

IRT Towradgi

17A MURRANAR ROAD, TOWRADGI NSW 2518 AUSTRALIA

DEVELOPMENT APPLICATION ISSUE

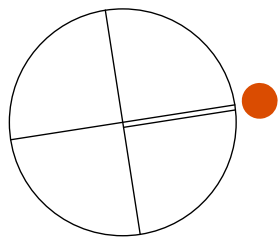
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SITE AERIAL VIEW - N.T.S

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P1	W	1/06/2021	Preliminary Issue for Review
P2	W	28/06/2021	Preliminary Issue
P3	W	16/07/2021	Final Review
A	W	6/08/2021	Development Application
B	W	26/07/2022	Revised DA
C	W	16/12/2022	Development Application Issue
D	W	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS



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PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Cover Sheet

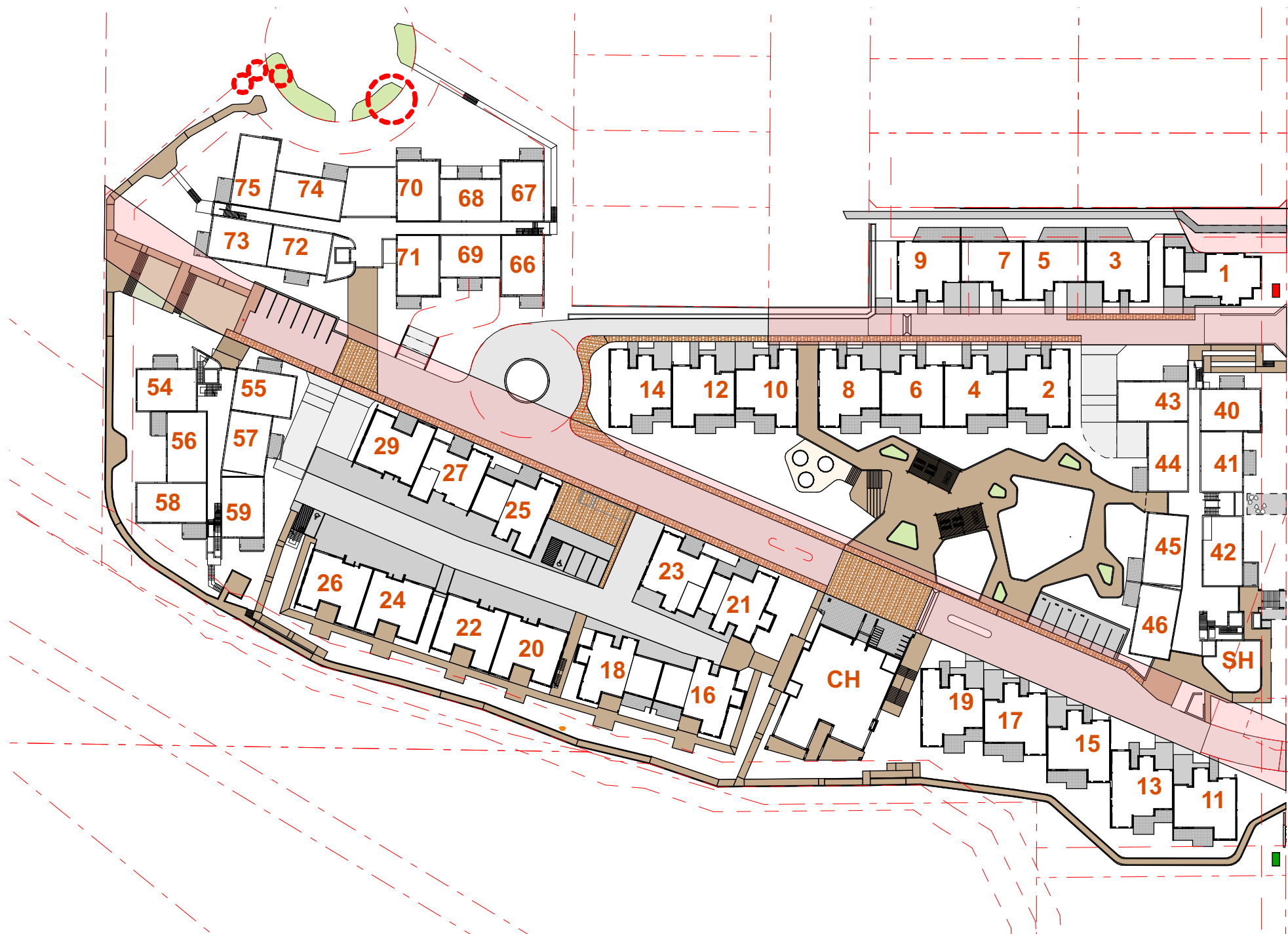
PROJECT No	DRAWING No	REVISION
20085	A0000	D
DRAWING SCALE	SHEET SIZE	DRAWN
N.T.S	A1	HK
		RG
		DATE
		28/11/2023

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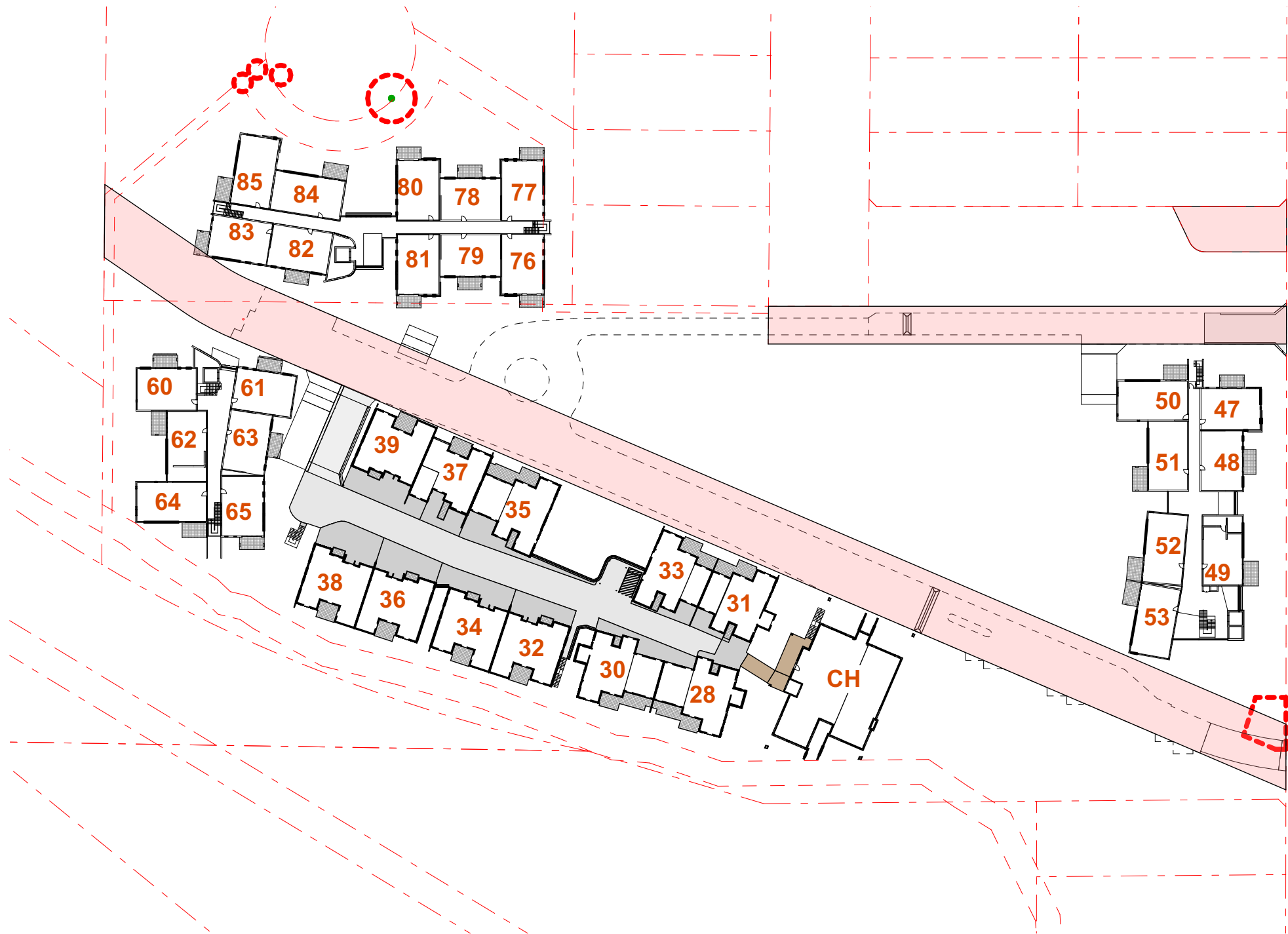
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KEY PLAN - GROUND LEVEL



KEY PLAN - LEVEL 1

TOTAL SITE AREA = 27,493m²

TOTAL GFA = 11,373m²

FSR = 11,373 : 27,493 = 0.413 : 1

NOTE: GFA FOR FSR CALCULATION
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
ii) 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.

Car Parking	
Type of Car Parking	No.
Garage	45
Driveway	27
Apartment Basement Car Park	48
On Grade Visitors Car Park	19 (incl. 4 Car Wash bays & 4 EV Charge bays)
Basement Visitors Car Park	3
Bicycle / Scooter Parking	8 / 4

Development Summary 17A Murrarar Road Towradgi													
	UNIT NO.	UNIT TYPE	GFA (m ²)	BALCONY / ALFRESCO / PORTICO / OUTDOOR DRYING COURTYARD (m ²)	DRIVEWAY (m ²)	STORAGE (m ³)			SOLAR ACCESS				Cross Ventilation
						In Unit	Base-ment	Total	SEPP ¹	WOLLONGONG DCP 5.12.2.3 ² 5.12.2.4 ³ 5.12.2.5 ⁴			
INDEPENDENT LIVING UNIT VILLAS	1	3 BED VILLA - SLUG	123	26	20	10	-	10	Y	Y	Y	Y	Y
	2	3 BED VILLA - SLUG	118	32	20	10	-	10	Y	Y	Y	Y	Y
	3	3 BED VILLA - SLUG	108	22	21	10	-	10	Y	Y	Y	Y	Y
	4	2 BED VILLA - SLUG	111	24	24	8	-	8	Y	Y	-	Y	Y
	5	2 BED VILLA - SLUG	96	22	21	8	-	8	Y	Y	-	Y	Y
	6	2 BED VILLA - SLUG	111	24	24	8	-	8	Y	Y	-	Y	Y
	7	2 BED VILLA - SLUG	96	22	21	8	-	8	Y	Y	-	Y	Y
	8	3 BED VILLA - SLUG	118	32	20	10	-	10	Y	Y	-	Y	Y
	9	3 BED VILLA - SLUG	108	22	21	10	-	10	Y	Y	-	Y	Y
	10	3 BED VILLA - SLUG	118	32	20	10	-	10	Y	Y	Y	Y	Y
	11	3 BED VILLA - SLUG	118	32	20	10	-	10	Y	N	Y	N	Y
	12	2 BED VILLA - SLUG	111	24	24	8	-	8	Y	Y	-	Y	Y
	13	2 BED VILLA - SLUG	111	24	24	8	-	8	Y	N	-	N	Y
	14	3 BED VILLA - SLUG	118	32	20	10	-	10	Y	Y	-	Y	Y
	15	2 BED VILLA - SLUG	111	24	24	8	-	8	Y	N	-	N	Y
	17	2 BED VILLA - SLUG	111	24	24	8	-	8	Y	N	-	N	Y
	19	2 BED VILLA - SLUG	118	32	20	8	-	8	Y	N	-	N	Y
	16	2 BED UNIT	123	27	-	10	-	10	N	-	Y	N	Y
	18	2 BED UNIT	123	27	-	10	-	10	N	-	-	N	Y
20	2 BED UNIT	114	27	-	8	-	8	N	-	Y	Y	Y	
21	2 BED UNIT	120	25	-	8	-	8	Y	-	Y	Y	Y	
22	2 BED UNIT	114	27	-	10	-	10	N	-	-	Y	Y	
23	3 BED UNIT	120	15	-	8	-	8	Y	-	-	Y	Y	
24	2 BED UNIT	114	27	16.2	8	-	8	N	-	-	Y	Y	
25	2 BED UNIT	123	30	32	8	-	8	Y	-	Y	Y	Y	
26	2 BED UNIT	114	27	16.2	8	-	8	N	-	-	Y	Y	
27	2 BED UNIT	107	15	-	8	-	8	Y	-	-	Y	N	
28	3 BED UNIT	123	27	-	10	-	10	Y	-	Y	N	Y	
29	2 BED UNIT	113	15	16.2	8	-	8	Y	-	-	Y	Y	
30	3 BED UNIT	123	27	-	10	-	10	Y	-	-	N	Y	
31	3 BED UNIT	120	25	-	10	-	10	Y	-	Y	Y	Y	
32	2 BED UNIT	114	27	-	8	-	8	Y	-	Y	N	Y	
33	3 BED UNIT	117	25	-	10	-	10	Y	-	-	Y	Y	
34	2 BED UNIT	114	27	-	8	-	8	Y	-	-	N	Y	
35	3 BED UNIT	123	30	32	8	-	8	Y	-	Y	Y	Y	
36	2 BED UNIT	114	27	16.2	8	-	8	Y	-	-	N	Y	
37	2 BED UNIT	107	15	-	8	-	8	Y	-	-	Y	Y	
38	2 BED UNIT	114	27	16.2	8	-	8	Y	-	-	N	Y	
39	2 BED UNIT	113	15	16.2	8	-	8	Y	-	-	Y	Y	
40	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
41	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	N	
42	3 BED UNIT	120	15	-	6.7	5.4	12.1	Y	-	Y	Y	N	
43	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
44	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
45	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
46	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
47	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	Y	
48	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	N	
49	3 BED UNIT	120	15	-	6.7	5.4	12.1	Y	-	-	Y	N	
50	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
51	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
52	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
53	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
54	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	Y	
55	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
56	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
57	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	N	
58	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
59	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
60	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	Y	
61	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
62	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
63	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	N	
64	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	N	Y	
65	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
66	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
67	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
68	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	N	
69	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	N	N	
70	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	Y	
71	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	N	Y	
72	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	N	-	-	Y	N	
73	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	N	-	-	N	Y	
74	3 BED UNIT	120	15	-	6.7	5.4	12.1	Y	-	-	Y	Y	
75	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	Y	Y	
76	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
77	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
78	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	Y	Y	Y	
79	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	N	
80	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	Y	
81	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	Y	-	-	Y	Y	
82	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	N	-	-	Y	N	
83	2 BED UNIT	99	12.5	-	5.0	5.4	10.4	N	-	-	Y	Y	
84	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	Y	Y	
85	3 BED UNIT	120	15	-	6.7	5.4	12.1	N	-	-	Y	Y	
SH	SHOP		118						61/85 =71.7% min. 70% req'd	12/17 =70.5% min. 70% req'd	28/28 =100%	57/85 =67% min. 50% req'd	70/85 =83% min. 60% req'd
CH	CLUB HOUSE		645										
NOTE: All unit numbers are indicative identification purposes only and subject to change.													
¹ SEPP HOUSING 2021 Part 5 Division 7 108 (g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces.													
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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P2	W	28/06/2021	Preliminary Issue
P3	W	1/07/2021	Preliminary Issue
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E	W	16/05/2024	Revised DA
F	W	28/05/2024	Revised DA
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CLIENT
IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

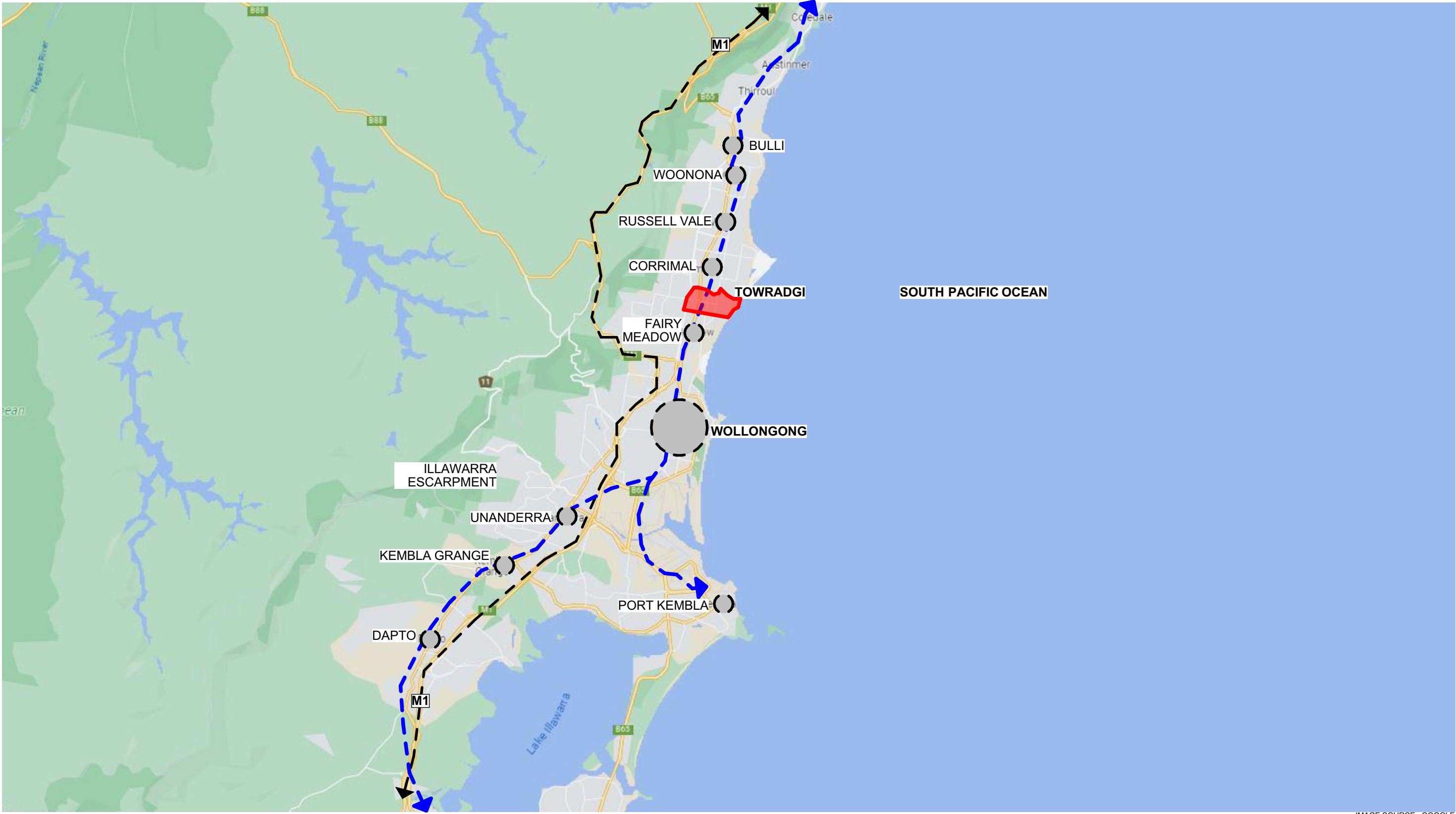
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Development Summary

PROJECT No	DRAWING No	REVISION
20085	A0001	F
DRAWING SCALE	SHEET SIZE	DRAWN
	A1	HK
		CHECKED
		RG
		DATE
		28/05/2024

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Nationalised Architects - Fully Qualified (Reg No. 9460)
Architects (Reg No. 3946)





TOWRADGI MAIN ROAD ← -- → SOUTH COAST TRAIN LINE



SITE ← -- → SOUTH COAST TRAIN LINE
← - - - → BIKE FRIENDLY ROADS

WIDER SITE CONTEXT

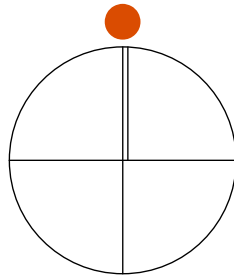
Towradgi is a small beach-side suburb north of Wollongong.
The Site is approximately 6km or 10 minutes drive from Wollongong CBD.
The Pacific Ocean can be found to the east of the Site.

LOCAL SITE CONTEXT

The Site is approximately 800m or 2 minutes drive from Towradgi train station.
Bike friendly road and walking track exist to directly adjacent to the Site.

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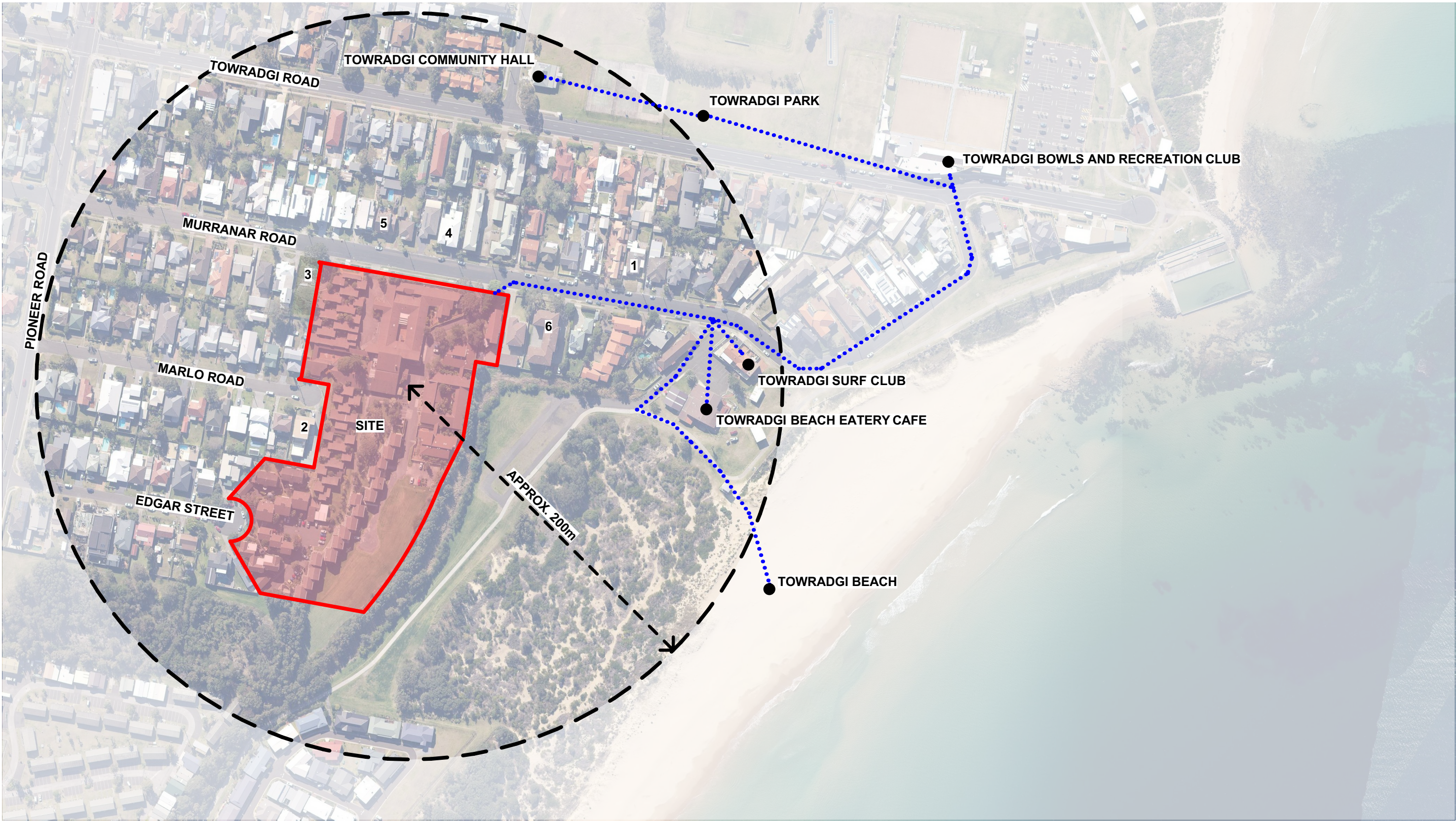
DRAWING TITLE

Wider and Local Context Plan

PROJECT No		DRAWING No		REVISION	
20085		A0101		A	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
	A1	HK	RG	28/11/2023	

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Associate: Ross Gardner (Reg No. 39495)





irt TOWRADGI

"Conveniently located to all the comforts of Wollongong, yet peacefully tucked away from the hustle and bustle, the only sound you'll hear as you drift to sleep is the ocean."

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14 Murrannar Rd



1 Marlo Rd



19 Murrannar Rd



30 Murrannar Rd



36 & 38 Murrannar Rd



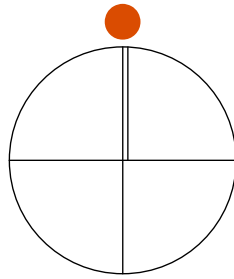
13 Murrannar Rd

NEIGHBOURHOOD BUILDING CHARACTER AND STREETScape

The current neighbourhood character is predominantly of low height, single and free standing residential dwellings with some multi residential unit buildings up to three storeys in locations near Towradgi beach. Built forms vary in design depending on the period of the dwellings constructed, and this variety in building forms create articulation and visual diversity within long straight roads.

The proposed development takes cues from the surrounding neighbourhood of contemporary context in materiality by using pre finished cladding material applied to articulated built forms that aims to be harmonious with the existing character of the site.

A	No	Initial	DATE	REVISION DETAILS
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IRT
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WOLLONGONG NSW 2500

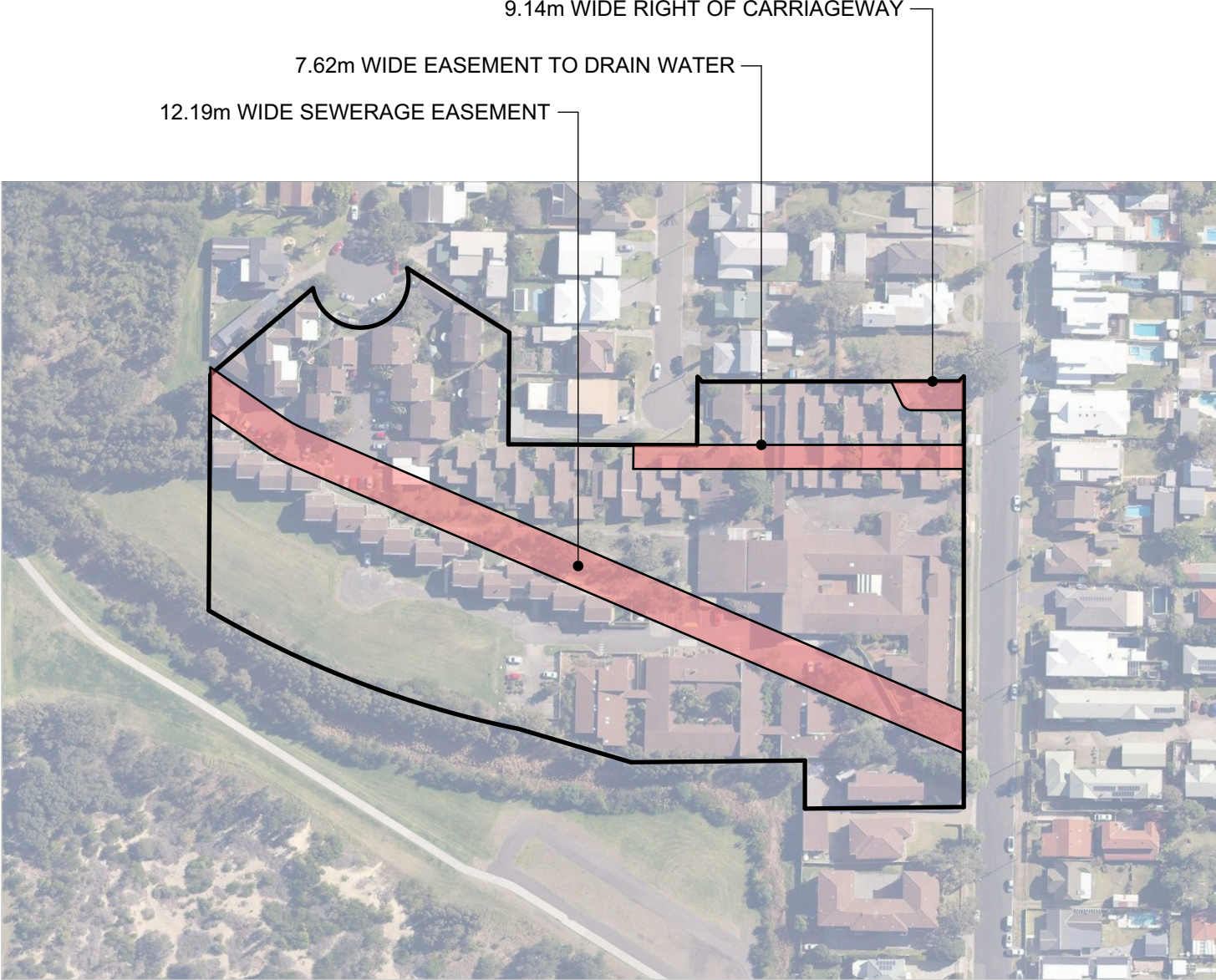
PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

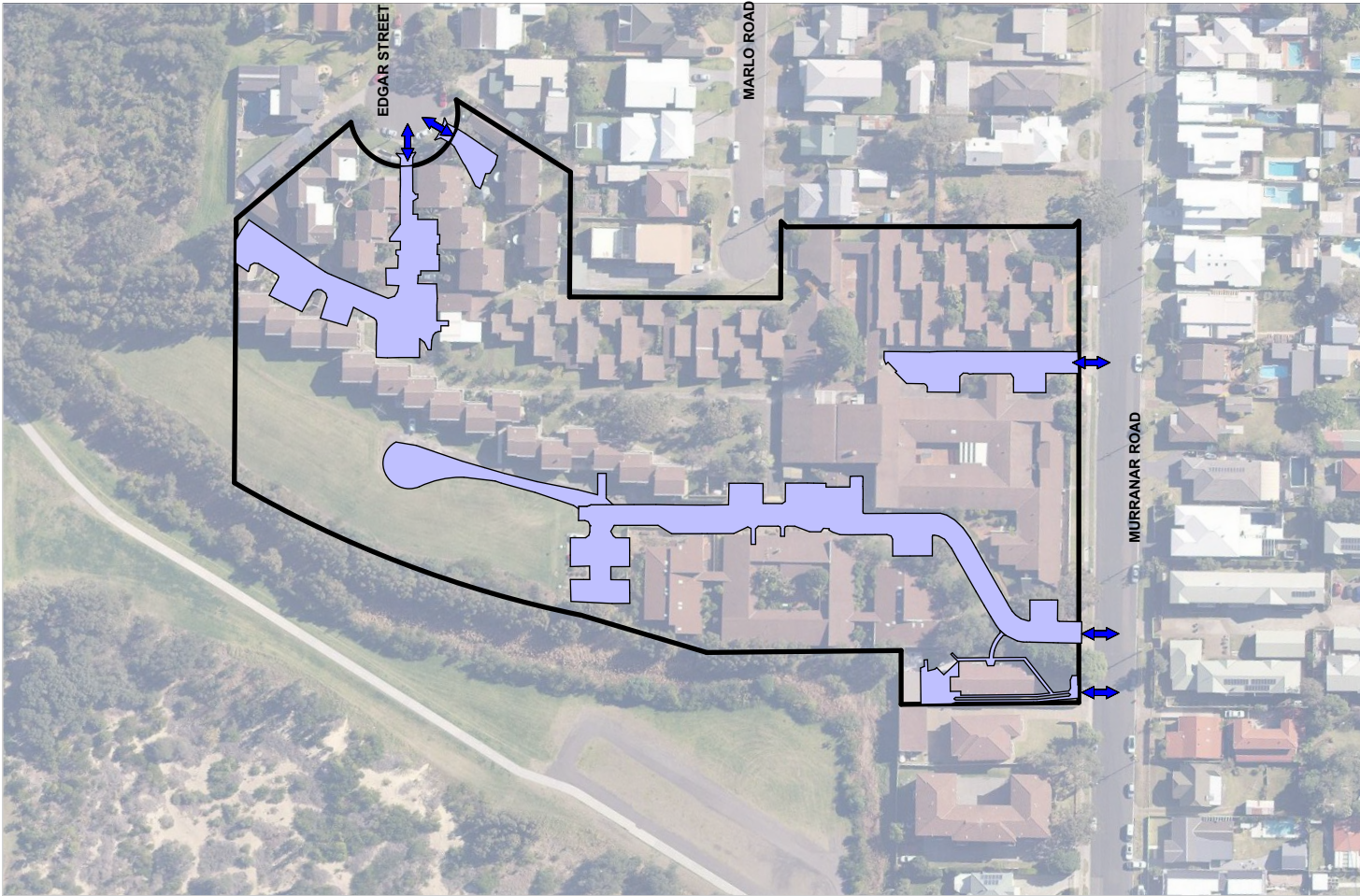
Wider and Local Context Plan

PROJECT No		DRAWING No		REVISION
20085		A0102		A
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
	A1	HK	RG	28/11/2023

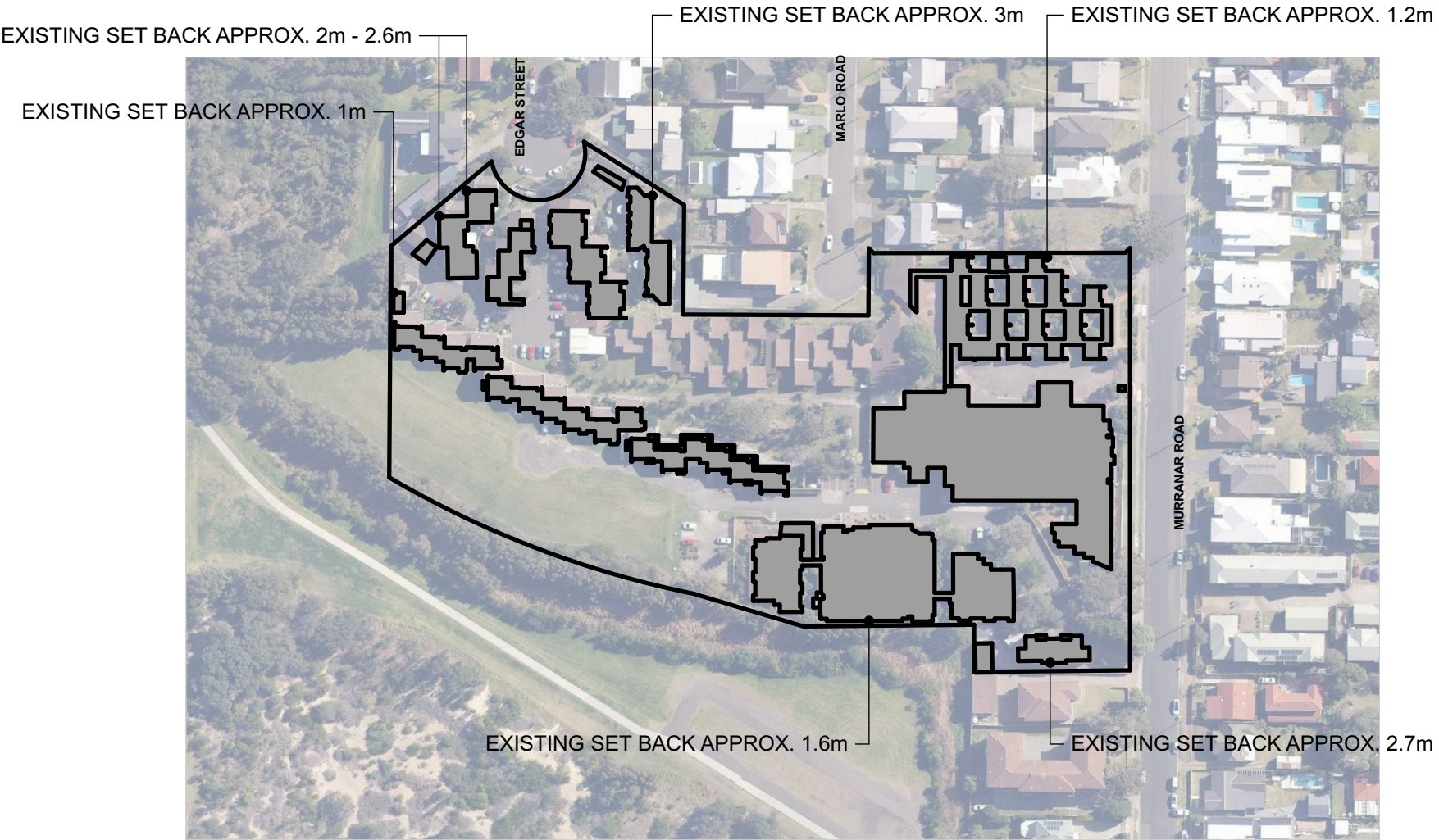
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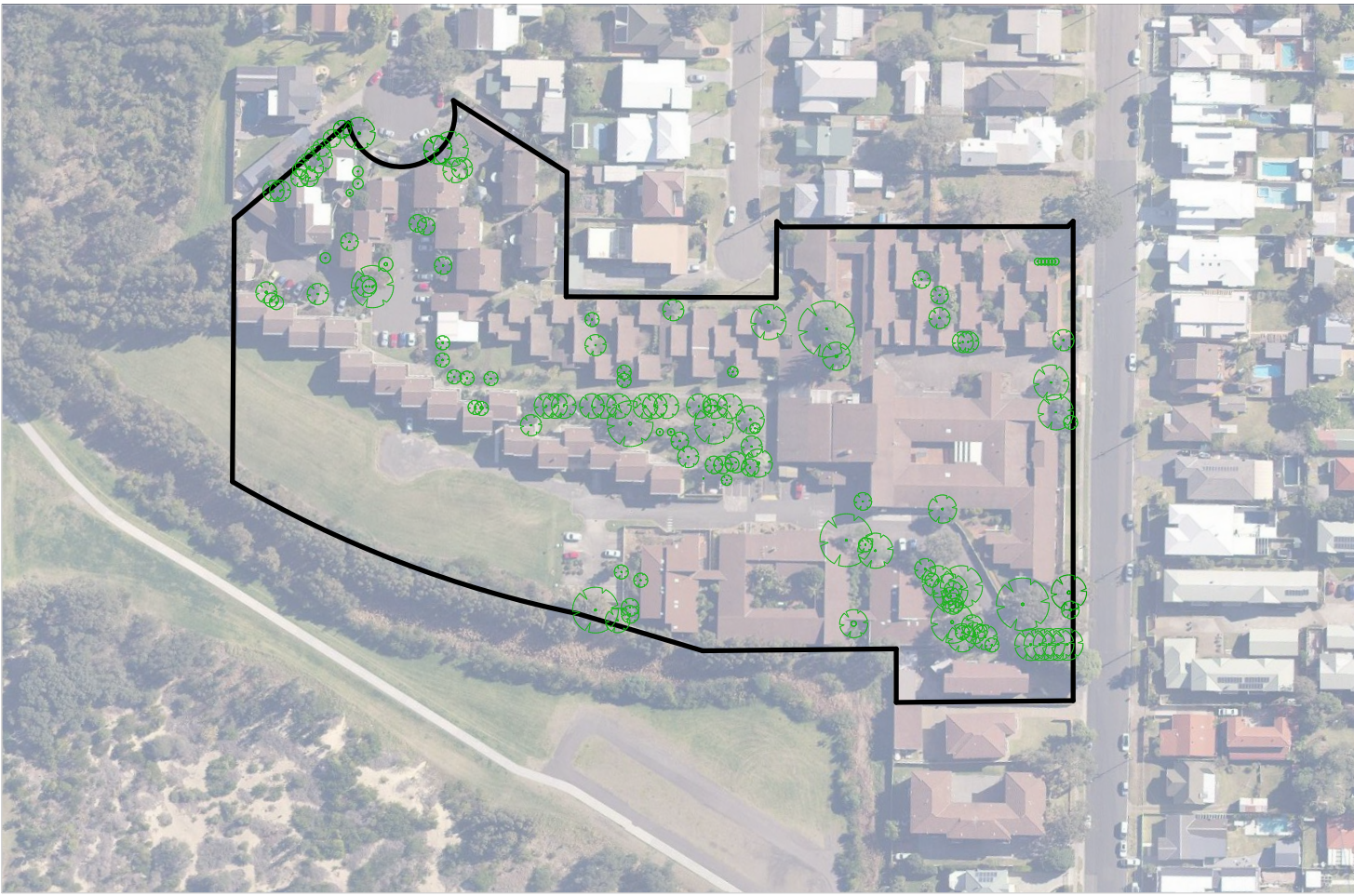
EXISTING EASEMENTS ON SITE



EXISTING VEHICLE ACCESS: 5 CROSSOVERS



EXISTING BUILT SETBACKS



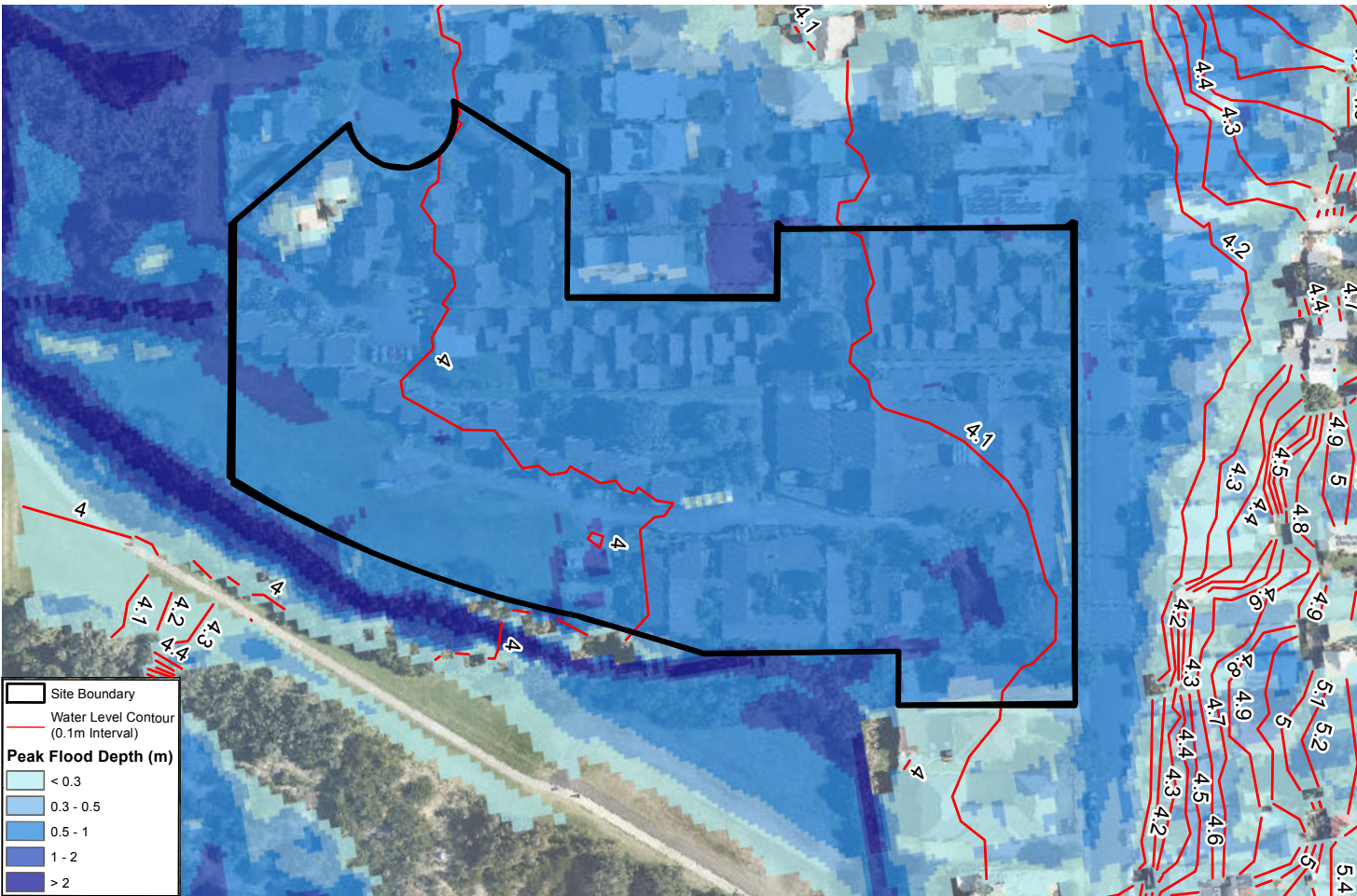
EXISTING TREES ON SITE



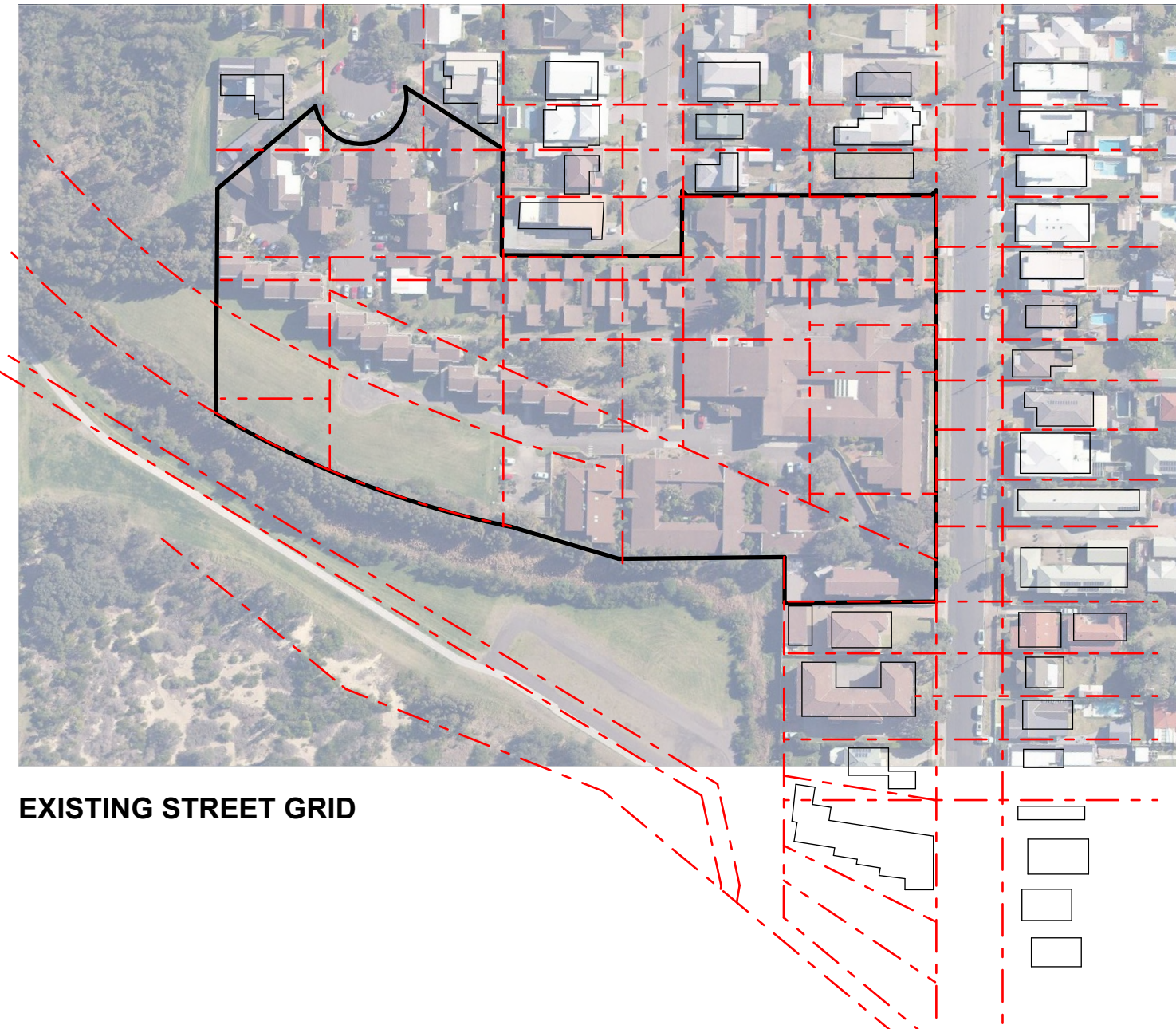
1 & 2 STOREY NEIGHBOURHOOD CHARACTER



EXISTING SITE TOPOGRAPHY



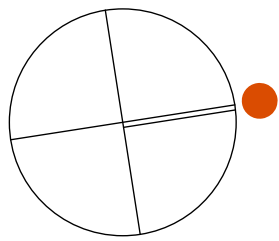
EXISTING PMF EVENT FLOOD DEPTH MAP (SOURCE: WMA WATER)



EXISTING STREET GRID

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A	No	Initial	DATE	REVISION



CLIENT
IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

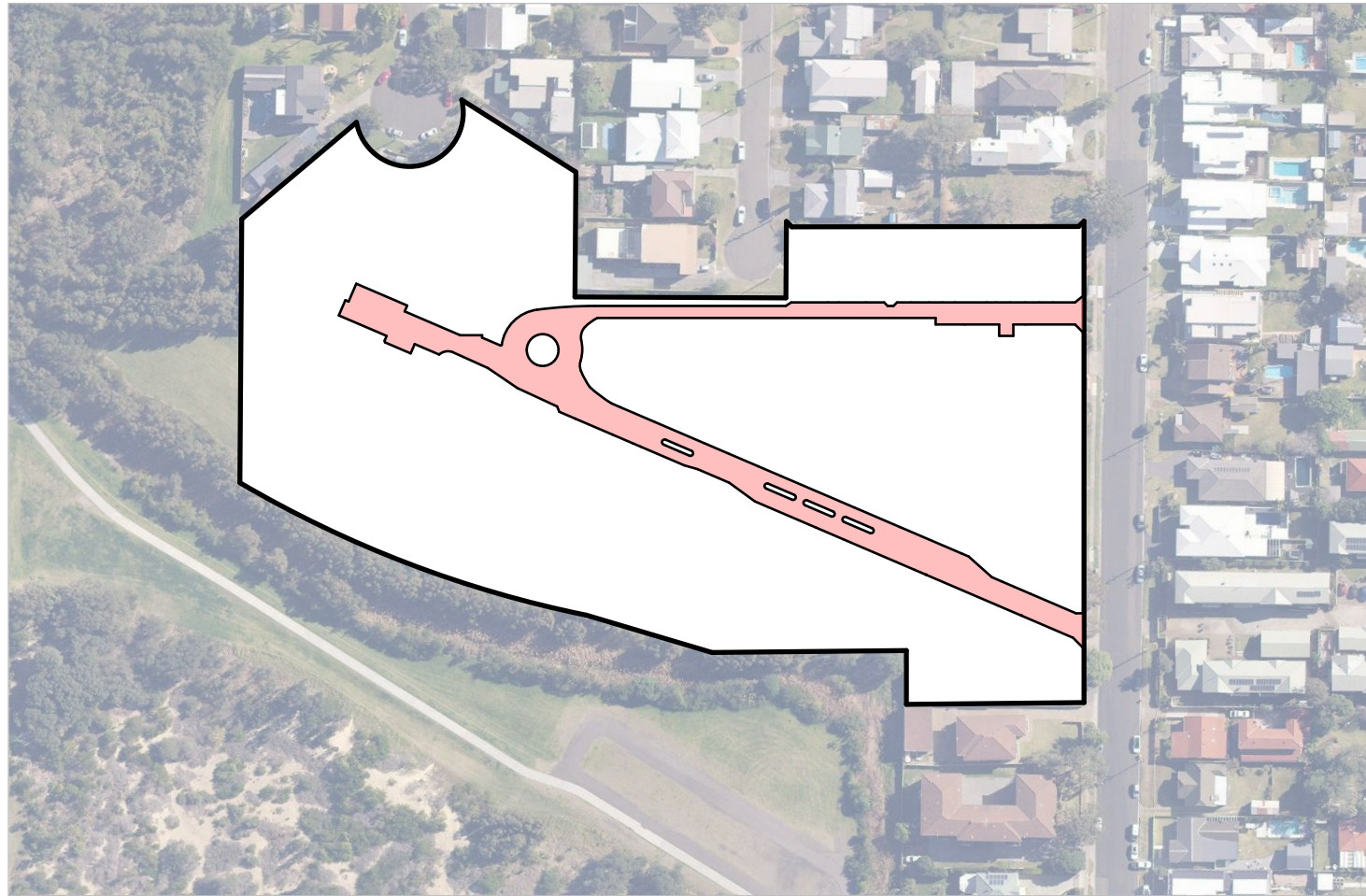
Exsting Neighbourhood Character and Site Context

PROJECT No		DRAWING No		REVISION	
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DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
	A1	HK	RG	28/11/2023	

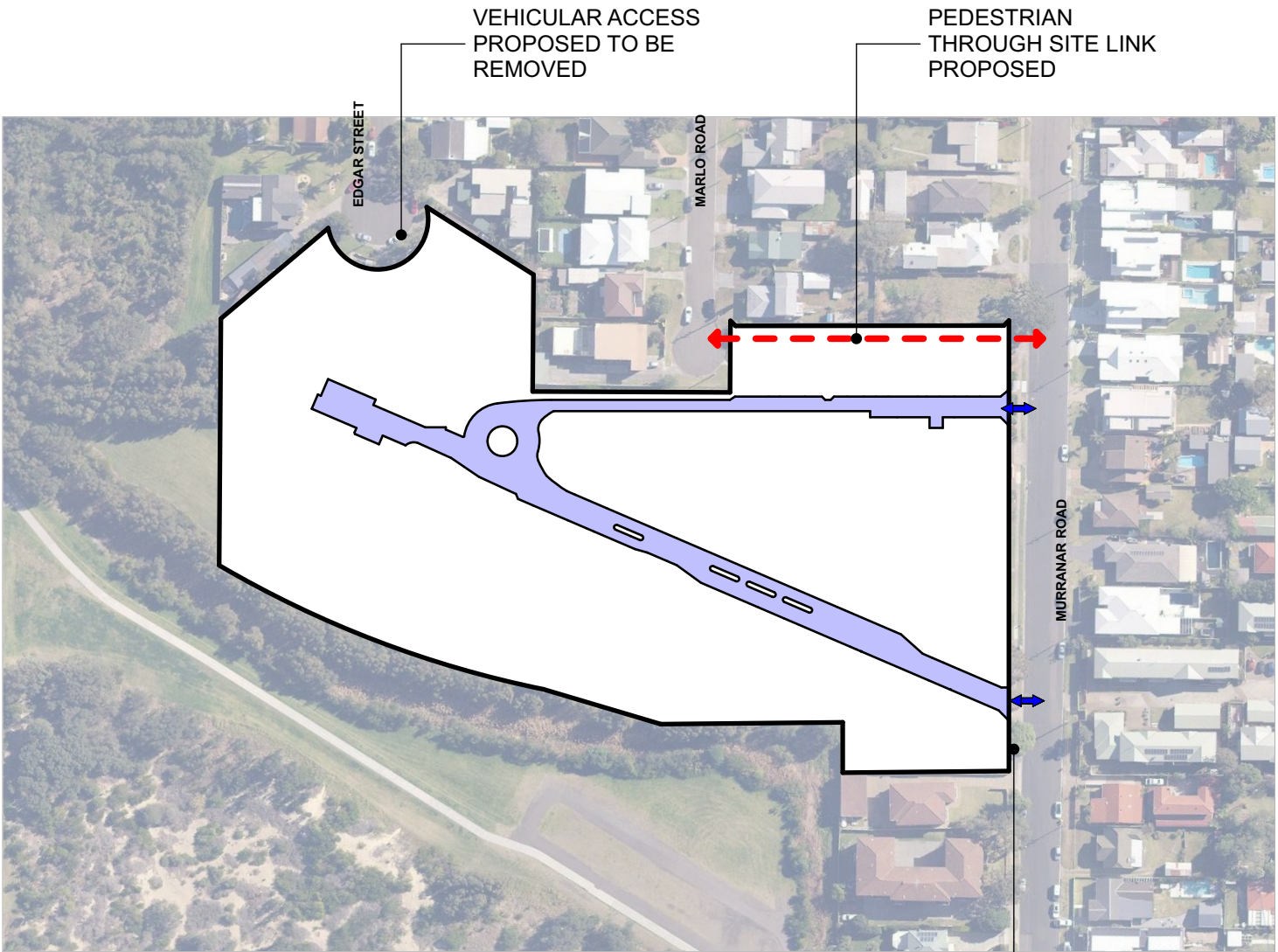
ARCHITECT
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ACCA 104-076-833
NSW Registered Architects - Tully Wetherill (Reg No. 19460)
Allison Ross Gardner (Reg No. 39495)

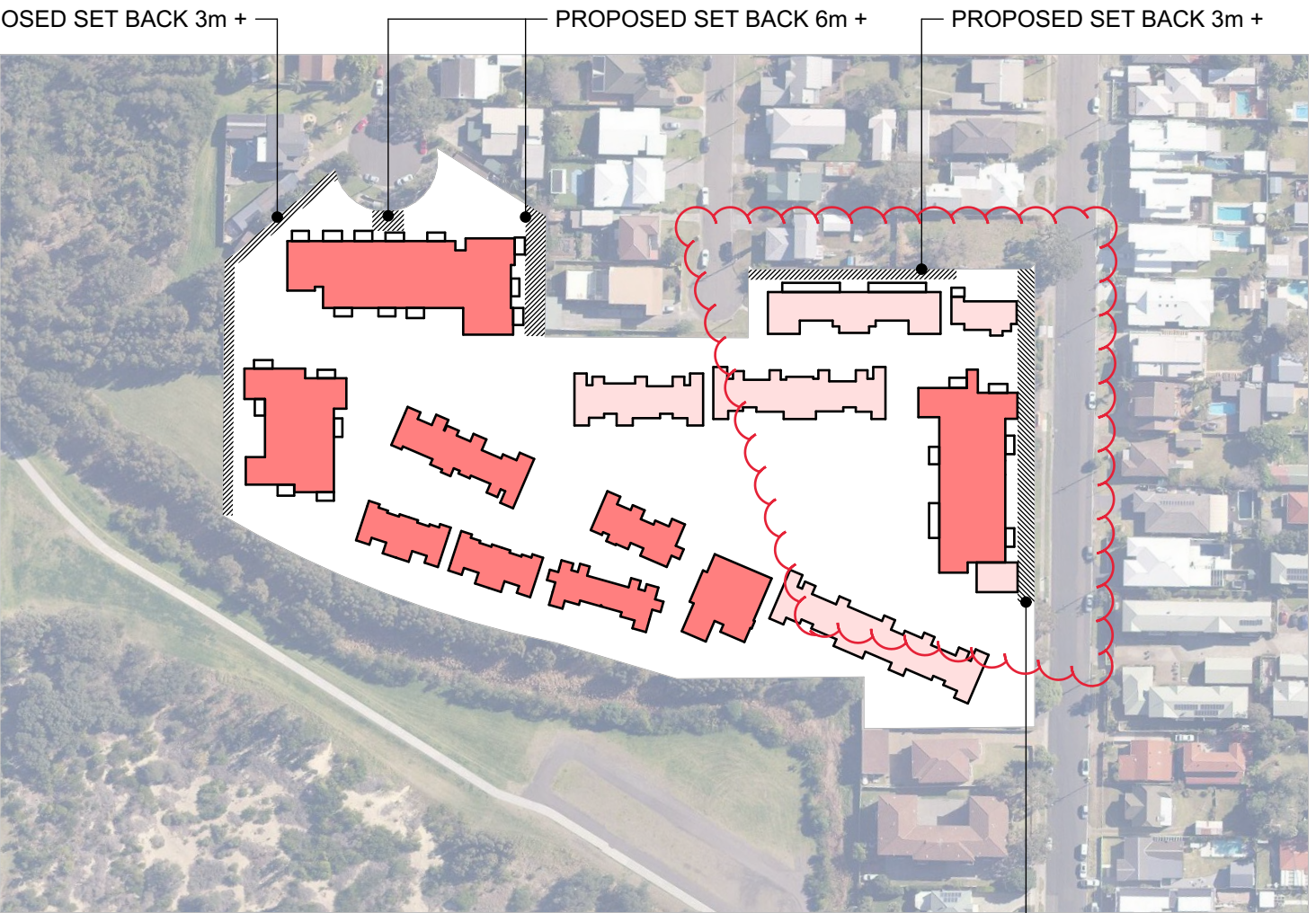




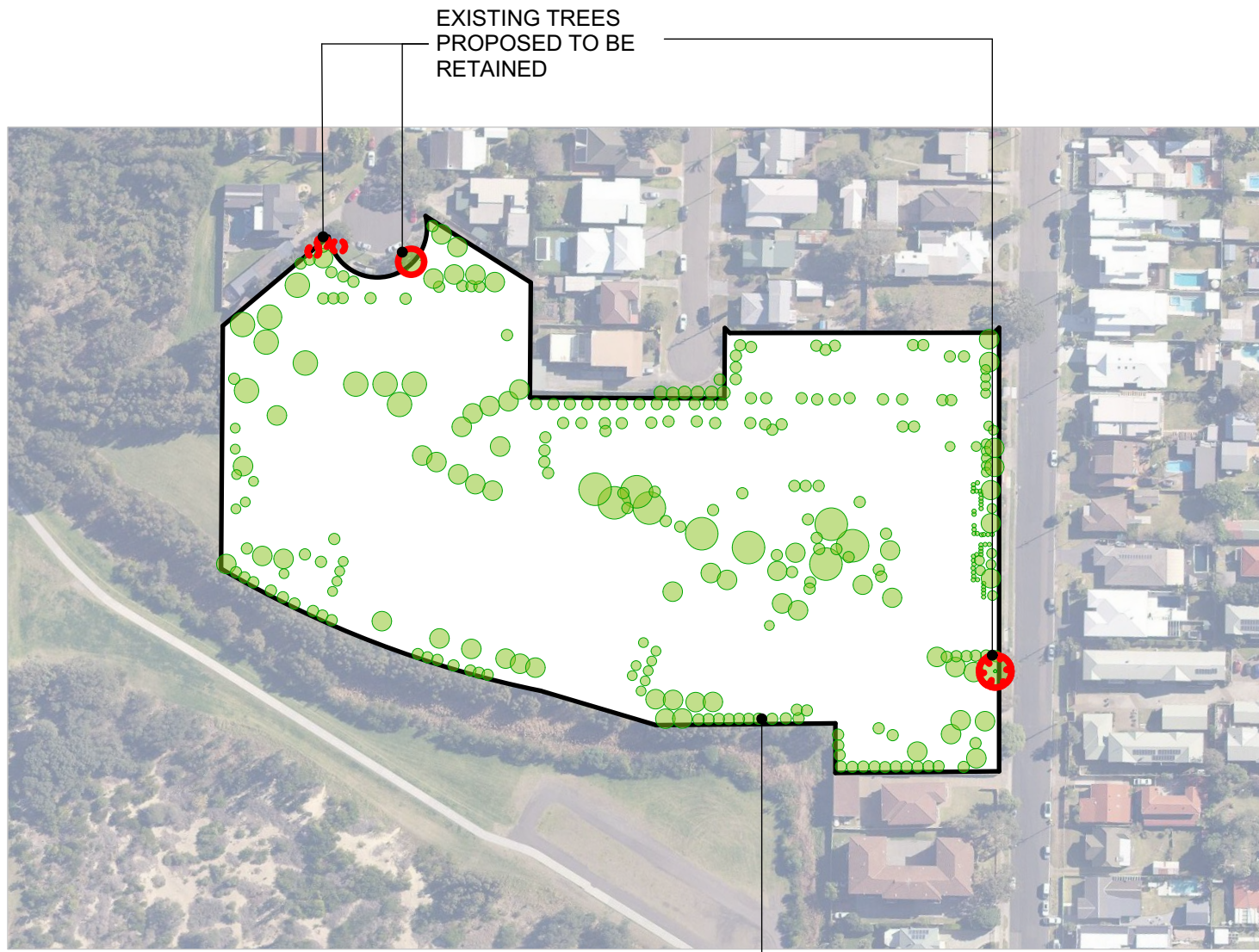
PROPOSED MAIN INTERNAL ROAD



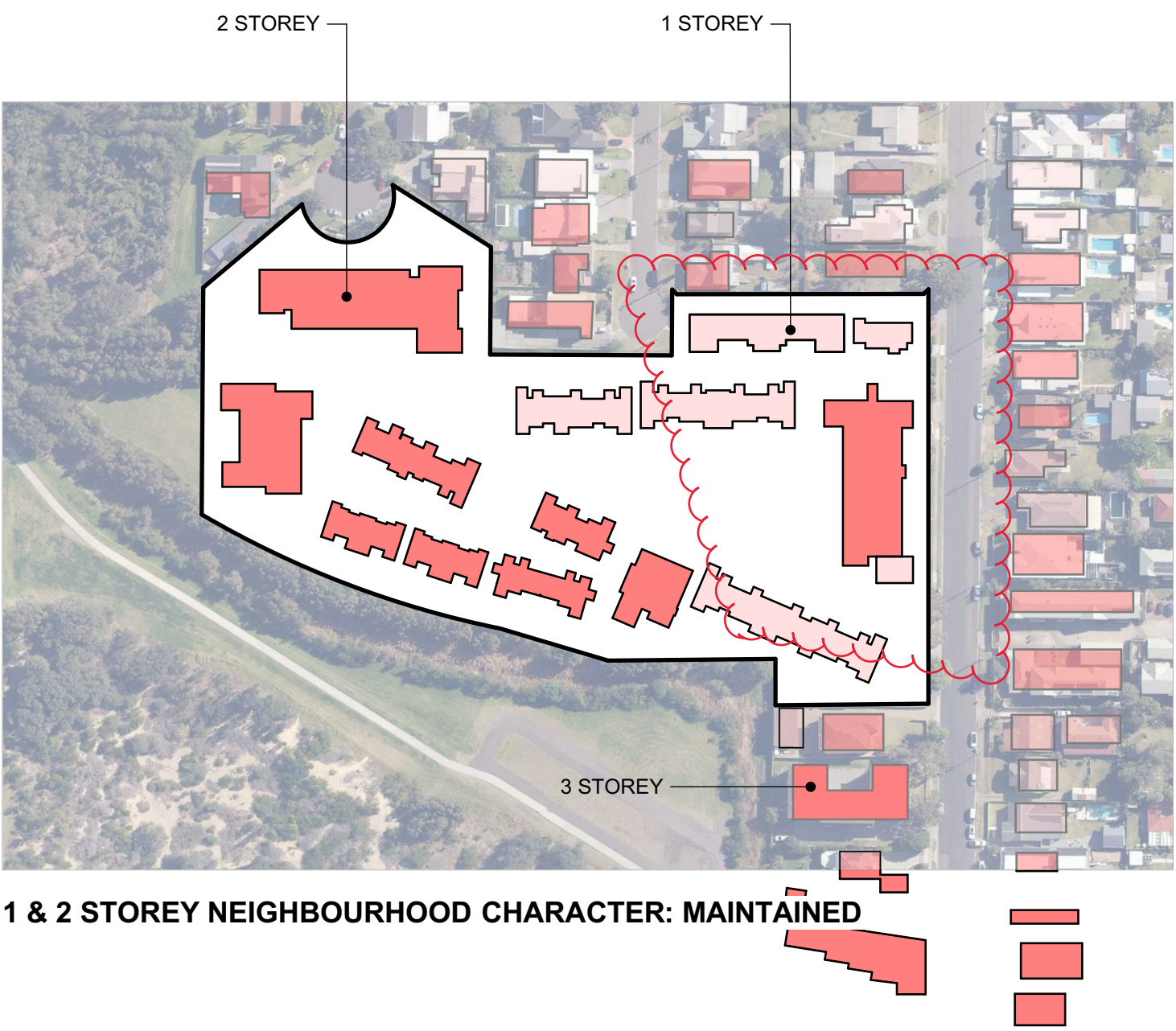
PROPOSED VEHICLE ACCESS: 2 CROSSOVERS



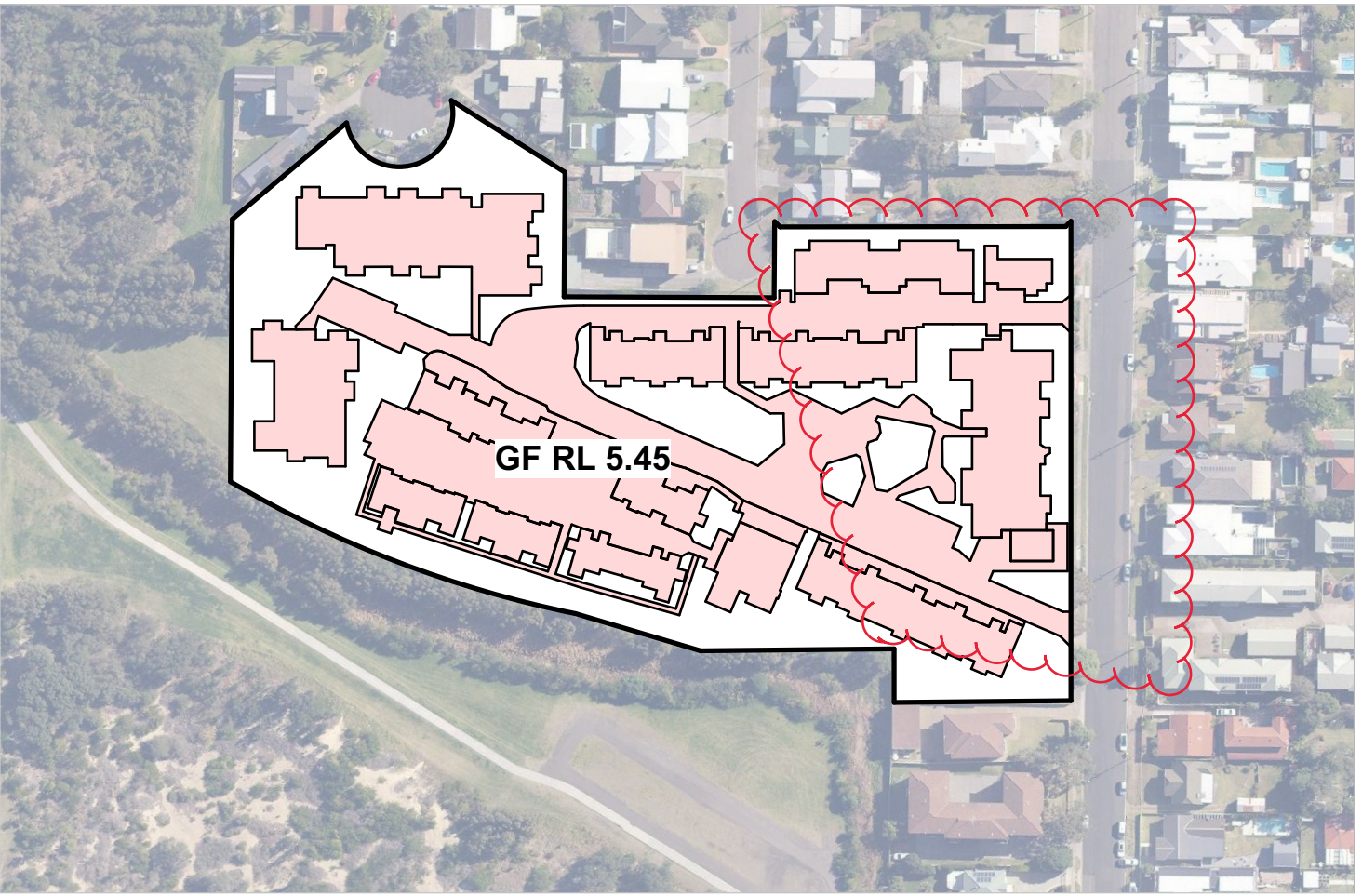
PROPOSED INCREASE IN BUILDING SETBACK



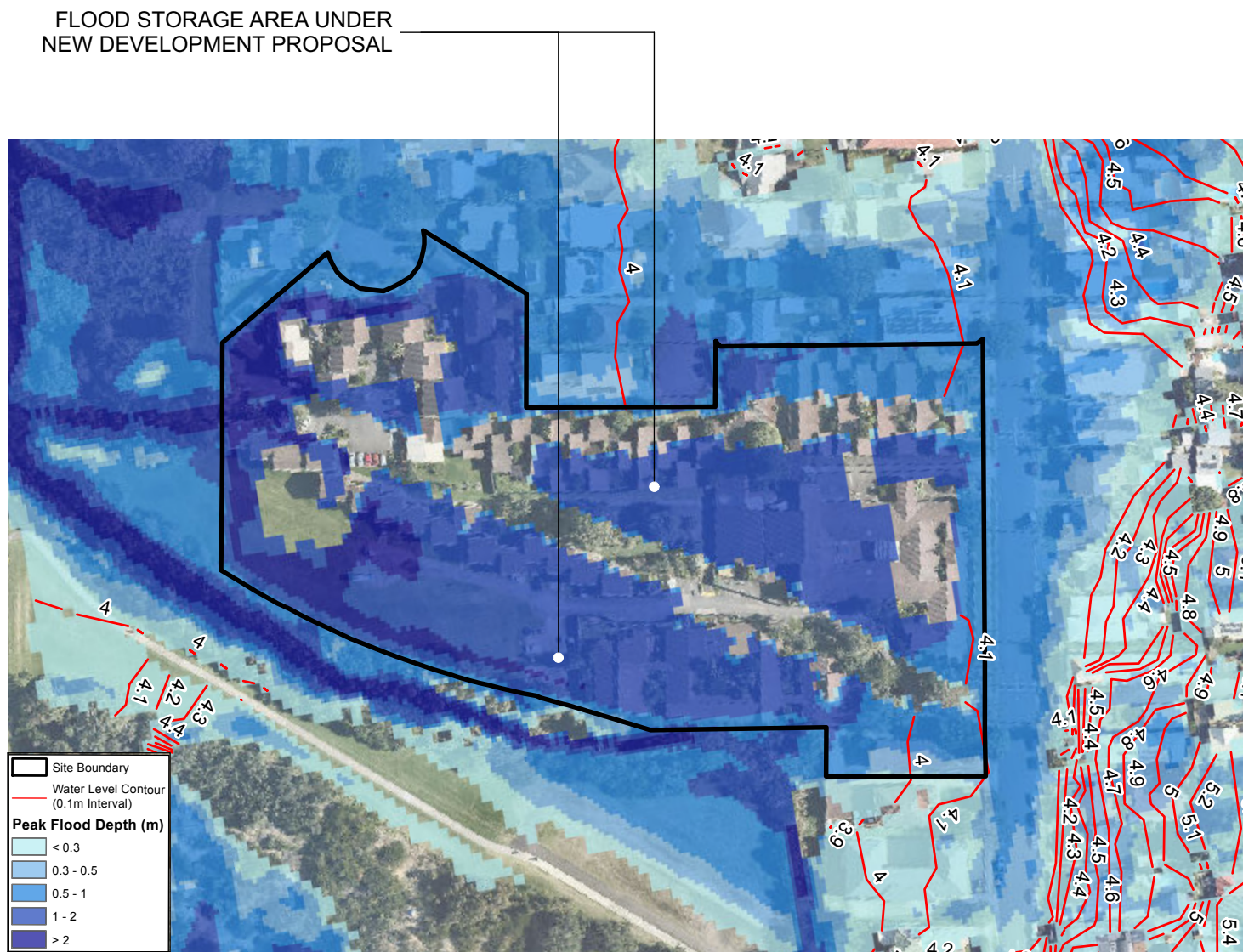
PROPOSED NEW TREES



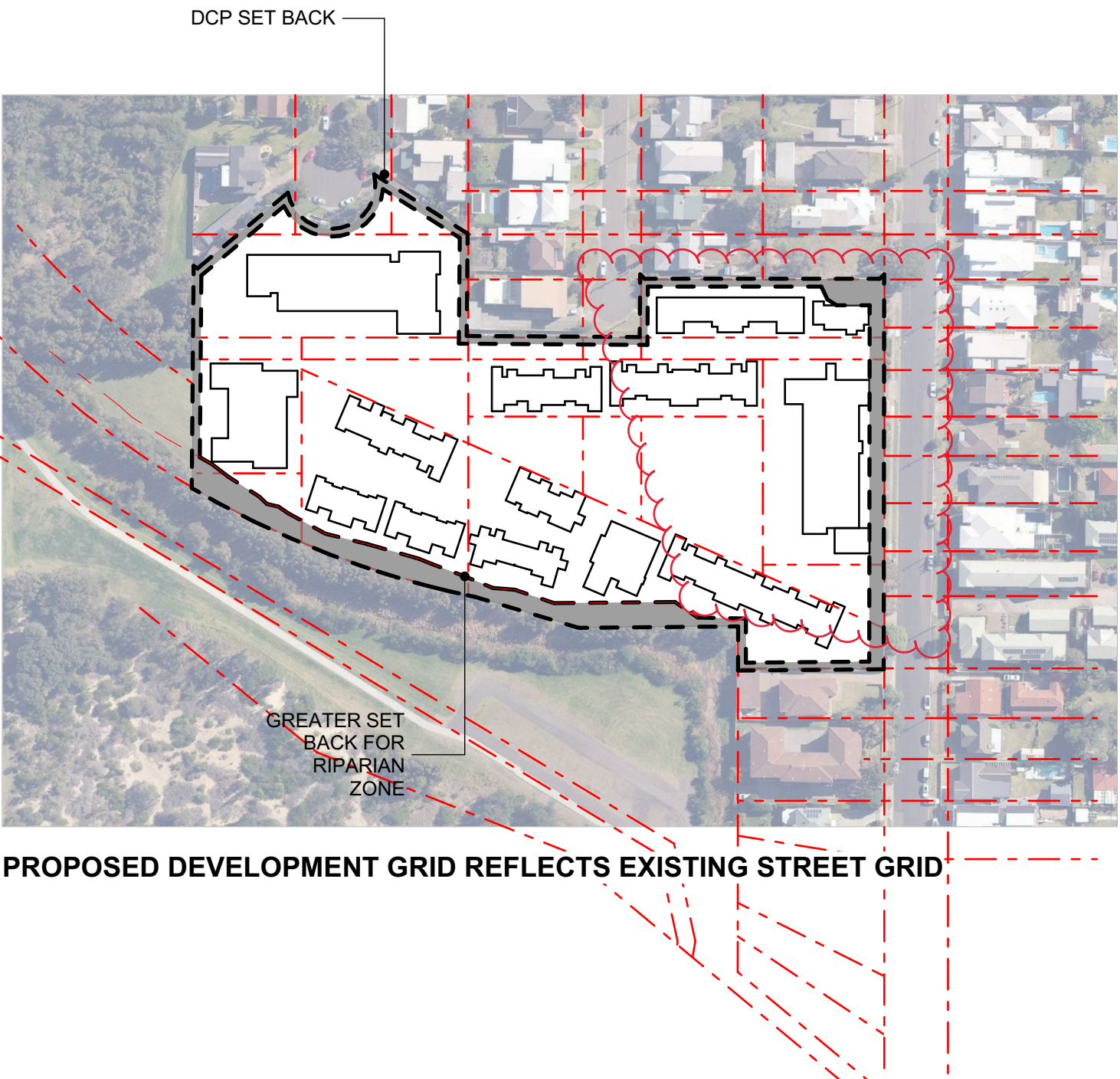
1 & 2 STOREY NEIGHBOURHOOD CHARACTER: MAINTAINED



PROPOSED INCREASE IN GROUND LEVEL FOR FLOOD EVACUATION CONSTRAINTS



PROPOSED PMF EVENT FLOOD DEPTH MAP (SOURCE: WMA WATER)



PROPOSED DEVELOPMENT GRID REFLECTS EXISTING STREET GRID

irt TOWRADGI

The proposed independent living units contribute to its context by responding appropriately to the existing natural and building features.

Internal roads are based on the location of existing easements.

Number of vehicle crossovers have been reduced from 5 down to 2. The proposal eliminated vehicular access from the cul-de-sacs on Marlo Rd and Edgar Street. A pedestrian through site link is proposed to provide a short cut walkway between Marlo Rd and Towradgi beach via Muarranar Rd.

As well as the two significant native trees on Marlo Rd and Edgar St frontage, the design proposes to maintain the cluster of existing trees at the centre of the site adjacent to the proposed communal open space.

The proposal maintains the single and double storey character of the neighbourhood.

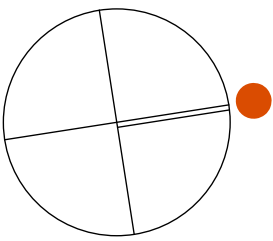
Extensive flood study has been undertaken to ensure there's no adverse flood impact caused to the neighbourhood.

Existing gridded character of the surrounding neighbourhood character is implemented on the proposed development.

The proposed design is domestic in character and will incorporate dwellings that have been designed to reflect the suburban amenity of the local area.

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A	No	2011/02/03	Development Application Issue
B	Initial	10/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS



CLIENT
IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Proposed Design Response

PROJECT No	DRAWING No	REVISION
20085	A0104	B
DRAWING SCALE	SHEET SIZE	DRAWN
A1	HK	RG
CHECKED	DATE	
	10/05/2024	

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Notwithstanding to Architects, Tully Wetherill (Reg No. 19460)
Associate: Ross Gardner (Reg No. 39495)

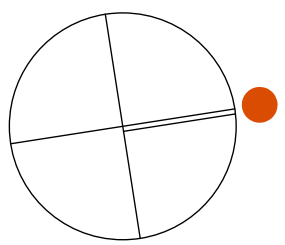




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- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - EXISTING BUILDING
 - EXISTING BACLONY
 - EXISTING DRIVEWAY AND FOOTPATHS
 - EXISTING FENCE LINE
 - EXISTING TREE

P1	W	1/06/2021	Preliminary Issue for Review
P2	W	28/06/2021	Preliminary Issue
P3	W	16/07/2021	Final Review
A	W	06/08/2021	Development Application
B	W	26/07/2022	Revised DA
C	W	04/12/2022	Development Application Issue
D	W	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS



CLIENT
IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

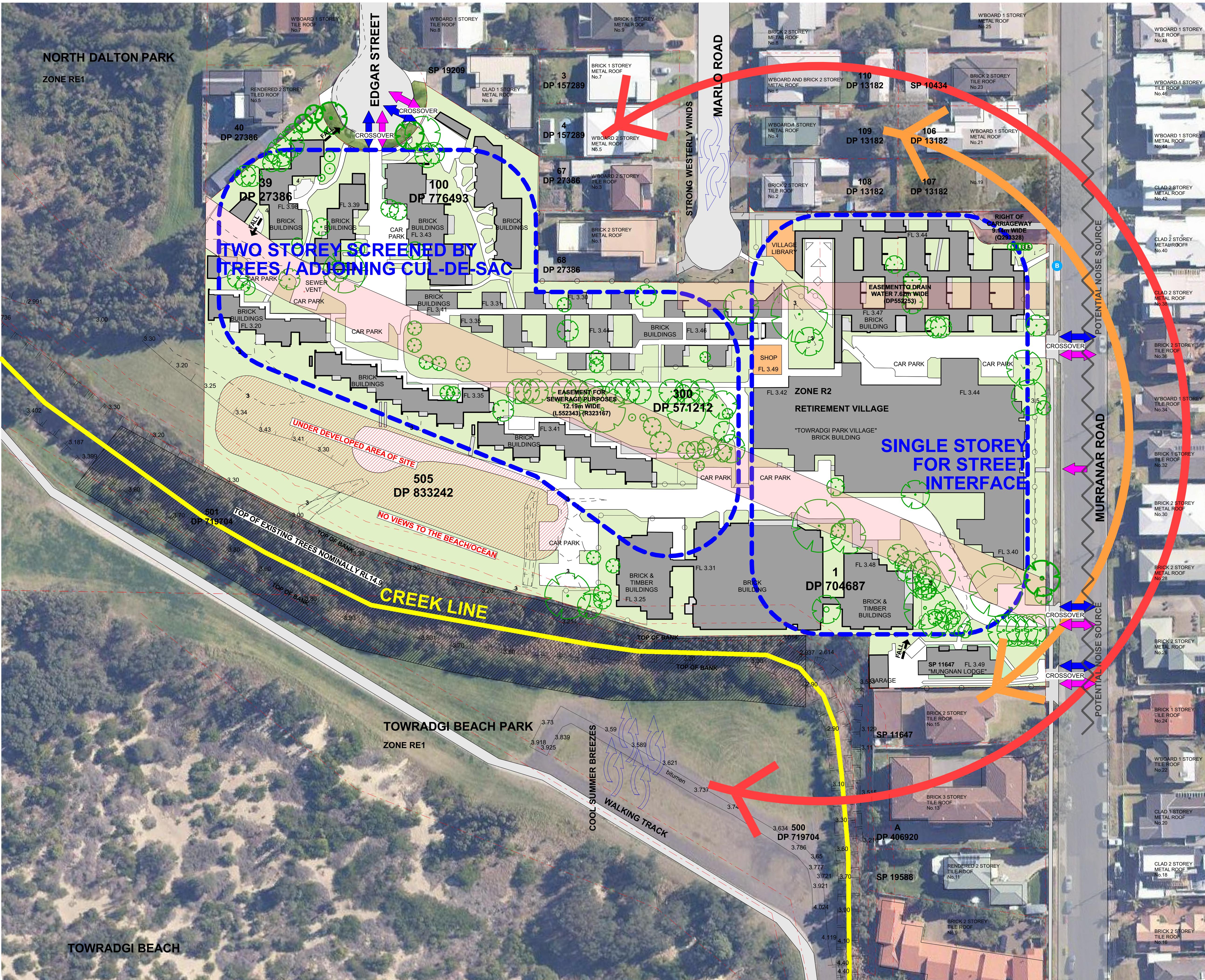
Existing Site Plan

PROJECT No	DRAWING No	REVISION
20085	A0201	D
DRAWING SCALE	SHEET SIZE	DRAWN
1:500	A1	HK
CHECKED	RG	DATE
		28/11/2023

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CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

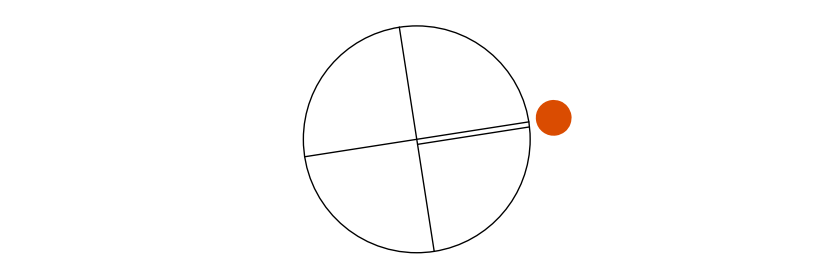
- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - EXISTING BUILDING
 - EXISTING BACLONY
 - EXISTING DRIVEWAY AND FOOTPATHS
 - EXISTING FENCE LINE
 - EXISTING TREE
 - ➡ PEDESTRIAN ACCESS
 - ➡ VEHICULAR ACCESS
 - ➡ FALL
 - ➡ DIRECTION OF EXISTING FALL IN GROUND
 - ➡ SUMMER SUN
 - ➡ WINTER SUN
 - B EXISTING BUS STOP

TOTAL SITE AREA = 27,493m²

Site is generally classified as a
Medium Flood Risk Precinct.

1% AEP = RL ~3.95m
PMF Level = RL 4.95

P1	1/06/2021	Preliminary Issue for Review
P2	20/06/2021	Preliminary Issue
P3	12/07/2021	Preliminary Issue
P4	16/07/2021	Final Review
A	06/08/2021	Development Application
B	26/07/2022	Revised DA
C	04/12/2022	Development Application Issue
D	28/11/2023	Development Application Issue
No	Initial	DATE
		REVISION DETAILS



CLIENT
IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Site Analysis Plan - Pre Development

PROJECT No	DRAWING No	REVISION
20085	A0202	D
DRAWING SCALE	SHEET SIZE	DRAWN
1:500	A1	HK
CHECKED	DATE	
RG	28/11/2023	

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Associate Architects - Gardner Wetherill (Reg No. 19460)





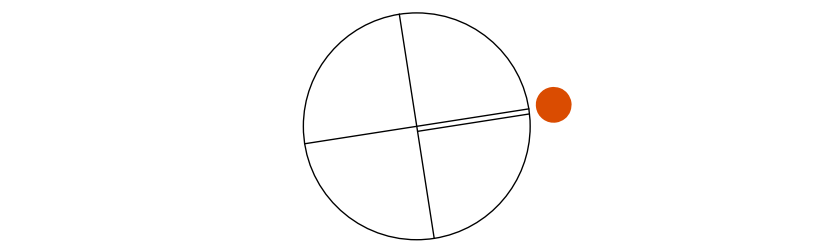
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- LEGEND**
- BOUNDARY LINE
 - PEDESTRIAN ACCESS
 - VEHICULAR ACCESS
 - NEW TREES
 - EXISTING TREES PROPOSED TO REMAIN
 - BUS STOP

Site is generally classified as a Medium Flood Risk Precinct.

PRODUCT TYPES, MIX & NUMBERS		
TYPE	MIX	NUMBERS
VILLA		
3 BEDROOM	53%	9
2 BEDROOM + STUDY	37%	8
ILU APARTMENT WITH GARAGES		
3 BEDROOM (SLUG x 4 + DLUG x 5)	41%	9
2 BEDROOM + STUDY	59%	13
APARTMENT		
3 BEDROOM	39%	18
2 BEDROOM	61%	28
	TOTAL	85
RESIDENT CAR SPACES	TOTAL	120
VISITOR PARKING	TOTAL	19

A	16/08/2021	Development Application
B	16/07/2022	Revised DA
C	16/12/2022	Development Application Issue
D	28/11/2023	Development Application Issue
E	16/05/2024	Revised DA
F	28/05/2024	Revised DA
No	Initial	DATE
		REVISION DETAILS



CLIENT
IRT
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	A0203	F
DRAWING SCALE	SHEET SIZE	DRAWN
1:500	A1	HK
CHECKED	DATE	
RG	28/05/2024	
ARCHITECT	Gardner Wetherill Assoc.	T (02) 9929 6777
	Suite 2.01 Level 2	E design@gardnerwetherill.com.au
	460 Pacific Highway	ACN 104 676 483
	St Leonards NSW 2065	16/05/2024 (Reg No 19460)
		16/05/2024 (Reg No 19460)





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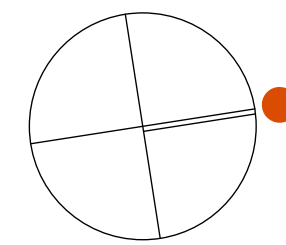
LEGEND

- BOUNDARY LINE
- 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.

P1	IR	1/06/2021	Preliminary Issue for Review
P2	IR	28/06/2021	Preliminary Issue
P3	IR	16/07/2021	Final Review
A	IR	6/08/2021	Development Application
B	IR	26/07/2022	Revised DA
C	IR	6/12/2022	Development Application Issue
D	IR	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS



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	A0301	D
DRAWING SCALE	SHEET SIZE	DRAWN
1:500	A1	HK
CHECKED	DATE	
RG	28/11/2023	

ARCHITECT

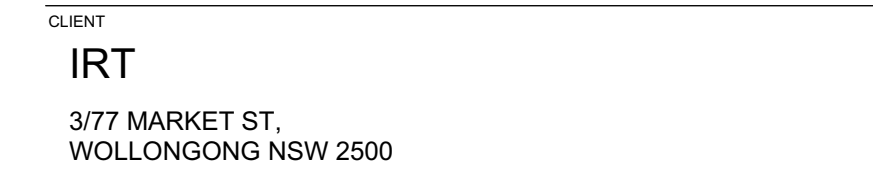
Gardner Wetherill Assoc.
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A.C.N. 104 676 833
Nominated Architects - Tully Wetherill (Reg No. 19460)
Associate Architects - Gardner Wetherill (Reg No. 19460)



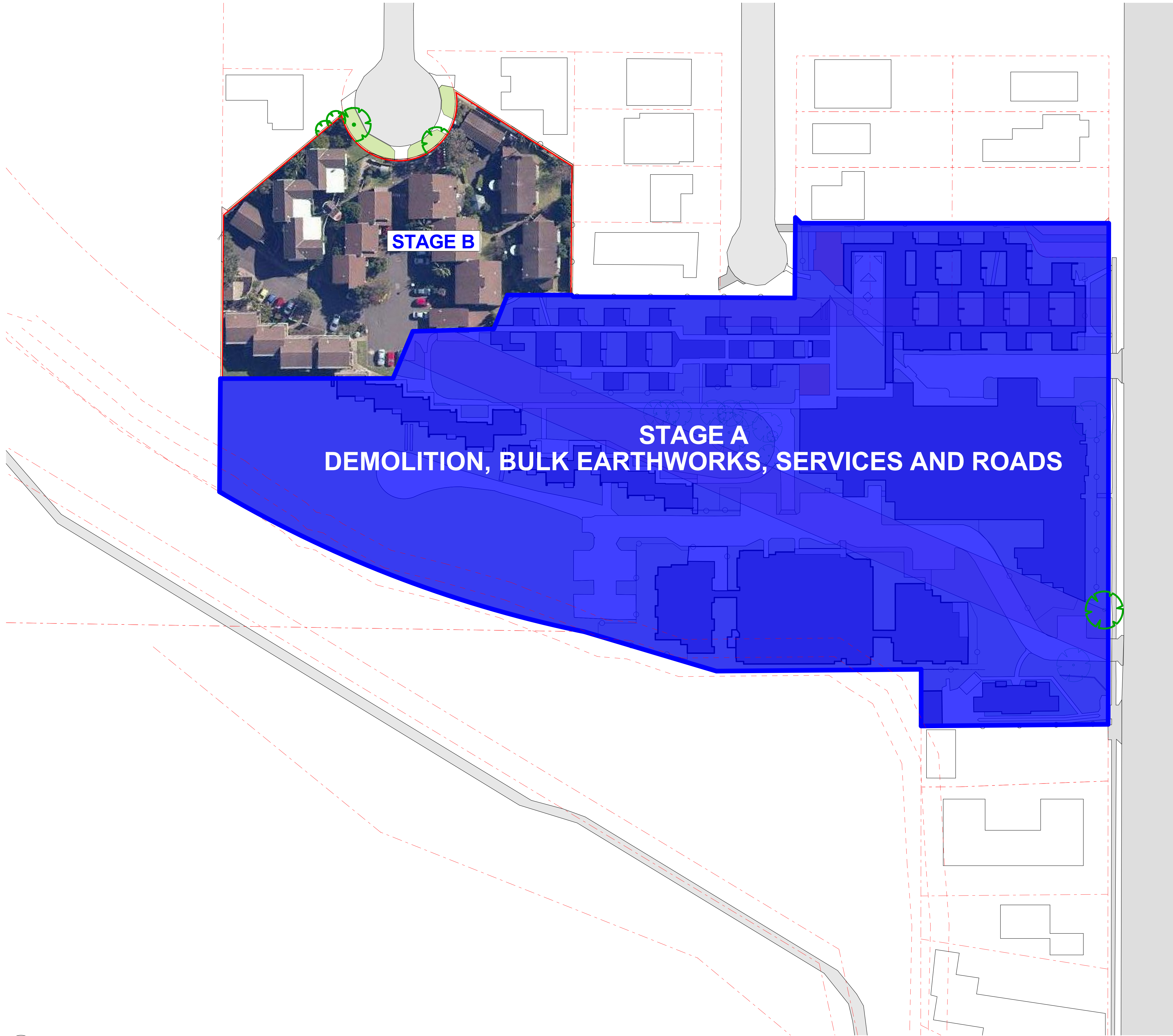
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P2	nk	16/07/2021	Final Review
A	nk	6/08/2021	Development Application
B	nk	26/07/2022	Revised DA
C	nk	6/12/2022	Development Application Issue
D	nk	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS



DRAWING TITLE _____

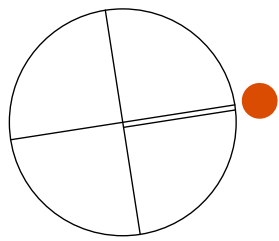
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20085		A0302		D
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	HK	RG	28/11/2023

GW.



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P1	N/A	20/03/2021	Preliminary Issue for Review
P2	N/A	1/06/2021	Preliminary Issue for Review
P3	N/A	29/06/2021	Preliminary Issue
P4	N/A	16/07/2021	Final Review
A	N/A	0/08/2021	Development Application
B	N/A	26/07/2022	Revised DA
C	N/A	04/12/2022	Development Application Issue
D	N/A	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS



CLIENT
IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

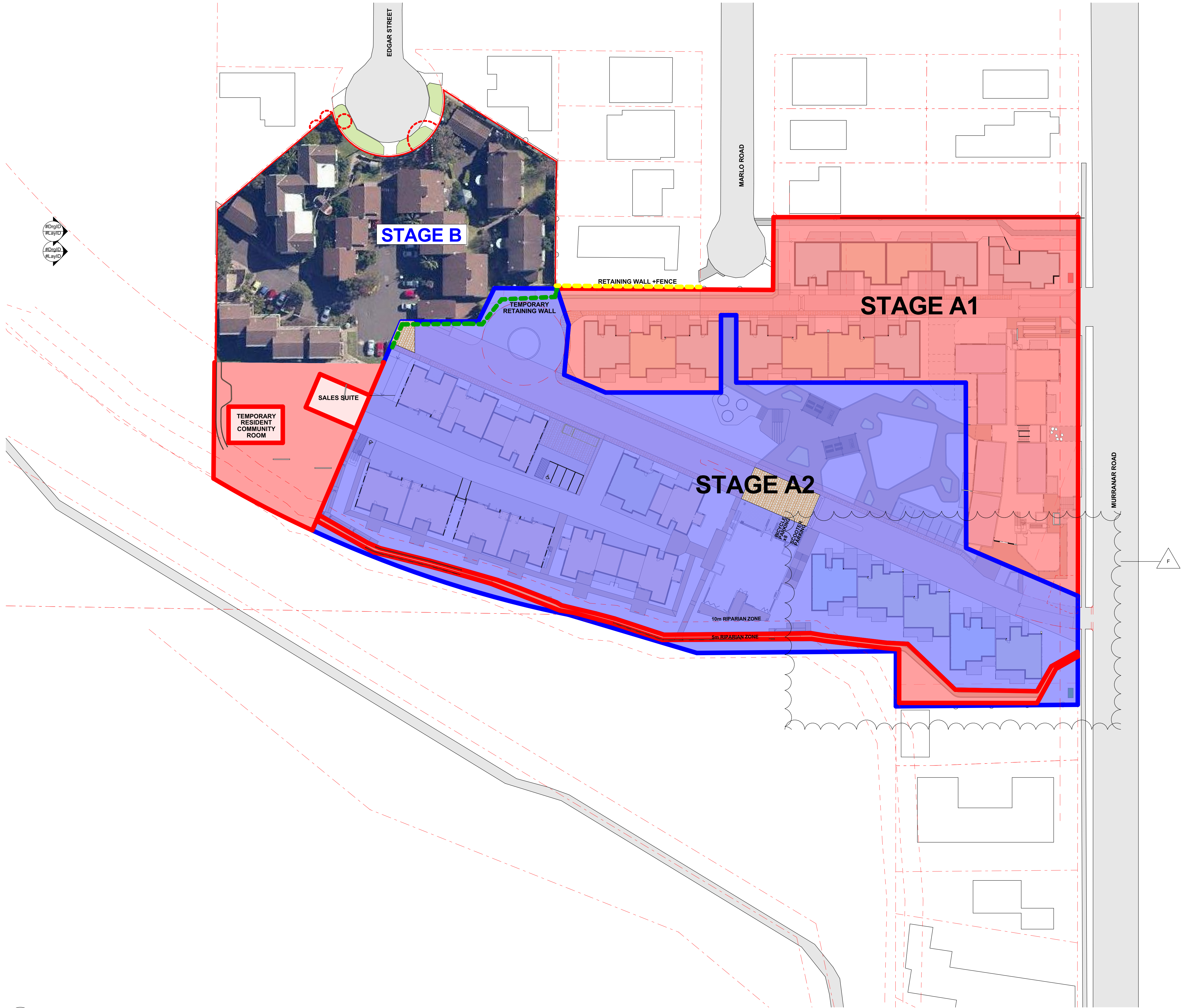
Civil Works Plan - Stage A

PROJECT No	DRAWING No	REVISION
20085	A0401	D
DRAWING SCALE	SHEET SIZE	DRAWN
1:500	A1	HK
CHECKED	DATE	
RG	28/11/2023	

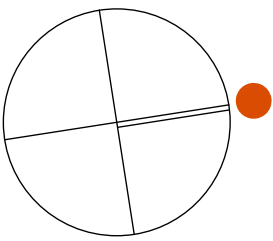
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Notified Architects - Tully Wetherill (Reg No. 19460)
Associate Architects - St Leonards (Reg No. 3946)





No	Initial	DATE	REVISION DETAILS
P1	HW	20/03/2021	Preliminary Issue for Review
P2	HW	1/06/2021	Preliminary Issue for Review
P3	HW	20/06/2021	Preliminary Issue
P4	HW	16/07/2021	Final Review
A	HW	0/08/2021	Development Application
B	HW	20/07/2022	Revised DA
C	HW	0/12/2022	Development Application Issue
D	HW	28/11/2023	Development Application Issue
E	HW	16/05/2024	Revised DA
F	HW	28/05/2024	Revised DA



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		DRAWING No		REVISION
20085		A0402		F
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	HK	RG	28/05/2024

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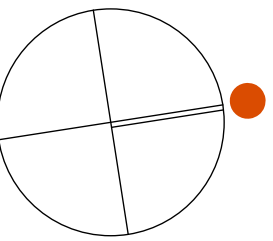
Notwithstanding to Architects - Tully Wetherill (Reg No. 19460)
Associate - Ross Gardner (Reg No. 29495)





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

No	Initial	DATE	REVISION DETAILS
P1	HW	2003/2021	Preliminary Issue for Review
P2	HW	11/05/2021	Preliminary Issue for Review
P3	HW	20/06/2021	Preliminary Issue
P4	HW	16/07/2021	Final Review
A	HW	01/08/2021	Development Application
B	HW	20/07/2022	Revised DA
C	HW	01/12/2022	Development Application Issue
D	HW	28/11/2023	Development Application Issue
E	HW	16/05/2024	Revised DA
F	HW	28/05/2024	Revised DA



CLIENT
IRT
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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

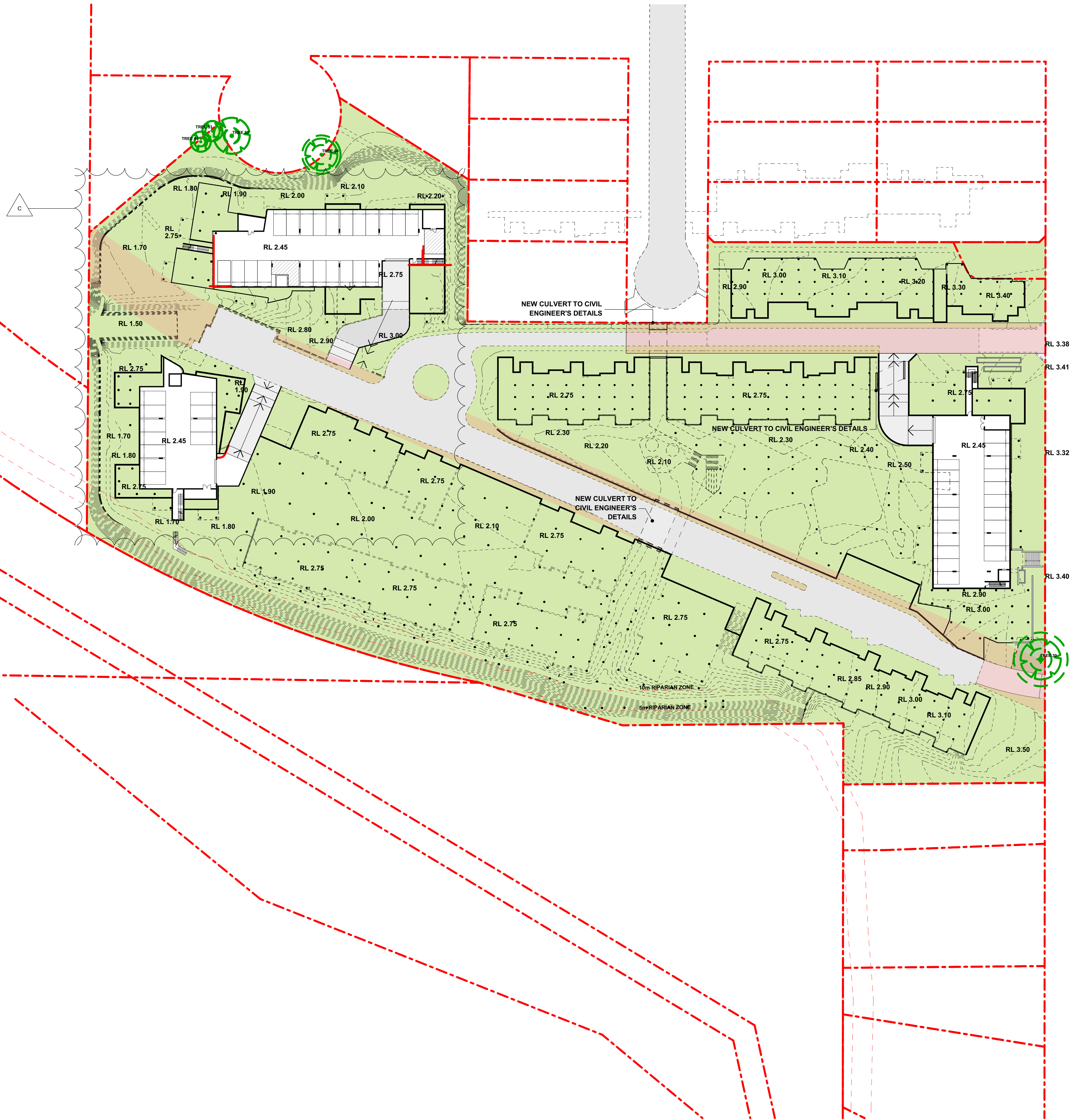
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Construction Staging Plan - Stage B

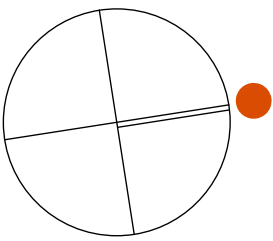
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20085		A0403		F
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	HK	RG	28/05/2024

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Notwithstanding Architects - Tully Wetherill (Reg No. 19460)
Alicia Rose Gardner (Reg No. 39445)





No		Initial	DATE	REVISION DETAILS
A	28/11/2023			Preliminary Issue for Review
B	16/05/2024			Final Review
C	28/05/2024			Revised DA
No	Initial	DATE		REVISION DETAILS



CLIENT
IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Site Plan - Lower Ground Level

PROJECT No		DRAWING No		REVISION
20085		A0500		C
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	HK	RG	28/05/2024

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Notified Architect - NSW (Lic No. 19466)
Adequate Risk Controller (Reg No. 3945)





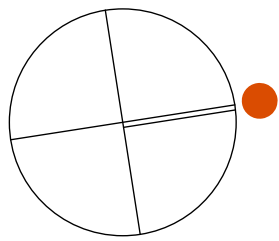
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- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - VILLAGE SERVICES
 - SOFT LANDSCAPE AREA
 - NEW TREES
 - EXISTING TREES PROPOSED TO REMAIN

PRODUCT TYPES, MIX & NUMBERS		
TYPE	MIX	NUMBERS
VILLA		
3 BEDROOM	53%	9
2 BEDROOM + STUDY	37%	8
ILU APARTMENT WITH GARAGES		
3 BEDROOM (SLUG x 4 + DLUG x 5)	41%	9
2 BEDROOM + STUDY	59%	13
APARTMENT		
3 BEDROOM	52%	24
2 BEDROOM	48%	22
TOTAL		85

RESIDENT CAR SPACES	TOTAL	120
VISITOR PARKING	TOTAL	19

P16	10/05/2021	Preliminary Issue for Review
P17	11/05/2021	Preliminary Issue for Review
P18	4/06/2021	Preliminary Issue for Review
P19	9/06/2021	Preliminary Issue for Review
P20	28/06/2021	Preliminary Issue
P21	2/07/2021	Preliminary Issue
P22	16/07/2021	Final Review
P23	20/07/2021	Final Review
A	6/08/2021	Development Application
B	26/07/2022	Revised DA
C	23/08/2022	Preliminary Information
D	11/10/2022	Preliminary Issue for Coordination
E	16/10/2022	Development Application Issue
F	26/11/2023	Development Application Issue
G	22/04/2024	For Information
H	16/05/2024	Revised DA
I	28/05/2024	Revised DA
No	Initial	DATE
REVISION DETAILS		



CLIENT
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	I
DRAWING SCALE	SHEET SIZE	DRAWN
1:500	A1	HK
CHECKED	DATE	
RG	28/05/2024	

ARCHITECT
Gardner Wetherill Assoc.
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460 Pacific Highway
St Leonards NSW 2055

T (02) 9929 6777
E design@gardnerwetherill.com.au
A/CN 104-678-833
Homestead Architects - Tully Wetherill (Reg No 19460)
Alicia Rose Gardner (Reg No 39445)



1 Site Plan - Ground Level
SCALE - 1:500

DEVELOPMENT APPLICATION ISSUE

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LEGEND

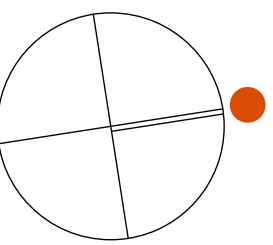
- BOUNDARY LINE
EASEMENT
VILLAGE SERVICES
SOFT LANDSCAPE AREA
NEW TREES
EXISTING TREES PROPOSED TO REMAIN

PRODUCT TYPES, MIX & NUMBERS

TYPE	MIX	NUMBERS
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3 BEDROOM (SLUG x 4 + DLUG x 5)	41%	9
2 BEDROOM + STUDY	59%	13
APARTMENT		
3 BEDROOM	52%	24
2 BEDROOM	48%	22
TOTAL		85

RESIDENT CAR SPACES	TOTAL	120
VISITOR PARKING	TOTAL	19

No	Initial	DATE	REVISION DETAILS
P1	N	1/06/2021	Preliminary Issue for Review
P2	N	4/06/2021	Preliminary Issue for Review
P3	N	5/06/2021	Preliminary Issue for Review
P4	N	28/06/2021	Preliminary Issue
P5	N	2/07/2021	Preliminary Issue
P6	N	16/07/2021	Final Review
PT	N	20/07/2021	Final Review
A	N	6/08/2021	Development Application
B	N	26/07/2022	Revised DA
C	N	11/10/2022	Preliminary Issue for Coordination
D	N	16/10/2022	Development Application Issue
E	N	20/11/2023	Development Application Issue
F	N	22/04/2024	For Information
G	N	16/05/2024	Revised DA
H	N	28/05/2024	Revised DA



CLIENT

IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT

IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Site Plan - Level 1

PROJECT No		DRAWING No		REVISION
20085		A0502		H
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:500	A1	HK	RG	28/05/2024

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

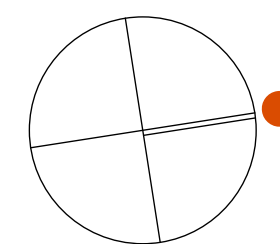
Accredited Architects - Tally Ho (Mars) Pty Ltd (Reg No. 19460)
Accredited Draftsman - Reg No. 39445



1 Site Plan - Level 1
SCALE - 1:500

DEVELOPMENT APPLICATION ISSUE

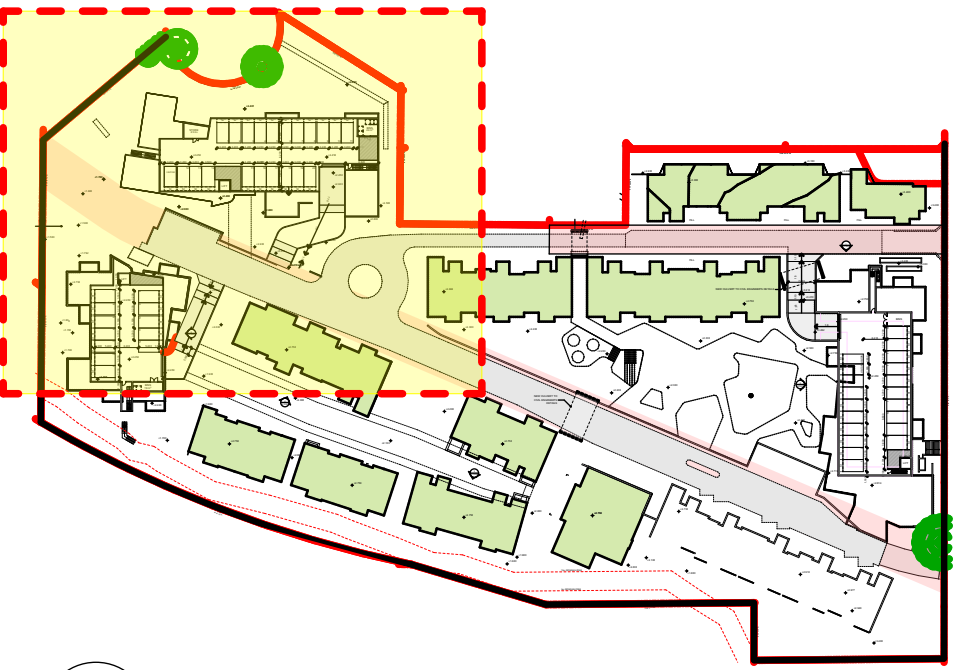
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P3	NA	1/06/2021	Preliminary Issues for Review
P4	NA	2/06/2021	Preliminary Issue
P5	NA	1/10/2021	Final Review
A	NA	6/08/2021	Development Application
B	NA	26/07/2021	Revised DA
C	NA	6/12/2021	Development Application Issue
D	NA	29/11/2023	Development Application Issue
E	NA	16/05/2024	Revised DA
F	NA	28/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS



Site Plan - FSR Calculation

ACN 104-476833

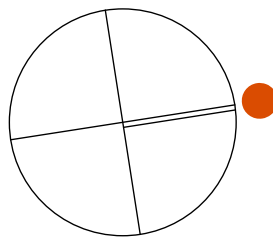
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Key Plan

EASEMENT

A	16/06/2021	Development Application
B	28/07/2022	Revised DA
C	17/09/2022	Preliminary Issue for Coordination
D	11/10/2022	Preliminary Issue for Coordination
E	01/12/2022	Development Application Issue
F	28/11/2023	Development Application Issue
G	29/05/2024	Revised DA
No	Initial	DATE
REVISION DETAILS		



CLIENT
IRT
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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Lower Ground Level Plan - Part 1

PROJECT No	DRAWING No	REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	DATE	
RG	29/05/2024	

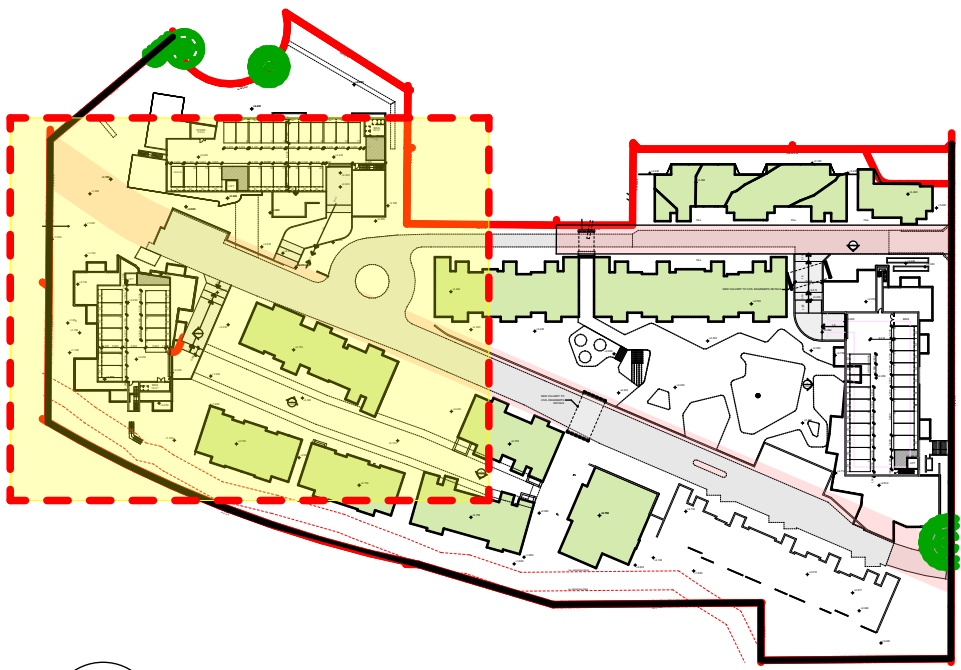
ARCHITECT
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Suite 2.01 Level 2
460 Pacific Highway
St Leonards NSW 2065
T (02) 9929 6777
E design@gardnerwetherill.com.au
ACCA 104-006-003
Notified Architect - Tally Ho Road (Reg No. 10400)
Allison Rose Gardner (Reg No. 3946)



1 Lower Ground Level Floor Plan
SCALE - 1:200

DEVELOPMENT APPLICATION ISSUE

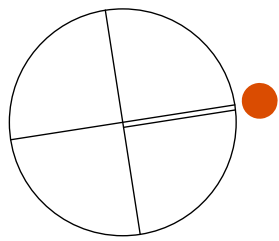
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Key Plan

EASEMENT

A	16	6/08/2021	Development Application
B	16	28/07/2022	Revised DA
C	16	17/03/2022	Preliminary Issue for Coordination
D	16	11/10/2022	Preliminary Issue for Coordination
E	16	01/12/2022	Development Application Issue
F	16	28/11/2023	Development Application Issue
G	16	29/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS



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IRT
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	A1102	G
DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	DATE	
RG	29/05/2024	

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460 Pacific Highway
St Leonards NSW 2065
T (02) 9929 6777
E design@gardnerwetherill.com.au
ACCA 104-036-033
Notified Architect - Tally Ho Road (Reg No. 19460)
Allstate Road Contractor (Reg No. 3946)

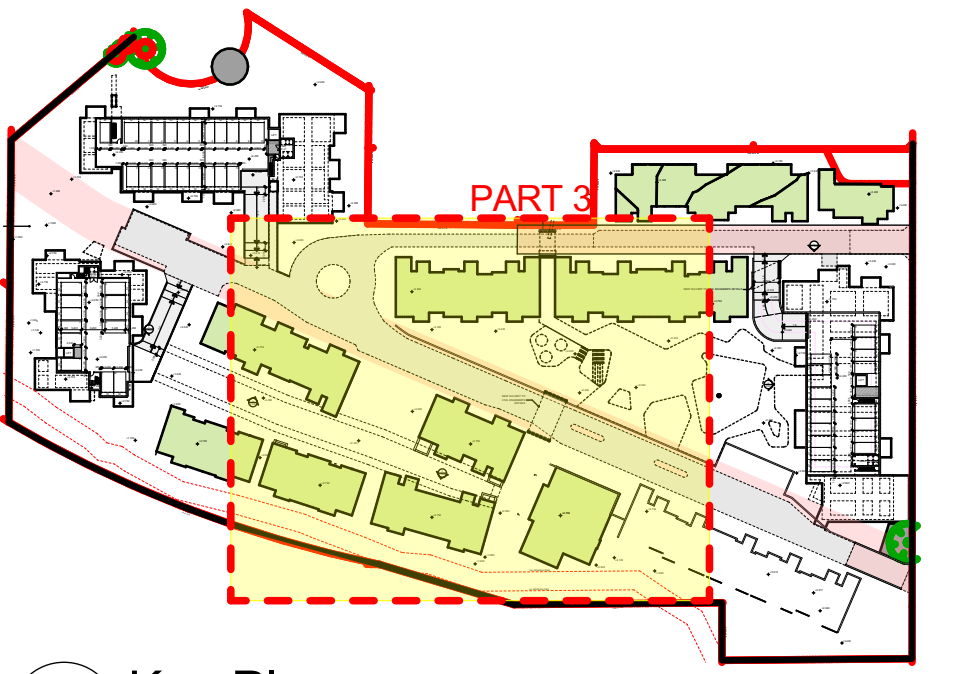


DEVELOPMENT APPLICATION ISSUE



1 Lower Ground Level Floor Plan
SCALE - 1:200

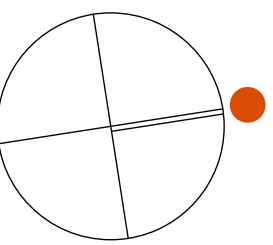
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Key Plan

EASEMENT

No	Initial	DATE	REVISION DETAILS



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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

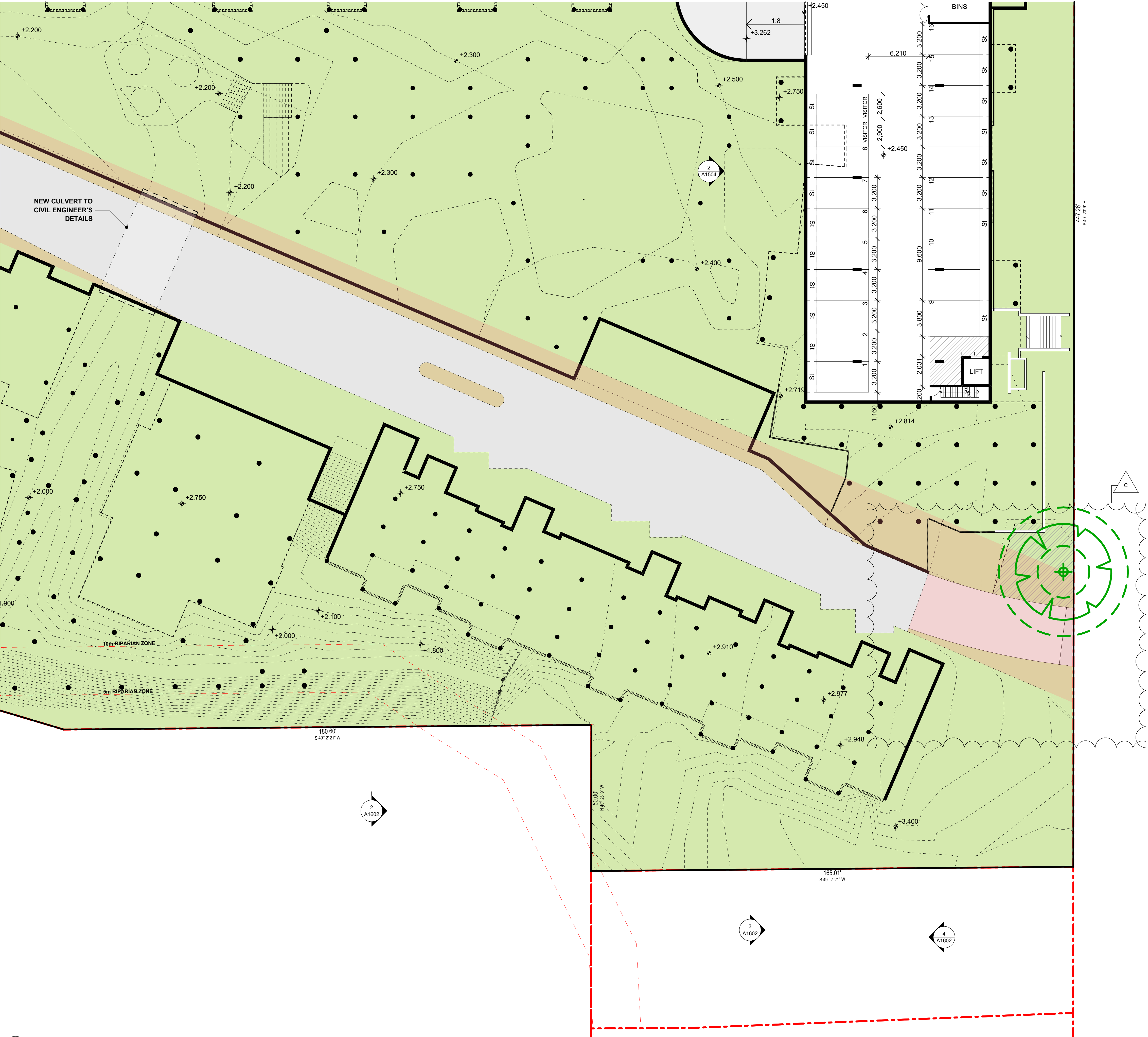
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Lower Ground Level Plan - Part 3

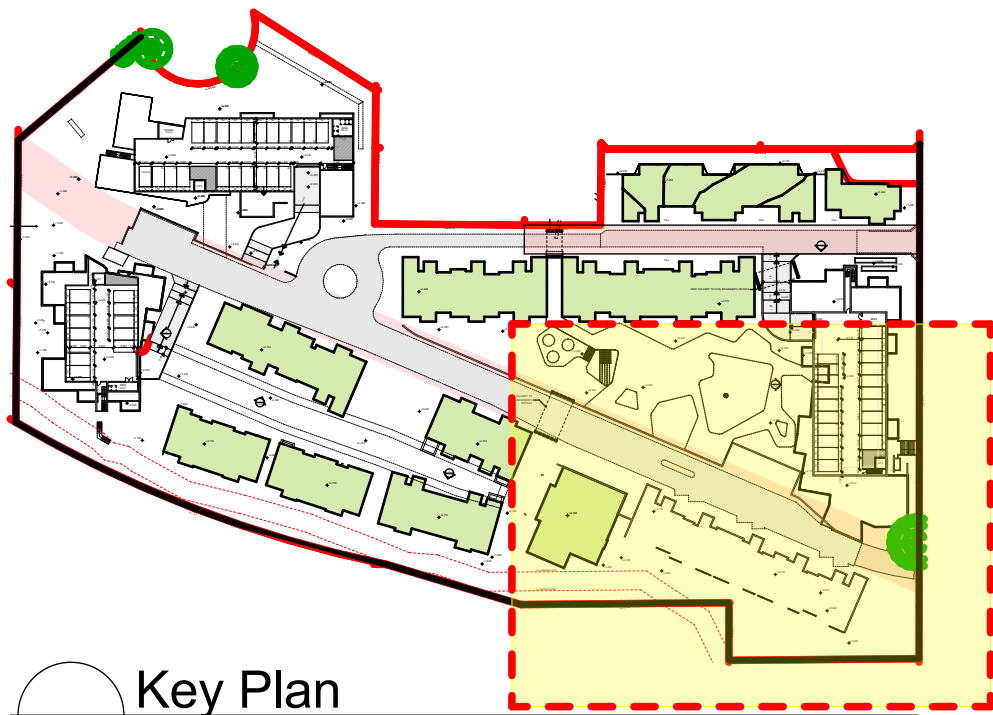
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DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
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ARCHITECT					
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065				T (02) 9929 6777 E design@gardnerwetherill.com.au	
Notified Architects: Tally Wetherill (Reg No. 19460) Associate Designer (Reg No. 3945)					



DEVELOPMENT APPLICATION ISSUE



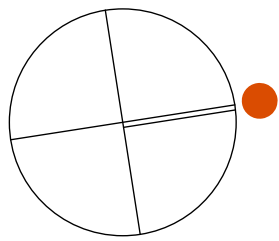
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Key Plan

EASEMENT

A	W	28/11/2023	Development Application Issue
B	W	16/05/2024	Revised DA
C	W	29/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS



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IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Lower Ground Level Plan - Part 5

PROJECT No	DRAWING No	REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN
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CHECKED	DATE	
RG	29/05/2024	

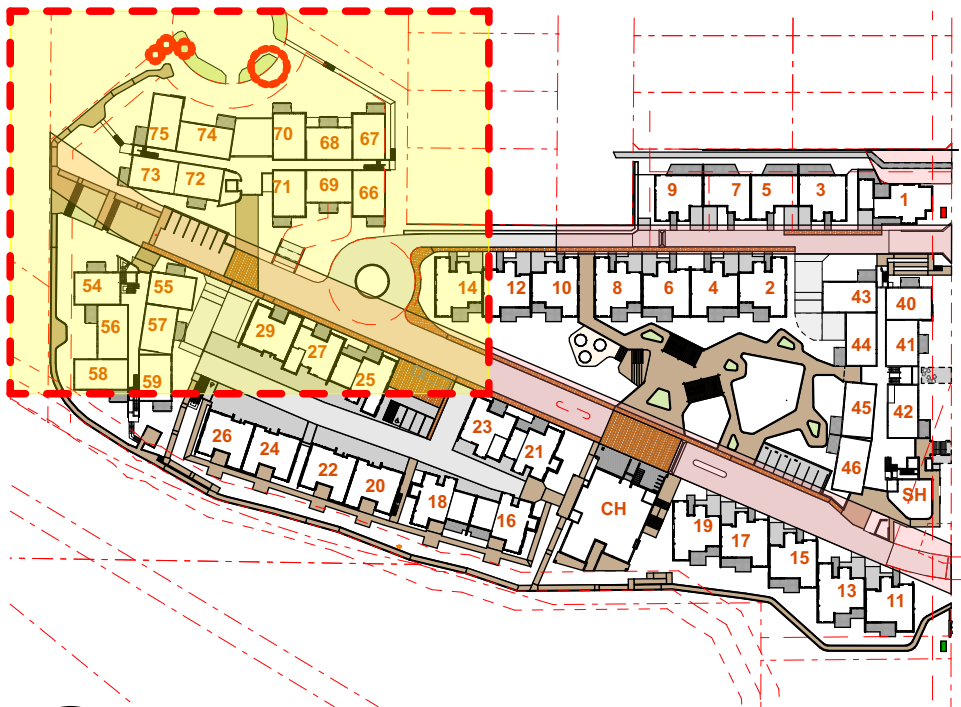
ARCHITECT
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Suite 2.01 Level 2
460 Pacific Highway
St Leonards NSW 2065
T (02) 9929 6777
E design@gardnerwetherill.com.au
A/CN 104 676 833
Notwithstanding Architects - Tully Wetherill (Reg No. 19460)
Associate Ross Gardner (Reg No. 39495)



1 Lower Ground Level Floor Plan
SCALE - 1:200

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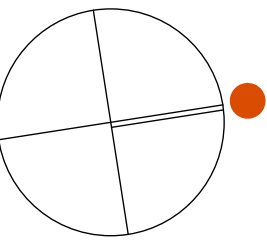


Key Plan



EASEMENT

A	16/08/2021	Development Application
B	16/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	16/12/2022	Development Application Issue
E	16/11/2023	Development Application Issue
F	29/05/2024	Revised DA
No	Initial	DATE
REVISION DETAILS		



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IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Ground Level Plan - Part 1

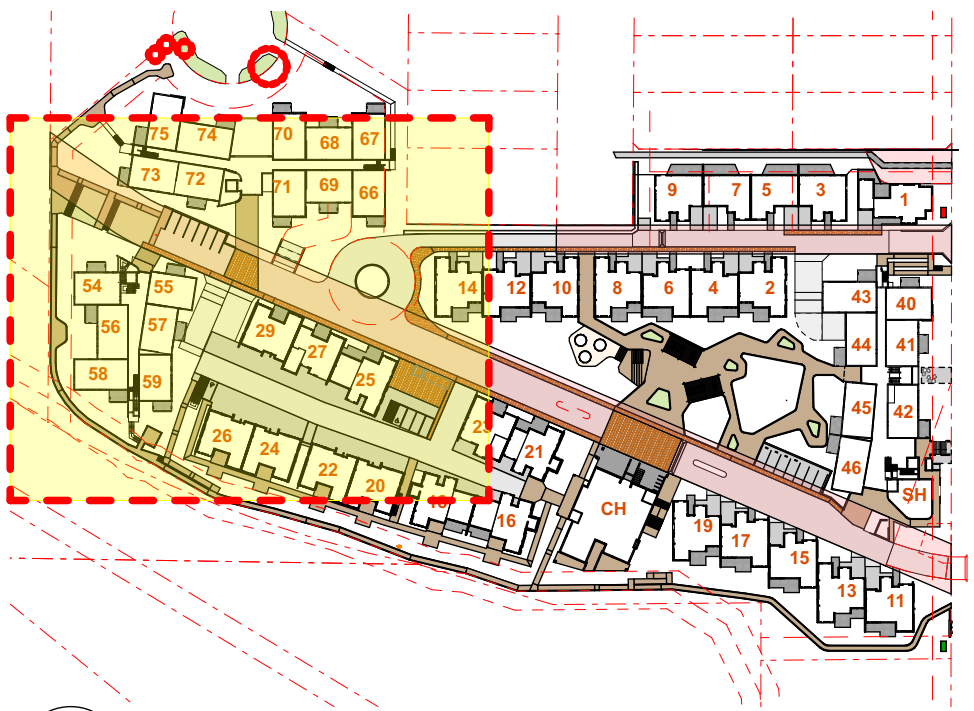
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DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	DATE	
RG	29/05/2024	

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Gardner Wetherill Assoc.
Suite 2.01 Level 2
460 Pacific Highway
St Leonards NSW 2065
T (02) 9929 6777
E design@gardnerwetherill.com.au
ACCA No. 604-683
Horticultural Architects - Tully (Hortland) Reg No. 19460
Alicia Rose Gardner (Reg No. 3946)



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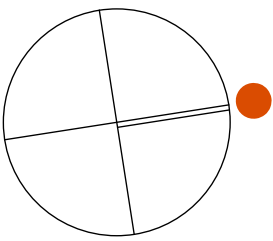


Key Plan



EASEMENT

A	16/08/2021	Development Application
B	16/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	01/12/2022	Development Application Issue
E	26/11/2023	Development Application Issue
F	29/05/2024	Revised DA
No	Initial	DATE
		REVISION DETAILS



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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	F
DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
		CHECKED
		RG
		DATE
		29/05/2024

ARCHITECT
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Suite 2.01 Level 2
460 Pacific Highway
St Leonards NSW 2065
T (02) 9929 6777
E design@gardnerwetherill.com.au
ACN 104 676 833
Not a Public Company
ABN 62 676 833 676
Australian Business Number (Reg No 3946)

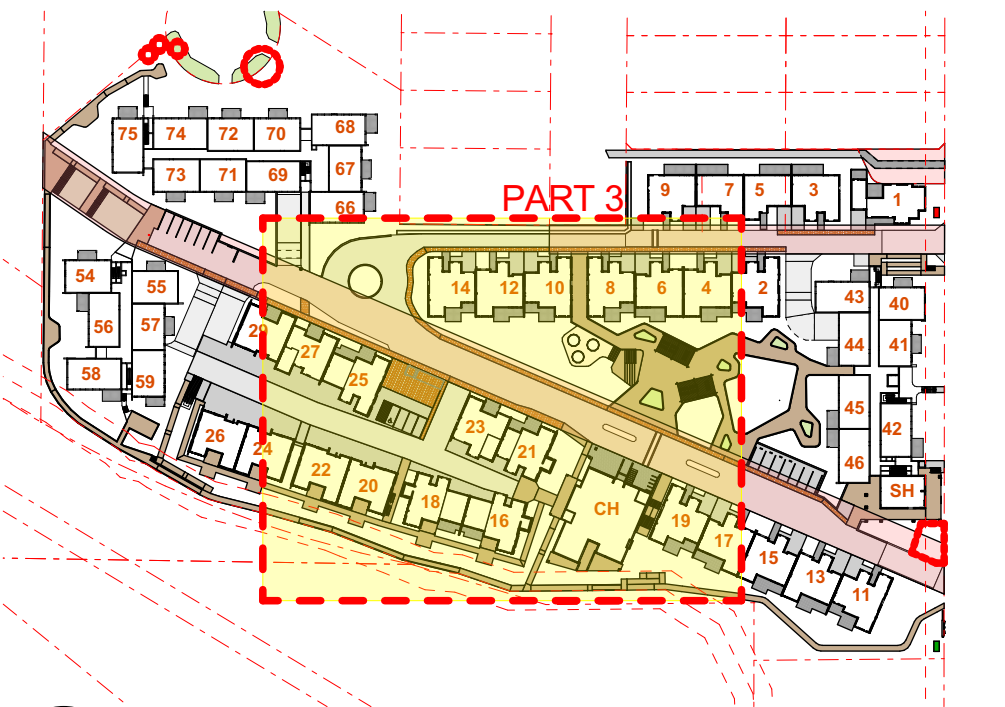


DEVELOPMENT APPLICATION ISSUE



1 Ground Level Floor Plan
SCALE - 1:200

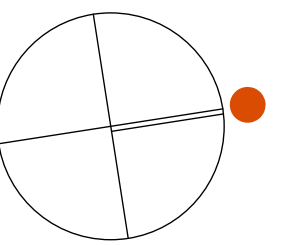
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Key Plan

EASEMENT

A	16/08/2021	Development Application
B	20/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	16/12/2022	Development Application Issue
E	28/11/2023	Development Application Issue
No	Initial	DATE
		REVISION DETAILS



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IRT
3/77 MARKET ST,
WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

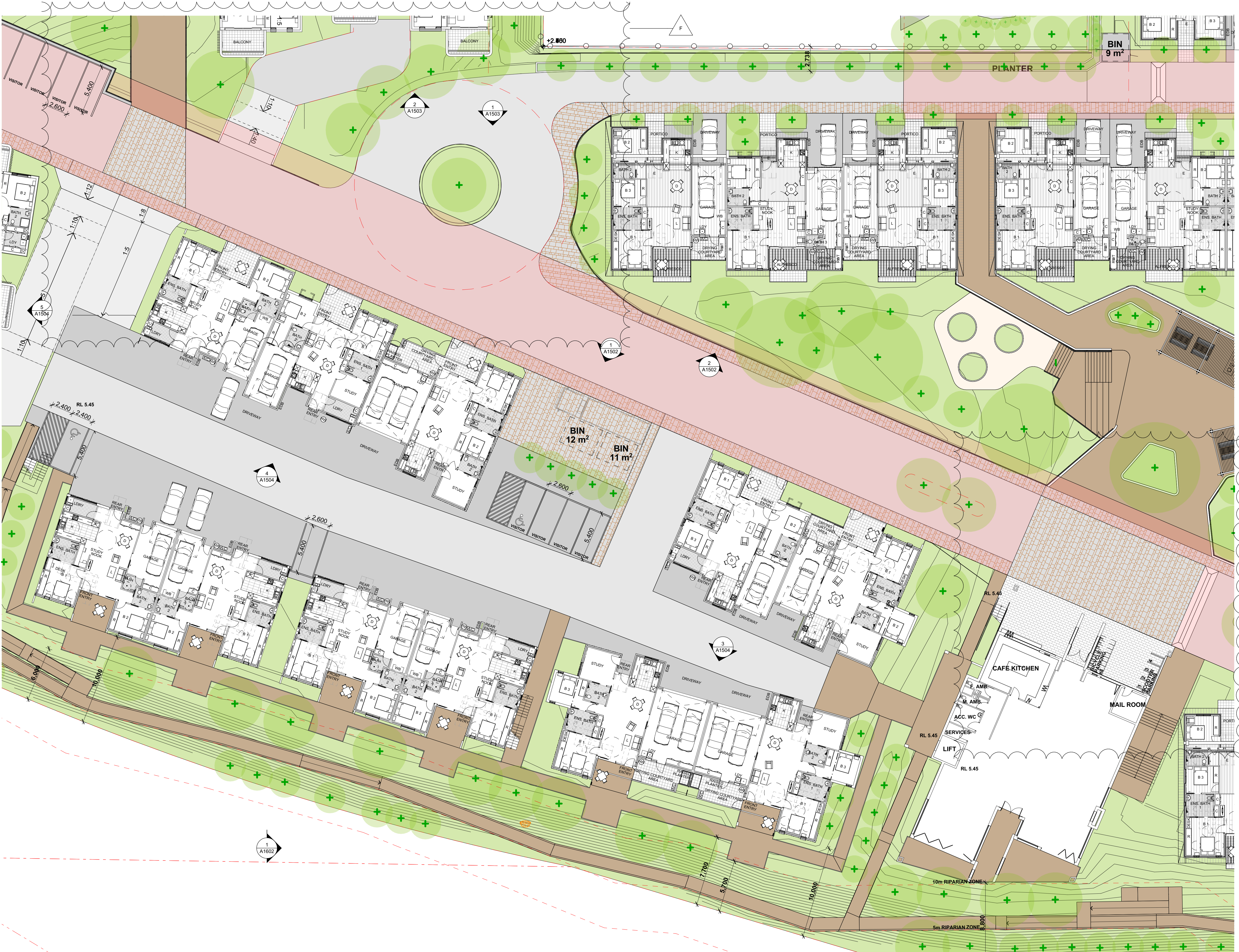
Ground Level Plan - Part 3

PROJECT No	DRAWING No	REVISION
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		RG
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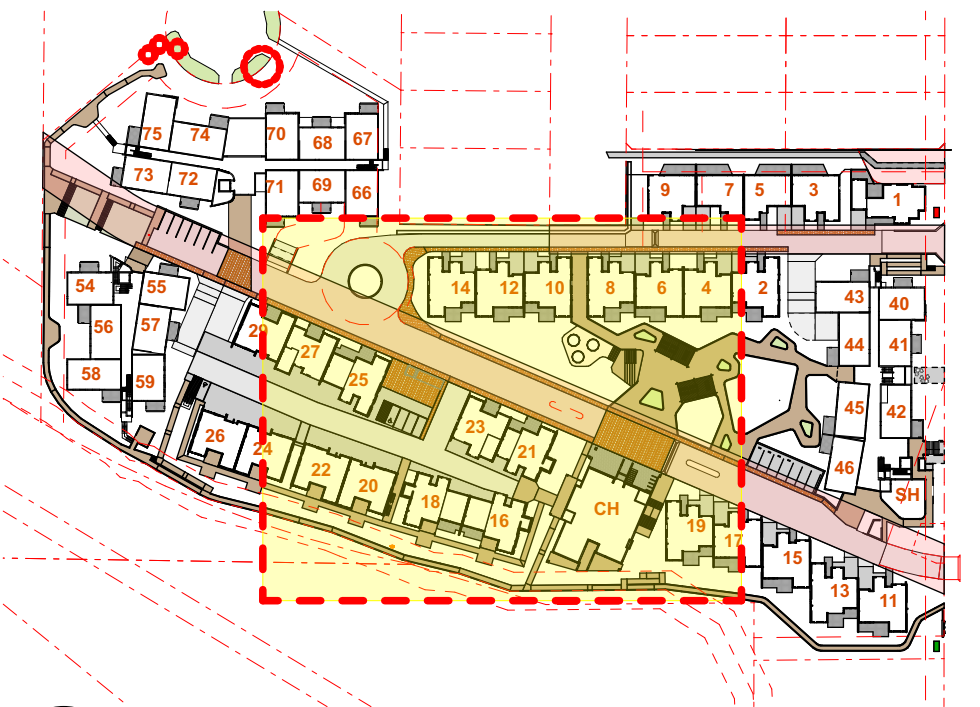
ARCHITECT
Gardner Wetherill Assoc.
Suite 2.01 Level 2
460 Pacific Highway
St Leonards NSW 2065
T (02) 9929 6777
E design@gardnerwetherill.com.au
ACCA 104-036-033
Notwithstanding Architects' Liability Insurance (Reg No. 19460)
Allstate Road Carriers (Reg No. 3946)

DEVELOPMENT APPLICATION ISSUE





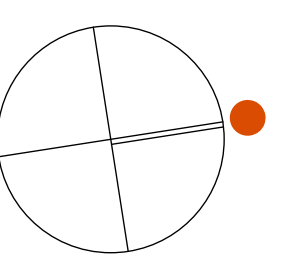
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Key Plan

EASEMENT

A	16/08/2021	Development Application
B	16/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	16/12/2022	Development Application Issue
E	26/11/2023	Development Application Issue
F	30/05/2024	Revised DA
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 3

PROJECT No	DRAWING No	REVISION
20085	A1203	F
DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	RG	
DATE	30/05/2024	

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

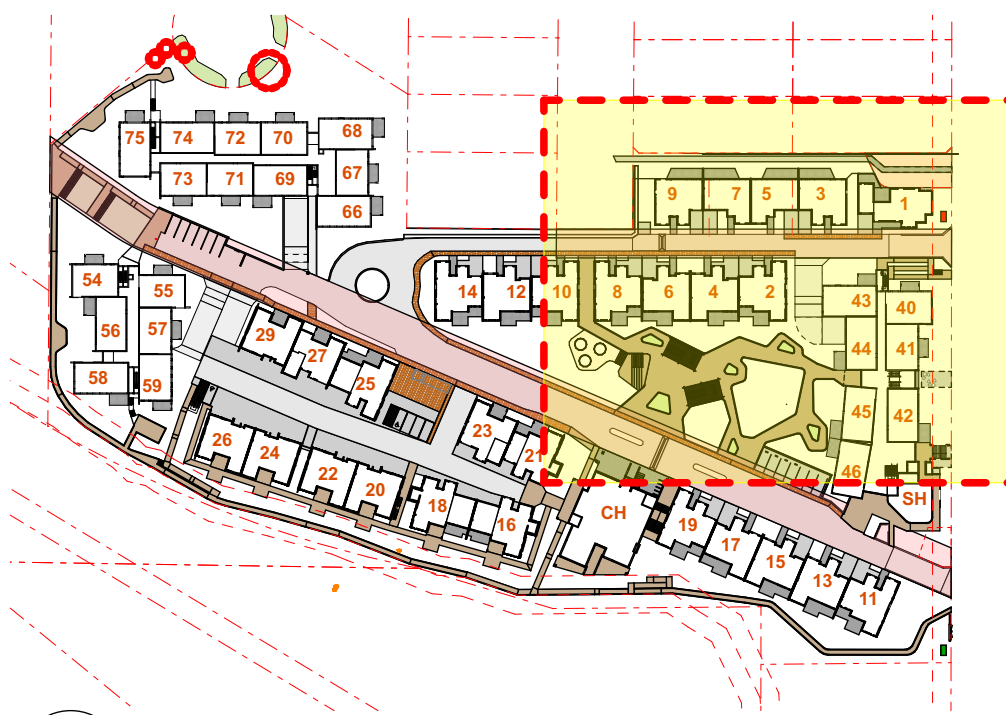
T (02) 9929 6777
E design@gardnerwetherill.com.au
ACCA 104-036-033
Notwithstanding to the Architect, the Architect is not responsible for the design of the building or the design of the building's structure.



1 Ground Level Floor Plan
SCALE - 1:200

DEVELOPMENT APPLICATION ISSUE

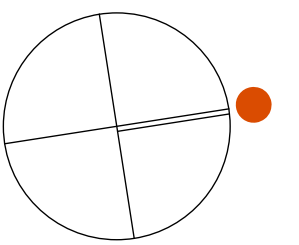
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Key Plan

EASEMENT

A	16/08/2021	Development Application
B	16/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	01/12/2022	Development Application Issue
E	18/11/2023	Development Application Issue
F	10/05/2024	Revised DA
No	Initial	DATE
REVISION DETAILS		



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IRT
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	F
DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	DATE	
RG	10/05/2024	

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ACCA 104-036-033
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Associate - Ross Gardner (Reg No. 3946)

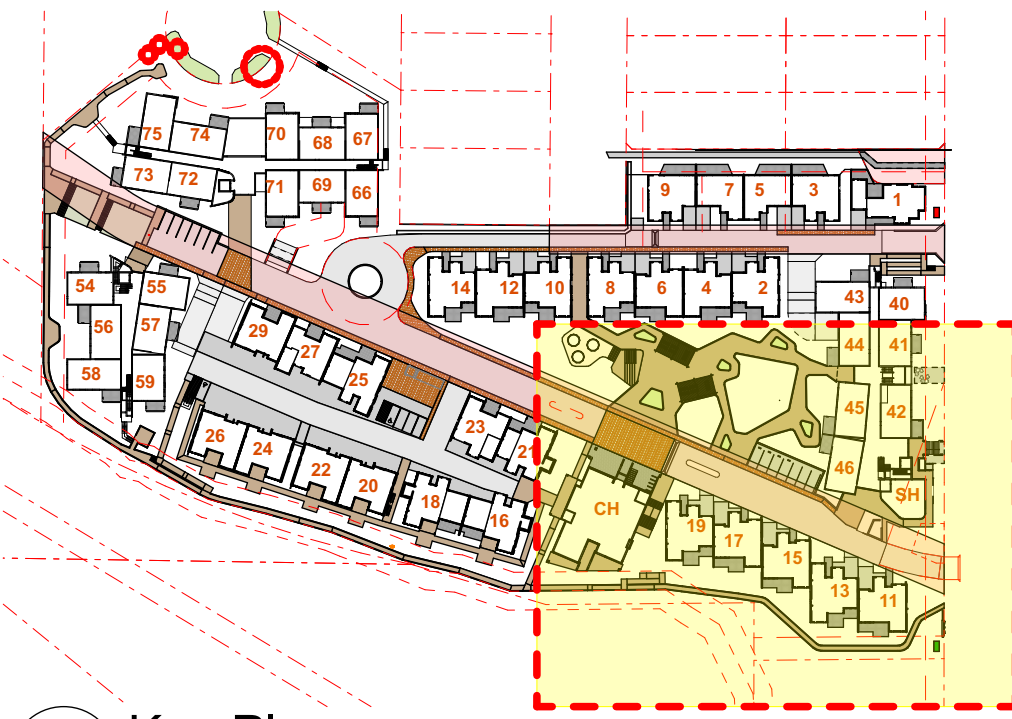


1 Ground Level Floor Plan
SCALE - 1:200

DEVELOPMENT APPLICATION ISSUE



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EASEMENT

A	W	6/08/2021	Development Application
B	W	26/07/2022	Revised DA
C	W	11/10/2022	Preliminary Issue for Coordination
D	W	6/12/2022	Development Application Issue
E	W	28/11/2023	Development Application Issue
F	W	16/05/2024	Revised DA
G	W	29/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS

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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRUMBIGEE ROAD, TOWRADGI

DRAWING TITLE

Ground Level Plan - Part 5

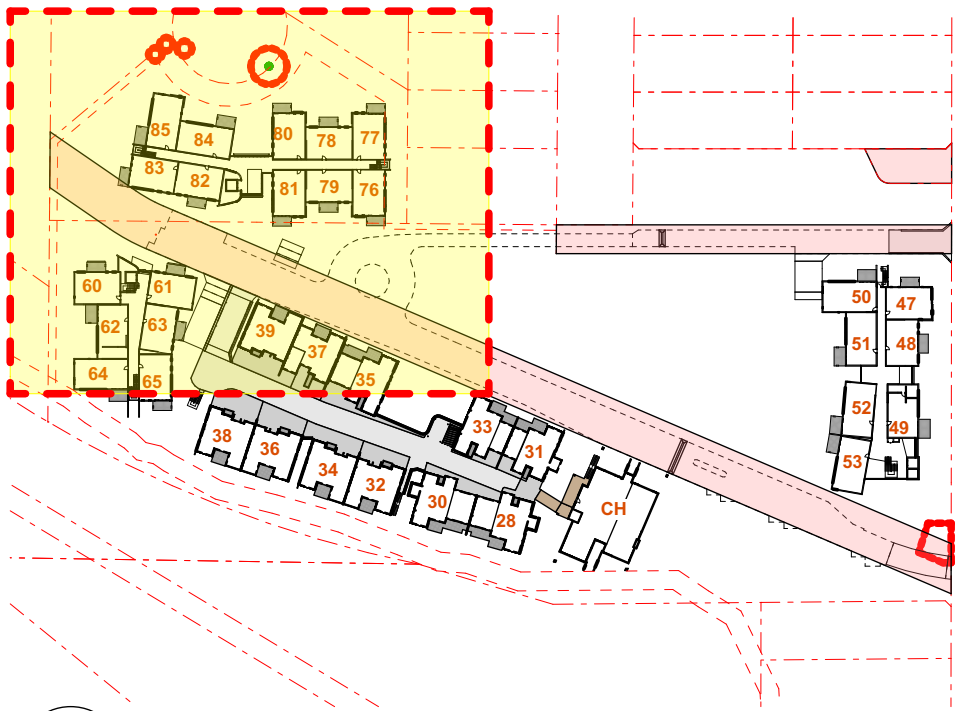
PROJECT No	DRAWING No	REVISION
20085	A1205	G
DRAWING SCALE	SHEET SIZE	DRAWN
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CHECKED	DATE	
RG	29/05/2024	

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Horticultural Architects - Tully Wetherill (Reg No 19460)
Allison Ross Gardner (Reg No 39445)



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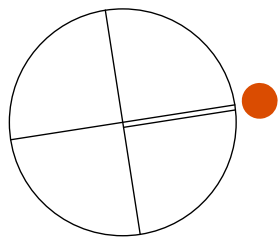


Key Plan



EASEMENT

A	16	01/08/2021	Development Application
B	16	06/07/2022	Revised DA
C	16	11/10/2022	Preliminary Issue for Coordination
D	16	01/12/2022	Development Application Issue
E	16	28/11/2023	Development Application Issue
F	16	28/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS



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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Upper Level Plan - Part 1

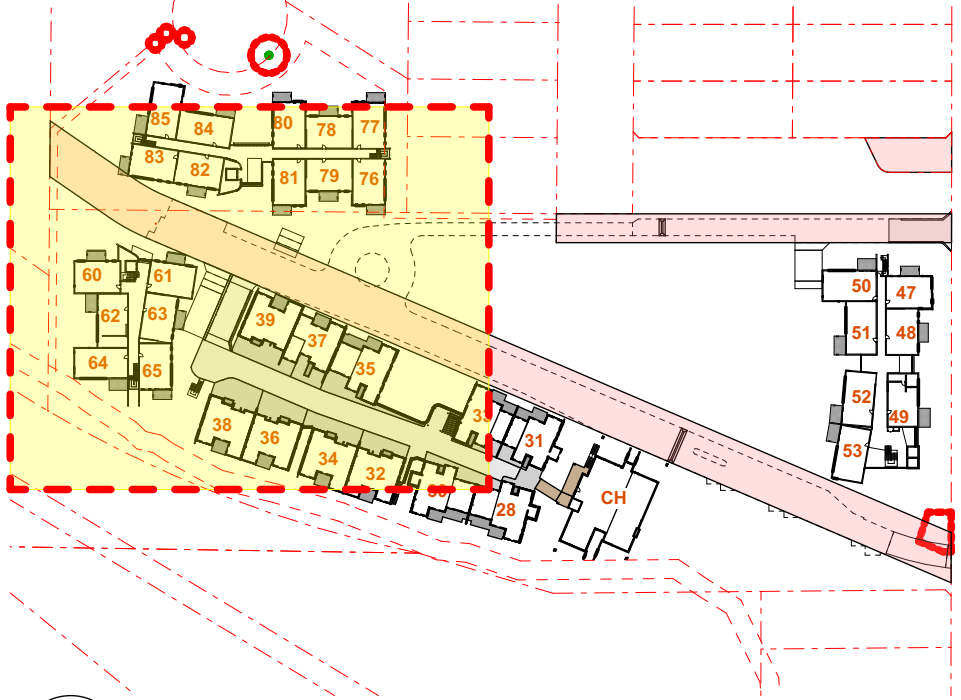
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20085	A1301	F
DRAWING SCALE	SHEET SIZE	DRAWN
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CHECKED	DATE	
RG	28/05/2024	

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Associate - Ross Gardner (Reg No. 39465)

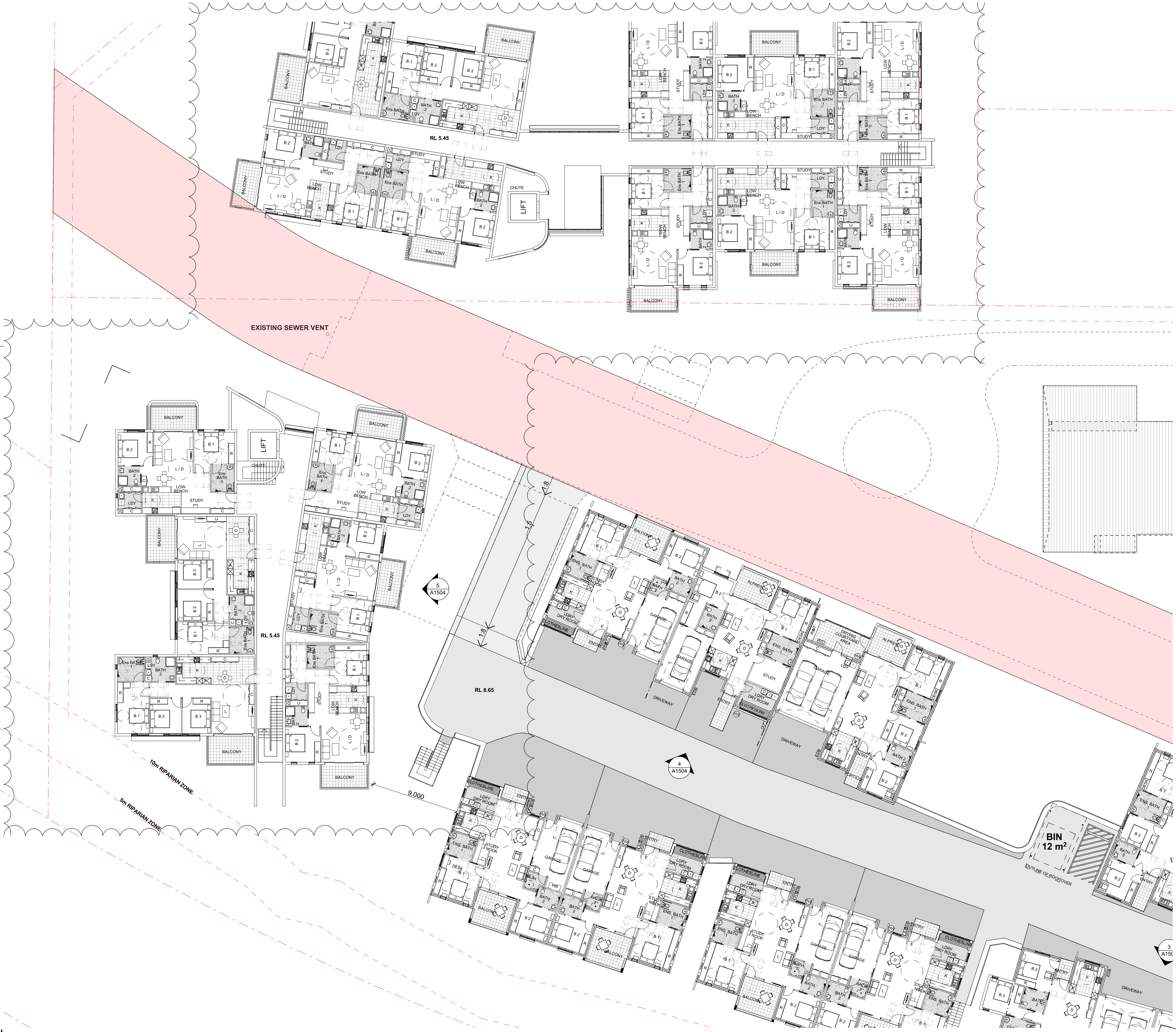


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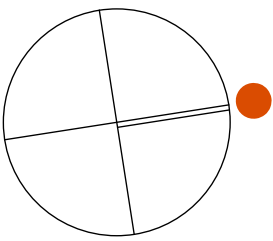


Key Plan



EASEMENT

A	16/08/2021	Development Application
B	16/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	16/12/2022	Development Application Issue
E	26/11/2023	Development Application Issue
F	28/05/2024	Revised DA
No	Initial	DATE
REVISION DETAILS		



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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Upper Level Plan - Part 2

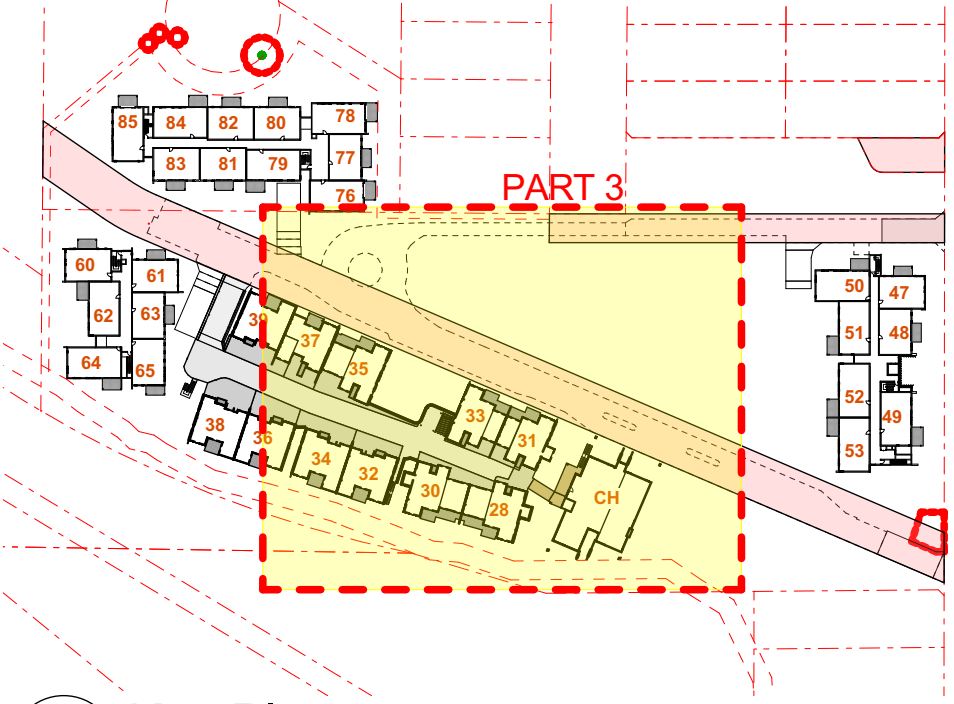
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20085	A1302	F
DRAWING SCALE	SHEET SIZE	DRAWN
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CHECKED	DATE	
RG	28/05/2024	

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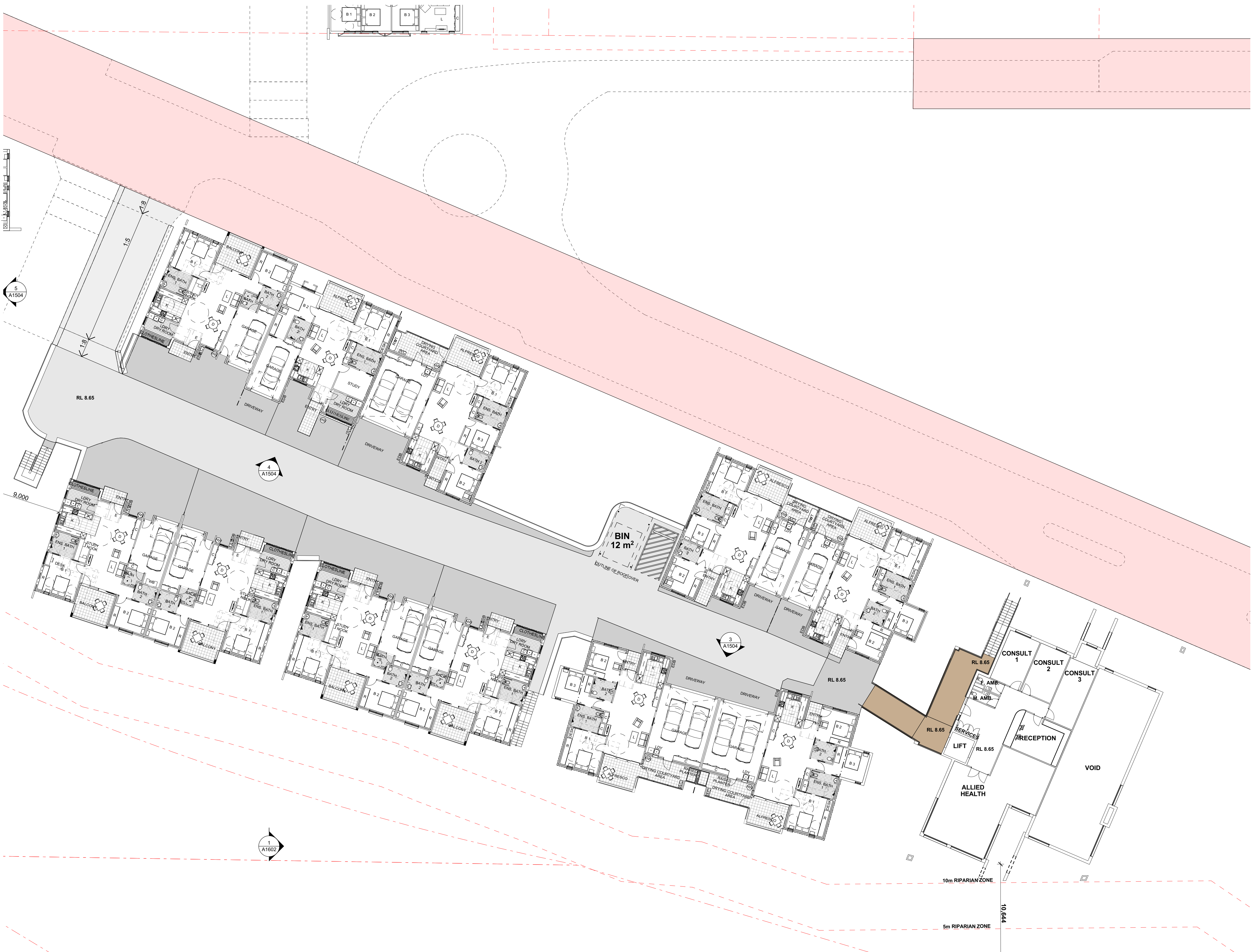
DEVELOPMENT APPLICATION ISSUE



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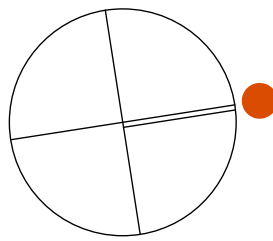
Key Plan



1 Upper Level Floor Plan
SCALE - 1:200

EASEMENT

A	16/08/2021	Development Application
B	20/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	16/12/2022	Development Application Issue
E	28/11/2023	Development Application Issue
No	Initial	DATE
REVISION DETAILS		



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PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Upper Level Plan - Part 3

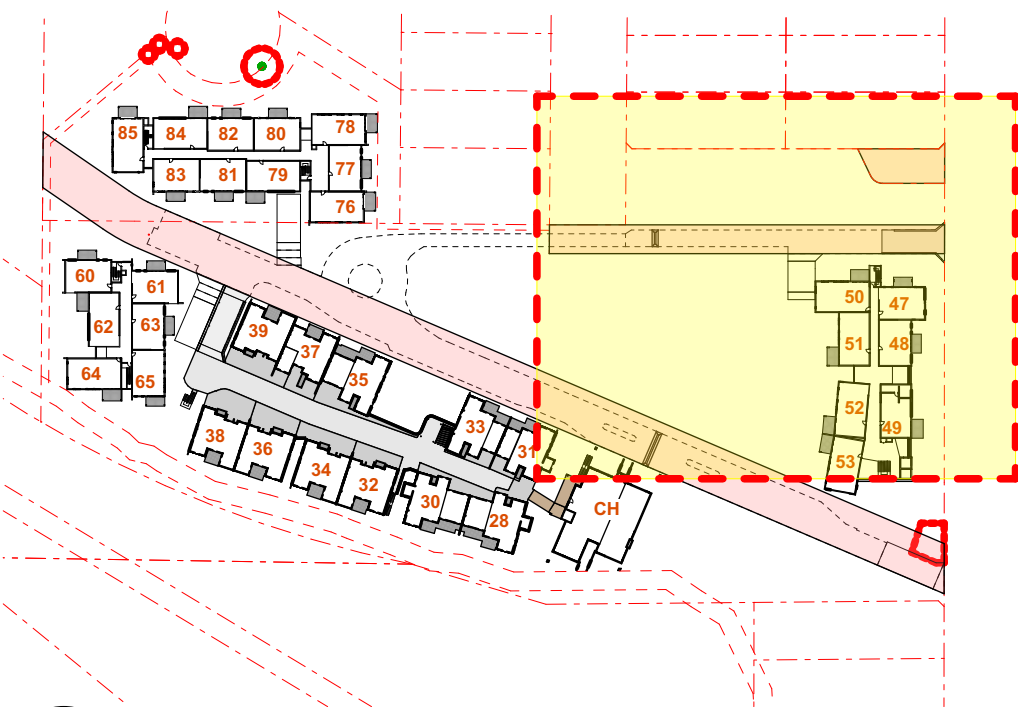
PROJECT No	DRAWING No	REVISION
20085	A1303	E
DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	RG	
DATE	28/11/2023	

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Allison Ross Gardner (Reg No. 3949)

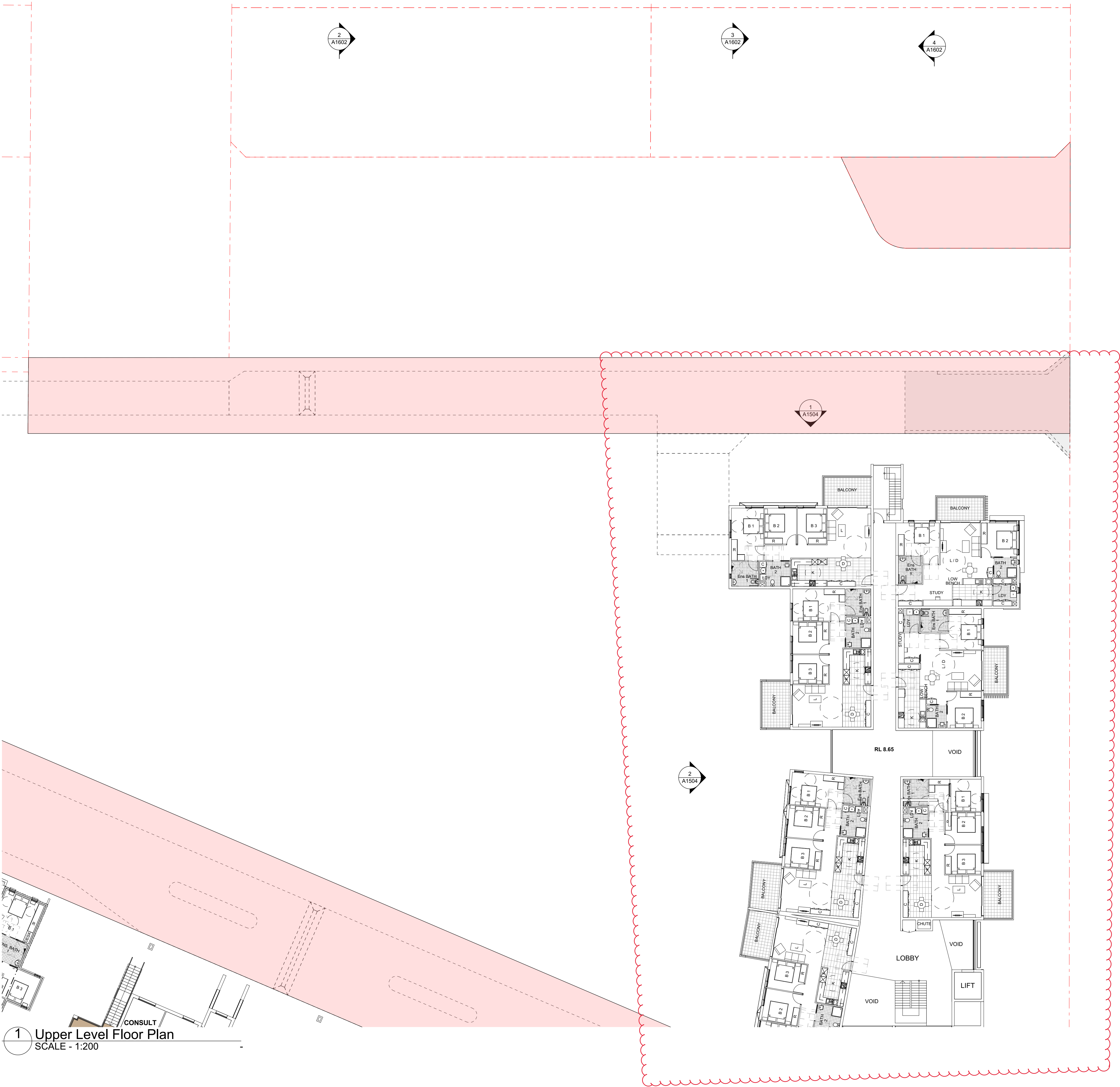
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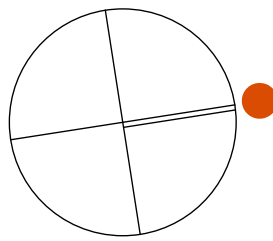


2 Key Plan



EASEMENT

A	16/08/2021	Development Application
B	10/07/2022	Revised DA
C	11/10/2022	Preliminary Issue for Coordination
D	01/12/2022	Development Application Issue
E	20/11/2023	Development Application Issue
F	10/05/2024	Revised DA
No	Initial	DATE
REVISION DETAILS		



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PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

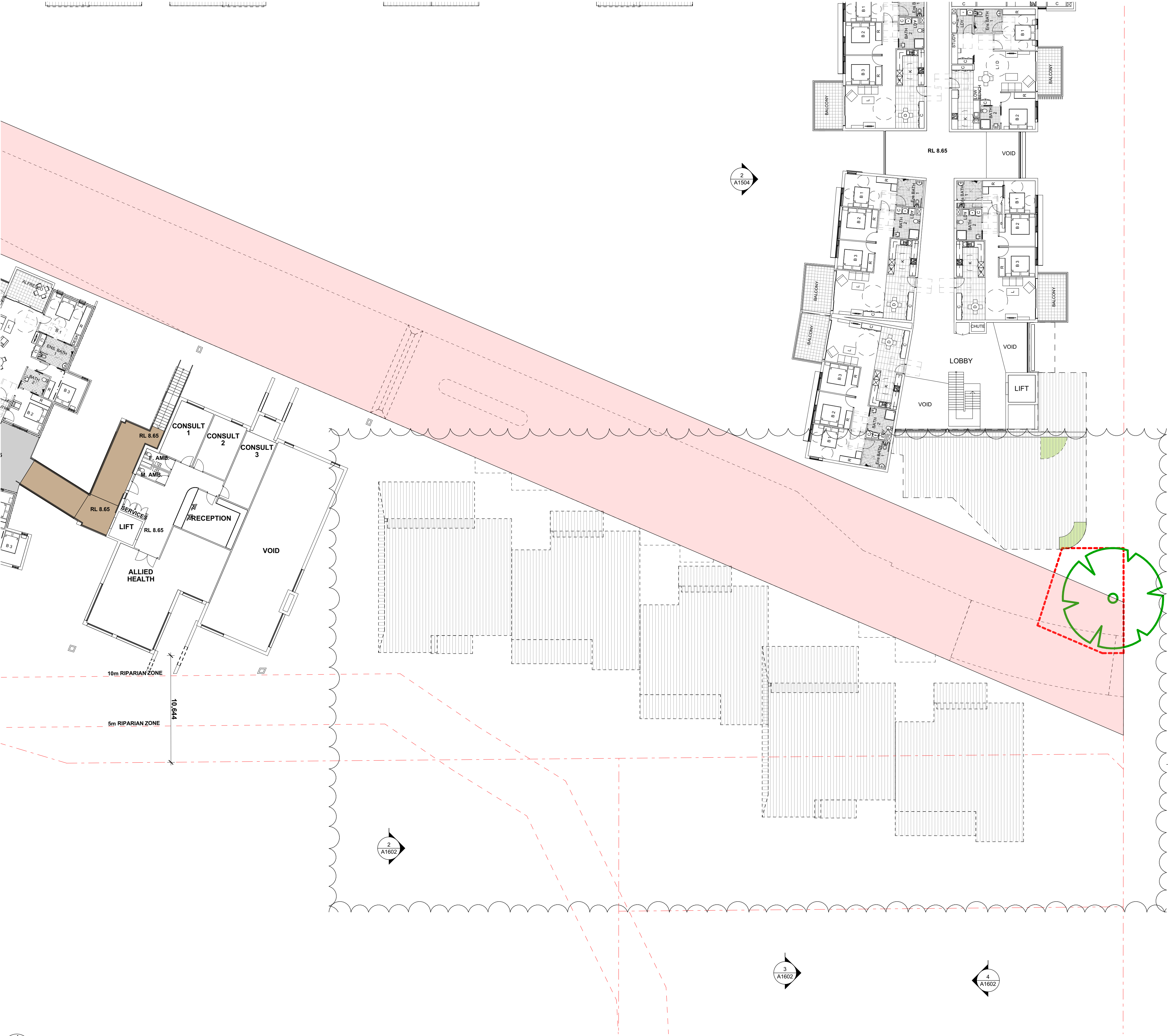
Upper Level Plan - Part 4

PROJECT No	DRAWING No	REVISION
20085	A1304	F
DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	DATE	
RG	10/05/2024	

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Associate Architect - Alison Rose Gardner (Reg No. 39495)

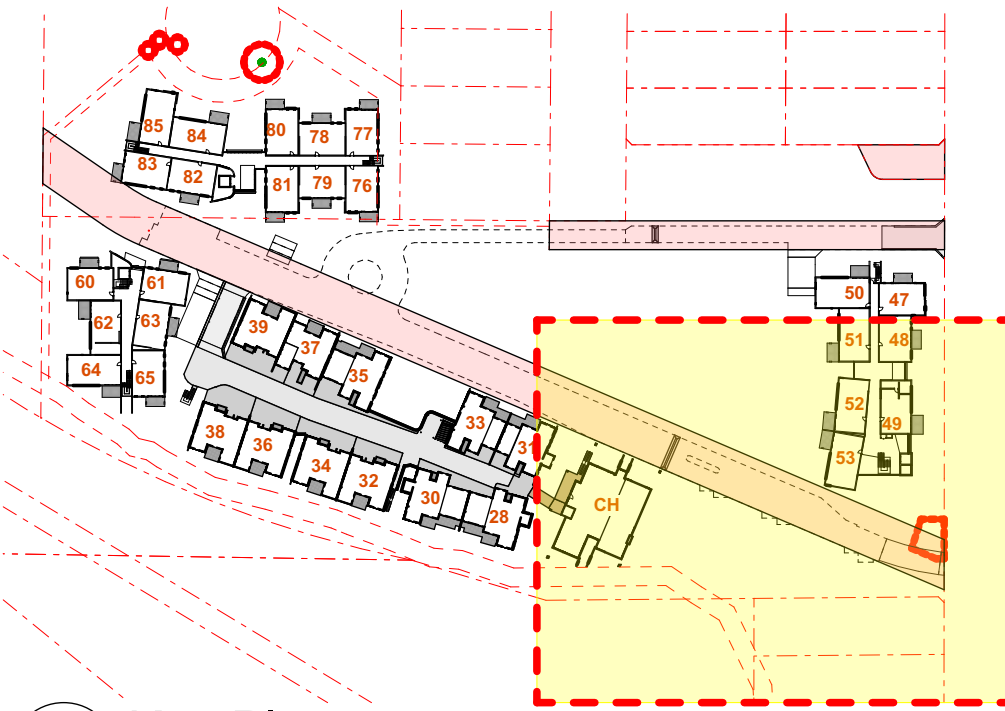


DEVELOPMENT APPLICATION ISSUE



1 Upper Level Floor Plan
SCALE - 1:200

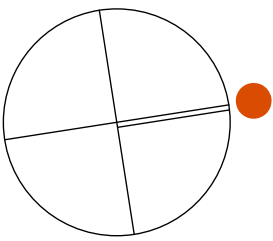
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Key Plan

EASEMENT

A	Revised DA	Development Application
B	Revised DA	Revised DA
C	Preliminary Issue for Coordination	Development Application
D	Development Application Issue	Development Application Issue
E	Development Application Issue	Development Application Issue
F	Revised DA	Revised DA
G	Revised DA	Revised DA
No	Initial	DATE



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PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

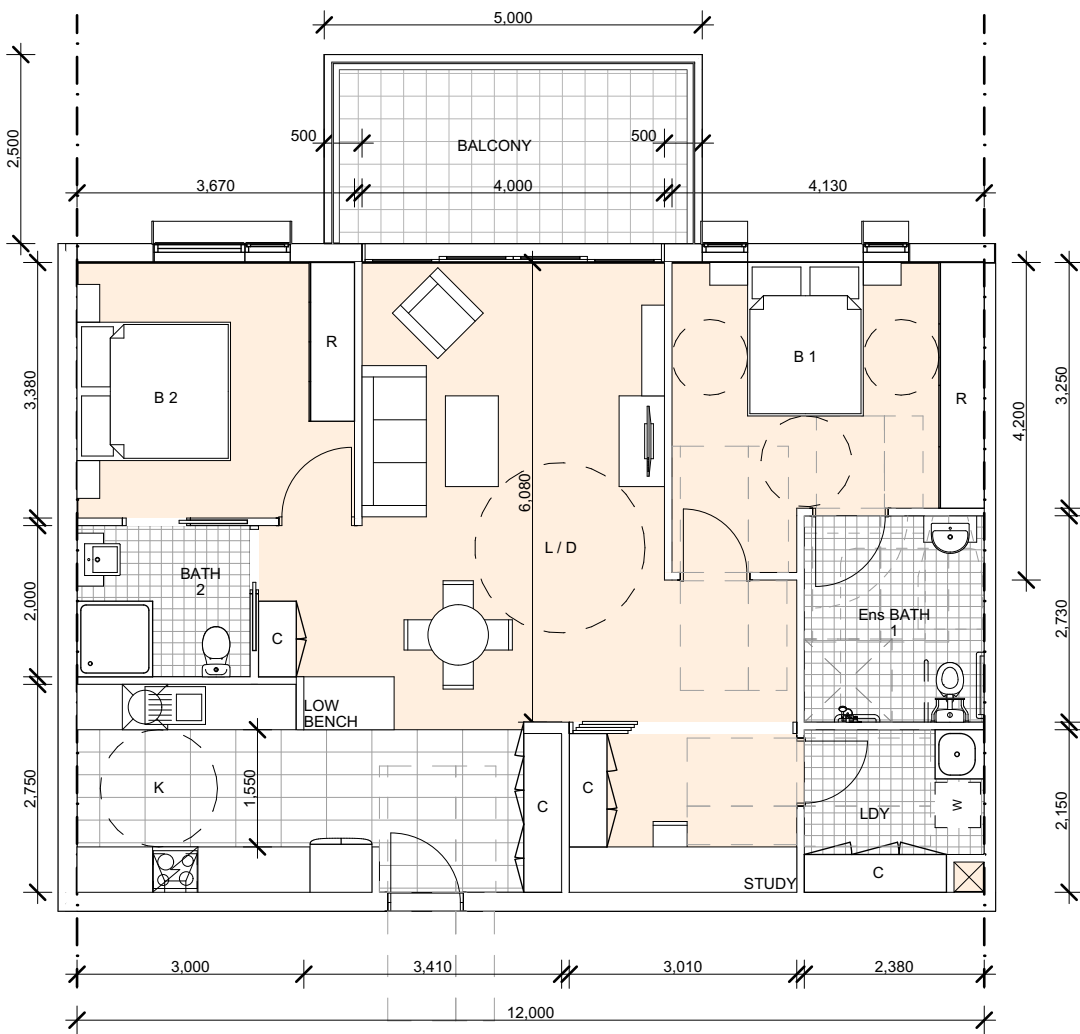
Upper Level Plan - Part 5

PROJECT No	DRAWING No	REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN
1:200	A1	HK
CHECKED	DATE	
RG	28/05/2024	

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E design@gardnerwetherill.com.au
A/CN 104-678-833
Notwithstanding Architects' Liability Insurance (Reg No. 19460)
Allstate Risk Services (Reg No. 3946)

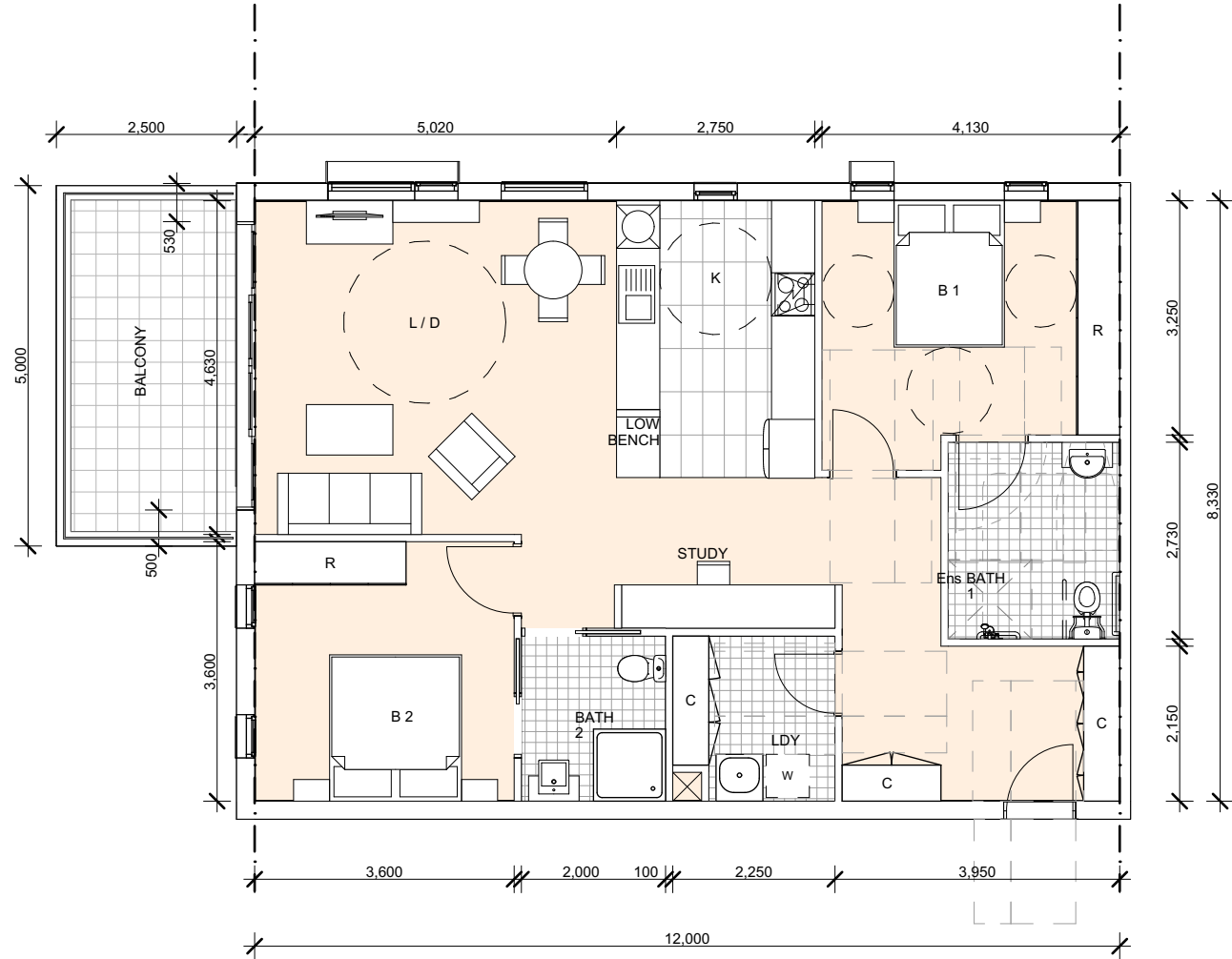
DEVELOPMENT APPLICATION ISSUE





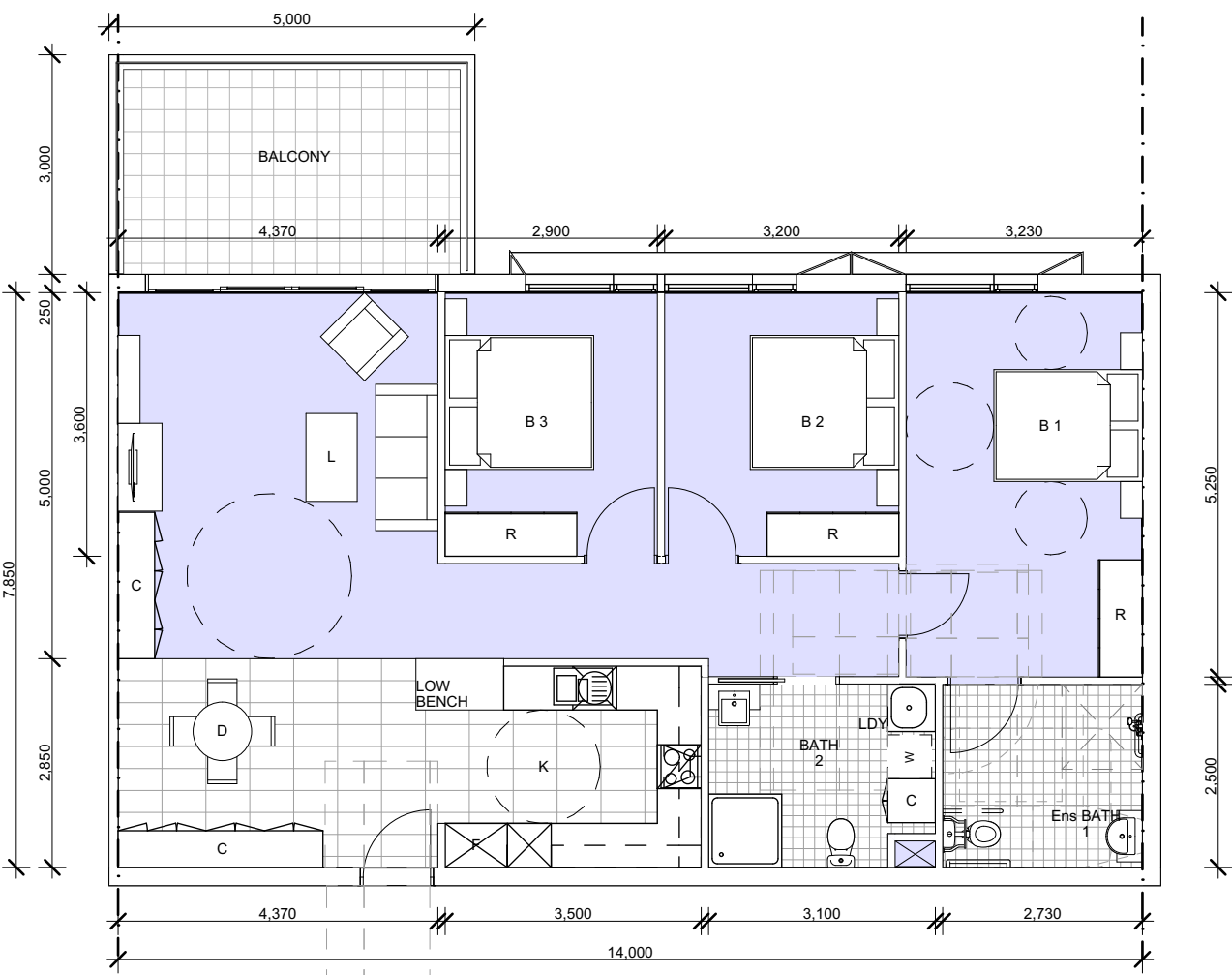
1 Typical 2 Bed Apartment Type 1
SCALE - 1:100

(UNITS: 40, 41, 47, 48, 54, 55, 57, 60, 61, 63, 67, 70, 71, 72, 73, 77, 80, 81, 82, 83)



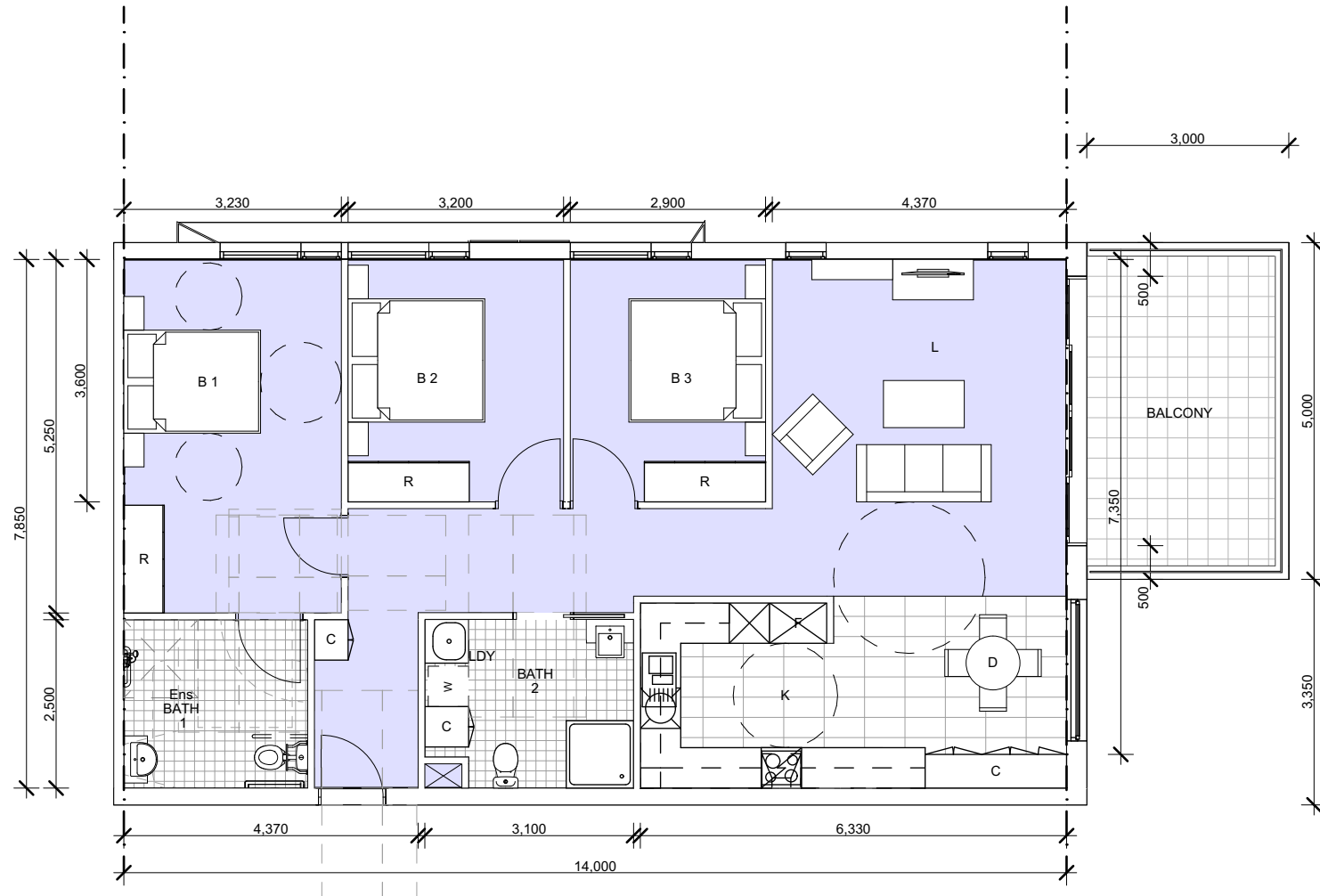
2 Typical 2 Bed Apartment Type 2
SCALE - 1:100

(UNITS: 59, 65)



3 Typical 3 Bed Apartment Type 1
SCALE - 1:100

(UNITS: 42, 43, 44, 45, 46, 49, 50, 51, 52, 53, 56, 58, 62, 64, 69, 74, 79, 84)



4 Typical 3 Bed Apartment Type 2
SCALE - 1:100

(UNITS: 66, 68, 75, 76, 78, 85)

NOTE:
WINDOW LOCATIONS VARY.
REFER FLOOR PLANS AND ELEVATIONS FOR WINDOW LOCATIONS

No	Initial	DATE	REVISION DETAILS
P1	HW	11/05/2021	Preliminary Issue for Review
P2	HW	08/08/2021	Preliminary Issue for Review
P3	HW	20/08/2021	Preliminary Issue
P4	HW	16/07/2021	Final Review
A	HW	04/08/2021	Development Application
B	HW	26/07/2022	Revised DA
C	HW	01/12/2022	Development Application Issue
D	HW	18/11/2023	Development Application Issue
E	HW	12/01/2024	Development Application Issue

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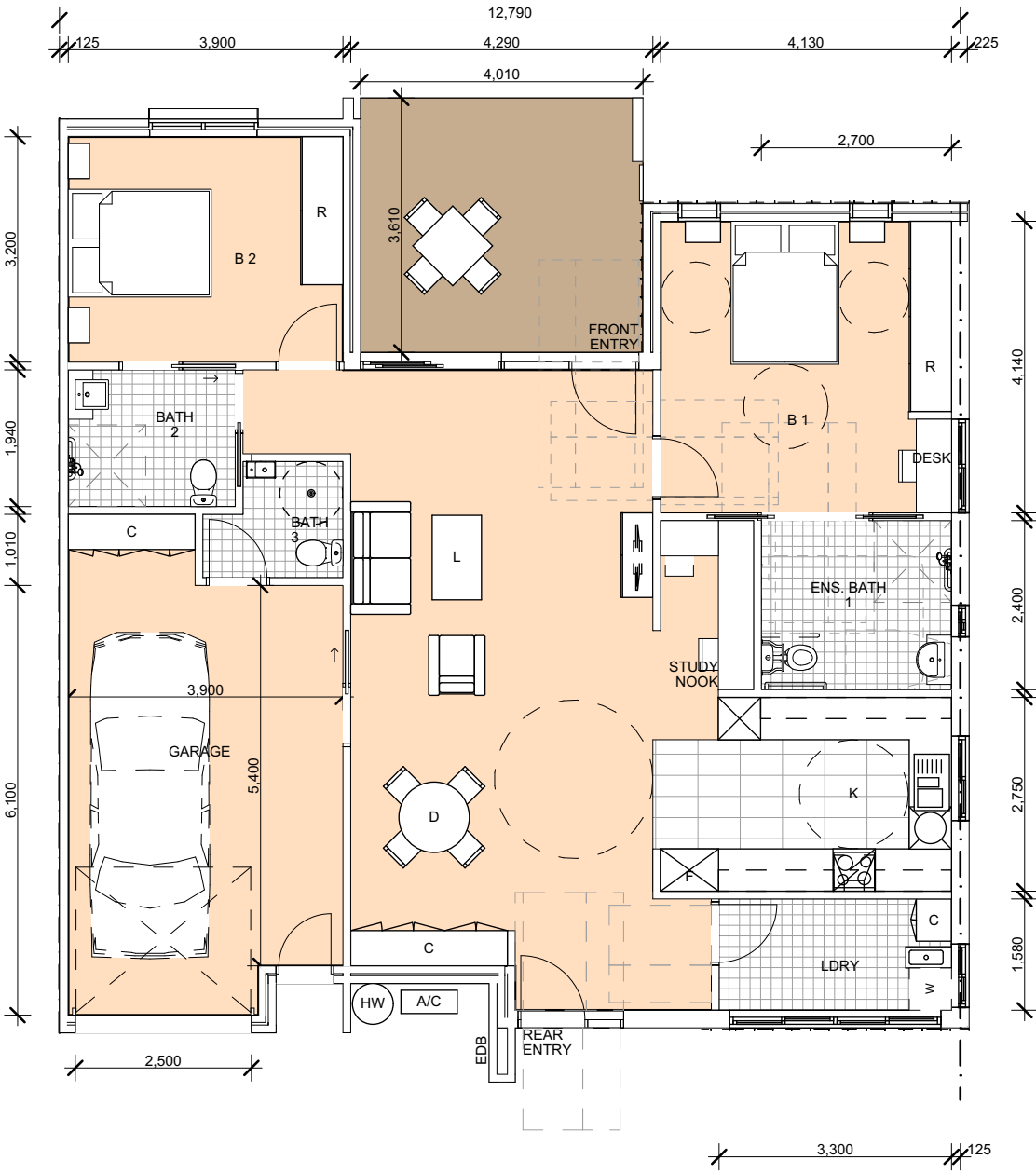
PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Typical Unit Layouts - Apartments

PROJECT No		DRAWING No		REVISION
20085		A1401		E
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:100	A1	HK	RG	12/01/2024

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Notwithstanding Architects, Tully Wetherill (Reg No. 19460)
Allison Ross Gardner (Reg No. 39445)



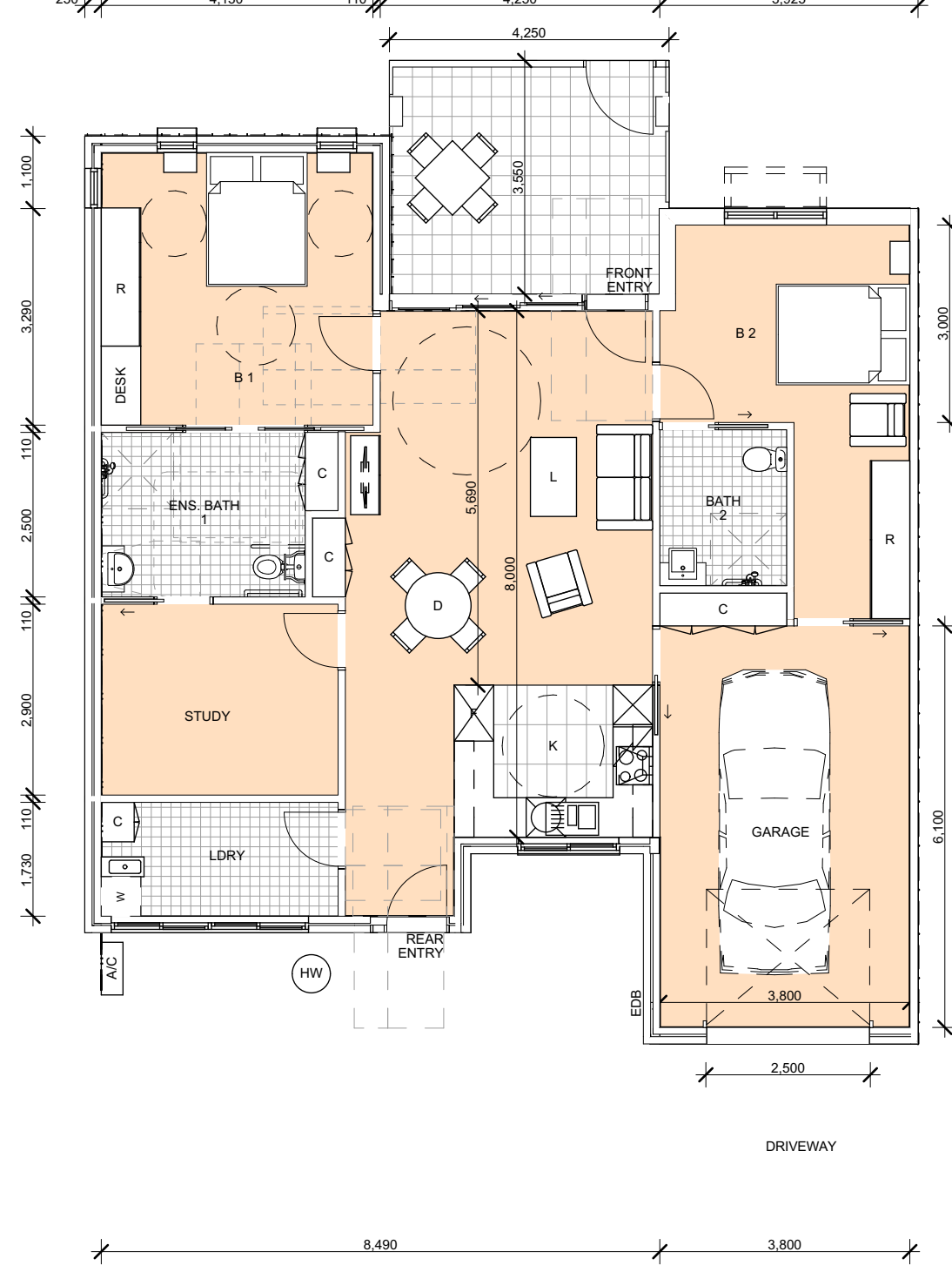
1 Typical 2.5 Bed Apartment SLUG - Ground Level
SCALE - 1:100

(UNITS: 20, 22, 24, 26, 29)



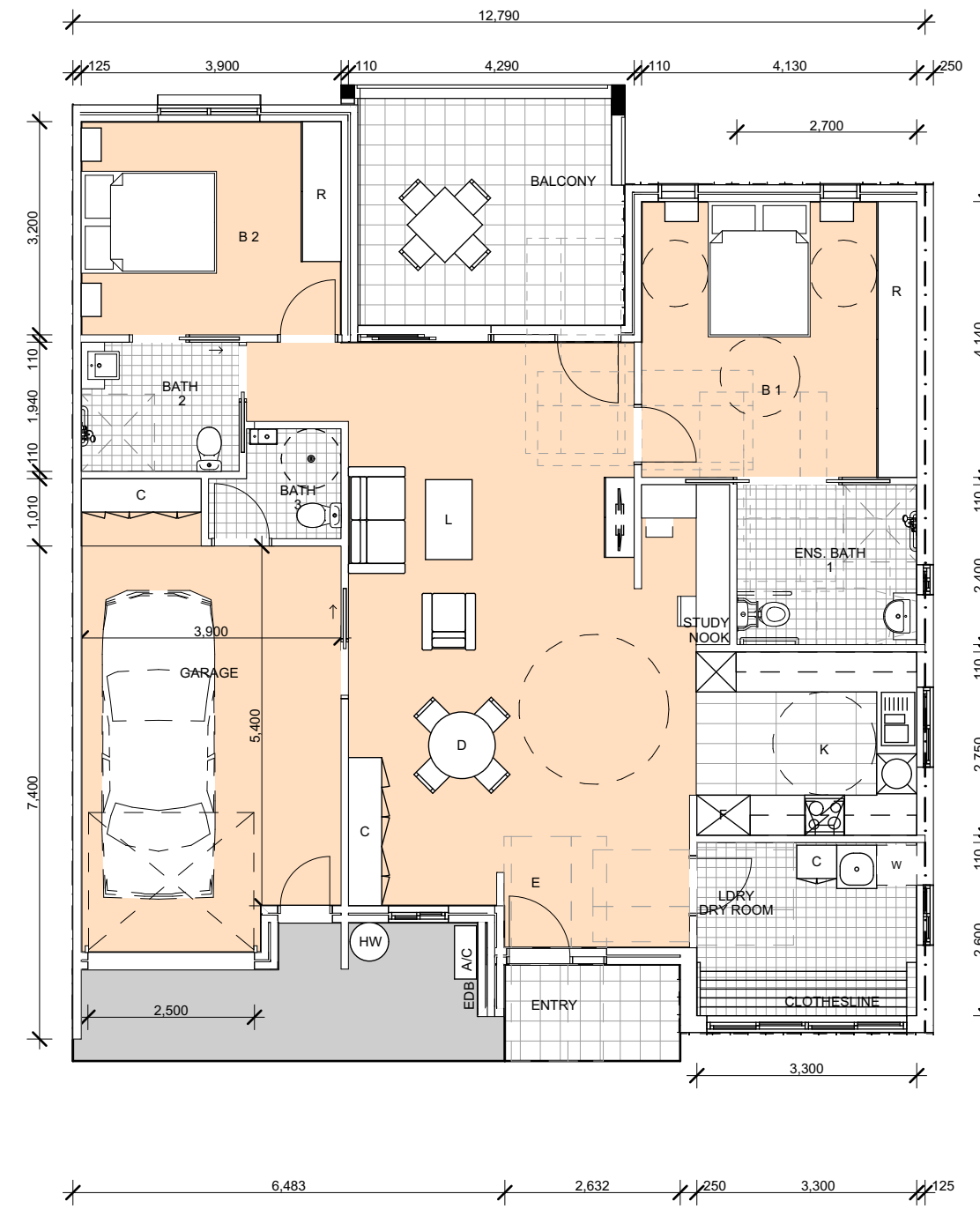
2 2 Bed with Study Apartment DLUG - Ground Level
SCALE - 1:100

(UNIT: 25)



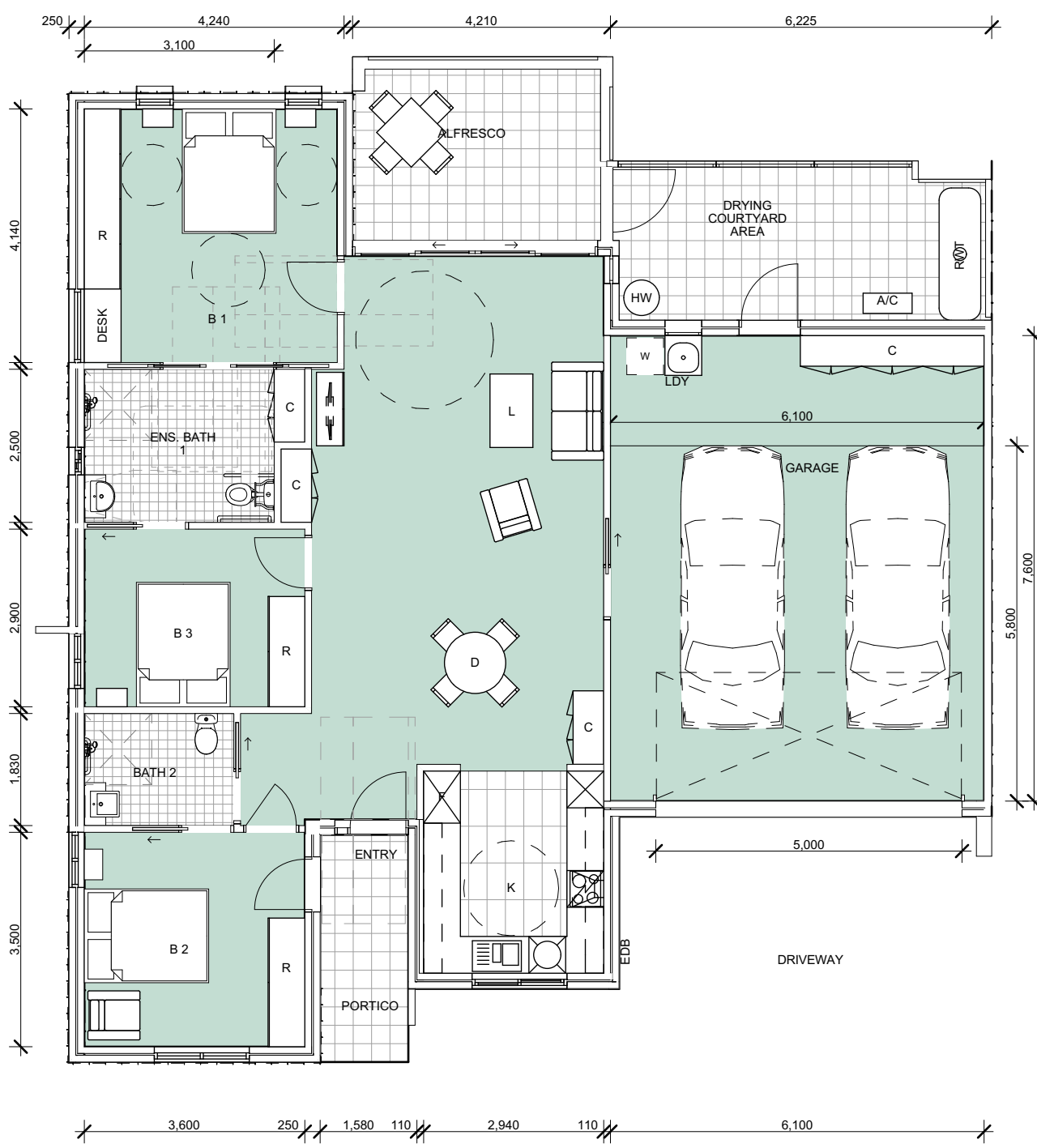
3 2 Bed with Study Apartment SLUG - Ground Level
SCALE - 1:100

(UNIT: 27)



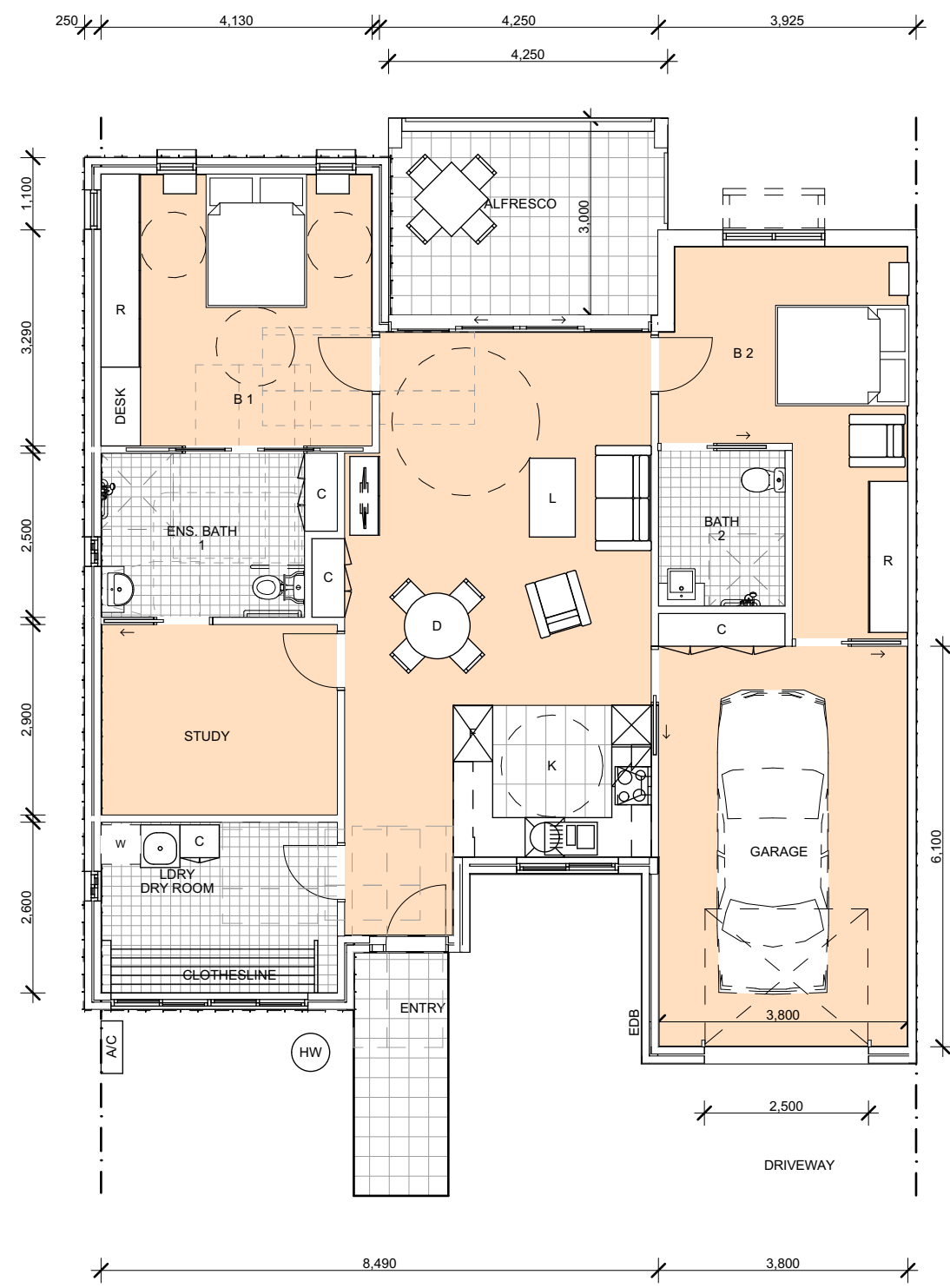
4 Typical 2.5 Bed Apartment SLUG - Level 1
SCALE - 1:100

(UNITS: 32, 34, 36, 38, 39)



5 3 Bed Apartment DLUG - Level 1
SCALE - 1:100

(UNIT: 35)



6 2 Bed with Study Apartment SLUG - Level 1
SCALE - 1:100

(UNIT: 37)

P1	W	5/06/2021	Preliminary Issue for Review
P2	W	28/06/2021	Preliminary Issue
P3	W	16/07/2021	Final Review
A	W	5/08/2021	Development Application
B	W	26/07/2022	Revised DA
C	W	6/12/2022	Development Application Issue
D	W	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS

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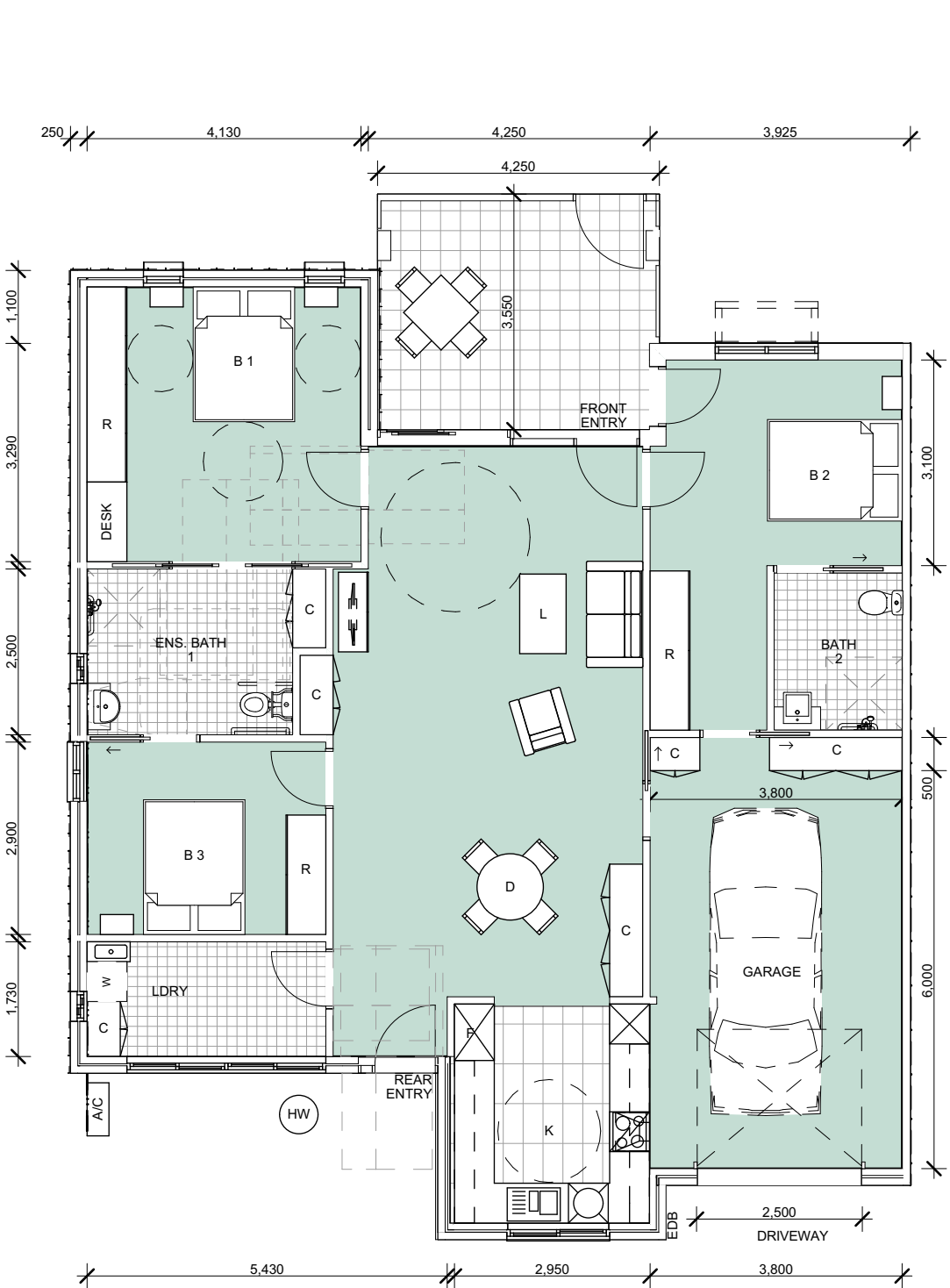
PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

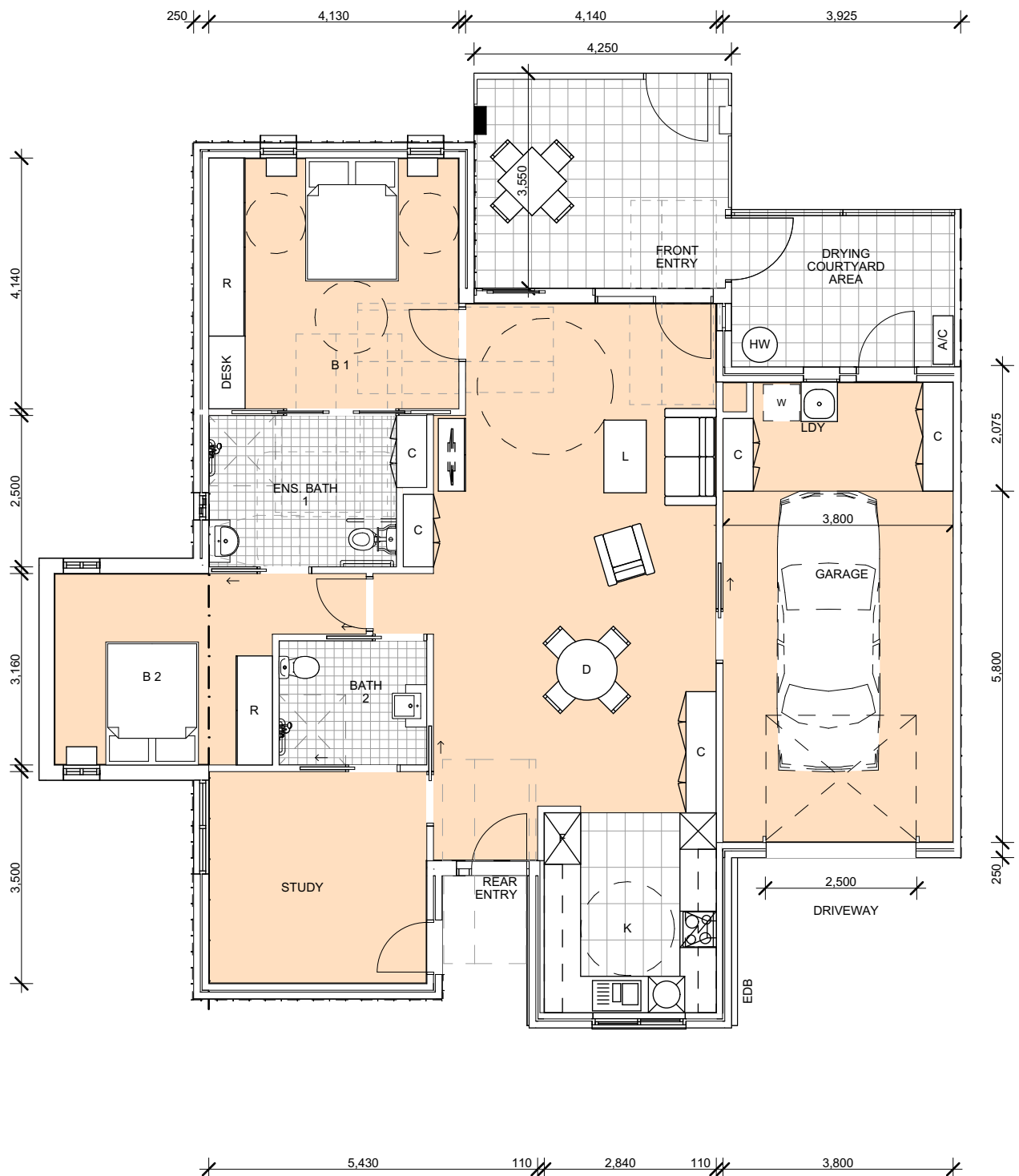
Typical Unit Layouts - Apartments with
Garage Sheet 1

PROJECT No	DRAWING No	REVISION
20085	A1402	D
DRAWING SCALE	SHEET SIZE	DRAWN
1:100	A1	HK
CHECKED	RG	DATE
		28/11/2023

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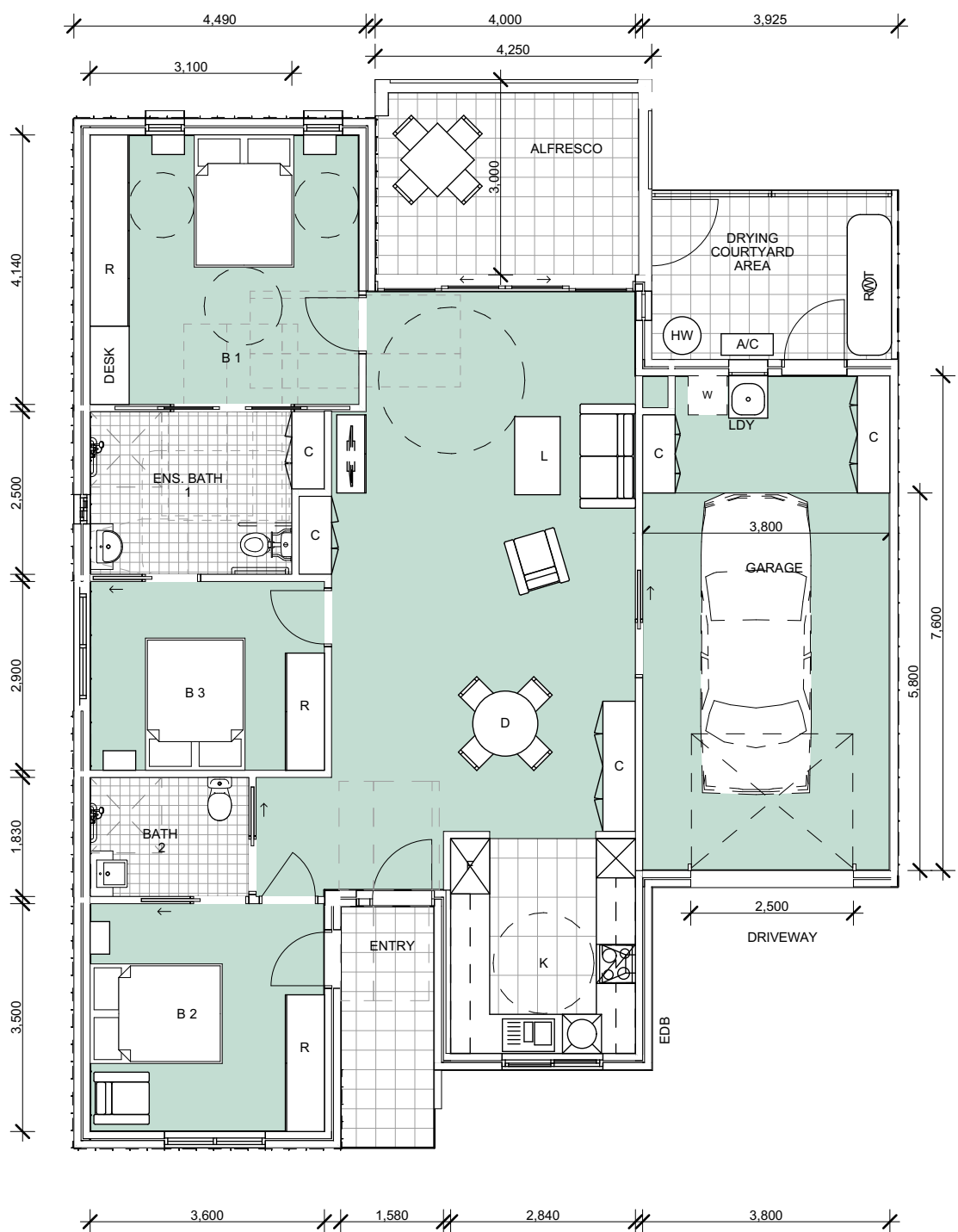
1 3 Bed Apartment SLUG - Ground Level
SCALE - 1:100
(UNIT: 23)



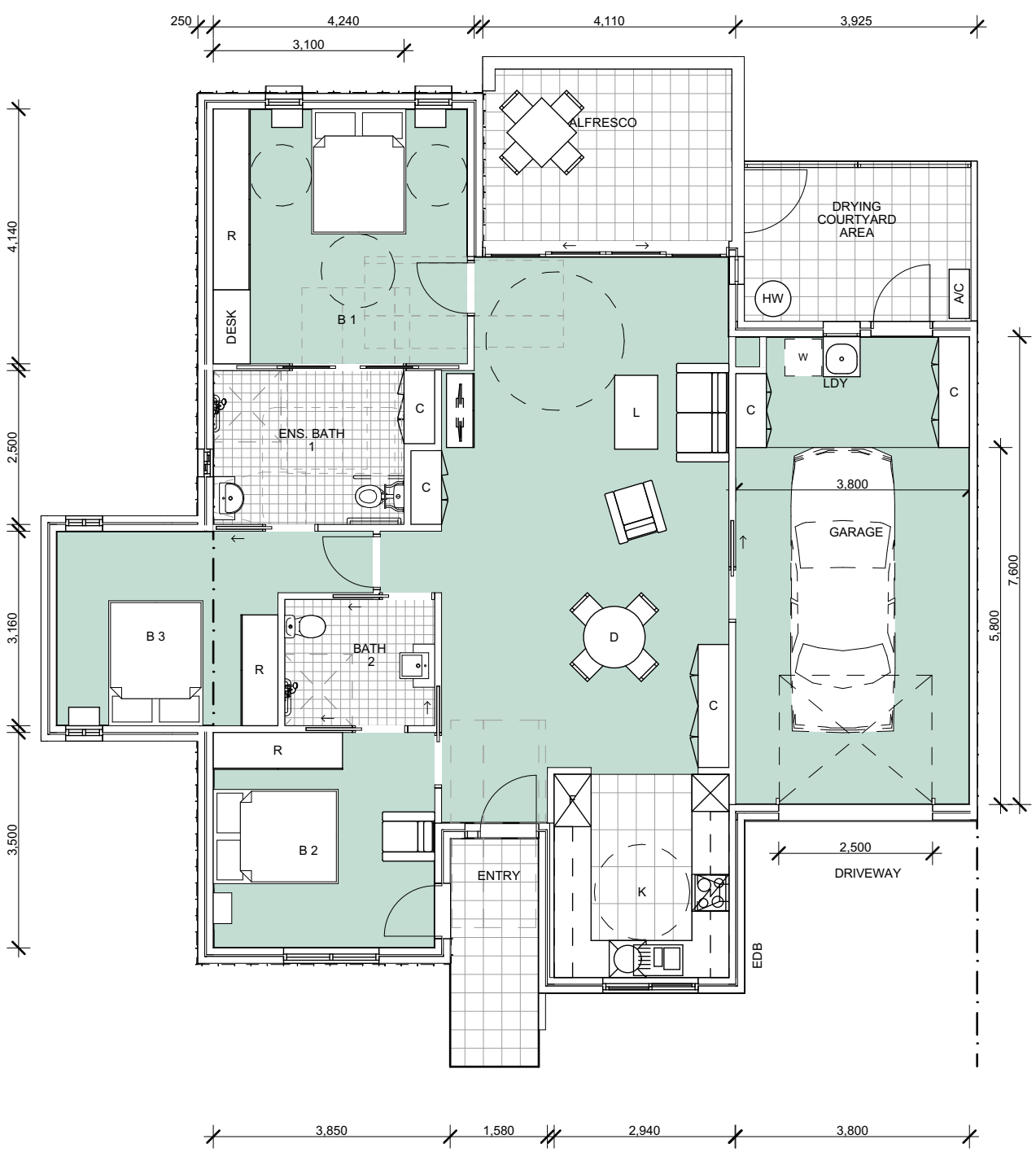
2 2 Bed with Study Apartment SLUG - Ground Level
SCALE - 1:100
(UNIT: 21)



3 2 Bed with Study Apartment DLUG - Ground Level
SCALE - 1:100
(UNITS: 16, 18)



4 3 Bed Apartment Apartment SLUG - Level 1
SCALE - 1:100
(UNIT: 33)



5 3 Bed Apartment SLUG - Level 1
SCALE - 1:100
(UNIT: 31)

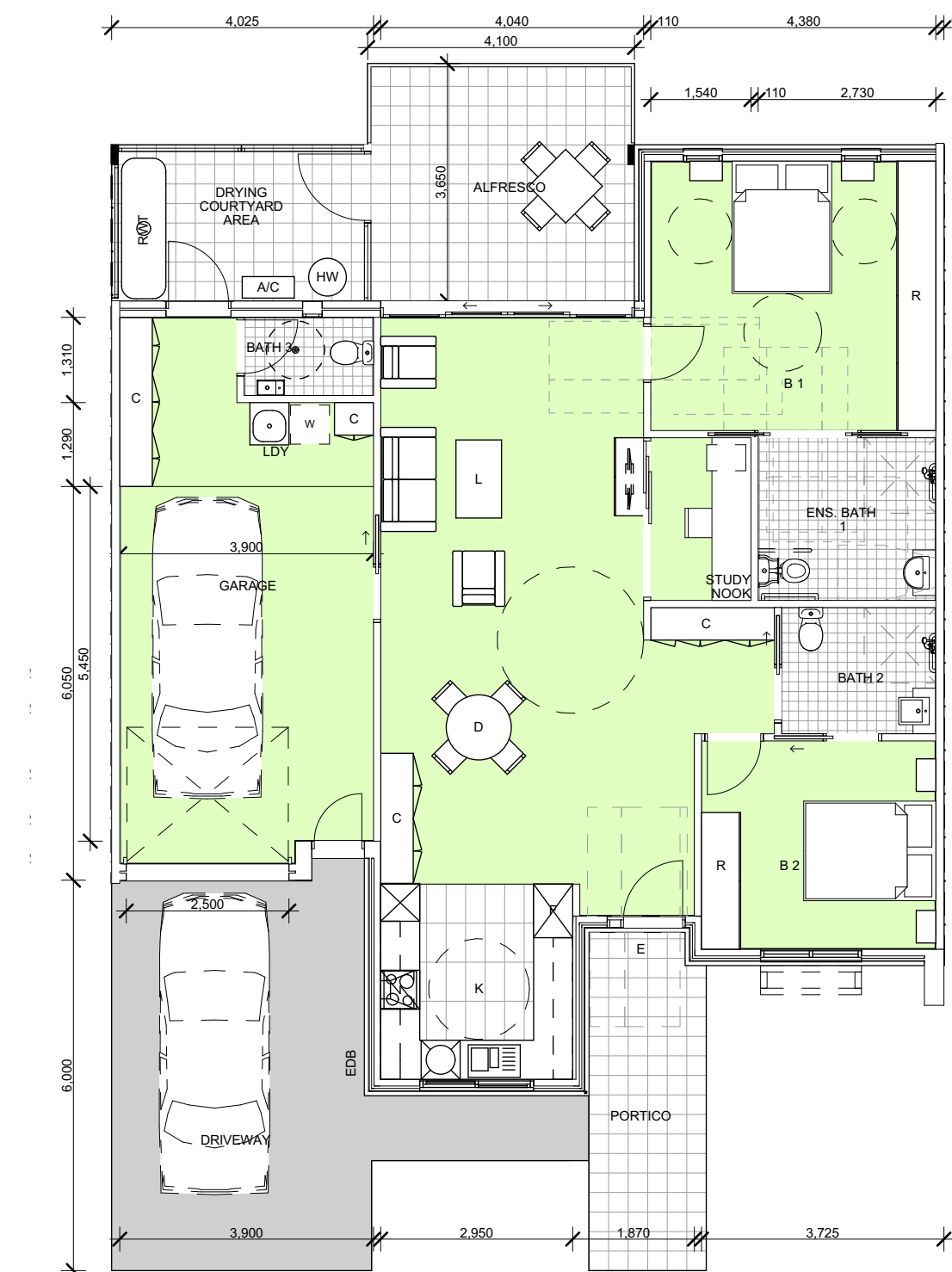


6 3 Bed Apartment DLUG - Level 1
SCALE - 1:100
(UNITS: 28, 30)

CLIENT			
IRT			
3/77 MARKET ST, WOLLONGONG NSW 2500			
PROJECT			
IRT Towradgi			
17A MURRANAR ROAD, TOWRADGI			
DRAWING TITLE			

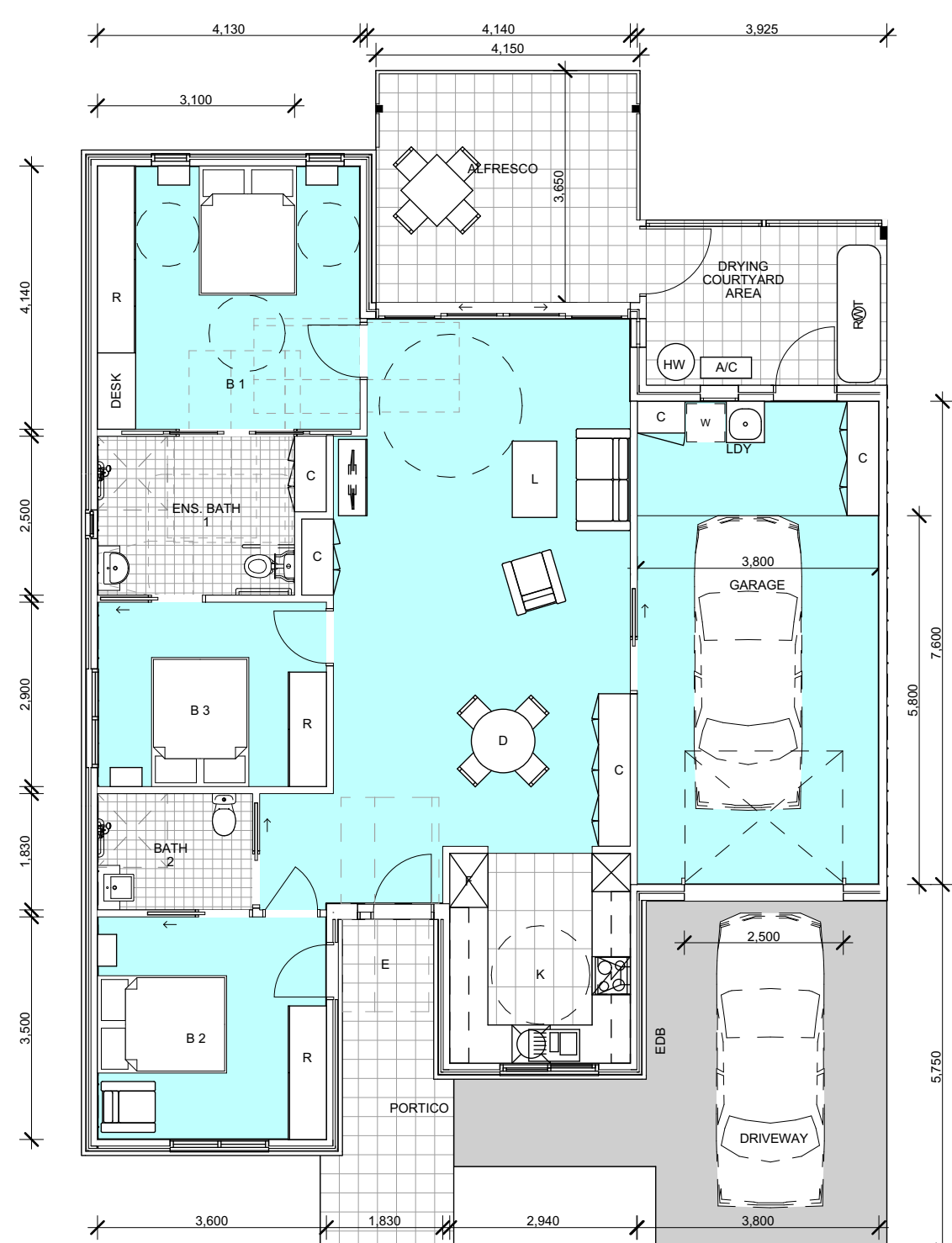
Typical Unit Layouts - Apartments with Garage Sheet 2

PROJECT No		DRAWING No		REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
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ARCHITECT				
Gardner Wetherill Assoc.				
Suite 2.01 Level 2				
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E design@gardnerwetherill.com.au				
Nominated Architects - Tolly (Towradgi) (Reg No. 19460)				
Allstate Road Carpenters (Reg No. 3949)				



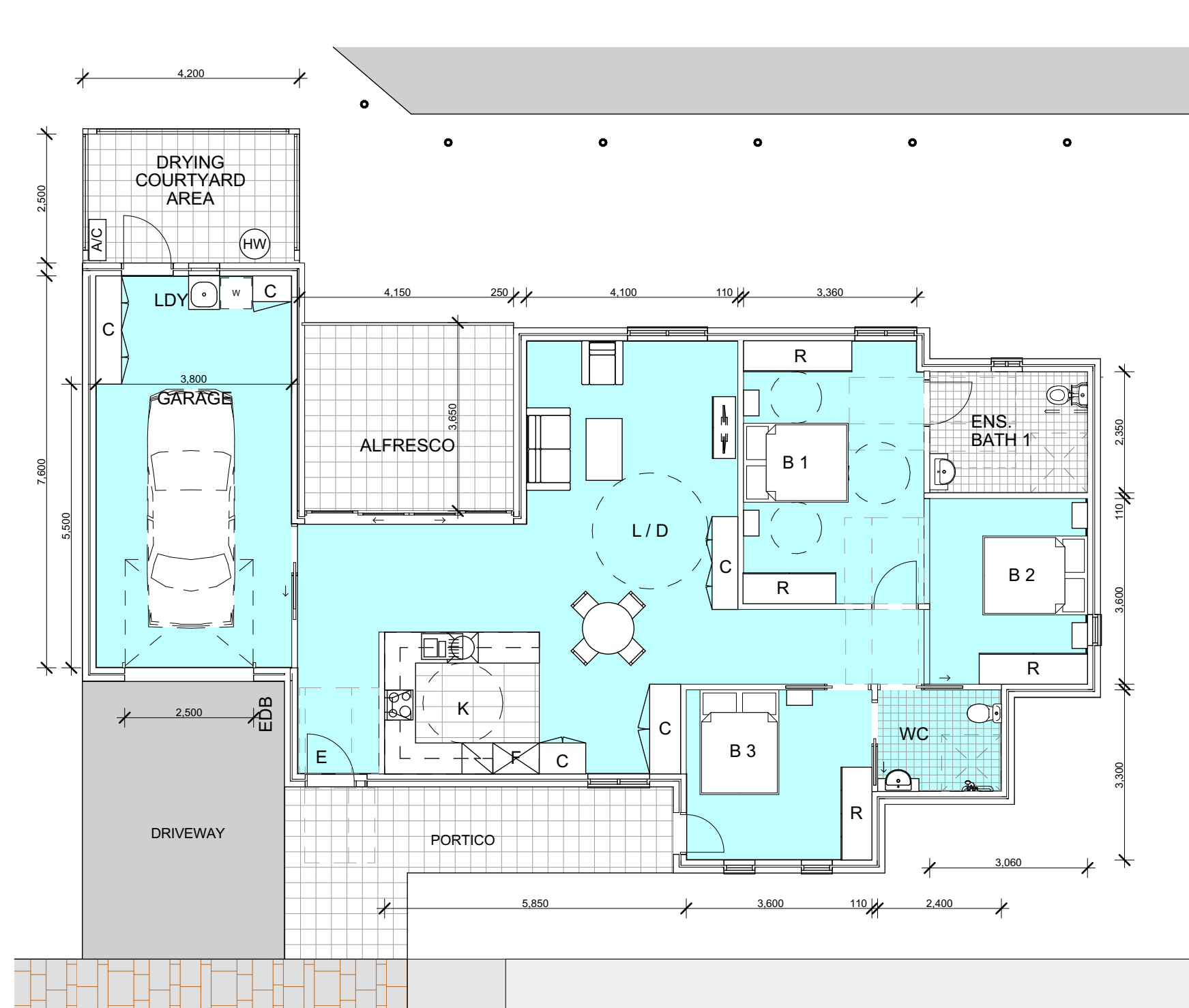
1 2.5 Bed Villa with Garage
SCALE - 1:100

(UNITS: 4, 6, 12, 13, 15, 17)



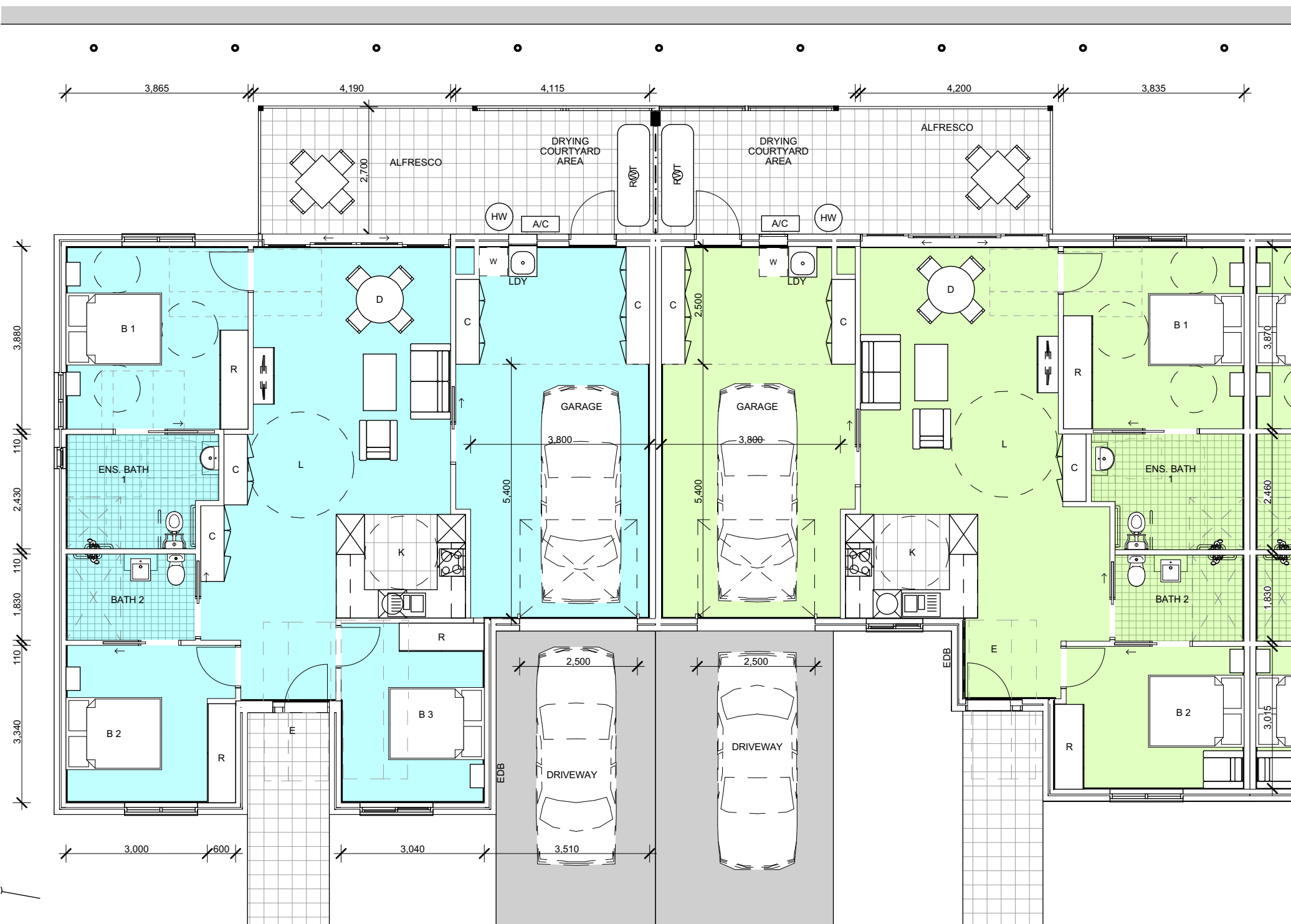
2 3 Bed Villa SLUG
SCALE - 1:100

(UNITS: 2, 8, 10, 11, 14, 19)



3 3 Bed Villa SLUG - Alternative
SCALE - 1:100

(UNIT: 1)



4 2 and 3 Bed SLUG - Alternative
SCALE - 1:100

(UNITS: 3, 5, 7, 9)

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No	Initial	DATE	REVISION DETAILS
P1	HW	1/06/2021	Preliminary Issue for Review
P2	HW	9/06/2021	Preliminary Issue for Review
P3	HW	29/06/2021	Preliminary Issue
P4	HW	16/07/2021	Final Review
A	HW	5/08/2021	Development Application
B	HW	26/07/2022	Revised DA
C	HW	16/12/2022	Development Application Issue
D	HW	28/11/2023	Development Application Issue

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
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CHECKED	RG	DATE
		28/11/2023

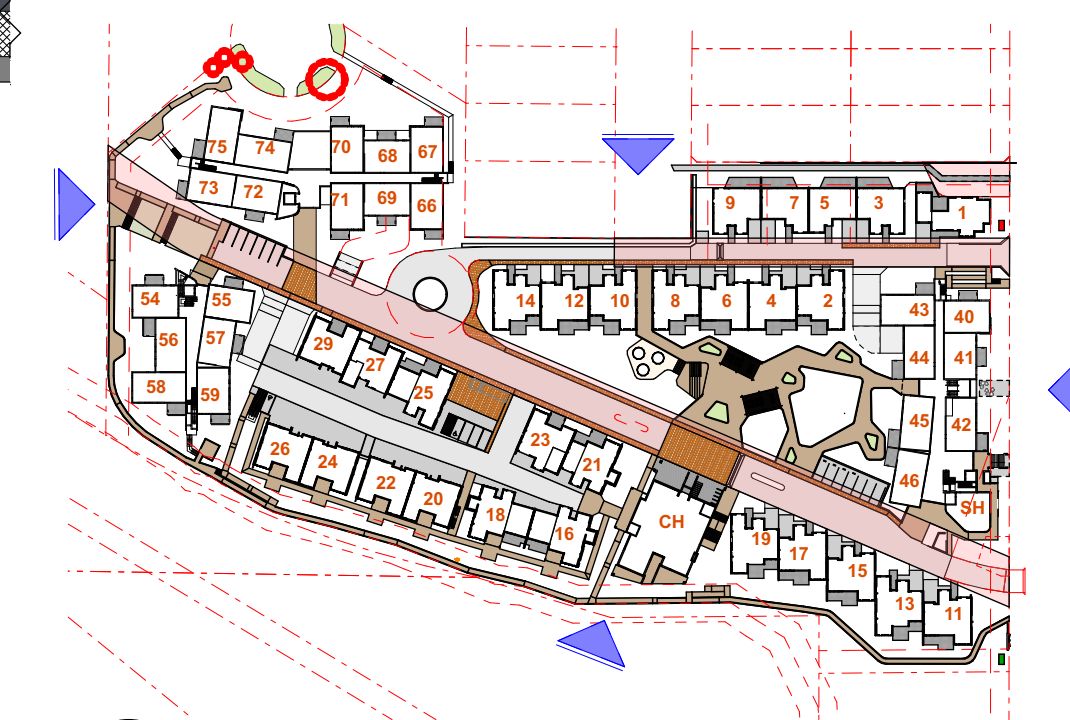
ARCHITECT
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460 Pacific Highway
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T (02) 9929 6777
E design@gardnerwetherill.com.au
A/CN 104-678-833
Notwithstanding to Architects, Tolly Wetherill (Reg No. 19460)
Allison Ross Gardner (Reg No. 3949)

DEVELOPMENT APPLICATION ISSUE



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Key Plan

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 POWDERCOATED STEEL
- ROOF A METAL DECK ROOFING
- SCRN 1 ALUMINIUM BATTEN SCREEN
- WBD WEATHERBOARD CLADDING

NOTE:
FOR SCHEDULE OF FINISHES AND MATERIAL TYPES
REFER DRAWING A 1902

P1	1/06/2021	Preliminary Issue for Review
P2	28/06/2021	Preliminary Issue
P3	16/07/2021	Final Review
A	6/08/2021	Development Application
B	26/07/2022	Revised DA
C	6/12/2022	Development Application Issue
D	26/11/2023	Development Application Issue
E	24/01/2024	Development Application Issue
F	16/05/2024	Revised DA
G	28/05/2024	Revised DA
No	Initial	DATE
		REVISION DETAILS

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WOLLONGONG NSW 2500

PROJECT

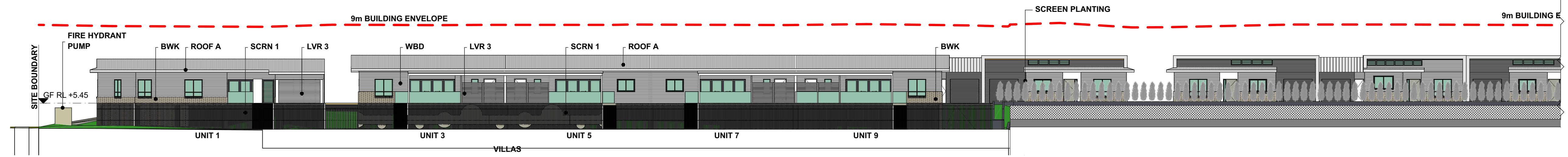
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

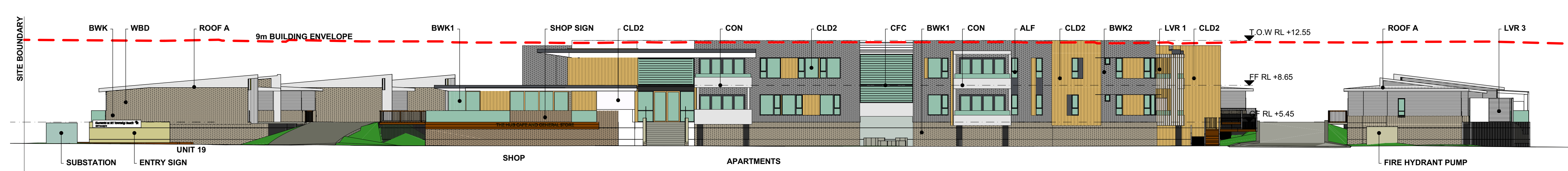
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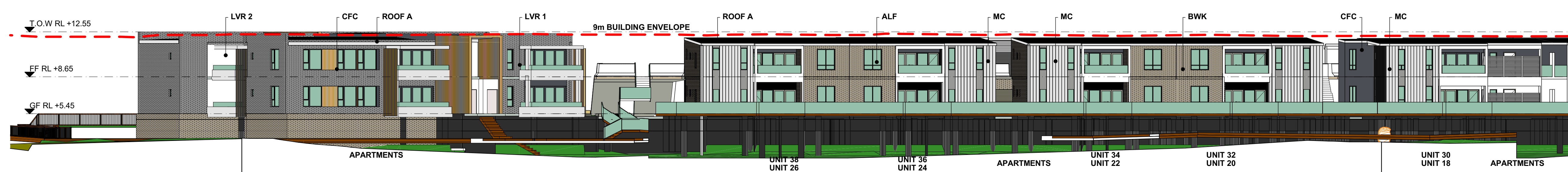
ARCHITECT
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T (02) 9929 6777
E design@gardnerwetherill.com.au
Nominated Architects - Tally Wetherill (Reg No. 19460)
Associate Architects - Alison Rose Gardner (Reg No. 29445)



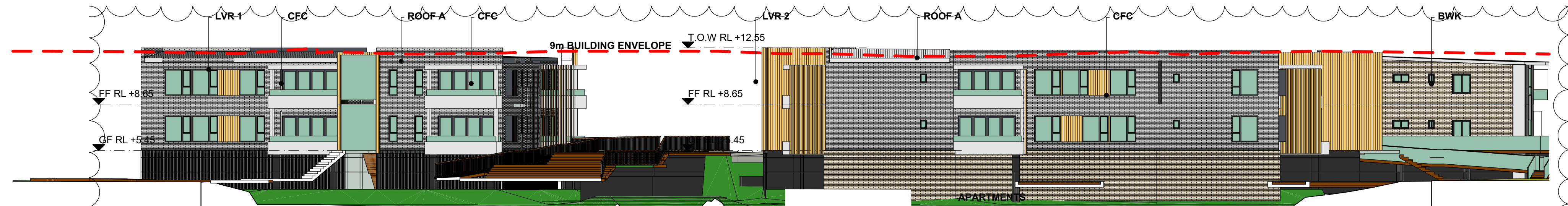
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SCALE - 1:200



2 North Elevation
SCALE - 1:200



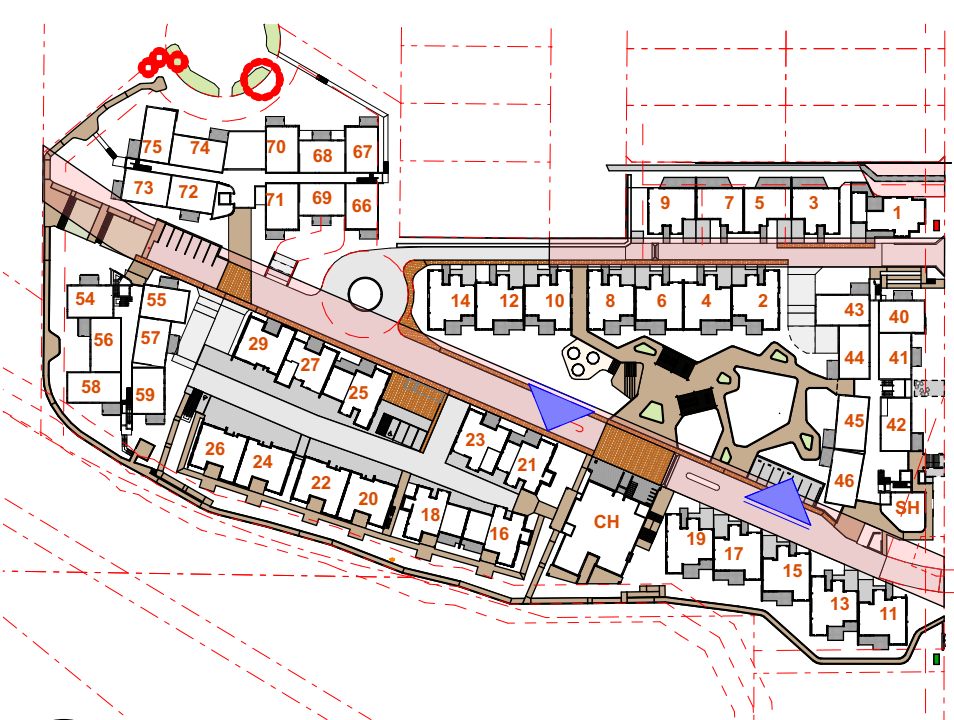
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SCALE - 1:200



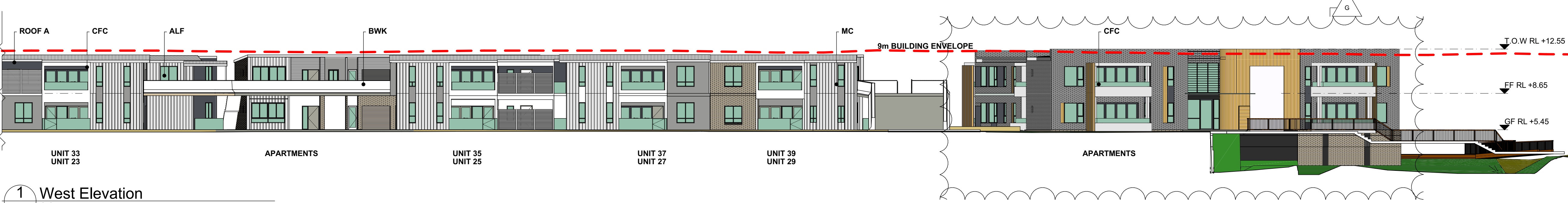
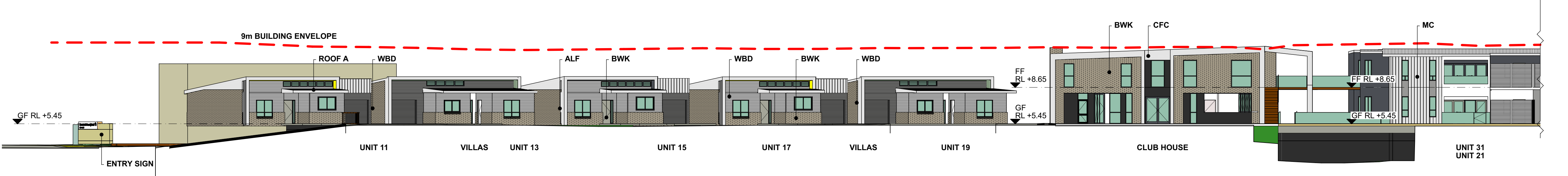
4 South Elevation
SCALE - 1:200

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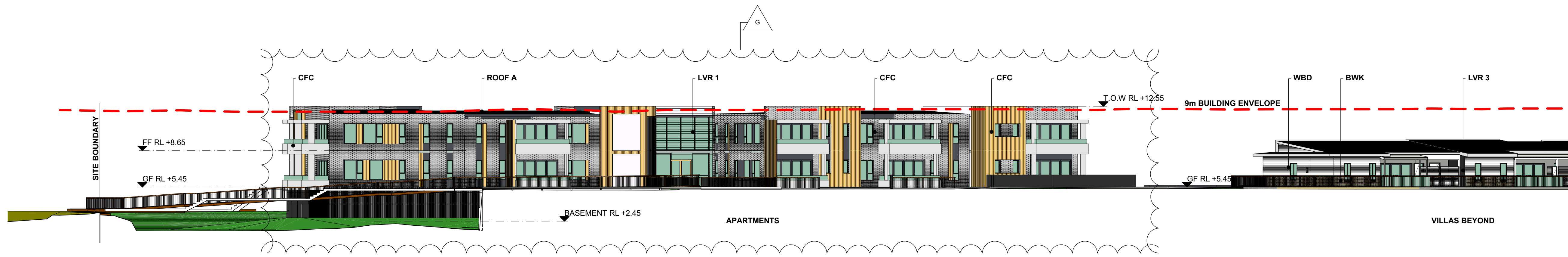


Key Plan



- 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
 - SCRN 1 ALUMINIUM BATTEN SCREEN
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NOTE:
FOR SCHEDULE OF FINISHES AND MATERIAL TYPES
REFER DRAWING A 1902



No	Initial	DATE	REVISION DETAILS
P1	HW	1/06/2021	Preliminary Issue for Review
P2	HW	28/06/2021	Preliminary Issue
P3	HW	16/07/2021	Final Review
A	HW	6/08/2021	Development Application
B	HW	26/07/2022	Revised DA
C	HW	6/12/2022	Development Application Issue
D	HW	26/11/2023	Development Application Issue
E	HW	24/01/2024	Development Application Issue
F	HW	16/05/2024	Revised DA
G	HW	28/05/2024	Revised DA

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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE
Elevations - Sheet 2

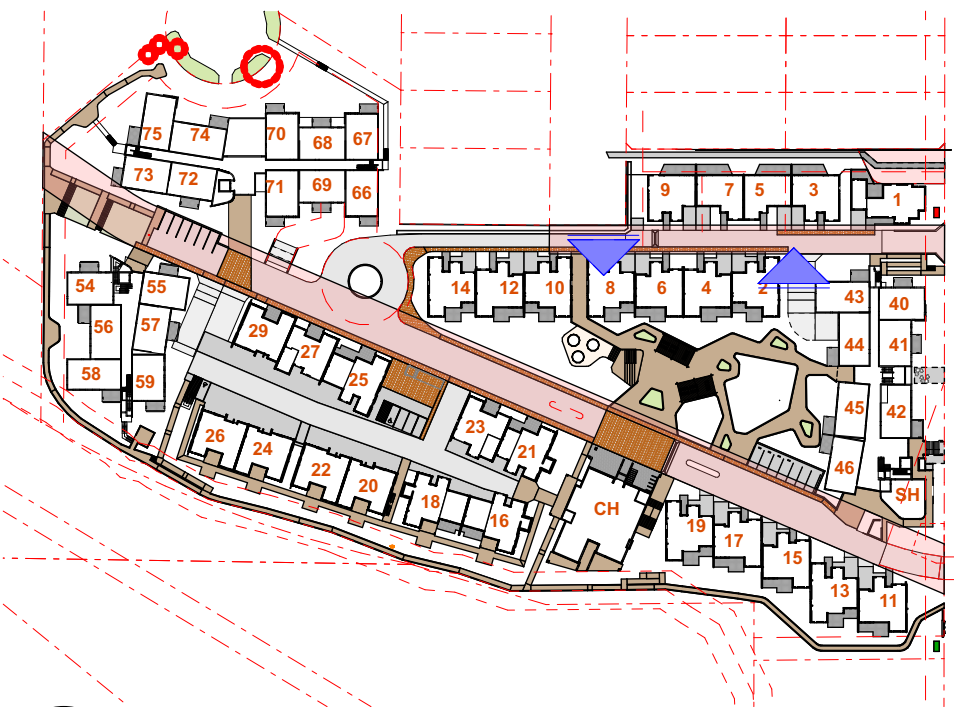
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CHECKED	RG	

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Notified Architect - Tully Wetherill (Reg No. 19460)
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Key Plan

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 POWDERCOATED STEEL
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SCRN 1 ALUMINIUM BATTEN SCREEN
WBD WEATHERBOARD CLADDING

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B	26/07/2022	Revised DA
C	01/12/2022	Development Application Issue
D	20/11/2023	Development Application Issue
E	24/01/2024	Development Application Issue
F	16/05/2024	Revised DA
G	28/05/2024	Revised DA
No	Initial DATE	REVISION DETAILS

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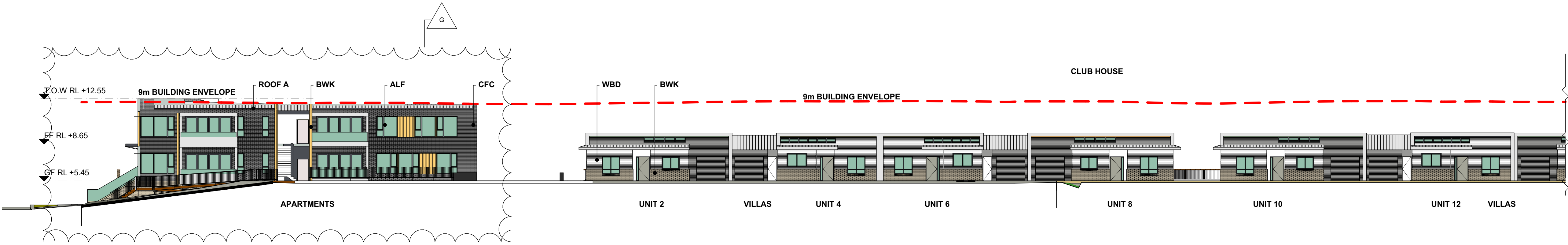
PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

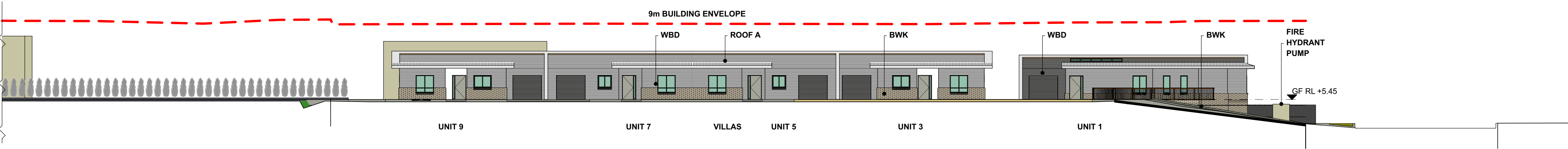
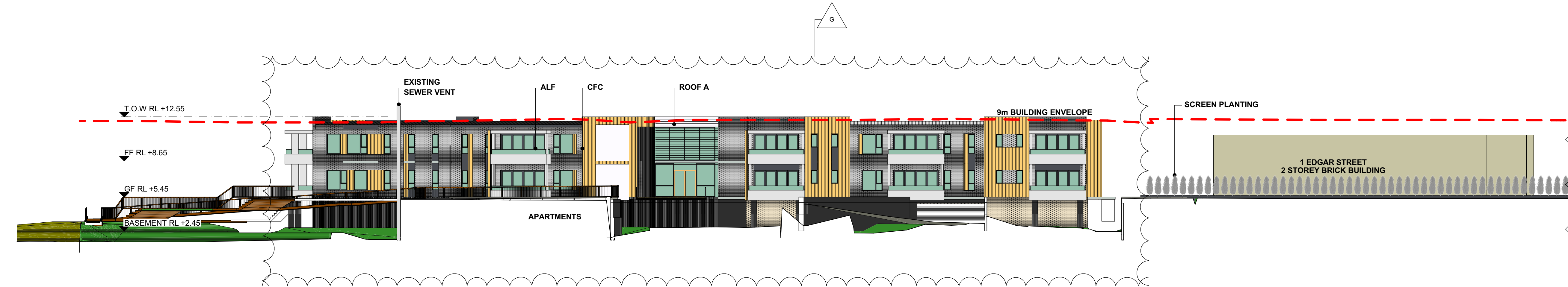
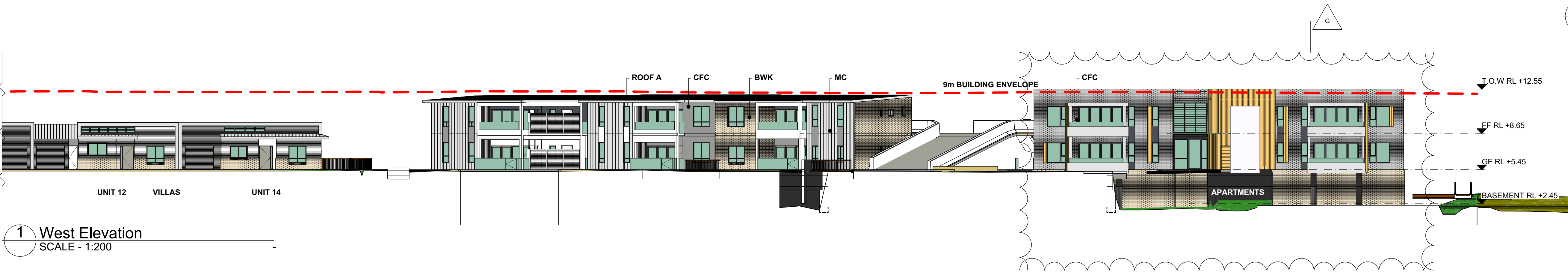
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20085		A1503		G
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
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ARCHITECT				
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065				T (02) 9929 6777 E design@gardnerwetherill.com.au
A/CN 1/24 476/883 Nominated Architects: Tally Wetherill (Reg No. 19460) Associate Architects (Reg No. 39445)				

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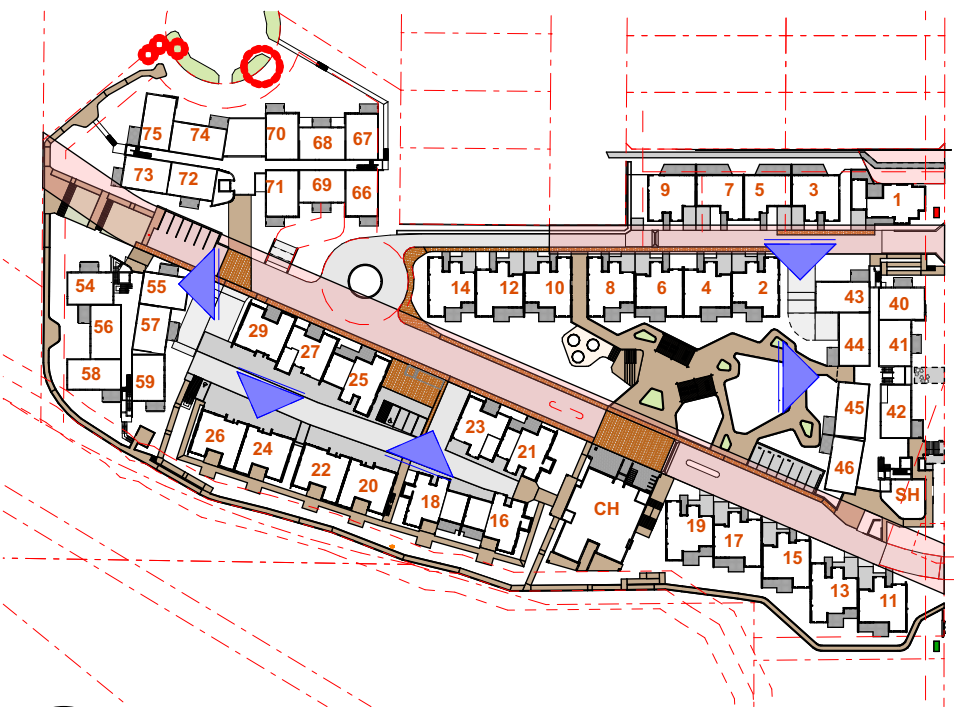


1 West Elevation
SCALE - 1:200



2 East Elevation
SCALE - 1:200

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Key Plan

LEGEND

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BWK	FACE BRICKWORK
CFC	PRE FINISHED COMPRESSED FIBRE CEMENT SHEETING
CON	CONCRETE FINISH
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MC	METAL CLADDING
PC	POWDCERCOATED STEEL
ROOF A	METAL DECK ROOFING
SCRN 1	ALUMINIUM BATTEN SCREEN
WBD	WEATHERBOARD CLADDING

NOTE:
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A	16	6/12/2022	Development Application Issue
B	16	20/11/2023	Development Application Issue
C	16	24/01/2024	Development Application Issue
D	16	16/05/2024	Revised DA
E	16	28/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS

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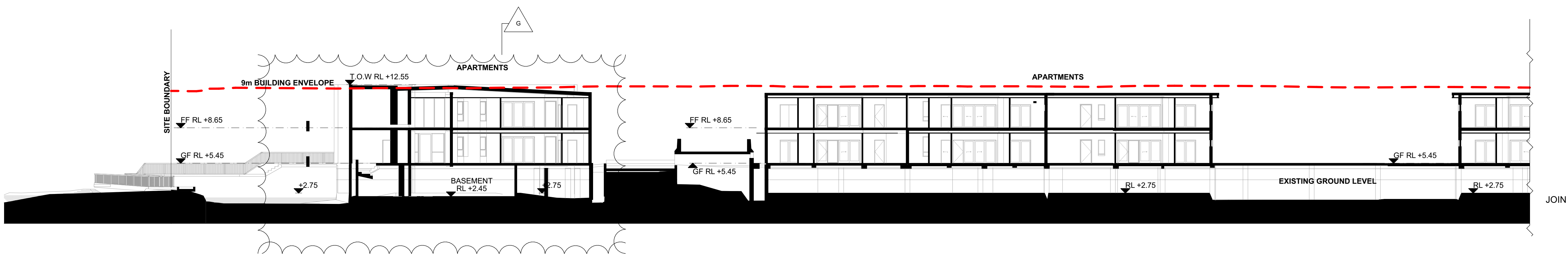
PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

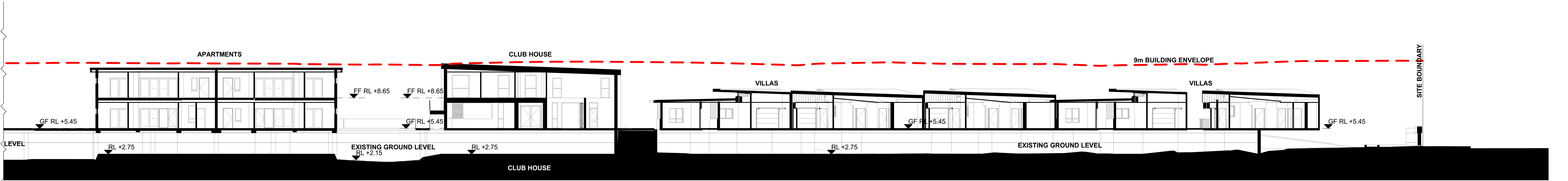
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PROJECT No	DRAWING No	REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN
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CHECKED	DATE	
RG	28/05/2024	
ARCHITECT	T (02) 9929 6777	
Gardner Wetherill Assoc.	E design@gardnerwetherill.com.au	
Suite 2.01 Level 2	460 Pacific Highway	
St Leonards NSW 2065	St Leonards NSW 2065	

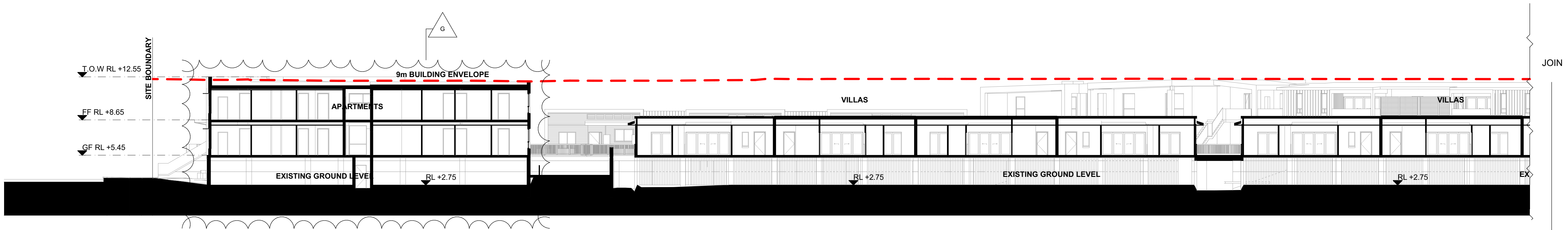




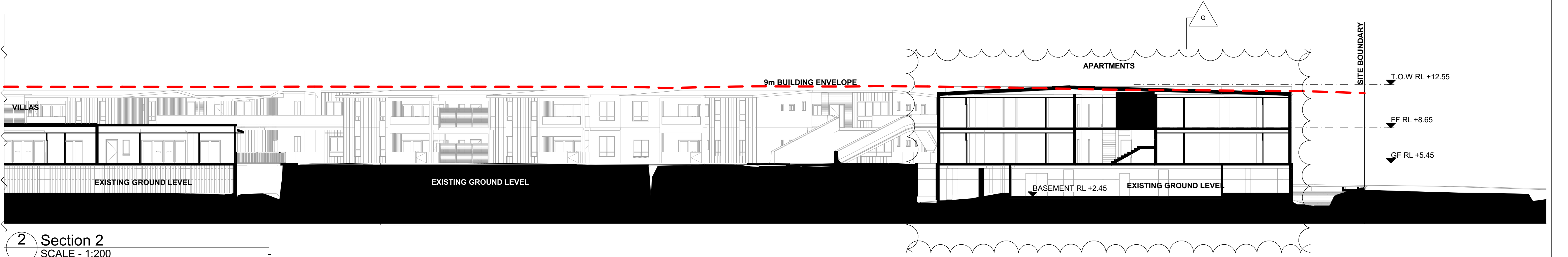
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1 Section 1
SCALE - 1:200



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P2	HW	28/06/2021	Preliminary Issue for Review
P3	HW	16/07/2021	Preliminary Issue
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F	HW	16/05/2024	Development Application Issue
G	HW	28/05/2024	Revised DA



2 Section 2
SCALE - 1:200

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PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

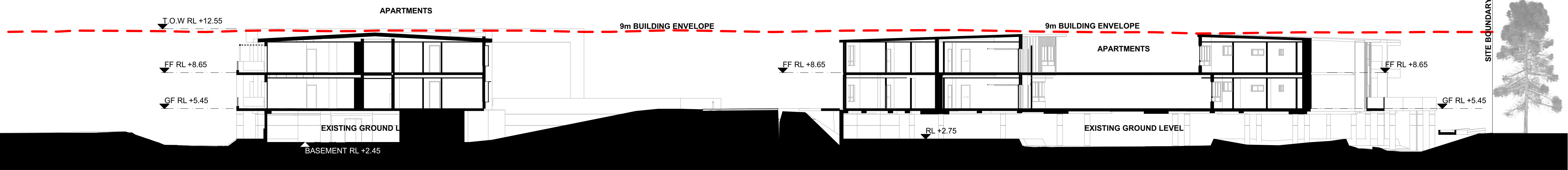
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ARCHITECT					
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065				T (02) 9929 6777 E design@gardnerwetherill.com.au A/CN 104 676 633 Nominated Architects - Tully Wetherill (Reg No. 19460) Associate Architects - St Leonards NSW 2065	

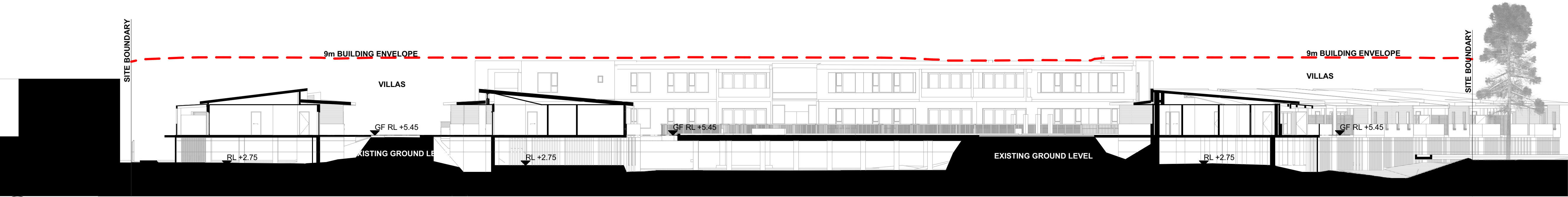
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1 Section 3
SCALE - 1:200



2 Section 4
SCALE - 1:200



3 Section 5
SCALE - 1:200



4 Section 6
SCALE - 1:200

No	Initial	DATE	REVISION DETAILS
P1	HW	1/06/2021	Preliminary Issue for Review
P2	HW	26/06/2021	Preliminary Issue for Review
P3	HW	16/07/2021	Final Review
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D	HW	28/11/2023	Development Application Issue
E	HW	04/01/2024	Development Application Issue
F	HW	10/05/2024	Revised DA

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PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

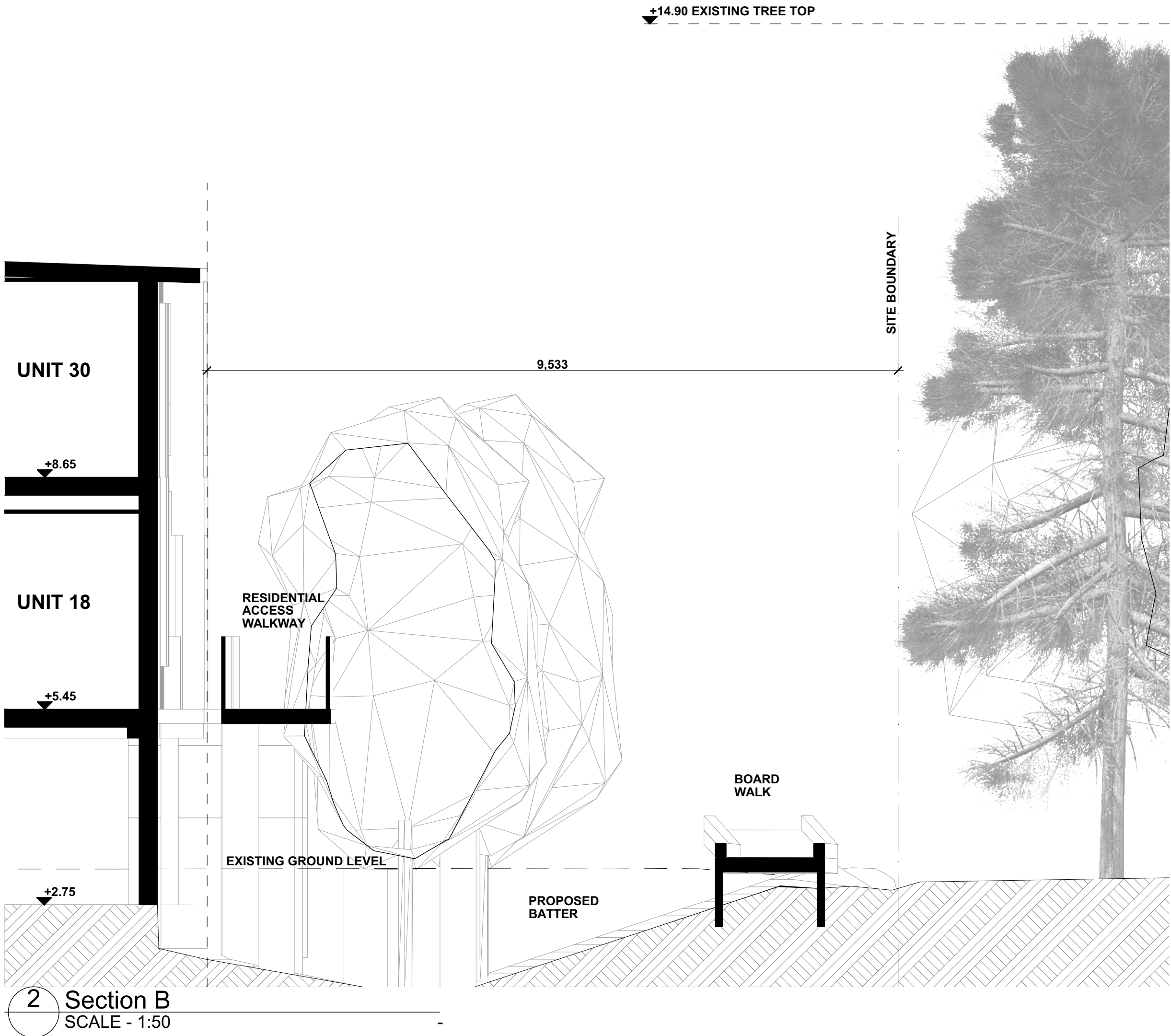
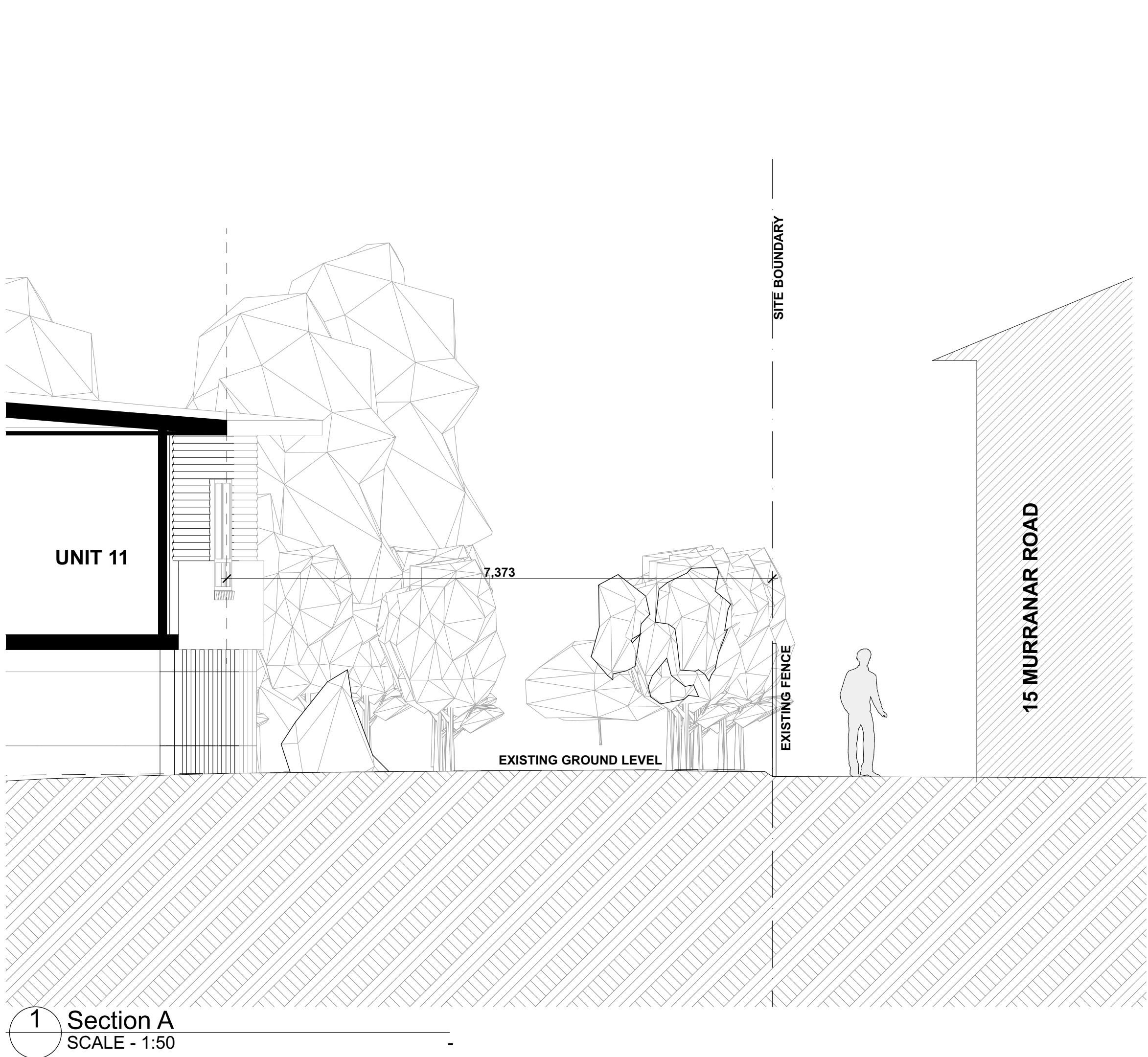
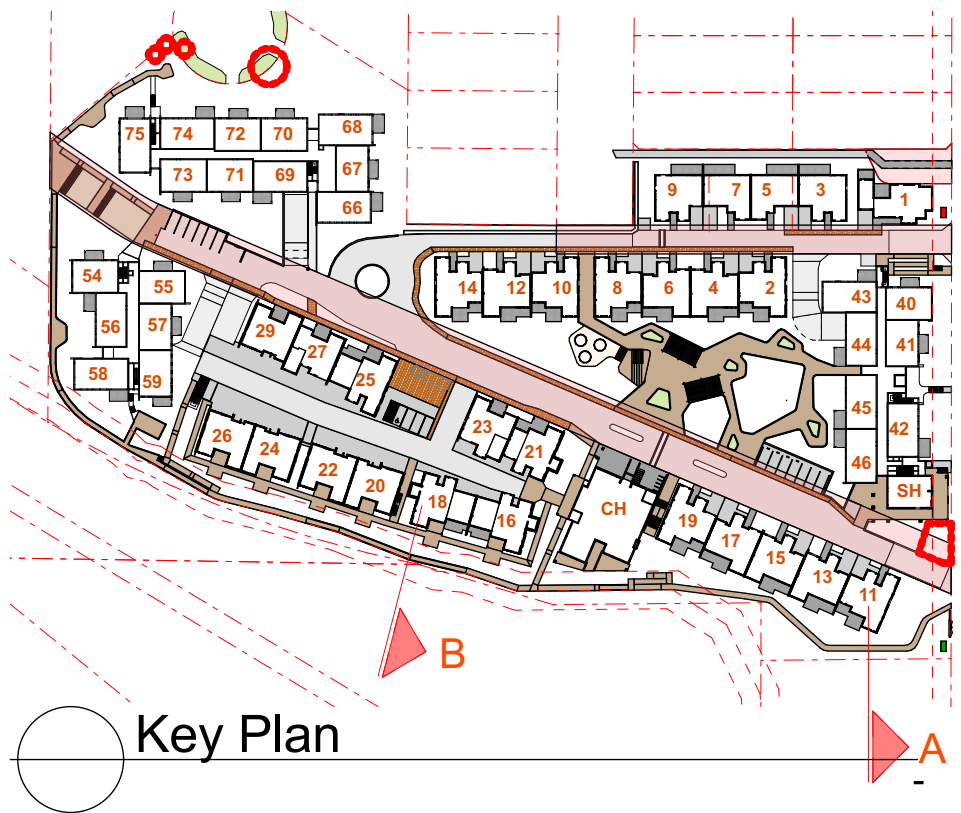
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ARCHITECT				
Gardner Wetherill Assoc. Suite 2.01 Level 2 460 Pacific Highway St Leonards NSW 2065			T (02) 9929 6777 E design@gardnerwetherill.com.au	
A.C.N. 104 676 833 Notified Architects - Tally Wetherill (Reg No. 19460) Associate Architect - Greg No. 37945				

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A	N/A	5/08/2021	Development Application
B	N/A	28/07/2022	Revised DA
C	N/A	16/12/2022	Development Application Issue
D	N/A	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS

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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

Detailed Boundary Condition Section -
Sheet 1

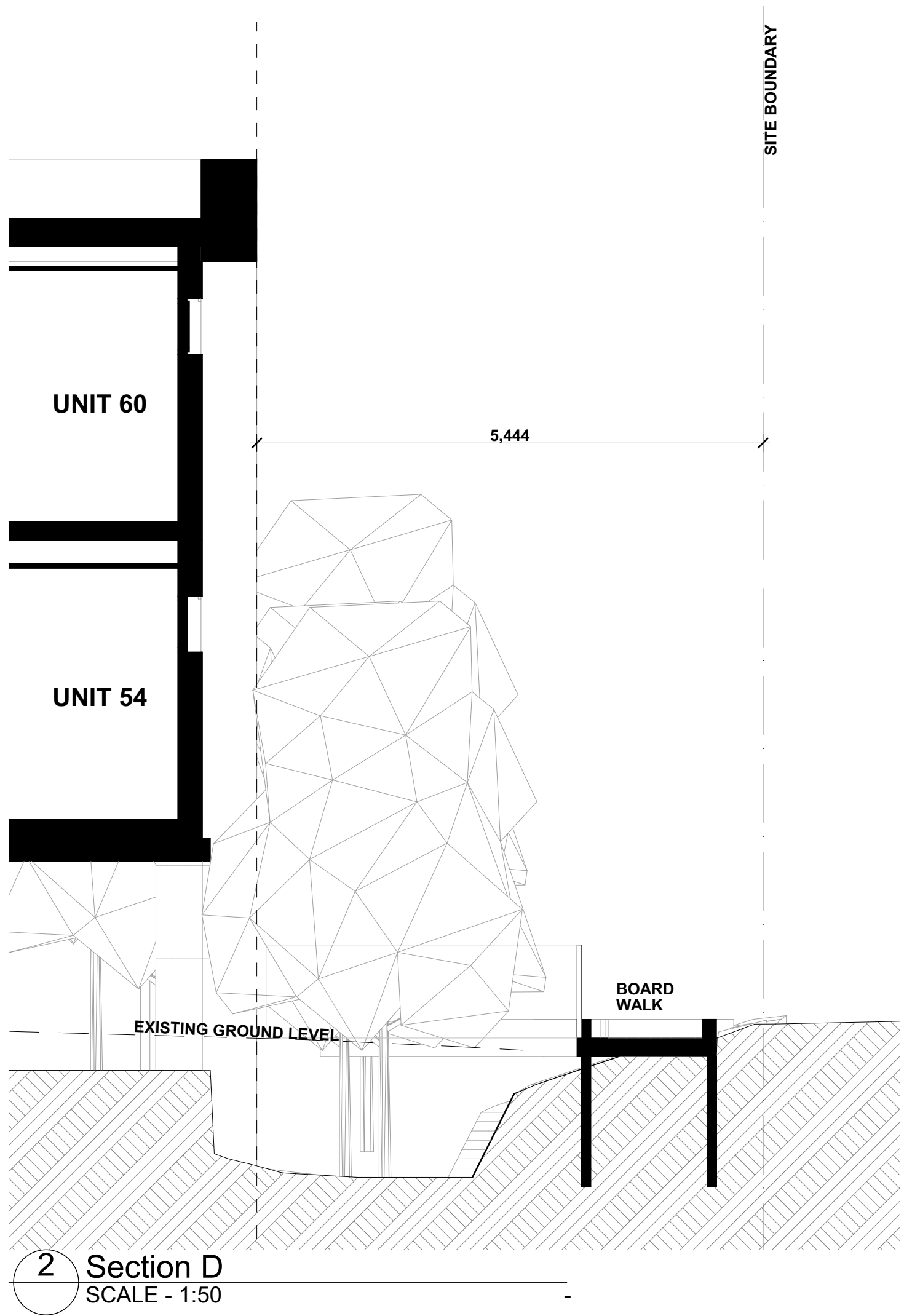
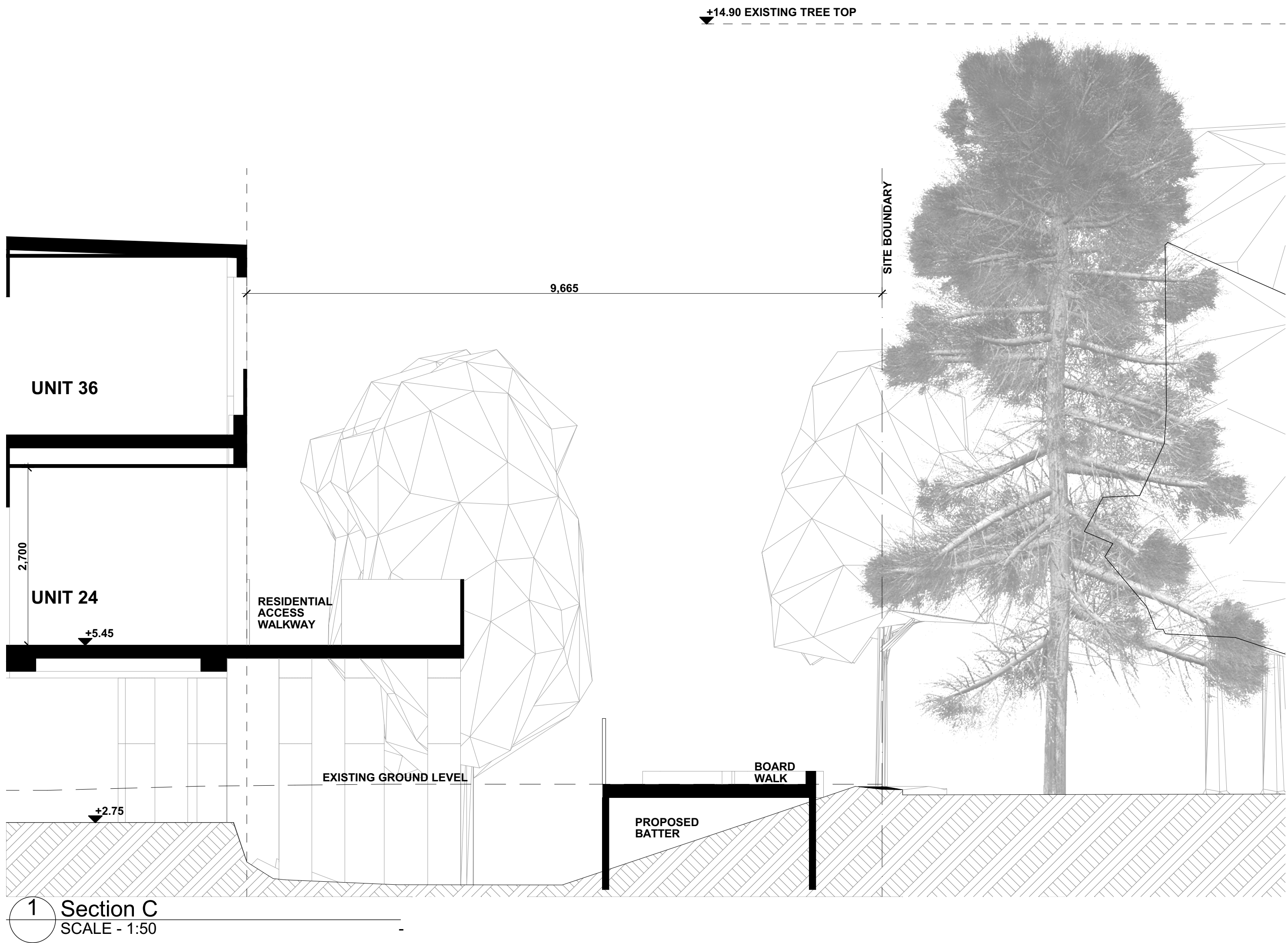
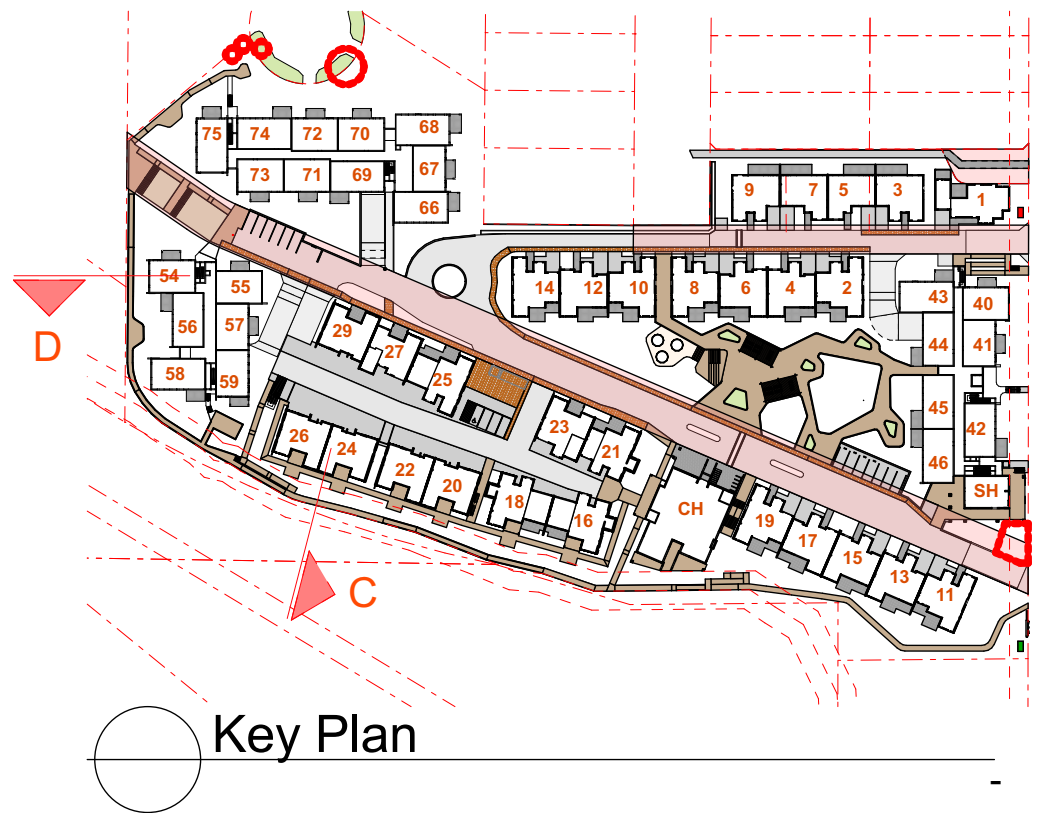
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CHECKED	DATE	
RG	28/11/2023	

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WOLLONGONG NSW 2500

PROJECT
IRT Towradgi
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DRAWING TITLE

Detailed Boundary Condition Section -
Sheet 2

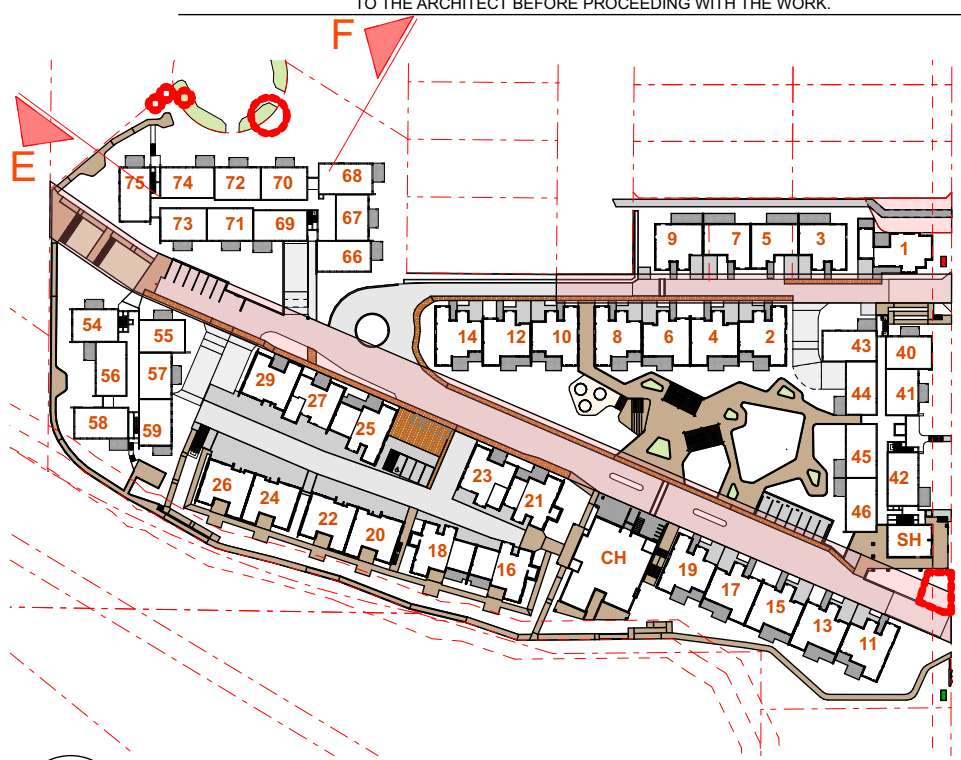
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RG	28/11/2023	

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Suite 2.01 Level 2
460 Pacific Highway
St Leonards NSW 2065

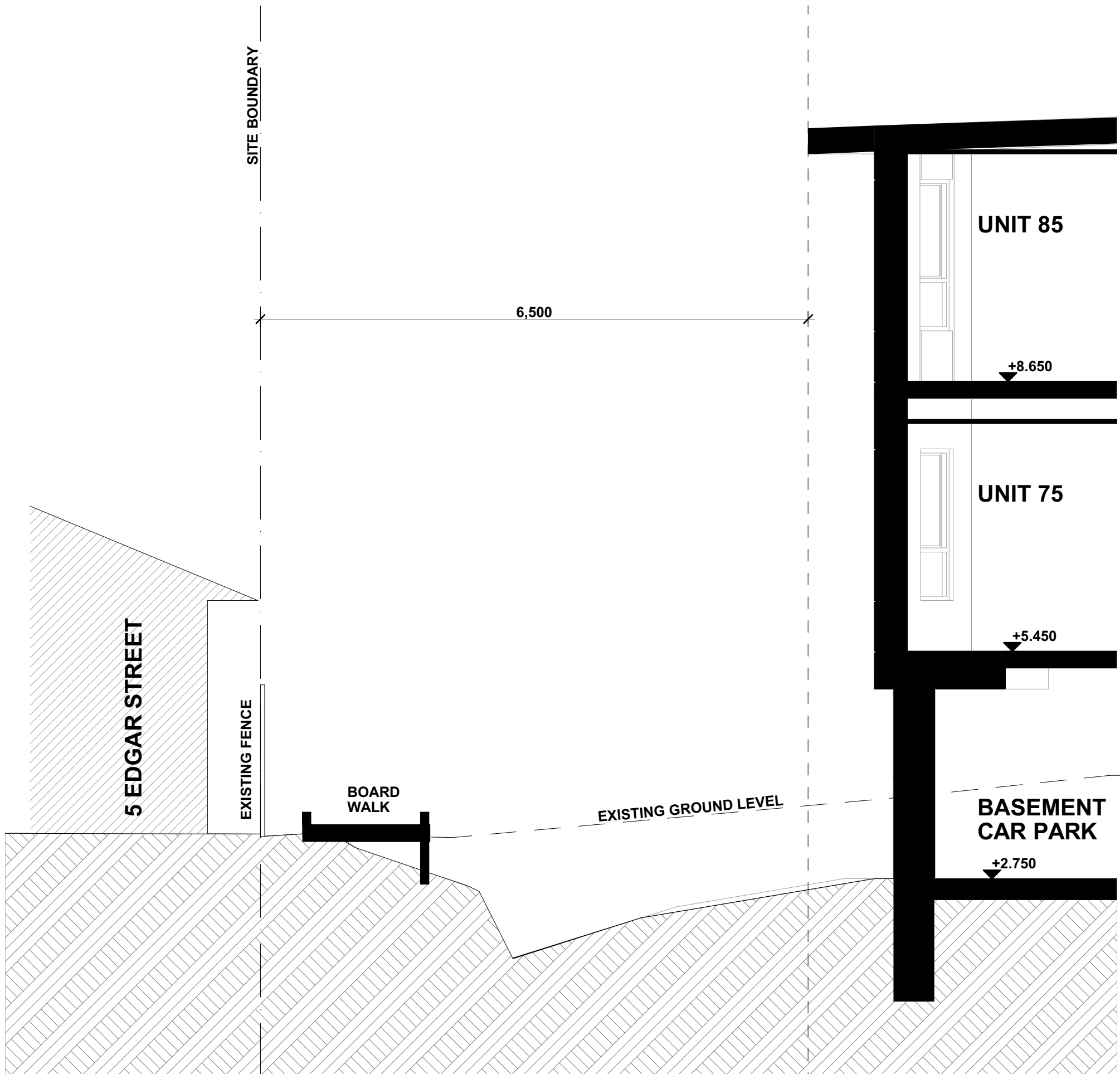
T (02) 9929 6777
E design@gardnerwetherill.com.au
ACCA 104-004-003
Nominated Architects - Tully Wetherill (Reg No. 19460)
Associate - Ross Gardner (Reg No. 29495)



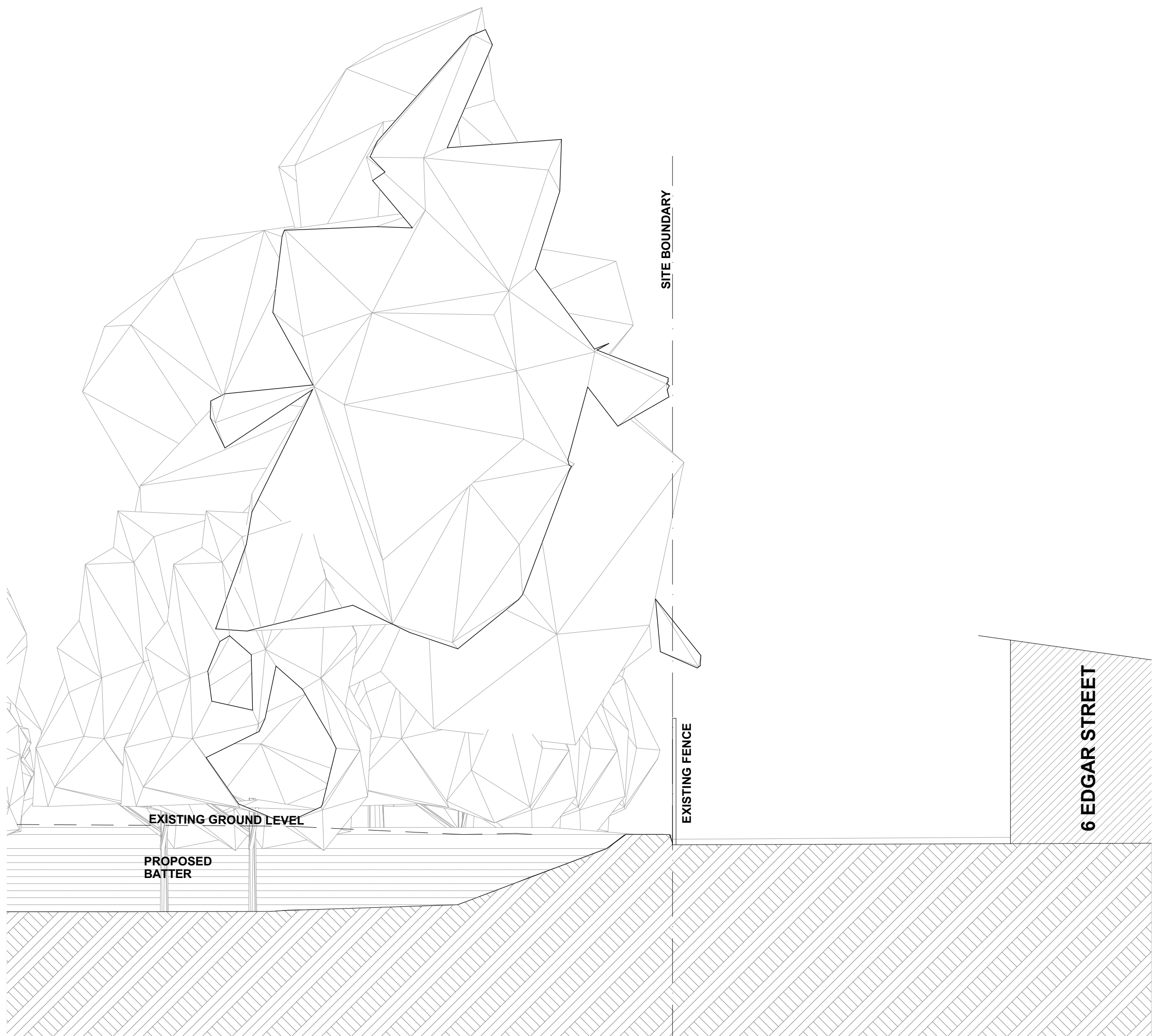
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Key Plan



1 Section E
SCALE - 1:50



2 Section F
SCALE - 1:50

A	N/A	5/08/2021	Development Application
B	N/A	28/07/2022	Revised DA
C	N/A	04/12/2022	Development Application Issue
D	N/A	28/11/2023	Development Application Issue
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 3

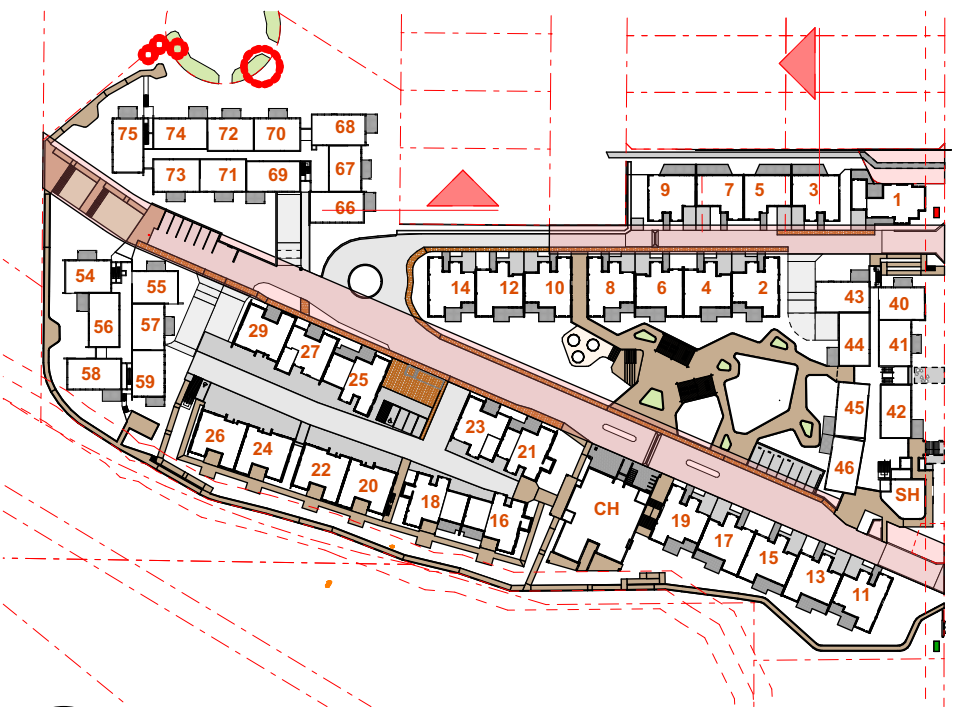
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St Leonards NSW 2065

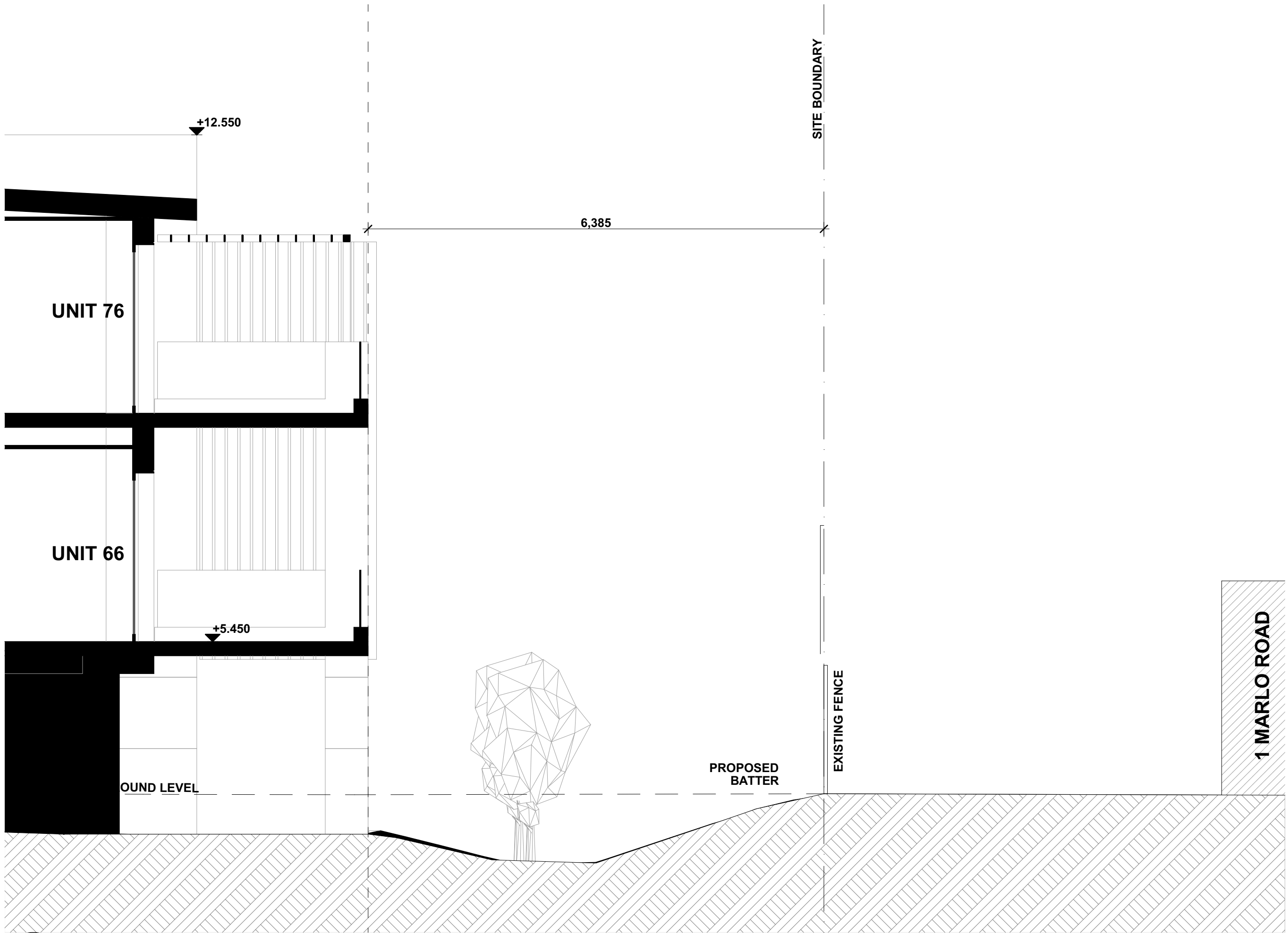
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E design@gardnerwetherill.com.au
ACCA 104-676-883
Notwithstanding Architects, Tully Wetherill (Reg No. 19466)
Associate: Ross Gardner (Reg No. 39445)



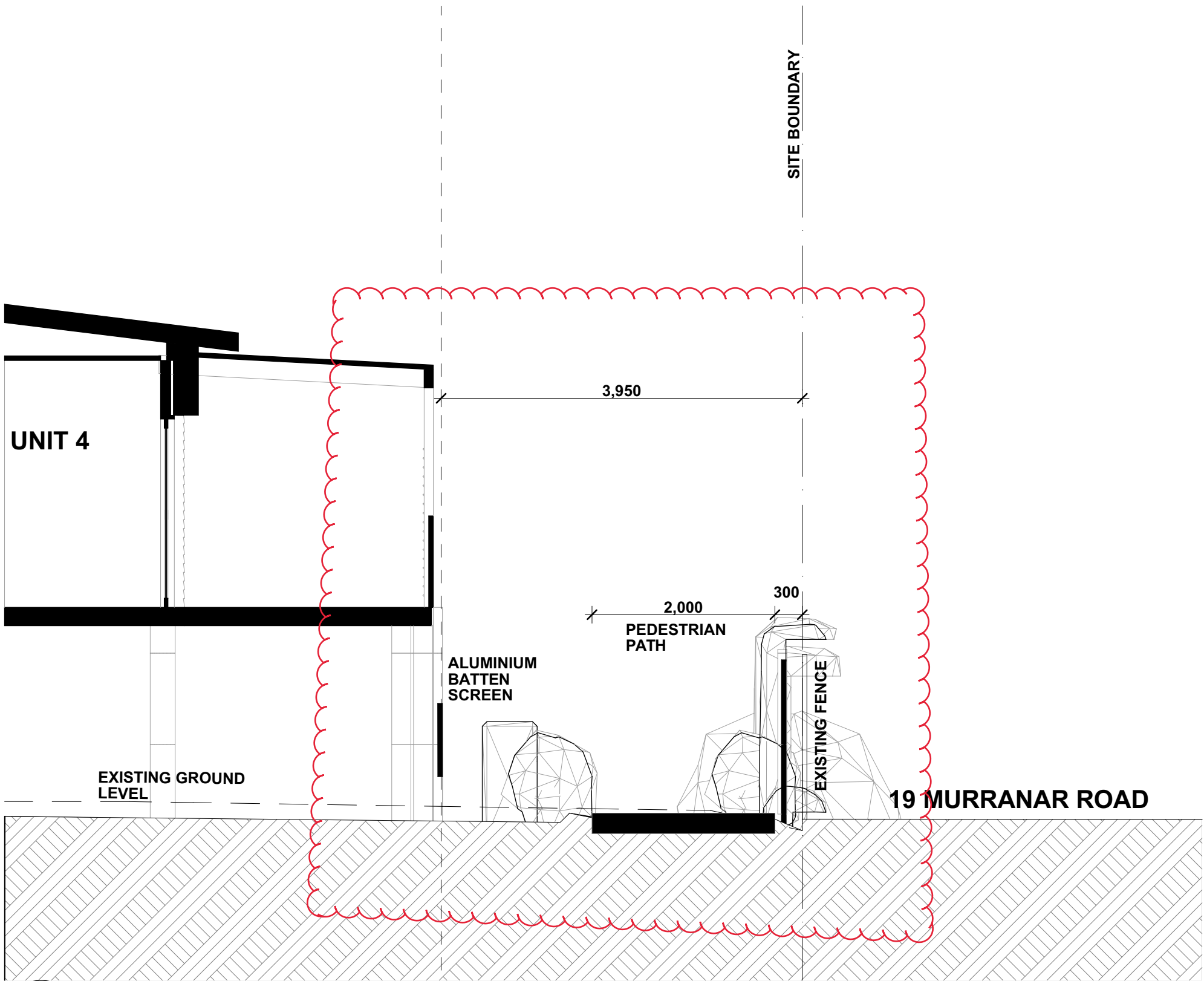
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Key Plan



1 Section G
SCALE - 1:50



2 Section H
SCALE - 1:50

A	16/08/2021	Development Application
B	20/07/2022	Revised DA
C	01/12/2022	Development Application Issue
D	20/11/2023	Development Application Issue
E	10/05/2024	Revised DA
No	Initial	DATE
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PROJECT
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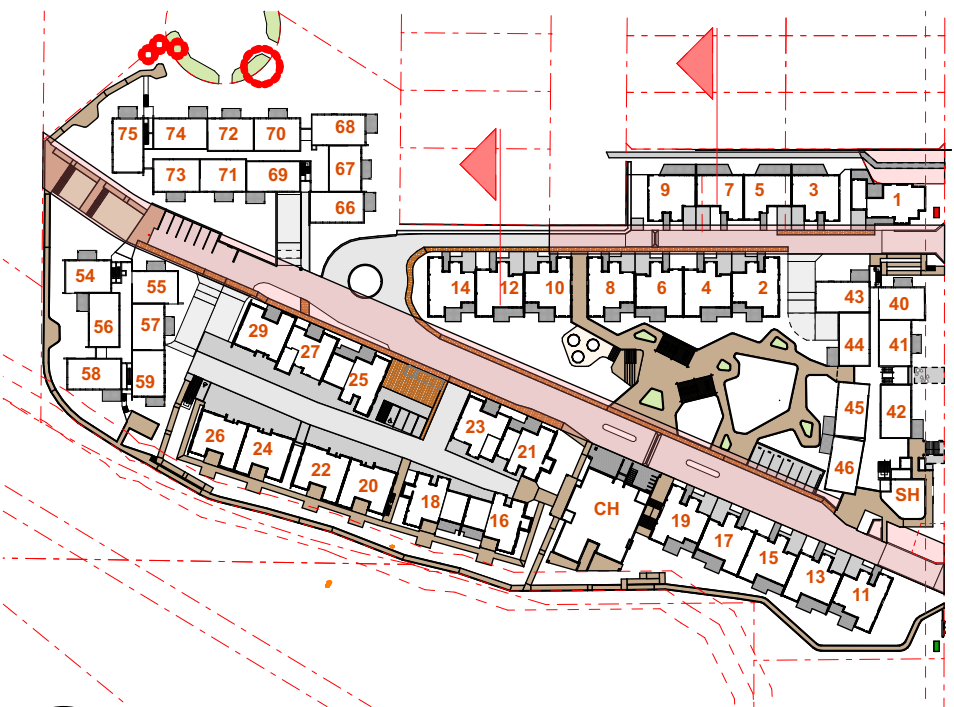
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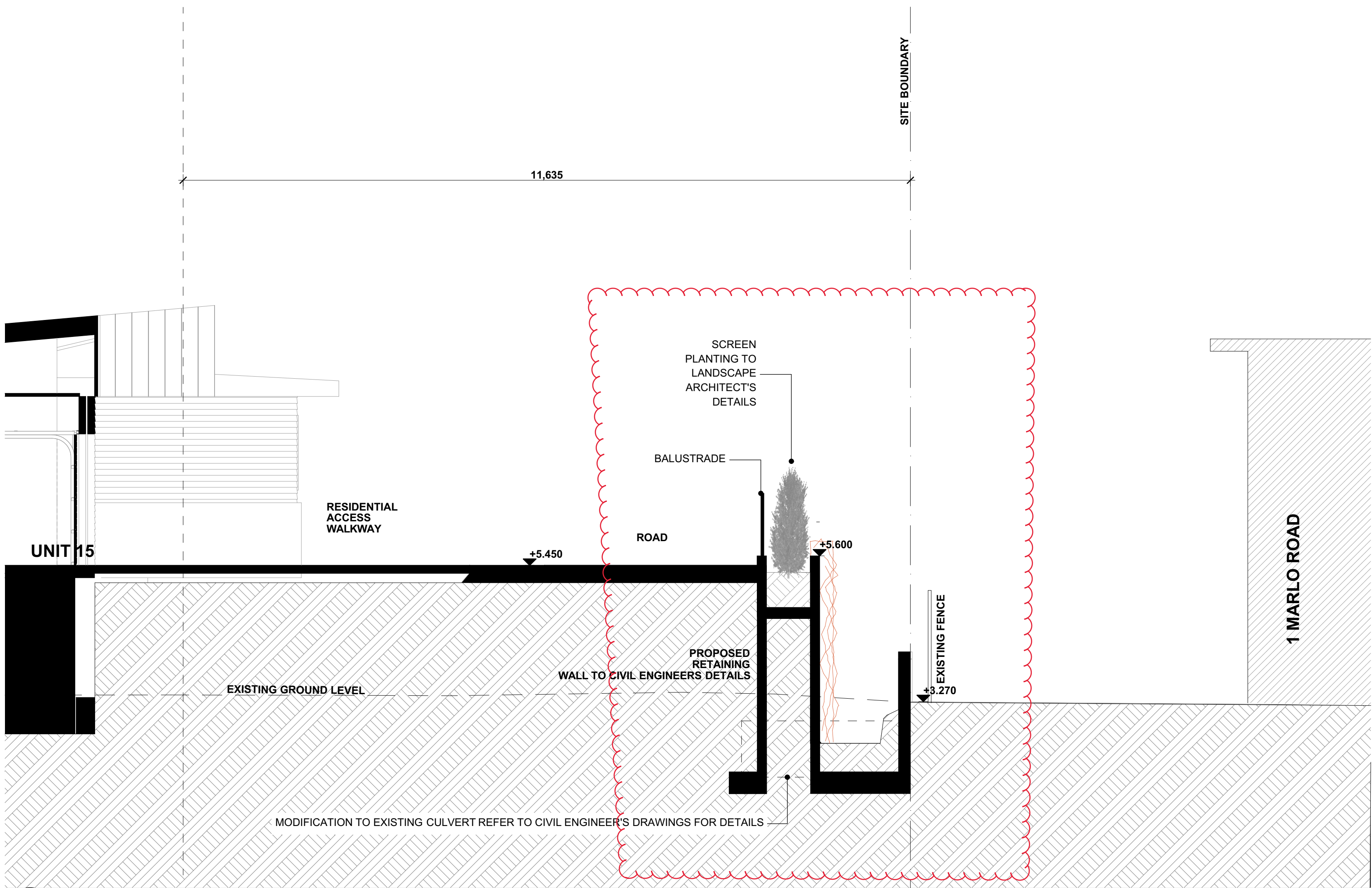
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Associate Architects - Tully Wetherill (Reg No. 19460)



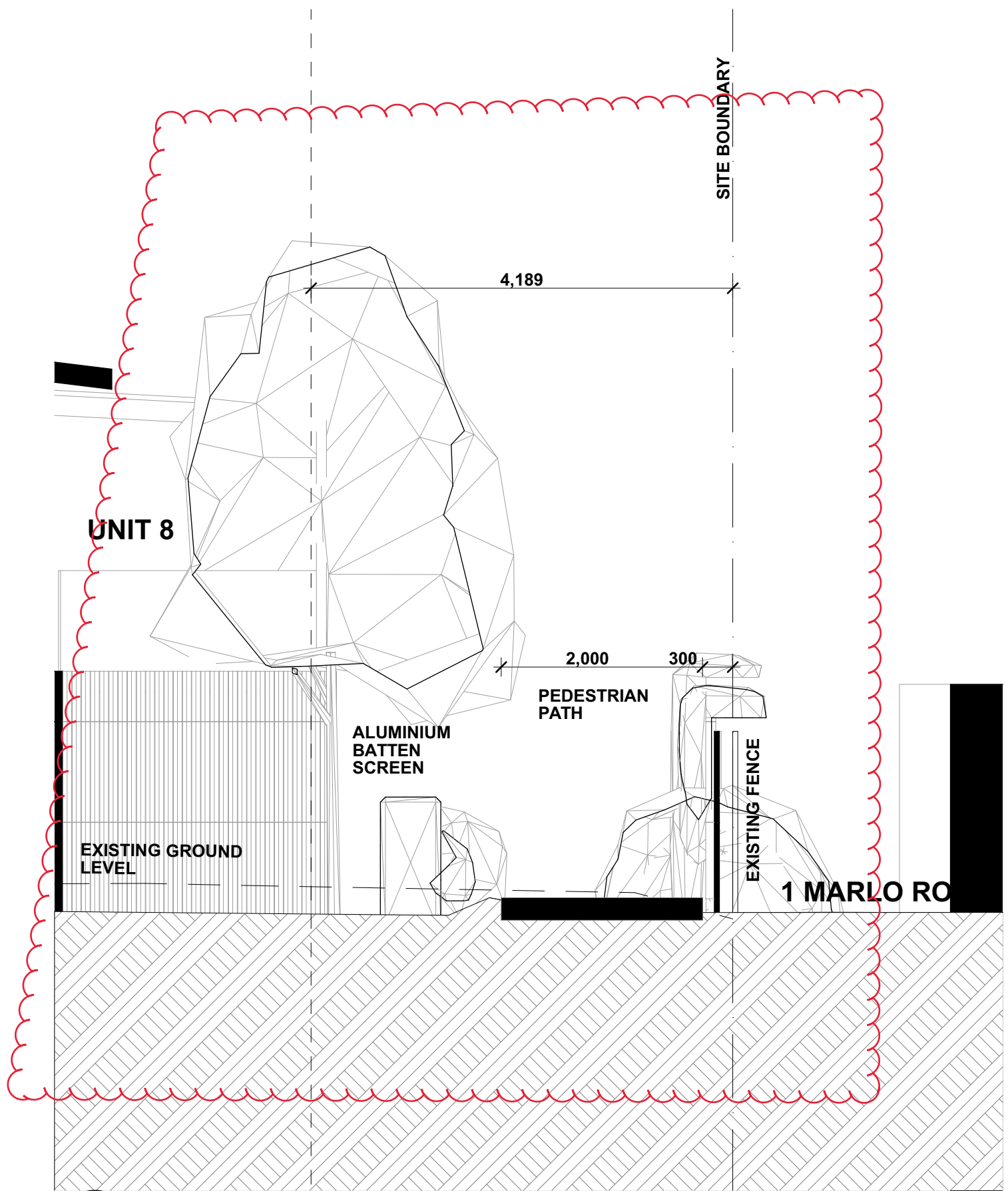
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Key Plan



1 Section I
SCALE - 1:50



2 Section J
SCALE - 1:50

A	16/08/2021	Development Application
B	20/07/2022	Revised DA
C	01/12/2022	Development Application Issue
D	20/11/2023	Development Application Issue
E	10/05/2024	Revised DA
No	Initial	DATE
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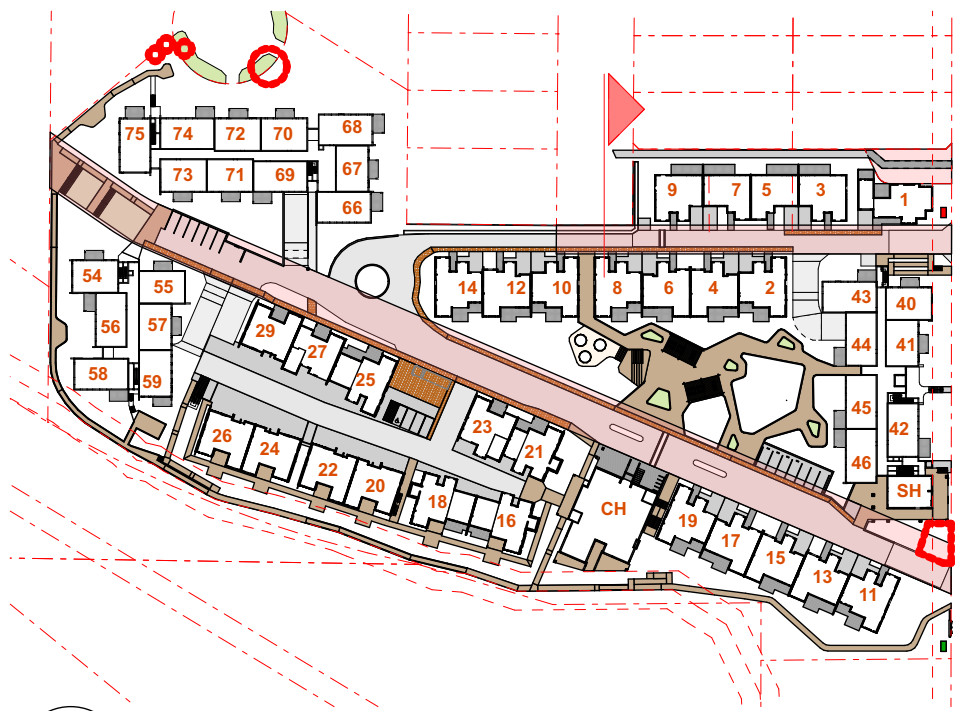
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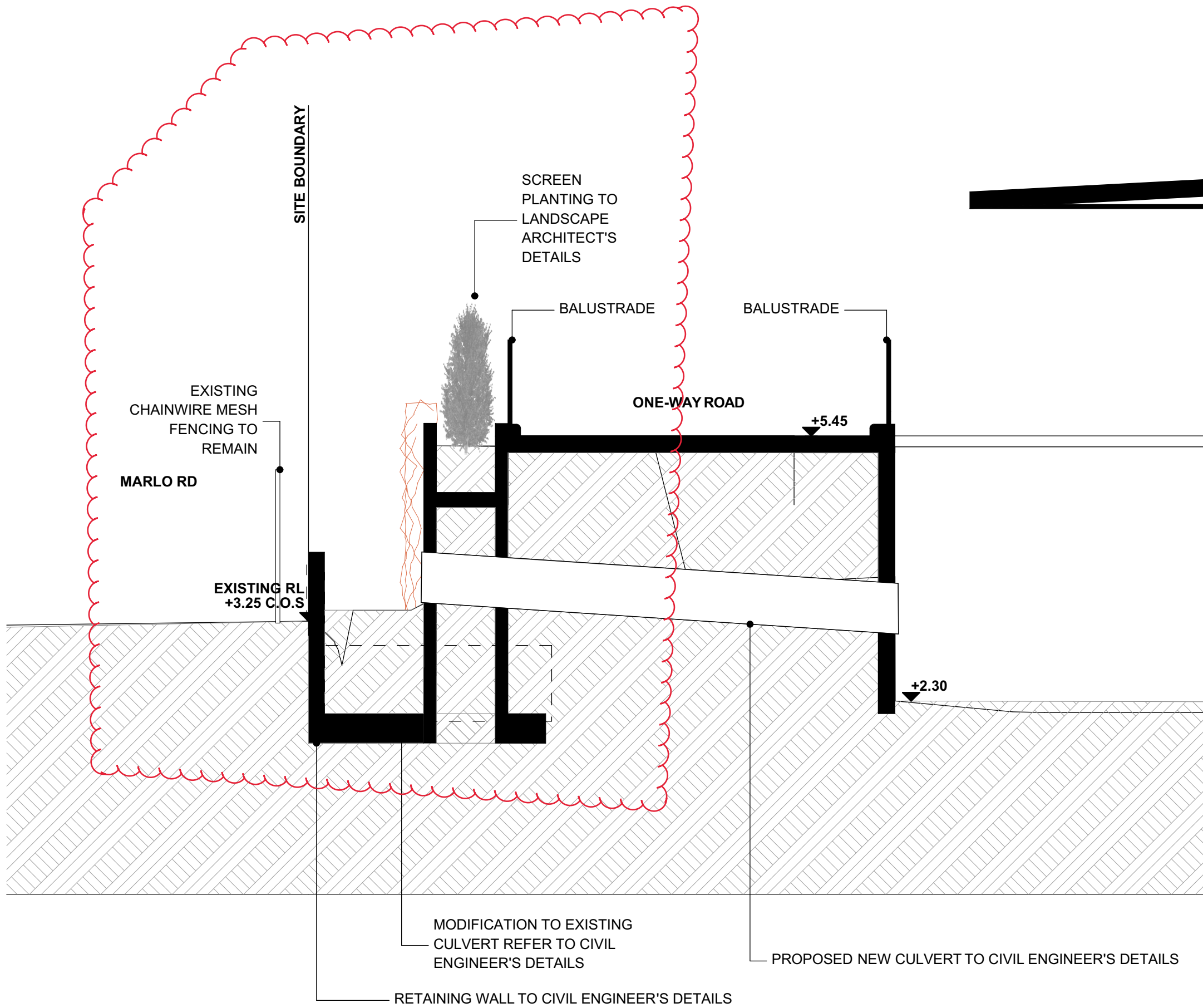
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Associate: Ross Gardner (Reg No. 39445)

DEVELOPMENT APPLICATION ISSUE





Key Plan



1 Section K
SCALE - 1:50

A	HW	10/09/2021	Development Application
B	HW	20/07/2022	Revised DA
C	HW	01/12/2022	Development Application Issue
D	HW	20/11/2023	Development Application Issue
E	HW	10/05/2024	Revised DA
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PROJECT
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17A MURRANAR ROAD, TOWRADGI

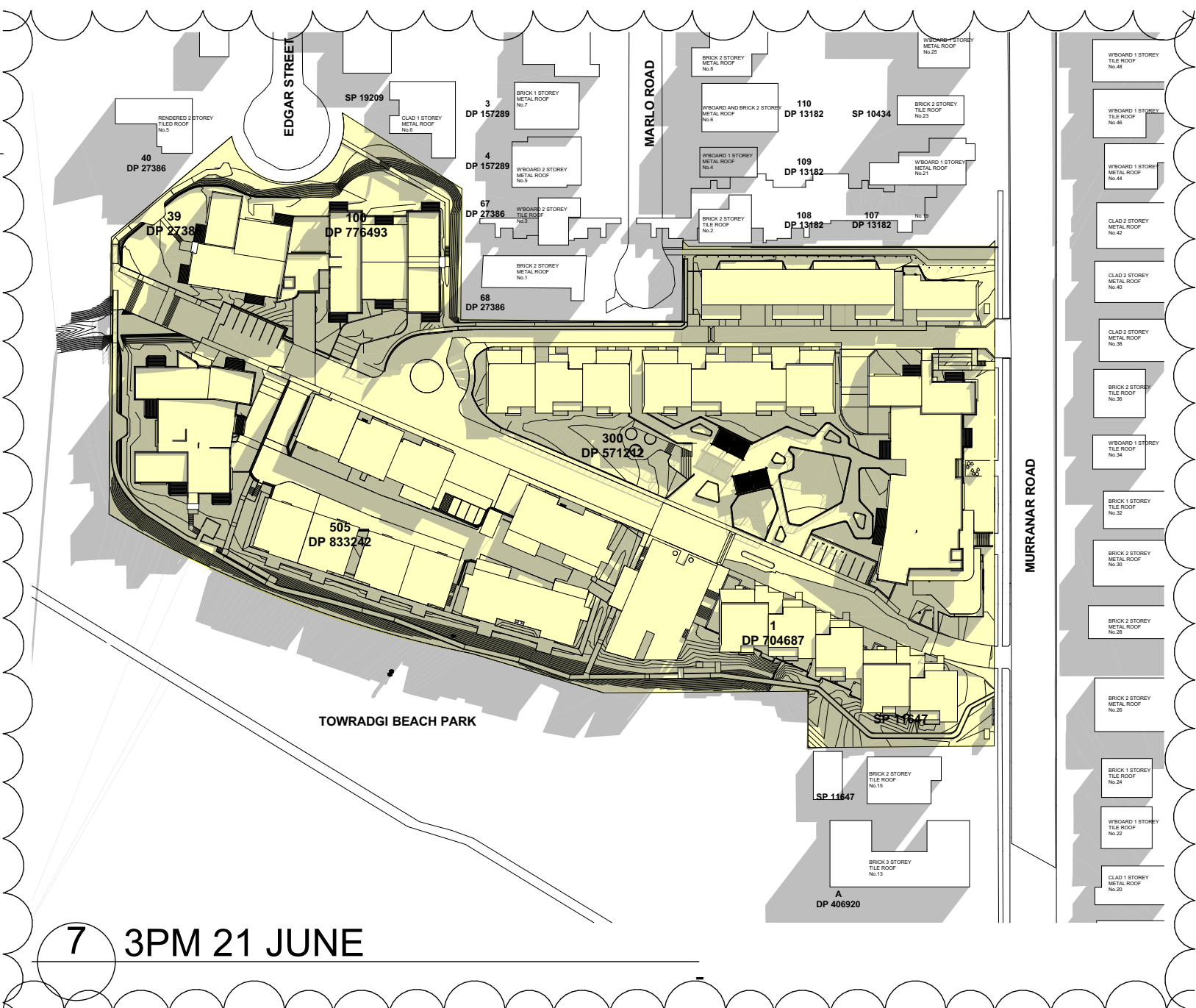
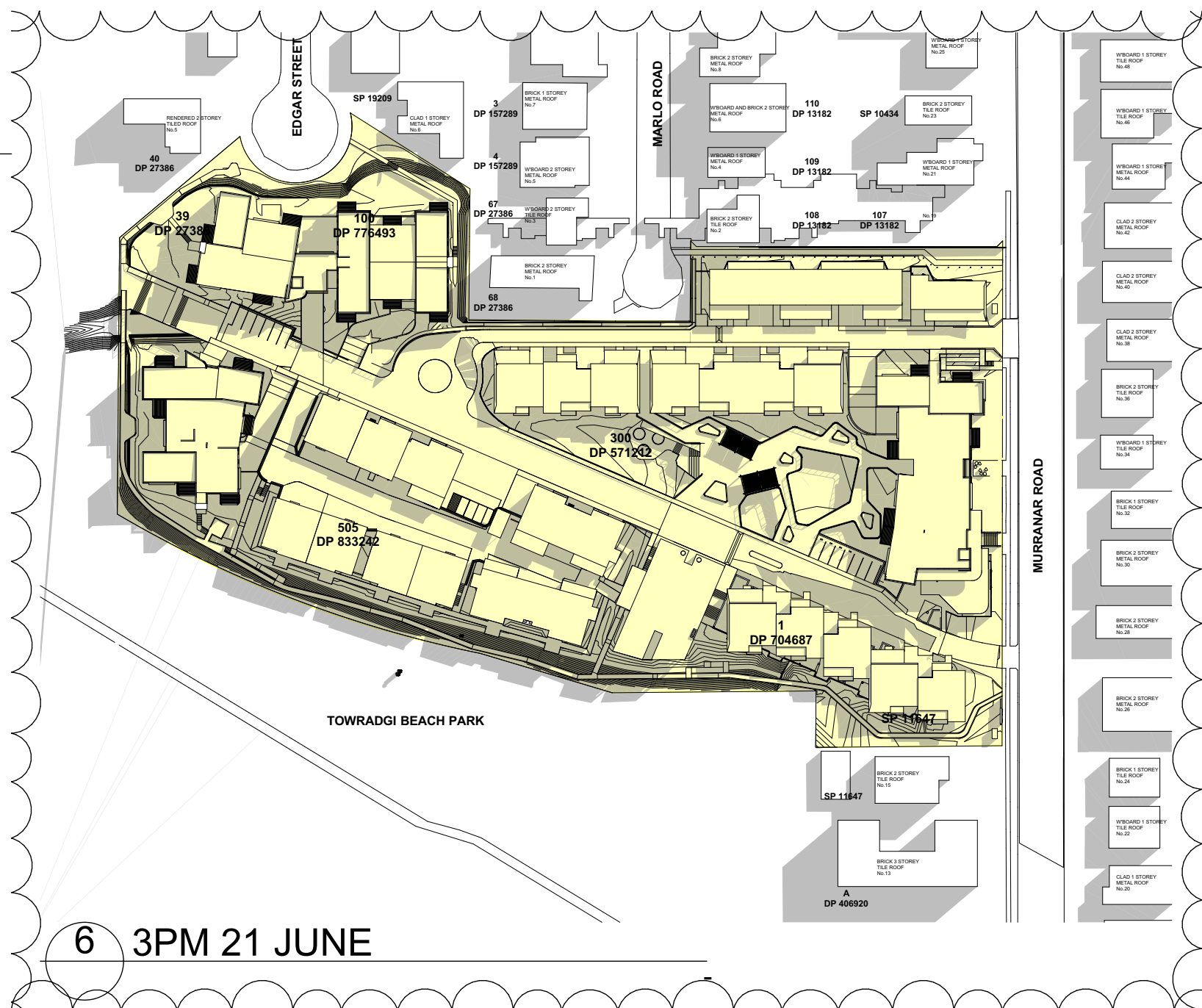
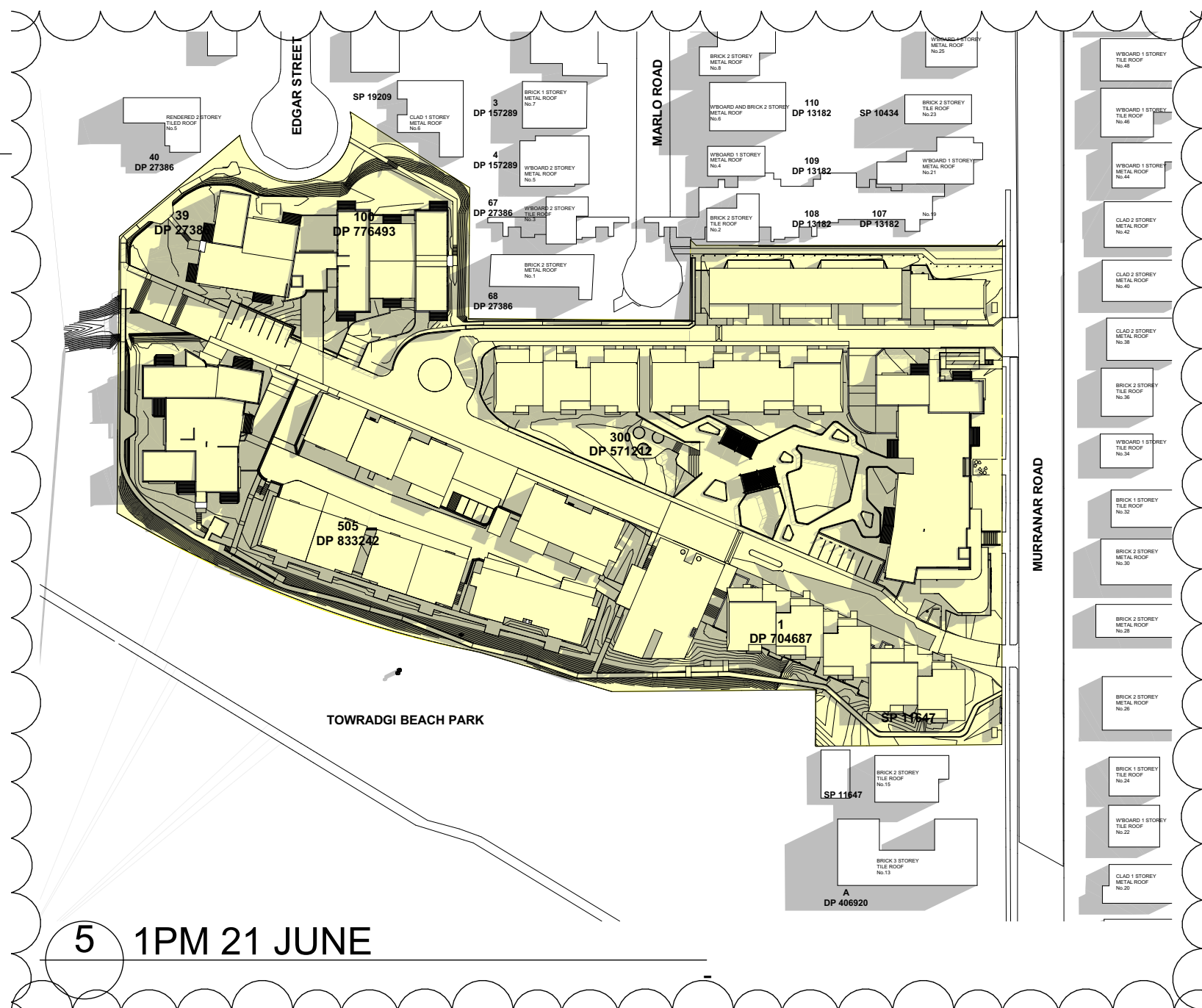
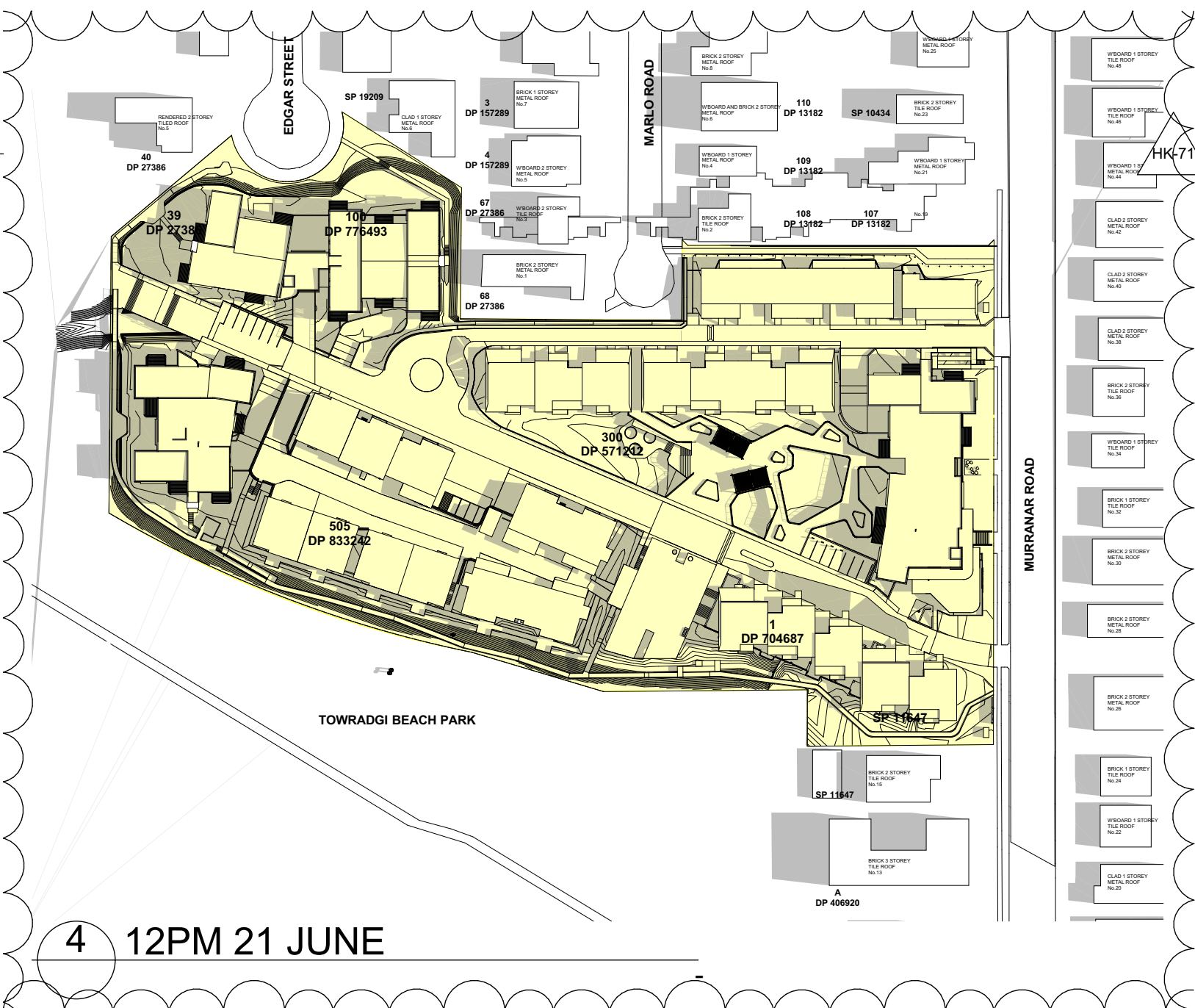
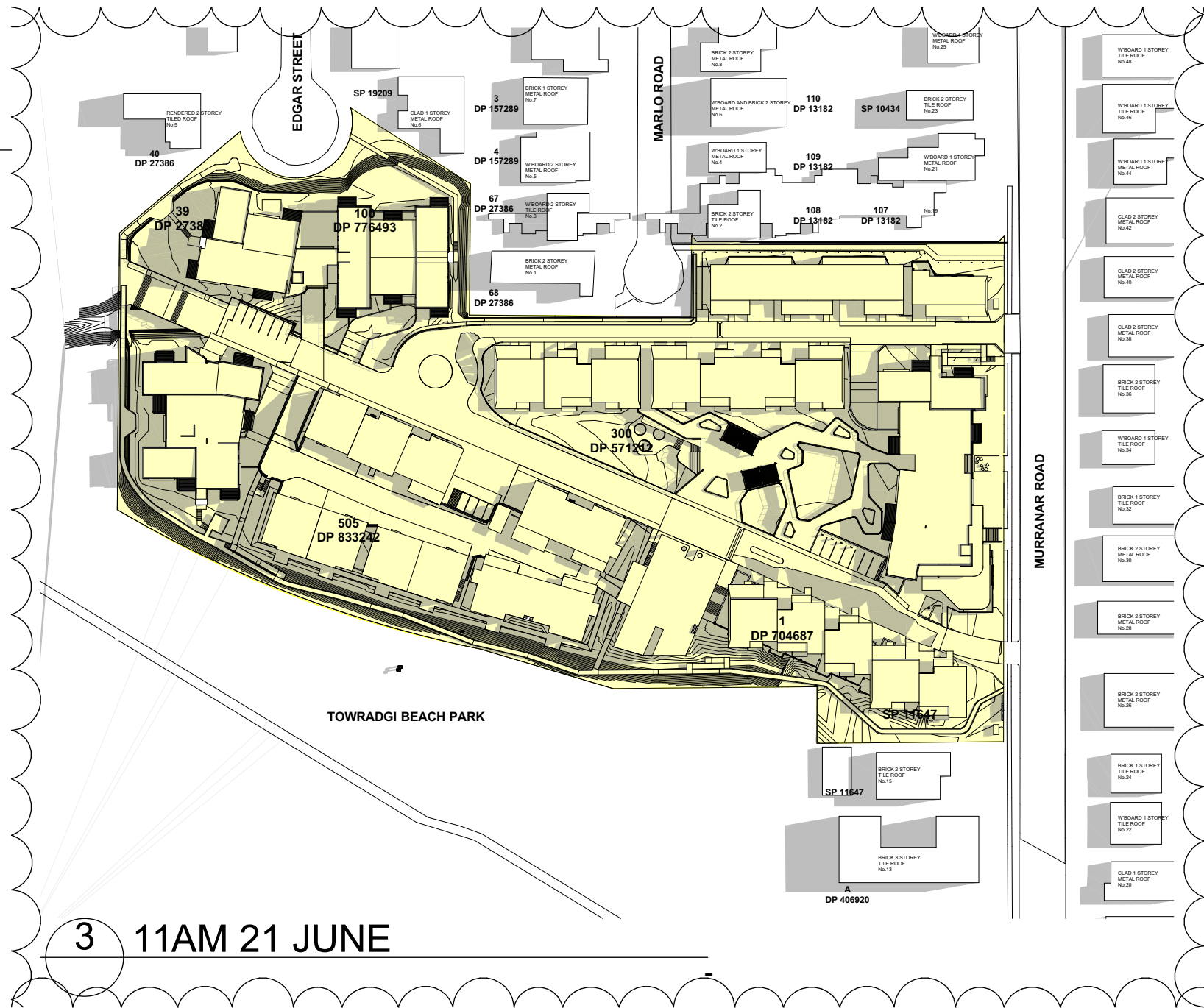
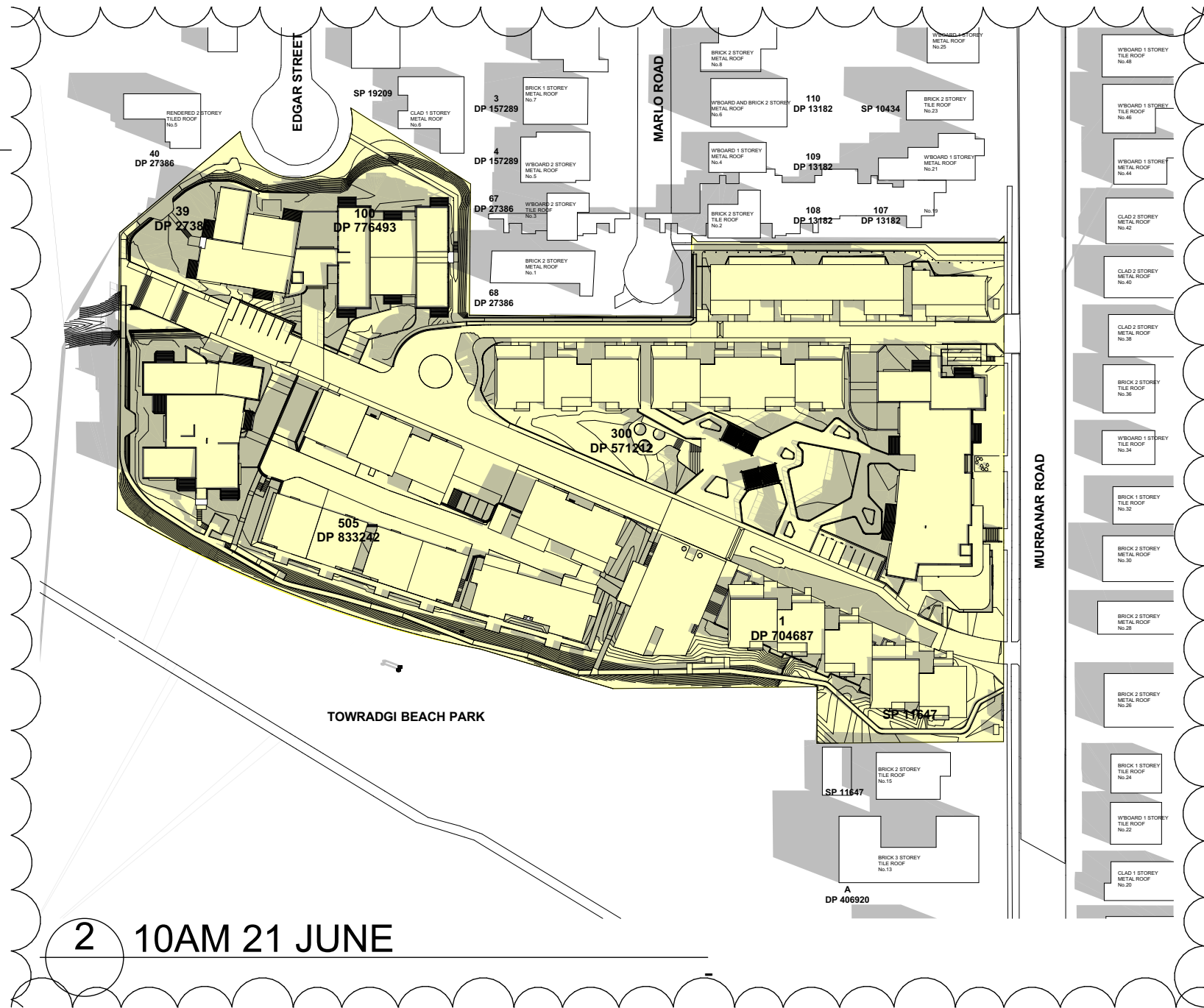
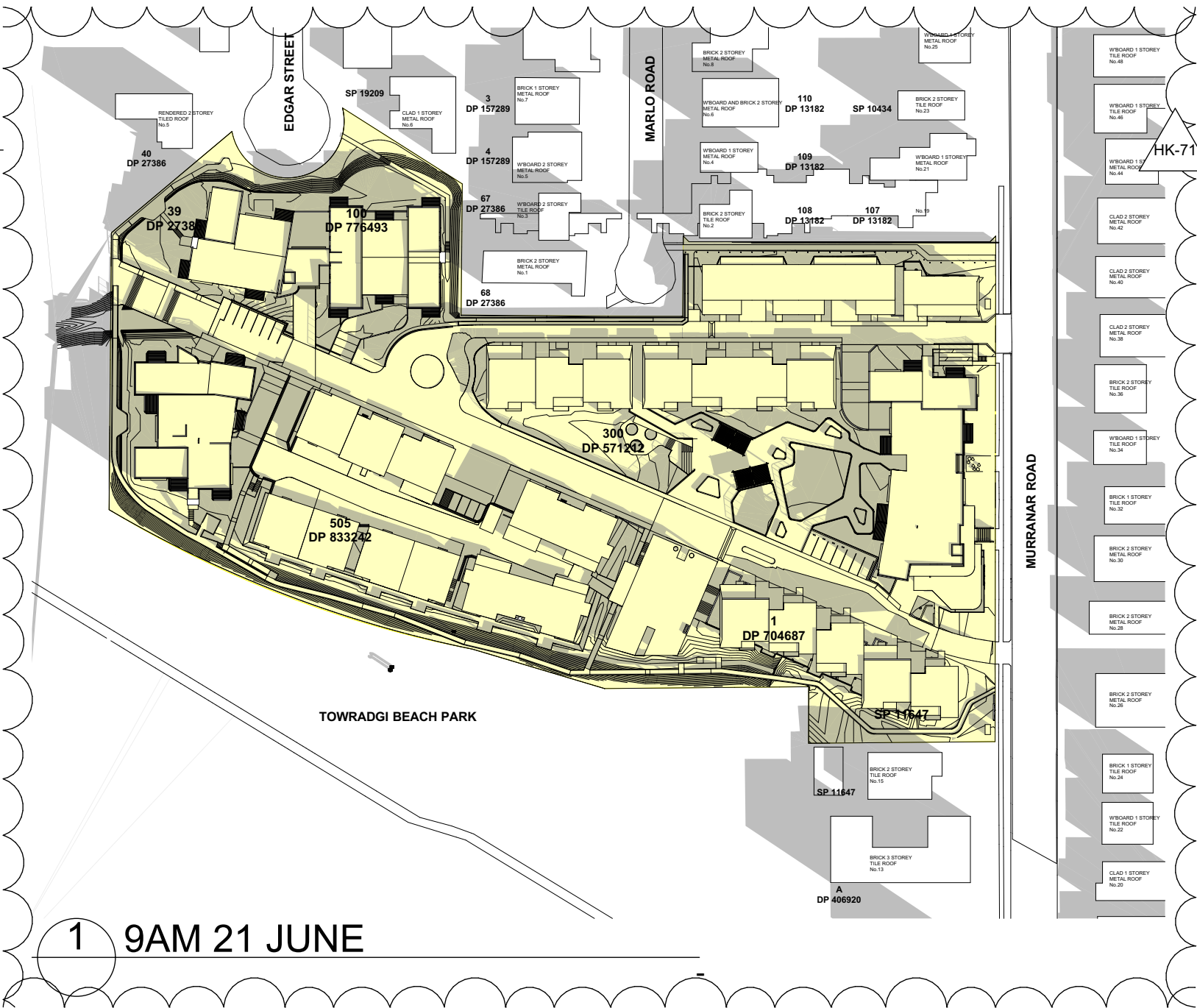
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Detailed Boundary Condition Section -
Sheet 6

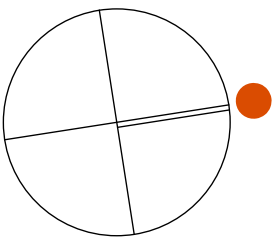
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RG	10/05/2024	

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P2	Initial	DATE	REVISION DETAILS
A	Initial	DATE	REVISION DETAILS
B	Initial	DATE	REVISION DETAILS
C	Initial	DATE	REVISION DETAILS
D	Initial	DATE	REVISION DETAILS
E	Initial	DATE	REVISION DETAILS
F	Initial	DATE	REVISION DETAILS



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IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

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Shadow Diagrams

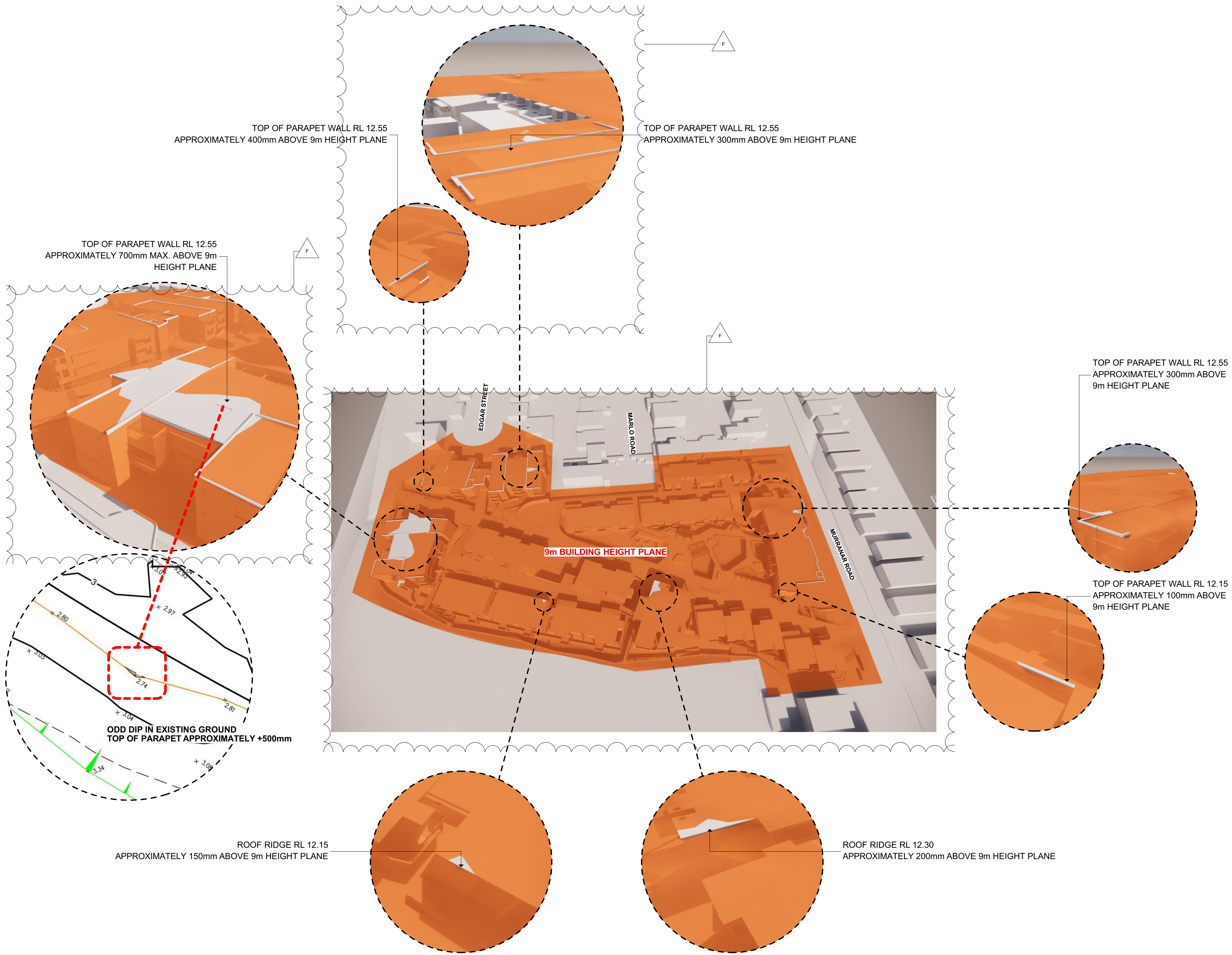
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DATE	DATE	DATE
	28/05/2024	

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Associate Architects - Tally Wetherill (Reg No. 14660)



DEVELOPMENT APPLICATION ISSUE



A	HW	01/12/2022	Development Application Issue
B	HW	10/11/2023	Development Application Issue
C	HW	24/01/2024	Development Application Issue
D	HW	30/04/2024	For Information
E	HW	16/05/2024	Revised DA
F	HW	28/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS

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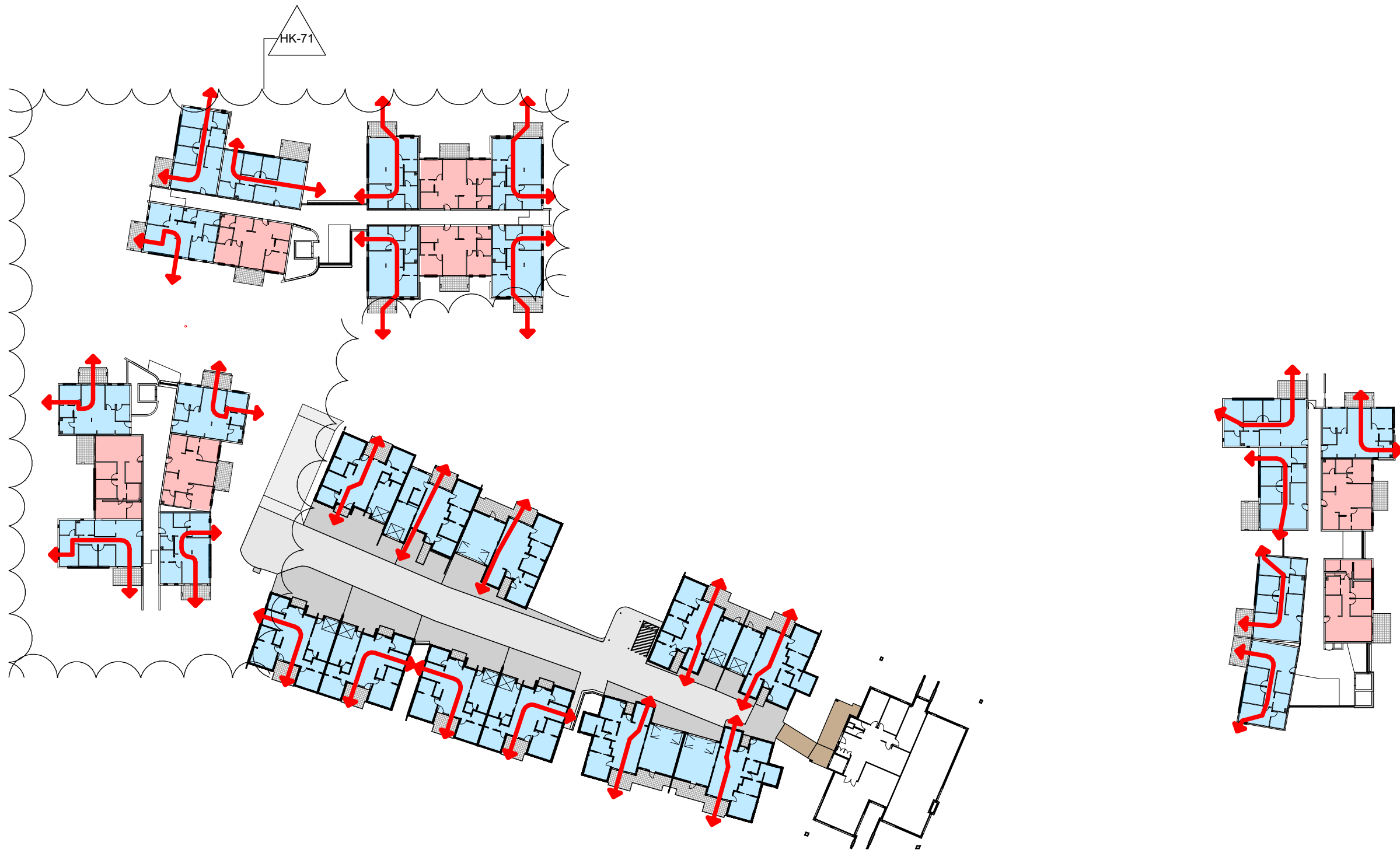
PROJECT
IRT Towradgi
17A MURRANAR ROAD, TOWRADGI

DRAWING TITLE

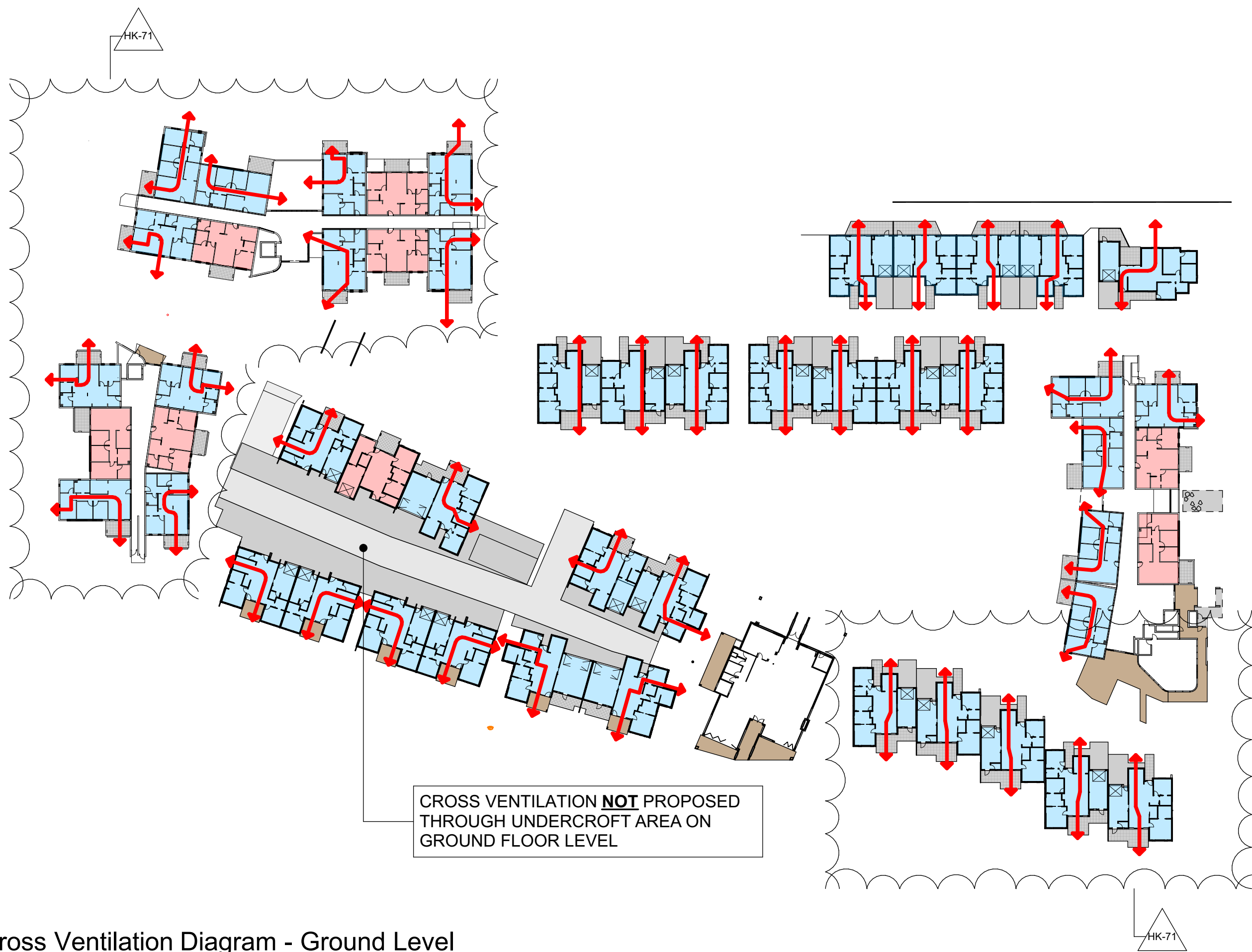
Building Height Plane Diagram

PROJECT No	DRAWING No	REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN
N.T.S	A1	HK
CHECKED	RG	DATE
		28/05/2024

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Associate Architect - Alison Ross Gardner (Reg No. 39495)



2 Cross Ventilation Diagram - Level 1
SCALE -



1 Cross Ventilation Diagram - Ground Level
SCALE -

CROSS VENTILATION COMPLIANCE	YES	NO
GROUND FLOOR	43	8
LEVEL 1	27	7
TOTAL	70 (83%)	15 (17%)

A	W	28/11/2023	Development Application Issue
B	W	16/05/2024	Revised DA
C	W	28/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS

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PROJECT
IRT Towradgi 17A MURRANAR ROAD, TOWRADGI
DRAWING TITLE

Cross Ventilation Compliance Diagrams

PROJECT No		DRAWING No		REVISION	
20085		A1803		C	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
N.T.S	A1	HK	RG	28/05/2024	
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. 104 676 833 Notified Architect: Tully Wetherill (Reg No. 19460) Associate Architect: Rick Gardner (Reg No. 3949)	



2 Solar Access Diagram - Level 1
SCALE -

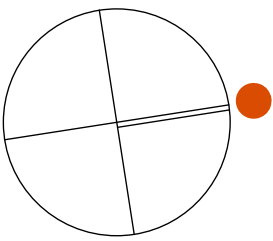


1 Solar Access Diagram - Ground Level
SCALE -

SOLAR ACCESS COMPLIANCE*	YES	NO
GROUND FLOOR	36	15
LEVEL 1	25	9
TOTAL	61 (71.7%)	24 (28.2%)

*SEPP HOUSING 2021 Part 5 Division 7 108 (g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,

A	W	28/11/2023	Development Application Issue
B	W	16/05/2024	Revised DA
C	W	28/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS



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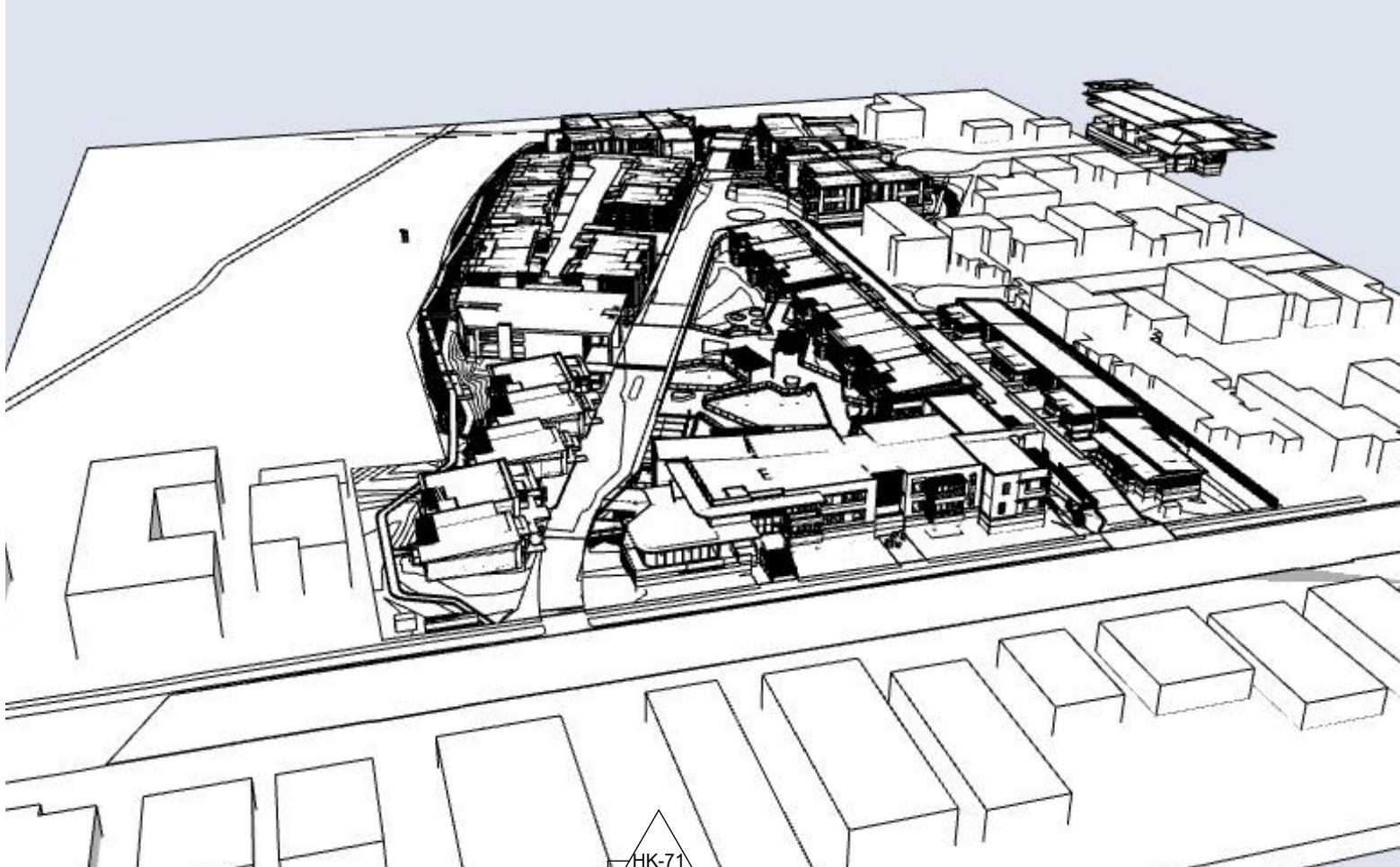
Solar Access Compliance Diagrams

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20085	A1804	C
DRAWING SCALE	SHEET SIZE	DRAWN
N.T.S	A1	HK
CHECKED	DATE	
RG	28/05/2024	

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Associate Architect - Greg No. 39495

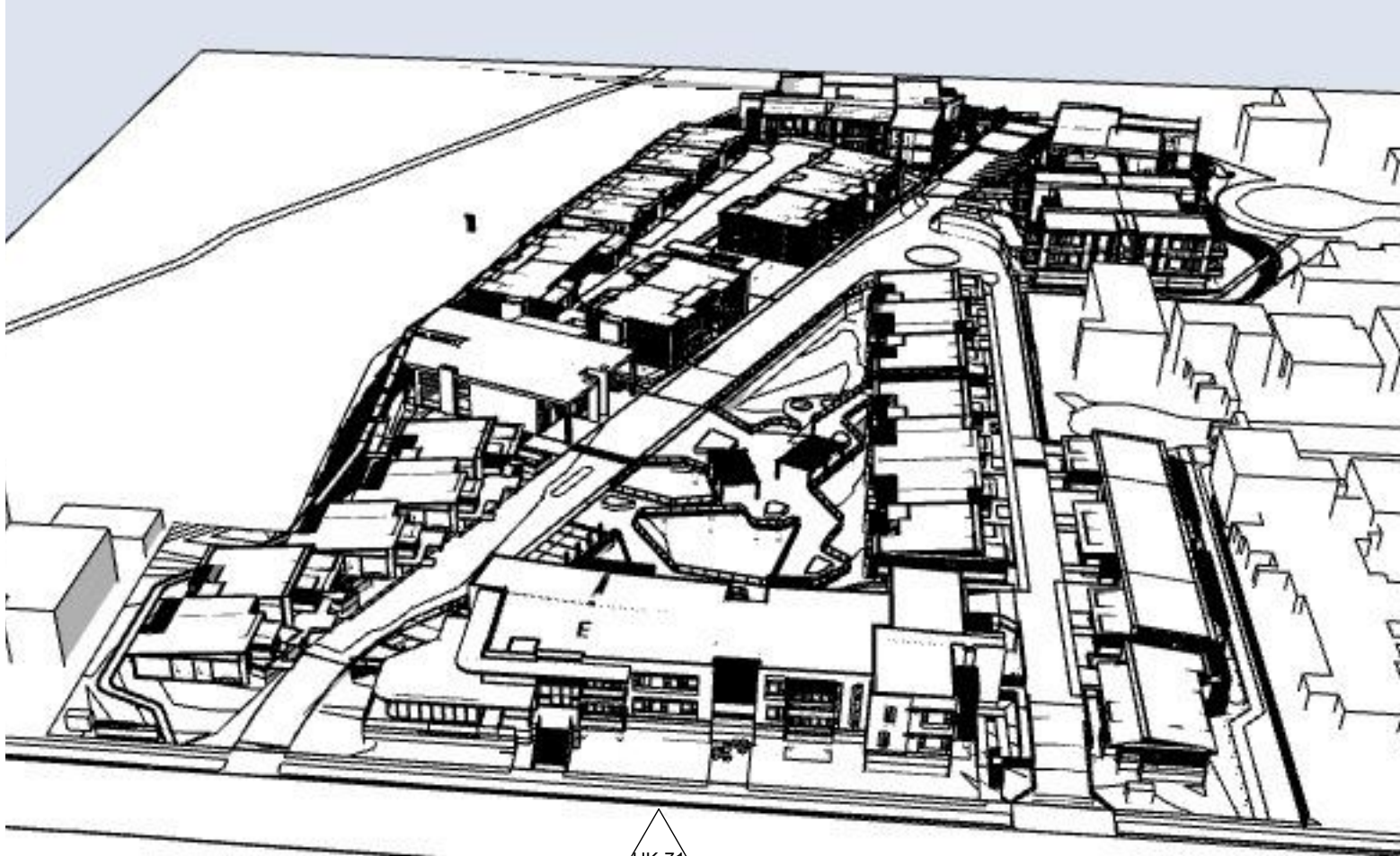


HK-71



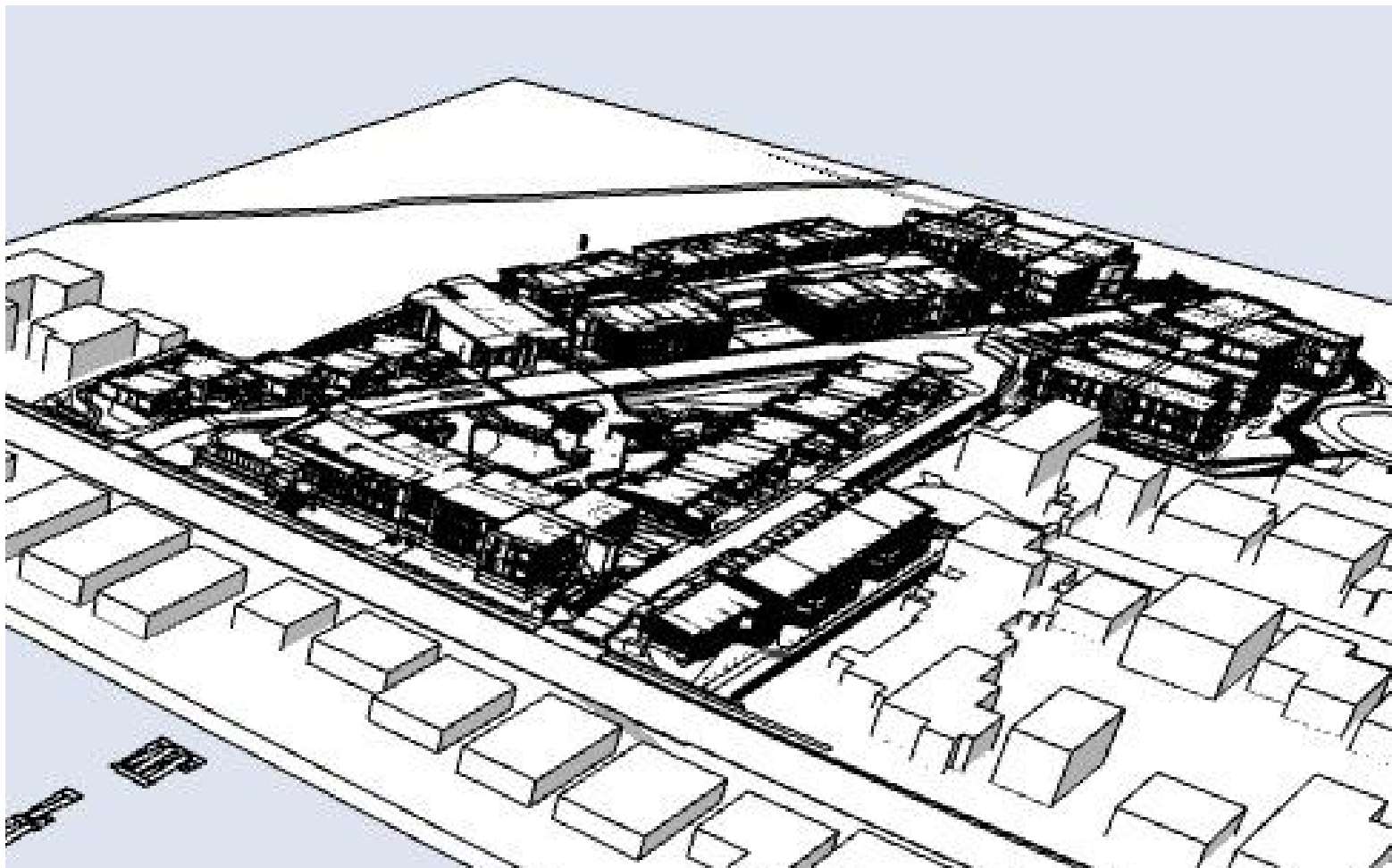
SUN EYE VIEW 21 JUNE 0900

HK-71



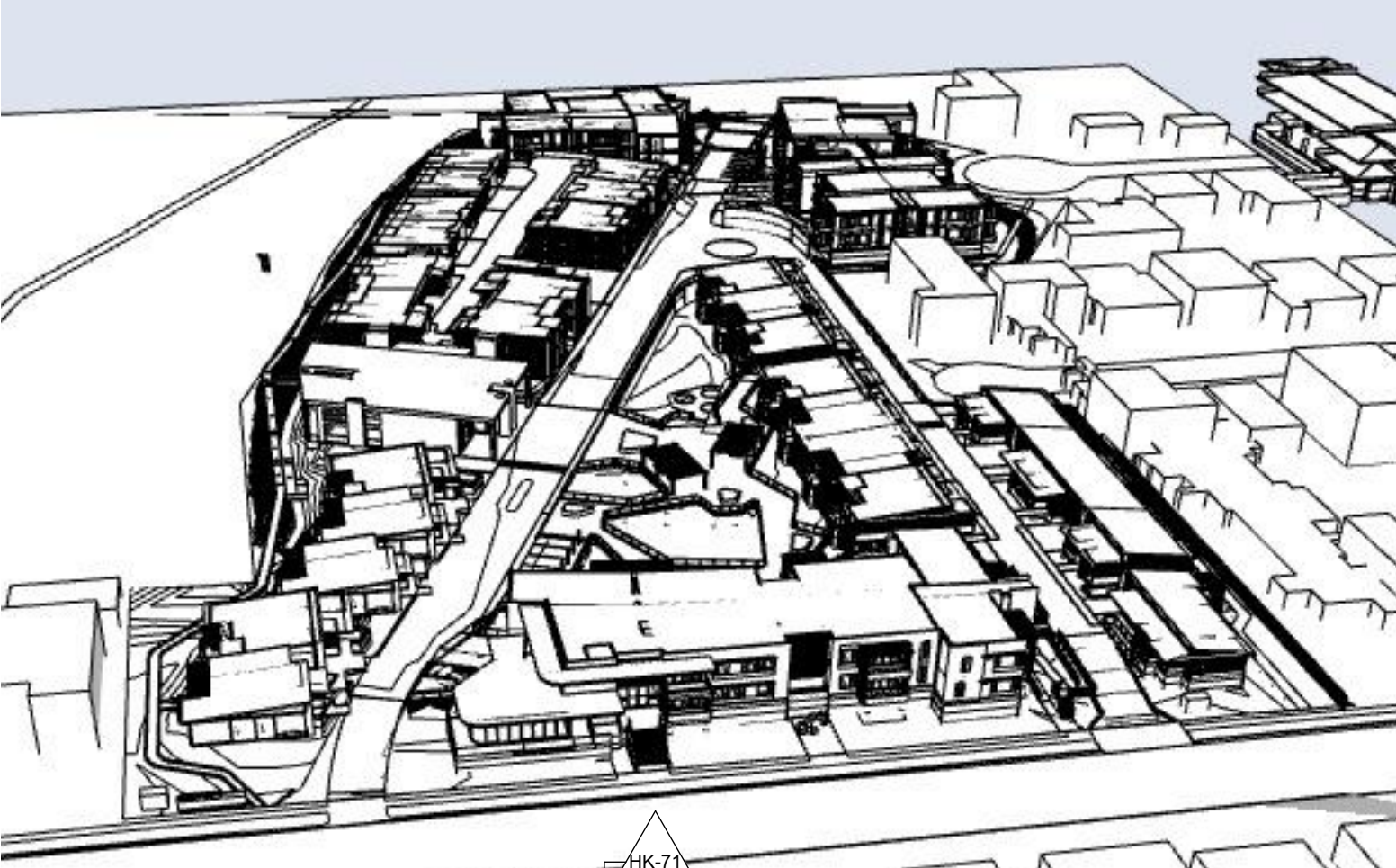
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HK-71



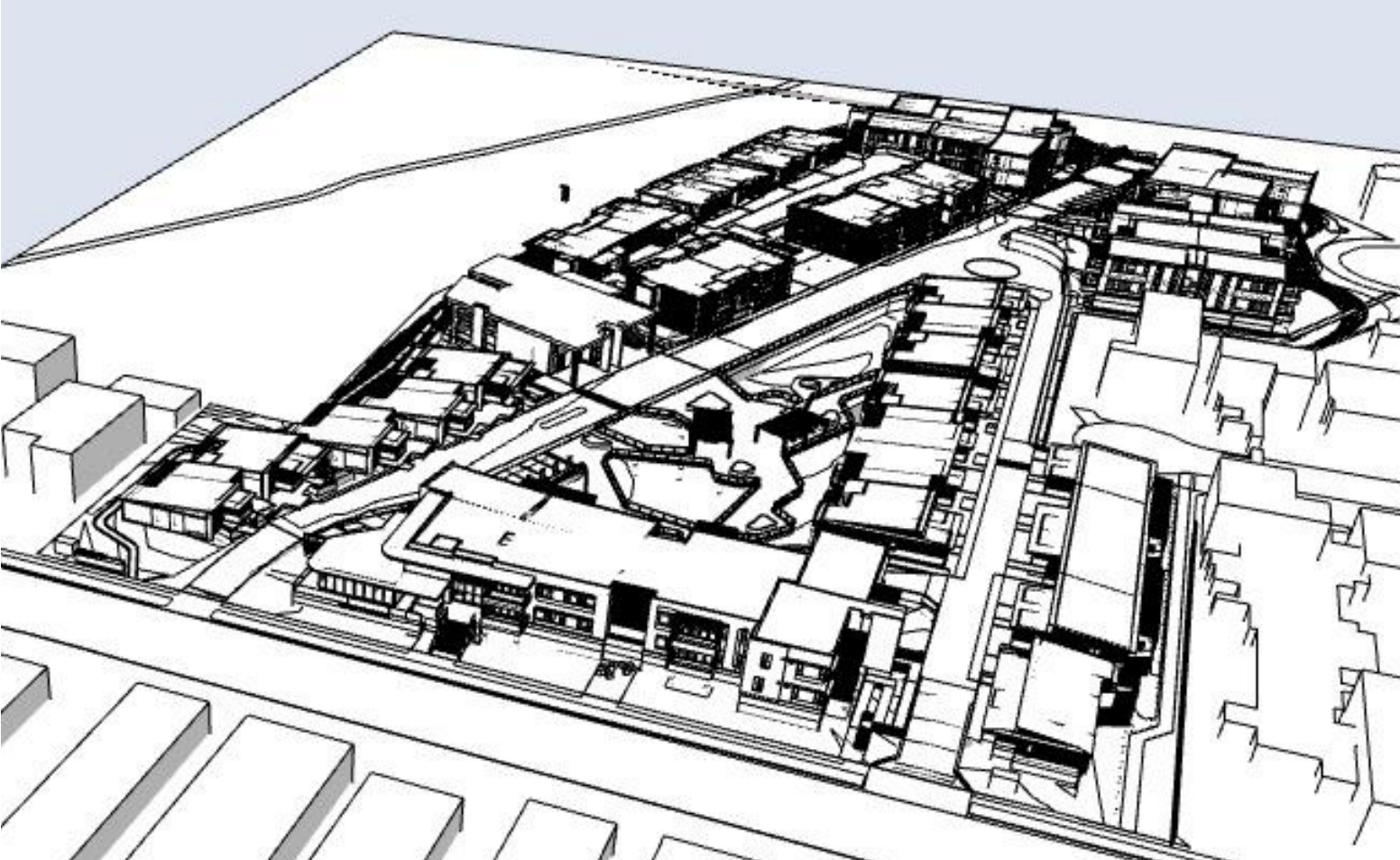
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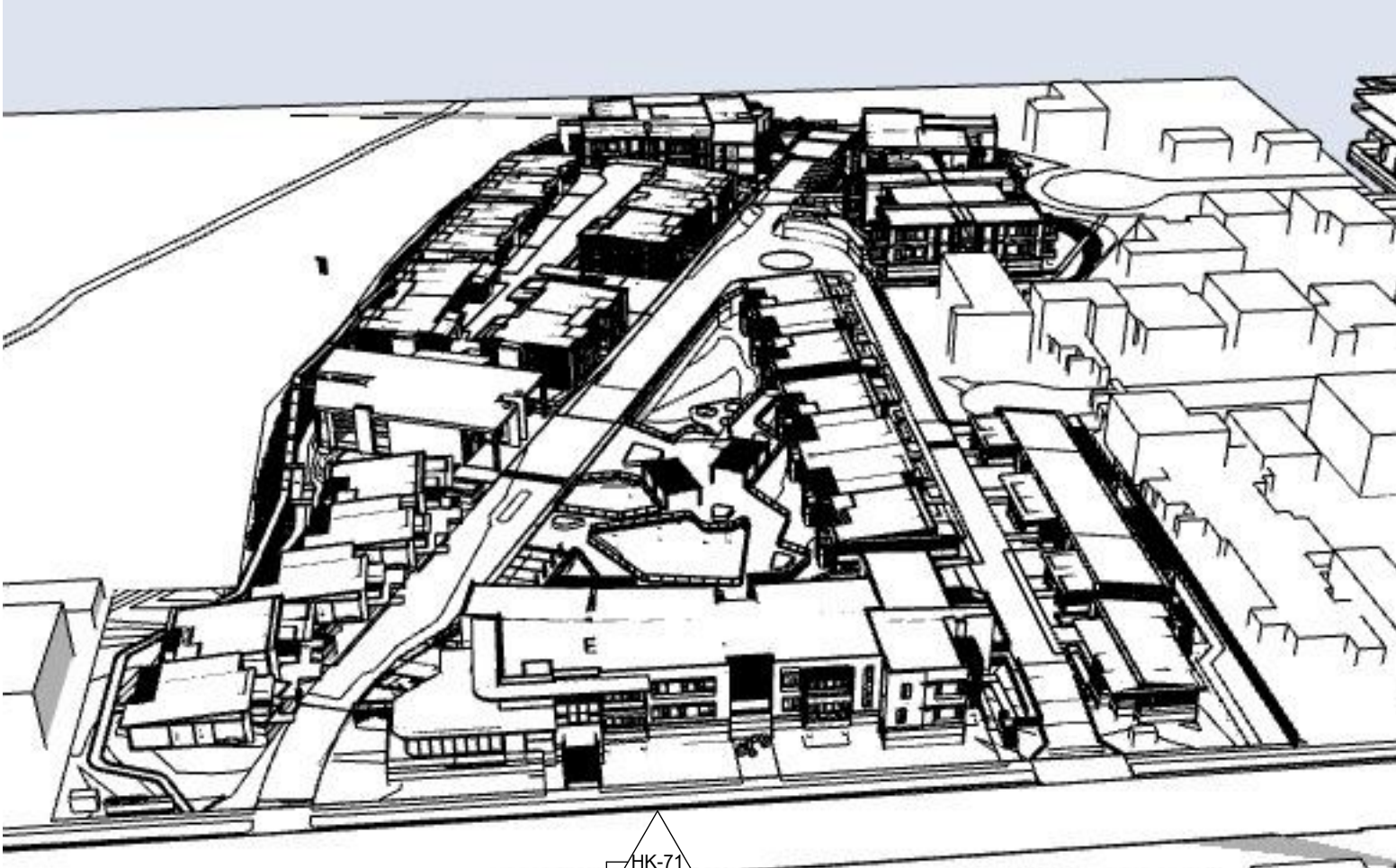
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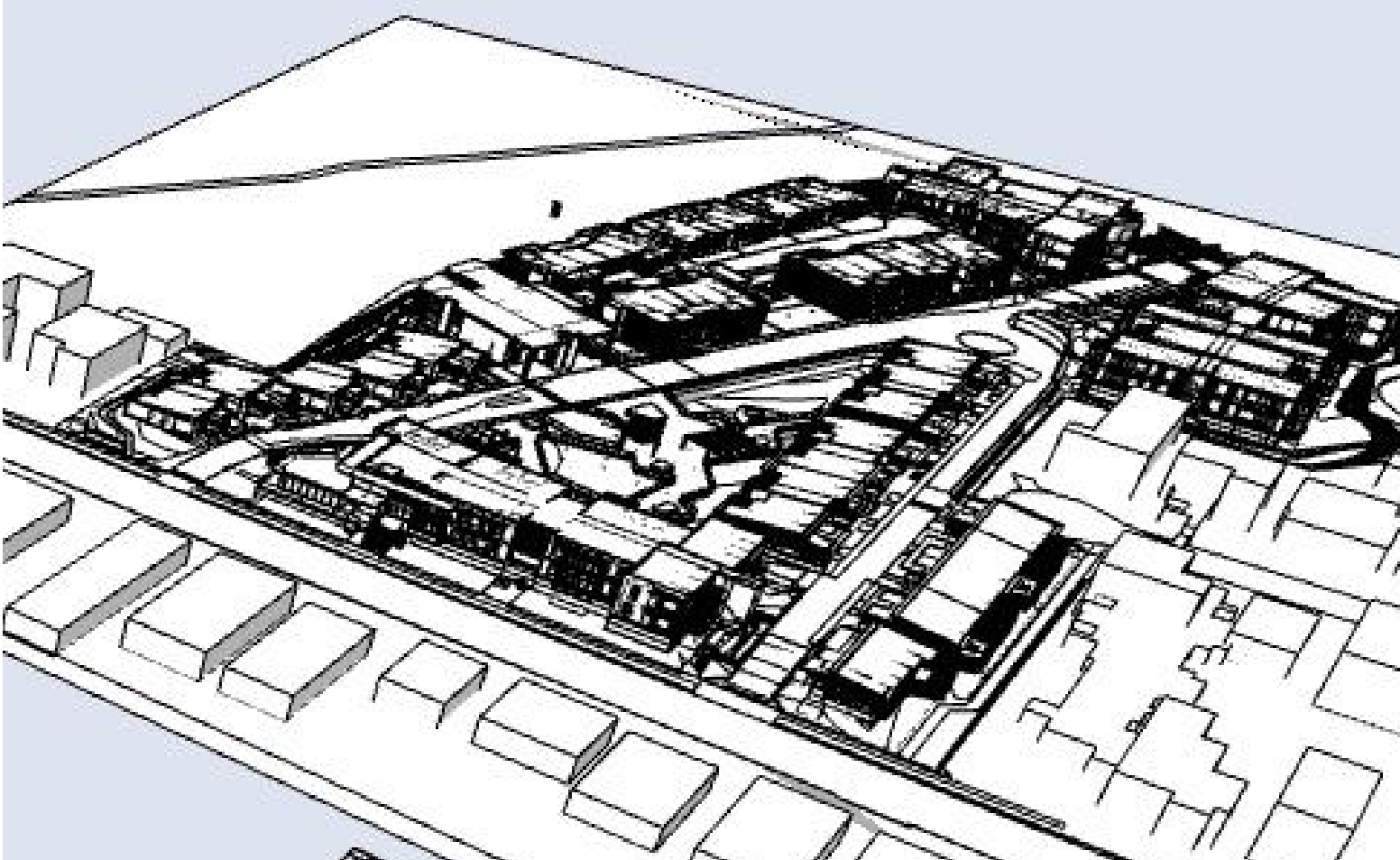
SUN EYE VIEW 21 JUNE 1300

HK-71



SUN EYE VIEW 21 JUNE 1100

HK-71



SUN EYE VIEW 21 JUNE 1400

DT	HW	28/11/2023	Development Application Issue
DB	JW	16/05/2024	Revised DA
C	JW	28/05/2024	Revised DA
No	Initial	DATE	REVISION DETAILS

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Sun Eye View Diagrams

PROJECT No	DRAWING No	REVISION
20085	A1805	C
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	28/05/2024	

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A.C.N. 104 676 833
Notified Architect - Tally Wetherill (Reg No. 19460)
Associate Architect - Alison Ross Gardner (Reg No. 39495)



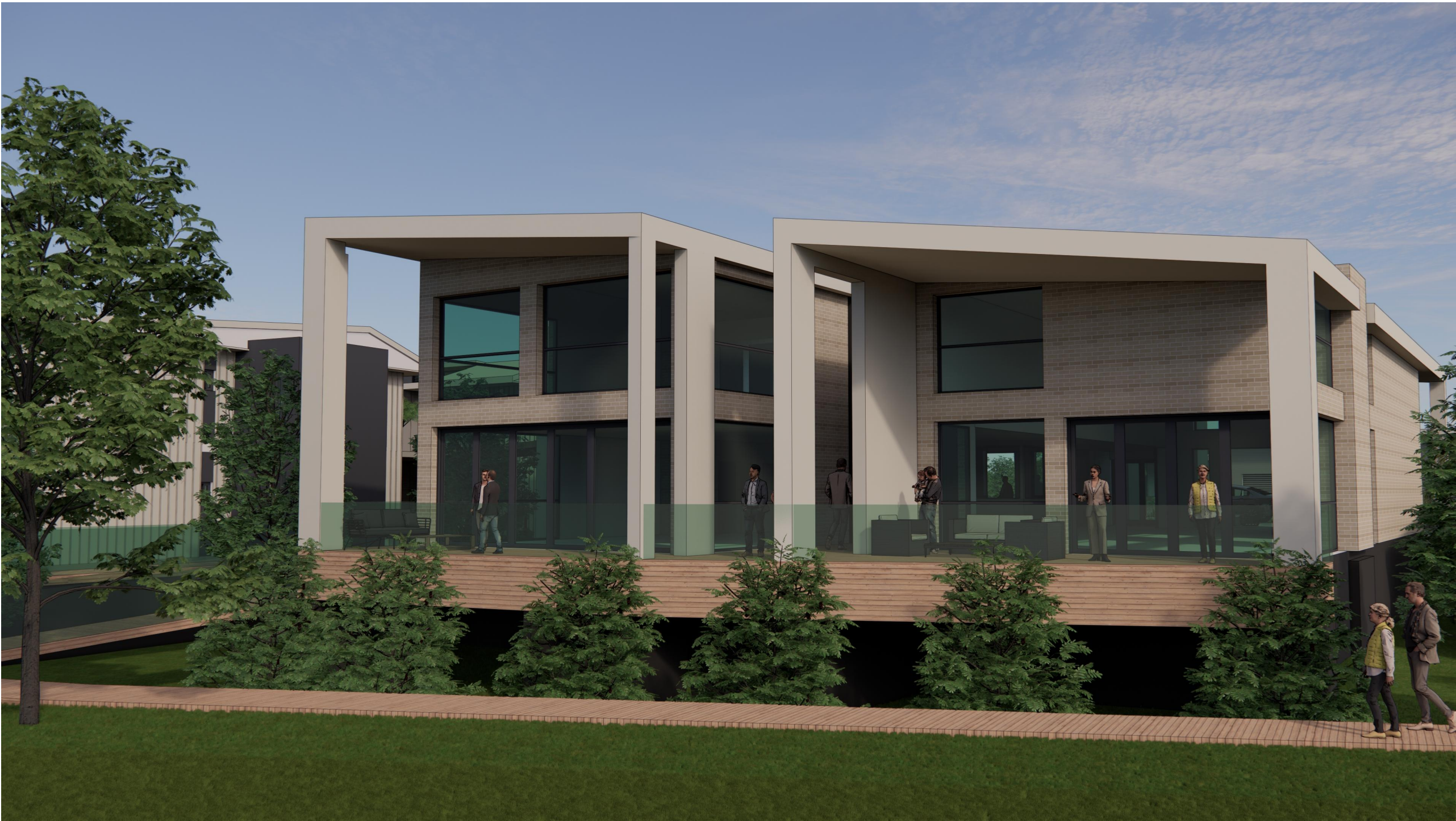
VILLAS



VILLA STYLE APARTMENTS



APARTMENTS



CLUB HOUSE

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PT	IR	1/06/2021	Preliminary Issues for Review
PT	IR	16/07/2021	Final Review
A	IR	6/08/2021	Development Application
B	IR	26/07/2022	Revised DA
C	IR	16/12/2022	Development Application Issue
D	IR	28/11/2023	Development Application Issue
No	Initial	DATE	REVISION DETAILS

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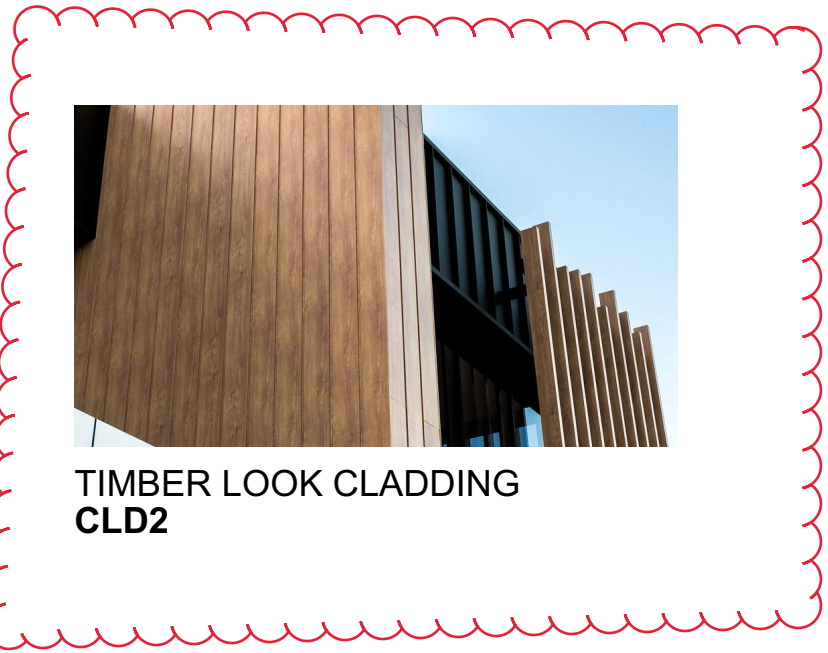
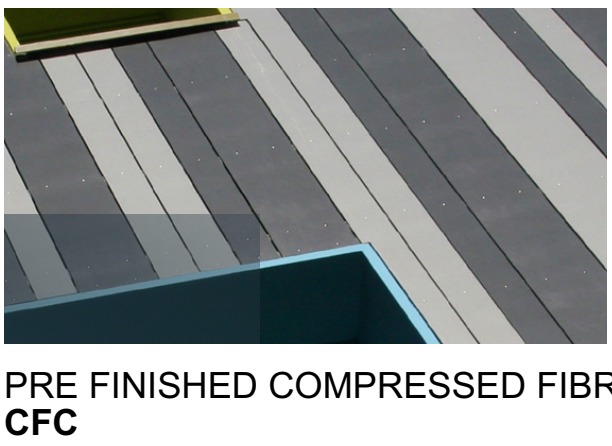
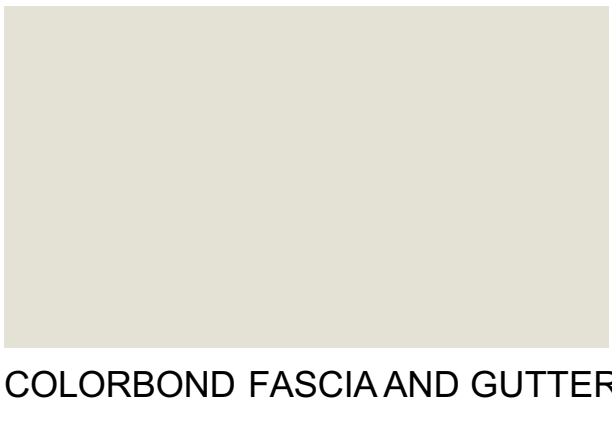
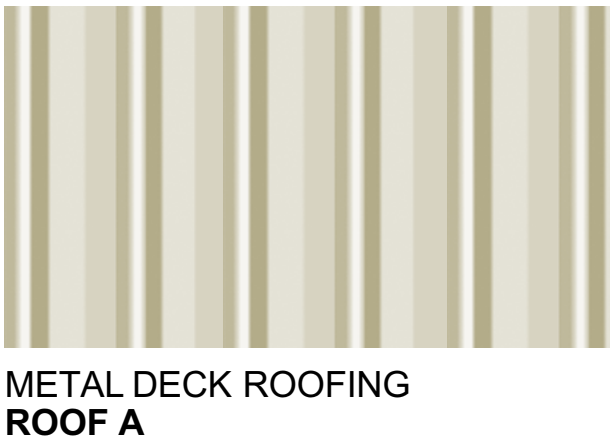
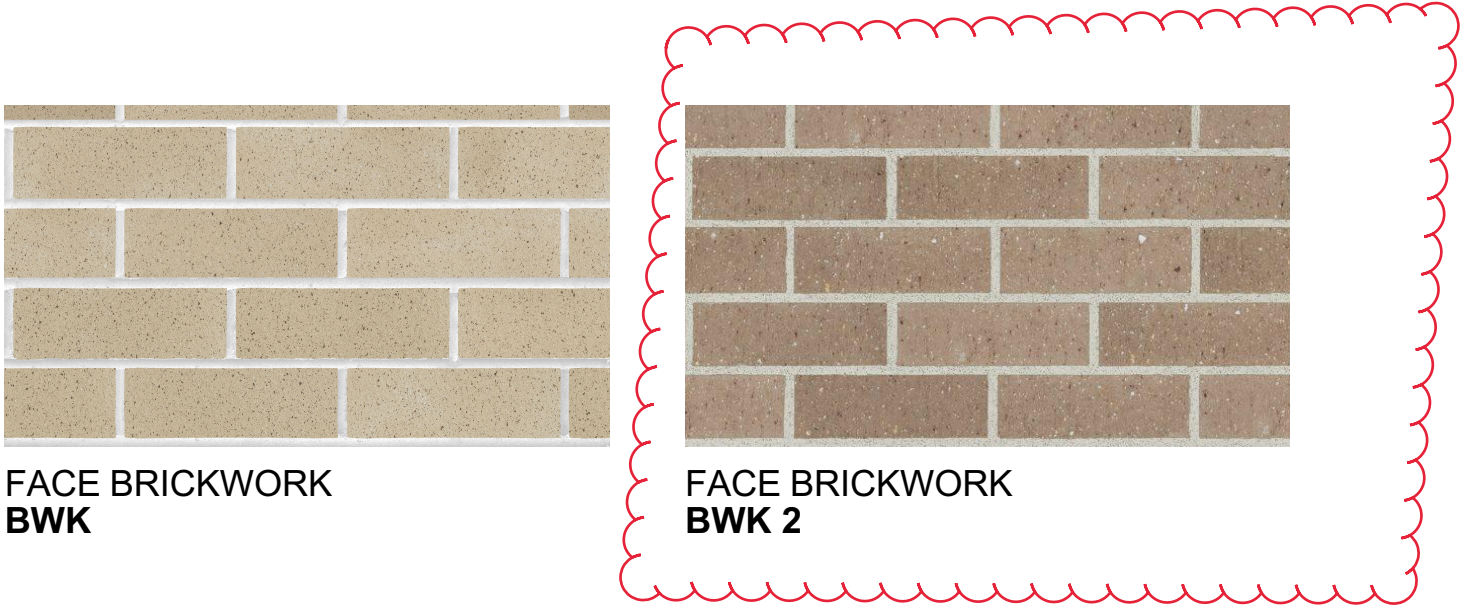
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Perspective Images

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RG	28/11/2023	

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P1	16/05/2021	Preliminary Issue for Review
P2	20/06/2021	Preliminary Issue
P3	16/07/2021	Final Review
A	16/08/2021	Development Application
B	20/07/2022	Revised DA
C	16/12/2022	Development Application Issue
D	20/11/2023	Development Application Issue
E	16/05/2024	Revised DA
No	Initial	DATE
REVISION DETAILS		

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Schedule of External Finishes

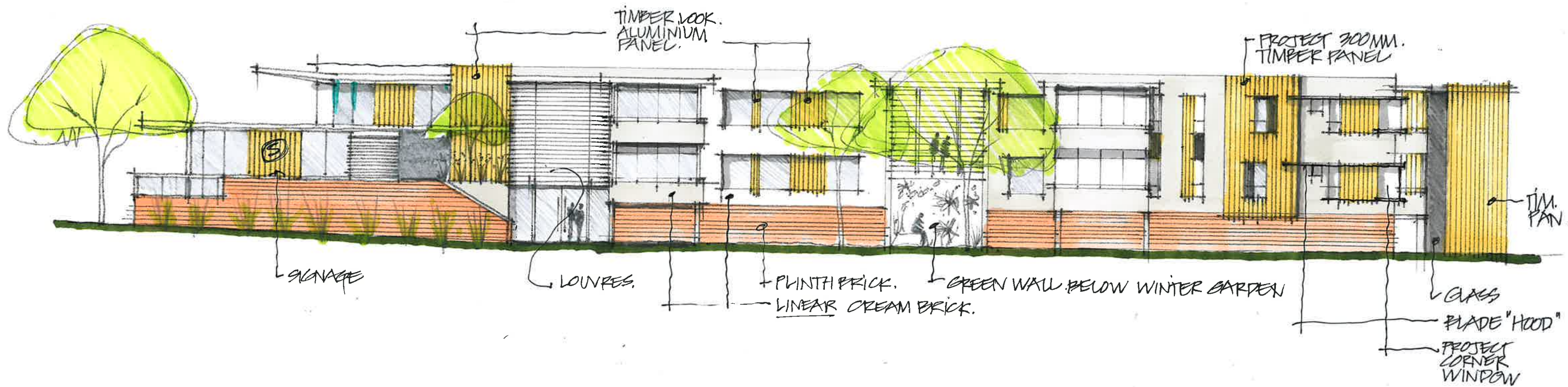
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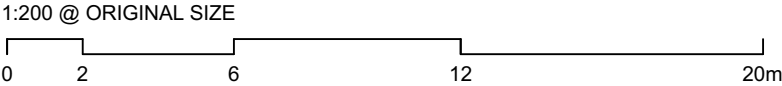
ACCA 104-676-833
NSW Registered Architects - Tully Wetherill (Reg No. 19460)
NSW Registered Architects - Alison Rose Gardner (Reg No. 3946)





1

Street Elevation



IRT Towradgi

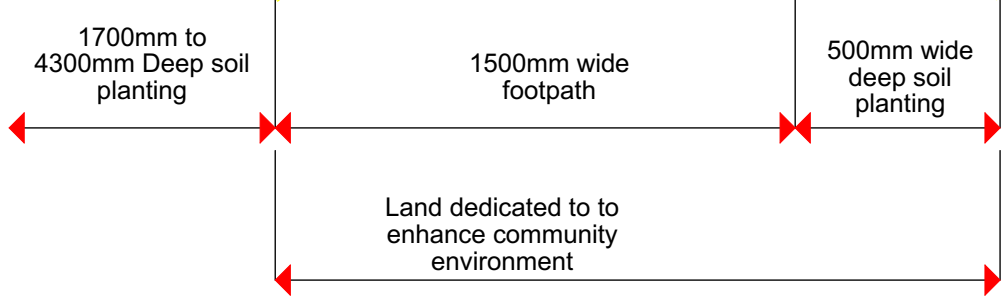
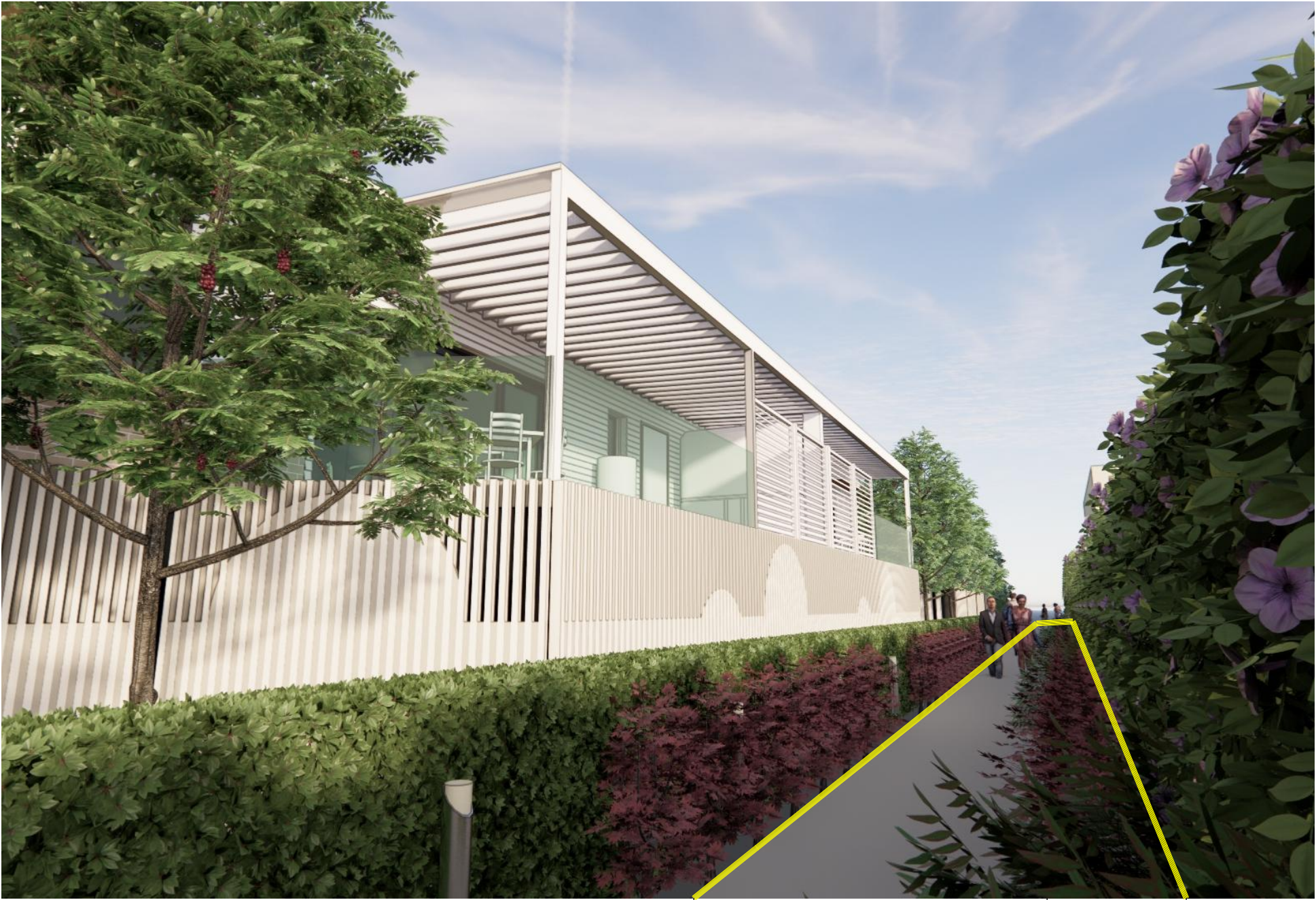
DRAWING TITLE Apartment Street Elevation

PROJECT No	DRAWING No	REVISION
20085	SK122	
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A3	26/03/2024

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Nominated Architects - Toby Wetherill (Reg No. 8466)
Alistair Ross Gardner (Reg No. 3949)





500mm wide planting between neighbour colorbond fence to proposed 1500mm wide footpath.

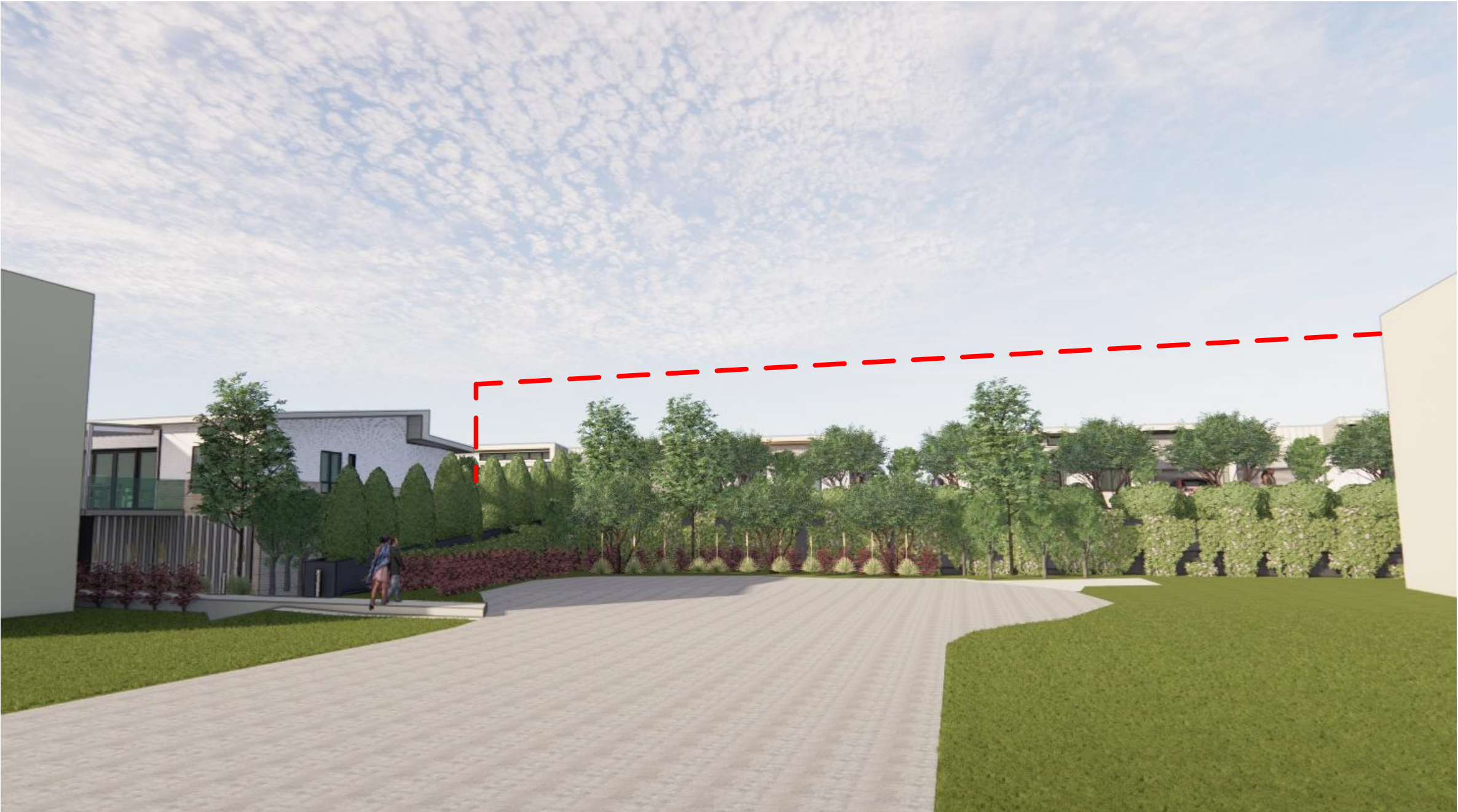
Vertical aluminium battens provide visual interest throughout the walkway and diminishes the opportunity for graffiti and to allow compliance to flood

IRT Towradgi

DRAWING TITLE
Council RF12 (a) throughfare

PROJECT No	DRAWING No	REVISION
20085	SK124	A
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A3	11/04/2024





Dashed red line showing the extent of an apartment building located 6m setback behind the boundary line and within the 9m building height DCP requirements

A varieties by greenery to soften the street elevation. Maintenance of the area by IRT

IRT Towradgi

DRAWING TITLE
Council RF12 (a) Marlo Road

PROJECT No	DRAWING No	REVISION
20085	SK125	A
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A3	3/04/2024





A.C.N. 104 476 833 Nominated Architects - Toby Wetherill (Reg No. 8466) - Alistair Ross Gardner (Reg No. 3949)
M:\Projects\2020\20085 IRT Towradgi Aged Care\11.0 CADD\Plan Files (pln's)\20085 Towradgi IRT V22.pln

IRT Towradgi

DRAWING TITLE
Street Elevation Perspective

PROJECT No	DRAWING No	REVISION
20085	SK126	01
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A3	28/05/2024

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DRAWING TITLE
Street Elevation Perspective

PROJECT No	DRAWING No	REVISION
20085	SK127	01
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A3	28/05/2024

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DRAWING TITLE
Edgar Street Elevation Perspective

PROJECT No	DRAWING No	REVISION
20085	SK128	A
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A3	30/05/2024

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Alistair Ross Gardner (Reg No. 3949)

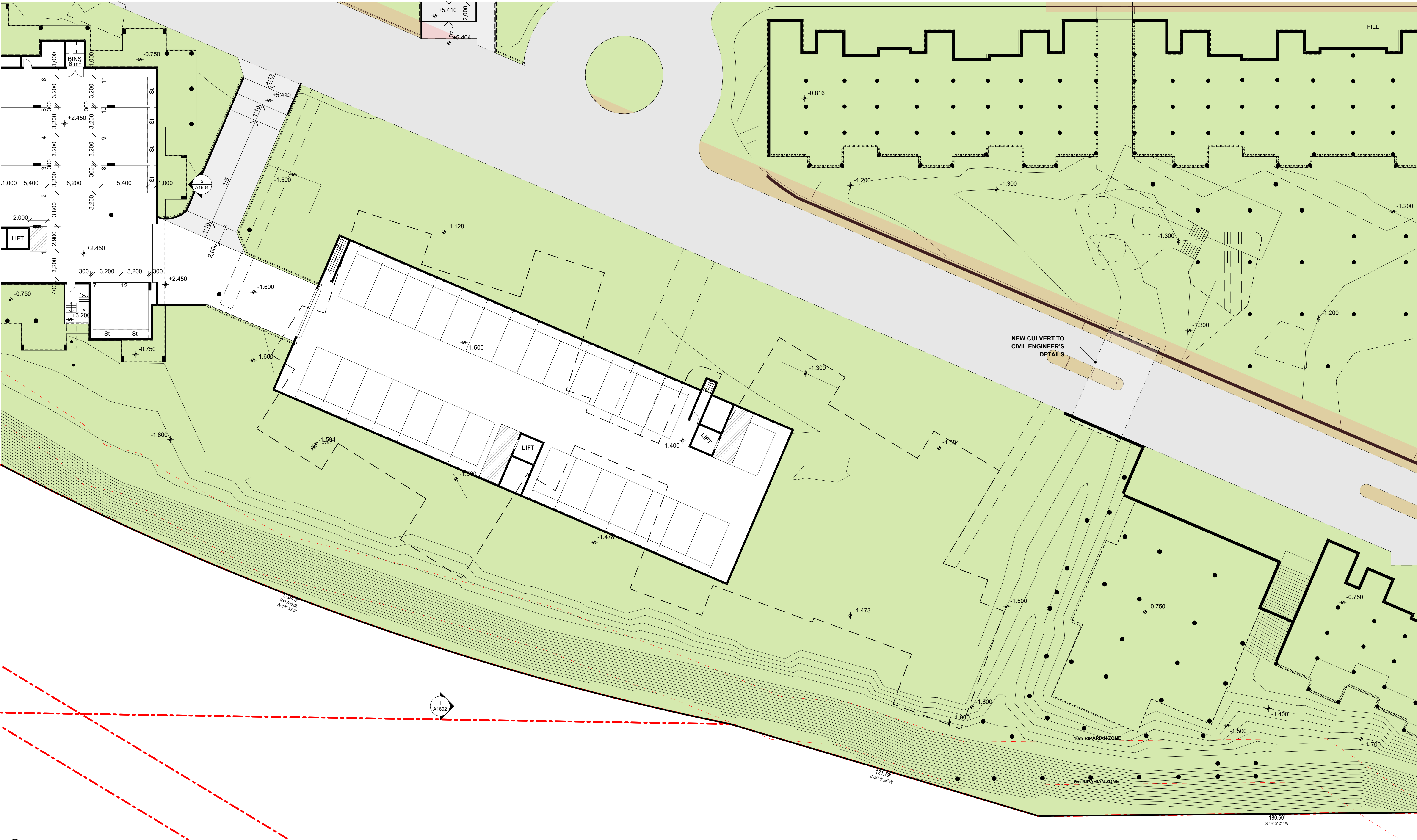




IRT Towradgi

DRAWING TITLE		
Southern Apartment Elevation Perspective		
PROJECT No	DRAWING No	REVISION
20085	SK129	A
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A3	29/05/2024





1 Lower Ground Level Part Plan 1
SCALE - 1:200

M:\Projects\2020\2020085 IRT Towradg Agent Camille\0-CADD\Plan Files\plan\2020085 Towradg IRT V2 - apartment option 2.dgn

REVISION	DESCRIPTION	DATE
A	REVISED DA	29/05/2024

PROJECT
IRT Towradgi

DRAWING TITLE		
Eastern Apartment ground level		
PROJECT No	DRAWING No	REVISION
20085	SK200	A
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A1	30/05/2024

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Not for Construction
Without Prior Written Consent (Ref No. 20085)





1 Ground Level Floor Plan
SCALE - 1:200

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REVISION	DESCRIPTION	DATE
A	REVISED DA	29/05/2024

PROJECT
IRT Towradgi

DRAWING TITLE		
Eastern Apartment elevated ground level		
PROJECT No 20085	DRAWING No SK201	REVISION A
ORIGINAL DRAWING SCALE As Shown	ORIGINAL SHEET SIZE A1	DATE 30/05/2024

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1 Upper Level Floor Plan
SCALE - 1:200

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REVISION	DESCRIPTION	DATE
A	REVISED DA	30/05/2024

PROJECT
IRT Towradgi

DRAWING TITLE

Eastern Apartment level 1

PROJECT No	DRAWING No	REVISION
20085	SK202	A
ORIGINAL DRAWING SCALE	ORIGINAL SHEET SIZE	DATE
As Shown	A1	30/05/2024

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Notwithstanding to whomsoever, the undersigned hereby warrants that the drawings are true and correct copies of the original drawings as submitted to the relevant authority for approval.

