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.	SCALE	CONTENT
DA00	NTS	COVER PAGE + CALCULATIONS
DA01	1:250	CONTEXT PLAN
DA02	1:250	SITE ANALYSIS + DEMOLITION PLAN
DA03	1:200	BASEMENT 02 PLAN
DA04	1:200	BASEMENT 01 PLAN
DA05	1:200	LEVEL 01 GROUND PLAN
DA06	1:200	LEVEL 02 PLAN
DA07	1:200	LEVEL 03 PLAN
DA08	1:200	LEVEL 04 PLAN
DA09	1:200	LEVEL 05 PLAN - MEZZANINE
DA10	1:200	LEVEL 06 PLAN - MEZZANINE
DA11	1:200	ROOF PLAN + SITE PLAN
DA12	1:200	SECTION A-A & B-B
DA12A	1:200	SECTION C-C & RAMP SECTIONS
DA12B	1:50	TYPICAL FACADE SECTIONS
DA14	1:200	WEST ELEVATIONS
DA15	1:200	EAST ELEVATIONS
DA16	1:200	NORTH ELEVATIONS
DA17	1:200	SOUTH ELEVATIONS
DA22	NTS	ADG COMPLIANT DIAGRAMS + SOLAR ANALYSIS
DA23	NTS	SCHEDULE OF EXTERNAL FINISHES
DA24	NTS	HEIGHT PLANE
DA30-33	1:500	SHADOW DIAGRAMS

PROJECT:	17095
ADDRESS:	22-26 & 28-32 PARK AVENUE, WAITARA NSW

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		

ALEKSANDAR
PROJECTS

PROJECT:	17095
ADDRESS:	22-24 & 28-32 PARK AVENUE, WAITARA NSW
CURRENT STAGE:	DEVELOPMENT APPLICATION 24.03.2021

Yield: Apartments

	no. of storeys	1 bed	2 bed	3 bed	ADAPTABLE	LIVABLE	
		50m2	70-75m2	95m2			
building A L1	1	3	5	0	1	2	
building A L2	1	2	6	0		1	
building A L3	1	2	6	0		1	
building A L4	1	2	6	0	1	2	
building A L5/6 (mezzanine)	1	2	4	1			
sub total		**11**	**27**	**1**	**2**	**6**	**39**
building B L1	1	4	5	0	1	2	
building B L2	1	3	6	0	1	2	
building B L3	1	3	6	0	1	2	
building B L4	1	3	6	0	1	2	
building B L5/6 (mezzanine)	1	2	4	1			
sub total		**15**	**27**	**1**	**4**	**8**	**43**
building C L1	1	2	2	0		1	
building C L2	1	0	4	1		1	
building C L3	1	0	4	1		1	
building C L4	1	0	4	1		1	
building C L5/6 (mezzanine)	1	1	4	0			
sub total		**3**	**18**	**3**	**0**	**4**	**24**
building D L1	1	6	2		2	2	
building D L2	1	6	2		2	3	
building D L3	1	6	2		2	3	
building D L4	1	6	2		2	3	
building D L5/6 (mezzanine)	1	2	4	0			
sub total		**26**	**12**	**0**	**8**	**11**	**38**
building E L1	1	2	2			1	
building E L2	1	0	4	1	2	3	
building E L3	1	0	4	1	2	3	
building E L4	1	0	4	1	2	3	
building E L5/6 (mezzanine)	1	1	4	0			
sub total		**3**	**18**	**3**	**6**	**10**	**24**

totals	**58**	**102**	**8**	**20**	**39**	**168**
percentages	***35%***	***61%***	***5%***	***12%***	***23%***	
REQUIRED				***10%***	***20%***	

ALEKSANDAR
PROJECTS

PROJECT:	15089
ADDRESS:	22-32 Park Avenue, Waitara
CURRENT STAGE:	DEVELOPMENT APPLICATION 21.03.2021

DCP

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

Residential Car Parking Calculations

BUILDING A

Type	No.	Min. rate	Provided
1 bedroom apartment	11	11.0	11.0
2 bedroom apartment	27	27.0	27.0
3 bedroom apartment	1	1.5	2.0
visitor's spaces	1/7 UNITS	5.6	6.0
	min residential permitted	**45.1**	**46.0**
adaptable resident car spaces	10%	3.9	4.0
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	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 B

Type	No.	Min. rate	Provided
1 bedroom apartment	15	15.0	15.0
2 bedroom apartment	27	27.0	27.0
3 bedroom apartment	1	1.5	2.0
visitor's spaces	1/7 UNITS	6.1	6.0
	min residential permitted	**49.6**	**50**
adaptable resident car spaces	10%	4.3	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	8.6	9.0
	min residential permitted	**8.6**	**9.0**
visitor's bike spaces	1/10 UNITS	4.3	5.0
motorcycle spaces	1/50 UNITS	0.9	1.0

BUILDING C

Type	No.	Min. rate	Provided
1 bedroom apartment	3	3.0	3.0
2 bedroom apartment	18	18.0	18.0
3 bedroom apartment	3	4.5	4.5
visitor's spaces	1/7 UNITS	3.4	4.0
	min residential permitted	**28.9**	**30**
adaptable resident car spaces	10%	2.4	2.8
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.3	0.4

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	4.8	5.0
	min residential permitted	**4.8**	**5.0**
visitor's bike spaces	1/10 UNITS	2.4	2.8
motorcycle spaces	1/50 UNITS	0.5	1.0

BUILDING D

Type	No.	Min. rate	Provided
1 bedroom apartment	26	26.0	26.0
2 bedroom apartment	12	12.0	12.0
3 bedroom apartment	0	0.0	0.0
visitor's spaces	1/7 UNITS	5.4	6.0
	min residential permitted	**43.4**	**44.0**
adaptable resident car spaces	10%	3.8	3.9
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.5	0.6

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	7.6	8.0
	min residential permitted	**7.6**	**8.0**
visitor's bike spaces	1/10 UNITS	3.8	4.0
motorcycle spaces	1/50 UNITS	0.8	1.0

BUILDING E

Type	No.	Min. rate	Provided
1 bedroom apartment	3	3.0	3.0
2 bedroom apartment	18	18.0	18.0
3 bedroom apartment	3	4.5	5.0
visitor's spaces	1/7 UNITS	3.4	4.0
	min residential permitted	**28.9**	**30.0**
adaptable resident car spaces	10%	2.4	2.8
adaptable visitor car spaces (10% of total visitor car spaces)	10%	0.3	0.4

Type	No.	Min. rate	Provided
bike spaces	1/5 UNITS	4.8	5.0
	min residential permitted	**4.8**	**5.0**
visitor's bike spaces	1/10 UNITS	2.4	3.0
motorcycle spaces	1/50 UNITS	0.5	1.0

CAR PARKING TOTAL

	Min. rate	Provided
total residential car spaces	172	174
total residential adaptable car spaces	17	17
total visitor car spaces	24	24
total visitor adaptable car spaces	2	3
total car spaces	**196**	**198**
total bike spaces	34	34
total visitor bike spaces	17	19
total bike spaces	**50**	**53**
total motocycle spaces	3	4

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
C	AMENDED DA	26/3/21
B	DA SUBMISSION	02/12/19
P13	ISSUE FOR COORDINATION	11/11/19

FOR DEVELOPMENT APPLICATION ONLY

TITLE: COVER PAGE + CALCULATIONS

PROJECT NO.: 17095

DRAWING NO.: DA00 C

REVISION: C

SCALE @ A1: NTS
DRAWN BY: mb
CHECKED BY: A1



CONTEXT PLAN 1:1000



STREETSCAPE ELEVATION - PARK AVENUE 1:500

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

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
C	DA AMENDMENT	26/3/21
B	DA SUBMISSION	02/12/19

TITLE: CONTEXT PLAN

PROJECT NO. 17095

DRAWING NO. DA01 C

REVISION C

SCALE @ A1 1:1000
DRAWN BY HB
CHECKED BY A2

R4 - HIGH DENSITY RESIDENTIAL

NO. 35-39 BALMORAL ST

BUILDING B

NO. 41-43 BALMORAL ST

BUILDING A

NO. 33A BALMORAL ST

NO. 31A BALMORAL ST

LOT 191 DP 869077

SP 95301

LOT A DP 363698

LOT B DP 363698

LOT 1 DP 870417

SHED

SHADE COVER

NO. 34A PARK AVE

R4 - HIGH DENSITY RESIDENTIAL

LOT A DP 324923

NO. 36 PARK AVE

SINGLE STOREY BRICK DWELLING

NO. 34 PARK AVE

DILAPITATED FIBRO GARAGE

R4 - HIGH DENSITY RESIDENTIAL

SP 91025

NO. 16-20 PARK AVENUE

WINTER SUN PATH

SUMMER SUN PATH

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

98°19'20" | 67.145 (DP 324923) | 172.0 | 98°19'20" | 41.32 (DP 1007710) | 25.825

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

BUILDING C

BUILDING D

BUILDING E

MARK TAYLOR OVAL

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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		
C	DA AMENDMENT	26/3/21
B	DA SUBMISSION	02/12/19

TITLE: SITE ANALYSIS + DEMOLITION PLAN

PROJECT NO. 17095

DRAWING NO. DA02 C

REVISION C

SCALE @ A1 1250

DRAWN BY HB

CHECKED BY A2



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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

AL SECTION MARKERS

EL01 ELEVATION MARKERS

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
C	AMENDED DA	12/2/21
B	DA SUBMISSION	02/12/19
P99	ISSUE FOR COORDINATION	27/11/19

TITLE: LEVEL 01 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO.: 17095

DRAWING NO.: DA05 C

REVISION: C

SCALE @ A1: 1200

SCALE @ A3: 1:600

DRAWN BY: MB

CHECKED BY: AJ

NO. 34A PARK AVE

NO. 36 PARK AVE

SINGLE STOREY BRICK DWELLING

NO. 34 PARK AVE

LOT A DP 363698

LOT B DP 363698

SHED

LOT 1 DP 870417

NO. 41-43 BALMORAL ST

SHADE COVER

BUILDING A

NO. 35-39 BALMORAL ST

BUILDING B

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

LOT A DP 324923

DILAPITATED FIBRO GARAGE

SP 91025

NO. 16-20 PARK AVENUE

LOT 1 DP 1007597

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

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

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

AL BL CL

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

6M - ADG
L1-L4: H to NH

12M - ADG
L1-L4: H to H

9M - ADG
L1-L4: H to NH

ADG SEPARATION H-H

ADG SEPARATION H to NH

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

SIDE SETBACK FOR MAX 1/3 4000

ADG SIDE SETBACK H to NH 4500

ADG L1-L4 SIDE SETBACK 6000

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

98°19'20"

67145 (DP 324923)

41.32 (DP 1007710)

25.825

BUILDING C BUILDING D BUILDING E

PARK AVENUE

ROOF

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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

FOR DEVELOPMENT APPLICATION ONLY

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19
P16	ISSUE FOR COORDINATION	11/11/19

TITLE: LEVEL L2 PLAN

PROJECT NO. 17095

DRAWING NO. DA06 C

REVISION C

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 324923

LOT A DP 363698

LOT B DP 363698

SHED

LOT 1 DP 870417

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

SHADE COVER

DILAPITATED FIBRO GARAGE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

AL

BL

CL

EL01

EL02

EL03

EL04

EL05

EL06

EL07

EL08

EL09

EL10

6M - ADG
L1-L4: H to NH

12M - ADG
L1-L4: H to H

9M - ADG
L1-L4: H to NH

ADG SEPARATION H-H

ADG SEPARATION H to NH

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

SIDE SETBACK FOR MAX 1/3 4000

ADG SIDE SETBACK H to NH 4500

ADG L1-L4 SIDE SETBACK 6000

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

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

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

SP 91025

NO. 16-20 PARK AVENUE

LOT 1 DP 172597

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		
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19
P17	ISSUE FOR COORDINATION	11/11/19

TITLE: LEVEL L3 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA07 C

REVISION C

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

SHED

SINGLE STOREY BRICK DWELLING

DILAPITATED FIBRO GARAGE

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31

SHADE COVER

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

NO. 16-20 PARK AVENUE

SP 91025

LOT A DP 324923

LOT 11 DP 1007710

PARK AVENUE

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

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

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

AL BL CL CR

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

6M - ADG
L1-L4: H to NH

9M - ADG
L1-L4: H to NH

12M - ADG
L1-L4: H to H

ADG SEPARATION H-H
ADG SEPARATION H to NH

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

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

98°19'20"

188°17'20"

188°18'20"

8°19'20"

13.41 13.41 40.235 20.115 16.765 25.825 41.32 (DP 1007710) 67.145 (DP 324923)

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

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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

C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19
P17	ISSUE FOR COORDINATION	11/11/19

TITLE
LEVEL L4 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA08 C

REVISION C

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

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

LOT 95301

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

SP 91025

NO. 16-20 PARK AVENUE

LOT 1 DP 972597

LOT A DP 324923

67.145 (DP 324923)

41.32 (DP 1007210)

98°19'20"

98°18'20"

188°17'20"

188°18'20"

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

9M: ADG L5-8
HABITABLE TO HABITABLE

9M - ADG
L5-: NH to NH

ADG SEPARATION H-H

ADG SEPARATION H to NH

3M: DCP L5 SETBACK

18M - L5-L6 HABITABLE & HABITABLE

12M - L5-L6 HABITABLE & NON-HAB

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

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

A1 B1 C1 A1 B1 C1

PARK AVENUE

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

GRAVEL

SECTION MARKERS

ELEVATION MARKERS

FOR DEVELOPMENT APPLICATION ONLY

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/10/19
P22	ISSUE FOR COORDINATION	11/1/19

TITLE: LEVEL L5 PLAN

PROJECT NO. 17095

DRAWING NO. DA09 C

REVISION C

SCALE @ A1 1200 @ A1

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

NO. 33A BALMORAL ST

LOT 191 DP 869077

NO. 31

LOT A DP 324923

DILAPITATED FIBRO GARAGE

LOT 1 DP 972597

SP 91025

NO. 16-20 PARK AVENUE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

PARK AVENUE

EL01 EL02 EL03 EL04 EL05 EL06 EL07 EL08 EL09 EL10

AI BI CI DI

9M: ADG L5-8 HABITABLE TO HABITABLE

9M - ADG L5-: NH to NH

ADG SEPARATION H-H

ADG SEPARATION H to NH

3M: DCP L5 SETBACK

18M - L5-L6 HABITABLE & HABITAB

12M - L5-L6 HABITABLE & NON-HAB

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

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

98°19'20" 67.145 (DP 324923) 8°19'20" 41.32 (DP 1007210) 98°19'20" 25.825

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

20310 33315 20310

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

AI SECTION MARKERS
EL01 ELEVATION MARKERS

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CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
C	AMENDED DA	12/2/21
B	ISSUE TO COUNCIL	02/12/19
P21	ISSUE FOR COORDINATION	11/11/19

TITLE: LEVEL MEZZANINE

PROJECT NO. 17095

DRAWING NO. DA10 C

REVISION C

SCALE @ A1: 1200
DRAWN BY: HB
CHECKED BY: A2

LOT A DP 363698
LOT B DP 363698
SHED
LOT 1 DP 870417
NO. 41-43 BALMORAL ST
SHADE COVER
BUILDING A
SHADE COVER
EL03
B
NO. 35-39 BALMORAL ST
SP 95301
BUILDING A
BUILDING C
TOW 189.92
TOW 190.06
BUILDING B
NO. 33A BALMORAL ST
LOT 191 DP 869077
NO. 31
NO. 34A PARK AVE
CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU
6000 3000 2200 8565 2415 4715 4290 10335 4445 9000 1615 4335 11835 4290 4715 2415 8565 2200 3000 6000
13.41 13.41 188°17'20" 40.235 20.115 188°18'20" 16.765
1 2 3 4 5 6 7 8 9 10 11 12 13 14
6000 3000 4445 4795 5335 3000 6000 8000
EL05
EL06
C
C
EL08
EL04
EL02
EL09
25.825
98°19'20"
87.145 (DP 324923)
LOT A DP 324923
172.0
3M
9M
POS 15 m²
POS 16 m²
POS 17 m²
POS 18 m²
POS 19 m²
POS 22 m²
POS 24 m²
POS 28 m²
10 m²
DILAPITATED FIBRO GARAGE
A
A
EL08
EL06
EL07
EL10
NO. 36 PARK AVE
SINGLE STOREY BRICK DWELLING
NO. 34 PARK AVE
171.0
L04 BELOW
98°19'25"
41.32 (DP 1007710)
LOT 1 DP1972597
SP 91025
NO. 16-20 PARK AVENUE
UPPER ROOF
LOWER ROOF DOTTED
1:20
1:40
13.41 13.41 8°19'20" 18.595 3.66 8.99 8.99 8°19'20" 20.115 16.765
DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT
9M - ADG
L1-L4: H to NH
9M - ADG
L5-: NH to NH
9M - ADG
L1-L4: H to NH
9M - ADG
L5-: NH to NH
B
EL01
BUILDING C
BUILDING D
BUILDING E
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
AL SECTION MARKERS
EL01 ELEVATION MARKERS

CLIENT
STATEWIDE PLANNING PTY LTD

ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION
C AMENDED DA 12/2/21
B ISSUE TO COUNCIL 02/12/19
P9 ISSUE FOR COORDINATION 11/11/19

TITLE
ROOF PLAN + SITE PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095
DRAWING NO. DA11
REVISION C
SCALE @ A1 1200
DRAWN BY HB
CHECKED BY AJ

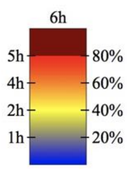


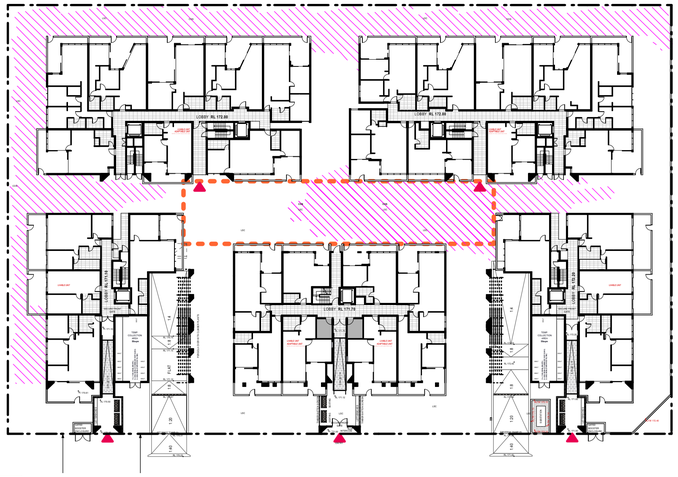
SOLAR ANALYSIS TO COMMUNAL OPEN SPACE

JUNE 21ST
0900 - 1500

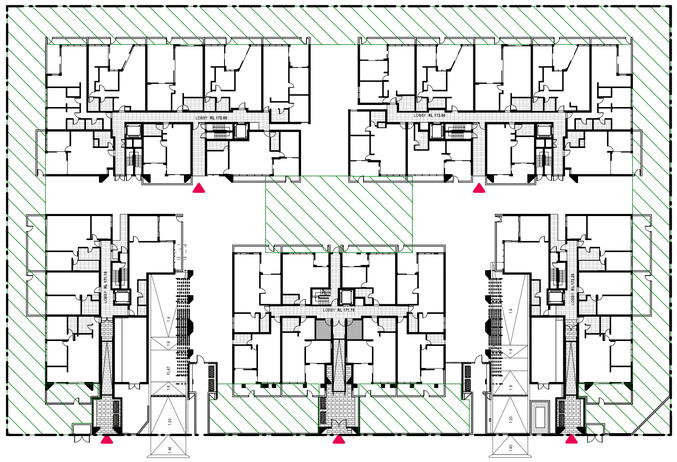
TOTAL COMMUNAL OPEN SPACE 2200 sqm
SOLAR ACCESS SQM TO COS 1250 sqm

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



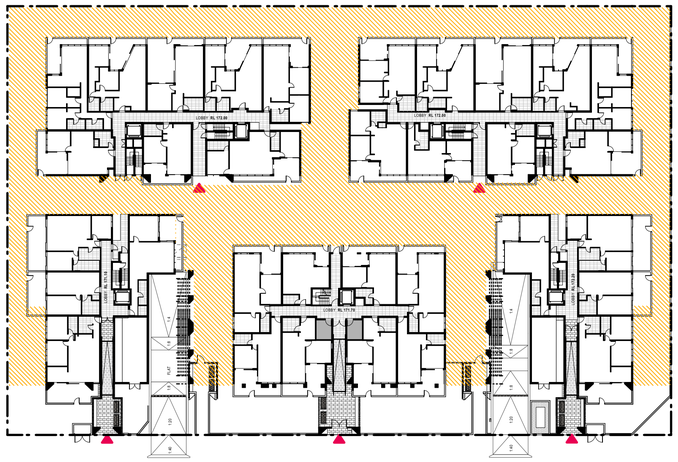


COS DIAGRAM - 50% SOLAR



DEEP SOIL DIAGRAM

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

Objective 3E-1

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

Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m²	-	7%
650m² - 1,500m²	3m	
greater than 1,500m²	6m	
greater than 1,500m² with significant existing tree cover	6m	

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping

Design criteria

1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Design guidance

Communal open space should be consolidated into a well designed, easily identified and usable area

Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions

Communal open space should be co-located with deep soil areas

Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies

Where communal open space cannot be provided at ground level, it should be provided on a podium or roof

Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- provide larger balconies or increased private open space for apartments
- demonstrate good proximity to public open space and facilities and/or provide contributions to public open space

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PROJECTS

PROJECT:	17095					
ADDRESS:	22-26 & 28-32 PARK AVENUE, WAITARA NSW					
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					
FSR	NA	**NA** m2				
min. deep soil (ADG)	15%	1,044 m2		**29%**	**2,020 m2**	**FRONT 7m MIN, REAR 6m MIN (ADG 6m MIN DIM) INCLUDING SIDE SETBACK DEEP SOIL MIN 4m DIM**
communal open space (DCP & ADG)	25%	1,741 m2		**31%**	**2,180 m2**	
50% COS daylight access (DCP & ADG)	50%	870 m2		**64%**	**1,115 m2**	
communal open space PRINCIPLE		475 m2				
50% COS daylight access PRINCIPLE	50%	238 m2		**60%**	**286 m2**	**PRINCIPLE AREA SHOWN IN DOTTED ORANGE**

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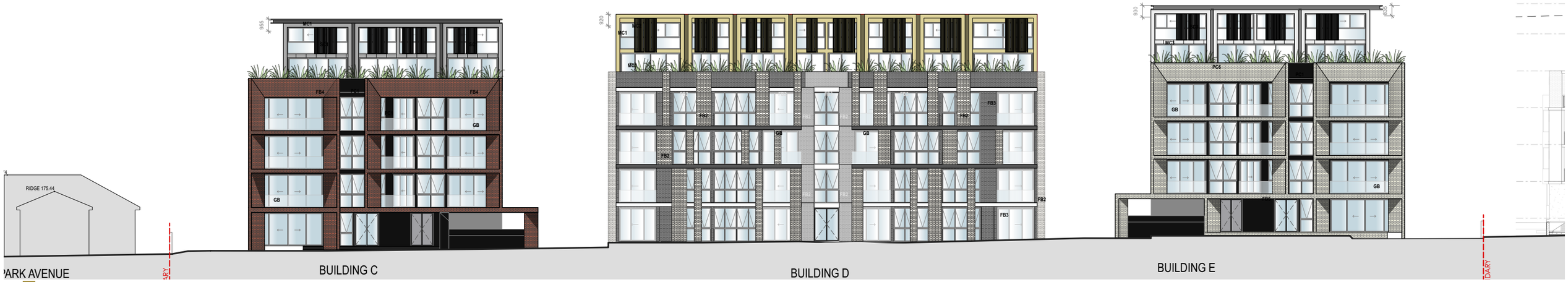
KEY / NOTES
COMMUNAL OPEN SPACE WITH SOLAR ACCESS
COMMUNAL OPEN SPACE

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

REVISION		
C	AMENDED DA	12/2/21
B	DA SUBMISSION	02/12/19

FOR DEVELOPMENT APPLICATION ONLY

TITLE: ADG COMPLIANT DIAGRAMS + SOLAR ANALYSIS
PROJECT NO. 17095
DRAWING NO. DA22 C
REVISION C
SCALE @ A1 1500
DRAWN BY HB
CHECKED BY A3



WEST ELEVATION - PARK AVENUE

PC1 AFW GMD

FB4

FB5

FB2 - FACEBRICK

FB3 - FACEBRICK

MC1 - FC SHEET CLADDING DARK GREY

MC2 - FC SHEET CLADDING BRONZE

MC2 - FC SHEET CLADDIN LIGHT GREY



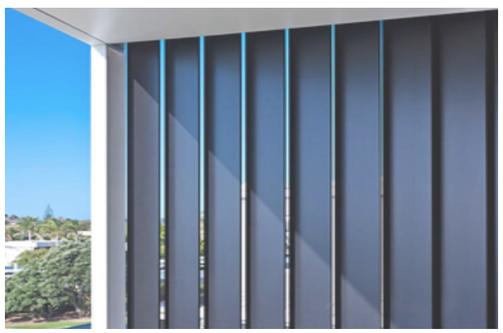
EAST ELEVATION - REAR



GB - GLASS BALUSTRADE



SC - LOUVRES, HORIZONTAL



SC - LOUVRES, VERTICAL



PF - PALISADE FENCE

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR
FB2	FACE BRICK IN OFF WHITE FINISH	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
FB3	FACE BRICK IN DARK GREY FINISH	**SC2**	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'
FB4	FACE BRICK IN DARK RED FINISH	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	**GB**	GLASS BALUSTRADE
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS

PF PALISADE FENCE TO MATCH 'PC1'

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION

C	AMENDED DA	12/2/21
B	DA SUBMISSION	02/12/19

TITLE: SCHEDULE OF FINISHES

PROJECT NO. 17095

DRAWING NO. DA23 C

REVISION C

SCALE @ A1 1:1000 @ A3
DRAWN BY HB
CHECKED BY A3

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31A BALMOF

NO. 34A PARK AVE

NO. 34 PARK AVE

NO. 16-20 PARK AVENUE

6M REAR SETBACK

6M REAR SETBACK

8M FRONT SETBACK

8M FRONT SETBACK

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

109spaces

DEEP SOIL

OUTLINE OF BUILDING ABOVE

RAMP UP TO B1

GRADE 2m @ 1:8

GRADE 10m @ 1:4

GRADE 9.040m @ 1:8

PLANT ROOM

6M

02 DA12

6M

03 DA12

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION		
B	AMENDED DA	19/5/21
PB	PRELIMINARY FOR COUNCIL	17/6/19

TITLE: BASEMENT 02 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO: 17095

DRAWING NO: DA03 B

REVISION: B

SCALE @ A1: 1200

DRAWN BY: JL

CHECKED BY: AJ

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

NO. 33A BALMORAL ST

NO. 31A BALMOF

NO. 34A PARK AVE

NO. 34 PARK AVE

NO. 16-20 PARK AVENUE

6M REAR SETBACK

6M REAR SETBACK

8M FRONT SETBACK

8M FRONT SETBACK

6M

6M

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

89 spaces

DEEP SOIL

DEEP SOIL

DEEP SOIL

OUTLINE OF BUILDING ABOVE

OUTLINE OF BUILDING ABOVE

OUTLINE OF BUILDING ABOVE

OUTLINE OF BUILDING ABOVE

OUTLINE OF BUILDING ABOVE

WASTE DISCHARGE BUILDING A - CORE 2
19 2.6M 1100L LINEAR TRACK (GARBAGE)
19 1100L MGBs (GARBAGE)
29 660L MGBs (CO-MINGLED RECYCLING)
19 1100L MGB (SERVICE BIN)
19 660L MGB (SERVICE BIN)

WASTE DISCHARGE BUILDING A - CORE 1
19 2.6M 1100L LINEAR TRACK (GARBAGE)
19 1100L MGBs (GARBAGE)
29 660L MGBs (CO-MINGLED RECYCLING)
19 1100L MGB (SERVICE BIN)
19 660L MGB (SERVICE BIN)

WASTE DISCHARGE BUILDING B - CORE 1
19 2.6M 1100L LINEAR TRACK (GARBAGE)
19 1100L MGBs (GARBAGE)
29 660L MGBs (CO-MINGLED RECYCLING)
19 1100L MGB (SERVICE BIN)
19 660L MGB (SERVICE BIN)

WASTE DISCHARGE BUILDING B - CORE 2
19 2.6M 1100L LINEAR TRACK (GARBAGE)
19 1100L MGBs (GARBAGE)
29 660L MGBs (CO-MINGLED RECYCLING)
19 1100L MGB (SERVICE BIN)
19 660L MGB (SERVICE BIN)

WASTE DISCHARGE BUILDING C
19 2.6M 1100L LINEAR TRACK (GARBAGE)
19 1100L MGBs (GARBAGE)
29 660L MGBs (CO-MINGLED RECYCLING)
19 1100L MGB (SERVICE BIN)
19 660L MGB (SERVICE BIN)

WASTE DISCHARGE BUILDING D
19 2.6M 1100L LINEAR TRACK (GARBAGE)
19 2.6M 660L LINEAR TRACK (RECYCLING)
19 1100L MGBs (GARBAGE)
19 660L MGBs (RECYCLING)
19 1100L MGB (SERVICE BIN)
19 660L MGB (SERVICE BIN)

WASTE DISCHARGE BUILDING E - CORE 2
19 2.6M 1100L LINEAR TRACK (GARBAGE)
19 1100L MGBs (GARBAGE)
29 660L MGBs (CO-MINGLED RECYCLING)
19 1100L MGB (SERVICE BIN)
19 660L MGB (SERVICE BIN)

WASTE ROOM 2 28sqm

WASTE ROOM 1 25sqm

WASTE ROOM 3 28 sqm

WASTE ROOM 4 33sqm

PLANT ROOM

HOT WATER SYSTEMS

BULK GOODS ROOM 27sqm

SECURE BICYCLE STORAGE 50.9 BIKES

TWO TIER 10 x BIKES

GRADE 9.040m @ 1.8

RAMP UP TO STREET RL 167.85

RAMP UP TO STREET RL 168.55

RL 168.80

RL 168.10

RL 168.55

RL 167.85

RL 168.55

RL 167.85

RL 168.55

BIN TUG PARKING SPACE ONLY

RESIDENTIAL ACCESSIBLE

VISITOR ACCESSIBLE

SHARED AREA

RESIDENTIAL

VISITOR

1:8

1:4

6100

5500

6900

5800

5400

2000

300 5500 300

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KEY / NOTES

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION: B AMENDED DA 19/3/21

TITLE: BASEMENT 01 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA04 B

REVISION B

SCALE @ A1 1:200

DRAWN BY

CHECKED BY

A3



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

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR
FB2	FACE BRICK IN OFF WHITE FINISH
FB3	FACE BRICK IN DARK GREY FINISH
FB4	FACE BRICK IN DARK RED FINISH
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR
MC2	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
MC3	FC SHEET CLADDING PAINT 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: C AMENDED DA 20/3/21

TITLE: WEST ELEVATIONS

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA14

REVISION C

SCALE @ A1 1:200
DRAWN BY
CHECKED BY



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

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR
FB2	FACE BRICK IN OFF WHITE FINISH	SC1	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
FB3	FACE BRICK IN DARK GREY FINISH	SC2	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'
FB4	FACE BRICK IN DARK RED FINISH	AFW	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	GB	GLASS BALUSTRADE
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	GMD	GARAGE DOOR TO MATCH 'AFW'
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	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: C AMENDED DA 20/3/21

TITLE: EAST ELEVATIONS

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PROJECT NO. 17095

DRAWING NO. DA15

REVISION C

SCALE @ A1 1:200
DRAWN BY JL
CHECKED BY 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

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR
FB2	FACE BRICK IN OFF WHITE FINISH	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'
FB3	FACE BRICK IN DARK GREY FINISH	**SC2**	EXTERNAL VERTICAL LOUVRES TO MATCH 'PC1'
FB4	FACE BRICK IN DARK RED FINISH	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	**GB**	GLASS BALUSTRADE
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS

PF PALISADE FENCE TO MATCH 'PC1'

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22-24 & 28-32 PARK AVE, WAITARA

REVISION: C — AMENDED DA — 20/3/21

TITLE: NORTH ELEVATIONS

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA16 C

REVISION C

SCALE @ A1 1200 @ A1
DRAWN BY SS
CHECKED BY A1







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KEY NOTATIONS

KEY

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

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF**	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR		
FB2	FACE BRICK IN OFF WHITE FINISH	**SC1**	EXTERNAL VERTICAL SCREENING TO MATCH 'PC1'		
FB3	FACE BRICK IN DARK GREY FINISH	**SC2**	EXTERNAL VERTICAL LOUVERS TO MATCH 'PC1'		
FB4	FACE BRICK IN DARK RED FINISH	**AFW**	ALL WINDOWS AND DOOR FRAMES IN ALUMINIUM TO MATCH 'PC1'		
FB5	FACE BRICK IN CREAM / LIGHT GREY FINISH	**GB**	GLASS BALUSTRADE		
PC6	PAINT RENDERED FINISH IN 'DULUX ENDLESS DUSK' OR SIMILAR	**GMD**	GARAGE DOOR TO MATCH 'AFW'		
MC1	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

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ADDRESS
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REVISION
C — AMENDED DA — 20/3/21

TITLE
SOUTH ELEVATIONS

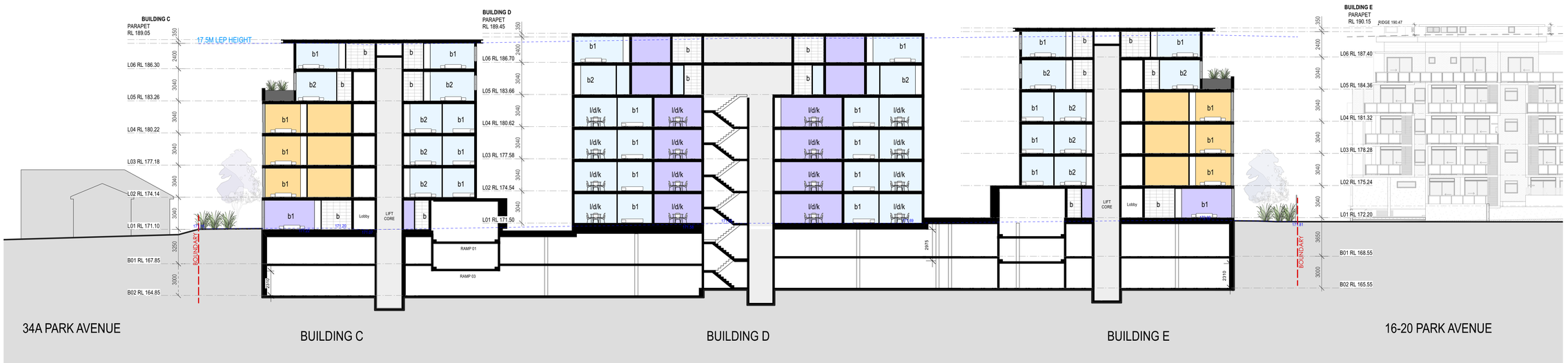
FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

DRAWING NO. DA17 C

REVISION C

SCALE @ A1 1200 @ A1
DRAWN BY SS
CHECKED BY A3



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

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF**	PALISADE FENCE TO MATCH 'PC1'
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	**MC3**	FC SHEET CLADDING PAINT 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	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

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ADDRESS
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REVISION

C	AMENDED DA	19/3/21
B	AMENDED DA	12/2/21

TITLE
SECTION A-A & B-B

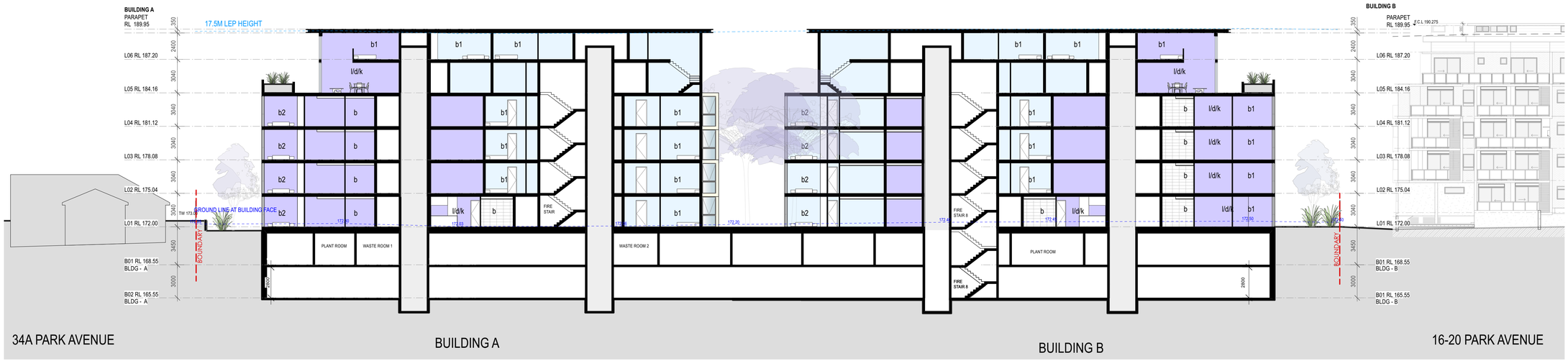
FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO.
17095

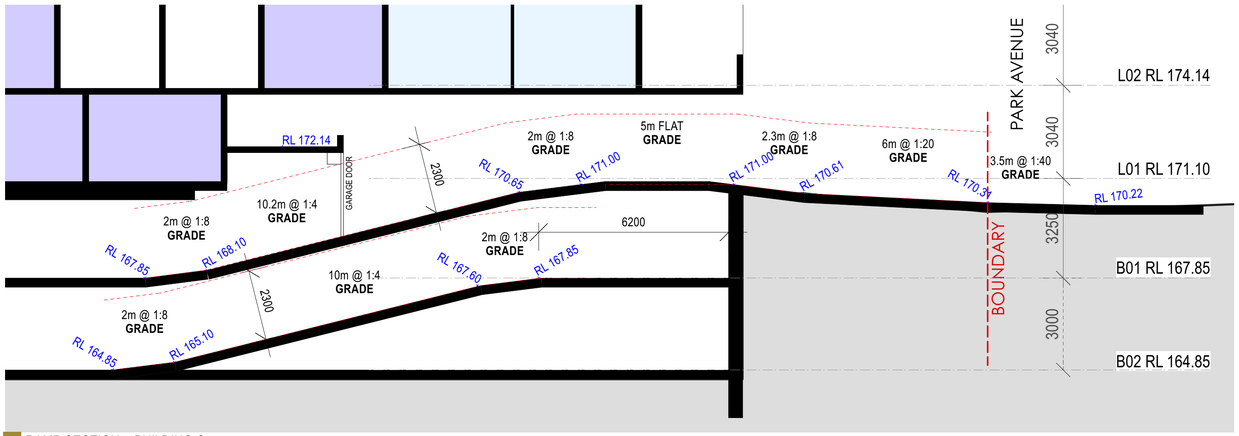
DRAWING NO.
DA12 C

REVISION
C

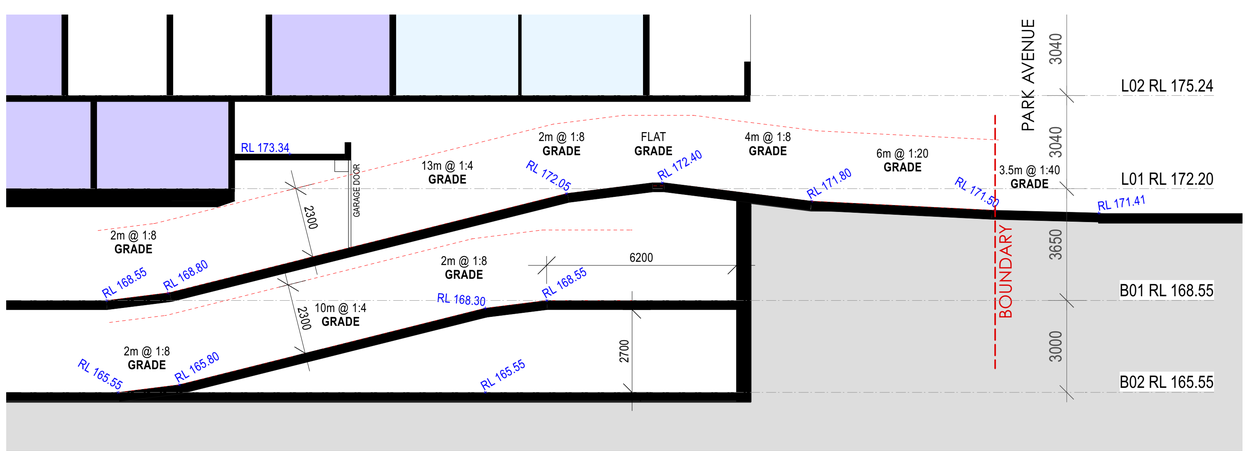
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300mm @ A1 1%
SHEET SIZE BY A1



SECTION CC
SCALE 1 :200 @ A1



RAMP SECTION - BUILDING C
SCALE 1 :100 @ A1



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

FINISHES SCHEDULE

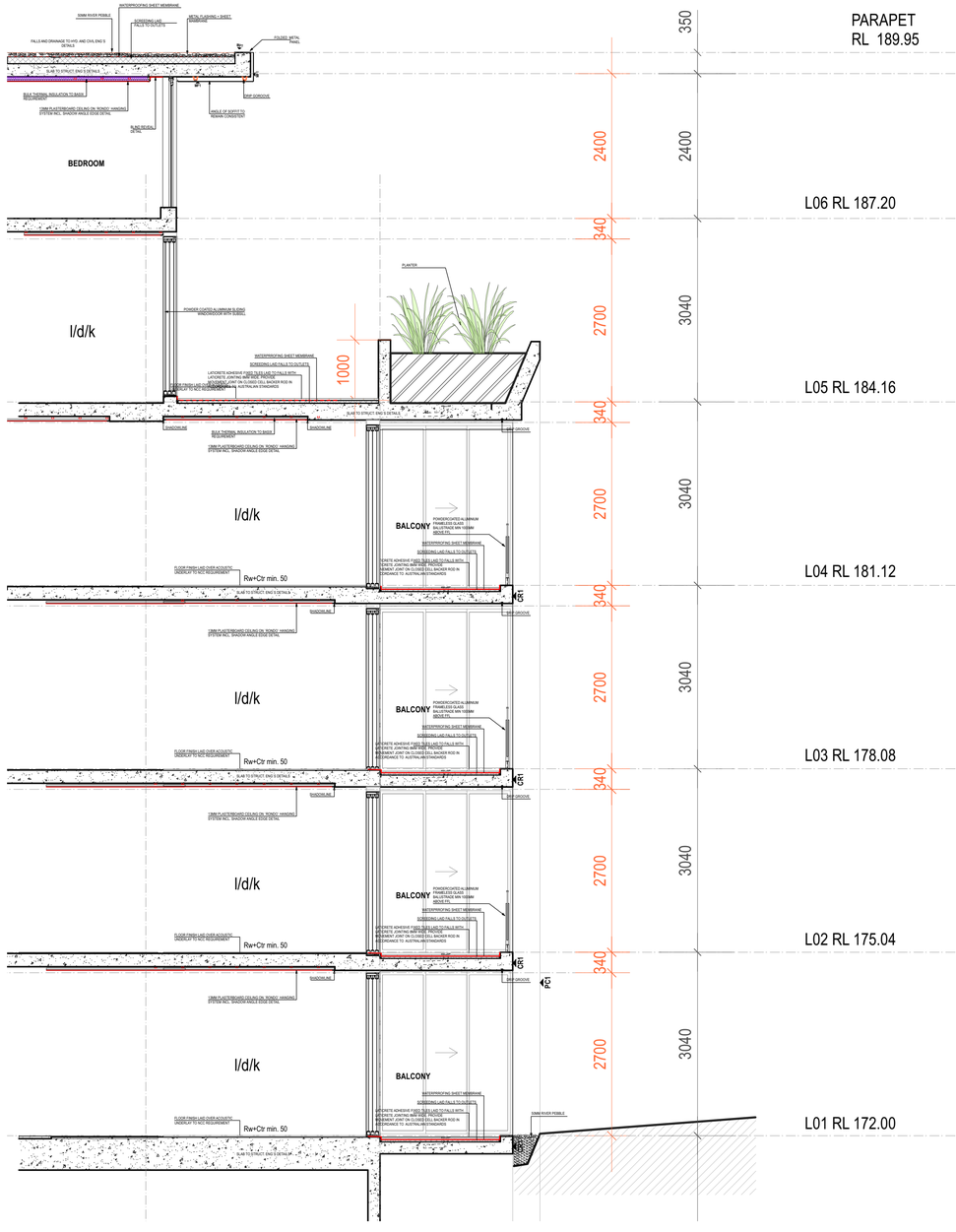
AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	MC2	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR
PC1	PAINT RENDERED FINISH IN 'DARK GREY' OR SIMILAR	MC3	FC SHEET CLADDING PAINT FINISH IN 'METALIC SHALE GREY' OR SIMILAR
PC2	PAINT RENDERED FINISH IN 'BLACK' OR SIMILAR	SC1	EXTERNAL VERTICAL 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	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	LSC	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS
		PF	PALISADE FENCE TO MATCH 'PC1'

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REVISION		
C	AMENDED DA	19/3/21
B	AMENDED DA	12/2/21
A	DA SUBMISSION	7/12/18

TITLE: SECTION C-C + RAMP SECTIONS
PROJECT NO: 17095
DRAWING NO: DA12A C
REVISION: C
SCALE @ A1: 1:200
PLOTTED BY: TL
PLOTTED ON: 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

FINISHES SCHEDULE

AB1	METAL FINISH IN 'DARK GREY' OR SIMILAR	**MC2**	FC SHEET CLADDING PAINT FINISH IN 'METALIC BRONZE' OR SIMILAR	**PF**	PALISADE FENCE TO MATCH 'PC1'
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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	FC SHEET CLADDING PAINT FINISH IN 'METALIC ZINC' OR SIMILAR	**LSC**	ALL LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS		

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ADDRESS
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REVISION

C	AMENDED DA	19/5/21
B	AMENDED DA	12/2/21

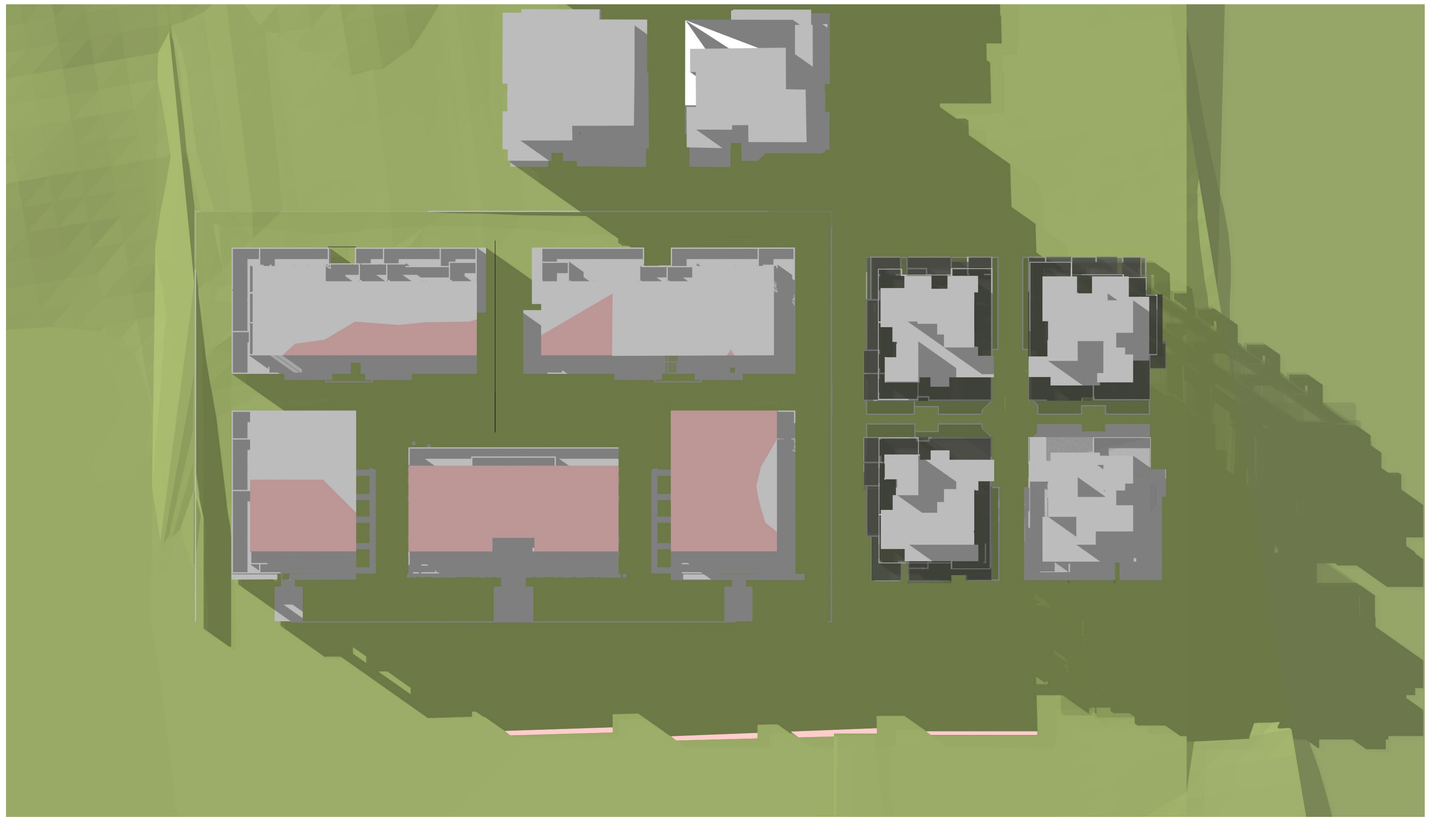
TITLE
TYPICAL FACADE SECTION

PROJECT NO. 17095

DRAWING NO. DA12B C

REVISION C

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



9AM 21 ST JUNE



10AM 21 ST JUNE

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KEY / NOTES

PORTION OF BUILDING OVER HEIGHT LIMIT

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION: A UPDATED 25/3/21

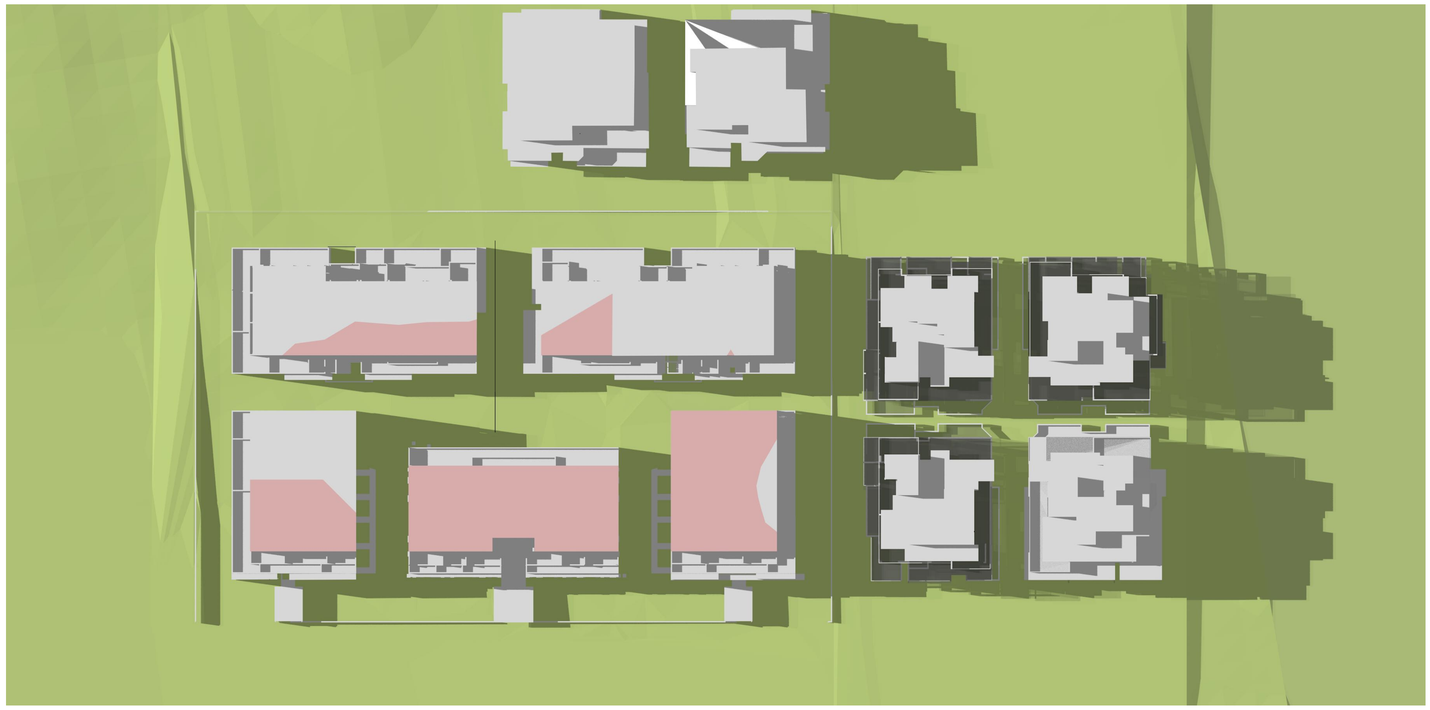
TITLE: 9+10AM SHADOW DIAGRAMS

SCALE @ A1: 1200
DRAWN BY:
CHECKED BY:
A2

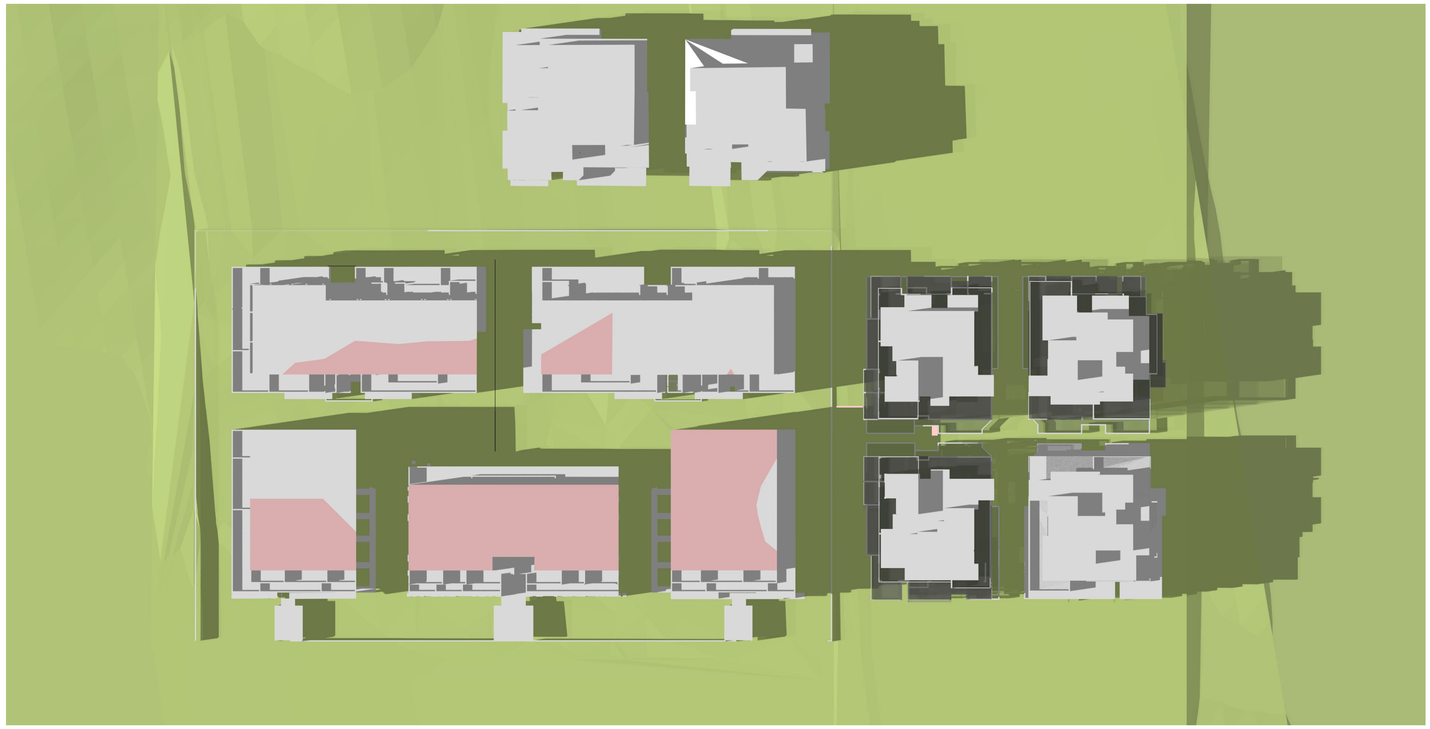
PROJECT NO. 17095

DRAWING NO. DA30 A

REVISION A



11AM 21 ST JUNE



12 NOON 21 ST JUNE

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KEY / NOTES

PORTION OF BUILDING OVER HEIGHT LIMIT

CLIENT: STATEWIDE PLANNING PTY LTD

ADDRESS: 22 - 32 PARK AVENUE, WAITARA

REVISION: A — UPDATED 25/3/21

TITLE: 11AM+12NOON SHADOW DIAGRAMS

SCALE @ A1: 1200
DRAWN BY:
CHECKED BY:
A3

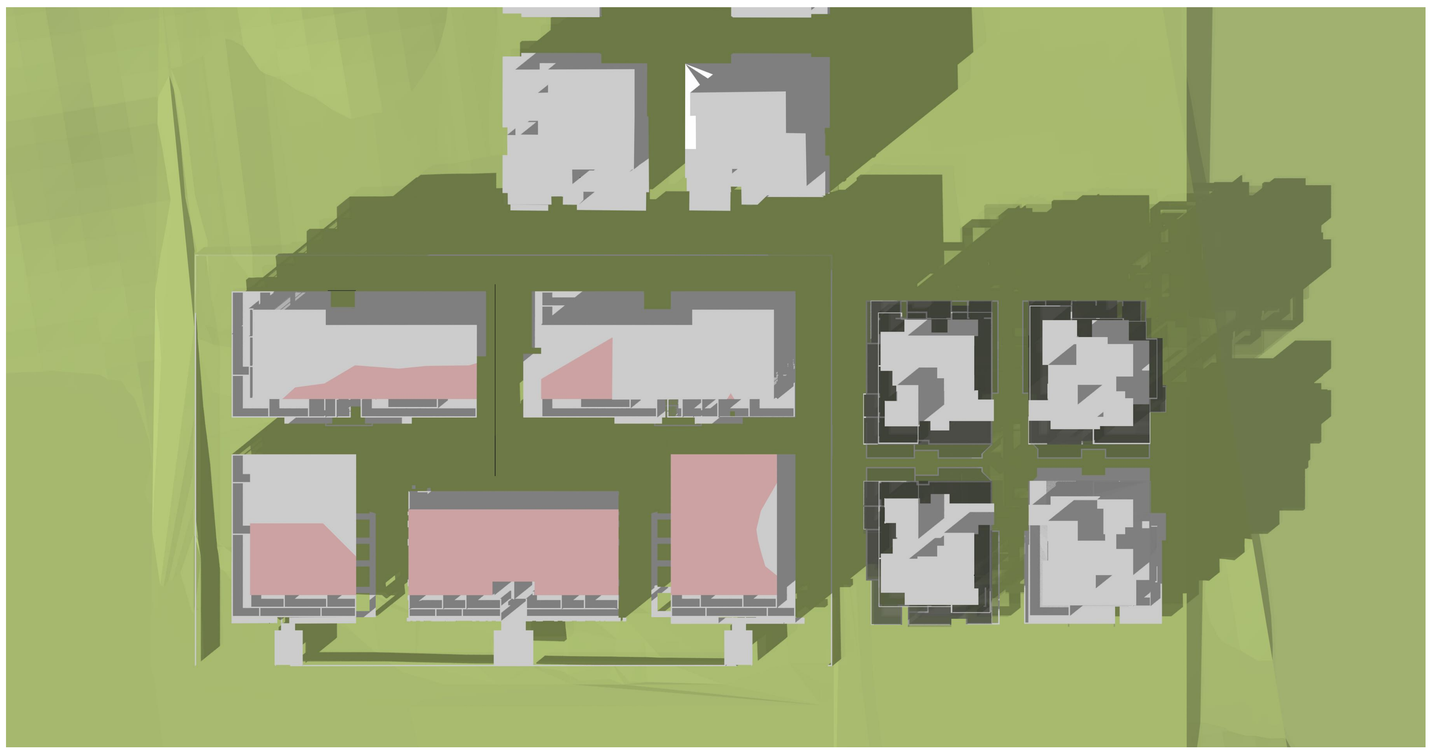
PROJECT NO. 17095

DRAWING NO. DA31 A

REVISION A



1 PM 21 ST JUNE



2 PM 21 ST JUNE

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KEY / NOTES

PORTION OF BUILDING OVER HEIGHT LIMIT

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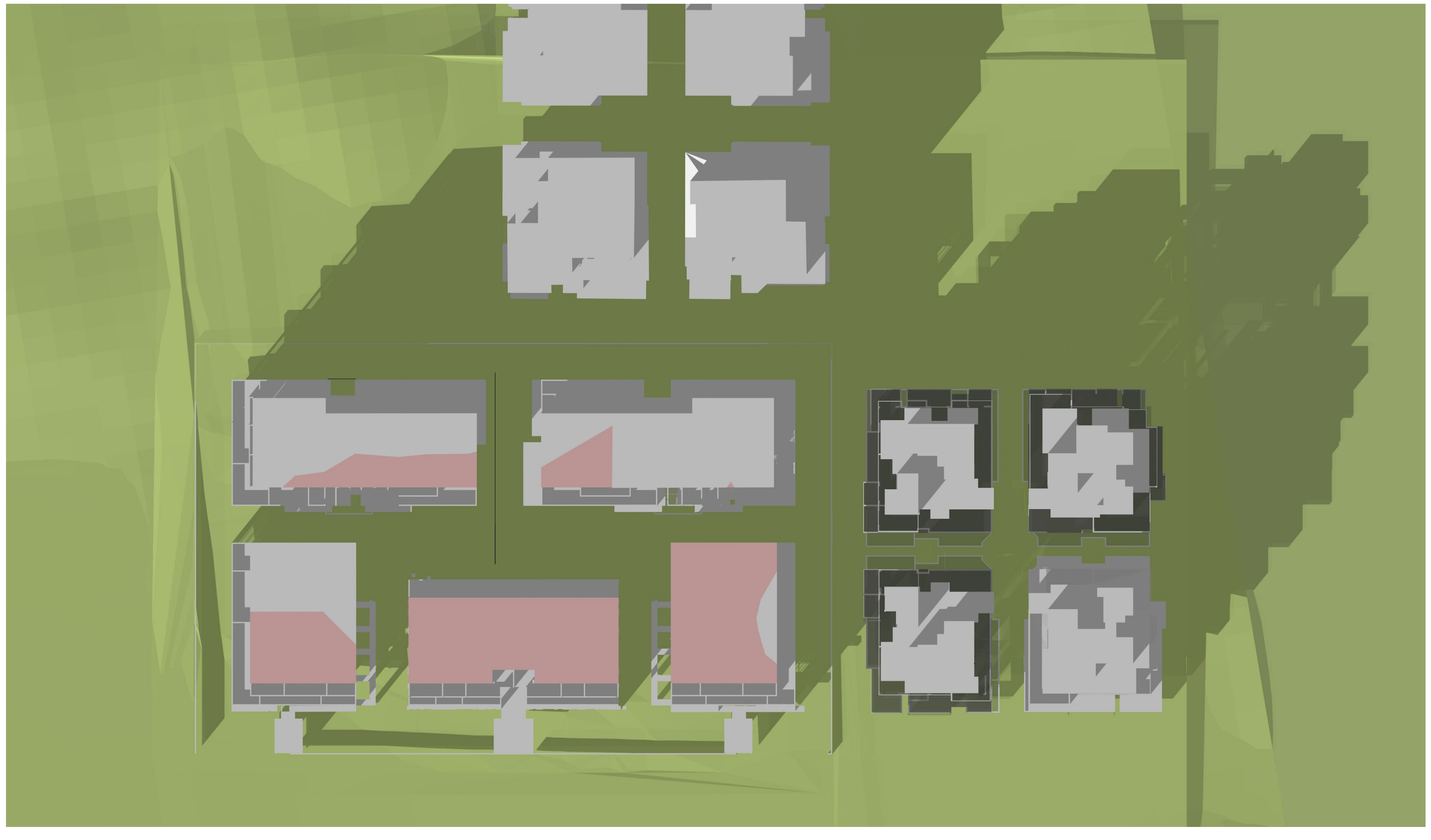
ADDRESS
22 - 32 PARK AVENUE, WAITARA

REVISION
A UPDATED 25/3/21

TITLE
1 + 2PM SHADOW DIAGRAMS

SCALE @ A1 1200
DRAWN BY
CHECKED BY
A3

PROJECT NO. 17095
DRAWING NO. DA32 A
REVISION A



3 PM 21 ST JUNE

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KEY / NOTES

PORTION OF BUILDING OVER HEIGHT LIMIT

CLIENT
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ADDRESS
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REVISION
A UPDATED 25/3/21

TITLE
3PM SHADOW DIAGRAMS

SCALE @ A1 1200
DRAWN BY
CHECKED BY
A3

PROJECT NO. 17095

DRAWING NO. DA33 A

REVISION A



17.5M HEIGHT PLANE

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KEY / NOTES

METHOD USED
VECTORWORKS 3D MODELING SOFTWARE

17.5 M HEIGHT PLANE

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CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.
STATEWIDE PLANNING PTY LTD	22-26A & 28-32 PARK AVENUE, WAITARA	B UPDATED 25/3/21	17.5m HEIGHT PLANE	17095

SCALE @ A1 1500
DRAWN BY JL
CHECKED BY A3

DRAWING NO. DA24

REVISION B