

TOWN PLANNING

Revisions / 16.11.20 Town Planning

Abbreviations:	
HB	BOLLARD
BOL	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	EXISTING CROSSOVER
BOH	BACK OF HOUSE
DCP	DEVELOPMENT CONTROL PLAN

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

Drawing / **Existing Conditions**

Project No / **220027** Date / **16.11.2020** Author / **HB**

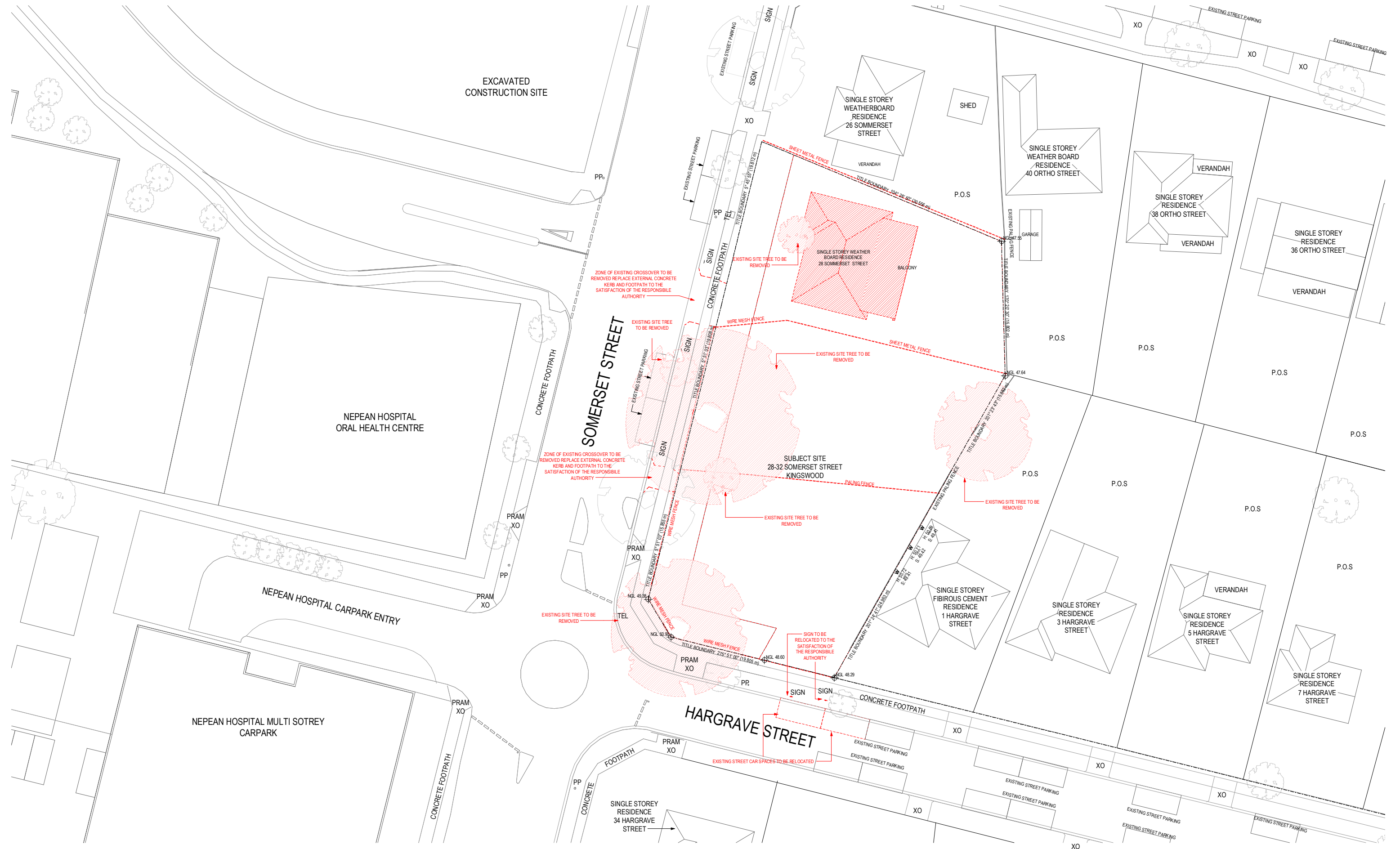
Scale: @ A1 / **1 : 200**

Drawing No. / **TP00.02**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



TOWN PLANNING

Revisions / 16.11.20 Town Planning

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

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

Drawing / **Demolition Plan**

Project No / **220027** Date / **16.11.2020** Author / **HB**

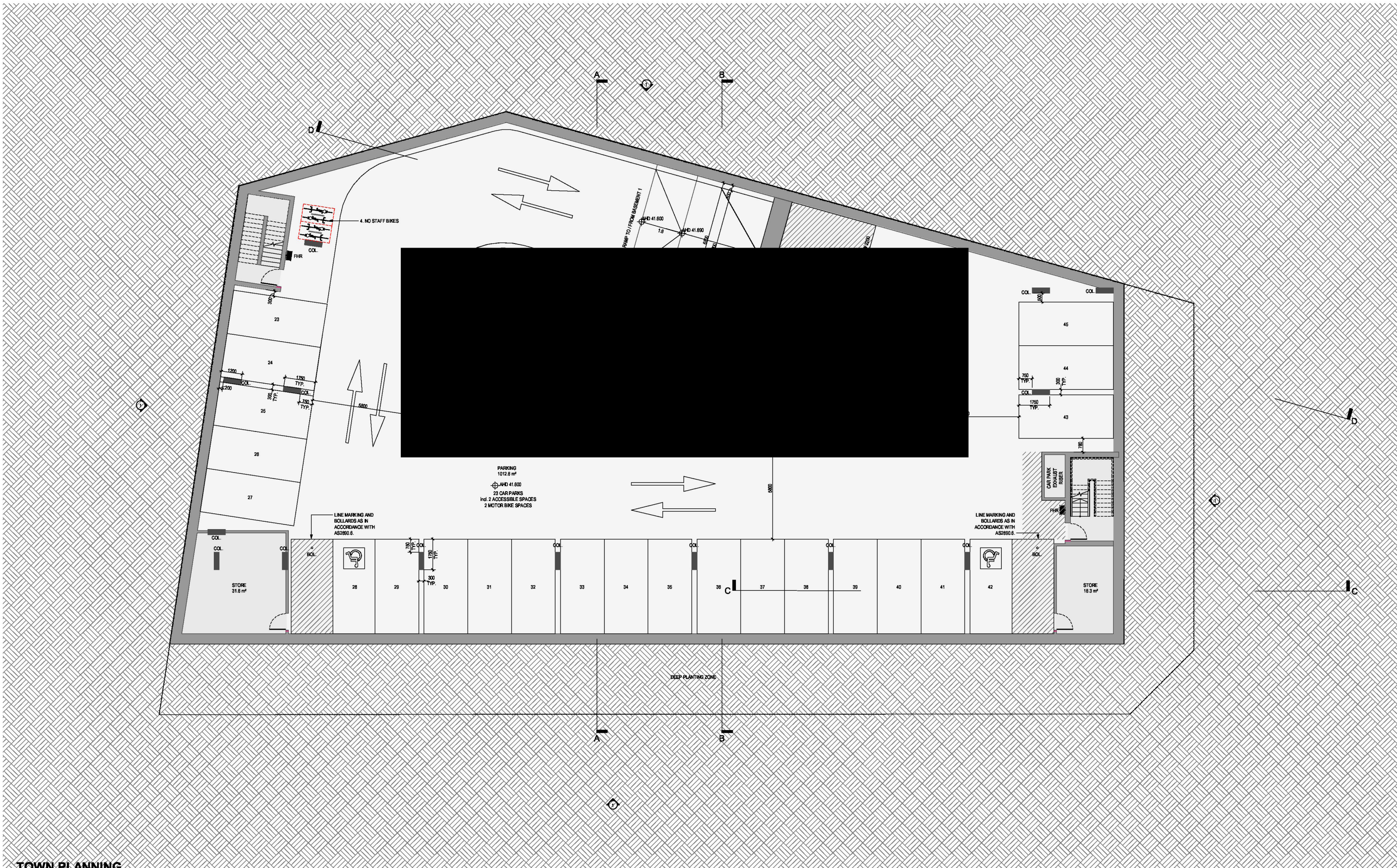
Scale: @ A1 / **1 : 200**

Drawing No. / **TP00.03**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



TOWN PLANNING

Revisions / 16.11.20 Town Planning

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

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

Project / 28-32 SOMERSET STREET, KINGSWOOD
Drawing / Basement 2

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

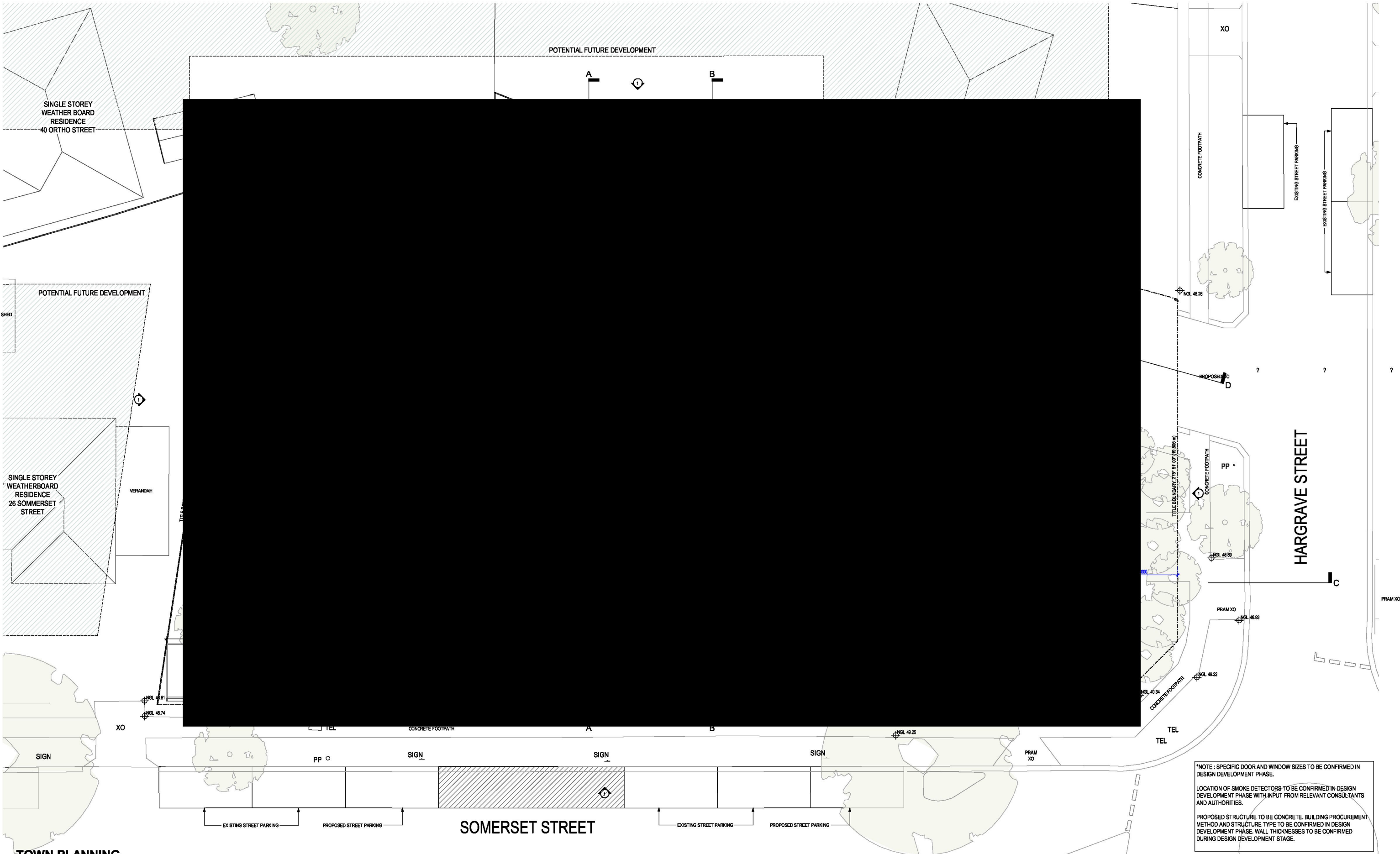
Project No / 220027 Date / 16.11.2020 Author / HB Scale: @ A1 / 1 : 100

Drawing No. / TP01.01

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au





TOWN PLANNING

Revisions / 16.11.20 Town Planning

Abbreviations:	
HB	BOLLARD
BOL	BIKE RACK
BR1	COLUMN TO ENGINEERS DETAILS
COL	COMMUNICATIONS BOARD REFER TO CONSULTANTS DRAWINGS
COMMS	DOWNPIPES
DP	ELECTRICAL METERS REFER TO CONSULTANTS DRAWINGS
ELEC	FIRE EXTINGUISHER
F.E.	FIRE HOSE REEL
FHR	TERRACE
T	PHOTOVOLTAIC PANEL
PV	
ST	STORE
ERV	ENERGY RECOVERY VENTILATOR
TPZ	TREE PROTECTION ZONE
TEL	TELECOMMUNICATIONS BOX
W	WINDOW
PP	POWER POLE
XO	EXISTING CROSSOVER
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 / **16.11.2020** Author / **HB**

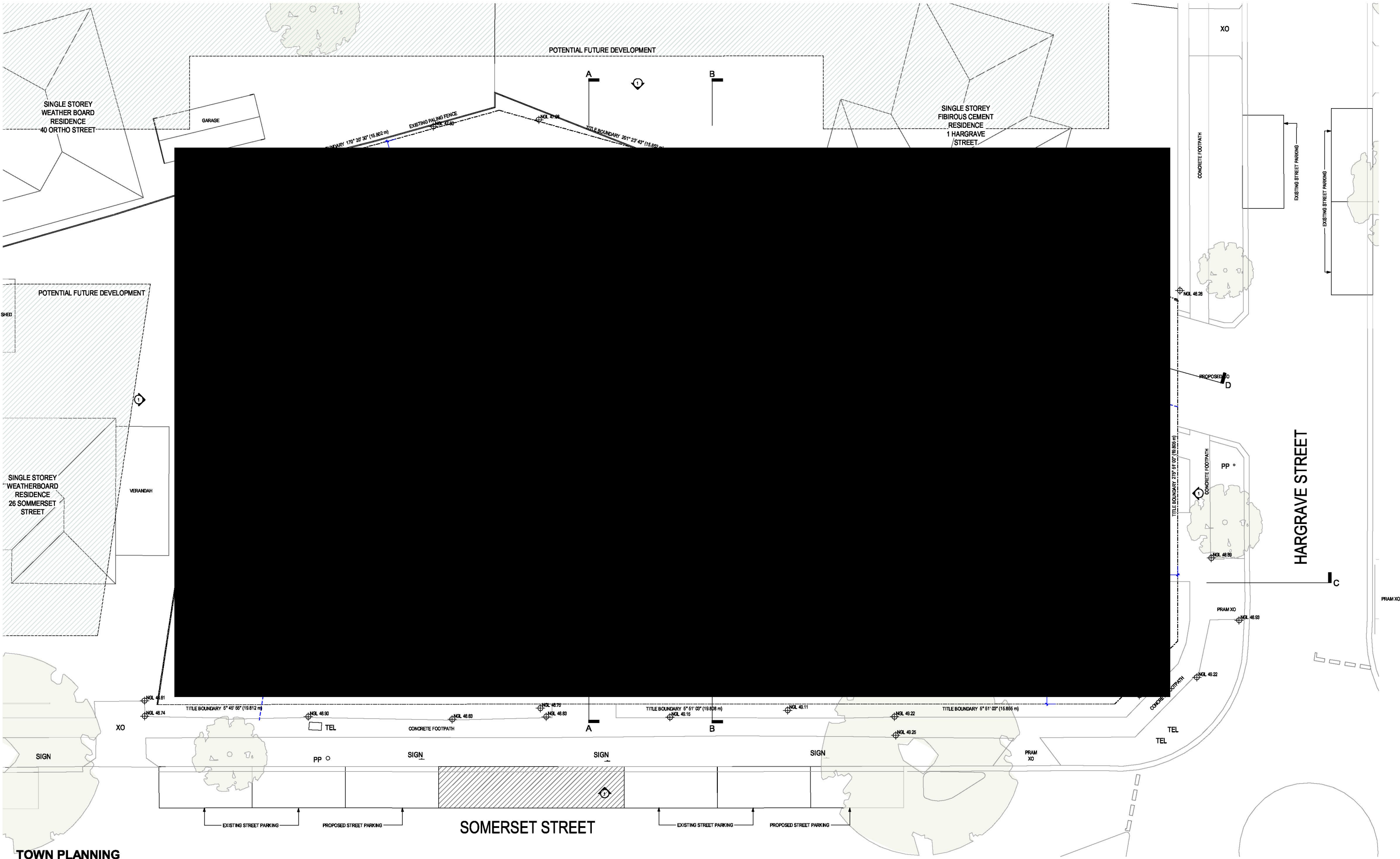
Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.05**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothelowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothelowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothelowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



TOWN PLANNING

Revisions

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

Drawing / **Level 5**

Project No / **220027**

Date / **11/13/20**

Author / **HB**

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

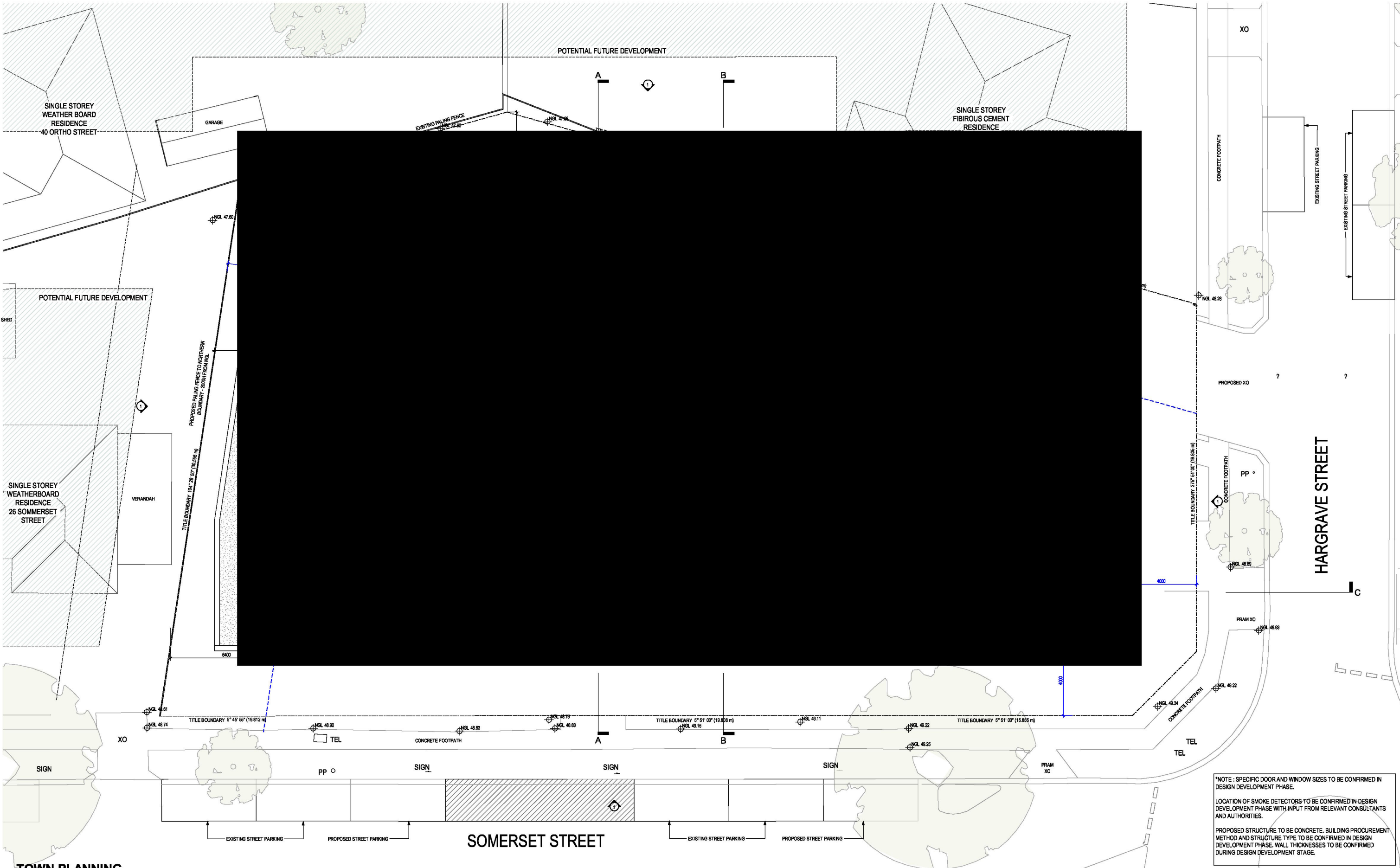
Drawing No. / **TP01.06A**

rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 5:18:18 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

Disclaimer: Rothelowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothelowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothelowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



TOWN PLANNING

Revisions / 16.11.20 Town Planning

Abbreviations:	
HB	BOLLARD
BOL	BOLLARD
BR1	BOLLARD
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	EXISTING CROSSOVER
BOH	BACK OF HOUSE
DCP	DEVELOPMENT CONTROL PLAN

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

Drawing / **Level 4**

Project No / **220027** Date / **16.11.2020** Author / **HB**

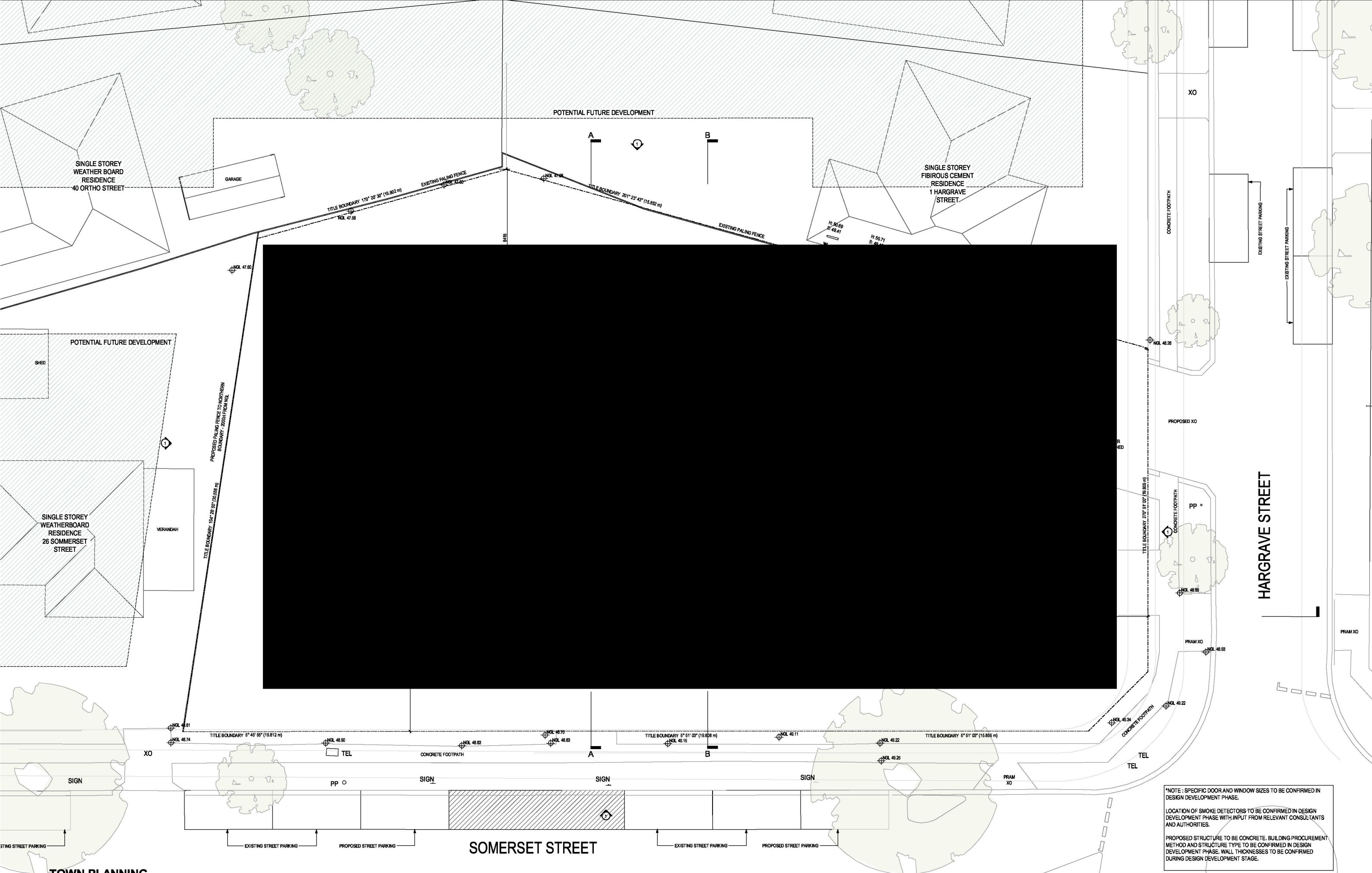
Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.06**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

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 TYPE 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.



TOWN PLANNING

Revisions / 16.11.20 Town Planning

Abbreviations:
HB 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
F.H. 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 EXISTING CROSSOVER
BOH BACK OF HOUSE
DCP DEVELOPMENT CONTROL PLAN

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

Drawing / Rooftop

Project No / 220027 Date / 16.11.2020

Author / HB

Scale: @ A1 / 1 : 100

Drawing No. / TP01.07

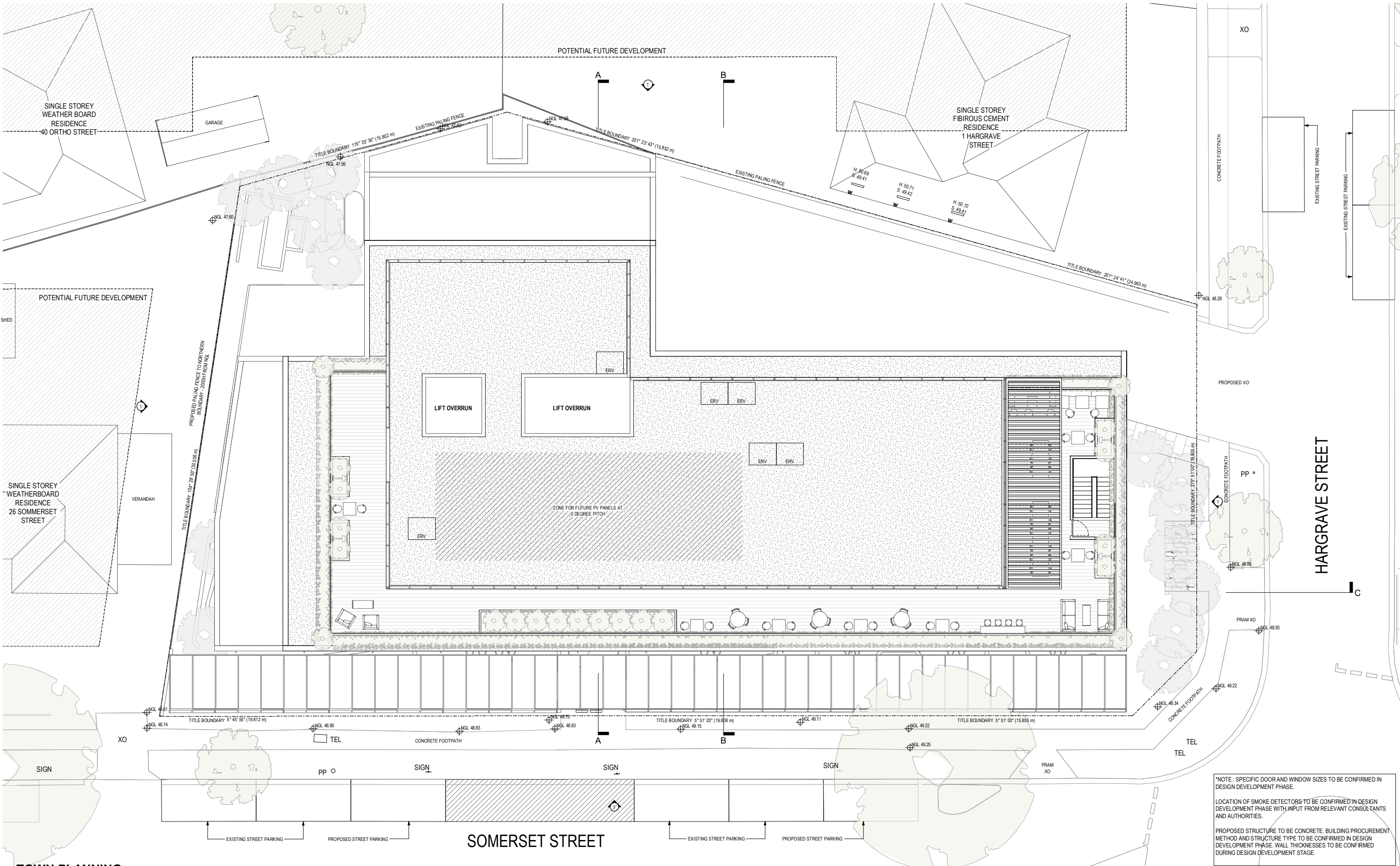
NOTE: SPECIFIC DOOR AND WINDOW SIZES TO BE CONFIRMED IN DESIGN DEVELOPMENT PHASE.

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.

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



*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.



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

TOWN PLANNING

Revisions / 16.11.20 Town Planning

HB

Materials

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

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

Drawing / **North Elevation**

Project No / **220027** Date / **16.11.2020** Author / **HB**

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

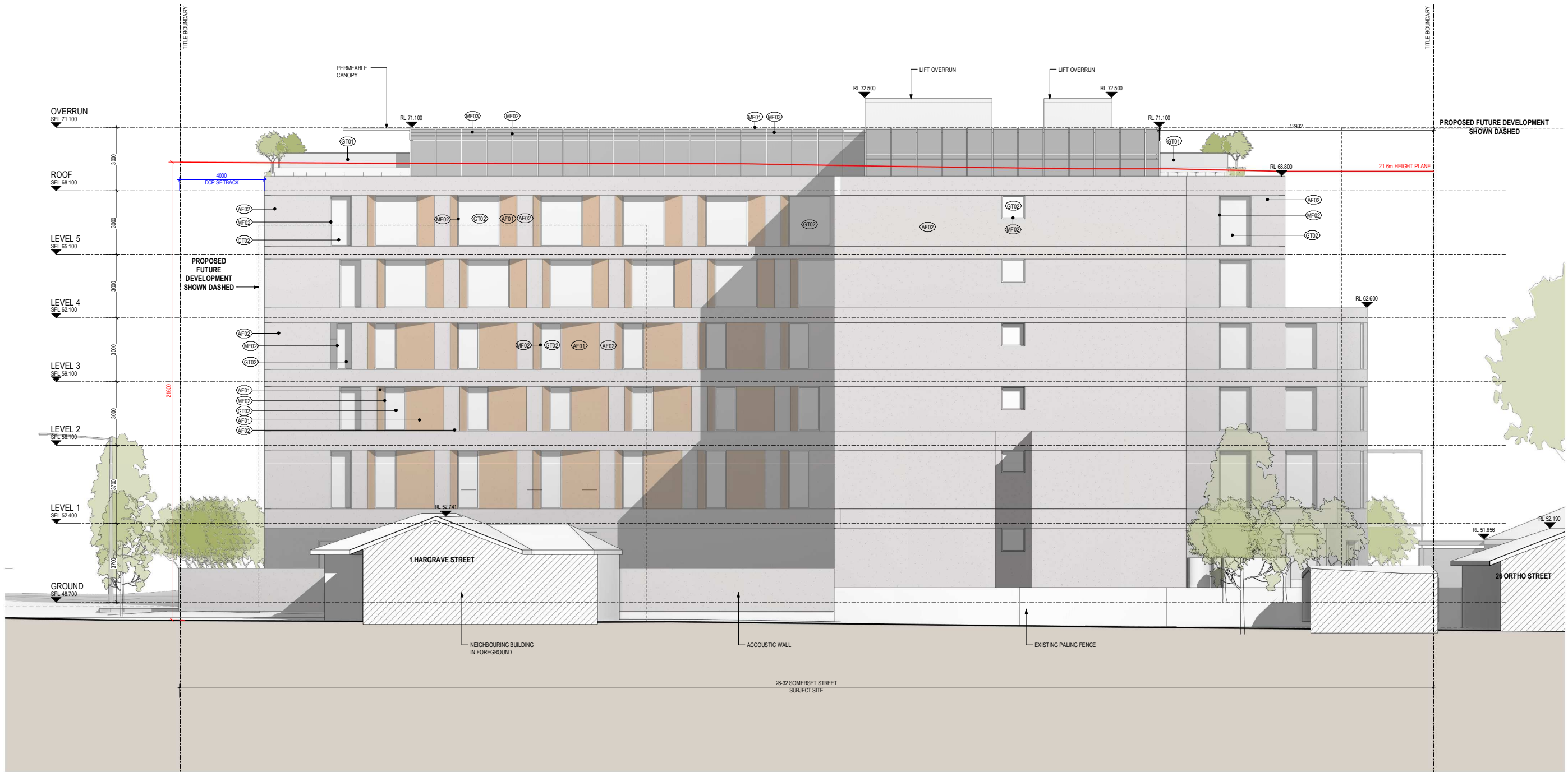
Drawing No. / **TP02.01.**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 5:19:42 PM

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



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

TOWN PLANNING

Revisions / 16.11.20 Town Planning

HB

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
AF02 APPLIED FINISH - COPPER COLOUR

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

Drawing / East Elevation

Project No / 220027 Date / 16.11.2020 Author / HB

Scale: @ A1 / 1 : 100

Drawing No. / TP02.02

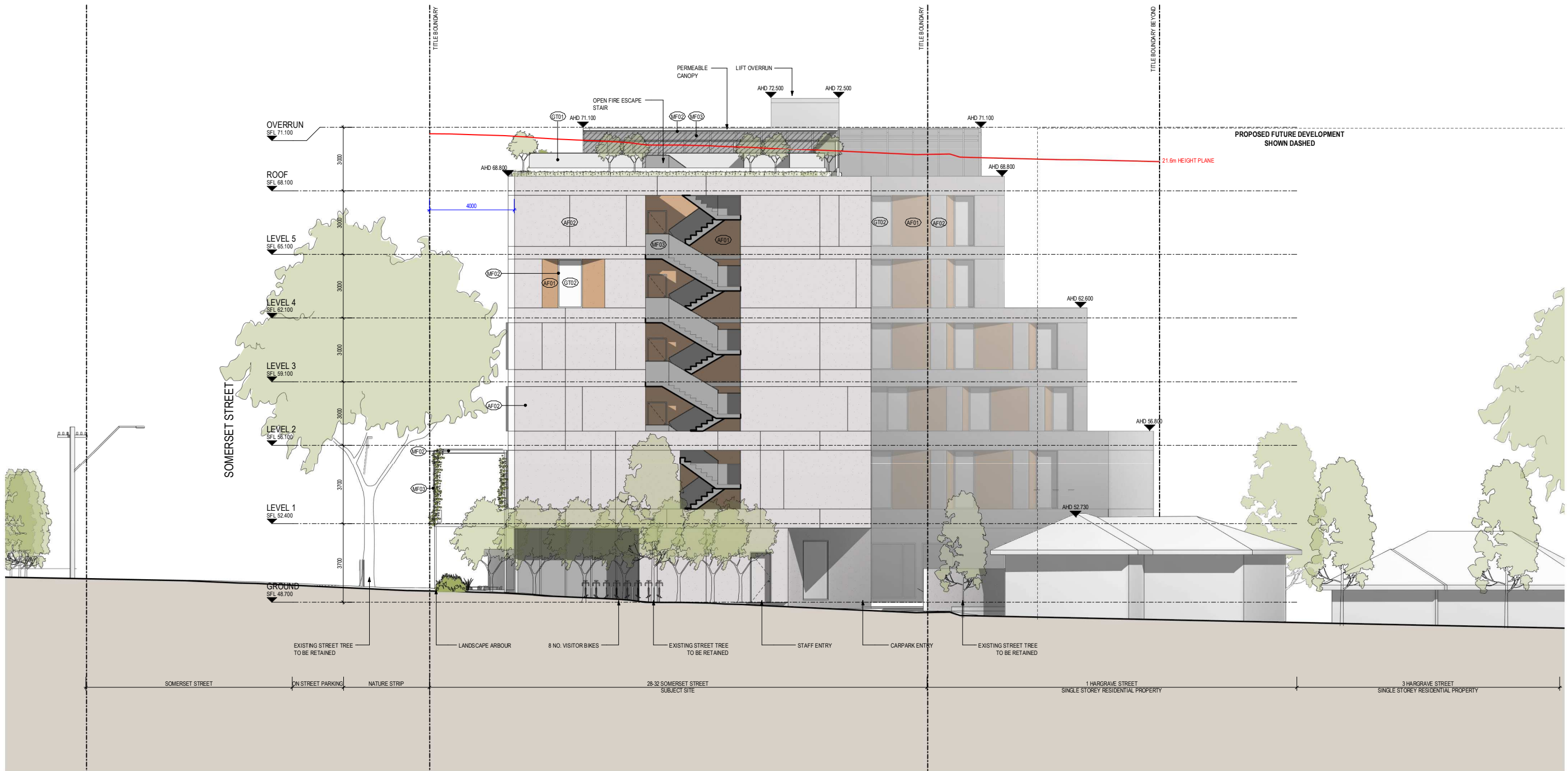
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 5:19:57 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



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

TOWN PLANNING

Revisions / 16.11.20 Town Planning

HB

Materials

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

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

Drawing / **South Elevation**

Project No / **220027** Date / **16.11.2020** Author / **HB**

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

Drawing No. / **TP02.03**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 5:20:16 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



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

TOWN PLANNING

Revisions / 16.11.20 Town Planning

HB

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
AF02 APPLIED FINISH - COPPER COLOUR

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

Drawing / West Elevation

Project No / 220027 Date / 16.11.2020 Author / HB

Scale: @ A1 / 1 : 100

Drawing No. / TP02.04

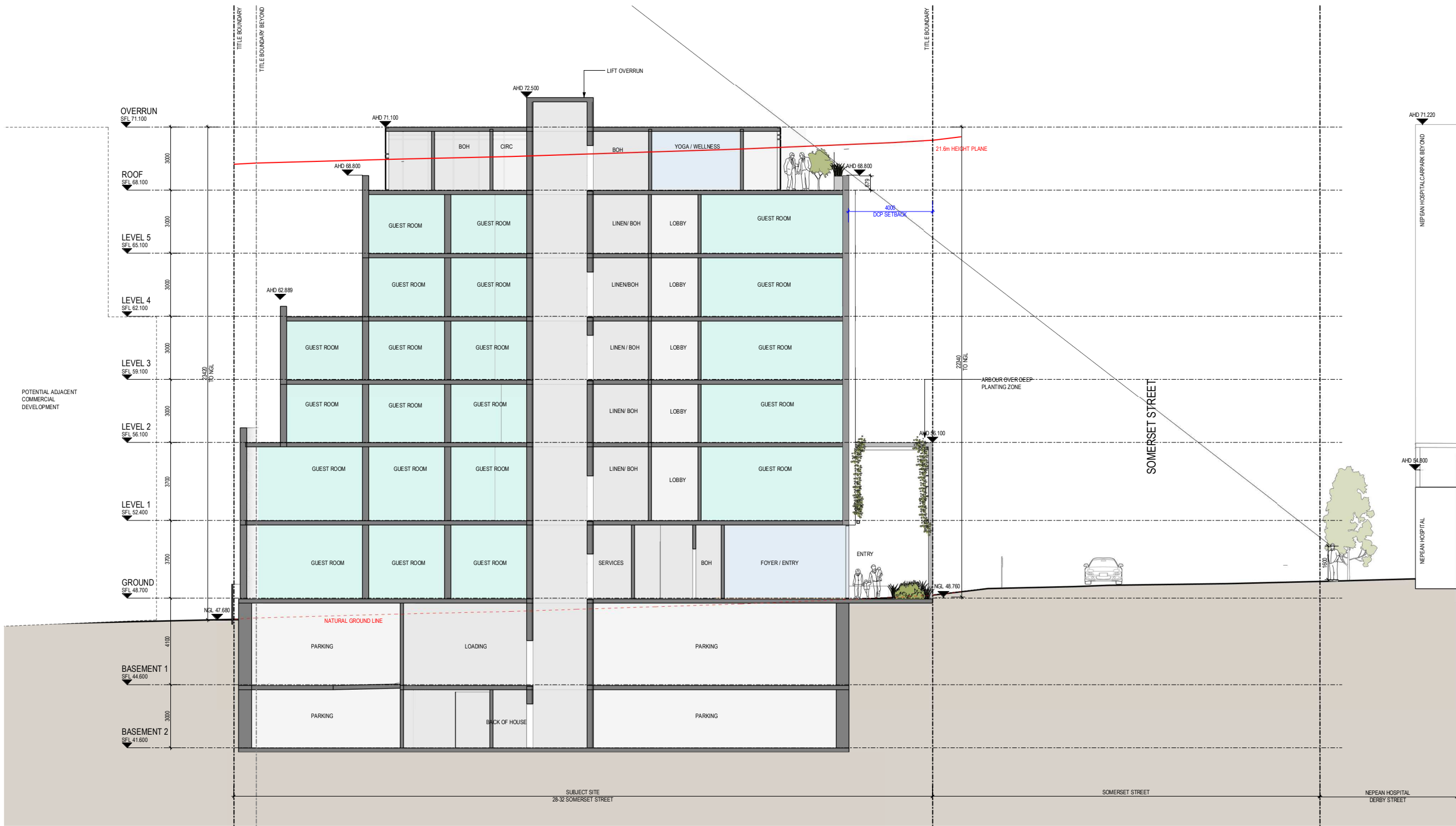
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 5:20:44 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

Disclaimer: Rothelowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothelowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothelowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



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

TOWN PLANNING

Revisions / 16.11.20 Town Planning HB

Project / 28-32 SOMERSET STREET, KINGSWOOD

Drawing / Section A - A

Project No / 220027 Date / 16.11.2020 Author / HB

Scale: @ A1 / 1 : 100

Drawing No. / TP03.01

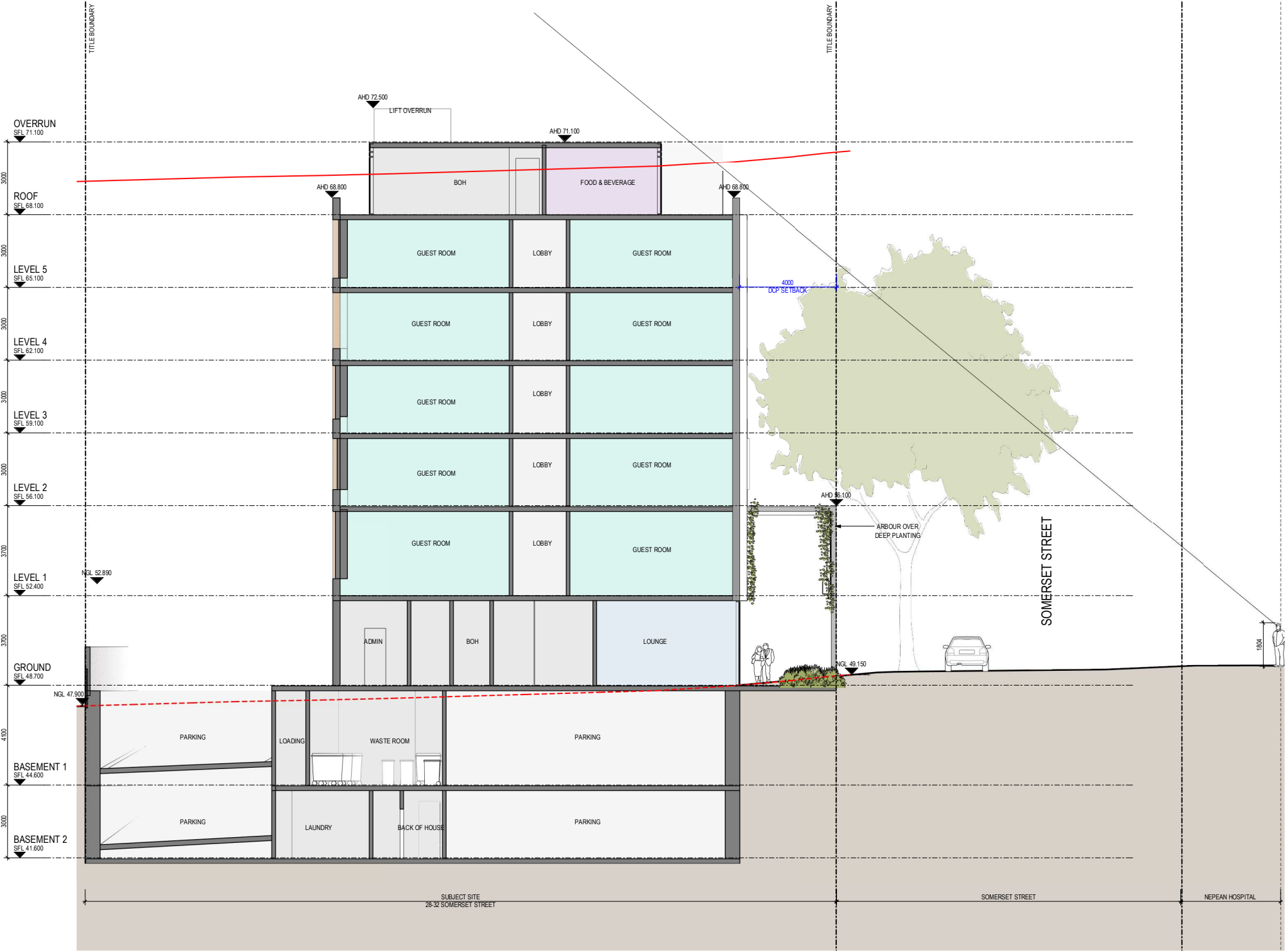
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

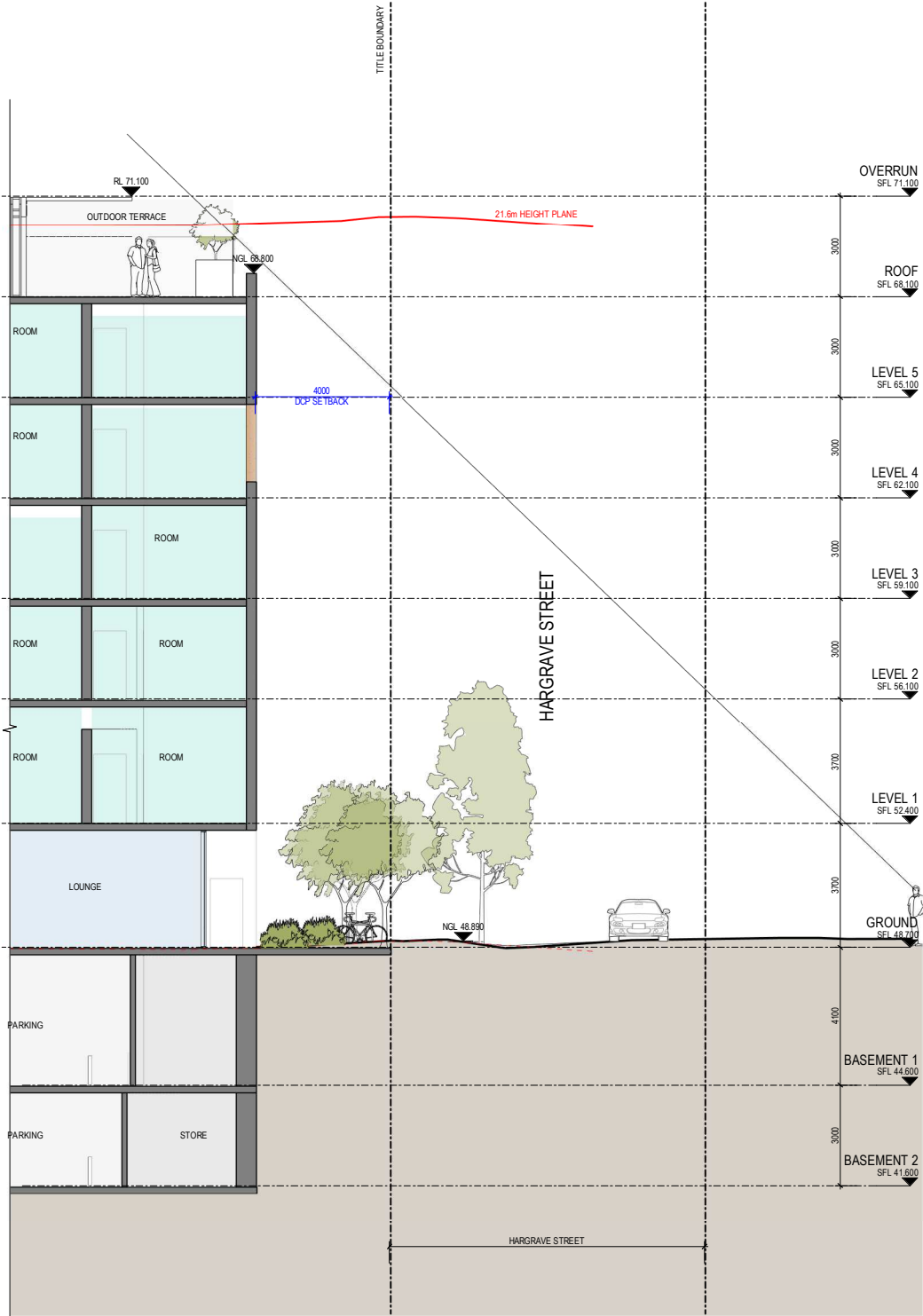
13/11/2020 5:20:49 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



Section B - B



Section C - C

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

TOWN PLANNING

Revisions / 16.11.20 Town Planning

HB

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

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

Project No / **220027**

Date / **16.11.2020**

Author / **HB**

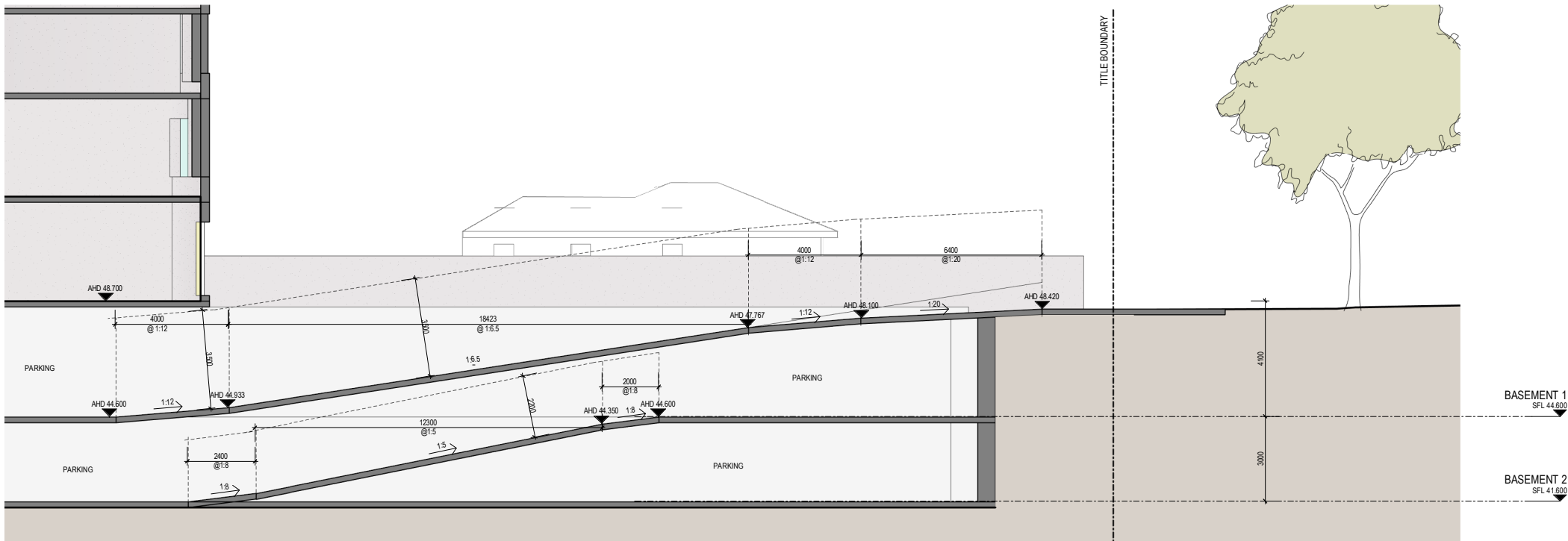
Scale: @ A1 / **1 : 100**

Drawing No. / **TP03.02**

-

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



Carpark Ramp

TOWN PLANNING

Revisions / 16.11.20 Town Planning HB

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

Drawing / **Section D - Carpark Entry Ramp**

Project No / **220027** Date / **16.11.2020** Author / **HB**

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

Drawing No. / **TP03.03**

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

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 5:20:58 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

Disclaimer: Rothelowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothelowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothelowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



Shadow 9am_EXISTING



Shadow 9am_PROPOSED

TOWN PLANNING

Revisions / 16.11.20 TOWN PLANNING

HB

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

Drawing / **9am Shadows**

Project No / **220027** Date / **16/11/20**

Author / **HB**

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

Drawing No. / **TP04.01 -**

LEGEND	
—	APPROVED DA SCHEME SHADOWS
—	DCP MAX. ENVELOPE SHADOWS
■	ADDITIONAL SHADOW BEYOND DCP ENVELOPE
■	REDUCED SHADOW LESS THAN DCP ENVELOPE

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 12:14:13 PM

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



Shadow 10am_EXISTING

TOWN PLANNING

Revisions / - 16.11.20 TOWN PLANNING

HB

13/11/2020 12:15:34 PM

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

Drawing / **10am Shadows**

Project No / **220027** Date / **10/31/20**

Author / **HB**

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

Drawing No. / **TP04.02 -**

rothel~~ow~~man

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020



Shadow 11 am_EXISTING

TOWN PLANNING

Revisions / 16.11.20 TOWN PLANNING

HB

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

Drawing / **11 am Shadows**

Project No / **220027** Date / **10/13/20**

Author / **HB**

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

Drawing No. / **TP04.03 -**

13/11/2020 12:14:25 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



Shadow 11 am_PROPOSED

ADDITIONAL SHADOW BEYOND DCP
ENVELOPE : 21.5m2

REDUCED SHADOW LESS THAN DCP
ENVELOPE : 5m2

LEGEND

- APPROVED DA SCHEME SHADOWS
- DCP MAX. ENVELOPE SHADOWS
- ADDITIONAL SHADOW BEYOND DCP ENVELOPE
- REDUCED SHADOW LESS THAN DCP ENVELOPE

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



Shadow 12 pm_EXISTING

TOWN PLANNING

Revisions / 16.11.20 TOWN PLANNING

HB



Shadow 12 pm_PROPOSED

ADDITIONAL SHADOW BEYOND DCP
ENVELOPE : 17m2

REDUCED SHADOW LESS THAN DCP
ENVELOPE : 41m2

- LEGEND
- APPROVED DA SCHEME SHADOWS
 - DCP MAX. ENVELOPE SHADOWS
 - ADDITIONAL SHADOW BEYOND DCP ENVELOPE
 - REDUCED SHADOW LESS THAN DCP ENVELOPE

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

Drawing / **12 pm Shadows**

Project No / **220027** Date / **10/31/20**

Author / **HB**

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

Drawing No. / **TP04.04 -**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



Shadow 1 pm_EXISTING

TOWN PLANNING

Revisions / 16.11.20 TOWN PLANNING

HB



Shadow 1 pm_PROPOSED

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

Drawing / 1 pm Shadows

Project No / 220027 Date / 10/31/20

Author / HB

Scale: @ A1 / 1 : 250

Drawing No. / TP04.05 -

LEGEND

- APPROVED DA SCHEME SHADOWS
- DCP MAX. ENVELOPE SHADOWS
- ADDITIONAL SHADOW BEYOND DCP ENVELOPE
- REDUCED SHADOW LESS THAN DCP ENVELOPE

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 12:14:50 PM



Shadow 2 pm_EXISTING

TOWN PLANNING

Revisions / 16.11.20 TOWN PLANNING

HB



Shadow 2 pm_PROPOSED

LEGEND

- APPROVED DA SCHEME SHADOWS
- DCP MAX. ENVELOPE SHADOWS
- ADDITIONAL SHADOW BEYOND DCP ENVELOPE
- REDUCED SHADOW LESS THAN DCP ENVELOPE

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

Drawing / 2pm Shadows

Project No / 220027 Date / 10/31/20

Author / HB

Scale: @ A1 / 1 : 250

Drawing No. / TP04.06 -

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



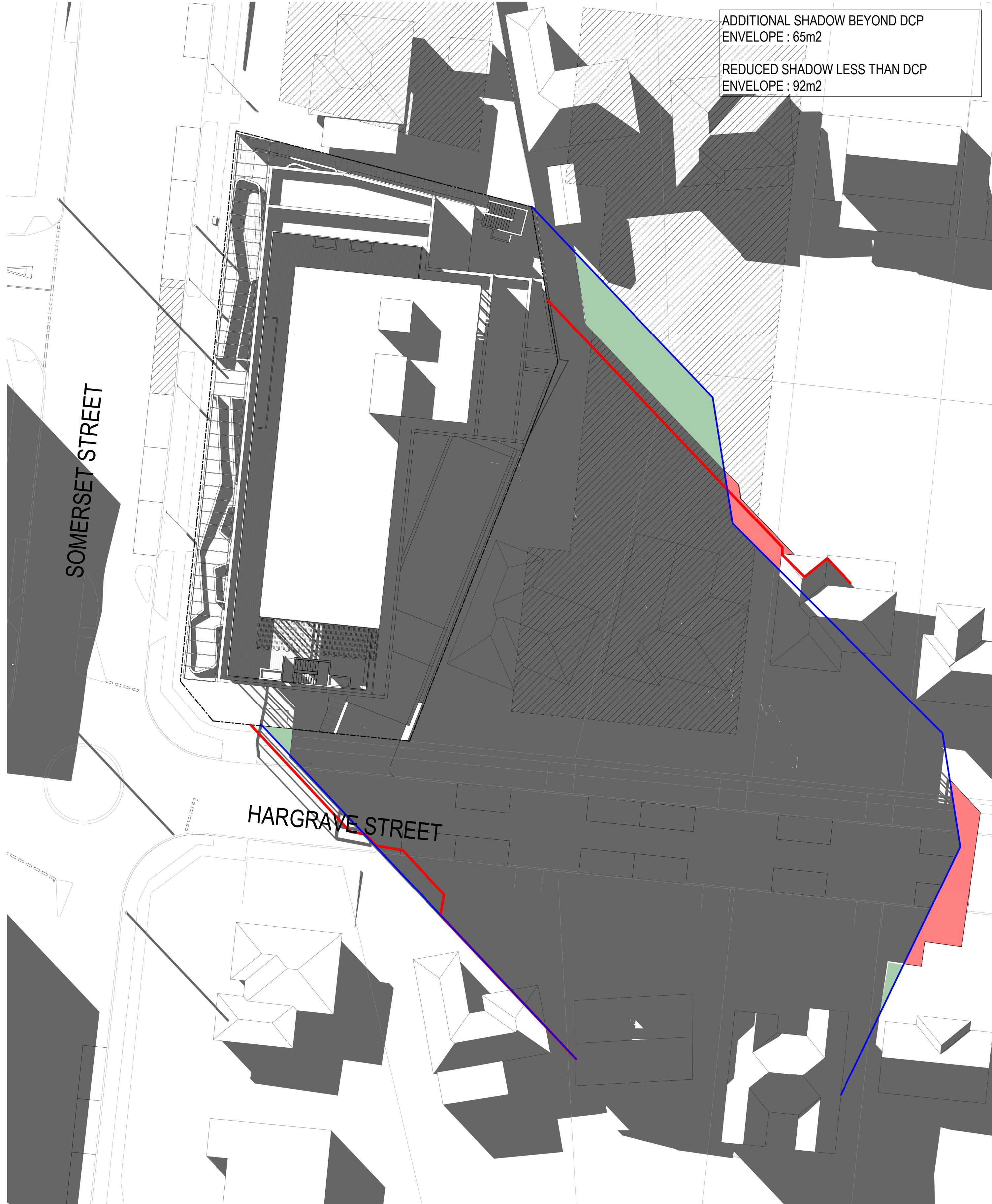
Shadow 3 pm_EXISTING

TOWN PLANNING

Revisions / 16.11.20 TOWN PLANNING

HB

13/11/2020 12:15:19 PM



Shadow 3 pm_PROPOSED

ADDITIONAL SHADOW BEYOND DCP
ENVELOPE : 65m2

REDUCED SHADOW LESS THAN DCP
ENVELOPE : 92m2

LEGEND

- APPROVED DA SCHEME SHADOWS
- DCP MAX. ENVELOPE SHADOWS
- ADDITIONAL SHADOW BEYOND DCP ENVELOPE
- REDUCED SHADOW LESS THAN DCP ENVELOPE

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

Drawing / **3pm Shadows**

Project No / **220027** Date / **10/31/20**

Author / **HB**

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

Drawing No. / **TP04.07 -**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

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%	

TOWN PLANNING

Revisions / 16.11.20 Town Planning HB

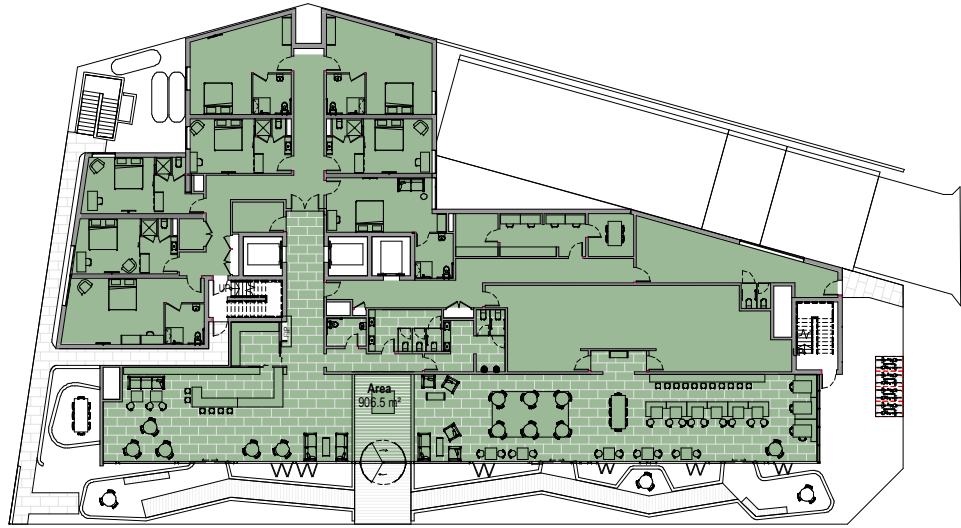
Project / 28-32 SOMERSET STREET, KINGSWOOD Drawing / Development Summary Project No / 220027 Date / 16.11.2020 Author / HB Scale: @ A1 /

Drawing No. / TP05.01 -

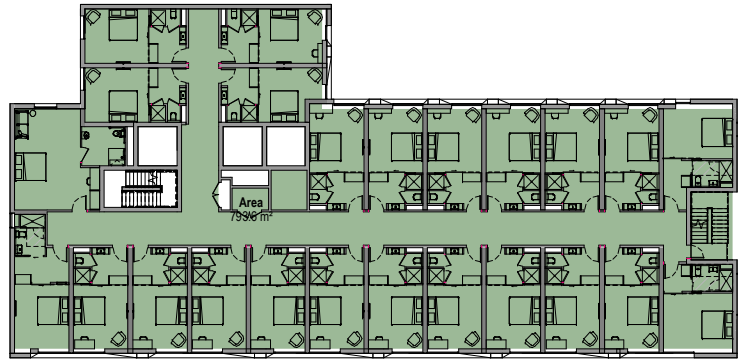


Brisbane, Melbourne, Sydney
www.rothelowman.com.au

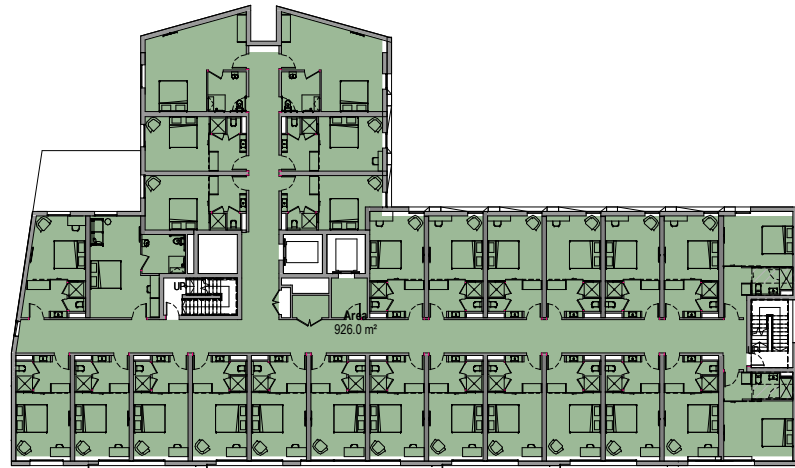
Disclaimer: Rothel Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothel Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothel Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



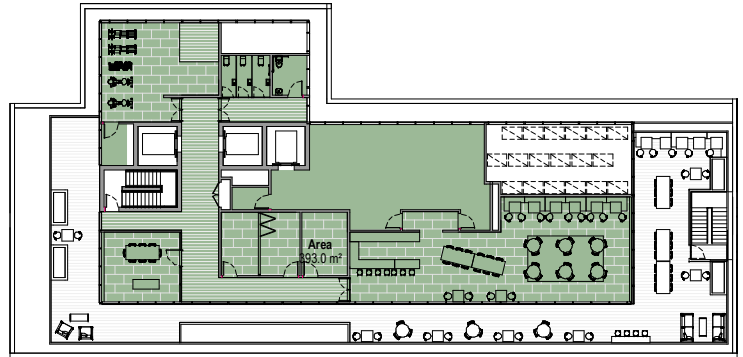
GROUND



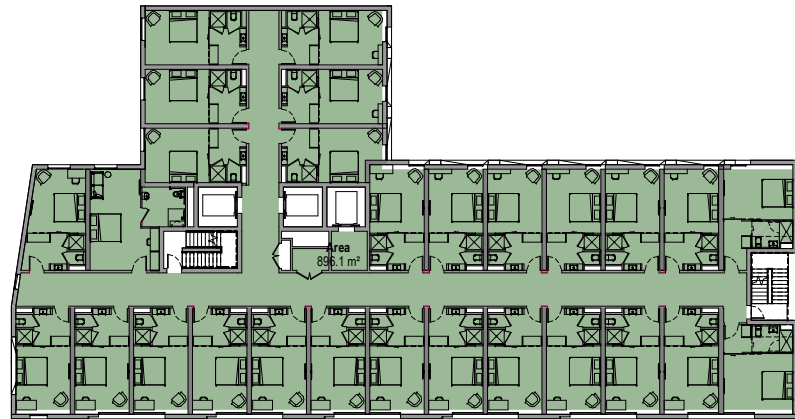
LEVEL 4-5



LEVEL 1



ROOF



LEVEL 2-3

GFA	
Level	Area

GROUND	906.5 m²
LEVEL 1	926.0 m²
LEVEL 2	926.0 m²
LEVEL 3	896.1 m²
LEVEL 4	777.1 m²
LEVEL 5	793.6 m²
ROOF	393.0 m²

Grand total 5618.2 m²

Site Area: 1692.86 m²

FSR Permissible for site: 3.5

Max. Permissible GFA = 5,925m²

FSR= 3.32

TOWN PLANNING

Revisions / 16.11.20 Town Planning

HB

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

Drawing / **GFA**

Project No. / **220027** Date / **16.11.2020** Author / **HB** Scale: @ A1 / **1 : 250**

Drawing No. / **TP05.02**



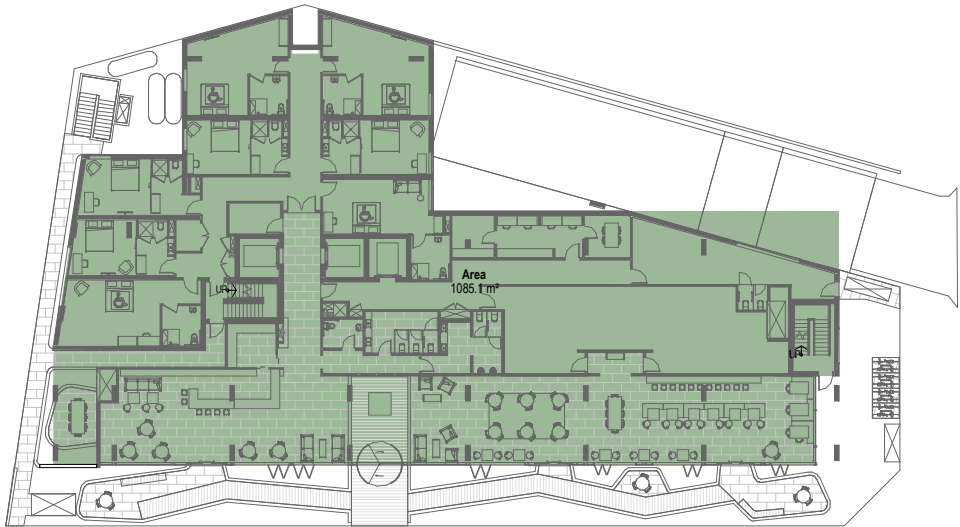
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

13/11/2020 5:21:10 PM

Document Set ID: 9379340
Version: 1, Version Date: 17/11/2020

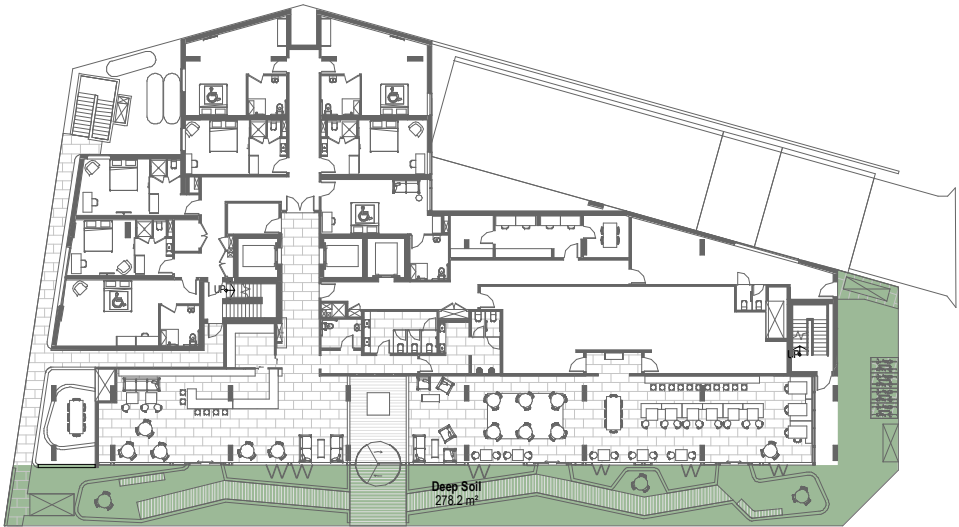
Disclaimer: Rothelowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothelowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothelowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



SITE COVERAGE

Site Coverage (current) -	1085.1 m²	0.64
---------------------------	-----------	------

MAX. PERMISSABLE = 75% OF SITE
= 1269.65m2



DEEP SOIL

Deep Soil	278.2 m²
-----------	----------

Required Deep Soil (10%) = 169m²

TOWN PLANNING

Revisions / 16.11.20 Town Planning HB

Project / 28-32 SOMERSET STREET, KINGSWOOD
Drawing / SITE COVERAGE and DEEP SOIL

Project No / 220027 Date / 16.11.2020 Author / HB

Scale: @ A1 / 1 : 250

Drawing No. / TP05.04 -

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au