



Freshwater Mixed Use Development

50 Lawrence Street
Freshwater, NSW

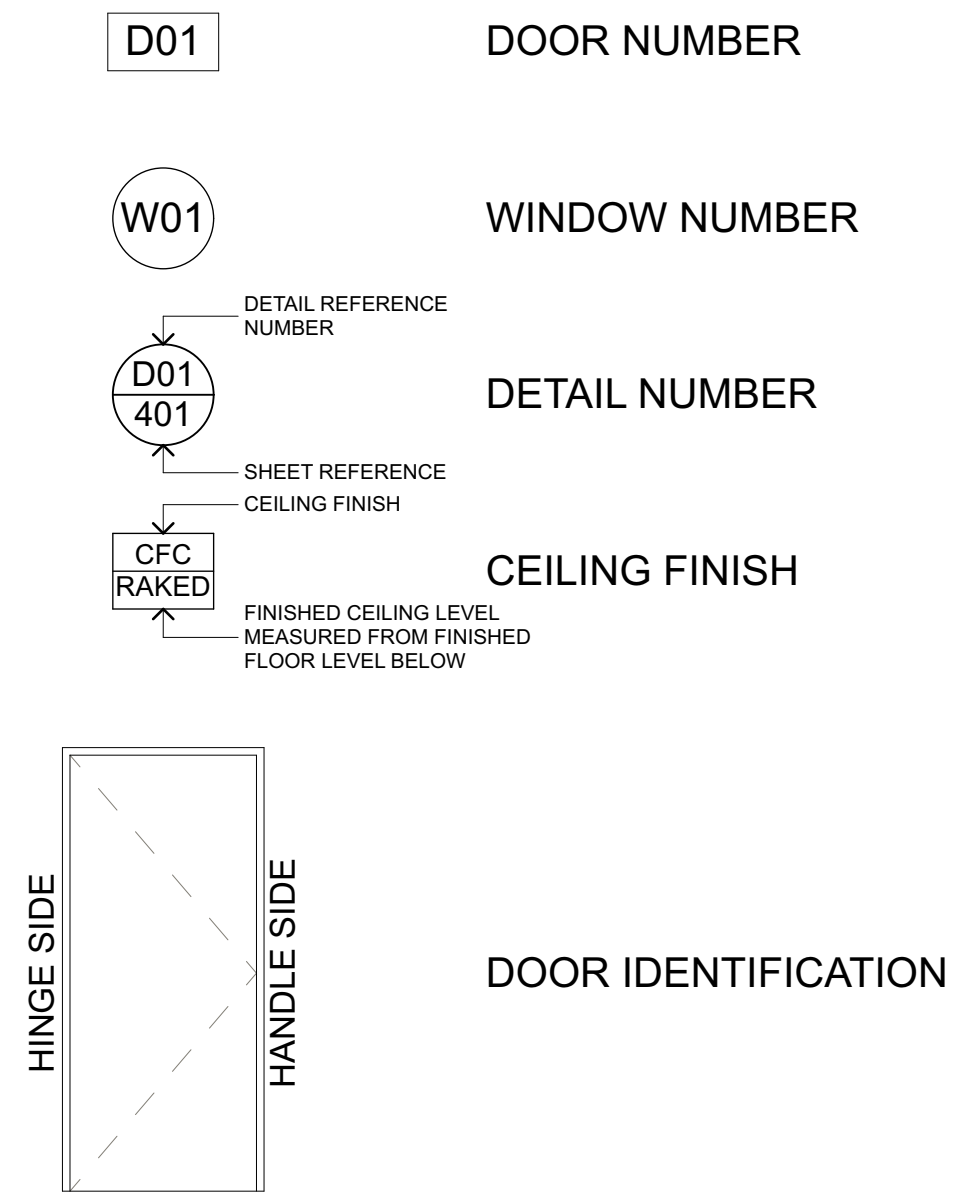
Development Application

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	FLUORESCENT 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:	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:	St/1/2/3 Bedrooms: 35/50/70/90m ² Respectively
Min. Balcony Sizes:	St/1/2/3 Bedrooms: 4/8/10/12m ² Respectively

GFA:	
GF:	78m ²
L1:	145m ²
L2:	327m ²
L3:	192m ²
Total GFA:	742m²

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

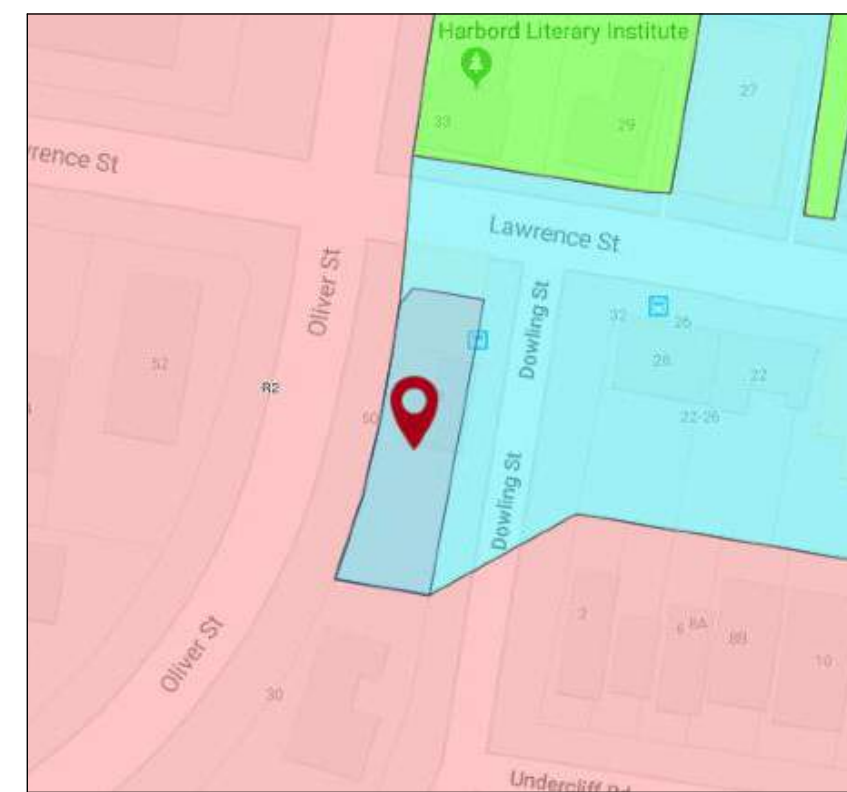
Freshwater Village DCP Key Points:

- 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



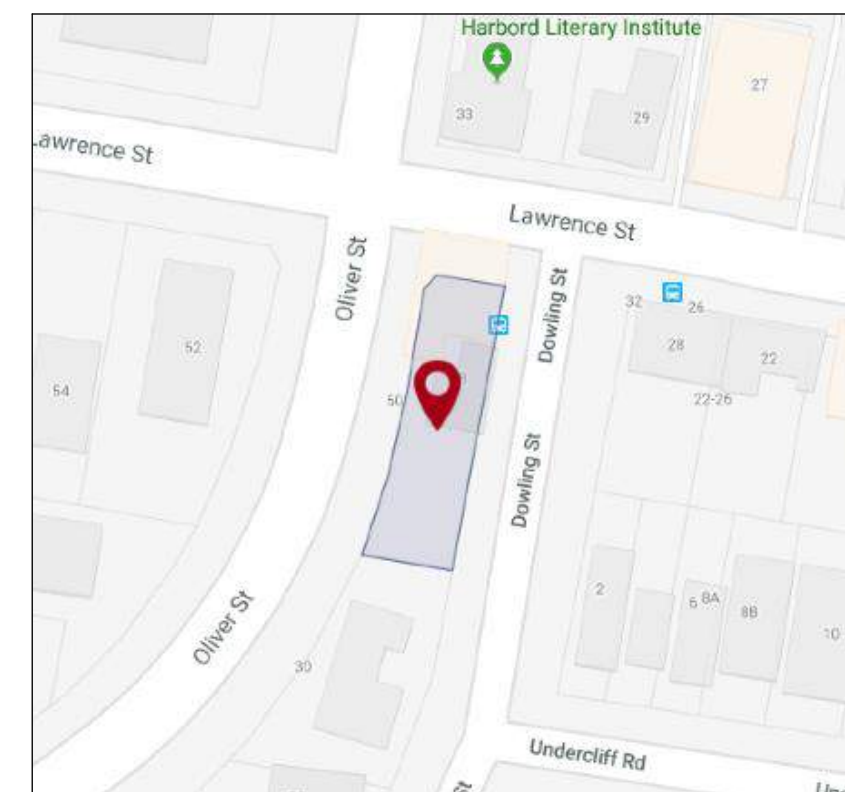
LAND ZONING

LEGEND	
B1	Neighbourhood Centre
B2	Local Centre
C1	Commercial Core
C2	Mixed Use
D1	Business Development
D2	Business Corridor
D3	Business Park
E1	Natural Park and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
I1	General Industrial
I2	Light Industrial
I3	General Residential
I4	Low Density Residential
I5	Medium Density Residential
I6	Large Lot Residential
I7	Rural Residential
I8	Rural Small Holdings
I9	Medium Density Residential
I10	Medium Density Residential
I11	Medium Density Residential
I12	Medium Density Residential
I13	Medium Density Residential
I14	Medium Density Residential
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I97	Medium Density Residential
I98	Medium Density Residential
I99	Medium Density Residential
I100	Medium Density Residential



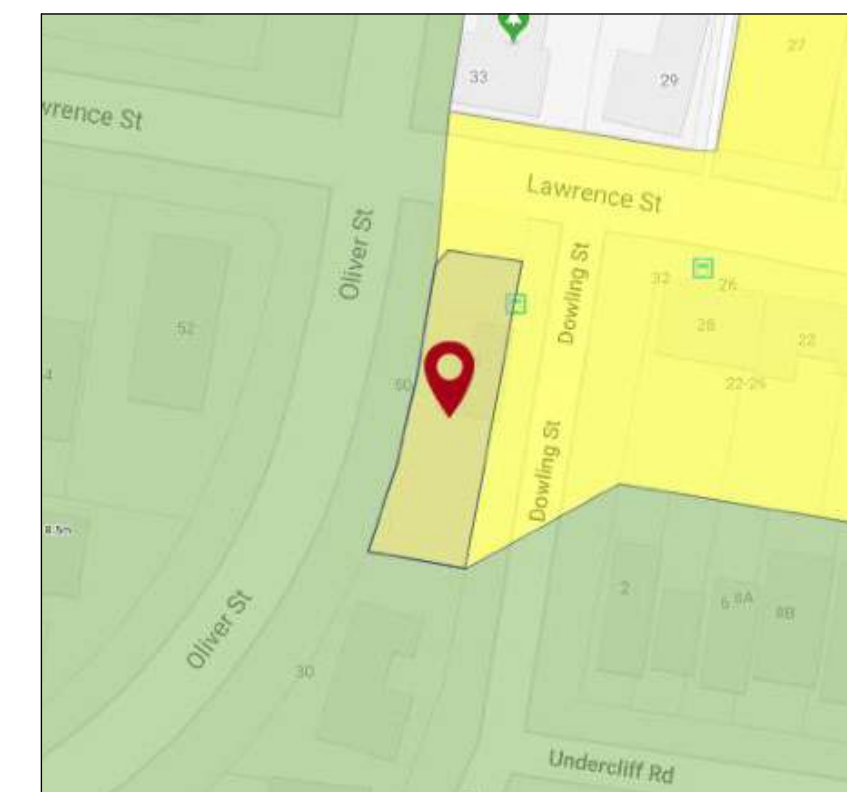
FLOOR SPACE RATIO

Maximum Floor Space Ratio (m:1)	
A	0.20
B	0.50
C	0.55
D	0.60
E	0.70
F	0.75
G	0.85
H	0.90
I	1.0
J	1.1
K	1.25
L	1.5
M	2.0
N	2.75
O	3.0
P	3.9
Refer to Clause 4.4	
Merit Based Assessment	



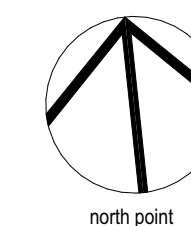
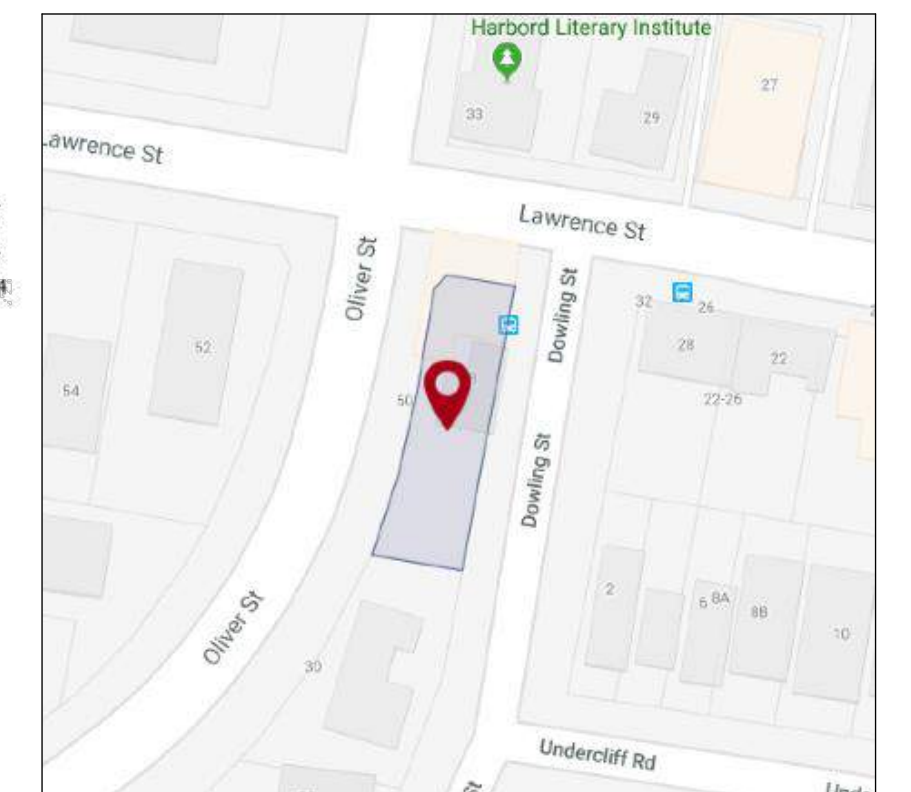
HEIGHT OF BUILDING

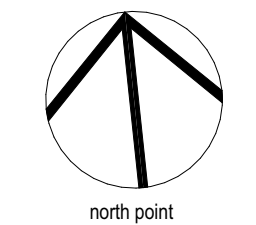
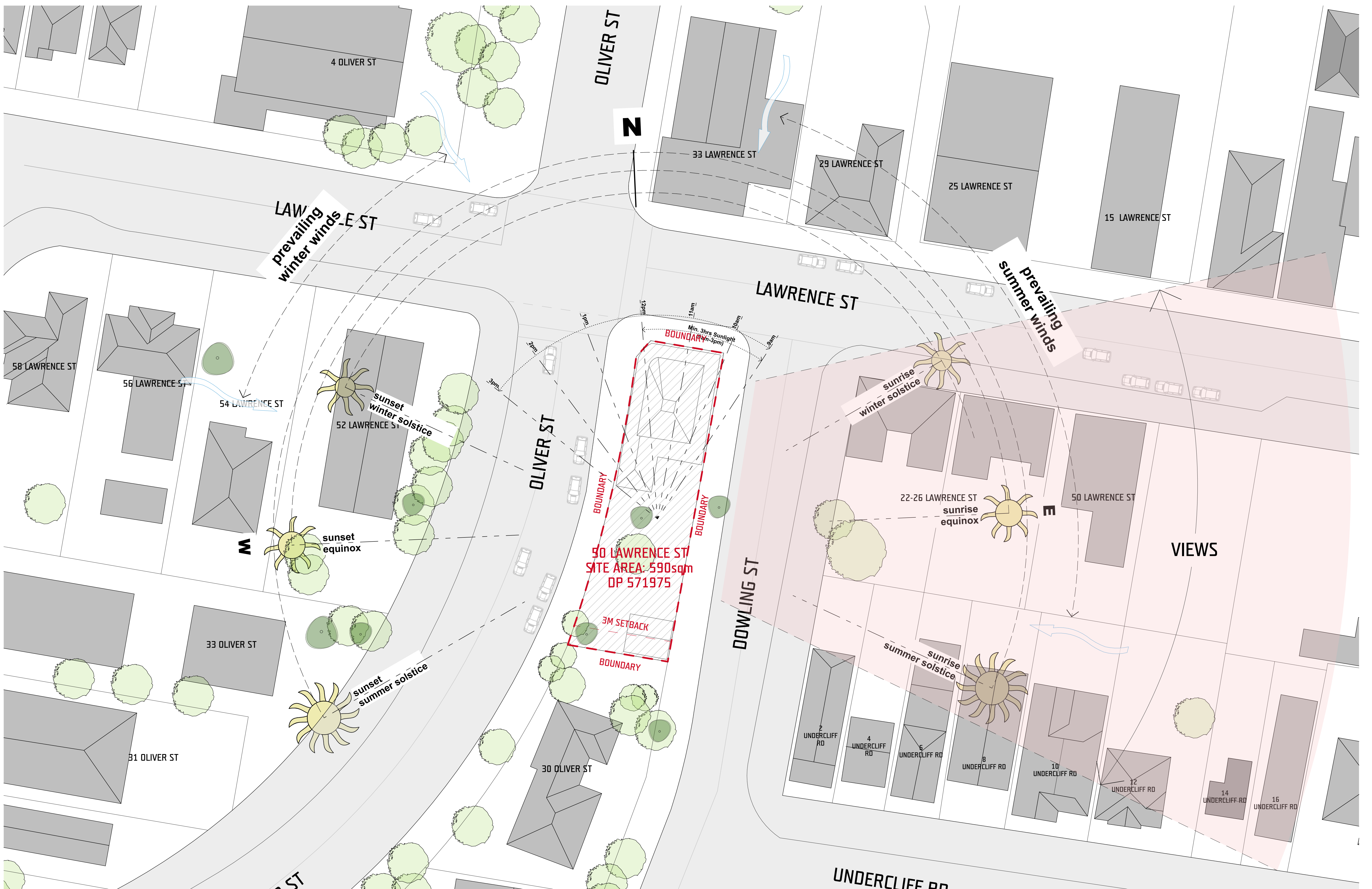
Maximum Building Height (m)	
A	8.5
B	9.5
C	10.5
D	11
E	12
F	13
G	14
H	15
I	16
J	17
K	18
L	19
M	20
N	21
O	22
P	23
Refer to Clause 4.4	



ACID SULPHATE SOIL

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Class 1	All Works
Class 2	Works below ground surface
Class 3	Works beyond 1m below ground surface
Class 4	Works beyond 2m below ground surface
Class 5	Works within 500m of adjacent Classes 1-4

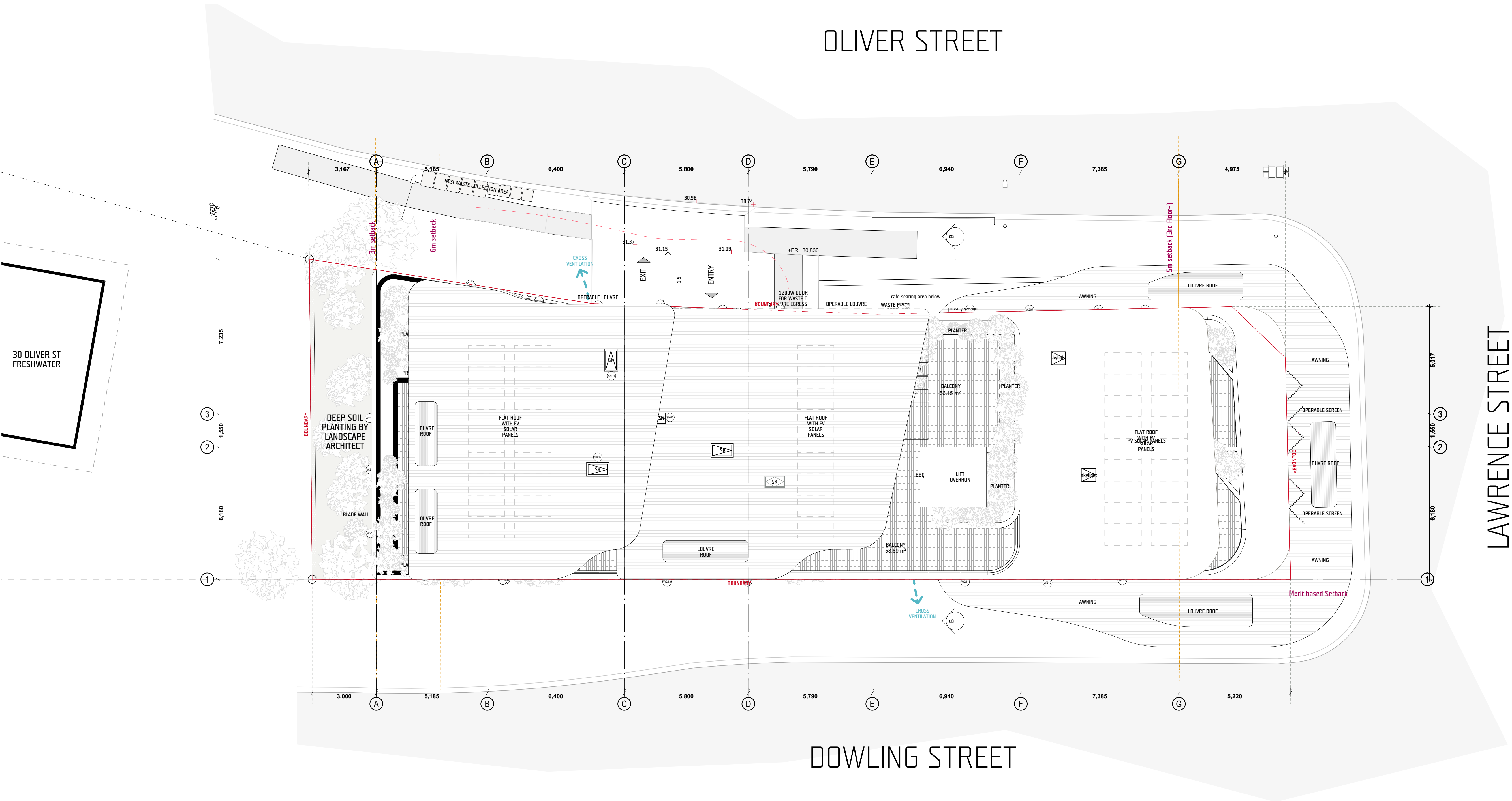




OLIVER STREET

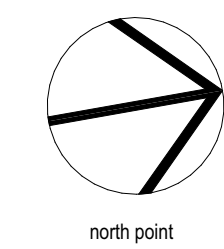
LAWRENCE STREET

DOWLING STREET

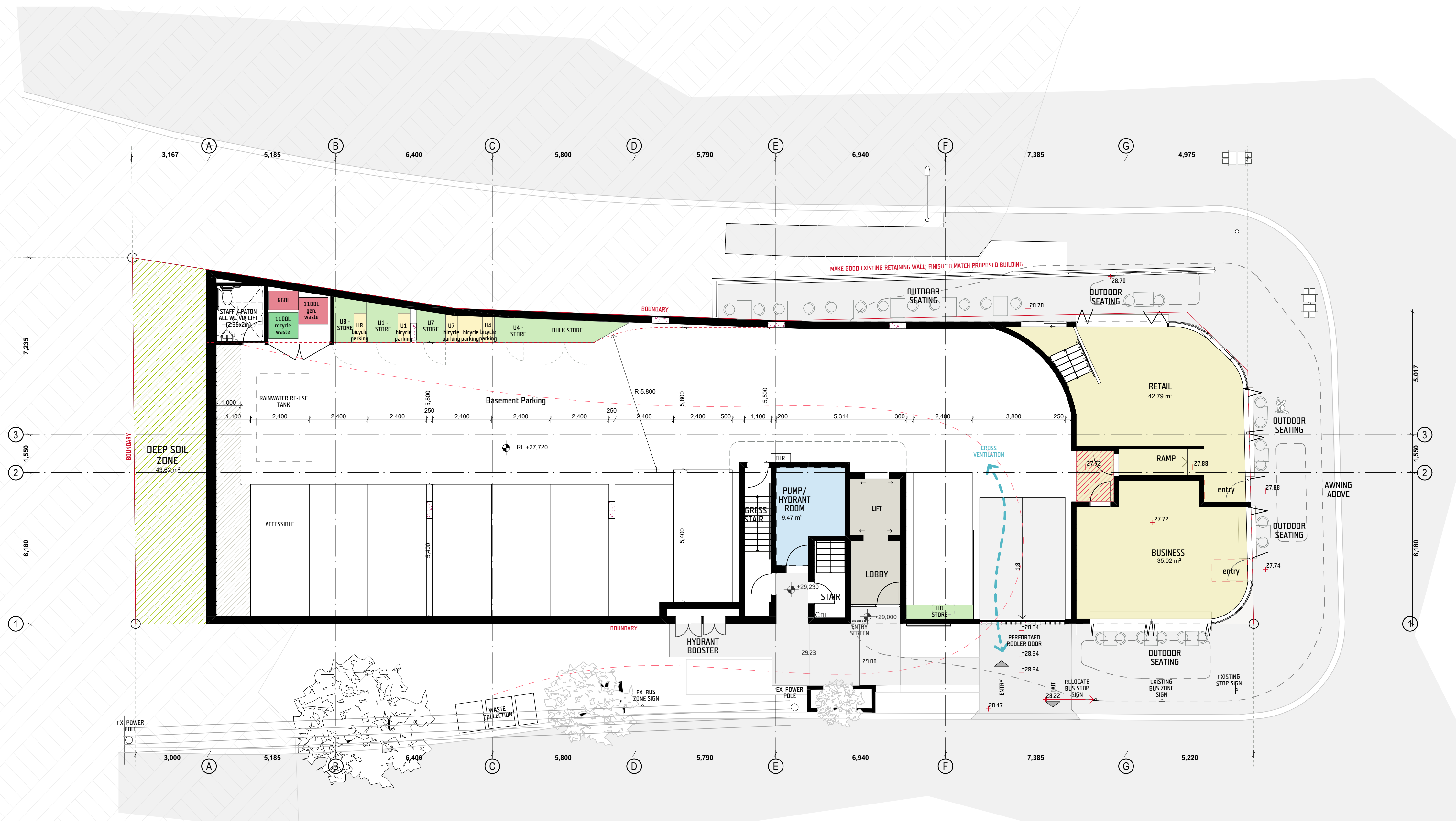


30 OLIVER ST
FRESHWATER

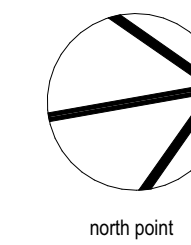
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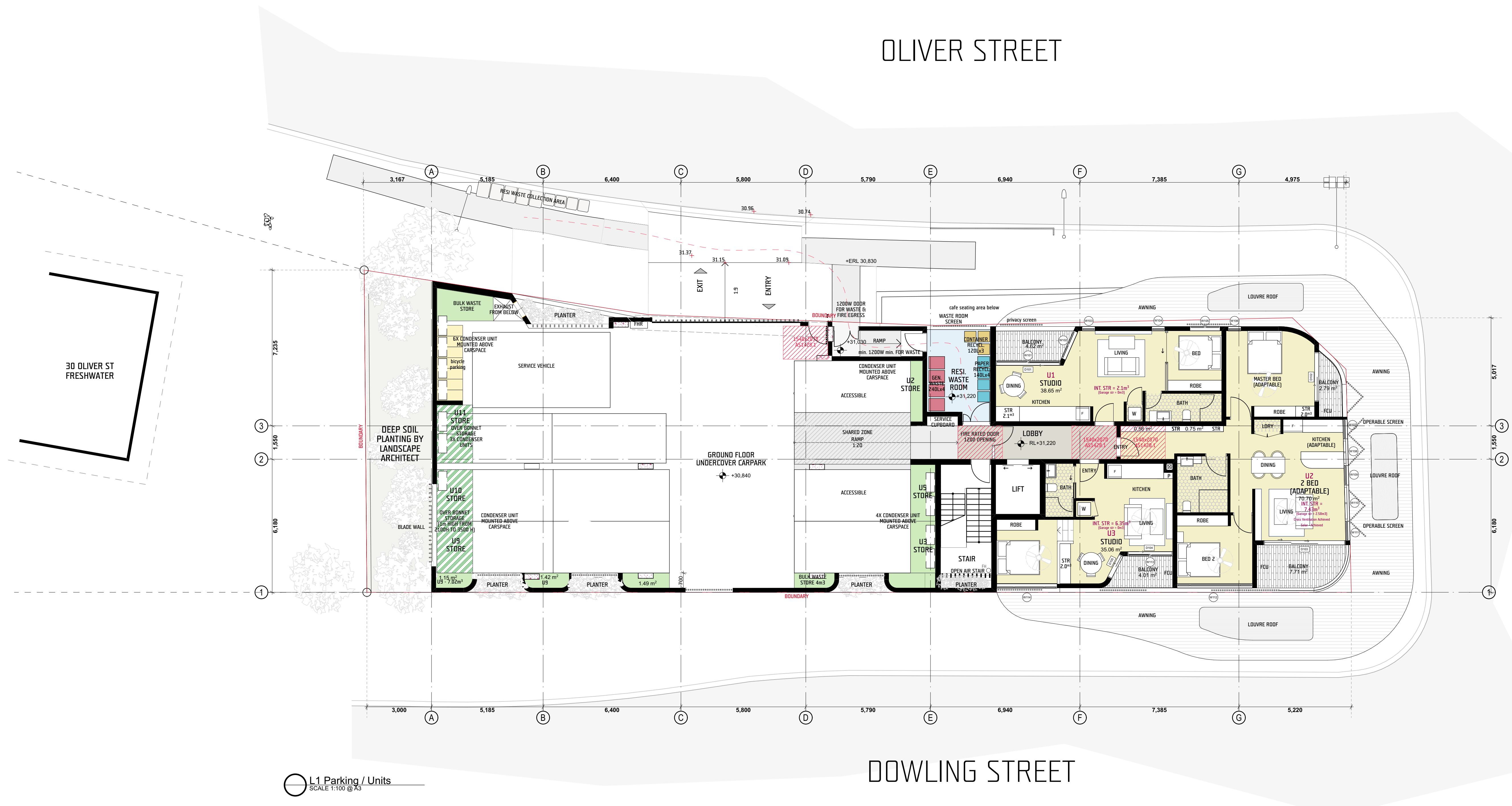
Ground Parking / Retail
SCALE 1:100 @ A3



OLIVER STREET

LAWRENCE STREET

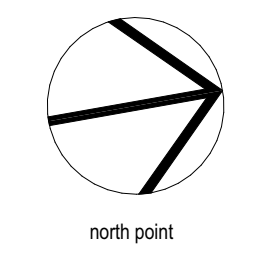
DOWLING STREET



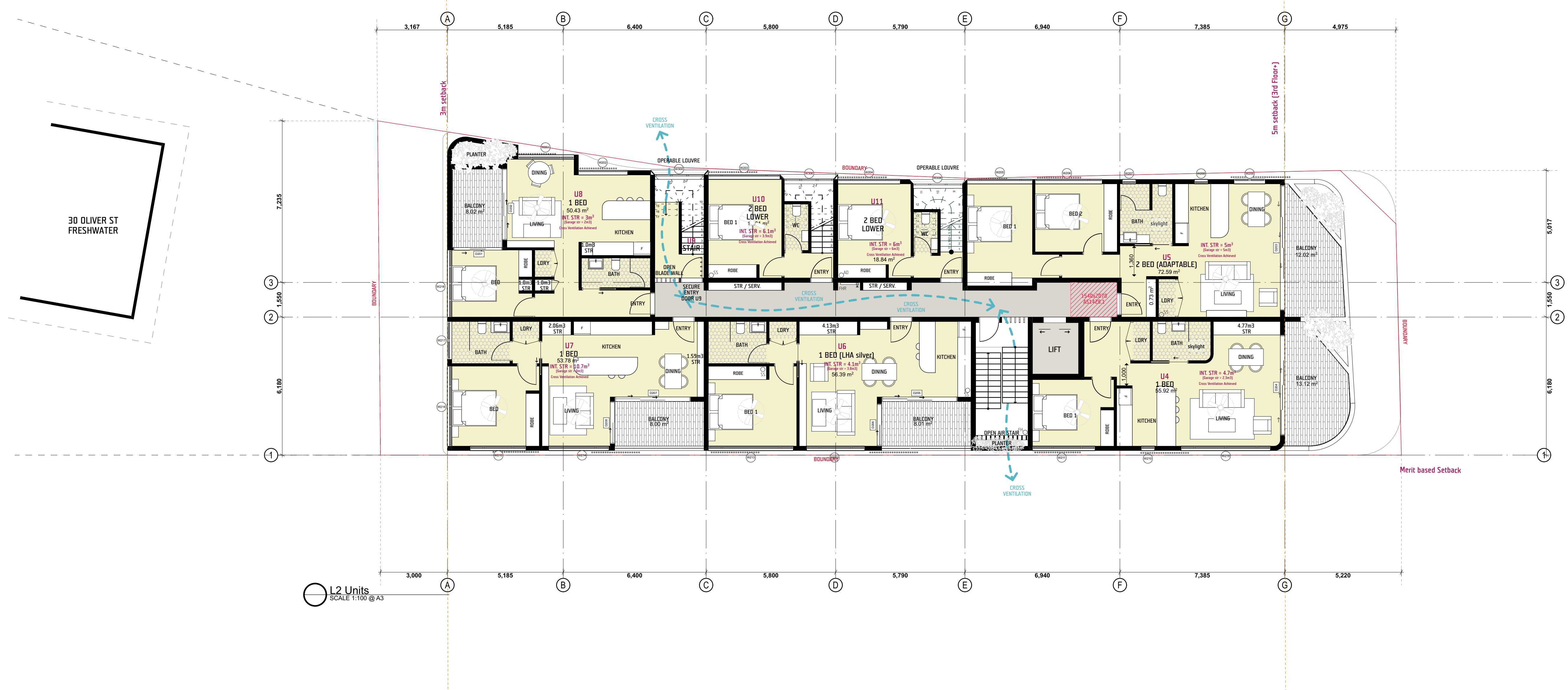
30 OLIVER ST FRESHWATER

L1 Parking / Units
SCALE 1:100 @ X3

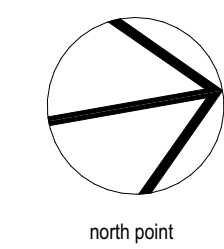
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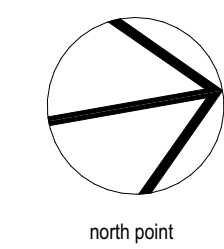
L2 Units
SCALE 1:100 @ A3



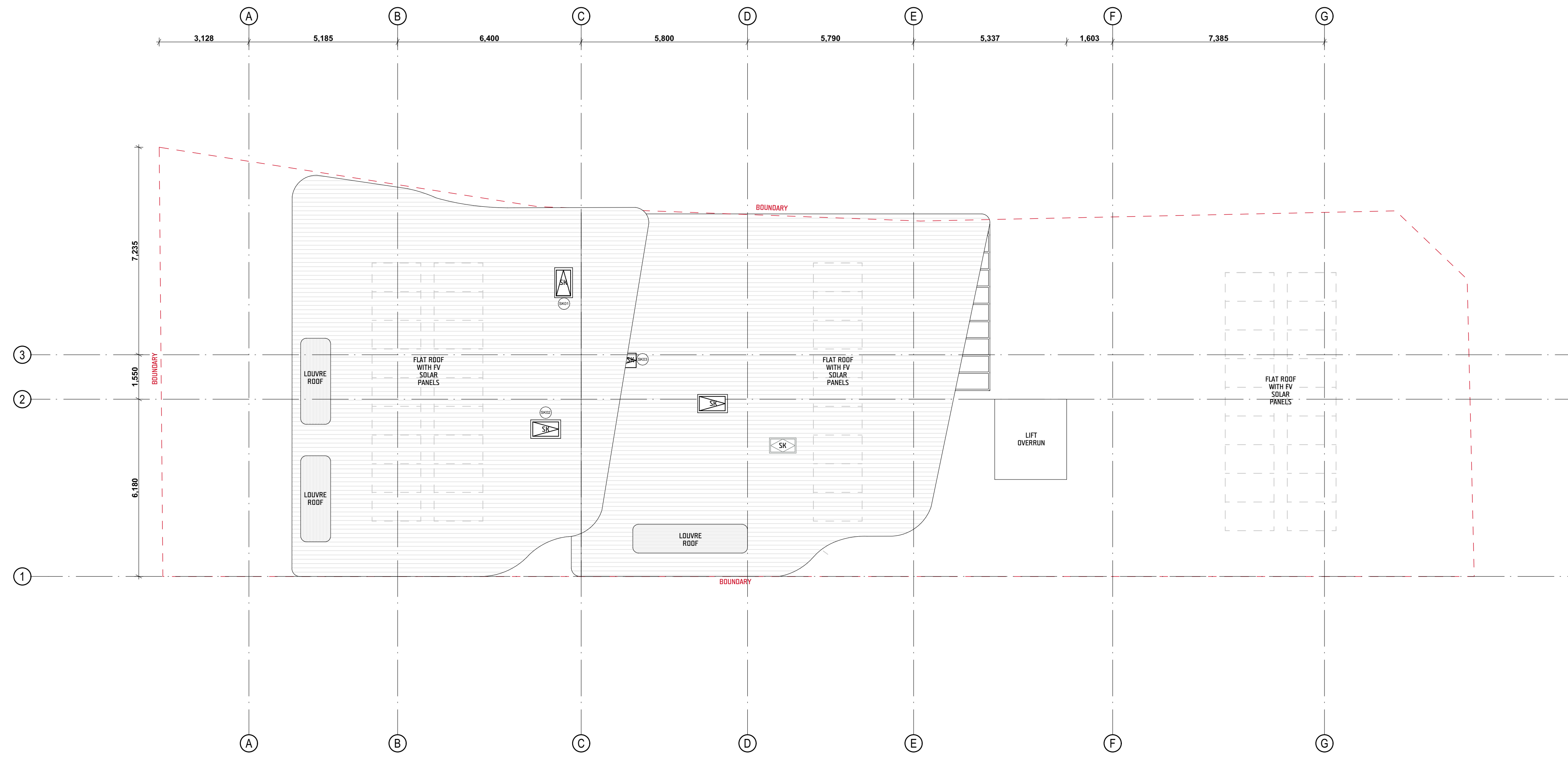
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L3 Units
SCALE 1:100 @ A3

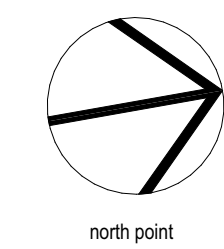


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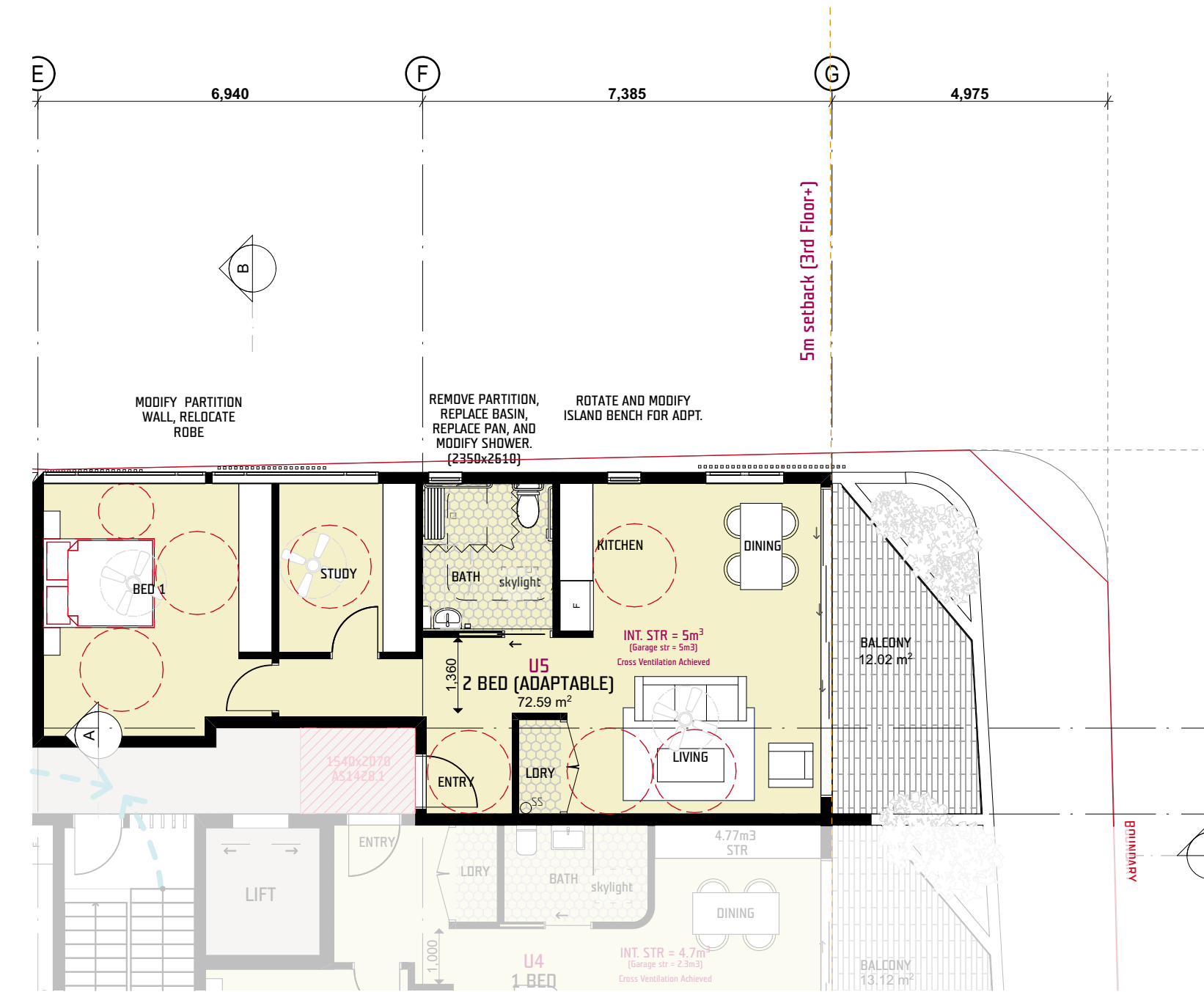
L4 Roof
SCALE 1:100 @ A3

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1. L1 U2 Adaptable
SCALE 1:100 @ A1



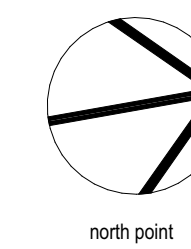
2. L2 U5 adaptable
SCALE 1:100 @ A1

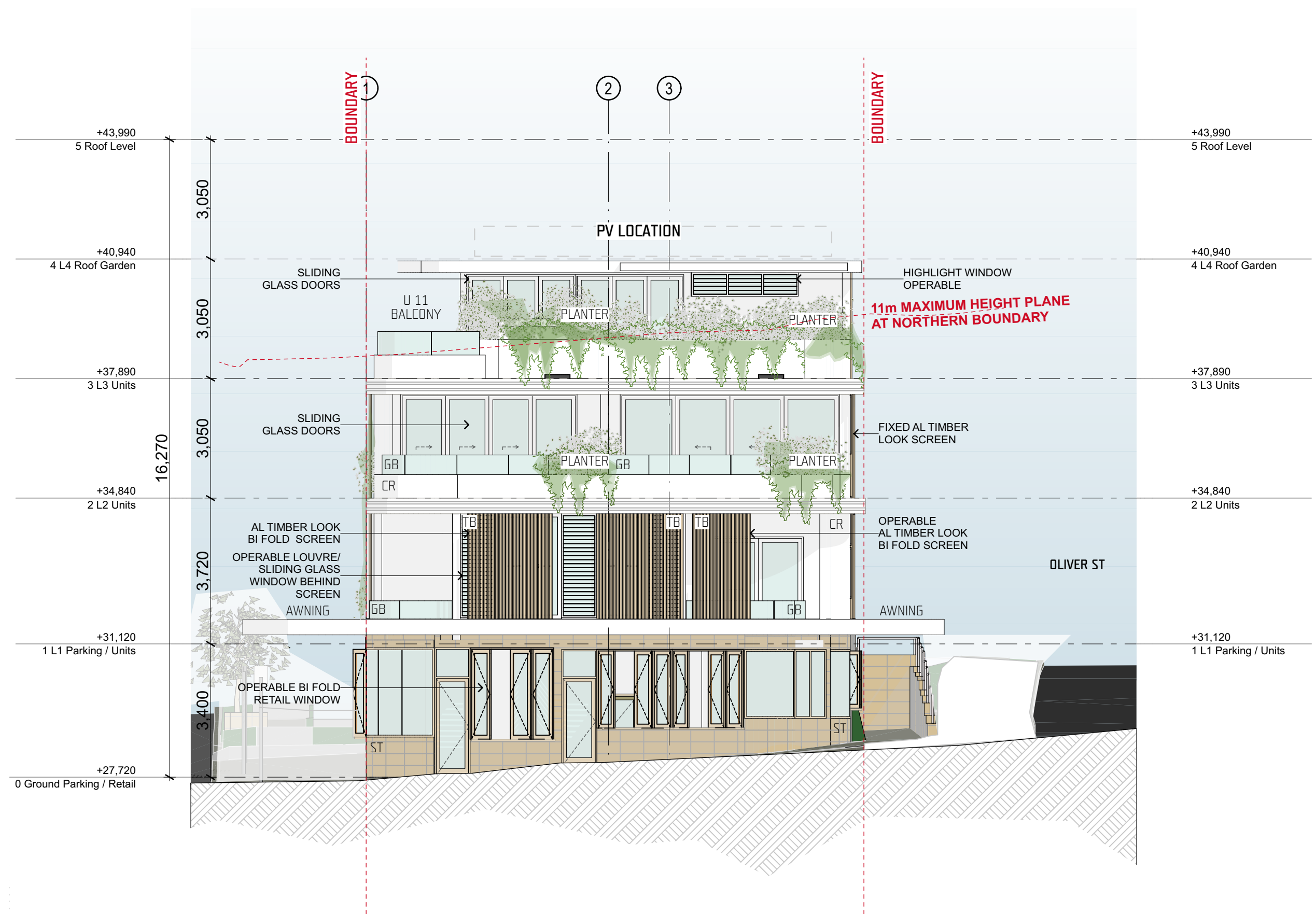
NOTES:

- 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

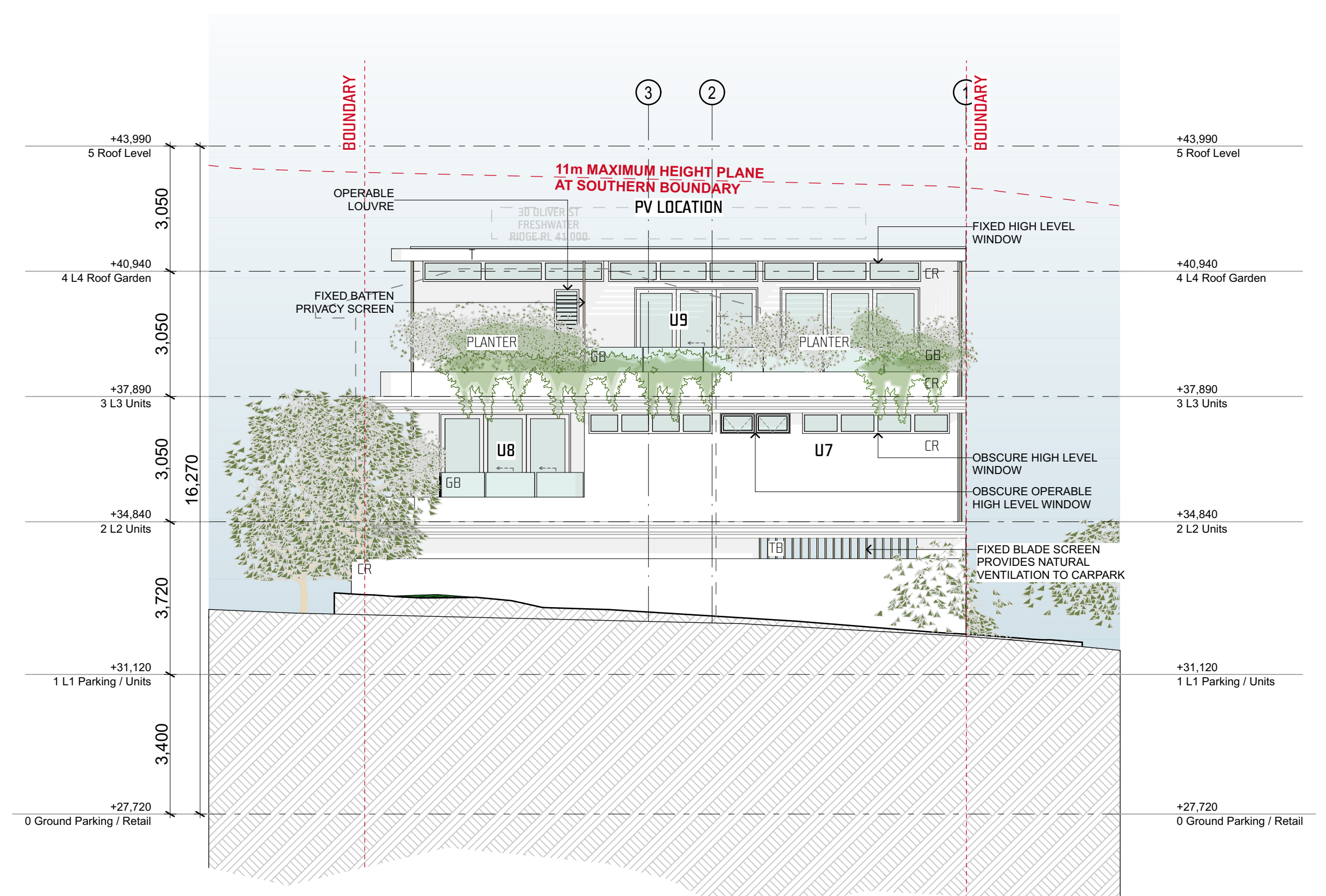
LAWRENCE STREET

DEVELOPMENT APPLICATION





1 NORTH ELEVATION
SCALE 1:100 @ A1

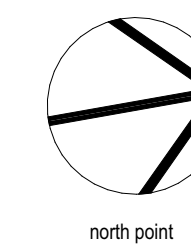


2 SOUTH ELEVATION
SCALE 1:100 @ A1

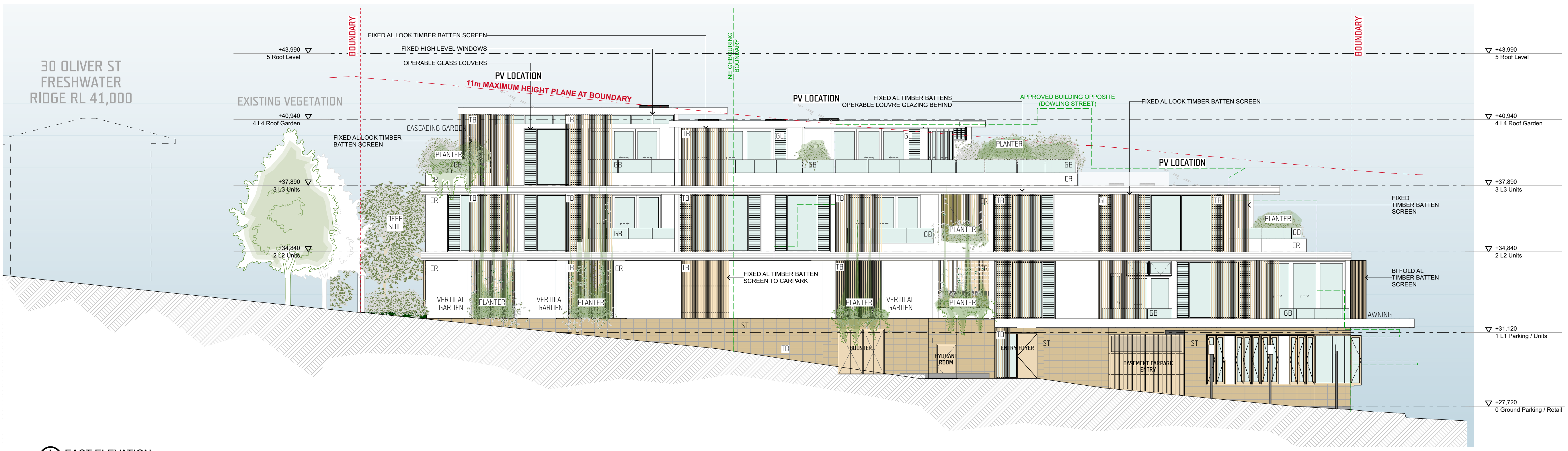
NOTES:

- FOR EXTERNAL FINISHES PLEASE REFER DA-7001

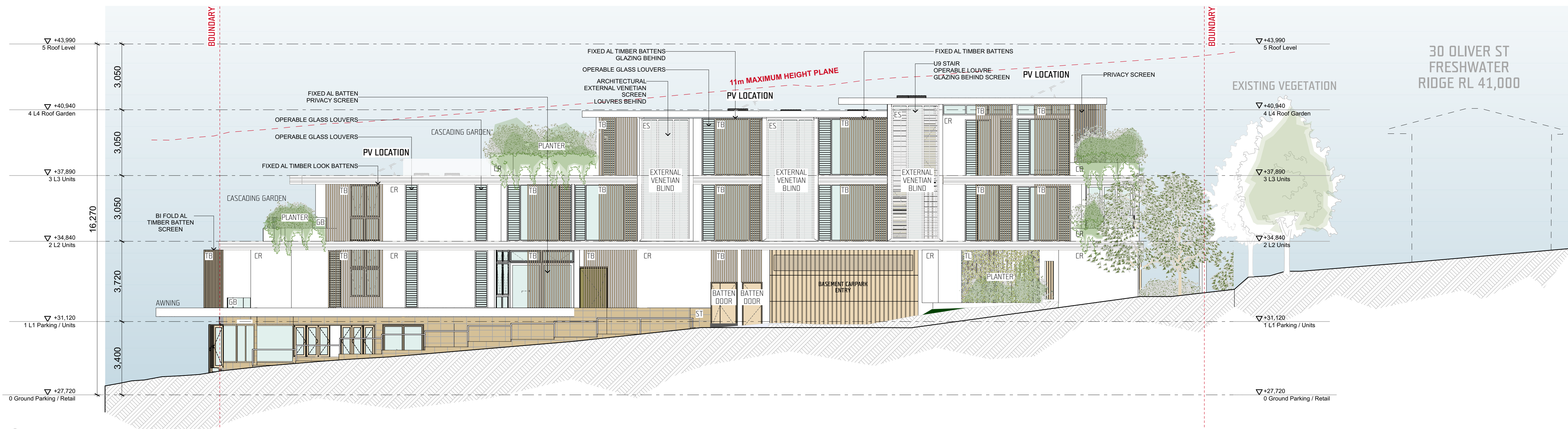
DEVELOPMENT APPLICATION



north point



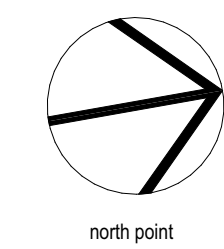
1 EAST ELEVATION
SCALE 1:100 @ A1

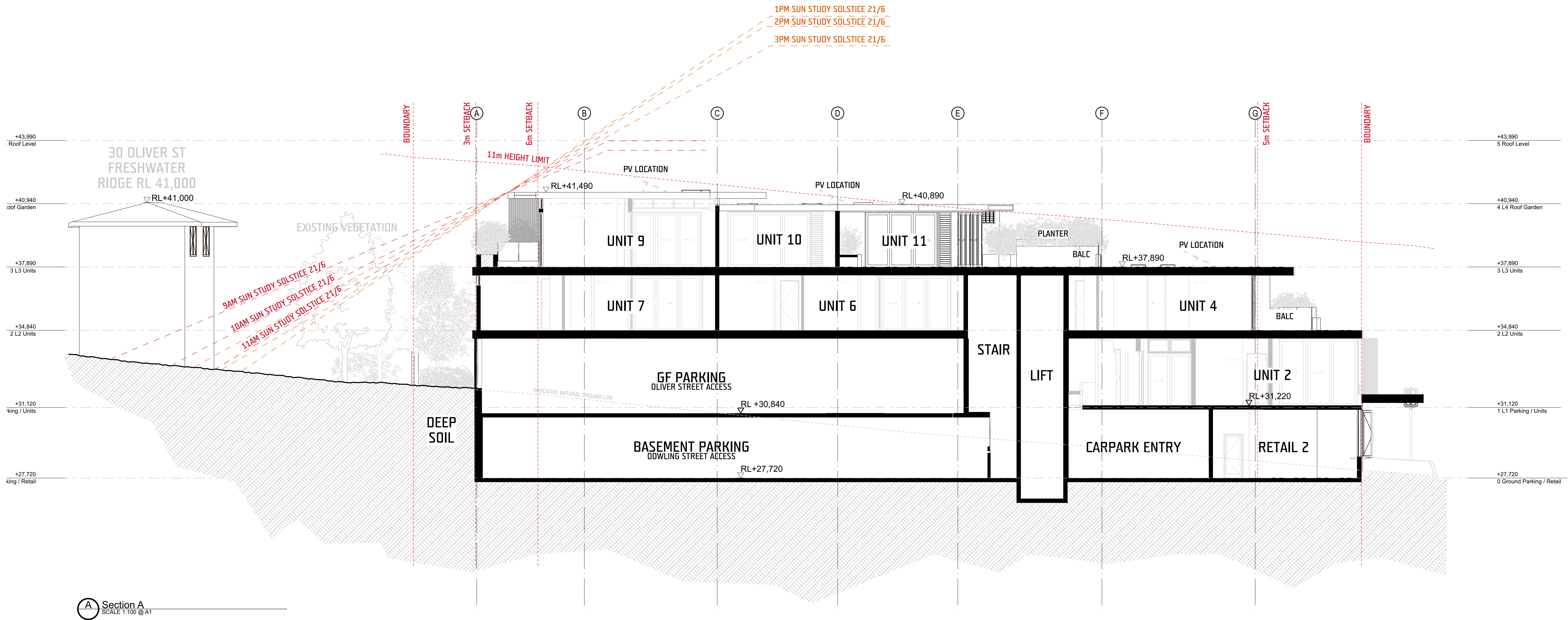


2 WEST ELEVATION
SCALE 1:100 @ A1

NOTES:
- FOR EXTERNAL FINISHES PLEASE REFER DA-7001

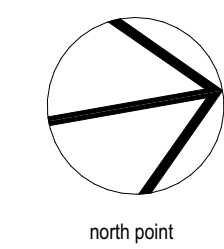
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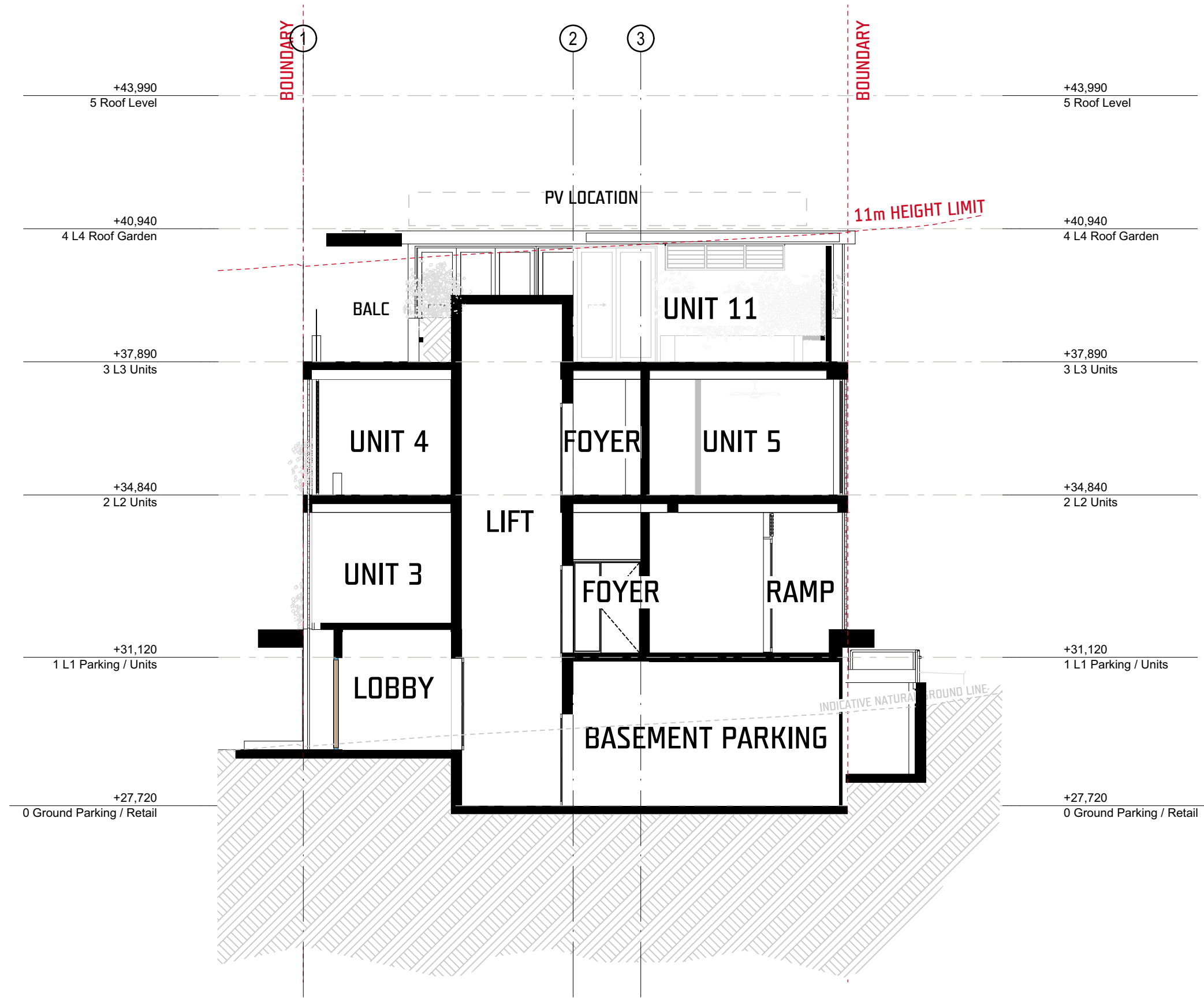


A Section A
SCALE 1:100 @ A1

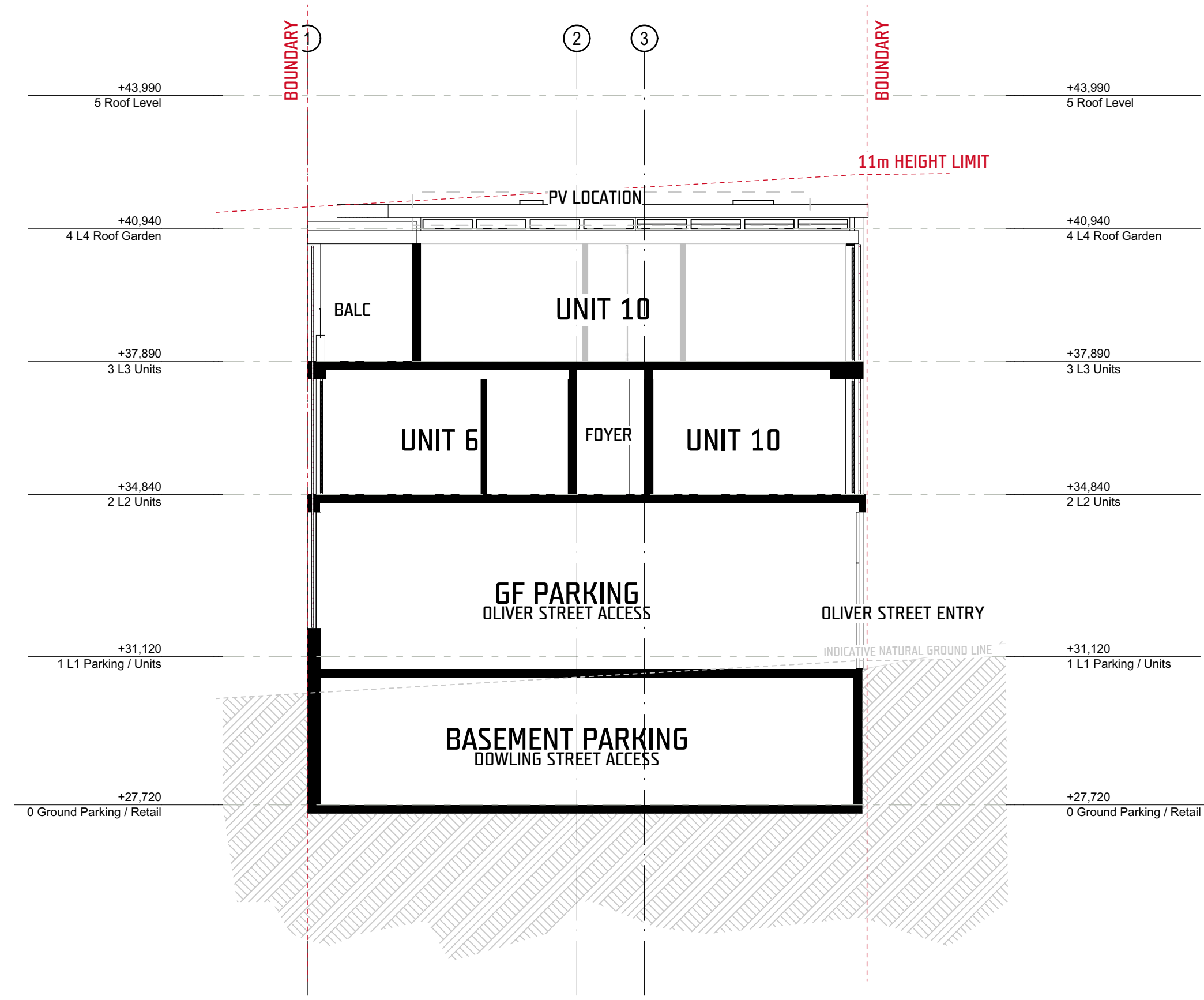
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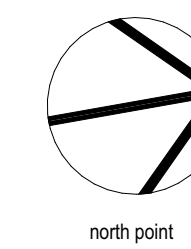


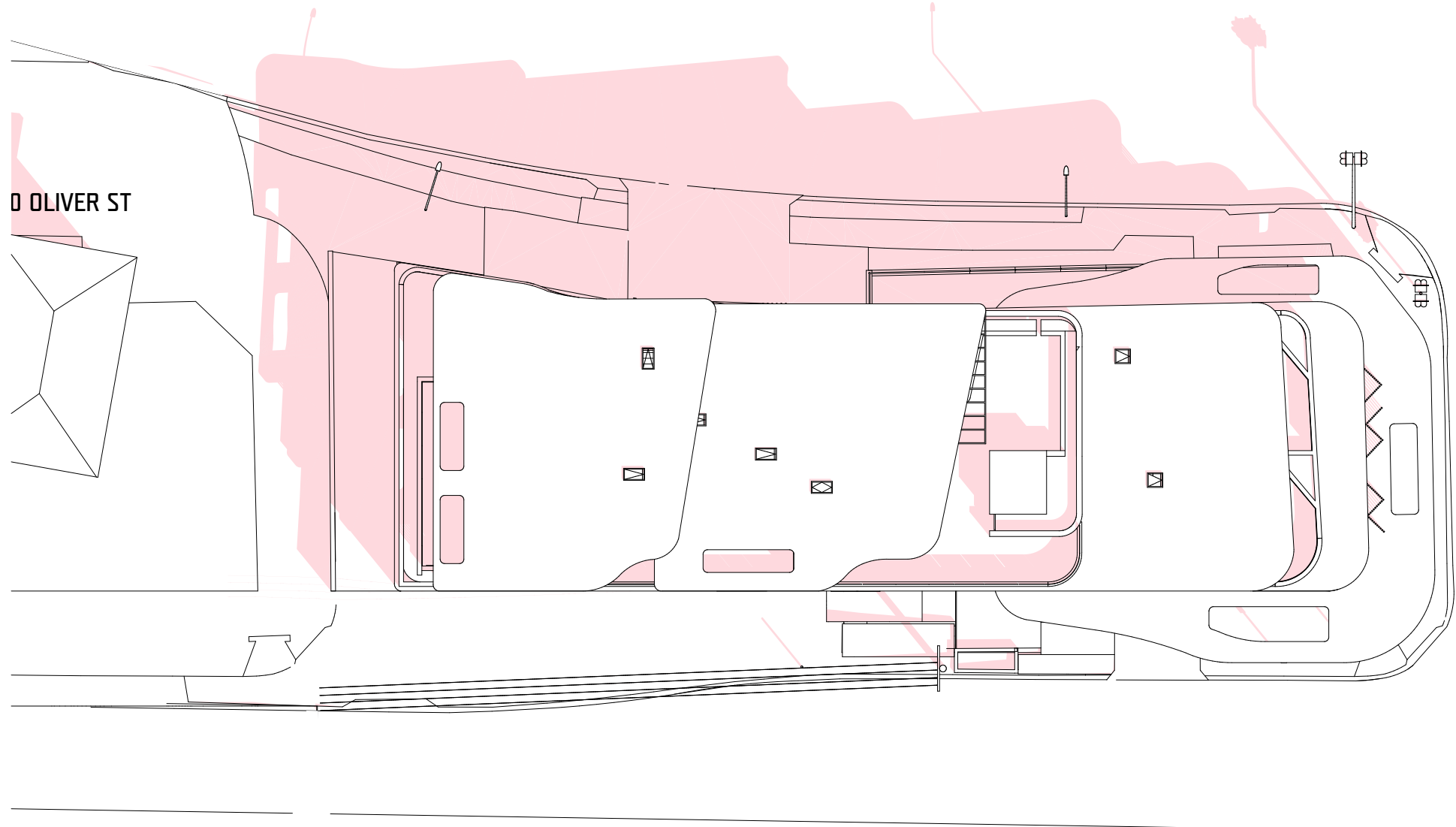
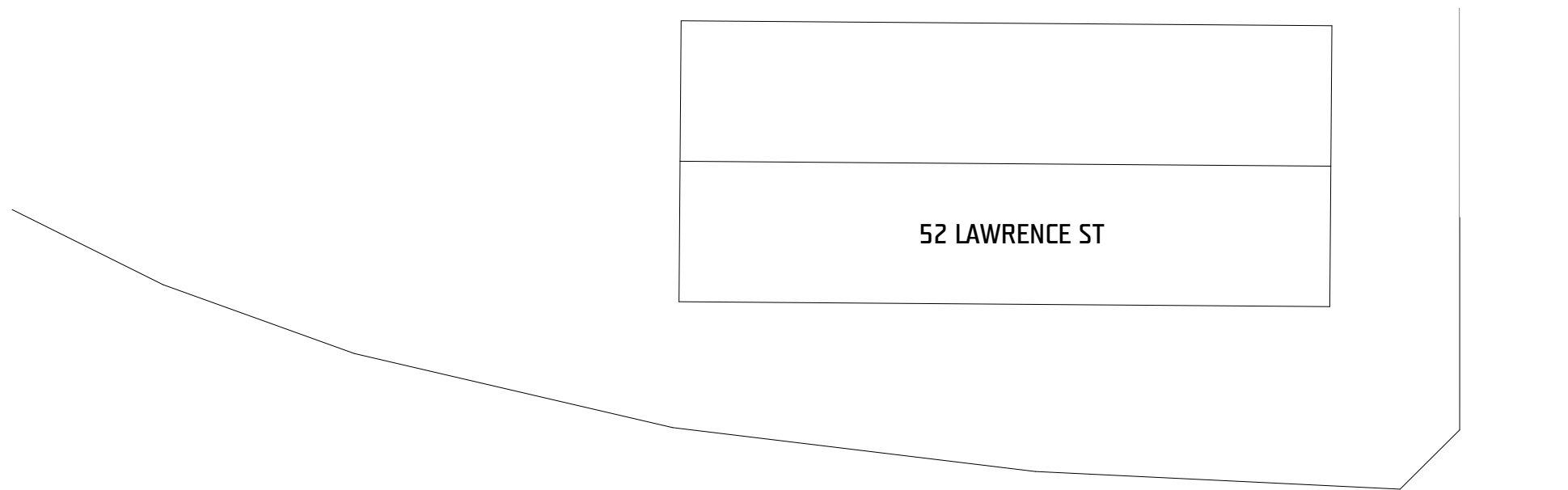
Section B
SCALE 1:100 @ A1



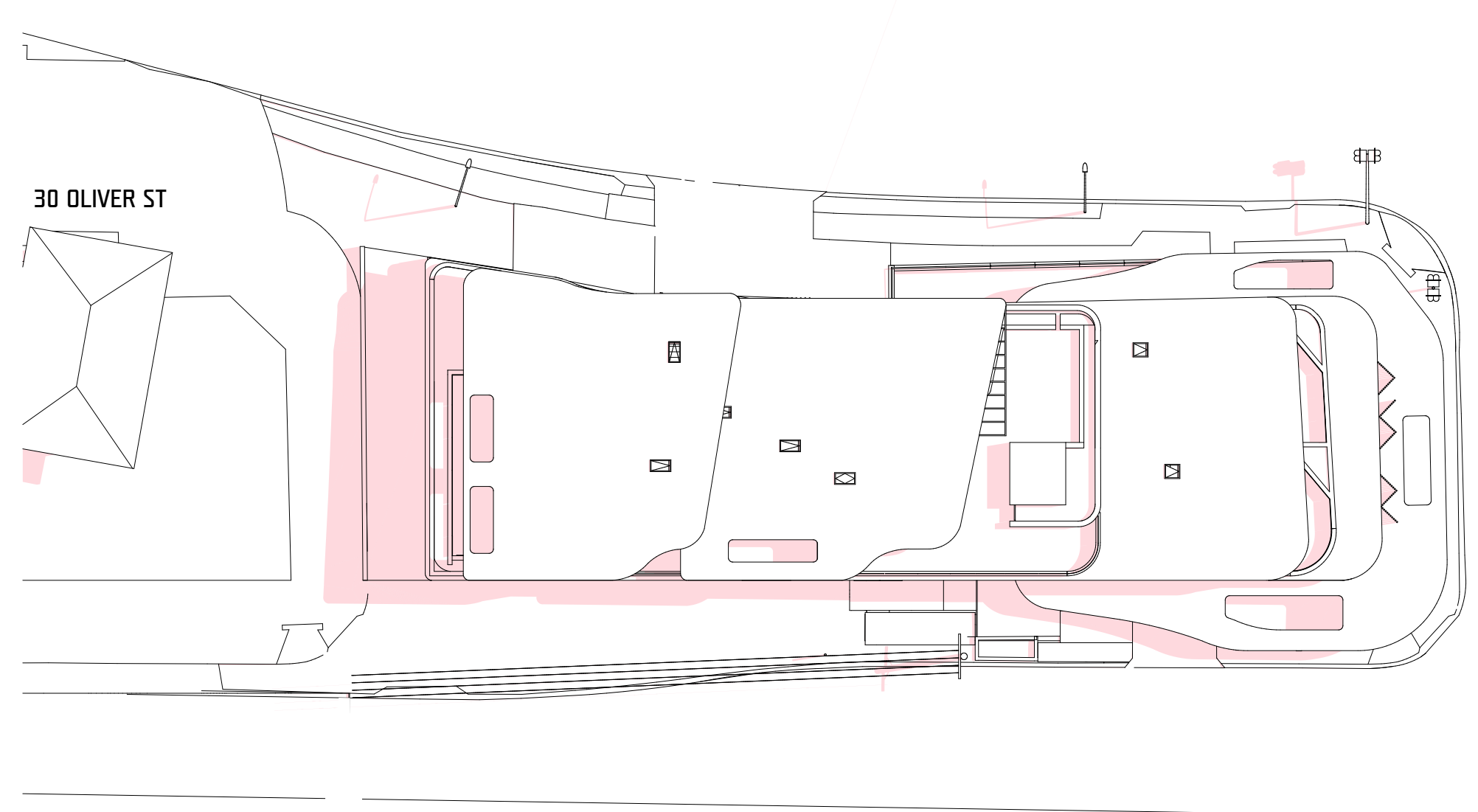
Section C
SCALE 1:100 @ A1

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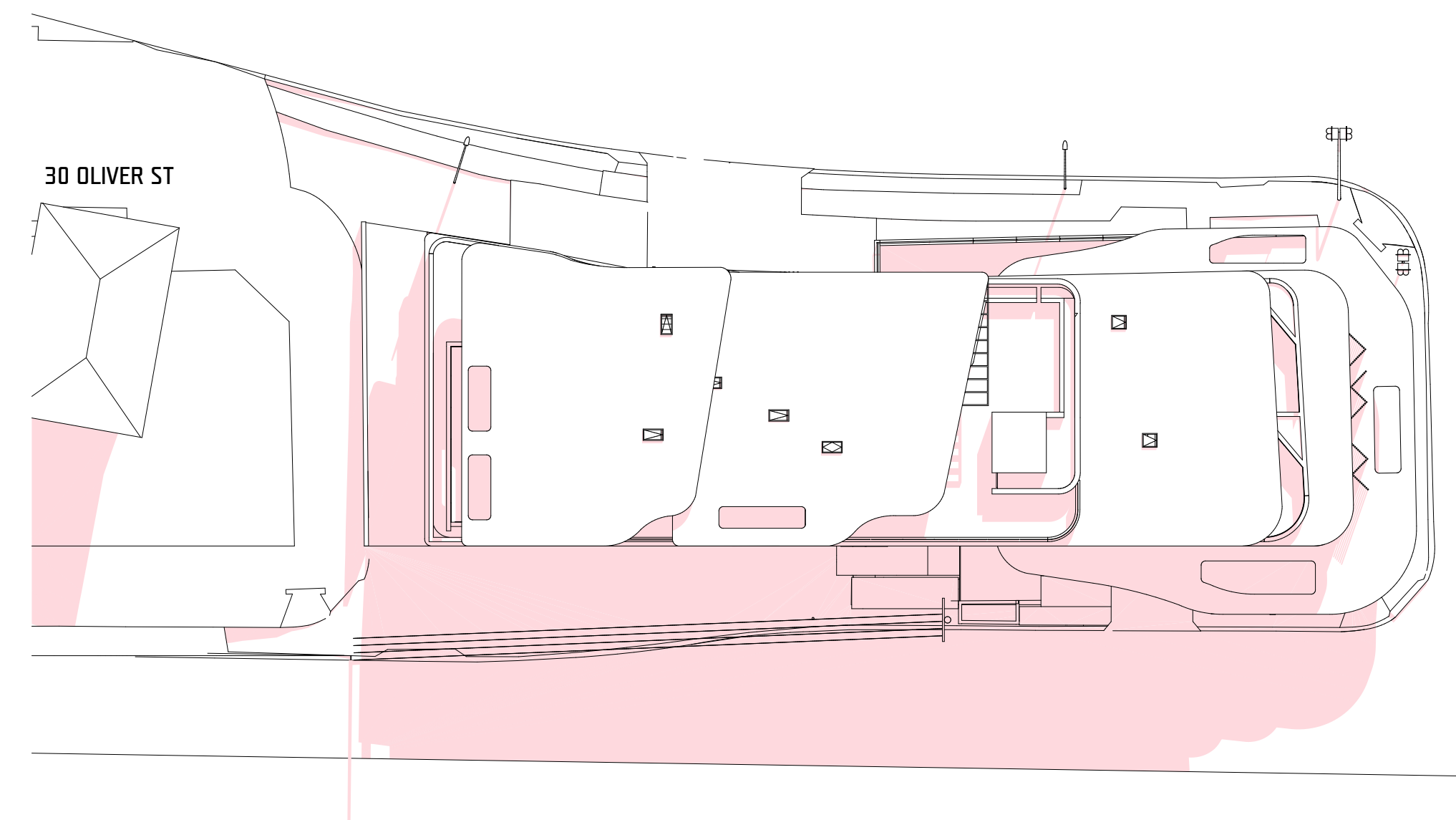
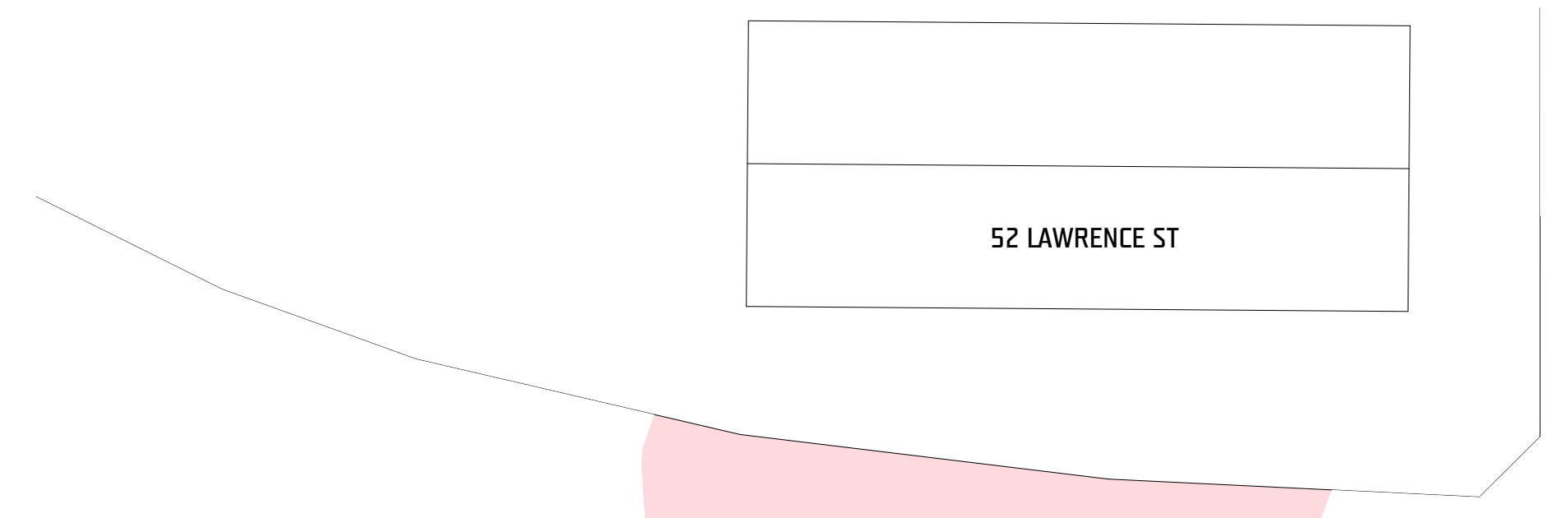




March Shadows 9am
SCALE 1:250 @ A1

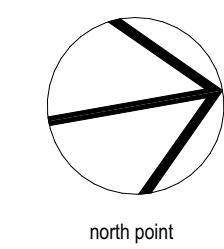


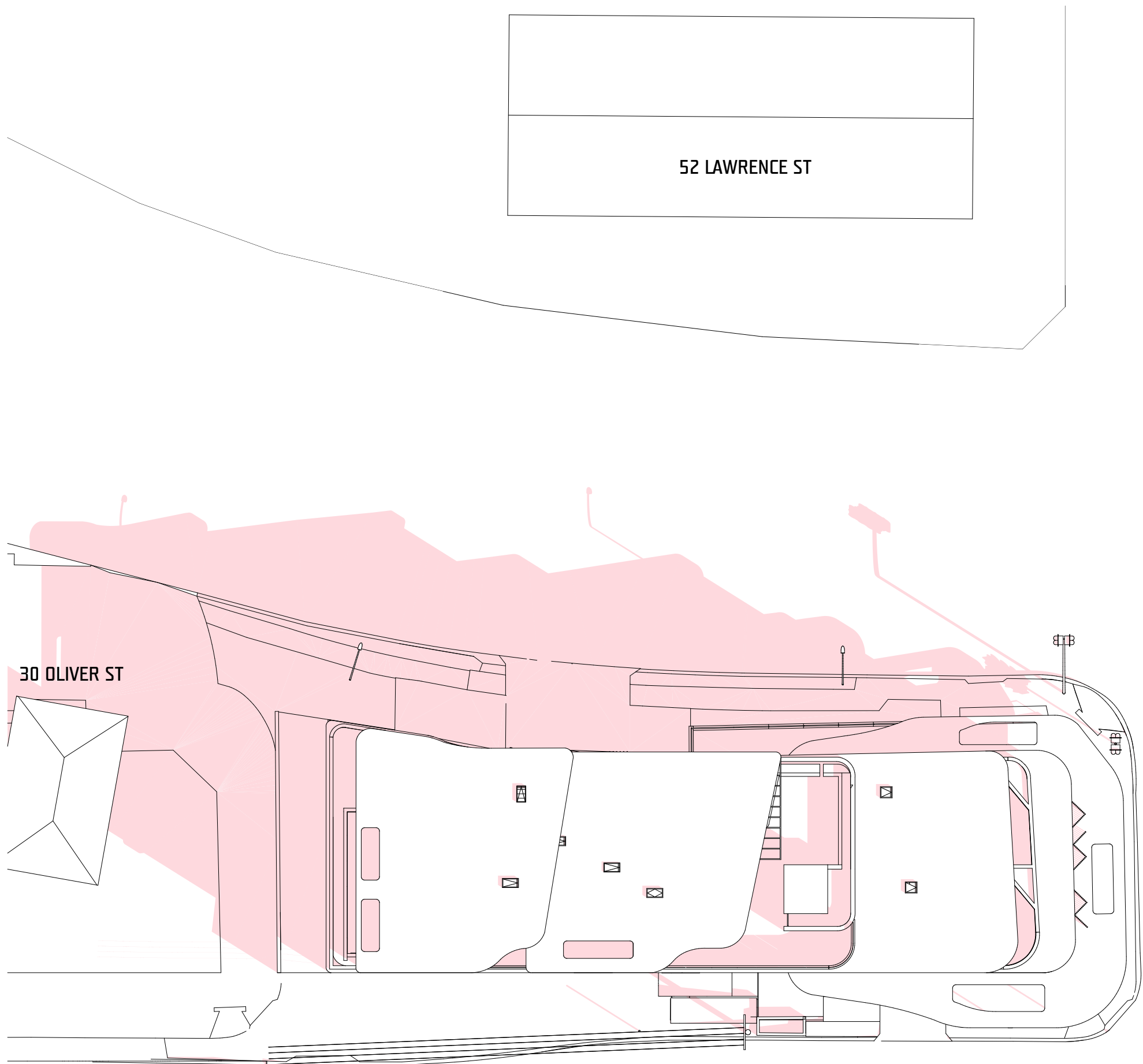
March Shadows Noon
SCALE 1:250 @ A1



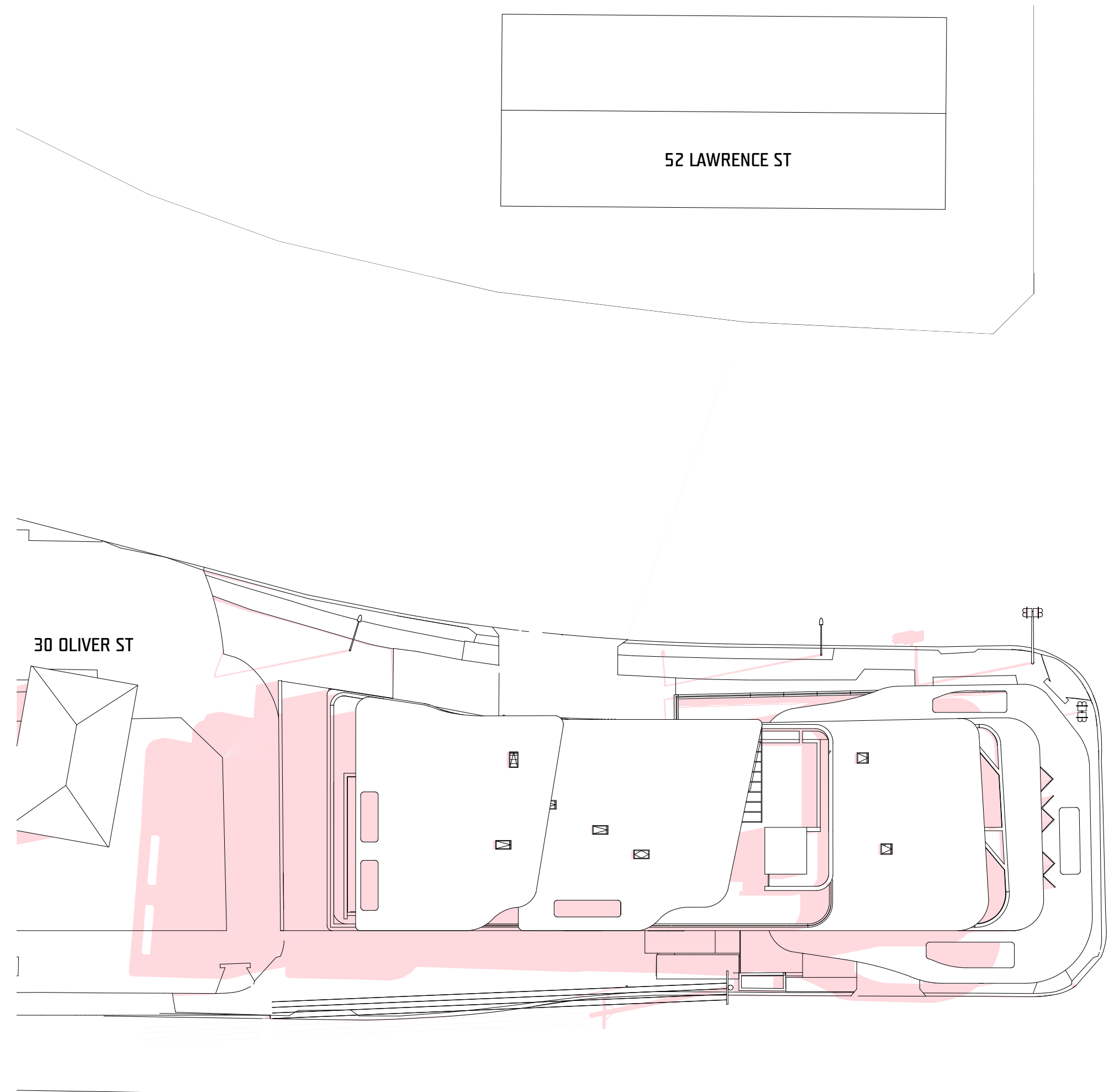
March Shadows 3pm
SCALE 1:250 @ A1

DEVELOPMENT APPLICATION

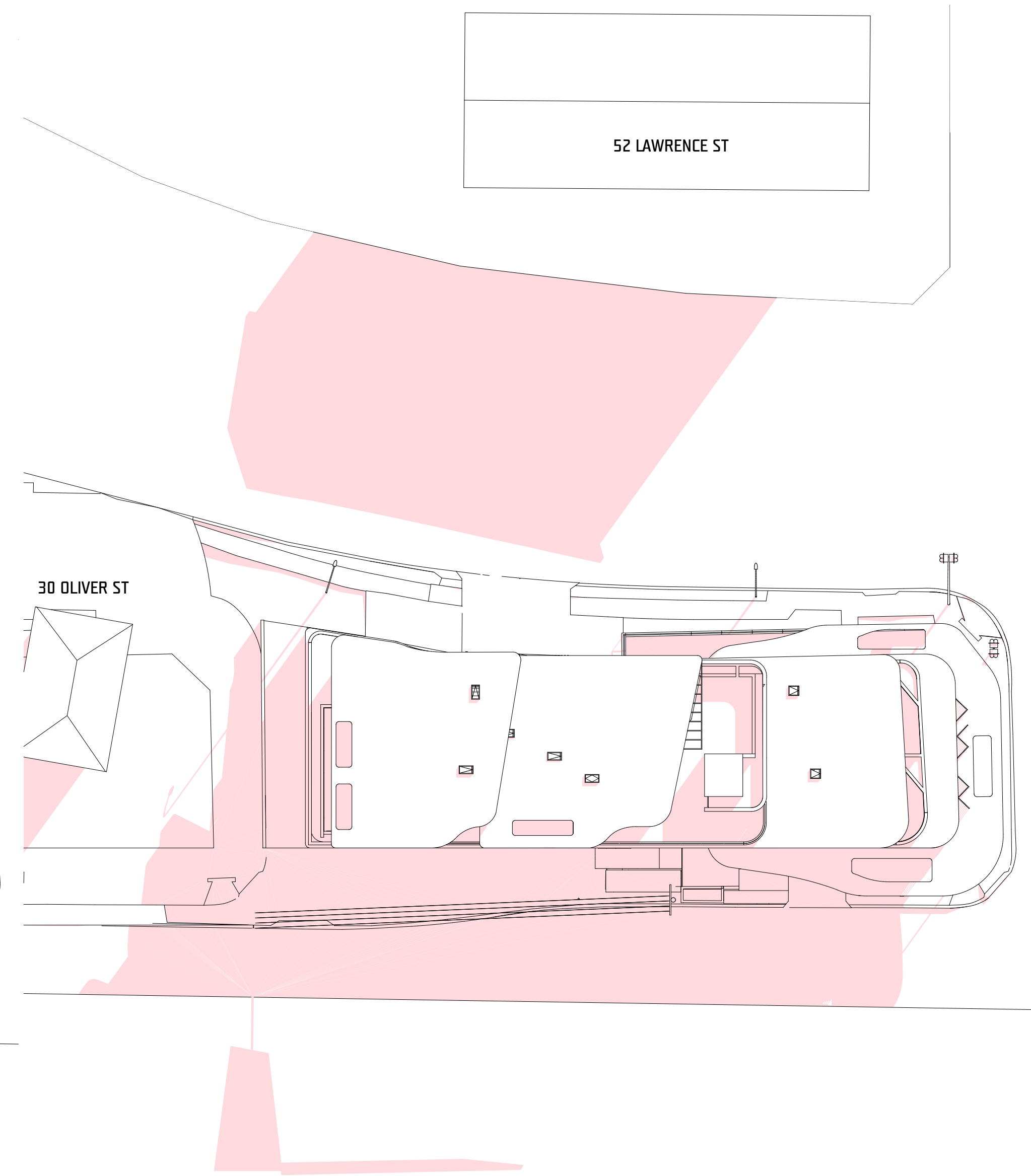




June Shadows 9am
SCALE 1:250 @ A1

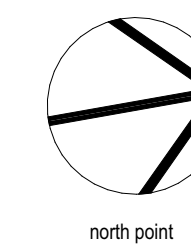


June Shadows Noon
SCALE 1:250 @ A1

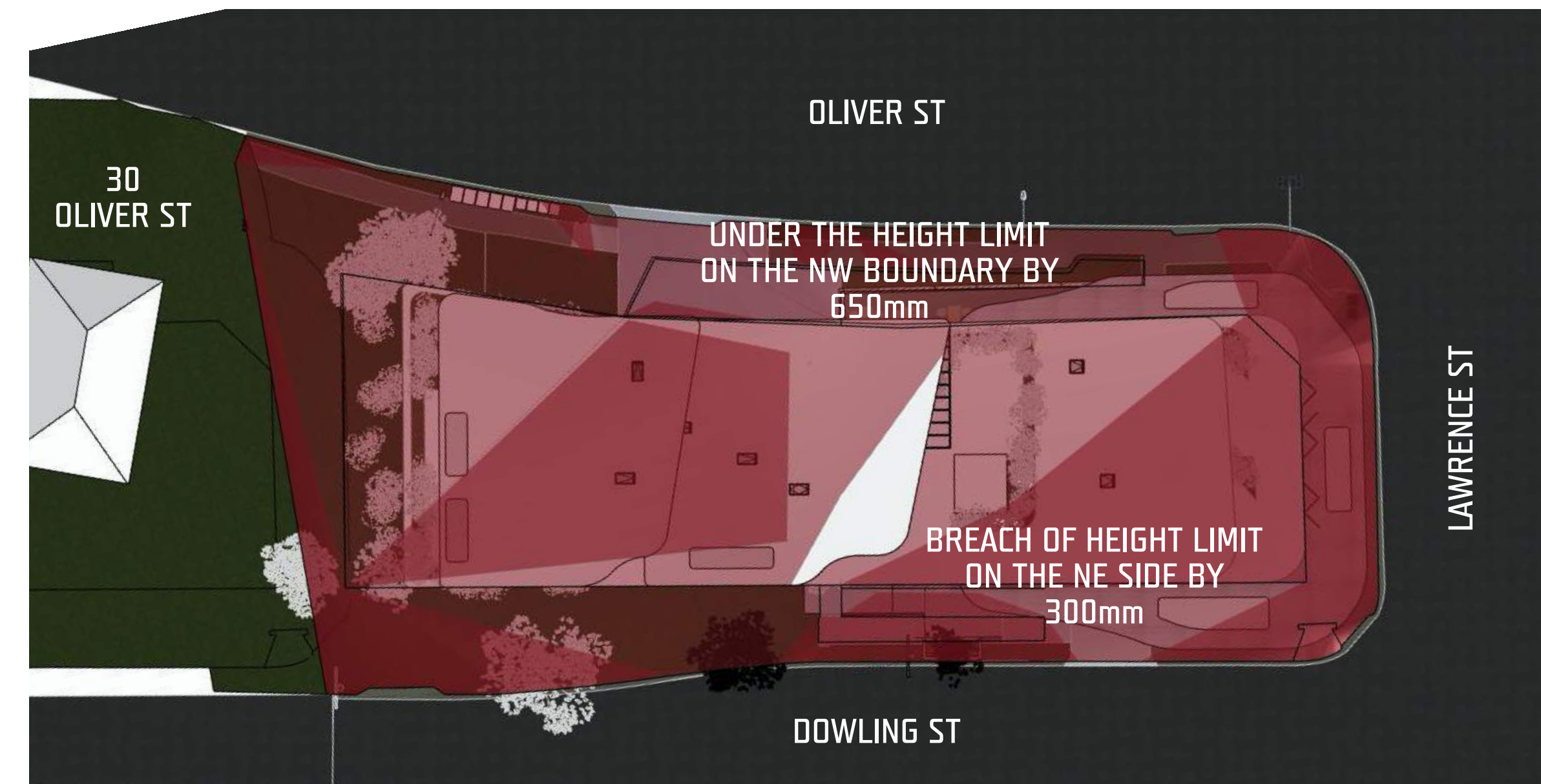


June Shadows 3pm
SCALE 1:250 @ A1

DEVELOPMENT APPLICATION



north point



DEVELOPMENT APPLICATION



PLANTERS AND CLIMBERS
FEATURE ON ALL ELEVATIONS



TIMBER LOOK BATTENS HELP
PROVIDE PRIVACY WHILST
SCREENING WESTERN SUN.
ARTICULATION TO THE FACADE
IS PROVIDED



SANDSTONE BRINGS WARMTH
TO THE SCHEME



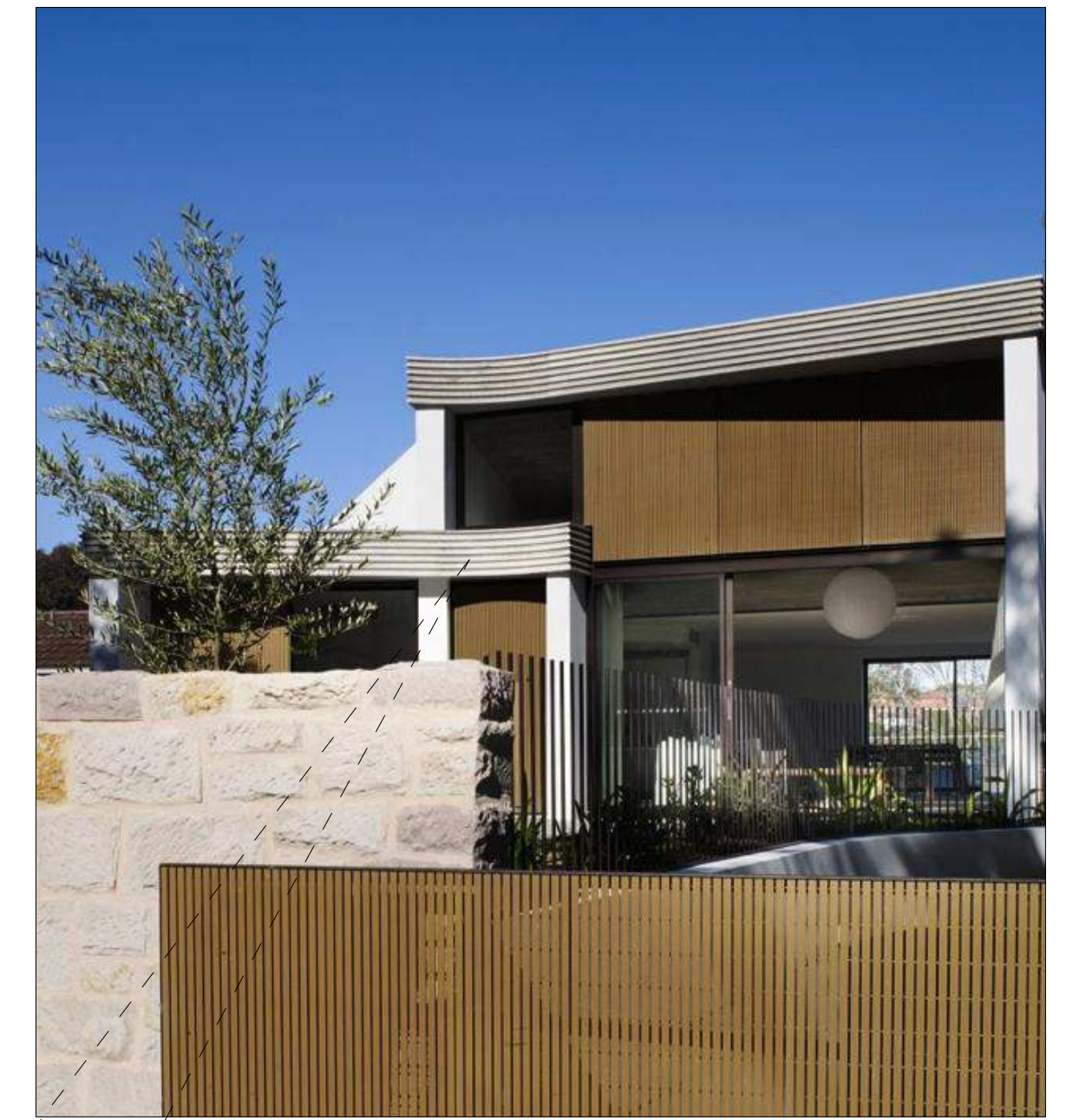
CRISP OFF WHITE RENDER



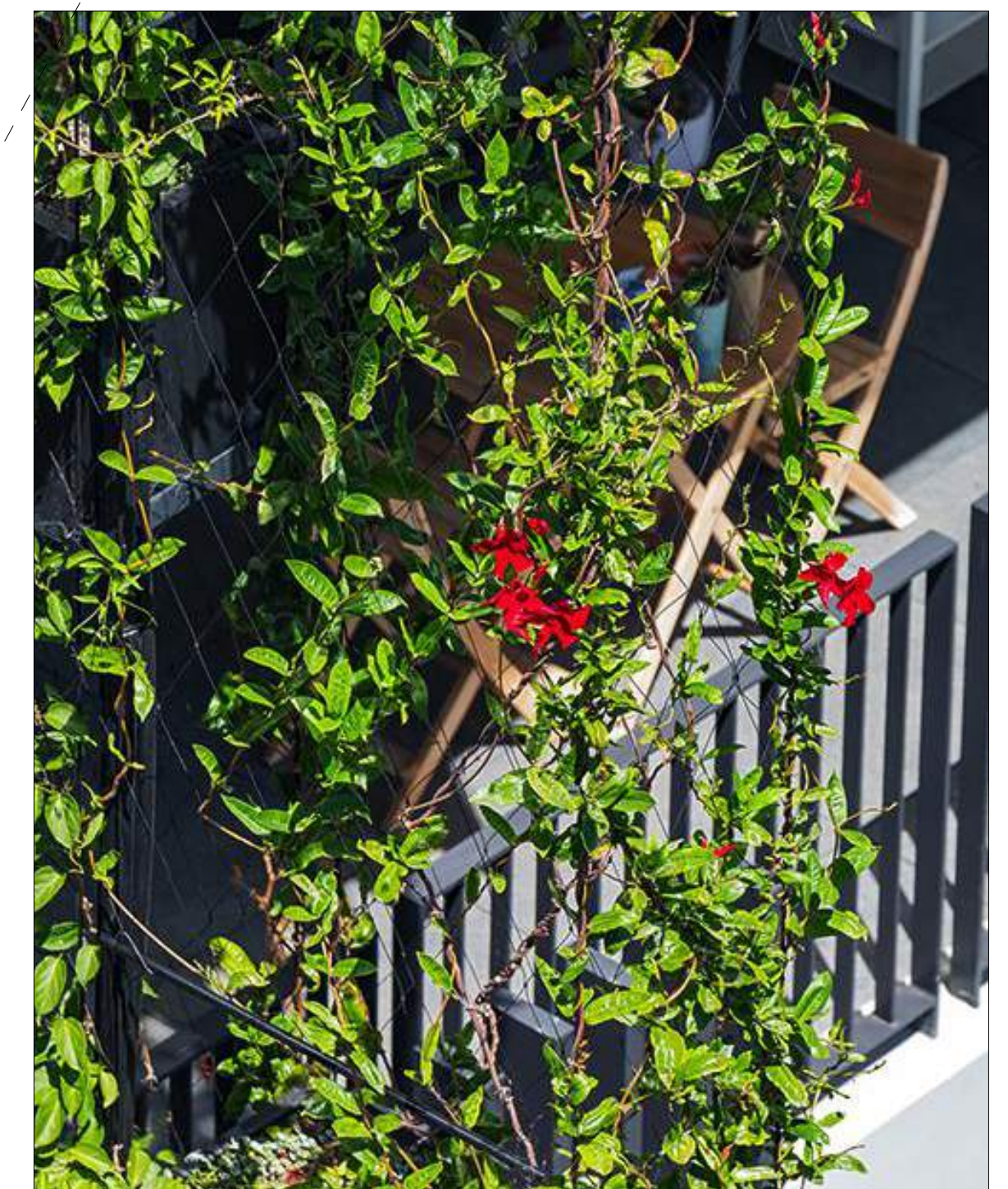
GREEN ELEMENTS SUCH AS
BALCONY PLANTERS &
CLIMBERS SOFTEN THE
FACADES & PROVIDE VISUAL
RELIEF



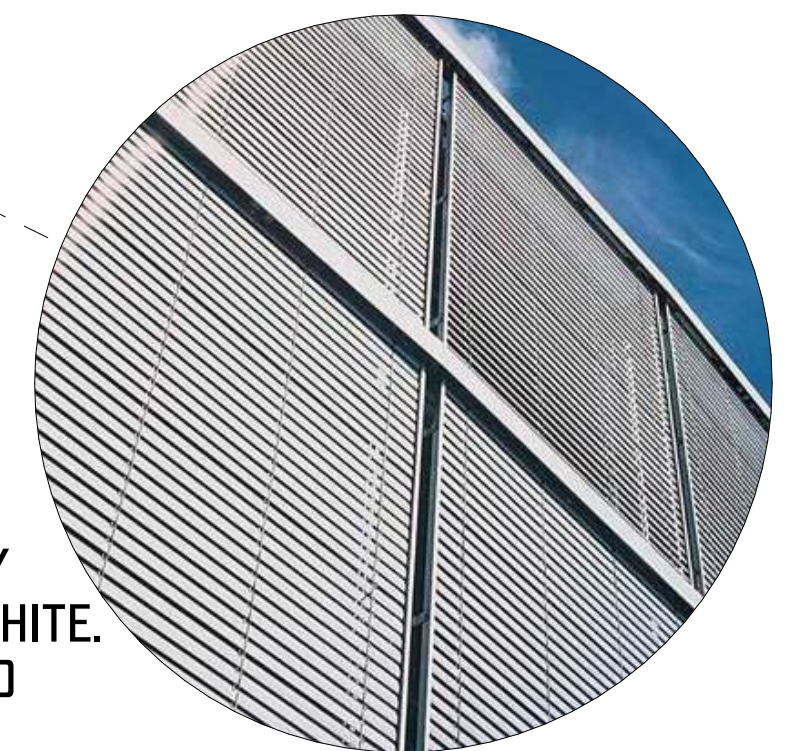
TIMBER LOOK BATTENS
PROVIDE PRIVACY TO THE
RESIDENTS WHILST SCREENING
FROM THE WESTERN SUN.
THE SCREENS PROVIDE
STRONG VERTICAL
ARTICULATION ALONG OLIVER
ST



EXAMPLE OF FACIA SLAB EDGE
L2 L3



GREEN ELEMENTS SUCH AS
PLANTERS AND CLIMBERS
FEATURE THROUGHOUT THE
FACADE



ES- EXTERNAL SUN
PROTECTION AND PRIVACY
EXTERNAL VENETIAN IN WHITE.
LOUVRE WINDOWS BEHIND
ALLOW VENTILATION

DEVELOPMENT APPLICATION

VIEW CORRIDORS



30 OLIVER ST
LOOKING FROM
DOWLING ST
EASTERN
BOUNDARY

VIEW SOUTH
ALONG DOWLING
ST, 30 OLIVER ST
NOT VISIBLE DUE
TO EXISTING
VEGETATION ON
THEIR BOUNDARY

LOOKING SOUTH TO 30
OLIVER ST FROM 50
LAWRENCE ST AT RL
31.86

EXTENT OF PLANTING TO
30 OLIVER ST



EXISTING STRUCTURE TO THE
SOUTHERN END OF THE SITE WITH
WELL ESTABLISHED
VEGETATION TO 30 OLIVER ST &
BEYOND



SOUTHERN
BOUNDARY FROM
50 LAWRENCE ST
TO 30 OLIVER ST

VIEW NORTH



RESIDENTIAL
BUILDING
ACROSS OLIVER
ST TO THE WEST

52 LAWRENCE ST
LOOKING WEST
FROM 50
LAWRENCE ST



EXISTING RETAINING
WALL ALONG OLIVER
STREET TO
ACCOMMODATE THE
SLOPE OF THE ROAD.
SIMILAR APPROACH
USED WITH THE
PROPOSED SCHEME
FOR THE OUTDOOR
SEATING AREA



DEVELOPMENT APPLICATION

MATERIALS & FINISHES



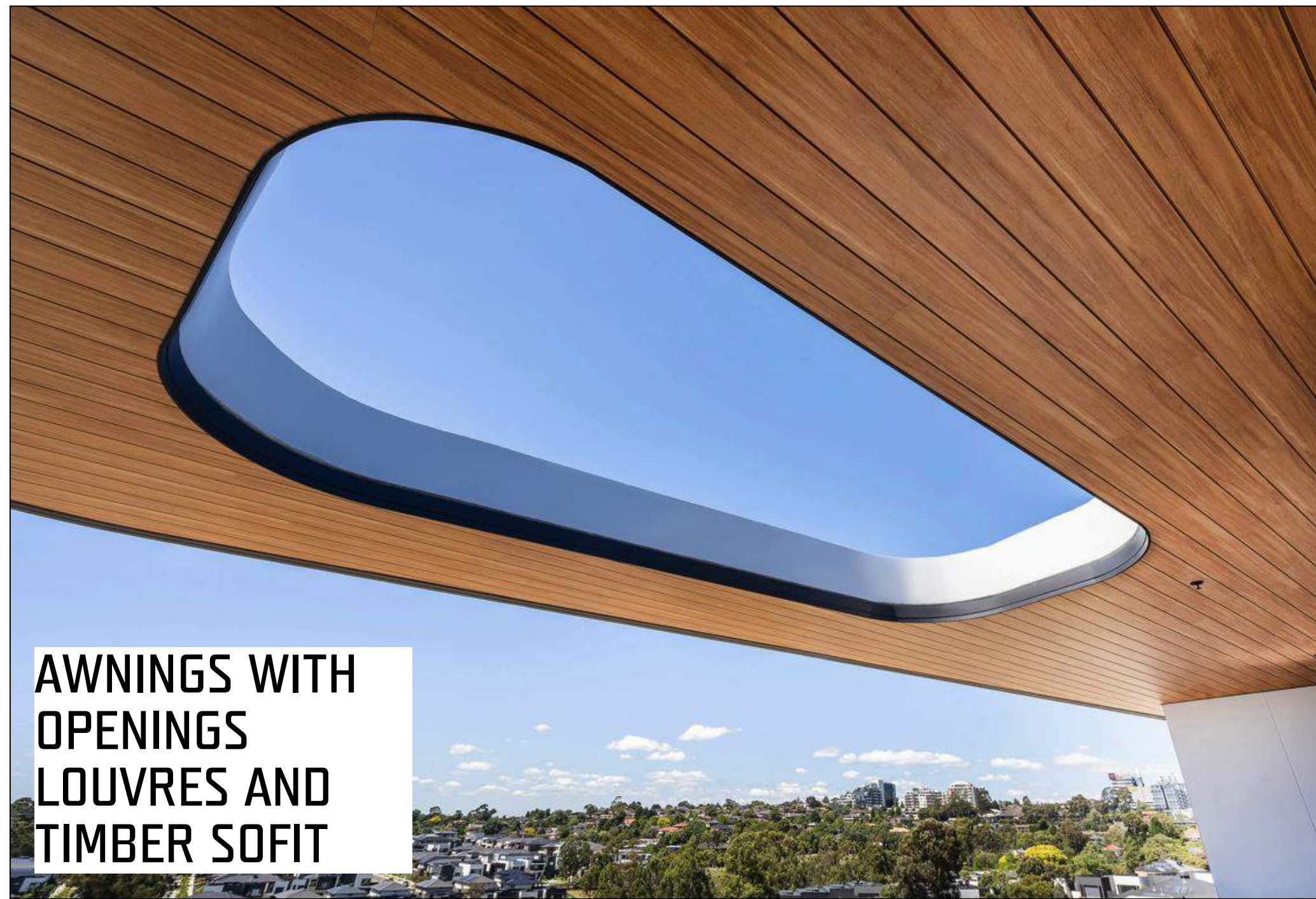
VERTICAL PLANTING ELEMENTS



GREEN CLIMBERS SOFTEN THE FACADE AND BRING VERTICALITY



OPEN STAIR WITH VERTICAL SCREENING



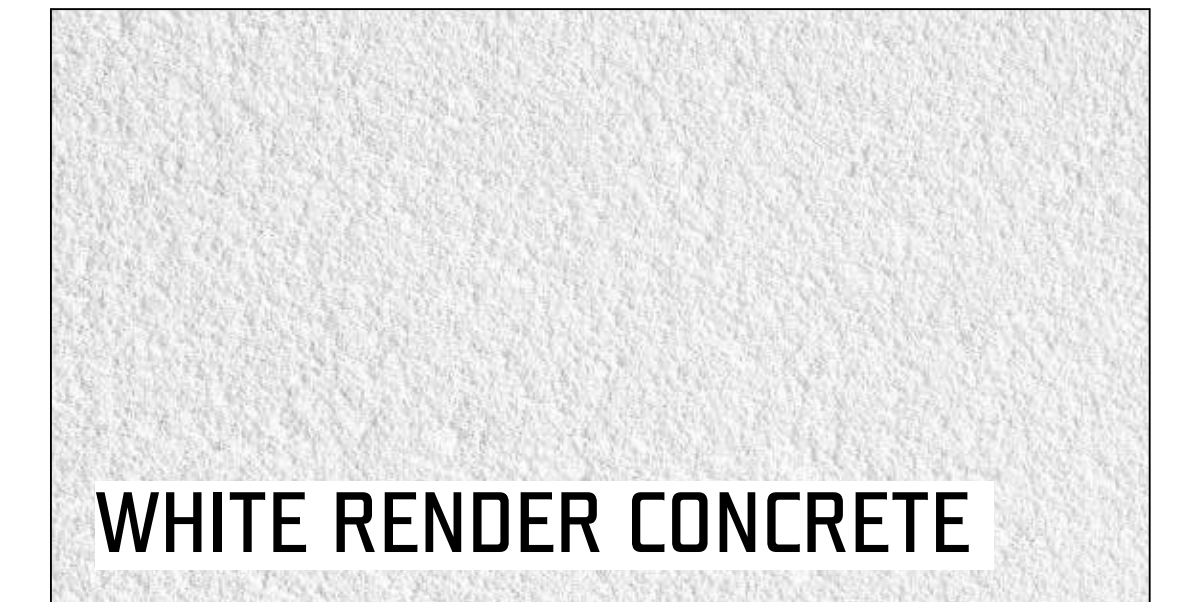
AWNINGS WITH OPENINGS LOUVRES AND TIMBER SOFIT



STONE CLADDING



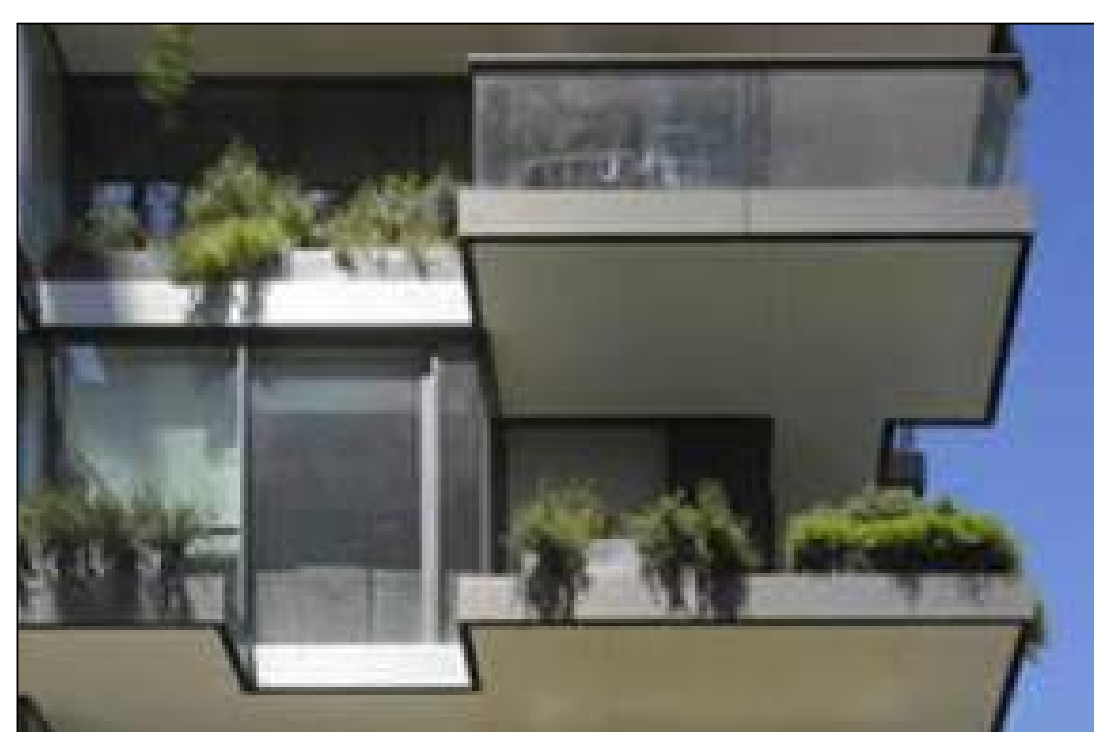
ROOF TOP PLANTERS



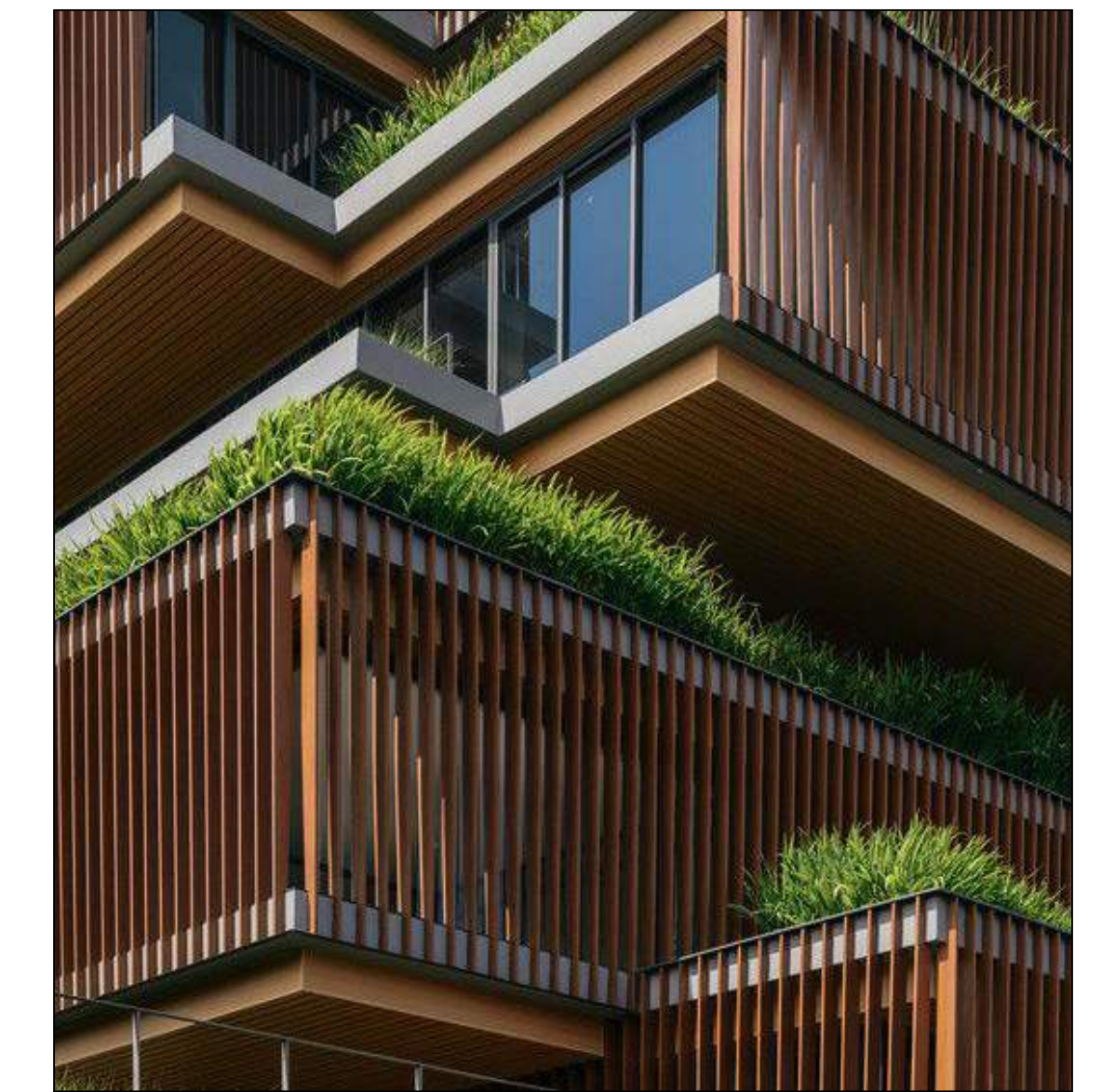
WHITE RENDER CONCRETE



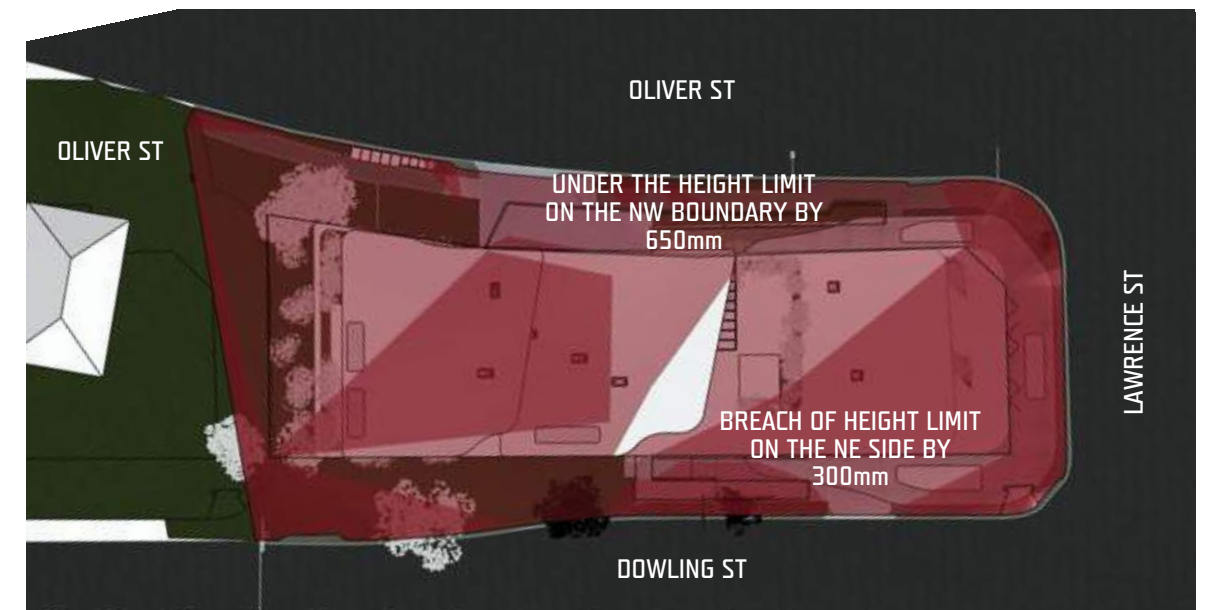
TIMBER LOOK BATTENS



GLASS BALUSTRADE



DEVELOPMENT APPLICATION



KEY
 HEIGHT LIMIT 11M

DEVELOPMENT APPLICATION DRAFT

MATERIALS & FINISHES

TL - STAINLESS STEEL TENSILE WITH LANDSCAPE



TB - ALUMINIUM TIMBER-LOOK BATTEN



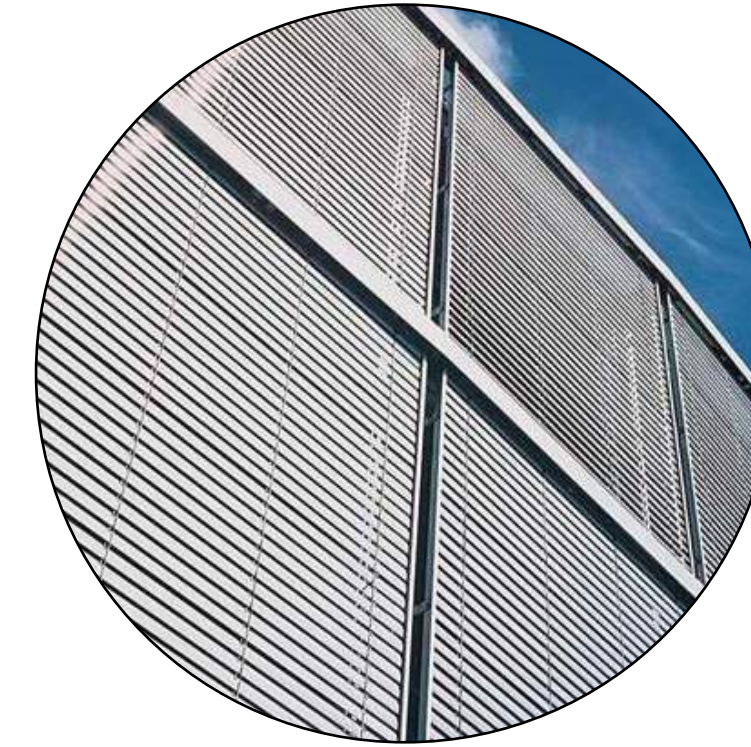
ST - SANDSTONE TILE



CR - CEMENT RENDER IN WHITE



ES - EXTERNAL VENETIAN SCREEN IN WHITE, WESTERN FACADE



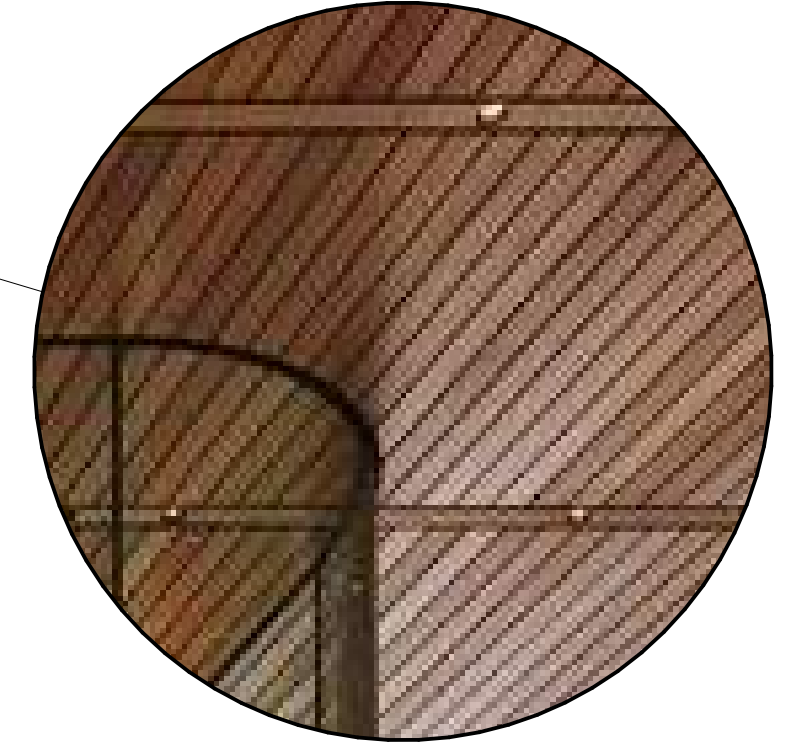
CONCRETE SLAB EDGE DETAIL



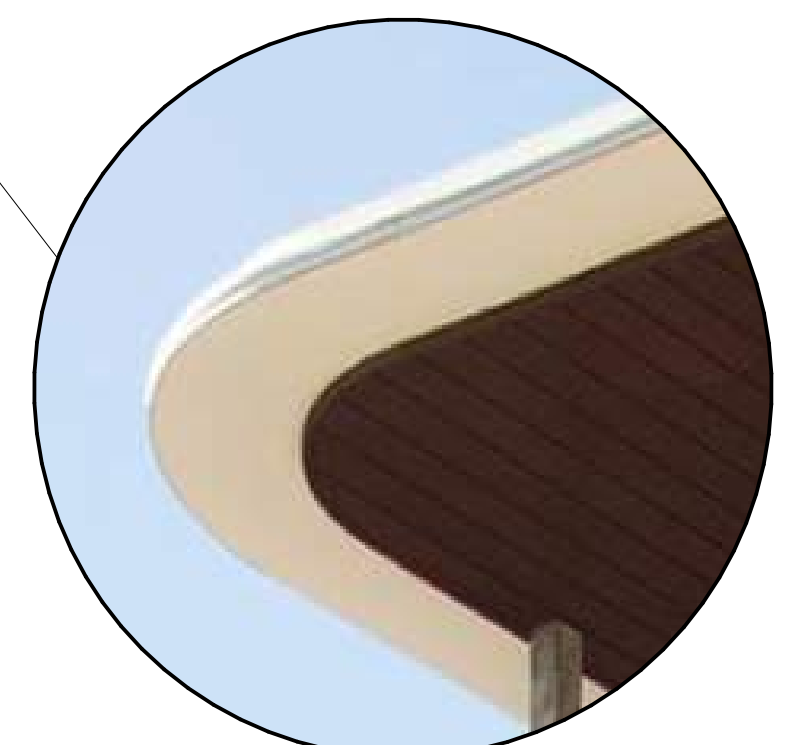
TB - ALUMINIUM TIMBER-LOOK BATTEN



COMPOSITE TIMBER-LOOK SOFFIT LINING



AWNING DETAIL



DOWLING STREET ELEVATION

DEVELOPMENT APPLICATION

MATERIALS & FINISHES

TIMBER LOOK BATTENS

VERTICAL PLANTING ELEMENTS

WHITE PAINTED RENDER

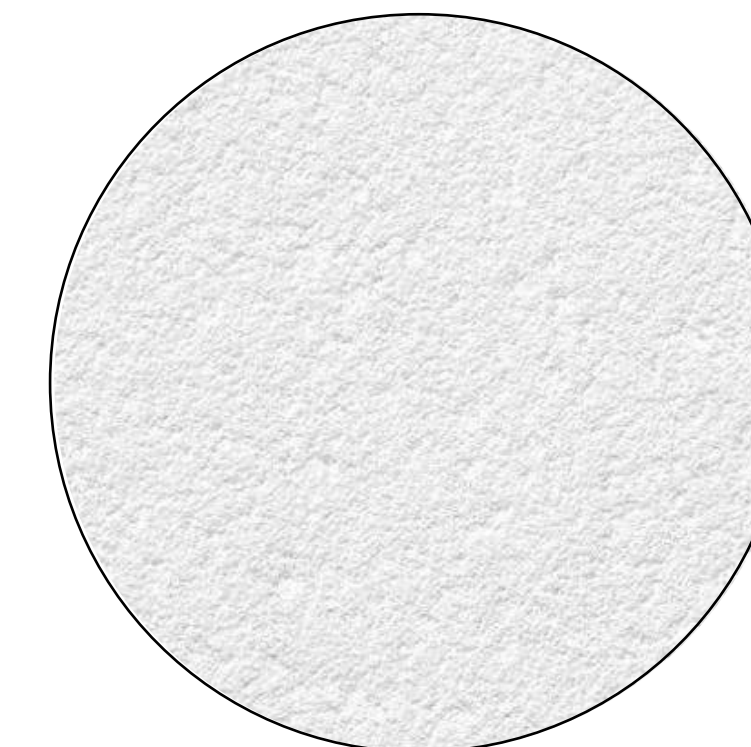
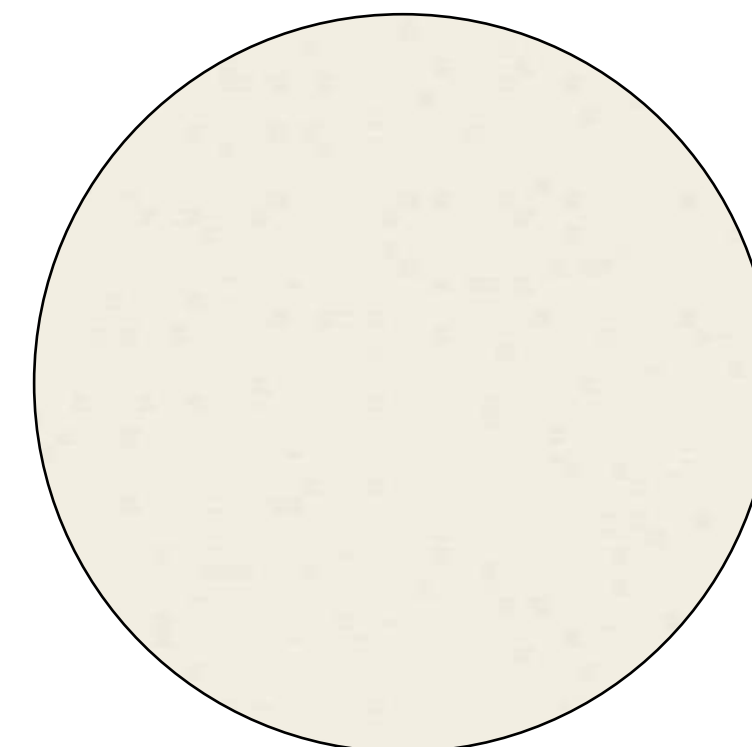
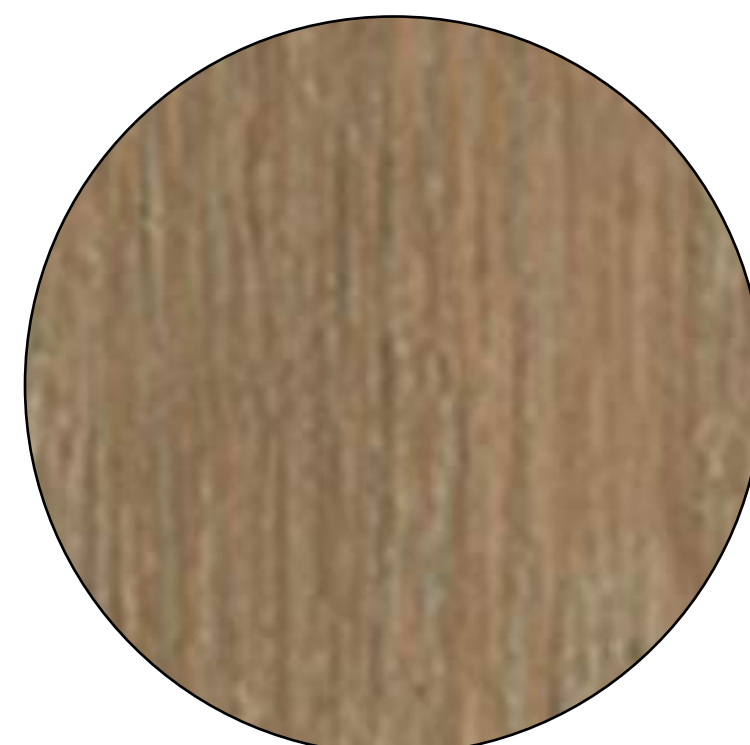
SANDSTONE CLADDING



INDICATIVE MODERN INTERIOR COLOUR PALETTE WILL COMPLEMENT THE WARM EXTERNAL COASTAL TONES

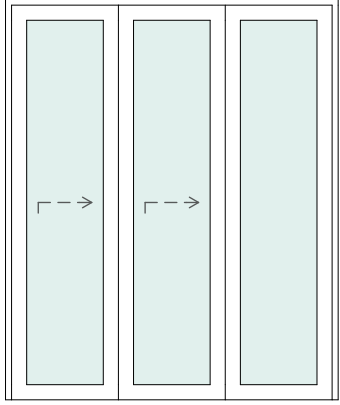
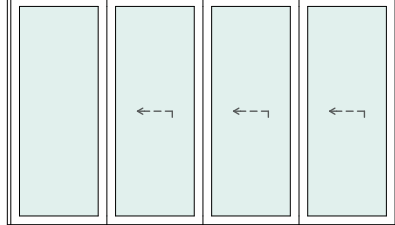


SLAB EDGE FASCIA



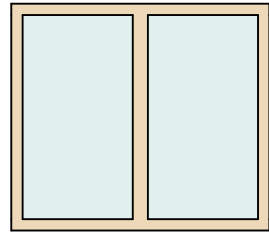
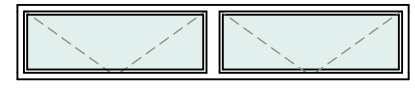
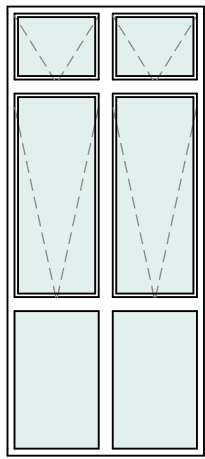
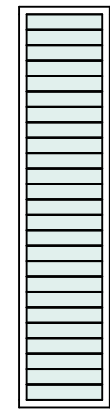
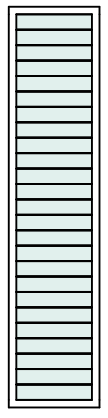
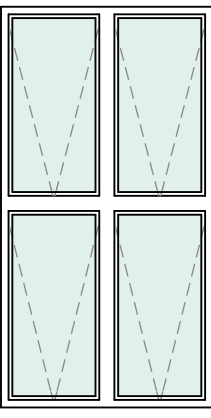
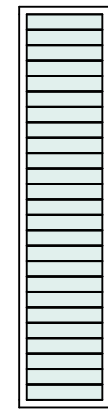

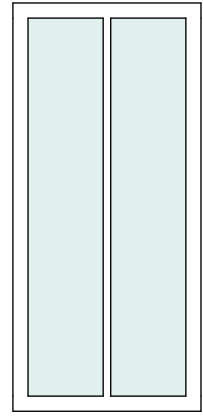
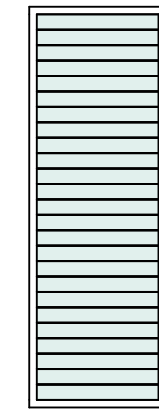
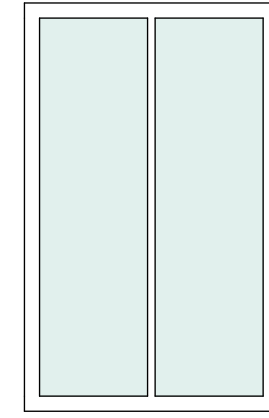

DEVELOPMENT APPLICATION

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	3,000x2,630	2,300x2,630	3,800x3,220	2,100x2,630	1,200x2,630	2,200x2,650	3,200x2,650	5,600x2,650	4,500x2,650	3,400x2,650	1,900x2,650	3,400x2,650

							
NAME	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
W x H	1,900x2,650	2,830x2,650	3,500x2,650	4,000x2,650	3,320x2,650	1,900x2,650	3,400x2,650

WINDOW SCHEDULE

												
ID	SK11	W101	W102	W103	W104	W105	W106	W107	W108	W109	W110	W111
W x H	1,707x1,500	2,998x570	1,400x3,200	600x2,650	600x2,650	1,400x2,650	600x2,650	900x2,650	1,244x2,700	905x2,650	1,679x2,700	900x2,650
SILL HEIGHT	6,767	2,650	220	0	0	500	0	670	636	670	636	670
COMMENT												

2. SKYLIGHT

	
ID	SK05
W x H	---
COMMENT	

DEVELOPMENT APPLICATION

WINDOW SCHEDULE

ELEVATION										
ID	W114	W201	W202	W203	W204	W205	W206	W207	W208	W209
W x H	2,800x2,650	2,500x2,560	2,200x2,650	3,200x2,650	2,790x2,650	2,923x2,650	3,000x2,650	600x2,650	600x2,650	1,400x2,650
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	600x2,650	2,800x2,650	2,600x2,650	3,800x2,650	2,700x2,650	2,500x2,650	3,580x500	1,700x500	3,000x500
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	4,000x2,650	2,467x500	3,206x500	2,467x2,650	600x2,650	1,180x2,650	2,200x6,350	3,200x2,650	2,200x5,700	2,790x2,650
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	2,200x5,700	600x2,650	600x2,650	600x2,650	3,997x500	2,700x2,650	4,000x500	3,846x500	3,635x500	4,400x500	600x2,000
SILL HEIGHT	0	0	0	0	2,800	0	2,800	2,800	2,800	2,800	606
COMMENT											

DEVELOPMENT APPLICATION