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

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	4	4	0	1	2	
building A L2	1	3	5	0		1	
building A L3	1	3	5	0		1	
building A L4	1	3	5	0	1	2	
building A L5/6 (mezzanine)	1	2	4	1			
sub total		**15**	**23**	**1**	**2**	**6**	**39**
building B L1	1	5	4	0	1	2	
building B L2	1	4	5	0	1	2	
building B L3	1	4	5	0	1	2	
building B L4	1	4	5	0	1	2	
building B L5/6 (mezzanine)	1	2	4	1			
sub total		**19**	**23**	**1**	**4**	**8**	**43**
building C L1	1	3	1	0		1	
building C L2	1	1	3	1		1	
building C L3	1	1	3	1		1	
building C L4	1	1	3	1		1	
building C L5/6 (mezzanine)	1	1	4	0			
sub total		**7**	**14**	**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	3	1			1	
building E L2	1	1	3	1	2	3	
building E L3	1	1	3	1	2	3	
building E L4	1	1	3	1	2	3	
building E L5/6 (mezzanine)	1	1	4	0			
sub total		**7**	**14**	**3**	**6**	**10**	**24**
	totals	**68**	**86**	**11**	**20**	**39**	**165**
	percentages	***41%***	***52%***	***7%***	***12%***	***24%***	
	REQUIRED				***10%***	***20%***	

ALEKSANDAR
PROJECTS

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

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
SCALE @ A1: NTS
DRAWN BY: HB
CHECKED BY: AJ
PROJECT NO. 17095
DRAWING NO. DA00 D
REVISION D

NO. 41-43 BALMORAL ST
NO. 35-39 BALMORAL ST
NO. 33A BALMORAL ST
NO. 31A BALMOR
NO. 34A PARK AVE
PARK AVE
NO. 34 PARK AVE
NO. 16-20 PARK AVENUE
39970
15875
4205
19890
42965
18300
4205
20460
AA
AB
AC
AD
AE
AF
AG
AH
AI
AJ
AK
AL
AM
AN
AO
AP
BUILDING A
BUILDING B
7M
REAR SETBACK
19585
26555
8M
FRONT SETBACK
107
spaces
26
DEEP SOIL
OUTLINE OF BUILDING ABOVE
PLANT ROOM
RAMP UP TO B1
GRADE
RL 165.55
RL 164.85
BA
BB
BC
BD
BE
BF
BG
BH
BI
BJ
BK
BL
BM
BN
BO
BP
20310
33315
20310
6M
6M
BUILDING C
BUILDING D
BUILDING E
02
DA12
03
DA12

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ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION
D POST S34 AMENDMENTS 29/9/21

TITLE
BASEMENT 02 PLAN

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

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PROJECT NO.
17095

DRAWING NO.
DA03 D

REVISION
D

NO. 41-43 BALMORAL ST
NO. 35-39 BALMORAL ST
NO. 33A BALMORAL ST
NO. 31A BALMOR
NO. 34A PARK AVE
NO. 34 PARK AVE
PARK AVE
NO. 16-20 PARK AVENUE
BUILDING A
39970
15875
4205
19890
BUILDING B
42965
18300
4205
20460
7M REAR SETBACK
8M FRONT SETBACK
19585
26555
20310
94 spaces
24
DEEP SOIL
WASTE ROOM 1
WASTE ROOM 2
WASTE ROOM 3
WASTE ROOM 4
PLANT ROOM
BULK GOODS ROOM 32sqm
RAMP UP TO STREET
RAMP DOWN
OUTLINE OF BUILDING ABOVE
BIN TUG PARKING SPACE ONLY
RESIDENTIAL
VISITOR
RESIDENTIAL ACCESSIBLE
5400 X 2400mm
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
20310
33315
20310
6M
6M
BUILDING C
BUILDING D
BUILDING E

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ADDRESS
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REVISION		
D	POST S34 AMENDMENTS	29/9/21

TITLE
BASEMENT 01 PLAN

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

PROJECT NO. 17095

DRAWING NO. DA04 D

REVISION D

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
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
NO. 34A PARK AVE
NO. 36 PARK AVE
NO. 34 PARK AVE
SINGLE STOREY BRICK DWELLING
LOT A
DP 324923
NO. 16-20 PARK AVENUE
SP9102
BALCONY
BALCONY
BALCONY
RIDGE 190.94
LOBBY RL 172.00
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
A
B
C
39970
42965
15875
4205
19890
18300
20460
19585
26555
20310
33315
12000
9M - ADG
L1-L4: H to NH
REFER TO TRAFFIC ENGINEER DETAILS
SUBJECT TO HYDRAULIC ENGINEER DETAILS
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
▨	SWALE REFER TO HYDRAULIC CONSULTANTS' REPORT
A	SECTION MARKERS
EL01	ELEVATION MARKERS

FOR DEVELOPMENT APPLICATION ONLY

CLIENT	ADDRESS	REVISION			TITLE
STATEWIDE PLANNING PTY LTD	22 - 32 PARK AVENUE, WAITARA	F	LEC AMENDMENTS	3/12/21	LEVEL 01 PLAN

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

PROJECT NO. 17095
DRAWING NO. DA05 F
REVISION F

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
LOT A
DP 363698
LOT B
DP 363698
SHED
SHADE COVER
BUILDING A
BUILDING B
39970
15875
4205
42965
18300
20460
6000
4500
ADG SEPARATION H-H
ADG SEPARATION H to NH
6M - ADG
L1-L4 9000 to NH
NO. 34A PARK AVE
LOT A
DP 324923
NO. 36 PARK AVE
NO. 34 PARK AVE
SINGLE STOREY BRICK DWELLING
DILAPIDATED FIBRO GARAGE
NO. 16-20 PARK AVENUE
SP 91025
REAR SETBACK
REAR SETBACK FOR MAX 1/3
SETBACK BALCONY
SETBACK ADG
FRONT SETBACK
FRONT SETBACK FOR MAX 1/3
67.145 (DP 324923)
41.32 (DP 1007710)
98°19'20"
98°19'25"
188°17'20"
188°18'20"
8°19'20"
13.41
40.235
20.115
16.765
18.595
3.66
8.99
25.825
EL01
EL02
EL03
EL04
EL05
EL06
EL07
EL08
EL09
EL10
A
B
C
12M - ADG
L1-L4: H to H
9M - ADG
L1-L4: H to NH
20310
33315
BUILDING C
BUILDING D
BUILDING E
SIDE SETBACK FOR MAX 1/3
ADG SIDE SETBACK H to NH
ADG L1-L4 SIDE SETBACK
4000
4500
6000
1BED 55sqm
1BED 50sqm
1BED 54sqm
1BED 56sqm
2BED 70sqm
2BED 73sqm
2BED 62sqm
2BED 75sqm
2BED 76sqm
3BED 95sqm
3BED 107sqm
SERVICES
HIGHLIGHT WINDOW
WINTER GARDEN
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
A	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 L2 PLAN

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

PROJECT NO. 17095
DRAWING NO. DA06 D
REVISION D

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
LOT A
DP 363698
LOT B
DP 363698
SHED
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
NO. 34A PARK AVE
NO. 36 PARK AVE
NO. 34 PARK AVE
SINGLE STOREY BRICK DWELLING
LOT A
DP 324923
DILAPITATED FIBRO GARAGE
NO. 16-20 PARK AVENUE
SP 91025
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
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
SHADE COVER
WINTER GARDEN
SERVICES
HIGHLIGHT WINDOW
LIVABLE UNIT
67.145 (DP 324923)
41.32 (DP 1007710)
98°19'20"
98°19'25"
188°17'20"
188°18'20"
8°19'20"
40.235
20.115
16.765
13.41
25.825
18.595
3.66
8.99
39970
42965
15875
18300
20460
20310
33315
19585
26555
EL01
EL02
EL03
EL04
EL05
EL06
EL07
EL08
EL09
EL10
A
B
C
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
A	SECTION MARKERS
EL01	ELEVATION MARKERS

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CLIENT
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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

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

PROJECT NO. 17095
DRAWING NO. DA07 D
REVISION D

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
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
NO. 34A PARK AVE
NO. 36 PARK AVE
NO. 34 PARK AVE
SINGLE STOREY BRICK DWELLING
LOT A DP 324923
NO. 16-20 PARK AVENUE
SP 91025
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
ADG SEPARATION H-H 6000
ADG SEPARATION H to NH 4500
6M - ADG
L1-L4: 9000 to NH
9M - ADG
L1-L4: H to NH
12M - ADG
L1-L4: H to H
EL01
EL02
EL03
EL04
EL05
EL06
EL07
EL08
EL09
EL10
A
B
C
1BED 55sqm
2BED 70sqm
2BED 73sqm
2BED 62sqm
2BED 75sqm
2BED 76sqm
1BED 50sqm
1BED 54sqm
1BED 56sqm
3BED 95sqm
3BED 107sqm
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
A	SECTION MARKERS
EL01	ELEVATION MARKERS

ARCHITECT

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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

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

PROJECT NO. 17095

DRAWING NO. DA08 D

REVISION D

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
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
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
LOT A DP 324923
DILAPIDATED FIBRO GARAGE
NO. 36 PARK AVE
SINGLE STOREY BRICK DWELLING
NO. 34 PARK AVE
SP 91025
NO. 16-20 PARK AVENUE
3M: DCP L5 SETBACK
67.145 (DP 324923)
41.32 (DP 1007710)
25.825
98°19'20"
188°17'20"
188°18'20"
8°19'20"
EL01
EL02
EL03
EL04
EL05
EL06
EL07
EL08
EL09
EL10
PARK
AVENUE

ARCHITECT

ALEKSANDAR
PROJECTS
ARCHITECTURE URBAN DESIGN INTERIORS
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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
A	SECTION MARKERS
EL01	ELEVATION MARKERS

FOR DEVELOPMENT APPLICATION ONLY

CLIENT
STATEWIDE PLANNING PTY LTD

ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION

G	LEC AMENDMENTS	3/12/21
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/11//19

TITLE
LEVEL L5 PLAN

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

PROJECT NO. 17095
DRAWING NO. DA09 G
REVISION G

NO. 41-43 BALMORAL ST
LOT 1
DP 870417
NO. 35-39 BALMORAL ST
NO. 33A BALMORAL ST
LOT 191
DP 869077
NO. 31
LOT A
DP 363698
LOT B
DP 363698
SHED
SHADE COVER
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
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
NO. 34A PARK AVE
LOT A
DP 324923
DILAPIDATED FIBRO GARAGE
NO. 36 PARK AVE
SINGLE STOREY BRICK DWELLING
NO. 34 PARK AVE
SP 91025
NO. 16-20 PARK AVENUE
67.145 (DP 324923)
41.32 (DP 1007710)
98°19'20"
188°17'20"
188°18'20"
8°19'20"
40.235
20.115
16.765
13.41
25.825
18.595
3.66
8.99
EL01
EL02
EL03
EL04
EL05
EL06
EL07
EL08
EL09
EL10
A
B
C
LOUVRED TO VENTILATE AC UNITS
SERVICE ACCESS ONLY
1800 MASONRY WALL
1800 HIGH FOR SERVICES ENCLOSED
ENCLOSED GLASS
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
- - - -	OUTLINE OF ROOF ABOVE
— — —	OUTLINE OF BUILDING BELOW
A	SECTION MARKERS
EL01	ELEVATION MARKERS

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ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION

G	LEC AMENDMENTS	3/12/21
E	AMENDED MEZENNINE LEVEL	27/11/21
D	POST S34 AMENDMENTS	29/9/21

TITLE
LEVEL MEZZANINE

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

PROJECT NO. 17095
DRAWING NO. DA10 G
REVISION G

NO. 41-43 BALMORAL ST
LOT 1
DP 870417
LOT A
DP 363698
LOT B
DP 363698
SHED
SHADE COVER
BUILDING A
BUILDING C
NO. 35-39 BALMORAL ST
SP 95301
NO. 33A BALMORAL ST
LOT 191
DP 869077
NO. 31
BUILDING A
39970
15875
4205
18850
BUILDING B
42965
18300
4205
20460
13.41
13.41
188°17'20"
40.235
20.115
188°18'20"
16.765
NO. 34A PARK AVE
EL05
EL06
EL08
EL09
EL03
EL04
EL02
EL07
EL10
EL01
C
A
B
19585
26556
26555
25.825
LOT A
DP 324923
98°19'20"
67.145 (DP 324923)
41.32 (DP 1007710)
98°19'25"
LOT 1
DP 1072597
173.0
172.0
171.0
DILAPITATED FIBRO GARAGE
SINGLE STOREY BRICK DWELLING
NO. 36 PARK AVE
NO. 34 PARK AVE
SP 91025
NO. 16-20 PARK AVENUE
UPPER ROOF
LOWER ROOF
3M
9M
13.41
13.41
8°19'20"
18.595
3.66
8.99
8.99
20.115
8°19'20"
16.765
20310
33315
20310
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
A	SECTION MARKERS
EL01	ELEVATION MARKERS

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ADDRESS
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REVISION

G	LEC AMENDMENTS	3/12/21
E	AMENDED ROOF AS PER MEZANINE CHANGES	27/11/21
D	POST S34 AMENDMENTS	29/9/21

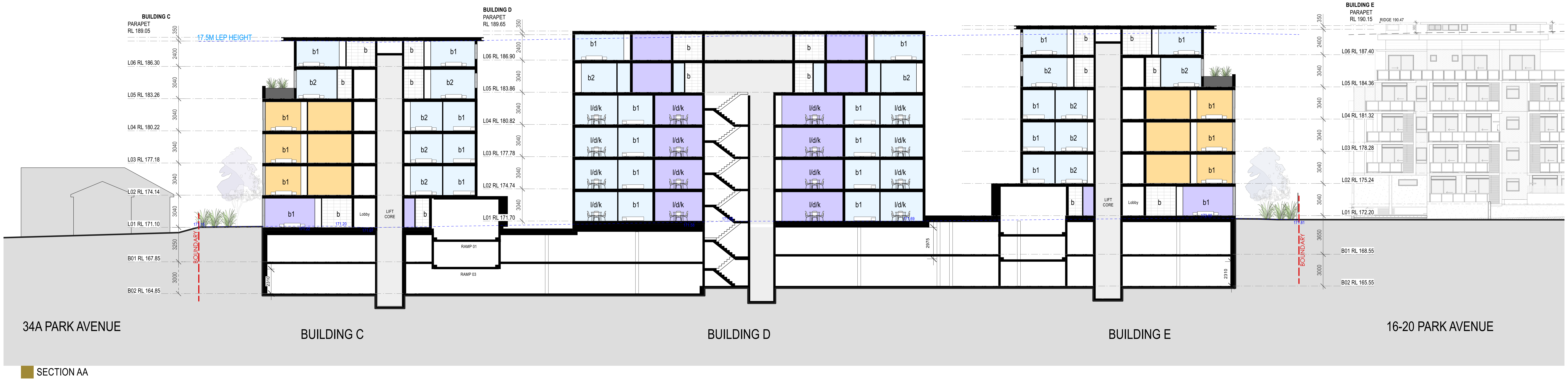
TITLE
ROOF PLAN + SITE PLAN

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

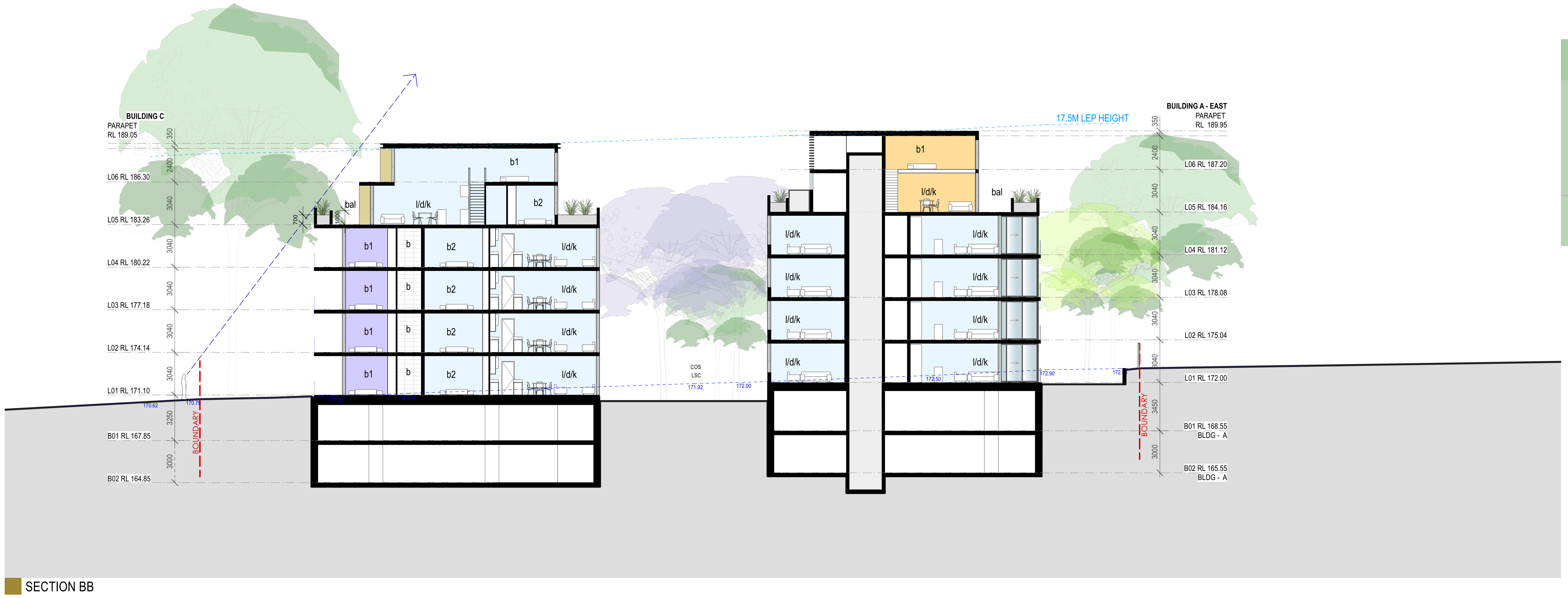
PROJECT NO. 17095

DRAWING NO. DA11 G

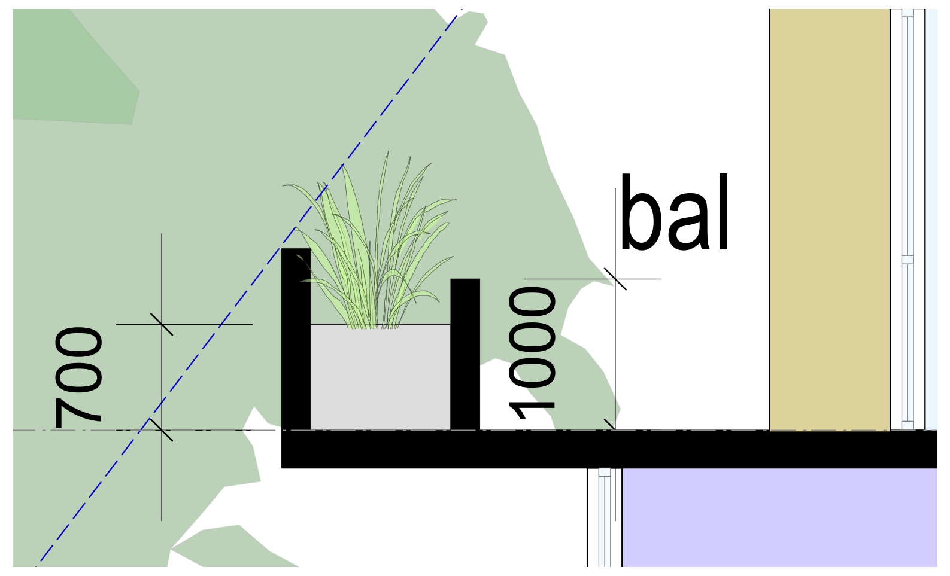
REVISION G


BUILDING C
PARAPET
RL 189.05
17.5M LEP HEIGHT
L06 RL 186.30
L05 RL 183.26
L04 RL 180.22
L03 RL 177.18
L02 RL 174.14
L01 RL 171.10
B01 RL 167.85
B02 RL 164.85
BOUNDARY
BUILDING D
PARAPET
RL 189.65
L06 RL 186.90
L05 RL 183.86
L04 RL 180.82
L03 RL 177.78
L02 RL 174.74
L01 RL 171.70
RAMP 01
RAMP 03
LIFT CORE
Lobby
BUILDING E
PARAPET
RL 190.15
RIDGE 190.47
L06 RL 187.40
L05 RL 184.36
L04 RL 181.32
L03 RL 178.28
L02 RL 175.24
L01 RL 172.20
B01 RL 168.55
B02 RL 165.55
b1
b2
b
l/d/k
34A PARK AVENUE
BUILDING C
BUILDING D
BUILDING E
16-20 PARK AVENUE

SECTION AA


BUILDING C
PARAPET
RL 189.05
L06 RL 186.30
L05 RL 183.26
L04 RL 180.22
L03 RL 177.18
L02 RL 174.14
L01 RL 171.10
B01 RL 167.85
B02 RL 164.85
BOUNDARY
17.5M LEP HEIGHT
BUILDING A - EAST
PARAPET
RL 189.95
L06 RL 187.20
L05 RL 184.16
L04 RL 181.12
L03 RL 178.08
L02 RL 175.04
L01 RL 172.00
B01 RL 168.55
BLDG - A
B02 RL 165.55
BLDG - A
COS
LSC
bal
b1
b2
b
l/d/k

SECTION BB


bal
700
1000

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

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ADDRESS
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REVISION

F	LEC AMENDMENTS	3/12/21
E	AMENDED MEZENNINE LEVEL	29/11/21

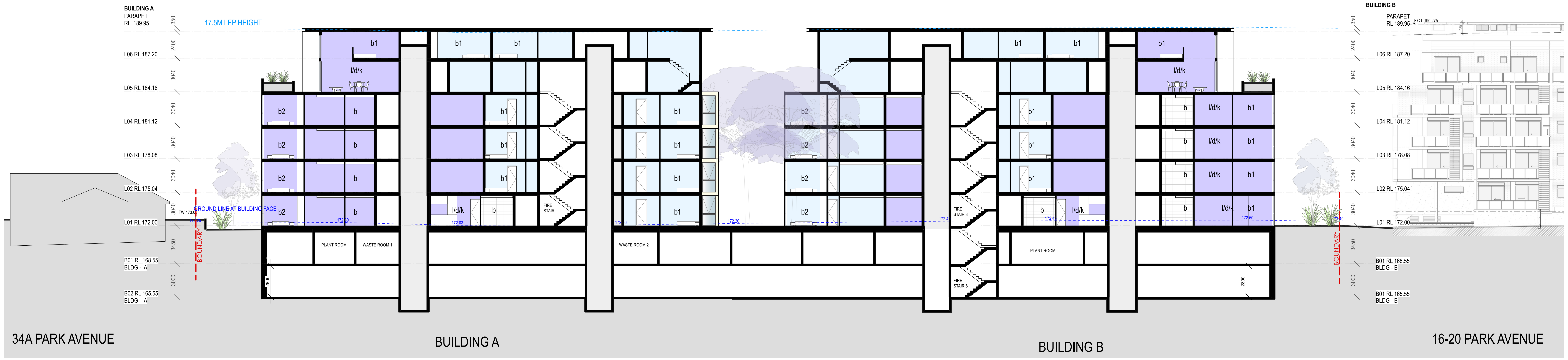
TITLE
SECTION A-A & B-B

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

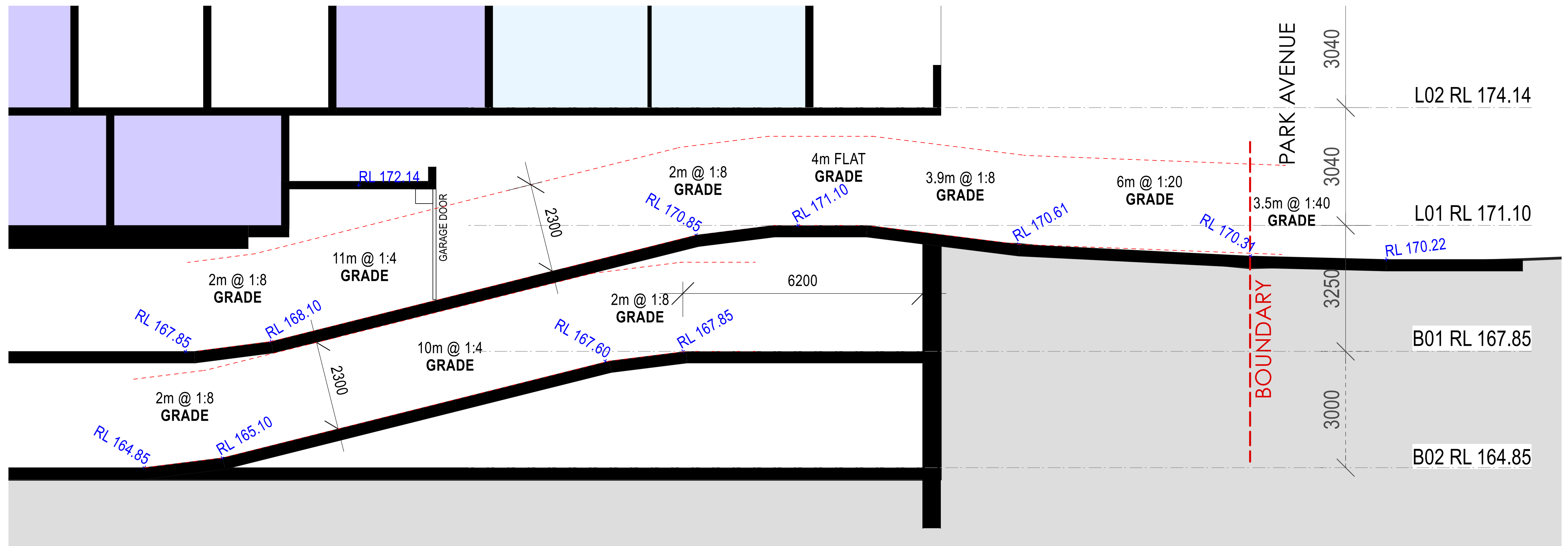
PROJECT NO. 17095

DRAWING NO. DA12 F

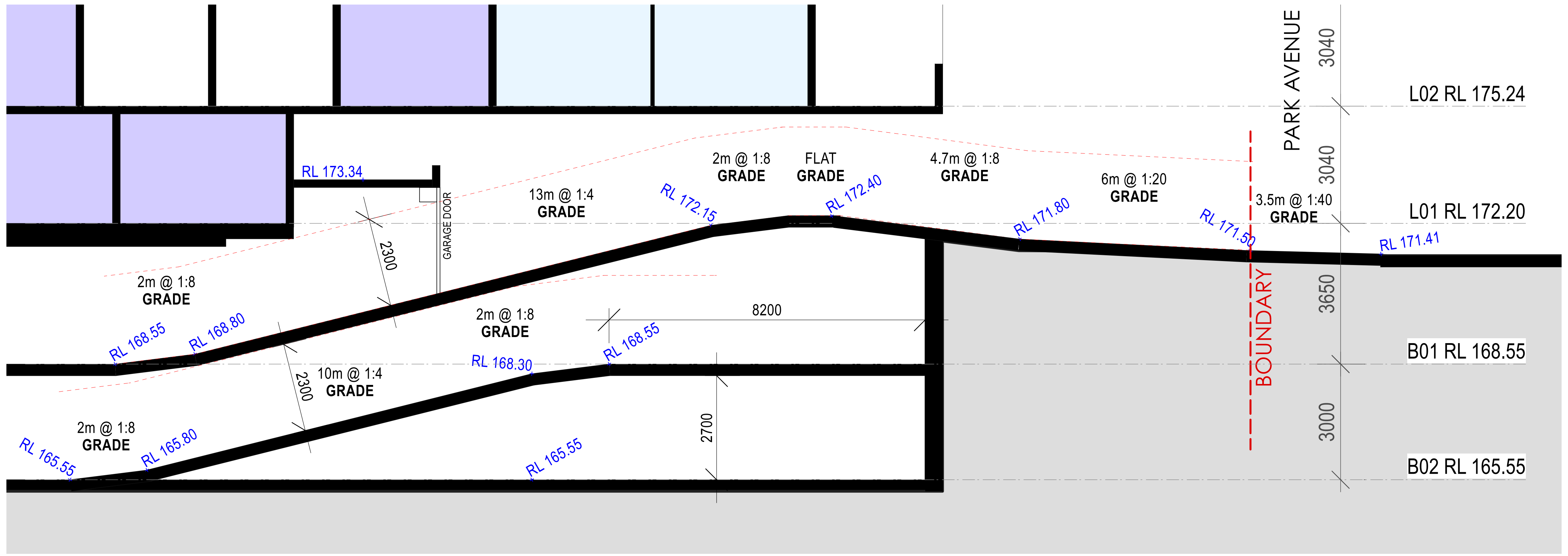
REVISION F


BUILDING A
PARAPET
RL 189.95
17.5M LEP HEIGHT
L06 RL 187.20
L05 RL 184.16
L04 RL 181.12
L03 RL 178.08
L02 RL 175.04
L01 RL 172.00
B01 RL 168.55
BLDG - A
B02 RL 165.55
BLDG - A
GROUND LINE AT BUILDING FACE
BOUNDARY
PLANT ROOM
WASTE ROOM 1
WASTE ROOM 2
FIRE STAIR
l/d/k
b1
b2
b
BUILDING B
PARAPET
RL 189.95
B01 RL 168.55
BLDG - B
B01 RL 165.55
BLDG - B
34A PARK AVENUE
BUILDING A
BUILDING B
16-20 PARK AVENUE

SECTION CC
SCALE 1 :200 @ A1


PARK AVENUE
L02 RL 174.14
L01 RL 171.10
B01 RL 167.85
B02 RL 164.85
3040
3040
3250
3000
RL 172.14
GARAGE DOOR
2300
2m @ 1:8 GRADE
4m FLAT GRADE
3.9m @ 1:8 GRADE
6m @ 1:20 GRADE
3.5m @ 1:40 GRADE
11m @ 1:4 GRADE
2m @ 1:8 GRADE
10m @ 1:4 GRADE
6200
RL 170.85
RL 171.10
RL 170.61
RL 170.31
RL 170.22
RL 167.85
RL 168.10
RL 167.60
RL 167.85
RL 164.85
RL 165.10
BOUNDARY

RAMP SECTION - BUILDING C
SCALE 1 :100 @ A1


PARK AVENUE
L02 RL 175.24
L01 RL 172.20
B01 RL 168.55
B02 RL 165.55
3040
3040
3650
3000
RL 173.34
GARAGE DOOR
2300
13m @ 1:4 GRADE
2m @ 1:8 GRADE
FLAT GRADE
4.7m @ 1:8 GRADE
6m @ 1:20 GRADE
3.5m @ 1:40 GRADE
RL 172.15
RL 172.40
RL 171.80
RL 171.50
RL 171.41
2m @ 1:8 GRADE
RL 168.55
RL 168.80
2m @ 1:8 GRADE
8200
RL 168.30
RL 168.55
10m @ 1:4 GRADE
2m @ 1:8 GRADE
RL 165.55
RL 165.80
RL 165.55
2700
BOUNDARY

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
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR
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PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR
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LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS
PF	PALISADE FENCE TO MATCH 'PC1'

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ADDRESS
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REVISION

F	LEC AMENDMENTS	3/12/21
E	AMENDED MEZENNINE LEVEL	29/11/21
D	POST S34 AMENDMENTS	29/9/21

TITLE
SECTION C-C + RAMP SECTIONS

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

PROJECT NO. 17095
DRAWING NO. DA12A F
REVISION F