IRT Towradgi

17A MURRANAR ROAD, TOWRADGI NSW 2518 AUSTRALIA

DEVELOPMENT APPLICATION ISSUE

DRAWING REGISTER

Layout No:	Layout Name
A0000	Cover Sheet
A0001	Development Summary
A0201	Existing Site Plan
A0202	Site Analysis Plan - Pre Development
A0203	Site Analysis Plan - Post Development
A0301	Demolition Plan - Stage A
A0302	Demolition Plan - Stage B
A0401	Civil Works Plan - Stage A
A0402	Construction Staging Plan - Stages A1 & A2
A0403	Construction Staging Plan - Stage B
A0501	Site Plan - Ground Level
A0502	Site Plan - Level 1
A0503	Site Plan - FSR Calculation
A1101	Lower Ground Level Plan - Part 1
A1102	Lower Ground Level Plan - Part 2
A1201	Ground Level Plan - Part 1
A1202	Ground Level Plan - Part 2
A1203	Ground Level Plan - Part 3
A1204	Ground Level Plan - Part 4
A1205	Ground Level Plan - Part 5
A1301	Upper Level Plan - Part 1
A1302	Upper Level Plan - Part 2
A1303	Upper Level Plan - Part 3
A1304	Upper Level Plan - Part 4
A1305	Upper Level Plan - Part 5
A1401	Typical Unit Layouts - Apartments
A1402	Typical Unit Layouts - Villa Style Apartments
A1403	Typical Unit Layouts - Villas
A1501	Elevations - Sheet 1
A1502	Elevations - Sheet 2
A1503	Elevations - Sheet 3
A1601	Sections - Sheet 1
A1602	Sections - Sheet 2
A1650	Detailed Boundary Condition Section - Sheet 1
A1651	Detailed Boundary Condition Section - Sheet 2
A1652	Detailed Boundary Condition Section - Sheet 3
A1653	Detailed Boundary Condition Section - Sheet 4
A1654	Detailed Boundary Condition Section - Sheet 5
A1655	Detailed Boundary Condition Section - Sheet 6
A1801	Shadow Diagrams
A1901	Perspective Images
A1902	Schedule of External Finishes
	1

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A MURRANAR ROAD, TOWRADGI

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TOWRADGI BEACH PARK

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DEVELOPMENT APPLICATION ISSUE

 P2
 hk
 29/06/2021

 P3
 hk
 16/07/2021

 A
 hk
 6/08/2021

 No
 Initial
 DATE

Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

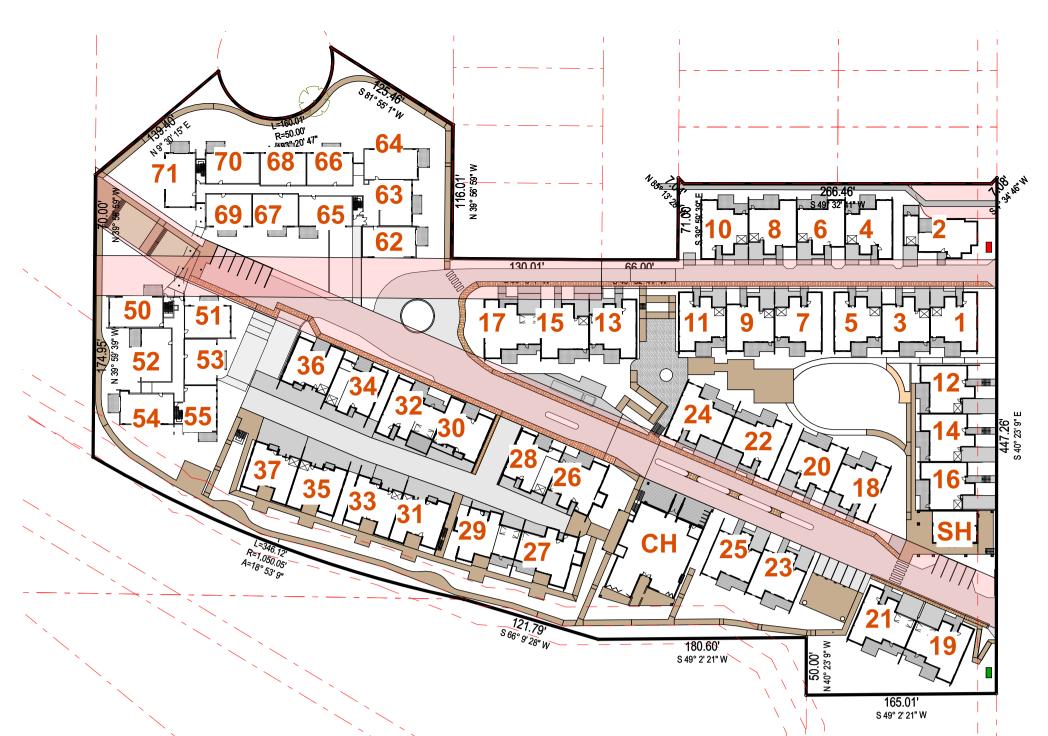
Cover Sheet

PROJECT No		DRAWING No		REVISION
20085	l	A000	00	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
N.T.S	A1	НК	RG	16/09/2021
ARCHITECT				
Gardner Wethe				T (02) 9929 6777

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E design@gardnerwetherill.com.au









KEY PLAN - LEVEL 1

Car Parking	
Type of Car Parking	No.
Garage	60
Driveway	36
Apartment Basement Car Park	33
On Grade Visitors Car Park	15 (incl. 4 Car Wa & 4 EV Charg
Scooter Parking	4

		Developme		-	ALFRESCO /		STOR	AGF			0.01 -		
	UNIT		GFA	BALCONY	PORTICO / OUTDOOR DRYING	DRIVEWAY	(m³) In	Base-	Total	SEPP ¹		LONGONG	G DCP
	NO.		(m ²)	(m²)	COURTYARD (m ²)	(m ²)	Unit	ment		Y	5.12.2.3 ²	5.12.2.4 ³	³ 5.12
	1	3 BED VILLA - SLUG 3 BED VILLA - SLUG	131 138	-	31 24	24 19	10.7 11.3	-	10.7 11.3	Y	-	-	N
	3	2 BED VILLA - SLUG	143	-	32	27	8.4	-	8.4	· Y	-	-	Y
	4	3 BED VILLA - SLUG	142	-	31	24	10.7	-	10.7	Y	-	-	Y
	5	3 BED VILLA - SLUG	131	-	31	24	10.7	-	10.7	Y	-	-	Y
	6	2 BED VILLA - SLUG	142	-	32	27	8.4	-	8.4	Y	-	-	Y
	7	3 BED VILLA - SLUG	131	-	31	24	10.7	-	10.7	Y	-	-	Y
	8	2 BED VILLA - SLUG	144	-	32	27	8.4	-	8.4	Y	-	-	Y
	9	2 BED VILLA - SLUG	143	-	32	27	8.4	-	8.4	Y	-	-	Y
	10	3 BED VILLA - SLUG	130	-	31	24	10.7	-	10.7	Y	-	-	Y
	11	3 BED VILLA - SLUG	131	-	31	24	10.7	-	10.7	Y	-	-	Y
VILLA	12	2 BED VILLA - SLUG	143	-	32	27	8.4	-	8.4	Y	-	Y	N
2	13	3 BED VILLA - SLUG	131	-	31	24	10.7	-	10.7	Y	-	-	N
	14	2 BED VILLA - SLUG	144	-	32	27	8.4	-	8.4	Y	-	Y	N
	15	2 BED VILLA - SLUG	143	-	32	27	8.4	-	8.4	Y	-	-	Y
	16 17	2 BED VILLA - SLUG	145	-	32	27	8.4	-	8.4	Y	-	Y	N
	17	3 BED VILLA - DLUG 3 BED VILLA - SLUG	136	-	38	38	10.7	-	10.7	Y	-	-	Y
	10	3 BED VILLA - SLUG 3 BED VILLA - DLUG	131 135	-	38 38	38 38	10.7 10.7	-	10.7 10.7	Y Y	-	-	Y N
	20	2 BED VILLA - SLUG	135	-	38	27	8.4	-	8.4	Y	-	-	Y
	20	3 BED VILLA - DLUG	135	-	38	38	0.4 10.7	-	0.4 10.7	Y	-	-	N
	21	3 BED VILLA - DLUG	135	-	38	38	10.7	-	10.7	Y		-	Y
	22	2 BED VILLA - SLUG	133	-	32	27	8.4	-	8.4	Y	-	-	N
	23 24	3 BED VILLA - DLUG	135	-	38	38	10.7	-	10.7	Y	-	-	Y
	24 25	2 BED VILLA - SLUG	144	-	32	27	8.4	-	8.4	Y	-	-	N
	26	3 BED VSA - SLUG	134	-	27	15	10.7	-	10.7	Y	-	-	Y
	27	3 BED VSA - DLUG	138	-	34	19	10.7	-	10.7	N	-	-	N
	28	3 BED VSA - SLUG	136	-	27	15	10.7	-	10.7	Y	-	-	Y
	29	3 BED VSA - DLUG	138	-	34	23	10.7	-	10.7	N	-	-	N
	30	2 BED VSA - SLUG	136	-	18	36	9.4	-	9.4	Y	-	-	Y
	31	2 BED VSA - SLUG	150	-	18	34	9.4	-	9.4	N	-	-	N
	32	3 BED VSA - DLUG	136	-	34	39	10.7	-	10.7	Y	-	-	Y
	33	2 BED VSA - SLUG	150	-	18	33	9.4	-	9.4	N	-	-	N
(Å	34	3 BED VSA - SLUG	136	-	27	19	10.7	-	10.7	Y	-	-	Y
STYLE APARTMENT (VSA)	35	2 BED VSA - SLUG	150	-	18	37	9.4	-	9.4	N	-	-	N
ENT	36	2 BED VSA - SLUG	151	-	18	37	9.4	-	9.4	Y	-	-	Y
IME	37	2 BED VSA - SLUG	150	-	18	44	9.4	-	9.4	N	-	-	N
AR	38	3 BED VSA - SLUG	134	27	-	15	10.7	-	10.7	Y	Y	-	Y
AF.	39	3 BED VSA - DLUG	138	34	-	19	10.7	-	10.7	Y	N	-	Ν
ΥΓΕ	40	3 BED VSA - SLUG	138	27	-	15	10.7	-	10.7	Y	Y	-	Y
A ST	41	3 BED VSA - DLUG	138	34	-	23	10.7	-	10.7	Y	N	-	N
VILLA	42	2 BED VSA - SLUG	150	18	-	37	9.4	-	9.4	Y	Y	-	Y
5	43	2 BED VSA - SLUG	150	18	-	34	9.4	-	9.4	N	N	-	N
	44	3 BED VSA - DLUG	150	34	-	39	10.7	-	10.7	Y	Y	-	Y
	45	2 BED VSA - SLUG	150	18	-	33	9.4	-	9.4	N	N	-	N
	46	3 BED VSA - SLUG	136	27	-	19	10.7	-	10.7	Y	Y	-	Y
	47	2 BED VSA - SLUG	150	18	-	37	9.4	-	9.4	N	N Y	-	N
	48 49	2 BED VSA - SLUG 2 BED VSA - SLUG	151 150	18 18	-	36 44	9.4 9.4	-	9.4 9.4	Y N	N	-	N N
	49 50	3 BED UNIT	120	15	-	-	9.4 6.7	- 5.4	9.4	Y	Y	-	Y
	50	2 BED UNIT	120	12.5	- -	-	5.0	5.4	10.4	Y	Y	-	Y
	52	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	N	N	-	N
	53	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	Y	-	Y
	54	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	N	N	-	N
	55	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	Y	-	Y
	56	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	Y	Y	-	Y
	57	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	Y	-	Y
	58	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	N	N	-	N
	59	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	Y	-	Y
	60	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	N	N	-	N
	61	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	Y	-	Y
	62	3 BED UNIT	120	15	-	-	5.0	5.4	10.4	Y	Y	-	Y
	63	2 BED UNIT	109	12.5	-	-	6.7	5.4	12.1	Y	Y	-	Y
	64	3 BED UNIT	120	15	-	-	5.0	5.4	10.4	Y	Y	-	Y
ПТ	65	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	Y	Y	-	Y
APARTMENT	66	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	Y	-	Y
AR	67	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	N	-	N
AF	68	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	Y	Y	-	Y
	69 To	2 BED UNIT	109	12.5	-	-	5.0	5.4	10.4	N	N	-	N
	70	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	Y	Y	-	Y
	71	3 BED UNIT	120	15	-	-	6.7	5.4	12.1	Y	Y	-	Y
	72	3 BED UNIT	120	15	-	-	5.0	5.4	10.4	Y	Y	-	Y
	73	2 BED UNIT	109	12.5	-	-	6.7	5.4	12.1	Y	Y	-	Y
	74	3 BED UNIT	120	15	-	-	5.0	5.4	10.4	Y	Y	-	Y
	75 76	3 BED UNIT	120	15	-	-	6.7 5.0	5.4 5.4	12.1	Y Y	Y Y	-	Y
	76 77	2 BED UNIT 2 BED UNIT	109 109	12.5 12.5	-	-	5.0	5.4	10.4	Y Y	Y Y	-	Y
	78	2 BED UNIT	109	12.5	-	-	5.0 5.0	5.4 5.4	10.4 10.4	Y	Y	-	Y
	78 79	2 BED UNIT	109	12.5	-	-	5.0	5.4 5.4	10.4	Y	Y Y	-	Y
	79 80	3 BED UNIT	120	12.5	-	-	6.7	5.4 5.4	10.4	Y	Y Y	-	Y
	80 81	3 BED UNIT	120	15	-	-	6.7	5.4 5.4	12.1	Y	Y Y	-	Y
			120			L	5.1	J.7	14.1				
	NOTE	All unit numbers are indicative id	lentificati	on purposes	only and subject to ch	hange.				66/81 =81%	31/43 =72%	3/3 =100%	53/3 =65
					,								+
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		-	-		-		1					1	+
SH		SHOP	102	-	-	-							
SH CH		SHOP CLUB HOUSE	102 645	-	-	-							-

Wash bays arge bays)

> SEPP SENIORS 2004 50 (e) solar access: if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter
> ² Wollongong DCP 5.12.2.3 The primary balcony of at least 70% of the dwellings within a multi dwelling housing development shall receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21. ³ Wollongong DCP 5.12.2.4 Windows to north facing living rooms for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and

> 3.00pm on 21 June. ⁴ Wollongong DCP 5.12.2.5 At least 50% of the private open space area for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June.

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No	Initial	DATE
A	hk	6/08/2021
P4	hk	16/07/2021
P3	hk	10/07/2021
P2	hk	29/06/2021
P1	hk	1/06/2021

liminary Issue for Revie Preliminary Issue Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Development Summary

PROJECT No		DRAWING No		REVISION
20085		A000)1	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
	A1	нк	RG	6/08/2021

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

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2.5 ⁴	Cross Ventilation
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DEVELOPMENT APPLICATION ISSUE

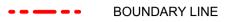
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LEGEND

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A



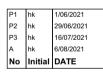
- EASEMENT
- EXISTING BUILDING

EXISTING BACLONY

EXISTING DRIVEWAY AND FOOTPATHS

EXISTING FENCE LINE

EXISTING TREE



nary Issue for Revie Preliminary Issue for Review Prail Review Development Application REVISION DETAILS

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT IRT Towradgi

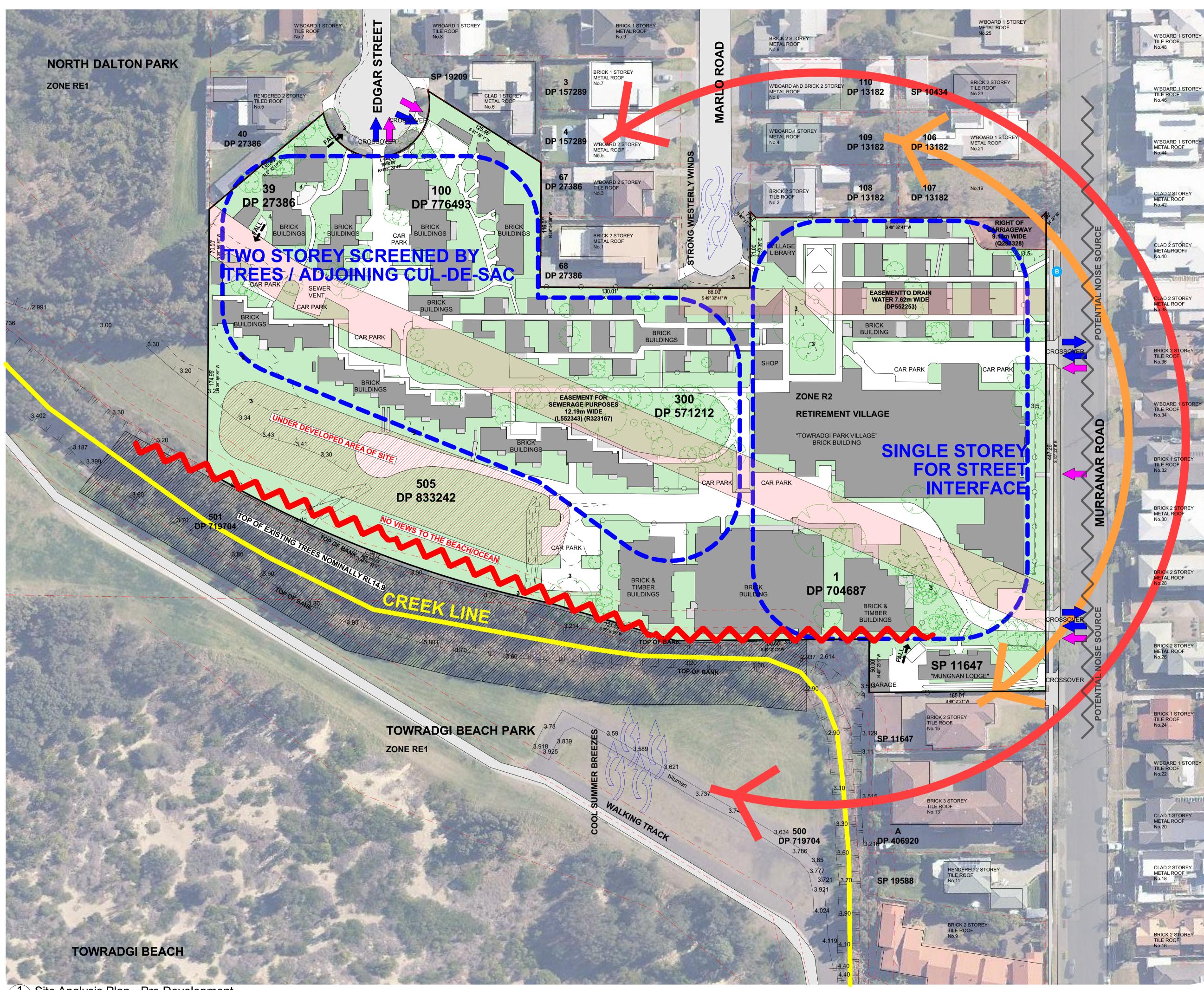
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Existing Site Plan

PROJECT No		DRAWING No		REVISION
20085		A020 ²	1	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	НК	RG	6/08/2021
ARCHITECT				
Gardner Weth	erill Assoc.			T (02) 9929 6777
Suite 2.01 Leve			E design@gard	nerwetherill.com.au
460 Pacific Hig St Leonards NS			Nominated a	A.C.N. 104 476 833 Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





DEVELOPMENT APPLICATION ISSUE

LEGEND BOUNDARY LINE • • • • • • EASEMENT EXISTING BUILDING EXISTING BACLONY EXISTING DRIVEWAY AND FOOTPATHS EXISTING FENCE LINE -0---EXISTING TREE PEDESTRIAN ACCESS VEHICULAR ACCESS DIRECTION OF EXISTING FALL IN GROUND SUMMER SUN WINTER SUN EXISTING BUS STOP TOTAL SITE AREA = $27,493m^2$

Site is generally classified as a Medium Flood Risk Precinct.

Preliminary Issue Preliminary Issue Final Review Development Application

REVISION DETAILS

 P2
 hk
 29/06/2021

 P3
 hk
 12/07/2021

 P4
 hk
 16/07/2021

 A
 hk
 6/08/2021

 No
 Initial
 DATE

CLIENT

IRT

PROJECT

DRAWING TITLE

PROJECT No

1:500

ARCHITECT

20085

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

DRAWING SCALE

3/77 MARKET ST, WOLLONGONG NSW 2500

17A MURRANAR ROAD, TOWRADGI

SHEET SIZE

A1

Site Analysis Plan - Pre Development

DRAWING No

DRAWN

ΗK

A0202

CHECKED RG

IRT Towradgi

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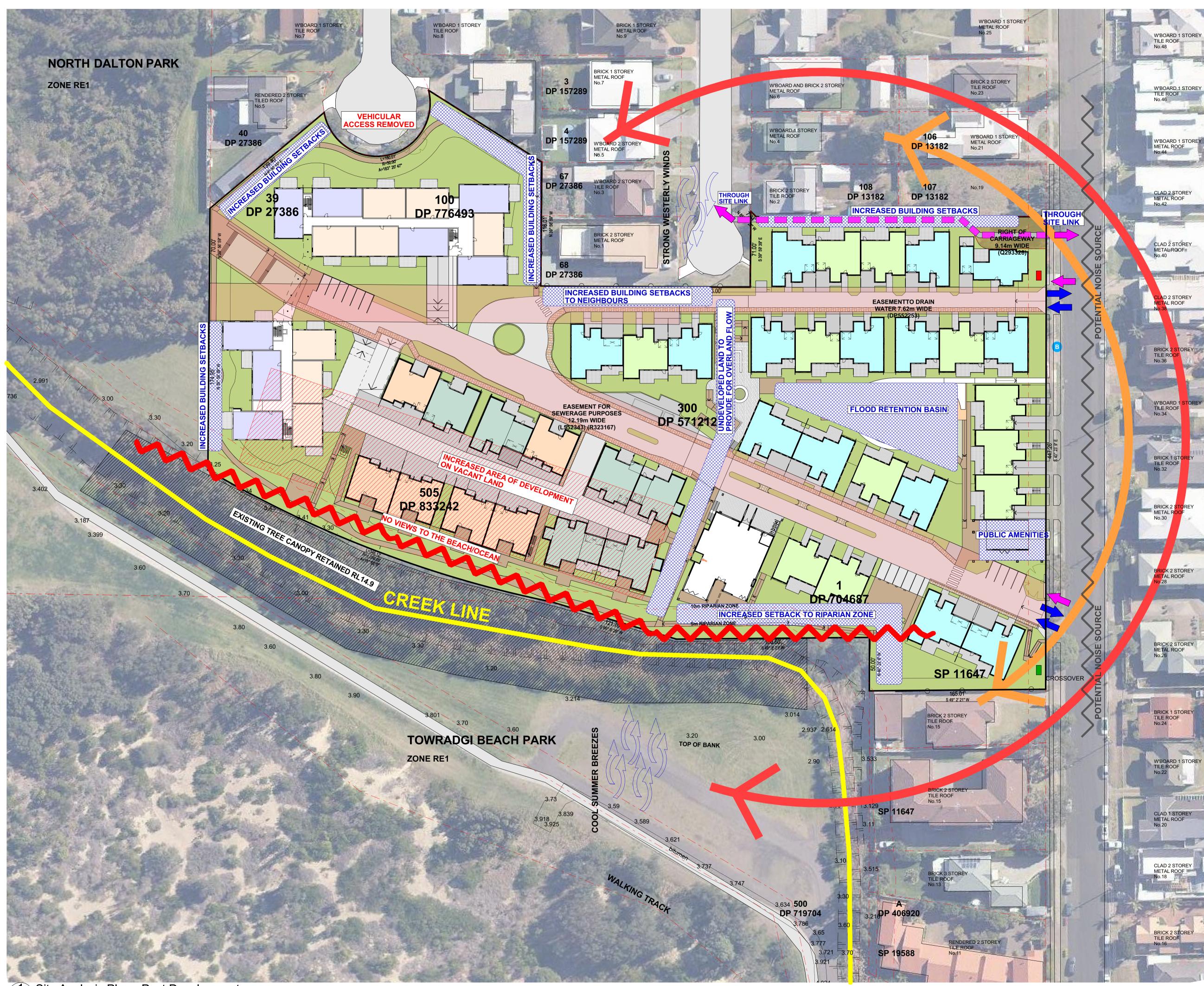
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REVISION

Α

6/08/2021



DEVELOPMENT APPLICATION ISSUE

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LEGEND



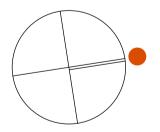
NEW BUS STOP

TOTAL SITE AREA = 27,493m²

Site is generally classified as a Medium Flood Risk Precinct.

 A
 hk
 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17a murranar road, towradgi

DRAWING TITLE

Site Analysis Plan - Post Development

PROJECT No		DRAWING No		REVISION	
20085		A020)3	A	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
1:500	A1	НК	RG	6/08/2021	
ARCHITECT					
Gardner Wetherill Assoc.				T (02) 9929 6777	
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460 Pacific Hig St Leonards NS	, J		Nominat	A.C.N. 104 476 833 ted Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)	



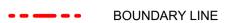


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LEGEND





EXISTING BUILDING / PAVING TO BE DEMOLISHED

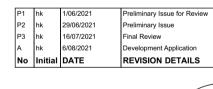


EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

NOTES

1. REMOVE ALL TREES WHERE CIVIL AND BUILDING WORKS ARE REQUIRED TO BE UNDERTAKEN WITHIN DRIP ZONES.



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Demolition Plan - Stage A

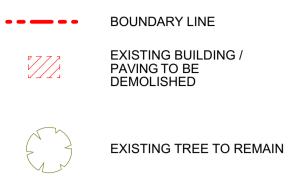
PROJECT No		DRAWING No		REVISION
20085		A030	1	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	НК	RG	6/08/2021
ARCHITECT				
Gardner Wethe				T (02) 9929 6777
Suite 2.01 Level 2		E design@gardnerwetherill.com.au		
460 Pacific Hig St Leonards NS			Nomina	A.C.N. 104 476 833 ated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





Use figured dimensions only. Do not scale. All work to comply with current regulations and S.A.A. Standards. Drawing has been documented in COLOUR. Drawing is required to be printed in COLOUR. Failure to do so may result in loss of information. Black and White Printing may be used if specific Black and White documents have been obtained from Gardner Wetherill & Associates. CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

LEGEND



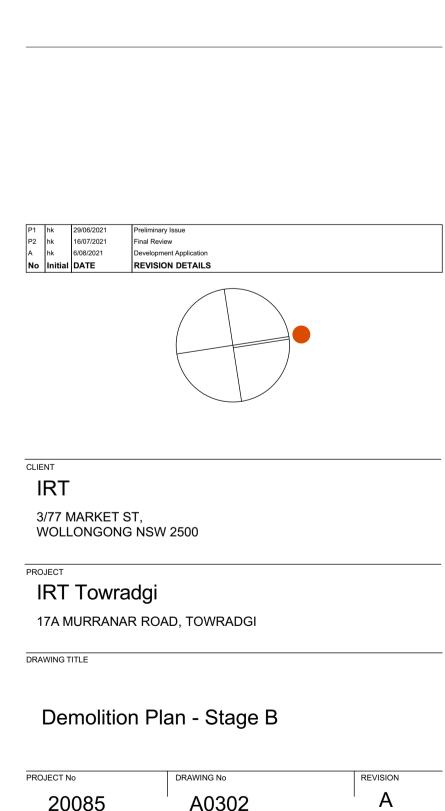
EXISTING BUILDING / PAVING TO BE DEMOLISHED

EXISTING TREE TO BE REMOVED

NOTES

1-1-1

1. REMOVE ALL TREES WHERE CIVIL AND BUILDING WORKS ARE REQUIRED TO BE UNDERTAKEN WITHIN DRIP ZONES.

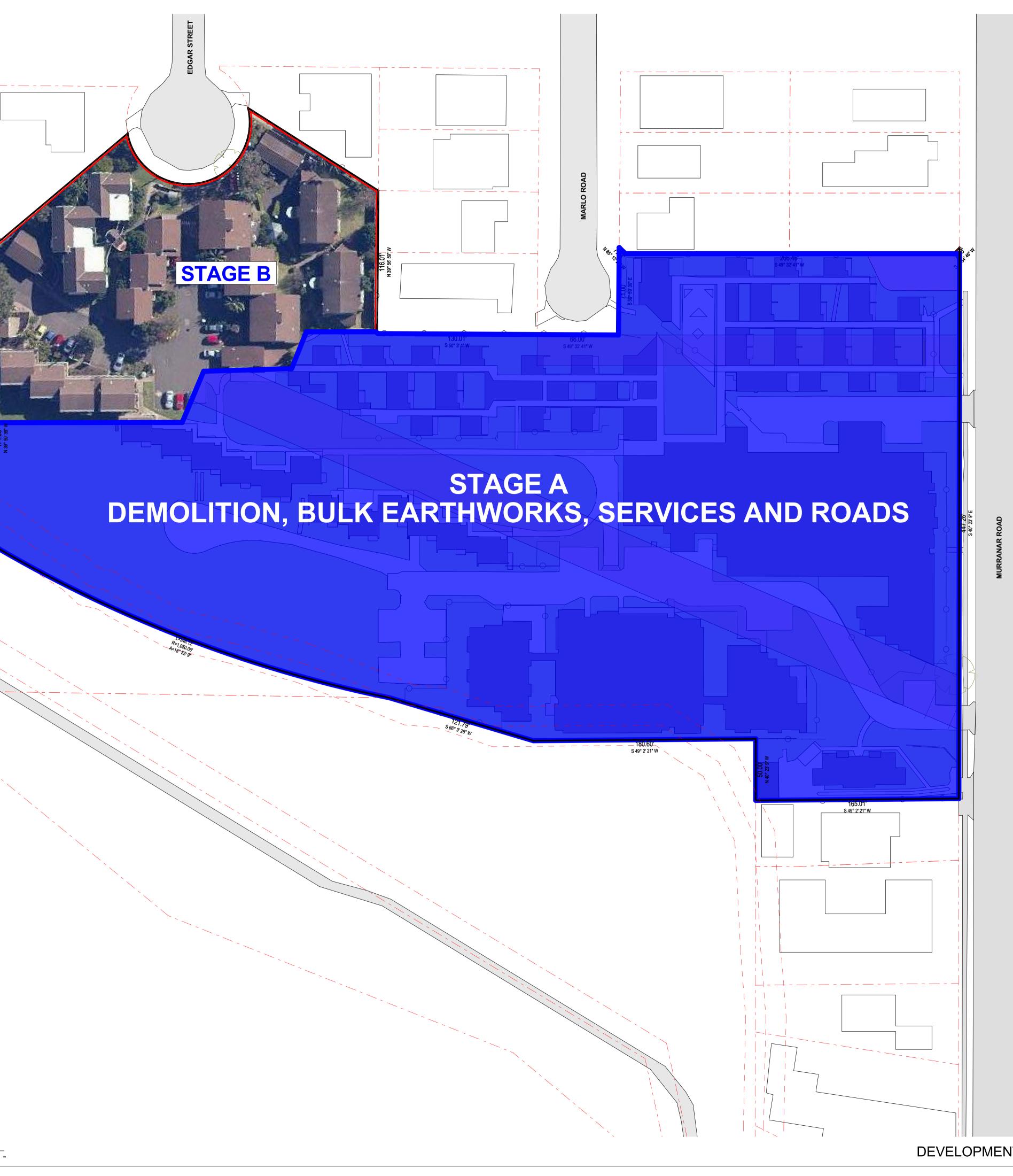


PROJECT No		DRAWING No		REVISION
20085		A030	02	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	НК	RG	6/08/2021
ARCHITECT				
Gardner Wethe			F design@ga	T (02) 9929 6777

Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)







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P1 hk 26/03/2021 P2 hk 1/06/2021 P3 hk 29/06/2021 P4 hk 16/07/2021 A hk 6/08/2021 No Initial DATE

Preliminary Issue for Review Preliminary Issue for Review Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

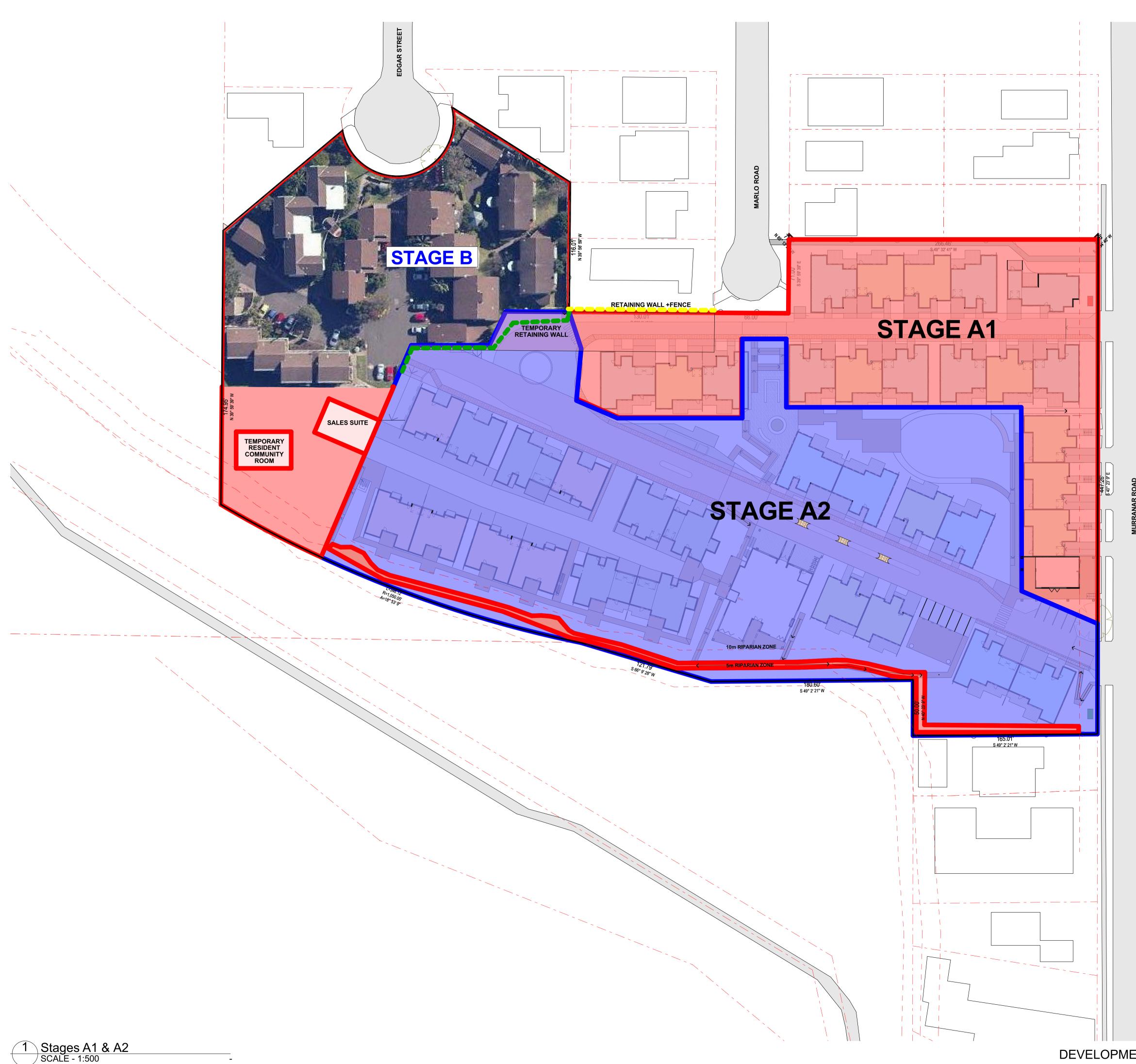
Civil Works Plan - Stage A

PROJECT No		DRAWING No		REVISION		
20085		A040)1	A		
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE		
1:500	A1	НК	RG	6/08/2021		
ARCHITECT						
Gardner Wethe			F decian@ga	T (02) 9929 6777		

Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





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Preliminary Issue for Review Preliminary Issue for Review Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Construction Staging Plan - Stages A1 & A2

PROJECT No 20085		DRAWING No		REVISION
		A0402		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	НК	RG	6/08/2021
ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)

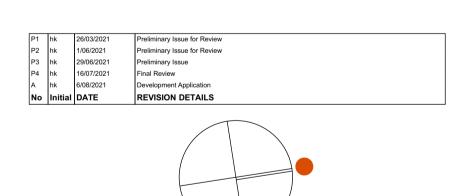




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NOTE: STAGE B WORKS INCLUDE DEMOLITION, CIVIL WORKS AND NEW CONSTRUCTION



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Construction Staging Plan - Stage B

PROJECT No		DRAWING No		REVISION
20085		A0403		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	НК	RG	6/08/2021
ARCHITECT				
Gardner Weth	erill Assoc			T (02) 9929 6777

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





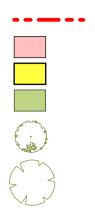
DEVELOPMENT APPLICATION ISSUE

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LEGEND



BOUNDARY LINE EASEMENT VILLAGE SERVICES SOFT LANDSCAPE AREA NEW TREES EXISTING TREE

PRODUCT TYPES, MIX & NUMBERS

 ТҮРЕ	MIX	NUMBERS
VILLA		
3 BEDROOM (SLUG x 9 + DLUG x 5)	56%	14
2 BEDROOM + STUDY	44%	11
VILLA-STYLE APARTMENT		
3 BEDROOM (SLUG x 6 + DLUG x 6)	50%	12
2 BEDROOM + STUDY	50%	12
APARTMENT		
3 BEDROOM	44%	14
2 BEDROOM	56%	18
	TOTAL	81

1	:500 @	D ORIGINA	L SIZE
No	Initial	DATE	REVISION DETAILS
4	hk	6/08/2021	Development Application
23	hk	20/07/2021	Final Review
P22	hk	16/07/2021	Final Review
P21	hk	2/07/2021	Preliminary Issue
> 20	hk	29/06/2021	Preliminary Issue
			Preliminary Issue for Review
P19	hk	9/06/2021	Preliminary Issue for Review
P18	hk	4/06/2021	Preliminary Issue for Review
217	hk	1/06/2021	Preliminary Issue for Review
216	hk	19/05/2021	Preliminary Issue for Review
- 14 - 15	hk	12/05/2021	Preliminary Issue for Review Preliminary Issue for Review
⊃13 ⊃14	hk hk	20/04/2021 3/05/2021	Preliminary Issue for Review
P12	hk	31/03/2021	Preliminary Issue for Review
P11	hk	26/03/2021	Preliminary Issue for Review
P10	hk	8/03/2021	Preliminary Issue for Review
	hk	4/03/2021	Preliminary Issue for Review

IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Site Plan - Ground Level

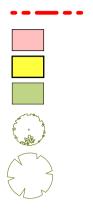
PROJECT No		DRAWING No		REVISION
20085		A0501		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	НК	RG	6/09/2021
ARCHITECT				
Gardner Wethe Suite 2.01 Leve	2		E design@ga	T (02) 9929 6777 Irdnerwetherill.com.au
460 Pacific Hig St Leonards NS	, ,		Nomina	A.C.N. 104 476 833 ated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





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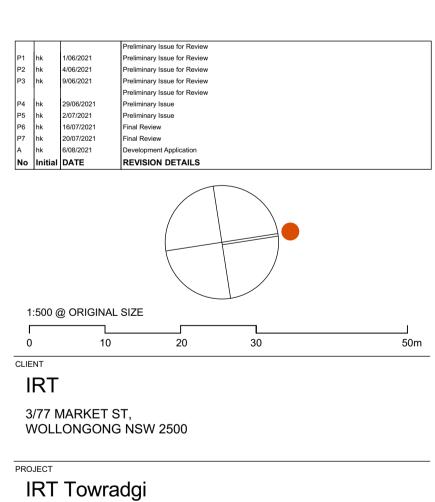
LEGEND



BOUNDARY LINE EASEMENT VILLAGE SERVICES SOFT LANDSCAPE AREA NEW TREES EXISTING TREE

PRODUCT TYPES, MIX & NUMBERS

 ТҮРЕ	МІХ	NUMBERS
VILLA		
3 BEDROOM (SLUG x 9 + DLUG x 5)	56%	14
2 BEDROOM + STUDY	44%	11
VILLA-STYLE APARTMENT		
3 BEDROOM (SLUG x 6 + DLUG x 6)	50%	12
2 BEDROOM + STUDY	50%	12
APARTMENT		
3 BEDROOM	44%	14
2 BEDROOM	56%	18
	TOTAL	81



17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Site Plan - Level 1

PROJECT No 20085		drawing № A0502		
1:500	A1	нк	RG	6/08/2021
ARCHITECT Gardner Weth	erill Assoc.			T (02) 99;

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065 T (02) 9929 6777 E design@gardnerwetherill.com.au ACN.104476833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)

W.





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TOTAL SITE AREA = 27,493m²

TOTAL GFA = 10,961m²

FSR = 10,961 : 27,493 = **0.398 : 1**

NOTE: GFA FOR FSR CALCULATION

1. Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the

building from any other building, measured at a height of 1.4 metres above the floor, and includes:

a) The area of a mezzanine, and

b) Habitable rooms in a basement or an attic, and c) Any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

a) Any area for common vertical circulation, such as lifts and stairs, and b) Any basement:

i) Storage, and

ií) Vehicular access, loading areas, garbage and services, and

c) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

d) Car parking to meet any requirements of the consent authority (including access to that car parking), and

e) Any space used for the loading or unloading of goods (including access to it), and
f) Terraces and balconies with outer walls less

than 1.4 metres high, and

g) Voids above a floor at the level of a storey or storey above.

2. FSR FOR THIS DEVELOPMENT INCLUDES:

- GARAGES FOR 2BED VILLAS AND 2BED VILLA APARTMENTS, WHICH CAN BE CONVERTED TO CARER'S ROOMS.

- AREA FOR LAUNDRY WITHIN THE GARAGES

No	Initial	DATE	REVISION DETAILS
A	hk	6/08/2021	Development Application
P5	hk	16/07/2021	Final Review
P4	hk	29/06/2021	Preliminary Issue
P3	hk	1/06/2021	Preliminary Issue for Review
P2	hk	8/03/2021	Preliminary Issue for Review
P1	hk	4/03/2021	Preliminary Issue for Review

CLIENT IRT

3/77 MARKET ST,

WOLLONGONG NSW 2500

PROJECT IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

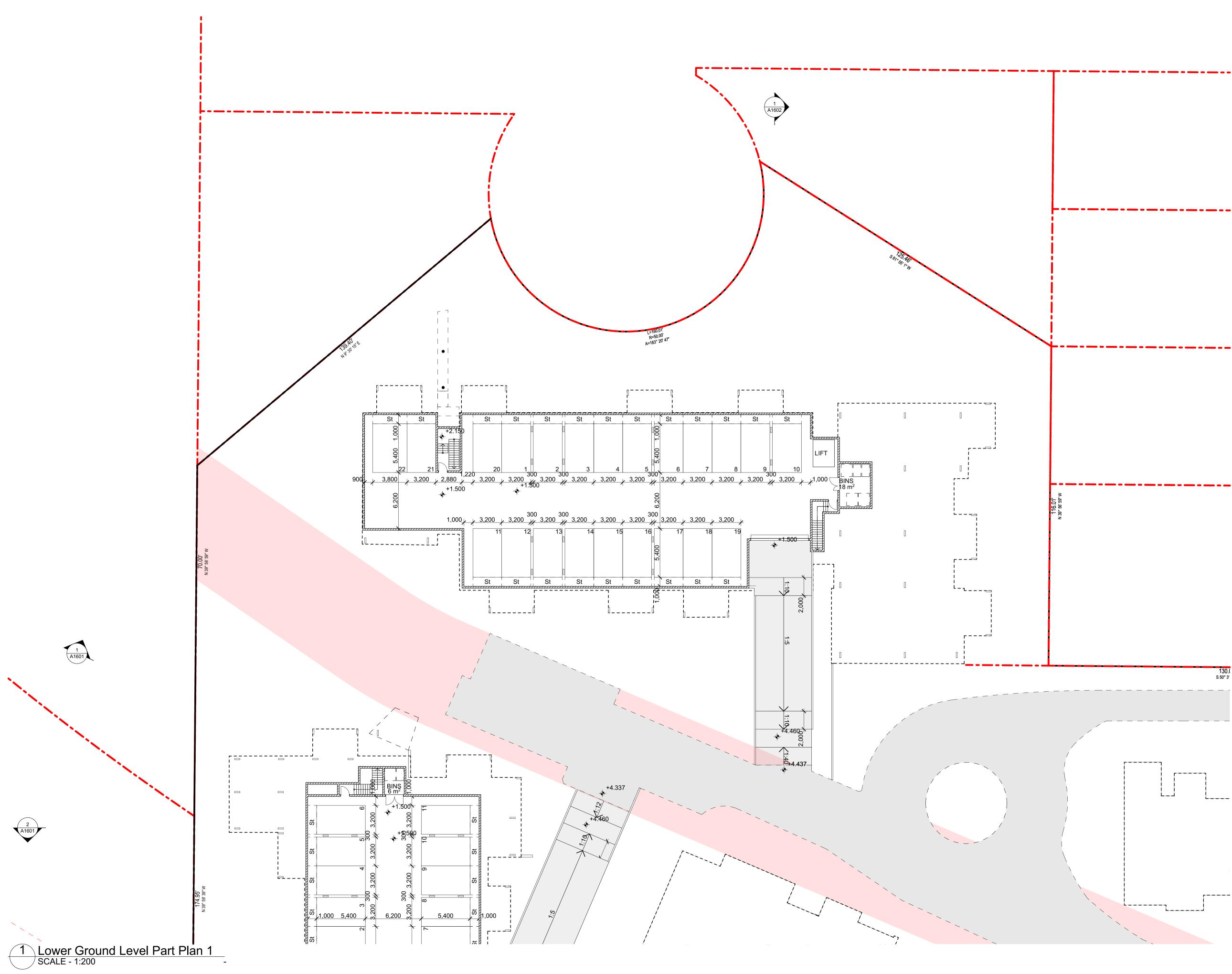
Site Plan - FSR Calculation

PROJECT № 20085		DRAWING NO		REVISION
1:500	A1	нк	RG	6/09/2021

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)

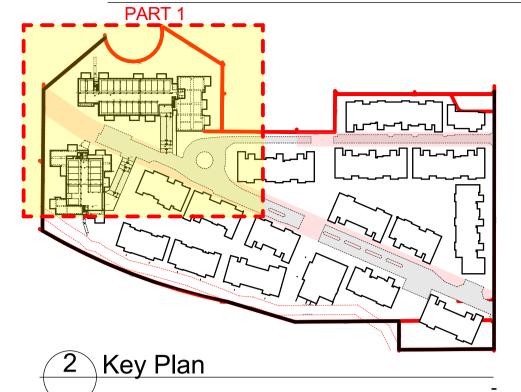




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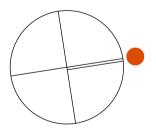
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 A
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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Lower Ground Level Plan - Part 1

PROJECT No		DRAWING No		REVISION
20085		A110)1	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	НК	RG	6/09/2021
ARCHITECT				

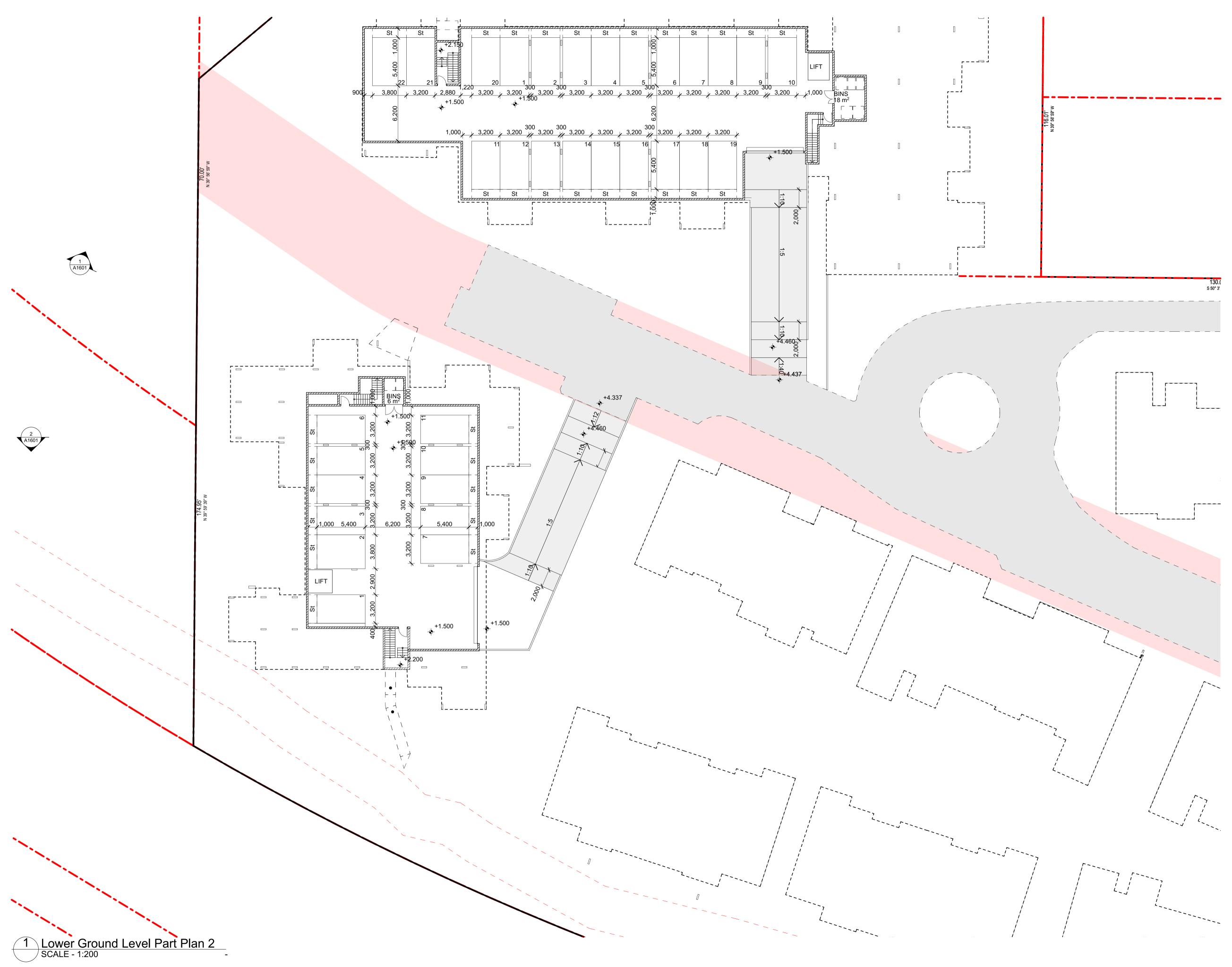
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)



130.(S 50° 3' ----------**L** _ _ _ . **F---**L-----**____**





DEVELOPMENT APPLICATION ISSUE

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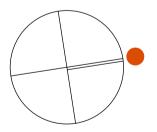






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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17a murranar road, towradgi

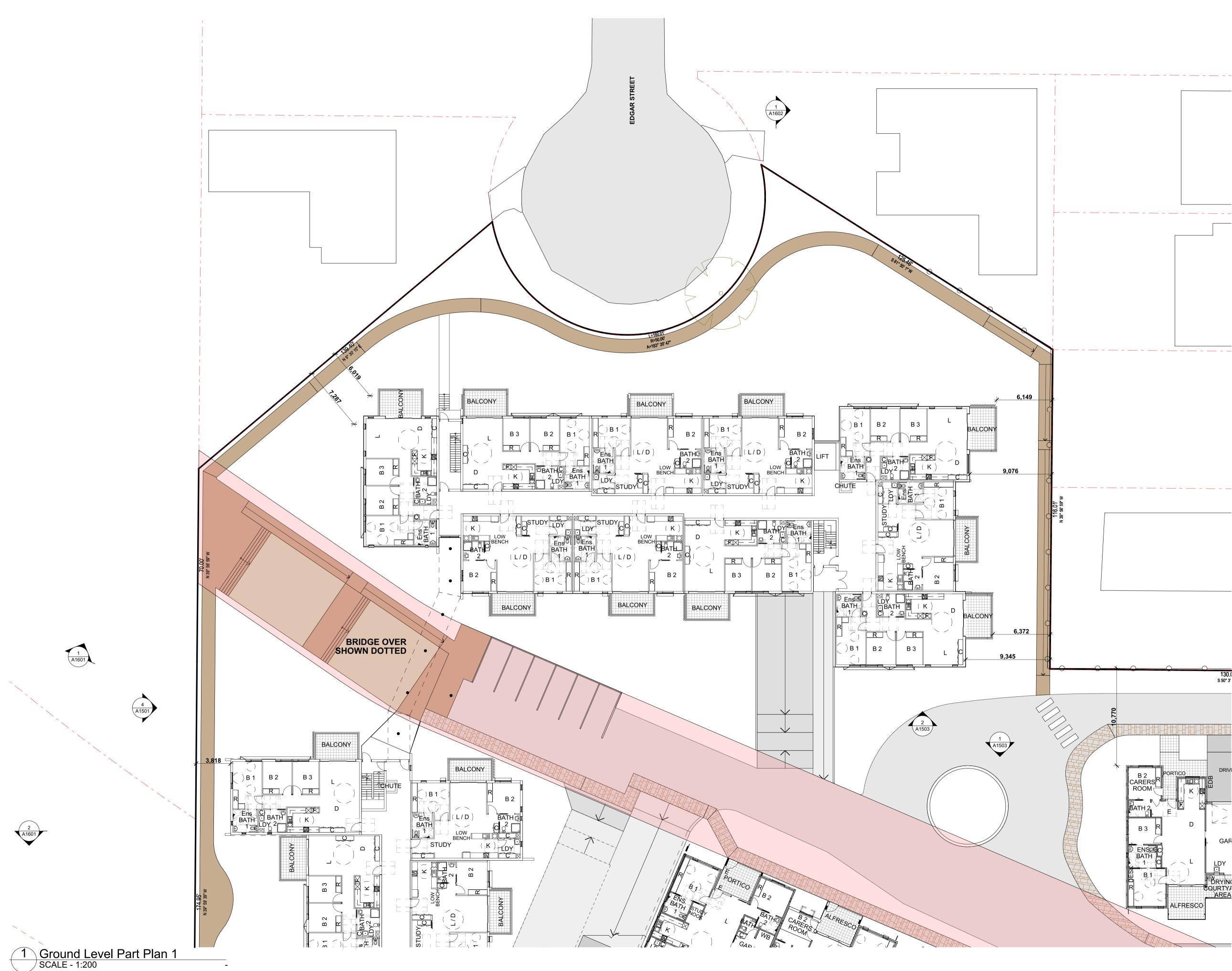
DRAWING TITLE

Lower Ground Level Plan - Part 2

PROJECT No		DRAWING No		REVISION
20085		A110)2	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	НК	RG	6/09/2021
ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065 T (02) 9929 6777 E design@gardnerwetherill.com.au ACN 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3496)

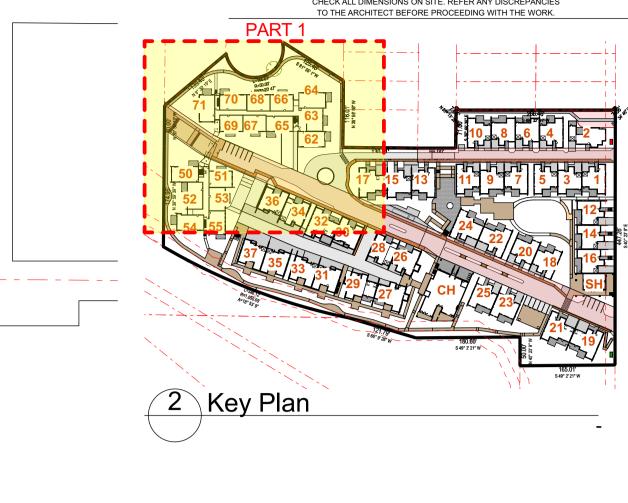




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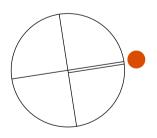
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EASEMENT

 A
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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Ground Level Plan - Part 1

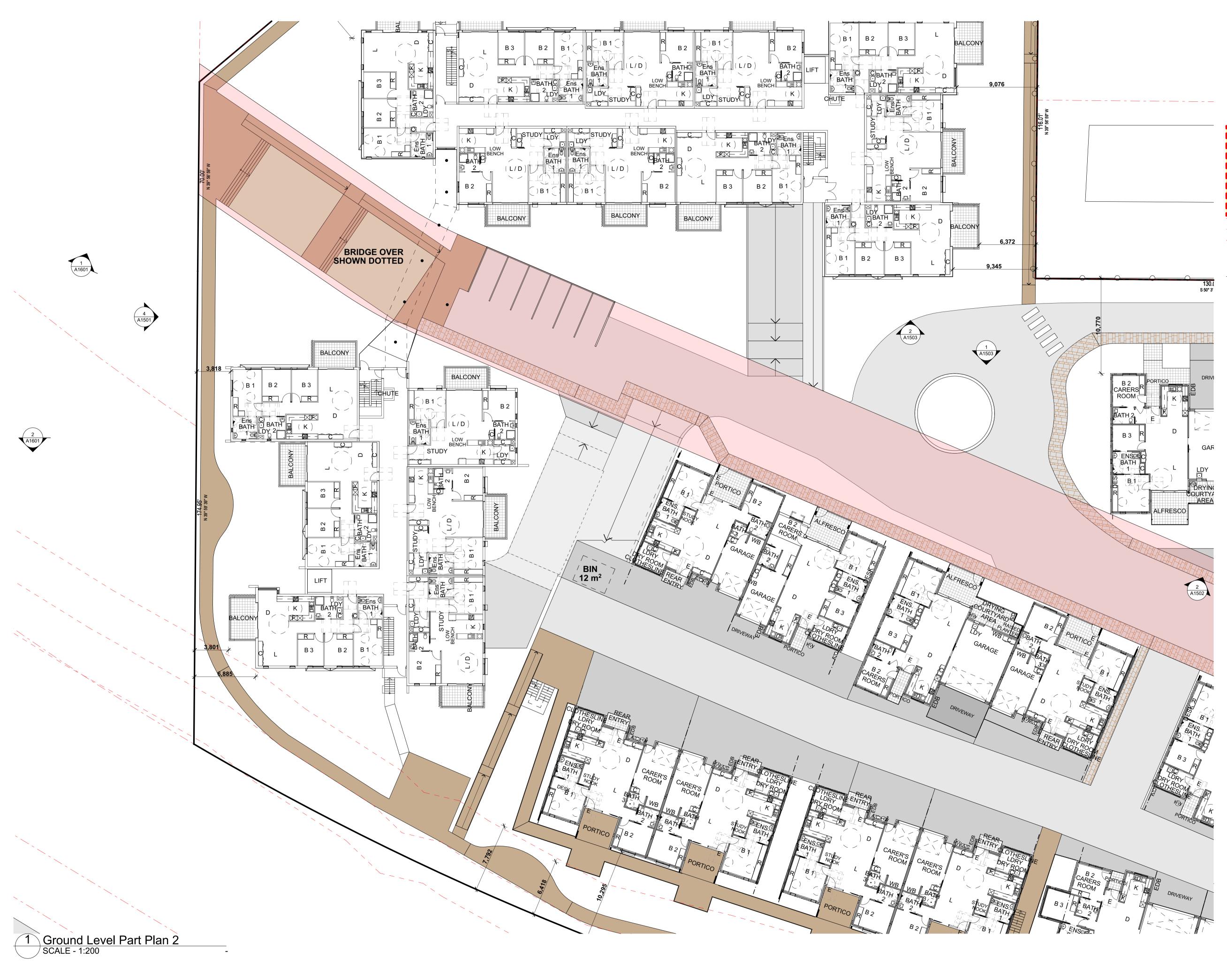
PROJECT № 20085		drawing no		REVISION
				A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	нк	RG	6/09/2021

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

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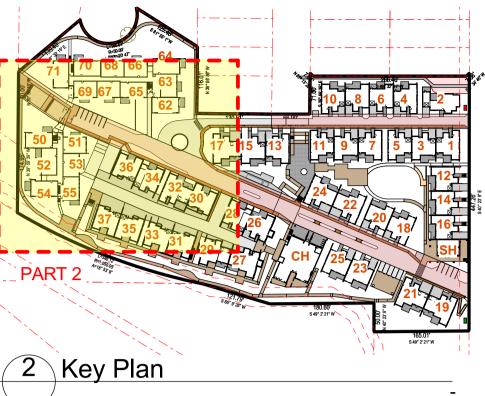
130.(s 50° 3' DRIV B 2 CARERS^R ROOM DRTICO < _ D B 3 GAF Ĺ LDY B 1 AREA ALFRESCO



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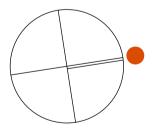




EASEMENT

 A
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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Ground Level Plan - Part 2

PROJECT No		DRAWING No		REVISION
20085		A1202		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	НК	RG	6/09/2021
ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

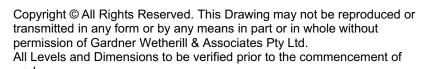
T (02) 9929 6777 E design@gardnerwetherill.com.au



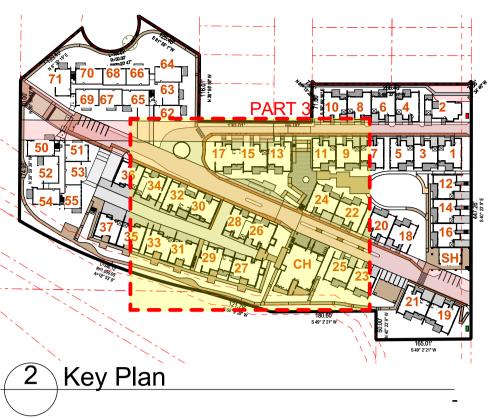


1 Ground Level Part Plan 3 SCALE - 1:200

M:\Projects\2020\20085 IRT Towradgi Aged Care\11.0 CADD\Plan Files (pln's)\20085 Towradgi IRT V22.pln



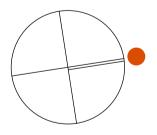
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CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Ground Level Plan - Part 3

PROJECT No		DRAWING No		REVISION
20085		A1203		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	НК	RG	6/08/2021
ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 inated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





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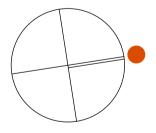
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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS





3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Ground Level Plan - Part 4

PROJECT No		DRAWING No		REVISION
20085		A1204		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	нк	RG	6/08/2021
ARCHITECT				

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T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 chitects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)



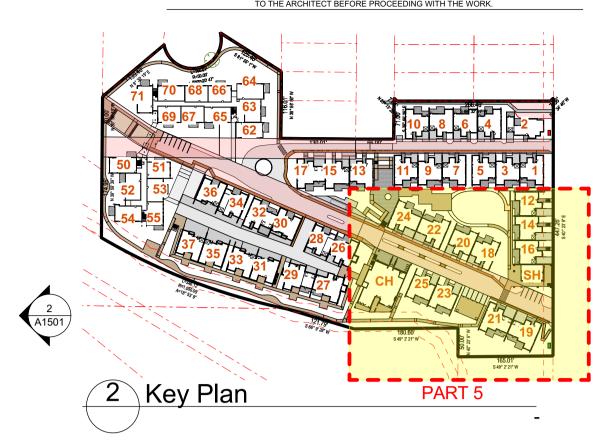




1 A1601

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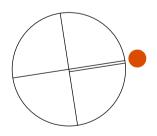
All Levels and Dimensions to be verified prior to the commencement of work. Use figured dimensions only. Do not scale. All work to comply with current regulations and S.A.A. Standards. Drawing has been documented in COLOUR. Drawing is required to be printed in COLOUR. Failure to do so may result in loss of information. Black and White Printing may be used if specific Black and White documents have been obtained from Gardner Wetherill & Associates. CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.



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 Development Application

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 Initial
 DATE
 REVISION DETAILS



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

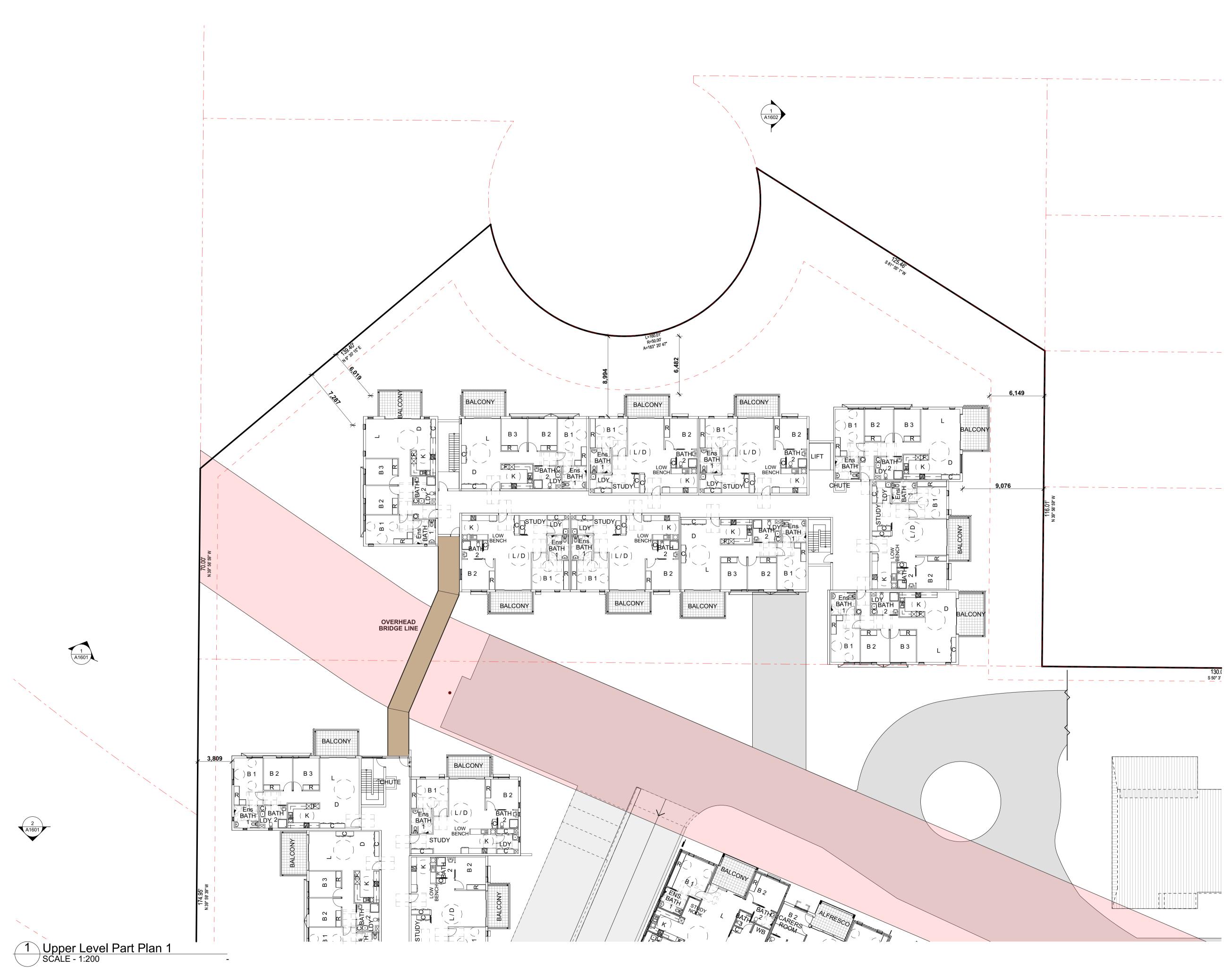
Ground Level Plan - Part 5

PROJECT No		DRAWING No		REVISION
20085		A1205		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200 A1		НК	RG	6/08/2021
ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 ominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





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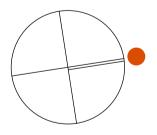
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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Upper Level Plan - Part 1

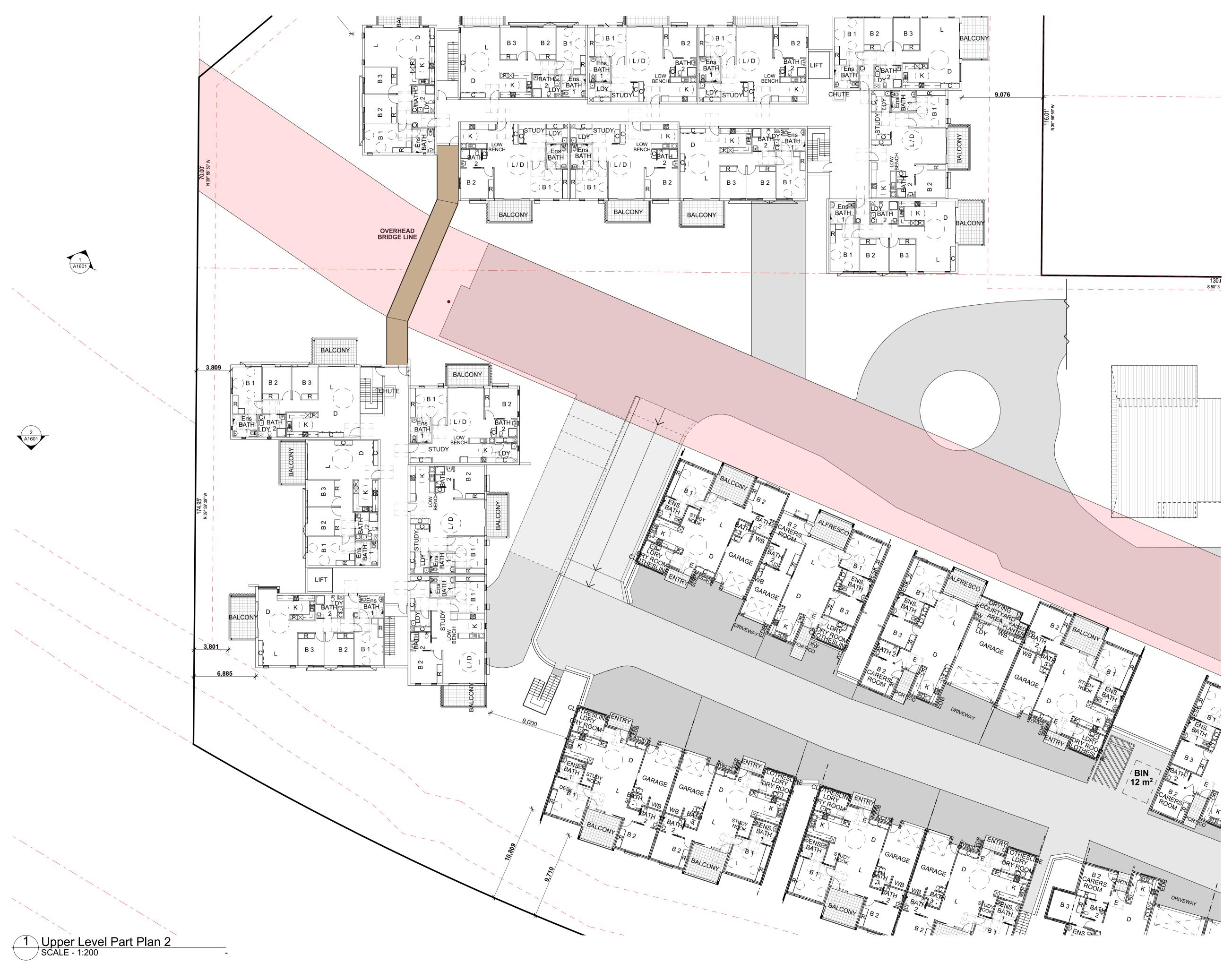
PROJECT No		DRAWING No		REVISION
20085		A1301		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200 A1		НК	RG	6/09/2021

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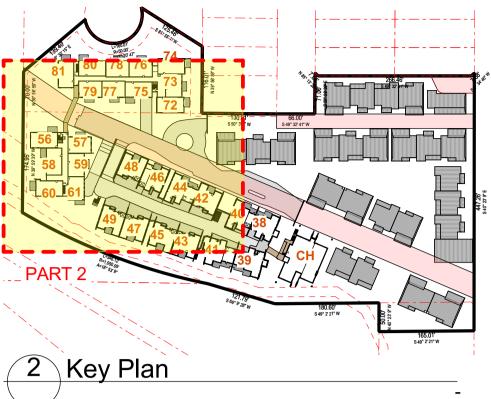




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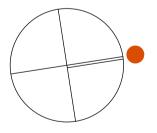




EASEMENT

 A
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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Upper Level Plan - Part 2

PROJECT № 20085		drawing № A1302		
1:200	A1	НК	RG	6/09/2021
ARCHITECT				

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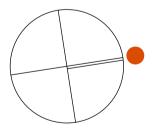
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DEVELOPMENT APPLICATION ISSUE

EASEMENT

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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS



CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

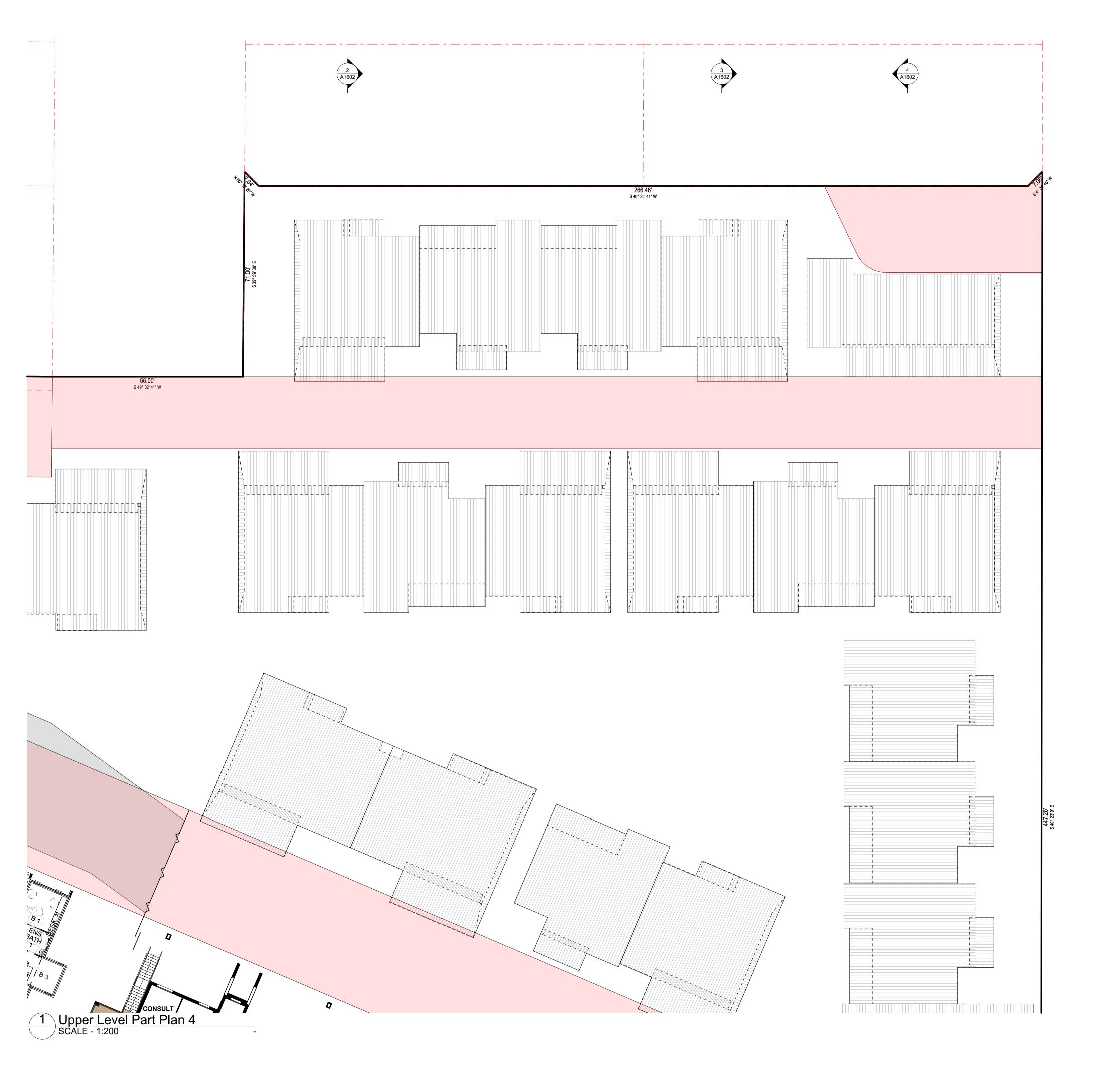
Upper Level Plan - Part 3

PROJECT No		DRAWING No		REVISION
20085		A1303		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	НК	RG	6/08/2021
ARCHITECT				
Gardner Weth	erill Assoc.			T (02) 9929 67

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 minated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)



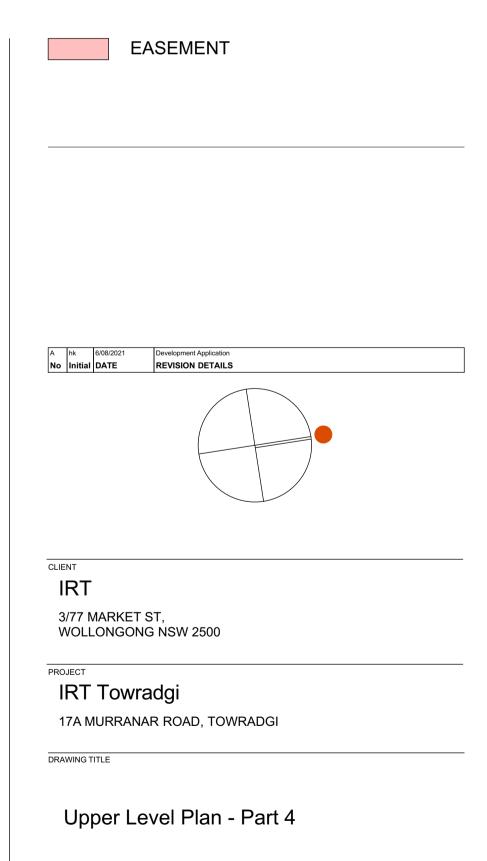


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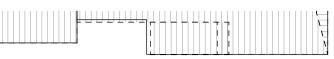


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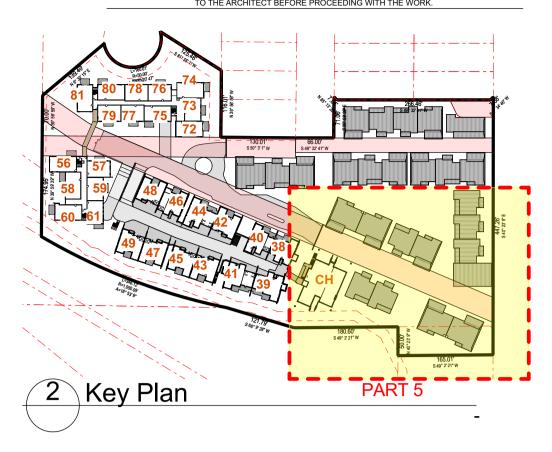


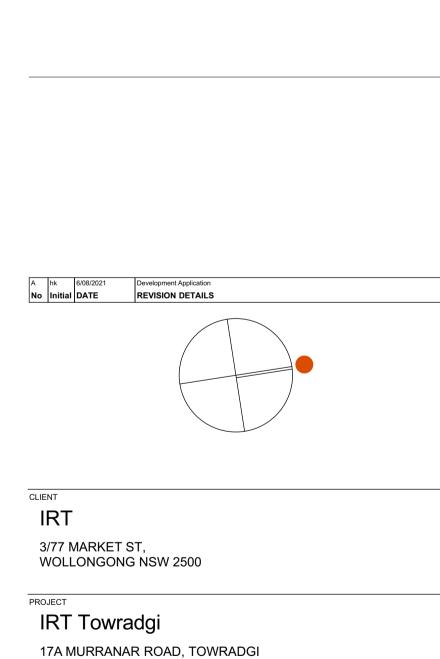
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DRAWING TITLE

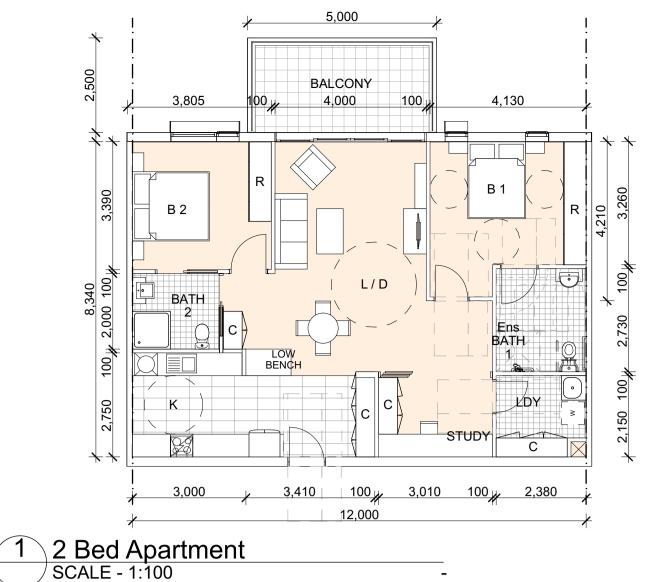
Upper Level Plan - Part 5

PROJECT No		DRAWING No		REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	НК	RG	6/08/2021
ARCHITECT				

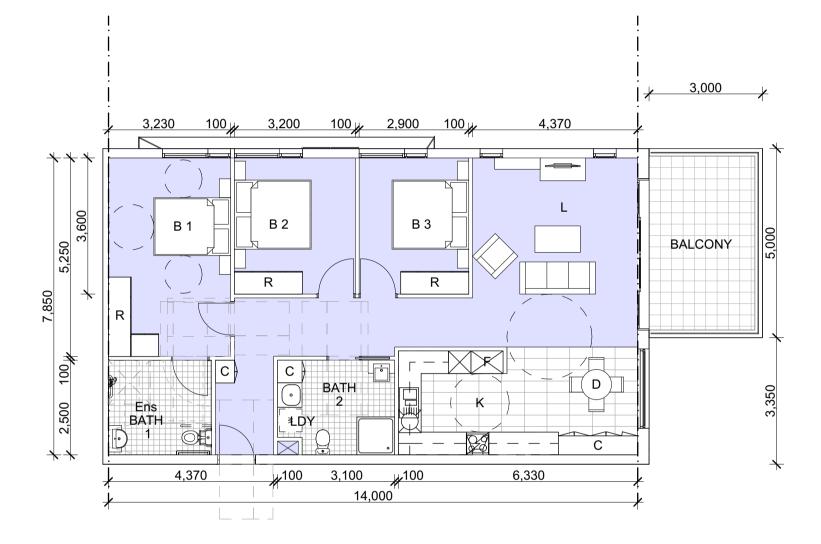
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

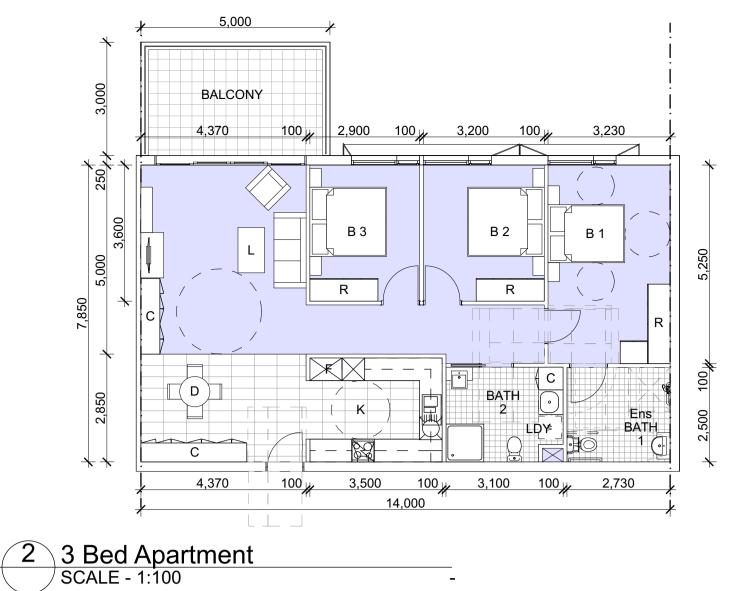
T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)

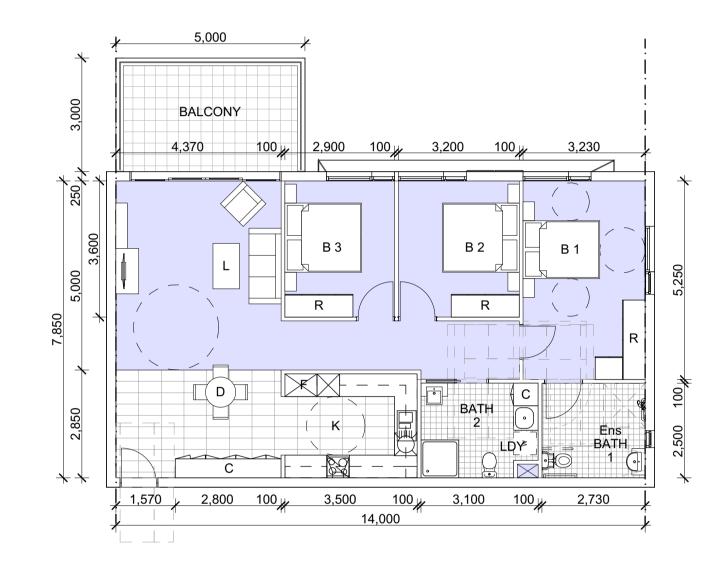


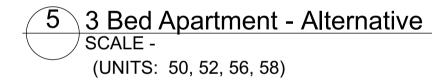


(UNITS: 53, 59, 63, 66, 67, 68, 69, 73, 76, 77, 78, 79)

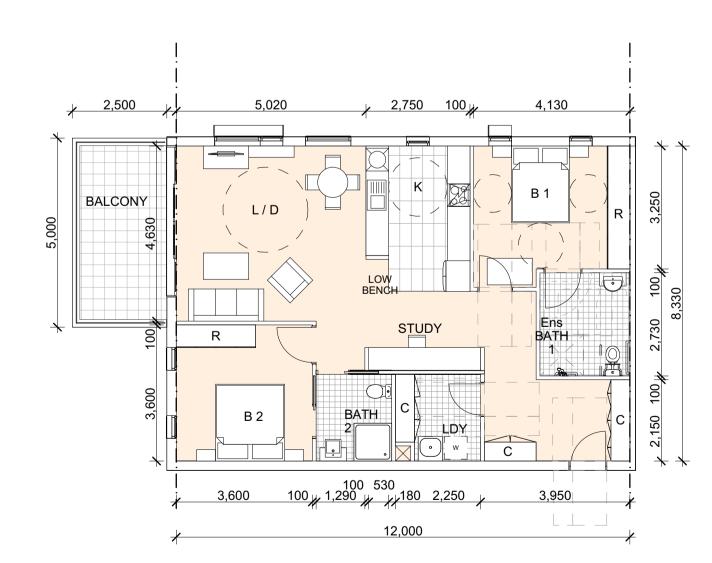




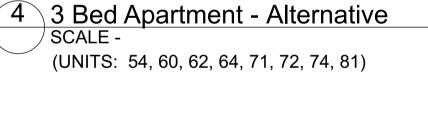


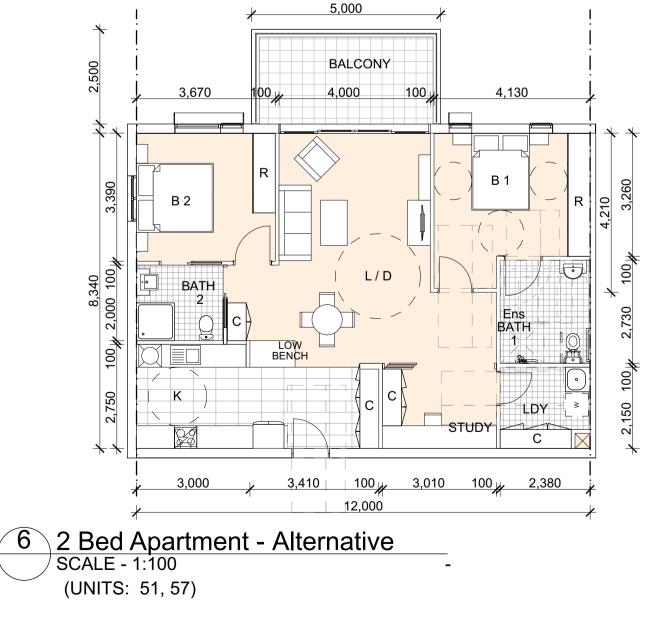


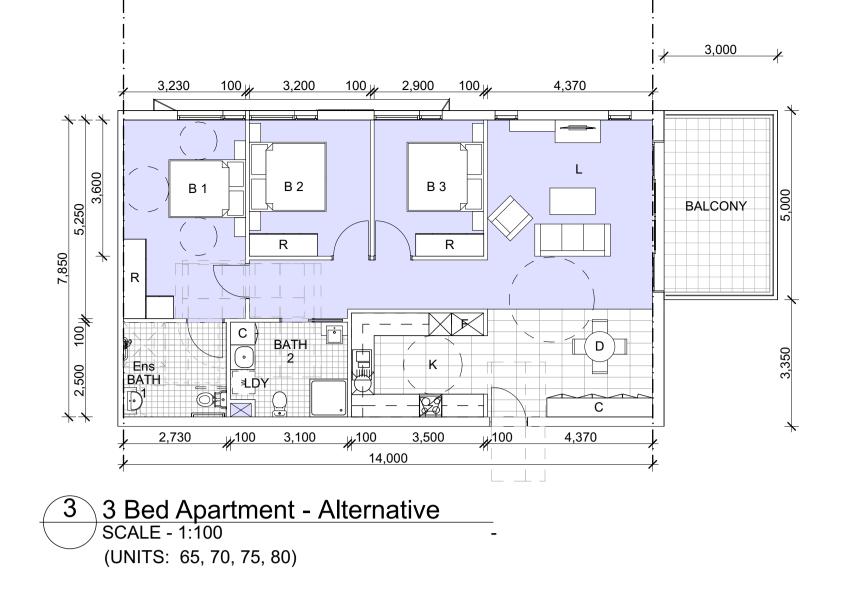
(UNITS: 70, 80)

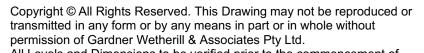


2 Bed Apartment - Alternative SCALE - 1:100 (UNITS: 55, 61)



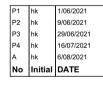






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Preliminary Issue for Reviev Preliminary Issue for Review Preliminary Issue Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Typical Unit Layouts - Apartments

PROJECT No		DRAWING No		REVISION
20085)	A1401		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:100	A1	НК	RG	6/08/2021
ARCHITECT				
Cardnar Wath	orill Accor			T (02) 0020 6777

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 rchitects - Toby Wetherill (Reg No. 8466) Alistoir Does Cardner (Reg No. 3949)

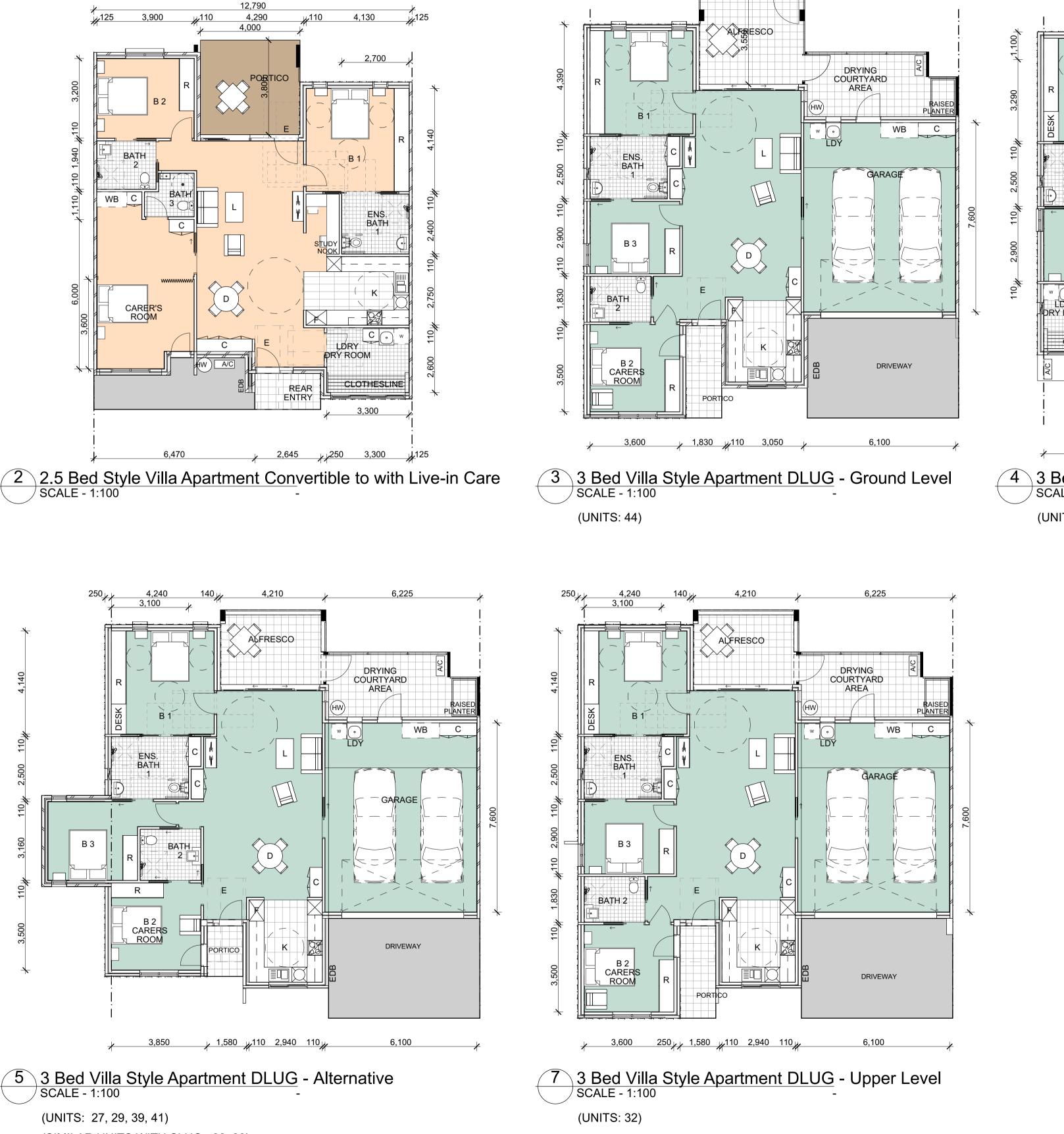




+ 3,600 250 + 1,580 + 110 2,940 110 → 3,700 +

5 3 Bed Villa Style Apartment SLUG SCALE - 1:100

DRIVEWAY



250 4,130

4,240 4,250

110

110

6,225

(SIMILAR UNITS WITH SLUG: 26, 38)

(UNITS: 1, 7, 40)

В3

BATH

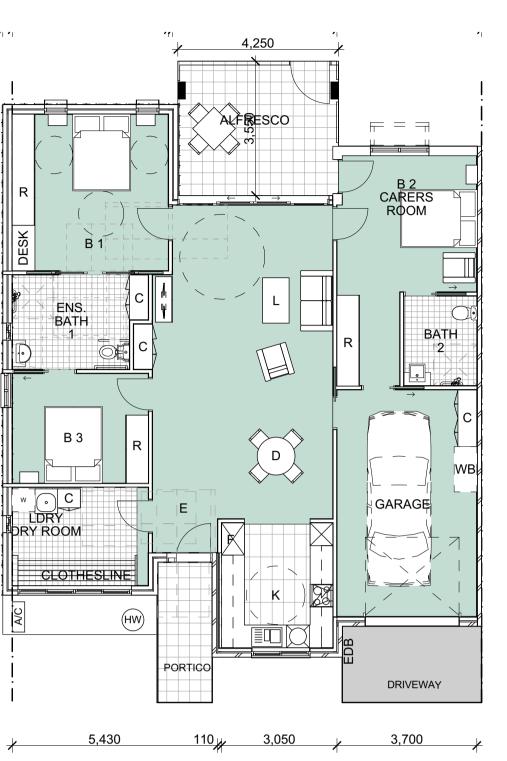
2

B 2 CARERS ROOM

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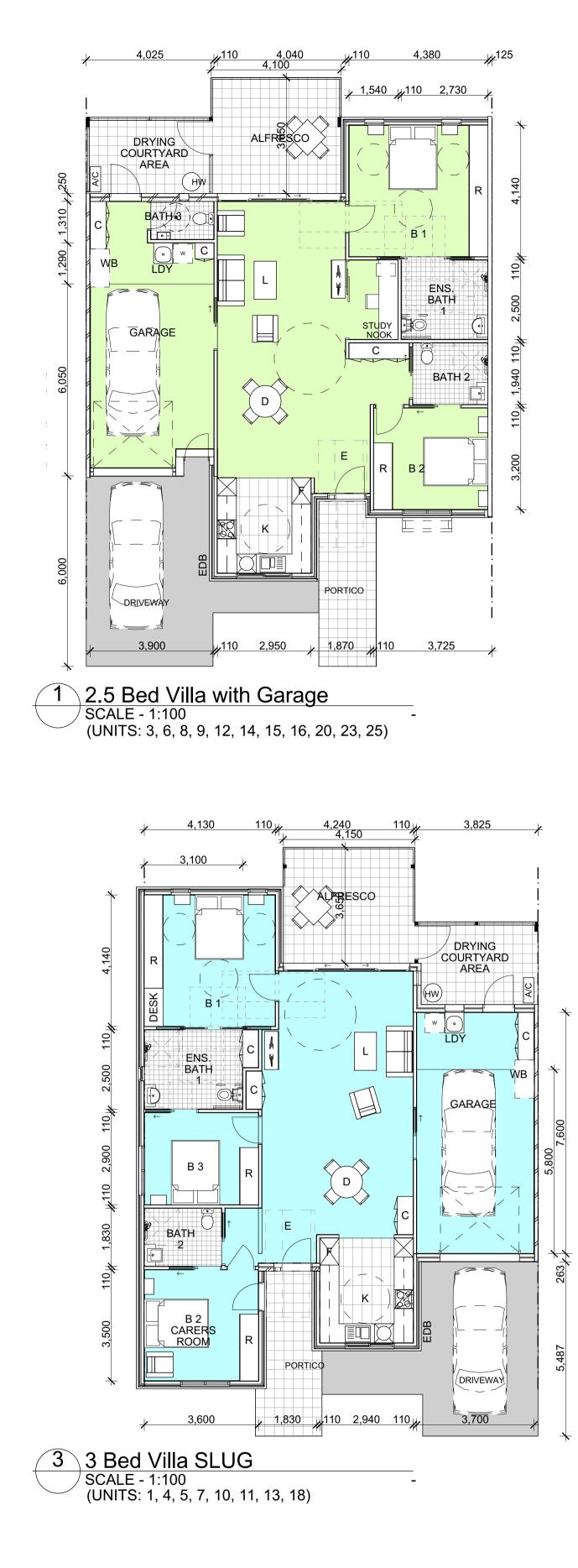


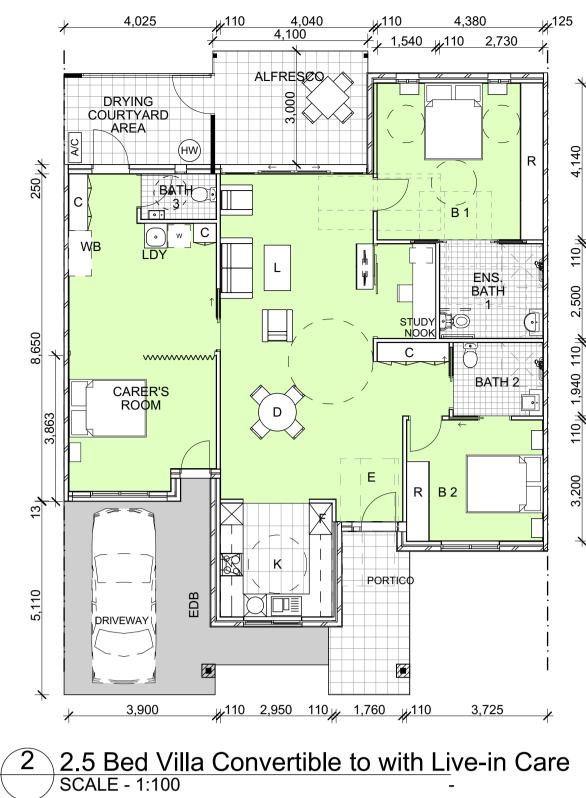
4 3 Bed Villa Style Apartment DLUG - Upper Level

(UNITS: 28, 34, 46)

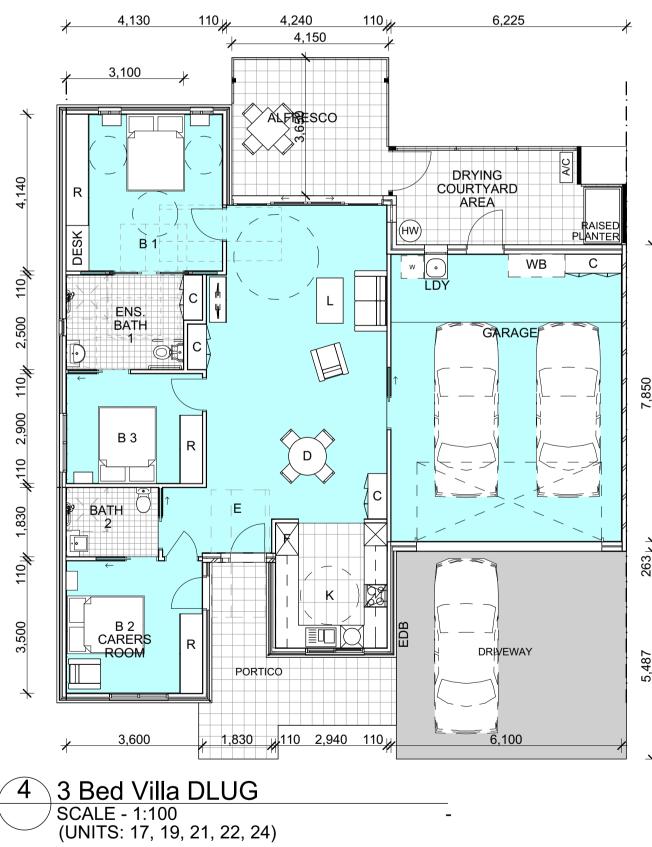
P1	hk	9/06/2021	Preliminary Issue for Review	
P2 P3	hk hk	29/06/2021 16/07/2021	Preliminary Issue Final Review	
A No	hk	6/08/2021	Development Application REVISION DETAILS	
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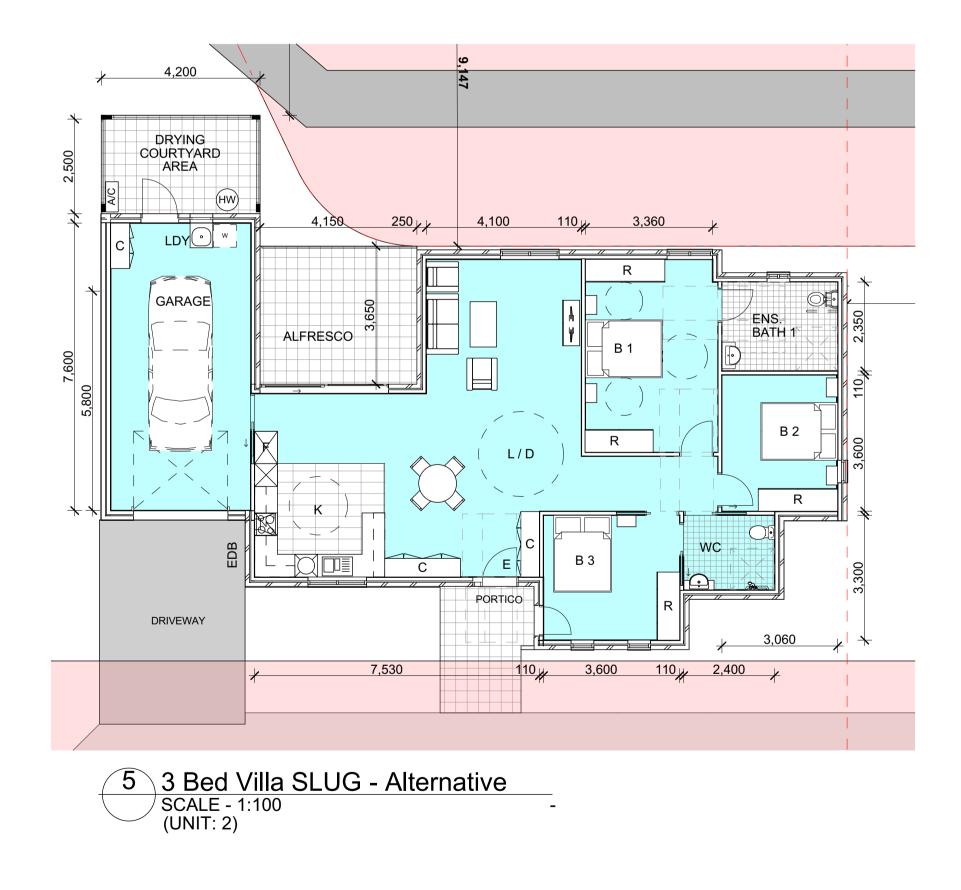
PROJECT No		DRAWING No		REVISION	
20085		A1402		A	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
1:100	A1	НК	RG	6/08/2021	
ARCHITECT					
Gardner Weth	erill Assoc.			T (02) 9929 6777	
Suite 2.01 Leve	_		rdnerwetherill.com.au		
460 Pacific Hig St Leonards NS			Nomin	A.C.N. 104 476 833 ated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)	











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P2 hk 9/06/2021 P3 hk 29/06/2021 P4 hk 16/07/2021 A hk 6/08/2021 No Initial DATE

1/06/202

Preliminary Issue for Review Preliminary Issue for Review Preliminary Issue for Review Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Typical Unit Layouts - Villas

PROJECT No		DRAWING No		REVISION
20085		A140)3	A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:100	A1	нк	RG	6/08/2021

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9m BUILDING ENVELOPE

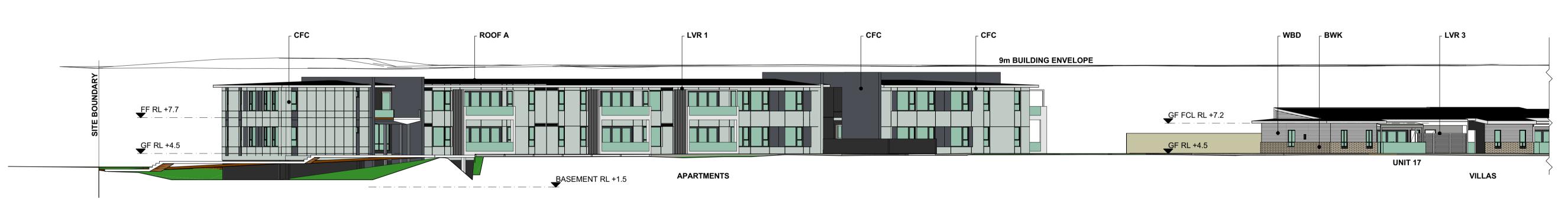
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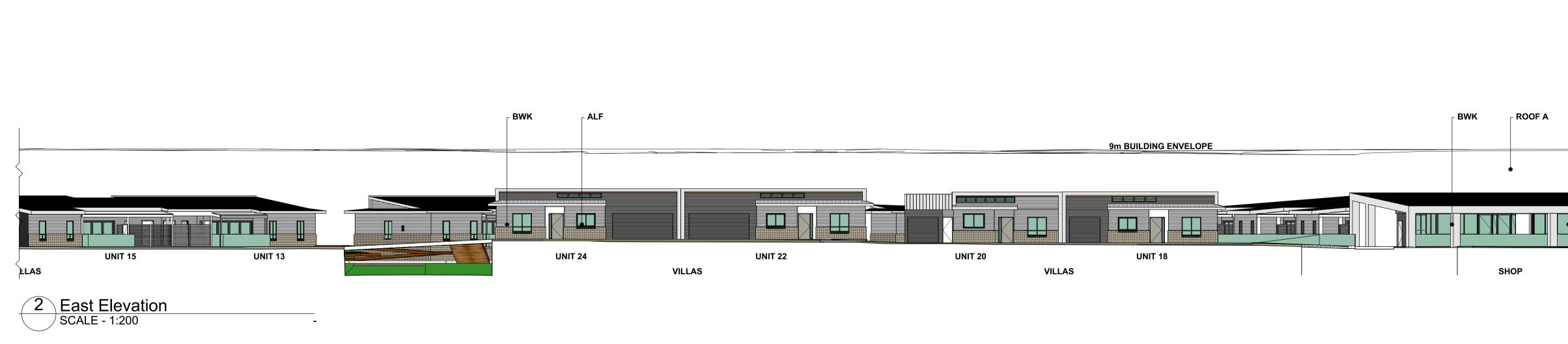
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ALF	ALUMINIUM FRAMED GLAZING
ЗWK	FACE BRICKWORK
CFC	PRE FINISHED COMPRESSED FIBRE CEMENT SHEETING
CON	CONCRETE FINISH
_VR 1	LOUVRE TYPE
NC	METAL CLADDING
PC O	POWDCERCOATED STEEL
ROOF A	METAL DECK ROOFING
WBD	WEATHERBOARD CLADDING









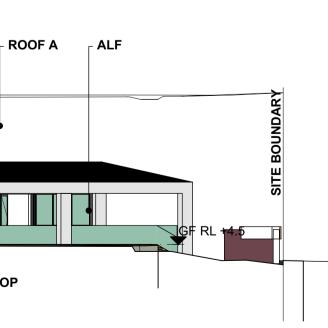
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LEGEND

A I E	
ALF	ALUMINIUM FRAMED GLAZING
BWK	FACE BRICKWORK
CFC	PRE FINISHED COMPRESSED FIBRE CEMENT SHEETING
CON	CONCRETE FINISH
LVR 1	LOUVRE TYPE
MC	METAL CLADDING
PC	POWDCERCOATED STEEL
ROOF A	METAL DECK ROOFING
WBD	WEATHERBOARD CLADDING

NOTE:

FOR SCHEDULE OF FINISHES AND TYPES REFER DRAWING A 1902





reliminary Issue for Reviev Preliminary issue for Review Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Elevations - Sheet 2

PROJECT No		DRAWING No		REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	НК	RG	6/09/2021

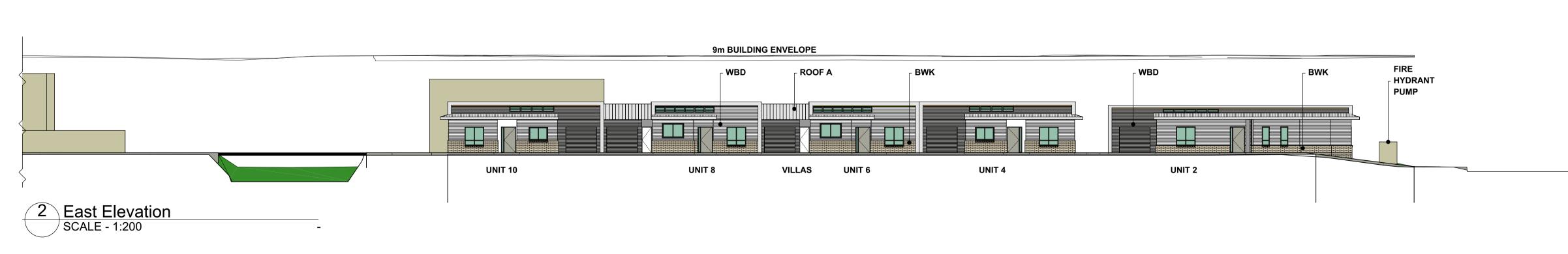
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 nated Architects - Toby Wetherill (Reg No. 8466) Alistair Doss Gardner (Reg No. 3949)











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LEGEND

ALF	ALUMINIUM FRAMED GLAZING
BWK	FACE BRICKWORK
CFC	PRE FINISHED COMPRESSED FIBRE CEMENT SHEETING
CON	CONCRETE FINISH
LVR 1	LOUVRE TYPE
MC	METAL CLADDING
PC	POWDCERCOATED STEEL
ROOF A	METAL DECK ROOFING
WBD	WEATHERBOARD CLADDING

NOTE:

FOR SCHEDULE OF FINISHES AND TYPES REFER DRAWING A 1902



reliminary Issue for Review

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

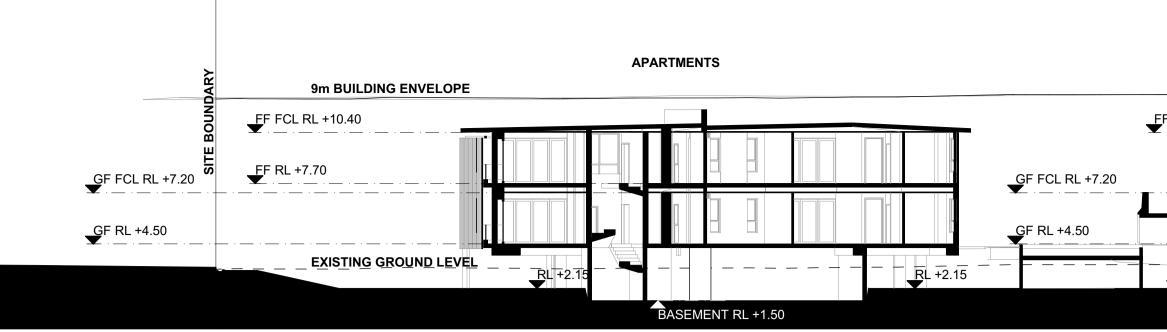
Elevations - Sheet 3

A
DATE
6/09/2021

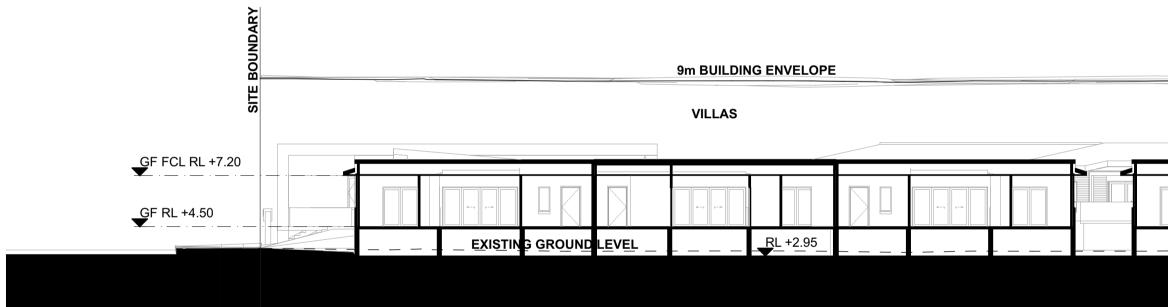
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

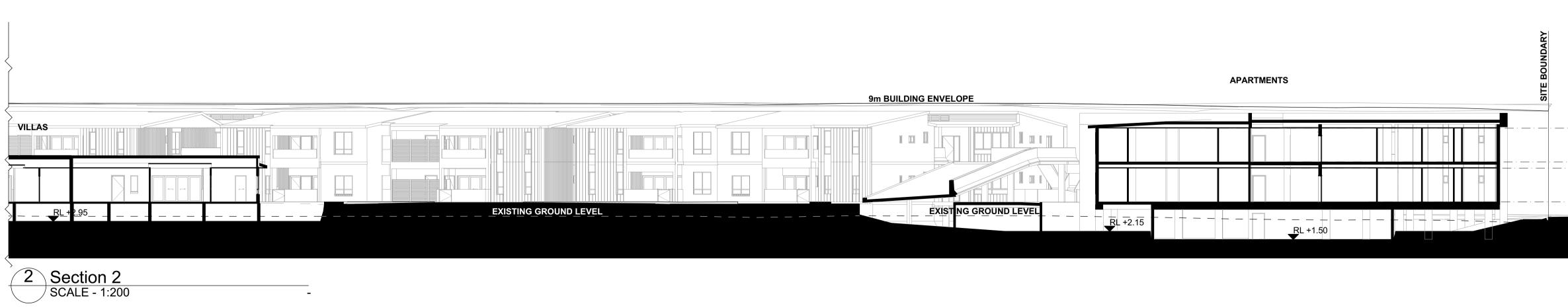
T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 minated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)





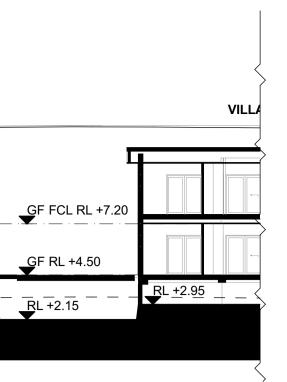
<	CLUB HOUSE		
	VILLA STITLE AFARTIMENTS		9m BUILDING ENVELO
<	GF FCL RL +7.20	VILLAS	VILLA
<	GF FCL RL +7.20		
	GF RL +4.50	GF RL +4.80	
<		<u>RL +2.95</u>	
	CLUB HOUSE		
<			
	SCALE - 1:200 -		





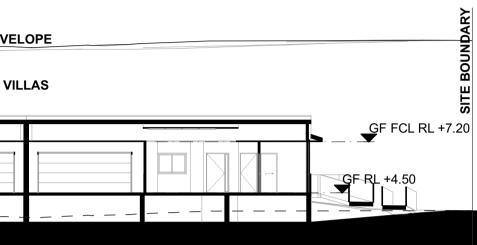
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FF RL +7.70			

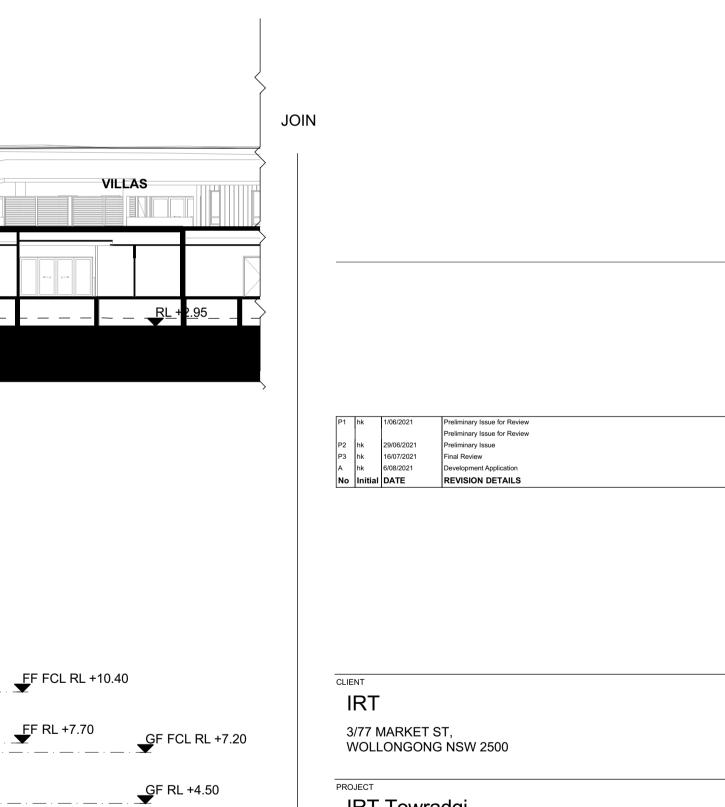
- 11150-	VILLAS		
~		 RL +2.15	



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JOIN





IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Sections - Sheet 1

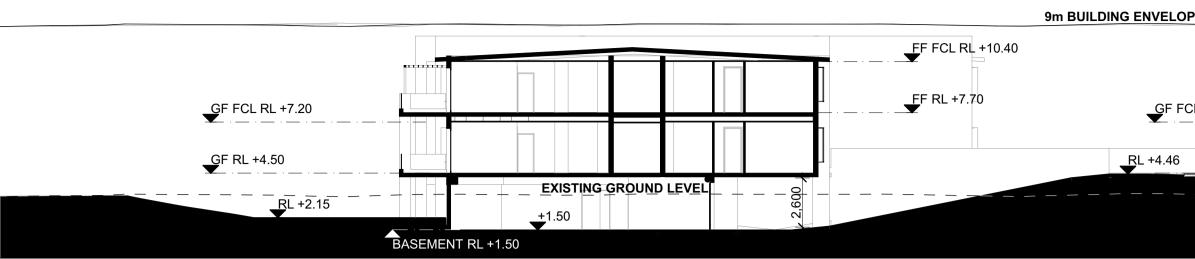
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RAWN	CHECKED	DATE
ικ	RG	6/09/2021
		T (02) 9929 6777
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460 Pacific Highway St Leonards NSW 2065

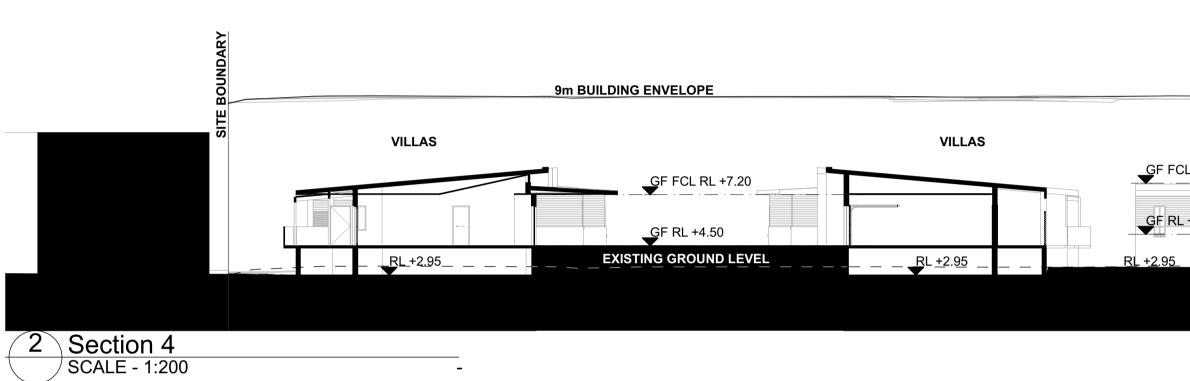
sign@gard A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)



APARTMENTS

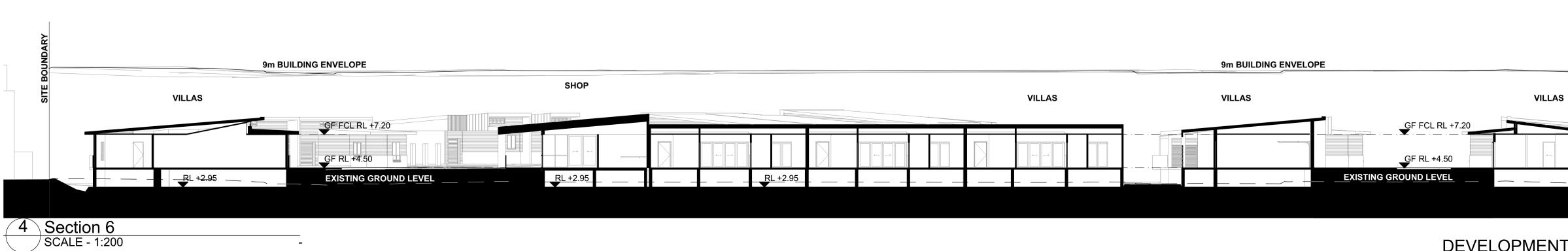


1 Section 3 SCALE - 1:200









DEVELOPMENT APPLICATION ISSUE

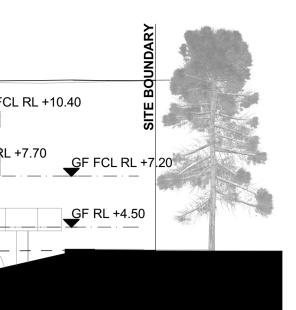
VILLAS		VILLAS
FCL RL +7.80		GF FCL RL +7.50
RL +5.10		GFIRL +4.80
5	EXISTING GROUND LEVEL RL ±2.5	

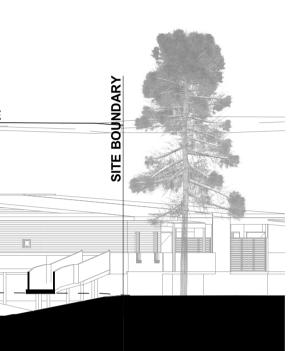
OPE			9m BUILDING ENVELOPE		
	FF FCL RL +10.40		VILLA STYLE APARTMENTS		FF FCL
FCL RL +7.20	FF RL +7.70				
	· _ · _ · _ · _ · _				
		RL+2.95	EXISTING GROUND LEVEL	RL +2.95	

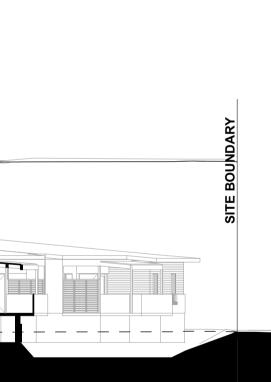
9m BUILDING ENVELOPE

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Preliminary Issue for Review Preliminary Issue for Review Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

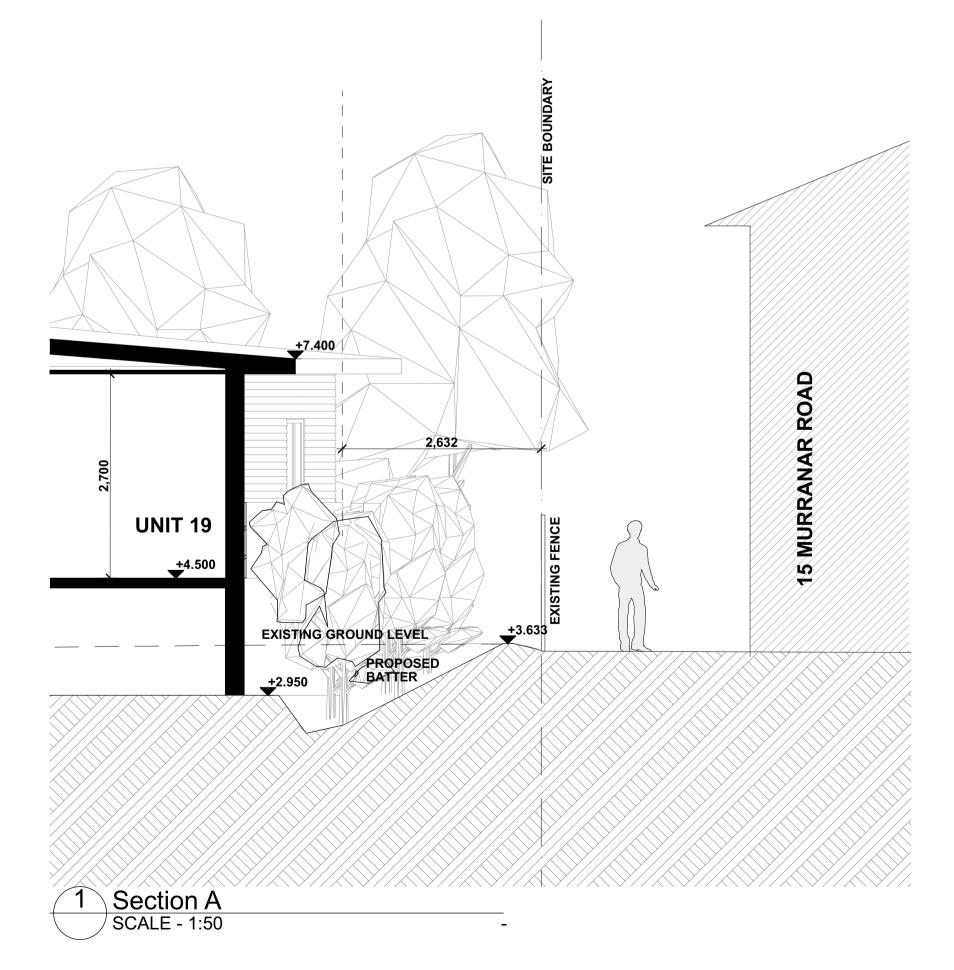
Sections - Sheet 2

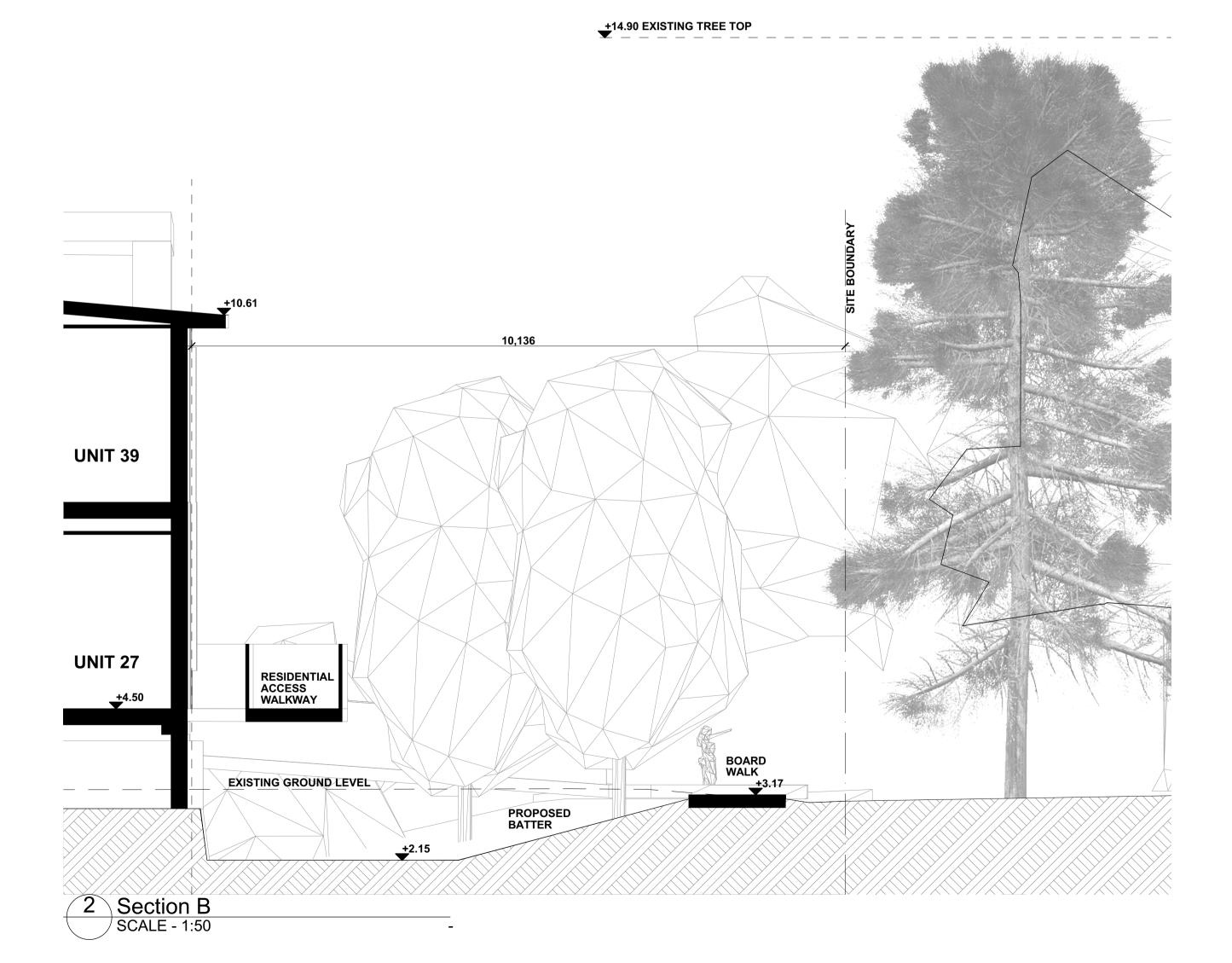
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20085		A1602		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
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 6/08/2021
 Development Application

 No
 Initial
 DATE
 REVISION DETAILS

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

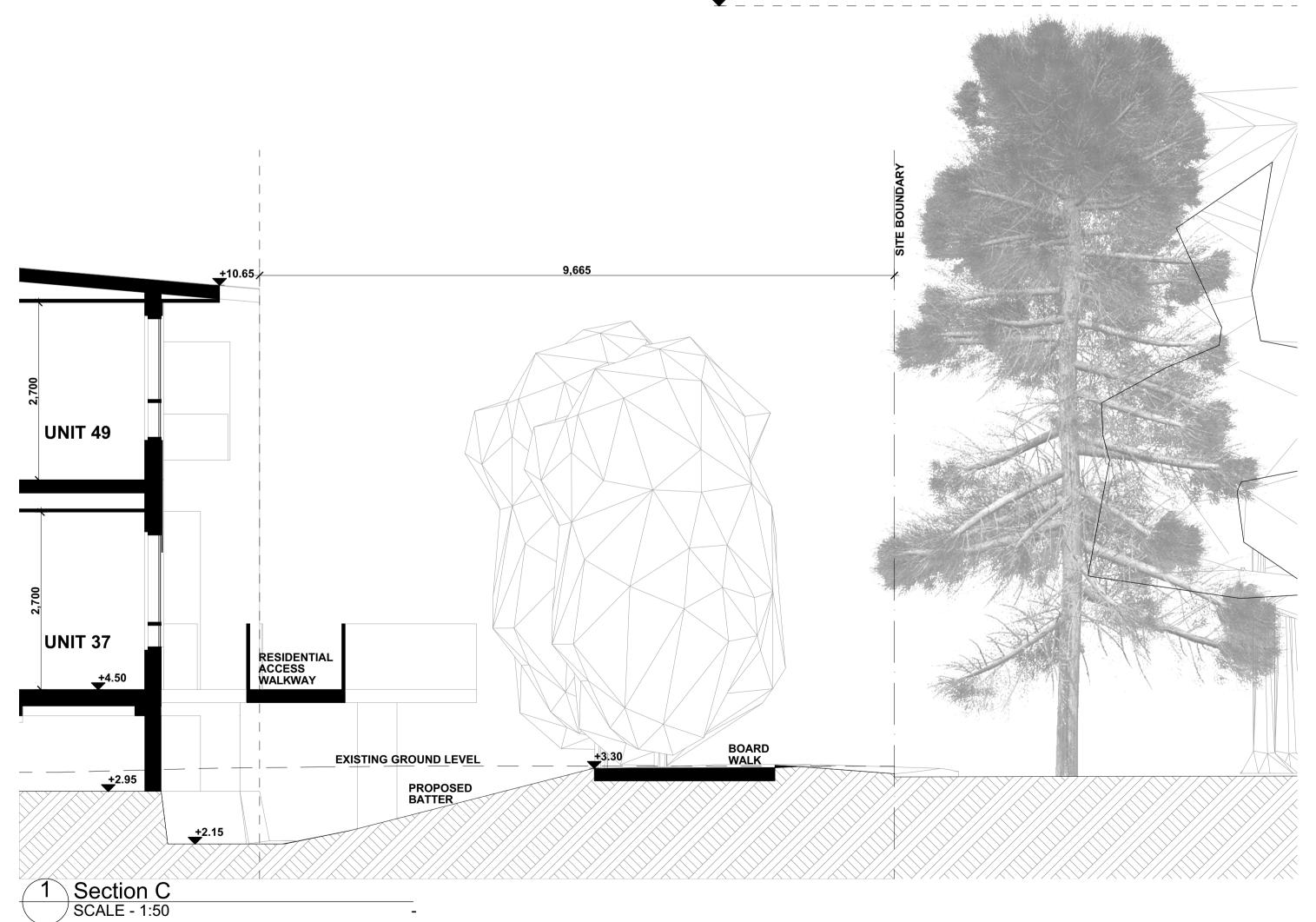
Detailed Boundary Condition Section -Sheet 1

PROJECT No		DRAWING No		REVISION
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ARCHITECT				

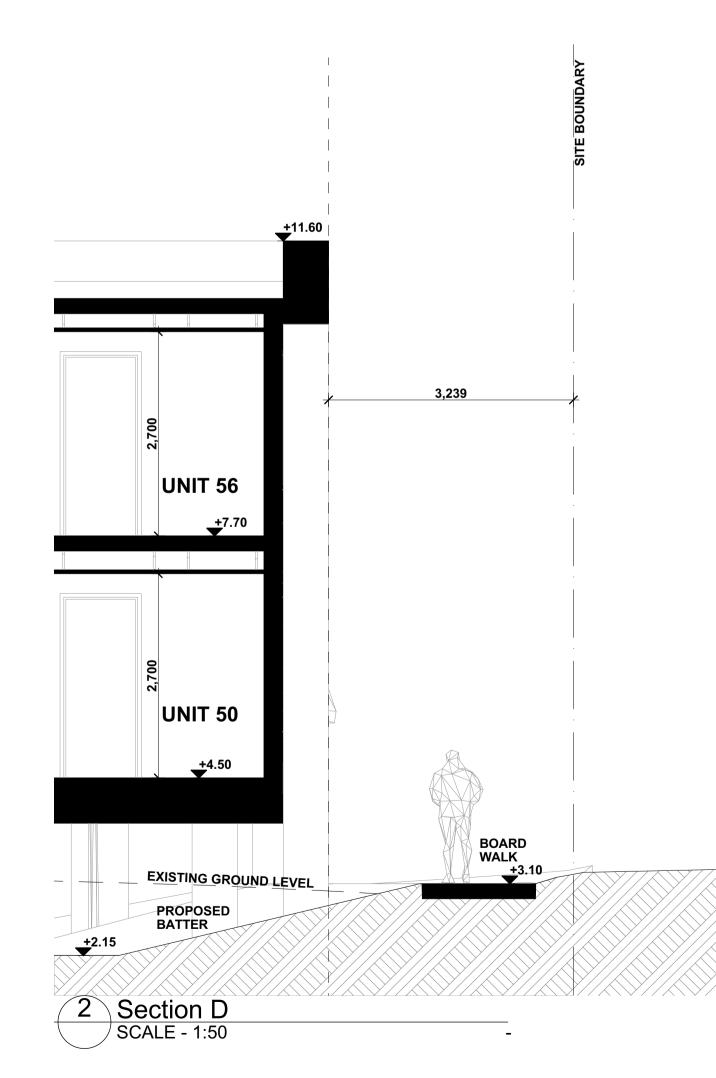
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

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+14.90 EXISTING TREE TOP

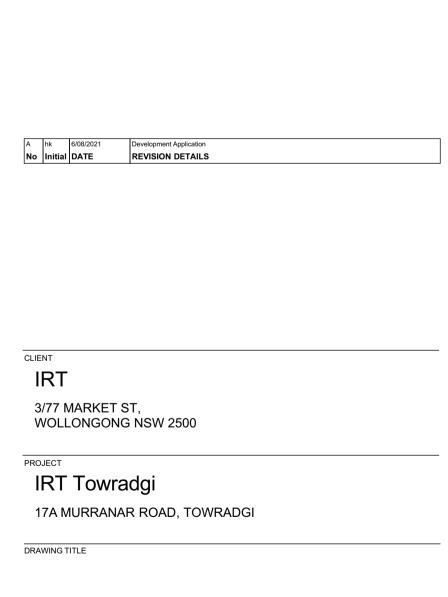


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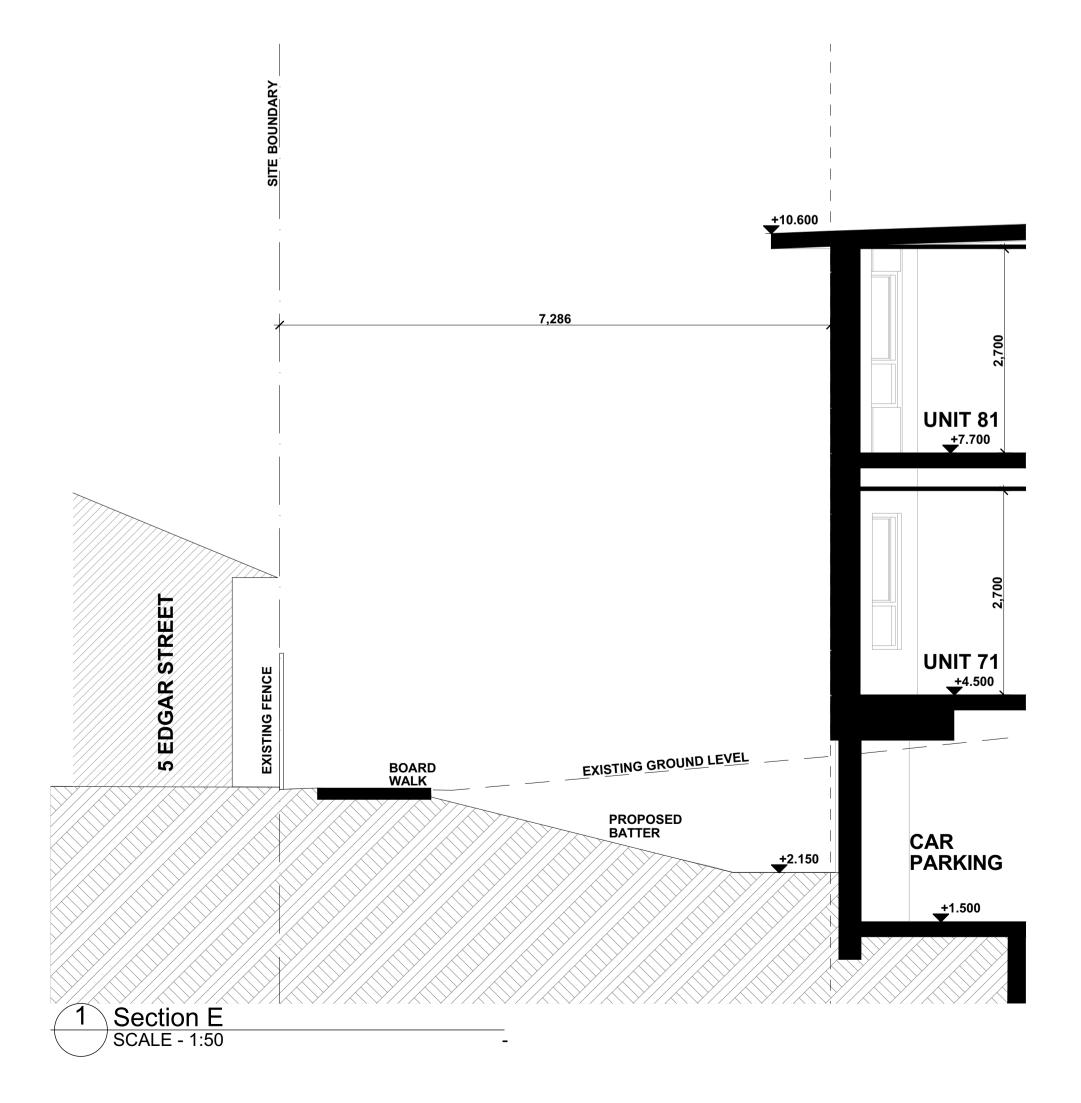
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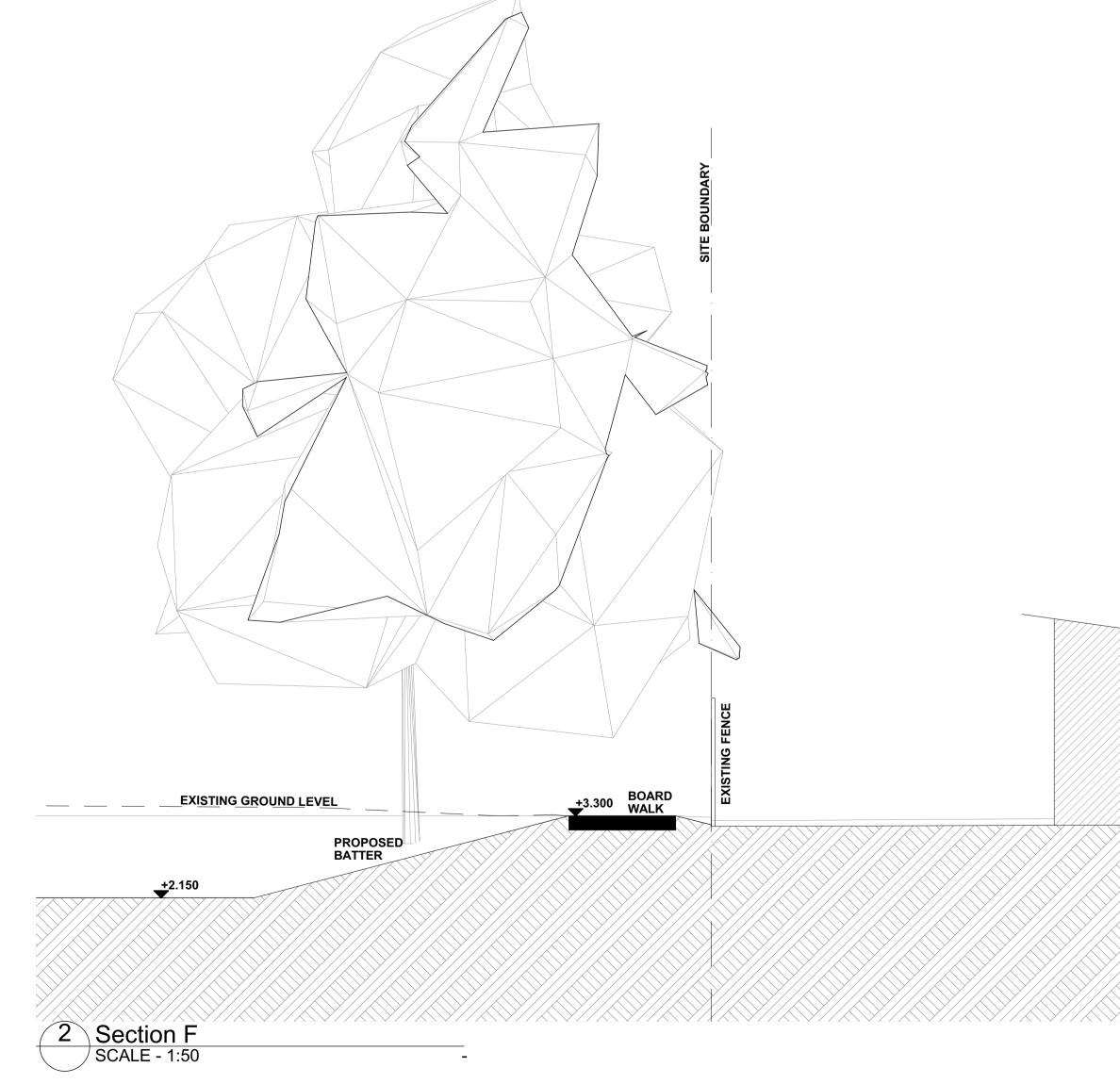
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ARCHITECT				

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 Development Application

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STREET 6 EDGAR

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

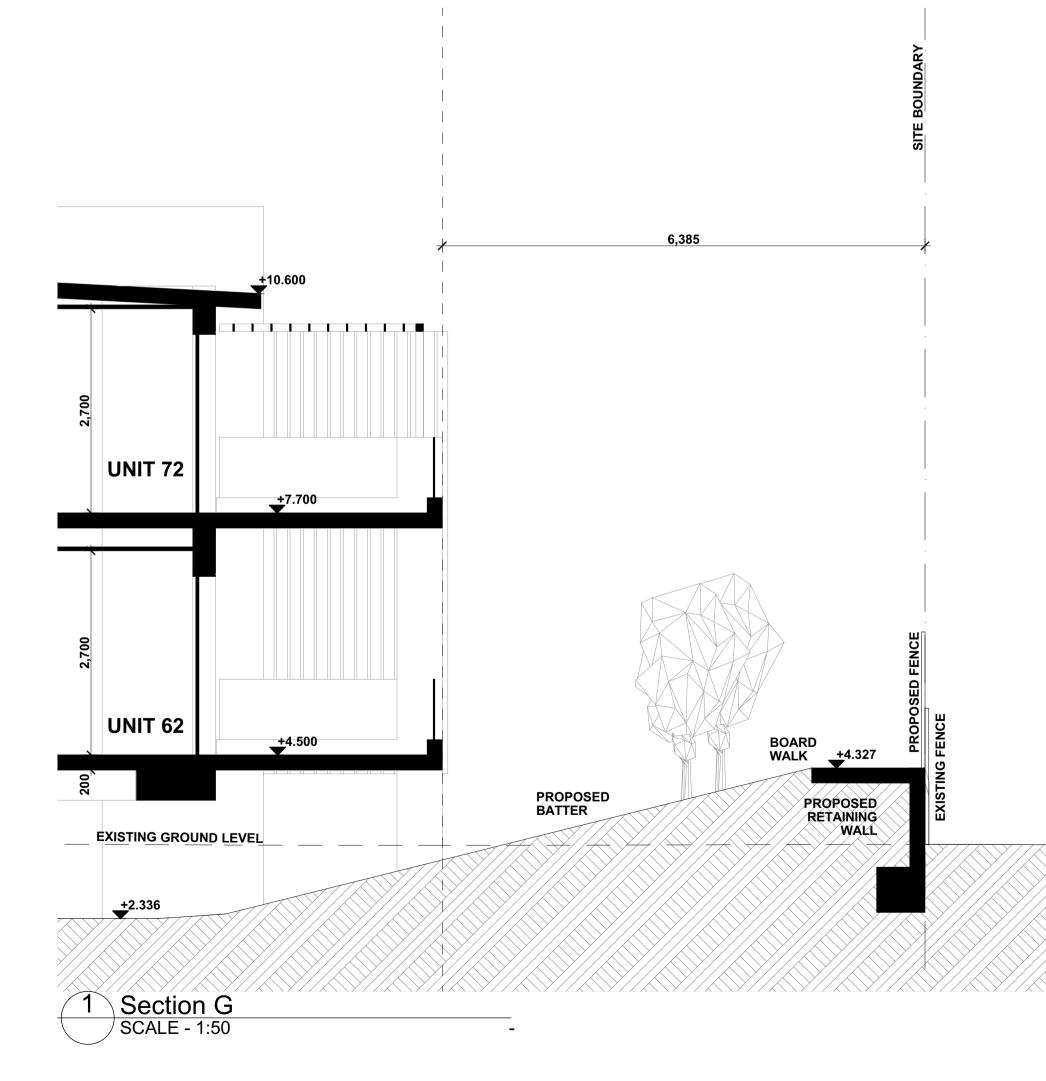
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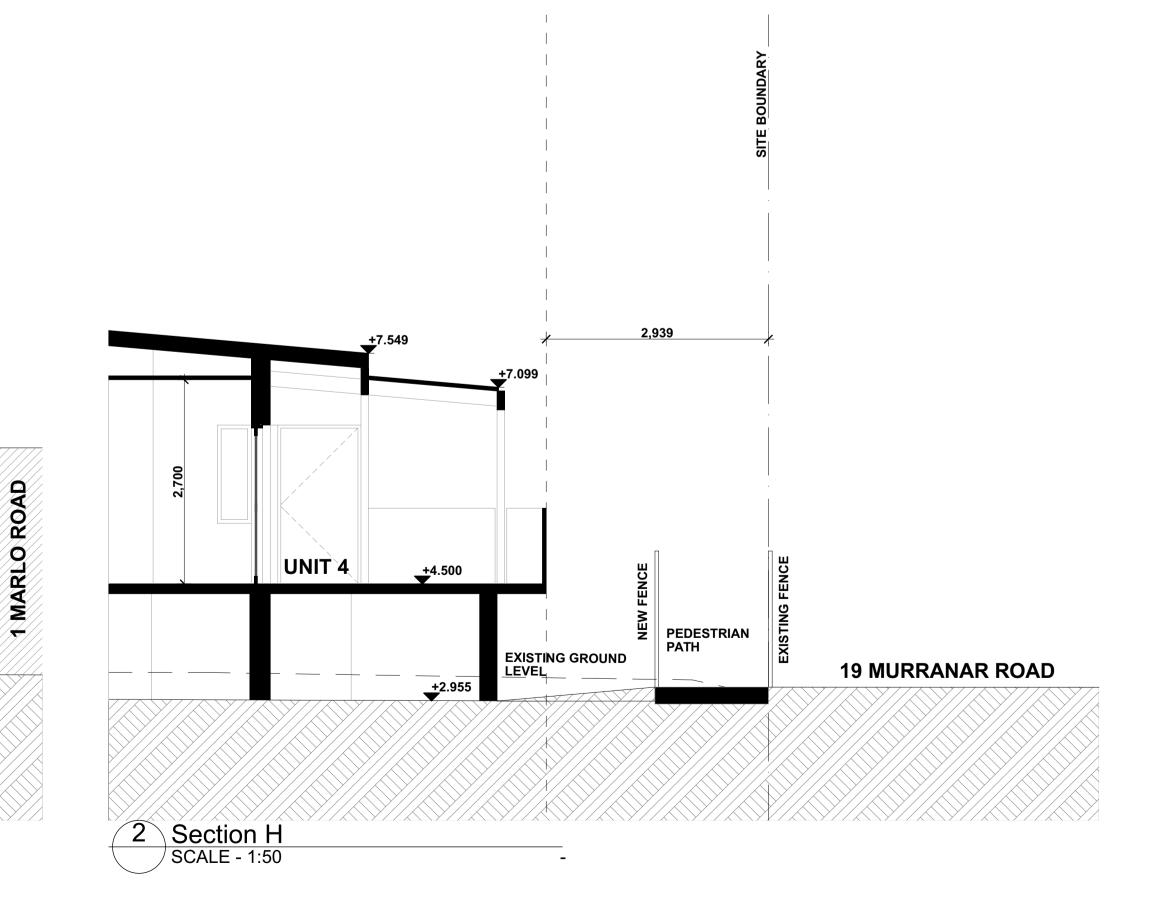
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ARCHITECT						

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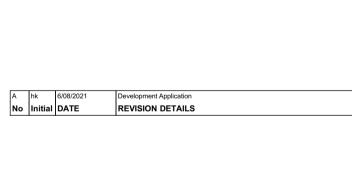




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CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

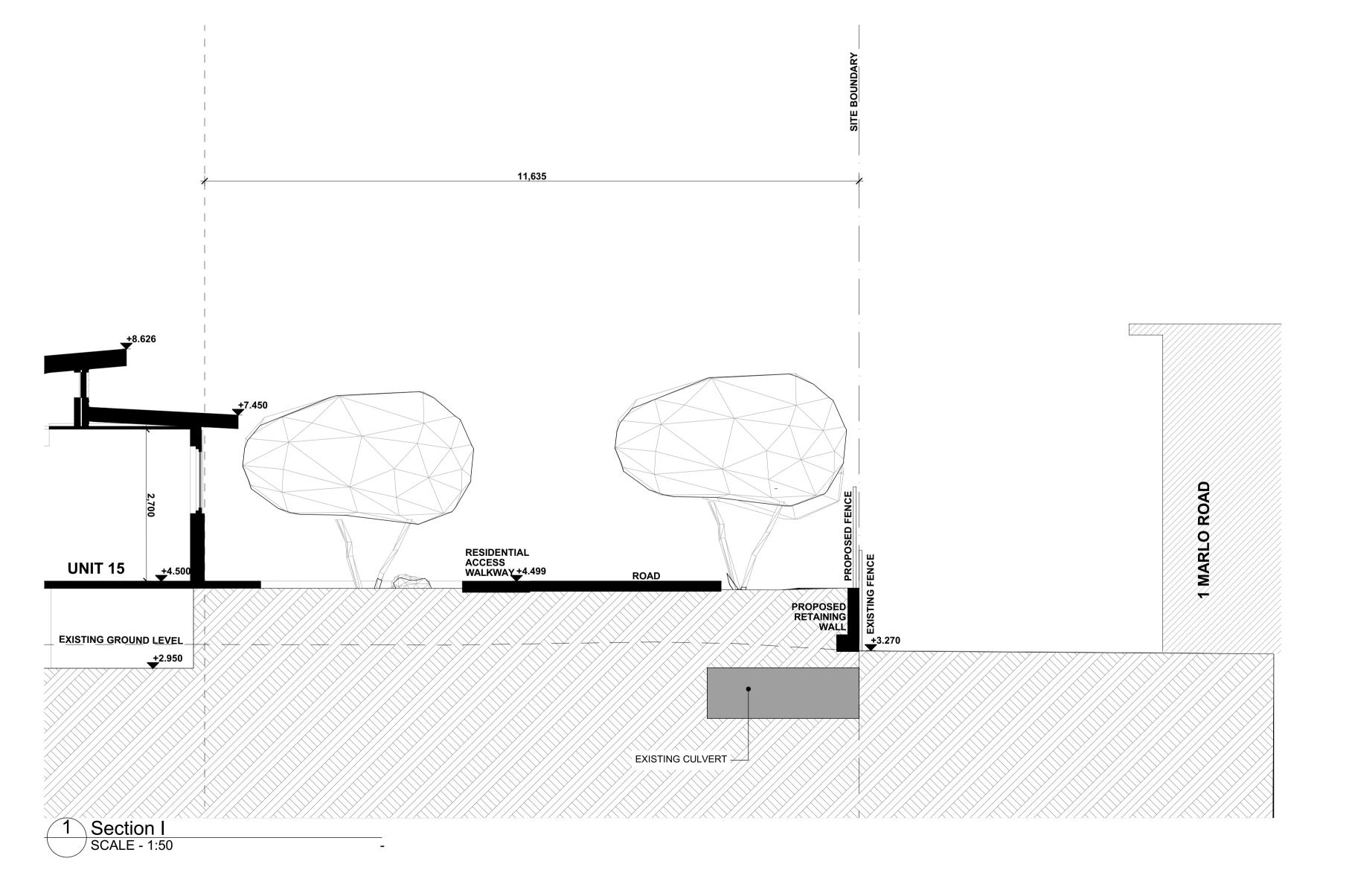
Detailed Boundary Condition Section -Sheet 4

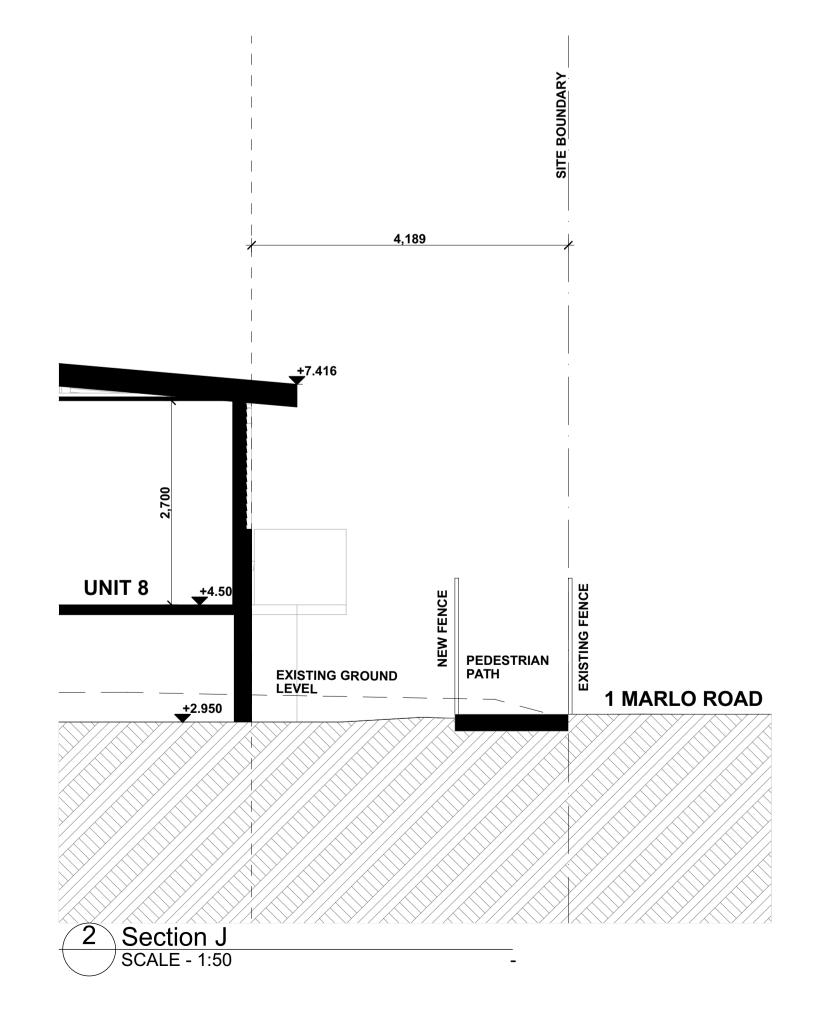
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ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)



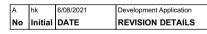




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CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Detailed Boundary Condition Section -Sheet 5

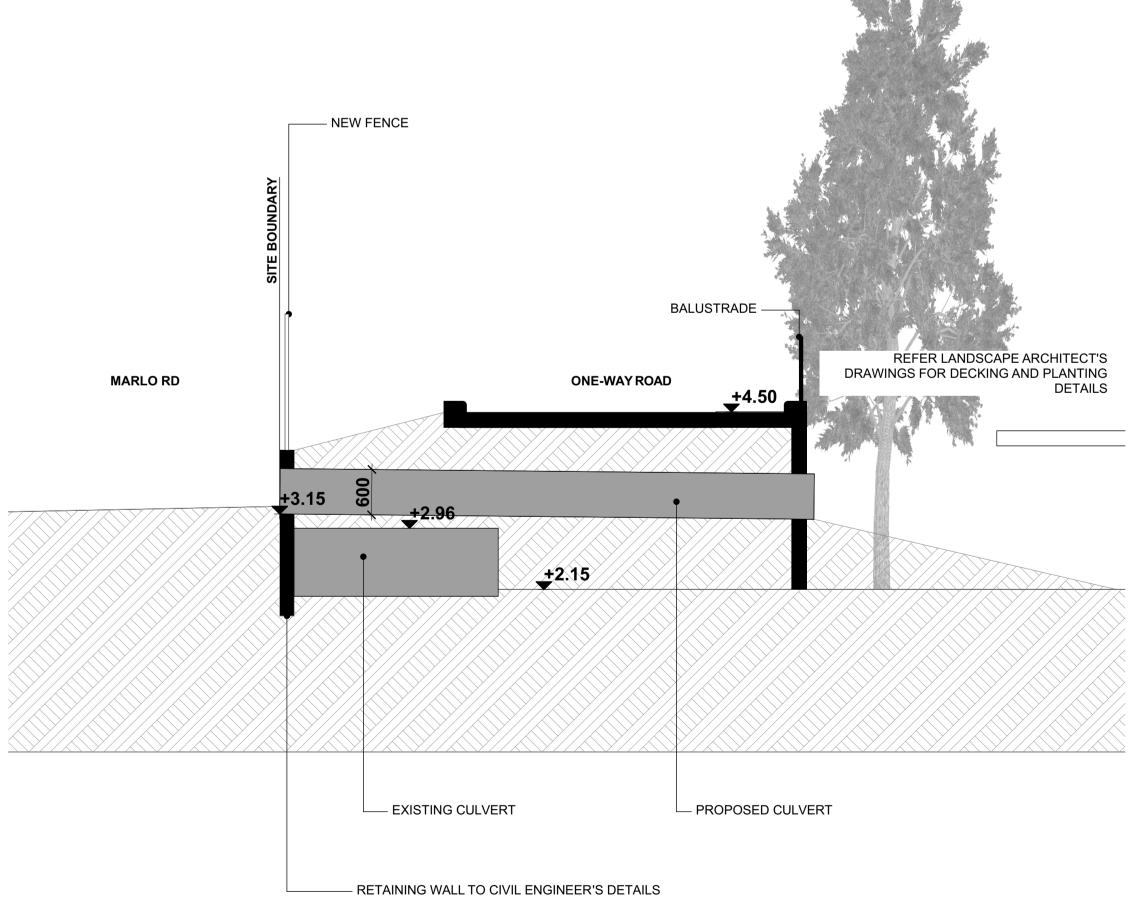
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DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
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ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

T (02) 9929 6777 E design@gardnerwetherill.com.au A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949)







- RETAINING WALL TO CIVIL ENGINEER'S DETAILS



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Gardner Weth Suite 2.01 Leve			E design@gar	T (02) 9929 677 dnerwetherill.com.au
460 Pacific Hi St Leonards N				A.C.N. 104 476 83 2d Architects - Toby Wetherill (Reg No. 846 Alistair Ross Gardner (Reg No. 394

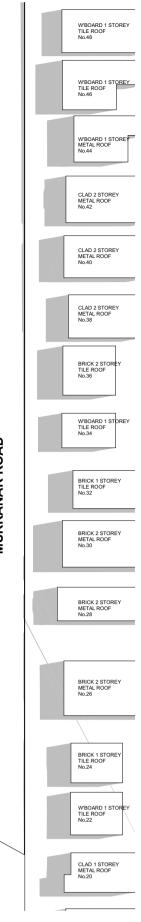
DEVELOPMENT APPLICATION ISSUE

A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) Alistair Ross Gardner (Reg No. 3949) W.









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P2 A	hk hk	16/07/2021 6/08/2021
	Initial	DATE
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P1 hk 1/06/2021

Preliminary Issue for Review Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Shadow Diagrams

PROJECT No		DRAWING No		REVISION
20085		A1801		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
N.T.S	A1	нк	RG	6/08/2021
ARCHITECT				

Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

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VILLAS



APARTMENTS

VILLA STYLE APARTMENTS

CLUB HOUSE

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 P1
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 1/06/2021

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 6/08/2021

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 Initial
 DATE

Preliminary Issue for Review Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Perspective Images

PROJECT No		DRAWING No		REVISION
20085		A1901		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
N.T.S	A1	нк	RG	6/08/2021

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FACE BRICKWORK **BWK**



METAL DECK ROOFING **ROOF A**



PROFILED METAL CLADDING MC







COLORBOND FASCIA AND GUTTER













ALUMINIUM LOUVRES

LVR 1



LVR 2

ALUMINIUM LOUVRES LVR 3





ALUMINIUM FRAMED GLAZING ALF



CONCRETE FINISH CON



WEATHERBOARD CLADDING **WBD**



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P2 hk 29/06/2021 P3 hk 16/07/2021 A hk 6/08/2021 No Initial DATE

liminary Issue for Review Preliminary Issue for Review Preliminary Issue Final Review Development Application **REVISION DETAILS**

CLIENT IRT

3/77 MARKET ST, WOLLONGONG NSW 2500

PROJECT

IRT Towradgi 17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Schedule of External Finishes

PROJECT No		DRAWING No		REVISION
20085		A1902		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
N.T.S	A1	НК	RG	6/08/2021

ARCHITECT Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065

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