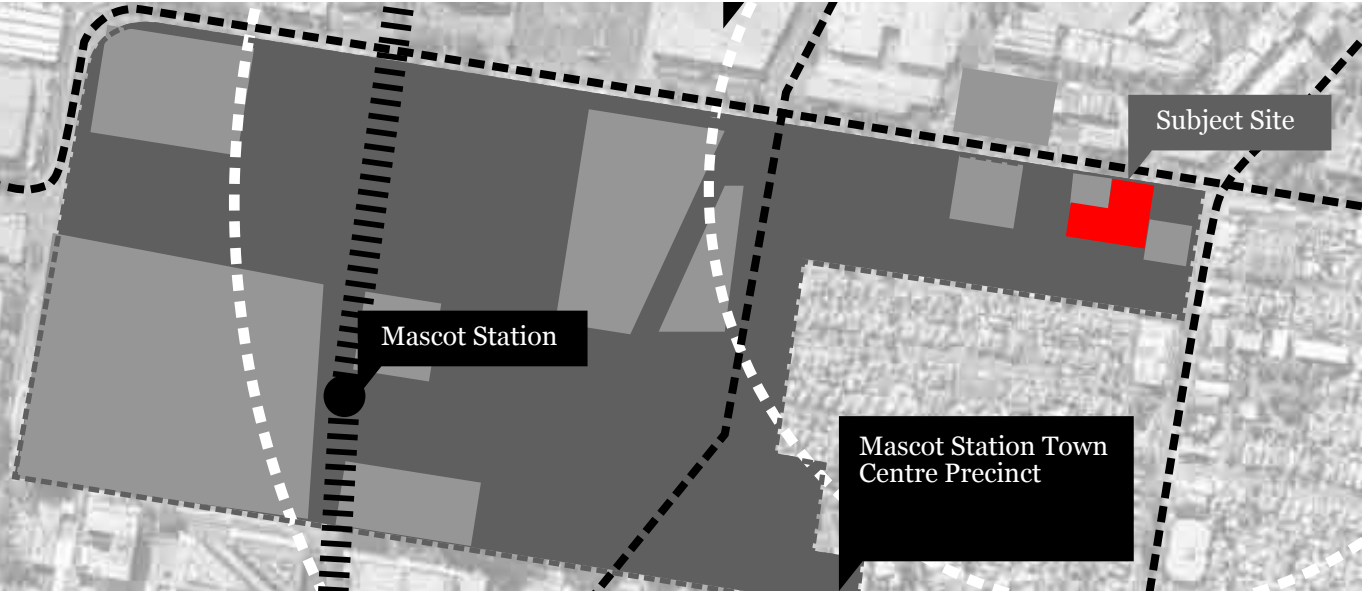


551 Gardeners Road, Mascot

Apartments and Retail Development Application
Post DRP Changes

551 Gardeners Rd DA Submission			551 Gardeners Rd DA Submission		
No.	Drawing Name	Rev	No.	Drawing Name	Rev
DAo Cover Pages			DA4 Supporting Documentation		
DA000	Cover Page	F	DA400	GFA Calculation	F
DA1 Site Series			DA401	Unit Mix	F
DA100	Urban Context	A	DA402	Cross Ventilation	F
DA101	Location Plan	A	DA403	Solar Diagram	F
DA102	Surrounding Context	A	DA404	Eye of the Sun	F
DA103	Streetscape Studies	A	DA405	Shadow Diagram	C
DA104	Site Analysis	A	DA406	Overshadowing Analysis Sheet 1	C
DA105	Demolition Plan	A	DA407	Overshadowing Analysis Sheet 2	C
DA106	Site Plan	F	DA408	Overshadowing Analysis Sheet 3	C
DA2 Plans			DA409	Deep Soil Calculation	B
DA201	Basement 2	C	DA410	Landscape Calculation	E
DA202	Basement 1	E	DA411	Communal Open Space	E
DA203	Ground Floor Plan	F	DA412	Adaptable Apartment	F
DA204	Level 01	D	DA413	Adaptable Apartment Layout	A
DA205	Level 02 -03	D	DA414	Sight Line Diagram	C
DA206	Level 04-05	D	DA415	Visual Privacy Section Diagram	A
DA207	Level 06	F			
DA208	Level 07	F			
DA209	Roof Plan	D			
DA3 Elevations & Sections					
DA300	Street Elevation	D			
DA301	Tower A North Elevation	D			
DA302	Tower A East Elevation	F			
DA303	Tower A South Elevation	E			
DA304	Tower A West Elevation	D			
DA305	Tower B North Elevation	F			
DA306	Tower B East and West Elevation	F			
DA307	Tower B South Elevation	F			
DA308	Section A	E			
DA309	Section B	D			
DA310	Section C	F			
DA311	Height Plane	D			



DEVELOPMENT SUMMARY

Site Address: 551- 559 Gardeners Rd, Mascot NSW 2020
Site Area: 3687 m²
FSR : 2.5:1
Proposed GFA : 9217 m²

Apartment Type Mix

1 Bedroom	27	24.8%
2 Bedroom 2 Bathroom	63	57.8%
2 Bedroom 1 Bathroom	10	9.2%
3 Bedroom	9	8.2%
Total	109	100%

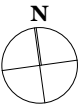


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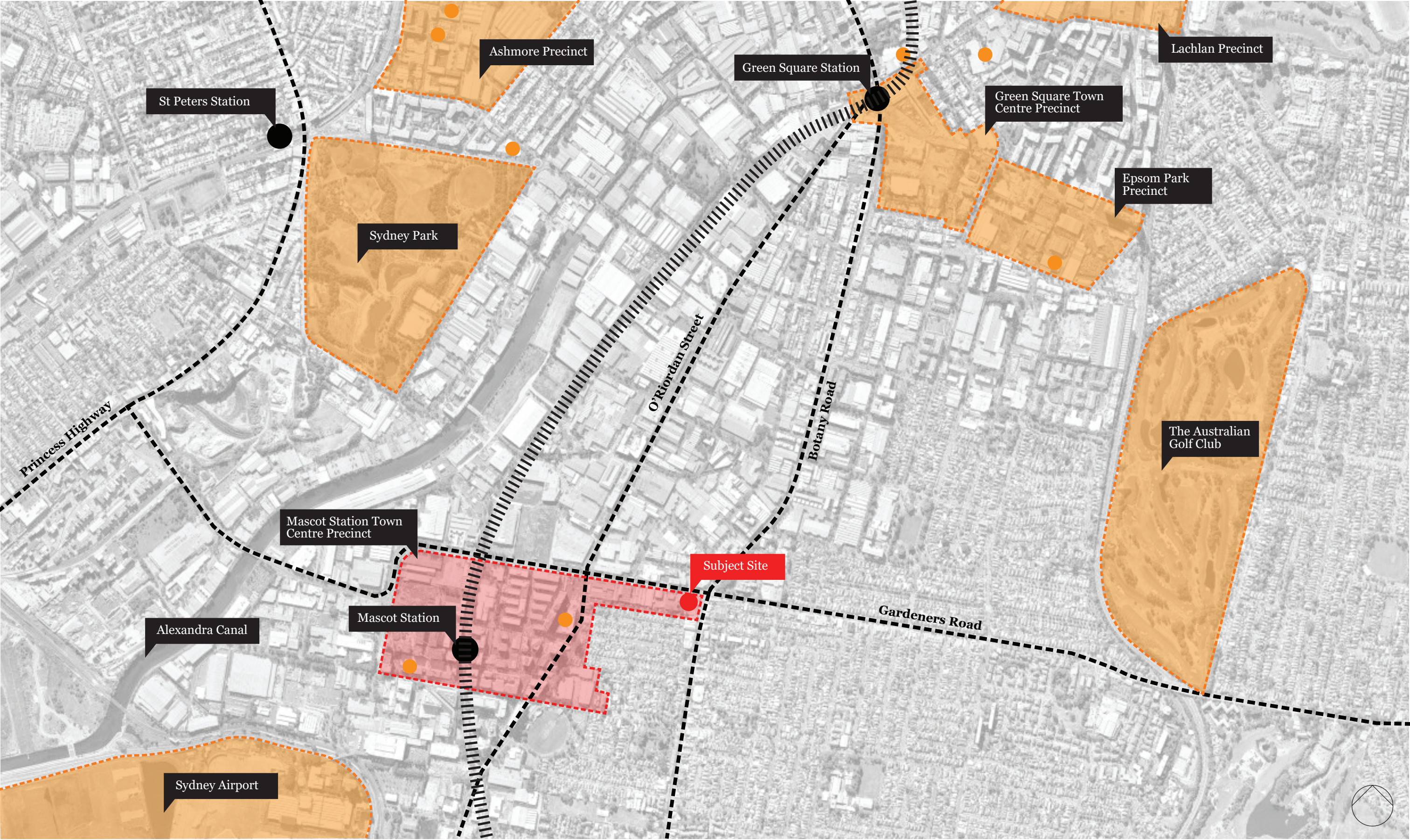
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E	1/02/2019	FT	RM	Post-DRP Changes
F	14/06/2019	FT	RM	Post-DRP Changes

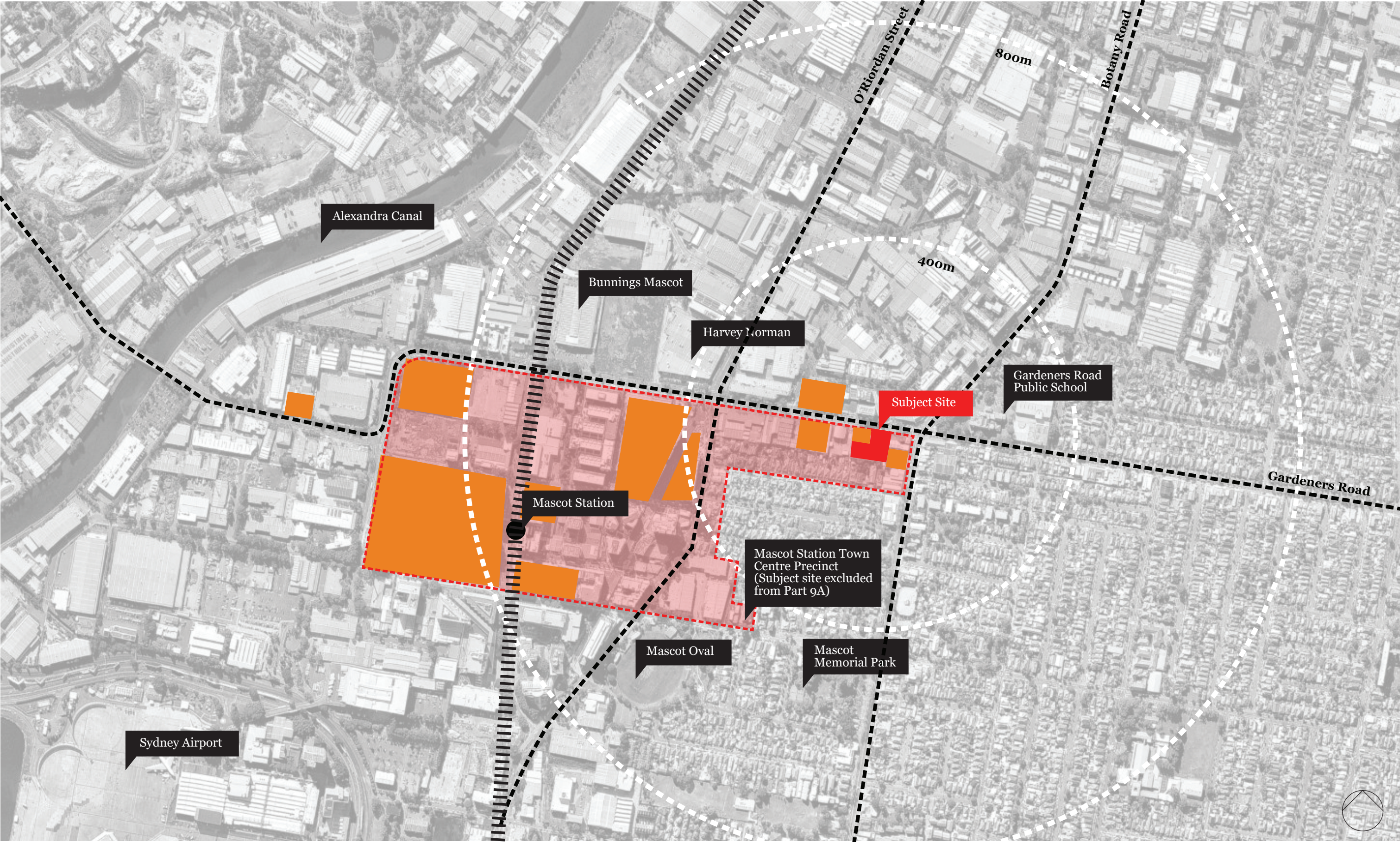


Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
Scale NTS @ A3
Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

Cover Page
DA000
F







Subject Site

563 Gardeners Rd - 8 Storey
Apartment Building (DA approved)



1. Gardeners Road



2. Miles Street

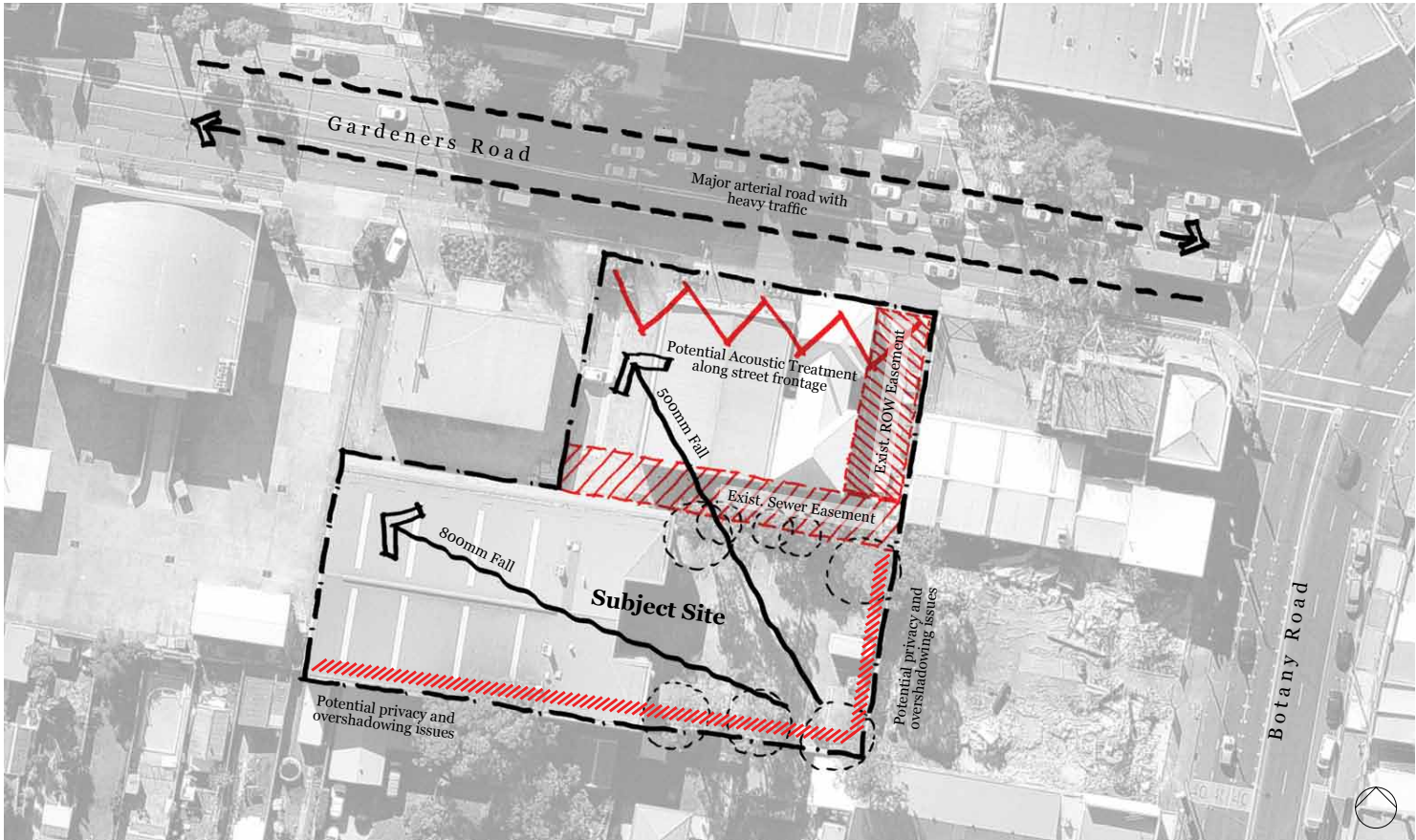


3. Botany Road



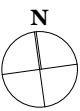


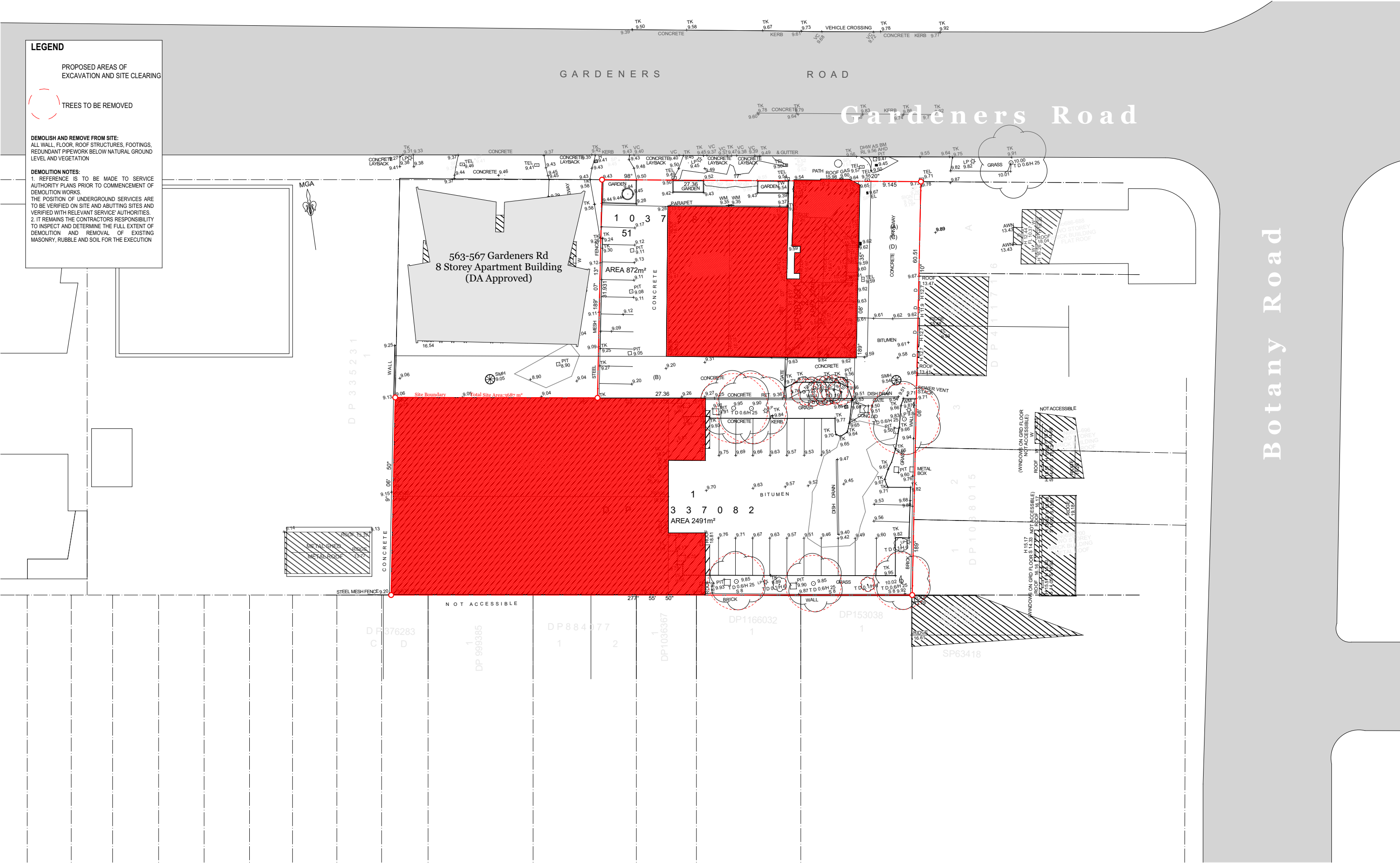
Site Analysis - Amenity



Site Analysis - Constraints

Rev.	Date	By	Ckd	Description





01 Demolition Plan 1:500

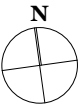


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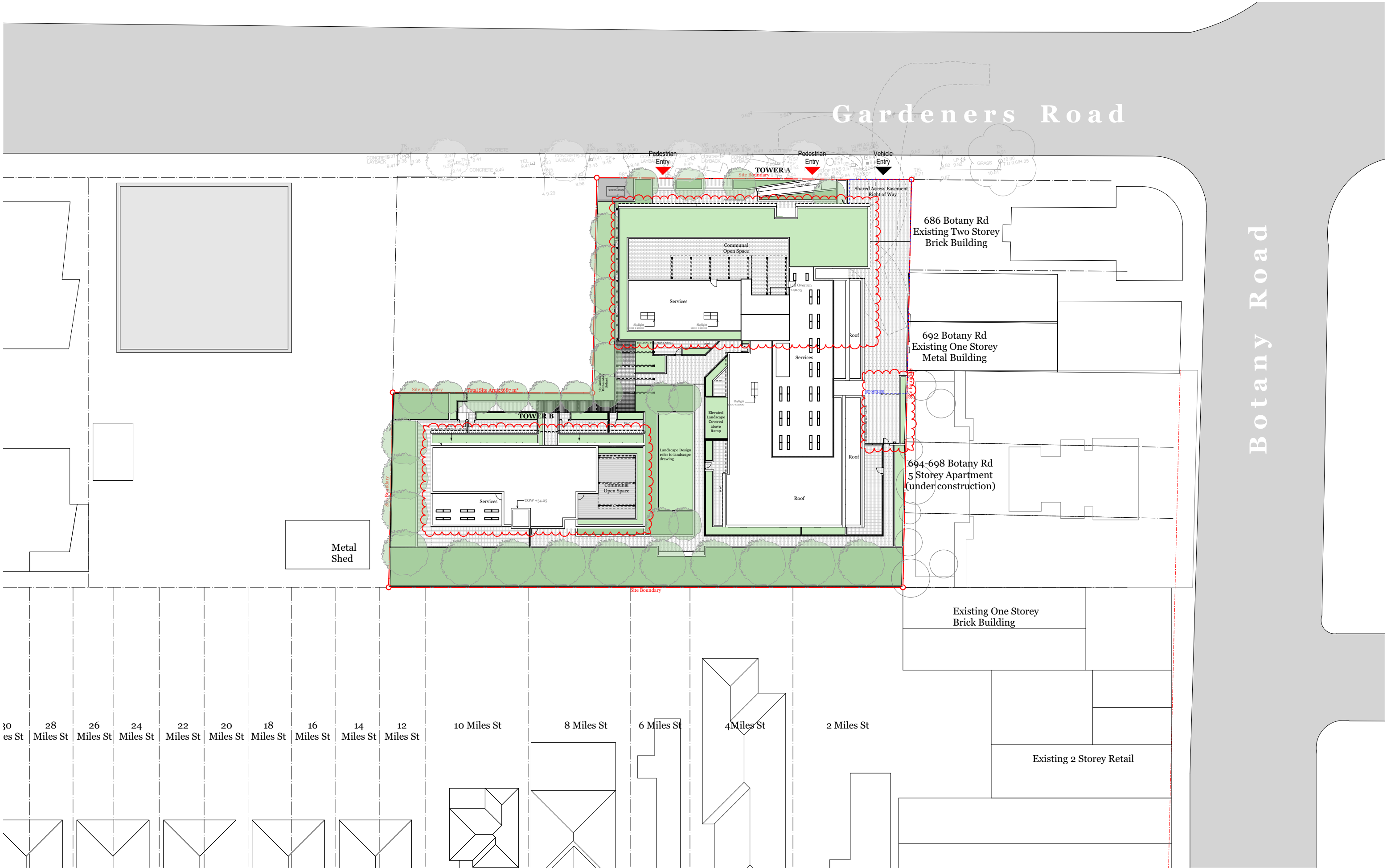
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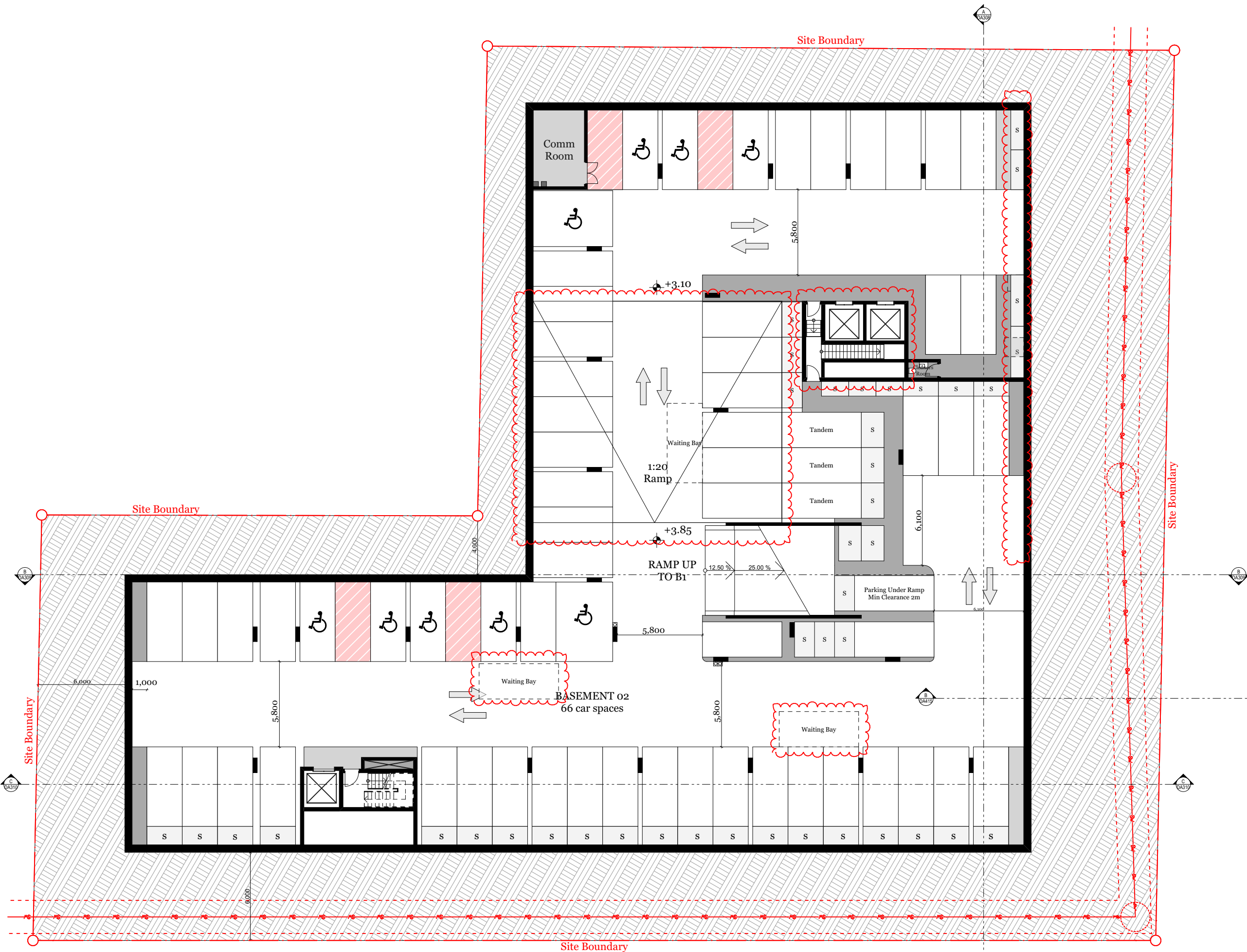


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Project Number 11262
Date 14/06/2019
Scale 1:500 @ A3
Drawn by FT
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Drawing Name
Drawing Number
Revision

Demolition Plan
DA105
A





01 Basement 2

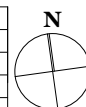
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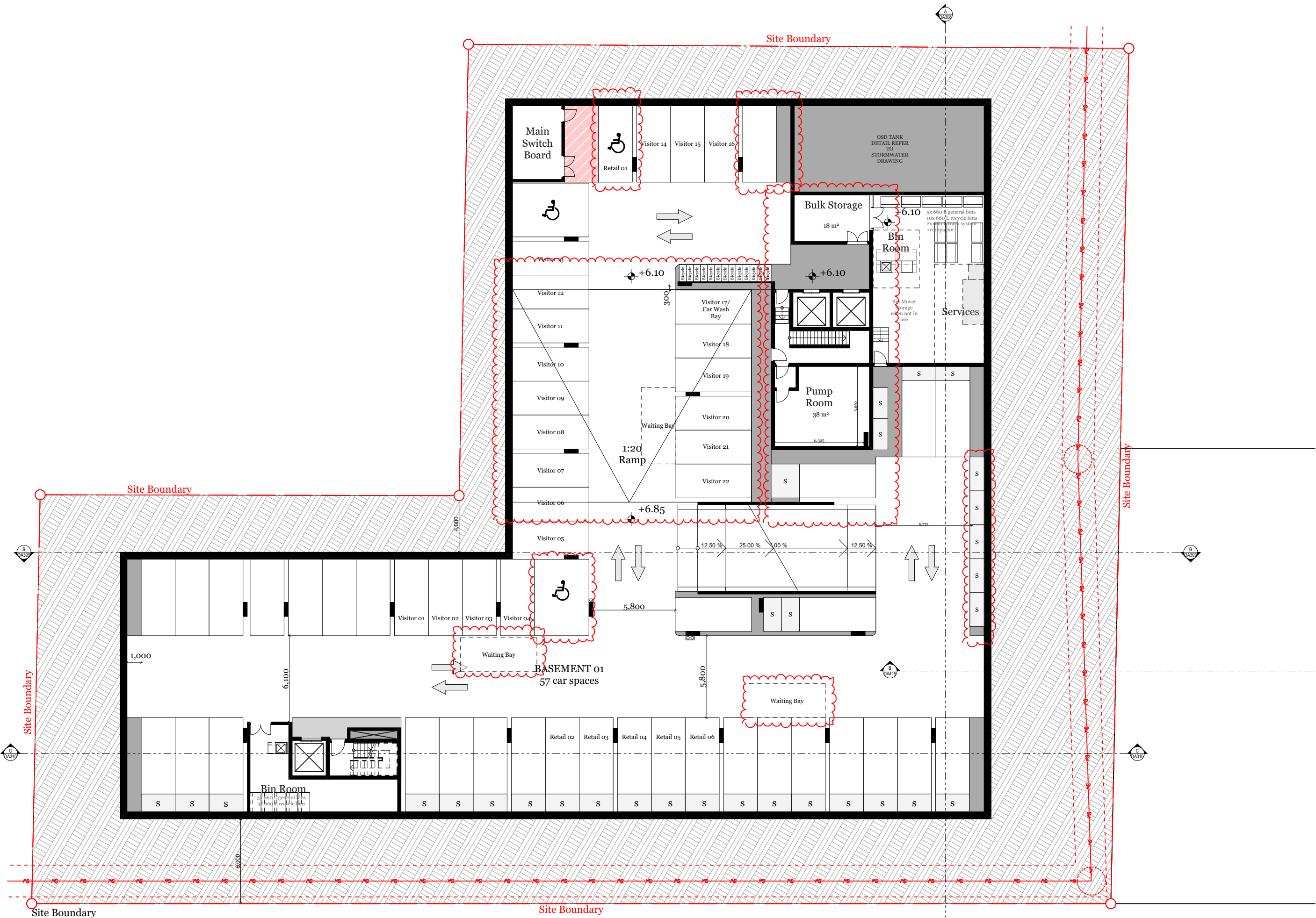


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Project Number
Date
Scale
Drawn by
Checked by

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11262
14/06/2019
1:250 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

Basement 2
DA201
C



01

Basement 1



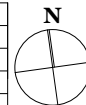
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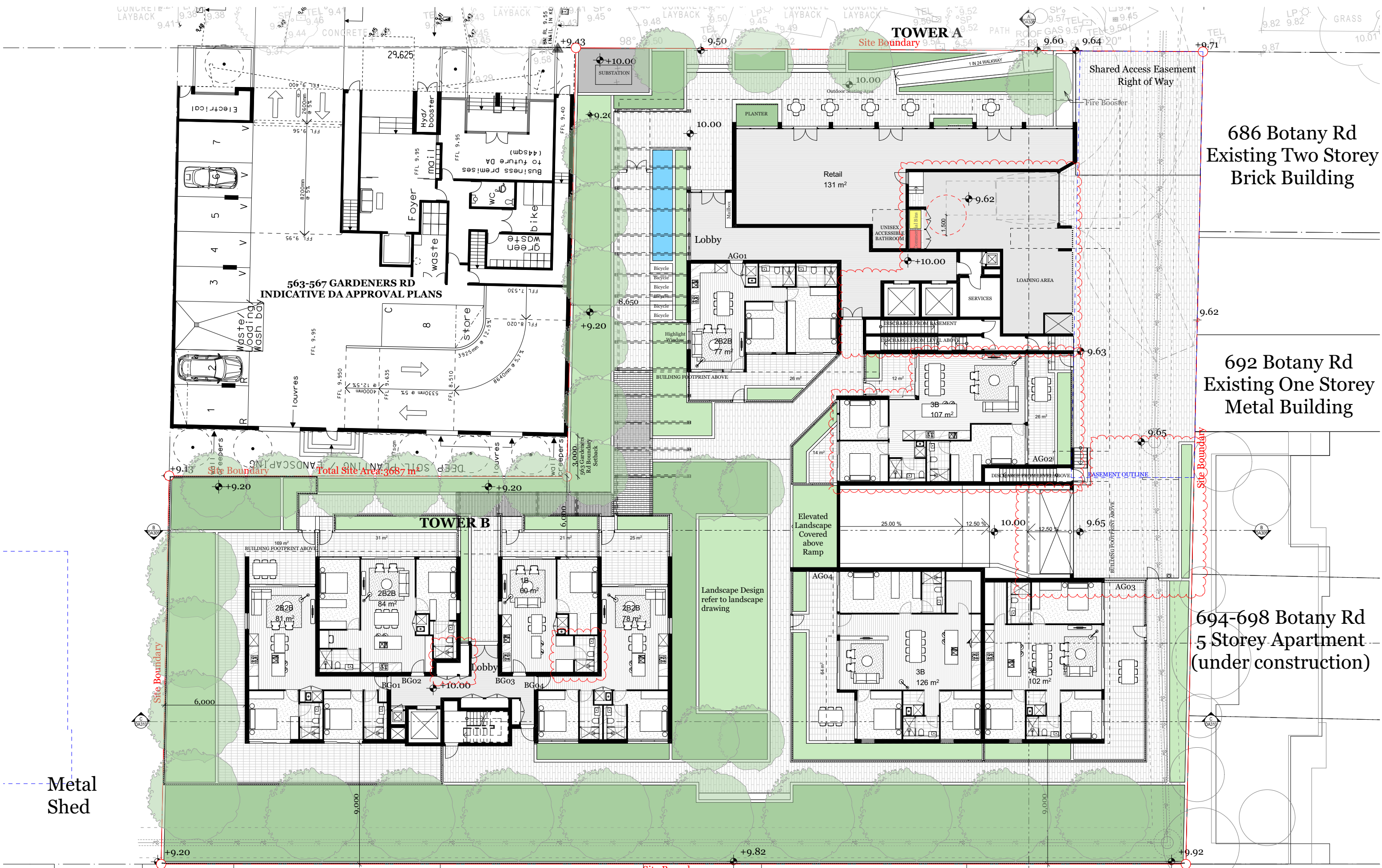


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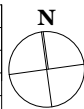
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11262
14/06/2019
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FT
RM

Drawing Name
Drawing Number
Revision

Basement 1
DA202
B



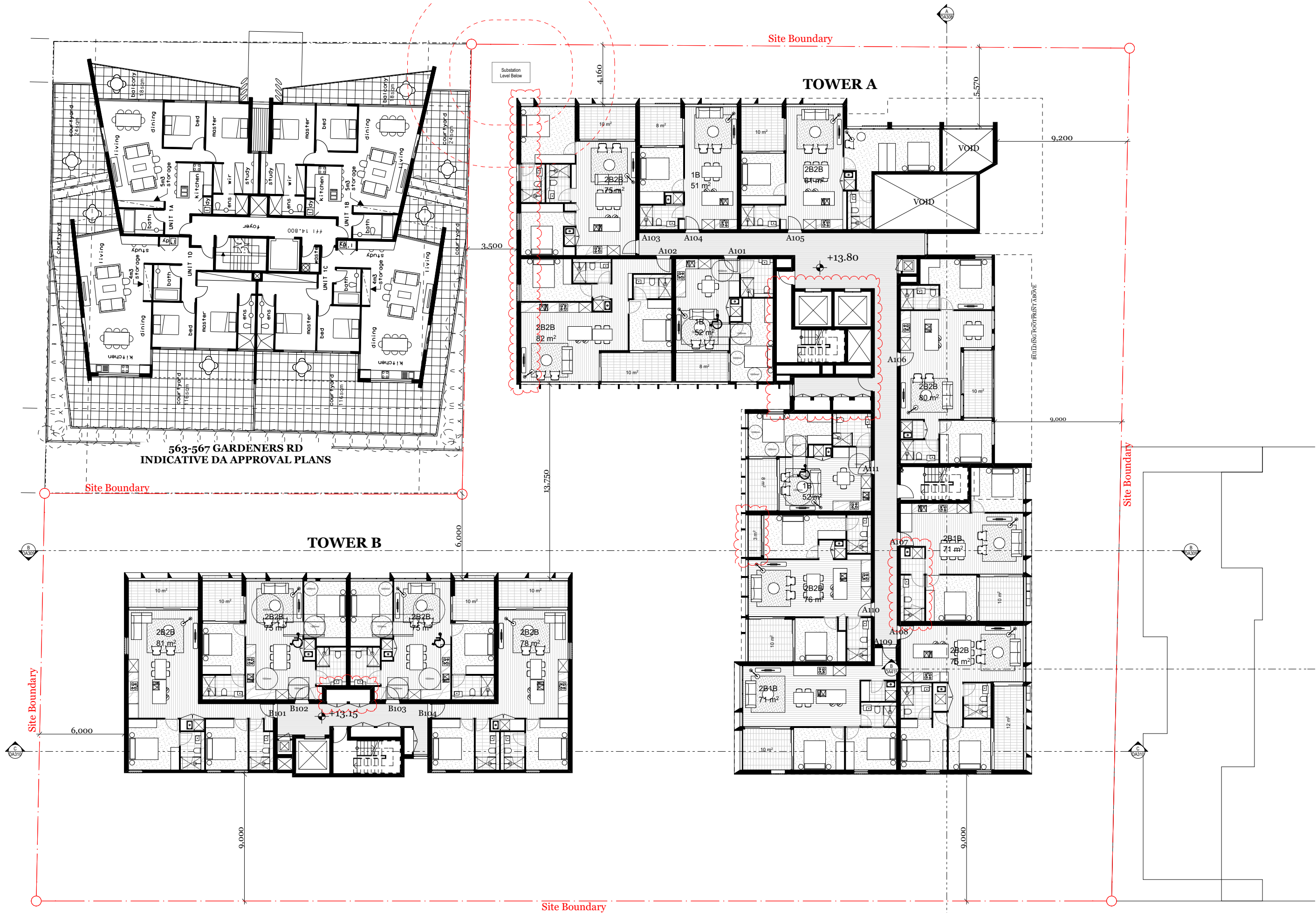
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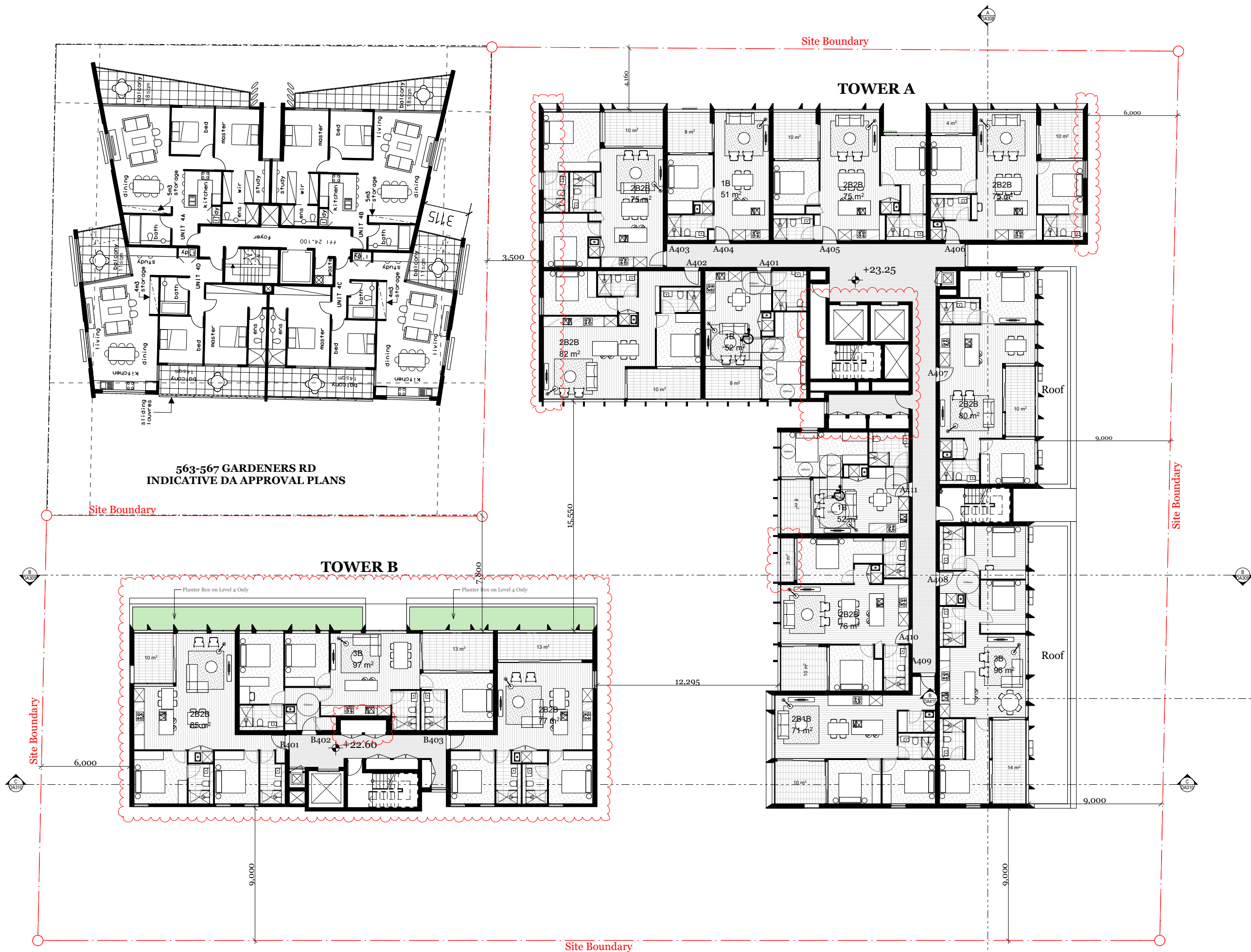


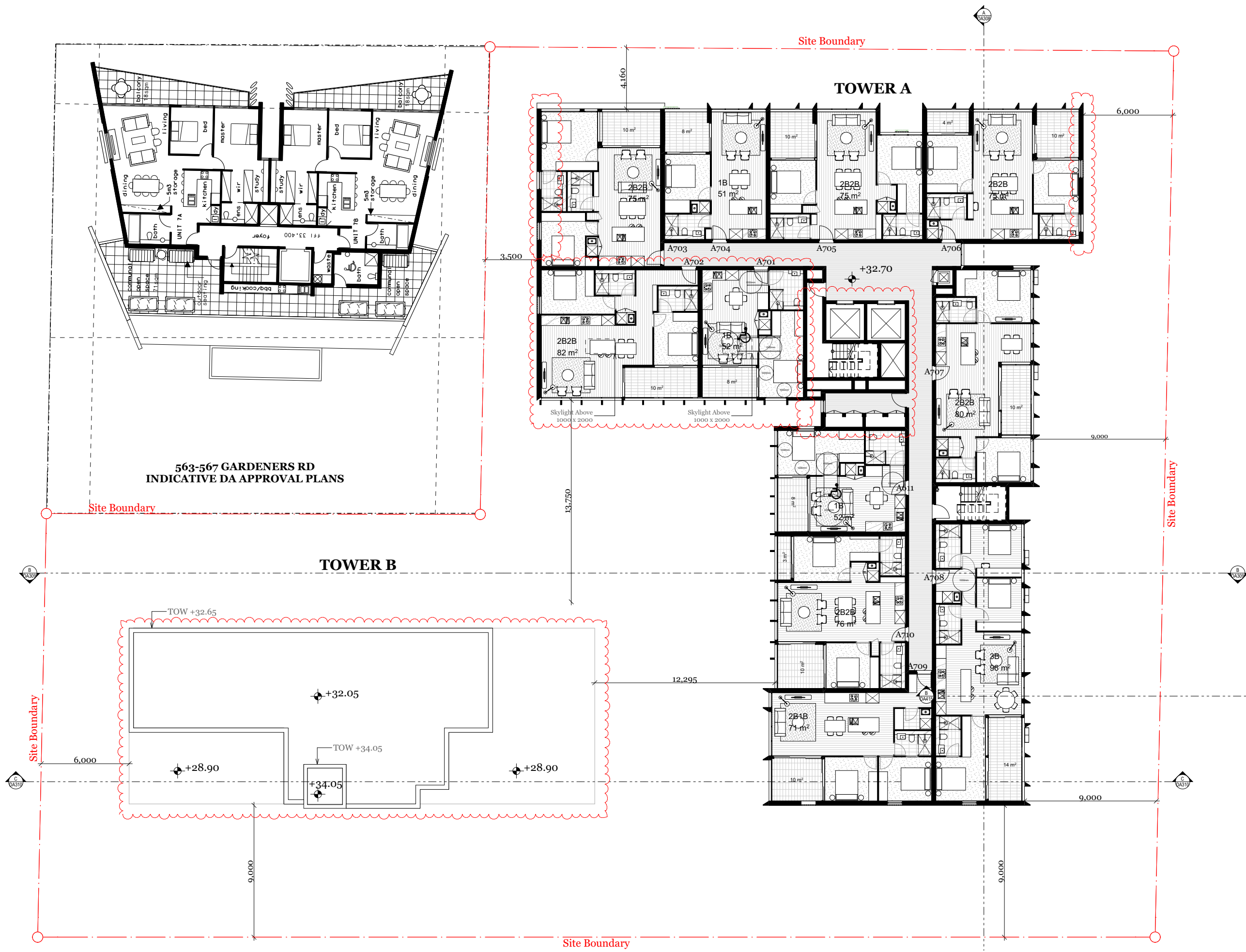
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Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

Level 01
DA204
D







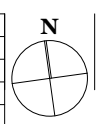
01 Level 7



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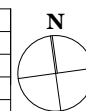


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Project Number 11262
Date 14/06/2019
Scale 1:250 @ A3
Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

Level 07
DA208
F

Rev.	Date	By	Ckd	Description
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C	19/12/2018	FT	RM	Post-DRP Changes
D	14/06/2019	FT	RM	Post-DRP Changes

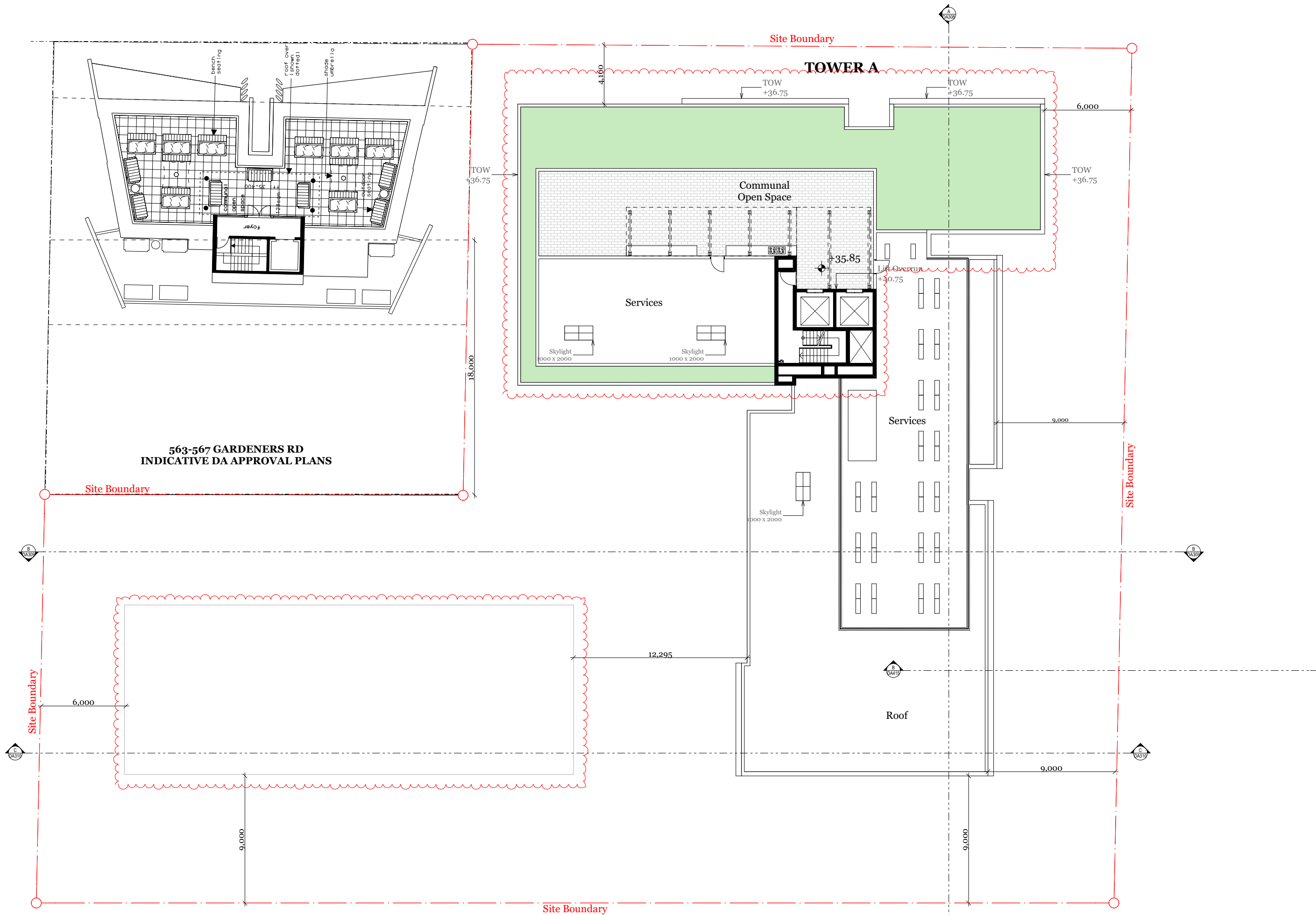


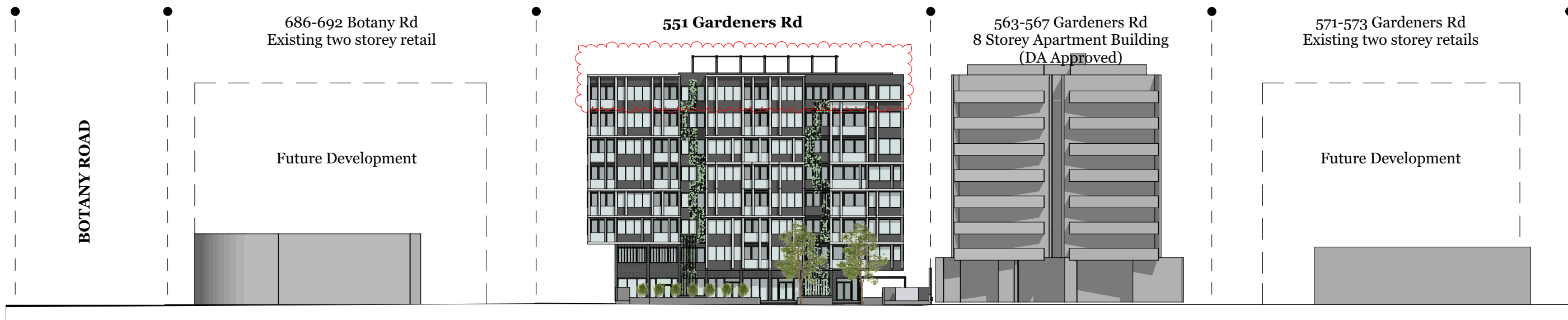
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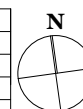
Roof Plan
DA209
D





01 Gardeners Rd Street Elevation
1:500

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01 North Elevation
1:250

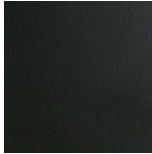
External Finishes



RE-01
Dark Render



RE-02
Light Render



PC-01
Black Powder Coat



GL-01
Glass



VG-01
Vertical Creep Plants



LW-01
Light Weight Fin Structure



AL-01
Aluminium Louvre



BR-01
Dark Brick



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Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
Scale 1:250 @ A3
Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

Tower A North Elevation
DA301
D



01 East Elevation
1:250

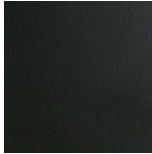
External Finishes



RE-01
Dark Render



RE-02
Light Render



PC-01
Black Powder Coat



GL-01
Glass



VG-01
Vertical Creep Plants



LW-01
Light Weight Fin Structure



AL-01
Aluminium Louvre



BR-01
Dark Brick



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Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
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Checked by RM

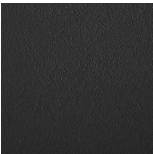
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Drawing Number
Revision

Tower A East Elevation
DA302
F



01 South Elevation 1:250

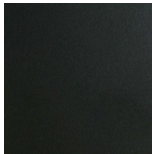
External Finishes



RE-01
Dark Render



RE-02
Light Render



PC-01
Black Powder Coat



GL-01
Glass



VG-01
Vertical Creep Plants



LW-01
Light Weight Fin Structure



AL-01
Aluminium Louvre



BR-01
Dark Brick



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D	1/02/2019	FT	RM	Post-DRP Changes
E	14/06/2019	FT	RM	Post-DRP Changes



Project Name
Project Number
Date
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11262
14/06/2019
1:250 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

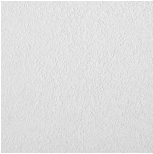
Tower A South Elevation
DA303
E



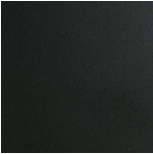
External Finishes



RE-01
Dark Render



RE-02
Light Render



PC-01
Black Powder Coat



GL-01
Glass



VG-01
Vertical Creep Plants



LW-01
Light Weight Fin Structure



AL-01
Aluminium Louvre



BR-01
Dark Brick

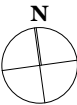


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D	14/06/2019	FT	RM	Post-DRP Changes



Project Name
Project Number
Date
Scale
Drawn by
Checked by

551 Gardeners Rd
11262
14/06/2019
1:250 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

Tower A West Elevation
DA304
D



01 North Elevation 1:250

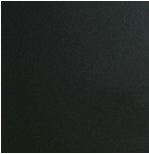
External Finishes



RE-01
Dark Render



RE-02
Light Render



PC-01
Black Powder Coat



GL-01
Glass



VG-01
Vertical Creep Plants



LW-01
Light Weight Fin Structure



AL-01
Aluminium Louvre



BR-01
Dark Brick

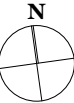


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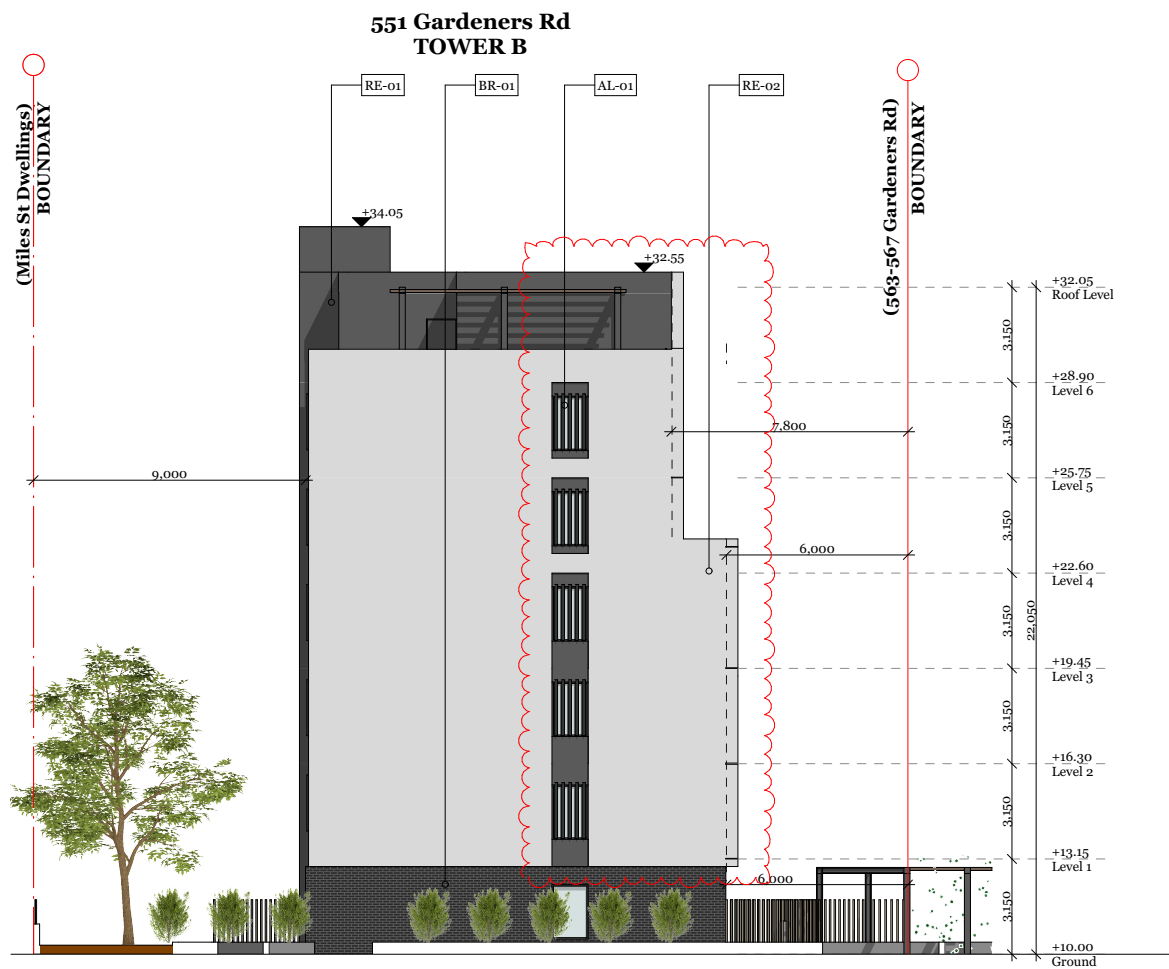


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Date
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Checked by

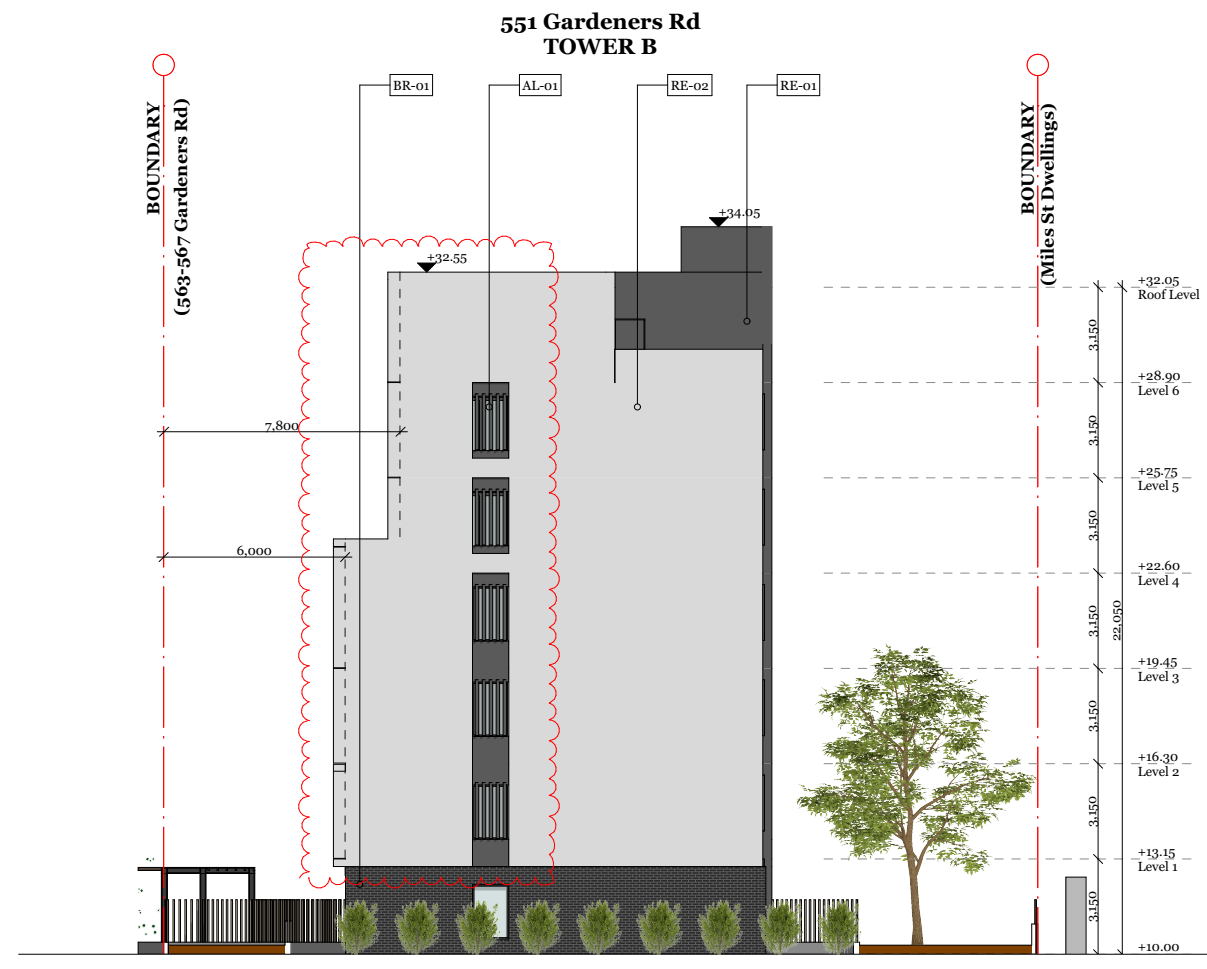
551 Gardeners Rd
11262
14/06/2019
1:250 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

Tower B North Elevation
DA305
F



01 East Elevation
1:250



02 West Elevation
1:250

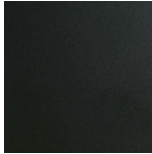
External Finishes



RE-01
Dark Render



RE-02
Light Render



PC-01
Black Powder Coat



GL-01
Glass



VG-01
Vertical Creep Plants



LW-01
Light Weight Fin Structure



AL-01
Aluminium Louvre



BR-01
Dark Brick



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F	14/06/2019	FT	RM	Post-DRP Changes



Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
Scale 1:250 @ A3
Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

Tower B East and West
Elevation
DA300
F



01 South Elevation 1:250

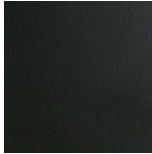
External Finishes



RE-01
Dark Render



RE-02
Light Render



PC-01
Black Powder Coat



GL-01
Glass



VG-01
Vertical Creep Plants



LW-01
Light Weight Fin Structure



AL-01
Aluminium Louvre



BR-01
Dark Brick



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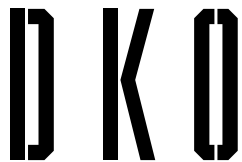
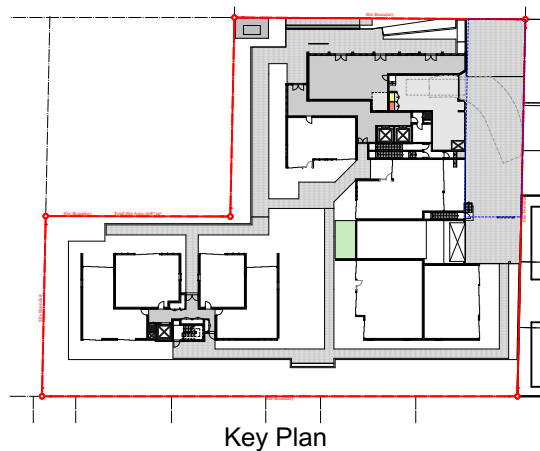
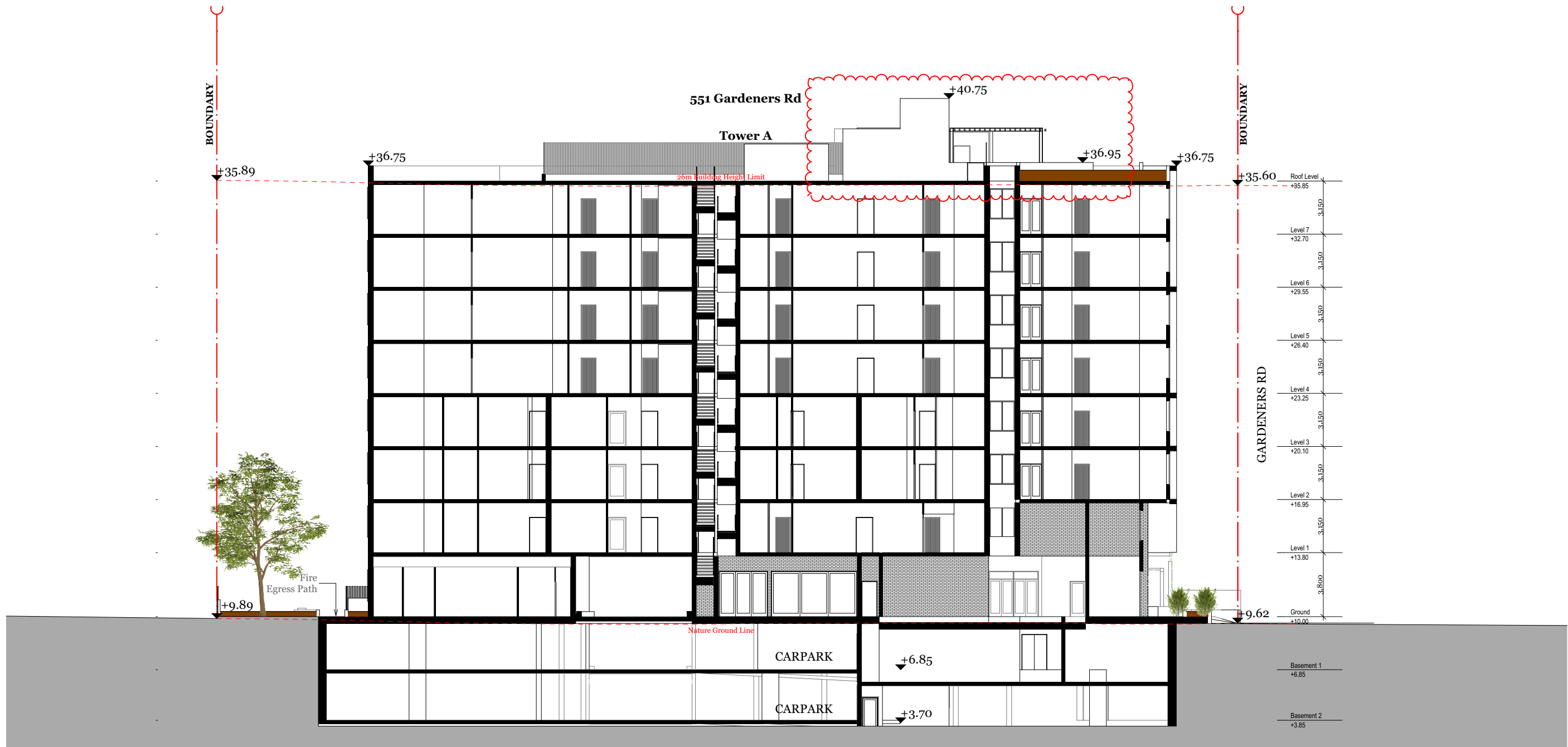
Rev.	Date	By	Ckd	Description
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D	18/01/2019	FT	RM	Post-DRP Changes
E	1/02/2019	FT	RM	Post-DRP Changes
F	14/06/2019	FT	RM	Post-DRP Changes



Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
Scale 1:250 @ A3
Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

Tower B South Elevation
DA307
F

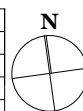


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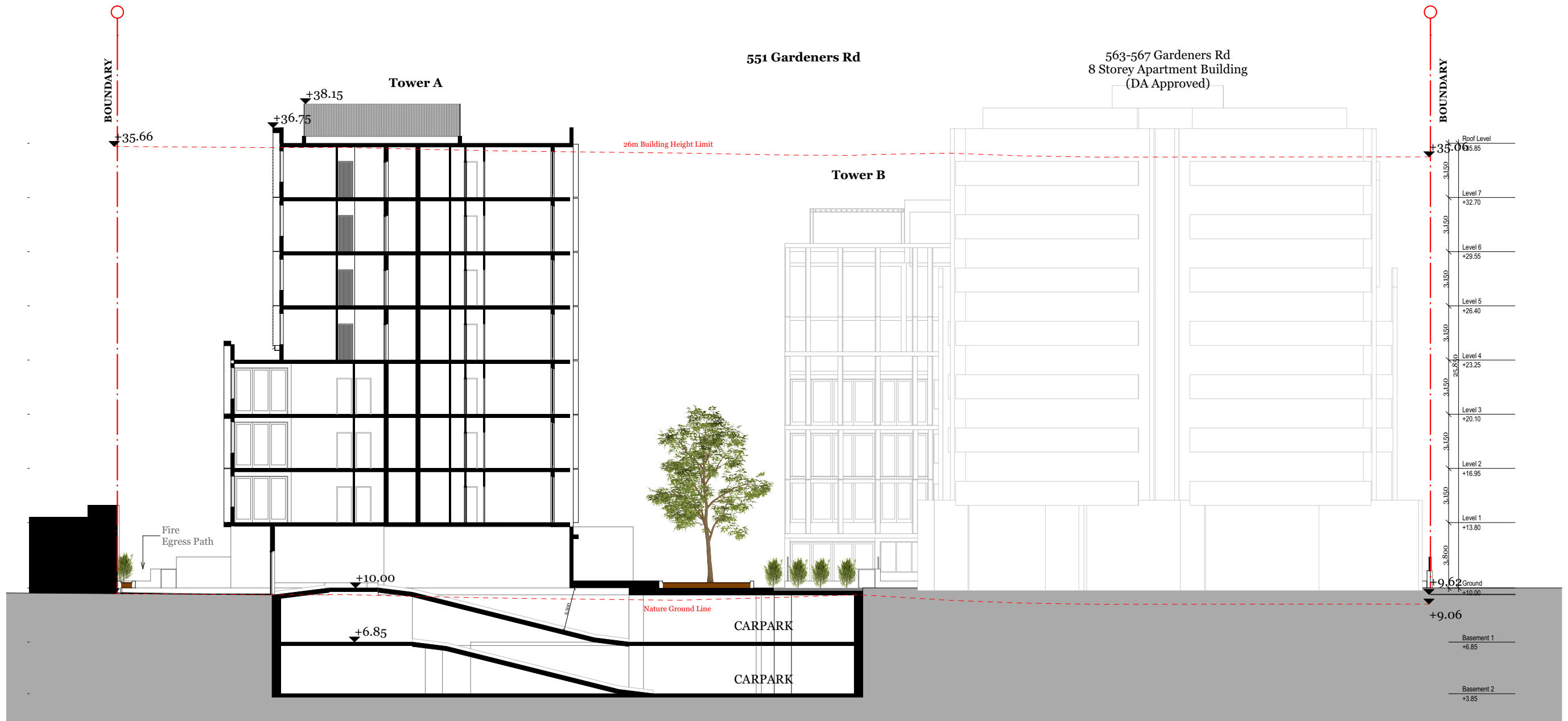


Project Name
Project Number
Date
Scale
Drawn by
Checked by

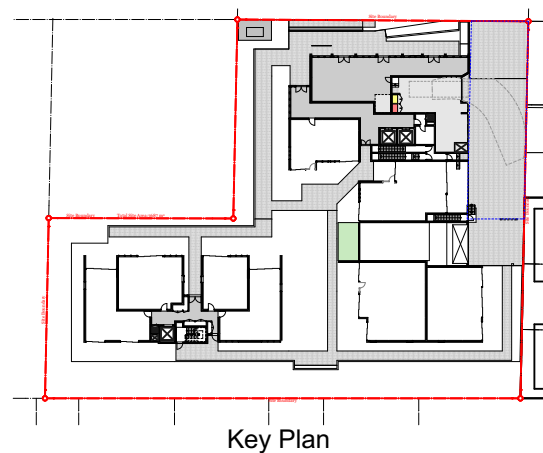
551 Gardeners Rd
11262
14/06/2019
1:250 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

Section A
DA308
E



01 SECTION B
1:250



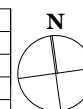
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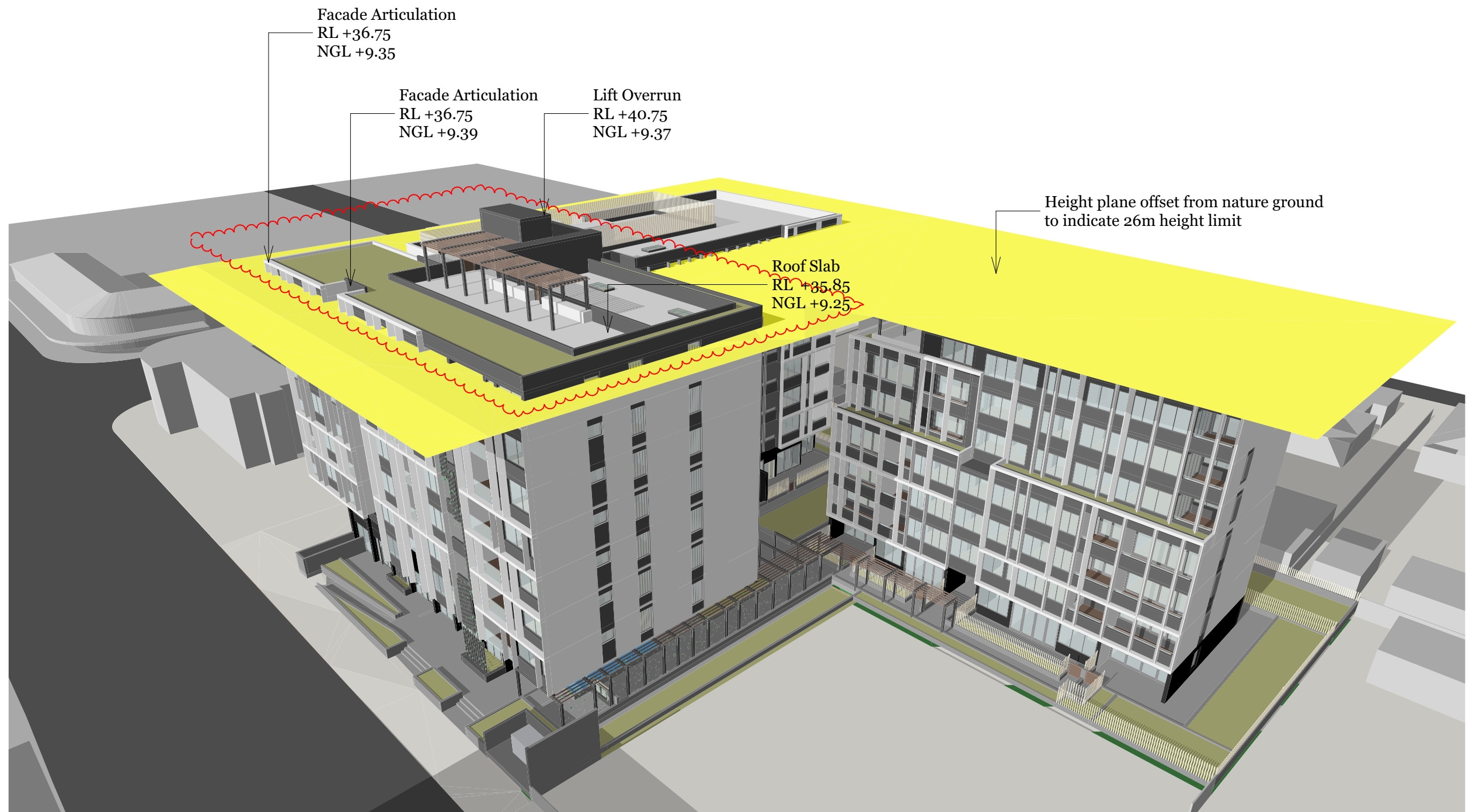
Project Name
Project Number
Date
Scale
Drawn by
Checked by

551 Gardeners Rd
11262
14/06/2019
1:250 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

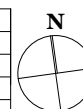
Section B
DA309
D



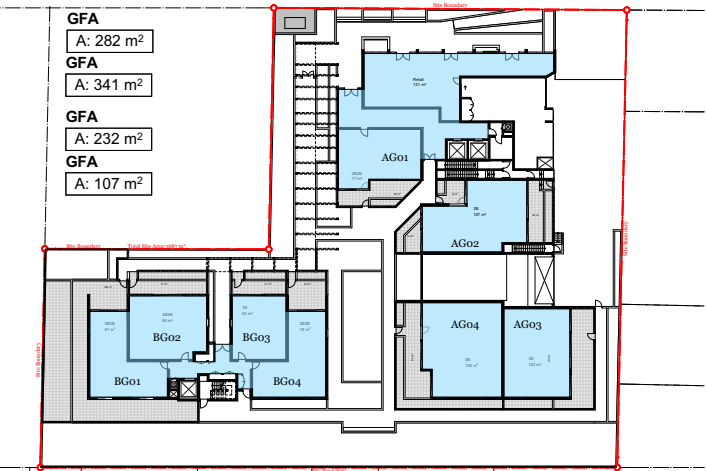


01 Height Plane

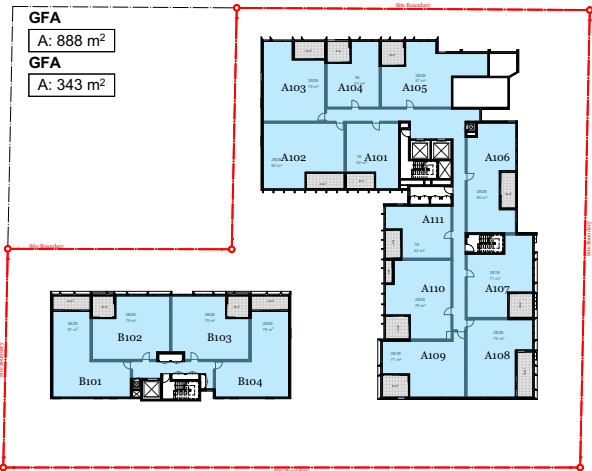
Rev.	Date	By	Ckd	Description
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C	19/12/2018	FT	RM	Post-DRP Changes
D	14/06/2019	FT	RM	Post-DRP Changes



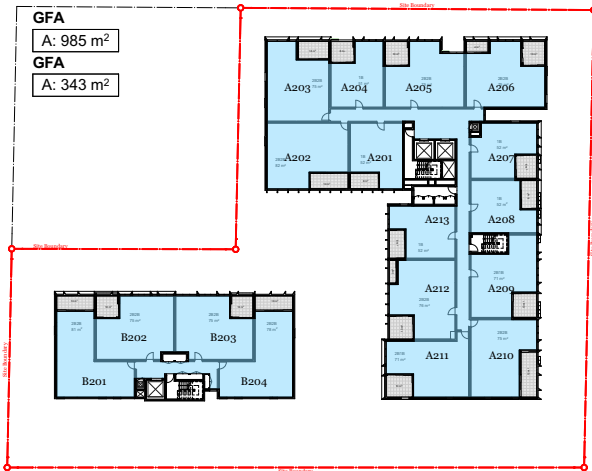
COMPLIANCE - GFA CALCULATION



1 Ground
1:1000



2 Level 1
1:1000



3 Level 2
1:1000



4 Level 3
1:1000



5 Level 4
1:1000



6 Level 5
1:1000



7 Level 6
1:1000



8 Level 7
1:1000

GFA	
Level	Area
Ground	962
Level 1	1,231
Level 2	1,328
Level 3	1,328
Level 4	1,198
Level 5	1,198
Level 6	1,064
Level 7	908
9,217 m²	

Site Area : 3687 sqm
FSR : 2.5:1
Permissible GFA : 9217.5 sqm

Proposed GFA : 9217 sqm

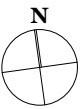


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F	14/06/2019	FT	RM	Post-DRP Changes



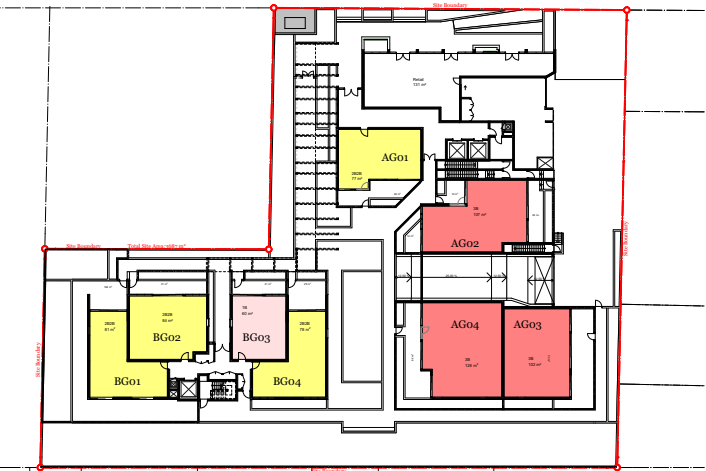
Project Name
Project Number
Date
Scale
Drawn by
Checked by

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11262
14/06/2019
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FT
RM

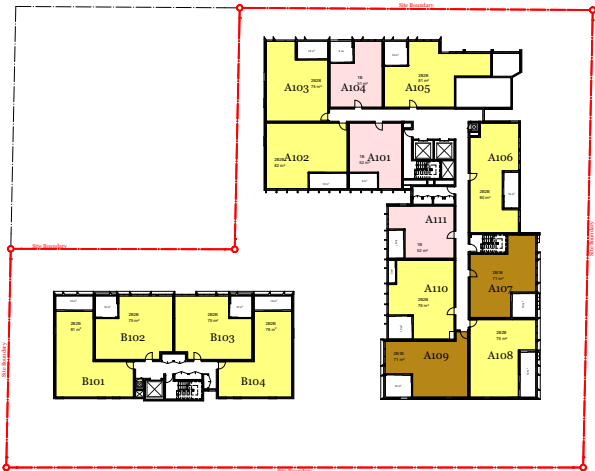
Drawing Name
Drawing Number
Revision

GFA Calculation
DA400
F

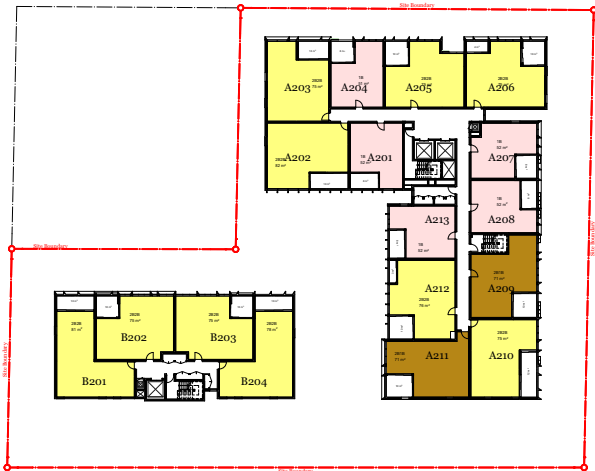
COMPLIANCE - UNIT MIX



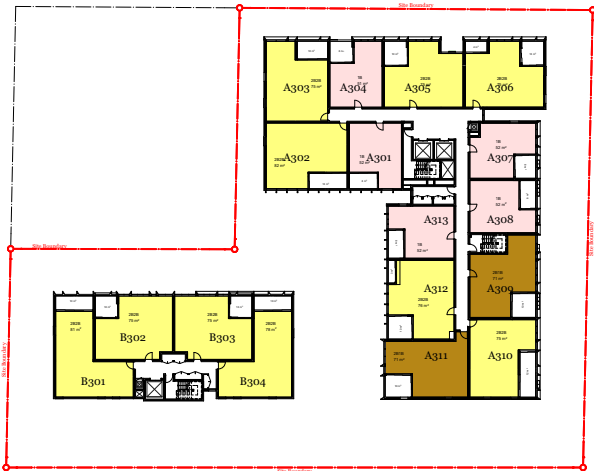
1 Ground
1:1000



2 Level 1
1:1000



3 Level 2
1:1000



4 Level 3
1:1000



5 Level 4
1:1000



6 Level 5
1:1000



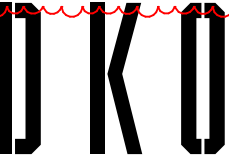
7 Level 6
1:1000



8 Level 7
1:1000

Apartment Type Mix			
	1 Bedroom	=27	=24.8%
	2 Bedroom 2Bath	=63	=57.8%
	2 Bedroom 1Bath	=10	=9.2%
	3 Bedroom	=9	=8.2%
TOTAL		=109	

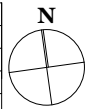
NSA		
Level	Quantity	Area
Ground	8	715
Level 1	15	1,075
Level 2	17	1,168
Level 3	17	1,168
Level 4	14	1,044
Level 5	14	1,044
Level 6	13	916
Level 7	11	785
	109	7,915 m²



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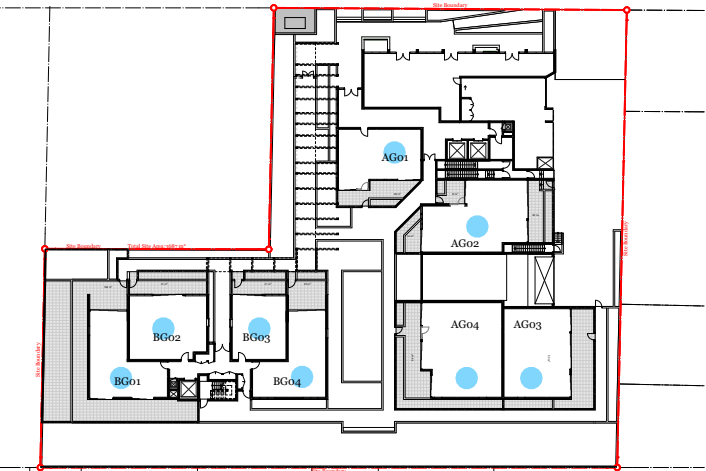
Project Name
Project Number
Date
Scale
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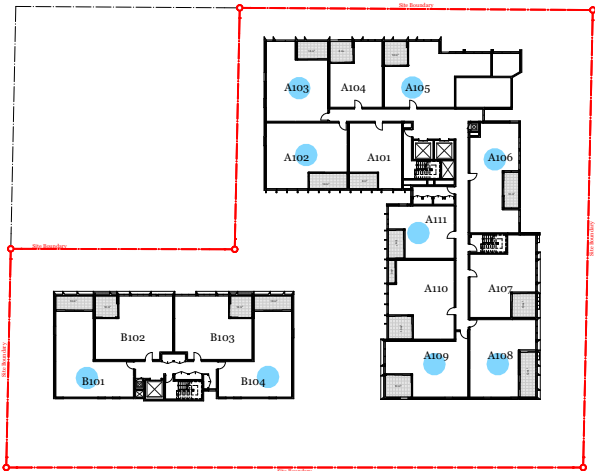
Drawing Name
Drawing Number
Revision

Unit Mix
DA401
F

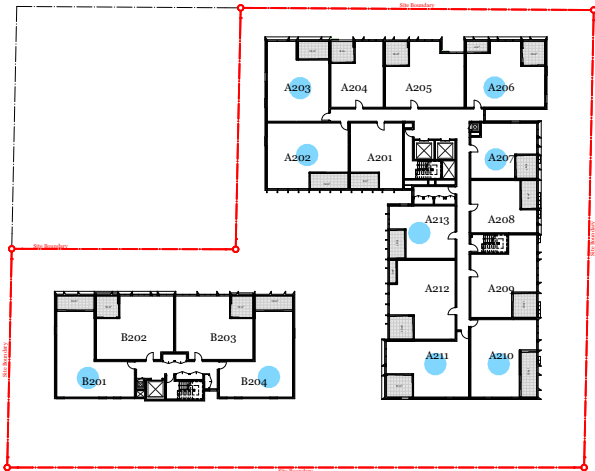
CROSS VENTILATION



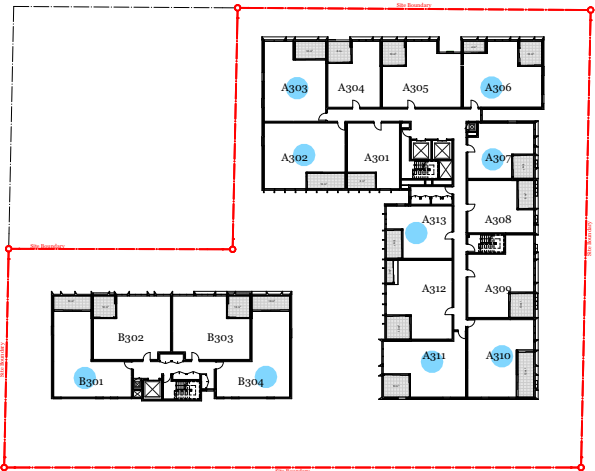
1 Ground
CROSS VENT UNIT: 8 1:1000



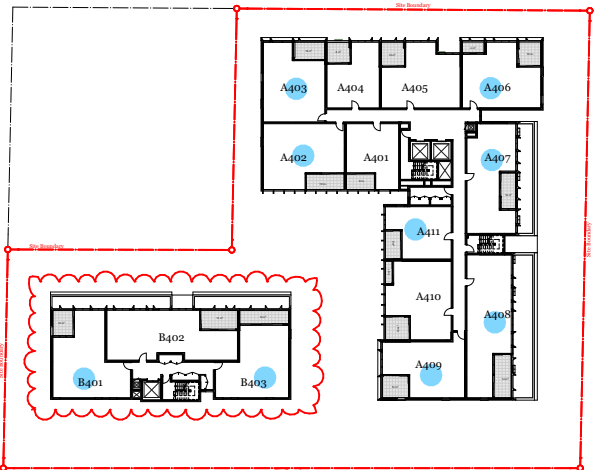
2 Level 1
CROSS VENT UNIT: 9 1:1000



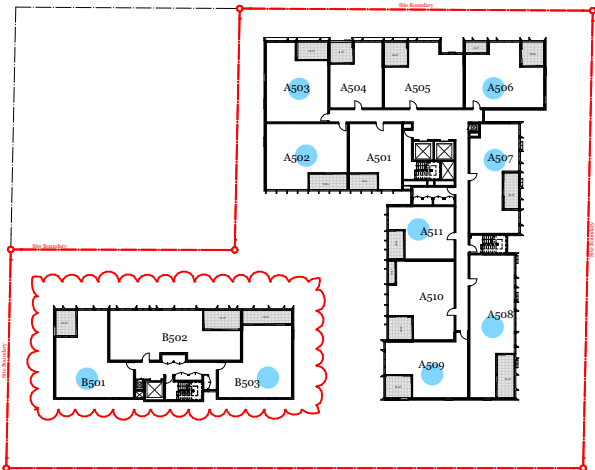
3 Level 2
CROSS VENT UNIT: 9 1:1000



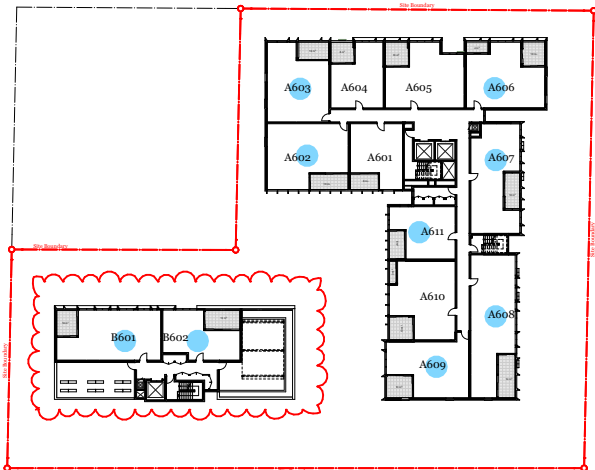
4 Level 3
CROSS VENT UNIT: 9 1:1000



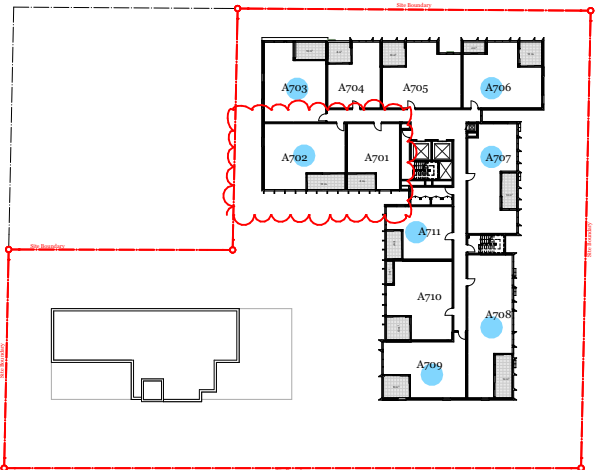
5 Level 4
CROSS VENT UNIT: 9 1:1000



6 Level 5
CROSS VENT UNIT: 9 1:1000

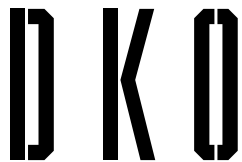


7 Level 6
CROSS VENT UNIT: 9 1:1000



8 Level 7
CROSS VENT UNIT: 7 1:1000

TOTAL CROSS VENTILATED UNIT : 69 /109 (63.3%)

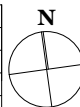


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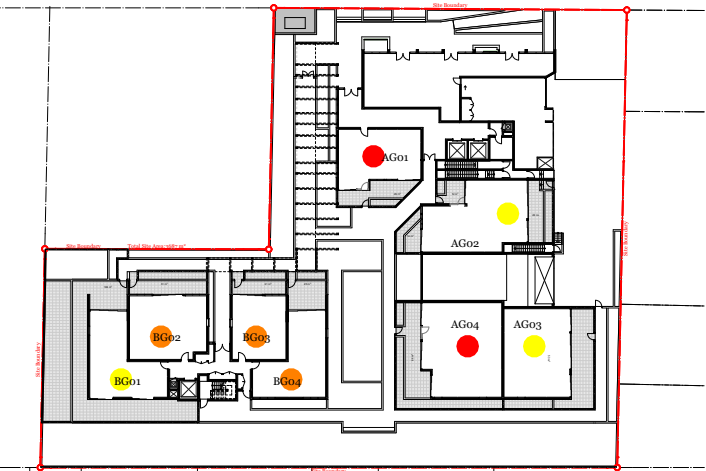
Project Name
Project Number
Date
Scale
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FT
RM

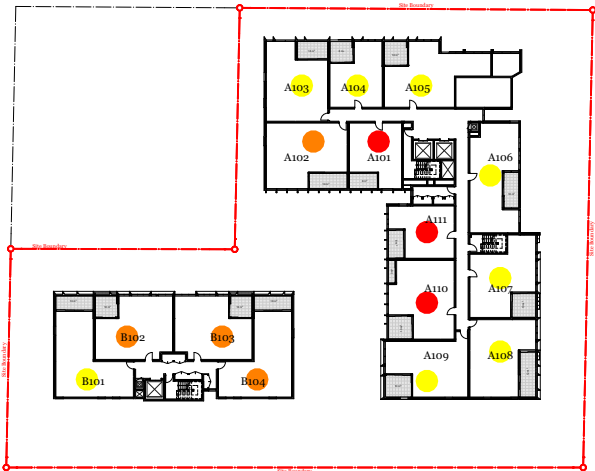
Drawing Name
Drawing Number
Revision

Cross Ventilation
DA402
F

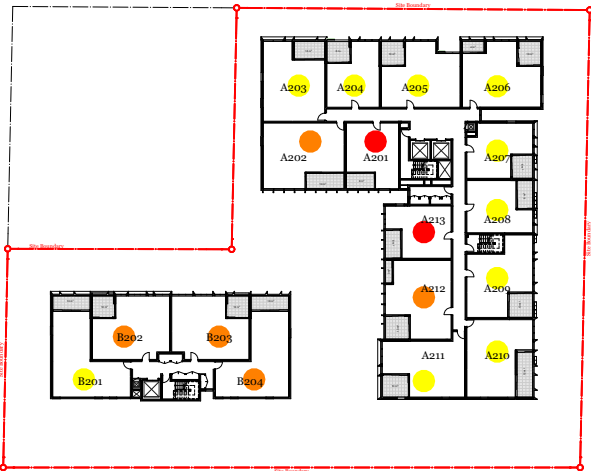
COMPLIANCE - SOLAR DIAGRAMS



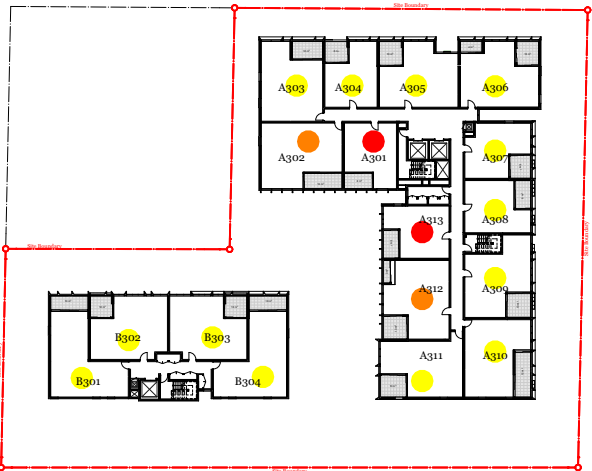
1 Ground
2 HOURS SOLAR: 3
1:1000



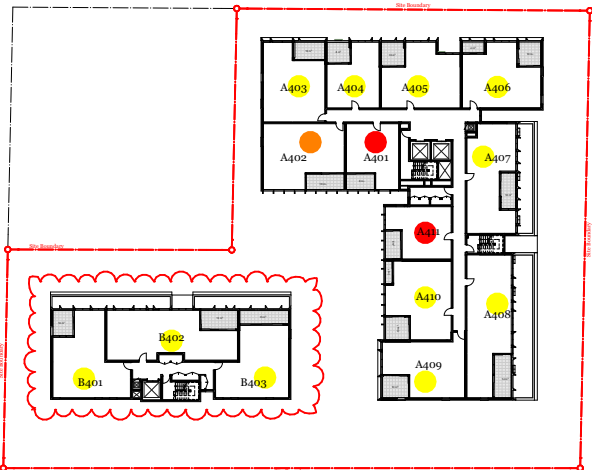
2 Level 1
2 HOURS SOLAR: 8
1:1000



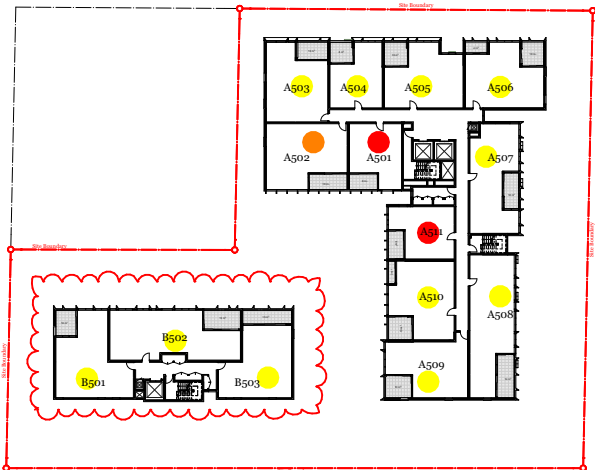
3 Level 2
2 HOURS SOLAR: 10
1:1000



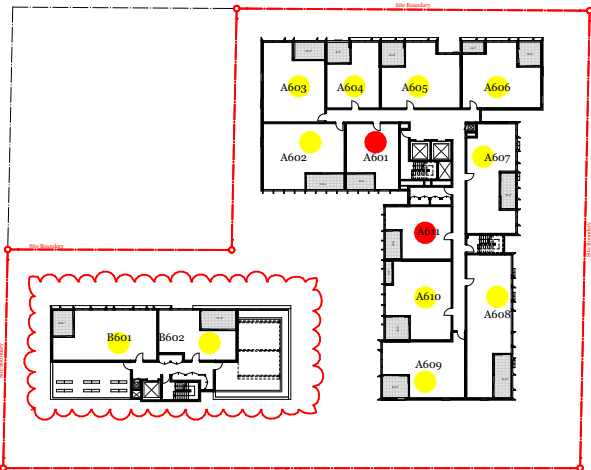
4 Level 3
2 HOURS SOLAR: 13
1:1000



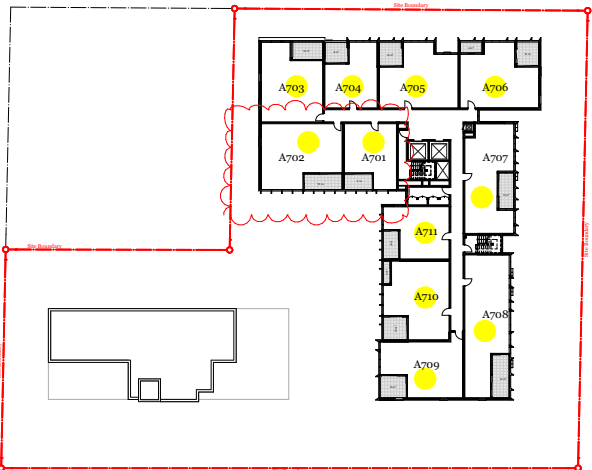
5 Level 4
2 HOURS SOLAR: 11
1:1000



6 Level 5
2 HOURS SOLAR: 11
1:1000

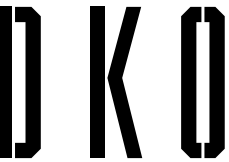


7 Level 6
2 HOURS SOLAR: 11
1:1000



8 Level 7
2 HOURS SOLAR: 11
1:1000

 TOTAL 2HOURS SOLAR UNITS: 78/109 = 71.6%
 SOLAR < 2HOURS / IN BEDROOM AREA UNITS: 16/109 = 14.7%
 TOTAL 0 HOUR SOLAR UNITS: 15/109 = 13.8%

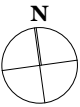


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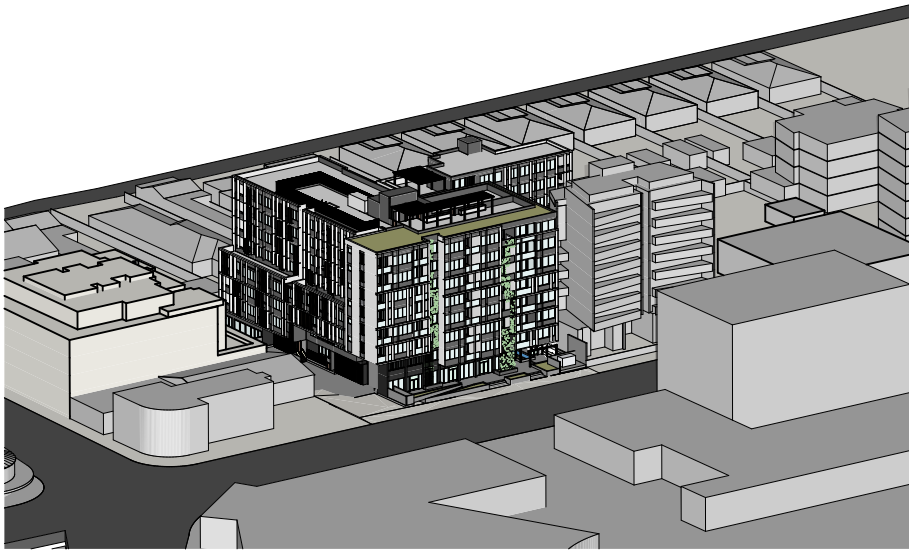
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Scale
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RM

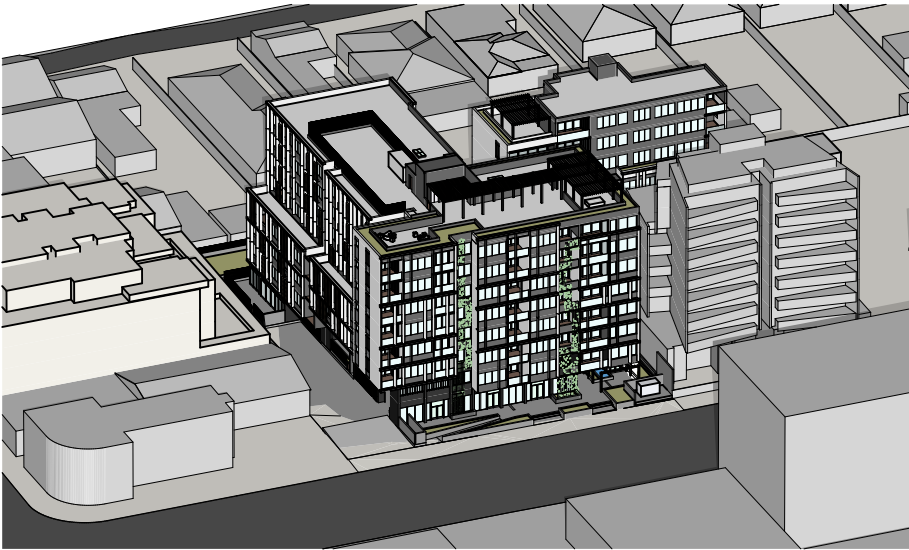
Drawing Name
Drawing Number
Revision

Solar Diagram
DA403
F

COMPLIANCE - EYE OF THE SUN



0900am



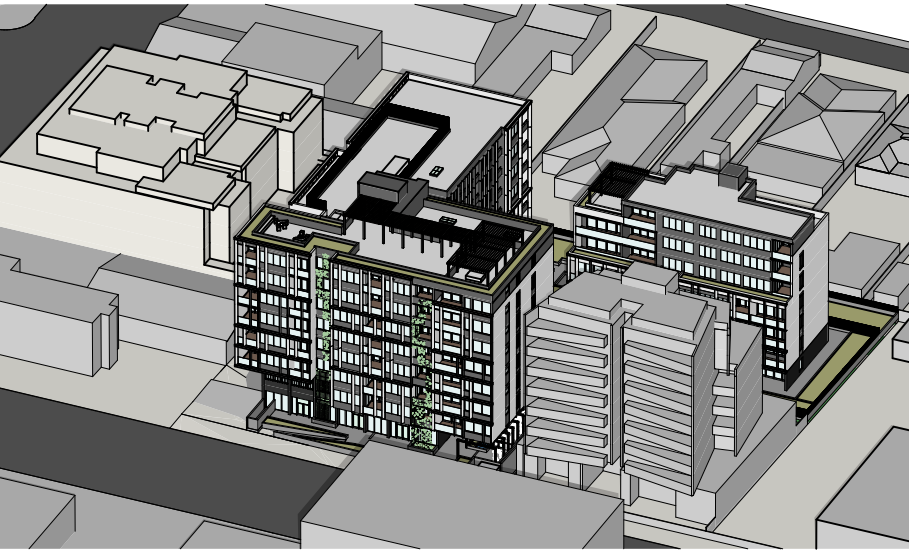
1000am



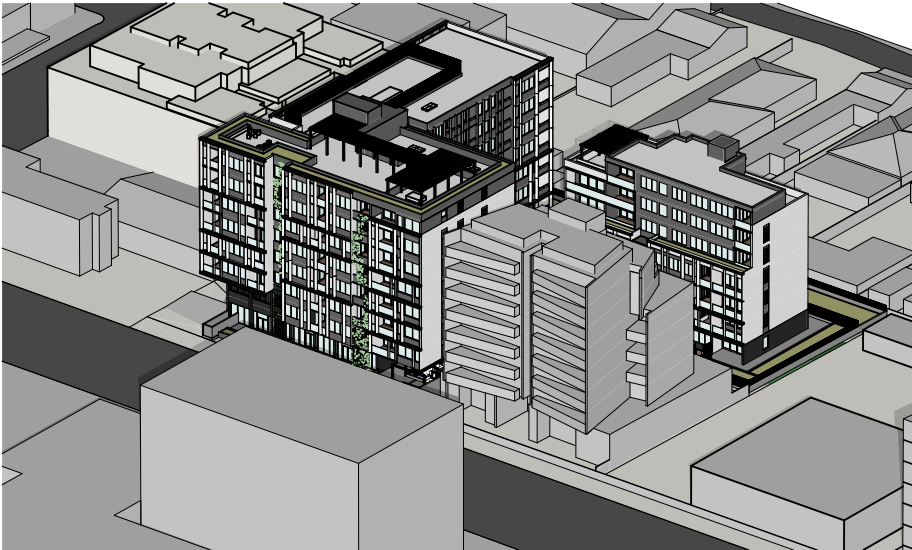
1100am



1200pm



1300pm



1400pm



1500pm

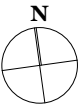


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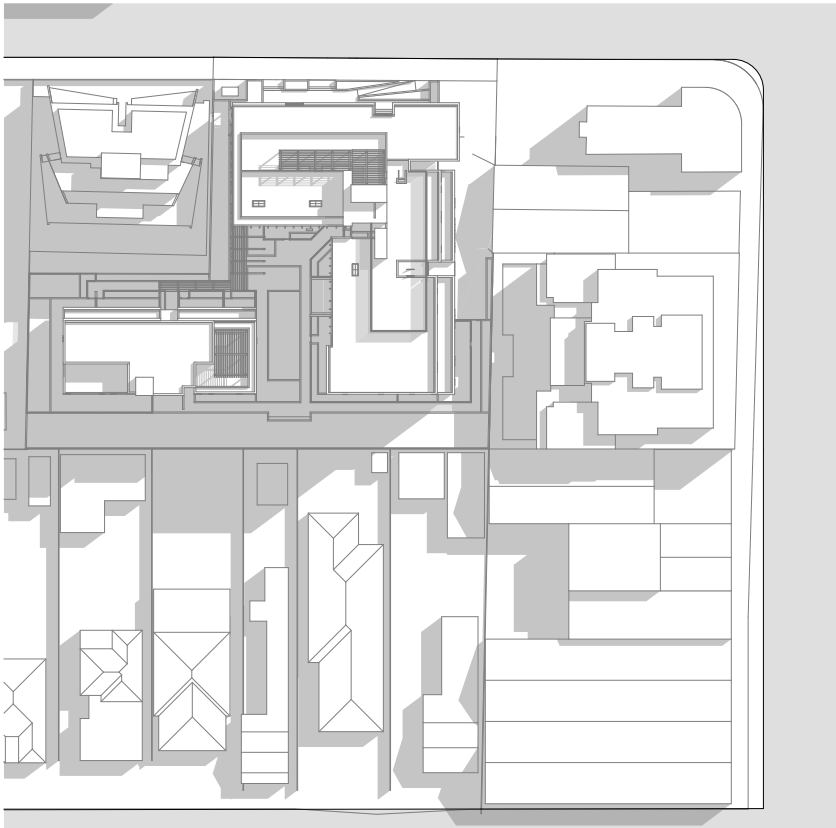


Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
Scale NTS
Drawn by FT
Checked by RM

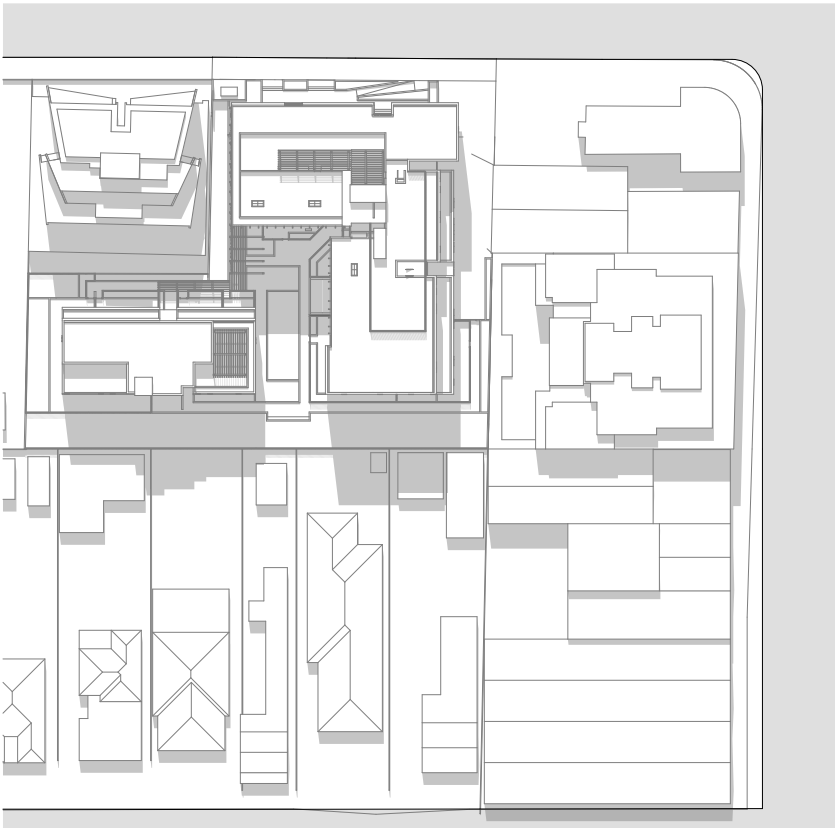
Drawing Name
Drawing Number
Revision

Eye of the Sun
DA404
F

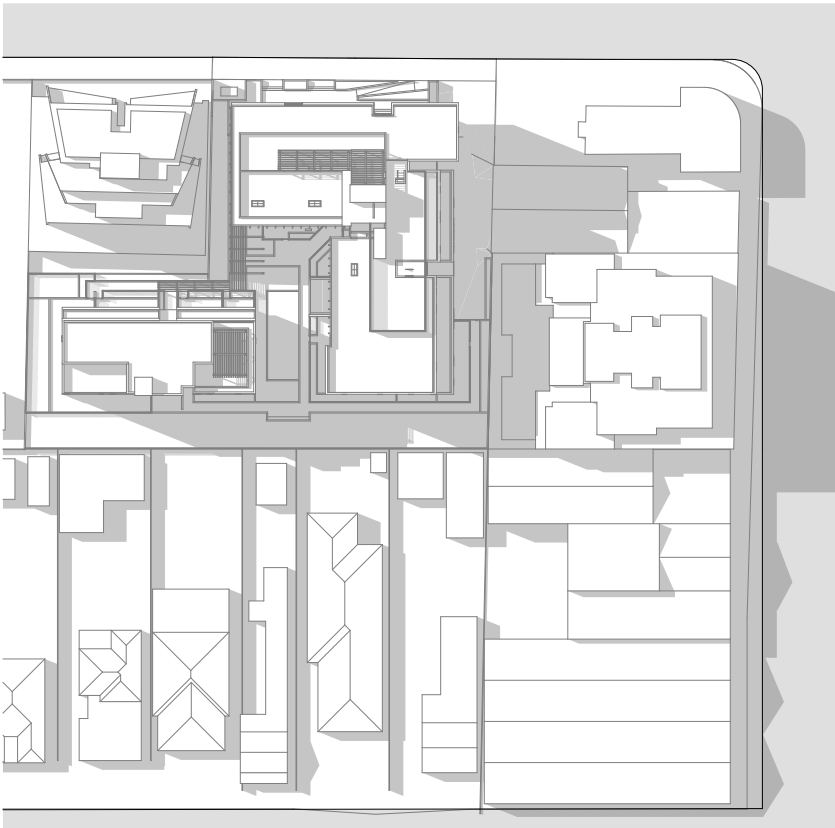
COMPLIANCE - SHADOW DIAGRAM



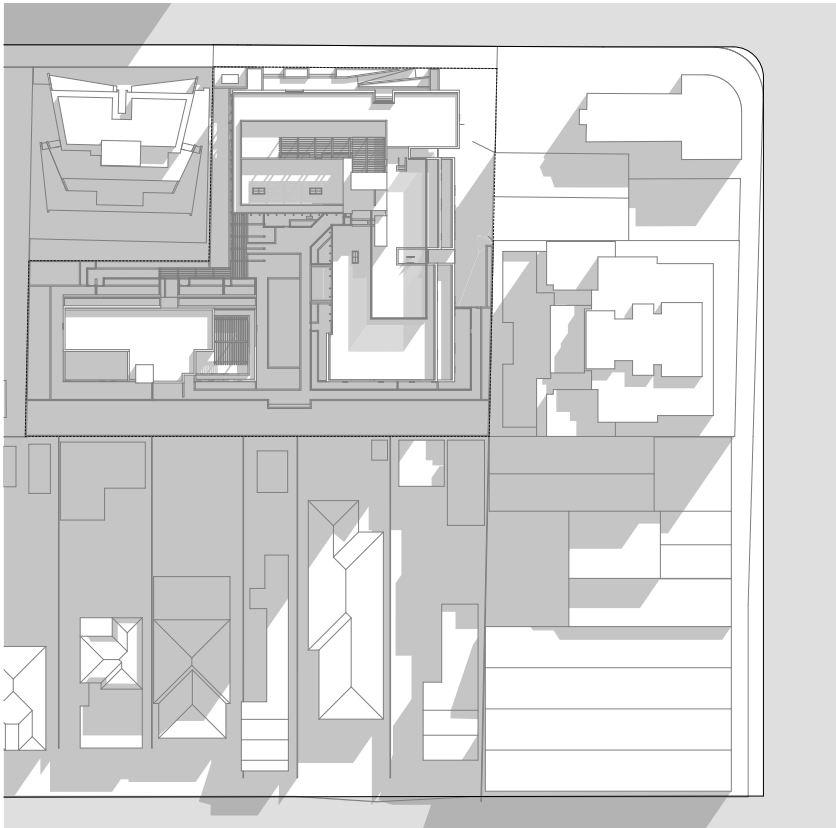
22 March 0900 AM



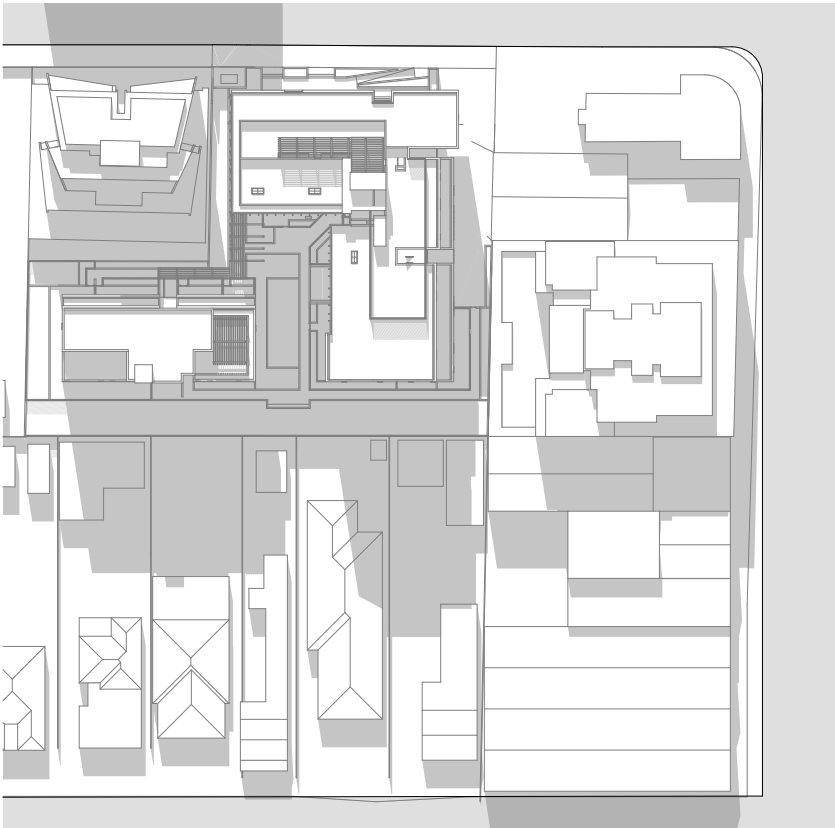
22 March 1200 PM



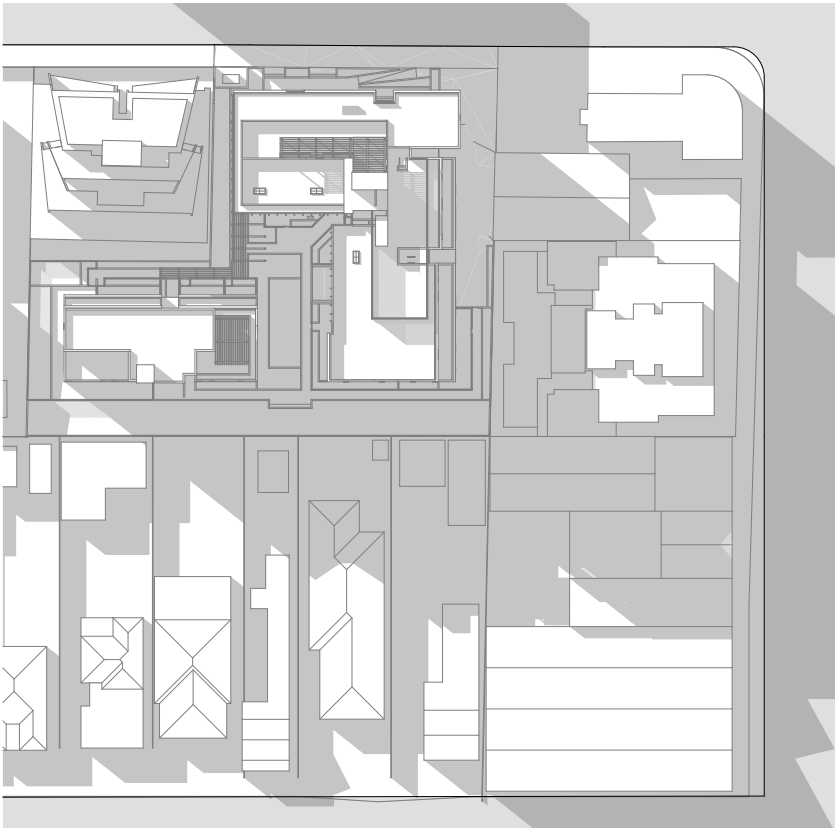
22 March 1500 PM



22 June 0900AM



22 June 1200PM



22 June 1500PM

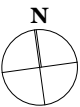


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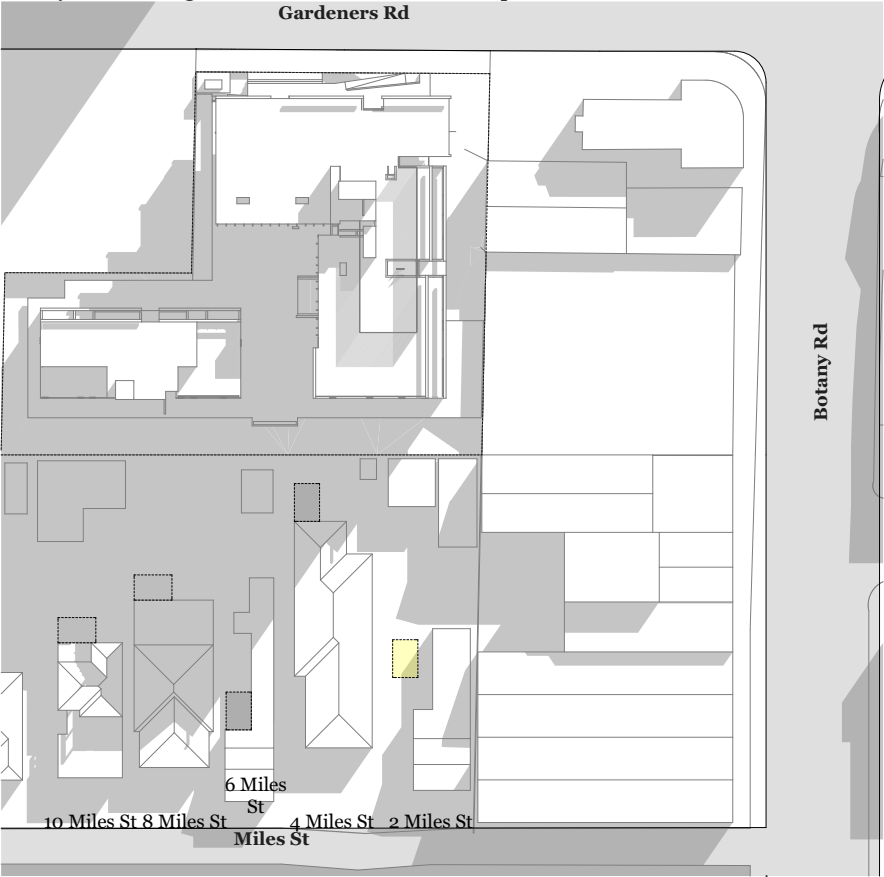
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Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

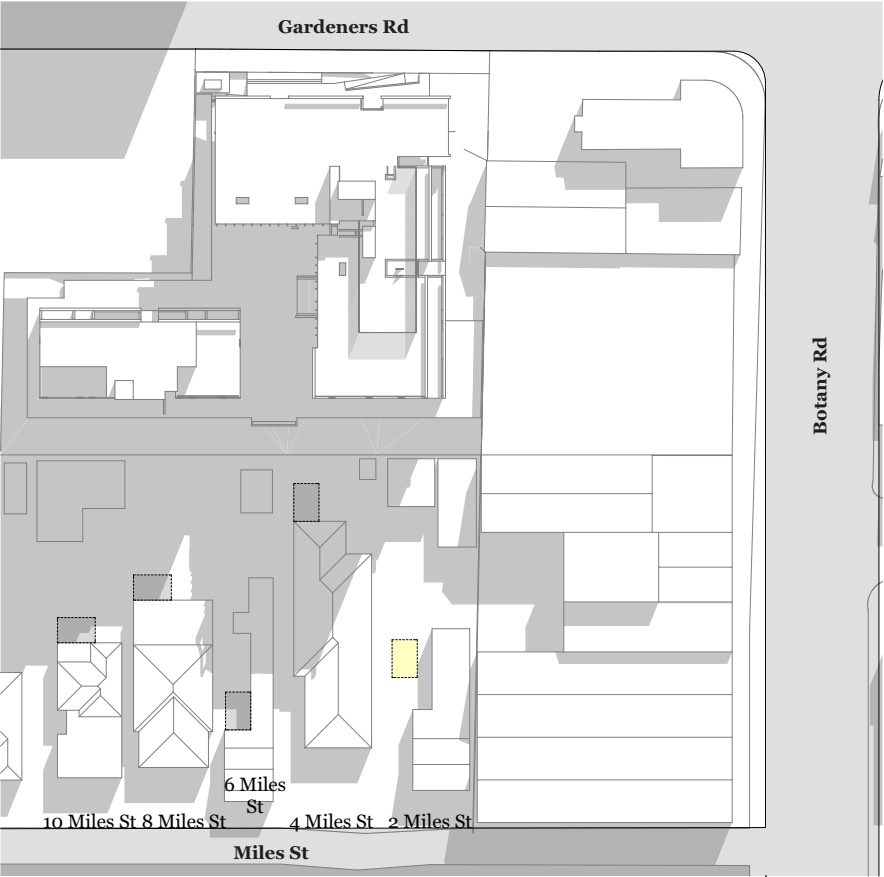
Shadow Diagram
DA405
C

OVERSHADOWING ANALYSIS

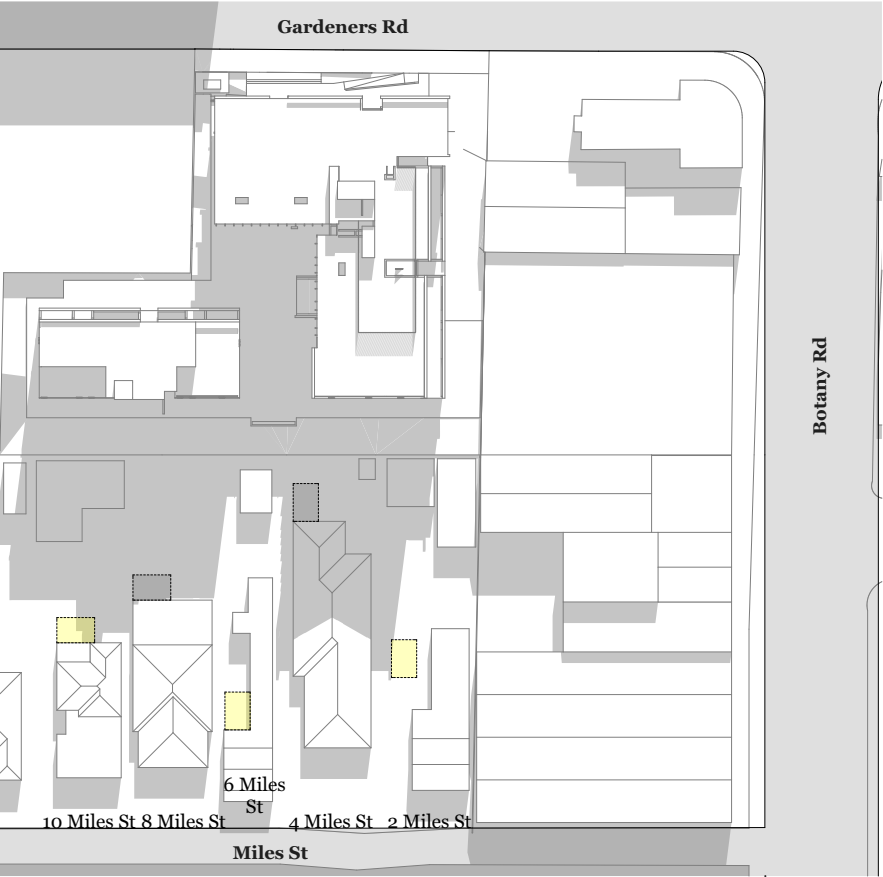
Hourly shadow diagrams on 22 June from 9am to 3pm
Gardeners Rd



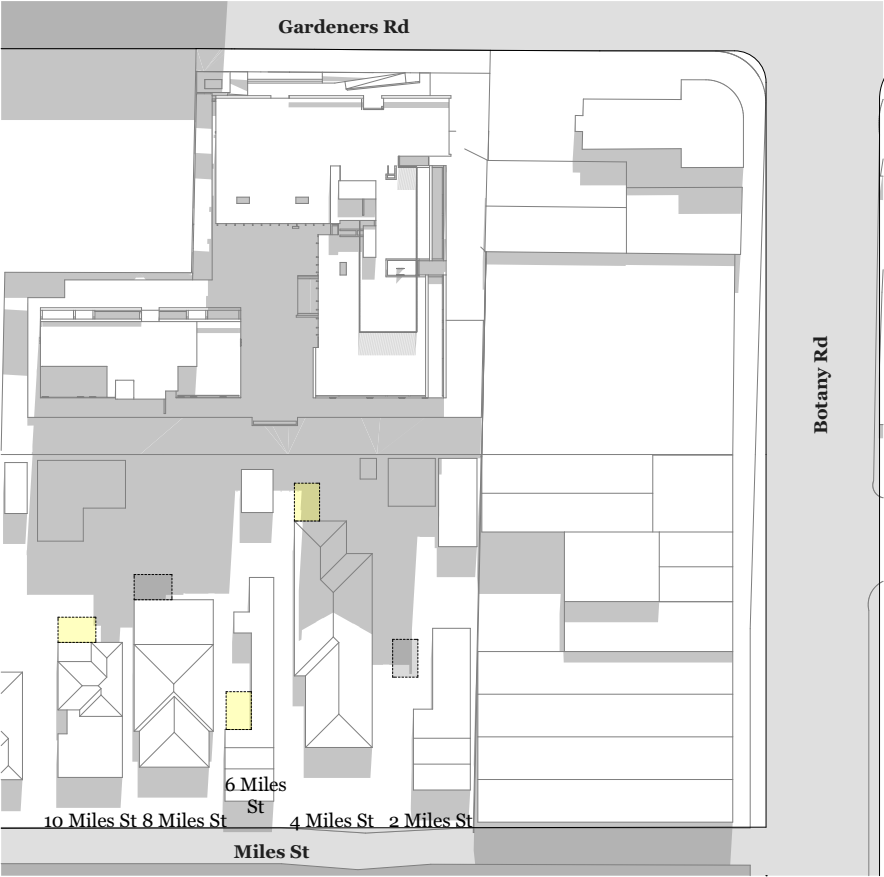
0900AM



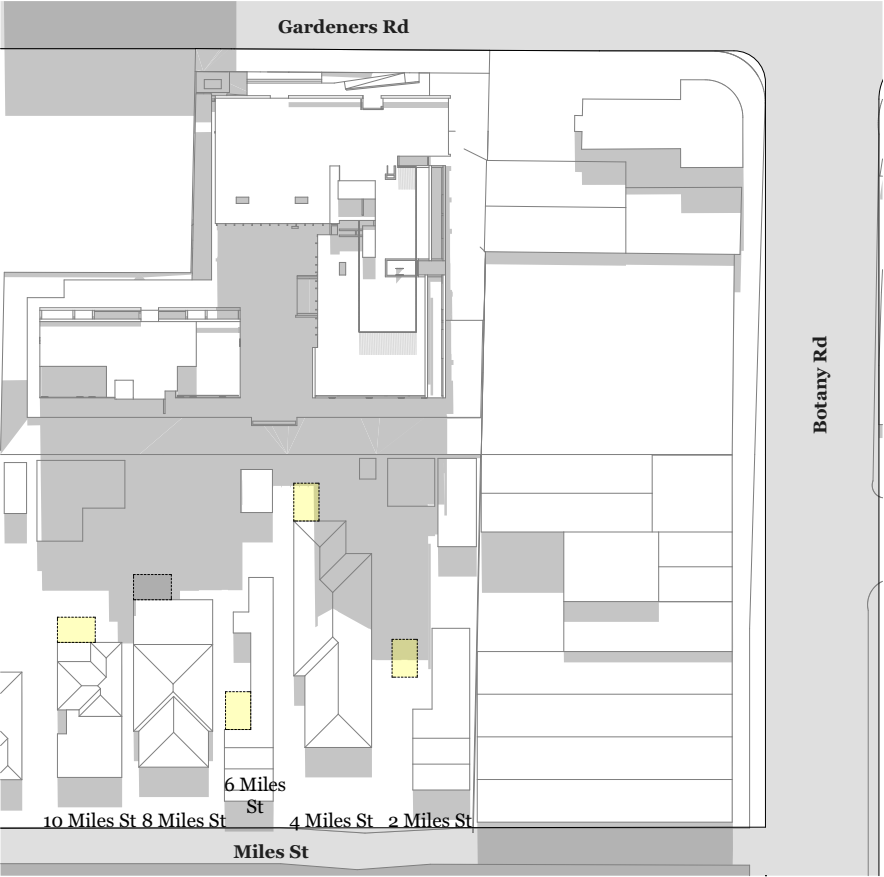
1000AM



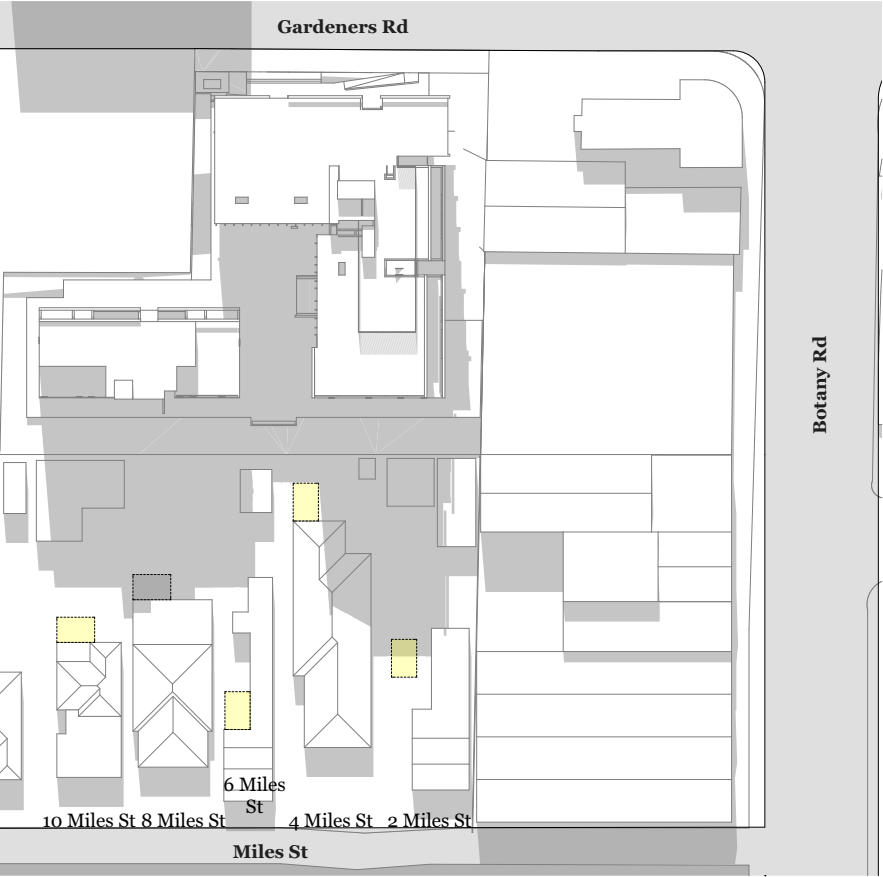
1100AM



1115AM



1130AM



1145AM

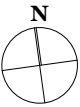


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Rev.	Date	By	Ckd	Description
B	18/10/2018	FT	RM	Post-lodgement Changes
C	19/12/2018	FT	RM	Post-DRP Changes

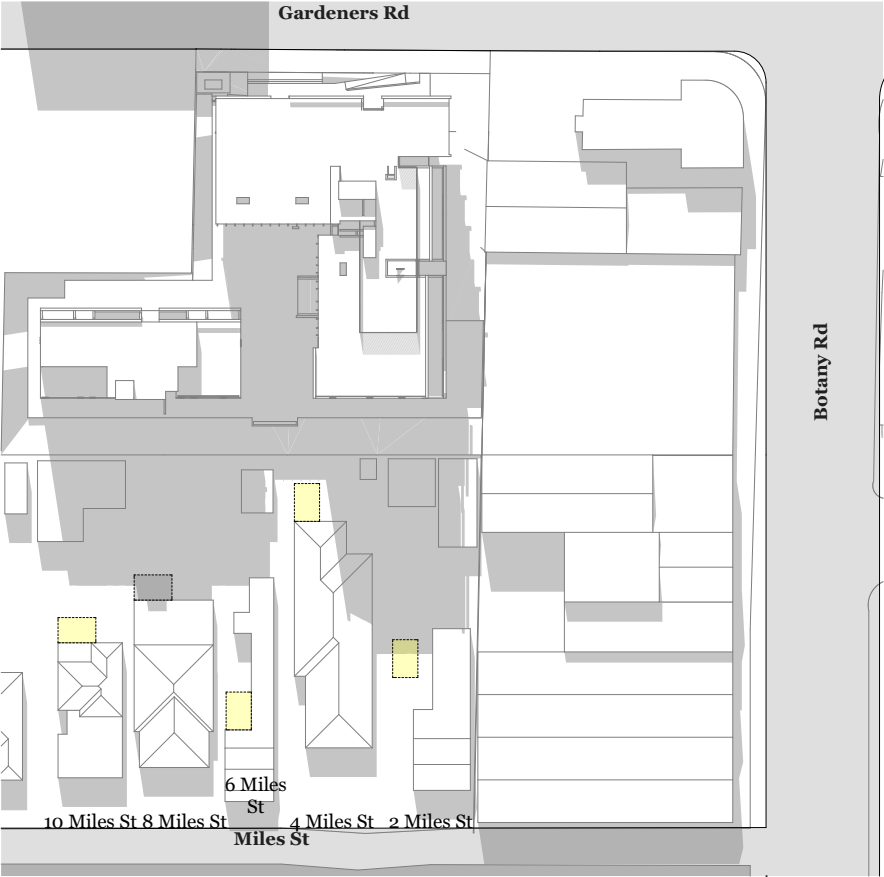


Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
Scale NTS
Drawn by FT
Checked by RM

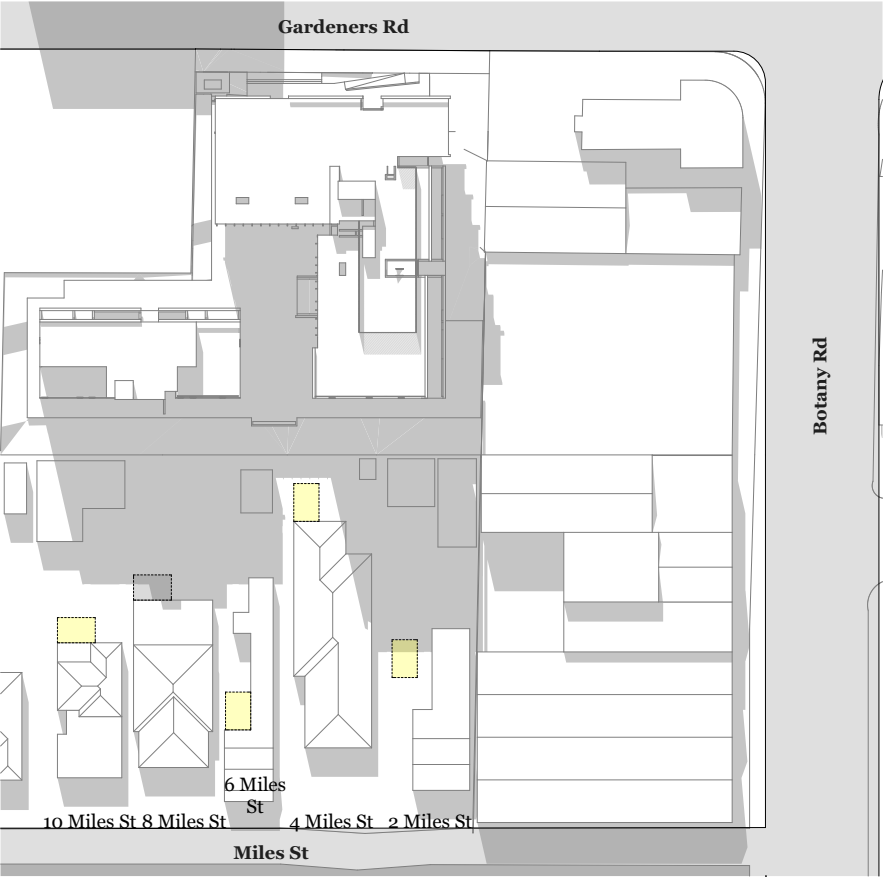
Drawing Name
Drawing Number
Revision

Overshadowing Analysis
Sheet
C

OVERSHADOWING ANALYSIS



1200PM



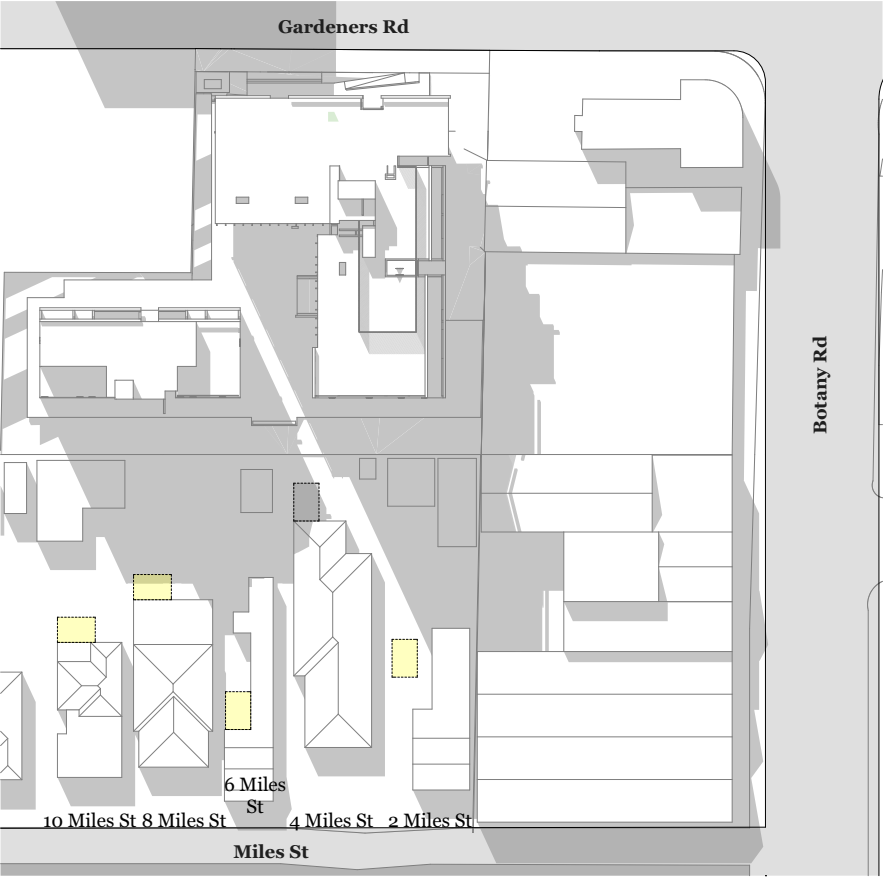
1215PM



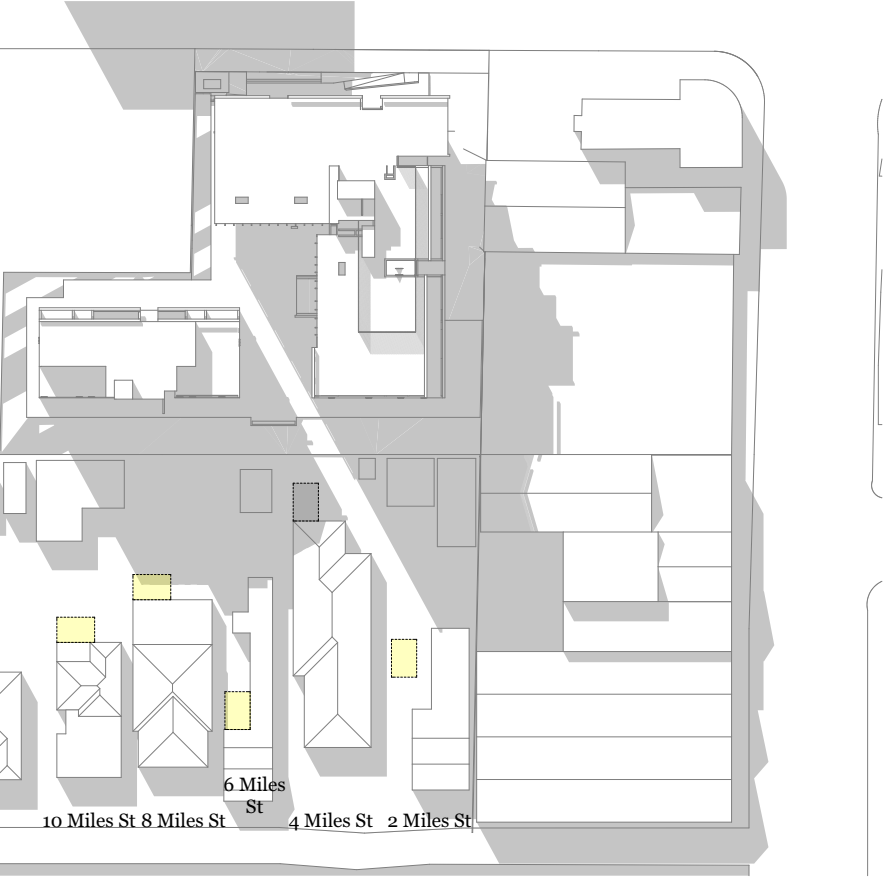
1230PM



1245PM



1300PM



1315PM

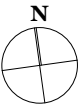


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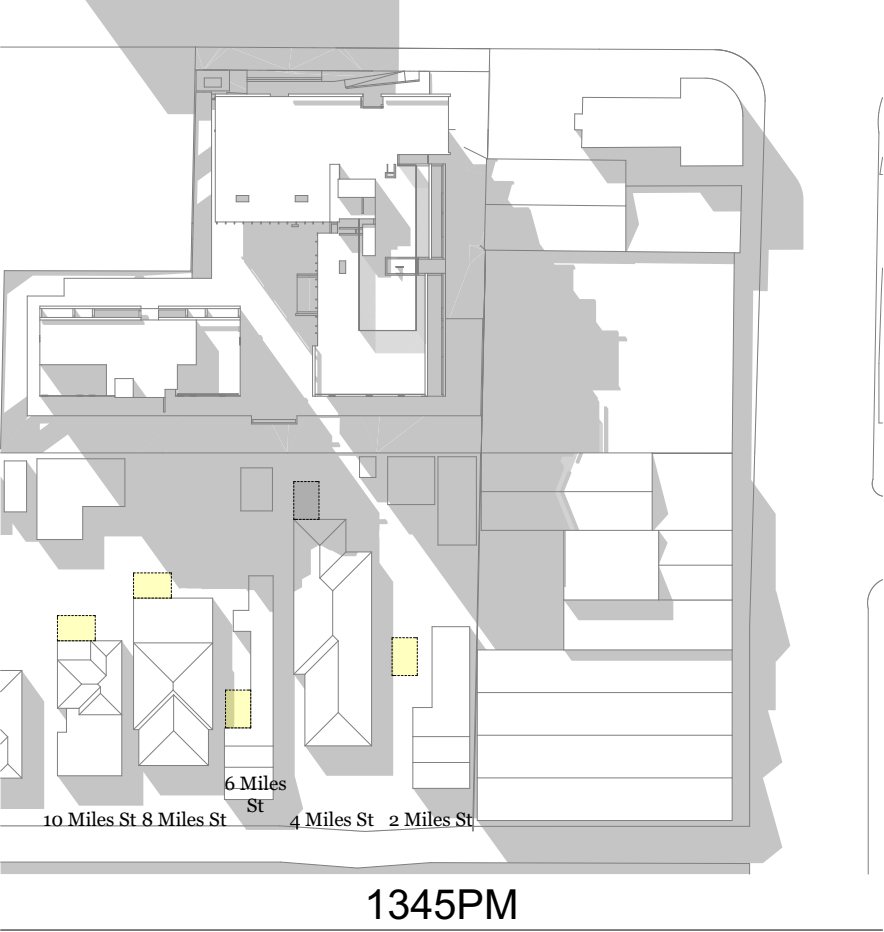
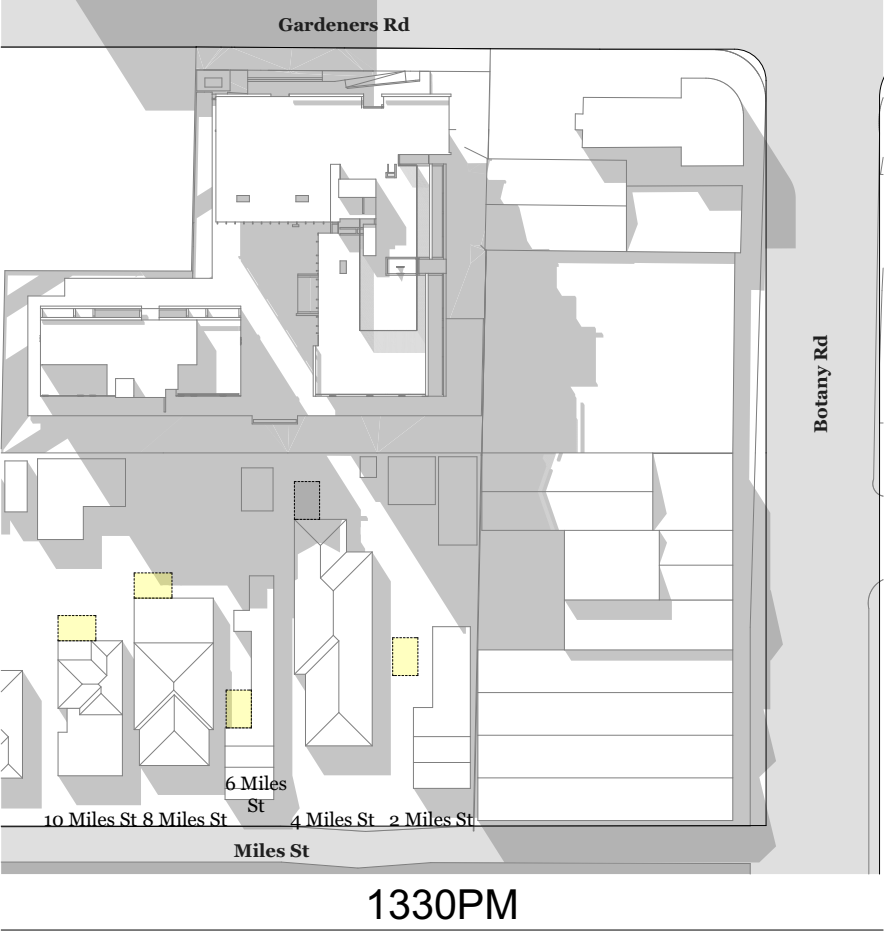


Project Name 551 Gardeners Rd
Project Number 11262
Date 14/06/2019
Scale NTS
Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

Overshadowing Analysis
Sheet
C

OVERSHADOWING ANALYSIS



6 x 4m areas that receive direct sunlight within Private Open Space of existing single storey houses

Address	Solar Access (to 6x4m area within rear yard between 9am and 3pm on 22 June)
2 Miles St	5 hours
4 Miles St	1.5 hours
6 Miles St	3 hours
8 Miles St	2.5 hours
10 Miles St	4 hours

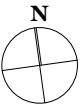


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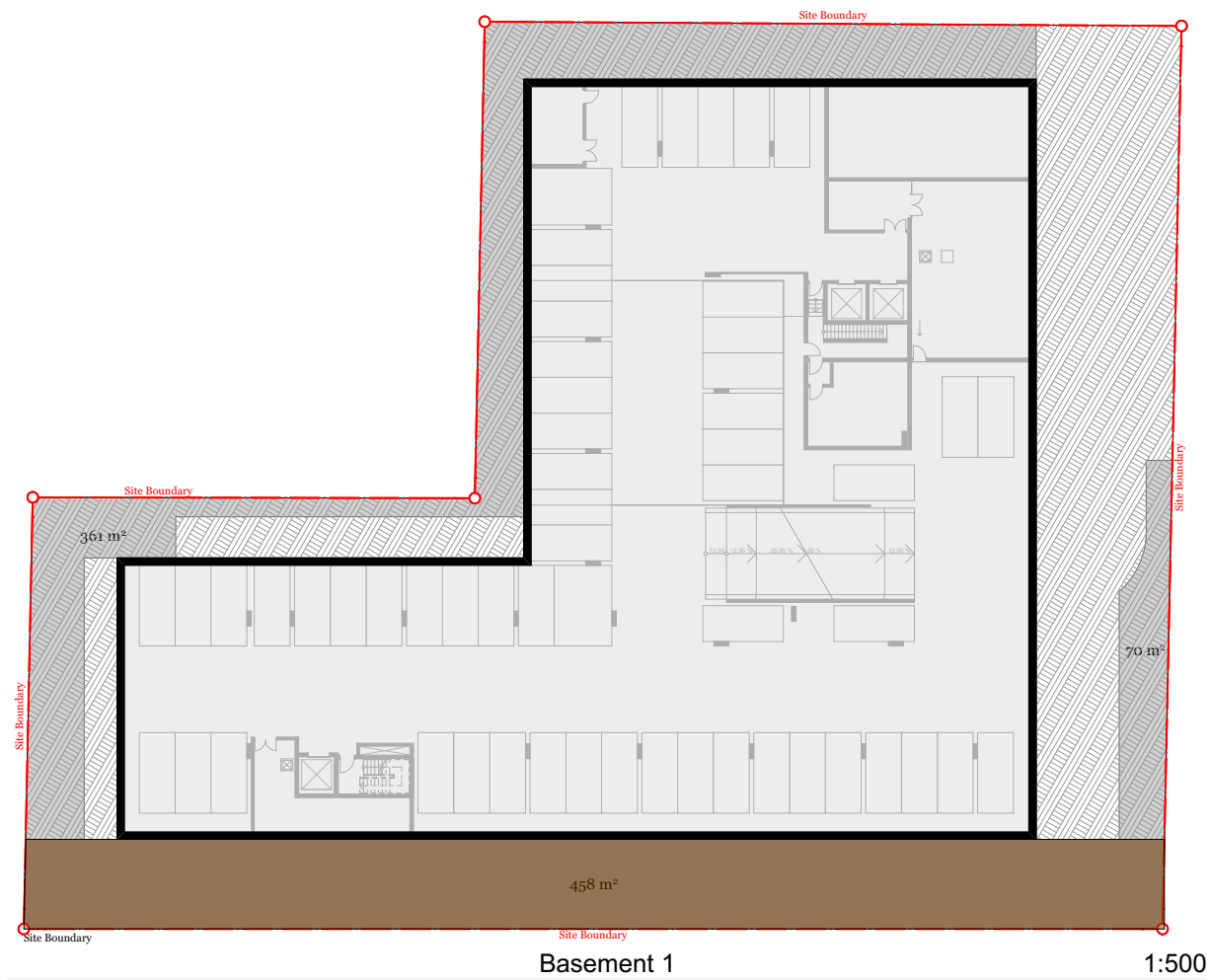
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B	18/10/2018	FT	RM	Post-lodgement Changes
C	19/12/2018	FT	RM	Post-DRP Changes



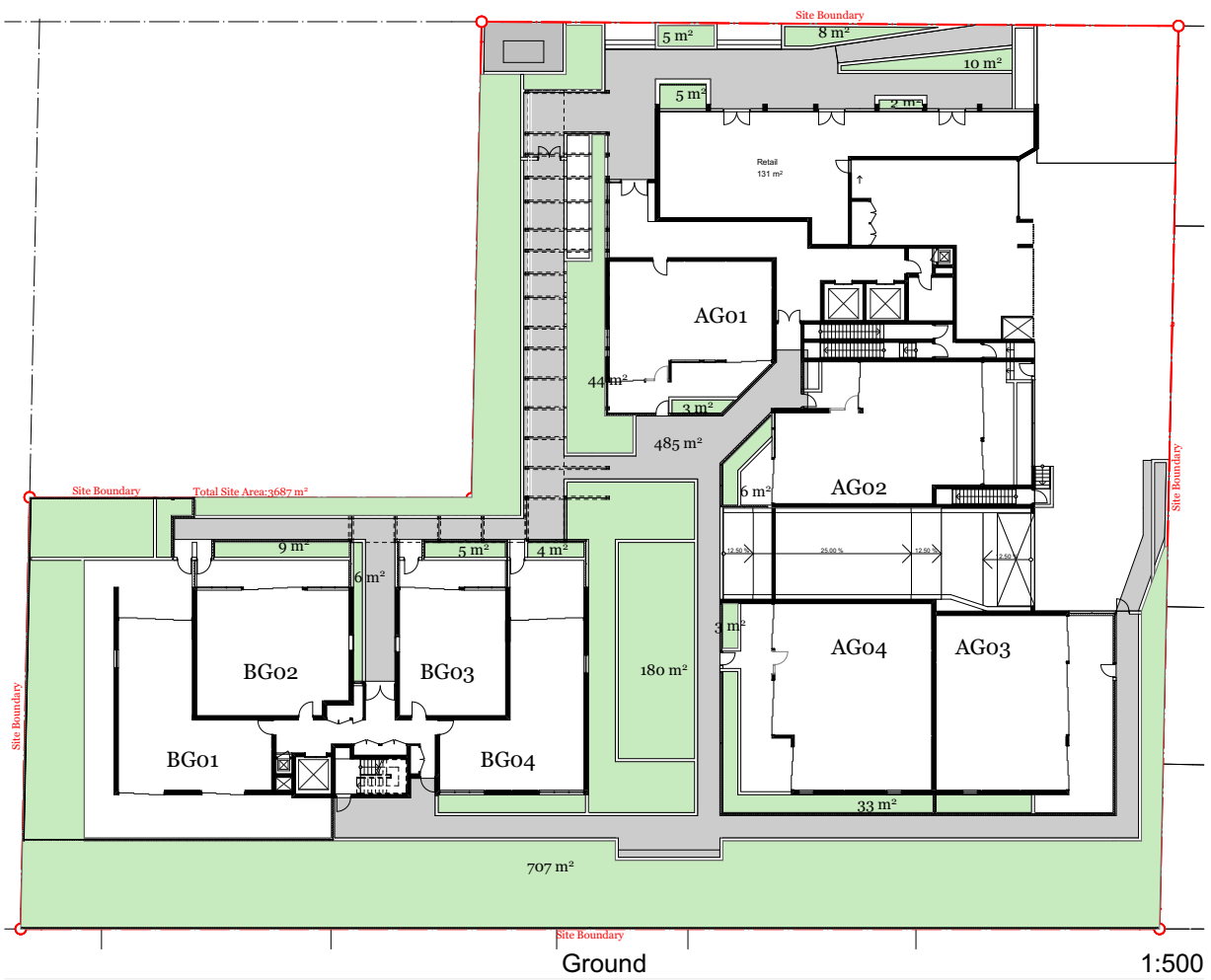
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Project Number 11262
Date 14/06/2019
Scale @ A3
Drawn by FT
Checked by RM

Drawing Name
Drawing Number
Revision

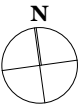
Overshadowing Analysis
Sheet 3
DA108
C

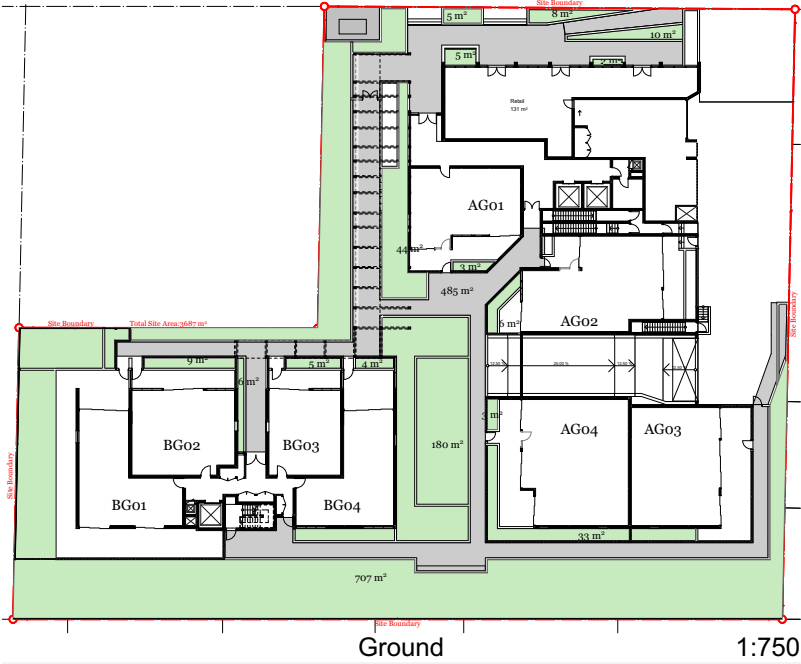


Site Area	= 3687 sqm	
Deep Soil Area (less than 6m wide)	= 431 sqm	= 11.7%
Deep Soil Area (6m wide)	= 458 sqm	= 12.4%
Total Deep Soil Area	=889 sqm	= 24.1%



Rev.	Date	By	Ckd	Description
B	18/10/2018	FT	RM	Post-lodgement Changes

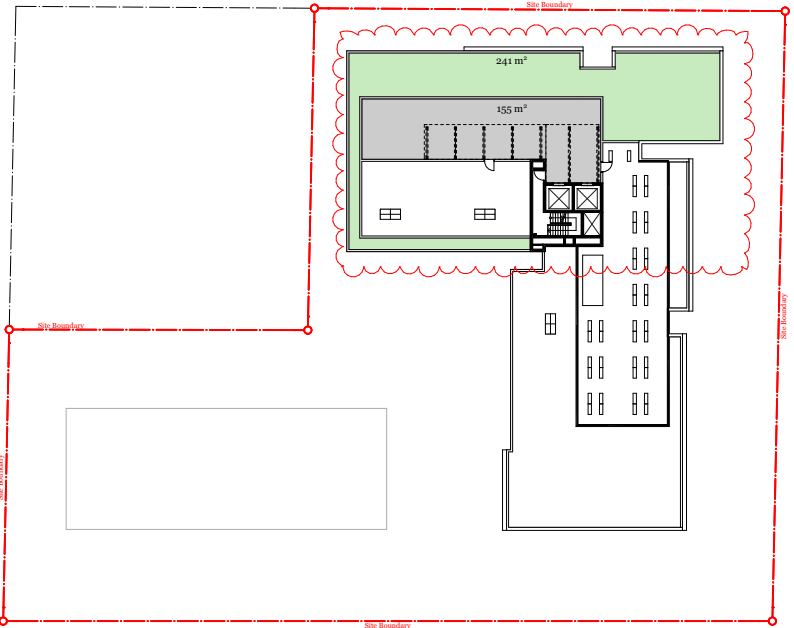




Soft Landscape Area = 1030 sqm
Hard Landscape Area = 485 sqm



Soft Landscape Area = 22 sqm
Hard Landscape Area = 63 sqm



Soft Landscape Area = 241 sqm
Hard Landscape Area = 155 sqm

Site Area

Soft Landscape Area

Hard Landscape Area

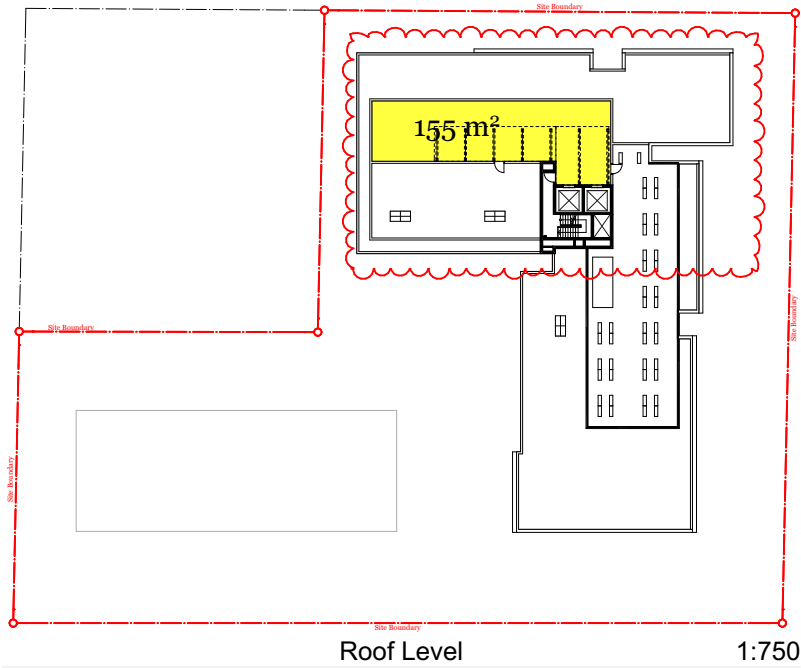
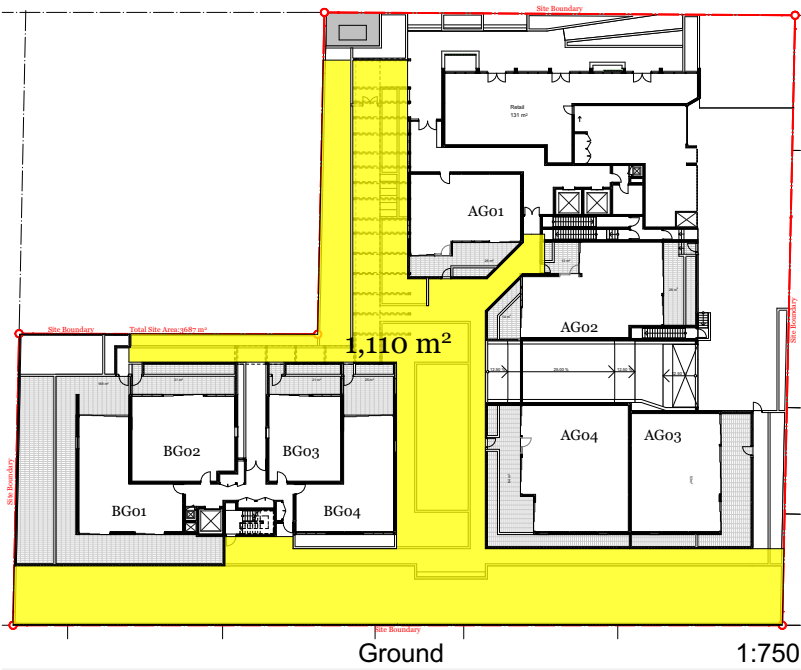
Total Landscape Area

= 3687 sqm

= 1293 sqm (35%)

= 703 sqm (19%)

= 1996 sqm (54%)



COMMUNAL OPEN SPACE

Site Area

= 3687 sqm

Ground Floor Communal Open Space Area

= 1110 sqm

Tower B Level 6 Communal Open Space Area

= 90 sqm

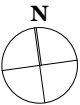
Tower A Level 7 Communal Open Space Area

= 155 sqm

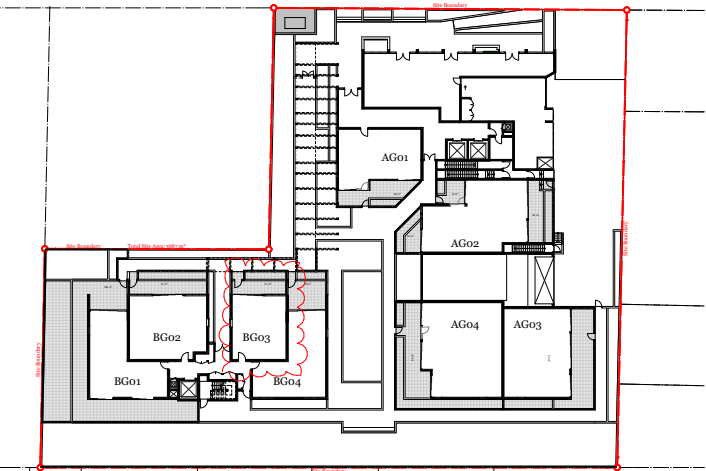
Total Communal Open Space Area

=1355 sqm (37%)

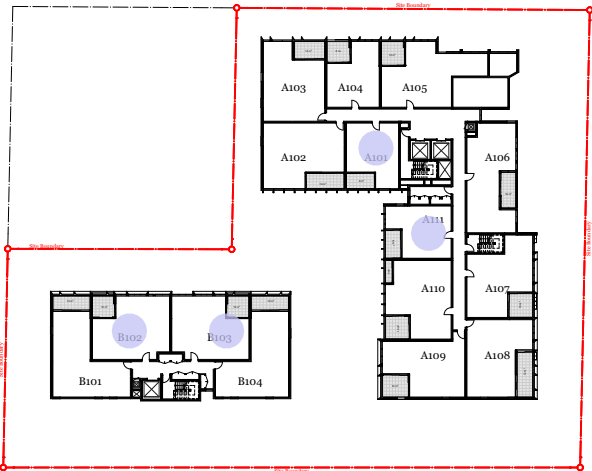
Rev.	Date	By	Ckd	Description
B	18/10/2018	FT	RM	Post-lodgement Changes
C	19/12/2018	FT	RM	Post-DRP Changes
D	1/02/2019	FT	RM	Post-DRP Changes
E	14/06/2019	FT	RM	Post-DRP Changes



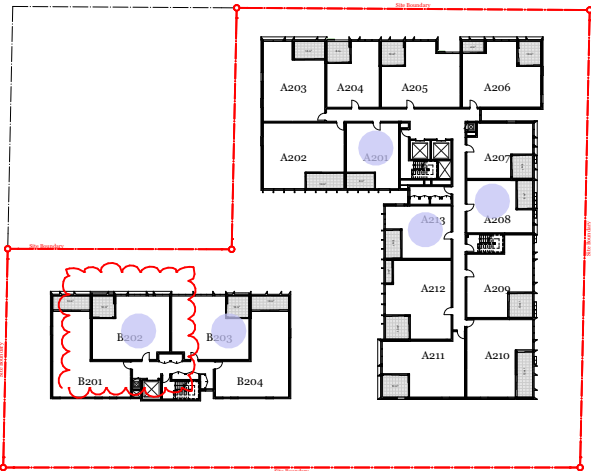
ADAPTABLE APARTMENT



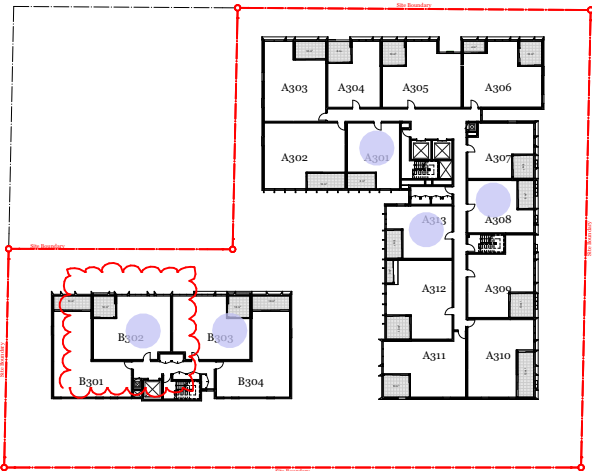
1 Ground
ADAPTABLE: 0 1:1000



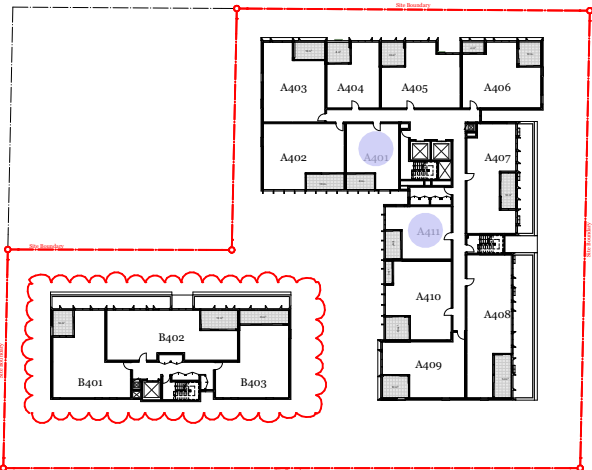
2 Level 1
ADAPTABLE: 4 1:1000



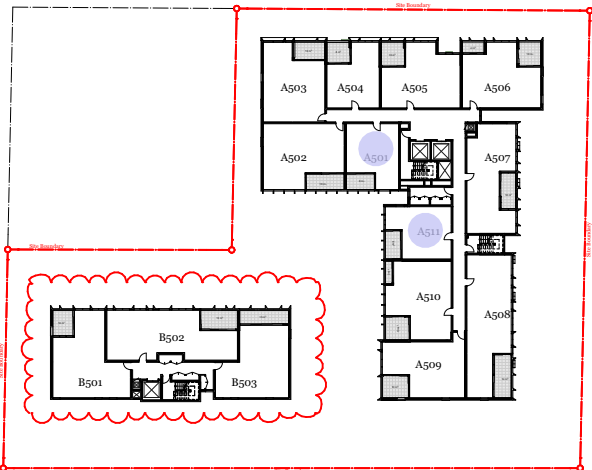
3 Level 2
ADAPTABLE: 5 1:1000



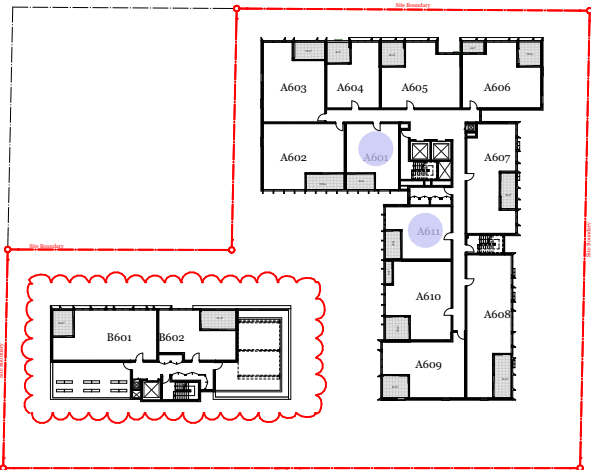
4 Level 3
ADAPTABLE: 5 1:1000



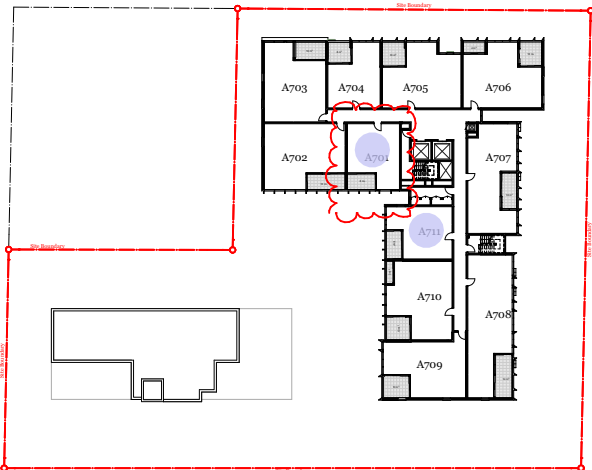
5 Level 4
ADAPTABLE: 2 1:1000



6 Level 5
ADAPTABLE: 2 1:1000

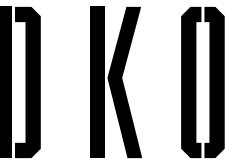


7 Level 6
ADAPTABLE: 2 1:1000



8 Level 7
ADAPTABLE: 2 1:1000

TOTAL ADAPTABLE UNIT : 22/109 (20.2%)

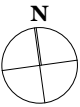


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D	18/01/2019	FT	RM	Post-DRP Changes
E	1/02/2019	FT	RM	Post-DRP Changes
F	14/06/2019	FT	RM	Post-DRP Changes

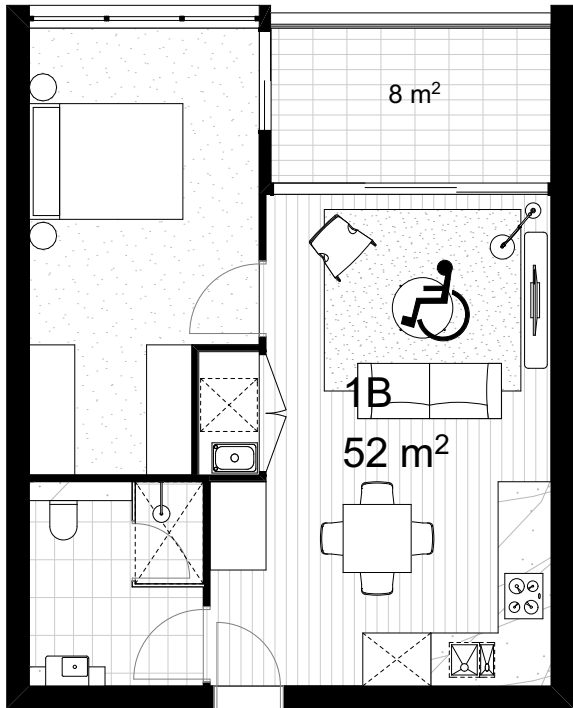


Project Name
Project Number
Date
Scale
Drawn by
Checked by

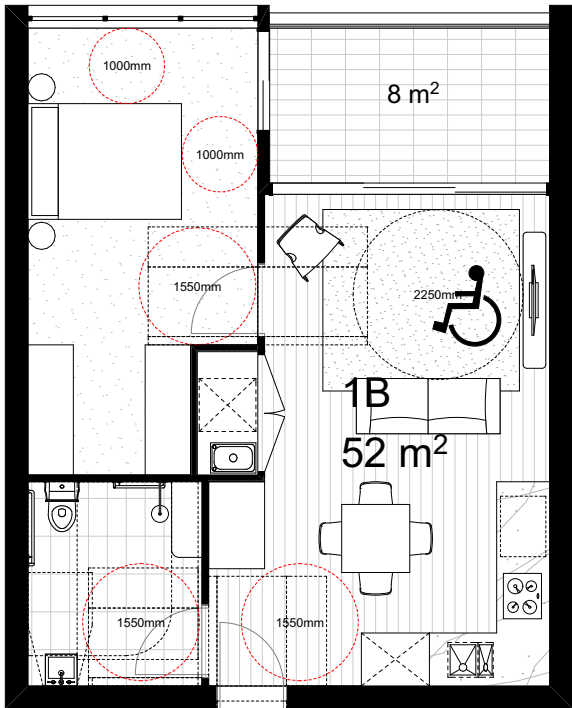
551 Gardeners Rd
11262
14/06/2019
1:1000 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

Adaptable Apartment
DA412
F

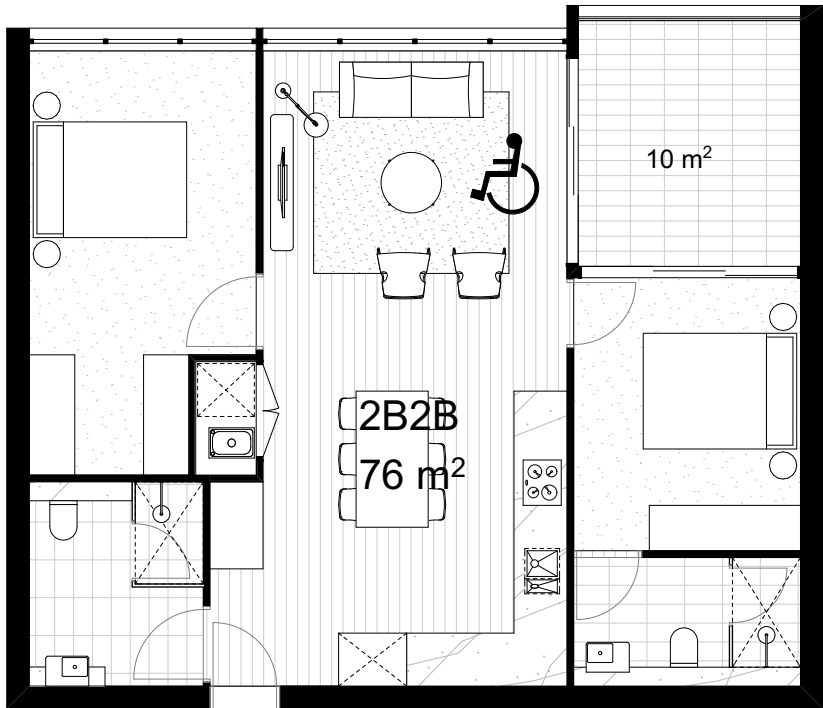


TYPE 1B PRE-ADAPTED

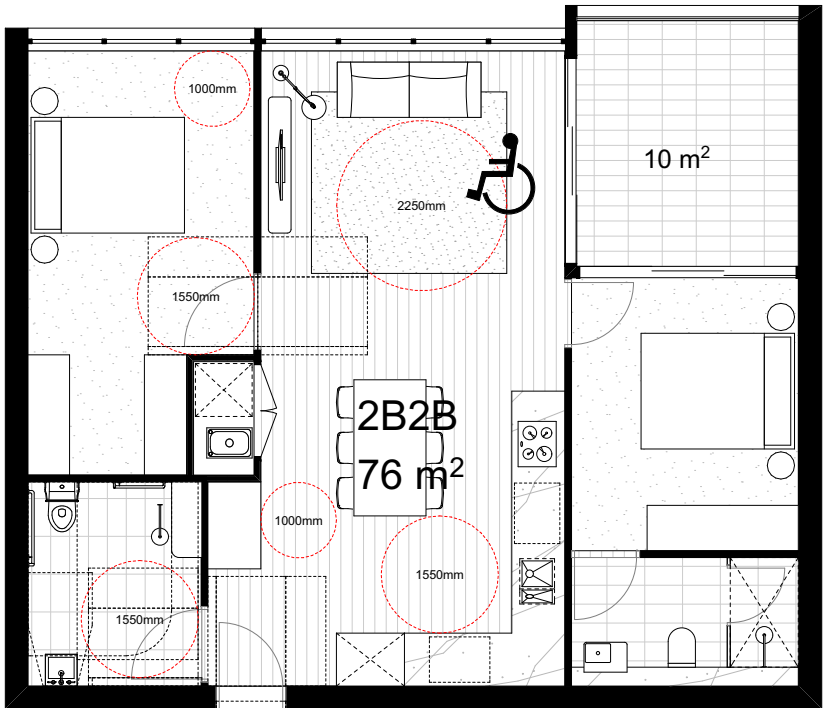


TYPE 1B POST-ADAPTED

01 ADAPTABLE 1 Bed
1:100



TYPE 2F PRE-ADAPTED



TYPE 2F POST-ADAPTED

02 ADAPTABLE 2 Bed
1:100

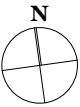


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Rev.	Date	By	Ckd	Description

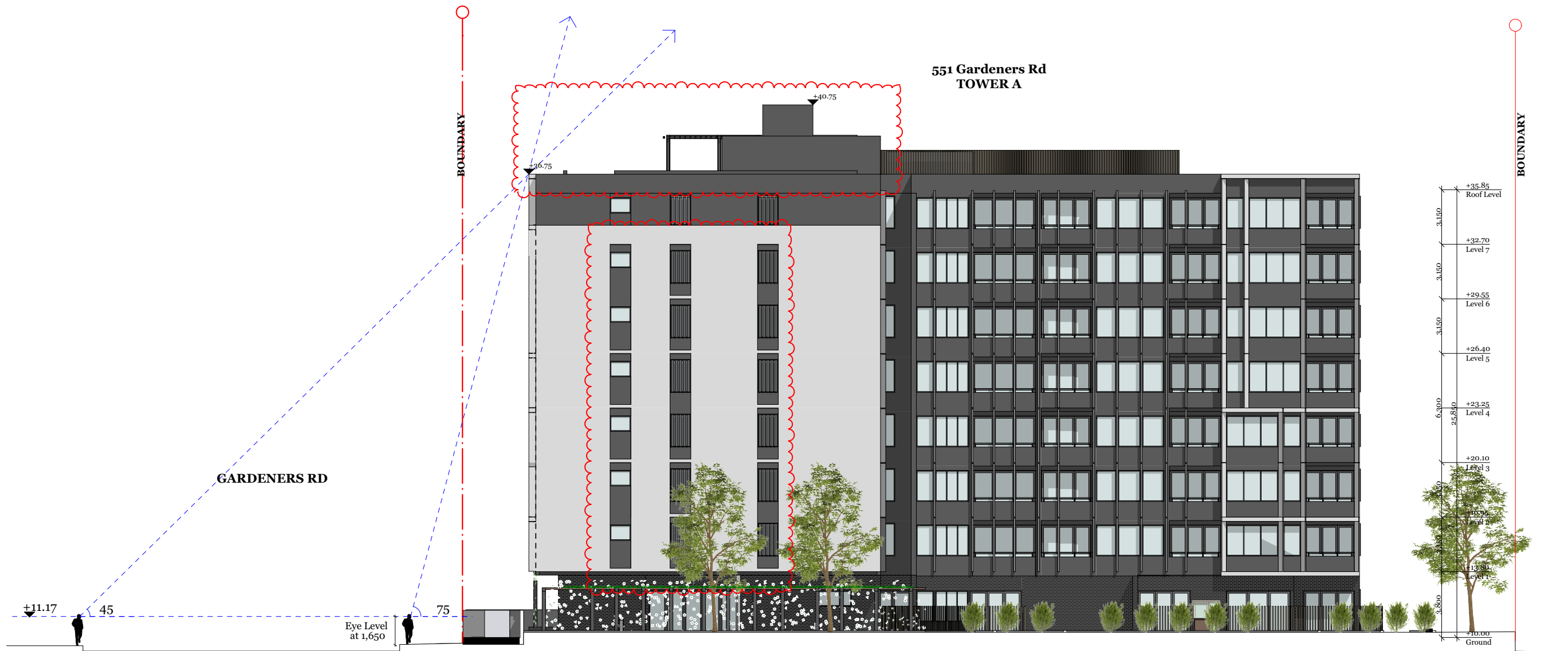


Project Name
Project Number
Date
Scale
Drawn by
Checked by

551 Gardeners Rd
11262
14/06/2019
1:100 @ A3
FT
RM

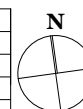
Drawing Name
Drawing Number
Revision

Adaptable Apartment
11262
A

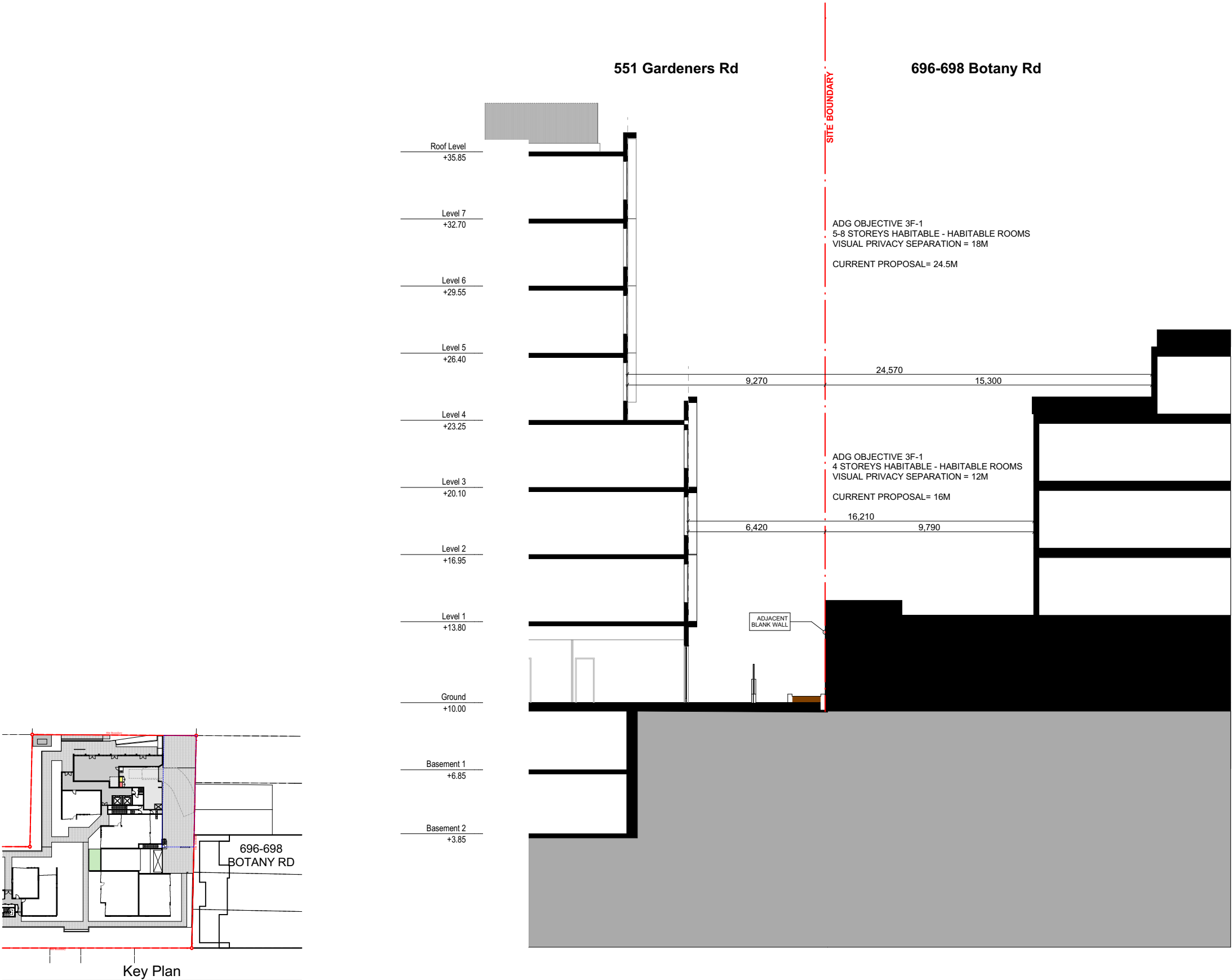


01 Sight Line Diagram
1:250

Rev.	Date	By	Ckd	Description
B	14/06/2019	FT	RM	Post-DRP Changes
C	14/06/2019	FT	RM	Post-DRP Changes



VISUAL PRIVACY SECTION DIAGRAM

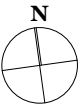


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Project Name
Project Number
Date
Scale
Drawn by
Checked by

551 Gardeners Rd
11262
14/06/2019
1:200 @ A3
FT
RM

Drawing Name
Drawing Number
Revision

Visual Privacy Section Diagram
DA415
01