



DRAWING LIST

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|---------|-----------------------------|------|
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| TP01.00 | Basement 3 | - |
| TP01.01 | Basement 2 | - |
| TP01.02 | Basement 1 | - |
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| TP01.04 | Level 1 | A |
| TP01.05 | Levels 2-3 | A |
| TP01.06 | Levels 4-5 | A |
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| TP01.08 | Roof / Roof Services Plan | B |
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DEVELOPMENT APPLICATION

| Revisions | Date | Description | Author |
|-----------|------------|-------------------------|--------|
| - | 25.03.2022 | Development Application | JC |
| A | 05.10.2022 | Response to RF1 | KW |
| B | 06.10.2022 | Response to RF1 | KW |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Cover Sheet**

Project No. / **220027** Date / **06.10.2022** Author / **KW** Scale: @ A1

Drawing No. / **TP00.00 B**

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DEVELOPMENT APPLICATION

Revisions / 25.03.2022 Development Application

| Abbreviations: | |
|----------------|--|
| JC | BOLLARD |
| BOL | BIKE RACK |
| BR1 | COLUMN TO ENGINEERS DETAILS |
| COL | COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS |
| COMMS | DOWNPIPES |
| DP | ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS |
| ELEC | FIRE EXTINGUISHER |
| F.E. | FIRE HOSE REEL |
| FHR | TERRACE |
| T | PHOTOVOLTAIC PANEL |
| PV | |
| ST | STORE |
| ERV | ENERGY RECOVERY VENTILATOR |
| TPZ | TREE PROTECTION ZONE |
| TEL | TELECOMMUNICATIONS BOX |
| W | WINDOW |
| PP | POWER POLE |
| XO | KERB CROSSING |
| BOH | BACK OF HOUSE |
| DCP | DEVELOPMENT CONTROL PLAN |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Demolition Plan**

Project No / **220027** Date / **25.03.2022** Author / **JC**

Scale: @ A1 / **1 : 200**

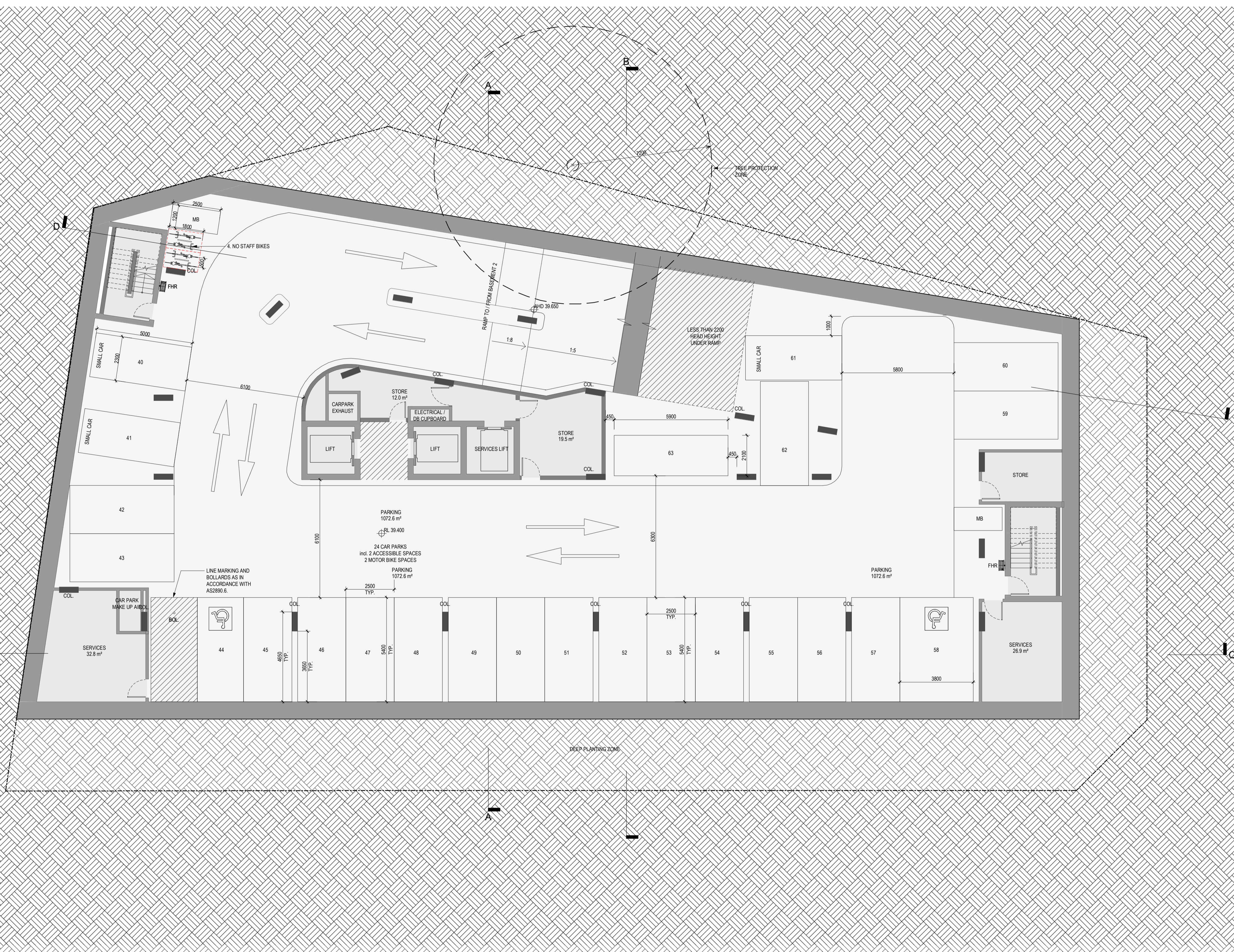
Drawing No. / **TP00.03**



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DEVELOPMENT APPLICATION

Revisions / 25.03.2022 Development Application JC

Project / **28-32 SOMERSET STREET, KINGSWOOD**
28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Basement 3**

Project No. / **220027** Date / **25.03.2022** Author / **JC**

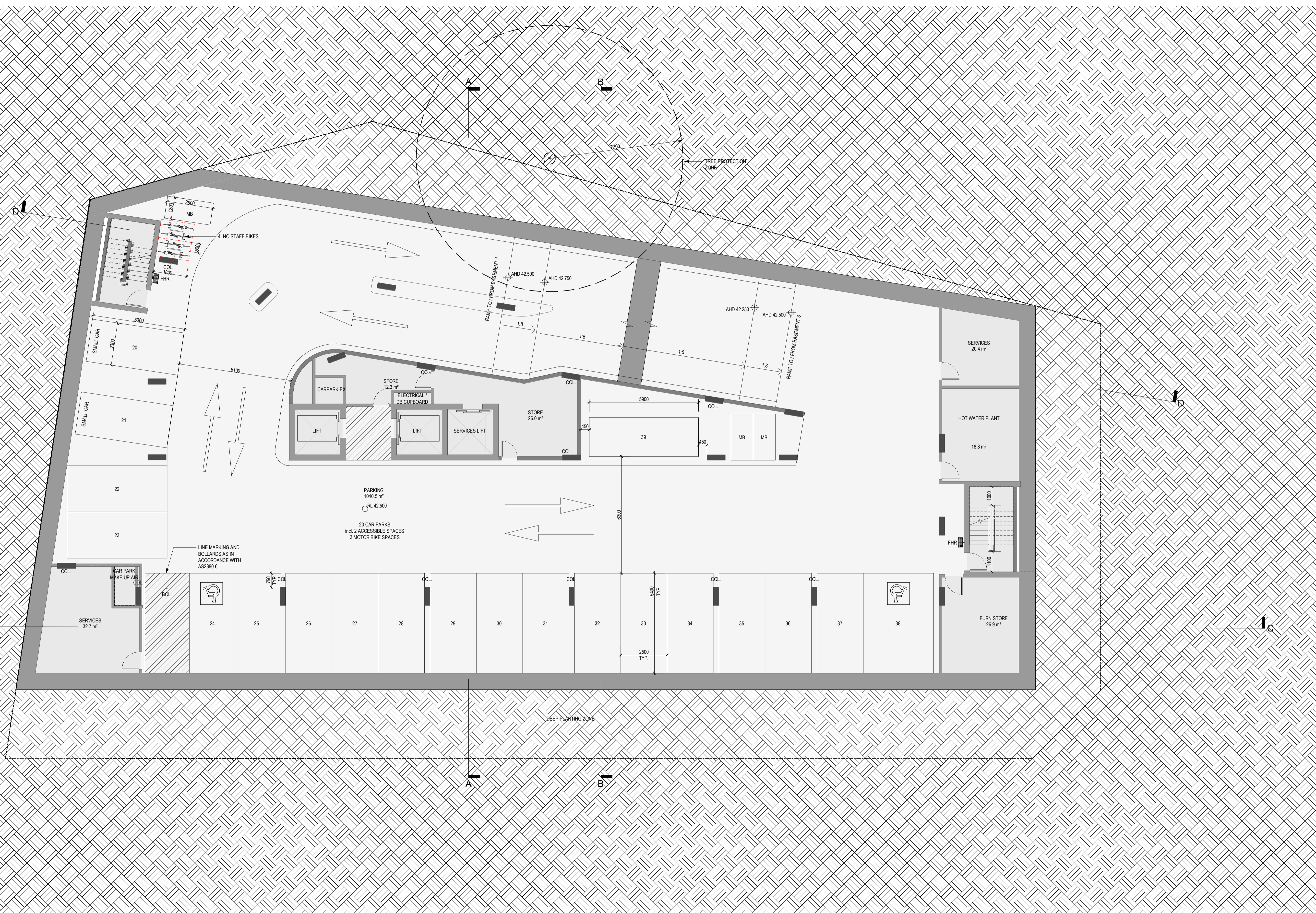
Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.00**

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| Abbreviations | |
|---------------|--|
| JC | BOLLARD |
| BOL | BIKE RACK |
| BR1 | COLUmn TO ENGINEERS DETAILS |
| COL | COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS |
| COMMS | DOWNPIPES |
| DP | ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS |
| ELEC | FIRE EXTINGUISHER |
| F.E. | FIRE HOSE REEL |
| FHR | TERRACE |
| T | PHOTOVOLTAIC PANEL |
| PV | |
| ST | STORE |
| ERV | ENERGY RECOVERY VENTILATOR |
| TFZ | TREE PROTECTION ZONE |
| TEL | TELECOMMUNICATIONS BOX |
| W | WINDOW |
| PP | POWER POLE |
| KD | KERB CROSSING |
| BOH | BACK OF HOUSE |
| DCP | DEVELOPMENT CONTROL PLAN |

Project **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing **Basement 2**

Project No. **220027** Date **25.03.2022** Author **JC**

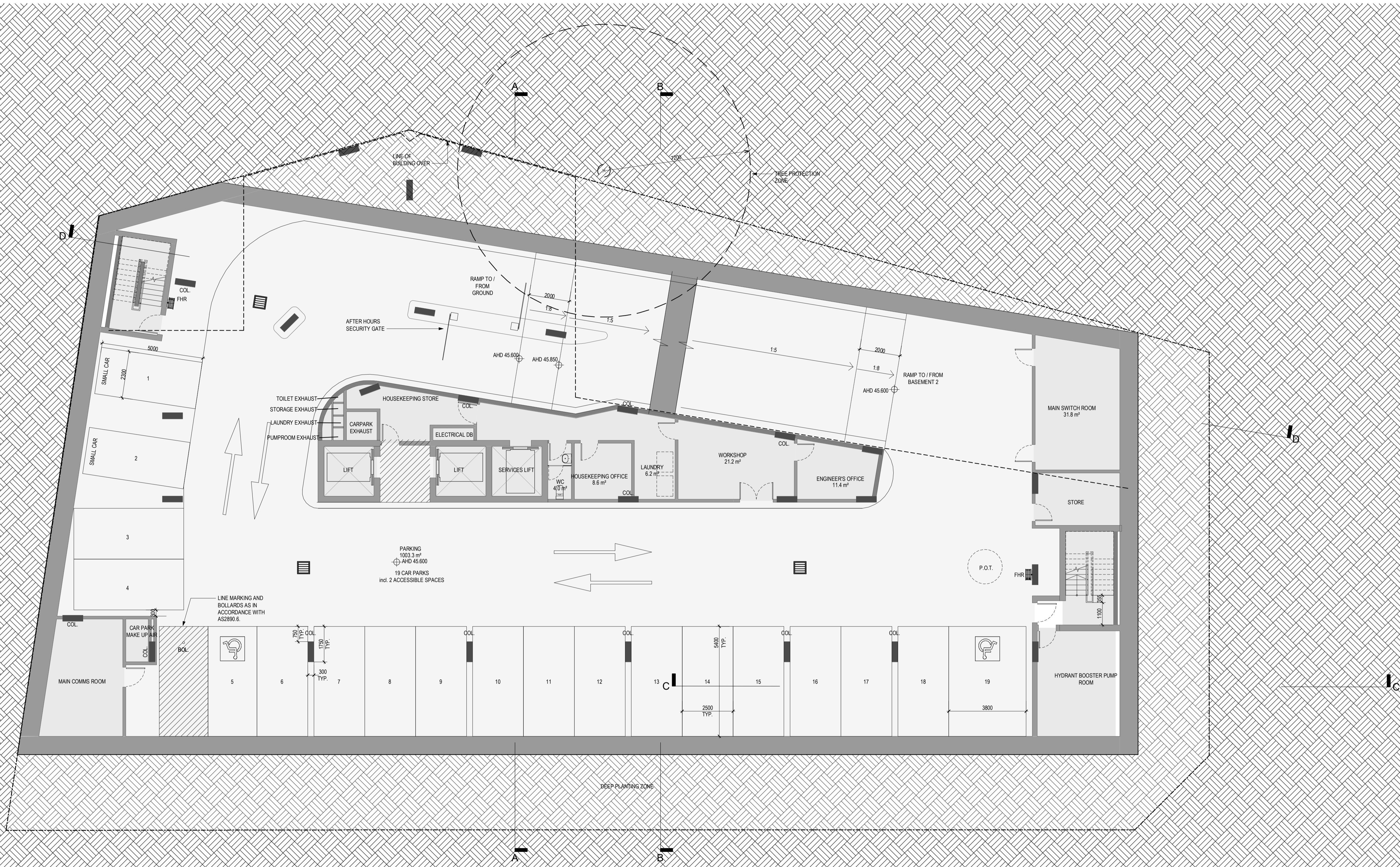
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Drawing No. **TP01.01**



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DEVELOPMENT APPLICATION

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| | | | |
|--------|--|--------|---|
| JC | Abbreviations: | ST | STORE |
| BOL | BOLLARD | ERV | ENERGY RECOVERY VENTILATOR |
| BR1 | BIKE RACK | TPZ | TREE PROTECTION ZONE |
| COL | COLUMN TO ENGINEERS DETAILS | TEL | TELECOMMUNICATIONS BOX |
| COMMS | COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS | W | WINDOW |
| DP | DOWNPIPES | ELEC | ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS |
| F.E. | FIRE EXTINGUISHER | F.H.R. | FIRE EXTINGUISHER |
| F.H.R. | FIRE HOSE REEL | T | TERRACE |
| PV | PHOTOVOLTAIC PANEL | DCP | DEVELOPMENT CONTROL PLAN |

Project **28-32 SOMERSET STREET, KINGSWOOD**
28-32 SOMERSET STREET, KINGSWOOD

Drawing **Basement 1**

Project No. **220027** Date **25.03.2022** Author **JC**

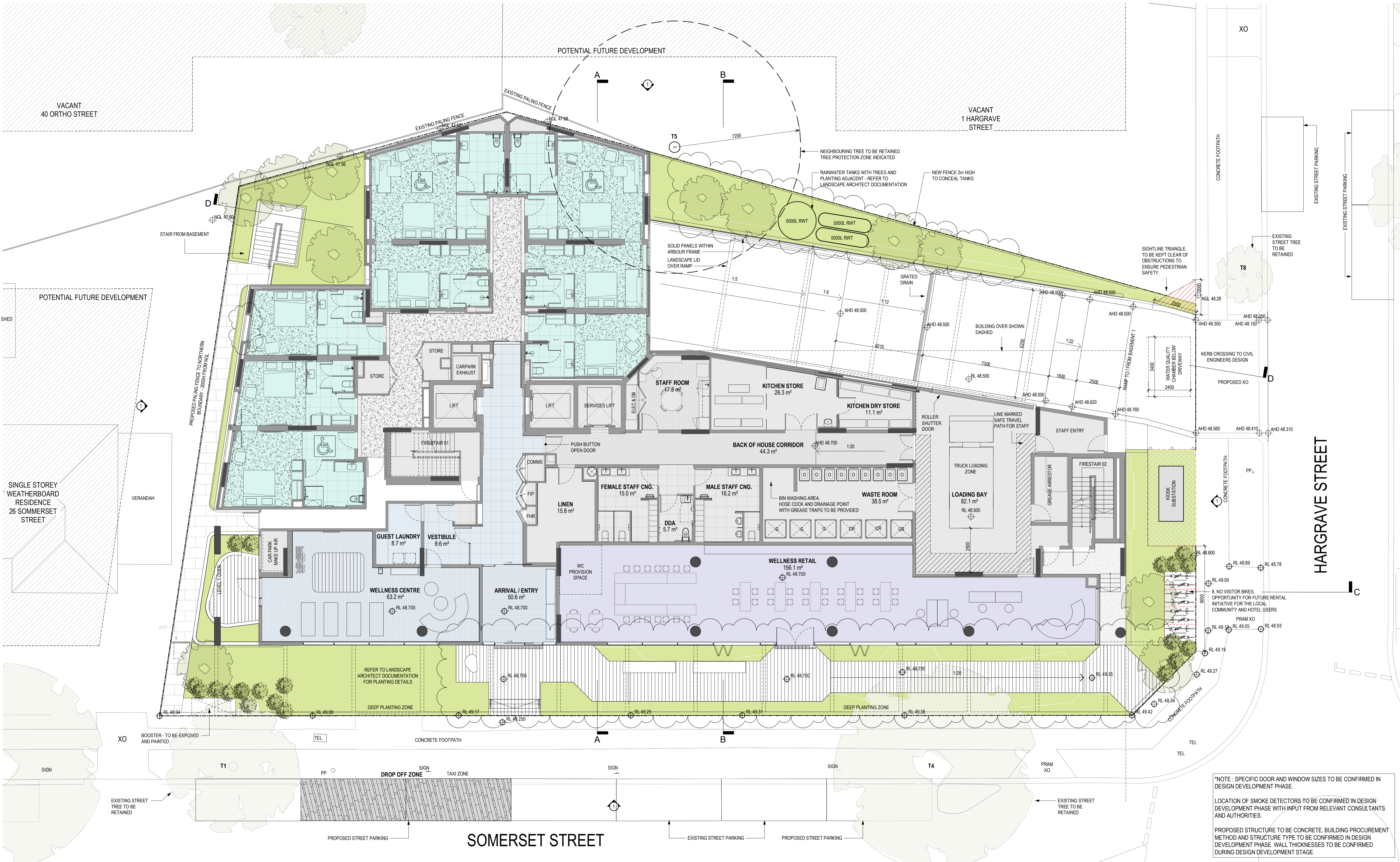
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 PROPOSED STRUCTURE TO BE CONCRETE. BUILDING PROCUREMENT METHOD AND STRUCTURE TYPE TO BE CONFIRMED IN DESIGN DEVELOPMENT PHASE. WALL THICKNESSES TO BE CONFIRMED DURING DESIGN DEVELOPMENT STAGE.

DEVELOPMENT APPLICATION

Revisions / - 25.03.2022 Development Application
 A 05.10.2022 Response to RFI

| Abbreviations | |
|---------------|--|
| JC | BOLLARD |
| KW | BIKE RACK |
| | COLUMN TO ENGINEERS DETAILS |
| | COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS |
| | DOWNPIPES |
| | ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS |
| | FIRE EXTINGUISHER |
| | FIRE HOSE REEL |
| | TERRACE |
| | PHOTOVOLTAIC PANEL |
| ST | STORE |
| ERV | ENERGY RECOVERY VENTILATOR |
| TPZ | TREE PROTECTION ZONE |
| TEL | TELECOMMUNICATIONS BOX |
| W | WINDOW |
| PP | POWER POLE |
| XO | KERB CROSSING |
| BOH | BACK OF HOUSE |
| DCP | DEVELOPMENT CONTROL PLAN |

Project **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing **Ground**

Project No **220027** Date **05.10.2022** Author **KW** Scale: @ A1 **1 : 100**

Drawing No **TP01.03 A**



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DEVELOPMENT APPLICATION

Revisions / - 25.03.2022 Development Application
 A 05.10.2022 Response to RF1

JC
 KW

Abbreviations:
 BOL BOLLARD
 BR1 BIKE RACK
 COL COLUMN TO ENGINEERS DETAILS
 COMMS COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS
 DP DOWNPIPES
 ELEC ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS
 F.E. FIRE EXTINGUISHER
 FHR FIRE HOSE REEL
 T TERRACE
 PV PHOTOVOLTAIC PANEL

ST STORE
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 W WINDOW
 PP POWER POLE
 XO KERB CROSSING
 BOH BACK OF HOUSE
 DCP DEVELOPMENT CONTROL PLAN

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

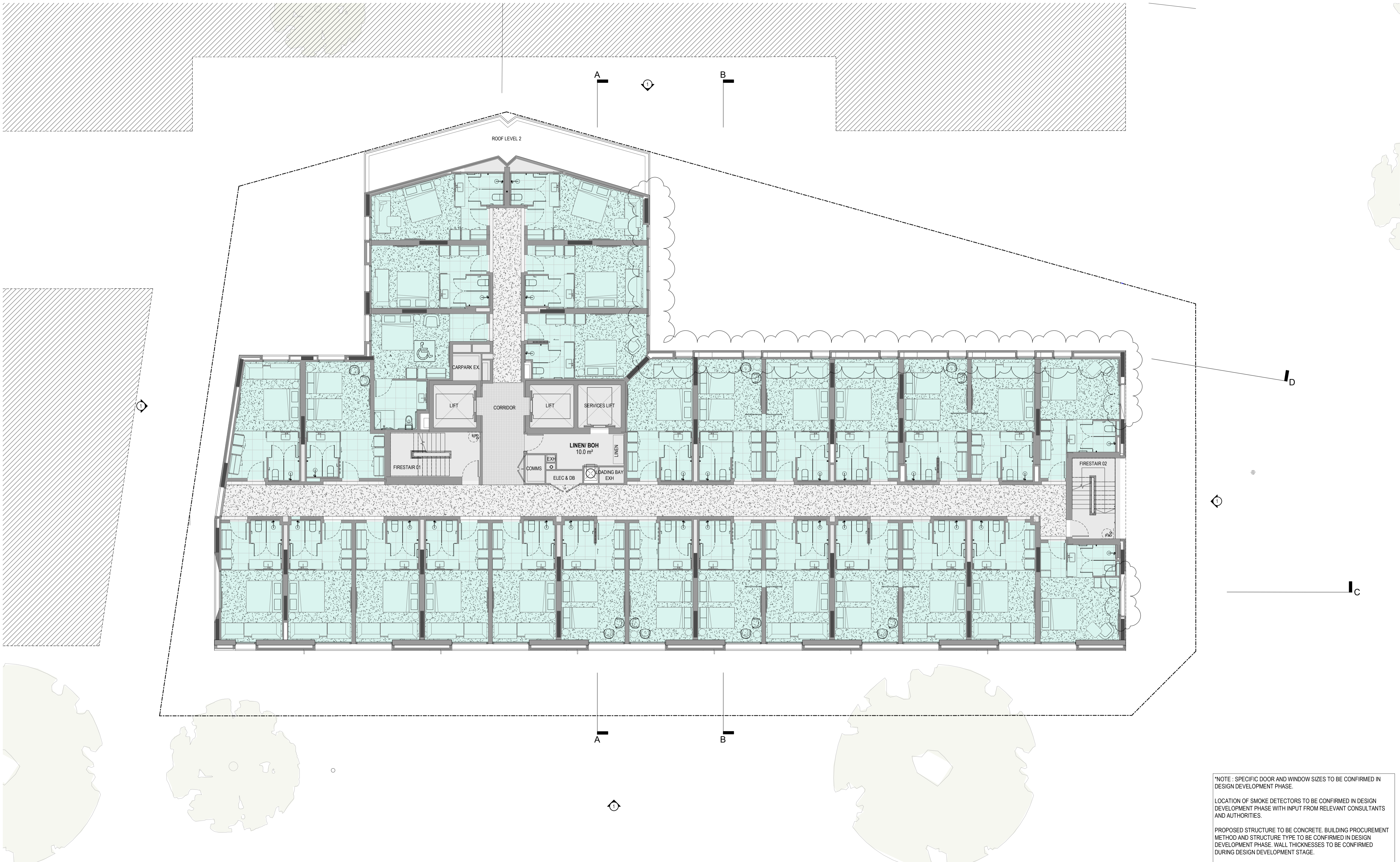
Drawing / **Level 1**

Project No / **220027** Date / **05.10.2022** Author / **KW** Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.04 A**

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Revisions / - 25.03.2022 Development Application
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| | | | | |
|----|-------|--|-----|----------------------------|
| JC | BOL | BOLLARD | ST | STORE |
| KW | BR1 | BIKE RACK | ERV | ENERGY RECOVERY VENTILATOR |
| | COL | COLUMN TO ENGINEERS DETAILS | TPZ | TREE PROTECTION ZONE |
| | COMMS | COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS | TEL | TELECOMMUNICATIONS BOX |
| | DP | DOWNPIPES | W | WINDOW |
| | ELEC | ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS | PP | POWER POLE |
| | F.E. | FIRE EXTINGUISHER | XO | KERB CROSSING |
| | FHR | FIRE HOSE REEL | BOH | BACK OF HOUSE |
| | T | TERRACE | DCP | DEVELOPMENT CONTROL PLAN |
| | PV | PHOTOVOLTAIC PANEL | | |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Levels 2-3**

Project No / **220027** Date / **05.10.2022** Author / **KW** Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.05 A**

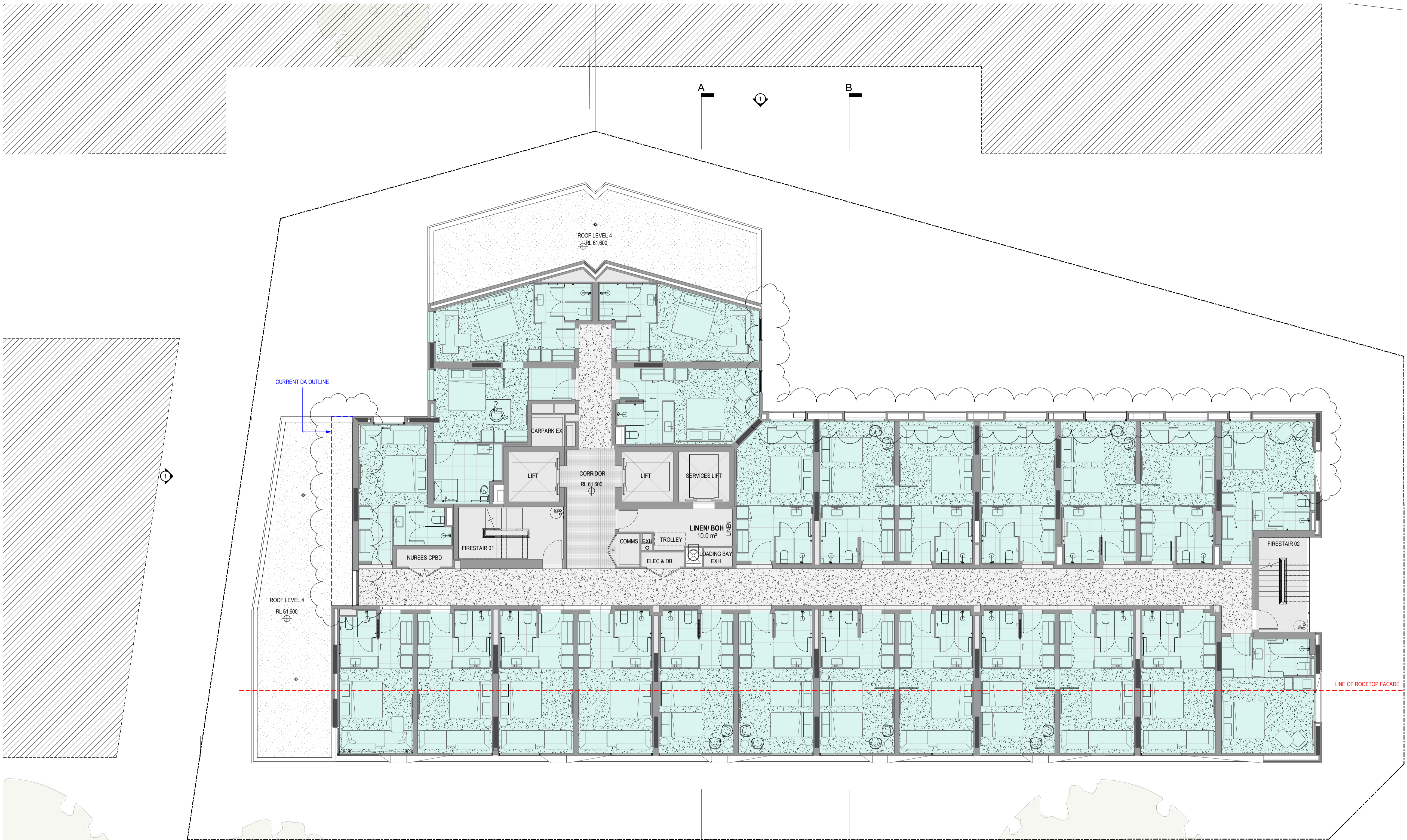
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LOCATION OF SMOKE DETECTORS TO BE CONFIRMED IN DESIGN DEVELOPMENT PHASE WITH INPUT FROM RELEVANT CONSULTANTS AND AUTHORITIES.

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DEVELOPMENT APPLICATION

Revisions / - 25.03.2022 Development Application
 A 05.10.2022 Response to RF1

JC
 KW

Abbreviations:
 BOL BOLLARD
 BR1 BIKE RACK
 COL COLUMN TO ENGINEERS DETAILS
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 F.E. FIRE EXTINGUISHER
 FHR FIRE HOSE REEL
 T TERRACE
 PV PHOTOVOLTAIC PANEL

ST STORE
 ERV ENERGY RECOVERY VENTILATOR
 TPZ TREE PROTECTION ZONE
 TEL TELECOMMUNICATIONS BOX
 W WINDOW
 PP POWER POLE
 XO KERB CROSSING
 BOH BACK OF HOUSE
 DCP DEVELOPMENT CONTROL PLAN

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

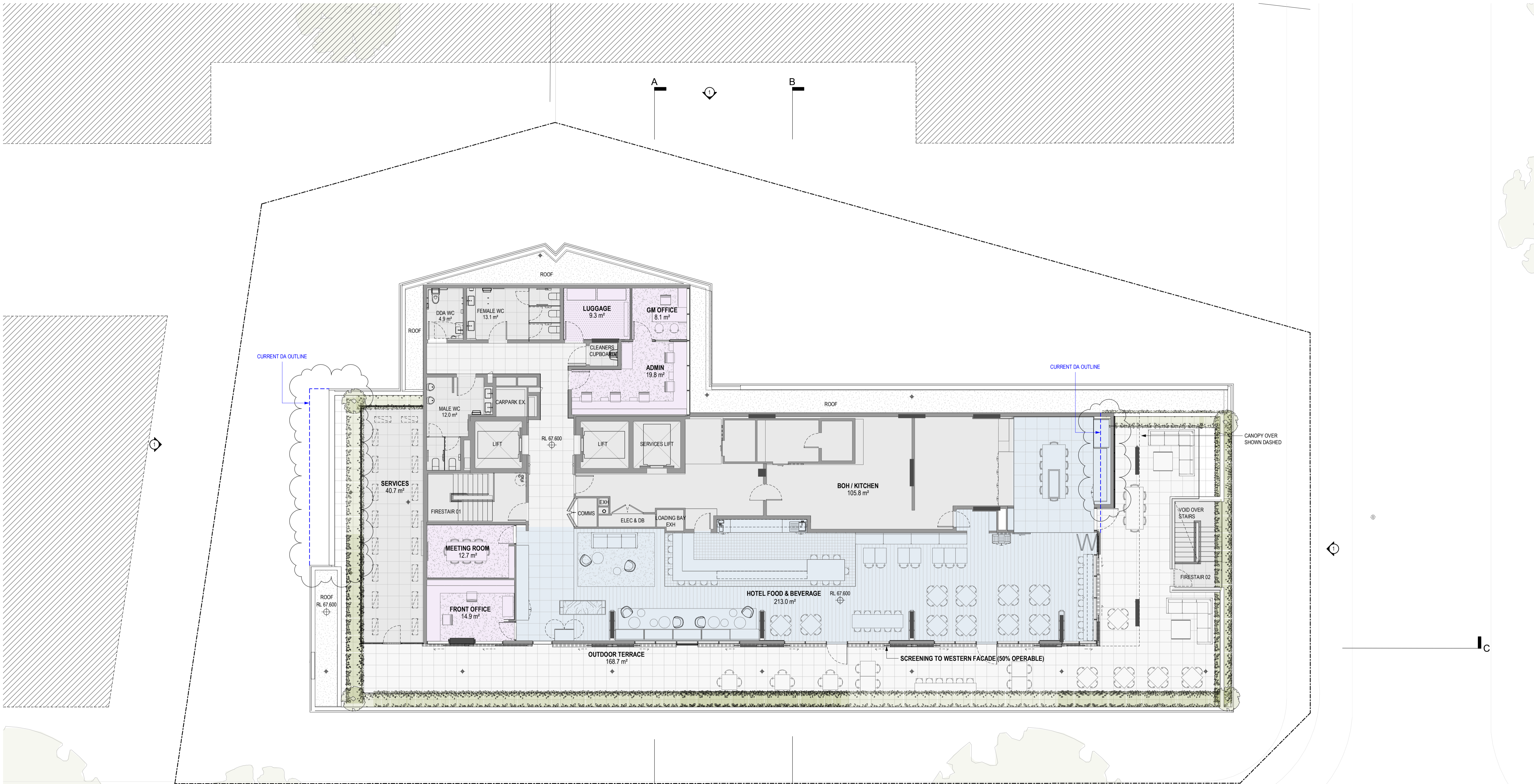
Drawing / **Levels 4-5**

Project No / **220027** Date / **05.10.2022** Author / **KW** Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.06 A**

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DEVELOPMENT APPLICATION

Revisions / - 25.03.2022 Development Application
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 XO KERB CROSSING
 BOH BACK OF HOUSE
 DCP DEVELOPMENT CONTROL PLAN

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Rooftop**

Project No / **220027** Date / **05.10.2022** Author / **KW**

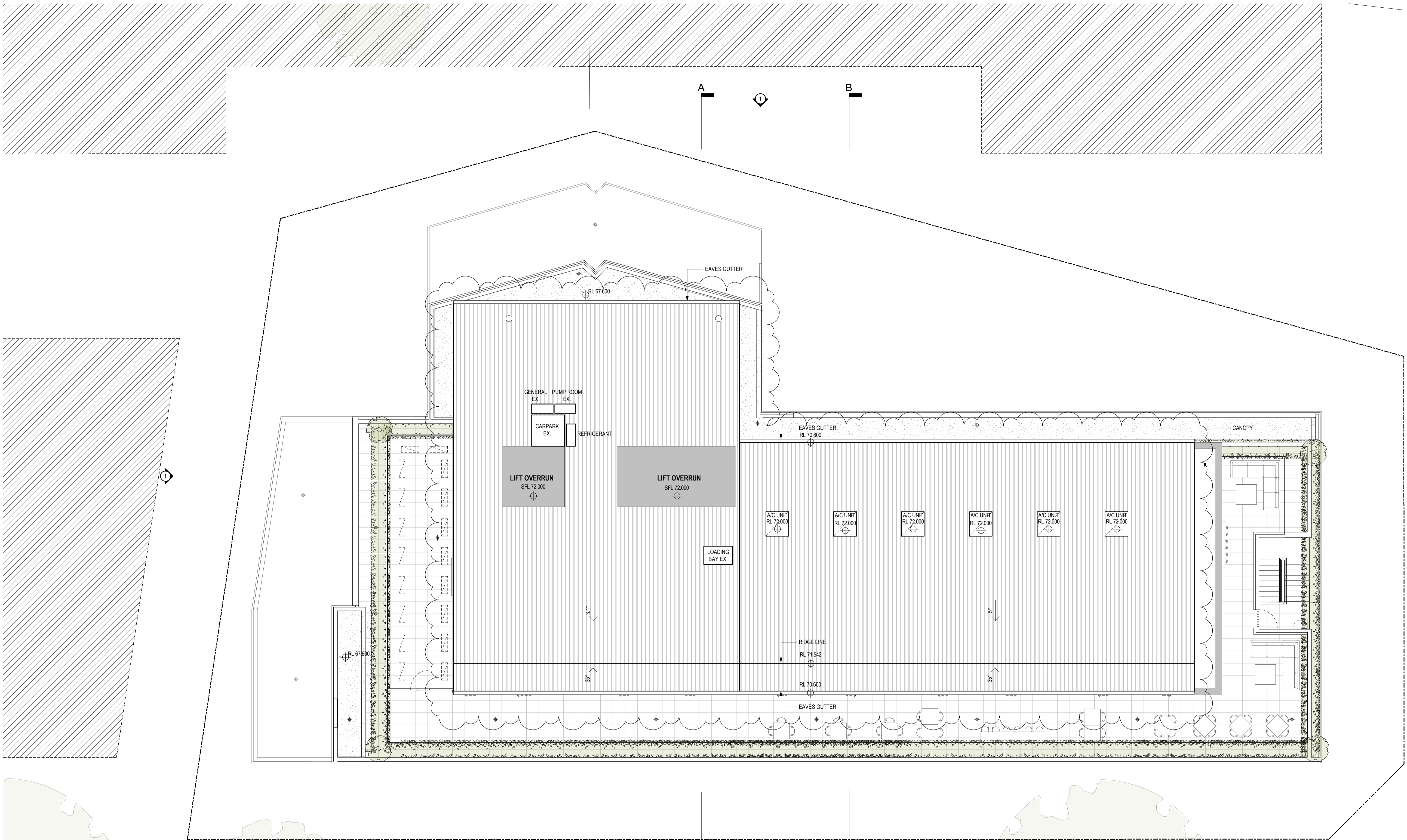
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DEVELOPMENT APPLICATION

| Revisions | Date | Description |
|-----------|------------|-------------------------|
| - | 25.03.2022 | Development Application |
| A | 05.10.2022 | Response to RF1 |
| B | 06.10.2022 | Response to RF1 |

| Abbreviations | Meaning |
|---------------|--|
| JC | BOLLARD |
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| F.E. | FIRE EXTINGUISHER |
| FHR | FIRE HOSE REEL |
| T | TERRACE |
| PV | PHOTOVOLTAIC PANEL |

| Abbreviations | Meaning |
|---------------|----------------------------|
| ST | STORE |
| ERV | ENERGY RECOVERY VENTILATOR |
| TPZ | TREE PROTECTION ZONE |
| TEL | TELECOMMUNICATIONS BOX |
| W | WINDOW |
| PP | POWER POLE |
| XO | KERB CROSSING |
| BOH | BACK OF HOUSE |
| DCP | DEVELOPMENT CONTROL PLAN |

Project **28-32 SOMERSET STREET, KINGSWOOD**
28-32 SOMERSET STREET, KINGSWOOD

Drawing **Roof / Roof Services Plan**

Project No **220027** Date **06.10.2022** Author **KW**

Scale: @ A1 **1 : 100**

Drawing No **TP01.08 B**

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DEVELOPMENT APPLICATION

Revisions / - 25.03.2022 Development Application JC
 A 05.10.2022 Response to RF1 KW
 B 06.10.2022 Response to RF1 KW

Materials

| | | | |
|------|---|------|--------------------------------|
| MF01 | METAL FINISH - DARK GREY | MC01 | APPLIED FINISH - LIGHT GREY |
| MF02 | METAL FINISH - LIGHT GREY | MC01 | APPLIED FINISH - COPPER COLOUR |
| MF03 | METAL FINISH - LIGHT GREY - GRID SCREEN | BK01 | GLASS BLOCKWORK |
| GT01 | GLAZING - CLEAR | | |
| GT02 | GLAZING - GREY TINT | | |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing / **North Elevation**

Project No / **220027** Date / **06.10.2022** Author / **KW**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.01 B**

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DEVELOPMENT APPLICATION

Revisions /
 - 25.03.2022 Development Application
 A 05.10.2022 Response to RF1
 B 06.10.2022 Response to RF1

JC
 KW
 KW

Materials

- | | | | |
|------|---|------|--------------------------------|
| MF01 | METAL FINISH - DARK GREY | MC01 | APPLIED FINISH - LIGHT GREY |
| MF02 | METAL FINISH - LIGHT GREY | MC01 | APPLIED FINISH - COPPER COLOUR |
| MF03 | METAL FINISH - LIGHT GREY - GRID SCREEN | BK01 | GLASS BLOCKWORK |
| GT01 | GLAZING - CLEAR | | |
| GT02 | GLAZING - GREY TINT | | |

Project /
28-32 SOMERSET STREET, KINGSWOOD
 28-32 SOMERSET STREET, KINGSWOOD

Drawing /
East Elevation

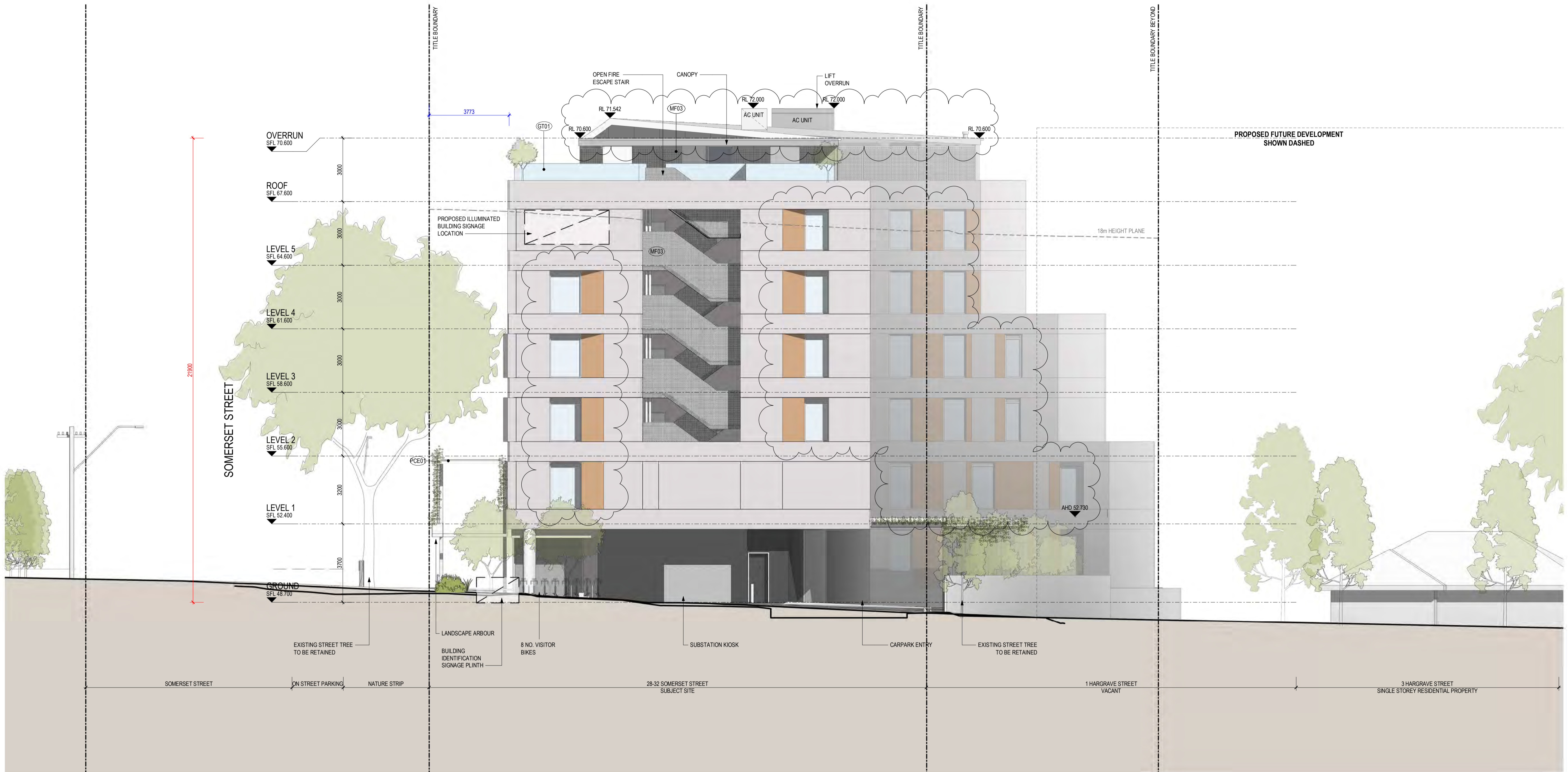
Project No / **220027** Date / **06.10.2022** Author / **KW**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.02 B**

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DEVELOPMENT APPLICATION

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| Materials | |
|-----------|---|
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| MF02 | METAL FINISH - LIGHT GREY |
| MF03 | METAL FINISH - LIGHT GREY - GRID SCREEN |
| GT01 | GLAZING - CLEAR |
| GT02 | GLAZING - GREY TINT |
| MC01 | APPLIED FINISH - LIGHT GREY |
| MC01 | APPLIED FINISH - COPPER COLOUR |
| BK01 | GLASS BLOCKWORK |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing / **South Elevation**

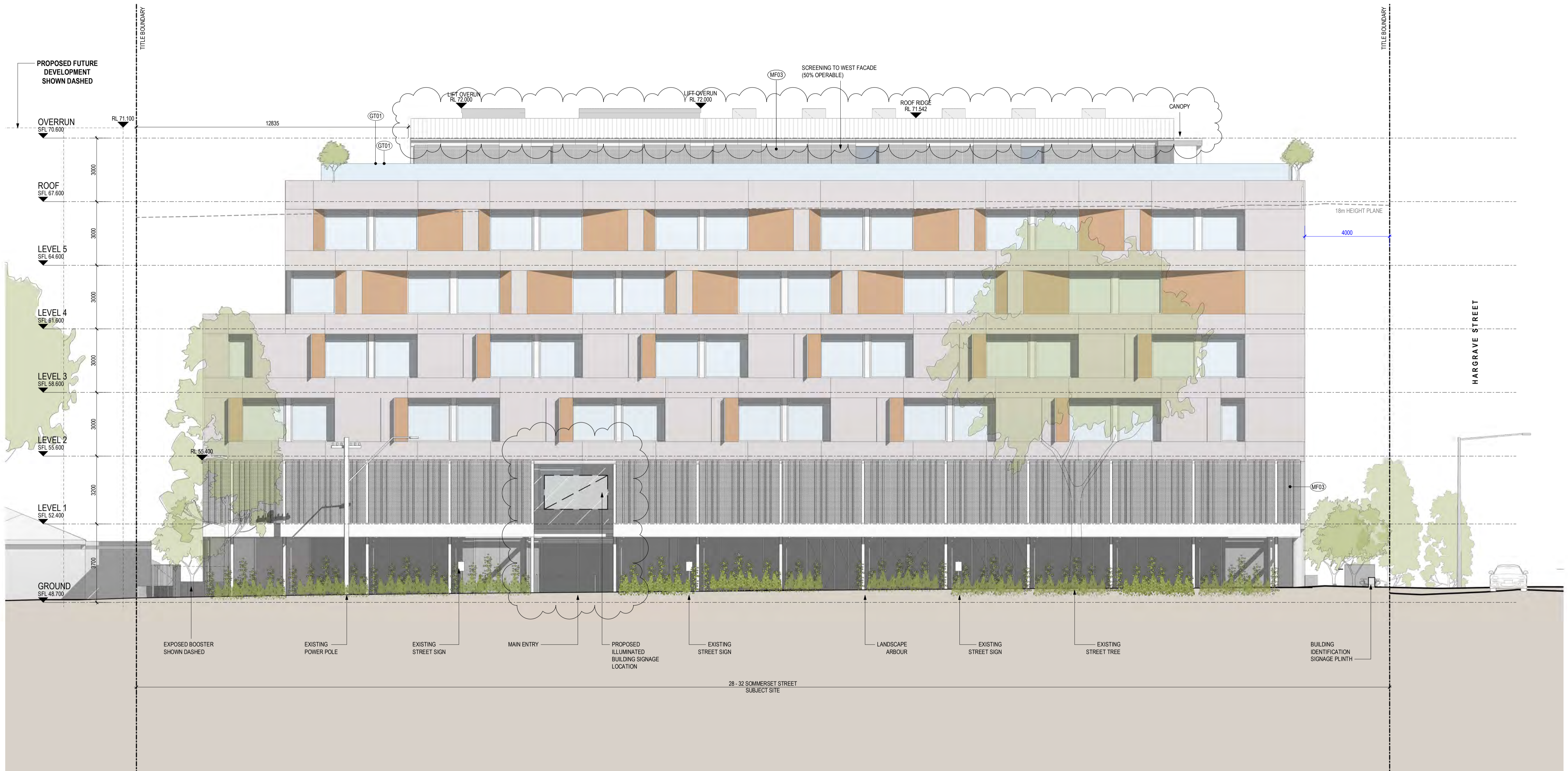
Project No / **220027** Date / **06.10.2022** Author / **KW** Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.03** **B**

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DEVELOPMENT APPLICATION

Revisions / - 25.03.2022 Development Application
 A 05.10.2022 Response to RF1
 B 06.10.2022 Response to RF1

JC
 KW
 KW

Materials

- | | | | |
|------|---|------|--------------------------------|
| MF01 | METAL FINISH - DARK GREY | MC01 | APPLIED FINISH - LIGHT GREY |
| MF02 | METAL FINISH - LIGHT GREY | MC02 | APPLIED FINISH - COPPER COLOUR |
| MF03 | METAL FINISH - LIGHT GREY - GRID SCREEN | BK01 | GLASS BLOCKWORK |
| GT01 | GLAZING - CLEAR | | |
| GT02 | GLAZING - GREY TINT | | |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing / **West Elevation**

Project No / **220027** Date / **06.10.2022** Author / **KW**

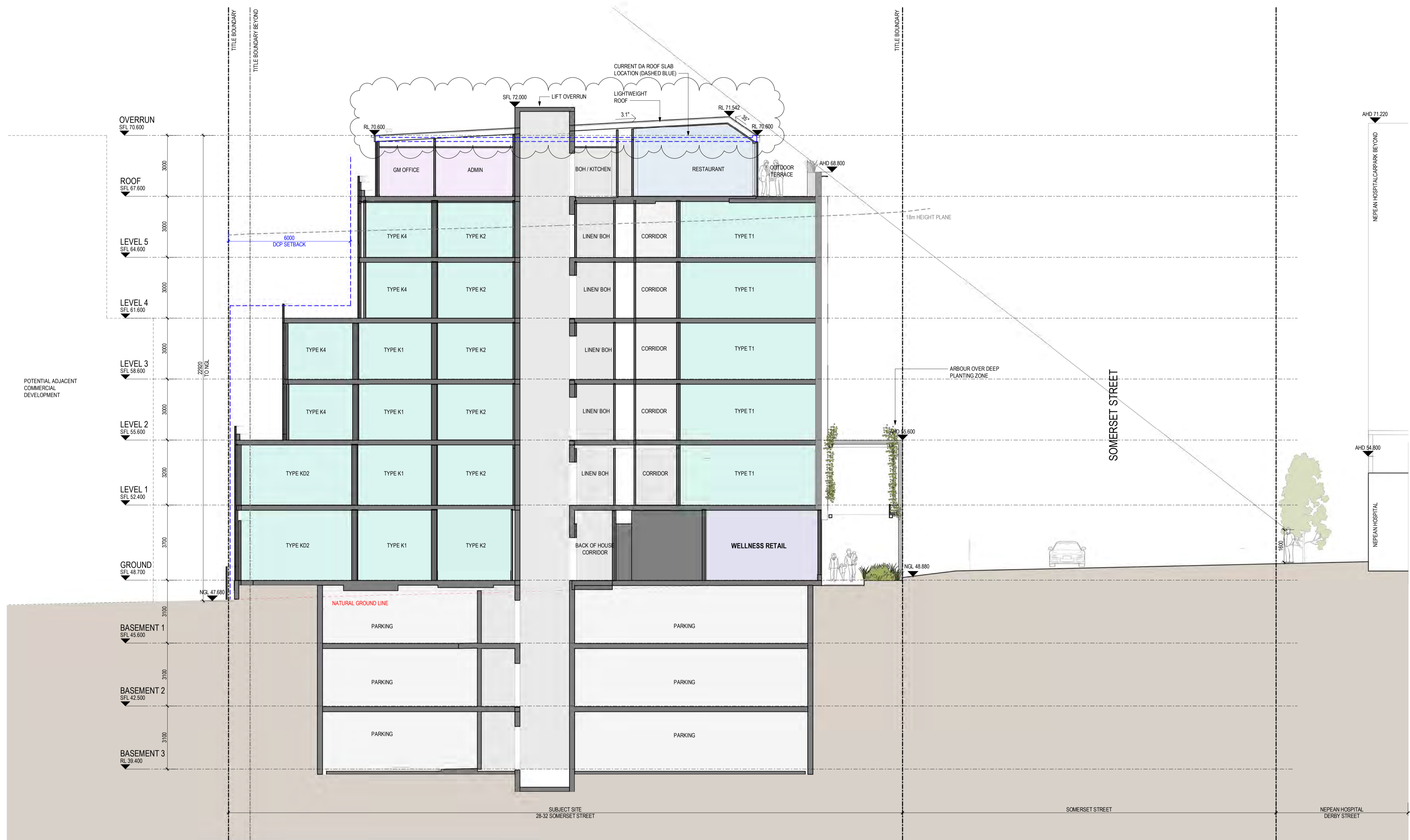
Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.04 B**

*NOTE : SPECIFIC DOOR AND WINDOW SIZES TO BE CONFIRMED DURING DESIGN DEVELOPMENT PHASE.

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NOTE: PROPOSED STRUCTURE TO BE CONCRETE. BUILDING PROCUREMENT METHOD AND STRUCTURE TYPE FOR FLOORS, WALLS AND ROOF TO BE CONFIRMED IN DESIGN DEVELOPMENT PHASE.

DEVELOPMENT APPLICATION

| Revisions | Date | Description | Author |
|-----------|------------|-------------------------|--------|
| - | 25.03.2022 | Development Application | JC |
| A | 05.10.2022 | Response to RF1 | KW |
| B | 06.10.2022 | Response to RF1 | KW |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Section A - A**

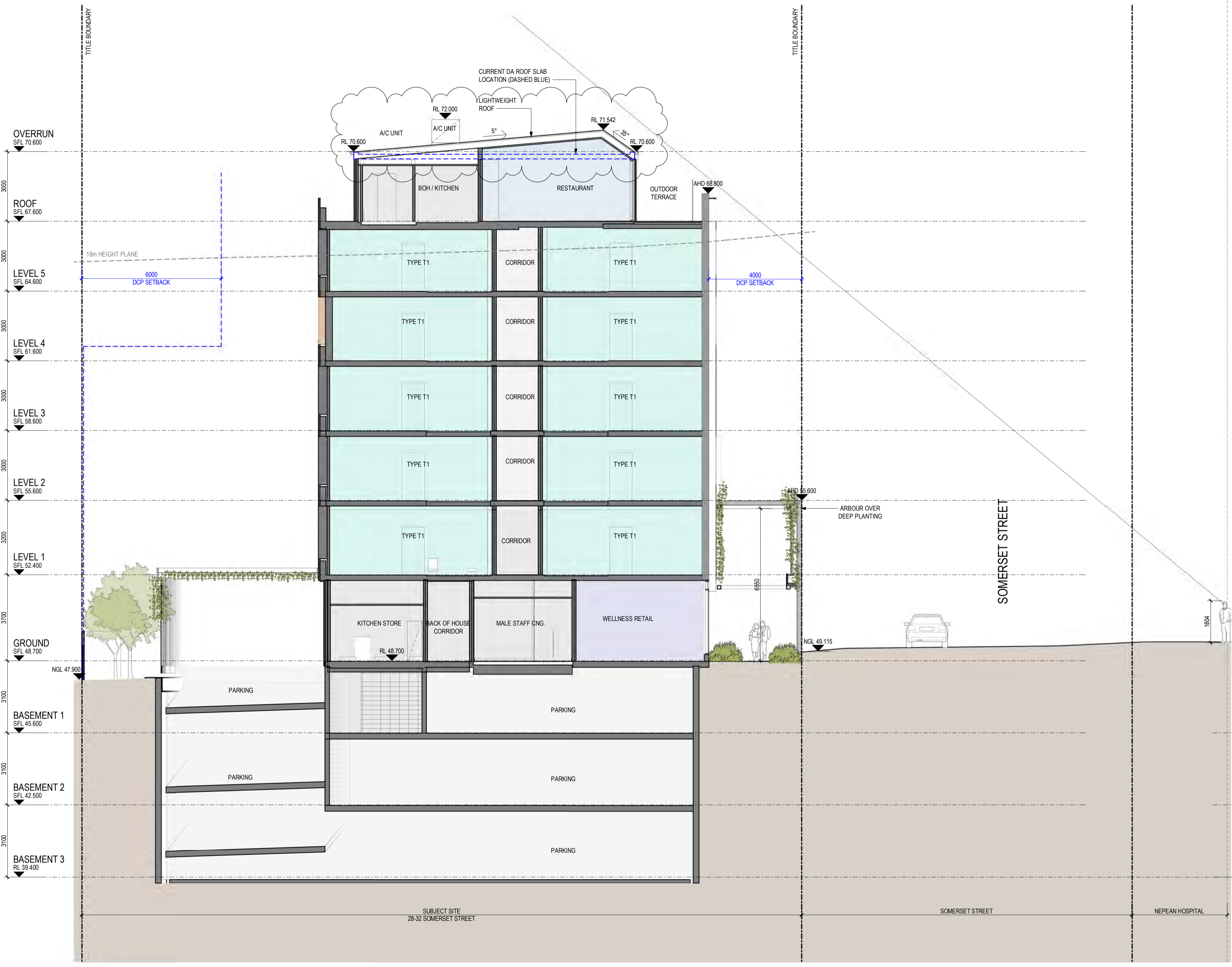
Project No / **220027** Date / **06.10.2022** Author / **KW** Scale: @ A1 / **1 : 100**

Drawing No. / **TP03.01** **B**

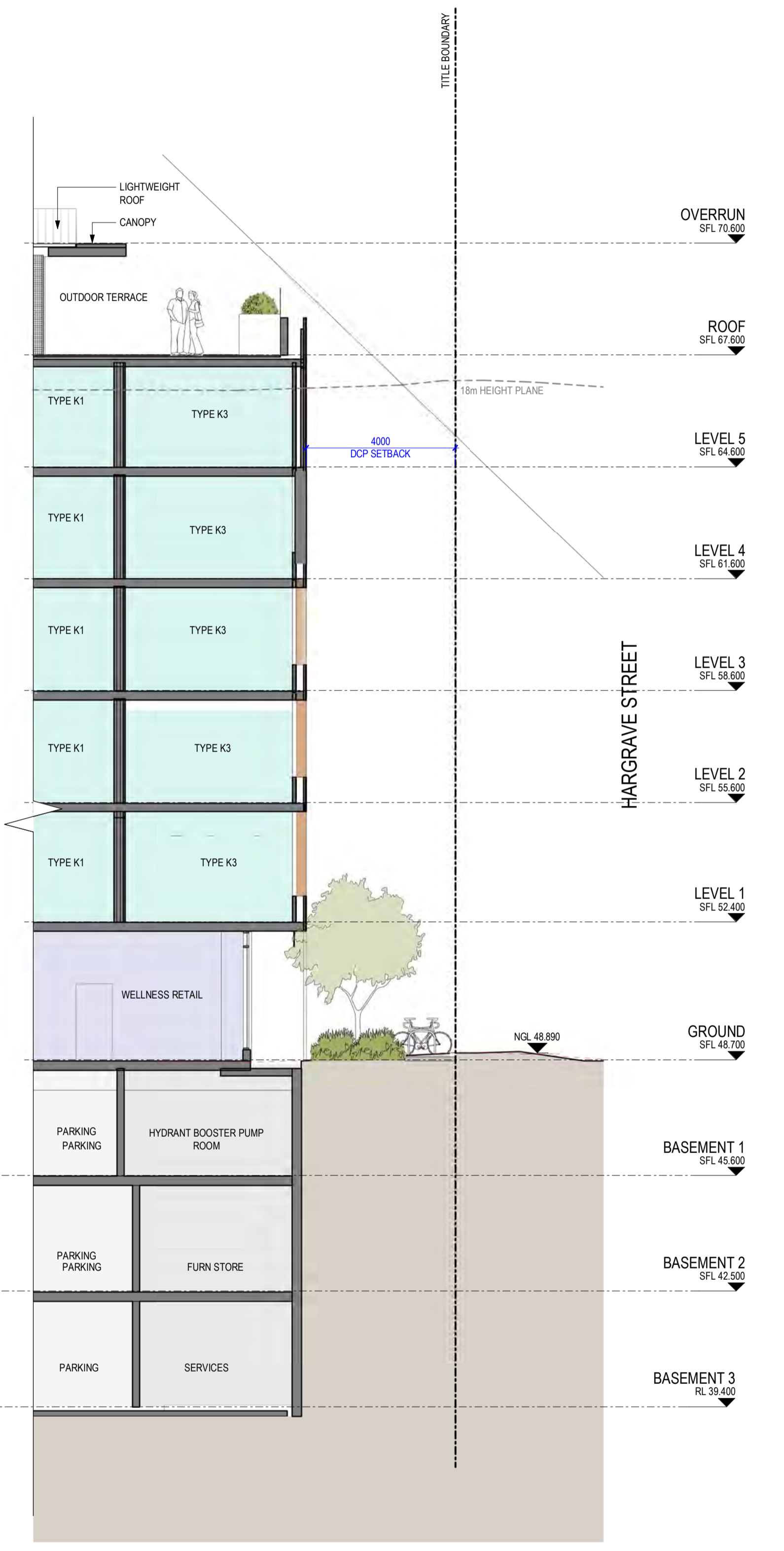


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Section B - B



Section C - C

NOTE: PROPOSED STRUCTURE TO BE CONCRETE. BUILDING PROCUREMENT METHOD AND STRUCTURE TYPE FOR FLOORS, WALLS AND ROOF TO BE CONFIRMED IN DESIGN DEVELOPMENT PHASE.

DEVELOPMENT APPLICATION

| | | | |
|-----------|---|------------------------------------|----|
| Revisions | - | 25.03.2022 Development Application | JC |
| | A | 05.10.2022 Response to RF1 | KW |
| | B | 06.10.2022 Response to RF1 | KW |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Sections B - B & C - C**

Project No / **220027**

Date / **06.10.2022**

Author / **KW**

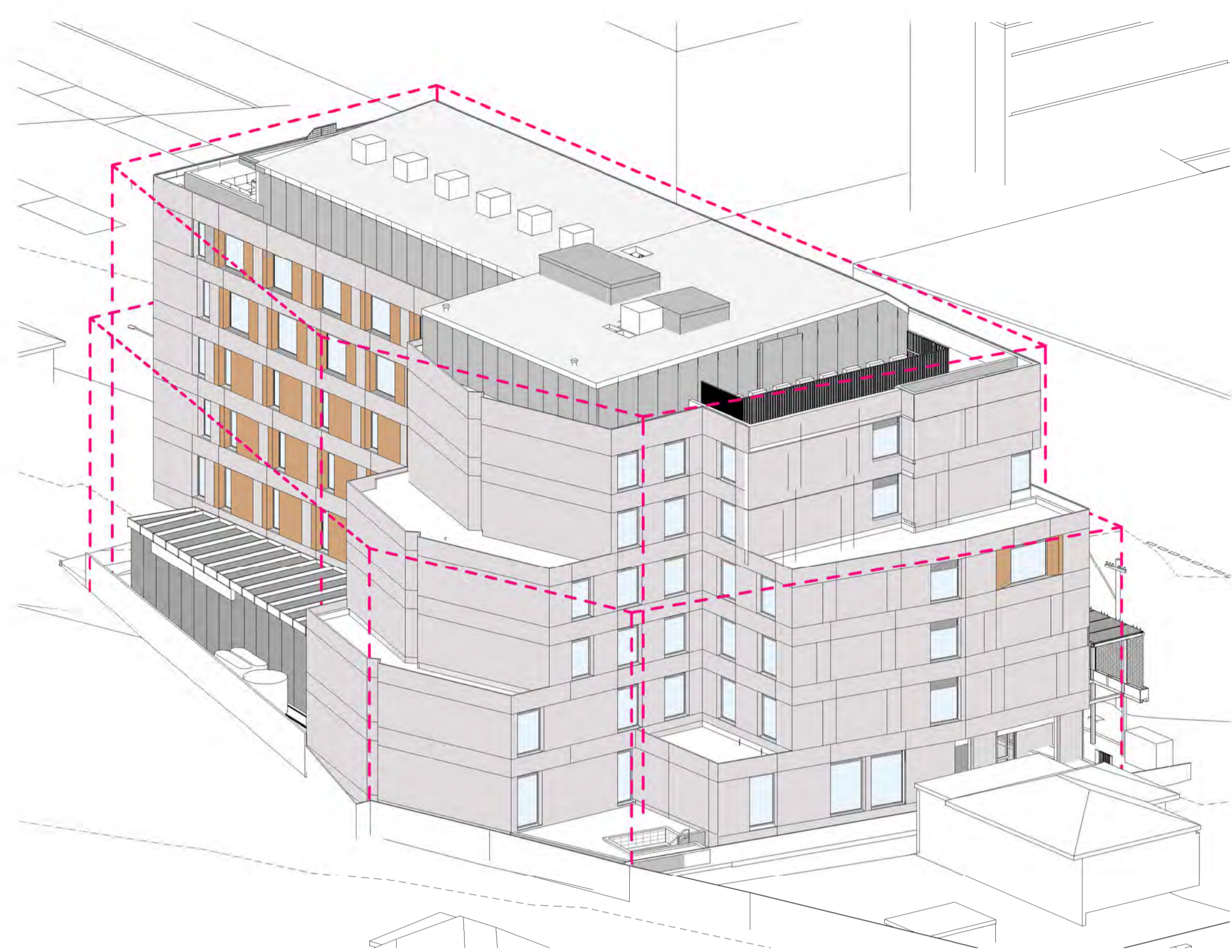
Scale: @ A1 / **1 : 100**

Drawing No. / **TP03.02 B**



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9am Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



PROPOSED SHADOW WITHIN PREVIOUSLY APPROVED DA SHADOW OUTLINE

LEGEND

— APPROVED DA SHADOW OUTLINE

Shadow 9am

PRELIMINARY

| Revisions | Date | Description |
|-----------|------------|-------------------------|
| - | 25.03.2022 | Development Application |
| A | 05.10.2022 | Response to RFI |
| B | 06.10.2022 | Response to RFI |

JC
KW
KW

Project / **28-32 Somerset Street, Kingswood**
28-32 SOMERSET STREET KINGSWOOD

Drawing / **9am Shadows with Overlays**

Project No / **220027** Date / **06.10.2022** Author / **KW**

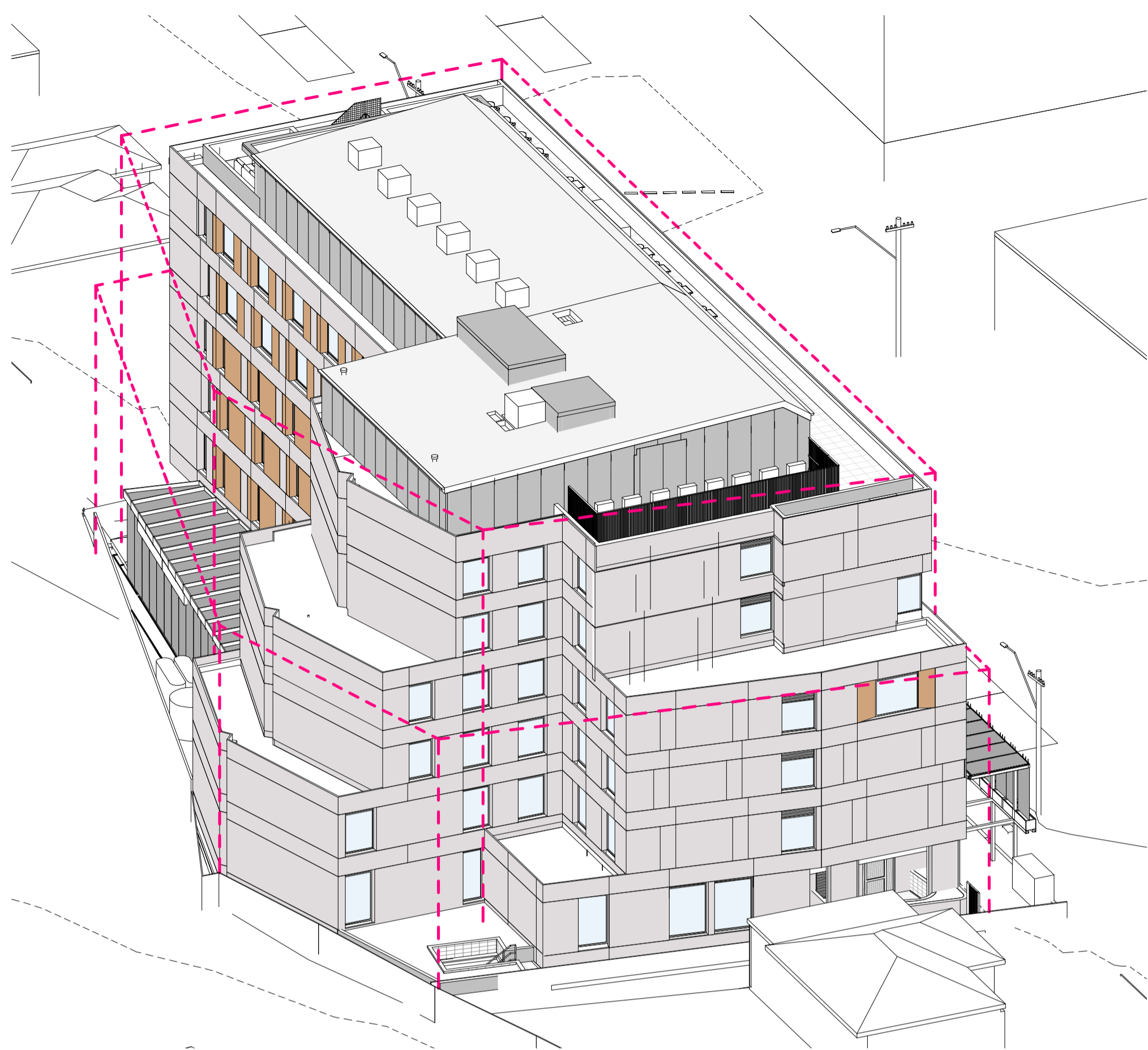
Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.11 B**

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10am Winter Solstice - View from Sun

LEGEND:
 - - - DCP OUTLINE



Shadow 10am

PROPOSED SHADOW WITHIN PREVIOUSLY APPROVED DA SHADOW OUTLINE

LEGEND
 - - - APPROVED DA SHADOW OUTLINE

PRELIMINARY

| | | | | |
|-----------|---|------------|-------------------------|----|
| Revisions | - | 25.03.2022 | Development Application | JC |
| | A | 05.10.2022 | Response to RFI | KW |
| | B | 06.10.2022 | Response to RFI | KW |

Project / **28-32 Somerset Street, Kingswood**
 28-32 SOMERSET STREET KINGSWOOD

Drawing / **10am Shadows with Overlays**

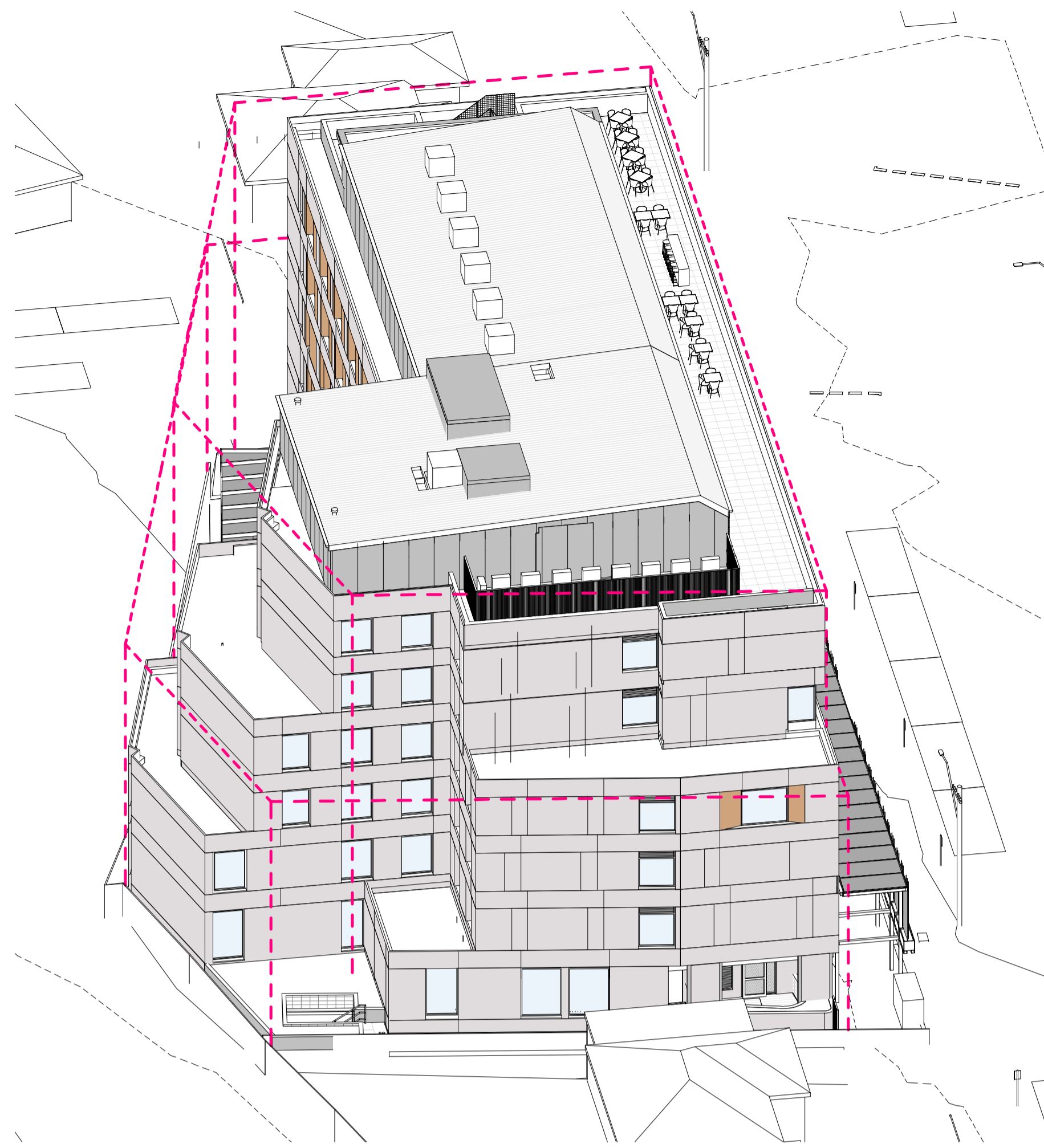
Project No / **220027** Date / **06.10.2022** Author / **KW** Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.12 B**



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11am Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 11 am

PROPOSED SHADOW WITHIN
PREVIOUSLY APPROVED DA
SHADOW OUTLINE

LEGEND

— APPROVED DA SHADOW OUTLINE

PRELIMINARY

| Revisions | Date | Description |
|-----------|------------|-------------------------|
| - | 25.03.2022 | Development Application |
| A | 05.10.2022 | Response to RFI |
| B | 06.10.2022 | Response to RFI |

JC
KW
KW

Project / **28-32 Somerset Street, Kingswood**
28-32 SOMERSET STREET KINGSWOOD

Drawing / **11am Shadows with Overlays**

Project No. / **220027** Date / **06.10.2022** Author / **KW**

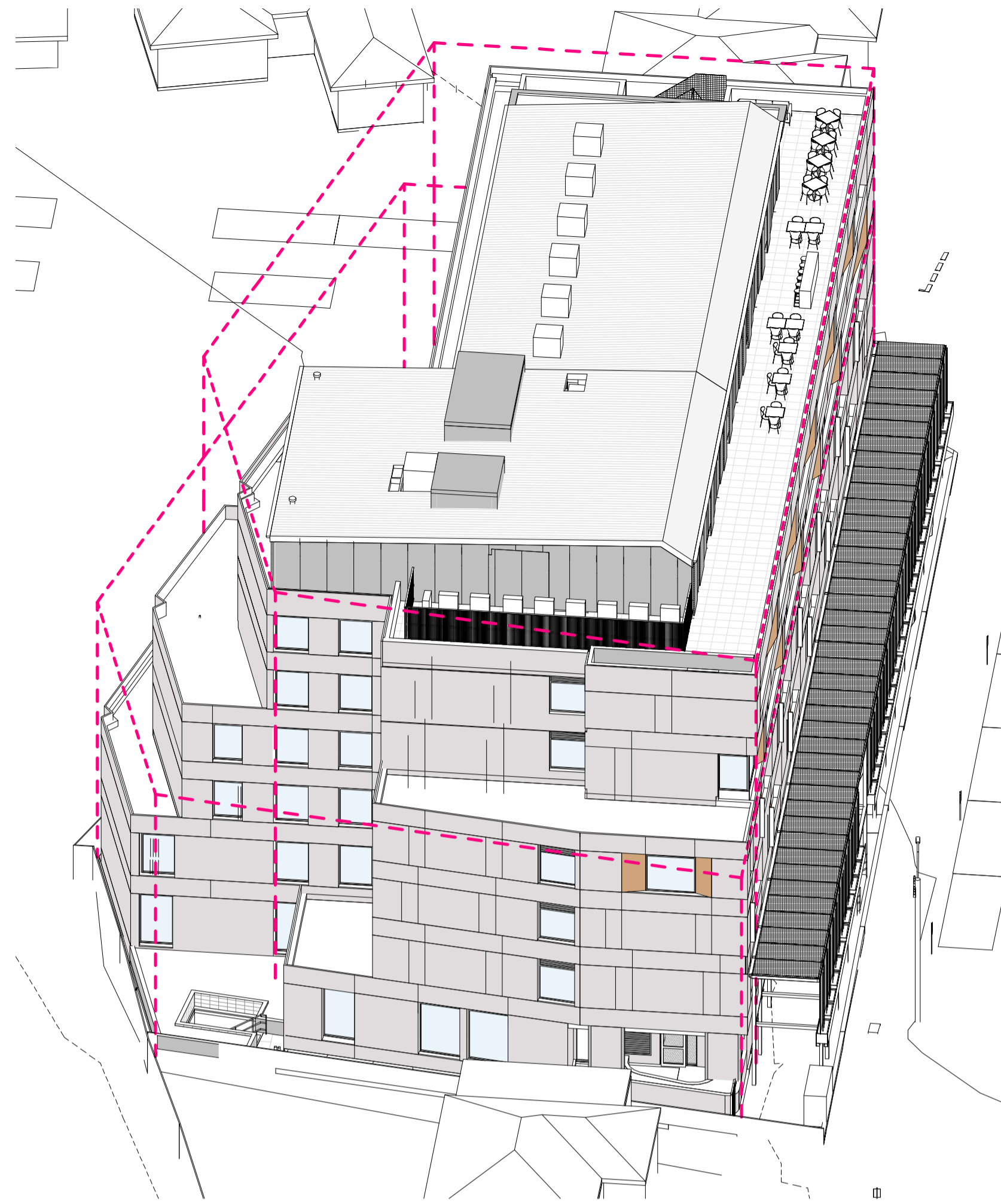
Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.13 B**

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12pm Winter Solstice - View from Sun

LEGEND:
 - - - DCP OUTLINE



Shadow 12 pm

PROPOSED SHADOW WITHIN
 PREVIOUSLY APPROVED DA
 SHADOW OUTLINE

LEGEND
 - - - APPROVED DA SHADOW OUTLINE

PRELIMINARY

| | | | | |
|-----------|---|------------|-------------------------|----|
| Revisions | - | 25.03.2022 | Development Application | JC |
| | A | 05.10.2022 | Response to RFI | KW |
| | B | 06.10.2022 | Response to RFI | KW |

Project / **28-32 Somerset Street, Kingswood**
 28-32 SOMERSET STREET KINGSWOOD

Drawing / **12pm Shadows with Overlays**

Project No / **220027** Date / **06.10.2022** Author / **KW**

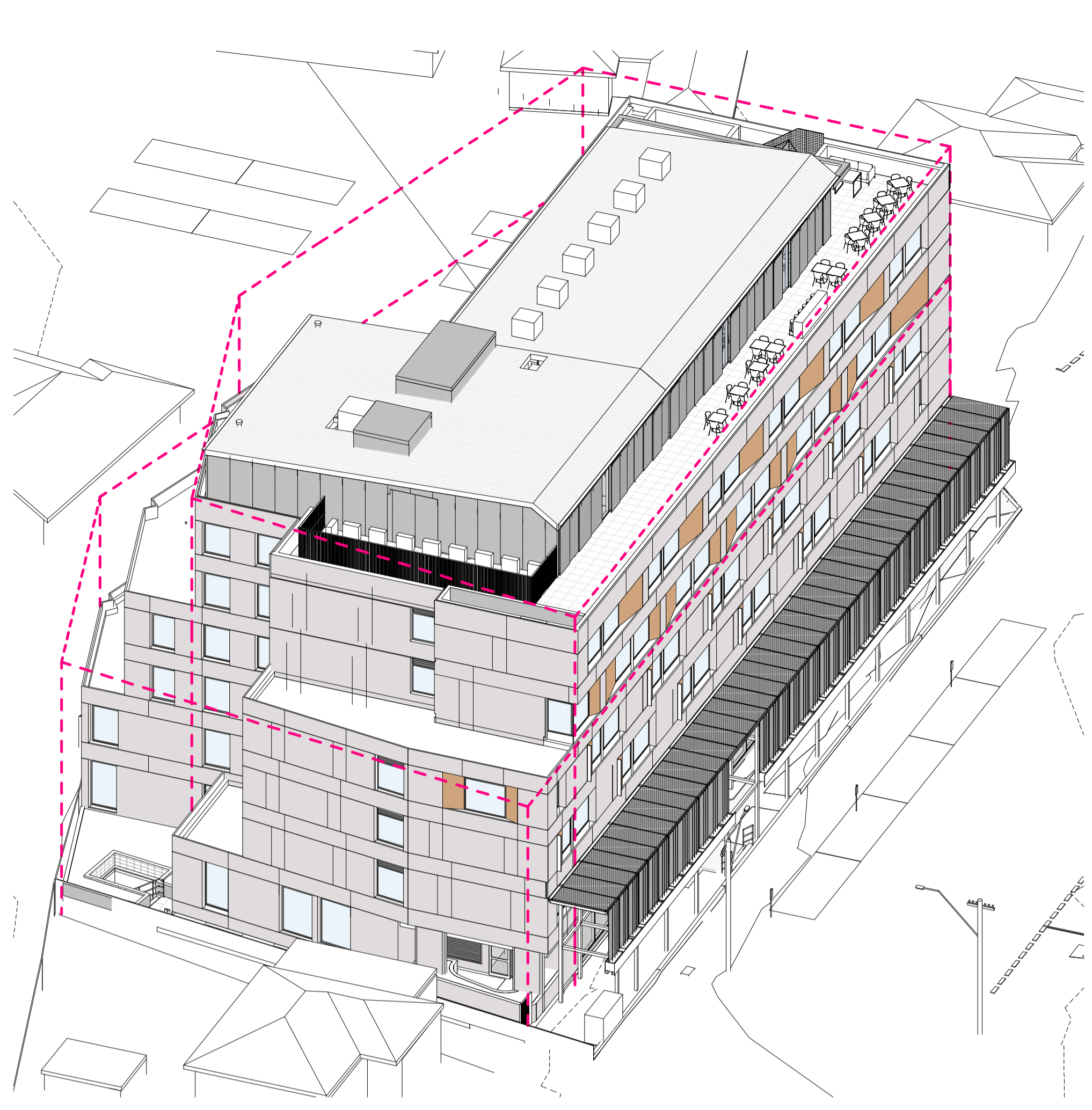
Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.14 B**

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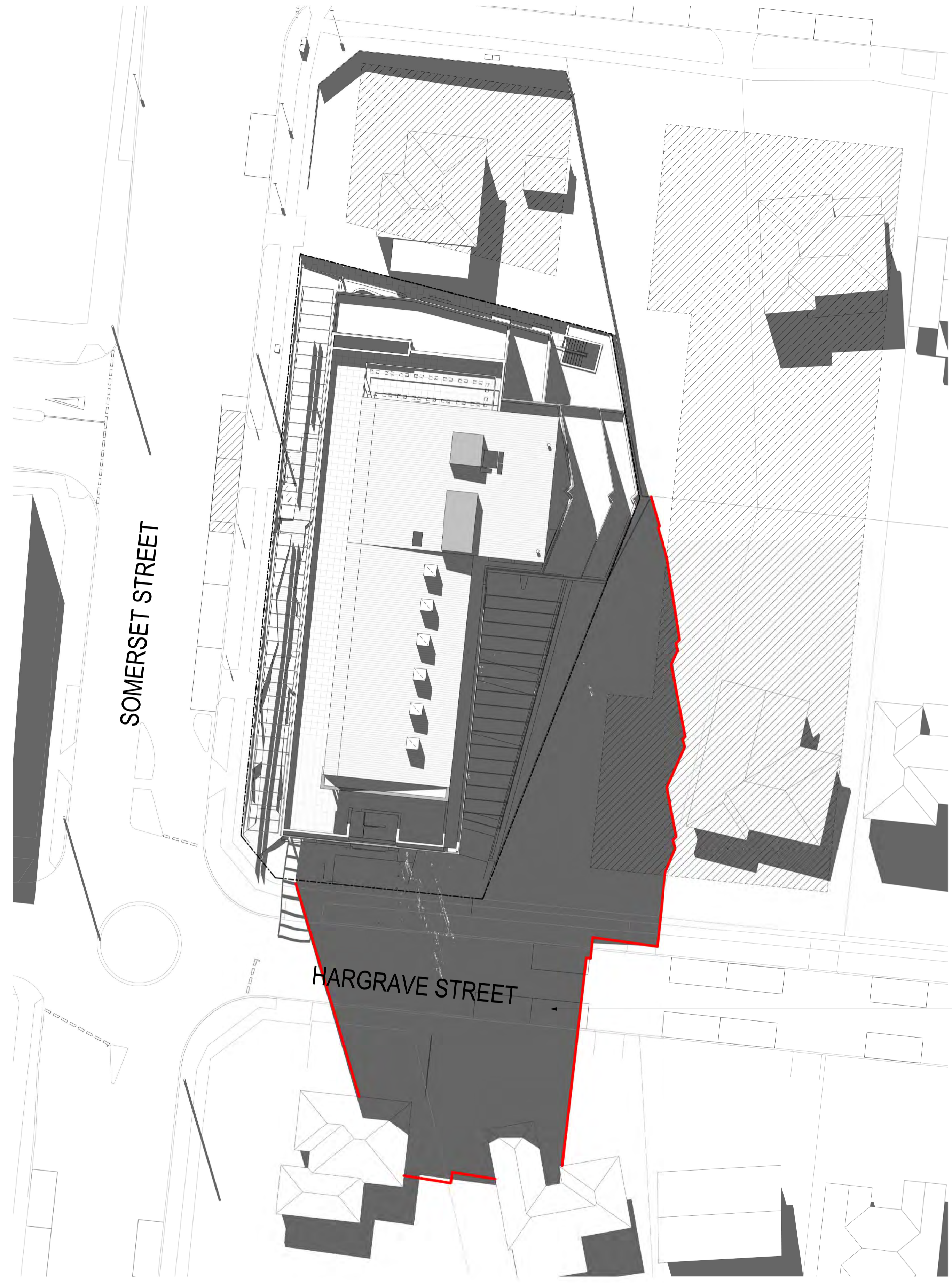
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1pm Winter Solstice - View from Sun

LEGEND:
 - - - DCP OUTLINE



Shadow 1 pm

PROPOSED SHADOW WITHIN PREVIOUSLY APPROVED DA SHADOW OUTLINE

LEGEND
 - - - APPROVED DA SHADOW OUTLINE

PRELIMINARY

| Revisions | Date | Description | Author |
|-----------|------------|-------------------------|--------|
| - | 25.03.2022 | Development Application | JC |
| A | 05.10.2022 | Response to RFI | KW |
| B | 06.10.2022 | Response to RFI | KW |

Project / **28-32 Somerset Street, Kingswood**
 28-32 SOMERSET STREET KINGSWOOD

Drawing / **1pm Shadows with Overlays**

Project No / **220027** Date / **06.10.2022** Author / **KW**

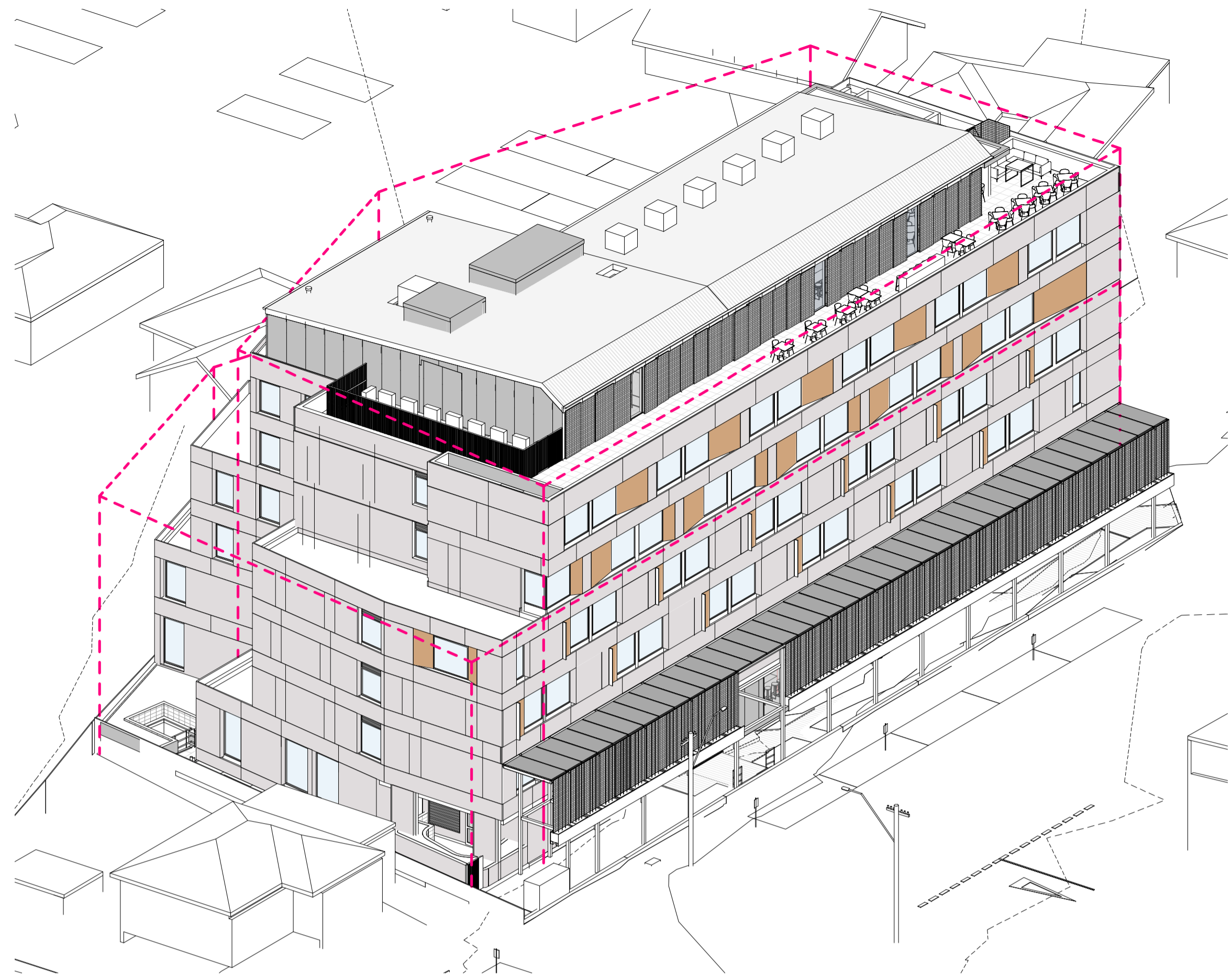
Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.15 B**

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2pm Winter Solstice - View from Sun

LEGEND:
 - - - DCP OUTLINE



Shadow 2 pm

PROPOSED SHADOW WITHIN PREVIOUSLY APPROVED DA SHADOW OUTLINE

LEGEND
 - - - APPROVED DA SHADOW OUTLINE

PRELIMINARY

| | | | | |
|-----------|---|------------|-------------------------|----|
| Revisions | - | 25.03.2022 | Development Application | JC |
| | A | 05.10.2022 | Response to RFI | KW |
| | B | 06.10.2022 | Response to RFI | KW |

Project / **28-32 Somerset Street, Kingswood**
 28-32 SOMERSET STREET KINGSWOOD

Drawing / **2pm Shadows with Overlays**

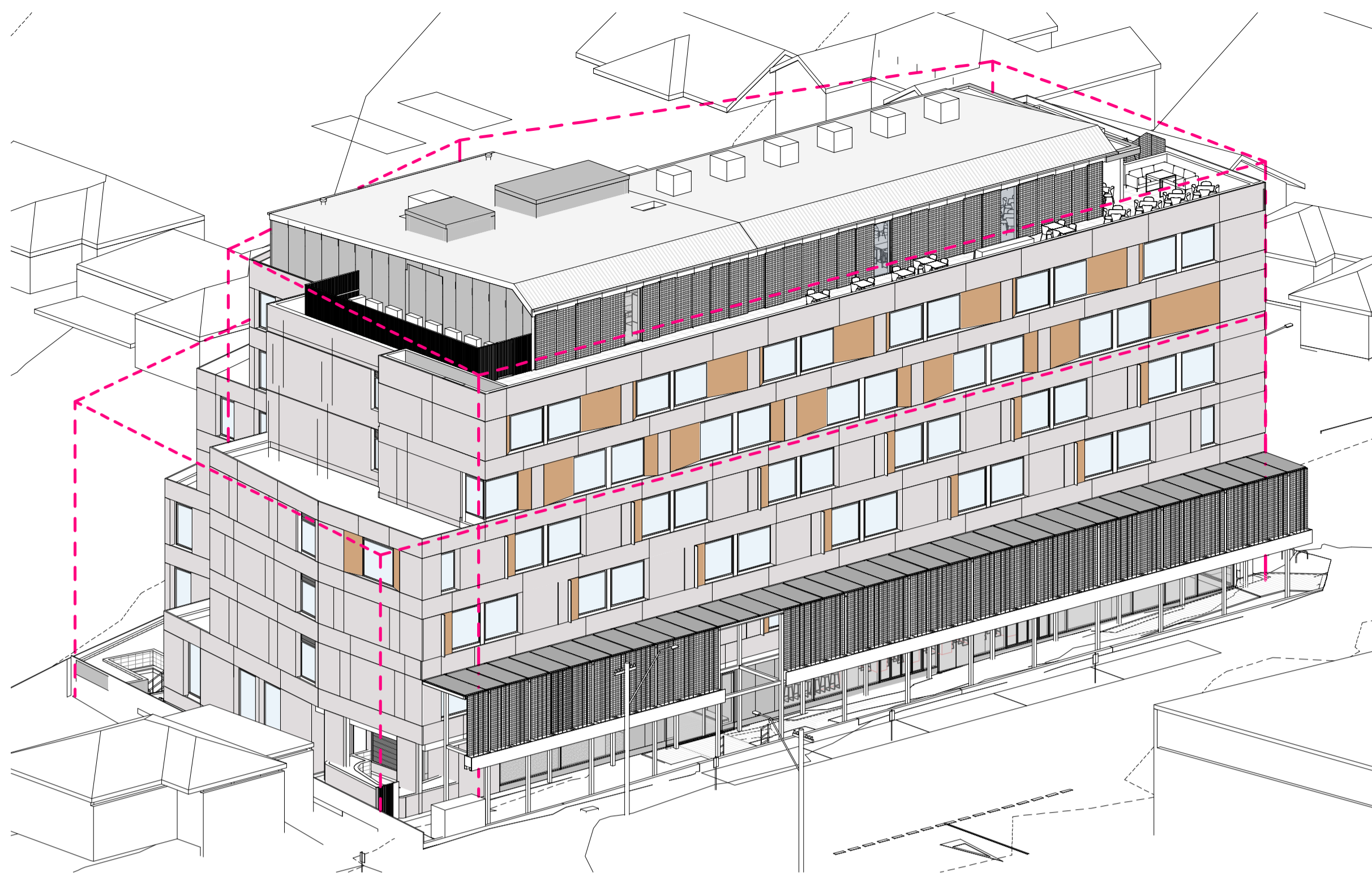
Project No / **220027** Date / **06.10.2022** Author / **KW** Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.16 B**

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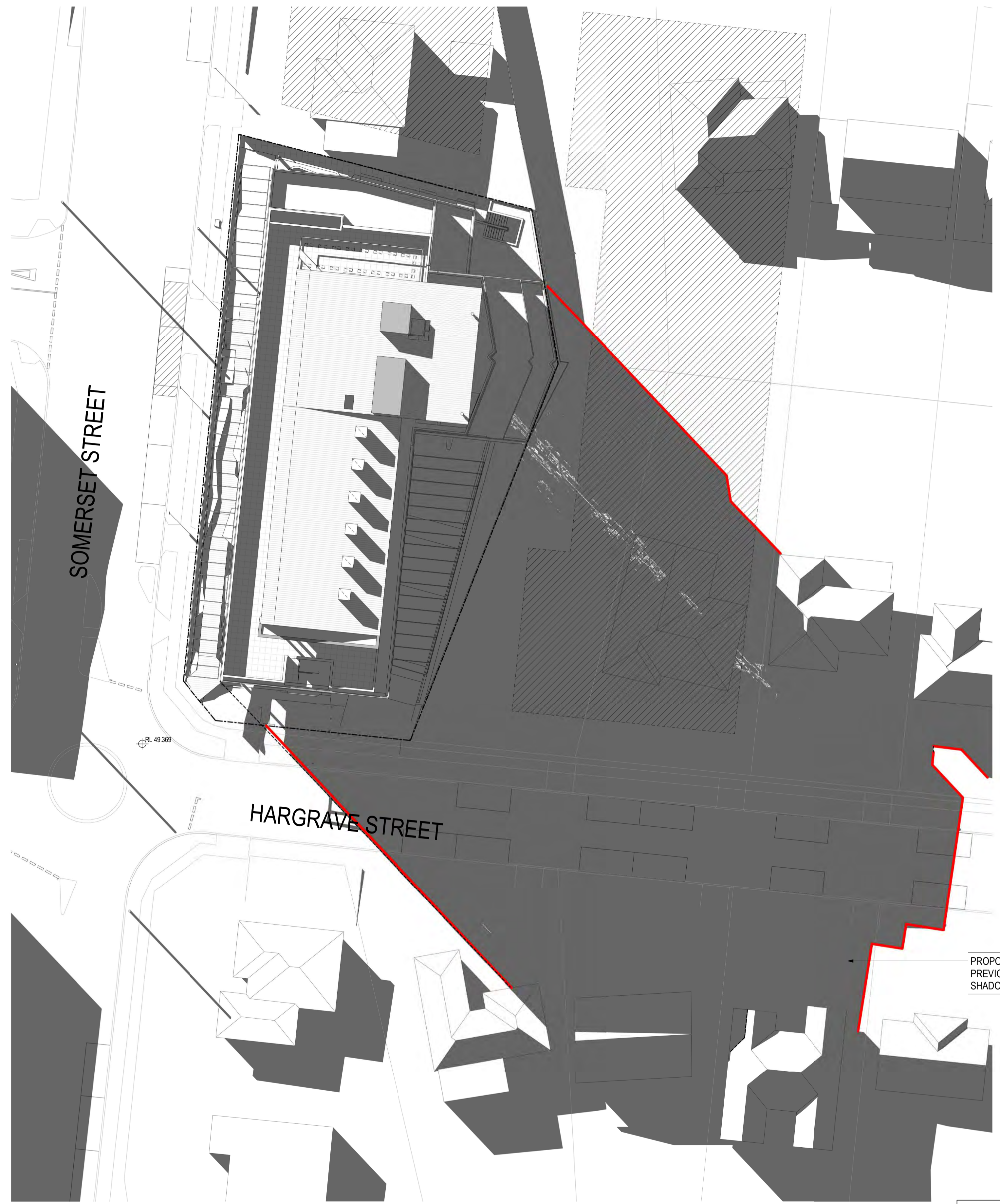
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3pm Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 3 pm

PROPOSED SHADOW WITHIN PREVIOUSLY APPROVED DA SHADOW OUTLINE

LEGEND

— APPROVED DA SHADOW OUTLINE

PRELIMINARY

| Revisions | Date | Description |
|-----------|------------|-------------------------|
| - | 25.03.2022 | Development Application |
| A | 05.10.2022 | Response to RFI |
| B | 06.10.2022 | Response to RFI |

JC
KW
KW

Project / **28-32 Somerset Street, Kingswood**
28-32 SOMERSET STREET KINGSWOOD

Drawing / **3pm Shadows with Overlays**

Project No / **220027** Date / **06.10.2022** Author / **KW**

Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.17 B**

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PROPOSED DEVELOPMENT SUMMARY:

| LEVEL | HOTEL | AMENITIES | PARKING | CIRCULATION/ SERVICES | HOTEL | |
|------------|-----------------------|----------------------|-----------------------|--------------------------|--------------------|-----|
| | | | | | No. HOTEL 1 BED | |
| BASEMENT 3 | 0.0 m ² | 0.0 m ² | 1024.3 m ² | 165.6 m ² | | 0 |
| BASEMENT 2 | 0.0 m ² | 0.0 m ² | 1012.5 m ² | 193.9 m ² | | 0 |
| BASEMENT 1 | 0.0 m ² | 0.0 m ² | 958.1 m ² | 200.4 m ² | | 0 |
| GROUND | 253.8 m ² | 131.1 m ² | 0.0 m ² | 384.1 m ² | | 8 |
| LEVEL 1 | 791.4 m ² | 0.0 m ² | 0.0 m ² | 201.9 m ² | | 28 |
| LEVEL 2 | 753.0 m ² | 0.0 m ² | 0.0 m ² | 199.1 m ² | | 28 |
| LEVEL 3 | 752.8 m ² | 0.0 m ² | 0.0 m ² | 199.4 m ² | | 28 |
| LEVEL 4 | 648.6 m ² | 0.0 m ² | 0.0 m ² | 179.1 m ² | | 24 |
| LEVEL 5 | 647.9 m ² | 0.0 m ² | 0.0 m ² | 175.8 m ² | | 24 |
| ROOF | 0.0 m ² | 213.0 m ² | 0.0 m ² | 248.1 m ² | | 0 |
| | 3847.6 m ² | 344.1 m ² | 2995.0 m ² | 2147.5 m ² | | 140 |

| LEVEL | CARPARKS | |
|------------|----------|-------|
| | | HOTEL |
| BASEMENT 3 | | 24 |
| BASEMENT 2 | | 20 |
| BASEMENT 1 | | 19 |
| | | 63 |

Parking Rate (RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENT)

1 space per 4 bedrooms
 140 beds / 4 = 35 spaces
 Required parking (Hotel 35 spaces + Staff 3 spaces)
 TOTAL required = 35+3 = 38 spaces

Claus 7.11 (3) of Penrith Local Environmental Plan 2010

Despite clause 4.3, development consent may be granted to development on land that exceeds the maximum height shown for that land on the "Height of Buildings Map" by up to 20% if the floor to ceiling height of both the ground and first floors are equal to or greater than 3.5 metres

| LEVEL | BICYCLE PARKS | BICYCLE PARK TYPE |
|-------------|------------------|----------------------|
| BASEMENT 3 | 4 | |
| BASEMENT 2 | 4 | |
| BASEMENT 1 | 0 | |
| GROUND | 8 | VISITOR |
| GRAND TOTAL | 16 | |

| GUEST ROOM TYPE BREAKDOWN | |
|---------------------------|---------|
| GUEST ROOM TYPE | COUNT |
| ADAPTIVE GUEST ROOM | 12 8% |
| DDA GUEST ROOM | 10 7% |
| TYPICAL GUEST ROOM | 118 85% |
| GRAND TOTALS | 140 |

DEVELOPMENT APPLICATION

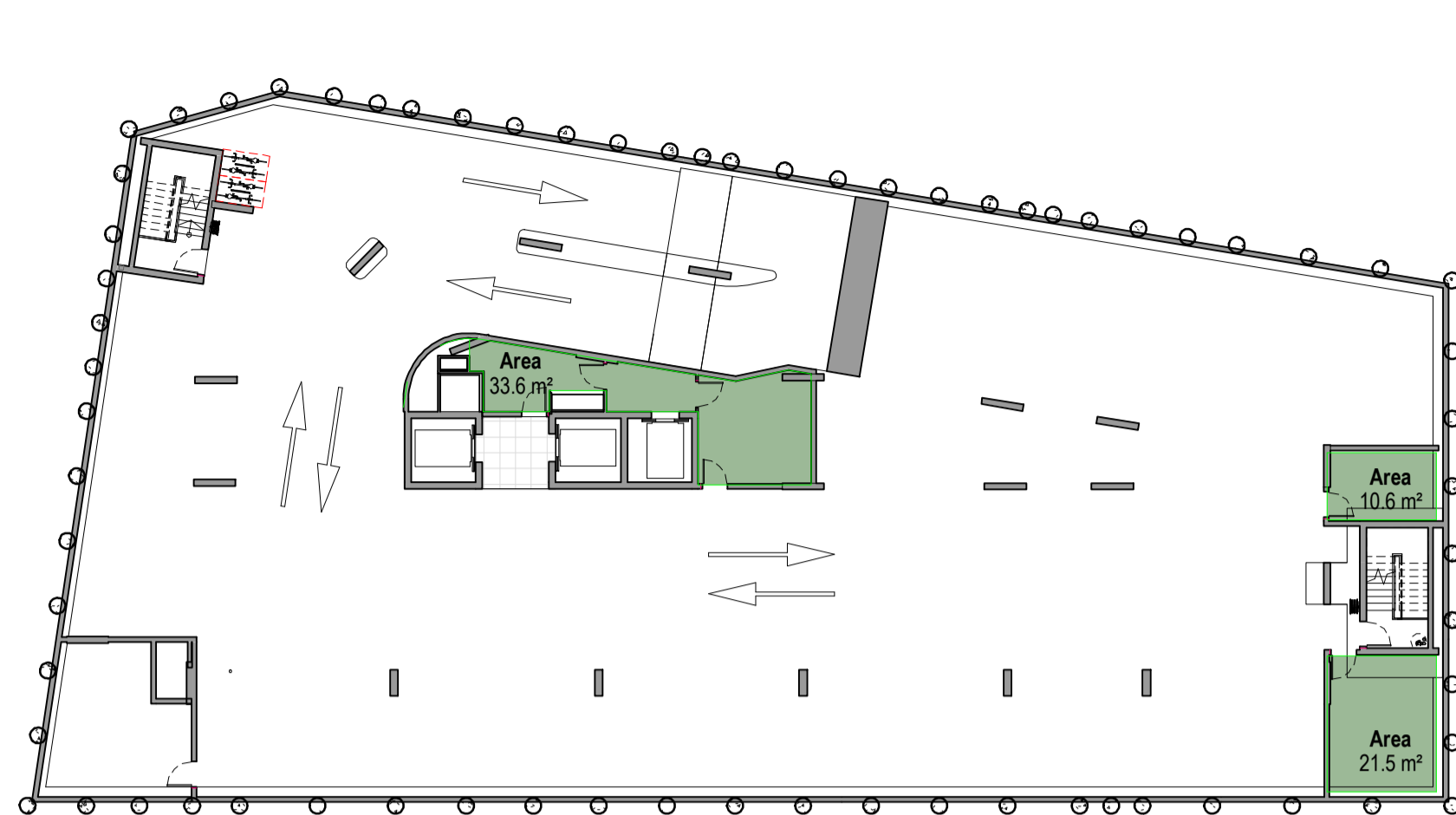
| Revisions | Date | Description | Author |
|-----------|------------|-------------------------|--------|
| - | 25.03.2022 | Development Application | JC |
| A | 05.10.2022 | Response to RFI | KW |

Project **28-32 SOMERSET STREET, KINGSWOOD** Drawing **Development Summary** Project No **220027** Date **05.10.2022** Author **KW** Scale: @ A1

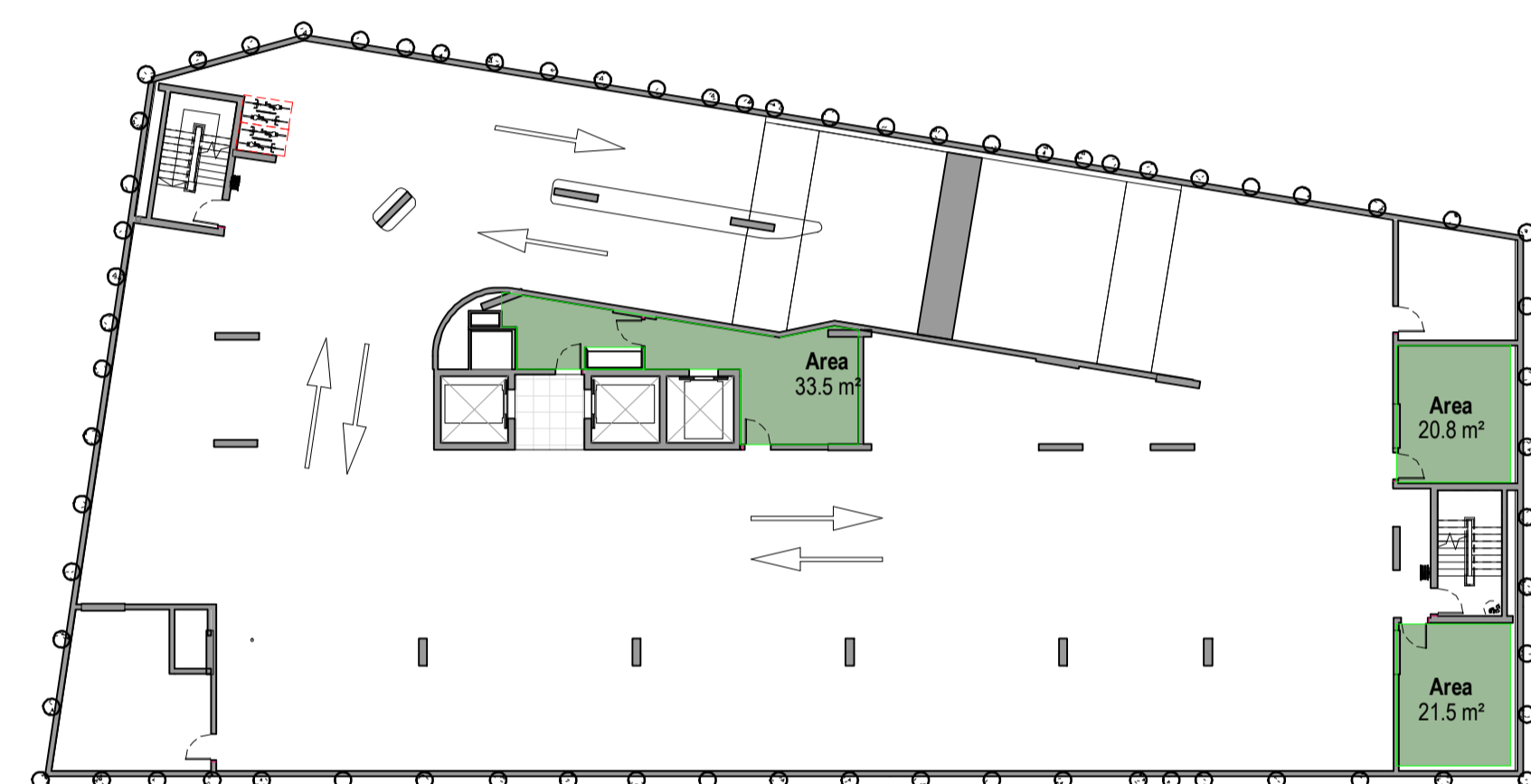
Drawing No. **TP05.01** **A**



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BASEMENT 3



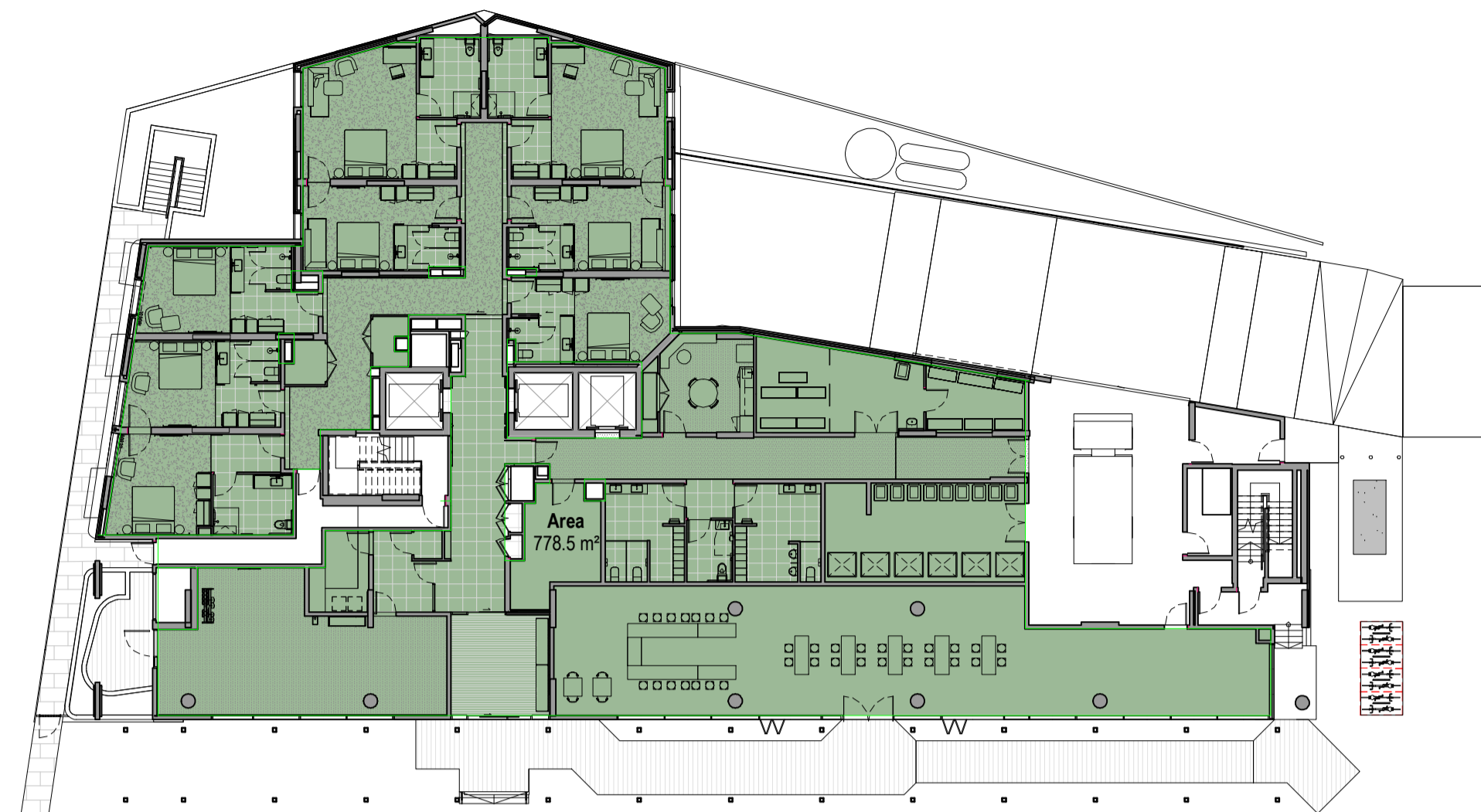
BASEMENT 2



BASEMENT 1

DEVELOPMENT APPLICATION

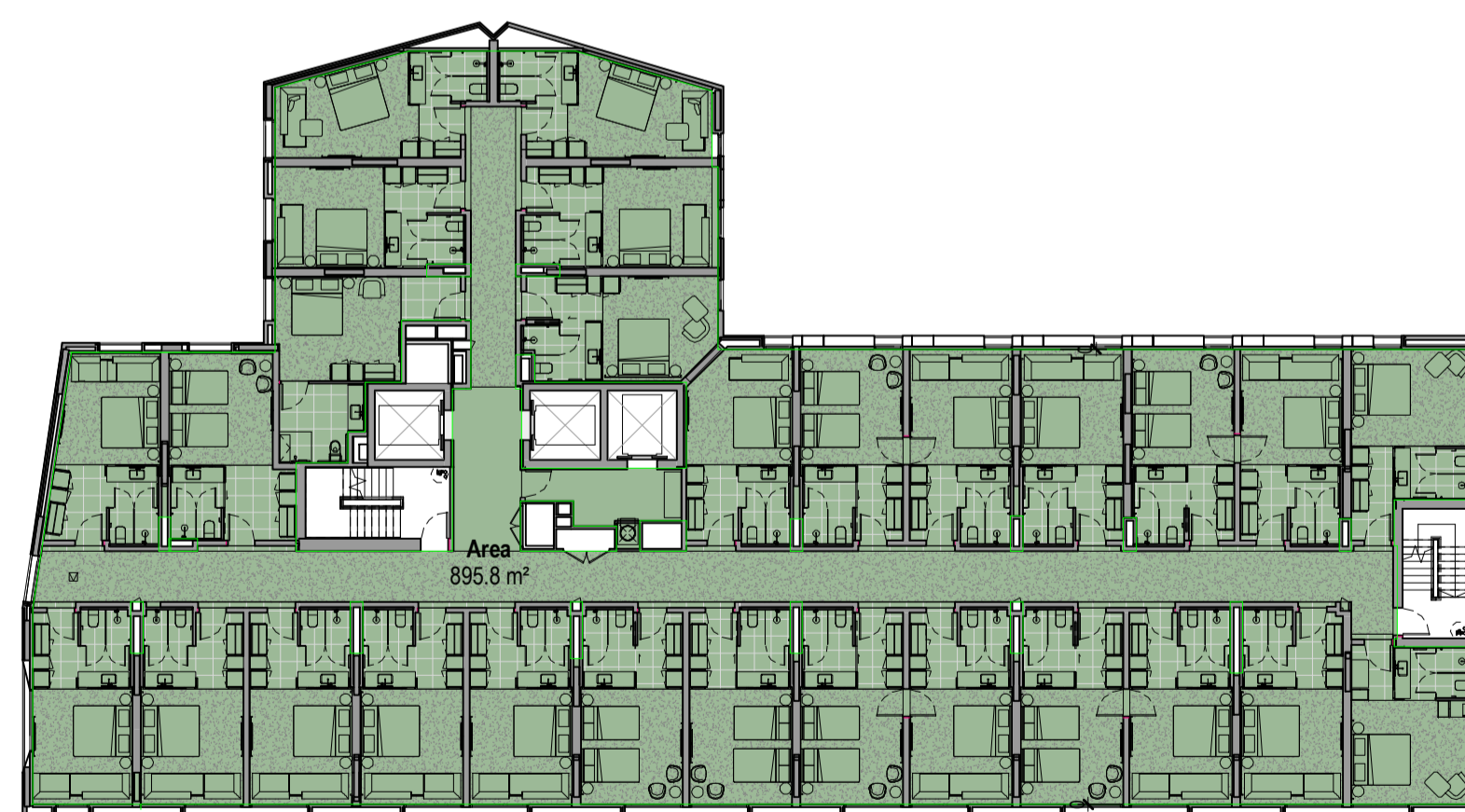
Revisions / 25.03.2022 Development Application JC
 A 05.10.2022 Response to RFI KW



GROUND



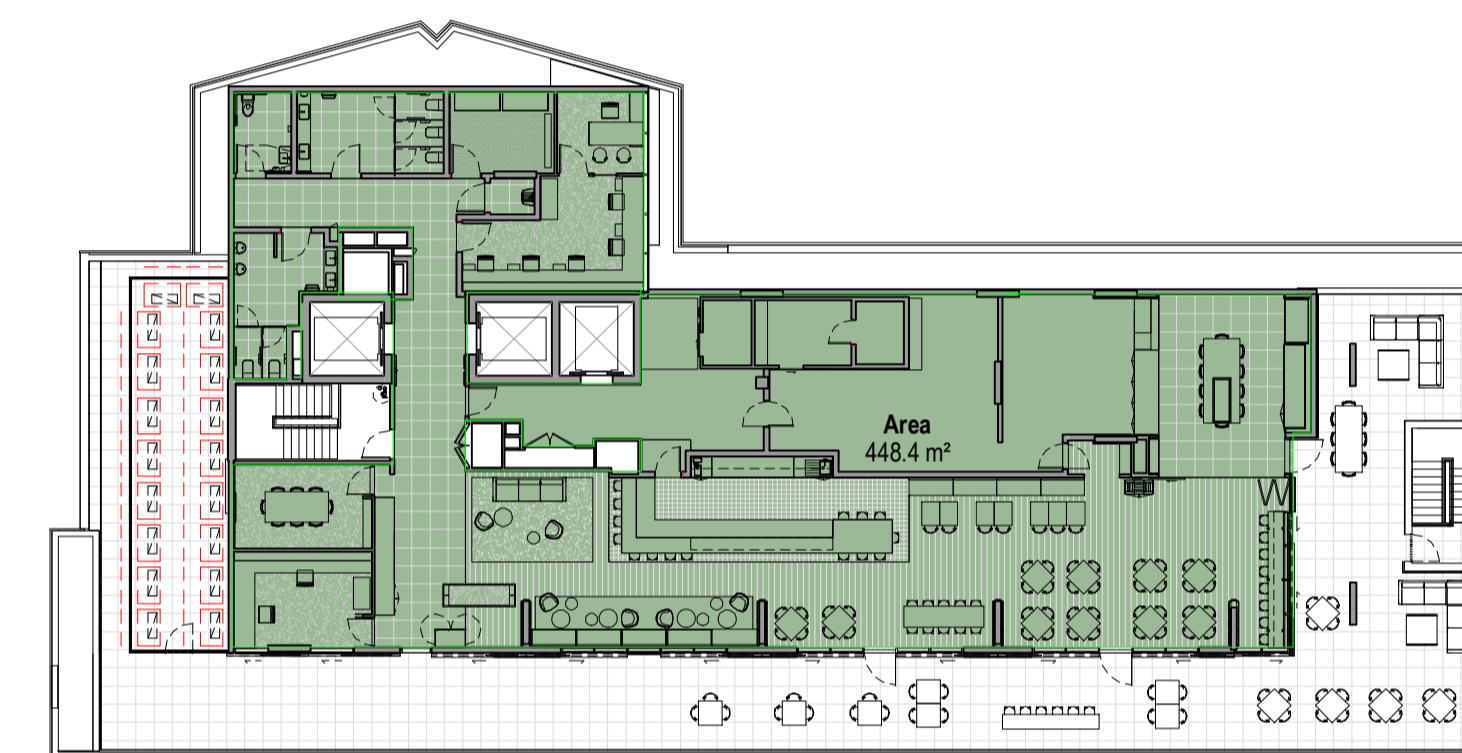
LEVEL 1



LEVEL 2-3



LEVEL 4-5



ROOF

| GFA | |
|---------------------------|------------------------|
| Level | Area |
| BASEMENT 3 | 65.7 m ² |
| BASEMENT 2 | 75.8 m ² |
| BASEMENT 1 | 70.3 m ² |
| GROUND | 778.5 m ² |
| LEVEL 1 | 930.4 m ² |
| LEVEL 2 | 895.8 m ² |
| LEVEL 3 | 895.8 m ² |
| LEVEL 4 | 773.9 m ² |
| LEVEL 5 | 773.9 m ² |
| ROOF | 448.4 m ² |
| Grand total | 5708.5 m ² |
| FSR: | 3.37 :1 |
| Site Area: | 1692.86 m ² |
| FSR Permissible for site: | 3.5 |
| Max. Permissible GFA = | 5,925m ² |

GFA Definition as per Penrith LEP 2010
 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—
 (d) any area for common vertical circulation, such as lifts and stairs, and
 (e) any basement—
 (i) storage, and
 (ii) vehicular access, loading areas, garbage and services, and
 (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 (h) any space used for the loading or unloading of goods (including access to it), and
 (i) terraces and balconies with outer walls less than 1.4 metres high, and
 (j) voids above a floor at the level of a storey or storey above.

Project / 28-32 SOMERSET STREET, KINGSWOOD
 Drawing / GFA

Project No / 220027 Date / 05.10.2022 Author / KW

Scale: @ A1 / 1 : 250

Drawing No. / TP05.02 A

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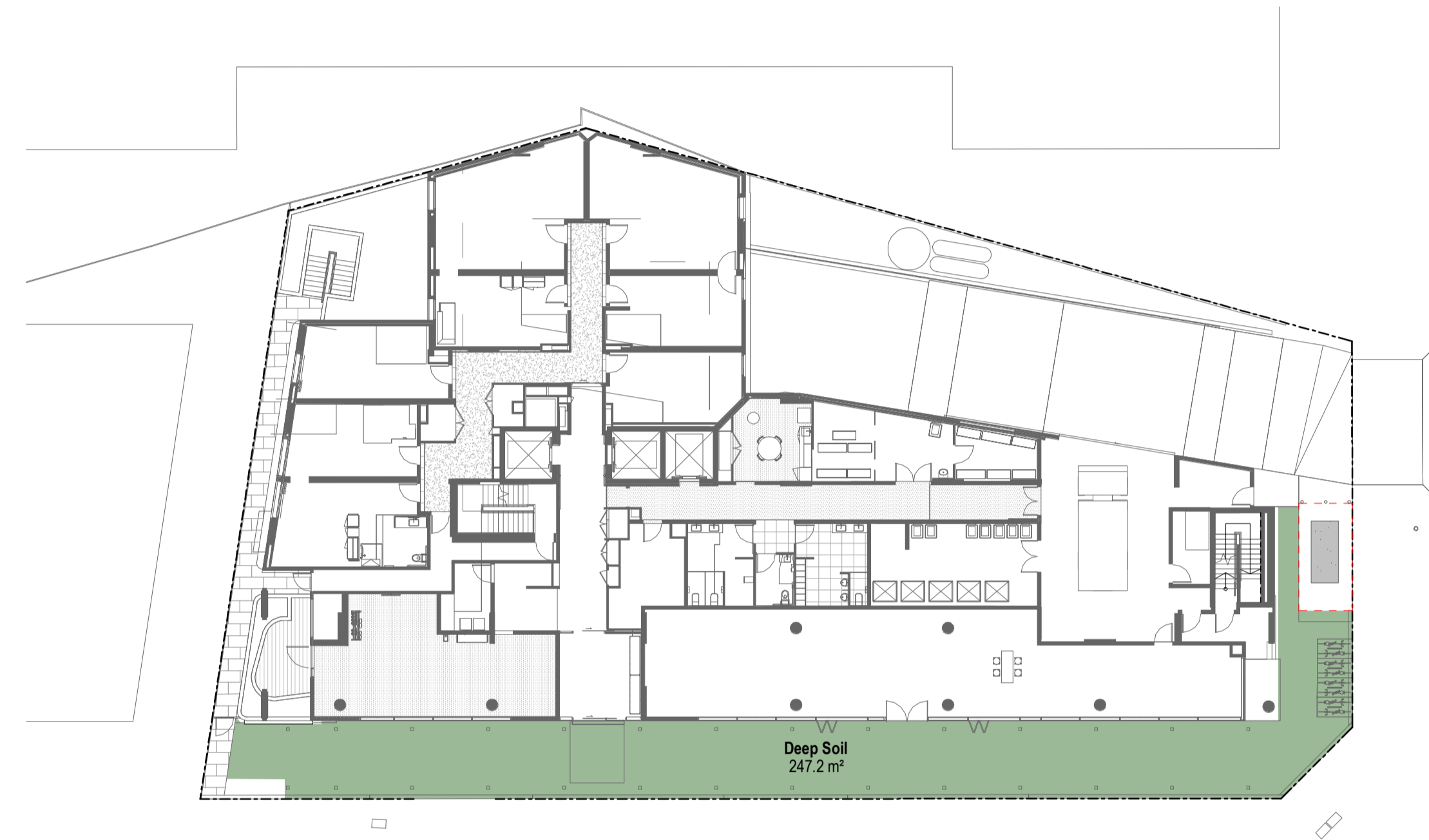
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SITE COVERAGE

| | | |
|---------------------------|-----------------------|-----|
| Site Coverage (current) - | 1255.0 m ² | 74% |
|---------------------------|-----------------------|-----|

Total site area = 1692.15m²



DEEP SOIL

| | | |
|-----------|----------------------|-------|
| Deep Soil | 247.2 m ² | 14.6% |
|-----------|----------------------|-------|

Total site area = 1692.15m²
 Required Deep Soil (10%) = 169m²

DEVELOPMENT APPLICATION

| | | | |
|-----------|---|------------------------------------|----|
| Revisions | - | 25.03.2022 Development Application | JC |
| | A | 05.10.2022 Response to RFI | KW |

Project **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

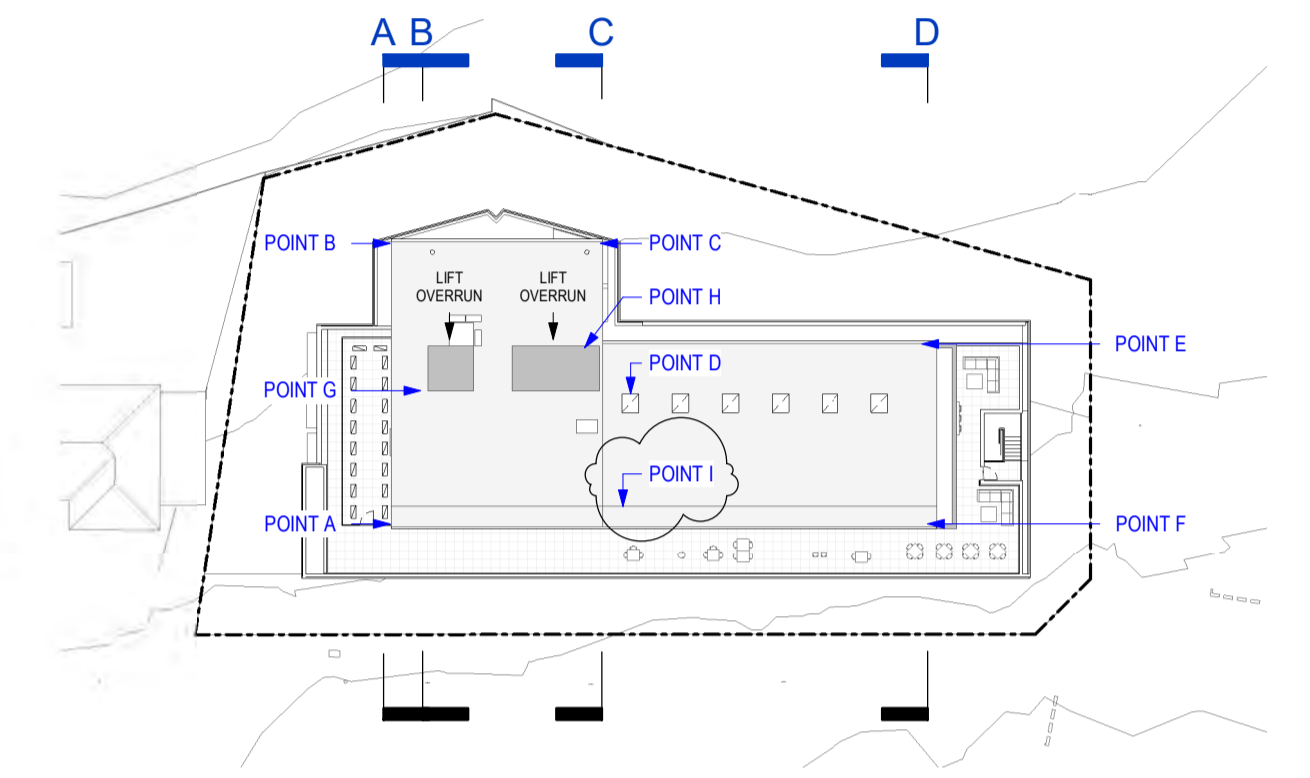
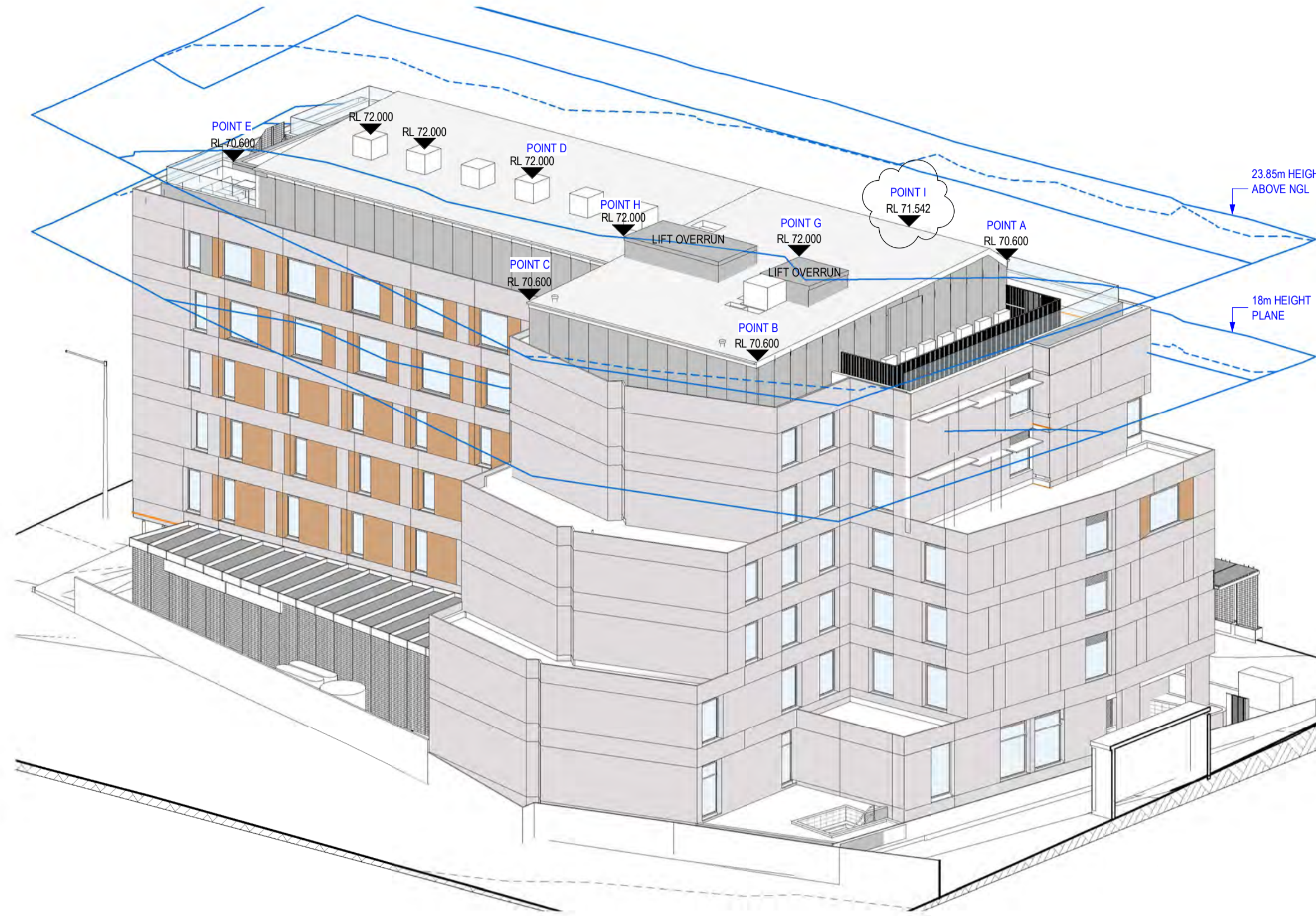
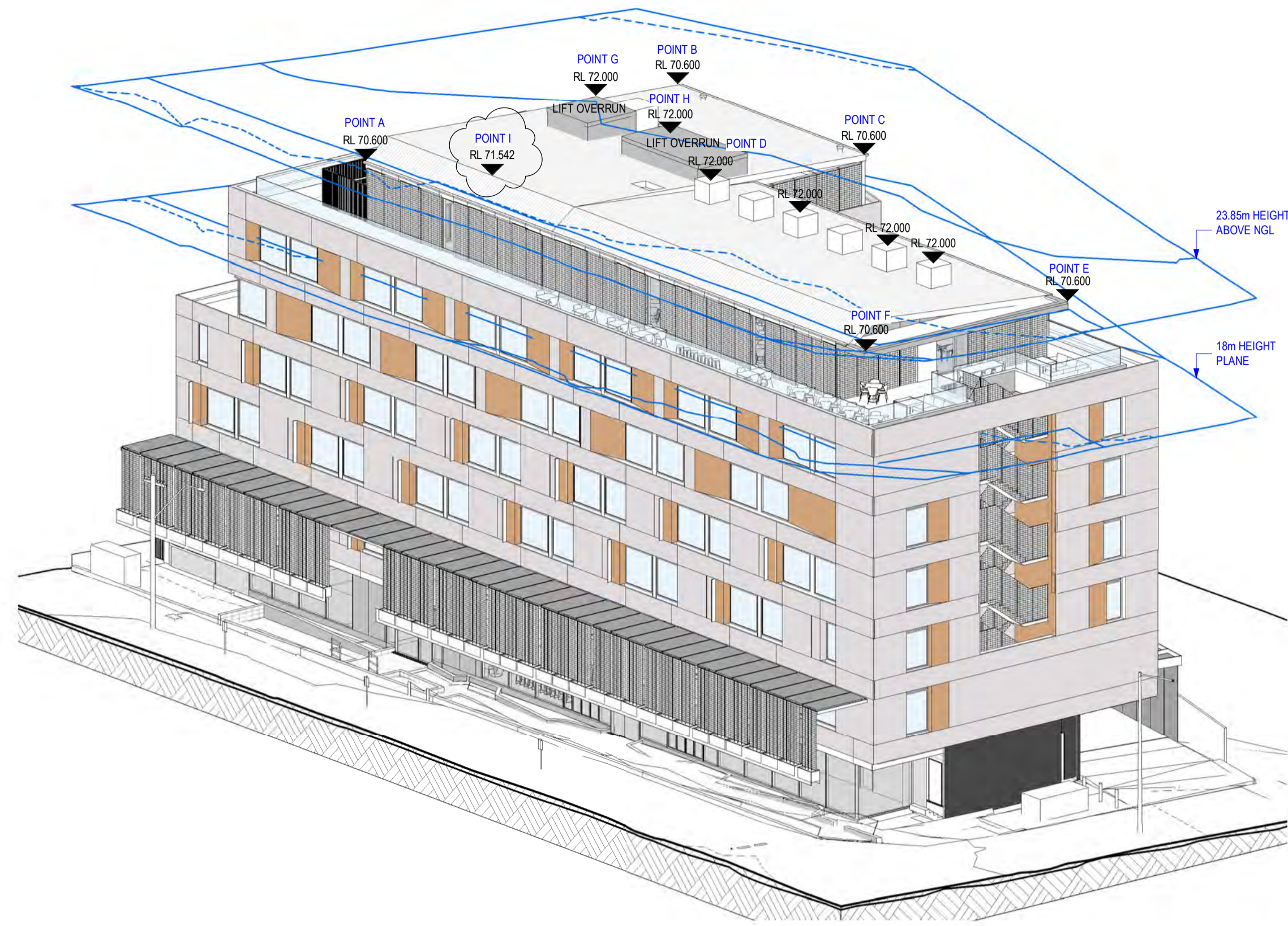
Drawing **Site Coverage and Deep Soil**

Project No **220027** Date **05.10.2022** Author **KW** Scale: @ A1 **1 : 250**

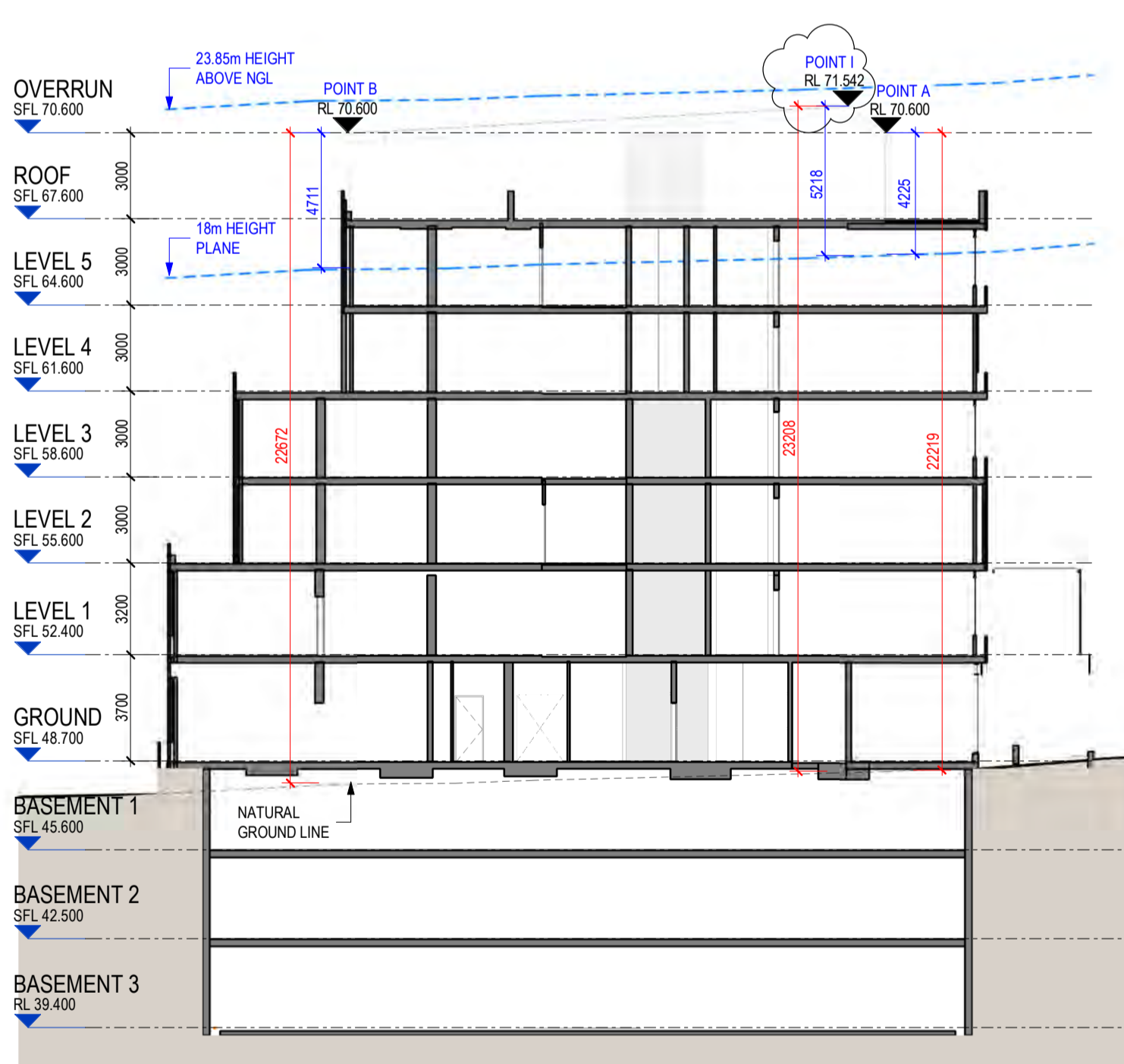
Drawing No. **TP05.04 A**

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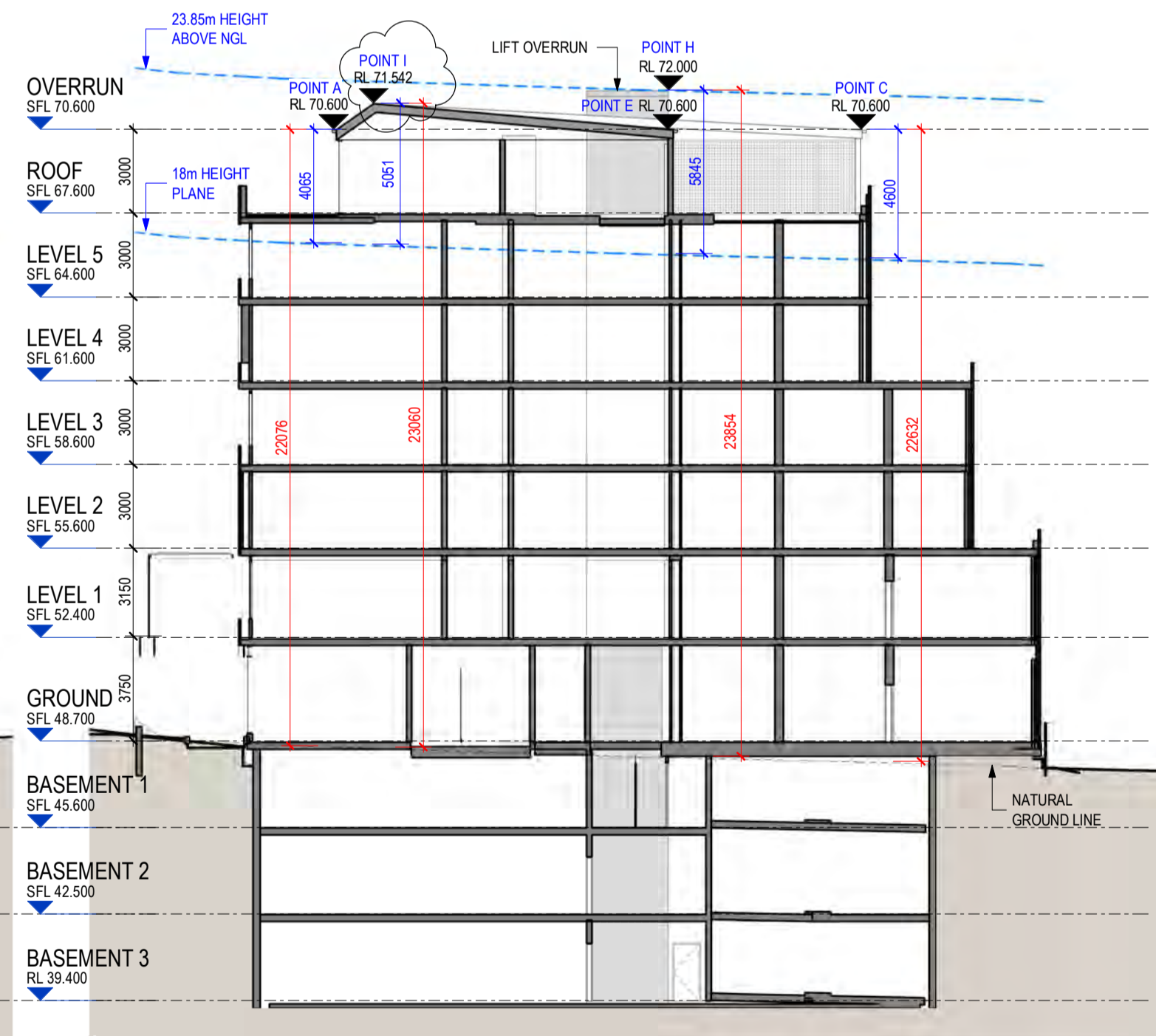
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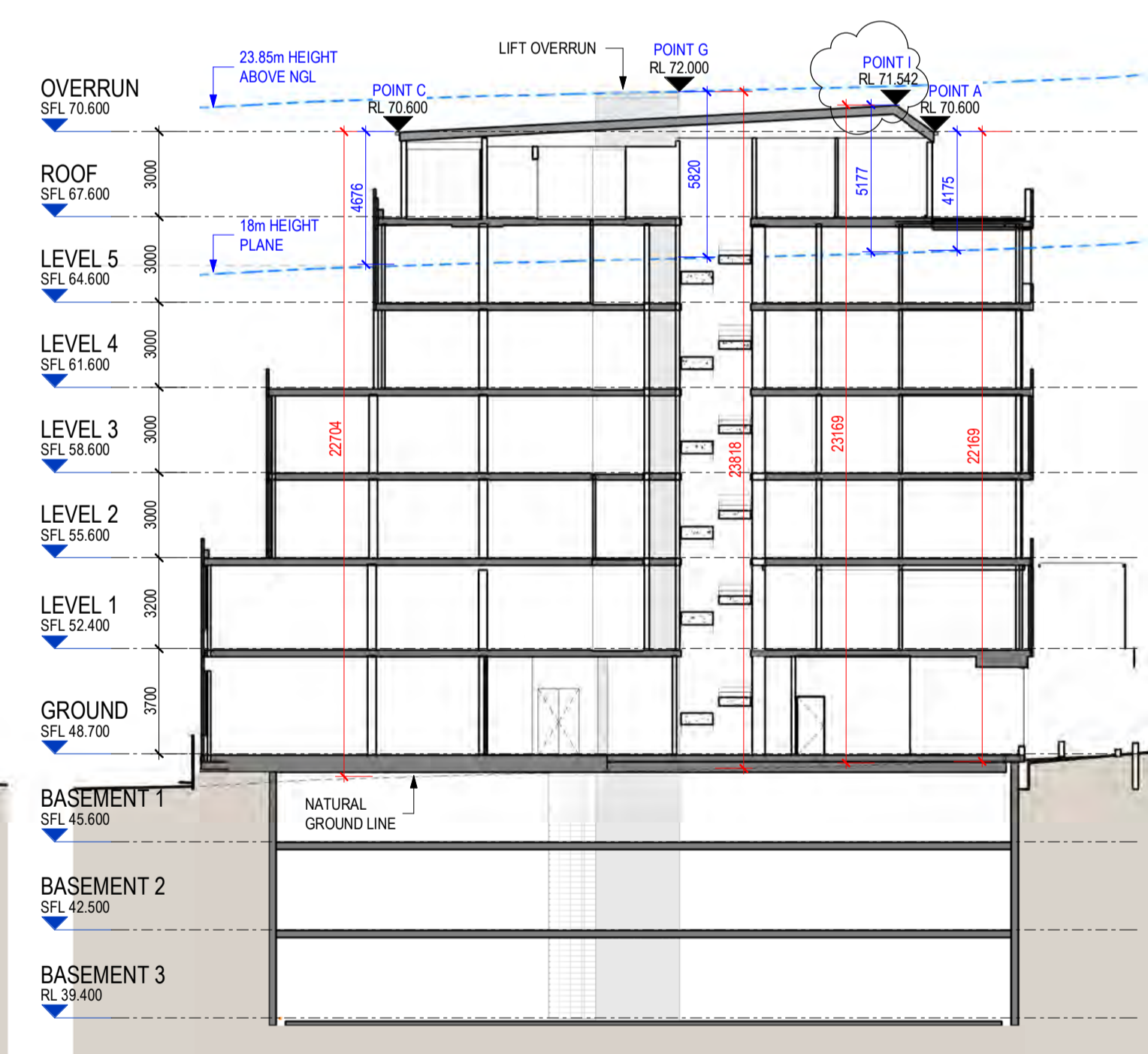
HEIGHT PLANE KEY PLAN



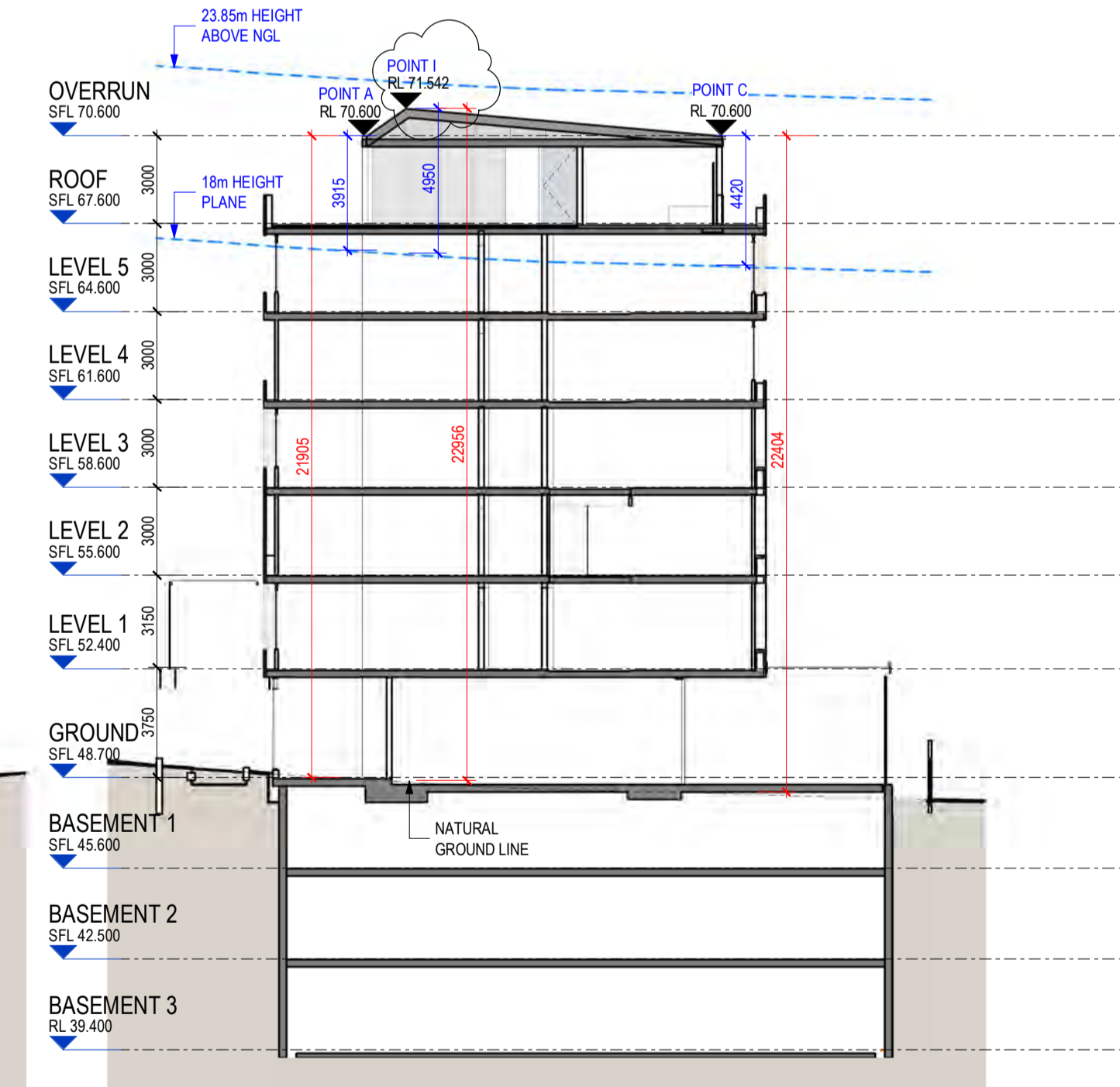
Height Plane - Section A



Height Plane - Section B



Height Plane - Section C



Height Plane - Section D

DEVELOPMENT APPLICATION

| Revisions | Date | Description | Author |
|-----------|------------|-------------------------|--------|
| - | 25.03.2022 | Development Application | JC |
| A | 05.10.2022 | Response to RF1 | KW |
| B | 06.10.2022 | Response to RF1 | KW |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Height Plane Diagram**

Project No / **220027** Date / **06.10.2022** Author / **KW**

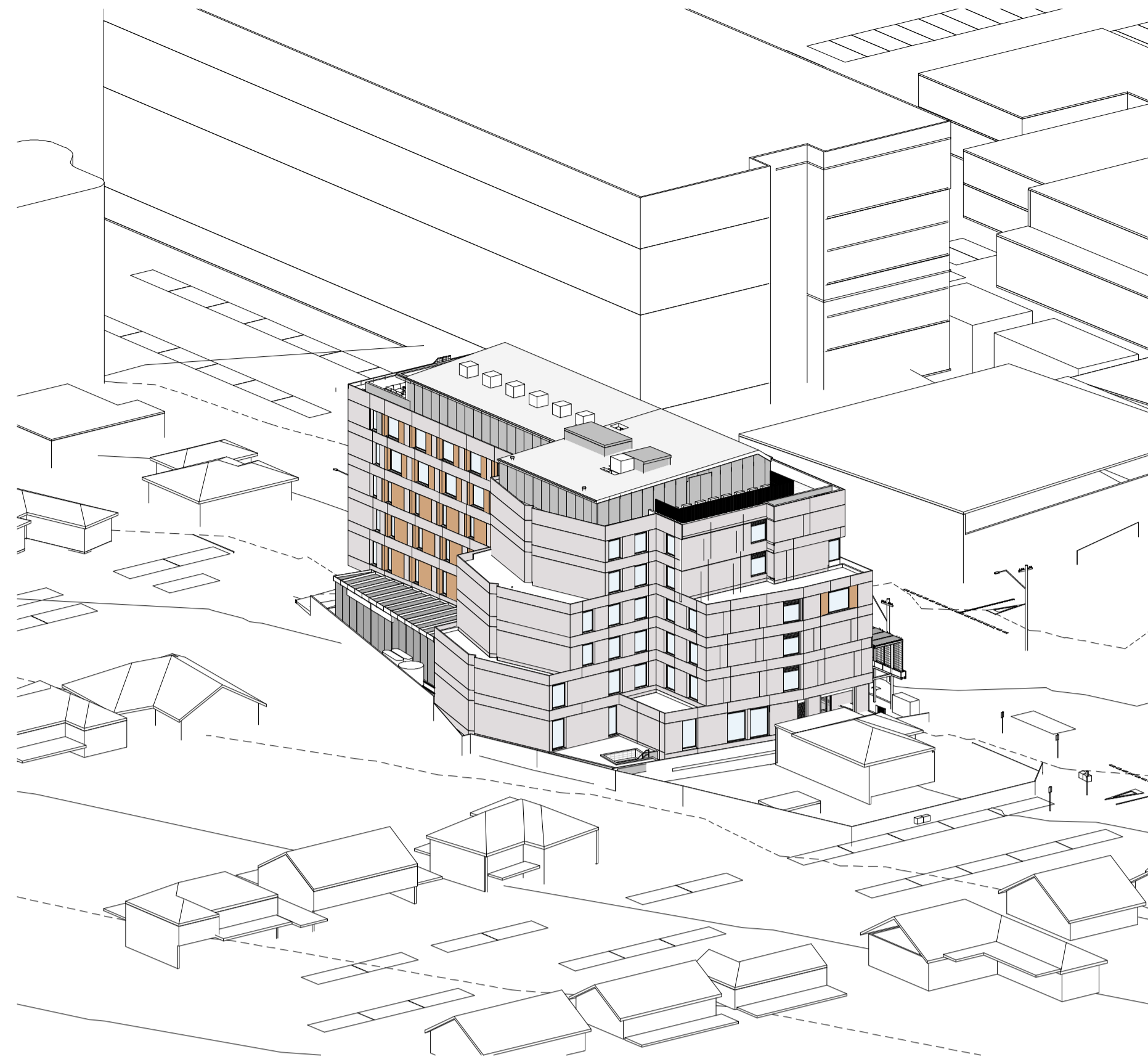
Scale: @ A1 / **As indicated**

Drawing No. / **TP05.05 B**

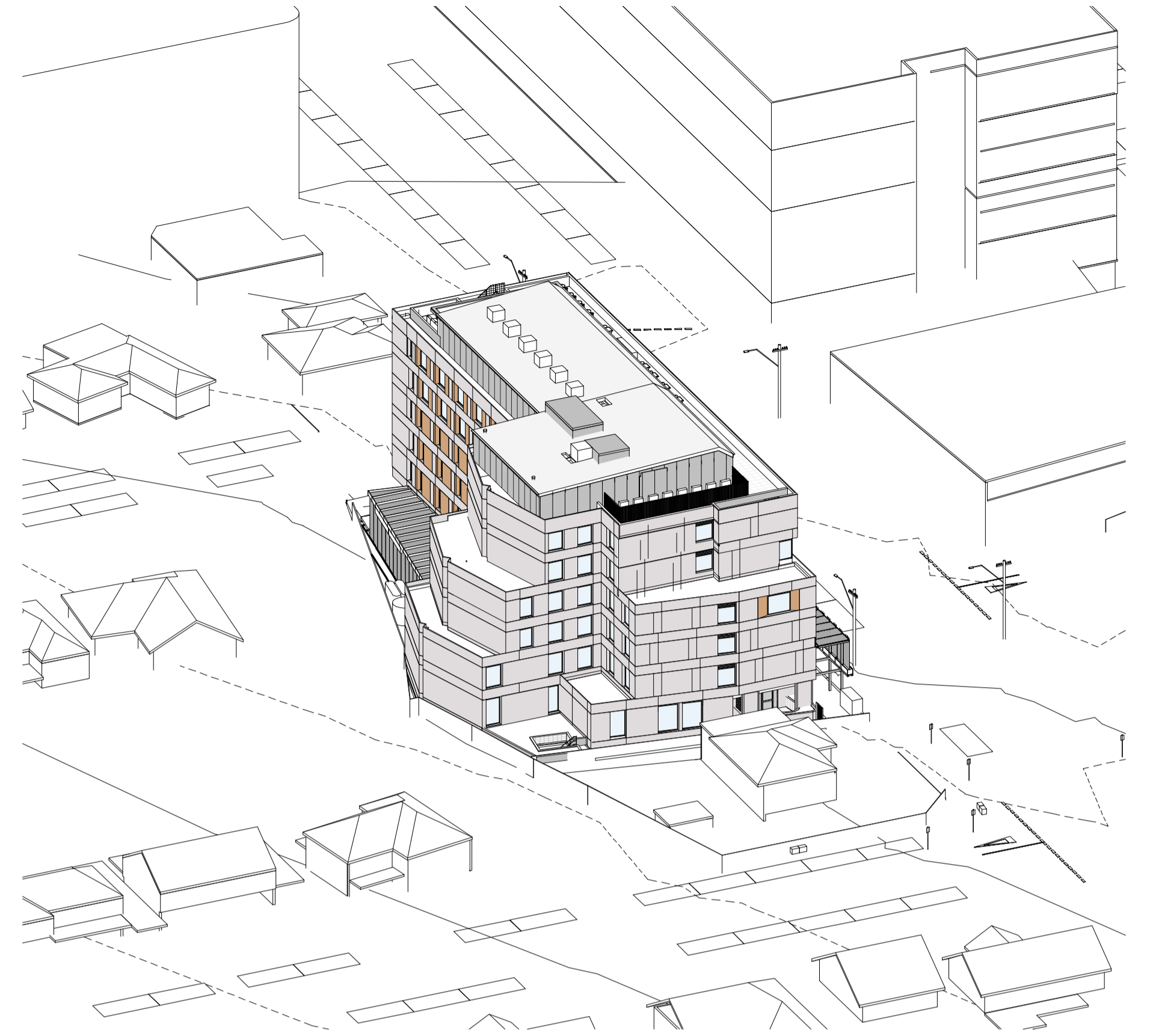
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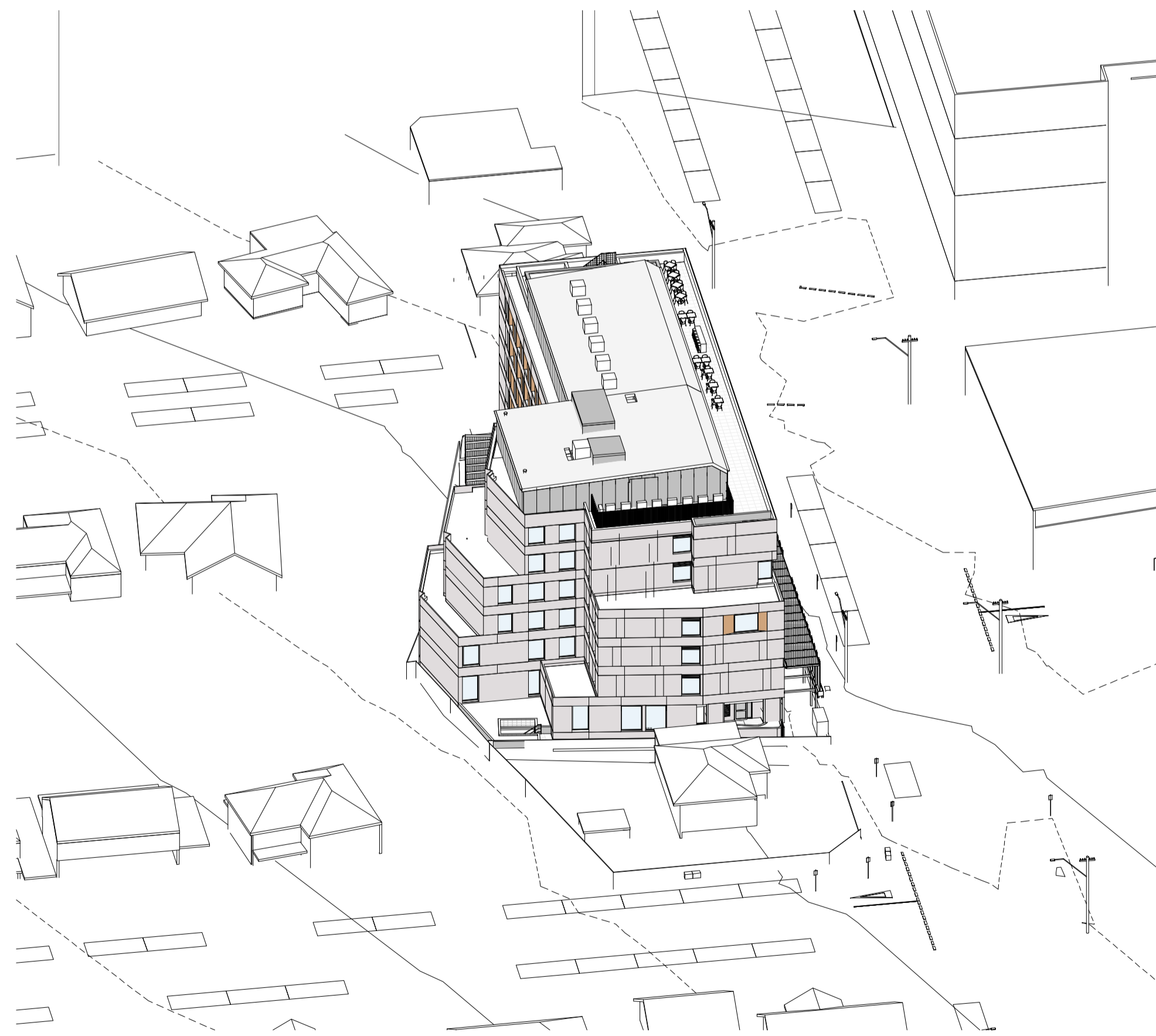
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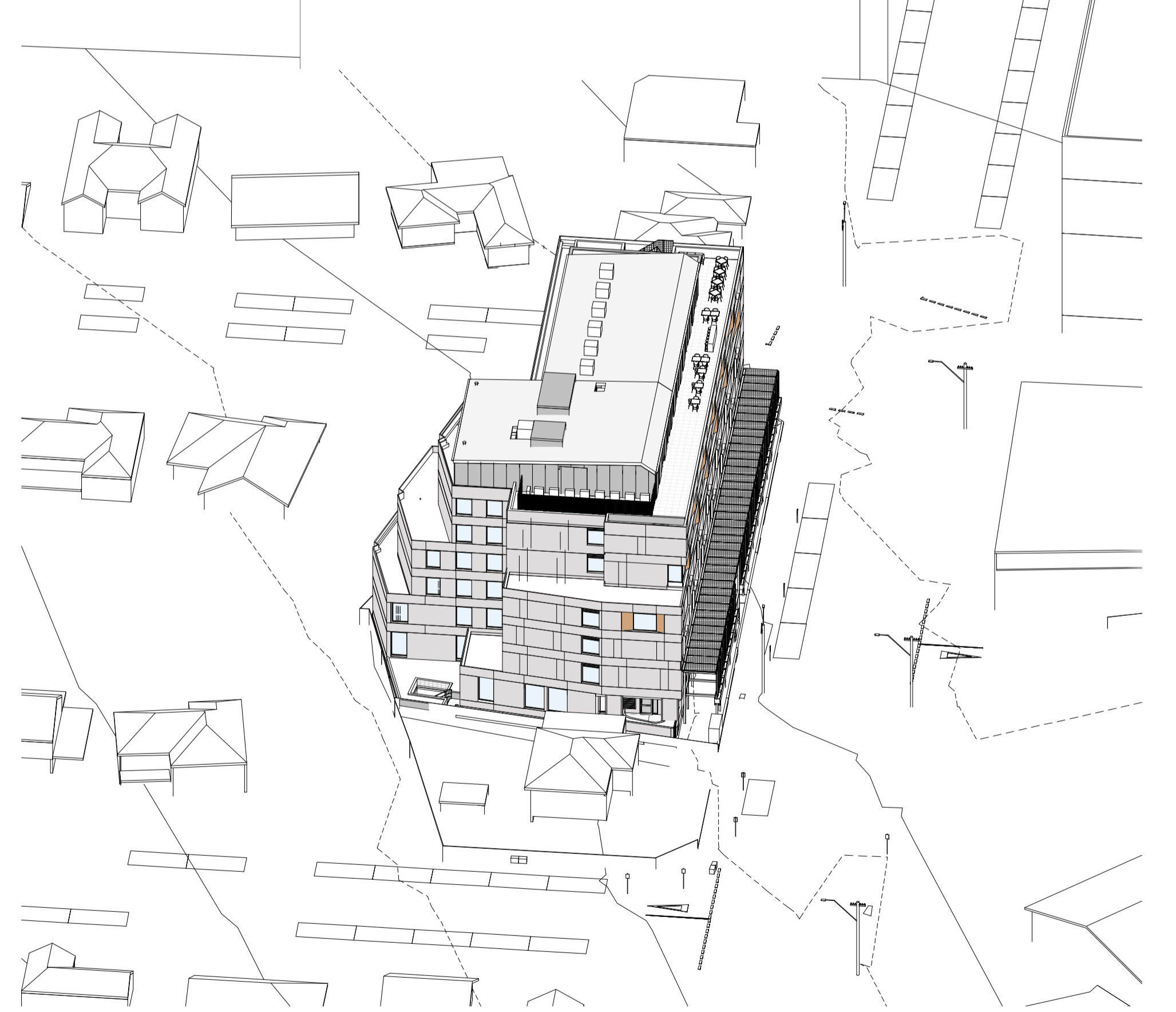
21st June 9am



21st June 10am



21st June 11am



21st June 12pm

DEVELOPMENT APPLICATION

| Revisions | Date | Description | Author |
|-----------|------------|-------------------------|--------|
| - | 25.03.2022 | Development Application | JC |
| A | 05.10.2022 | Response to RFI | KW |
| B | 06.10.2022 | Response to RFI | KW |

Project / **28-32 SOMERSET STREET, KINGSWOOD**
 28-32 SOMERSET STREET, KINGSWOOD

Drawing / **Solar POV**

Project No / **220027** Date / **06.10.2022** Author / **KW**

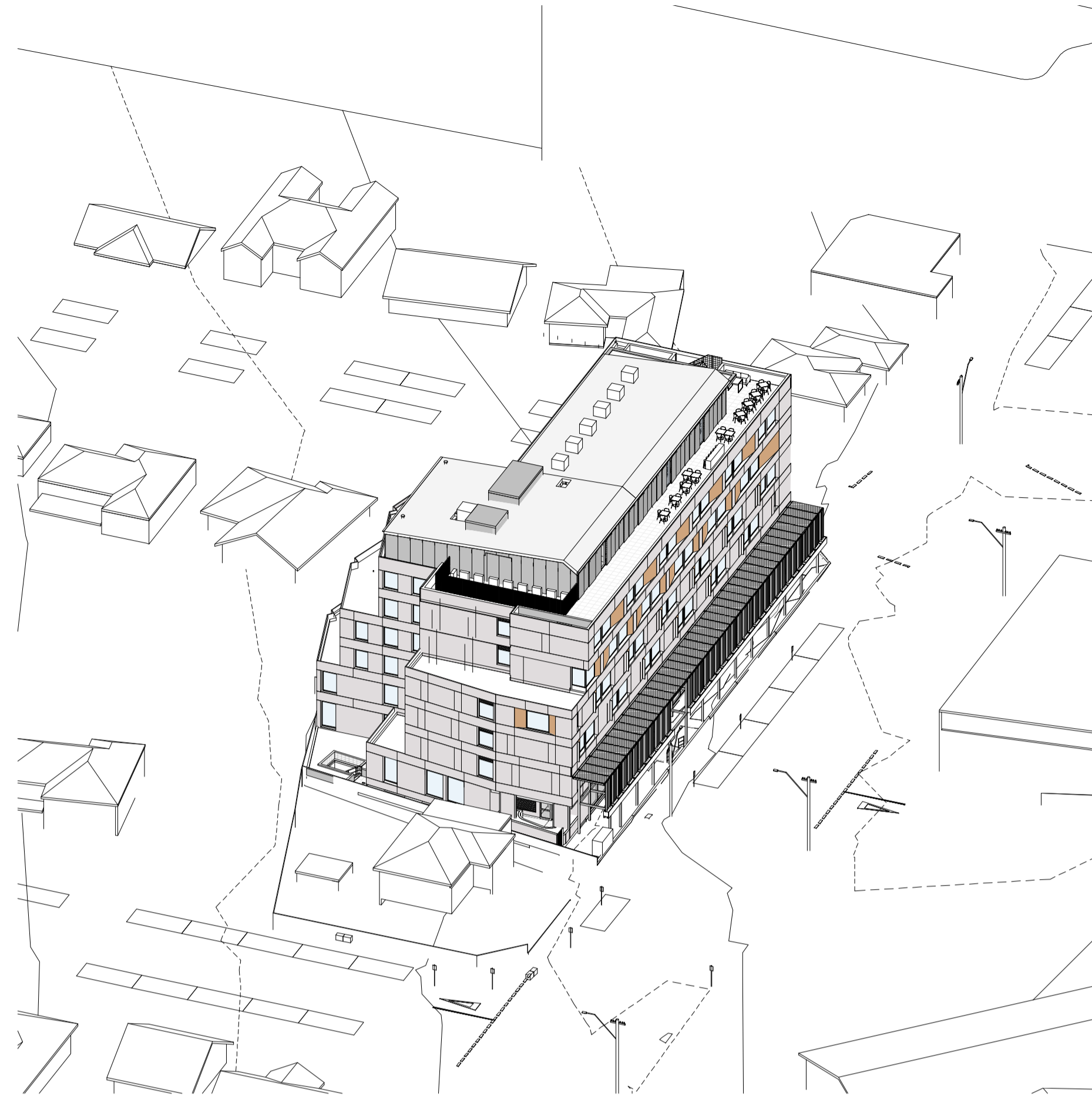
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Drawing No. / **TP05.06 B**

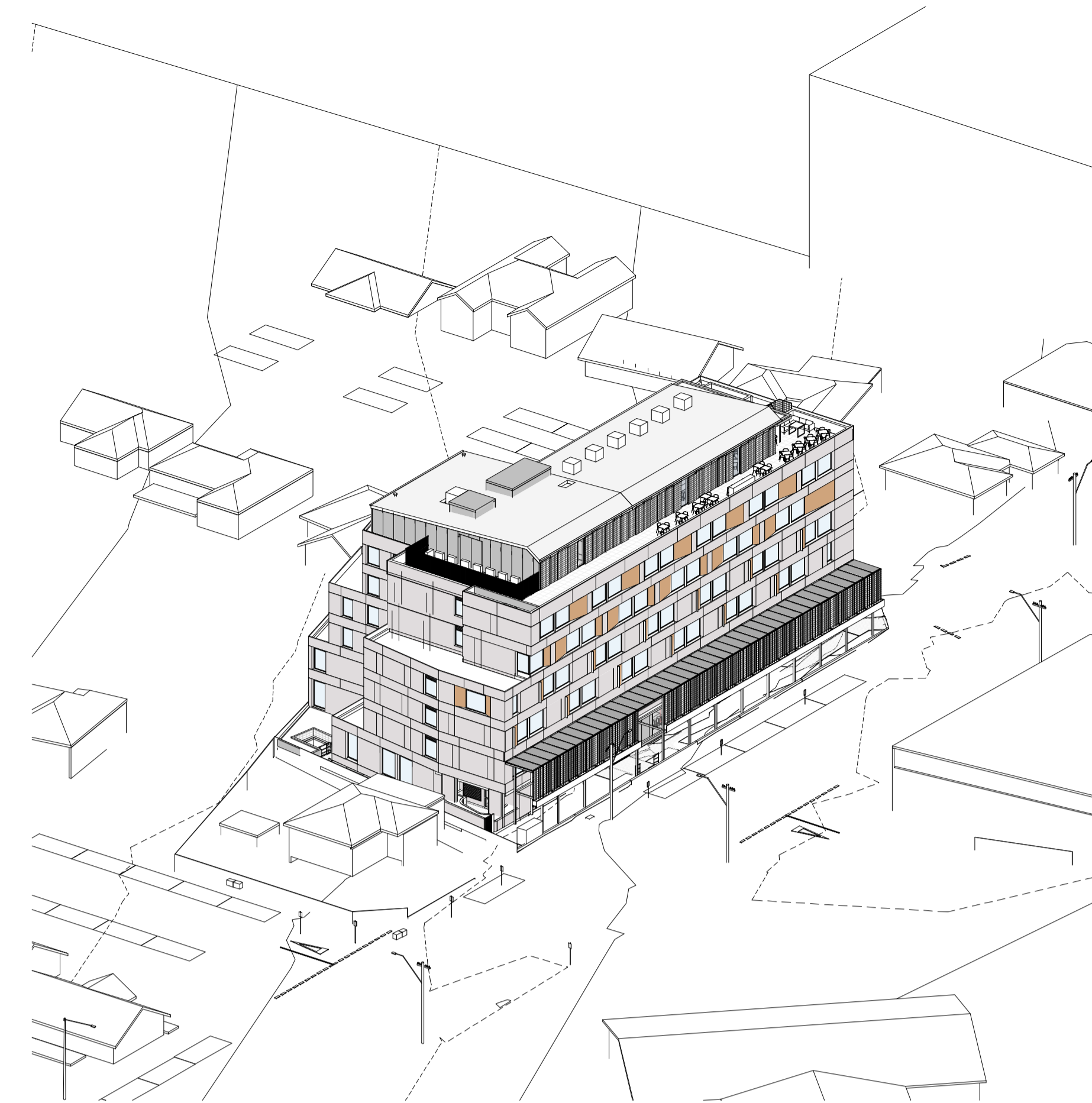
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21st June 1pm



21st June 2pm



21st June 3pm

DEVELOPMENT APPLICATION

| Revisions | Date | Description | Author |
|-----------|------------|-------------------------|--------|
| - | 25.03.2022 | Development Application | JC |
| A | 05.10.2022 | Response to RFI | KW |
| B | 06.10.2022 | Response to RFI | KW |

Project **28-32 SOMERSET STREET, KINGSWOOD** Drawing **Solar POV** Project No **220027** Date **06.10.2022** Author **KW** Scale: @ A1

Drawing No. **TP05.07 B**

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