

Nominated  
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Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances.  
PC items & shower sized shown on plan are inside hob dimensions  
shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site.  
USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden tap on meter.  
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 5 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.  
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

NOT TO SCALE

CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
COVER PAGE

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA0000	G



SITE INFORMATION

86 - 96 Station Street, Wentworthville

LOT & DP: 101/-DP1262440

SITE AREA: 1622.0 m²

CUMBERLAND LOCAL ENVIRONMENTAL PLAN 2021

SITE AREA	1622.00m²
ZONING	B2 LOCAL CENTRE
RELEVANT CONTROLS	CLASS 2, 7a
COUNCIL	CUMBERLAND COUNCIL
LOT / DP No.	LOT 1 A   DP: 410947
FSR	2.8:1
HEIGHT OF BUILDING	20m & 30m
BUILDING DEFINED AS	MIXED USE DEVELOPMENT
HERITAGE	N/A
ACID SULPHATE SOILS	CLASS 5
FLOOD PRONE	N/A
LAND RESERVATION ACQUISITION	N/A
NATURAL RESOURCE - BIODIVERSITY	N/A
FORESHORE BUILDING LINE	N/A

COMPLIANCE CATEGORY	REQUIREMENT	PROPOSAL
ZONING	B2 LOCAL CENTRE	
FSR	2.8:1 - 4541.6m2 (MAX. 6792.1m2 total 4.18:1)	
LANEWAY DEDICATION	+ 890m2	
AFFORDABLE HOUSING	+ Upto 30% 1362.5m2	REFER TO TABLE
MAX. HEIGHT	20m & 30m	15 STOREY
COMMUNAL OPEN SPACE	ADG Min. 25% 405.5m2	REFER TO TABLE
LANDSCAPING	30% min. 486.6m2	REFER TO TABLE
DEEP SOIL	ADG Min. 15% 243.3m2	Nil
SOLAR ACCESS	70% OF UNITS	REFER TO TABLE
NATURAL VENTILATION	60% OF UNITS	REFER TO TABLE
PARKING REQUIREMENT		TOTAL 114 SPACES
RESIDENTIAL - NON-AH	1 Studio Unit = 0.5 Spaces	
	1 Bed Unit = 0.5 Spaces	
	2 Bed Unit = 1.0 Spaces	
	3 Bed Unit = 1.5 Spaces	
	Vistor = 1 Space per 5 units	12 Spaces
RESIDENTIAL - AF	1 Studio Unit = 0.4 Spaces	
	1 Bed Unit = 0.4 Spaces	
	2 Bed Unit = 0.5 Spaces	
	3 Bed Unit = 1.0 Spaces	
	1 Space / 40m2	4 Spaces
COMMERCIAL	4.25 Spaces Required	
	1 Space / 10 Children - Spaces = 12	22 Spaces
CHILDCARE	1 Space / 2 Staff - Spaces = 9.5	
	21.5 Spaces Required	

SITE AREA	PROPOSED GFA (m²)	PROPOSED FSR
1622.0 m²	6756.0 m²	4.17:1

DRG No.	DRAWING NAME	REV. No.
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DA1009	LEVEL 09 PLAN	G
DA1010	LEVEL 10 PLAN	G
DA1011	LEVEL 11 PLAN	G
DA1012	LEVEL 12 PLAN	G
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DA2001	NORTH ELEVATION	G
DA2002	SOUTH ELEVATION	G
DA2003	WEST ELEVATION	G
DA2004	EAST ELEVATION	G
DA2101	SECTION	G
DA2102	SECTION	G
DA2103	SECTION	G
DA2104	SECTION	G
DA2105	SECTION	G
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DA5001	SHADOW DIAGRAM - WINTER SOLSTICE	G
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DA5010	SUN EYE DIAGRAM	G
DA5011	SUN EYE DIAGRAM	G
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DA5100	CROSS VENTILATION DIAGRAM	G
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DA5200	FSR DIAGRAM	G
DA5201	FSR DIAGRAM	G
DA5202	FSR DIAGRAM	G
DA6000	DOOR/ WINDOW SCHEDULE	G

UNIT TYPE	QTY
1 BED	2
2 BED	32
3 BED	25
TOTAL UNITS	59

LEVEL	AREA
BASEMENT 1	62.0 m²
GROUND	543.0 m²
LEVEL 1	532.0 m²
LEVEL 2	720.0 m²
LEVEL 3	719.5 m²
LEVEL 4	719.5 m²
LEVEL 5	649.0 m²
LEVEL 6	312.5 m²
LEVEL 7	312.5 m²
LEVEL 8	312.5 m²
LEVEL 9	312.5 m²
LEVEL 10	312.5 m²
LEVEL 11	312.5 m²
LEVEL 12	312.5 m²
LEVEL 13	312.5 m²
LEVEL 14	312.5 m²
TOTAL GROSS FLOOR AREA	6756.0 m²

ADG - AREA CALCULATION		
AREA TYPE	AREA (m²)	%
COMMUNAL O.S	420.0 m²	26%
LANDSCAPE	487.5 m²	30%

SOLAR ACCESS		
COMPLIANT UNIT PROVIDED	TOTAL UNIT	% COMPLIANCE
49	59	83%

CROSS VENTILATION		
COMPLIANT UNIT QTY	TOTAL UNIT	% COMPLIANT
42	59	71%

LOCATION	UNIT TYPE	LEVEL	AFFORDABLE HOUSING	AREA (m²)
UNIT 201	3 BED	LEVEL 2	Non-AH	95.0 m²
UNIT 202	2 BED	LEVEL 2	Non-AH	77.5 m²
UNIT 203	2 BED	LEVEL 2	Non-AH	77.5 m²
UNIT 204	3 BED	LEVEL 2	Non-AH	97.0 m²
UNIT 205	2 BED	LEVEL 2	Affordable Housing	77.0 m²
UNIT 206	2 BED	LEVEL 2	Affordable Housing	78.0 m²
UNIT 207	2 BED	LEVEL 2	Affordable Housing	78.5 m²
UNIT 208	2 BED	LEVEL 2	Affordable Housing	77.0 m²
UNIT 301	3 BED	LEVEL 3	Non-AH	95.0 m²
UNIT 302	3 BED	LEVEL 3	Non-AH	77.5 m²
UNIT 303	2 BED	LEVEL 3	Non-AH	77.5 m²
UNIT 304	3 BED	LEVEL 3	Non-AH	97.0 m²
UNIT 305	2 BED	LEVEL 3	Affordable Housing	77.0 m²
UNIT 306	2 BED	LEVEL 3	Affordable Housing	78.0 m²
UNIT 307	2 BED	LEVEL 3	Affordable Housing	78.0 m²
UNIT 308	2 BED	LEVEL 3	Affordable Housing	77.0 m²
UNIT 401	3 BED	LEVEL 4	Non-AH	95.0 m²
UNIT 402	2 BED	LEVEL 4	Non-AH	77.5 m²
UNIT 403	2 BED	LEVEL 4	Non-AH	77.5 m²
UNIT 404	3 BED	LEVEL 4	Non-AH	97.0 m²
UNIT 405	2 BED	LEVEL 4	Non-AH	77.0 m²
UNIT 406	2 BED	LEVEL 4	Non-AH	78.0 m²
UNIT 407	2 BED	LEVEL 4	Non-AH	78.0 m²
UNIT 408	2 BED	LEVEL 4	Non-AH	77.0 m²
UNIT 501	3 BED	LEVEL 5	Non-AH	103.0 m²
UNIT 502	2 BED	LEVEL 5	Non-AH	76.5 m²
UNIT 503	3 BED	LEVEL 5	Non-AH	106.0 m²
UNIT 504	2 BED	LEVEL 5	Non-AH	77.0 m²
UNIT 505	2 BED	LEVEL 5	Non-AH	78.0 m²
UNIT 506	2 BED	LEVEL 5	Non-AH	78.0 m²
UNIT 507	2 BED	LEVEL 5	Non-AH	77.0 m²
UNIT 601	3 BED	LEVEL 6	Non-AH	103.0 m²
UNIT 602	2 BED	LEVEL 6	Non-AH	76.5 m²
UNIT 603	3 BED	LEVEL 6	Non-AH	106.0 m²
UNIT 701	3 BED	LEVEL 7	Affordable Housing	103.0 m²
UNIT 702	2 BED	LEVEL 7	Affordable Housing	76.5 m²
UNIT 703	1 BED	LEVEL 7	Affordable Housing	50.5 m²
UNIT 704	1 BED	LEVEL 7	Affordable Housing	50.0 m²
UNIT 801	3 BED	LEVEL 8	Non-AH	103.0 m²
UNIT 802	2 BED	LEVEL 8	Non-AH	76.5 m²
UNIT 803	3 BED	LEVEL 8	Non-AH	106.0 m²
UNIT 901	3 BED	LEVEL 9	Non-AH	103.0 m²
UNIT 902	2 BED	LEVEL 9	Non-AH	76.5 m²
UNIT 903	3 BED	LEVEL 9	Non-AH	106.0 m²
UNIT 1001	3 BED	LEVEL 10	Non-AH	103.0 m²
UNIT 1002	2 BED	LEVEL 10	Non-AH	76.5 m²
UNIT 1003	3 BED	LEVEL 10	Non-AH	106.0 m²
UNIT 1101	3 BED	LEVEL 11	Non-AH	103.0 m²
UNIT 1102	2 BED	LEVEL 11	Non-AH	76.5 m²
UNIT 1103	3 BED	LEVEL 11	Non-AH	106.0 m²
UNIT 1201	3 BED	LEVEL 12	Non-AH	103.0 m²
UNIT 1202	2 BED	LEVEL 12	Non-AH	76.5 m²
UNIT 1203	3 BED	LEVEL 12	Non-AH	106.0 m²
UNIT 1301	3 BED	LEVEL 13	Non-AH	103.0 m²
UNIT 1302	2 BED	LEVEL 13	Non-AH	76.5 m²
UNIT 1303	3 BED	LEVEL 13	Non-AH	106.0 m²
UNIT 1401	3 BED	LEVEL 14	Non-AH	103.0 m²
UNIT 1402	2 BED	LEVEL 14	Non-AH	76.5 m²
UNIT 1403	3 BED	LEVEL 14	Non-AH	106.0 m²
TOTAL UNITS: 59				5122.5 m²

UNIT TYPE	NAME	AREA (m²)	QTY	% OF GFA
2 BED	Non-AH	1774.5 m²	23	26%
3 BED	Non-AH	2448.0 m²	24	36%
COMMON	LOBBY	372.5 m²	12	6%
COMMON	WASTE ROOM	30.0 m²	1	0%
LEVEL 1	CHILDCARE	532.0 m²	1	8%
LEVEL G	CHILDCARE	253.0 m²	1	4%
LEVEL G	COMMERCIAL	278.0 m²	1	4%
LEVEL G	RESIDENTIAL FOYER	12.5 m²	1	0%
LEVEL LG	COMMON	6.5 m²	1	0%
LEVEL LG	LIFT LOBBY	16.0 m²	1	0%
		5722.0 m²		86%
1 BED	Affordable Housing	100.5 m²	2	1%
2 BED	Affordable Housing	696.5 m²	9	10%
3 BED	Affordable Housing	103.0 m²	1	2%
COMMON	LOBBY	124.0 m²	3	2%
COMMON	WASTE ROOM	10.0 m²	1	0%
		1034.0 m²		15%
TOTAL		6756.0 m²		100%

LOCATION	POS	AREA (m²)
UNIT 201	BALCONY	13.5 m²
UNIT 202	BALCONY	11.5 m²
UNIT 203	BALCONY	11.5 m²
UNIT 204	BALCONY	12.0 m²
UNIT 205	BALCONY	10.0 m²
UNIT 206	BALCONY	17.5 m²
UNIT 207	BALCONY	17.5 m²
UNIT 208	BALCONY	10.0 m²
UNIT 301	BALCONY	13.5 m²
UNIT 302	BALCONY	11.5 m²
UNIT 303	BALCONY	11.5 m²
UNIT 304	BALCONY	12.0 m²
UNIT 305	BALCONY	10.0 m²
UNIT 306	BALCONY	17.5 m²
UNIT 307	BALCONY	17.5 m²
UNIT 308	BALCONY	10.0 m²
UNIT 401	BALCONY	13.0 m²
UNIT 402	BALCONY	11.5 m²
UNIT 403	BALCONY	11.5 m²
UNIT 404	BALCONY	12.0 m²
UNIT 405	BALCONY	10.0 m²
UNIT 406	BALCONY	17.5 m²
UNIT 407	BALCONY	17.5 m²
UNIT 408	BALCONY	10.0 m²
UNIT 501	BALCONY	13.0 m²
UNIT 502	BALCONY	11.0 m²
UNIT 503	BALCONY	13.0 m²
UNIT 504	BALCONY	10.0 m²
UNIT 505	BALCONY	17.5 m²
UNIT 506	BALCONY	17.5 m²
UNIT 507	BALCONY	10.0 m²
UNIT 601	BALCONY	13.0 m²
UNIT 602	BALCONY	11.0 m²
UNIT 603	BALCONY	13.0 m²
UNIT 701	BALCONY	13.0 m²
UNIT 702	BALCONY	11.0 m²
UNIT 703	BALCONY	13.0 m²
UNIT 704	BALCONY	9.0 m²
UNIT 801	BALCONY	13.0 m²
UNIT 802	BALCONY	11.0 m²
UNIT 803	BALCONY	13.0 m²
UNIT 901	BALCONY	13.0 m²
UNIT 902	BALCONY	11.0 m²
UNIT 903	BALCONY	13.0 m²
UNIT 1001	BALCONY	13.0 m²
UNIT 1002	BALCONY	11.0 m²
UNIT 1003	BALCONY	13.0 m²
UNIT 1101	BALCONY	13.0 m²
UNIT 1102	BALCONY	11.0 m²
UNIT 1103	BALCONY	13.0 m²
UNIT 1201	BALCONY	13.0 m²
UNIT 1202	BALCONY	11.0 m²
UNIT 1203	BALCONY	13.0 m²
UNIT 1301	BALCONY	13.0 m²
UNIT 1302	BALCONY	11.0 m²
UNIT 1303	BALCONY	13.0 m²
UNIT 1401	BALCONY	13.0 m²
UNIT 1402	BALCONY	11.0 m²
UNIT 1403	BALCONY	13.0 m²

STORAGE SCHEDULE IN UNIT			
LEVEL	LOCATION	UNIT TYPE	VOLUME (m³)
LEVEL 2	UNIT 201	3BED	5.5 m³
LEVEL 2	UNIT 202	2BED	4.5 m³
LEVEL 2	UNIT 203	2BED	4.5 m³
LEVEL 2	UNIT 204	3BED	5.5 m³
LEVEL 2	UNIT 205	2BED	4.5 m³
LEVEL 2	UNIT 206	2BED	5.0 m³
LEVEL 2	UNIT 207	2BED	5.0 m³
LEVEL 2	UNIT 208	2BED	4.5 m³
LEVEL 3	UNIT 301	3BED	5.5 m³
LEVEL 3	UNIT 302	2BED	4.5 m³
LEVEL 3	UNIT 303	2BED	4.5 m³
LEVEL 3	UNIT 304	3BED	5.5 m³
LEVEL 3	UNIT 305	2BED	4.5 m³
LEVEL 3	UNIT 306	2BED	5.0 m³
LEVEL 3	UNIT 307	2BED	5.0 m³
LEVEL 3	UNIT 308	2BED	4.5 m³
LEVEL 4	UNIT 401	3BED	5.5 m³
LEVEL 4	UNIT 402	2BED	4.5 m³
LEVEL 4	UNIT 403	2BED	4.5 m³
LEVEL 4	UNIT 404	3BED	5.5 m³
LEVEL 4	UNIT 405	2BED	4.5 m³
LEVEL 4	UNIT 406	2BED	5.0 m³
LEVEL 4	UNIT 407	2BED	5.0 m³
LEVEL 4	UNIT 408	2BED	4.5 m³
LEVEL 5	UNIT 501	3BED	6.5 m³
LEVEL 5	UNIT 502	2BED	4.0 m³
LEVEL 5	UNIT 503	3BED	10.0 m³
LEVEL 5	UNIT 504	2BED	4.5 m³
LEVEL 5	UNIT 505	2BED	5.0 m³
LEVEL 5	UNIT 506	2BED	5.0 m³
LEVEL 5	UNIT 507	2BED	4.5 m³
LEVEL 6	UNIT 601	3BED	6.5 m³
LEVEL 6	UNIT 602	2BED	4.0 m³
LEVEL 6	UNIT 603	3BED	10.0 m³
LEVEL 7	UNIT 701	3BED	6.5 m³
LEVEL 7	UNIT 702	2BED	4.0 m³
LEVEL 7	UNIT 703	1BED	4.0 m³
LEVEL 7	UNIT 704	1BED	4.0 m³
LEVEL 8	UNIT 801	3BED	6.5 m³
LEVEL 8	UNIT 802	2BED	4.0 m³
LEVEL 8	UNIT 803	3BED	10.0 m³
LEVEL 9	UNIT 901	3BED	6.5 m³
LEVEL 9	UNIT 902	2BED	4.0 m³
LEVEL 9	UNIT 903	3BED	10.0 m³
LEVEL 10	UNIT 1001	3BED	6.5 m³
LEVEL 10	UNIT 1002	2BED	4.0 m³
LEVEL 10	UNIT 1003	3BED	10.0 m³
LEVEL 11	UNIT 1101	3BED	6.5 m³
LEVEL 11	UNIT 1102	2BED	4.0 m³
LEVEL 11	UNIT 1103	3BED	10.0 m³
LEVEL 12	UNIT 1201	3BED	6.5 m³
LEVEL 12	UNIT 1202	2BED	4.0 m³
LEVEL 12	UNIT 1203	3BED	10.0 m³
LEVEL 13	UNIT 1301	3BED	6.5 m³
LEVEL 13	UNIT 1302	2BED	4.0 m³
LEVEL 13	UNIT 1303	3BED	10.0 m³
LEVEL 14	UNIT 1401	3BED	6.5 m³
LEVEL 14	UNIT 1402	2BED	4.0 m³
LEVEL 14	UNIT 1403	3BED	10.0 m³



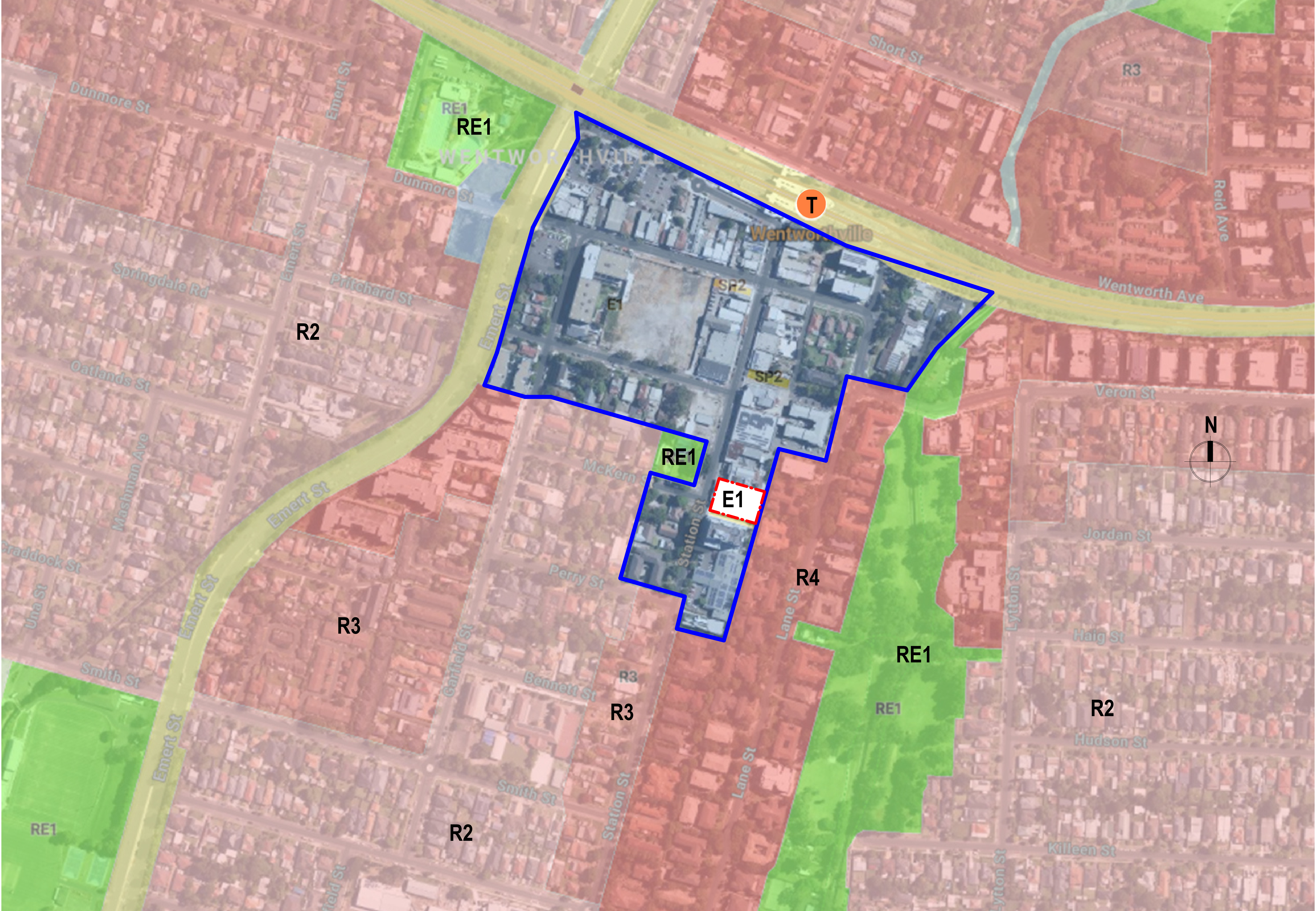


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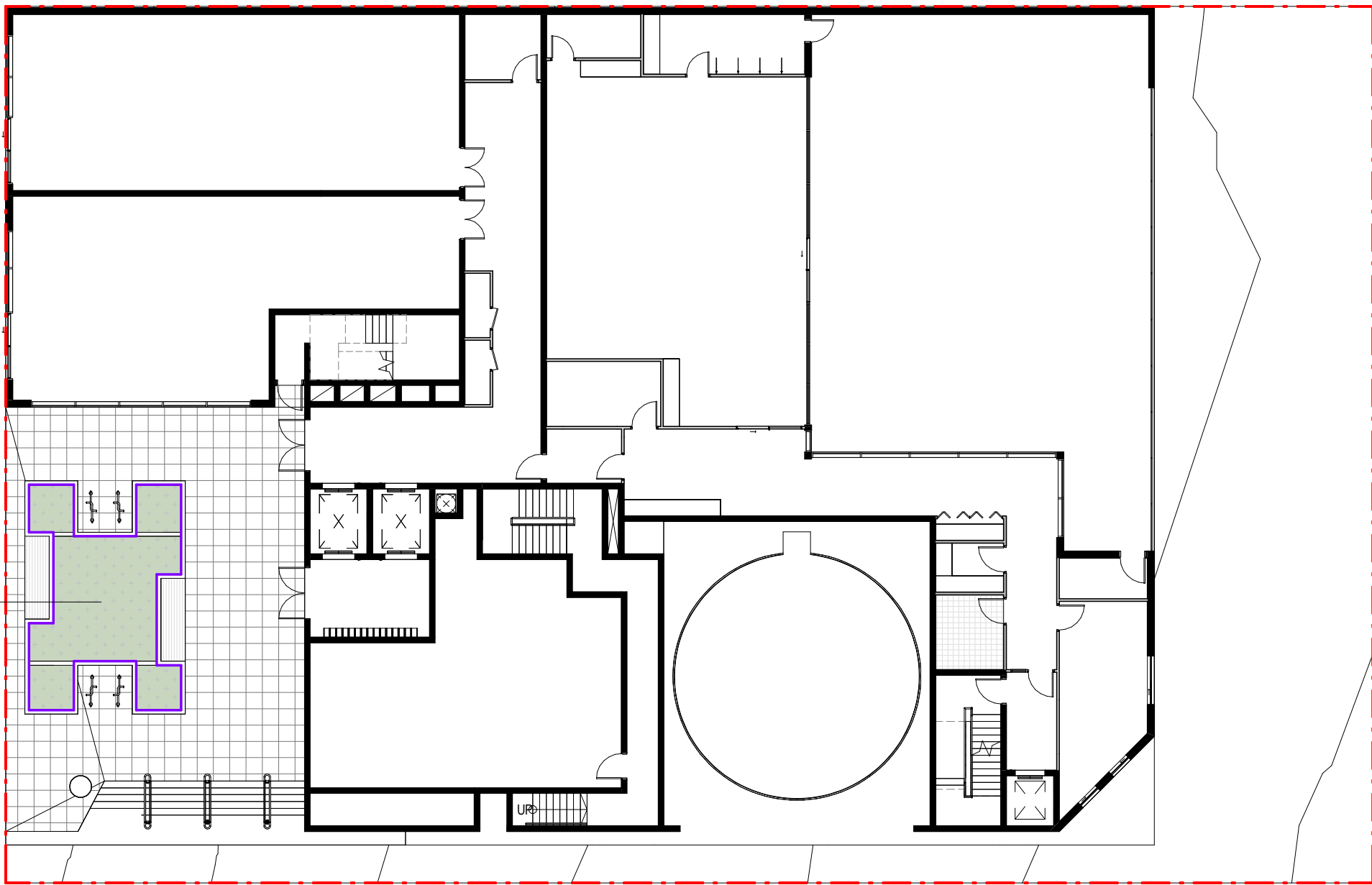
CLIENT	
BEANI PROJECTS	
PROJECT	
Mixed Use Development	
ADDRESS	
86 - 96 Station Street, Wentworthville	
LOCAL COUNCIL	
CUMBERLAND COUNCIL	
DRAWING	
SITE ANALYSIS	
PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
DRAWING NUMBER	DATE: 11/09/25
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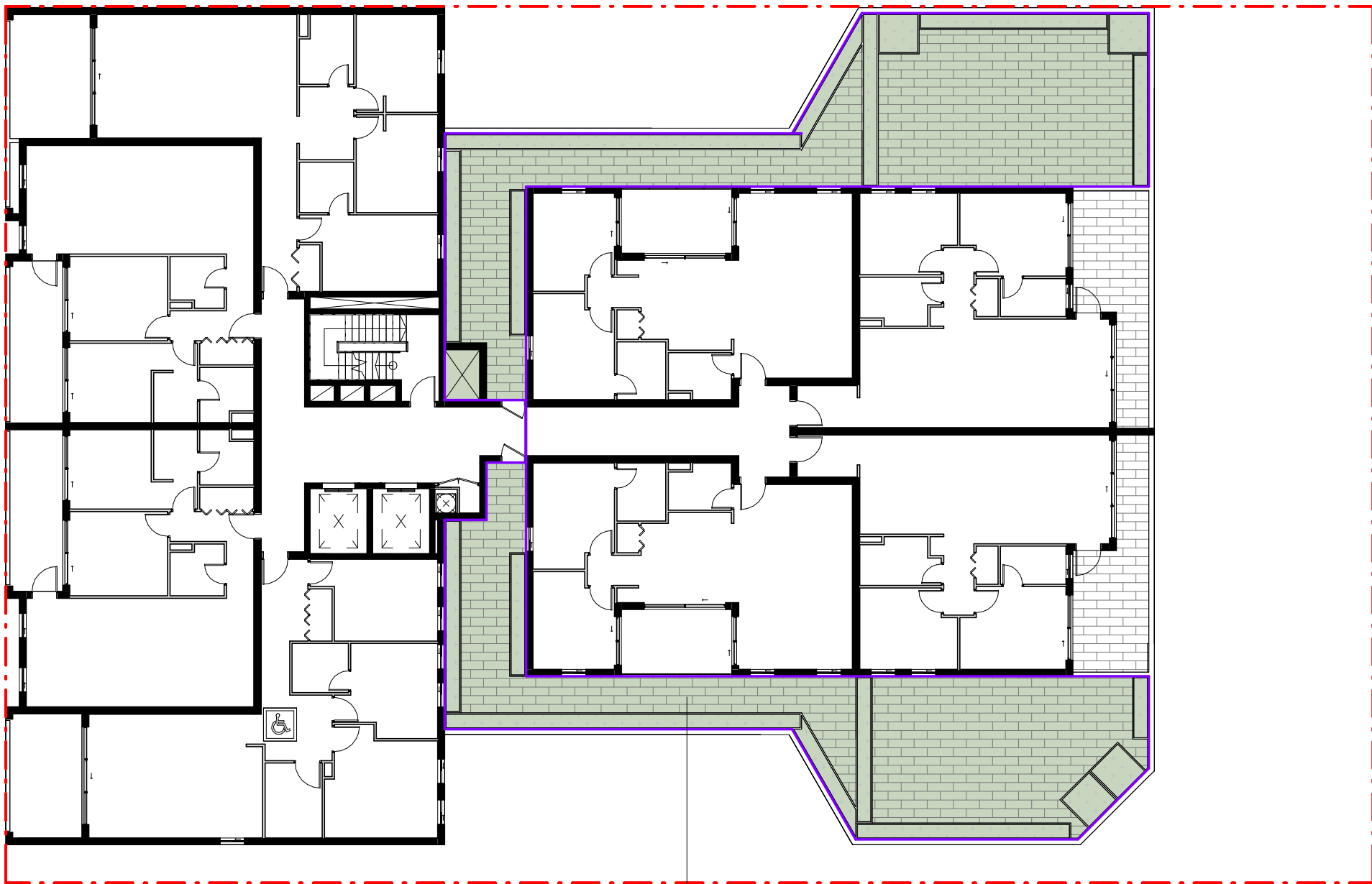
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PROJECT Mixed Use Development			
ADDRESS  86 - 96 Station Street, Wentworthville			
LOCAL COUNCIL CUMBERLAND COUNCIL			
DRAWING SITE ANALYSIS - SITE ZONE			
PROJECT NUMBER 30244	DRAWN BY: MT	CHECKED BY: DA	ISSUED FOR: 1109/25
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LANDSCAPE AREA

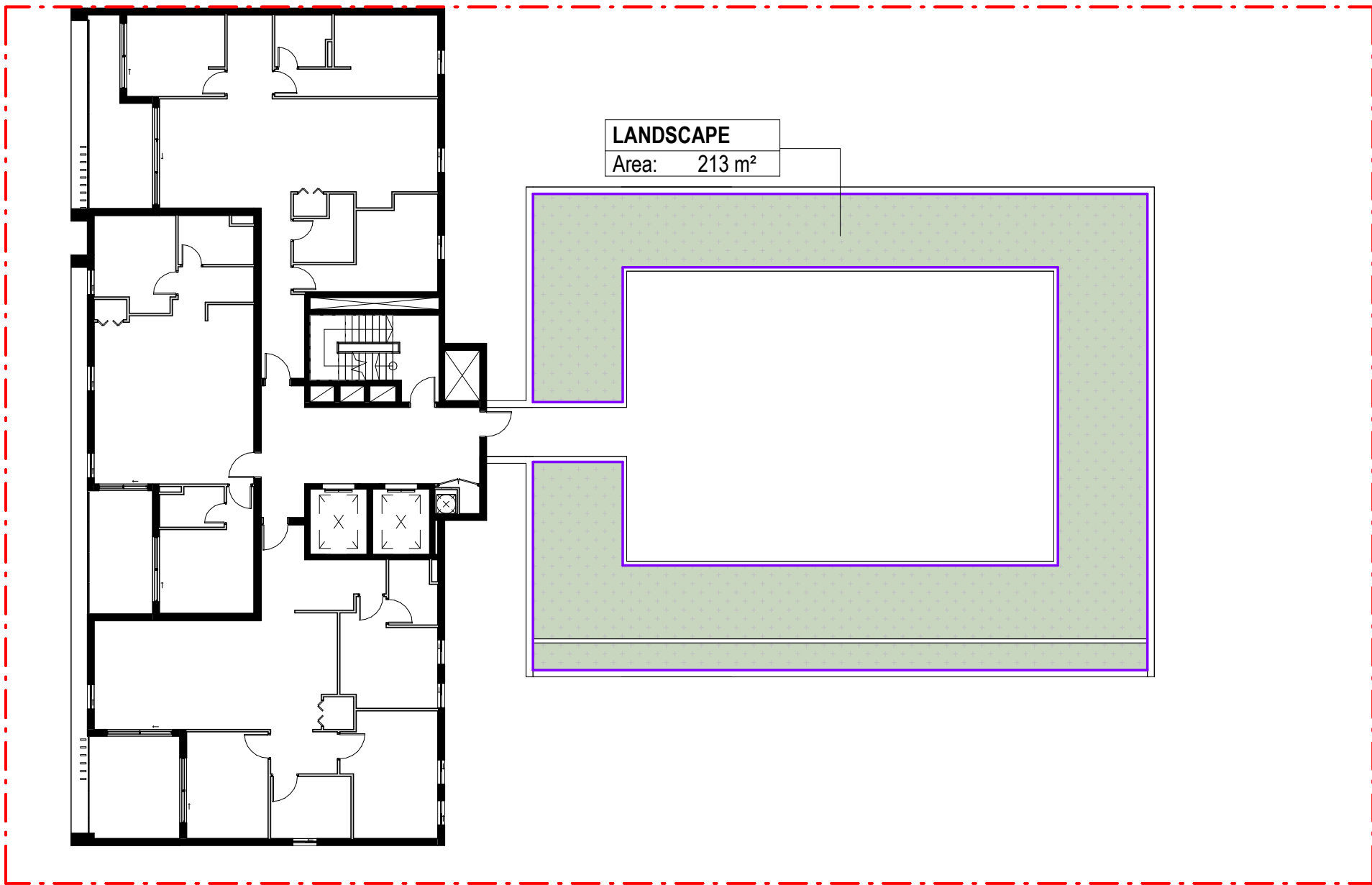
LANDSCAPE



LANDSCAPE AREA

LANDSCAPE

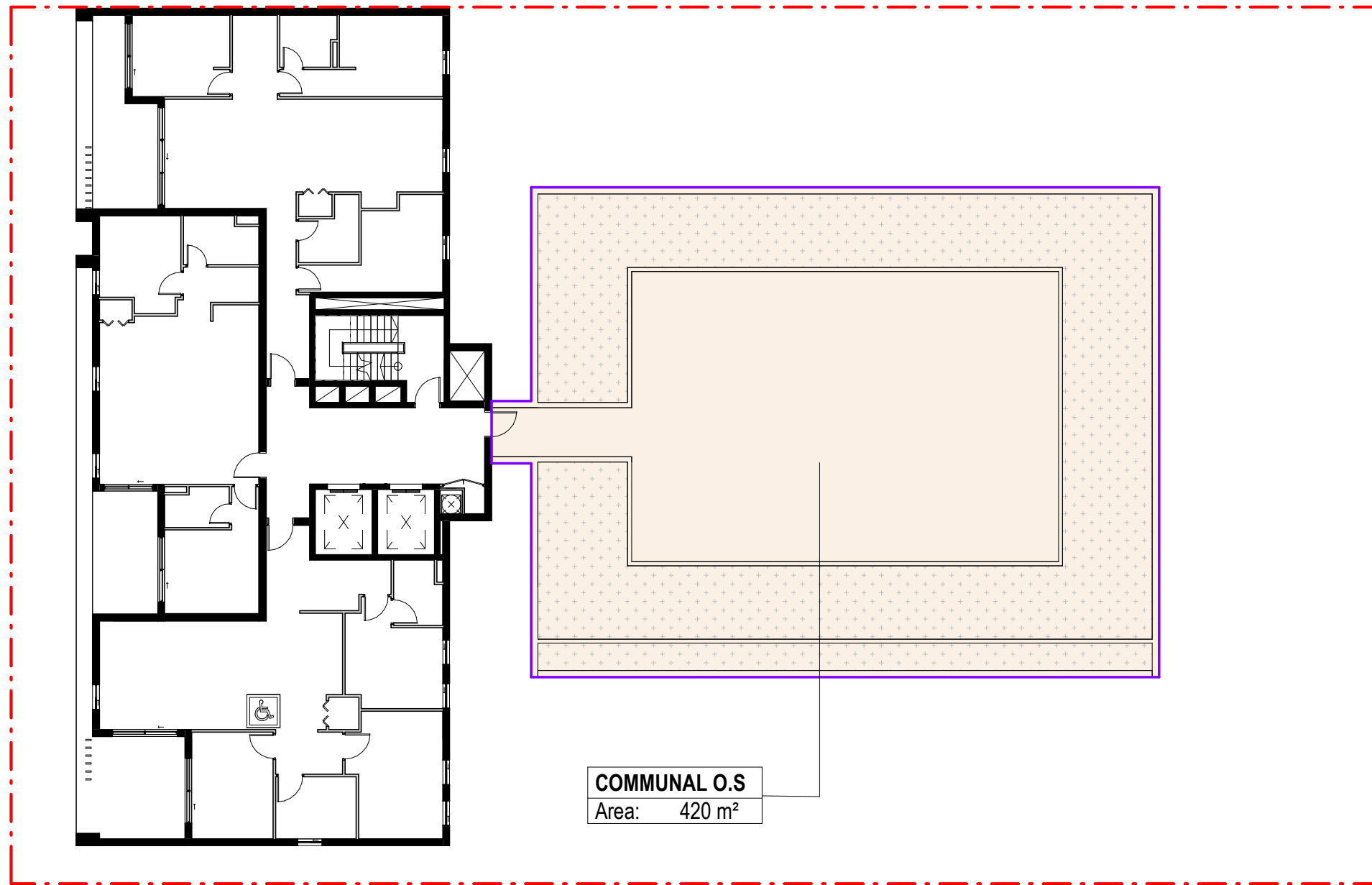
LANDSCAPE  
Area: 243 m²



LANDSCAPE AREA

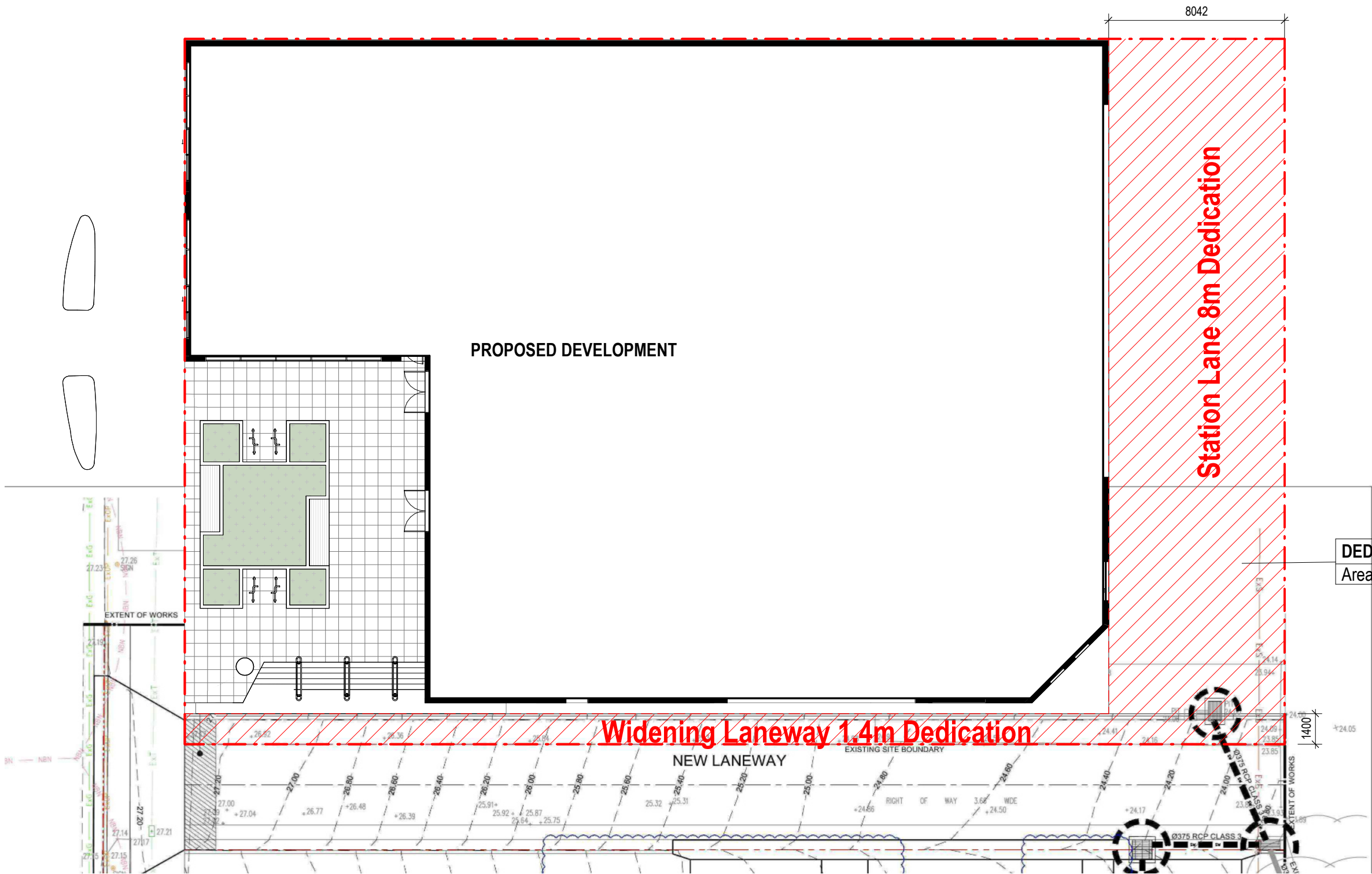
LANDSCAPE

LANDSCAPE  
Area: 213 m²



COMMUNAL OPEN SPACE

420.0 m²

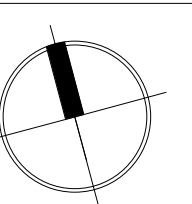


LANE WAY DEDICATION

1 : 200

DEDICATION  
Area: 318 m²

TRUE  
NORTH



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SCALE  
1 : 200 @ A1  
0 2 4 6 8 10  
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1:200

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Mixed Use Development

ADDRESS

86 - 96 Station Street, Wentworthville

LOCAL COUNCIL

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DRAWING

SITE ZONES

PROJECT NUMBER

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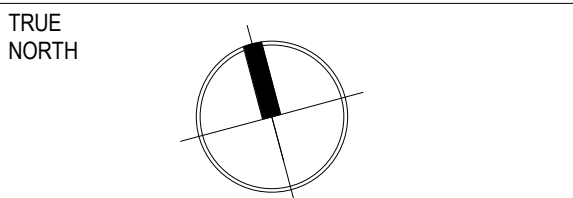
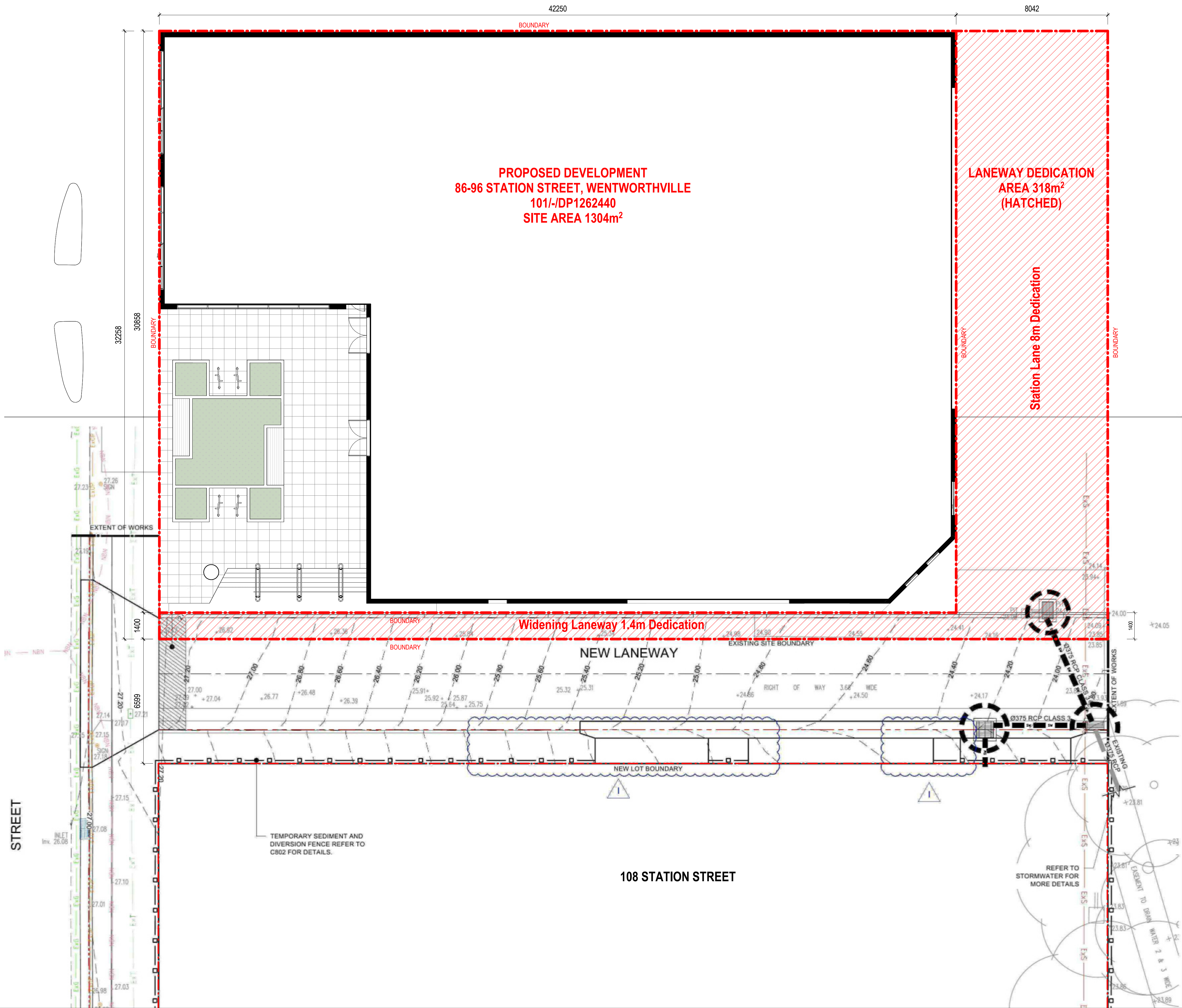
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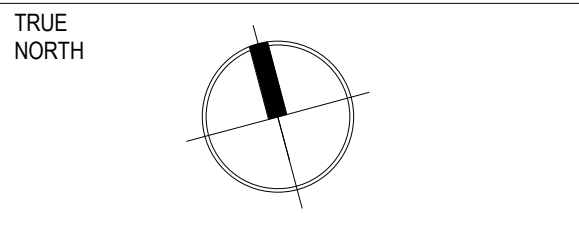
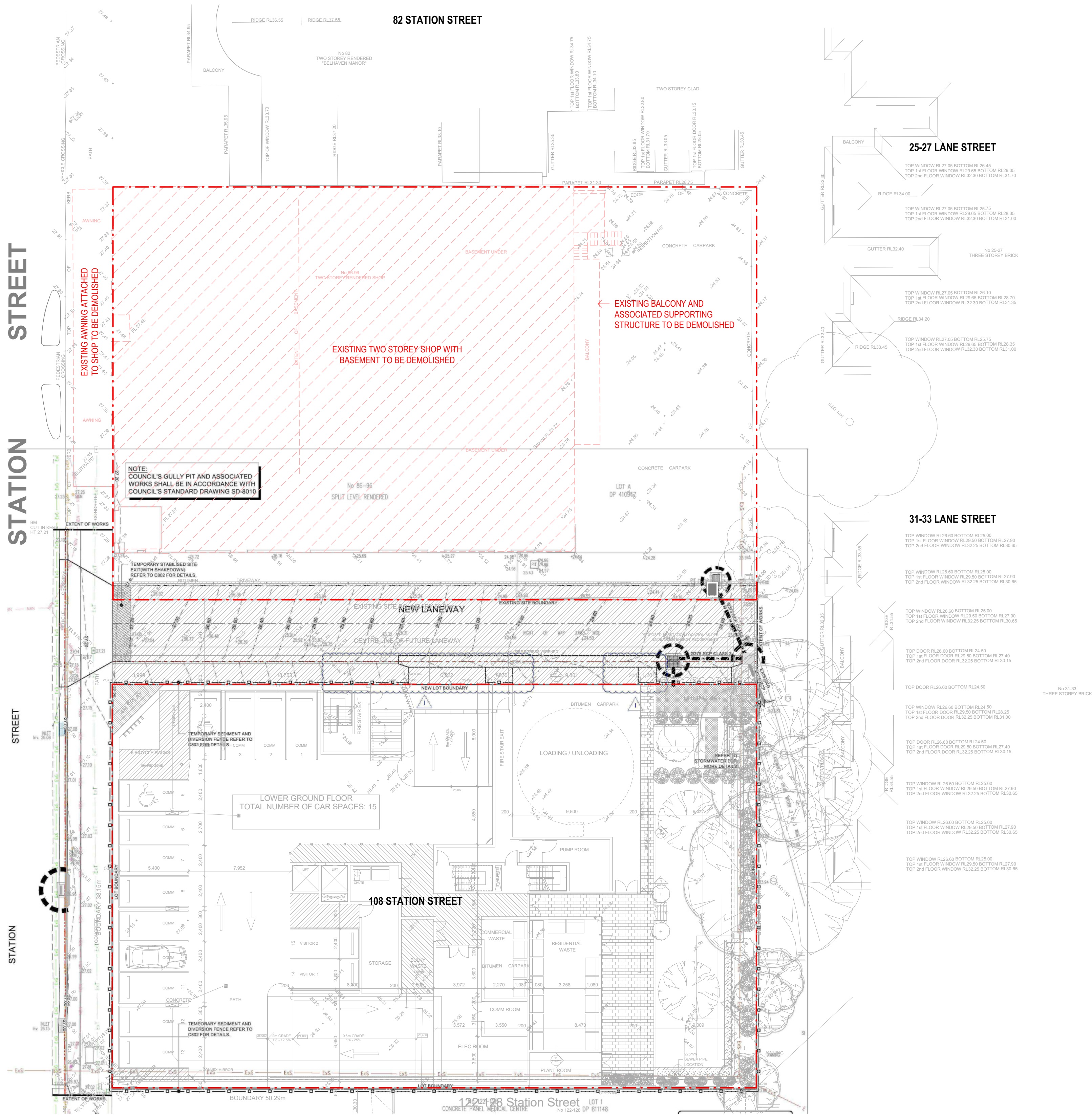
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86 - 96 Station Street, Wentworthville  
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DRAWING  
SUBDIVISION PLAN

PROJECT NUMBER	DRAWN BY: MT
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m  
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BEANI PROJECTS

PROJECT  
Mixed Use Development

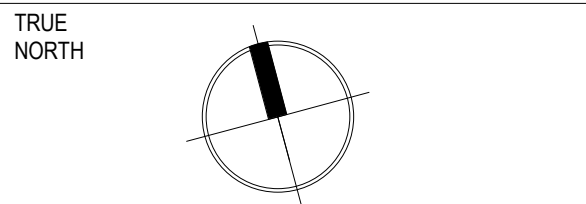
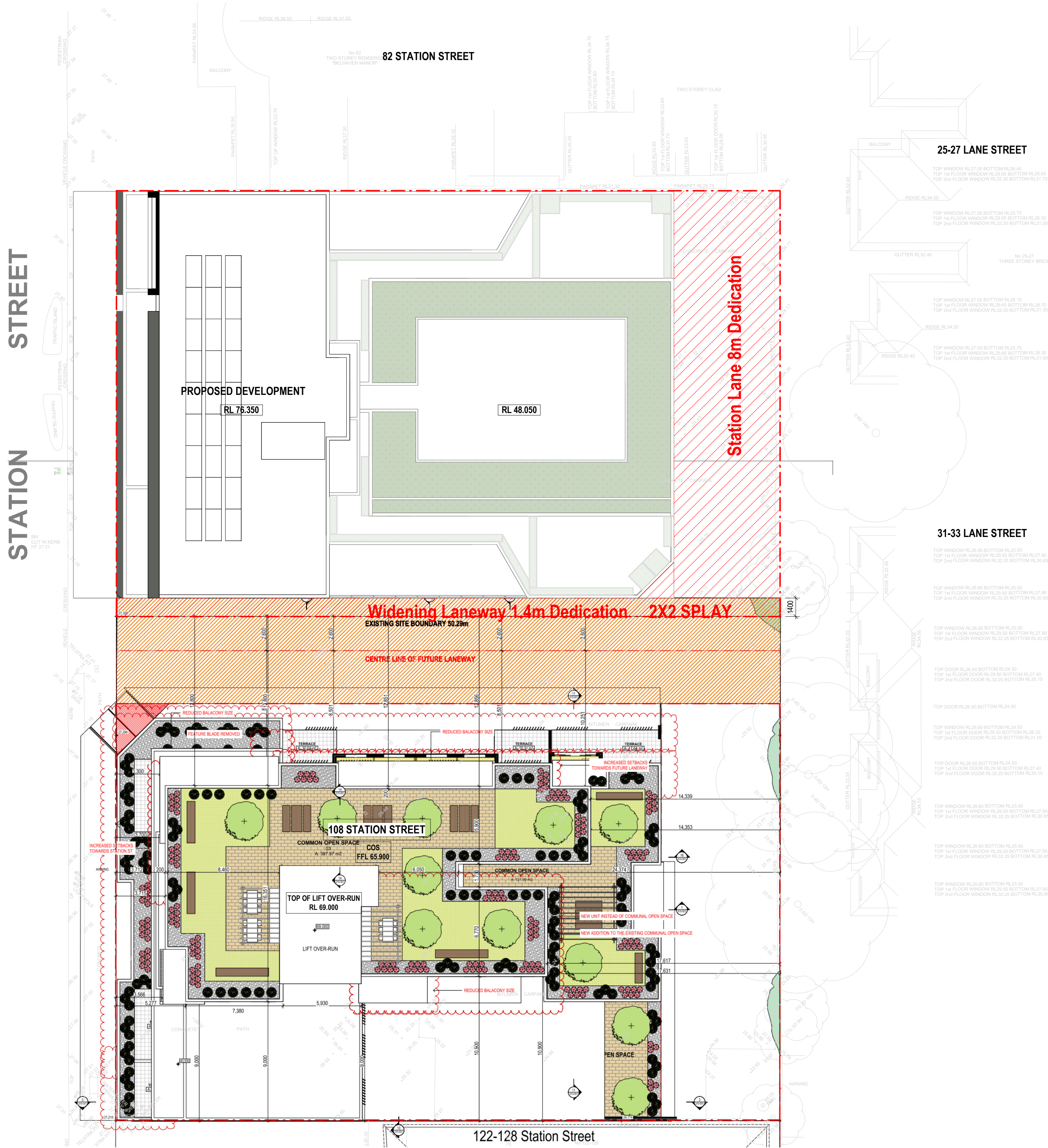
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DRAWING  
DEMOLITION PLAN

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FOR DEVELOPMENT APPLICATION  
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SCALE  
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m  
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DRAWING  
SITE PLAN

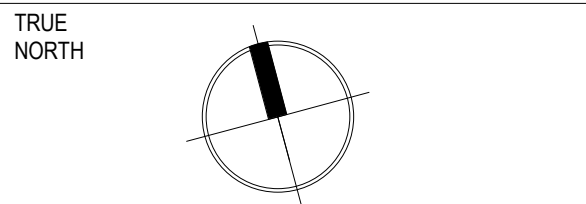
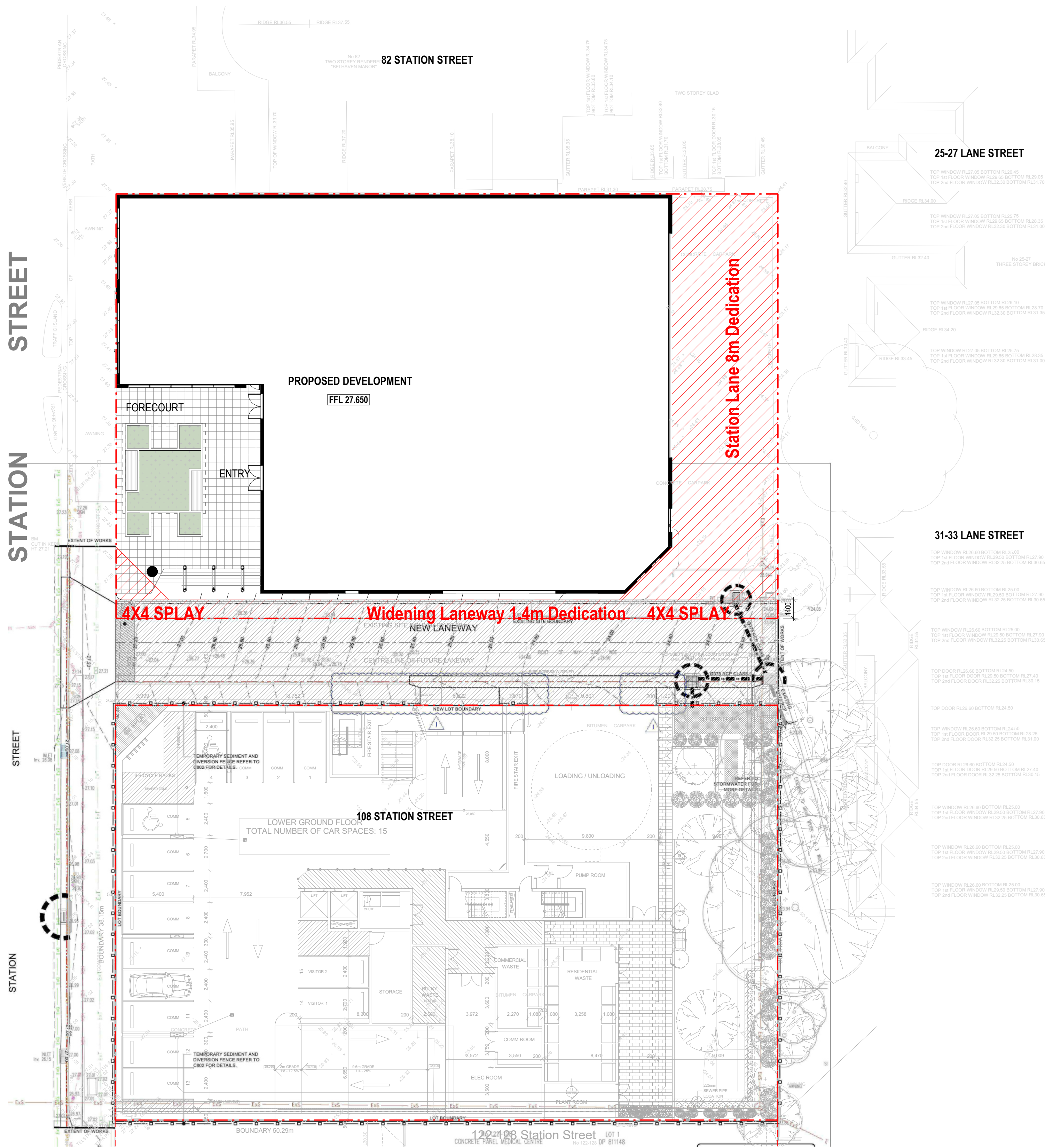
PROJECT NUMBER  
30244

DRAWN BY: MT  
CHECKED BY: MT  
ISSUED FOR: DA  
DATE: 11/09/25

DRAWING NUMBER  
DA0100

ISSUE  
G





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SCALE  
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1:200

CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS

86 - 96 Station Street, Wentworthville

LOCAL COUNCIL

CUMBERLAND COUNCIL

DRAWING

SITE PLAN - GROUND

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA0101	G





Nominated	Architect
Adriaan Winton	NSW Architects Registration Board 5347
Unit 43 / 2 Slough Avenue, Silverwater, NSW 2128	Phone: 02 9648 8848
admin@idadesigngroup.com.au	idadesigngroup.com.au

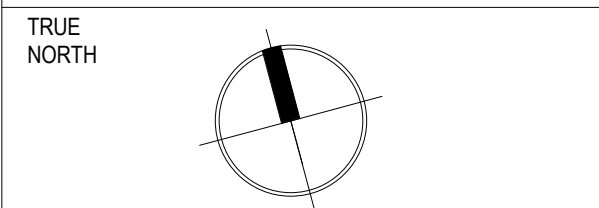
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PC items & shower sized shown on plan are inside hob dimensions  
shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site.  
USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden tap on meter.  
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.  
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



1 WEST ELEVATION - STATION STREET  
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CLIENT BEANI PROJECTS	
PROJECT Mixed Use Development	
ADDRESS  86 - 96 Station Street, Wentworthville	
LOCAL COUNCIL CUMBERLAND COUNCIL	
DRAWING SITE ELEVATION	
PROJECT NUMBER 30244	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25
DRAWING NUMBER DA0200	ISSUE G





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CLIENT  
BEANI PROJECTS

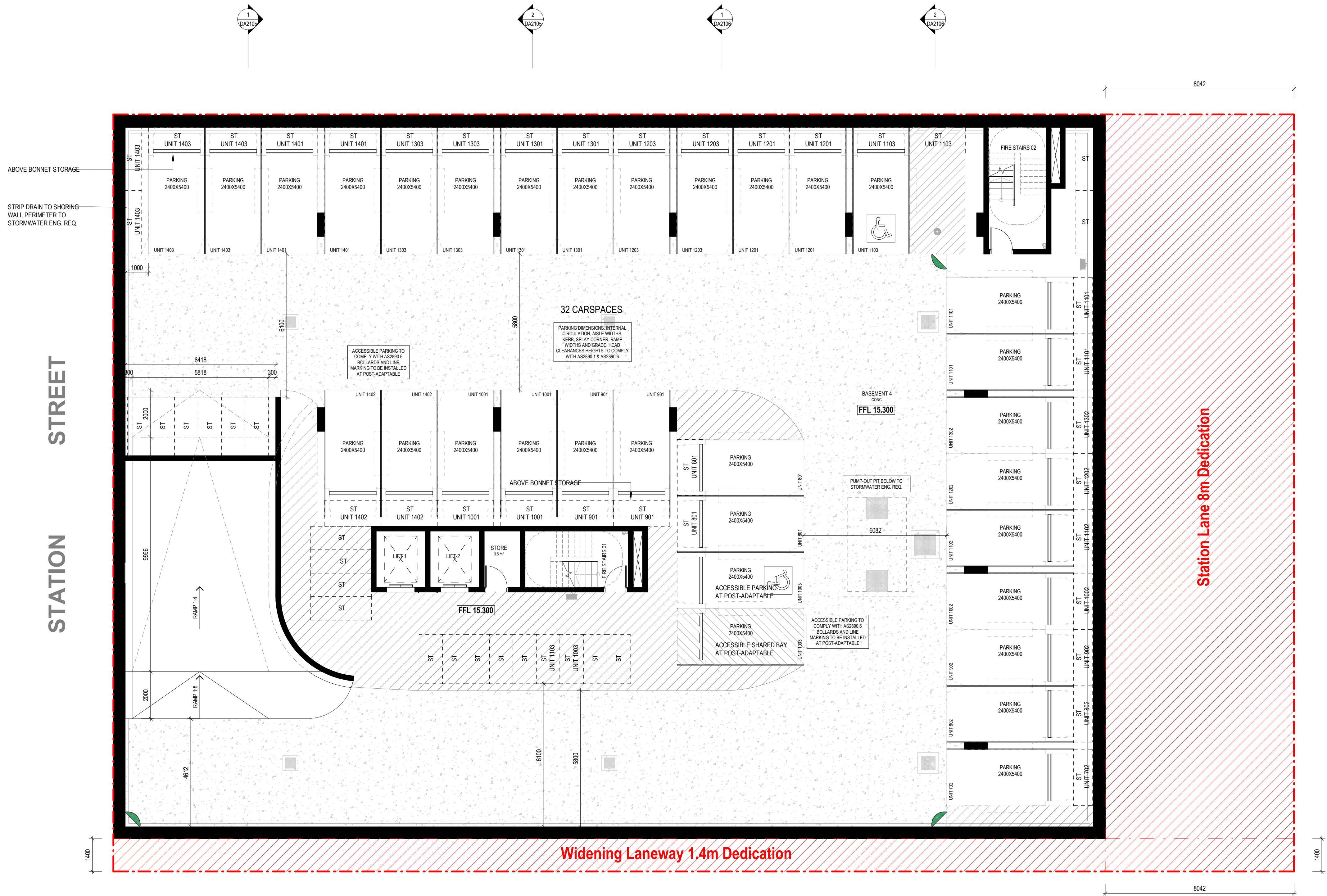
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ADDRESS  
86 - 96 Station Street, Wentworthville

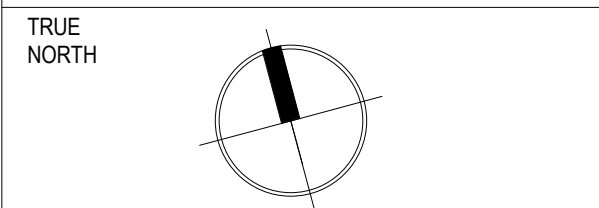
LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
BASEMENT LEVEL 04

PROJECT NUMBER 30244	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25
DRAWING NUMBER DA0996	ISSUE G







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CLIENT  
BEANI PROJECTS

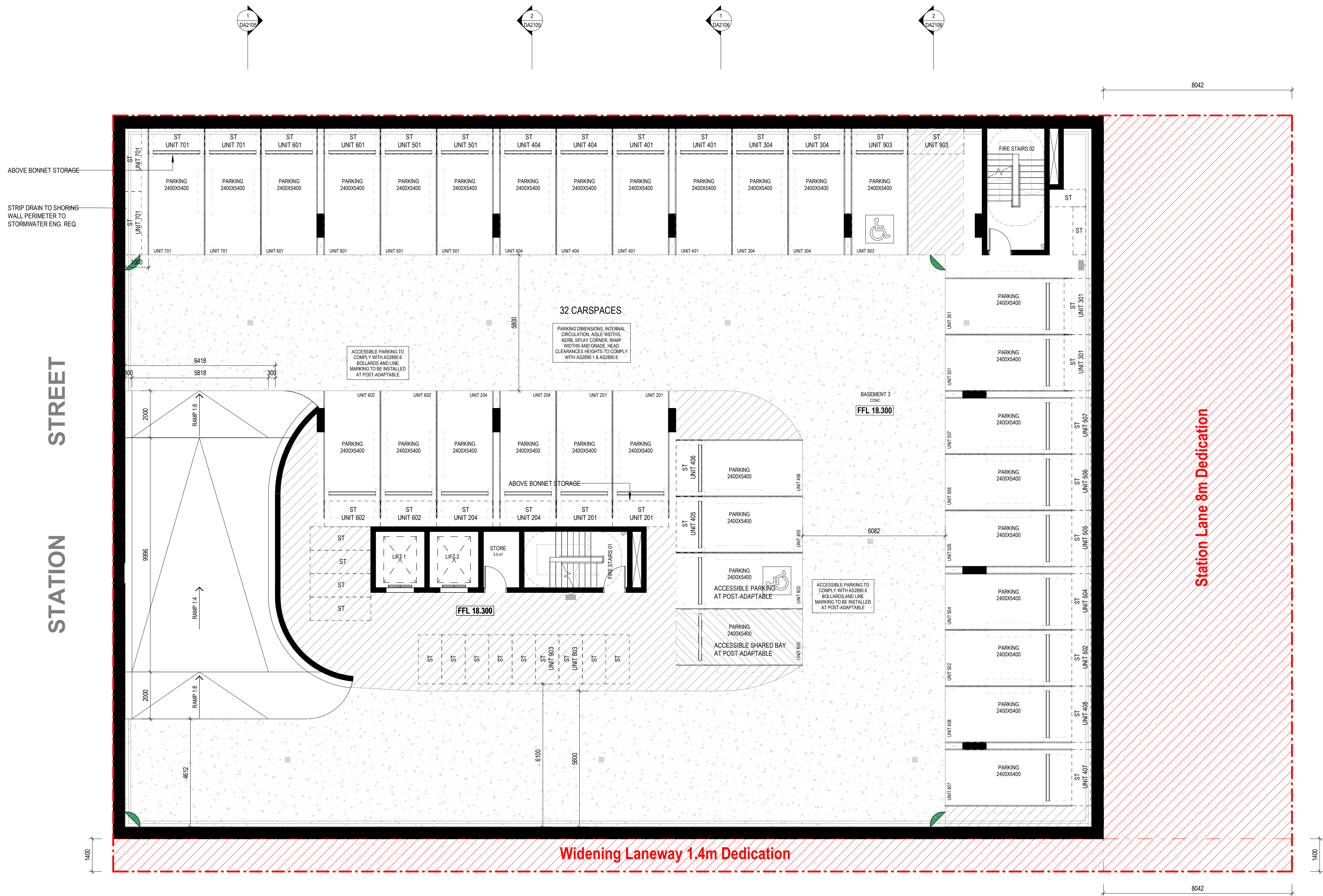
PROJECT  
Mixed Use Development

ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
BASEMENT LEVEL 03

PROJECT NUMBER 30244	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25
DRAWING NUMBER DA0997	ISSUE G





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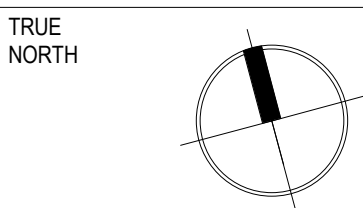
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Do not scale off architectural drawings. These notes must be read in conjunction with colours selected for additional details on appliances. Appliances are to be installed on plan as inside bulkhead or on wall. Shower screens to be fitted on inside of bulk headwalls may be required to accommodate drainage lines & steel beams positions to be determined on site.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. Finished Ground Dimensions are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position front garden tap meter.

APPLIANCES: SMART DESIGN A&A rated water conservation devices include: SMART tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use A&A rated dish washing machines with front loading washers. Possibility of using a dishwasher.

DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



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CLIENT

BEANI PROJECTS

PROJECT

Mixed Use Development

ADDRESS \_\_\_\_\_

86 - 96 Station Street, Wentworthville

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LOCAL COUNCIL

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SUMMIT HILL COUNCIL

CUMBERLAND COUNCIL

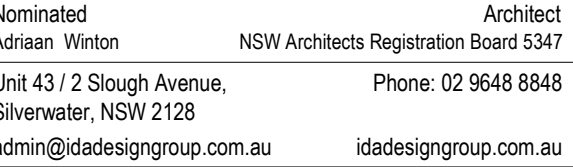
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DRAWING


**BASEMENT LEVEL 02**

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	CHECKED BY:	MT
	ISSUED FOR:	DA
	DATE:	11/09/25
DRAWING NUMBER  DA0998		ISSUE  G





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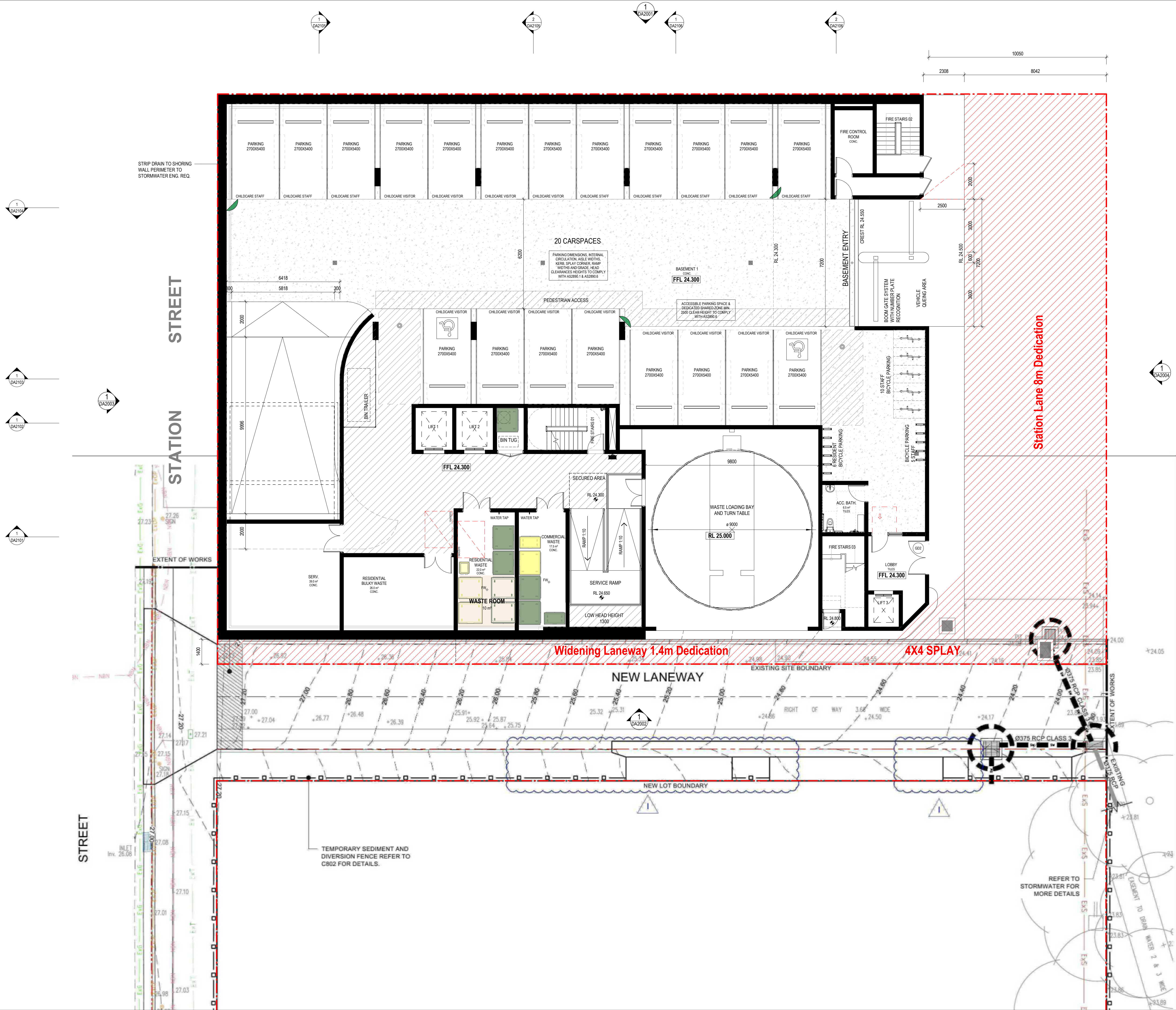
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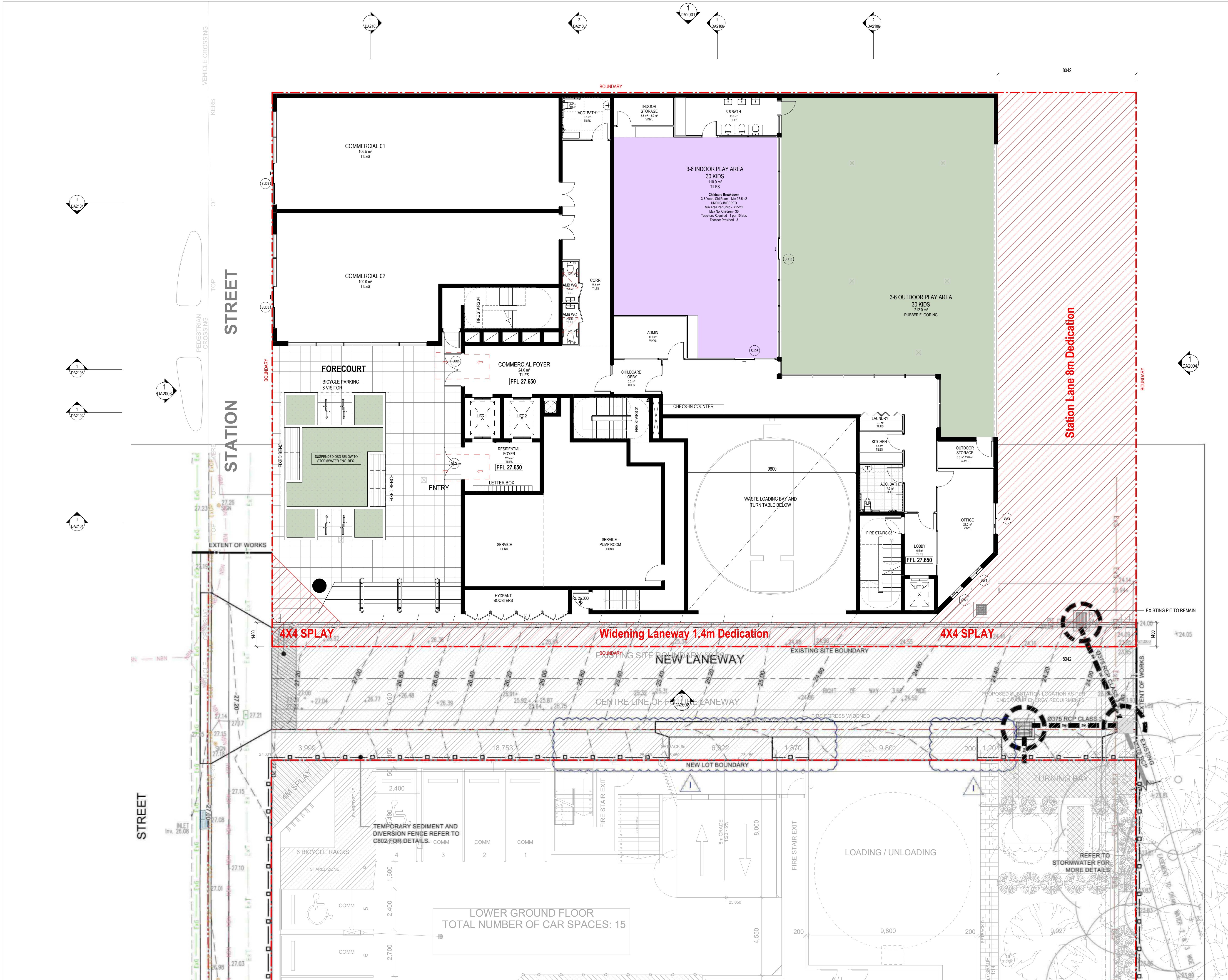
LOCAL COUNCIL

CUMBERLAND COUNCIL

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA0999	G







IDA

DESIGN GROUP

Nominated  
Adriaan Winton

Architect  
NSW Architects Registration Board 5347

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Silverwater, NSW 2128  
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USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden tap on meter.  
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.  
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

TRUE  
NORTH

FOR DEVELOPMENT APPLICATION  
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SCALE  
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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS  
86 - 96 Station Street, Wentworthville  
LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
GROUND FLOOR PLAN

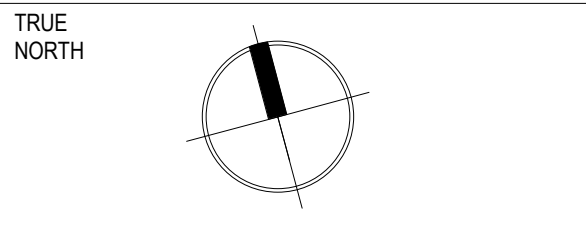
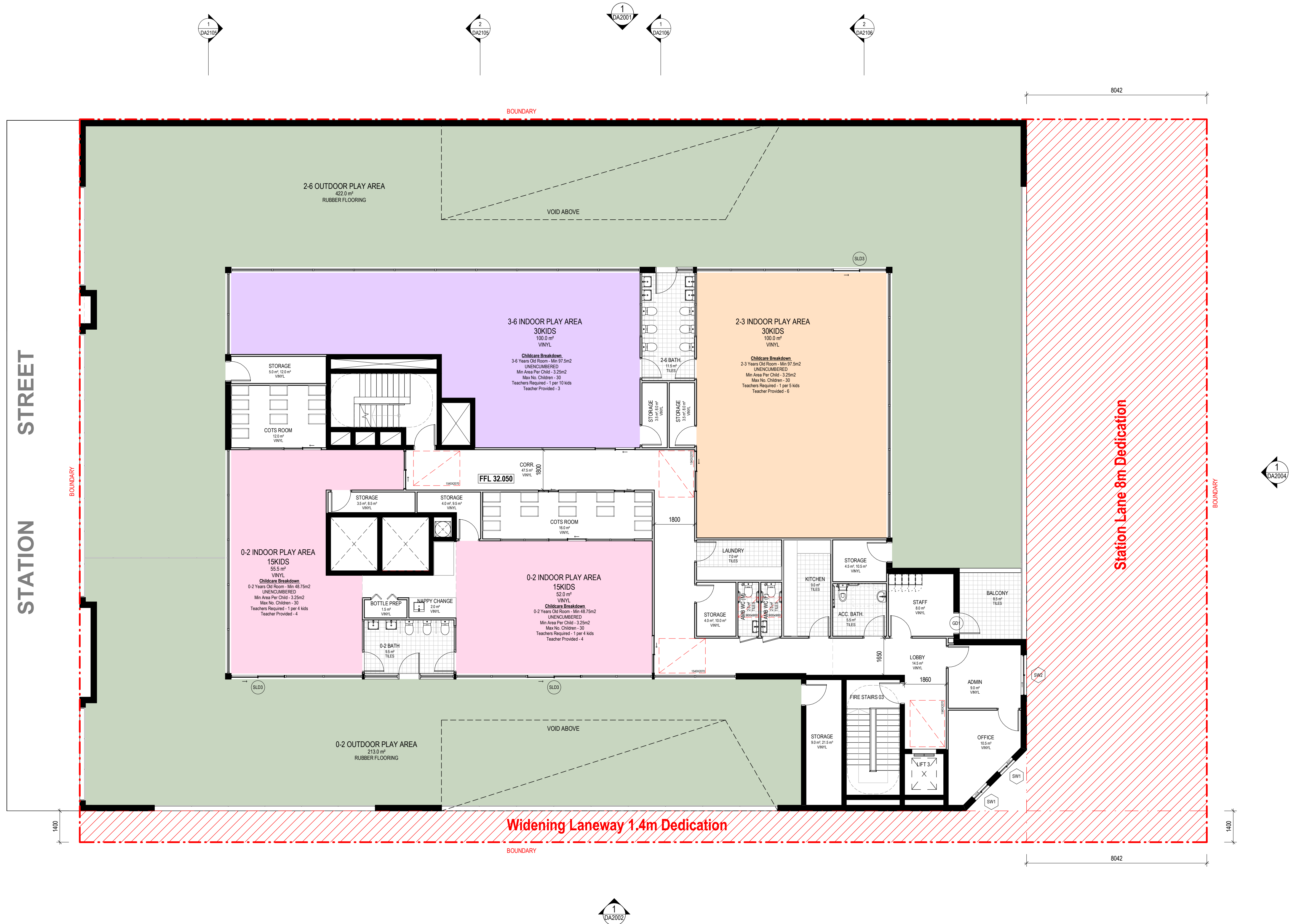
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DRAWN BY: MT  
CHECKED BY: MT  
ISSUED FOR: DA  
DATE: 11/09/25

DRAWING NUMBER  
DA1000

ISSUE  
G





FOR DEVELOPMENT APPLICATION  
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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
LEVEL 01 PLAN

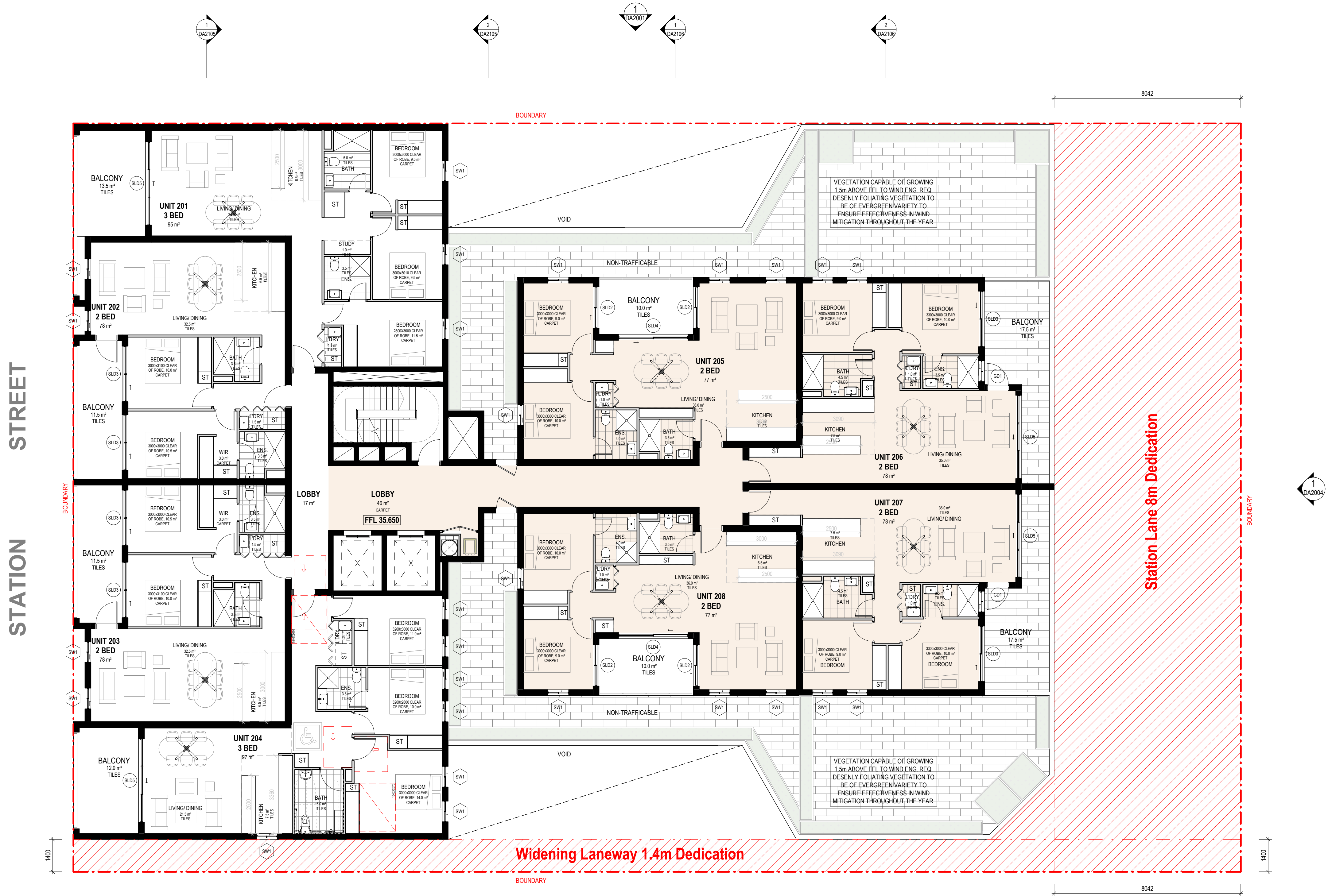
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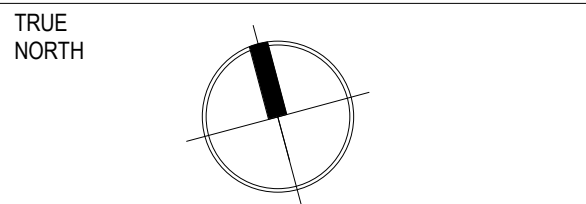
ISSUE  
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DEDICATED AFFORDABLE HOUSING

Yes



FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

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m.m.  
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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS

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LOCAL COUNCIL

CUMBERLAND COUNCIL

DRAWING

LEVEL 02 PLAN

PROJECT NUMBER

30244

DRAWING NUMBER

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DRAWN BY: MT

CHECKED BY: MT

ISSUED FOR: DA

DATE: 11/09/25

ISSUE

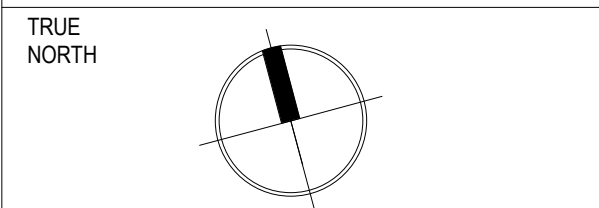
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DEDICATED AFFORDABLE HOUSING

Yes



FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

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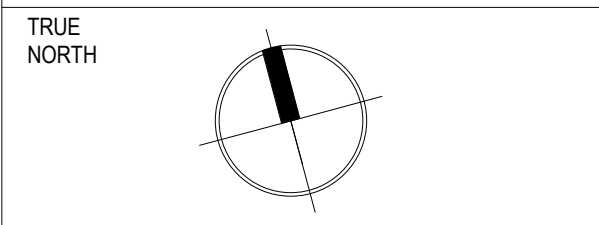
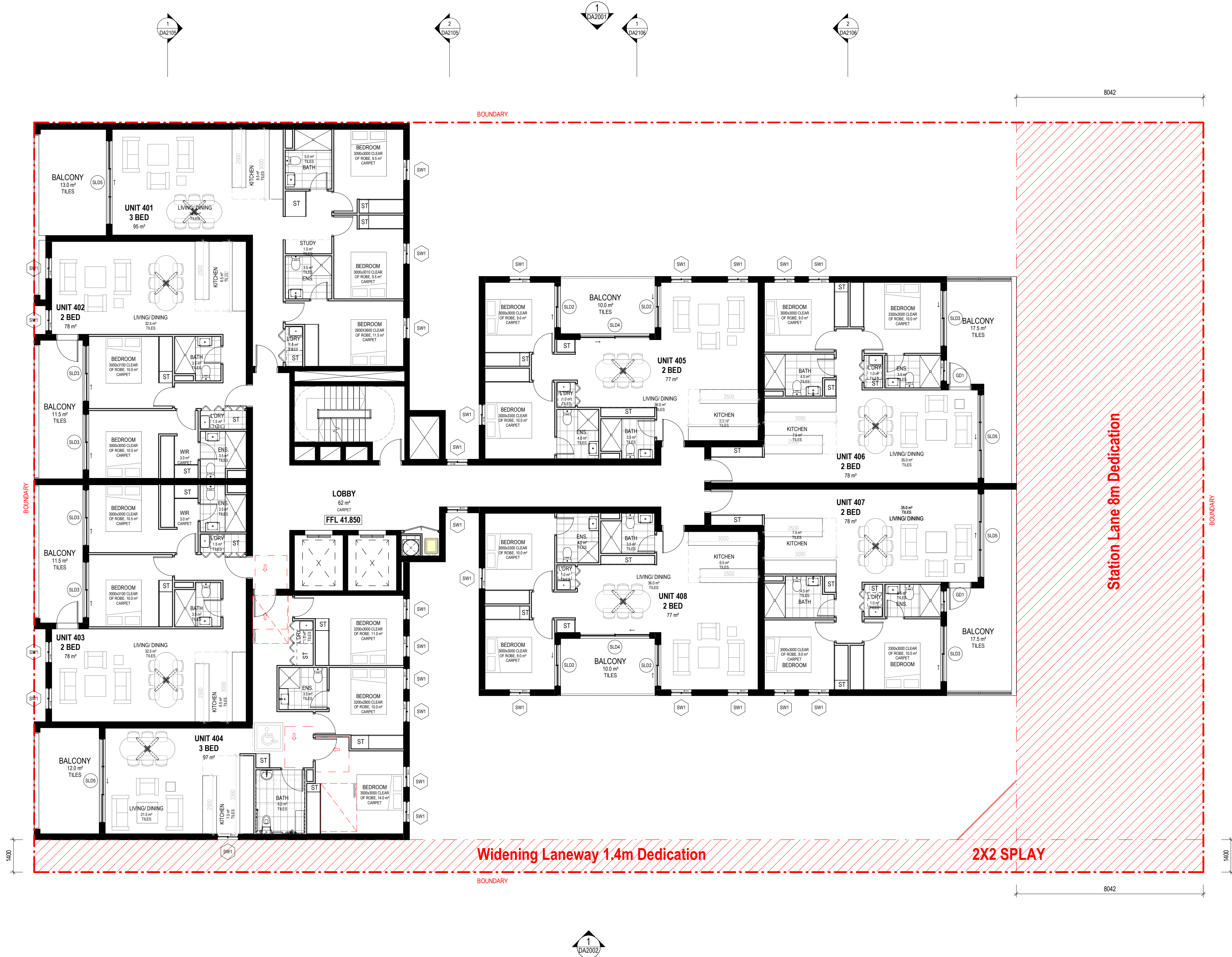
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PROJECT  
Mixed Use Development  
ADDRESS

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LOCAL COUNCIL  
CUMBERLAND COUNCIL

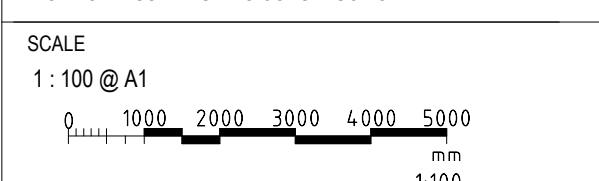
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PROJECT NUMBER 30244	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25
DRAWING NUMBER DA1003	ISSUE G





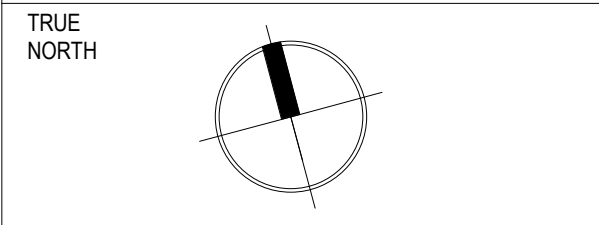
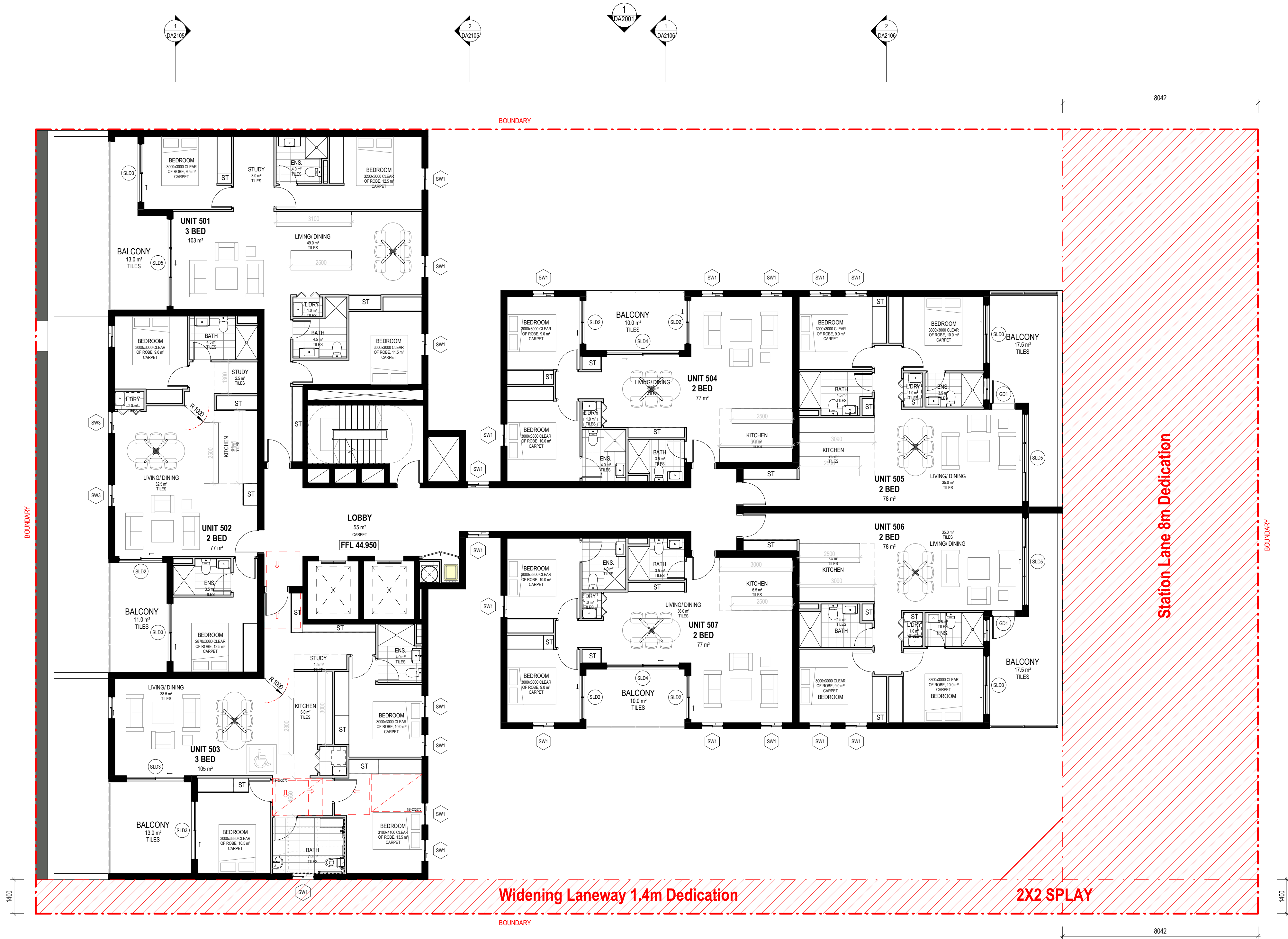
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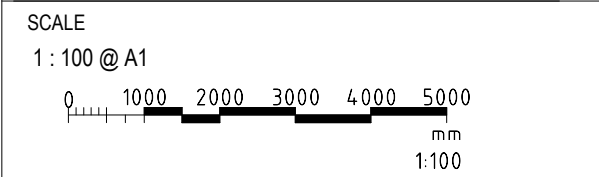
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PROJECT  
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ADDRESS  
86 - 96 Station Street, Wentworthville  
LOCAL COUNCIL  
CUMBERLAND COUNCIL  
DRAWING  
LEVEL 04 PLAN

PROJECT NUMBER 30244	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25
DRAWING NUMBER DA1004	ISSUE G





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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
LEVEL 05 PLAN

LEVEL 05 PLAN

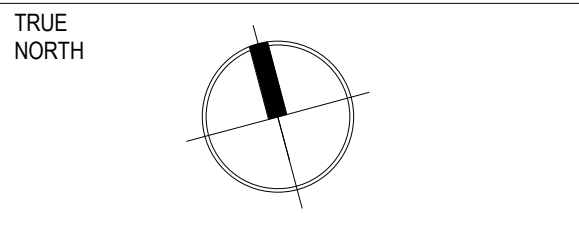
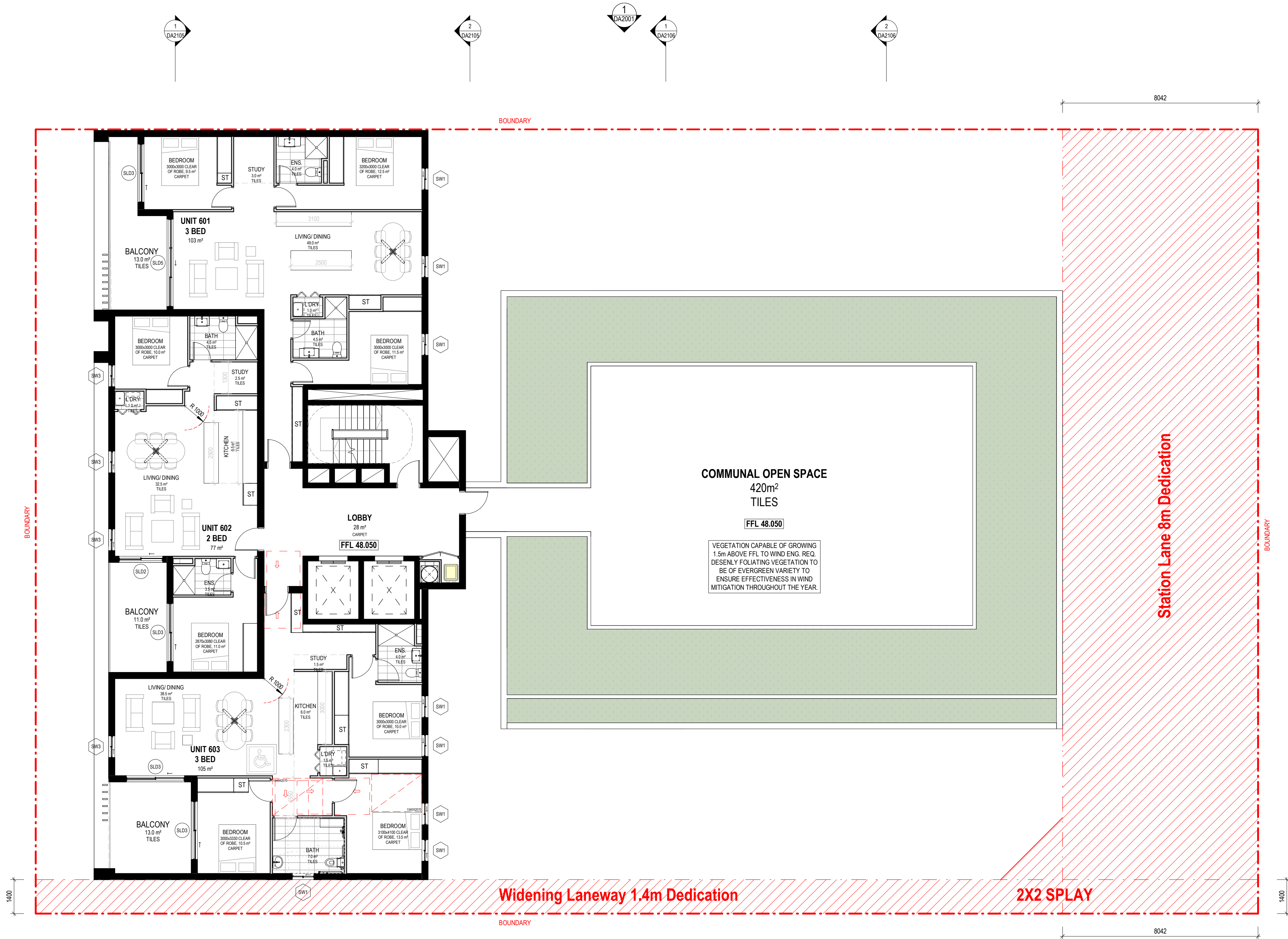
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ISSUED FOR: DA  
DATE: 11/09/25

DRAWING NUMBER  
DA1005

ISSUE  
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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
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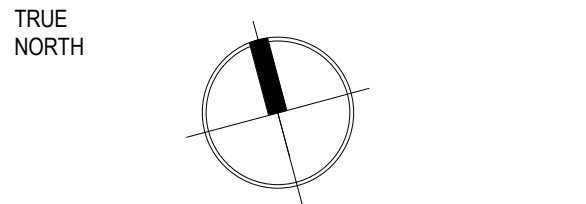
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ISSUED FOR: DA  
DATE: 11/09/25

DRAWING NUMBER  
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ISSUE  
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NOT TO BE USED DURING CONSTRUCTION

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BEANI PROJECTS

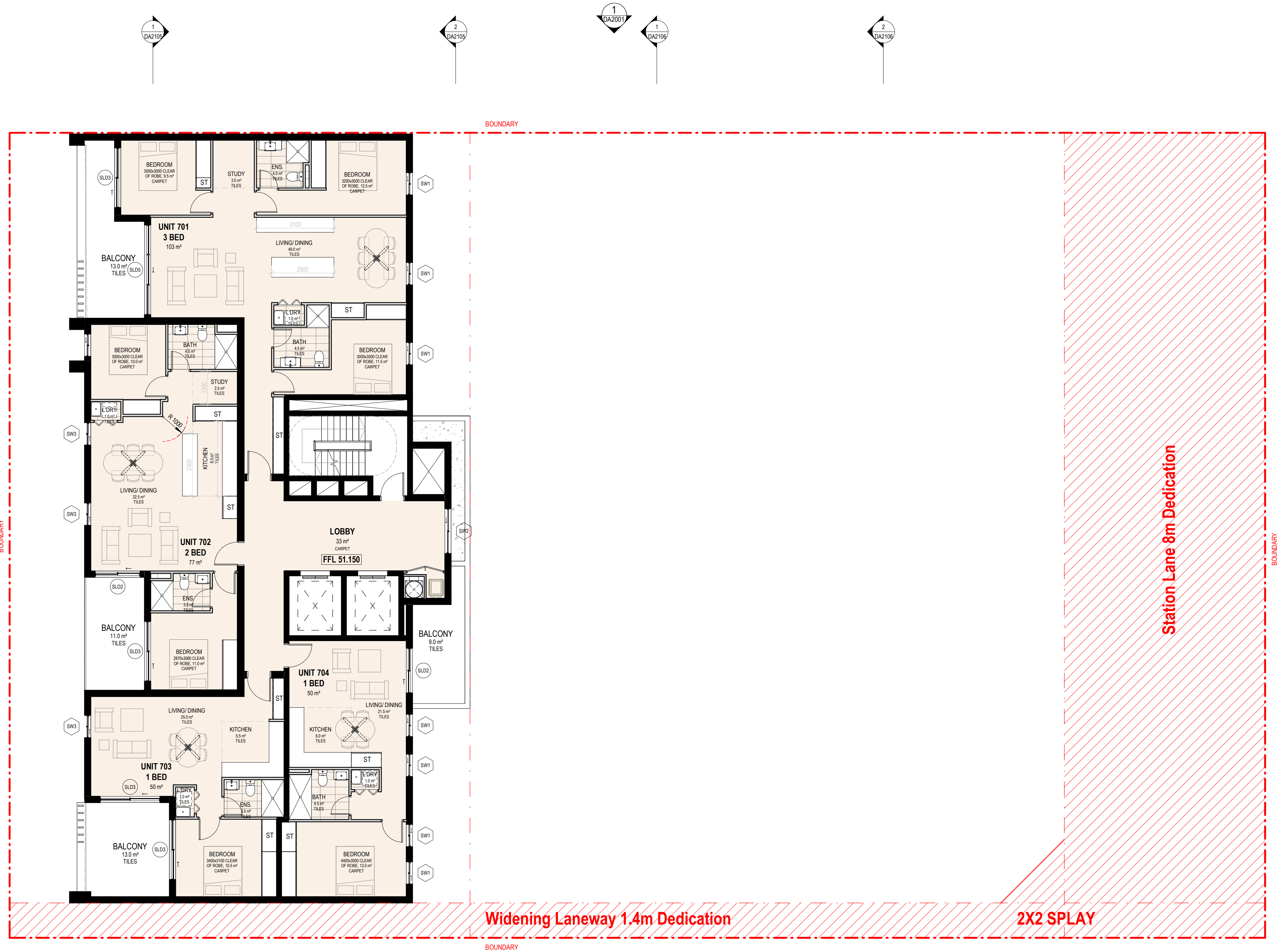
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ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
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DRAWING  
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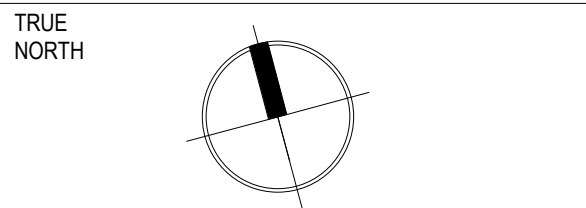
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	ISSUED FOR: DA
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DRAWING NUMBER	ISSUE
DA1007	G



DEDICATED AFFORDABLE HOUSING

Yes





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NOT TO BE USED DURING CONSTRUCTION

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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS

86 - 96 Station Street, Wentworthville

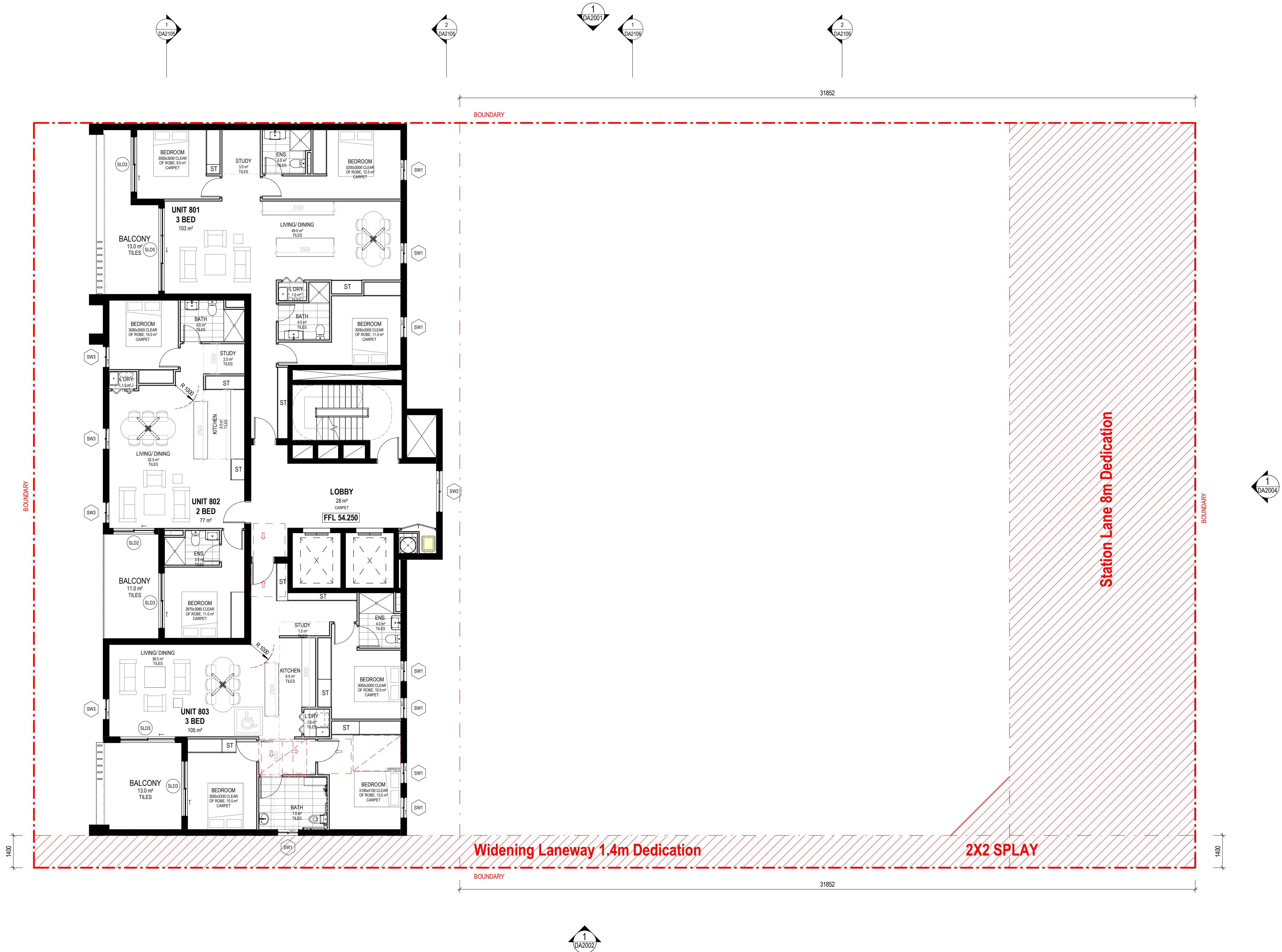
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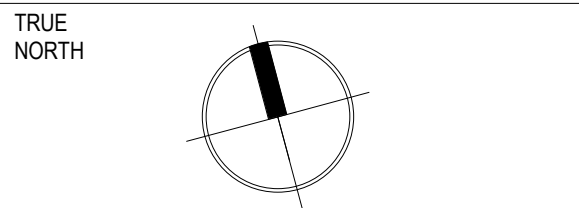
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	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA1008	G







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BEANI PROJECTS

PROJECT  
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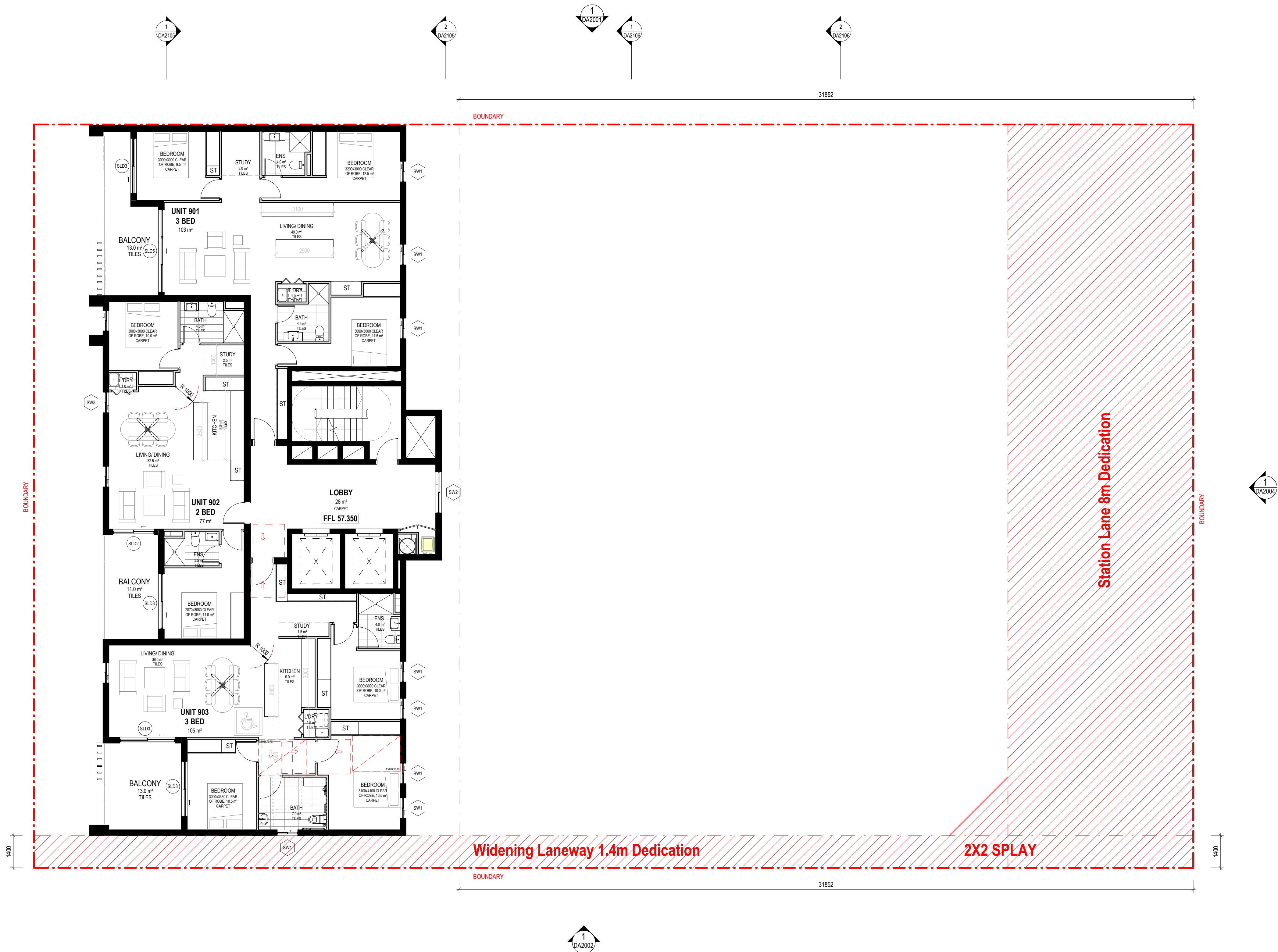
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86 - 96 Station Street, Wentworthville

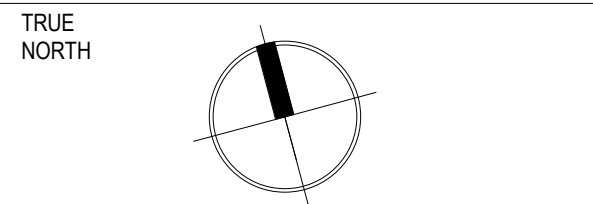
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	DATE: 11/09/25
DRAWING NUMBER	ISSUE
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NOT TO BE USED DURING CONSTRUCTION

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BEANI PROJECTS

PROJECT  
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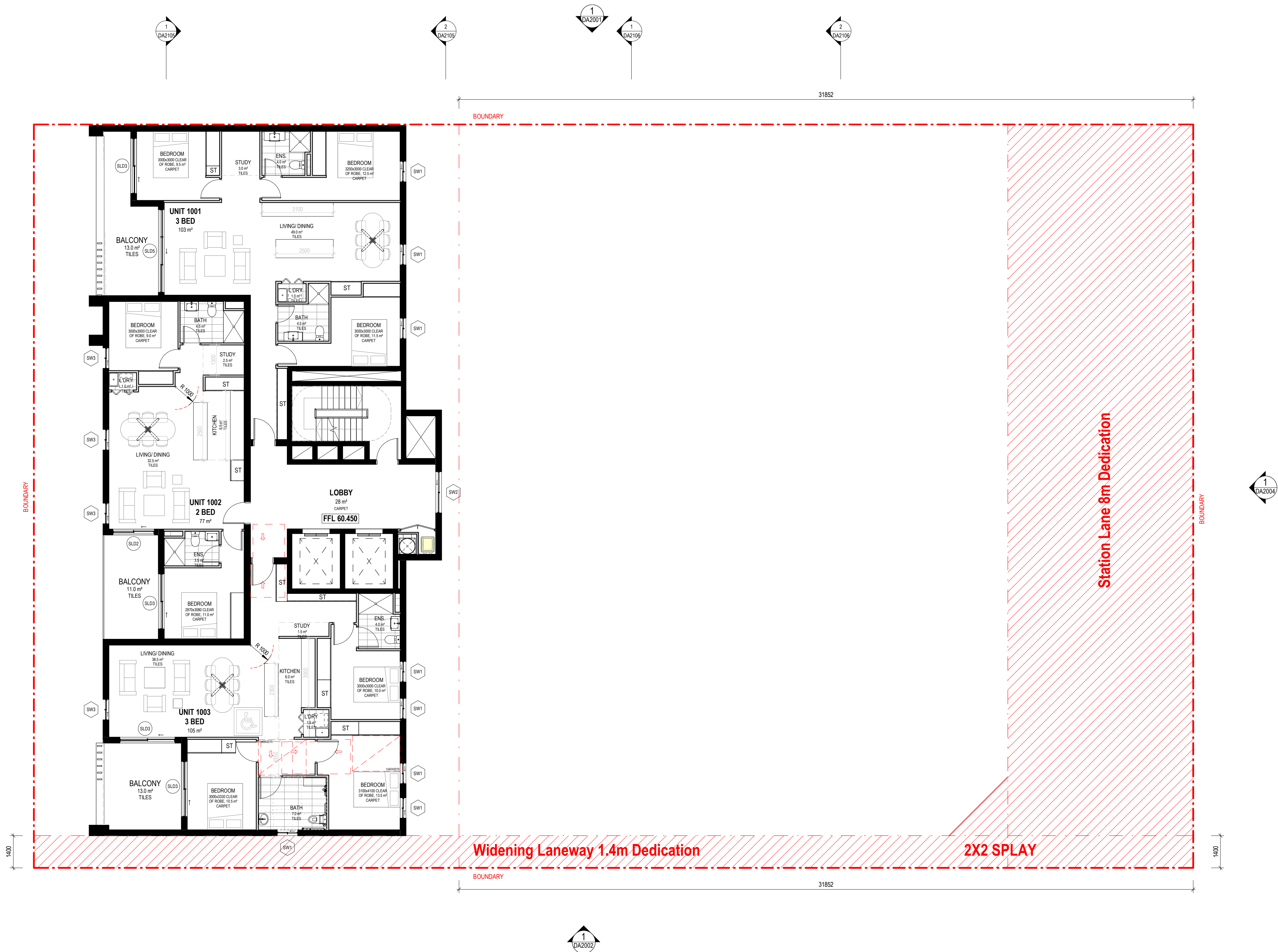
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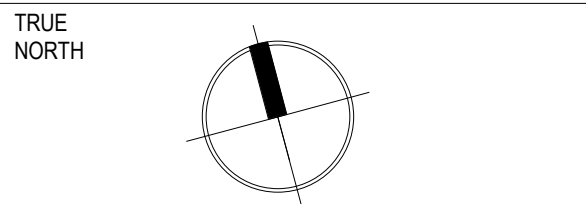
LOCAL COUNCIL  
CUMBERLAND COUNCIL

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PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA1010	G







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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS

86 - 96 Station Street, Wentworthville

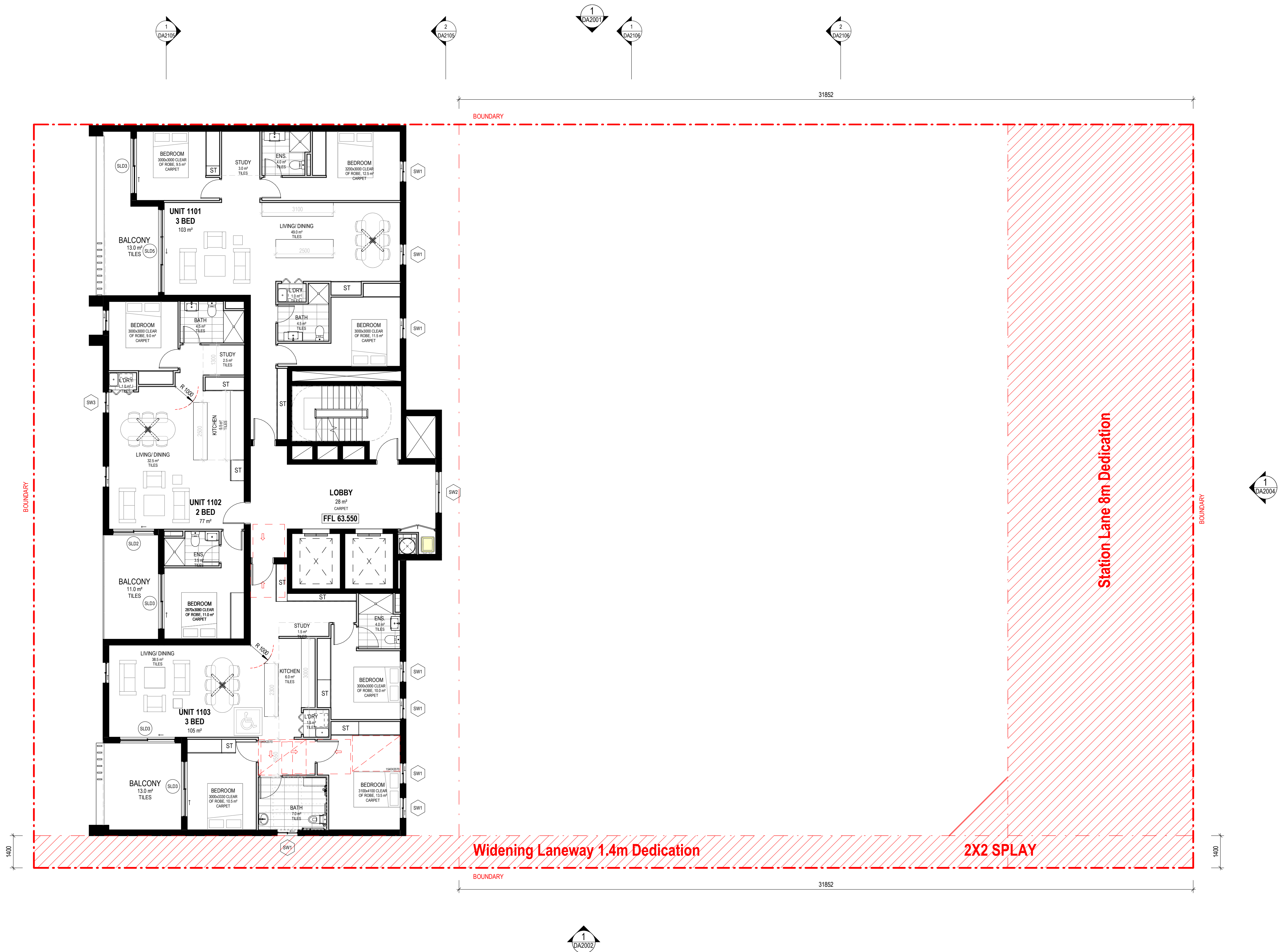
LOCAL COUNCIL

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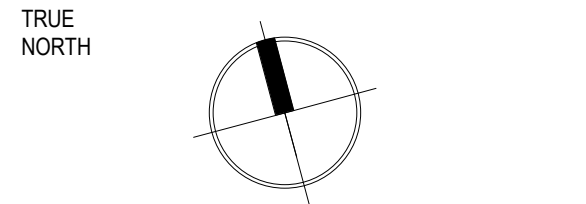
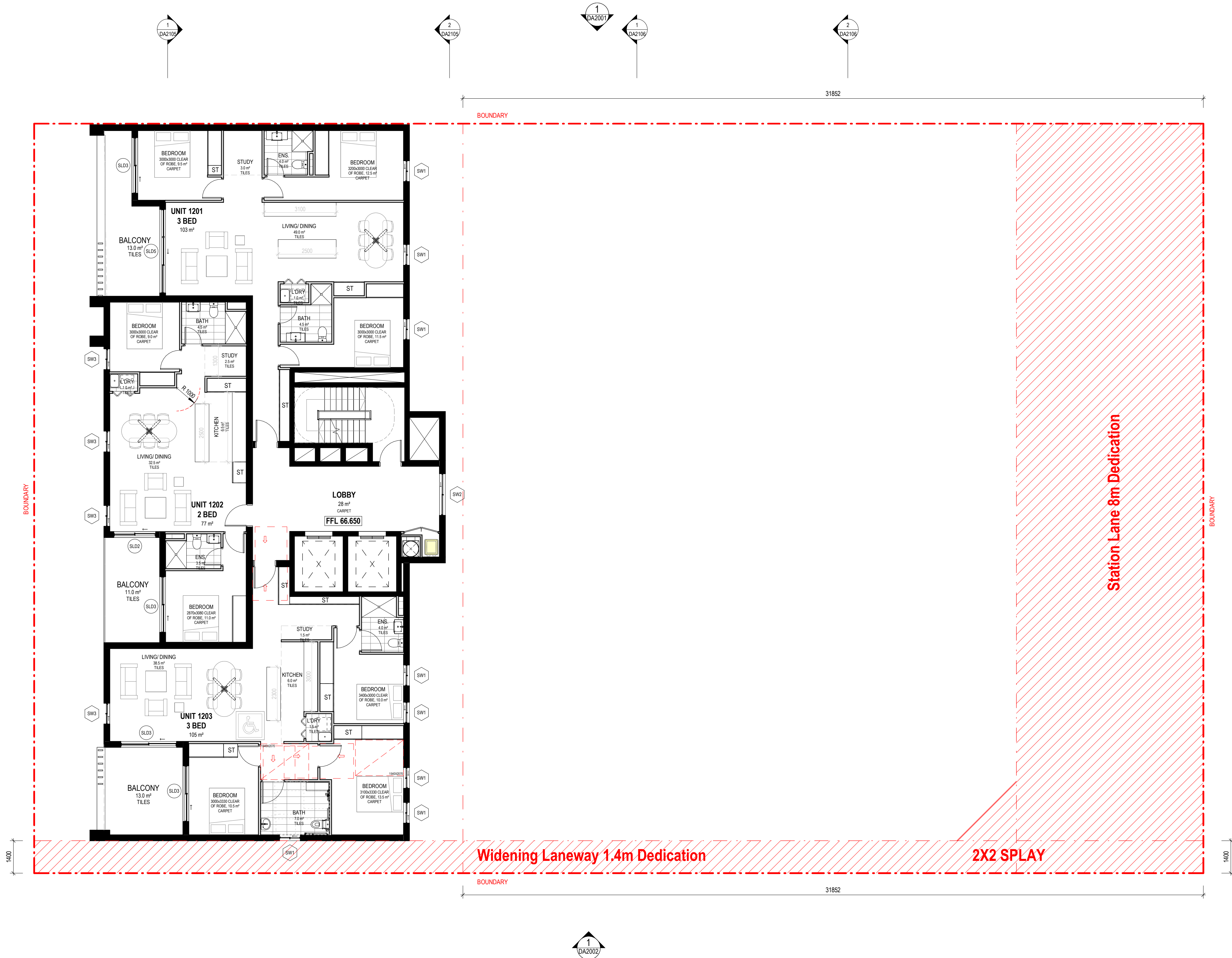
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LEVEL 11 PLAN

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA1011	G







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NOT TO BE USED DURING CONSTRUCTION

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CLIENT  
BEANI PROJECTS

PROJECT  
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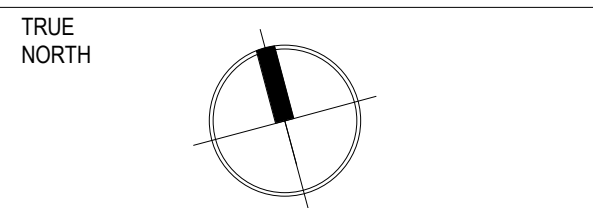
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86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
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PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA1012	G





FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

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BEANI PROJECTS

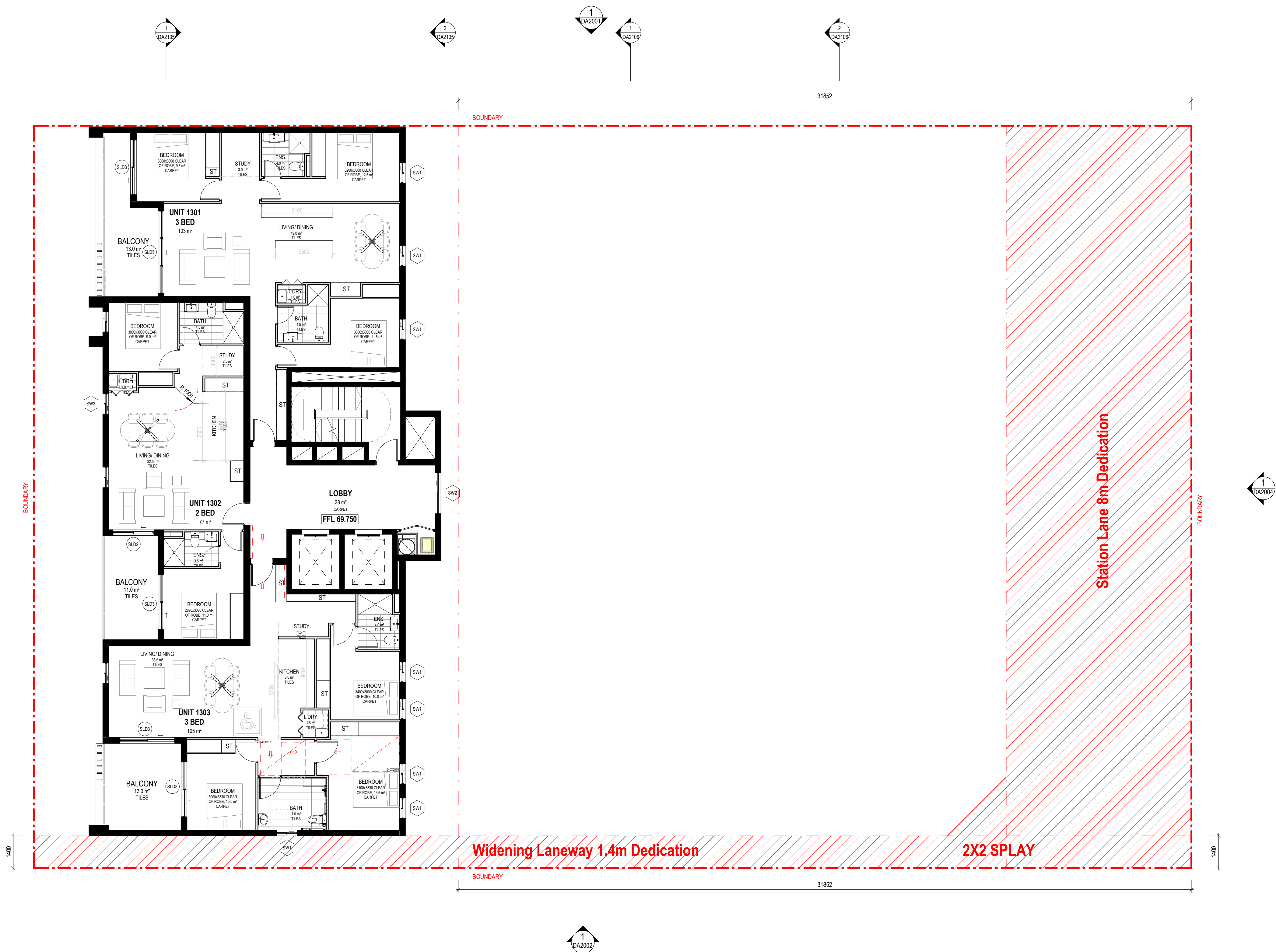
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ADDRESS  
86 - 96 Station Street, Wentworthville

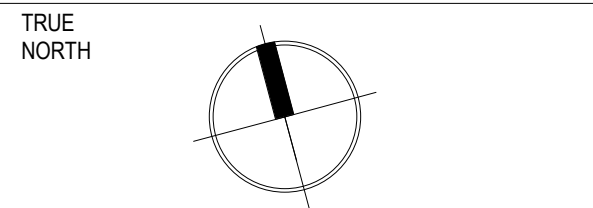
LOCAL COUNCIL  
CUMBERLAND COUNCIL

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PROJECT NUMBER	DRAWN BY: MT
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	DATE: 11/09/25
DRAWING NUMBER	ISSUE
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NOT TO BE USED DURING CONSTRUCTION

SCALE  
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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS

86 - 96 Station Street, Wentworthville

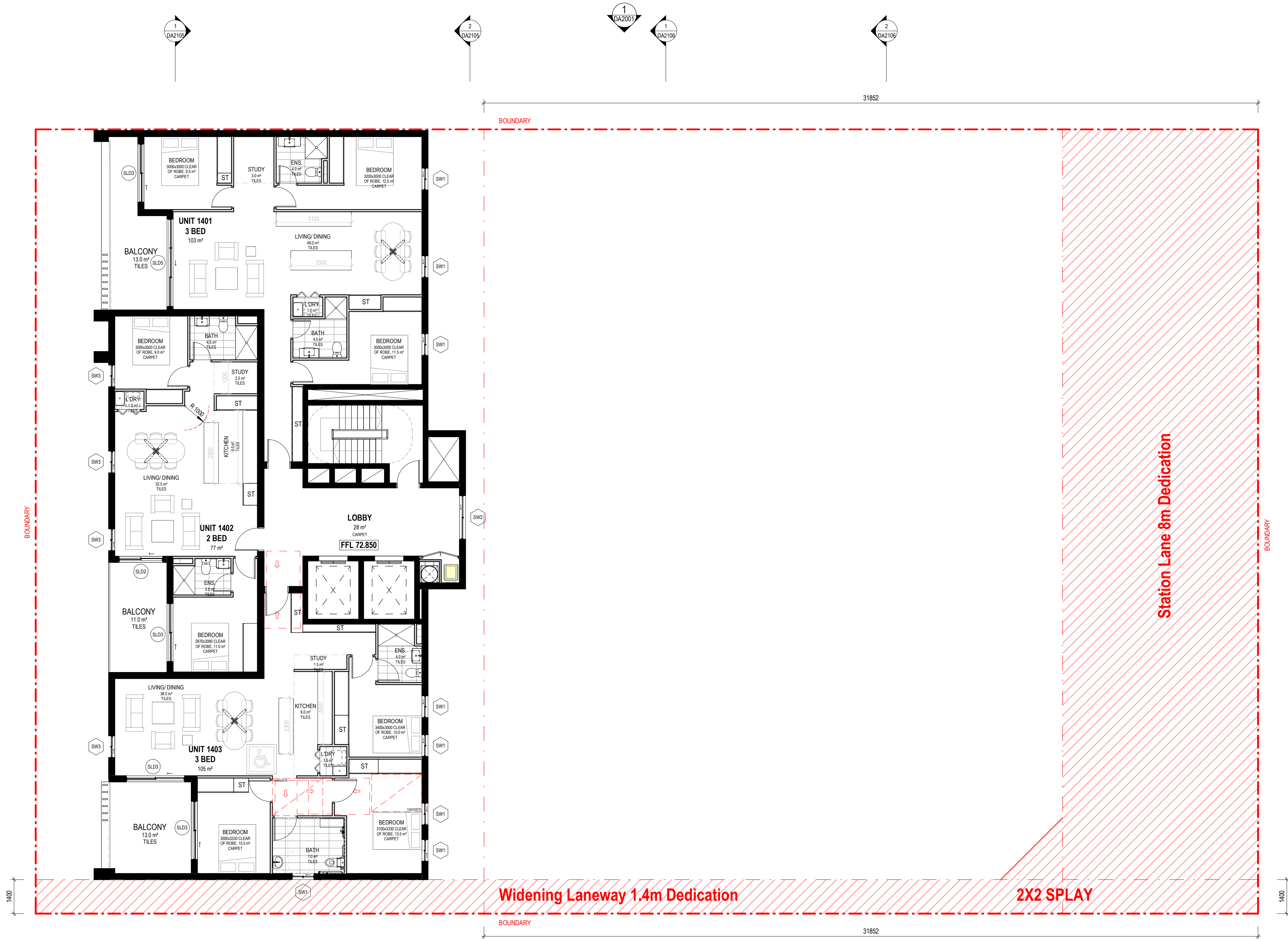
LOCAL COUNCIL

CUMBERLAND COUNCIL

DRAWING

LEVEL 14 PLAN

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	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA1014	G

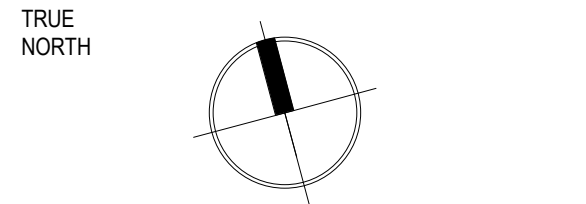
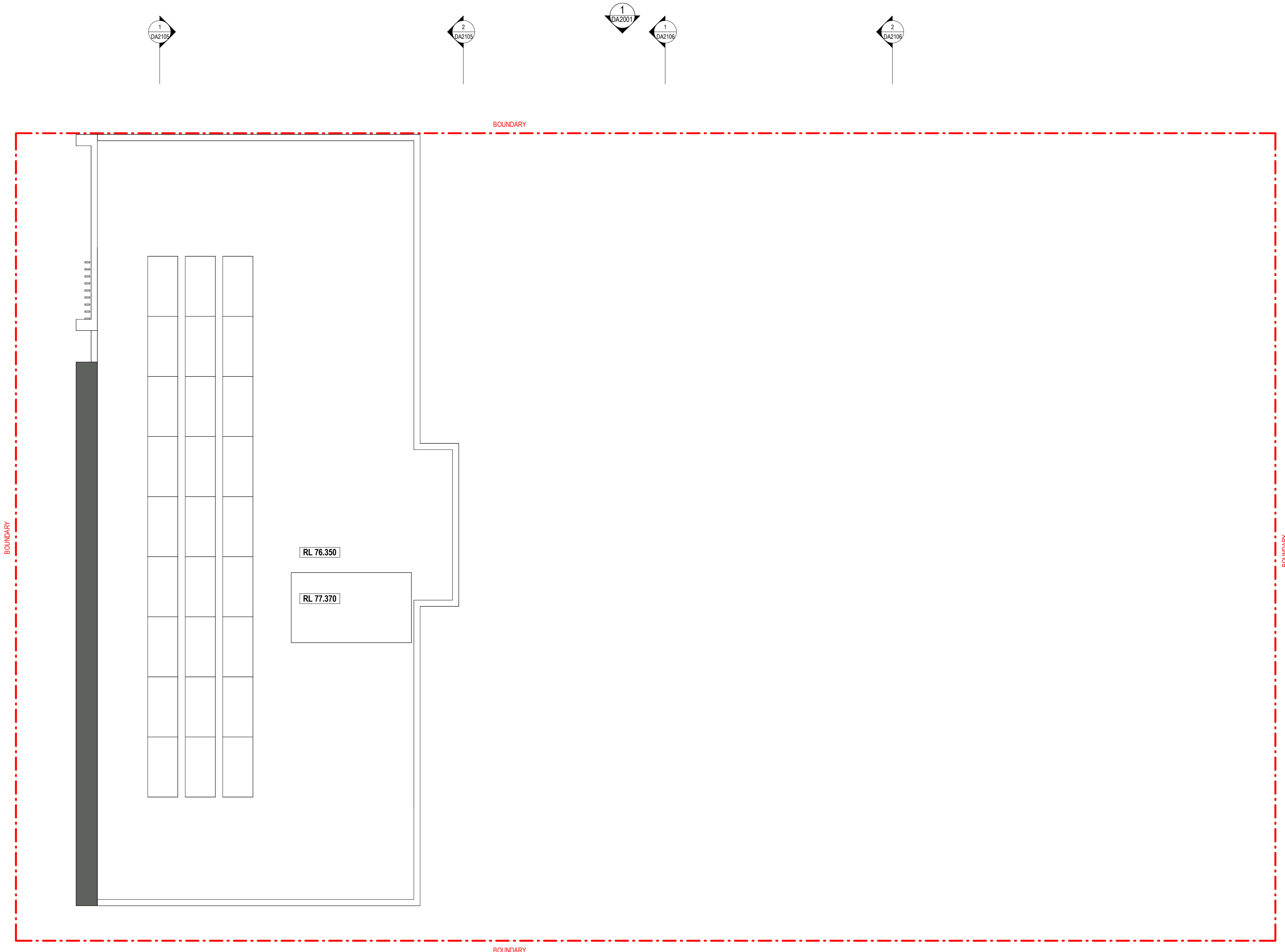






Nominated	Architect
Adriaan Winton	NSW Architects Registration Board 5347
Unit 43 / 2 Slough Avenue, Silverwater, NSW 2128 admin@idadesigngroup.com.au	Phone: 02 9648 8848 idadesigngroup.com.au

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PC items & shower sized shown on plan are inside hob dimensions  
shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site.  
USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden tap on meter.  
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.  
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS



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CLIENT  
**BEANI PROJECTS**

PROJECT  
**Mixed Use Development**

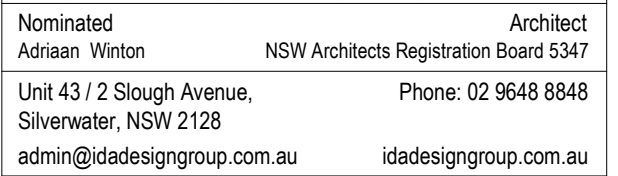
ADDRESS  
**86 - 96 Station Street, Wentworthville**

LOCAL COUNCIL  
**CUMBERLAND COUNCIL**

DRAWING  
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PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA1015	G



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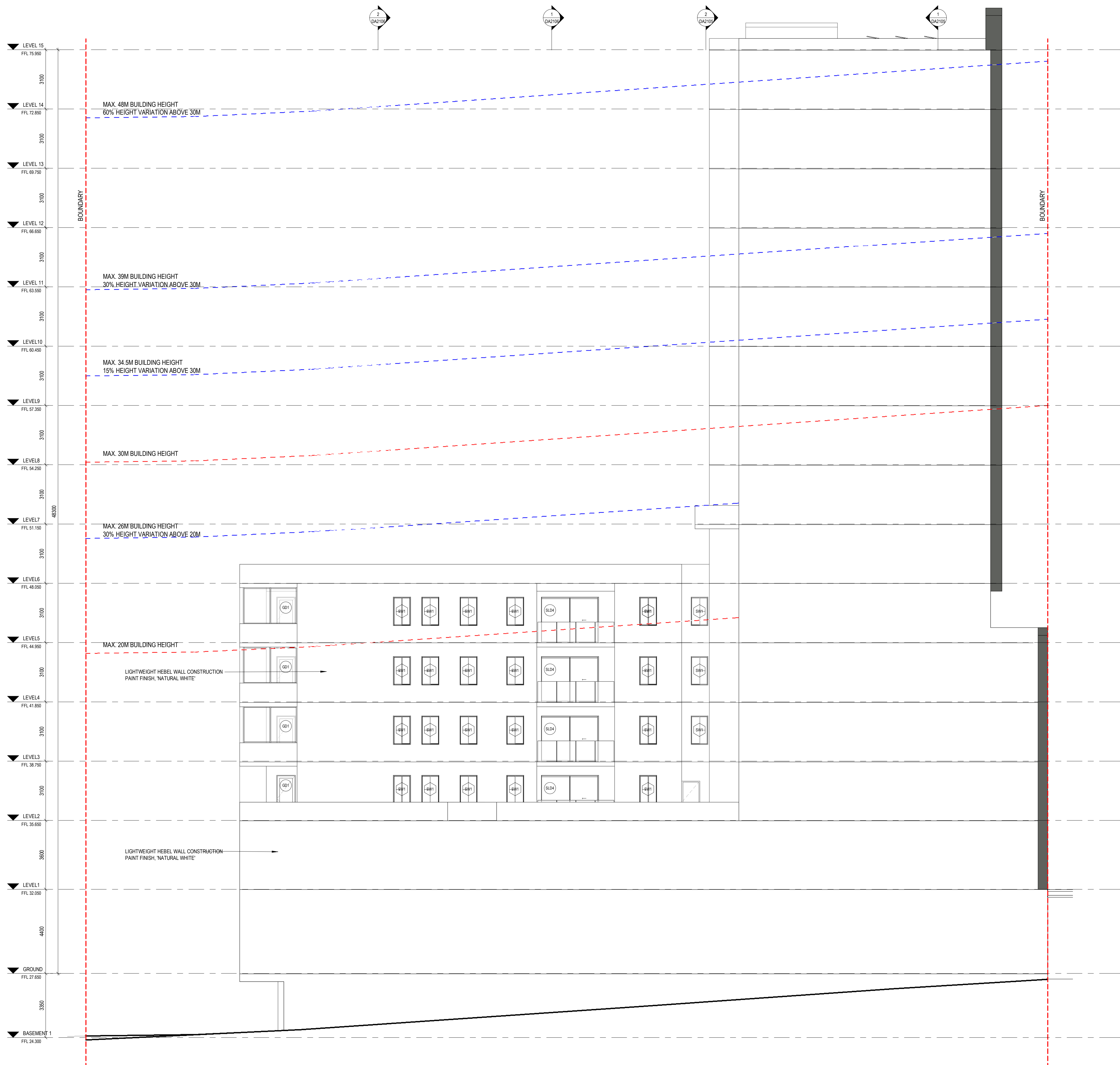
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PROJECT
Mixed Use Development

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CUMBERLAND COUNCIL

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	CHECKED BY:	MT
	ISSUED FOR:	DA
	DATE:	11/09/25
DRAWING NUMBER  DA2001		ISSUE  G

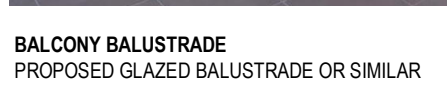


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**PAINT FINISH**  
DULUX 'NATURAL WHITE' OR SIMILAR

**PAINT FINISH**  
DULUX 'GREY PAUL' OR SIMILAR

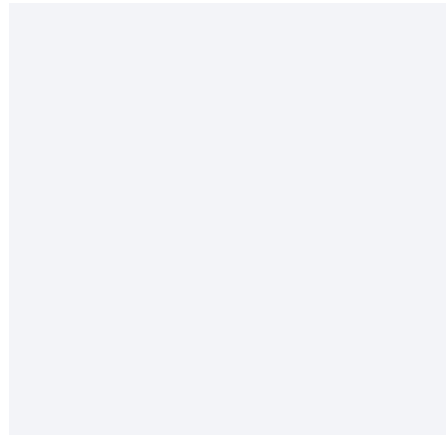
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PAINT FINISH  
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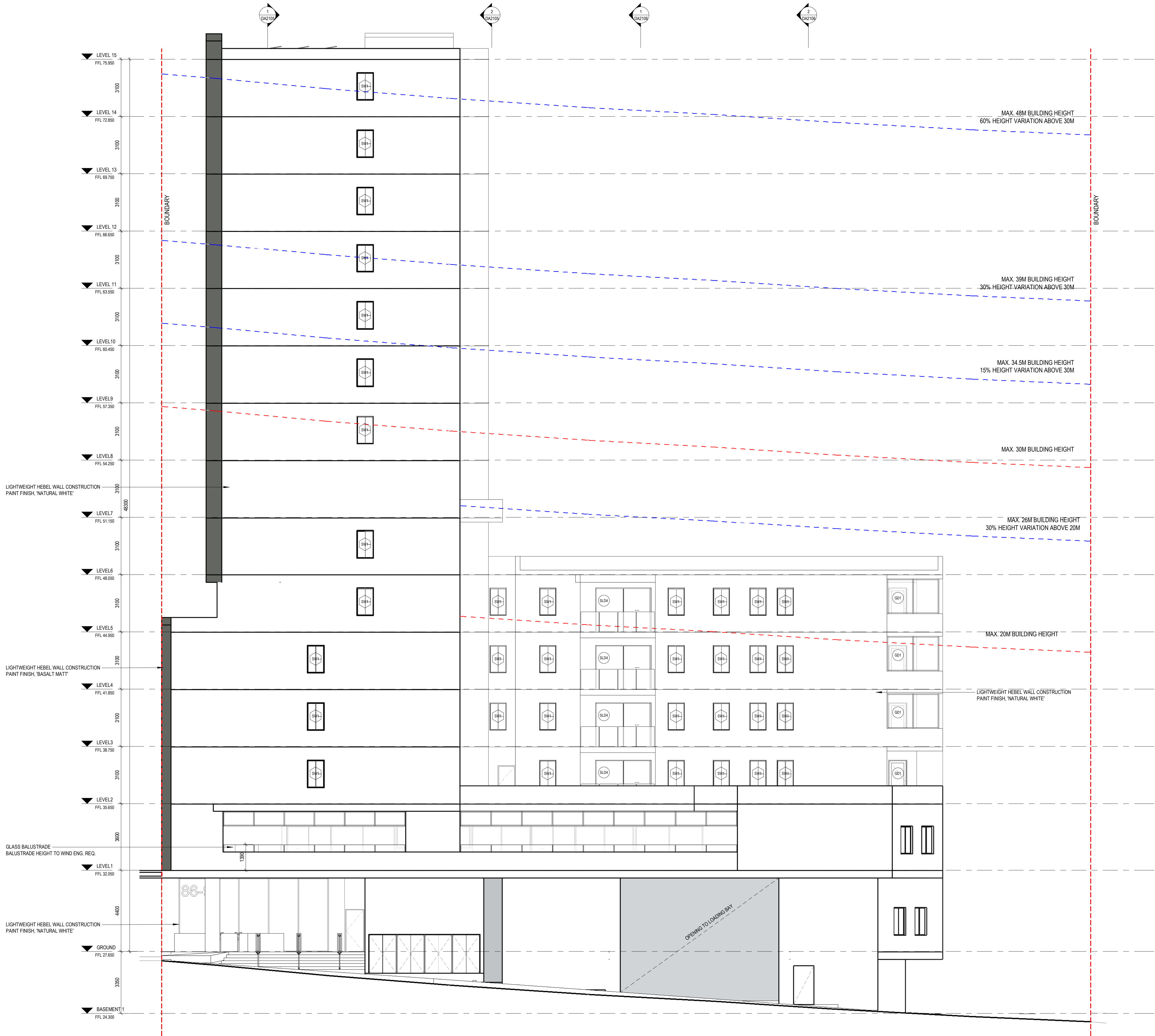
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PAINT FINISH  
DULUX 'GUILD GREY' OR SIMILAR



BALCONY BALUSTRADE  
PROPOSED GLAZED BALUSTRADE OR SIMILAR



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SCALE  
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CLIENT  
BEANI PROJECTS  
PROJECT  
Mixed Use Development  
ADDRESS  
86 - 96 Station Street, Wentworthville  
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CUMBERLAND COUNCIL

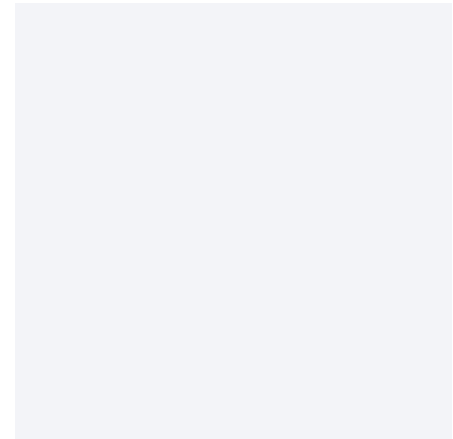
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SOUTH ELEVATION

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA2002	G





PAINT FINISH  
COLORBOND BASALT MATT' OR SIMILAR



PAINT FINISH  
DULUX 'NATURAL WHITE' OR SIMILAR



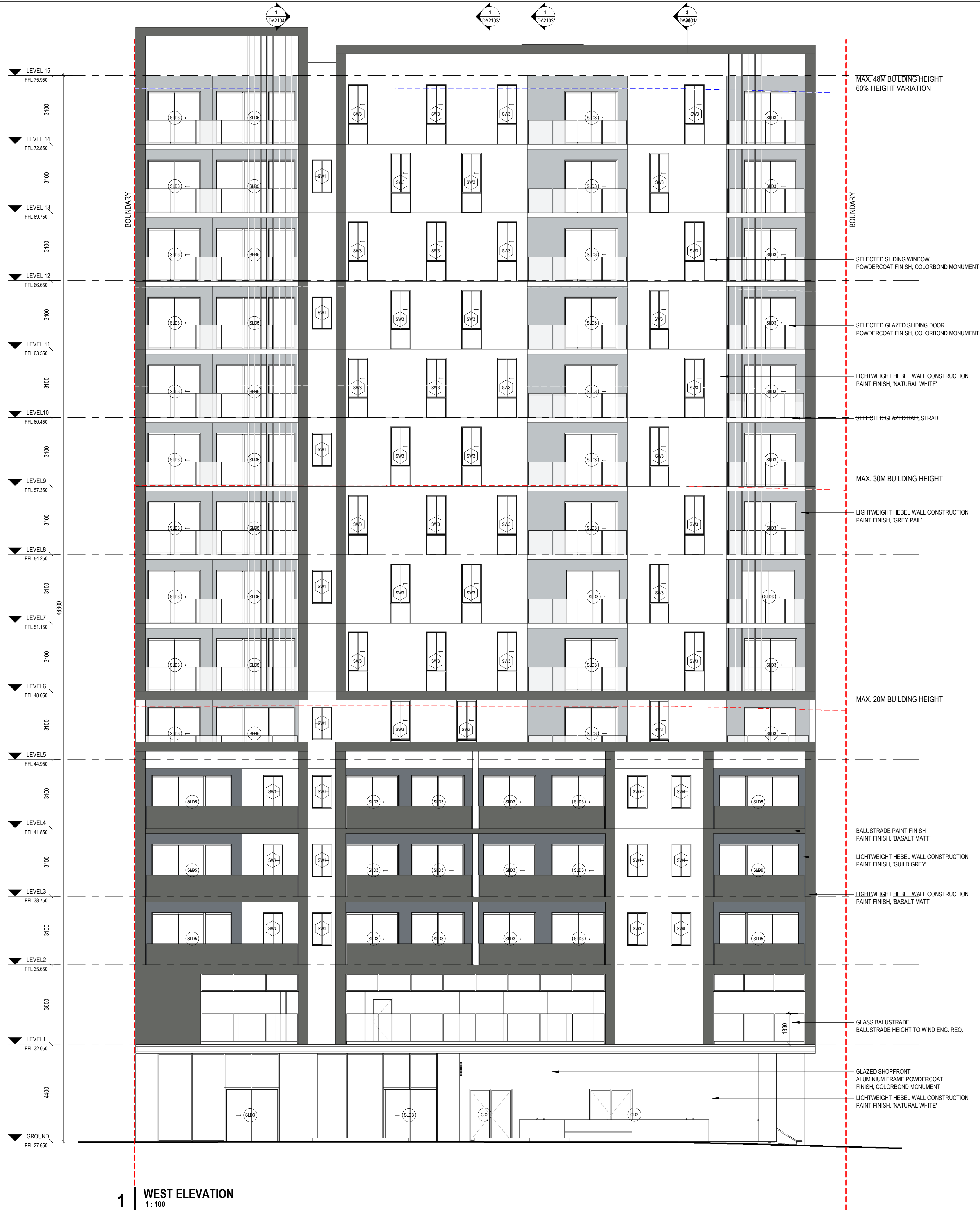
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DULUX 'GREY PAIL' OR SIMILAR



PAINT FINISH  
DULUX 'GUILD GREY' OR SIMILAR



BALCONY BALUSTRADE  
PROPOSED GLAZED BALUSTRADE OR SIMILAR



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SCALE  
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CLIENT  
**BEANI PROJECTS**  
PROJECT  
**Mixed Use Development**  
ADDRESS

**86 - 96 Station Street, Wentworthville**

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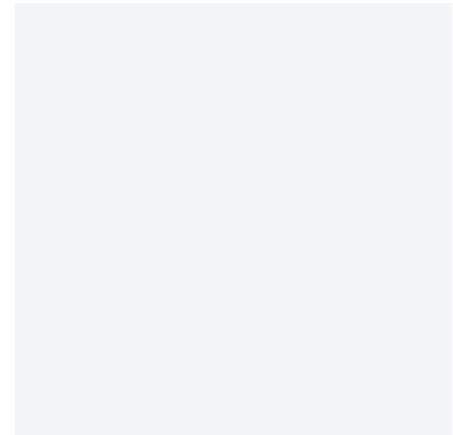
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PROJECT NUMBER <b>30244</b>	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25
DRAWING NUMBER <b>DA2003</b>	ISSUE <b>G</b>





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COLORBOND BASALT MATT' OR SIMILAR



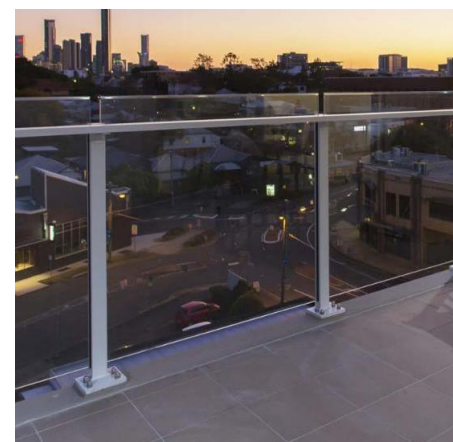
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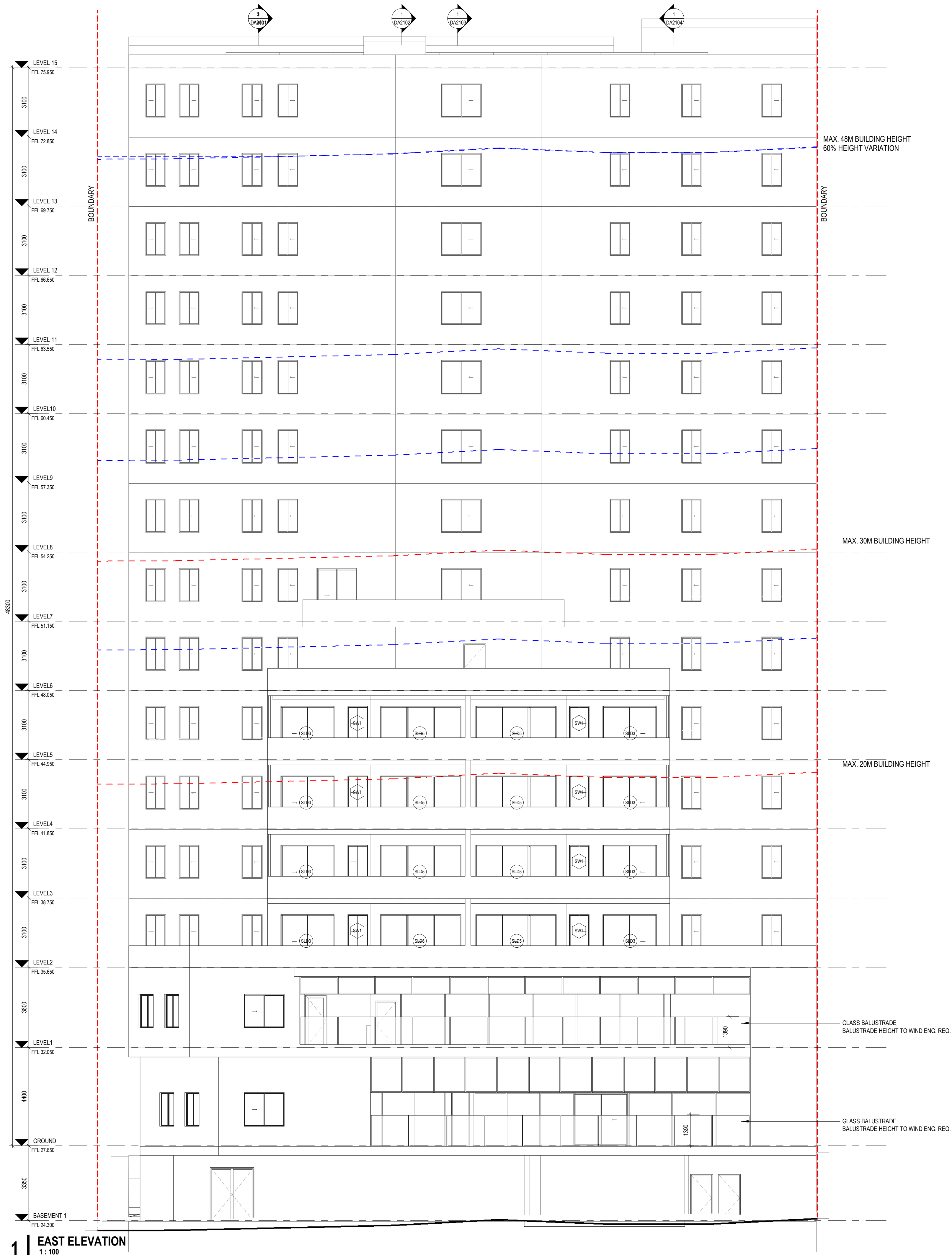
PAINT FINISH  
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PAINT FINISH  
DULUX 'GUILD GREY' OR SIMILAR



BALCONY BALUSTRADE  
PROPOSED GLAZED BALUSTRADE OR SIMILAR



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SCALE  
1 : 100 @ A1  
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mm  
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CLIENT

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DRAWING

**EAST ELEVATION**

PROJECT NUMBER

30244

DRAWN BY: MT

CHECKED BY: MT

ISSUED FOR: DA

DATE: 11/09/25

DRAWING NUMBER

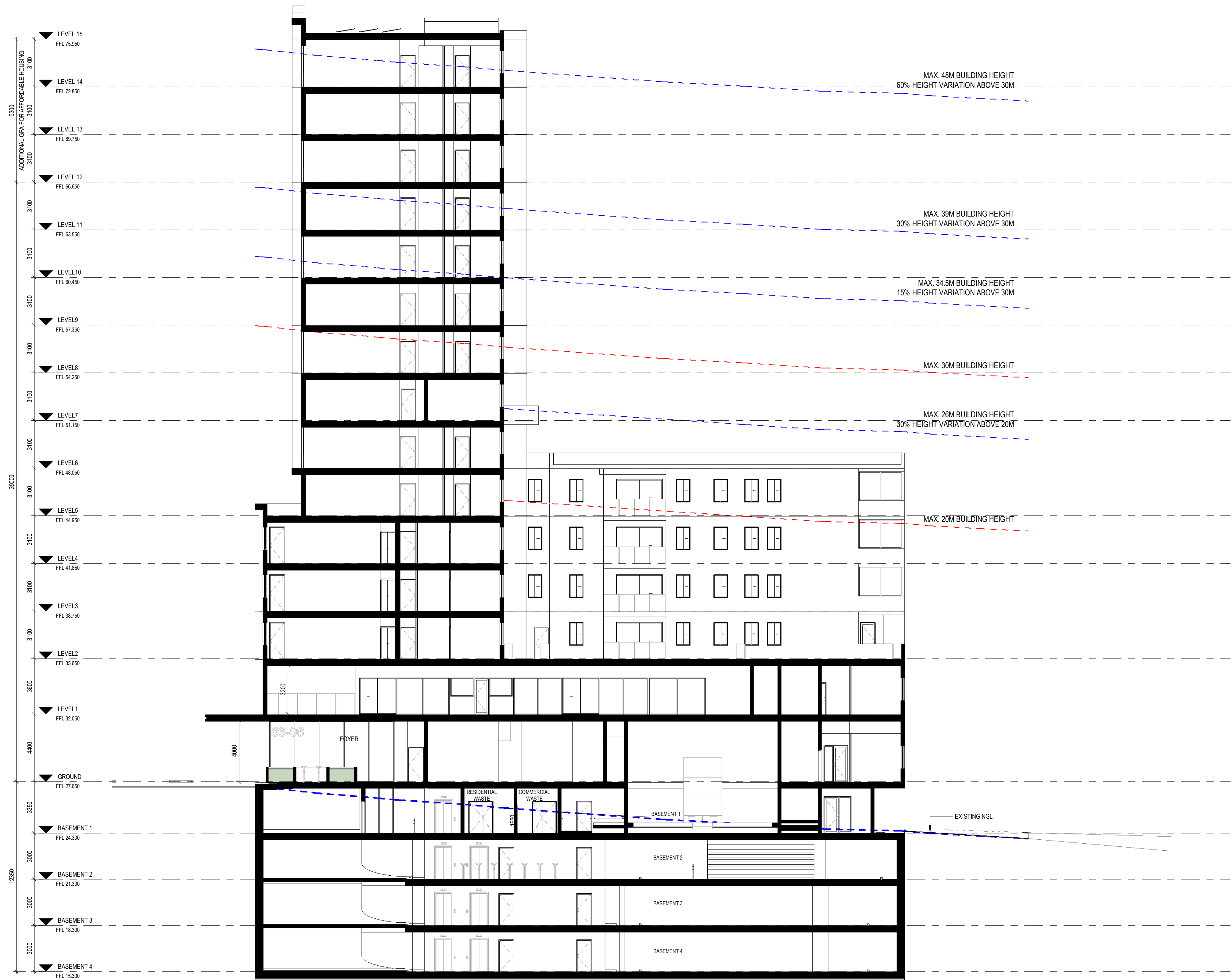
DA2004

ISSUE

G



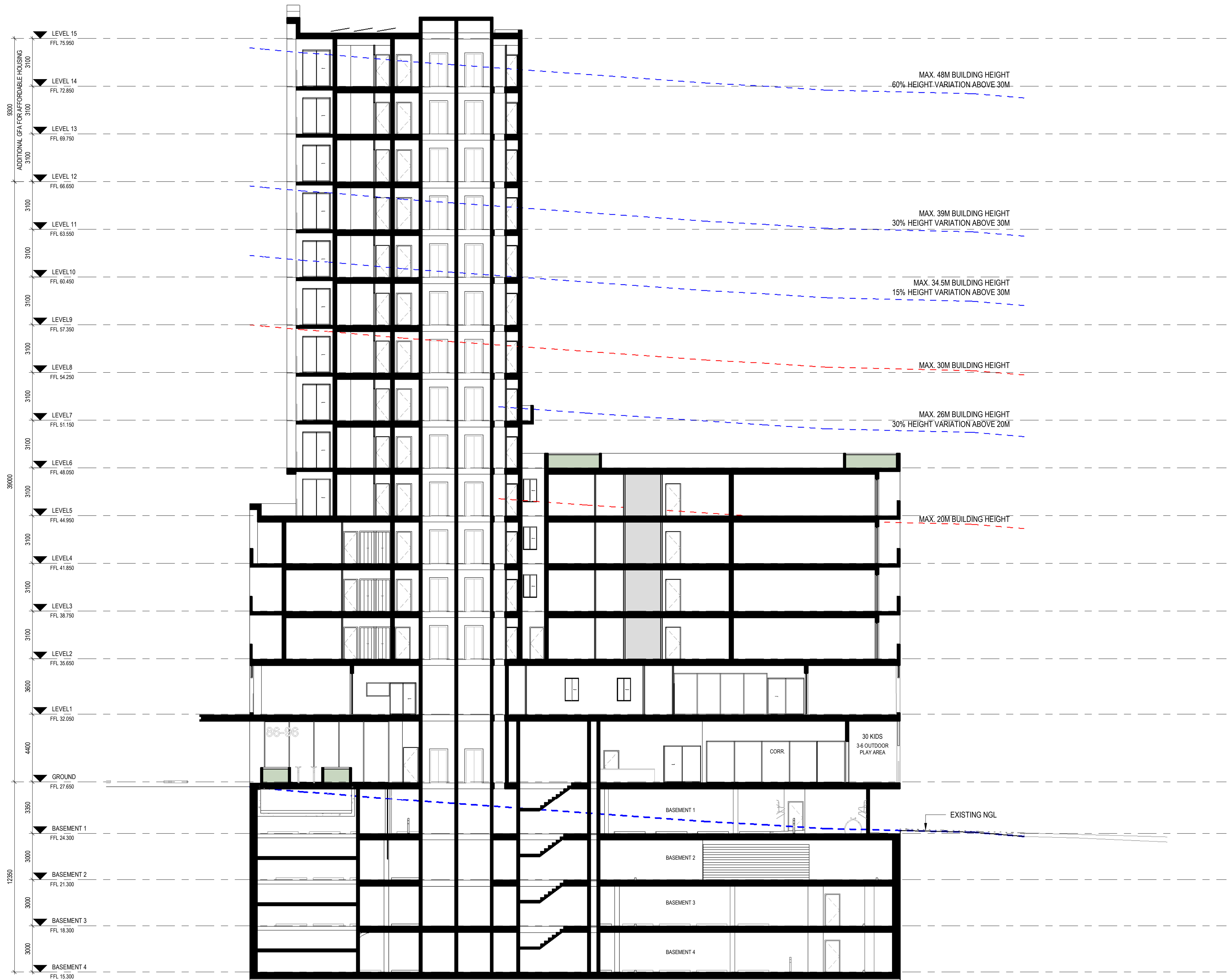
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USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden tap on meter.  
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.  
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1 | SECTION A  
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FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	
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CLIENT BEANI PROJECTS	
PROJECT Mixed Use Development	
ADDRESS 86 - 96 Station Street, Wentworthville	
LOCAL COUNCIL CUMBERLAND COUNCIL	
DRAWING SECTION	
PROJECT NUMBER 30244	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25
DRAWING NUMBER DA2101	ISSUE G





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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

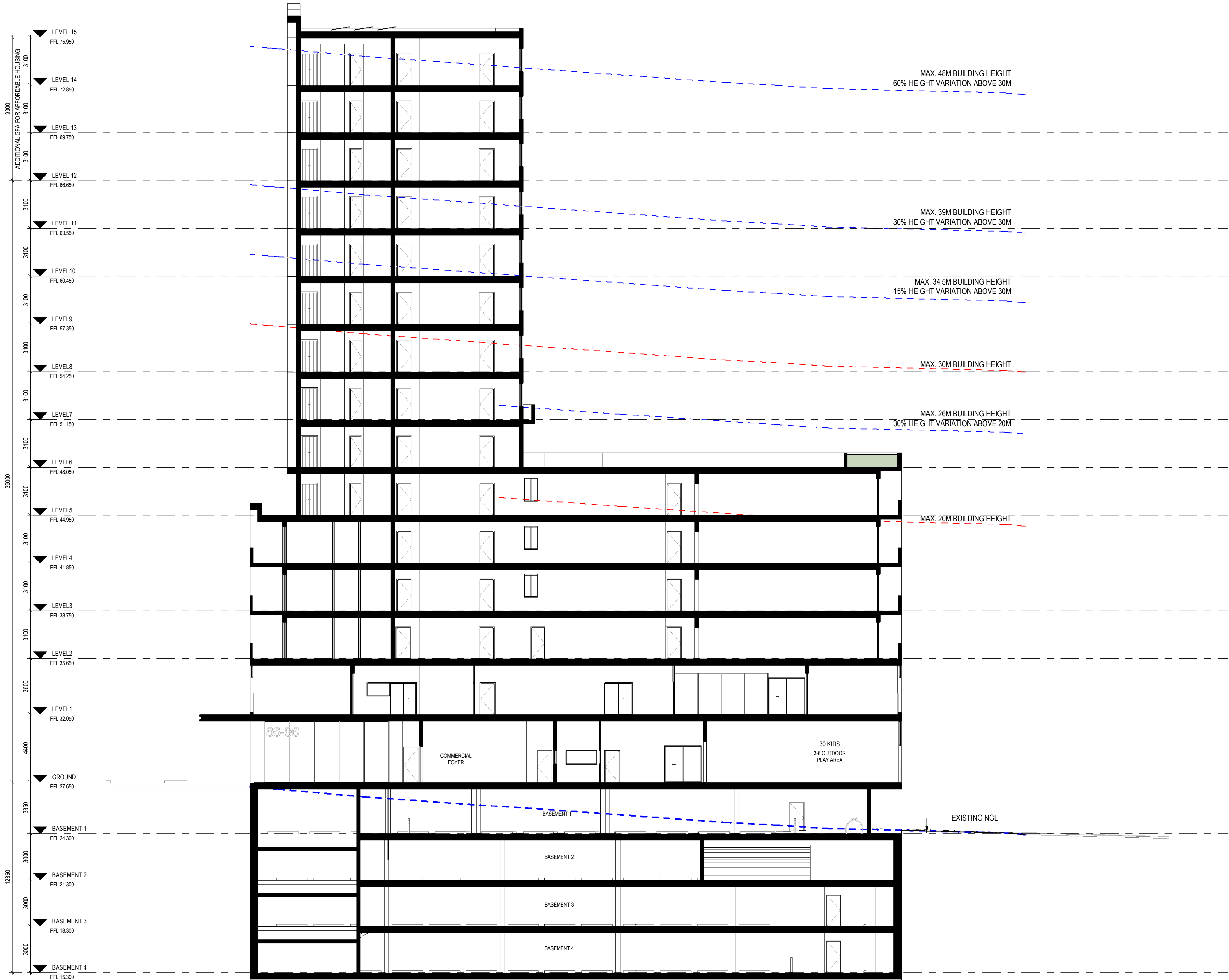
ADDRESS  
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CUMBERLAND COUNCIL

DRAWING  
SECTION

PROJECT NUMBER 30244	DRAWN BY: MT CHECKED BY: MT ISSUED FOR: DA DATE: 11/09/25	ISSUE G
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1 | SECTION C  
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FOR DEVELOPMENT APPLICATION  
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SCALE  
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PROJECT NUMBER

30244

DRAWN BY: MT

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ISSUED FOR: DA

DATE: 11/09/25

DRAWING NUMBER

DA2103

ISSUE

G



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**NOT TO SCALE DIMENSIONS ONLY, DO NOT SCALE:** Finished Ground levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling of material of electrical meter to be determined on site on accordance to the correct position from garden.

**ENERGY SAVING SMART DESIGN:** AAS rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green energy score of 3 stars are to be used in this development. Occupants are to be encouraged to use AAS rated dish washing machines with front loading where possible.

**DO NOT SCALE OFF ARCHITECTURAL DRAWINGS**

SCALE  
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86 - 96 Station Street, Wentworthville

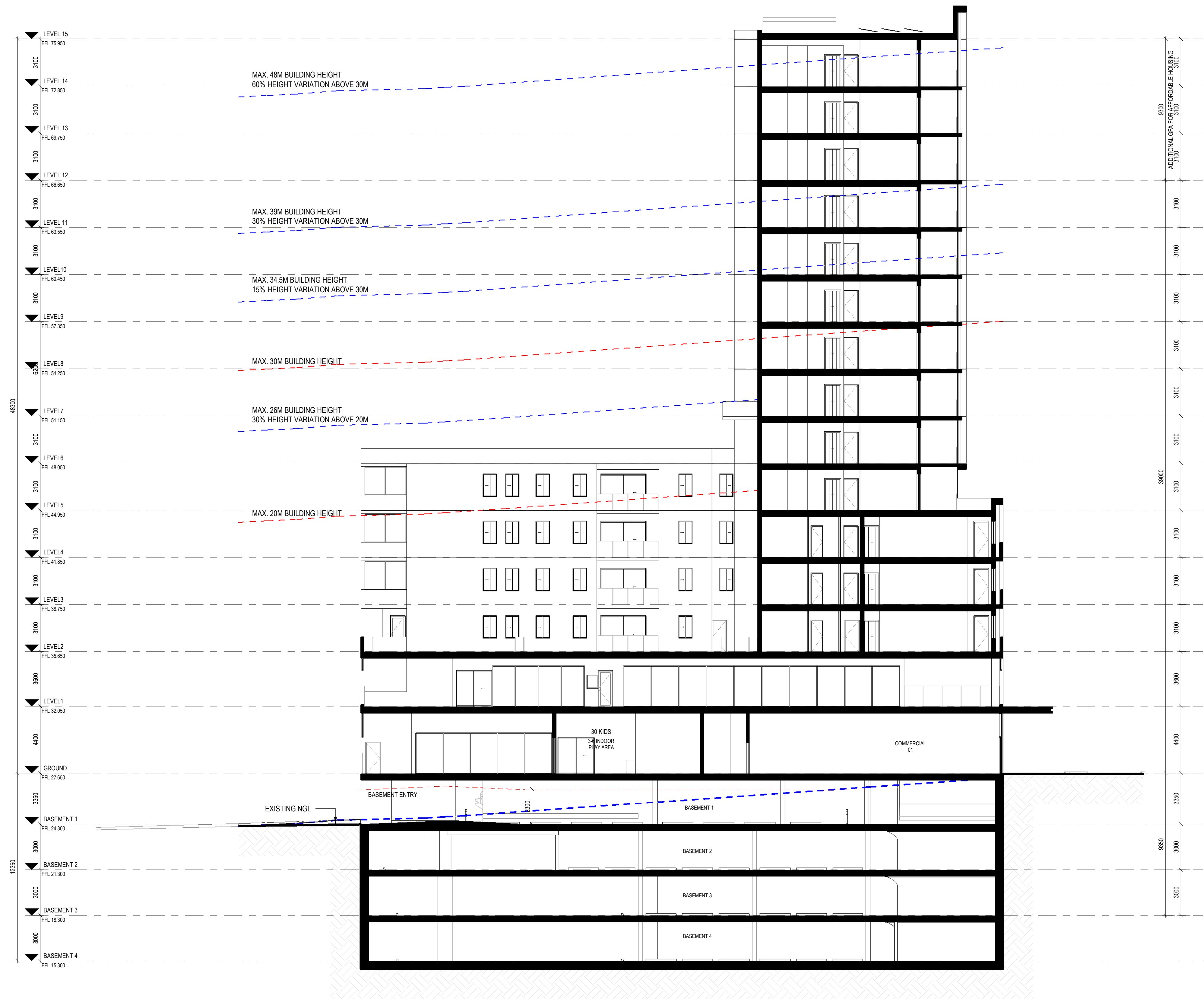
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CUMBERLAND COUNCIL

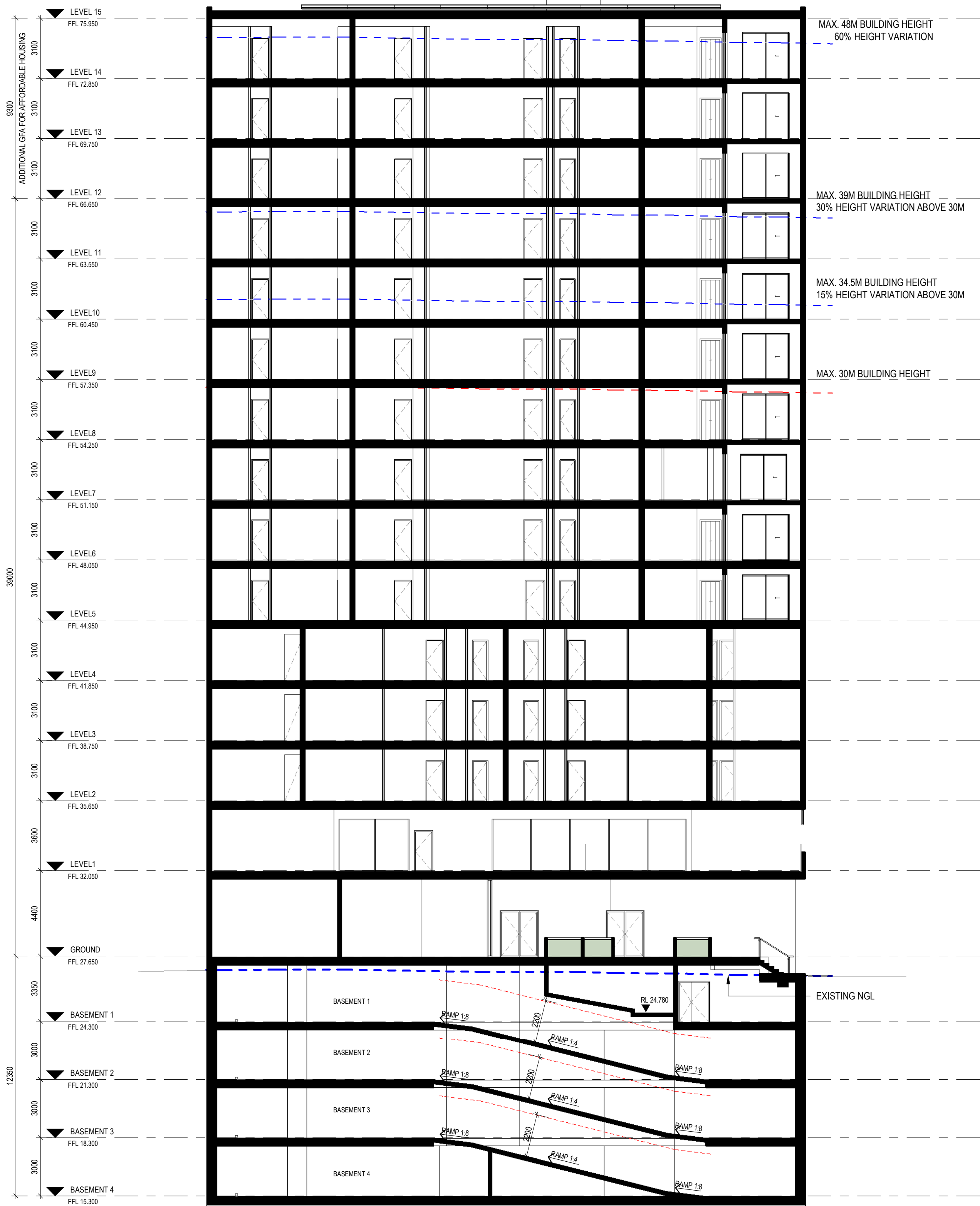
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DRAWING NUMBER	ISSUE
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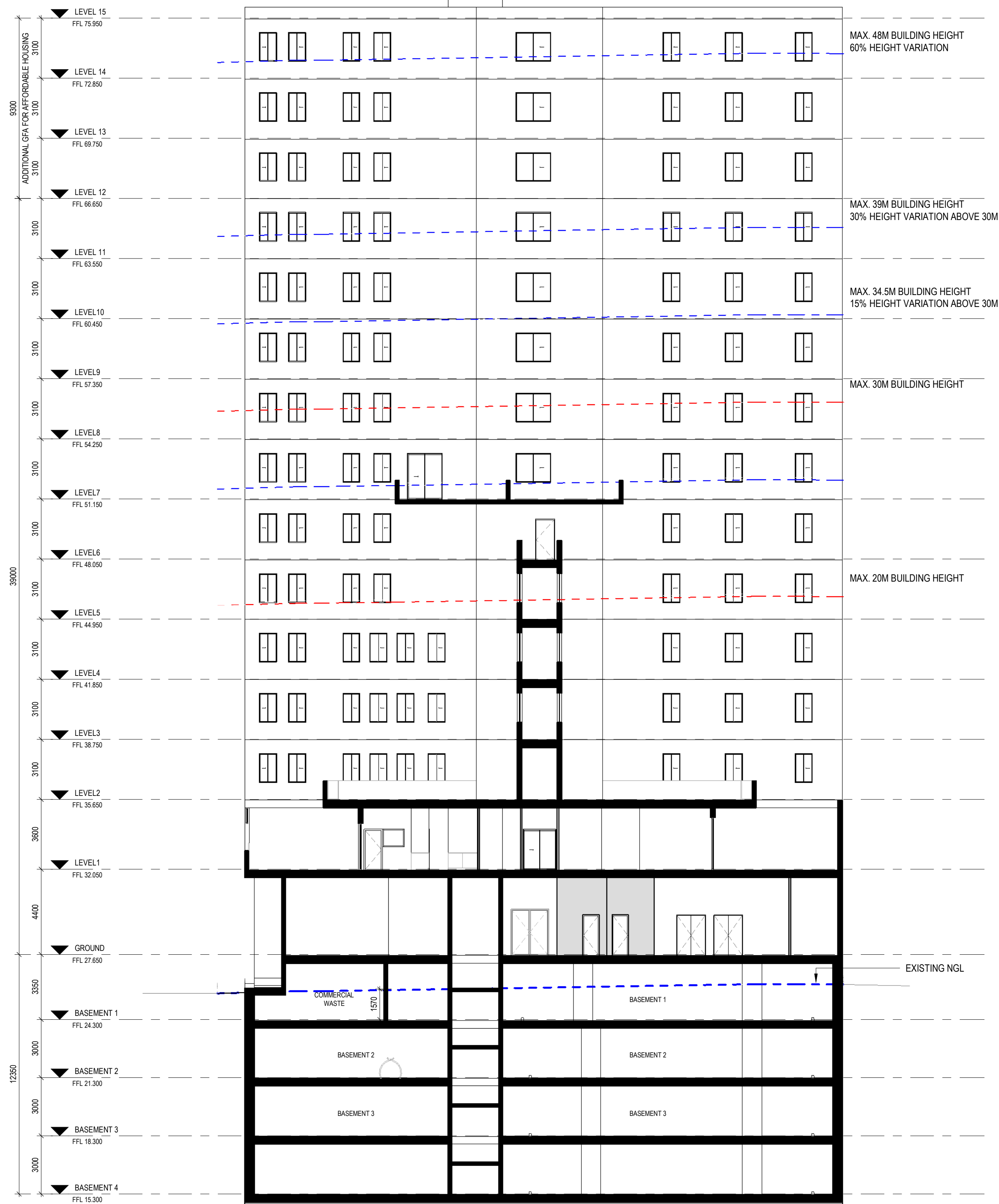


## 1 | SECTION D





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2 | SECTION F  
1:150





1 | SECTION G  
1:150



2 | SECTION H  
1:150

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DRAWING

SECTION

PROJECT NUMBER

30244

DRAWING NUMBER

DA2106

DRAWN BY: MT

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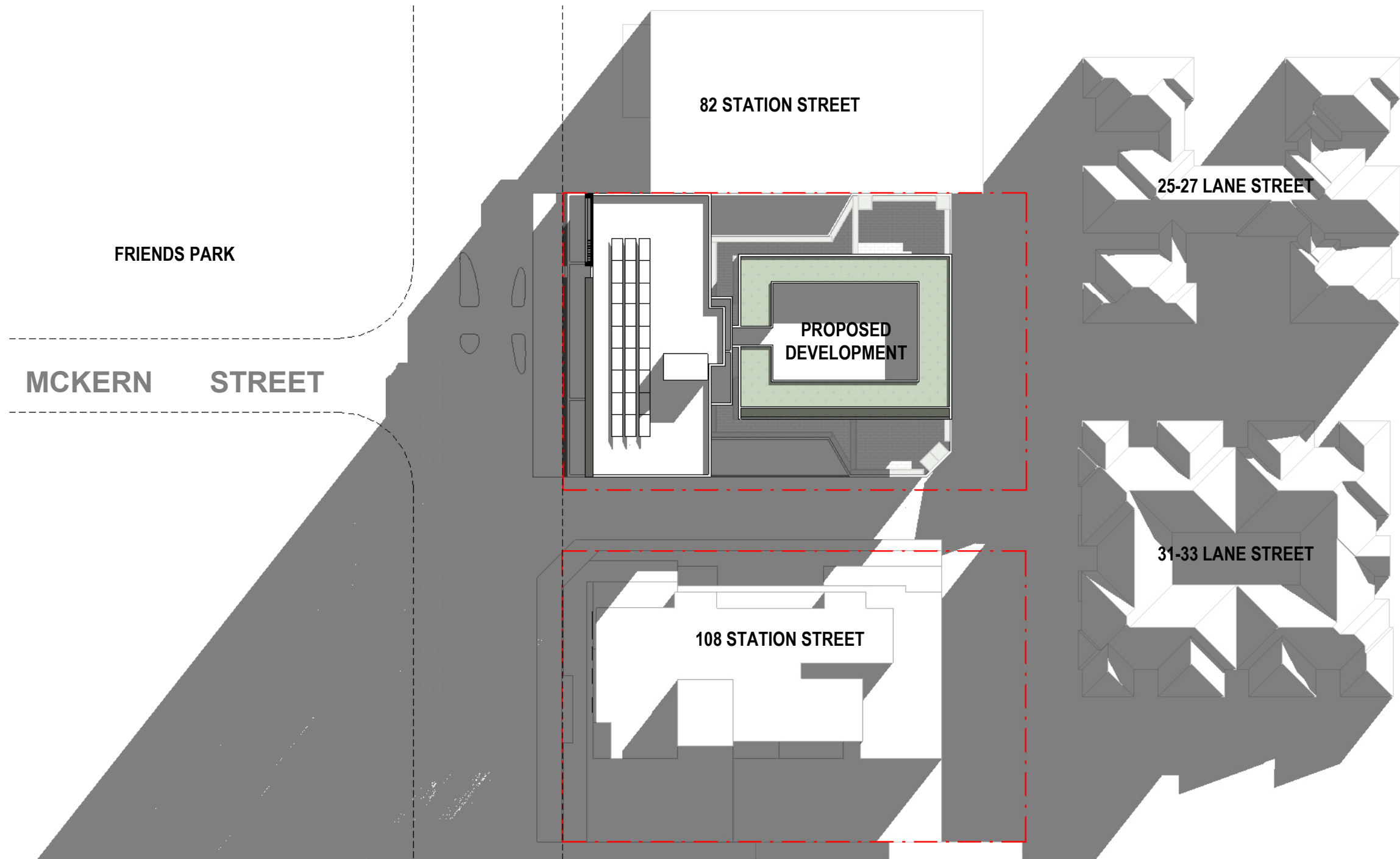
ISSUED FOR: DA

DATE: 11/09/25

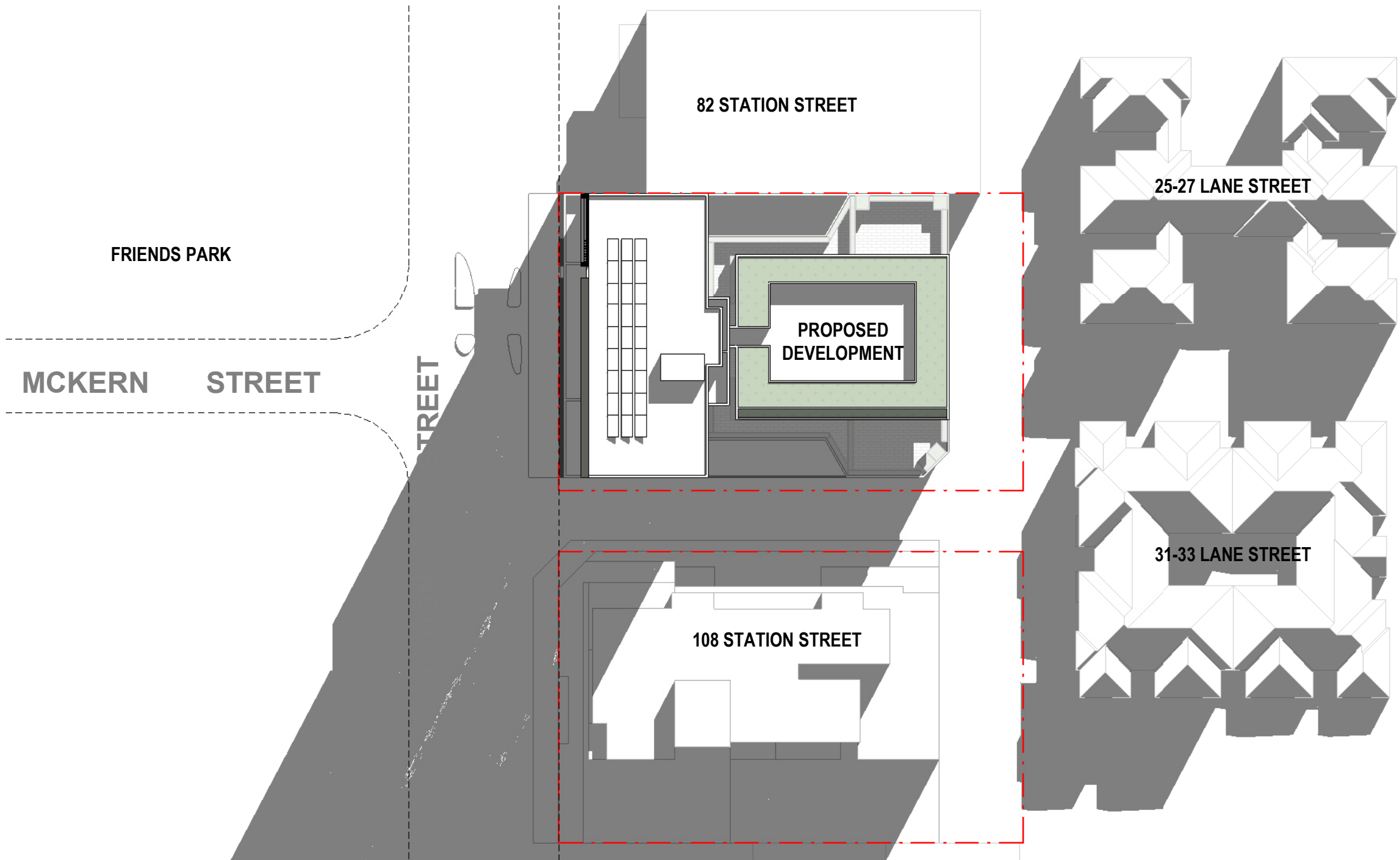
ISSUE

G

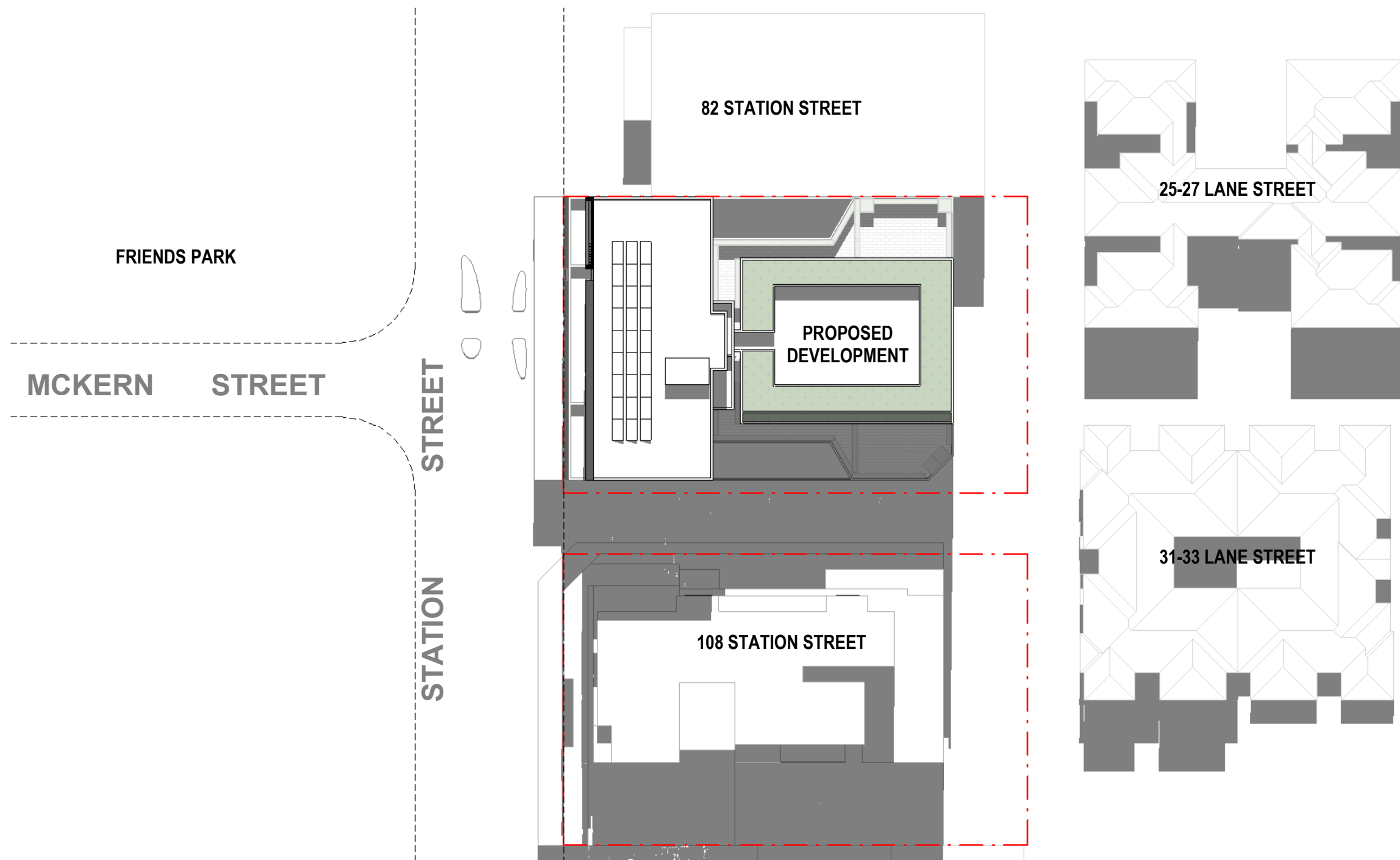




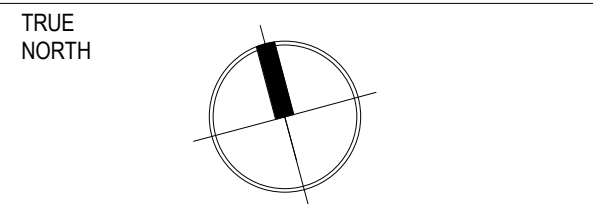
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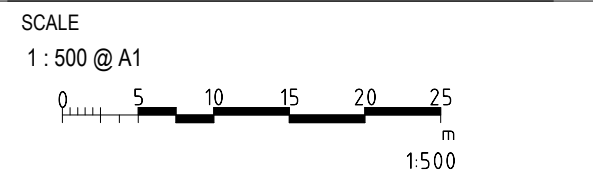
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2 | SHADOW DIAGRAM - JUNE 21ST, 11AM  
1 : 500



FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION



CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS

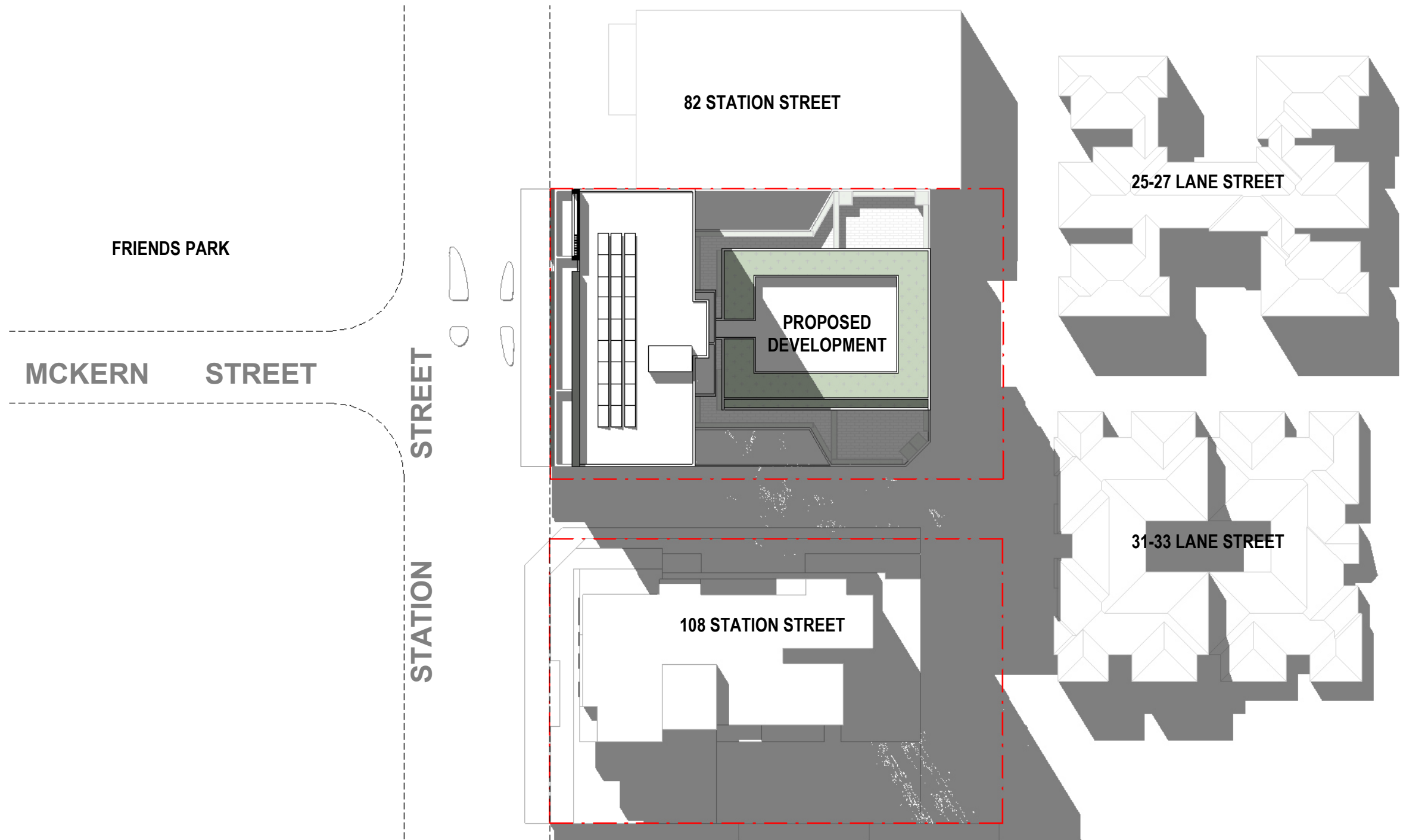
86 - 96 Station Street, Wentworthville

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CUMBERLAND COUNCIL

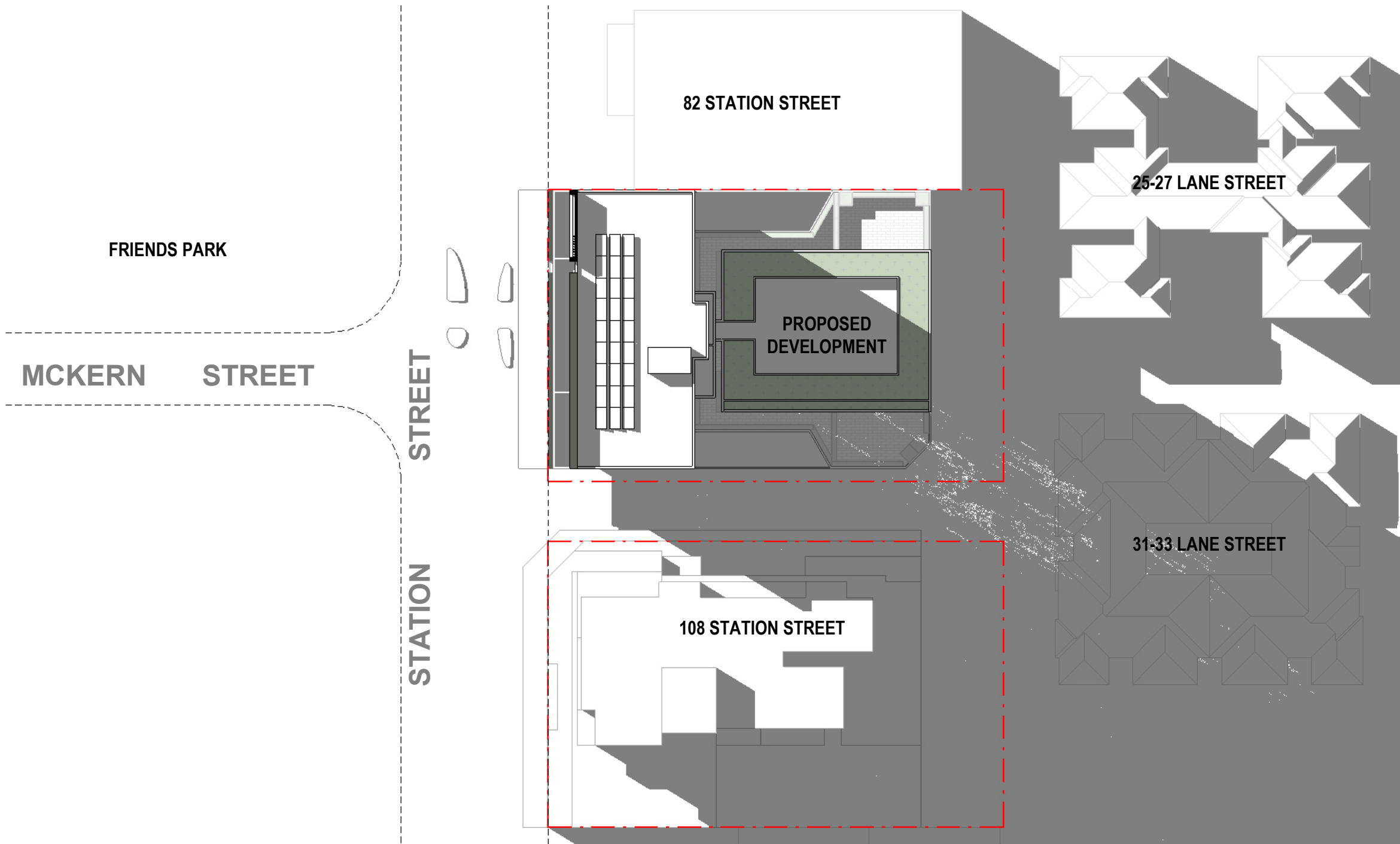
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SHADOW DIAGRAM - WINTER SOLSTICE

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5001	G





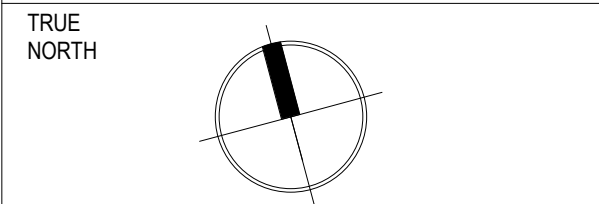
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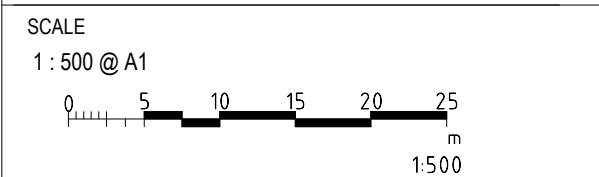
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3 | SHADOW DIAGRAM - JUNE 21ST, 4PM  
1 : 500



FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION



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BEANI PROJECTS

PROJECT  
Mixed Use Development

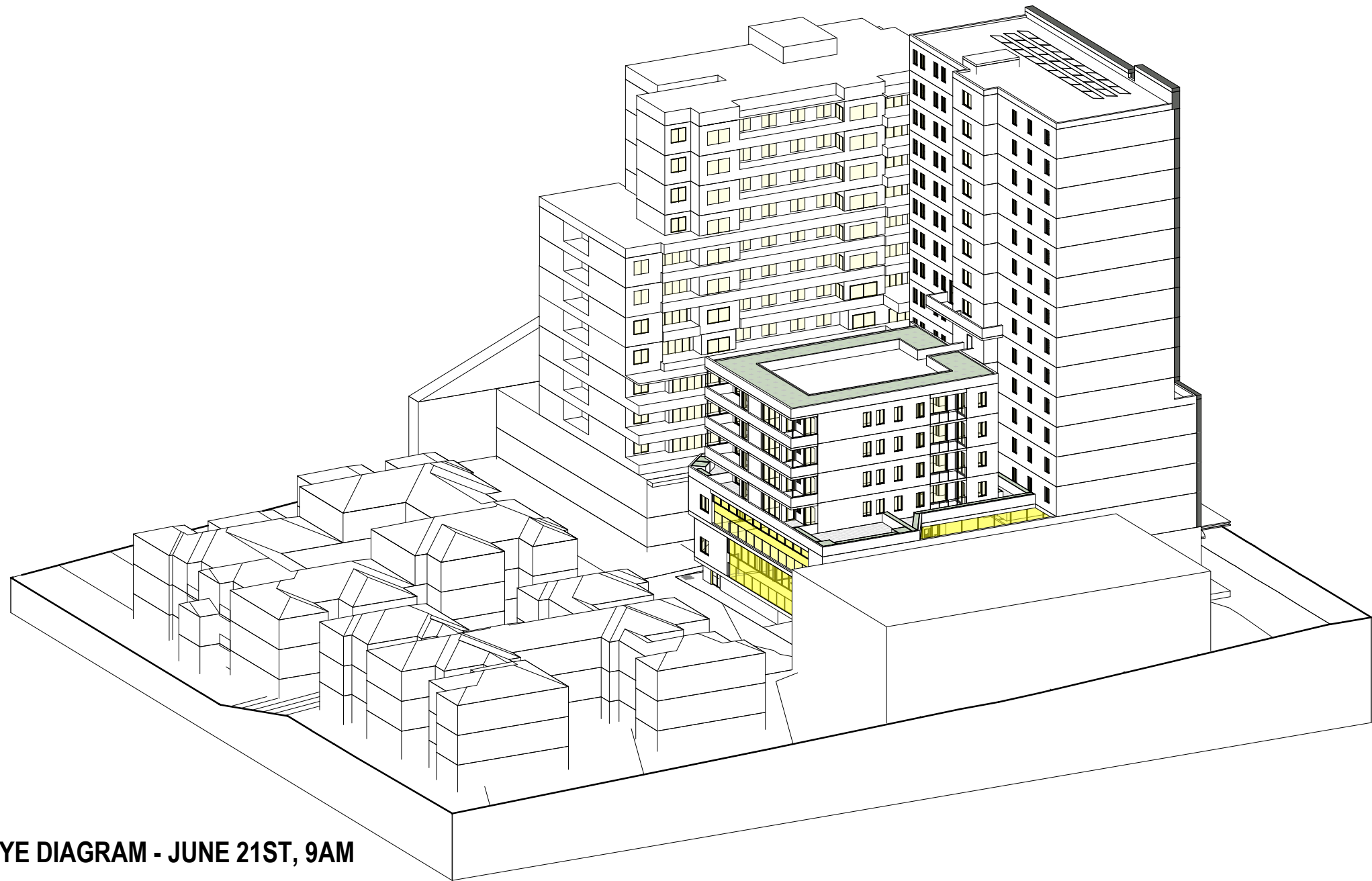
ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
SHADOW DIAGRAM - WINTER SOLSTICE

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5002	G

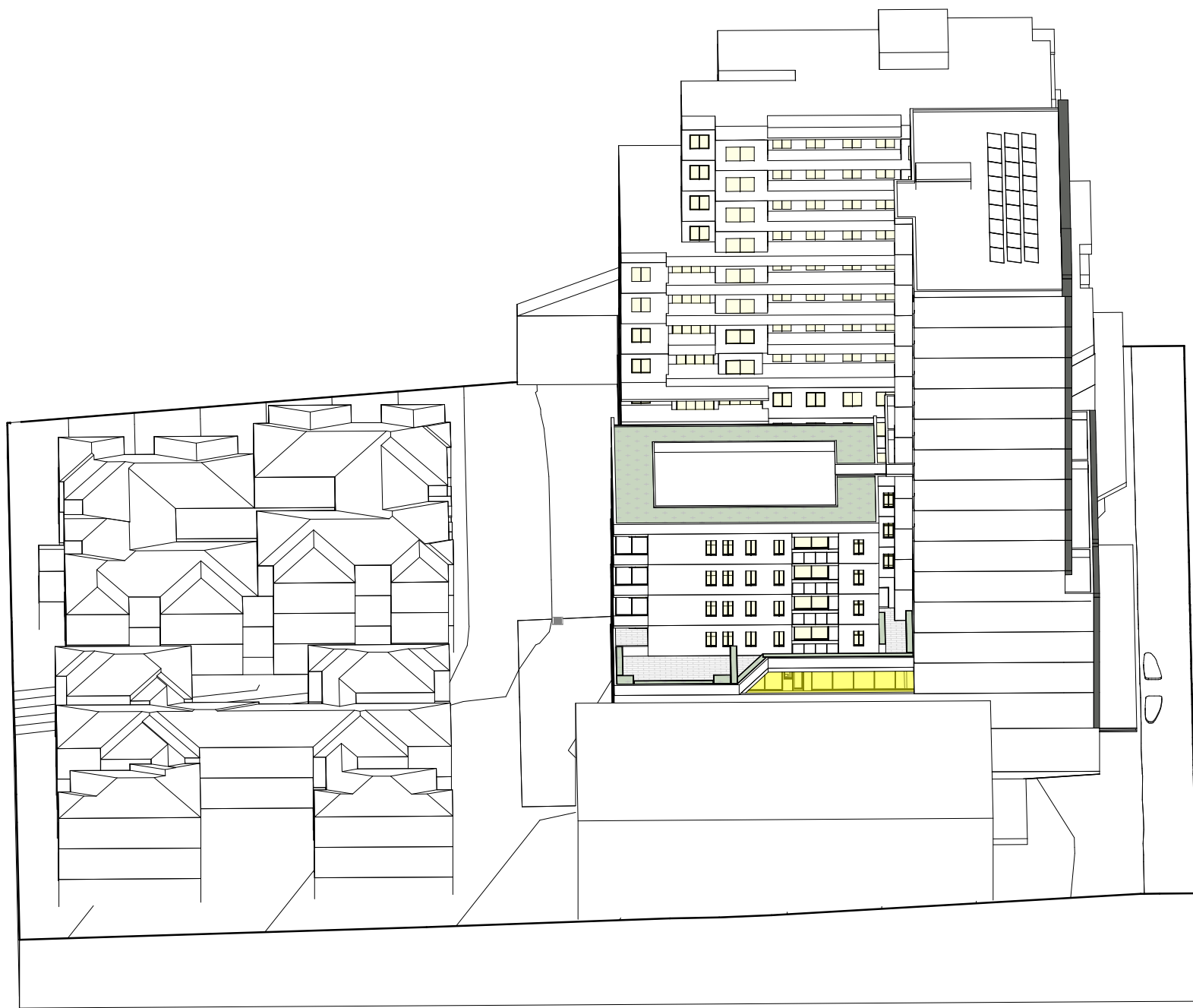




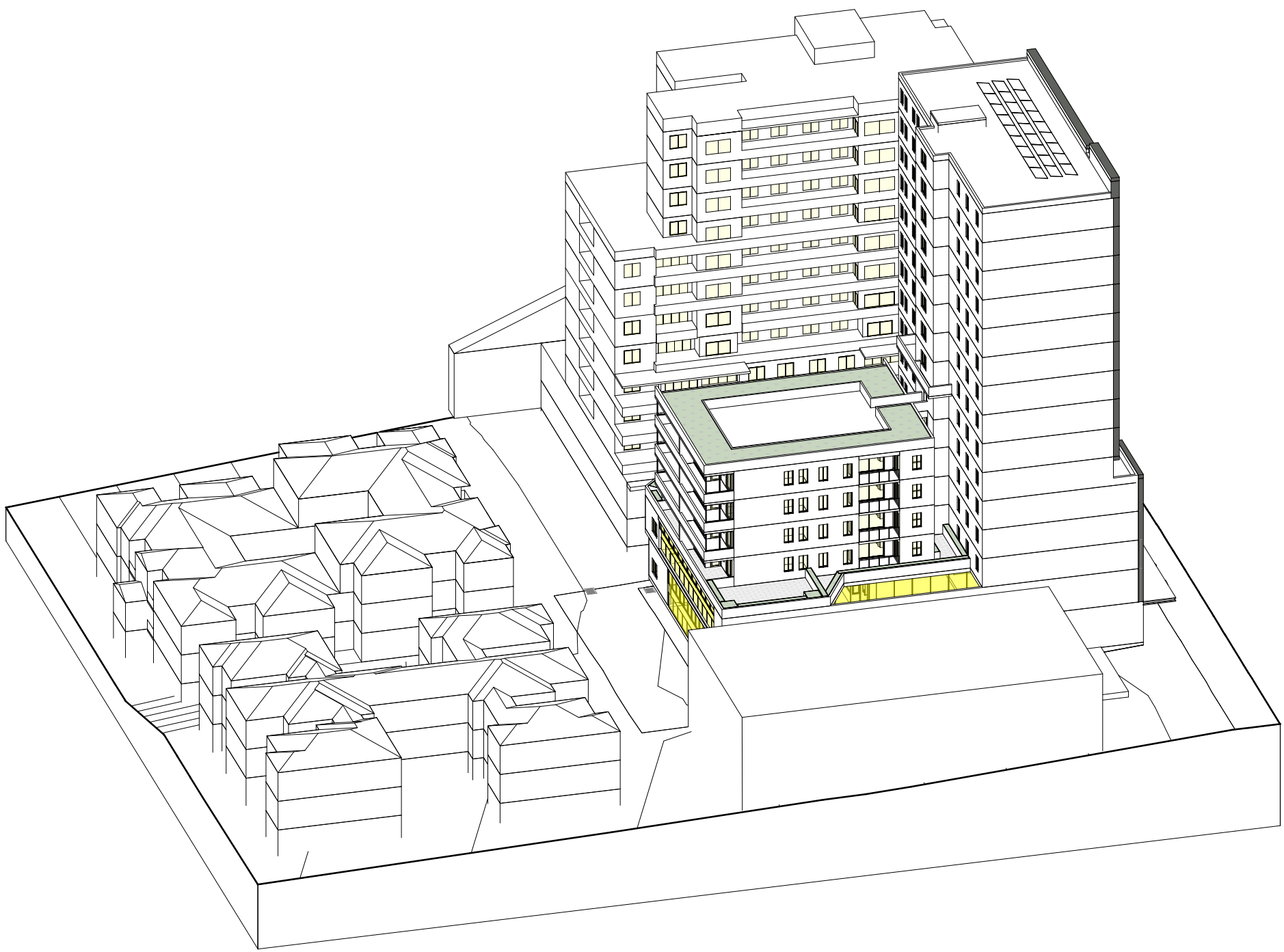
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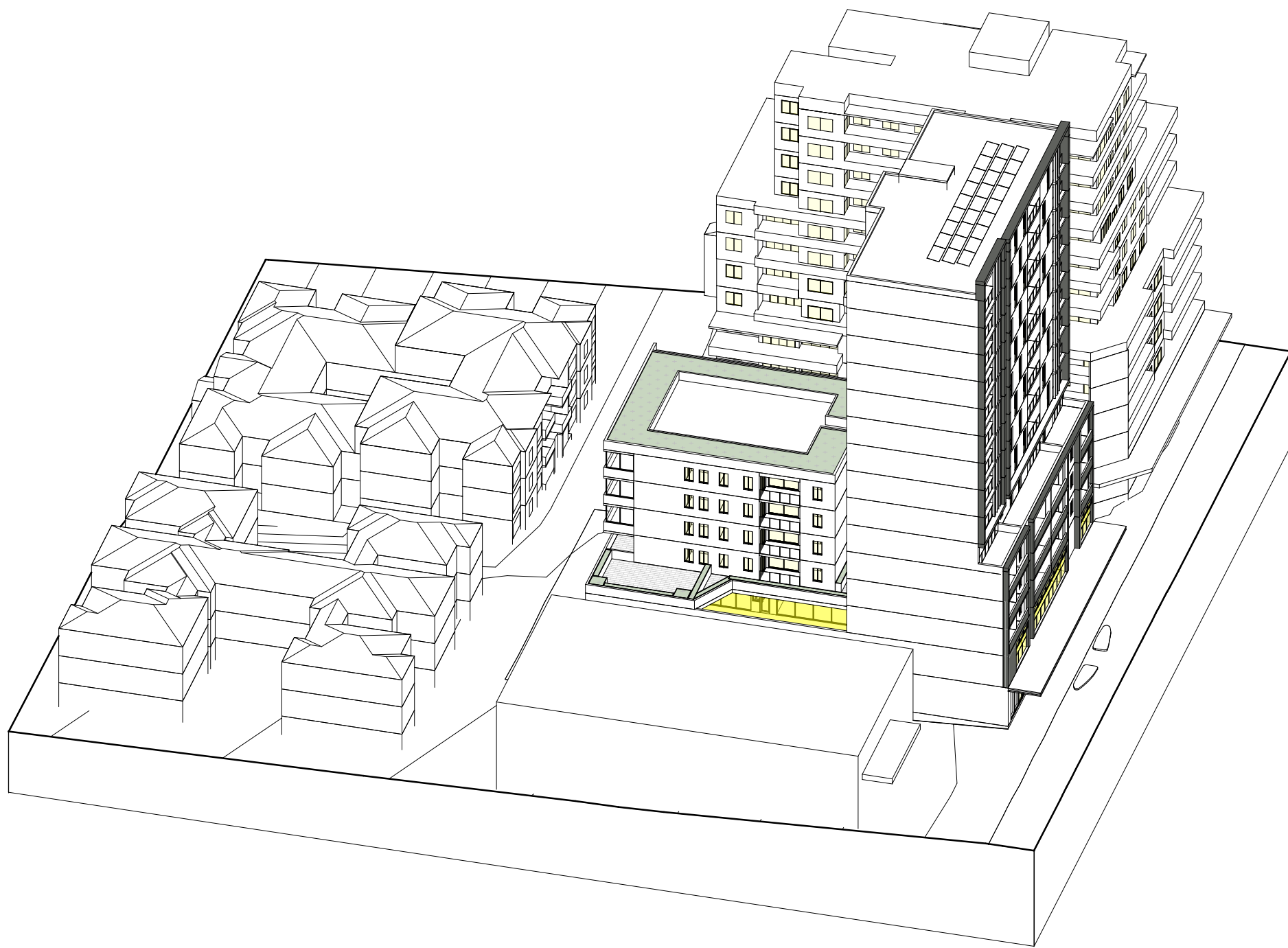
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4 | SUN EYE DIAGRAM - JUNE 21ST, 11AM



3 | SUN EYE DIAGRAM - JUNE 21ST, 10AM



5 | SUN EYE DIAGRAM - JUNE 21ST, 12PM

FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

SCALE  
@ A1

CLIENT

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DRAWING

SUN EYE DIAGRAM

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5010	G



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SCALE  
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CLIENT

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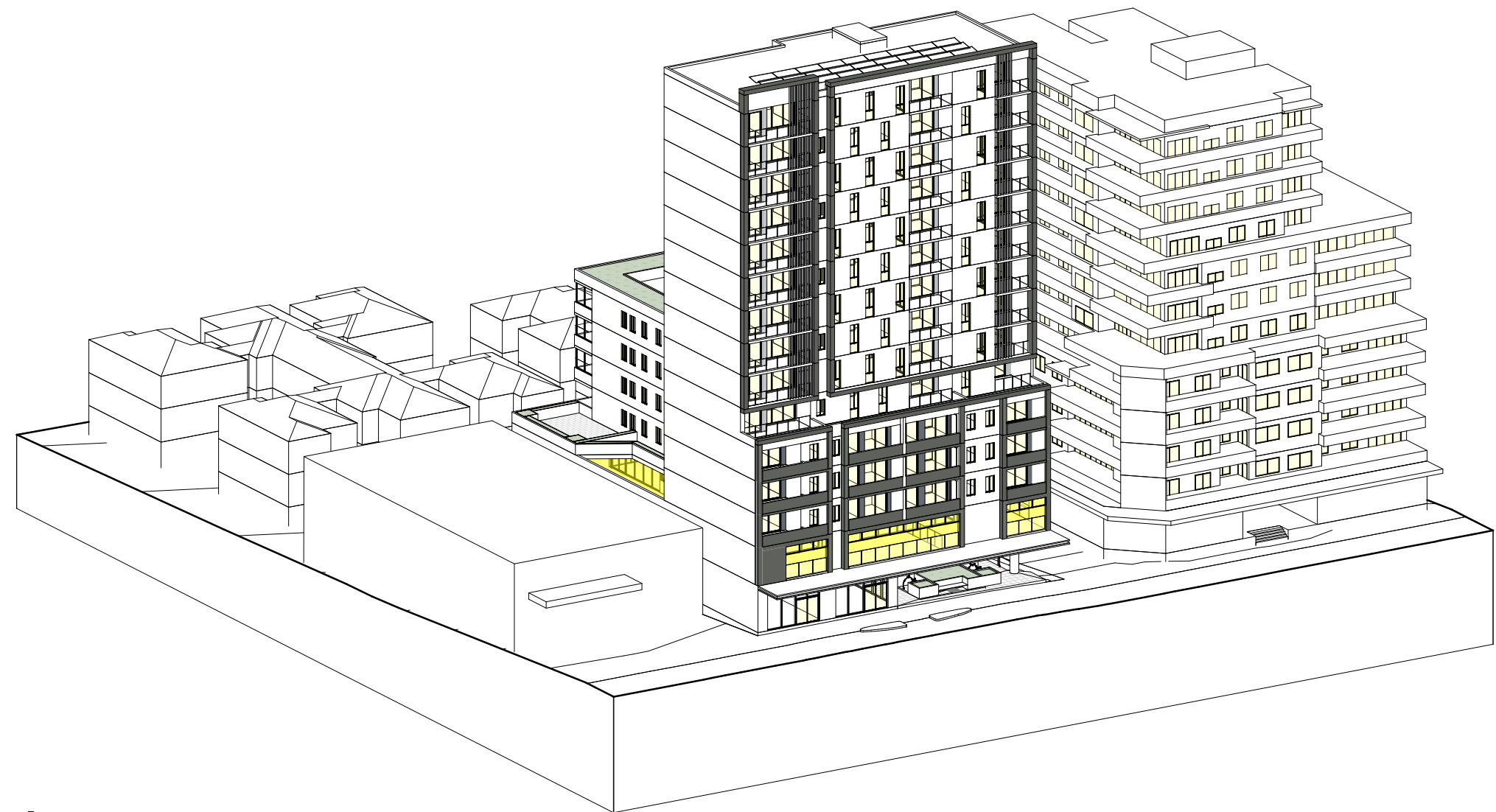
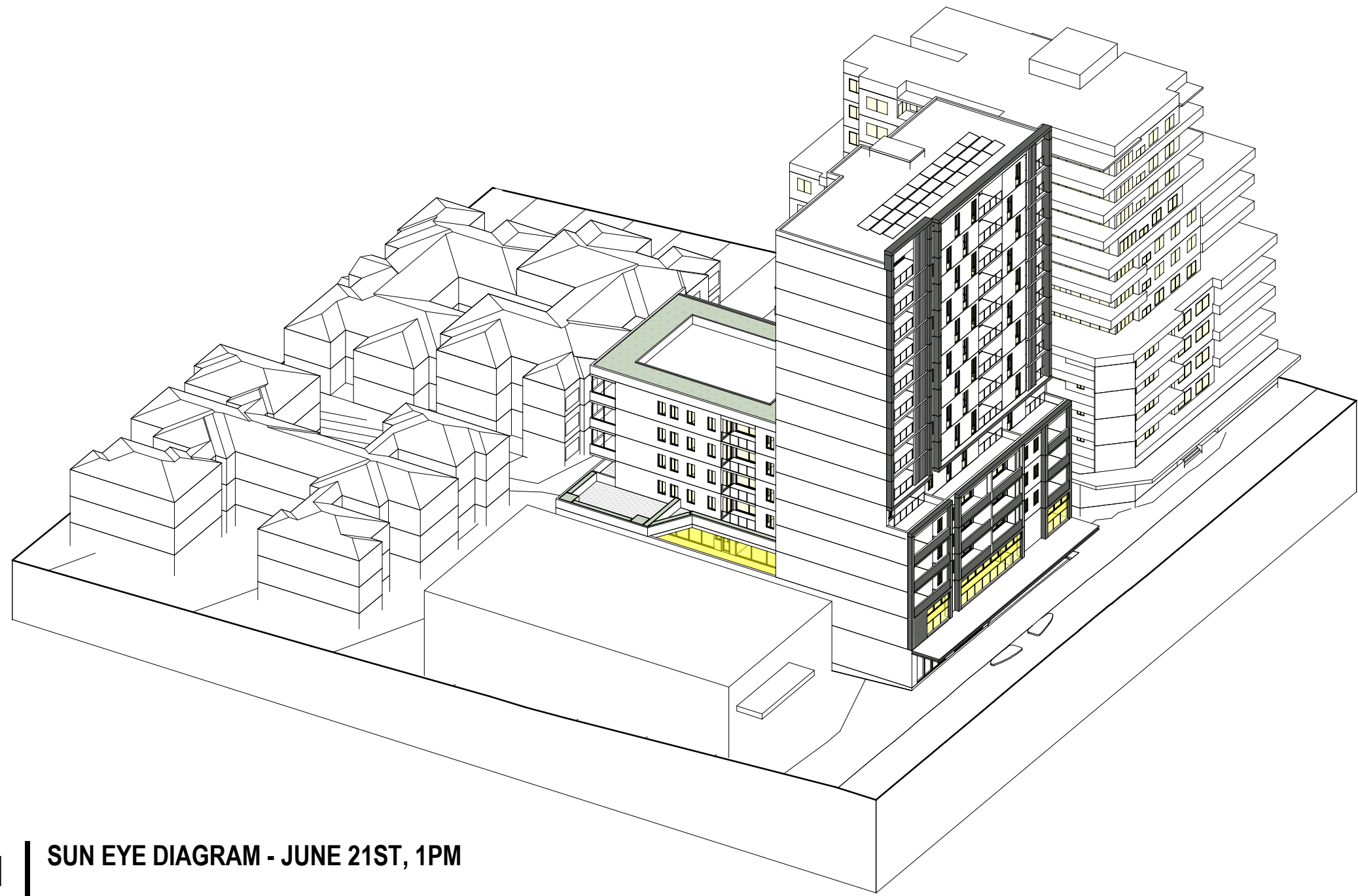
LOCAL COUNCIL

CUMBERLAND COUNCIL

DRAWING

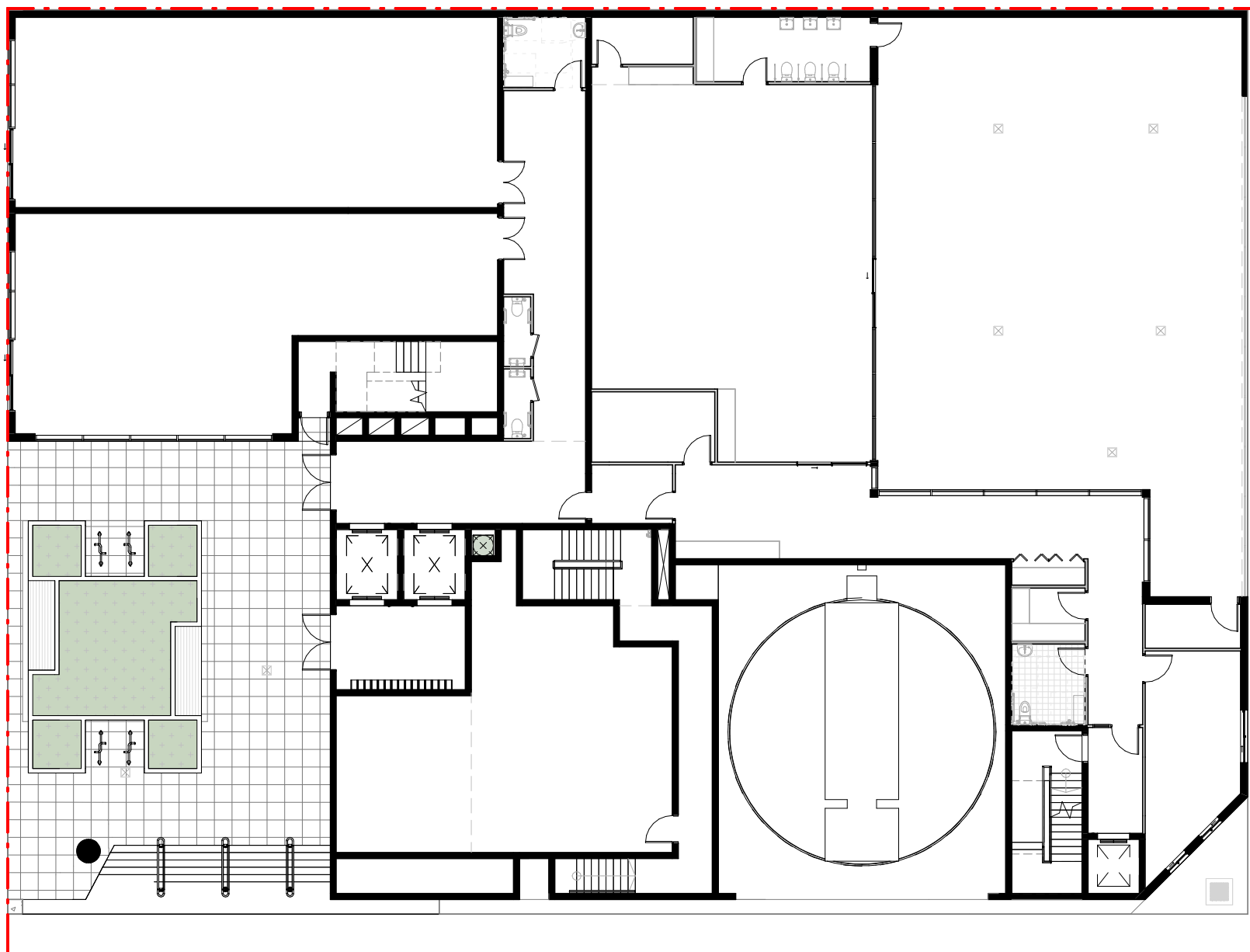
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30244	CHECKED BY: MT
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	DATE: 11/09/25
DRAWING NUMBER	ISSUE
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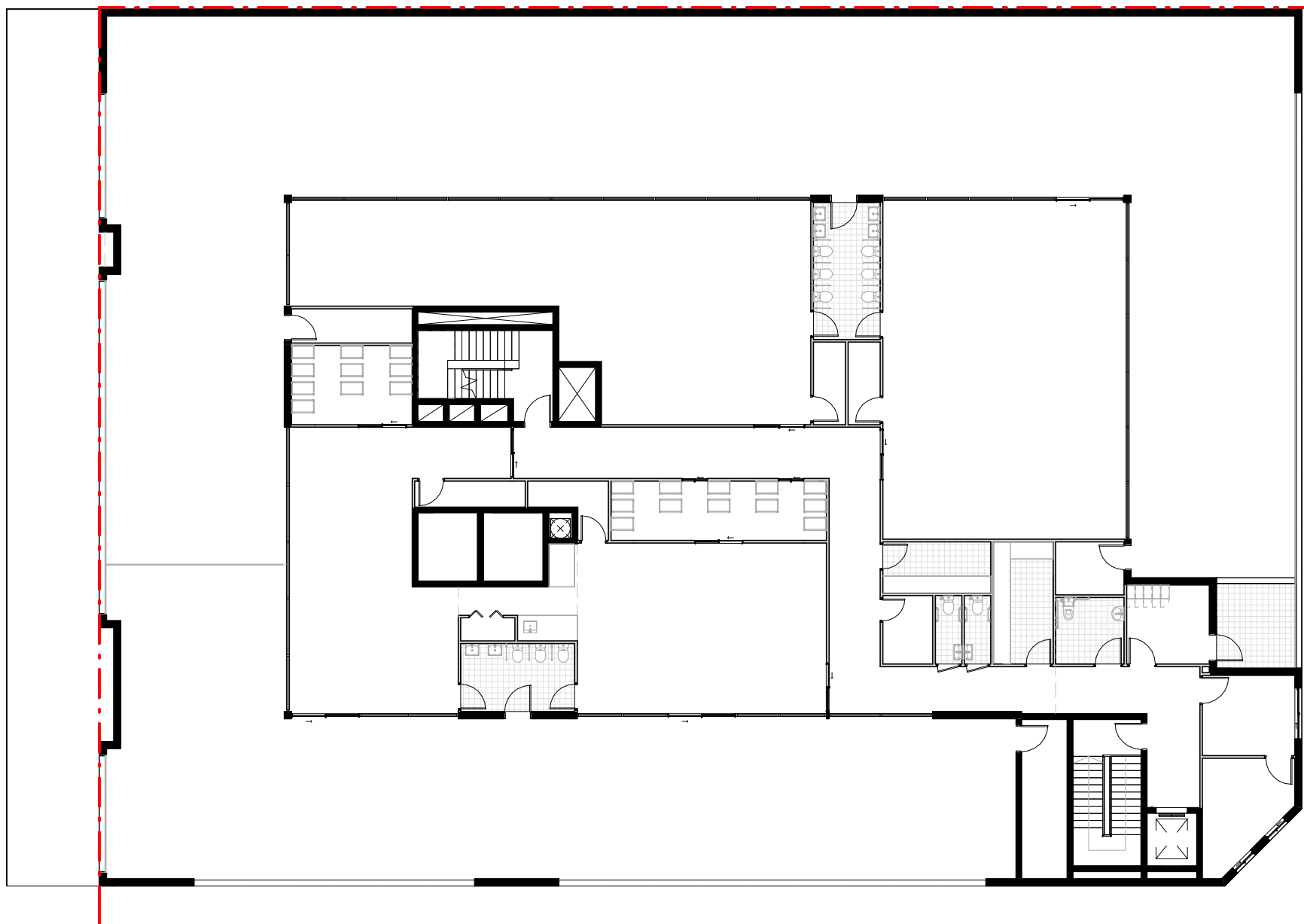
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4 | SUN EYE - LEVEL3 FLOOR PLAN  
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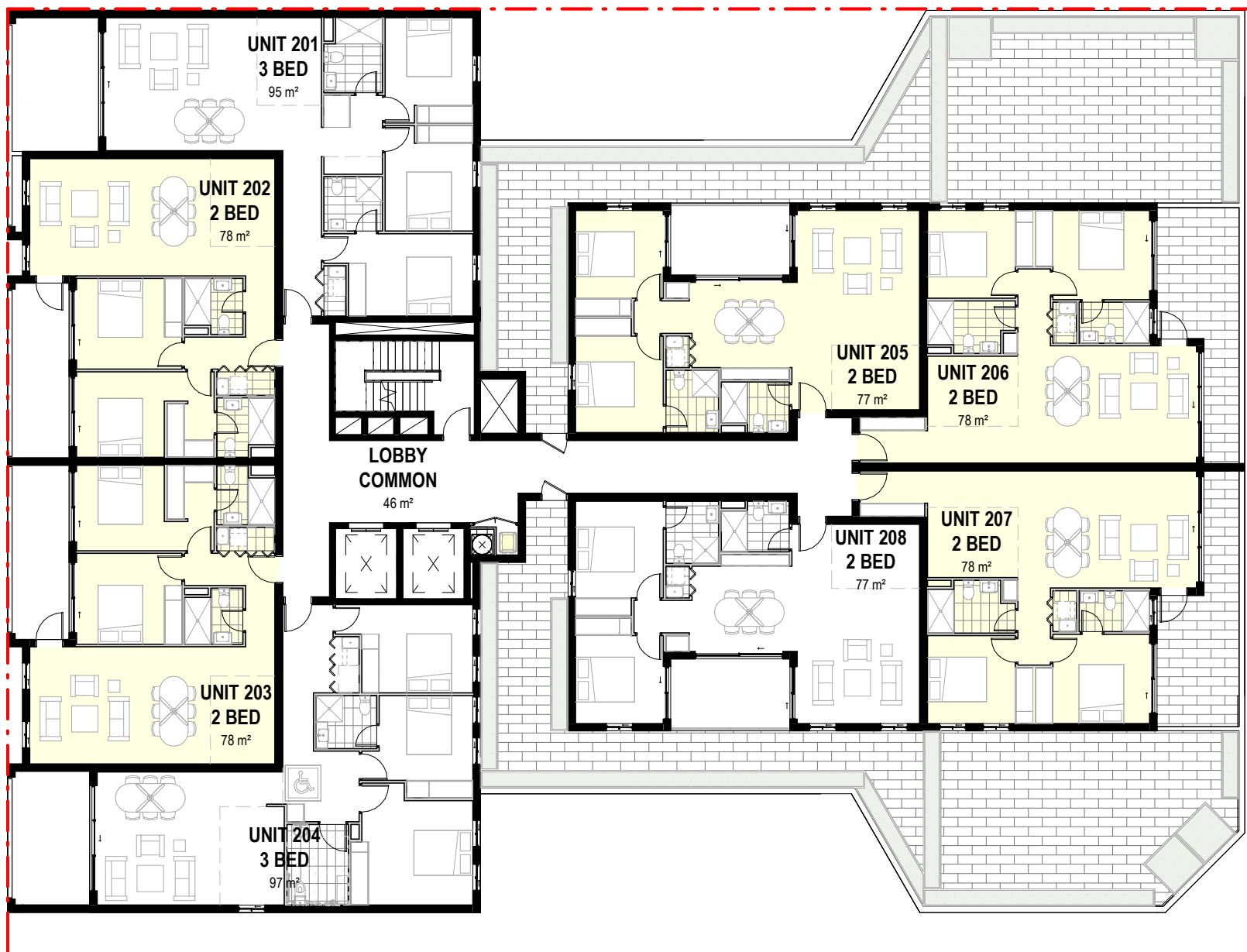
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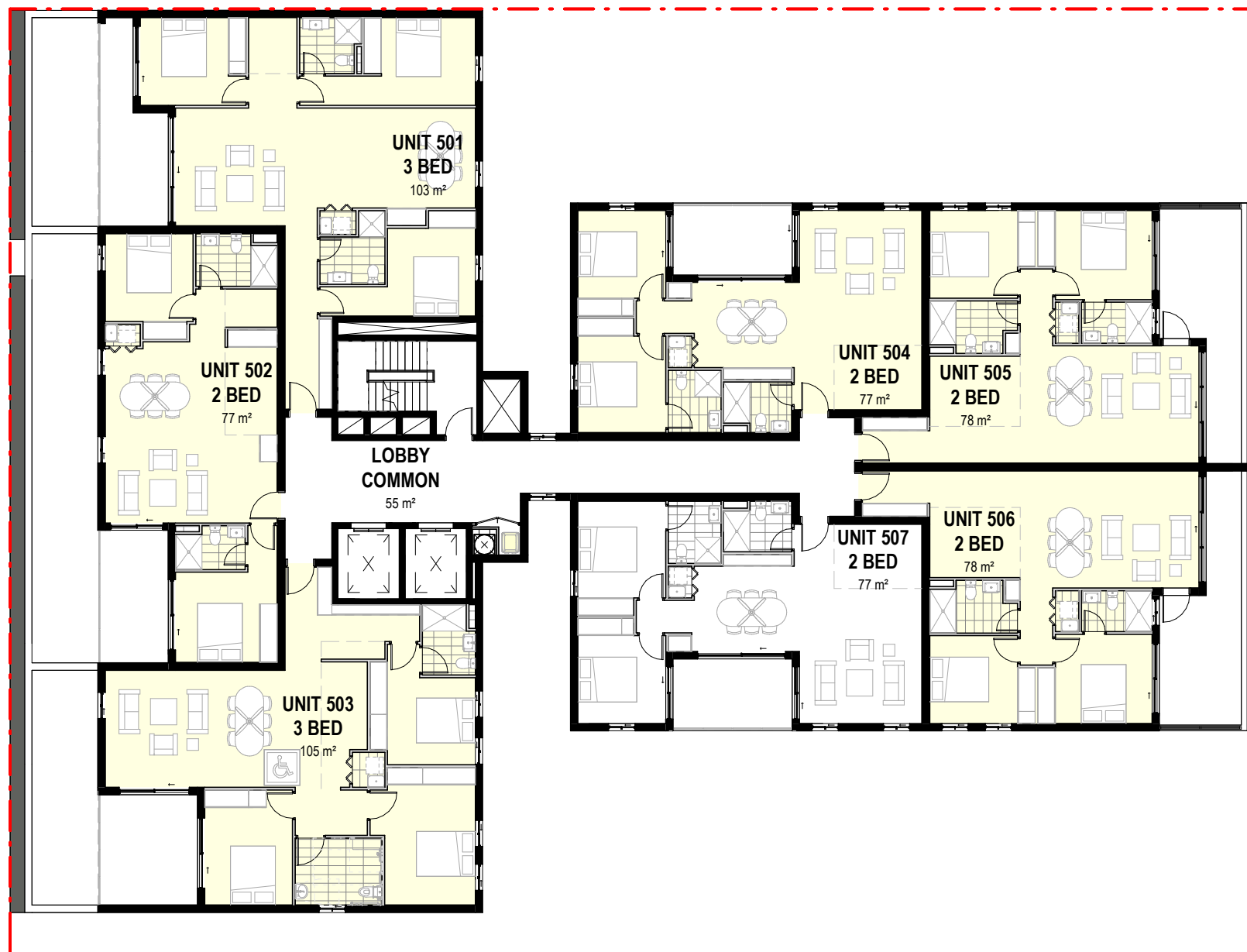
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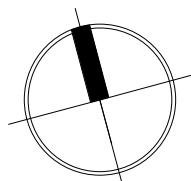
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1 : 200



6 | SUN EYE - LEVEL5 FLOOR PLAN  
1 : 200



TRUE  
NORTH



FOR DEVELOPMENT APPLICATION  
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SCALE  
1 : 200 @ A1

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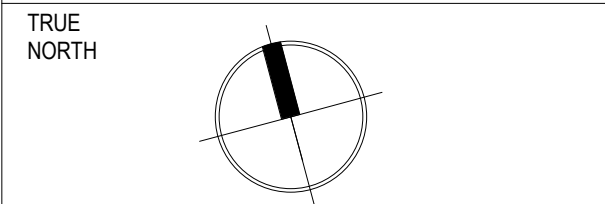
CUMBERLAND COUNCIL

DRAWING

SOLAR ACCESS DIAGRAM

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5020	G





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NOT TO BE USED DURING CONSTRUCTION

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CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

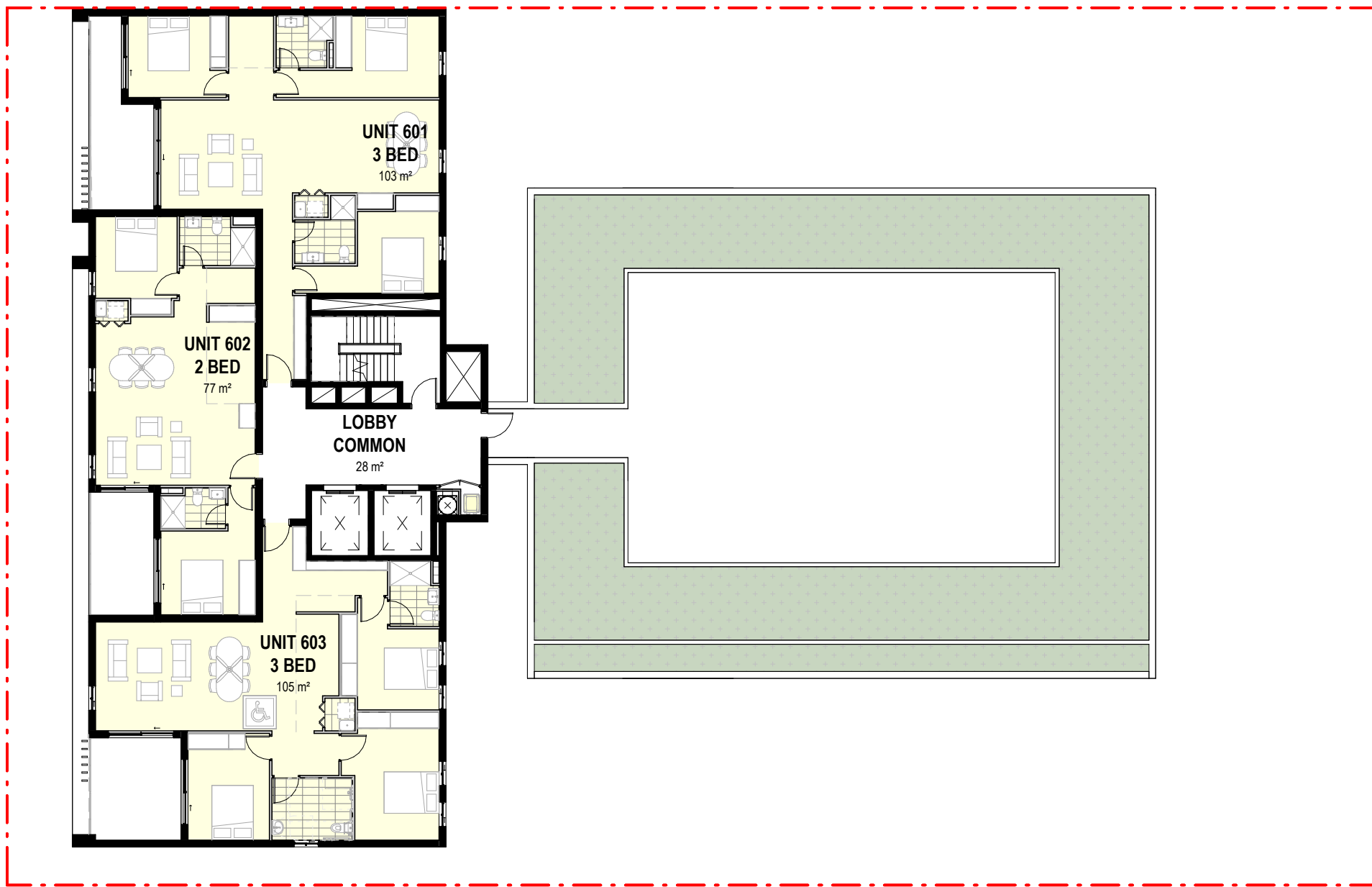
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86 - 96 Station Street, Wentworthville

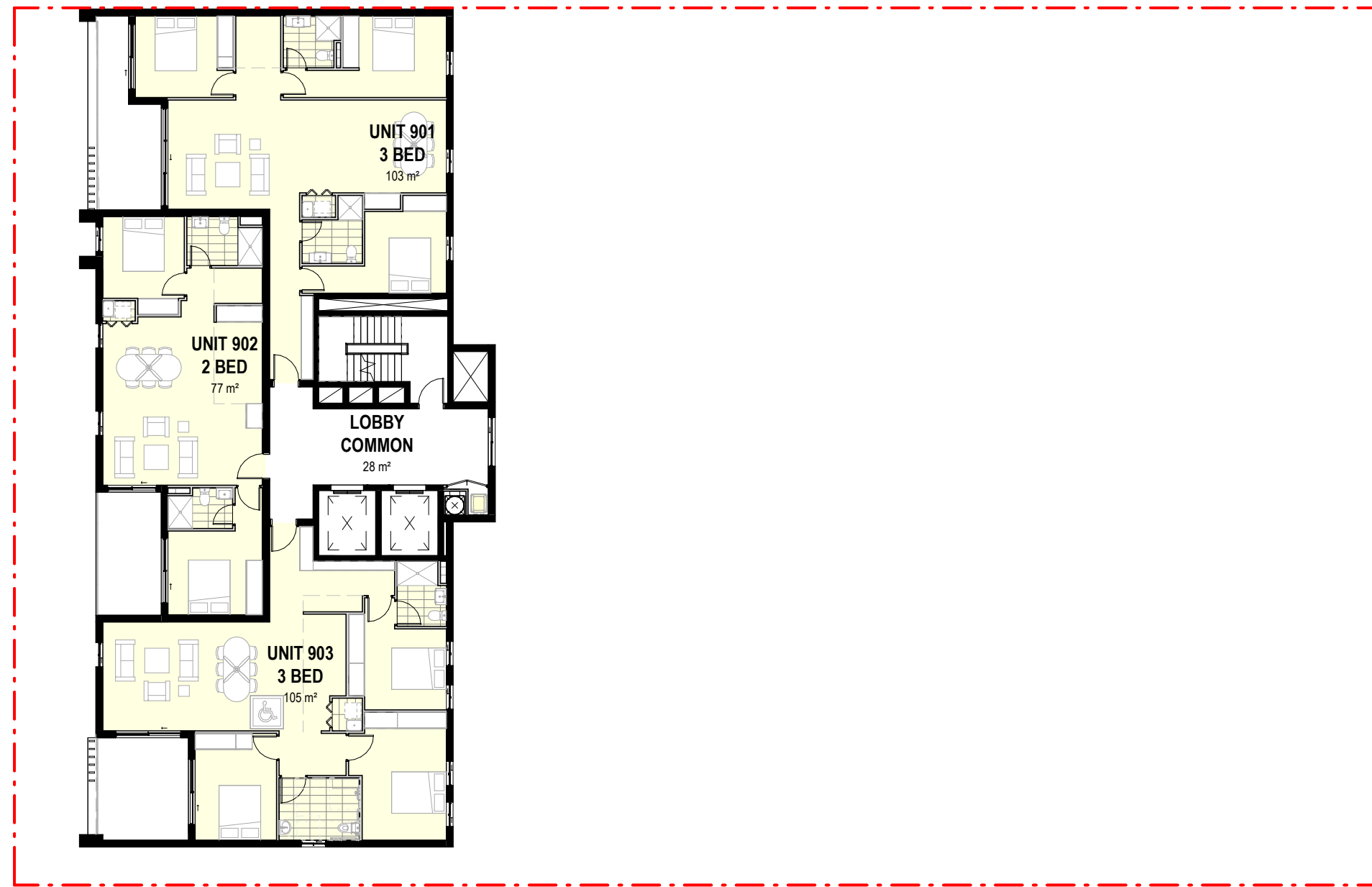
LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
SOLAR ACCESS DIAGRAM

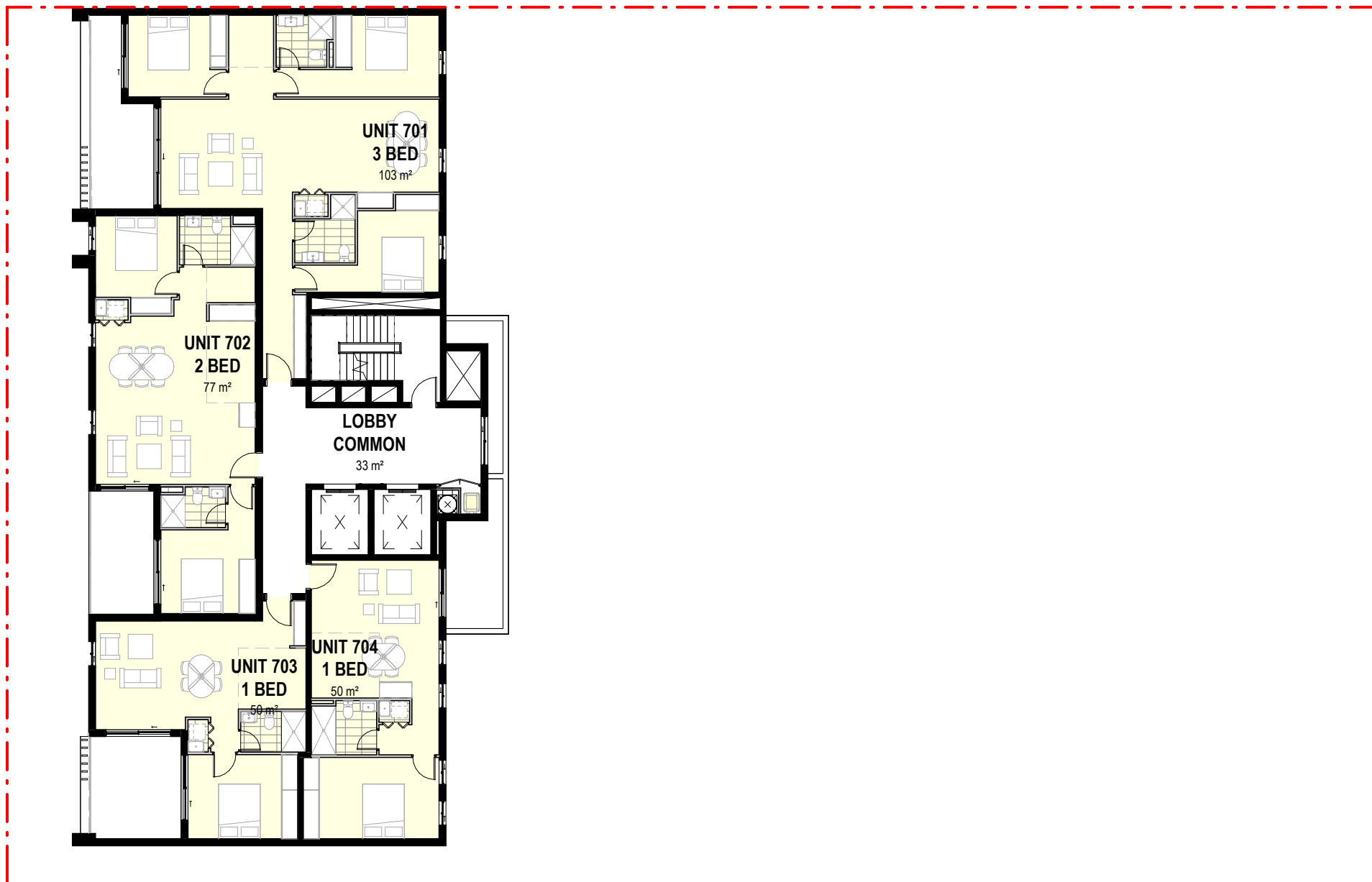
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30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5021	G



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4 | SUN EYE - LEVEL9 FLOOR PLAN  
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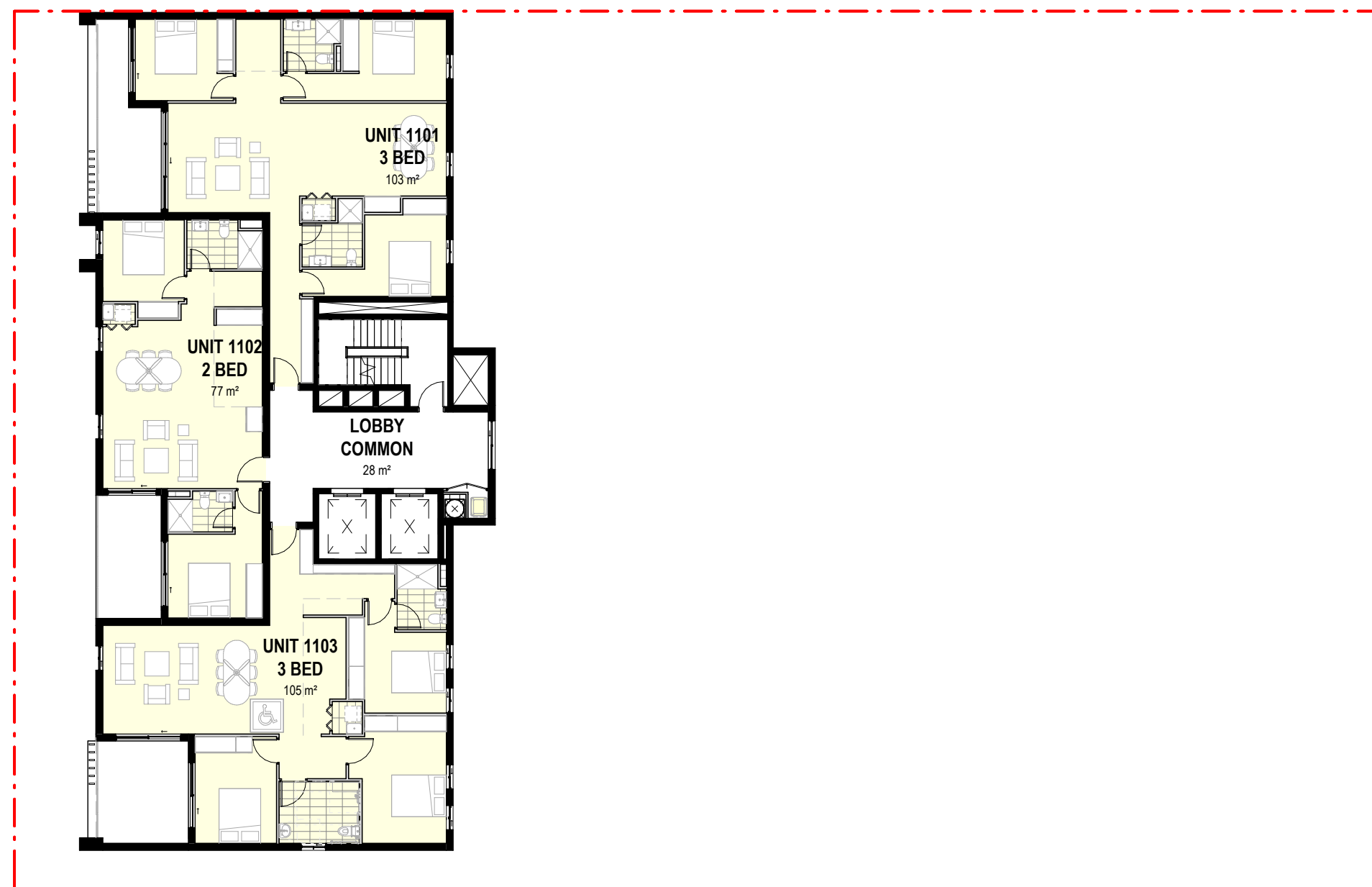
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5 | SUN EYE - LEVEL10 FLOOR PLAN  
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3 | SUN EYE - LEVEL8 FLOOR PLAN  
1 : 200



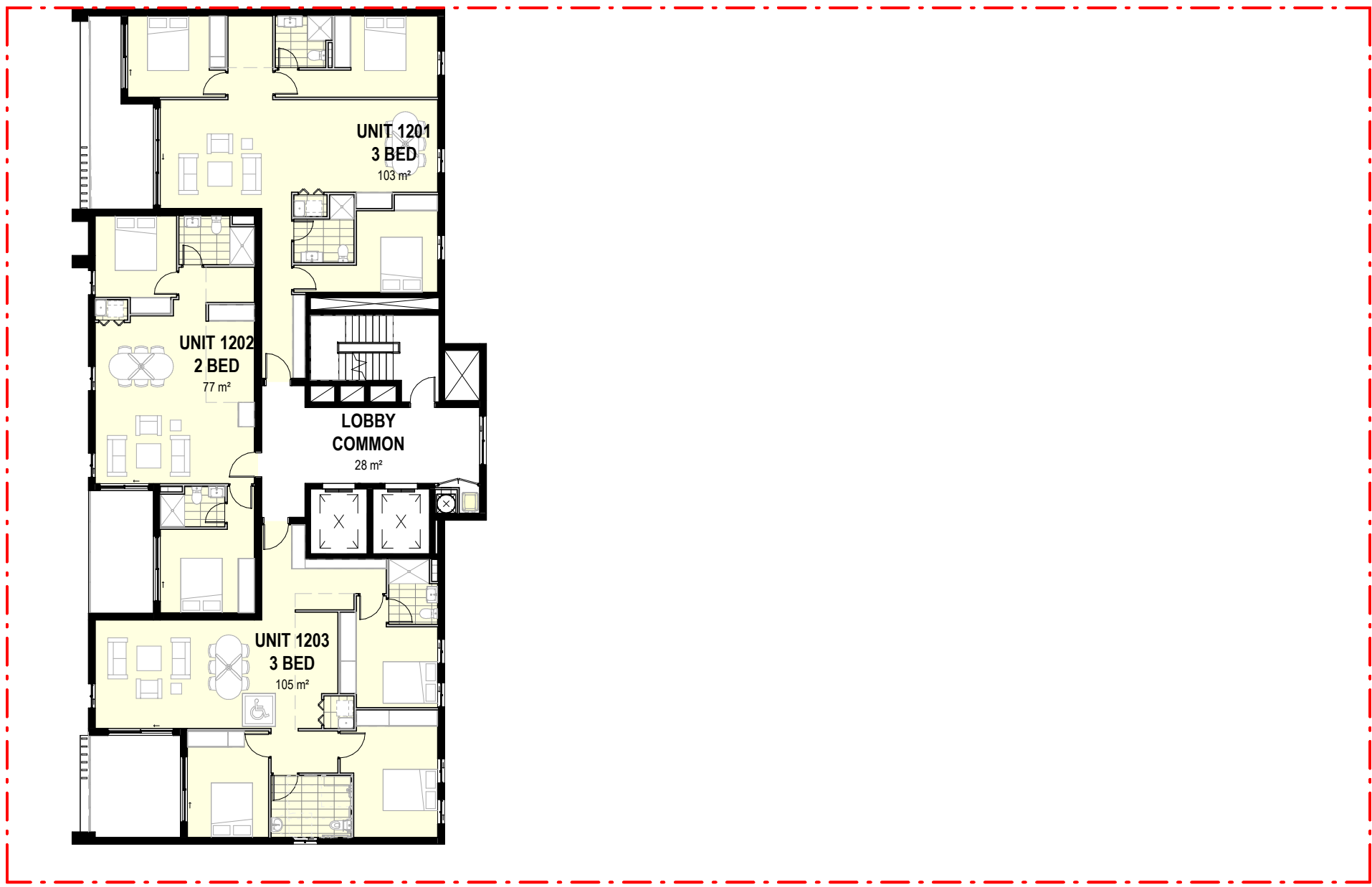
6 | SUN EYE - LEVEL 11 FLOOR PLAN  
1 : 200



1

SUN EYE - LEVEL 12 FLOOR PLAN

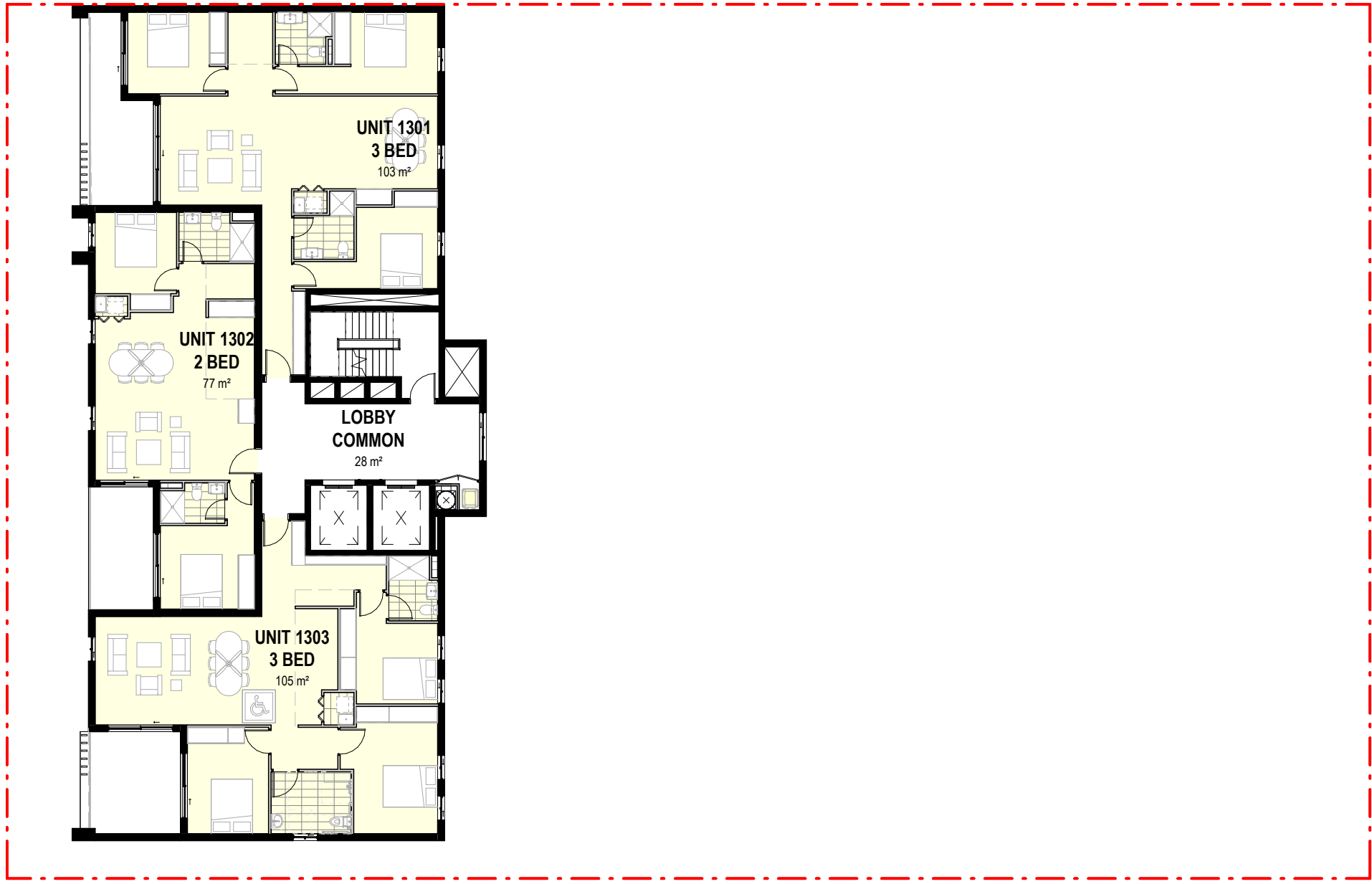
1 : 200



2

SUN EYE - LEVEL 13 FLOOR PLAN

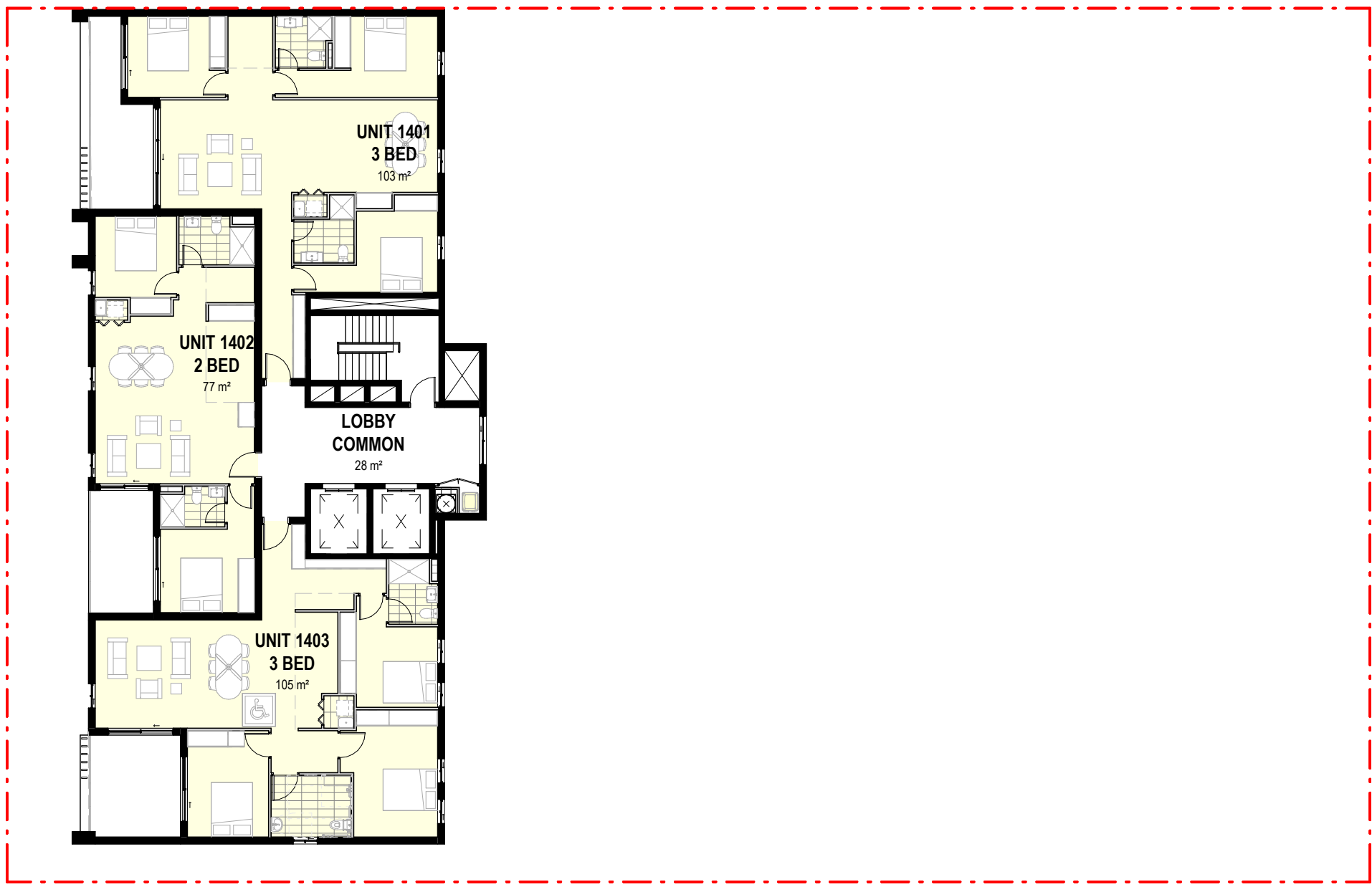
1 : 200



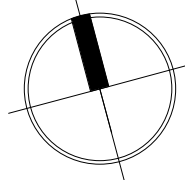
3

SUN EYE - LEVEL 14 FLOOR PLAN

1 : 200



TRUE  
NORTH



FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

SCALE  
1 : 200 @ A1

CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

ADDRESS

86 - 96 Station Street, Wentworthville

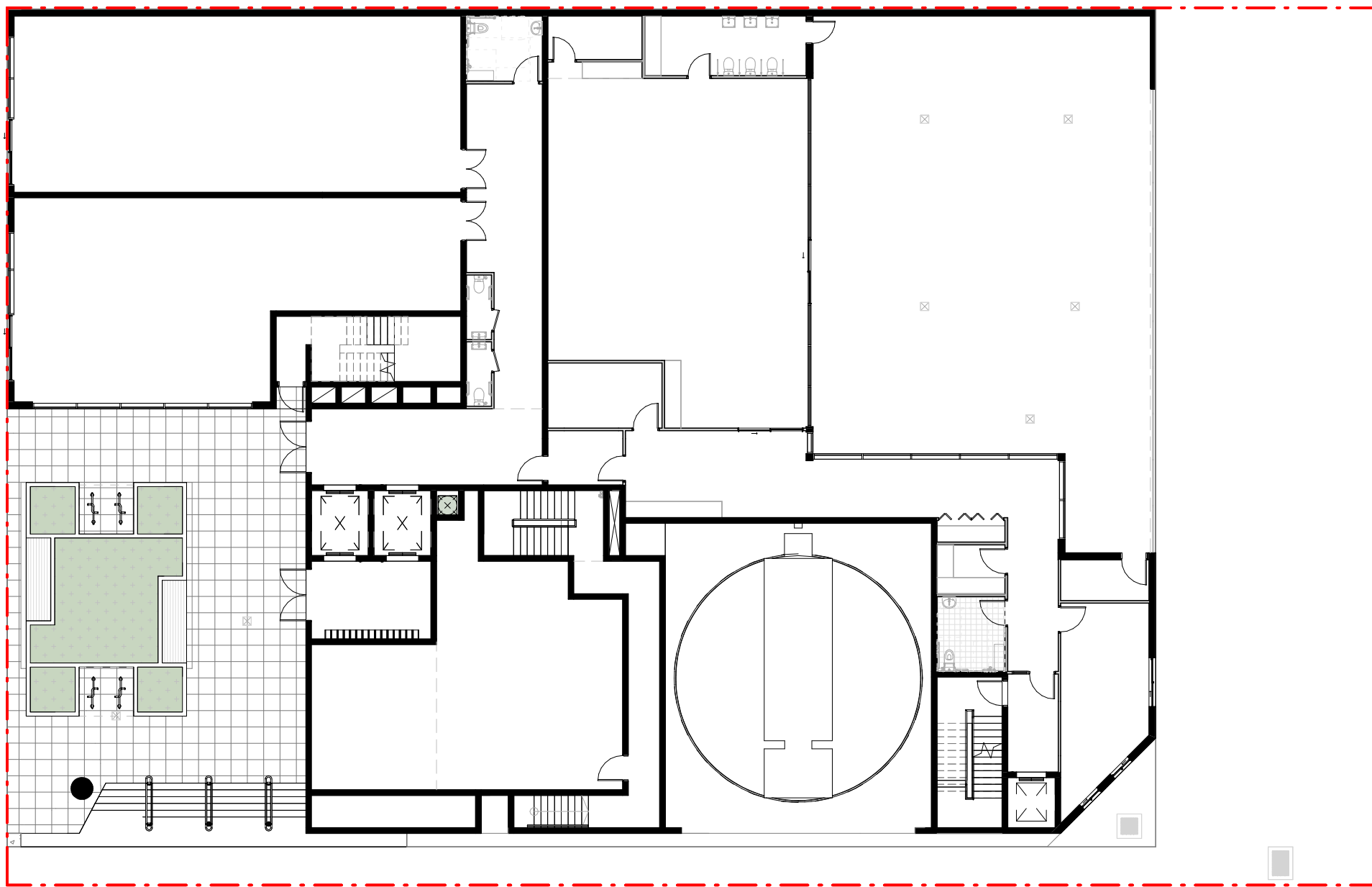
LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
SOLAR ACCESS DIAGRAM

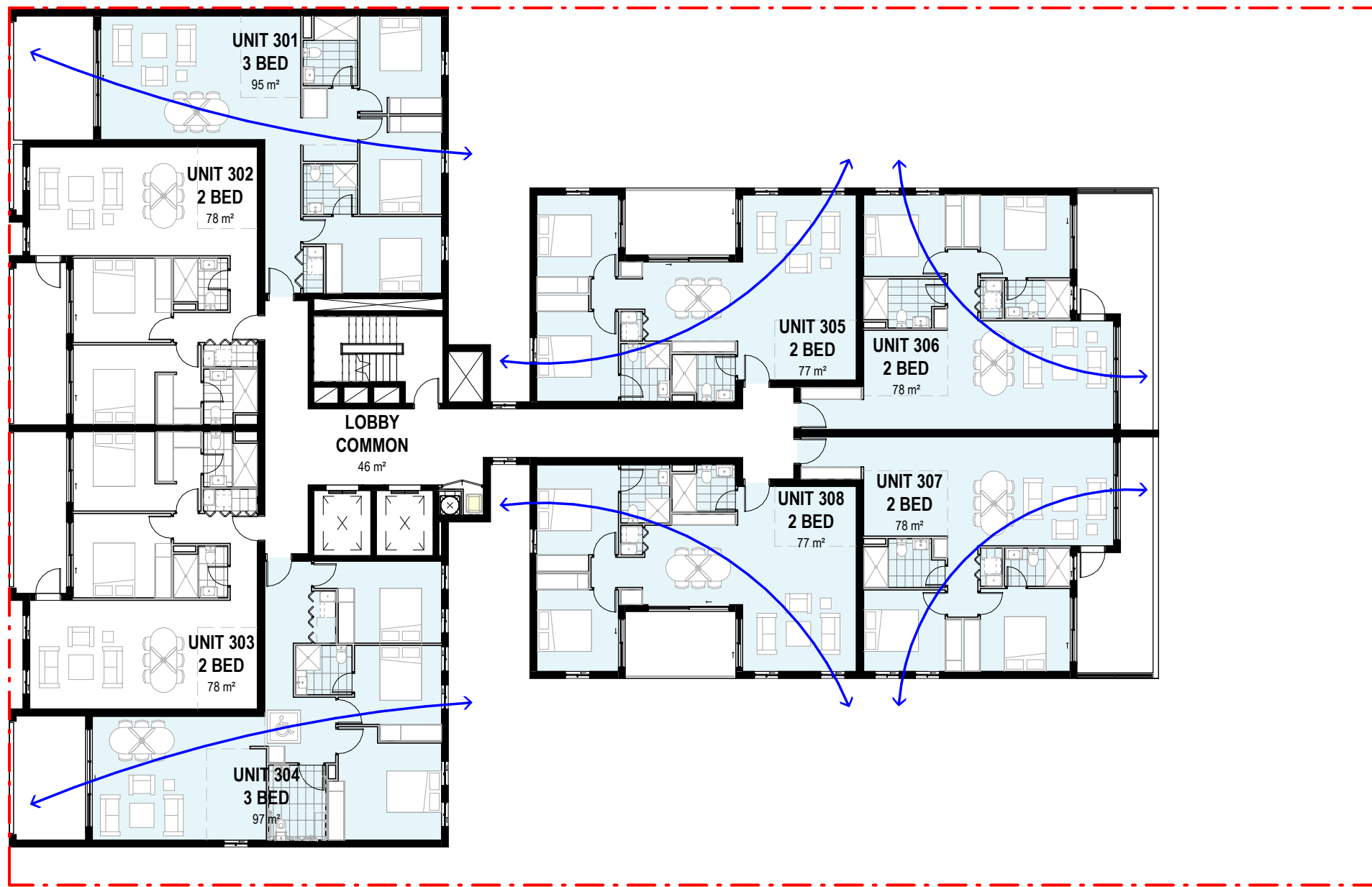
PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5022	G



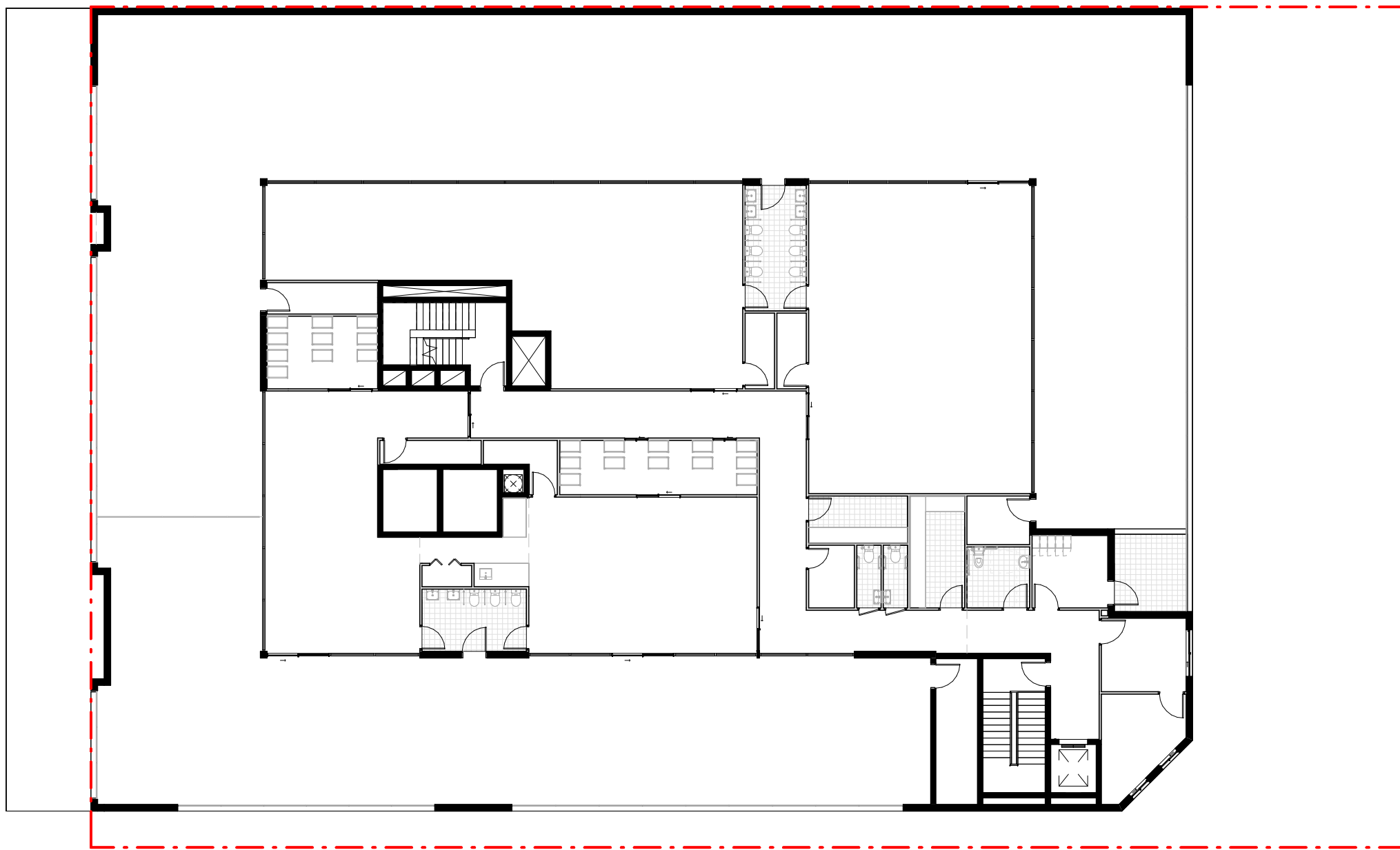
1 | CROSS VENT - GROUND FLOOR PLAN  
1 : 200



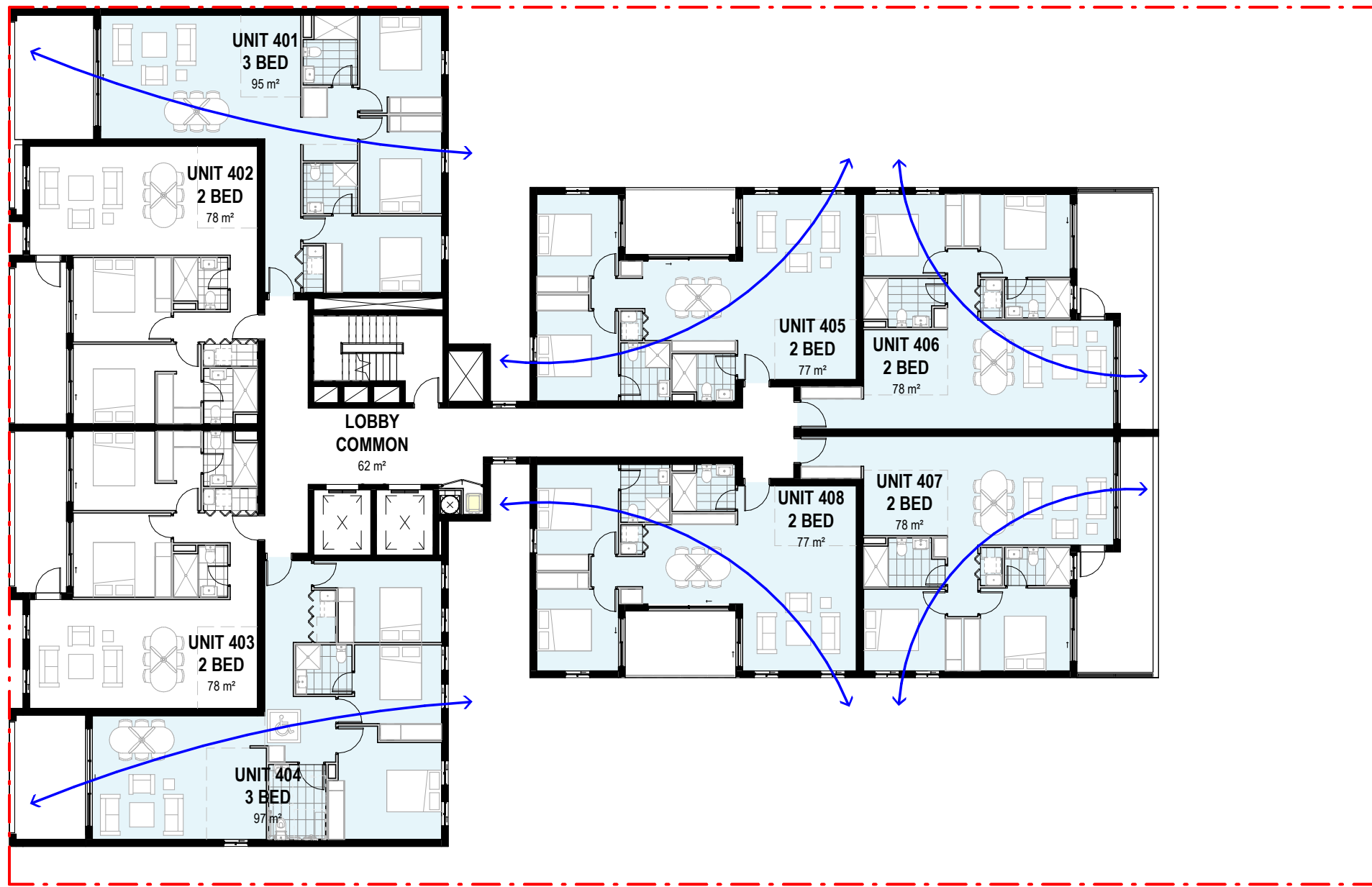
4 | CROSS VENT - LEVEL3 FLOOR PLAN  
1 : 200



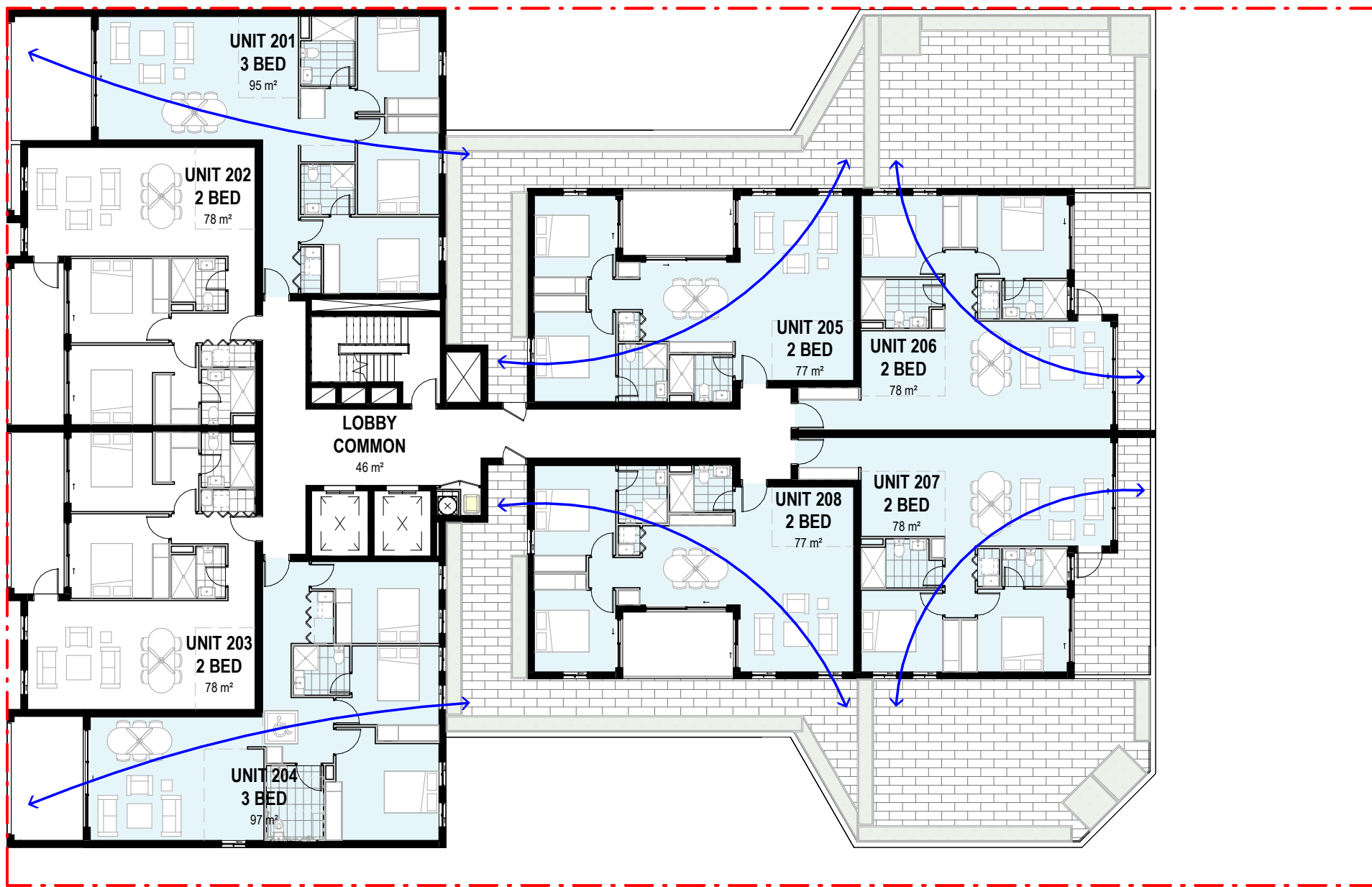
2 | CROSS VENT - LEVEL1 FLOOR PLAN  
1 : 200



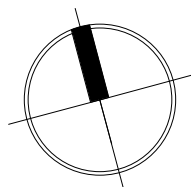
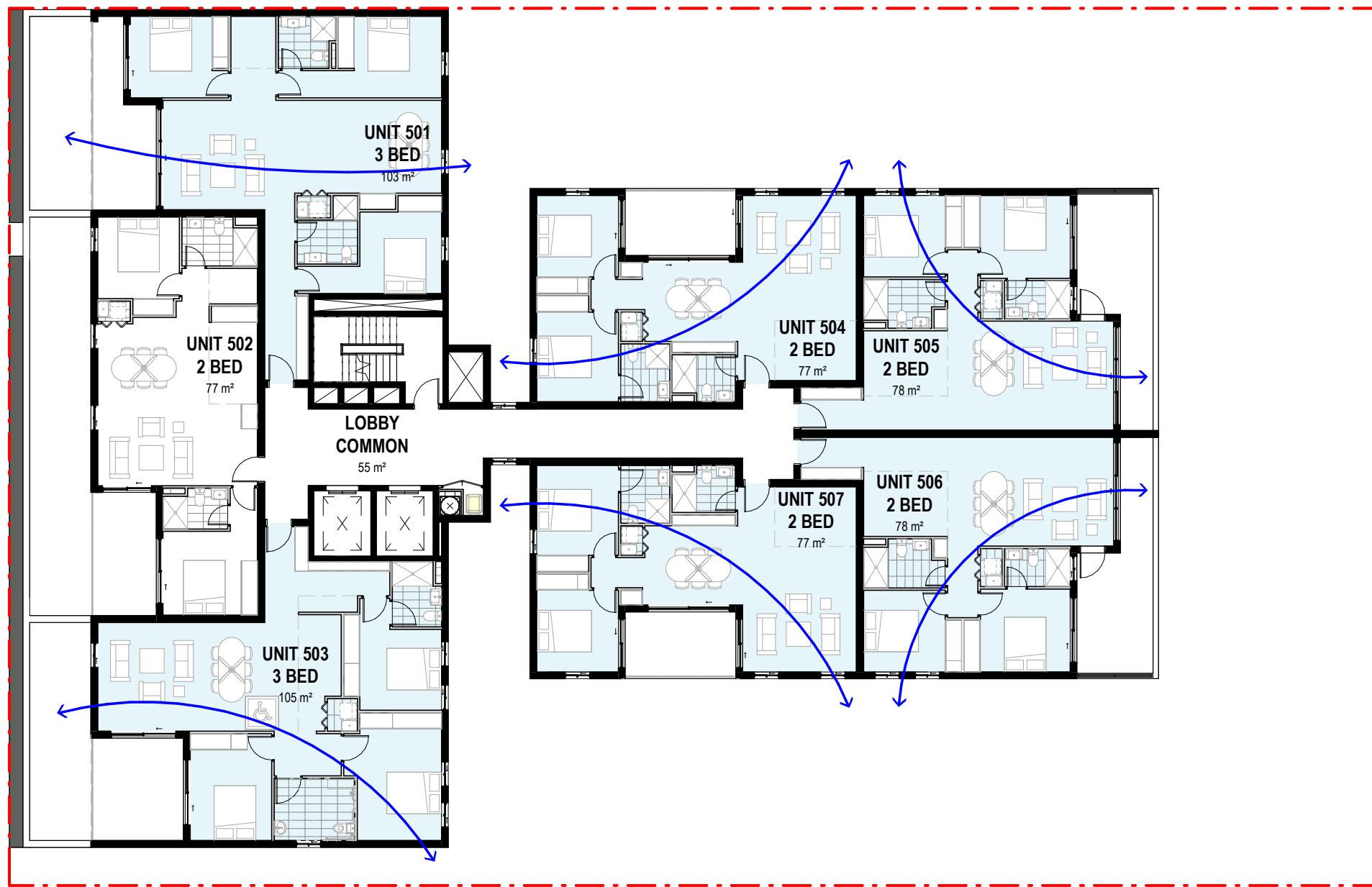
5 | CROSS VENT - LEVEL4 FLOOR PLAN  
1 : 200

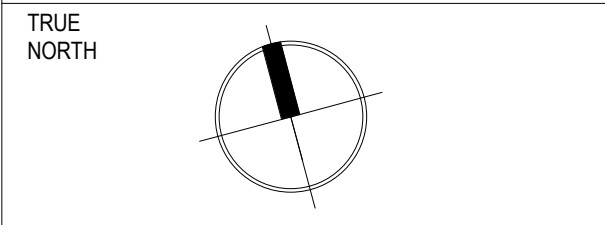


3 | CROSS VENT - LEVEL2 FLOOR PLAN  
1 : 200



6 | CROSS VENT - LEVEL5 FLOOR PLAN  
1 : 200





FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

SCALE  
1 : 200 @ A1

CLIENT  
BEANI PROJECTS

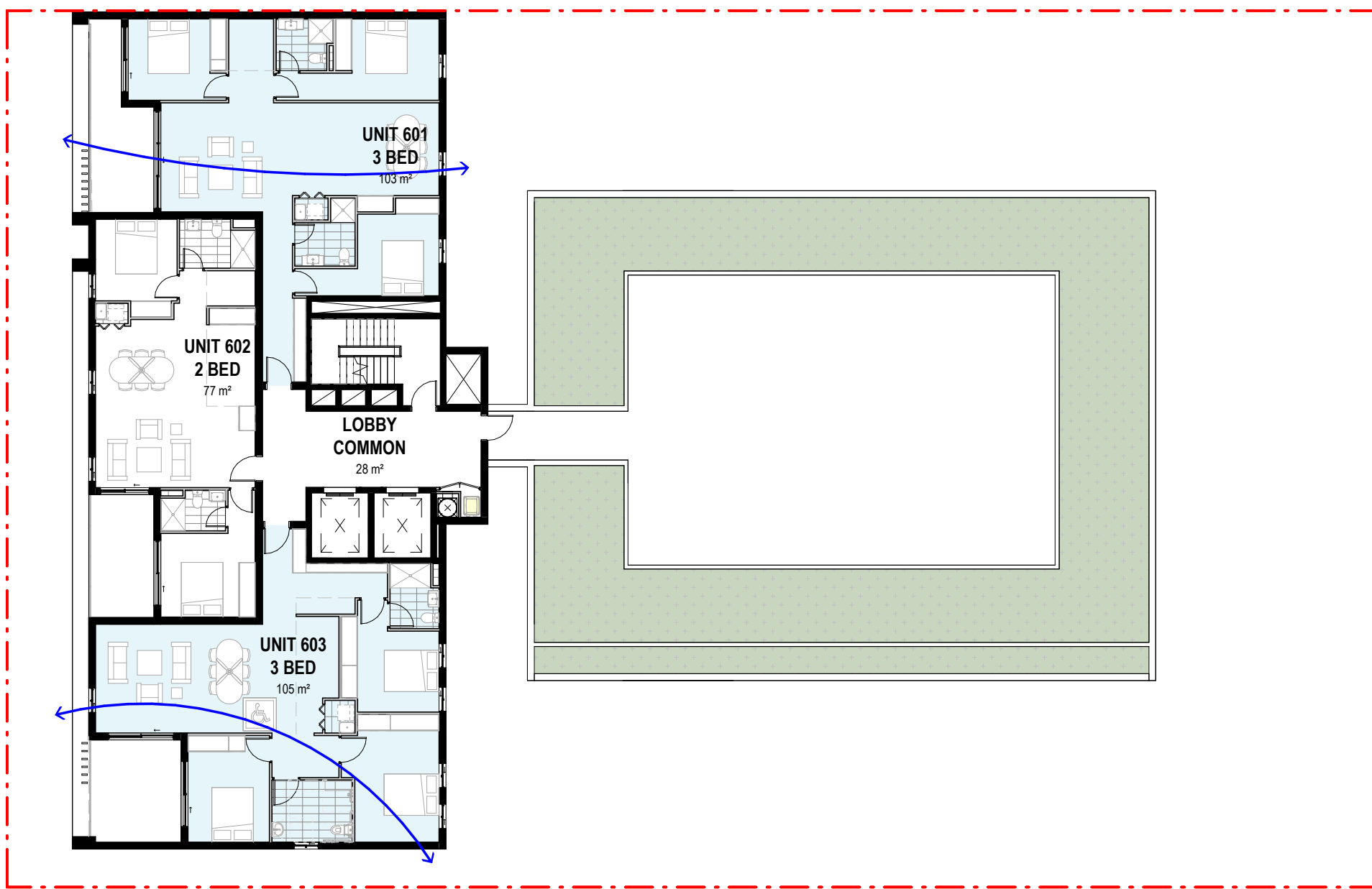
PROJECT  
Mixed Use Development

ADDRESS  
86 - 96 Station Street, Wentworthville

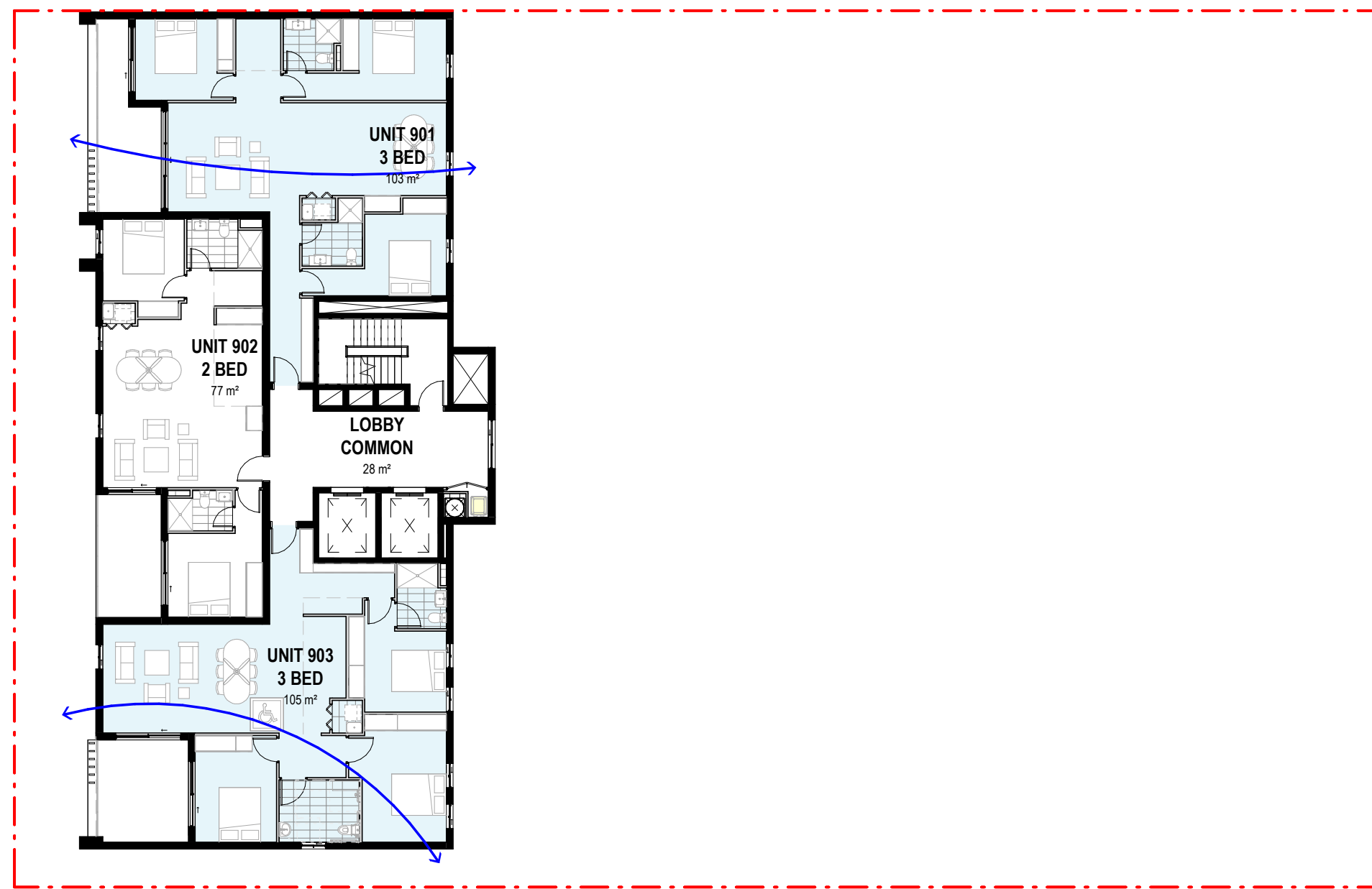
LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
CROSS VENTILATION  
DIAGRAM

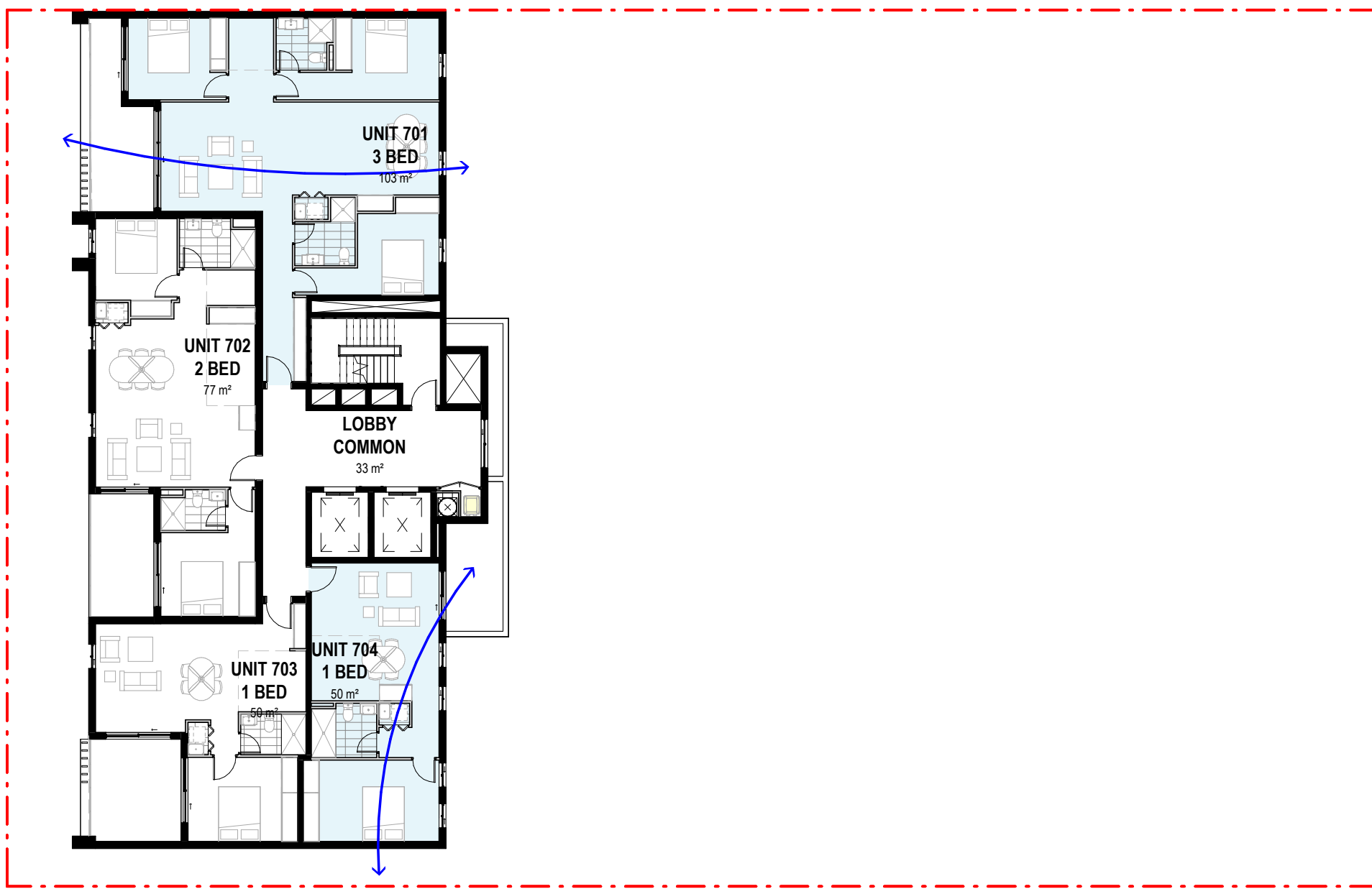
PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5101	G



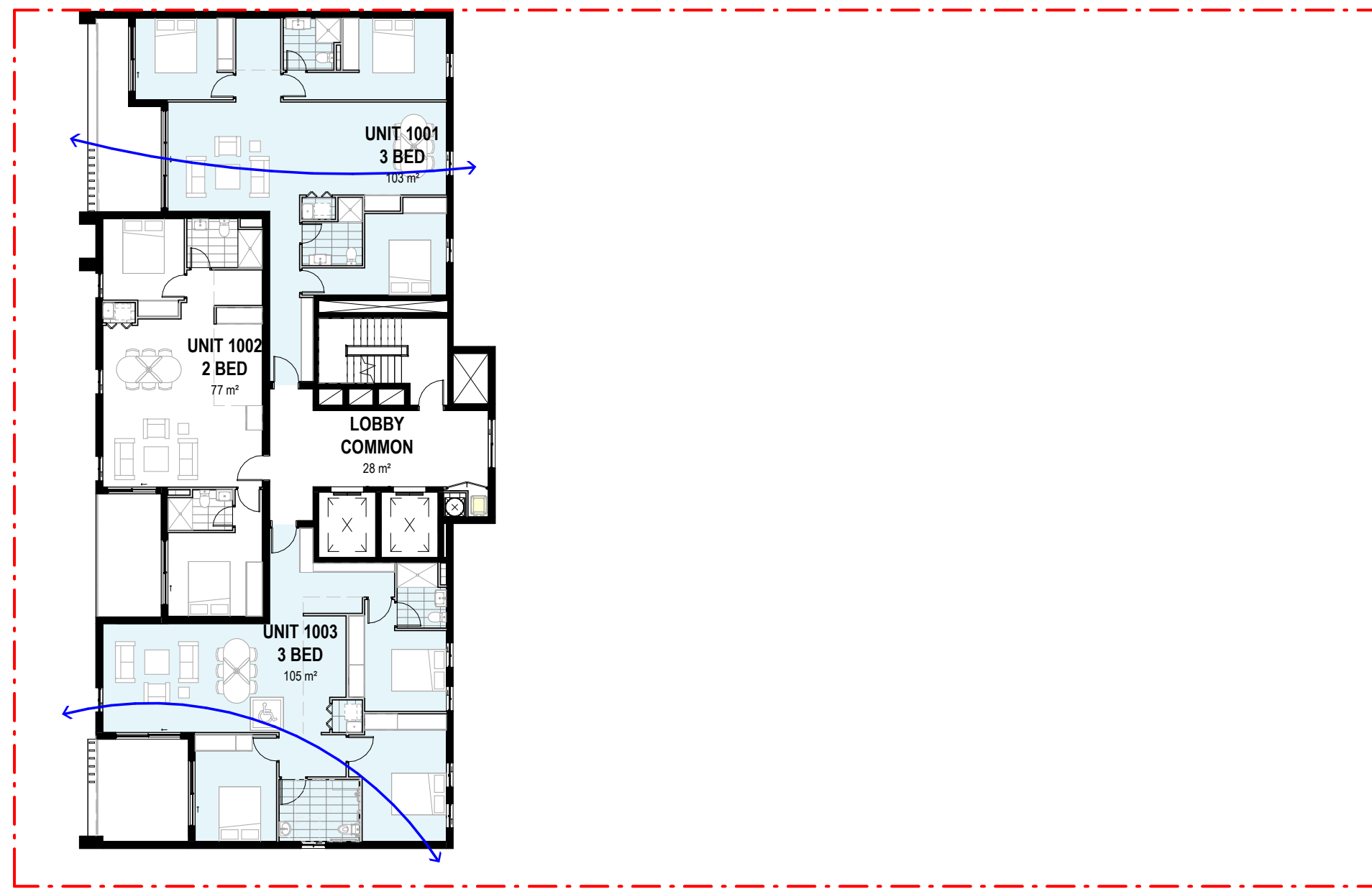
1 | CROSS VENT - LEVEL6 FLOOR PLAN  
1 : 200



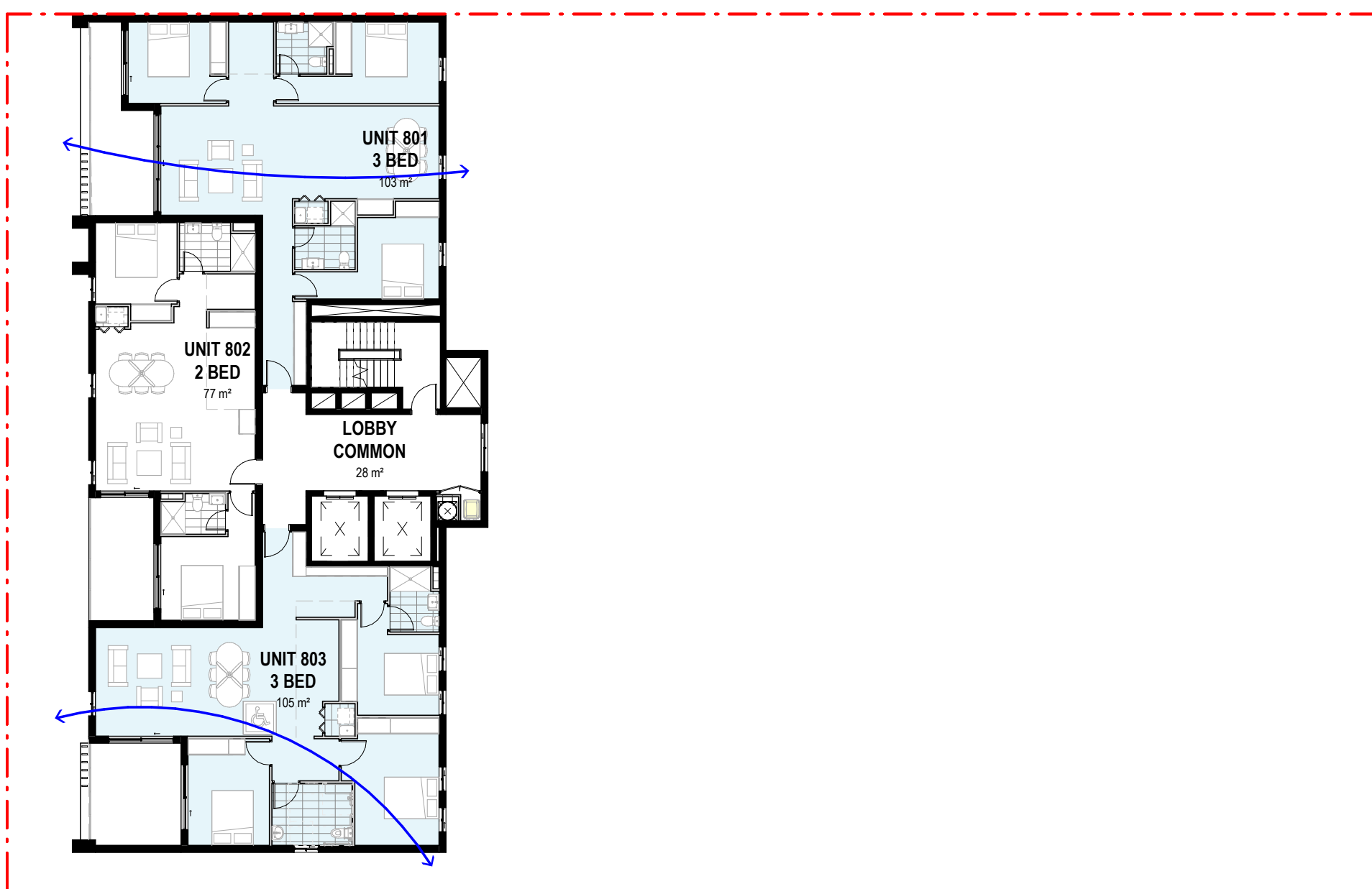
4 | CROSS VENT - LEVEL9 FLOOR PLAN  
1 : 200



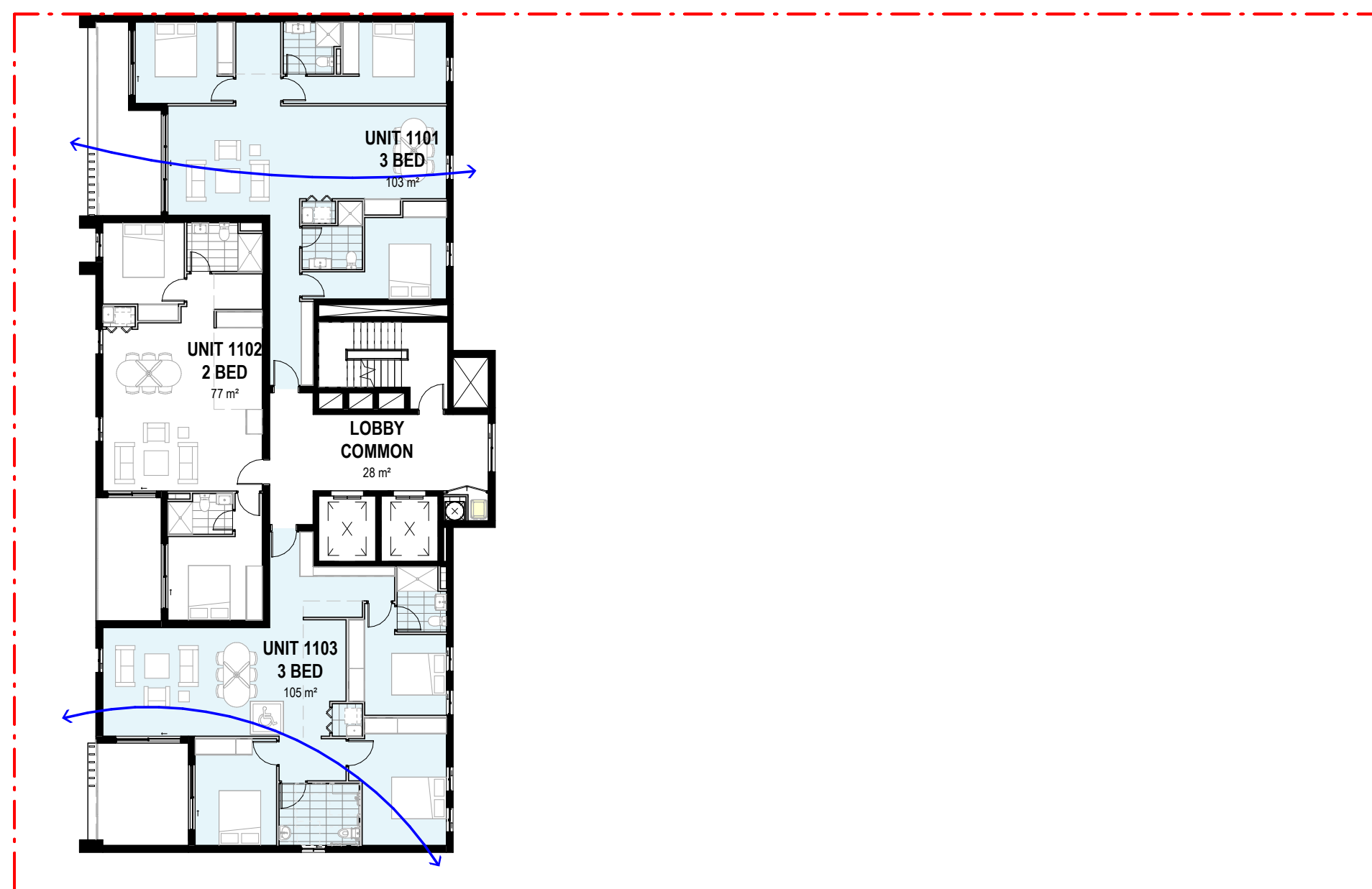
2 | CROSS VENT - LEVEL7 FLOOR PLAN  
1 : 200



5 | CROSS VENT - LEVEL10 FLOOR PLAN  
1 : 200



3 | CROSS VENT - LEVEL8 FLOOR PLAN  
1 : 200



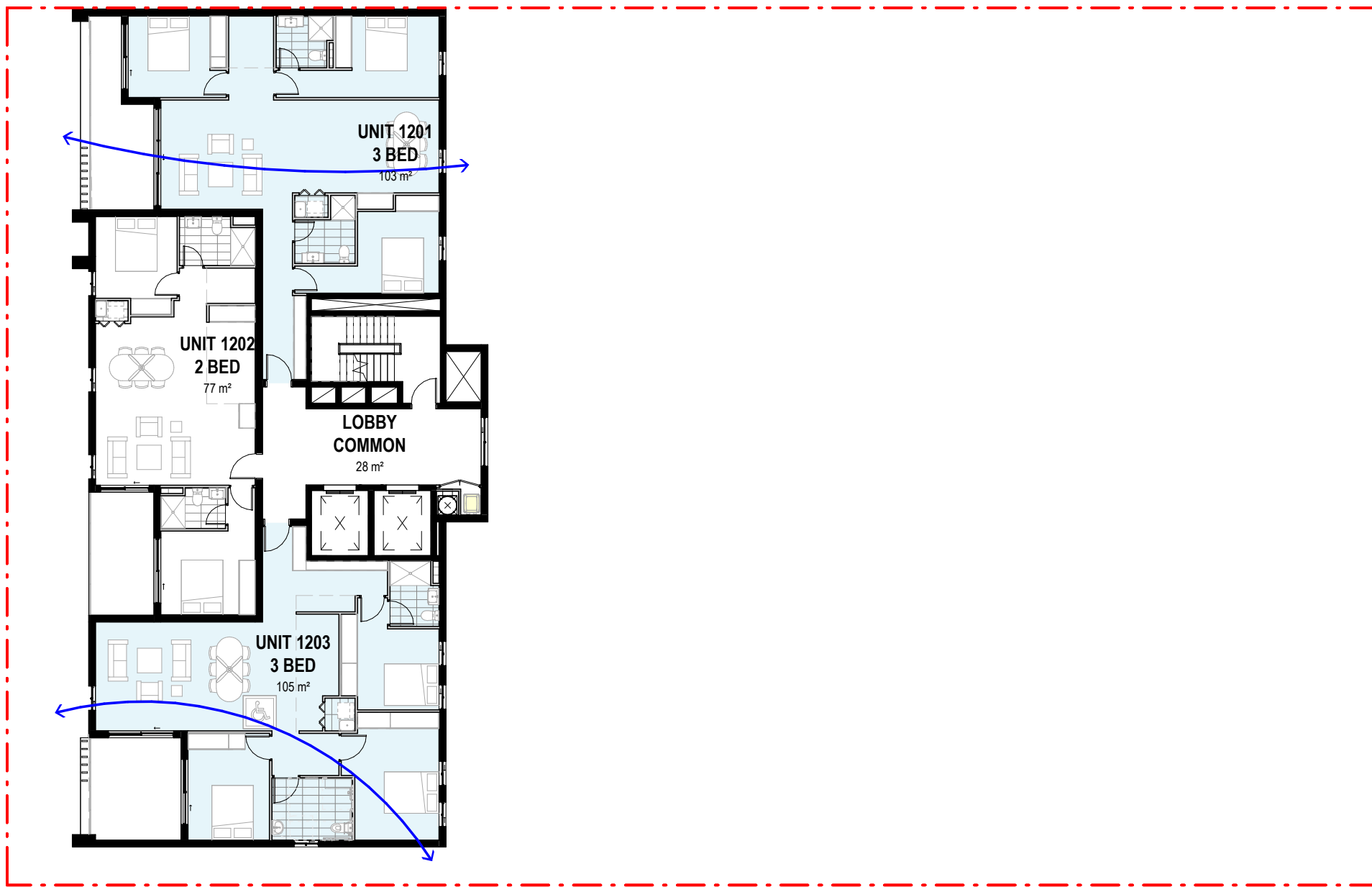
6 | CROSS VENT - LEVEL 11 FLOOR PLAN  
1 : 200



1

CROSS VENT - LEVEL 12 FLOOR PLAN

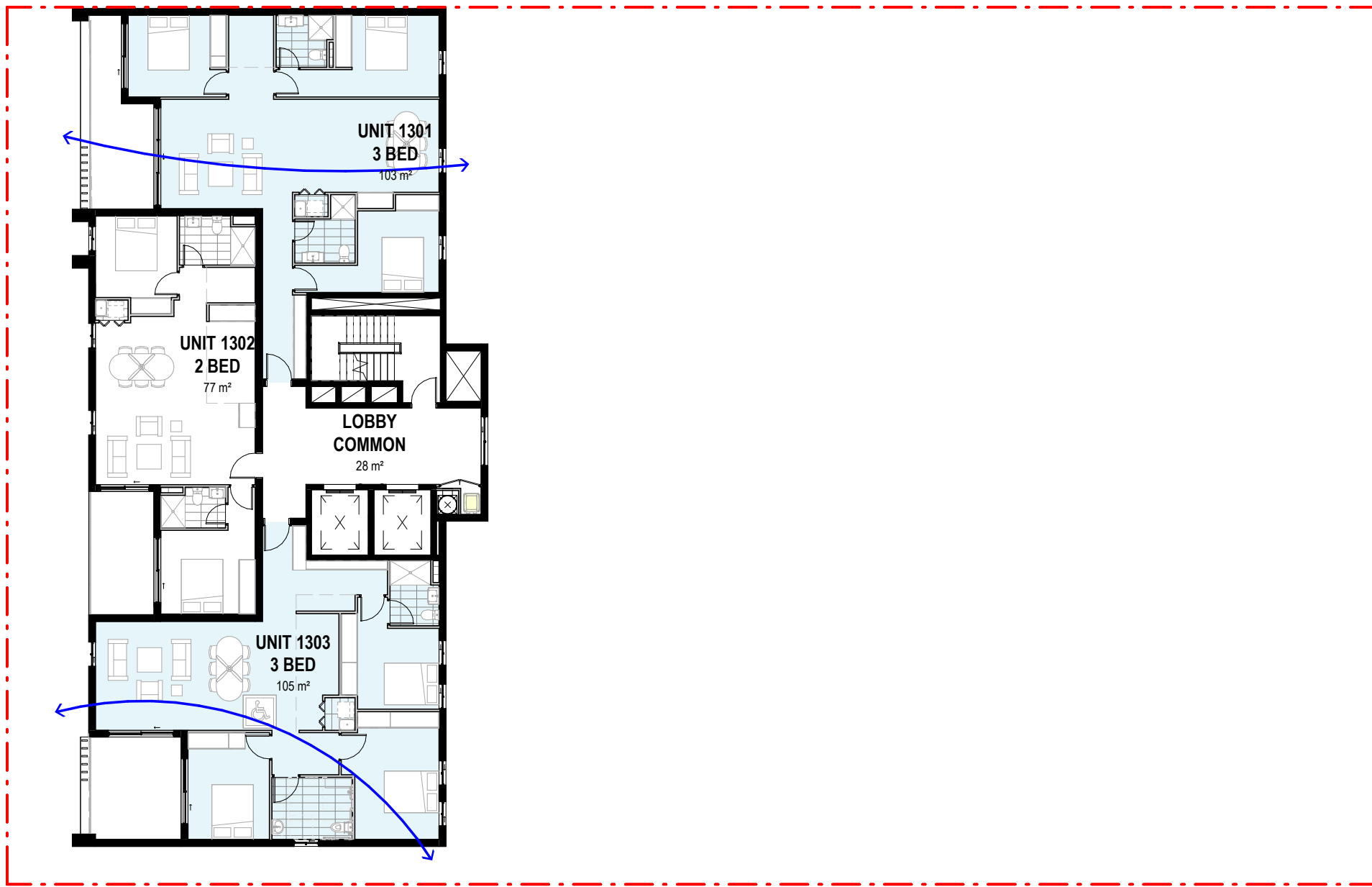
1 : 200



2

CROSS VENT - LEVEL 13 FLOOR PLAN

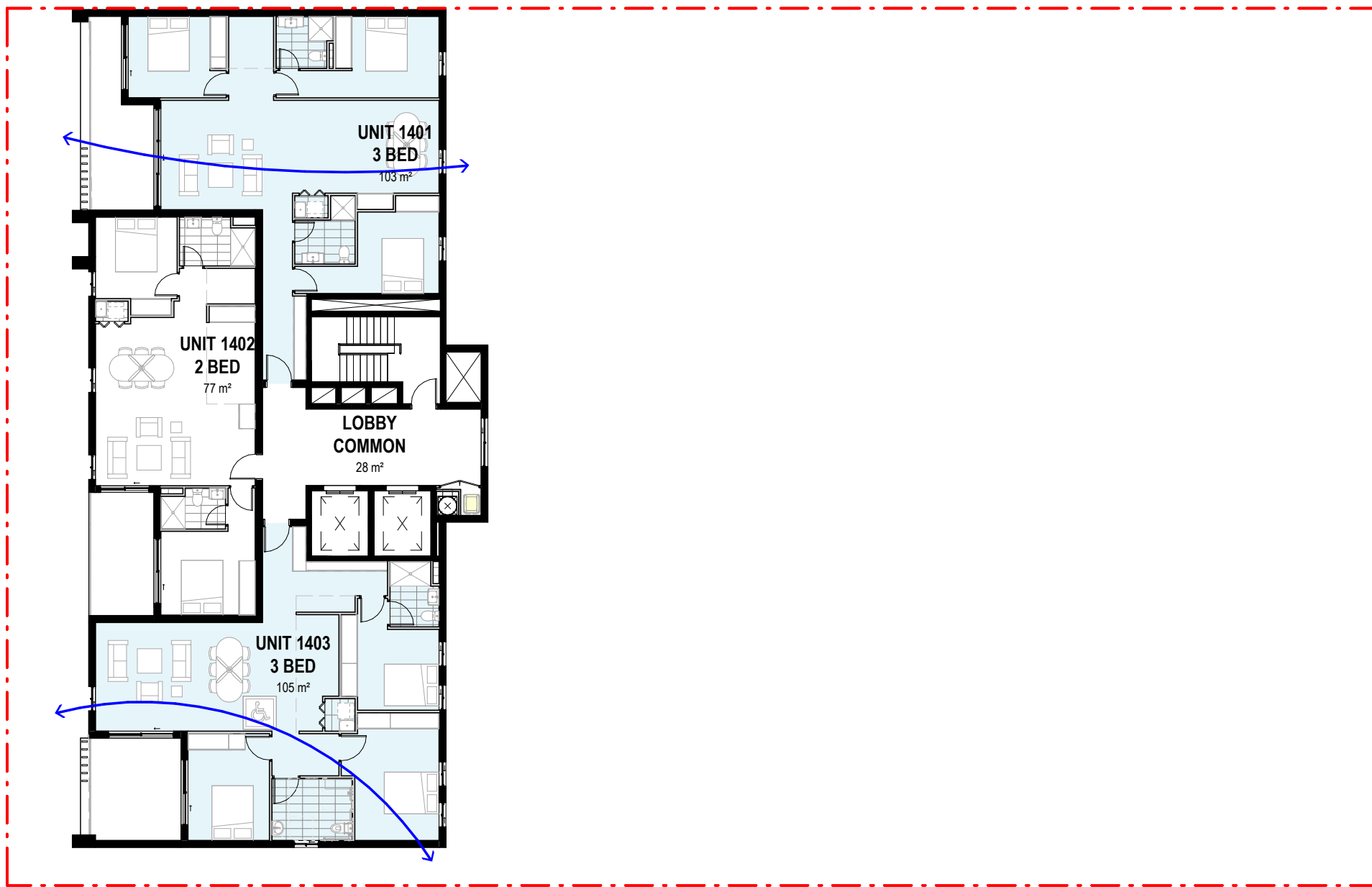
1 : 200



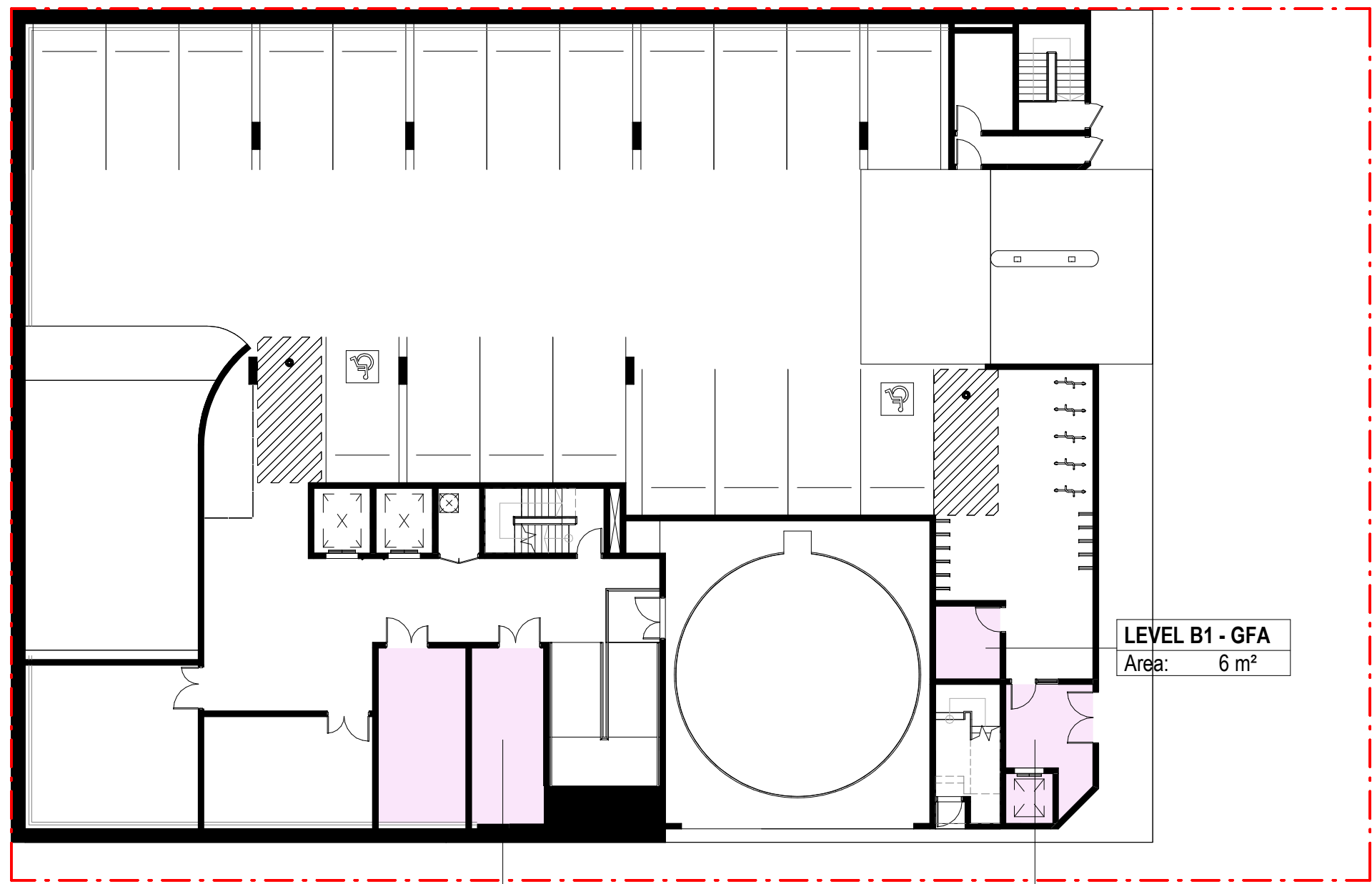
3

CROSS VENT - LEVEL 14 FLOOR PLAN

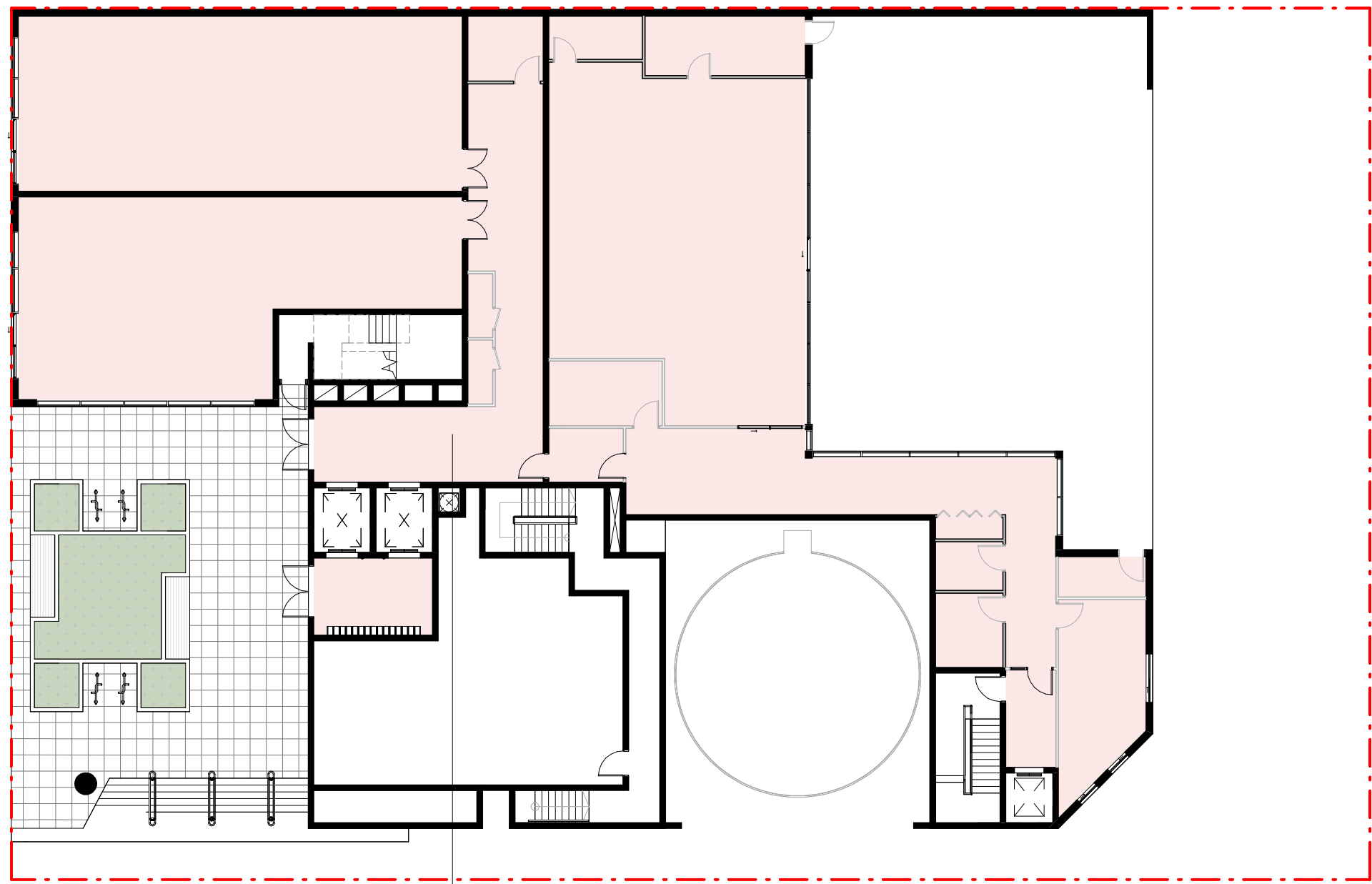
1 : 200



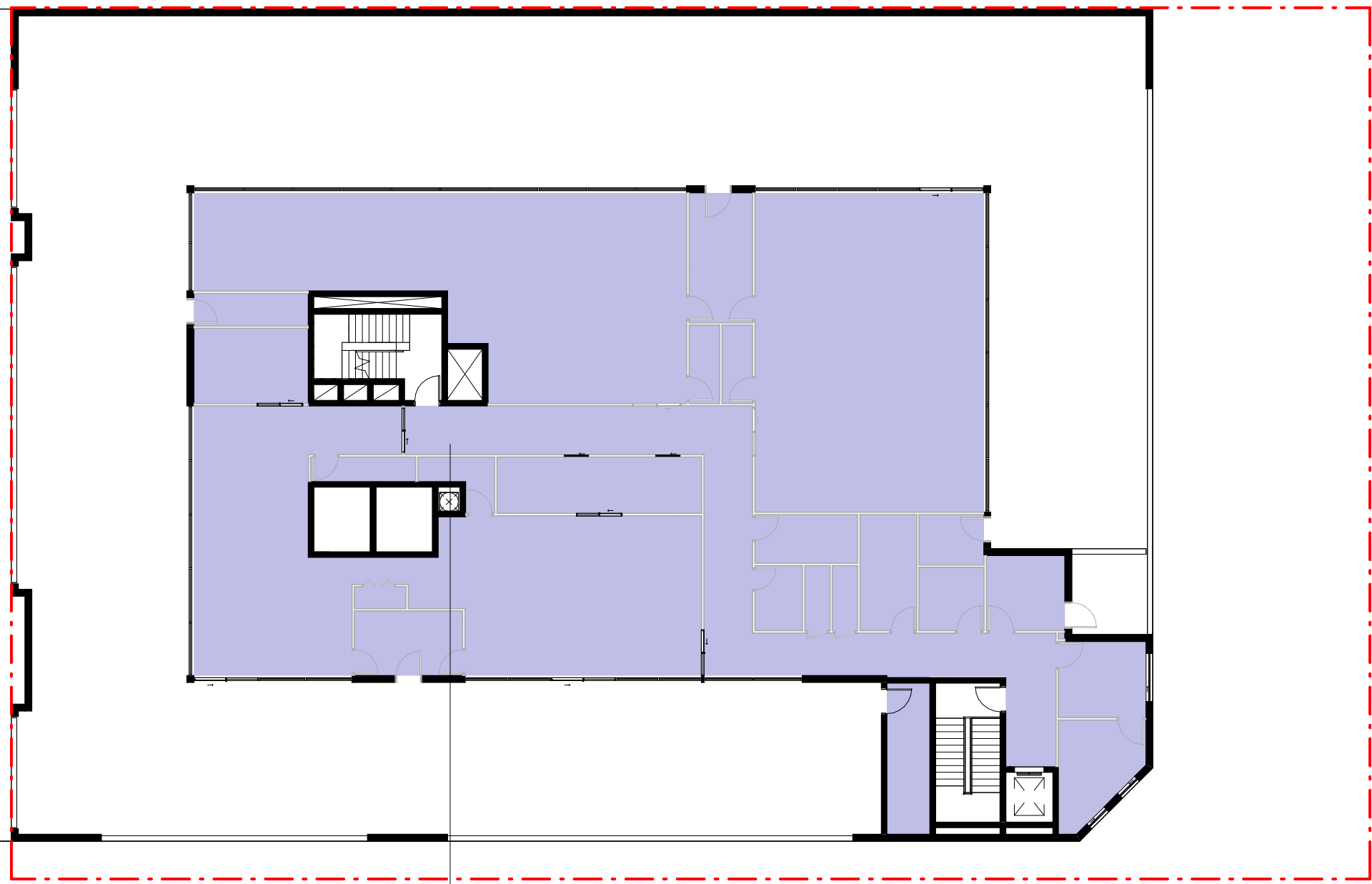
1 | BASEMENT 1  
1 : 200



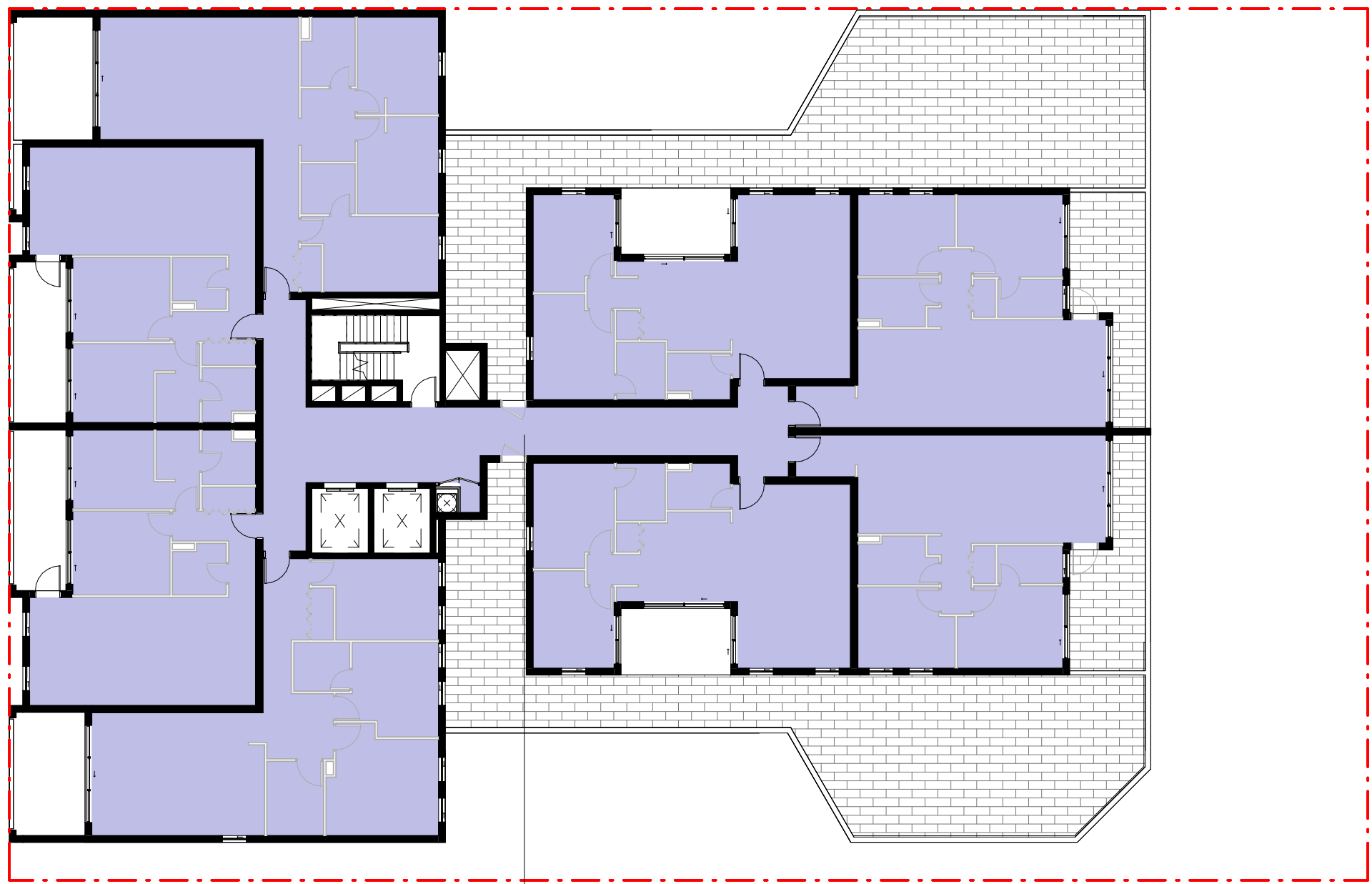
2 | GROUND - GFA  
1 : 200



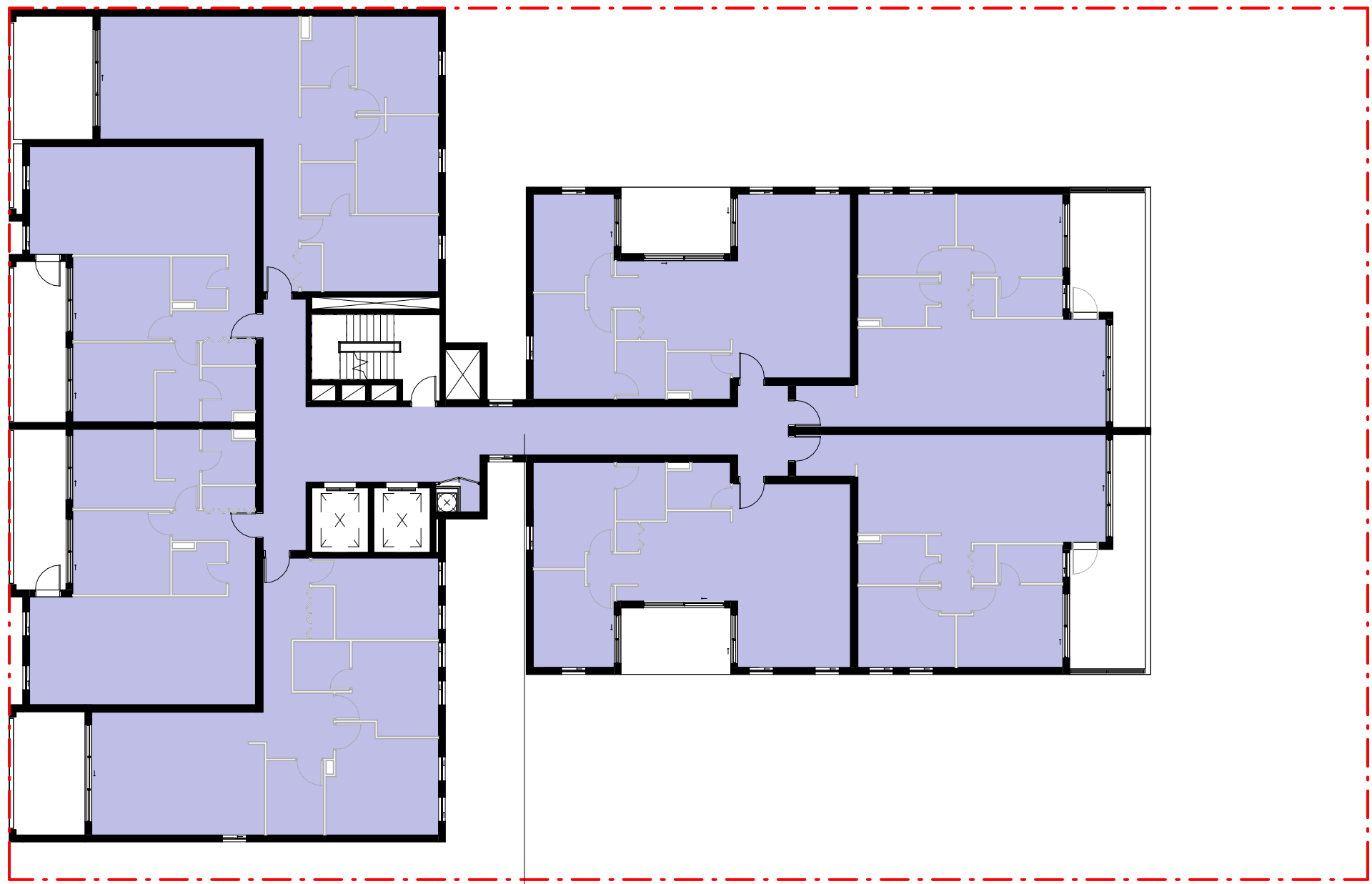
3 | LEVEL1 - GFA  
1 : 200



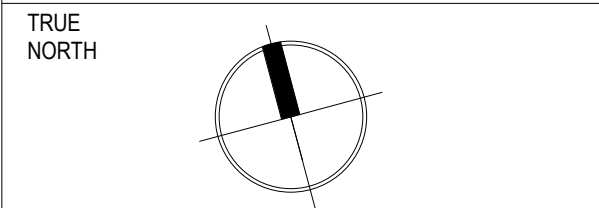
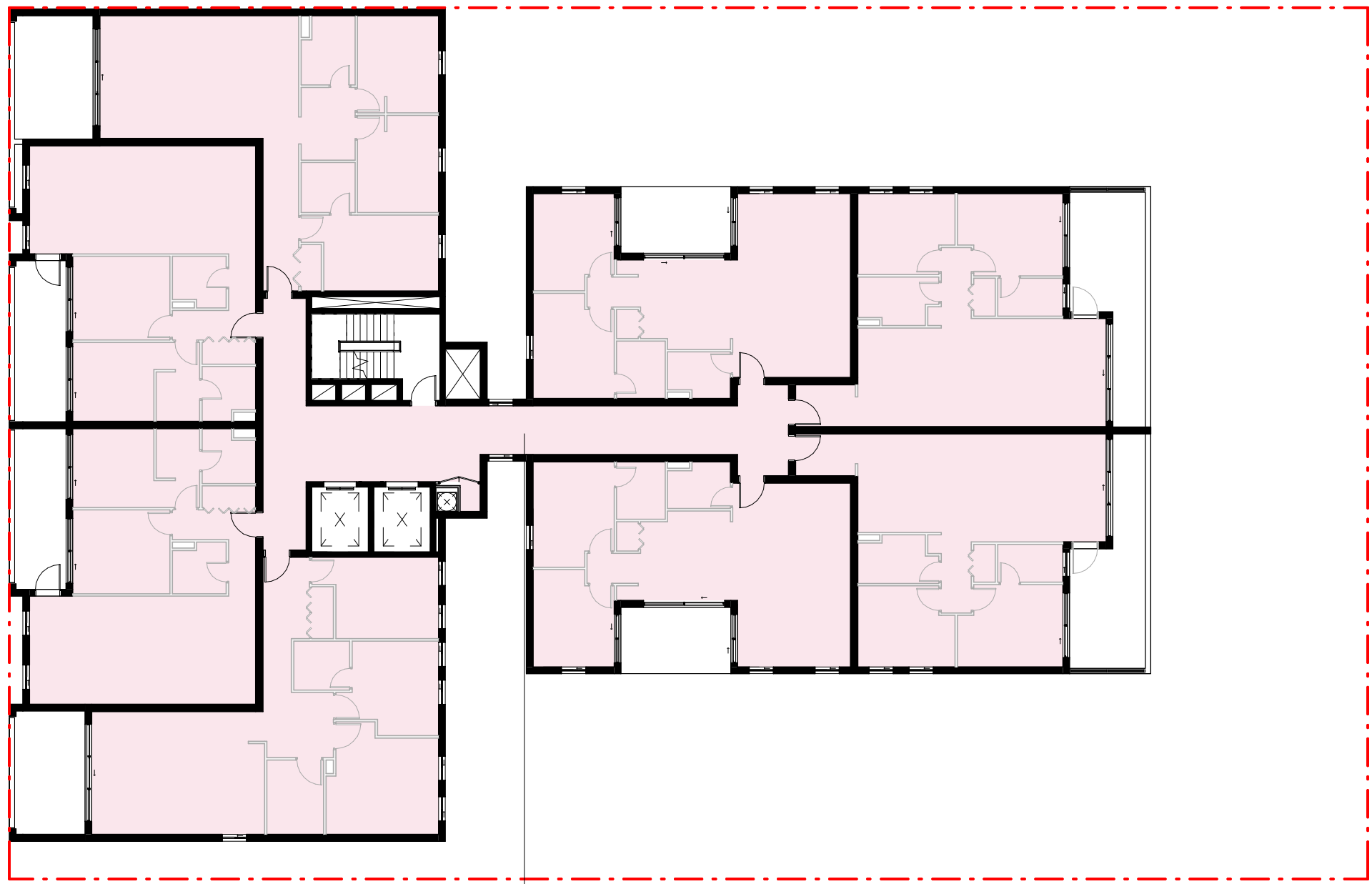
4 | LEVEL2 - GFA  
1 : 200



5 | LEVEL3 - GFA  
1 : 200



6 | LEVEL4 - GFA  
1 : 200



FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

SCALE  
1 : 200 @ A1

CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

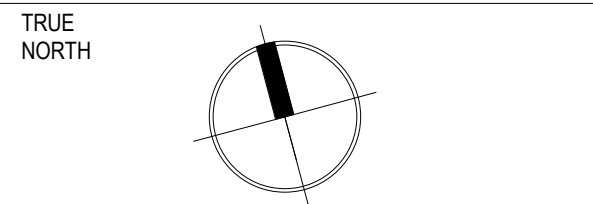
ADDRESS  
86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
FSR DIAGRAM

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5200	G





FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

SCALE  
1 : 200 @ A1

CLIENT  
BEANI PROJECTS

PROJECT  
Mixed Use Development

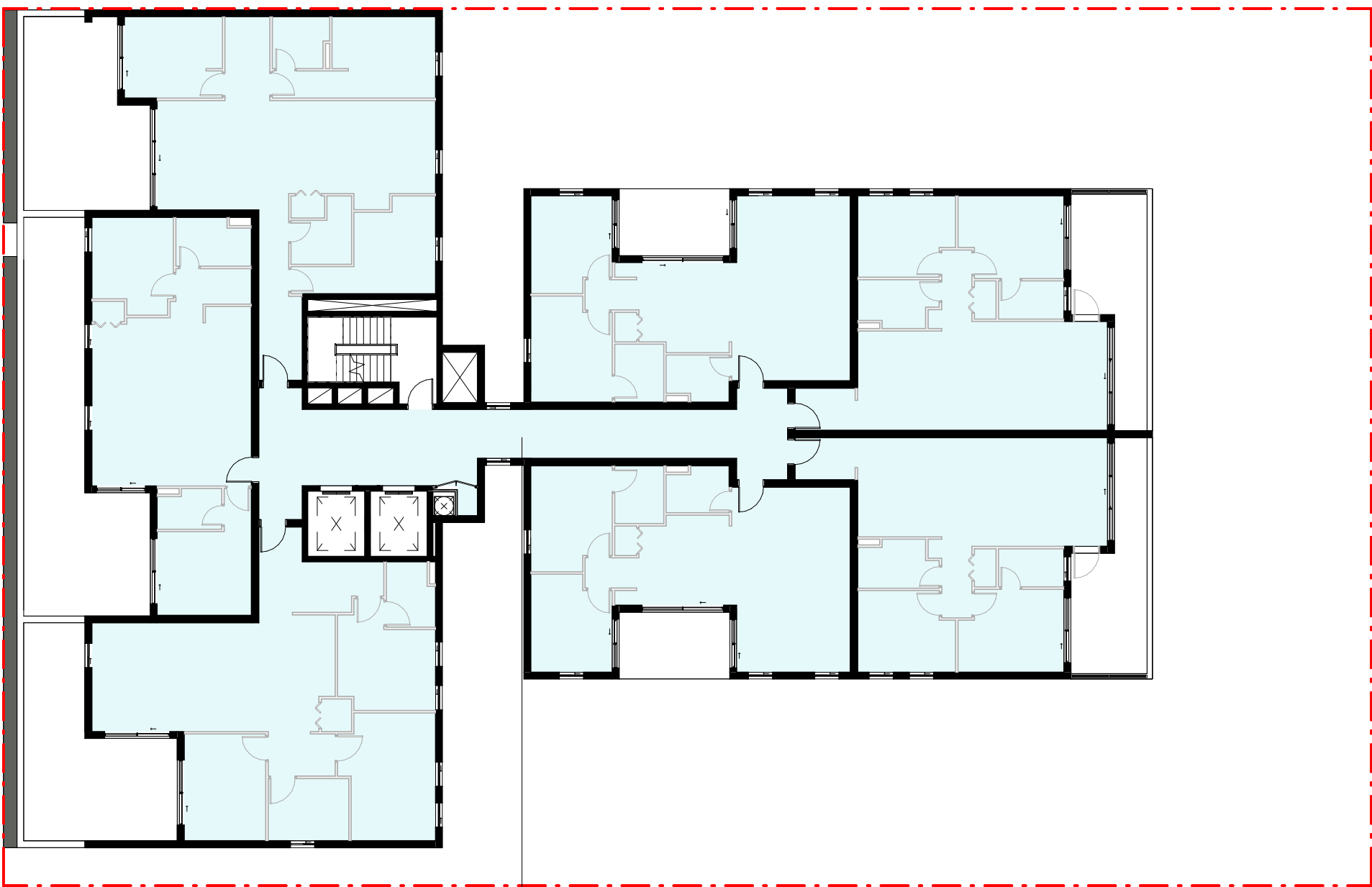
ADDRESS

86 - 96 Station Street, Wentworthville

LOCAL COUNCIL  
CUMBERLAND COUNCIL

DRAWING  
FSR DIAGRAM

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5201	G

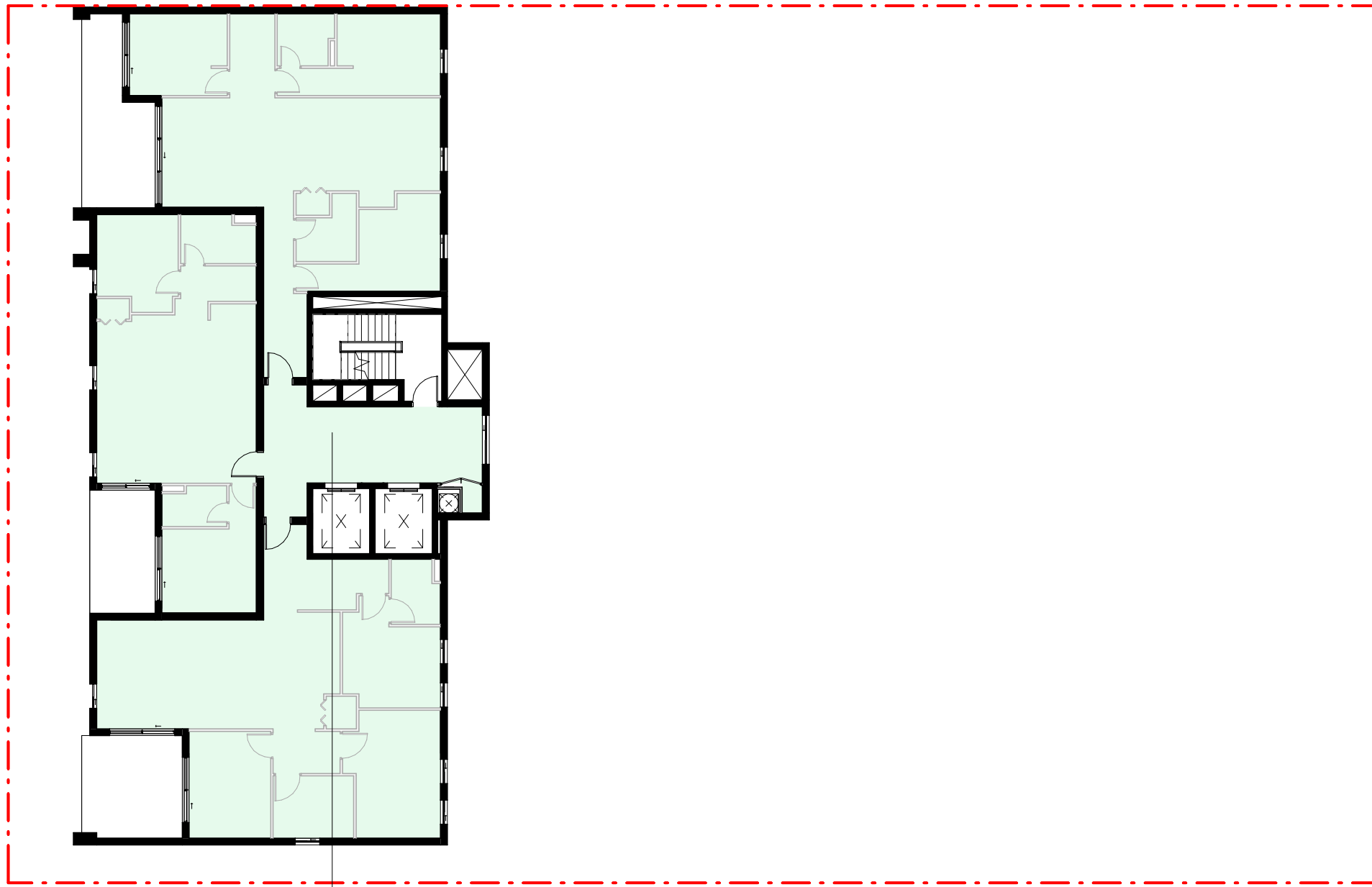


1 | LEVEL5 - GFA  
1 : 200

LEGEND - GFA

LEVEL 5 - GFA

LEVEL 5 - GFA  
Area: 649 m<sup>2</sup>

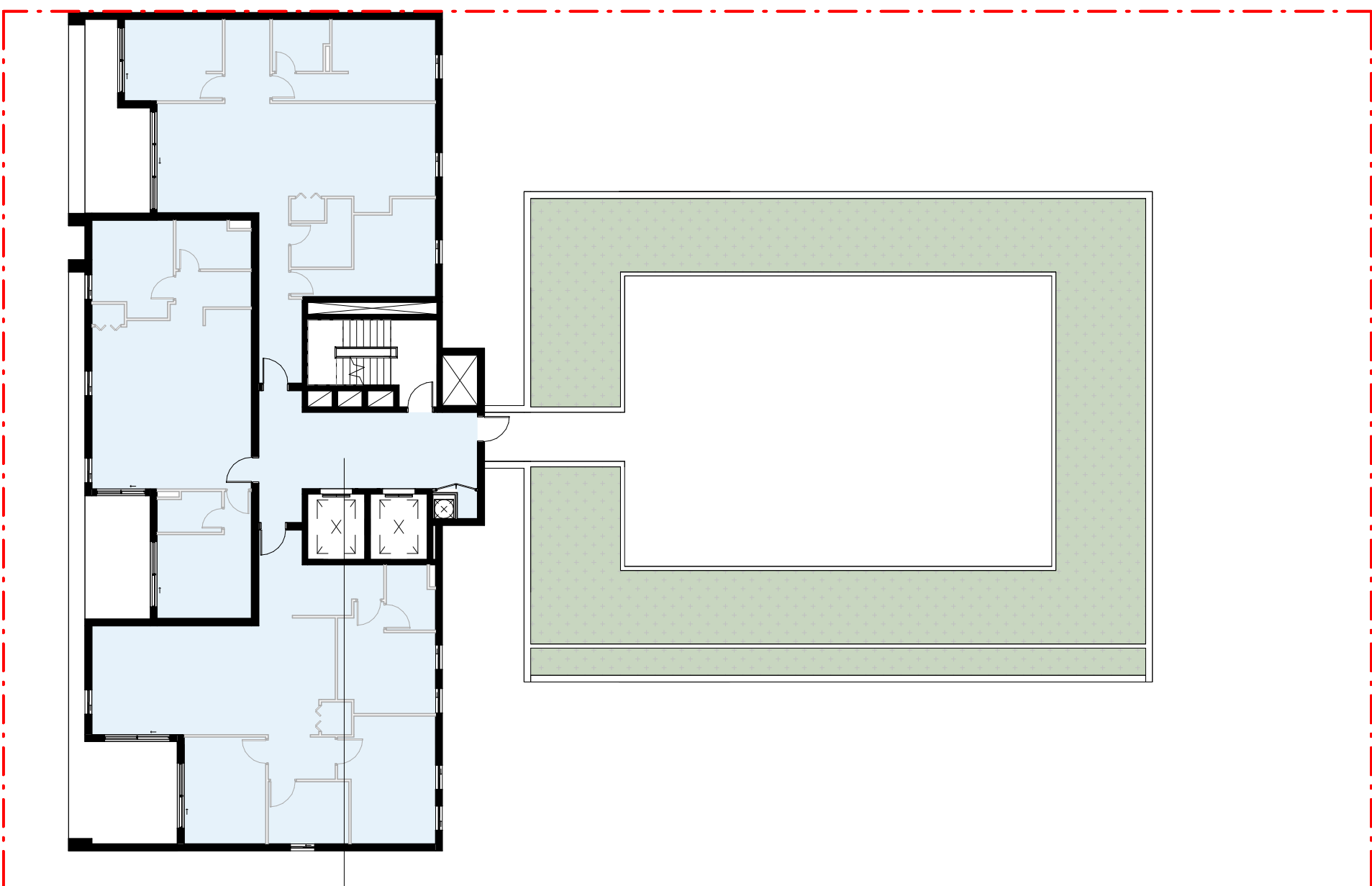


4 | LEVEL8 - GFA  
1 : 200

LEGEND - GFA

LEVEL 8 - GFA

LEVEL 8 - GFA  
Area: 313 m<sup>2</sup>

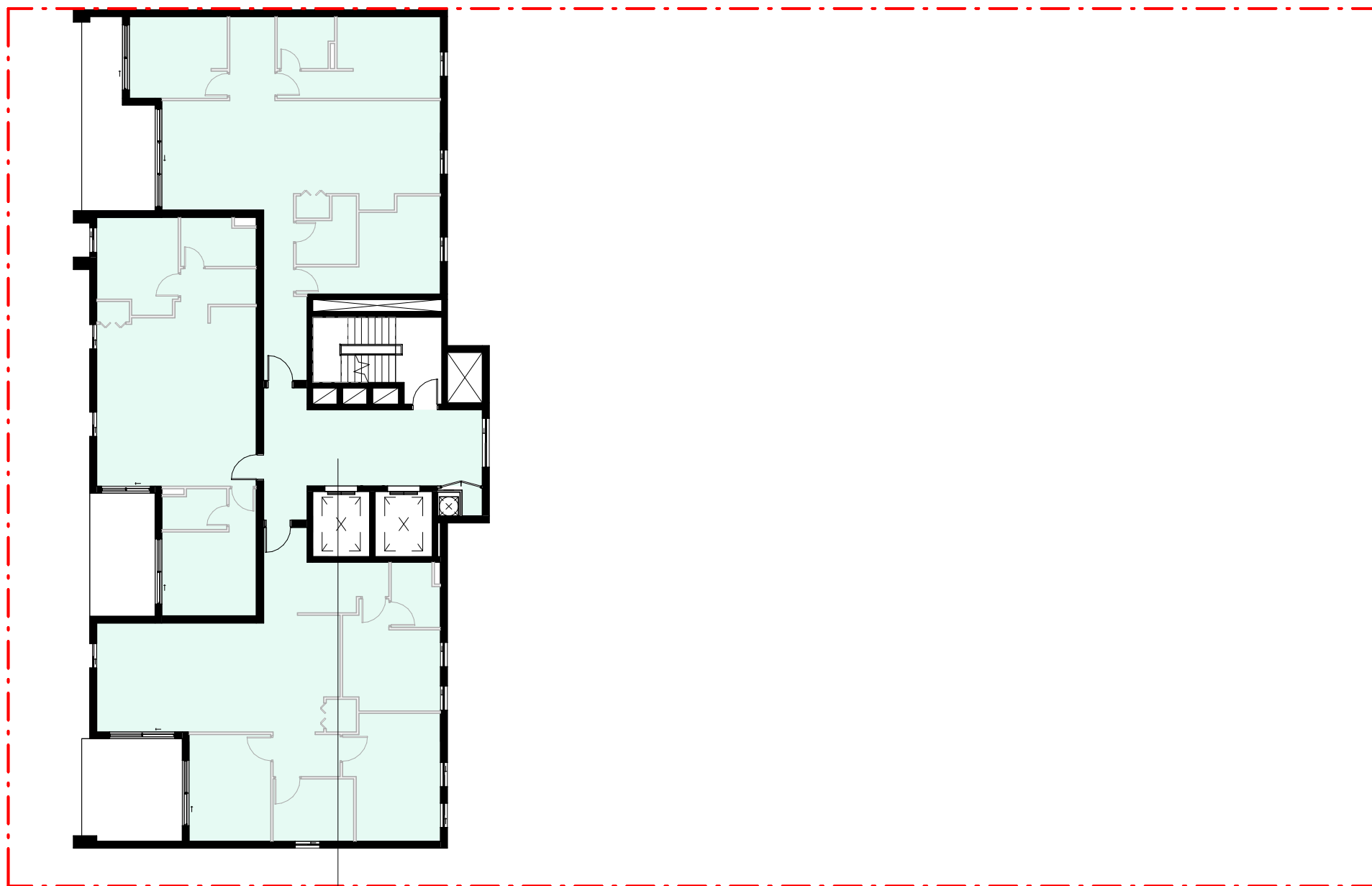


2 | LEVEL6 - GFA  
1 : 200

LEGEND - GFA

LEVEL 6 - GFA

LEVEL 6 - GFA  
Area: 313 m<sup>2</sup>

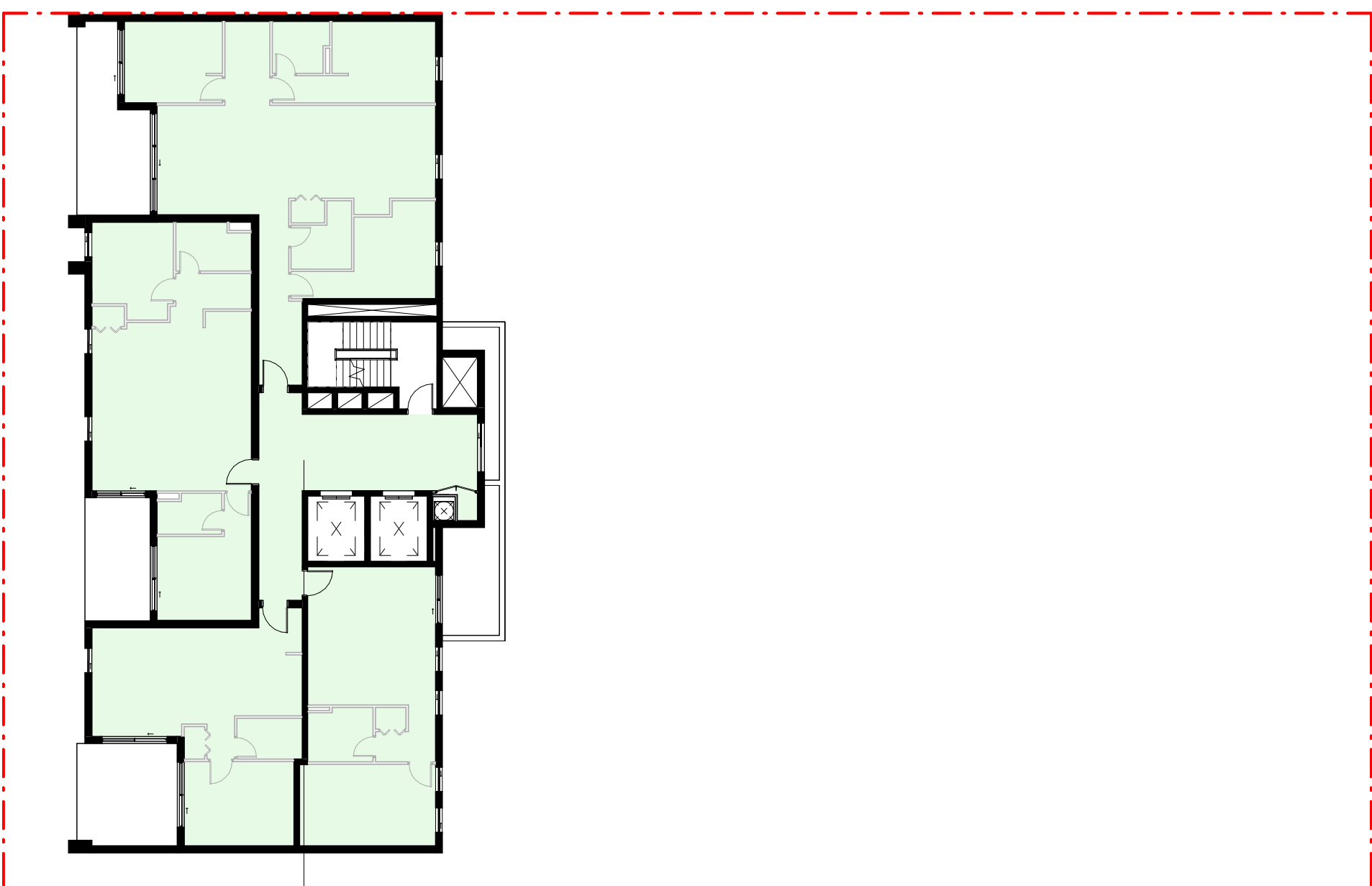


5 | LEVEL9 - GFA  
1 : 200

LEGEND - GFA

LEVEL 9 - GFA

LEVEL 9 - GFA  
Area: 313 m<sup>2</sup>

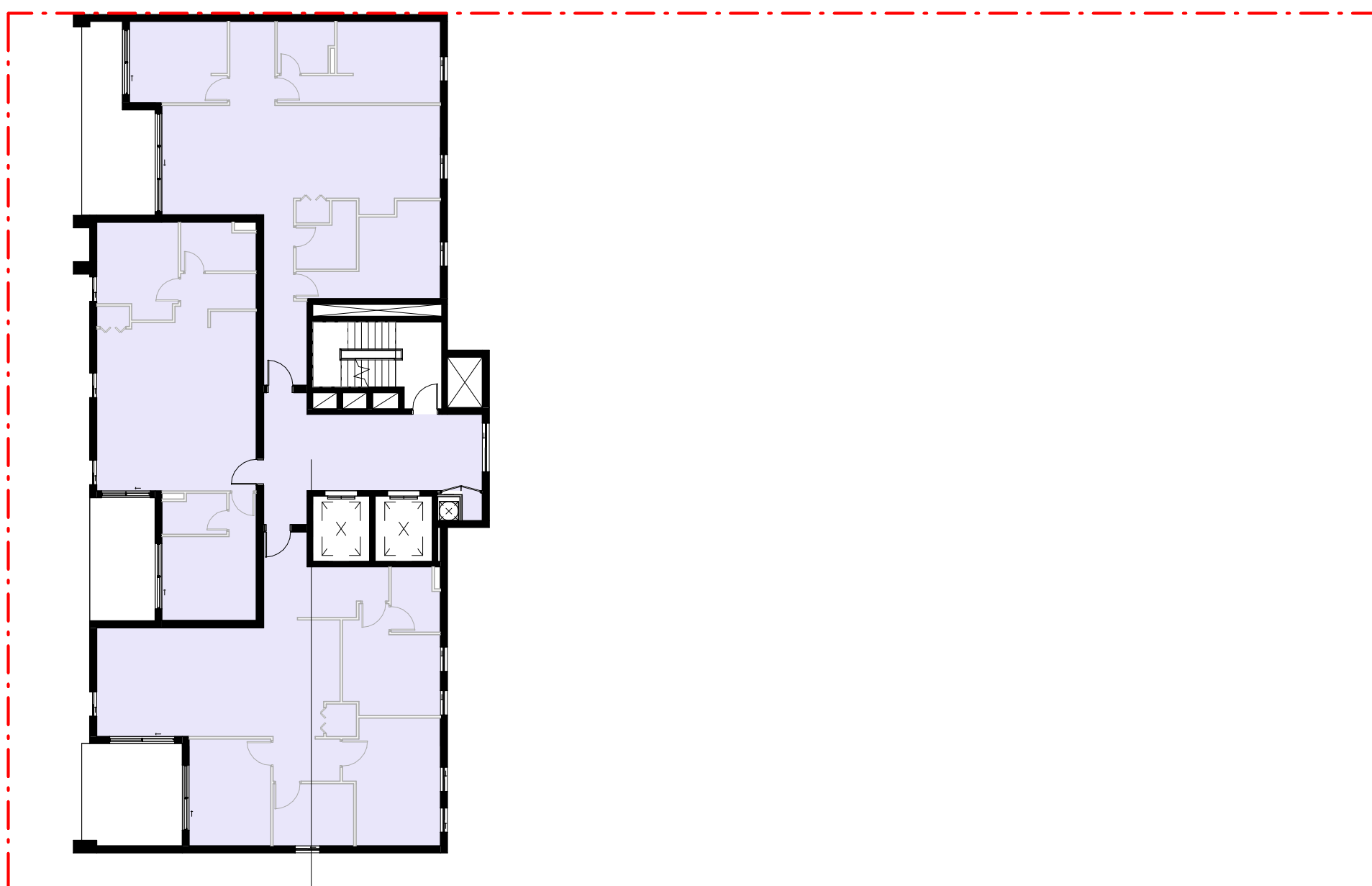


3 | LEVEL7 - GFA  
1 : 200

LEGEND - GFA

LEVEL 7 - GFA

LEVEL 7 - GFA  
Area: 313 m<sup>2</sup>



6 | LEVEL10 - GFA  
1 : 200

LEGEND - GFA

LEVEL 10 - GFA

LEVEL 10 - GFA  
Area: 313 m<sup>2</sup>

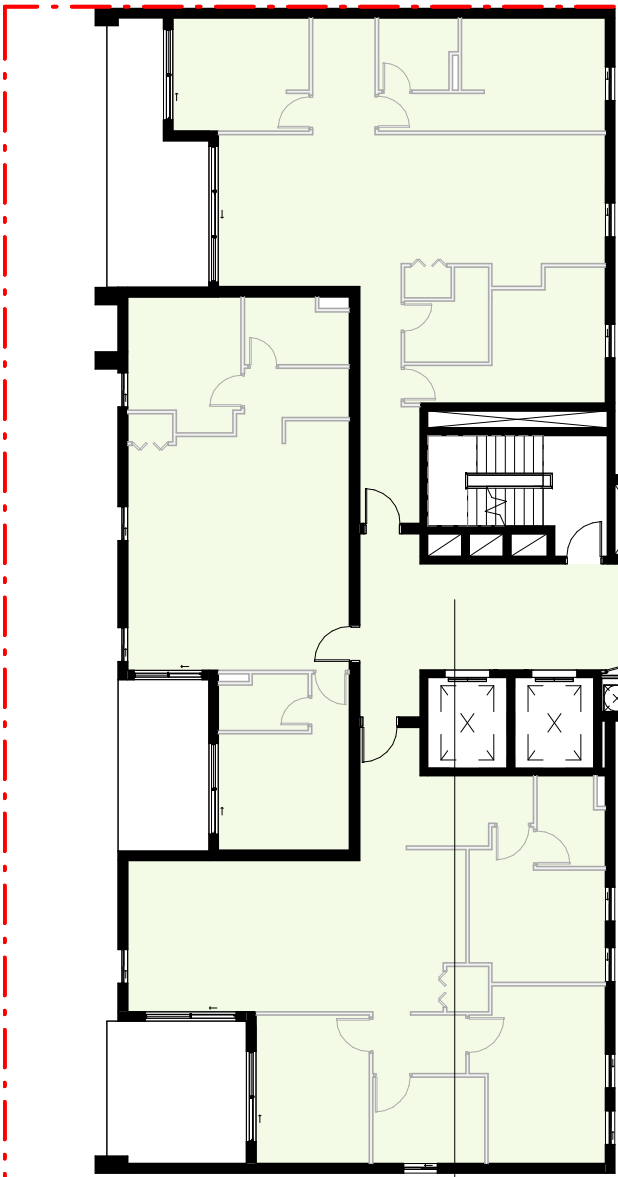
1

LEVEL 11 - GFA  
1 : 200

LEGEND - GFA

LEVEL 11 - GFA

LEVEL 11 - GFA  
Area: 313 m²



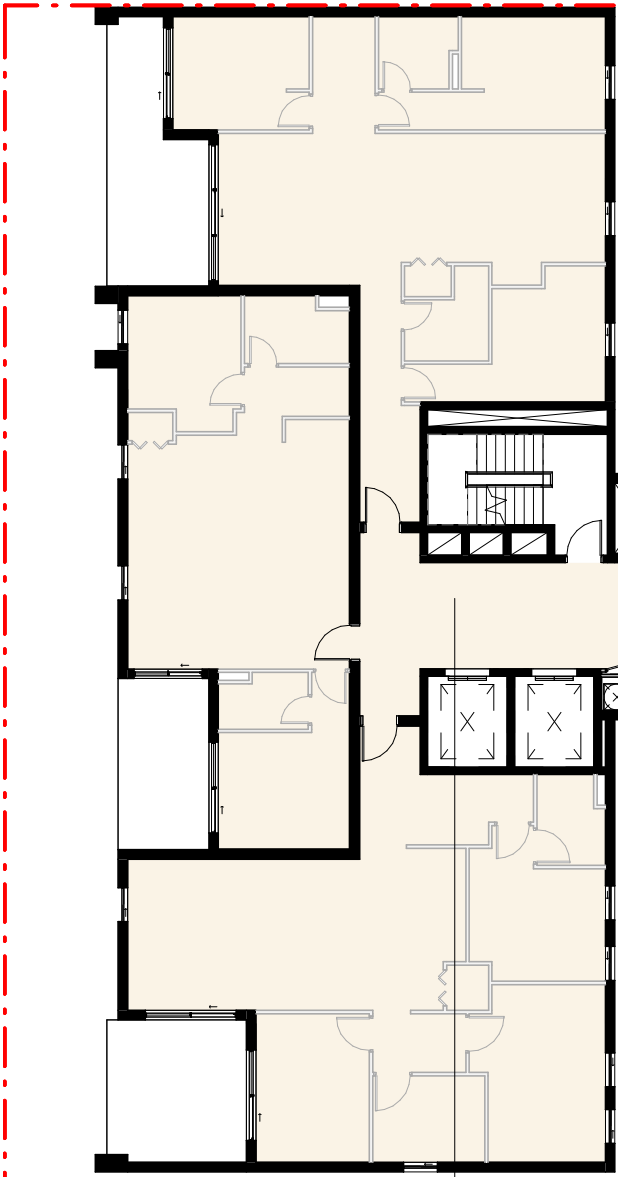
2

LEVEL 12 - GFA  
1 : 200

LEGEND - GFA

LEVEL 12 - GFA

LEVEL 12 - GFA  
Area: 313 m²



3

LEVEL 13 - GFA  
1 : 200

LEGEND - GFA

LEVEL 13 - GFA

LEVEL 13 - GFA  
Area: 313 m²



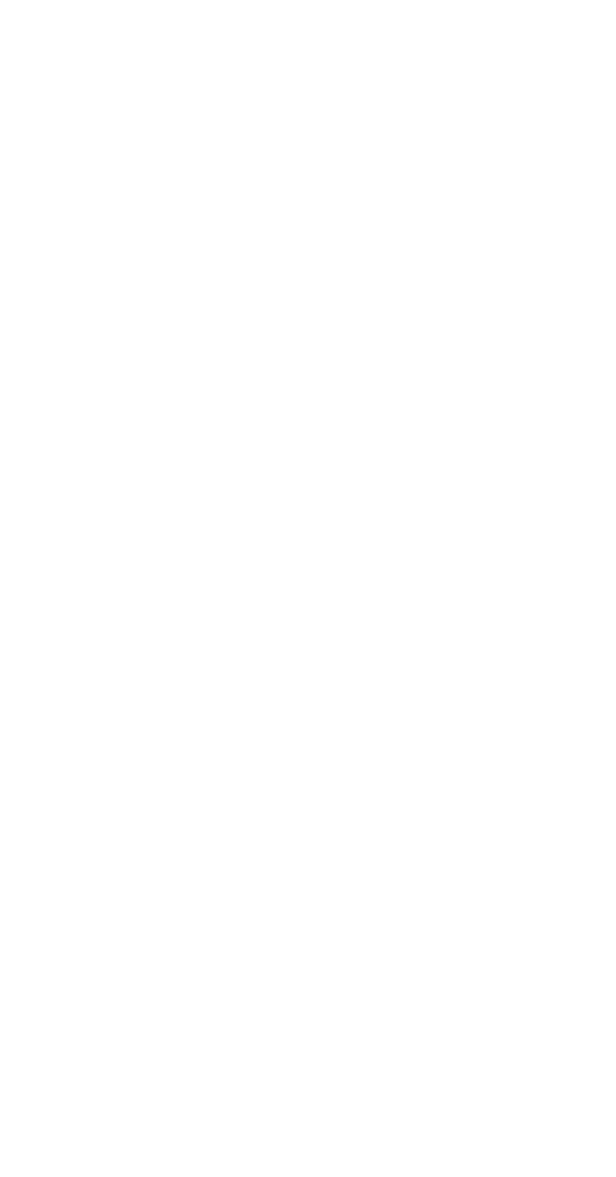
4

LEVEL 14 - GFA  
1 : 200

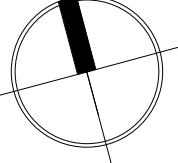
LEGEND - GFA

LEVEL 14 - GFA

LEVEL 14 - GFA  
Area: 313 m²



TRUE  
NORTH



FOR DEVELOPMENT APPLICATION  
NOT TO BE USED DURING CONSTRUCTION

SCALE  
1 : 200 @ A1

CLIENT

BEANI PROJECTS

PROJECT

Mixed Use Development

ADDRESS

86 - 96 Station Street, Wentworthville

LOCAL COUNCIL

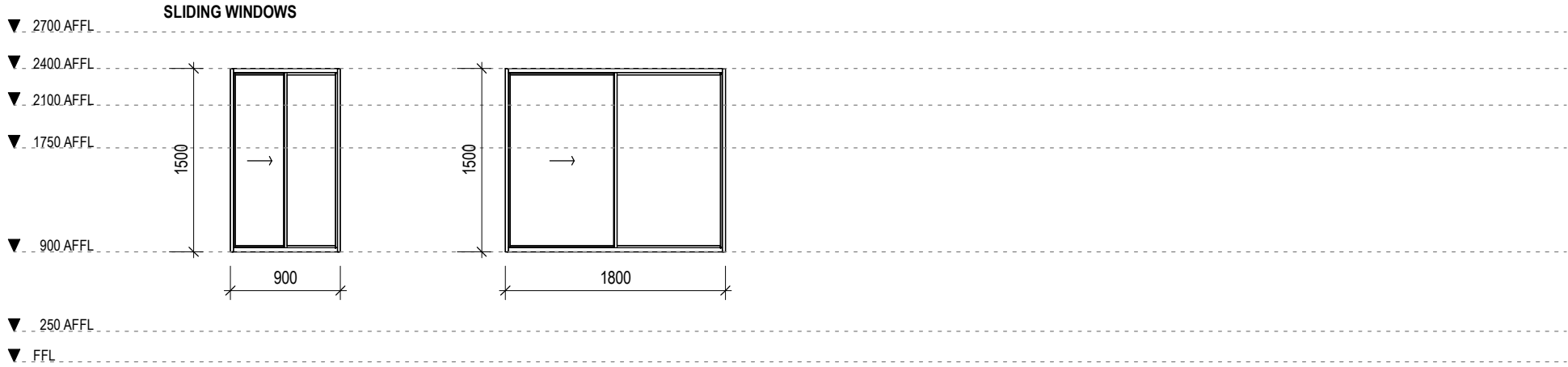
CUMBERLAND COUNCIL

DRAWING

FSR DIAGRAM

PROJECT NUMBER	DRAWN BY: MT
30244	CHECKED BY: MT
	ISSUED FOR: DA
	DATE: 11/09/25
DRAWING NUMBER	ISSUE
DA5202	G





SW1  
SLIDING WINDOW  
TYPE 1

SW2  
SLIDING WINDOW  
TYPE 2

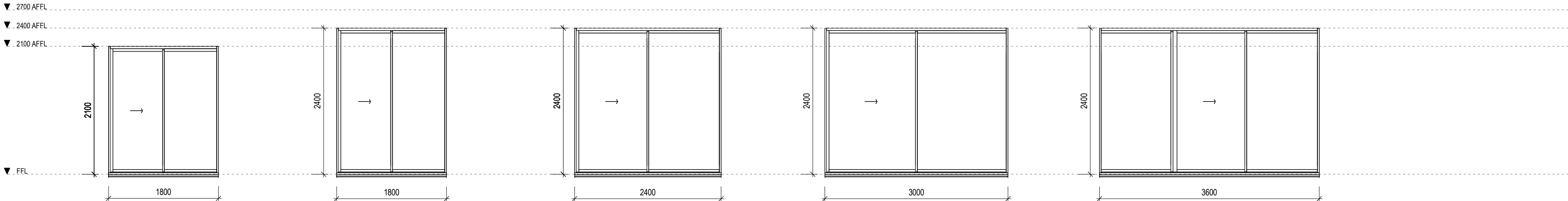
WINDOW BY TYPE			
TYPE	DESCRIPTION	QTY	COMMENTS
SW1	ALUMINIUM FRAMED SLIDING WINDOW	194	
SW3	ALUMINIUM FRAMED SLIDING WINDOW	35	
SW2	ALUMINIUM FRAMED SLIDING WINDOW	10	
TOTAL: 239			



GD1  
GLAZED DOOR  
TYPE 1

GD2  
GLAZED DOOR  
TYPE 2

DOOR SCHEDULE BY TYPE			
TYPE	DESCRIPTION	QTY	COMMENTS
GD2	ALUMINIUM FRAME GLAZED DOUBLE HINGE DOOR	3	
GD1	ALUMINIUM FRAME GLAZED HINGE DOOR	11	
24		4	
SLD12	ALUMINIUM FRAME GLAZED SLIDING DOOR	4	
SLD1	ALUMINIUM FRAME GLAZED SLIDING DOOR	2	
SLD2	ALUMINIUM FRAME GLAZED SLIDING DOOR	27	
SLD3	ALUMINIUM FRAME GLAZED SLIDING DOOR	67	
SLD4	ALUMINIUM FRAME GLAZED SLIDING DOOR	8	
SLD5	ALUMINIUM FRAME GLAZED SLIDING DOOR	24	
TOTAL: 150			



SLD1  
SLIDING GLAZED DOOR  
TYPE 1

SLD2  
SLIDING GLAZED DOOR  
TYPE 2

SLD3  
SLIDING GLAZED DOOR  
TYPE 3

SLD4  
SLIDING GLAZED DOOR  
TYPE 4

SLD5  
SLIDING GLAZED DOOR  
TYPE 5