

Applicant: Bathla Group
Client: Bathla Group
Planner: GYDE Consultants

rothelowman

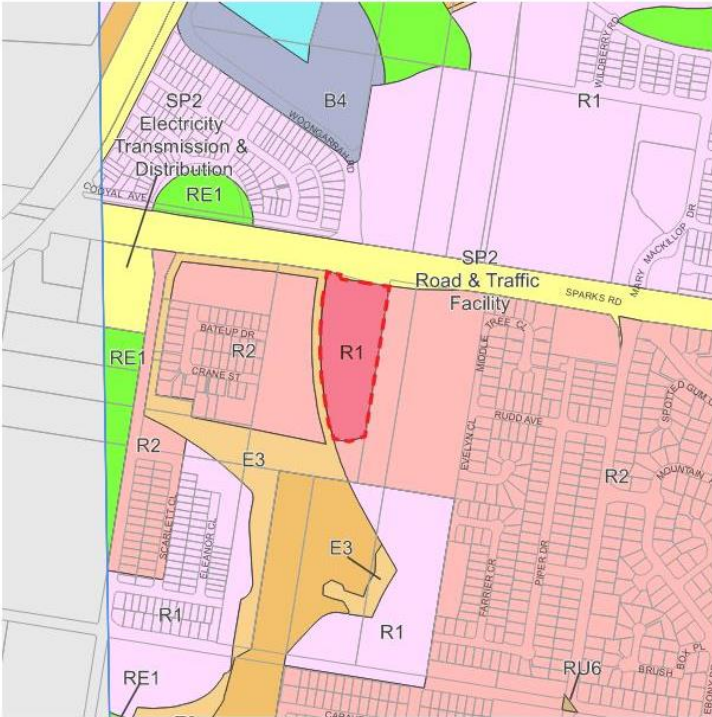
Brisbane, Melbourne, Sydney
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Residential Flat Building **94 Sparks Road, Hamlyn Terrace NSW**



WLEP & WDCP Controls

The subject site is designated R1 General Residential. Ceiling heights are not to exceed two storeys, with the maximum ceiling height limit being 7m from the existing natural ground level. The permissible FSR is 0.6:1 as per Clause 4.4 under WLEP 2013, and Table 4 of WDCP 2013.



Landing Zone (WLEP)

R1 General Residential

R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
SP2	Infrastructure



Maximum Ceiling Height (WDCP)

7m

A	0m
R1	7m
J	9.5m
M	12m
P	18m
R	21m



Floor Space Ratio (WDCP)

0.6 : 1

A	0.25
R1	0.6
L	0.9
N	1
S1	1.5
T1	2

Approved Subdivision

A subdivision application has been made for the subject site that created individual housing lots with a public road.

This proposal seeks to make an application for a Residential Flat building development, with private internal driveway access and communal landscaped areas.

Area of
works





LEVEL	CARPARKS			CARWASH	MOTORBIKE	BICYCLE PARKS	STORES
	RESIDENTIAL	VISITOR	TOTAL				
BLD D - BASEMENT	41	0	41	1	1	8	27
BLD C - BASEMENT	82	1	83	1	2	18	28
BLD B - BASEMENT	88	0	88	1	2	16	23
BLD D - GROUND	0	4	4	0	0	0	0
BLD C - GROUND	0	10	10	0	0	0	0
BLD A - BASEMENT	66	0	66	1	2	12	39
BLD B - GROUND	0	10	10	0	0	0	0
	277	25	302	4	7	54	117

Overall Basement Plan



Overall Ground Floor Plan

SPARKS ROAD

1

APZ

PRIVATE DRIVEWAY

TEMP
BASIN 1

STAGE
3

24.5M WIDE COLLECTOR ROAD
(ROAD 01)

Overall First Floor Plan

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Overall Elevation - North 1:350



Overall Elevation - South 1:350



Overall Elevation - East 1:350



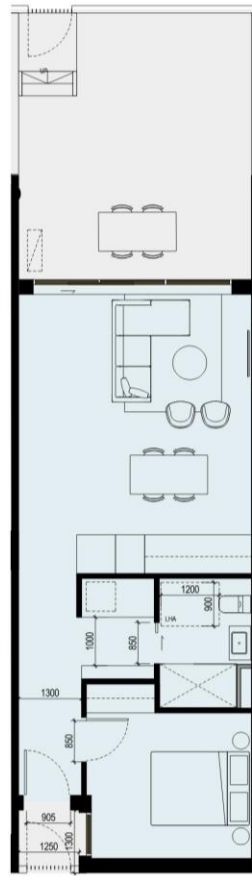
Overall Elevation - West 1:350



Overall Section 1 - 1:500

REFER TO BUILDING
ELEVATIONS & SECTIONS
FOR FURTHER DETAIL

Overall First Floor Plan



LHA SILVER - 1 BED



LHA SILVER - 2 BED



LHA SILVER - 3 BED

LHA COMPLIANCE	
	22%
Number	
A-UG102	
A-UG103	
A-UG104	
A-UG111	
A-UG112	
A-UG113	
B-UG102	
B-UG103	
B-UG104	
B-UG105	
B-UG106	
B-UG114	
B-UG115	
B-UG116	
B-UG117	
B-UG118	
B-UG119	
B-UG120	
C-UG102	
C-UG103	
C-UG104	
C-UG105	
C-UG106	
C-UG107	
C-UG113	
C-UG114	
C-UG115	
C-UG116	
C-UG117	
C-UG118	
D-UG102	
D-UG106	
D-UG107	
D-UG108	
G.1625	
35	



PRIVATE DRIVEWAY (INTERNAL ROAD) ELEVATION



BUILDING ENTRY FROM PRIVATE DRIVEWAY



BUILDING ENTRY FROM COLLECTOR ROAD



APARTMENT ENTRY FROM INTERNAL COURTYARD (LEVEL 1)



ROOFTOP TERRACE