



ARTIST DESIGN IMPRESSION

PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT DEVELOPMENT

152 HENRY LAWSON AVENUE WERRINGTON COUNTY NSW
LOT 1 IN DP 1218801

DRAWING LIST			
SHEET NUMBER	DRAWING NAME	ISSUE DATE	REV.
A-000	COVER PAGE	16.12.19	L
A-001	COMPLIANCE TABLE	16.12.19	M
A-002	SITE ANALYSIS	20.02.18	K
A-003	SITE PLAN	16.12.19	L
A-004	BASEMENT 2	16.12.19	L
A-004A	BASEMENT 1	16.12.19	L
A-005	GROUND FLOOR PLAN	16.12.19	M
A-006	LEVEL 01 PLAN	16.12.19	M
A-007	LEVEL 02 PLAN	16.12.19	M
A-008	LEVEL 03 PLAN	22.02.18	L
A-009	ROOF PLAN	12.02.18	J
A-010	SECTIONS AA & BB	16.12.19	K
A-011	SECTIONS CC & DD	16.12.19	K
A-012	ELEVATIONS - NORTH & SOUTH	16.12.19	M
A-013	ELEVATIONS - EAST & WEST - BLOCK B & C	16.12.19	M
A-014	ELEVATIONS - EAST & WEST - BLOCK A	16.12.19	M
A-015	MATERIALS AND FINISHES	16.12.19	L
A-016	HEIGHT STUDY	12.02.18	J
A-017	SHADOW ANALYSIS & C.O.S ANALYSIS	12.02.18	J

DRAWING LIST			
SHEET NUMBER	DRAWING NAME	ISSUE DATE	REV.
A-018	DAYLIGHT COMPLIANCE & CROSS VENTILATION	16.12.19	K
A-019	AREA CALC. - FSR	16.12.19	L
A-020	DEEP SOIL, LANDSCAPED & C.O.S.	12.02.18	J
A-021	PERSPECTIVE VIEWS	12.02.18	J
A-022	GARBAGE AND CHUTE SYSTEM	16.12.19	K
A-024	TREE RETENTION/REMOVAL	12.02.18	J
A-025	ADAPTABLE & LIVABLE UNITS	20.02.18	K
A-026	UNIT TYPES - BLOCK A	20.02.18	K
A-027	UNIT TYPES - BLOCK B	16.12.19	L
A-028	UNIT TYPES - BLOCK C	20.02.18	K

L	Issue for Sec 4.55 Application	16.12.19	SY	PN
K	REVISION TO LEC	20.02.18		
J	REVISION TO LEC	12.02.18	OK	
I	REVISION TO JOINT CONFERENCE	5.02.18	OK	
H	REVISION TO LEC	30.01.18	OK	
G	REVISION AS PER LEC LETTER	18.01.18	OK	
F	REVISION JOINT REPORT TO LEC	03.11.18	OK,WH	
E	Revision to LEC	30.08.17	ZLBP	
D	Revision 3	19.06.17	DJ	
C	Revision 2	16.01.17	AE	
A	ISSUE FOR DEVELOPMENT APPLICATION	06.10.16	JK	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT DEVELOPMENT

ADDRESS :
152 HENRY LAWSON AVENUE
WERRINGTON COUNTY NSW

L.G.A :

SHEET TITLE:
COVER PAGE

DRAWN: AE-JK CHECKED: TC DATE: SCALE: @A1

JOB No: 8658 DRAWING No: A-000 ISSUE: L

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DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
01. SITE AREA	-	6,821.0 m² (SITE AREA)	N/A
02. ZONE	B2 - LOCAL CENTRE	B2 - LOCAL CENTRE	YES
03. BUILDING HEIGHT	MAX. 15 m	15m-17.14m	NO
04. FSR	1.0 6,824.0 m²	0.95 6,499 m²	YES
05. NUMBER OF UNIT	-	RESIDENTIAL 2 BEDROOM = 27 3 BEDROOM = 22 TOTAL =49 RETAIL = 479 m² BUSINESS PREMISES =646 m²	YES
06. CAR SPACE	29 X 2 BEDROOM (1 per UNIT) = 29 20 X 3 BEDROOM (2 per UNIT) = 40 VISITOR(0.2 per UNIT) = 10 RETAIL(1 per 30m²) = 16 BUSINESS PREMISES(1 per 40m²) = 17 CAR SPACE REQUIRED = 112	RESIDENTIAL = 82 VISITOR =13 RETAIL =18 BUSINESS PREMISES =18 CAR SPACE PROVIDED = 131 SERVICE VEHICLE = 2	YES
07. SOLAR ACCESS	70%	75.5% (37 OF 49 UNITS)	YES
08. CROSS VENTILATION	60%	71.4% (35 OF 49 UNITS)	YES
09. ADAPTABLE UNIT	10% OF 49 UNITS = 5 UNITS	5 UNITS	YES
10. LIVABLE UNIT	10% OF 49 UNITS = 5 UNITS	5 UNITS	YES
11. DEEP SOIL ZONE	1,023.6 m² (15% OF SITE)	1,940 m² (28.4% OF SITE)	YES
12. LANDSCAPE	2,388.4 m² (35% OF SITE)	2,804 m² (41% OF SITE)	YES
13. COMMON OPEN SPACE	682.4 m² (10% OF SITE)	2813.6 m² (41% OF SITE)	YES
14. SITE COVERAGE	3,412 m² (50% OF SITE)	1,881.4 m² (27.5% OF SITE)	YES

BUSINESS PREMISE SCHEDULE

Number	Level	Area	Type
Ground Level			
G01	Ground Level	117 m²	BUSINESS PREMISES
G02	Ground Level	114 m²	BUSINESS PREMISES
G03	Ground Level	135 m²	BUSINESS PREMISES
G04	Ground Level	89 m²	BUSINESS PREMISES
G05	Ground Level	100 m²	BUSINESS PREMISES
G06	Ground Level	91 m²	BUSINESS PREMISES
Grand total: 6			

RETAIL SCHEDULE

Number	Level	Area	Type
Ground Level			
G01	Ground Level	123 m²	RETAIL
G02	Ground Level	97 m²	RETAIL
G03	Ground Level	69 m²	RETAIL
G04	Ground Level	55 m²	RETAIL
G07	Ground Level	53 m²	RETAIL
G08	Ground Level	82 m²	RETAIL
Grand total: 6			

BLOCK A-UNIT SCHEDULE

Number	Type	Area	Level
Level 01			
A101	3 BED	107 m²	Level 01
A102	2 BED	85 m²	Level 01
A103	2 BED	89 m²	Level 01
A104	2 BED	80 m²	Level 01
A105	2 BED	83 m²	Level 01
A106	3 BED	97 m²	Level 01
Level 01: 6			
Level 02			
A201	3 BED	107 m²	Level 02
A202	2 BED	85 m²	Level 02
A203	2 BED	89 m²	Level 02
A204	2 BED	80 m²	Level 02
A205	2 BED	83 m²	Level 02
A206	3 BED	97 m²	Level 02
Level 02: 6			
Level 03			
A301	2 BED	88 m²	Level 03
A302	2 BED	85 m²	Level 03
A303	2 BED	89 m²	Level 03
A304	2 BED	80 m²	Level 03
A305	2 BED	83 m²	Level 03
A306	2 BED	76 m²	Level 03
Level 03: 6			
Grand total: 18			

BLOCK B-UNIT SCHEDULE

Number	Type	Area
Level 01		
B103	3 BED	120 m²
B104	3 BED	106 m²
B105	2 BED	90 m²
Level 01: 3		
Level 02		
B201	2 BED	87 m²
B203	2 BED	87 m²
B204	3 BED	106 m²
B205	3 BED	109 m²
B206	2 BED	89 m²
Level 02: 5		
Level 03		
B301	2 BED	87 m²
B302	2 BED	89 m²
B303	2 BED	87 m²
B304	3 BED	106 m²
B305	3 BED	109 m²
Level 03: 5		
Grand total: 13		

BLOCK C-UNIT SCHEDULE

Number	Type	Area
Level 01		
C101	3 BED	110 m²
C102	2 BED	80 m²
C103	3 BED	110 m²
C104	3 BED	111 m²
C105	2 BED	77 m²
C106	3 BED	109 m²
Level 01: 6		
Level 02		
C201	3 BED	110 m²
C202	2 BED	80 m²
C203	3 BED	111 m²
C204	3 BED	111 m²
C205	2 BED	77 m²
C206	3 BED	109 m²
Level 02: 6		
Level 03		
C301	3 BED	110 m²
C302	2 BED	80 m²
C303	3 BED	111 m²
C304	3 BED	111 m²
C305	2 BED	77 m²
C306	3 BED	109 m²
Level 03: 6		
Grand total: 18		

*All basement storage is a minimum of 5m³

TOTAL UNIT MIX

TYPE	COUNT	%
3BED	22	45%
2BED	27	55%
TOTAL	49	100%

	RESIDENTIAL PARKING	VISITOR PARKING	BUSINESS PARKING	RETAIL PARKING	TOTAL PARKING	BICYCLE PARKING REQUIRED	SERVICE VEHICLE SPACES	CAR WASH BAYS
	29X2 BED(1/UNIT) =29 PARKING 20X3 BED(2/UNIT) =40 PARKING	49 X0.2/UNIT =10 PARKING	1 PARKING SPACE PER 40m²	1 PARKING SPACE PER 30m²		RESIDENTS:1PER 5DWELLINGS = 9.8 VISITORS:1PER 20DWELLINGS = 2.45	1 PER 40 DWELLINGS	1 PER 50 DWELLINGS
REQUIRED	69 PARKING SPACE	10 PARKING SPACE	15 PARKING SPACE	14 PARKING SPACE	108 PARKING SPACE	12.25 BICYCLE PARKING SPACES	2 SERVICE VEHICLE SPACES	1 CAR WASH BAYS
PROVIDED	80 PARKING SPACE	13 PARKING SPACE	18 PARKING SPACE	18 PARKING SPACE	129 PARKING SPACE	16 BICYCLE PARKING SPACES	2 SERVICE VEHICLE SPACES	1 CAR WASH BAYS

**Energy Rating**

Certificate Number 772494M_03

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating _____ MJ/m²

cooling _____ MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tuffin VIC/BD4V/13/1652

Assessor Signature _____ Date 15/02/2018

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SHEET TITLE:
COMPLIANCE TABLE

DRAWN: AE-JK	CHECKED: TC	DATE:	SCALE: @A1 As indicated
JOB No.	DRAWING No.	ISSUE:	
8658	A-001	M	

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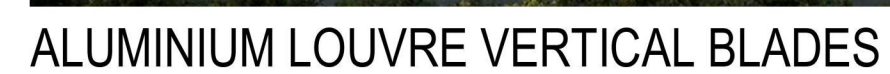
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NOTE: ALL BALCONY
BALUSTRADES SHALL BE
PROVIDED WITH OPAQUE GLAZING
TO A HEIGHT OF AT LEAST 1.2M TO
MAINTAIN SUFFICIENT LEVELS OF
PRIVACY FOR RESIDENTS



LOADING DOCK DOOR



REF NO.	ITEM DESCRIPTION	LOCATION	COLOR	CODE	COLOR
P-1	PAINT FINISH	WALLS/COLUMNS	NATURAL WHITE	DULUX OR SIMILAR	
P-2	PAINT FINISH	WALLS	SILVER GREY	DULUX OR SIMILAR	
P-3	PAINT FINISH	WALLS	SELF-DESTRUCT	DULUX OR SIMILAR	
LLL-1	LYSAGHT LONGLINE 305	WALLS	MONUMENT	COLOURBOND OR SIMILAR	
AF	ALUMINUM FRAMED WINDOWS	WINDOWS/DOORS	ANOTEC SILVER GREY	DULUX OR SIMILAR	
AS	ALUMINUM LOUVER SCREEN	BALCONY	ANOTEC SILVER GREY	DULUX OR SIMILAR	
SS	SANDSTONE	WALLS	YELLOW	TEAKWOOD	
AB-1	ALUMINUM CLADDING PANEL	BALCONY BOX FRAME/ROOF	PURE WHITE 10	ALUCOBOND OR SIMILAR	
B	BRICK	WALLS	BLUE BRICK	BOWRAL BLUE OR SIMILAR	
GB	GLASS BALUSTRADE (TO 1.2M HIGH)	BALCONY	GLAZING /OBSCURE	EVANTAGE OR SIMILAR	
AV	ALUMINUMVERTICAL BLADES	BALCONY	ANOTEC SILVER GREY	DULUX OR SIMILAR	
PL	PERFORATED METAL PANEL PANEL LIFT DOOR	LOADING DOCK	MONUMENT	COLOURBOND OR SIMILAR	

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ADDRESS :
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WERRINGTON COUNTY NSW

L.G.A :

SHEET TITLE:
MATERIALS AND FINISHES

DRAWN:	CHECKED:	DATE:	SCALE: @A1
AE	TC		As indicated

JOB No.	DRAWING No.	ISSUE:
8658	A-015	L

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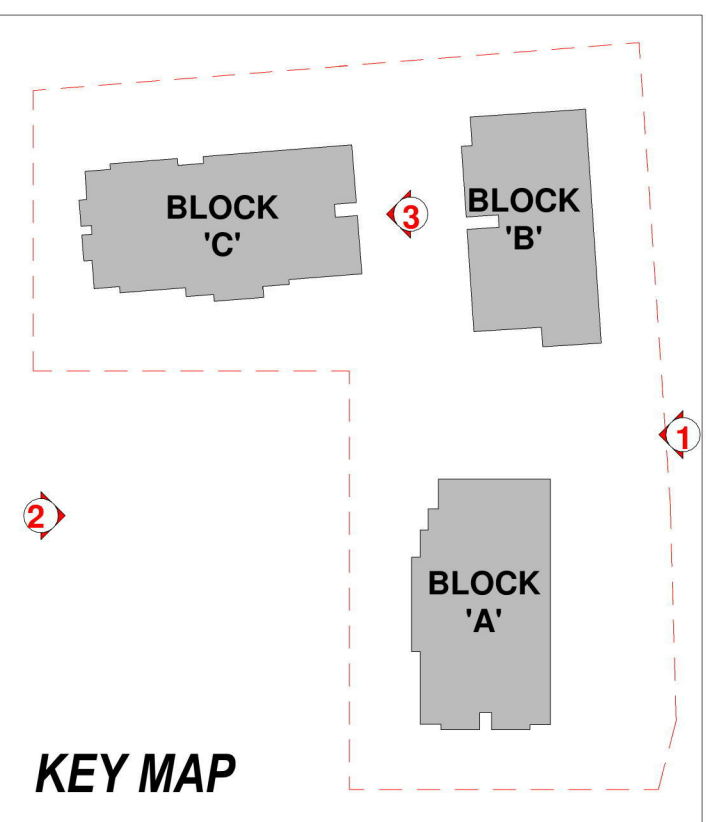
1 NORTH ELEVATION(BUILDING-A&B)
1 : 200



2 SOUTH ELEVATION (BUILDING-A&C)
1 : 200



3 NORTH ELEVATION (BUILDING-C)
1 : 200



Original Architect : The Bathla Group

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WERRINGTON COUNTY NSW

LGA :

SHEET TITLE:
ELEVATIONS - NORTH & SOUTH

DRAWN:	CHECKED:	DATE:	SCALE: @A1
AE	TC		As indicated
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8658	A-012	M	

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17/12/2019 10:54:45 AM

DUNHEVED ROAD

DP 576288
32

BLOCK C BUSSINESS
PREMISES CORRIDOR
DELETED

88.45 m

SITE AREA: 6824 m²

COMMUNAL OPEN SPACE
BLOCK C

BLOCK B

BLOCK B FLOOR LAYOUT
REVISED

67.30 m

2
9099m²
EXISTING
HENRY LAWSON
SPORTS CLUB

DRIVEWAY REALIGNED
AND LINE OF PARKING
MOVED TO BE ADJACENT
TO BUILDING

DP 565623
4

45.96 m
POTENTIAL
SCREEN PLANTING ZONE

60.96 m
POTENTIAL
SCREEN PLANTING ZONE

EXISTING PETROL
STATION

COMMUNAL OPEN
SPACE

BLOCK A

STEP AND
PLANTER BOX
REVISED

Edge Of Bitumen
Barrier Kerb

31.54 m

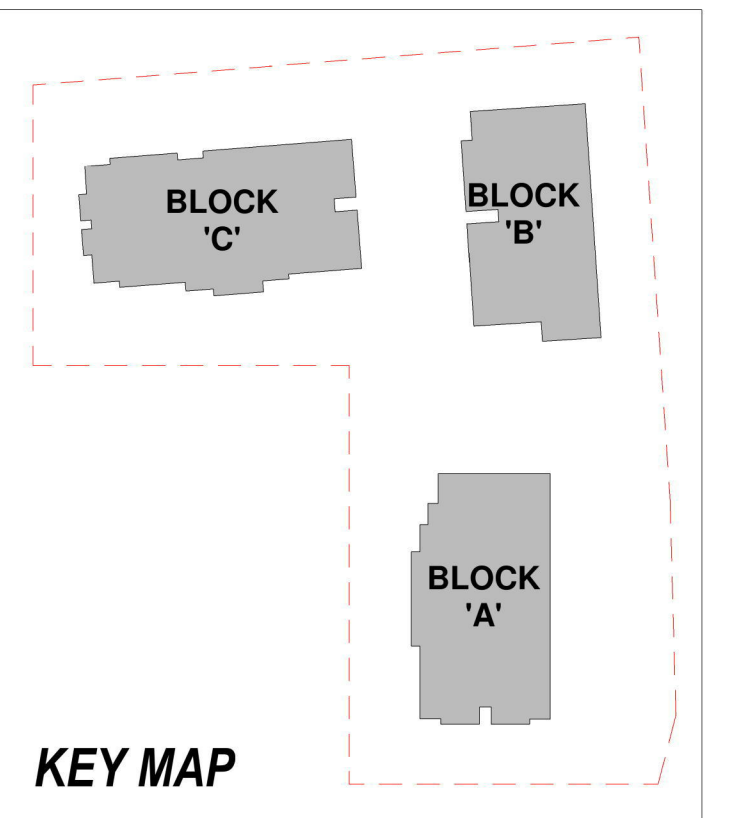
+42.20

10.41 m

44.90 m

PEDESTRIAN VEHICULAR
ENTRY ENTRY

HENRY LAWSON AVE.



Original Architect : The Bathla Group

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SHEET TITLE:
SITE PLAN

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1 Site Plan
1 : 300