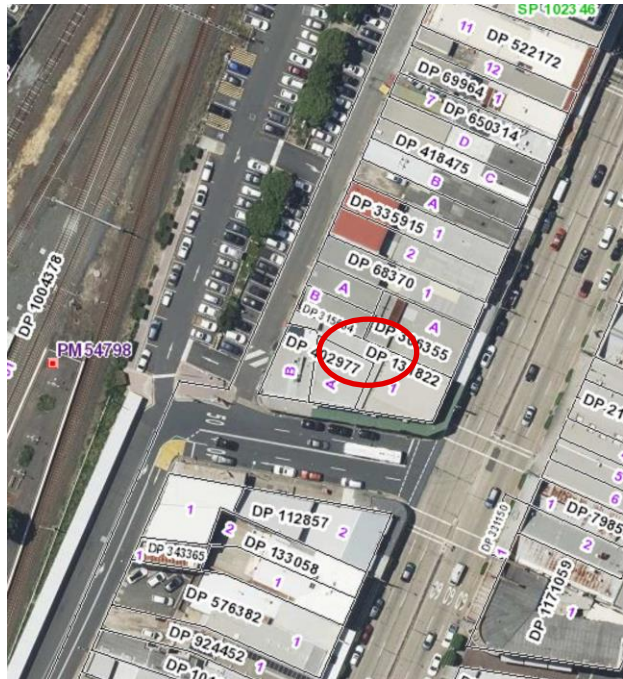


Princes Highway Co-Living

Date: September 16, 2024

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SITE CONTEXT

SUMMARY

GROUND FLOOR: COMMERCIAL 345.8 M2

- LEVEL 1: 15 x DBLE, 1 x SGL = 16 UNITS TOTAL
- LEVEL 2: 15 x DBLE, 1 x SGL = 16 UNITS TOTAL
- LEVEL 3: 10 x DBLE, 2 x SGL = 12 UNITS TOTAL
- LEVEL 4: 11 x DBLE, 3 x SGL = 13 UNITS TOTAL
- LEVEL 5: 11 x DBLE, 4 x SGL = 15 UNITS TOTAL
- LEVEL 6: 9 x DBLE, 5 x SGL = 14 UNITS TOTAL
- LEVEL 7: 7 x DBLE, 7 x SGL = 14 UNITS TOTAL
- LEVEL 8: 7 x DBLE, 7 x SGL = 14 UNITS TOTAL
- LEVEL 9: 7 x DBLE, 7 x SGL = 14 UNITS TOTAL
- LEVEL 10: 7 x DBLE, 7 x SGL = 14 UNITS TOTAL
- LEVEL 11: 7 x DBLE, 7 x SGL = 14 UNITS TOTAL

TOTAL NUMBER OF UNITS: 157 UNITS
106 DOUBLE UNITS, 51 SINGLE UNITS

ACCESSIBLE ROOM TYPES & COMMUNAL WC PROVIDED:
LEVEL 1: 1 DBLE LH, 1 DBLE RH, 1 COM WC RH
LEVEL 2: 1 DBLE LH, 1 DBLE RH, 1 COM WC LH
LEVEL 3: 1 DBLE LH, 1 DBLE RH, 1 COM WC LH
LEVEL 4: 1 DBLE LH
LEVEL 5: 1 DBLE RH

TOTAL NUMBER OF ACCESSIBLE ROOMS PROVIDED:
8 DOUBLE ROOMS (4x RH, 4 x LH)

TOTAL NUMBER OF COMMUNAL ACCESSIBLE WC:
3 WC (2 x LH, 1 x RH)

COMMUNAL OUTDOOR AREA REQUIRED: 185.5 M2 (20% OF 927.3 M2)
COMMUNAL OUTDOOR AREA PROVIDED: 201.5 M2 (21.7% OF 927.3 M2)

COMMUNAL INDOOR AREA REQUIRED: 332 M2 (30 M2 + 151 x 2 M2)
COMMUNAL INDOOR AREA PROVIDED: 333 M2

RESIDENTIAL PARKING REQUIRED: 31 SPACES (157 x 0.2)
PARKING PROVIDED:
13 CAR SPACES INCLUDING 2 ACCESSIBLE CAR SPACES, 2 CAR SHARE SPACES & 1 CAR WASH BAY
6 MOTORCYCLE SPACES
73 BICYCLE SPACES

LANDSCAPED AREA REQUIRED: 92.7 M2 (10% OF SITE AREA)

LANDSCAPED AREA PROVIDED: 99.1 M2 (10.6 % OF SITE AREA)

AXEL RICHTER ARCHITECT

1 BARRENGARRY STREET
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Princes Highway Co-Living

CLIENT
EMAG-Apartments

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A002 Demolition Plan

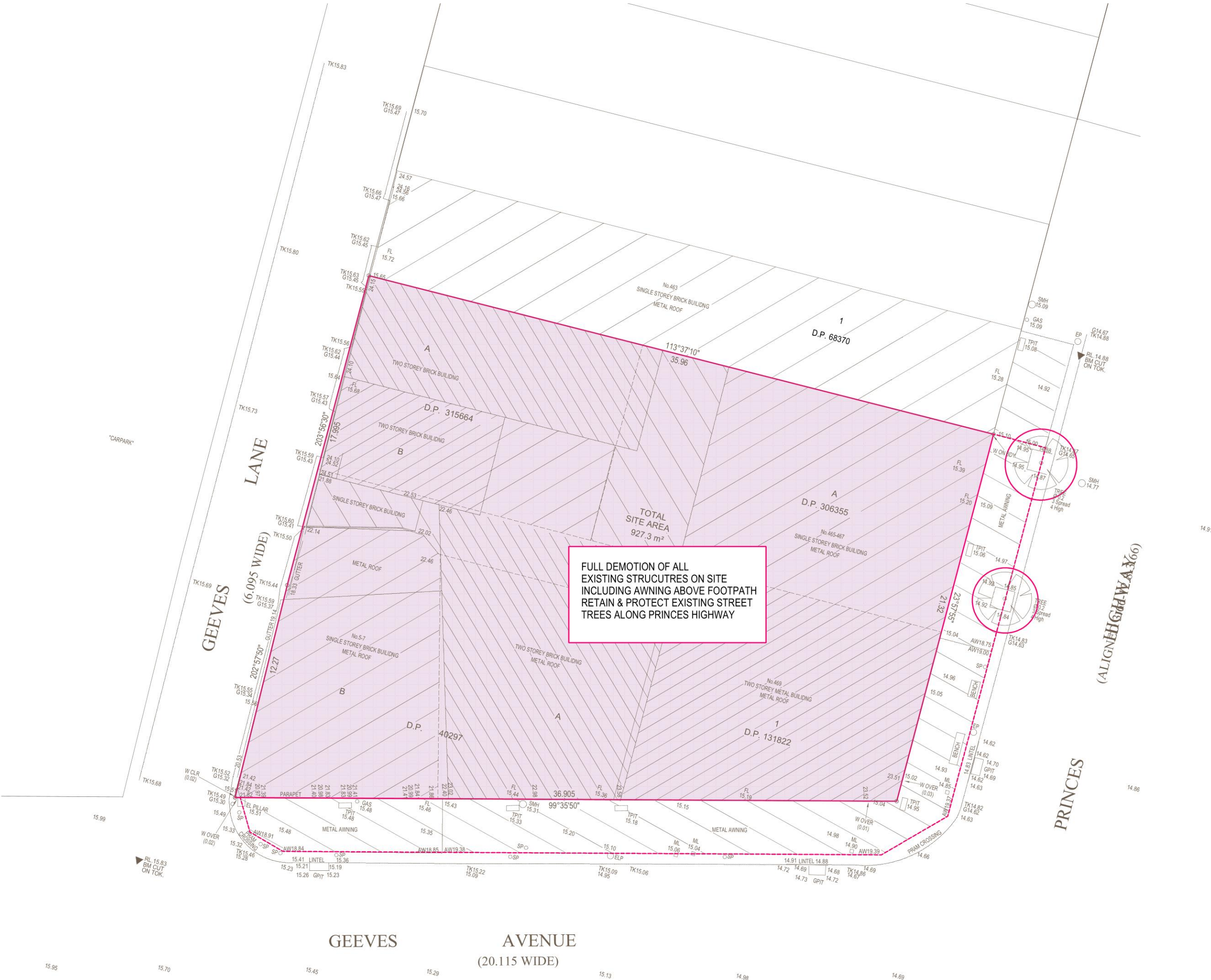
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1 A002 Demolition Plan
A1 Scale: 1 : 200



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1 Site Plan
A101 Scale: 1 : 200

GEEVES AVENUE
APPROXIMATELY 20.115 M WIDE



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Basement

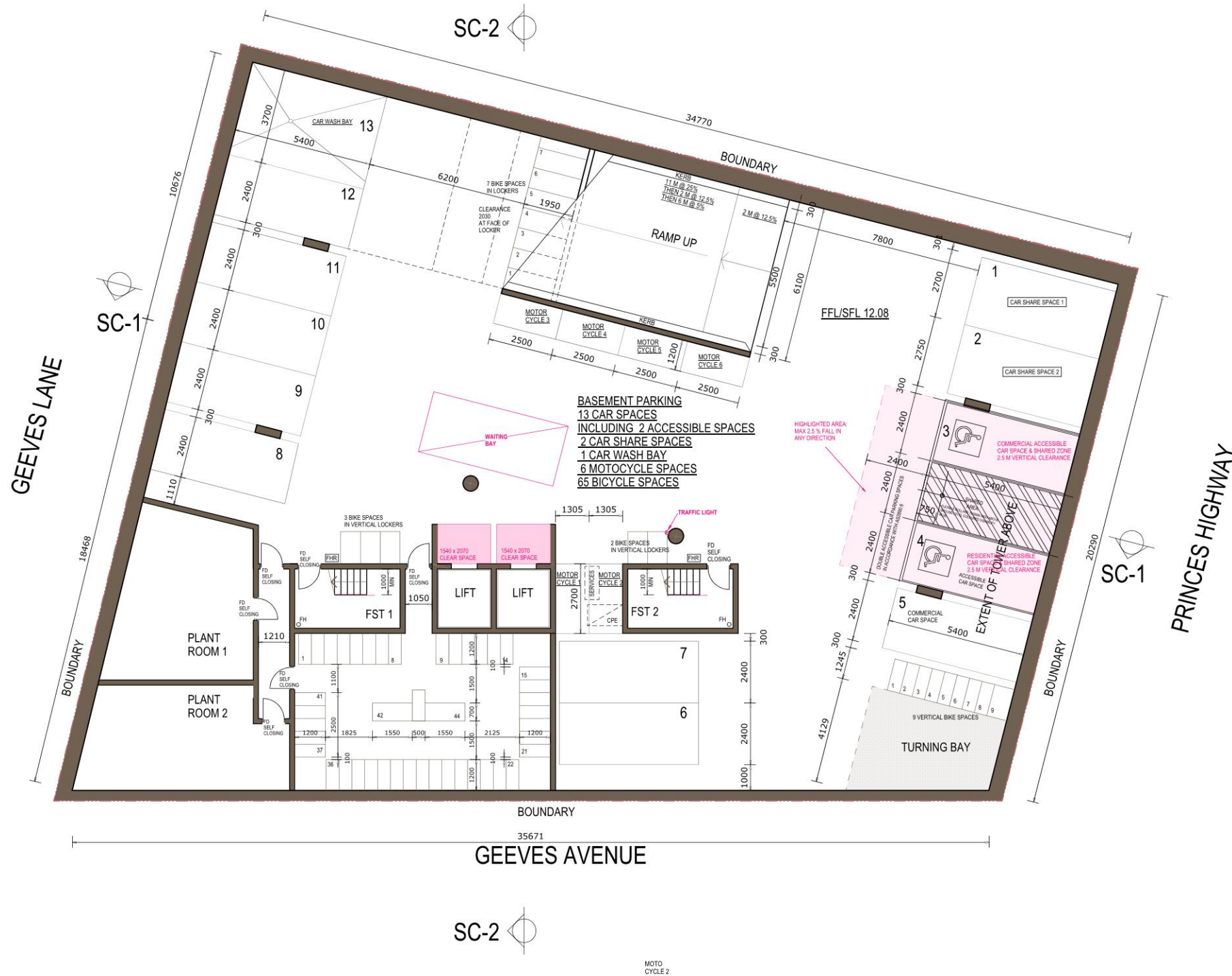
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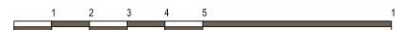
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1 Basement
A102 Scale: 1 : 200



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Ground Floor Plan

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A103

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NUMBER & TYPE OF UNITS

TOTAL NUMBER: 16 UNITS
SINGLE: 1
DOUBLE: 15
ACCESSIBLE UNITS: 2 (INCLUDED IN DOUBLE UNITS) - 1 x LH, 1 x RH

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A104

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1 Level 1
A104 Scale: 1 : 200

1 2 3 4 5 10

NUMBER & TYPE OF UNITS
TOTAL NUMBER: 16 UNITS
SINGLE: 1
DOUBLE: 15
ACCESSIBLE UNITS: 2 (INCLUDED IN DOUBLE UNITS) - 1 x RH, 1 x LH

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A105

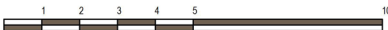
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GEEVES AVENUE

LAUNDRY FACILITIES PROVIDED
IN ALL RESIDENTIAL KITCHENETTES
AS WASHING MACHINE/DRYER

1 Level 2
A105 Scale: 1 : 200



NUMBER & TYPE OF UNITS

TOTAL NUMBER: 14 UNITS
SINGLE: 7
DOUBLE: 7

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Level 3

PROJECT STAGE
Development Application

PAPER SIZE
A3 - Scale 1 : 200

DRAWING NUMBER

A106

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GEEVES AVENUE

LAUNDRY FACILITIES PROVIDED
IN ALL RESIDENTIAL KITCHENETTES
AS WASHING MACHINE/DRYER

1 Level 3
A106 Scale: 1 : 200



NUMBER & TYPE OF UNITS
TOTAL NUMBER: 14 UNITS
SINGLE: 3
DOUBLE: 11
ACCESSIBLE UNITS: 1 (INCLUDED IN DOUBLE UNITS) - 1 x LH

AXEL RICHTER ARCHITECT

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Level 4

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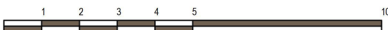
A107

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LAUNDRY FACILITIES PROVIDED
IN ALL RESIDENTIAL KITCHENETTES
AS WASHING MACHINE/DRYER

1 Level 4
A107 Scale: 1 : 200



NUMBER & TYPE OF UNITS

TOTAL NUMBER: 15 UNITS
SINGLE: 4
DOUBLE: 12
ACCESSIBLE UNITS: 1 (INCLUDED IN DOUBLE UNITS) - 1 x RH

AXEL RICHTER ARCHITECT

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Level 5

PROJECT STAGE
Development Application

PAPER SIZE
A3 - Scale 1 : 200

DRAWING NUMBER

A108

REVISION
A



GEEVES AVENUE

LAUNDRY FACILITIES PROVIDED
IN ALL RESIDENTIAL KITCHENETTES
AS WASHING MACHINE/DRYER

1 Level 5
A108 Scale: 1 : 200

NUMBER & TYPE OF UNITS

TOTAL NUMBER: 14 UNITS
SINGLE: 7
DOUBLE: 7

AXEL RICHTER ARCHITECT

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Level 6

PROJECT STAGE
Development Application

PAPER SIZE
A3 - Scale 1 : 200

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A109

REVISION
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LAUNDRY FACILITIES PROVIDED
IN ALL RESIDENTIAL KITCHENETTES
AS WASHING MACHINE/DRYER

NUMBER & TYPE OF UNITS

TOTAL NUMBER: 14 UNITS
SINGLE: 7
DOUBLE: 7

AXEL RICHTER ARCHITECT

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Level 7-11

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A110

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1 Level 7-11
A110 Scale: 1 : 200

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Roof Plan

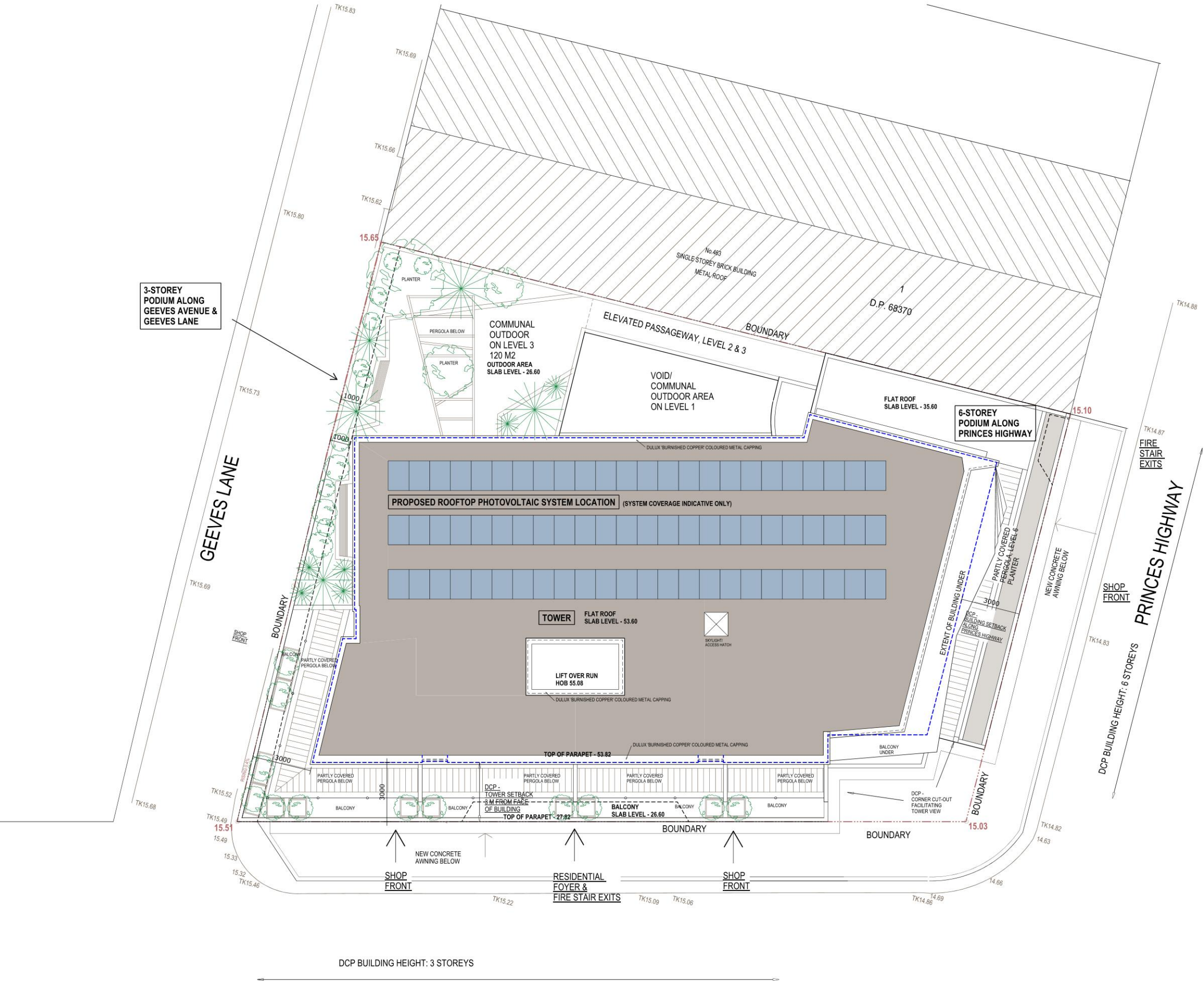
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A111

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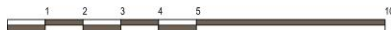


DCP BUILDING HEIGHT: 3 STOREYS

DCP BUILDING HEIGHT: 6 STOREYS

GEEVES AVENUE
APPROXIMATELY 20.115 M WIDE

1 Roof Plan
A111 Scale: 1 : 200



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Elevation East

PROJECT STAGE
Development Application

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A3 - Scale 1 : 200



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A201

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NO 465 - 469 PRINCES HIGHWAY & 5-7 GEEVES AVENUE
PRINCES HIGHWAY ELEVATION

NO 461 - 463 PRINCES HIGHWAY

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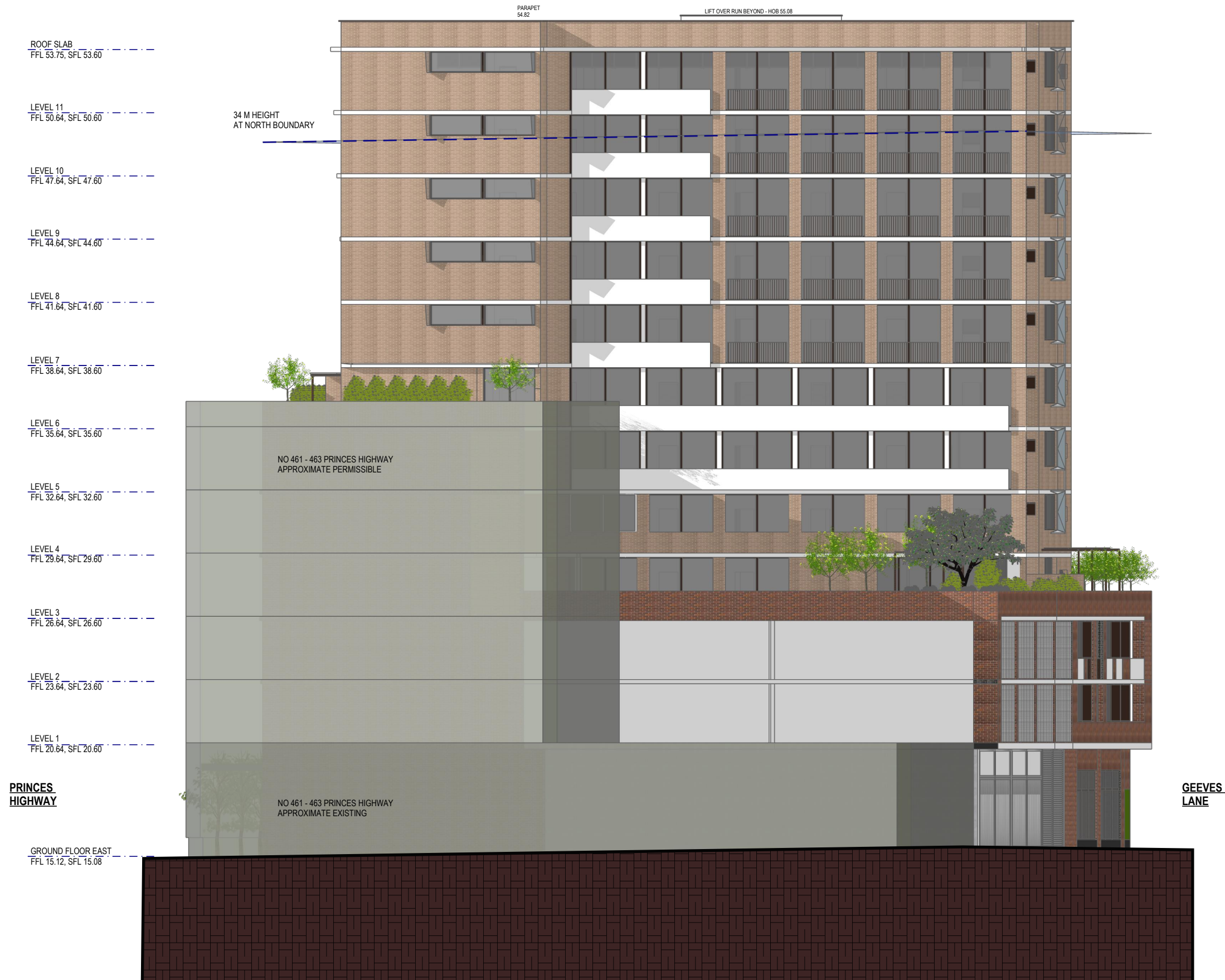
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PROJECT STAGE
Development Application

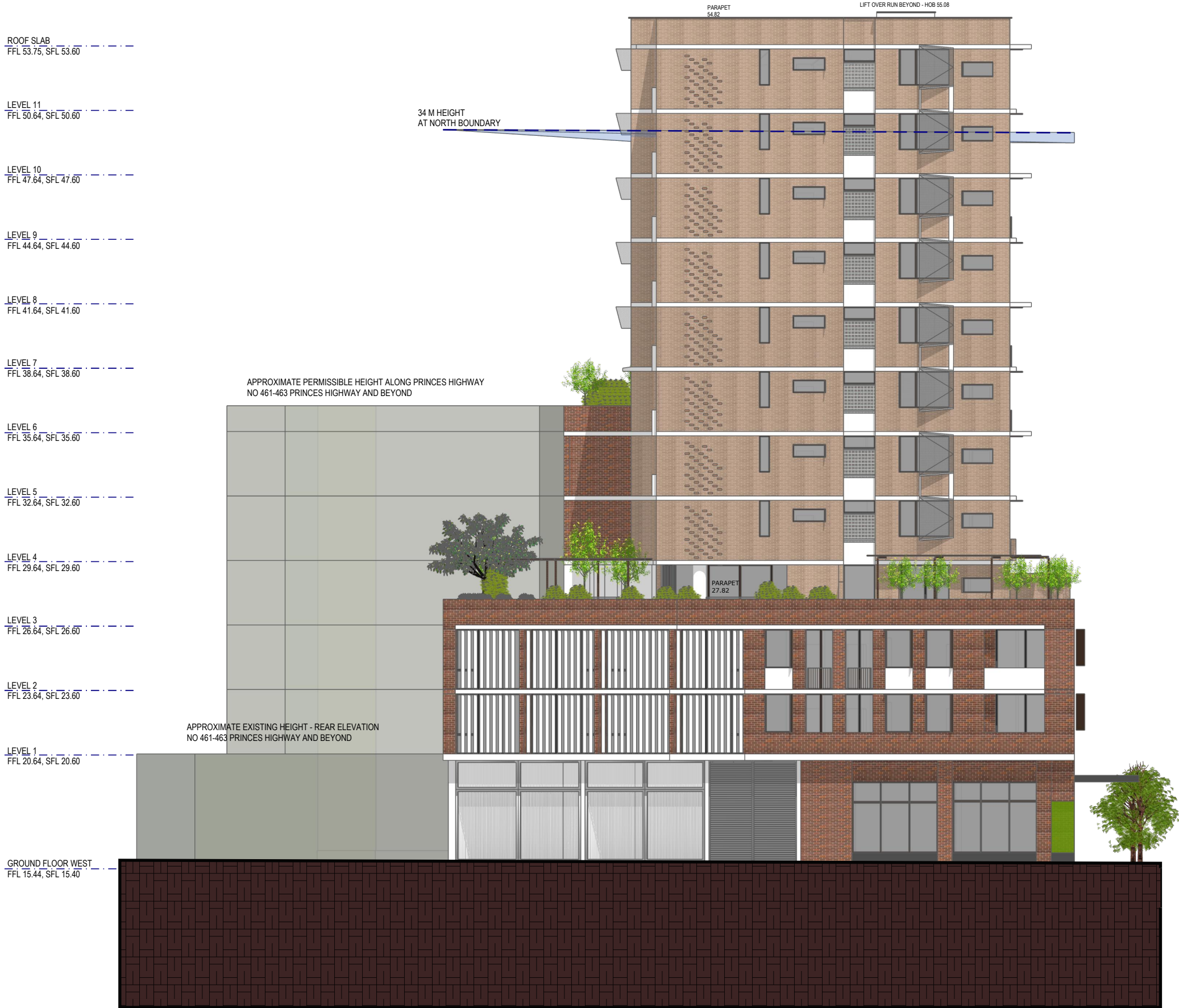
PAPER SIZE
A3 - Scale 1 : 200



DRAWING NUMBER

A203

REVISION
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NO 461 - 463 PRINCES HIGHWAY
GEEVES LANE/REAR ELEVATION

NO 465 - 469 PRINCES HIGHWAY & 5-7 GEEVES AVENE
GEEVES LANE ELEVATION

AXEL RICHTER ARCHITECT

1 BARRENGARRY STREET
ROBERTSON NSW 2577

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PROJECT NAME
Princes Highway Co-Living

CLIENT
EMAG-Apartments

PROJECT ADDRESS
465-469 Princes Highway &
5-7 Geeves Avenue
Rockdale NSW 2216

DATE MODIFIED
September 16, 2024

PROJECT NO.
E24M01

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DRAWING TITLE
Elevation South

PROJECT STAGE
Development Application

PAPER SIZE
A3 - Scale 1 : 200



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A204

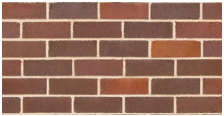
REVISION
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NO 465 - 469 PRINCES HIGHWAY & 5-7 GEEVES AVENE
GEEVES AVENUE ELEVATION



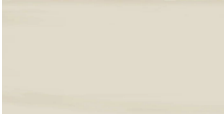
NO 465 - 469 PRINCES HIGHWAY & 5-7 GEEVES AVENE
GEEVES AVENUE ELEVATION



1 - Bowral Bricks Mix 'Capitol Red & Gertrudis Renovation' or similar



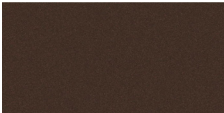
2 - Bowral Bricks 'Simmental Silver' or similar



3 - Painted Concrete, Porter's Paint 'Old Church White' or similar



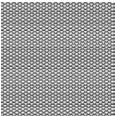
4 - Painted Concrete, Porter's Paint 'Aniseed' or similar



5 - Metal Balustrade Dulux 'Burnished Copper Kinetic' or similar
9 - Window Frames Dulux 'Burnished Copper Kinetic' or similar
10 - Privacy Panel Dulux 'Burnished Copper Kinetic' or similar



6 - Metal Louvres, clear anodised finish



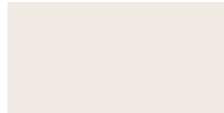
7 - Shading Mesh, Stainless Steel



8 - Steel Pergola, Murobond Bridge Paint 'Iron Oxide'

10 - Protruding Slab Edge

11 - Protruding Brick Feature



12 - Shade Panel, Dulux 'Natural White Matt'



13 - Fire-rated Glass Block, Matt

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PROJECT NO.
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Materials & Finishes

PROJECT STAGE
Development Application

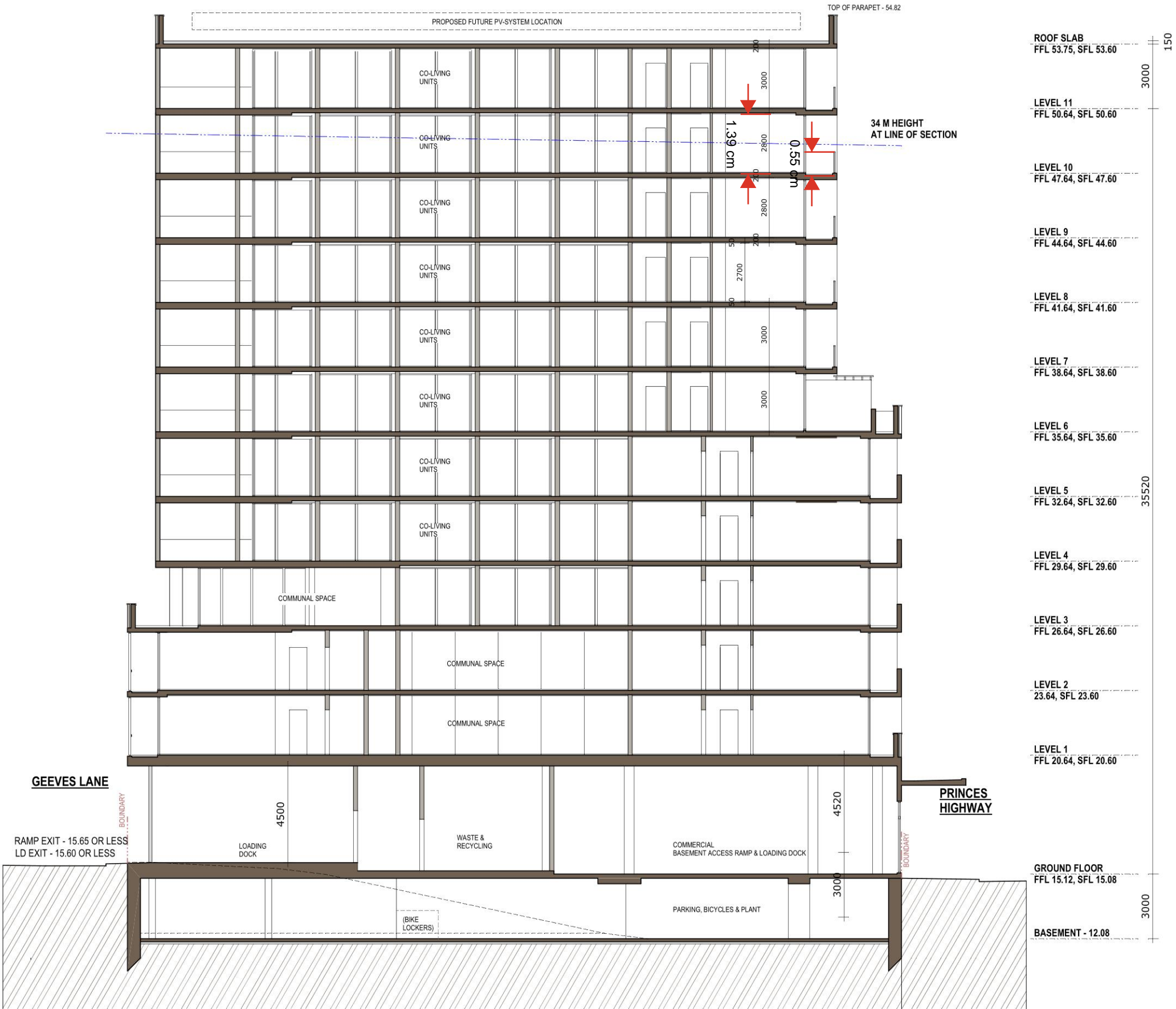
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A205

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S1 Section 1
A301 Scale: 1 : 200

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CLIENT
EMAG-Apartments

PROJECT ADDRESS
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Section 1

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Section 2

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Development Application

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A302

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