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Hamlyn Terrace**

94 Sparks Road,
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Drawing / **Cover Sheet**

Project No / **221005**

Date / **12.11.2021**

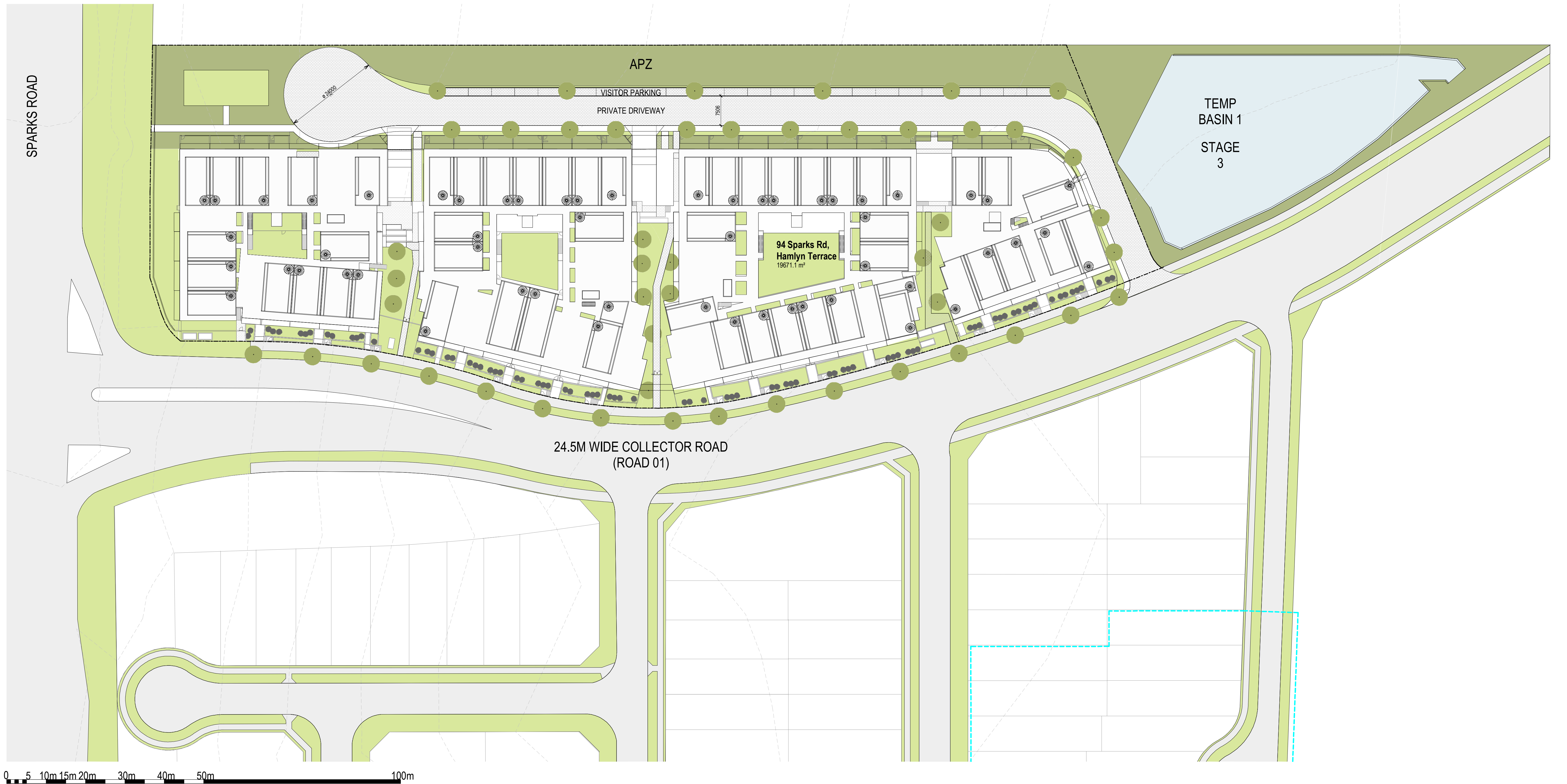
Author / **JC**

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Drawing / **Site Plan**

Project No / **221005** Date / **12.11.2021** Author / **JC**

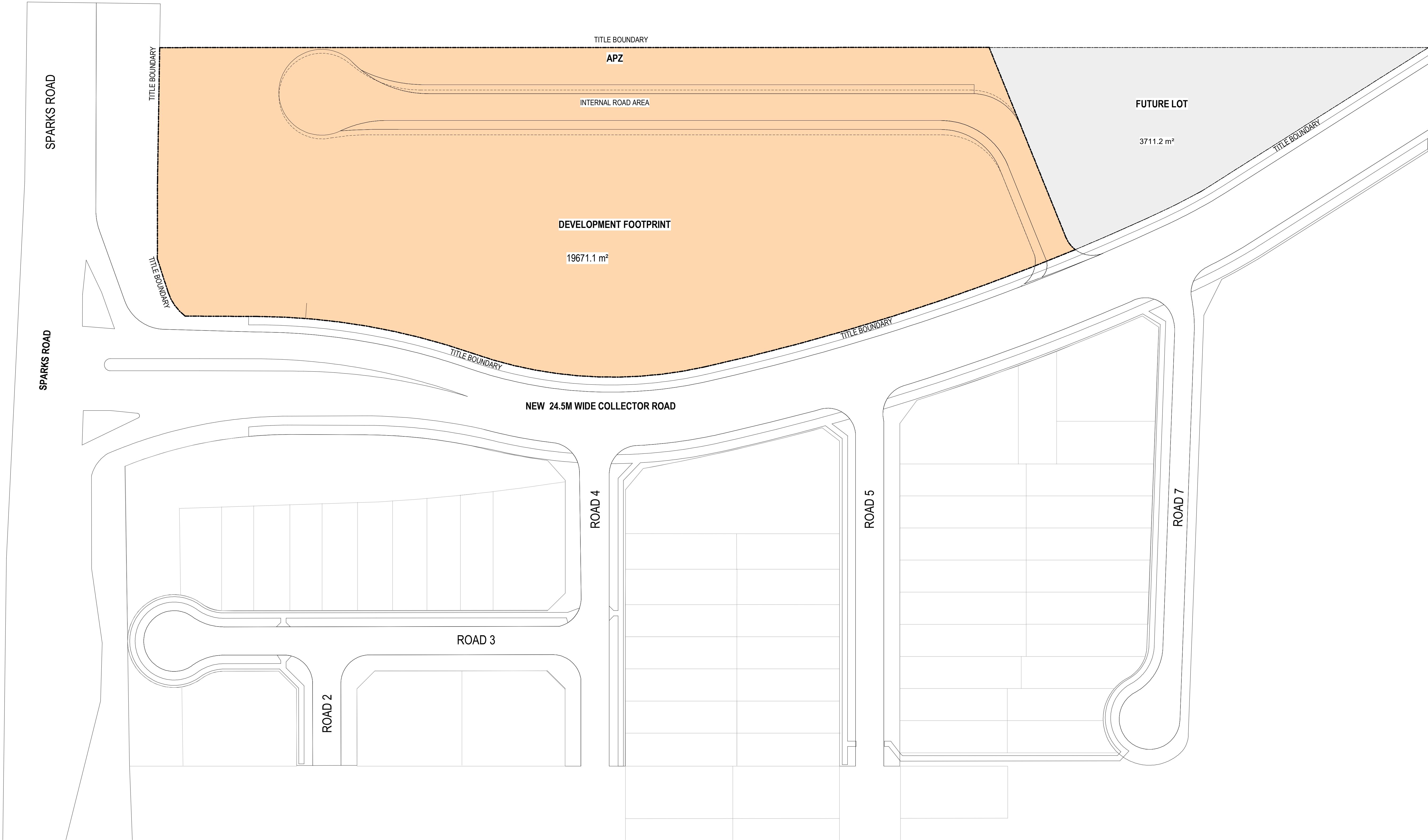
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Drawing / **Subdivision Plan**

Project No / **221005**

Date / **12.11.2021**

Author / **JC**

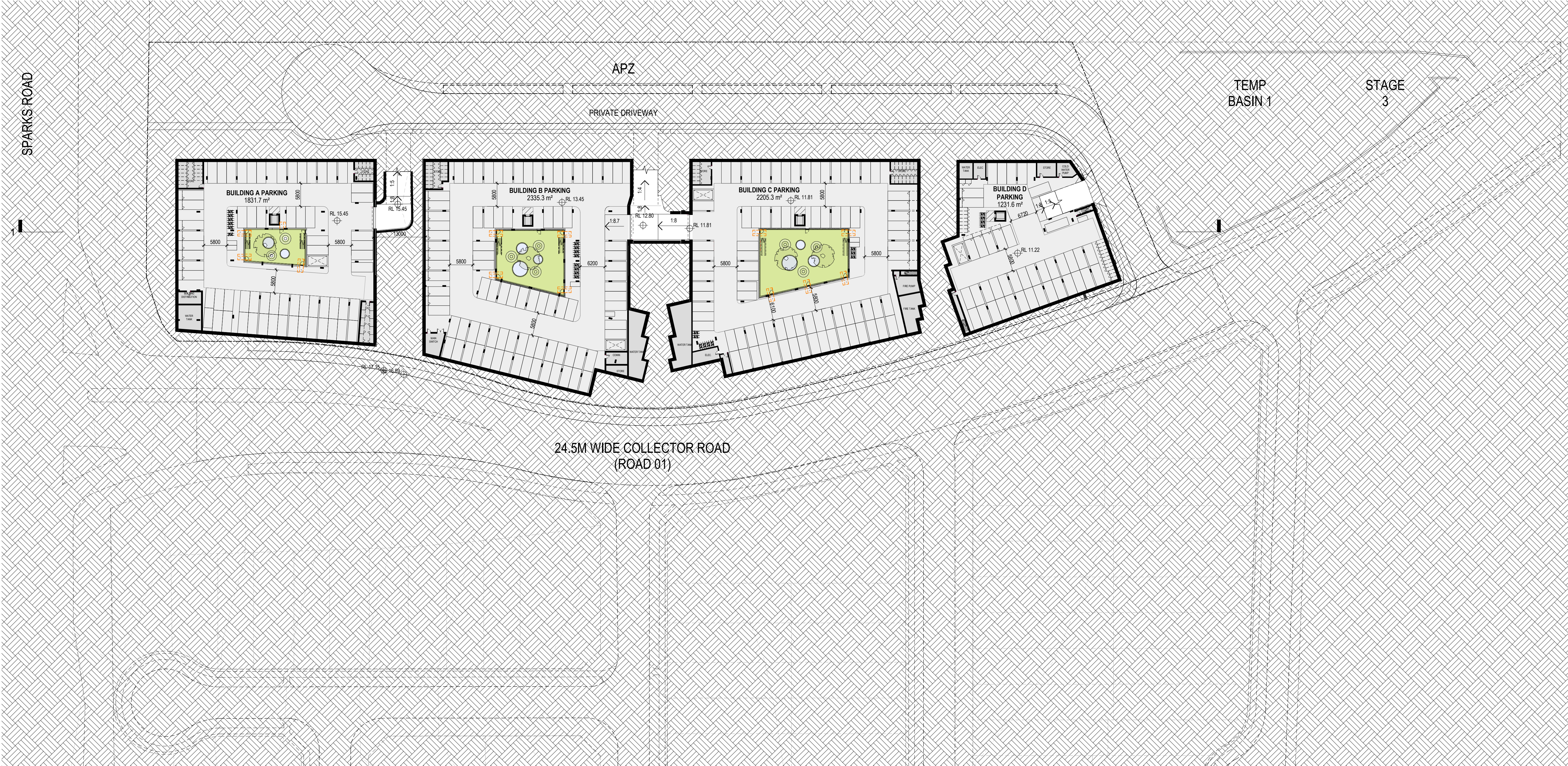
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Drawing No. / **TP00.03 -**



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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

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Drawing / Overall Basement Plan

Project No / 221005

Date / 12.11.2021

Author / JC

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Drawing No. / TP01.01 -

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Drawing / **Overall Ground Plan**

Project No / **221005**

Date / **12.11.2021**

Author / **JC**

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Drawing No. / **TP01.02 -**

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SPARKS ROAD

1

APZ

PRIVATE DRIVEWAY

TEMP
BASIN 1

STAGE
3



24.5M WIDE COLLECTOR ROAD
(ROAD 01)

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Drawing / Overall Level 1 Plan

Project No / 221005

Date / 12.11.2021

Author / JC

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Drawing No. / TP01.03 -

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Drawing / **Overall Roof Plan**

Project No / **221005**

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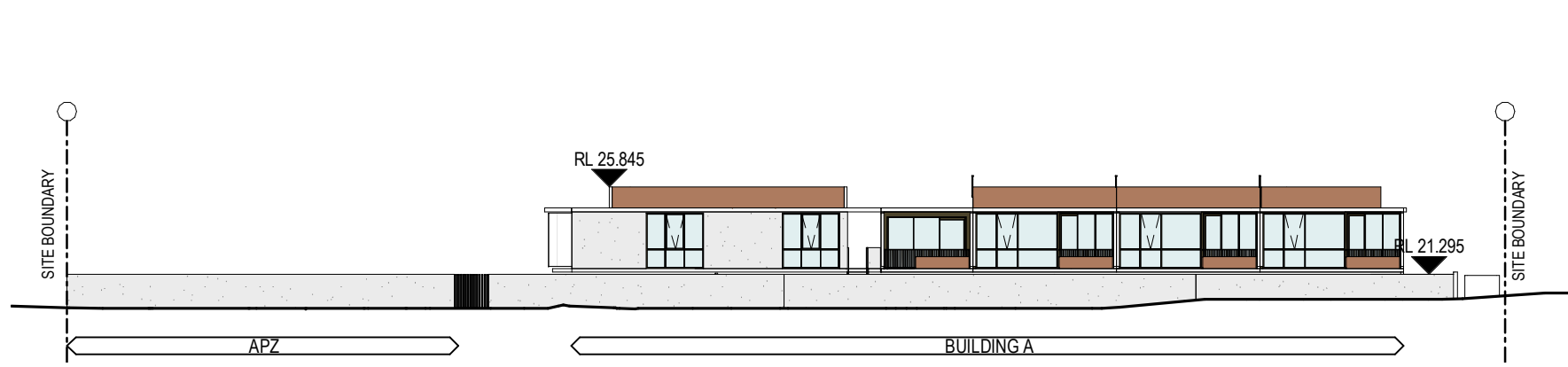
Author / **JC**

Scale: @ A1 / **1 : 500**

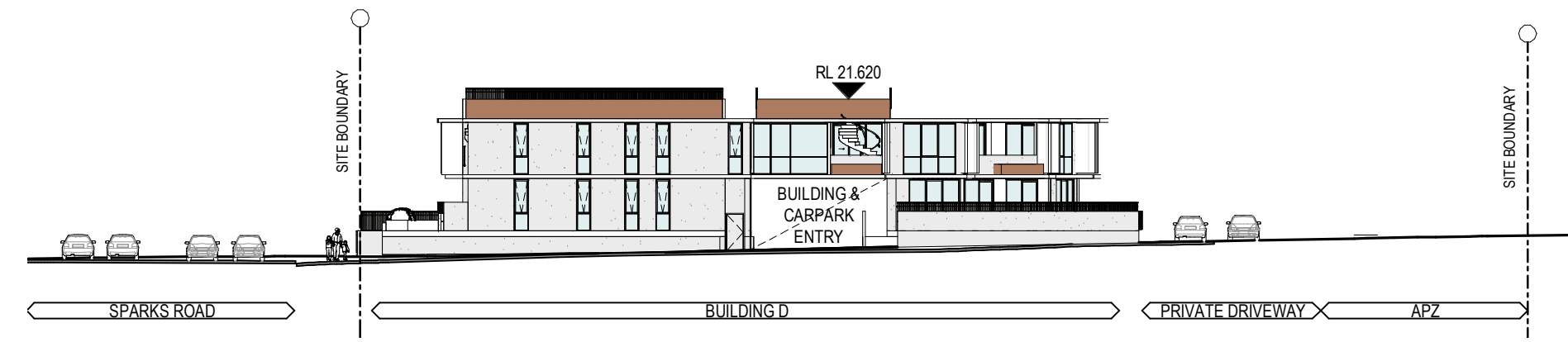
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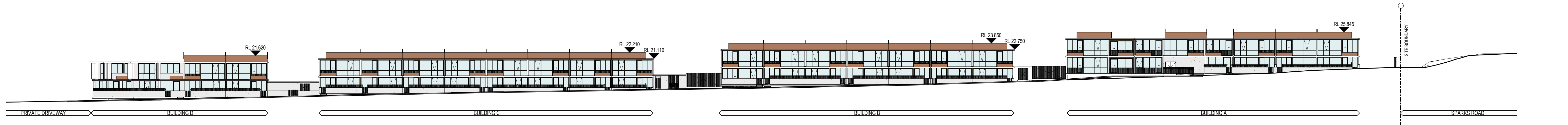
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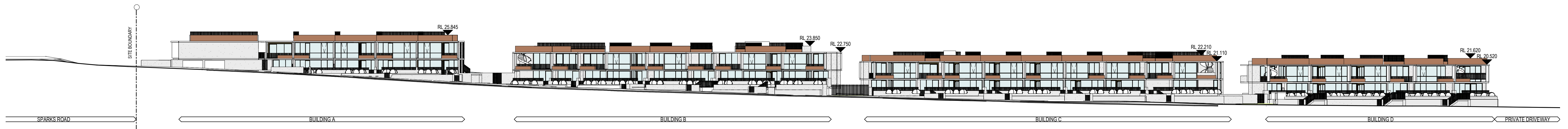
Overall Elevation - North 1:350



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

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Drawing / **Overall Elevations &
Section**

Project No / **221005**

Date / **12.11.2021**

Author / **JC**

Scale: @ A1 / **As
indicated**

Drawing No. / **TP02.01 -**

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Ground



Level 1

Level	AREA
Ground	5578.5 m²
Level 1	5681.9 m²
	11260.4 m²

0.48

SITE AREA (SCENARIO 2) = 19671.1m²

Note: Excludes area dedicated toward the future road reserve, and includes area dedicated toward the APZ.

MAX. GFA = 11,802m²

Based on 0.6:1 Floor Space ratio

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Drawing / **GFA Plans**

Project No / **221005**

Date / **12.11.2021**

Author / **BR**

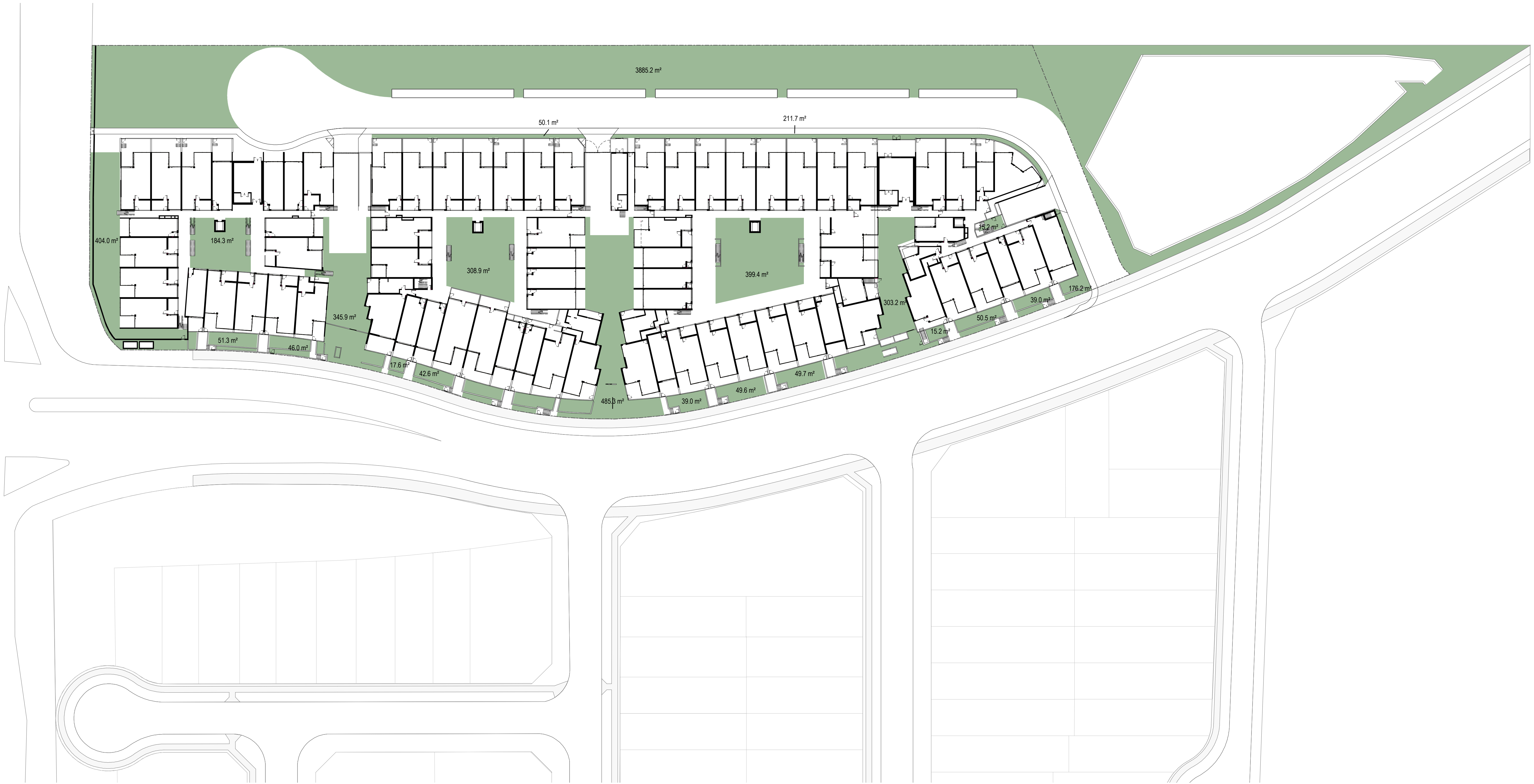
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AREA - Landscape	
Area	Percentage
7380.7 m²	31.6%

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Drawing / **Landscape Compliance**

Project No / **221005**

Date / **12.11.2021**

Author / **BR**

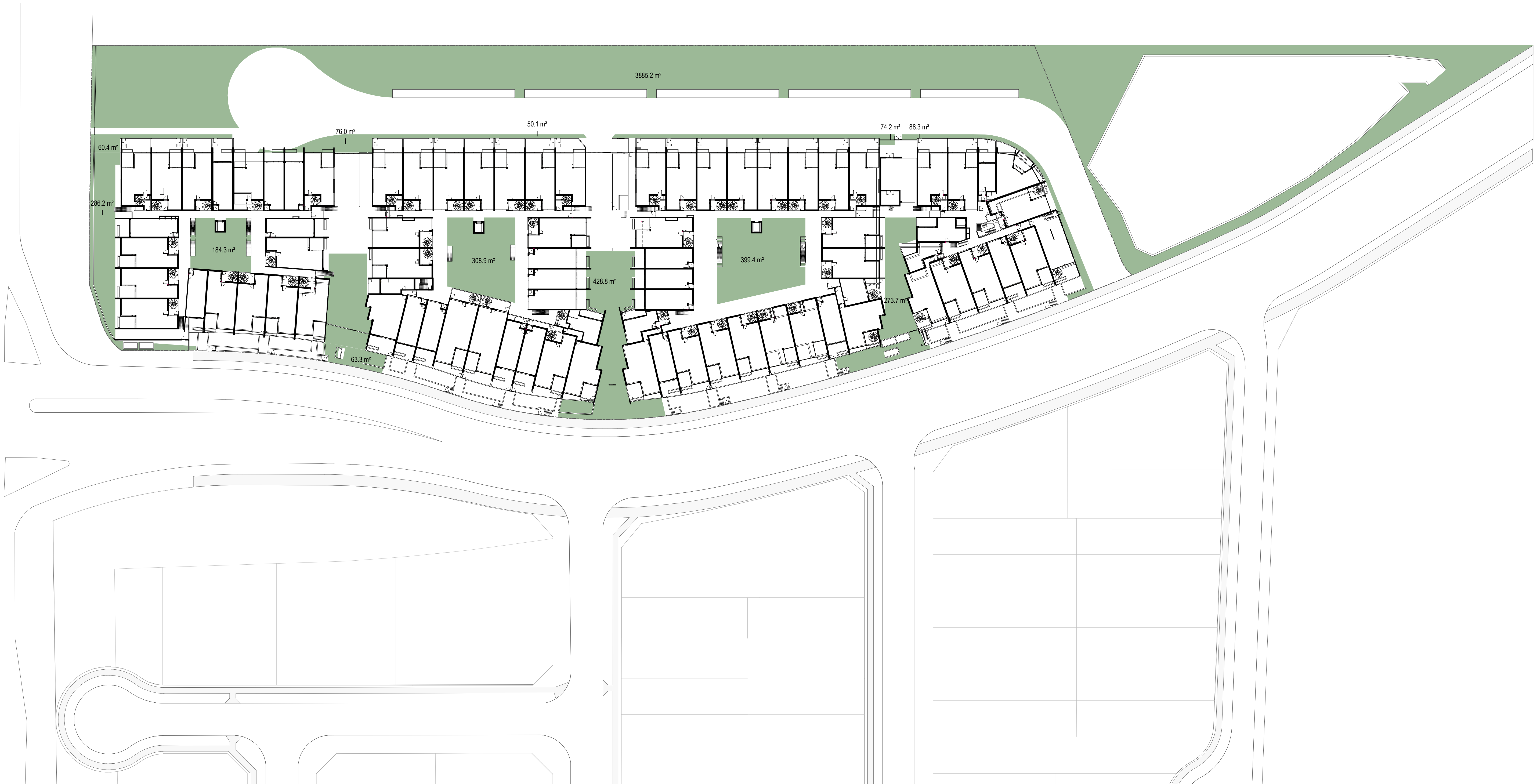
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AREA - Deep Soil	
Area	Percentage
6407.2 m²	27.4%

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Drawing / **Deep Soil Compliance**

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Date / **12.11.2021**

Author / **BR**

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Drawing No. / **TP04.03 -**



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LEVEL	RESIDENTIAL	RESIDENTIAL AMENITIES	PARKING	CIRCULATION/S ERVICES	TERRACE	APARTMENTS				TOTAL UNITS
						No. STUDIO	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	
BLD D - BASEMENT	0.0 m²	0.0 m²	1231.6 m²	117.5 m²	0.0 m²	0	0	0	0	0
BLD C - BASEMENT	0.0 m²	0.0 m²	2205.3 m²	239.0 m²	0.0 m²	0	0	0	0	0
BLD B - BASEMENT	0.0 m²	0.0 m²	2335.3 m²	138.7 m²	0.0 m²	0	0	0	0	0
BLD D - GROUND	782.4 m²	0.0 m²	0.0 m²	109.5 m²	301.7 m²	2	2	8	0	12
BLD C - GROUND	1725.7 m²	0.0 m²	0.0 m²	525.0 m²	704.4 m²	2	5	18	0	25
BLD A - BASEMENT	0.0 m²	0.0 m²	1831.7 m²	155.0 m²	0.0 m²	0	0	0	0	0
BLD B - GROUND	1638.2 m²	0.0 m²	0.0 m²	306.3 m²	700.5 m²	2	7	13	2	24
BLD D - LEVEL 1	858.7 m²	0.0 m²	0.0 m²	94.4 m²	204.1 m²	2	2	9	0	13
BLD C - LEVEL 1	1718.1 m²	0.0 m²	0.0 m²	332.0 m²	423.0 m²	2	5	18	0	25
BLD A - GROUND	1219.0 m²	0.0 m²	0.0 m²	316.6 m²	414.7 m²	0	6	12	0	18
BLD B - LEVEL 1	1627.6 m²	0.0 m²	0.0 m²	245.5 m²	433.3 m²	2	7	13	2	24
BLD D - ROOF	0.0 m²	0.0 m²	0.0 m²	8.4 m²	607.8 m²	0	0	0	0	0
BLD C - ROOF	0.0 m²	0.0 m²	0.0 m²	8.4 m²	1280.2 m²	0	0	0	0	0
BLD A - LEVEL 1	1298.0 m²	0.0 m²	0.0 m²	213.4 m²	323.4 m²	0	6	13	0	19
BLD B - ROOF	0.0 m²	0.0 m²	0.0 m²	8.4 m²	1069.5 m²	0	0	0	0	0
BLD A - ROOF	0.0 m²	0.0 m²	0.0 m²	8.4 m²	895.4 m²	0	0	0	0	0
	10867.8 m²	0.0 m²	7603.8 m²	2826.5 m²	7358.1 m²	12	40	104	4	160

APARTMENTS				TOTAL
STUDIOS	1 BED	2 BED	3 BED	
7.5%	25.0%	65.0%	2.5%	100%

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

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Drawing / Development Summary 221005 12.11.2021 BR

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Drawing No. / TP05.01 -

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0900



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1100



1200



1300



1400



1500

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Project / 94 Sparks Rd

Drawing / 2D Shadow Diagrams

Project No / 221005

Date / 12.11.2021

Author / JC

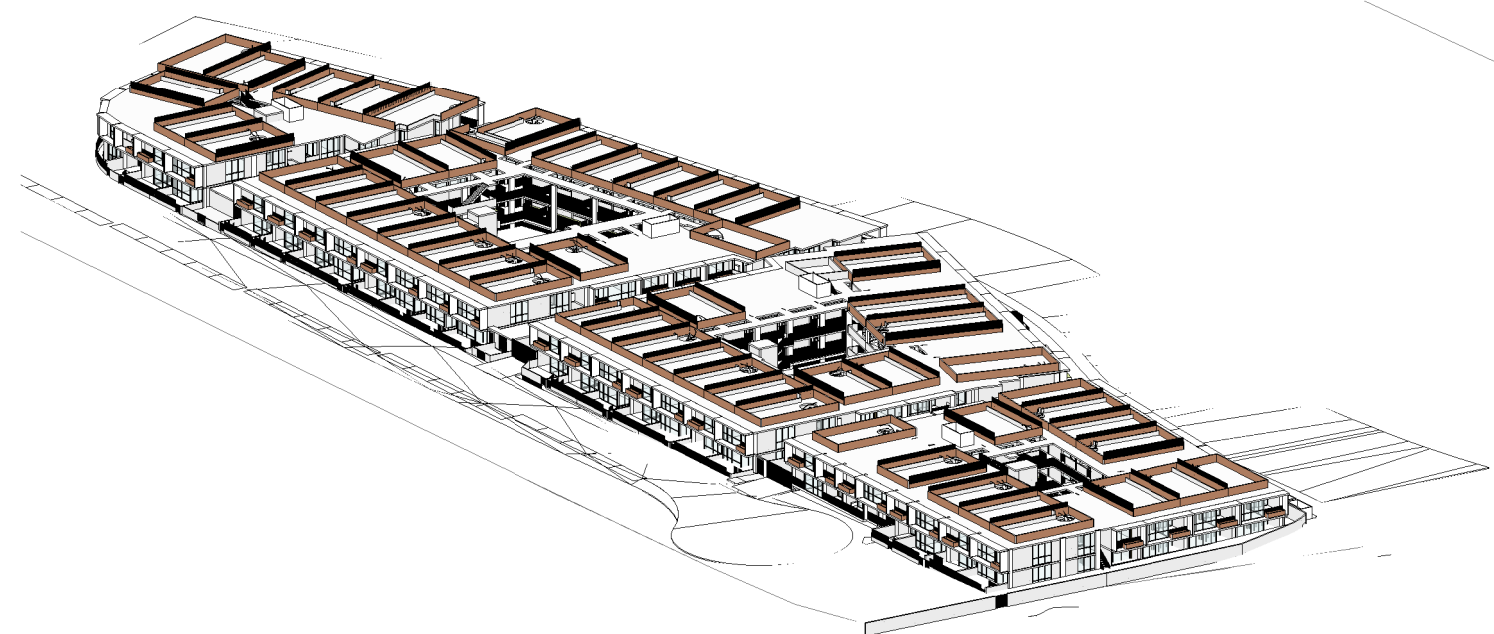
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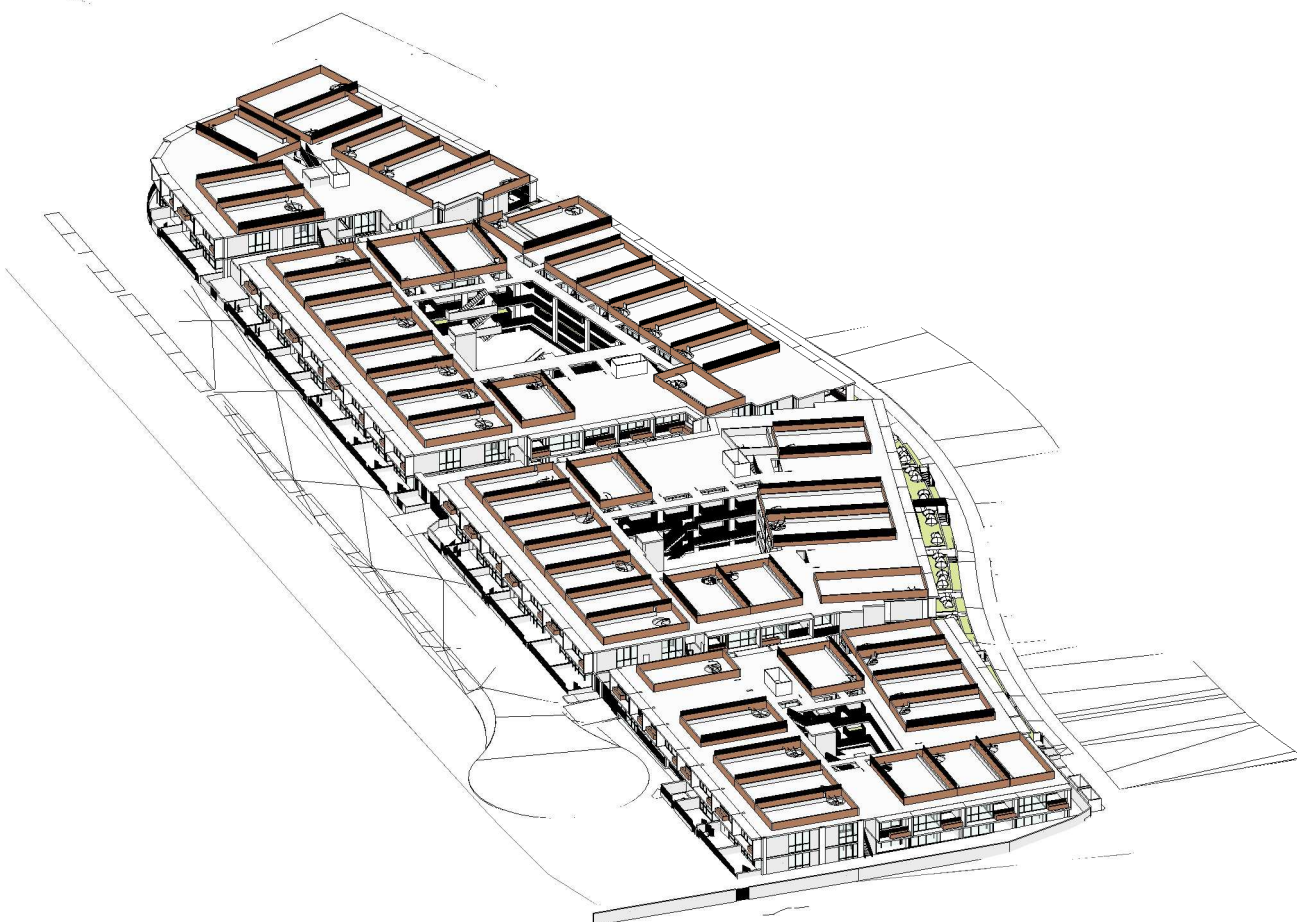
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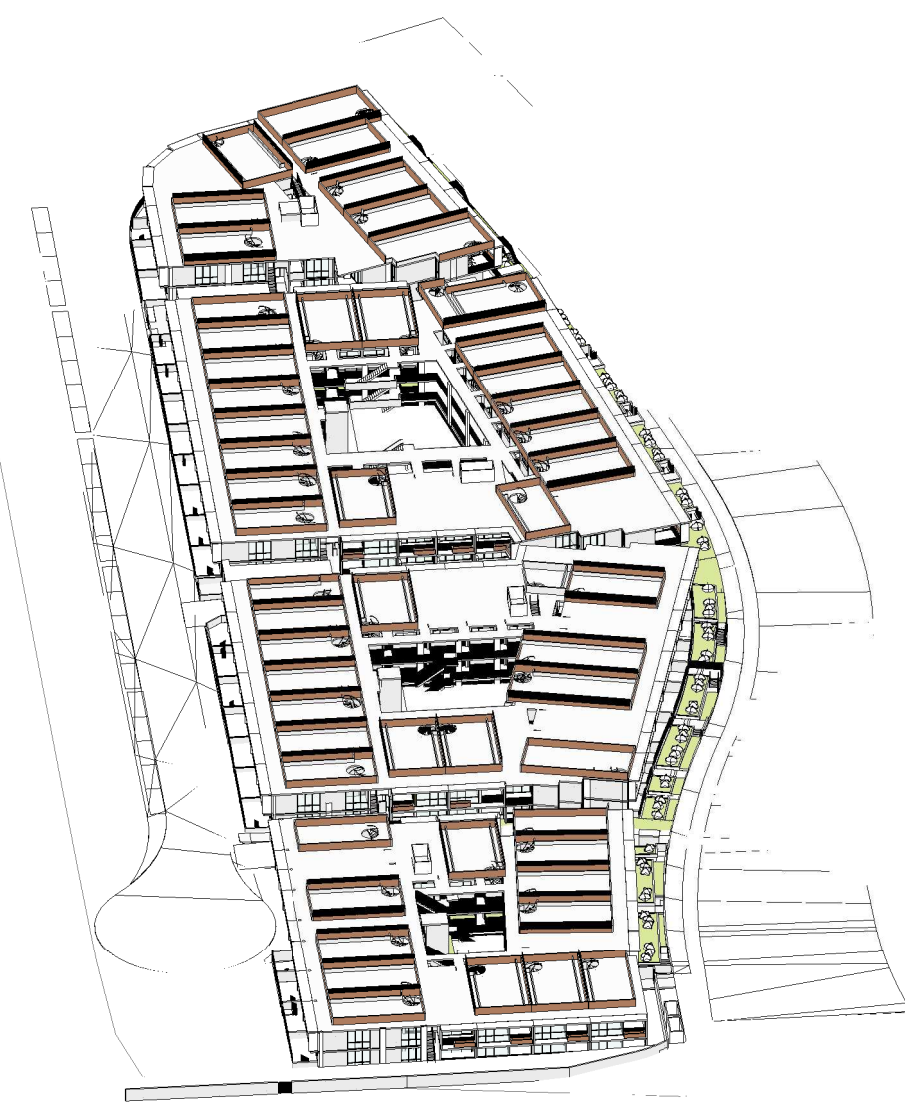
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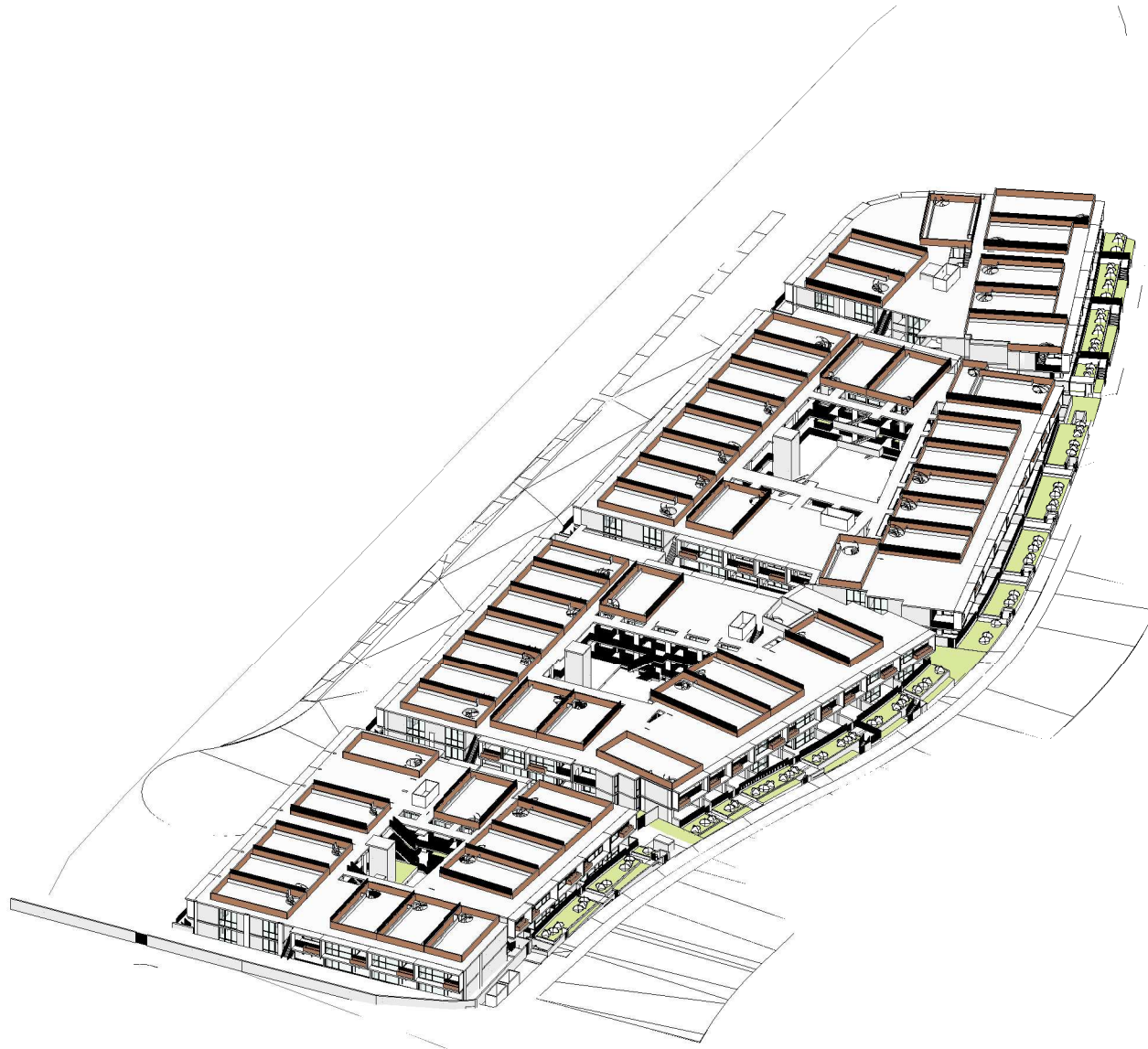
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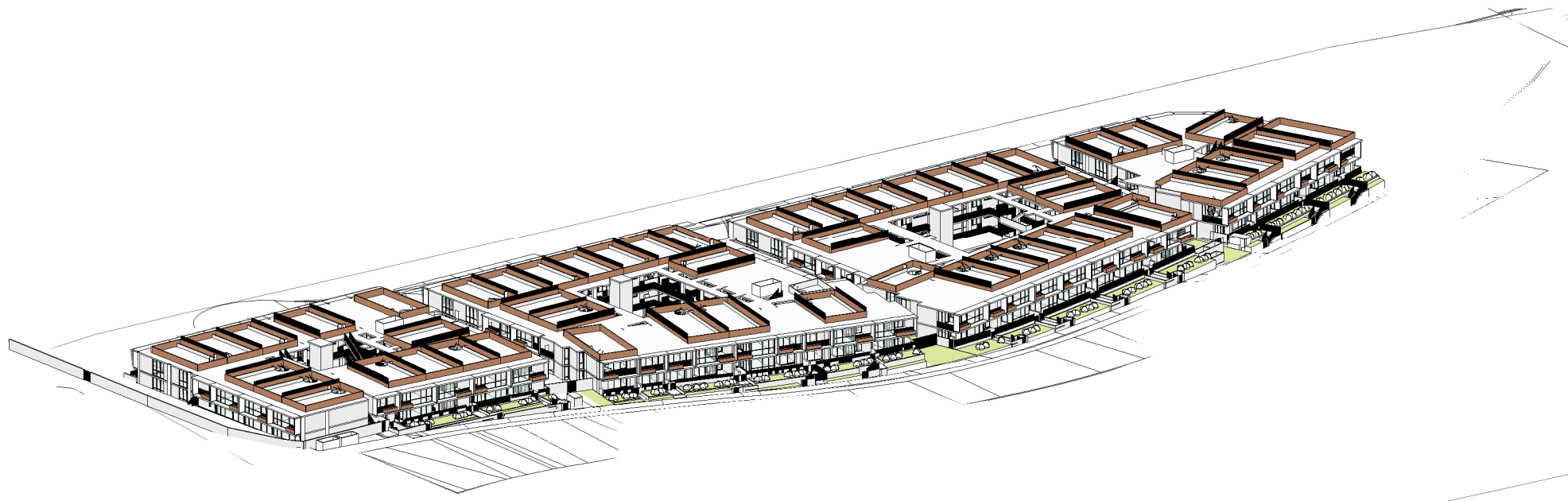
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1300



1400



1500

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Revisions / 12.11.21 DA SUBMISSION

Project / 94 Sparks Rd

Drawing / 3D Shadow Diagrams

Project No / 221005

Date / 12.11.2021

Author / JC

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Drawing No. / TP06.02 -

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PRIVATE DRIVEWAY (INTERNAL ROAD) ELEVATION

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Drawing / **3D Perspective**

Project No. / **221005** Date / **12.11.2021** Author / **JLi**

Scale: @ A1

Drawing No. / **TP07.01 -**

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BUILDING ENTRY FROM PRIVATE DRIVEWAY

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Drawing / **3D Perspective**

Project No / **221005**

Date / **12.11.2021**

Author / **Author**

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Drawing No. / **TP07.02 -**

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APARTMENT FRONT YARD ENTRY FROM PRIVATE DRIVEWAY

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Drawing / **3D Perspective**

Project No. / **221005**

Date / **12.11.2021**

Author / **JLi**

Scale: @ A1

Drawing No. / **TP07.03 -**

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BUILDING ENTRY FROM COLLECTOR ROAD

PRELIMINARY

Revisions / 12.11.2021 DA SUBMISSION

JC

Project / **94 Sparks Road,
Hamlyn Terrace**

94 Sparks Road,
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Drawing / **3D Perspective**

Project No / **221005** Date / **12.11.2021** Author / **JLi**

Scale: @ A1

Drawing No. / **TP07.04 -**

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APARTMENT ENTRY FROM INTERNAL COURTYARD (GROUND LEVEL)

PRELIMINARY

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Project / **94 Sparks Road,
Hamlyn Terrace**

94 Sparks Road,
Hamlyn Terrace NSW

Drawing / **3D Perspective**

Project No. / **221005**

Date / **12.11.2021**

Author / **JLi**

Scale: @ A1 /

Drawing No. / **TP07.05 -**

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APARTMENT ENTRY FROM INTERNAL COURTYARD (LEVEL 1)

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Drawing / **3D Perspective**

Project No / **221005**

Date / **12.11.2021**

Author / **JLi**

Scale: @ A1 /

Drawing No. / **TP07.06 -**

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VIEW FROM BALCONY TO APZ OPEN SPACE

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Drawing / **3D Perspective**

Project No. / **221005**

Date / **12.11.2021**

Author / **JLi**

Scale: @ A1 /

Drawing No. / **TP07.07 -**

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ROOFTOP TERRACE

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Drawing / **3D Perspective**

Project No / **221005**

Date / **12.11.2021**

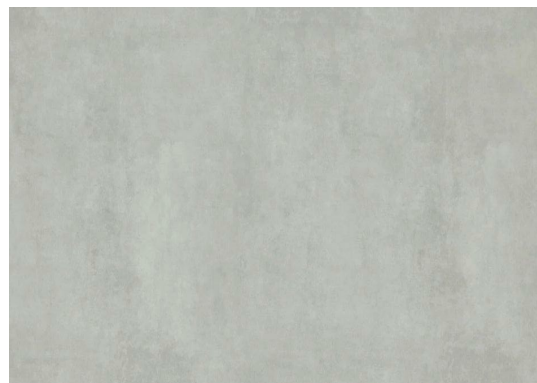
Author / **JLi**

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Drawing No. / **TP07.08 -**

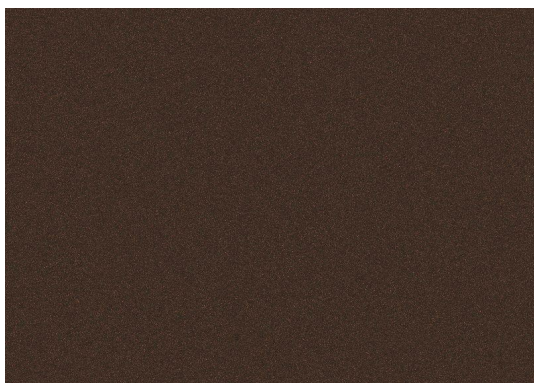
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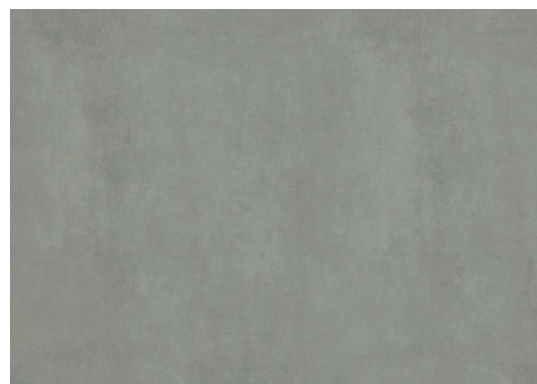
CF01
Finish
Concrete Finish - Light Grey

Location
Floor Slabs, Columns & Terrace Soffits



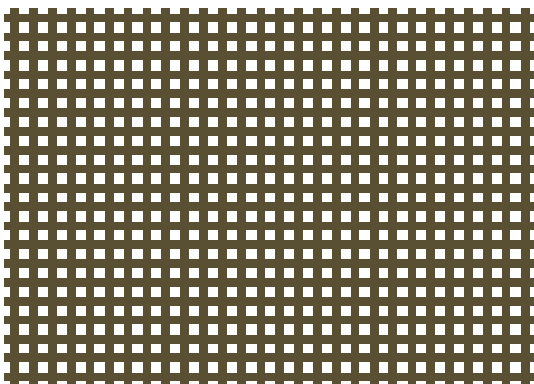
MF01
Finish
Metal Finish - Brown

Location
Window Frames, Balustrades & Gates



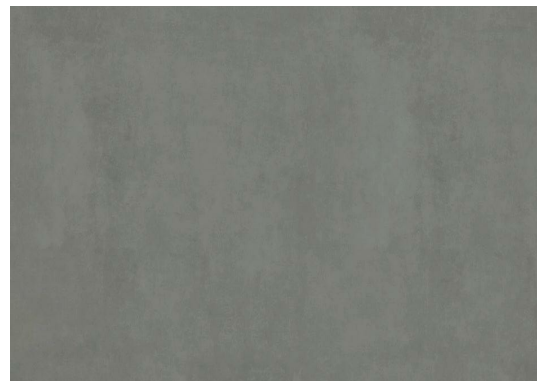
CF02
Finish
Concrete Finish - Mid Grey

Location
Floor Slabs & Eave Soffits



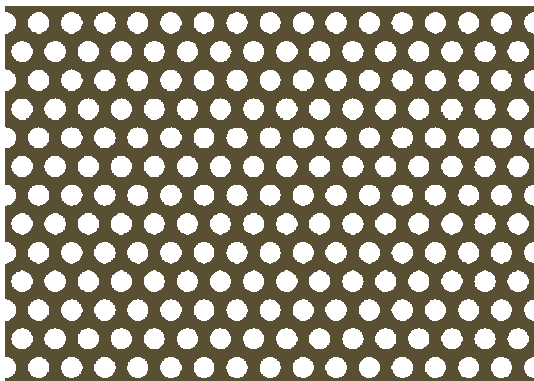
SC01
Finish
Metal Screen - Bronze

Location
Window Privacy Screen



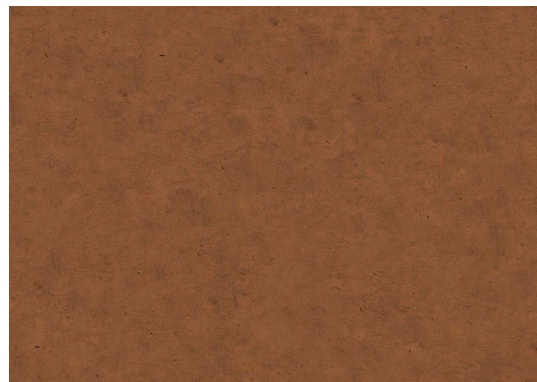
CF03
Finish
Concrete Finish - Dark Grey

Location
Ground Terrace Walls



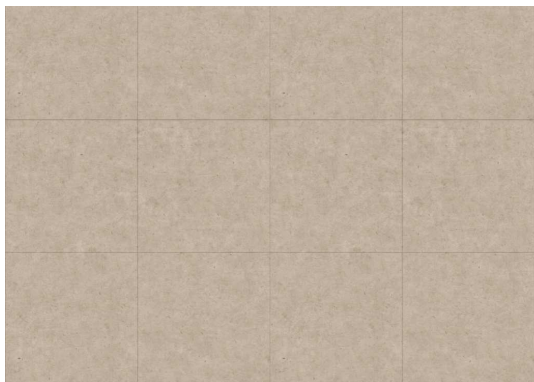
SC02
Finish
Metal Screen - Bronze

Location
Internal Carpark Screen



CF04
Finish
Concrete Finish - Ochre

Location
Landscape Walls & Feature Walls



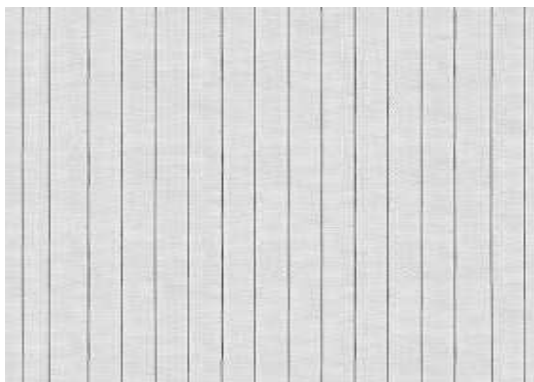
TL01
Finish
Floor Tile - Travertine

Location
Terraces



GT01
Finish
Glazing Type - Clear
To suit ESD and acoustic requirement

Location
Windows



TM01
Finish
Timber - White Weatherboard

Location
Privacy Screens & Internal Terrace Walls

PRELIMINARY

Revisions / 17.11.2021 DA SUBMISSION JC

Project / **94 Sparks Road,
Hamlyn Terrace**

94 Sparks Road,
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Drawing / **External Finishes**

Project No. / **221005**

Date / **17.11.2021**

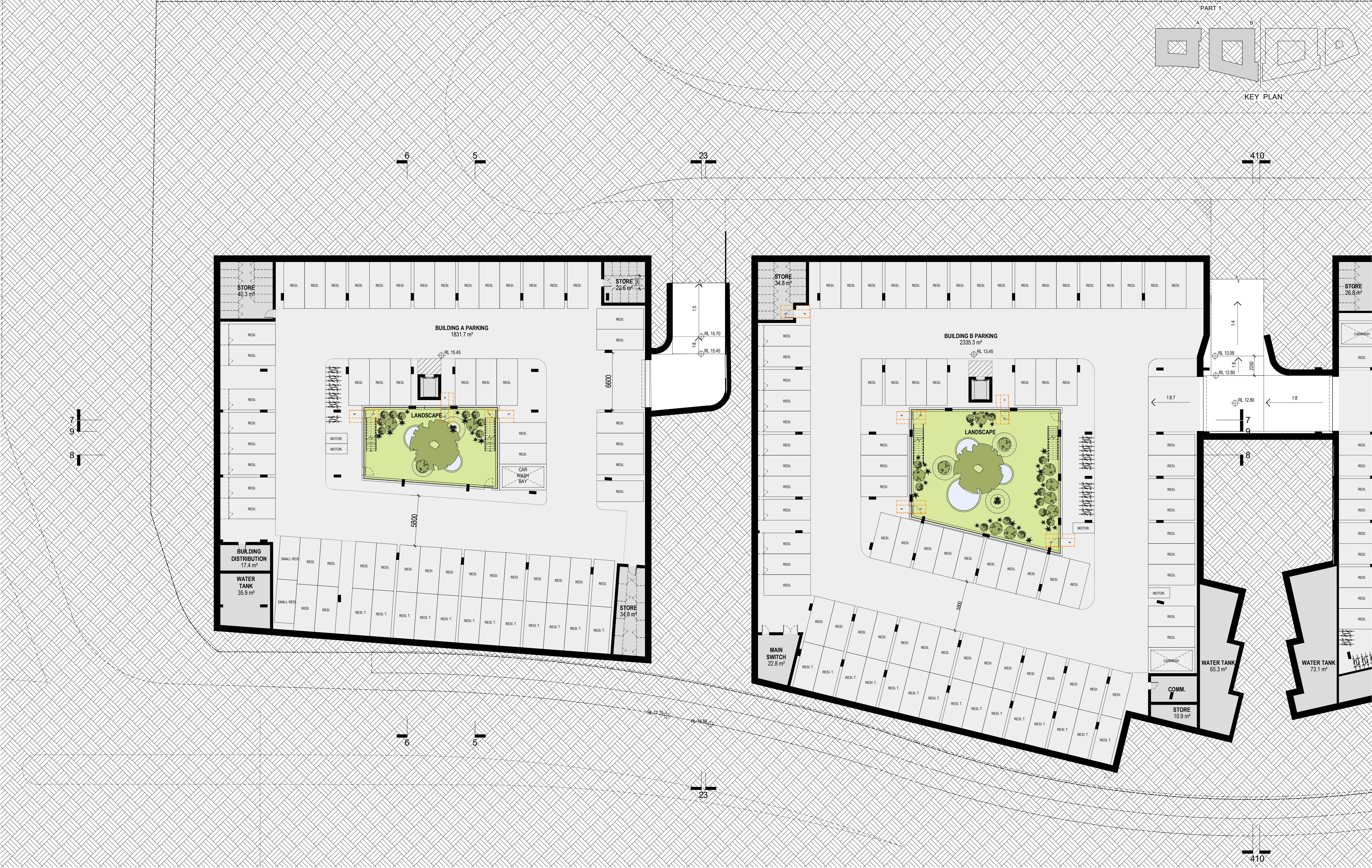
Author / **JC**

Scale: @ A1

Drawing No. / **TP08.01 -**

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PRELIMINARY

Revisions / 12.11.2021 DA SUBMISSION

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Level	CARPARKS IN BASEMENT Residential	CARPARK AT GRADE Visitor
BLD D - BASEMENT	41	25
BLD C - BASEMENT	82	
BLD B - BASEMENT	88	
BLD A - BASEMENT	66	
	277	

Project / 94 Sparks Road, Hamlyn Terrace

94 Sparks Road, Hamlyn Terrace NSW

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Drawing / Part 1 - Basement

Project No / 221005

Date / 12.11.2021

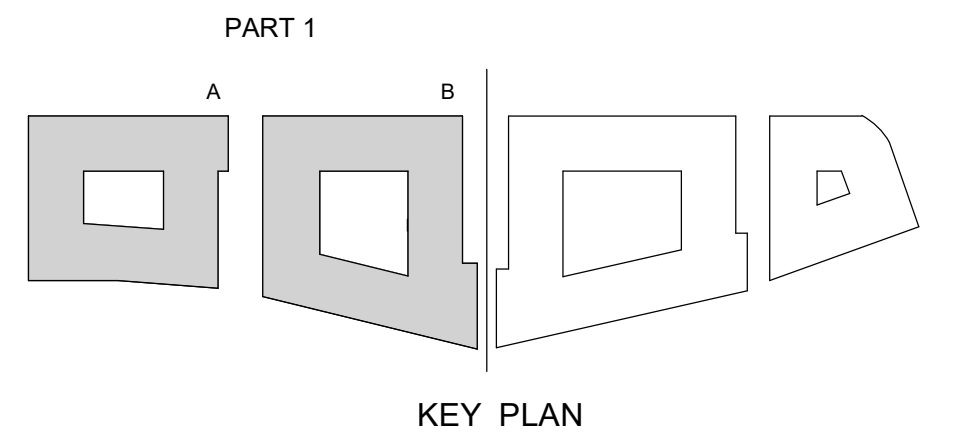
Author / JC

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Drawing No. / TP10.01 -

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Drawing / **Part 1 - Roof**

Project No / **221005** Date / **12.11.2021** Author / **JC**

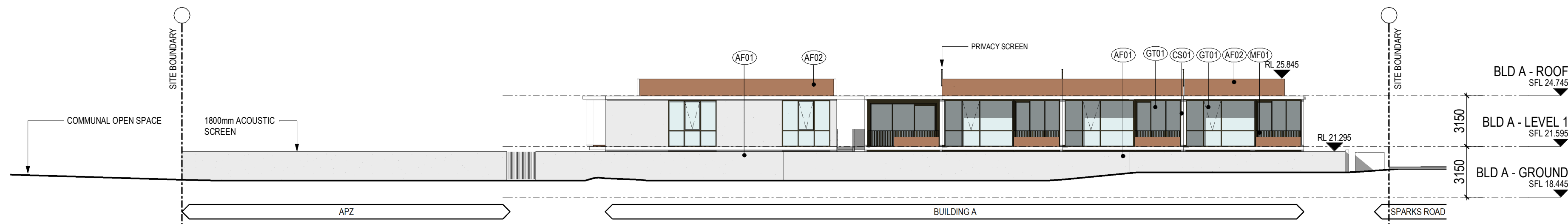
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Drawing No. / **TP10.04 -**

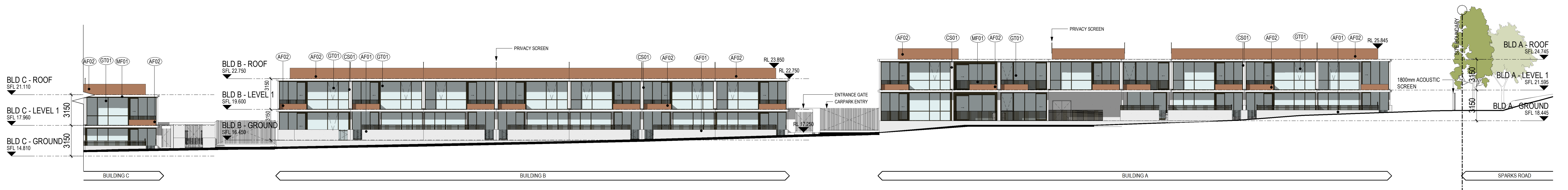
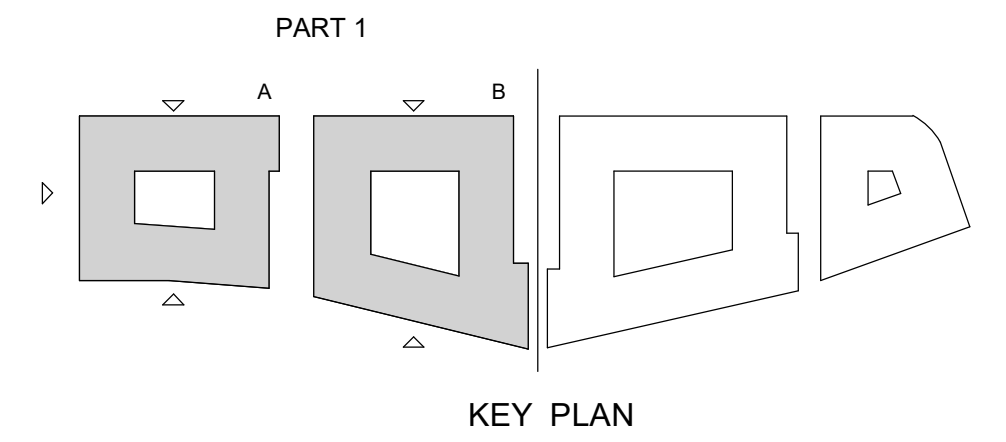
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PART 1 - NORTH ELEVATION



PART 1 - WEST ELEVATION



PART 1 - EAST ELEVATION

PRELIMINARY

Revisions / 12.11.2021 DA SUBMISSION

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MATERIAL LEGEND

AF01	APPLIED FINISH
CS01	CLADDING SYSTEM
GT01	GLASS TYPE
MF01	METAL FINISH

NOTE: REFER TO MATERIAL PALLET

Project / **94 Sparks Road, Hamlyn Terrace**

94 Sparks Road, Hamlyn Terrace NSW

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Drawing / **Part 1 - Elevations**

Project No / **221005**

Date / **12.11.2021**

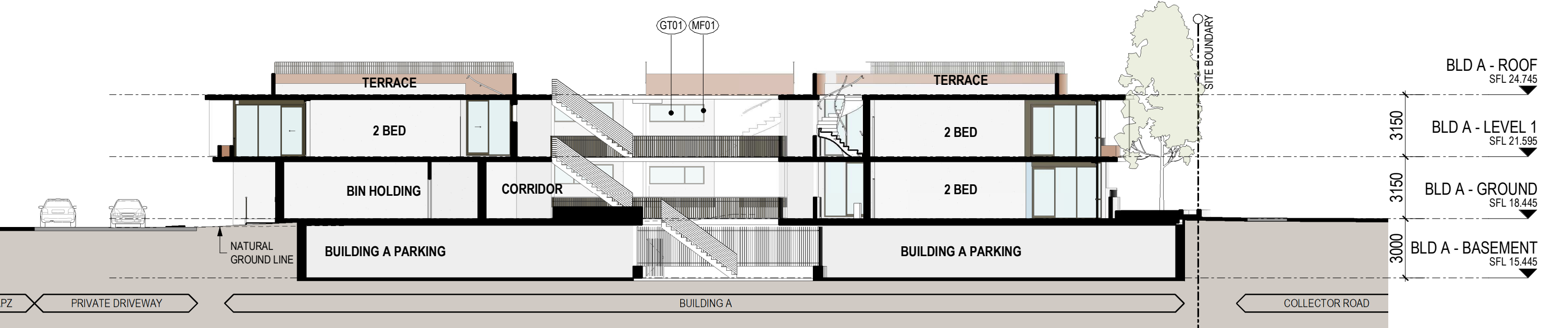
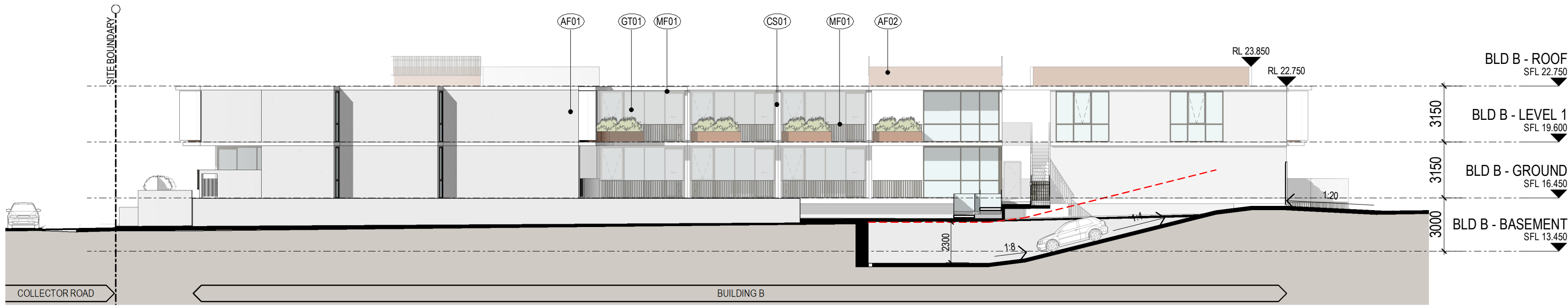
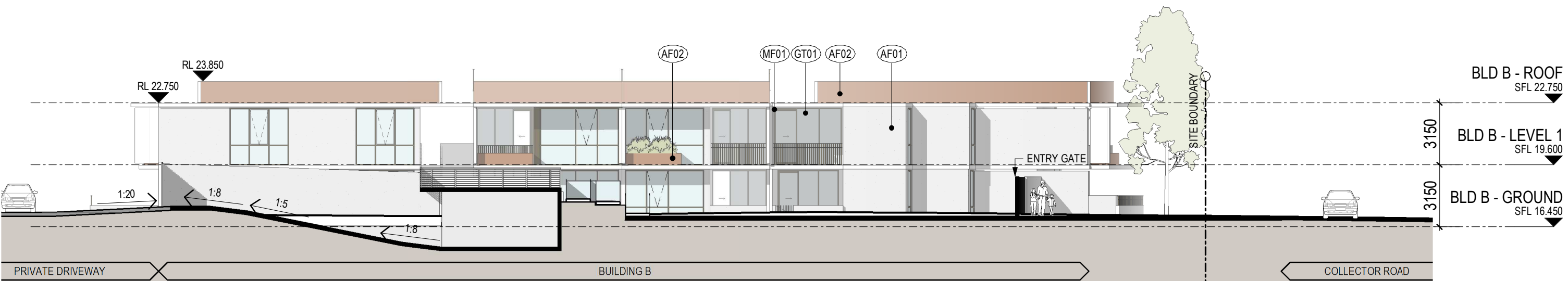
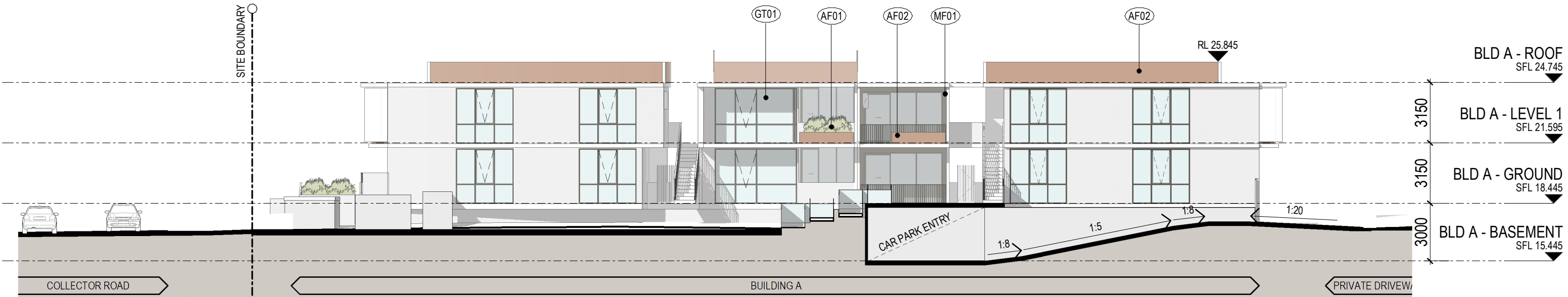
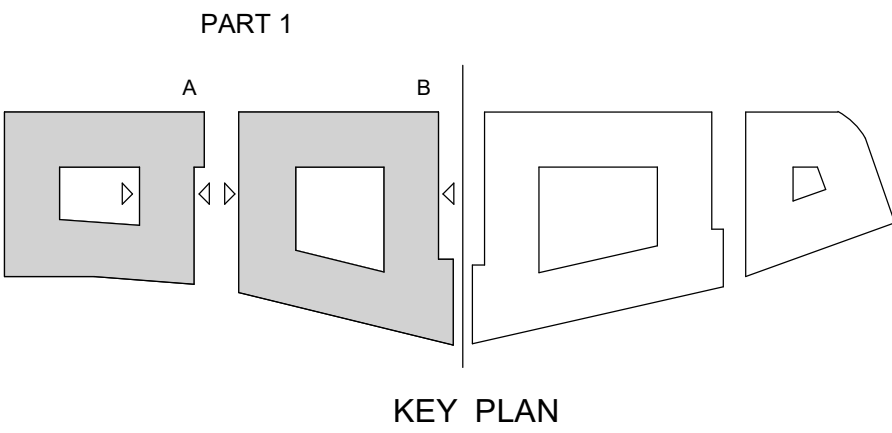
Author / **JC**

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Drawing No. / **TP12.01 -**

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MATERIAL LEGEND
(AF01) APPLIED FINISH
(CS01) CLADDING SYSTEM
(GT01) GLASS TYPE
(MF01) METAL FINISH

NOTE: REFER TO MATERIAL PALLET

Project / 94 Sparks Road, Hamlyn Terrace

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Drawing / Part 1 - Elevations

Project No / 221005

Date / 12.11.2021

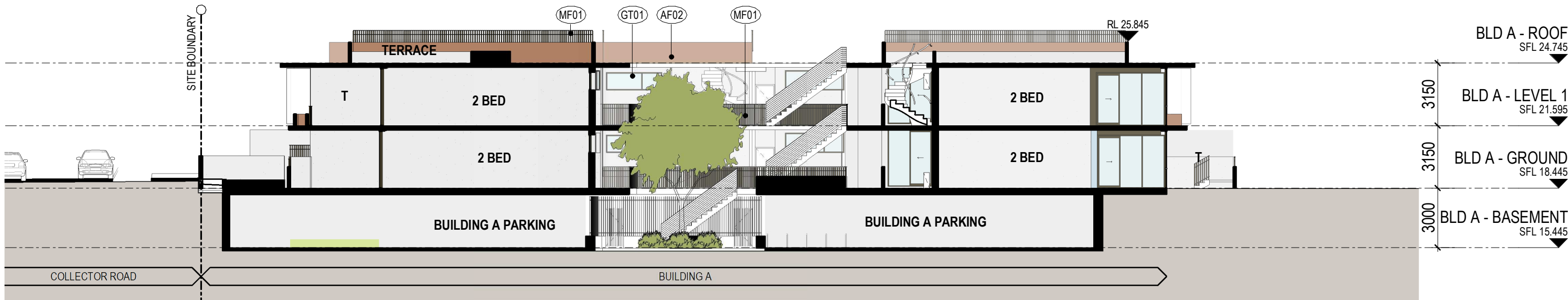
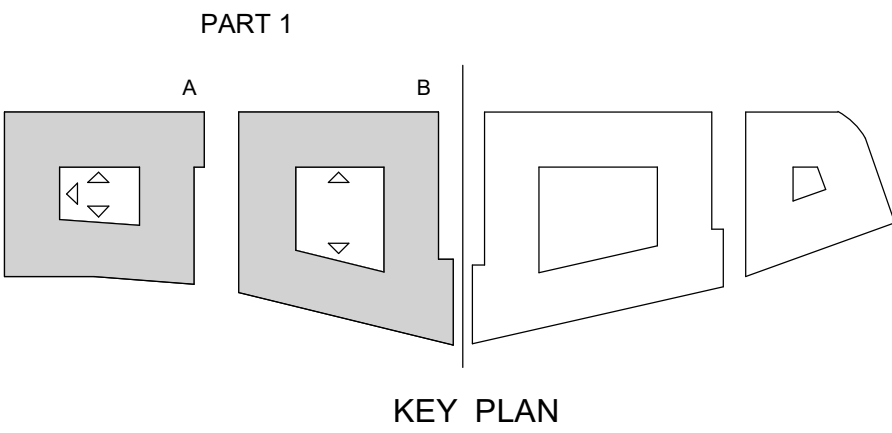
Author / JC

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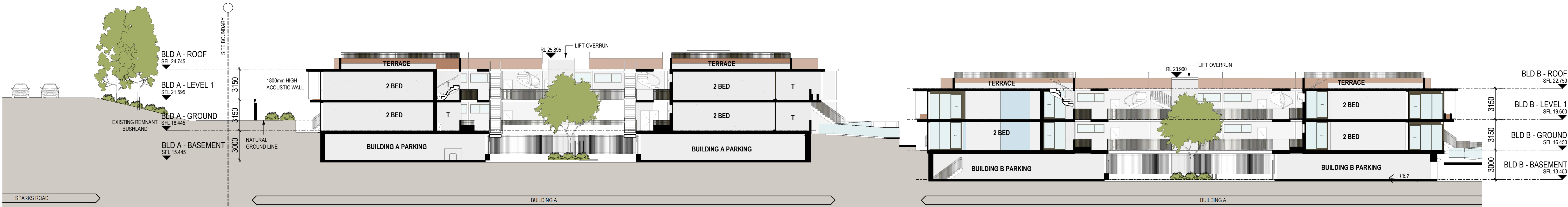
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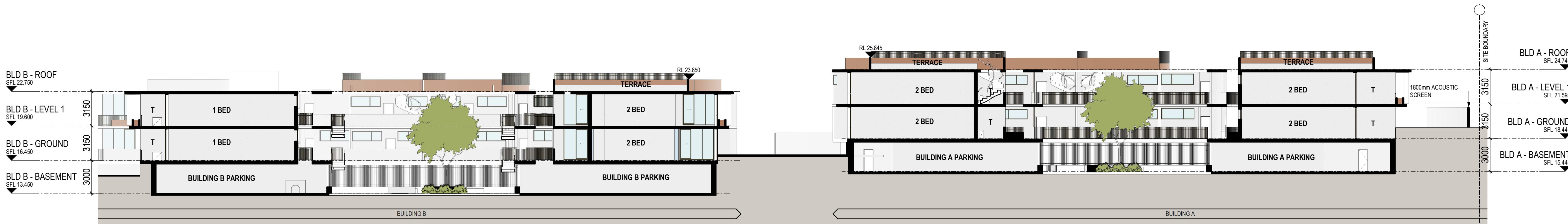
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6 - Building A Internal Sectional
Elevation 2



7 - Part 1 - Sectional Elevation 1



8 - Part 1 - Sectional Elevation 2

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Revisions / 12.11.2021 DA SUBMISSION

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MATERIAL LEGEND

- (AF01) APPLIED FINISH
- (CS01) CLADDING SYSTEM
- (GT01) GLASS TYPE
- (MF01) METAL FINISH

NOTE: REFER TO MATERIAL PALLET

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Drawing / Part 1 - Elevations

Project No / 221005

Date / 12.11.2021

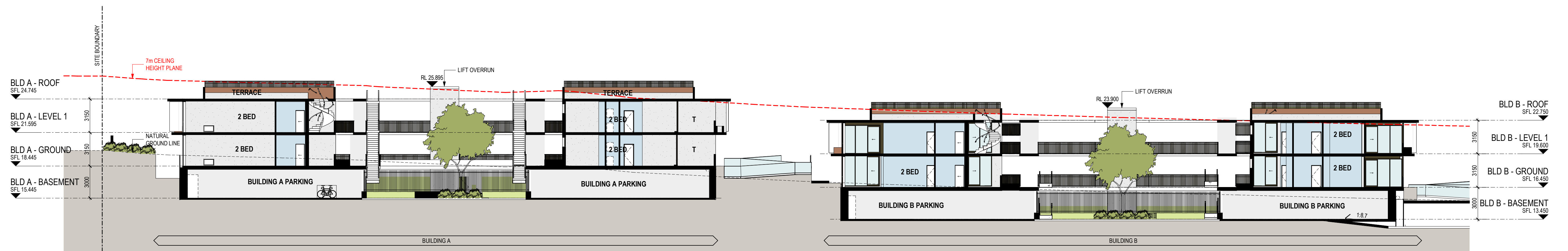
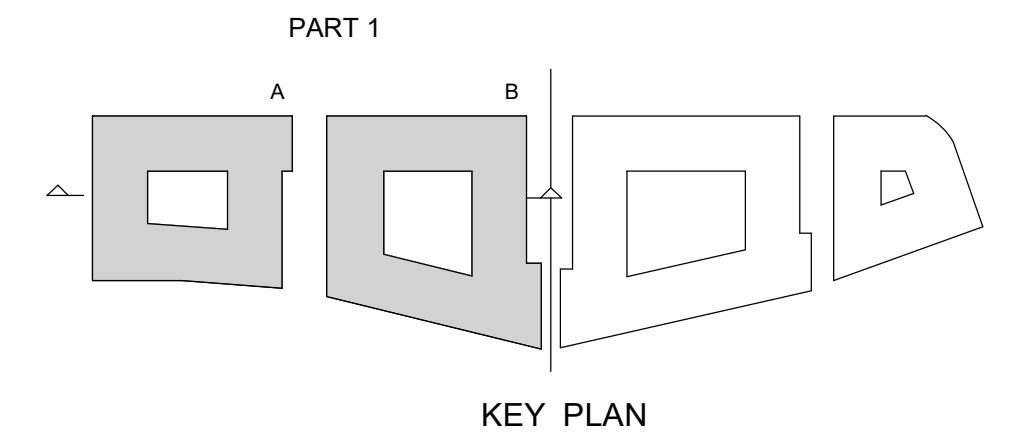
Author / JC

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Drawing / **Part 1 - Sections**

Project No / **221005**

Date / **12.11.2021**

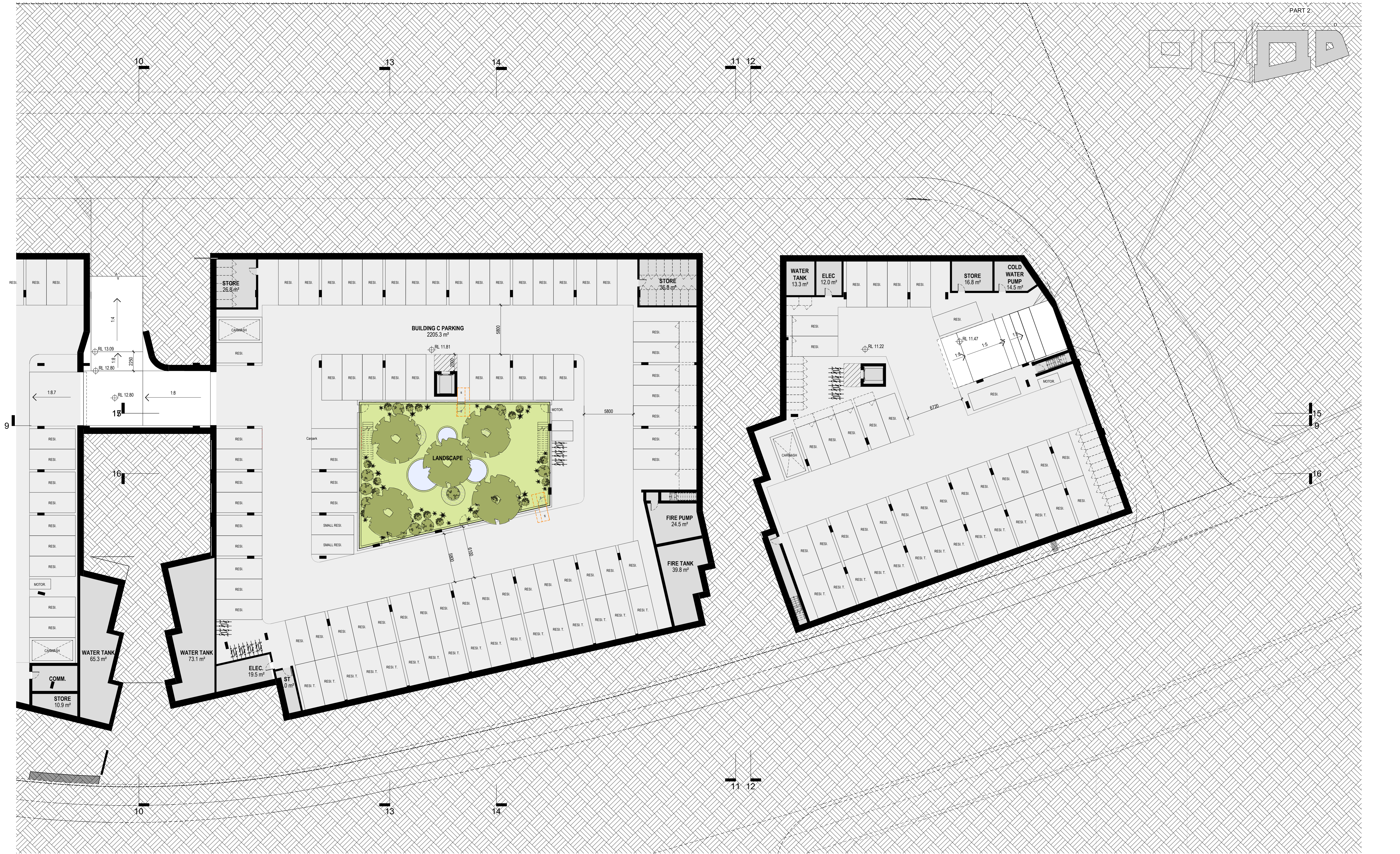
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Project / 94 Sparks Road,
Hamlyn Terrace

Drawing / Part 2 - Basement

Project No / 221005

Date / 12.11.2021

Author / JC

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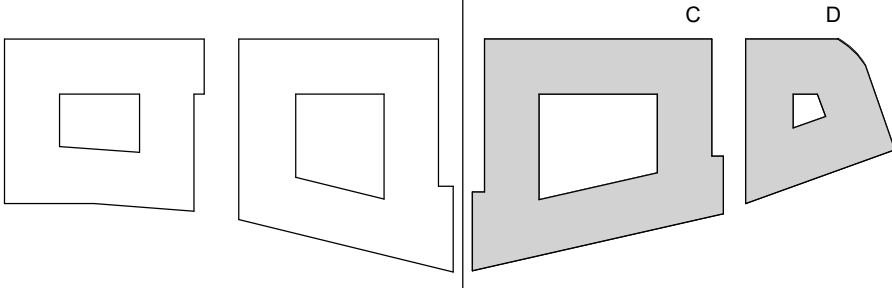
Drawing No. / TP20.01 -

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Drawing / Part 2 - Roof

Project No / 221005

Date / 12.11.2021

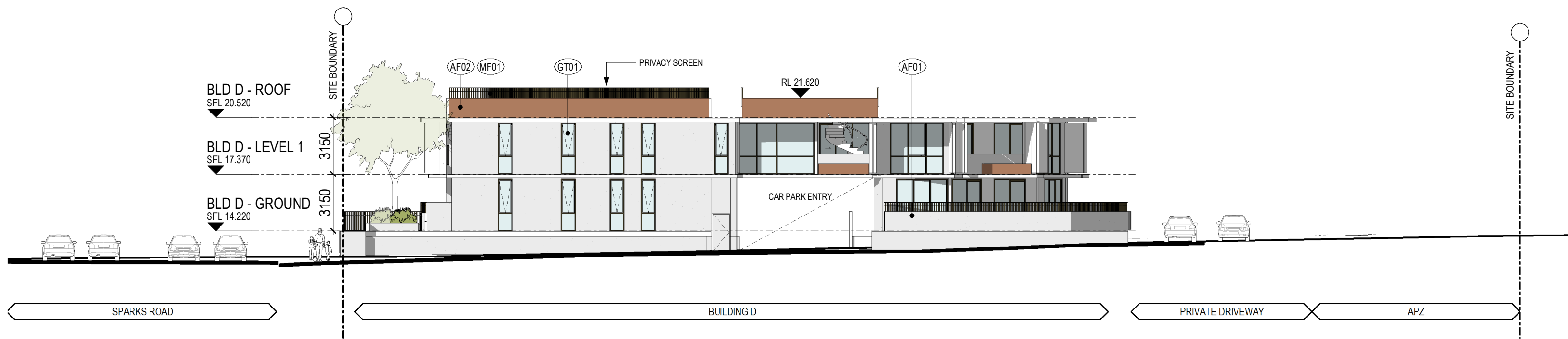
Author / JC

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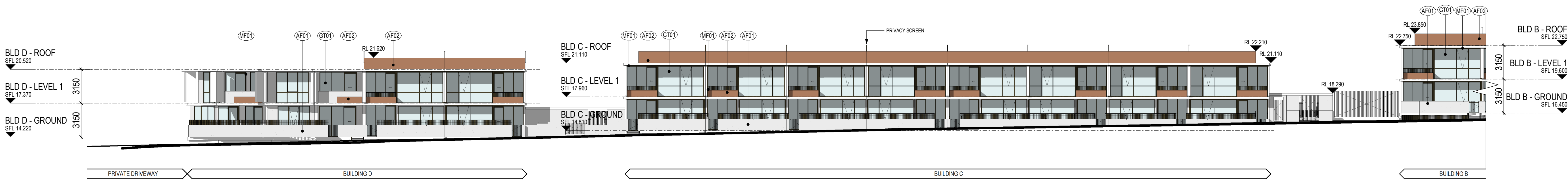
Drawing No. / TP20.04 -

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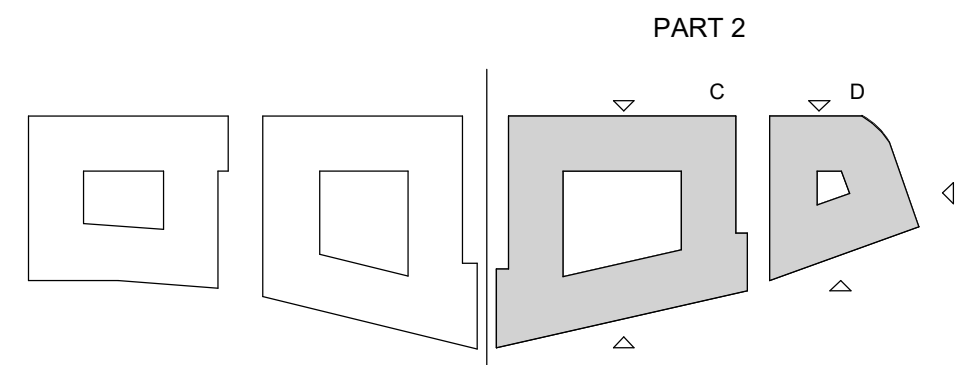
PART 2 - SOUTH ELEVATION



PART 2 - EAST ELEVATION



PART 2 - WEST ELEVATION



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Revisions / 12.11.2021 DA SUBMISSION

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MATERIAL LEGEND	
(AF01)	APPLIED FINISH
(CS01)	CLADDING SYSTEM
(GT01)	GLASS TYPE
(MF01)	METAL FINISH
NOTE: REFER TO MATERIAL PALLET	

Project / **94 Sparks Road, Hamlyn Terrace**
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Drawing / **Part 2 - Elevations**

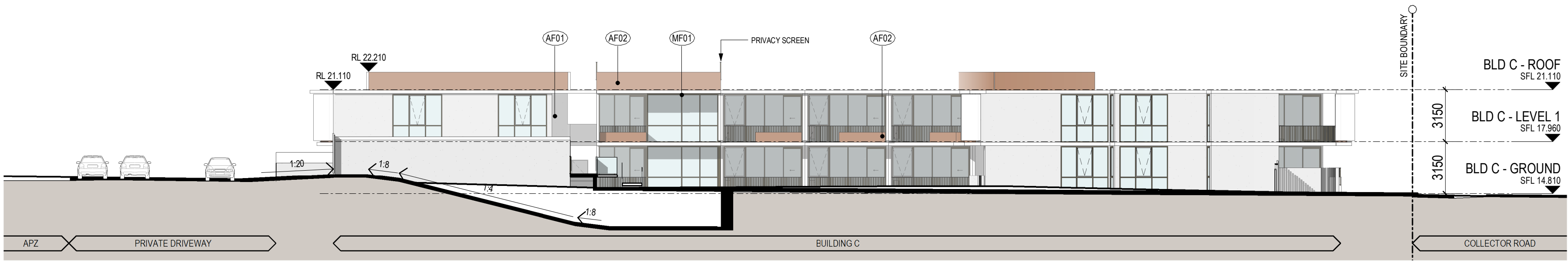
Project No / **221005** Date / **12.11.2021** Author / **JC**

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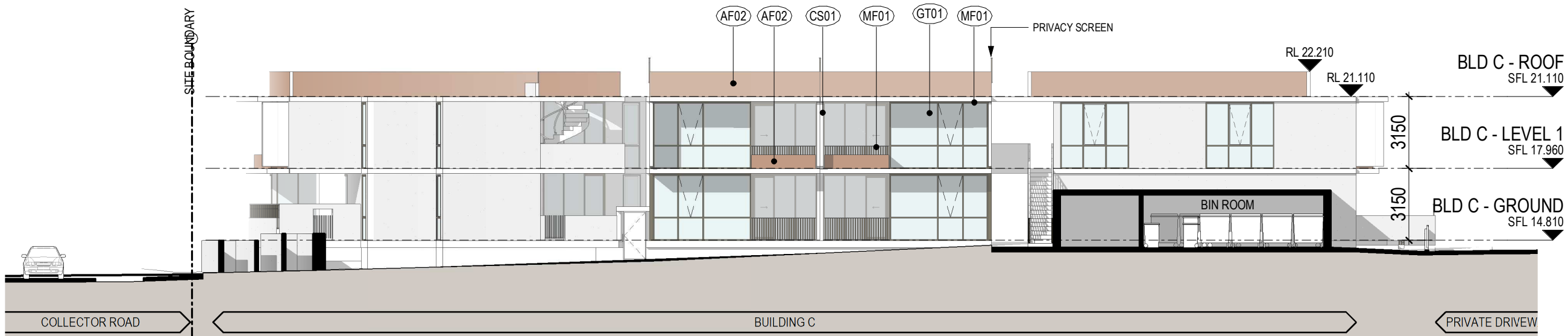
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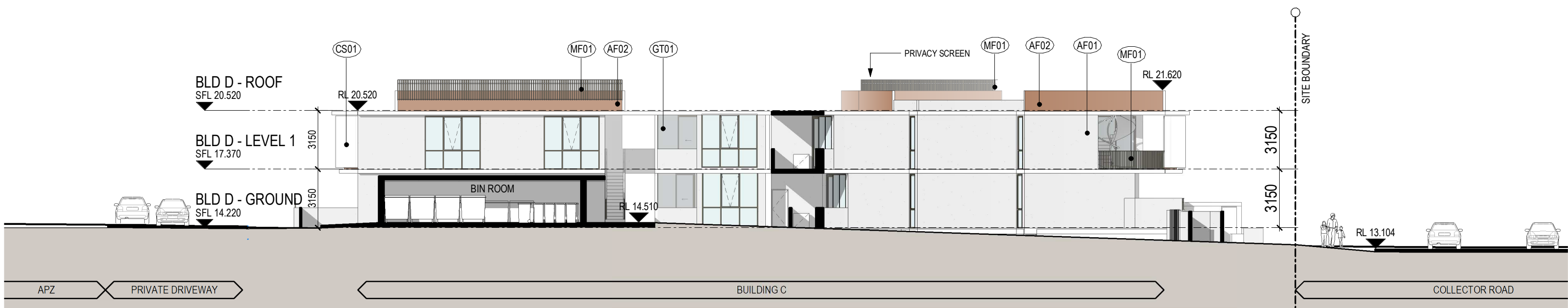
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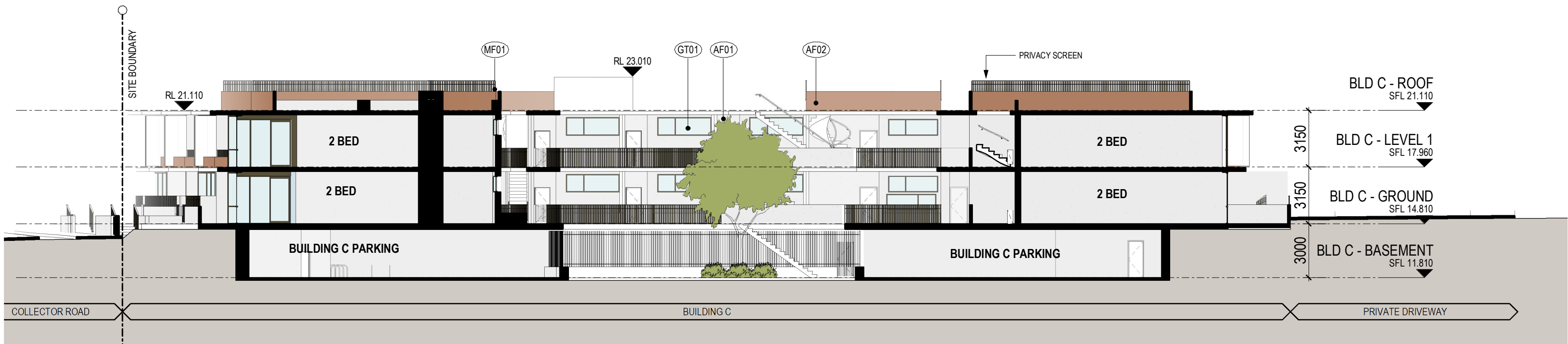
10 - Part 2 - North Sectional Elevation



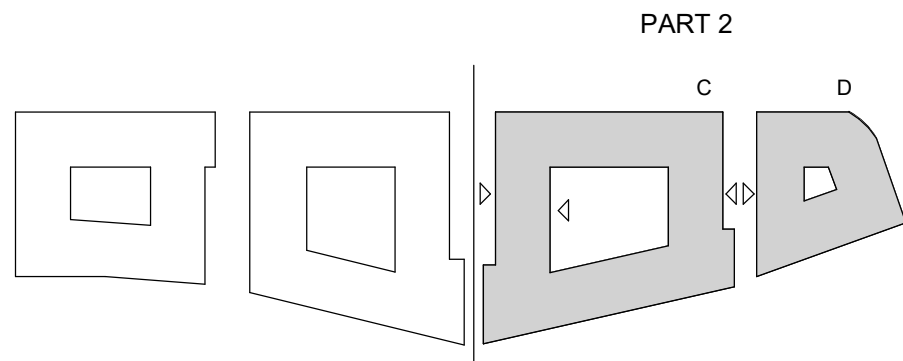
11 - Building C - South Sectional Elevation



12 - Building D - North Sectional Elevation



13 - Building C - Internal Sectional Elevation



PRELIMINARY

Revisions / 12.11.2021 DA SUBMISSION

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MATERIAL LEGEND

- AF01 APPLIED FINISH
- CS01 CLADDING SYSTEM
- GT01 GLASS TYPE
- MF01 METAL FINISH

NOTE: REFER TO MATERIAL PALLET

Project / **94 Sparks Road, Hamlyn Terrace**

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Drawing / **Part 2 - Elevations**

Project No / **221005**

Date / **12.11.2021**

Author / **JC**

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Drawing No. / **TP21.02 -**

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