

DEVELOPMENT APPLICATION

Revisions / 09.07.21 Response to Council RFJ JC

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

Drawing / Basement 3

Project No / 220027 Date / 09.07.21 Author / JC Scale: @ A1 / 1 : 100

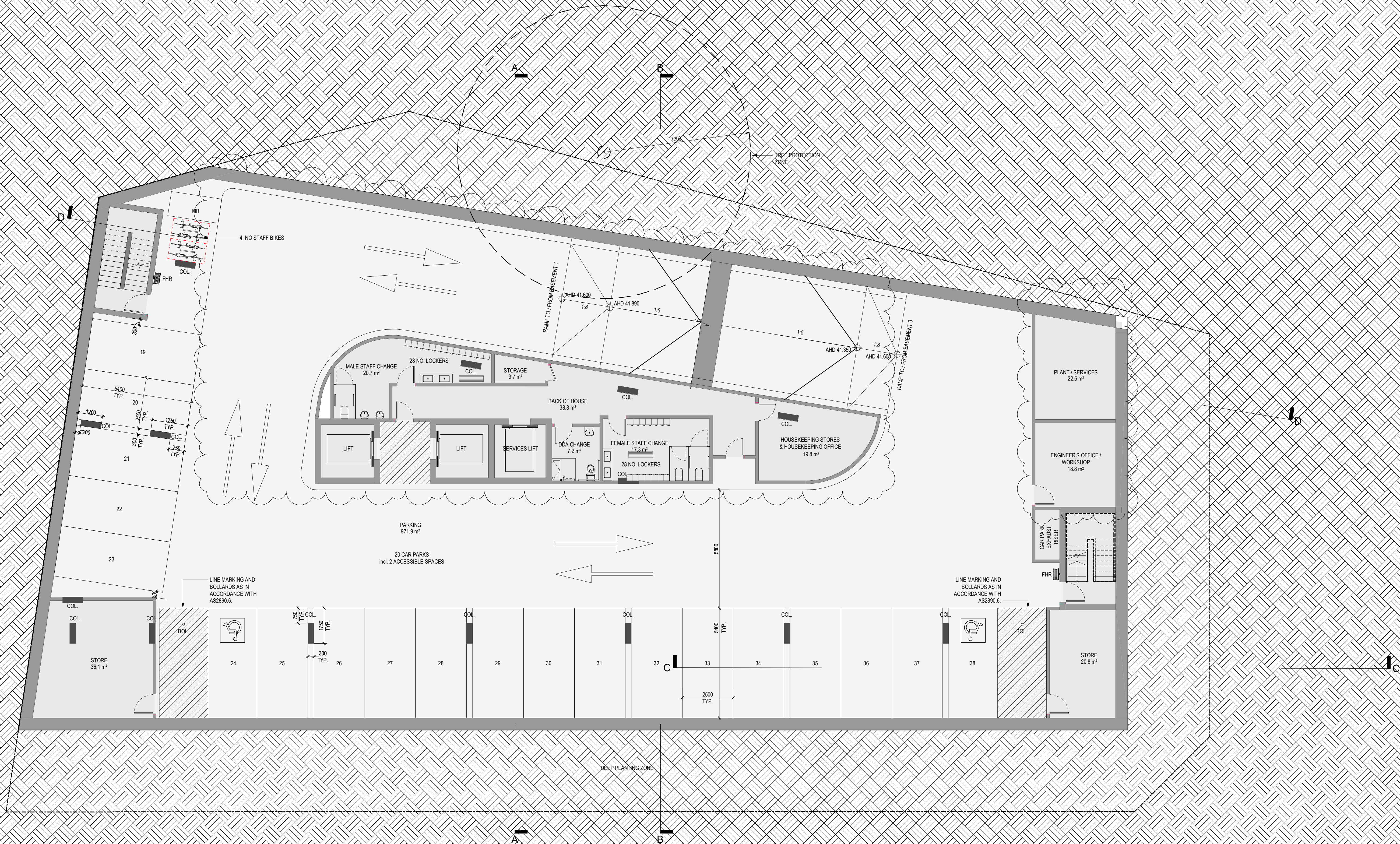
Drawing No. / TP01.00

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DEVELOPMENT APPLICATION

Revisions /
A 16.11.20 Town Planning
09.07.21 Response to Council RF1

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

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

Drawing
Basement 2

Project No
220027
Date
09.07.21

Author
JC

Scale: @ A1
1 : 100

Drawing No.
TP01.01
A

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DEVELOPMENT APPLICATION

Revisions /
A 16.11.20 Town Planning
09.07.21 Response to Council RF1

Abbreviations:
HB BOLLARD
JC 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
ERV ENERGY RECOVERY VENTILATOR
TPZ TREE PROTECTION ZONE
TEL TELECOMMUNICATIONS BOX
W WINDOW
PP POWER POLE
XD KERB CROSSING
BOH BACK OF HOUSE
DCP DEVELOPMENT CONTROL PLAN

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

Drawing /
Basement 1

Project No /
220027

Date /
09.07.21

Author /
JC

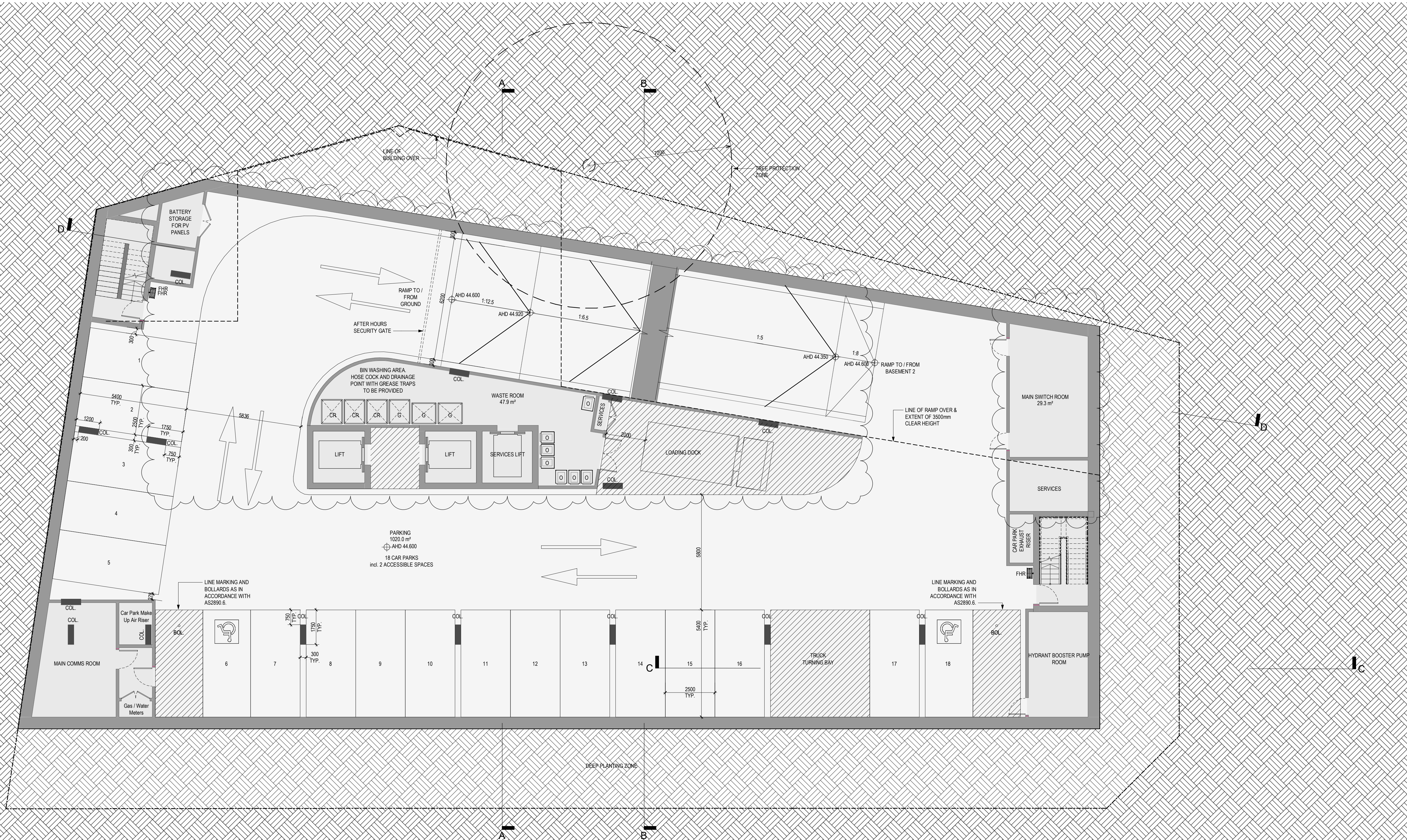
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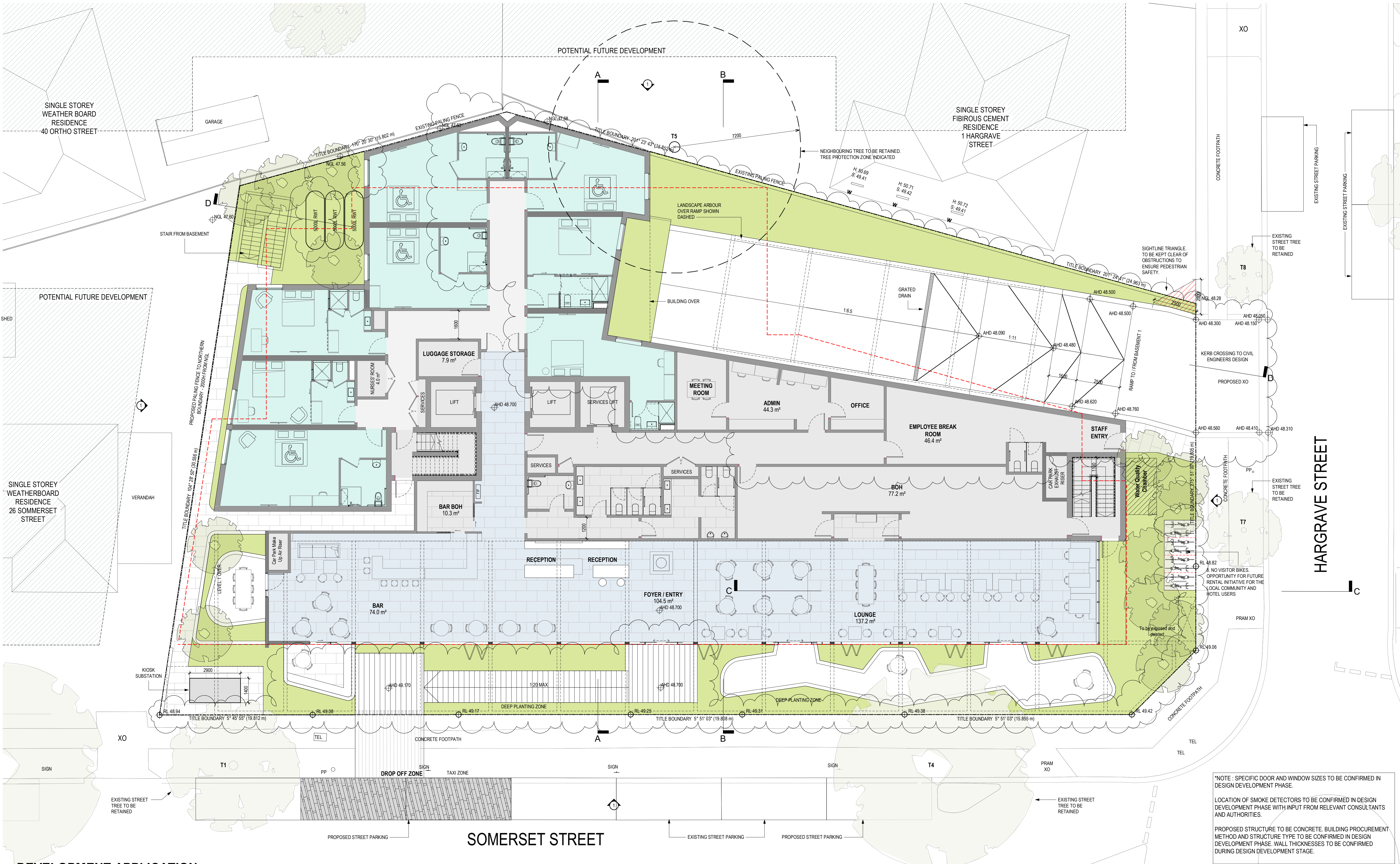
Drawing No. /
TP01.02 A

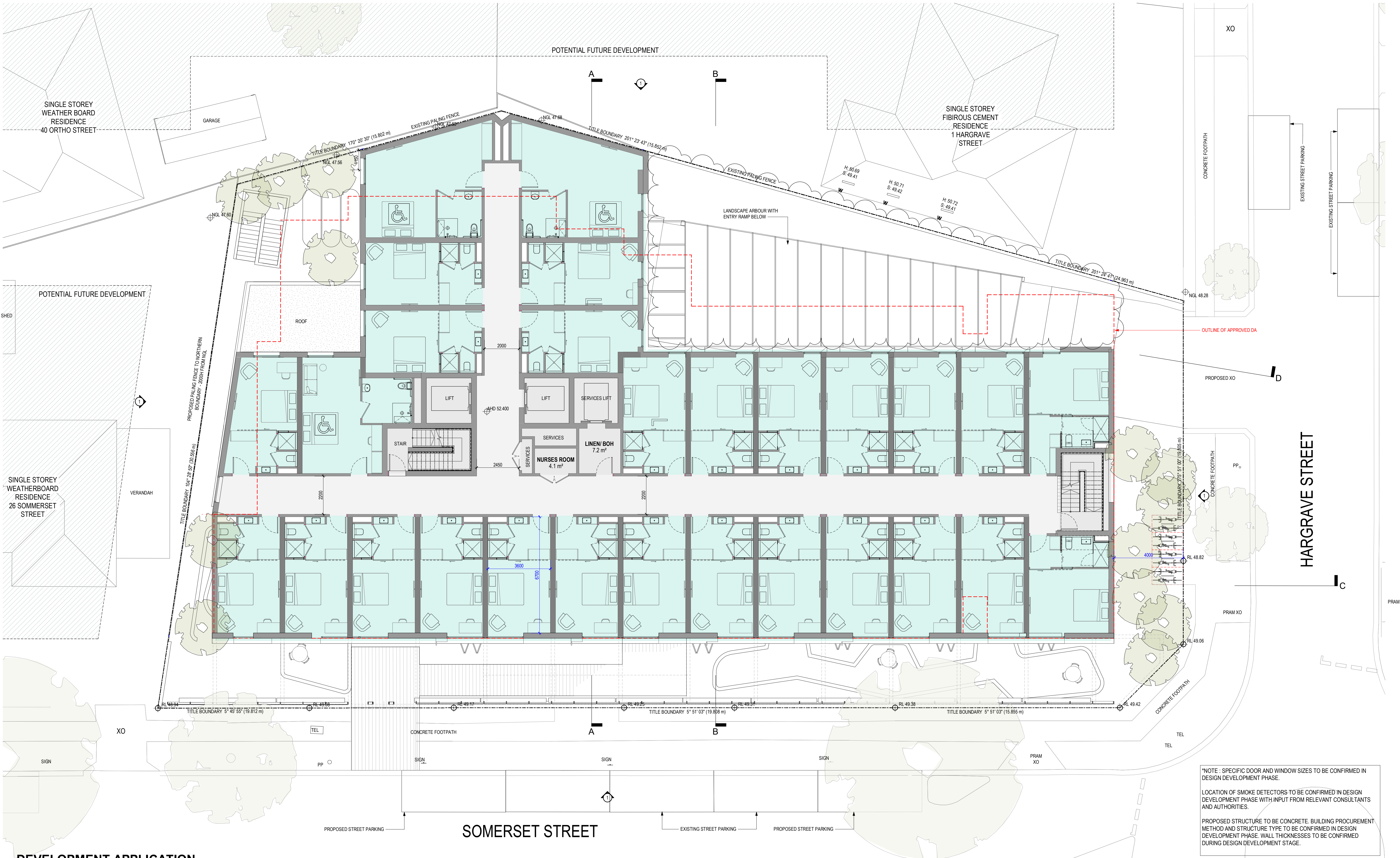
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DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning
	A	09.07.21	Response to Council RFI
	B	30.07.21	Response to Council RFI

HB	BOL	BOLLARD
JC	BR1	BIKE RACK
KW	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
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 / **Level 1**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP01.04**

B

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

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

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.

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	ELEC	ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS
	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 2-3**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP01.05**

B

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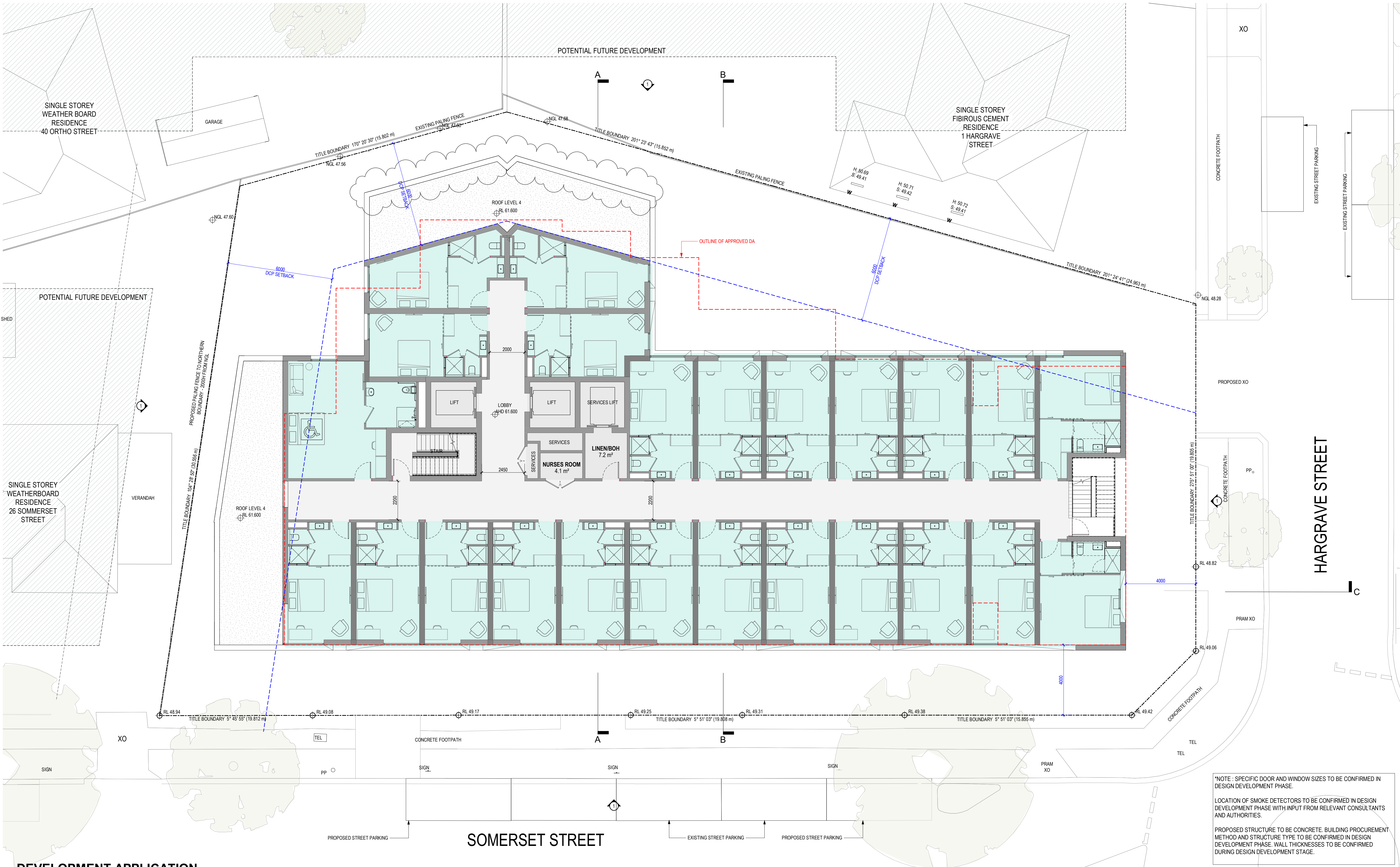
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DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning
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	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 / **30.07.21**

Author / **KW**

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

Drawing No. / **TP01.06**

B

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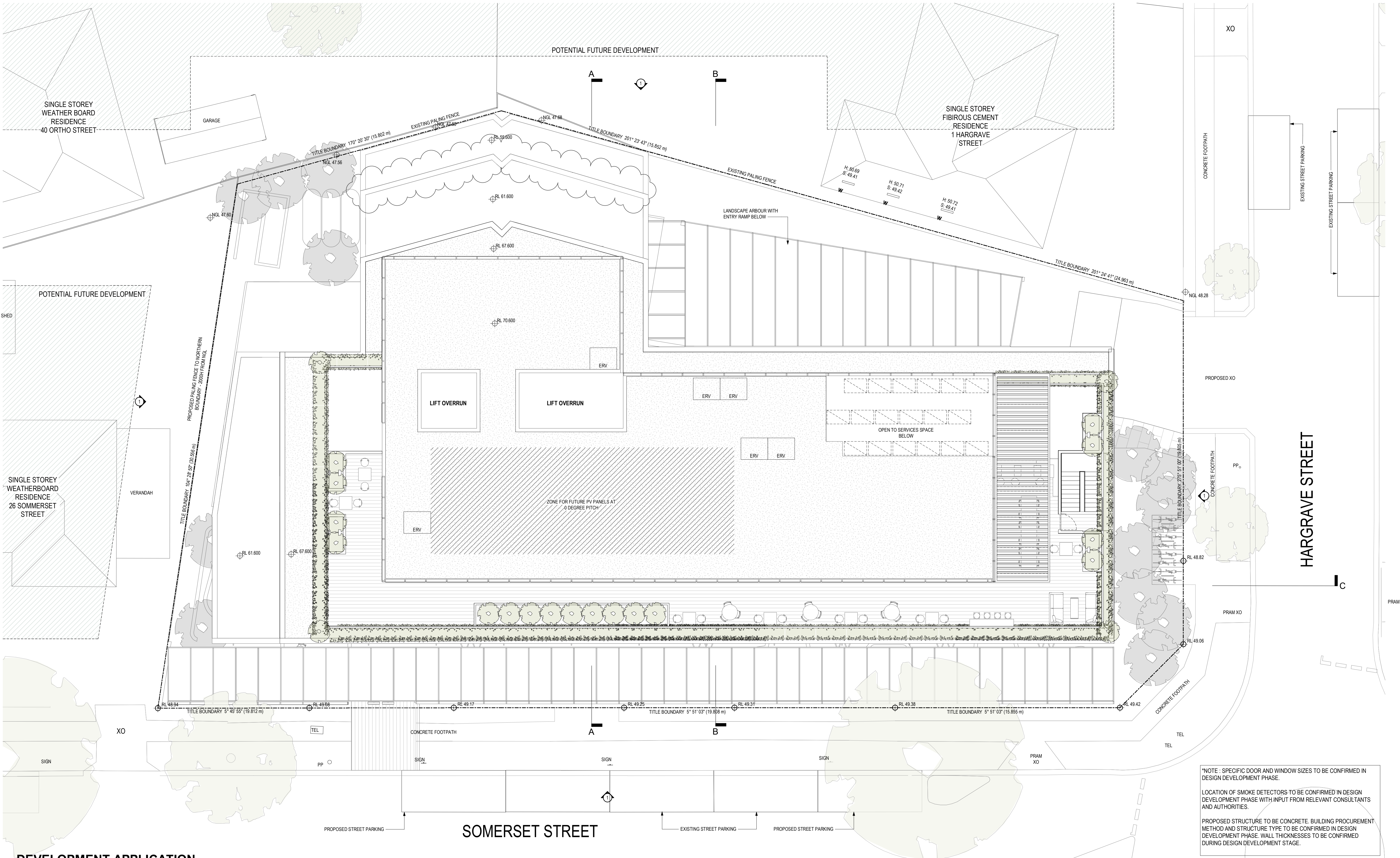
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LOCATION OF SMOKE DETECTORS TO BE CONFIRMED IN DESIGN DEVELOPMENT PHASE WITH INPUT FROM RELEVANT CONSULTANTS AND AUTHORITIES.

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DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning
A	09.07.21	Response to Council RF1	
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HB	BOL	BOLLARD
JC	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
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

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Drawing / **Roof Services Plan**

Project No / **220027** Date / **09.07.21**

Author / **JC**

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Drawing No. / **TP01.08 A**

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DEVELOPMENT APPLICATION

Revisions /
A 16.11.20 Town Planning
09.07.21 Response to Council RF1

HB
JC

Materials

MF01	METAL FINISH - DARK GREY	AF01	APPLIED FINISH - LIGHT GREY
MF02	METAL FINISH - LIGHT GREY	AF01	APPLIED FINISH - LIGHT GREY
MF03	METAL FINISH - LIGHT GREY - GRID SCREEN	BK01	APPLIED FINISH - COPPER COLOUR
GT01	GLAZING - CLEAR		GLASS BLOCKWORK
GT02	GLAZING - GREY TINT		

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

Drawing /
North Elevation

Project No /
220027

Date /
09.07.21

Author /
JC

Scale: @ A1 /
1 : 100

Drawing No. /
TP02.01

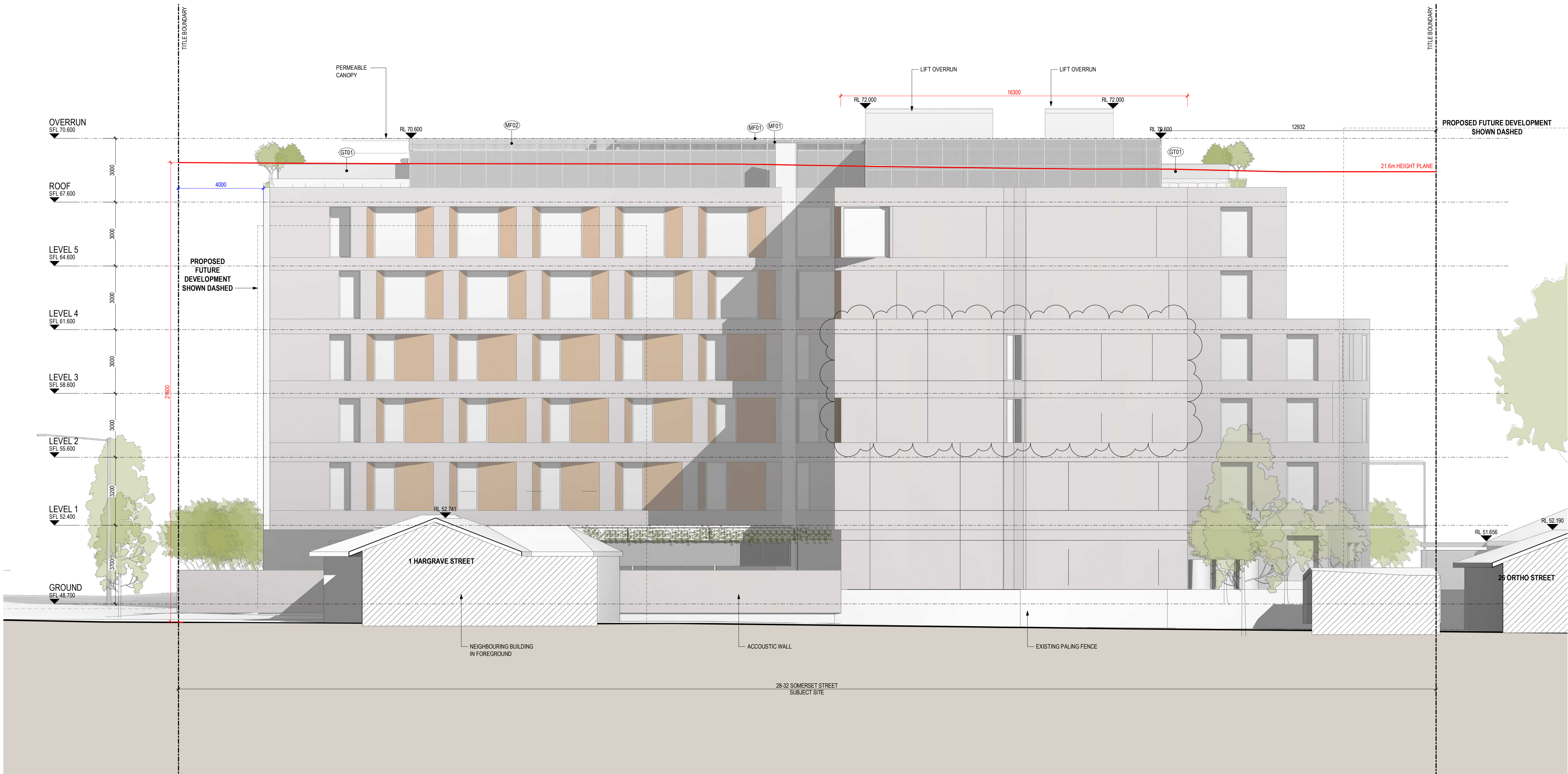
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DEVELOPMENT APPLICATION

Revisions /
A 16.11.20 Town Planning
09.07.21 Response to Council RF1

HB
JC

Materials

MF01	METAL FINISH - DARK GREY	AF01	APPLIED FINISH - LIGHT GREY
MF02	METAL FINISH - LIGHT GREY	AF01	APPLIED FINISH - LIGHT GREY
MF03	METAL FINISH - LIGHT GREY - GRID SCREEN	BK01	APPLIED FINISH - COPPER COLOUR
GT01	GLAZING - CLEAR		GLASS BLOCKWORK
GT02	GLAZING - GREY TINT		

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

Drawing /
East Elevation

Project No /
220027

Date /
09.07.21

Author /
JC

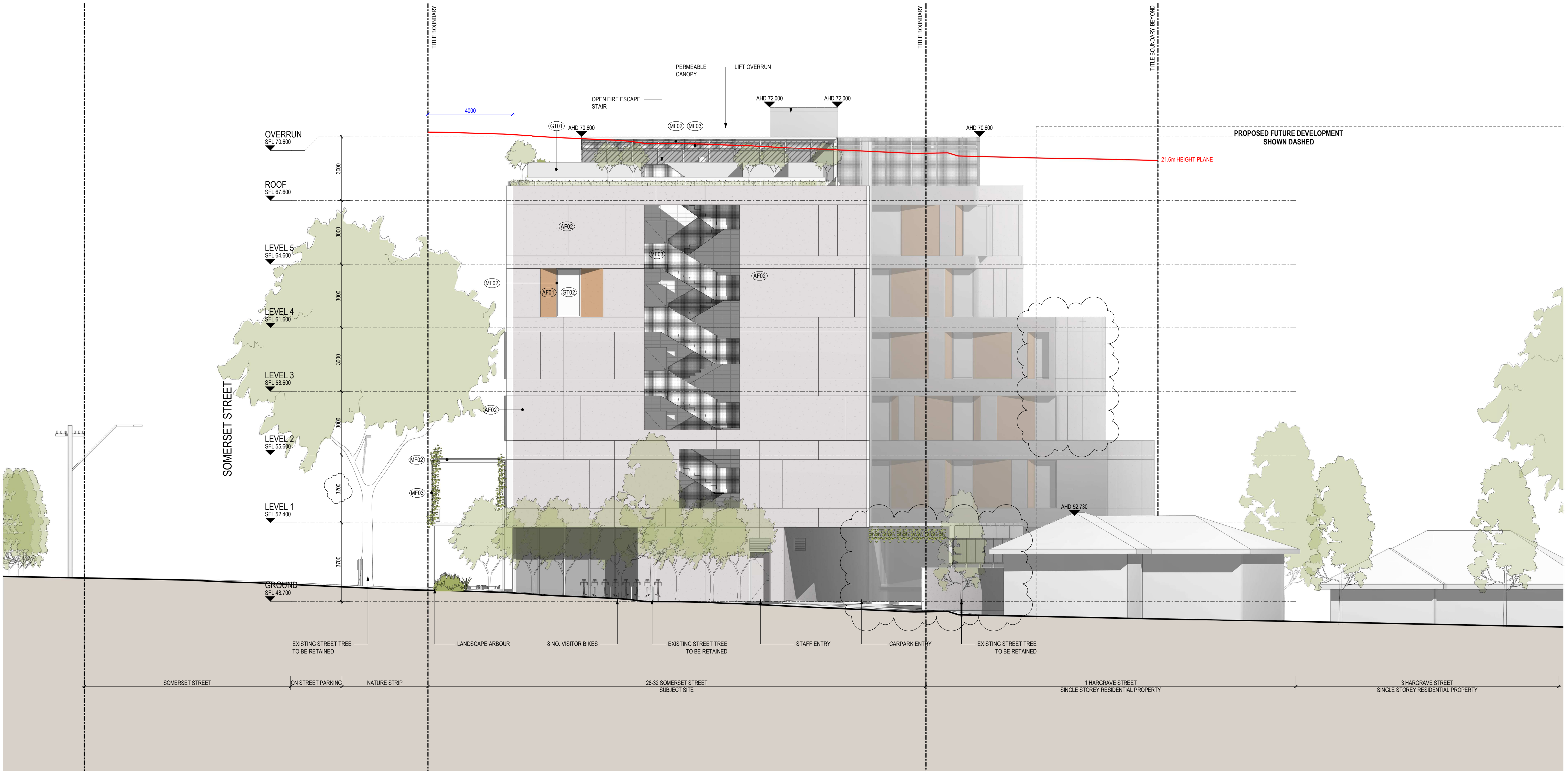
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Drawing No. /
TP02.02 A

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DEVELOPMENT APPLICATION

Revisions /
A 16.11.20 Town Planning
09.07.21 Response to Council RF1

HB
JC

Materials

MF01	METAL FINISH - DARK GREY	AF01	APPLIED FINISH - LIGHT GREY
MF02	METAL FINISH - LIGHT GREY	AF01	APPLIED FINISH - LIGHT GREY
MF03	METAL FINISH - LIGHT GREY - GRID SCREEN	BK01	APPLIED FINISH - COPPER COLOUR
GT01	GLAZING - CLEAR		GLASS BLOCKWORK
GT02	GLAZING - GREY TINT		

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

Drawing /
South Elevation

Project No /
220027

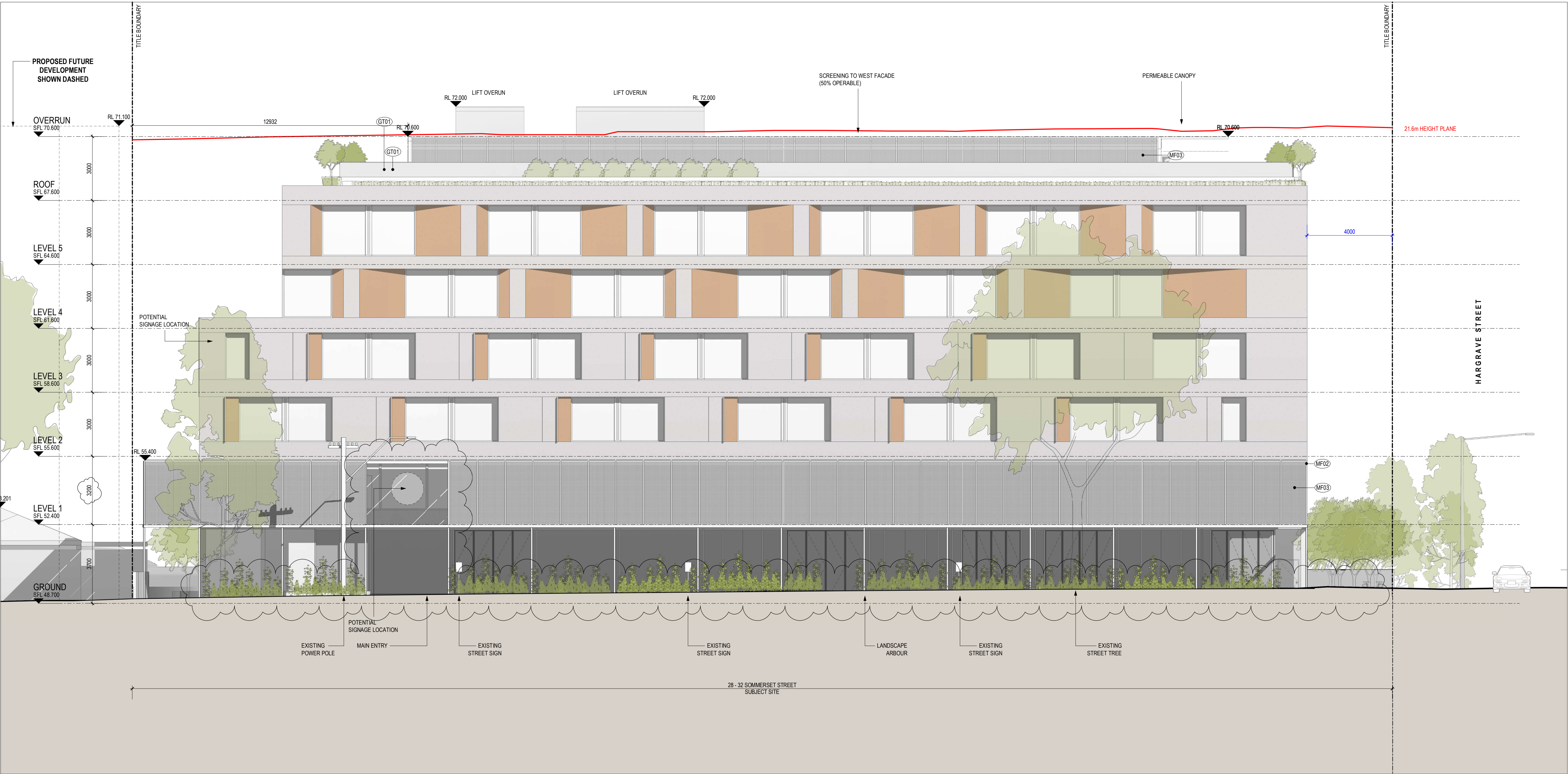
Date /
09.07.21

Author /
JC

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Drawing No. /
TP02.03 A

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DEVELOPMENT APPLICATION

Revisions /
A 16.11.20 Town Planning
09.07.21 Response to Council RF1

HB
JC

Materials

MF01 METAL FINISH - DARK GREY
MF02 METAL FINISH - LIGHT GREY
MF03 METAL FINISH - LIGHT GREY - GRID SCREEN
GT01 GLAZING - CLEAR
GT02 GLAZING - GREY TINT
AF01 APPLIED FINISH - LIGHT GREY
AF01 APPLIED FINISH - COPPER COLOUR
BK01 GLASS BLOCKWORK

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

Drawing /
West Elevation

Project No /
220027 Date /
09.07.21

Author /
JC

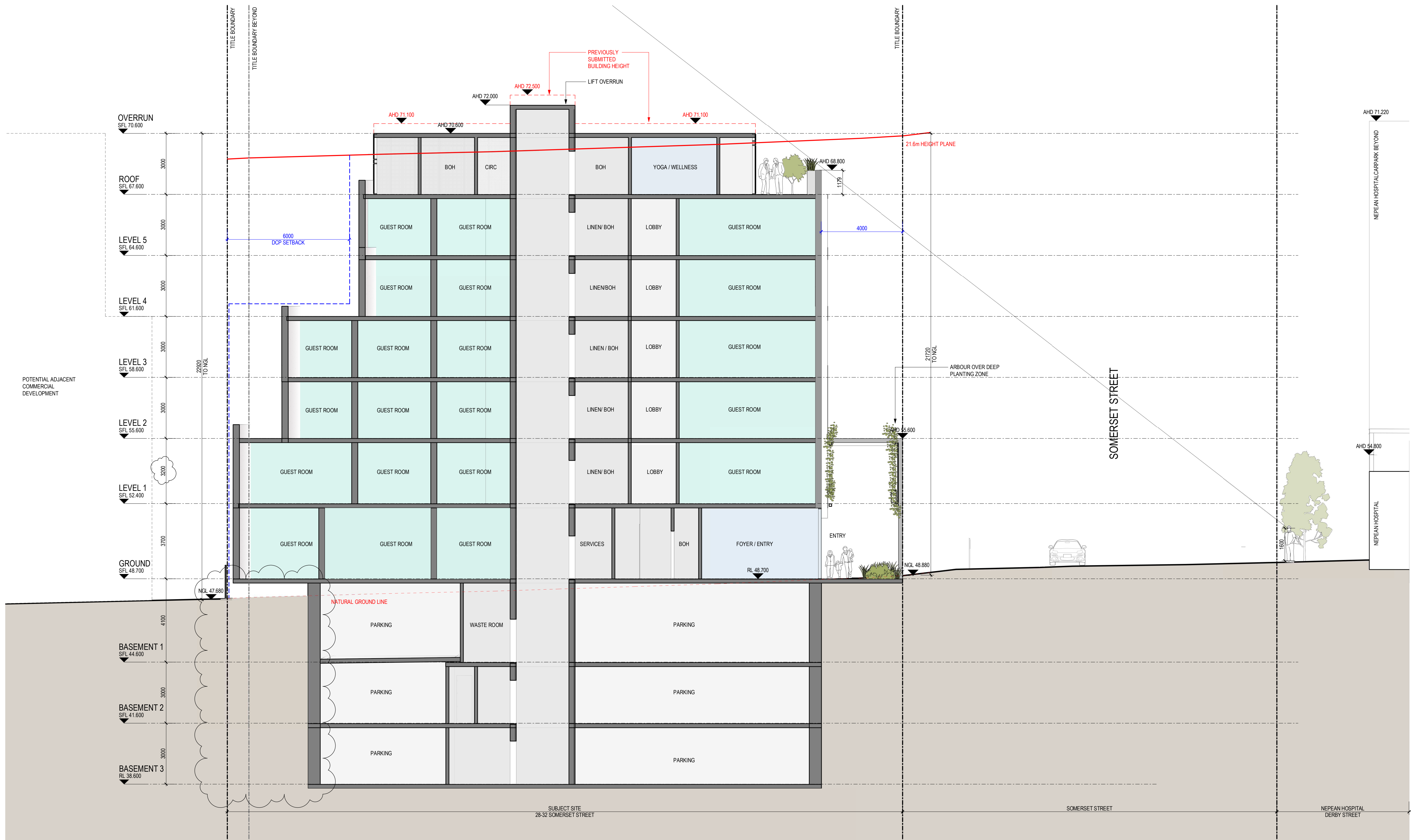
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1 : 100

Drawing No. /
TP02.04 A

*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	-	16.11.20	Town Planning	HB
	A	09.07.21	Response to Council RF1	JC
	B	30.07.21	Response to Council RF1	KW

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

Drawing / **Section A - A**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP03.01**

B

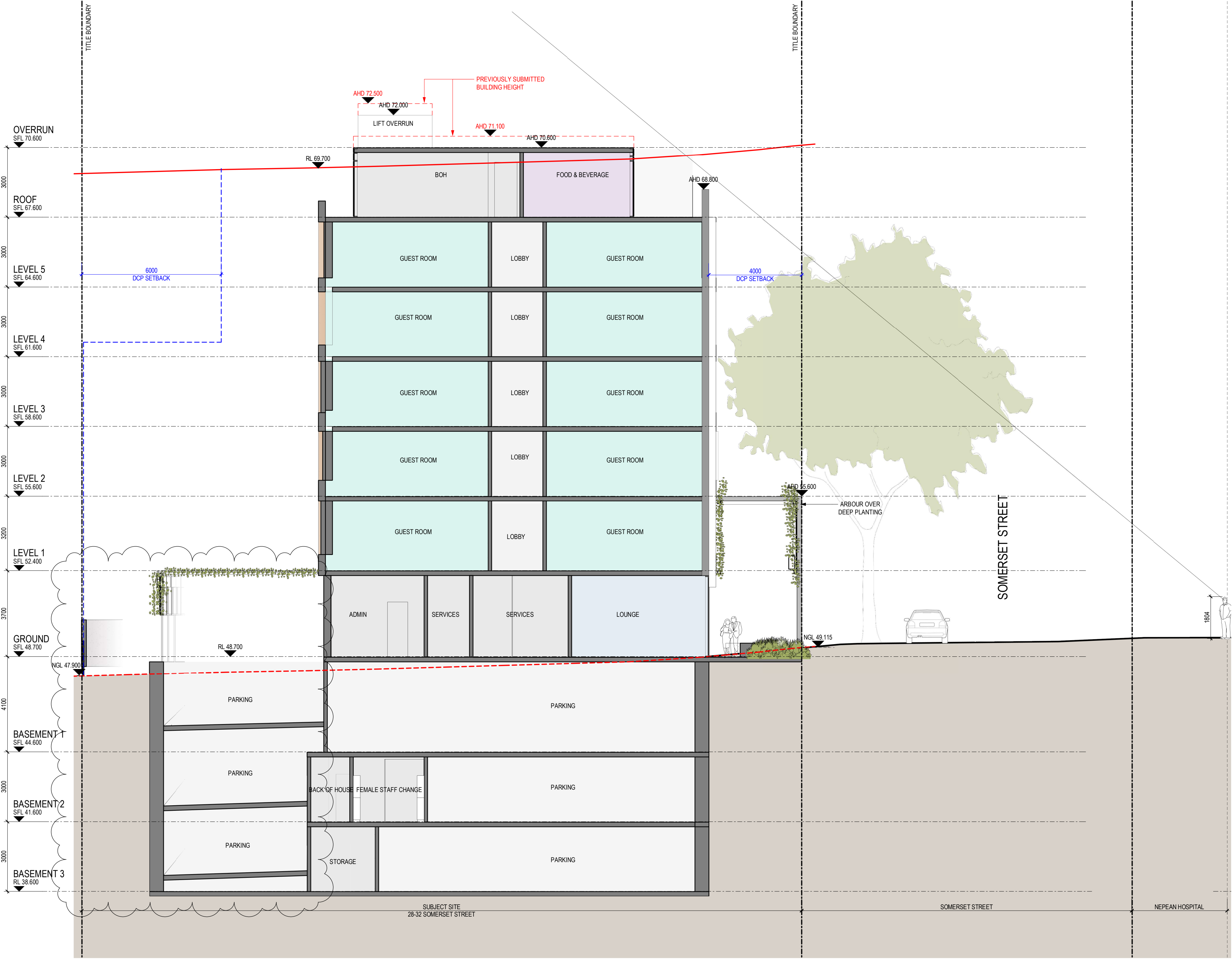
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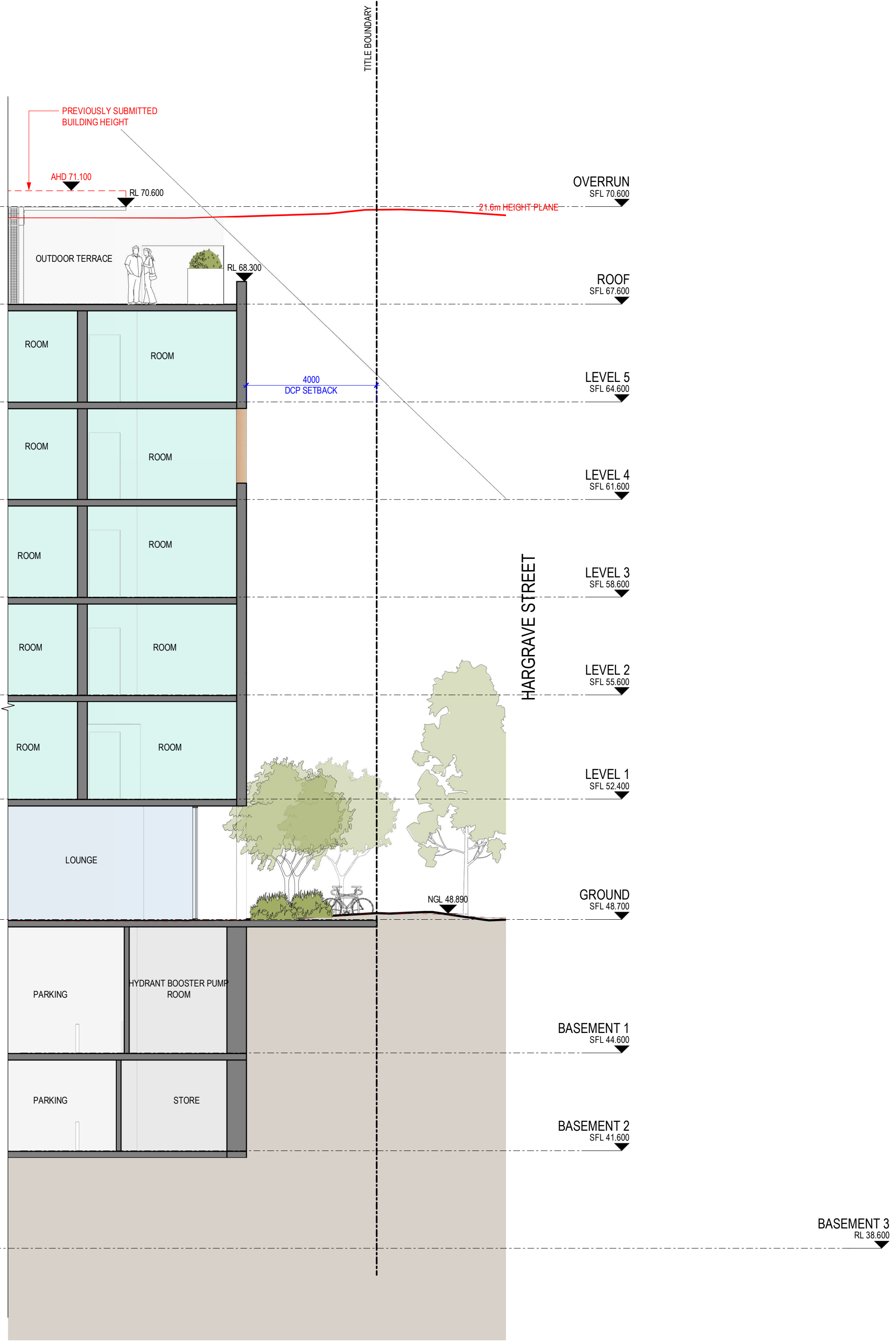
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Version: 1, Version Date: 02/09/2021

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Section B - B



Section C - C

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning	HB
	A	09.07.21	Response to Council RFI	JC
	B	30.07.21	Response to Council RFI	KW

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

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

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

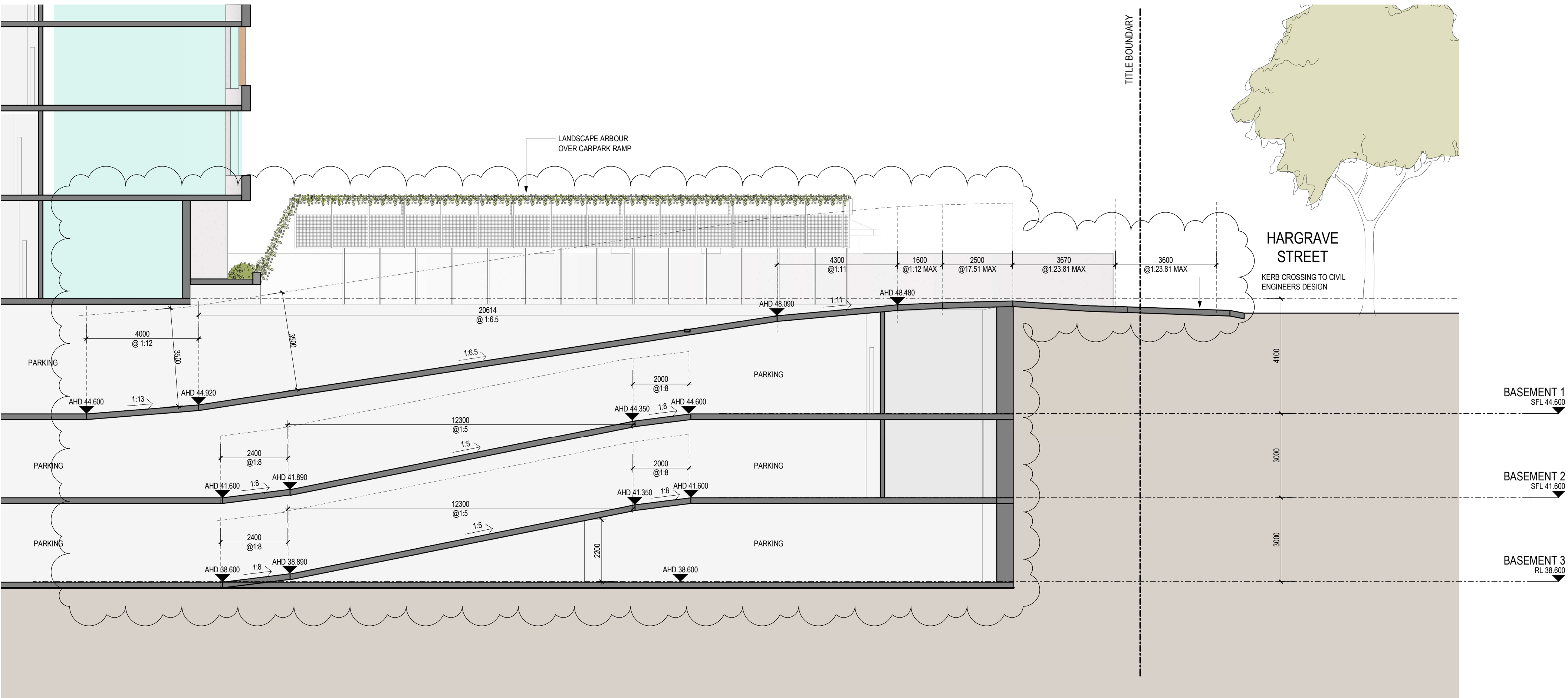
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B

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Carpark Ramp

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning	HB
A	09.07.21	Response to Council RF1	JC	
B	30.07.21	Response to Council RF1	KW	

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

Drawing
Section D - Carpark Entry Ramp

Project No
220027

Date
30.07.21

Author
KW

Scale: @ A1
1 : 100

Drawing No.
TP03.03

B

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Shadow 9am

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	TOWN PLANNING	HB
	A	19.04.21	For Information	MT
	B	30.07.21	Response to Council	KW

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

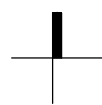
Drawing / **9am Shadows**

Project No / **220027** Date / **30.07.21**

Author / **HB**

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

Drawing No. / **TP04.01 B**



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	B	30.07.21	Response to Council	KW

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

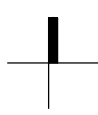
Drawing / **10am Shadows**

Project No / **220027** Date / **30.07.21**

Author / **HB**

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

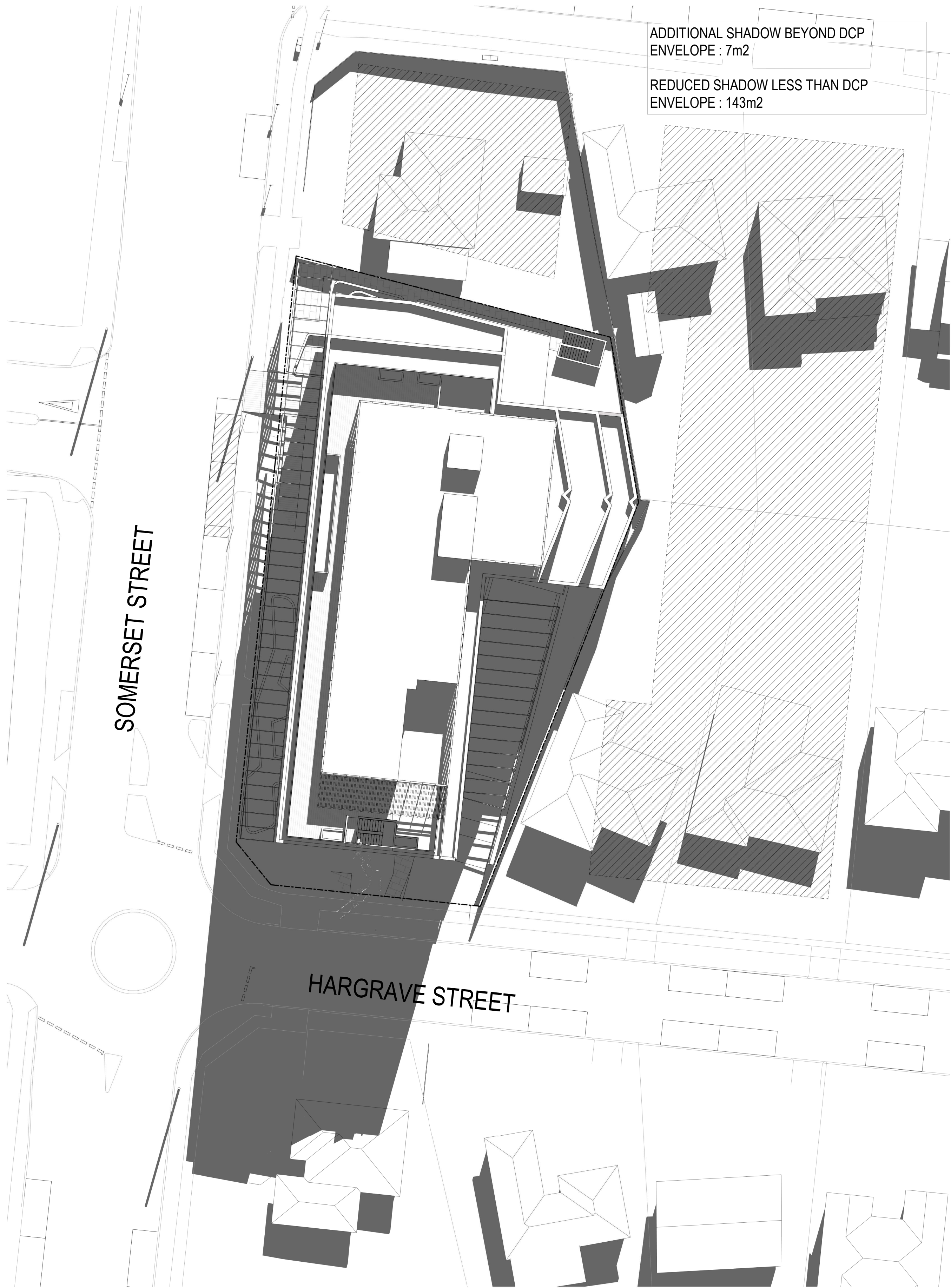
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DEVELOPMENT APPLICATION

Revisions	-	16.11.20	TOWN PLANNING	HB
	A	19.04.21	For Information	MT
	B	30.07.21	Response to Council	KW

29/07/2021 9:12:47 PM

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

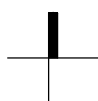
Drawing / **11am Shadows**

Project No / **220027** Date / **30.07.21**

Author / **HB**

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

Drawing No. / **TP04.03 B**



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Shadow 12 pm

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	TOWN PLANNING	HB
	A	19.04.21	For Information	MT
	B	30.07.21	Response to Council	KW

29/07/2021 9:13:00 PM

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

Drawing / **12pm Shadows**

Project No / **220027** Date / **30.07.21**

Author / **HB**

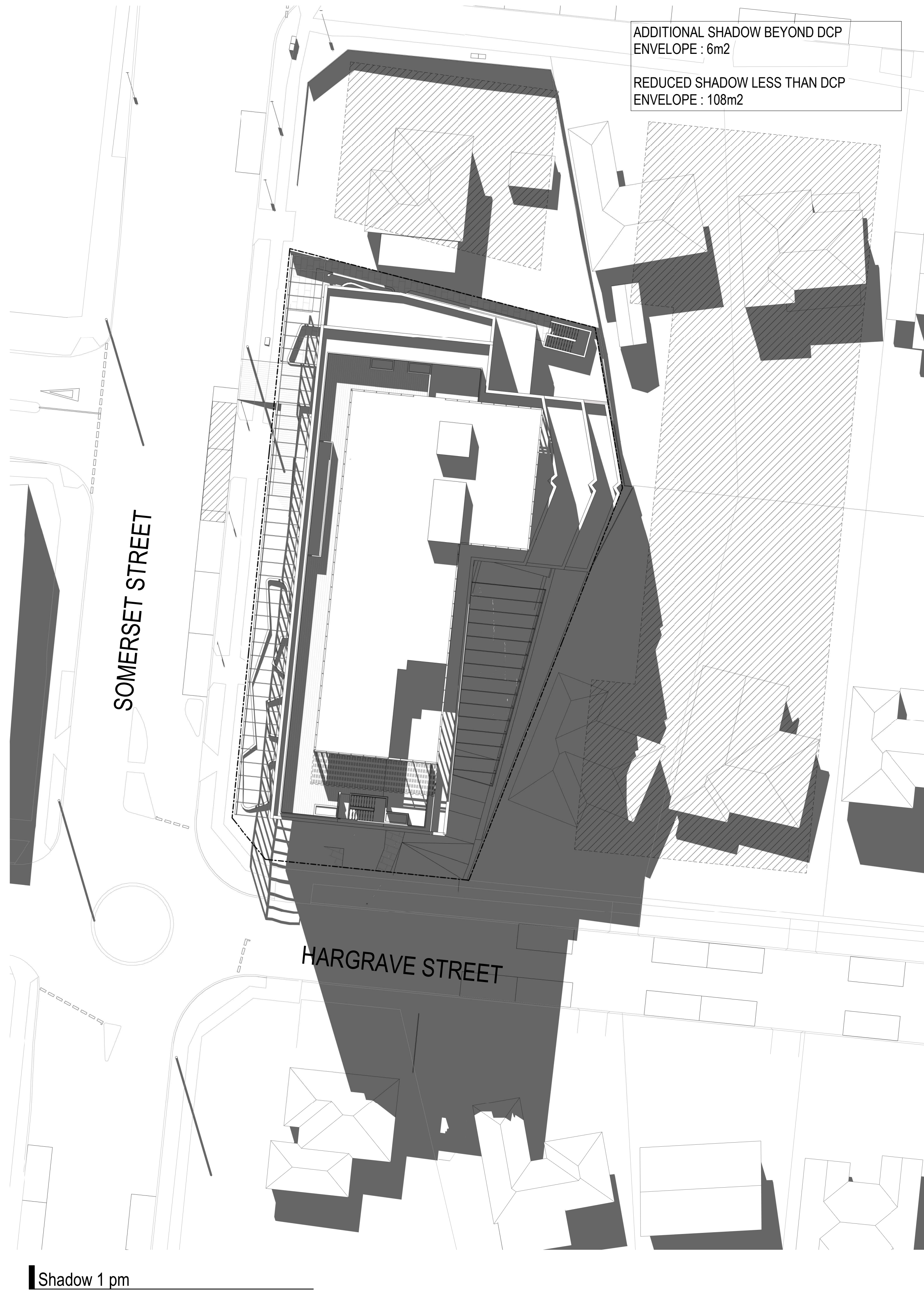
Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.04 B**



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Shadow 1 pm

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	TOWN PLANNING	HB
	A	19.04.21	For Information	MT
	B	30.07.21	Response to Council	KW

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

Drawing / **1pm Shadows**

Project No / **220027** Date / **30.07.21**

Author / **HB**

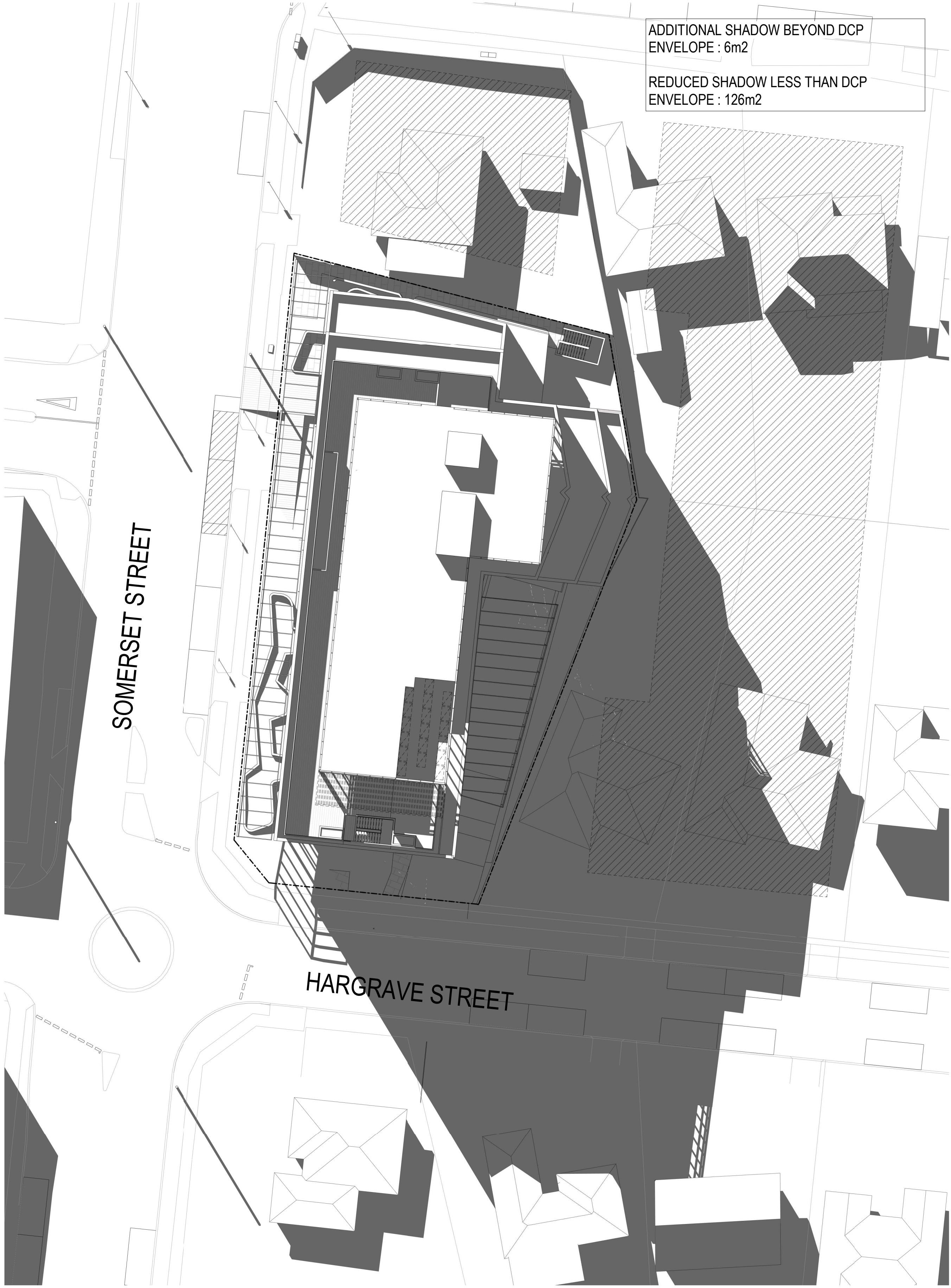
Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.05 B**

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Shadow 2 pm

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	TOWN PLANNING	HB
	A	19.04.21	For Information	MT
	B	30.07.21	Response to Council	KW

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

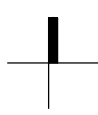
Drawing / **2pm Shadows**

Project No / **220027** Date / **30.07.21**

Author / **HB**

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

Drawing No. / **TP04.06 B**

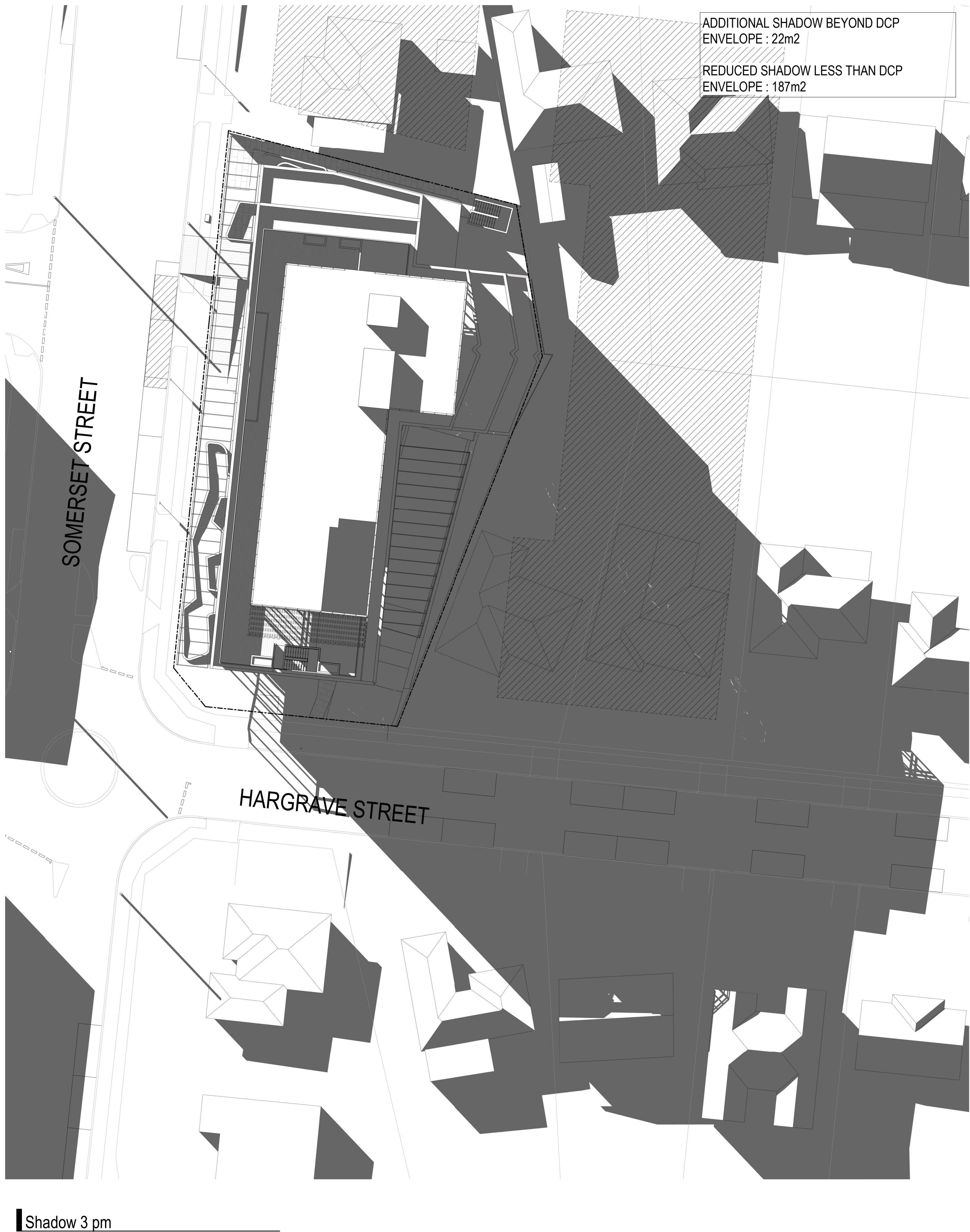


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Revisions	-	16.11.20	TOWN PLANNING	HB
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	B	30.07.21	Response to Council	KW

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

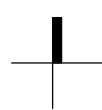
Drawing / **3pm Shadows**

Project No / **220027** Date / **30.07.21**

Author / **HB**

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

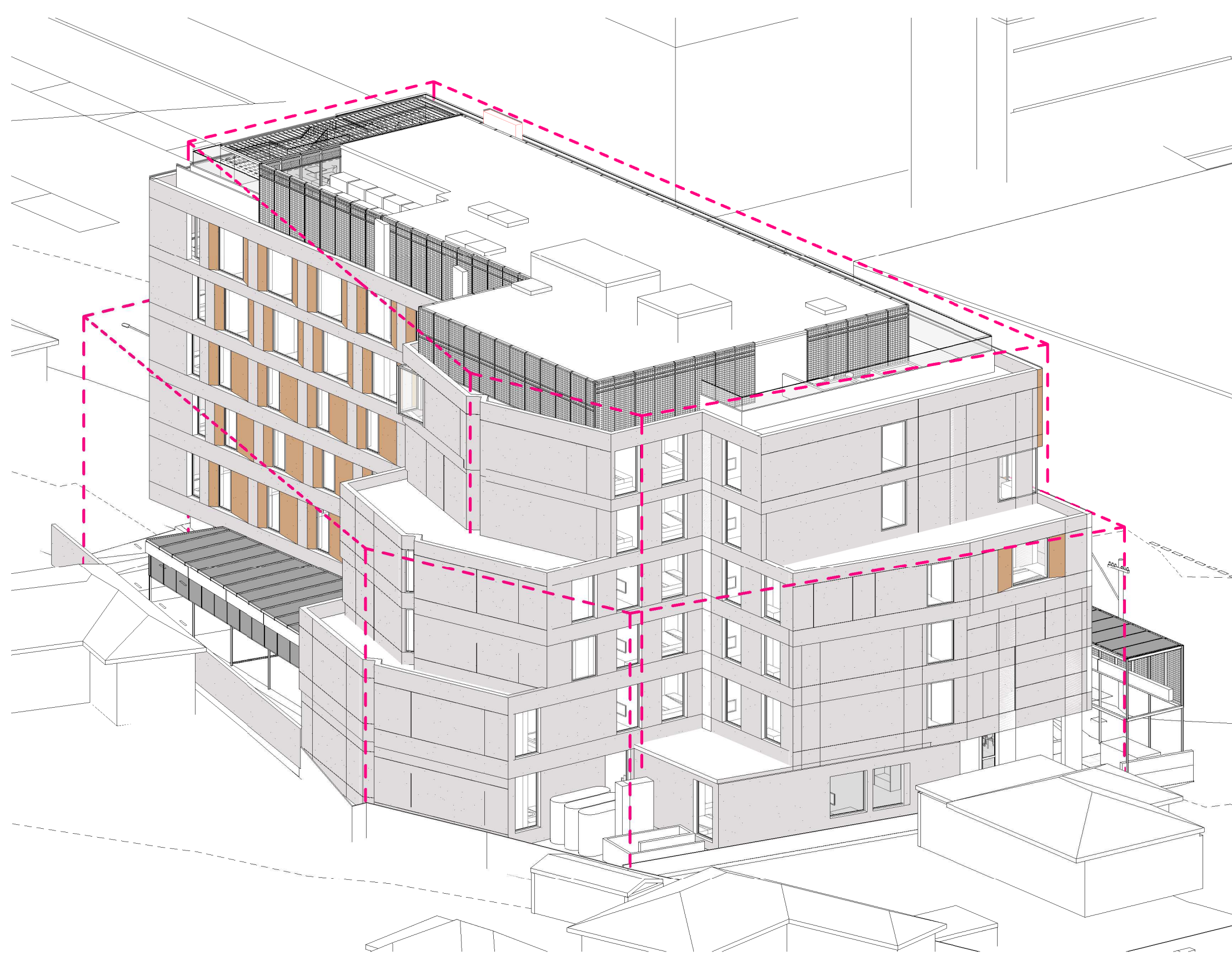
Drawing No. / **TP04.07 B**



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9am Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 9am

PROPOSED SHADOW WITHIN PREVIOUSLY APPROVED DA SHADOW OUTLINE

PROPOSED SHADOW BEYOND PREVIOUSLY APPROVED DA & DCP MAX ENVELOPE SHADOWS

LEGEND

— APPROVED DA SCHEME SHADOWS

— DCP MAX. ENVELOPE SHADOWS

DEVELOPMENT APPLICATION

Revisions / 30.07.21 Response to Council KW

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

Drawing / **9am Shadows with Overlays**

Project No / **220027** Date / **30.07.21**

Author / **KW**

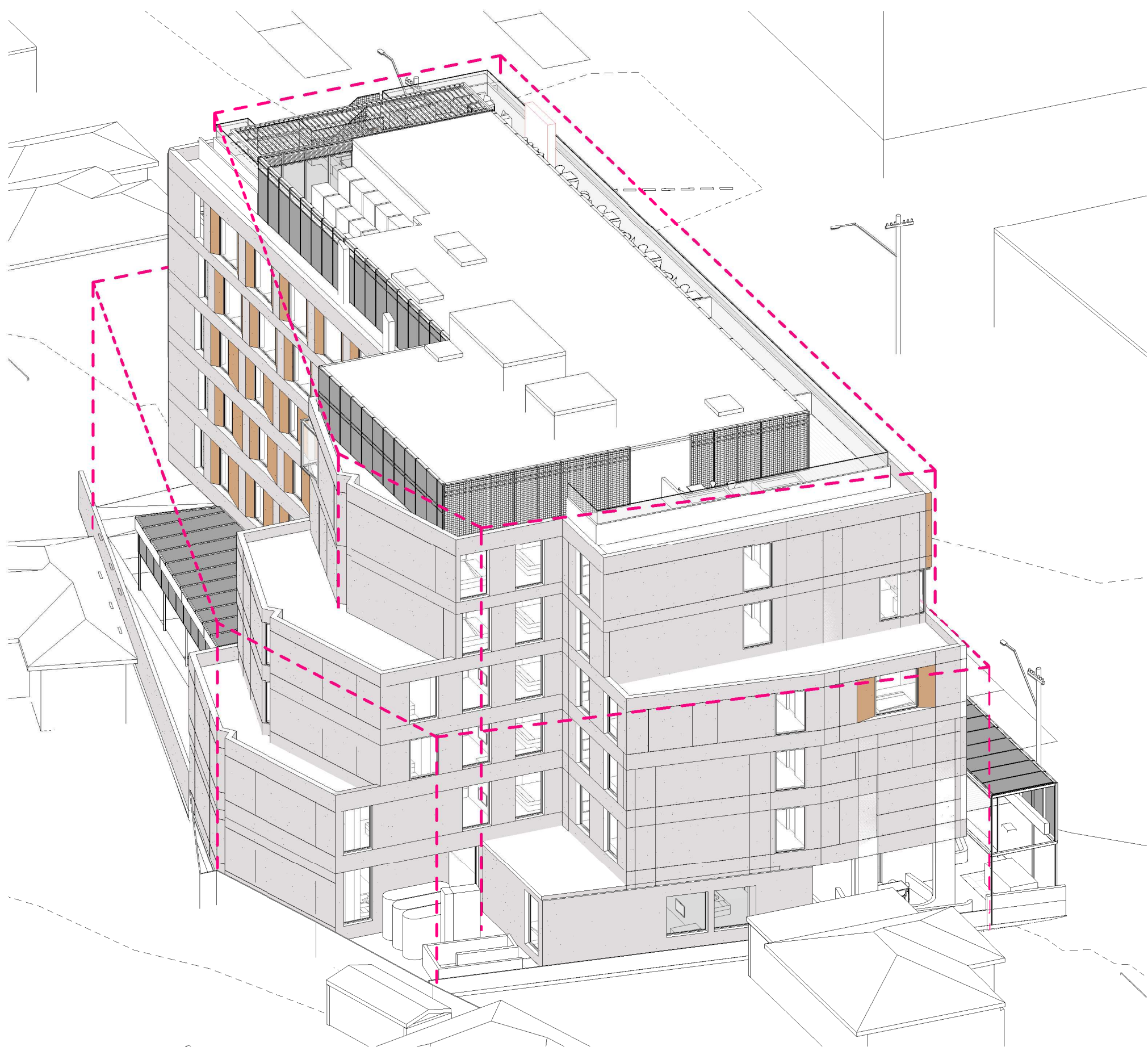
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10am Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 10am

DEVELOPMENT APPLICATION

Revisions / 30.07.21 Response to Council

KW

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

Drawing / 10am Shadows with Overlays

Project No / 220027 Date / 30.07.21

Author / KW

Scale: @ A1 / 1 : 250

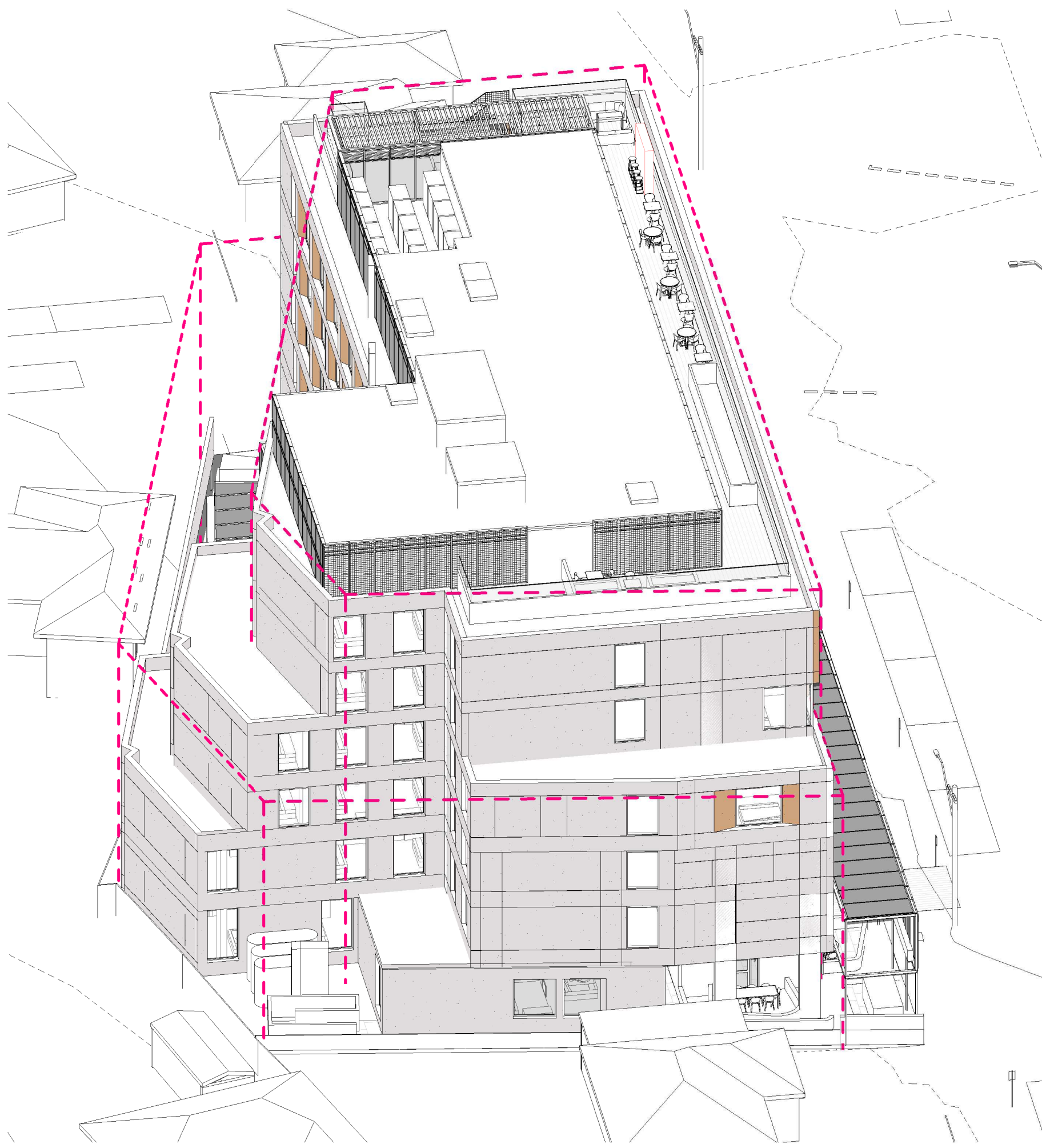
Drawing No. / TP04.12 -

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11am Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 11 am

ADDITIONAL SHADOW BEYOND DCP
ENVELOPE : 7m²

REDUCED SHADOW LESS THAN DCP
ENVELOPE : 143m²

PROPOSED SHADOW OF TOP
FLOOR CONTAINED WITHIN
SUBJECT SITE (DOES NOT
SHADOW NEIGHBOURING SITES)

PROPOSED SHADOW WITHIN
PREVIOUSLY APPROVED DA
SHADOW OUTLINE

PROPOSED SHADOW BEYOND
PREVIOUSLY APPROVED DA &
DCP MAX ENVELOPE SHADOWS

LEGEND

— APPROVED DA SCHEME SHADOWS

— DCP MAX. ENVELOPE SHADOWS

DEVELOPMENT APPLICATION

Revisions / 30.07.21 Response to Council KW

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

Drawing / **11am Shadows with
Overlays**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

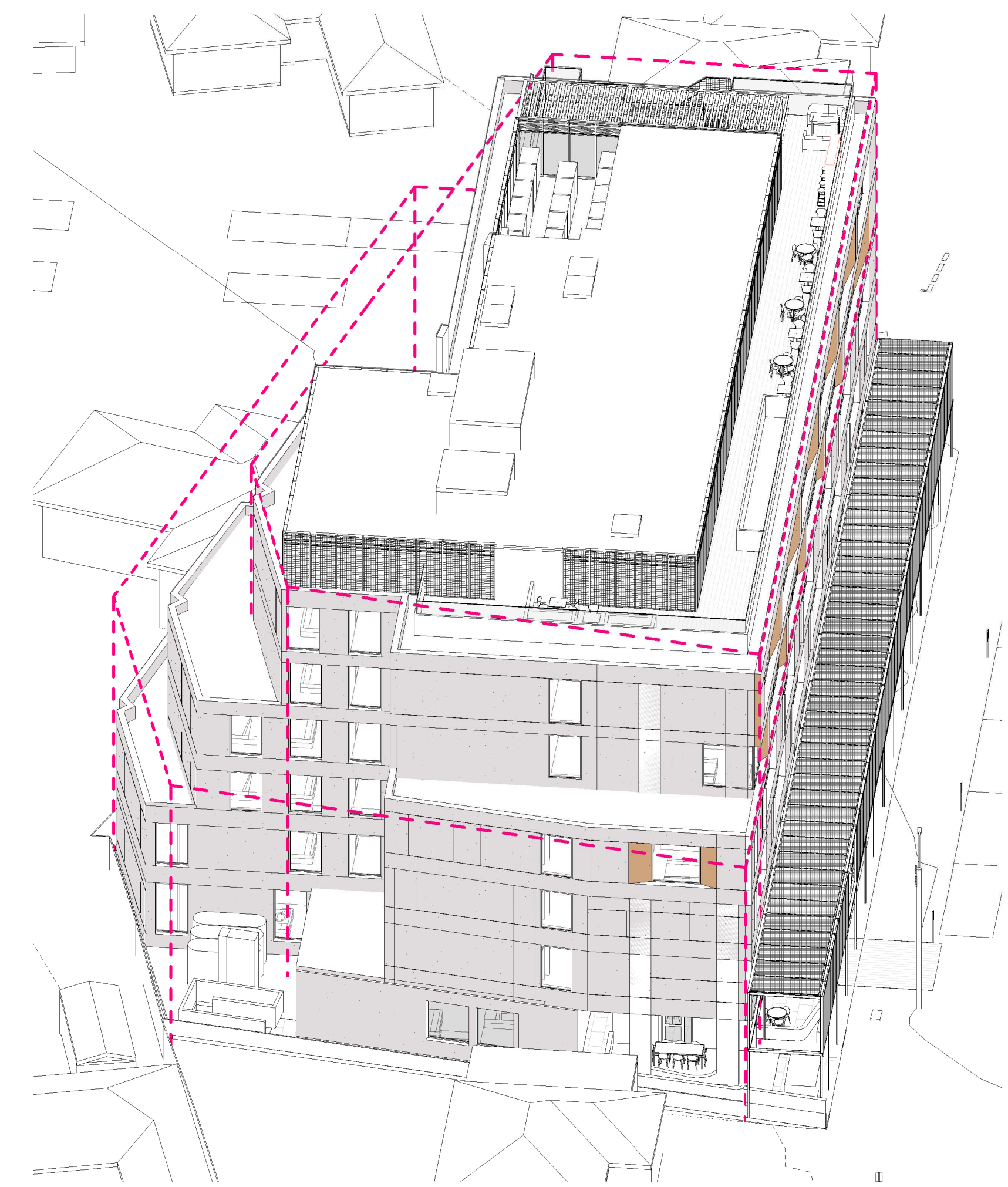
Drawing No. / **TP04.13 -**

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12pm Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 12 pm

ADDITIONAL SHADOW BEYOND DCP
ENVELOPE : 7m2

REDUCED SHADOW LESS THAN DCP
ENVELOPE : 100m2

PROPOSED SHADOW OF TOP
FLOOR CONTAINED WITHIN
SUBJECT SITE (DOES NOT
SHADOW NEIGHBOURING SITES)

PROPOSED SHADOW WITHIN
PREVIOUSLY APPROVED DA
SHADOW OUTLINE

PROPOSED SHADOW BEYOND
PREVIOUSLY APPROVED DA SHADOW
OUTLINE & WITHIN DCP MAX ENVELOPE
SHADOWS

PROPOSED ROOFTOP PARAPET CASTS
MINOR ADDITIONAL SHADOW BEYOND
DCP MAX ENVELOPE SHADOW

LEGEND

— APPROVED DA SCHEME SHADOWS

— DCP MAX. ENVELOPE SHADOWS

DEVELOPMENT APPLICATION

Revisions / 30.07.21 Response to Council

KW

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

Drawing / **12pm Shadows with
Overlays**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP04.14 -**

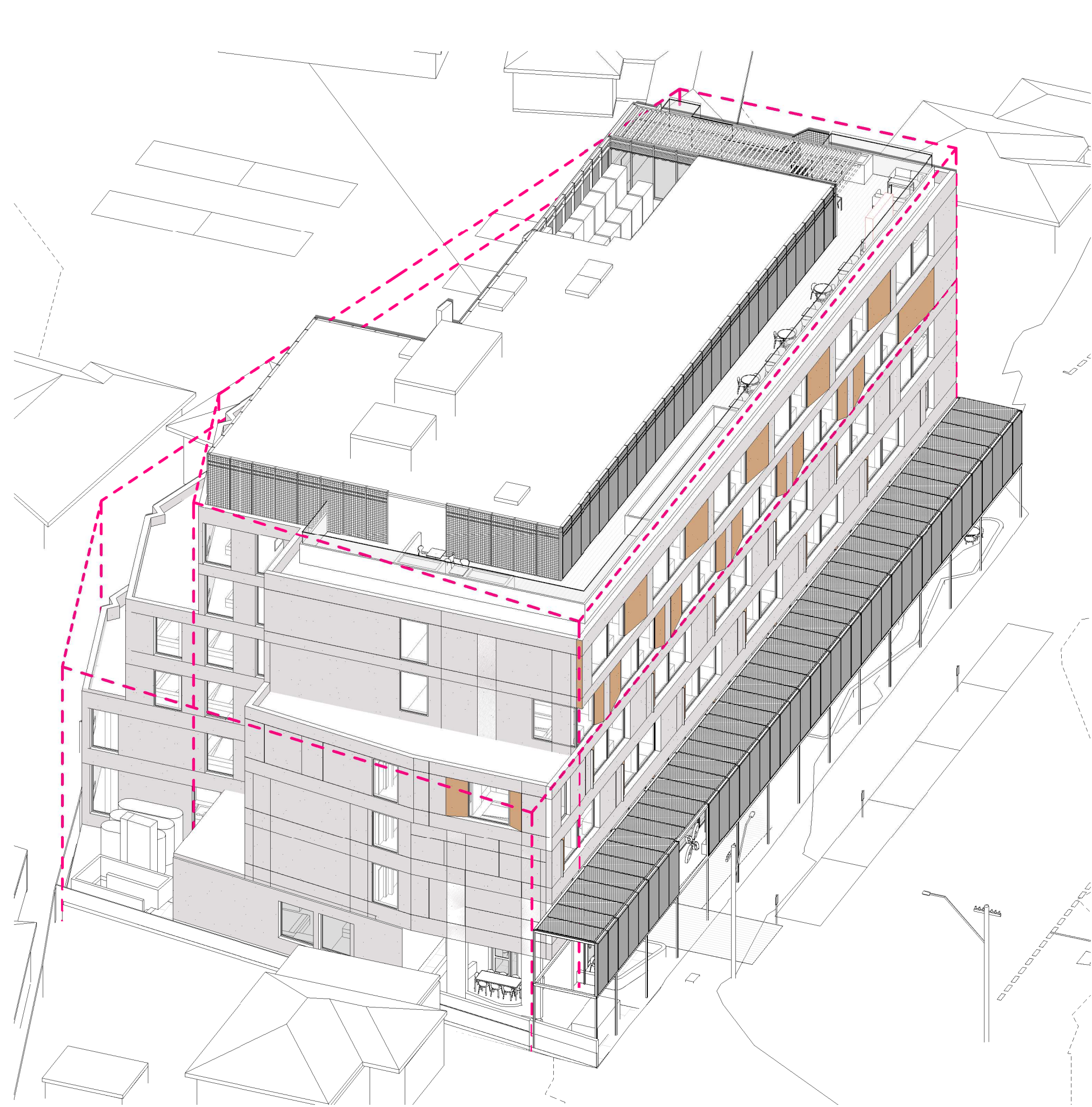
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Document Set ID: 9681875
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1pm Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE

DEVELOPMENT APPLICATION

Revisions / 30.07.21 Response to Council KW

29/07/2021 9:16:31 PM



Shadow 1 pm

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

Drawing / 1pm Shadows with Overlays

Project No / 220027 Date / 30.07.21

Author / KW

Scale: @ A1 / 1 : 250

Drawing No. / TP04.15 -

LEGEND

— APPROVED DA SCHEME SHADOWS

— DCP MAX. ENVELOPE SHADOWS

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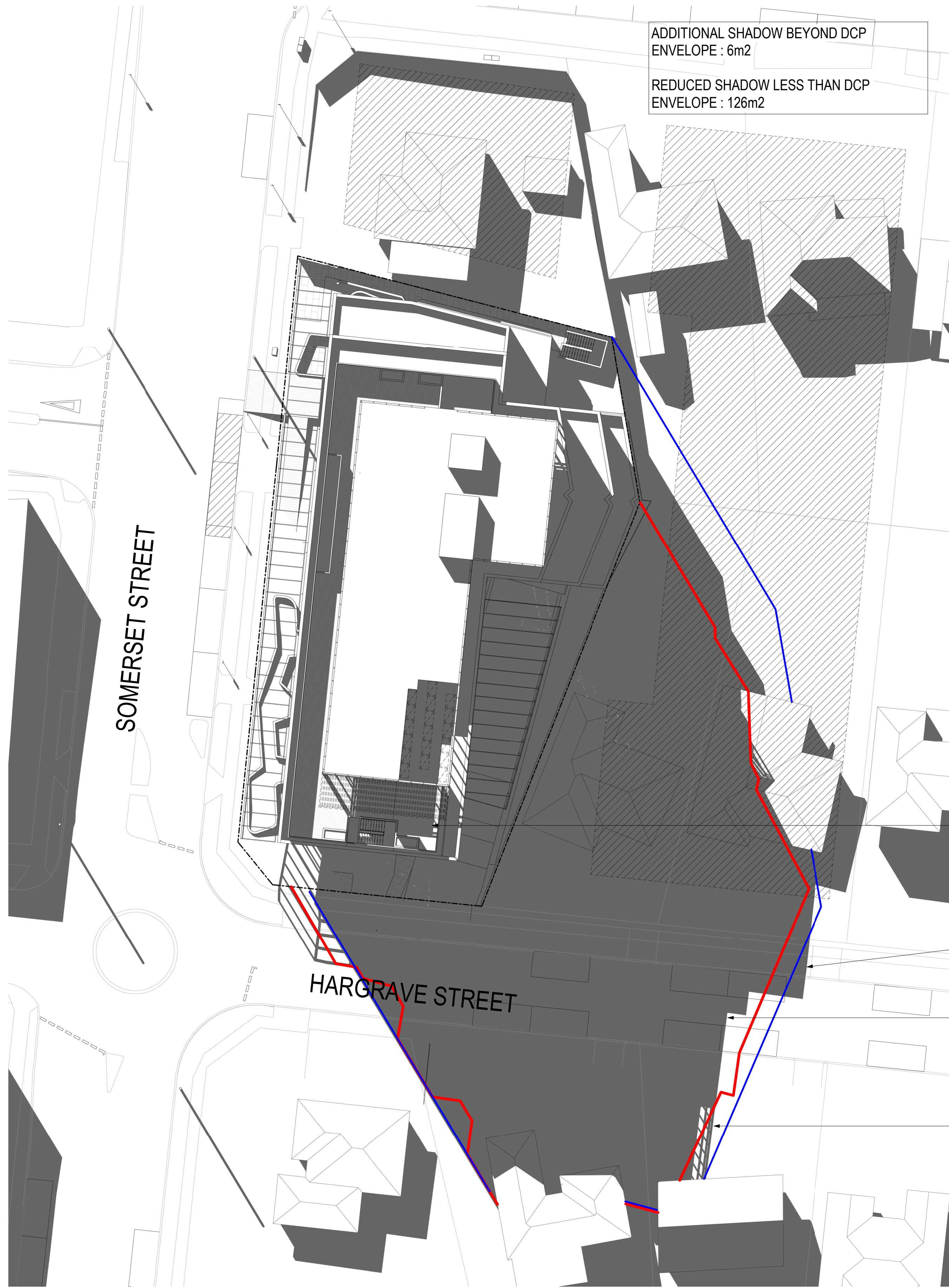
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2pm Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 2 pm

LEGEND

— APPROVED DA SCHEME SHADOWS

— DCP MAX. ENVELOPE SHADOWS

DEVELOPMENT APPLICATION

Revisions / 30.07.21 Response to Council KW

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

Drawing / **2pm Shadows with Overlays**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

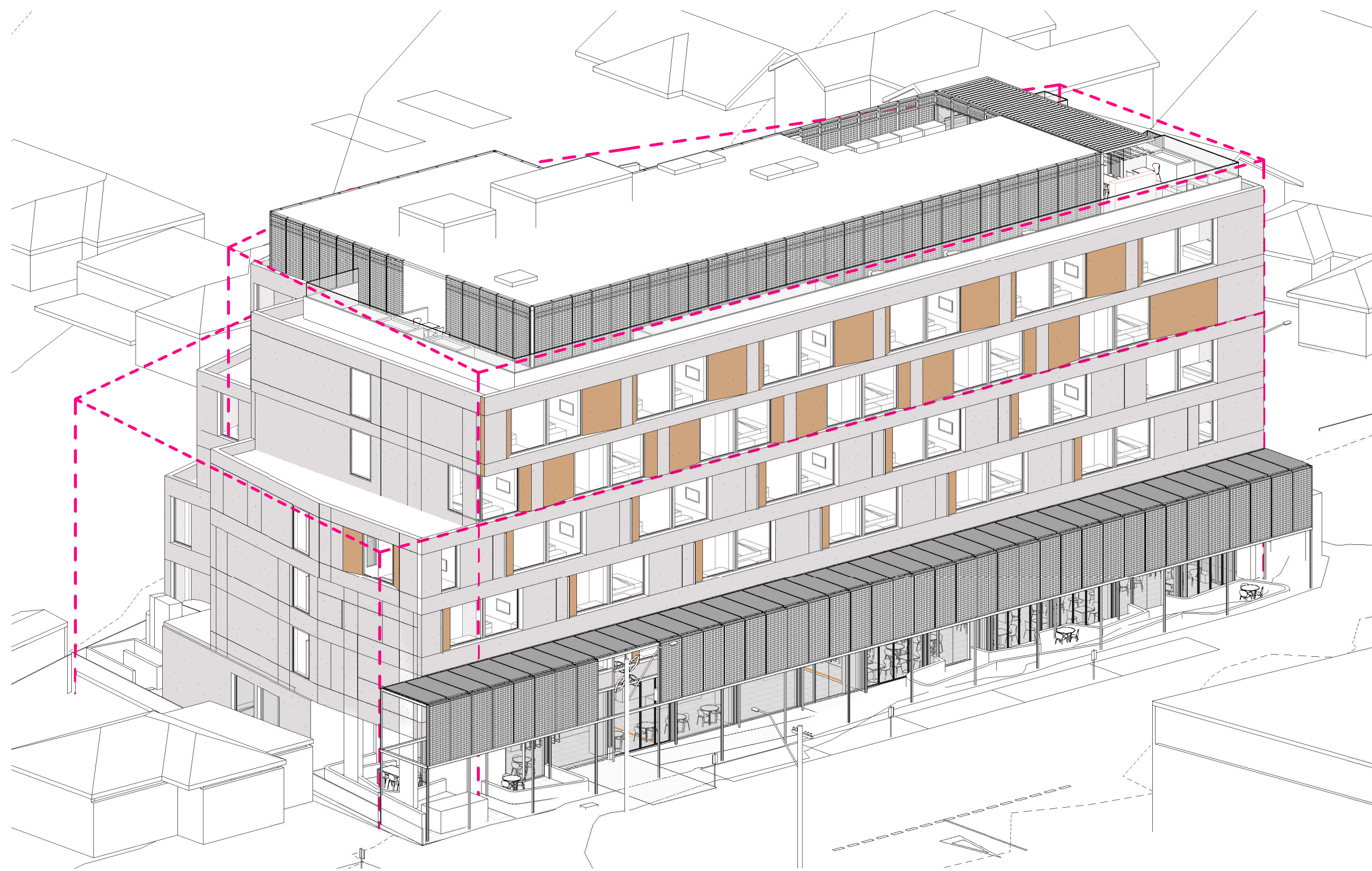
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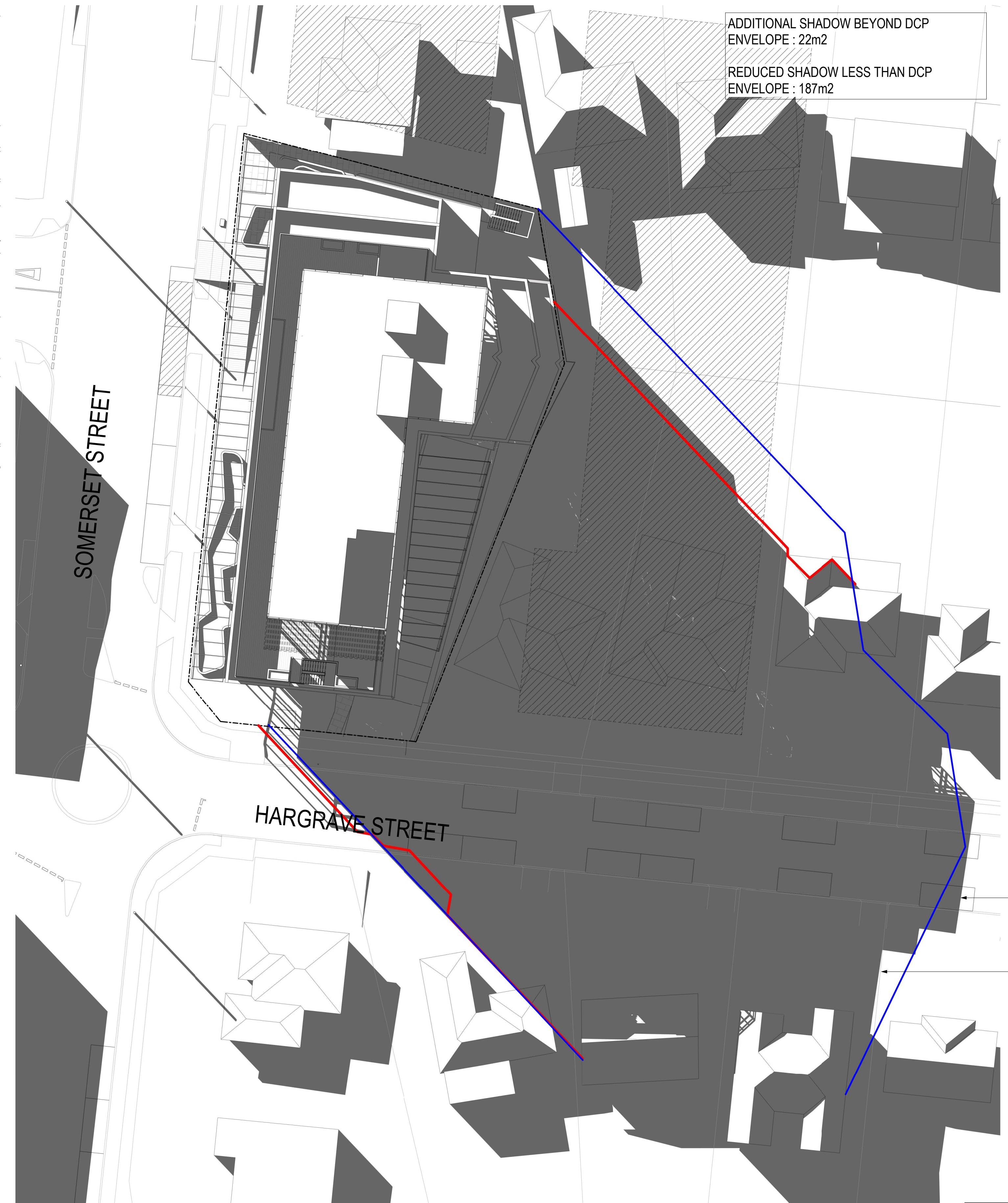
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3pm Winter Solstice - View from Sun

LEGEND:

--- DCP OUTLINE



Shadow 3 pm

LEGEND

--- APPROVED DA SCHEME SHADOWS

--- DCP MAX. ENVELOPE SHADOWS

DEVELOPMENT APPLICATION

Revisions / 30.07.21 Response to Council

KW

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

Drawing / **3pm Shadows with Overlays**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP04.17 -**

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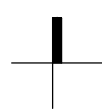
Drawing / **9am Shadows with
Rooftop Removed**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP04.21 -**



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Revisions / - 30.07.21 Response to Council KW

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

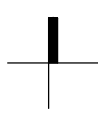
Drawing / **10am Shadows with Rooftop Removed**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

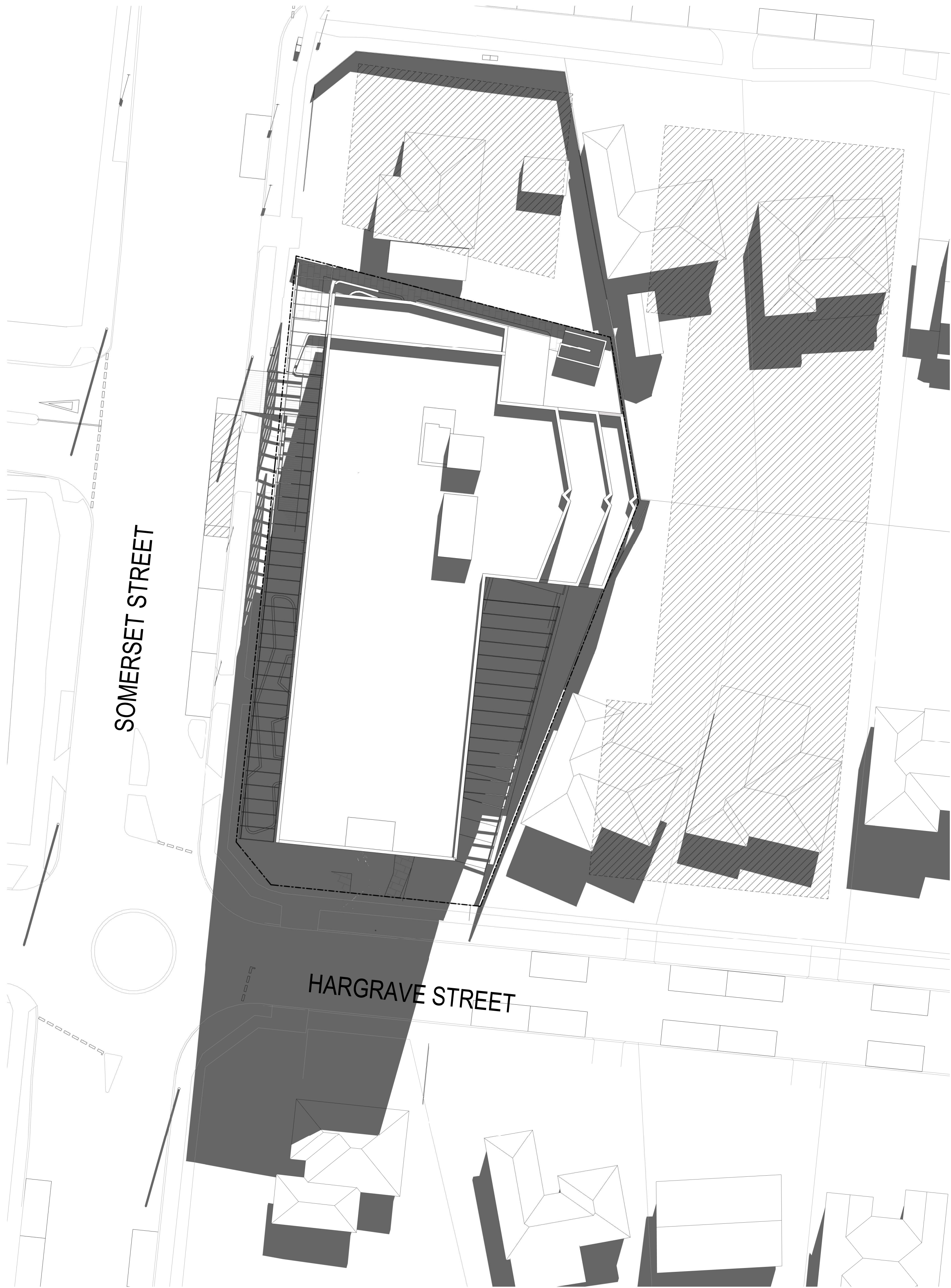
Drawing No. / **TP04.22 -**



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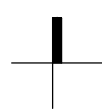
Drawing / **11am Shadows with Rooftop Removed**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP04.23 -**

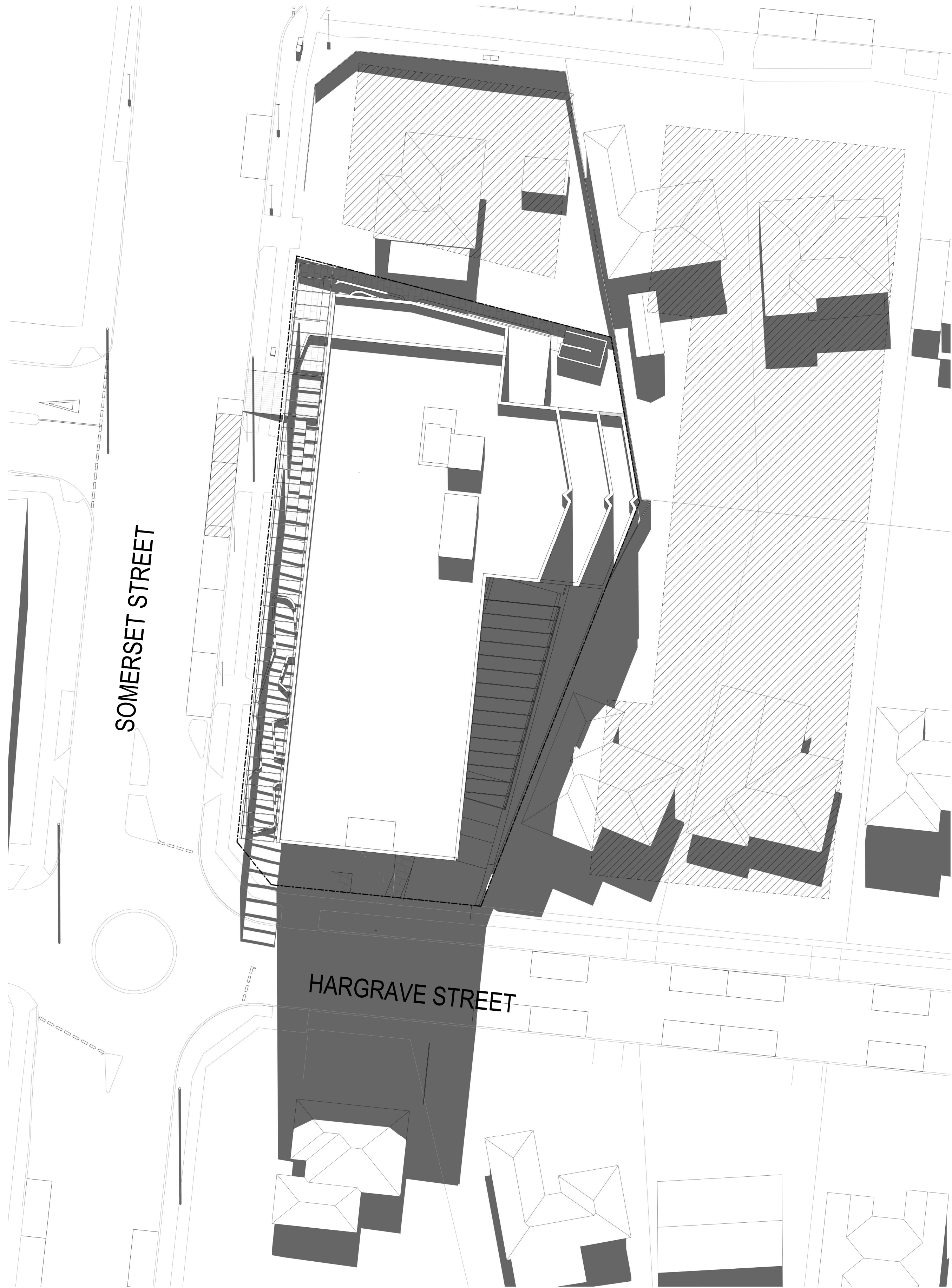


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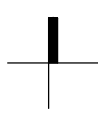
Drawing / **12pm Shadows with Rooftop Removed**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP04.24 -**



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DEVELOPMENT APPLICATION

Revisions / - 30.07.21 Response to Council KW

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

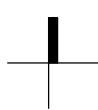
Drawing / **1pm Shadows with Rooftop Removed**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

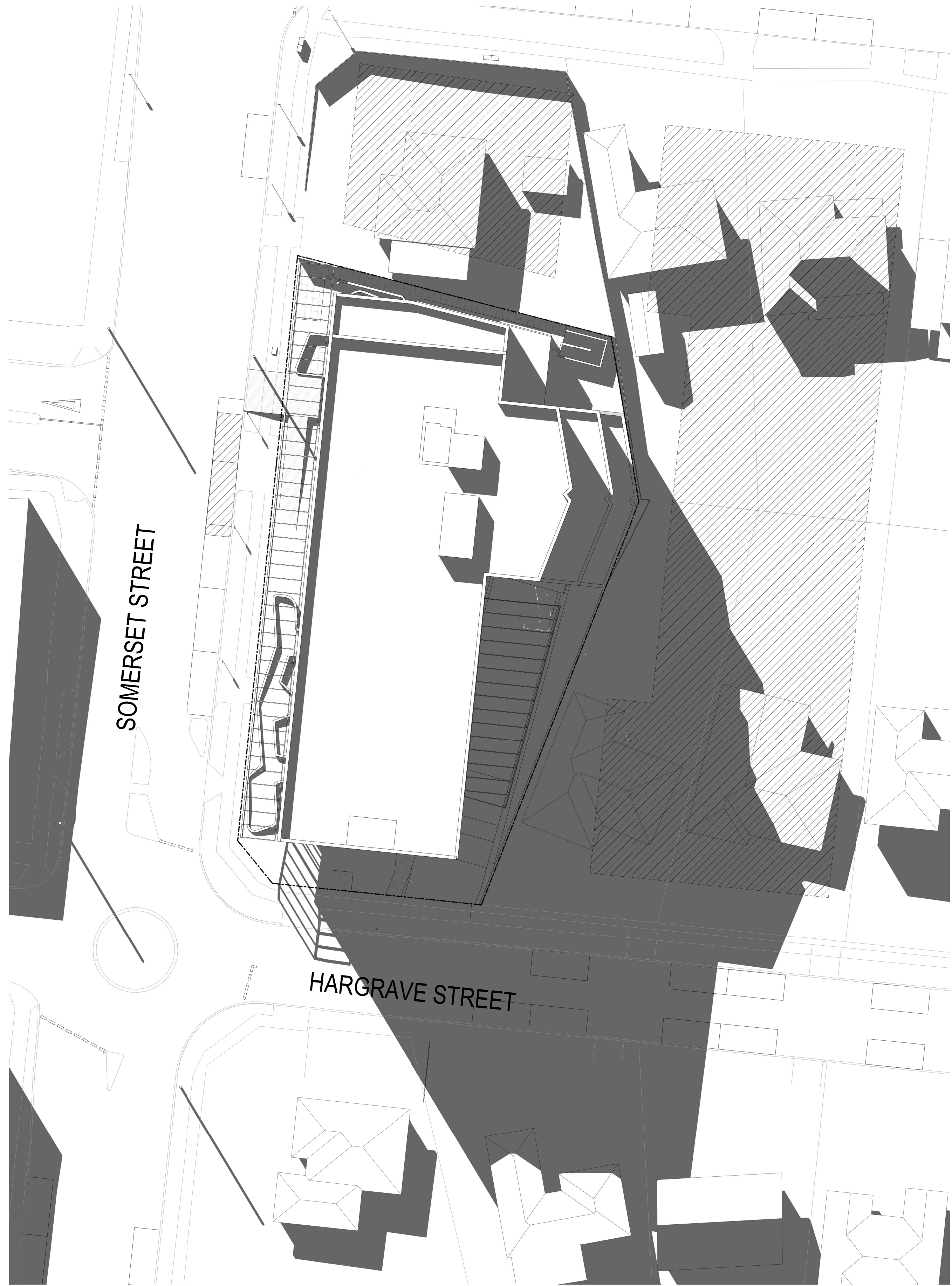
Drawing No. / **TP04.25 -**



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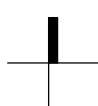
Revisions / - 30.07.21 Response to Council KW

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

Drawing / **2pm Shadows with Rooftop Removed**

Project No / **220027** Date / **30.07.21** Author / **KW** Scale: @ A1 / **1 : 250**

Drawing No. / **TP04.26 -**

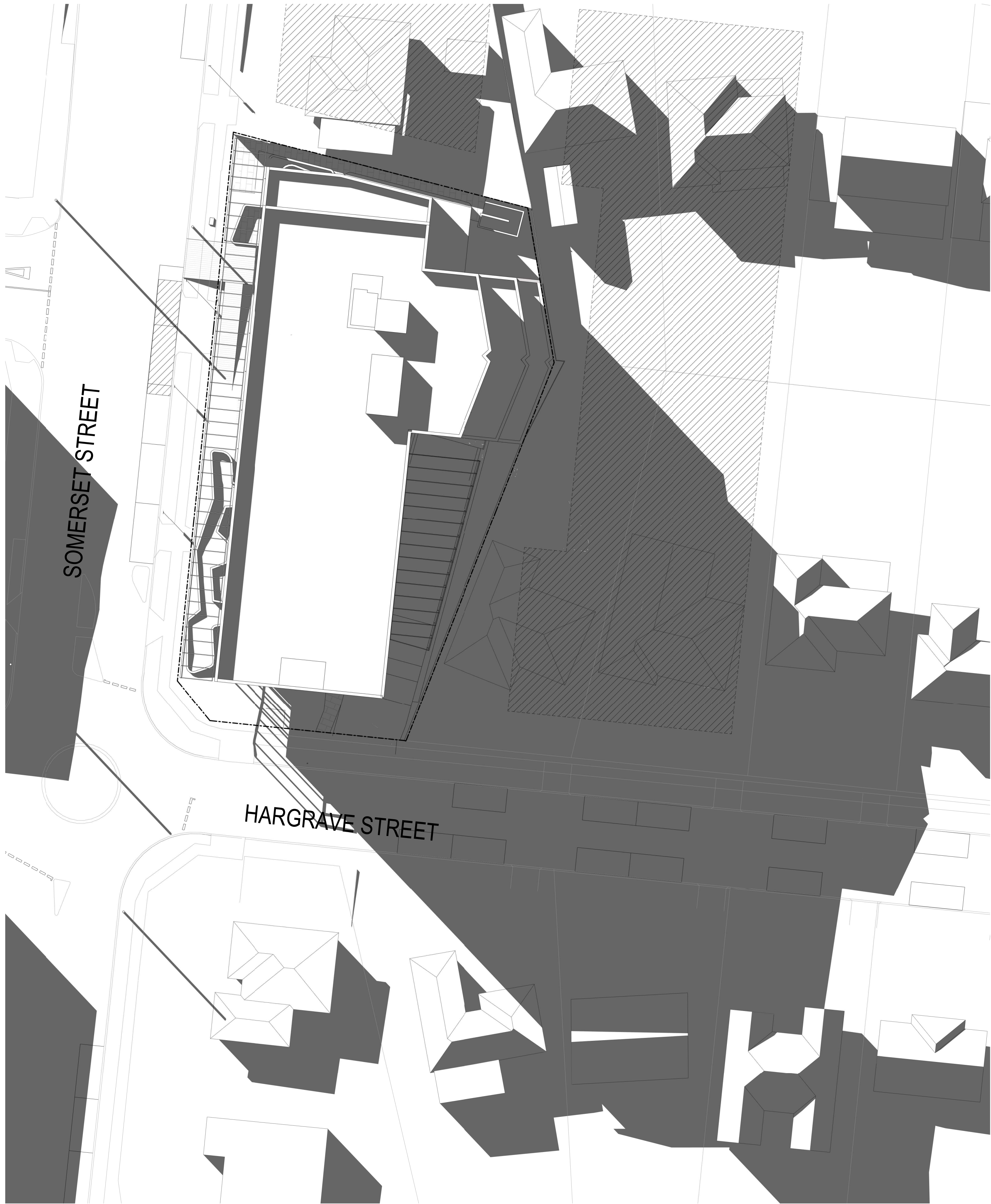


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DEVELOPMENT APPLICATION

Revisions / - 30.07.21 Response to Council KW

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

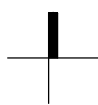
Drawing / **3pm Shadows with Rooftop Removed**

Project No / **220027** Date / **30.07.21**

Author / **KW**

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

Drawing No. / **TP04.27 -**



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PROPOSED DEVELOPMENT SUMMARY:

LEVEL	HOTEL	AMENITIES	PARKING	FOOD & BEVERAGE	CIRCULATION/ SERVICES	HOTEL
						No. HOTEL 1 BED
BASEMENT 3	0.0 m²	0.0 m²	1054.3 m²	0.0 m²	182.0 m²	0
BASEMENT 2	0.0 m²	0.0 m²	971.9 m²	0.0 m²	263.1 m²	0
BASEMENT 1	0.0 m²	0.0 m²	1020.0 m²	0.0 m²	188.7 m²	0
GROUND	265.7 m²	315.8 m²	0.0 m²	0.0 m²	363.2 m²	8
LEVEL 1	815.6 m²	0.0 m²	0.0 m²	0.0 m²	205.4 m²	28
LEVEL 2	785.1 m²	0.0 m²	0.0 m²	0.0 m²	183.5 m²	28
LEVEL 3	785.1 m²	0.0 m²	0.0 m²	0.0 m²	183.5 m²	28
LEVEL 4	684.3 m²	0.0 m²	0.0 m²	0.0 m²	166.3 m²	24
LEVEL 5	684.3 m²	0.0 m²	0.0 m²	0.0 m²	166.3 m²	24
ROOF	0.0 m²	180.7 m²	0.0 m²	117.1 m²	209.6 m²	0
	4020.1 m²	496.4 m²	3046.2 m²	117.1 m²	2111.6 m²	140

LEVEL	CARPARKS
	HOTEL
BASEMENT 3	25
BASEMENT 2	20
BASEMENT 1	18
	63

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

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

GUEST ROOM TYPE BREAKDOWN	
GUEST ROOM TYPE	COUNT
ACCESSIBLE GUEST ROOM	10
DDA GUEST ROOM	11
TYPICAL GUEST ROOM	119
GRAND TOTALS	140

7%
8%
85%

TOWN PLANNING DEVELOPMENT SUMMARY:

LEVEL	HOTEL	AMENITIES	PARKING	FOOD & BEVERAGE	CIRCULATION/ SERVICES	HOTEL
						No. HOTEL 1 BED
BASEMENT 2	0.0 m²	0.0 m²	1012.6 m²	0.0 m²	245.2 m²	0
BASEMENT 1	0.0 m²	0.0 m²	1001.9 m²	0.0 m²	238.8 m²	0
GROUND	249.8 m²	309.8 m²	0.0 m²	0.0 m²	351.1 m²	8
LEVEL 1	729.0 m²	0.0 m²	0.0 m²	0.0 m²	184.9 m²	28
LEVEL 2	699.2 m²	0.0 m²	0.0 m²	0.0 m²	182.4 m²	28
LEVEL 3	700.2 m²	0.0 m²	0.0 m²	0.0 m²	170.0 m²	28
LEVEL 4	613.6 m²	0.0 m²	0.0 m²	0.0 m²	149.3 m²	24
LEVEL 5	613.6 m²	0.0 m²	0.0 m²	0.0 m²	149.3 m²	24
ROOF	0.0 m²	171.4 m²	0.0 m²	114.7 m²	194.5 m²	0
	3605.3 m²	481.2 m²	2014.5 m²	114.7 m²	1865.5 m²	140

LEVEL	CARPARKS
	HOTEL
BASEMENT 2	23
BASEMENT 1	23
GROUND	0
	46

LEVEL	BICYCLE PARKS	BICYCLE PARK TYPE
BASEMENT 2	4	STAFF
BASEMENT 1	0	
GROUND	8	VISITOR
GRAND TOTAL	12	

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

GUEST ROOM TYPE BREAKDOWN			
GUEST ROOM TYPE	COUNT	TOTAL %	Level
ACCESSIBLE GUEST ROOM	12	9%	
DDA GUEST ROOM	11	8%	
TYPICAL GUEST ROOM	117	84%	
GRAND TOTALS	140	100%	

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning	HB
	A	09.07.21	Response to Council RF1	JC

30/07/2021 1:52:15 PM

Project / 28-32 SOMERSET STREET, KINGSWOOD

Drawing / Development Summary

Project No. / 220027

Date / 09.07.21

Author / JC

Scale: @ A1/

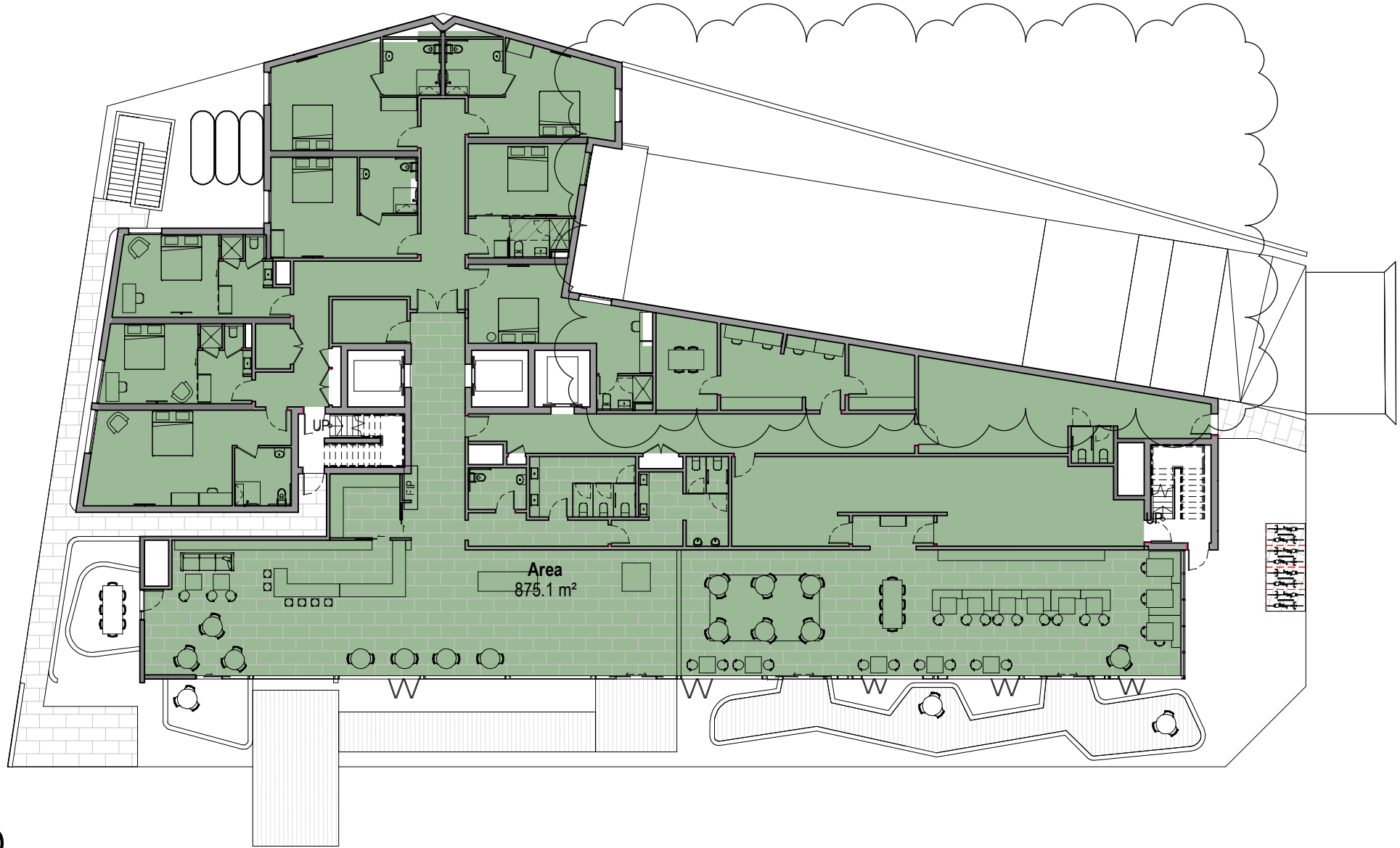
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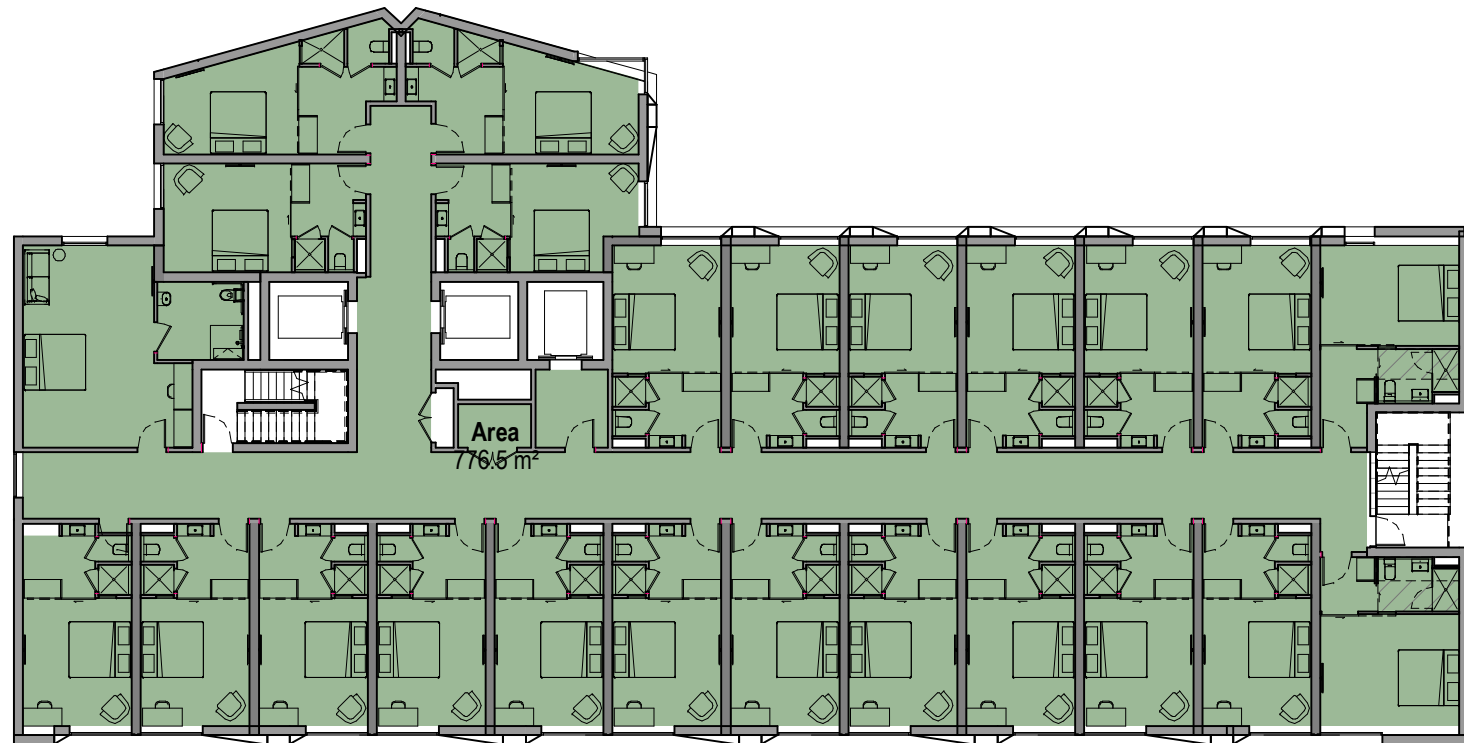
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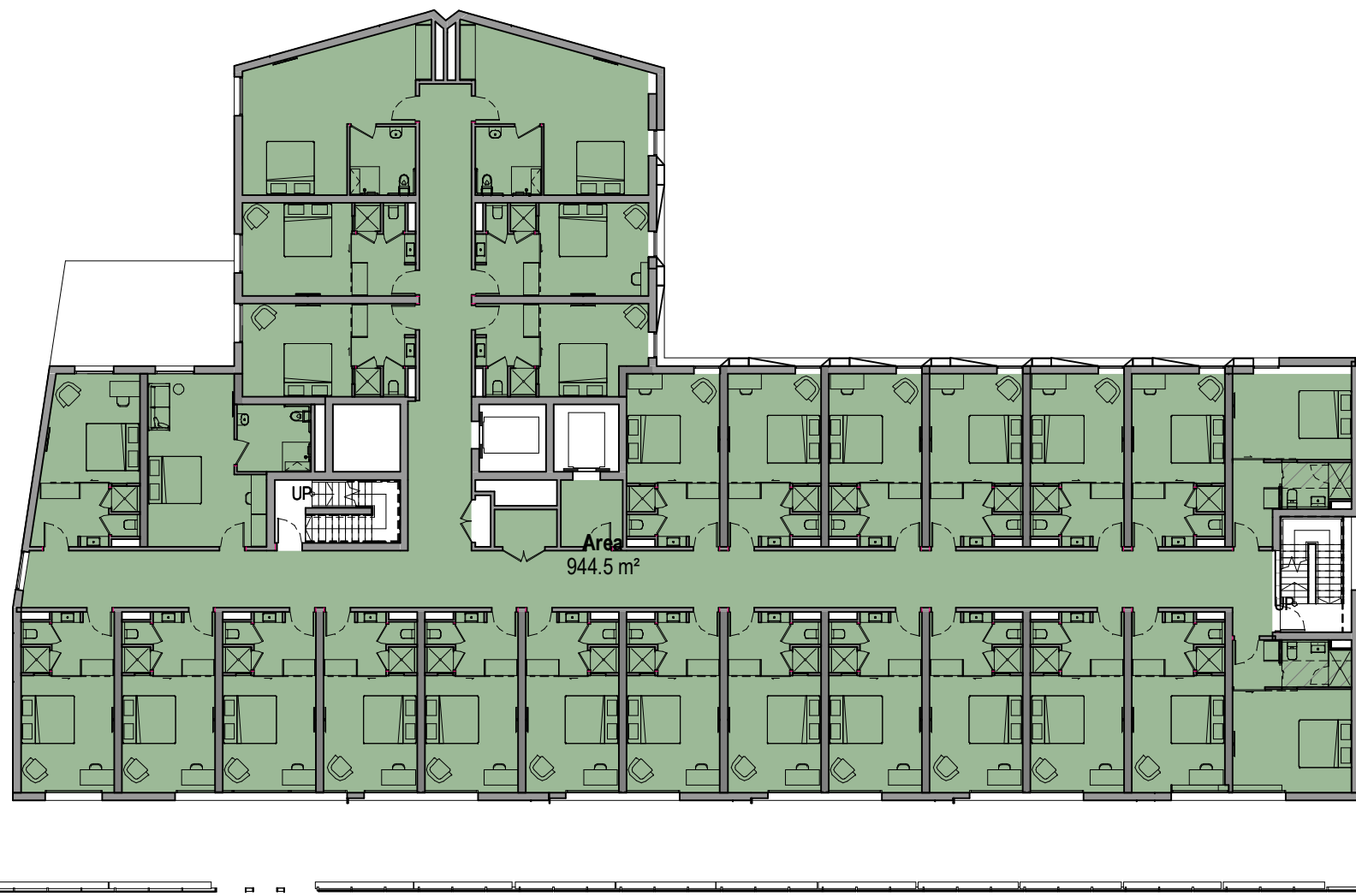
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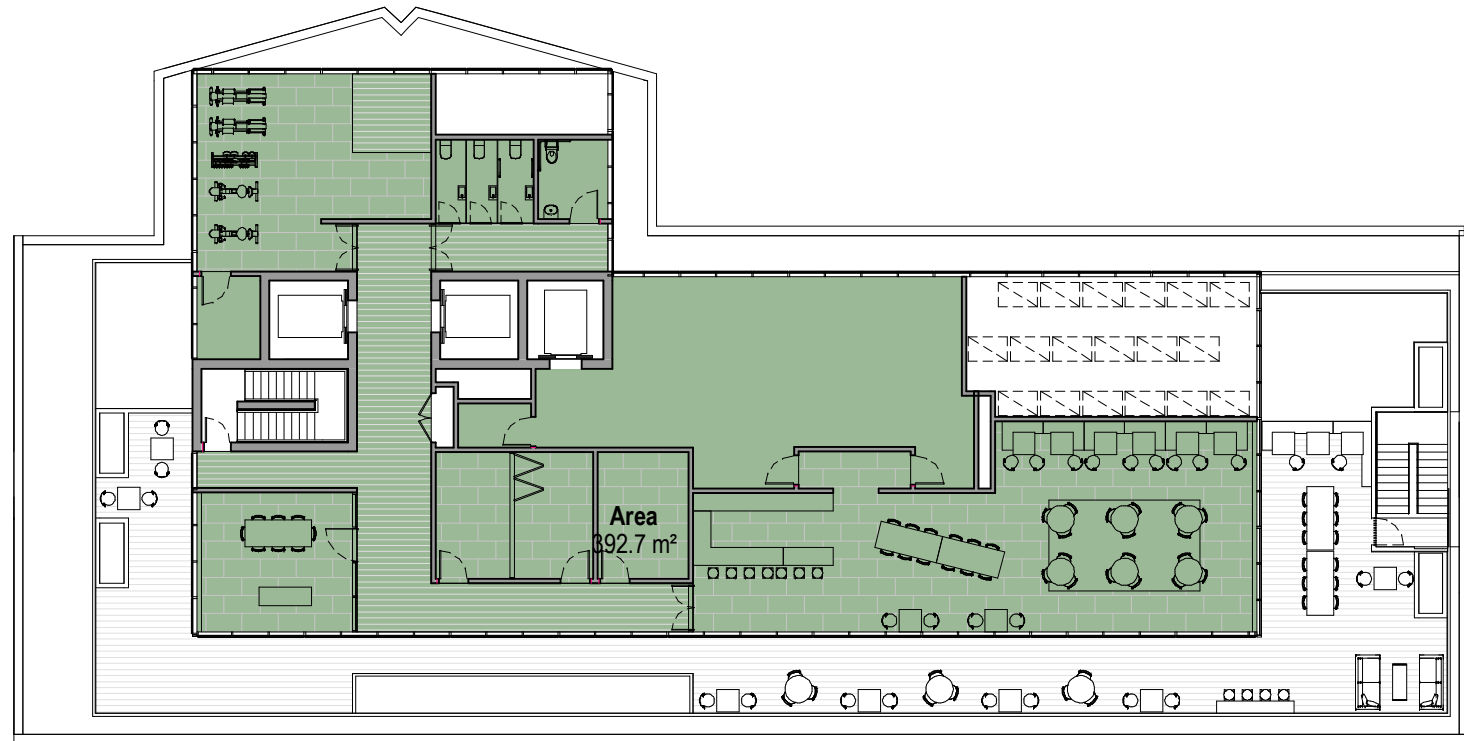
GROUND



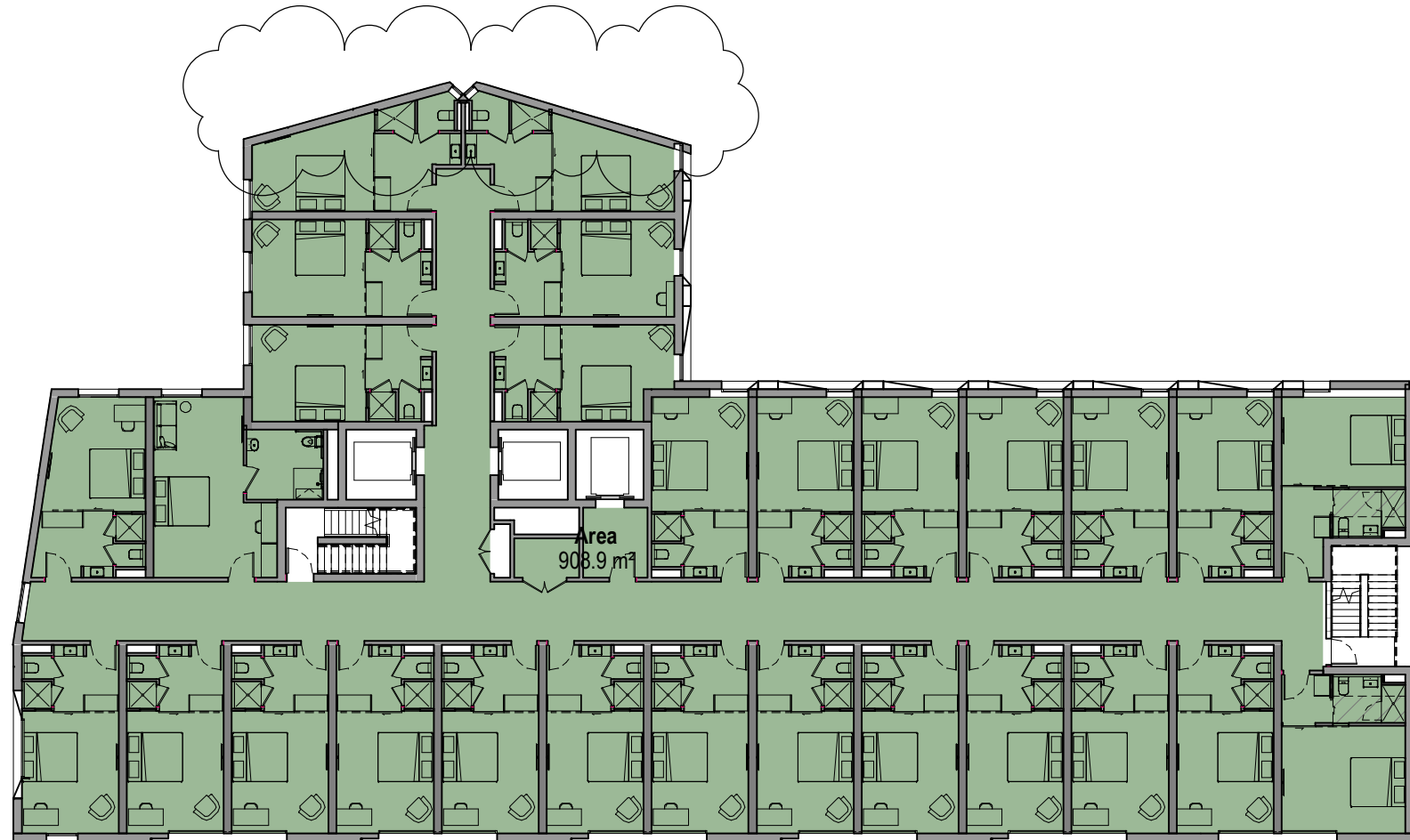
LEVEL 4-5



LEVEL 1



ROOF



LEVEL 2-3

GFA	
Level	Area

GROUND	875.1 m²
LEVEL 1	944.5 m²
LEVEL 2	908.9 m²
LEVEL 3	908.9 m²
LEVEL 4	776.5 m²
LEVEL 5	776.5 m²
ROOF	392.7 m²

Grand total 5583.2 m²

Site Area: 1692.86 m²

FSR Permissible for site: 3.5

Max. Permissible GFA = 5,925m²

FSR= 3.30

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning	HB
	A	09.07.21	Response to Council RF1	JC

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

Drawing / **GFA**

Project No / **220027** Date / **09.07.21**

Author / **JC**

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

Drawing No. / **TP05.02 A**

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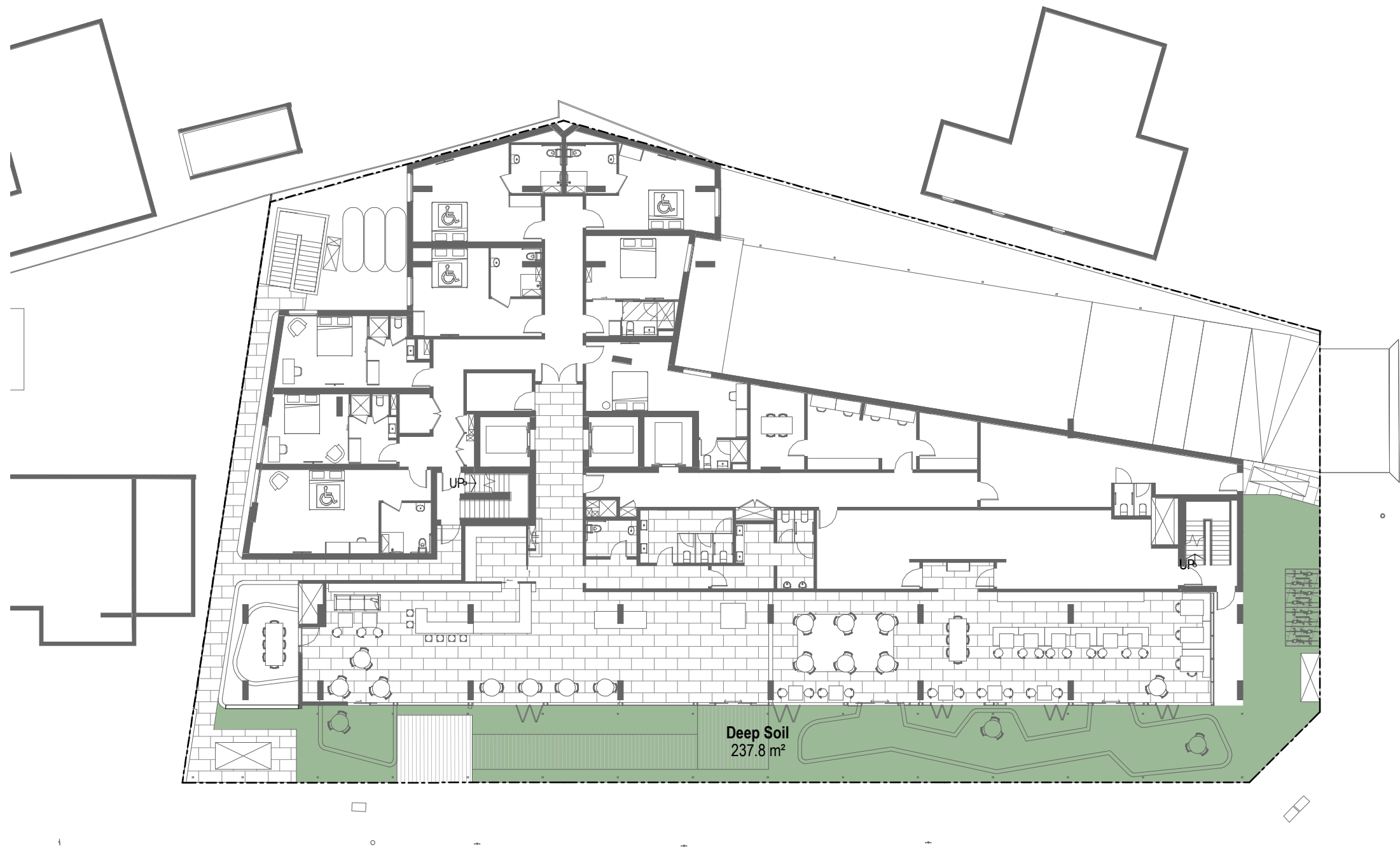
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SITE COVERAGE

Site Coverage (current) -	1255.0 m²	74%
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Total site area = 1692.15m²



DEEP SOIL

Deep Soil	237.8 m²	14.1%
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Total site area = 1692.15m²
Required Deep Soil (10%) = 169m²

DEVELOPMENT APPLICATION

Revisions	-	16.11.20	Town Planning	HB
	A	09.07.21	Response to Council RFI	JC

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

Drawing / **SITE COVERAGE and DEEP SOIL**

Project No / **220027** Date / **09.07.21**

Author / **JC**

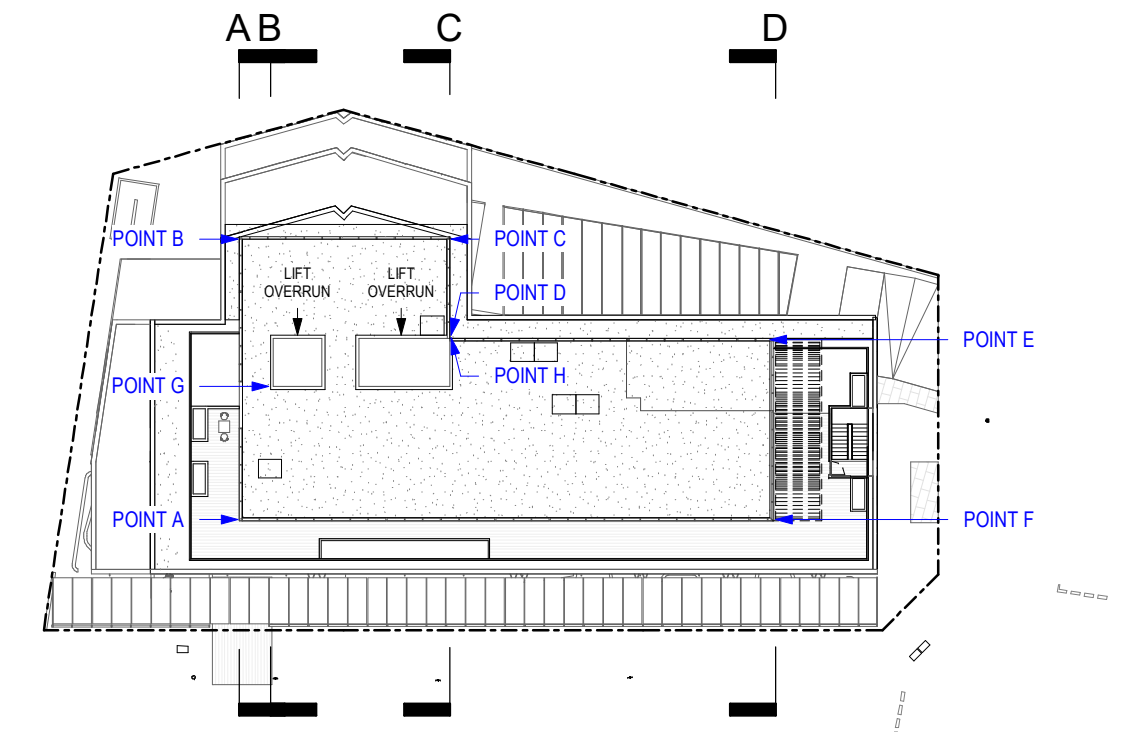
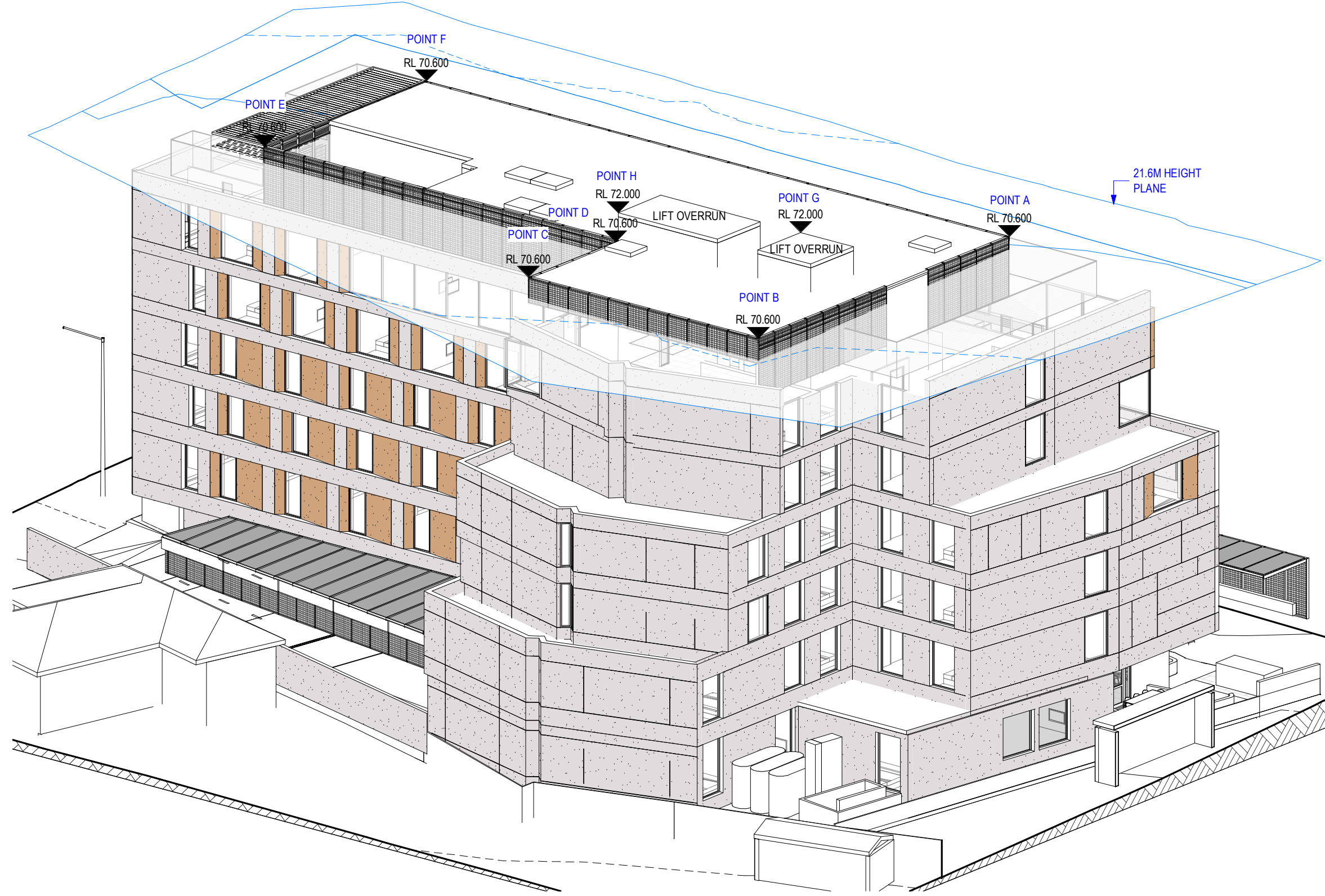
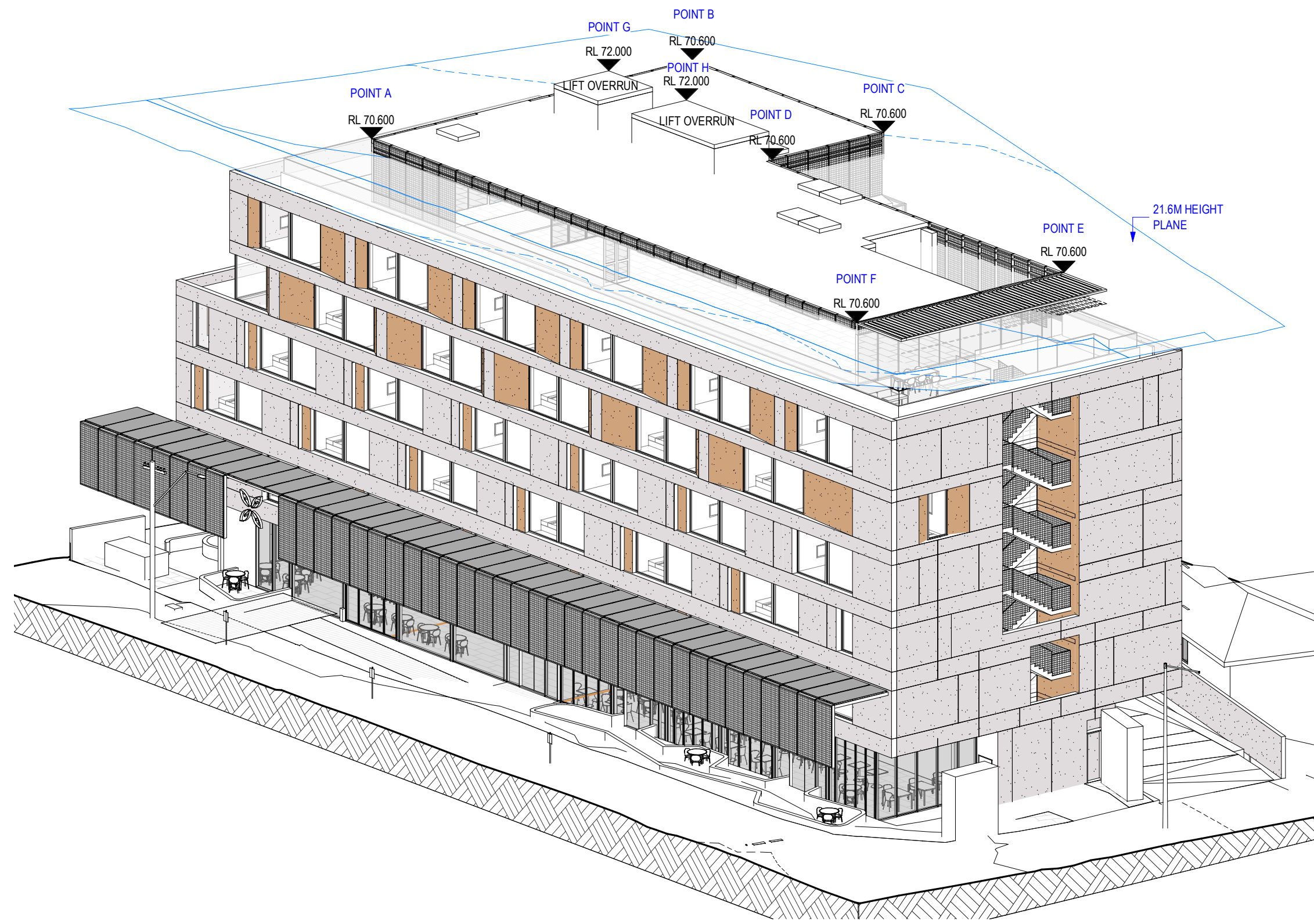
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Drawing No. / **TP05.04 A**

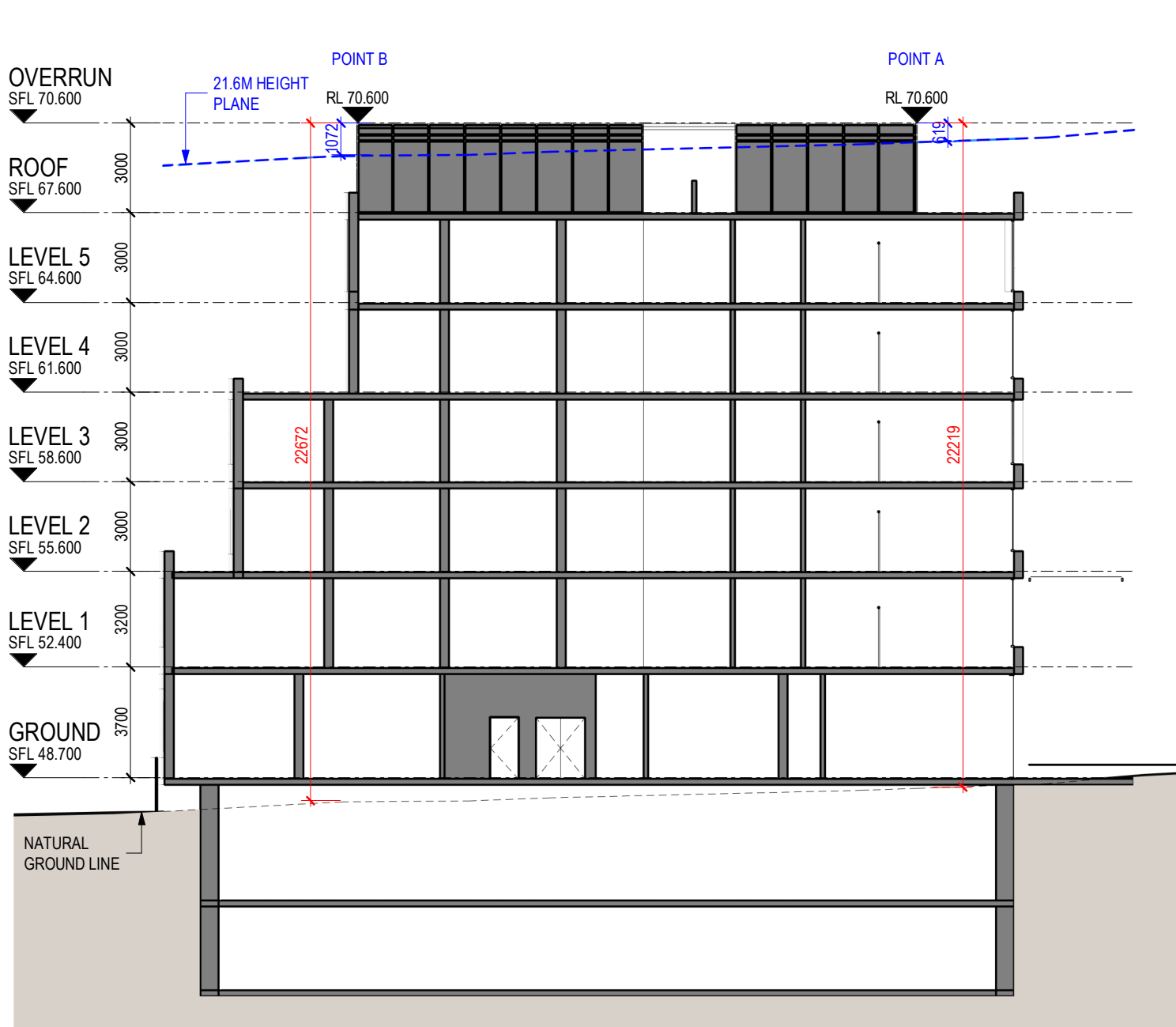
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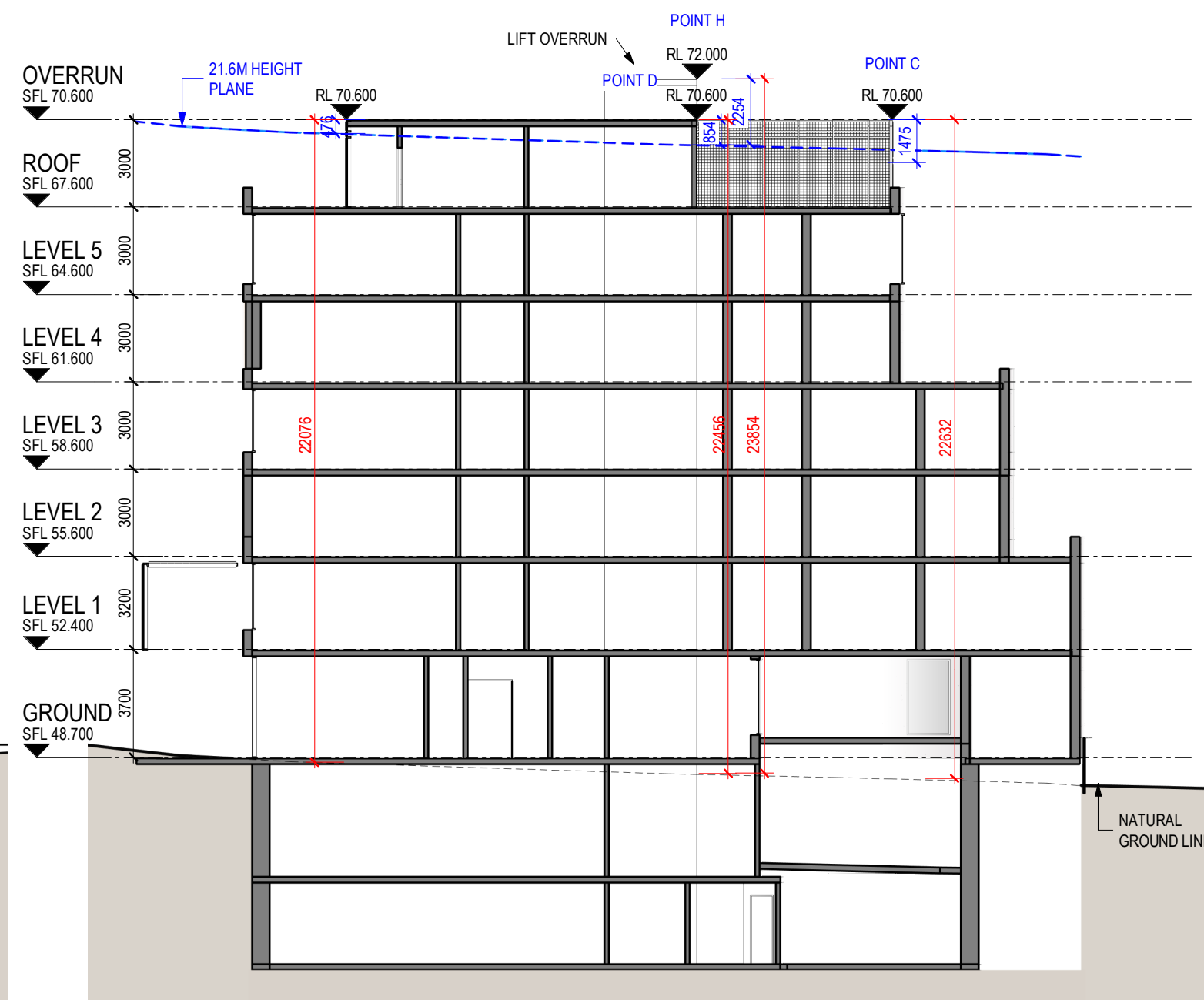
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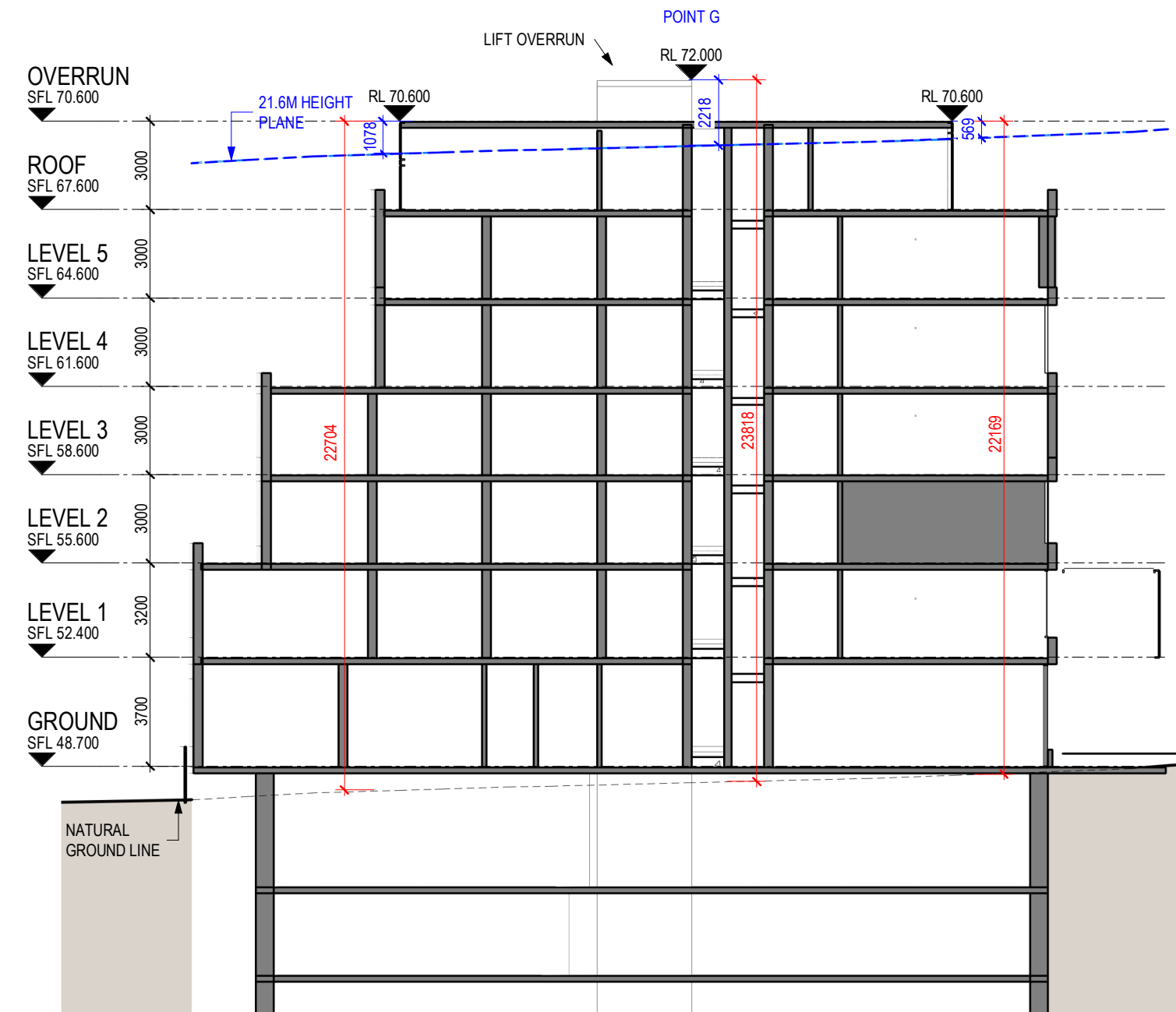
HEIGHT PLANE KEY PLAN



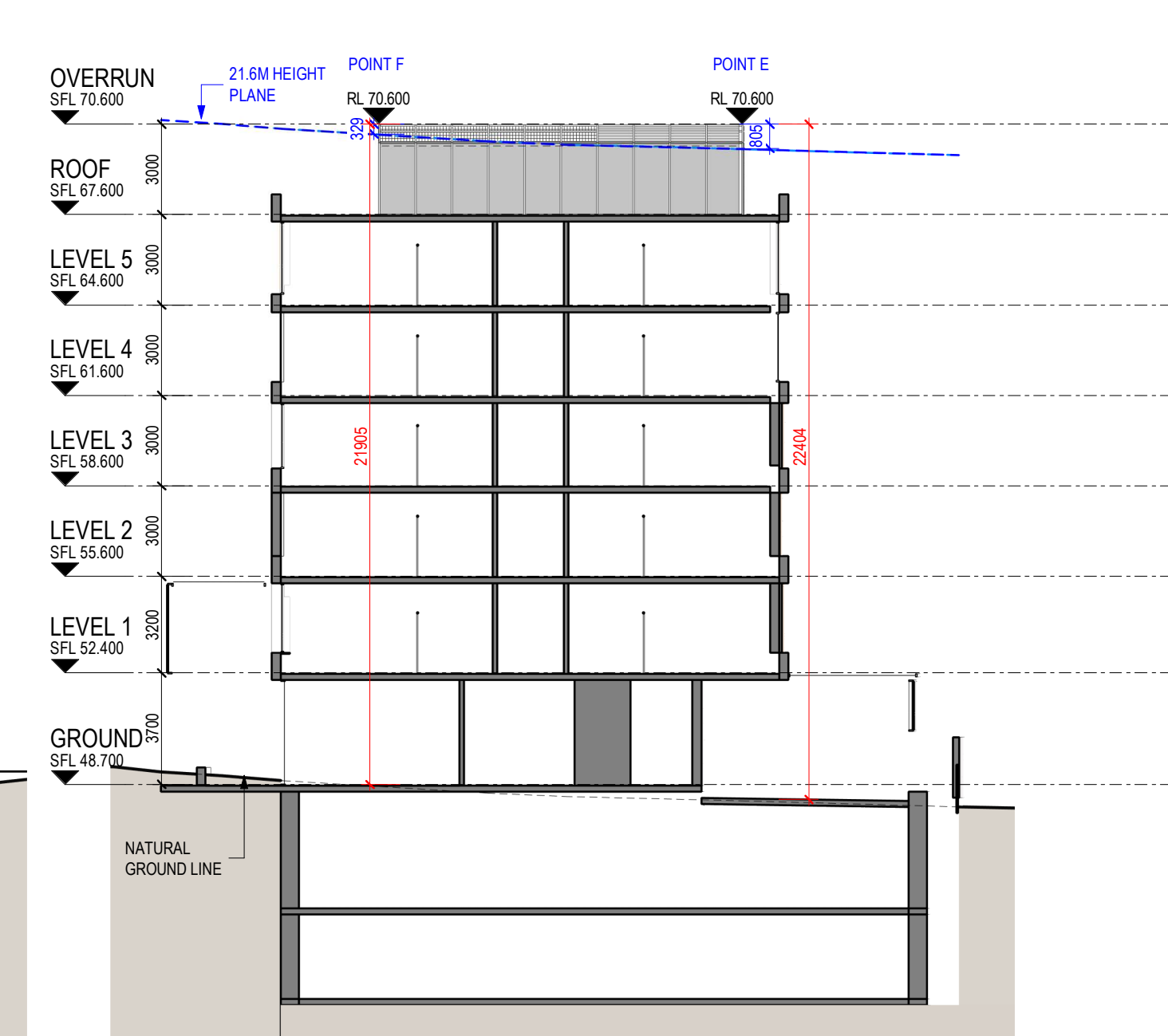
Height Plane - Section A



Height Plane - Section B



Height Plane - Section C



Height Plane - Section D

DEVELOPMENT APPLICATION

Revisions / 09.07.21 Response to Council RF1 JC

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

Drawing / **Height Plane Diagram**

Project No / **220027** Date / **09.07.21**

Author / **JC**

Scale: @ A1 / **As indicated**

Drawing No. / **TP05.05**

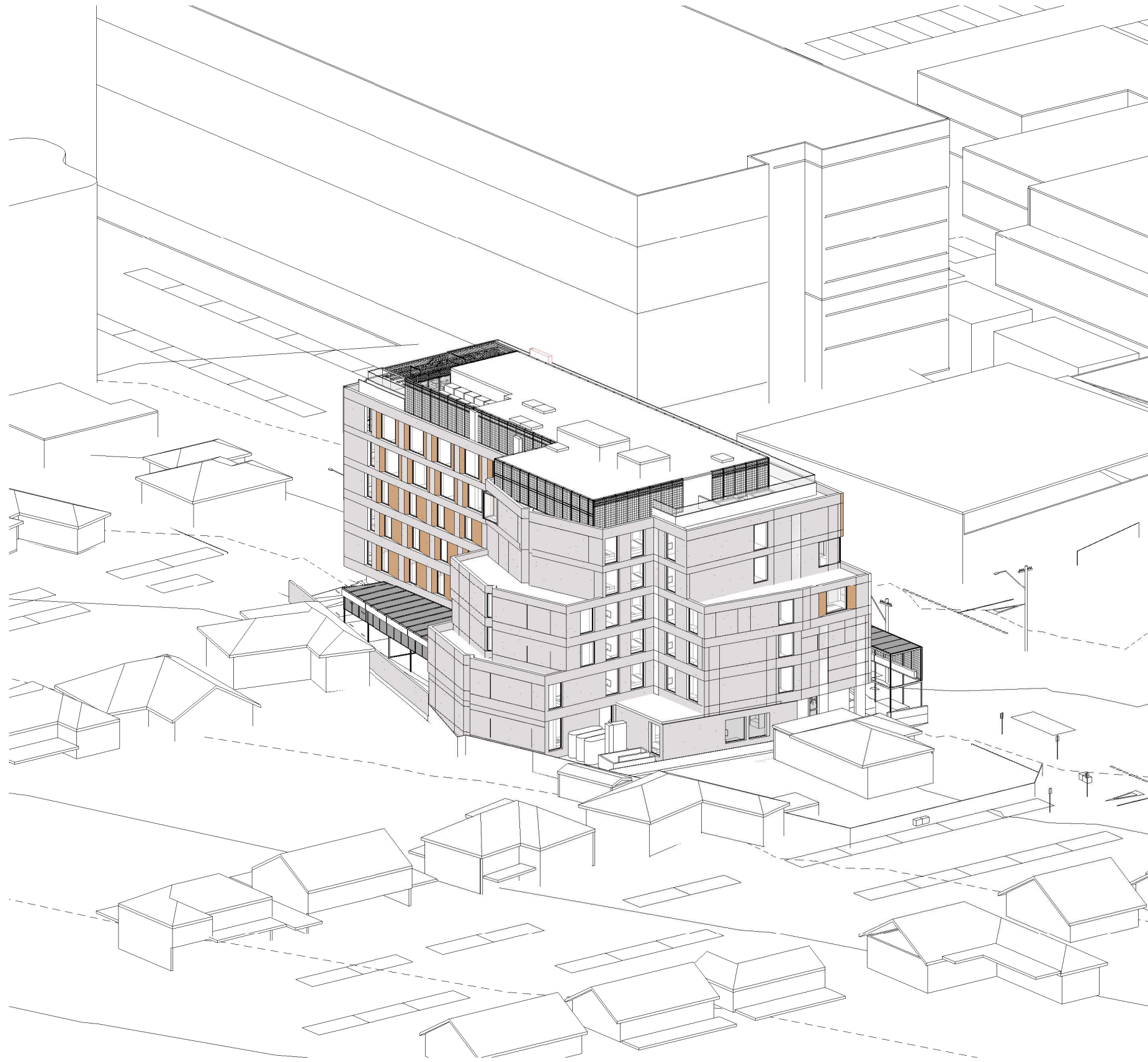
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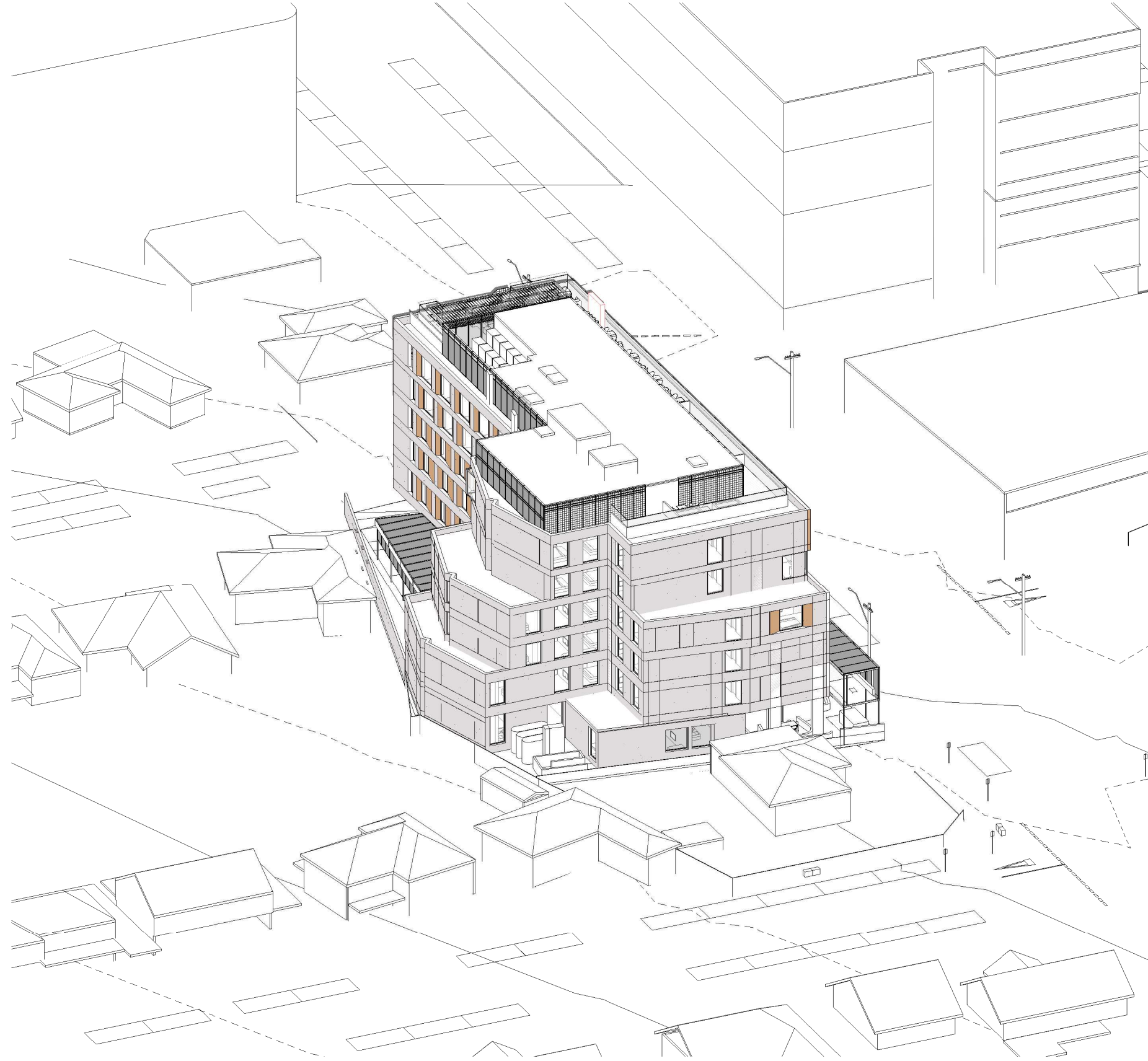
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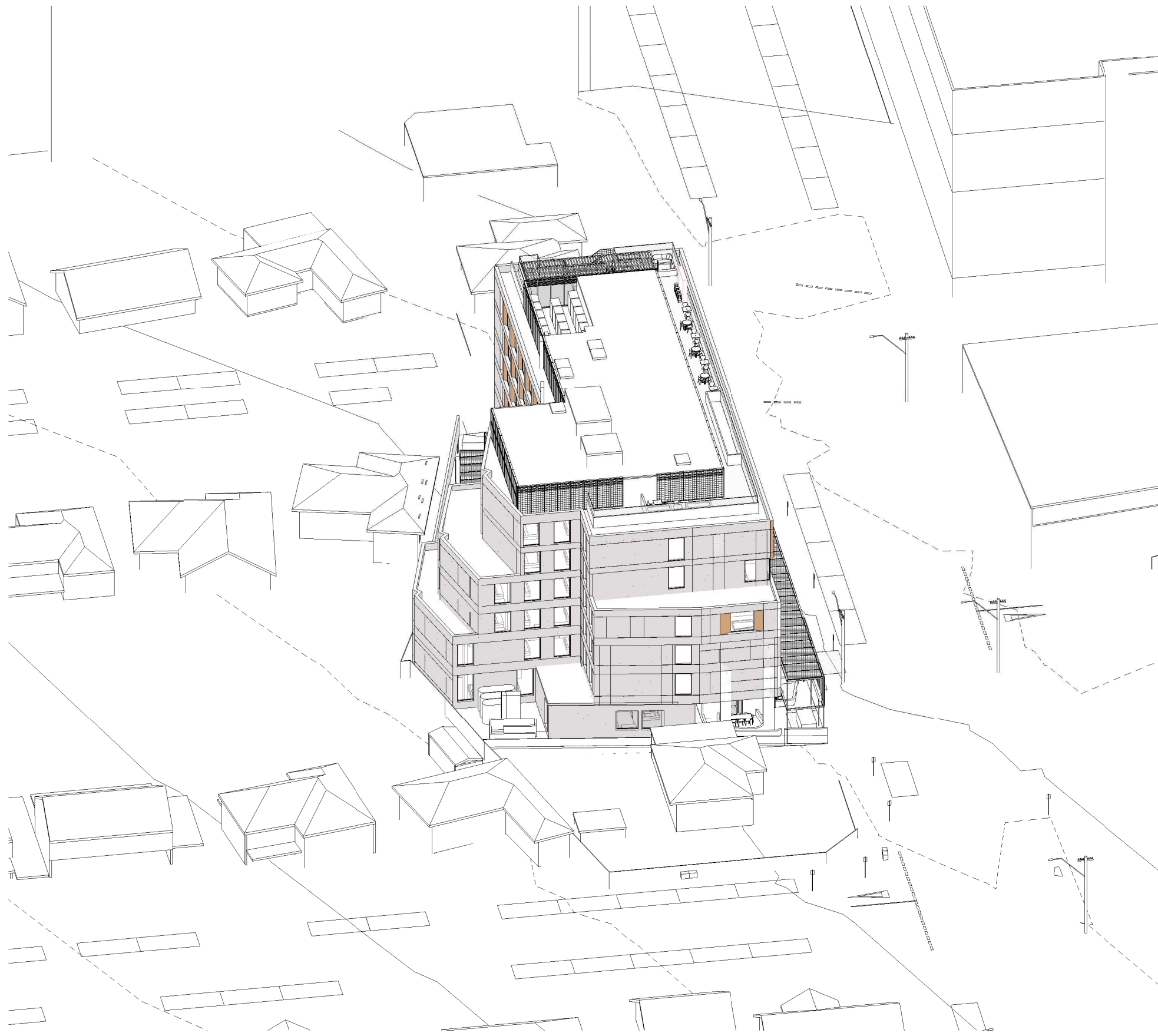
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Version: 1, Version Date: 02/09/2021



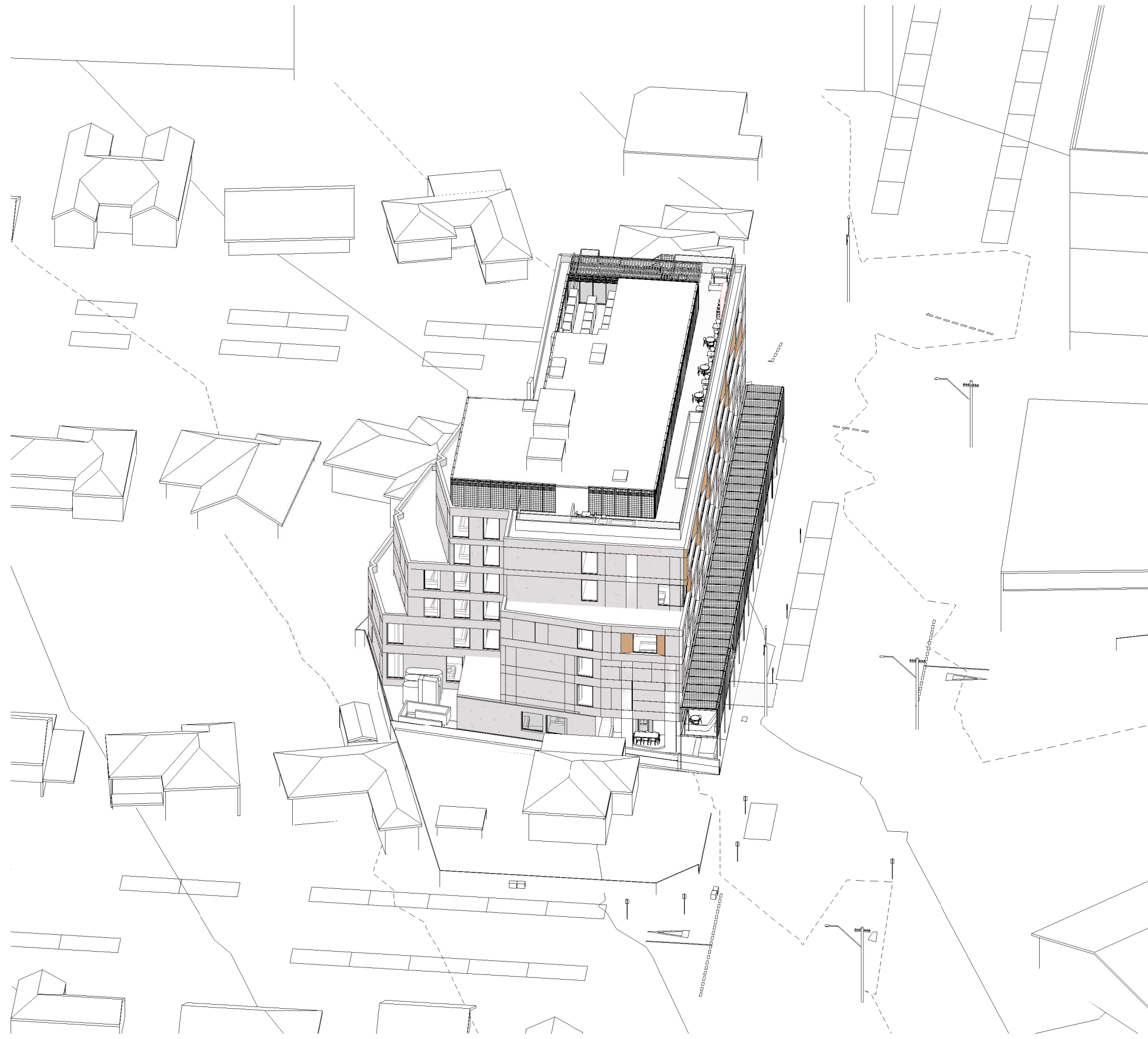
21st June 9am



21st June 10am



21st June 11am



21st June 12pm

DEVELOPMENT APPLICATION

Revisions / 09.07.21 Response to Council RFJ JC

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

Drawing / Solar POV

Project No / 220027 Date / 09.07.21

Author / JC

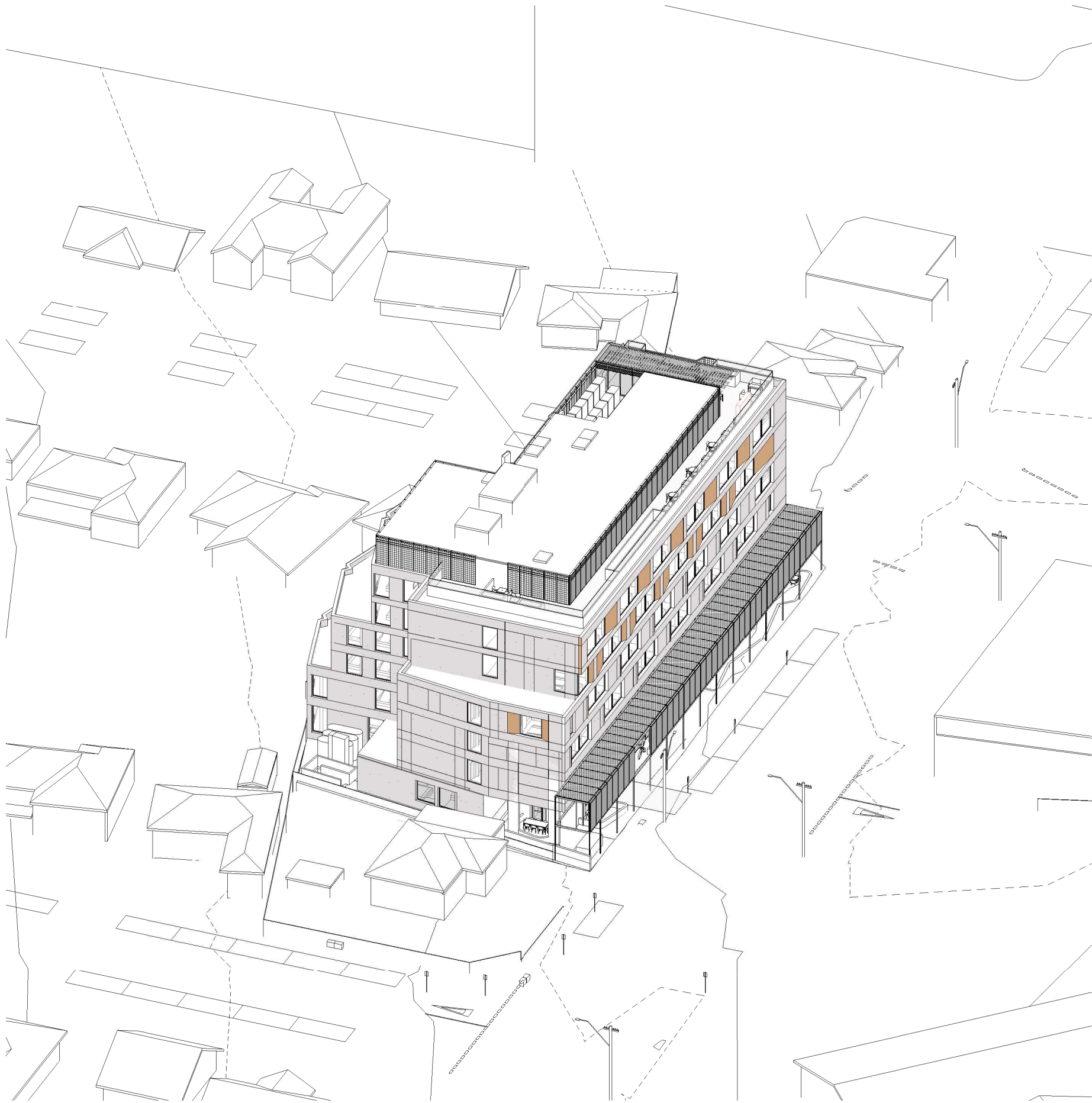
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Drawing No. / TP05.06

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21st June 1pm



21st June 2pm



21st June 3pm

DEVELOPMENT APPLICATION

Revisions / - 09.07.21 Response to Council RF1 JC

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

Drawing / **Solar POV**

Project No / **220027** Date / **09.07.21**

Author / **JC**

Scale: @ A1 /

Drawing No. / **TP05.07** -

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