

Kings Central Werrington Stage 2C



"It's where you want to live"

Level 3, 22 Brookhollow Avenue, Norwest Business Park, Baulkham Hills NSW 2153
p: 8860 9222 f: 8860 9233

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Kings Central Werrington Stage 2C

contents

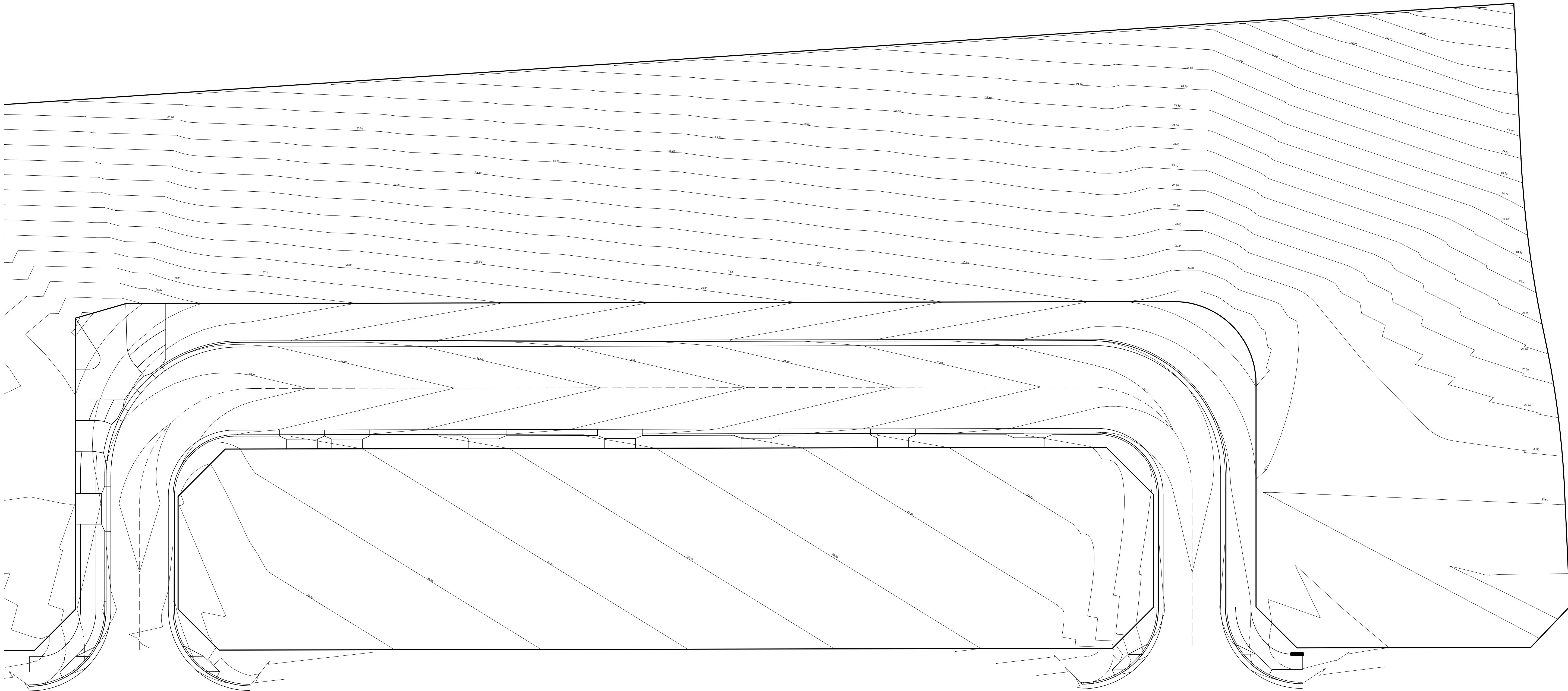
1. pre development plan
2. post development plan ground floor
3. post development plan first floor
4. part site/ground floor plan
5. part site/ground floor plan
6. part site/ground floor plan
7. part site/ground floor plan
8. part site/first floor plan
9. part site/first floor plan
10. part site/first floor plan
11. part site/first floor plan
12. streetscape/elevations
13. shadow diagrams mid winter 9am
14. shadow diagrams mid winter 12noon
15. shadow diagrams mid winter 3pm



"It's where you want to live"

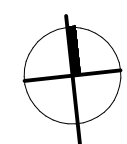
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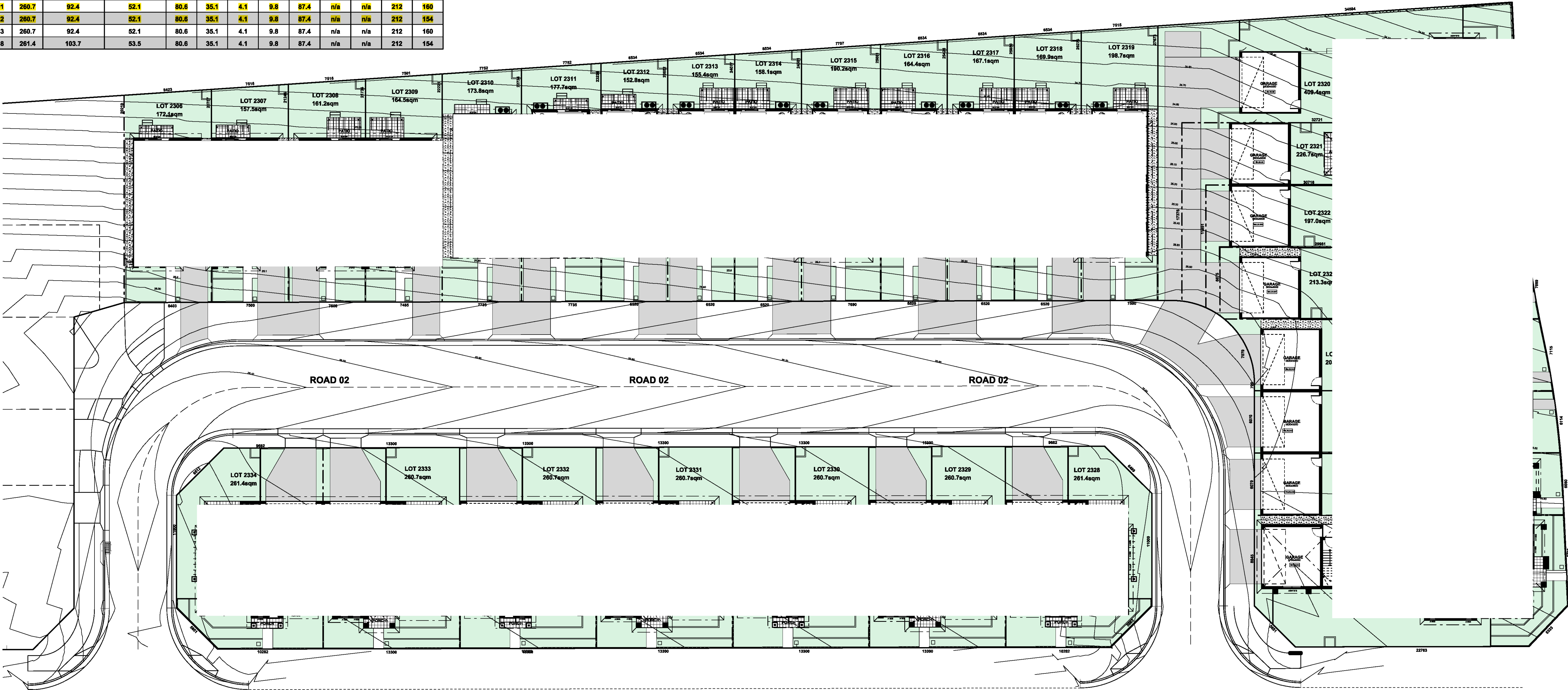
PRE DEVELOPMENT PLAN

scale 1:100 @ A1



SITE COMPLIANCE TABLE												
LOT	site area	landscaped	open space	ground	garage	porch	alfresco	first	balcony	fonsle	total	total
	(sqm)	provided (sqm)	provided (sqm)	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)	(sqm)	floor area (sqm)	roof area (sqm)
2306	172.1	52.2	37.4	63.5	19.3	1.4	4.1	73.4	n/a	n/a	161.7	98
2307	158.5	49.4	37.2	61.9	19.3	1.4	4.1	71.6	n/a	n/a	158.3	95
2308	161.2	50.4	40.5	61.9	19.3	1.4	6.6	71.6	n/a	n/a	158.3	95
2309	164.5	54.2	44.1	62.3	19.3	4	6.6	71.6	n/a	n/a	161.2	98
2310	173.8	50.7	32.9	61.3	19.3	1.6	3.1	74.4	n/a	n/a	159.7	96
2311	177.7	51.2	32.9	61.3	19.3	1.6	3.1	74.7	n/a	n/a	160	98
2312	152.8	42.3	33.9	61.3	19.3	1.6	4.8	74.4	n/a	n/a	161.4	92
2313	155.4	42.8	30	61.3	19.3	1.6	6.8	74.7	n/a	n/a	163.7	92
2314	158.1	45.9	32.9	61.3	19.3	1.6	6.8	74.7	n/a	n/a	163.7	92
2315	190.2	61	35.7	61.3	19.3	1.6	6.8	74.4	n/a	n/a	163.4	97
2316	164.4	52.5	45.8	61.3	19.3	1.6	4.8	74.4	n/a	n/a	161.4	92
2317	167.1	54.6	42.5	61.3	19.3	1.6	6.8	74.7	n/a	n/a	163.7	92
2318	169.9	55.5	44.8	61.3	19.3	1.6	6.8	74.7	n/a	n/a	163.7	92
2319	198.7	72.1	58	61.3	19.3	1.6	6.8	74.7	n/a	n/a	163.7	97
2320	409.4	171.7	96.4	96.1	35.9	2.5	9.6	82.9	4.2	n/a	231.2	155
2321	226.7	42.4	38	73.2	36.2	2.8	12.3	72.2	4.4	n/a	201.1	130
2322	197	47.1	47.1	73.2	36.2	2.8	12.3	71.9	n/a	n/a	196.4	120
2323	213.3	49.7	47.2	73.2	36.2	2.8	12.3	72.5	7.1	n/a	204.1	136
2324	203.9	49.1	43.7	73.2	36.2	2.8	12.3	72.2	4.4	n/a	201.1	136
2325	179.1	48.4	46.9	73.2	36.2	2.8	12.3	71.9	n/a	n/a	196.4	120
2326	182.2	49.5	47.1	73.2	36.2	2.8	12.3	72.5	7.1	n/a	204.1	130
2327	374.5	179.7	120.1	109.3	44.6	10.6	4.7	93.2	8.4	46.7	317.5	180
2328	261.4	103.7	53.5	80.6	35.1	4.1	9.8	87.4	n/a	n/a	212	154
2329	260.7	92.4	52.1	80.6	35.1	4.1	9.8	87.4	n/a	n/a	212	160
2330	260.7	92.4	52.1	80.6	35.1	4.1	9.8	87.4	n/a	n/a	212	154
2331	260.7	92.4	52.1	80.6	35.1	4.1	9.8	87.4	n/a	n/a	212	160
2332	260.7	92.4	52.1	80.6	35.1	4.1	9.8	87.4	n/a	n/a	212	154
2333	260.7	92.4	52.1	80.6	35.1	4.1	9.8	87.4	n/a	n/a	212	160
3518	261.4	103.7	53.5	80.6	35.1	4.1	9.8	87.4	n/a	n/a	212	154

BASIX NOTES
R2.5 to external walls
R4.0 ceiling
Sarking under roof tiles
Anticon under roof sheeting
LowE (clear) glazing (excluding wet areas and front door) to Lots 2328-2334 (Spinifex Road)
Window labels updated per email below
2000L RWT to all Lots



SPINIFEX ROAD

SPINIFEX ROAD

SPINIFEX ROAD

SPINIFEX ROAD

LENdleASE

address

Kings Central Werrington Stage 2C

project

PROPOSED INTEGRATED DEVELOPMENT

drawing no.

EBH-002

page no.

2

north point



rev

A

B

C

D

22.9.21

5.10.21

21.10.21

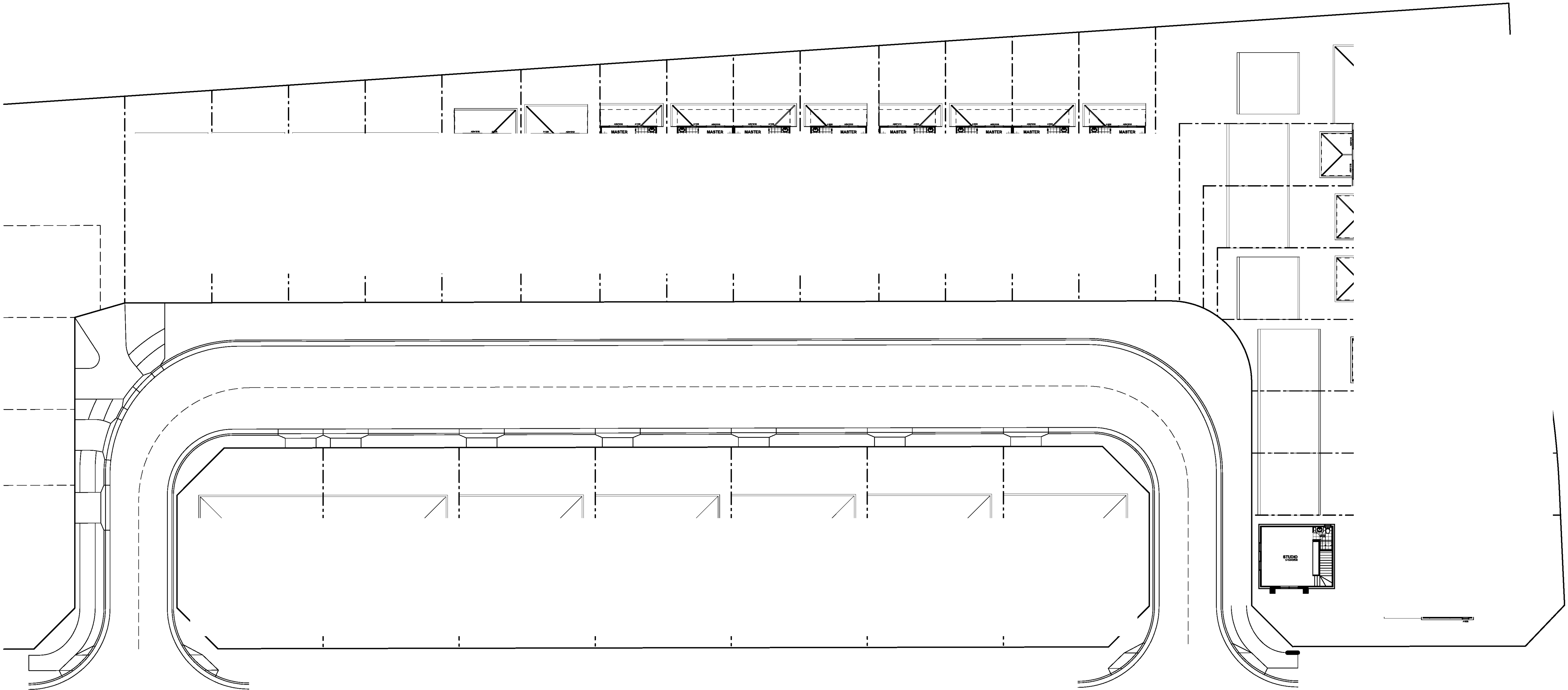
concept plan

revised levels

streetscape

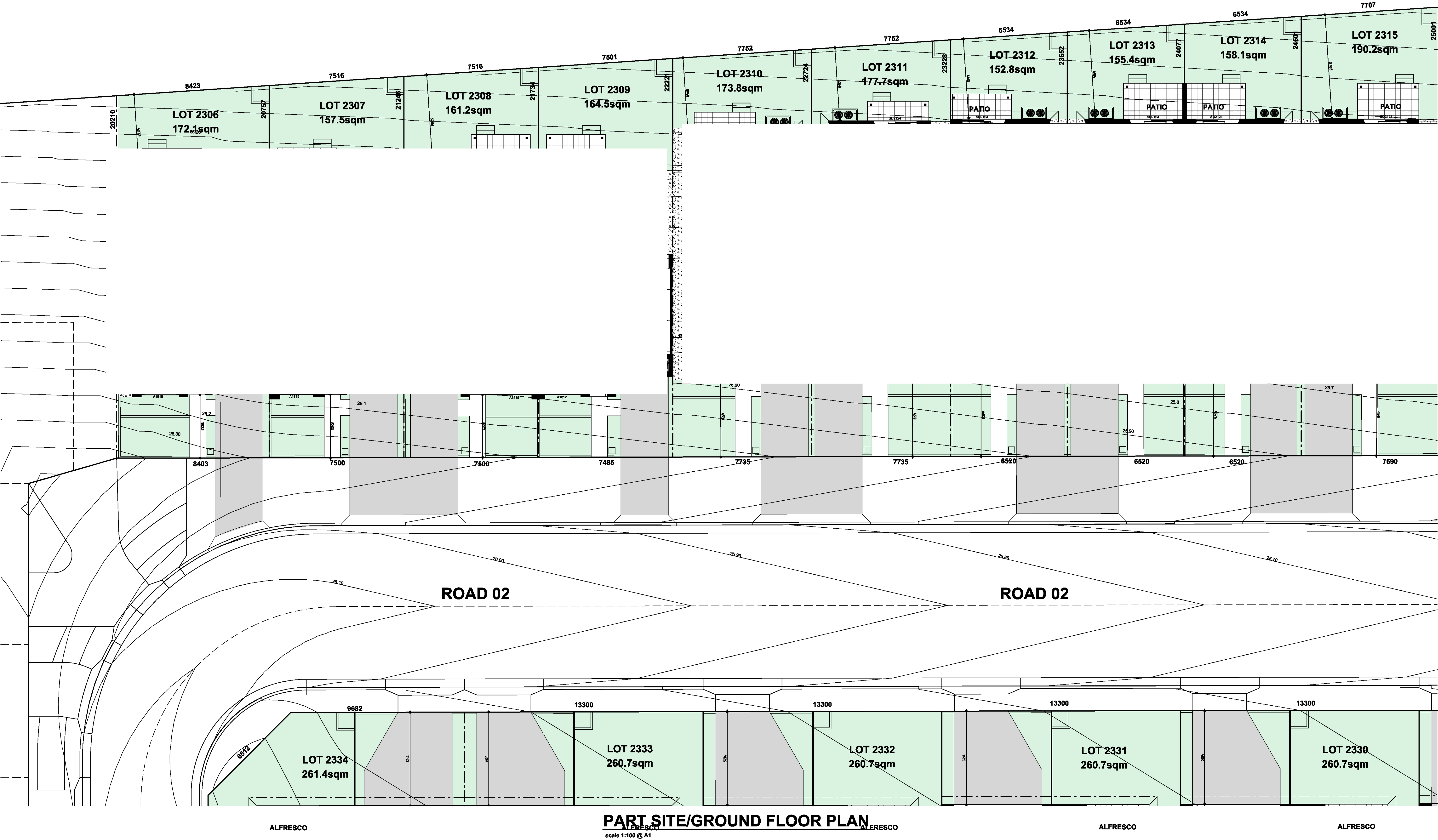
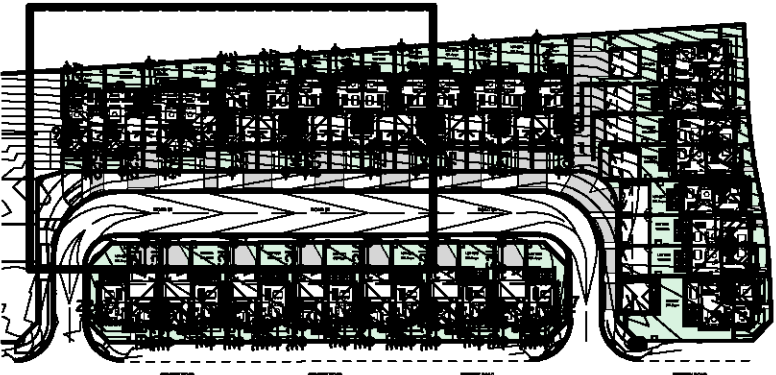
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POST DEVELOPMENT PLAN

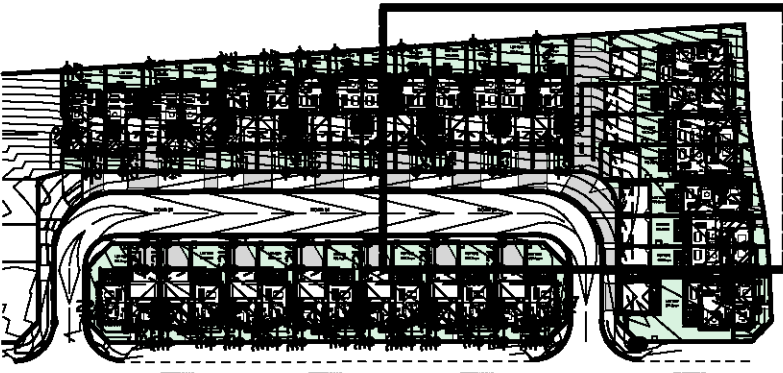
scale 1:200 @ A1



DINING
3000x2700

IT

STUDY
750x2750



LOT 2314
158.1sqm

LOT 2315
190.2sqm

LOT 2316
164.4sqm

LOT 2317
167.1sqm

LOT 2318
169.9sqm

LOT 2319
198.7sqm

LOT 2320
409.4sqm

LOT 2321
226.7sqm

LOT 2322
197.0sqm

LOT 2323
213.3sqm

LOT 2324
213.3sqm

LOT 2330
260.7sqm

LOT 2329
260.7sqm

LOT 2328
261.4sqm

PART SITE/GROUND FLOOR PLAN

scale 1:100 @ A1

ALFRESCO

25.80

ALFRESCO

ALFRESCO

30185

h/w

ref

pan

ST

up

FOR



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builder

eden brae
homes
"If where you want to live"
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Baulkham Hills NSW 2153
p: 0800 9222 1 0800 9233

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Kings Central Werrington Stage 2C

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PROPOSED INTEGRATED DEVELOPMENT

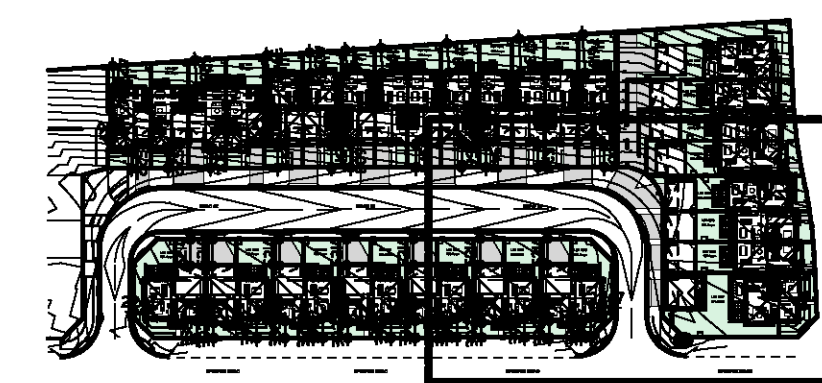
drawing no.
EBH-002
page no.
5

north point

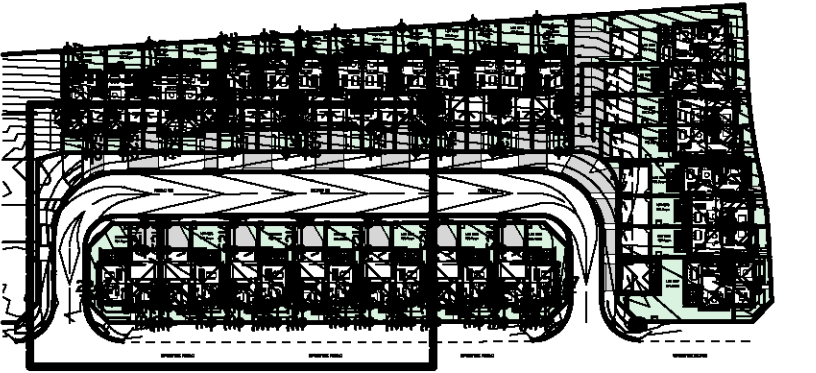
rev
A 8.9.21
B 22.9.21
C 5.10.21
D 21.10.21

description
concept plan
revised levels
streetscape
issued for review

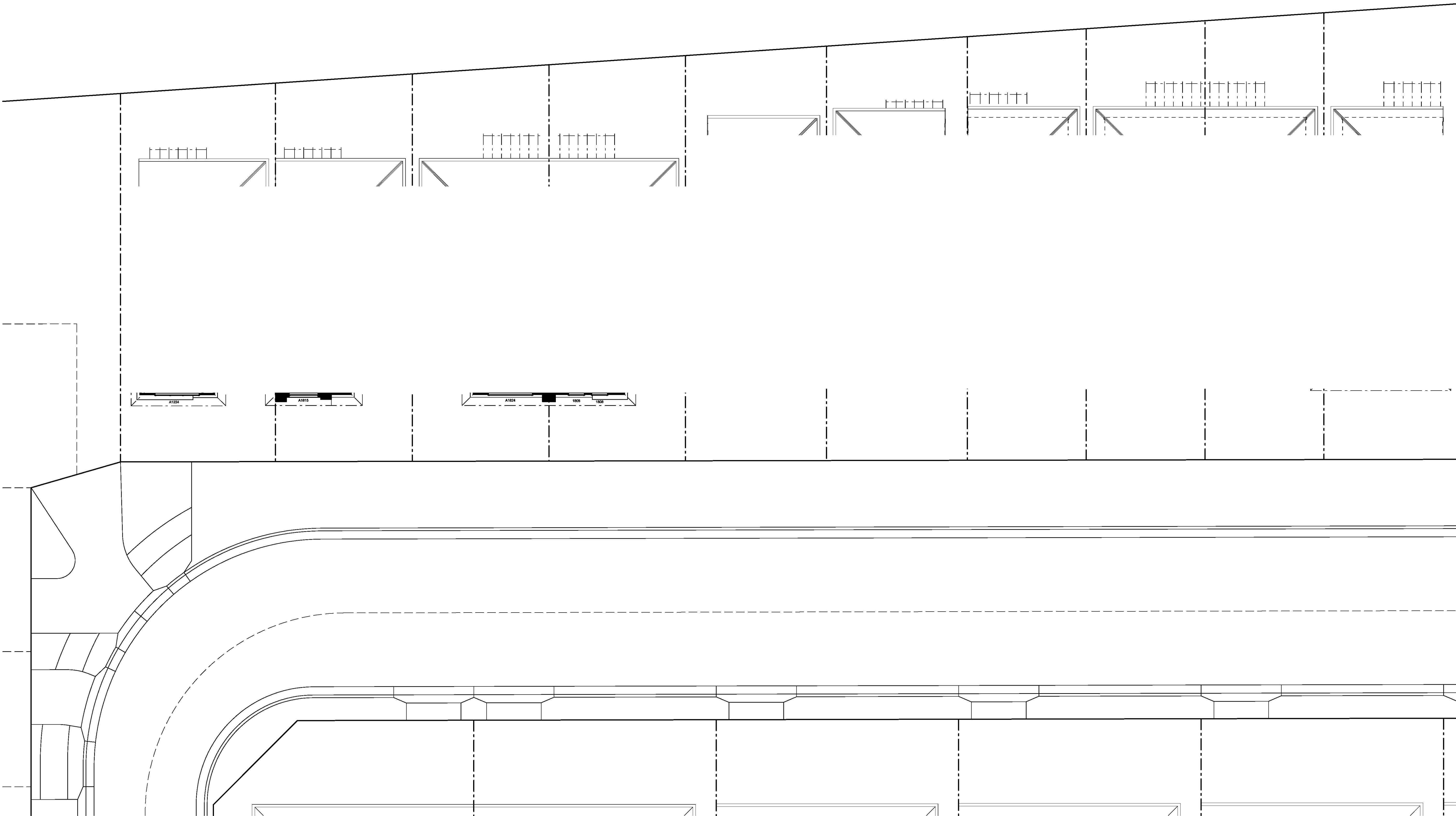
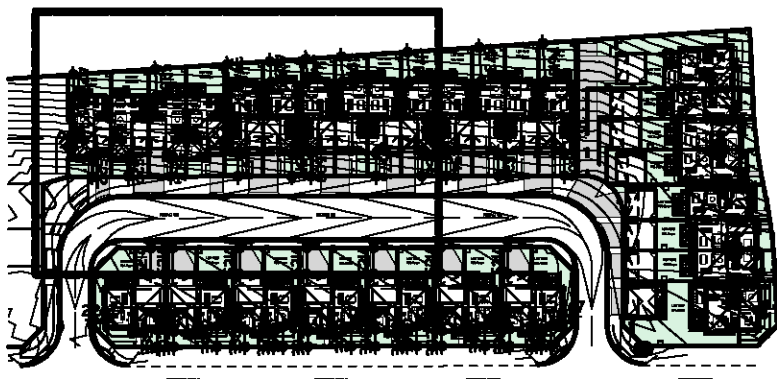
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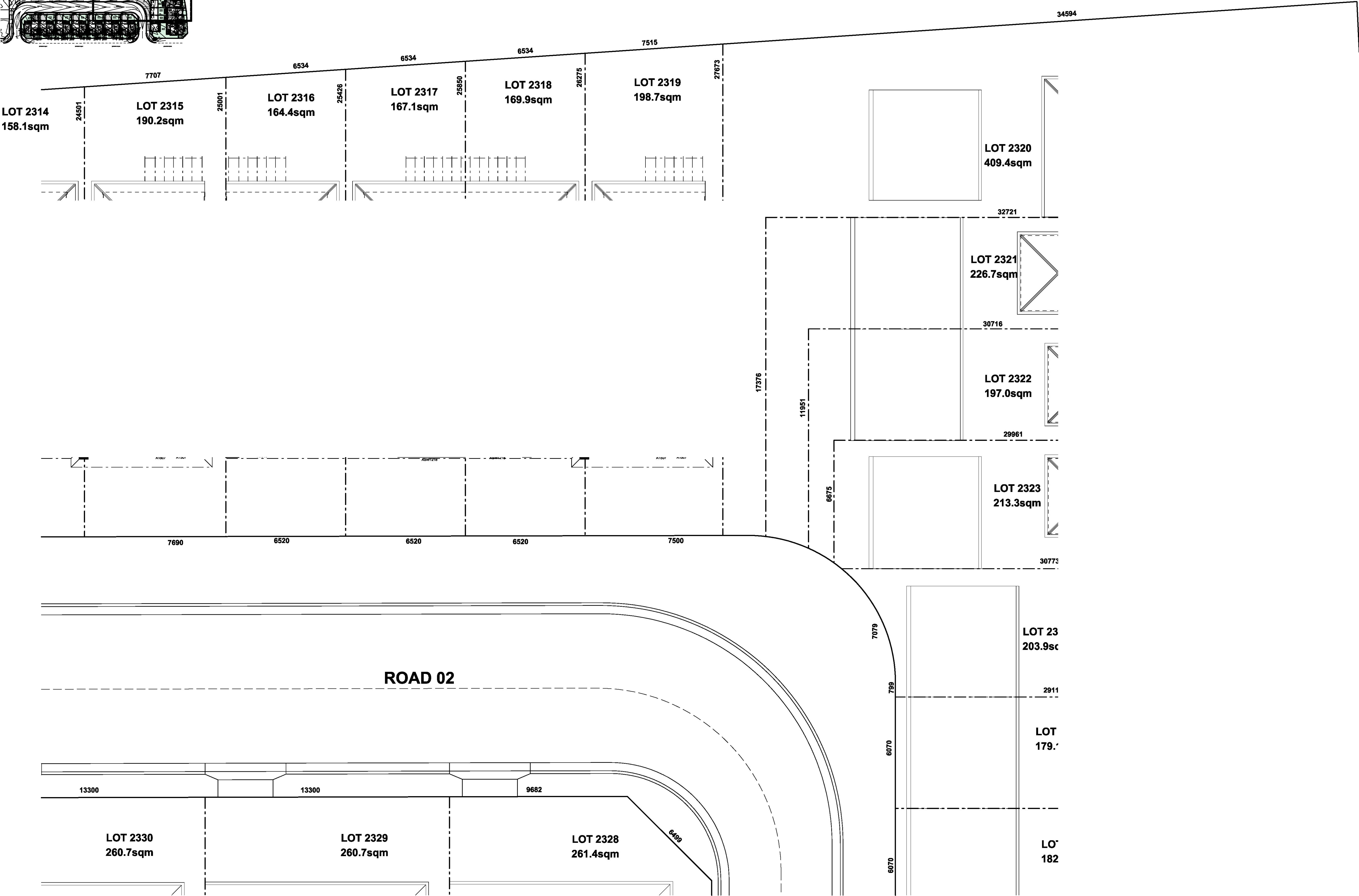
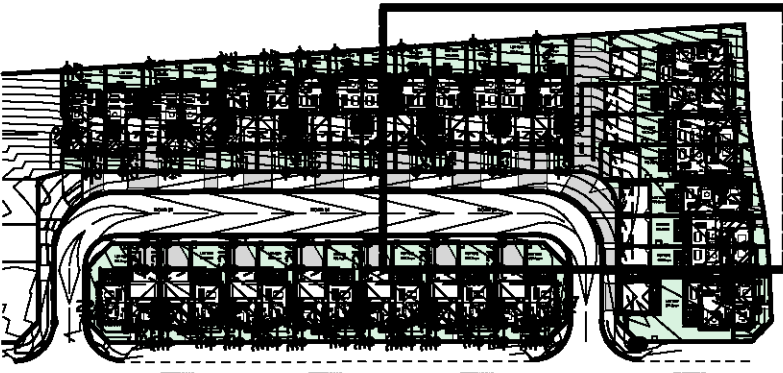


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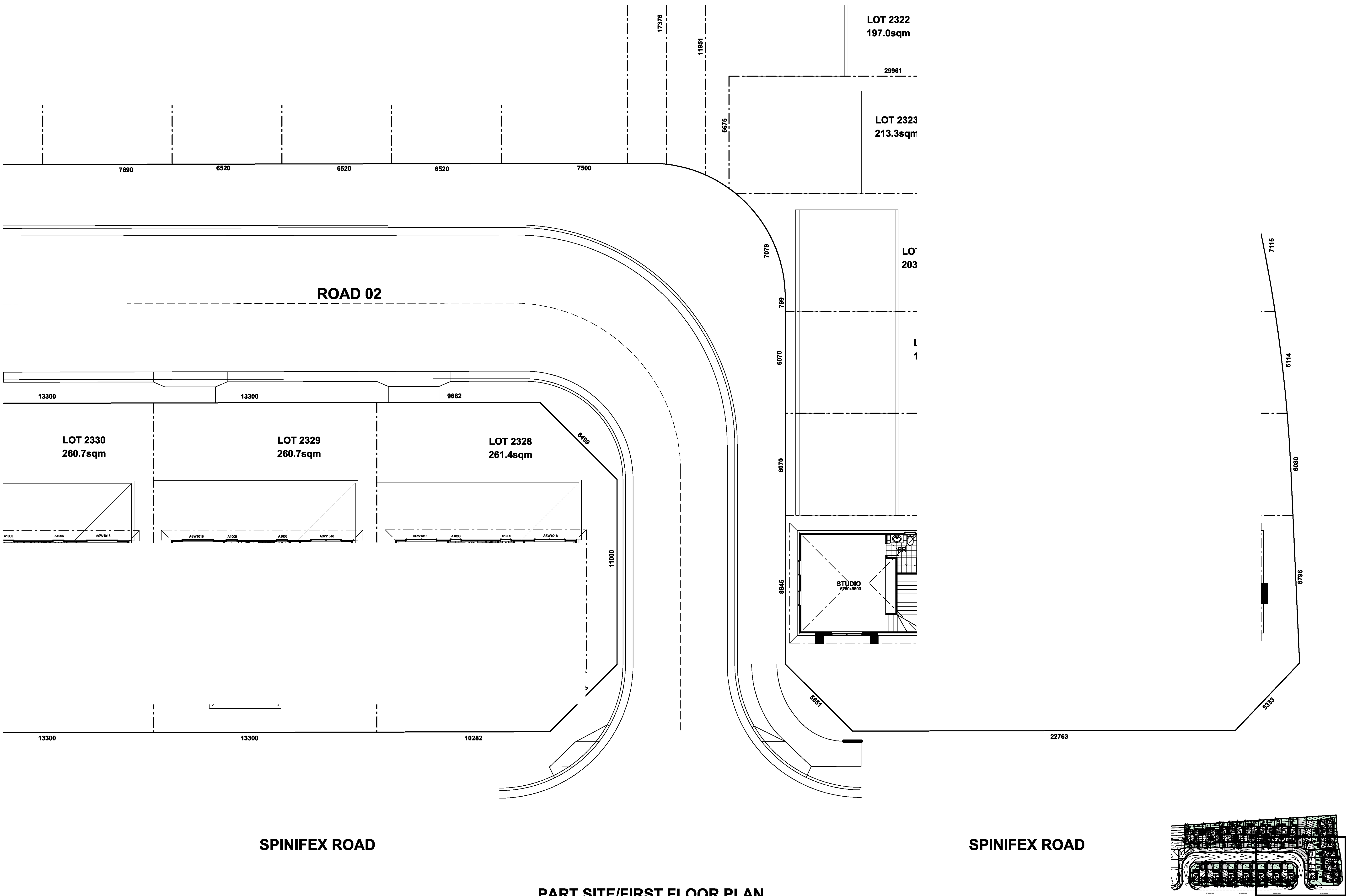


PART SITE/FIRST FLOOR PLAN

scale 1:100 @ A1



PART SITE/FIRST FLOOR PLAN
scale 1:100 @ A1



SPINIFEX ROAD

SPINIFEX ROAD

PART SITE/FIRST FLOOR PLAN

scale 1:100 @ A1

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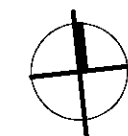
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page no.

6

north point



rev

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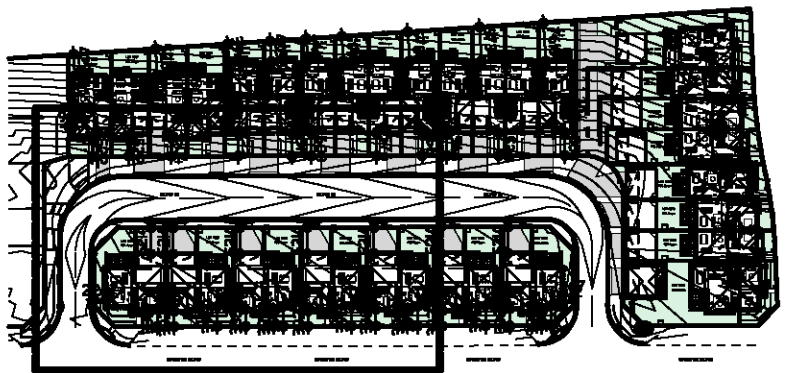
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concept plan

revised levels

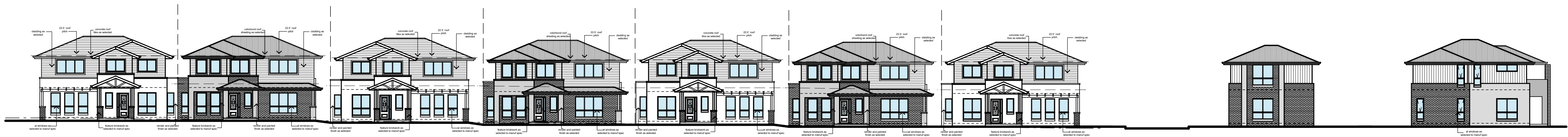
streetscape

issued for review

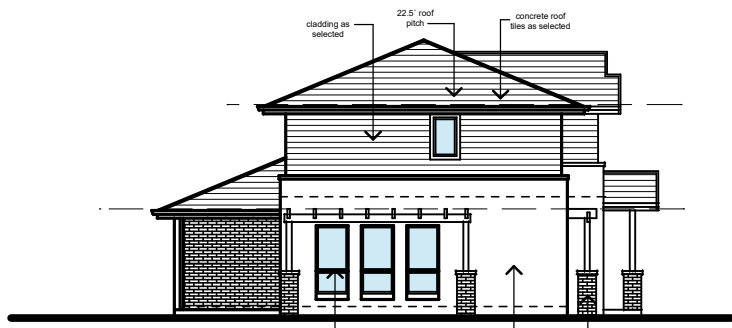


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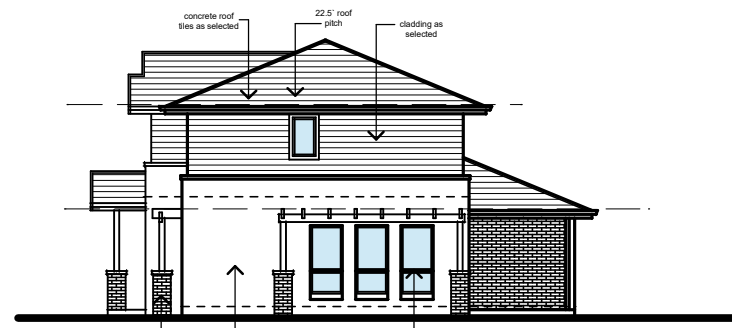
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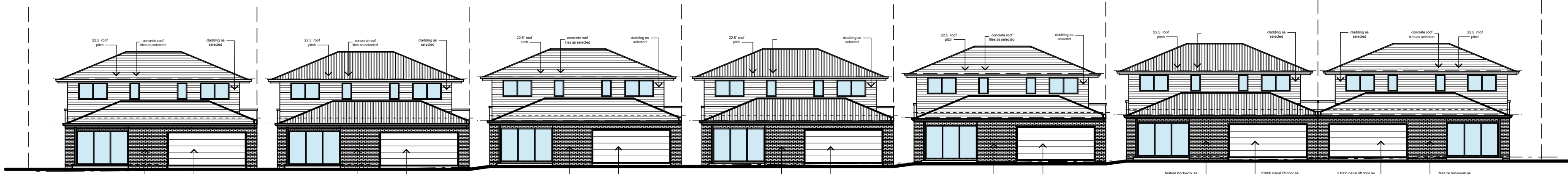
SOUTH ELEVATION FACING SPINIFEX ROAD
scale 1:200 @ A1



WEST ELEVATION FACING ROAD 2
scale 1:200 @ A1



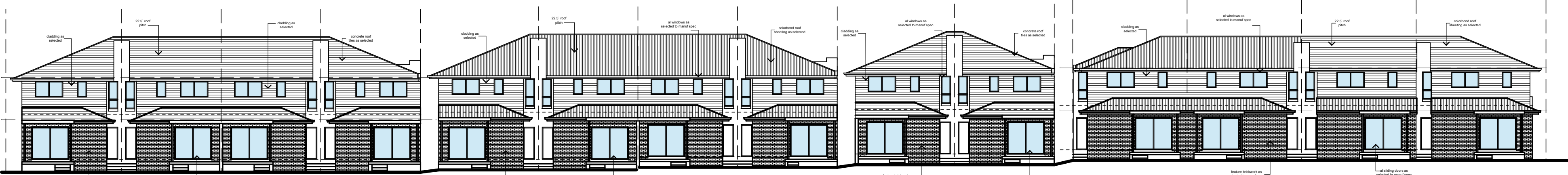
EAST ELEVATION FACING ROAD 2
scale 1:200 @ A1



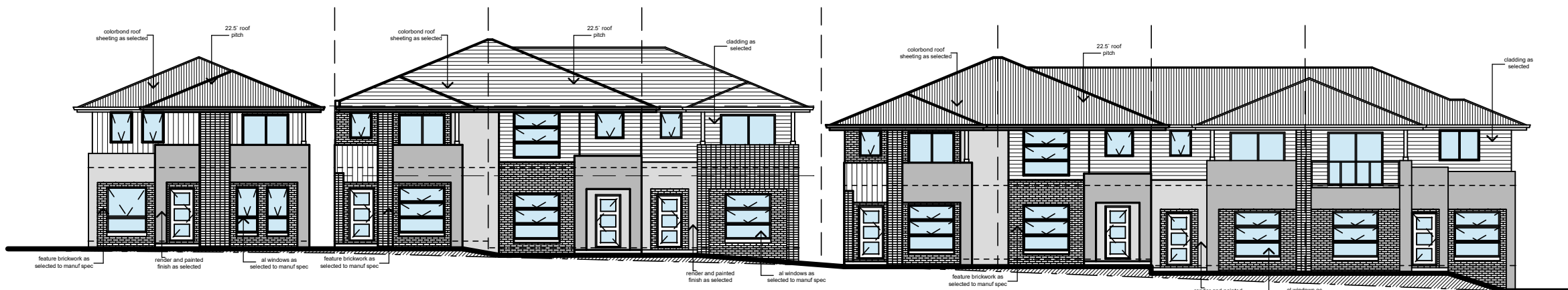
NORTH ELEVATION FACING ROAD 2
scale 1:200 @ A1



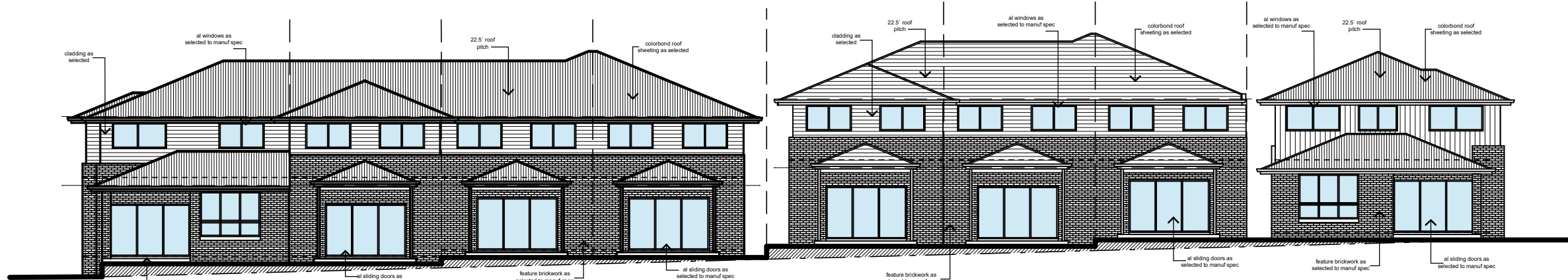
SOUTH ELEVATION FACING ROAD 2
scale 1:200 @ A1



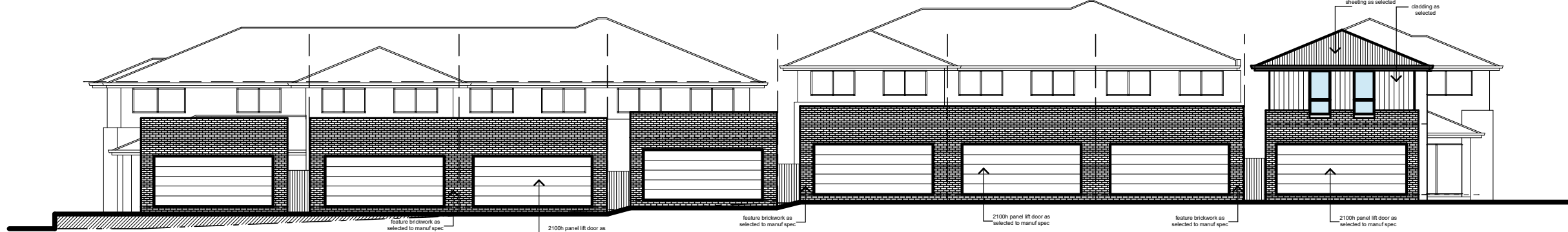
NORTH ELEVATION FACING PRIVATE COURTYARDS
scale 1:200 @ A1



EAST ELEVATION FACING COMMUNITY PARK
scale 1:200 @ A1



WEST ELEVATION FACING PRIVATE COURTYARDS
scale 1:200 @ A1



WEST ELEVATION FACING ROAD 2
scale 1:200 @ A1



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builder



Level 3, 22 Brookstone Avenue, Norwest Business Park,
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Kings Central Werrington Stage 2C

project

**PROPOSED INTEGRATED
DEVELOPMENT**

drawing no.

EBH-002

page no.

12

north point



rev

A

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22.9.21

5.10.21

21.10.21

description

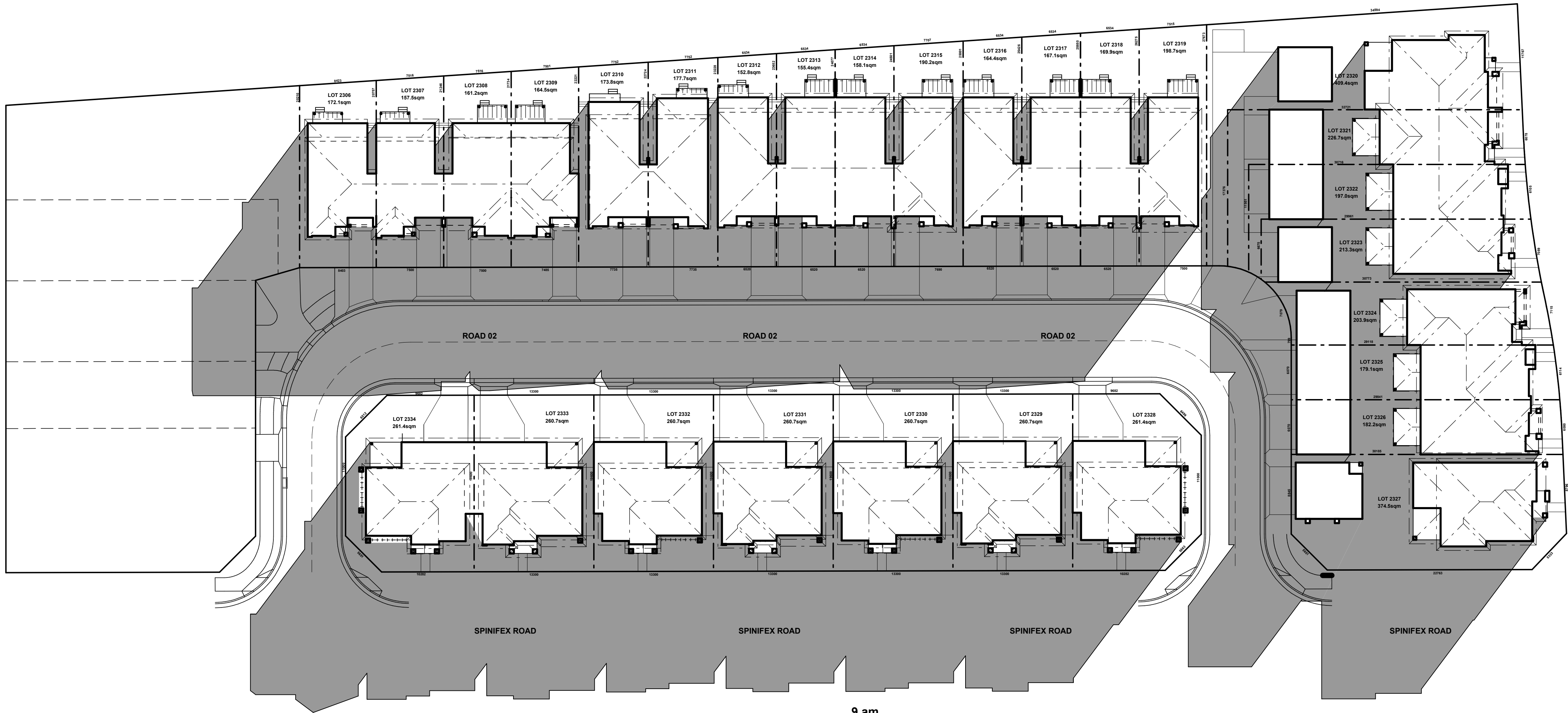
concept plan

revised levels

streetscape

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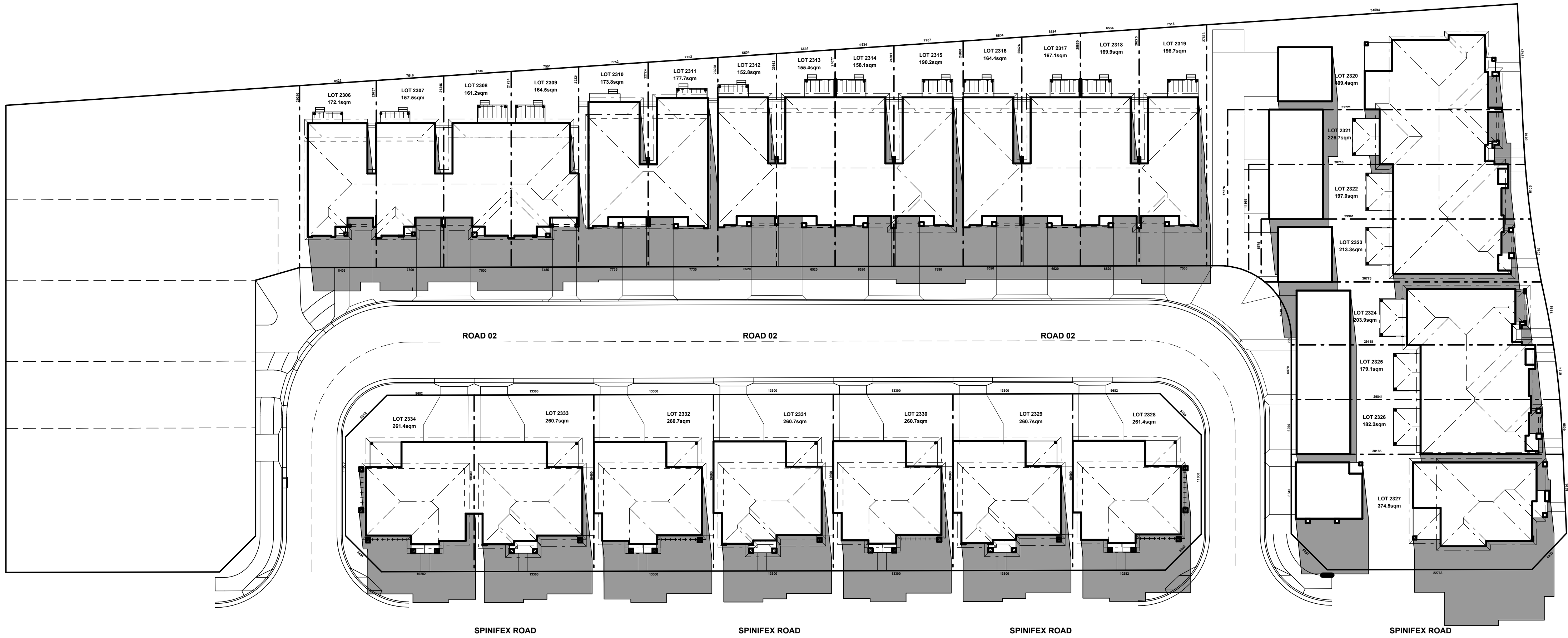
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9 am

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:300

shadow diagrams to be used as a guide only site conditions may cause variations



12 noon

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:300

shadow diagrams to be used as a guide only site conditions may cause variations

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Kings Central Werrington Stage 2C

project:

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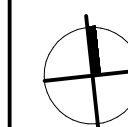
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EBH-002

page no.

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north point



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8.9.21

22.9.21

5.10.21

21.10.21

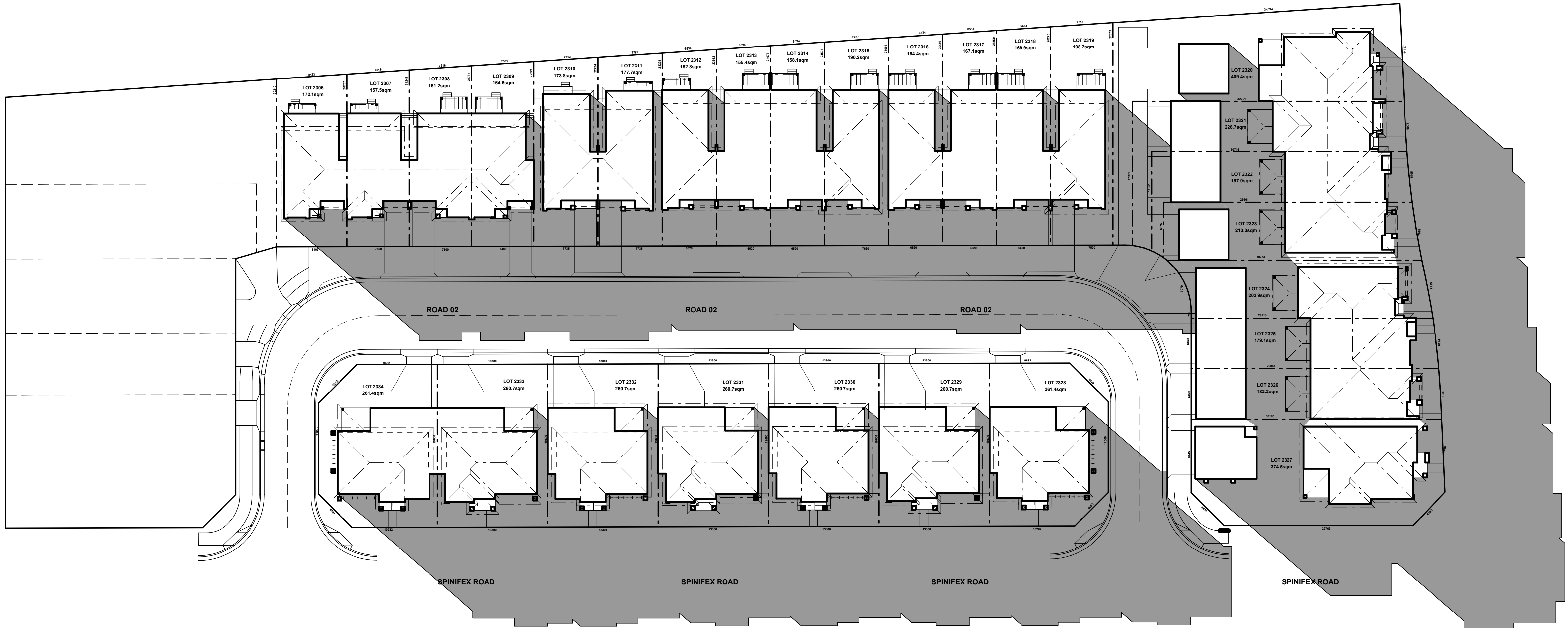
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3 pm

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:300

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