BALMORAL ON PARK
DEVELOPMENT APPLICATION

DP856714, DP843067 & LOT 1 DP103071

QUATTRO PROJECT NUMBER 21-0658



ARCHITECTURAL DRAWINGS - DEVELOPMENT APPLICATION

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DA-A-021	SITE SUBDIVISION - OPTION
DA-A-030	DEMOLITION PLAN
DA-A-050	SITE PLAN
DA-A-051	SITE CONTROLS / DCP AND ADG SETBACKS
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PROPOSED DEVELOPMENT DATA

	AREA
SITE AREA	**3042.4m²**
GROSS FLOOR AREA	
BASEMENT LEVEL 2	0.0m²
BASEMENT LEVEL 1	6.5m²
GROUND	887m²
LEVEL 1	1127m²
LEVEL 2	1127m²
LEVEL 3	1127m²
LEVEL 4	605m²
TOTAL GROSS FLOOR AREA	**4873m²**
CAR SPACES	
- RESIDENT PARKING (7 ACCESSIBLE)	71
- VISITOR PARKING (1 ACCESSIBLE)	8
TOTAL CAR SPACES	**79**
TOTAL MOTORCYCLE SPACES	**2**
SURFACE BICYCLE PARKING	4
SECURE BICYCLE SPACES IN GARAGE	16
TOTAL BICYCLE SPACES	**20**
LANDSCAPING REQUIREMENTS	
COMMUMAL OPEN SPACE (25% MIN)	1301
PLANTING ZONE (GROUND)	1227
DEEP SOIL ZONE 6m DIMENSION (7% MIN)	1082
UNIT BREAKDOWN	
1 BEDROOM UNITS	5
2 BEDROOM UNITS	43
3 BEDROOM UNITS	12
SILVER STAR LIVABLE UNITS	12
ADAPTABLE UNITS	15

PROPOSED UNIT MIX

UNIT #	TYPE	BEDS	AREA
1	D	1	51
2	A	2	76
3	B	1	51
4	C	2	75
5	C	2	75
6	B	1	54
7	E	3	98
8	E	3	107
9	D	1	51
10	F	2	79
11	B	1	51
12	A	2	76
13	L	2	78
14	G	2	75
15	H	2	75
16	I	2	75
17	I	2	75
18	J	2	77
19	K	3	96
20	K	3	96
21	L	2	78
22	G	2	75
23	H	2	75
24	I	2	75
25	I	2	75
26	J	2	77
27	L	2	78
28	G	1	75
29	H	1	75
30	I	2	75
31	I	2	75
32	J	2	77
33	K	3	96
34	K	3	96
35	L	2	78
36	G	2	75
37	H	2	75
38	I	2	75
39	I	2	75
40	J	2	77
41	L	2	78
42	G	2	75
43	H	1	75
44	I	1	75
45	I	2	75
46	J	2	77
47	K	3	96
48	K	3	96
49	L	2	78
50	G	2	75
51	H	2	75
52	I	2	75
53	I	2	75
54	J	2	77
55	M	3	94
56	N	2	77
57	O	3	110
58	O	3	110
59	N	2	77
60	M	3	94

DEVELOPMENT APPLICATION

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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Client
MGK PROPERTIES

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Peter Hosking (Director)

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Unit 5, Kingston Warehouse
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ACT 2604

Registered Architect - 2384
Tim Zuber

Notes

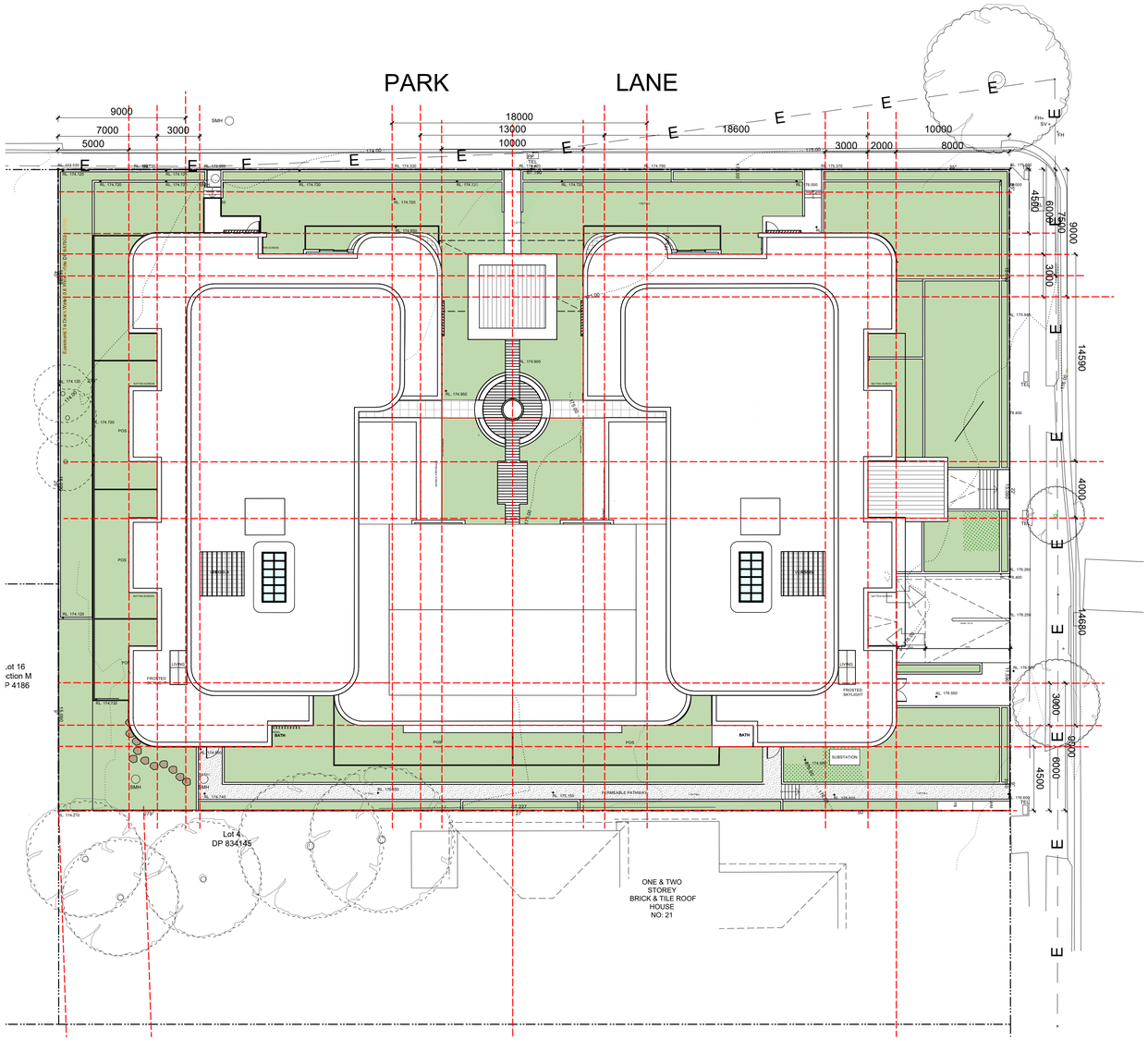
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R	11/7/23	LIFT OVERRUN ADDED	PJH
S	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

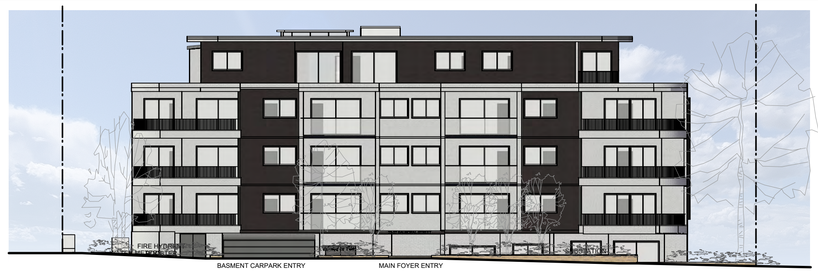
Drawing Title
COVER SHEET

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-000	S



01 SITE PLAN
scale 1:200



02 BUILDING WEST ELEVATION
scale 1:NTS



03 BUILDING NORTH ELEVATION - PARK LANE
scale 1:NTS



04 BUILDING EAST ELEVATIONS - BALMORAL STREET
scale 1:NTS



05 BUILDING SOUTH ELEVATION
scale 1:NTS

N

Scale at A1 1:200
Scale at A3 1:400

0m 2.5 5 10 15 16

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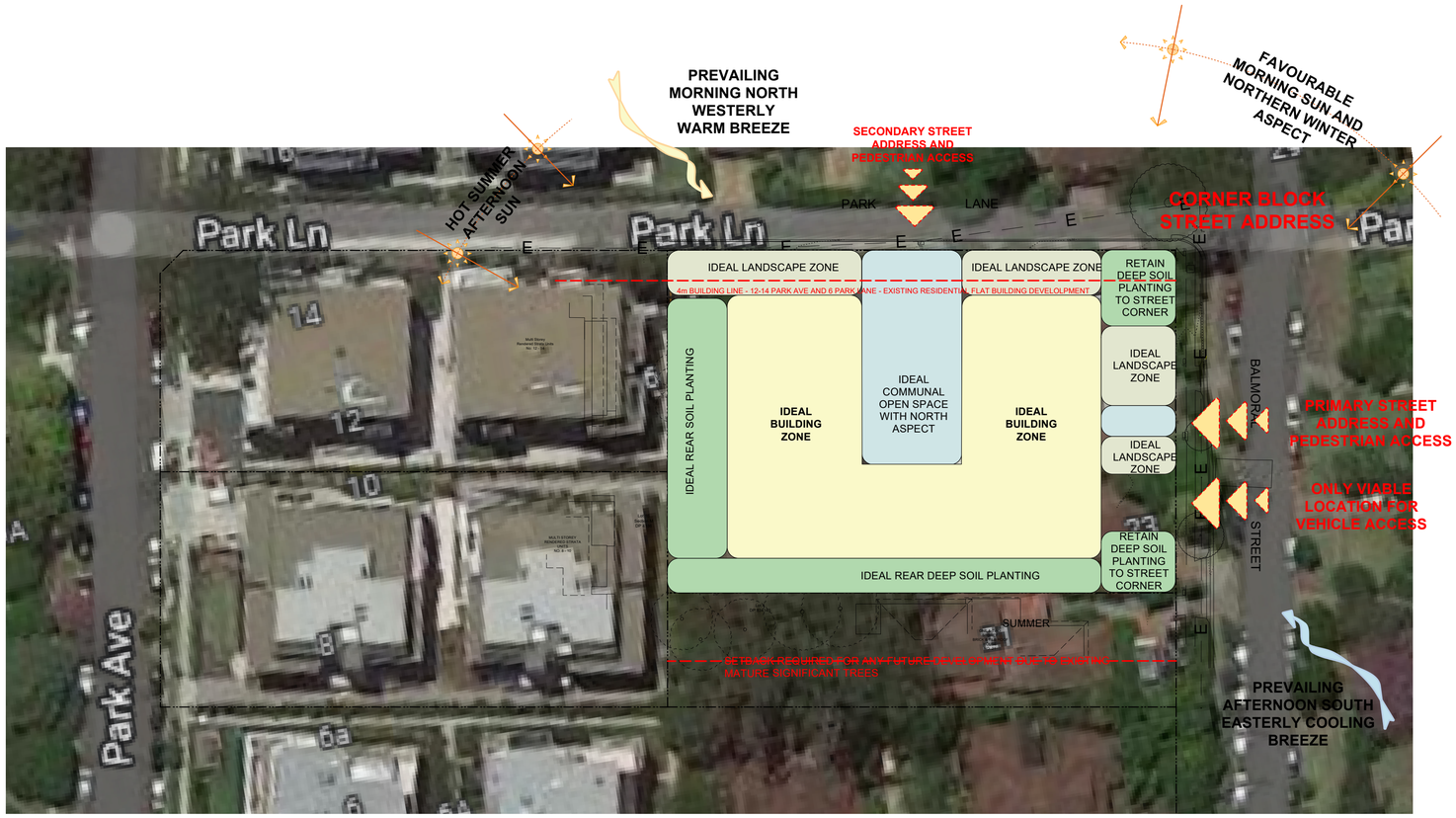
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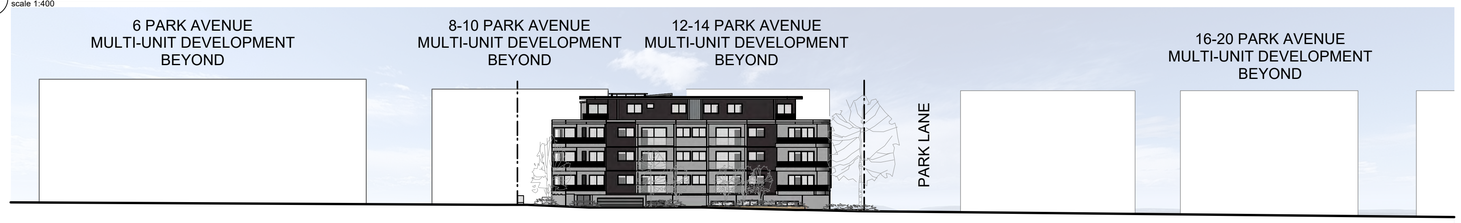
Drawing Title
NOTIFICATION PLAN

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-010	N



01 SITE ANALYSIS PLAN
scale 1:400



02 BALMORAL STREETSCAPE ELEVATION
scale 1:400



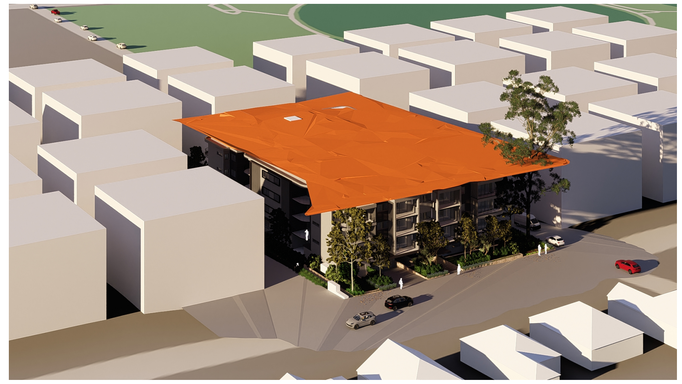
02 PARK LANE STREETSCAPE ELEVATION
scale 1:400

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.



04 LOCAL CONTEXT IMAGE
scale 1:NTS



05 BULK AND SCALE
scale 1:NTS



06 STREET CORNER IMAGE
scale 1:NTS

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Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
SITE ANALYSIS

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-020	R



N

01 FUTURE POTENTIAL SUBDIVISION
scale 1:400

Scale at A1 1:200
Scale at A3 1:400
0m 2.5 5 10 15 16

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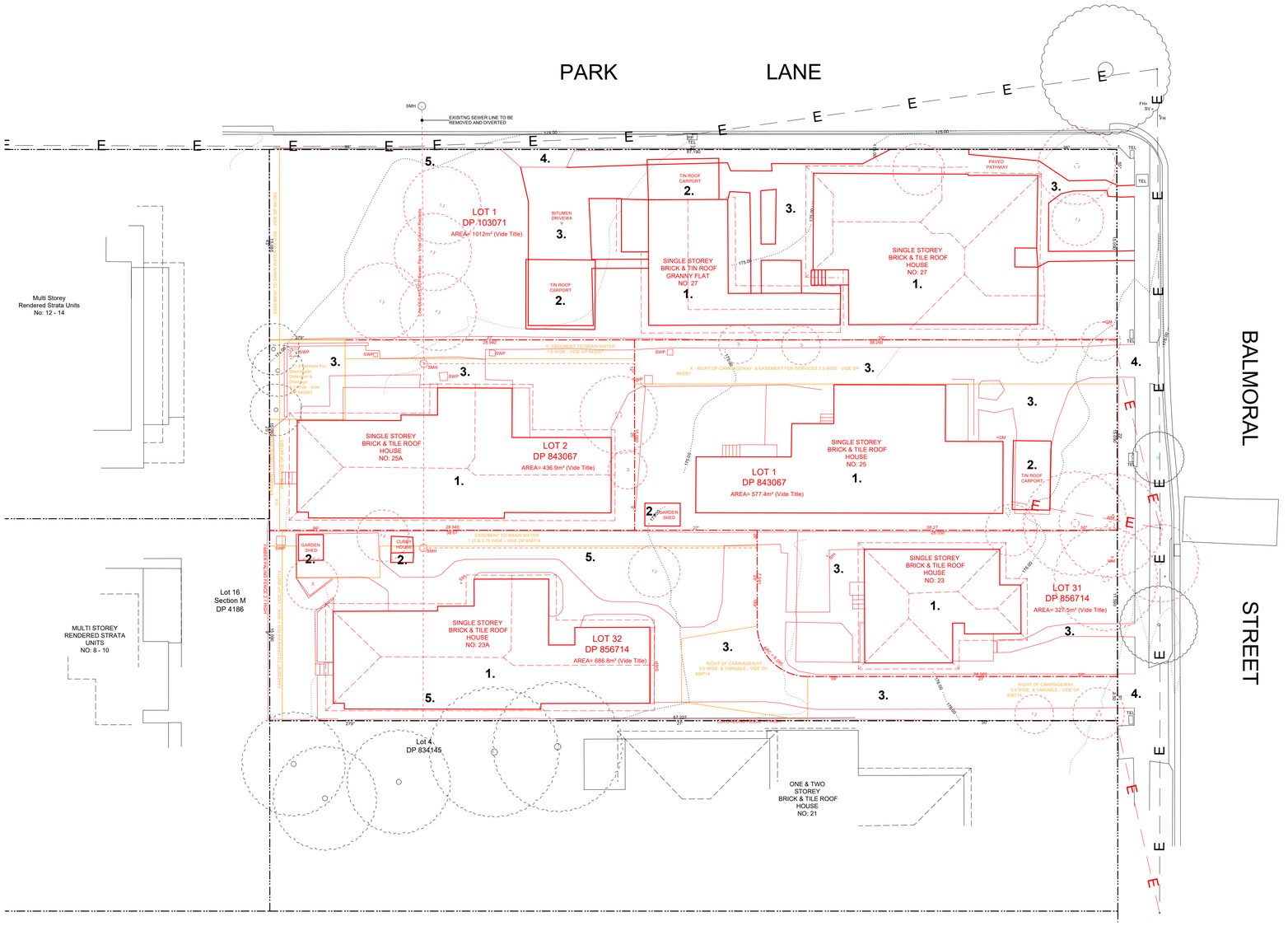
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PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
POTENTIAL FUTURE SUBDIVISION

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-021	L



01 DEMOLITION PLAN
scale 1:200

Scale at A1 1:250
Scale at A3 1:500
0m 1 2.5 5 10 20

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CONTRACTOR TO ENSURE ALL FOLLOWING ITEMS ARE SATISFIED/COMPLIED WITH DURING DEMOLITION, CONSTRUCTION AND ANY OTHER SITE WORKS:

- ALL DEMOLITION IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 2601-2001.
- CONTRACTOR TO CARRY OUT A DIAL BEFORE YOU DIG APPLICATION PRIOR TO COMMENCMENT OF ANY WORKS
- ALL SERVICES TO BE IDENTIFIED AND PEGGED OUT BY A REGISTER SURVEYOR
- DEMOLITION MUST BE CARRIED OUT BY A REGISTERED DEMOLITION CONTRACTOR.
- A SINGLE ENTRANCE IS PERMITTED TO SERVICE THE SITE FOR DEMOLITION AND CONSTRUCTION. THE FOOTWAY AND NATURE STRIP AT THE SERVICE ENTRANCE MUST BE PLANKED OUT.
- NO BLASTING IS TO BE CARRIED OUT AT ANY TIME DURING CONSTRUCTION OF THE BUILDING.
- CARE MUST BE TAKEN DURING DEMOLITION/ EXCAVATION/ BUILDING/ CONSTRUCTION TO PREVENT ANY DAMAGE TO ADJOINING BUILDINGS.
- ADJOINING OWNER PROPERTY RIGHTS AND THE NEED FOR OWNER'S PERMISSION MUST BE OBSERVED AT ALL TIMES, INCLUDING THE ENTERING OF LAND FOR THE PURPOSE OF UNDERTAKING WORKS.
- ANY DEMOLITION AND EXCESS CONSTRUCTION MATERIALS ARE TO BE RECYCLED WHEREVER PRACTICABLE.
- THE DISPOSAL OF CONSTRUCTION AND DEMOLITION WASTE MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997.
- ALL WASTE ON THE SITE IS TO BE STORED, HANDLED AND DISPOSED OF IN SUCH A MANNER AS TO NOT CREATE AIR POLLUTION (INCLUDING ODOUR), OFFENSIVE NOISE OR POLLUTION OF LAND AND/OR WATER AS DEFINED BY THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997. ALL EXCAVATED MATERIAL SHOULD BE REMOVED FROM THE SITE IN AN APPROVED MANNER AND BE DISPOSED OF LAWFULLY TO A TIP OR OTHER AUTHORISED DISPOSAL AREA.
- ALL WASTE MUST BE CONTAINED ENTIRELY WITHIN THE SITE.
- SECTION 143 OF THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 REQUIRES WASTE TO BE TRANSPORTED TO A PLACE WHICH CAN LAWFULLY ACCEPT IT. ALL NON-RECYCLABLE DEMOLITION MATERIALS ARE TO BE DISPOSED OF AT AN APPROVED WASTE DISPOSAL DEPOT IN ACCORDANCE WITH LEGISLATION.
- ALL MATERIALS ON SITE OR BEING DELIVERED TO THE SITE ARE TO GENERALLY BE CONTAINED WITHIN THE SITE. THE REQUIREMENTS OF THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 MUST BE COMPLIED WITH WHEN PLACING/STOCKPILING LOOSE MATERIALS, DISPOSING OF CONCRETE WASTE, OR OTHER ACTIVITIES LIKELY TO POLLUTE DRAINS OR WATER COURSES.
- DETAILS AS TO THE METHOD AND LOCATION OF DISPOSAL OF DEMOLITION MATERIALS (WEIGHT DOCKETS, RECEIPTS, ETC) SHOULD BE KEPT ON SITE AS EVIDENCE OF APPROVED METHODS OF DISPOSAL OR RECYCLING.
- ANY MATERIALS STORED ON SITE MUST BE STORED OUT OF VIEW OR IN SUCH A MANNER SO AS NOT TO CAUSE UNSIGHTLINESS WHEN VIEWED FROM NEARBY LANDS OR ROADWAYS.
- PUBLIC FOOTWAYS AND ROADWAYS ADJACENT TO THE SITE MUST BE MAINTAINED AND CLEARED OF ANY OBSTRUCTIONS DURING CONSTRUCTION. NO BUILDING MATERIALS, WASTE CONTAINERS OR SKIPS MAY BE STORED ON THE ROAD RESERVE OR FOOTPATH WITHOUT PRIOR SEPARATE APPROVAL FROM COUNCIL, INCLUDING PAYMENT OF RELEVANT FEES.
- BUILDING OPERATIONS SUCH AS BRICK CUTTING, WASHING TOOLS OR PAINT BRUSHES, AND MIXING MORTAR NOT BE PERFORMED ON THE ROADWAY OR PUBLIC FOOTWAY OR ANY OTHER LOCATIONS WHICH COULD LEAD TO THE DISCHARGE OR MATERIALS INTO THE STORMWATER DRAINAGE SYSTEM.
- ALL SITE WATERS DURING EXCAVATION AND CONSTRUCTION MUST BE CONTAINED ON SITE IN AN APPROVED MANNER TO AVOID POLLUTANTS ENTERING INTO WATERWAYS OR COUNCILS STORMWATER DRAINAGE SYSTEM.
- ANY WORK MUST NOT PROHIBIT OR DIVERT ANY NATURAL OVERLAND FLOW OF WATER.

DEMOLITION SCHEDULE
GENERALLY DEMOLISH EXISTING ITEMS SHOWN RED.
SITE TO CLEARED TO ALLOW FOR PROPOSED NEW WORKS

01. DEMOLISH EXISTING DWELLING
02. DEMOLISH EXISTING OUTBUILDING
03. DEMOLISH EXITING DRIVEWAY OR PAVEMENT
04. DEMOLISH EXISITING VERGE CROSSING. MAKE GOOD KERB AND VERGE
05. DEMOLISH EXISTING SEWER MAIN AND DIVERT.

LANDSCAPE DEMOLITION SCHEDULE
DEMOLISH AND REMOVE TREES AND SHRUBS SHOWN RED.

DEVELOPMENT APPLICATION

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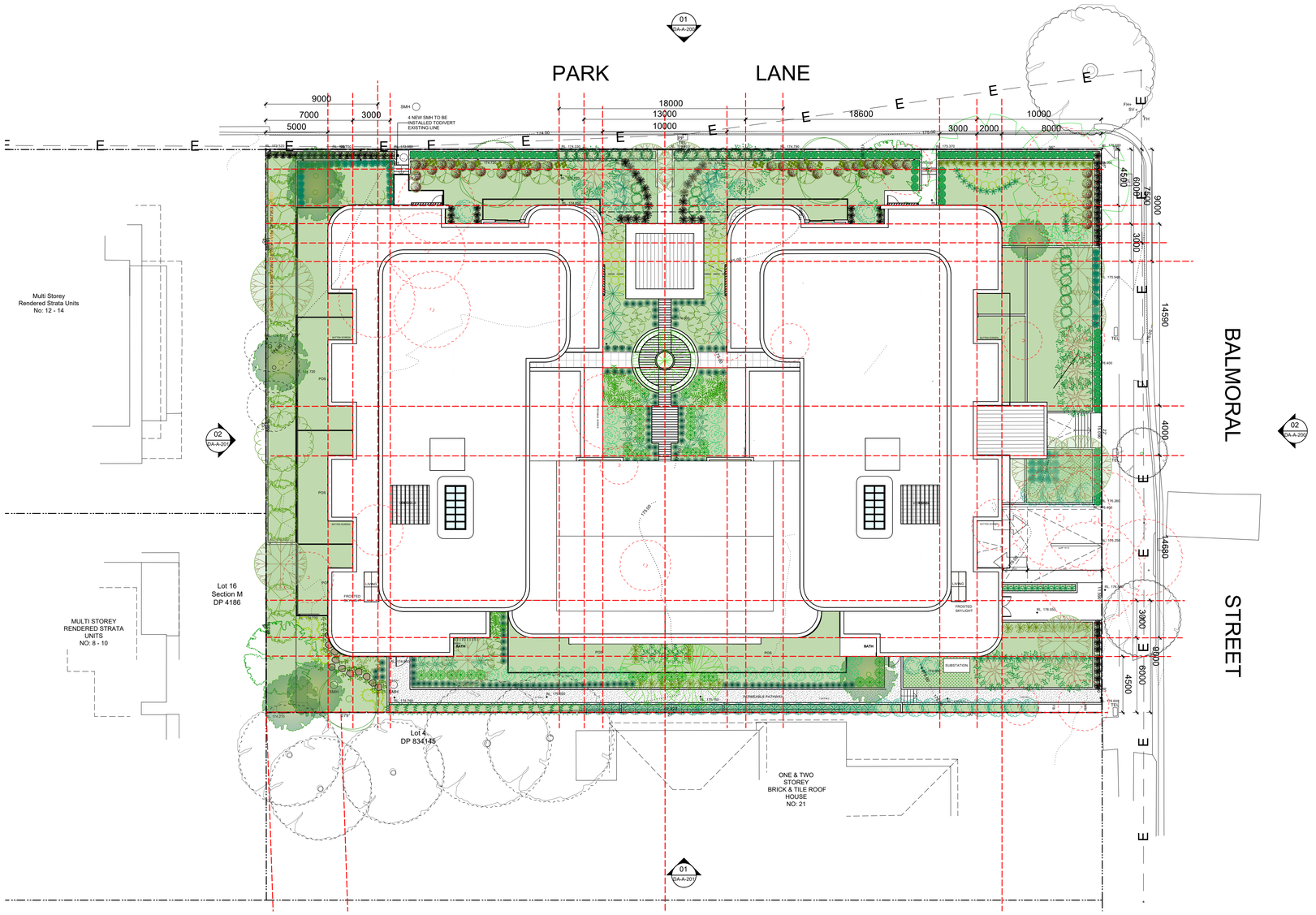
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K	24/4/23	ENS ADDED	PJH
L	18/5/23	DA UPDATE	PJH
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O	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
DEMOLITION PLAN

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-030	O



01 SITE PLAN
scale 1:200

Scale at A1 1:250
Scale at A3 1:500
0m 1 2.5 5 10 20

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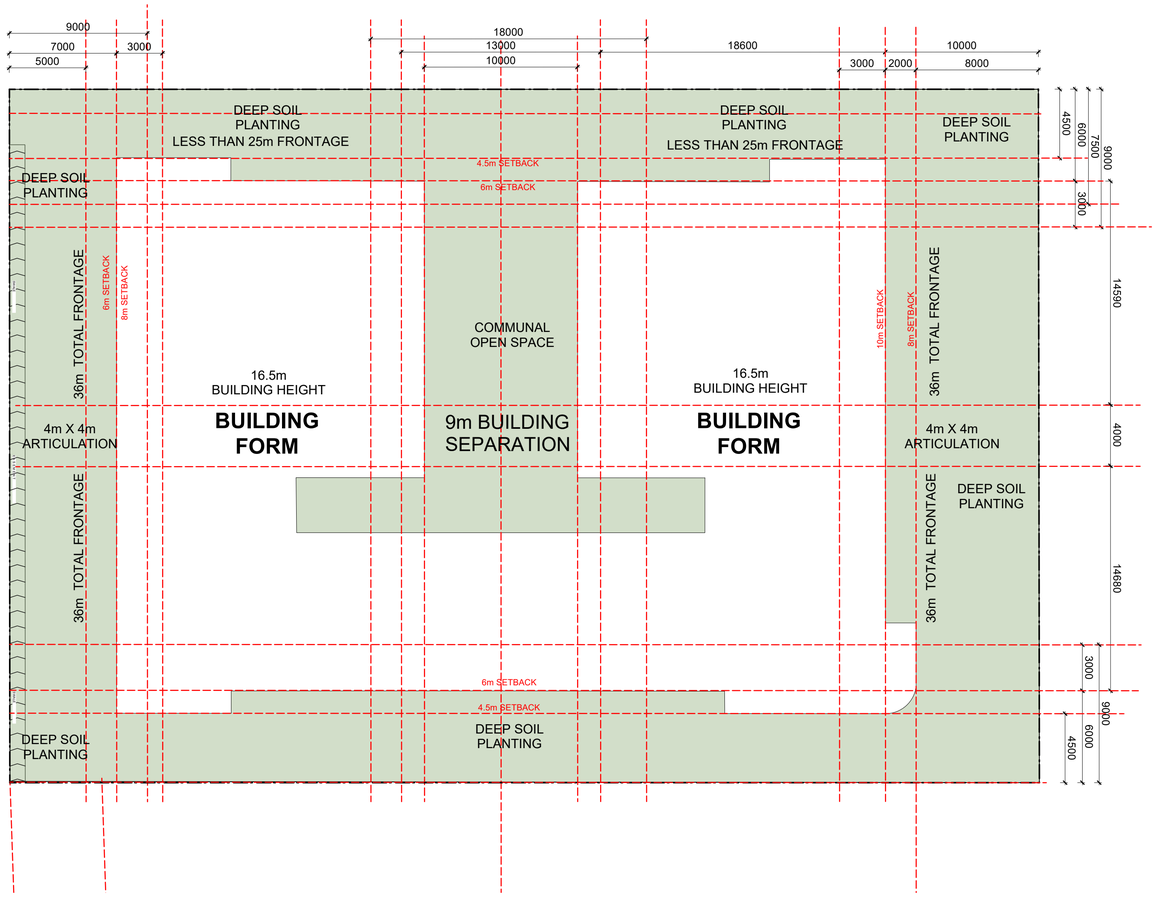
Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
SITE PLAN

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-050	S

N



01 SITE CONTROLS
scale 1:200

Scale at A1 1:250
Scale at A3 1:500
0m 1 2.5 5 10 20

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Drawn By: **TZ**
Checked By: **PH**

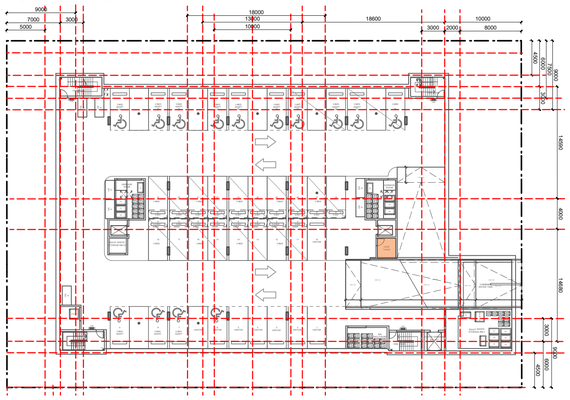
Drawing Title
SITE CONTROLS / DCP AND ADG SETBACKS

Project Number: **21-0658**
Drawing Number: **DA-A-051**
Rev: **R**

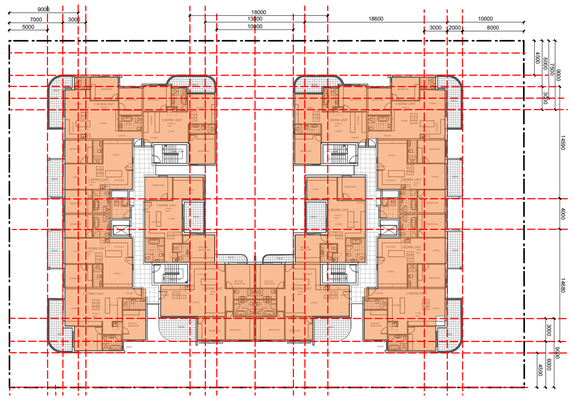
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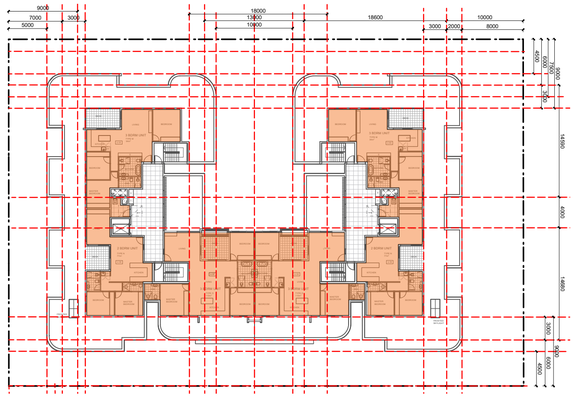
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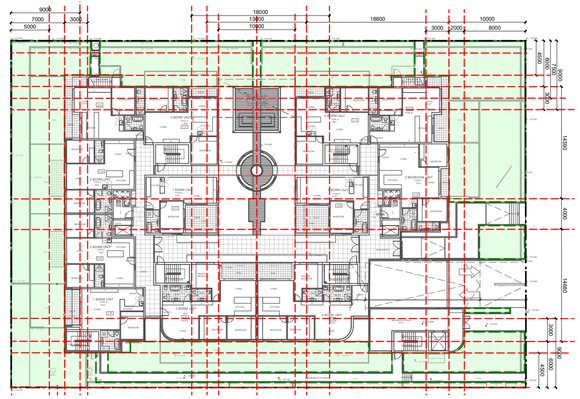
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scale 1:400



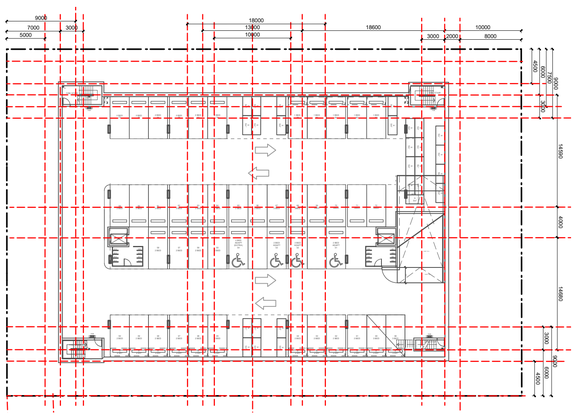
04 AREA PLAN - LEVELS 1-3
scale 1:400



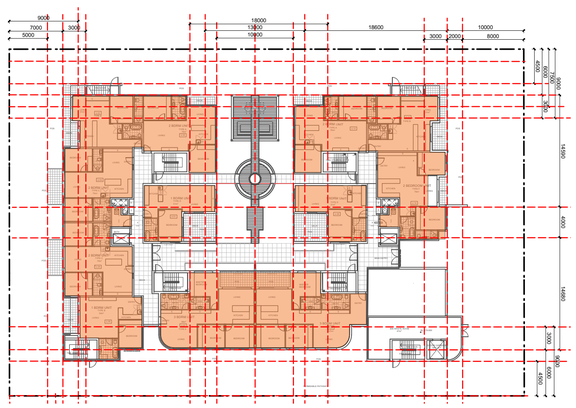
05 AREA PLAN - LEVEL 4
scale 1:400



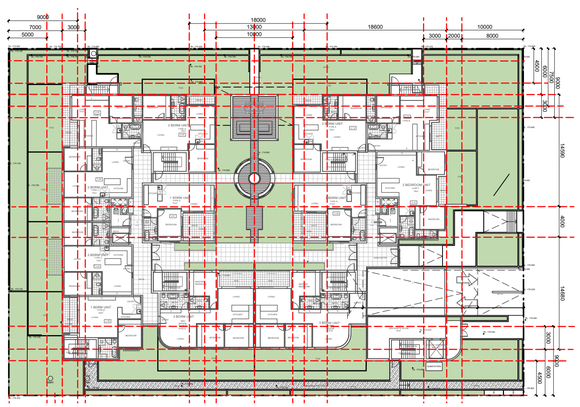
07 AREA PLAN - DEEP SOIL
scale 1:400



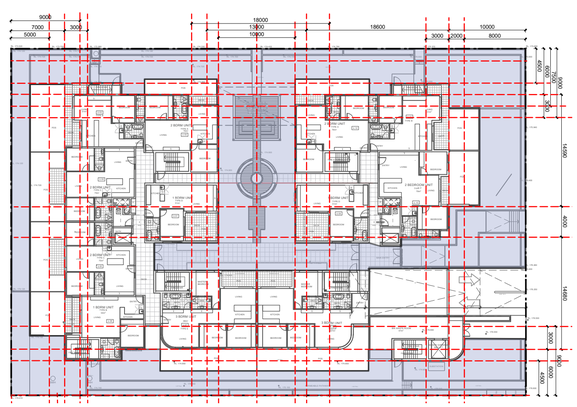
01 AREA PLAN - B2
scale 1:400



03 AREA PLAN - GROUND
scale 1:400



06 AREA PLAN - GROUND PLANTING
scale 1:400



08 AREA PLAN - COMMUNAL OPEN SPACE
scale 1:400

Scale at A1 1:250
Scale at A3 1:500
0m 1 2.5 5 10 20

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DEVELOPMENT APPLICATION

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ACT 2604

Registered Architect - 2384
Tim Zuber

Notes

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J	24/4/23	ENS ADDED	PJH
K	18/5/23	DA UPDATE	PJH
L	15/6/23	SOLAR UPDATES	PJH
M	11/7/23	LIFT OVERRUN ADDED	PJH
N	6/8/23	SOLAR UPDATE	PJH

Project

PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title

AREA PLANS

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-052	N

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Project

PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title

BUILDING PERSPECTIVES

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-053	N

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N	6/8/23	SOLAR UPDATE	PJH

Project

PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawn By: **TZ**

Checked By: **PH**

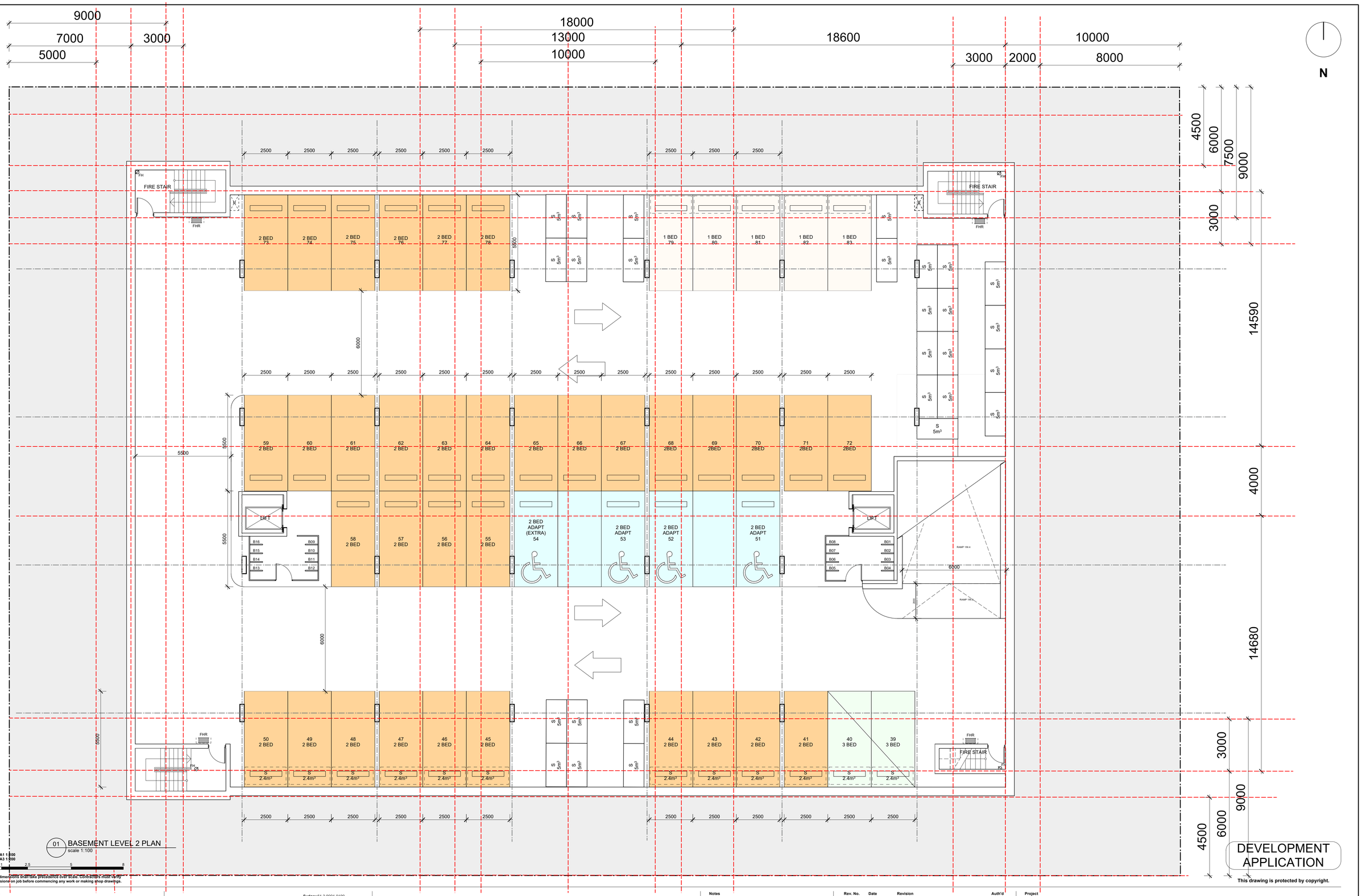
Drawing Title

BUILDING PERSPECTIVES

Project Number: **21-0658**

Drawing Number: **DA-A-054**

Rev: **N**



01 BASEMENT LEVEL 2 PLAN
scale 1:100

Scale at A1 1:100
Scale at A3 1:200

0m 1 2.5 5 8

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Q	15/6/23	SOLAR UPDATES	PJH
R	11/7/23	LIFT OVERRUN ADDED	PJH
S	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
BASEMENT LEVEL 2 PLAN

Drawn By	Checked By		
TZ	PH		
Project Number	**Drawing Number**	**Rev**	
21-0658	DA-A-098	S	

N



01 BASEMENT LEVEL 1 PLAN
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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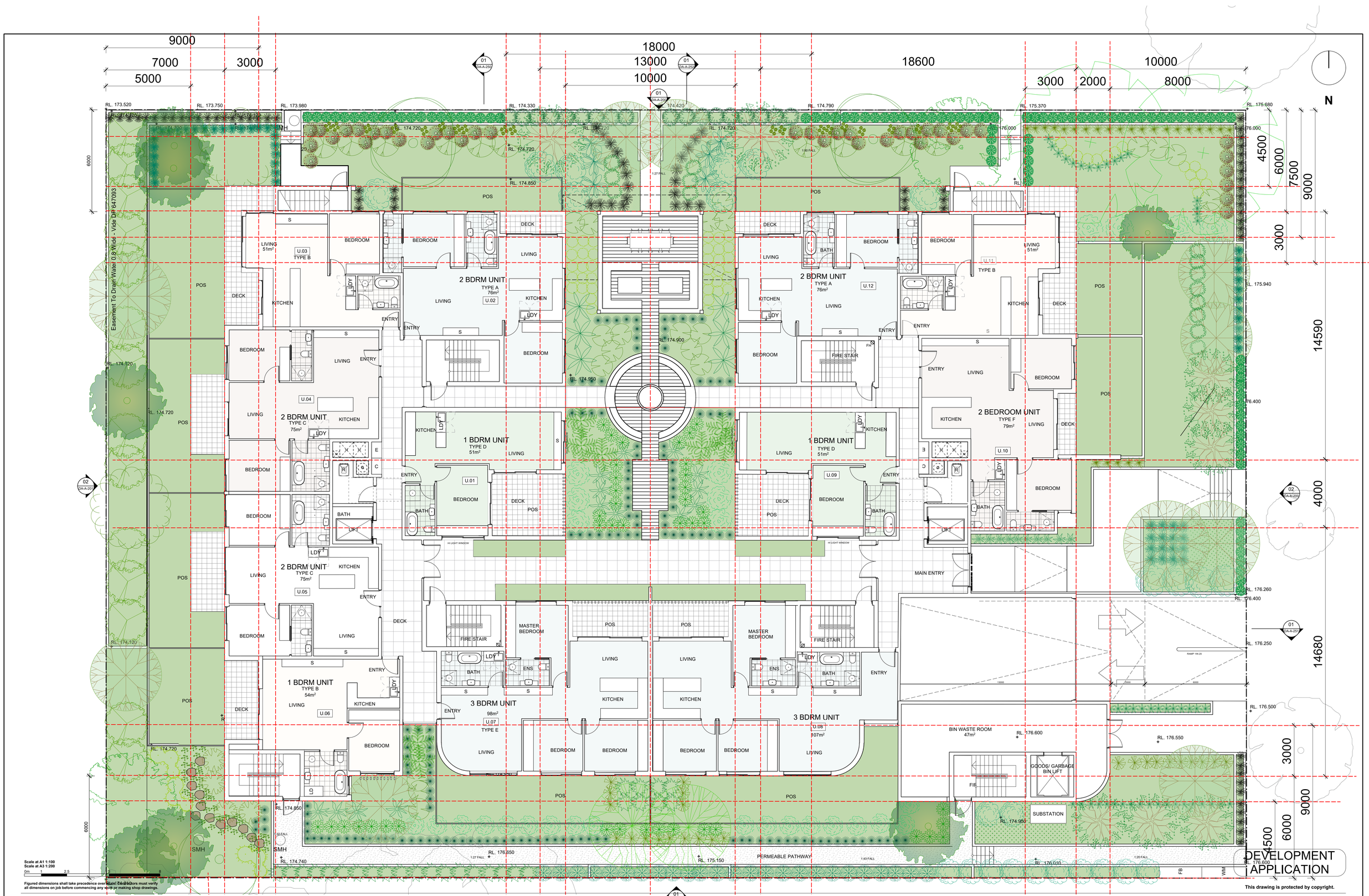
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S	11/7/23	LIFT OVERRUN ADDED	PJH
T	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
BASEMENT LEVEL 1 PLAN

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-099	T



Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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01 GROUND PLAN
scale 1:100

Notes

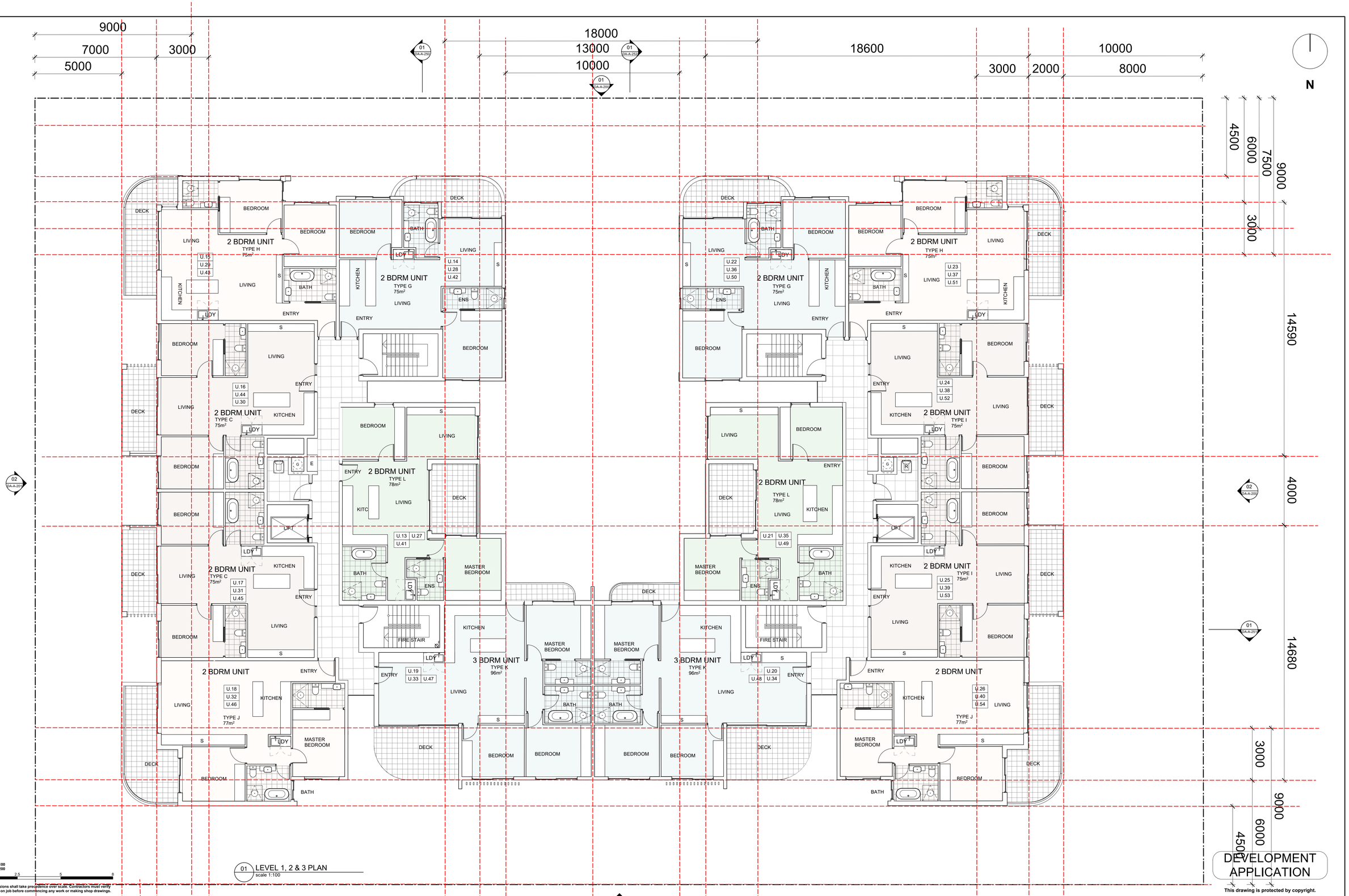
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T	15/6/23	SOLAR UPDATES	PJH
U	11/7/23	LIFT OVERRUN ADDED	PJH
V	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
GROUND PLAN

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-100	V



Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

01 LEVEL 1, 2 & 3 PLAN
scale 1:100

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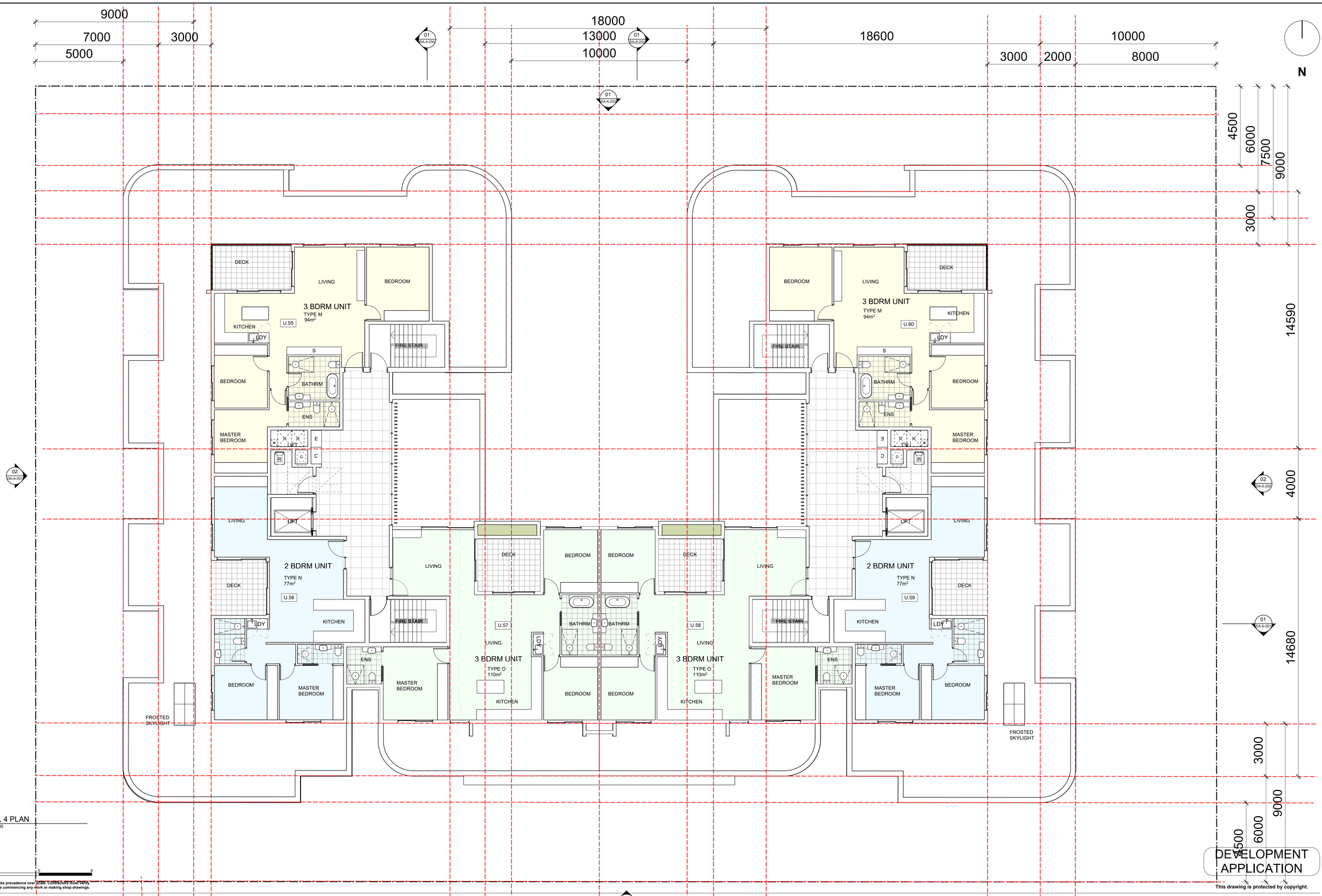
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P	18/5/23	DA UPDATE	PJH
Q	15/6/23	SOLAR UPDATES	PJH
R	11/7/23	LIFT OVERRUN ADDED	PJH
S	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
LEVEL 1, 2 & 3 PLAN

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-101	S



01 LEVEL 4 PLAN
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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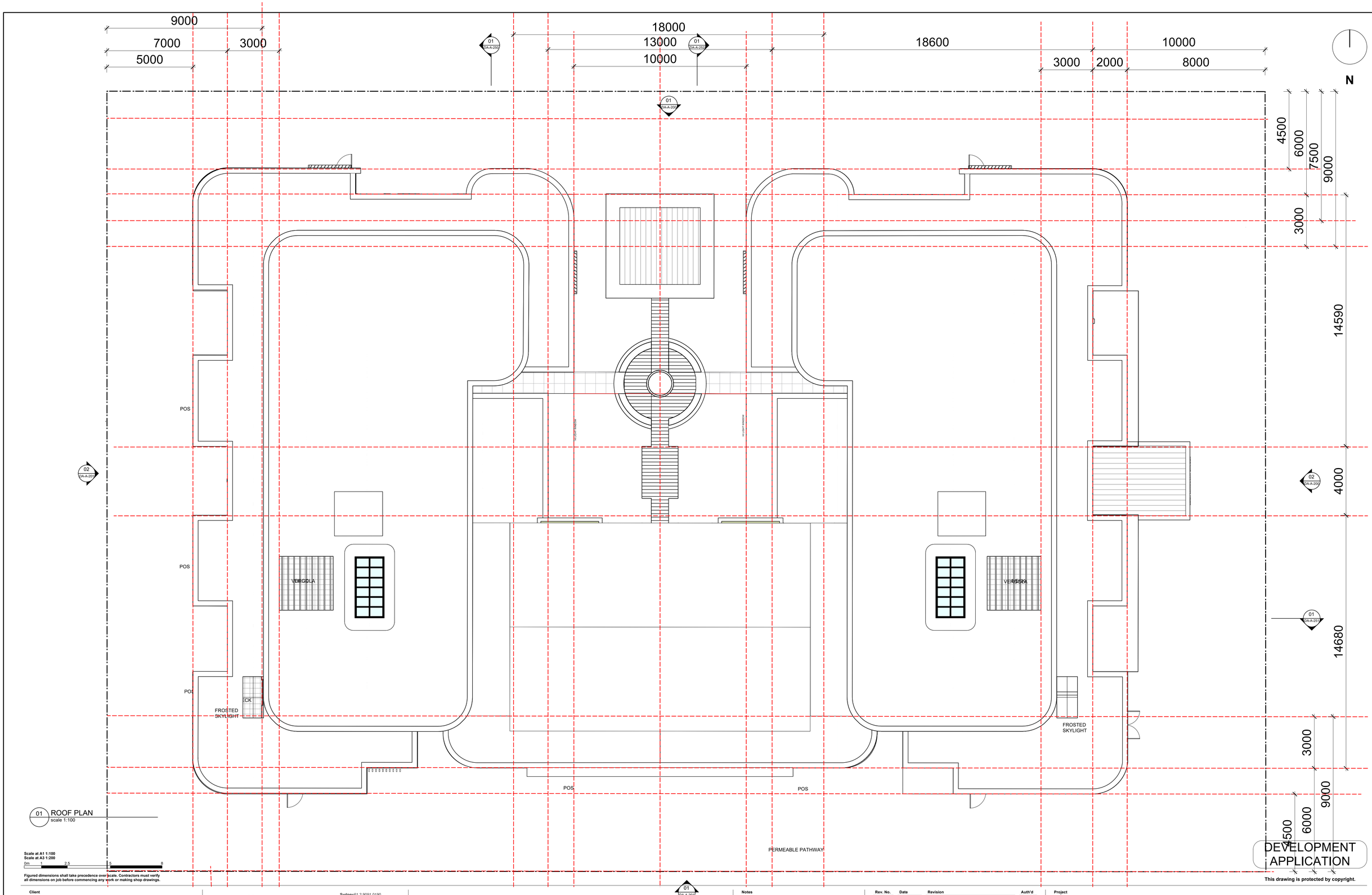
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P	18/5/23	DA UPDATE	PJH
Q	15/6/23	SOLAR UPDATES	PJH
R	11/7/23	LIFT OVERRUN ADDED	PJH
S	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
LEVEL 4 PLAN

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-102	S



01 ROOF PLAN
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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T	6/8/23	SOLAR UPDATE	PJH

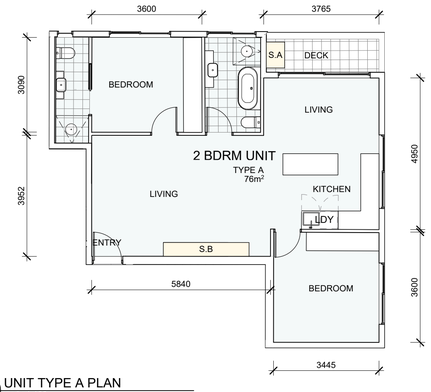
Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
ROOF PLAN

Drawn By	Checked By		
TZ	PH		
Project Number	**Drawing Number**	**Rev**	
21-0658	DA-A-103	T	

UNITS = No.2,No.12
UNIT AREA = 76m²

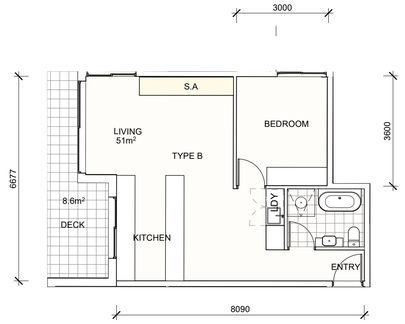
STORAGE - UNIT TYPE A - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	0.51m²	2.4m	1.3m³
S.B	1.26m²	1.6m	2m³
INT. TOTAL			**3.3m³**
S.G (GARAGE)	(2) 2.35m²	(2) 1m	4.8m³
TOTAL			**8.1m³**



01 UNIT TYPE A PLAN
scale 1:100

UNITS = No.3,No.6, No.11
UNIT AREA = 54m² (51m² -Unit 3,11)

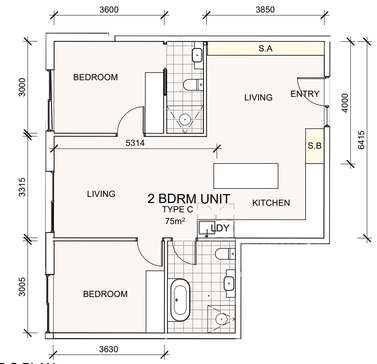
STORAGE - UNIT TYPE B - 1 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.5m²	2.4m	3.6m³
INT. TOTAL			**3.6m³**
S.G (GARAGE)	2.35m²	1m	2.4m³
TOTAL			**6m²**



02 UNIT TYPE B PLAN
scale 1:100

UNITS = No.4,No.5
UNIT AREA = 75m²

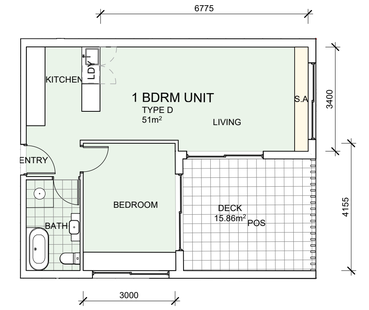
STORAGE - UNIT TYPE C - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.7m²	2.4m	4m³
S.B	0.7m²	2.4m	1.7m³
INT. TOTAL			**4.7m³**
S.G (GARAGE)	2.1m²	2.4m	5.0m³
TOTAL			**9.7m³**



03 UNIT TYPE C PLAN
scale 1:100

UNITS = No.1,No.9
UNIT AREA = 51m²

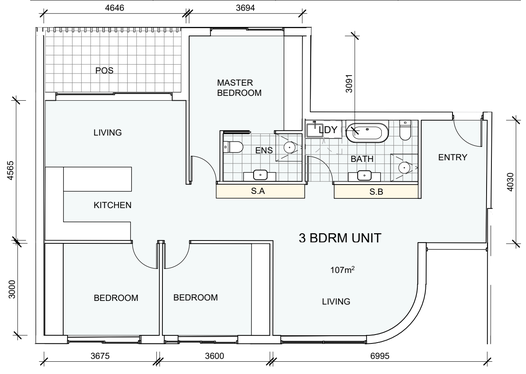
STORAGE - UNIT TYPE D - 1 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.5m²	2.4m	3.6m³
INT. TOTAL			**3.6m³**
S.G (GARAGE)	2.35m²	1m	2.4m³
TOTAL			**6m³**



04 UNIT TYPE D PLAN
scale 1:100

UNITS = No.7,No.8
UNIT AREA = 98m² (107m² -Unit 8)

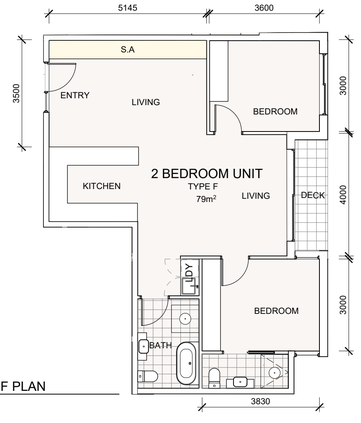
STORAGE - UNIT TYPE E - 3 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.3m²	2.4m	3.2m³
S.B	1.3m²	2.4m	3.2m³
INT. TOTAL			**6.4m³**
S.G (GARAGE)	(2) 2.35m²	(2) 1m	4.8m³
TOTAL			**11.2m³**



05 UNIT TYPE E PLAN
scale 1:100

UNITS = No.10
UNIT AREA = 79m²

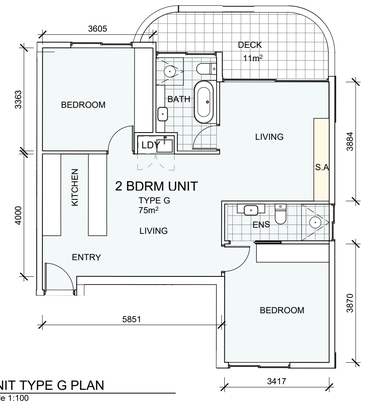
STORAGE - UNIT TYPE F - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	3m²	2.4m	7.2m³
INT. TOTAL			**7.2m³**
S.G (GARAGE)	2.1m²	2.4m	5.0m³
TOTAL			**12.2m³**



06 UNIT TYPE F PLAN
scale 1:100

UNITS = No.14,No.22,No.28,No.36,No.42,No.56
UNIT AREA = 75m² (77m² -Unit 56)

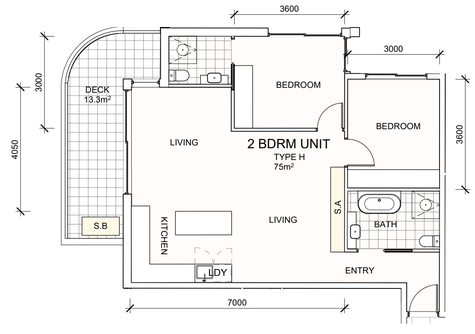
STORAGE - UNIT TYPE G - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.35m²	2.4m	3.3m³
INT. TOTAL			**3.3m³**
S.G (GARAGE)	2.1m²	2.4m	5.0m³
TOTAL			**8.3**



07 UNIT TYPE G PLAN
scale 1:100

UNITS = No.15,No.29,No.43,
UNIT AREA = 75m²

STORAGE - UNIT TYPE H - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.25m²	2.4m	3m³
S.B	0.7m²	2.4m	1.7m³
INT. TOTAL			**4.7m³**
S.G (GARAGE)	2.1m²	2.4m	5.0m³
TOTAL			**9.7m³**



01 UNIT TYPE H PLAN
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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R	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

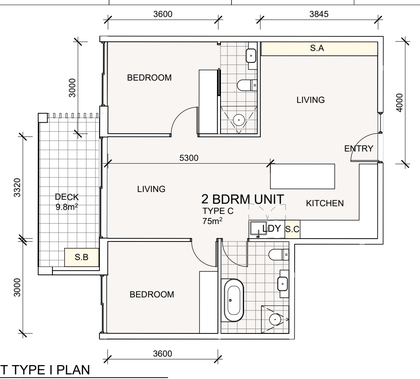
Drawn By: **TZ**
Checked By: **PH**

Drawing Title
UNIT TYPES PLAN GROUND LEVEL

Project Number: **21-0658**
Drawing Number: **DA-A-150**
Rev: **R**

UNITS = No.16,No.17,No.24,No.25,
No.30,No.31,No.38,No.39,No.44,No.45,No.52,No.53
UNIT AREA = 75m²

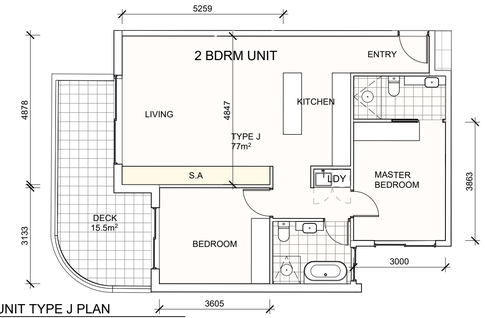
STORAGE - UNIT TYPE I - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.7m²	2.4m	4.1m³
S.B	1.2m²	1.4m	1.7m³
S.C	.3m²	2.4m	.7m³
INT. TOTAL			**6.5m³**
S.G (GARAGE)	2.35m²	1m	2.4m³
TOTAL			**8.9m³**



01 UNIT TYPE I PLAN
scale 1:100

UNITS = No.18,No.26, No.32,No.40,No.46,No.54
UNIT AREA = 77m²

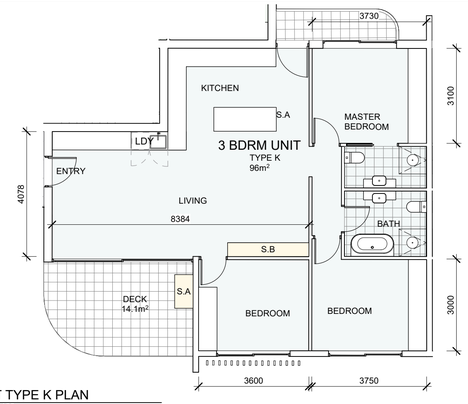
STORAGE - UNIT TYPE J - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	2.9m²	2.4m	6.9m³
INT. TOTAL			**6.9m³**
S.G (GARAGE)	2.1m²	2.4m	5.0m³
TOTAL			**11.9m³**



02 UNIT TYPE J PLAN
scale 1:100

UNITS = No.19,No.20,No.33,No.34,No.47,No.48
UNIT AREA = 96m²

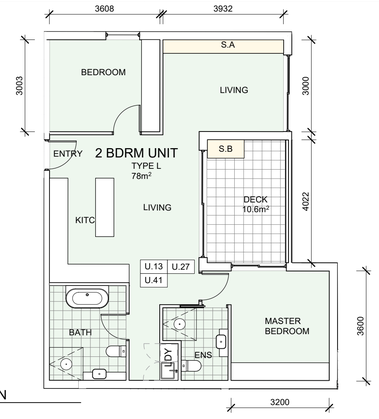
STORAGE - UNIT TYPE K - 3 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	0.7m²	2.4m	1.7m³
S.B	1.2m²	2.4m	2.9m³
INT. TOTAL			**4.6m³**
S.G (GARAGE)	(2) 2.35m²	(2) 1m	4.8m³
TOTAL			**9.4m³**



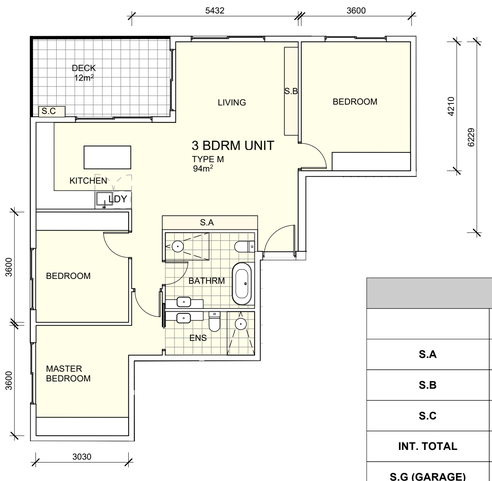
03 UNIT TYPE K PLAN
scale 1:100

UNITS = No.13,No.21,No.29,No.35,No.41,No.49
UNIT AREA = 78m²

STORAGE - UNIT TYPE L - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.4m²	2.4m	3.4m³
S.B	0.7m²	1.2m	1.7m³
INT. TOTAL			**3.4m³**
S.G (GARAGE)	2.1m²	2.4m	5.0m³
TOTAL			**8.4m³**



04 UNIT TYPE L PLAN
scale 1:100



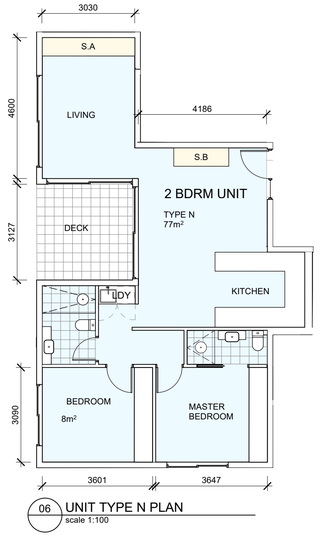
UNITS = No.55,No.60
UNIT AREA = 94m²

STORAGE - UNIT TYPE L - 3 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.4m²	2.4m	3.4m³
S.B	1.3m²	1.6m	2.1m³
S.C	0.3m²	2.4m	0.7m³
INT. TOTAL			**6.2m³**
S.G (GARAGE)	(2) 2.35m²	(2) 1m	4.8m³
TOTAL			**11m³**

05 UNIT TYPE M PLAN
scale 1:100

UNITS = No.56,No.59
UNIT AREA = 77m²

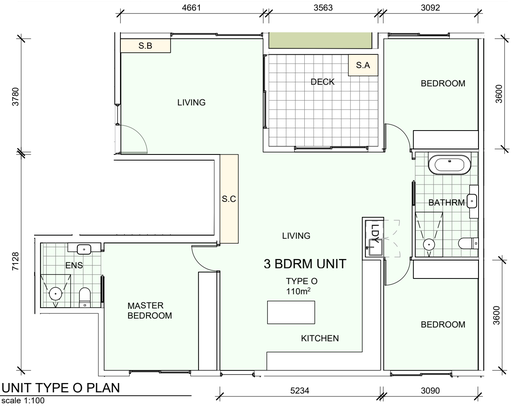
STORAGE - UNIT TYPE N - 2 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	1.58m²	2.4m	3.8m³
S.B	1m²	1m	1m³
INT. TOTAL			**4.8m³**
S.G (GARAGE)	2.1m²	2.4m	5.0m³
TOTAL			**9.8m³**



06 UNIT TYPE N PLAN
scale 1:100

UNITS = No.57,No.58
UNIT AREA = 110 m²

STORAGE - UNIT TYPE O - 3 BEDROOM			
	AREA (m²)	HEIGHT (m)	VOLUME (m³)
S.A	0.7m²	1.2m	0.85m³
S.B	1.75m²	1.2m	2.1m³
S.C	1.1m²	2.4m	2.64m³
INT. TOTAL			**5.6m³**
S.G (GARAGE)	(2) 2.35m²	(2) 1m	4.8m³
TOTAL			**10.4m³**



07 UNIT TYPE O PLAN
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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Tim Zuber

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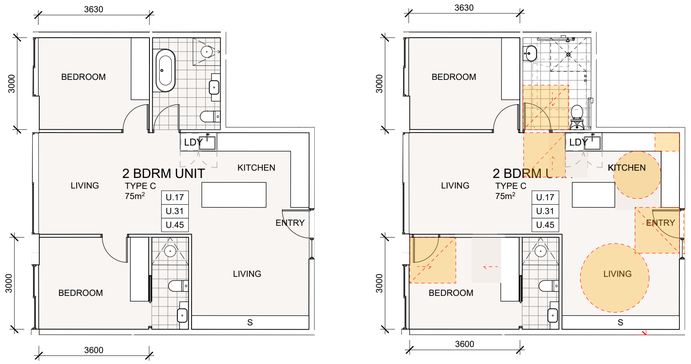
Rev. No.	Date	Revision	Auth'd
N	24/4/23	ENS ADDED	PJH
O	18/5/23	DA UPDATE	PJH
P	15/6/23	SOLAR UPDATES	PJH
Q	11/7/23	LIFT OVERRUN ADDED	PJH
R	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawn By: **TZ**
Checked By: **PH**

Drawing Title
UNIT TYPES PLAN UPPER LEVELS

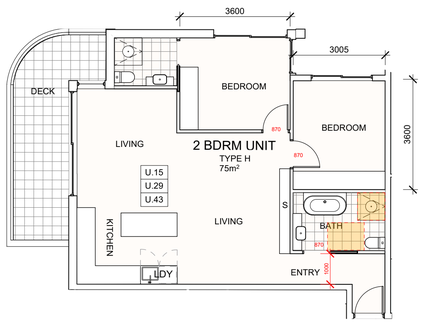
Project Number: **21-0658**
Drawing Number: **DA-A-151**
Rev: **R**



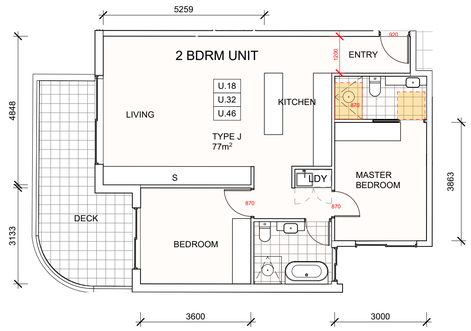
01 UNIT TYPE I ADAPTABLE
scale 1:100



02 UNIT TYPE O ADAPTABLE
scale 1:100



03 UNIT TYPE H LIVABLE (SILVER)
scale 1:100



04 UNIT TYPE J LIVABLE (SILVER)
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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Rev. No.	Date	Revision	Auth'd
K	24/4/23	ENS ADDED	PJH
L	18/5/23	DA UPDATE	PJH
M	15/6/23	SOLAR UPDATES	PJH
N	11/7/23	LIFT OVERRUN ADDED	PJH
O	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
ADAPTED AND UNIVERSAL PLANS

Drawn By: **TZ**
Checked By: **PH**
Project Number: **21-0658**
Drawing Number: **DA-A-160**
Rev: **O**



01 BUILDING NORTH ELEVATION - PARK LANE
scale 1:100



Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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K	24/4/23	ENS ADDED	PJH
L	18/5/23	DA UPDATE	PJH
M	15/6/23	SOLAR UPDATES	PJH
N	11/7/23	LIFT OVERRUN ADDED	PJH
O	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
ELEVATIONS - SHEET 1

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-200	O



02 BUILDING EAST ELEVATIONS - BALMORAL STREET
scale 1:100





02 BUILDING EAST ELEVATION PERSPECTIVE
scale 1:100

Scale at A1 1:100
Scale at A3 1:200

0m 1 2.5 5 8

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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K	24/4/23	ENS ADDED	PJH
L	18/5/23	DA UPDATE	PJH
M	15/6/23	SOLAR UPDATES	PJH
N	11/7/23	LIFT OVERRUN ADDED	PJH
O	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
ELEVATIONS - SHEET 2

Drawn By TZ
Checked By PH
Project Number 21-0658
Drawing Number DA-A-201
Rev O



01 BUILDING WEST ELEVATION
scale 1:100



01 BUILDING WEST ELEVATION PERSPECTIVE
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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K	24/4/23	ENS ADDED	PJH
L	18/5/23	DA UPDATE	PJH
M	15/6/23	SOLAR UPDATES	PJH
N	11/7/23	LIFT OVERRUN ADDED	PJH
O	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
ELEVATIONS - SHEET 3

Drawn By: TZ
Checked By: PH
Project Number: 21-0658
Drawing Number: DA-A-202
Rev: O



02 BUILDING SOUTH ELEVATION
scale 1:100



02 BUILDING SOUTH ELEVATION PERSPECTIVE
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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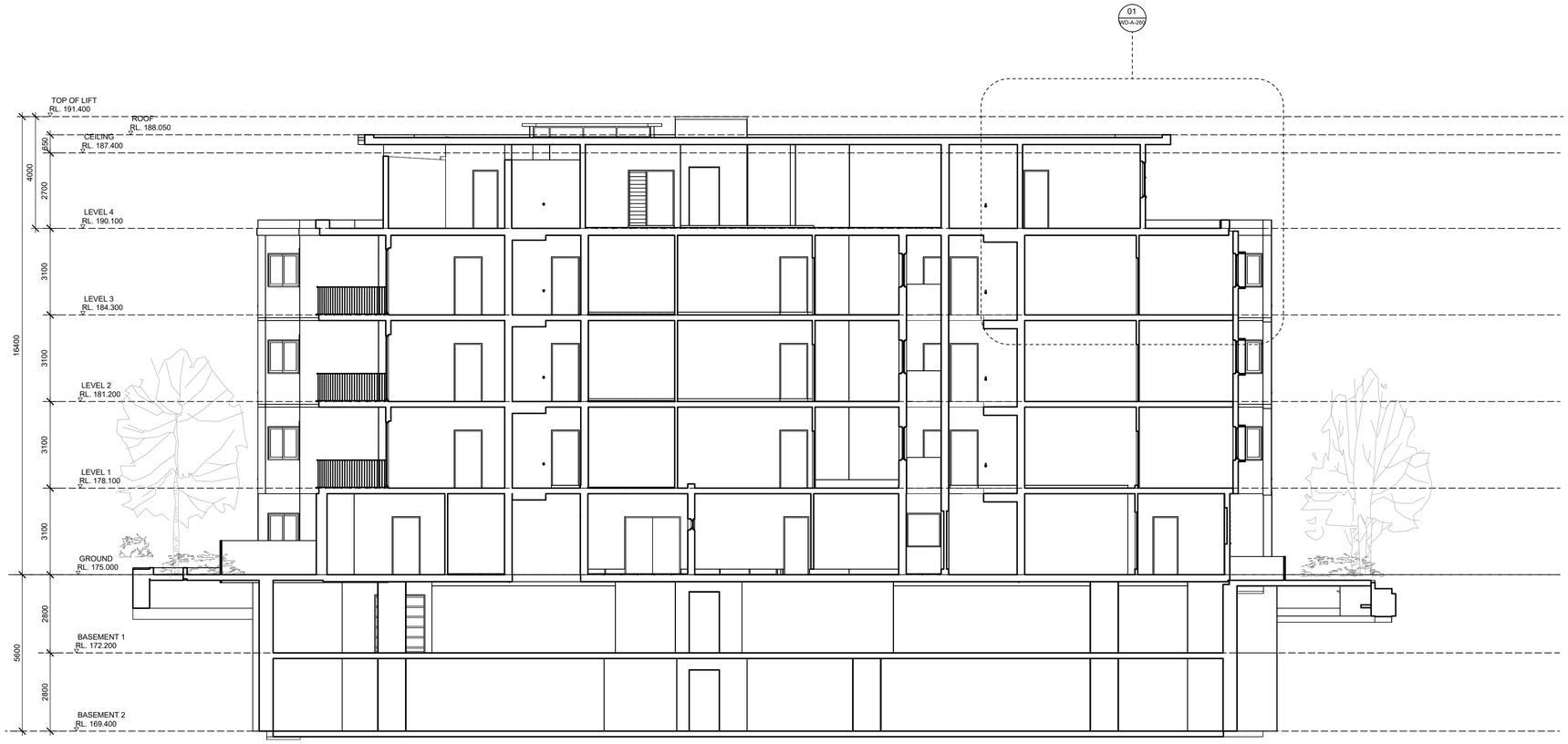
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Rev. No.	Date	Revision	Auth'd
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L	18/5/23	DA UPDATE	PJH
M	15/6/23	SOLAR UPDATES	PJH
N	11/7/23	LIFT OVERRUN ADDED	PJH
O	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
ELEVATIONS - SHEET 4

Drawn By: TZ
Checked By: PH
Project Number: 21-0658
Drawing Number: DA-A-203
Rev: O



01 SECTION 01
scale 1:100

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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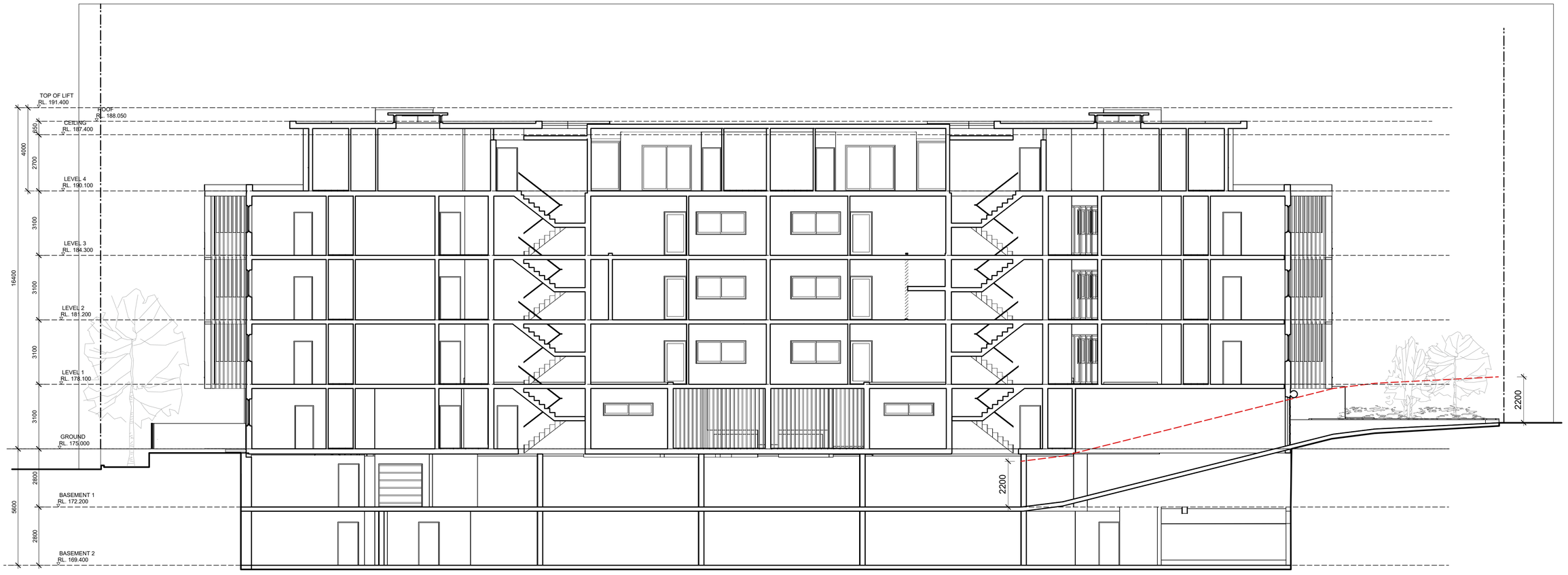
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O	24/4/23	ENS ADDED	PJH
P	18/5/23	DA UPDATE	PJH
Q	15/6/23	SOLAR UPDATES	PJH
R	11/7/23	LIFT OVERRUN ADDED	PJH
S	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
SECTIONS - SHEET 1

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-250	S



01 SECTION 02
scale 1:100

Scale at A1 1:100
Scale at A3 1:200

0m 1 2.5 5 8

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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Rev. No.	Date	Revision	Auth'd
P	24/4/23	ENS ADDED	PJH
Q	18/5/23	DA UPDATE	PJH
R	15/6/23	SOLAR UPDATES	PJH
S	11/7/23	LIFT OVERRUN ADDED	PJH
T	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
SECTIONS - SHEET 2

Drawn By	Checked By		
TZ	PH		
Project Number	**Drawing Number**	**Rev**	
21-0658	DA-A-251	T	



01 SECTION 03
scale 1:100

Scale at A1 1:100
Scale at A3 1:200

0m 1 2.5 5 8

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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Rev. No.	Date	Revision	Auth'd
O	24/4/23	ENS ADDED	PJH
P	18/5/23	DA UPDATE	PJH
Q	15/6/23	SOLAR UPDATES	PJH
R	11/7/23	LIFT OVERRUN ADDED	PJH
S	6/8/23	SOLAR UPDATE	PJH

Project

PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title

SECTIONS - SHEET 3

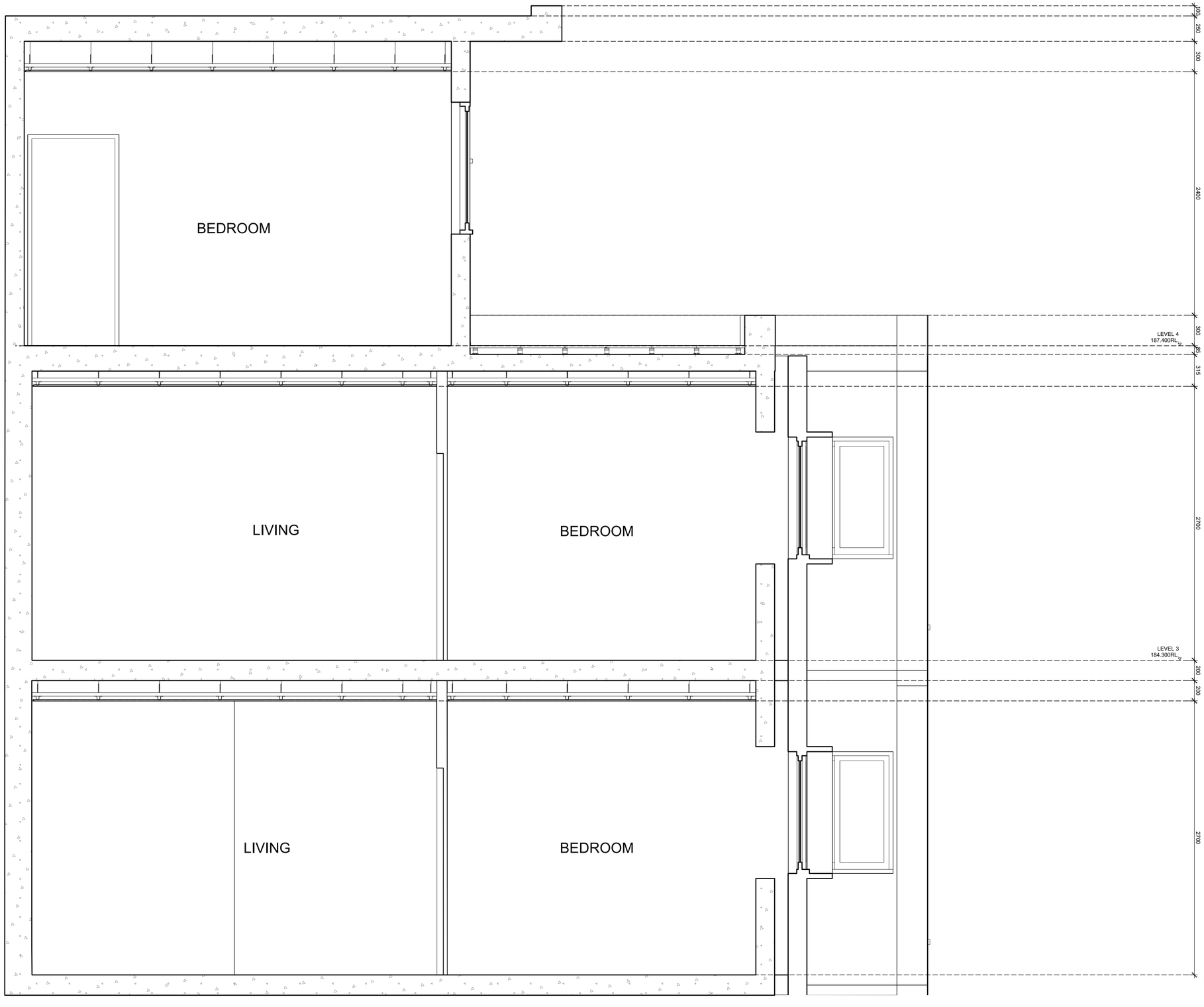
Drawn By TZ

Checked By PH

Project Number 21-0658

Drawing Number DA-A-252

Rev S



01 SECTION 02 - DETAIL
scale 1:20

Scale at A1 1:20
Scale at A3 1:40
0mm 250 500 1m 1.5 1.6

Figured dimensions shall take precedence over scale, Contractors must verify all dimensions on job before commencing any work or making shop drawings.

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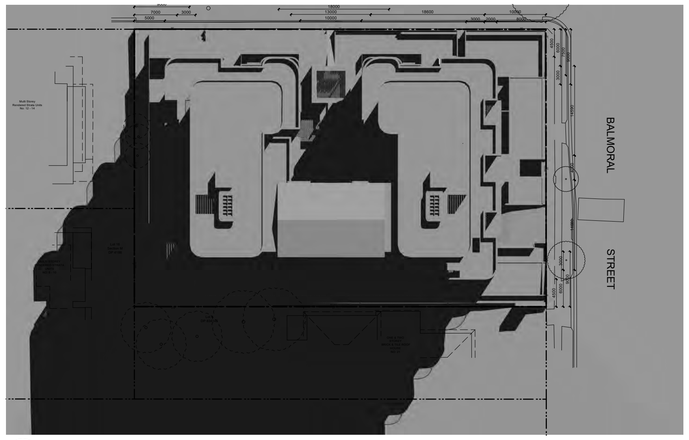
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A	12/11/21	DEVELOPMENT APPLICATION	PJH
B	12/7/22	POST DA DRAWING UPDATE	PJH
C	1/8/22	UPDATE COUNCIL FEEDBACK	PJH
D	7/11/22	DA UPDATE	PJH
E	15/11/22	MINOR UPDATE	PJH
F	21/12/22	DA UPDATE	PJH
G	2/2/23	DA UPDATE - COUNCIL COMMENTS	PJH
H	24/4/23	ENS ADDED	PJH
I	18/5/23	DA UPDATE	PJH
J	15/6/23	SOLAR UPDATES	PJH
K	11/7/23	LIFT OVERRUN ADDED	PJH
L	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

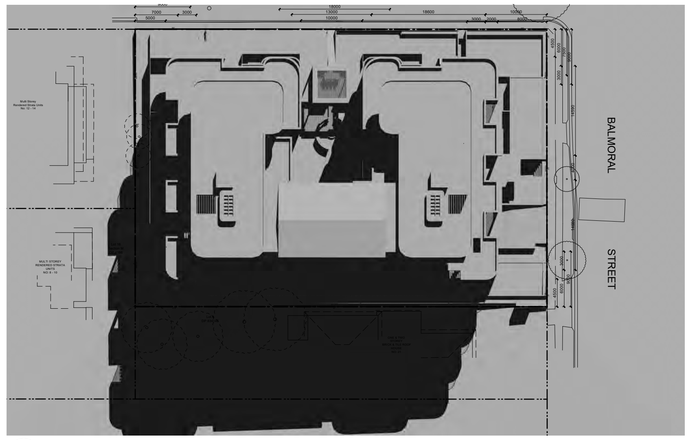
Drawing Title
DETAILED SECTION

Drawn By	Checked By
TZ	PH

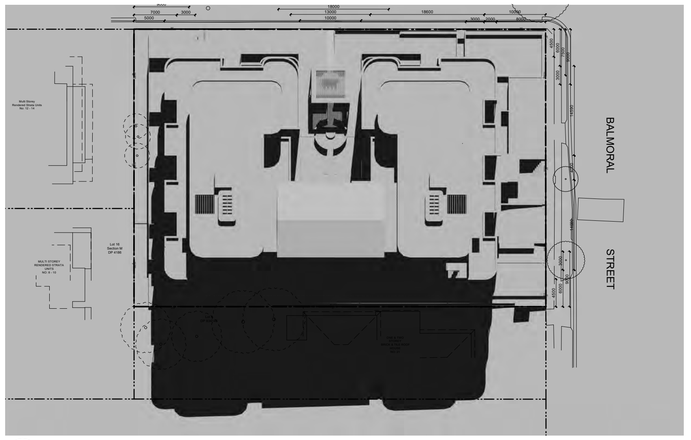
Project Number	Drawing Number	Rev
21-0658	DA-A-260	L



01 SHADOW DIAGRAM - JUNE 21 9AM
scale 1:500

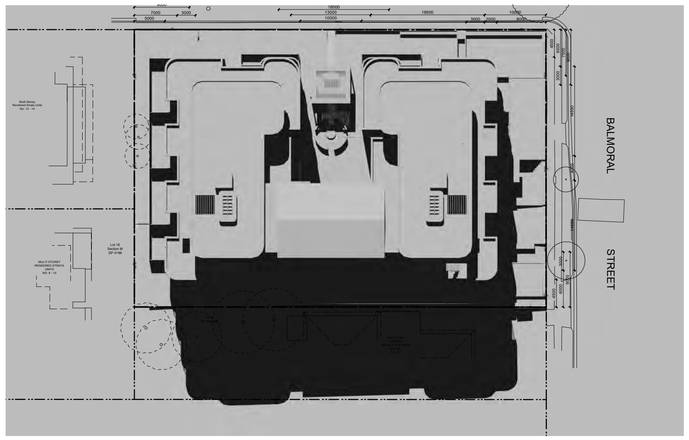


02 SHADOW DIAGRAM - JUNE 21 10AM
scale 1:500

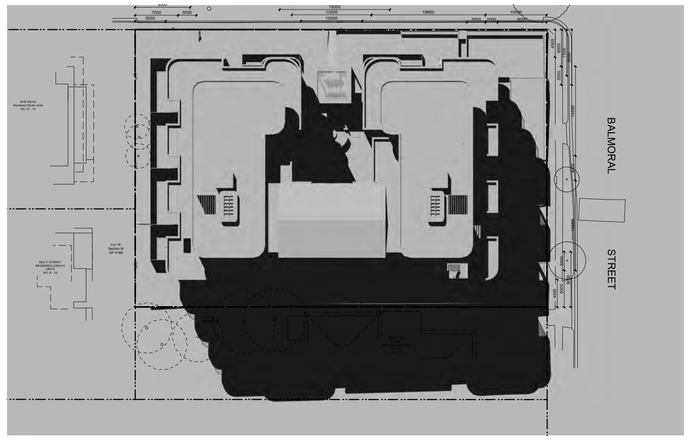


03 SHADOW DIAGRAM - JUNE 21 11AM
scale 1:500

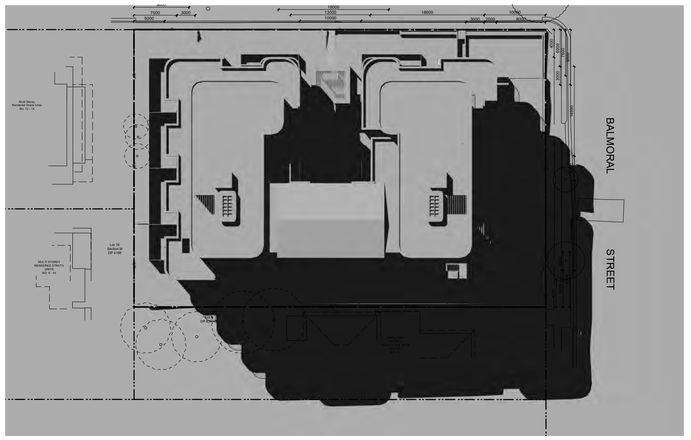
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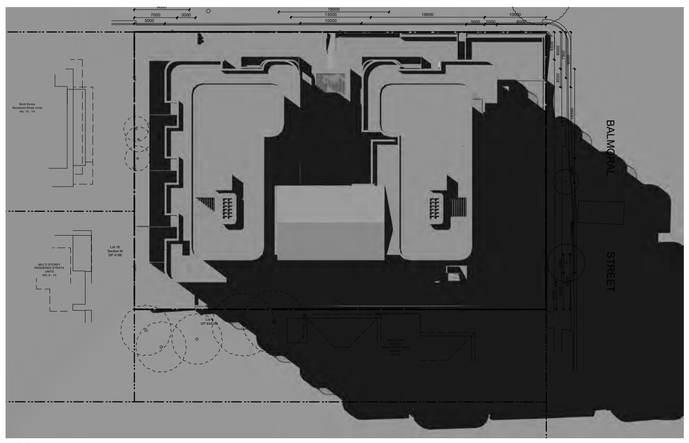
04 SHADOW DIAGRAM - JUNE 21 12PM
scale 1:500



05 SHADOW DIAGRAM - JUNE 21 1PM
scale 1:500



06 SHADOW DIAGRAM - JUNE 21 2PM
scale 1:500



07 SHADOW DIAGRAM - JUNE 21 3PM
scale 1:500

Scale at A1 1:500
Scale at A3 1:1000

0m 5 10 25 40

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings.

DEVELOPMENT APPLICATION

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Client

MGK PROPERTIES

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Tim Zuber

Notes

Rev. No.	Date	Revision	Auth'd
A	7/10/21	ISSUE TO DESIGN TEAM	PJH
B	13/10/21	PRELIMINARY	PJH
C	22/10/21	DEVELOPMENT APPLICATION	PJH
D	12/7/22	POST DA DRAWING UPDATE	PJH
E	1/8/22	UPDATE COUNCIL FEEDBACK	PJH
F	7/11/22	DA UPDATE	PJH
G	15/11/22	MINOR UPDATE	PJH
H	21/12/22	DA UPDATE	PJH
I	2/2/23	DA UPDATE - COUNCIL COMMENTS	PJH
J	24/4/23	ENS ADDED	PJH
K	18/5/23	DA UPDATE	PJH
L	15/6/23	SOLAR UPDATES	PJH
M	11/7/23	LIFT OVERRUN ADDED	PJH
N	6/8/23	SOLAR UPDATE	PJH

Project

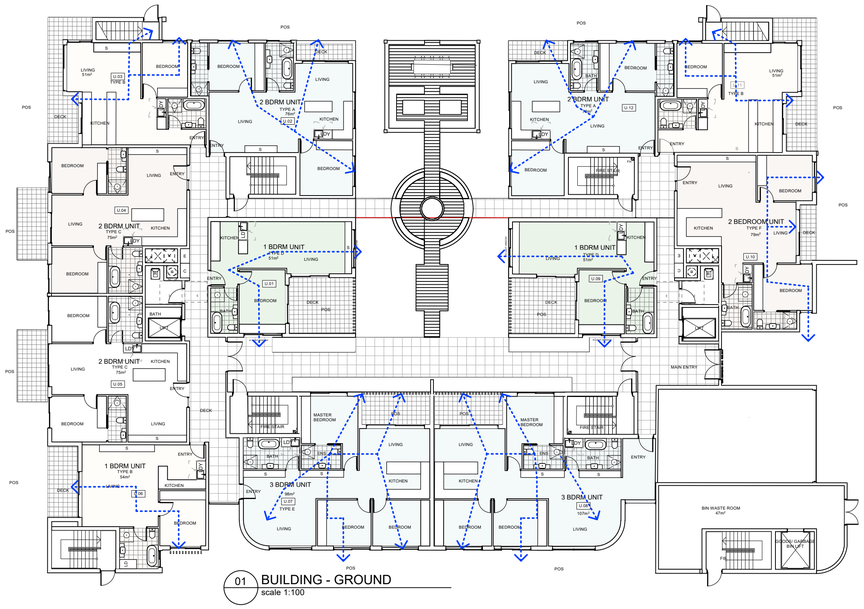
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title

SHADOW DIAGRAMS SITE

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-800	N



01 BUILDING - GROUND
scale 1:100



COMPLIANCE SCHEDULE - GROUND

	U.01	U.02	U.03	U.04	U.05	U.06	U.07	U.08	U.09	U.10	U.11	U.12
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	X	X	✓	✓	✓	✓	✓	✓	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ACCESSIBILITY				ADAPTABLE	ADAPTABLE					ADAPTABLE		
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

SOLAR PLEASE REFER TO REPORT

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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DEVELOPMENT APPLICATION

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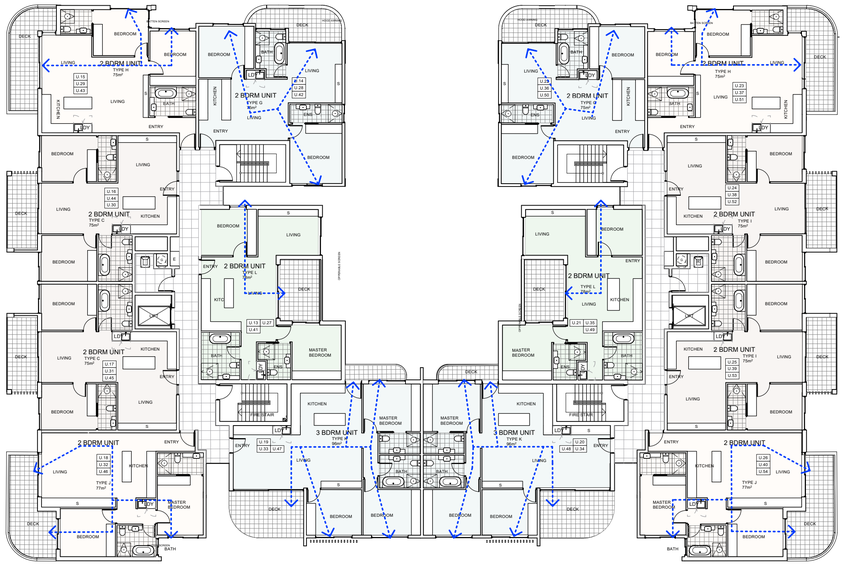
Notes

Rev. No.	Date	Revision	Auth'd
J	24/4/23	ENS ADDED	PJH
K	18/5/23	DA UPDATE	PJH
L	15/6/23	SOLAR UPDATES	PJH
M	11/7/23	LIFT OVERRUN ADDED	PJH
N	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
SEPP 65 ANALYSIS BUILDING - GROUND

Drawn By: **TZ**
Checked By: **PH**
Project Number: **21-0658**
Drawing Number: **DA-A-850**
Rev: **N**



01 BUILDING - LEVEL 1, 2 & 3
scale 1:100

N

COMPLIANCE SCHEDULE - LEVEL 1, 2 & 3

	U.13, U.27 & U.41	U.14, U.28 & U.42	U.15, U.29 & U.43	U.16, U.30 & U.44	U.17, U.31 & U.45	U.18, U.32 & U.46	U.19, U.33 & U.47	U.20, U.34 & U.48	U.21, U.35 & U.49	U.22, U.36 & U.50	U.23, U.37 & U.51	U.24, U.38 & U.52	U.25, U.39 & U.53	U.26, U.40 & U.54
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CROSS VENTILATION	✓	✓	✓	X	X	✓	✓	✓	✓	✓	✓	X	X	✓
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ACCESSIBILITY	ADAPTABLE		LIVABLE SILVER	ADAPTABLE		LIVABLE SILVER					LIVABLE SILVER	ADAPTABLE	ADAPTABLE	LIVABLE SILVER
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TERRACE DEPTH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STORAGE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

SOLAR PLEASE REFER TO REPORT

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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DEVELOPMENT APPLICATION

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Notes

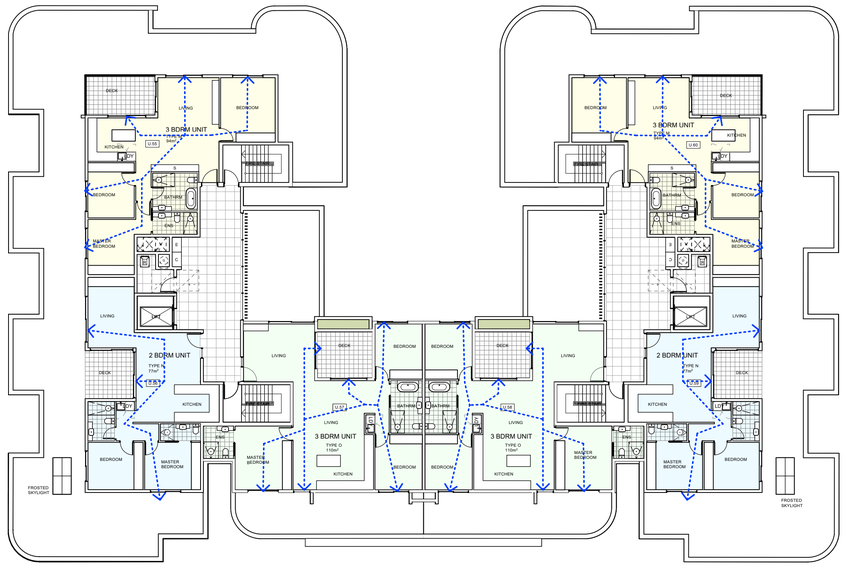
Rev. No.	Date	Revision	Auth'd
J	24/4/23	ENS ADDED	PJH
K	18/5/23	DA UPDATE	PJH
L	15/6/23	SOLAR UPDATES	PJH
M	11/7/23	LIFT OVERRUN ADDED	PJH
N	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
SEPP 65 ANALYSIS BUILDING - LEVELS 1, 2 & 3

Drawn By: TZ
Checked By: PH
Project Number: 21-0658
Drawing Number: DA-A-851
Rev: N

N



01 BUILDING - LEVEL 4
scale 1:150

COMPLIANCE SCHEDULE - LEVEL 4

	U.55	U.56	U.57	U.58	U.59	U.60	TOTAL REQUIRED %	TOTAL PROVIDED %
MINIMUM UNIT AREAS	✓	✓	✓	✓	✓	✓	100% (60)	100% (60)
CROSS VENTILATION	✓	✓	✓	✓	✓	✓	60%	100% (60)
NATURAL VENTILATION TO KITCHEN	✓	✓	✓	✓	✓	✓	25% (15)	25% (16)
ACCESSIBILITY			ADAPTABLE	ADAPTABLE			6 ADAPTBALE 13 LIVABLE	18 ADAPTBALE 16 LIVABLE
REAR WALL OF OPEN PLAN LIVING AREA	✓	✓	✓	✓	✓	✓	100% (60)	100% (60)
TERRACE DEPTH	✓	✓	✓	✓	✓	✓	100% (60)	100% (60)
PRIVATE OPEN SPACE (TERRACE SIZE)	✓	✓	✓	✓	✓	✓	100% (60)	100% (60)
MINIMUM CEILING HEIGHT	✓	✓	✓	✓	✓	✓	100% (60)	100% (60)
STORAGE	✓	✓	✓	✓	✓	✓	100% (60)	100% (60)

SOLAR PLEASE REFER TO REPORT

Scale at A1 1:100
Scale at A3 1:200
0m 1 2.5 5 8

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DEVELOPMENT APPLICATION

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Tim Zuber

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K	18/5/23	DA UPDATE	PJH
L	15/6/23	SOLAR UPDATES	PJH
M	11/7/23	LIFT OVERRUN ADDED	PJH
N	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawn By: TZ
Checked By: PH

Drawing Title
SEPP 65 ANALYSIS BUILDING - LEVEL 4

Project Number: **21-0658**
Drawing Number: **DA-A-852**
Rev: **N**

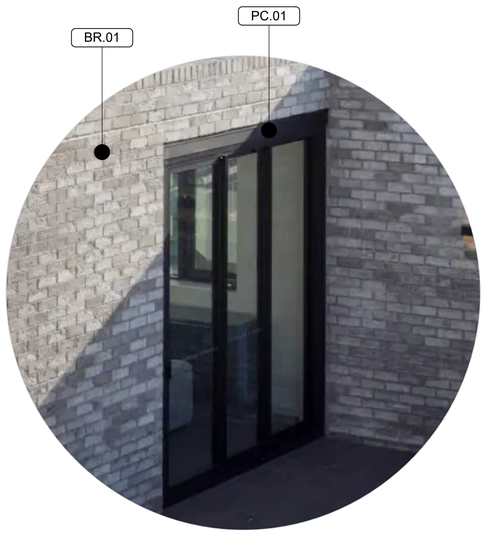
	CB.01	**COLORBOND** 'BASALT' OR EQUIVALENT SHEET METAL ROOFING		FC.01	**JAMIES HARDIE** HARDIE FLEX 900mm x 1800mm SMOOTH DULUX 'MILLER MOOD' OR EQUIVALENT
	CB.02	**COLORBOND** 'BASALT' OR EQUIVALENT GUTTERS, DOWNPIPES, FASCIA, FLASHING, POSTS		FC.02	**CEMINTEL** TERRITORY - WOODLANDS FACADES, CLADDING, INTERNAL LININGS
	CB.03	**COLORBOND** DULUX 'WOODLAND GREY' OR EQUIVALENT 1.5m BATTEN FENCES TO FRONT BOUNDARIES 1.8m COLOURBOND FENCES TO INTERNAL AND SIDE BOUNDARIES		R.01	**METAL PAINTED BLACK** BALUSTRADE
	CON.01	**CONCRETE** FEATURE BLADE WALL, PODIUM WALL, COURTYARD WALL		PC.01	**POWDERCOAT** DULUX 'BASALT' OR EQUIVALENT WINDOW & DOOR FRAMES, AWNINGS, LOURVES
	BR.01	**BRICK** Brickworks 'San Selmo Smoked'		REN.01	**DULUX** 'UNFORGETTABLE' OR EQUIVALENT ACRYLIC RENDER
	SB.01	**SANDSTONE BLOCK**			

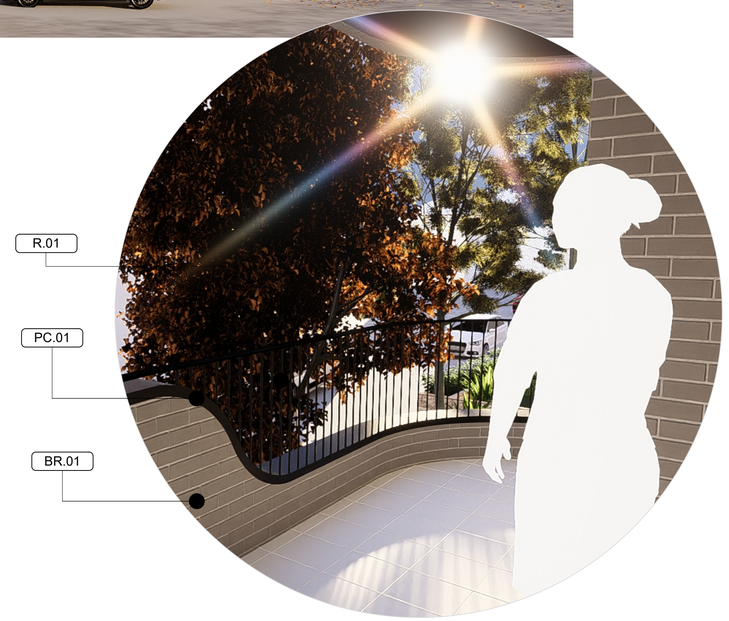


01 BUILDING NORTH ELEVATION - PARK LANE
scale 1:100



02 BUILDING PERSPECTIVE - PARK LANE





DEVELOPMENT APPLICATION

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N	6/8/23	SOLAR UPDATE	PJH

Project
PROPOSED NEW RESIDENTIAL BUILDING - DP856714, DP843067 & LOT 1 DP103071

Drawing Title
EXTERNAL FINISHES SCHEDULE

Drawn By	Checked By
TZ	PH

Project Number	Drawing Number	Rev
21-0658	DA-A-1000	N