

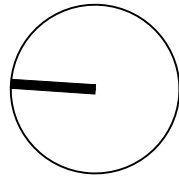
DEVELOPMENT APPLICATION - PROPOSED RESIDENTIAL FLAT BUILDINGS
& TOWNHOUSES
11 - 17 MOSBRI CRESCENT, THE HILL

MAY 2022

DRAWING SCHEDULE

DRAWING NO.	TITLE	SCALE	DRAWING NO.	TITLE	SCALE	DRAWING NO.	TITLE	SCALE
DA0.00	PRELIMINARIES		DA4.33	UNIT TYPE D2	1:50@A1	DA6.102	VIEW ANALYSIS - SHEET 2	NTS
DA0.00	COVER SHEET	NTS	DA4.34.A	UNIT TYPE E1	1:50@A1	DA6.103a	VIEW ANALYSIS - SHEET 3a	NTS
DA0.10	DATA SHEET	NTS	DA4.34.B	UNIT TYPE E2	1:50@A1	DA6.103b	VIEW ANALYSIS - SHEET 3b	NTS
DA1.00	SITE PLANS		DA4.35	UNIT TYPE F	1:50@A1	DA6.104	VIEW ANALYSIS - SHEET 4	NTS
DA1.01	SURVEY	1:250@A1	DA4.36	UNIT TYPE G	1:50@A1	DA6.105	VIEW ANALYSIS - SHEET 5	NTS
DA1.03	SITE PLAN	1:250@A1	DA4.37	UNIT TYPE H	1:50@A1	DA6.106	VIEW ANALYSIS - SHEET 6	NTS
DA1.04	SITE ANALYSIS - PLAN	1:250@A1	DA4.38	UNIT TYPE I	1:50@A1	DA6.107	VIEW ANALYSIS - SHEET 7	NTS
DA1.05	DEMOLITION PLAN	1:250@A1	DA4.39	UNIT TYPE J	1:50@A1	DA6.108	VIEW ANALYSIS - SHEET 8	NTS
DA1.06	STAGING/TEMPORARY WORKS PLAN	1:250@A1	DA4.40	UNIT TYPE K	1:50@A1	DA6.109	VIEW ANALYSIS - SHEET 9	NTS
DA1.07	SITE ANALYSIS - SECTION	1:400@A1	DA4.41	UNIT TYPE L	1:50@A1	DA6.110	VIEW ANALYSIS - SHEET 10	NTS
DA2.00	FLOOR PLANS		DA4.42	UNIT TYPE M	1:50@A1	DA6.111	VIEW ANALYSIS - SHEET 11	NTS
DA2.01	LOWER GROUND FLOOR PLAN	1:250@A1	DA4.43	UNIT TYPE P	1:50@A1	DA6.112	VIEW ANALYSIS - SHEET 12	NTS
DA2.02	GROUND FLOOR PLAN	1:250@A1	DA4.44	UNIT TYPE Q	1:50@A1	DA6.113	VIEW ANALYSIS - SHEET 13	NTS
DA2.03	LEVEL 1 FLOOR PLAN	1:250@A1	DA4.45	UNIT TYPE R	1:50@A1	DA6.114	VIEW ANALYSIS - SHEET 14	NTS
DA2.04	LEVEL 2 FLOOR PLAN	1:250@A1	DA4.46	UNIT TYPE S	1:50@A1	DA6.115	VIEW ANALYSIS - SHEET 15	NTS
DA2.05	LEVEL 3 FLOOR PLAN	1:250@A1	DA4.47	UNIT TYPE T	1:50@A1	DA6.116	VIEW ANALYSIS - SHEET 16	NTS
DA2.06	LEVEL 4 FLOOR PLAN	1:250@A1	DA4.48	UNIT TYPE U	1:50@A1	DA6.117	VIEW ANALYSIS - SHEET 17	NTS
DA2.07	LEVEL 5 FLOOR PLAN	1:250@A1	DA4.49	UNIT TYPE V	1:50@A1	DA6.118	VIEW ANALYSIS - SHEET 18	NTS
DA2.08	LEVEL 6 FLOOR PLAN	1:250@A1	DA4.50	UNIT TYPE W	1:50@A1			
DA2.09	LEVEL 7 FLOOR PLAN	1:250@A1	DA4.51	UNIT TYPE X	1:50@A1	DA7.01	PERSPECTIVE VIEWS - SHEET 1	NTS
DA2.10	LEVEL 8 FLOOR PLAN	1:250@A1	DA4.52	UNIT TYPE Y	1:50@A1	DA7.02	PERSPECTIVE VIEWS - SHEET 2	NTS
DA2.11	ROOF PLAN	1:250@A1	DA4.53	UNIT TYPE Z	1:50@A1	DA7.20	EXTERIOR FINISHES - BUILDING A	1:200@A1
DA2.12	ROOF PLAN OVERLAID SURVEY	1:250@A1	DA5.00	DIAGRAMS		DA7.21	EXTERIOR FINISHES - TOWNHOUSES	1:200@A1
DA3.00	SECTIONS & ELEVATIONS		DA5.11	GFA DIAGRAMS 01	1:750@A1	DA7.23	EXTERIOR FINISHES - BUILDING B & C	1:200@A1
DA3.01	SITE SECTIONS & ELEVATIONS 01	1:200@A1	DA5.12	GFA DIAGRAMS 02	1:750@A1			
DA3.02	SITE SECTIONS & ELEVATIONS 02	1:200@A1	DA5.21	CROSS VENTILATION DIAGRAMS 01	1:750@A1			
DA3.03	SITE SECTIONS & ELEVATIONS 03	1:200@A1	DA5.22	CROSS VENTILATION DIAGRAMS 02	1:750@A1			
DA3.04	SITE SECTIONS & ELEVATIONS 04	1:200@A1	DA5.31	SOLAR ACCESS DIAGRAMS 01	1:750@A1			
DA3.05	SITE SECTIONS & ELEVATIONS 05	1:200@A1	DA5.32	SOLAR ACCESS DIAGRAMS 02	1:750@A1			
DA3.06	SITE SECTIONS & ELEVATIONS 06	1:200@A1	DA5.33	SOLAR ACCESS - VIEWS FROM THE SUN	NTS			
DA3.07	SITE SECTIONS & ELEVATIONS 07	1:200@A1	DA5.34	SOLAR ACCESS - VIEWS FROM THE SUN	NTS			
DA3.11	SITE ELEVATIONS - WEST AND NORTH	1:250@A1	DA5.35	SOLAR ACCESS - VIEWS FROM THE SUN	NTS			
DA3.12	SITE ELEVATIONS - EAST AND SOUTH	1:250@A1	DA5.36	SOLAR ACCESS - VIEWS FROM THE SUN	NTS			
DA4.00	DETAILS PLANS		DA5.41a	SHADOW ANALYSIS - SHEET 1	NTS			
DA4.01	COMMUNITY PAVILION	1:100@A1	DA5.41b	SHADOW ANALYSIS - SHEET 2	NTS			
DA4.11	UNIT TYPE MC TH A	1:50@A1	DA5.41c	SHADOW ANALYSIS - SHEET 3	NTS			
DA4.12	UNIT TYPE MC TH B	1:50@A1	DA5.41d	SHADOW ANALYSIS - SHEET 4	NTS			
DA4.13	UNIT TYPE MC TH C	1:50@A1	DA5.41e	SHADOW ANALYSIS - SHEET 5	NTS			
DA4.14	UNIT TYPE MC TH D	1:50@A1	DA5.42a	SHADOW ANALYSIS - SHEET 6	NTS			
DA4.15	UNIT TYPE TH C1	1:50@A1	DA5.42b	SHADOW ANALYSIS - SHEET 7	NTS			
DA4.16	UNIT TYPE TH C2	1:50@A1	DA5.42c	SHADOW ANALYSIS - SHEET 8	NTS			
DA4.17	UNIT TYPE TH C3	1:50@A1	DA5.42d	SHADOW ANALYSIS - SHEET 9	NTS			
DA4.18	UNIT TYPE TH D1	1:50@A1	DA5.42e	SHADOW ANALYSIS - SHEET 10	NTS			
DA4.19	UNIT TYPE TH D2	1:50@A1	DA5.51	STORAGE DIAGRAMS 01	1:750@A1			
DA4.20	UNIT TYPE TH D3	1:50@A1	DA5.52	STORAGE DIAGRAMS 02	1:750@A1			
DA4.21.A	UNIT TYPE TH E1	1:50@A1	DA5.61	HEIGHT ANALYSIS	NTS			
DA4.21.B	UNIT TYPE TH E2	1:50@A1	DA5.62	BUILDING A HEIGHT DIAGRAM	1:200@A1			
DA4.22	UNIT TYPE TH F	1:50@A1	DA5.63	BUILDING C HEIGHT DIAGRAM	1:200@A1			
DA4.23	UNIT TYPE TH G	1:50@A1	DA5.64	HEIGHT ANALYSIS VS SITE SPECIFIC DCP - 3D	NTS			
DA4.24	UNIT TYPE TH H	1:50@A1	DA5.65	HEIGHT ANALYSIS VS SITE SPECIFIC DCP - SECTION 1	NTS			
DA4.25	UNIT TYPE TH I	1:50@A1	DA5.66	HEIGHT ANALYSIS VS SITE SPECIFIC DCP - SECTION 2	NTS			
DA4.26	UNIT TYPE TH J	1:50@A1	DA5.67	HEIGHT ANALYSIS VS SITE SPECIFIC DCP - SECTION 3	NTS			
DA4.27	UNIT TYPE A1	1:50@A1	DA5.68	HEIGHT ANALYSIS VS SITE SPECIFIC DCP - SECTION 4	NTS			
DA4.28	UNIT TYPE A2	1:50@A1	DA5.69	HEIGHT ANALYSIS VS SITE SPECIFIC DCP - SECTION 5	NTS			
DA4.29	UNIT TYPE B1	1:50@A1	DA5.71	TOPOGRAPHY CUT DIAGRAM 01	NTS			
DA4.30	UNIT TYPE B2	1:50@A1	DA5.72	TOPOGRAPHY CUT DIAGRAM 02	NTS			
DA4.31	UNIT TYPE C	1:50@A1	DA6.00	VIEW ANALYSIS				
DA4.32	UNIT TYPE D1	1:50@A1	DA6.100	VIEW ANALYSIS - KEY PLAN	NTS			
			DA6.101a	VIEW ANALYSIS - SHEET 1a	NTS			
			DA6.101b	VIEW ANALYSIS - SHEET 1b	NTS			

SITE LOCATION N.T.S.



DEVELOPMENT DATA

BUILDING A									
UNIT MIX									
LEVEL	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	THREE BED	TWO BED T.H.	THREE BED T.H.	SUB TOTAL	GFA
G	3	-	1	-	-	-	-	4	386
1	3	-	1	-	-	-	-	4	325
2	1	1	2	5	2	0	0	11	1,067
3	1	1	2	5	2	0	0	11	1,067
4	1	1	2	5	2	0	0	11	1,067
5	1	1	2	5	2	0	0	11	1,067
6	1	1	1	1	2	0	0	6	583
7	1	1	1	1	2	0	0	6	583
8	1	0	0	0	3	0	0	4	511
TOTAL	13	6	12	22	15	0	0	68	6,656
	19%	9%	18%	32%	22%	0%	0%		

BUILDING B									
UNIT MIX									
LEVEL	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	THREE BED	TWO BED T.H.	THREE BED T.H.	SUB TOTAL	GFA
G	0	0	0	0	0	0	9	9	826
1	-	-	-	-	-	-	-	0	561
2	0	1	3	5	1	0	0	10	995
3	0	1	3	5	1	0	0	10	995
4	0	1	3	5	1	0	0	10	995
5	0	1	3	5	1	0	0	10	995
6	0	1	3	5	1	0	0	10	995
TOTAL	0	5	15	25	5	0	9	59	6,362
	0%	8%	25%	42%	8%	0%	15%		

BUILDING C									
UNIT MIX									
LEVEL	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	THREE BED	TWO BED T.H.	THREE BED T.H.	SUB TOTAL	GFA
G	2	0	2	1	0	0	0	5	463
1	2	0	2	1	0	0	0	5	447
2	0	2	3	3	0	0	0	8	757
3	0	2	3	3	0	0	0	8	757
4	0	2	3	3	0	0	0	8	757
TOTAL	4	6	13	11	0	0	0	34	3,181
	12%	18%	38%	32%	0%	0%	0%		

MOSBRI CRESCENT TERRACE HOUSES									
UNIT MIX									
LEVEL	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	THREE BED	TWO BED T.H.	THREE BED T.H.	SUB TOTAL	GFA
LG	-	-	-	-	-	-	-		
G	0	0	0	0	0	0	11	11	1,626
1	-	-	-	-	-	-	-		
TOTAL	0	0	0	0	0	0	11	11	1,626
	0%	0%	0%	0%	0%	0%	100%		

COMMUNAL AREAS		
LEVEL		GFA
G	GROUND PAVILION	32
7	LEVEL 7 POOL DECK	8
TOTAL		40

GRAND TOTAL									
UNIT MIX									
LEVEL	ONE BED	ONE BED + STUDY	TWO BED	TWO BED + STUDY	THREE BED	TWO BED T.H.	THREE BED T.H.	SUB TOTAL	GFA m²
TOTAL	17	17	40	58	20	0	20	172	17,865
	10%	10%	23%	34%	12%	0%	12%		

SEPP65		
CROSS VENT.	SOLAR ACCESS	NO DIRECT SOLAR BETWEEN 9am & 3pm
103	116	24
63.9%	72.05%	14.9%

NOTE : SEPP65 not applicable to Mosbri Crescent Town Houses. Cross Ventilation and Solar calculations do not include Townhouses i.e. Exempt from ADG

		CURRENT ALLOWABLE FSR UNDER LEP		PROPOSED FSR		PROPOSED TOTAL GFA INCLUDING SURPLUS CARPARKS GFA	PROPOSED TOTAL FSR
SITE m²	GFA m²	FSR X:1	GFA m²	FSR X:1		GFA m²	FSR X:1
12,235	18,353	1.50	17,865	1.46		18,318	1.49

SURPLUS CARPARKS			
LEVEL			GFA m2
GROUND FLOOR		25	323
LEVEL 1		10	130
TOTAL		35	453

SITE CALCULATIONS

COMMON OPEN SPACE			LANDSCAPE			DEEP SOIL		
MINIMUM % OF SITE	PROPOSED m²	PROPOSED % OF SITE	MINIMUM % OF SITE	APPROX. m²	PROPOSED % OF SITE	MINIMUM % OF SITE	PROPOSED m²	PROPOSED % OF SITE
25%	3,087	25.2%	25%	4,100	33.5%	12%	1,800	14.7%

CAR PARKING DATA

		CAR PARKING			MOTORCYCLE			BICYCLE		
PARKING TYPE	UNIT MIX	DCP RATE	DCP REQ.	PROPOSED SPACES	RATE	REQUIRED SPACES	PROPOSED SPACES	RATE	REQUIRED SPACES	PROPOSED SPACES
1 BED DWELLING	34	1	34							
2 BED DWELLING	98	1	98							
3 BED DWELLING	40	1	40							
RESIDENTIAL SUBTOTAL	172		172	207	1 PER 20 CAR SPACES	10.4	12	1	172.0	172
VISITOR		1 SPACE FOR THE FIRST 5 DWELLINGS PLUS 1 PER 5 THEREAFTER	34.4	35				1 PER 10 UNITS	17.2	18
TOTAL			206.4	242		10.4	12		189.2	190

ADDITIONAL INFORMATION FOR BASIX

BUILDING STRUCTURE:

FLOOR CONSTRUCTION GF: Post tension concrete slab, nominal 220mm
CONSTRUCTION UPPER FLOORS: Post tension concrete slab, nominal 220mm
EXTERNAL WALL CONSTRUCTION: Precast concrete panels with plasterboard internal lining
INTERNAL WALL CONSTRUCTION: 90mm steel framed plasterboard
PARTY WALL CONSTRUCTION: 250mm steel hebel and plasterboard lining
INTERNAL CEILING CONSTRUCTION: 13mm suspended plasterboard ceiling
CEILING UNDER THE ROOF CONSTRUCTION: 13mm suspended plasterboard ceiling with insulation
*Suspended ceiling under concrete roof provided for insulation.
ROOF CONSTRUCTION: Concrete roof slab with insulation and gravel/ landscaping
ROOF COLOUR: As required to pass BASIX

RESIDENTIAL LIGHTING: SEALED Recessed 50mm diameter LED downlights will be installed in ALL ROOMS at a rate of 1 per every 5 sq metres of ceiling area.

RESIDENTIAL EXHAUST VENTS: All kitchen, bathroom and laundry vents are sealed.

IMPORTANT NOTES:
Do not scale from drawings. All dimensions shall be checked on site before commencement of work. All discrepancies shall be brought to the attention of the Architect. Larger scale drawings and written dimensions take precedence. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE PARTNERS INTERNATIONAL PTY. LTD.

FOR APPROVAL
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	2018.12.21	ISSUED FOR DEVELOPMENT APPLICATION	LP
B	2019.01.16	ISSUED FOR DEVELOPMENT APPLICATION	LP
C	2019.01.17	ISSUED FOR DEVELOPMENT APPLICATION	LH
D	2020.07.20	ISSUED FOR PLANNING SUBMISSION	LP
E	2021.06.23	ISSUED FOR DEVELOPMENT APPLICATION	LP
F	2021.12.16	ISSUED FOR DEVELOPMENT APPLICATION	MSH
G	2022.04.22	ISSUED TO COUNCIL ADDRESSING DRAFTING INCONSISTENCIES	MSH
H	2022.05.16	ISSUED TO COUNCIL ADDRESSING DRAFTING INCONSISTENCIES	JG

marchesepartners

Marchese Partners International Pty Ltd
Level 1, 53 Walker Street, North Sydney, NSW 2060, Australia
P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com
www.marchesepartners.com
Sydney • Brisbane • Melbourne • Adelaide
Kuala Lumpur • Auckland • Christchurch • London • Madrid
ABN 20 098 552 151

CLIENT CRESCENT NEWCASTLE PTY LTD PO BOX 292 WICKHAM, NSW, 2293			
PROJECT 11-17 MOSBRI CRESCENT THE HILL NSW 2300			
SCALE NTS ----	DATE 2019	DRAWN LP	CHECKED PS
JOB 17114	DRAWING DA0.10		REVISION H