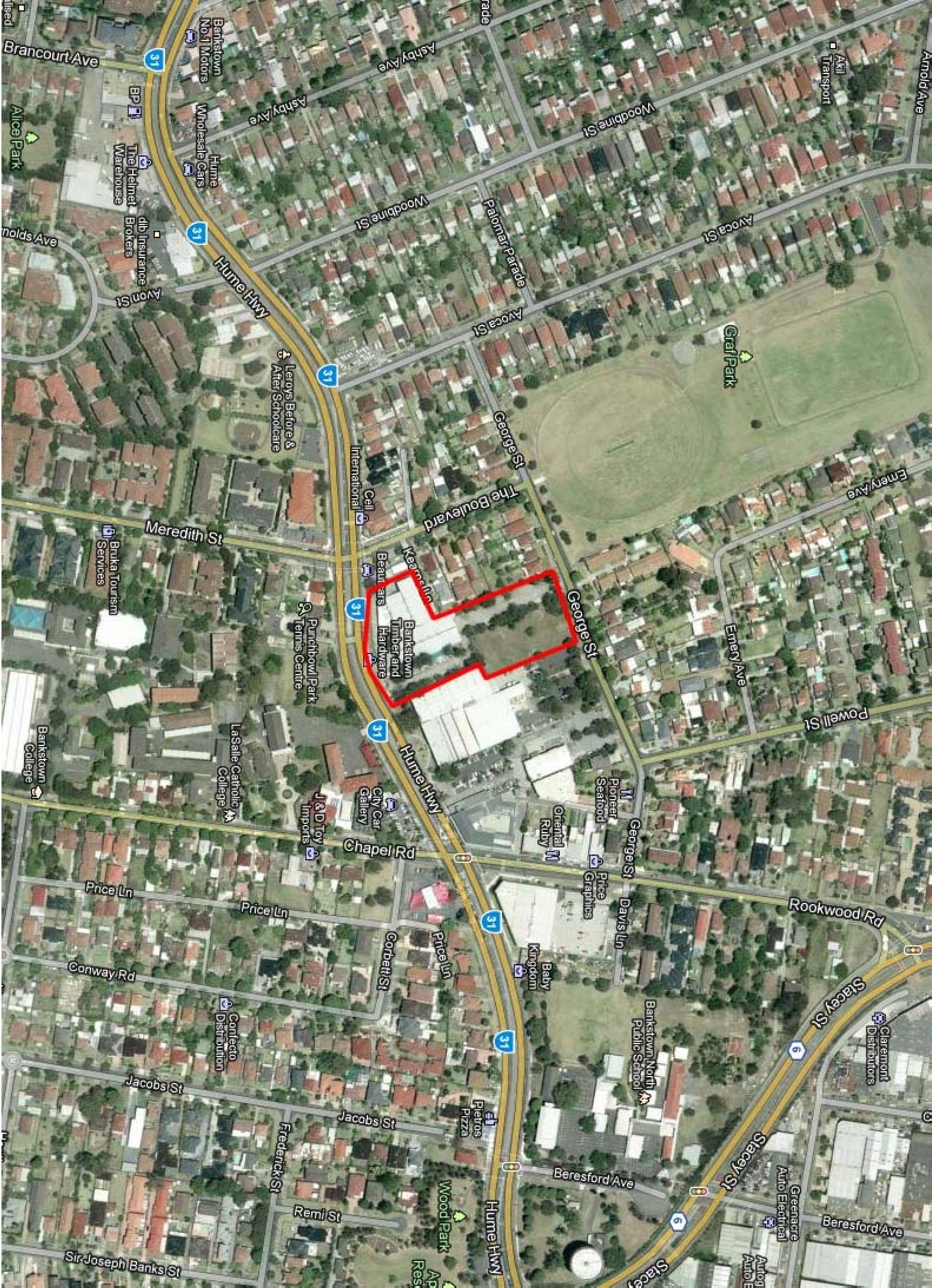


DEVELOPMENT PROPOSAL

350-352 HUME HWY, BANKSTOWN & 18 GEORGE ST, YAGOONA



ARCHITECTURAL DRAWING SCHEDULE	
1001	Cover Sheet
1006	Site Analysis
1007	Site Plan
1008	George St Basement Plan
1009	George Street Ground Plan & Hume Hwy Lower Ground Plan
1010	George Street Level 01 Plan & Hume Hwy Ground Plan
1011	George Street Level 02 Plan & Hume Hwy Level 01
1012	George Street Level 03 Plan & Hume Hwy Level 02
1013	George Street Level 04 Plan & Hume Hwy Level 03
1014	George Street Level 05 Plan & Hume Hwy Level 04
1015	George Street Level 06 Plan & Hume Hwy Level 05
1016	George Street Roof Plan & Hume Hwy Level 06
1017	Hume Hwy Roof Plan
1040	Building Elevations 1 - 3
1041	Building Elevations 4 - 6
1050	Building Sections
1060	Shadow Diagrams
1070	FSR Diagrams

AREA SCHEDULE																
GEORGE STREET FRONT BUILDING			GEORGE STREET CENTRAL BUILDING			HUME HWY FRONT BUILDING			TOTAL GFA							
GFA (m²)																
Ground	529		Ground	1297	Lobby (m²)	126	Apartment (m²)	1171	Ground	1189	74	Apartment (m²)	Commercial (m²)	1115	George St Front	1058
Level 01	529		Level 01	1319	108	108	1211		Level 01	1240	152	1088			George St Central	8410
TOTAL	1058		Level 02	1319	108	108	1211		Level 02	1862	134	1862	134	1718	Hume Hwy Front	10375
			Level 03	1319	108	108	1211		Level 03	1862	134	1718			Total	19843
			Level 04	1319	108	108	1211		Level 04	1862	134	1718				
			Level 05	1120	92	1028		Level 05	1862	134	1718			Site Area	11722	
			Level 06	717	61	656		Level 06	538	77	461			Max GFA	20513.5	
			TOTAL	8410	711	7699		TOTAL	10375	839	8421	1115				

UNIT MIX		GEORGE STREET FRONT BUILDING			GEORGE STREET CENTRAL BUILDING			HUME HWY FRONT BUILDING			TOTAL		
		2 Bed			2 Bed			3 Bed			Total		
Ground	6	Ground	11	1	12	Ground	0	3 Bed	0	George Front	12	3 Bed	Total
Level 01	6	Level 01	12	1	13	Level 01	10	1	11	George Central	75	7	12
TOTAL	12	Level 02	12	1	13	Level 02	15	3	18	Hume Hwy	88	13	82
		Level 03	12	1	13	Level 03	15	3	18	TOTAL	162	20	182
		Level 04	12	1	13	Level 04	15	3	18				
		Level 05	10	1	11	Level 05	15	3	18				
		Level 06	6	1	7	Level 06	5	0	5				
		TOTAL	75	7	82	TOTAL	75	13	88				

COUNCIL DCP
MASTERPLAN FOR
HIGHER DENSITY

EXISTING ADJACENT
COMMERCIAL DEVELOPMENT

KEARNS LANE
EXTENSION

CENTRAL OPEN
SPACE

COUNCIL DCP
MASTERPLAN FOR
HIGHER DENSITY

PRIVACY AMENITY

VEHICULAR
ACCESS

ADJACENT
COMMERCIAL
DEVELOPMENT

DISTRICT
VIEWS

HUME HWY
TRAFFIC
NOISE

DISTRICT
VIEWS

HUME HWY
TRAFFIC
NOISE

DISTRICT
VIEWS

HUME HWY
TRAFFIC
NOISE

DISTRICT
VIEWS

VEHICULAR
ACCESS

IMPORTANT NOTES

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NORTH POINT

REVISION	DATE	DESCRIPTION
A	07/11/12	APPROVED FOR SUBMISSION
B	07/11/12	APPROVED FOR SUBMISSION

LEGEND

NO.	DESCRIPTION
1	PROPOSED DEVELOPMENT
2	EXISTING DEVELOPMENT
3	PROPOSED ROADS
4	PROPOSED PARKING
5	PROPOSED LANDSCAPING
6	PROPOSED UTILITIES
7	PROPOSED FENCE
8	PROPOSED SIGNAGE
9	PROPOSED LIGHTING
10	PROPOSED SECURITY
11	PROPOSED ACCESS
12	PROPOSED EGRESS
13	PROPOSED ENTRY
14	PROPOSED EXIT
15	PROPOSED ENTRANCE
16	PROPOSED EXIT
17	PROPOSED ENTRANCE
18	PROPOSED EXIT
19	PROPOSED ENTRANCE
20	PROPOSED EXIT

PROJECT

350-352 Hume Hwy
Banksstown, NSW
18 George St
Yagoona, NSW

PROJECT MANAGER

OMADA
PROPERTY GROUP

ARCHITECT

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Sydney NSW 1585
Phone: +61 2 927 2222
Fax: +61 2 927 2222
Email: info@betasolutions.com.au
Web: www.betasolutions.com.au

SITE ANALYSIS

SCALE	DATE	DESIGN	CHECKED
1:500	MAY 2012	WJ	AT
1:1500	DRAWING	1006	REVISION

SOLAR ACCESS

VEHICULAR
ACCESS

GRAF PARK
OUTLOOK

814.25
154°42'40"

DISTRICT
VIEWS

HUME HWY
TRAFFIC
NOISE

DISTRICT
VIEWS

HUME HWY
TRAFFIC
NOISE

DISTRICT
VIEWS

HUME HWY
TRAFFIC
NOISE

DISTRICT
VIEWS

ADJACENT
COMMERCIAL
DEVELOPMENT

KEARNS LANE
EXTENSION

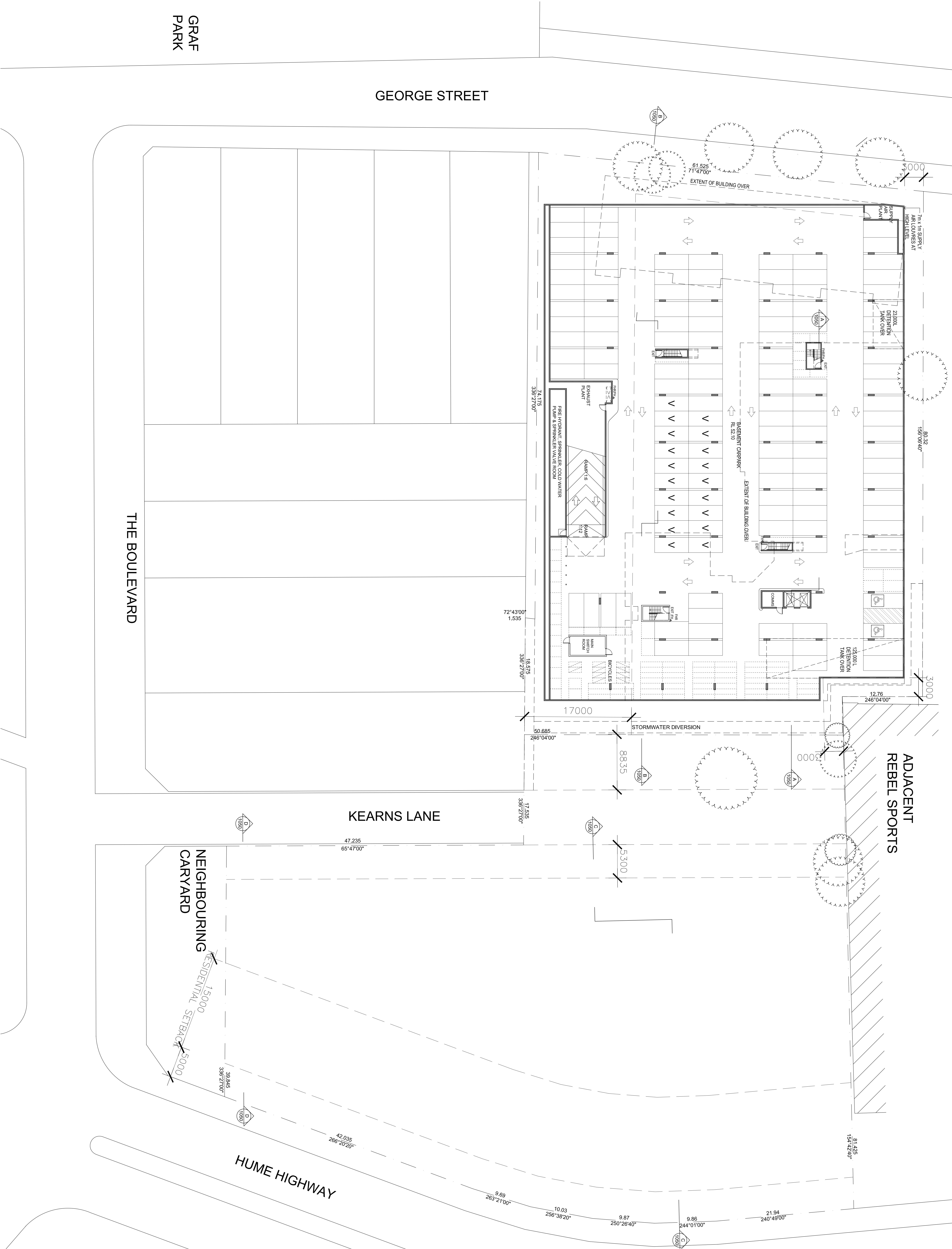
EXISTING ADJACENT
COMMERCIAL DEVELOPMENT

COUNCIL DCP
MASTERPLAN FOR
HIGHER DENSITY

COUNCIL DCP
MASTERPLAN FOR
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PRIVACY AMENITY

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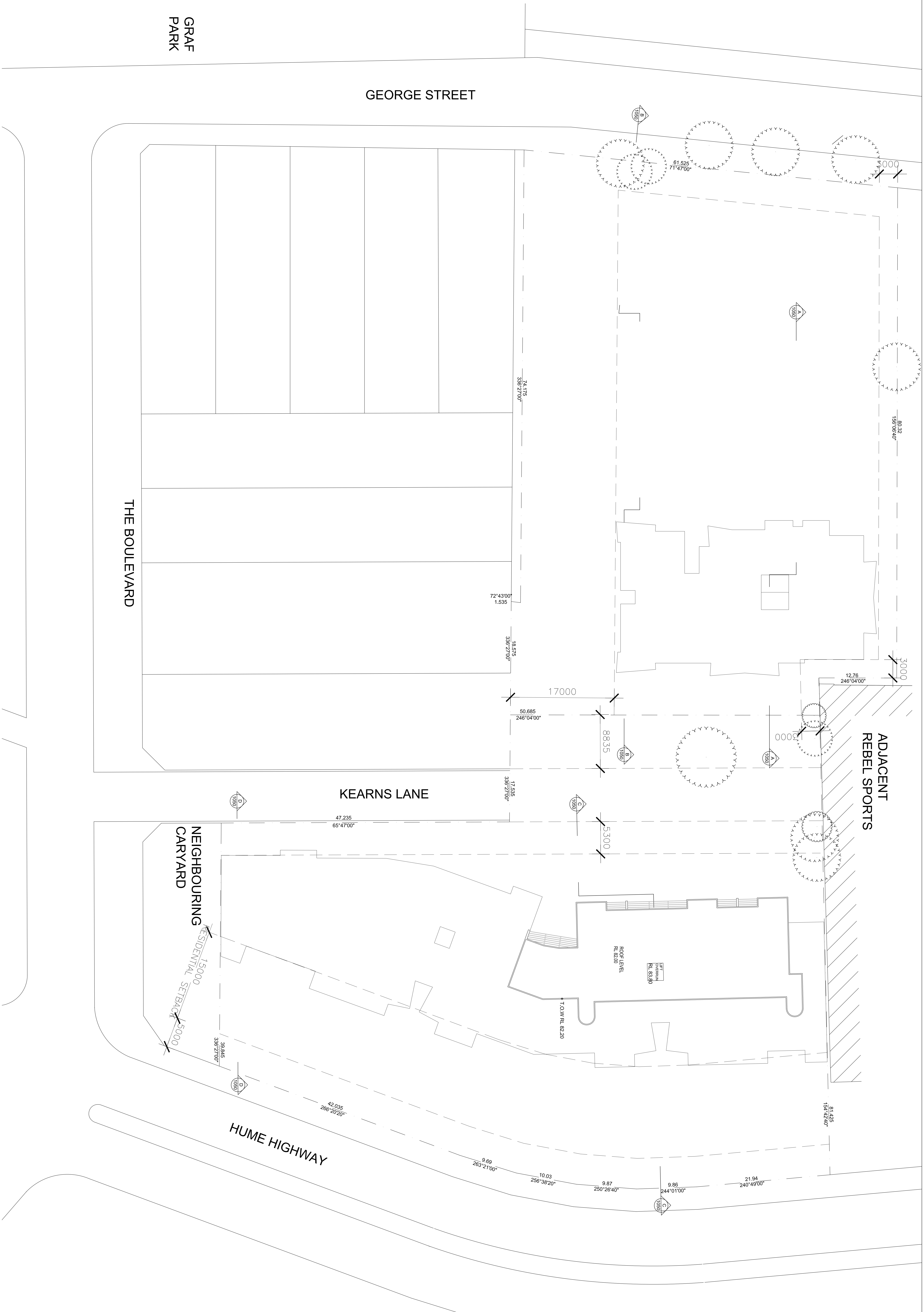


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EXTERNAL FINISHES
SCHEDULE

BALUSTRADES

- 1100mm HIGH CONCRETE UPSTAND
- 1100mm HIGH ALUMINIUM FRAMED BALUSTRADES WITH GLAZED PANELS
- 750mm HIGH CONCRETE UPSTAND WITH 350mm HIGH ALUMINIUM FRAMED HANDRAIL

PAINT FINISHES

- BALCONIES AND SOFFITS WHITE
- BUILDING BODY COLOUR 1 LIGHT GREY
- BUILDING BODY COLOUR 2 AUBERGINE
- HUME HWY FEATURE ELEMENTS DARK GREY PAINTED CEMENT RENDER WITH FEATURE GROVES

ALUMINIUM FINISHES

- MECHANICAL LOUVRES - POWDERCOATED TO MATCH SURROUNDING WALL
- BALCONY PRIVACY LOUVRES - ANODISED ALUMINIUM AEROFOILS
- COURTYARD FENCES - POWDERCOATED ALUMINIUM SLATS
- WINDOWS - ANODISED ALUMINIUM FRAME WITH CLEAR/FROSTED GLASS



1 ELEVATION



2 ELEVATION



3 ELEVATION

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		SCALE 1:200	DATE MAY 2012	DRAWN WJ	CHECKED AT														
		JOB 11500	DRAWING 1040	REVISION C															
		A	10/06/12	ISSUED FOR DA SUBMISSION	NA	AC AIR CONDITIONING UNITS													
		B	20/06/12	HEIGHT PLANS ADDED	NA	BL BALCONY													
		C	06/11/12	AMENDED DA SUBMISSION	NA	DL DOUBLE GLAZED WINDOW													
						FL FIRE EXTINGUISHER													
						FR FIRE RATED GLASS													
						FS FIRE RATED GLASS BLOCK													
		NOTE: ALL RL TAKEN FROM AOD																	

EXTERNAL FINISHES
SCHEDULE

BALUSTRADES

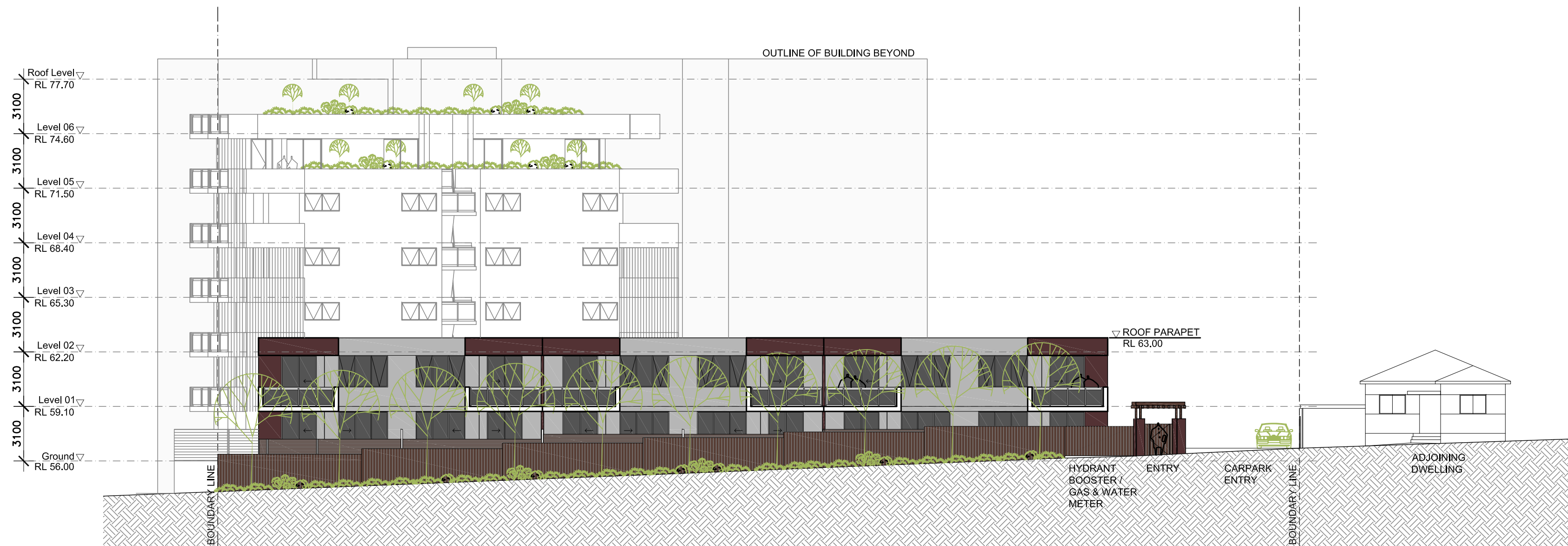
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PAINT FINISHES

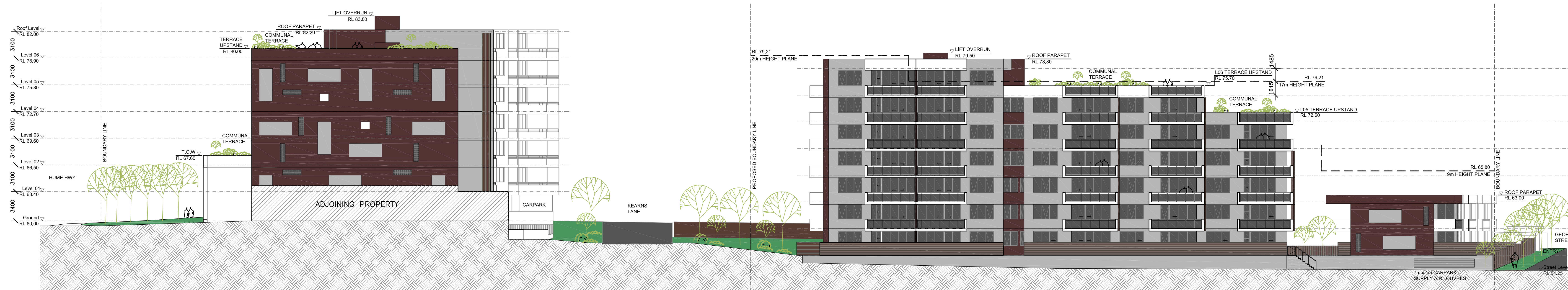
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4 ELEVATION



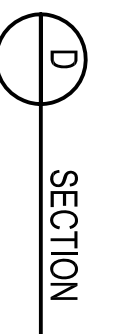
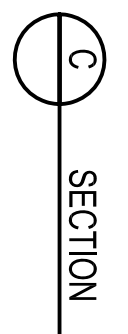
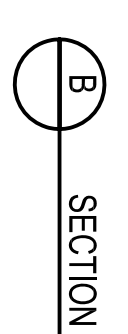
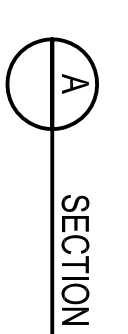
5 ELEVATION



6 ELEVATION

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		A	03/05/12	ISSUED FOR DA SUBMISSION	NI	AC - AIR CONDITIONING UNITS	
		B	20/06/12	HEIGHT PLANS ADDED	NI	BC - BALCONY	
		C	06/11/12	AMENDED DA SUBMISSION	NI	DL - DOUBLE GLAZED WINDOW	
					PL - FIRE PROOFING		
					PR - FIRE RATED GLASS		
					PS - FIRE RATED GLASS BLOCK		
NOTE: ALL R/L TAKEN FROM JHD							
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18 George St Yagoona, NSW							
PROJECT MANAGER							
ARCHITECT							
Beta Solutions ARCHITECTS CHARTERED ARCHITECTS NSW REG. No: 6106							
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DRAWING TITLE A0 SHEET							
BUILDING ELEVATIONS 4 - 6							
SCALE 1:200	DATE MAY 2012	DRAWN WJ	CHECKED AT				
JOB 11500	DRAWING 1041	REVISION C					

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