

1 **BASEMENT PLAN - REVISED BASEMENT SCHEME**
1: 250 @ A1

STATUS

PRELIMINARY

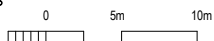
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P19	17.09.21	PRELIMINARY ISSUE
P18	14.09.21	PRELIMINARY ISSUE
P17	08.09.21	REVISED BASEMENT
P16	03.09.21	REVISED BASEMENT
P15	01.09.21	REVISED BASEMENT
P14	01.05.18	ISSUED FOR COUNCIL COMMENT
P13	22.06.17	PRELIMINARY ISSUE
P12	04.05.17	PRELIMINARY ISSUE
P11	28.10.16	PRELIMINARY ISSUE
P10	18.10.16	PRE LODGEMENT
P9	29.09.16	PRELIMINARY ISSUE

ISS	DATE	PURPOSE OF ISSUE
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NOTES

1:500 @ A3
1:250 @ A1



PROJECT
THE PALMS CHULLORA

CLIENT
IRIS CAPITAL

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DRAWING NO.
DA-99A

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DRAWING TITLE
BASEMENT SKETCH

ISSUE
P19

SCALE
1: 250 @ A1

DATE
17.09.21



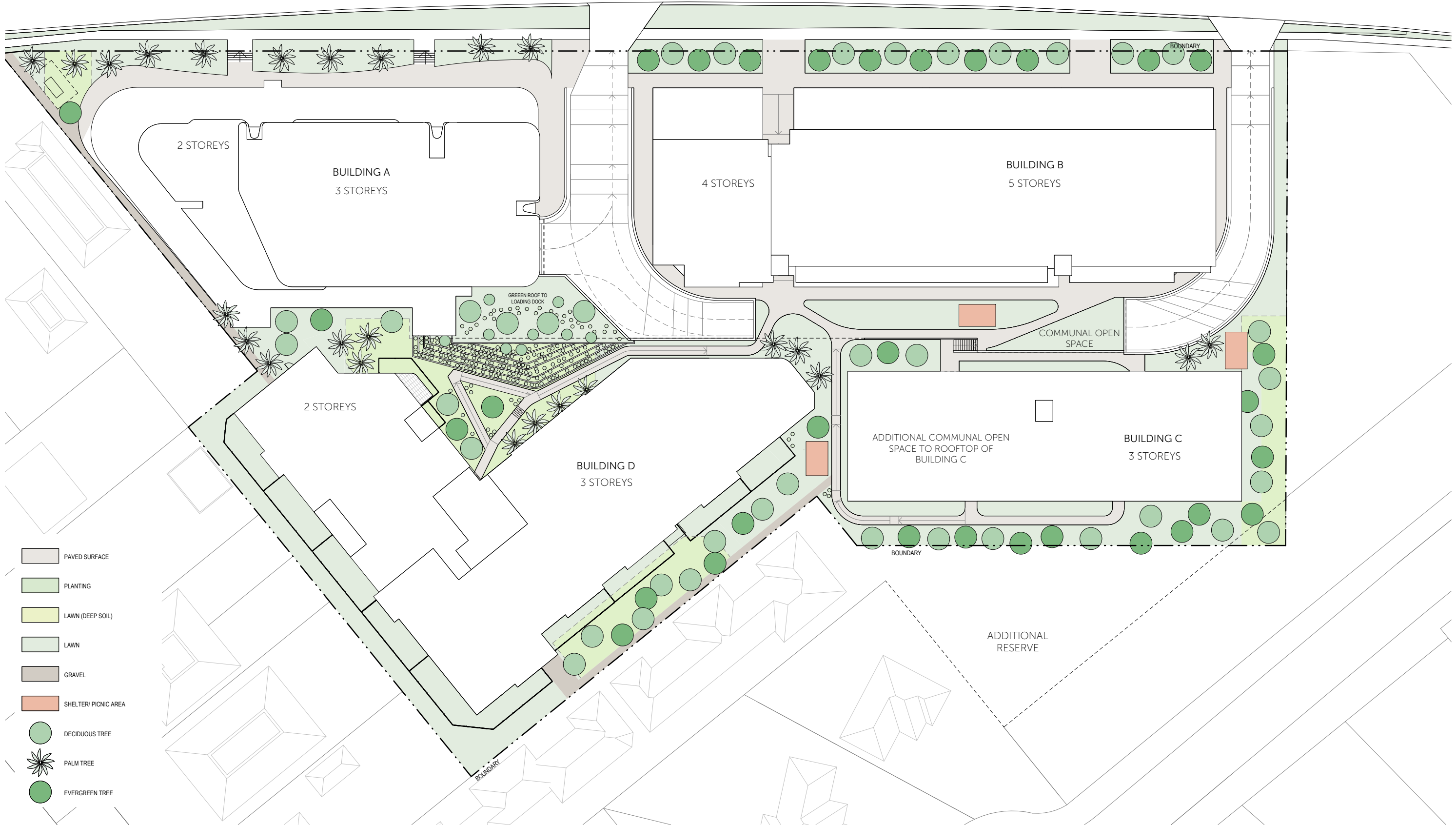
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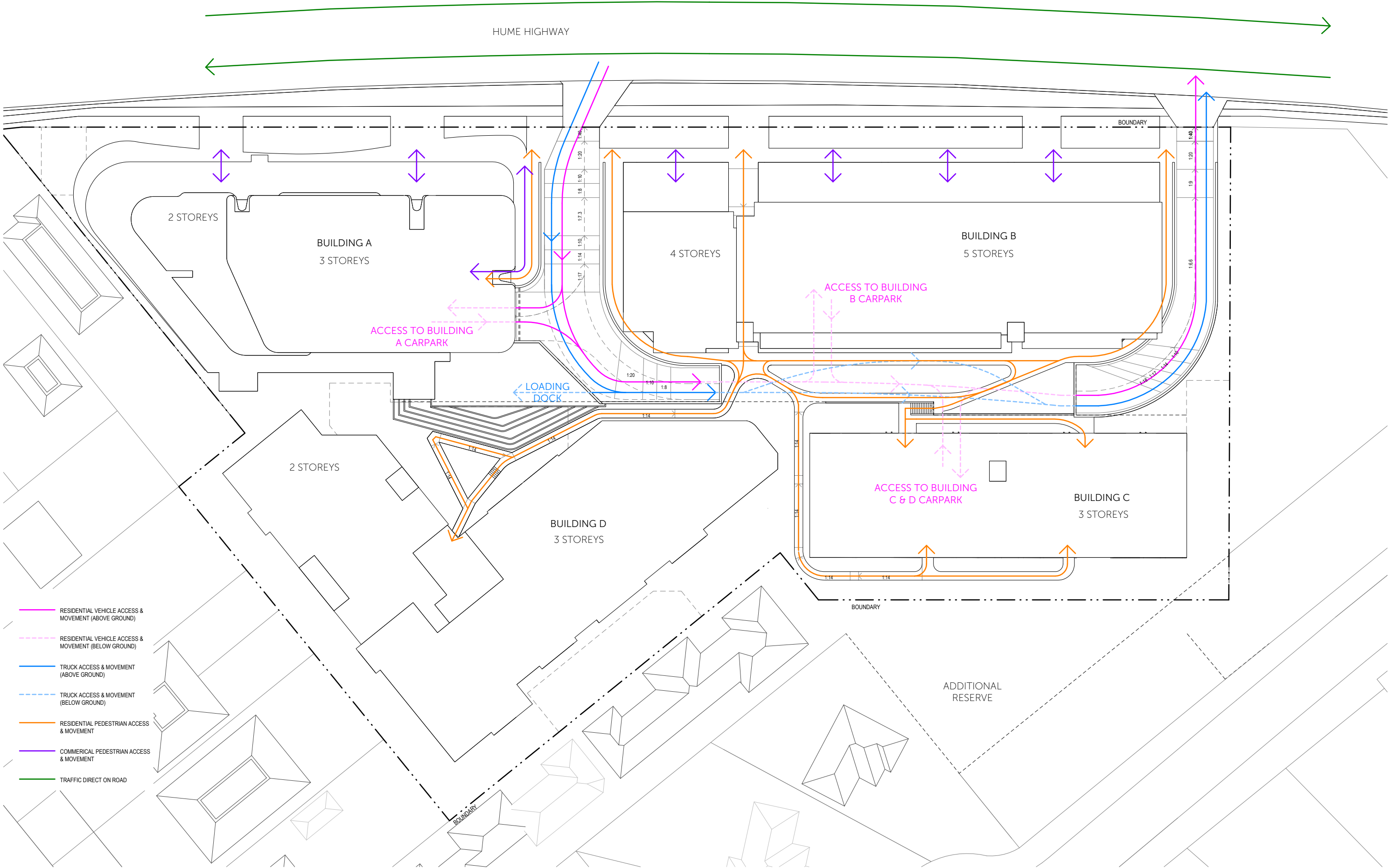
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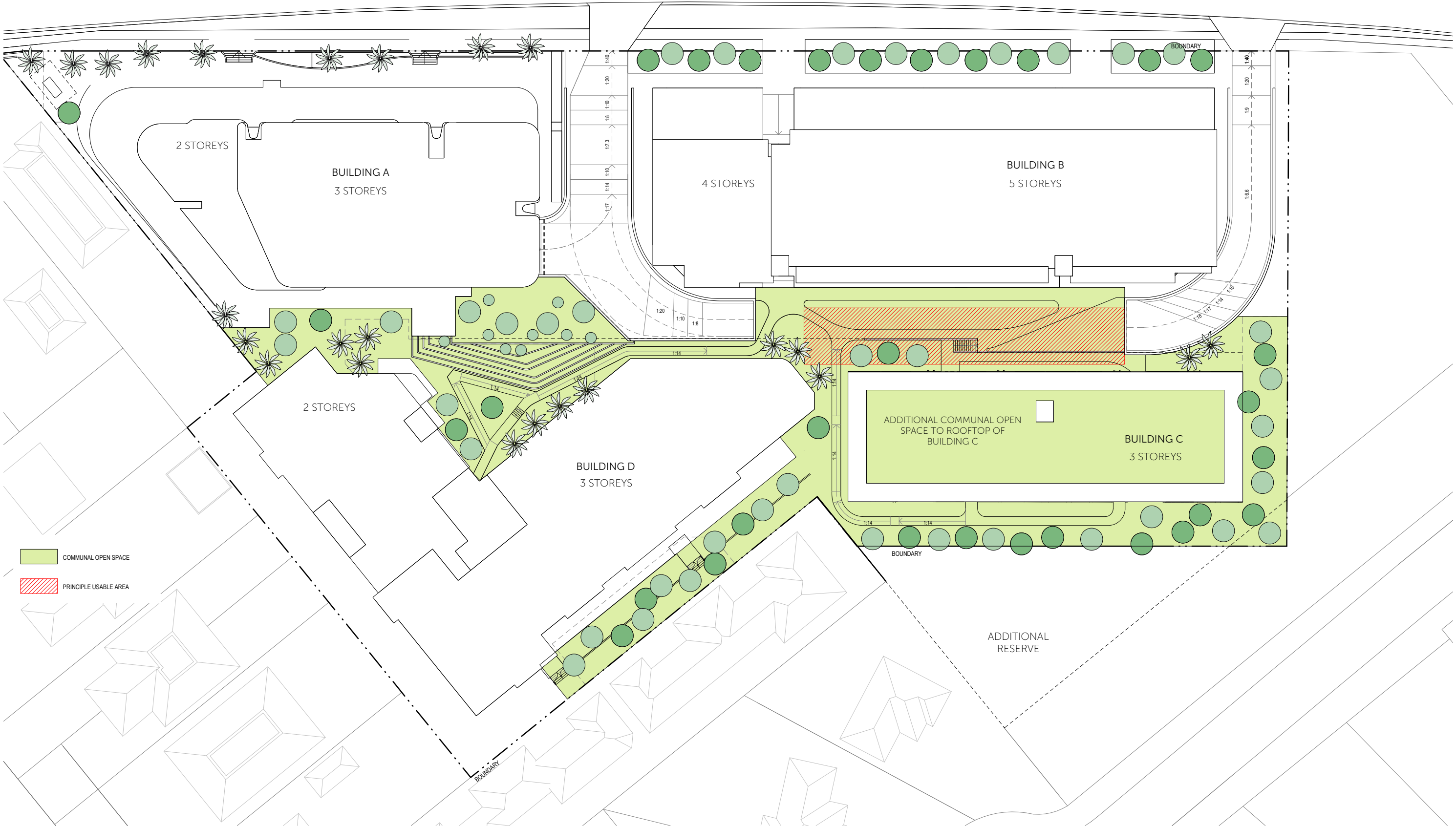
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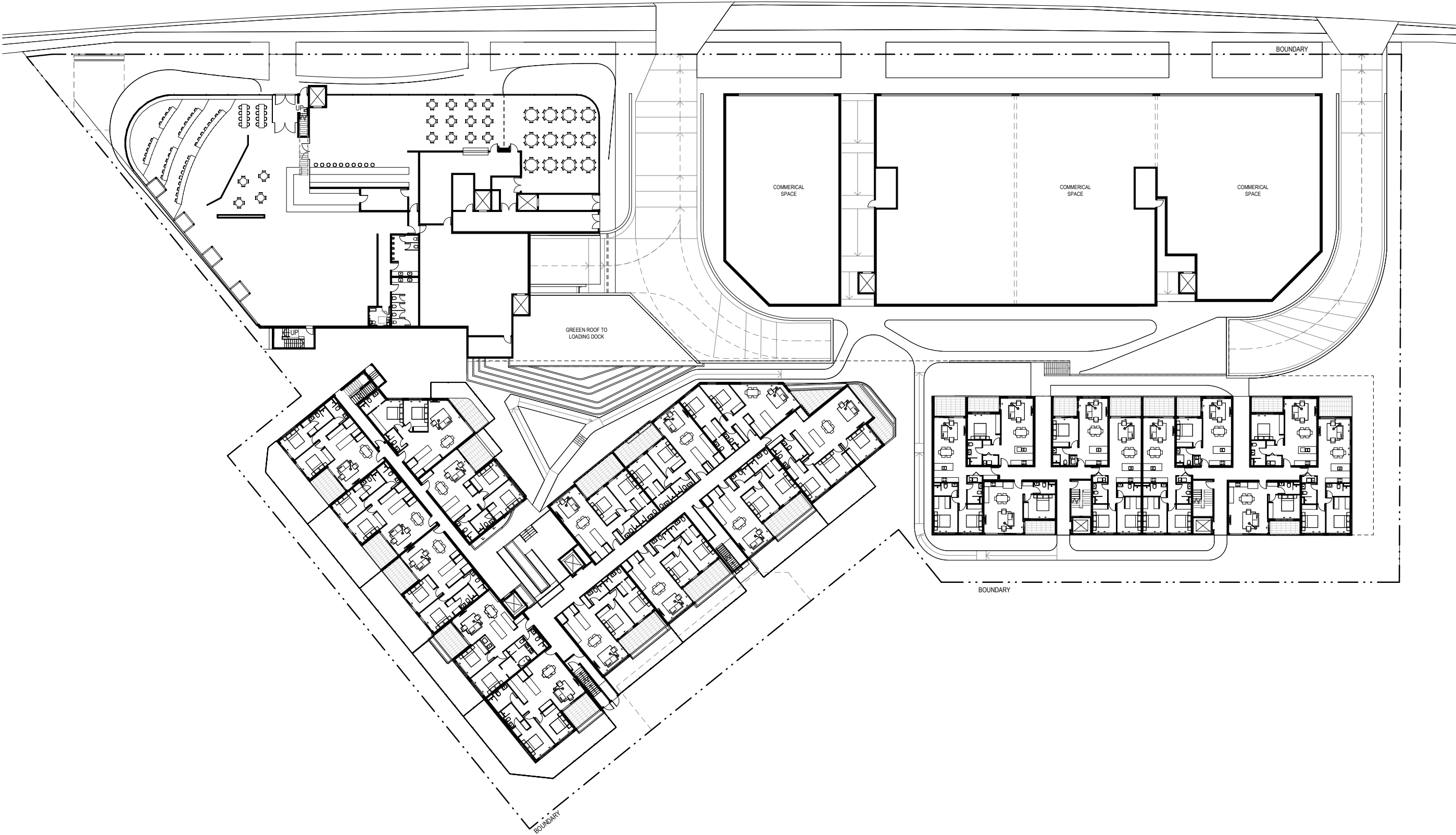


HUME HIGHWAY









1 GROUND LEVEL - OVERALL
1 : 250 @ A1

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1:100 @ A1
0 2000 5000

ISS DATE PURPOSE OF ISSUE

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PROJECT
THE PALMS CHULLORA

DRAWING NO. ISSUE
DIA-1005

JOB NO. SCALE DATE
IRI1412 1 : 250@ A1

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GROUND LEVEL - OVERALL

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1 LEVEL 1 - OVERALL
1:250 @ A1

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THE PALMS CHULLORA

DRAWING NO. ISSUE

DIA-1006

JOB NO. SCALE DATE
IRI1412 1:250@ A1

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LEVEL 1 - OVERALL

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1 **LEVEL 2 - OVERALL**
1 : 250 @ A1

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DRAWING NO.

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DIA-1007

JOB NO.

SCALE

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IRI1412

1 : 250@ A1

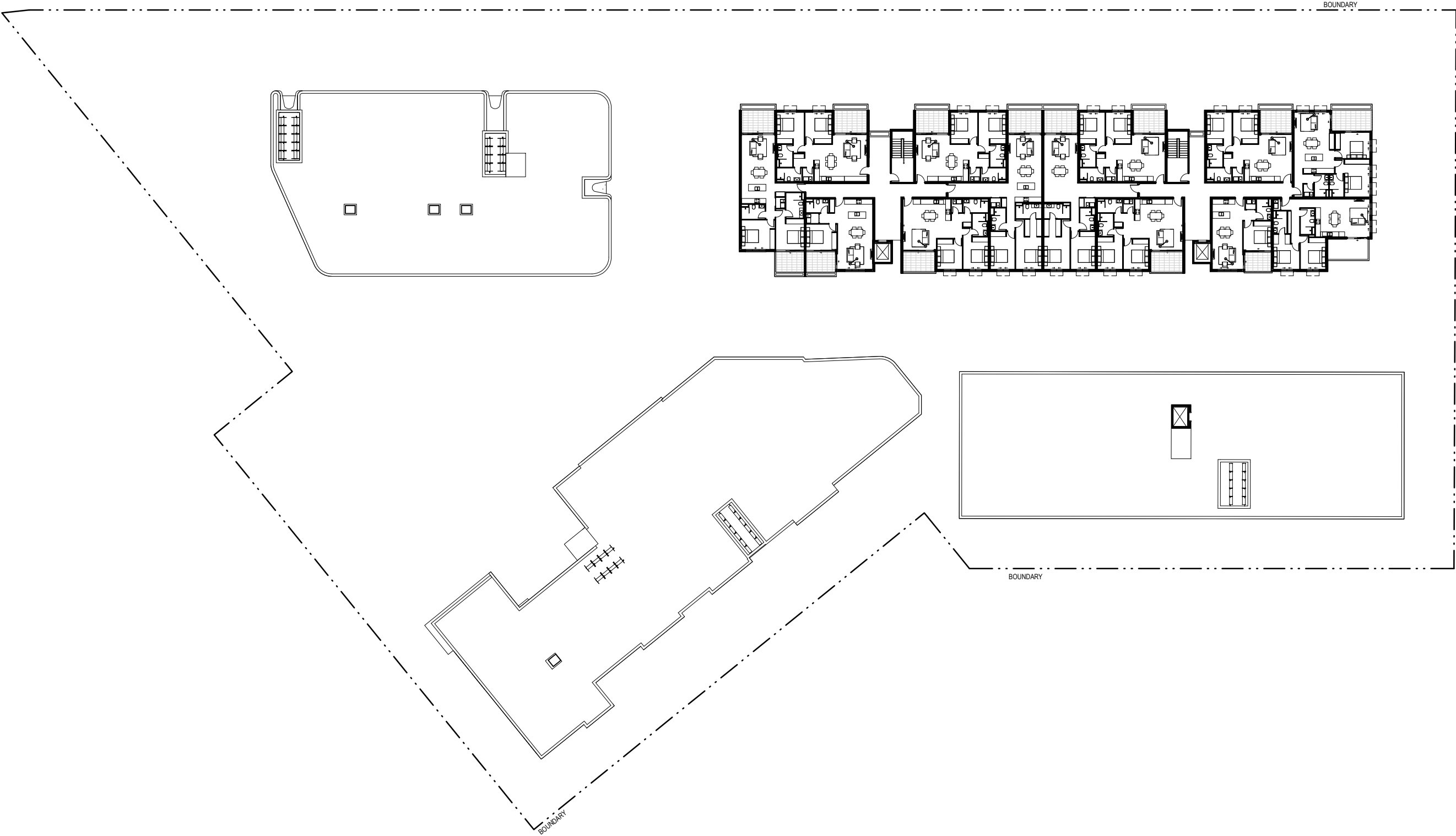
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1 **LEVEL 3 - OVERALL**
1 : 250 @ A1

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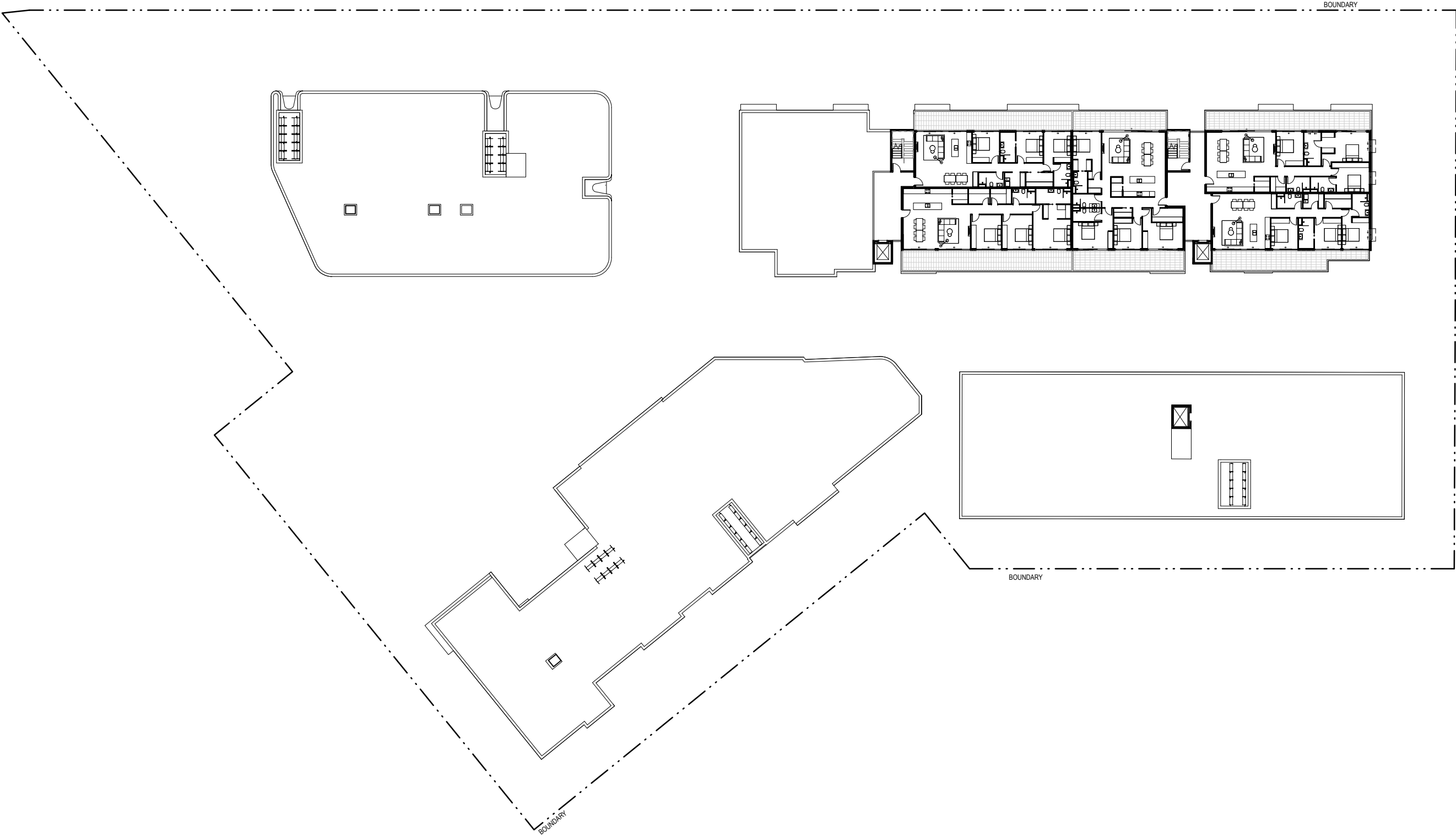
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THE PALMS CHULLORA

DRAWING NO. ISSUE
DIA-1008
JOB NO. SCALE DATE
IRI1412 1 : 250@ A1

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1 LEVEL 4 - OVERALL
1:250 @ A1

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PROJECT
THE PALMS CHULLORA

DRAWING NO. ISSUE
DIA-1009

JOB NO. SCALE DATE
IRI1412 1:250@ A1

DRAWING TITLE
LEVEL 4 - OVERALL

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ADG SUMMARY

PALMS CHULLORA PLANNING PROPOSAL

Solar Access

Building A	No. Of Apts
Total Apartments	16
Apts with 2hrs or more solar access	9
Apts with less than 2hrs solar access	7
% of apts with 2h of solar access	56%
Meets ADG Req.	NO

Building B	No. Of Apts
Total Apartments	44
Apts with 2hrs or more solar access	31
Apts with less than 2hrs solar access	13
% of apts with 2h of solar access	70%
Meets ADG Req.	YES

Building C	No. Of Apts
Total Apartments	30
Apts with 2hrs or more solar access	21
Apts with less than 2hrs solar access	9
% of apts with 2h of solar access	70%
Meets ADG Req.	YES

Building D	No. Of Apts
Total Apartments	37
Apts with 2hrs or more solar access	28
Apts with less than 2hrs solar access	9
% of apts with 2h of solar access	76%
Meets ADG Req.	YES

SUMMARY	No. Of Apts
Total Apartments within development	127
Total Apartments with 2hrs or more solar access	89
% of apts with 2h of solar access	70%
Meets ADG Req.	YES

ADG SUMMARY

PALMS CHULLORA PLANNING PROPOSAL

Cross Ventilation	
Building A	No. Of Apts
Total Apartments	16
Apts with dual aspect	12
Apts with single aspect	4
% of apts with dual aspect cross ventilation	75%
Meets ADG Req.	YES
Building B	No. Of Apts
Total Apartments	44
Apts with dual aspect	32
Apts with single aspect	12
% of apts with dual aspect cross ventilation	73%
Meets ADG Req.	YES
Building C	No. Of Apts
Total Apartments	30
Apts with dual aspect	18
Apts with single aspect	12
% of apts with dual aspect cross ventilation	60%
Meets ADG Req.	YES
Building D	No. Of Apts
Total Apartments	37
Apts with dual aspect	19
Apts with single aspect	18
% of apts with dual aspect cross ventilation	51%
Meets ADG Req.	NO
SUMMARY	No. Of Apts
Total Apartments within development	127
Total Apartments with dual aspect cross ventilation	81
% of apts with dual aspect cross ventilation	64%
Meets ADG Req.	YES

ADG SUMMARY

PALMS CHULLORA PLANNING PROPOSAL

Communal Open Space	
Solar Access	No. Of Hrs
Direct sunlight to 50% of principle usable Communal Open Space	2
Meets ADG Req.	YES

Area	Area (sq.m)
Site	11,744
Revised Site	11,144
Minimum Communal Open Space	2,786
Communal Open Space	2790
Communal Open space % of site area	24%
Meets ADG Req.	YES

PLANNING PROPOSAL GFA AREA SUMMARY

PROJECT NAME

PROJECT NUMBER

PROJECT ADDRESS

Palms Chullora

IRI1412

167 Hume Highway, Chullora NSW 2190

PROJECT STAGE

REVISION DATE

Planning Proposal

24-Sep-21

SITE AREA

AMENDED SITE AREA

11744 sq.m

11144 sq.m

FSR is based off original site area, 11,744sq.m

	HEIGHT / STOREYS	PROPOSED GFA	NO. UNITS	NO. KEYS
BUILDING A	17m / 4 storeys			
GF pub		1400		
Mezzanine pub		300		
1		815	9	14
2		620	7	11
subTOTAL		3135	16	25
BUILDING B	20m / 5 storeys			
GF	setback 12m from HH	1750		
1		1140	13	
2		1140	13	
3		1140	13	
4		760	5	
subTOTAL		5930	44	
BUILDING C	11m / 3 storeys			
GF		735	8	
1		735	8	
2		735	8	
subTOTAL		2205	24	
BUILDING D	11m / 3 storeys			
GF		1380	14	
1		1380	14	
2		915	9	
subTOTAL		3675	37	
TOTAL COMMERCIAL GFA (sq.m)		3450	23.08% of GFA*	
TOTAL RESIDENTIAL GFA (sq.m)		11495	76.92% of GFA	
TOTAL GFA (sq.m)		14945 sq.m		
TOTAL UNITS			121	
TOTAL FSR		1.3 :1	15267.2 sq.m	
MAX RESIDENTIAL FSR		1 :1	11744 sq.m	
MINIMUM COMMERCIAL FSR		0.3 :1	3523.2 sq.m*	

*assumes a pub mezzanine within a double height GF

*minimum of 23.08% of overall proposed GFA (0.3/1.3)

*minimum of 23.08% of overall proposed GFA (0.3/1.3)

SUMMARY

PALMS CHULLORA PLANNING PROPOSAL

Apartments	
Total No. of Apartments	127

UNIT MIX (Building A)		
1 bed	6	37.50%
2 bed / 2 bed dual key	10	62.50%
Total	16	

UNIT MIX (Building B, C & D)		
1 bed	20	18.02%
2 bed	83	74.77%
3 bed	8	7.21%
Total	111	

Carparking			
	DCP	Proposed	Visitor
Total Residential Parking	150	150	25
Total Residential Parking incl. Visitor	175	175	

Area Compliance Table	
	Area (sq.m)
Site	11,744
Proposed Maximum FSR 1.3:1	15,267
Minimum Commercial FSR 0.3:1	3,523
Compliance of Proposal	YES