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TP21.03	Part 2 - Elevations	-
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Drawing / **Cover Sheet**

Project No / **221005**

Date / **12.11.2021**

Author / **JC**

Scale: @ A1 /

Drawing No. / **TP00.00 -**

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Drawing / **Site Plan**

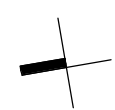
Project No / **221005**

Date / **12.11.2021**

Author / **JC**

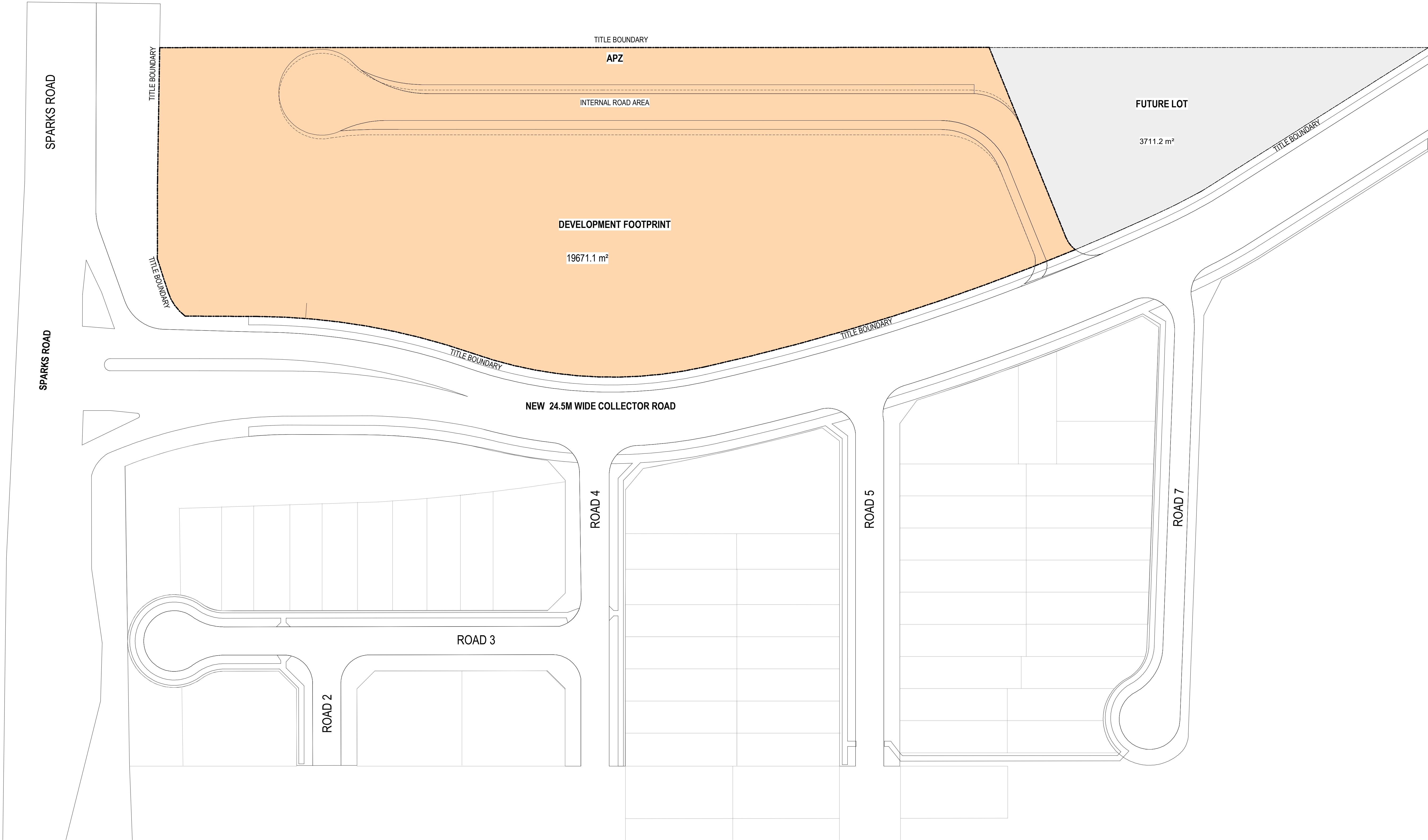
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Drawing / **Subdivision Plan**

Project No / **221005**

Date / **12.11.2021**

Author / **JC**

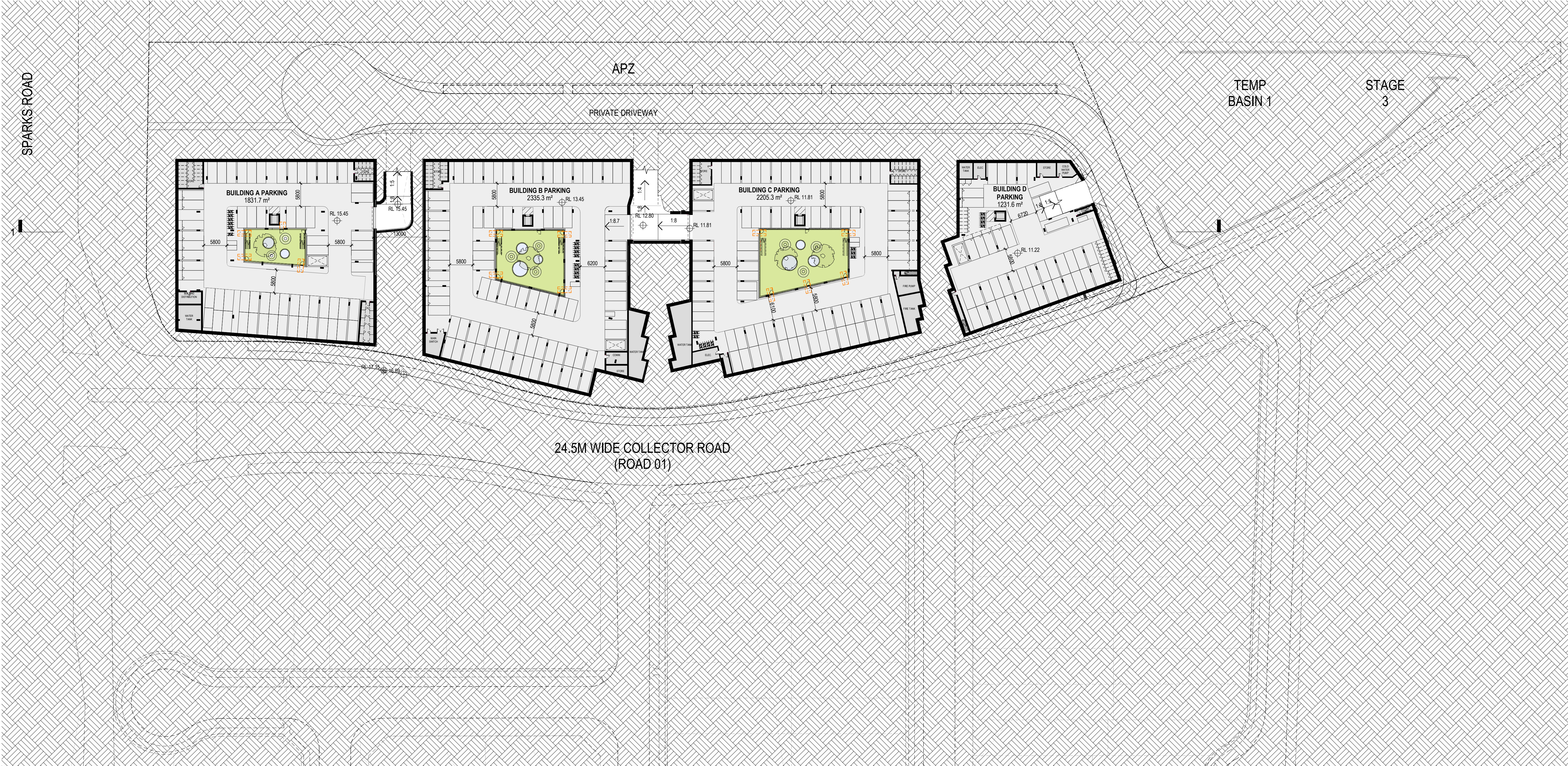
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LEVEL	CARPARKS			CARWASH	MOTORBIKE	BICYCLE PARKS	STORES
	RESIDENTIAL	VISITOR	TOTAL				
BLD D - BASEMENT	41	0	41	1	1	8	27
BLD C - BASEMENT	82	1	83	1	2	18	28
BLD B - BASEMENT	88	0	88	1	2	16	23
BLD D - GROUND	0	4	4	0	0	0	0
BLD C - GROUND	0	10	10	0	0	0	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**

Date / **12.11.2021**

Author / **JC**

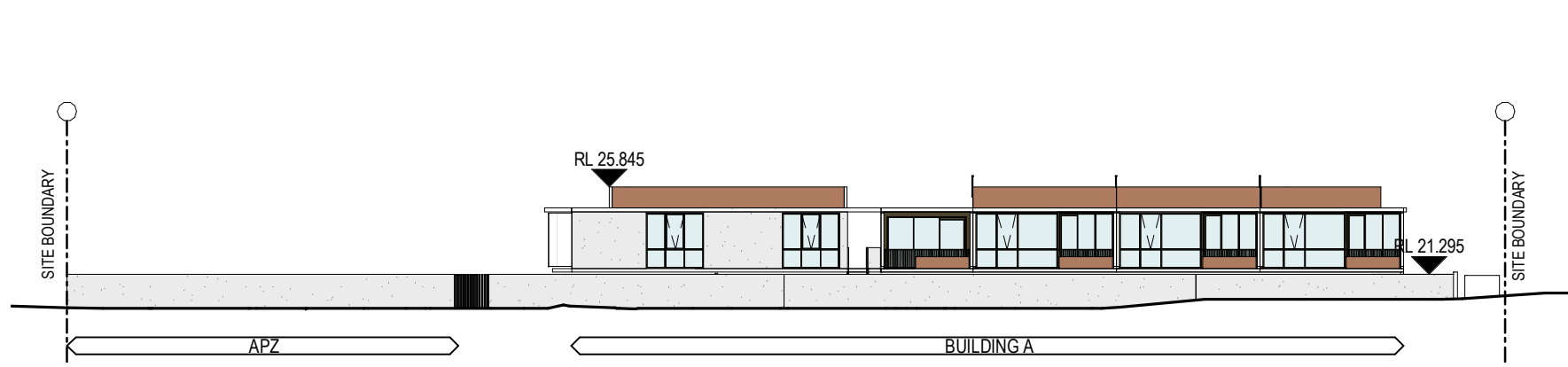
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Drawing No. / **TP01.04 -**

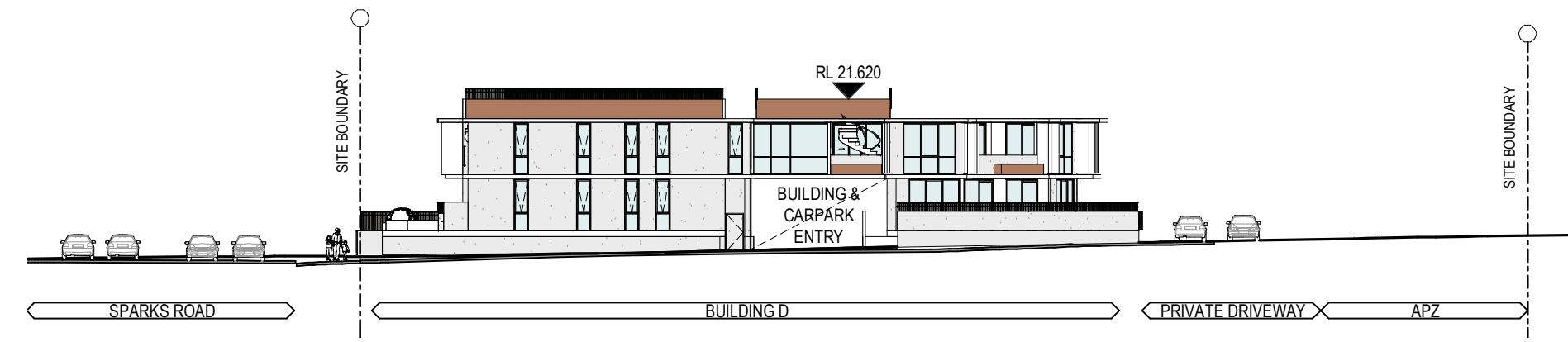
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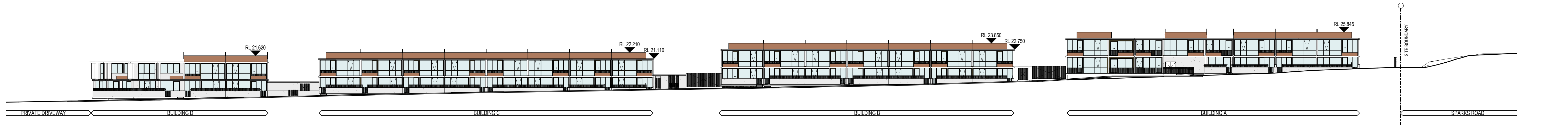
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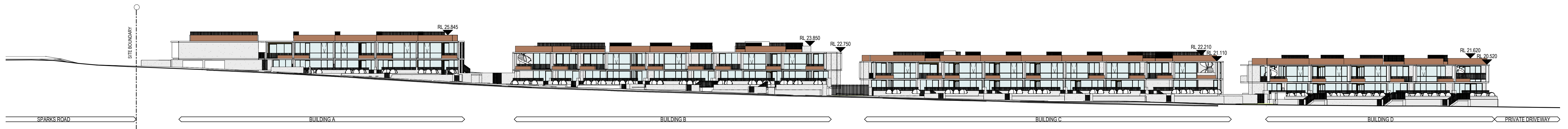
Overall Elevation - North 1:350



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

Drawing / **GFA Plans**

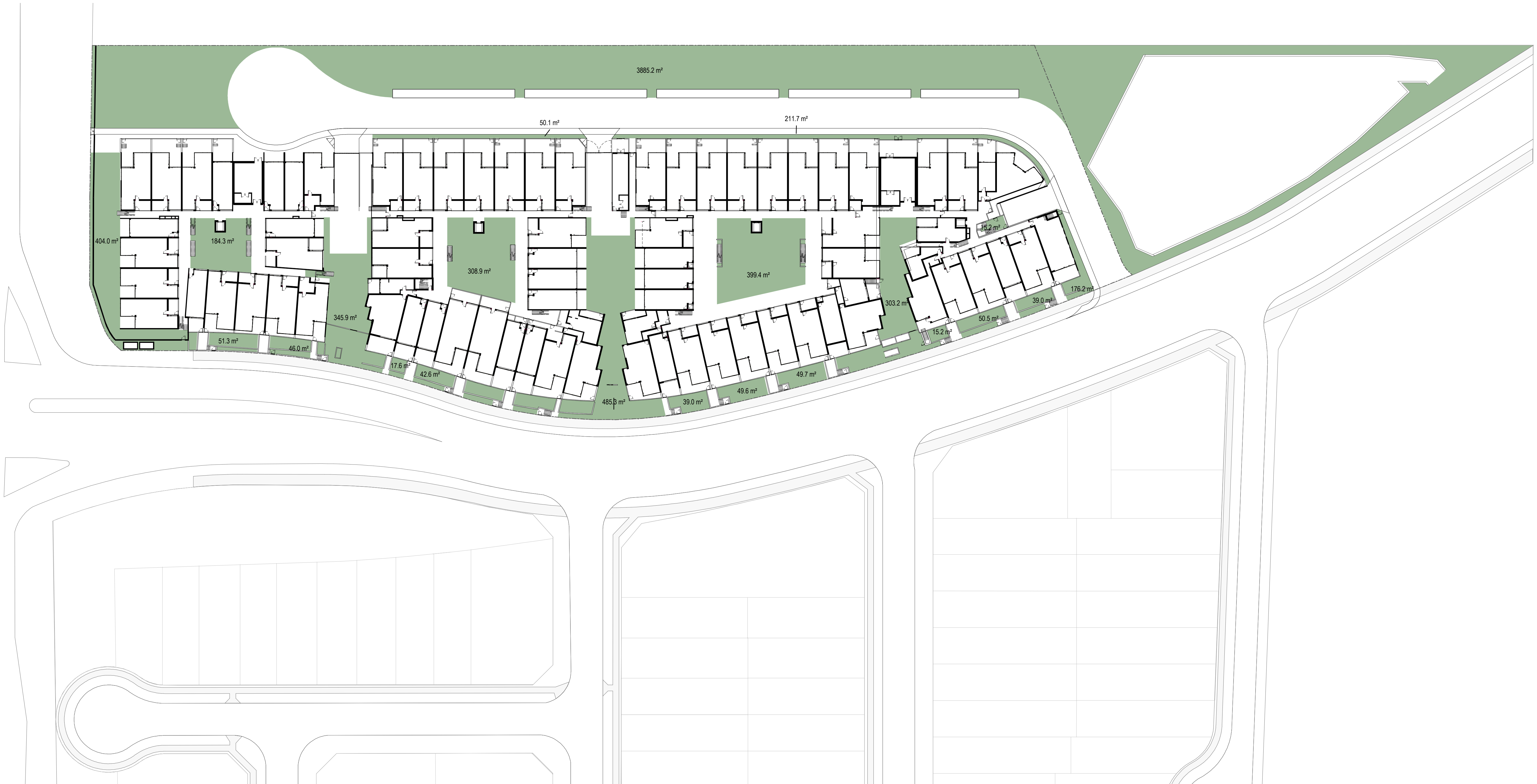
Project No / **221005** Date / **12.11.2021** Author / **BR**

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Drawing No. / **TP04.01 -**

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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**

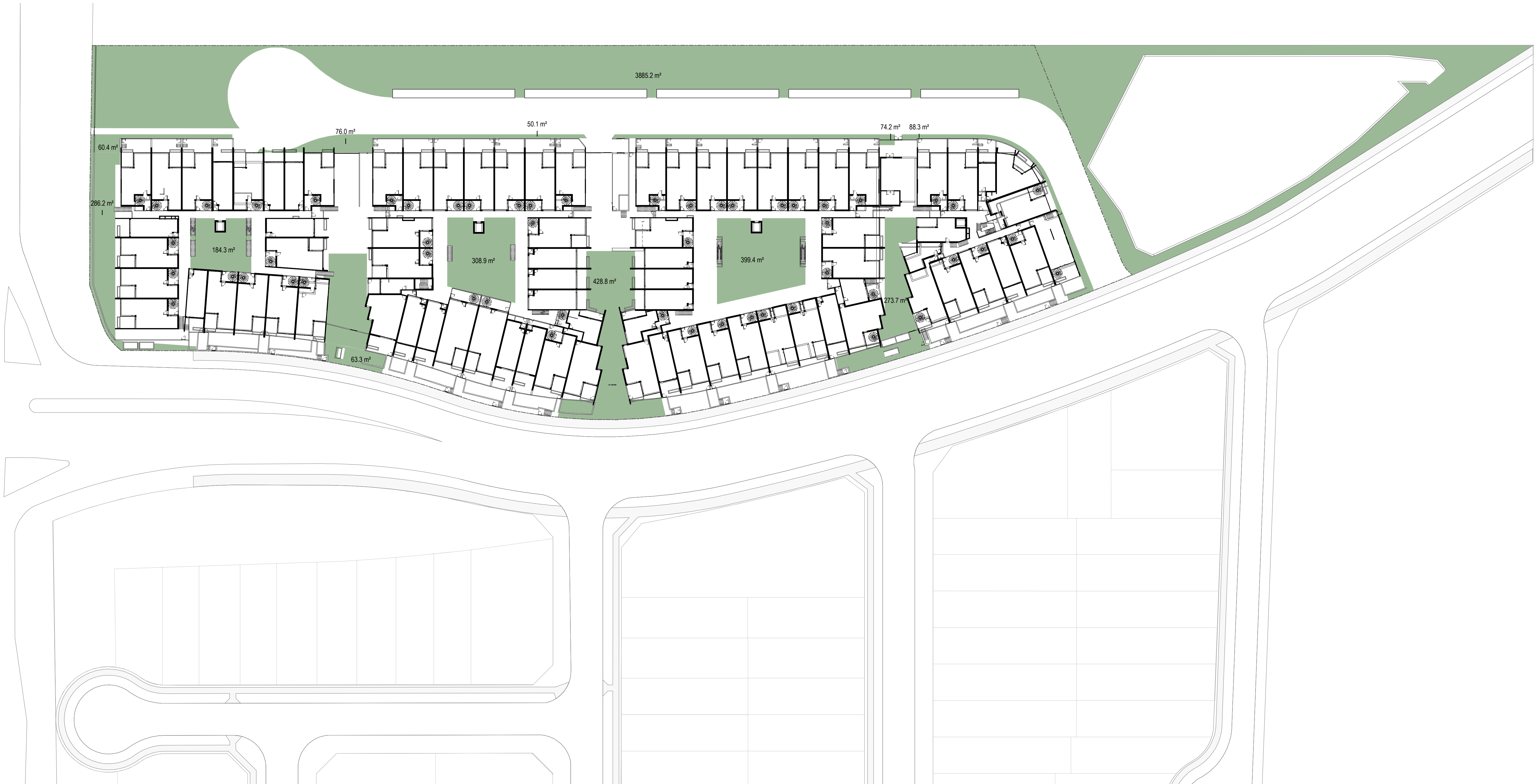
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AREA - Deep Soil	
Area	Percentage
6407.2 m²	27.4%

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Drawing / **Deep Soil Compliance**

Project No / **221005**

Date / **12.11.2021**

Author / **BR**

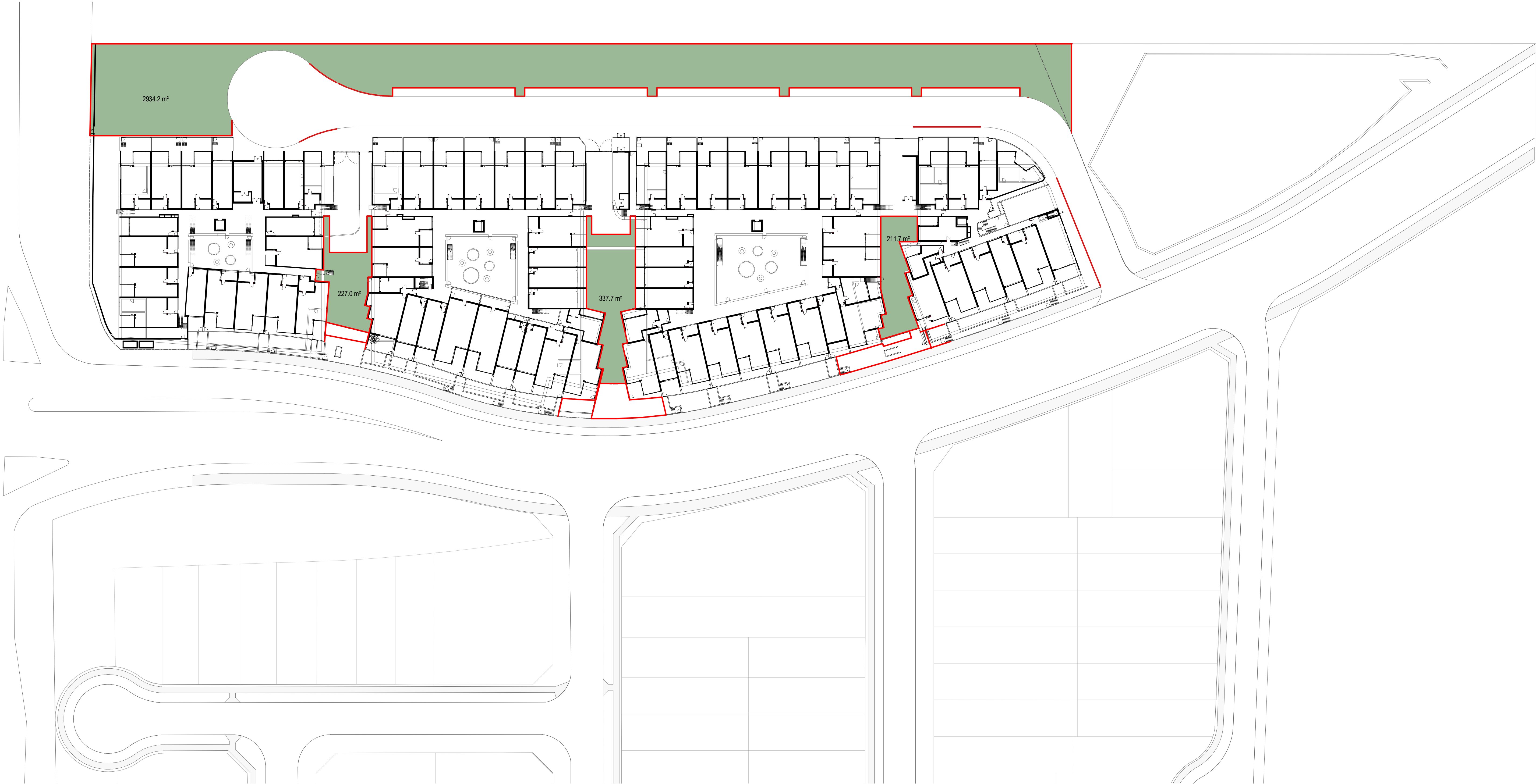
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Drawing No. / **TP04.03 -**



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Area Schedule (Communal Open Space)	
Area	Requirement
3710.6 m²	1600.0 m²

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Hamlyn Terrace NSW

Drawing / **Communal Open Space**

Project No. / **221005**

Date / **12.11.2021**

Author / **JC**

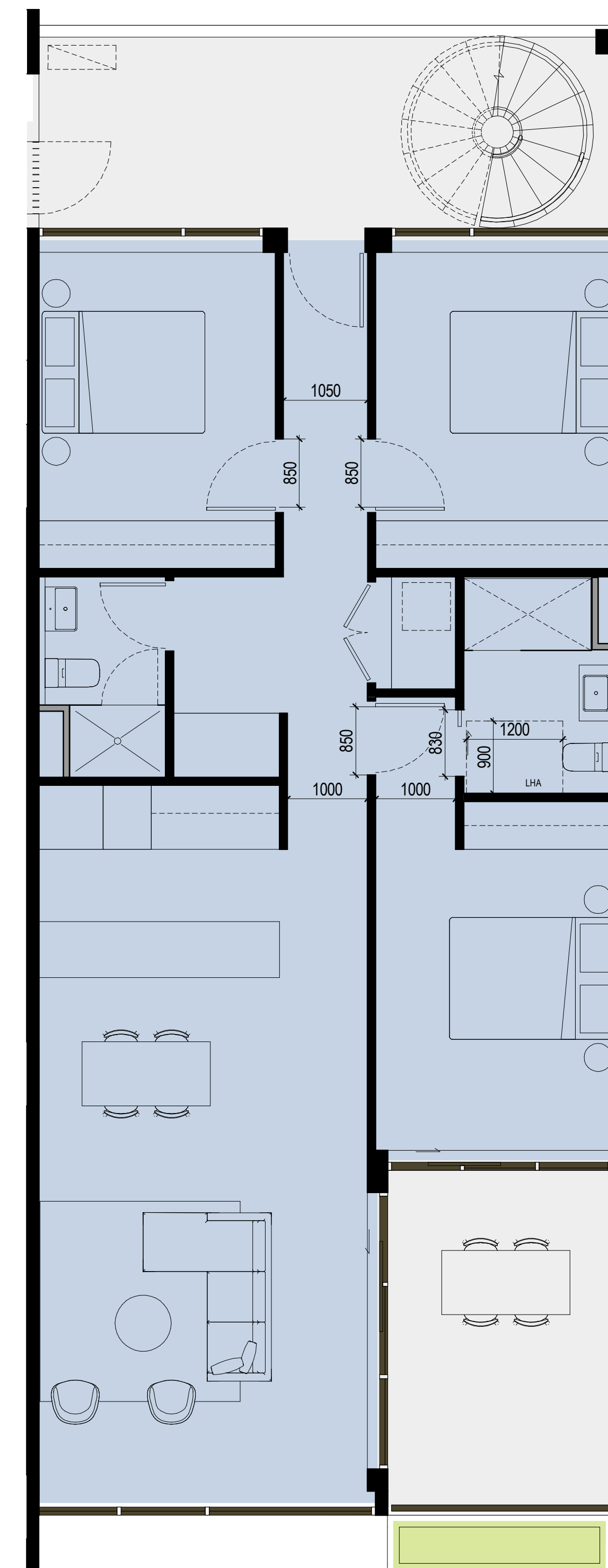
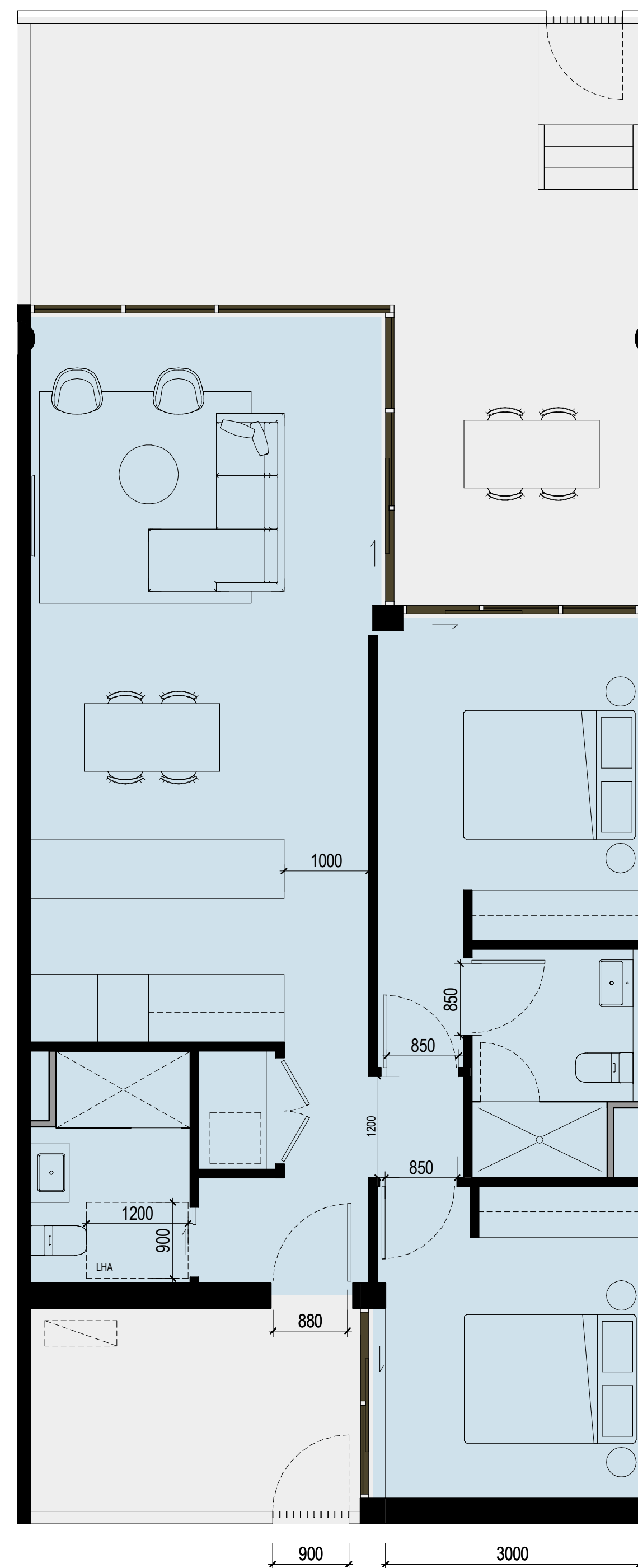
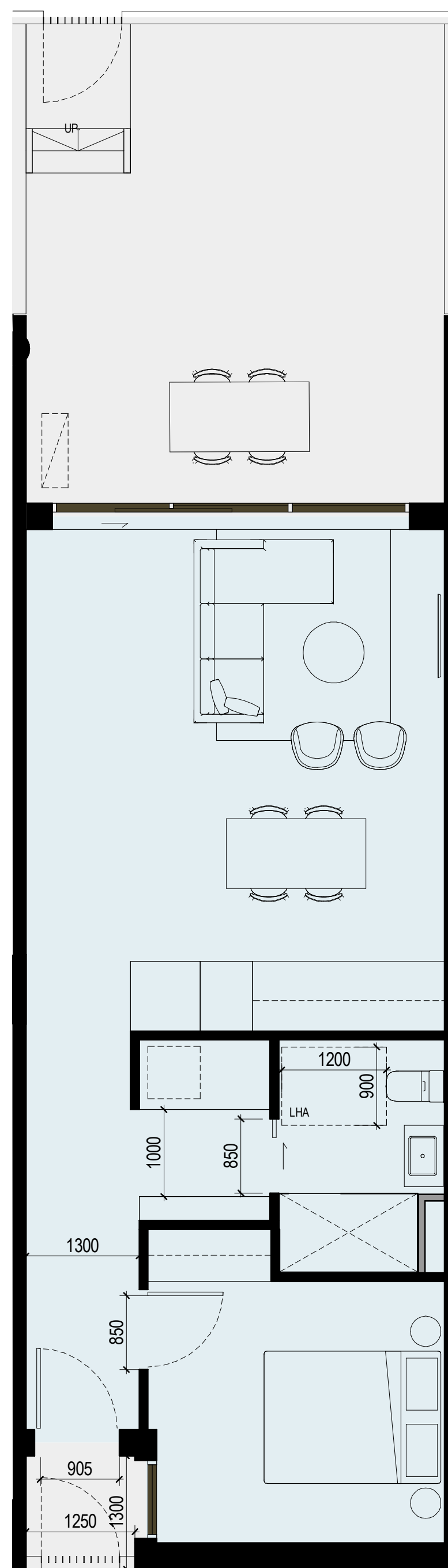
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LHA COMPLIANCE
22%
Number
A-UG102
A-UG103
A-UG104
A-UG111
A-UG112
A-UG113
B-UG102
B-UG103
B-UG104
B-UG105
B-UG106
B-UG114
B-UG115
B-UG116
B-UG117
B-UG118
B-UG119
B-UG120
C-UG102
C-UG103
C-UG104
C-UG105
C-UG106
C-UG107
C-UG113
C-UG114
C-UG115
C-UG116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

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Drawing / **LHA Compliance**Project No / **221005**

Date / **12.11.2021**

1 Author / JLi

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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

Project No /

221005

Date /

12.11.2021

Author /

BR

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Drawing No. / TP05.01 -



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0900



1000



1100



1200



1300



1400



1500

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Revisions / 12.11.21 DA SUBMISSION

Project / 94 Sparks Rd

Drawing / 2D Shadow Diagrams

Project No / 221005

Date / 12.11.2021

Author / JC

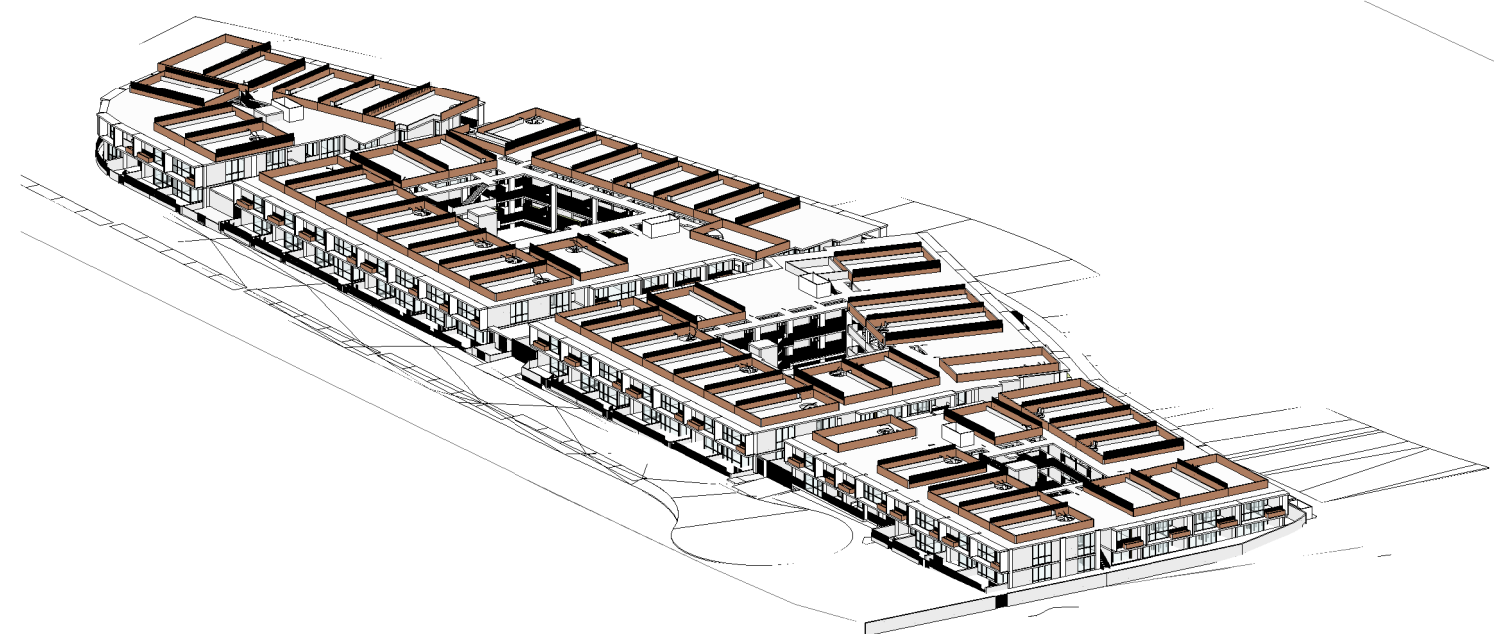
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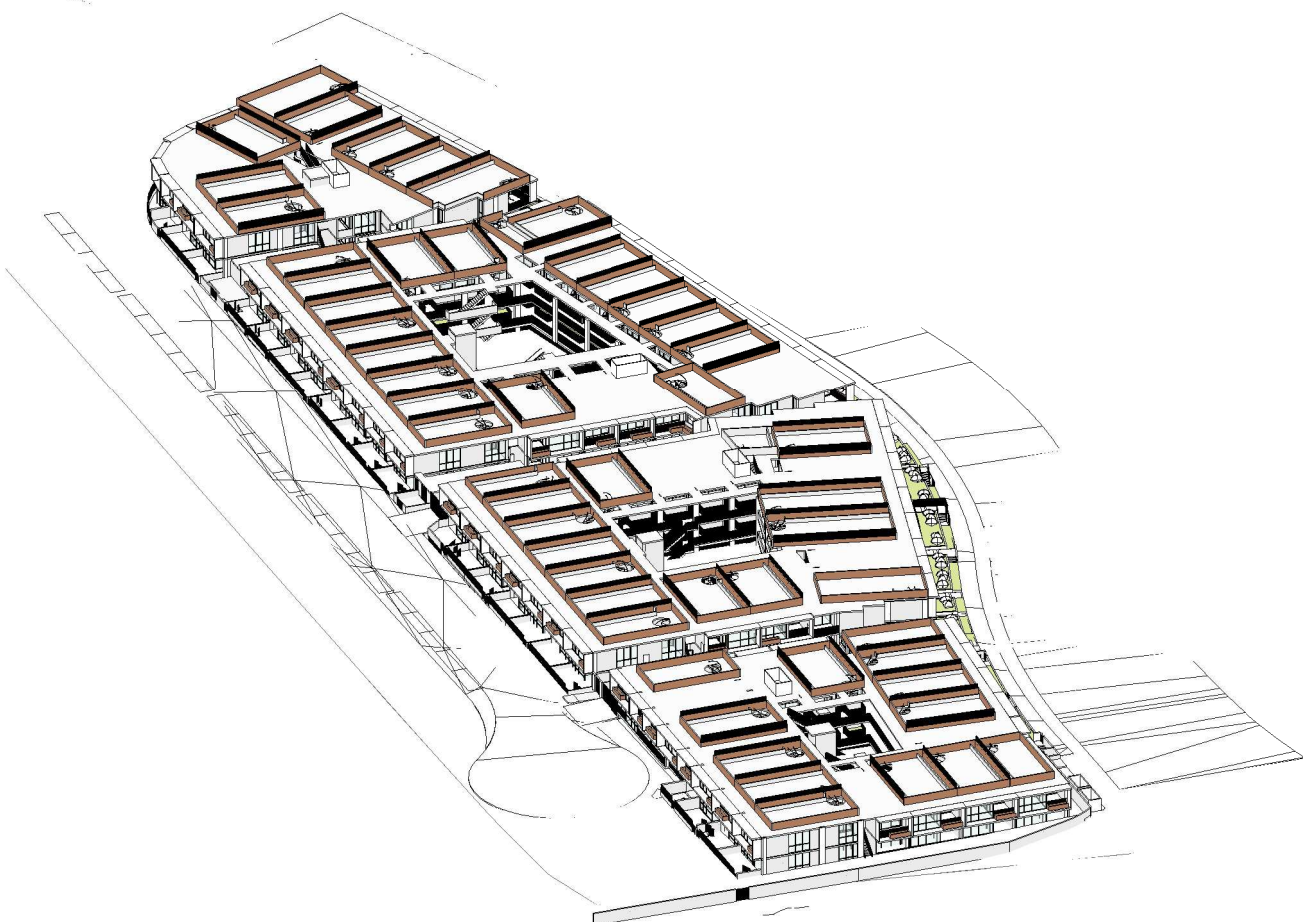
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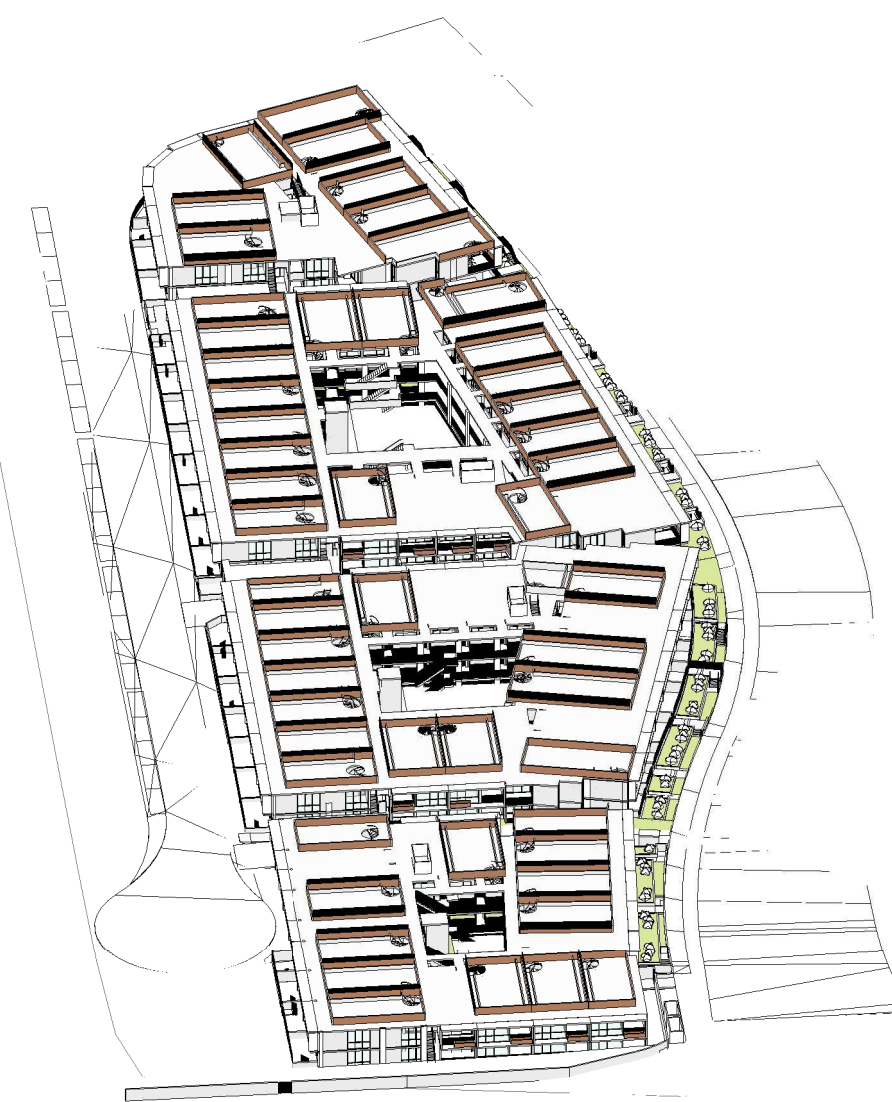
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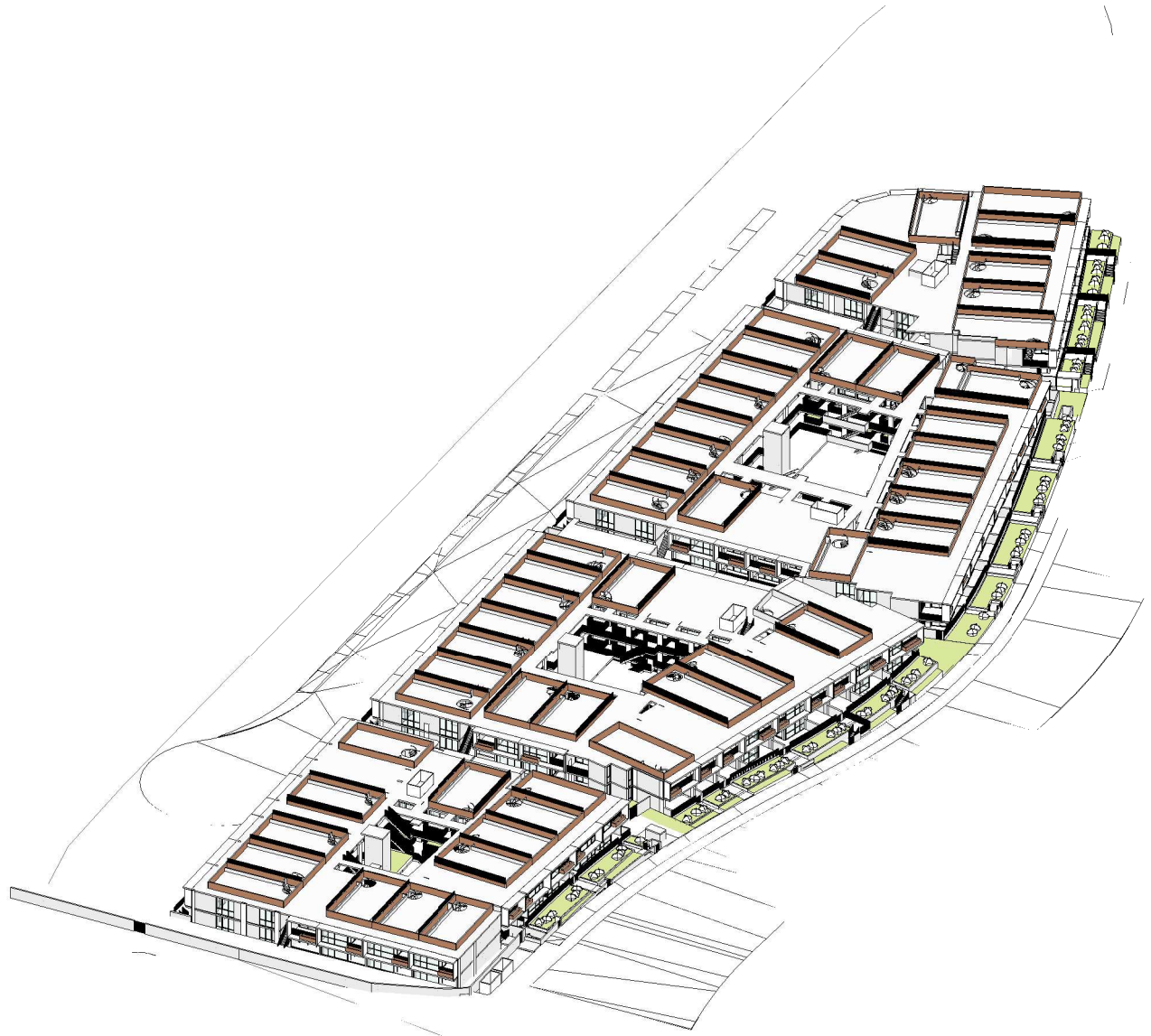
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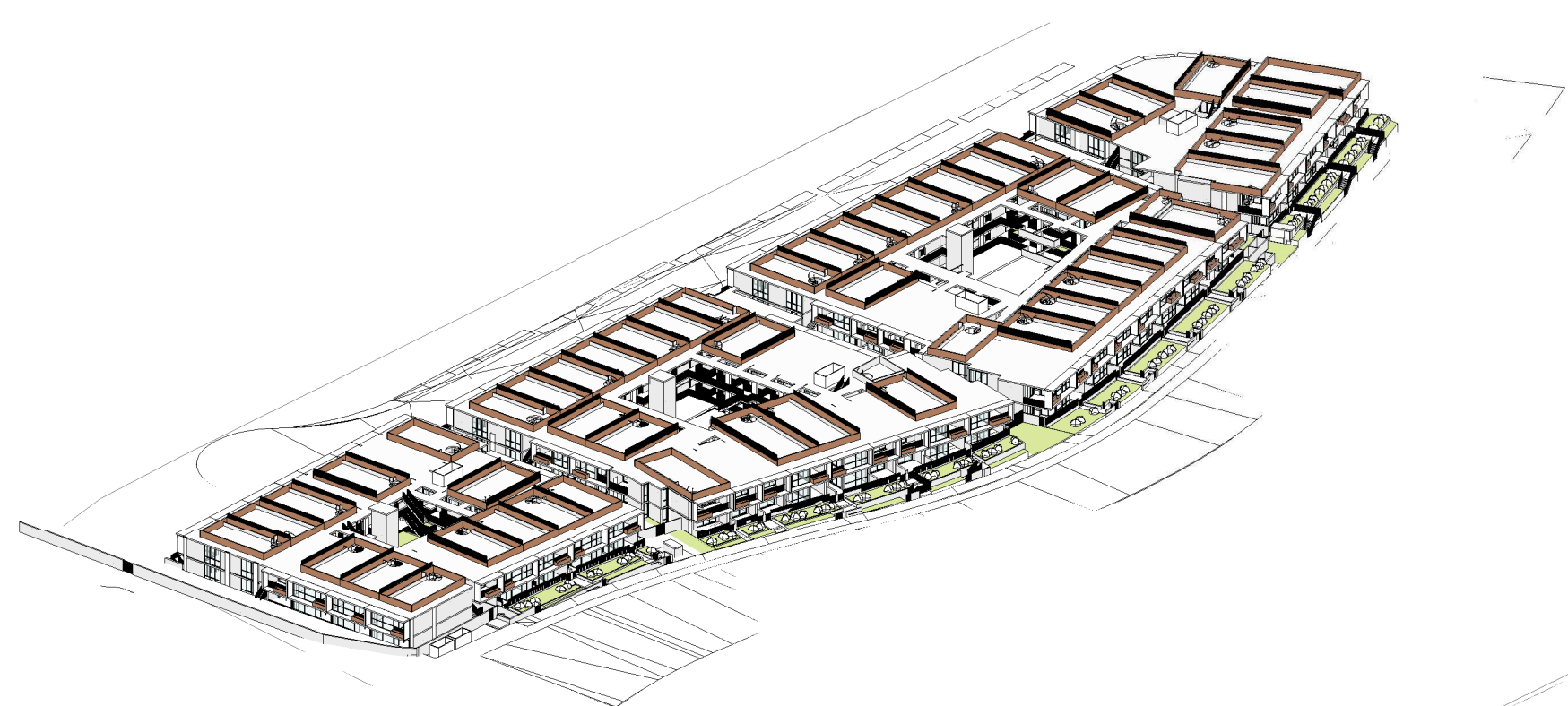
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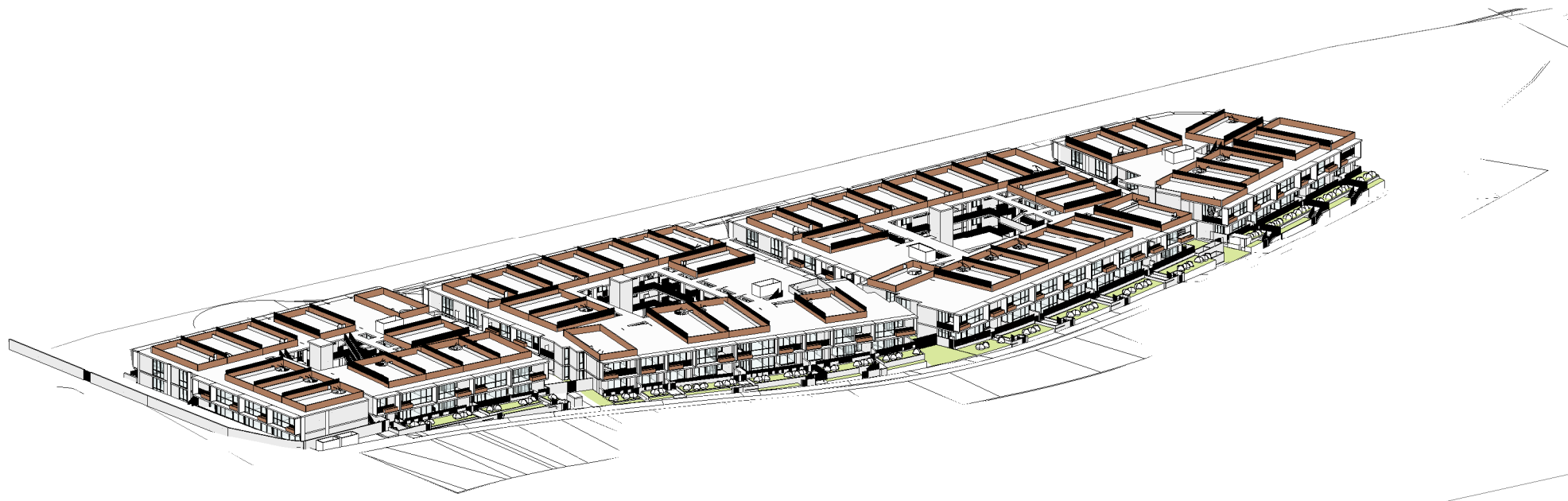
1200



1300



1400



1500

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Project / 94 Sparks Rd

Drawing / 3D Shadow Diagrams

Project No / 221005

Date / 12.11.2021

Author / JC

Scale: @ A1

Drawing No. / TP06.02 -

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PRIVATE DRIVEWAY (INTERNAL ROAD) ELEVATION

PRELIMINARY

Revisions / - 12.11.2021 DA SUBMISSION

JC

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

94 Sparks Road,
Hamlyn Terrace NSW

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

94 Sparks Road,
Hamlyn Terrace NSW

Drawing / **3D Perspective**

Project No. / **221005**

Date / **12.11.2021**

Author / **Author**

Scale: @ A1 /

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

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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)

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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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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**

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

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ROOFTOP TERRACE

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Drawing / **3D Perspective**

Project No / **221005**

Date / **12.11.2021**

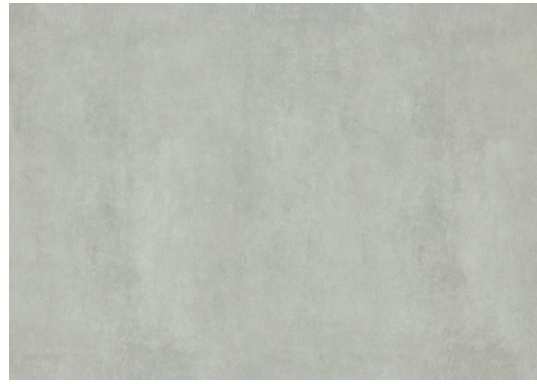
Author / **JLi**

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

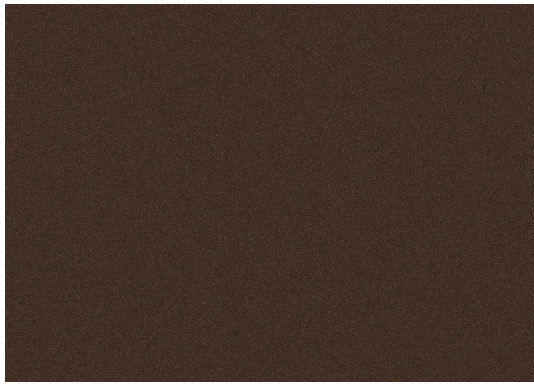
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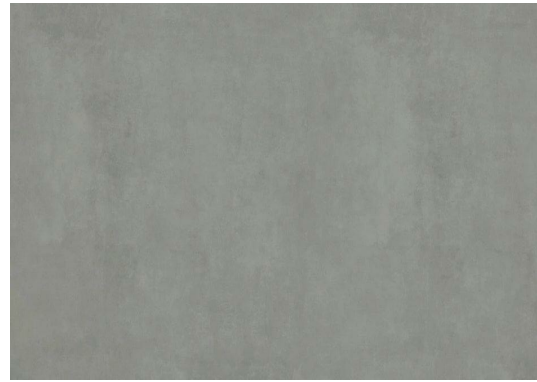
CF01
Finish
Concrete Finish - Light Grey

Location
Floor Slabs, Columns & Terrace Soffits



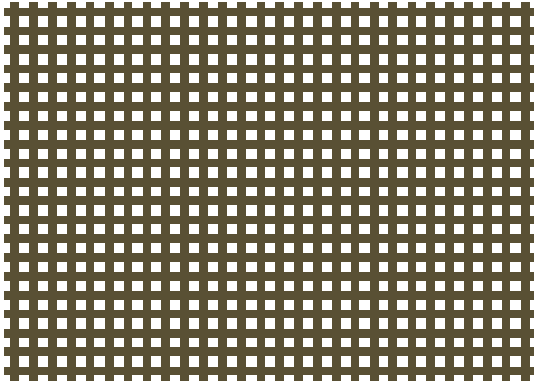
MF01
Finish
Metal Finish - Brown

Location
Window Frames, Balustrades & Gates



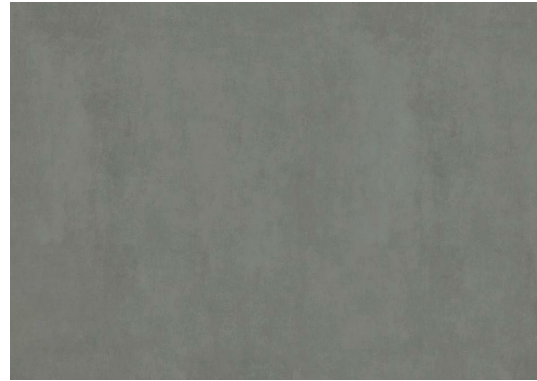
CF02
Finish
Concrete Finish - Mid Grey

Location
Floor Slabs & Eave Soffits



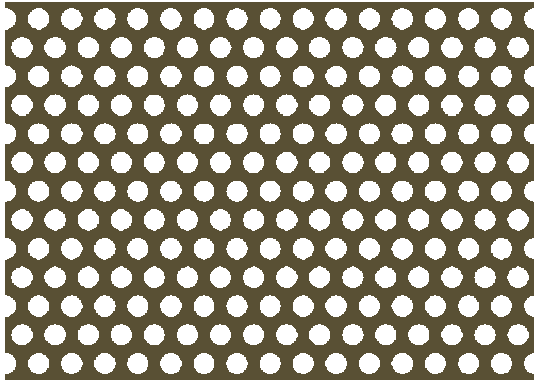
SC01
Finish
Metal Screen - Bronze

Location
Window Privacy Screen



CF03
Finish
Concrete Finish - Dark Grey

Location
Ground Terrace Walls



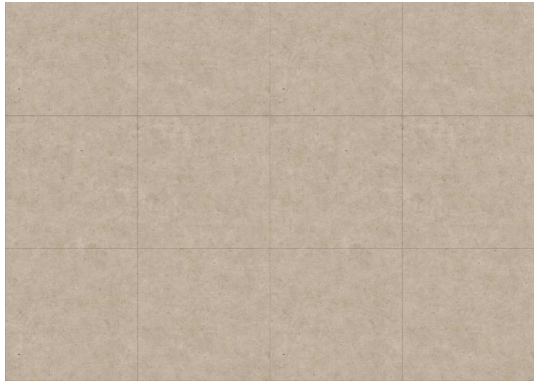
SC02
Finish
Metal Screen - Bronze

Location
Internal Carpark Screen



CF04
Finish
Concrete Finish - Ochre

Location
Landscape Walls & Feature Walls



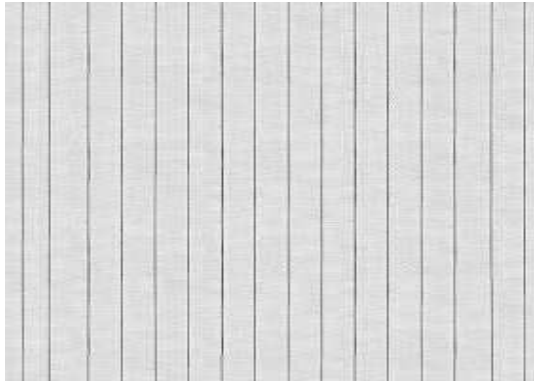
TL01
Finish
Floor Tile - Travertine

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

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

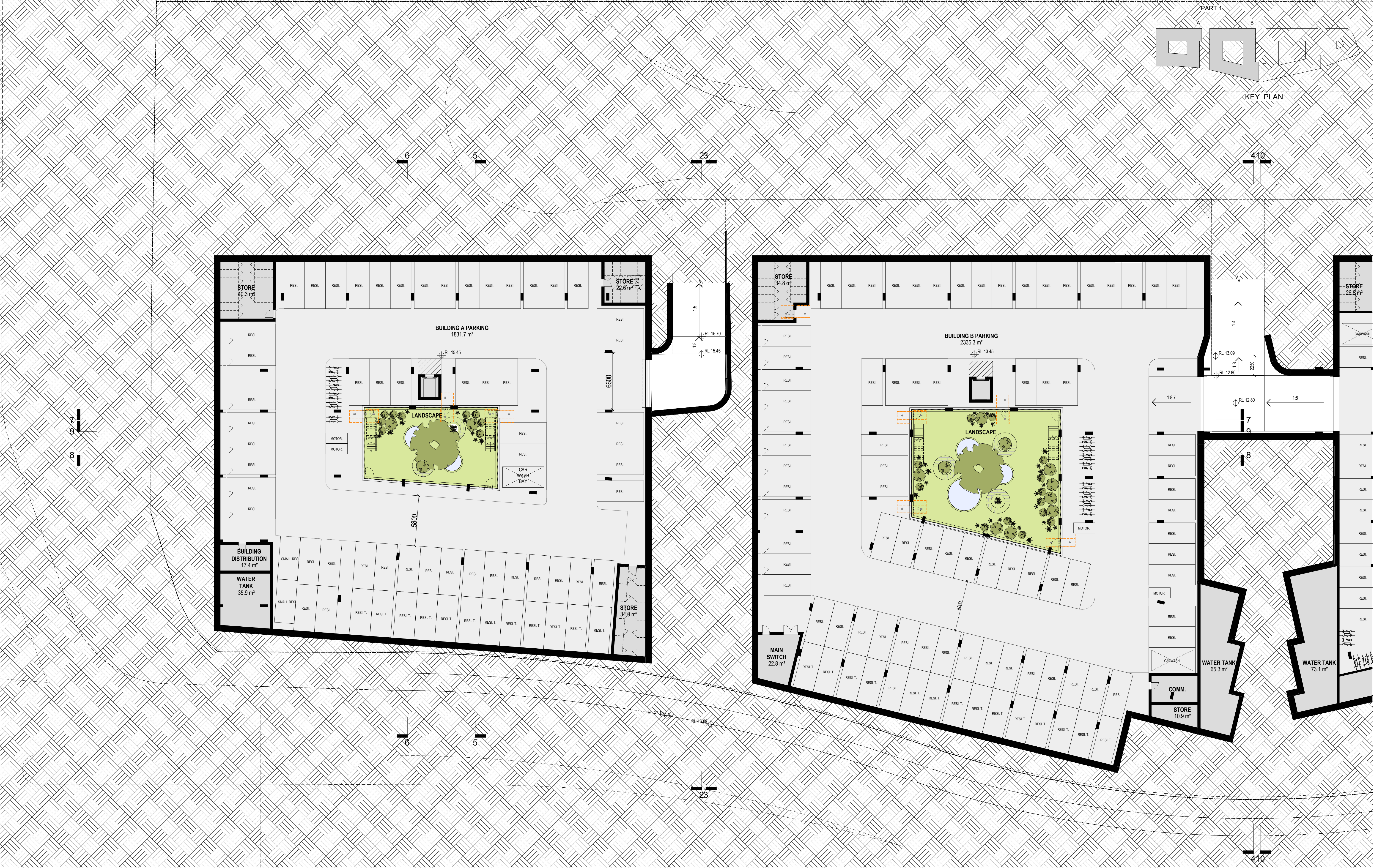
Project No. / **221005** Date / **17.11.2021** Author / **JC**

Scale: @ A1

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

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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

Scale: @ A1 / 1 : 200

Drawing No. / TP10.01 -

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Drawing / Part 1 - Ground

Project No / 221005

Date / 12.11.2021

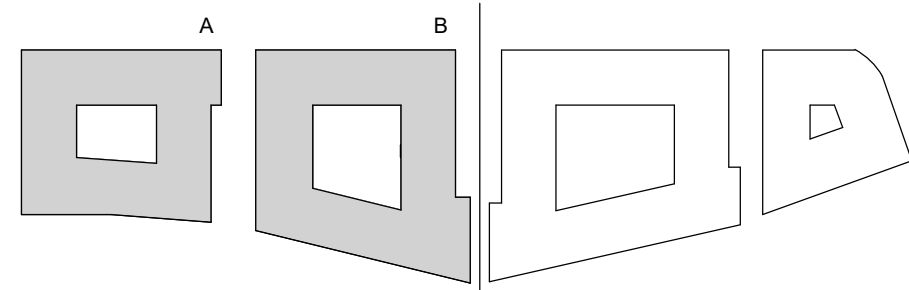
Author / JC

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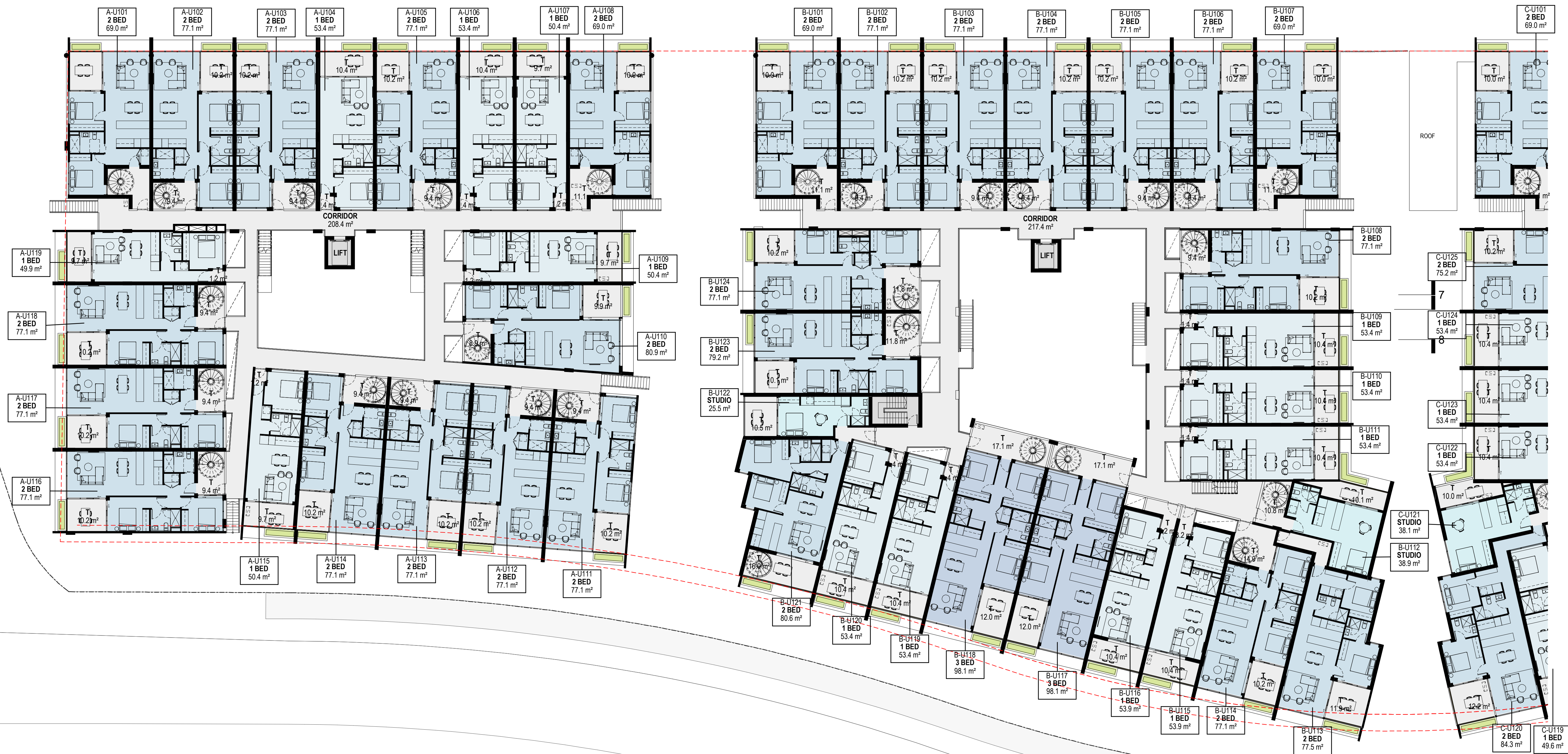
Drawing No. / TP10.02 -

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KEY PLAN



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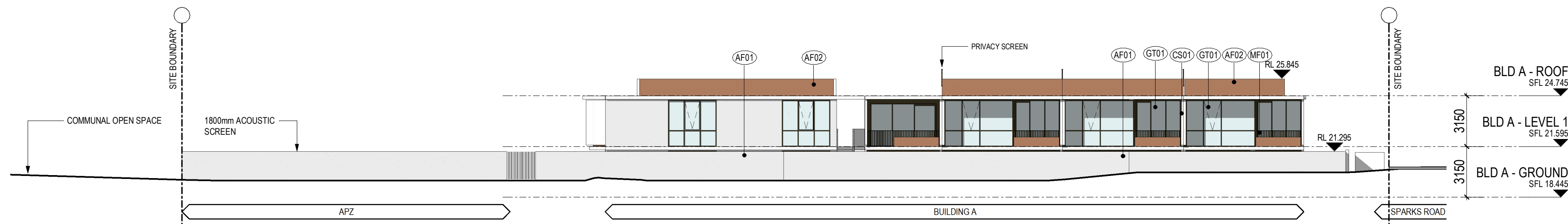
Project / **94 Sparks Road,
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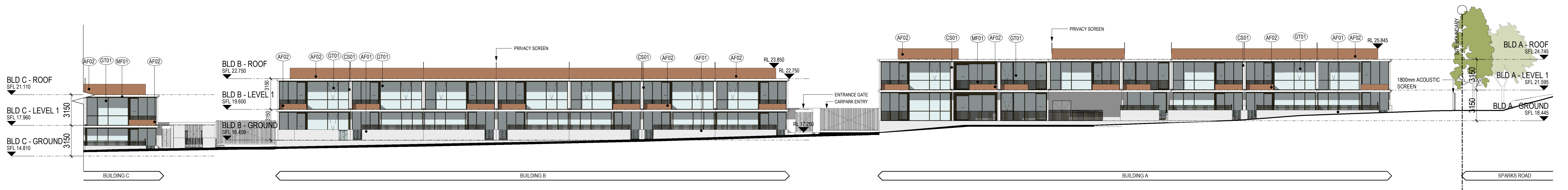
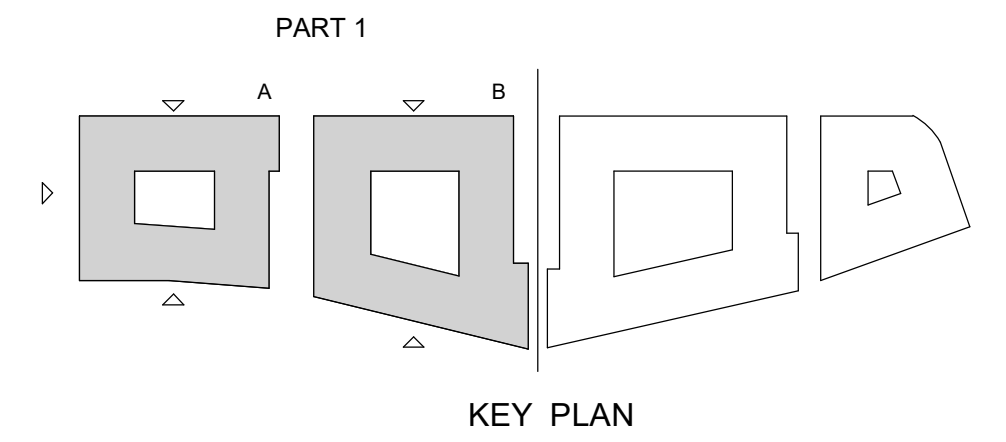
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Drawing / **Part 1 - Level 1**Project No / **221005**Date / **12.11.2021**Author / **JC**Scale: @ A1 / **1 : 200**Drawing No. / **TP10.03 -****rothelowman**Brisbane, Melbourne, Sydney
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PART 1 - NORTH ELEVATION



PART 1 - WEST ELEVATION



PART 1 - EAST ELEVATION

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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**

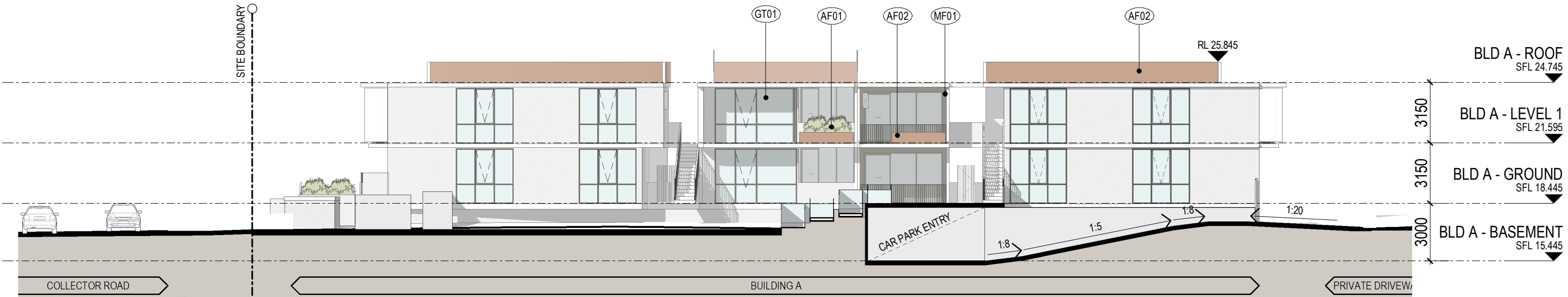
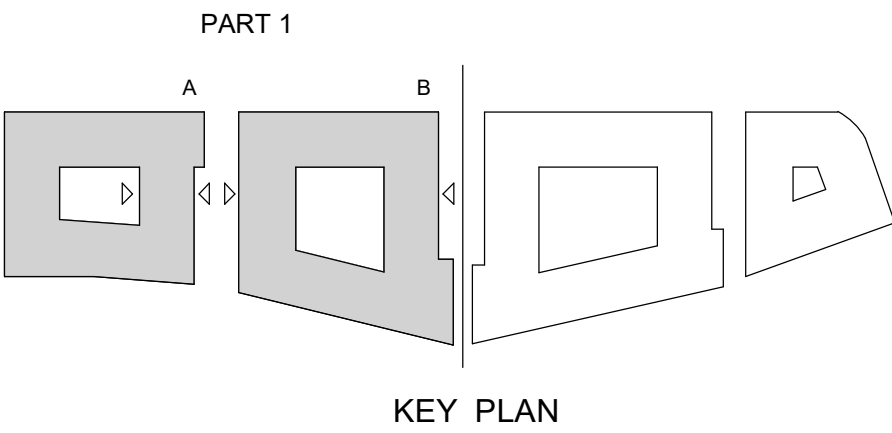
Author / **JC**

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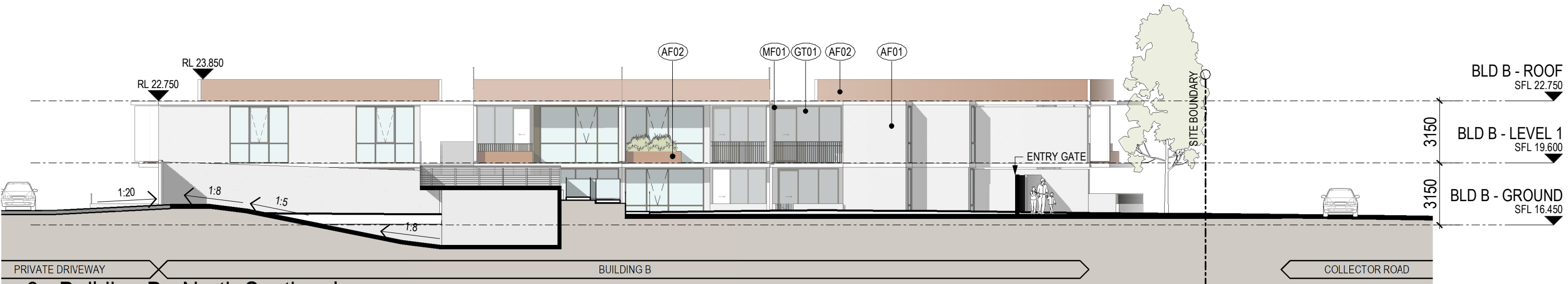
Drawing No. / **TP12.01 -**

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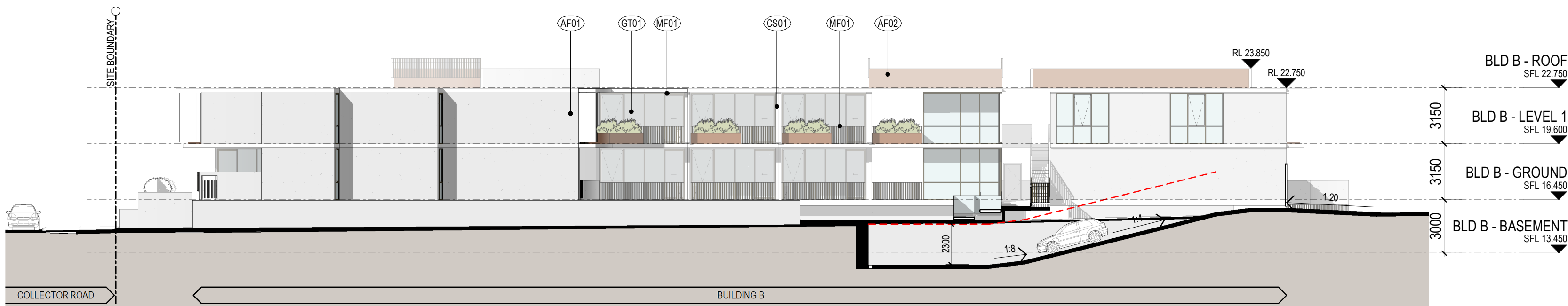
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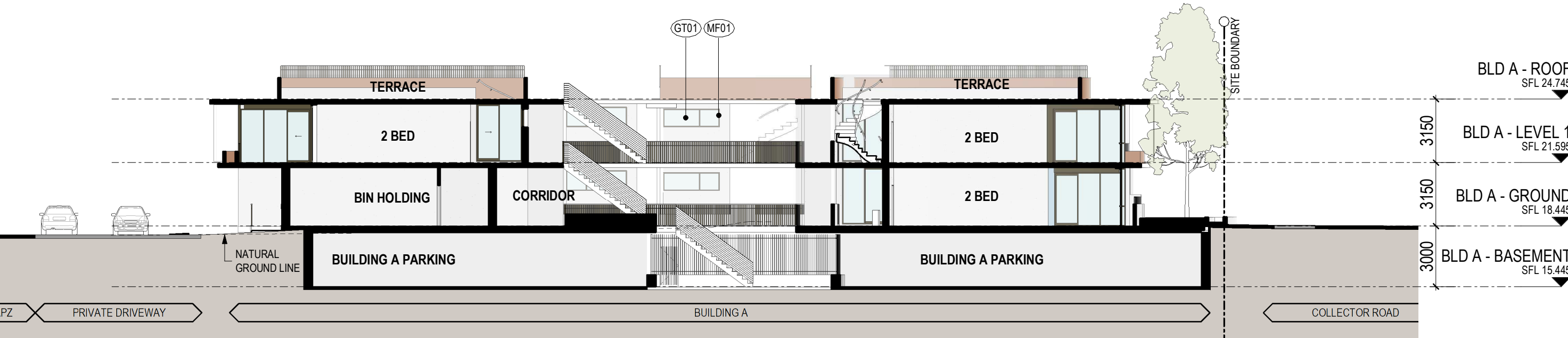
2 - Building A - South Sectional Elevation



3 - Building B - North Sectional Elevation



4 - Building B - South Sectional Elevation



5 - Building A - Internal Sectional Elevation 1

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

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Drawing / Part 1 - Elevations

Project No. / 221005

Date / 12.11.2021

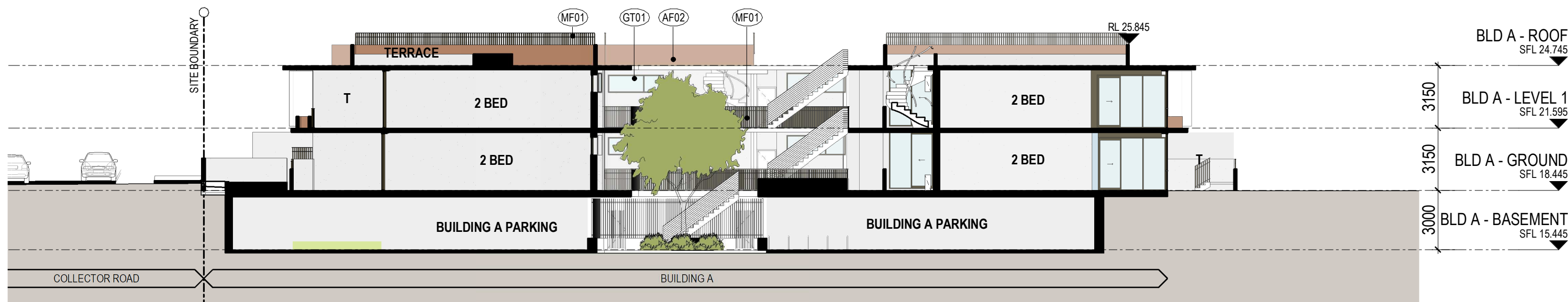
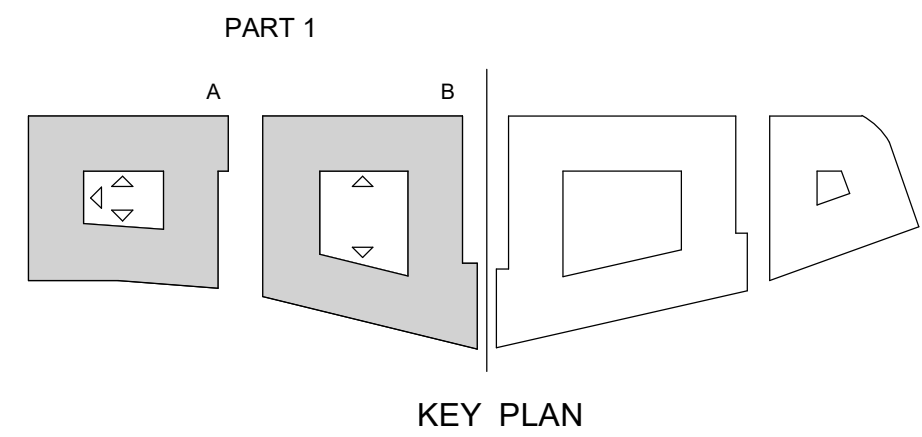
Author / JC

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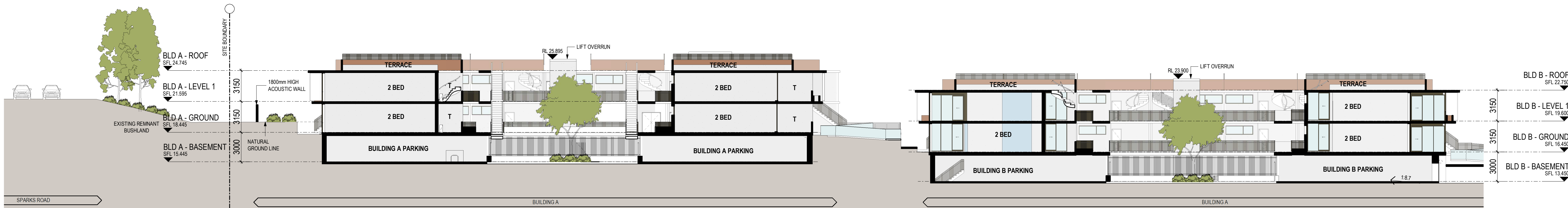
Drawing No. / TP12.02 -

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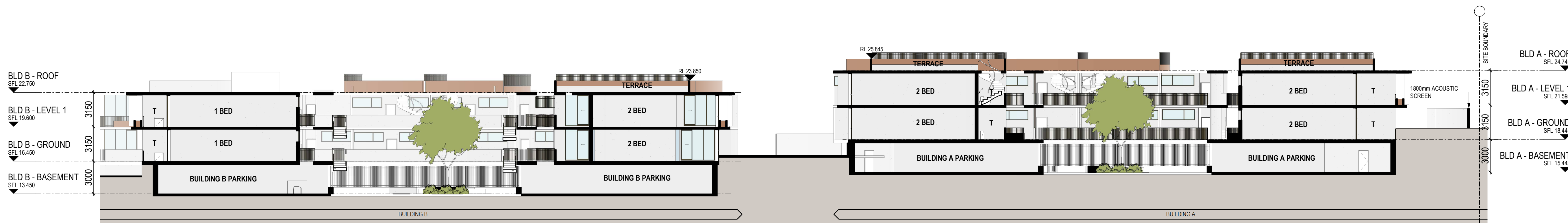
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6 - Building A Internal Sectional
Elevation 2



7 - Part 1 - Sectional Elevation 1



8 - Part 1 - Sectional Elevation 2

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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**

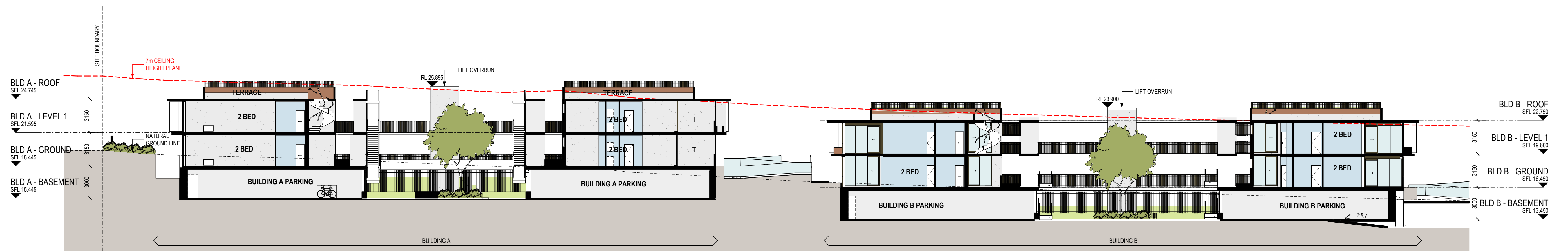
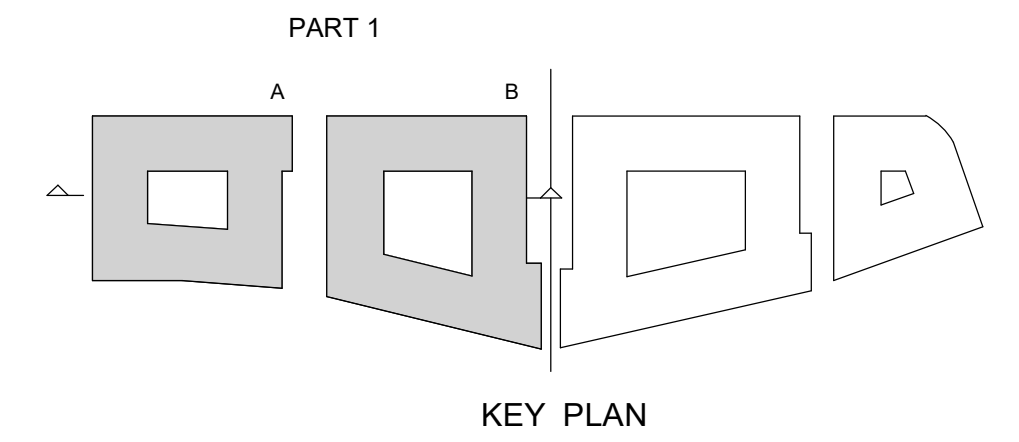
Author / **JC**

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Drawing / **Part 1 - Sections**

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Date / **12.11.2021**

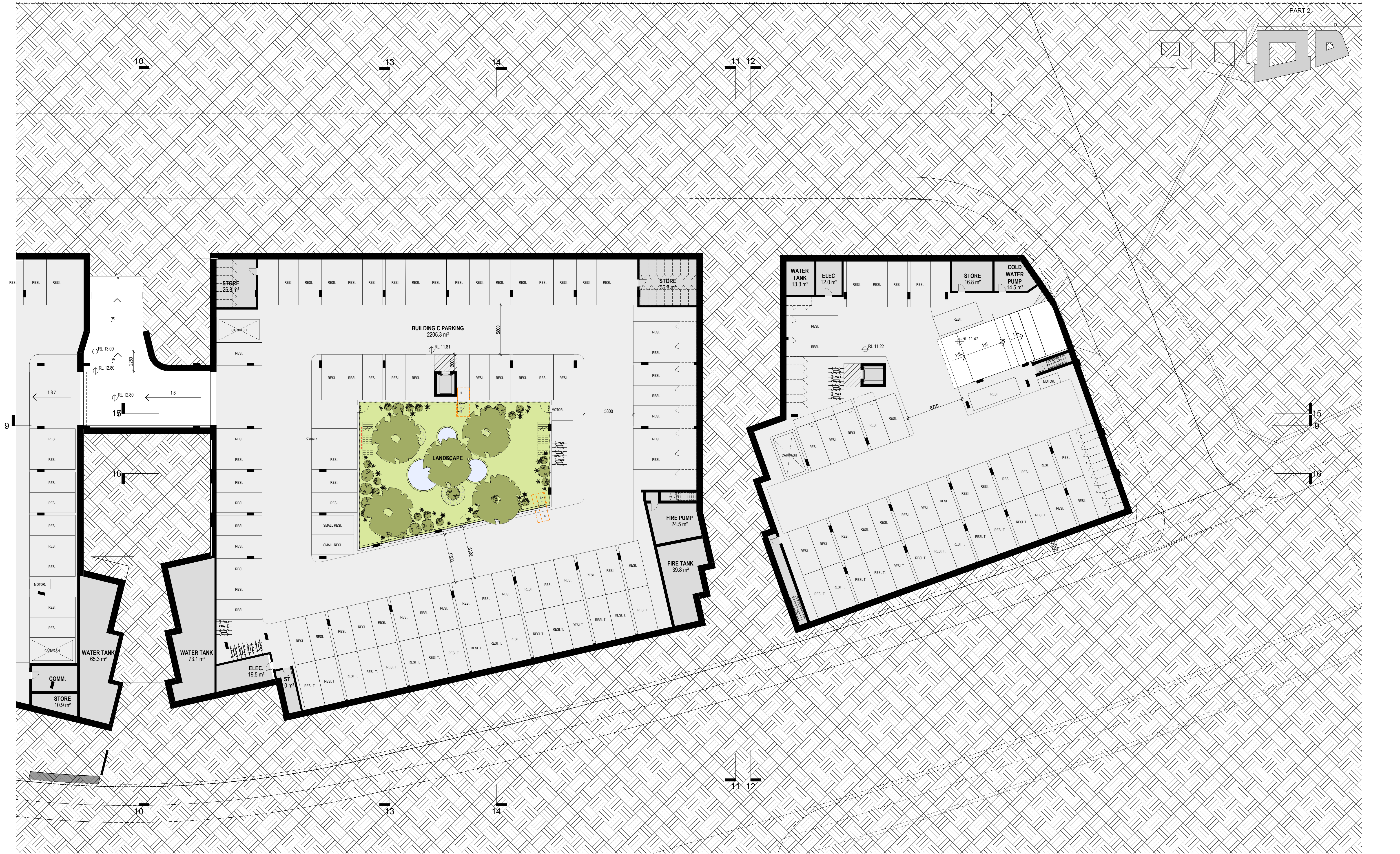
Author / **JC**

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Drawing No. / **TP13.02 -**

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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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Hamlyn Terrace

94 Sparks Road,
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Drawing / Part 2 - Ground

Project No / 221005

Date / 12.11.2021

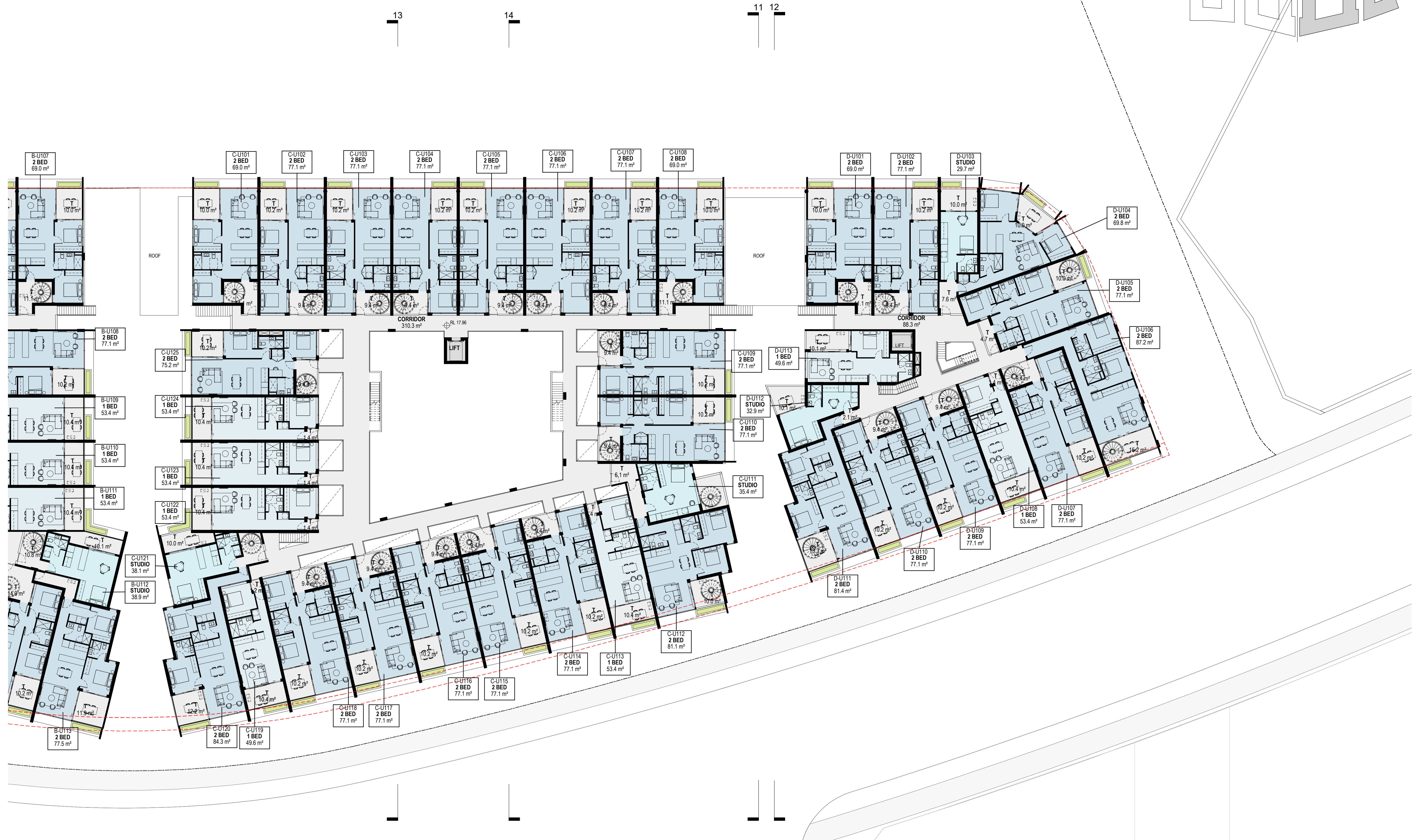
Author / JC

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Drawing No. / TP20.02 -

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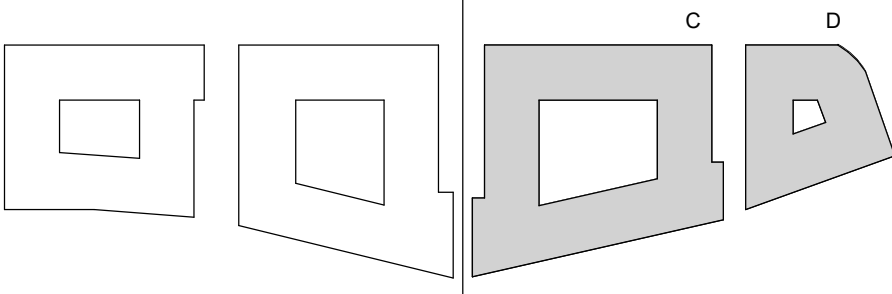
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Project / **94 Sparks Road,
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Drawing / **Part 2 - Level 1**Project No / **221005**Date / **12.11.2021**Author / **JC**Scale: @ A1 / **1 : 200**Drawing No. / **TP20.03 -**
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Drawing / Part 2 - Roof

Project No / 221005

Date / 12.11.2021

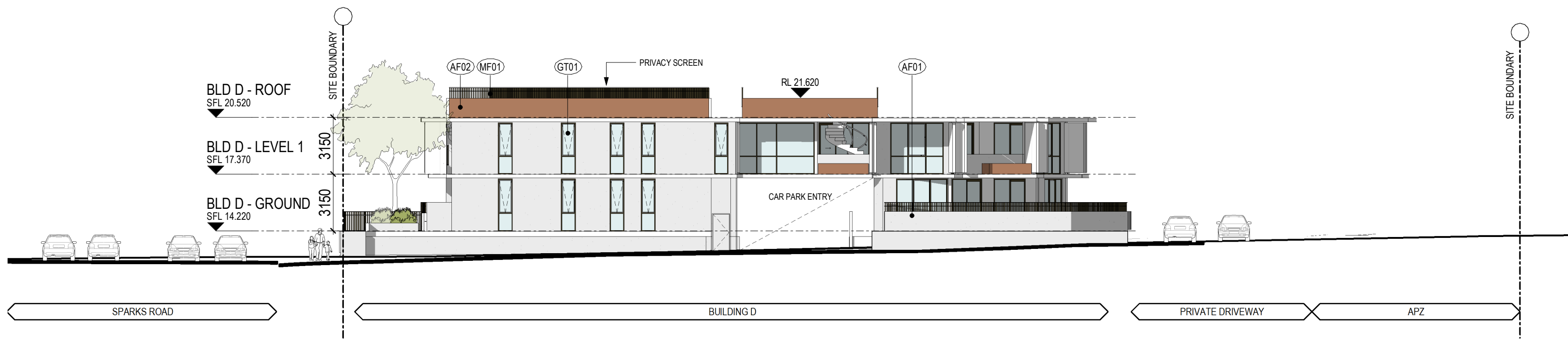
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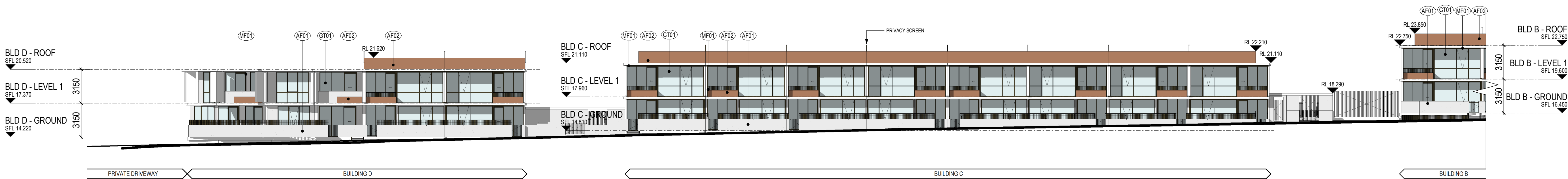
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PART 2 - SOUTH ELEVATION



PART 2 - EAST ELEVATION



PART 2 - WEST ELEVATION

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JC

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 2 - Elevations

Project No / 221005

Date / 12.11.2021

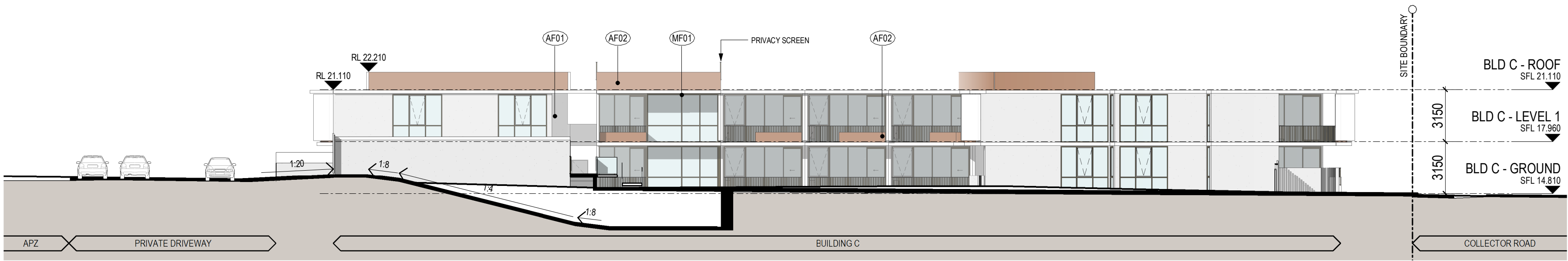
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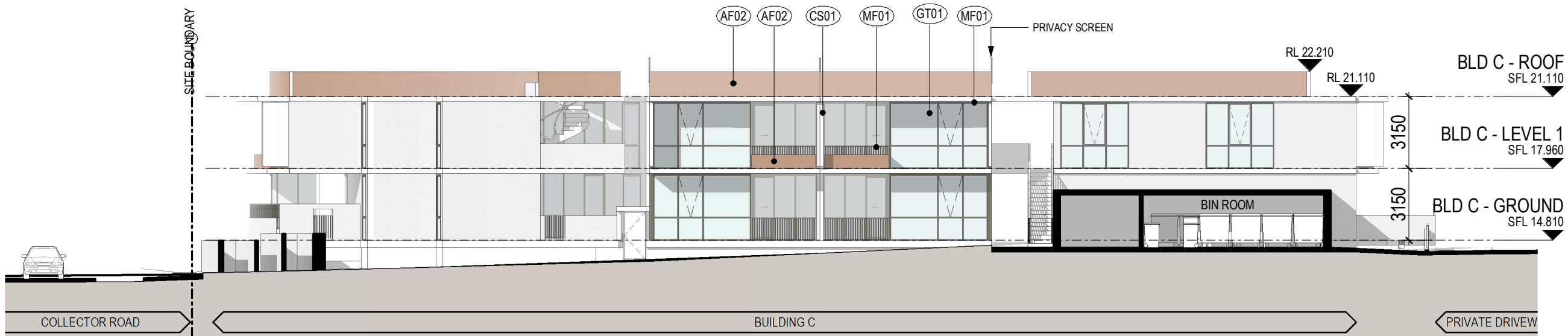
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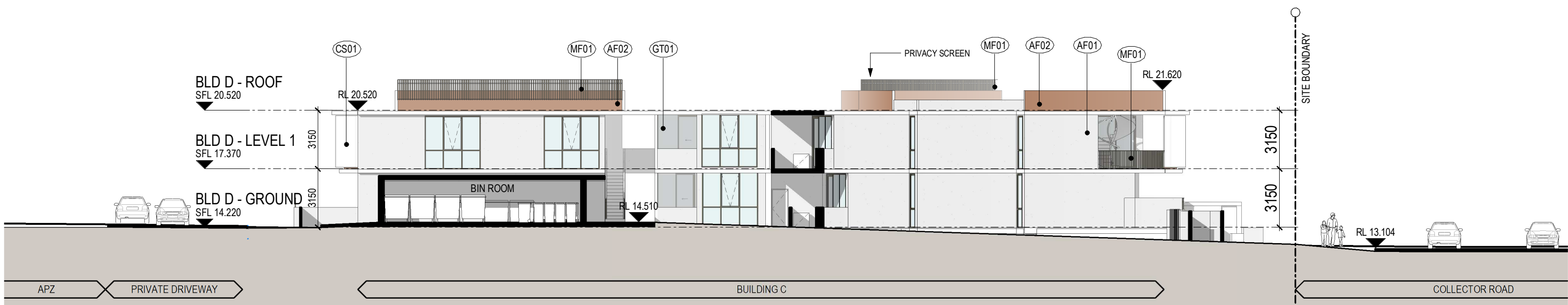
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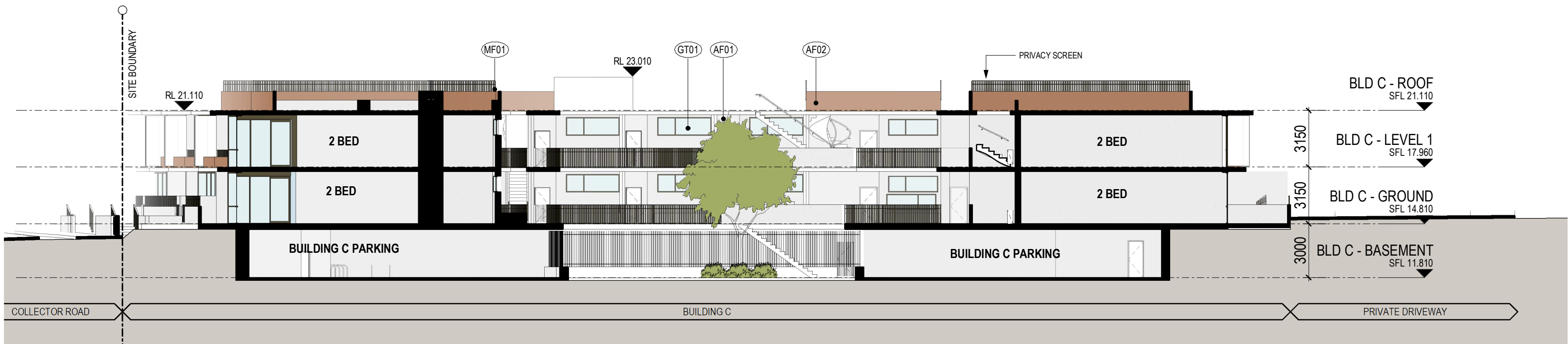
10 - Part 2 - North Sectional Elevation



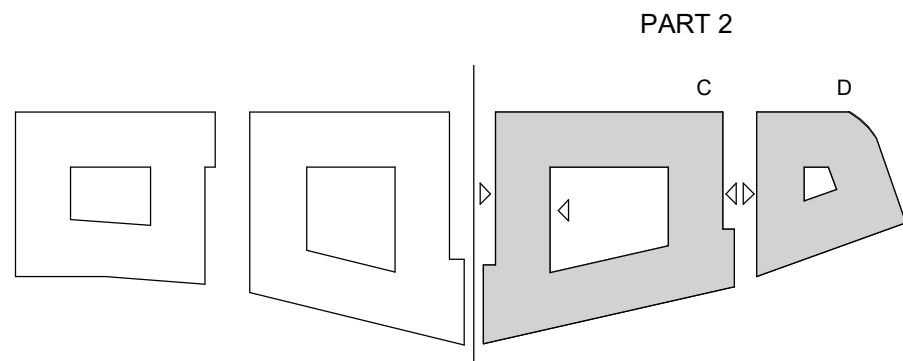
11 - Building C - South Sectional Elevation



12 - Building D - North Sectional Elevation



13 - Building C - Internal Sectional Elevation



PRELIMINARY

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JC

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

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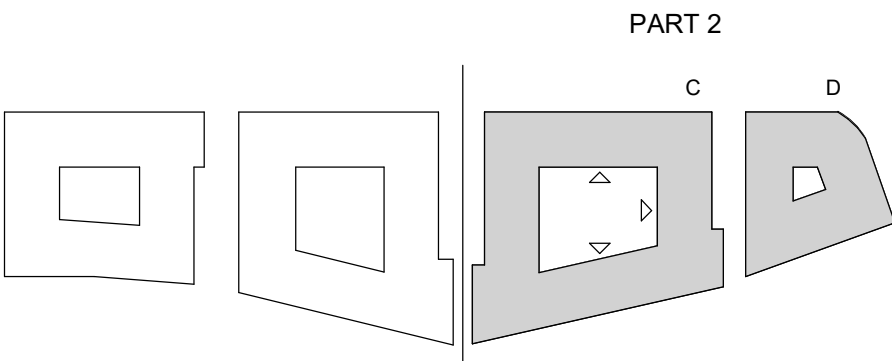
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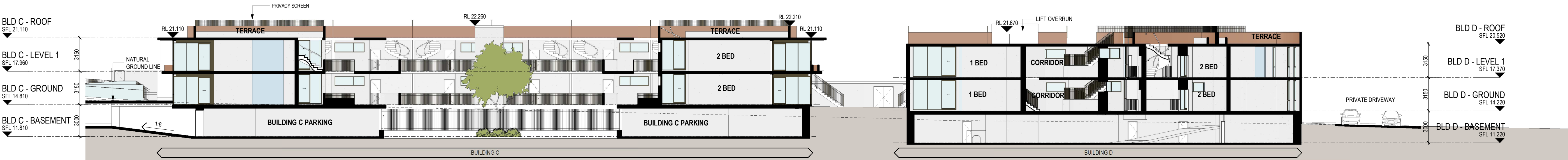
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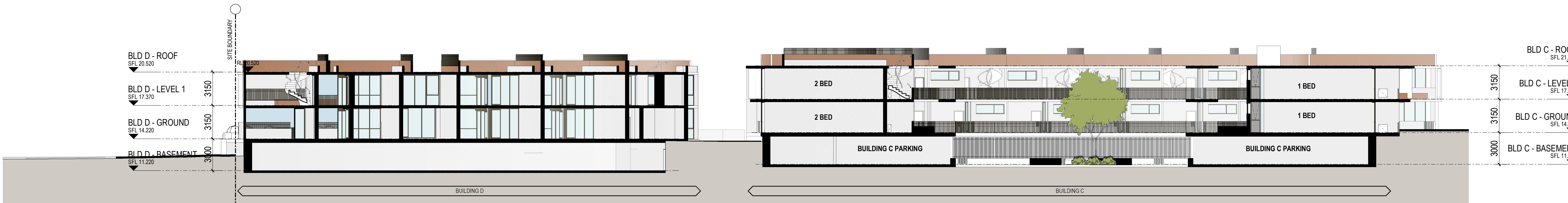
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14 - Building C - Internal Sectional Elevation 1



15 - Part 2 - Sectional Elevation 1



16 - Part 2 - Sectional Elevation 2

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Drawing / Part 2 - Elevations

Project No / 221005

Date / 12.11.2021

Author / JC

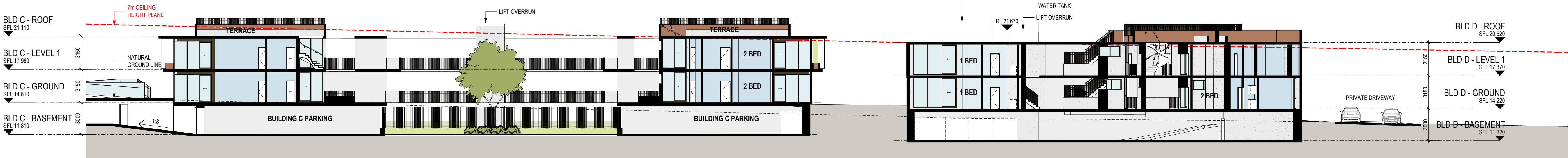
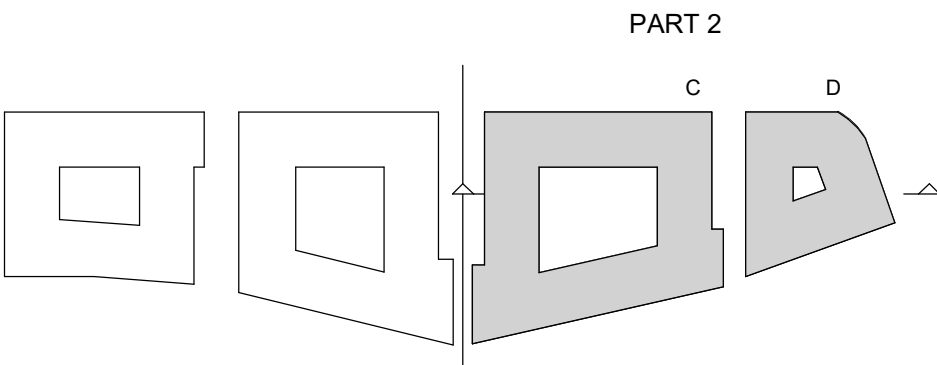
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17 - Part 2 Section

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Drawing / **Part 2 - Sections**

Project No / **221005**

Date / **12.11.2021**

Author / **JC**

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