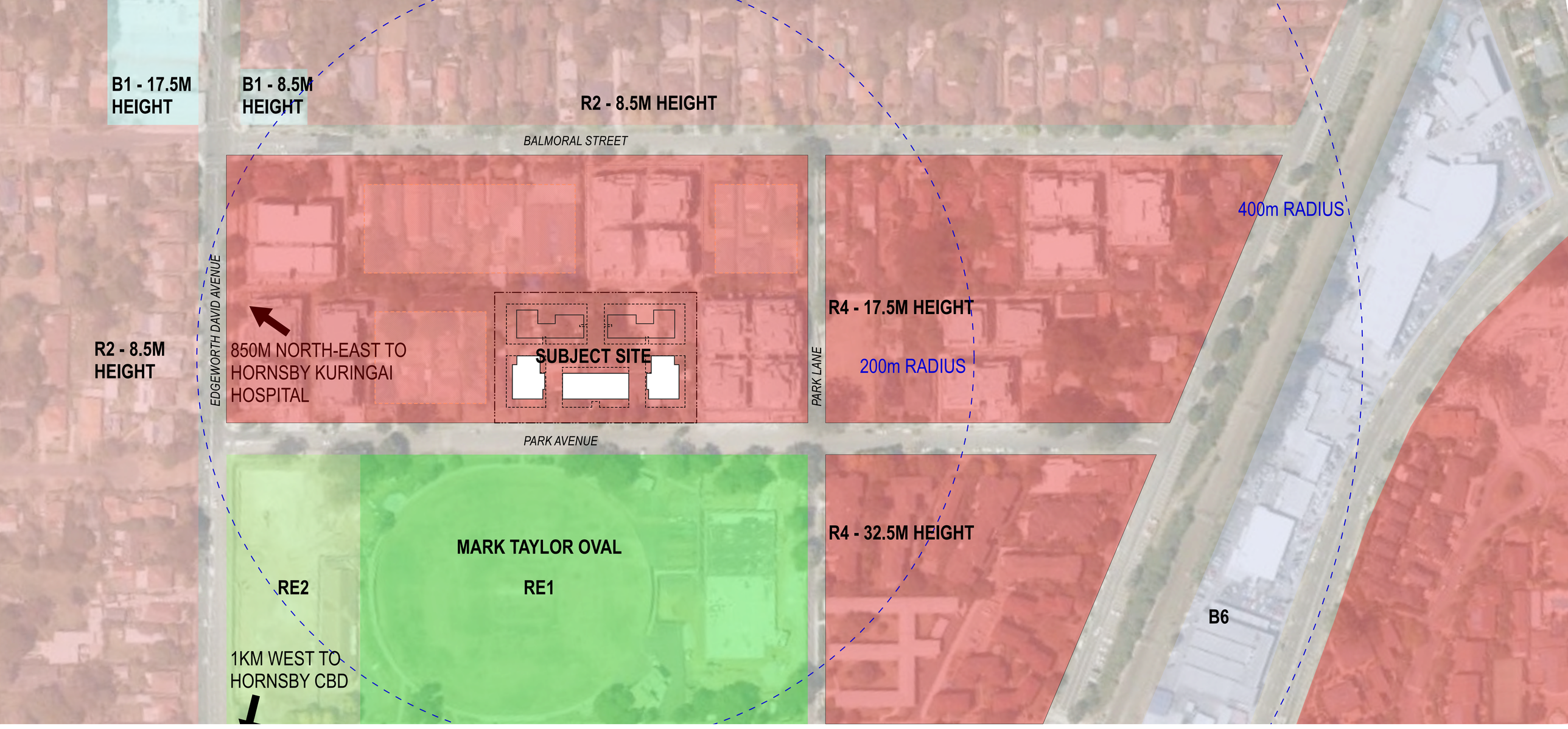
FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO.: 17095

DRAWING NO.: DA00 D

REVISION: D

SCALE @ A1: NTS
DRAWN BY: HB
CHECKED BY: A3



CONTEXT PLAN 1:1000

STREETSCAPE ELEVATION - PARK AVENUE 1:500

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KEY / NOTES

- SUBJECT SITE
- R4 - HIGH DENSITY RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL
- WAITARA STATION
- RE1 - PUBLIC RECREATION
- RE2 - PRIVATE RECREATION
- B1 - NEIGHBOURHOOD CENTRE
- B2 - LOCAL CENTRE
- B6 - ENTERPRISE CORRIDOR
- NEW FUTURE BUILDING

FOR DEVELOPMENT APPLICATION ONLY

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
D	ADDED STREET SURVEY	18/5/21

TITLE: CONTEXT PLAN

PROJECT NO. 17095

DRAWING NO. DA01 D

REVISION D

SCALE @ A1 1:1000
DRAWN BY HB
CHECKED BY A3

TOTAL FRONTAGE 103.9M / LANDSCAPED FRONTAGE 69.9M = 64%

LANDSCAPED FRONTAGE 29%

LANDSCAPED FRONTAGE 55%

LANDSCAPED FRONTAGE 41%

LANDSCAPED FRONTAGE 30%

STREET LANDSCAPE PLAN

STREET SETBACK PLAN

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KEY / NOTES

- SUBJECT SITE
- WAITARA STATION
- B1 - NEIGHBOURHOOD CENTRE
- NEW FUTURE BUILDING
- R4 - HIGH DENSITY RESIDENTIAL
- RE1 - PUBLIC RECREATION
- B2 - LOCAL CENTRE
- R2 - LOW DENSITY RESIDENTIAL
- RE2 - PRIVATE RECREATION
- B6 - ENTERPRISE CORRIDOR

FOR DEVELOPMENT APPLICATION ONLY

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21

TITLE: CONTEXT PLAN / SETBACKS

PROJECT NO. 17095

DRAWING NO. DA1A D

REVISION D

SCALE @ A1: 1:1000

DRAWN BY: HB

CHECKED BY: AJ

NO. 41-43 BALMORAL ST

R4 - HIGH DENSITY RESIDENTIAL

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31A BALMORAL ST

LOT A DP 363698

LOT B DP 363698

SHED

LOT 1 DP 870417

SHADE COVER

BUILDING A

SHADE COVER

SP 95301

BUILDING B

LOT 191 DP 869077

NO. 34A PARK AVE

R4 - HIGH DENSITY RESIDENTIAL

LOT A DP 324923

R4 - HIGH DENSITY RESIDENTIAL

SP 91025

NO. 16-20 PARK AVENUE

NO. 36 PARK AVE

SINGLE STOREY BRICK DWELLING

NO. 34 PARK AVE

WINTER SUN PATH

SUMMER SUN PATH

BUILDING C

BUILDING D

BUILDING E

MARK TAYLOR OVAL

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KEY / NOTES

ALL ITEMS TO BE DEMOLISHED

POSITION OF NEW BUILDING

SITE FALL

VEHICAL CIRCULATION

OPEN VIEWS

NOISE SOURCE

PEDESTRIAN PATH

VIEWS TO BE SCREENED OR PRIVACY NEEDED BETWEEN NEIGHBOURS

PREVAILING WINDS

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION: D POST 534 AMENDMENTS 29/9/21

FOR DEVELOPMENT APPLICATION ONLY

TITLE: SITE ANALYSIS + DEMOLITION PLAN

PROJECT NO. 17095

DRAWING NO. DA02 D

REVISION D

SCALE @ A1 1250

DRAWN BY HB

CHECKED BY AS

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KEY / NOTES

CLIENT
STATEWIDE PLANNING PTY LTD

ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION
D POST S34 AMENDMENTS 29/9/21

TITLE
BASEMENT 02 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

SCALE @ A1 1:200
DRAWN BY JL
CHECKED BY AJ

DRAWING NO. DA03 D

REVISION D

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31A BALMOF

NO. 34A PARK AVE

NO. 34 PARK AVE

NO. 16-20 PARK AVENUE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

39970

42965

15875 4205 19890

18300 4205 20460

20310

33315

20310

26555

19585

7M REAR SETBACK

8M FRONT SETBACK

6M

94 spaces

DEEP SOIL

OUTLINE OF BUILDING ABOVE

RAMP UP TO STREET

RAMP DOWN

GRADE 9.040m @ 1:8

1:8

1:4

BIN TUG PARKING SPACE ONLY

WASTE ROOM 1 25sqm

WASTE ROOM 2 28sqm

WASTE ROOM 3 28 sqm

WASTE ROOM 4 33sqm

PLANT ROOM

BULK GOODS ROOM 32sqm

RESIDENTIAL ACCESSIBLE

VISITOR ACCESSIBLE

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION: D POST S34 AMENDMENTS 29/9/21

TITLE: BASEMENT 01 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA04 D

REVISION D

SCALE @ A1 1:200, A3

DRAWN BY

CHECKED BY

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31A

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

LOT 191 DP 869077

SHED

NO. 34A PARK AVE

NO. 36 PARK AVE

SINGLE STOREY BRICK DWELLING

NO. 34 PARK AVE

LOT A DP 324923

DILAPIDATED FIBRO GARAGE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

NO. 16-20 PARK AVENUE

SP91024

SP9102

PARK AVENUE

LOBBY RL 172.00

LOBBY RL 171.70

LOBBY RL 171.10

LOBBY RL 172.20

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

SHADE COVER

SECURE FRONT GATE

TEMP. COLLECTION AREA 50sqm

GATED BOOSTER ENCLOSURE

DRIVEWAY RAMP 05

DRIVEWAY RAMP 06

RAMP 1 IN 20

RAMP 1 IN 14

RAMP 1 IN 12

GRADE 11m @ 1:4

GRADE 2.4m @ FLAT

GRADE 6m @ 1:20

GRADE 2m @ 1:8

GRADE 13.6m @ 1:4

GRADE 2.3m @ 1:8

GRADE 3.9m @ 1:8

GRADE 3.6m @ 1:40

GRADE 6.3m @ 1:4

GRADE 2m @ FLAT

9M - ADG L1-L4: H to NH

REFER TO TRAFFIC ENGINEER DETAILS

SUBJECT TO HYDRAULIC ENGINEER DETAILS

KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

SWALE REFER TO HYDRAULIC CONSULTANTS' REPORT

AL SECTION MARKERS

EL01 ELEVATION MARKERS

FOR DEVELOPMENT APPLICATION ONLY

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ARCHITECTURE URBAN DESIGN INTERIORS

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CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION: D POST S34 AMENDMENTS 29/9/21

TITLE: LEVEL 01 PLAN

PROJECT NO: 17095

DRAWING NO: DA05 D

REVISION: D

SCALE @ A1: 1200

DRAWN BY: HB

CHECKED BY:

A3

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

SHED

LOT 191 DP 869077

SP 95301

SHADE COVER

SHADE COVER

BUILDING A

BUILDING B

EL03

6M - ADG L1-L4 to NH

ADG SEPARATION H-H

ADG SEPARATION H to NH

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

LOT A DP 324923

LOT 1 DP 172597

SP 91025

NO. 16-20 PARK AVENUE

REAR SETBACK

REAR SETBACK FOR MAX 1/3

SETBACK BALCONY

SETBACK ADG

FRONT SETBACK

FRONT SETBACK FOR MAX 1/3

SIDE SETBACK FOR MAX 1/3

ADG SIDE SETBACK H to NH

ADG L1-L4 SIDE SETBACK

9M - ADG L1-L4: H to NH

12M - ADG L1-L4: H to H

EL01 EL02 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP

BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP

01 02 03 04 05 06 07 08 09 10 11 12 13

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

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KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

AL SECTION MARKERS

EL01 ELEVATION MARKERS

FOR DEVELOPMENT APPLICATION ONLY

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	12/2/21
B	ISSUED TO COUNCIL	02/12/19

TITLE: LEVEL L2 PLAN

PROJECT NO. 17095

DRAWING NO. DA06 D

REVISION D

SCALE @ A1 1200

DRAWN BY HB

CHECKED BY A2

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARDEN

LOT A DP 324923

LOT A DP 363698

LOT B DP 363698

SHED

NO. 41-43 BALMORAL ST

LOT 1 DP 870417

NO. 35-39 BALMORAL ST

SP 95301

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

NO. 16-20 PARK AVENUE

SP 91025

67.145 (DP 324923)

41.32 (DP 1007710)

SHADE COVER

SHADE COVER

39970

BUILDING A

42965

BUILDING B

15875

4205

15000

18300

4205

20460

6000

4500

ADG SEPARATION H-H

ADG SEPARATION H to NH

6M - ADG

L1-L4 9000 to NH

AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP

6000 6610 9230 4380 4540 9200 6000 9000 9200 4540 4380 9230 6615 6000

13.41 13.41 188°17'20" 40.235 20.115 188°18'20" 16.765

25.825

98°19'20"

98°19'20"

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AL BL CL

26555

19585

REAR SETBACK 10000

REAR SETBACK FOR MAX 1/3 8000

SETBACK BALCONY 7000

SETBACK ADG 6000

FRONT SETBACK 10000

FRONT SETBACK FOR MAX 1/3 8000

SETBACK BALCONY 7000

12M - ADG L1-L4: H to H

9M - ADG L1-L4: H to NH

20310

33315

20310

SIDE SETBACK FOR MAX 1/3 4000

ADG SIDE SETBACK H to NH 4500

ADG L1-L4 SIDE SETBACK 6000

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP

13.41 13.41 8°19'20" 18.595 3.66 8.99 8.99 20.115 8°19'20" 16.765

6000 6285 9510 4515 9000 7620 7035 4000 7040 7620 9000 4515 9510 6285 6000

01 02 03 04 05 06 07 08 09 10 11 12 13

5990 3460 4100 6025 6000 7940 7525 2500 9900 3000 8000

2870

ARCHITECT

ALEKSANDAR PROJECTS

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KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

AL SECTION MARKERS

EL01 ELEVATION MARKERS

FOR DEVELOPMENT APPLICATION ONLY

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19

TITLE: LEVEL L3 PLAN

PROJECT NO. 17095

DRAWING NO. DA07 D

REVISION D

SCALE @ A1 1200

DRAWN BY HB

CHECKED BY A3

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

SHED

LOT 191 DP 869077

SP 95301

SHADE COVER

SHADE COVER

BUILDING A

BUILDING B

EL03

EL05

EL06

EL08

EL04

EL02

EL09

EL07

EL10

EL01

AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP

BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP

01 02 03 04 05 06 07 08 09 10 11 12 13

15875 4205 39970 18300 42965 4205 20460

6000 4500 ADG SEPARATION H-H ADG SEPARATION H to NH

6M - ADG L1-L4: H to NH

12M - ADG L1-L4: H to H

9M - ADG L1-L4: H to NH

20310 33315 20310

13.41 13.41 188°17'20" 40.235 20.115 188°18'20" 16.765

98°19'20"

188°19'20"

25.825

41.32 (DP 1007710)

67.145 (DP 324923)

19585 26555

REAR SETBACK 10000 REAR SETBACK FOR MAX 1/3 8000 SETBACK BALCONY 7000 SETBACK ADG 6000

FRONT SETBACK 10000 FRONT SETBACK FOR MAX 1/3 8000 SETBACK BALCONY 7000

SIDE SETBACK FOR MAX 1/3 4000 ADG SIDE SETBACK H to NH 4500 ADG L1-L4 SIDE SETBACK 6000

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

LOT A DP 324923

LOT 1 DP 172597

SP 91025

NO. 16-20 PARK AVENUE

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN
COS COMMUNAL OPEN SPACE
POS PRIVATE OPEN SPACE

SECTION MARKERS
ELEVATION MARKERS

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CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19

TITLE: LEVEL L4 PLAN

PROJECT NO. 17095

DRAWING NO. DA08 D

REVISION D

SCALE @ A1 1200
DRAWN BY HB
CHECKED BY A2

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

LOT 191 DP 869077

SHED

SHADE COVER

SHADE COVER

BUILDING A

BUILDING B

9M: ADG L5-8 HABITABLE TO HABITABLE

9M - ADG L5-: NH to NH

ADG SEPARATION H-H

ADG SEPARATION H to NH

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

LOT A DP 324923

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

67.145 (DP 324923)

41.32 (DP 1007710)

LOT 1 DP 1007597

3M: DCP L5 SETBACK

25.825

98°19'20"

98°18'20"

8°19'20"

13.41

40.235

20.115

16.765

18.595

3.66

8.99

BUILDING C

BUILDING D

BUILDING E

SP 91025

NO. 16-20 PARK AVENUE

PARK AVENUE

KEY / NOTES

1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN
COS COMMUNAL OPEN SPACE
POS PRIVATE OPEN SPACE
GRAVEL

SECTION MARKERS
ELEVATION MARKERS

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CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/11/19

TITLE: LEVEL L5 PLAN

PROJECT NO. 17095

DRAWING NO. DA09 D

REVISION D

SCALE @ A1 1200 @ A1 / @ A3

DRAWN BY HB

CHECKED BY A3

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

LOT A DP 363698

LOT B DP 363698

NO. 41-43 BALMORAL ST

LOT 1 DP 870417

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

SHED

SHADE COVER

SHADE COVER

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

LOT A DP 324923

SP 91025

NO. 16-20 PARK AVENUE

LOT 1 DP 1007710

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

9M: ADG L5-8 HABITABLE TO HABITABLE

9M - ADG L5-: NH to NH

ADG SEPARATION H-H

ADG SEPARATION H to NH

3M: DCP L5 SETBACK

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AI BI CI AI

13.41 13.41 8°19'20" 40.235 20.115 8°18'20" 16.765

13.41 13.41 8°19'20" 18.595 3.66 8.99 8.99 20.115 8°19'20" 16.765

98°19'20" 67.145 (DP 324923) 41.32 (DP 1007710) 25.825

18°26'45"

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KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

OUTLINE OF ROOF ABOVE

OUTLINE OF BUILDING BELOW

AL SECTION MARKERS

EL01 ELEVATION MARKERS

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CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19

TITLE: LEVEL MEZZANINE

PROJECT NO. 17095

DRAWING NO. DA10 D

REVISION D

SCALE @ A1 1200

DRAWN BY HB

CHECKED BY A2

NO. 41-43 BALMORAL ST

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

SHED

NO. 45-39 BALMORAL ST

SP 95301

BUILDING A

BUILDING C

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

NO. 34A PARK AVE

BUILDING A

39970

15875

4205

19890

SHADE COVER

SHADE COVER

EL03

BUILDING B

42965

18300

4205

20460

CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU

6000 3000 2200 8565 2415 4715 4290 10335 4445 9000 1615 4335 11835 4290 4715 2415 8565 2200 3000 6000

13.41 13.41 188°17'20" 40.235 20.115 188°18'20" 16.765

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

7000 2000 4445 4795 5335 3000 6000 8000 1160 4640 3915 8195 1200

EL05 EL06 EL08 EL04 EL02 EL07 EL10 EL01

CI CC AI AA BI BC

19585 19585 26555 26555

173.0 172.0 171.0

98°19'20" 98°19'25"

25.825 41.32 (DP 1007710) 67.145 (DP 324923)

LOT A DP 324923

LOT 1 DP 1007259

DILAPITATED FIBRO GARAGE

SINGLE STOREY BRICK DWELLING

NO. 36 PARK AVE

NO. 34 PARK AVE

NO. 16-20 PARK AVENUE

SP 91025

UPPER ROOF

LOWER ROOF DOTTED

L04 BELOW

POS 15 m² POS 19 m² POS 17 m² POS 18 m² POS 16 m² POS 22 m² POS 24 m² POS 25 m²

3M 9M

13.41 13.41 8°19'20" 18.595 3.66 8.99 8.99 20.115 8°19'20" 16.765

DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT

20310 33315 20310

9M - ADG
L1-L4: H to NH
9M - ADG
L5-: NH to NH

9M - ADG
L1-L4: H to NH
9M - ADG
L5-: NH to NH

BUILDING C BUILDING D BUILDING E

PARK AVENUE

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KEY / NOTES

1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN
COS COMMUNAL OPEN SPACE
POS PRIVATE OPEN SPACE
GRAVEL

AI SECTION MARKERS
EL01 ELEVATION MARKERS

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CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19

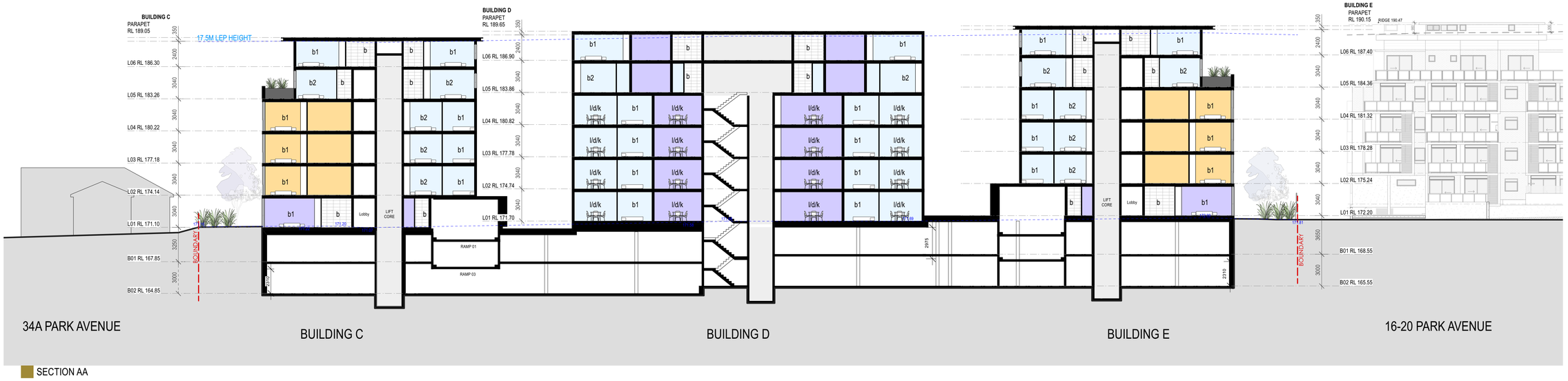
TITLE: ROOF PLAN + SITE PLAN

PROJECT NO. 17095

DRAWING NO. DA11 D

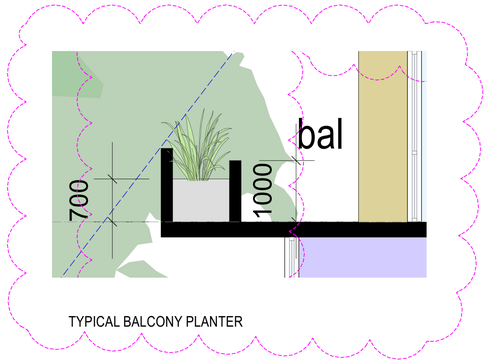
REVISION D

SCALE @ A1 1200
DRAWN BY HB
CHECKED BY A2



SECTION AA

SECTION BB



TYPICAL BALCONY PLANTER

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KEY / NOTES

KEY

- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF**	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	**SC2**	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	**GB**	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'		
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS		

FOR DEVELOPMENT APPLICATION ONLY

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22-24 & 28-32 PARK AVE, WAITARA

REVISION		
D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	19/3/21

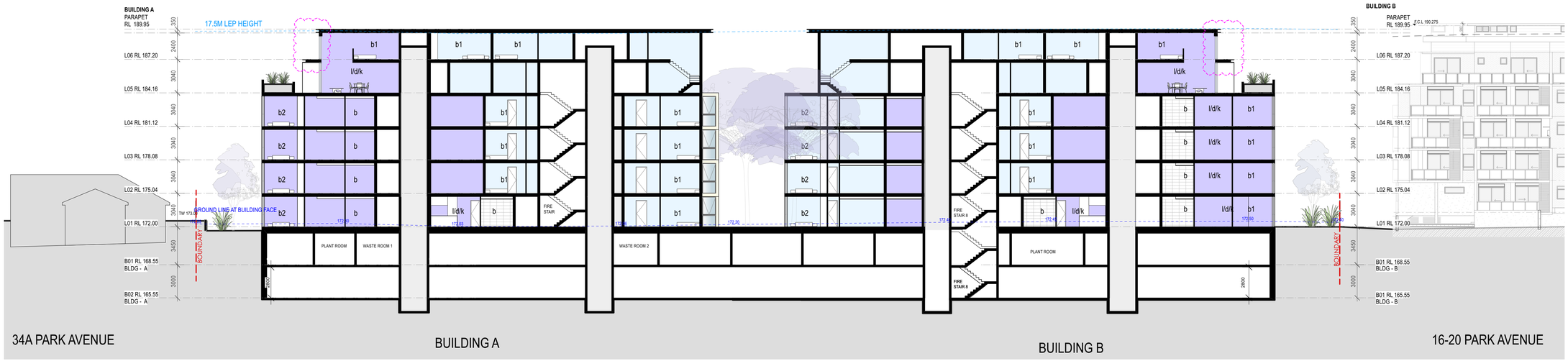
TITLE: SECTION A-A & B-B

PROJECT NO.: 17095

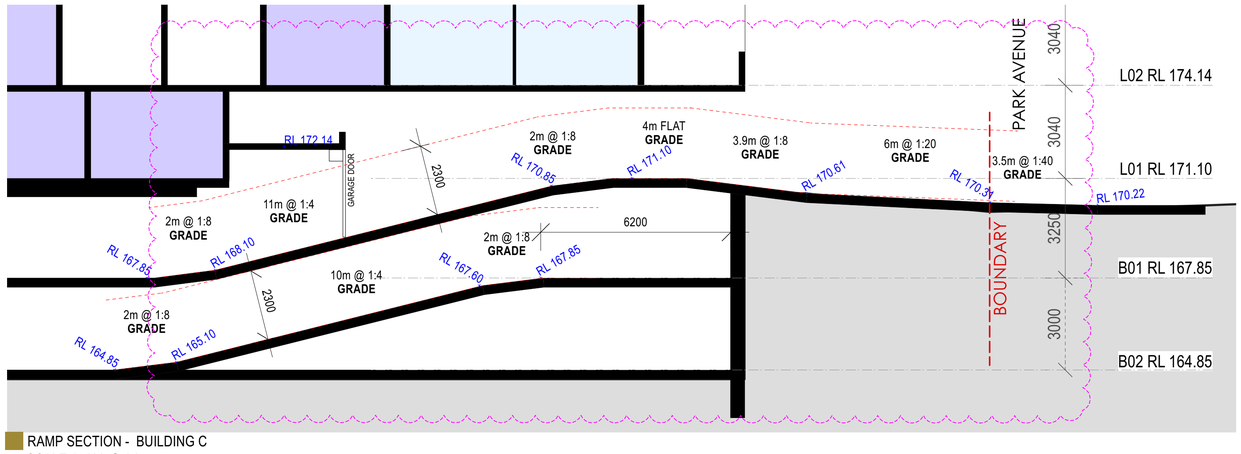
DRAWING NO.: DA12 D

REVISION: D

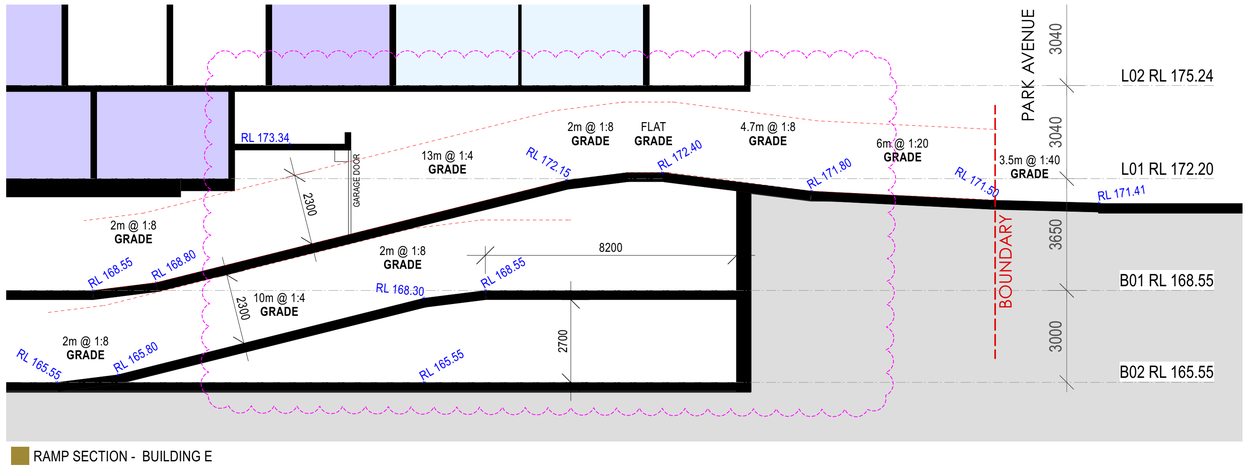
DA12 @ A1
DRAWN BY: TL
CHECKED BY:
1:200 @ A1
A3



SECTION CC
SCALE 1 :200 @ A1



RAMP SECTION - BUILDING C
SCALE 1 :100 @ A1



RAMP SECTION - BUILDING E
SCALE 1 :100 @ A1

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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR	PF	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	AFW	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	GB	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	GMD	GARAGE DOOR TO MATCH 'AFW'		
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

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CLIENT
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ADDRESS
22-24 & 28-32 PARK AVE, WAITARA

REVISION

D	POST S34 AMENDMENTS	29/9/21
C	AMENDED DA	19/5/21
B	AMENDED DA	12/2/21

TITLE
SECTION C-C + RAMP SECTIONS

PROJECT NO. 17095
DRAWING NO. DA12A D
REVISION D
SCALE @ A1 1:200
SCALE @ A3 1:400
DATE 29/9/21
DRAWN BY TL
CHECKED BY AJ

01 - WEST ELEVATION - PARK AVENUE

02 - WEST ELEVATION - INTERNAL

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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR
FB2	FACE BRICK IN OFF WHITE FINISH	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
FB3	FACE BRICK IN DARK GREY FINISH	**SC2**	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'
FB4	FACE BRICK IN DARK RED FINISH	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	**GB**	GLASS BALUSTRADE
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS
		PF	PALISADE FENCE TO MATCH 'PC1'

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION: D — POST S34 CHANGES — 29/9/21

TITLE: WEST ELEVATIONS

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO.: 17095

DRAWING NO.: DA14

REVISION: D

SCALE @ A1: 1200
DRAWN BY:
CHECKED BY:
1:200 @ A3

03 - EAST ELEVATION - REAR

04 - EAST ELEVATION - INTERNAL

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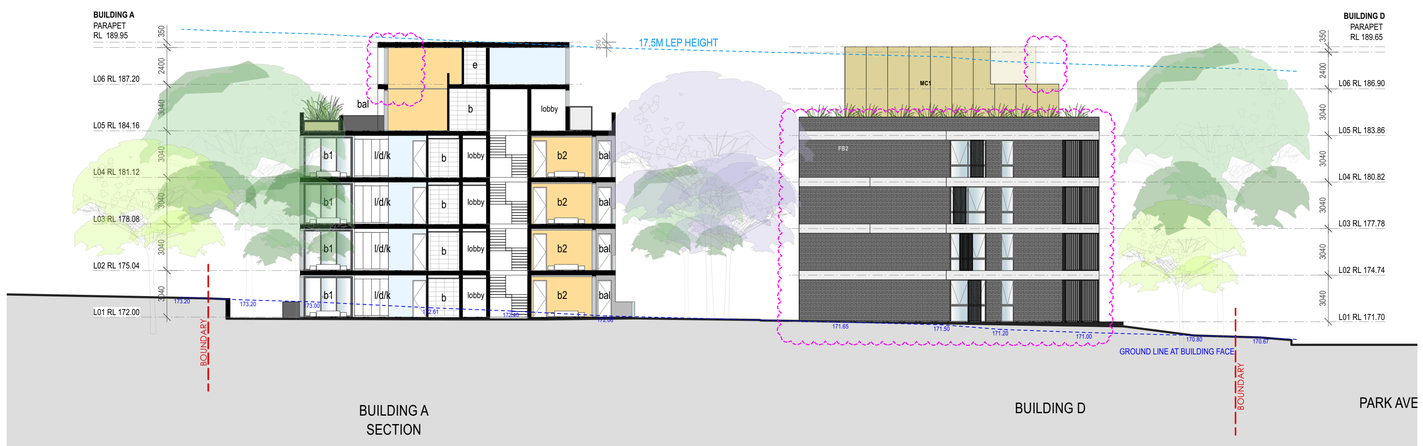
KEY

	NATURAL GROUND LINE DRAWN AT BOUNDARY
	NATURAL GROUND LINE DRAWN AT BUILDING
	17.5M LEP HEIGHT LIMIT

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR
FB2	FACE BRICK IN OFF WHITE FINISH	SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
FB3	FACE BRICK IN DARK GREY FINISH	SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'
FB4	FACE BRICK IN DARK RED FINISH	AFW	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	GB	GLASS BALUSTRADE
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	GMD	GARAGE DOOR TO MATCH 'AFW'
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS
		PF	PALISADE FENCE TO MATCH 'PC1'

CLIENT	STATEWIDE PLANNING PTY LTD
ADDRESS	22 - 32 PARK AVENUE, WAITARA
REVISION	D POST S34 CHANGES 29/9/21
TITLE	EAST ELEVATIONS
PROJECT NO:	17095
DRAWING NO.	DA15 D
REVISION	D
SCALE @ A1	1:200
DRAWN BY	JL
CHECKED BY	A1



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KEY / NOTES

KEY

- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR
FB2	FACE BRICK IN OFF WHITE FINISH	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
FB3	FACE BRICK IN DARK GREY FINISH	**SC2**	EXTERNAL VERTICAL LOUVRES TO MATCH 'PC1'
FB4	FACE BRICK IN DARK RED FINISH	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	**GB**	GLASS BALUSTRADE
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS

PF PALISADE FENCE TO MATCH 'PC1'

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22-24 & 28-32 PARK AVE, WAITARA

REVISION		
D	POST S34 CHANGES	29/9/21

TITLE: NORTH ELEVATIONS

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA16 D

REVISION D

SCALE @ A1 1:200 @ A1
DRAWN BY SS
CHECKED BY A1

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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF**	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
FB2	FACE BRICK IN OFF WHITE FINISH	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
FB3	FACE BRICK IN DARK GREY FINISH	**SC2**	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
FB4	FACE BRICK IN DARK RED FINISH	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	**GB**	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'		
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22-24 & 28-32 PARK AVE, WAITARA

REVISION: D — POST S34 CHANGES — 29/9/21

TITLE: SOUTH ELEVATIONS

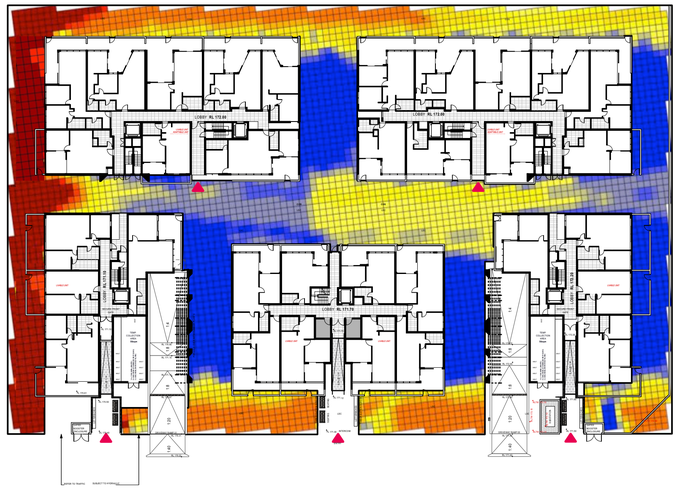
FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO.: 17095

DRAWING NO.: DA17 D

REVISION: D

SCALE @ A1: 1200 @ A1
DRAWN BY: SS
CHECKED BY: A3

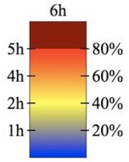


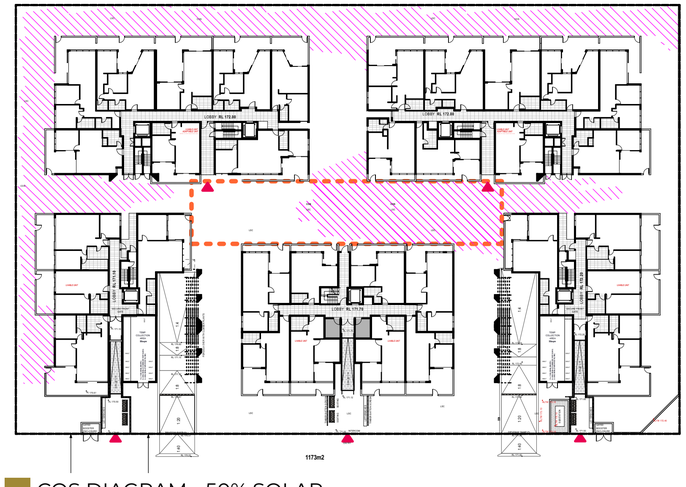
SOLAR ANALYSIS TO COMMUNAL OPEN SPACE

JUNE 21ST
0900 - 1500

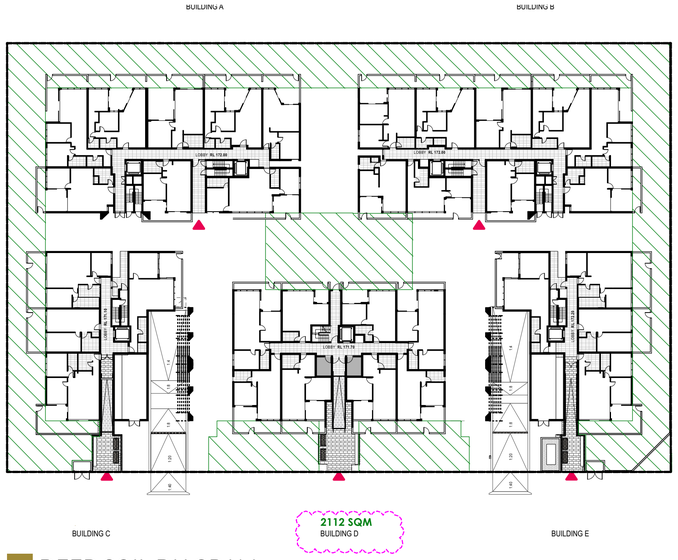
TOTAL COMMUNAL OPEN SPACE 2200 sqm
SOLAR ACCESS SQM TO COS 1250 sqm

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS
GRID APPROX 1m x 1m



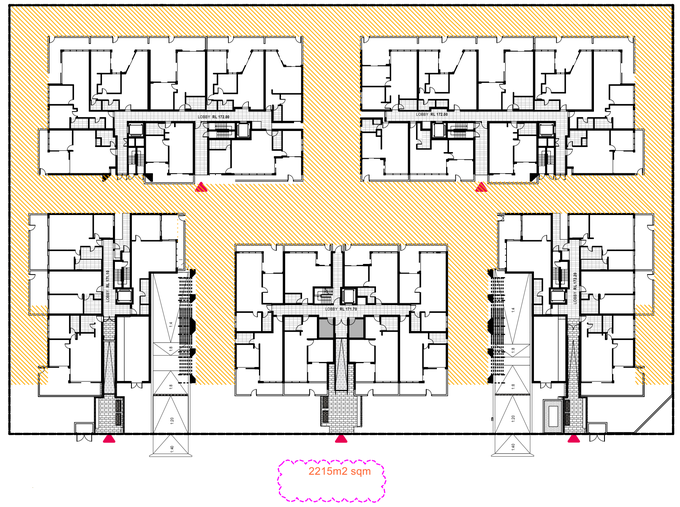


COS DIAGRAM - 50% SOLAR



DEEP SOIL DIAGRAM

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.
Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.



COMMUNAL OPEN SPACE DIAGRAM

Objective 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m²	-	7%
650m² - 1,500m²	3m	
greater than 1,500m²	6m	
greater than 1,500m² with significant existing tree cover	6m	

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping

Design criteria

1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Design guidance

Communal open space should be consolidated into a well designed, easily identified and usable area

Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions

Communal open space should be co-located with deep soil areas

Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies

Where communal open space cannot be provided at ground level, it should be provided on a podium or roof

Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- provide larger balconies or increased private open space for apartments
- demonstrate good proximity to public open space and facilities and/or provide contributions to public open space

ALEKSANDAR
PROJECTS

PROJECT: 17095
ADDRESS: 22-26 & 28-32 PARK AVENUE, WAITARA NSW

LOTS & SITE AREA

total site area	**6,963.0 m²**		
#32 LOT B - DP 324923	897.9 m²	#26B LOT 2 - DP 507307	1,024.0 m²
#30 LOT C - DP 324923	897.9 m²	#24 LOT 11 - DP 6852	1,347.0 m²
#28 LOT 1 - DP 507307	847.0 m²	#22 LOT 1 - DP 1007710	625.6 m²
#26 LOT 31 - DP 856384	411.8 m²	#22A LOT 2 - DP 1007710	500.0 m²
#26A LOT 32 - DP 856384	411.8 m²		

DCP/LEP/ADG		Proposed			
zone	R4 High Density Residential				
height limit	17.5				
FSR	NA	**NA** m2			
min. deep soil (ADG)	15%	1,044 m2	**30%**	**2,112 m2**	**FRONT 7m MIN, REAR 6m MIN (ADG 6m MIN DIM) INCLUDING SIDE SETBACK DEEP SOIL MIN 4m DIM**
communal open space (DCP & ADG)	25%	1,741 m2	**32%**	**2,215 m2**	
50% COS daylight access (DCP & ADG)	50%	870 m2	**67%**	**1,173 m2**	
communal open space PRINCIPLE		475 m2			
50% COS daylight access PRINCIPLE	50%	238 m2	**60%**	**286 m2**	**PRINCIPLE AREA SHOWN IN DOTTED ORANGE**

ARCHITECT
ALEKSANDAR PROJECTS
ARCHITECTURE URBAN DESIGN INTERIORS
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KEY / NOTES
COMMUNAL OPEN SPACE WITH SOLAR ACCESS
COMMUNAL OPEN SPACE

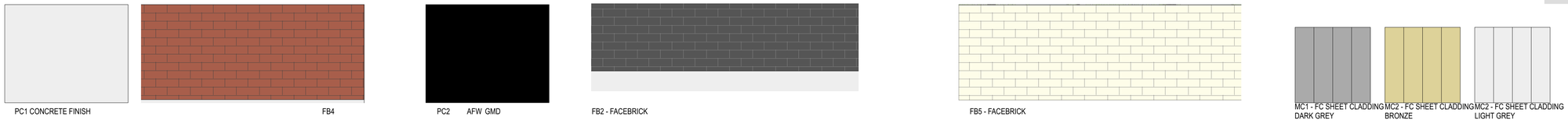
CLIENT: STATEWIDE PLANNING PTY LTD
ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
C	AMENDED DA	12/2/21
B	DA SUBMISSION	02/12/19

TITLE: ADG COMPLIANT DIAGRAMS + SOLAR ANALYSIS

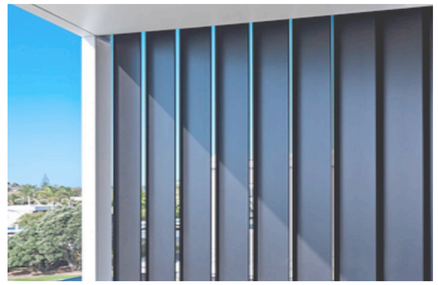
FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095
DRAWING NO. DA22 C
REVISION C
SCALE @ A1 1500
DRAWN BY HB
CHECKED BY A2



GB

SC1



SC2

PF

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KEY / NOTES

KEY

- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF** PALISADE FENCE TO MATCH 'PC1'
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CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22-24 & 28-32 PARK AVE, WAITARA

REVISION: D — POST S34 CHANGES — 29/9/21

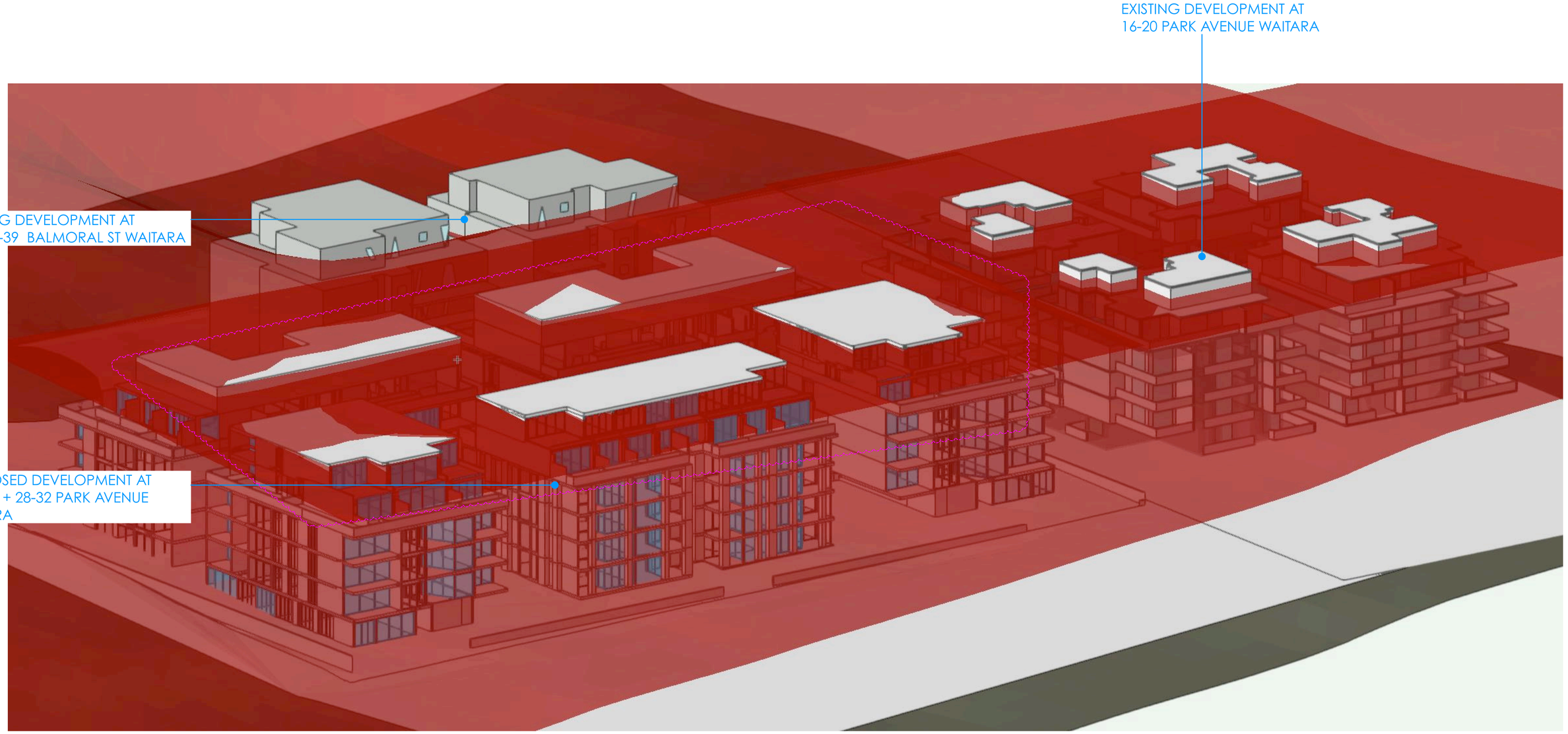
TITLE: SCHEDULE OF FINISHES

SCALE @ A1: 1200 @ A1
DRAWN BY: SS
CHECKED BY: A3

PROJECT NO.: 17095

DRAWING NO.: DA23 D

REVISION: D



17.5M HEIGHT PLANE

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KEY / NOTES

METHOD USED
VECTORWORKS 3D MODELING
SOFTWARE

17.5 M HEIGHT
PLANE

FOR DEVELOPMENT APPLICATION ONLY

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.
STATEWIDE PLANNING PTY LTD	22-26A & 28-32 PARK AVENUE, WAITARA	C UPDATED 10/10/21	17.5m HEIGHT PLANE	17095
				DRAWING NO. DA24
				REVISION C

SCALE @ A1 1:500
DRAWN BY JL
CHECKED BY AJ