Development Application for new residential flat buildings at 22 - 32 PARK AVENUE, WAITARA

LOT B & C DP 324923, LOT 1 & 2 DP 507307
LOT 31 & 32 DP 856384, LOT 11 DP 6892, LOT 1 & 2 DP 1007710

DRAWING LIST

NO.	ISSUE	SCALE	CONTENT
DA00	B	NTS	COVER PAGE + CALCULATIONS
DA01	B	1:250	CONTEXT PLAN
DA02	B	1:250	SITE ANALYSIS + DEMOLITION PLAN
DA03	B	1:200	BASEMENT 02 PLAN
DA04	B	1:200	BASEMENT 01 PLAN
DA05	B	1:200	LEVEL 01 GROUND PLAN
DA06	B	1:200	LEVEL 02 PLAN
DA07	B	1:200	LEVEL 03 PLAN
DA08	B	1:200	LEVEL 04 PLAN
DA09	B	1:200	LEVEL 05 PLAN - MEZZANINE
DA10	B	1:200	LEVEL 06 PLAN - MEZZANINE
DA11	B	1:200	ROOF PLAN + SITE PLAN
DA12	B	1:200	SECTION A-A & B-B
DA12A	B	1:200	SECTION C-C & RAMP SECTIONS
DA13	B	1:200	WEST ELEVATIONS
DA14	B	1:200	EAST ELEVATIONS
DA15	B	1:200	NORTH ELEVATIONS
DA16	B	1:200	SOUTH ELEVATIONS
DA17	B	1:500	SHADOW DIAGRAMS
DA18	B	NTS	SOLAR VIEW FROM SUN, WINTER SOLSTICE 22 JUNE
DA19	B	NTS	SOLAR VIEW FROM SUN, WINTER SOLSTICE 22 JUNE
DA21	B	NTS	ADAPTABLE UNITS + SILVER LIVEABLE APARTMENTS
DA22	B	1:500	ADG COMPLIANT DIAGRAMS + SOLAR ANALYSIS
DA23	B	1:300@A3	SCHEDULE OF EXTERNAL FINISHES
DA24	B	NTS	BASIX COMMITMENTS

LOTS & SITE AREA

total site area	**6,963.0 m²**				
#32 LOT B - DP 324923	897.9 m²		#26B LOT 2 - DP 507307	1,024.0 m²	
#30 LOT C - DP 324923	897.9 m²		#24 LOT 11 - DP 6852	1,347.0 m²	
#28 LOT 1 - DP 507307	847.0 m²		#22 LOT 1 - DP 1007710	625.6 m²	
#26 LOT 31 - DP 856384	411.8 m²		#22A LOT 2 - DP 1007710	500.0 m²	
#26A LOT 32 - DP 856384	411.8 m²				

DCP/LEP/ADG

				Proposed	
zone	R4 High Density Residential				
height limit	17.5	m + lift motor room			
FSR	NA	**NA**	m2		
min. deep soil (ADG)	15%	1,044	m2	**26%**	**1,780 m2**
communal open space (DCP & ADG)	25%	1,741	m2	**32%**	**2,200 m2**
50% COS daylight access (DCP & ADG)	50%	870	m2	**57%**	**1,250 m2**

Yield: Apartments

	no. of storeys	1 bed	2 bed	3 bed	ADAPTABLE	LIVABLE	
		50m2	70-75m2	95m2			
building A L1	1	1	6	1	1	2	
building A L2	1	0	7	1		1	
building A L3	1	0	7	1		1	
building A L4	1	2	7	0	1	2	
building A L5/6 (mezzanine)	1	1	6	2			
sub total		**4**	**33**	**5**	**2**	**6**	**42**
building B L1	1	1	6	1	1	2	
building B L2	1	2	7	0	1	2	
building B L3	1	2	7	0	1	2	
building B L4	1	2	7	0	1	2	
building B L5/6 (mezzanine)	1	1	6	2			
sub total		**8**	**33**	**3**	**4**	**8**	**44**
building C L1	1	2	1	1		1	
building C L2	1	2	4	0		1	
building C L3	1	2	4	0		1	
building C L4	1	2	4	0		1	
building C L5/6 (mezzanine)	1	0	4	2			
sub total		**8**	**17**	**3**	**0**	**4**	**28**
building D L1	1	2	6		2	2	
building D L2	1	2	6		2	3	
building D L3	1	2	6		2	3	
building D L4	1	2	6		2	3	
building D L5/6 (mezzanine)	1	0	3	4			
sub total		**8**	**27**	**4**	**8**	**11**	**39**
building E L1	1	2	1	1		1	
building E L2	1	2	4	0	2	3	
building E L3	1	2	4	0	2	3	
building E L4	1	2	4	0	2	3	
building E L5/6 (mezzanine)	1	0	4	2			
sub total		**8**	**17**	**3**	**6**	**10**	**28**
totals	**36**	**127**	**18**	**20**	**39**	**181**	
percentages	***20%***	***70%***	***10%***	***11%***	***22%***		
REQUIRED			***10%***	***10%***	***20%***		

BUILDING A

Type	No.	Min. rate	Provided
1 bedroom apartment	4	4.0	4.0
2 bedroom apartment	33	33.0	33.0
3 bedroom apartment	5	7.5	7.5
visitor's spaces	1/7 UNITS	6.0	6.0
	min residential permitted	**50.5**	**50.5**
adaptable resident car spaces	10%	4.2	4.2
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.6	1.0

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	8.4	9.0
	min residential permitted	**8.4**	**9.0**
visitor's bike spaces	1/10 UNITS	4.2	5.0
motorcycle spaces	1/50 UNITS	0.8	1.0

BUILDING B

Type	No.	Min. rate	Provided
1 bedroom apartment	8	8.0	8.0
2 bedroom apartment	33	33.0	33.0
3 bedroom apartment	3	4.5	4.5
visitor's spaces	1/7 UNITS	6.3	6.3
	min residential permitted	**51.8**	**52**
adaptable resident car spaces	10%	4.4	4.4
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.6	0.6

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	8.8	9.0
	min residential permitted	**8.8**	**9.0**
visitor's bike spaces	1/10 UNITS	4.4	5.0
motorcycle spaces	1/50 UNITS	0.9	1.0

BUILDING C

Type	No.	Min. rate	Provided
1 bedroom apartment	8	8.0	8.0
2 bedroom apartment	17	17.0	17.0
3 bedroom apartment	3	4.5	4.5
visitor's spaces	1/7 UNITS	4.0	4.0
	min residential permitted	**33.5**	**34**
adaptable resident car spaces	10%	2.8	2.8
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.4	0.4

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	5.6	6.0
	min residential permitted	**5.6**	**6.0**
visitor's bike spaces	1/10 UNITS	2.8	2.8

BUILDING D

Type	No.	Min. rate	Provided
1 bedroom apartment	8	8.0	8.0
2 bedroom apartment	27	27.0	27.0
3 bedroom apartment	4	6.0	6.0
visitor's spaces	1/7 UNITS	5.6	6.0
	min residential permitted	**46.6**	**47.0**
adaptable resident car spaces	10%	3.9	3.9
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.6	0.6

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	7.8	8.0
	min residential permitted	**7.8**	**8.0**
visitor's bike spaces	1/10 UNITS	3.9	4.0
motorcycle spaces	1/50 UNITS	0.8	1.0

BUILDING E

Type	No.	Min. rate	Provided
1 bedroom apartment	8	8.0	8.0
2 bedroom apartment	17	17.0	17.0
3 bedroom apartment	3	4.5	4.5
visitor's spaces	1/7 UNITS	4.0	4.0
	min residential permitted	**33.5**	**33.5**
adaptable resident car spaces	10%	2.8	2.8
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.4	0.4

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	5.6	6.0
	min residential permitted	**5.6**	**6.0**
visitor's bike spaces	1/10 UNITS	2.8	3.0
motorcycle spaces	1/50 UNITS	0.6	1.0

Council minimum parking

Residential			
1 bedroom apartment	min.	1	per unit
2 bedroom apartment	min.	1	per unit
3 + bedroom apartment	min.	1.5	per unit
Disabled parking	min.	1	per adaptable unit
visitor's spaces per apartment	min.	1	per 7 units
carwash bay		1	(part of visitor's spaces
Motorcycle spaces	min.	1	per 50 car spaces
bicycle spaces	min.	1	per 5 unit
visitor's bicycle spaces	min.	1	per 10 unit

CAR PARKING TOTAL measured over whole site

	Min. rate	Provided
total residential car spaces	190	190
total residential adaptable car spaces	18	18
total visitor car spaces	26	26
total visitor adaptable car spaces	3	3
total car spaces	**216**	**216**
total bike spaces	36	40
total visitor bike spaces	18	20
total bike spaces	**54**	**60**
total motocycle spaces	4	4

SEPP 65 Compliance

Building A	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	Cross Ventilation
building A L1	8	6	2	0	5
building A L2	8	6	2	0	6
building A L3	8	6	2	0	6
building A L4	9	7	2	0	6
building A L5	9	8	0	1	9
building A L6 MEZZ.					
sub total	**42**	**33**	**8**	**1**	**32**
		78.6%	**19.0%**	**2%**	**76.2%**

Building B	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building B L1	8	4	4	0	5
building B L2	9	6	1	2	6
building B L3	9	6	1	2	6
building B L4	9	7	2	0	6
building B L5	9	8	0	1	9
building B L6 MEZZ.					
sub total	**44**	**31**	**8**	**5**	**32**
		70.5%	**18.2%**	**11.4%**	**72.7%**

Building C	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building C L1	4	3	0	1	3
building C L2	6	4	2	0	4
building C L3	6	4	2	0	4
building C L4	6	4	2	0	4
building C L5	6	5	0	1	6
building C L6 MEZZ.					
sub total	**28**	**20**	**6**	**2**	**21**
		71.4%	**21.4%**	**7.1%**	**75.0%**

Building D	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building D L1	8	4	3	1	6
building D L2	8	4	3	1	6
building D L3	8	7	1	0	6
building D L4	8	8	0	0	6
building D L5	7	7	0	0	7
building D L6 MEZZ.					
sub total	**39**	**30**	**7**	**2**	**31**
		76.9%	**17.9%**	**5.1%**	**79.5%**

Building E	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building E L1	4	2	1	1	3
building E L2	6	4	1	1	4
building E L3	6	4	1	1	4
building E L4	6	5	0	1	4
building E L5	6	5	1	0	6
building E L6 MEZZ.					
sub total	**28**	**20**	**4**	**4**	**21**
		71.4%	**14%**	**14.3%**	**75.0%**
TOTAL	**181**	**73.8%**	**18.2%**	**8.1%**	**75.7%**
MIN.		**70%**		**15%**	**60%**

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD
ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	DA SUBMISSION	02/12/19
P13	ISSUE FOR COORDINATION	7/11/19
P12	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE: COVER PAGE + CALCULATIONS

SCALE @ A1: NTS
DRAWN BY: MB
CHECKED BY: A2

PROJECT NO.: 17095
DRAWING NO.: DA00 B
REVISION: B



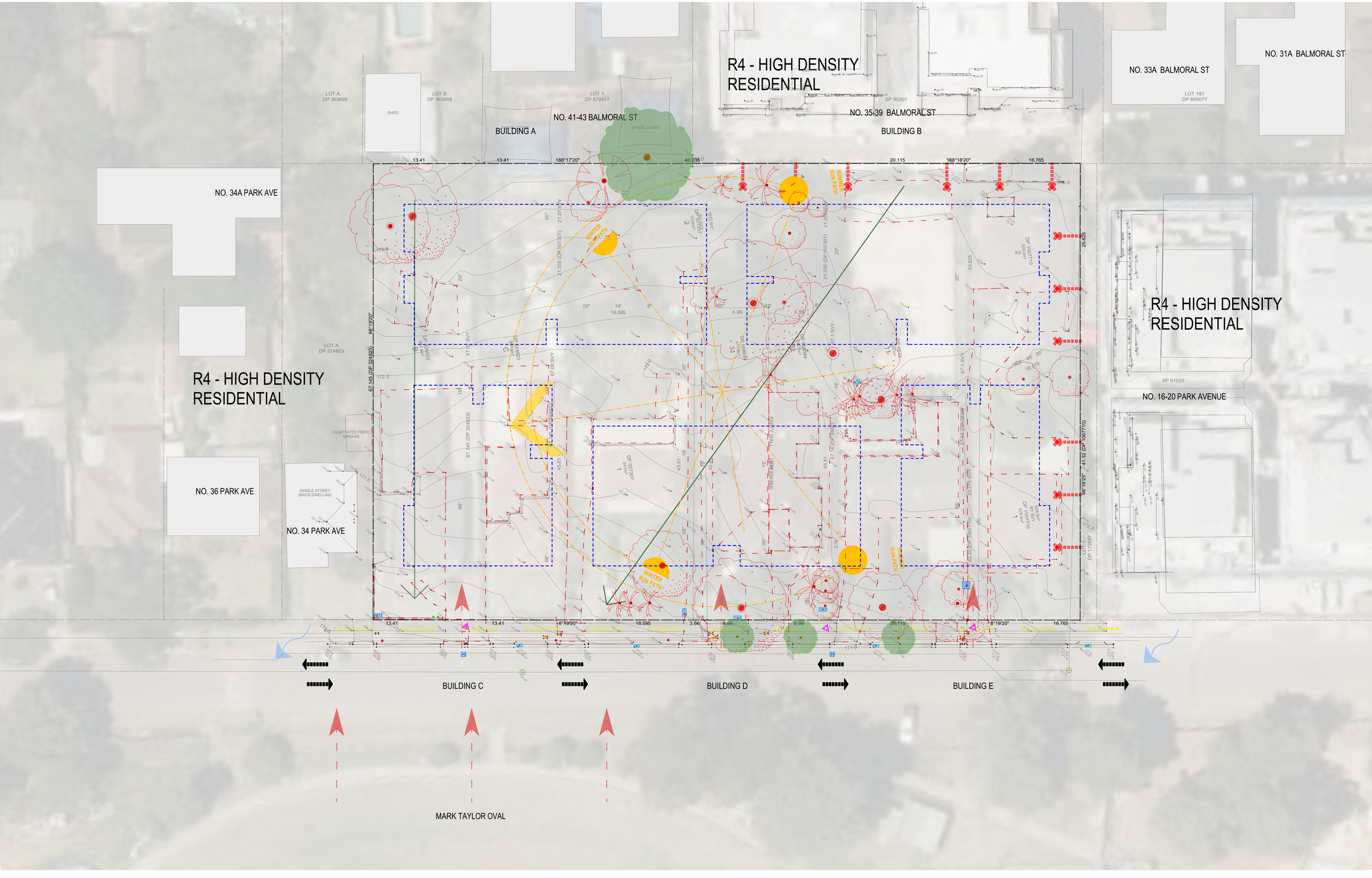
CONTEXT PLAN 1:1000

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KEY / NOTES

- SUBJECT SITE
- R4 - HIGH DENSITY RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL
- WAITARA STATION
- RE1 - PUBLIC RECREATION
- RE2 - PRIVATE RECREATION
- B1 - NEIGHBOURHOOD CENTRE
- B2 - LOCAL CENTRE
- B6 - ENTERPRISE CORRIDOR
- NEW FUTURE BUILDING

CLIENT	STATEWIDE PLANNING PTY LTD
ADDRESS	22 - 32 PARK AVENUE, WAITARA
REVISION	B DA SUBMISSION 02/12/19 P7 ISSUE FOR CLIENT REVIEW 27/6/19
TITLE	CONTEXT PLAN
SCALE @ A1	1:1000
DRAWN BY	HB
CHECKED BY	AJ
PROJECT NO.	17095
DRAWING NO.	DA01 B
REVISION	B



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KEY / NOTES

- ALL ITEMS TO BE DEMOLISHED
- POSITION OF NEW BUILDING
- SITE FALL
- VEHICAL CIRCULATION
- OPEN VIEWS
- NOISE SOURCE
- PEDESTRIAN PATH
- VIEWS TO BE SCREENED OR PRIVACY NEEDED BETWEEN NEIGHBOURS
- PREVAILING WINDS

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	DA SUBMISSION	02/12/19
P6	ISSUE FOR CLIENT REVIEW	27/6/19

TITLE: SITE ANALYSIS + DEMOLITION PLAN

SCALE @ A1	1:250
DRAWN BY	HS
CHECKED BY	AJ

PROJECT NO. 17095

DRAWING NO. DA02 B

REVISION B

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31A BALMORAL S

NO. 34A PARK AVE

36 PARK AVE

NO. 34 PARK AVE

NO. 16-20 PARK AVENUE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

DEEP SOIL

OUTLINE OF BUILDING ABOVE

SIDE SETBACK 4.5M (3700 800)

REAR SETBACK 6M

FRONT SETBACK 8M

RAMP SETBACK 4.2M

12.8M 6M 12.8M

RAMP UP TO B1

GRADE 2m @ 1:8

GRADE 10m @ 1:4

GRADE 9.04m @ 1:8

SHARED AREA

RESIDENTIAL ACCESSIBLE

PLANT ROOM

RESIDENTIAL 5400 X 2400mm

MC1 2 x 2.5m

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KEY/NOTES

- RESIDENTIAL SPACE
- VISITOR SPACE
- BUILDING OUTLINE ABOVE
- SWALE REFER TO HYDRAULIC CONSULTANTS' REPORT
- DEEP SOIL

CLIENT	STATEWIDE PLANNING PTY LTD
ADDRESS	22 - 32 PARK AVENUE, WAITARA
REVISION	B DA SUBMISSION 02/12/19; P12 ISSUE FOR COORDINATION 27/11/19; P11 ISSUE FOR COORDINATION 11/11/19
TITLE	BASEMENT 02 PLAN
PROJECT NO.	17095
DRAWING NO.	DA03 B
REVISION	B
SCALE @ A1	1200
DRAWN BY	HB
CHECKED BY	A2

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31A BALMOF

NO. 34A PARK AVE

NO. 16-20 PARK AVENUE

NO. 34 PARK AVE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

SIDE SETBACK 4.5M

REAR SETBACK 6M

FRONT SETBACK 8M

RAMP SETBACK 4.2M

DEEP SOIL

OUTLINE OF BUILDING ABOVE

RAMP UP TO STREET

RAMP DOWN TO B2

PLANT ROOM

BIN TUG PARKING SPACE ONLY

SECURE BICYCLE STORAGE

BULK GOODS ROOM

HOT WATER SYSTEMS

OK

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KEY/NOTES

- RESIDENTIAL SPACE
- VISITOR SPACE
- BUILDING OUTLINE ABOVE
- SWALE REFER TO HYDRAULIC CONSULTANTS' REPORT
- DEEP SOIL

CLIENT	STATEWIDE PLANNING PTY LTD
ADDRESS	22 - 32 PARK AVENUE, WAITARA
REVISION	B DA SUBMISSION 02/12/19 P14 ISSUE FOR COORDINATION 27/11/19 P13 ISSUE FOR COORDINATION 11/11/19
TITLE	BASEMENT 01
SCALE @ A1	1200
DRAWN BY	HB
CHECKED BY	AJ
PROJECT NO.	17095
DRAWING NO.	DA04 B
REVISION	B

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

LOT A DP 363698

LOT B DP 363698

SHED

LOT 1 DP 870417

SHADE COVER

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

SP 95301

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31A

NO. 16-20 PARK AVENUE

SP 91025

LOT A DP 324923

LOT 11 DP 1007710

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

6M - ADG
L1-L4: NH to NH

12M - ADG
L1-L4: H6 to H6

ADG SEPARATION H-H

ADG SEPARATION H to NH

REAR SETBACK 8000 10000

REAR SETBACK FOR MAX 1/3 6000

SETBACK BALCONY

FRONT SETBACK 10000

FRONT SETBACK FOR MAX 1/3 7000

SETBACK BALCONY

SIDE SETBACK FOR MAX 1/3 4000

ADG SIDE SETBACK H to NH 4500

ADG L1-L4 SIDE SETBACK 6000

BUILDING C FRONTAGE 4200 6100 RAMP 21800

BUILDING D FRONTAGE 6000 17660

4m INDENT TO ENTRY 4000

BUILDING D FRONTAGE 17660 6000

BUILDING E FRONTAGE 21800 6100 RAMP 4200

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

LOBBY RL 172.00

LOBBY RL 171.70

LOBBY RL 171.00

LOBBY RL 172.20

FLOOD RETAINING WALL REFER TO FLOOD CONSULTANTS' REPORT

FLOOD RETAINING WALL REFER TO FLOOD CONSULTANTS' REPORT & DRAWINGS

REFER TO TRAFFIC ENGINEER DETAILS

SUBJECT TO HYDRAULIC ENGINEER DETAILS

SUBJECT TO SUBSTATION CONSULTANT DETAILS

EXISTING DRIVEWAYS REMOVED, PUBLIC FOOTPATH TO BE REPAIRED & MADE GOOD

MAINTENANCE ACCESS GATE

GATED BOOSTER ENCLOSURE

SECURE FRONT GATE

TEMP. GARBAGE COLLECTION AREA 50sqm

TIMBER RETAINING WALL

CONCRETE RETAINING WALL

DRIVEWAY RAMP 01

DRIVEWAY RAMP 05

RAMP 1 IN 30

POS 15 m²

S.SUBSTATION

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KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

SWALE REFER TO HYDRAULIC CONSULTANTS' REPORT

A SECTION MARKERS

EL01 ELEVATION MARKERS

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION

B	DA SUBMISSION	02/12/19
P19	ISSUE FOR COORDINATION	27/11/19
P18	ISSUE FOR COORDINATION	7/11/19

TITLE: LEVEL 01 PLAN

SCALE @ A1 1:200

DRAWN BY HB

CHECKED BY A2

PROJECT NO. 17095

DRAWING NO. DA05 B

REVISION B

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

LOT 191
DP 869077

NO. 31

LOT A
DP 363698

LOT B
DP 363698

LOT 1
DP 870417

SHED

NO. 41-43 BALMORAL ST

SHADE COVER

BUILDING A

BUILDING B

EL03

EL05

EL06

EL08

EL09

EL04

EL02

EL07

EL10

EL01

CI

CC

AI

AA

IB

BL

BA

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

SINGLE STOREY
BRICK DWELLING

DILAPIDATED FIBRO
GARAGE

LOT A
DP 324923

67.145 (DP 324923)

98°19'20"

98°19'25"

41.32 (DP 1077710)

LOT 1
DP 172597

SP 91025

NO. 16-20 PARK AVENUE

13.41 | 13.41 | 188°17'20" | 40.235 | 20.115 | 188°18'20" | 16.765

13.41 | 13.41 | 8°19'20" | 18.595 | 3.66 | 8.99 | 8.99 | 20.115 | 8°19'20" | 16.765

25.825

ADG SEPARATION H-H 6000
ADG SEPARATION H to NH 4500

REAR SETBACK 10000
REAR SETBACK FOR MAX 1/3 8000
SETBACK BALCONY 6000

FRONT SETBACK 10000
FRONT SETBACK FOR MAX 1/3 8000
SETBACK BALCONY 7000

6M - ADG
L1-L4: NH to NH

2M - ADG
L1-L4: NH to NH

SIDE SETBACK FOR MAX 1/3 4000
ADG SIDE SETBACK H to NH 4500
ADG L1-L4 SIDE SETBACK 6000

LOBBY RL 175.04
LOBBY RL 174.74
LOBBY RL 174.04
LOBBY RL 175.24

ROOF

SERVICES

LIGHT WELL

PARK AVENUE

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KEY / NOTES

1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN
COS COMMUNAL OPEN SPACE
POS PRIVATE OPEN SPACE

AL SECTION MARKERS
EL01 ELEVATION MARKERS

CLIENT
STATEWIDE PLANNING PTY LTD

ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION

B	ISSUE TO COUNCIL	02/12/19
P16	ISSUE FOR COORDINATION	11/11/19
P15	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE
LEVEL L2 PLAN

PROJECT NO. 17095
DRAWING NO. DA06 B
REVISION B

SCALE @ A1 1200
DRAWN BY HS
CHECKED BY A2

NO. 34A PARK AVE

NO. 36 PARK AVE

LOT A DP 324923

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

LOT 191 DP 869077

SP 91025

SHED

SINGLE STOREY BRICK DWELLING

DILAPIDATED FIBRO GARAGE

SHADE COVER

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31

NO. 16-20 PARK AVENUE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

LOBBY RL 178.08

LOBBY RL 177.78

LOBBY RL 177.08

LOBBY RL 178.28

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AI BI CI

REAR SETBACK 8000 10000

REAR SETBACK FOR MAX 1/3

SETBACK BALCONY 6000

FRONT SETBACK 8000 10000

FRONT SETBACK FOR MAX 1/3

SETBACK BALCONY 7000

6M - ADG L1-L4: NH to NH

2M - ADG L1-L4: NH to H

ADG SEPARATION H-H 6000

ADG SEPARATION H to NH 4500

SIDE SETBACK FOR MAX 1/3 4000

ADG SIDE SETBACK H to NH 4500

ADG L1-L4 SIDE SETBACK 6000

67.145 (DP 324923)

98°19'20"

41.32 (DP 1007710)

98°19'25"

LOT 1 DP 172597

13.41 13.41 188°17'20" 40.235 20.115 188°18'20" 16.765

13.41 13.41 8°19'20" 18.595 3.66 8.99 8.99 20.115 8°19'20" 16.765

25.825

ARCHITECT

ALEKSANDAR PROJECTS

ARCHITECTURE · URBAN DESIGN · INTERIORS

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KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

AI SECTION MARKERS

EL01 ELEVATION MARKERS

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	ISSUE TO COUNCIL	02/12/19
P17	ISSUE FOR COORDINATION	11/11/19
P16	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE: LEVEL L3 PLAN

PROJECT NO. 17095

DRAWING NO. DA07 B

REVISION B

SCALE @ A1 1200

DRAWN BY HB

CHECKED BY A2

NO. 34A PARK AVE

NO. 36 PARK AVE

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

LOT 191 DP 869077

SP 91025

SHED

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

SHADE COVER

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31

NO. 16-20 PARK AVENUE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

LOBBY RL 181.12

LOBBY RL 180.12

LOBBY RL 180.82

LOBBY RL 181.32

SERVICES

HIGHLIGHT WINDOW

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT

BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR

01 02 03 04 05 06 07 08 09 10 11 12 13

13.41 13.41 188°17'20" 40.235 20.115 188°18'20" 16.765

98°19'20" 98°19'25" 8°19'20" 8°19'20"

67.145 (DP 324923) 41.32 (DP 1007710) 25.825

LOT A DP 324923

LOT 1 DP 172597

6M - ADG L1-L4: NH to NH

12M - ADG L1-L4: H to H

REAR SETBACK 8000 10000

REAR SETBACK FOR MAX 1/3

SETBACK BALCONY 6000

FRONT SETBACK 8000 10000

FRONT SETBACK FOR MAX 1/3

SETBACK BALCONY 7000

ADG SEPARATION H-H 6000

ADG SEPARATION H to NH 4500

SIDE SETBACK FOR MAX 1/3 4000

ADG SIDE SETBACK H to NH 4500

ADG L1-L4 SIDE SETBACK 6000

18.595 3.66 8.99 8.99

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KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

AL SECTION MARKERS

EL01 ELEVATION MARKERS

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	ISSUE TO COUNCIL	02/12/19
P17	ISSUE FOR COORDINATION	11/11/19
P16	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE: LEVEL L4 PLAN

PROJECT NO. 17095

DRAWING NO. DA08 B

REVISION B

SCALE @ A1 1200

DRAWN BY HB

CHECKED BY A2

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

SINGLE STOREY BRICK DWELLING

LOT A DP 363698

LOT B DP 363698

SHED

LOT 1 DP 870417

SHADE COVER

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

DP 95301

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

SP 91025

NO. 16-20 PARK AVENUE

LOT 1 DP 1007710

LOT A DP 324923

DILAPIDATED FIBRO GARAGES

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

9M: ADG L5-8 HABITABLE TO HABITABLE

ADG SEPARATION H-H

ADG SEPARATION H to NH

9M - ADG L5-: NH to NH

3M: DCP L5 SETBACK

18M - L5-L6 HABITABLE & NON-HAB

12M - L5-L6 HABITABLE & NON-HAB

9M - L5-L6 NON-HAB TO NON-HAB

9M - L5-L6 NON-HAB TO HABITAB

13.41 | 13.41 | 188°17'20" | 40.235 | 20.115 | 188°18'20" | 16.765

8°19'20" | 18.595 | 3.66 | 8.99 | 8.99 | 20.115 | 8°19'20"

98°19'20" | 67.145 (DP 324923) | 98°19'25" | 41.32 (DP 1007710)

25.825

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AI BI CI

IA IB IC

LOBBY RL 184.16

LOBBY RL 183.16

LOBBY RL 183.86

LOBBY RL 185.36

LOUVRED TO VENTILATE AC UNITS

SERVICE ACCESS ONLY

ENCLOSED GLASS

1800 MASONRY WALL

SUN LOUVRE BELOW

LSC

PARK AVENUE

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KEY / NOTES

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN
- COS COMMUNAL OPEN SPACE
- POS PRIVATE OPEN SPACE
- GRAVEL
- AI / EL01 SECTION MARKERS / ELEVATION MARKERS

FINISHES

- PC3 PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR
- PC4 PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR
- PC5 PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR
- PC7 PAINT RENDERED FINISH IN 'DULUX SWEET MANDARIN' OR SIMILAR

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	ISSUE TO COUNCIL	02/11/19
P22	ISSUE FOR COORDINATION	11/11/19
P21	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE: LEVEL 05 - MEZZANINE

SCALE @ A1: 1200 @ A1 | 600 @ A3

DRAWN BY: HB

CHECKED BY: AZ

PROJECT NO.: 17095

DRAWING NO.: DA09 B

REVISION: B

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

LOT 191 DP 869077

SHED

NO. 41-43 BALMORAL ST

SHADE COVER

BUILDING A

BUILDING B

9M: ADG L5-8 HABITABLE TO HABITABLE

ADG SEPARATION H-H

ADG SEPARATION H to NH

AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT

13.41 13.41 188°17'20" 40.235 20.115 188°18'20" 16.765

9000 6000 9000 6000

NO. 34A PARK AVE

9M - ADG L5-: NH to NH

3M: DCP L5 SETBACK

25.825

EL05 EL06 EL08 EL09

C C

RL 187.20 RL 187.20

LIFT LIFT

LOUVRED TO VENTILATE AC UNITS

SERVICE ACCESS ONLY

LSC

98°19'20"

67.145 (DP 324923)

LOT A DP 324923

EL04 EL02

18M - L5-L6 HABITABLE & NON-HAB

12M - L5-L6 HABITABLE & NON-HAB

9M - L5-L6 NON-HAB TO NON-HAB

9M - L5-L6 NON-HAB TO HABITAB

DILAPITATED FIBRO GARAGES

SP 91025

NO. 16-20 PARK AVENUE

98°19'25" 41.32 (DP 1007710)

LOT 1 172597

A A

RL 186.20 RL 187.40

EL08 EL06

EL07 EL10

RL 186.90

S

ENCLOSED GLASS

12M

9M

3M

3M: DCP L5 SETBACK

NO. 36 PARK AVE

SINGLE STOREY BRICK DWELLING

NO. 34 PARK AVE

13.41 13.41 8°19'20" 18.595 3.66 8.99 8.99 20.115 8°19'20" 16.765

BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR

9M - ADG L5-: NH to NH

EL01

BUILDING C BUILDING D BUILDING E

9M: ADG L5-8 HABITABLE TO HABITABLE

PARK AVENUE

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KEY / NOTES

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

3 BEDROOM APARTMENT

LSC LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN

COS COMMUNAL OPEN SPACE

POS PRIVATE OPEN SPACE

OUTLINE OF ROOF ABOVE

OUTLINE OF BUILDING BELOW

AL SECTION MARKERS

EL01 ELEVATION MARKERS

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	ISSUE TO COUNCIL	02/12/19
P21	ISSUE FOR COORDINATION	11/11/19
P20	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE: LEVEL 06-MEZZANINE

SCALE @ A1: 1200 @ A3: 1:600

DRAWN BY: HB

CHECKED BY: AZ

PROJECT NO. 17095

DRAWING NO. DA10 B

REVISION B

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

LOT A DP 324923

LOT 191 DP 869077

SP 95301

SP 91025

NO. 31

NO. 33A BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 41-43 BALMORAL ST

NO. 16-20 PARK AVENUE

SHED

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING C ROOF

SHADE COVER

ROOF RL 190.20

ROOF RL 189.20

ROOF RL 189.90

ROOF RL 190.40

L04 BELOW

UPPER ROOF

LOWER ROOF DOTTED

POS 15 m²

13.41

188°17'20"

40.235

20.115

188°18'20"

16.765

25.825

98°19'20"

67.145 (DP 324923)

41.32 (DP 1007710)

98°19'25"

8°19'20"

18.595

3.66

8.99

6M - ADG
L1-L4: NH to NH
9M - ADG
L5-: NH to NH

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT

01 02 03 04 05 06 07 08 09 10 11 12 13

BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR

PARK AVENUE

1 BEDROOM APARTMENT	
2 BEDROOM APARTMENT	
3 BEDROOM APARTMENT	
LSC	LANDSCAPE REFER TO LANDSCAPE ARCHITECT PLAN
COS	COMMUNAL OPEN SPACE
POS	PRIVATE OPEN SPACE
	GRAVEL
AL	SECTION MARKERS
EL01	ELEVATION MARKERS

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REVISION		
B	ISSUE TO COUNCIL	02/12/19
P9	ISSUE FOR COORDINATION	11/11/19
P8	ISSUE FOR CLIENT REVIEW	24/9/19

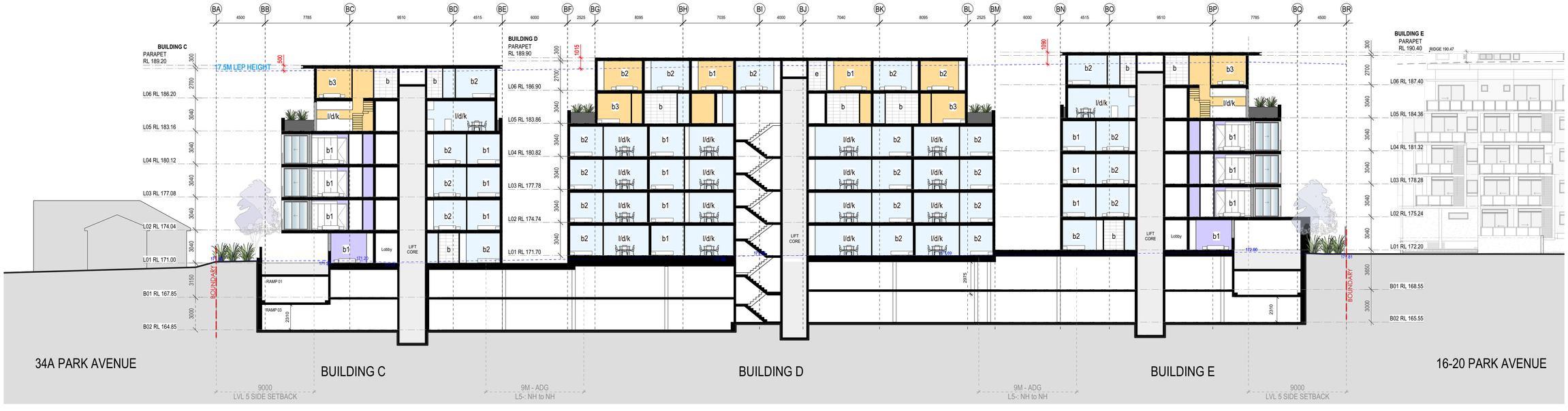
TITLE: ROOF PLAN + SITE PLAN

SCALE @ A1: 1200
DRAWN BY: HB
CHECKED BY: A1

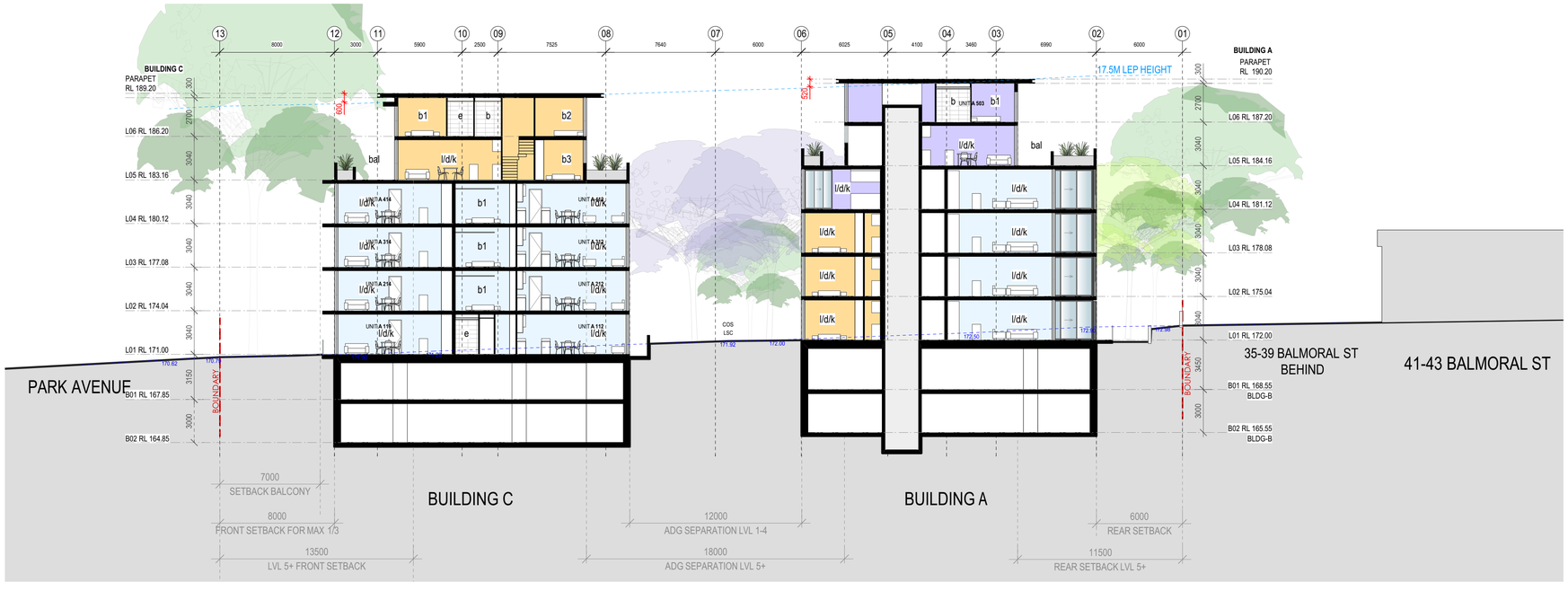
PROJECT NO. 17095

DRAWING NO. DA11 B

REVISION B



SECTION AA



SECTION BB

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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY'
- NATURAL GROUND LINE DRAWN AT BUILDING'
- 17.5M LEP HEIGHT LIMIT
- 17.5M LEP HEIGHT LIMIT AT LIFT CORE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	METAL CLADDING FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF**	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	METAL CLADDING FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	**SC2**	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	**GB**	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'		
MC1	METAL CLADDING FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

CLIENT
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ADDRESS
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REVISION

B	ISSUE TO COUNCIL	02/12/19
P9	ISSUE FOR COORDINATION	11/11/19

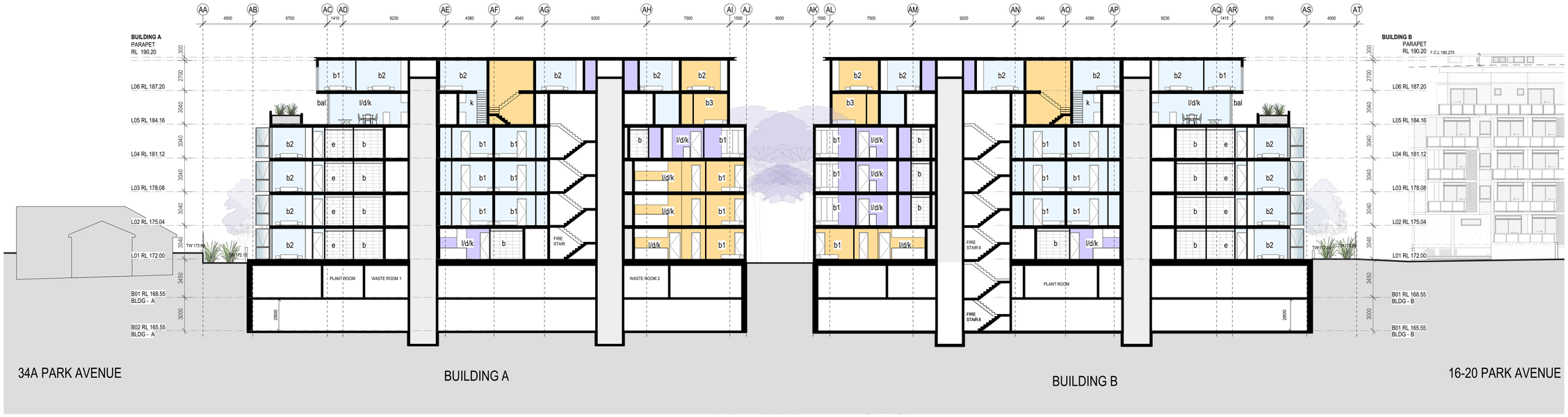
TITLE
SECTIONS A-A & B-B

PROJECT NO. 17095

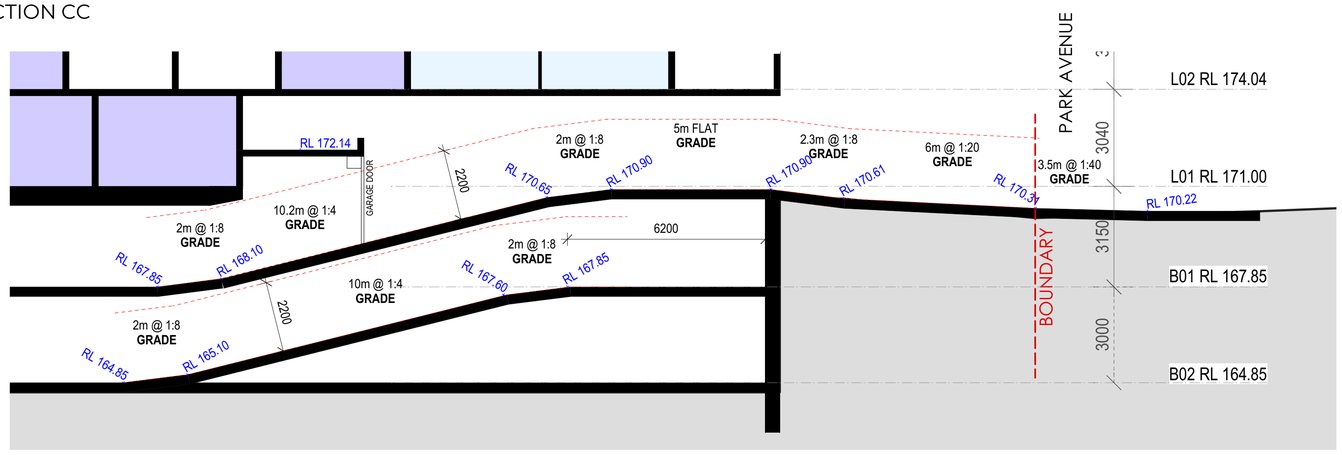
DRAWING NO. DA12 B

REVISION B

SCALE @ A1 1200
DRAWN BY HB
CHECKED BY A2

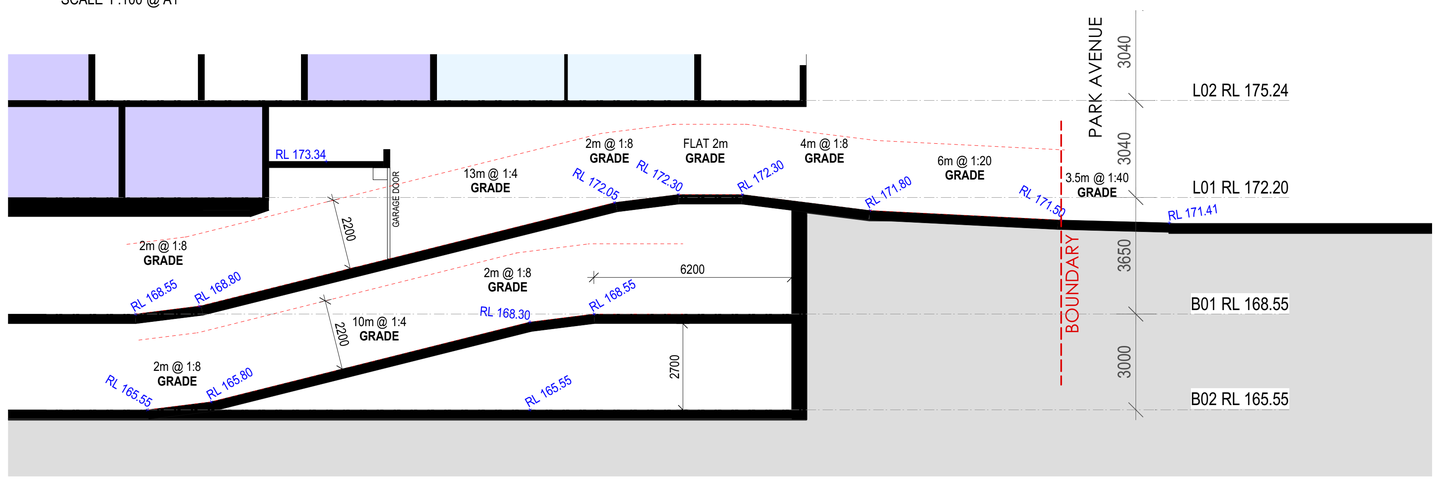


SECTION CC



02 - RAMP SECTION - BUILDING C

SCALE 1 :100 @ A1



03 - RAMP SECTION - BUILDING E

SCALE 1 :100 @ A1

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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT
- 17.5M LEP HEIGHT LIMIT AT LIFT CORE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	METAL CLADDING FINISH IN 'METALIC BRONZE' OR SIMILAR	PF	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	METAL CLADDING FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	AFW	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	GB	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	GMD	GARAGE DOOR TO MATCH 'AFW'		
MC1	METAL CLADDING FINISH IN 'METALIC ZINC' OR SIMILAR	LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

CLIENT
STATEWIDE PLANNING PTY LTD

ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION

B	ISSUE TO COUNCIL	02/12/19
P7	ISSUE FOR COORDINATION	11/11/19
A	DA SUBMISSION	7/12/18

TITLE
SECTIONS C-C & RAMP SECTIONS

SCALE @ A1 1200
DRAWN BY HB
CHECKED BY A2

PROJECT NO. 17095
DRAWING NO. DA12A B
REVISION B



01 - WEST ELEVATION - PARK AVENUE



02 - WEST ELEVATION - INTERNAL

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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT
- 17.5M LEP HEIGHT LIMIT AT LIFT CORE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	METAL CLADDING FINISH IN 'METALIC BRONZE' OR SIMILAR	PF	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	METAL CLADDING FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	AFW	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	GB	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	GMD	GARAGE DOOR TO MATCH 'AFW'		
MC1	METAL CLADDING FINISH IN 'METALIC ZINC' OR SIMILAR	LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

CLIENT
STATEWIDE PLANNING PTY LTD

ADDRESS
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REVISION

B	ISSUE TO COUNCIL	02/12/19
P9	ISSUE FOR COORDINATION	11/11/19
P8	ISSUE FOR CLIENT REVIEW	24/9/19

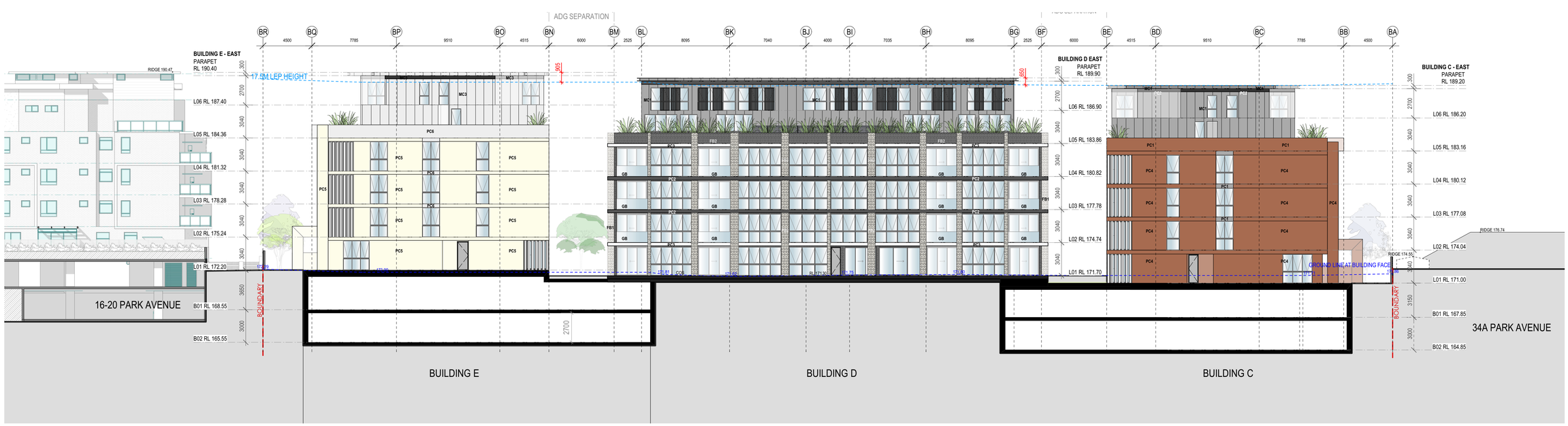
TITLE
WEST ELEVATION

SCALE @ A1 1200
DRAWN BY HB
CHECKED BY A2

PROJECT NO. 17095
DRAWING NO. DA13 B
REVISION B



03 - EAST ELEVATION - REAR



04 - EAST ELEVATION - INTERNAL

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KEY / NOTES

KEY

- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT
- 17.5M LEP HEIGHT LIMIT AT LIFT CORE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	METAL CLADDING FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	METAL CLADDING FINISH IN 'METALIC SHALE GREY' OR SIMILAR
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	AFW	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	GB	GLASS BALUSTRADE
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	GMD	GARAGE DOOR TO MATCH 'AFW'
MC1	METAL CLADDING FINISH IN 'METALIC ZINC' OR SIMILAR	LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS

PF PALISADE FENCE TO MATCH 'PC1'

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ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION

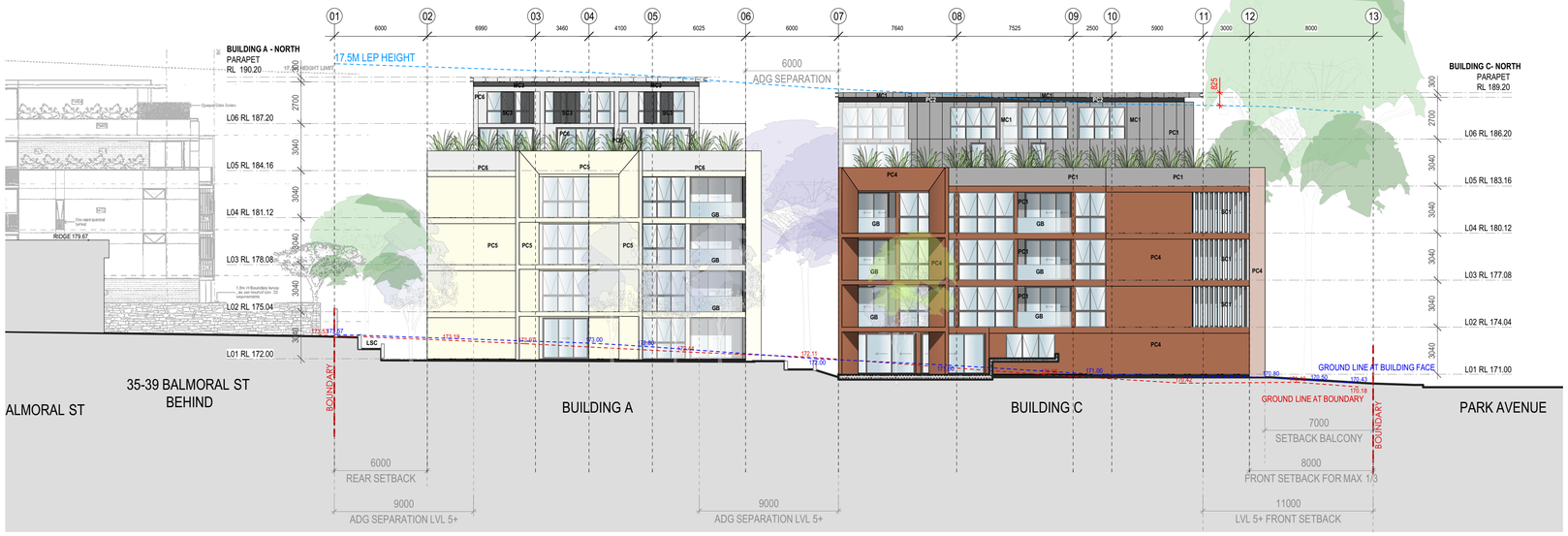
B	ISSUE TO COUNCIL	02/12/19
P9	ISSUE FOR COORDINATION	11/11/19
P8	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE
EAST ELEVATION

SCALE @ A1 1200
DRAWN BY HB
CHECKED BY A2

PROJECT NO. 17095
DRAWING NO. DA14 B
REVISION B

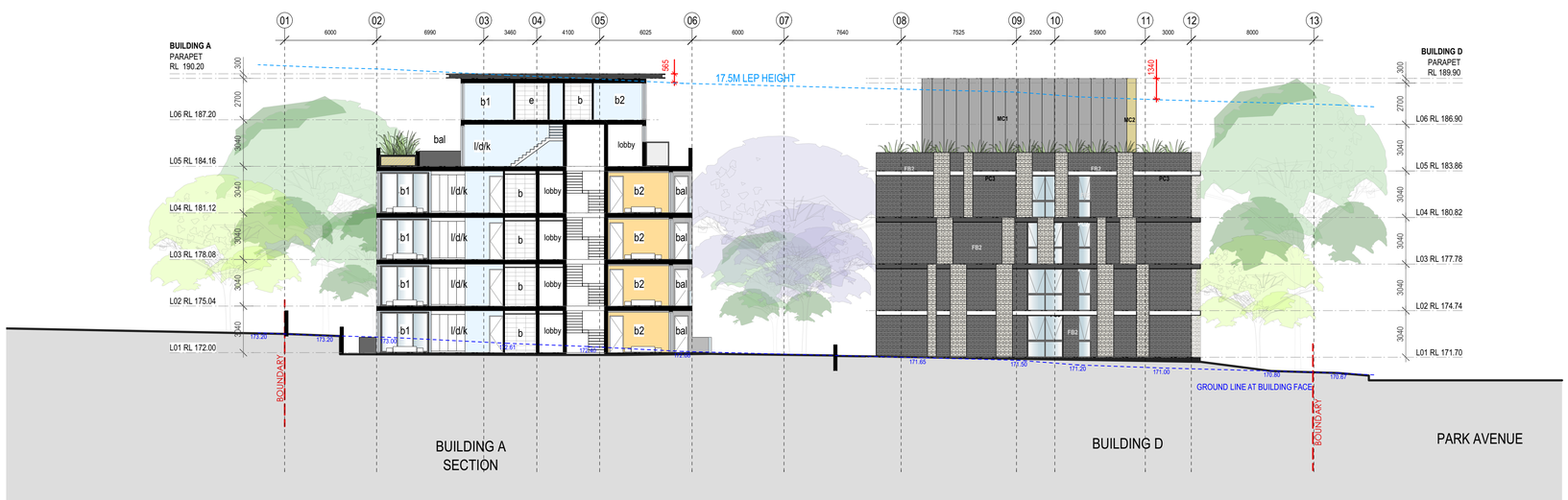
05 - BUILDING A & C NORTH ELEVATION



06 - BUILDING B & E NORTH ELEVATION



07 - BUILDING D & B NORTH ELEVATION -INTERNAL



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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT
- 17.5M LEP HEIGHT LIMIT AT LIFT CORE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	METAL CLADDING FINISH IN 'METALIC BRONZE' OR SIMILAR	PF	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	METAL CLADDING FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	AFW	ALL WINDOWS AND DOOR FRAMES IN 'ALUMINIUM TO MATCH 'PC1'		
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	GB	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	GMD	GARAGE DOOR TO MATCH 'AFW'		
MC1	METAL CLADDING FINISH IN 'METALIC ZINC' OR SIMILAR	LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

CLIENT
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ADDRESS
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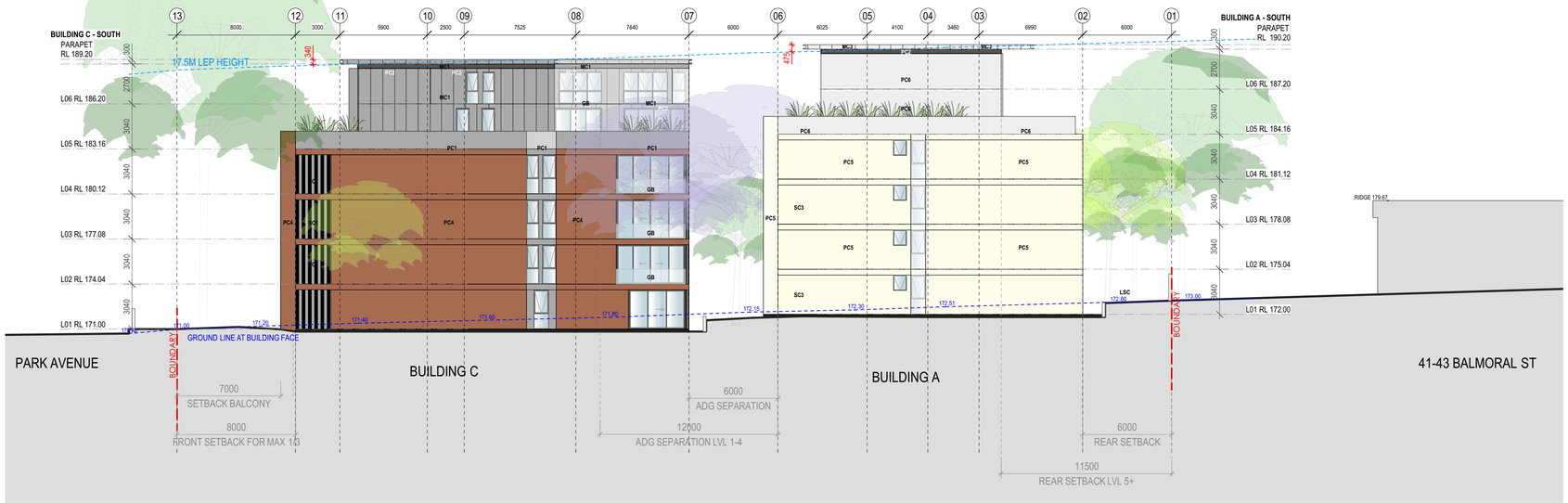
REVISION

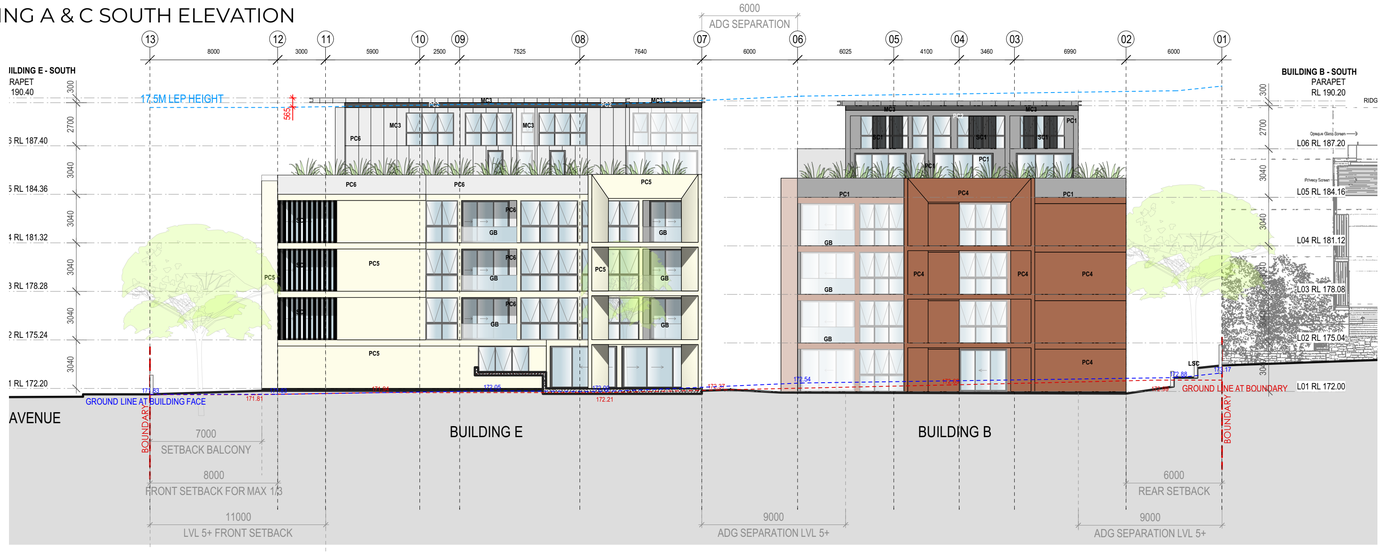
B	ISSUE TO COUNCIL	02/12/19
P9	ISSUE FOR COORDINATION	11/11/19
P8	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE
NORTH ELEVATIONS

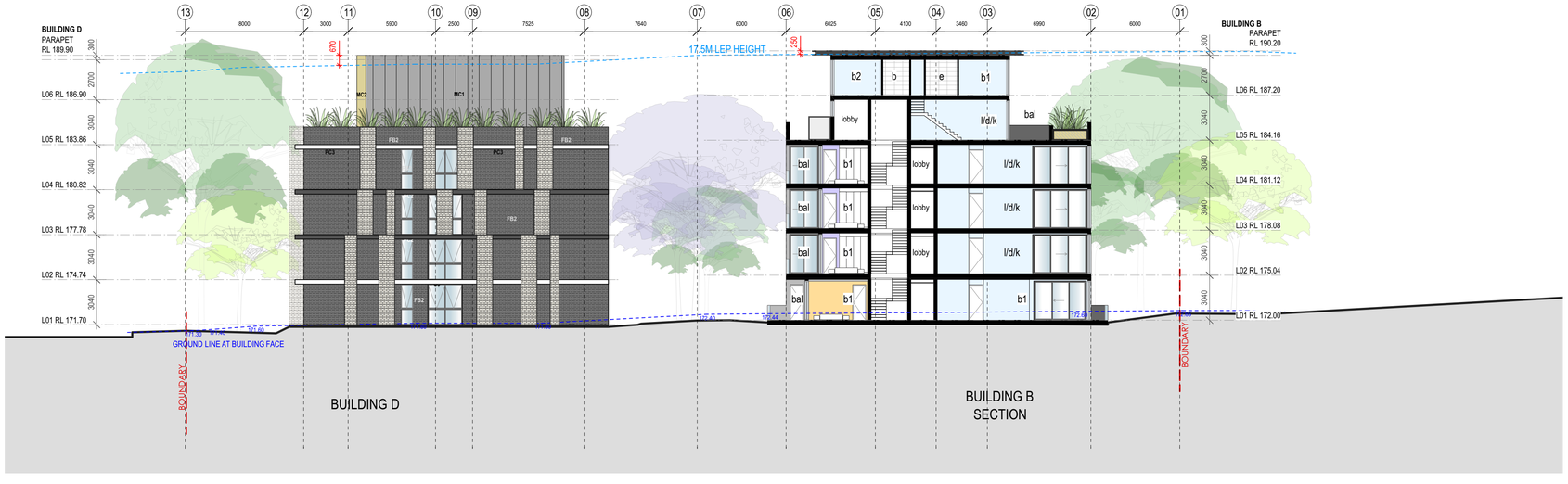
PROJECT NO. 17095
DRAWING NO. DA15 B
REVISION B
SCALE @ A1 1200
DRAWN BY JL
CHECKED BY A2

08 - BUILDING A & C SOUTH ELEVATION





09 - BUILDING E & B SOUTH ELEVATION



10 - BUILDING A & D SOUTH ELEVATION - INTERNAL

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KEY / NOTES

KEY
- NATURAL GROUND LINE DRAWN AT BOUNDARY
- NATURAL GROUND LINE DRAWN AT BUILDING
- 17.5M LEP HEIGHT LIMIT
- 17.5M LEP HEIGHT LIMIT AT LIFT CORE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR
MC1	METAL CLADDING FINISH IN 'METALIC ZINC' OR SIMILAR
MC2	METAL CLADDING FINISH IN 'METALIC BRONZE' OR SIMILAR
MC3	METAL CLADDING FINISH IN 'METALIC SHALE GREY' OR SIMILAR
SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'
AFW	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
GB	GLASS BALUSTRADE
GMD	GARAGE DOOR TO MATCH 'AFW'
LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS
PF	PALISADE FENCE TO MATCH 'PC1'

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION

B	ISSUE TO COUNCIL	02/12/19
P9	ISSUE FOR COORDINATION	11/11/19
P8	ISSUE FOR CLIENT REVIEW	24/9/19

TITLE: SOUTH ELEVATIONS

PROJECT NO. 17095

DRAWING NO. DA16 B

REVISION B

SCALE @ A1 1200
DRAWN BY HS
CHECKED BY AJ

ADAPTABLE COMMITMENTS:

ALL WORK TO BE CARRIED OUT AS PER THE ACCESS REPORT BY ACCESS BUILDING SOLUTIONS REPORT
1. INDICATES FITTINGS OR STRUCTURES THAT ARE TO BE REMOVED
2. INDICATES MODIFICATIONS
3. ACCESS CLEARANCES AS TO AS 1428.1 AND AS 4299, SHOWN IN
4. BATHROOM - UNDERTAKE MODIFICATION AS INDICATED, SHOWER SCREEN TO BE REMOVED AND REPLACED WITH HOBLESS SHOWER WITH CURTAIN + CEILING MOUNTED TRACK.
EXISTING WASTE OUTLET LOCATION TO BE UTILISED. ACCESSIBLE COMPLIANT FITTING AND TAPSETS TO BE PROVIDED.
5. TO ALLOW FOR SECURE FITTINGS OF GRAB RAILS, ALL LININGS TO BATHROOM ARE TO BE REINFORCED AT OUTSET WITH 12MM STRUCTURAL PLYWOOD, LOCATION DETAILS TO THE REQUIREMENTS OF AS 4299.
6. KITCHENS TO BE RETROFITTED TO PROVIDE CIRCULATION CLEARANCES AS INDICATED, WALL OVEN AND A DEDICATED ADJUSTABLE WORK SURFACE .
7. ACCESSIBLE THRESHOLD TO BE PROVIDED TO THE TERRACE OR BALCONY OF THE UNIT AT OUTSET
8. TILING AND WATERPROOFING WHERE REQUIRED IS TO BE EXTEND UNDERNEATH JOINERY AND FIXTURES / FITTINGS. TILING AND OTHER RESILIENT FLOOR SURFACES TO BE SLIP RESISTANT AT OUTSET.
9. POWER ISOLATING , GPO AND LIGHTING REQUIREMENTS OF AS4299 TO BE PROVIDED AT OUTSET.
10. COMBINED FRONT LOADING WASHER DRYER REQUIRED

NOTE:

-GPO`S AT 600MM ABOVE FFL.
-LIGHT SWITCHES AT 1000MM ABOVE FFL + ADDITIONAL CABLE.
-2 WAY LIGHT SWITCHES AT 1000MM ABOVE FFL ABOVE BED IN ADAPTABLE BEDROOM.
-PROVIDE PLUMBING AS PER POST ADAPTION PLAN.
-DOOR HANDELS TO BE POSITIONED 900-1100MM ABOVE FFL.
-DOOR HANDLES ARE TO BE OF A TYPE THAT ALLOWS THE DOOR TO BE UNLOCKED AND OPENED WITH ONE HAND.
-THE ADAPTABLE APARTMENT ENTRY DOORS AND STORAGE CAGES TO BE KEYED ALIKE.
-KITCHEN BENCH TOP TO BE BETWEEN 750-850MM IN ADAPTABLE UNITS.
-PROVIDE MINIMUM 4 DOUBLE GPO's IN THE LIVING ROOMS AS PER ELECTRICAL ENGINEER's DOCUMENTATION.
-COOK TOPS TO INCLUDE ISOLATION SWITCH AS PER ELECTRICAL ENGINEER's DOCUMENTATION.
-PROVIDE PORTABLE STEP RAMP IN POST-ADAPTATION UNITS.

SILVER LEVEL LIVING DESIGN GUIDELINES:

1. DWELLING ACCESS

a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.
This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.
b. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:
i. no steps;
ii. an even, rm, slip resistant surface;
iii. a crossfall of not more than 1:40;
iv. a maximum pathway slope of 1:14
Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.
c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:
i. minimum dimensions of at least 3200mm (width) x 5400mm (length);
ii. an even, rm and slip resistant surface; and
iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).
d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:
i. a maximum gradient of 1:10
ii. a minimum clear width of 1000mm (please note: width should
re ect the pathway width)
iii. a maximum length of 1900mm
e. Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.

2. DWELLING ENTRANCE

a. The dwelling should provide an entrance door with -
i. a minimum clear opening width of 820mm
(see Figure 2(a));
ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and
iii. reasonable shelter from the weather.
b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.
c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).
d. The level (step-free) entrance should be connected to the safe and continuous pathway as speci ed in Element 1.
Note The entrance must incorporate waterproo ng and termite management requirements as speci ed in the NCC.

3. INTERNAL DOORS + CORRIDORS

a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:
i. a minimum clear opening width of 820mm (see Figure 2(a)); and
ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).
b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.

4. TOILET

a. Dwellings should have a toilet on the ground (or entry) level that provides:
i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and
ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).
iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date.Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.

5. SHOWER

a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.
b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.
For hobless speci cation please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.

6. REINFORCEMENT OF BATHROOM & TOILET WALLS

a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a xing surface for the safe installation of grabrails.
b. The walls around the toilet are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance
with Figure 6(a); or
ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).
c. The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance
with Figure 7(a); or
ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).
d. The walls around the hobless shower recess are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or
ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).

7. INTERNAL STAIRWAYS

Not applicable to this building

8. KITCHEN SPACE

No requirements.

9. LAUNDRY SPACE

No requirements.

10. GROUND (OR ENTRY LEVEL) BEDROOM SPACE

No requirements.

11. SWITCHES AND POWERPOINTS

No requirements.

12. DOOR AND TAP HARDWARE

No requirements.

13. FAMILY /LIVING ROOM SPACE

No requirements.

14. WINDOW SILLS

No requirements.

15. FLOORING

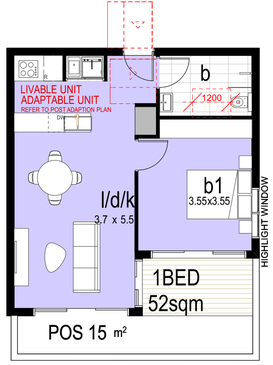
No requirements.

NUMBER OF UNITS @ = 181

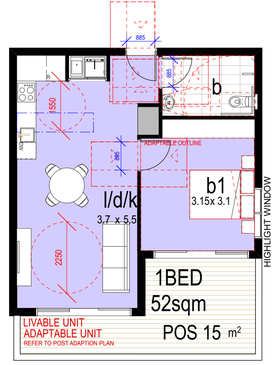
NUMBER OF UNITS ADAPTABLE	**= 20**	**11%**	**10% REQUIRED**
NUMBER OF UNITS LIVABLE	**= 39**	**22%**	**20% REQUIRED**

Yield: Apartments

	no. of storeys	ADAPTABLE	LIVABLE	
building A L1	1	1	2	
building A L2	1		1	
building A L3	1		1	
building A L4	1	1	2	
building A LS/6 (mezzanine)	1			
sub total		**2**	**6**	**42**
building B L1	1	1	2	
building B L2	1	1	2	
building B L3	1	1	2	
building B L4	1	1	2	
building B LS/6 (mezzanine)	1			
sub total		**4**	**8**	**44**
building C L1	1		1	
building C L2	1		1	
building C L3	1		1	
building C L4	1		1	
building C LS/6 (mezzanine)	1			
sub total		**0**	**4**	**28**
building D L1	1	2	2	
building D L2	1	2	3	
building D L3	1	2	3	
building D L4	1	2	3	
building D LS/6 (mezzanine)	1			
sub total		**8**	**11**	**39**
building E L1	1		1	
building E L2	1	2	3	
building E L3	1	2	3	
building E L4	1	2	3	
building E LS/6 (mezzanine)	1			
sub total		**6**	**10**	**28**
totals	**20**	**39**	**181**
percentages	***11%***	***22%***	
REQUIRED	***10%***	***20%***	



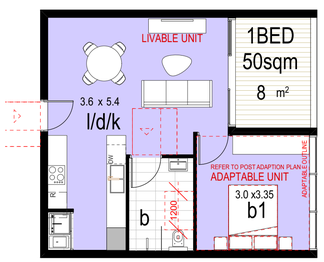
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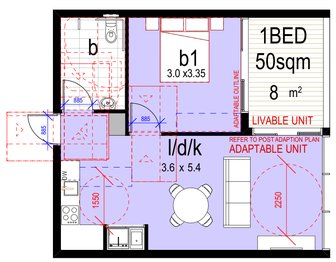
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ADAPTABLE & SILVER LIVEABLE APARTMENT

UNIT A-108
UNIT B-108



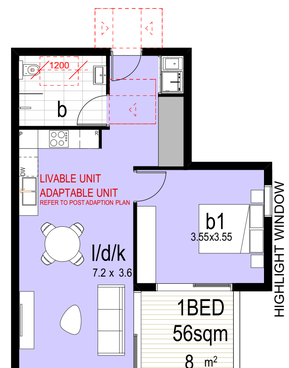
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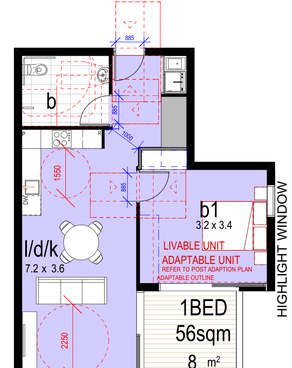
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ADAPTABLE & SILVER LIVEABLE APARTMENT

UNIT E-203
UNIT E-204
UNIT E-303
UNIT E-304
UNIT E-403
UNIT E-404



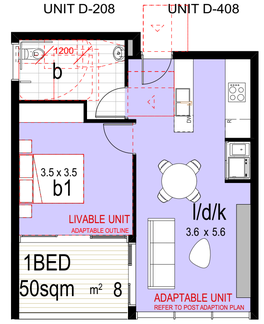
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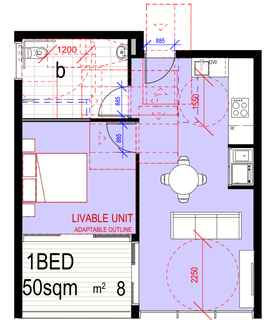
POST

ADAPTABLE & SILVER LIVEABLE APARTMENT

UNIT D-101
UNIT D-108
UNIT D-201
UNIT D-208
UNIT D-301
UNIT D-308
UNIT D-401
UNIT D-408



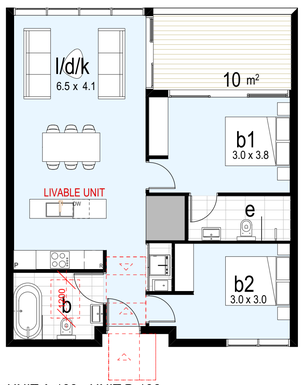
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POST

ADAPTABLE & SILVER LIVEABLE APARTMENT

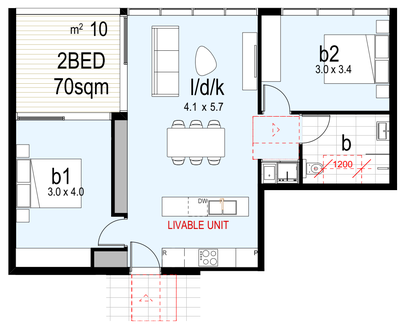
UNIT E-208
UNIT E-308
UNIT E-408



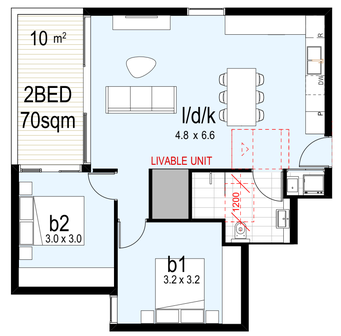
UNIT A-106 UNIT B-106
UNIT A-207 UNIT B-207
UNIT A-307 UNIT B-307
UNIT A-407 UNIT B-407



UNIT E-104
UNIT C-104



UNIT D-204
UNIT D-304
UNIT D-404



UNIT C-205 UNIT E-205
UNIT C-305 UNIT E-305
UNIT C-405 UNIT E-405

SILVER LIVEABLE APARTMENTS

ARCHITECT
ALEKSANDAR PROJECTS
ARCHITECTURE URBAN DESIGN INTERIORS
52 KELLETT STREET POTTS POINT NSW 2011
+61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION

P7	ISSUE FOR COORDINATION	11/11/19
P6	ISSUE FOR CLIENT REVIEW	27/6/19

TITLE: ADAPTABLE UNITS + SILVER LIVEABLE

PROJECT NO. 17095

DRAWING NO. DA21 P7

REVISION P7

SCALE @ A1 1:100
DRAWN BY SS
CHECKED BY A3

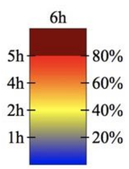


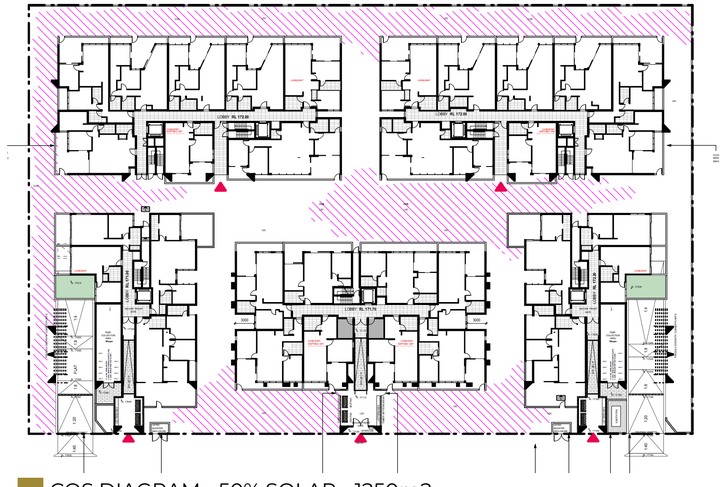
SOLAR ANALYSIS TO COMMUNAL OPEN SPACE

JUNE 21ST
0900 - 1500

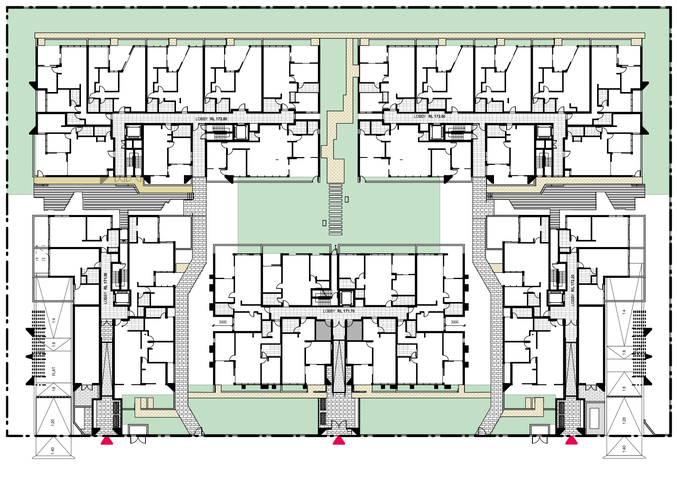
TOTAL COMMUNAL OPEN SPACE 2200 sqm
SOLAR ACCESS SQM TO COS 1250 sqm

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS
GRID APPROX 1m x 1m



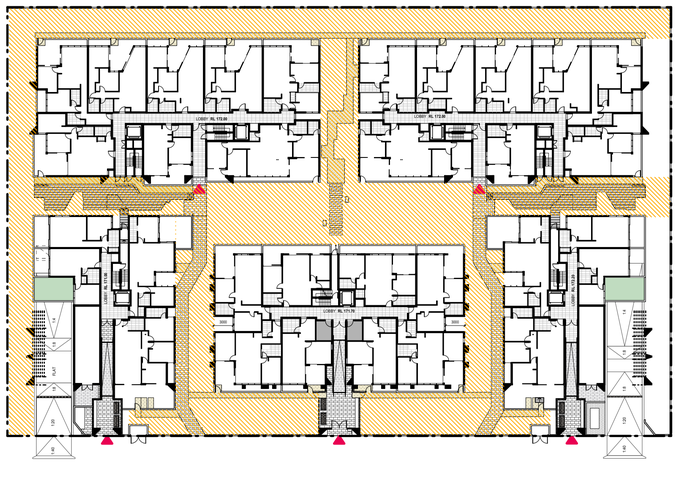


COS DIAGRAM - 50% SOLAR - 1250m2



DEEP SOIL DIAGRAM - 1780m2

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.
Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.



COMMUNAL OPEN SPACE DIAGRAM -2200 m2

An adequate area of **communal open space** is provided to enhance residential amenity and to provide opportunities for landscaping.
Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings. It also contributes to the appeal of a development and the wellbeing of residents. Some communal open space is accessible and usable by the general public.

total site area	**6,963.0**	**m²**			
#32 LOT B - DP 324923	897.9	m²	#26B LOT 2 - DP 507307	1,024.0	m²
#30 LOT C - DP 324923	897.9	m²	#24 LOT 11 - DP 6852	1,347.0	m²
#28 LOT 1 - DP 507307	847.0	m²	#22 LOT 1 - DP 1007710	625.6	m²
#26 LOT 31 - DP 856384	411.8	m²	#22A LOT 2 - DP 1007710	500.0	m²
#26A LOT 32 - DP 856384	411.8	m²			

DCP/LEP/ADG				Proposed	
zone	R4 High Density Residential				
height limit	17.5	m + lift motor room			
FSR	NA	**NA**	m2		
min. deep soil (ADG)	15%	1,044	m2	**26%**	**1,780 m2**
communal open space (DCP & ADG)	25%	1,741	m2	**32%**	**2,200 m2**
50% COS daylight access (DCP & ADG)	50%	870	m2	**57%**	**1,250 m2**

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KEY / NOTES
COMMUNAL OPEN SPACE WITH SOLAR ACCESS
COMMUNAL OPEN SPACE

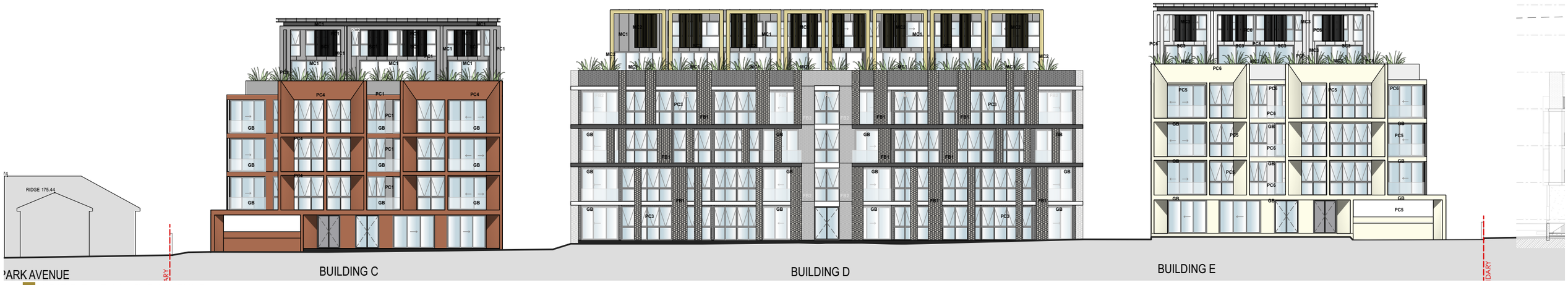
CLIENT: STATEWIDE PLANNING PTY LTD
ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	DA SUBMISSION	02/12/19
P7	ISSUE FOR COORDINATION	11/11/19

TITLE: ADG COMPLIANT DIAGRAMS + SOLAR ANALYSIS

SCALE @ A1: 1500
DRAWN BY: HB
CHECKED BY: A2

PROJECT NO. 17095
DRAWING NO. DA22 B
REVISION B



WEST ELEVATION - PARK AVENUE

PC1 AFW GMD

PC2

PC3

PC4

PC5

ZIN

FB1 - FACEBRICK

FB2 - FACEBRICK

MC1 - METAL CLADDING DARK GREY

MC2 - METAL CLADDING BRONZE

MC2 - METAL CLADDING LIGHT GREY



EAST ELEVATION - REAR



GB - GLASS BALUSTRADE



SC - LOUVRES, HORIZONTAL



SC - LOUVRES, VERTICAL



PF - PALISADE FENCE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	METAL CLADDING FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF**	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	METAL CLADDING FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
PC3	PAINT RENDERED FINISH IN 'WHITE' OR SIMILAR	**SC2**	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
PC4	PAINT RENDERED FINISH IN 'DARK TERRACOTTA' OR SIMILAR	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
PC5	PAINT RENDERED FINISH IN 'DULUX CALF SKIN' OR SIMILAR	**GB**	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'		
MC1	METAL CLADDING FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS		

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KEY / NOTES

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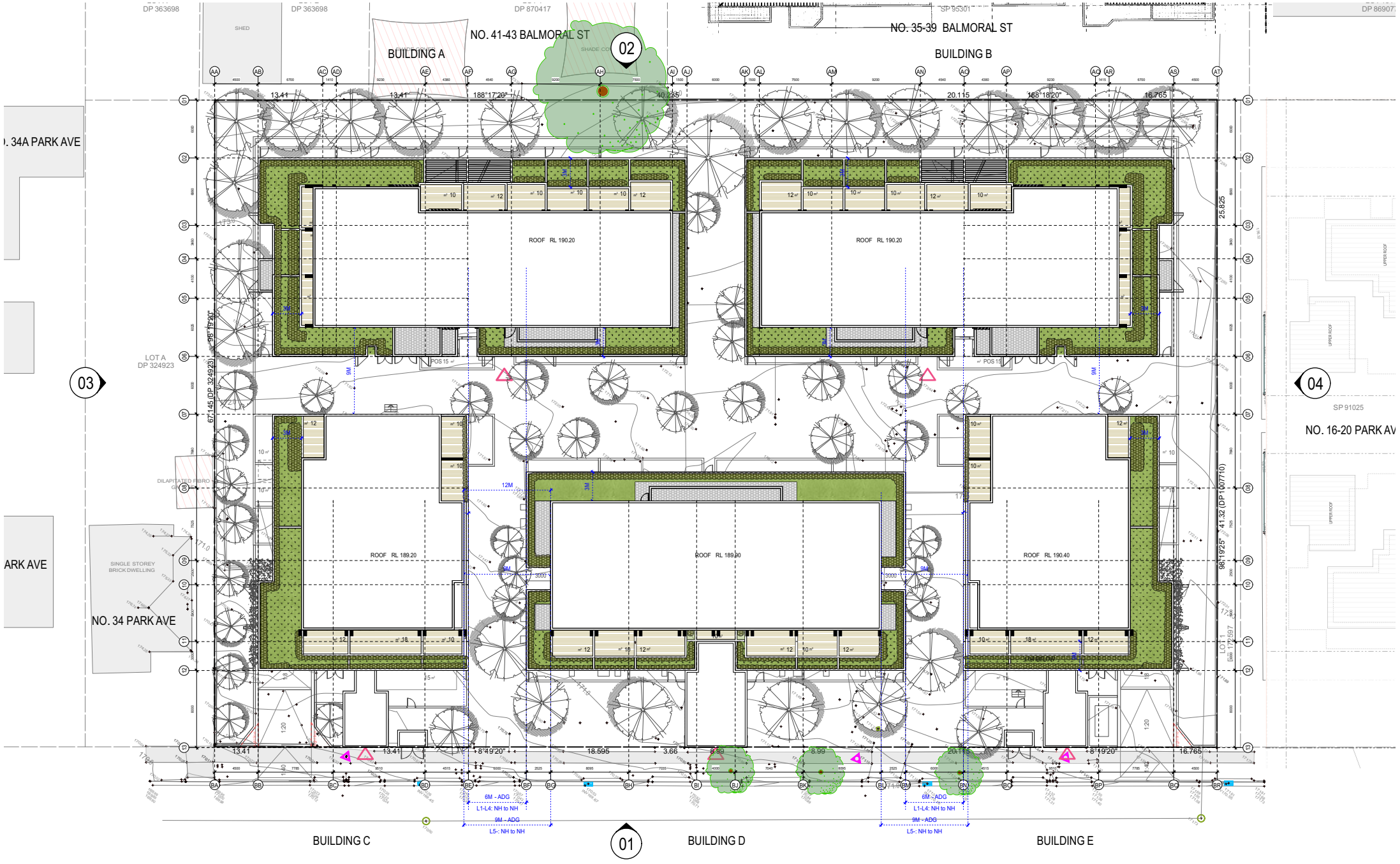
ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	DA SUBMISSION	02/12/19
P6	ISSUE FOR COORDINATION	11/11/19

TITLE: SCHEDULE OF FINISHES

SCALE@A1: 1:300@A3
DRAWN BY: HB
CHECKED BY: A2

PROJECT NO.: 17095
DRAWING NO.: DA23 B
REVISION: B



ROOF PLAN

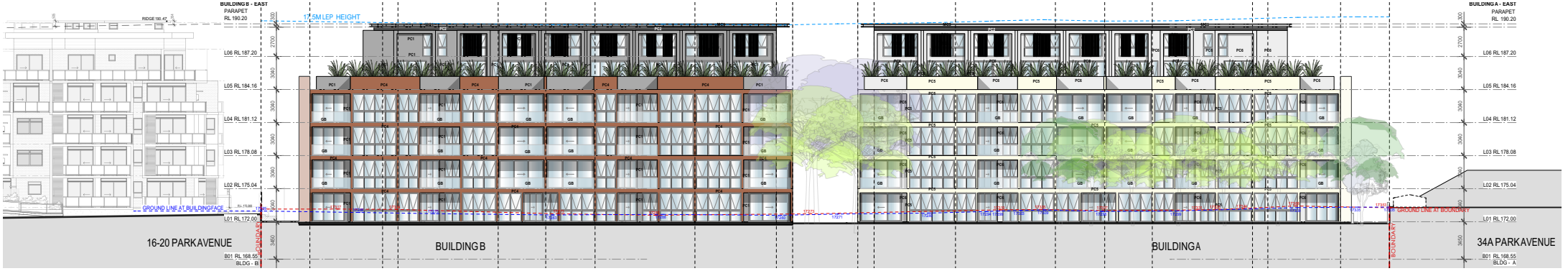
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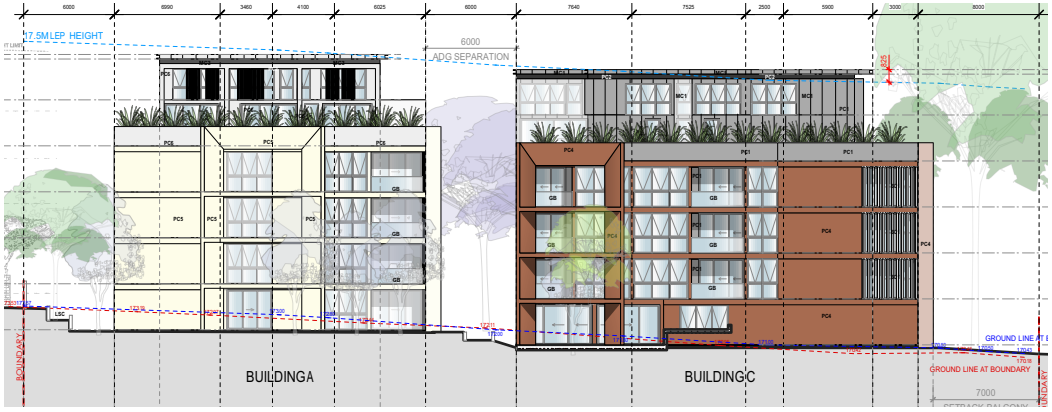
CLIENT: STATEWIDE PLANNING PTY LTD
ADDRESS: 22 - 32 PARK AVENUE WAITARA
REVISION: B — DA SUBMISSION — 02/12/16
TITLE: NOTIFCATION PLAN
PROJECT NO: 17095
DRAWING NO: NP01 B
REVISION: B



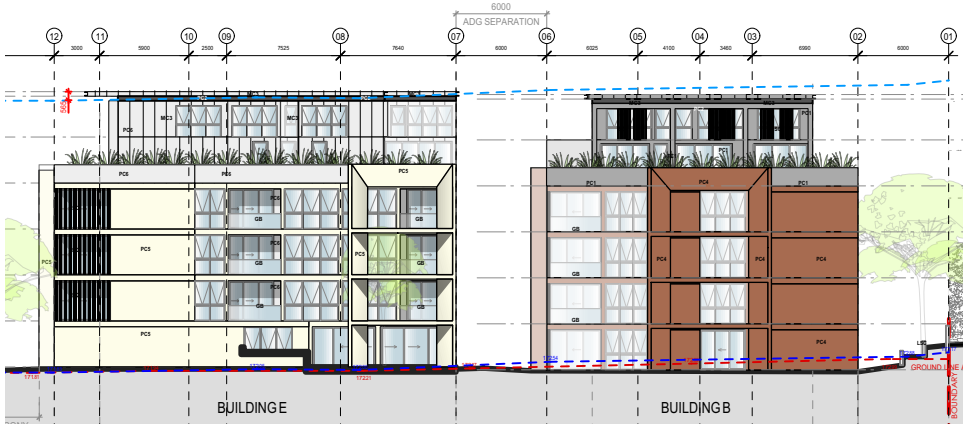
01 - WEST ELEVATION - PARK AVENUE



02 - EAST ELEVATION - REAR



03 - BUILDING A & C NORTH ELEVATION



04 - BUILDING B & E SOUTH

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KEY / NOTES

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REVISION: B — DA SUBMISSION — 02/12/16
TITLE: NOTIFCATION PLAN
PROJECT NO: 17095
DRAWING NO: NP02 B
REVISION: B