

PROPOSED MIXED USE DEVELOPMENT 50 MORISSET STREET QUEANBEYAN NSW



COVER PAGE

DA02	18/11/24	ISSUED FOR DA RFI			
DA01	29/11/23	ISSUED FOR DA APPROVAL			
04	24/11/23	ISSUED FOR INFORMATION		sheet number	DA000
03	10/11/23	ISSUED FOR INFORMATION			
rev	date	description	scale	revision	date
			1 : 100 @ A1	DA02	18/11/24

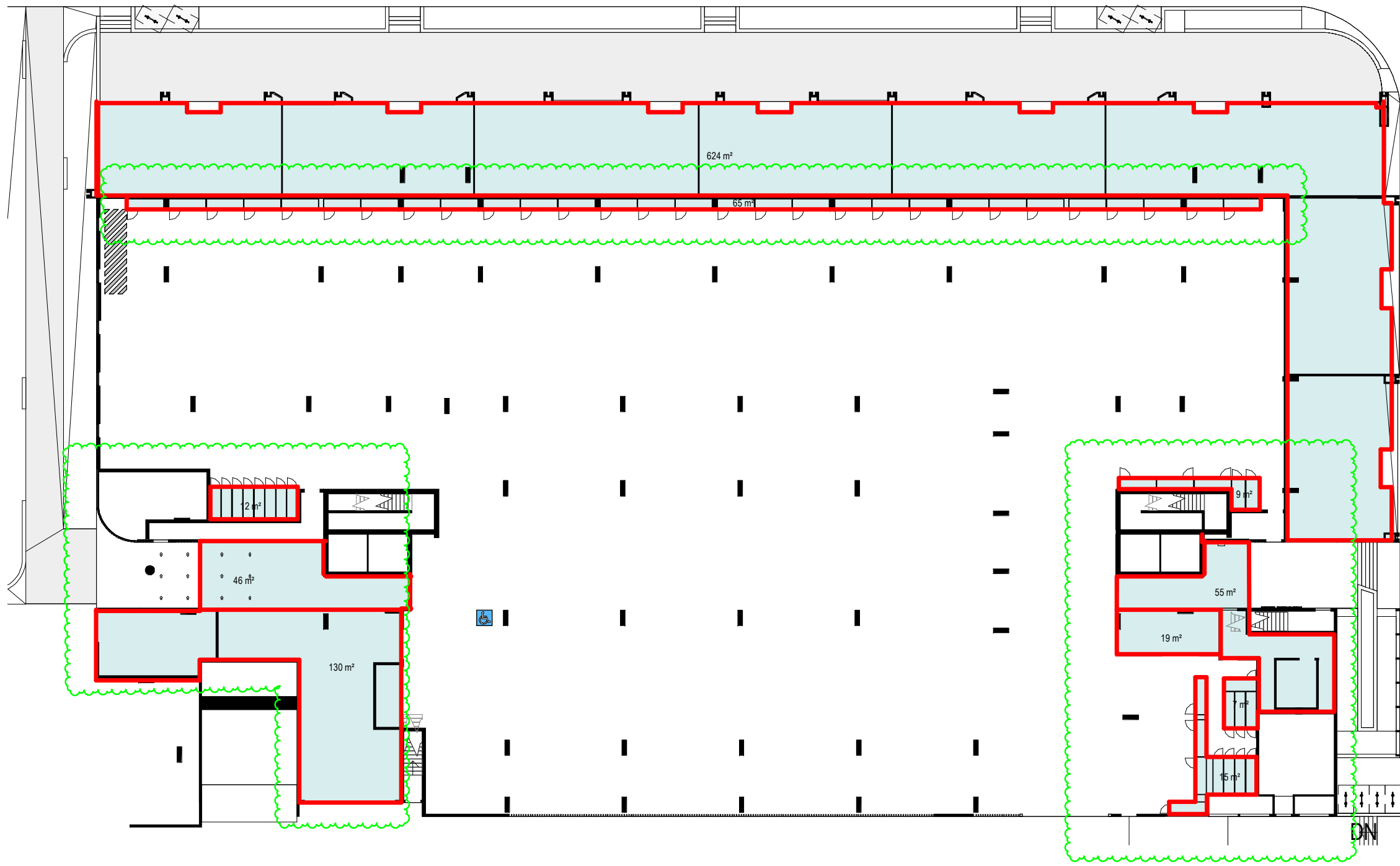




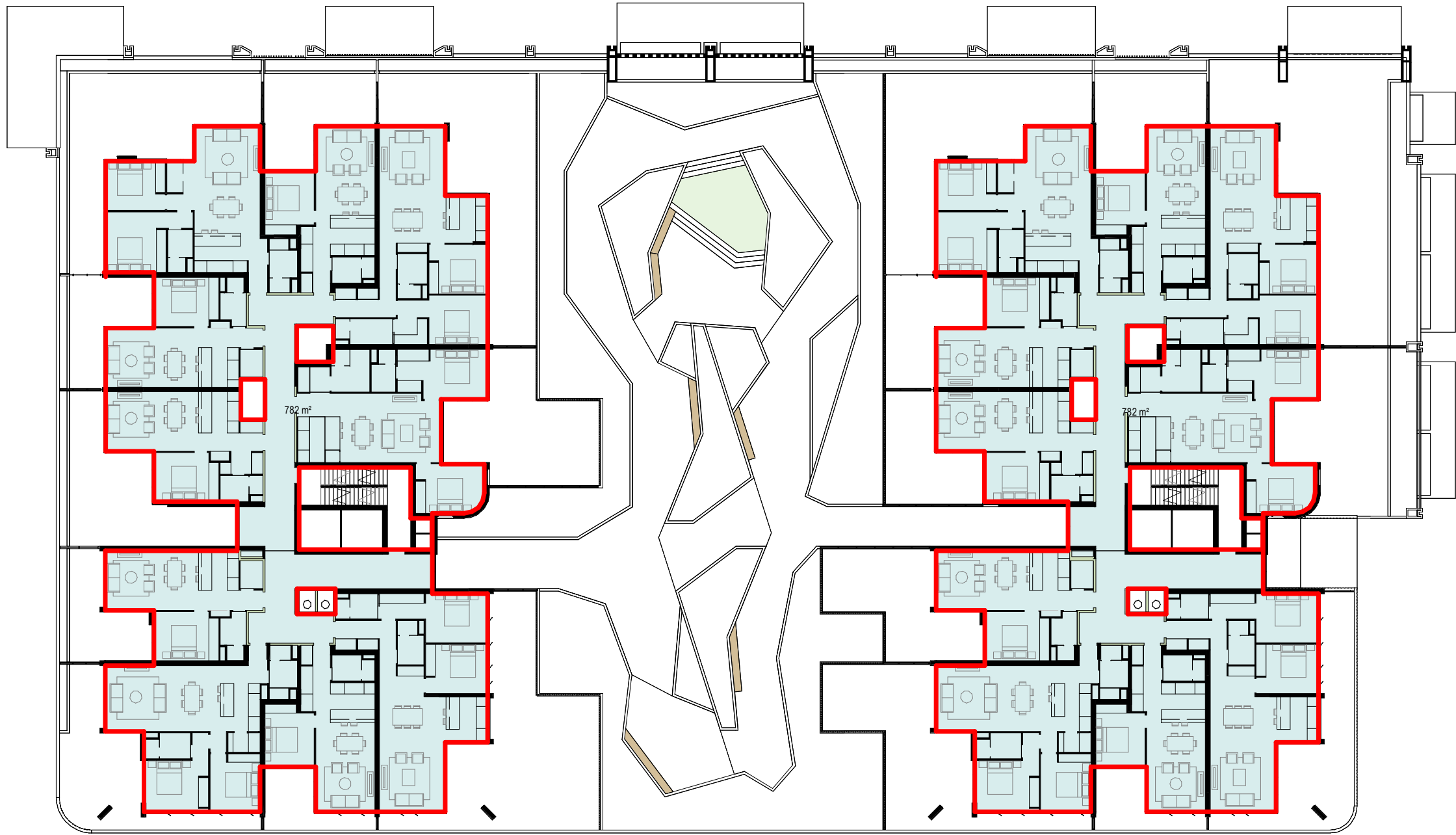
NORTH LOBBY



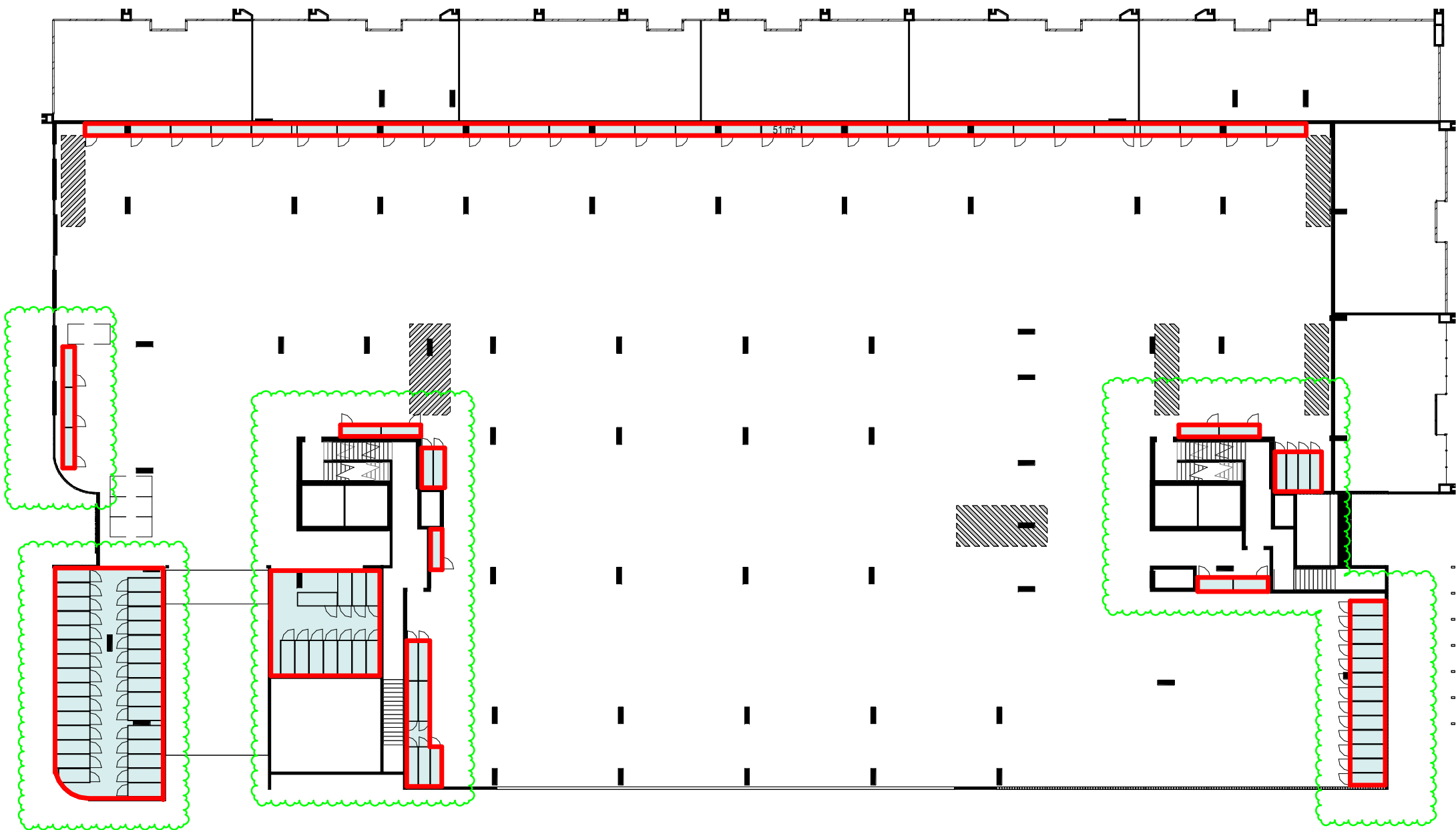
SOUTH LOBBY



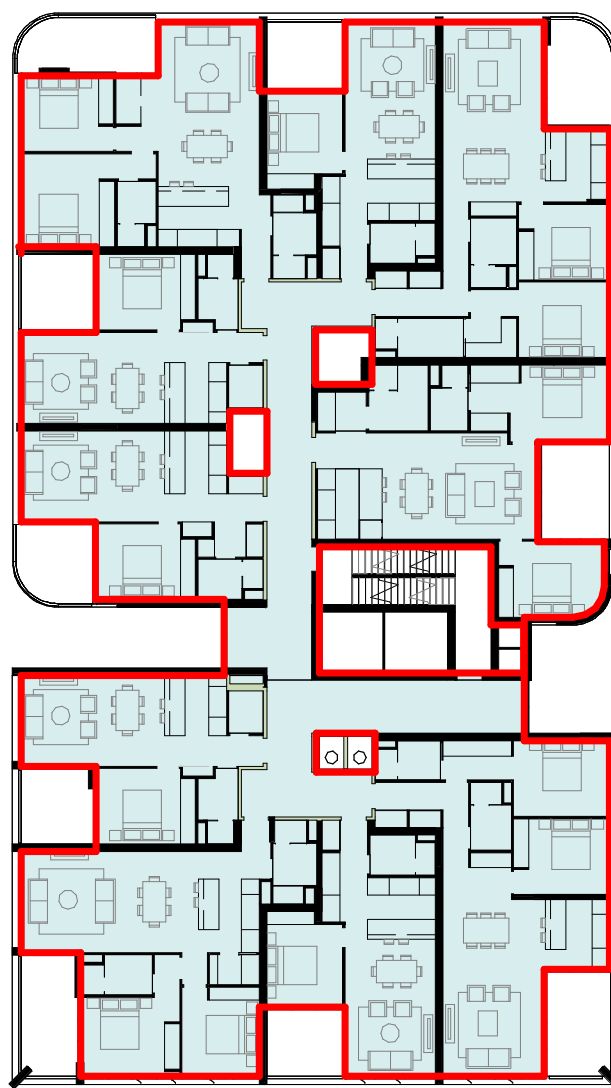
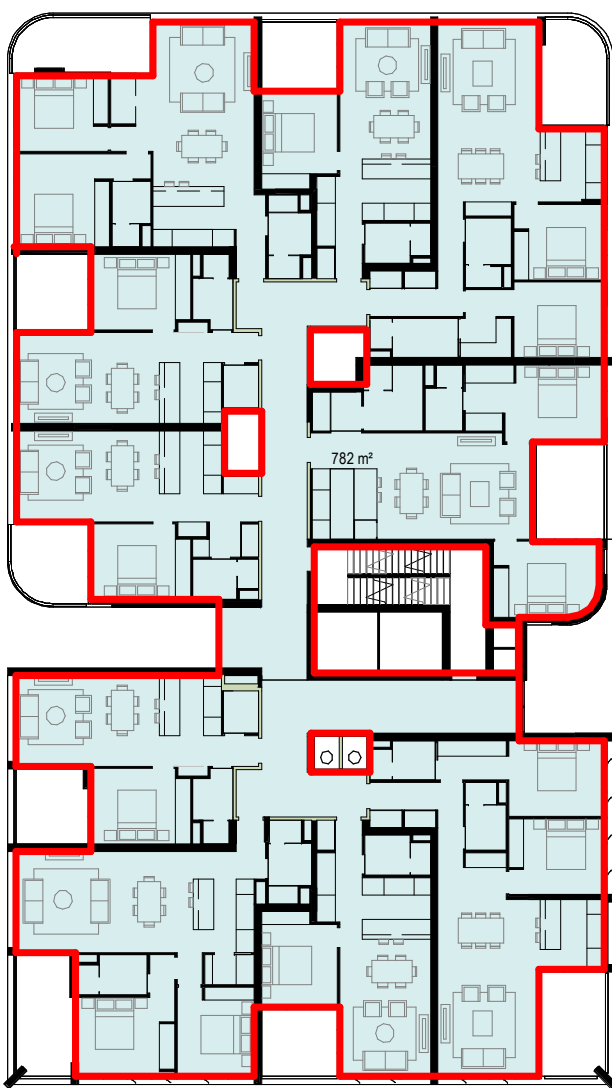
GROUND



LEVEL 2

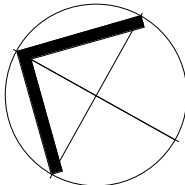


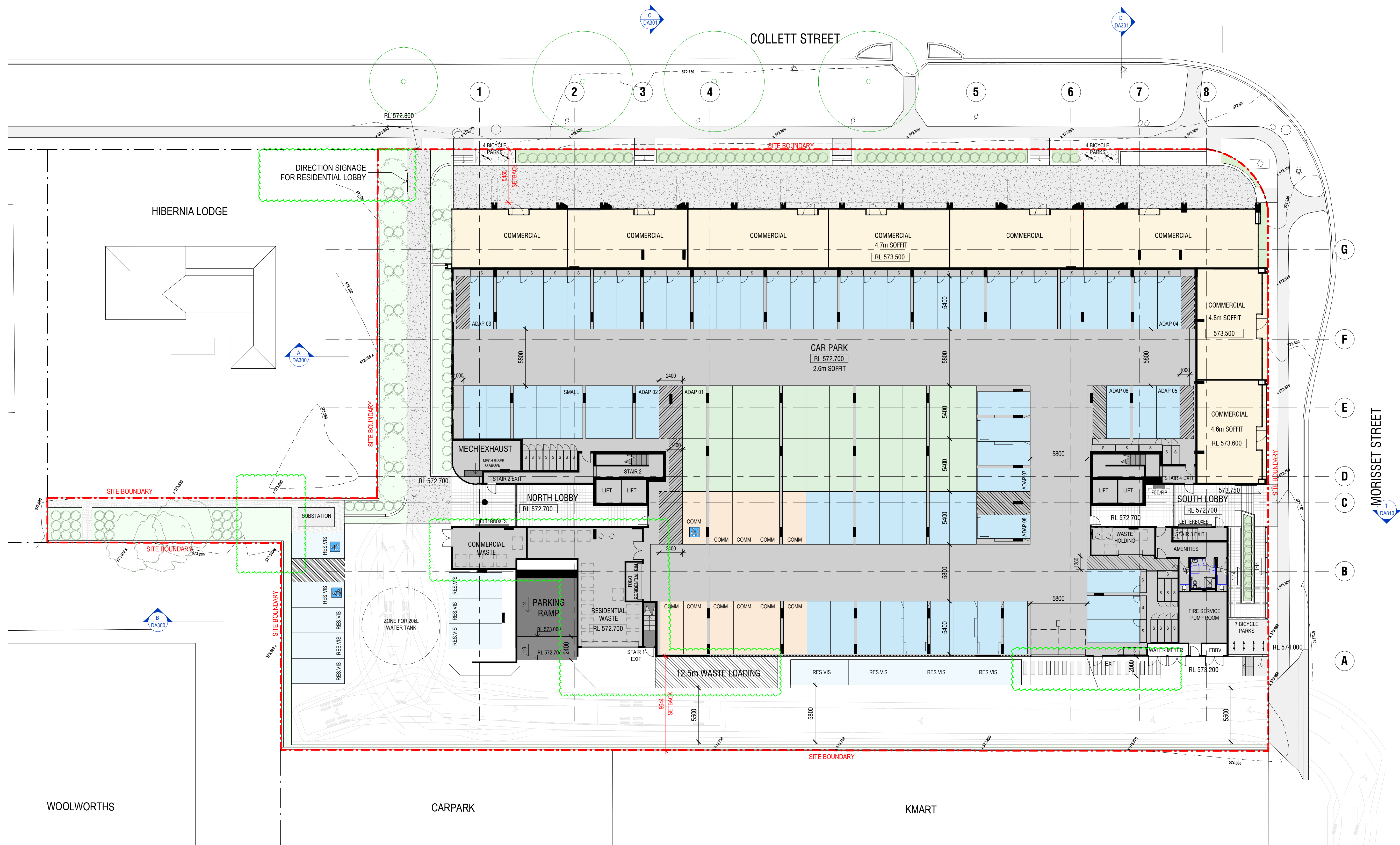
LEVEL 1

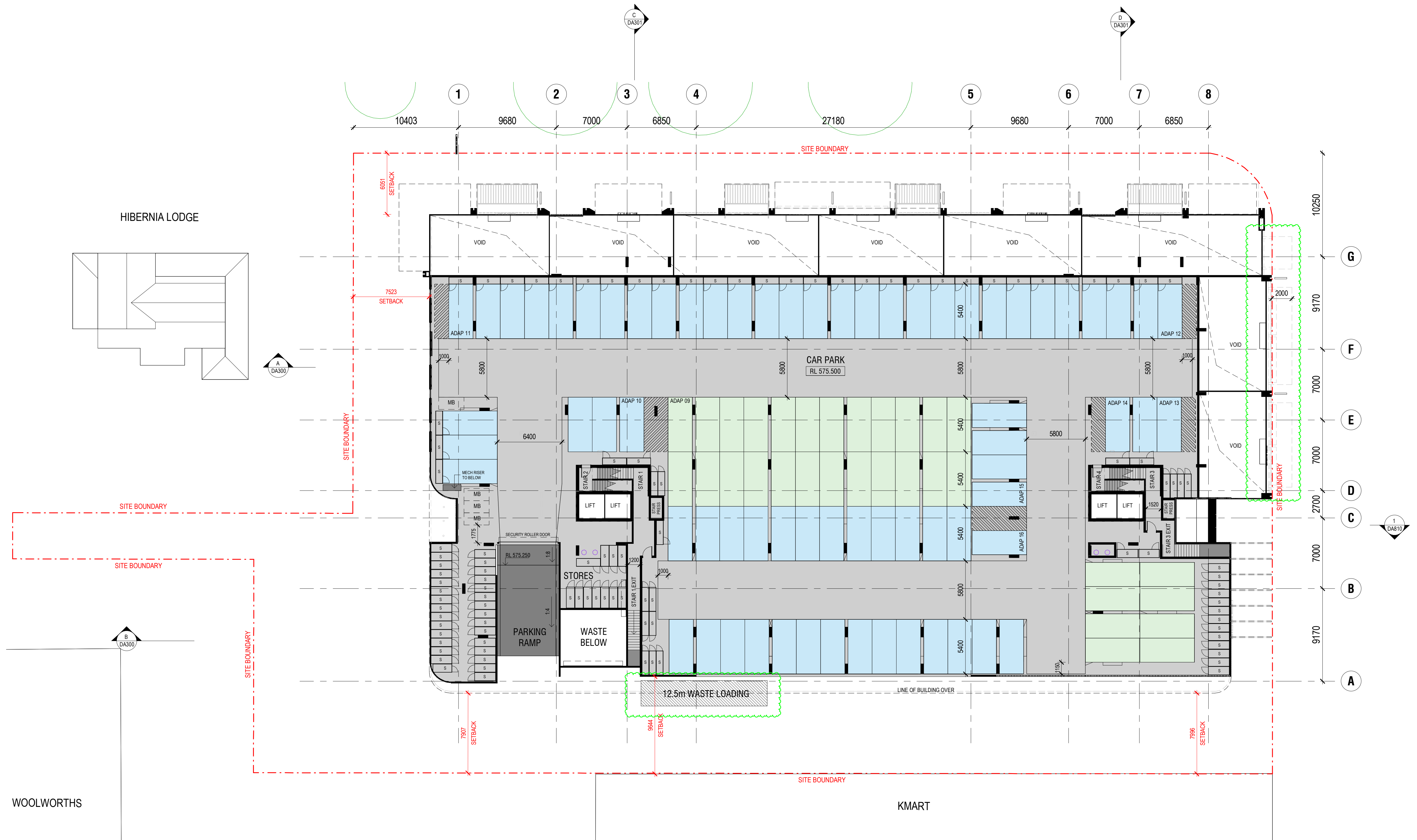


TYPICAL LEVEL 3-9

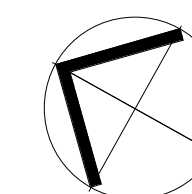
AREA - GFA		
Level	Name	GFA
GROUND	COMMERCIAL	624 m²
GROUND	LOBBY	101 m²
GROUND	SERVICES	142 m²
GROUND	STORAGE	114 m²
		981 m²
LEVEL 1	STORAGE	241 m²
		241 m²
LEVEL 2	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 2	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
LEVEL 3	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 3	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
LEVEL 4	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 4	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
LEVEL 5	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 5	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
LEVEL 6	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 6	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
LEVEL 7	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 7	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
LEVEL 8	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 8	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
LEVEL 9	RESIDENTIAL - NORTH TOWER	782 m²
LEVEL 9	RESIDENTIAL - SOUTH TOWER	782 m²
		1563 m²
TOTAL		13729 m²



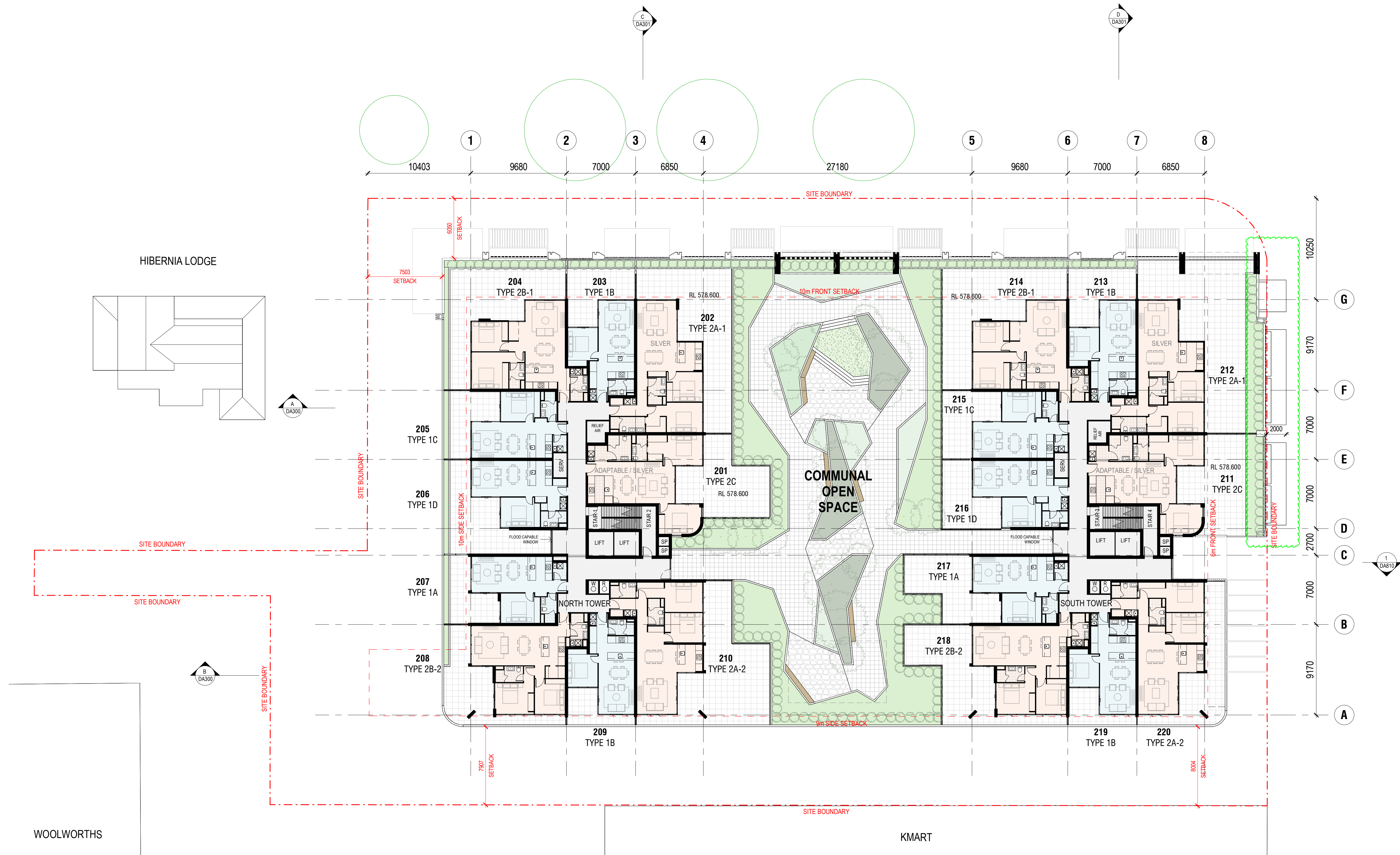




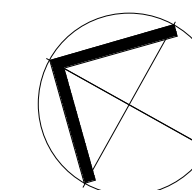
LEVEL 2 FLOOR PLAN



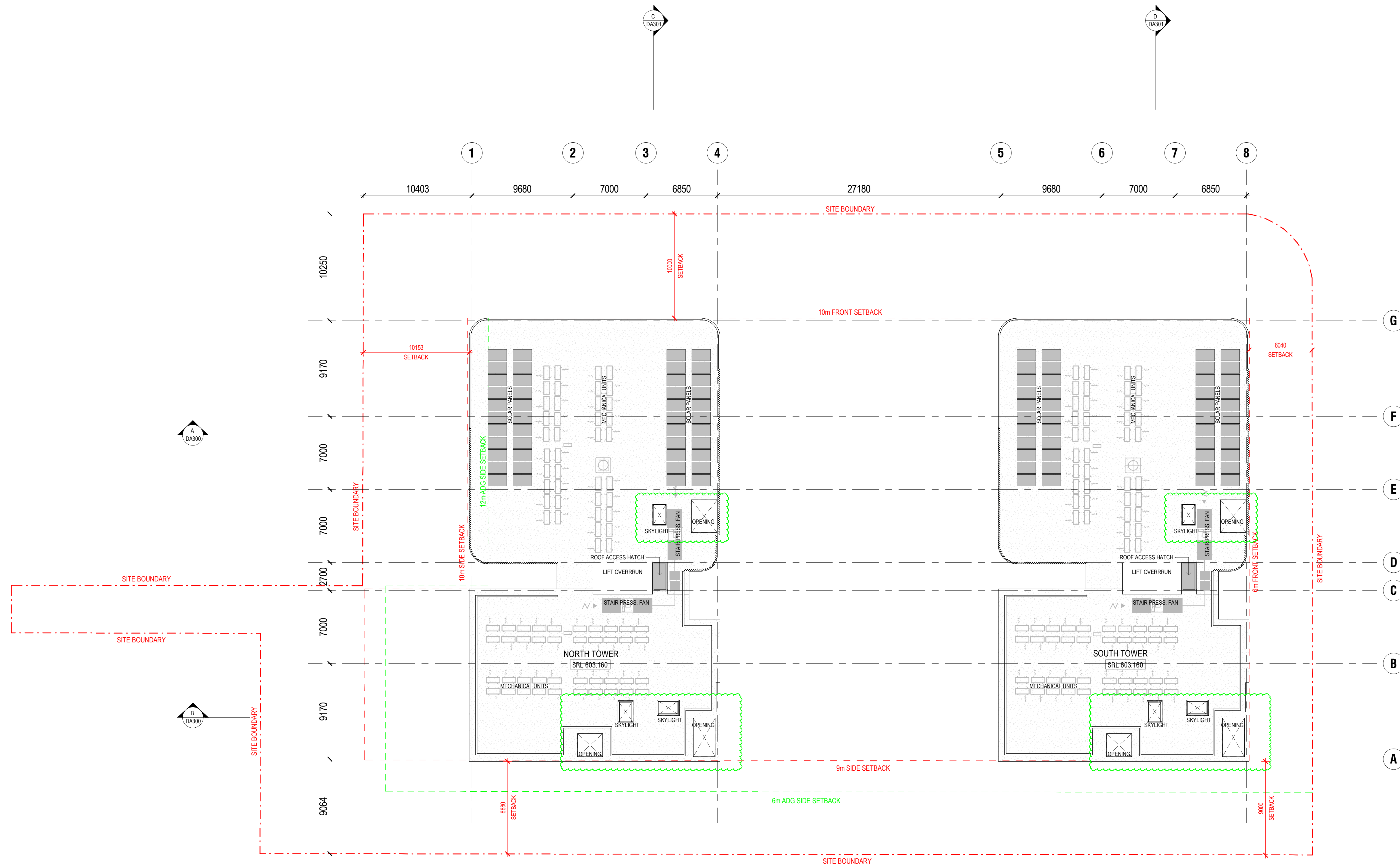
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rev	date	description

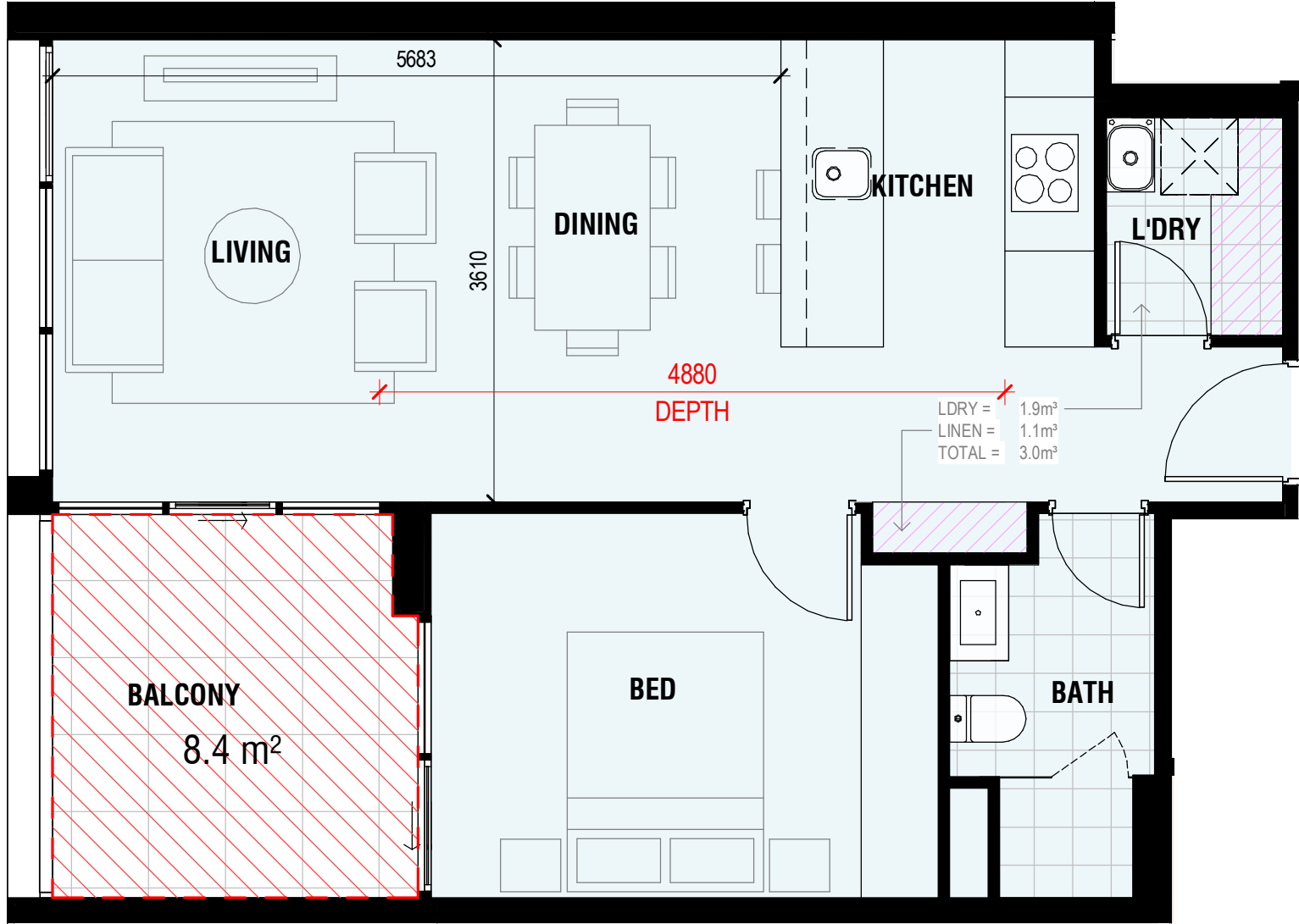


ROOF PLAN



DA02	18/11/24	ISSUED FOR DA RFI
DA01	29/11/23	ISSUED FOR DA APPROVAL
04	24/11/23	ISSUED FOR INFORMATION
03	10/11/23	ISSUED FOR INFORMATION
rev	date	description





UNIT TYPE - 1A

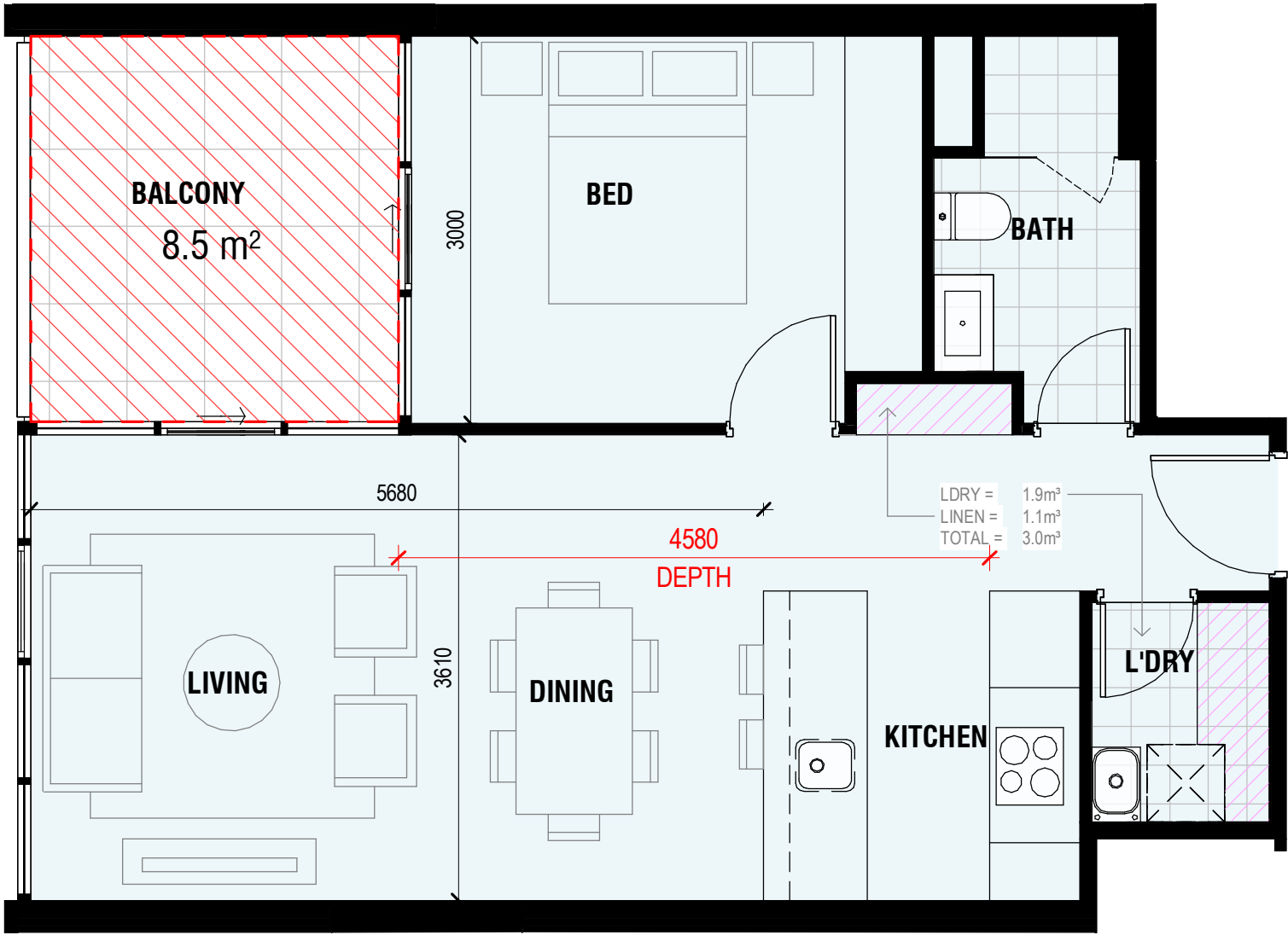
1 BED	52 m²	NORTH TOWER	207 - COURTYARD	27 m²
BALCONY	8 m²	SOUTH TOWER	217 - COURTYARD	44 m²

NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
207	27m² (COURTYARD)	3m³	3m³
307	8.4m²	3m³	3m³
407	8.4m²	3m³	3m³
507	8.4m²	3m³	3m³
607	8.4m²	3m³	3m³
707	8.4m²	3m³	3m³
807	8.4m²	3m³	3m³
907	8.4m²	3m³	3m³

SOUTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
217	44m² (COURTYARD)	3m³	3m³
317	8.4m²	3m³	3m³
417	8.4m²	3m³	3m³
517	8.4m²	3m³	3m³
617	8.4m²	3m³	3m³
717	8.4m²	3m³	3m³
817	8.4m²	3m³	3m³
917	8.4m²	3m³	3m³



UNIT TYPE - 1C

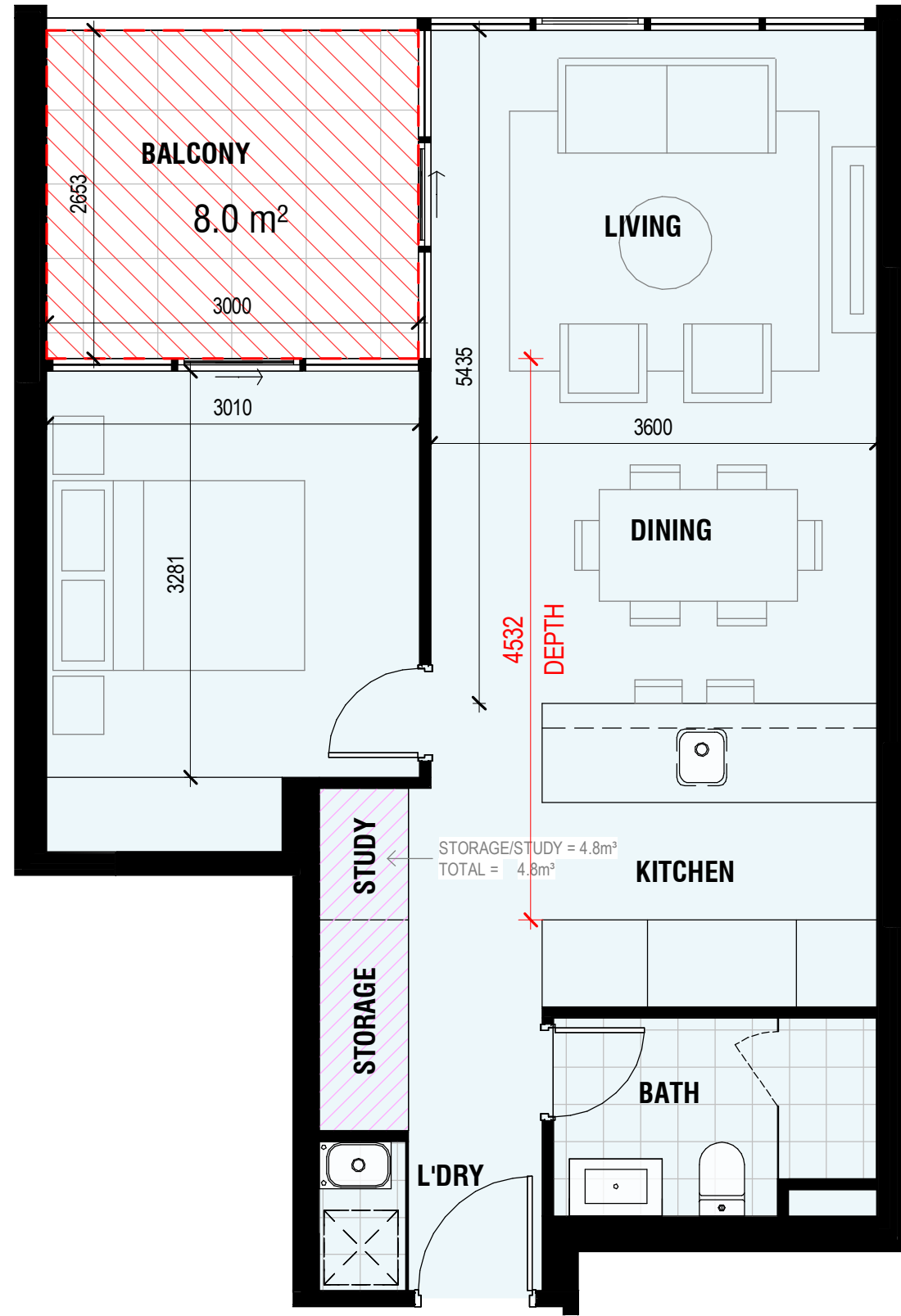
1 BED	53 m²	NORTH TOWER	205 - COURTYARD	28 m²
BALCONY	9 m²	SOUTH TOWER	215 - COURTYARD	29 m²

NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
203	30m² (COURTYARD)	4.8m³	3m³
209	15m² (COURTYARD)	4.8m³	3m³
303	8.0m²	4.8m³	3m³
309	8.0m²	4.8m³	3m³
403	8.0m²	4.8m³	3m³
409	8.0m²	4.8m³	3m³
503	8.0m²	4.8m³	3m³
509	8.0m²	4.8m³	3m³
603	8.0m²	4.8m³	3m³
609	8.0m²	4.8m³	3m³
703	8.0m²	4.8m³	3m³
709	8.0m²	4.8m³	3m³
803	8.0m²	4.8m³	3m³
809	8.0m²	4.8m³	3m³
903	8.0m²	4.8m³	3m³
909	8.0m²	4.8m³	3m³

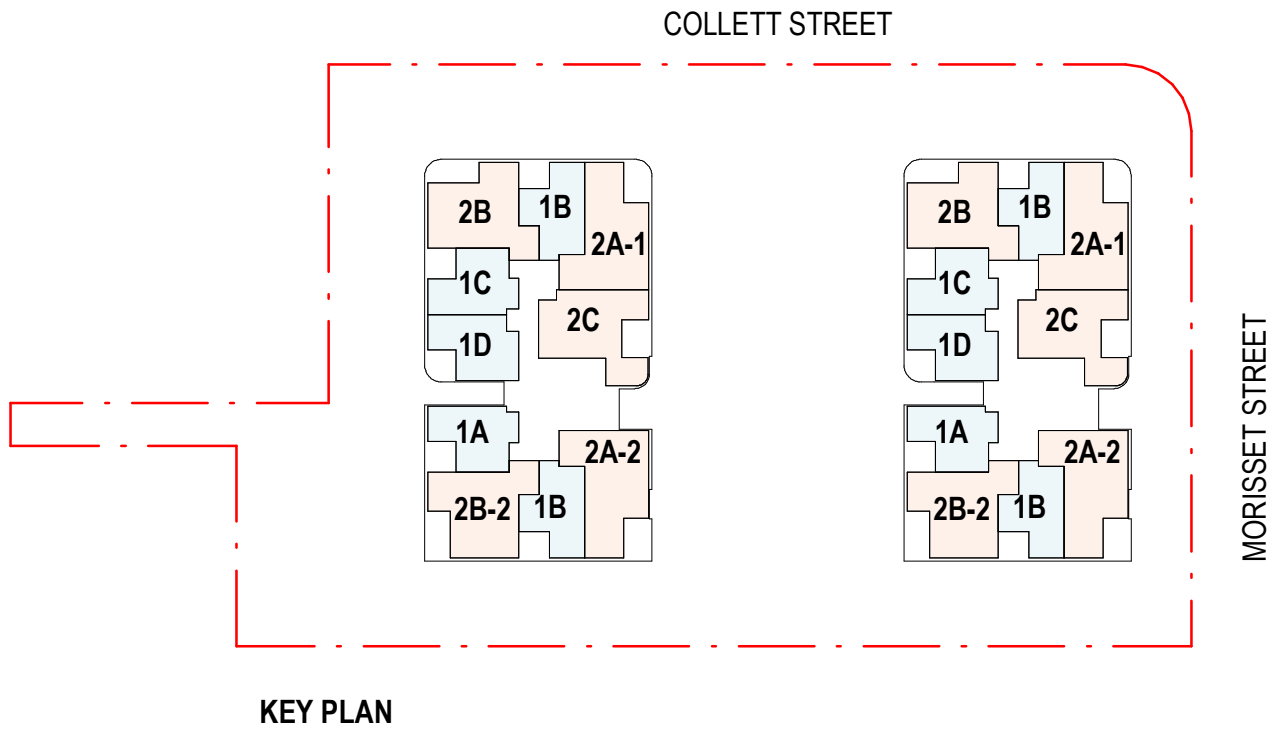
SOUTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
213	30m² (COURTYARD)	4.8m³	3m³
219	15m² (COURTYARD)	4.8m³	3m³
313	8.0m²	4.8m³	3m³
319	8.0m²	4.8m³	3m³
413	8.0m²	4.8m³	3m³
419	8.0m²	4.8m³	3m³
513	8.0m²	4.8m³	3m³
519	8.0m²	4.8m³	3m³
613	8.0m²	4.8m³	3m³
619	8.0m²	4.8m³	3m³
713	8.0m²	4.8m³	3m³
719	8.0m²	4.8m³	3m³
813	8.0m²	4.8m³	3m³
819	8.0m²	4.8m³	3m³
913	8.0m²	4.8m³	3m³
919	8.0m²	4.8m³	3m³



UNIT TYPE - 1B

1 BED	53 m²	NORTH TOWER	203 - COURTYARD	30 m²
BALCONY	8 m²	NORTH TOWER	209 - COURTYARD	15 m²
		SOUTH TOWER	213 - COURTYARD	30 m²
		SOUTH TOWER	219 - COURTYARD	15 m²



NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
205	28m² (COURTYARD)	3m²	3m²
305	8.5m²	3m²	3m²
405	8.5m²	3m²	3m²
505	8.5m²	3m²	3m²
605	8.5m²	3m²	3m²
705	8.5m²	3m²	3m²
805	8.5m²	3m²	3m²
905	8.5m²	3m²	3m²

SOUTH TOWER

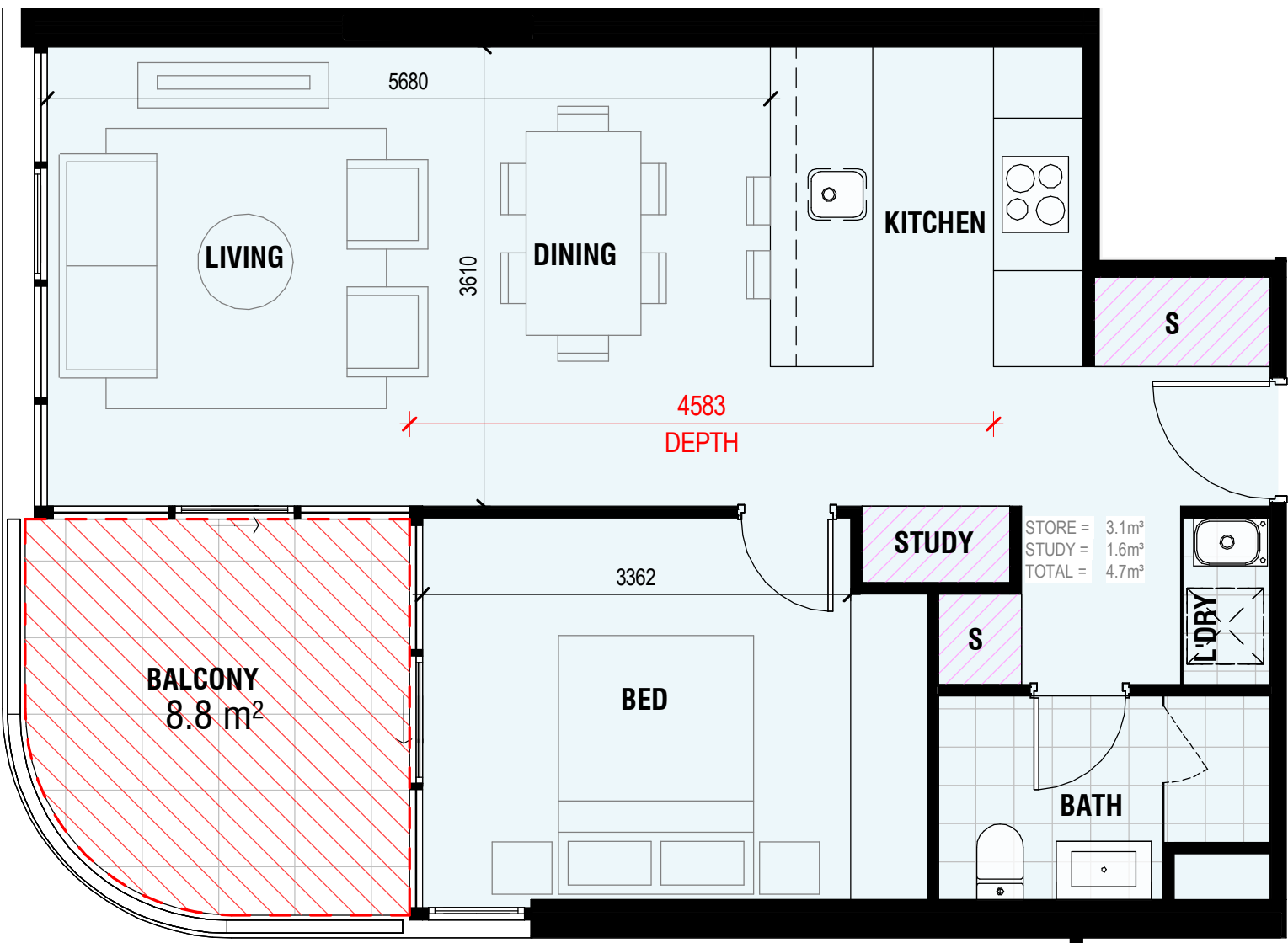
UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
215	29m² (COURTYARD)	3m²	3m²
315	8.5m²	3m²	3m²
415	8.5m²	3m²	3m²
515	8.5m²	3m²	3m²
615	8.5m²	3m²	3m²
715	8.5m²	3m²	3m²
815	8.5m²	3m²	3m²
915	8.5m²	3m²	3m²

NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
206	28m² (COURTYARD)	4.7m²	3m²
306	8.8m²	4.7m²	3m²
406	8.8m²	4.7m²	3m²
506	8.8m²	4.7m²	3m²
606	8.8m²	4.7m²	3m²
706	8.8m²	4.7m²	3m²
806	8.8m²	4.7m²	3m²
906	8.8m²	4.7m²	3m²

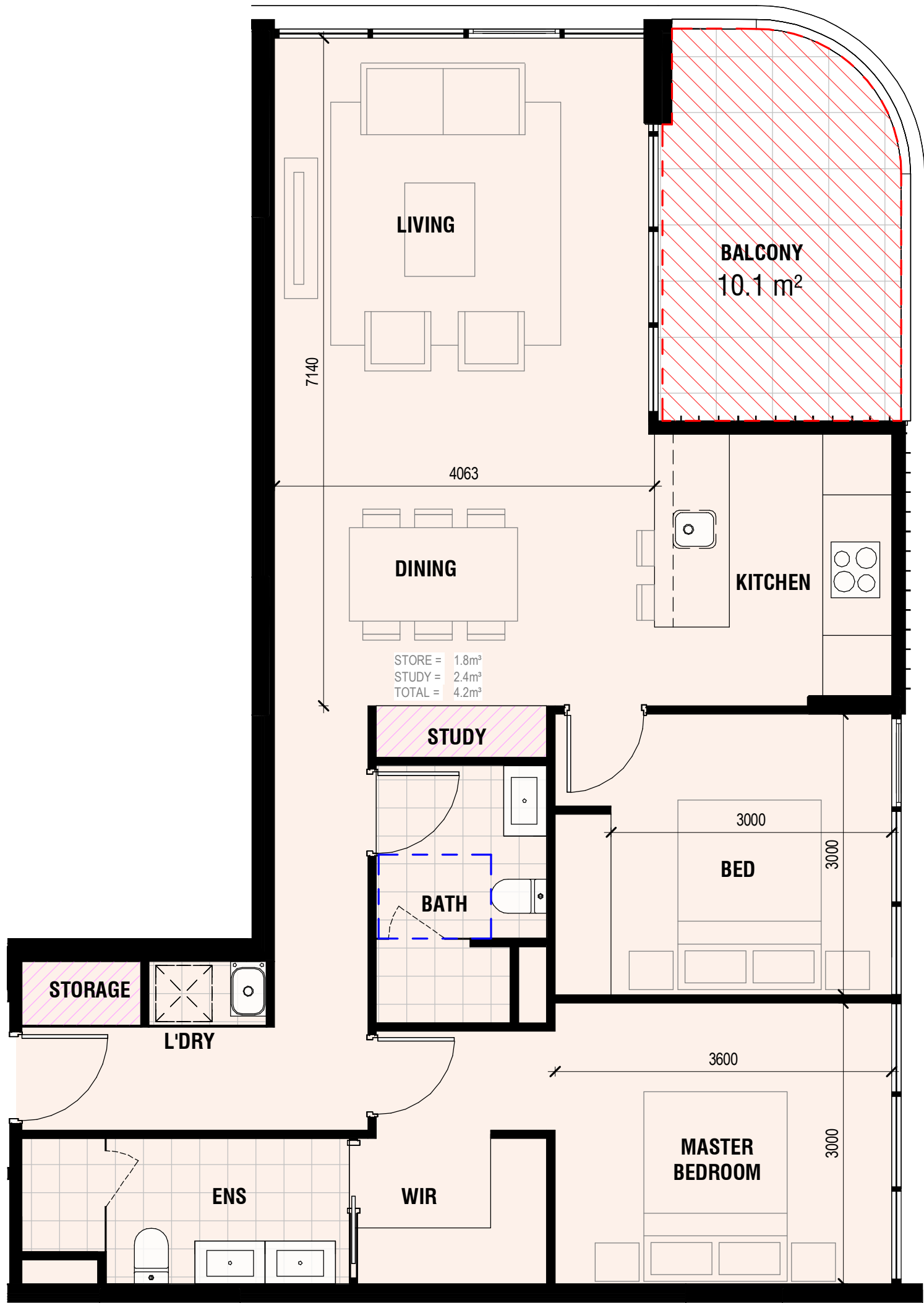
SOUTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
216	30m² (COURTYARD)	4.7m²	3m²
316	8.8m²	4.7m²	3m²
416	8.8m²	4.7m²	3m²
516	8.8m²	4.7m²	3m²
616	8.8m²	4.7m²	3m²
716	8.8m²	4.7m²	3m²
816	8.8m²	4.7m²	3m²
916	8.8m²	4.7m²	3m²



UNIT TYPE - 1D

1 BED	54 m²	NORTH TOWER	206 - COURTYARD	28 m²
BALCONY	9 m²	SOUTH TOWER	216 - COURTYARD	30 m²



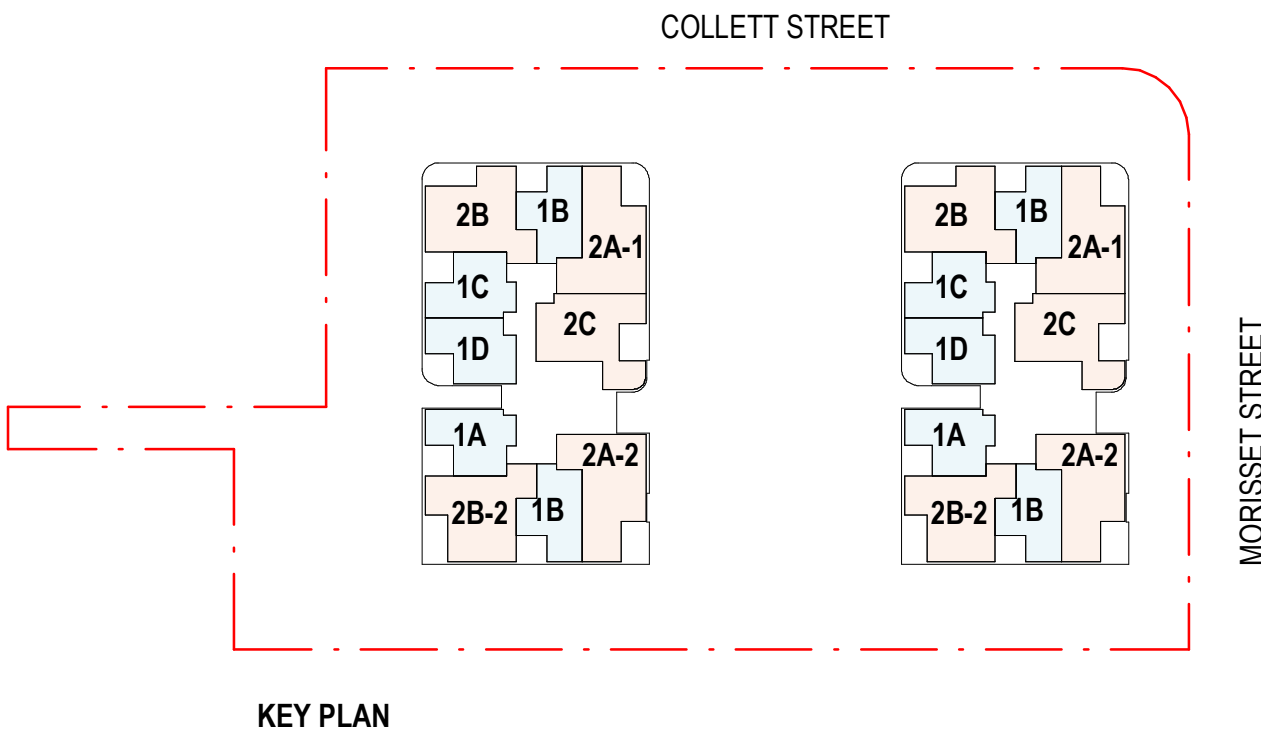
UNIT TYPE - 2A-1

2 BED	90 m ²	NORTH TOWER	202 - COURTYARD	79 m ²
BALCONY	10 m ²	SOUTH TOWER	212 - COURTYARD	101 m ²



UNIT TYPE - 2A-2

2 BED	88 m ²	NORTH TOWER	210 - COURTYARD	90 m ²
BALCONY	11 m ²	SOUTH TOWER	220 - COURTYARD	47 m ²



NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
202	79m ² (COURTYARD)	4.2m ³	4m ³
302	10.1m ²	4.2m ³	4m ³
402	10.1m ²	4.2m ³	4m ³
502	10.1m ²	4.2m ³	4m ³
602	10.1m ²	4.2m ³	4m ³
702	10.1m ²	4.2m ³	4m ³
802	10.1m ²	4.2m ³	4m ³
902	10.1m ²	4.2m ³	4m ³

SOUTH TOWER

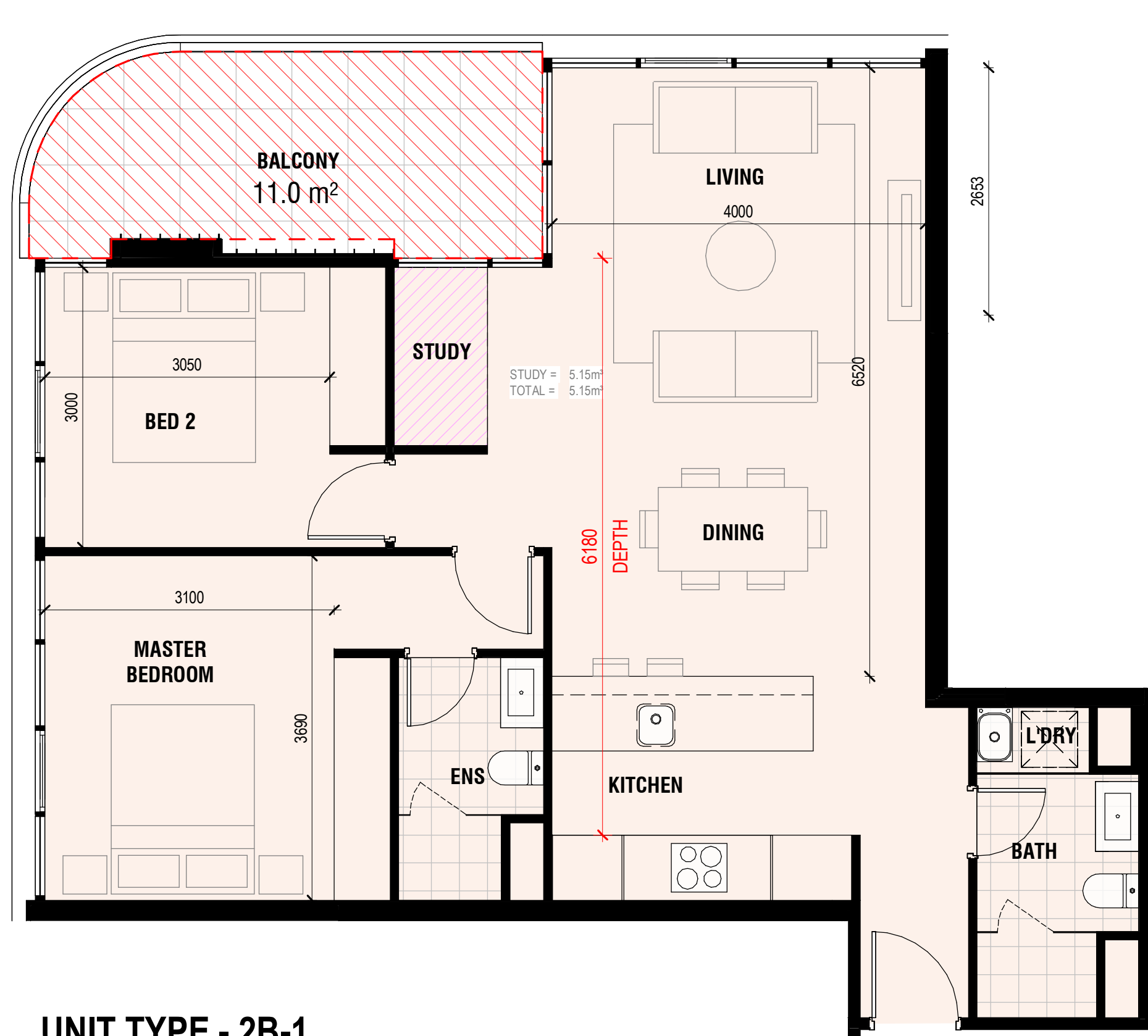
UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
212	101m ² (COURTYARD)	4.2m ³	4m ³
312	10.1m ²	4.2m ³	4m ³
412	10.1m ²	4.2m ³	4m ³
512	10.1m ²	4.2m ³	4m ³
612	10.1m ²	4.2m ³	4m ³
712	10.1m ²	4.2m ³	4m ³
812	10.1m ²	4.2m ³	4m ³
912	10.1m ²	4.2m ³	4m ³

NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
210	90m ² (COURTYARD)	4.4m ³	4m ³
310	10.4m ²	4.4m ³	4m ³
410	10.4m ²	4.4m ³	4m ³
510	10.4m ²	4.4m ³	4m ³
610	10.4m ²	4.4m ³	4m ³
710	10.4m ²	4.4m ³	4m ³
810	10.4m ²	4.4m ³	4m ³
910	10.4m ²	4.4m ³	4m ³

SOUTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
220	90m ² (COURTYARD)	4.4m ³	4m ³
320	10.4m ²	4.4m ³	4m ³
420	10.4m ²	4.4m ³	4m ³
520	10.4m ²	4.4m ³	4m ³
620	10.4m ²	4.4m ³	4m ³
720	10.4m ²	4.4m ³	4m ³
820	10.4m ²	4.4m ³	4m ³
920	10.4m ²	4.4m ³	4m ³



UNIT TYPE - 2B-1

2 BED	83 m²	NORTH TOWER	204 - COURTYARD	75 m²
BALCONY	11 m²	SOUTH TOWER	214 - COURTYARD	78 m²

NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
204	75m² (COURTYARD)	5.1m³	4m³
304	11m²	5.1m³	4m³
404	11m²	5.1m³	4m³
504	11m²	5.1m³	4m³
604	11m²	5.1m³	4m³
704	11m²	5.1m³	4m³
804	11m²	5.1m³	4m³
904	11m²	5.1m³	4m³

SOUTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
214	78m² (COURTYARD)	5.1m³	4m³
314	11m²	5.1m³	4m³
414	11m²	5.1m³	4m³
514	11m²	5.1m³	4m³
614	11m²	5.1m³	4m³
714	11m²	5.1m³	4m³
814	11m²	5.1m³	4m³
914	11m²	5.1m³	4m³



UNIT TYPE - 2B-2

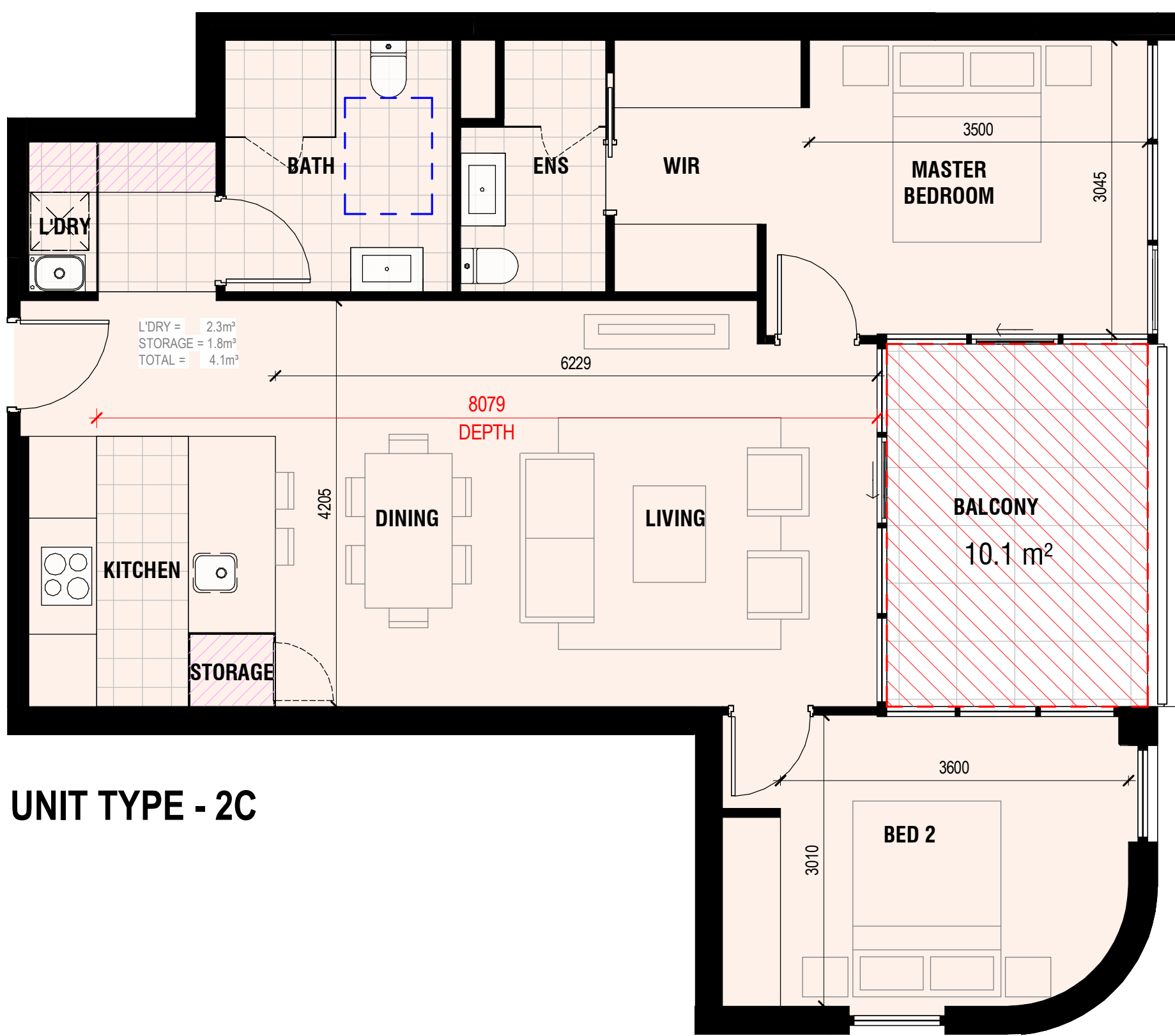
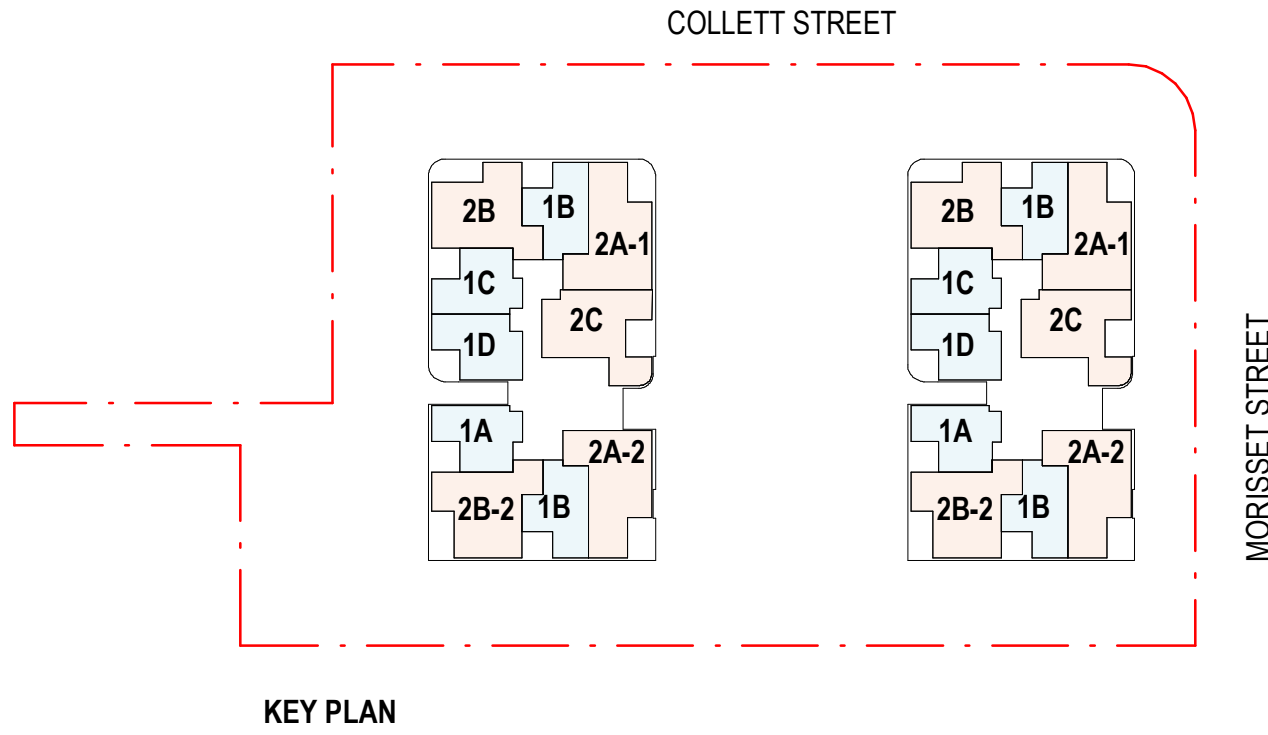
2 BED	84 m²	NORTH TOWER	208 - COURTYARD	48 m²
BALCONY	11 m²	SOUTH TOWER	218 - COURTYARD	67 m²

NORTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
208	48m² (COURTYARD)	5.6m³	4m³
308	10.5m²	5.6m³	4m³
408	10.5m²	5.6m³	4m³
508	10.5m²	5.6m³	4m³
608	10.5m²	5.6m³	4m³
708	10.5m²	5.6m³	4m³
808	10.5m²	5.6m³	4m³
908	10.5m²	5.6m³	4m³

SOUTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
218	48m² (COURTYARD)	5.6m³	4m³
318	10.5m²	5.6m³	4m³
418	10.5m²	5.6m³	4m³
518	10.5m²	5.6m³	4m³
618	10.5m²	5.6m³	4m³
718	10.5m²	5.6m³	4m³
818	10.5m²	5.6m³	4m³
918	10.5m²	5.6m³	4m³



UNIT TYPE - 2C

2 BED	81 m²	NORTH TOWER	201 - COURTYARD	54 m²
BALCONY	10 m²	SOUTH TOWER	211 - COURTYARD	53 m²

NORTH TOWER

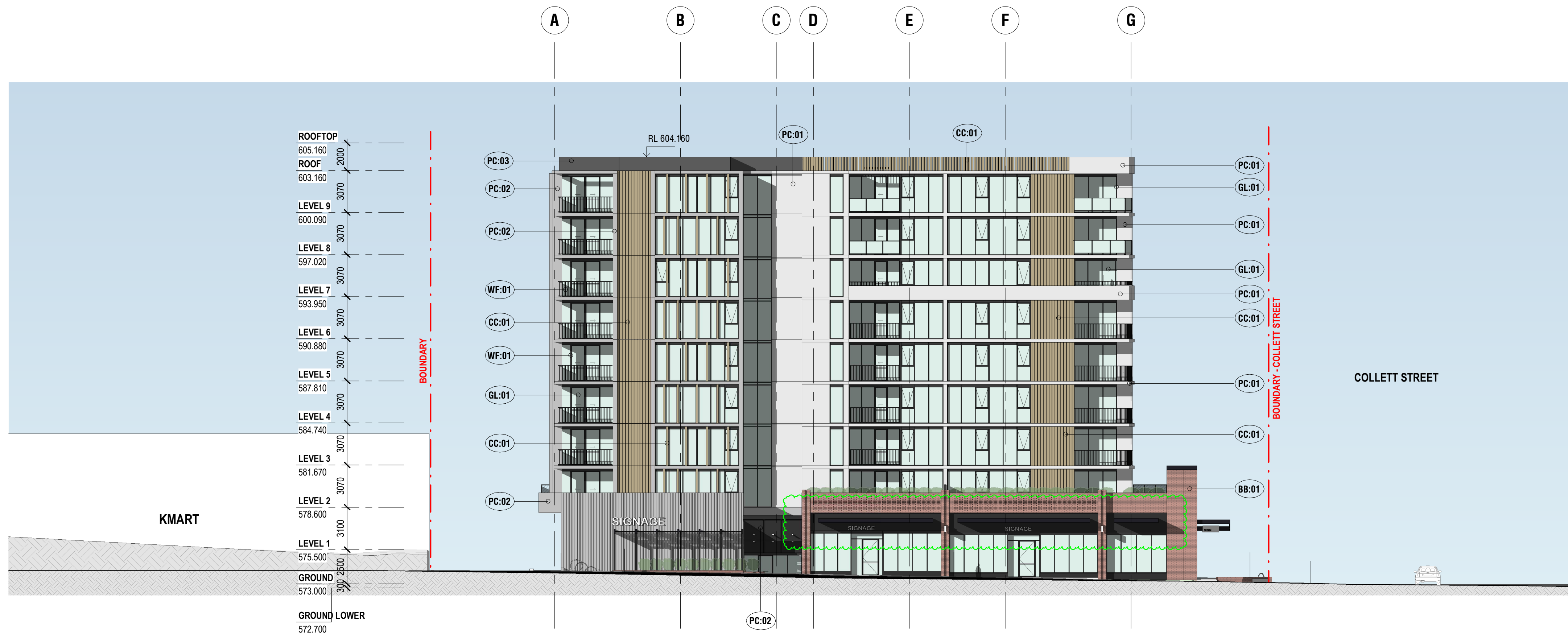
UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
201	54m² (COURTYARD)	4.1m³	4m³
301	10.1m²	4.1m³	4m³
401	10.1m²	4.1m³	4m³
501	10.1m²	4.1m³	4m³
601	10.1m²	4.1m³	4m³
701	10.1m²	4.1m³	4m³
801	10.1m²	4.1m³	4m³
901	10.1m²	4.1m³	4m³

SOUTH TOWER

UNIT NUMBER	BALCONY AREA	STORAGE LOCATED WITHIN APARTMENT	STORAGE LOCATED OUTSIDE OF APARTMENT
211	53m² (COURTYARD)	4.1m³	4m³
311	10.1m²	4.1m³	4m³
411	10.1m²	4.1m³	4m³
511	10.1m²	4.1m³	4m³
611	10.1m²	4.1m³	4m³
711	10.1m²	4.1m³	4m³
811	10.1m²	4.1m³	4m³
911	10.1m²	4.1m³	4m³

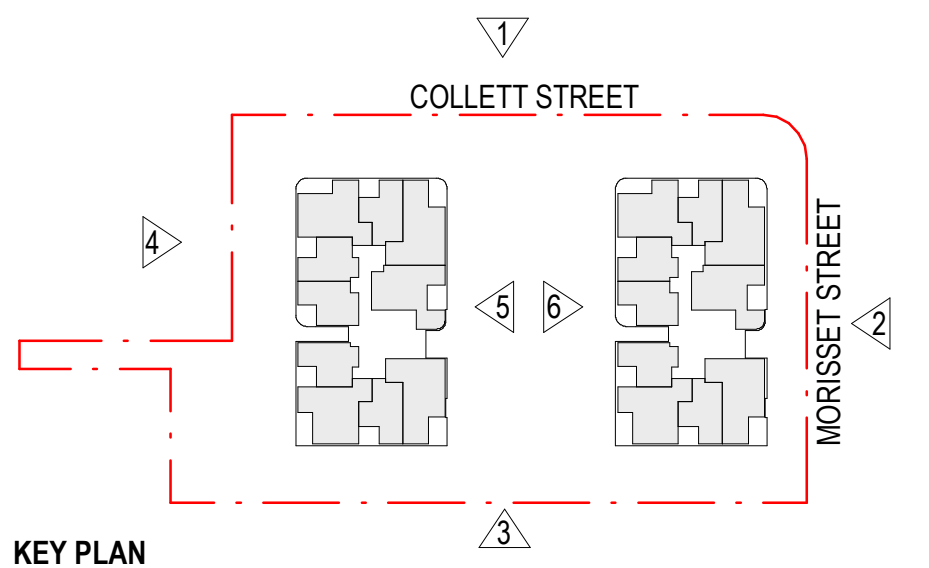


1 **EAST ELEVATION - COLLETT STREET**
SCALE 1:200 @A1



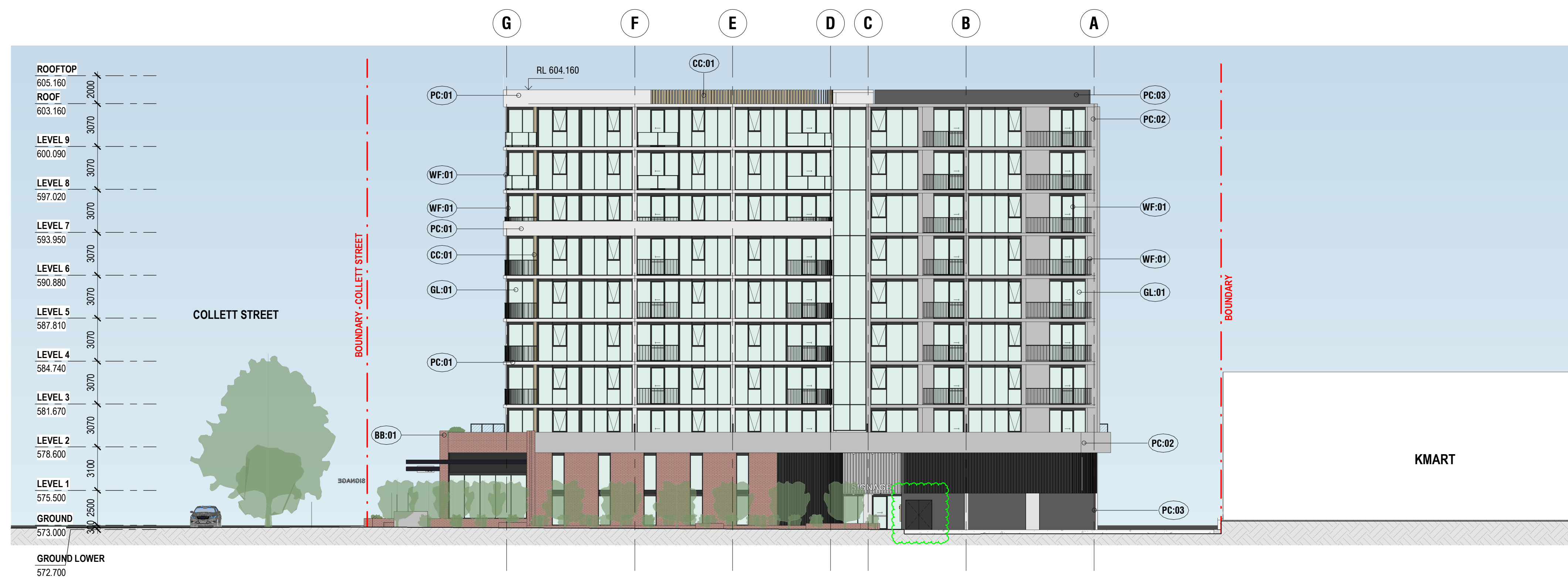
2 **SOUTH ELEVATION - MORISSET STREET**
SCALE 1:200 @A1

NOTE:
REFER DA900 FOR MATERIALS



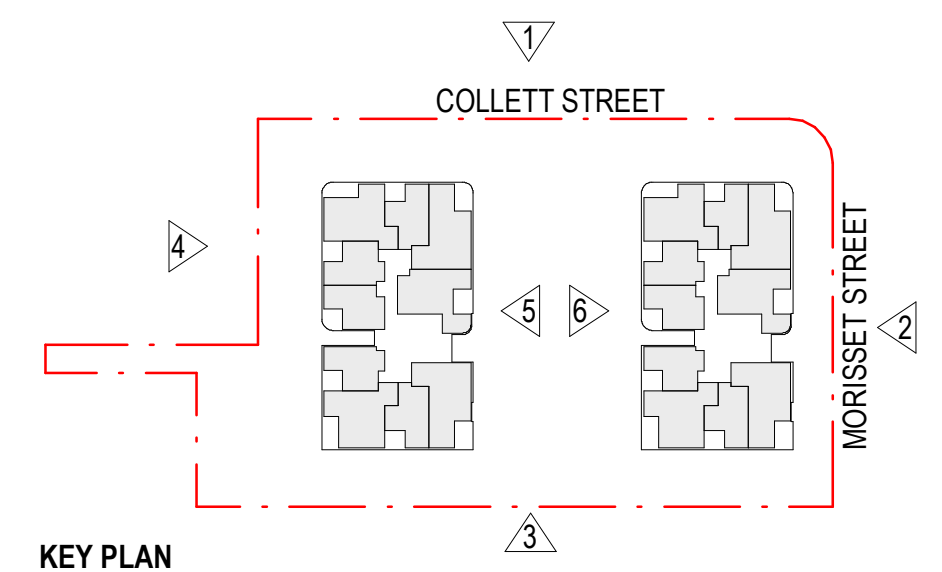


3 WEST ELEVATION
SCALE 1:200 @A1



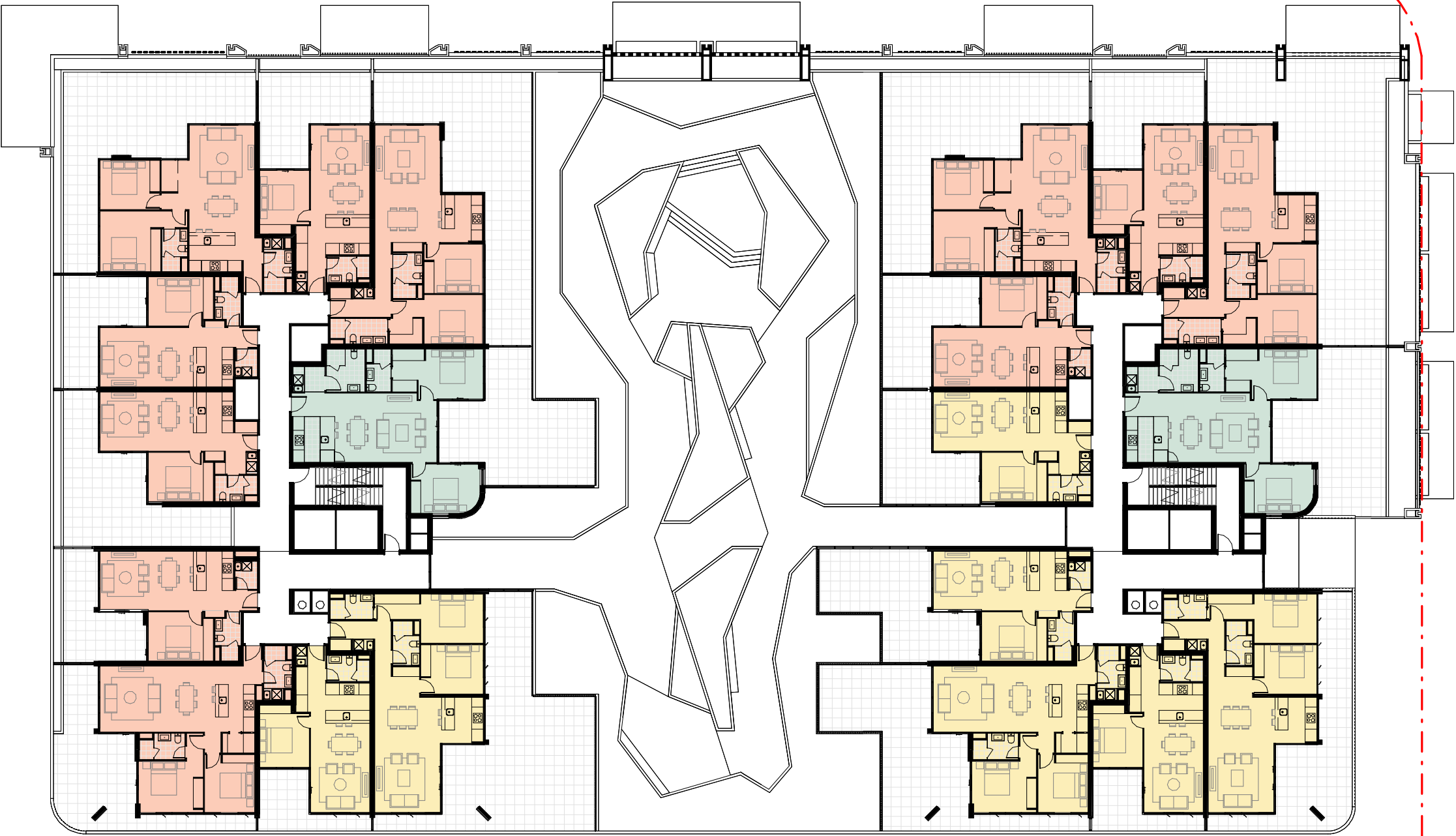
4 NORTH ELEVATION
SCALE 1:200 @A1

NOTE:
REFER DA900 FOR MATERIALS



LEGEND - SOLAR ACCESS - MID WINTER 9AM-12PM (21 JUNE)

	ACHIEVED	REQUIRED
3 HRS +	112/160 = 70%	70% MIN
0 - 3 HRS	34/160 = 21%	
0 HRS	14/160 = 9%	15% MAX



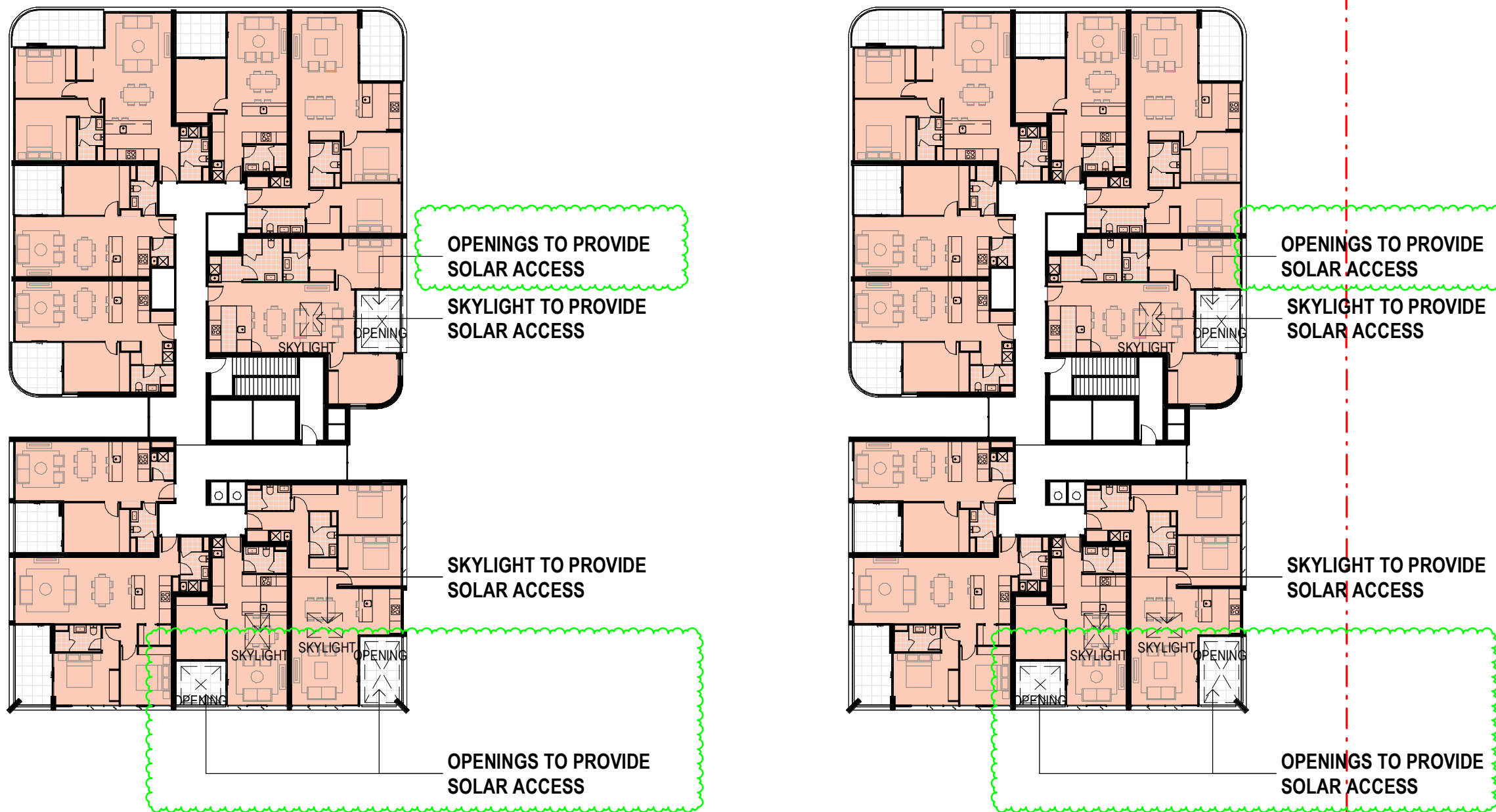
SOLAR ACCESS PLAN - LEVEL 2



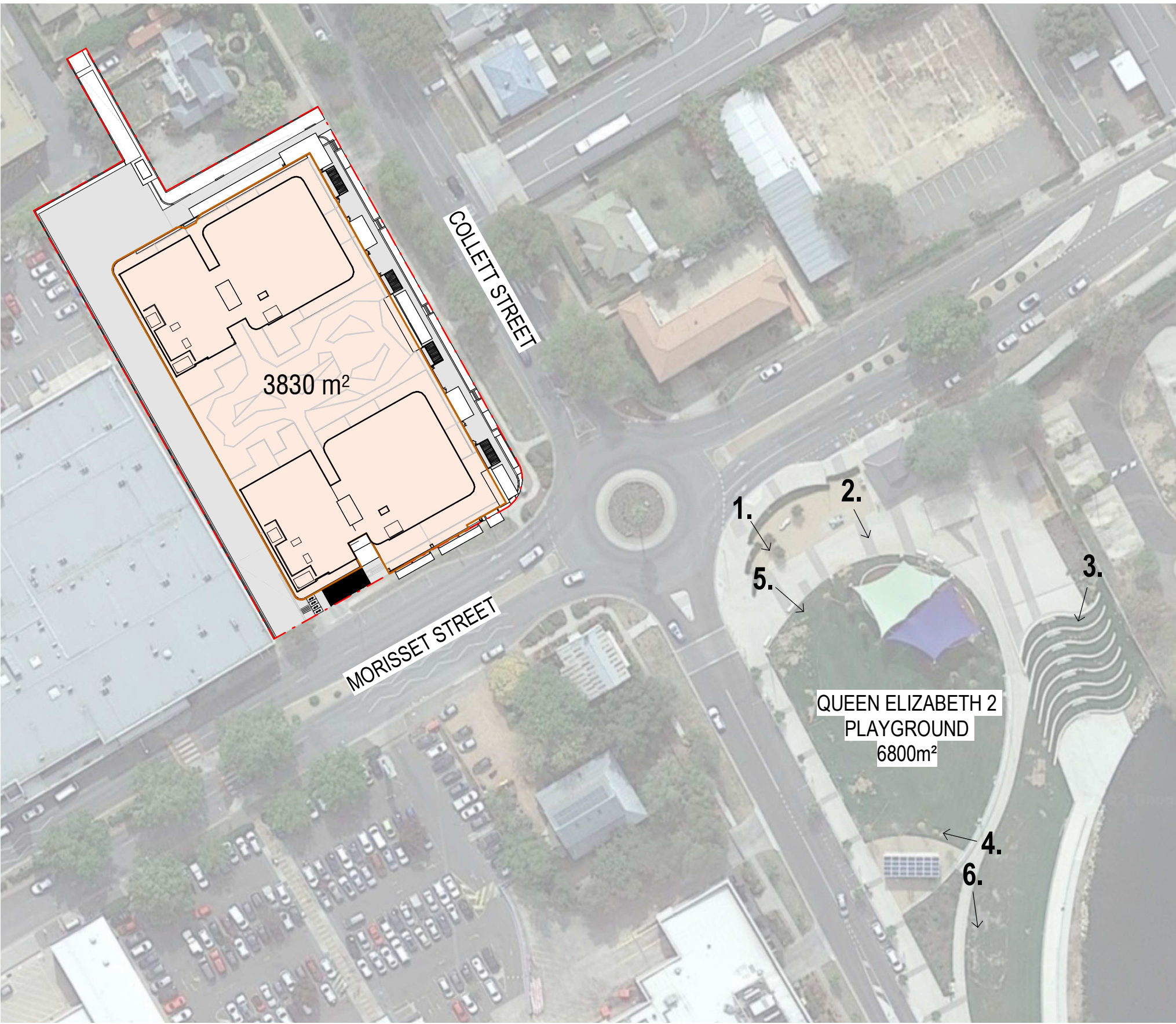
SOLAR ACCESS PLAN - LEVEL 3



SOLAR ACCESS PLAN - LEVEL 4-8



SOLAR ACCESS PLAN - LEVEL 9



RESIDENTIAL FLOOR PLATE AREA

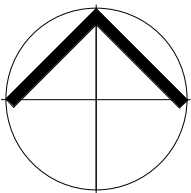


COS AREA ACHIEVED

COMMON OPEN SPACE AREA		
RESIDENTIAL AREA:	3830m²	
REQUIRED 25% =	957m²	
ACHIEVING 25% =	958m²	
2hrs SOLAR TO 50% COS		
REQUIRED 50% =	479m²	
ACHIEVING 43.6% =	417.7m²	



REFERENCE IMAGES OF QUEEN ELIZABETH 2 PARK





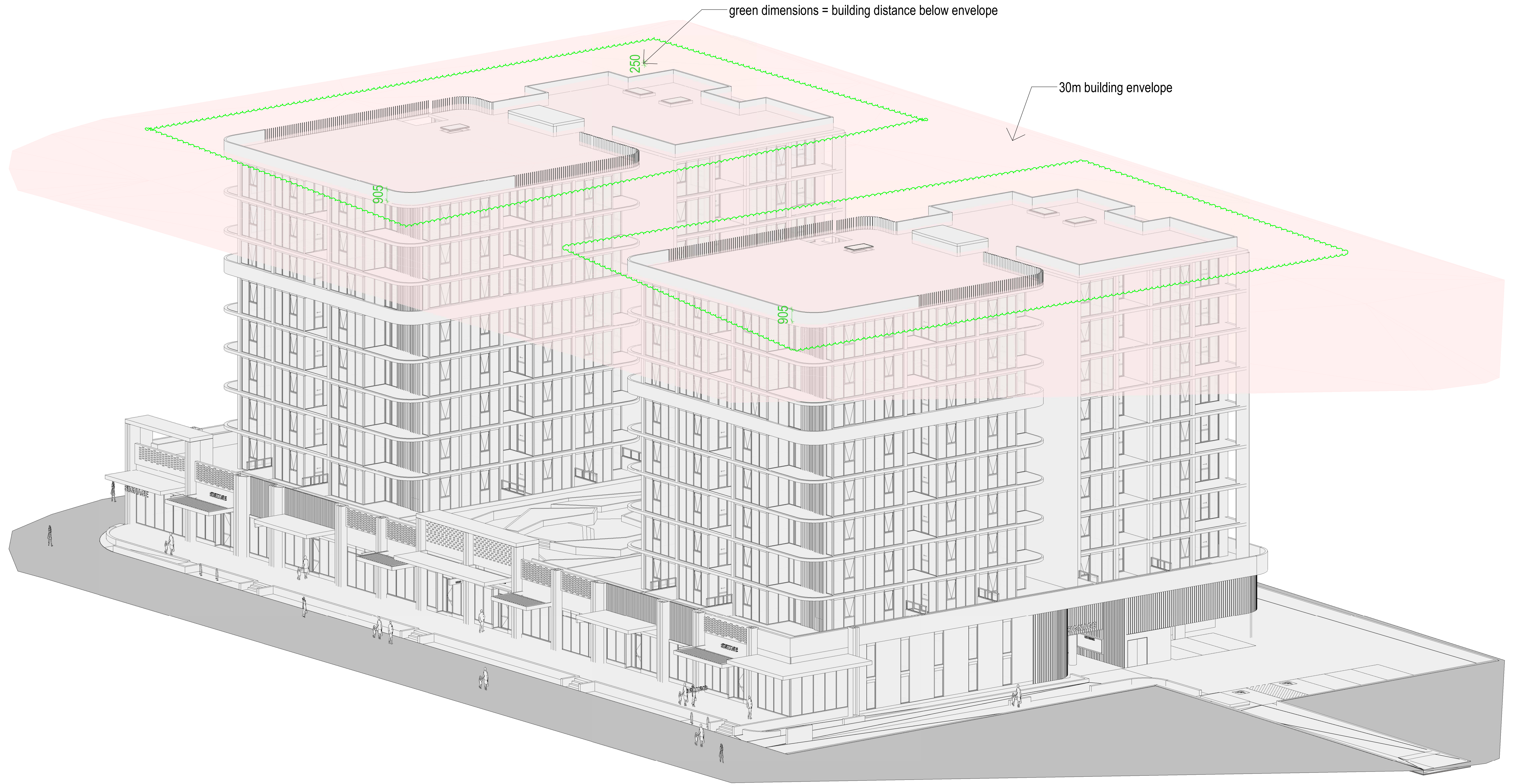
COS - 9am - 21JUNE
66.4%



COS - 10am - 21JUNE
55.3%



COS - 11am - 21JUNE
43.6%



WINDOW FRAME & BALUSTRADE
CHARCOAL



PAINTED PRECAST CONCRETE WALL
VANILLA QUAKE HALF



CLADDING & LOUVRES
MEDIUM BRONZE



WINDOW FRAME & BALUSTRADE
CHARCOAL



PAINTED PRECAST CONCRETE WALL
MOLE GREY / ASHILITE



CLADDING & LOUVRES
MEDIUM BRONZE



VANILLA QUAKE HALF



PC:01

MOLE GREY / ASHILITE



PC:02

CHARCOAL



PC:03

CLADDING & LOUVRES
MEDIUM BRONZE



CC:01

WINDOW FRAME & BALUSTRADE
CHARCOAL



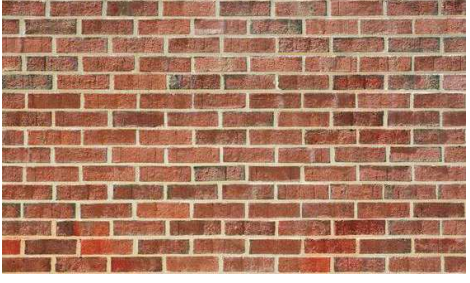
WF:01

GLAZING CLEAR

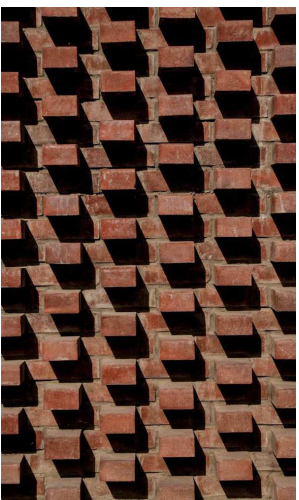
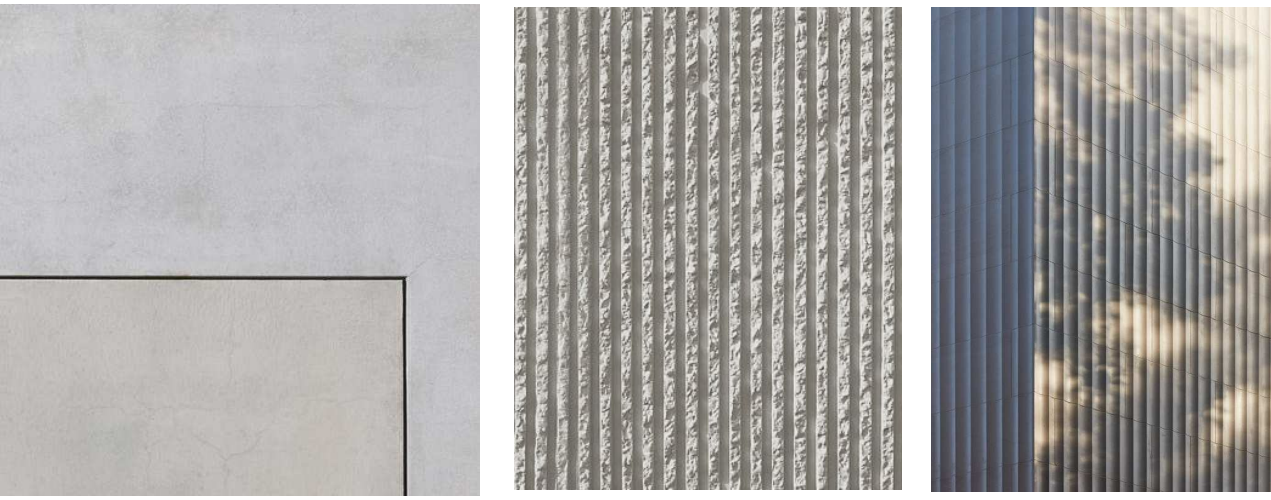
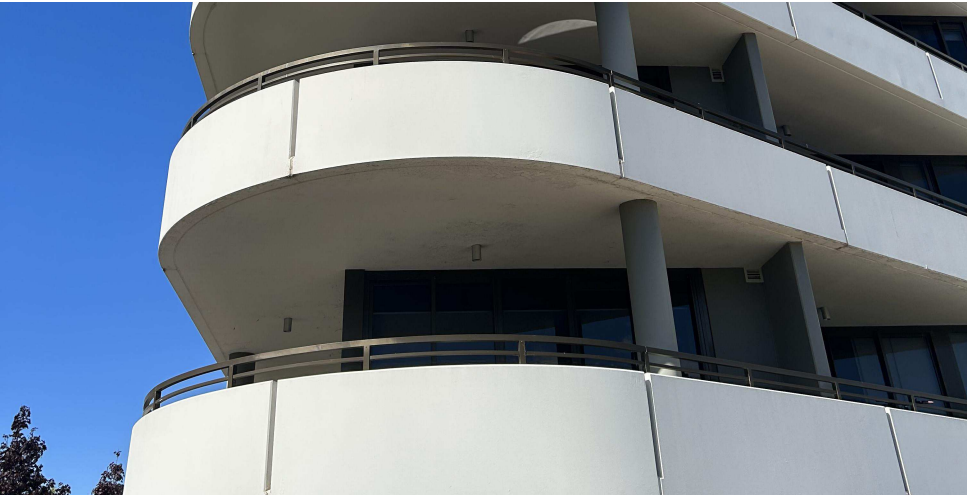


GL:01

BOWRAL BRICK BLEND 50/50 MIX
CAPITOL RED & EMBASSY RED

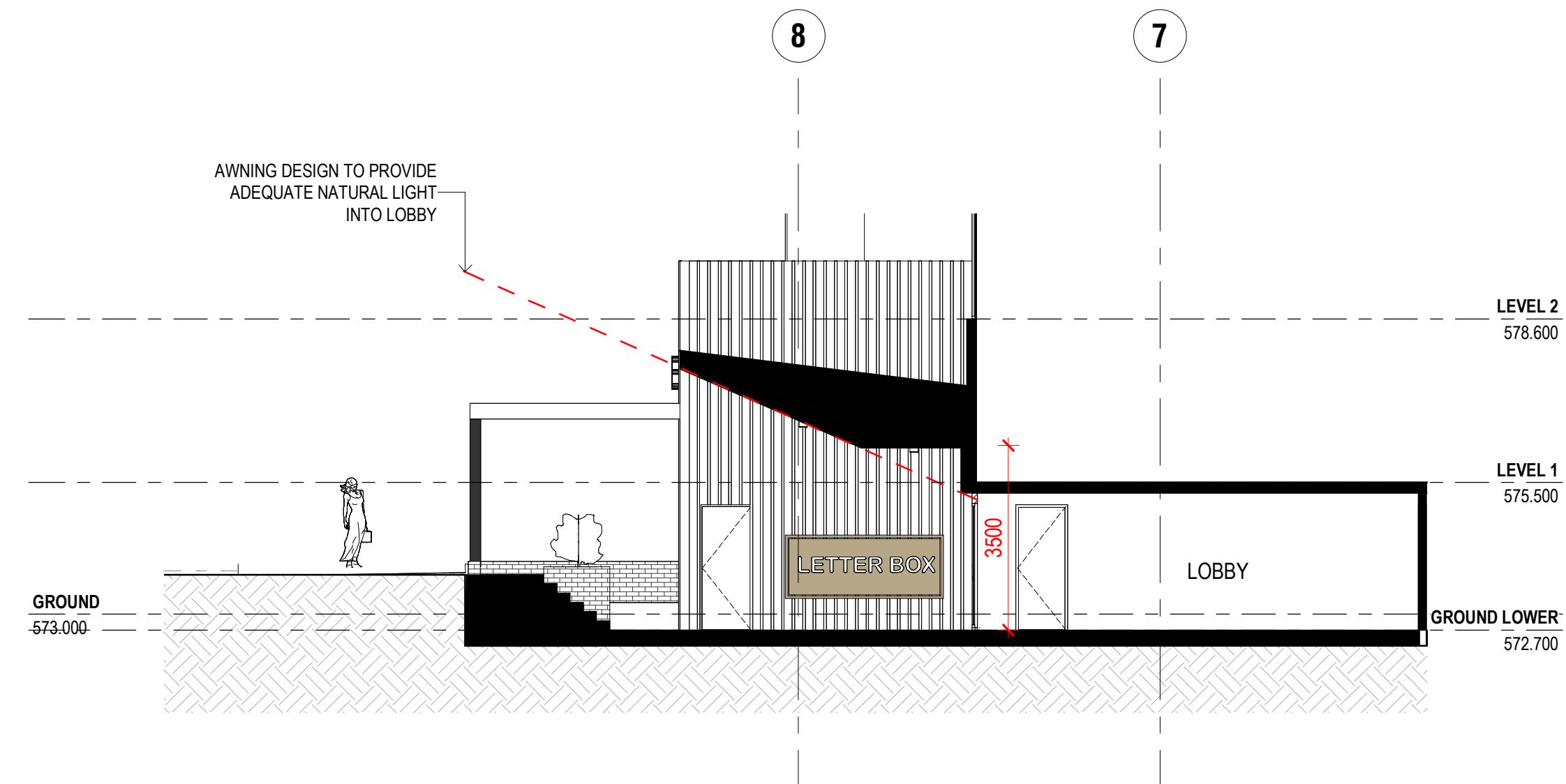


BB:01

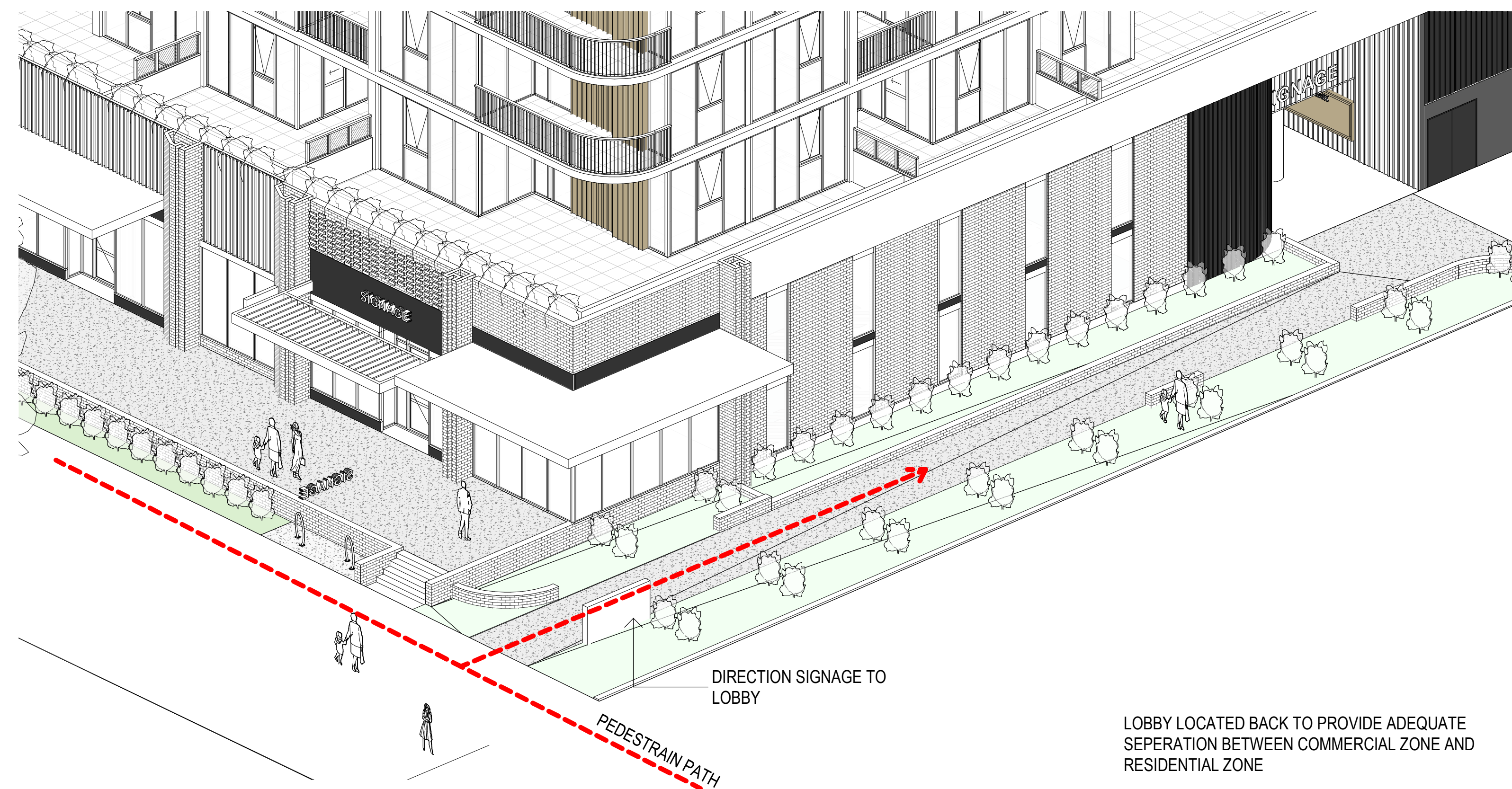


SETBACK
BOTH PROPOSED PODIUM AND RESIDENTIAL
TOWERS ARE PROVIDED WITH ADEQUATE
SETBACKS TO SURROUNDING HERITAGE
BUILDINGS





SECTION - SOUTHERN LOBBY



PERSPECTIVE - NORTHERN LOBBY

LOBBY DIAGRAM