



Freshwater Mixed Use Development

50 Lawrence Street
Freshwater, NSW

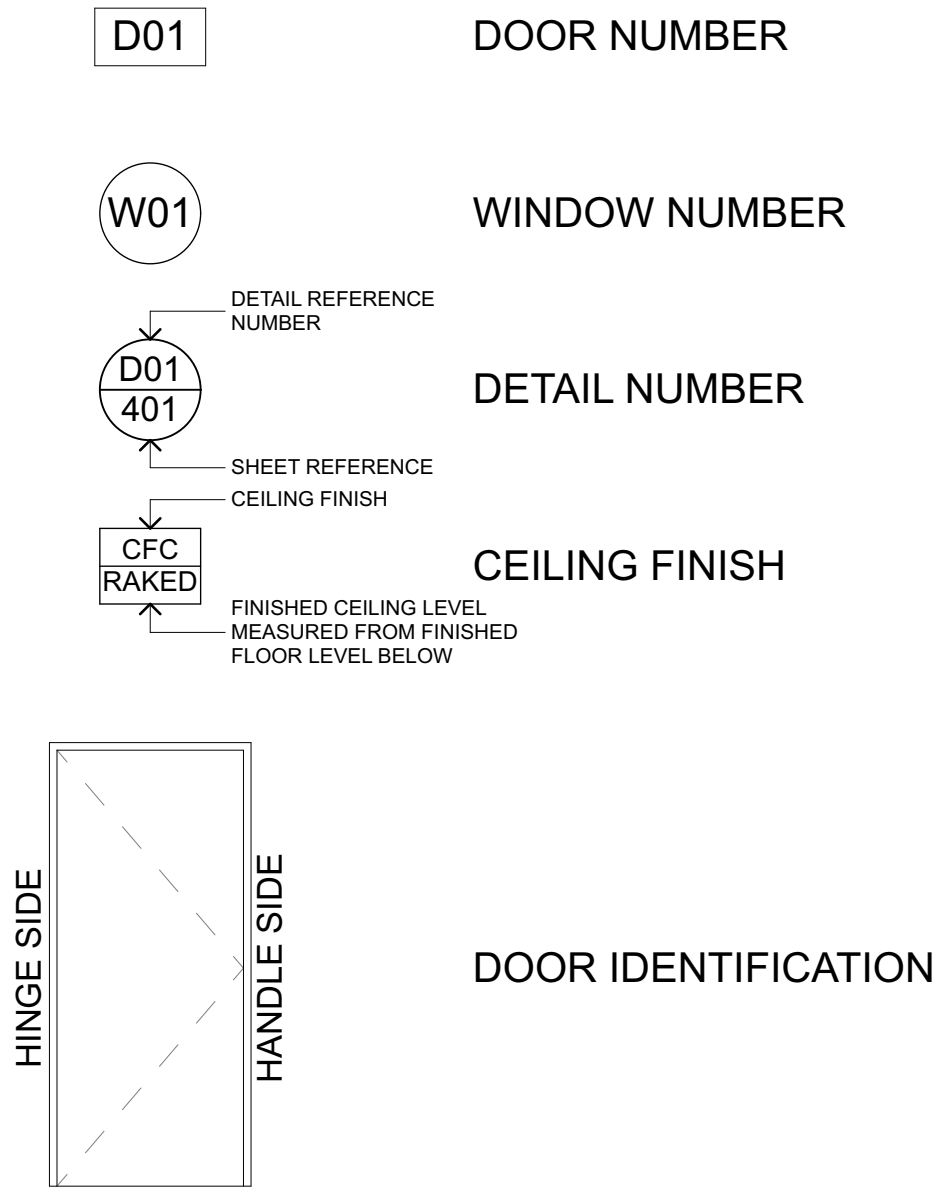
Development Application

March 2021

General Abbreviations

AA	ANODISED ALUMINIUM
AHD	AUSTRALIAN HEIGHT DATUM
A/C	AIR CONDITIONING (REFER MECHANICAL DRAWINGS)
AP	ACCESS PANEL
B	BENCH
BEJ	BRICK EXPANSION JOINT (REFER ENGINEERS DRAWINGS)
BL	BLOCK WORK - CEMENT RENDER FINISH - PAINTED
BNCH	BENCH
C	CARPET
CFC	COMPRESSED FIBRE CEMENT
CF	CEILING FAN
CH	COAT HOOK
COL	COLUMN
CONC.	CONCRETE
COS	CONFIRM ON SITE
CT	CERAMIC TILE
CV	COVING
D	DOOR
DP	DOWN PIPE
E	EXTINGUISHER
EL	EXTERNAL VENETIAN LOUVRE
FB	FACE BRICKWORK
FC	FIBRE CEMENT SHEETING
FCL	FINISHED CEILING LEVEL
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FL	FLUROSCENT LIGHT
FW	FLOOR WASTE
G	GAS INSTANTANEOUS HOT WATER
GD	GRATED DRAIN
GPO	POWER OUTLET
GR	GRAB RAIL
HA	HANDLE
HB	HAND BASIN
HC	HOSE COCK
HR	HAND RAIL
HWU	HOT WATER UNIT
LC	LIGHTWEIGHT CLADDING
LV	LOUVRE
M	MASONRY
MC	METAL ROOF CAPPING
MF	METAL FLASHING
MR	METAL ROOF SHEET
MIR	MIRROR
MRPB	MOISTURE RESISTANT PLASTERBOARD
MW	MASONRY WALL
OF	OVERFLOW
PB	PLASTER BOARD - PAINTED
PC	PRECAST CONCRETE
PF	PAINT FINISH
RAG	RETURN AIR GRILLE. REFER MECH ENGINEER
RC	ROOF COWL WITH FLASHING
RD	RECESSED DOWNLIGHT
RS	ROLLER SHUTTER DOOR
RV	ROOF VENTILATION
SD	SMOKE DETECTOR
SDS	SOAP DISPENSER
SG	SLIDING GLASS
SGD	SLIDING GLASS DOOR
SK	SKIRTING
SNK	SINK
SP	DOWN PIPE SPREADER
SPB	SUSPENDE PLASTERBOARD
SPB*	SUSPENDE PLASTERBOARD. MOISTURE RESISTANT
ST	SANDSTONE CLADDING (ON BLOCKWORK)
STR	STORE
SWG	SWING GLASS DOOR
T	TIMBER
TC	TIMBER CLADDING
TF	TIMBER FLOOR
TI	TACTILE GRIP SURFACE INDICATOR
TPH	TOILET PAPER DISPENSER
TR	TOWEL RAIL
V	NON-DUCTED VENT
W	WINDOW
WC	WATER CLOSET
WL	WALL LIGHT
W/PUMP	WATER PUMP FOR TANKS

Drawing Legend



Finishes Legend

FLOOR FINISHES	
TILE 	EXTERIOR PAVING TILE WITH APPLIED SEALER/SLIP COLOUR TBC RESISTANT FINISH
TF 	TIMBER FLOOR BOARDS OAK OR SIMILAR REFER FINISHES SCHEDULE
CT 	CERAMIC TILE COLOUR TBC REFER FINISHES SCHEDULE
CONC. 	POLISHED CONCRETE "INSERT COLOUR/TYPE/CODE" REFER FINISHES SCHEDULE
C 	CARPET CHARCOAL OR SIMILAR REFER FINISHES SCHEDULE
WALL FINISHES	
TC 	TIMBER CLADDING OFF-WHITE PAINT FINISH REFER FINISHES SCHEDULE
MR1 	METAL ROOF SHEETING CHARCOAL POWDERCOATING REFER FINISHES SCHEDULE
BL 	CONCRETE BLOCK WORK NATURAL FINISH REFER FINISHES SCHEDULE
M 	RENDERED MASONRY WHITE PAINT FINISH REFER FINISHES SCHEDULE
PC 	PRECAST CONCRETE PANEL NATURAL FINISH REFER FINISHES SCHEDULE
ST 	SANDSTONE NATURAL FINISH REFER FINISHES SCHEDULE

REGULATORY ENVIRONMENT

The following planning documents apply:

Warringah DCP
Warringah DCP - Part G5 - Special Area Controls - Freshwater Village
Sept 65 & Apartment Design Guidelines

LEP & MAPPING

Zone:	B2 - Local Centre- Refer to Part F Zones & Sensitive Areas
FSR:	Merit Based Assessment
Height:	11m (11~11.9m) Maximum 3 Storeys
Acid Sulfate Soils:	N/A
Site Area:	590 m²

FRESHWATER VILLAGE DCP/MERIT BASED ASSESSMENT

Setbacks ***
Front: Lawrence Avenue - **Up to Boundary** (First 2 storeys)
Side: Adjoining Dowling St - **Merit Based Assessment**
Side: Adjoining Oliver St - **2m Adjoining Residential Zone**
Rear: **2m Adjoining Residential Zone**
Third Storey Front boundary: **5m**

Soft Landscape Area

Minimum of 25% of site:

Required:	147.5m²
Provided:	L1: 46m² / L2: 2m² / L3: 6.18m² Total: 54.18m²

Deep Soil

Minimum 50% of soft landscaped area:

Required:	74m²
Provided:	39.29m²

Apartment Design Guide

Min. Apartment Sizes: St1/2/3 Bedrooms: 35/50/70/90m² Respectively
Min. Balcony Sizes: St1/2/3 Bedrooms: 4/8/10/12m² Respectively

GFA:

GF:	78m²
L1:	145m²
L2:	327m²
L3:	192m²

Total GFA:	742m²
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Unit Mix:

Studio:	no.2
1 Bed:	no.4
2 Bed:	no.4
2 Bed Adaptable:	no.1
3 Bed:	no.0

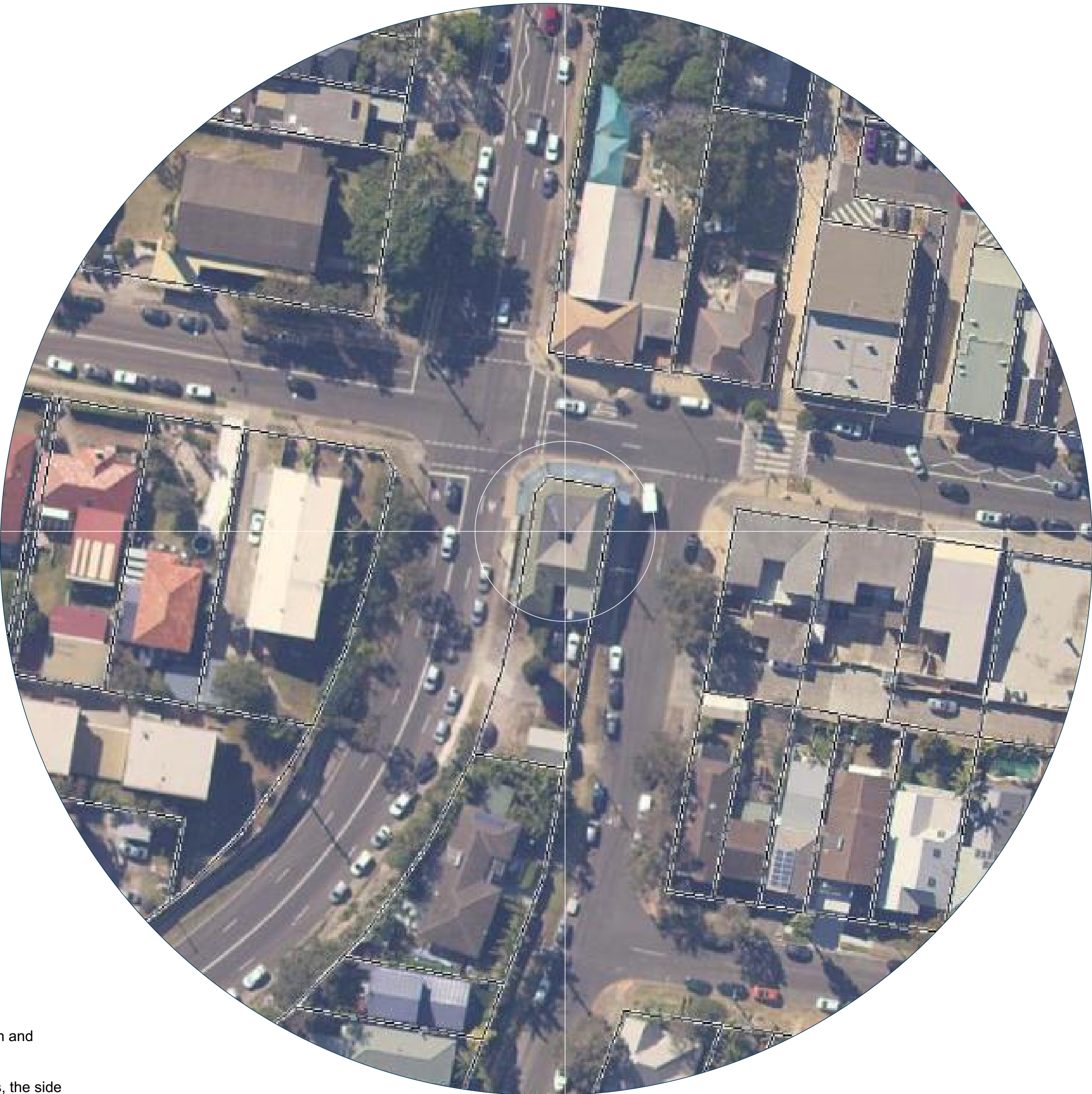
Calculations FSR

Site Area:	590m ²
FSR:	1.25:1

Freshwater Village DCP Key Points:

- Street Frontage to have a vertical emphasis
- Maximum length of a shopfront 5-10m
- Awnings on street corners to be wrapped 6m minimum
- Step the building roof form
- Low scale coastal feel of Freshwater
- Buildings not to exceed a maximum building length of 20m without the provision of separate cores and entry points
- To ensure that any proposed development within the vicinity of a heritage listed item does not have an adverse impact on and complements the heritage significance of the item(s)

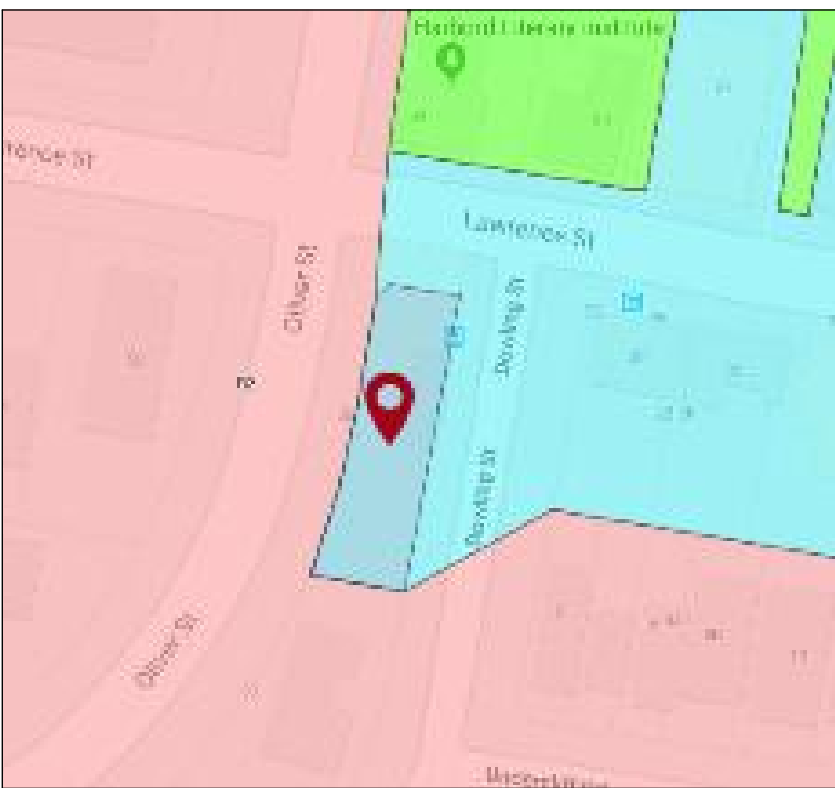
- Where a side or rear boundary of the proposed development site does not adjoin residential zoned land other than roads, the side and rear boundary setbacks will be determined on a merit basis and will have regard to: streetscape amenity of surrounding properties setbacks of neighbouring development



LAND ZONING

L200240

101	High-density urban
102	Local Centre
103	Community Centre
104	Medium Density Residential
105	Medium Density Residential
106	Medium Density Residential
107	Medium Density Residential
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199	Medium Density Residential
200	Medium Density Residential



FLOOR SPACE RATIO

Maximum Floor Space Ratio (m²)

0.20	0.20
0.30	0.30
0.40	0.40
0.50	0.50
0.60	0.60
0.70	0.70
0.80	0.80
0.90	0.90
1.00	1.00
1.10	1.10
1.20	1.20
1.30	1.30
1.40	1.40
1.50	1.50
1.60	1.60
1.70	1.70
1.80	1.80
1.90	1.90
2.00	2.00
2.10	2.10
2.20	2.20
2.30	2.30
2.40	2.40
2.50	2.50
2.60	2.60
2.70	2.70
2.80	2.80
2.90	2.90
3.00	3.00
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3.50	3.50
3.60	3.60
3.70	3.70
3.80	3.80
3.90	3.90
4.00	4.00
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4.40	4.40
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5.00	5.00
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Refer to Clause 4.4
Merit Based Assessment

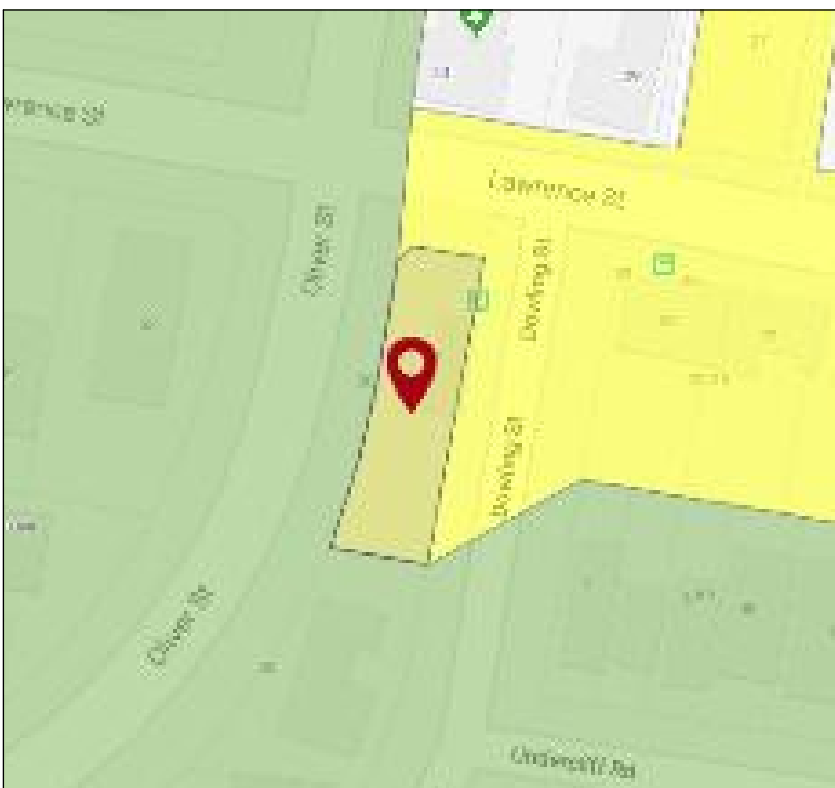


HEIGHT OF BUILDING

Maximum Building Height (m)

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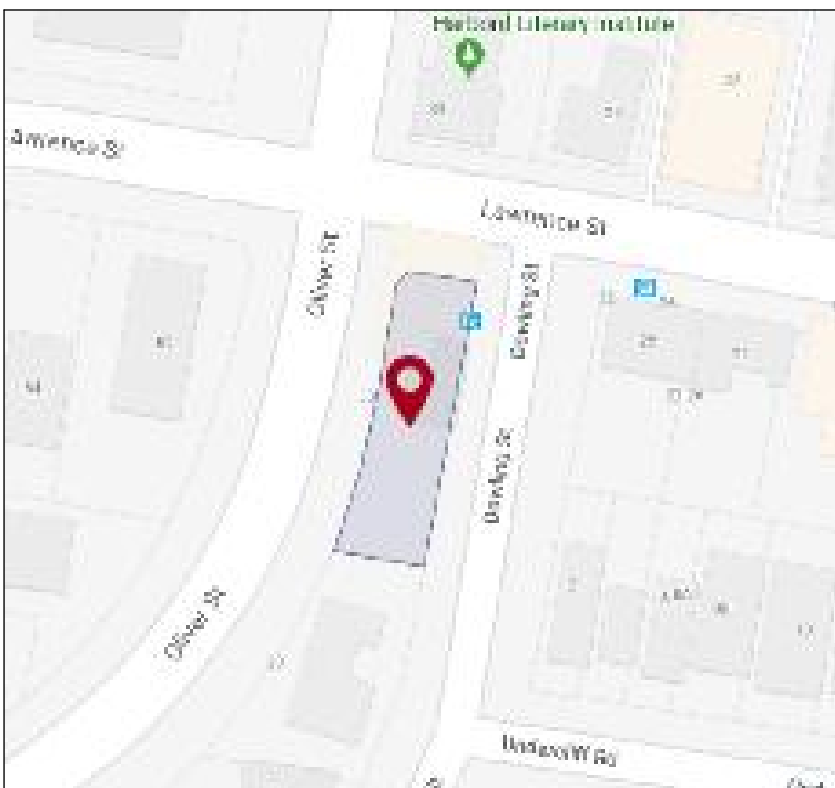
Refer to Clause 4.4

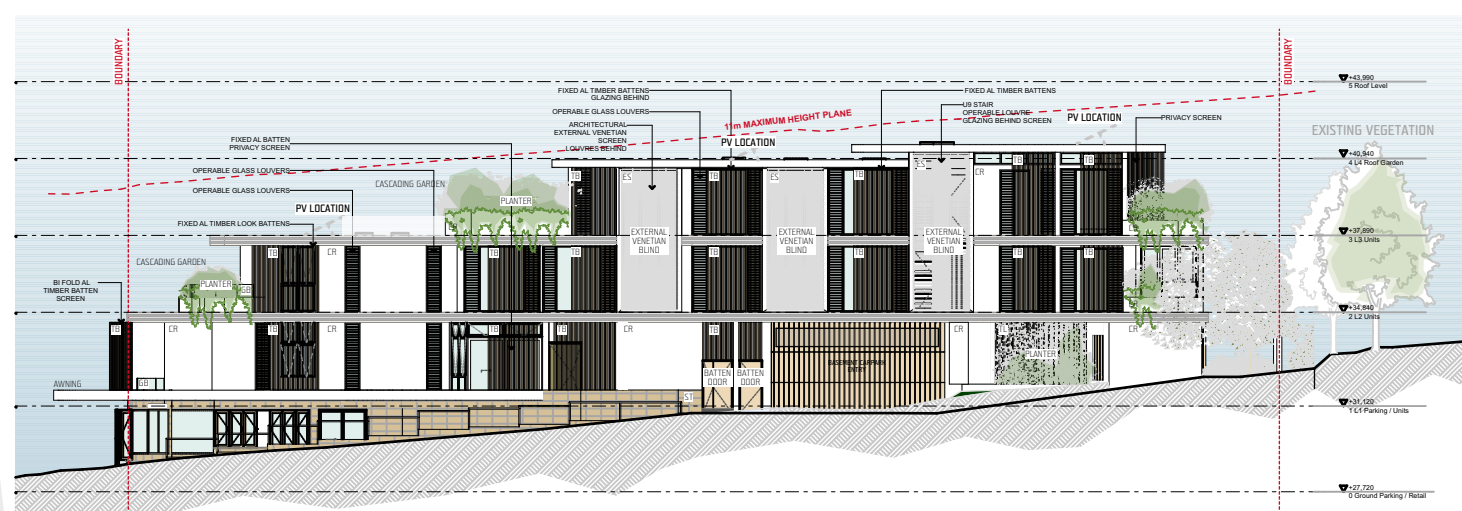
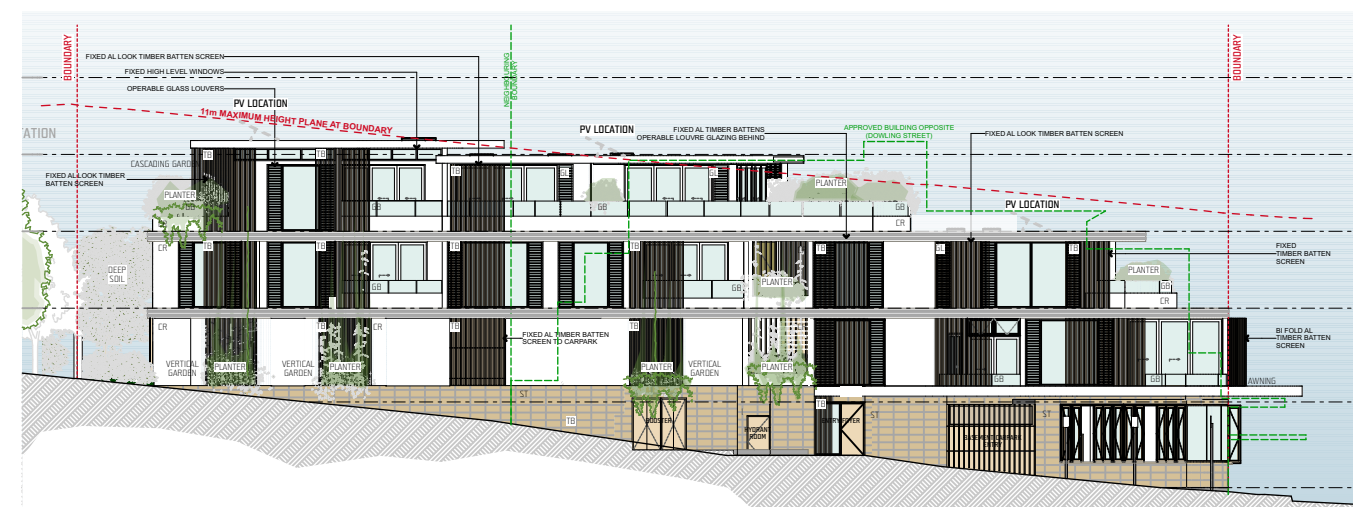


ACID SULPHATE SOIL

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Class 1 - All Works
Class 2 - Works below ground surface
Class 3 - Works above ground surface
Class 4 - Works above ground surface
Class 5 - Works above ground surface





Demolition Plan
SCALE 1:100 @ A1

CKDS ARCHITECTURE

Demolition Plan
drawing # **DA-0101** issue **D**
1:100 23/3/21

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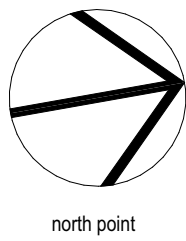


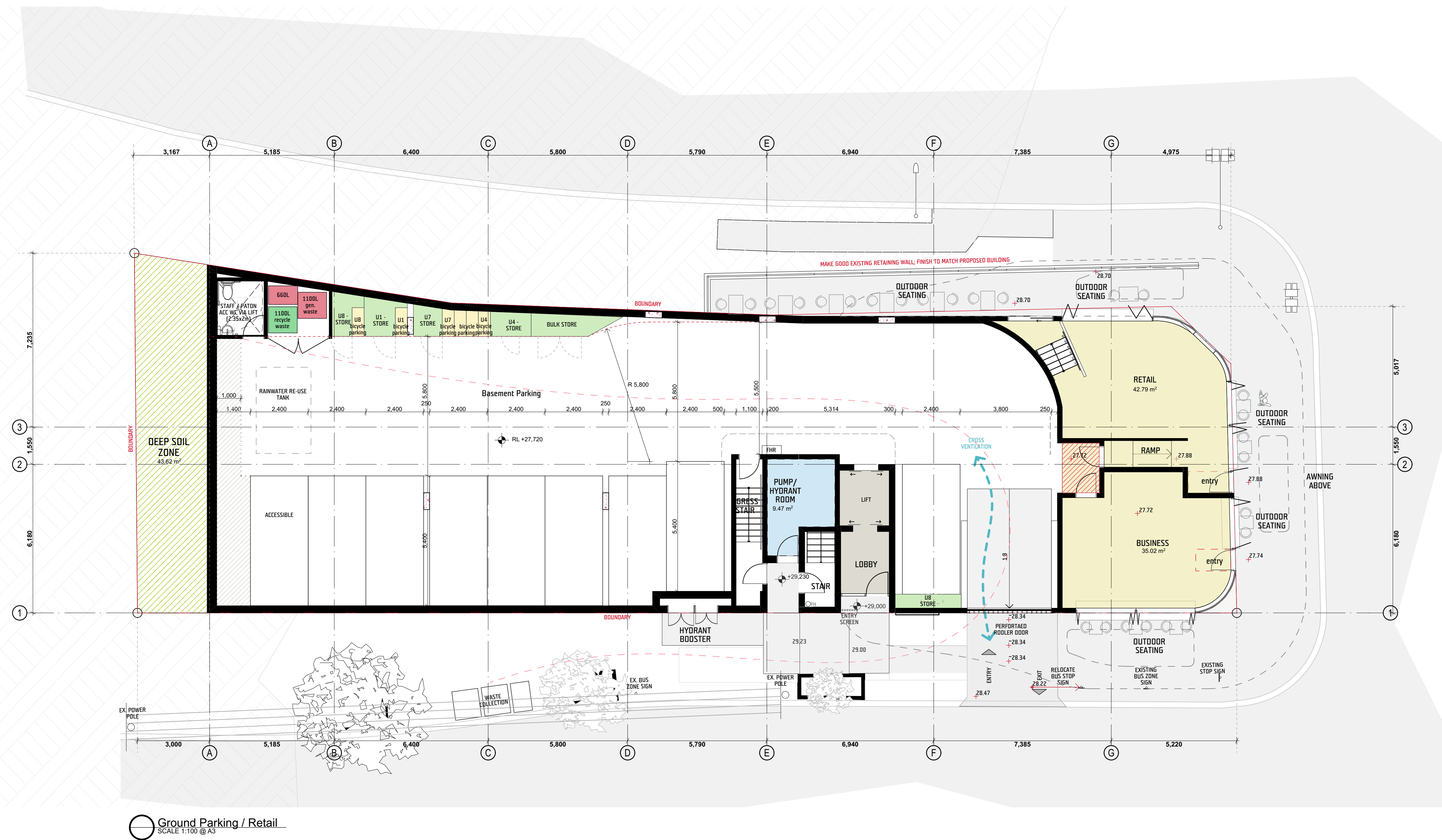
OLIVER STREET

LAWRENCE STREET

DOWLING STREET

DEVELOPMENT APPLICATION





OLIVER STREET

LAWRENCE STREET

DOWLING STREET

DEVELOPMENT APPLICATION

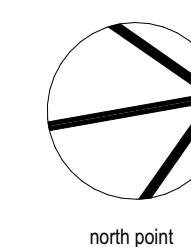
L1 Parking / Units
SCALE 1:100 @ A3

CKDS ARCHITECTURE

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www.ckds.com.au

P.O. Box 4400
East Gosford NSW Australia

Ph 02 4321 0503
ACN 129 231 269



Freshwater Mix Use

project #

19045

50 Lawrence Street
FRESHWATER NSW 2096

Level 01 Plan

drawing #

DA-1102

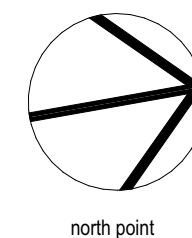
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issue

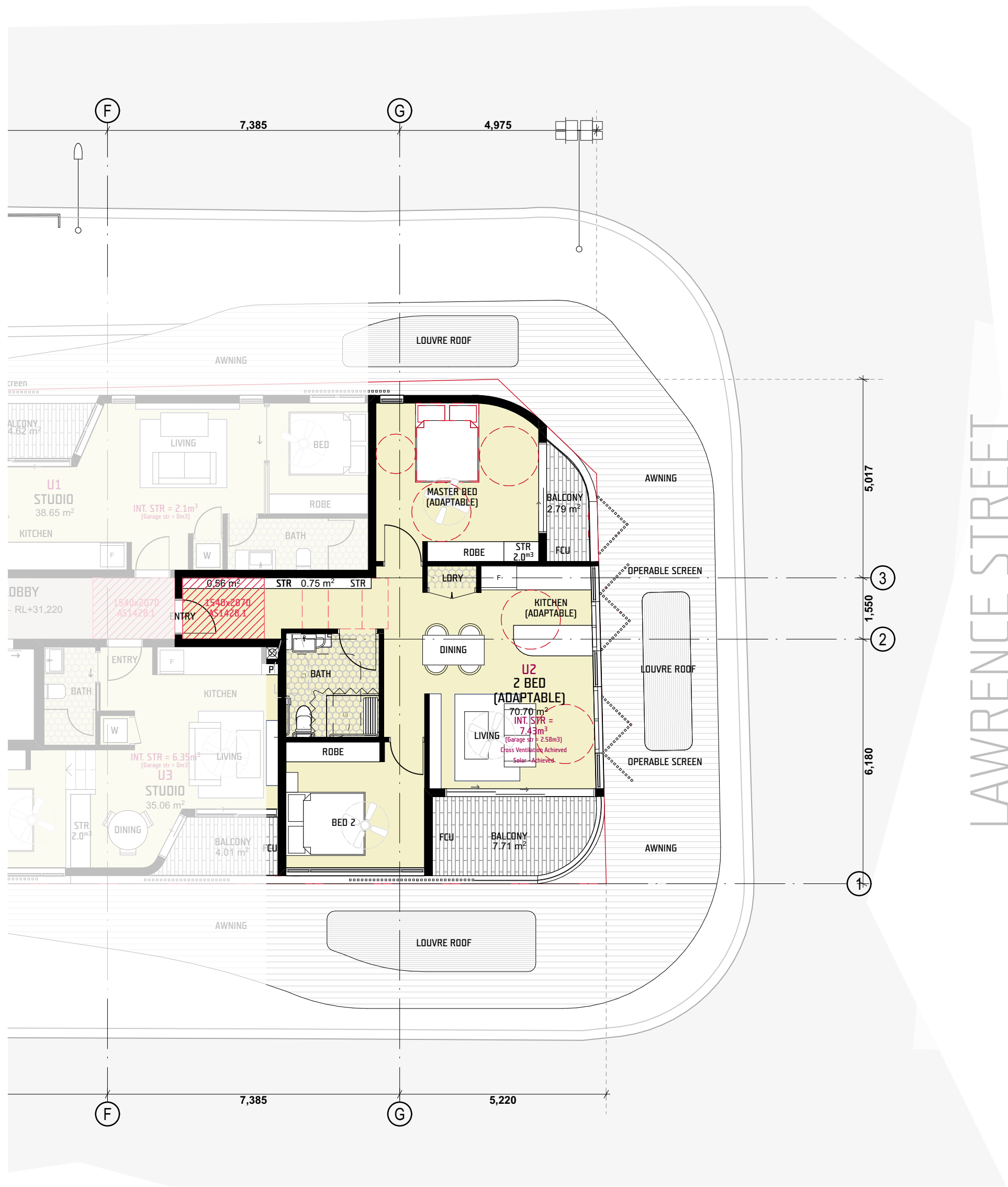
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23/3/21

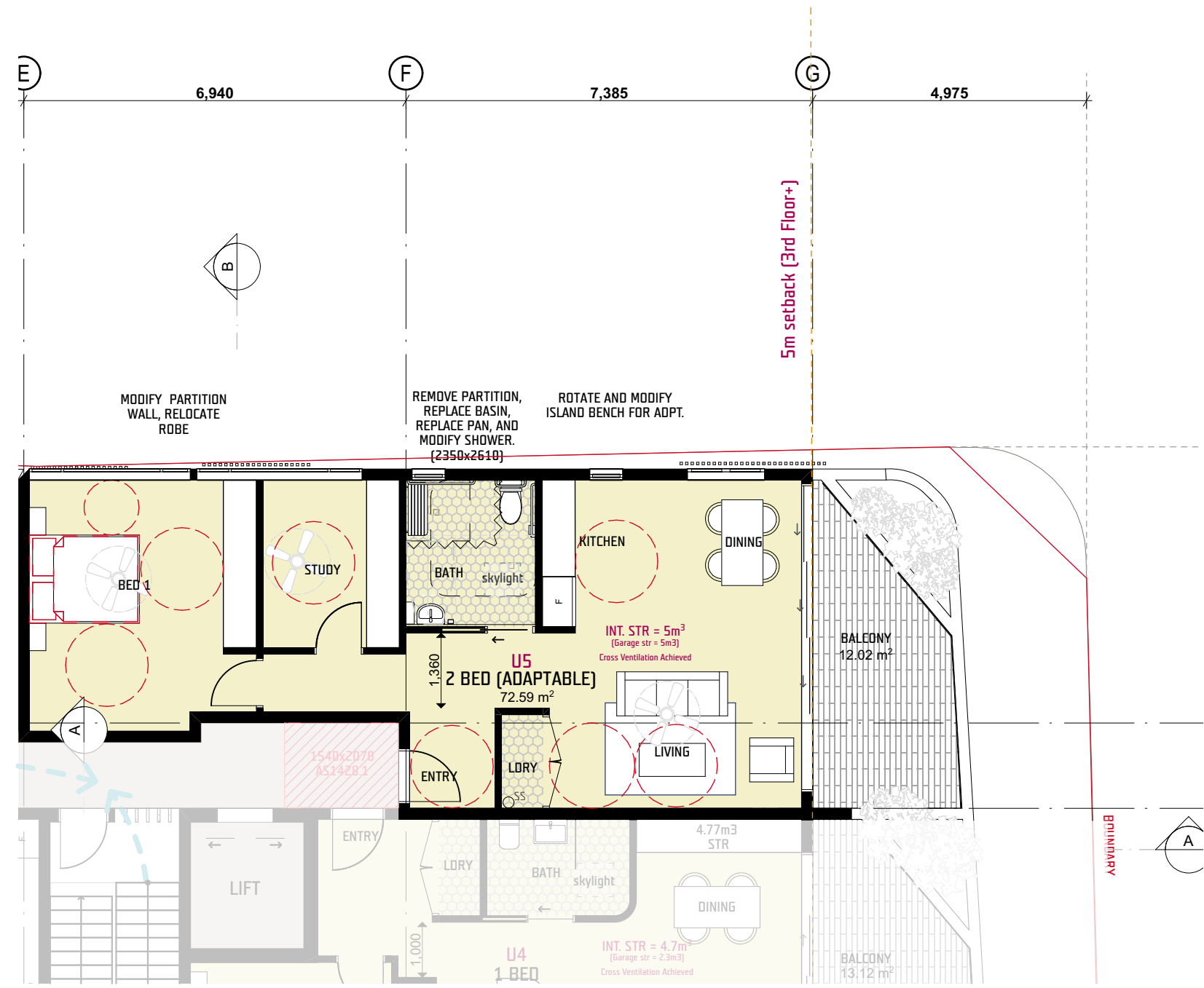
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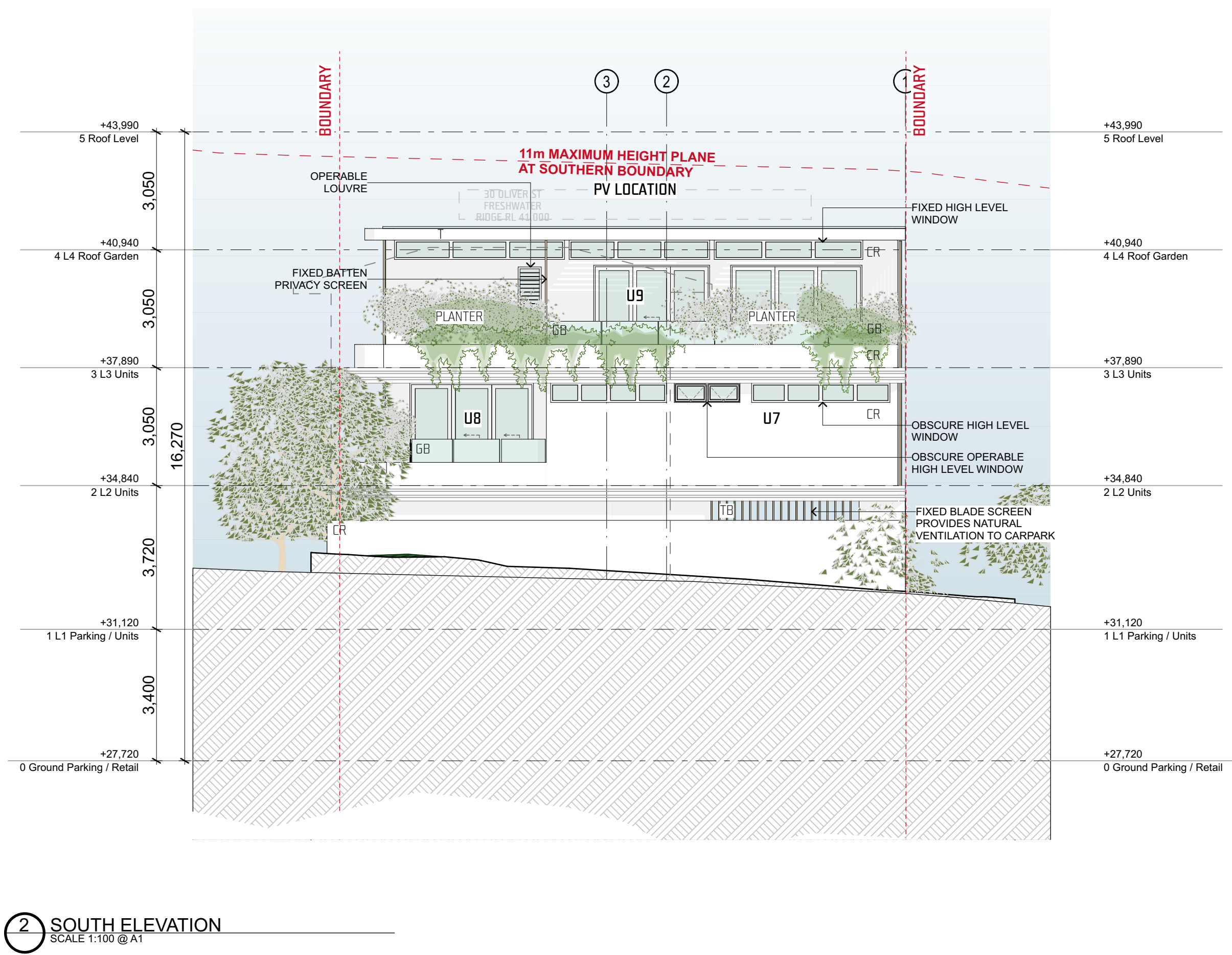
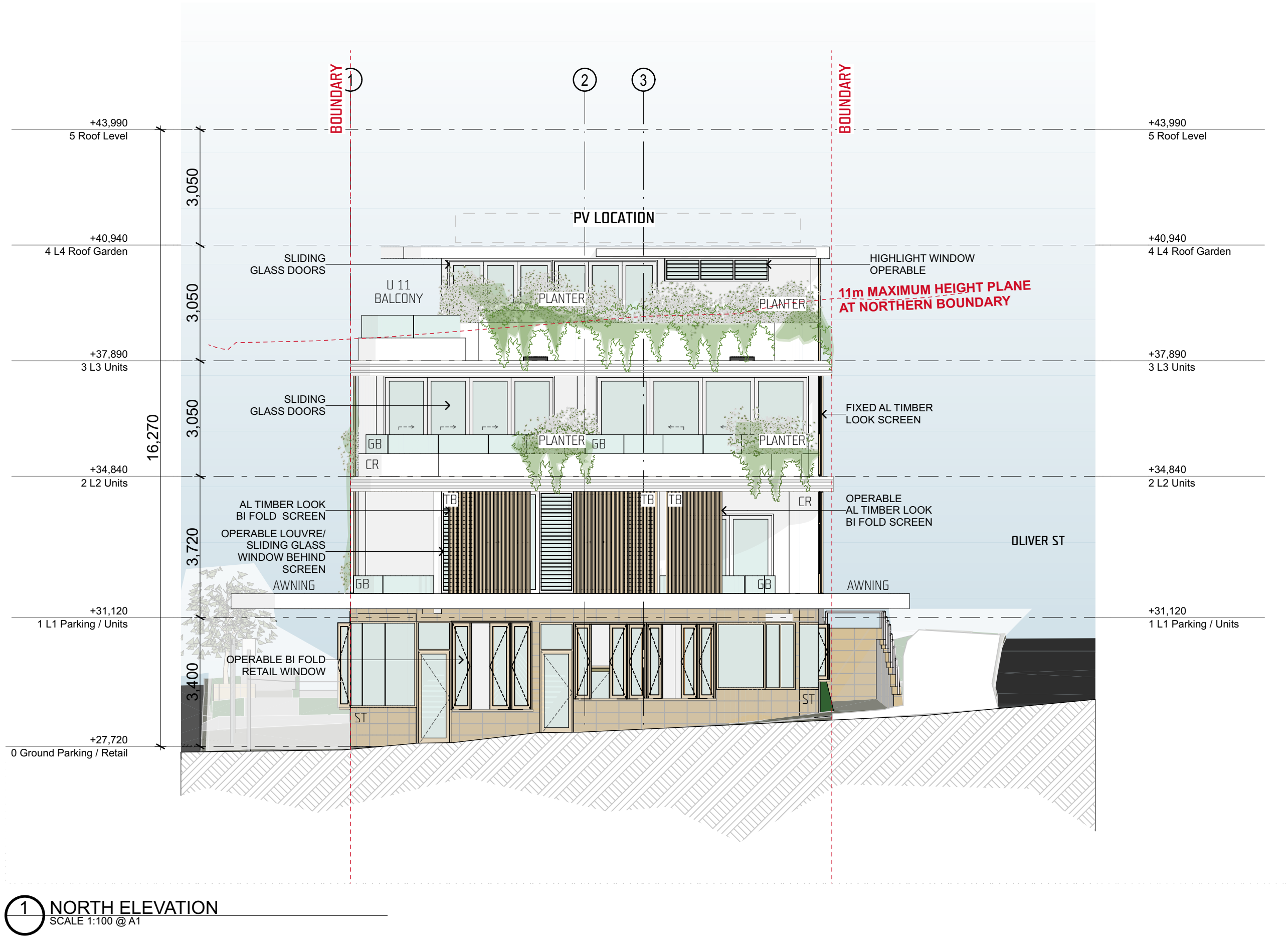
1. L1 U2 Adaptable
SCALE 1:100 @ A1



2. L2 U5 adaptable
SCALE 1:100 @ A1

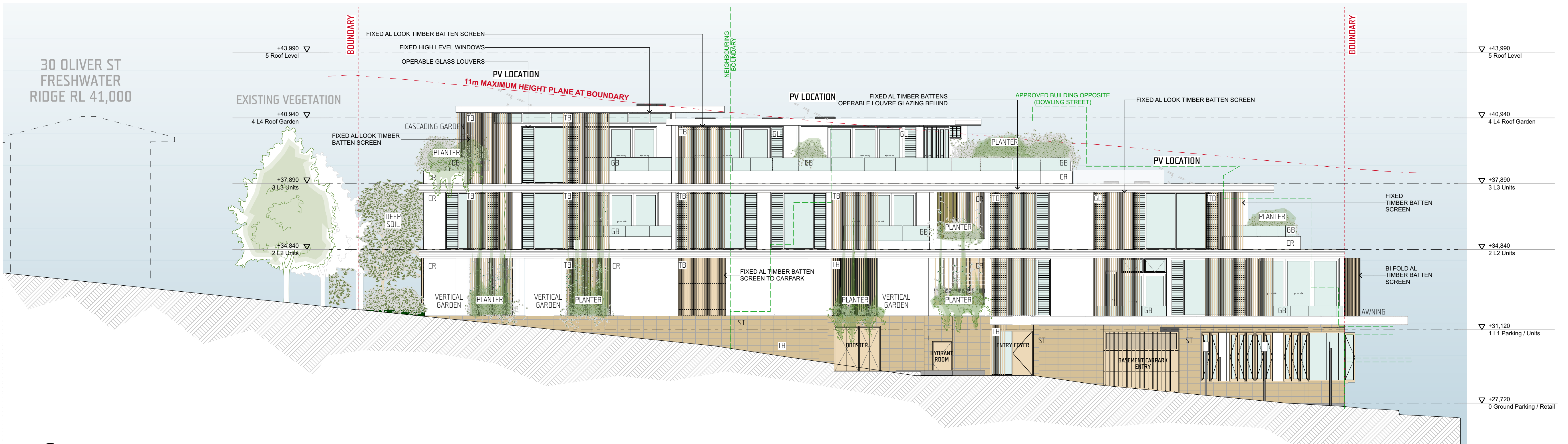
NOTES:

- ALL ADAPTABLE BATHROOMS IN COMPLIANCE WITH AS1428.1
- REINFORCEMENT PROVIDED IN BATHROOM WALLS TO ALLOW FOR INSTALLATION OF GRAB-RAIL BARS
- SECONDARY PLUMBING PROVIDED FOR FUTURE ADAPTATION

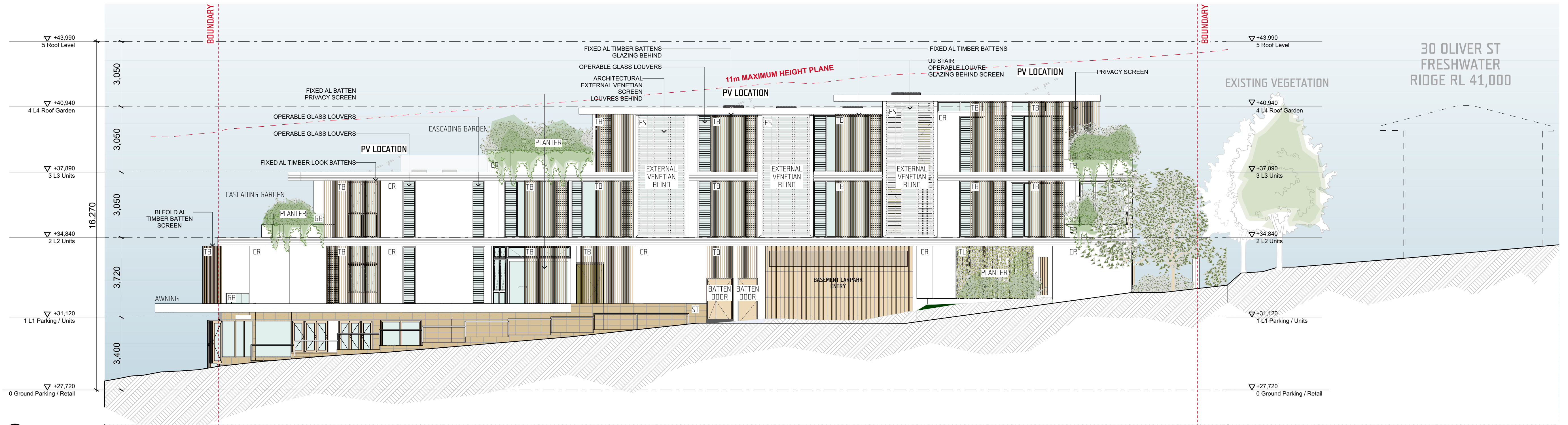


NOTES:

- FOR EXTERNAL FINISHES PLEASE REFER DA-7001



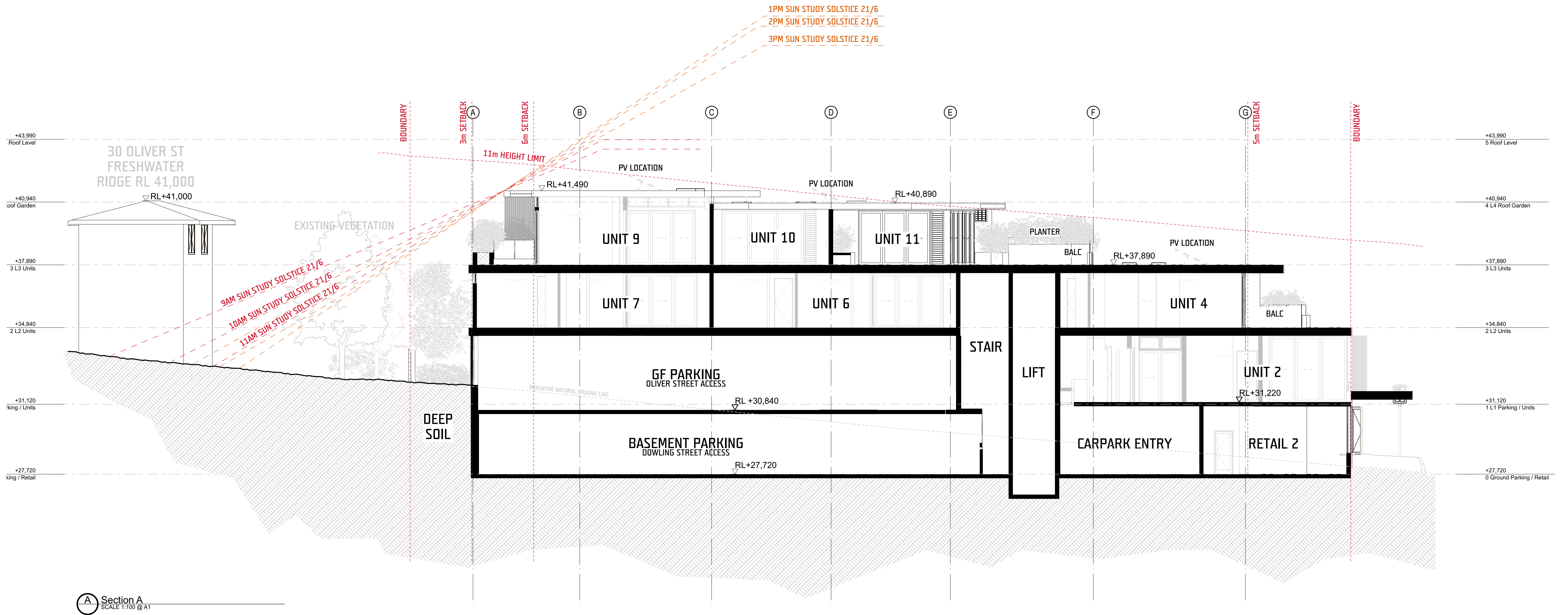
1 EAST ELEVATION
SCALE 1:100 @ A1



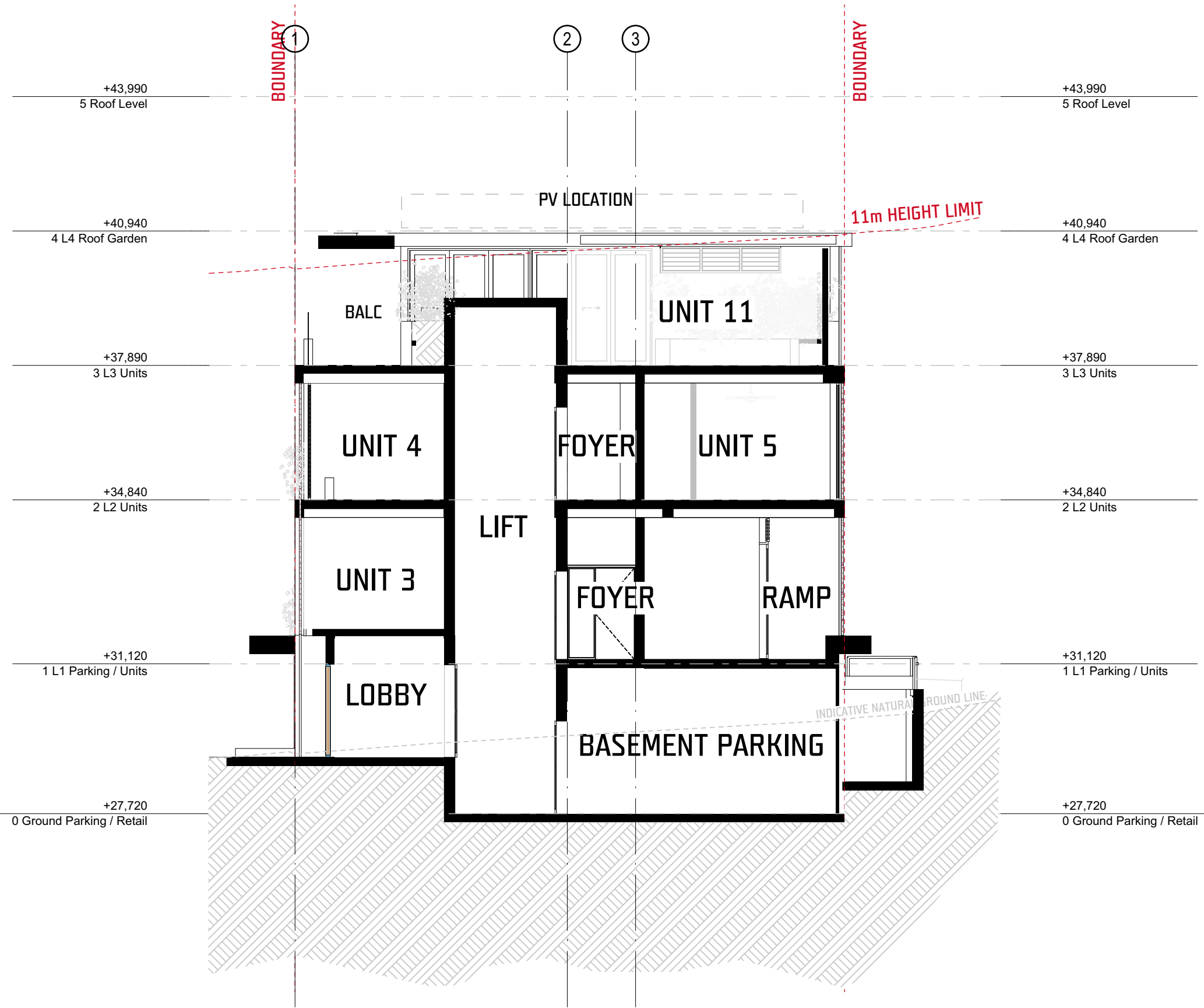
2 WEST ELEVATION
SCALE 1:100 @ A1

NOTES:

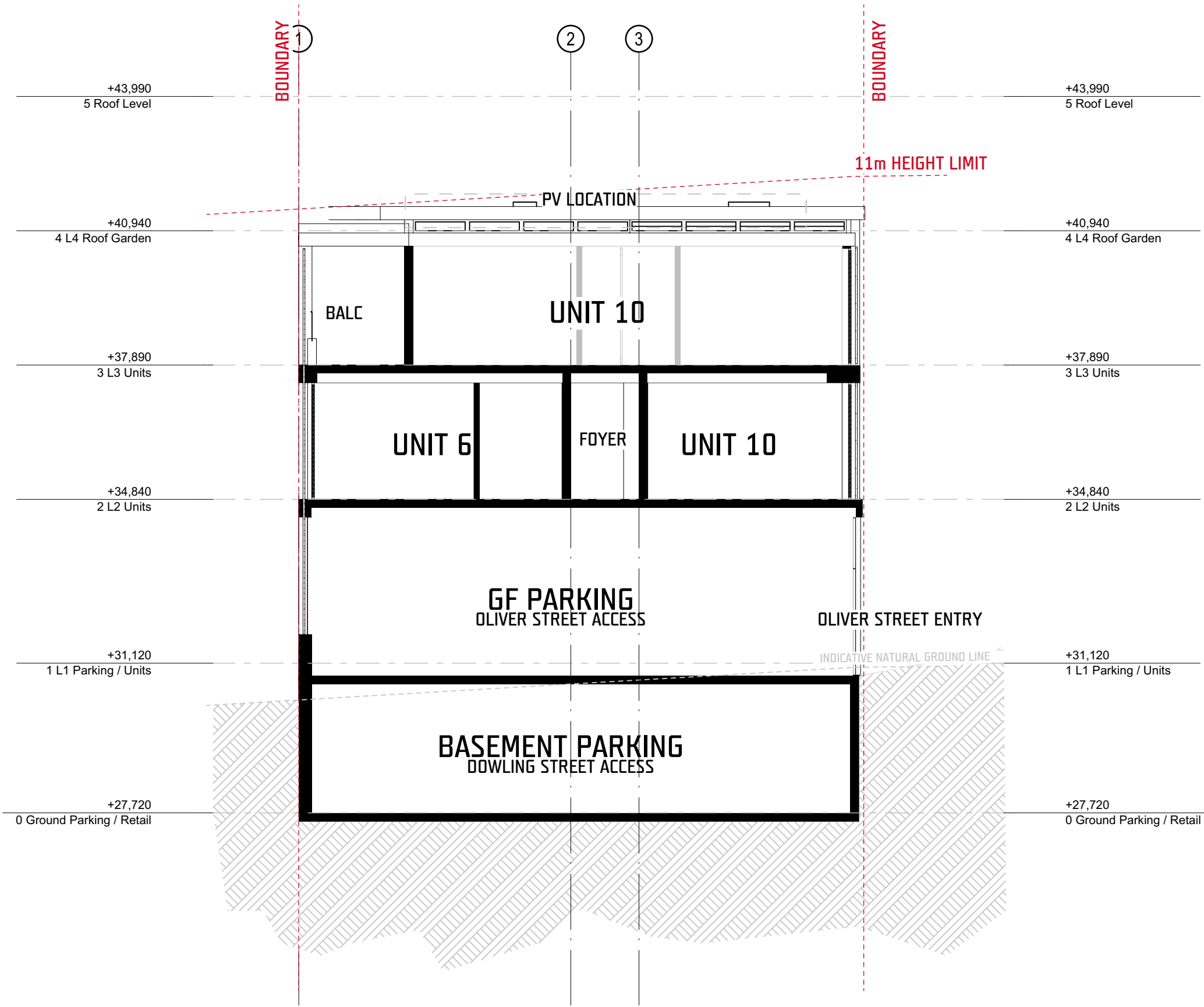
- FOR EXTERNAL FINISHES PLEASE REFER DA-7001



DEVELOPMENT APPLICATION

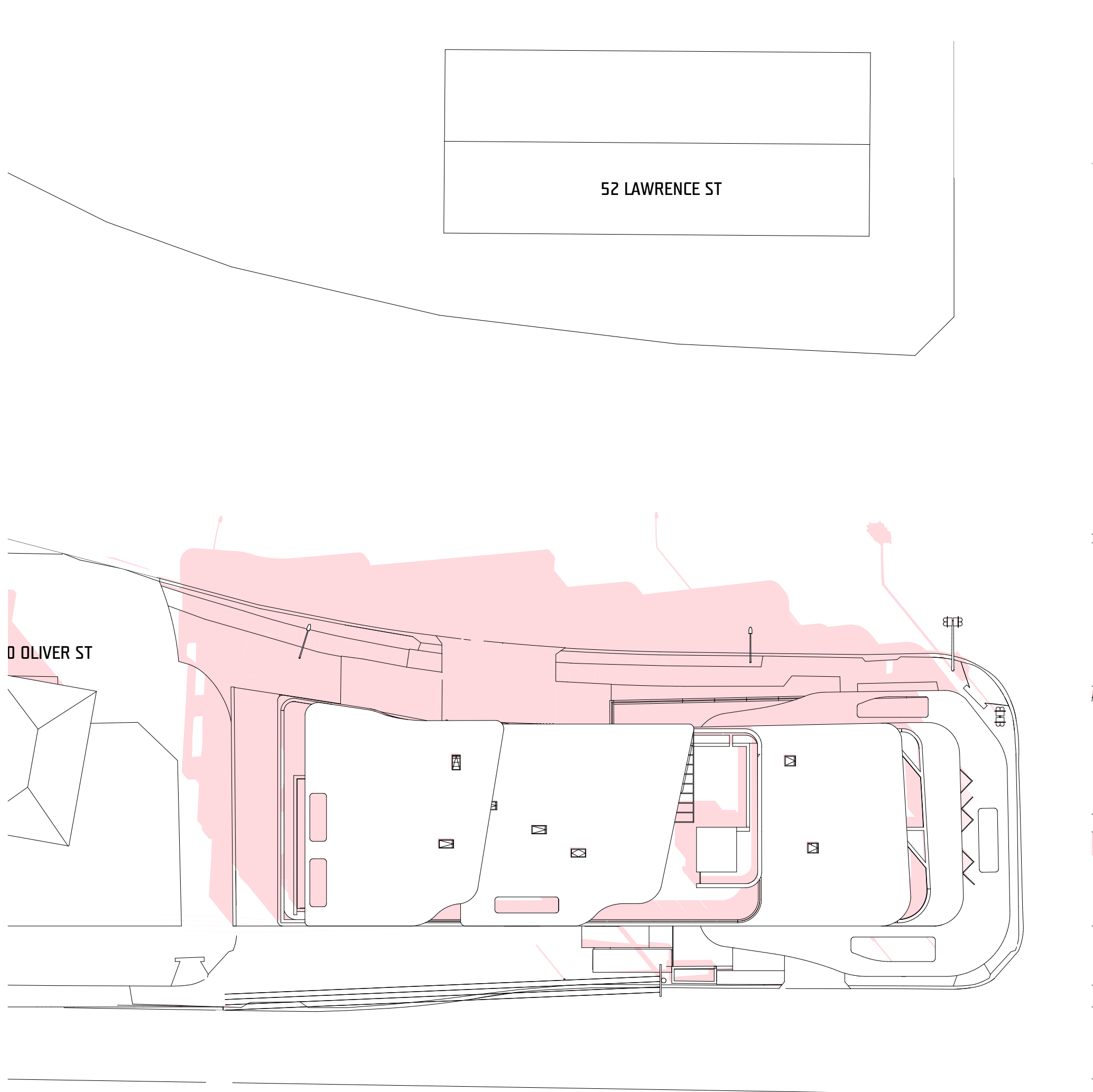


Section B
SCALE 1:100 @ A1

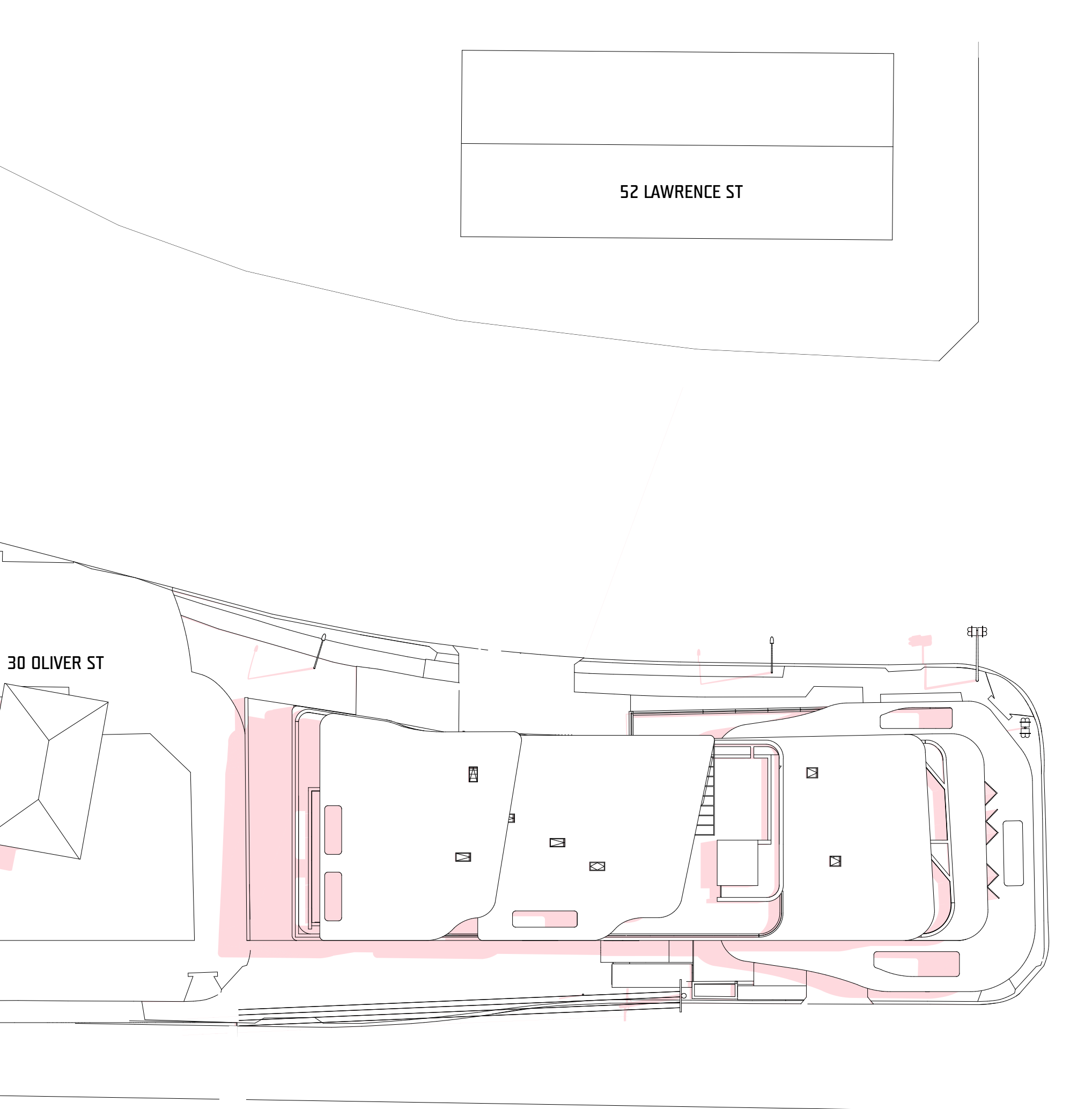


Section C
SCALE 1:100 @ A1

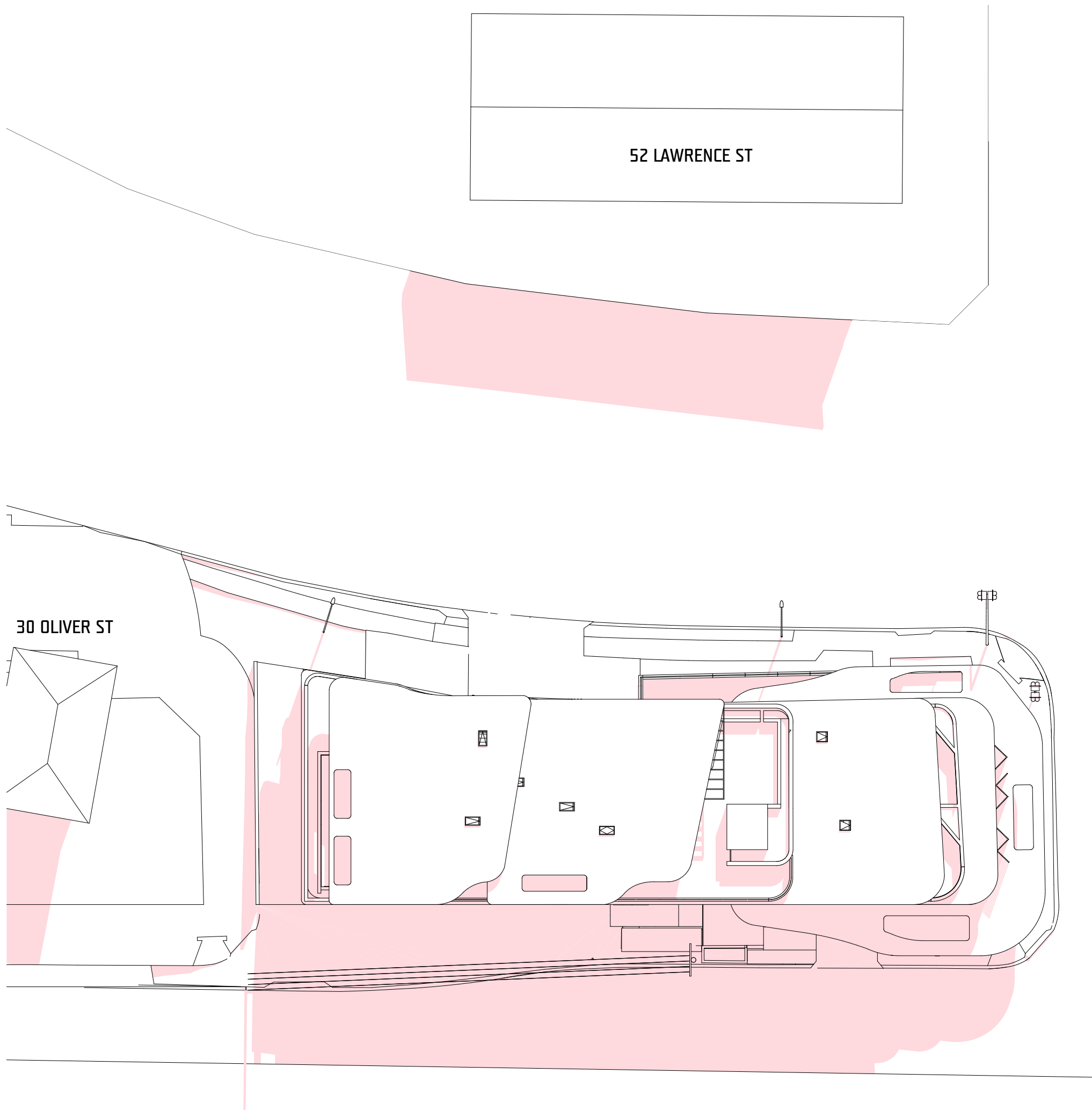
DEVELOPMENT APPLICATION



March Shadows 9am
SCALE 1:250 @ A1

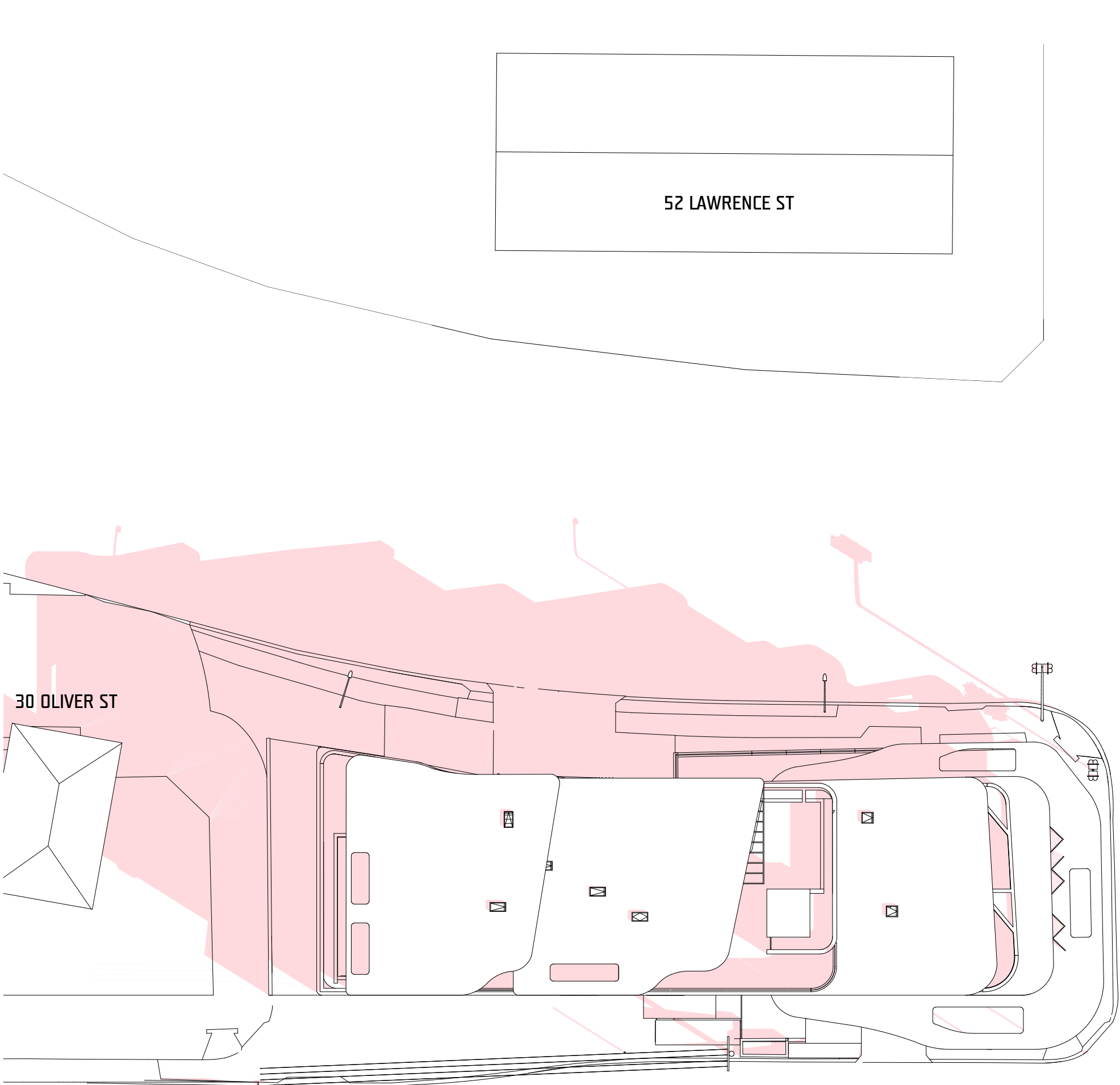


March Shadows Noon
SCALE 1:250 @ A1

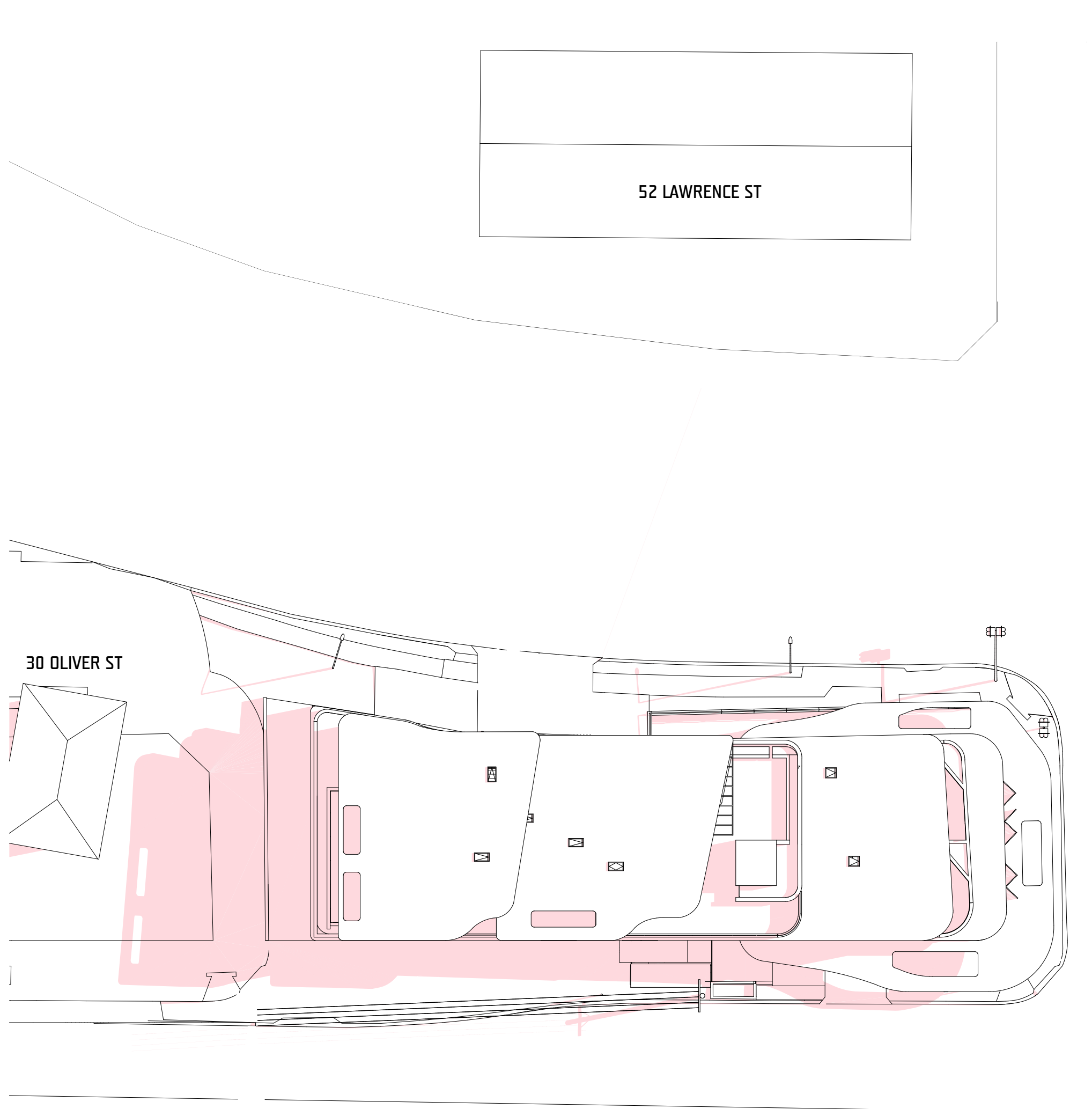


March Shadows 3pm
SCALE 1:250 @ A1

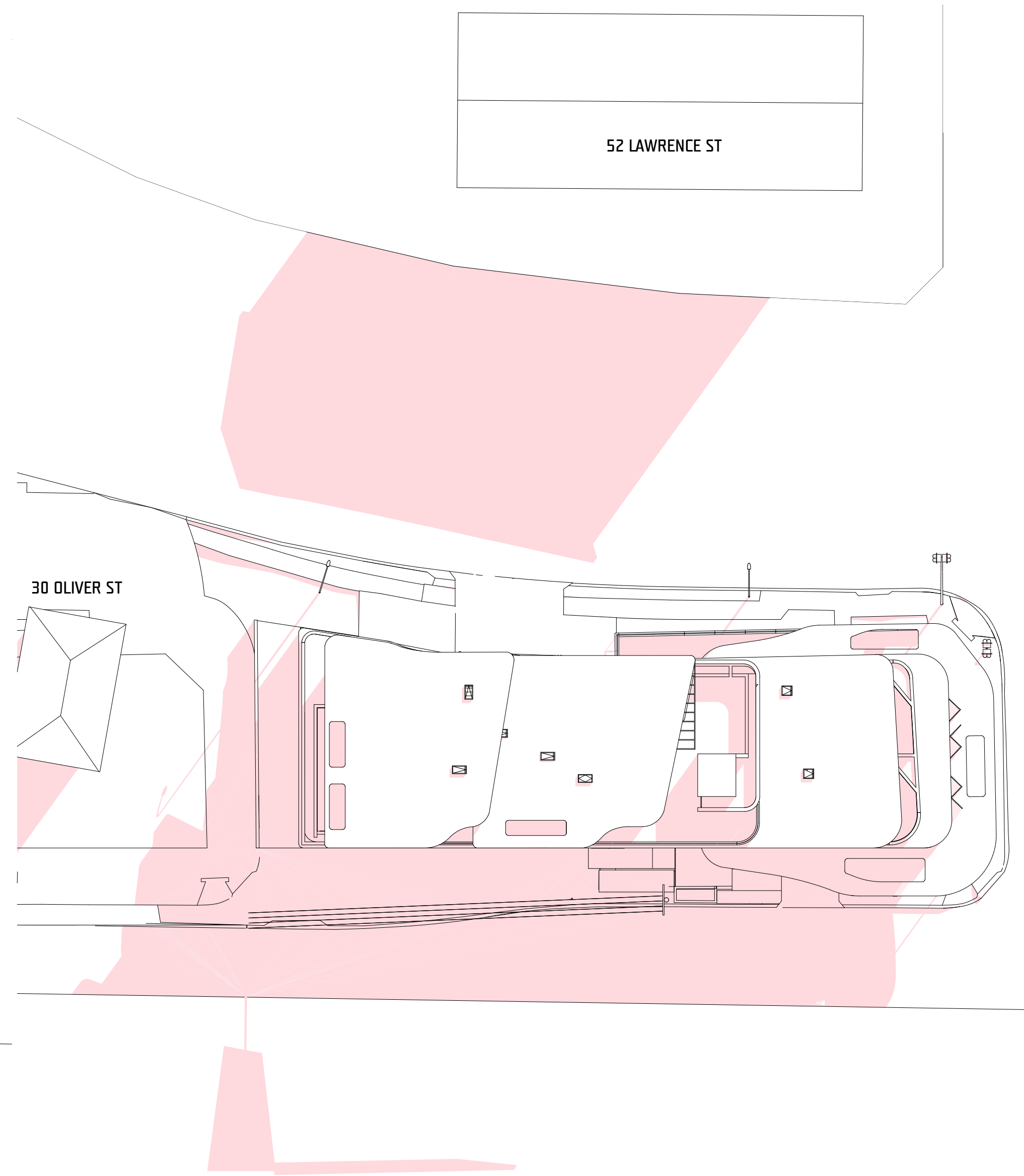
DEVELOPMENT APPLICATION



June Shadows 9am
SCALE 1:250 @ A1

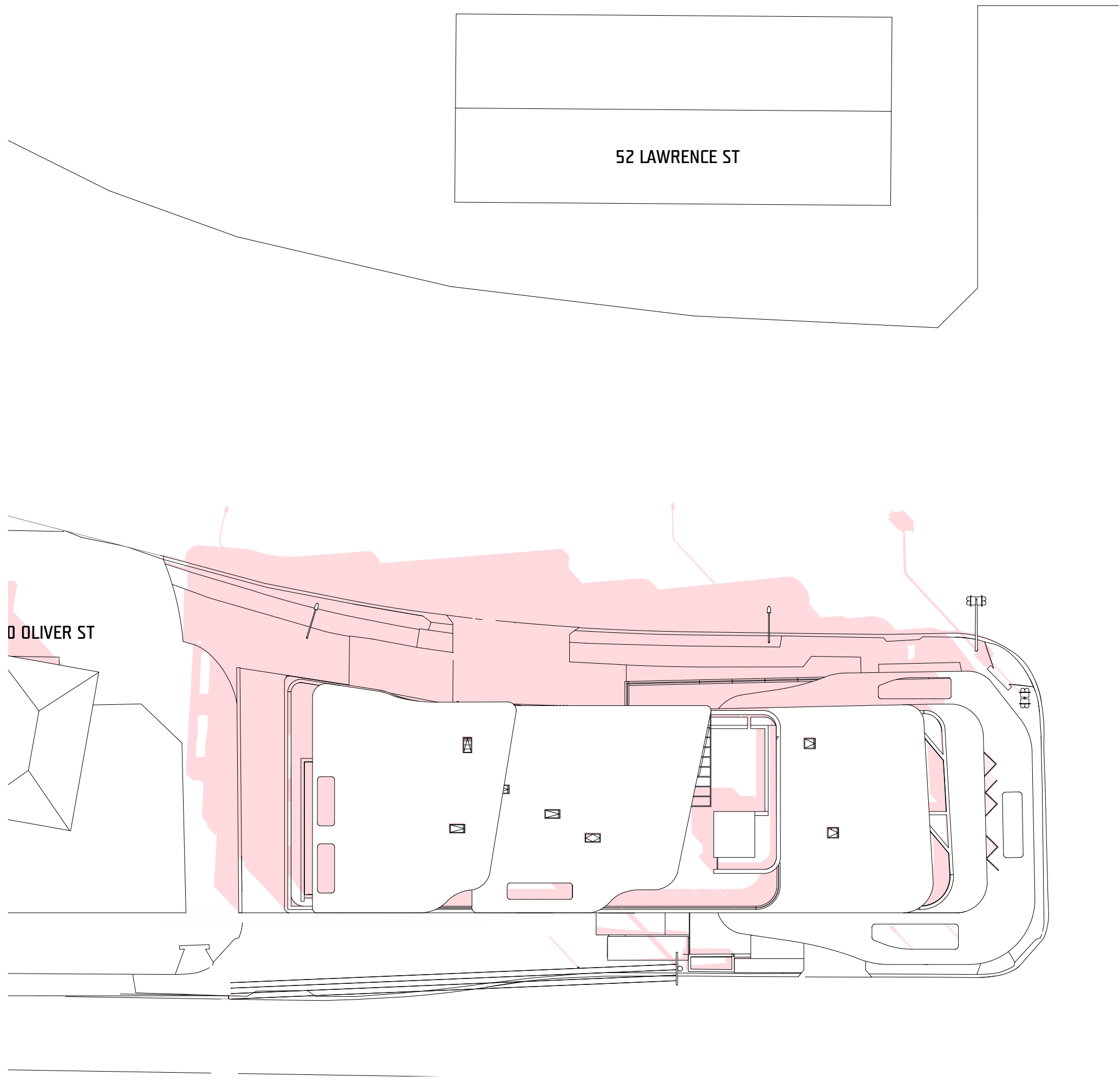


June Shadows Noon
SCALE 1:250 @ A1

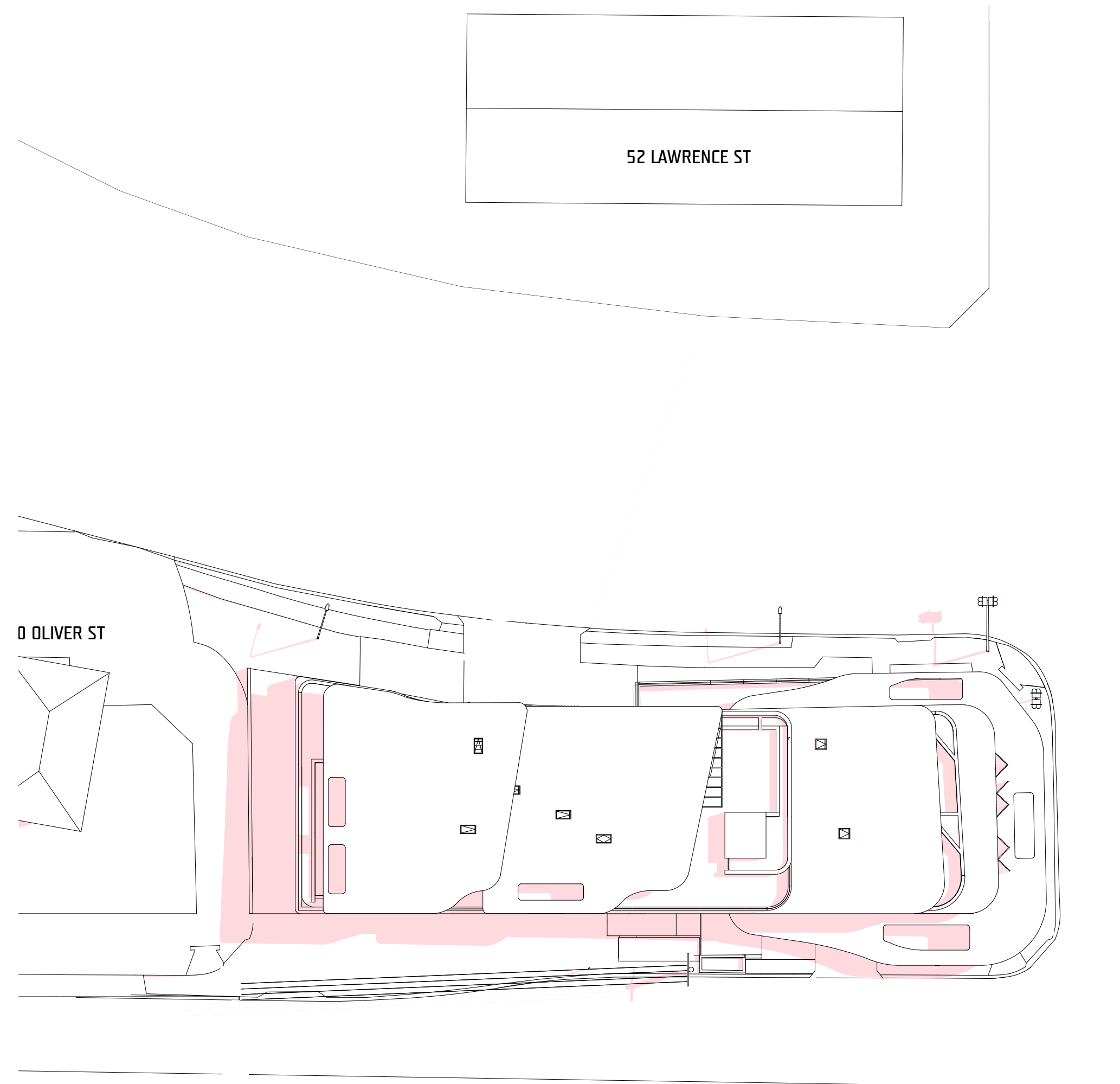


June Shadows 3pm
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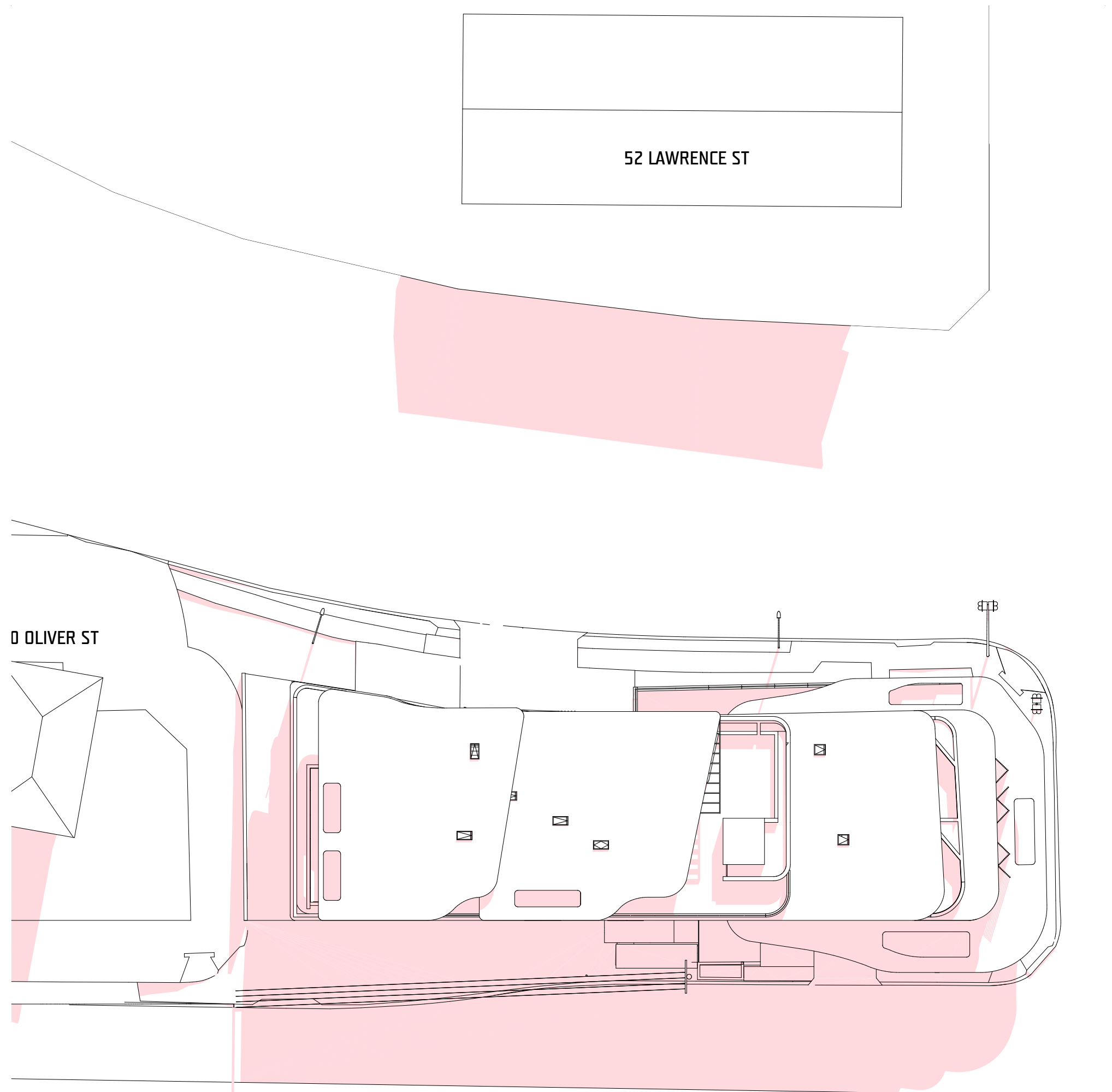
DEVELOPMENT APPLICATION



Sept Shadows 9am
SCALE 1:250 @ A1



Sept Shadows Noon
SCALE 1:250 @ A1



Sept Shadows 3pm
SCALE 1:250 @ A1

DEVELOPMENT APPLICATION

MATERIALS & FINISHES

TL - STAINLESS STEEL
TENSILE WITH LANDSCAPE



TB - ALUMINIUM TIMBER-
LOOK BATTEN



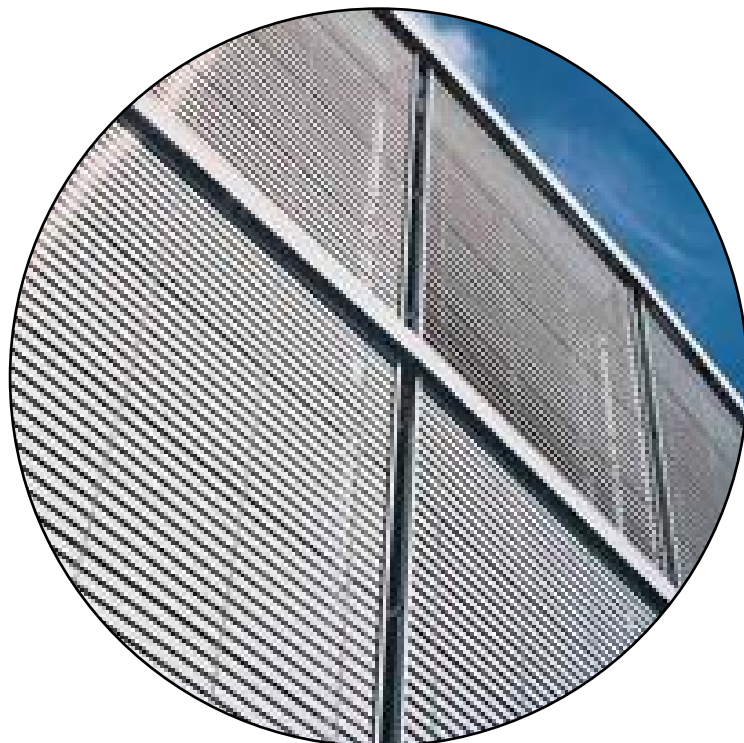
ST - SANDSTONE TILE



CR - CEMENT RENDER IN
WHITE



ES - EXTERNAL VENETIAN
SCREEN IN WHITE,
WESTERN FACADE



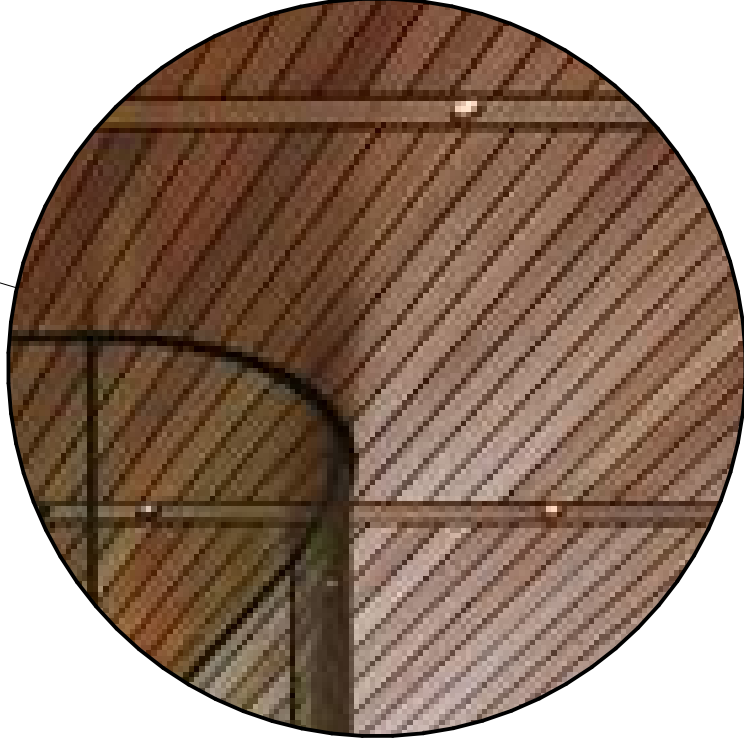
CONCRETE SLAB EDGE
DETAIL



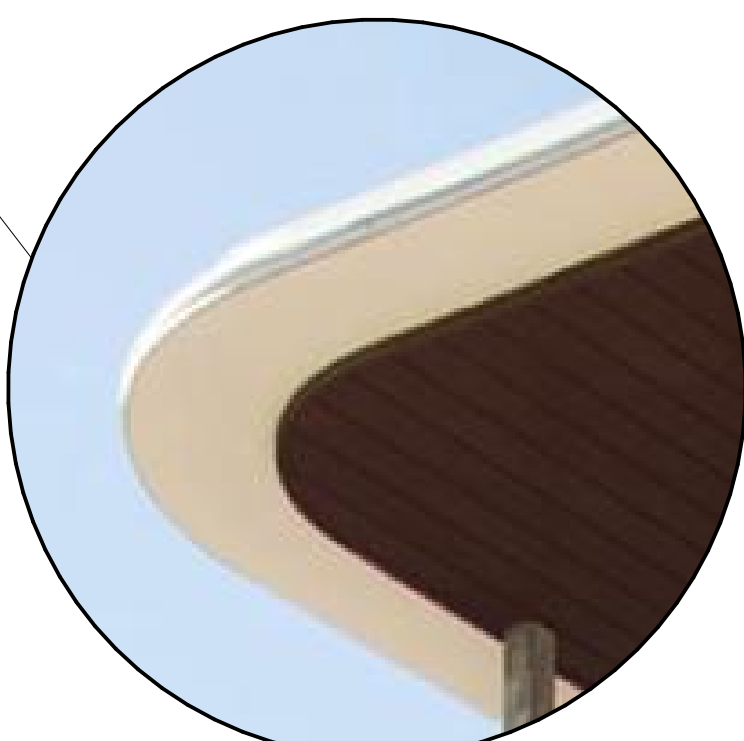
TB - ALUMINIUM TIMBER-
LOOK BATTEN



COMPOSITE TIMBER-LOOK
SOFFIT LINING

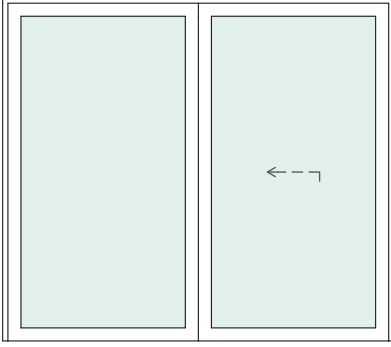
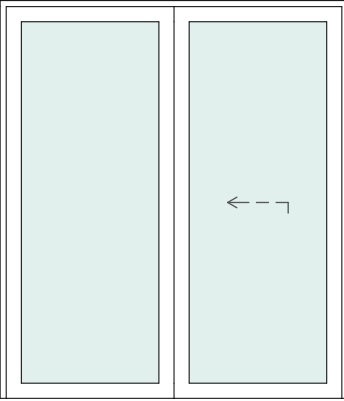
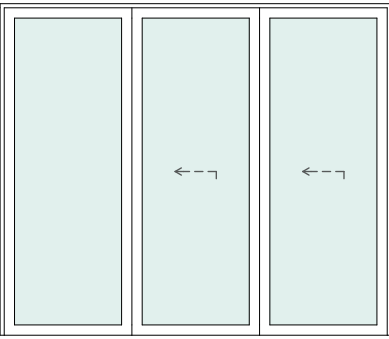
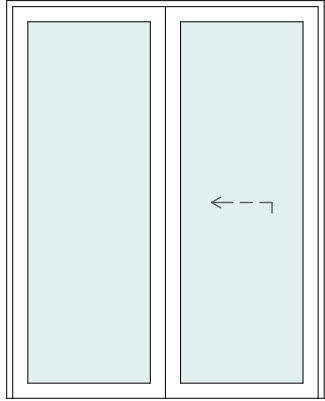
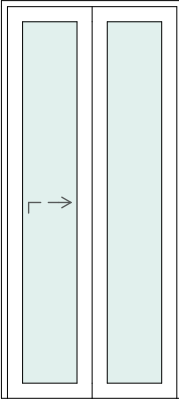
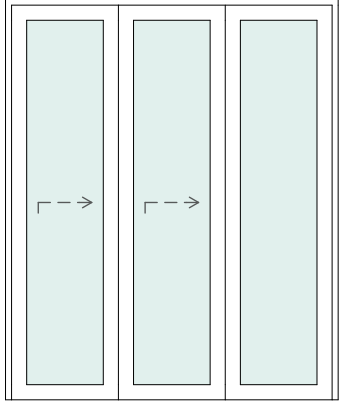
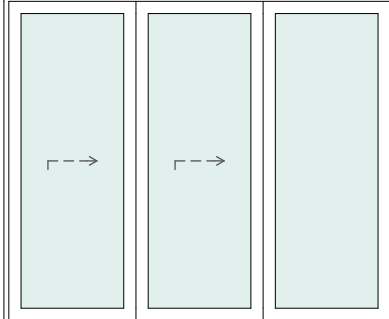
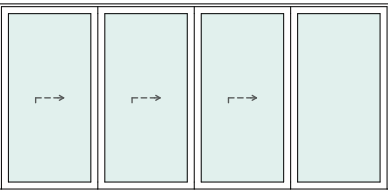
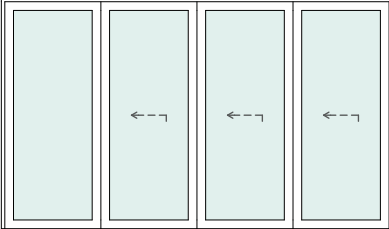
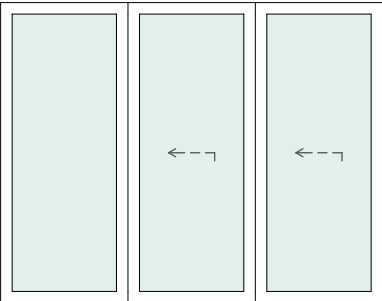
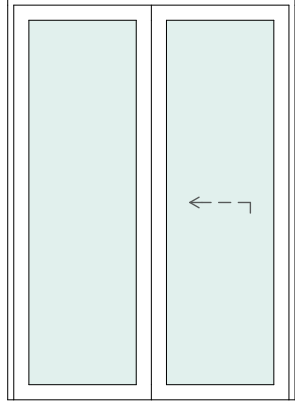
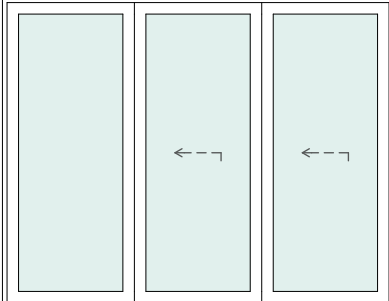


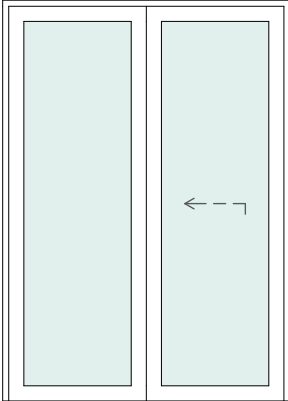
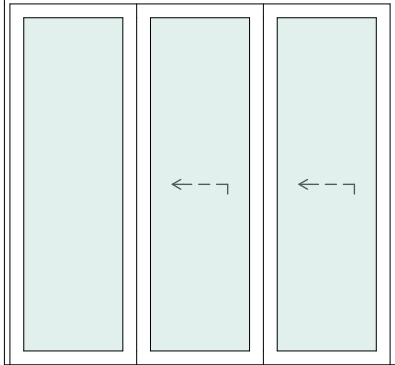
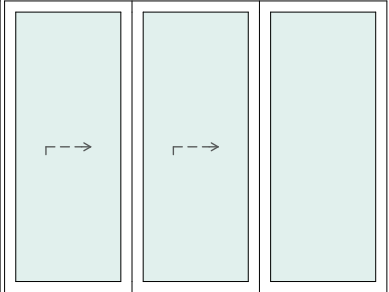
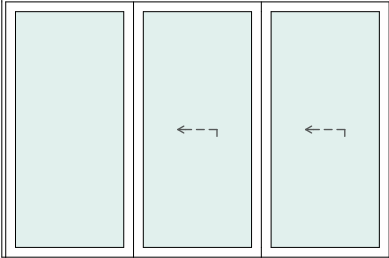
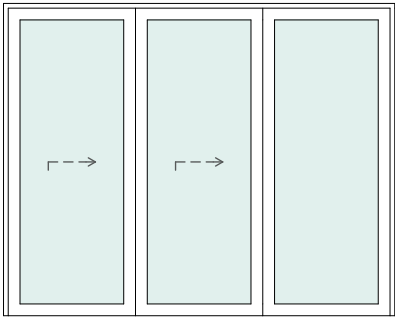
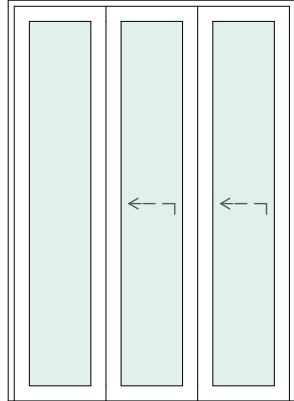
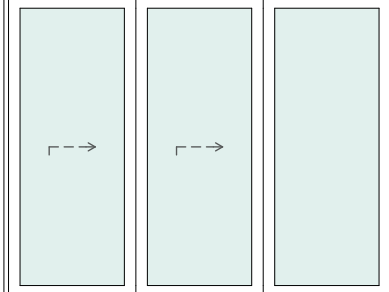
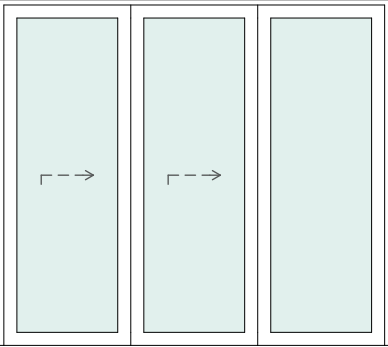
AWNING DETAIL

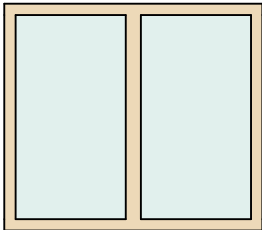
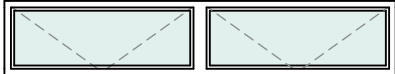
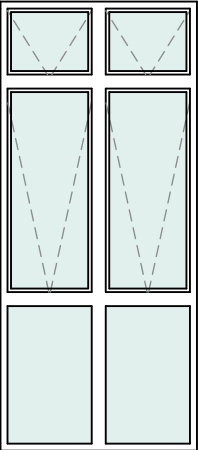
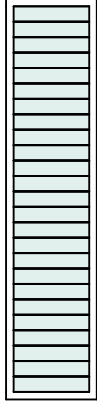
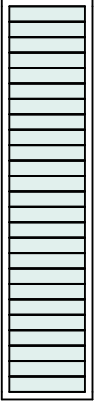
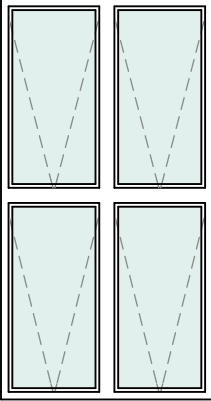
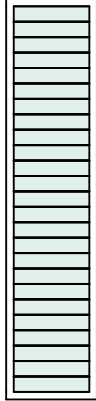
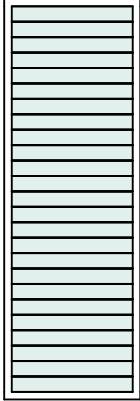
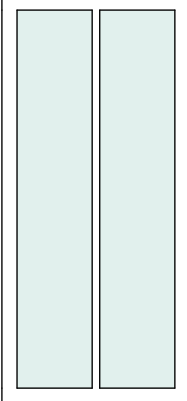
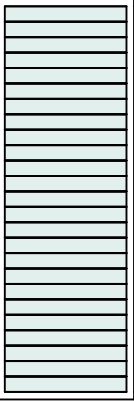
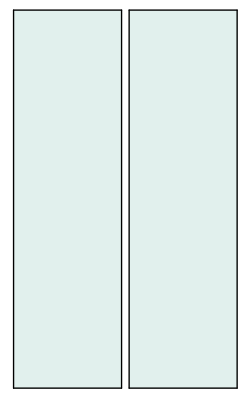
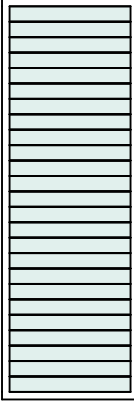


DOWLING STREET ELEVATION

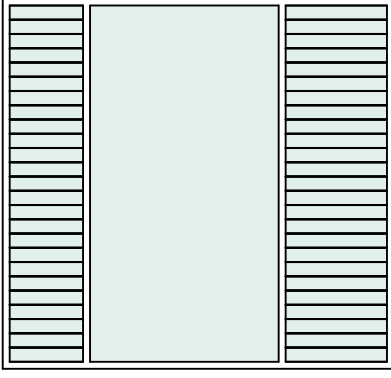
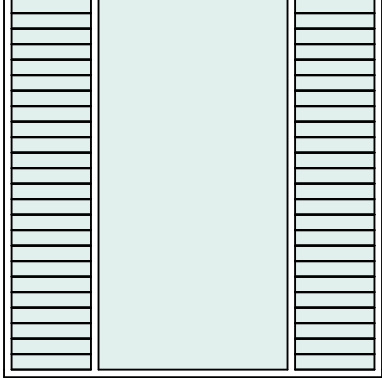
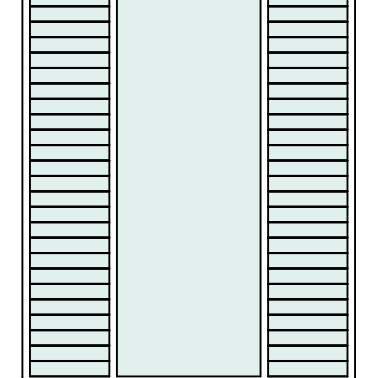
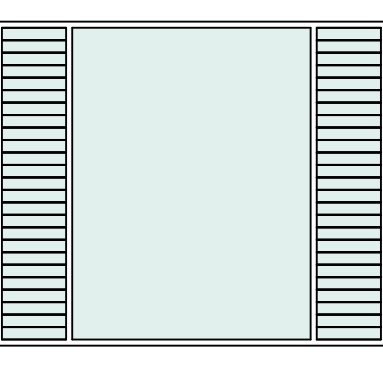
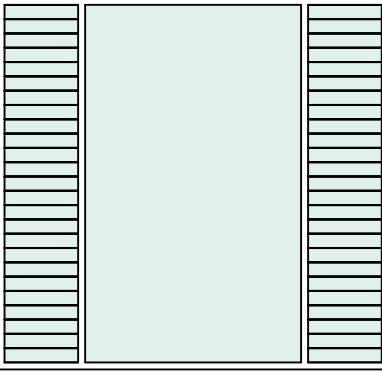
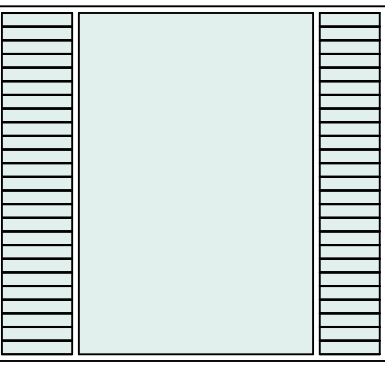
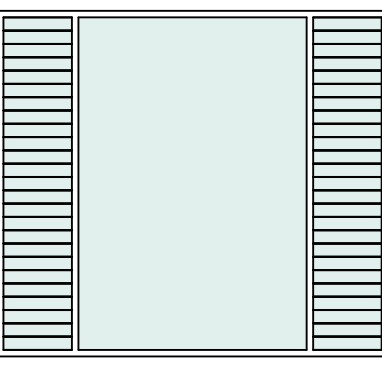
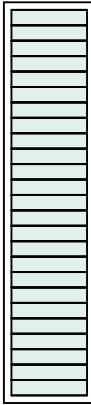
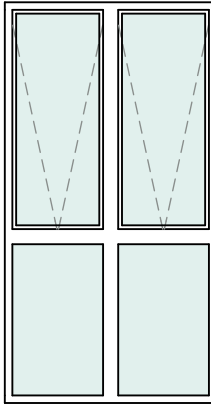
DEVELOPMENT APPLICATION

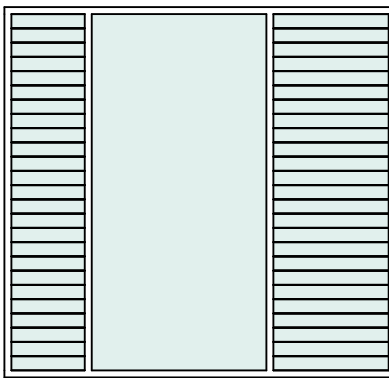
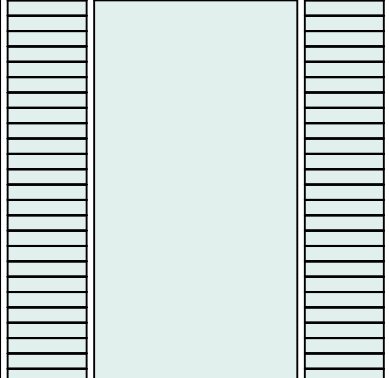
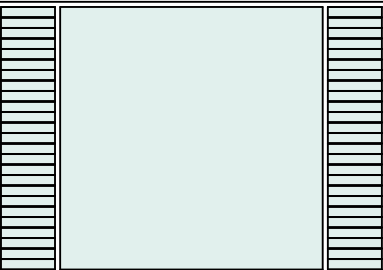
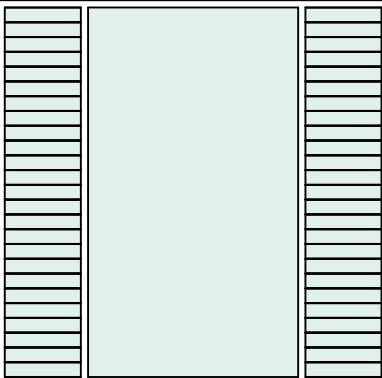
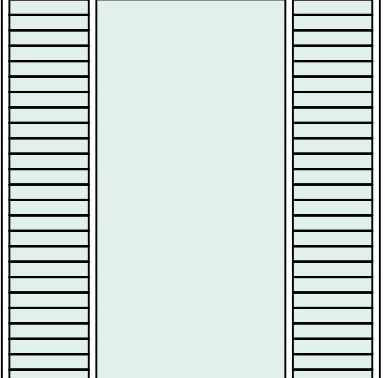
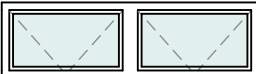
DOOR SCHEDULE												
												
NAME	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23
ID	D101	D102	D103	D104	D105	D201	D202	D203	D204	D205	D206	D207
W x H	3,000×2,630	2,300×2,630	3,800×3,220	2,100×2,630	1,200×2,630	2,200×2,650	3,200×2,650	5,600×2,650	4,500×2,650	3,400×2,650	1,900×2,650	3,400×2,650

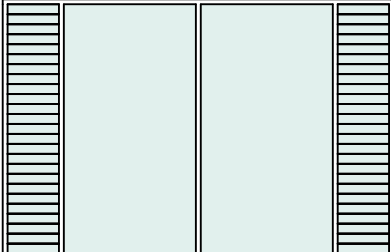
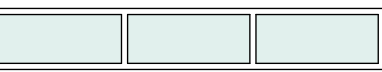
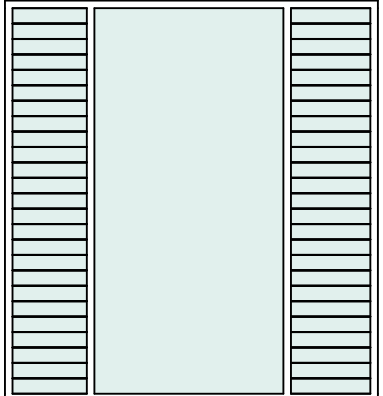
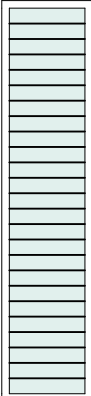
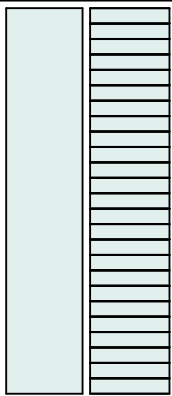
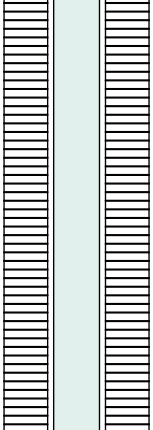
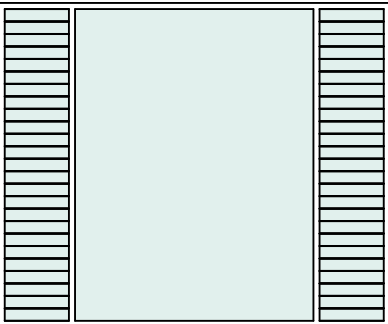
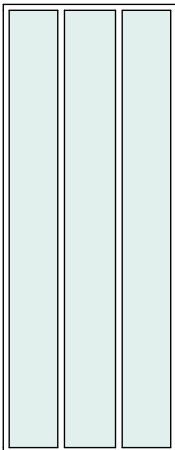
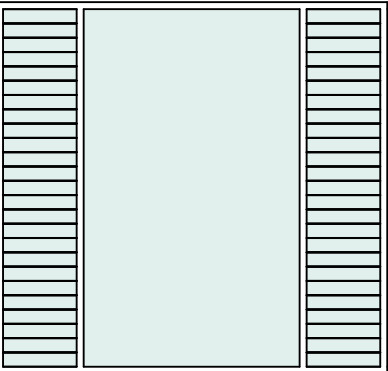
								
NAME	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23	Sliding Door 23
ID	D208	D301	D302	D303	D304	D305	D306	D307
W x H	1,900×2,650	2,830×2,650	3,500×2,650	4,000×2,650	3,320×2,650	1,900×2,650	3,400×2,650	3,000×2,650

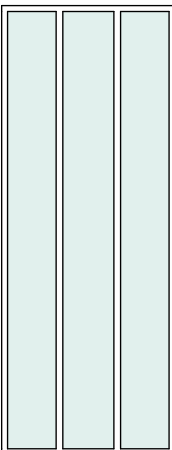
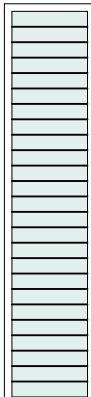
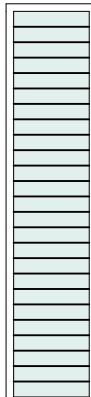
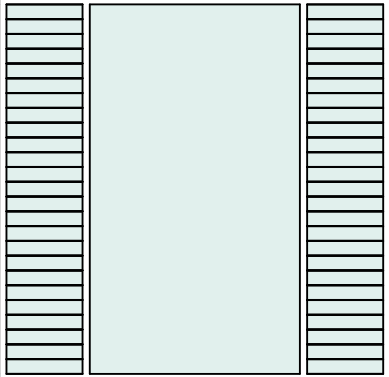
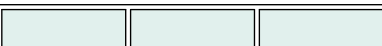
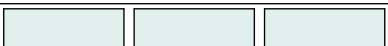
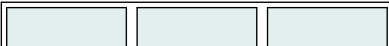
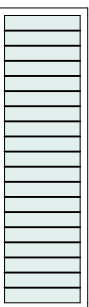
WINDOW SCHEDULE												
ELEVATION												
ID	SK11	W101	W102	W103	W104	W105	W106	W107	W108	W109	W110	W111
W x H	1,707×1,500	2,998×570	1,400×3,200	600×2,650	600×2,650	1,400×2,650	600×2,650	900×2,650	1,244×2,700	905×2,650	1,679×2,700	900×2,650
SILL HEIGHT	6,767	2,650	220	0	0	500	0	670	636	670	636	670
COMMENT												

2. SKYLIGHT	
ELEVATION	
ID	SK05
W x H	---
COMMENT	

WINDOW SCHEDULE										
ELEVATION										
ID	W114	W201	W202	W203	W204	W205	W206	W207	W208	W209
W x H	2,800×2,650	2,500×2,560	2,200×2,650	3,200×2,650	2,790×2,650	2,923×2,650	3,000×2,650	600×2,650	600×2,650	1,400×2,650
SILL HEIGHT	-3	0	0	0	0	0	0	0	0	0
COMMENT										

WINDOW SCHEDULE									
ELEVATION									
ID	W210	W211	W212	W213	W214	W215	W216	W217	W218
W x H	600×2,650	2,800×2,650	2,600×2,650	3,800×2,650	2,700×2,650	2,500×2,650	3,580×500	1,700×500	3,000×500
SILL HEIGHT	0	0	0	0	0	0	2,150	2,150	2,150
COMMENT									

WINDOW SCHEDULE										
ELEVATION										
ID	W219	W301	W301	W302	W302	W303	W304	W305	W306	W307
W x H	4,000×2,650	2,467×500	3,206×500	2,467×2,650	600×2,650	1,180×2,650	2,200×6,350	3,200×2,650	2,200×5,700	2,790×2,650
SILL HEIGHT	0	2,800	2,800	0	0	-51	0	0	0	0
COMMENT										

WINDOW SCHEDULE												
ELEVATION												
ID	W308	W309	W310	W311	W312	W313	W314	W315	W316	W317	W318	
W x H	2,200×5,700	600×2,650	600×2,650	600×2,650	3,997×500	2,700×2,650	4,000×500	3,846×500	3,635×500	4,400×500	600×2,000	
SILL HEIGHT	0	0	0	0	2,800	0	2,800	2,800	2,800	2,800	606	
COMMENT												



DEVELOPMENT APPLICATION DRAFT

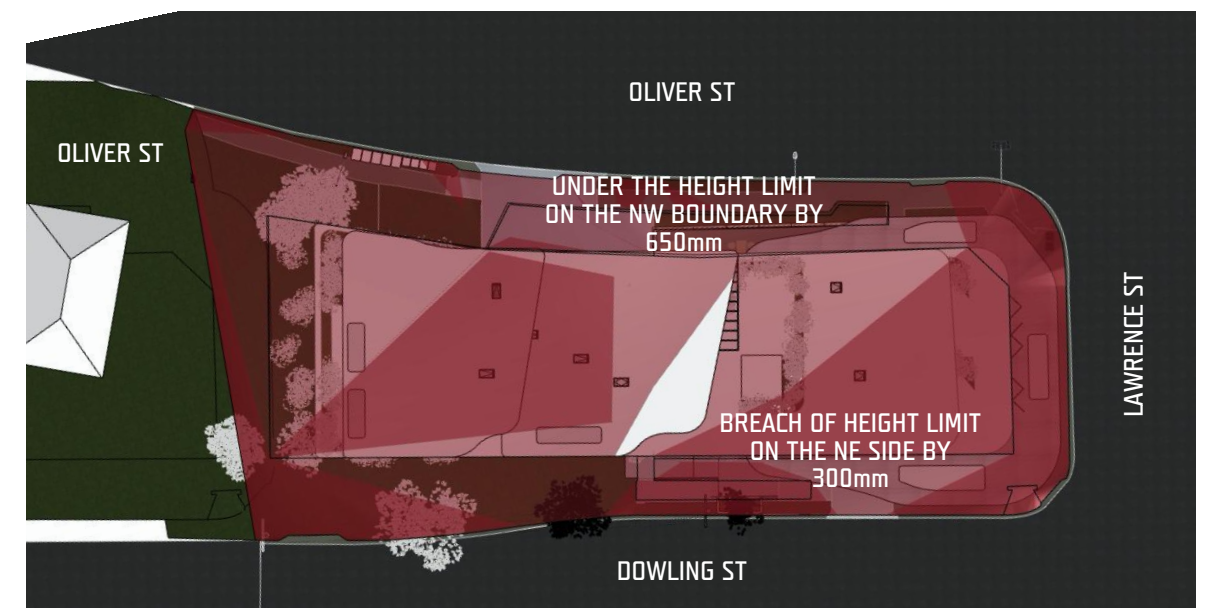


DEVELOPMENT APPLICATION DRAFT




Perspective East
 SCALE @ A3

DEVELOPMENT APPLICATION DRAFT



KEY
 HEIGHT LIMIT 11M

DEVELOPMENT APPLICATION DRAFT