

Q⁺ design group ■■■ WARREN AND MAHONEY[®]

500-520 PACIFIC HWY
ST LEONARDS

ISSUE: AMENDED DEVELOPMENT APPLICATION

DATE: 18.10.2017

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PH: 02 9966 8116
LEVEL 2, 89 CHANDOS STREET,
ST LEONARDS, NSW 2065
NOMINATED ARCHITECT-
TONY LEUNG NSW 7133

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Australia Square, 95 Pitt Street
Sydney, NSW 2000
Phone + 61 2 8021 9809
Nominated Architect - Nicholas Bandounas NSW 8499
www.warrenandmahoney.com

Rev	Description	Date
A	Issued for Development Application	18.10.2017

Project Name

500-520 Pacific Highway, St Leonards



Client Name  **NEW HOPE VIM G**

Notes

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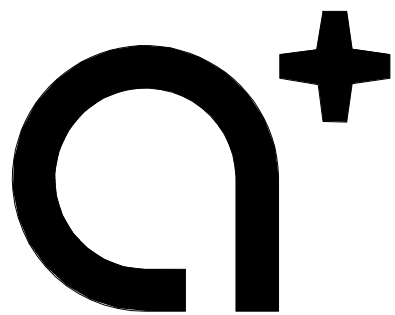
EXTERNAL VIEW

SCALE	Date	Drawing no:	ISSUE
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Drawing Title

DRAWING LIST

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Planning Control Summary

FSR Control			
	Site Area	FSR	GFA
500-520 Pacific Hwy	2,277m²	17.0:1	38,709m²
Friedlander Place	1,475m²	12.0:1	17,700m²
Total	3,752m²	15.03:1	56,409m²

	FSR	GFA
Residential	13.53:1	50,781m²
Non Residential	1.50:1	5,628m²
Total	3,752m²	56,409m²

Adaptable Unit	Percentage	No. of units
	20%	86

Parking Requirement

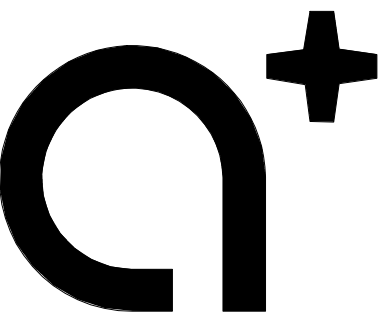
Residential RMS Requirement			
Type	#	Ratio	#
Studio	44	0.6	26.4
1 Bed	108	0.6	64.8
2 Bed	221	0.9	198.9
3 Bed	53	1.4	74.2
4 Bed	2	1.4	2.8
5 Bed	1	1.4	1.4
Total	429		369

Residential Disabled	20% of Units	86
Residential Parking		283
Residential Visitor	1 per 5 Units	86
Residential Visitor Disabled (as per DCP)	10% of Visitor	9
Total Residential Required		464

Non Residential RMS Requirement		Ratio	#
Non-Residential - Total GFA-6357m²		1 Per 100m²	64
Non-Residential - Disabled		10%	7
Total Non Residential Required			71
Total Car Parking Requirement			535

Bicycle Requirement		
Residential Resident Bicycle Requirement		108
Residential Visitor Bicycle Requirement		43
Non Residential Commercial Bicycle Requirement		20
Non Residential Retail Bicycle Requirement		59
Total Bicycle Requirement		230

Motorbike Requirement		
Residential Motorbike Requirement		28
Non Residential Motorbike Requirement		5
Total Motorbike Requirement		33



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PLANNING CONTROL SUMMARY			
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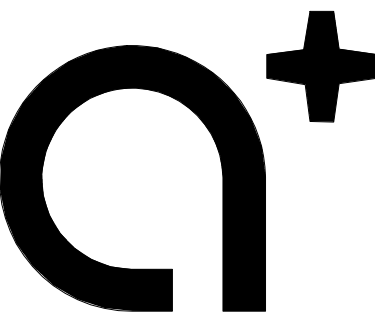
Development Summary

Proposed FSR

Proposed	FSR	GFA	
Residential Amenities	0.428:1	1,604m ²	Complies
Residential	10.636:1	39,907m ²	Complies
Non Residential	1.694:1	6,357m ²	Complies
Total	12.758:1	47,868m ²	Complies

Apartment Mix			Adaptable Unit	
Type	#	Mix	Type	#
Studio	44	10.2%	1 Bed	20
1 Bed	108	25.2%	2 Bed	55
2 Bed	221	51.5%	3 Bed	11
3 Bed	53	12.3%	Total	86 (20.04%)
4 Bed	2	0.5%		
5 Bed	1	0.3%		
429 units				

Parking Provided	
Residential Disabled	86
Residential Parking	283
Residential Visitor	41
Residential Visitor Disabled	2
Total Residential	412
Non-Residential	64
Non-Residential - Disabled	7
Car Share	9
Total Non Residential	80
Total Car Parking	492
Bicycle Requirement	
Residential Resident Bicycle Requirement	108
Residential Visitor Bicycle Requirement	44
Non Residential Commercial Bicycle Requirement	18
Non Residential Retail Bicycle Requirement	60
Total Bicycle Requirement	230
Motorbike Requirement	
Residential Motorbike Requirement	28
Non Residential Motorbike Requirement	5
Total Motorbike Requirement	33



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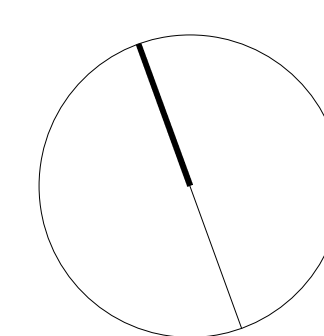
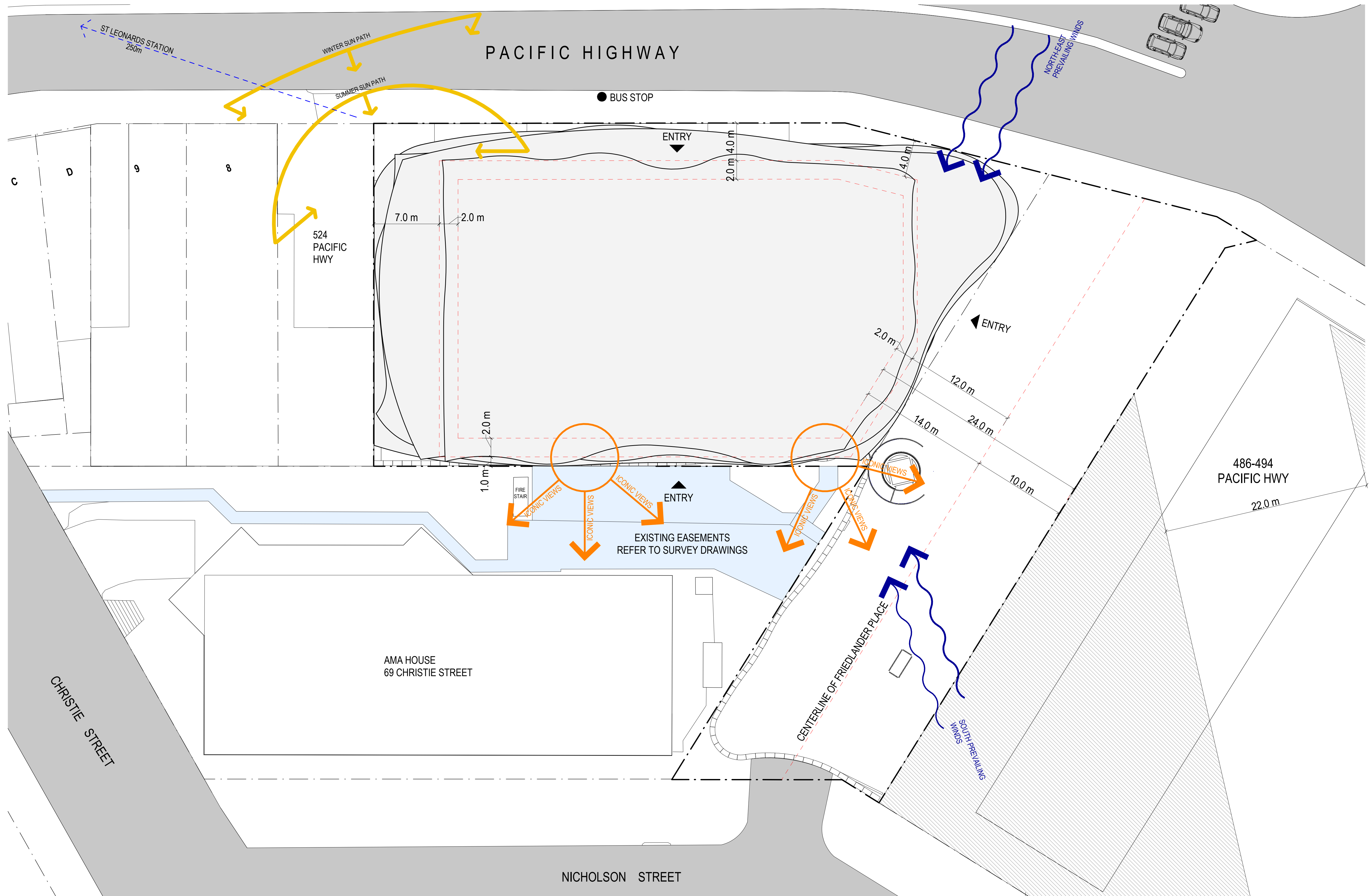
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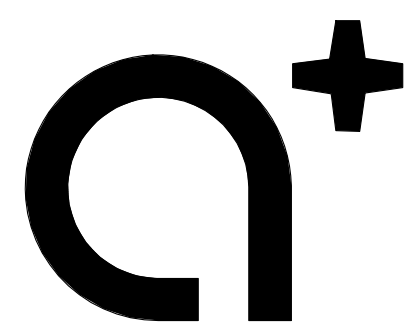
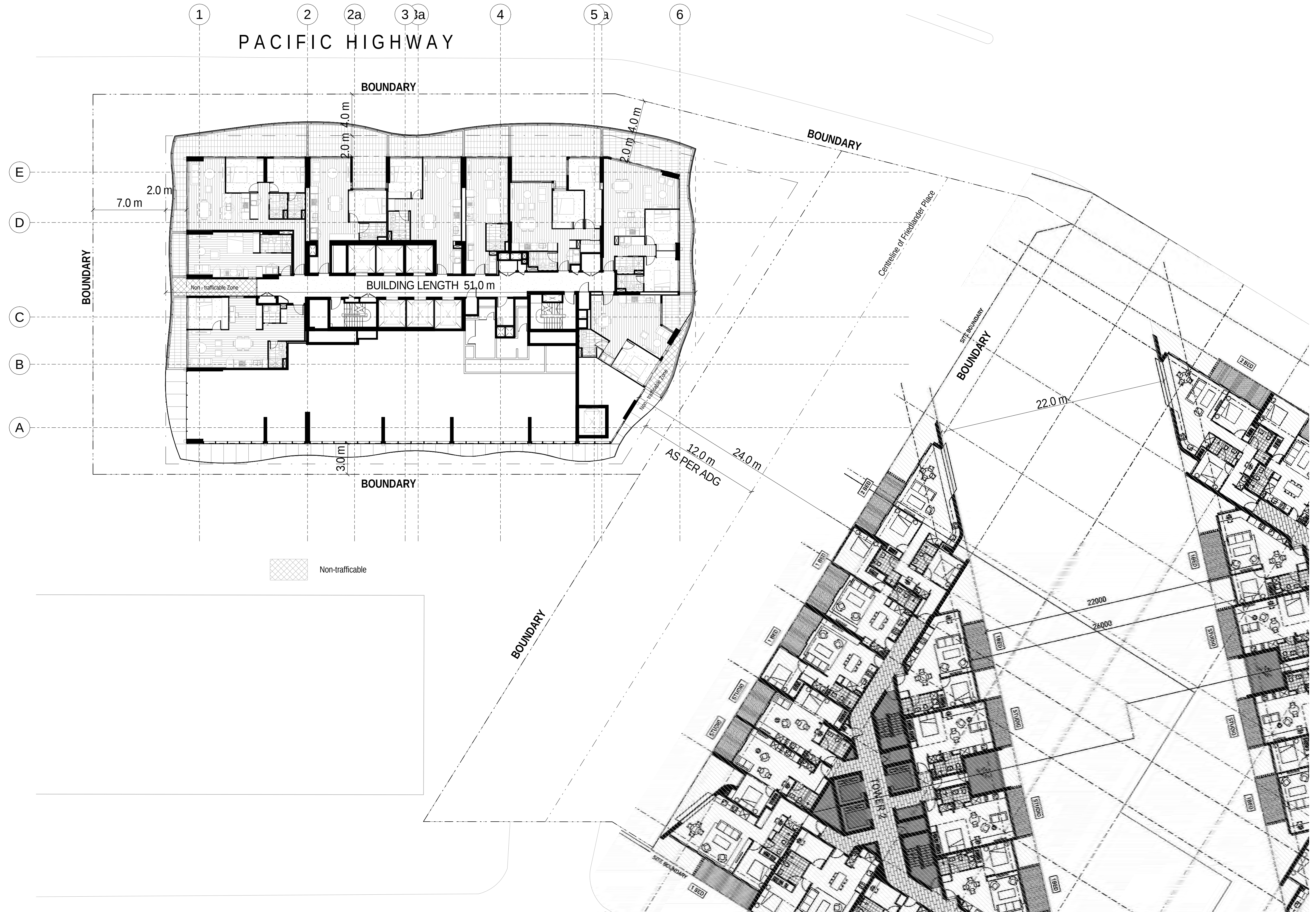
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DEVELOPMENT SUMMARY			
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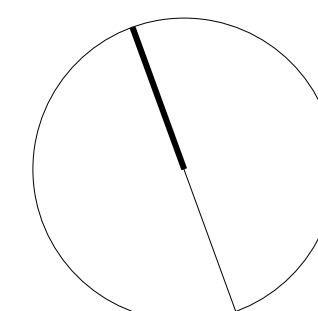
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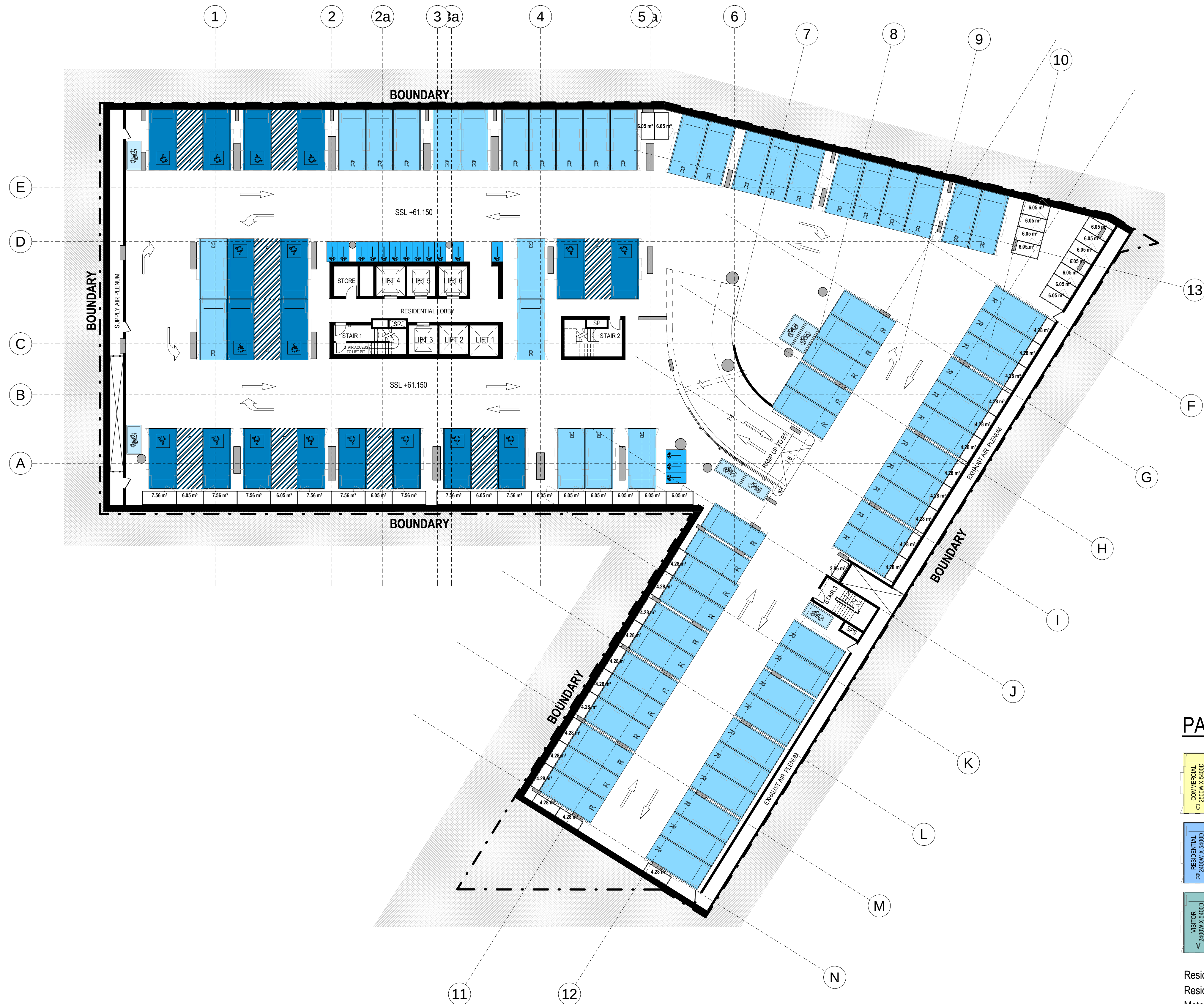
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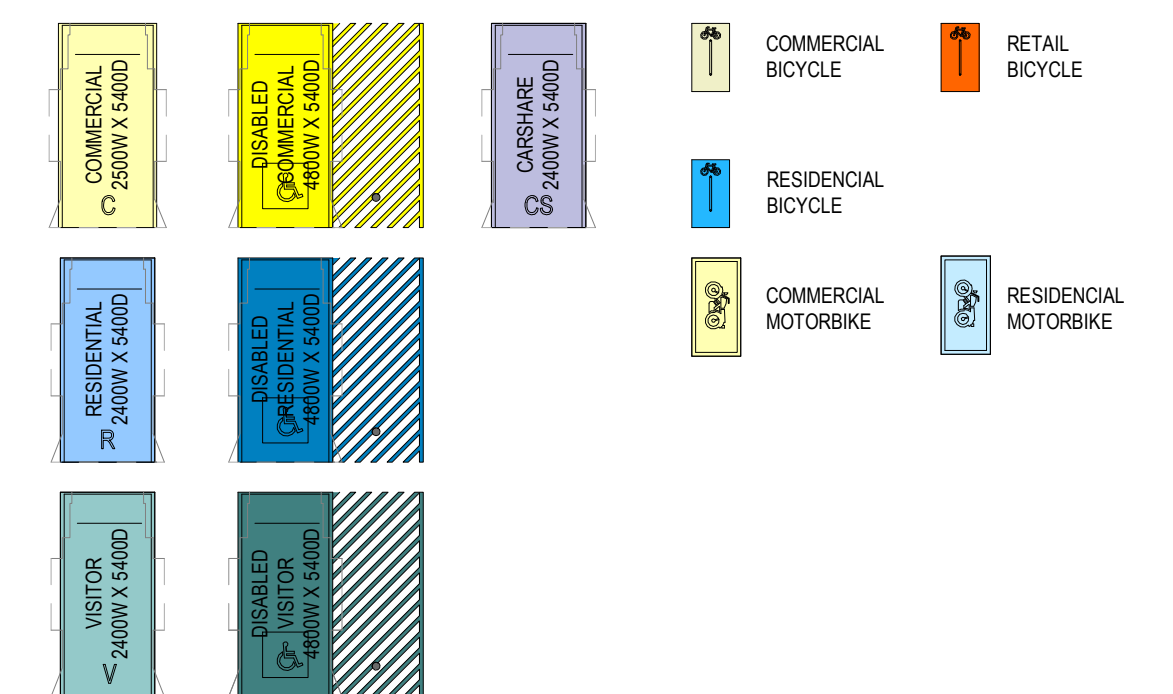
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BUILDING COMPLIANCE DIAGRAM

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GENERAL ARRANGEMENT



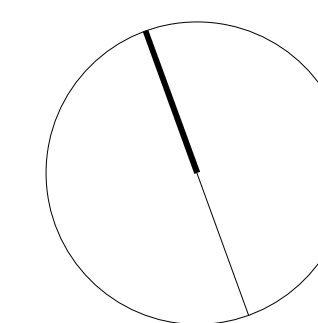
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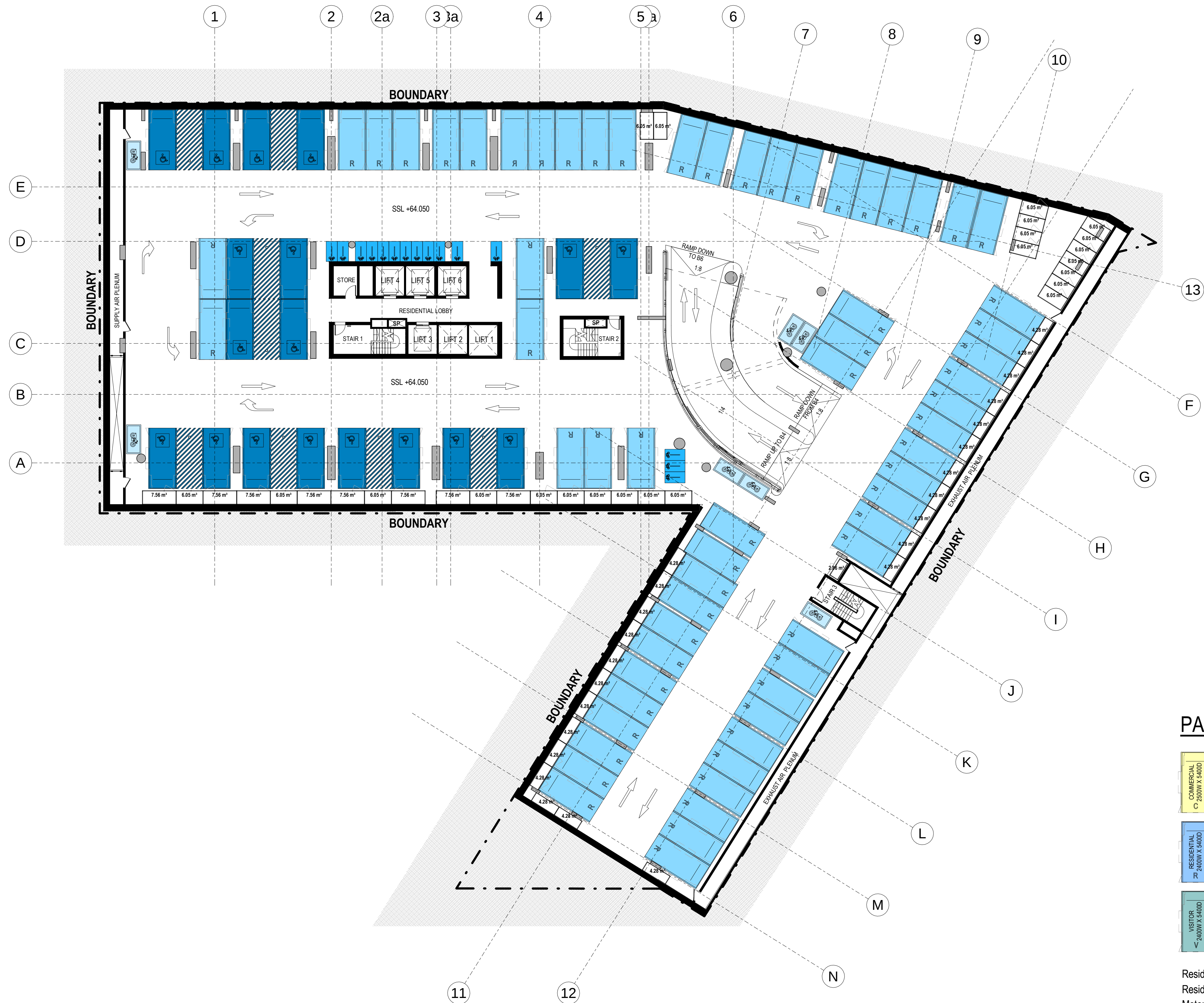
Residential Standard	66
Residential Disabled	18
Motorbike - Residential	7
Double Bicycle Park Residential	15

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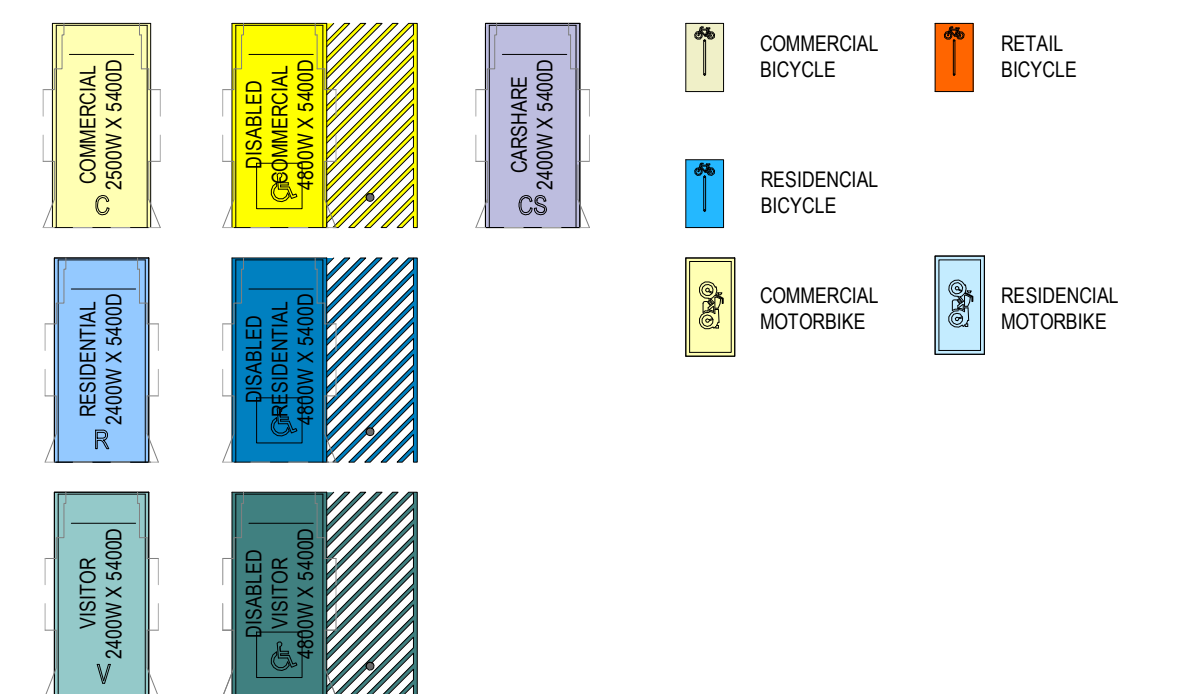
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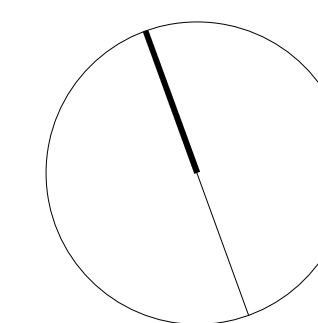
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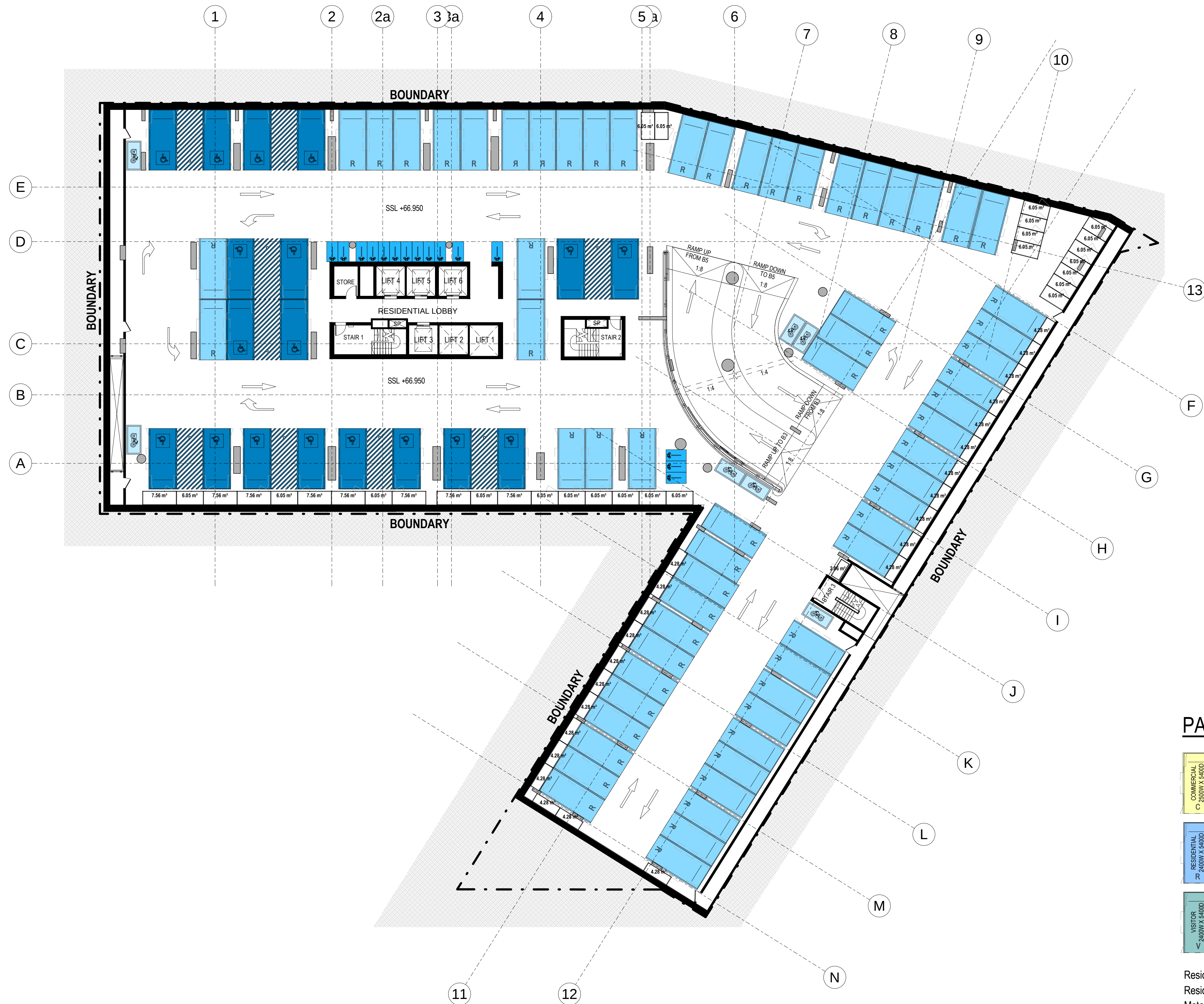
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Residential Disabled	18
Motorbike - Residential	7
Double Bicycle Park Residential	15

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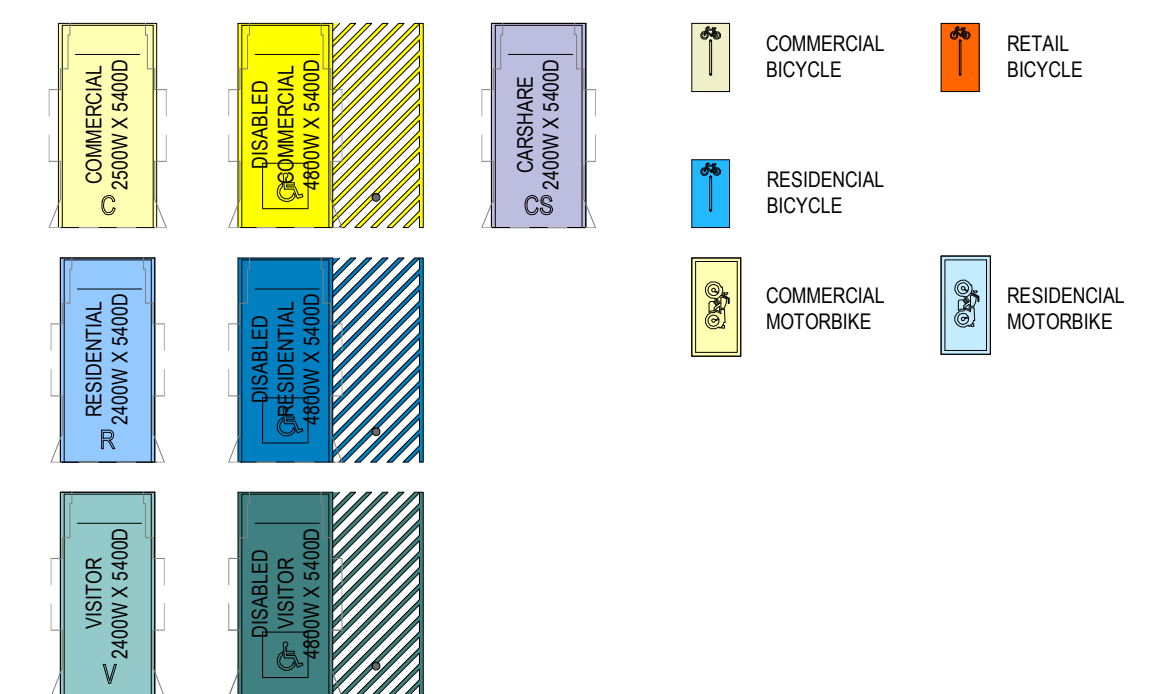
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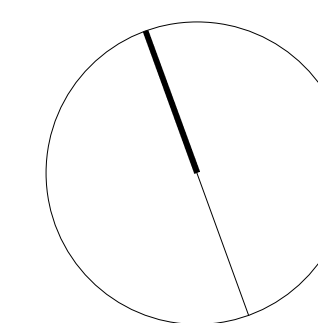
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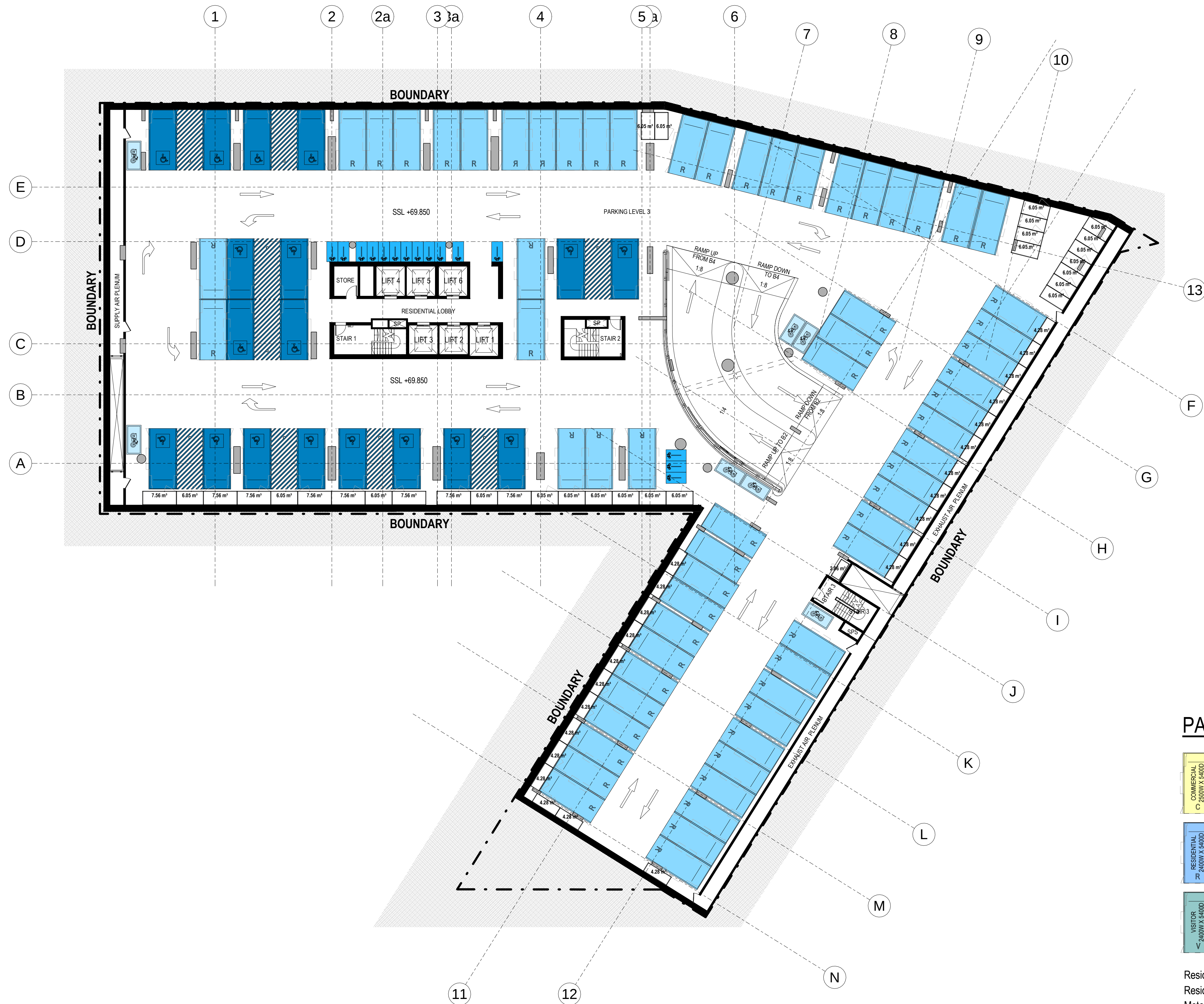
Residential Standard	64
Residential Disabled	18
Motorbike - Residential	7
Double Bicycle Park Residential	15

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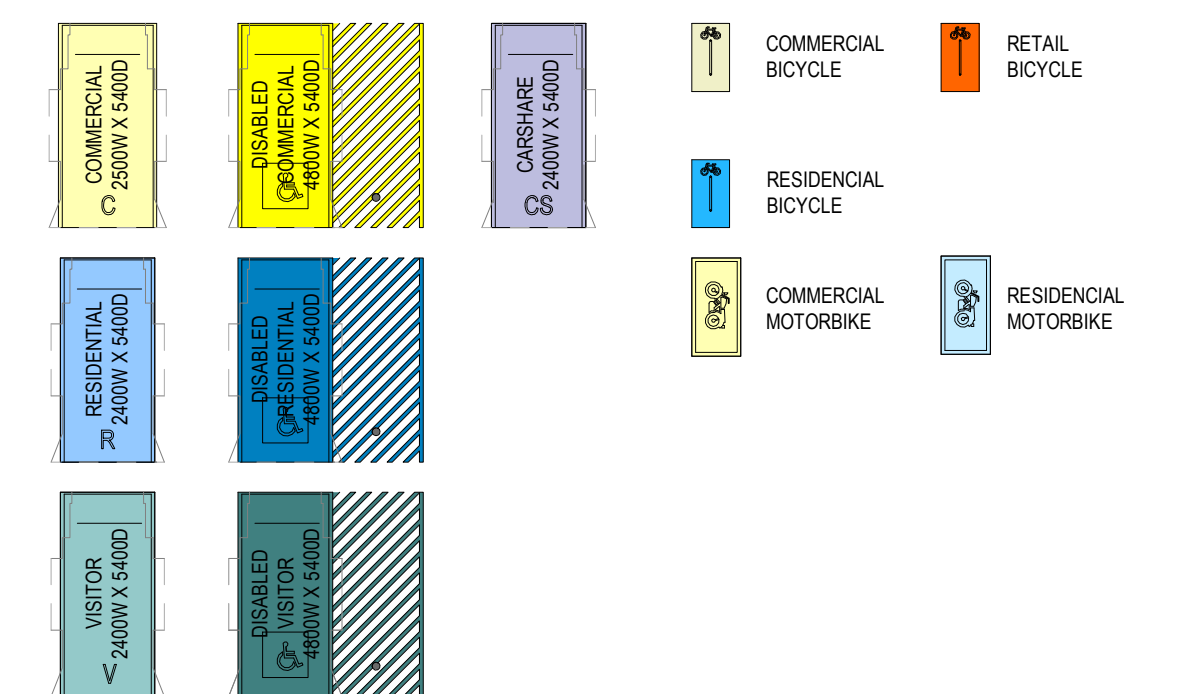
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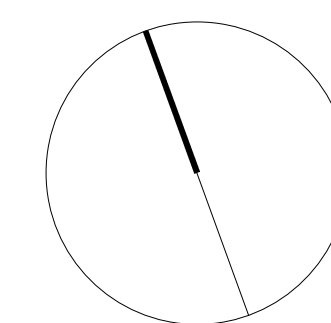
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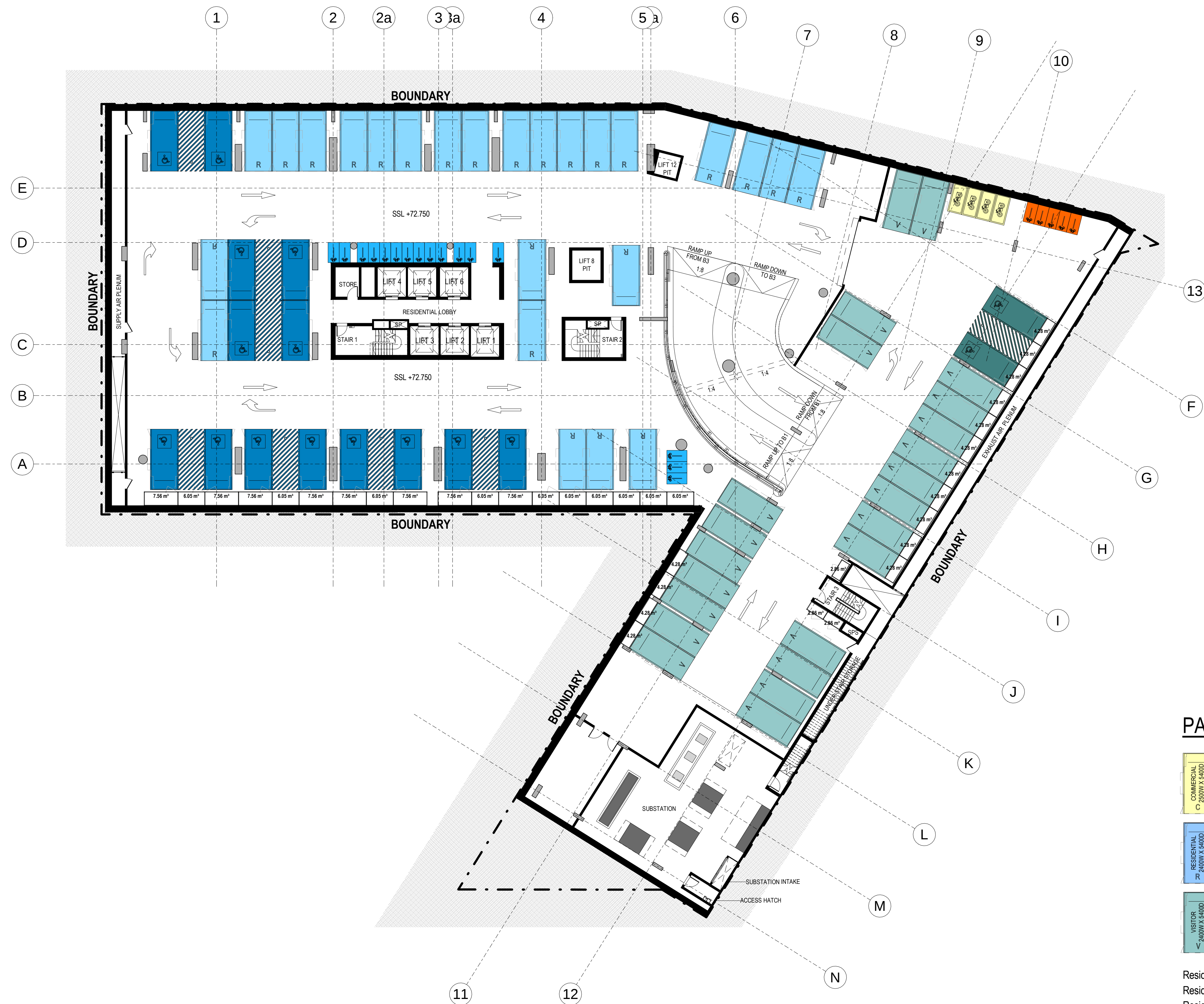
Residential Standard	64
Residential Disabled	18
Motorbike - Residential	7
Double Bicycle Park Residential	15

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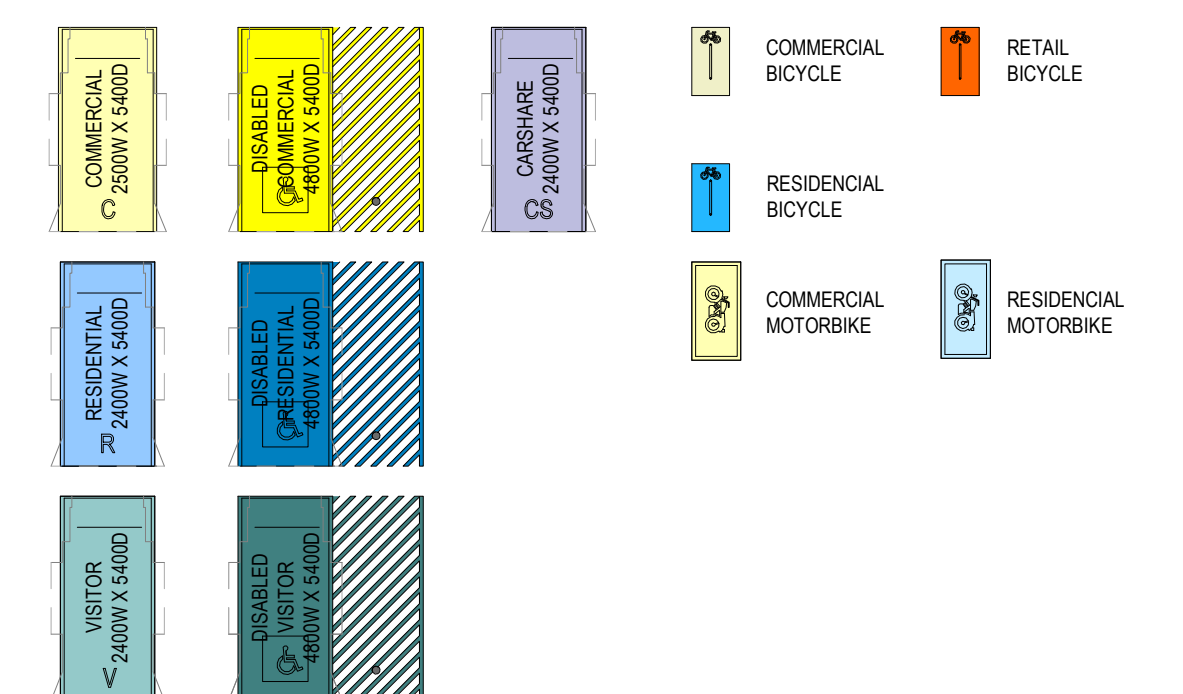
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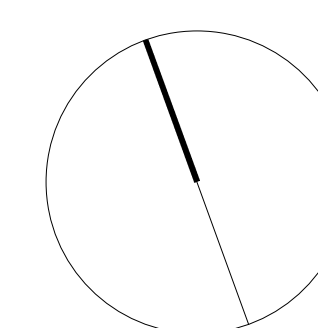
Residential Standard	25
Residential Disabled	14
Residential - Visitor Disabled	2
Residential - Visitor - Standard	23
Motorbike - Commercial	4
Double Bicycle Park Retail	5
Double Bicycle Park Residential	16

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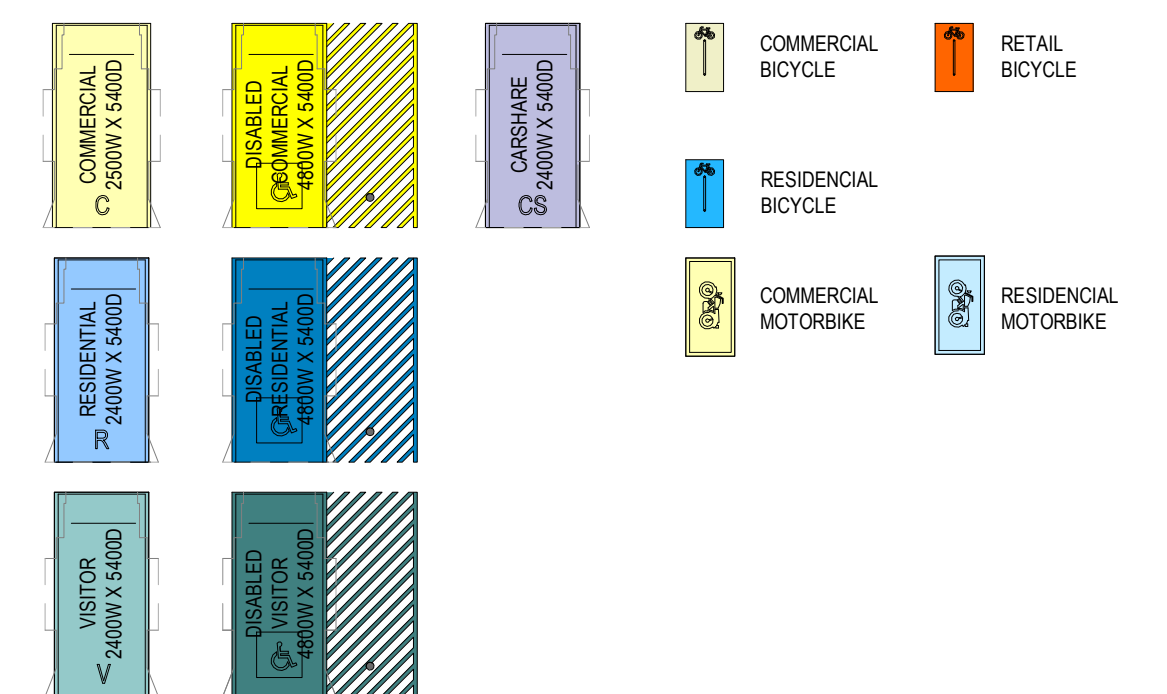


Drawing Title
BASEMENT 2

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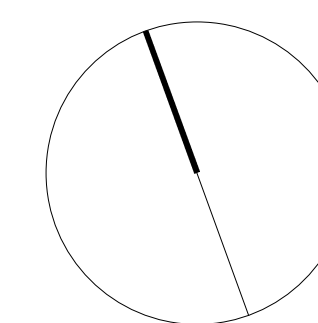
Residential - Visitor Disabled	2
Residential - Visitor - Standard	16
Residential - Carshare Standard	9

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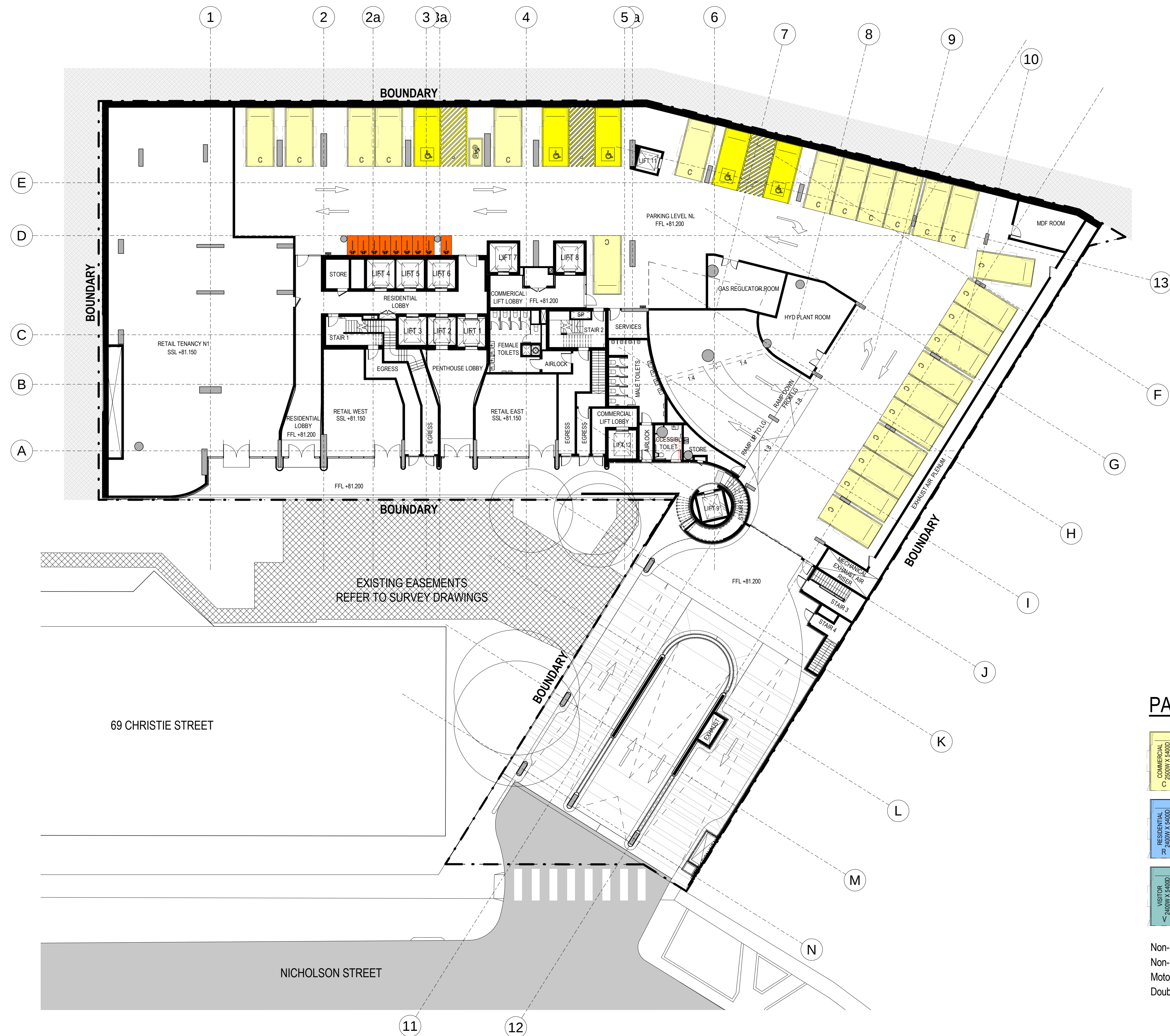
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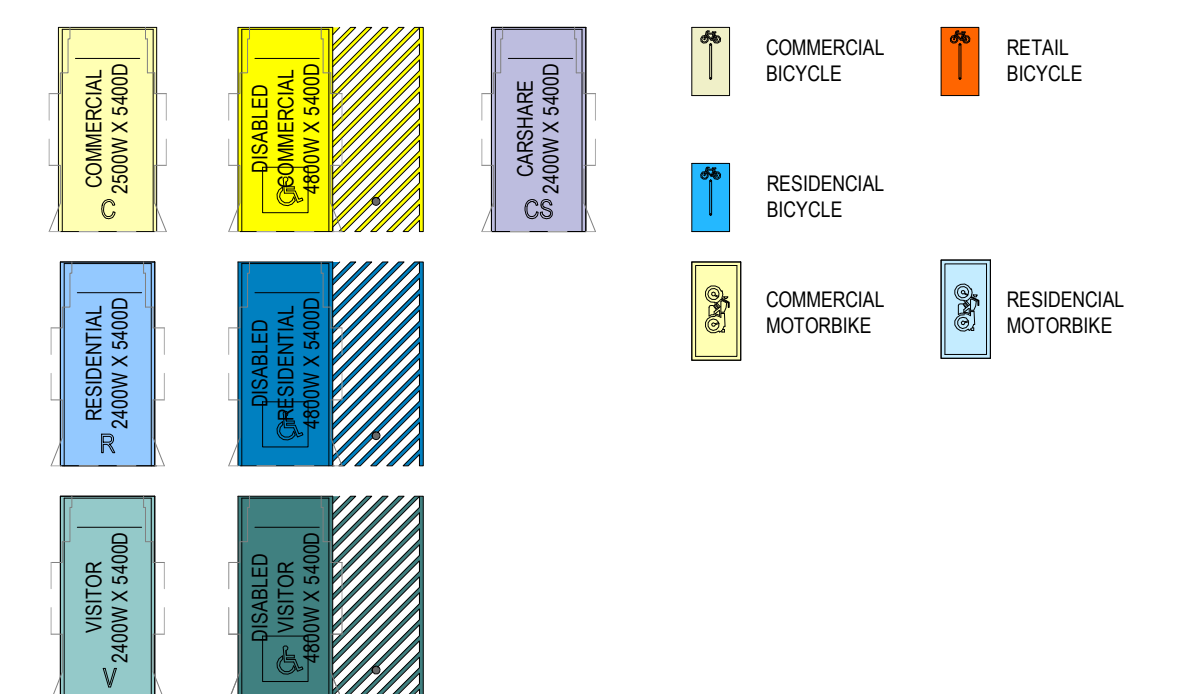


Drawing Title
BASEMENT 1

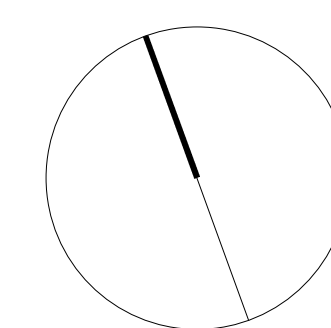
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1 : 200 @ A1	18.10.2017	A.DA017	A



PARKING LEGEND

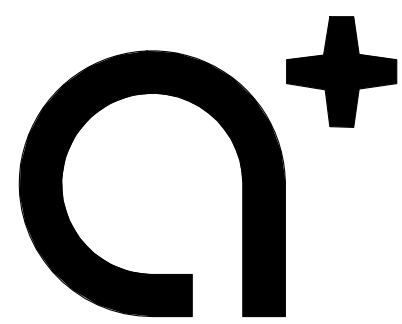


Non-Residential Standard	24
Non-Residential Disabled	5
Motorbike - Commercial	1
Double Bicycle Park Retail	9





artist's impression



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Rev	Description	Date
A	Issued for Development Application	18.10.2017

Project Name

500-520 Pacific Highway, St Leonards

Client Name

 **NEW HOPE VIMG**

Notes

All dimension to be verified on site
before producing shop
drawings or commencing any
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Drawing Title

NICHOLSON STREET PARKING ENTRY

SCALE	Date	Drawing no:	ISSUE
@ A1	18.10.2017	A.DA018-1	A