

10-12 BOONDAH ROAD AND 6 JACKSON ROAD
AND BOONDAH PLAYING FIELDS
- PLANNING PROPOSAL



EXISTING VIEW FROM BOONDAH ROAD

Rev.	Date	Description	Iss.	Appr.
A	23.08.19	PP SUBMISSION	AN	MH

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File

Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status

Date Plotted 23-Aug-19 12:22:46 PM

Date Issued 23.08.19

Scale @A3

0 1 2 3 4 5 6 7 8 9 10 0mm

Drawing Title

EXISTING BOONDAH ROAD

Drawing Number
PP-001

Revision
A

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ARTIST IMPRESSION FROM BOONDAH ROAD

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Project Number

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Scale @A3

0 0 0 0 0 0mm

Drawing Title

INDICATIVE BOONDAH ROAD
 PLANNING PROPOSAL

Drawing Number

Revision

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Sydney Studio



1. SITE



2. ADJOINING RESIDENTIAL DEVELOPMENT



3. ADJOINING RESIDENTIAL DEVELOPMENT



4. NEAR-BY PLAYING FIELDS



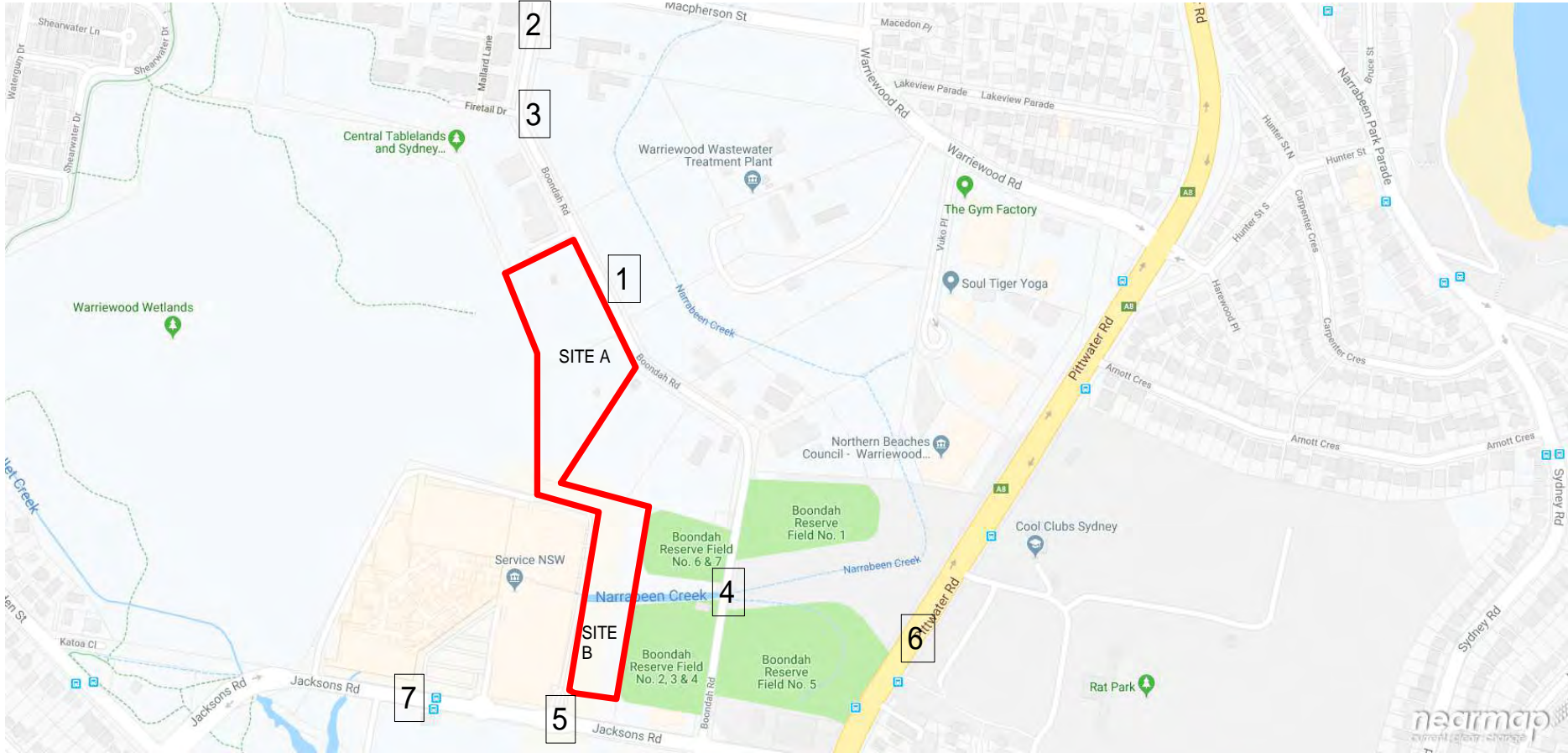
5. ADJOINING SHOPPING CENTRE
(WARRIEWOOD SQUARE)



6. NEAR-BY B-LINE BUS STOP (PITTWATER ROAD)



7. NEAR-BY BUS STOPS (JACKSONS ROAD)



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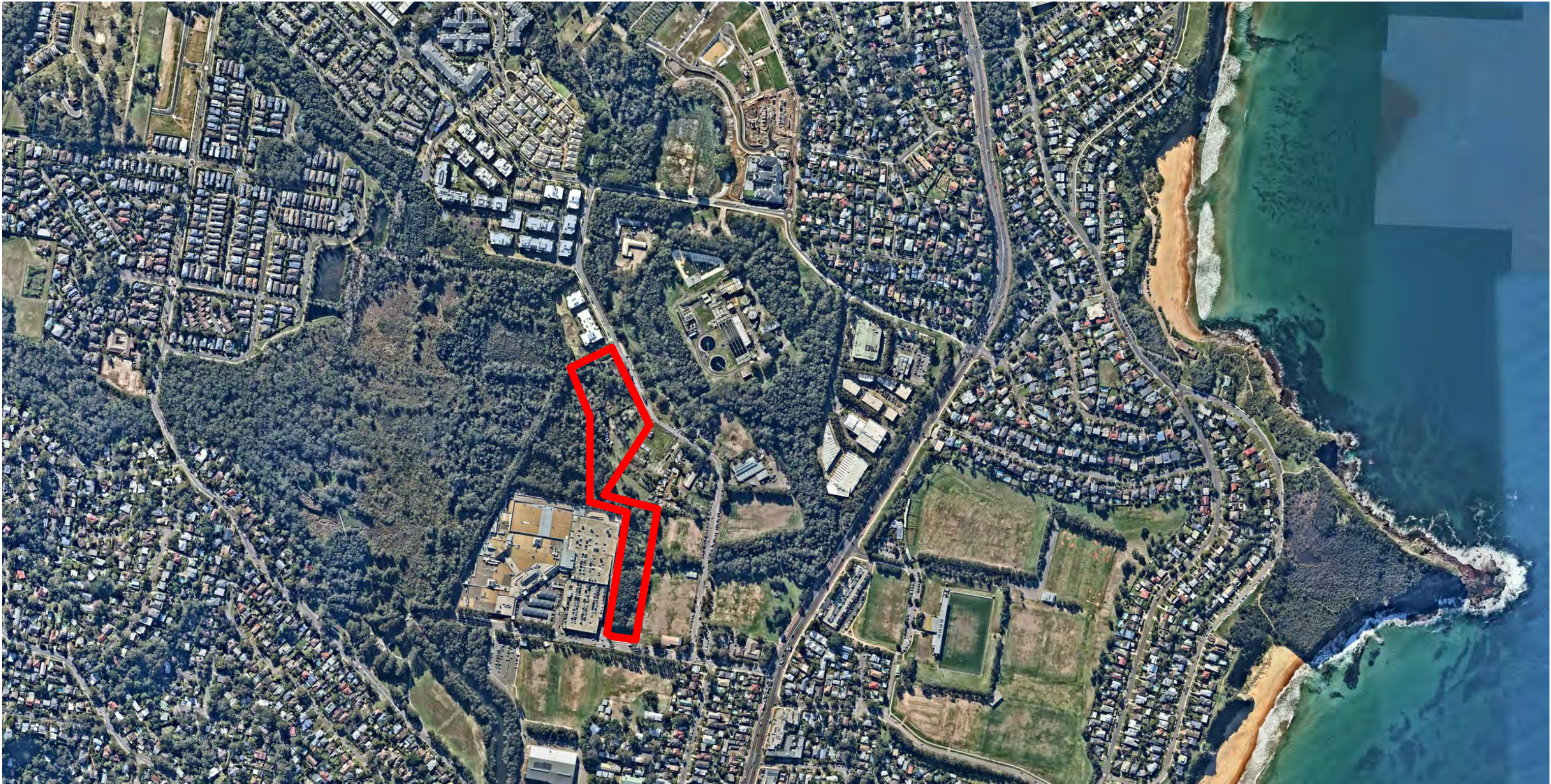
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WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

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219071

Status	
Date Plotted	23-Aug-19 12:22:47 PM
Date Issued	23.08.19
Scale	@A3
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File

Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status

Date Plotted 23-Aug-19 12:22:48 PM

Date Issued 23.08.19

Scale @A3

0mm

Drawing Title
EXISTING AERIAL

Drawing Number
PP-005

Revision
A

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10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIWOOD

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Status	
Date Plotted	23-Aug-19 12:22:49 PM
Date Issued	23.08.19
Scale	@A3
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Drawing Title
SITE ANALYSIS DIAGRAM

Drawing Number
PP-006

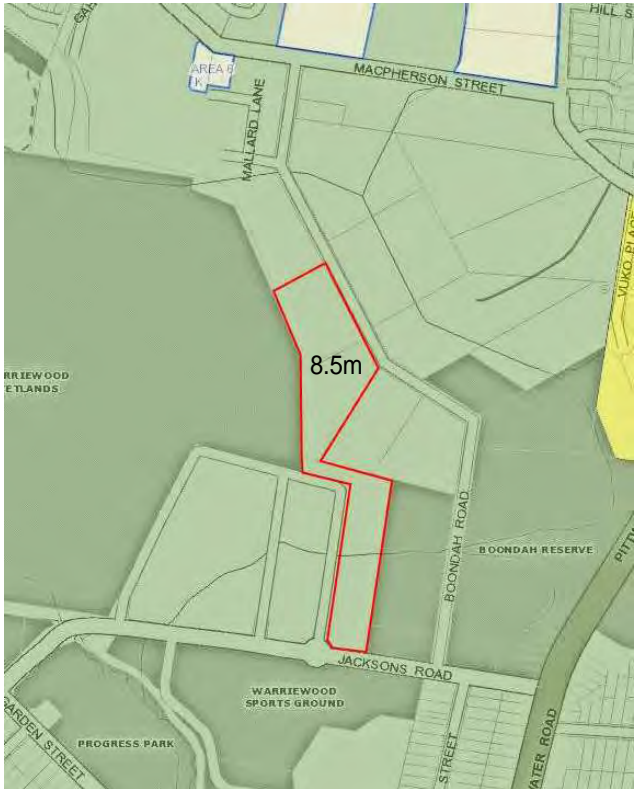
Revision
A

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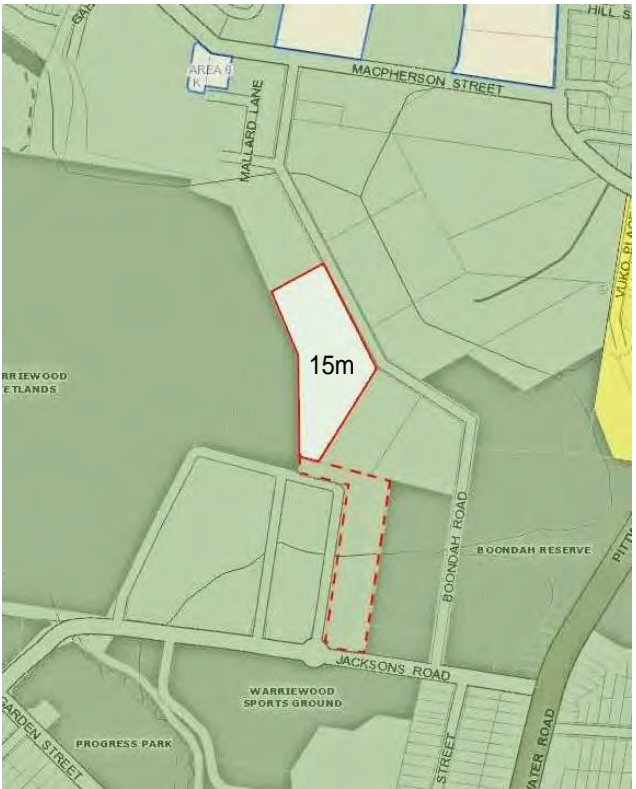
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SITE LOCATION - AERIAL



CURRENT HEIGHT LIMIT
8.5m



PROPOSED HEIGHT LIMIT
15m

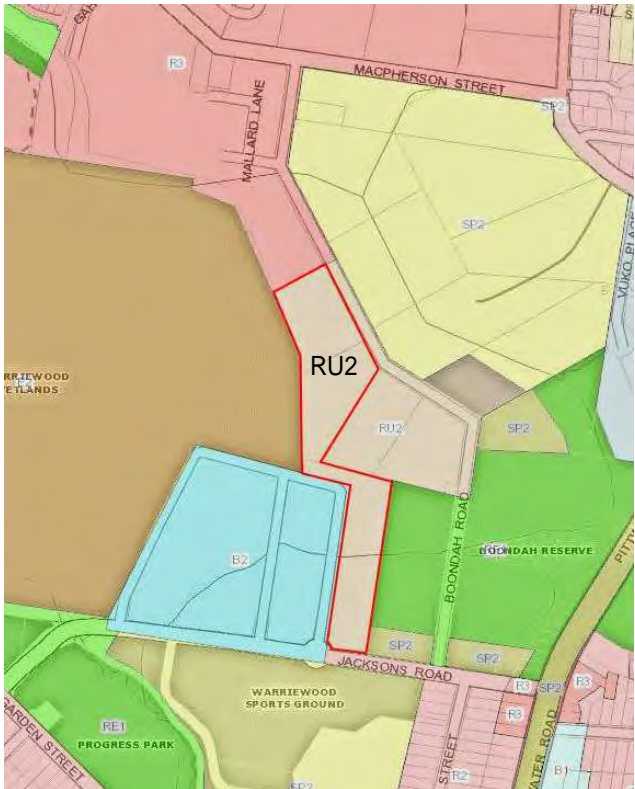
LEGEND

Pittwater Height of Buildings Area Map

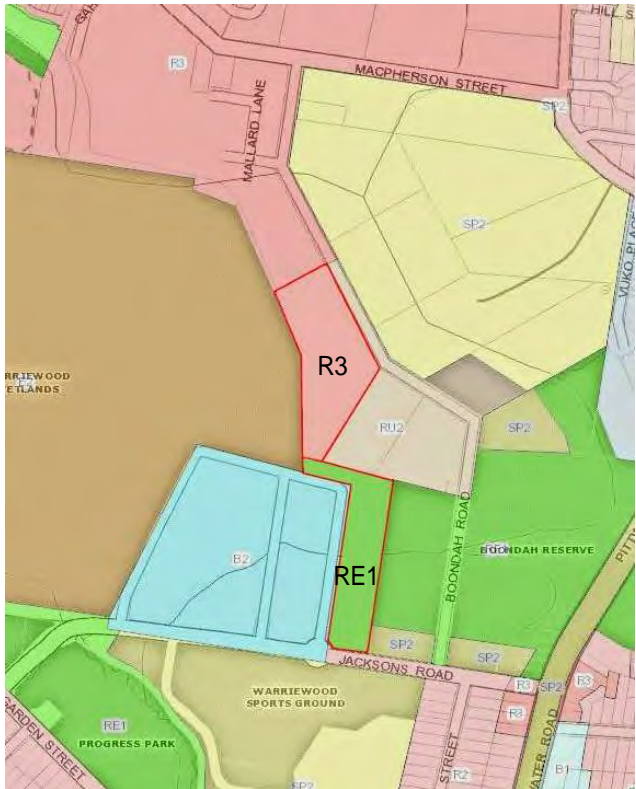
- AREA 1, Refer to Clause 4.3(2C)
- AREA 2, Refer to Clause 4.3(2C)
- AREA 3, Refer to Clause 4.3(2C)
- AREA 4, Refer to Clause 4.3(2C)
- AREA 5, Refer to Clause 4.3(2E)
- AREA 6, Refer to Clause 4.3(2F)

Pittwater Height of Buildings Map

B	4
C	5
G	7
H	8
I	8.5
K	10.5
L	11
M	11.5
N	13



CURRENT LAND ZONING
RU2(RURAL LANDSCAPE)



PROPOSED LAND ZONING
R3(MEDIUM DENSITY RESIDENTIAL & RE1(PUBLIC RECREATION)

LEGEND

Pittwater Land Zoning Map

- Neighbourhood Centre
- Local Centre
- Mixed Use
- Enterprise Corridor
- Business Park
- National Parks and Nature Reserves
- Environmental Conservation
- Environmental Management
- Environmental Living
- Light Industrial
- Working Waterfront
- Low Density Residential
- Medium Density Residential
- Large Lot Residential
- Public Recreation
- Private Recreation
- Rural Landscape
- Special Activities
- Infrastructure
- Tourist
- Natural Waterways
- Recreational Waterways

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Scale @A3

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Drawing Title

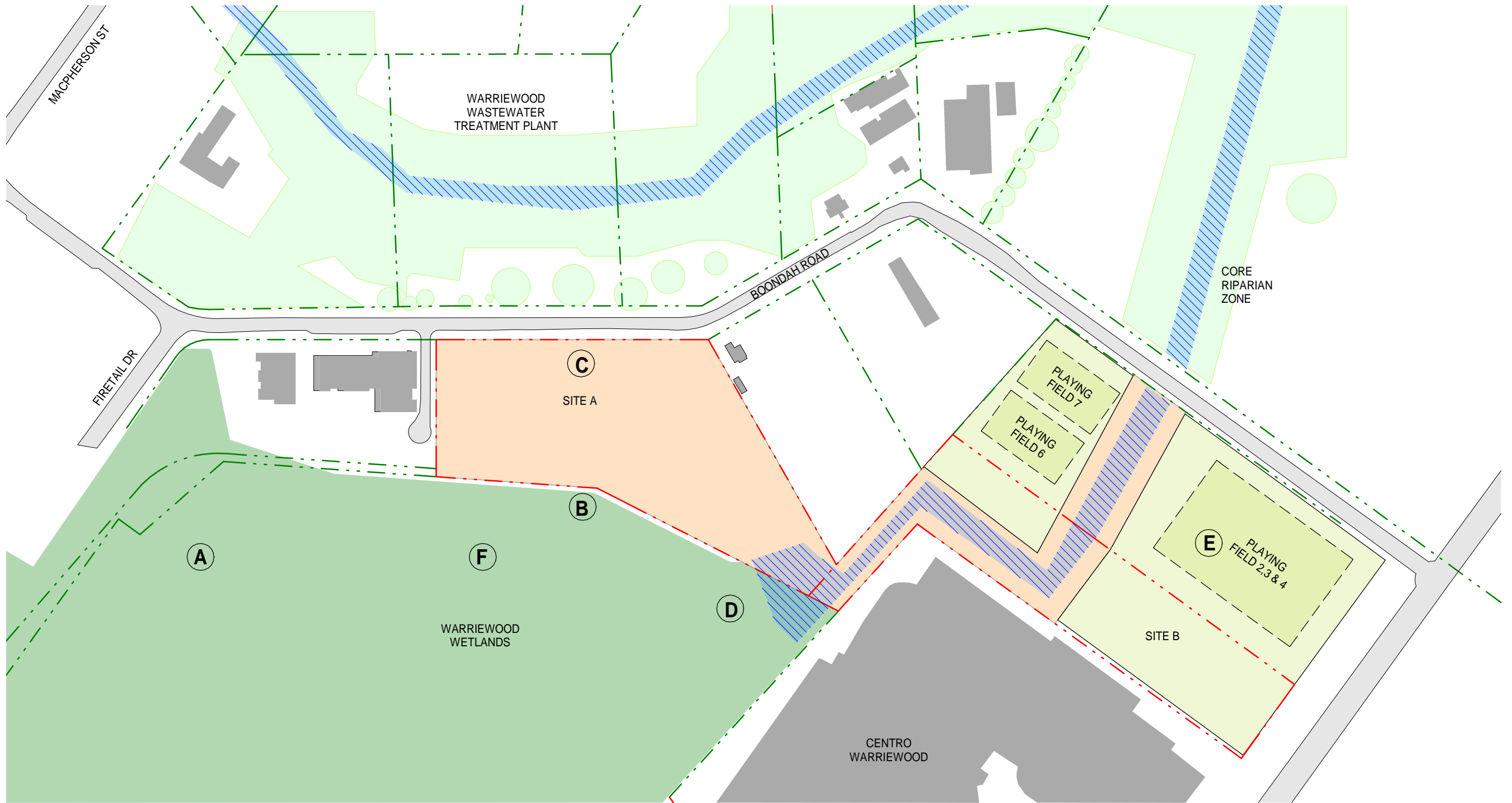
PLANNING CONTROL

Drawing Number
PP-007

Revision
A

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A - BUSH FIRE RISK



B - FLOODING



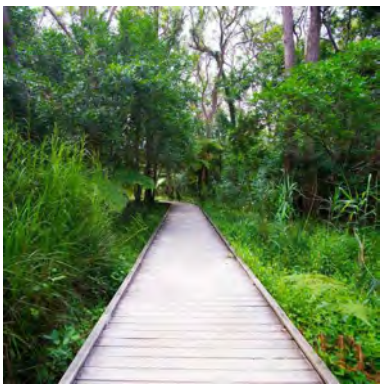
C - UNKEMPT LAND



D - DISCONNECTION FROM AMENITIES



E - CONSTRAINED PUBLIC SPORTING FACILITIES



F - NATURAL ENVIRONMENT

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WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status

Date Plotted 23-Aug-19 12:22:51 PM

Date Issued 23.08.19

Scale As indicated @A3

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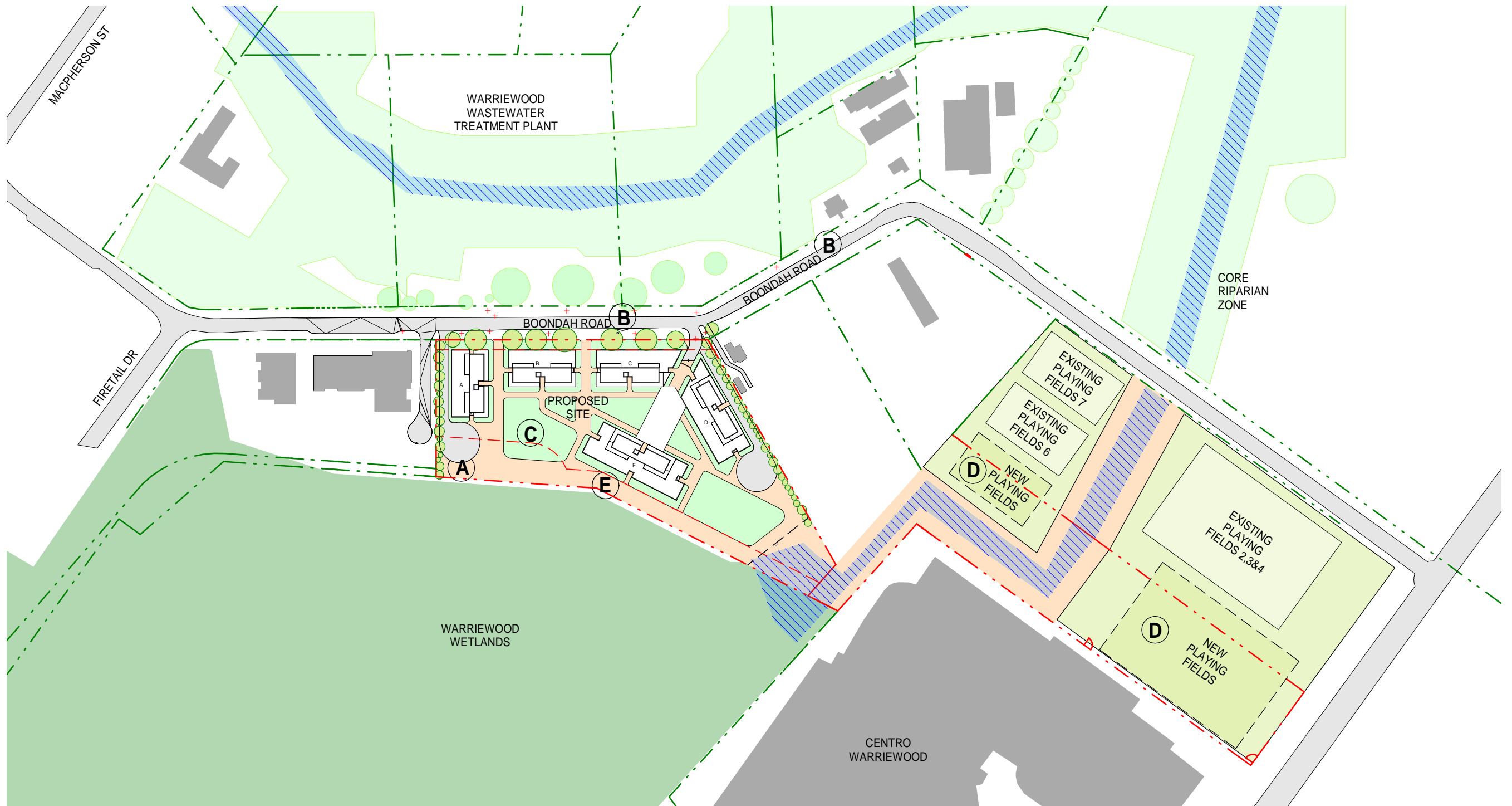
Drawing Title
SITE CHALLENGES

Drawing Number
PP-008

Revision
A

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A - BUSHFIRE RISK
REDUCED VEGETATION, SETBACK AND
MAINTENANCE



B - RAISED ROAD RL TO FPL



C - REVITALISED LANDSCAPE



D - NEW ADDITIONAL PLAYING
FIELDS



E - BUSH OUTLOOK

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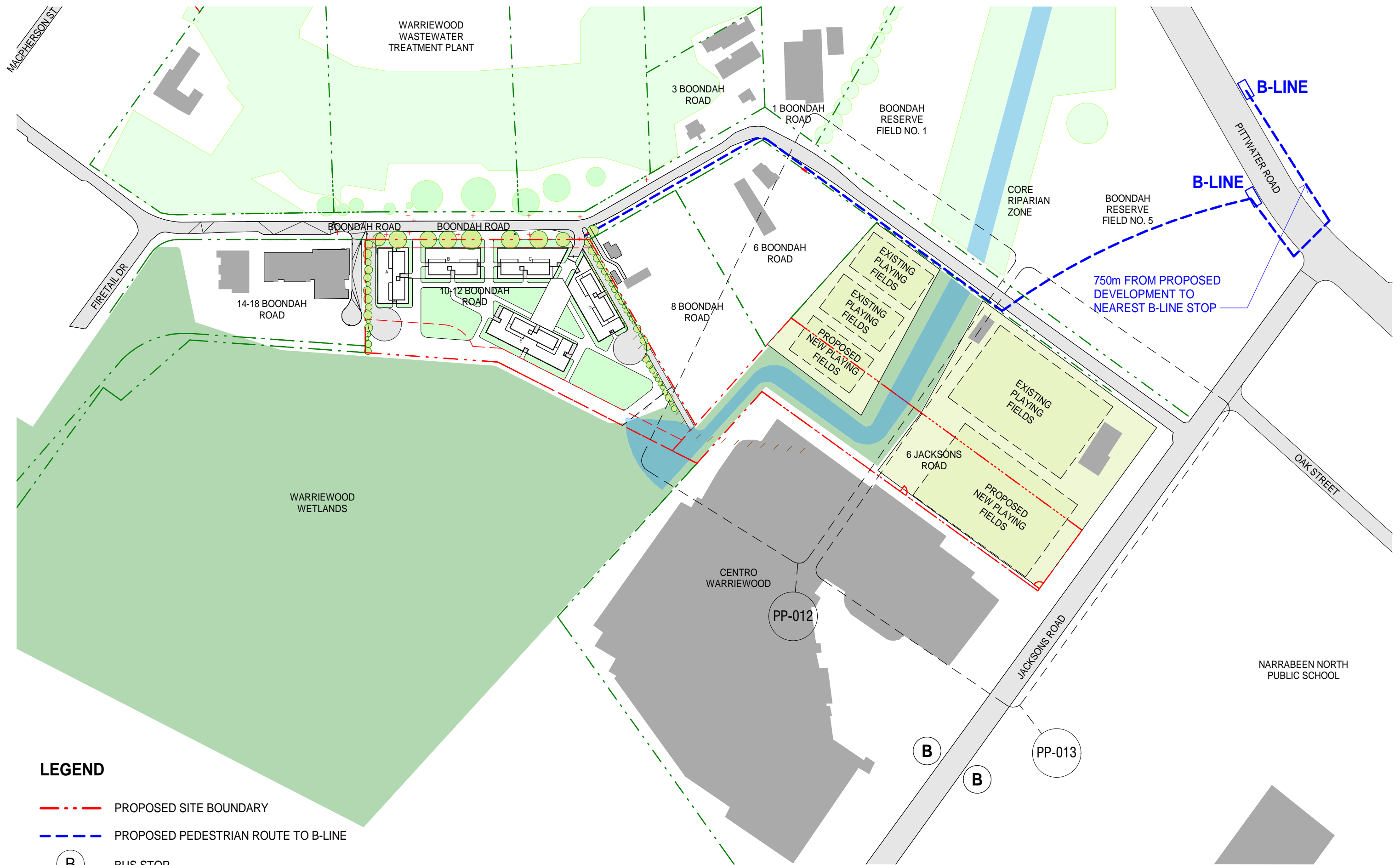
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Scale As indicated @A3

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LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED PEDESTRIAN ROUTE TO B-LINE
- BUS STOP

Rev.	Date	Description	Iss.	Appr.
A	23.08.19	PP SUBMISSION	AN	MH

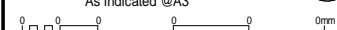
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File

Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status
Date Plotted 23-Aug-19 12:23:18 PM
Date Issued 23.08.19
Scale As indicated @A3



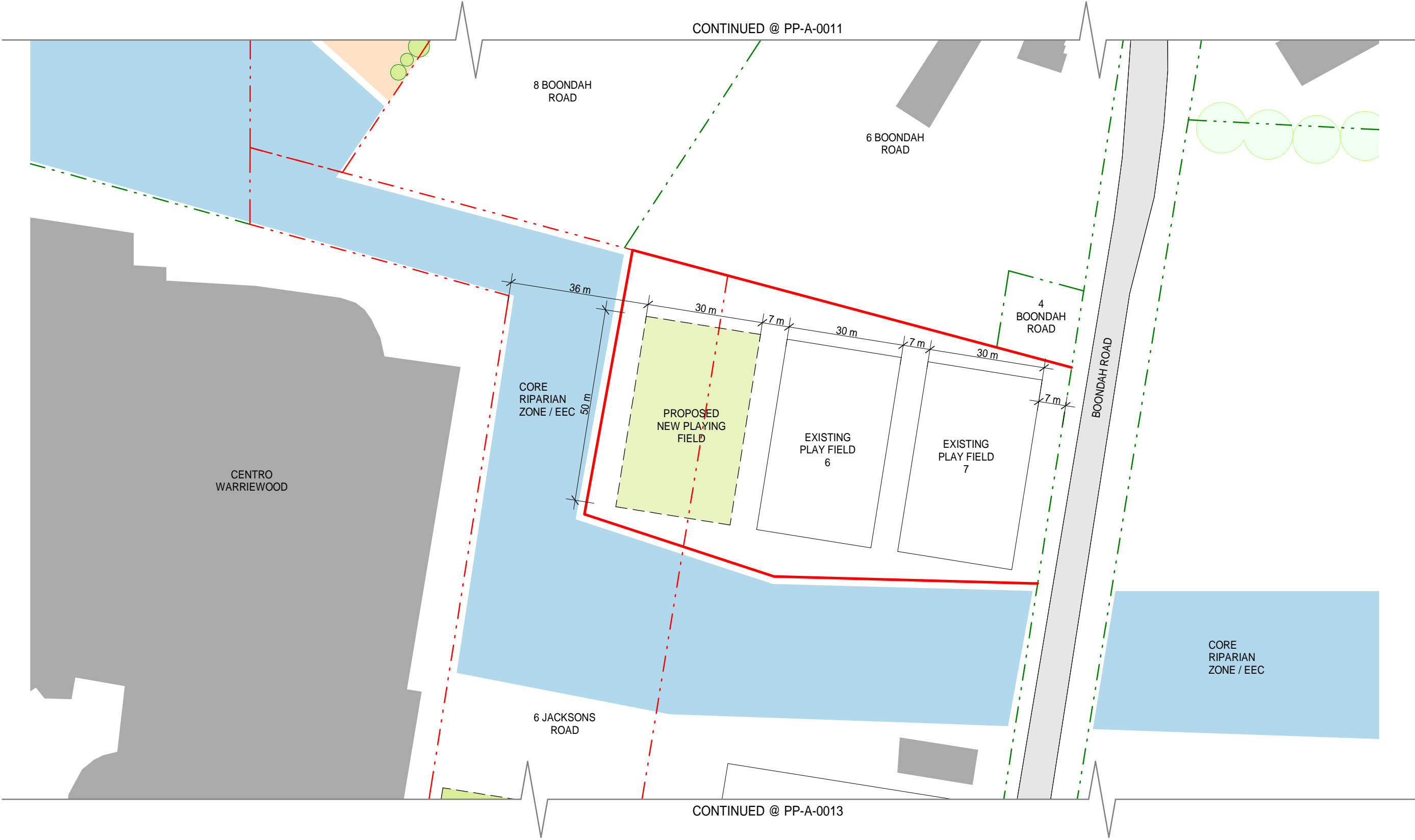
Drawing Title
PLAN CONTEXT

Drawing Number
PP-010

Revision
A

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LEGEND

- PROPOSED SITE BOUNDARY
- Soccer field and buffer zones
- CORE RIPARIAN ZONE / ENDANGERED ECOLOGICAL COMMUNITY
- PERIMETER FENCE

Rev.	Date	Description	Iss.	Appr.
A	23.08.19	PP SUBMISSION	AN	MH

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File

Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status

Date Plotted 23-Aug-19 12:23:20 PM

Date Issued 23.08.19

Scale As indicated @A3

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PN

Drawing Title

BOONDAH RESERVE 6,7 - NEW FIELD CONCEPT

Drawing Number
PP-012

Revision
A

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Rev.	Date	Description	Iss.	Appr.
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Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status

Date Plotted 23-Aug-19 12:23:29 PM

Date Issued 23.08.19

Scale 1 : 1000 @A3

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Rev.	Date	Description	Iss.	Appr.
A	23.08.19	PP SUBMISSION	AN	MH

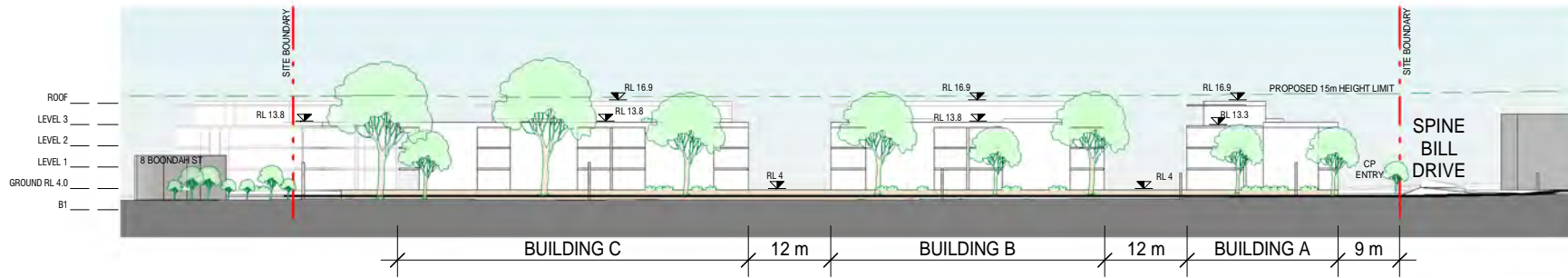
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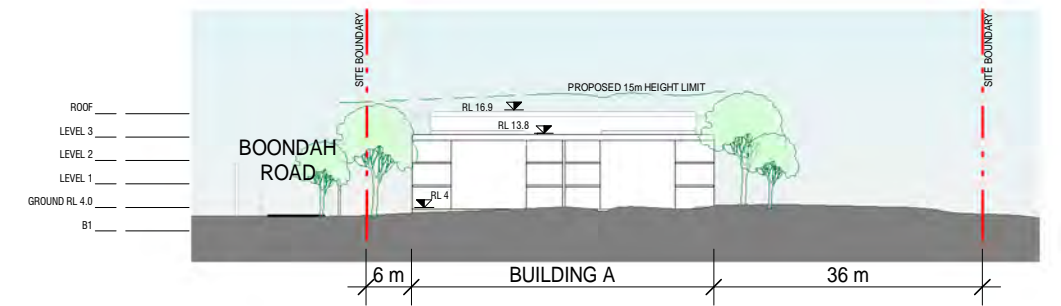
Project
WARRIWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIWOOD

Project Number
219071

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Date Issued	23.08.19
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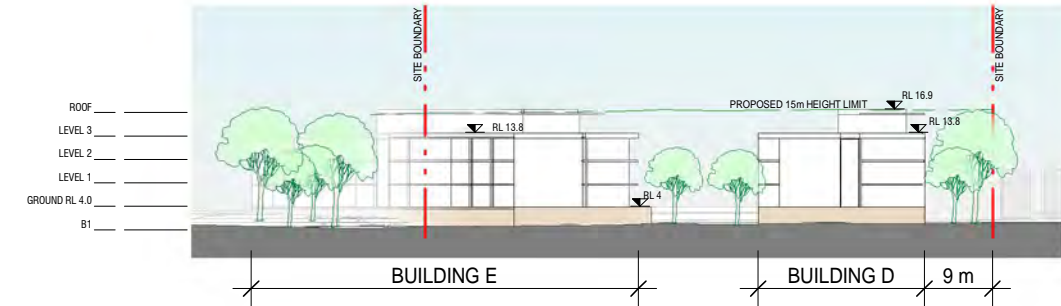
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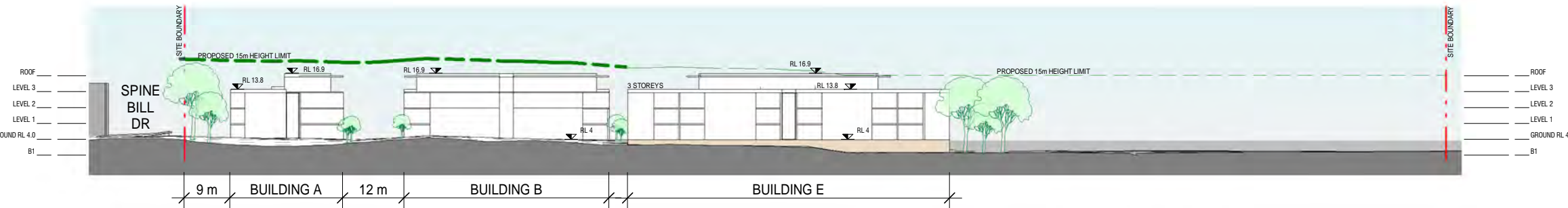
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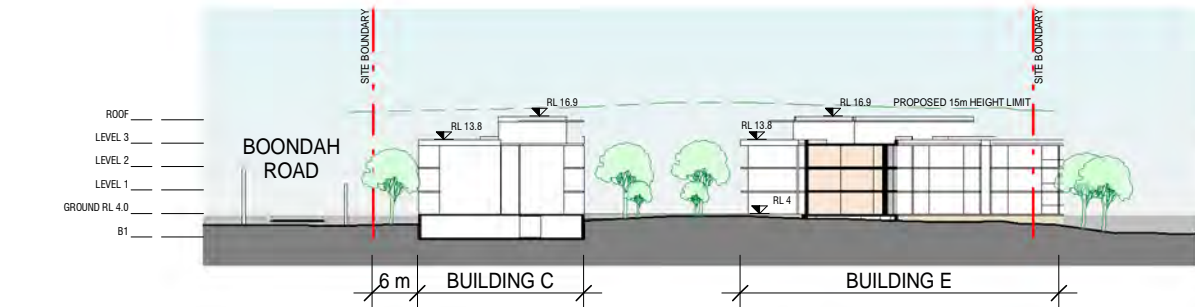
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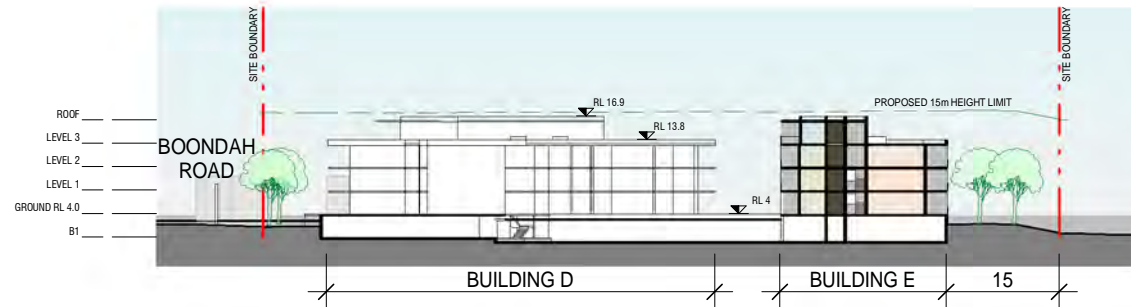
SOUTH WEST ELEVATION



WEST ELEVATION



SECTION BETWEEN BUILDING B AND BUILDING C



SECTION BETWEEN BUILDING C & D AND THROUGH BUILDING E

Rev.	Date	Description	Iss.	Appr.
A	23.08.19	PP SUBMISSION	AN	MH

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Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status

Date Plotted 23-Aug-19 12:50:29 PM

Date Issued 23.08.19

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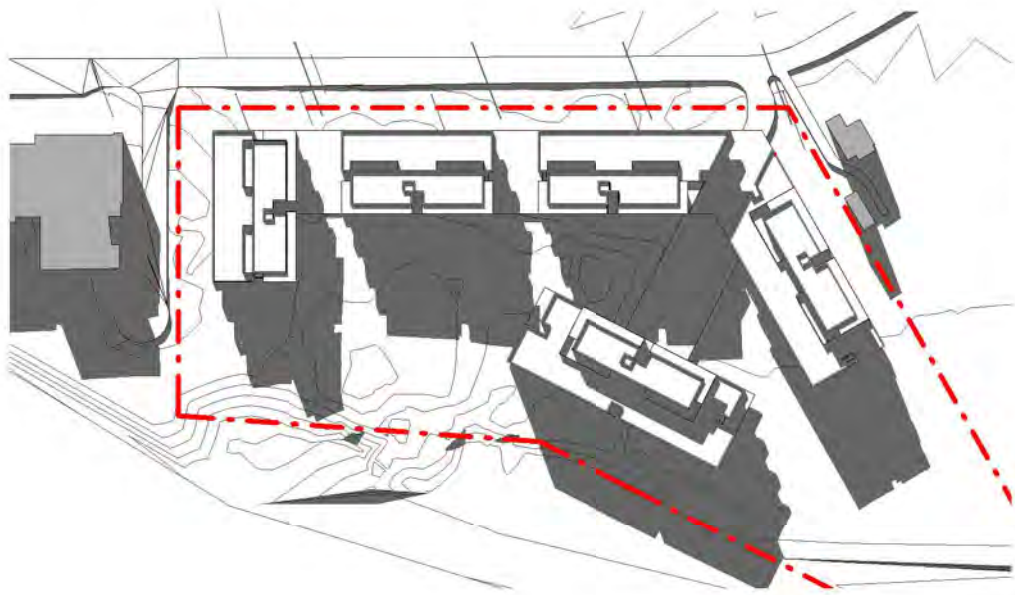
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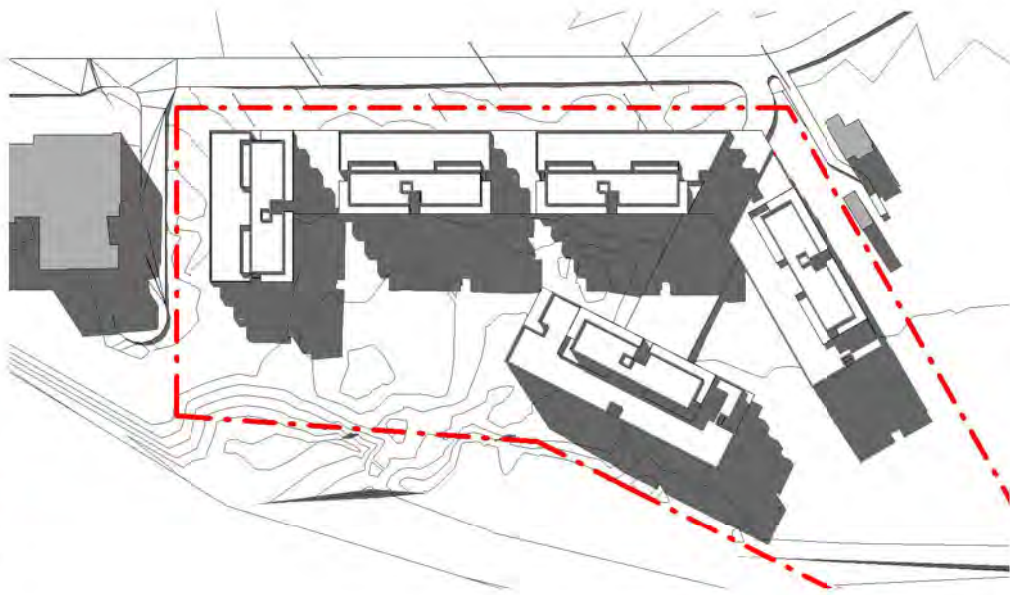
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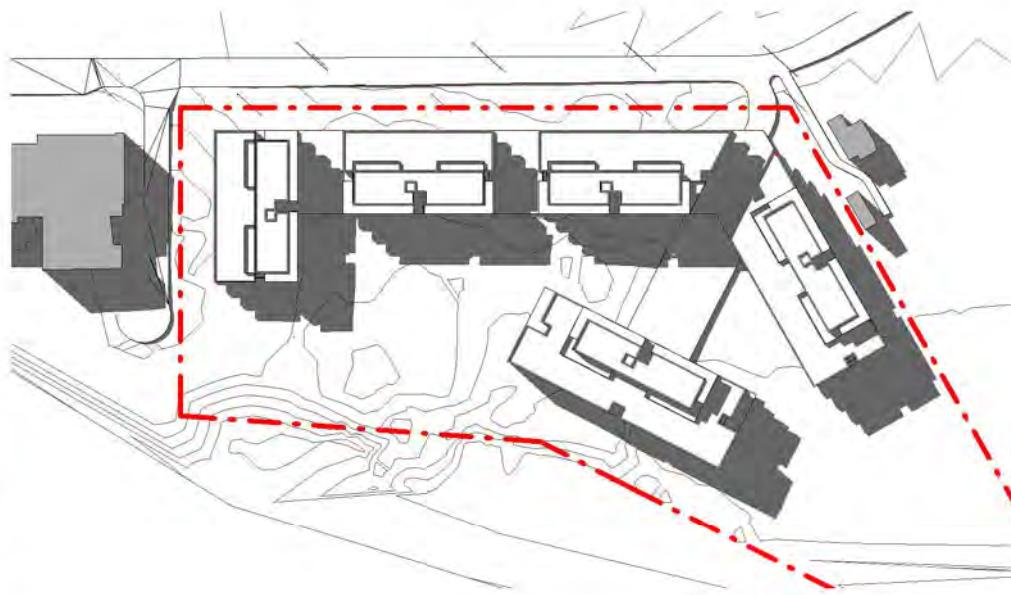
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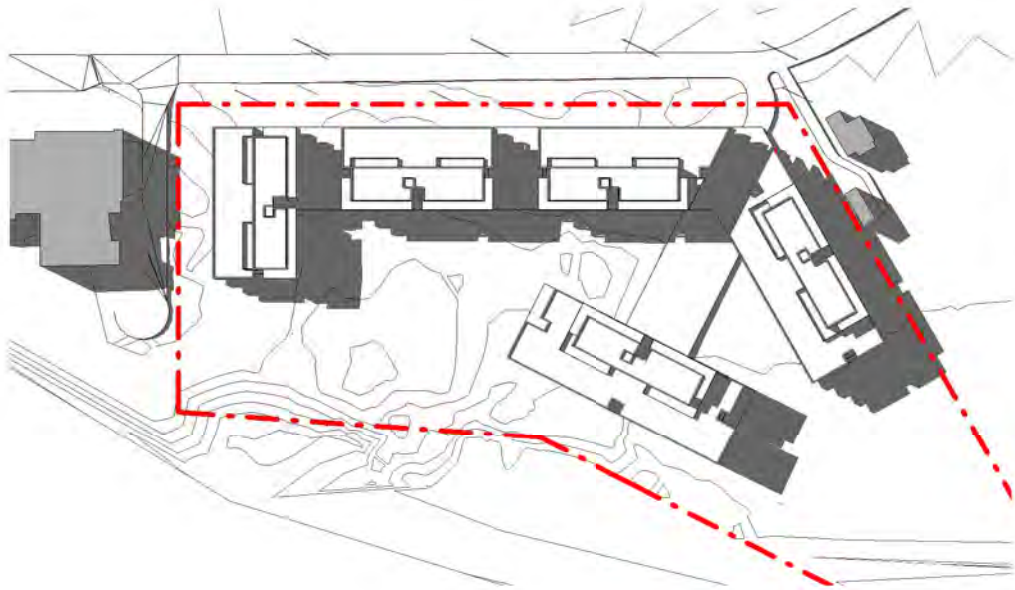
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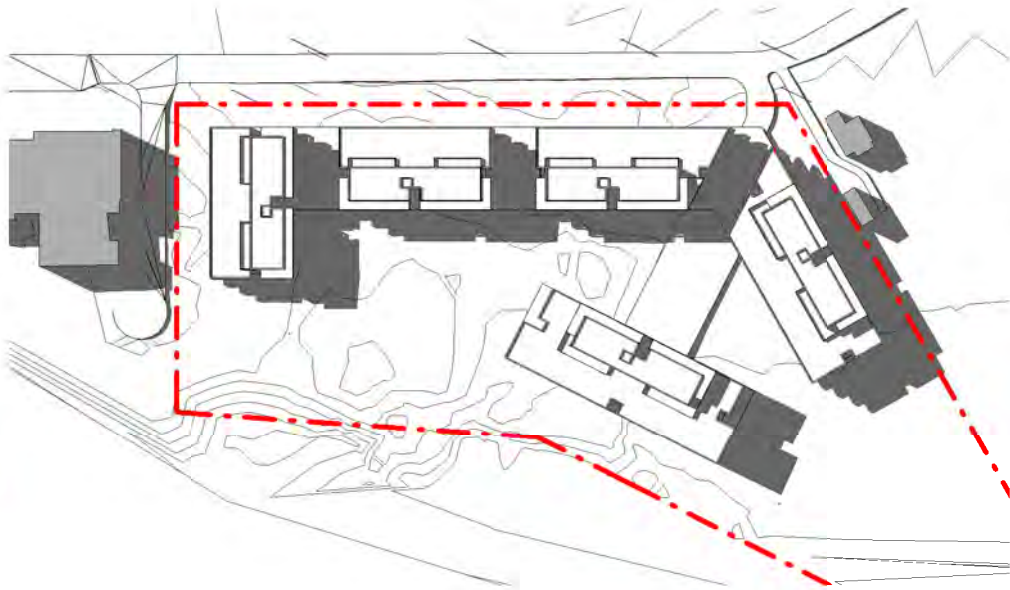
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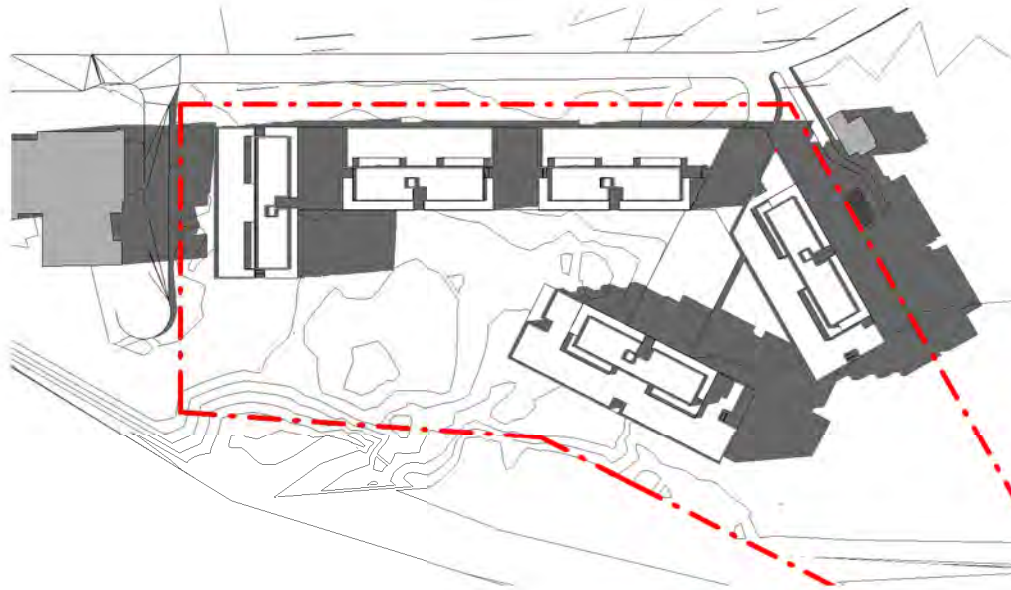
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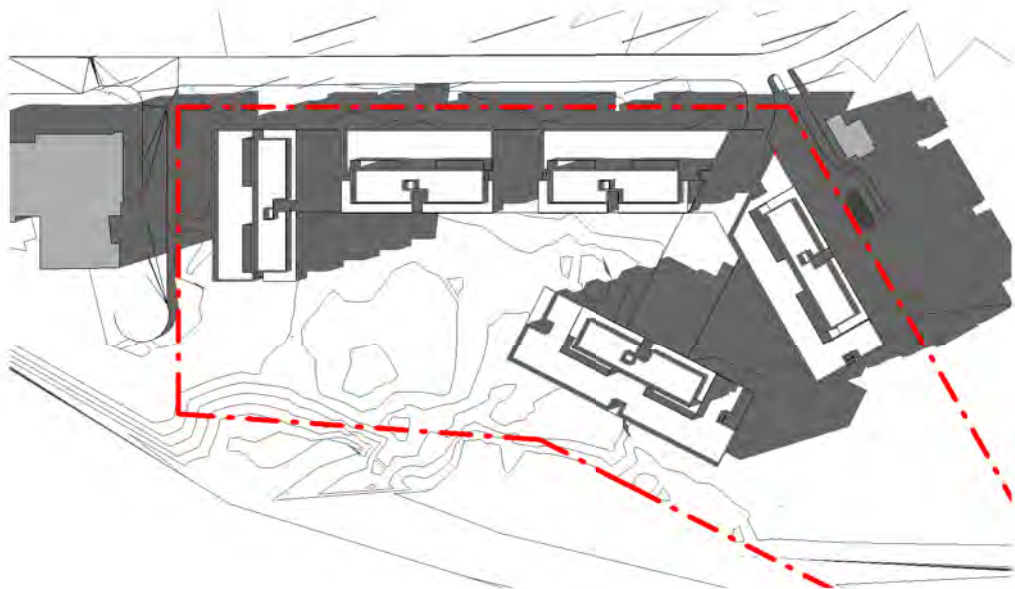
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21ST JUNE 3 PM

Rev.	Date	Description	Iss.	Appr.

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Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status

Date Plotted 23-Aug-19 12:24:14 PM

Date Issued

Scale 1 : 2000 @A3

0mm

Drawing Title

SHADOW DIAGRAMS

Drawing Number
PP-021

Revision

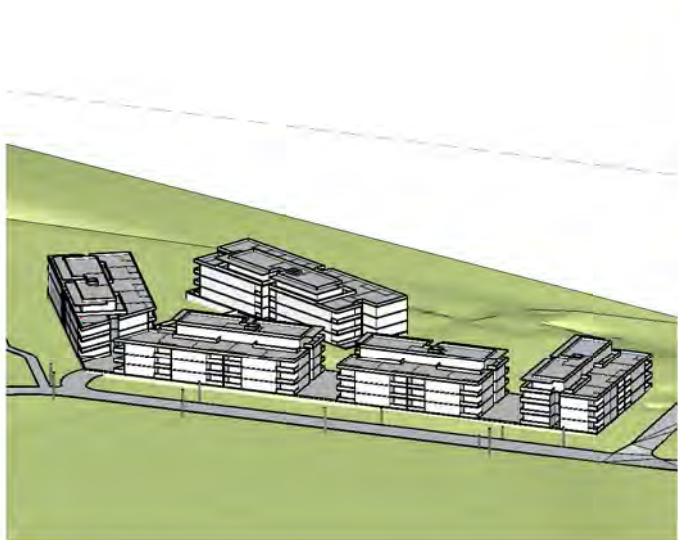
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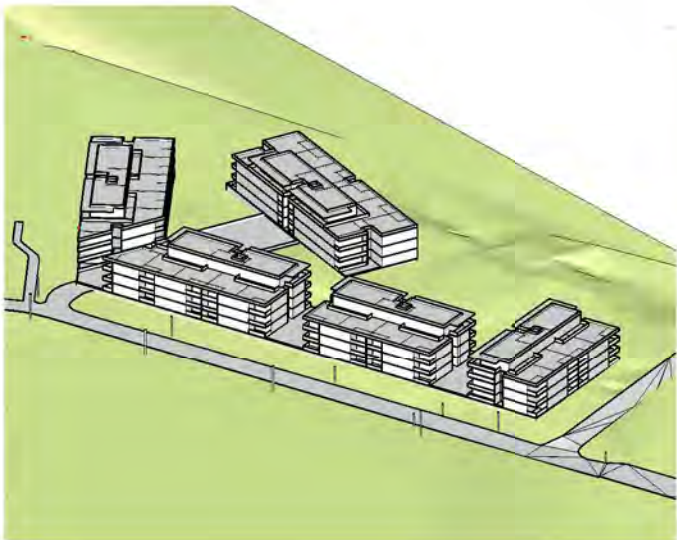
BUILDINGS	Carspaces	1bed	2bed	3bed	TOTAL	Solar			X-Vent		
						No. of 3hrs+	%	Complies	No. X-vent	%	Complies
	Appr.NSA	55 m²	85 m²	120 m²							
	%	10%	58%	32%							
Building A		0	12	8	20	17	85%	YES	14	70%	YES
Building B		0	12	8	20	16	80%	YES	14	70%	YES
Building C		0	15	8	23	19	83%	YES	14	61%	YES
Building D		6	15	8	29	21	72%	YES	20	69%	YES
Building E		6	18	8	32	32	100%	YES	20	63%	YES
TOTAL		12	72	40	124	105	84%	YES	82	66%	YES

RMS Cars per unit	1.0	1.2	1.5	
Totals	12	86	60	158

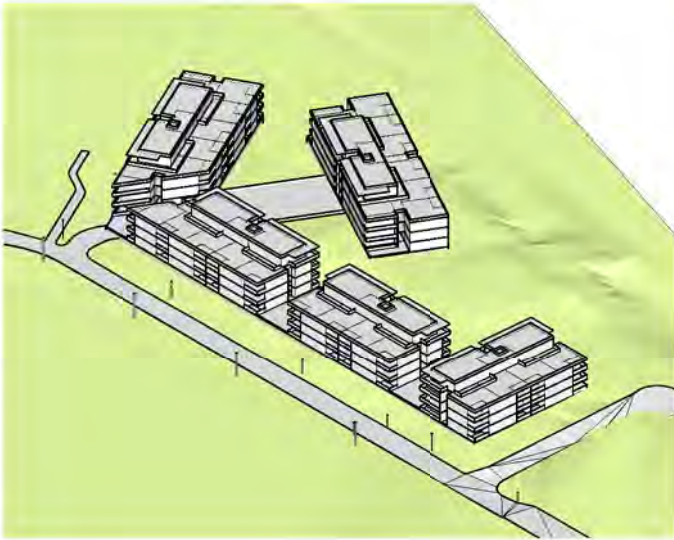
CARSPACES			Cars
Resident spaces			158
Visitor	1 per	5 units	25
TOTAL			183



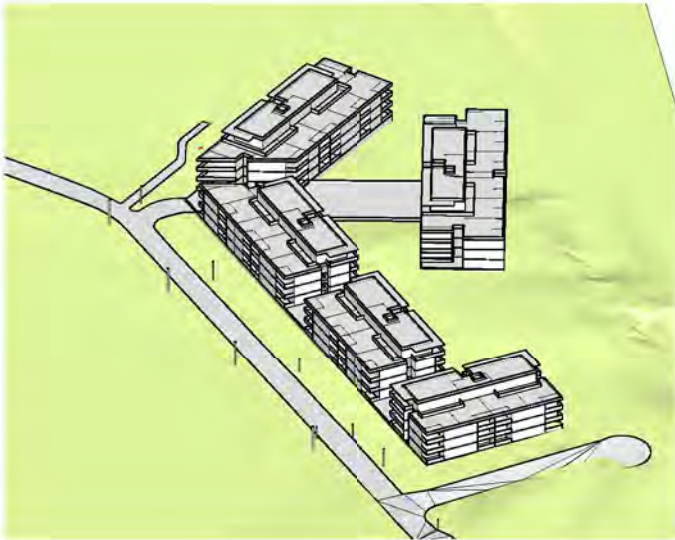
1 JUNE 21st 9 AM



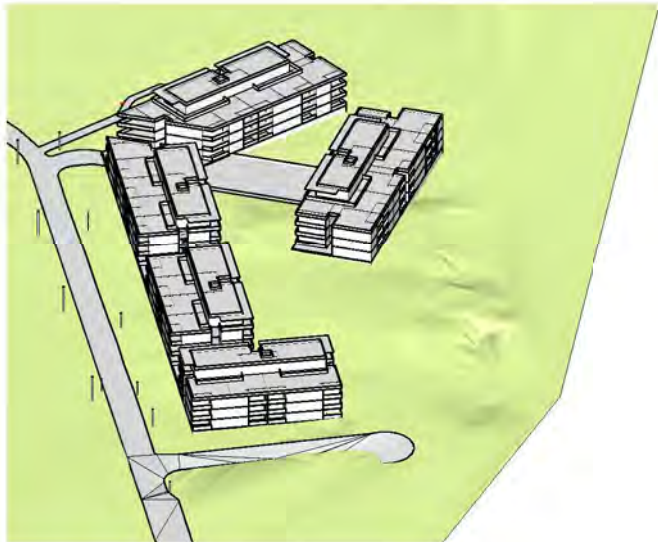
2 JUNE 21st 10 AM



3 JUNE 21st 11 AM



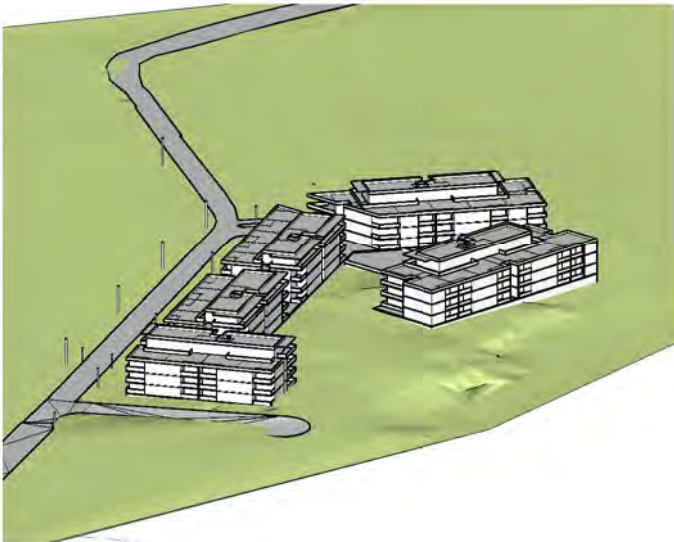
4 JUNE 21st 12 PM



5 JUNE 21st 1 PM



6 VFS 2 PM



7 VFS 3 PM

Rev.	Date	Description	Iss.	Appr.
A	23.08.19	PP SUBMISSION	AN	MH

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File

Project
WARRIEWOOD
10-12 BOONDAH RD AND 6 JACKSONS RD, WARRIEWOOD

Project Number
219071

Status	
Date Plotted	23-Aug-19 12:24:27 PM
Date Issued	23.08.19
Scale	@A3
	0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 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527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 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2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 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