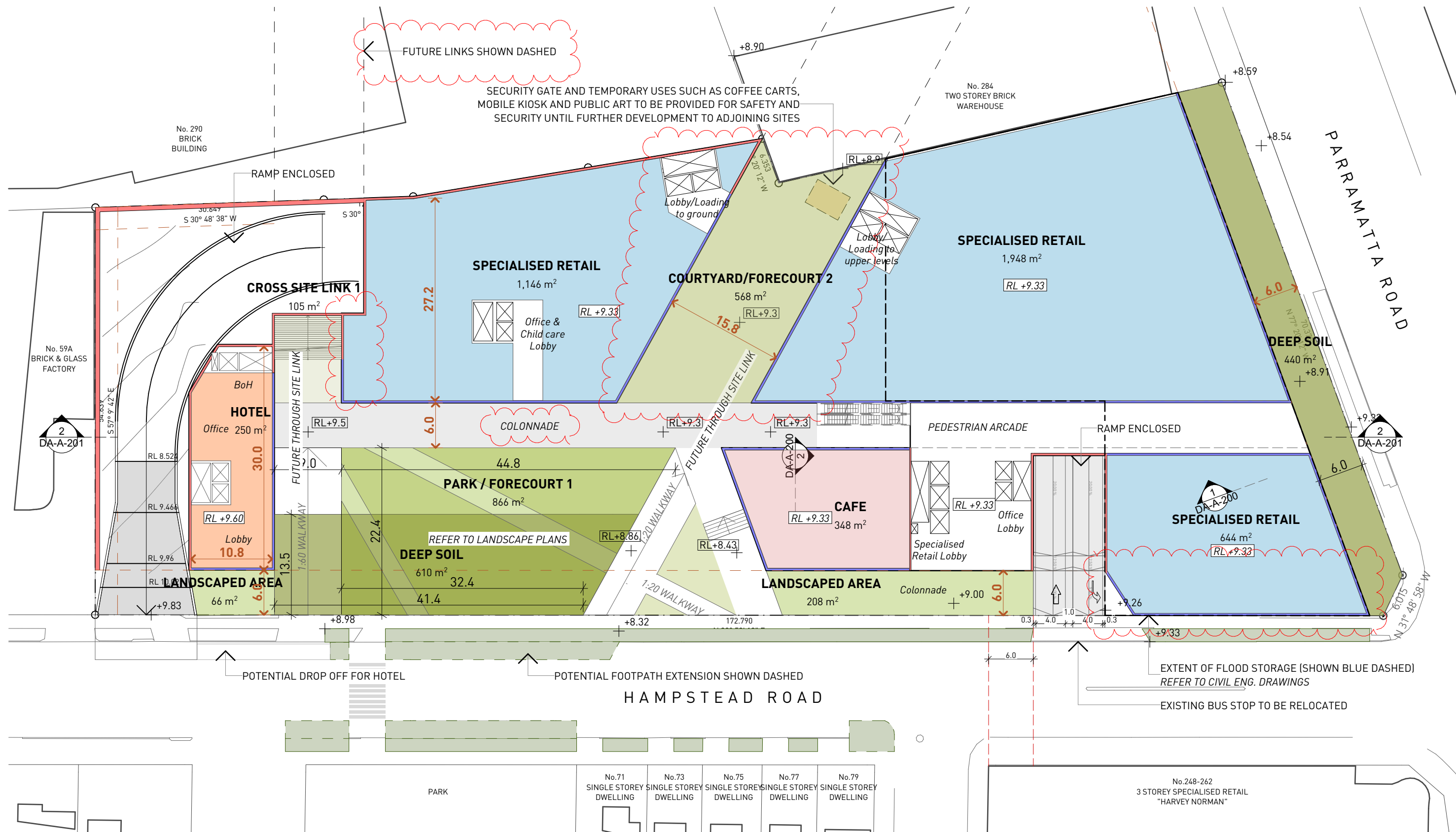


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					1.25m - 1:25

19_066 DA-A-105



1 LEVEL 0
1:500

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10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

SOLID
GLAZING

DA AMENDMENTS

REV 0 15/04/2021

LEVEL 0 (GROUND)

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



19_066 DA-A-106



 SOLID

 GLAZING



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19_066 DA-A-108



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DA AMENDMENTS

REV E 12/04/2021

LEVEL 4

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

0					10m - 1:200
					5.0m - 1:100
					2.5m - 1:50
					1.25m - 1:25



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19_066 DA-A-110



1



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10m - 1:200
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19_066 DA-A-111



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19_066 DA-A-112

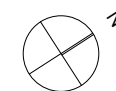


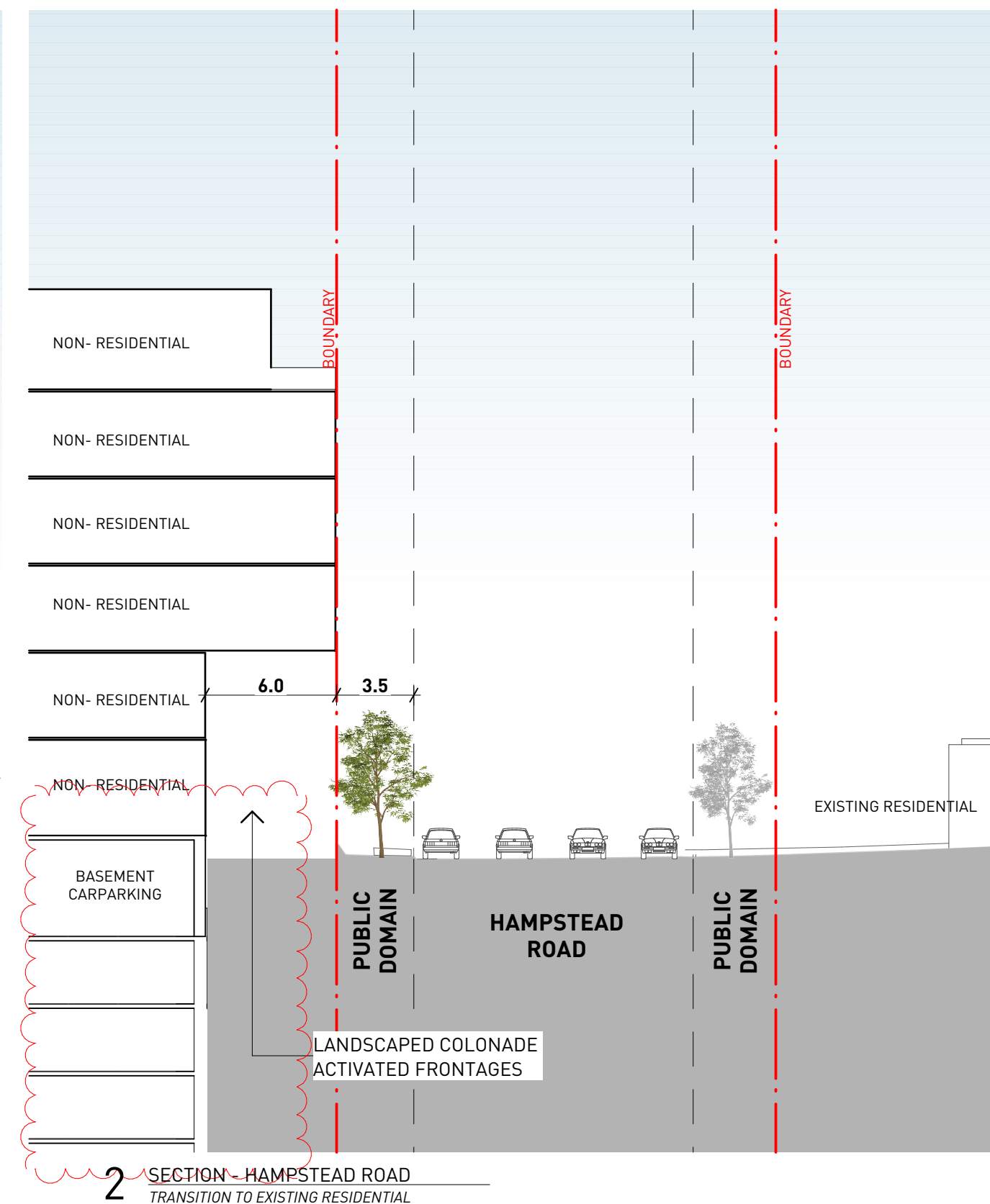
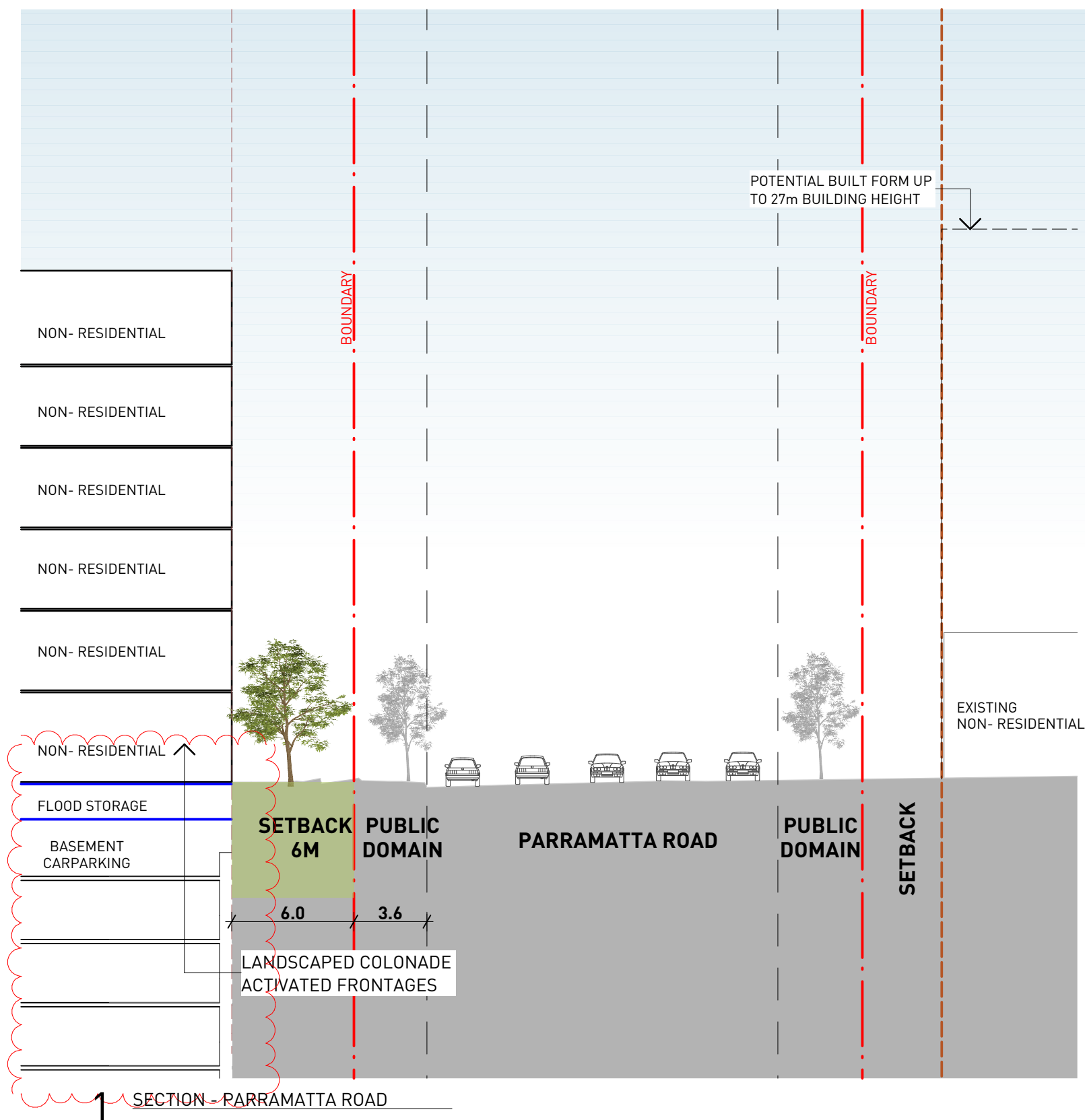
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					2.5m - 1:50
					1.25m - 1:25





DA AMENDMENTS

REV B 16/12/2020

SECTIONS

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

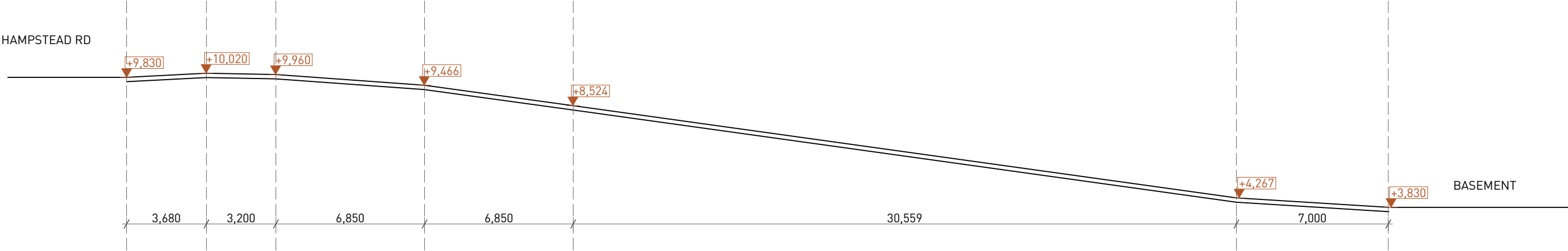
© SMITH & TZANNES PTY LTD

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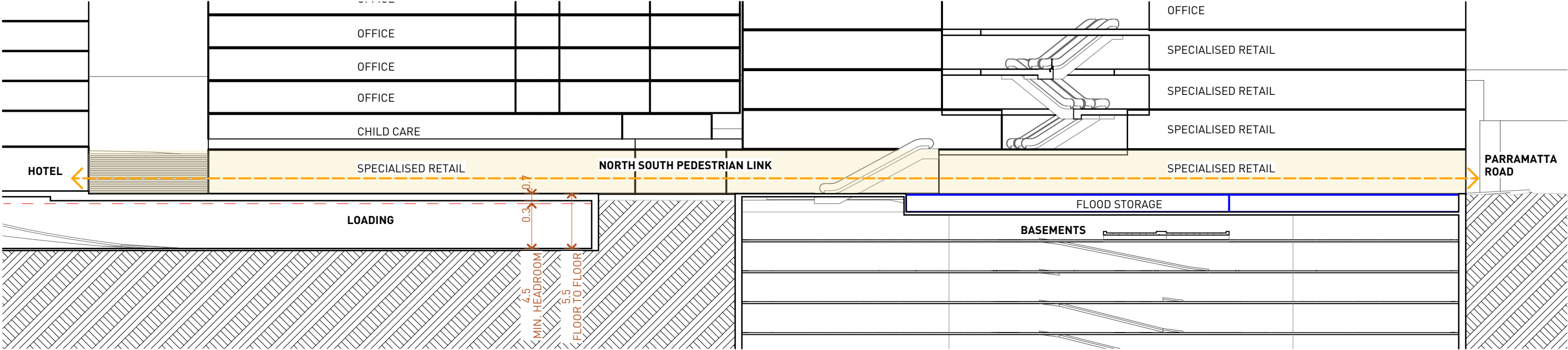
ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



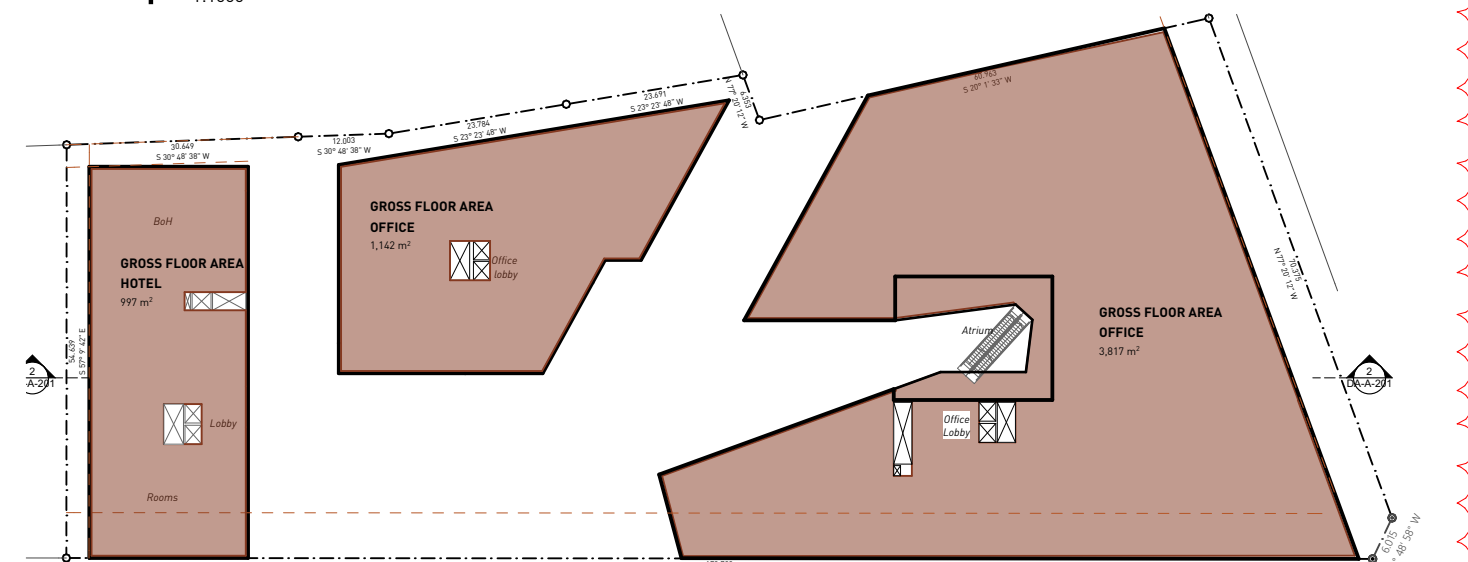
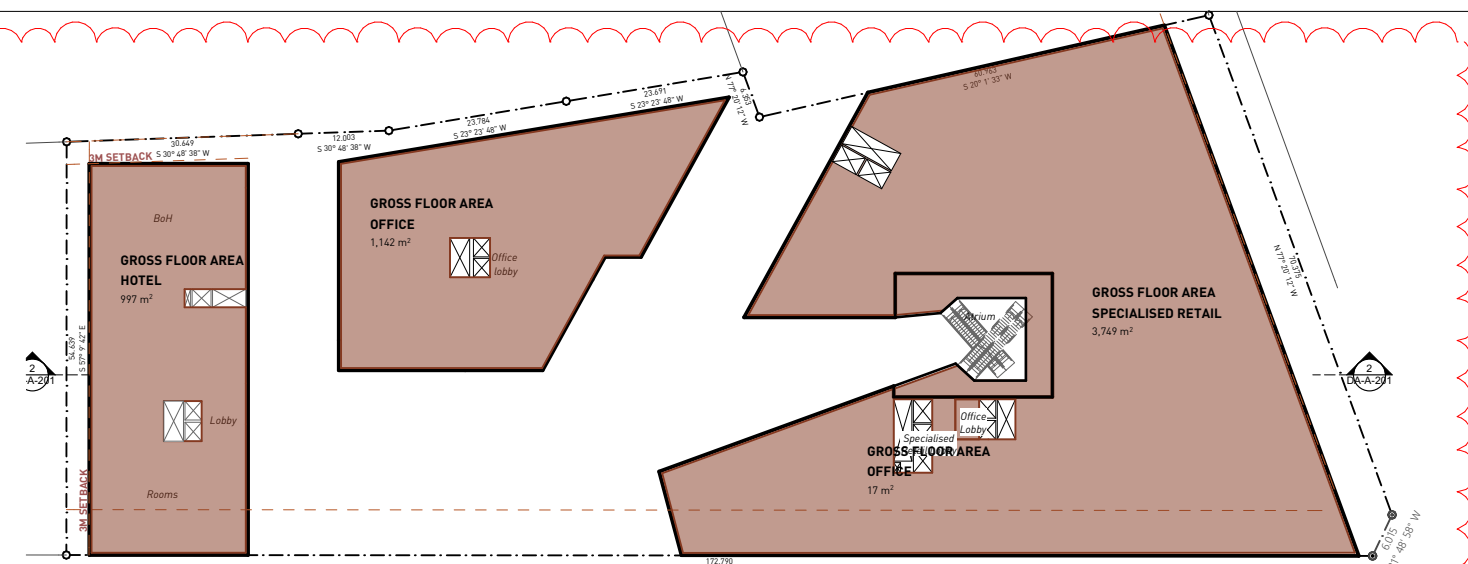
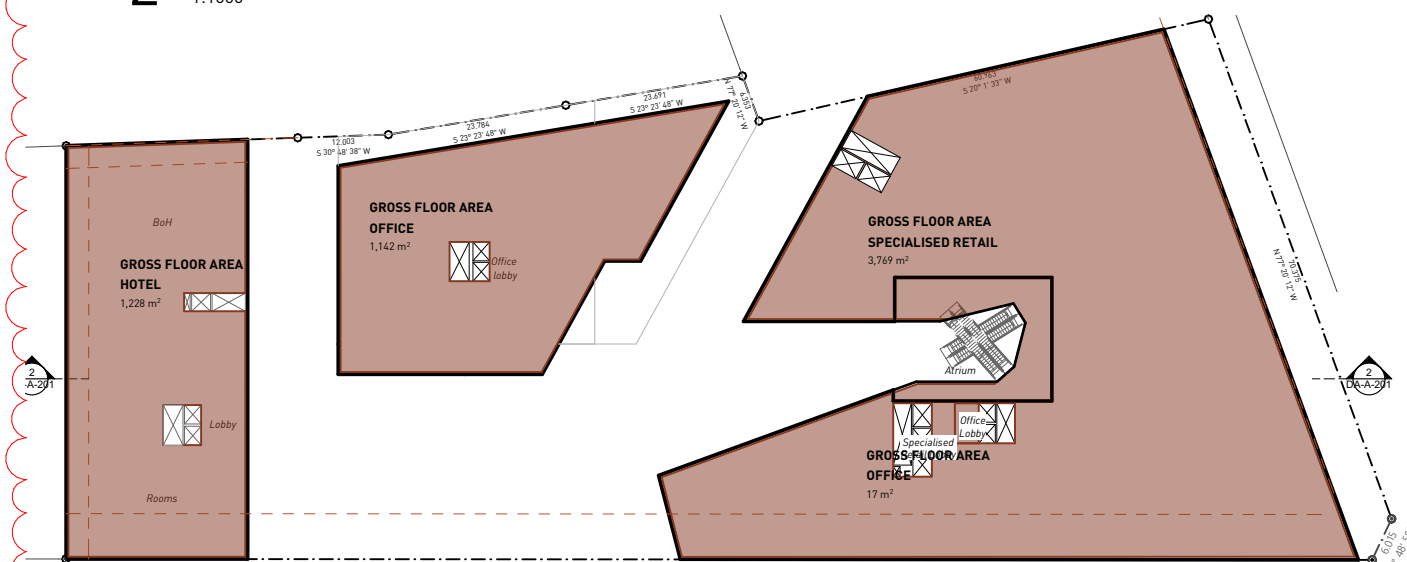
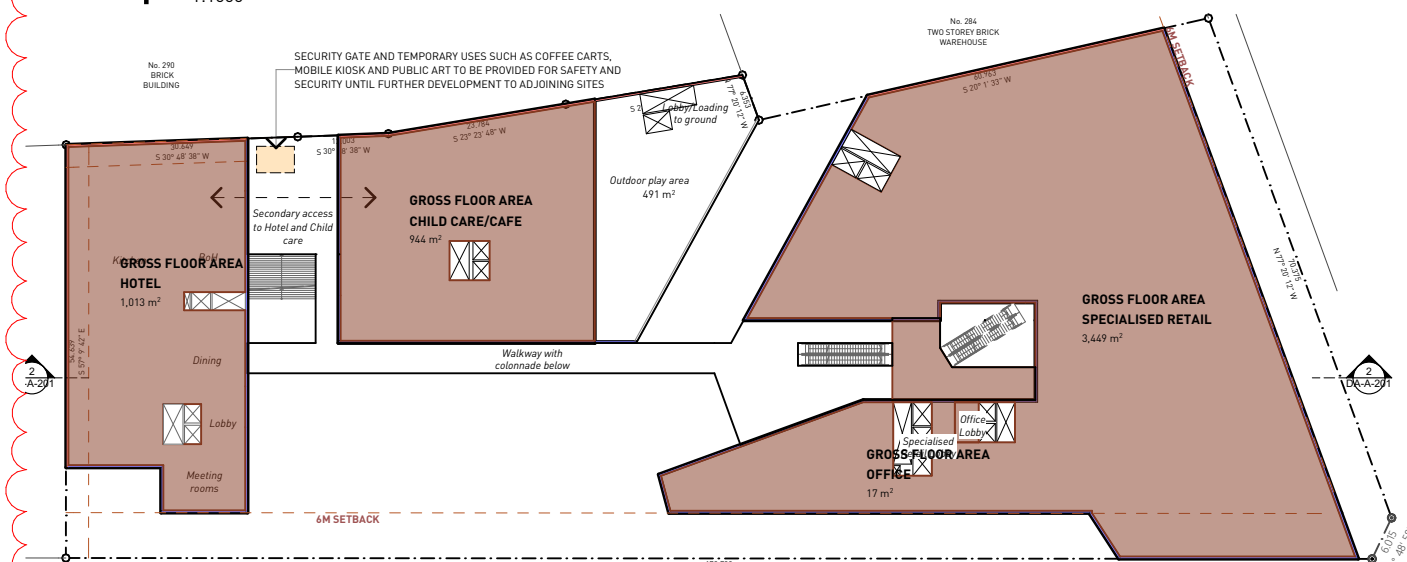
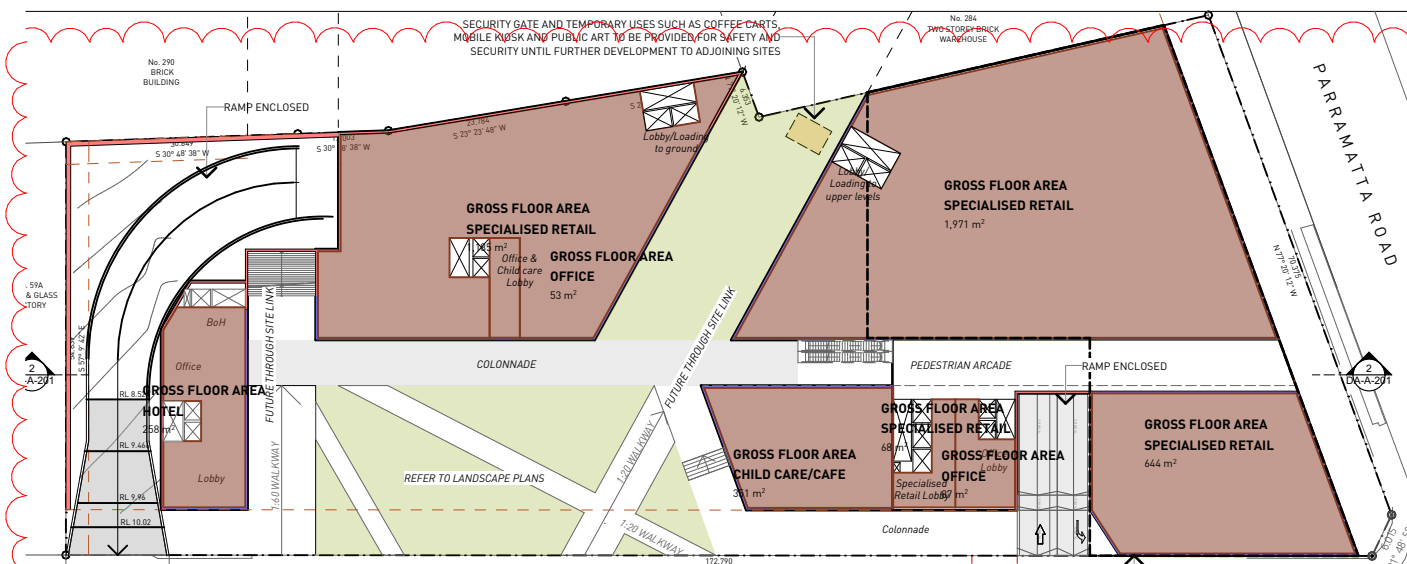
19_066 DA-A-200



1 SECTION - INNER EDGE OF RAMP
1:200



2 SECTION - NORTH SOUTH
PEDESTRIAN LINK



DA AMENDMENTS

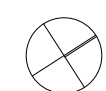
REV G 21/04/2021

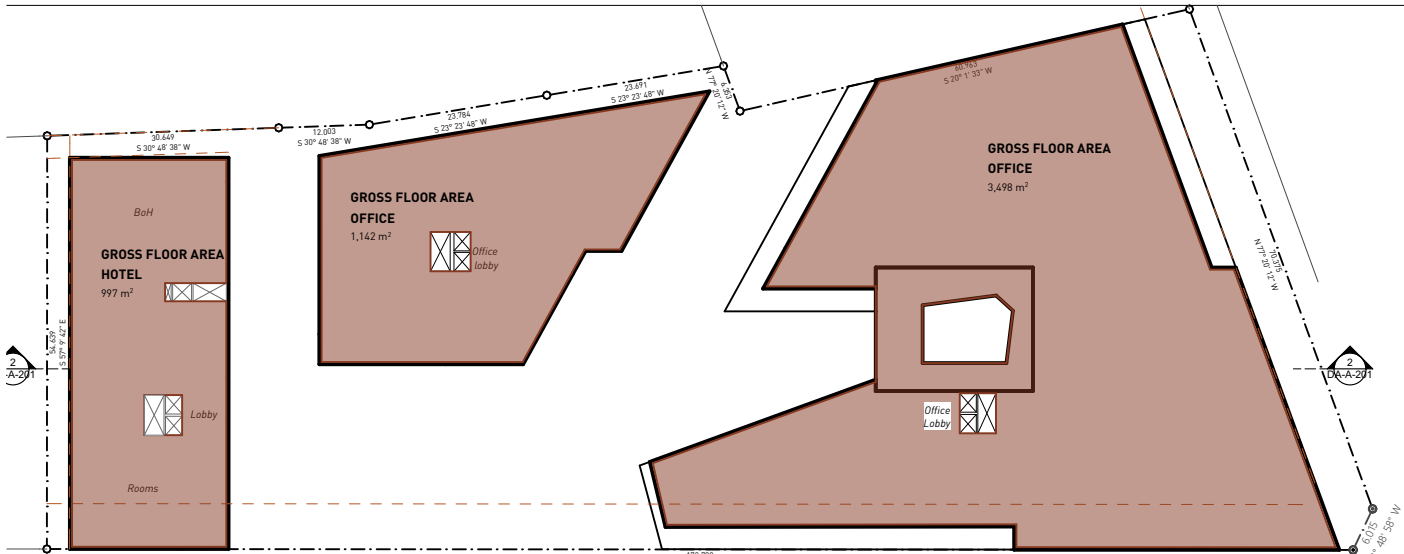
GFA CALCULATIONS 1

STAGE ONE DEVELOPMENT APPLICATION

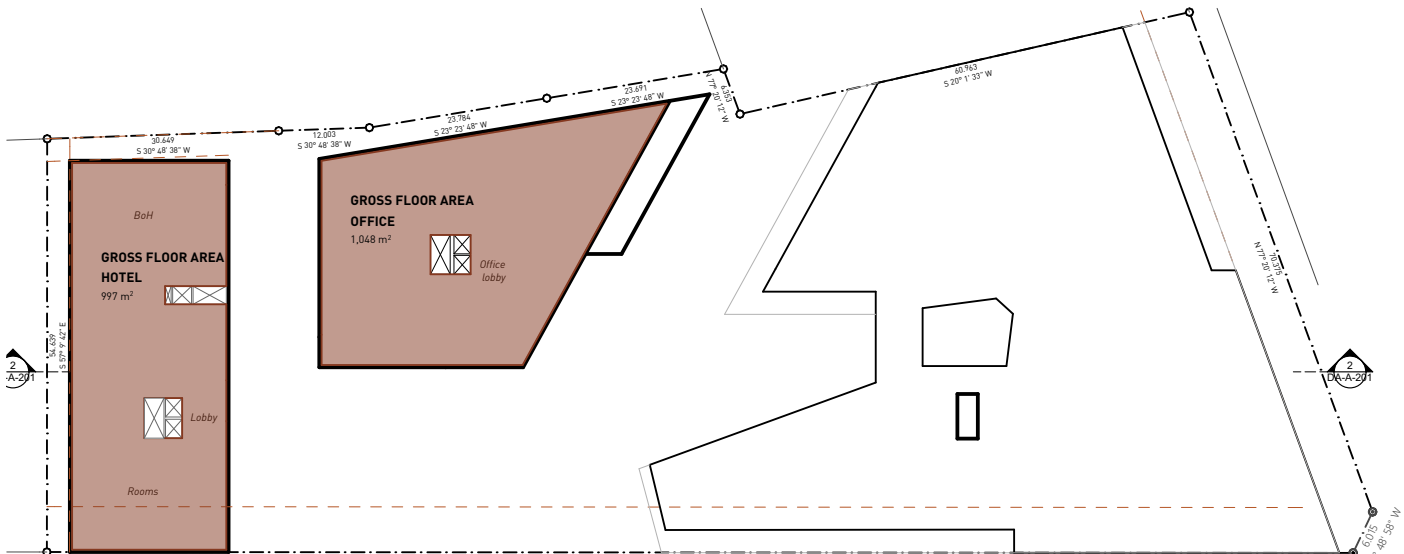
Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

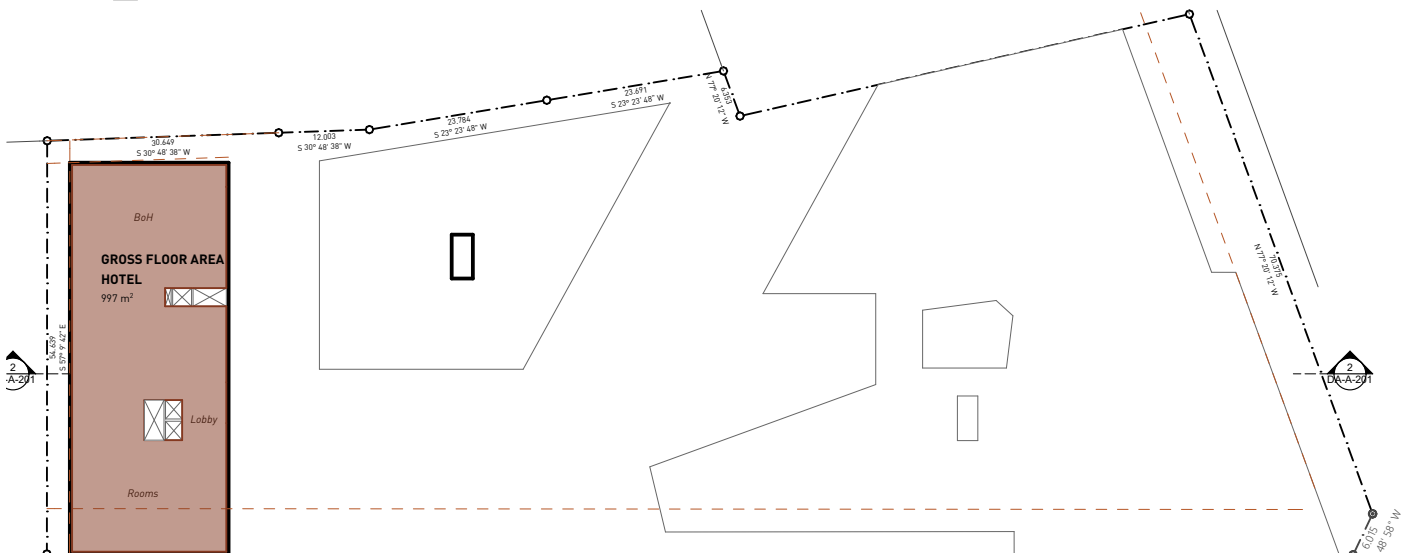




1 LEVEL 5 GFA
1:1000



2 LEVEL 6 GFA
1:1000



3 LEVEL 7 GFA
1:1000

DEVELOPMENT SCHEDULE

SITE AREA 10,080m²

HEIGHT LIMIT 27m

FSR PERMITTED
1:1 centre-based child care facility, Food and drink premises
1.5:1 for specialised retail premises, entertainment facilities, function centres and registered clubs, and
3:1 for office premises and hotel or motel accommodation.

GFA PERMITTED
1:1 10,080m²
1.5:1 15,120m²
3:1 30,240m²

AREA SCHEDULE

USE	GFA less circulation space
CAFE	348
CHILD CARE	912
HOTEL	7,450
OFFICE	12,247
SPECIALISED RETAIL	13,948
	34,905 m ²

GFA SCHEDULE

TYPE	AREA	LEVEL
GROSS FLOOR AREA		
CHILD CARE/CAFE	351	LEVEL 0
CHILD CARE/CAFE	944	LEVEL 1
	1,295 m ²	
HOTEL	258	LEVEL 0
HOTEL	1,013	LEVEL 1
HOTEL	1,228	LEVEL 2
HOTEL	997	LEVEL 3
HOTEL	997	LEVEL 4
HOTEL	997	LEVEL 5
HOTEL	997	LEVEL 6
HOTEL	997	LEVEL 7
	7,484 m ²	
OFFICE	140	LEVEL 0
OFFICE	17	LEVEL 1
OFFICE	1,159	LEVEL 2
OFFICE	1,159	LEVEL 3
OFFICE	4,959	LEVEL 4
OFFICE	4,640	LEVEL 5
OFFICE	1,048	LEVEL 6
	13,122 m ²	
SPECIALISED RETAIL	3,868	LEVEL 0
SPECIALISED RETAIL	3,449	LEVEL 1
SPECIALISED RETAIL	3,769	LEVEL 2
SPECIALISED RETAIL	3,749	LEVEL 3
	14,835 m ²	
	36,736 m ²	
TOTAL FSR		3.64:1

20,606m²
FSR 2.04:1

FSR 1.47:1



DA AMENDMENTS

REV G 21/04/2021

GFA CALCULATIONS 2

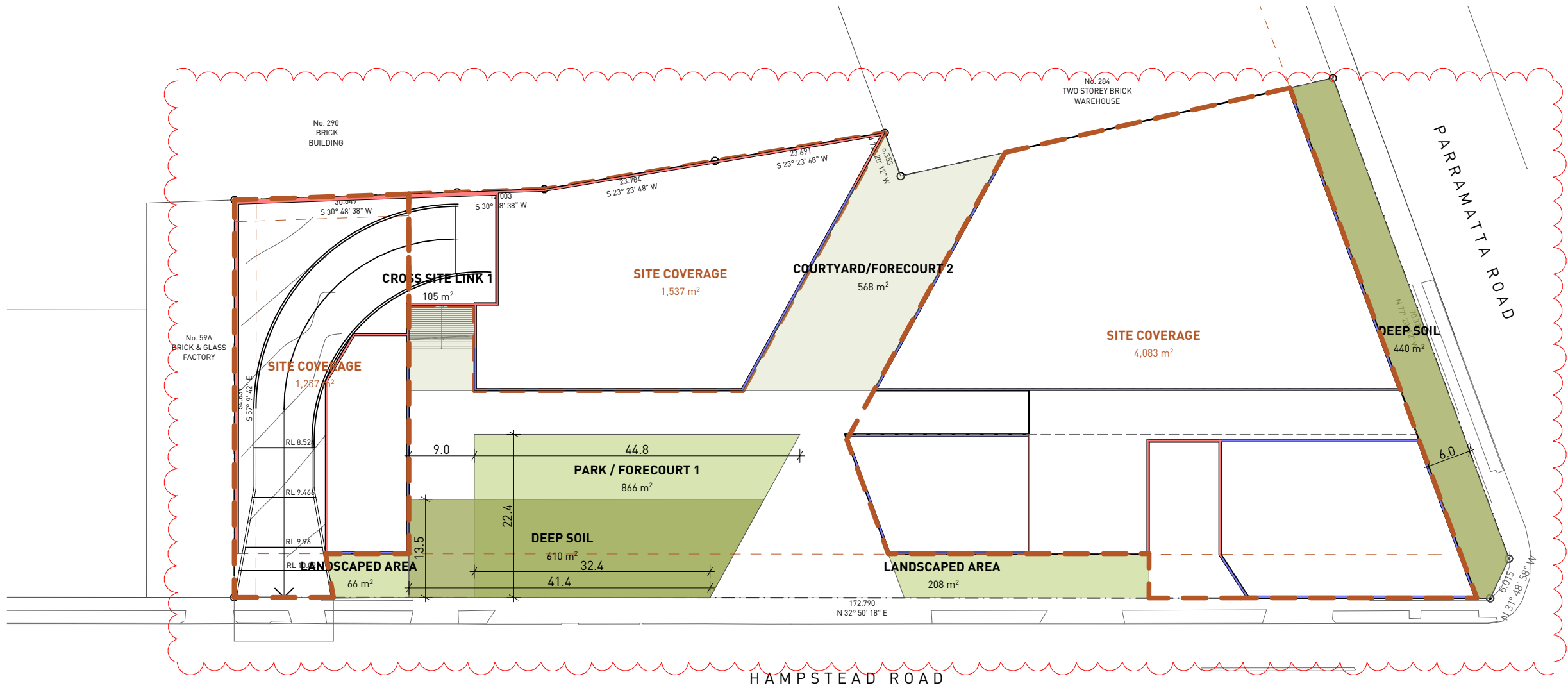
STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

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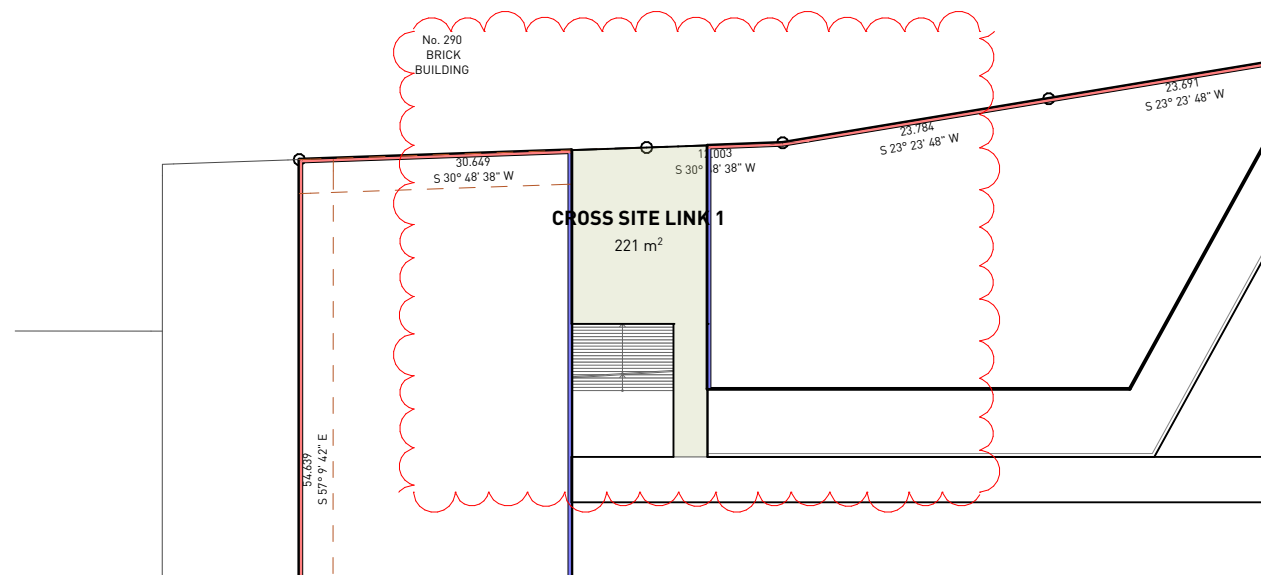




1 LANDSCAPE CALCULATIONS

Landscape Schedule

	AREA
LANDSCAPED AREA	
COURTYARD/FORECOURT 2	568
CROSS SITE LINK 1	326
DEEP SOIL	1,050
LANDSCAPED AREA	274
PARK / FORECOURT 1	866
	3,084 m²
SITE COVERAGE	
SITE COVERAGE	6,877 (68%)



2 LANDSCAPE LEVEL 1

DA AMENDMENTS

REV E 12/04/2021

LANDSCAPE CALCULATIONS

STAGE ONE DEVELOPMENT APPLICATION

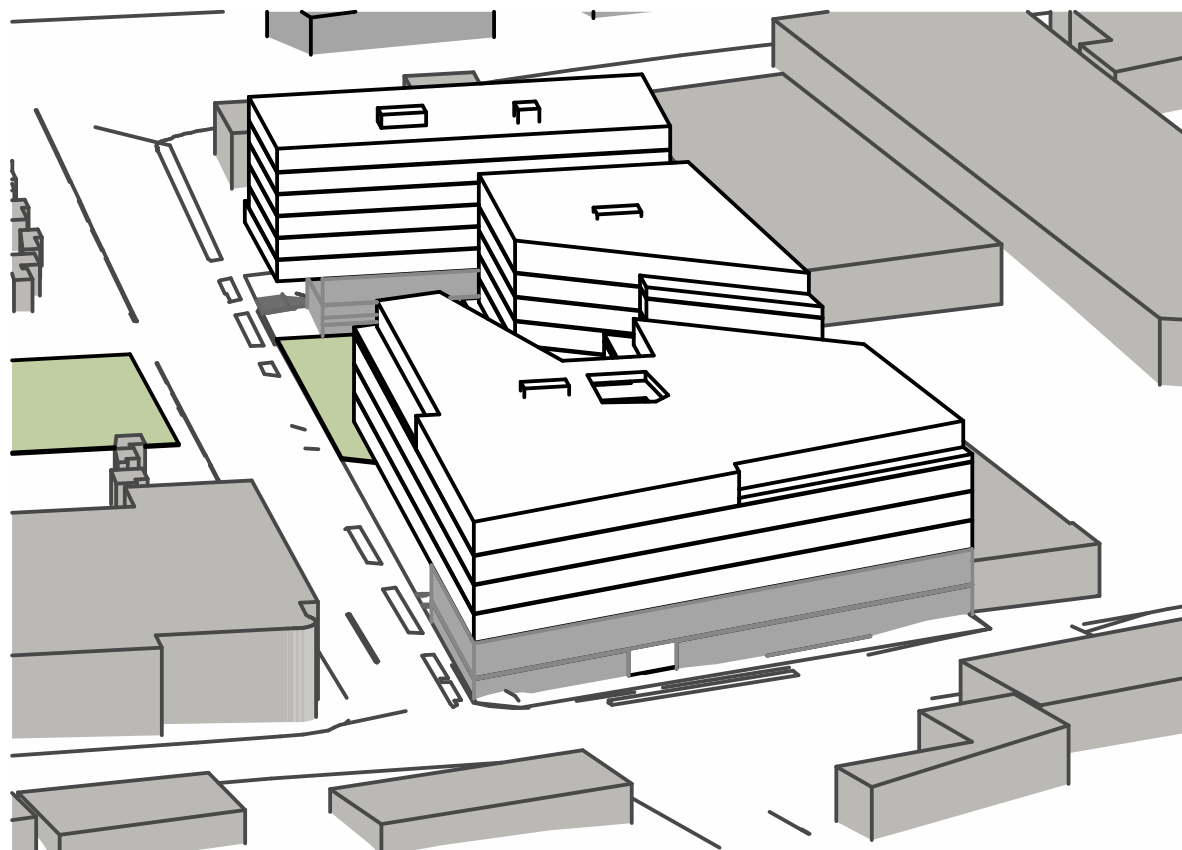
Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

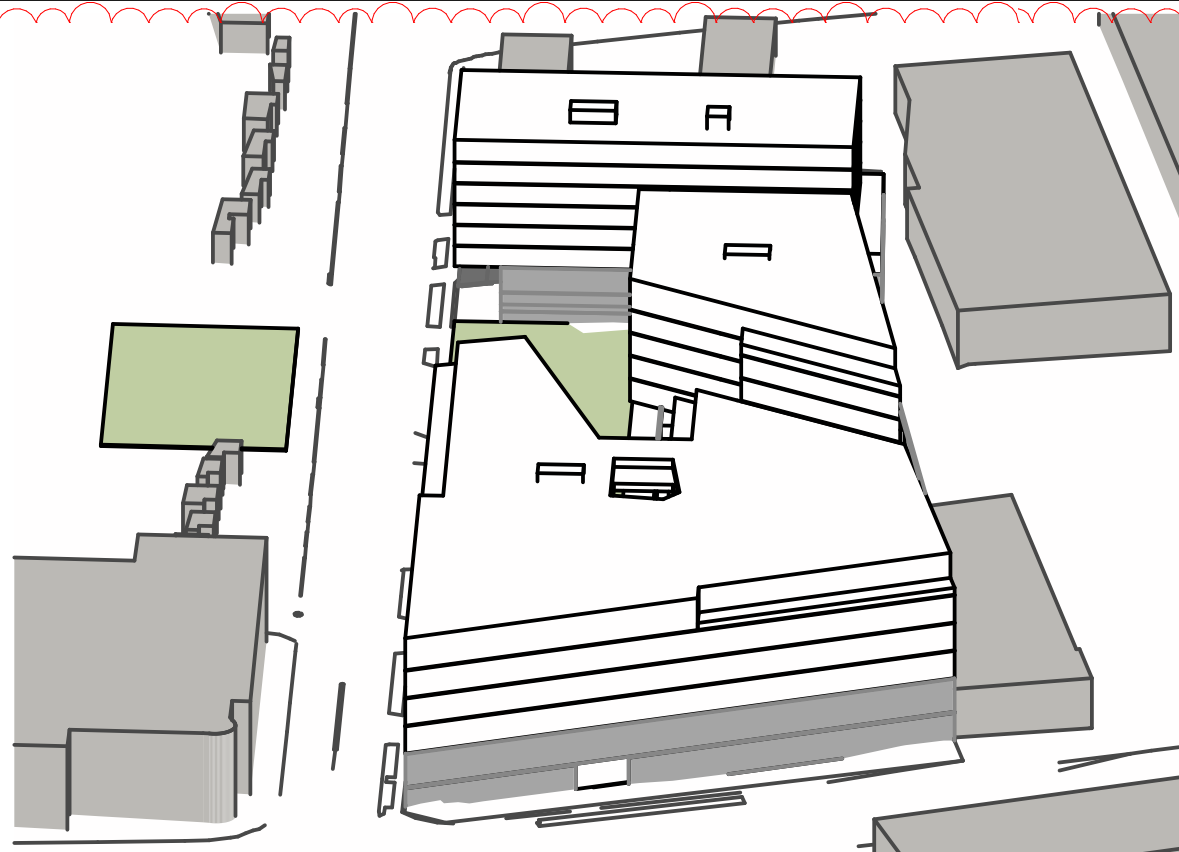
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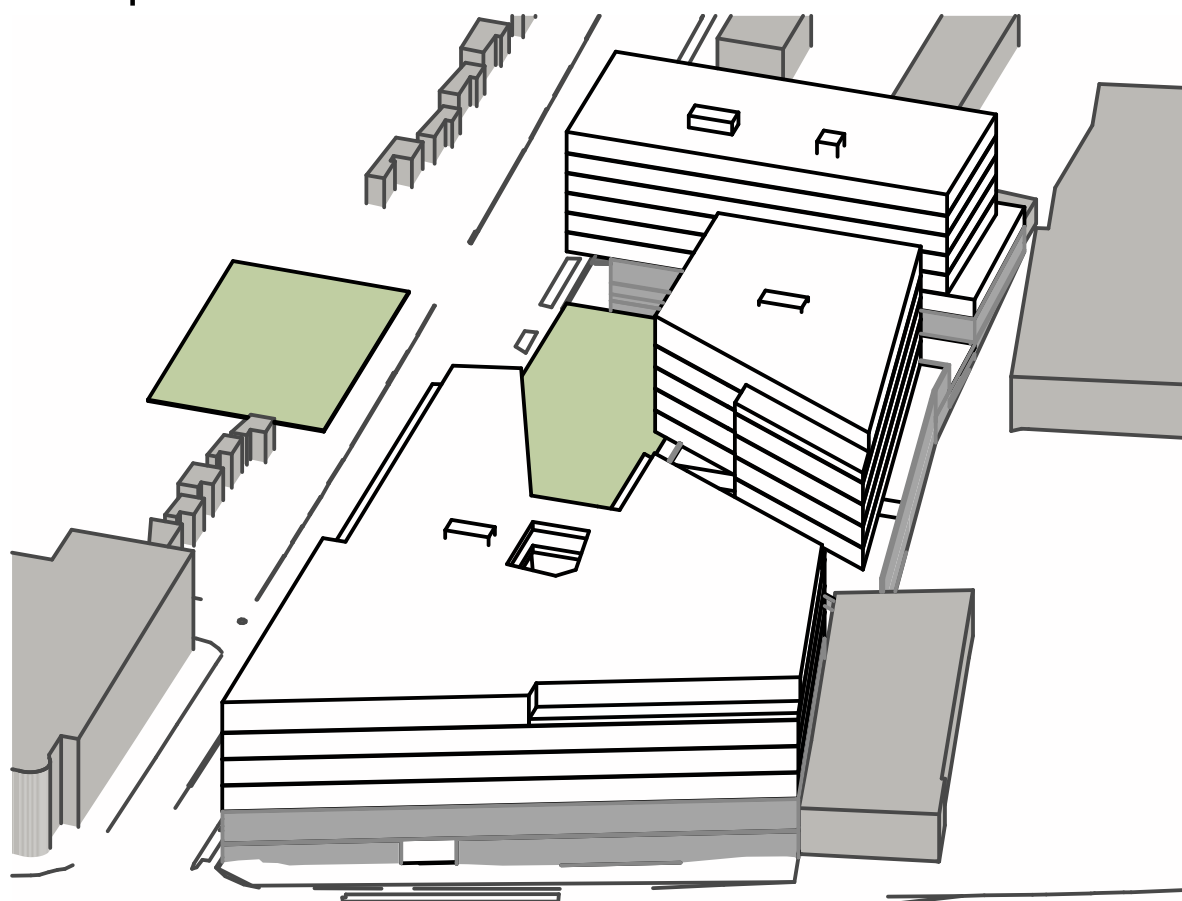
19_066 DA-A-802



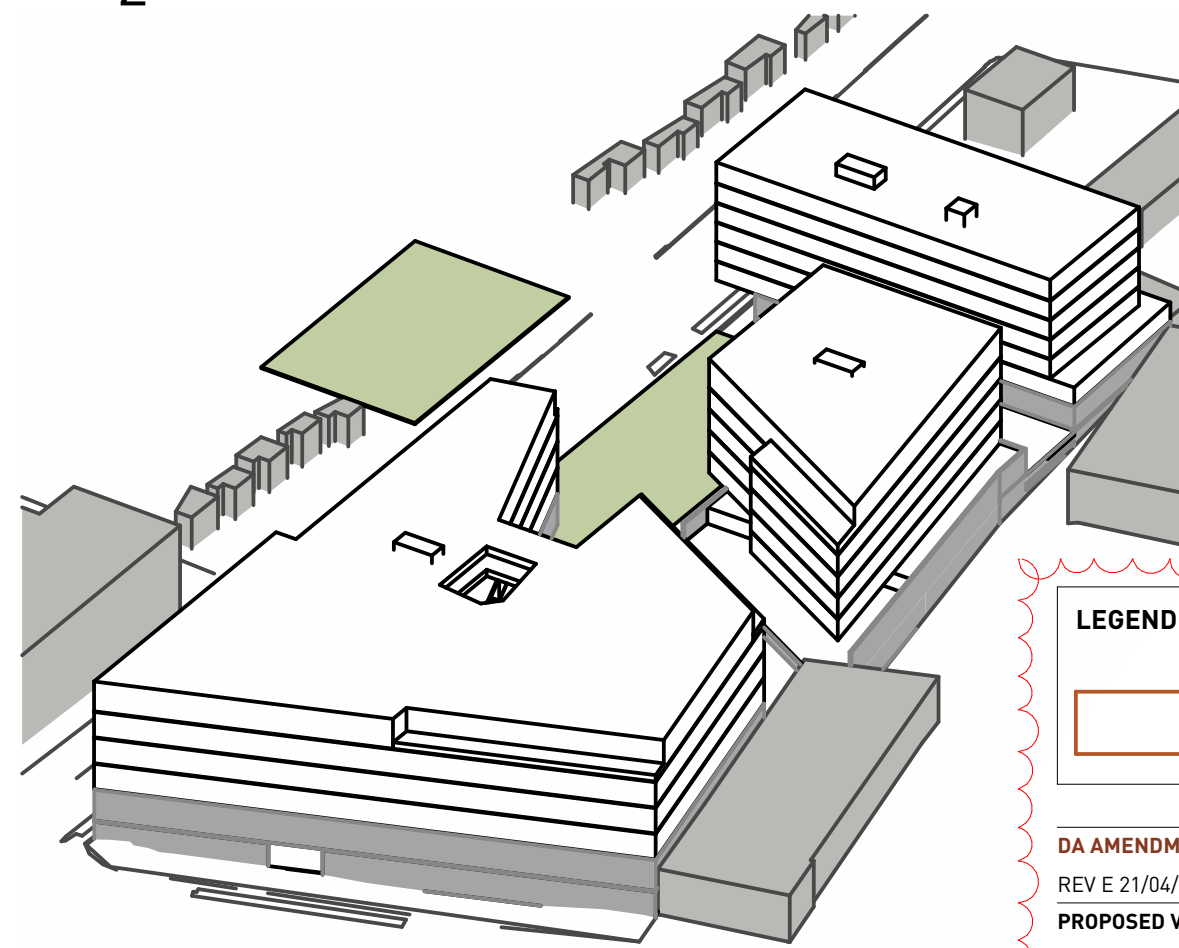
1 21 JUN 9AM



2 21 JUN 10AM



3 21 JUN 11AM



4 21 JUN 12PM

LEGEND



EXTENT OF OVERSHADOWING
DURING 9AM-3PM MID-WINTER

DA AMENDMENTS

REV E 21/04/2021

PROPOSED VIEWS FROM THE SUN 1

STAGE ONE DEVELOPMENT APPLICATION

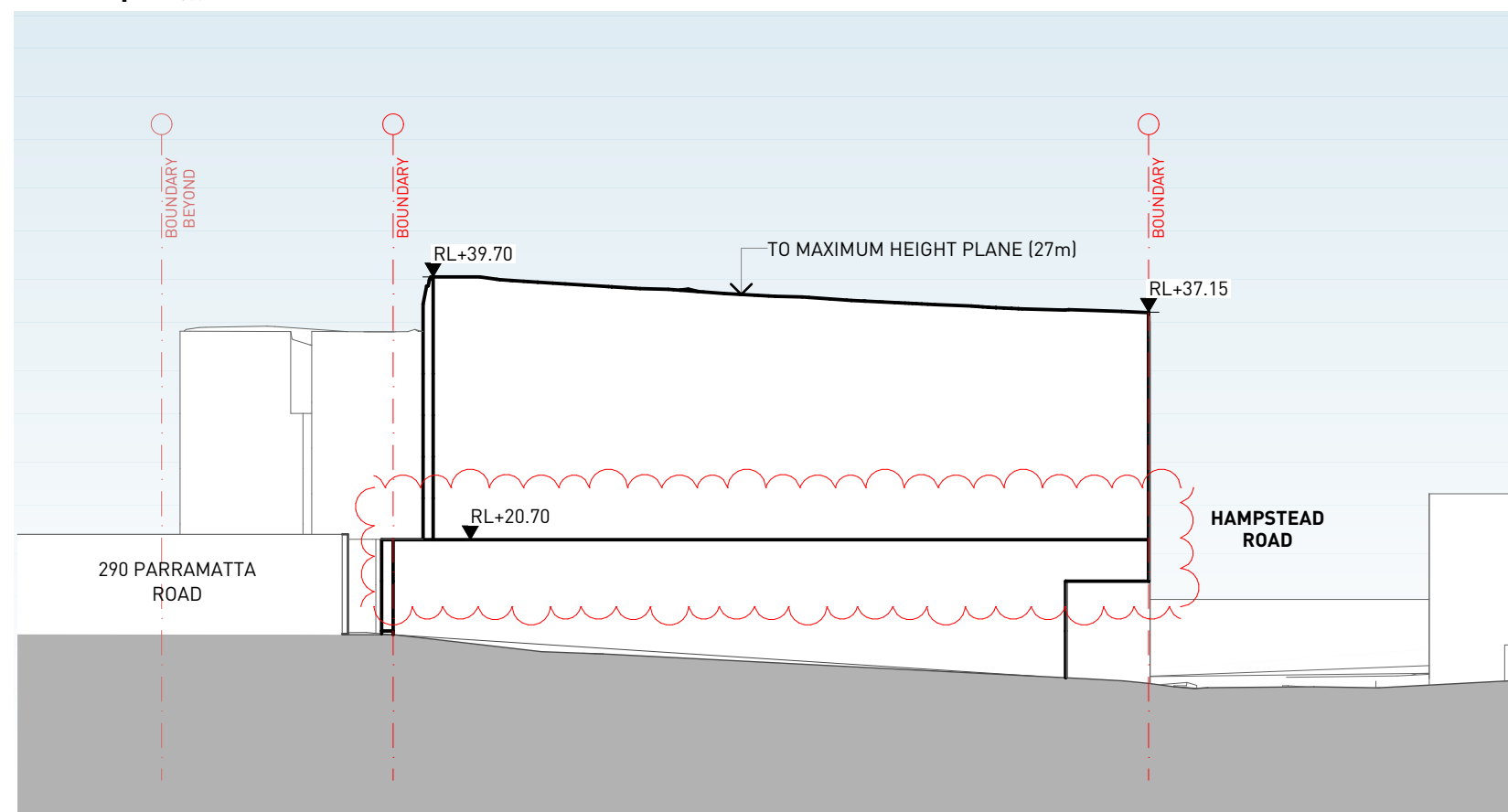
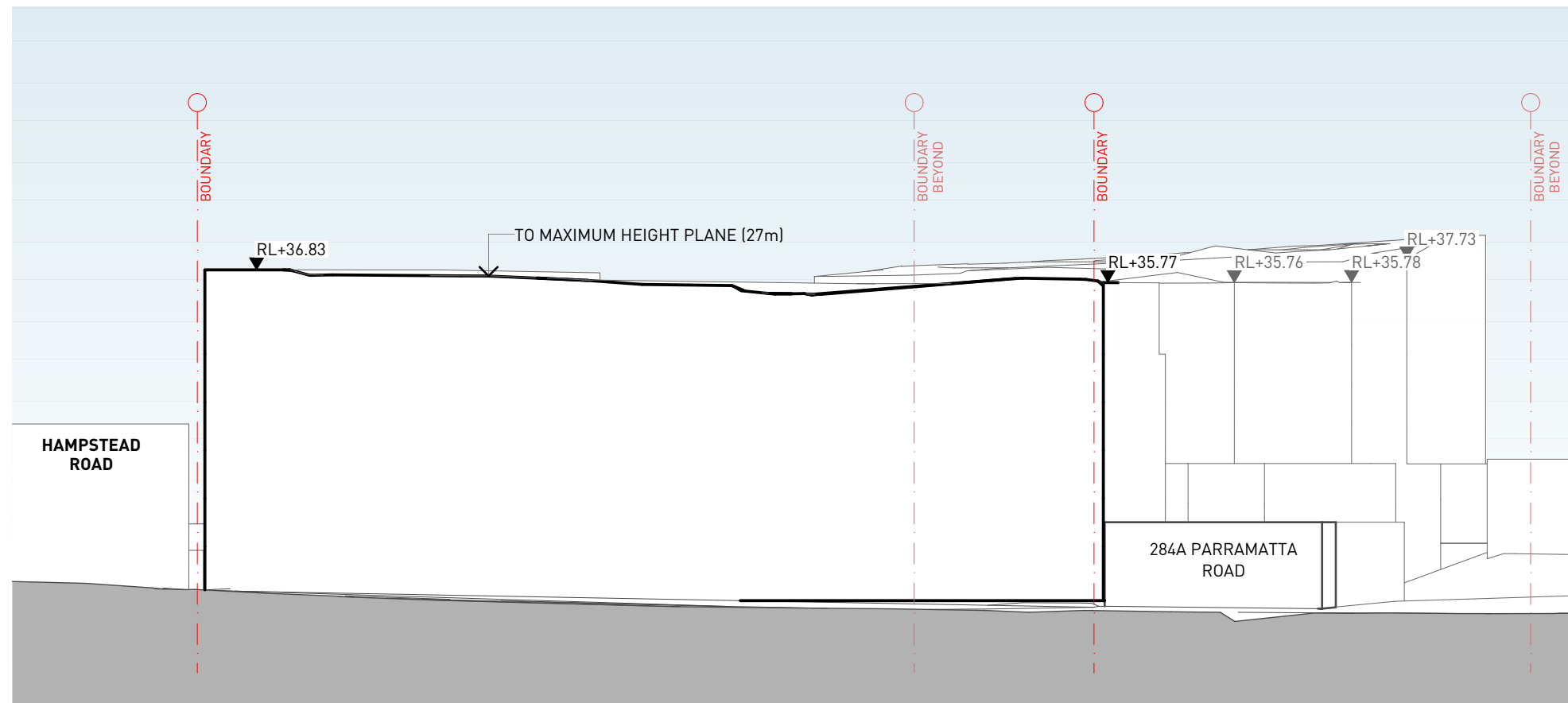
Hampstead Rd Commercial

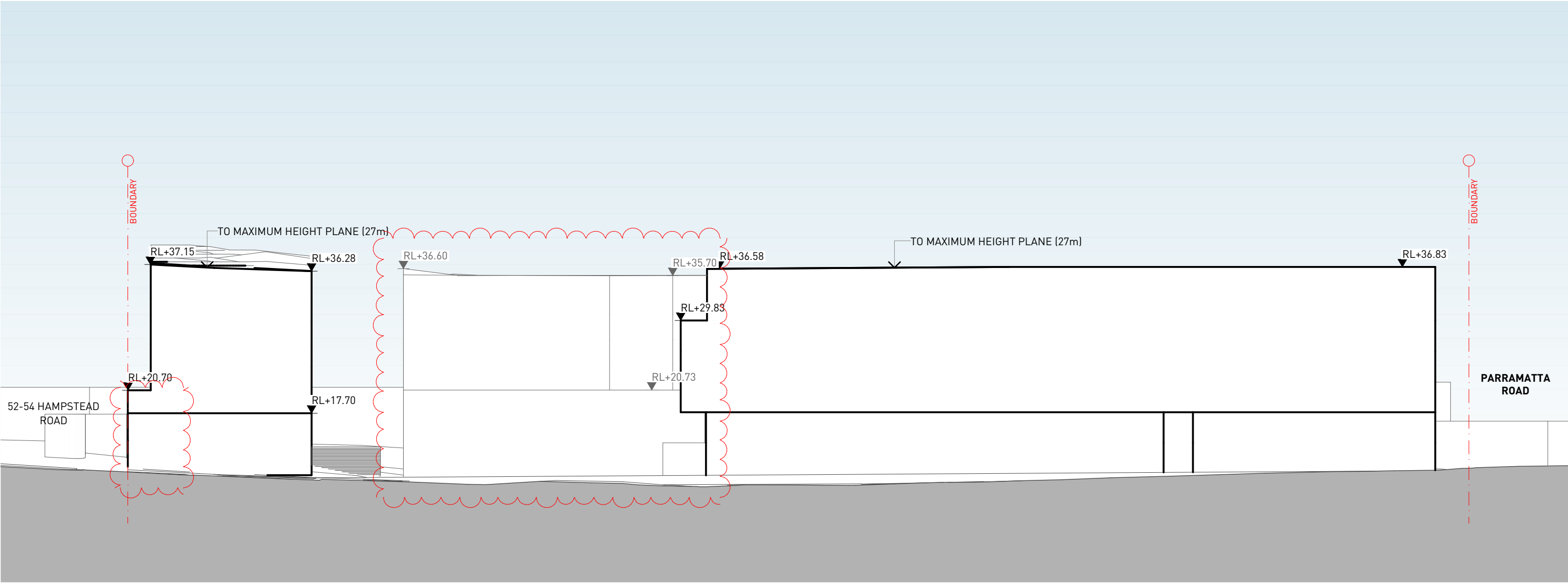
Raad Property Acquisition No 65 Pty Ltd



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19_066 DA-U-103





1 EAST ELEVATION (HAMPSTEAD RD)
1:500



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					2.5m - 1:50
					1.25m - 1:25

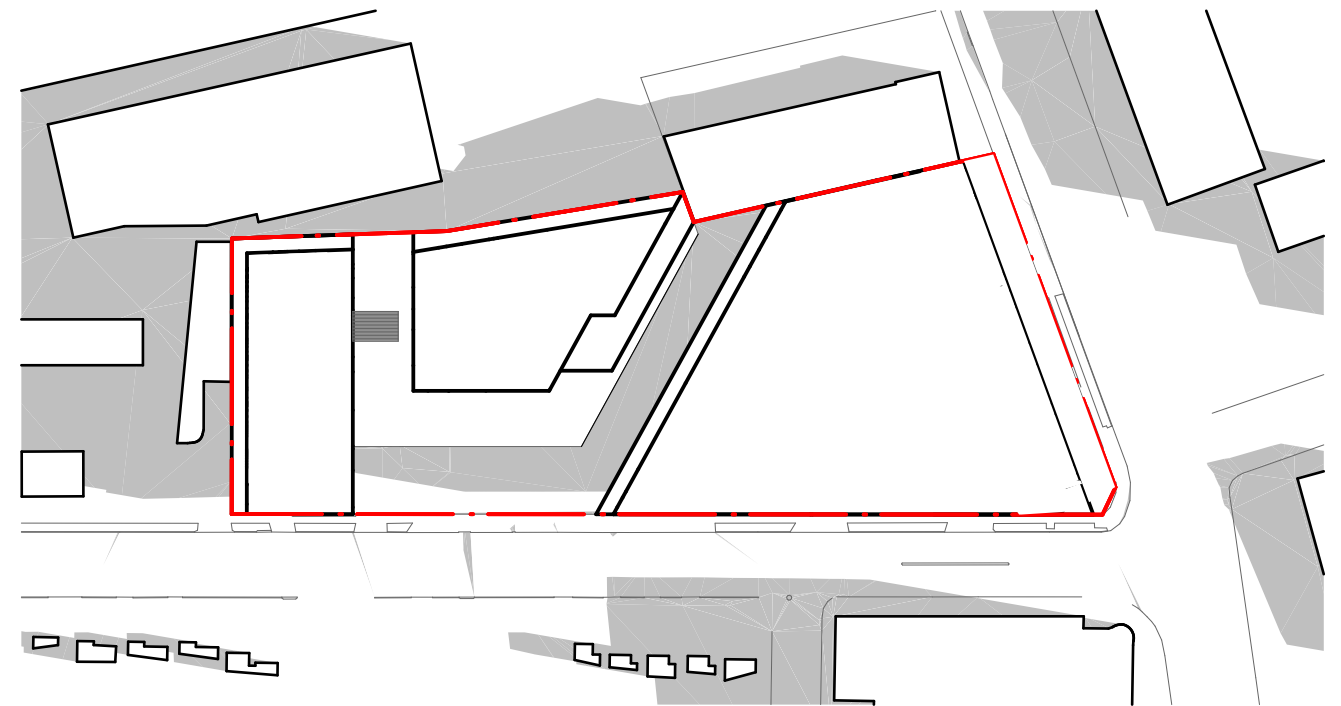


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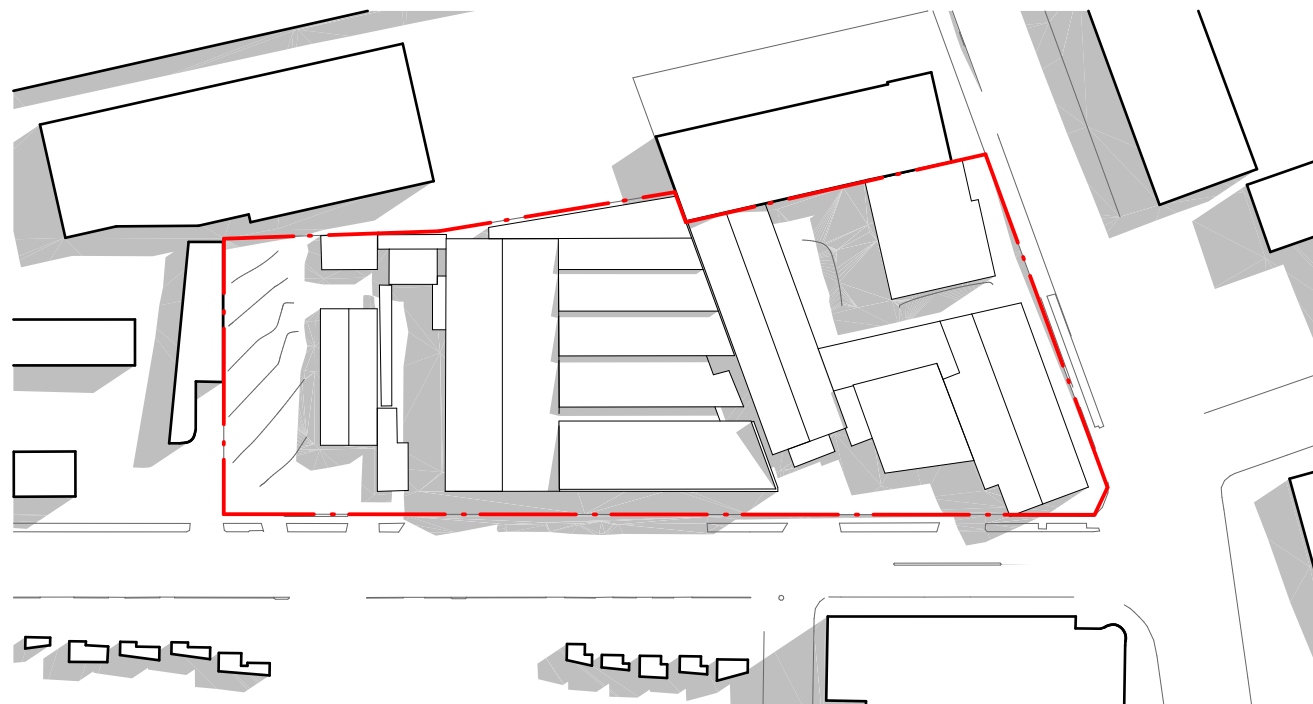
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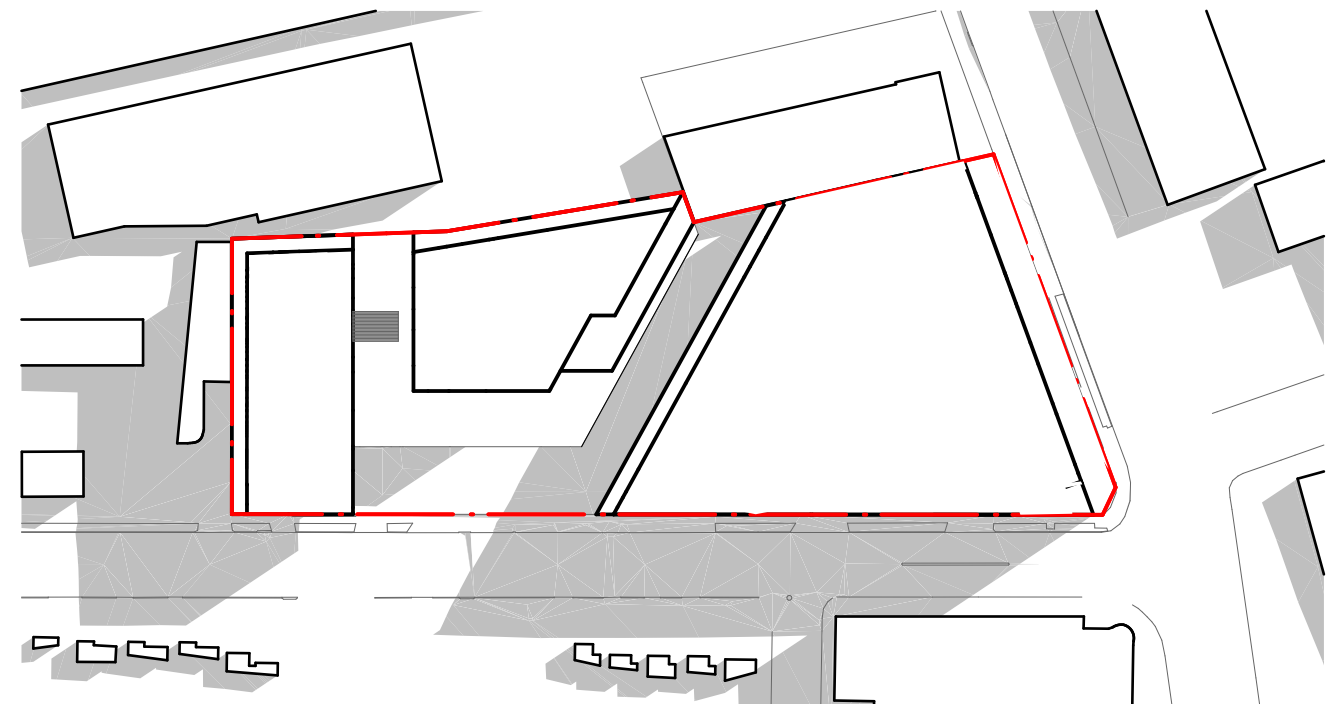
1 EXISTING - 21 JUN 9AM



2 PROPOSED - 21 JUN 9AM



3 EXISTING - 21 JUN 12PM



4 PROPOSED - 21 JUN 12PM

DA AMENDMENTS

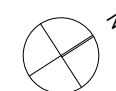
REV D 15/04/2021

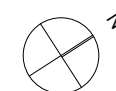
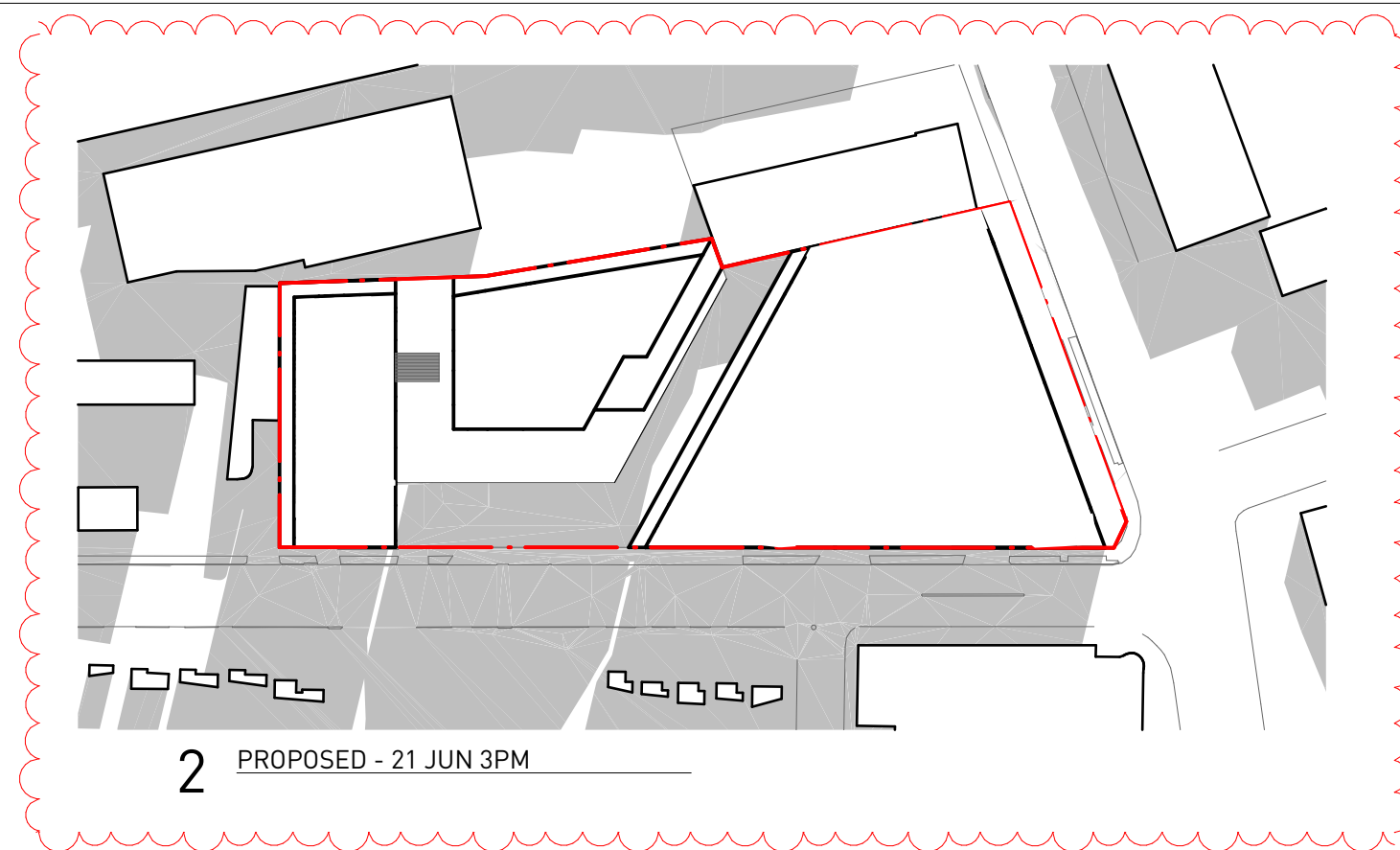
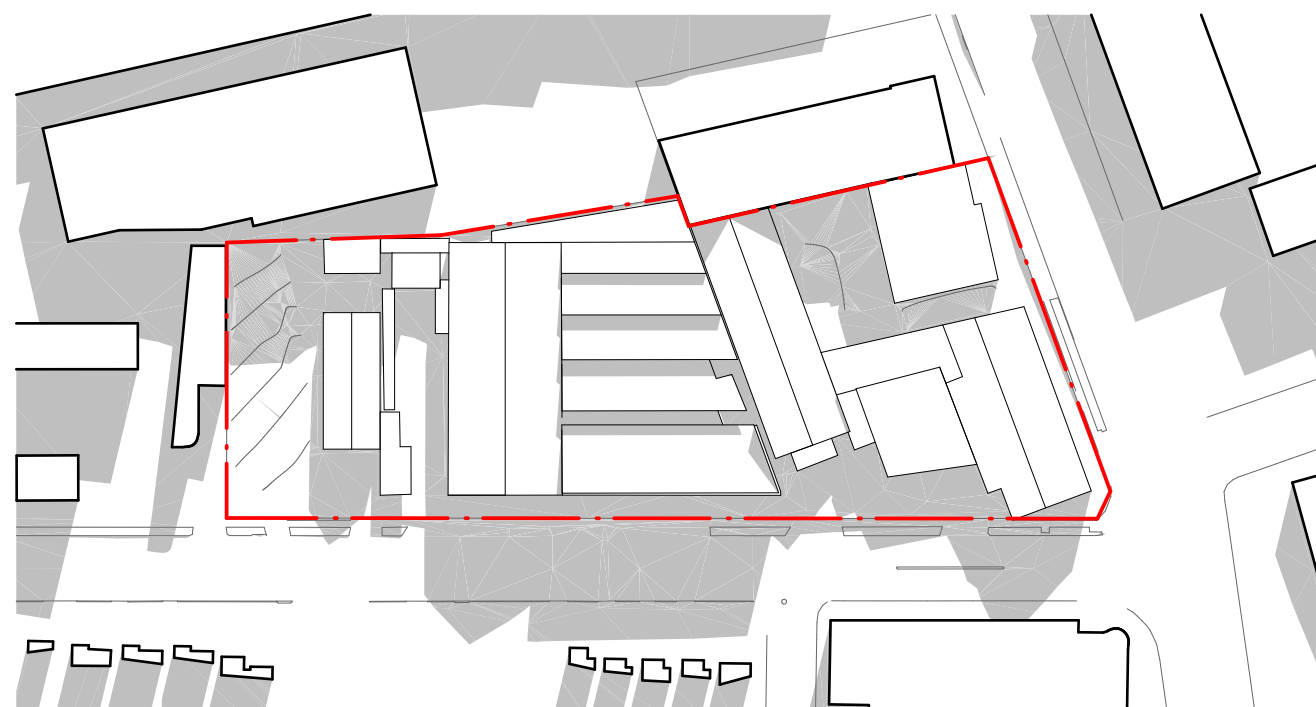
ENVELOPE SHADOW DIAGRAMS 1

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd





DA AMENDMENTS

REV D 15/04/2021

ENVELOPE SHADOW DIAGRAM 2

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

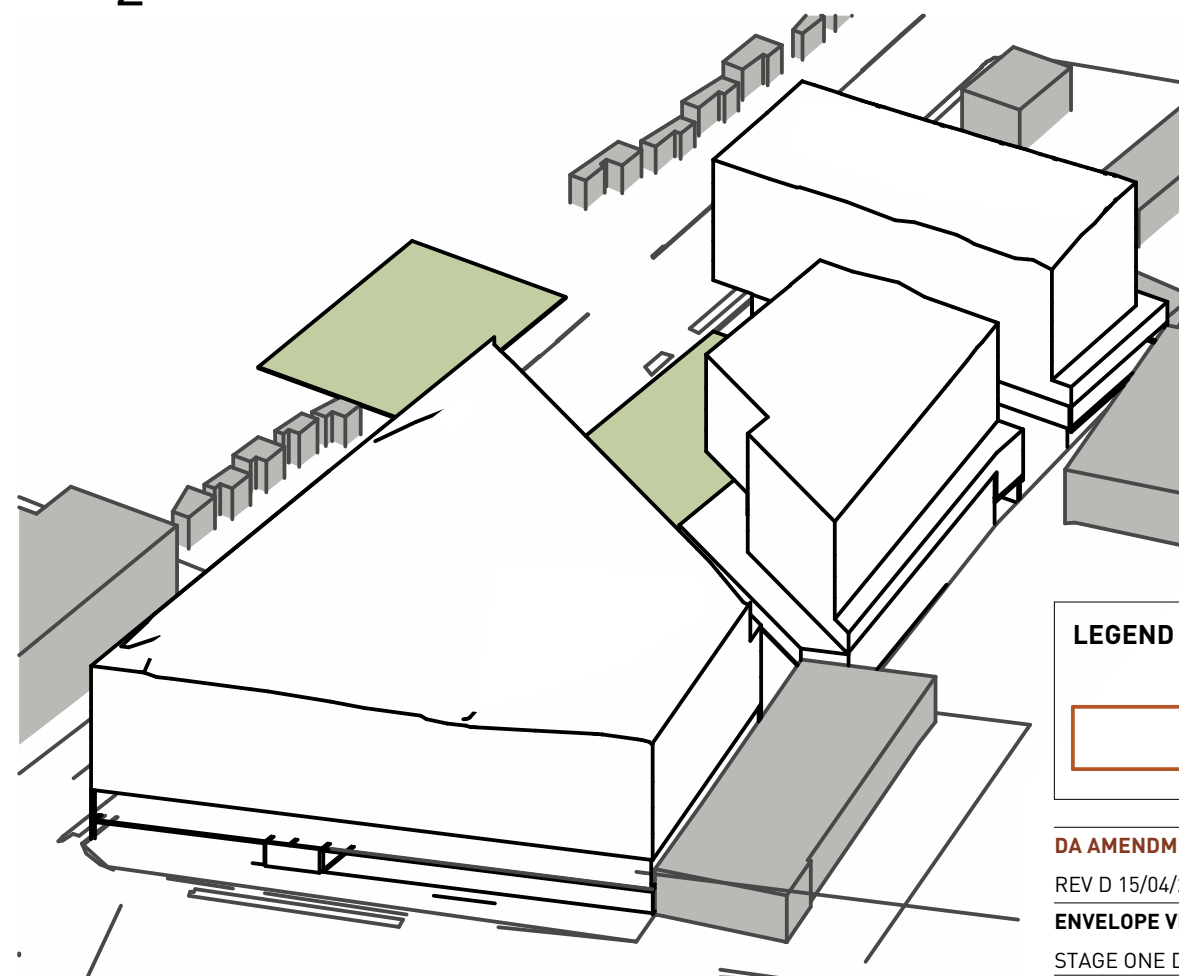
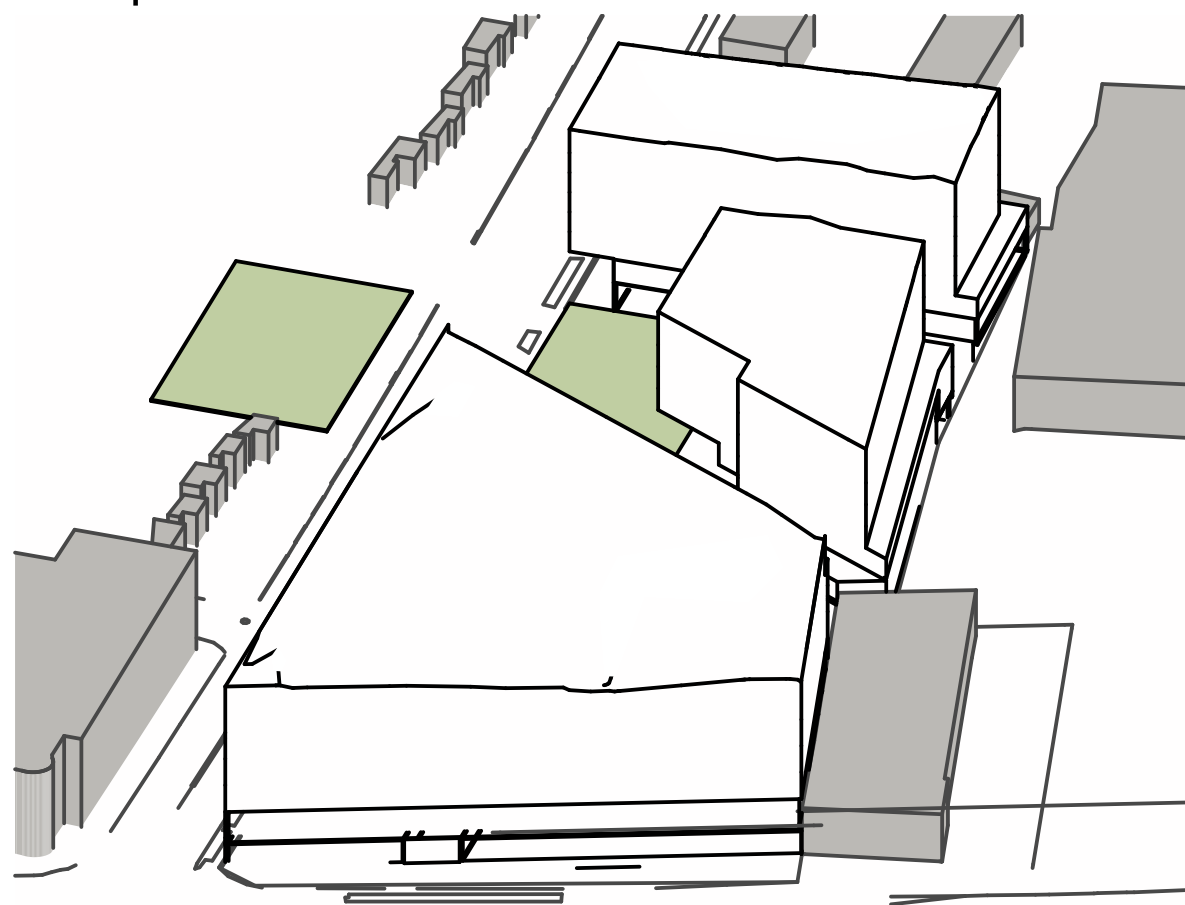
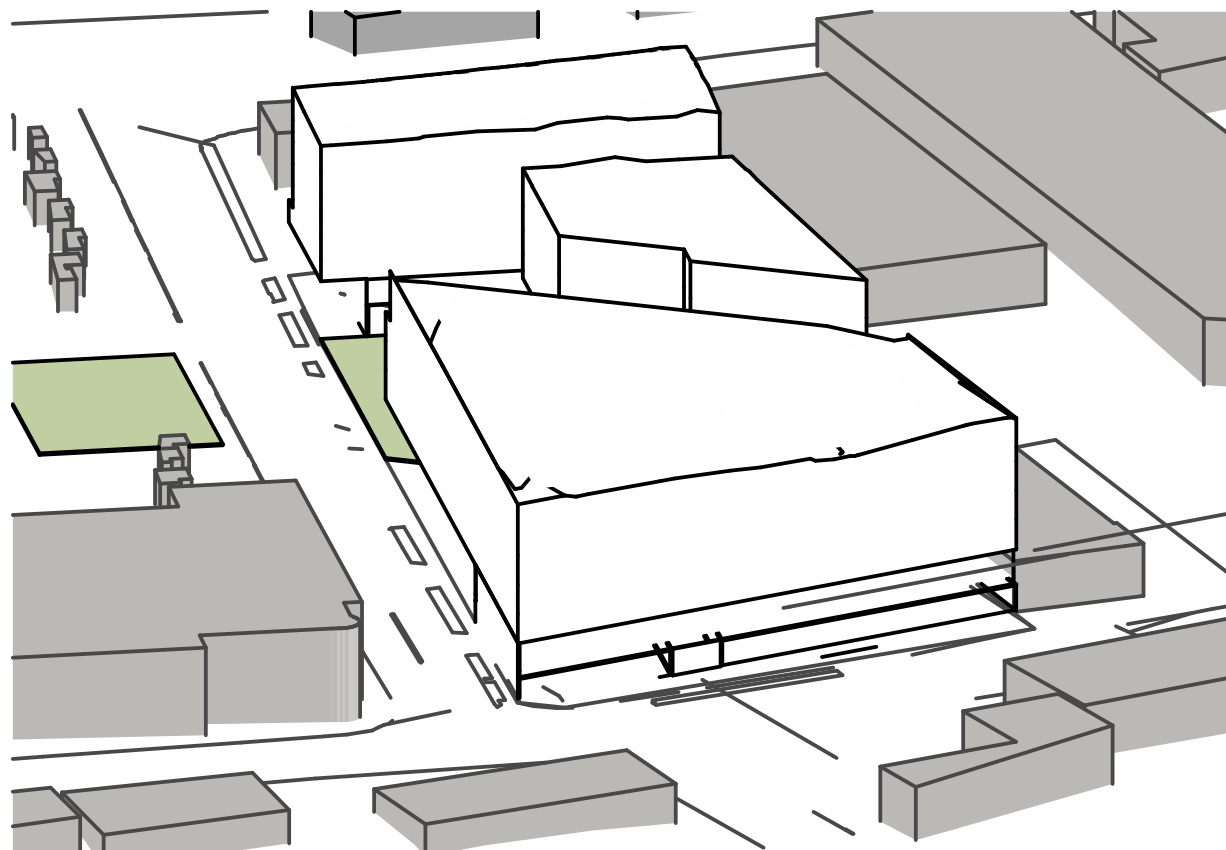
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					5.0m - 1:100
					2.5m - 1:50
					1.25m - 1:25

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smithtznnes.com.au
Nominated Architect: Peter Smith (Reg 7024)





LEGEND

EXTENT OF OVERSHADOWING
DURING 9AM-3PM MID-WINTER

DA AMENDMENTS

REV D 15/04/2021

ENVELOPE VIEWS FROM THE SUN 1

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

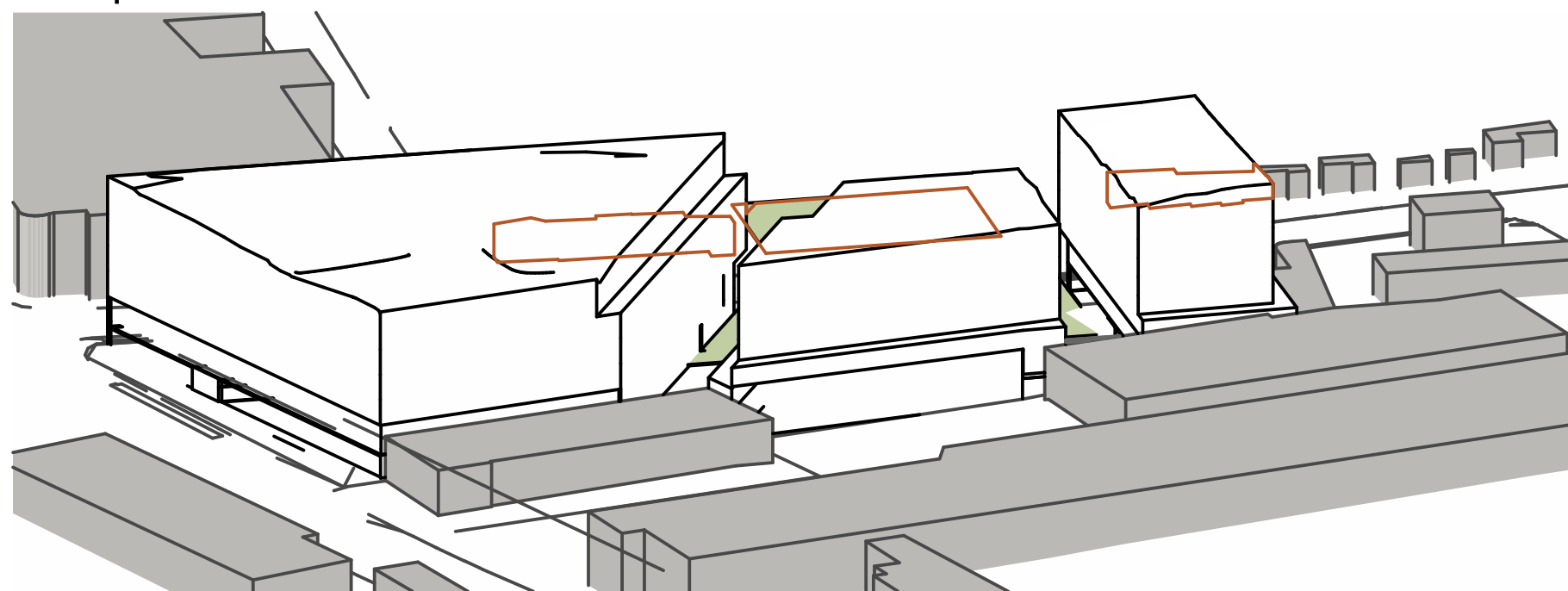
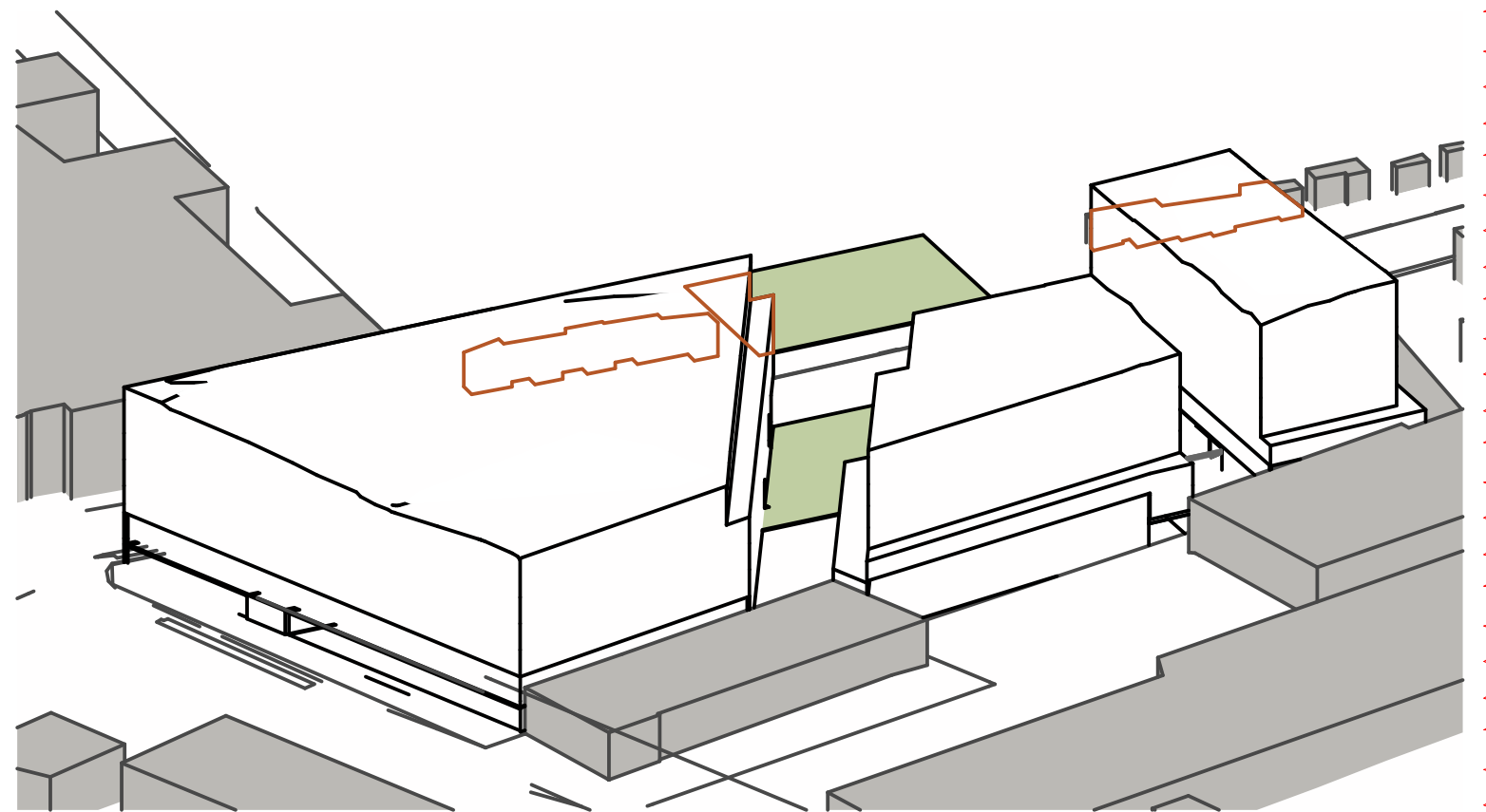
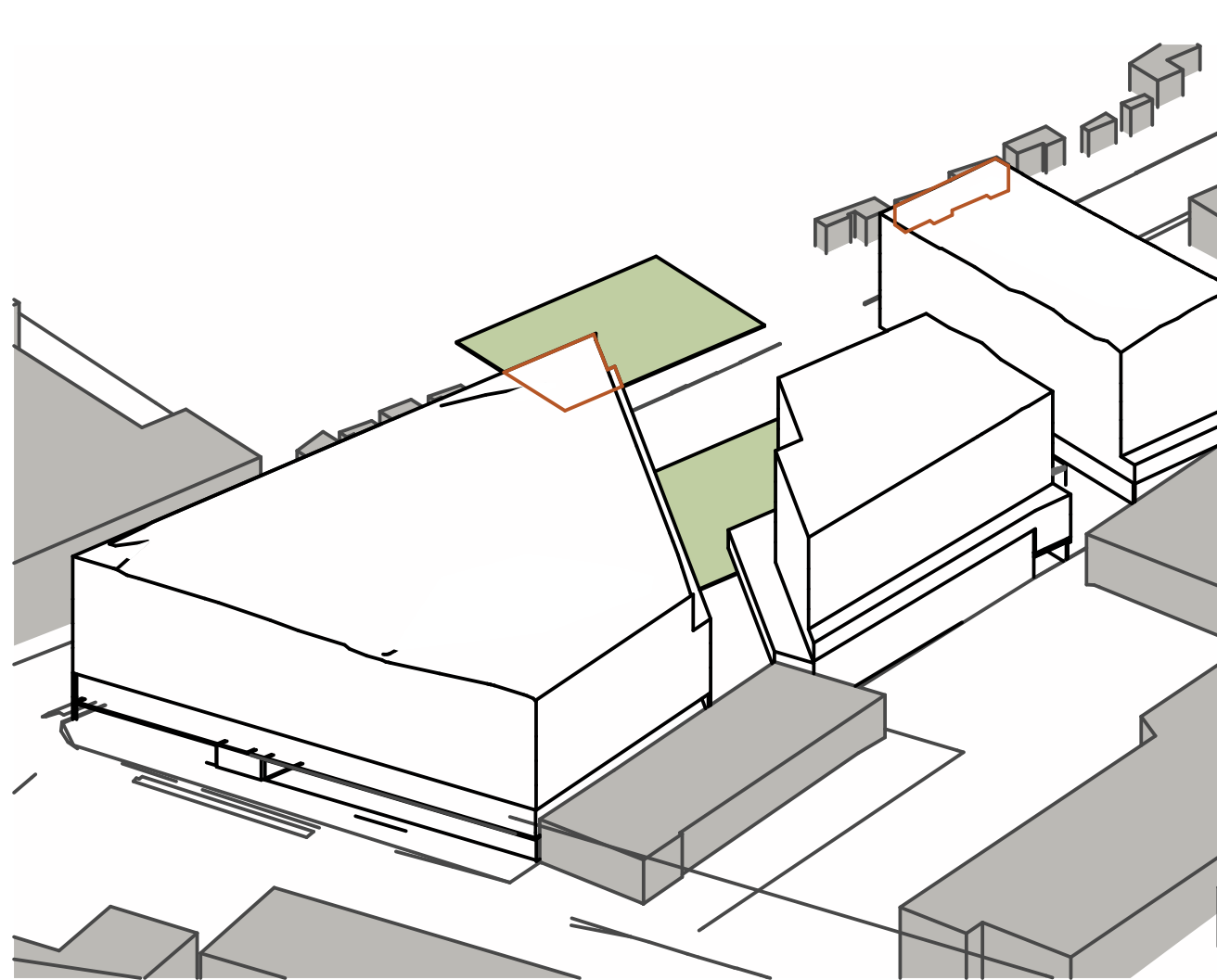
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19_066 DA-U-852



LEGEND



DA AMENDMENTS

REV D 15/04/2021

ENVELOPE VIEWS FROM THE SUN 2

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd

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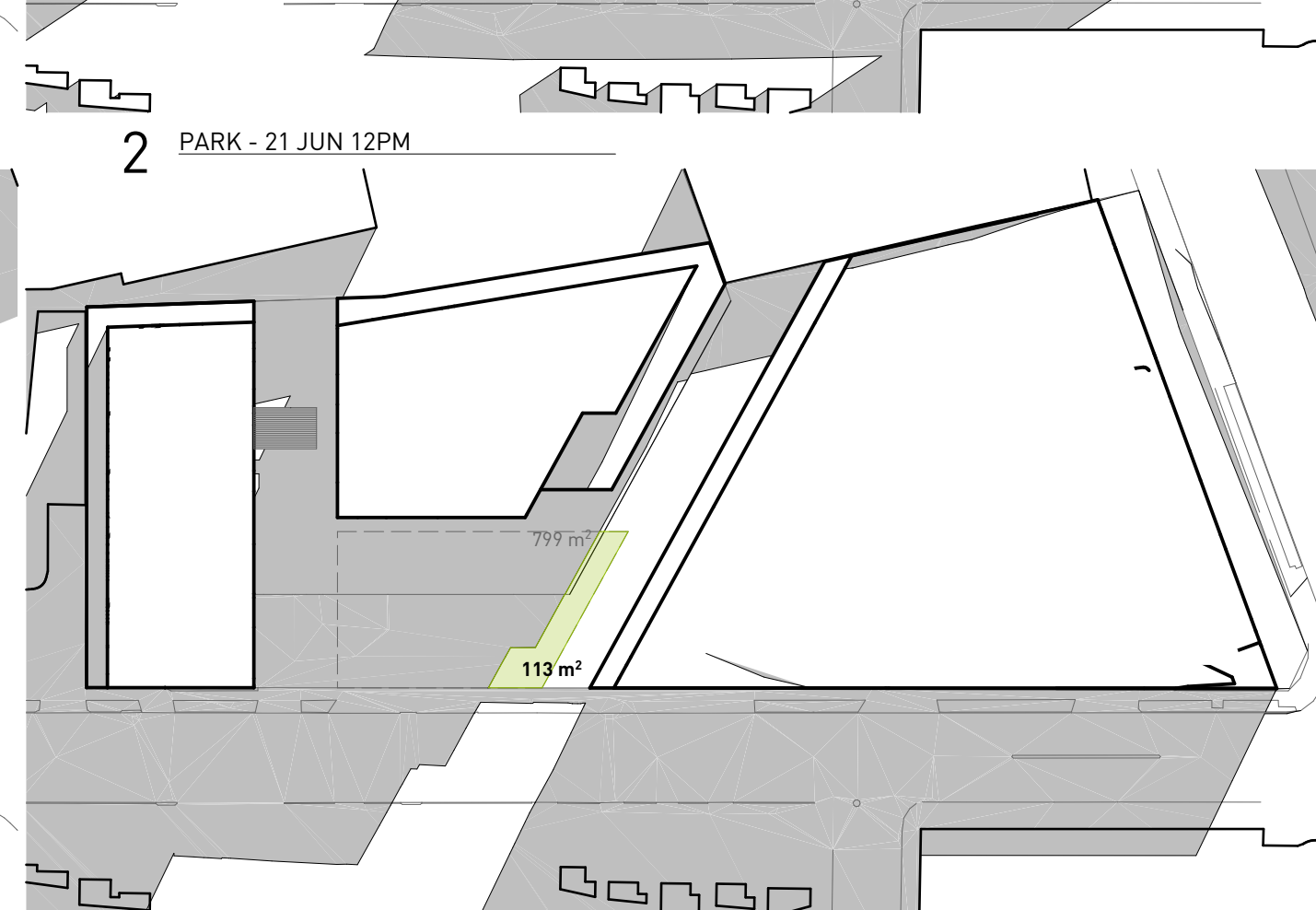
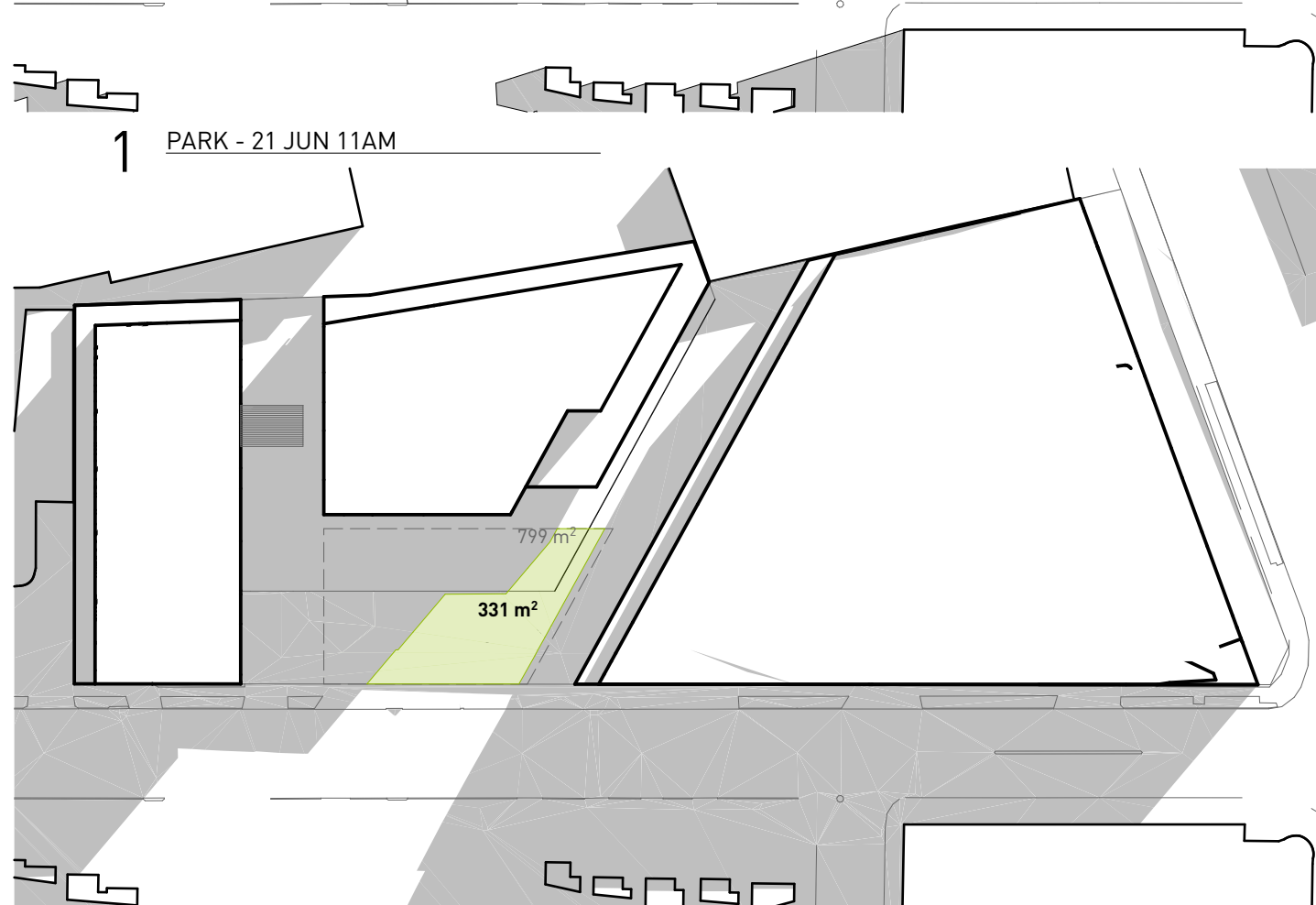
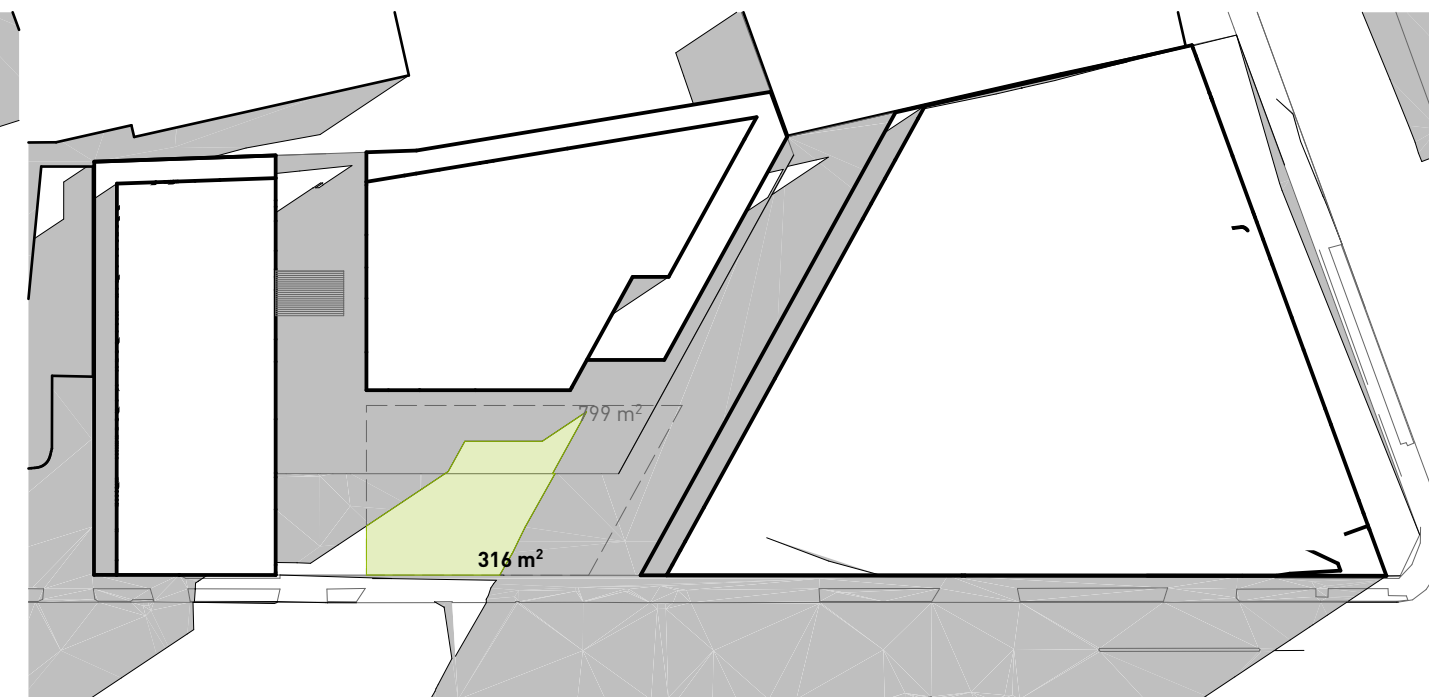
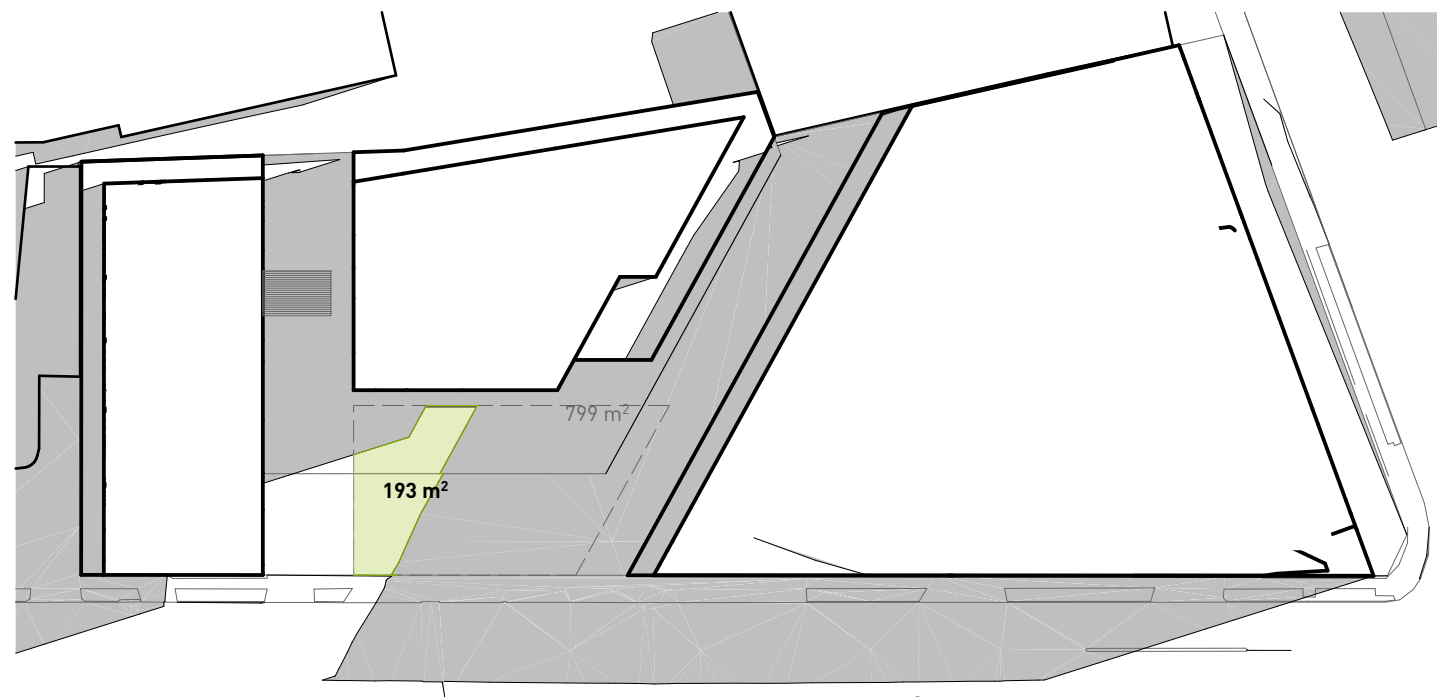
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10m - 1:200
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DA AMENDMENTS

REV E 21/04/2021

ENVELOPE PARK SHADOWS

STAGE ONE DEVELOPMENT APPLICATION

Hampstead Rd Commercial

Raad Property Acquisition No 65 Pty Ltd



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0					10m - 1:200
					5.0m - 1:100
					2.5m - 1:50
					1.25m - 1:25

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