



PERSPECTIVE - VIEW 1

Amendments		
Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL RF1	22-02-19
K	RESPONSE TO COUNCIL RF1	28-02-19
L	RESPONSE TO DRP COMMENTS	17-04-19

DA SUBMISSION

Services Engineers		
INSYNC SERVICES		
Suite 6.02, Level 6, 88 York Street Sydney NSW 2000		
Structural Engineer		
NORTHROP		
Level 11, 345 George Street Sydney NSW 2000		
Fire Engineer		
OLSSON FIRE		
Traffic Engineer		
PTC		
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SCA/Access Consultant		
BLACKETT MAGUIRE + GOLDSMITH		
PO Box 167, Broadway		
Client		
ANGLICARE - CORRIMAL		
GROUP GSA		
Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com		
T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape room architect M. Sheldon 3990		
Project Title		
SOCIAL & AFFORDABLE HOUSING CORRIMAL		
Drawing Title		
PERSPECTIVE - VIEW 1		
Scale		
Drawing Created (date)		19/08/18
Drawing Created (by)		L.N.
Plotted and checked by		LMC
Verified		MB
Approved		LR
Project No	Drawing No	Issue
180350	DA0001	K
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PERSPECTIVE - VIEW 2

Amendments		Date
Issue	Description	
A	RESPONSE TO DRP 02 MEETING	07-05-19



North Point

FOR TENDER

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Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

Drawing Title

PERSPECTIVE - VIEW 2

Scale

Drawing Created (date) 06/03/19

Drawing Created (by) L.N.

Plotted and checked by L.M.C.

Verified M.B.

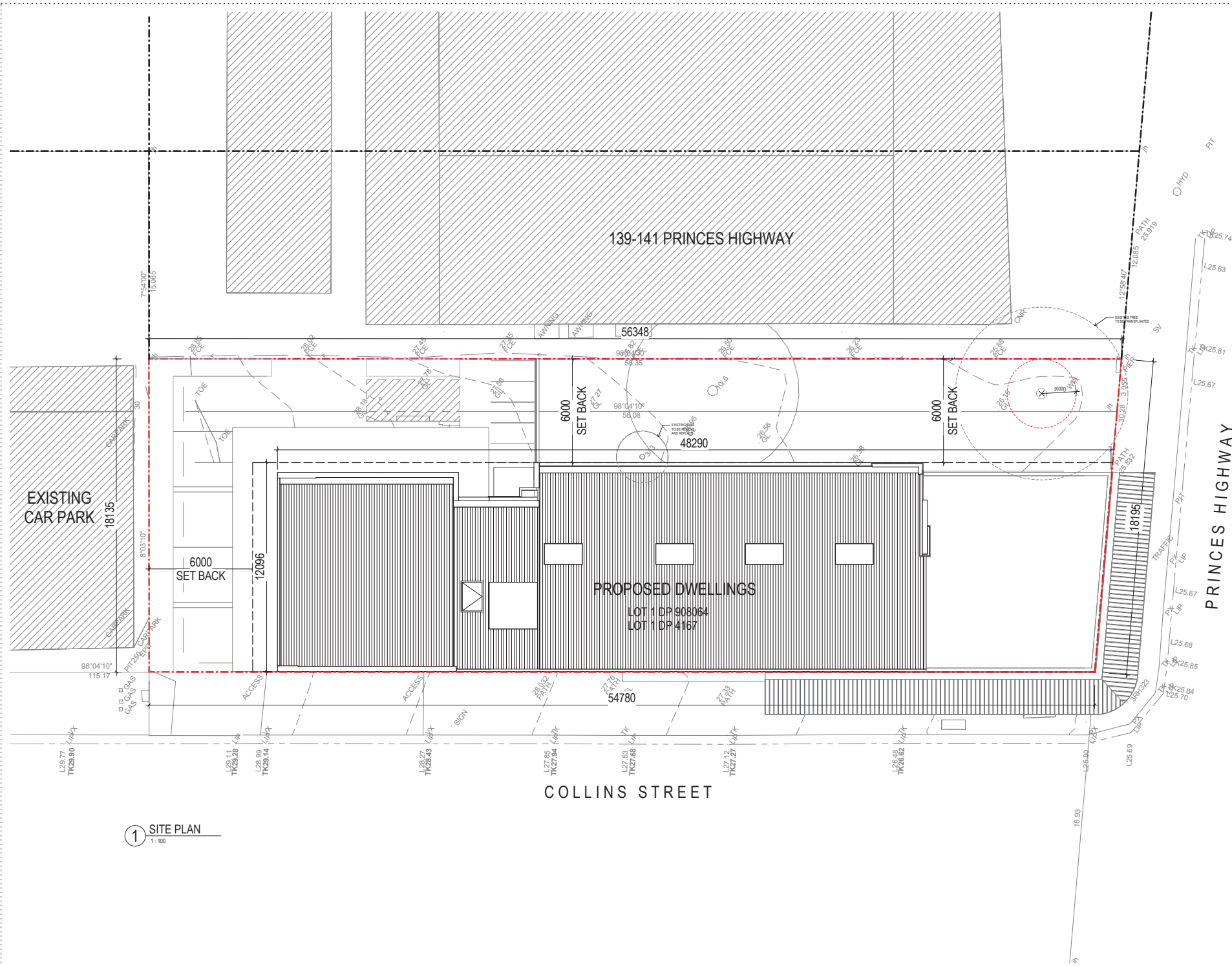
Approved L.R.

Project No Drawing No Issue

180350 DA0002 A

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07-0469-10-0-21-38 AM



1 SITE PLAN
1:100

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K	RESPONSE TO DRP COMMENTS	17-04-19



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Project Title

SOCIAL & AFFORDABLE
HOUSING CORRIMAL

Drawing Title

SITE PLAN

Scale 1:100

Drawing Created (date) 10/08/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

Approved LR

Project No Drawing No Issue

180350 DA1100 K

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LEGEND

SITE	COMMUNITY USE	TREES	CAR PARKS	RL 25M	RL 29M
FREEWAY	RETAIL USE	SHOP FRONT	SIGNALISED INTERSECTION	RL 26M	DIRECTION OF FALL
LOCAL STREETS	HEALTH USE	VIEWS	NOISE	RL 27M	POWER POLE
FOOTPATH	RESIDENTIAL USE	SENSITIVE INTERFACE	EXISTING DRIVEWAY	RL 28M	

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J	RESPONSE TO COUNCIL RF1	28-02-19



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room architect M. Sheldon 3990
Project Title

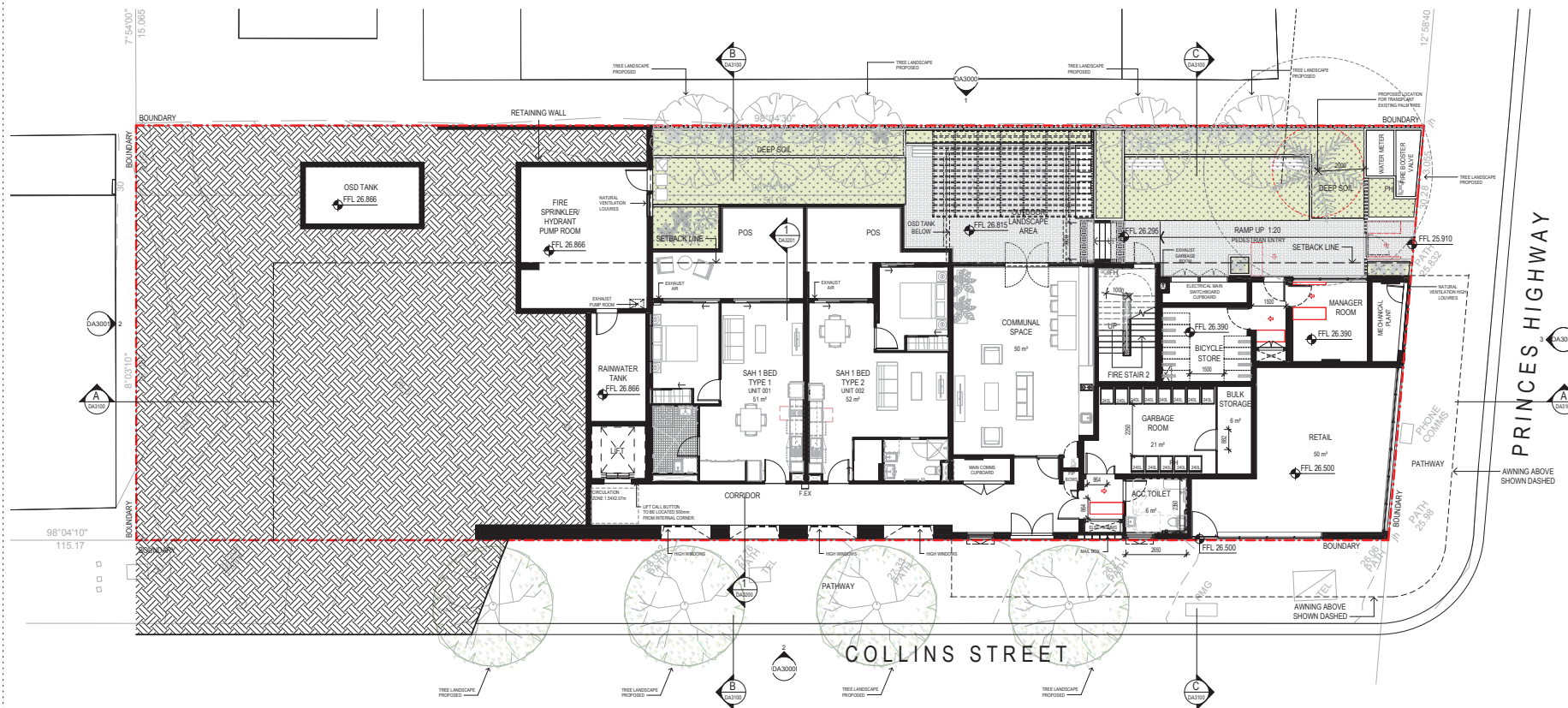
SOCIAL & AFFORDABLE HOUSING CORRIMAL

SITE ANALYSIS PLAN

Drawing Title
Scale
Drawing Created (date)
07/05/18
Drawing Created (by)
PR
Plotted and checked by
LMC
Verified
MB
Approved
LR
Project No
Drawing No
Issue

180350 DA1101 J

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1 LOWER GROUND FLOOR PLAN
1:100

NOTE: PROVIDE LEVEL THRESHOLDS
THROUGHOUT TO COMPLY WITH SILVER LHA REQUIREMENTS.

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L	RESPONSE TO DRP COMMENTS	17-04-19
M	RESPONSE TO DRP 02 MEETING	07-05-19
N	ISSUED TO COUNCIL	13-05-19



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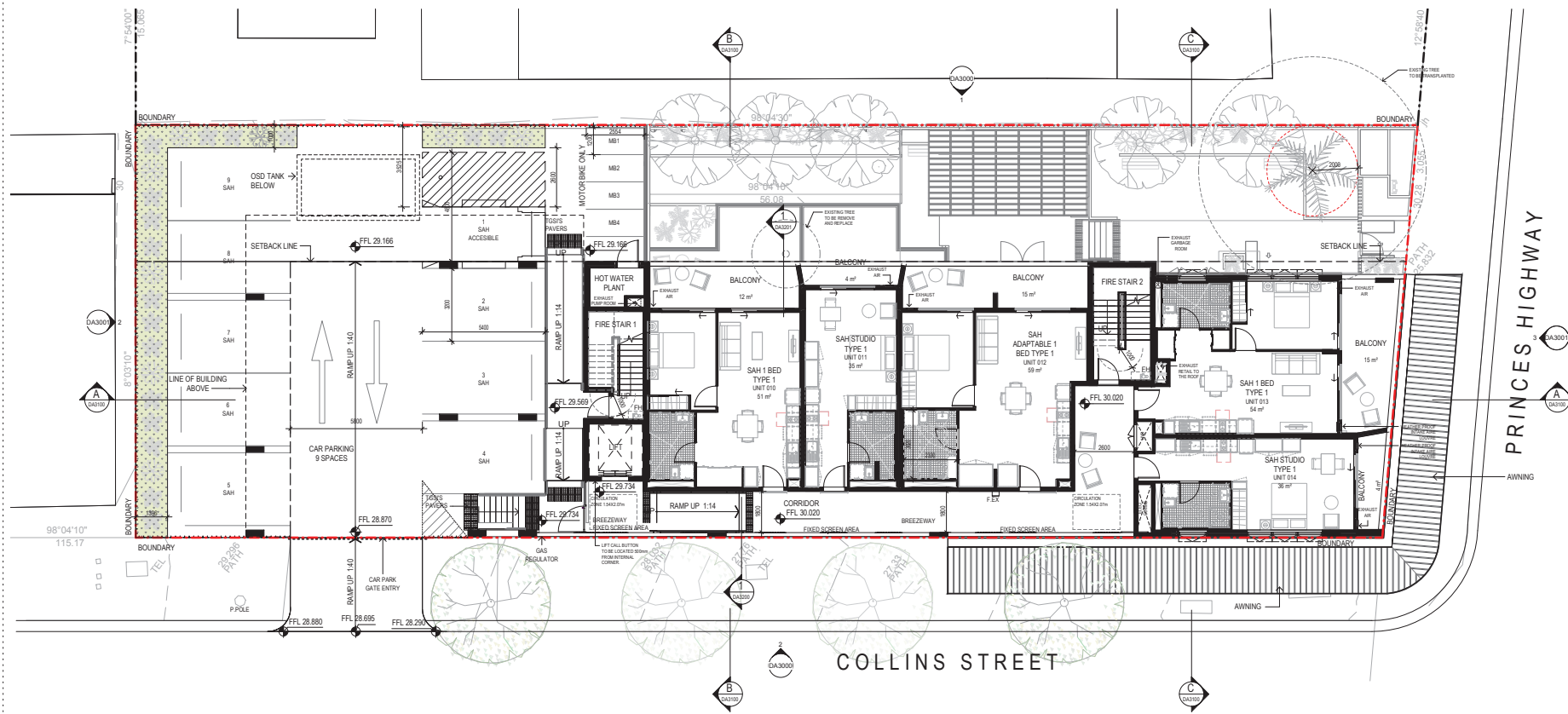
SOCIAL & AFFORDABLE HOUSING CORRIMAL

LOWER GROUND FLOOR GA PLAN

Scale	1 : 100	
Drawing Created (date)	10/08/18	
Drawing Created (by)	ER	
Plotted and checked by	LMC	
Verified	MB	
Approved	LR	
Project No	Drawing No	Issue

180350 DA2000 M

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1 UPPER GROUND FLOOR PLAN
1:100

NOTE: PROVIDE LEVEL THRESHOLDS
THROUGHOUT TO COMPLY WITH SILVER LHA REQUIREMENTS.

Issue	Description	Date
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I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL RF1	22-02-19
K	RESPONSE TO COUNCIL RF1	28-02-19
K	RESPONSE TO DRP COMMENTS	17-04-19



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room architect M. Sheldon 3990
Project Title

**SOCIAL & AFFORDABLE
HOUSING CORRIMAL**

Drawing Title

**UPPER GROUND FLOOR
GA PLAN**

Scale 1:100

Drawing Created (date) 10/08/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

Approved LR

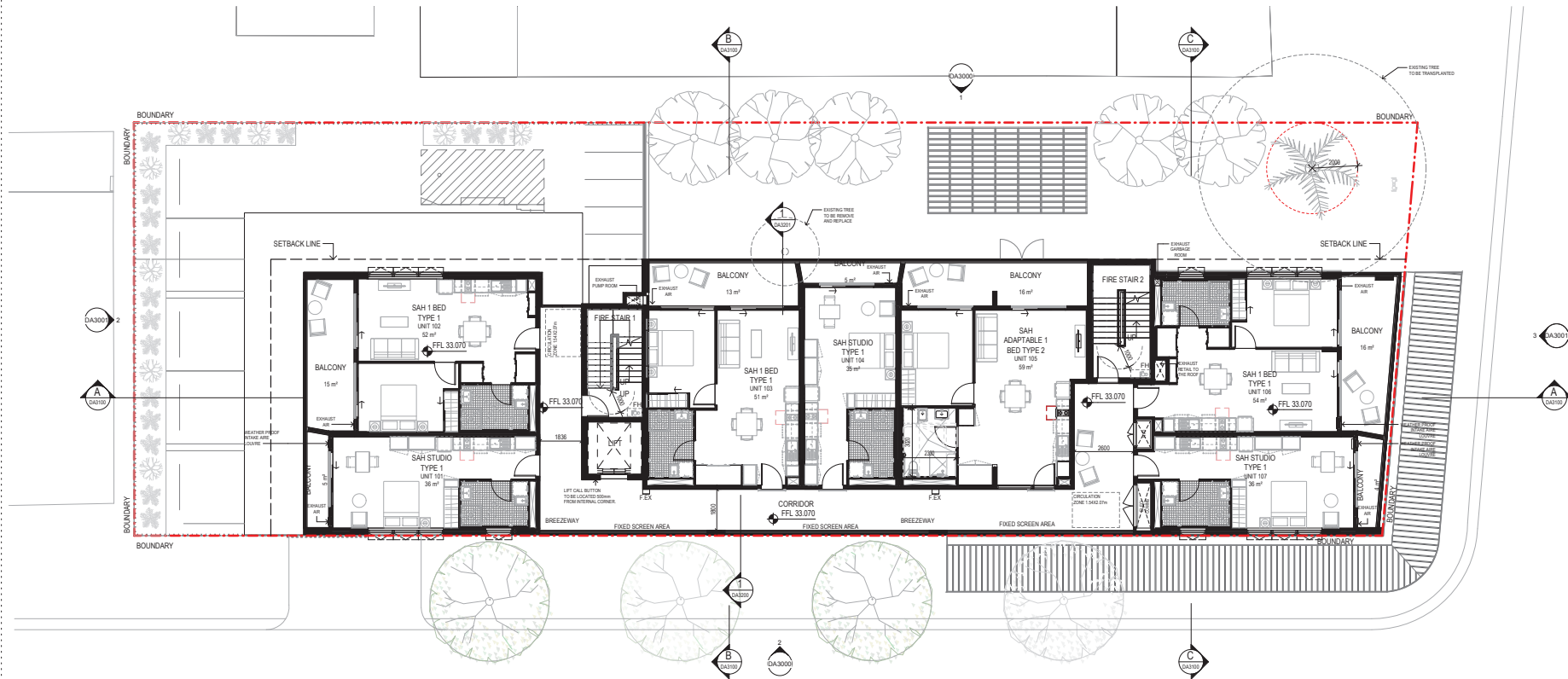
Project No Drawing No Issue

180350 DA2001 K

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1 LEVEL 1
1:100

NOTE: PROVIDE LEVEL THRESHOLDS
THROUGHOUT TO COMPLY WITH SILVER LHA REQUIREMENTS.

Issue	Description	Date
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K	RESPONSE TO COUNCIL RF1	28-02-19
L	RESPONSE TO DRP COMMENTS	17-04-19
L	ISSUED TO COUNCIL	13-05-19



DA SUBMISSION

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Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

Drawing Title

LEVEL 1 GA PLAN

Scale 1:100

Drawing Created (date) 19/08/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

Approved LR

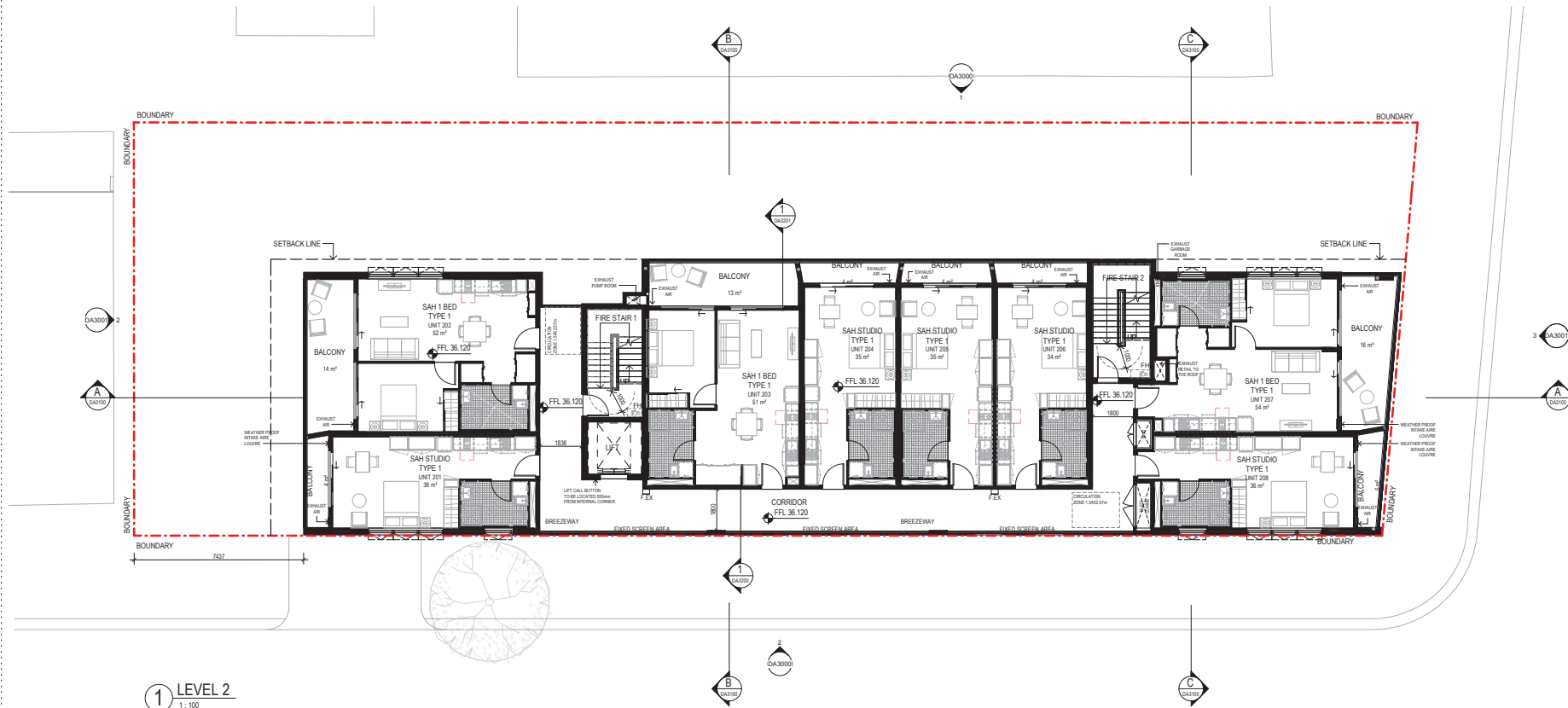
Project No Drawing No Issue

180350 DA2002 L

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13/05/2019 4:02:35 PM



1 LEVEL 2
1:100

NOTE: PROVIDE LEVEL THRESHOLDS
THROUGHOUT TO COMPLY WITH SILVER LHA REQUIREMENTS.

Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL RF1	22-02-19
K	RESPONSE TO COUNCIL RF1	28-02-19
L	RESPONSE TO DRP COMMENTS	17-04-19
L	ISSUED TO COUNCIL	13-05-19



DA SUBMISSION

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Fire Engineer
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PTC
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BCA/Access Consultant
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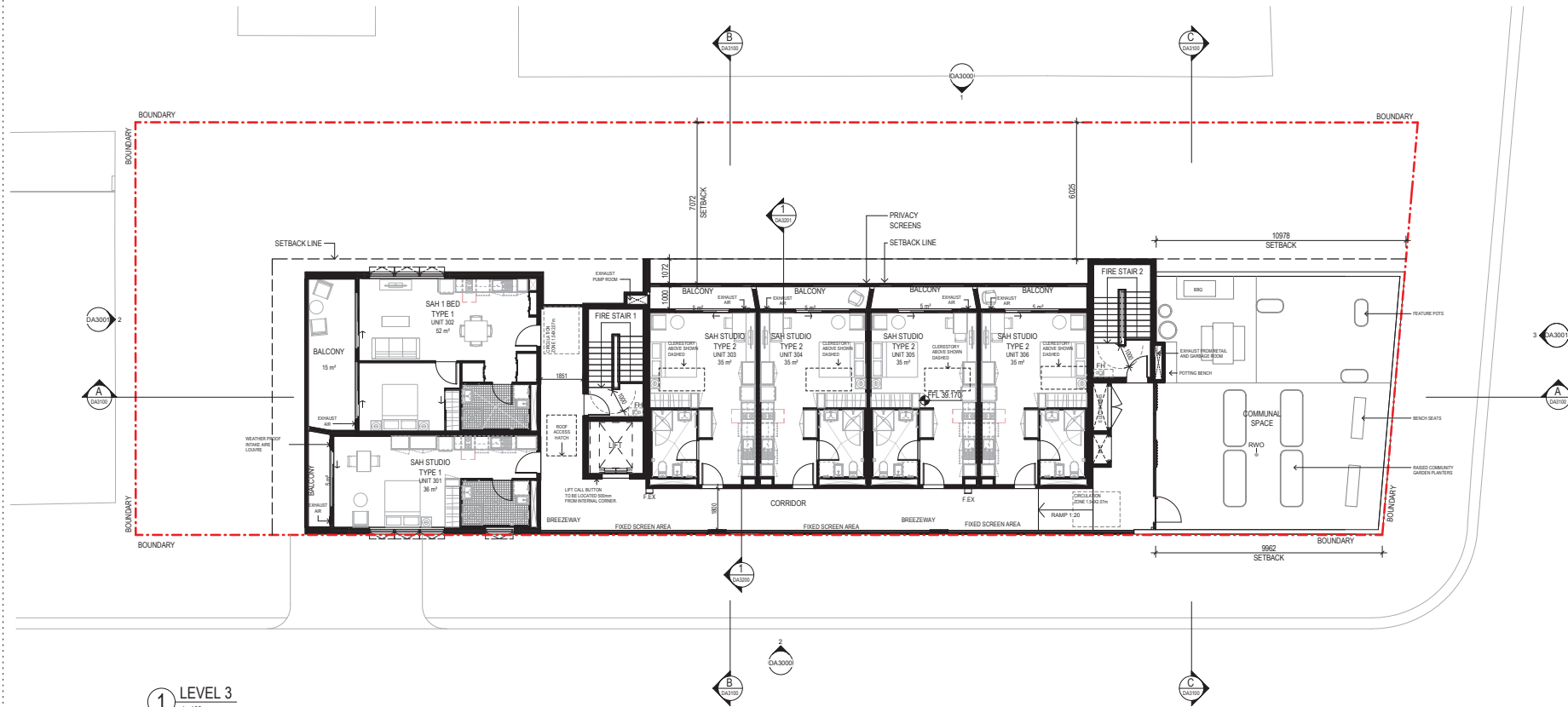
Client
ANGLICARE - CORRIMAL
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• architecture interior design urban design landscape
• room architect M. Sheldon 3990
Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

Drawing Title
LEVEL 2 GA PLAN
Scale
1:100
Drawing Created (date)
10/08/18
Drawing Created (by)
ER
Plotted and checked by
LMC
Verified
MB
Approved
LR
Project No
Drawing No
Issue

180350 DA2003 L

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1 LEVEL 3
1:100

NOTE : PROVIDE LEVEL THRESHOLDS
THROUGHOUT TO COMPLY WITH SILVER LHA REQUIREMENTS.

Amendments		
Issue	Description	Date
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H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL RF1	22-02-19
K	RESPONSE TO COUNCIL RF1	28-02-19
L	RESPONSE TO DRP COMMENTS	17-04-19
M	RESPONSE TO DRP 12 MEETING	07-05-19
N	ISSUED TO COUNCIL	13-05-19



DA SUBMISSION

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Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

Drawing Title

LEVEL 3 GA PLAN

Scale 1 : 100

Drawing Created (date) 19/08/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

Approved LR

Project No Drawing No Issue

180350 DA2004 M

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10/05/2019 9:25:54 PM





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; OLSSON FIRE
;

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Project Title _____

SOCIAL & AFFORDABLE
HOUSING CORRIDOR

Drawing Title _____

:ROOF PLAN

Scale 1 : 100

Document Created (Rev) ED

• Plotted and checked by _____ LMC

Approved	LR
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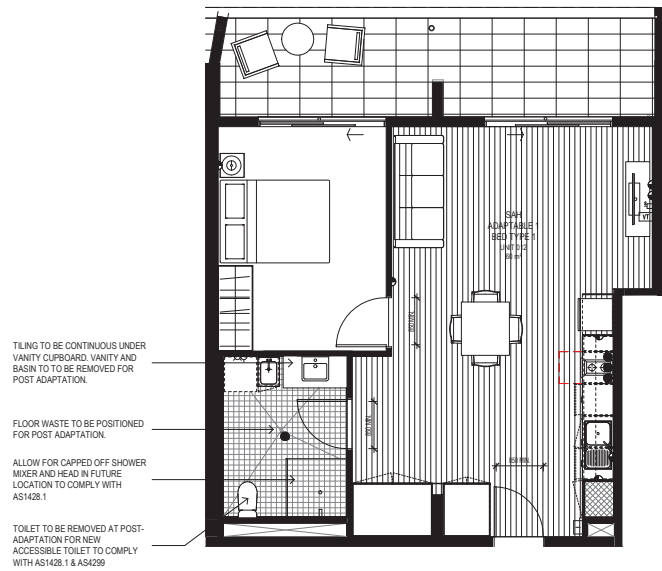
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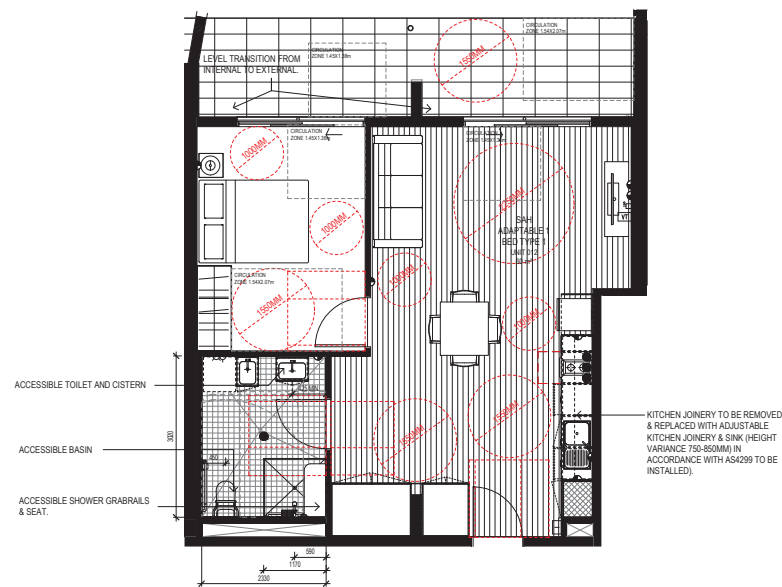
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H	RESPONSE TO COUNCIL RF1	22-02-19
	RESPONSE TO COUNCIL RF1	28-02-19



① ADAPTABLE 1 BED TYPE 1 - PRE ADAPTATION
1:50



② ADAPTABLE 1 BED TYPE 1 - POST ADAPTATION
1:50



DA SUBMISSION

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room architect M. Sheldon 3990

Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

Drawing Title

ADAPTABLE UNIT TYPE 1

Scale

1:50

Drawing Created (date) 07/08/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

Approved LR

Project No Drawing No Issue

180350 DA2450 H

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07-08-18 02:59:55 AM



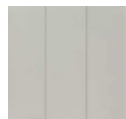
1 NORTH ELEVATION
1:100



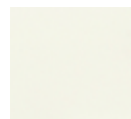
2 SOUTH ELEVATION
1:100



1. CLADDING
GREY COLOUR



1B. CLADDING
LIGHT GREY COLOUR



2. CLADDING
WHITE COLOUR



3. WINDOW & GLAZING



4. FACADE FIXED
PERFORATED SCREEN



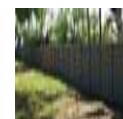
4B. FACADE FIXED
PRIVACY
SCREEN LOUVRES



5. OPERABLE
ALUMINIUM LOUVRES



6. BALUSTRADE POWDER-COATED
ALUMINIUM VERTICAL (TOP FIXED)



7. BOUNDARY FENCE



8. GLAZED TILES



9. WINDOW GLASS
LOUVRES

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H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL RFI	22-02-19
K	RESPONSE TO COUNCIL RFI	28-02-19
L	RESPONSE TO DRP COMMENTS	17-04-19
	RESPONSE TO DRP 02 MEETING	07-05-19

DA SUBMISSION

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Structural Engineer	
NORTHROP	
Level 11, 345 George Street Sydney NSW 2000	
Fire Engineer	
OLSSON FIRE	
Traffic Engineer	
PTC	
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BCA/Access Consultant	
BLACKETT MAGUIRE + GOLDSMITH	
PO Box 167, Broadway	

Client	
ANGELICARE - CORRIMAL	
	
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architecture interior design urban design landscape	
room architect M. Sheldon 3990	
Project Title	

SOCIAL & AFFORDABLE HOUSING CORRIMAL

ELEVATION SHEET 1

Scale	1 : 100	
Drawing Created (date)	10/08/18	
Drawing Created (by)	ER	
Plotted and checked by	LMC	
Verified	MB	
Approved	LR	
Project No	Drawing No	Issue

180350 DA3000 L

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1 EAST ELEVATION
1:100



2 WEST ELEVATION
1:100



3 EAST ELEVATION - ALONG PRINCES HIGHWAY
1:20



1. CLADDING
GREY COLOUR



1B CLADDING
LIGHT GREY COLOUR



2. CLADDING
WHITE COLOUR



3. WINDOW & GLAZING



4. FACADE FIXED
PERFORATED SCREEN



4B. FACADE FIXED
PRIVACY SCREEN LOUVRES



5. OPERABLE
ALUMINIUM LOUVRES



6. BALUSTRADE POWDER-COATED
ALUMINIUM VERTICAL (TOP FIXED)



7. BOUNDARY FENCE



8. GLAZED TILES



9. WINDOW GLASS
LOUVRES

Issue	Description	Date
1	ISSUE FOR COORDINATION	14-08-18
2	ISSUE FOR COORDINATION	01-09-18
3	ISSUE FOR COORDINATION	14-09-18
4	ISSUE FOR COORDINATION	20-09-18
5	ISSUE FOR COORDINATION	20-09-18
6	ISSUE FOR COORDINATION	05-10-18
7	ISSUE FOR COORDINATION	11-10-18
8	ISSUE FOR COORDINATION	20-10-18
9	DEVELOPMENT APPLICATION	20-10-18
10	RESPONSE TO COUNCIL RFI	22-10-18
11	RESPONSE TO COUNCIL RFI	28-10-18
12	RESPONSE TO COUNCIL RFI	17-09-18
13	RESPONSE TO COUNCIL RFI	07-09-18

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work provided by: SHARON 2002

SOCIAL & AFFORDABLE HOUSING CORRIMAL

ELEVATION SHEET 2

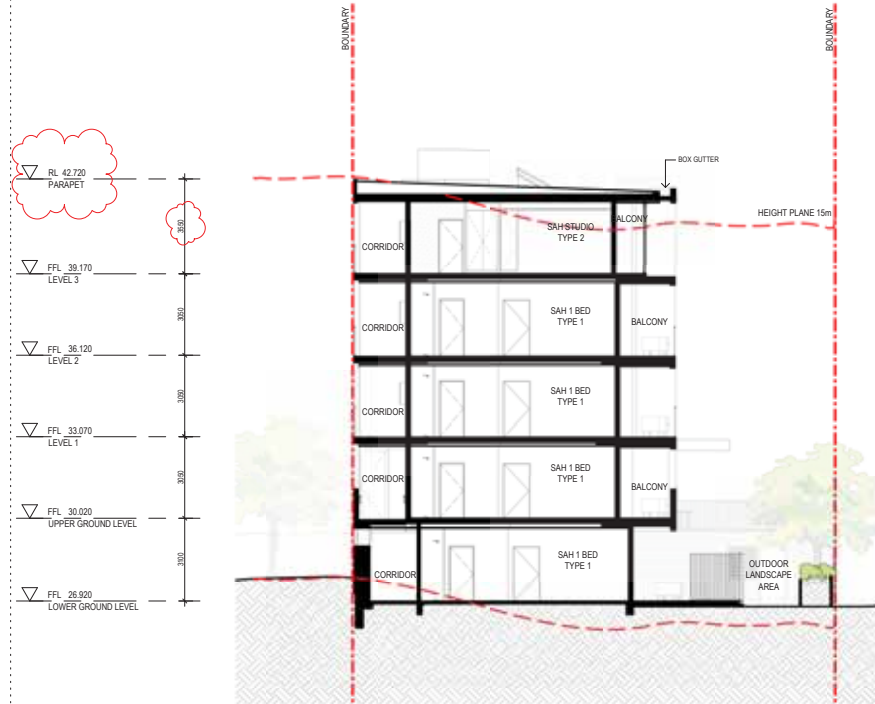
Scale	As indicated
Drawing created by:	10/08/18
Drawing checked by:	DS
Printed and checked by:	LAC
Issued:	MS
Approved:	LAC
Project No.	DA3001
Issue	1

180350 DA3001 L

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A LONG SECTION A
1:100



B CROSS SECTION B
1:100



C CROSS SECTION C
1:100

Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
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J	RESPONSE TO COUNCIL RFI	22-02-19
K	RESPONSE TO COUNCIL RFI	28-02-19
L	RESPONSE TO DRP COMMENTS	17-04-19
	RESPONSE TO DRP 02 MEETING	07-05-19

DA SUBMISSION

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BLACKETT MAGUIRE + GOLDSMITH
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Project Title

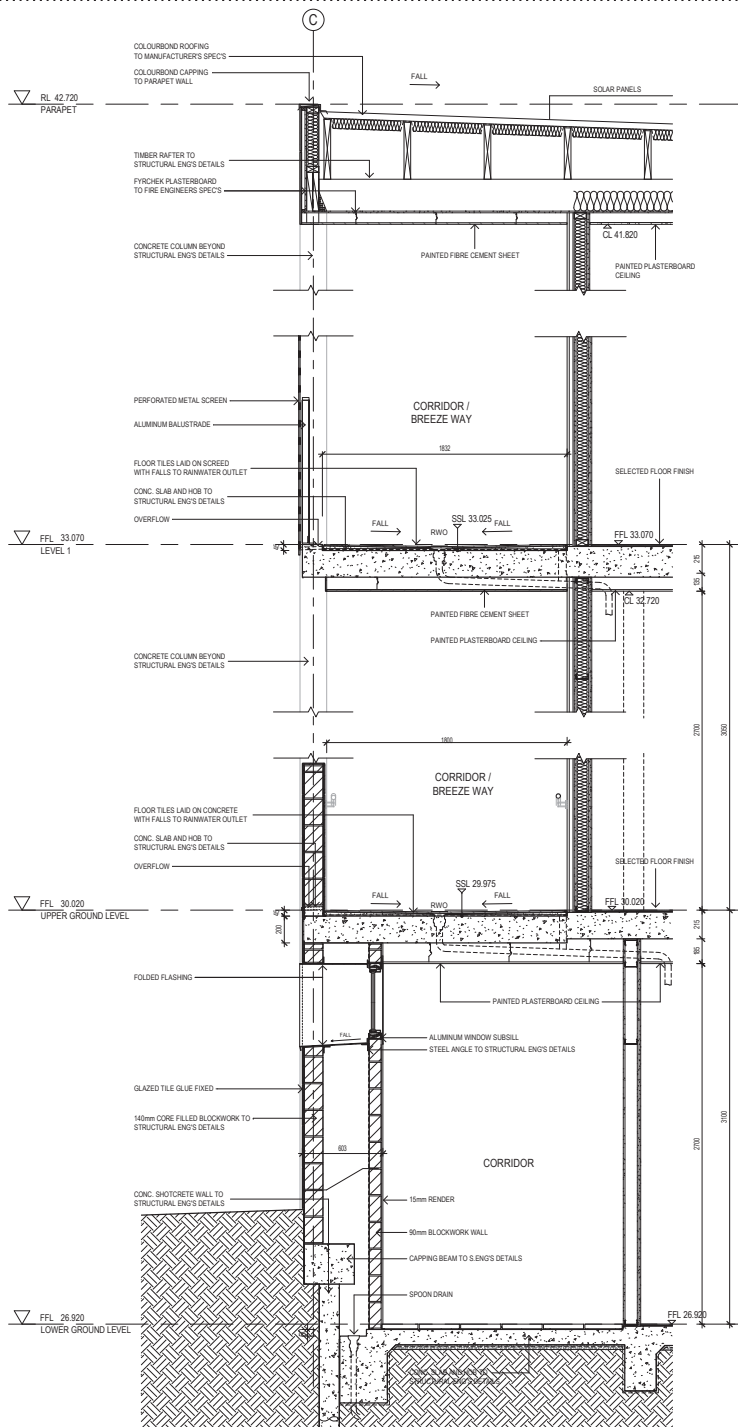
SOCIAL & AFFORDABLE HOUSING CORRIMAL

SECTION SHEET 1

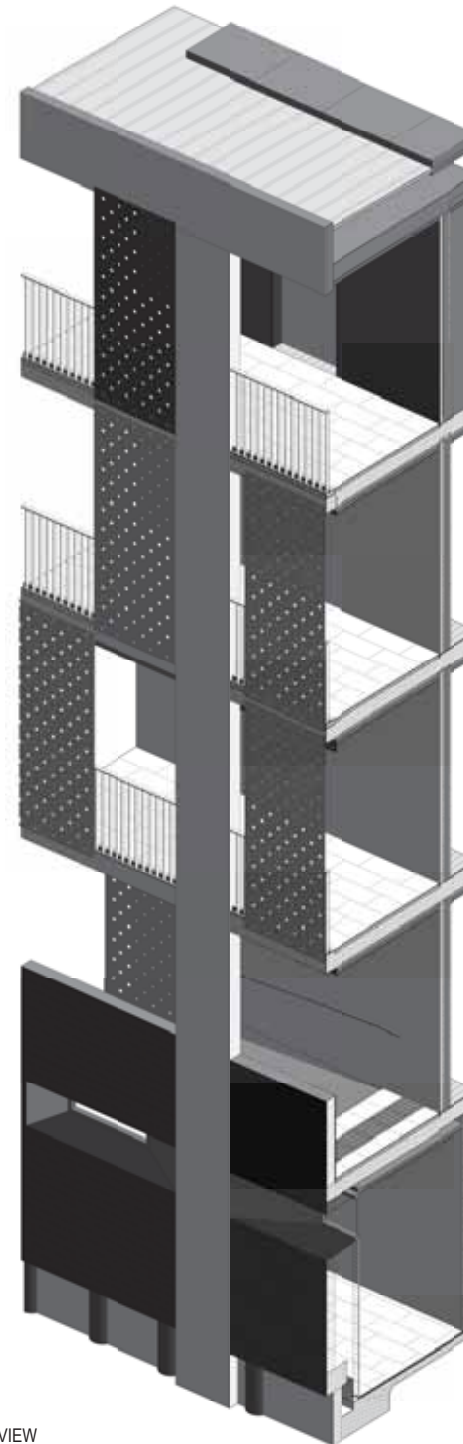
Scale	1 : 100	
Drawing Created (date)	10/08/18	
Drawing Created (by)	ER	
Plotted and checked by	LMC	
Verified	MB	
Approved	LR	
Project No	Drawing No	Issue

180350 DA3100 L

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1 DA LOWER GROUND CORRIDOR & FIXED SCREEN THROUGH BALCONY



2 3D VIEW

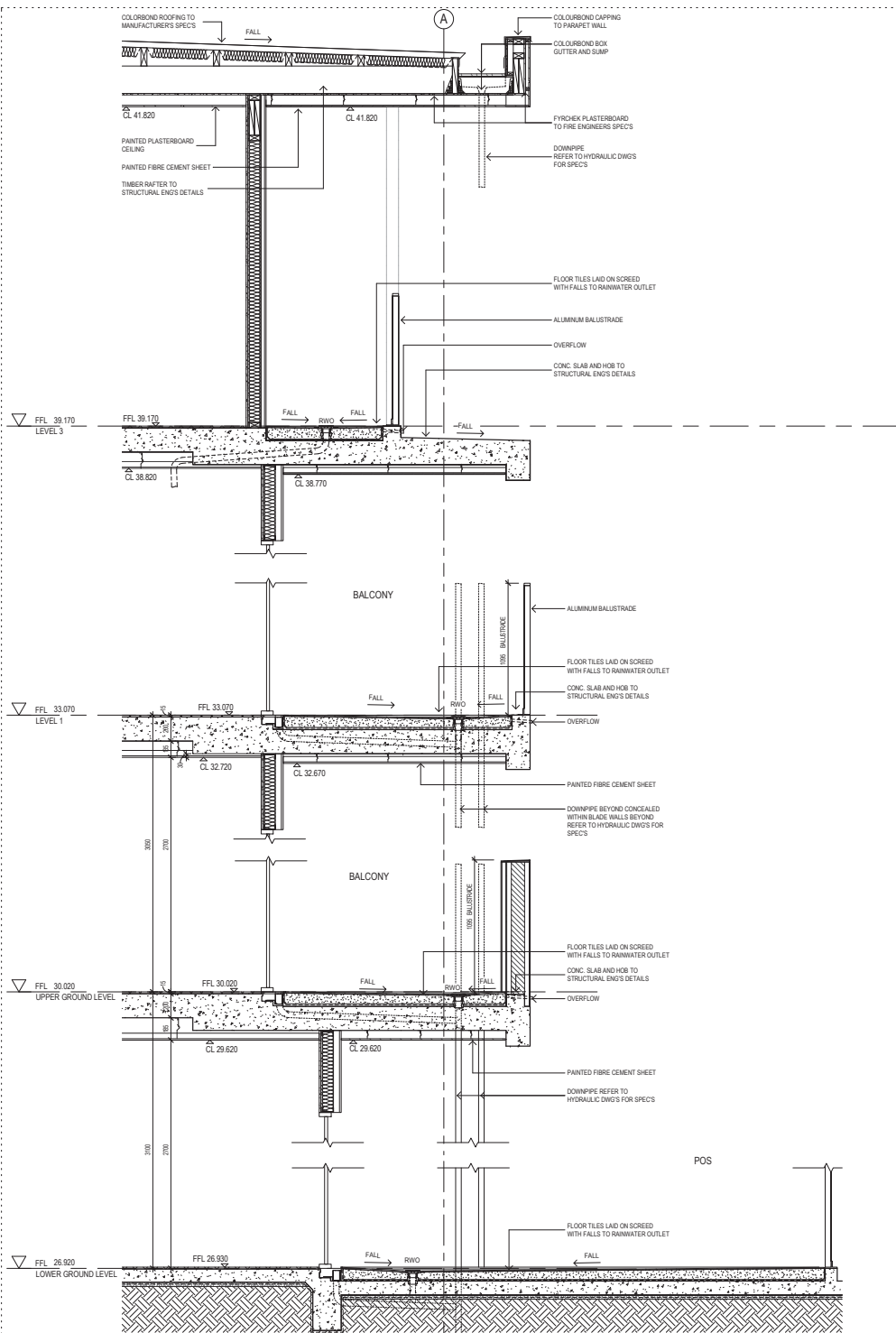
Amendments	Issue	Description	Date
A	RESPONSE TO DRP 02 MEETING		07-05-19

DA SUBMISSION

Services Engineers
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room architect M. Sheldon 3990
Project Title
SOCIAL & AFFORDABLE HOUSING CORRIMAL
Drawing Title
WALL SECTION - SHEET 1
Scale
1:20
Drawing Created (date)
05/02/19
Drawing Created (by)
PM
Plotted and checked by
LMC
Verified
MB
Approved
LR
Project No
Drawing No
Issue
180350 DA3200 A

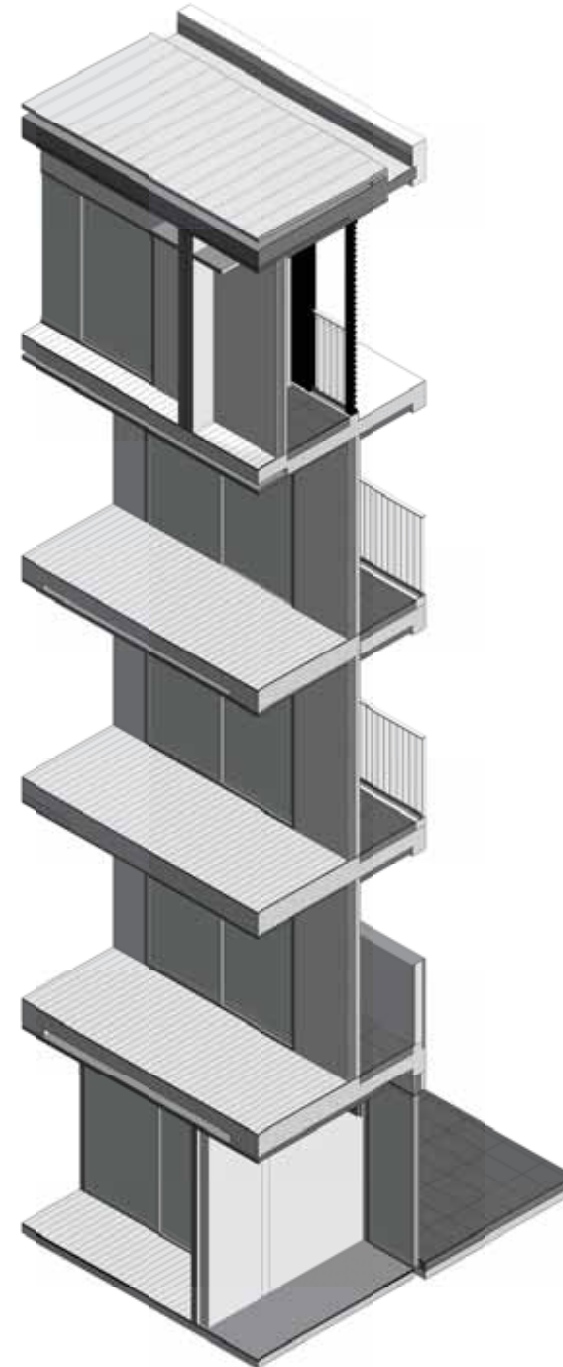
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1 DA LOWER GROUND POS COURTYARD TO ROOF GUTTER

2 3D VIEW



Amendments	Issue	Description	Date
A	RESPONSE TO DRP 02 MEETING		07-05-19

DA SUBMISSION

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Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

Drawing Title

WALL SECTION - SHEET 2

Scale

1: 20

Drawing Created (date)

05/02/19

Drawing Created (by)

PM

Plotted and checked by

LMC

Verified

MB

Approved

LR

Project No

Drawing No

Issue

180350

DA3201

A

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1 21 JUN 9.00AM
1:500



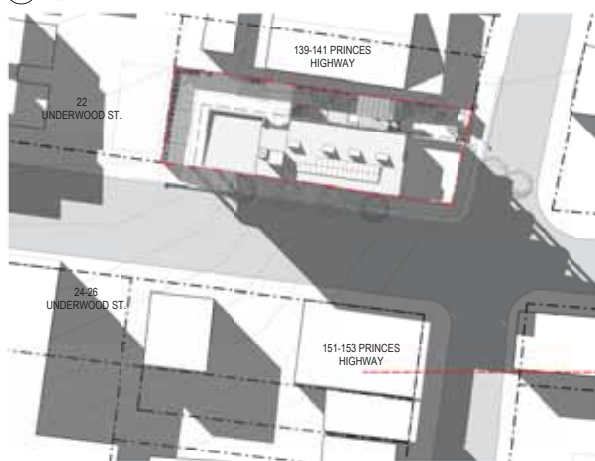
2 21 JUN 10.00AM
1:500



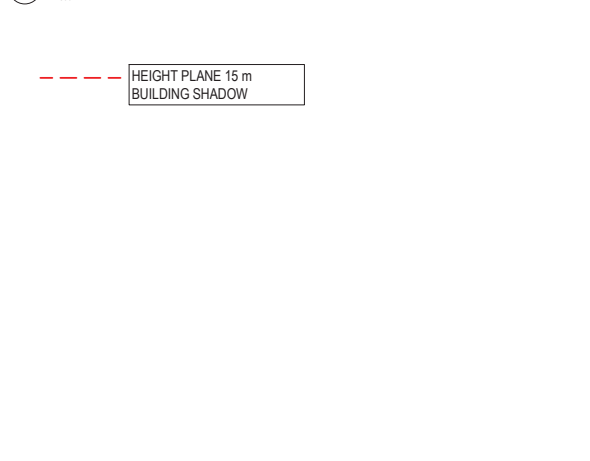
3 21 JUN 11.00AM
1:500



4 21 JUN 12.00PM
1:500



5 21 JUN 13.00PM
1:500



6 21 JUN 14.00PM
1:500

7 21 JUN 15.00PM
1:500

--- HEIGHT PLANE 15 m
BUILDING SHADOW

Amendments		
Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL RF1	28-02-19
	RESPONSE TO DRP COMMENTS	17-04-19



North Point

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room architect M. Sheldon 3990
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SOCIAL & AFFORDABLE HOUSING CORRIMAL

SHADOW DIAGRAMS-JUNE 21-9AM, 12PM & 3PM

Scale 1:500

Drawing Created (date) 19/08/18

Drawing Created (by) E.R.

Plotted and checked (by) LMC

Verified MB

Approved LR

Project No Drawing No Issue

180350 DA4000 J

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07-3469-19 11/07/21 AM



① 151-153 PRINCES HIGHWAY 21 JUN 9.00AM
1:500



② 151-153 PRINCES HIGHWAY 21 JUN 10.00AM
1:500



③ 151-153 PRINCES HIGHWAY 21 JUN 11.00AM
1:500



④ 151-153 PRINCES HIGHWAY 21 JUN 12.00PM
1:500



⑤ 151-153 PRINCES HIGHWAY 21 JUN 13.00PM
1:500



⑥ 151-153 PRINCES HIGHWAY 21 JUN 14.00PM
1:500



⑦ 151-153 PRINCES HIGHWAY 21 JUN 15.00PM
1:500

Issue	Description	Date
A	ISSUE FOR COORDINATION	26-10-18
B	DEVELOPMENT APPLICATION	30-10-18
B	RESPONSE TO COUNCIL RF1	28-02-19
C	RESPONSE TO DRP COMMENTS	17-04-19



North Point

DA SUBMISSION

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room architect M. Sheldon 3990

Project Title

**SOCIAL & AFFORDABLE
HOUSING CORRIMAL**

**SHADOW DIAGRAMS --
151-153 PRINCES
HIGHWAY**

Scale 1:500

Drawing Created (date) 10/23/18

Drawing Created (by) NM

Plotted and checked by LMC

Verified MB

Approved LR

Project No Drawing No Issue

180350 DA4001 C

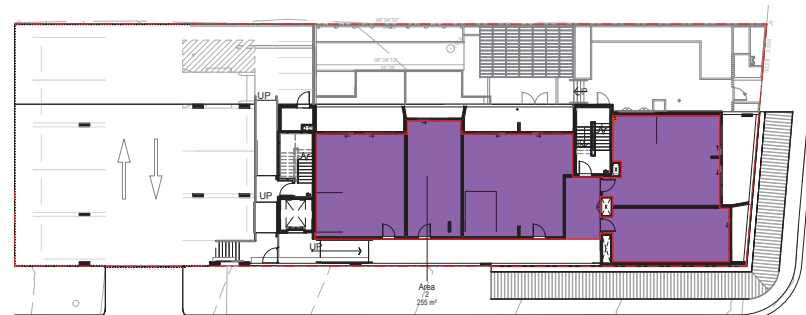
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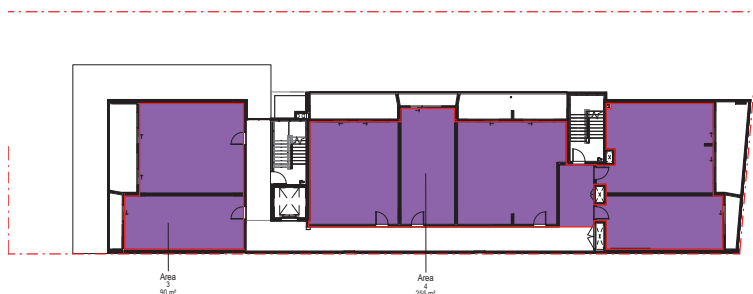
07-366y-19 11:58:45 AM



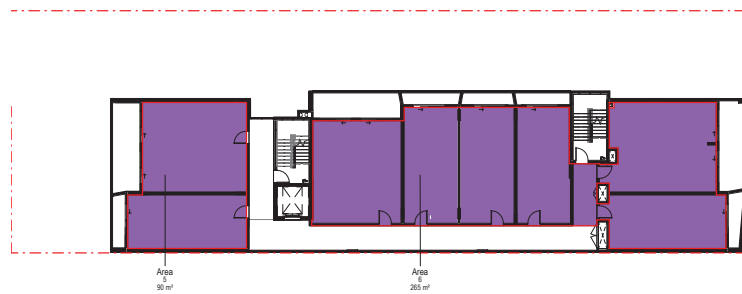
1 LOWER GROUND LEVEL
1:200



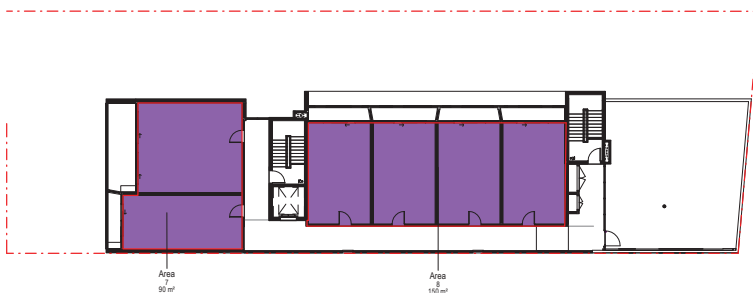
2 UPPER GROUND LEVEL
1:200



3 LEVEL 1
1:200



4 LEVEL 2
1:200



5 LEVEL 3
1:200

GFA LEP

Floor Area

Calculating...

CALCULATIONS - FLOOR SPACE RATIO

SITE AREA = 1007 m²
ALLOWABLE FSR = 1.5:1
AFFORDABLE HOUSING BONUS FSR = 0.5:1
ALLOWABLE GFA = 2014 m²

PROPOSED GFA = 1635 m² COMPLIES
PROPOSED FSR = 1.6:1

GROSS FLOOR AREA (LEP)	
Level	Area
LOWER GROUND LEVEL	325 m ²
UPPER GROUND LEVEL	255 m ²
LEVEL 1	255 m ²
LEVEL 1	90 m ²
LEVEL 2	265 m ²
LEVEL 2	90 m ²
LEVEL 3	150 m ²
LEVEL 3	90 m ²
TOTAL	= 1635 m ²

Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
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E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL REF	28-03-19
J	RESPONSE TO DRP COMMENTS	17-04-19



North Point

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Project Title

SOCIAL & AFFORDABLE
HOUSING CORRIMAL

Drawing Title

GFA CALCULATIONS LEP

Scale 1:200

Drawing Created (date) 20/08/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

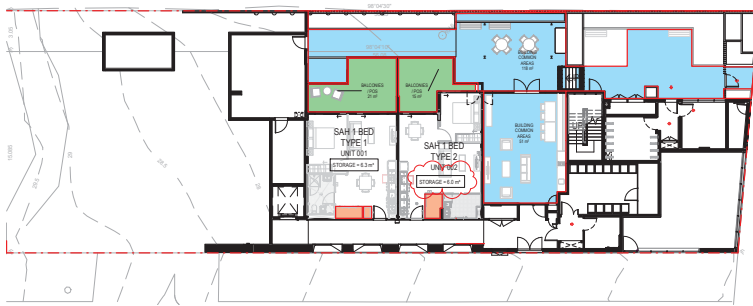
Approved LR

Project No Drawing No Issue

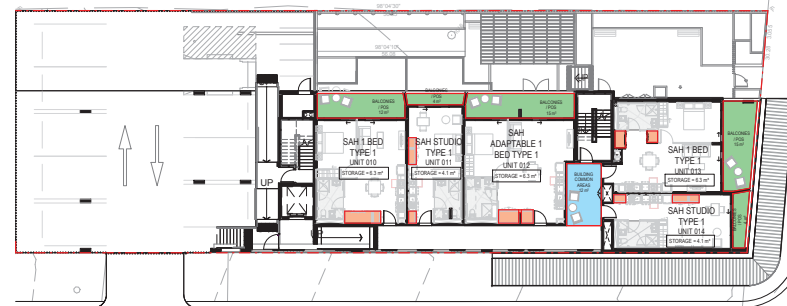
180350 DA4100 J

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① LOWER GROUND LEVEL
1:200



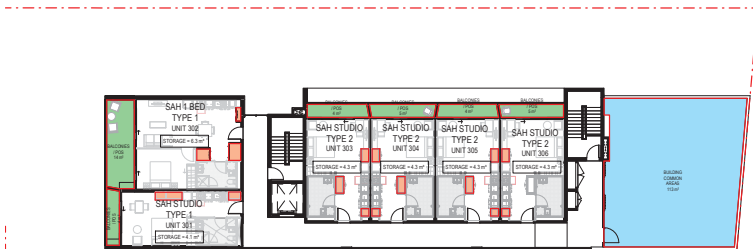
② UPPER GROUND LEVEL
1:200



③ LEVEL 1
1:200



⑤ LEVEL 2
1:200



④ LEVEL 3
1:200

CALCULATIONS

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT -
OBJECTIVE 4E MINIMUM BALCONY AREA

STUDIO = 4m²
1 BED = 8m²
MINIMUM DEPTH = 2m

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT -
OBJECTIVE 4G MINIMUM STORAGE VOLUME IN ADDITION
TO STORAGE IN KITCHEN, BATHROOMS AND BEDROOMS

STUDIO = 4m³
1 BED = 6m³

*MINIMUM 50% OF REQUIRED STORAGE TO BE LOCATED
WITHIN THE APARTMENT

AREA - BALCONIES					
Level	Name	Unit Type	Area	Complies	
LOWER GROUND LEVEL	BALCONIES / POS	1 BED SAH	21 m ²	Yes	
	BALCONIES / POS	1 BED SAH	15 m ²	Yes	
UPPER GROUND LEVEL	BALCONIES / POS	1 BED SAH	12 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
	BALCONIES / POS	1 BED SAH	15 m ²	Yes	
	BALCONIES / POS	1 BED SAH	15 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
LEVEL 1	BALCONIES / POS	1 BED SAH	14 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
	BALCONIES / POS	1 BED SAH	12 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
	BALCONIES / POS	1 BED SAH	15 m ²	Yes	
LEVEL 2	BALCONIES / POS	1 BED SAH	14 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
	BALCONIES / POS	1 BED SAH	12 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
	BALCONIES / POS	1 BED SAH	15 m ²	Yes	
LEVEL 3	BALCONIES / POS	1 BED SAH	14 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
	BALCONIES / POS	1 BED SAH	12 m ²	Yes	
	BALCONIES / POS	STUDIO SAH	4 m ²	Yes	
	BALCONIES / POS	1 BED SAH	15 m ²	Yes	

AREA - PRIVATE OPEN SPACES				
Level	Name	Comments	Area	Complies
LOWER GROUND LEVEL	BUILDING COMMON AREAS	OUTDOOR	118 m ²	Yes
	BUILDING COMMON AREAS	INDOOR	51 m ²	Yes
UPPER GROUND LEVEL	BUILDING COMMON AREAS	INDOOR	12 m ²	Yes
LEVEL 3	BUILDING COMMON AREAS	OUTDOOR	113 m ²	Yes

AREA - STORAGE					
Level	Unit Type	Occupant	Volume	Complies	
LOWER GROUND LEVEL	UNIT 001 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 002 1 BED SAH	STORAGE	6.0 m ³	Yes	
UPPER GROUND LEVEL	UNIT 010 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 011 STUDIO SAH	STORAGE	4.1 m ³	Yes	
	UNIT 012 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 013 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 014 STUDIO SAH	STORAGE	4.1 m ³	Yes	
LEVEL 1	UNIT 101 STUDIO SAH	STORAGE	4.1 m ³	Yes	
	UNIT 102 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 103 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 104 STUDIO SAH	STORAGE	4.1 m ³	Yes	
	UNIT 105 1 BED SAH	STORAGE	6.0 m ³	Yes	
LEVEL 2	UNIT 201 STUDIO SAH	STORAGE	4.1 m ³	Yes	
	UNIT 202 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 203 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 204 STUDIO SAH	STORAGE	4.1 m ³	Yes	
	UNIT 205 STUDIO SAH	STORAGE	4.1 m ³	Yes	
LEVEL 3	UNIT 301 STUDIO SAH	STORAGE	4.1 m ³	Yes	
	UNIT 302 1 BED SAH	STORAGE	6.3 m ³	Yes	
	UNIT 303 STUDIO SAH	STORAGE	4.3 m ³	Yes	
	UNIT 304 STUDIO SAH	STORAGE	4.3 m ³	Yes	
	UNIT 305 STUDIO SAH	STORAGE	4.3 m ³	Yes	

Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL REF1	28-03-19
K	RESPONSE TO DRP COMMENTS	17-04-19
K	ISSUED TO COUNCIL	13-05-19

SEPP 65

- BALCONIES / POS
- BUILDING COMMON AREAS
- STORAGE



DA SUBMISSION

- Services Engineers
- INSYNC SERVICES
Suite 6.02, Level 6, 89 York Street
Sydney NSW 2000
- Structural Engineer
- NORTHROP
Level 11, 345 George Street
Sydney NSW 2000
- Fire Engineer
- OLSSON FIRE
- Traffic Engineer
- PTC
Suite 102, 508 Miller Street
Cammeray NSW 2002
- SCA/Access Consultant
- BLACKETT MAGUIRE + GOLDSMITH
PO Box 167, Broadway

- Client
- ANGELICARE - CORRIMAL
- GROUP GSA
Australia 2011
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architecture interior design urban design landscape
room architect M. Sheldon 3590
Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

SEPP 65 - BALCONY & COMMON SPACES

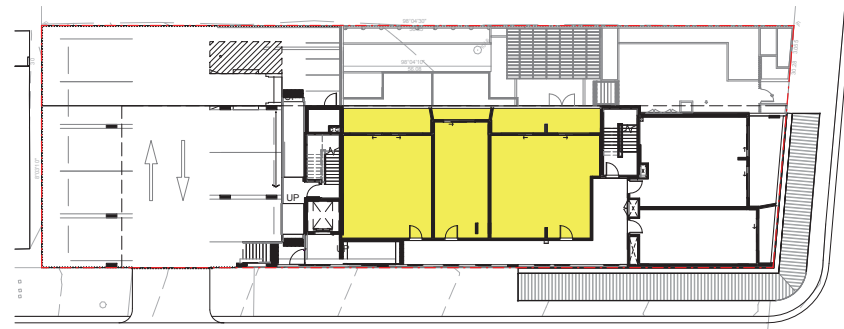
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- Scale
- Drawing Created (date)
- Drawing Created (by)
- Plotted and checked by
- Approved
- Project No
- Drawing No
- Issue

180350 DA4101 K

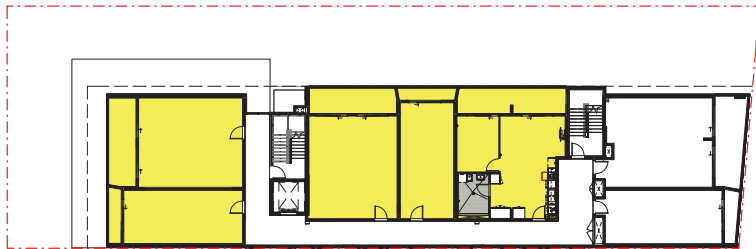
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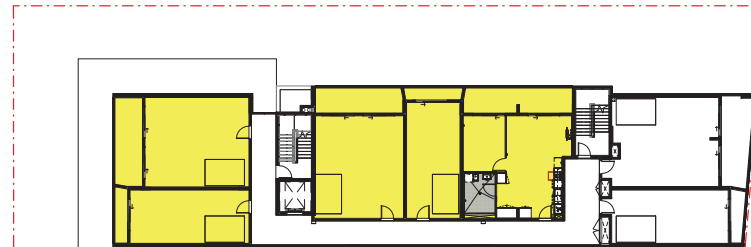
① LOWER GROUND LEVEL
1: 200



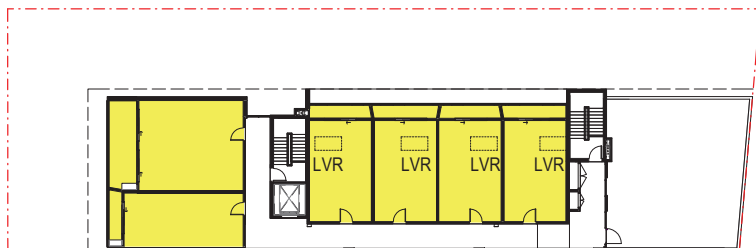
② UPPER GROUND LEVEL
1: 200



③ LEVEL 1
1: 200



④ LEVEL 2
1: 200



⑤ LEVEL 3
1: 200

SOLAR ANALYSIS

PERCENTAGE OF APARTMENTS TO RECEIVE MIN. 2HRS SUNLIGHT BY ADG = 70%
MAXIMUM NO. OF APARTMENTS RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM - 3PM AT MID WINTER = 0%

TOTAL NO. OF UNITS = 28
UNITS ACHIEVING MIN. 2HRS SUNLIGHT = 21 (75%) COMPLIES

KEY :

- MIN. 2 HOURS SUNLIGHT
- COMMUNAL LIVING ROOM RECEIVING A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID-WINTER. (SEPP AFFORDABLE HOUSING, DIVISION 3, PART 29 - 2C)
- UNITS RECEIVING NO DIRECT SUNLIGHT = 0 %
- LVR - CLERESTORY LOUVRES

Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL REF	28-03-19
	RESPONSE TO DRP COMMENTS	17-04-19



DA SUBMISSION

Services Engineers
INSYNC SERVICES Suite 6.02, Level 6, 89 York Street Sydney NSW 2000
Structural Engineer
NORTHROP Level 11, 345 George Street Sydney NSW 2000
Fire Engineer
OLSSON FIRE
Traffic Engineer
PTC Suite 102, 508 Miller Street Cammeray NSW 2062
BCA/Access Consultant
BLACKETT MAGUIRE + GOLDSMITH PO Box 167, Broadway

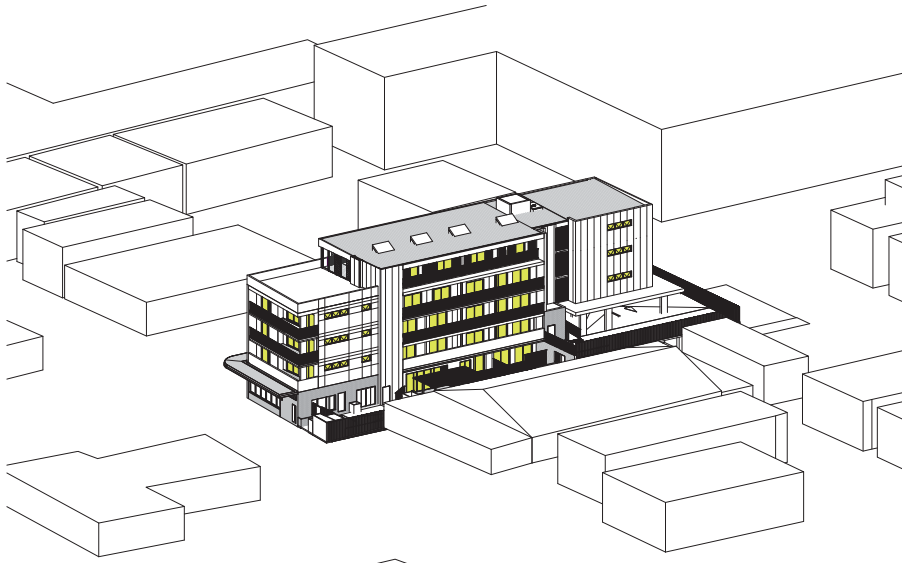
Client
ANGLICARE - CORRIMAL
GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape room architect M. Sheldon 3990
Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

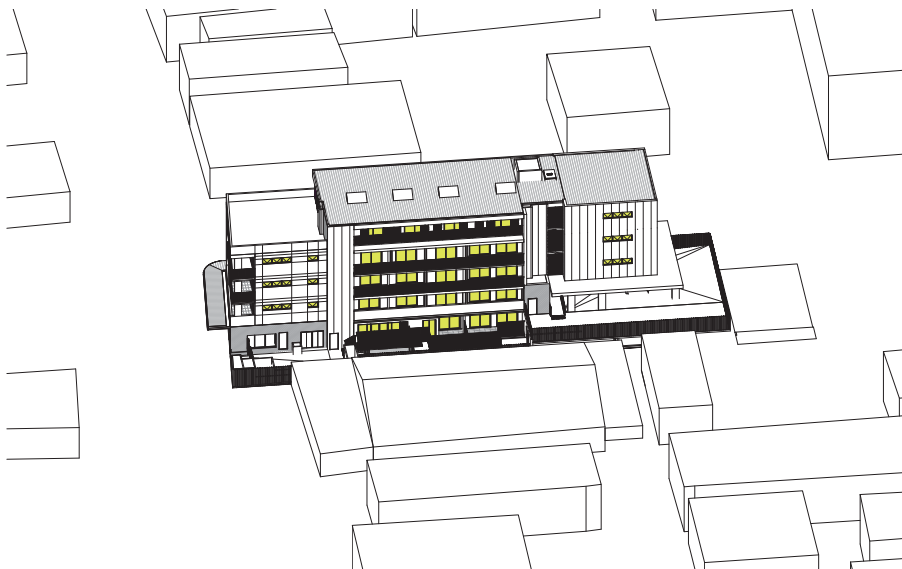
SOLAR ACCESS

Scale	As indicated	
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Drawing Created (by)	ER	
Plotted and checked by	LMC	
Verified	MB	
Approved	LR	
Project No	Drawing No	Issue

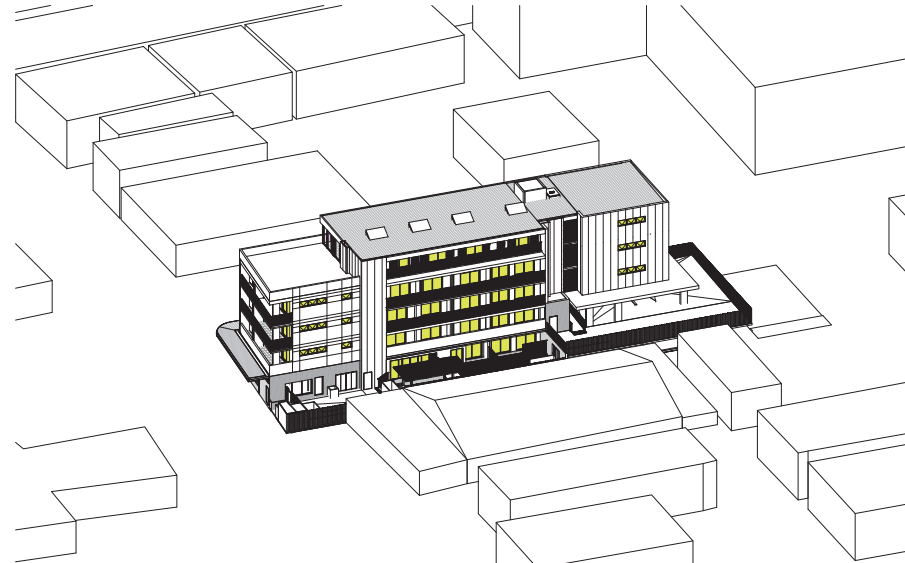
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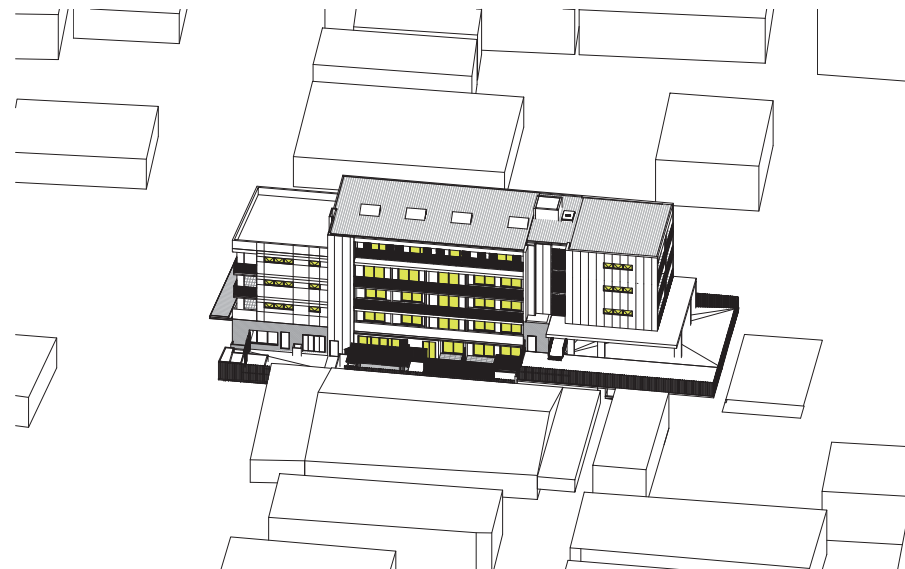
SUN'S EYE VIEW @ 9AM - 21st JUNE



SUN'S EYE VIEW @ 11AM - 21st JUNE



SUN'S EYE VIEW @ 10AM - 21st JUNE



SUN'S EYE VIEW @ 12PM - 21st JUNE

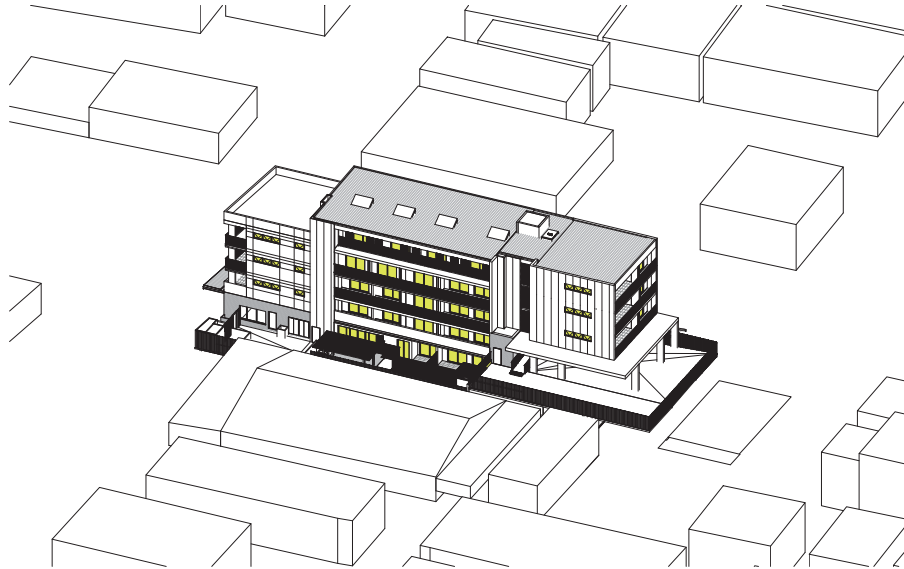
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Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL RFI	28-02-19
	RESPONSE TO DRP COMMENTS	17-04-19

DA SUBMISSION

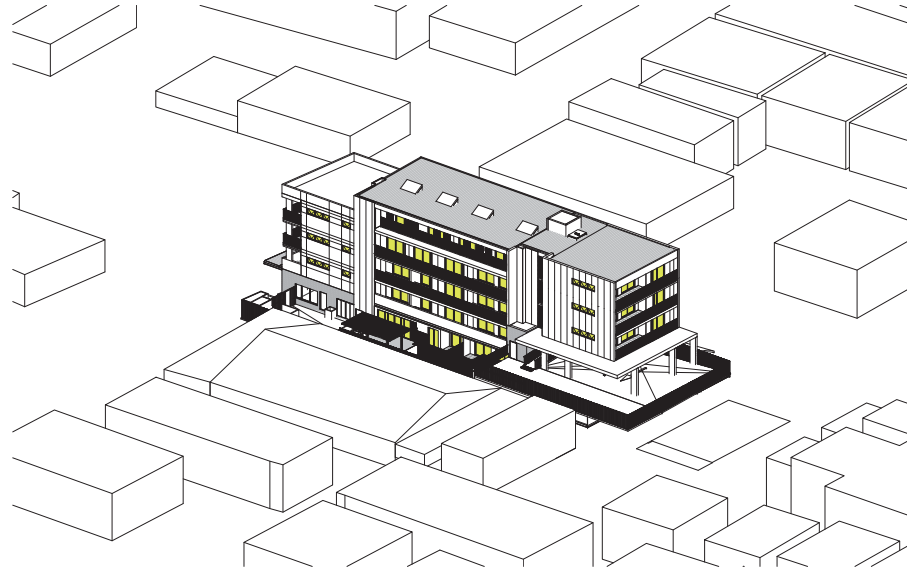
Services Engineers	INSYNC SERVICES
Scale 6.02, Level 6, 89 York Street	Sydney NSW 2000
Structural Engineer	NORTHROP
Level 11, 345 George Street	Sydney NSW 2000
Fire Engineer	OLSSON FIRE
Traffic Engineer	PTC
Suite 102, 508 Miller Street	Cammeray NSW 2062
SCA Access Consultant	BLACKETT MAGUIRE + GOLDSMITH
PO Box 167, Broadway	
Client	ANGLICARE - CORRIMAL
Group GSA Pty Ltd ABN 76 002 113 779	Level 7, 80 William St East Sydney NSW
Australia 2011	www.groupgsa.com
T +612 9361 4144 F +612 9332 3458	architecture interior design urban design landscape
room architect M. Sheldon 3990	Project Title
SOCIAL & AFFORDABLE HOUSING CORRIMAL	Drawing Title
SUN'S EYE VIEW	Scale
1/100/18	Drawing Created (date)
ER	Drawing Created (by)
LMC	Plotted and checked by
MB	Verified
LR	Approved
Project No	Drawing No
180350	DA4103
J	

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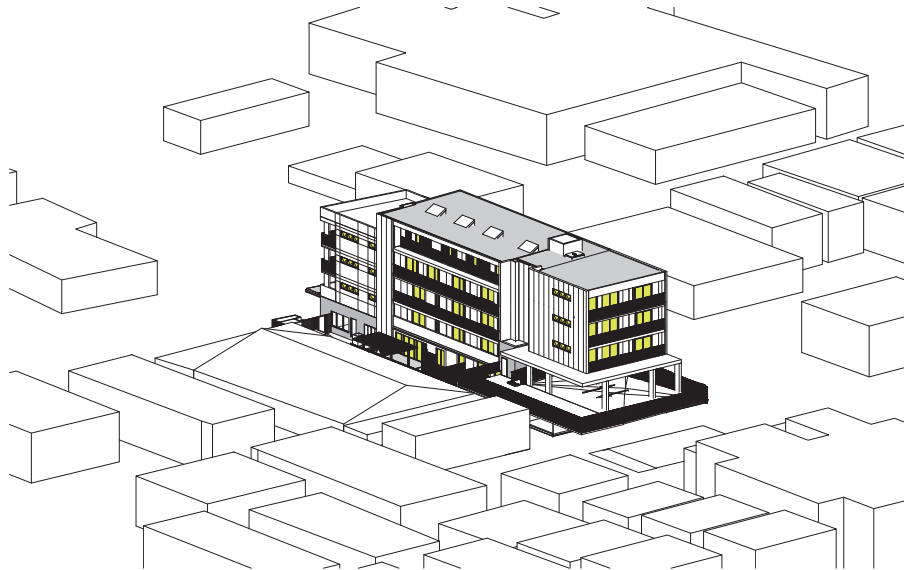
Do not scale drawings. Use figured Dimensions.



SUN'S EYE VIEW @ 1PM - 21st JUNE



SUN'S EYE VIEW @ 2PM - 21st JUNE



SUN'S EYE VIEW @ 3PM - 21st JUNE

Amendments		
Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
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G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL REF	28-03-19
	RESPONSE TO DRP COMMENTS	17-04-19



DA SUBMISSION

Services Engineers
INSYNC SERVICES
Suite 6.02, Level 6, 89 York Street
Sydney NSW 2000
Structural Engineer
NORTHROP
Level 11, 345 George Street
Sydney NSW 2000
Fire Engineer
OLSSON FIRE
Traffic Engineer
PTC
Suite 102, 508 Miller Street
Cammeray NSW 2062
BCA/Access Consultant
BLACKETT MAGUIRE + GOLDSMITH
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Australia 2011
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architecture interior design urban design landscape
room architect M. Sheldon 3990
Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

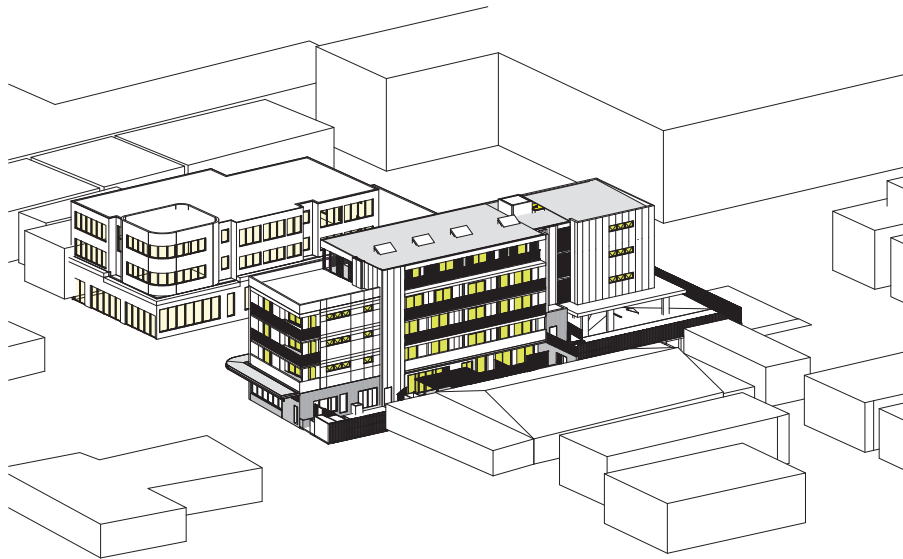
Drawing Title

SUN'S EYE VIEW

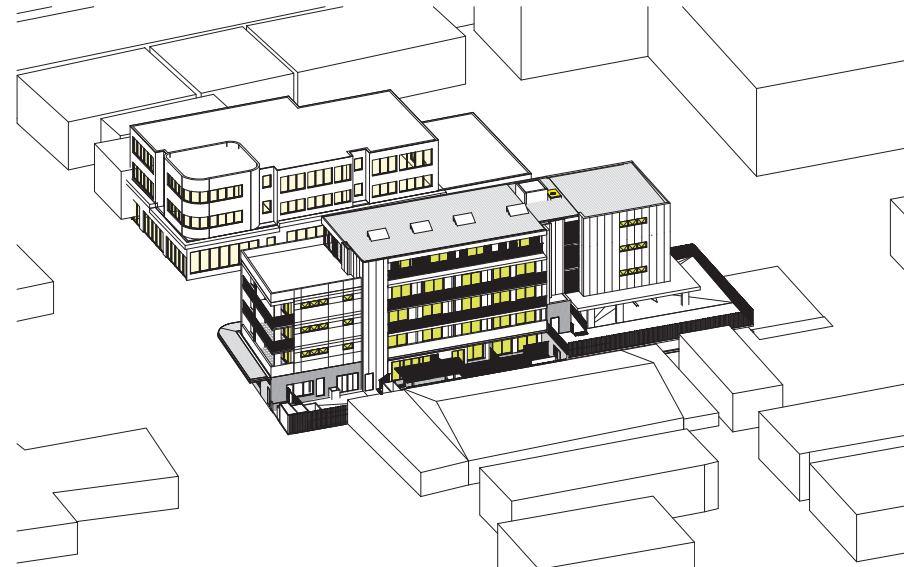
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11/09/18
Drawing Created (by)
ER
Plotted and checked by
LMC
Verified
MB
Approved
LR
Project No
Drawing No
Issue

180350 DA4104 J

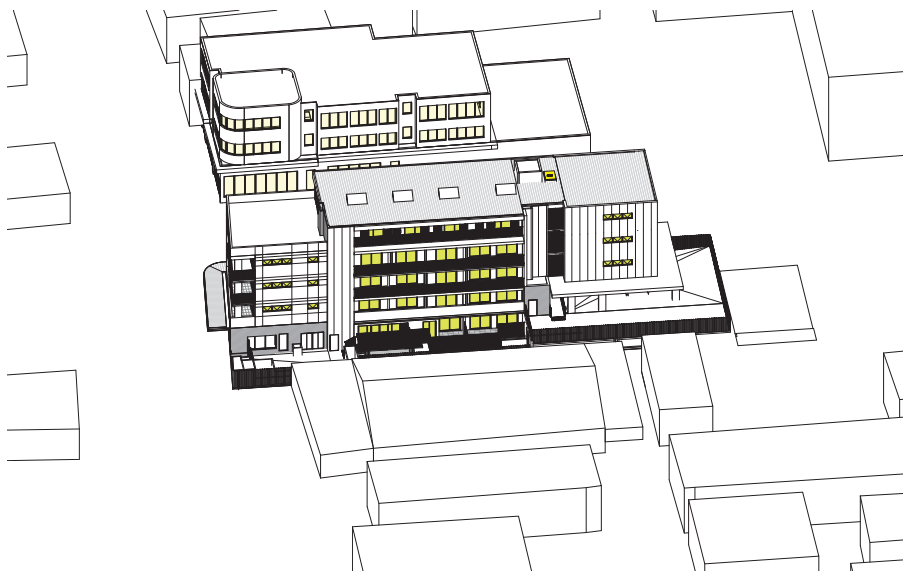
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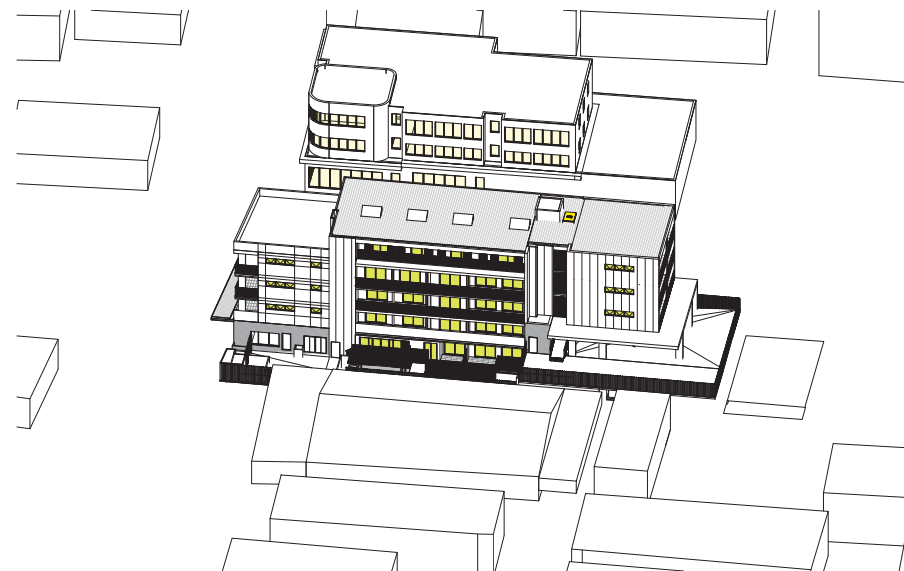
① 151-153 PRINCES HIGHWAY 21 Jun 09_00



② 151-153 PRINCES HIGHWAY 21 Jun 10_00



③ 151-153 PRINCES HIGHWAY 21 Jun 11_00

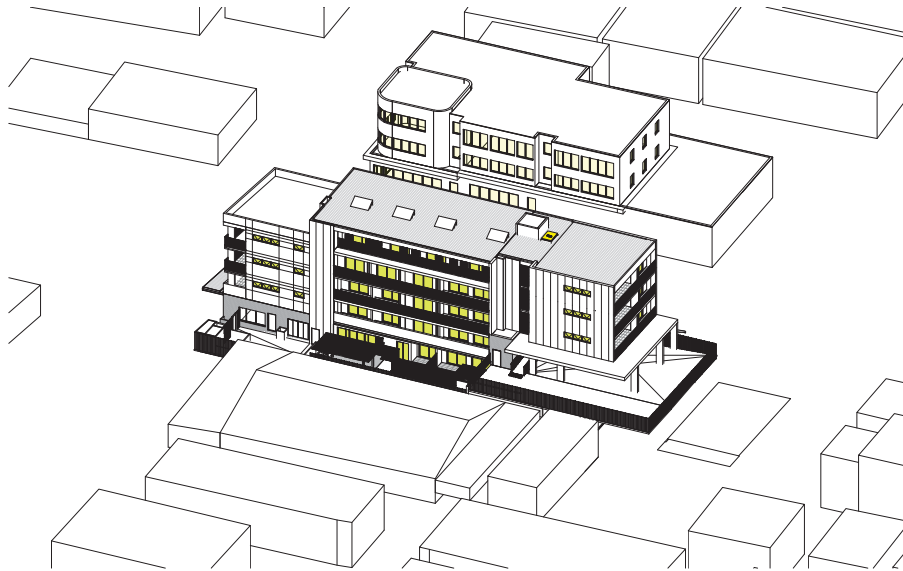


④ 151-153 PRINCES HIGHWAY 21 Jun 12_00

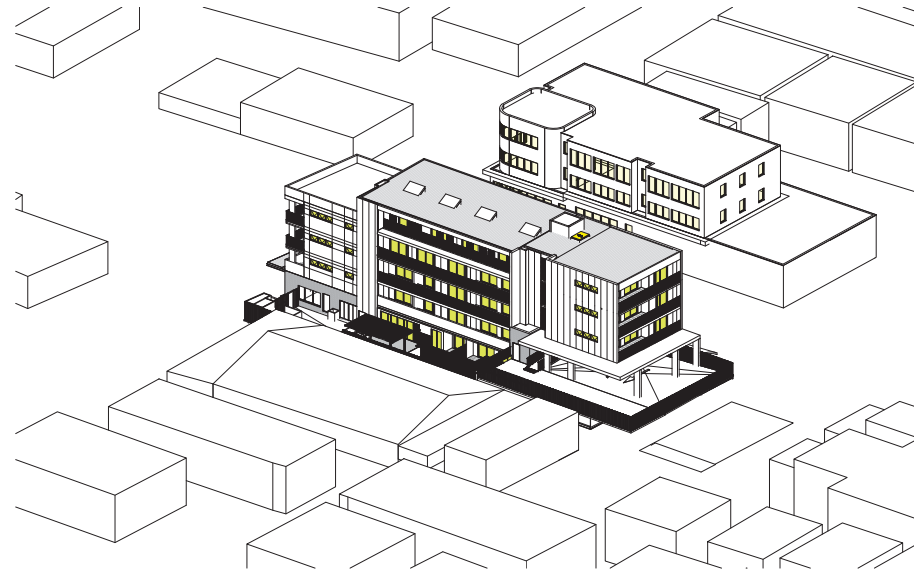
Issue	Description	Date
A	ISSUE FOR COORDINATION	26-10-18
B	DEVELOPMENT APPLICATION	30-10-18
B	RESPONSE TO COUNCIL RF1	28-02-19
C	RESPONSE TO DRP COMMENTS	17-04-19

DA SUBMISSION

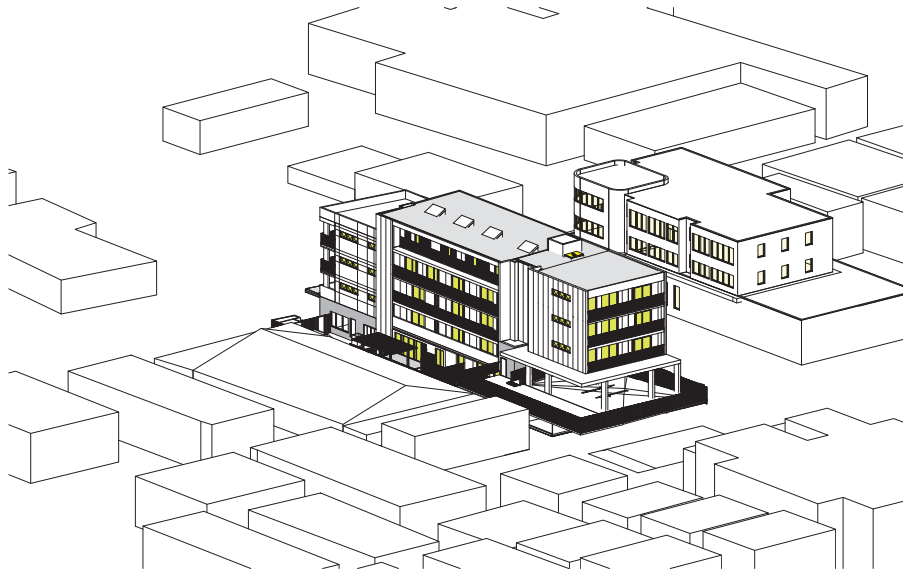
Services Engineers		
INSYNC SERVICES		
Suite 6.02, Level 6, 88 York Street		
Sydney NSW 2000		
Structural Engineer		
NORTHROP		
Level 11, 345 George Street		
Sydney NSW 2000		
Fire Engineer		
OLSSON FIRE		
Traffic Engineer		
PTC		
Suite 102, 508 Miller Street		
Cammeray NSW 2062		
BCA/Access Consultant		
BLACKETT MAGUIRE + GOLDSMITH		
PO Box 167, Broadway		
Client		
ANGLICARE - CORRIMAL		
		
Group GSA Pty Ltd ABN 76 002 113 779		
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architecture interior design urban design landscape		
room architect M. Sheldon 3990		
Project Title		
SOCIAL & AFFORDABLE HOUSING CORRIMAL		
151 - 153 PRINCES HIGHWAY SUNS EYE VIEW		
Scale		
Drawing Created (date)		10/23/18
Drawing Created (by)		NM
Plotted and checked by		LMC
Verified		MB
Approved		LR
Project No	Drawing No	Issue
180350	DA4105	C
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③ 151-153 PRINCES HIGHWAY 21 Jun 13_00



② 151-153 PRINCES HIGHWAY 21 Jun 14_00



① 151-153 PRINCES HIGHWAY 21 Jun 15_00

Amendments		
Issue	Description	Date
A	ISSUE FOR COORDINATION	26-10-18
B	DEVELOPMENT APPLICATION	30-10-18
B	RESPONSE TO COUNCIL RF1	28-02-19
C	RESPONSE TO DRP COMMENTS	17-04-19

DA SUBMISSION

Services Engineers
INSYNC SERVICES
Suite 6.02, Level 6, 89 York Street
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Structural Engineer
NORTHROP
Level 11, 345 George Street
Sydney NSW 2000
Fire Engineer
OLSSON FIRE
Traffic Engineer
PTC
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BCA/Access Consultant
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architecture interior design urban design landscape
room architect M. Sheldon 3990
Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

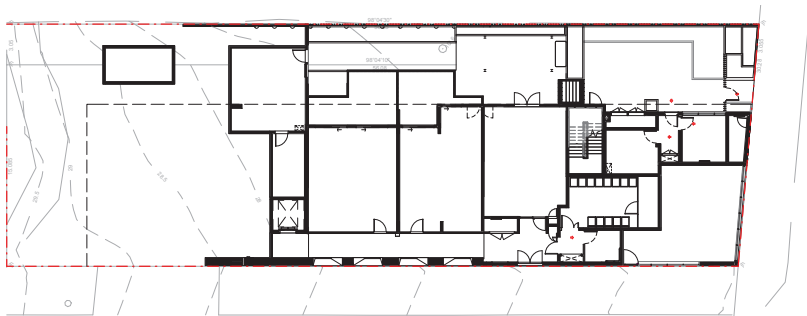
151 - 153 PRINCES HIGHWAY SUNS EYE VIEW

Scale
Drawing Created (date)
10/23/18
Drawing Created (by)
NM
Plotted and checked by
LMC
Verified
MB
Approved
LR
Project No
Drawing No
Issue

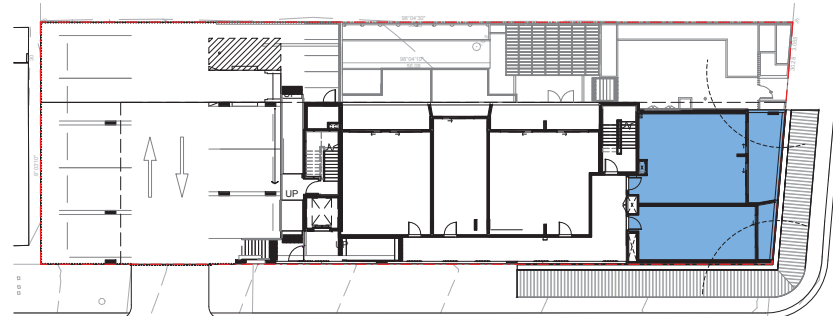
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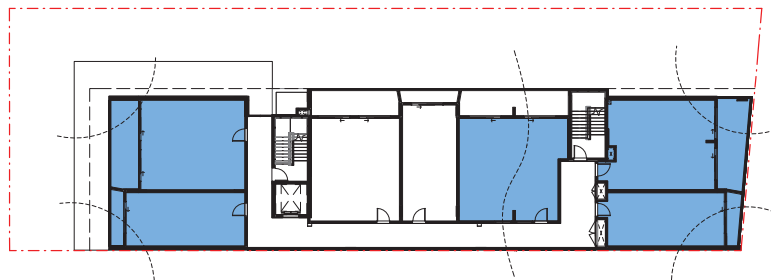
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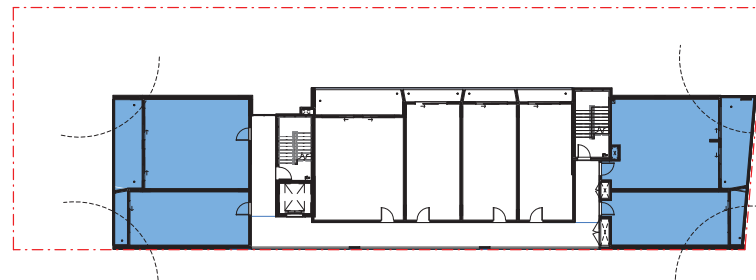
① LOWER GROUND LEVEL
1:200



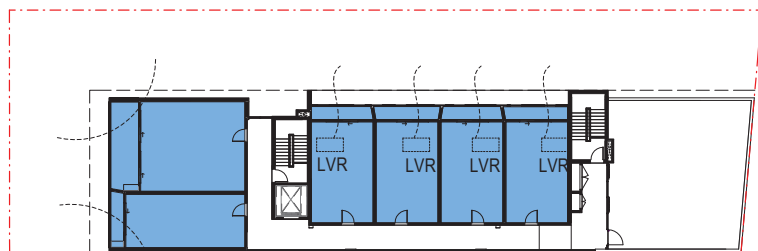
② UPPER GROUND LEVEL
1:200



③ LEVEL 1
1:200



④ LEVEL 2
1:200



⑤ LEVEL 3
1:200

VENTILATION ANALYSIS

PERCENTAGE OF APARTMENTS REQUIRED TO BE CROSS
VENTILATED BY ADG = 60%

TOTAL NO. OF UNITS = 28
UNITS ACHIEVING CROSS VENTILATION = 17 (61%)

KEY:

LVR CLERESTORY LOUVRES

Issue	Description	Date
A	ISSUE FOR COORDINATION	14-08-18
B	ISSUE FOR COORDINATION	03-09-18
C	ISSUE FOR COORDINATION	14-09-18
D	ISSUE FOR COORDINATION	20-09-18
E	ISSUE FOR COORDINATION	28-09-18
F	ISSUE FOR COORDINATION	05-10-18
G	ISSUE FOR COORDINATION	17-10-18
H	ISSUE FOR COORDINATION	26-10-18
I	DEVELOPMENT APPLICATION	30-10-18
J	RESPONSE TO COUNCIL REF	28-03-19
J	RESPONSE TO DRP COMMENTS	17-04-19



North Point

DA SUBMISSION

Services Engineers

INSYNC SERVICES
Suite 6.02, Level 6, 89 York Street
Sydney NSW 2000

Structural Engineer

NORTHROP
Level 11, 345 George Street
Sydney NSW 2000

Fire Engineer

OLSSON FIRE

Traffic Engineer

PTC
Suite 102, 508 Miller Street
Cammeray NSW 2002

BCA/Access Consultant

BLACKETT MAGUIRE + GOLDSMITH
PO Box 167, Broadway

Client

ANGLICARE - CORRIMAL

GROUP GSA

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Australia 2011
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architecture interior design urban design landscape
room architect M. Sheldon 3990

Project Title

**SOCIAL & AFFORDABLE
HOUSING CORRIMAL**

Drawing Title

CROSS VENTILATION

Scale As indicated

Drawing Created (date) 10/08/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

Approved LR

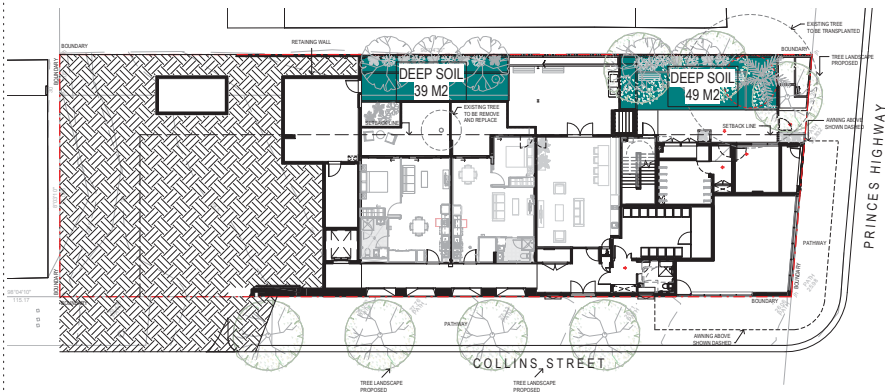
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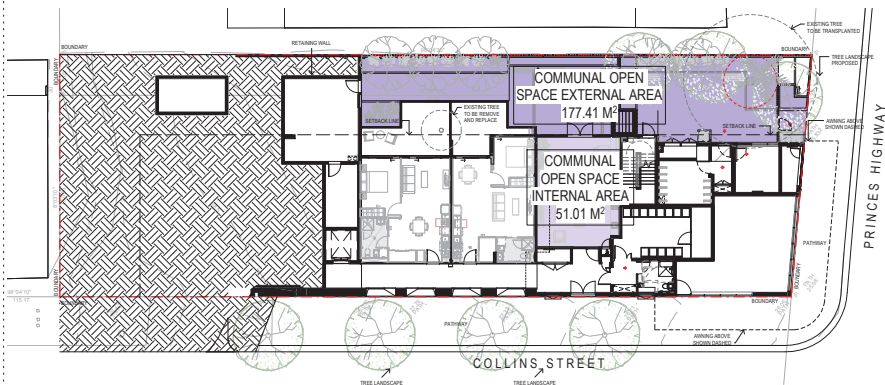
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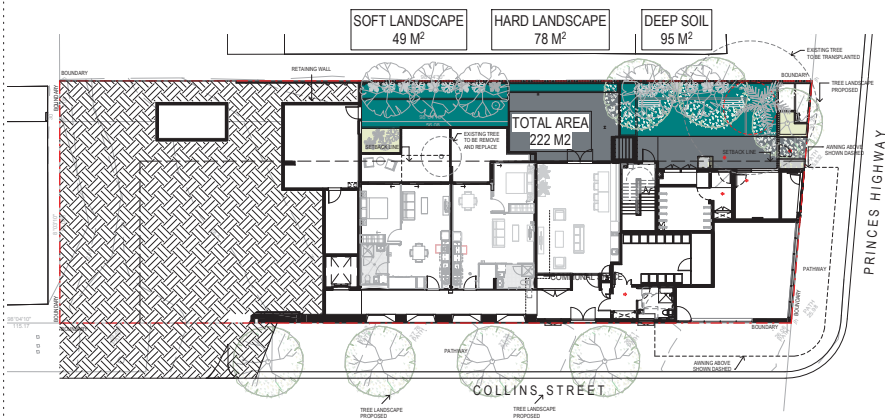
07-3869-19 11:14:45 AM



1 LOWER GROUND FLOOR PLAN - DEEP SOIL LANDSCAPE ADG
1:200



2 LOWER GROUND FLOOR PLAN - COMMUNAL OPEN SPACE EXTERNAL & INTERNAL AREA
1:200



3 LOWER GROUND FLOOR PLAN - LANDSCAPE
1:200

DEEP SOIL ZONES

ADG COMPLIANCE : OBJECTIVE 3E-1

- SITE AREA : 650 m² - 1500 m²
- 7% OF SITE AREA.
MINIMUM DIMENSION 3M.

SITE AREA: 1007 m²
AREA PROVIDED : 88m² (8.7 % OF SITE AREA)

KEY:

- DEEP SOIL ZONES
- SOFT LANDSCAPE
- HARD LANDSCAPE
- COMMUNAL EXTERNAL
- COMMUNAL INTERNAL

Issue	Description	Date
A	ISSUE FOR COORDINATION	05-10-18
B	ISSUE FOR COORDINATION	17-10-18
C	ISSUE FOR COORDINATION	26-10-18
D	DEVELOPMENT APPLICATION	26-10-18
E	RESPONSE TO COUNCIL RPT	26-02-19
F	RESPONSE TO DRP COMMENTS	17-04-19
	RESPONSE TO DRP Q2 MEETING	07-05-19

COMMUNAL OPEN SPACE

ADG COMPLIANCE : OBJECTIVE 3D-1

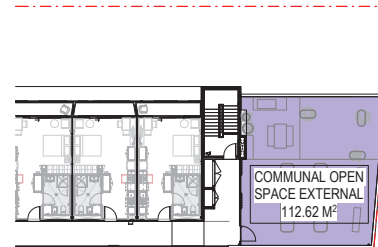
- 25% OF SITE AREA.
- 50% DIRECT SUNLIGHT TO PRINCIPAL USABLE PART OF COS FOR A MIN 2 HRS AT MID WINTER.

(DESIGN GUIDANCE - COMMUNAL OPEN SPACE SHOULD BE CO-LOCATED WITH DEEP SOIL AREAS)

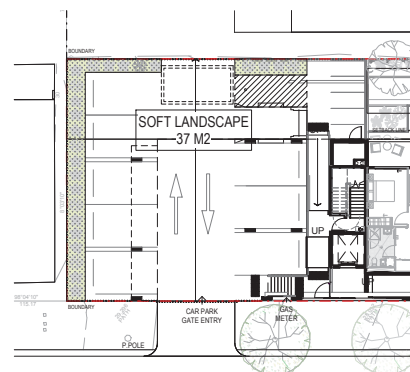
SITE AREA: 1007 m²
AREA PROVIDED : 341.14 m² (33.88 % OF SITE AREA)

COMMUNAL OPEN SPACE EXTERNAL : 290.13 m²
COMMUNAL OPEN SPACE INTERNAL : 51.01 m²

TOTAL AREA: 341.14 m² (33.88% OF SITE AREA)



5 LEVEL 3 FLOOR PLAN - COMMUNAL OPEN SPACE EXTERNAL
1:200



4 UPPER GROUND FLOOR PLAN - SOFT LANDSCAPE
1:200

LANDSCAPE AREA

DCP DEFINITION

- A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.
- A MINIMUM OF 30% OF THE SITE AREA SHALL BE LANDSCAPE AREA."

LANDSCAPE AREA (DCP):

SITE AREA: 1007 m²
AREA PROVIDED : 144 m² (14.30% OF SITE AREA)

LANDSCAPE AREA (INCLUDING HARD PAVED) :

SITE AREA: 1007M2
AREA PROVIDED : 222 m² (22.05% OF SITE AREA)



DA SUBMISSION

Services Engineers
INSYNC SERVICES Suite 102, 508 Miller Street Cammeray NSW 2062 Sydney NSW 2000
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Fire Engineer
OLSSON FIRE
Traffic Engineer
PTC Suite 102, 508 Miller Street Cammeray NSW 2062
SCA/Access Consultant
BLACKETT MAGUIRE + GOLDSMITH PO Box 167, Broadway

Client
ANGLICARE - CORRIMAL
GROUP GSA
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architecture interior design urban design landscape room architect M. Sheldon 3990
Project Title

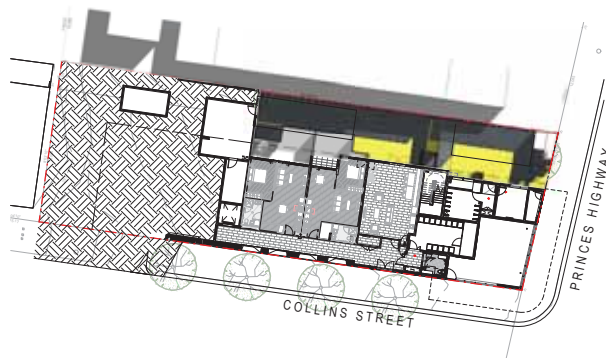
SOCIAL & AFFORDABLE HOUSING CORRIMAL

LANDSCAPE CALCULATIONS

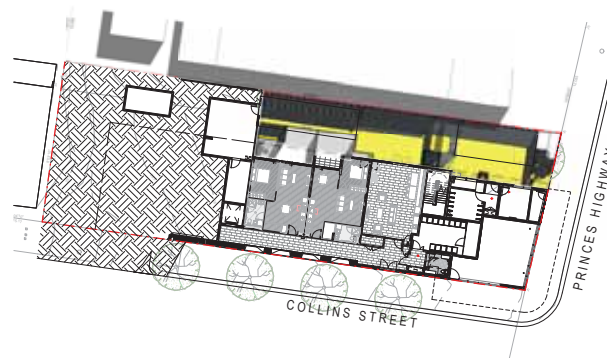
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Drawing Created (by)	ER	
Plotted and checked by	LMC	
Verified	MB	
Approved	LR	
Project No	Drawing No	Issue

180350 DA4108 F

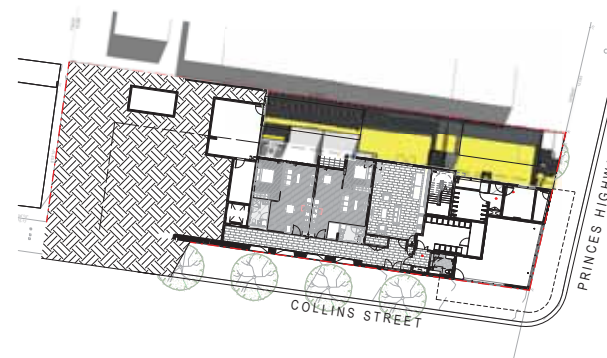
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1 COMMUNAL OPEN SPACE - 21 JUN 9.00AM
1:300



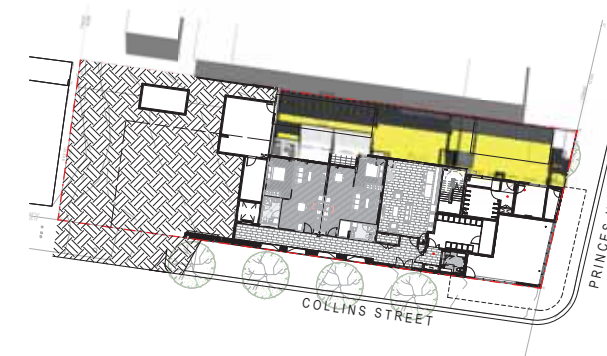
2 COMMUNAL OPEN SPACE - 21 JUN 10.00AM
1:300



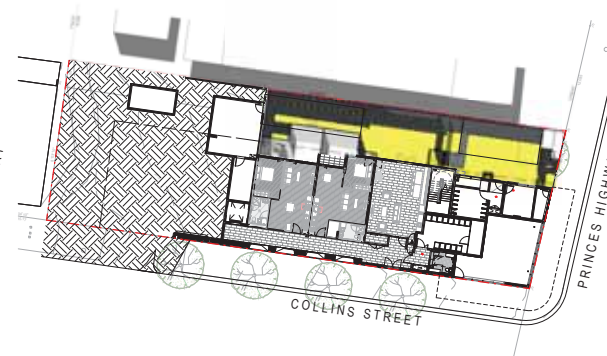
3 COMMUNAL OPEN SPACE - 21 JUN 10.30AM
1:300



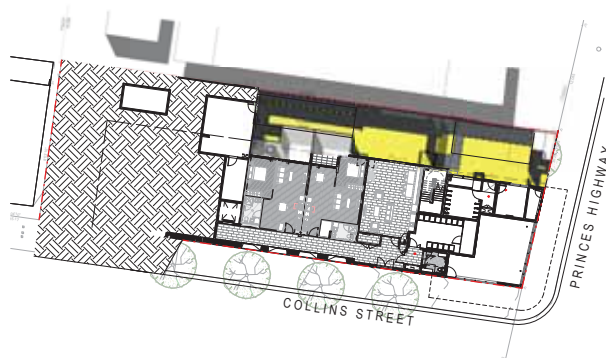
4 COMMUNAL OPEN SPACE - 21 JUN 11.00AM
1:300



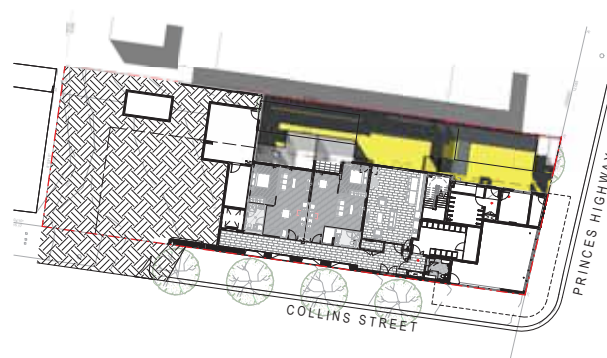
5 COMMUNAL OPEN SPACE - 21 JUN 12.00PM
1:300



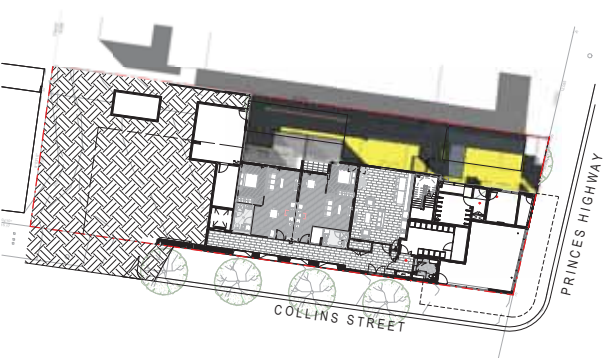
6 COMMUNAL OPEN SPACE - 21 JUN 1.00PM
1:300



7 COMMUNAL OPEN SPACE - 21 JUN 1.30PM
1:300



8 COMMUNAL OPEN SPACE - 21 JUN 2.00PM
1:300



9 COMMUNAL OPEN SPACE - 21 JUN 3.00PM
1:300

Issue	Description	Date
A	ISSUE FOR COORDINATION	26-10-18
B	DEVELOPMENT APPLICATION	30-10-18
B	RESPONSE TO COUNCIL RF1	28-02-19
C	RESPONSE TO DRP COMMENTS	17-04-19

DIRECT SUNLIGHT
COMMUNAL OPEN SPACE
LOWER GROUND: 178 SQM

	AREA (SQM)	PERCENT
9:00	46.6	26.1%
10:00	73.1	41.1%
10:30	81.2	45.6%
11:00	87.6	49.2%
12:00	92.1	51.7%
13:00	87.2	49.0%
13:30	83.4	46.9%
14:00	76.4	42.9%
15:00	58.8	33%

SHADOWS IMPACT FROM 139-141 PRINCES HIGHWAY

COS RECEIVING A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID-WINTER.
A MINIMUM 50% OF THE COMMON OPEN SPACE



North Point

DA SUBMISSION

Services Engineers

INSYNC SERVICES
Suite 6.02, Level 6, 89 York Street
Sydney NSW 2000

Structural Engineer

NORTHROP
Level 11, 345 George Street
Sydney NSW 2000

Fire Engineer

OLSSON FIRE

Traffic Engineer

PTC
Suite 102, 508 Miller Street
Cammeray NSW 2002

BCA/Access Consultant

BLACKETT MAGUIRE + GOLDSMITH
PO Box 167, Broadway

Client

ANGLICARE - CORRIMAL

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011

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architecture interior design urban design landscape

room architect M. Sheldon 3990

Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

COMMUNAL OPEN SPACE - SHADOW STUDY

Scale As indicated

Drawing Created (date) 10/24/18

Drawing Created (by) ER

Plotted and checked by LMC

Verified MB

Approved LR

Project No Drawing No Issue

180350 DA4109 C

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1 Axo View 01



2 Axo View 02



3 Axo View 03

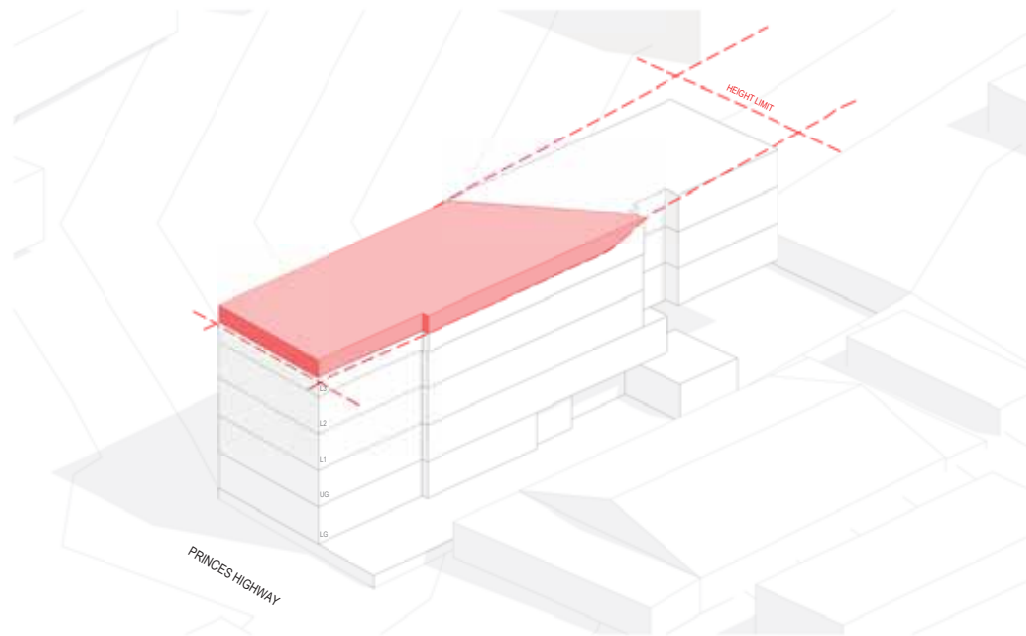


4 Axo View 04

Amendments		
Issue	Description	Date
A	ISSUE FOR COORDINATION	20-09-18
B	ISSUE FOR COORDINATION	28-09-18
C	ISSUE FOR COORDINATION	05-10-18
D	ISSUE FOR COORDINATION	17-10-18
E	ISSUE FOR COORDINATION	26-10-18
F	RESPONSE TO DRP COMMENTS	17-04-19
G	RESPONSE TO DRP G2 MEETING	07-05-19

DA SUBMISSION

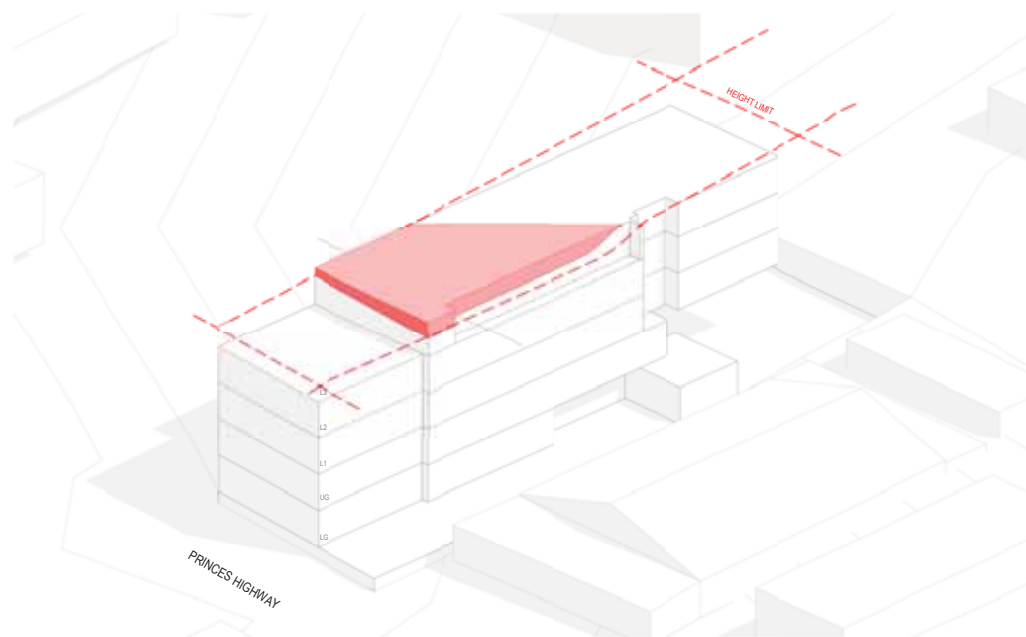
Services Engineers		
INSYNC SERVICES		
Suite 6.02, Level 6, 89 York Street		
Sydney NSW 2000		
Structural Engineer		
NORTHROP		
Level 11, 345 George Street		
Sydney NSW 2000		
Fire Engineer		
OLSSON FIRE		
Traffic Engineer		
PTC		
Suite 102, 508 Miller Street		
Cammeray NSW 2002		
BCA/Access Consultant		
BLACKETT MAGUIRE + GOLDSMITH		
PO Box 167, Broadway		
Client		
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Australia 2011		
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architecture interior design urban design landscape		
room architect M. Sheldon 3990		
Project Title		
SOCIAL & AFFORDABLE HOUSING CORRIMAL		
Drawing Title		
VIEWS		
Scale		
Drawing Created (date)		20/09/18
Drawing Created (by)		ER
Plotted and checked by		LMC
Verified		MB
Approved		LR
Project No	Drawing No	Issue
180350	DA7000	G
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Do not scale drawings. Use figured Dimensions.		



1 PREVIOUS BUILT FORM

PREVIOUS BUILT FORM

TOTAL BUILDING VOLUME:	7,838.4 m ³
VOLUME WITHIN LEP HEIGHT LIMIT:	7,473.2 m ³
VOLUME OVER LEP HEIGHT LIMIT:	365.7 m ³ (4.7% of TOTAL BUILDING VOLUME)



2 NEW BUILT FORM

NEW BUILT FORM

TOTAL BUILDING VOLUME:	7321.4 m ³
VOLUME WITHIN LEP HEIGHT LIMIT:	7177.1 m ³
VOLUME OVER LEP HEIGHT LIMIT:	144.4 m ³ (1.97% OF TOTAL BUILDING VOLUME)

Amendments		Date
Issue	Description	
A	RESPONSE TO DRP COMMENTS	17-04-19

DA SUBMISSION

Services Engineers

INSYNC SERVICES

* Suite 6.02, Level 6, 89 York Street

* Sydney NSW 2000

Structural Engineer

NORTHROP

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* Sydney NSW 2000

Fire Engineer

OLSSON FIRE

Traffic Engineer

PTC

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BCA/Access Consultant

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architecture interior design urban design landscape

room architect M. Sheldon 3990

Project Title

SOCIAL & AFFORDABLE HOUSING CORRIMAL

Drawing Title

VOLUMETRIC ANALYSIS

Scale

Drawing Created (date)

04/04/19

Drawing Created (by)

PM

Plotted and checked by

LMC

Verified

MB

Approved

LR

Project No

Drawing No

Issue

180350

DA9000

A

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02-Army-19-11:18:55 AM

GROUP

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN
GRAPHIC DESIGN

CORRIMAL

LANDSCAPE DESIGN REPORT

FOR: ANGLICARE
DATE: MAY 2019

CORRIMAL

LANDSCAPE CONCEPT DESIGN REPORT

FOR: ANGLICARE
ISSUE: REVISED DA ISSUE
DATE: MAY 2019

CONTENT

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02	SITE ANALYSIS	04
03	DESIGN INTENT	05
04	LANDSCAPE PLANS	06
05	PLANTING AREA ANALYSIS	08
06	FENCING PLAN	09
07	SECTIONS	11
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09	PLANTING PALETTE	
	• TREE PALETTE	15
	• GROUND FLOOR PLANTING PALETTE	16
10	MATERIALS PALETTE	17

1.0 SUBJECT SITE LOCATION



SITE INFORMATION

145-149 Princess Highway, Corrimal

- > The proposal is for a Boarding House.
- > The land is zoned B2 Local Centre under the Wollongong LEP 2009.
- > Boarding houses are permissible with consent within B2 zoned land.
- > The site does not contain any heritage item under the LEP. The site is within 400m to a bus stop used by a regular bus service and therefore constitutes as "accessible area" under the SEPP ARH.

2.0 SITE ANALYSIS

SITE VIEW



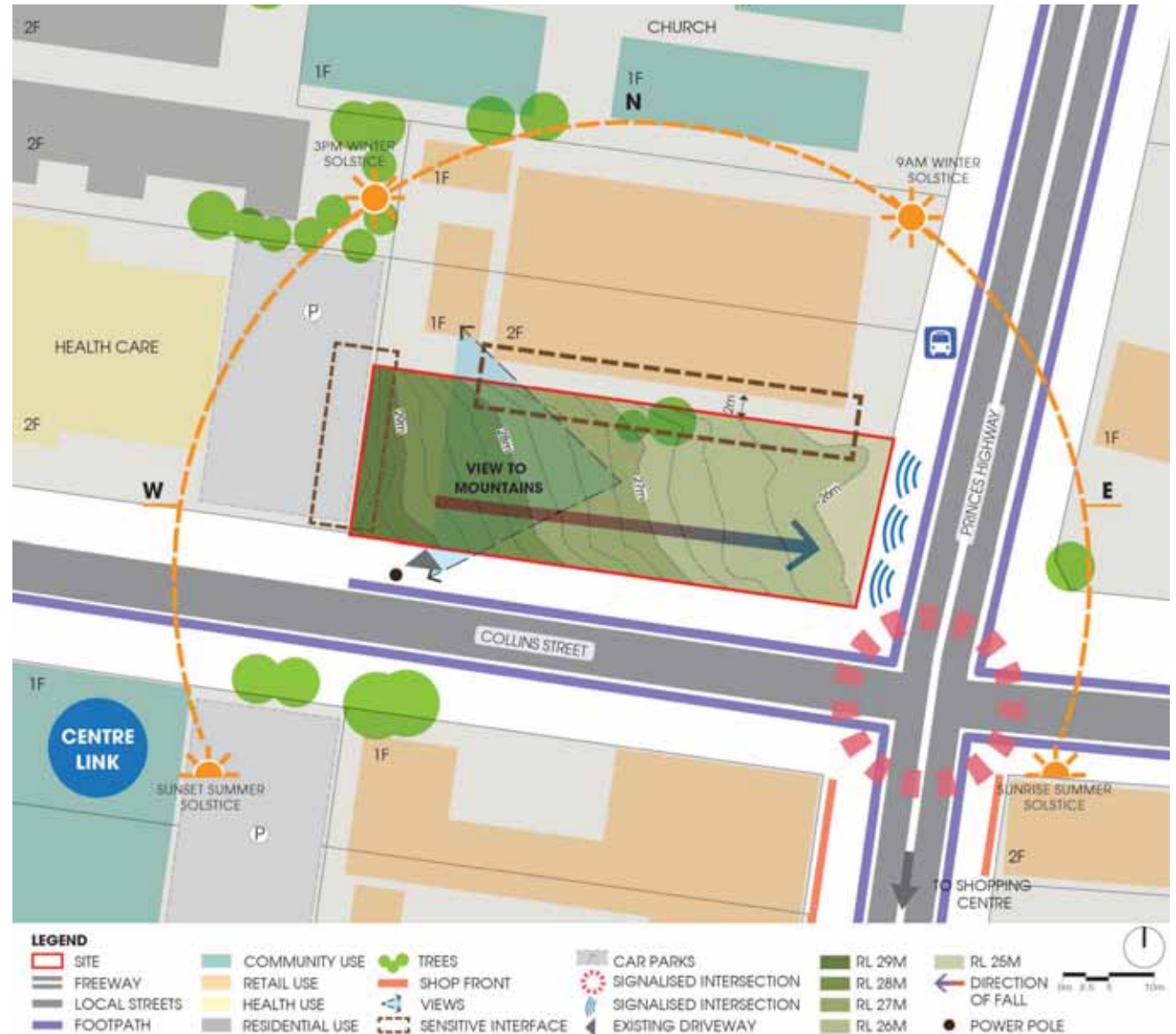
STREETSCAPE OF COLLINS STREET TO MOUNTAINS



STREETSCAPE OF COLLINS STREET

EXISTING STREET TREE SPECIES:

- > Australian native trees
- > Evergreen foliage



3.0 DESIGN INTENT

DESIGN INTENT:

The landscape concept for the proposed residential development is based on the surrounding context, response to the proposed architectural, urban and civil layout, and the desired outcomes of Corrimal Town Centre Plan 2015-2025.

The design intent is to contribute positively to the image, by providing a contemporary, sensitive and appropriate landscape environment.

The key landscape elements comprise:

- > High quality recreation spaces including spaces for respite, exercise, dining.
- > Provide leafy streets and green spaces.
- > A contemporary textually appropriate softscape planting palette including a variety of native plant species.
- > Creating a safe and accessible space, characterised by open sight lines.



4.0 GROUND FLOOR LANDSCAPE PLAN

LEGEND

- 01

COMMUNAL COURTYARD WITH SHELTERED BBQ AREA
- 02

COMMUNAL FLEXIBLE RECREATION SPACE
- 03

CAR PARKING
- 04

PROPOSED STREET TREE PLANTING
- 05

PROPOSES SCREEN TREES
- 06

GATED ENTRY
- 07

SCREEN PLANTING ALONG BOUNDARY
- 08

CAR PARK GATE ENTRY
- 09

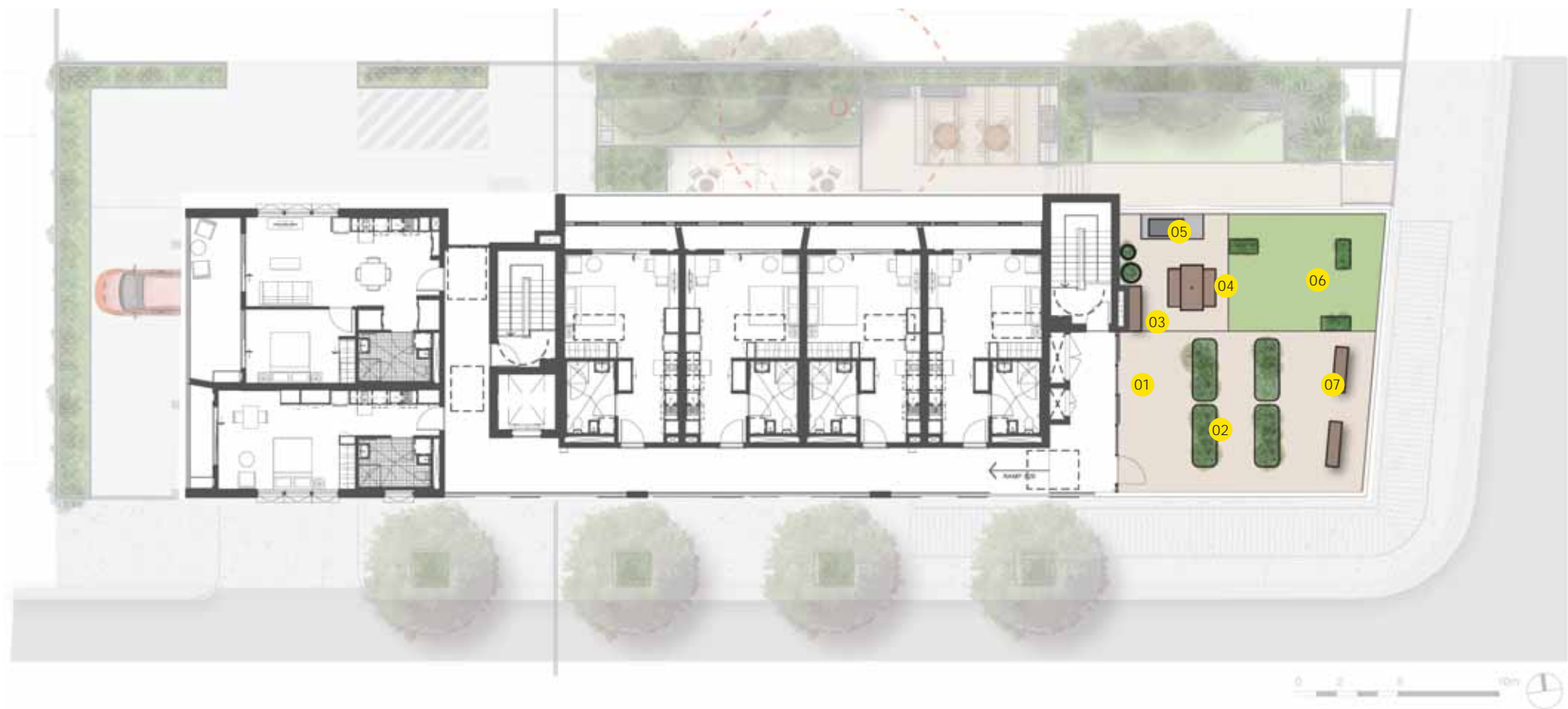
CONCRETE PATHWAY



4.1 LEVEL 3 LANDSCAPE PLAN

LEGEND

- 01 COMMUNAL COURTYARD WITH COMMUNITY GARDEN
- 02 RAISED COMMUNITY GARDEN PLANTERS
- 03 POTTING / WORK BENCH FOR COMMUNITY GARDEN
- 04 OUTDOOR PICNIC SEATING
- 05 OUTDOOR BBQ
- 06 COMMUNAL/FLEXIBLE RECREATION SPACE
- 07 BENCH SEATING



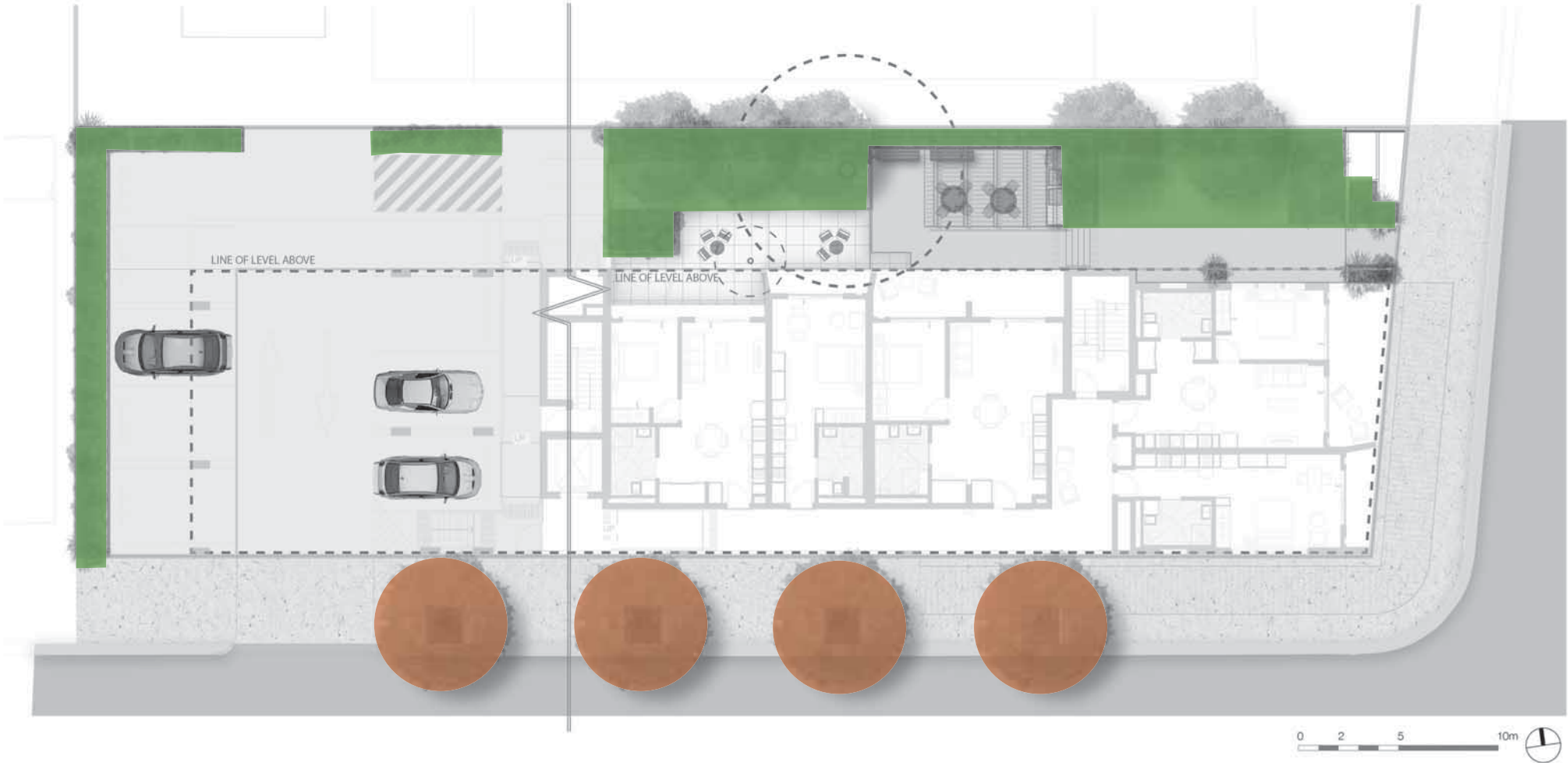
5.0 PLANTING AREA ANALYSIS

LEGEND

- LANDSCAPE AREA
(141QM, 14% OF SITE AREA)
- STREETSCAPE PLANTING

PLANTING DESIGN INTENT:

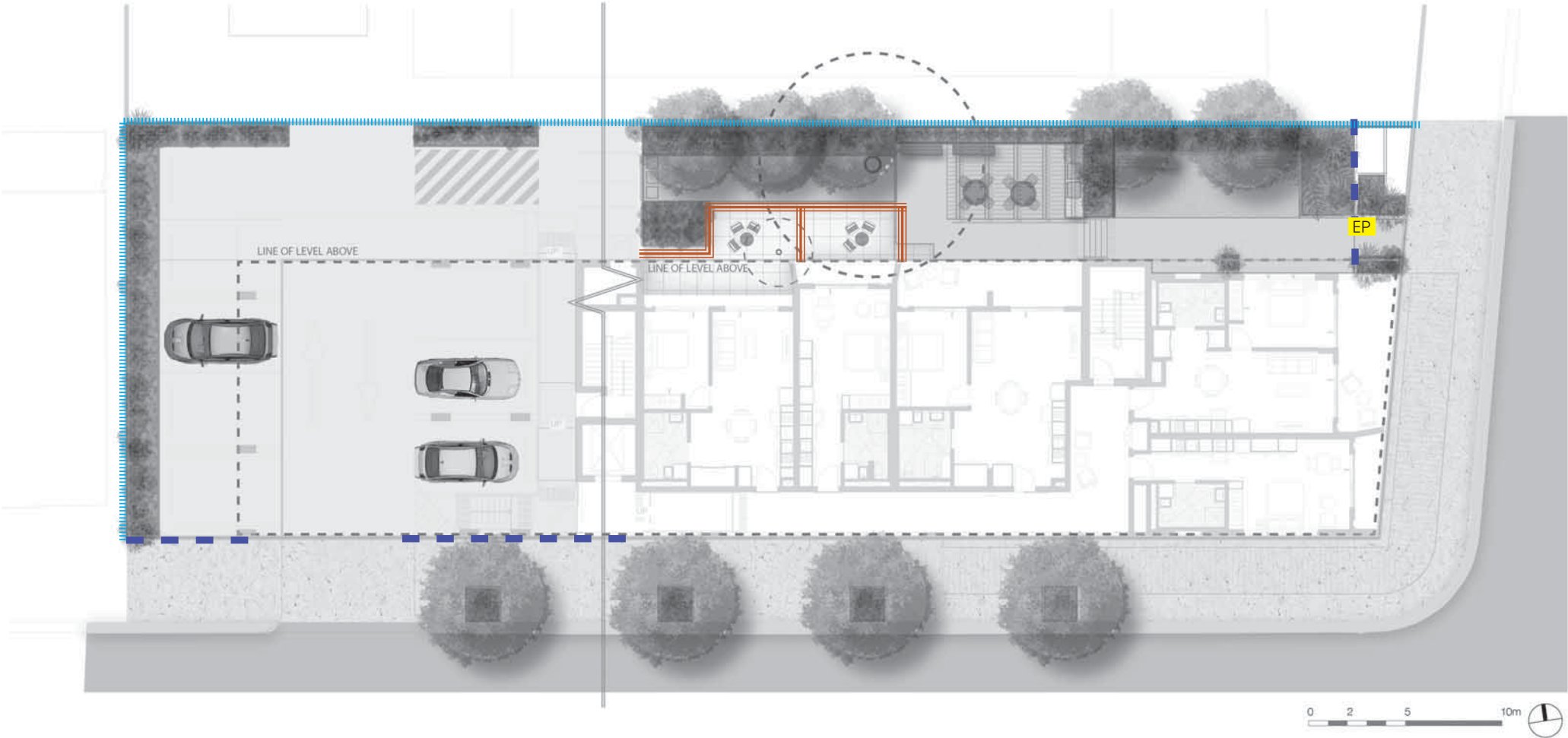
- > To provide an area on sites that enables soft landscaping and deep soil planting, permitting the retention and/or planting of trees that will grow to a large or medium size.
- > To limit building bulk on a site and improve the amenity of developments, allowing for good daylight access, ventilation, and improved visual privacy.
- > To provide passive and active recreational opportunities.



6.0 GROUND FLOOR FENCING PLAN

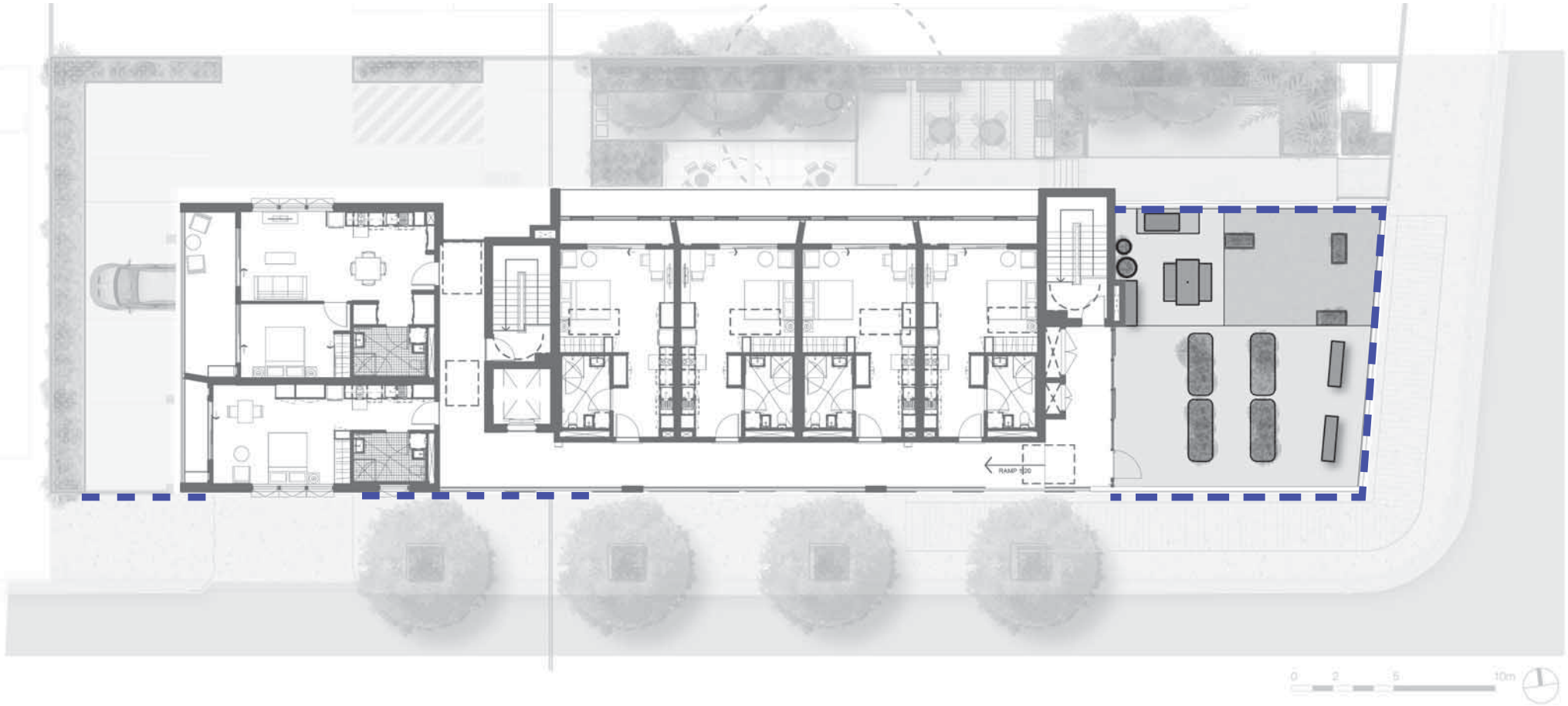
LEGEND

- EP** ENTRY PORTAL, 1200MM HIGH SELF-CLOSING GATE FITTED WITH A CHILDPROOF LOCK.
- 1800MM HIGH ALUMINIUM FENCE**
- 1800MM HIGH TIMBER GOOD NEIGHBOUR FENCE**
- BALUSTRADE TO ARCHITECTS DETAILS**



7.0 GROUND FLOOR FENCING PLAN

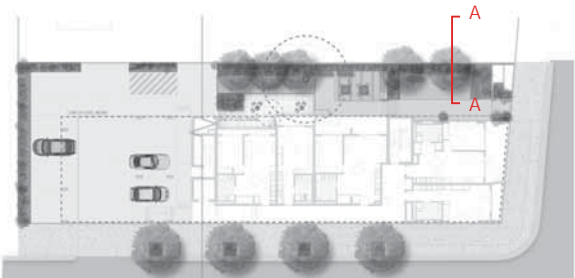
LEGEND
■ ■ BALUSTRADE TO ARCHITECTURAL DETAIL



8.0 SECTIONS



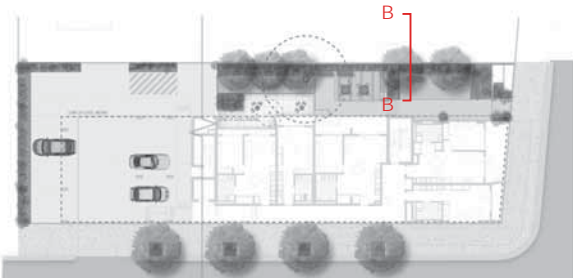
SECTION AA
COMMUNAL LAWN



8.1 SECTIONS



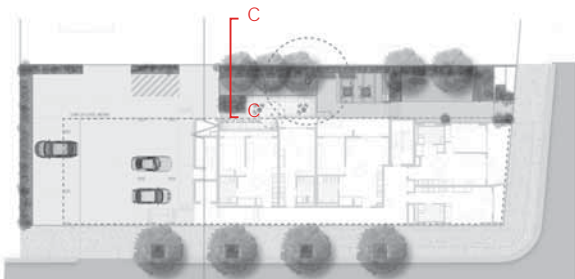
SECTION BB
BBQ AREA



8.2 SECTIONS



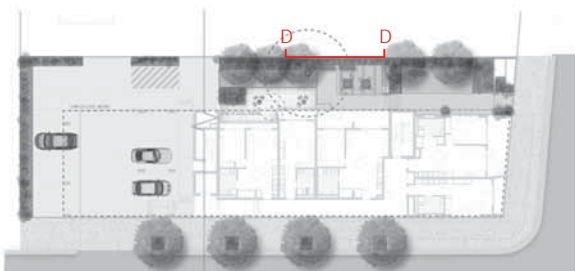
SECTION CC
PRIVATE COURTYARD & COMMUNAL LAWN TRANSECT



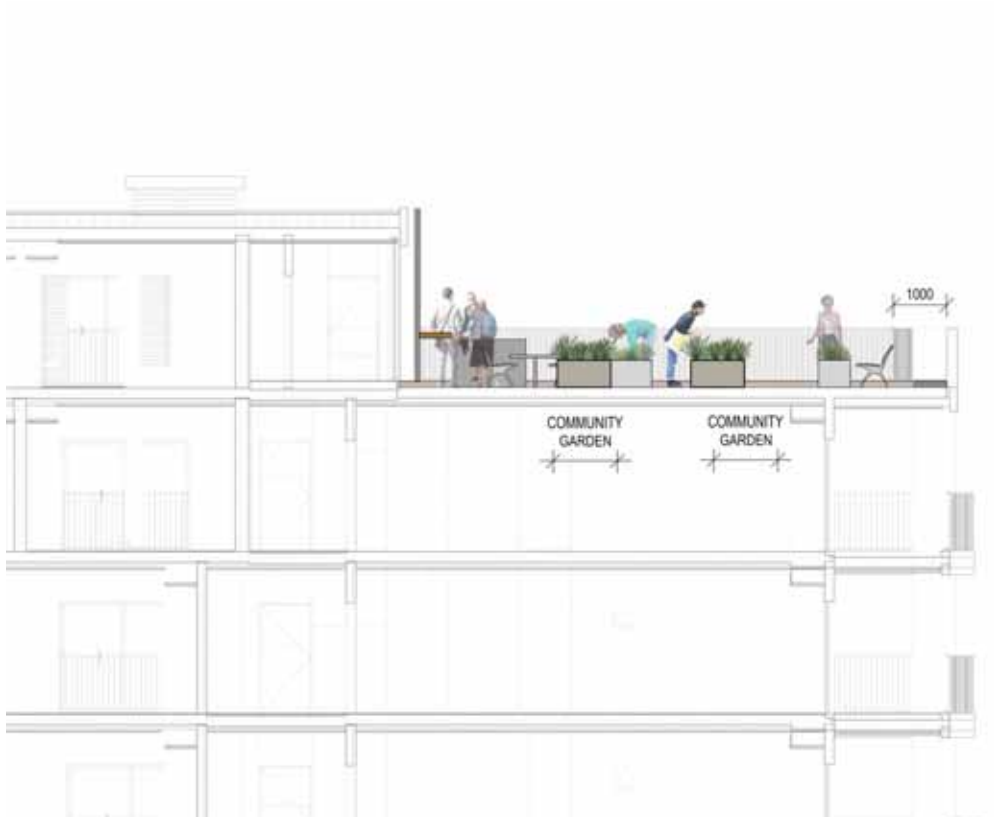
8.3 SECTIONS



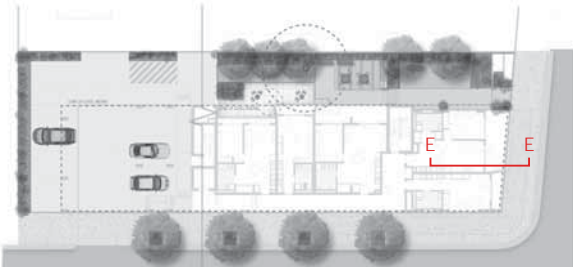
SECTION DD
FLEXIBLE OPEN SPACE + COMMUNAL OPEN SPACE



8.4 SECTIONS



SECTION EE
LEVEL 3 COMMUNAL OPEN SPACE



9.0 PRECEDENT IMAGES

COMMUNAL COURTYARDS



PRIVATE COURTYARDS



9.1 PLANTING PALETTE - SHRUBS AND GROUNDCOVERS



SPECIES	COMMON NAME	MATURITY(H)
SHRUBS & GRASS		
1*# <i>Westringia fruticosa</i>	Coastal Rosemary	1.5-2 m
2*# <i>Callistemon citrinus</i>	Lemon Scented Bottlebrush	2 m
3* <i>Hypericum calycinum</i>	Aaron's beard	0.4-0.5 m
4* <i>Banksia ericifolia</i>	Heath Banksia	3 m
5* <i>Leptospermum laevigatum</i>	Coast Tea Tree	3 m
6*# <i>Philothea myoporoides</i>	Long-leaf Wax-flower	0.8-1 m
7# <i>Plectranthus graveolens</i>	Spur-flower	0.4-0.5m
VINE & CLIMBERS		
8* <i>Hardenbergia violacea</i>	False Sarsparilla	1.8-2 m
9*# <i>Kennedia prostrata</i>	Running Postman	0.1-0.3m

* Plants selected from Corrimal City Council Recommended Plant Species List.
Native plant species

10.0 MATERIAL PALETTE

SURFACES

Lawn



Coloured oxide concrete



FURNITURE

Rendered block Planters



Timber Seating



Timber Pergola



BBO



FENCING AND SCREENING

Aluminium Fencing



Timber Good Neighbour Fencing





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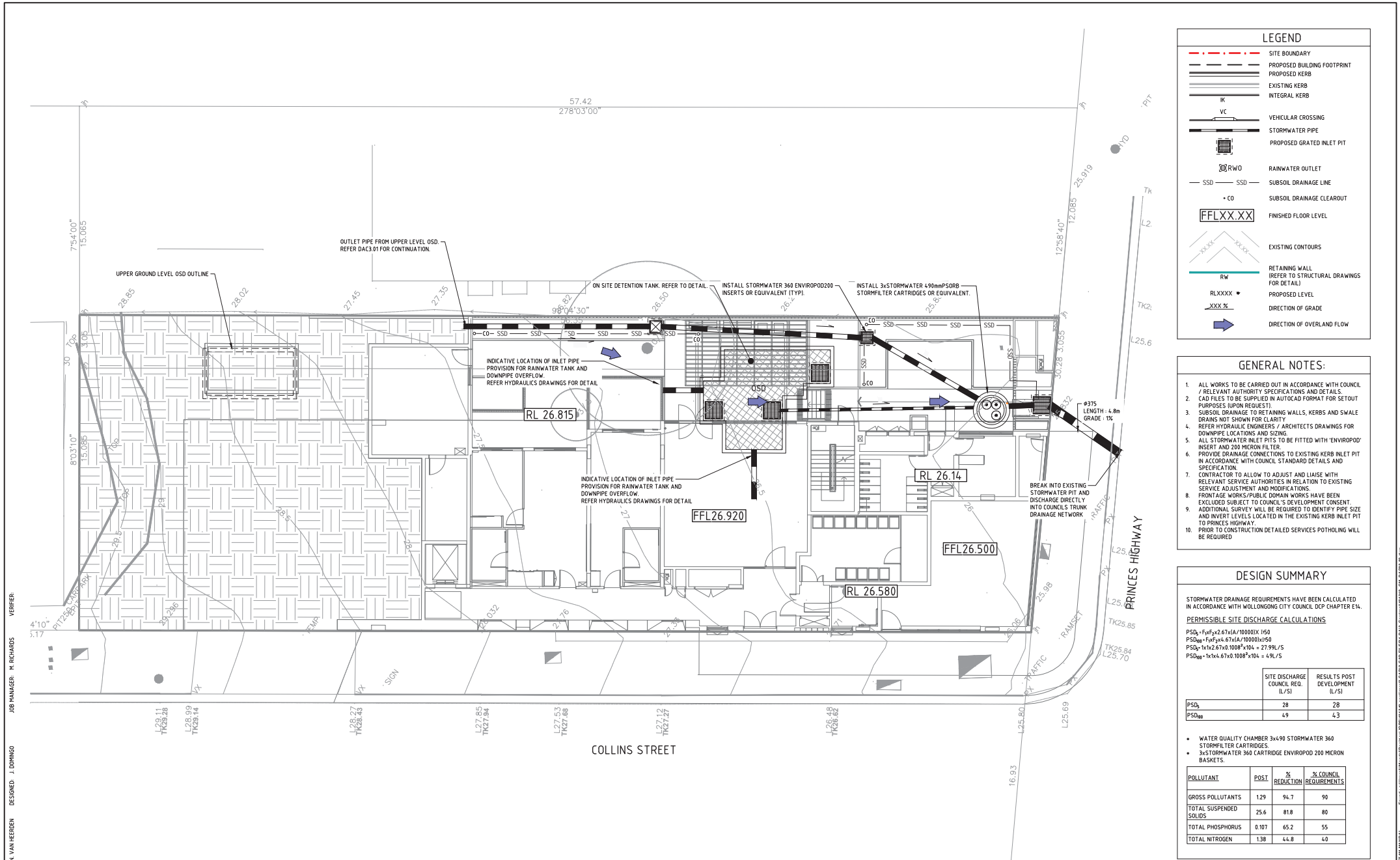
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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT		DRAWING TITLE	JOB NUMBER	
1	ISSUED FOR DEVELOPMENT APPLICATION	CG	JD	MR	01.11.18			 Sydney Level 11 345 George Street, Sydney NSW 2000 Ph (02) 9241 4188 Fax (02) 9241 4324 Email sydney@northrop.com.au ABN 81 094 433 100	ANGLICARE CORRIMAL	CIVIL ENGINEERING PACKAGE DEVELOPMENT APPLICATION	181349-CM	
2	RE-ISSUED FOR DEVELOPMENT APPLICATION	CB	JD	MR	16.11.18							
3	RE-ISSUED FOR DEVELOPMENT APPLICATION	UM	MR	JD	04.03.19							
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED.						THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD.		145 - 149 PRINCES HIGHWAY, CORRIMAL		CONCEPT STORMWATER MANAGEMENT PLAN - LOWER GROUND	DRAWING NUMBER DAC03.02	REVISION 3
						SCALE 1:100 @A1				DRAWING SHEET SIZE = A1		

