

RESIDENTIAL DEVELOPMENT MEDIUM DENSITY DEVELOPMENT 8 FOREST ROAD, WARRIEWOOD



CLIENT:
WARRIEWOOD VALE PTY LTD

CONSTRUCTION MANAGER:

3A MACQUARIE STREET, MORISSET PARK, NSW 2264

SECTION 96 APPLICATION ADDITIONAL 6 UNITS

DWG No	SCALE	TITLE	REV No
A-000	NTS	COVER SHEET & DRAWING LIST	02
A-001	1:500	SITE PLAN	04
A-099.1	1:200	BASEMENT CAR PARKING - EAST	04
A-099.2	1:200	BASEMENT CAR PARKING - WEST	04
A-100.1	1:200	GROUND FLOOR PLAN - EAST	02
A-100.2	1:200	GROUND FLOOR PLAN - WEST	02
A-101.1	1:200	FIRST FLOOR PLAN - EAST	02
A-101.2	1:200	FIRST FLOOR PLAN - WEST	02
A-102.1	1:200	SECOND FLOOR PLAN - EAST	02
A-102.2	1:200	SECOND FLOOR PLAN - WEST	02
A-199.1	1:200	ROOF PLAN - EAST	02
A-199.2	1:200	ROOF PLAN - WEST	02
A-200	1:200	ELEVATIONS BUILDING A	02
A-202	1:200	ELEVATIONS BUILDINGS D	01
A-300	1:200	SECTIONS BUILDINGS - A, B, C & D	02
A-500	1:500	SHADOW DIAGRAMS	02
A-510	1:500	SOLAR ACCESS ANALYSIS	02
A-520	1:500	VENTILATION ANALYSIS	02
A-540	1:500	GROSS FLOOR AREAS ANALYSIS	02
A-600	1:50	ADAPTABLE UNIT TYPES 1&2	02
A-601	1:50	ADAPTABLE UNIT TYPES 3&4	02
A-602	1:50	ADAPTABLE UNIT TYPES 5&6	02
A-603	1:50	ADAPTABLE UNIT TYPE 7	01

AREA SCHEDULE - NETT INTERNAL AREA					
TOWNHOUSE	UNIT NO	BEDS	CAR SPACE NO	INTERNAL AREA (M ²)	PRIVATE SPACE/ BALCONY (M ²)
	UNIT 01	3	2	227.8	106.8
	UNIT 02	3	2	186.5	56.3
	UNIT 03	3	2	186.5	50.8
	UNIT 04	3	2	186.5	50.8
	UNIT 05	3	2	188.1	93.5
	UNIT 06	3	2	175.5	99.7
	UNIT 07	3	2	175.5	89.1
	UNIT 08	3	2	175.5	89.1
	UNIT 09	3	2	175.5	99.7
	UNIT 10	3	2	175.5	99.7
	UNIT 11	3	2	175.5	99.7
	UNIT 12	3	2	175.5	89.1
	UNIT 13	3	2	175.5	59.1
	UNIT 14	3	2	201.8	150.8
TOTAL			28	2581.2	1234.2

AREA SCHEDULE - NETT INTERNAL AREA					
BUILDING A	UNIT NO	BEDS	CAR SPACE NO	NETT INTERNAL AREA (M ²)	PRIVATE SPACE/ BALCONY (M ²)
	UNIT 01	3	2	123.1	108.2
	UNIT 02	3	2	133.5	110.1
	UNIT 03	2	2	94.6	43.5
	UNIT 04	1	2	78.3	77.4
	UNIT 05	1	2	99	133.2
	UNIT 06	3	2	136.8	102.3
	UNIT 07	2	2	103.9	43.5
	UNIT 08	3	2	123.1	15.5
	UNIT 09	3	2	133.5	15.3
	UNIT 10	2	2	94.6	11.1
	UNIT 11	3	2	133.6	19.3
	UNIT 12	2	2	103.9	11.1
	UNIT 13	4	2	138.8	21.5
	UNIT 14	3	2	146.6	16
	UNIT 15	2	2	94.6	11.1
	UNIT 16	3	2	133.5	16
	UNIT 17	1	2	99	11.8
	UNIT 18	2	2	136.9	19.3
	UNIT 19	2	2	103.9	11.1
TOTAL			42	2447	824.4

AREA SCHEDULE - NETT INTERNAL AREA					
BUILDING B	UNIT NO	BEDS	CAR SPACE NO	INTERNAL AREA (M ²)	PRIVATE SPACE/ BALCONY (M ²)
	UNIT 19	3	2	123.1	96.8
	UNIT 20	3	2	136.9	108
	UNIT 21	1	2	80.9	128.4
	UNIT 22	3	2	123.1	108.1
	UNIT 23	3	2	147.7	116.6
	UNIT 24	3	2	132.8	117.1
	UNIT 25	3	2	123.1	15.3
	UNIT 26	3	2	136.9	18.7
	UNIT 27	2	2	92.9	15.2
	UNIT 28	3	2	123.1	9.6
	UNIT 29	3	2	157	18.6
	UNIT 30	3	2	132.8	15.5
	UNIT 31	3	2	123.1	15.7
	UNIT 32	3	2	161.1	18.2
	UNIT 33	2	2	92.9	16
	UNIT 34	3	2	123.1	9.6
	UNIT 35	3	2	157	18.2
	UNIT 36	3	2	132.8	15.8
TOTAL			36	2300.3	861.1

AREA SCHEDULE - NETT INTERNAL AREA					
BUILDING C	UNIT NO	BEDS	CAR SPACE NO	INTERNAL AREA (M ²)	PRIVATE SPACE/ BALCONY (M ²)
	UNIT 37	3	2	134.6	89.7
	UNIT 38	3	2	134.6	89.9
	UNIT 39	3	2	137	121
	UNIT 40	3	2	135.2	78
	UNIT 41	3	2	134.6	15.3
	UNIT 42	3	2	134.6	15
	UNIT 43	3	2	146.6	15.4
	UNIT 44	3	2	135.1	15.4
	UNIT 45	3	2	134.6	15.7
	UNIT 46	3	2	158.5	15.8
	UNIT 47	3	2	146.6	15.8
	UNIT 48	3	2	135.1	15.8
TOTAL			24	1667.1	503.1

AREA SCHEDULE - NETT INTERNAL AREA					
BUILDING D	UNIT NO	BEDS	CAR SPACE NO	INTERNAL AREA (M ²)	PRIVATE SPACE/ BALCONY (M ²)
	UNIT 49	3	2	123.1	76.3
	UNIT 50	1	2	88.3	42.1
	UNIT 51	3	2	123.1	132.8
	UNIT 52	3	2	123.1	101.8
	UNIT 53	2	2	103.9	42.62
	UNIT 54	3	2	123.1	124.1
	UNIT 55	2	2	94.6	42.6
	UNIT 56	3	2	123.1	15.5
	UNIT 57	1	2	88.3	19
	UNIT 58	3	2	123.1	15.4
	UNIT 59	3	2	129.3	15.3
	UNIT 60	2	2	103.9	11.1
	UNIT 61	3	2	123.5	15.2
	UNIT 62	2	2	94.6	11.1
	UNIT 63	3	2	123.1	15.9
	UNIT 64	3	2	123.1	15.3
	UNIT 65	2	2	103.9	11.1
	UNIT 66	3	2	123.5	15.6
	UNIT 67	2	2	94.6	11.1
TOTAL			42	2350.8	768.54

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			Issue	Date	Description

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Job Title:
MEDIUM DENSITY DEVELOPMENT
8 FOREST ROAD, WARRIEWOOD, NSW 2012

Drawing No:
NTS@A1

Date:
09/11/2017

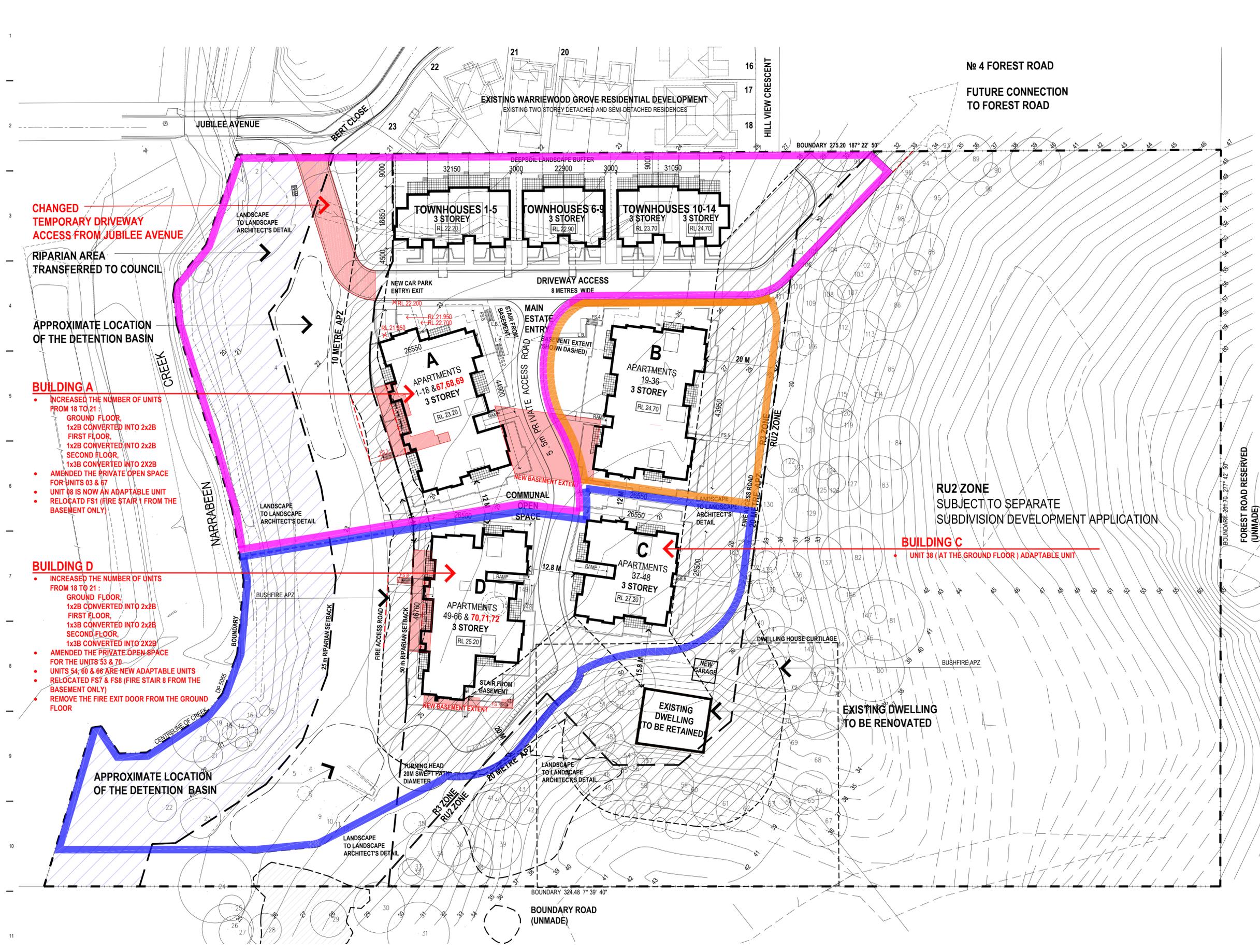
Drawn By:
NL

Drawing Title:
COVER SHEET & DRAWING LIST

Project / Job No:
15049

Drawing No:
A-000

Revision:
03



CHANGED TEMPORARY DRIVEWAY ACCESS FROM JUBILEE AVENUE

RIPARIAN AREA TRANSFERRED TO COUNCIL

APPROXIMATE LOCATION OF THE DETENTION BASIN

BUILDING A

- INCREASED THE NUMBER OF UNITS FROM 18 TO 21:
- GROUND FLOOR, 1x2B CONVERTED INTO 2x2B
- FIRST FLOOR, 1x2B CONVERTED INTO 2x2B
- SECOND FLOOR, 1x3B CONVERTED INTO 2X2B
- AMENDED THE PRIVATE OPEN SPACE FOR UNITS 03 & 67
- UNIT 08 IS NOW AN ADAPTABLE UNIT
- RELOCATED FS1 (FIRE STAIR 1 FROM THE BASEMENT ONLY)

BUILDING D

- INCREASED THE NUMBER OF UNITS FROM 18 TO 21:
- GROUND FLOOR, 1x2B CONVERTED INTO 2x2B
- FIRST FLOOR, 1x3B CONVERTED INTO 2x2B
- SECOND FLOOR, 1x3B CONVERTED INTO 2X2B
- AMENDED THE PRIVATE OPEN SPACE FOR THE UNITS 53 & 70
- UNITS 54, 60 & 66 ARE NEW ADAPTABLE UNITS
- RELOCATED FS7 & FS8 (FIRE STAIR 8 FROM THE BASEMENT ONLY)
- REMOVE THE FIRE EXIT DOOR FROM THE GROUND FLOOR

APPROXIMATE LOCATION OF THE DETENTION BASIN

BUILDING A
<ul style="list-style-type: none"> 21 APARTMENTS (01-18 & 67,68,69) 3 STOREY MAX. HEIGHT 10.5 M 4 x 1 BEDROOM 9 x 2 BEDROOM 7 x 3 BEDROOM 1 x 4 BEDROOM
BUILDING B
<ul style="list-style-type: none"> 18 APARTMENTS (19-36) 3 STOREY MAX. HEIGHT 10.5 M 1 x 1 BEDROOM 2 x 2 BEDROOM 15 x 3 BEDROOM
BUILDING C
<ul style="list-style-type: none"> 12 APARTMENTS (37-48) 3 STOREY MAX. HEIGHT 10.5 M 12 x 3 BEDROOM
BUILDING D
<ul style="list-style-type: none"> 21 APARTMENTS (49-66 & 70,71,72) 3 STOREY MAX. HEIGHT 10.5 M 3 x 1 BEDROOM 6 x 2 BEDROOM 12 x 3 BEDROOM
TOWNHOUSES 1-14
<ul style="list-style-type: none"> 14 TOWNHOUSES (1-14) 3 STOREY MAX. HEIGHT 10.5 M 14 x 3 BEDROOM
<ul style="list-style-type: none"> 72 UNITS 14 TOWNHOUSES 1 DWELLING HOUSE 80% SOLAR ACCESS COMPLIANCE (69 UNITS) 72% NATURAL VENTILATION COMPLIANCE (62 UNITS) 87 TOTAL DWELLING UNITS

LEGEND:

	EXISTING BOUNDARY
	APPROVED WORK
	APPROVED BUSHFIRE APZ
	AMENDED BUSHFIRE APZ
	NEW WORK (TEXT IN RED)

- TOTAL SITE AREA - 5.678 Ha
- RU2 SITE AREA - 2.823 Ha
- R3 SITE AREA - 2.855 Ha
- LANDSCAPE AREA - 16,476.4 m²
- TOTAL FOOT PRINT AREA - 9,482.2 m²
- SITE COVERAGE - 32.8%
- PRIVATE OPEN SPACE AREA - 2591.4m²

STAGE 1 **STAGE 2** **STAGE 3**

EAST BOUNDARY



FOR CONTINUATION SEE SHEET A-199.2

LEGEND
 [Outline] APPROVED WORK
 [Red Fill] NEW WORK (TEXT IN RED)



NOTE:
 ALL ROOF MONITOR SKYLIGHTS AND LIFT OVERRUNS ARE UNDER THE 10.5 METERS HEIGHT LIMIT.

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02	15/12/17	ISSUED FOR SECTION 96 APPLICATION	DF				
01	09/11/17	ISSUED FOR SECTION 96 APPLICATION	DF				

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Job Title:
 MEDIUM DENSITY DEVELOPMENT
 8 FOREST ROAD, WARRIEWOOD, NSW 2012

Drawing Title:
 SECTION 96 APPLICATION
 ROOF PLAN - EAST

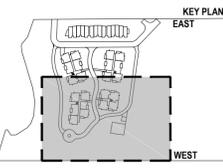
Drawing Scale:	1:200@A1	Date:	09/11/2017	Drawn by:	VE
Drawing Status:		SECTION 96 APPLICATION		Project / Job No:	15049
		Drawing No:	A-199.1	Revision:	02

FOR CONTINUATION SEE SHEET A-199.1



LEGEND
 [White outline] APPROVED WORK
 [Red outline] NEW WORK (TEXT IN RED)

NOTE:
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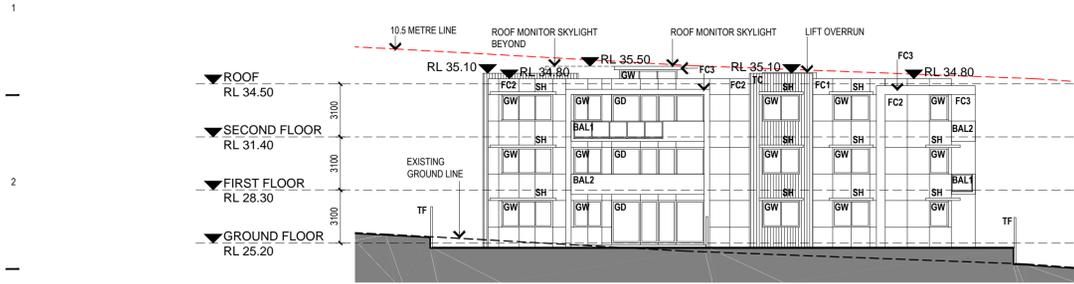
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 3A MACQUARIE STREET, MORISSET PARK, NSW 2264

Job Title:
MEDIUM DENSITY DEVELOPMENT
 8 FOREST ROAD, WARRIEWOOD, NSW 2012

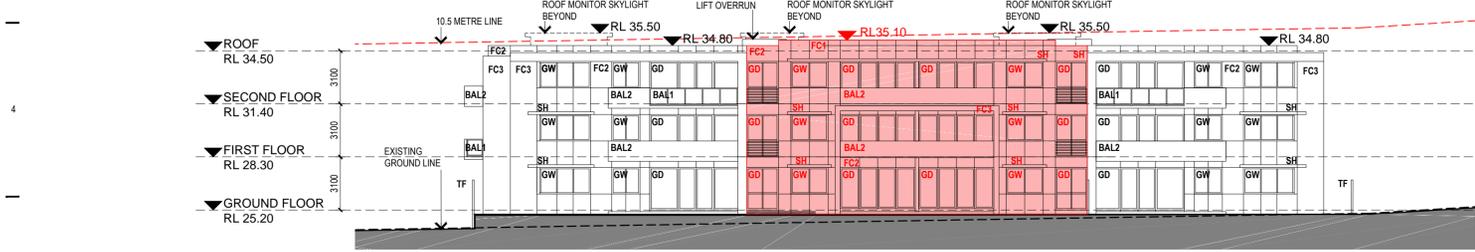
Drawing Title:
ROOF PLAN - WEST

Drawing Scale: 1:200@A1	Date: 09/11/2017	Drawn by: VE
SECTION 96 APPLICATION		
Project / Job No: 15049	Drawing No: A-199.2	Revision: 02



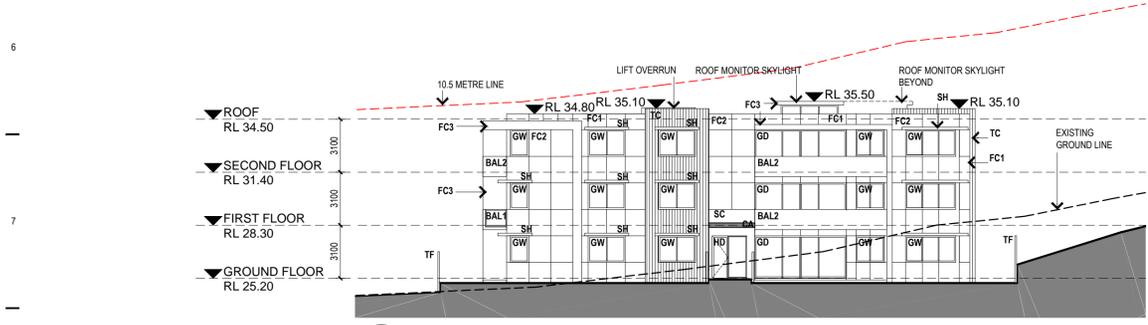
02 EAST ELEVATION
1:200

- LEGEND:**
- BAL1 BALUSTRADE - GLASS
 - BAL2 BALUSTRADE - SOLID
 - FC1 FIBRE CEMENT CLADDING - DULUX OOLONG
 - FC2 FIBRE CEMENT CLADDING - DULUX TINKER
 - FC3 FIBRE CEMENT CLADDING - DULUX WHITE
 - CA CANOPY
 - GD GLASS SLIDING DOOR
 - GW GLASS SLIDING WINDOW
 - HD HINGED DOOR
 - SC SANDSTONE CLADDING
 - SH SUN SHADING
 - TC TIMBER CLADDING
 - TF TIMBER FENCE



01 NORTH ELEVATION
1:200

- LEGEND**
- APPROVED WORK
 - NEW WORK (TEXT IN RED)



02 WEST ELEVATION
1:200

NOTE ONLY FOR WESTERN ELEVATION:
 ITEM 1: ALL BALCONIES ON THE WESTERN ELEVATION ARE TO HAVE SLIDING SCREENS;
 ITEM 2: ALL THE BEDROOM WINDOWS ON THE WESTERN ELEVATION ARE TO HAVE ADJUSTABLE RETRACTABLE EXTERNAL VENETIAN.



01 SOUTH ELEVATION
1:200

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Job Title:

MEDIUM DENSITY DEVELOPMENT
 8 FOREST ROAD, WARRIEWOOD, NSW 2012

Drawing Title:

ELEVATIONS
 BUILDING D

Drawing Scale:

1:200@A1

Date:

09/11/2017

Drawn By:

VE

Project / Job No:

15049

Drawing No:

A-202

Revision:

01



01 21ST JUNE 09 AM



02 21ST JUNE 12 NOON



03 21ST JUNE 03 PM

LEGEND:
 PROPOSED SHADOWS
 EXISTING SHADOWS

UNCHANGED

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Job Title: **MEDIUM DENSITY DEVELOPMENT**
 8 FOREST ROAD, WARRIEWOOD, NSW 2012

Drawing Title: **SHADOW DIAGRAMS**

Drawing Scale: 1:500@A1	Date: 9/11/2017	Drawn by: NL
SECTION 96 APPLICATION		
Project / Job No: 15049	Drawing No: A-500	Revision: 02