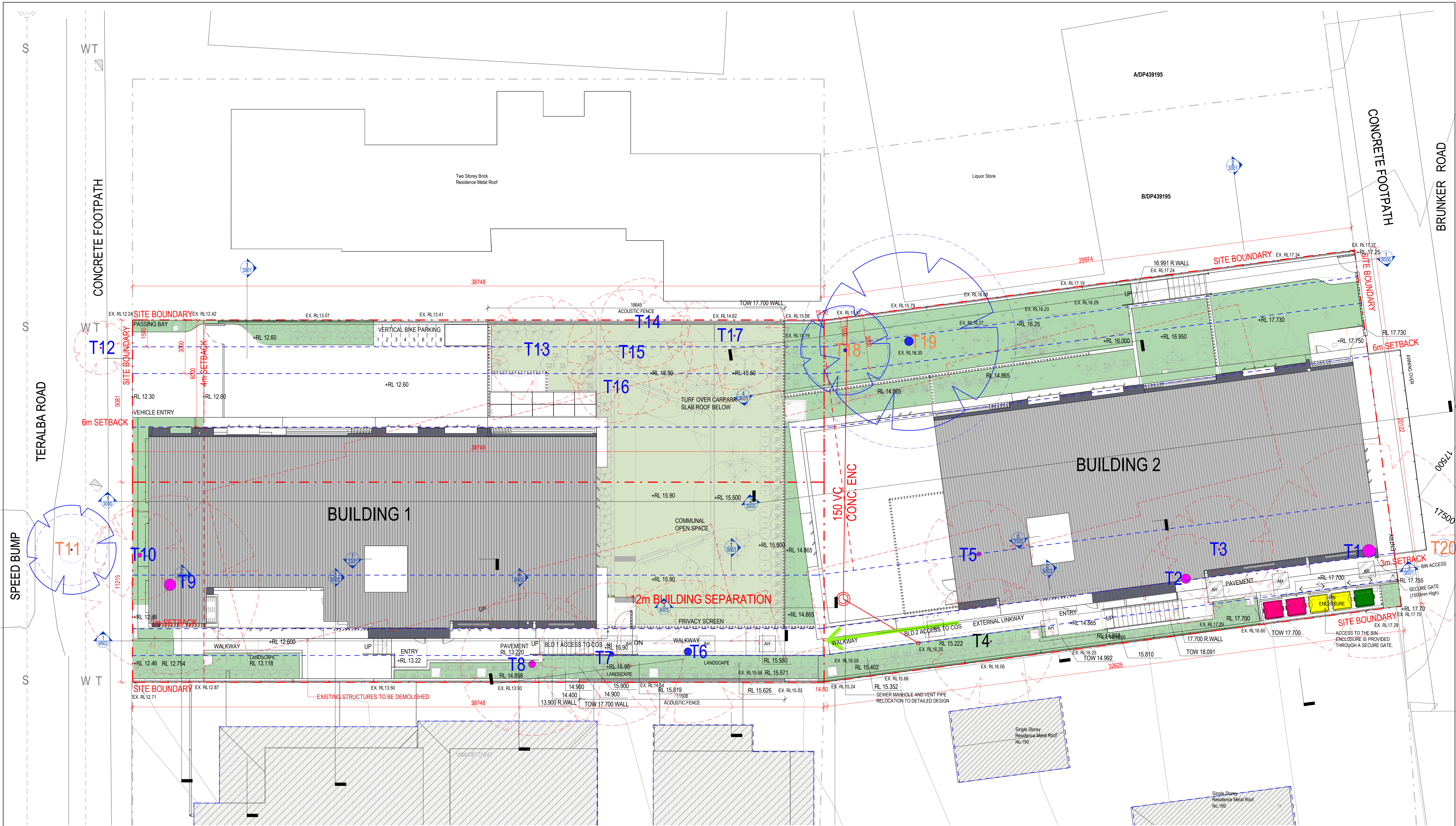


Architectural Plans
Drawing Set



1 SITE PLAN
Scale: 1 : 100

LANDSCAPE LEGEND:

- LANDSCAPE AREA
- LANDSCAPE AREA ABOVE SLAB
- DEEP SOIL ZONE

TREE LEGEND:

- TREE TO BE RETAINED
- STRUCTURAL ROOT ZONE (SRZ)
REFER RO ARBORIST REPORT FOR DETAILS
- TREE PROTECTION ZONE (TPZ)
REFER RO ARBORIST REPORT FOR DETAILS
- TREE TO BE REMOVED

TREE LEGEND:

- EXISTING LEVEL EL 0.00
- PROPOSED LEVEL EL 0.00

GENERAL LEGEND:

- SITE BOUNDARY
- SITE SETBACK
- BALCONY OVER
- POS
- EXISTING SYDNEY WATER MAIN
- EXISTING SYDNEY WATER SEWER MAIN
- TELSTRA PIT
- FUTURE AC

- AH ACCESS HATCH REFER CIVIL DETAILS
- PIT PIT REFER CIVIL DETAILS
- GD GRATED DRAIN REFER CIVIL DETAILS

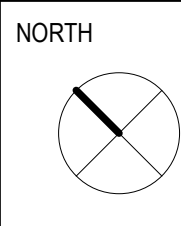
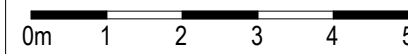
LEGEND:

- Tx TREE RECOMMENDED FOR RETENTION
- Tx TREE RECOMMENDED FOR REMOVAL
- Tx NOXIOUS WEED SPECIES TO BE REMOVED

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24

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STATUS
DEVELOPMENT
APPLICATION



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Land and Housing Corporation



SYDNEY
Gadigal Country
Level 5, 111-117 Devonshire Street
Surry Hills, NSW 2010
T +61 2 8396 9500
syd@modedesign.com.au
ABN: 65 112 807 931

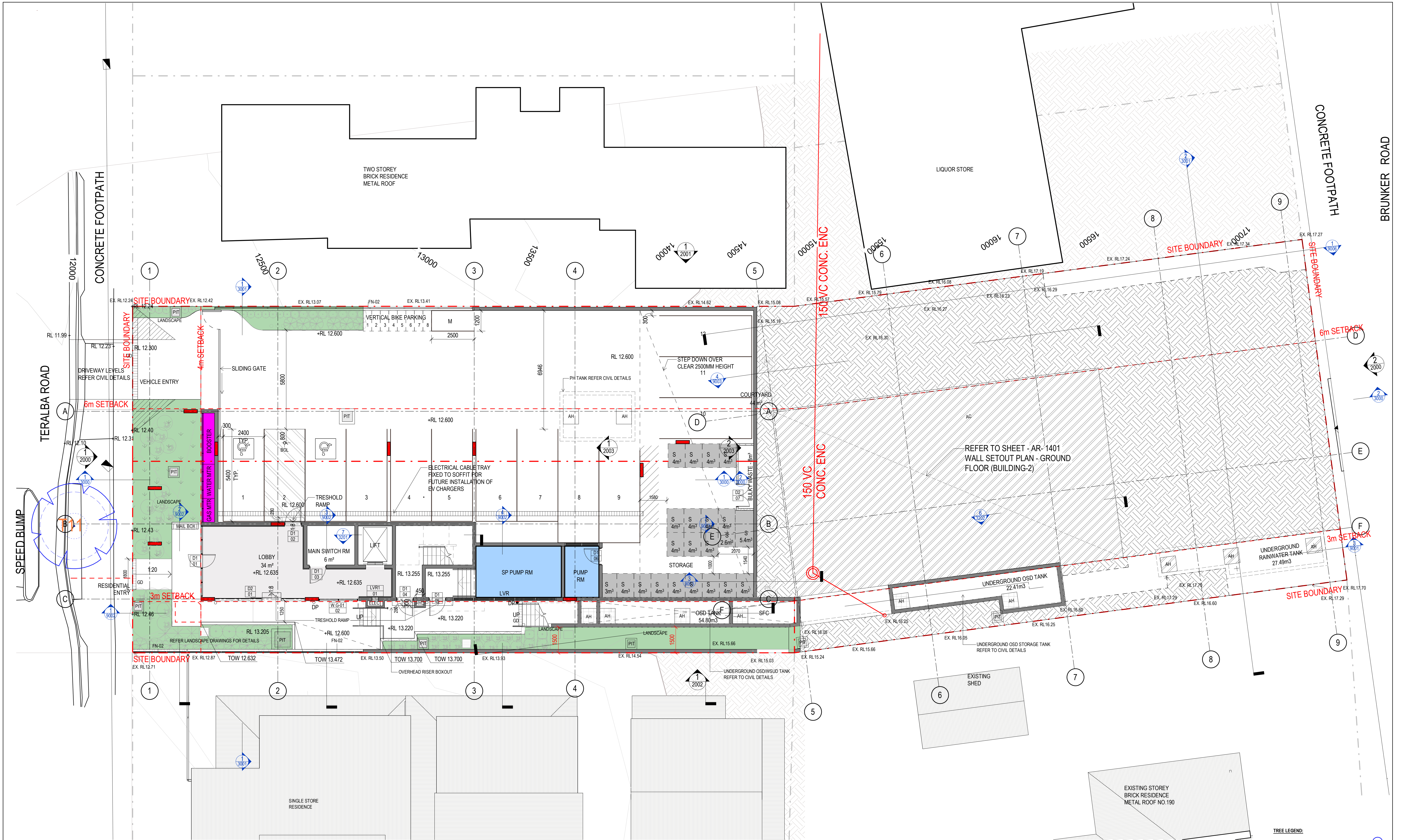
PROJECT
Residential Flat Building
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
SITE PLAN

DRAWN
AS
ISSUE
19/12/2024 11:51:22 AM
PROJECT No
22439

CHECKED
KM
SCALE @ A1
1 : 100
SCALE @ A3
1 : 200
DRAWING No
AR-0103
REVISION
E

19/12/2024 11:51:22 AM



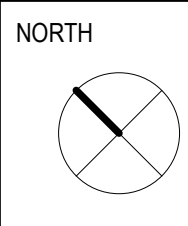
- TREE LEGEND:**
- TREE TO BE RETAINED
 - STRUCTURAL ROOT ZONE (SRZ)
-REFER RO ARBORIST REPORT FOR DETAILS
 - TREE PROTECTION ZONE (TPZ)
-REFER RO ARBORIST REPORT FOR DETAILS
 - TREE TO BE REMOVED

- LANDSCAPE LEGEND:**
- LANDSCAPE AREA
 - LANDSCAPE AREA ABOVE SLAB
 - DEEP SOIL ZONE

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
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Level 5, 111-117 Devonshire Street
Surry Hills, NSW 2010
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ABN: 65 112 807 931

PROJECT
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - GROUND FLOOR (BUILDING-1)

DRAWN AS	CHECKED KM	SCALE @ A1	SCALE @ A3
ISSUE 19/12/2024 11:53:00 AM		1:100	1:200
PROJECT No	STAGE	DRAWING No	REVISION
22439	DA	AR-1001.1	E

19/12/2024 11:53:00 AM



1 GROUND FLOOR (BUILDING-2)
Scale: 1 : 100

- TREE LEGEND:**
- TREE TO BE RETAINED
 - STRUCTURAL ROOT ZONE (SRZ)
-REFER RO ARBORIST REPORT FOR DETAILS
 - TREE PROTECTION ZONE (TPZ)
-REFER RO ARBORIST REPORT FOR DETAILS
 - TREE TO BE REMOVED
- LANDSCAPE LEGEND:**
- LANDSCAPE AREA
 - LANDSCAPE AREA ABOVE SLAB
 - DEEP SOIL ZONE

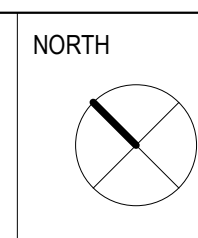
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B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24

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STATUS
DEVELOPMENT APPLICATION

0m 1 2 3 4 5



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Land and Housing Corporation

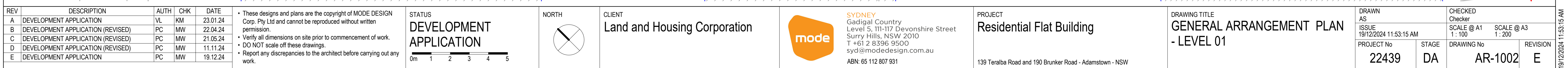
mode
SYDNEY
Gadigal Country
Level 5, 111-117 Devonshire Street
Surry Hills, NSW 2010
T +61 2 8396 9500
syd@modedesign.com.au
ABN: 65 112 807 931

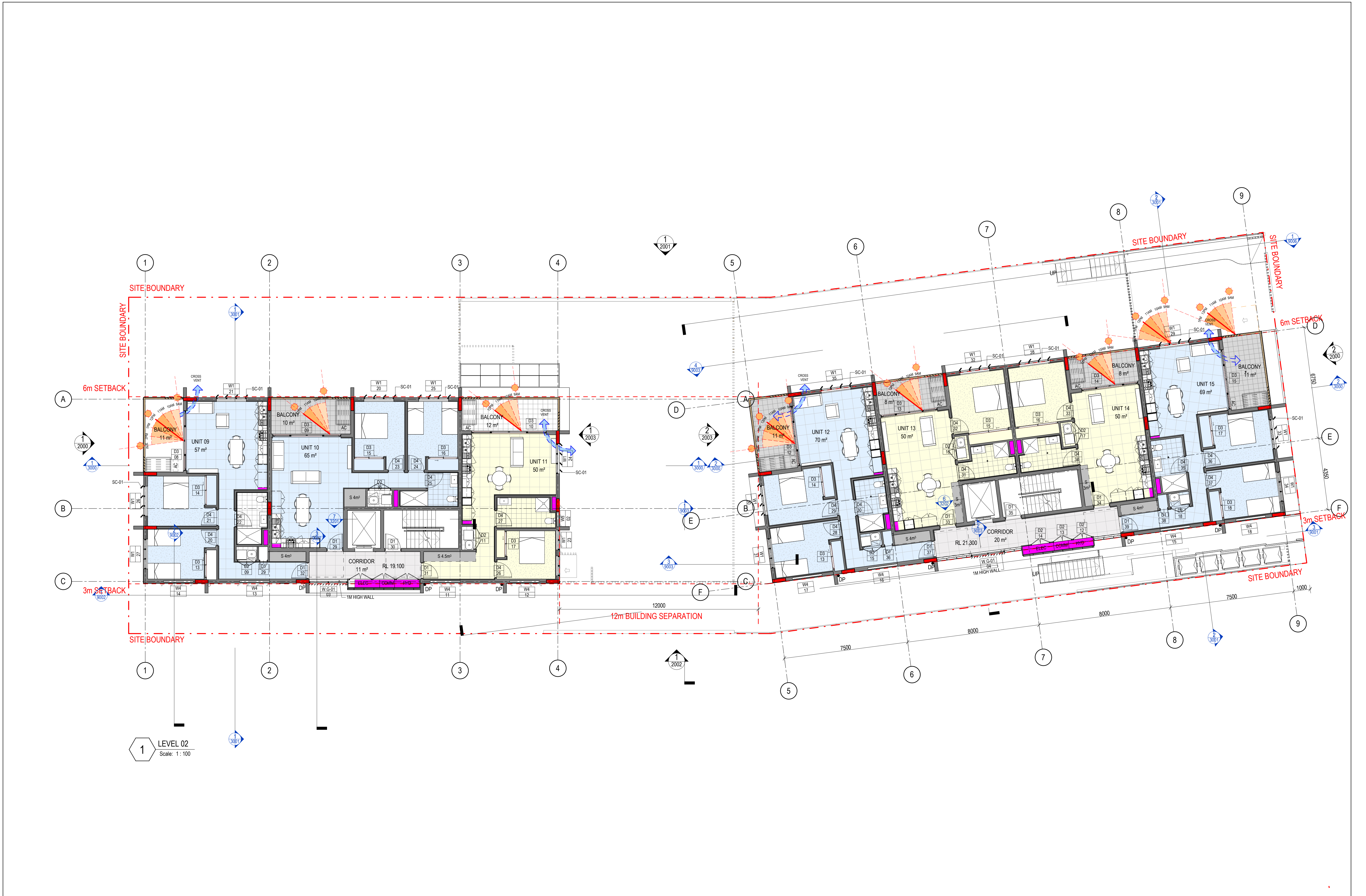
PROJECT
Residential Flat Building
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
- GROUND FLOOR (BUILDING-2)**

DRAWN AS	CHECKED KM	SCALE @ A1	SCALE @ A3
ISSUE 19/12/2024 11:52:51 AM		1 : 100	1 : 200
PROJECT No	STAGE	DRAWING No	REVISION
22439	DA	AR-1001.2	E

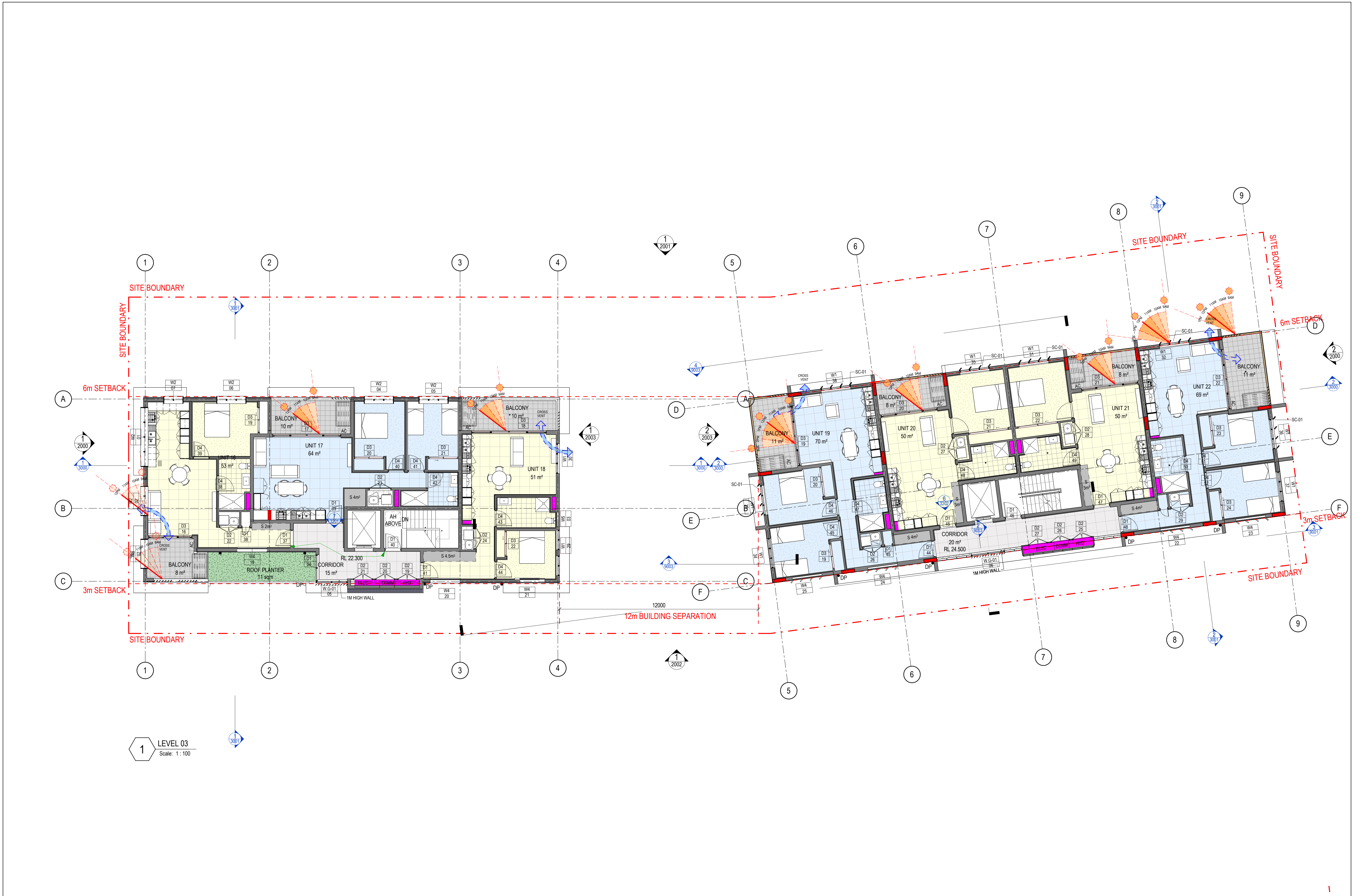
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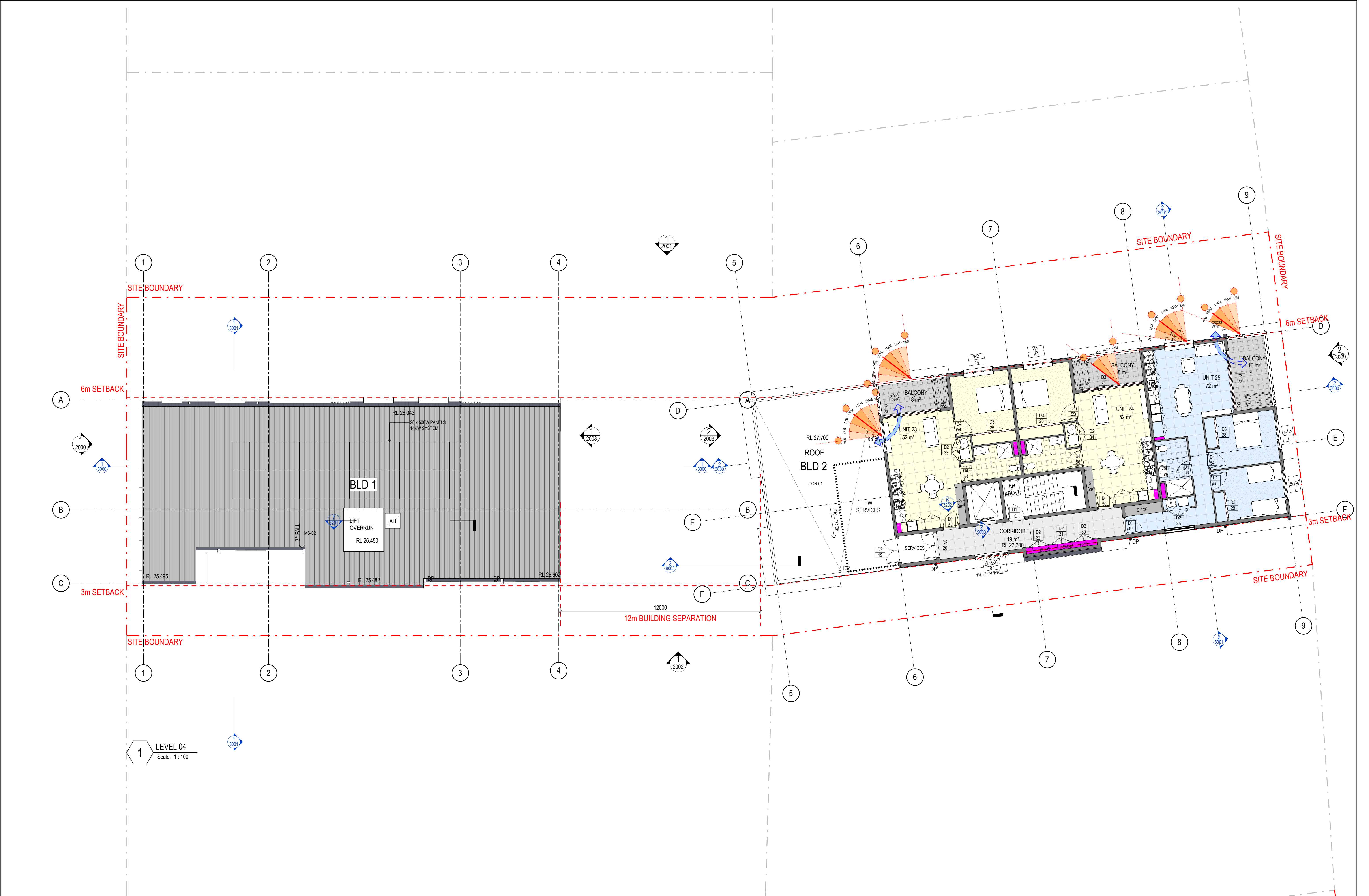
REV	DESCRIPTION	AUTH	CHK	DATE	• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission. • Verify all dimensions on site prior to commencement of work. • DO NOT scale off these drawings. • Report any discrepancies to the architect before carrying out any work.	STATUS	NORTH	CLIENT	mode SYDNEY Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931	PROJECT	DRAWING TITLE	DRAWN AS	CHECKED KM	
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24		DEVELOPMENT APPLICATION		Land and Housing Corporation		Residential Flat Building	GENERAL ARRANGEMENT PLAN - LEVEL 02	ISSUE 19/12/2024 11:50:37 AM	SCALE @ A1 1:100	SCALE @ A3 1:200
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C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24						22439	DA	AR-1003	E	
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24										
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24										
						139 Teralba Road and 190 Bruncker Road - Adamstown - NSW								

19/12/2024 11:50:37 AM



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A	DEVELOPMENT APPLICATION	VL	KM	23.01.24	
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24	
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24	
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24	
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24	
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					NORTH
					CLIENT Land and Housing Corporation
					SYDNEY Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931
					PROJECT Residential Flat Building 139 Teralba Road and 190 Brunker Road - Adamstown - NSW
					DRAWING TITLE GENERAL ARRANGEMENT PLAN - LEVEL 03
					DRAWN AS ISSUE 19/12/2024 11:53:26 AM PROJECT No 22439 STAGE DA CHECKED KM SCALE @ A1 1:100 SCALE @ A3 1:200 DRAWING No AR-1004 REVISION E

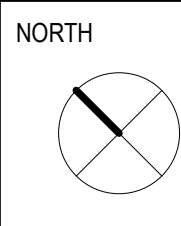
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REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24
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syd@modedesign.com.au
ABN: 65 112 807 931

PROJECT
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
- LEVEL 04**

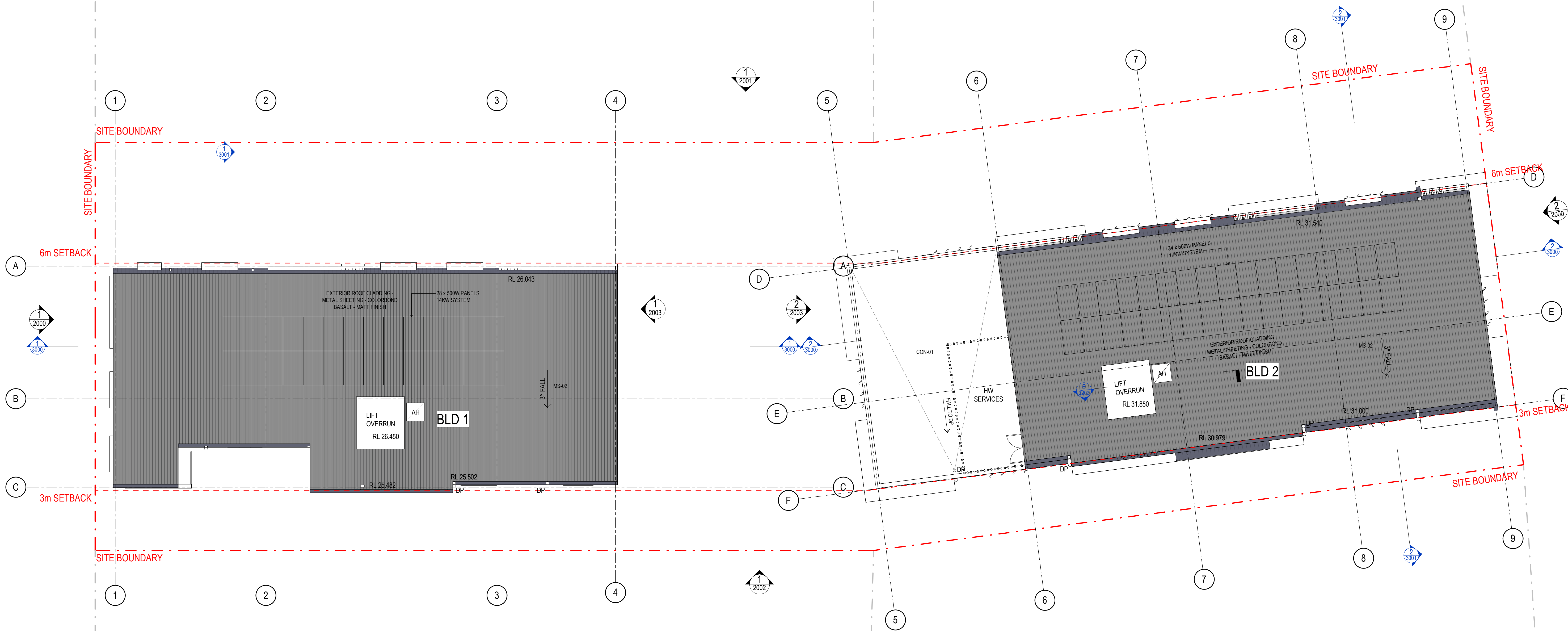
DRAWN
AS
ISSUE
19/12/2024 11:52:38 AM
PROJECT No
22439

STAGE
DA

CHECKED
KM
SCALE @ A1
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SCALE @ A3
1:200
DRAWING No
AR-1005
REVISION
E

19/12/2024 11:52:38 AM

MIN NCC REQUIREMENT IS 20% OF ROOF SPACE DEDICATED TO PV PANELS. TAKING 20% OF EACH ROOF THE SHOWN SYSTEMS CAN BE PROVIDED.

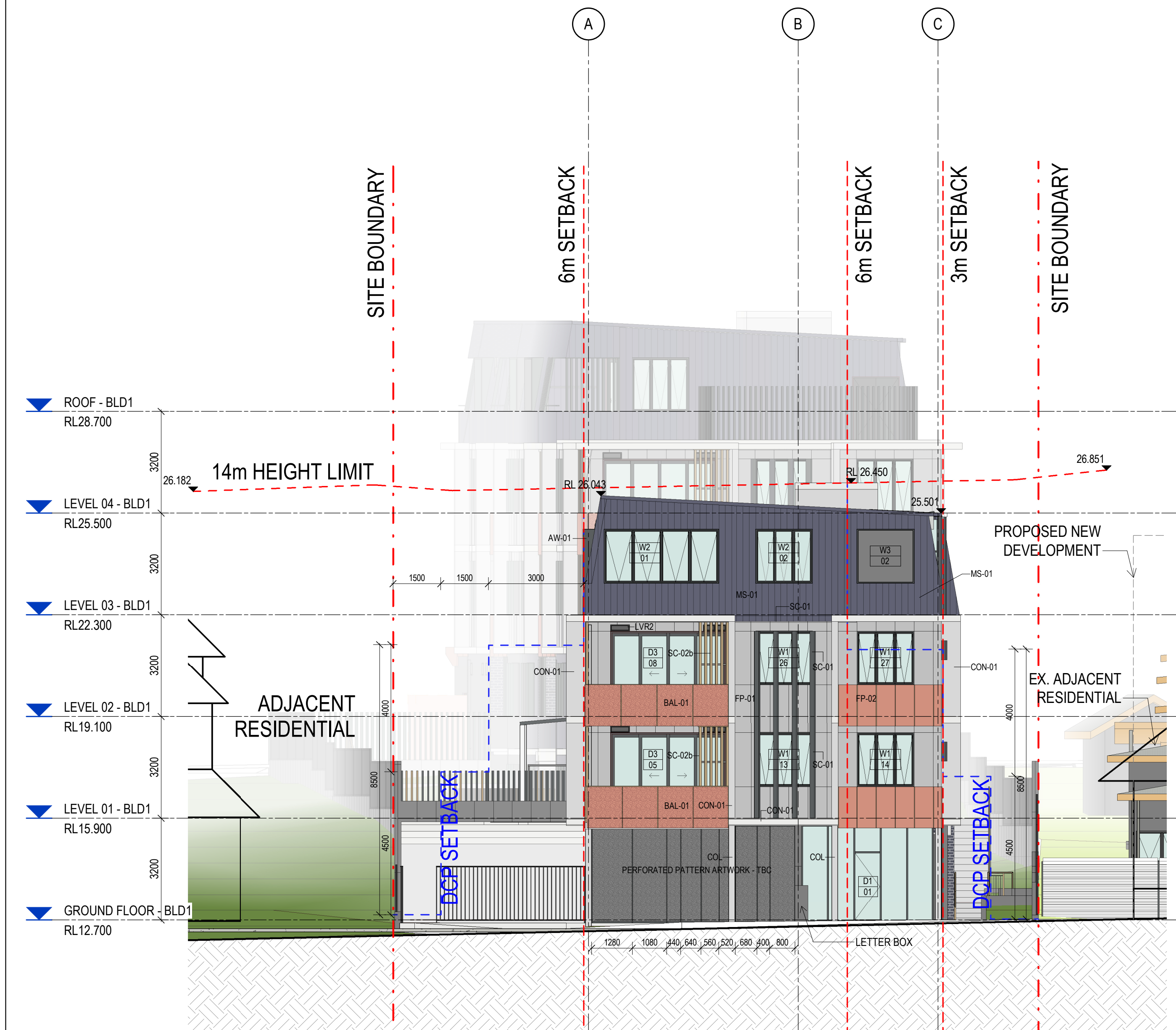


1 ROOF PLAN
Scale: 1:100

NOTE: INDICATIVE PHOTOVOLTAIC LAYOUT
TBC BASIX REQUIREMENTS

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A	DEVELOPMENT APPLICATION	VL	KM	23.01.24							ISSUE 19/12/2024 11:51:51 AM	SCALE @ A1 1:100	SCALE @ A3 1:200	
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24							PROJECT No 22439	STAGE DA	DRAWING No AR-1006	REVISION E
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24										
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24										
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24										

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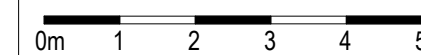


EXTERNAL FINISHES	
Item Code	Item Description
AW-02	AWNING - GLASS
BAL-01	COMPRESSED FC PANEL
BR-01	AUSTRIAL BRICKS - BOWRAL 76 - BOWRAL BLUE
COL	STRUCTURAL COLUMN
CON-01	CONCRETE
DP	DOWNPIPE
ES-01	EXTERNAL SHADING TYPE 01
ES-02	EXTERNAL SHADING TYPE 02
FN-01	FENCE TYPE 01
FN-02	FENCE TYPE 02
FN-03	ALUMINIUM PERFORATED SLIDING SCREEN- FINISH AS SCHEDULED
FP-01	CFC CLADDING - TYPE 1
FP-02	CFC CLADDING - TYPE 2
LVR1	LOUVRE
LVR2	EXHAUST/ AIR LOUVRE
MS-01	METAL CLADDING - LYSAUGHT LONGLINE 305 - COLOUR: COLORBOND MONUMENT
MS-02	EXTERIOR ROOF CLADDING - METAL SHEETING - COLORBOND BASALT - MATT FINISH
SC-01	SCREENING TYPE 01
SC-02a	SCREENING TYPE 02 - PAINT TYPE 1
SC-02b	SCREENING TYPE 02 - PAINT TYPE 2
SF-01	AWNING SOFFIT - POWDERCOATED PERFORATED METAL
W.G-01	WALL: GLAZING

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24

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CLIENT
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Level 5, 111-117 Devonshire Street
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syd@modedesign.com.au
ABN: 65 112 807 931

PROJECT
Residential Flat Building

139 Teralba Road and 190 Brunner Road - Adamstown - NSW

DRAWING TITLE
ELEVATIONS

DRAWN AS		CHECKED KM	
ISSUE	19/12/2024 11:51:11 AM	SCALE @ A1	SCALE @ A3
PROJECT No	22439	DRAWING No	AR-2000
STAGE	DA	REVISION	E

19/12/2024 11:51:11 AM



1 NORTH ELEVATION
Scale: 1 : 100

EXTERNAL FINISHES	
Item Code	Item Description
AW-02	AWNING - GLASS
BAL-01	COMPRESSED FC PANEL
BR-01	AUSTRAL BRICKS - BOWRAL 76 - BOWRAL BLUE
COL	STRUCTURAL COLUMN
CON-01	CONCRETE
DP	DOWNPIPE
ES-01	EXTERNAL SHADING TYPE 01
ES-02	EXTERNAL SHADING TYPE 02
FN-01	FENCE TYPE 01
FN-02	FENCE TYPE 02
FN-03	ALUMINIUM PERFORATED SLIDING SCREEN - FINISH AS SCHEDULED
FP-01	CFC CLADDING - TYPE 1
FP-02	CFC CLADDING - TYPE 2
LVR1	LOUVRE
LVR2	EXHAUST/ AIR LOUVRE
MS-01	METAL CLADDING - LYSAUGHT LONGLINE 305 - COLOUR: COLORBOND MONUMENT
MS-02	EXTERIOR ROOF CLADDING - METAL SHEETING - COLORBOND BASALT - MATT FINISH
SC-01	SCREENING TYPE 01
SC-02a	SCREENING TYPE 02 - PAINT TYPE 1
SC-02b	SCREENING TYPE 02 - PAINT TYPE 2
SF-01	AWNING SOFFIT - POWDERCOATED PERFORATED METAL
WG-01	WALL - GLAZING

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
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0m 1 2 3 4 5

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Surry Hills, NSW 2010
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syd@modedesign.com.au
ABN: 65 112 807 931

PROJECT

Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE

ELEVATIONS

DRAWN AS

ISSUE

PROJECT No

22439

STAGE

DA

CHECKED

SCALE @ A1

SCALE @ A3

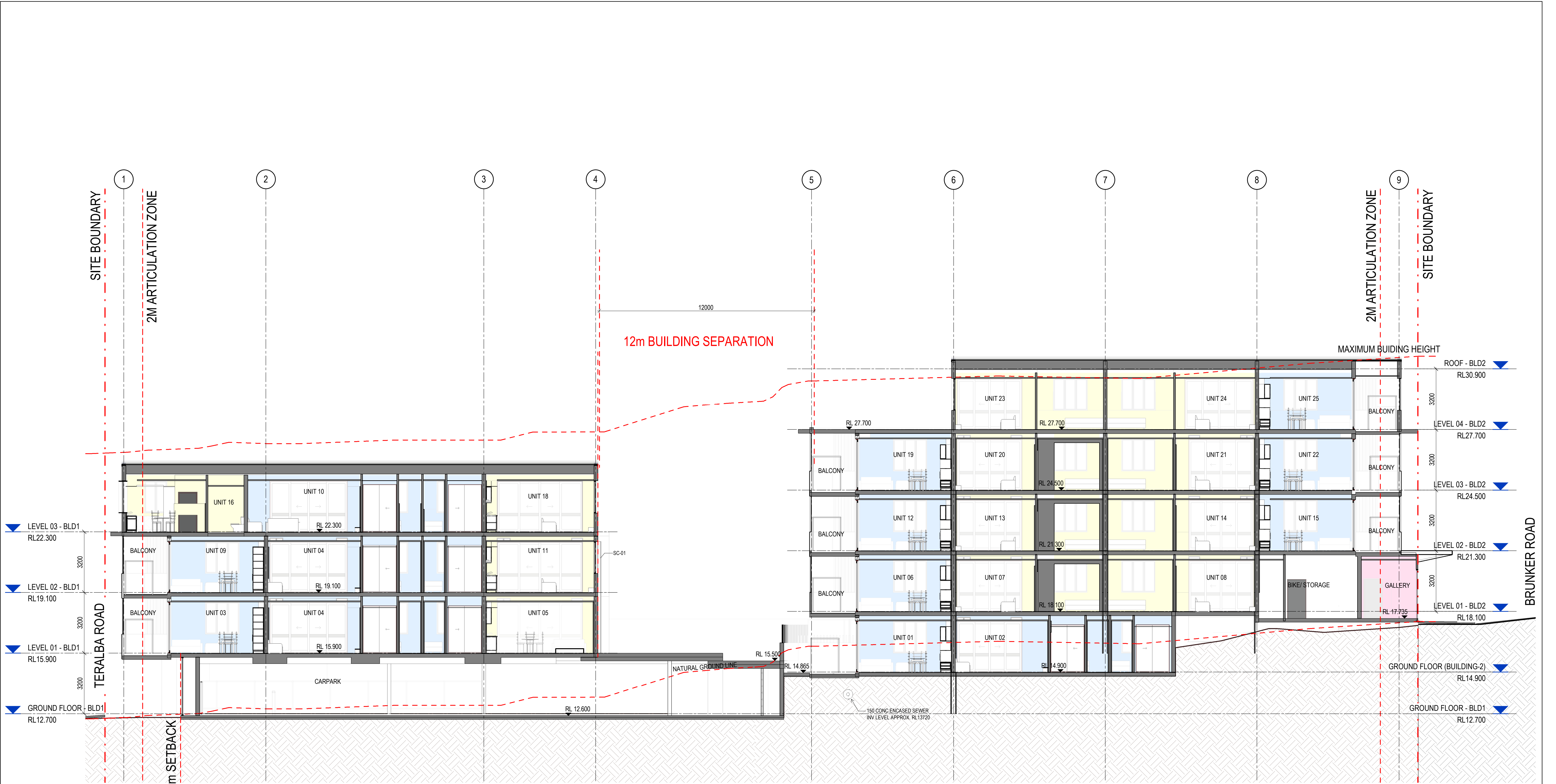
DRAWING No

AR-2001

REVISION

E

19/12/2024 11:51:44 AM



1 SECTION 1A
Scale: 1 : 100

EXTERNAL FINISHES	
Item Code	Item Description
AW-02	AWNING - GLASS
BAL-01	COMPRESSED FC PANEL
BR-01	AUSTRIAL BRICKS - BOWRAL 78 - BOWRAL BLUE
COL	STRUCTURAL COLUMN
CON-01	CONCRETE
DP	DOWNPIPE
ES-01	EXTERNAL SHADING TYPE 01
ES-02	EXTERNAL SHADING TYPE 02
FN-01	FENCE TYPE 01
FN-02	FENCE TYPE 02
FN-03	ALUMINIUM PERFORATED SLIDING SCREEN, FINISH AS SCHEDULED
FP-01	CFC CLADDING - TYPE 1
FP-02	CFC CLADDING - TYPE 2
LVR1	LOUVRE
LVR2	EXHAUST/ AIR LOUVRE
MS-01	METAL CLADDING - LYSAUGHT LONGLINE 305 - COLOUR: COLORBOND MONUMENT
MS-02	EXTERIOR ROOF CLADDING - METAL SHEETING - COLORBOND BASALT - MATT FINISH
SC-01	SCREENING TYPE 01
SC-02a	SCREENING TYPE 02 - PAINT TYPE 1
SC-02b	SCREENING TYPE 02 - PAINT TYPE 2
SF-01	AWNING SOFFIT - POWDERCOATED PERFORATED METAL
W.G-01	WALL GLAZING

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24

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Level 5, 111-117 Devonshire Street
Surry Hills, NSW 2010
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syd@modedesign.com.au
ABN: 65 112 807 931

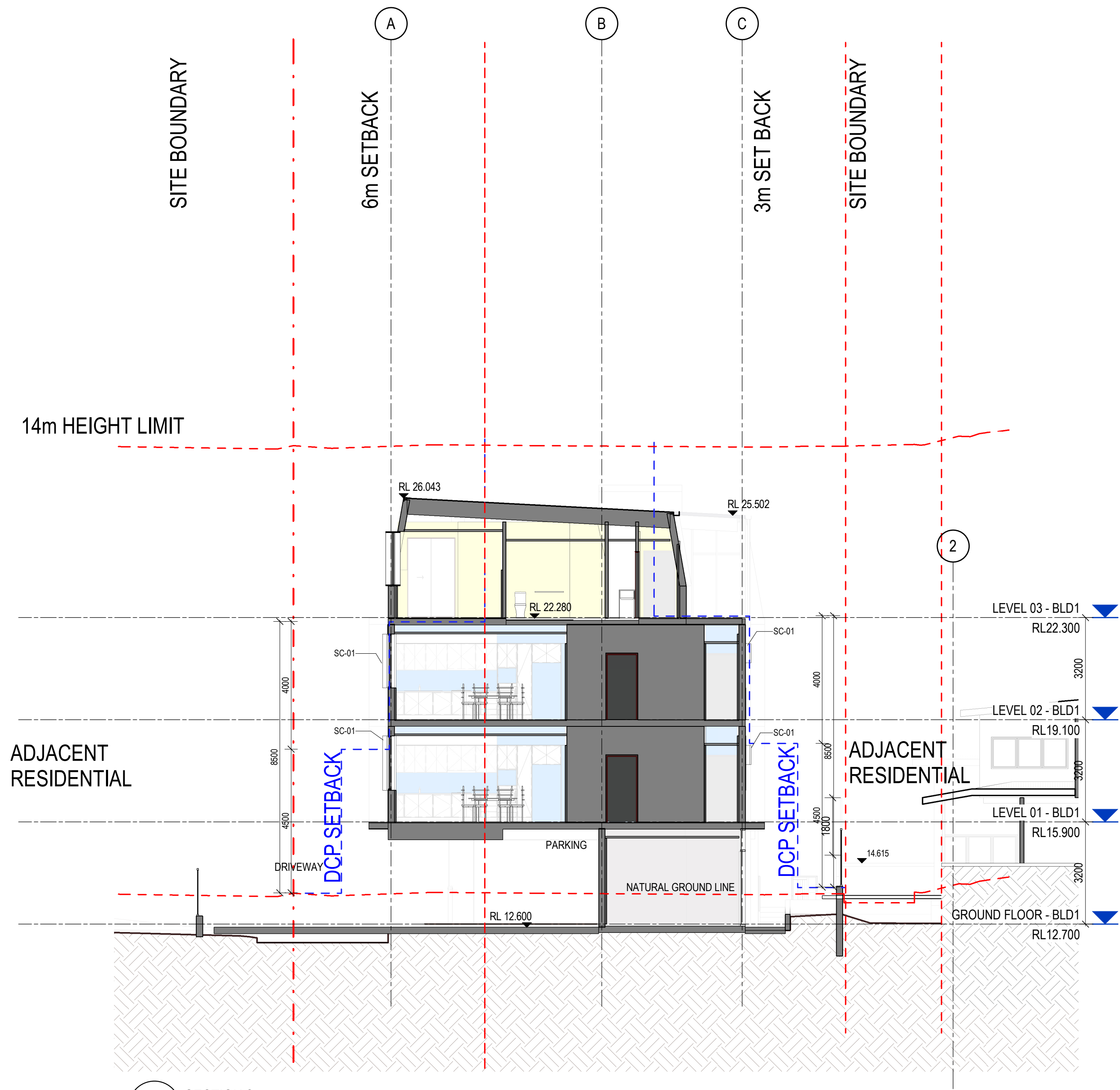
PROJECT
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

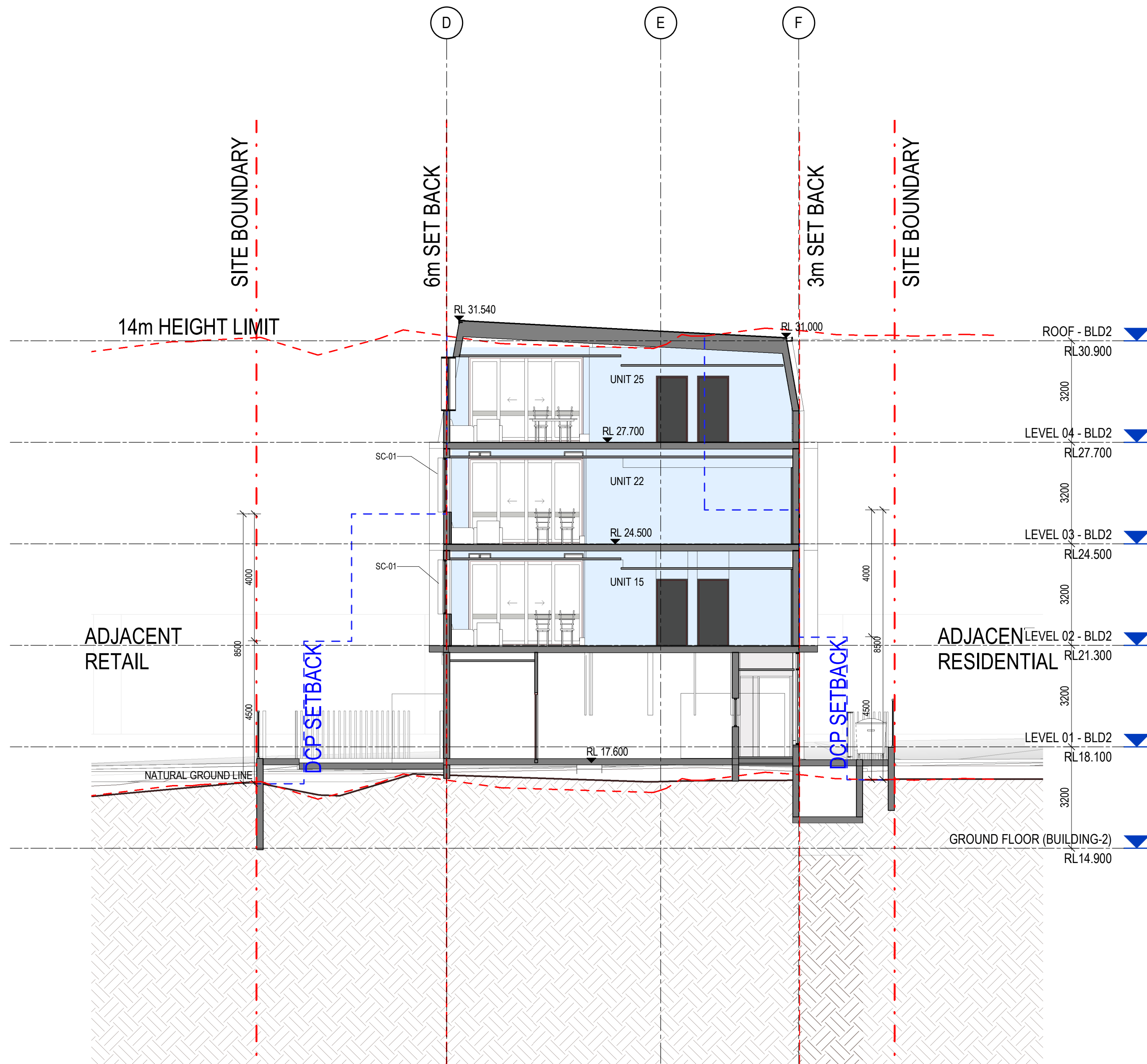
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PROJECT No	22439	DRAWING No	AR-3000
STAGE	DA	REVISION	E

19/12/2024 11:52:29 AM



1 SECTION 2
Scale: 1 : 100



2 SECTION 3
Scale: 1 : 100

EXTERNAL FINISHES	
Item Code	Item Description
AW-02	AWNING - GLASS
BAL-01	COMPRESSED FC PANEL
BR-01	AUSTRIAL BRICKS - BOWRAL 78 - BOWRAL BLUE
COL	STRUCTURAL COLUMN
CON-01	CONCRETE
DP	DOWNPIPE
ES-01	EXTERNAL SHADING TYPE 01
ES-02	EXTERNAL SHADING TYPE 02
FN-01	FENCE TYPE 01
FN-02	FENCE TYPE 02
FN-03	ALUMINIUM PERFORATED SLIDING SCREEN, FINISH AS SCHEDULED
FP-01	CFC CLADDING - TYPE 1
FP-02	CFC CLADDING - TYPE 2
LVR1	LOUVRE
LVR2	EXHAUST/ AIR LOUVRE
MS-01	METAL CLADDING - LYSAUGHT LONGLINE 305 - COLOUR: COLORBOND MONUMENT
MS-02	EXTERIOR ROOF CLADDING - METAL SHEETING - COLORBOND BASALT - MATT FINISH
SC-01	SCREENING TYPE 01
SC-02a	SCREENING TYPE 02 - PAINT TYPE 1
SC-02b	SCREENING TYPE 02 - PAINT TYPE 2
SF-01	AWNING SOFFIT - POWDERCOATED PERFORATED METAL
WG-01	WALL GLAZING

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24

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STATUS
DEVELOPMENT APPLICATION
0m 1 2 3 4 5

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Land and Housing Corporation



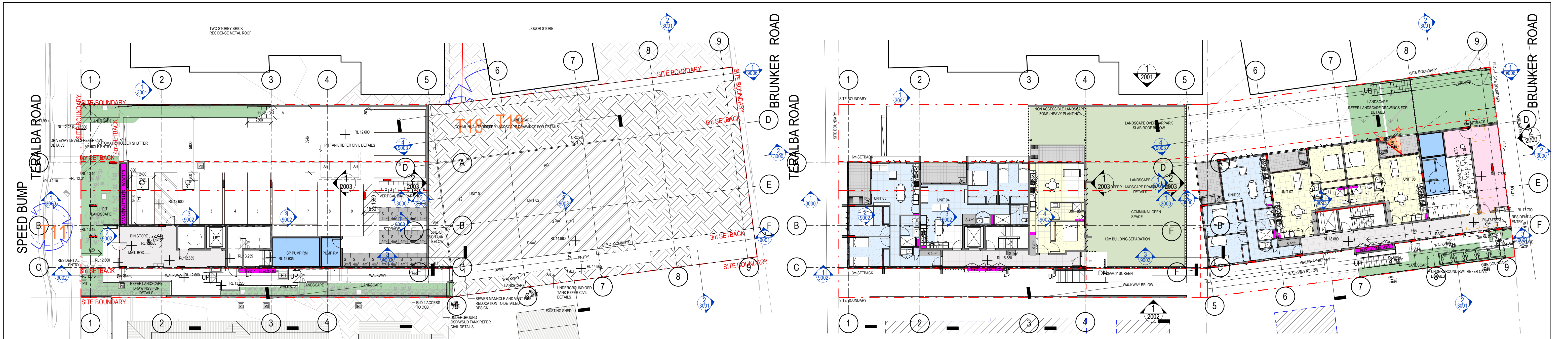
SYDNEY
Gadigal Country
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syd@modedesign.com.au
ABN: 65 112 807 931

PROJECT
Residential Flat Building
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

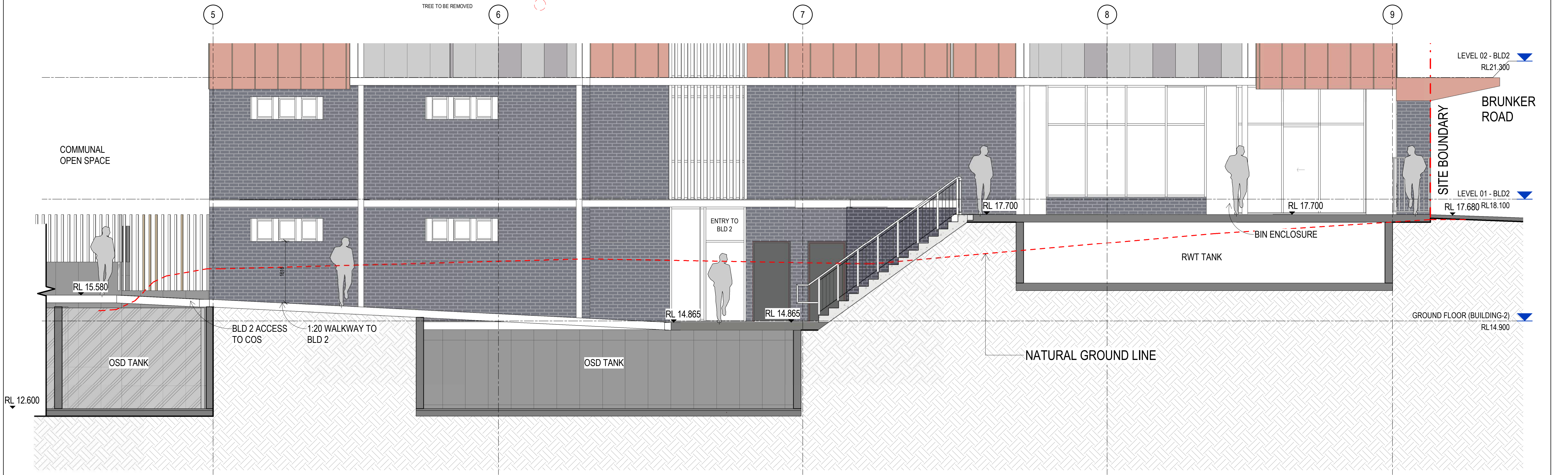
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SECTIONS

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PROJECT No 22439	SCALE @ A3 1 : 200
STAGE DA	DRAWING No AR-3001
	REVISION E

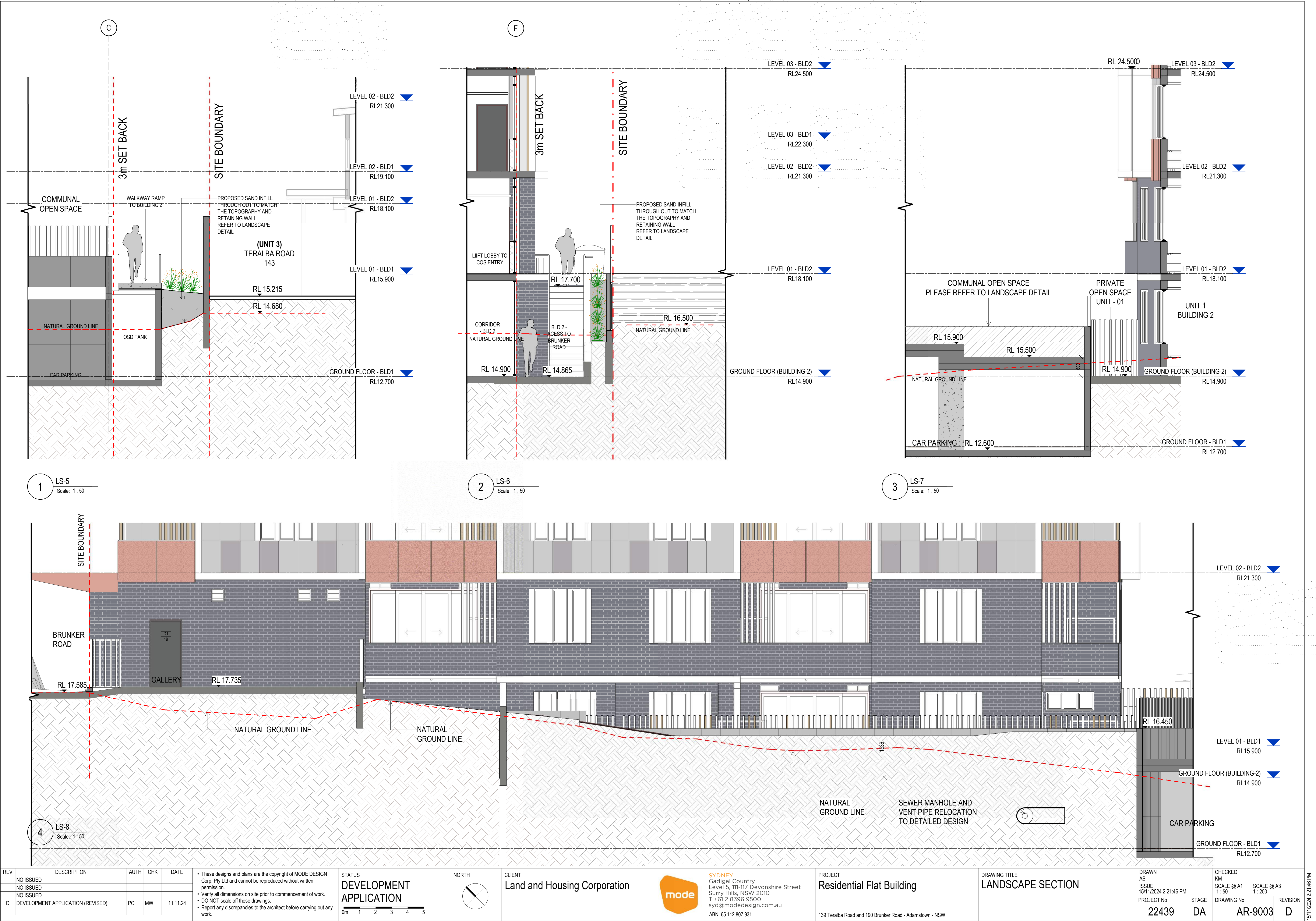
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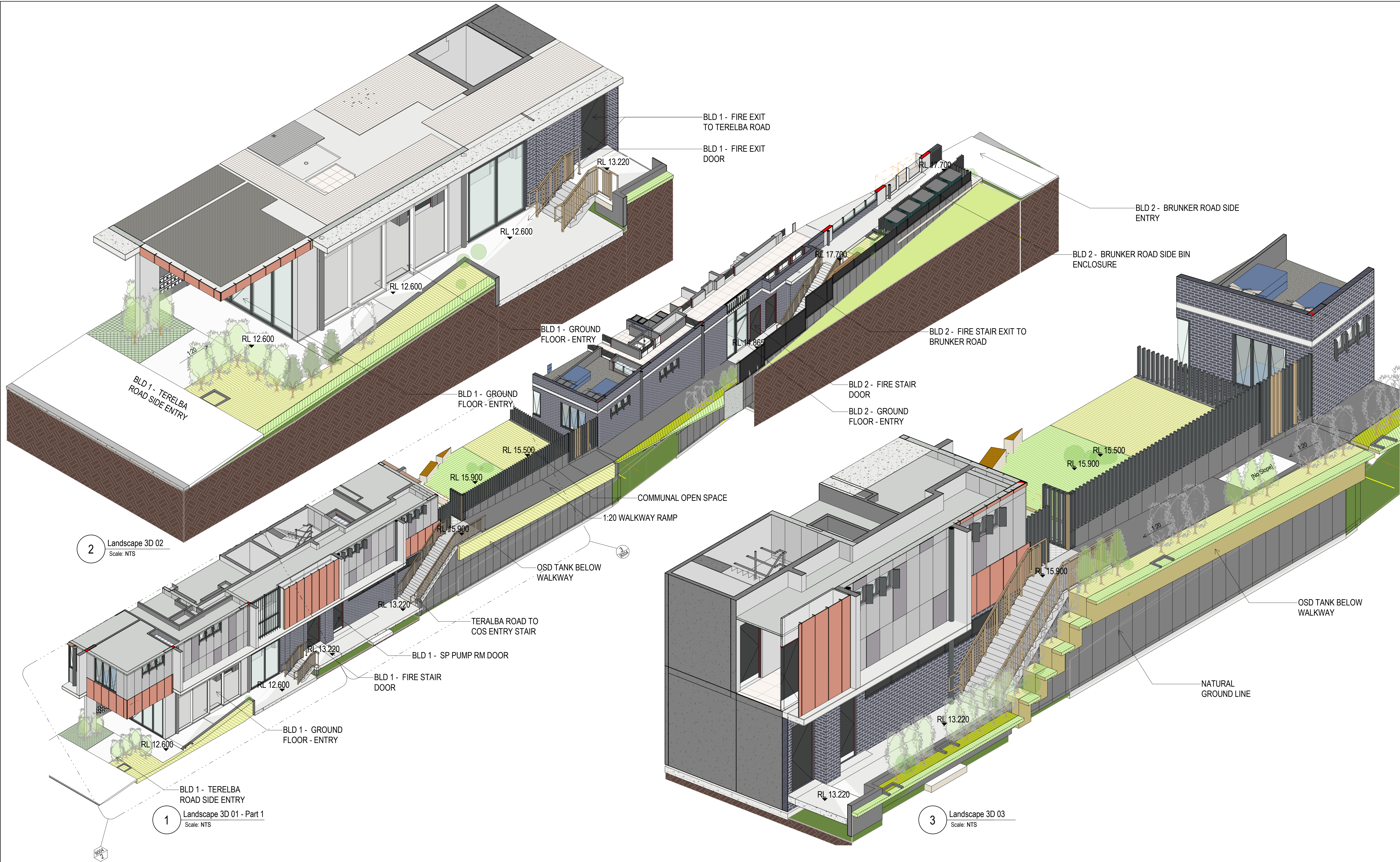


- 1 GROUND FLOOR SECTION**
Scale: 1 : 200
- 2 LEVEL 01 SECTION**
Scale: 1 : 200
- LANDSCAPE LEGEND:**
- LANDSCAPE AREA
 - LANDSCAPE AREA ABOVE SLAB
 - DEEP SOIL ZONE
- LEGEND:**
- Tx TREE RECOMMENDED FOR RETENTION
 - Tx TREE RECOMMENDED FOR REMOVAL
 - Tx NOXIOUS WEED SPECIES TO BE REMOVED
- TREE LEGEND:**
- TREE TO BE RETAINED
 - STRUCTURAL ROOT ZONE (SRZ)
-REFER RO ARBORIST REPORT FOR DETAILS
 - TREE PROTECTION ZONE (TPZ)
-REFER RO ARBORIST REPORT FOR DETAILS
 - TREE TO BE REMOVED



3 LS - 1
Scale: 1 : 50

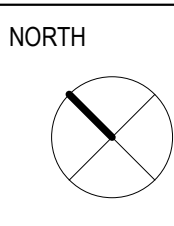




REV	DESCRIPTION	AUTH	CHK	DATE
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NO ISSUED				
NO ISSUED				
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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139 Teralba Road and 190 Brunker Road - Adamstown - NSW

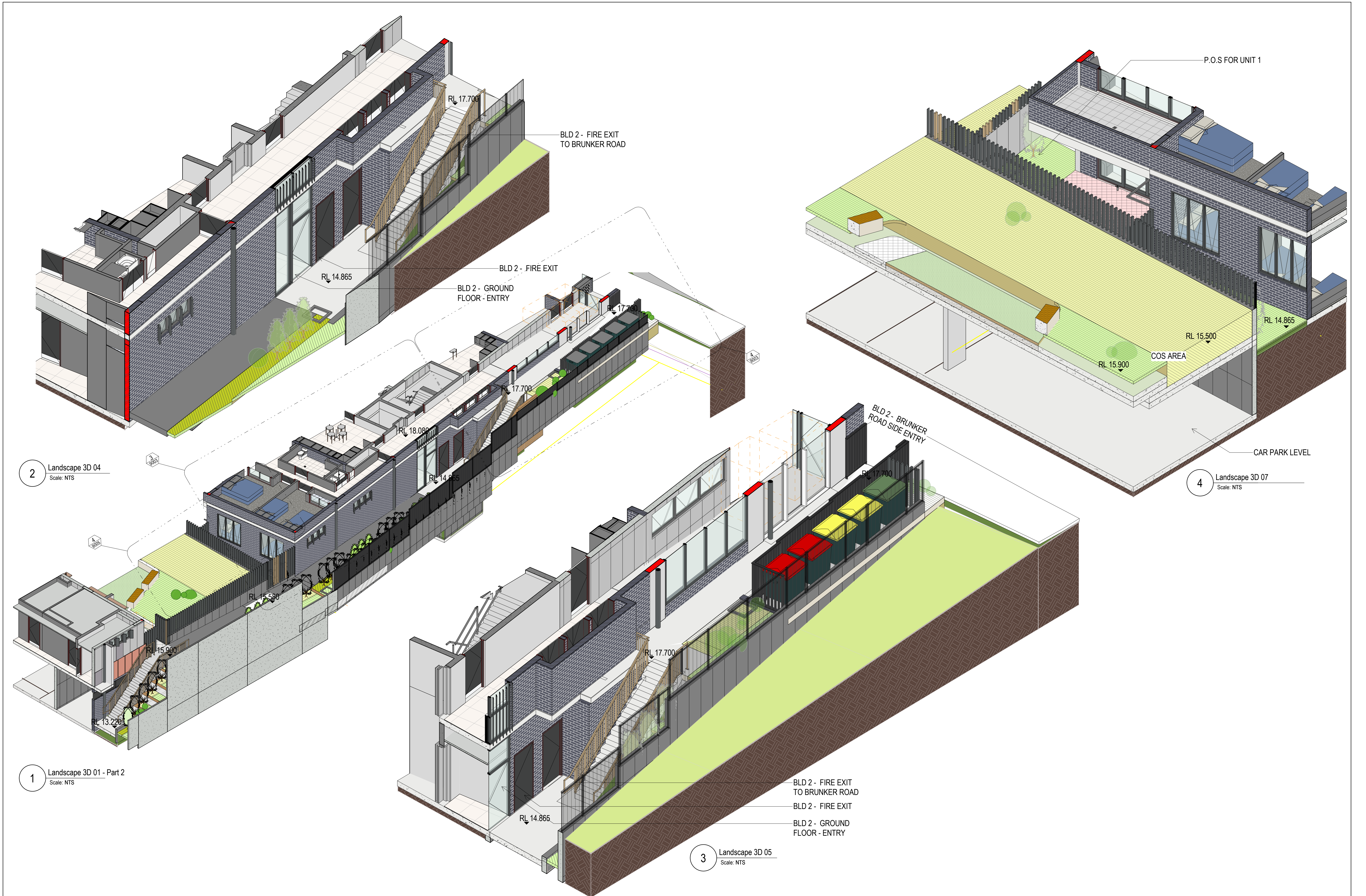
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LANDSCAPE SECTION

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15/11/2024 3:20:07 PM
PROJECT No
22439

STAGE
DA

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SCALE @ A3
DRAWING No
AR-9004
REVISION
D

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REV				DESCRIPTION	AUTH	CHK	DATE	• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission. • Verify all dimensions on site prior to commencement of work. • DO NOT scale off these drawings. • Report any discrepancies to the architect before carrying out any work.	STATUS	NORTH	CLIENT	SYDNEY Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931	PROJECT	DRAWING TITLE	DRAWN AS ISSUE 15/11/2024 3:20:46 PM PROJECT No 22439 STAGE DA	CHECKED KM SCALE @ A1 SCALE @ A3 1 : 200 DRAWING No AR-9005 REVISION D	15/11/2024 3:20:46 PM
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D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24													

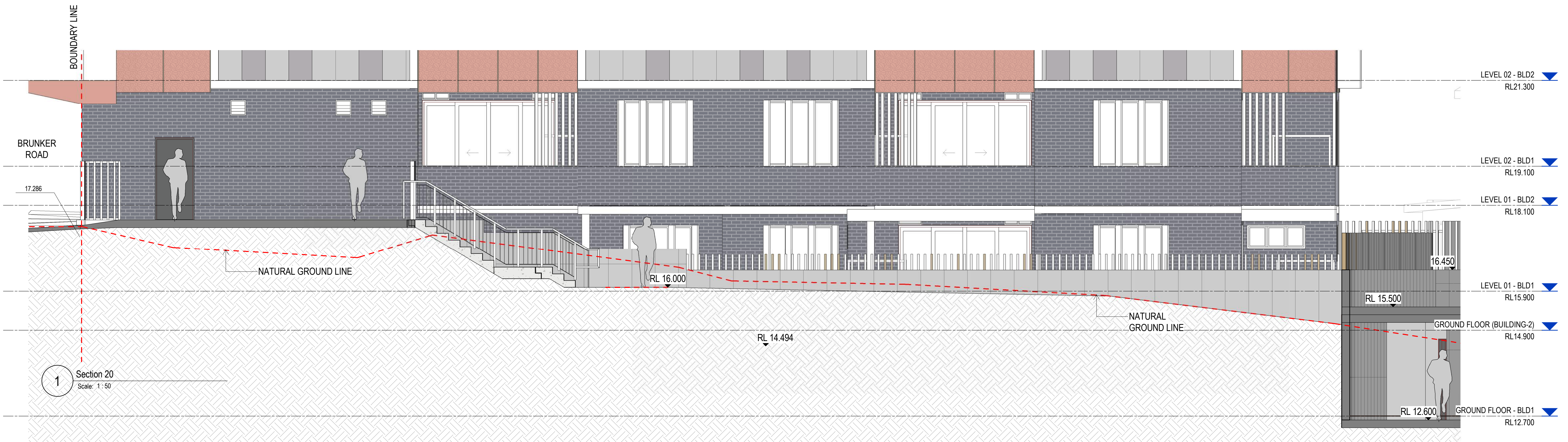
15/11/2024 3:20:46 PM



2

3D View 2
Scale: NTS

3

Landscape 3D 08
Scale: NTS

1

Section 20
Scale: 1:50

REV	DESCRIPTION	AUTH	CHK	DATE	• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission. • Verify all dimensions on site prior to commencement of work. • DO NOT scale off these drawings. • Report any discrepancies to the architect before carrying out any work.	STATUS	NORTH	CLIENT	SYDNEY Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931	PROJECT	139 Teralba Road and 190 Brunker Road - Adamstown - NSW	DRAWING TITLE	DRAWN		CHECKED	SCALE @ A1 1 : 50 SCALE @ A3 1 : 200				
	NO ISSUED					DEVELOPMENT APPLICATION		Land and Housing Corporation		Residential Flat Building		LANDSCAPE SECTION	AS	KM	REVISION					
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D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24		0m 1 2 3 4 5											22439	DA	AR-9006	D



DEVELOPMENT DATA TABLE

SITE AREA	1403.8m²		
NUMBER OF DWELLINGS	12x 1BED 13x 2BED	TOTAL 25 UNITS	
	AUTHORITY	REQUIRED OR ALLOWED	PROPOSED
FSR	LEP HOUSING SEPP	1.5:1= 2105.7m² + ADDITIONAL 0.5:1 = 2807.6m²	TOTAL GFA= 1781m² PROPOSED FSR = 1.25:1
HEIGHT	LEP	14m	15.2m (included 1.2m lift overrun)
SETBACKS	Newcastle DCP Sections 3 and 6	FRONT Brunker Rd 6m / 4m to Balc Teralba Rd the average distance of buildings within 40m either side of the lot =Approx 4.5m	No Setbacks , However 2m articulation zone has been provided
	ADG – up to 4 storeys	SIDE Up to 4 storeys: nom. 6m (habitable) & 3m (non-habitable)	3m setback has been provided on Southwestern side 6m setback has been provided on Northeastern side
		REAR Up to 4 storeys: nom. 6m (habitable) & 3m (non-habitable)	No rear setback has been considered. Front entry has been provided in both brunker road and teralba road
CAR PARKING	Housing SEPP Div.1 (s.19(2)(e)(i) and (iii))	12x 1-bed x 0.4 = 4.8 13x 2-bed x 0.5 = 6.5 Total Required= 12 spaces	12 car spaces INC. 2x Accessible
BICYCLE PARKING	DCP	1 per dwelling + 1 per 10 visitor = 25+3	28
LANDSCAPING	Housing SEPP Div.1 (s.19(2)(b))	the lesser of -- (i) 35m² per dwelling (x25) = 875m² (ii) 30% of the site area = 421.14m²	501.1m²
DEEP SOIL	ADG	7% of site area with min. dim. 3m = 98.3m²	497.0m²
COMMUNAL OPEN SPACES	ADG	25% of site area = 350.95m²	355m²
SOLAR ACCESS	ADG	At least 70% of living & private open space areas receive at least 2hrs of direct solar access between 9am and 3pm at midwinter	24 units (96%) receive 3hs (LAHC requirement)
CROSS VENTILATION	ADG	60% of apartments are naturally cross ventilated	14 units are naturally cross ventilated (56%) 1x (Unit-02) are plenum assisted cross ventilated (4%) - Total 60% Units are cross ventilated.
	ADG	Min. 50% COS 2 hrs in midwinter LHC 3hs requirement	
WASTE	DCP Waste Management Technical Manual	General - 80L p/ Unit p/week = 7x240L Recycle - 40L p/ Unit p/week = 4x240L FOGO - not stated	General - 2x 1100L Recycle - 2x1100L FOGO - 6x240L
STORAGE	ADG	12x1 bed = 12x6m³ 13x2 bed = 13x8m³ Total - 176m³	12x1 bed = 13x3m³ = 52m³ 13x2 bed = 12x4m³ = 37m³ (Total - 89m³ into units) Plus 88m³ in Ground Floor Building 1&2

UNIT SCHEDULE	
Name	Area (m²)
GROUND FLOOR - BLD1	
LOBBY	34
GROUND FLOOR (BUILDING-2)	
CORRIDOR	7
UNIT 01	72
UNIT 02	72
LEVEL 01 - BLD1	
CORRIDOR	22
UNIT 03	72
UNIT 04	72
UNIT 05	52
LEVEL 01 - BLD2	
CORRIDOR	37
GALLERY	26
GALLERY STORE	7
UNIT 06	72
UNIT 07	52
UNIT 08	52
LEVEL 02 - BLD1	
CORRIDOR	11
UNIT 09	72
UNIT 10	72
UNIT 11	53

UNIT SCHEDULE	
Name	Area (m²)
LEVEL 02 - BLD2	
CORRIDOR	20
UNIT 12	72
UNIT 13	52
UNIT 14	52
UNIT 15	72
LEVEL 03 - BLD1	
CORRIDOR	15
UNIT 16	56
UNIT 17	70
UNIT 18	53
LEVEL 03 - BLD2	
CORRIDOR	20
UNIT 19	72
UNIT 20	52
UNIT 21	52
UNIT 22	72
LEVEL 04 - BLD2	
CORRIDOR	19
UNIT 23	52
UNIT 24	52
UNIT 25	72
Grand total: 36	1781

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
3D VIEW & DEVELOPMENT DATA
TABLE

DRAWN AS	CHECKED KM
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DRAWING No AR-0201	REVISION D

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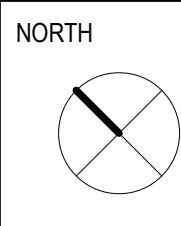
- | | |
|----|------------------------------------|
| Tx | Tree recommended for retention |
| Tx | Tree recommended for removal |
| Tx | Noxious weed species to be removed |

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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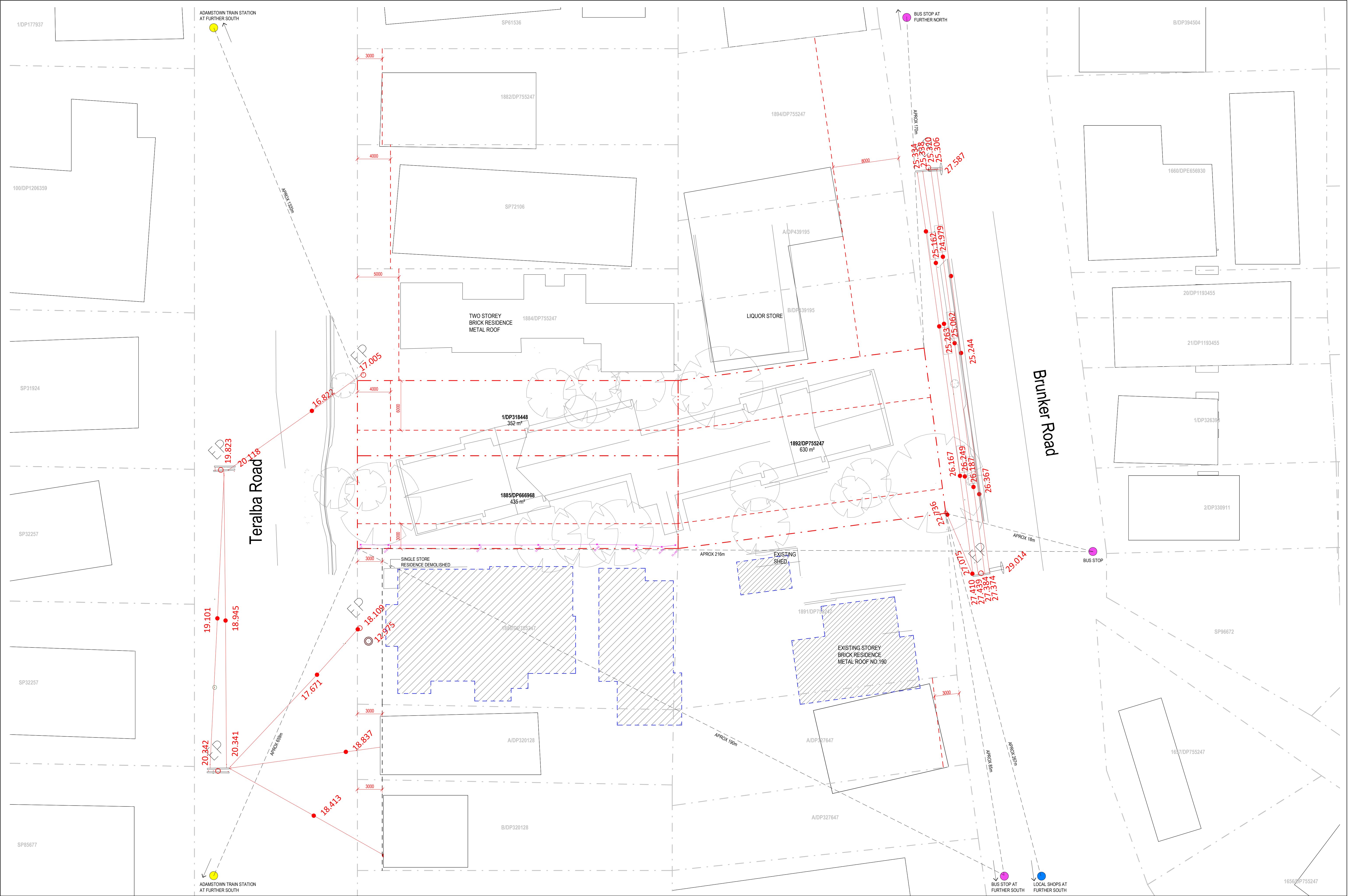


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PROJECT
Residential Flat Building
139 Terahla Road and 190 Bruncker Road - Adamstown - NSW

DRAWING TITLE
SITE ANALYSIS PLAN

DRAWN AS		CHECKED KM		11/1/2024 1:45:13 PM
ISSUE 15/11/2024 1:45:13 PM		SCALE @ A1 1 : 100	SCALE @ A3 1 : 200	
PROJECT No	STAGE	DRAWING No	REVISION	
22439	DA	AR-0101	D	



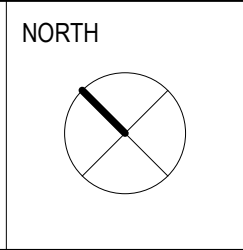
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B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
Residential Flat Building
139 Teralba Road and 190 Bruncker Road - Adamstown - NSW

DRAWING TITLE
BLOCK ANALYSIS PLAN

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REV	DESCRIPTION	AUTH	CHK	DATE
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B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
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139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
3D VIEWS

DRAWN AS	CHECKED KM	SCALE @ A1	SCALE @ A3
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PROJECT No 22439	STAGE DA	DRAWING No AR-0301	REVISION D

15/11/2024 4:06:38 PM



REV	DESCRIPTION	AUTH	CHK	DATE
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B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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DRAWING TITLE
3D VIEWS

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A	DEVELOPMENT APPLICATION	VL	KM	23.01.24	
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24	
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24	
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24	

STATUS
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PROJECT
Residential Flat Building
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
3D VIEWS

DRAWN	AS	CHECKED	KM
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PROJECT No	22439	STAGE	DA
DRAWING No	AR-0303	REVISION	D

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D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24													
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D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24										
E	DEVELOPMENT APPLICATION	PC	MW	19.12.24										