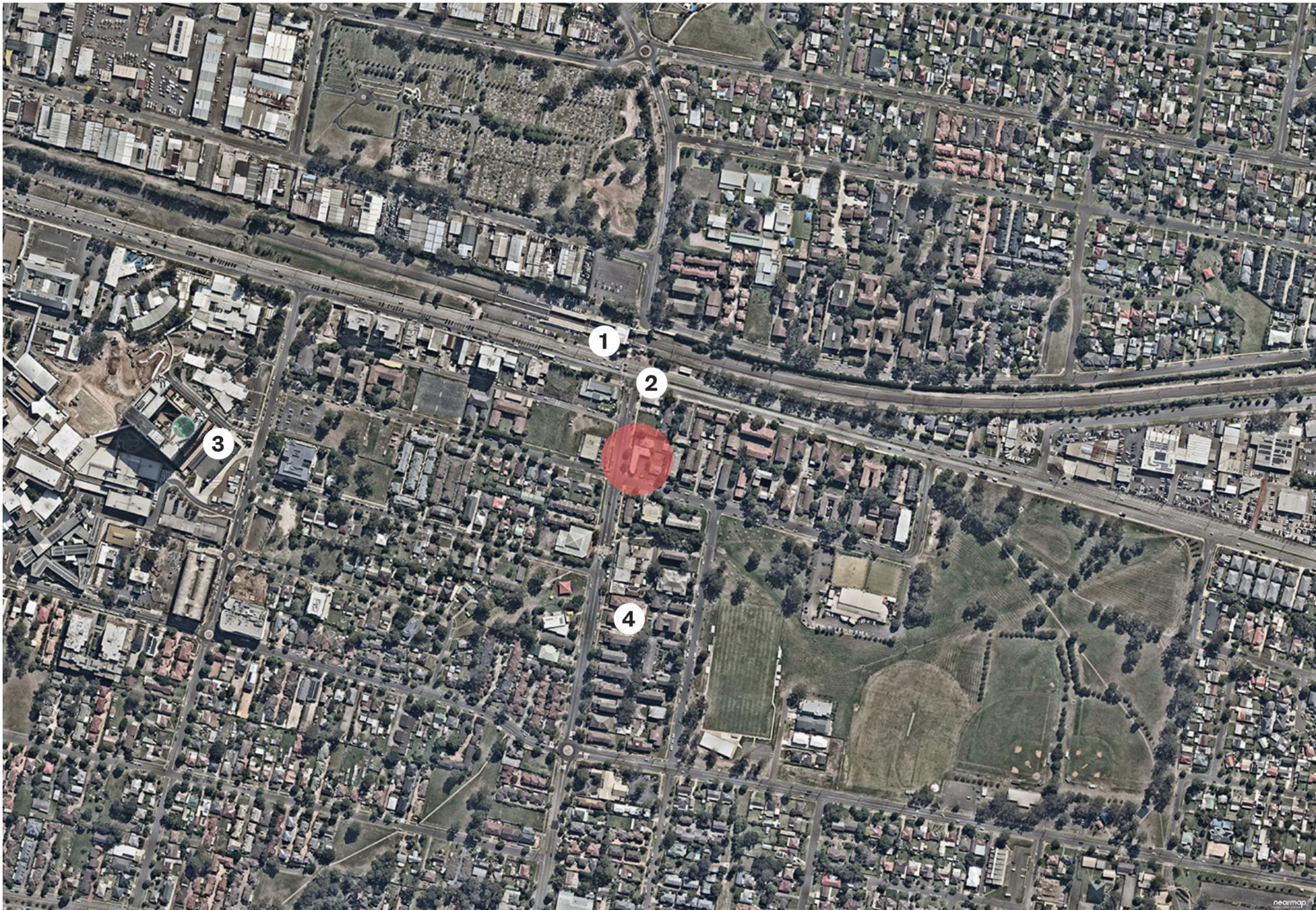


Nominated Architect		
Christopher Johnson, NSWARB12410		
REV.	DESCRIPTION	DATE
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Drawing No.	Title	Rev.	Date
DA000	TP COVER	C	19/08/2025
DA001	SHEET LIST	C	19/08/2025
DA010	SITE LOCALITY / CONTEXT PLAN	C	19/08/2025
DA015	CONTEXT ANALYSIS	C	19/08/2025
DA016	CONTEXT ANALYSIS - ELEVATIONS	C	19/08/2025
DA020	SURVEY PLAN	C	19/08/2025
DA050	EXISTING - FLOOR PLAN	C	19/08/2025
DA051	EXISTING - ELEVATIONS	C	19/08/2025
DA060	SITE PLAN - DEMOLITION	C	19/08/2025
DA061	SITE PLAN - PROPOSED - STAGE 1	C	19/08/2025
DA062	SITE PLAN - PROPOSED - STAGE 2	C	19/08/2025
DA200	GA PLAN - GROUND - STAGE 1	C	19/08/2025
DA201	GA PLAN - LEVEL 1 - STAGE 1	C	19/08/2025
DA202	GA PLAN - ROOF PLAN - STAGE 1	C	19/08/2025
DA210	GA PLAN - GROUND - STAGE 2	C	19/08/2025
DA211	GA PLAN - LEVEL 1 - STAGE 2	C	19/08/2025
DA212	GA PLAN - ROOF PLAN - STAGE 2	C	19/08/2025
DA230	ELEVATIONS SHEET 1 - STAGE 1	C	19/08/2025
DA231	ELEVATIONS SHEET 2 - STAGE 1	C	19/08/2025
DA232	ELEVATIONS SHEET 3 - STAGE 1	C	19/08/2025
DA233	ELEVATIONS SHEET 4 - STAGE 1	C	19/08/2025
DA234	SECTION SHEET 1 - STAGE 1	C	19/08/2025
DA235	ELEVATIONS SHEET 1 - STAGE 2	C	19/08/2025
DA236	ELEVATIONS SHEET 2 - STAGE 2	C	19/08/2025
DA237	ELEVATIONS SHEET 3 - STAGE 2	C	19/08/2025
DA238	ELEVATIONS SHEET 4 - STAGE 2	C	19/08/2025
DA903	3D IMAGERY - STAGE 2	B	19/08/2025
DA904	3D IMAGERY - STAGE 2 (3)	B	19/08/2025
DA905	RENDERS	B	19/08/2025
DA906	RENDERS	B	19/08/2025
DA950	MATERIAL PALLETTE	C	19/08/2025
DA955	SHADOWS 9AM - STAGE 1	C	19/08/2025
DA956	SHADOWS 12pm - STAGE 1	C	19/08/2025
DA957	SHADOWS 3pm - STAGE 1	C	19/08/2025
DA958	SHADOWS 9AM - STAGE 2	C	19/08/2025
DA959	SHADOWS 12pm - STAGE 2	C	19/08/2025
DA960	SHADOWS 3pm - STAGE 2	C	19/08/2025
DA961	SHADOWS CLAUSE 2.4.6 SHEET1	C	19/08/2025
DA962	SHADOWS CLAUSE 2.4.6 SHEET2	C	19/08/2025
DA990	GFA CALCULATION METHOD	C	19/08/2025

1 LOCALITY PLAN
Scale 1:200



CONTEXT PLAN



CONTEXT PLAN

SITE ADDRESS

2a Bringelly Road & 31-33 Santley Crescent, Kingswood

KEY

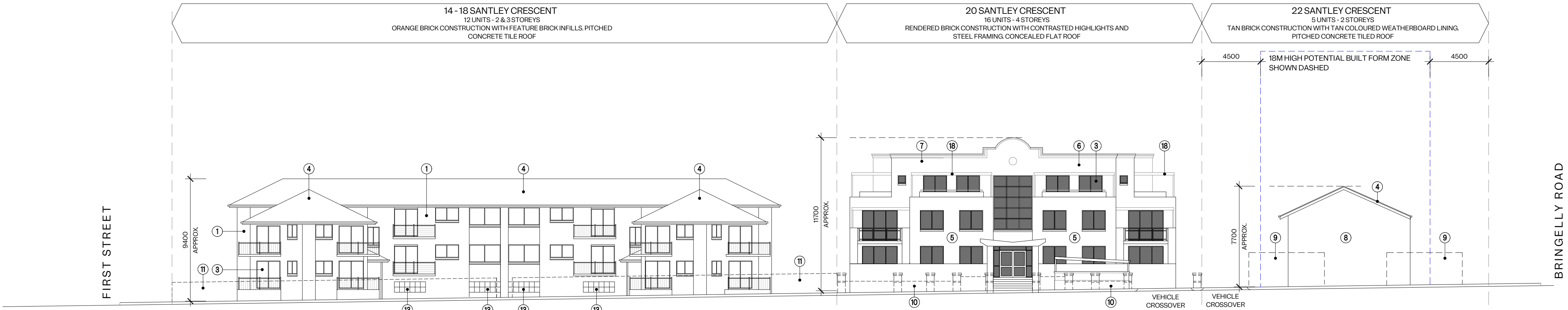
- 1. Kingswood Train Station
- 2. Bus Stop
- 3. Nepean Hospital
- 4. General surrounding area consisting of Multi-residential



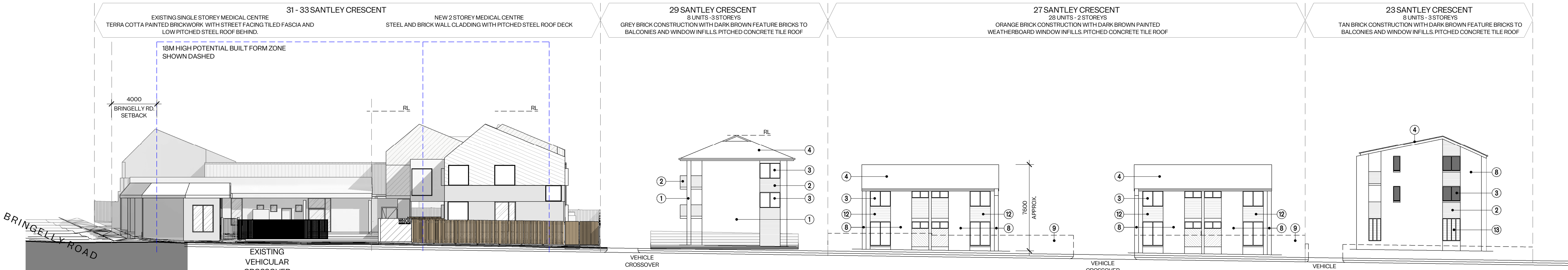
KEYPLAN

FINISHES LEGEND		
1	LIGHT GREY PAINTED BRICKWORK	
2	BROWN BRICKWORK	
3	ALUMINIUM FRAMED WINDOWS	
4	CONCRETE TILED ROOF	
5	DARK MAUVE PAINTED BRICKWORK	
6	PALE MAUVE PAINTED BRICKWORK	
7	FLAT STEEL ROOF BEHIND	
8	TAN BRICKWORK	
9	BRICK FENCE	
10	BRICK AND METAL FRAMED FENCE	
11	PAINTED METAL PICKET FENCE	
12	DARK BROWN PAINTED WEATHERBOARD INFILL	
13	AIR VENTS TO GROUND FLOOR PARKING/GARAGES BELOW	
14	STEEL CLAD FASCIA WITH BRAND SIGNAGE	
15	OFFSTREET PARKING IN FOREGROUND	
16	BULLNOSED VERANDAH / FASCIA	
17	WHITE PAINTED BRICKWORK	
18	BLACK PAINTED PERGOLAS AND TRIM	
19	BRANDED WALL GRAPHICS	
20	LOUVRED PANELS	
21	TERRA COTTA TILED ROOF	

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1 ELEVATION - SANTLEY CRESCENT - LOOKING SOUTH
Scale 1:200

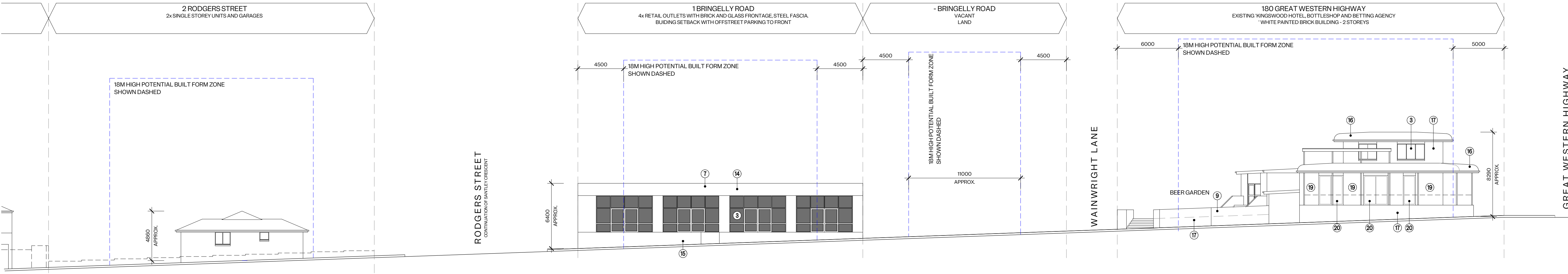


2 ELEVATION - SANTLEY CRESCENT - LOOKING NORTH
Scale 1:200

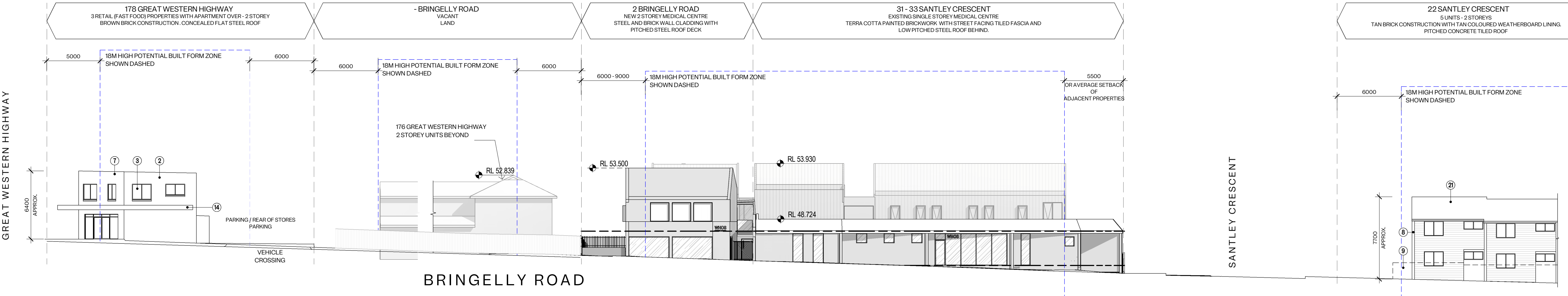
FINISHES LEGEND

1	LIGHT GREY PAINTED BRICKWORK
2	BROWN BRICKWORK
3	ALUMINIUM FRAMED WINDOWS
4	CONCRETE TILED ROOF
5	DARK MAUVE PAINTED BRICKWORK
6	PALE MAUVE PAINTED BRICKWORK
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20	LOUVRED PANELS
21	TERRA COTTA TILED ROOF

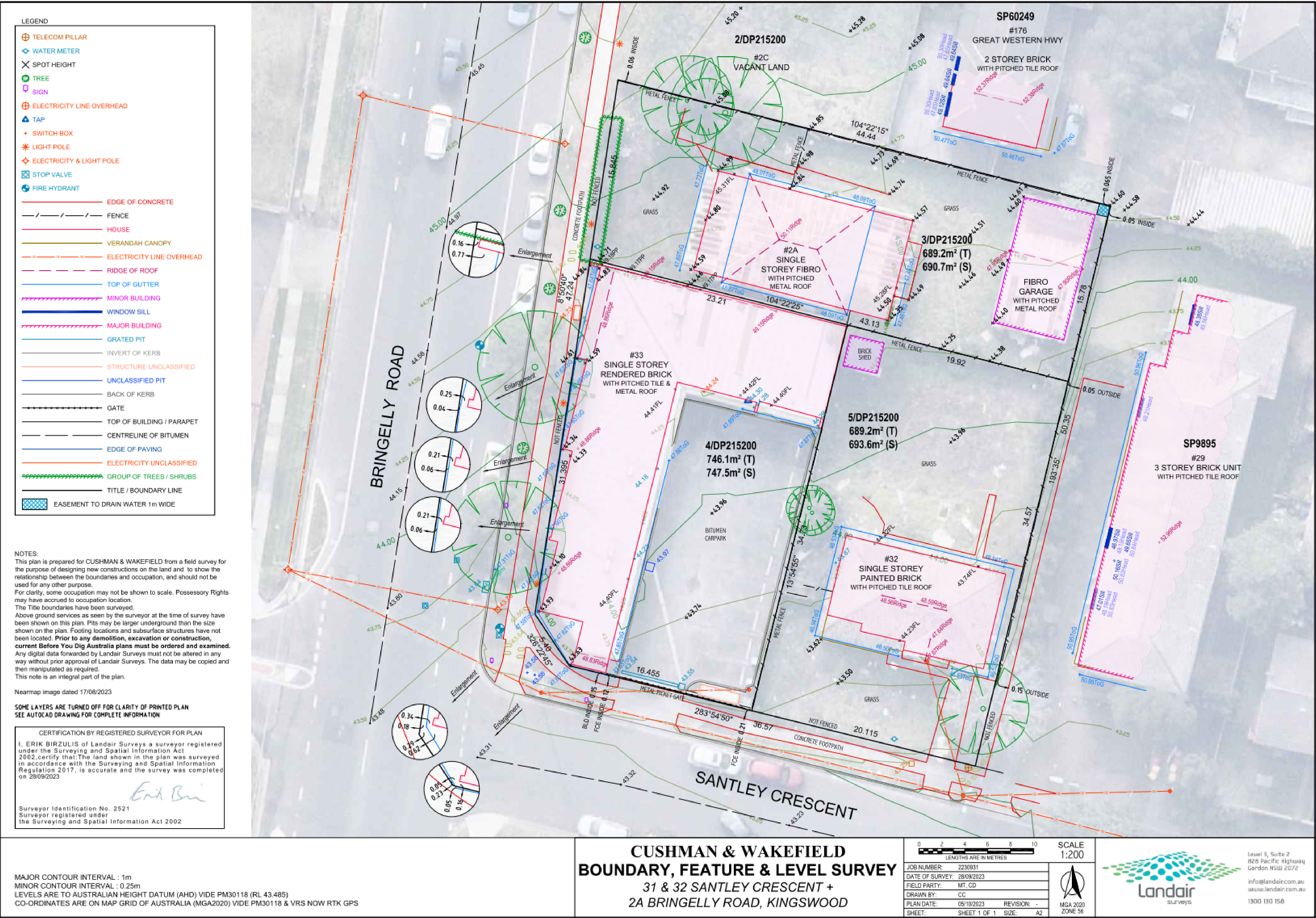
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Christopher Johnson, NSWARB12410		
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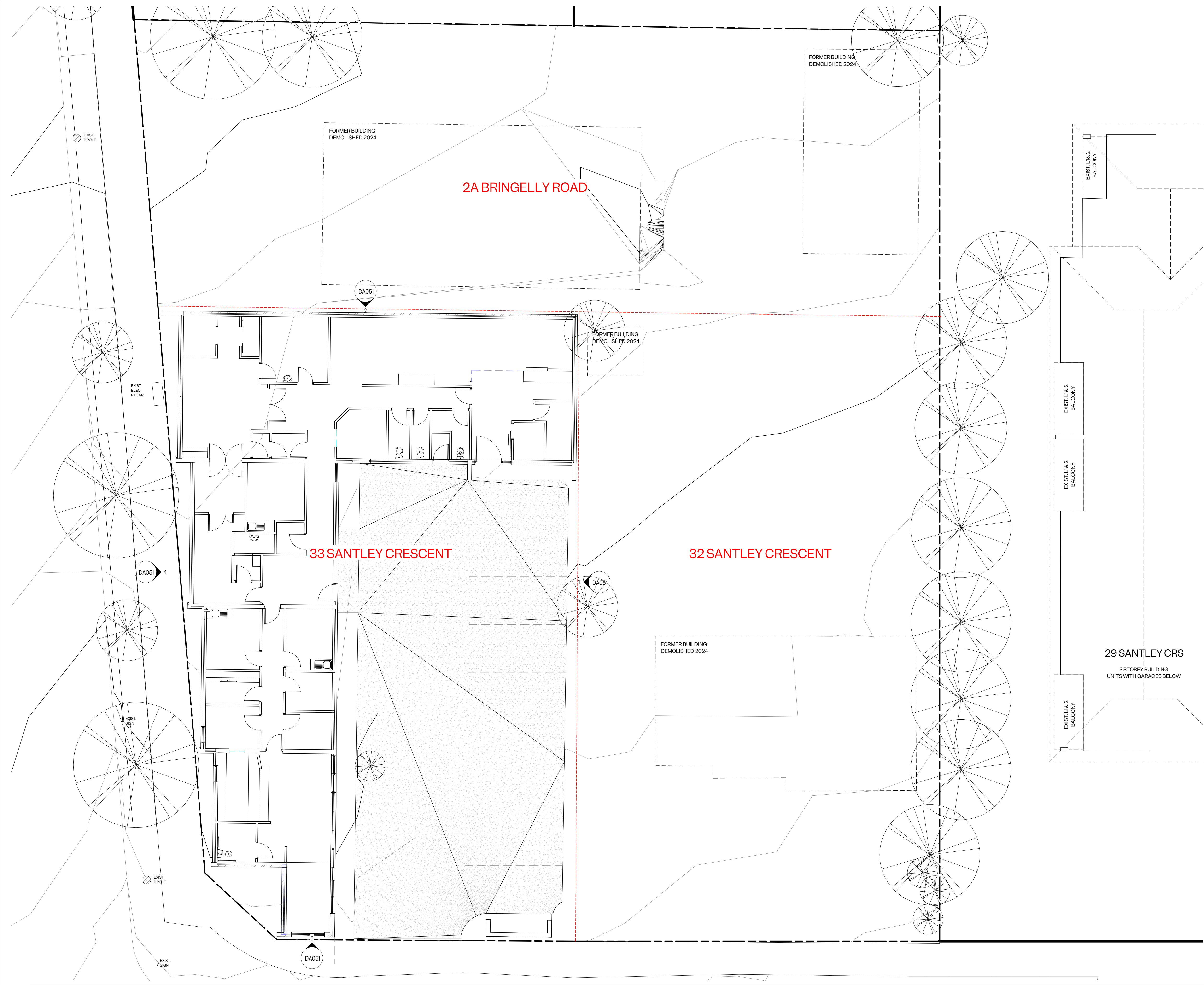
3 ELEVATION - BRINGELLY ROAD - LOOKING WEST
Scale 1:200

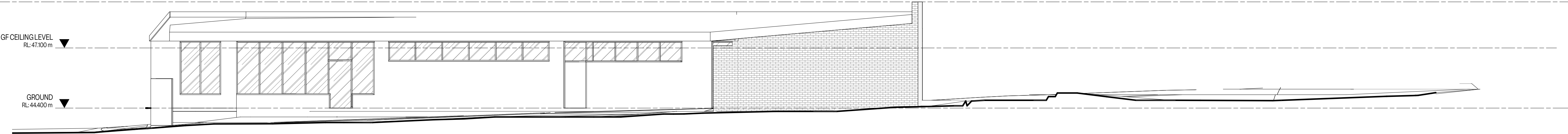


4 ELEVATION - BRINGELLY ROAD - LOOKING EAST
Scale 1:200



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Christopher Johnson, NSWARB12410		
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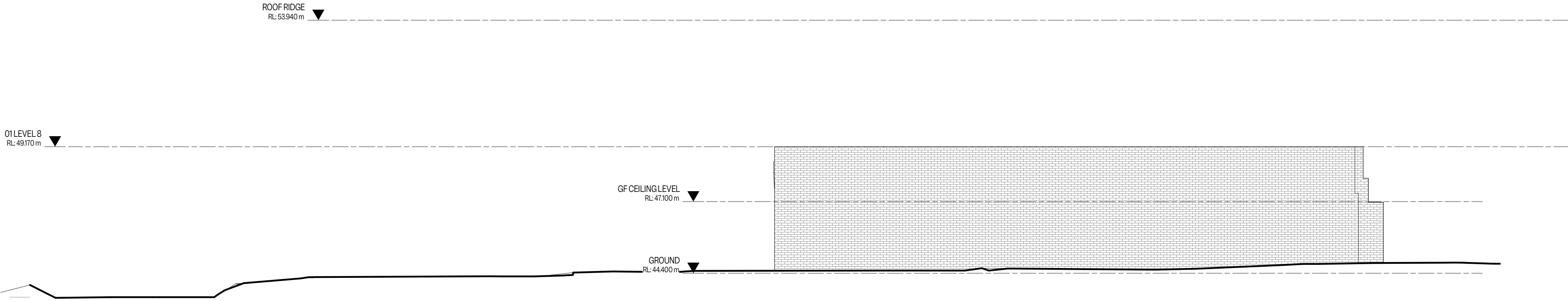




1

EXISTING EAST ELEVATION

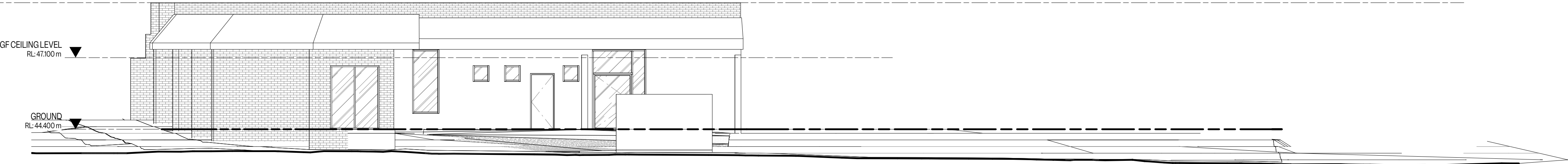
Scale 1:100



2

EXISTING NORTH ELEVATION

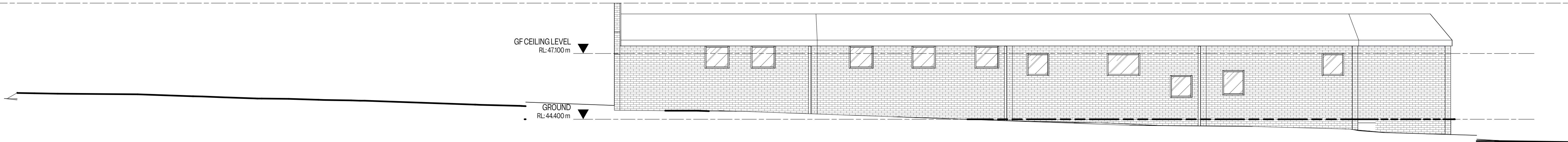
Scale 1:100



3

EXISTING SOUTH ELEVATION

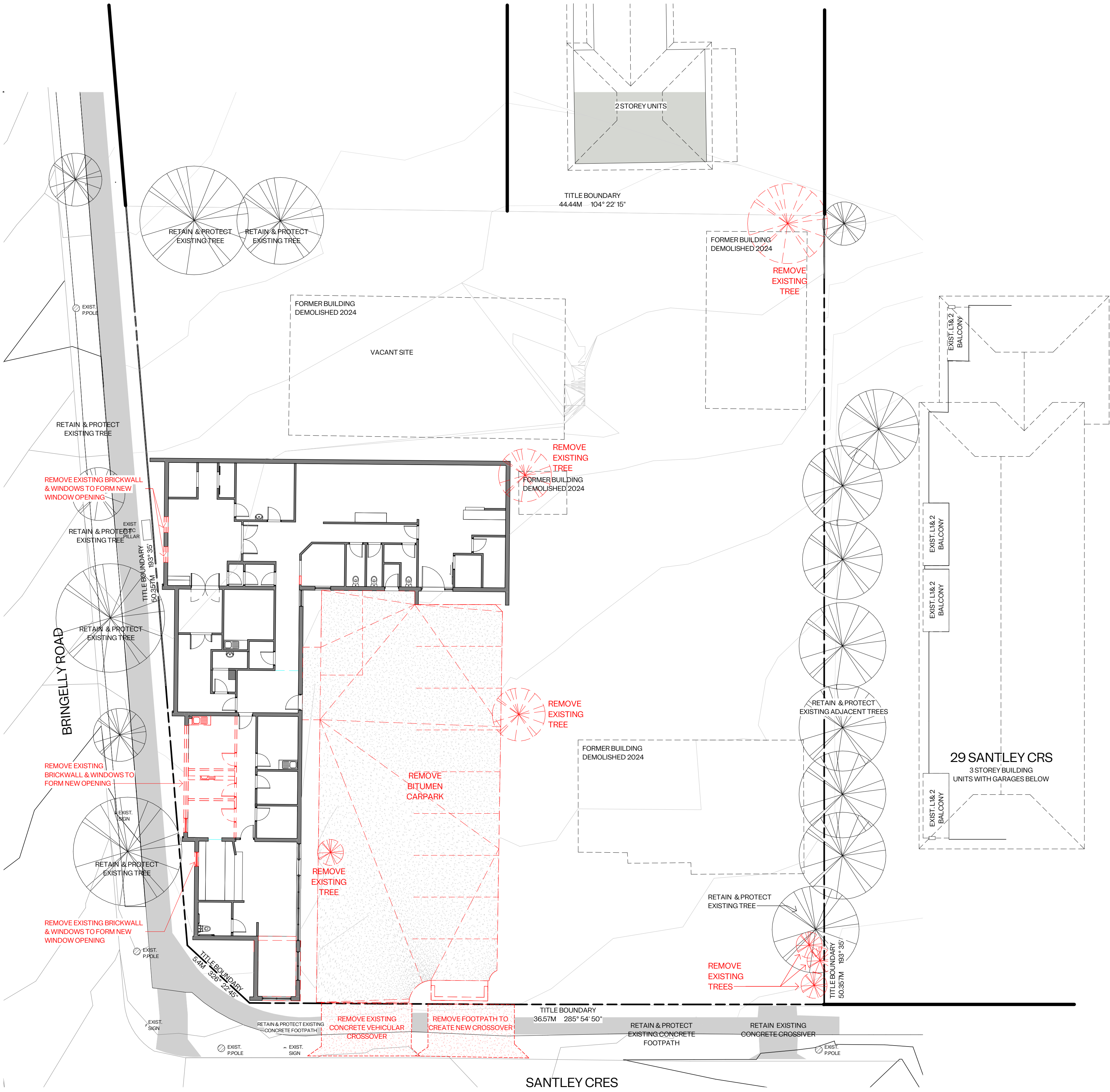
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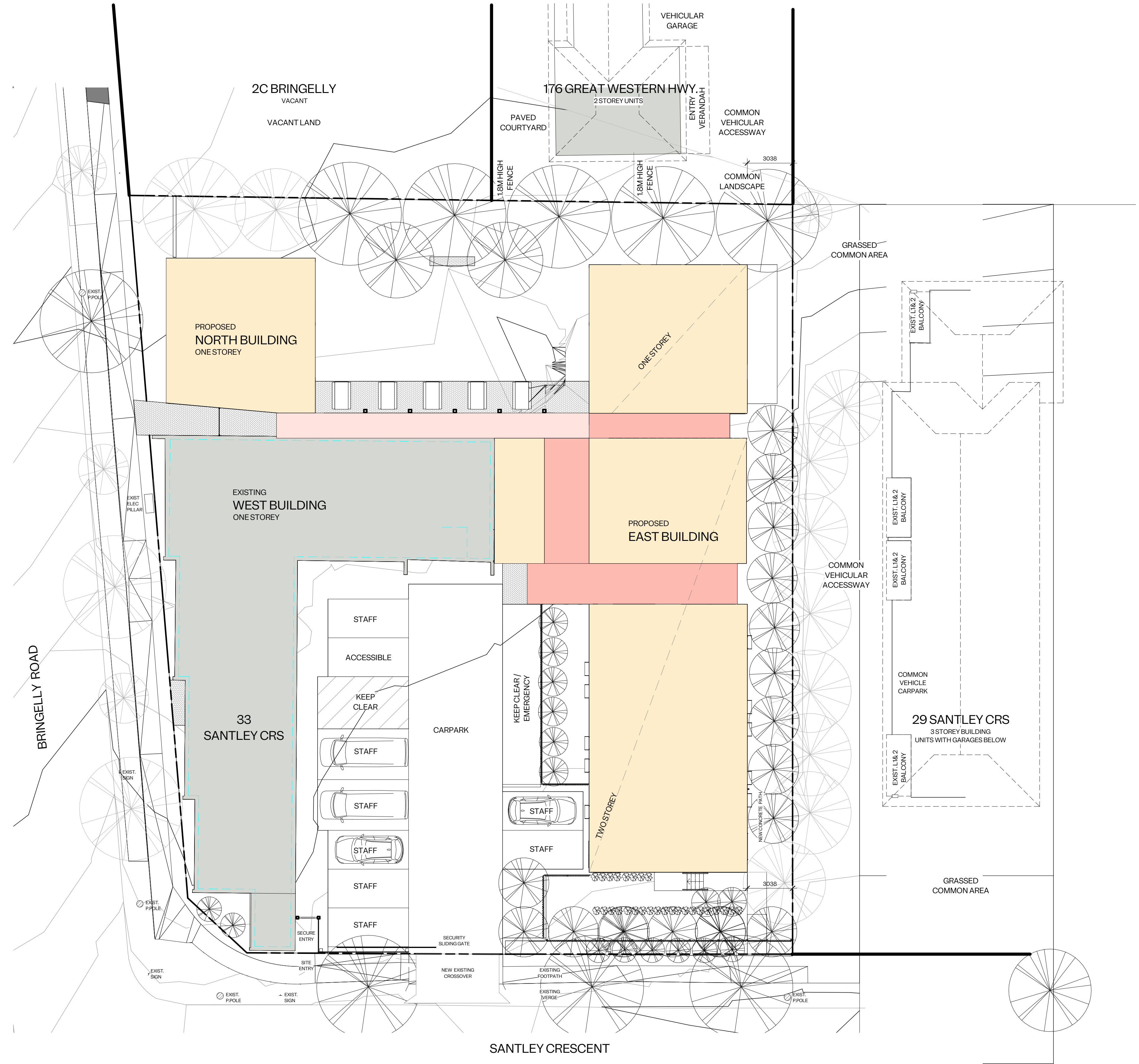
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EXISTING WEST ELEVATION

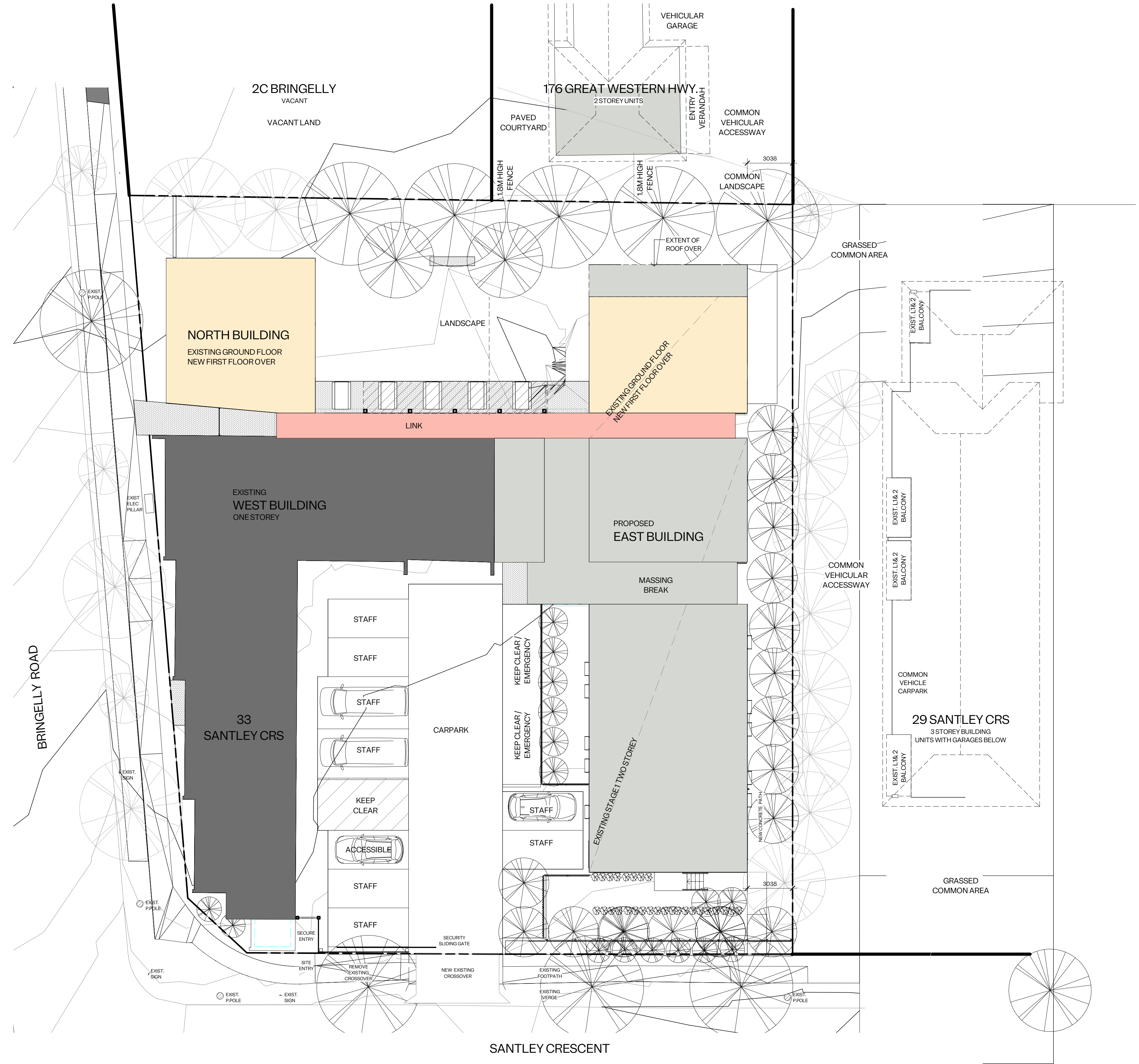
Scale 1:100



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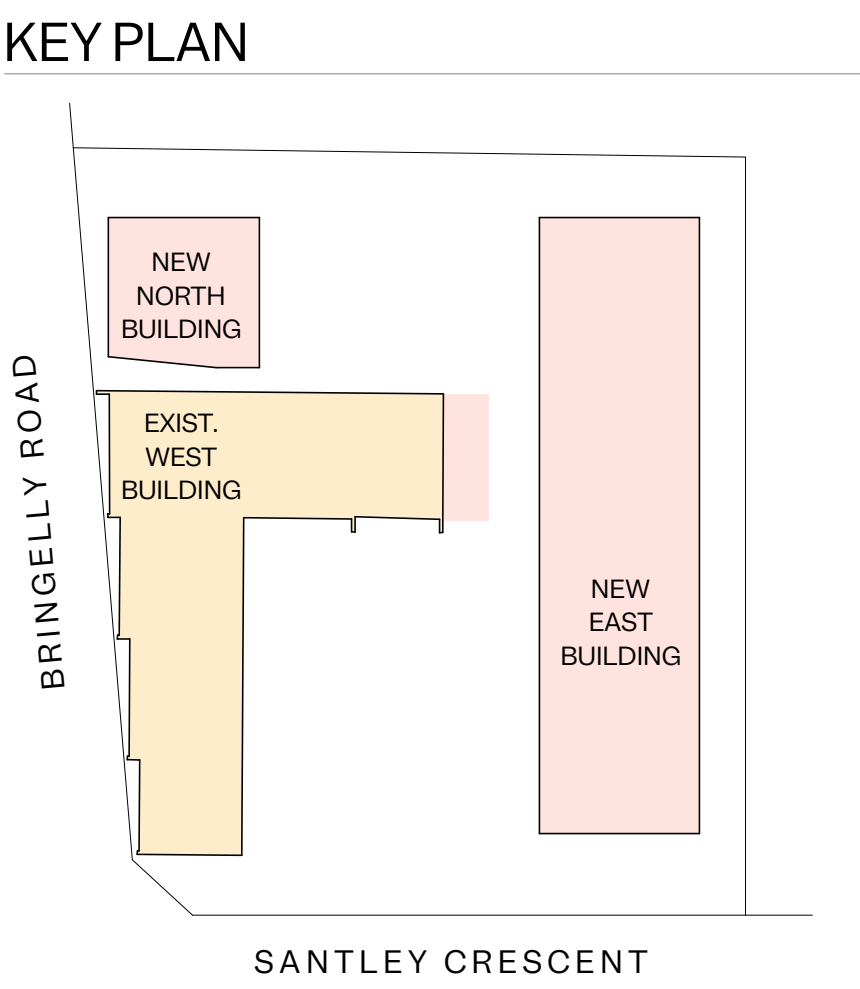


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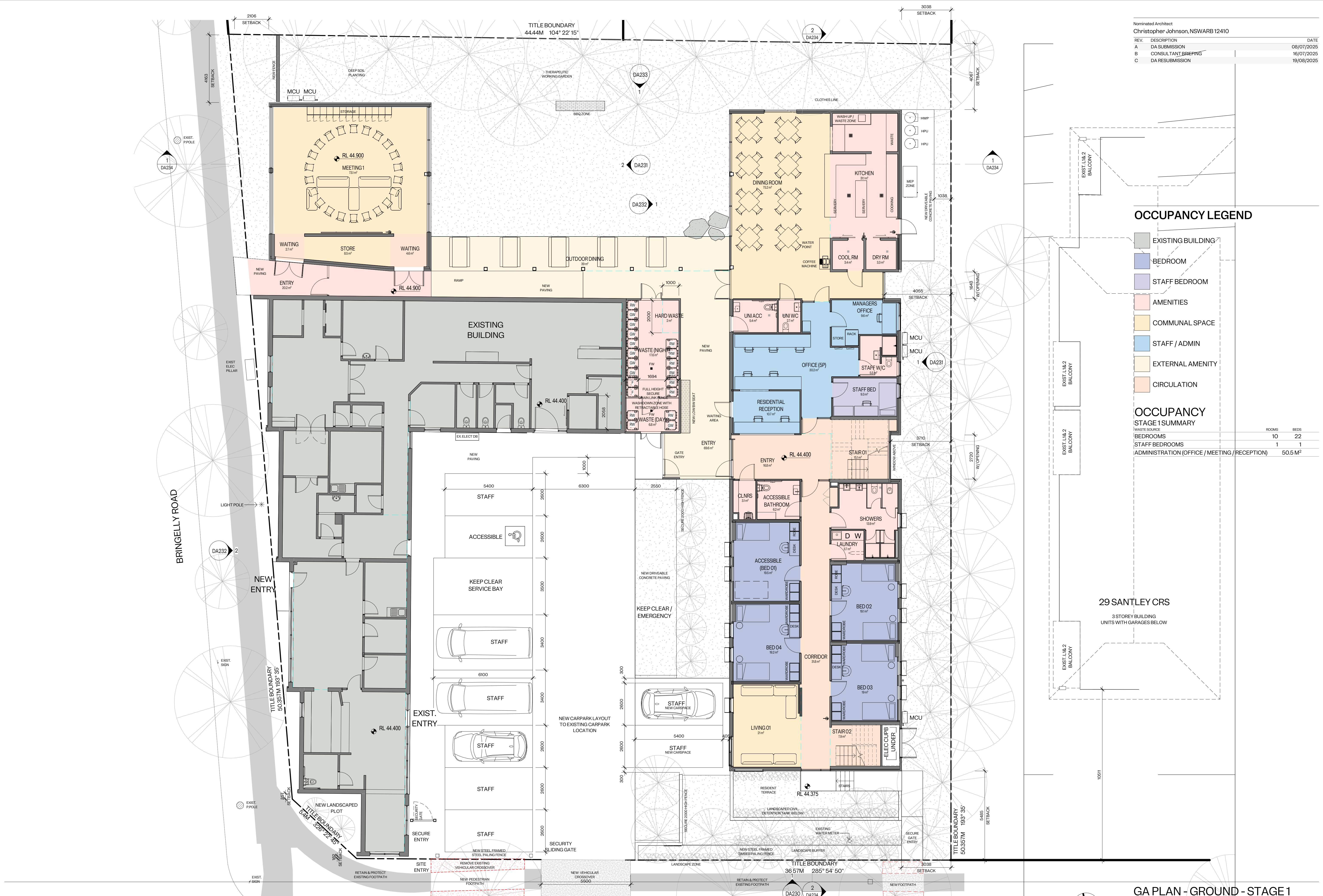




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LANDSCAPING LEGEND			
01	NEW PAVED AREA		
0	NEW BITUMEN PAVED AREA		
0	NEW CONCRETE PAVING BLOCKS WITH PLANTING		
0	EXISTING TREE - ADJACENT PROPERTY		
0	EXISTING TREE		
05	EXISTING STREET TREE - JUVENILE		
0	NEW STREET TREE		
SPECIES	COMMON NAME	MATURE HEIGHT	INSTALL SIZE
GROUNDCOVERS			
Af	Asplenium	Necklace	ground 100mm
Cg4	Carpobrotus glaucescens	Pigface (white, red & hot pink colour)	ground cover tubestock
Hv	Hardenbergia	False sasanilla	ground 100mm
Vh	Viola	Australian	ground 100mm
TREES			
Ah	Angaphora hispida	Dwarf apple	5 400mm pot
Bs	Banksia	Saw banksia	3 300mm pot
Ca1	Citrus australasica	Fingerlime	Hedged to 21m 300mm pot
Cl	Citrus limon	Lemon tree	2-4 300mm pot
Cr	Citrus reticulata	Mandarin	2-4 300mm pot
Cm	Citrus myrtifoliat	Mandarin	2-4 300mm pot
Cg1	Citrus glauca	Desert Lime	2-4 300mm pot
Cg3	Ceratopetalum gummiferum	NSW Christmas bush	2 400mm pot
Jm	Jacaranda mimosifolia	Jacaranda	to 10m 400mm pot
Lf	Liquidambar formosana	Liquidambar	to 12m 400mm pot
Wg	Tristaniaopsis laui (var. luscious)	Water Gum	6-8 400mm pot
SHRUBS & GRASSES			
Co	Callitris	Pygmy cypress	Hedged to 600
DI	Dianella longifolia	Blueberry lily	60c tubestoc
LI	Lomandra	Spiky head mat-rush	60cm tubestoc
Ms	Microlaena	Weeping	60c tubestoc
Ta	Themeda australis	Kangaroo grass	60c tubestoc





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OCCUPANCY LEGEND

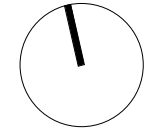
- EXISTING BUILDING
- BEDROOM
- STAFF BEDROOM
- AMENITIES
- COMMUNAL SPACE
- STAFF / ADMIN
- EXTERNAL AMENITY
- CIRCULATION

OCCUPANCY

STAGE 1 SUMMARY

WASTE SOURCE	ROOMS	BEDS
BEDROOMS	10	22
STAFF BEDROOMS	1	1
ADMINISTRATION (OFFICE / MEETING / RECEPTION)	50.5 M ²	

29 SANTLEY CRS
3 STOREY BUILDING
UNITS WITH GARAGES BELOW

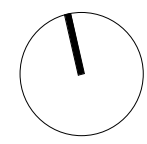




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WHOS WESTERN SYDNEY
Cnr. Bringelly Rd. & Santley Cres. KINGSWOOD, NSW
5-23-0072



info@PTID.com.au

GA PLAN - ROOF PLAN - STAGE 1
DATE: 19/08/2025
SCALE: 1:100 @ A1
REVISION: C
PLANNING

DA202

OCCUPANCY

STAGE 1 & 2 SUMMARY

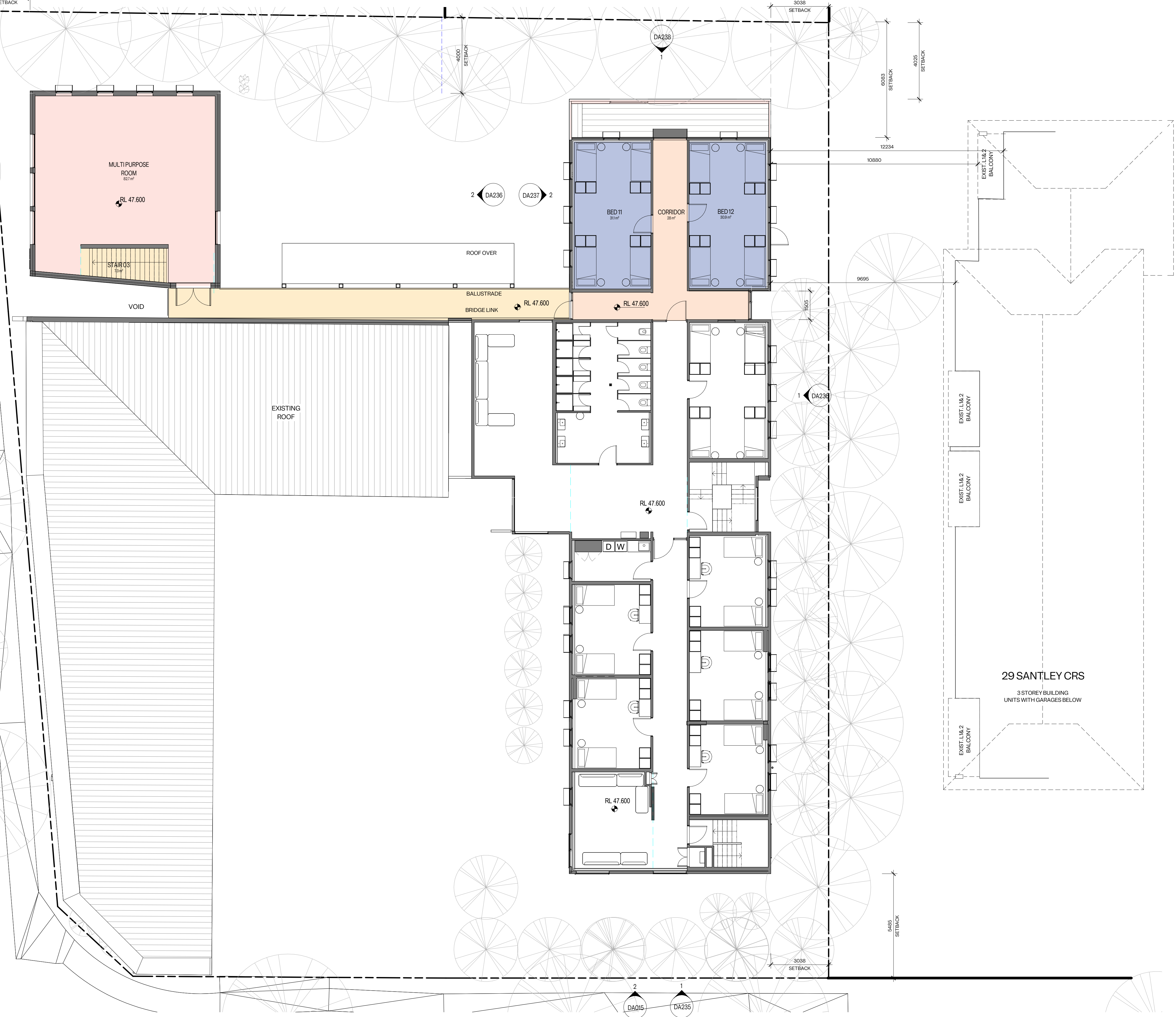
WASTE SOURCE	ROOMS	BEDS
BEDROOMS	12	30
STAFF BEDROOMS	1	1
ADMINISTRATION (OFFICE / MEETING / RECEPTION)		50.5 M ²
MULTI PURPOSE ROOM		82.7 M ²

OCCUPANCY LEGEND

- EXISTING BUILDING
- BEDROOM
- STAFF BEDROOM
- AMENITIES
- COMMUNAL SPACE
- STAFF / ADMIN
- EXTERNAL AMENITY
- CIRCULATION

OCCUPANCY

STAGE 1 & 2 SUMMARY		
WASTE SOURCE	ROOMS	BEDS
BEDROOMS	12	30
STAFF BEDROOMS	1	1
ADMINISTRATION (OFFICE / MEETING / RECEPTION)	50.5 M ²	
MULTI PURPOSE ROOM	82.7 M ²	



Nominated Architect

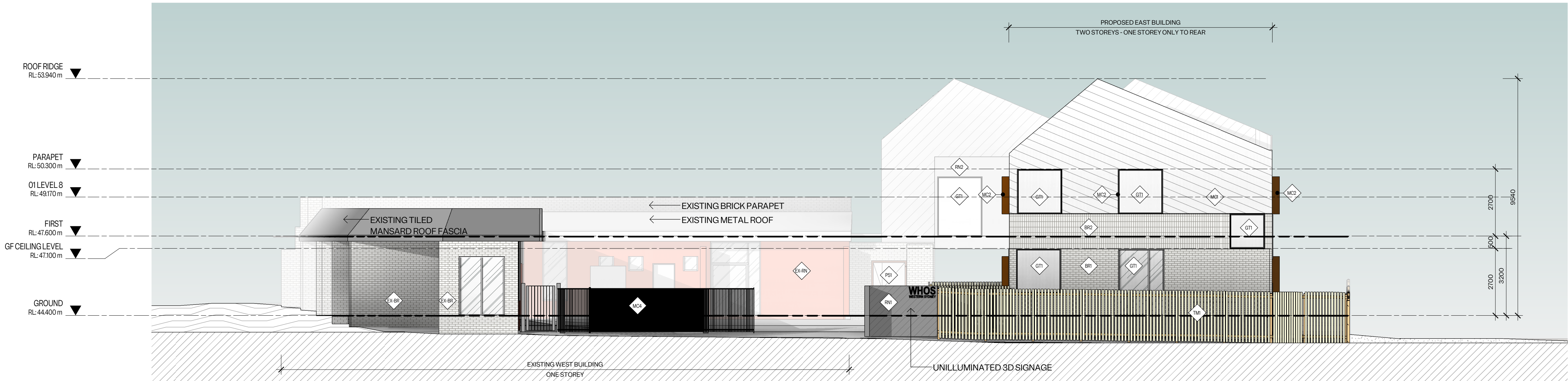
Christopher Johnson, NSWARB 12410

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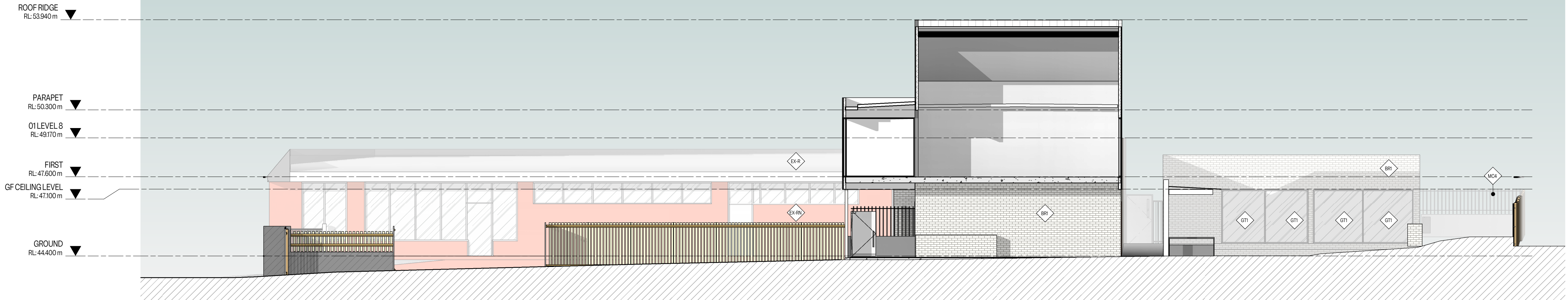


29 SANTLEY CRS

3 STOREY BUILDING
UNITS WITH GARAGES BELOW



1 SOUTH ELEVATION - STAGE 1
Scale 1:100

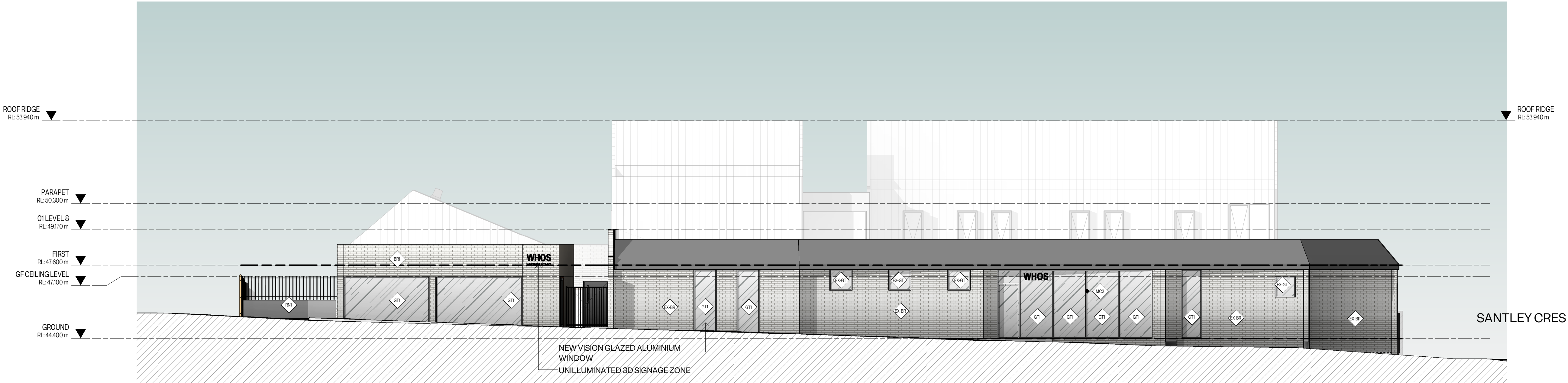


2 EAST ELEVATION 02
Scale 1:100

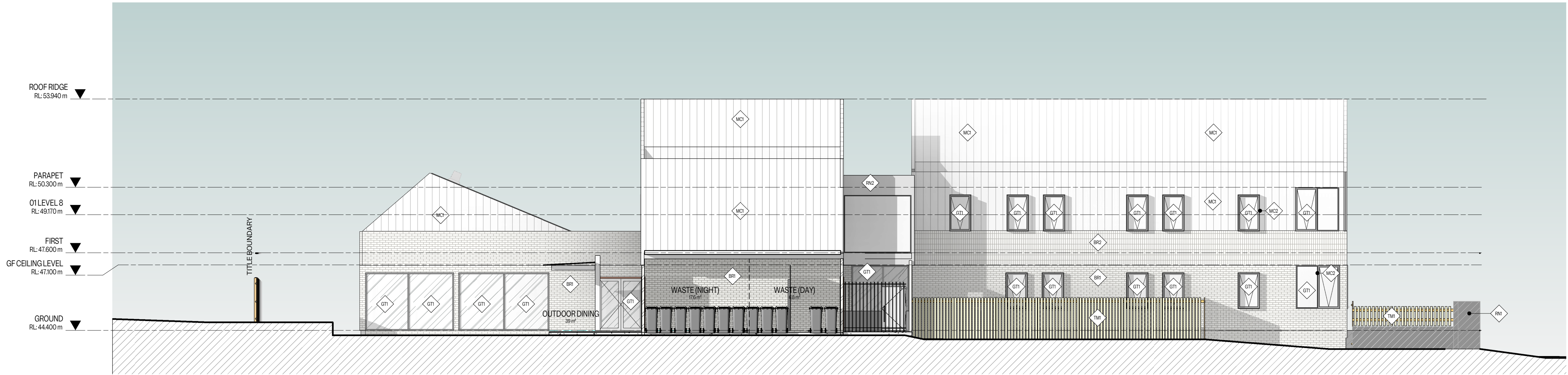


1 EAST ELEVATION 01
Scale 1:100

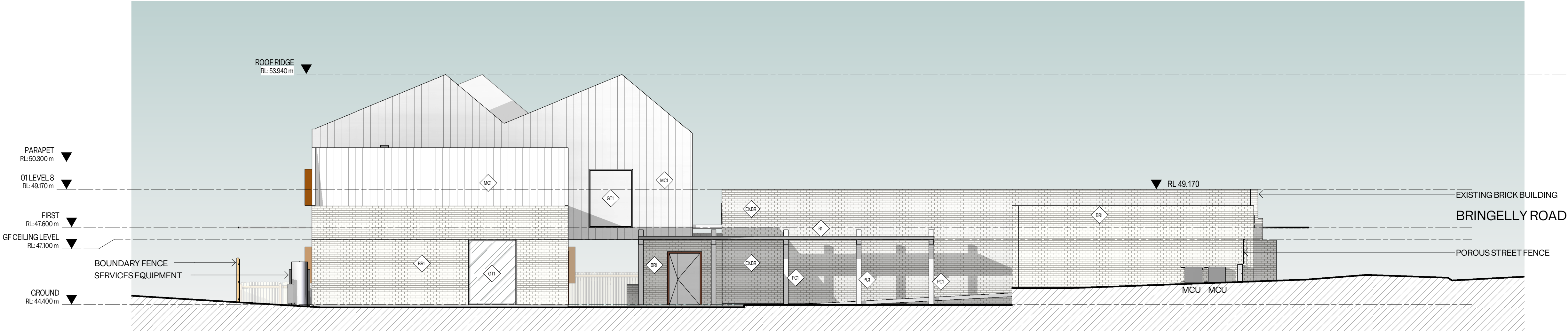
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2 WEST ELEVATION - BRINGELLY ROAD
Scale 1:100



1 WEST ELEVATION 02
Scale 1:100

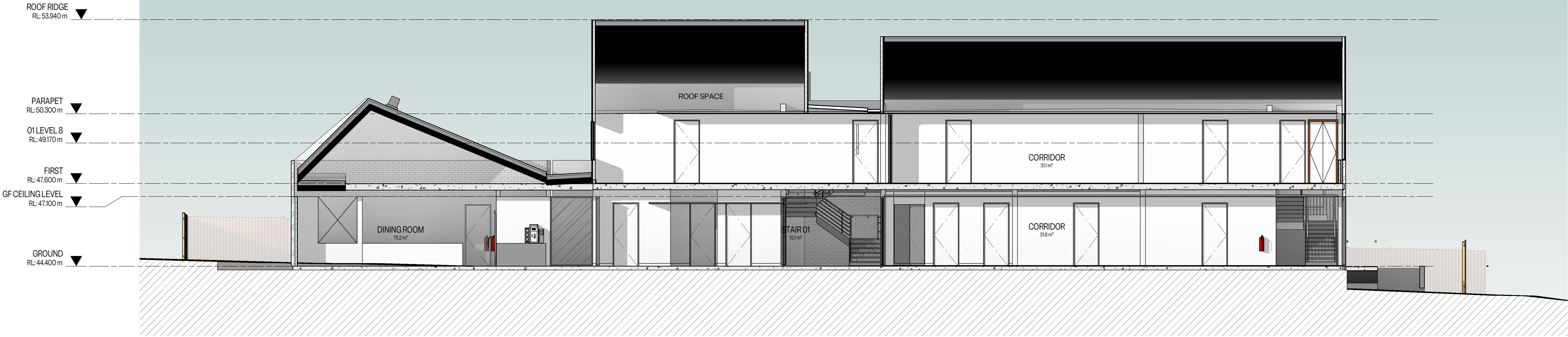


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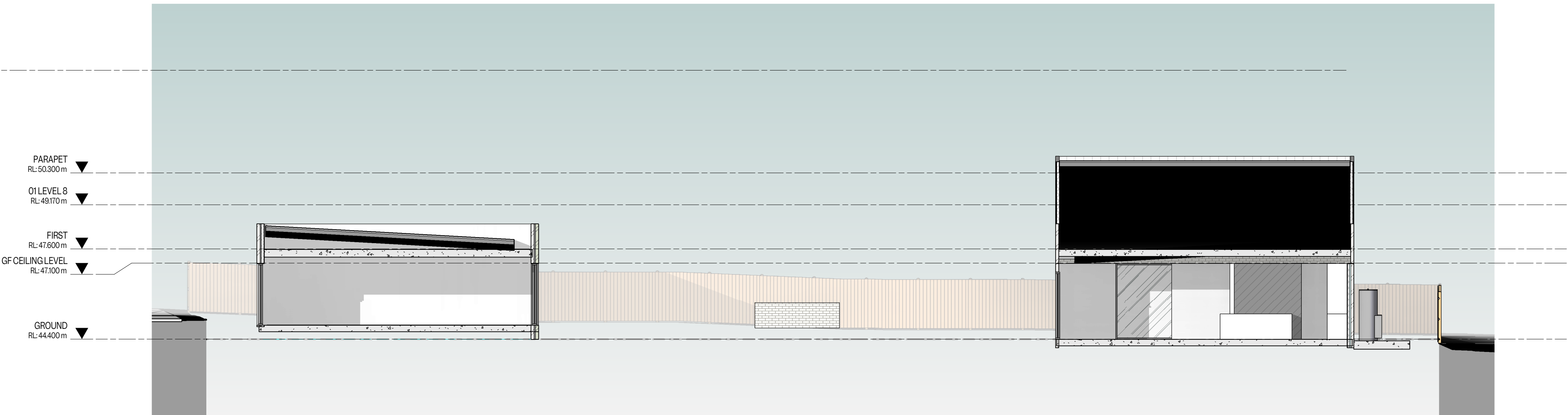
NORTH ELEVATION

Scale 1:100

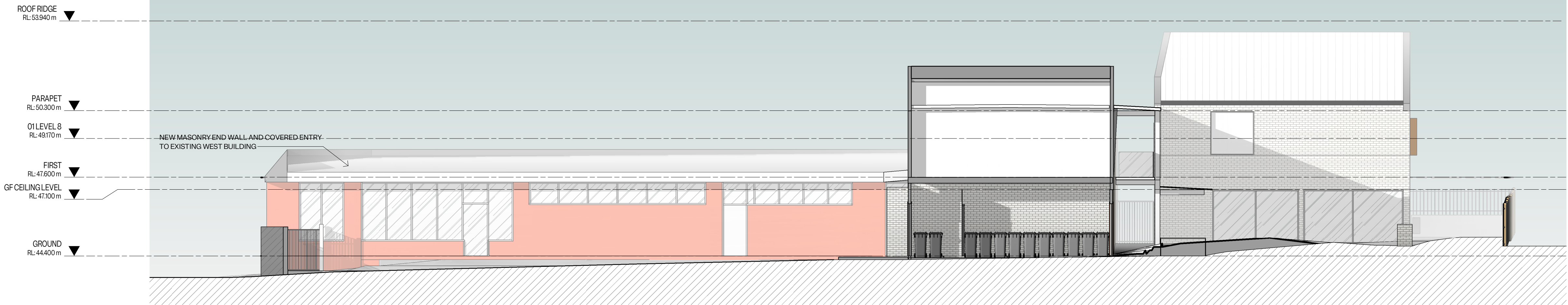
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2 Section 2
Scale 1:100



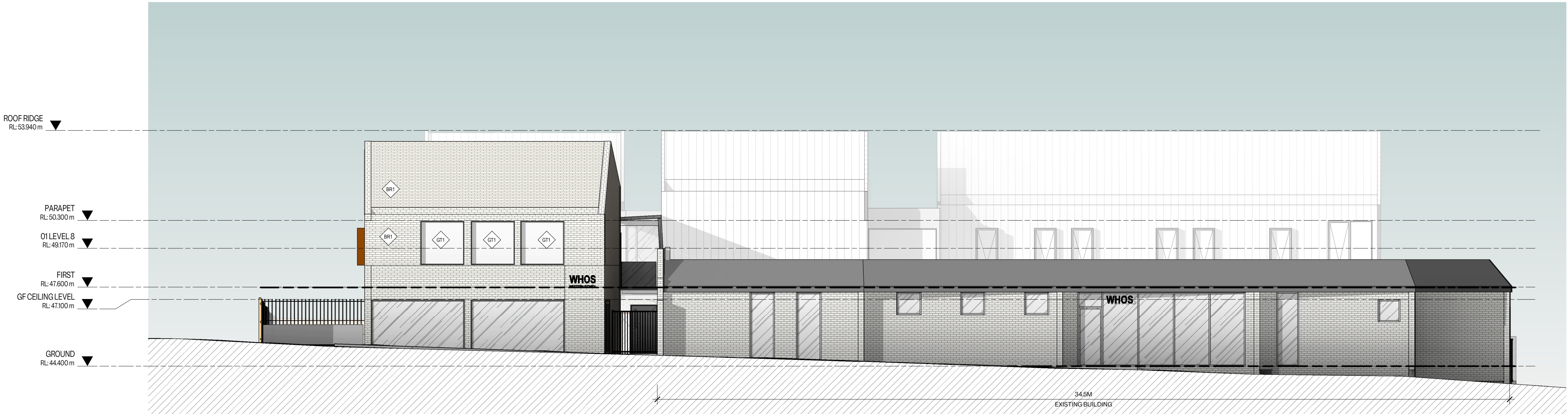
1 Section 1
Scale 1:100



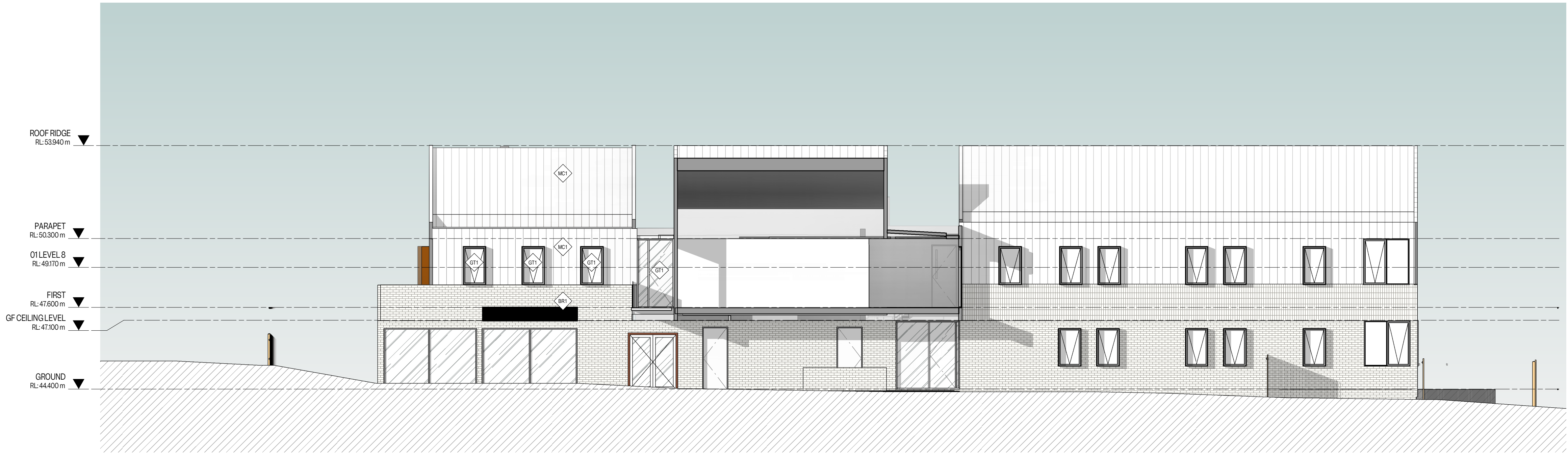
2 EAST ELEVATION 02 - STAGE 2
Scale 1:100



1 EAST ELEVATION 01 - STAGE 2
Scale 1:100

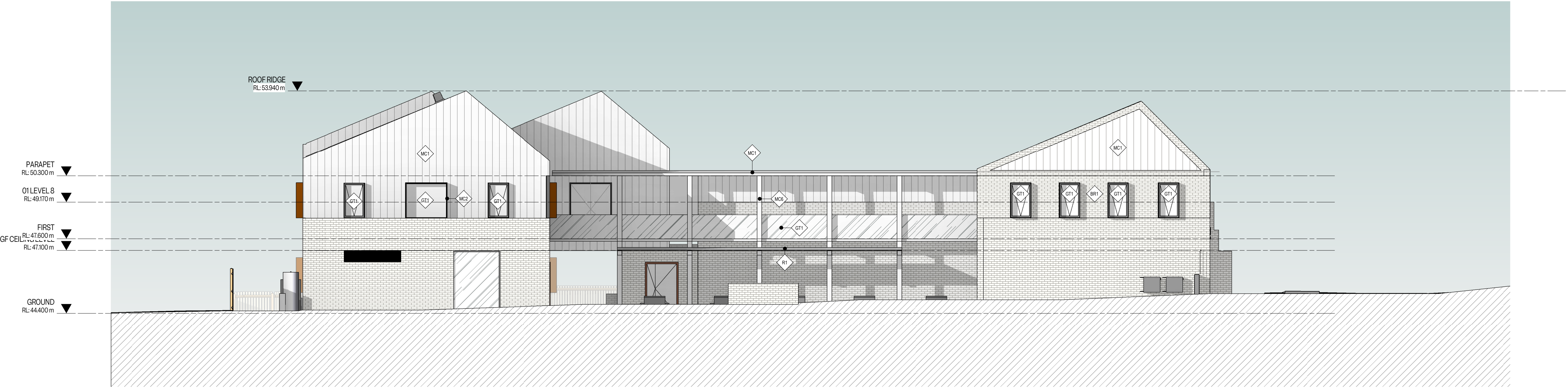


1 WEST ELEVATION 01 - STAGE 2
Scale 1:100



2 WEST ELEVATION 02 - STAGE 2
Scale 1:100

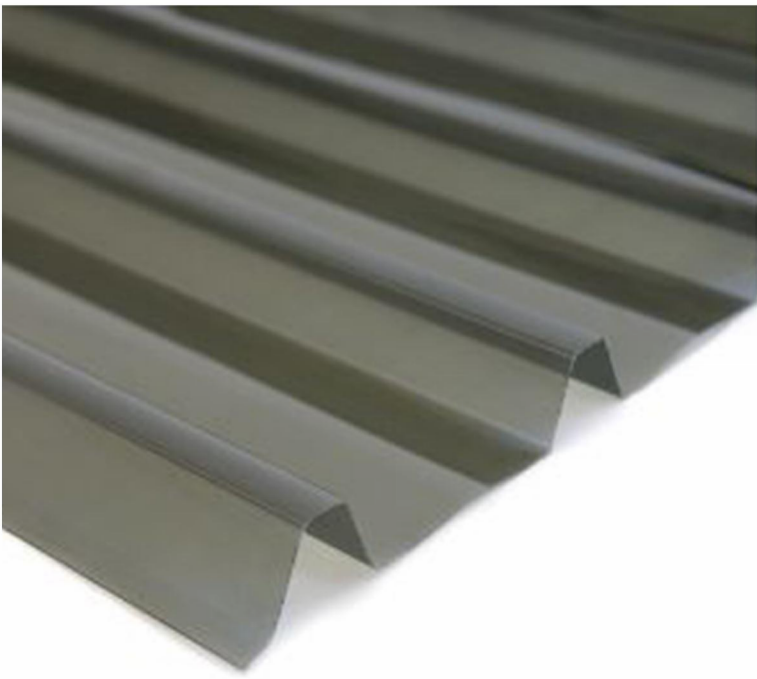
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1 NORTH ELEVATION - STAGE 2
Scale 1:100







R1



MC4



MC2



MC6



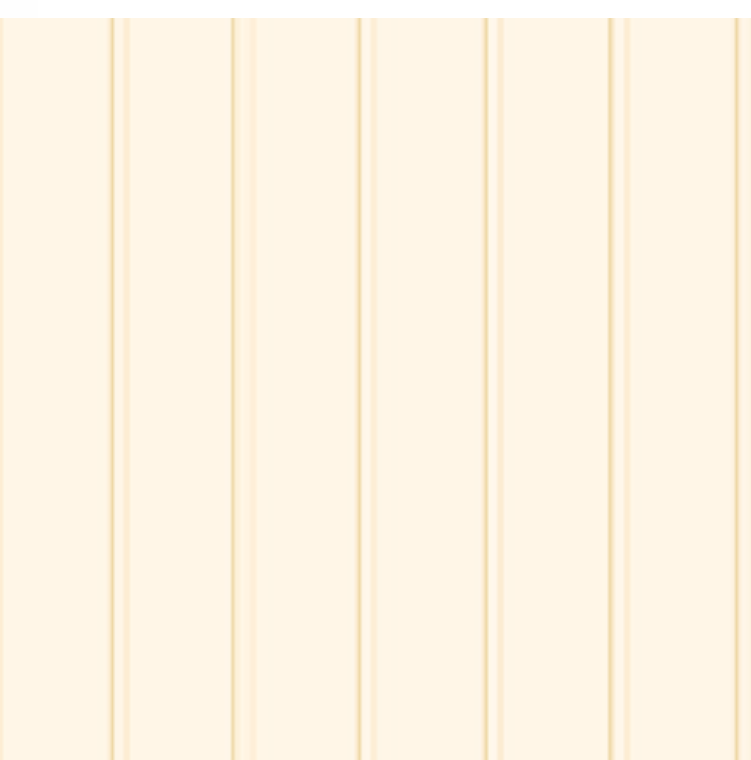
O4



BR1



MC1



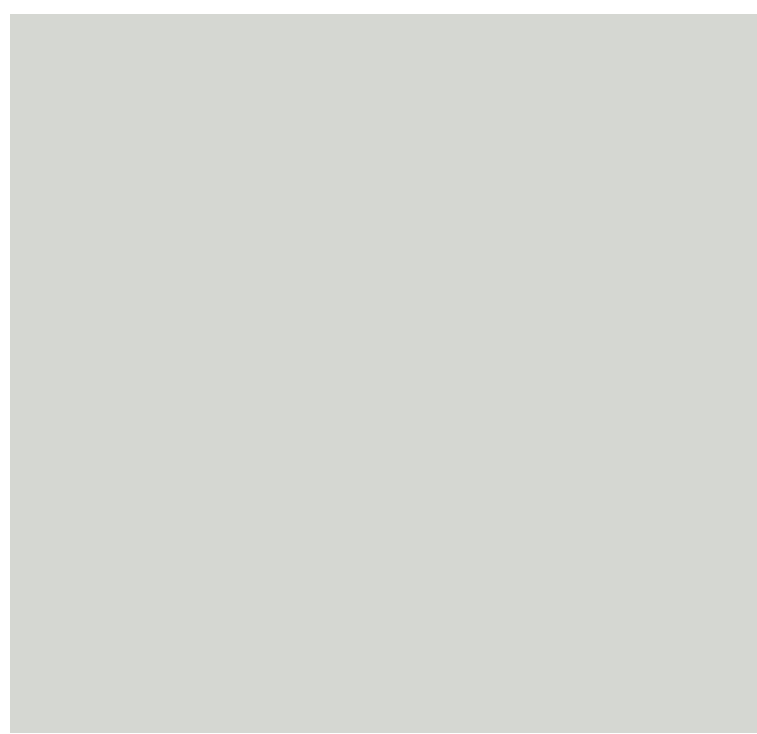
MC3



P51



Cf1



RN1

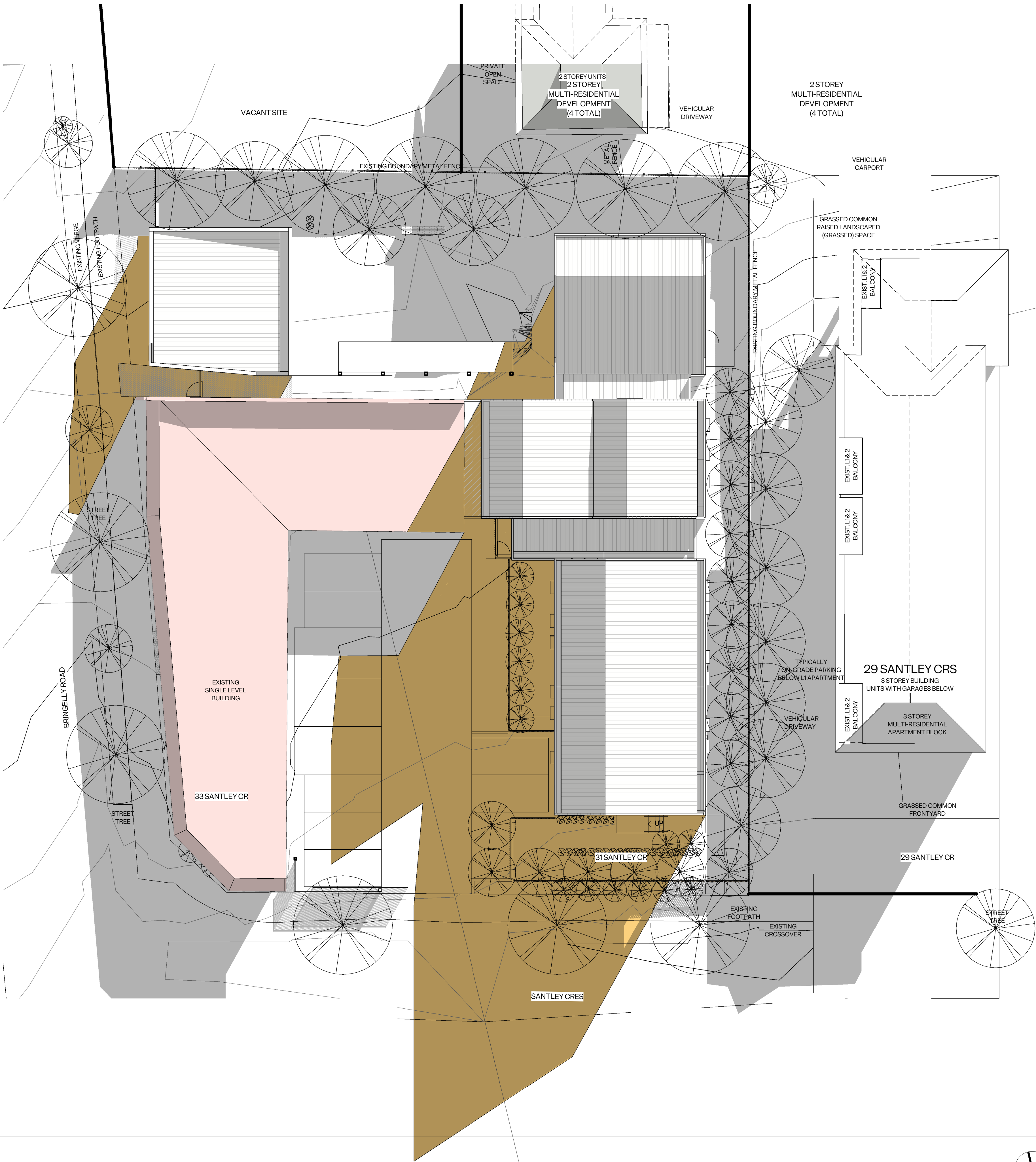


RN2

MATERIAL LEGEND

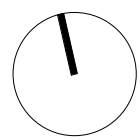
R1	POLYCARBONATE ROOFING COLOUR: GREY TINT
MC1	GENERAL: PROFILED METAL ROOF SHEETING PROFILE: LYSAGHT, LONGLINE 305 FINISH: COLORBOND COLOUR: DOVER WHITE, CLASSIC FINISH SURFACE ABSORPTANCE: 0.28 SRI: 88
MC2	GENERAL: POWDERCOAT FINISH FINISH: COLORBOND, CLASSIC FINISH COLOUR: MONUMENT SURFACE ABSORPTANCE: 0.73
MC3	GENERAL: PROFILED METAL ROOF SHEETING TO MATCH MC5 FINISH: COLORBOND COLOUR: CLASSIC CREAM (TO CLOSELY MATCH BRICKS) SURFACE ABSORPTANCE: 0.33 SRI: 81
MC4	STEEL FENCE COLOUR: MONUMENT, CLASSIC FINISH SURFACE ABSORPTANCE: 0.73
MC5	GENERAL: PROFILED METAL ROOF SHEETING FINISH: COLORBOND COLOUR: SILVER-LIKE SURFACE ABSORPTANCE: TBC
MC6	GENERAL: GALVANIZED STEEL FINISH COLOUR: SILVER-LIKE SURFACE ABSORPTANCE: TBC
BR1	BRICKWORK, STRETCHER & STACK BOND LAYING PATTERN DESIGN INTENT IS TO NEAR MATCH THE EXISTING BRICKWORK ONSITE COLOUR: OFF-WHITE SURFACE ABSORPTANCE: 0.34
BR2	BRICKWORK TO MATCH BR1 LAYING PATTERN: STACK BOND
GT1	GENERAL: VISION GLAZING DOUBLE GLAZED UNIT WITHIN ALUMINIUM FRAMED WINDOW GLASS BODY TINT: NEUTRAL U_{TOTAL}
P51	GENERAL: DULUX COLOUR, PASTEL GREEN LRV: 61 SOLAR ABSORPTANCE: 0.481
PC1	GENERAL: DULUX POWDERCOAT FINISH COLOUR: PRECIOUS SILVER METALLIC
Cf1	GENERAL: NATURAL GREY CONCRETE CAST-INSITU LRV: TBC SOLAR ABSORPTANCE: TBC
RN1	GENERAL: BRIGHTON LITE (BEIGE) RENDER LRV: TBC SOLAR ABSORPTANCE: TBC
RN2	GENERAL: SMOOTH RENDER FINISH COLOUR: WARM GREY
PV1	BRICK LOOK CONCRETE INLAY - HERRINGBONE LAY PATTERN
TM1	DRESSED RADIAL TIMBER PALINGS AGED GREY FINISH

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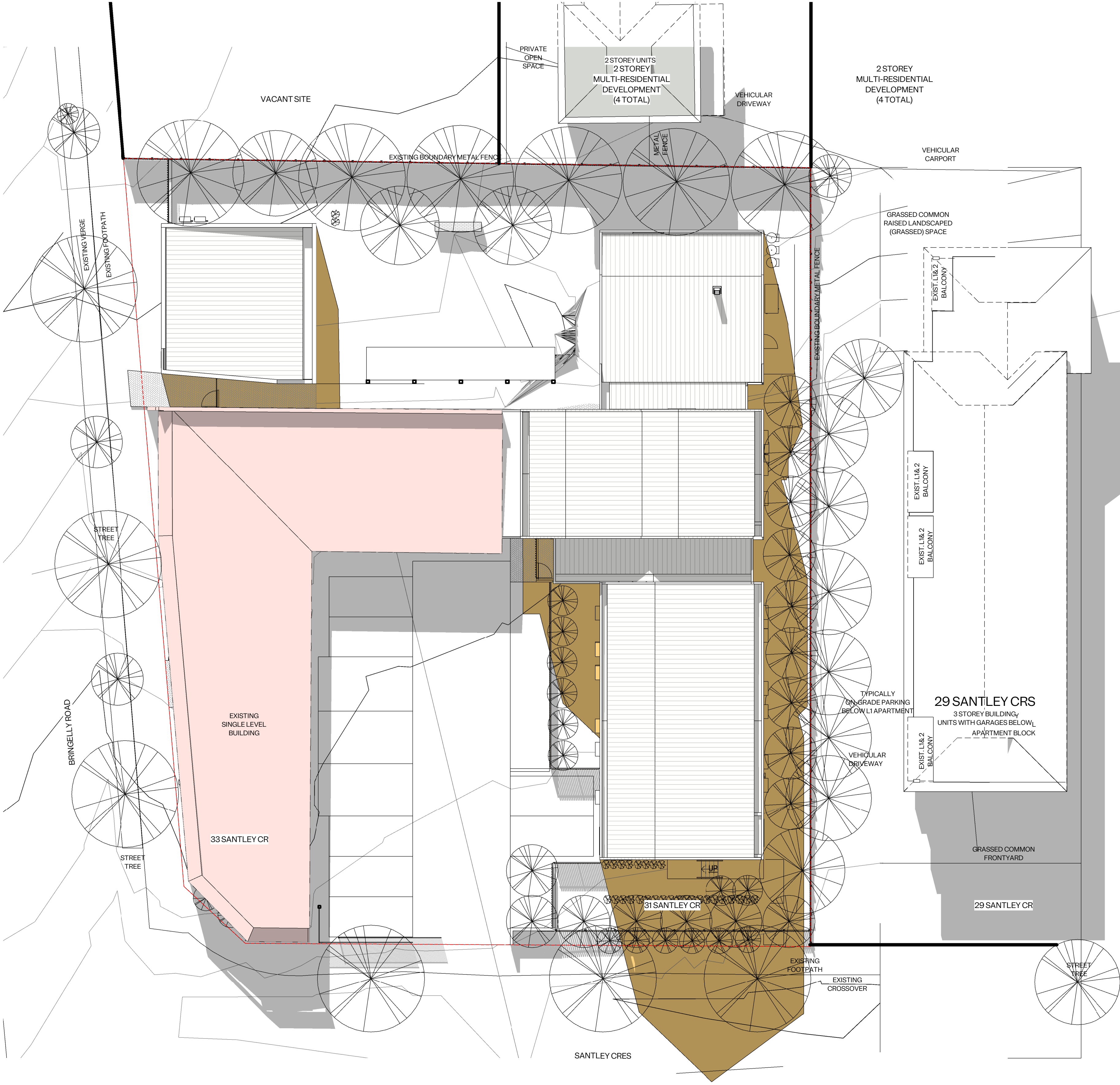


LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- EXISTING BUILDING



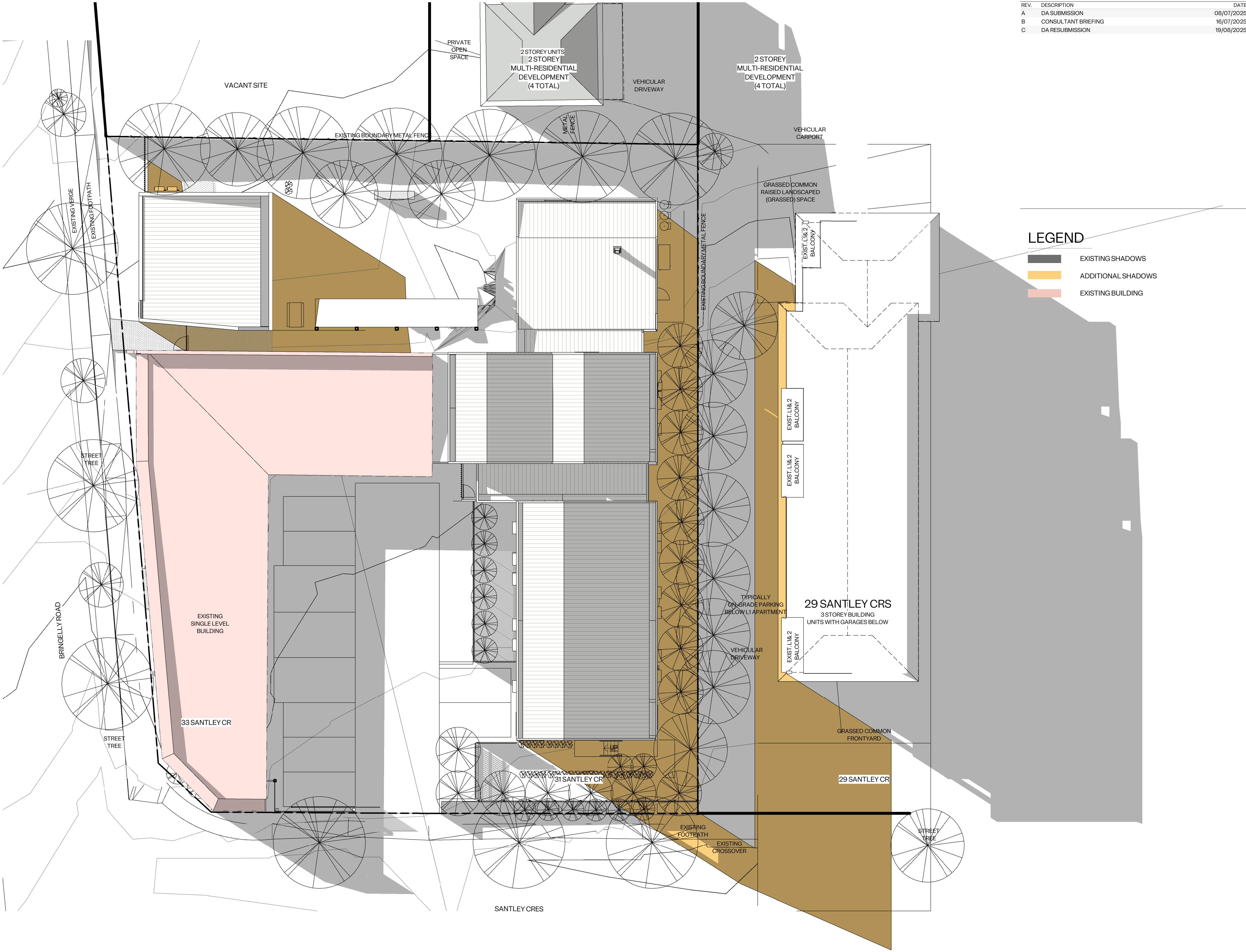
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B	CONSULTANT BRIEFING	16/07/2025
C	DA RESUBMISSION	19/08/2025



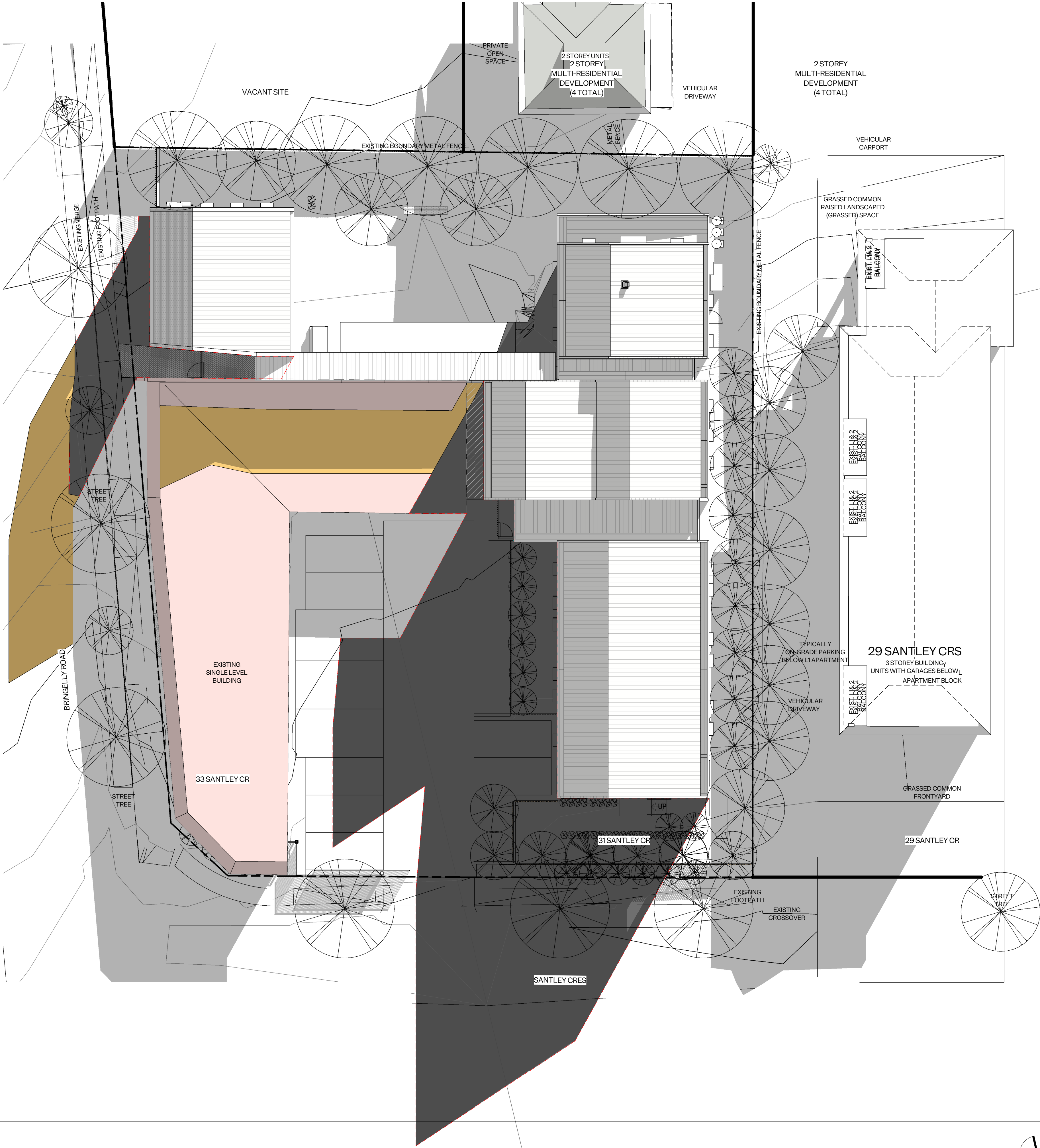
LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- EXISTING BUILDING

Nominated Architect		
Christopher Johnson, NSWARB12410		
REV.	DESCRIPTION	DATE
A	DA SUBMISSION	08/07/2025
B	CONSULTANT BRIEFING	16/07/2025
C	DA RESUBMISSION	19/08/2025



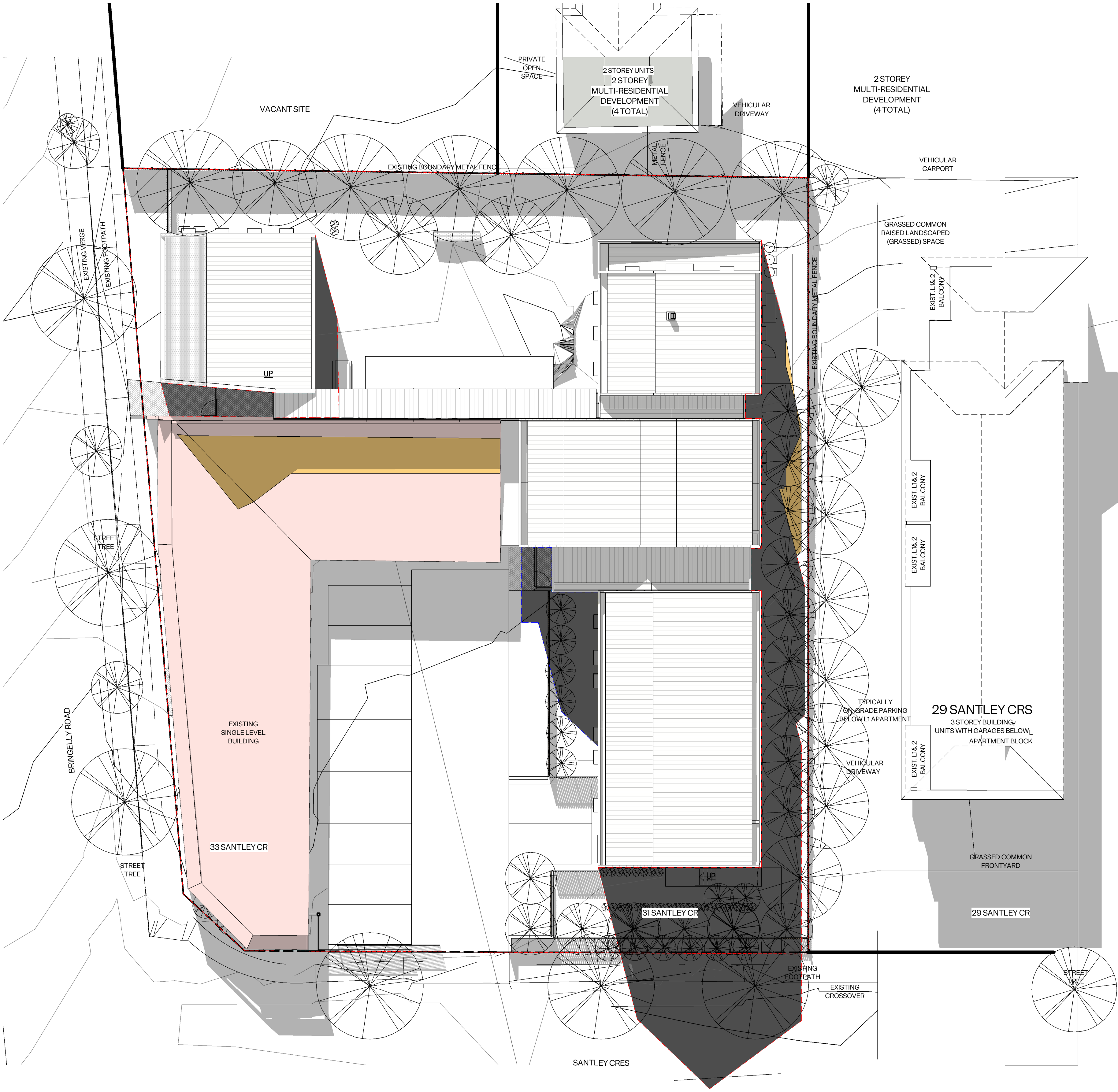
Nominated Architect		
Christopher Johnson, NSWARB12410		
REV.	DESCRIPTION	DATE
A	DA SUBMISSION	08/07/2025
B	CONSULTANT BRIEFING	16/07/2025
C	DA RESUBMISSION	19/08/2025



LEGEND

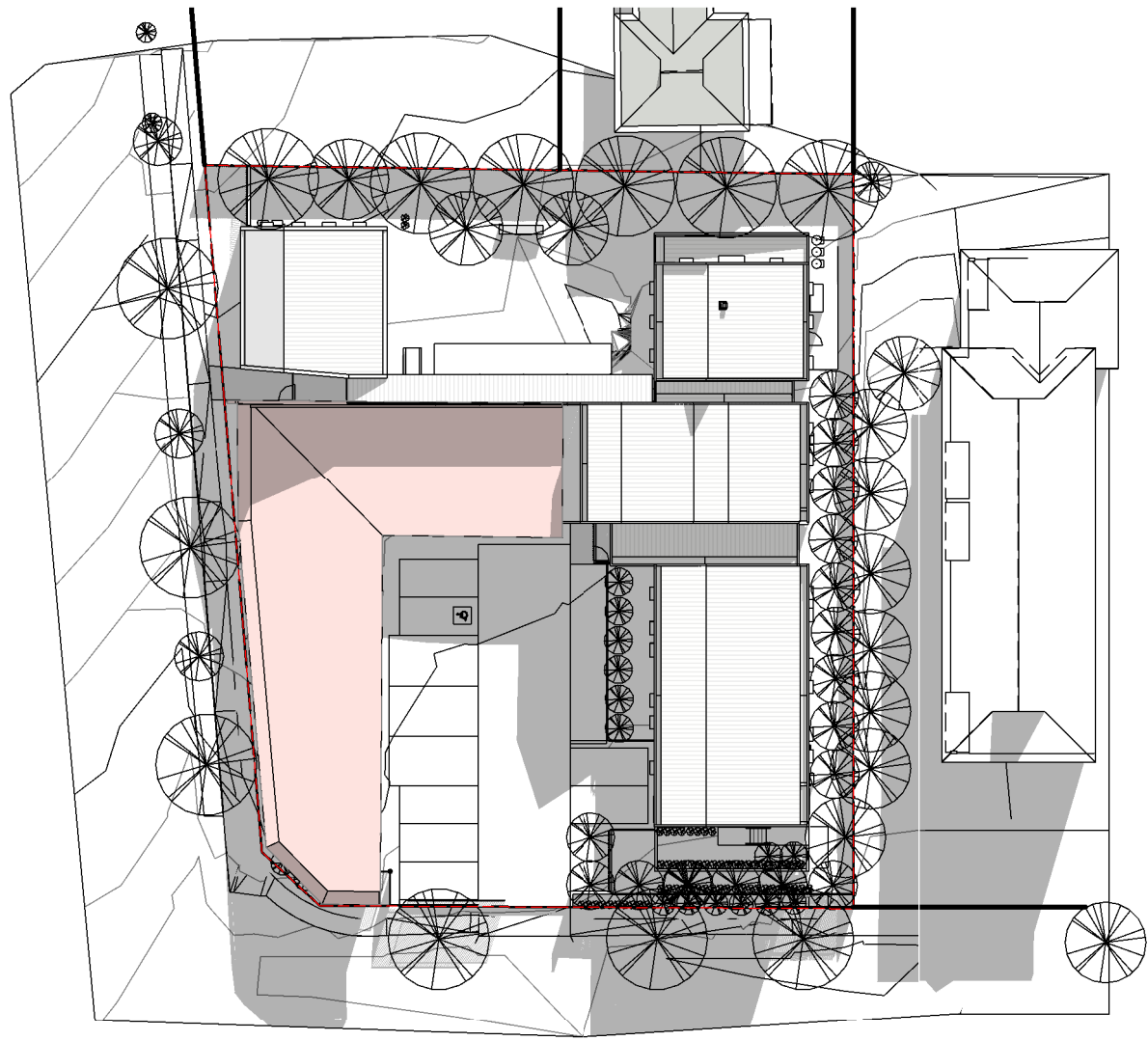
- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- EXISTING BUILDING

Nominated Architect		
Christopher Johnson, NSWARB 12410		
REV.	DESCRIPTION	DATE
A	DA SUBMISSION	08/07/2025
B	CONSULTANT BRIEFING	16/07/2025
C	DA RESUBMISSION	19/08/2025

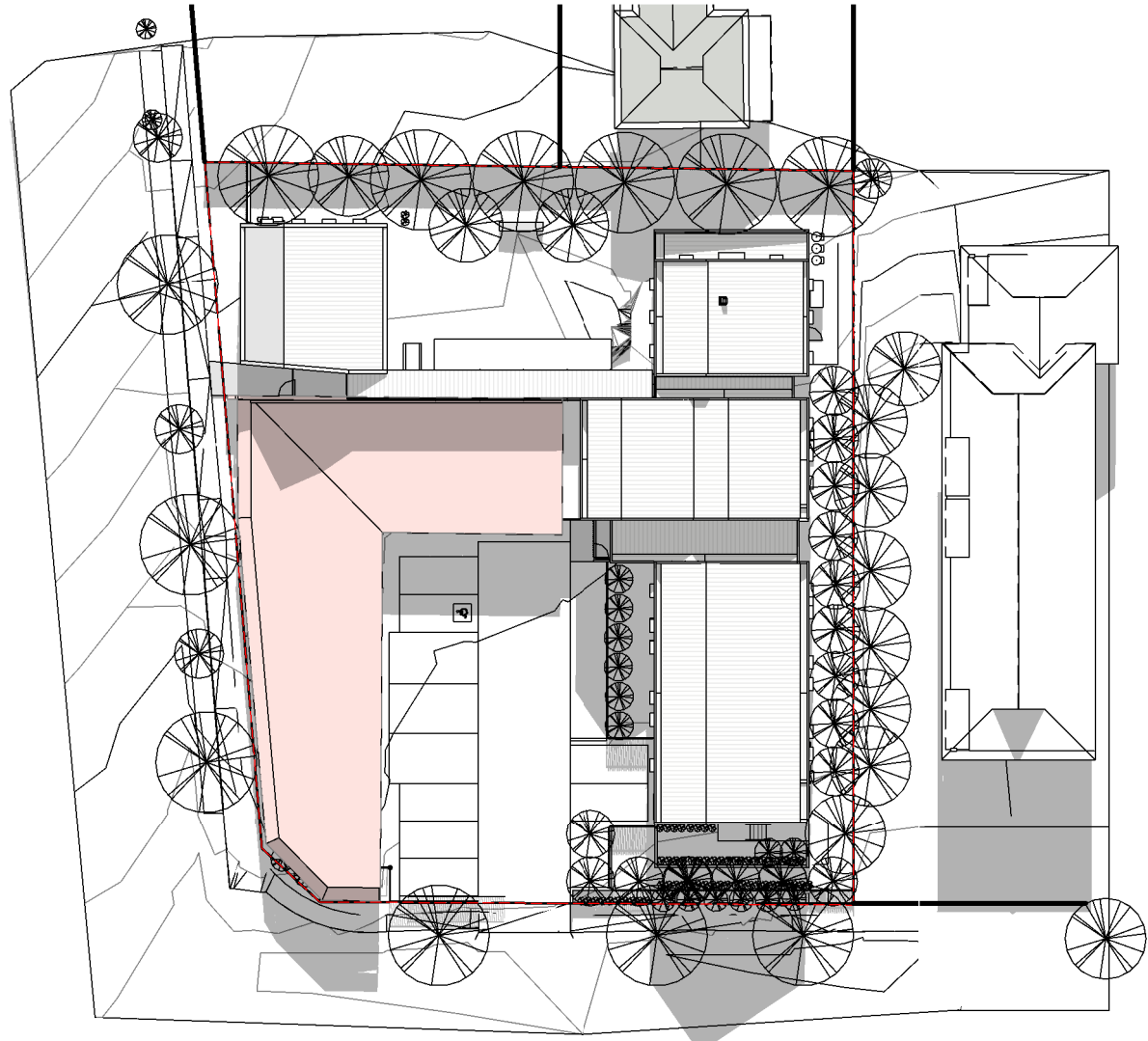


LEGEND

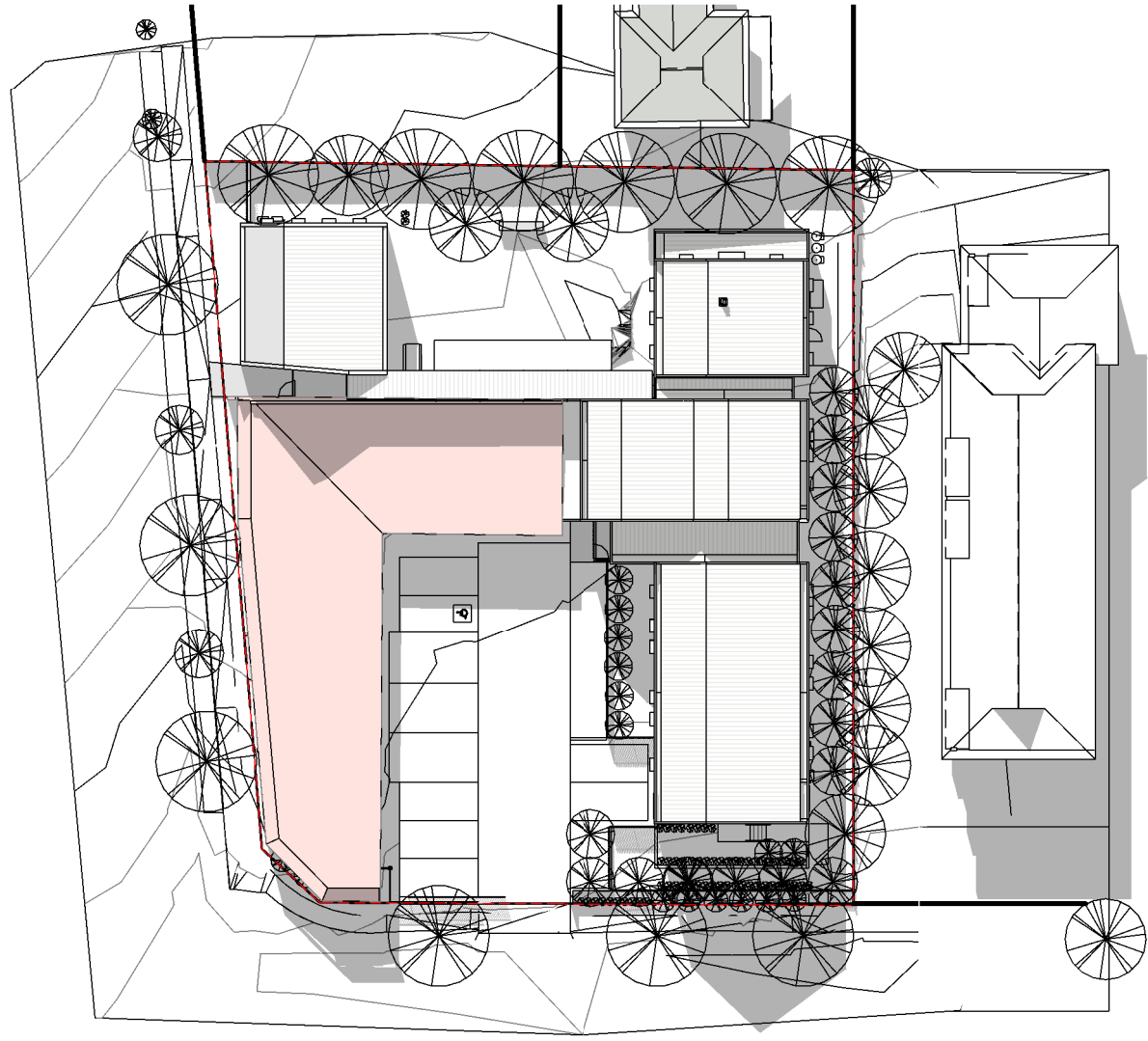
- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- EXISTING BUILDING



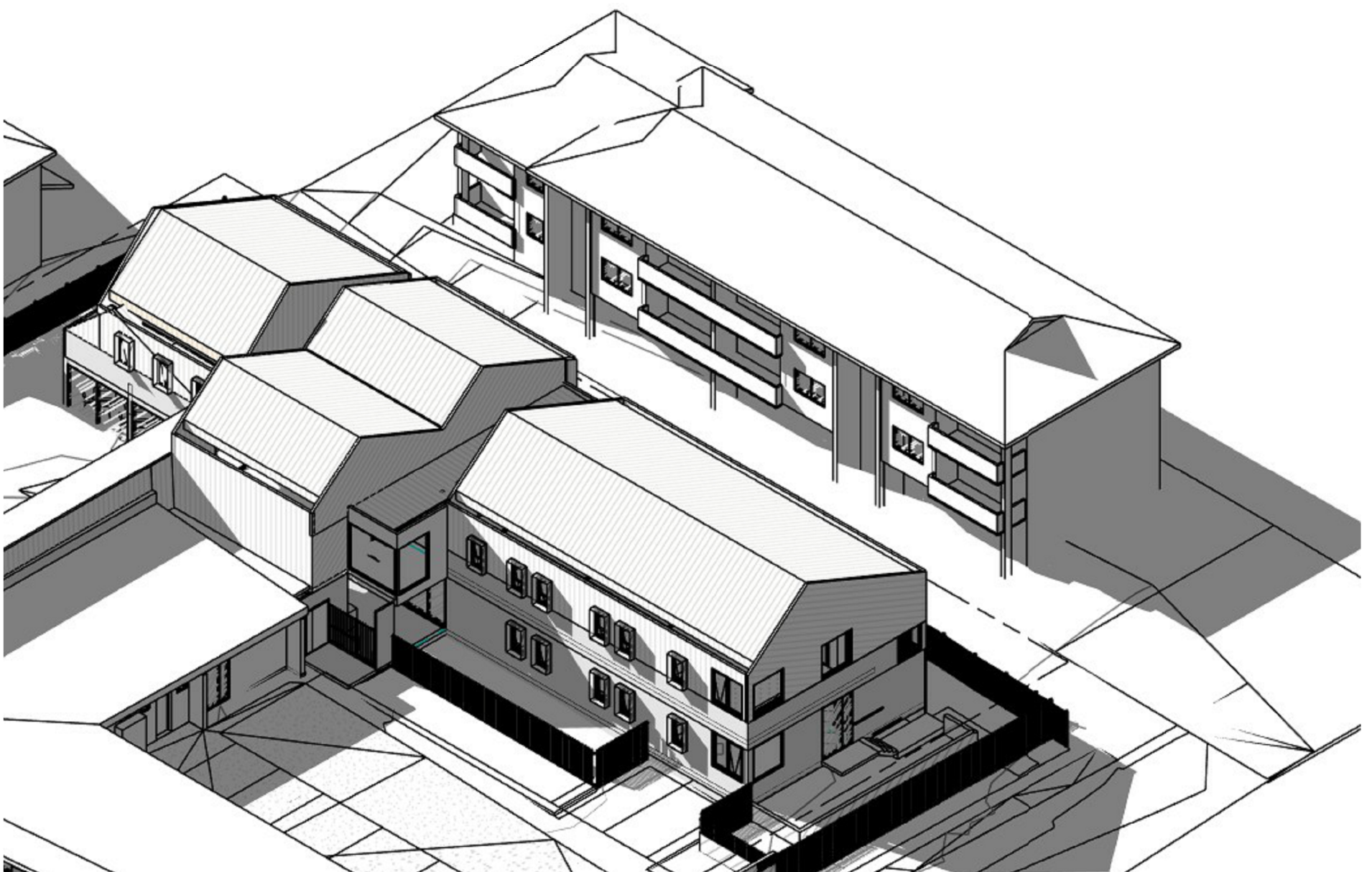
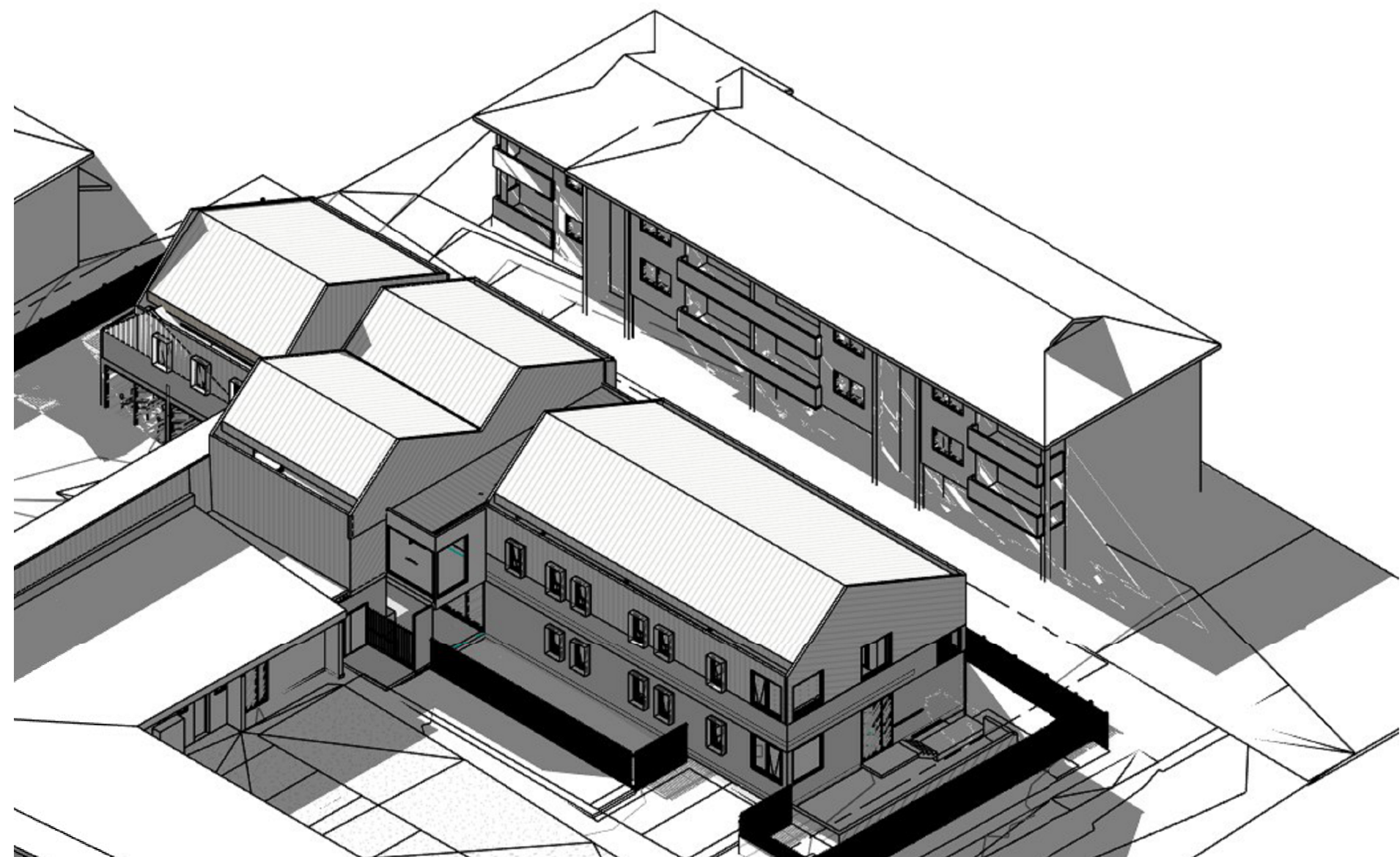
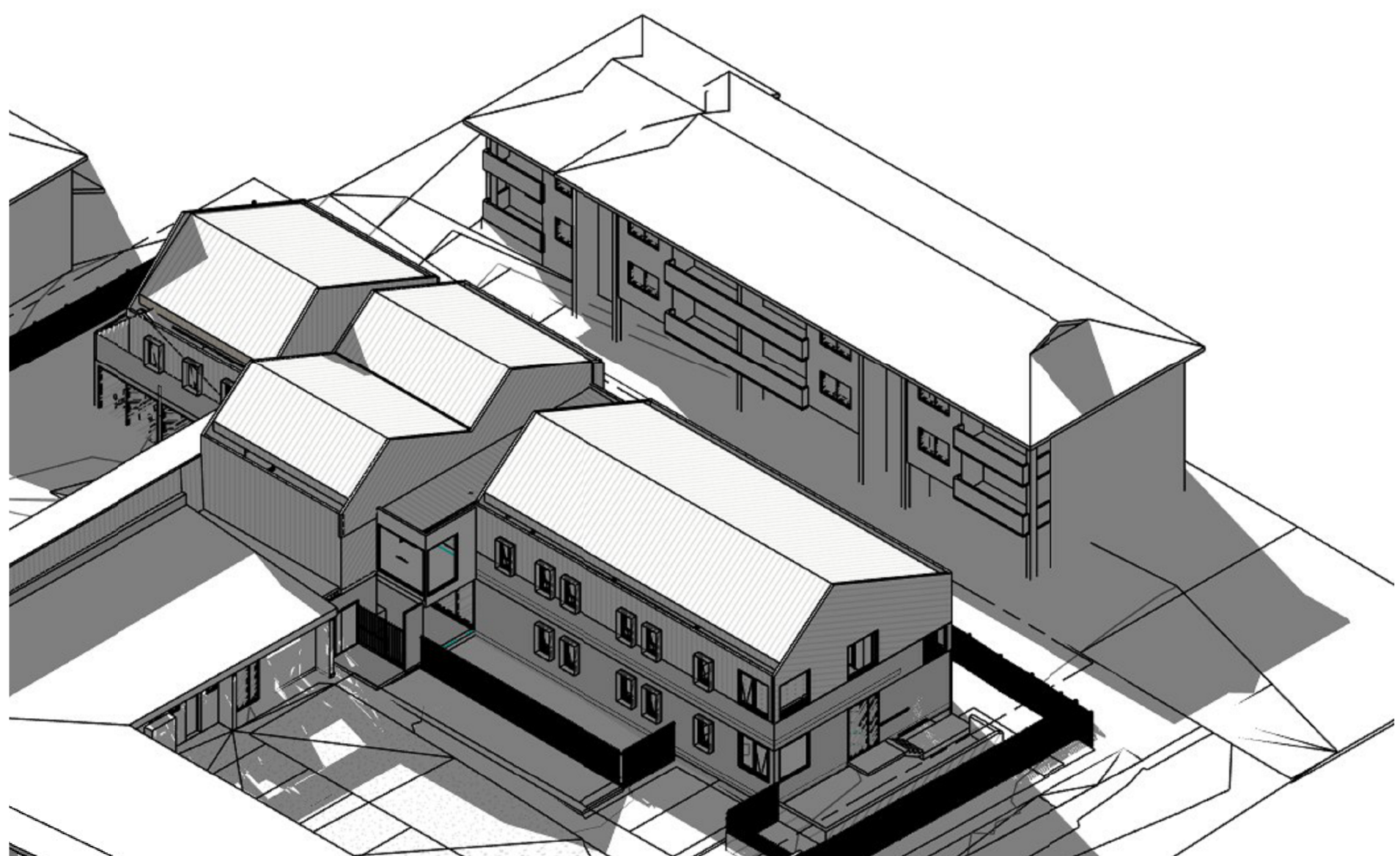
01 SHADOW ANALYSIS STAGE 2-22 JUNE - 10AM
Scale 1:500



02 SHADOW ANALYSIS STAGE 2-22 JUNE - 11AM
Scale 1:500

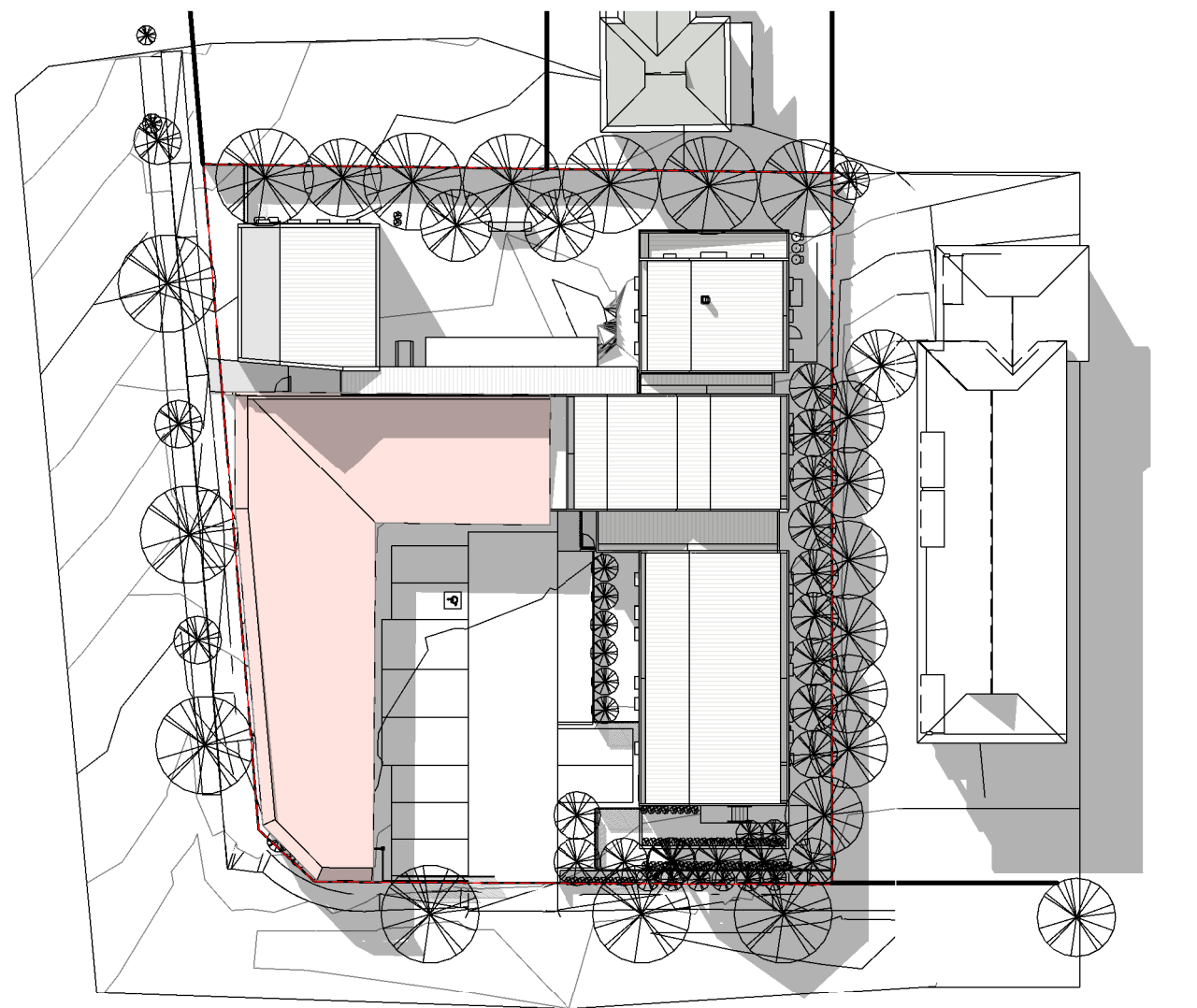


03 SHADOW ANALYSIS STAGE 2-22 JUNE - 12NOON
Scale 1:500

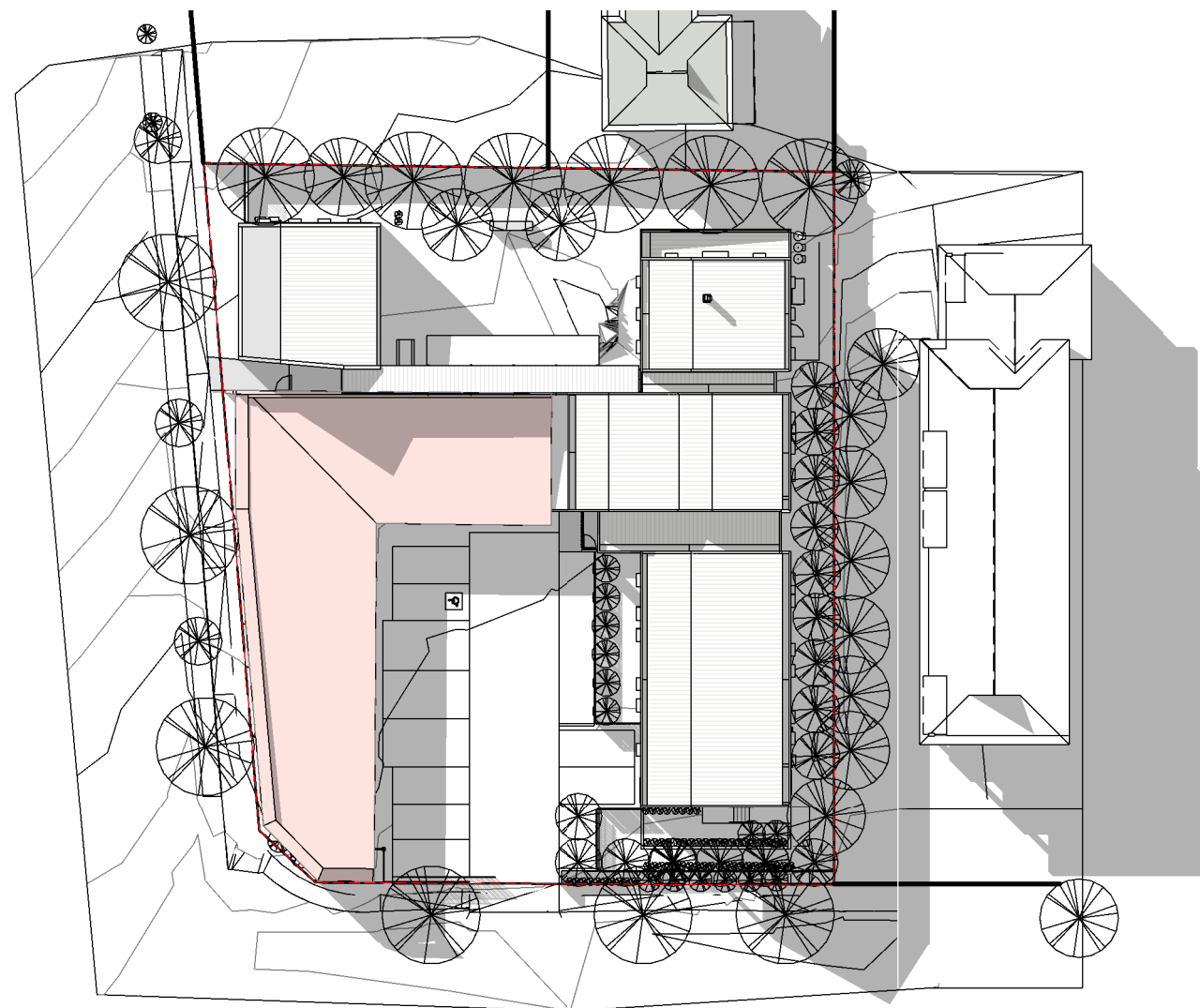


LEGEND

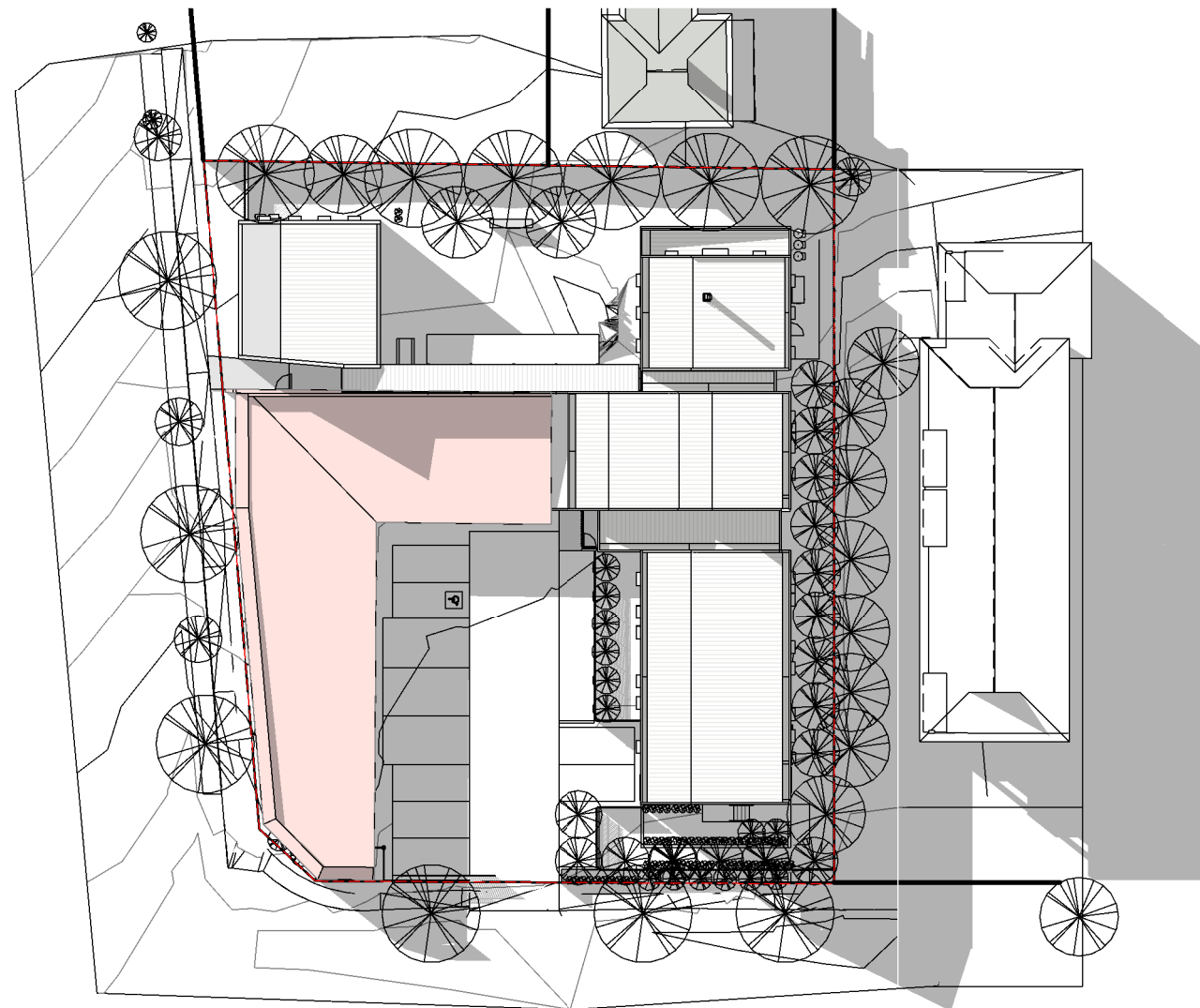
- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- EXISTING BUILDING



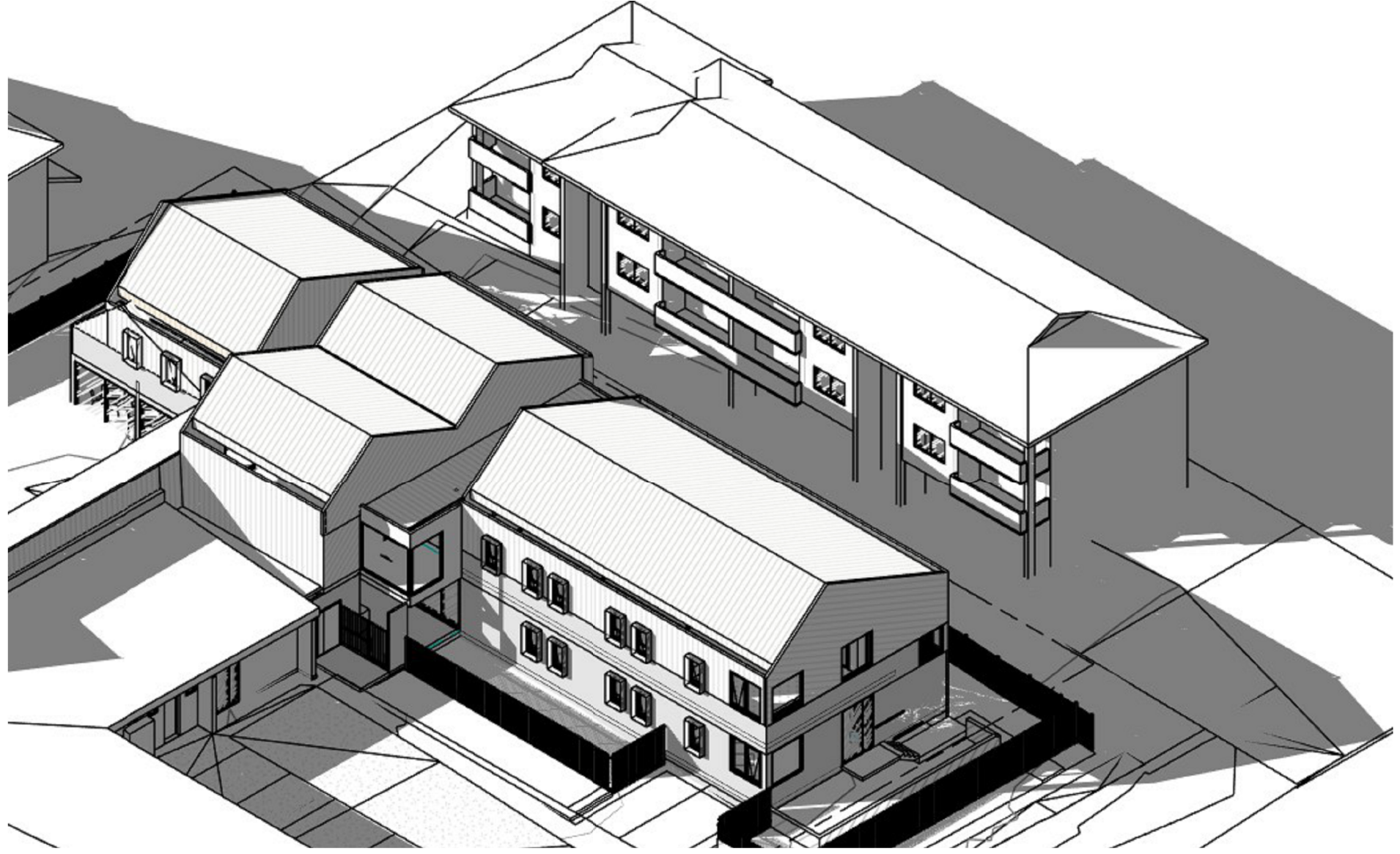
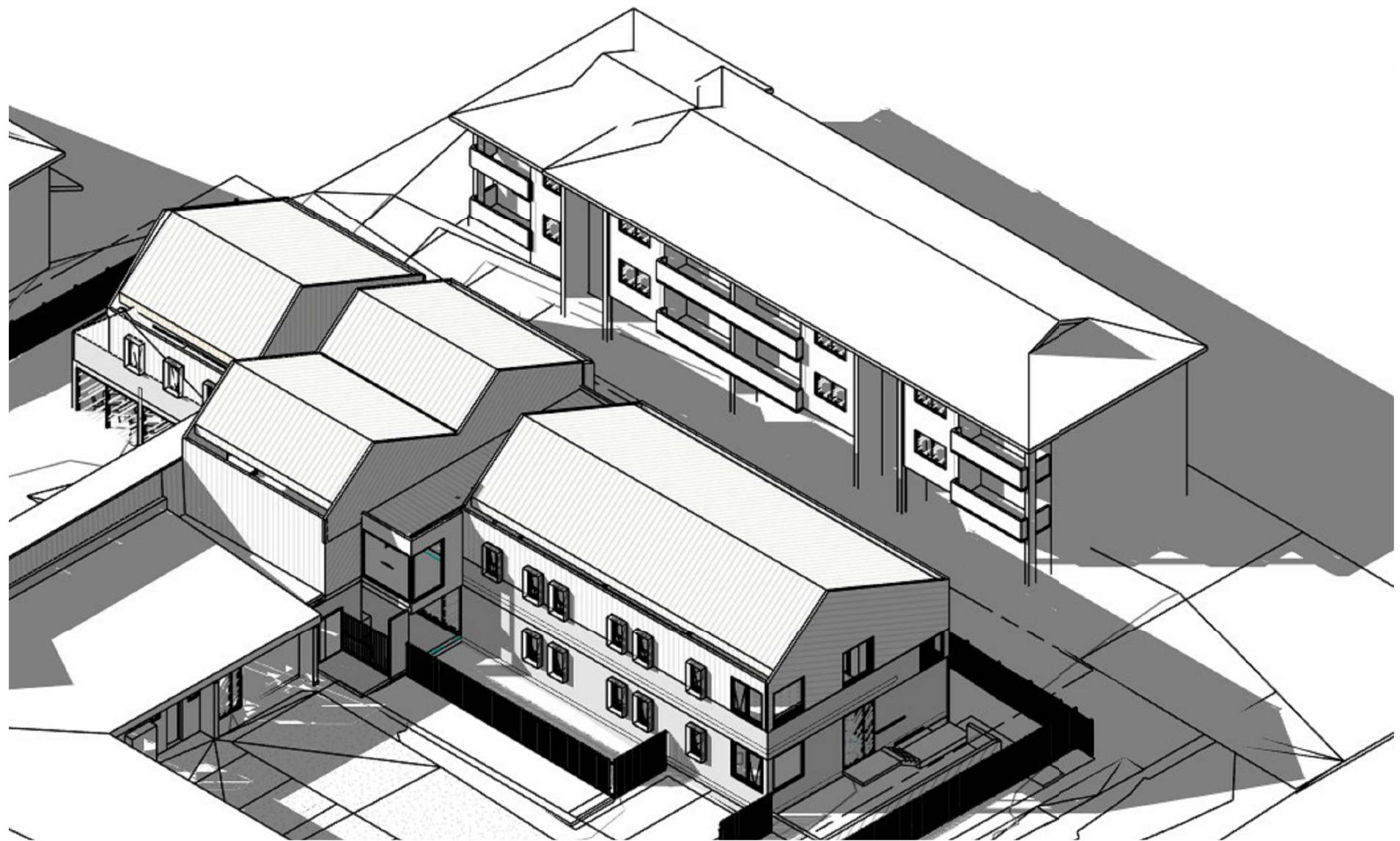
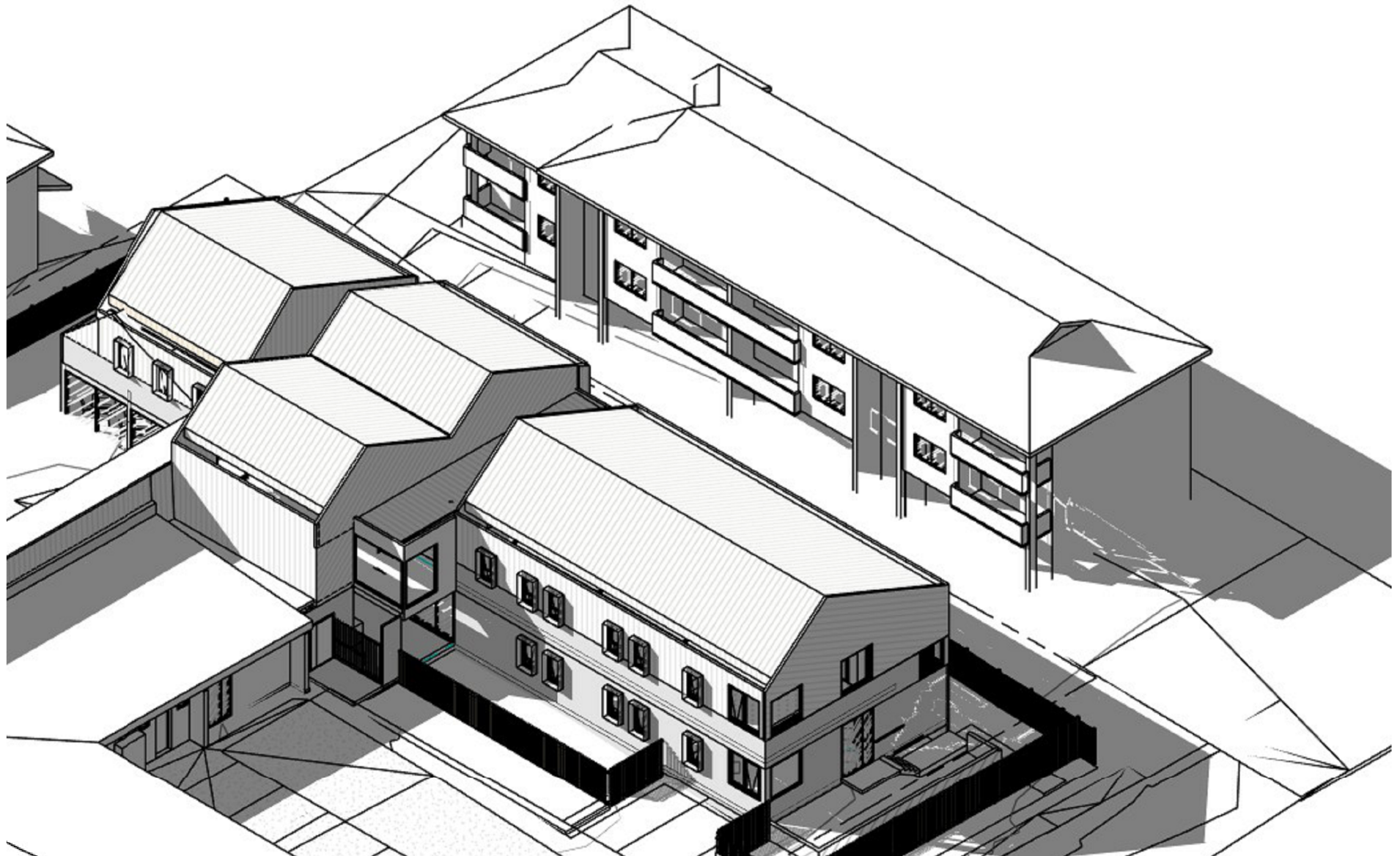
01 SHADOW ANALYSIS STAGE 2-22 JUNE - 1300
Scale 1:500



02 SHADOW ANALYSIS STAGE 2-22 JUNE - 1400
Scale 1:500



03 SHADOW ANALYSIS STAGE 2-22 JUNE - 1430
Scale 1:500



LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- EXISTING BUILDING

AREA CALCULATIONS

COLOUR	DESCRIPTION	AREA M ²
	SITE AREA	2127.0

STAGE 1 - GROUND LEVEL			
COLOUR	DESCRIPTION	AREA M ²	% SITE COVERAGE
	EXISTING BUILDING (GFA)	333	
	PROPOSED GROUND LEVEL STAGE 1 (GFA)	493	
	GROUND LEVEL - TOTAL GFA	826	38.8%

STAGE 1 - LEVEL 1			
COLOUR	DESCRIPTION	AREA M ²	
	PROPOSED LEVEL 1 STAGE 1 (GFA)	312.9	
	LEVEL 1 - TOTAL GFA	312.9	

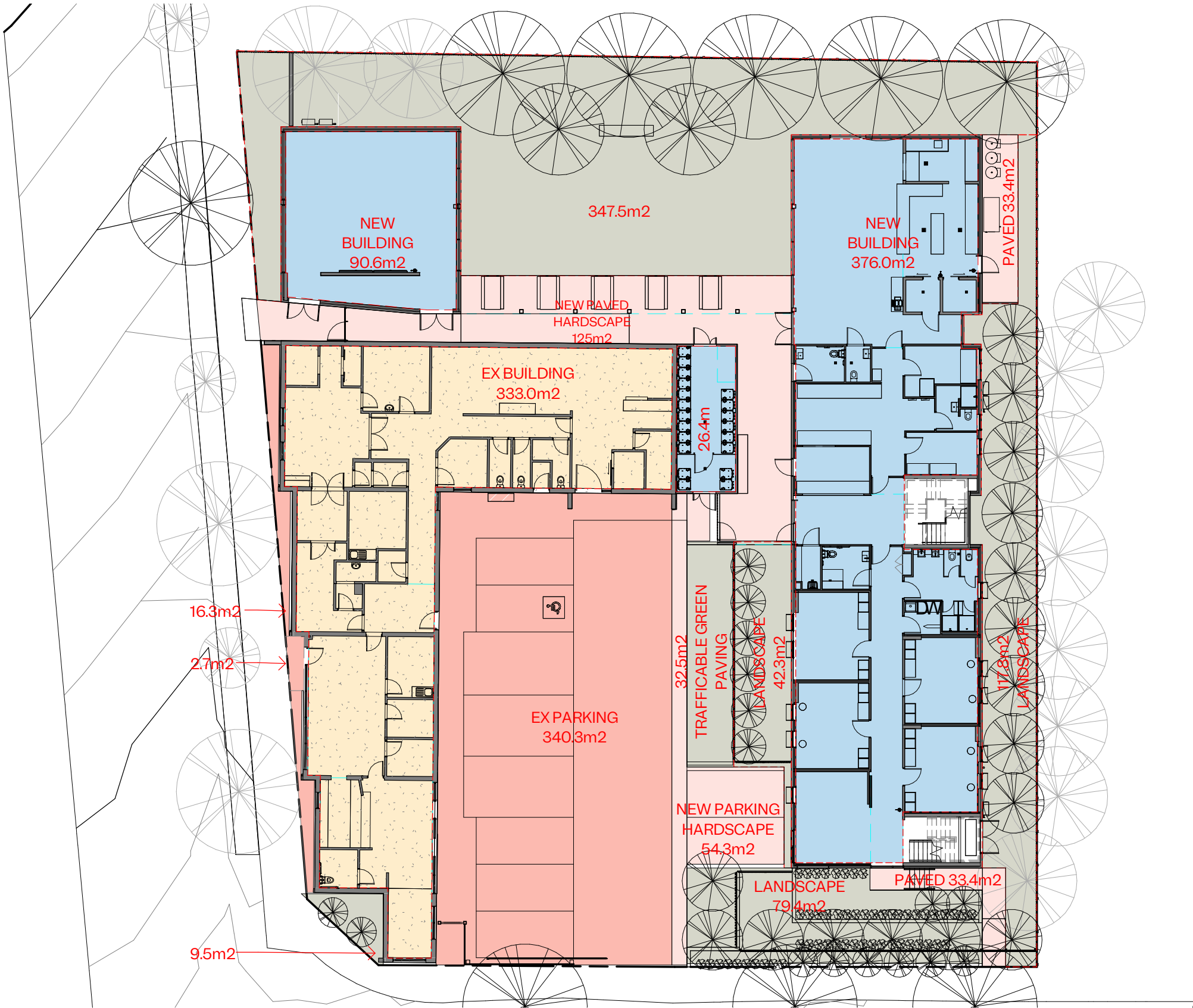
STAGE 1 - TOTAL GFA	1139	53.5%
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STAGE 1 & 2 - GROUND LEVEL			
COLOUR	DESCRIPTION	AREA M ²	% SITE COVERAGE
	EXISTING WEST BUILDING (GFA)	333	
	PROPOSED EAST & NORTH BUILDINGS (GFA)	493	
	GROUND LEVEL TOTAL GFA	826	38.8%

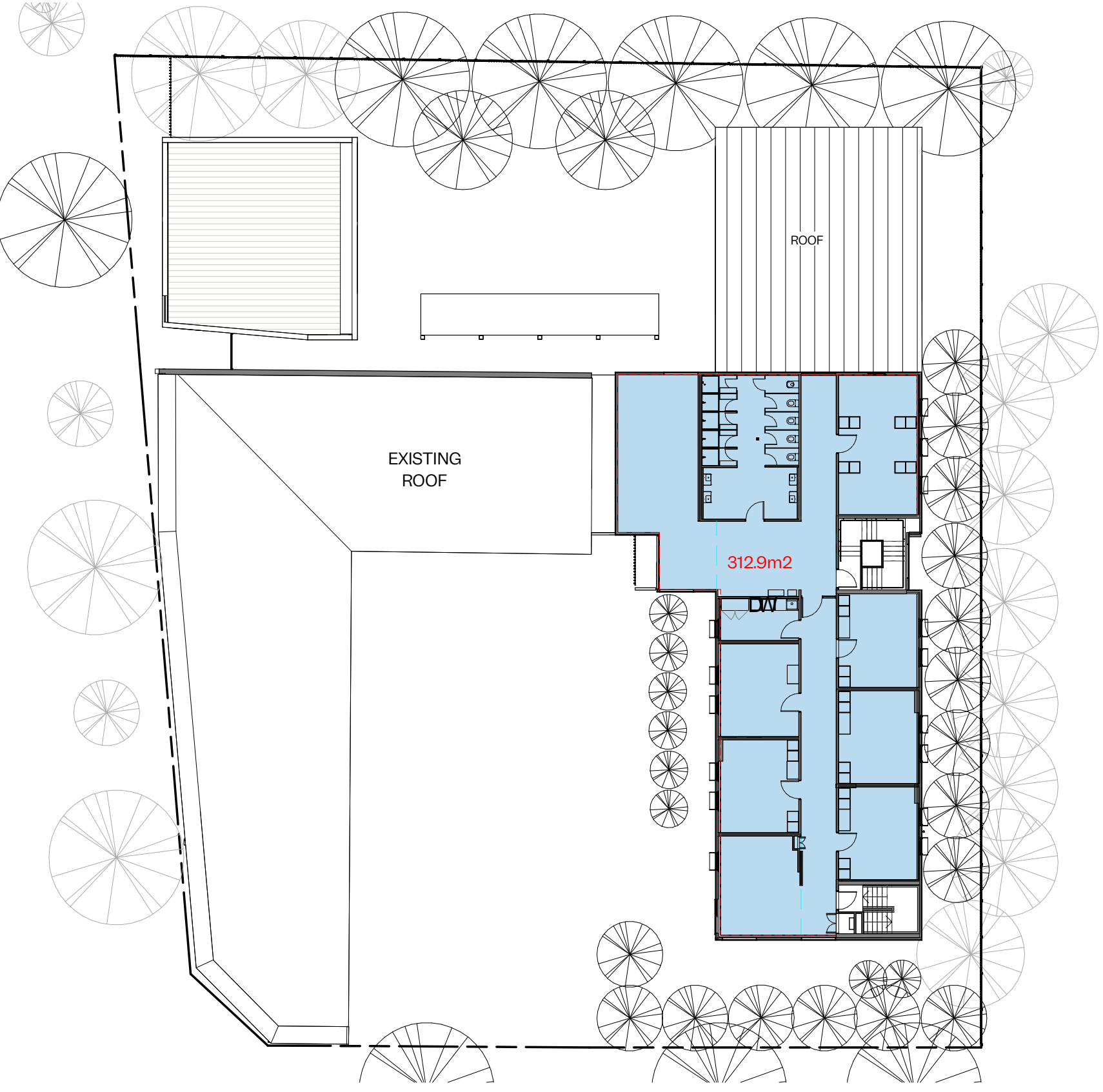
STAGE 1 & 2 - LEVEL 1			
COLOUR	DESCRIPTION	AREA M ²	
	PROPOSED STAGE 1 (GFA)	312.9	
	PROPOSED STAGE 2 (GFA)	218.2	
	LEVEL 1 TOTAL GFA	531.1	

STAGE 1 & 2 - TOTAL GFA	1357.1	63.8%
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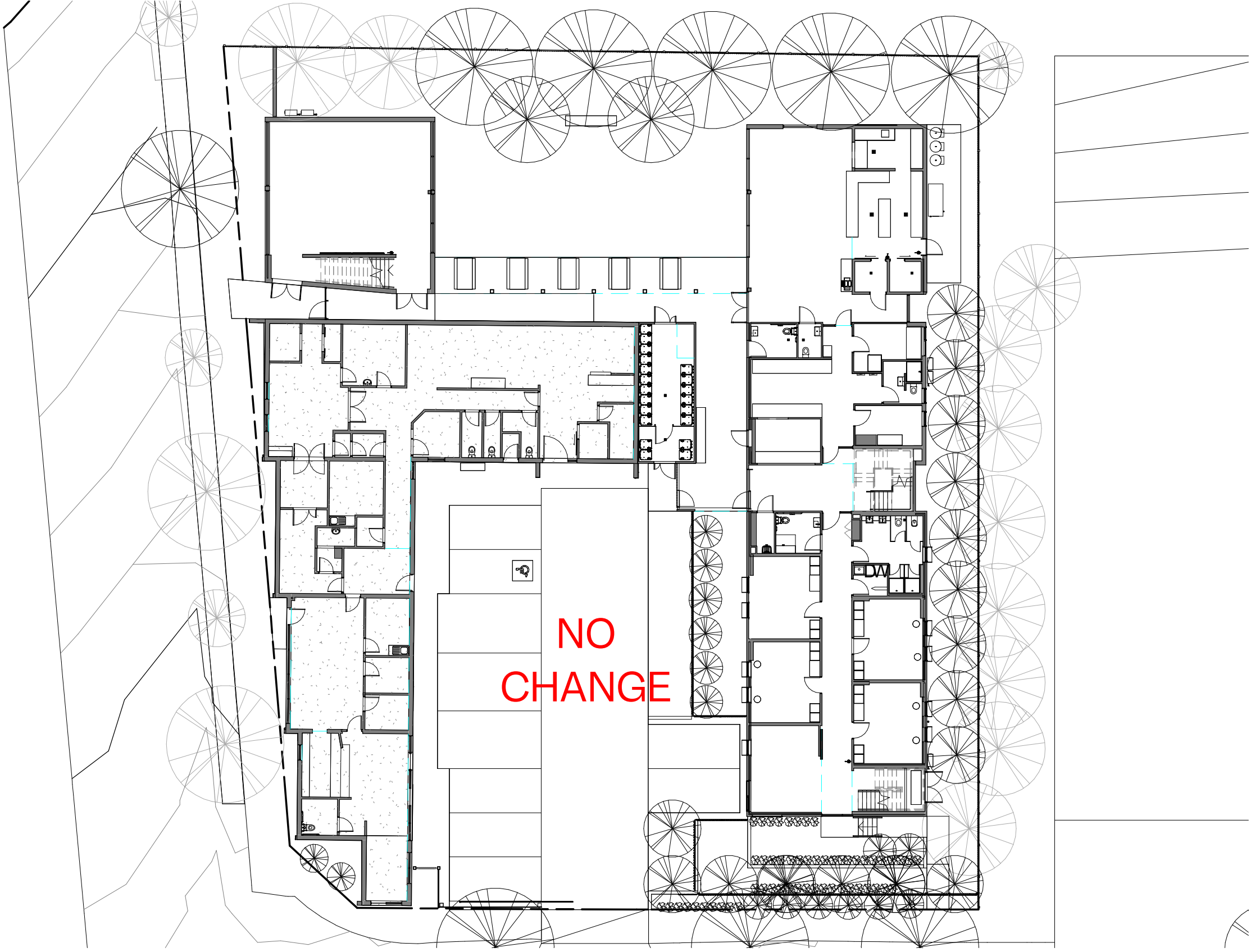
LANDSCAPE AREAS			
COLOUR	DESCRIPTION	AREA M ²	% SITE COVERAGE
	EXISTING CARPARK AREA	340.3	
	PROPOSED ADDITIONAL CARPARK	54.3	
	GENERAL PAVED AREAS	210.5	
	TOTAL HARD LANDSCAPING	605.1	28.4%
	PROPOSED SOFT LANDSCAPING (GARDEN)	617.9	29.1%



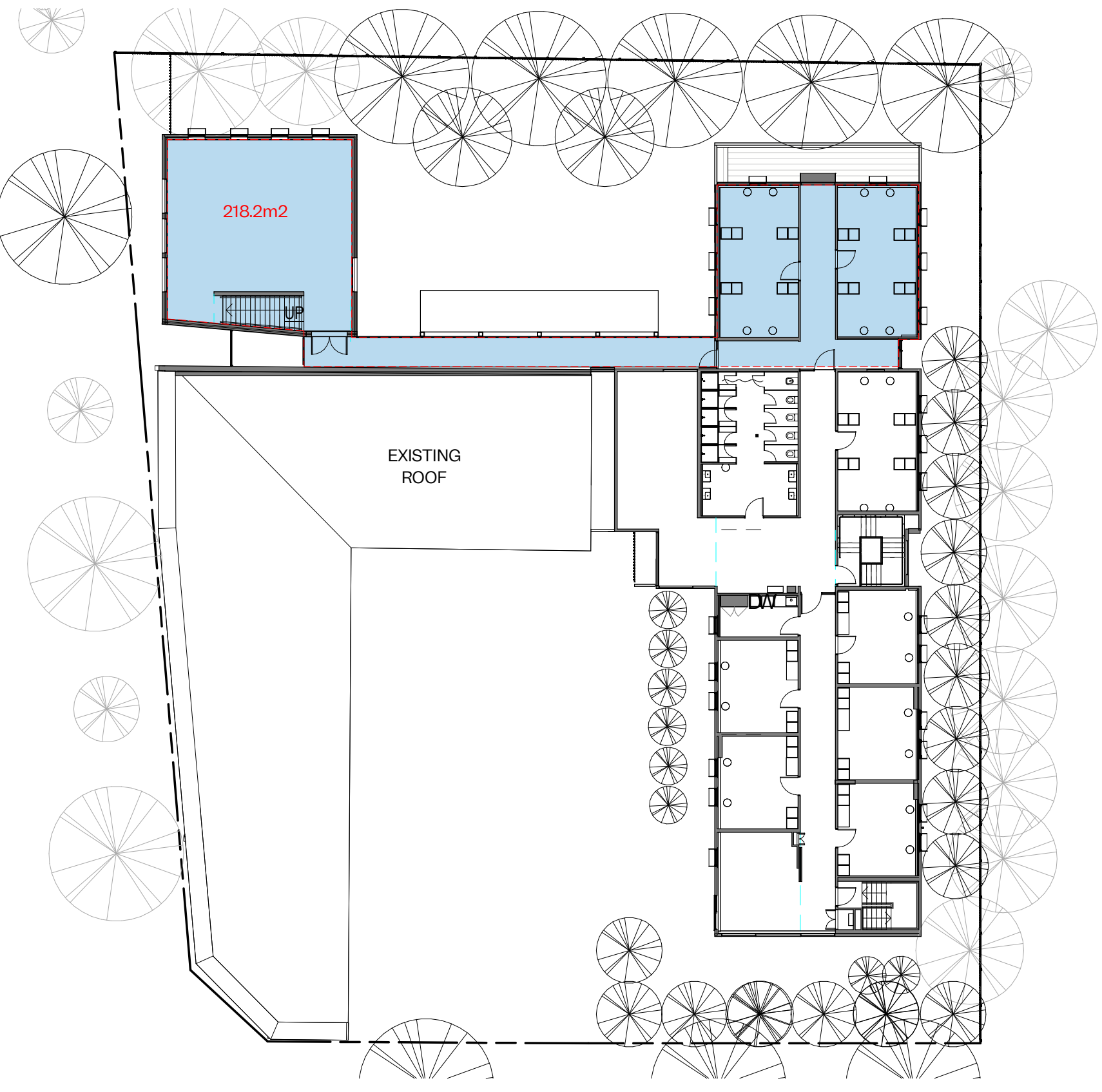
3 GROUND LEVEL FLOOR PLAN - S1 - GFA
Scale 1:250



2 LEVEL 1 FLOOR PLAN - S1 - GFA
Scale 1:250



4 GROUND LEVEL FLOOR PLAN - S2 - GFA
Scale 1:250



1 LEVEL 1 FLOOR PLAN - S2 - GFA
Scale 1:250