

# DEVELOPMENT APPLICATION

## Proposed residential building to Lot 4122 and Part Lot 49 DP 1239209

### LIST OF DRAWINGS

Dwg. No	Dwg. Name	Scale
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A104	Level 03 Plan	1:200
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A202	Elevations - Sheet 02	1:200
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### General Notes

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Rev	Date	Issue
A	4/8/21	s34 Issue

### Legend



Certificate no.: 0003783010  
Assessor Name: Adriana Segovia  
Accreditation no.: 20754  
Certificate date: 26 Aug 2021

Dwelling Address:  
Josephine Boulevard  
Harrington, NSW  
2427

www.nathers.gov.au



# DRAFT

**Client**  
Roche Group Pty Limited

**Architect**  
**BKA Architecture**

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T: +61 2 4926 5563

**NORTH COAST**  
Unit 1  
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Bangalow  
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**North**

**Scale at A1**

**Status**  
Not for Construction

**Drawn**  
RY

**Date**  
4/8/21

**Checked**  
JB

**Project**  
Harrington Waters Estate

**Drawing**  
**Cover Page**

**Project No.**  
**21030**

**Revision**  
**A**

**Drawing No.**  
**A000**





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Rev	Date	Issue
A	23/7/21	Progress - Consultant Issue
B	4/8/21	s34 Issue

Legend



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North  
Scale at A1  
1:450

Status  
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Drawn  
RY

Date  
4/8/21

Checked  
JB

Project  
Harrington Waters Estate

Drawing  
Location Plan

Project No.  
21030

Revision  
B

Drawing No.  
A001





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Rev	Date	Issue
A	23/7/21	Progress - Consultant Issue
B	4/8/21	s34 Issue

**Legend**

Average star rating  
**6.8**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME  
www.nathers.gov.au

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-----------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

North  
Scale at A1  
1:200

Status  
Not for Construction  
Drawn  
RY

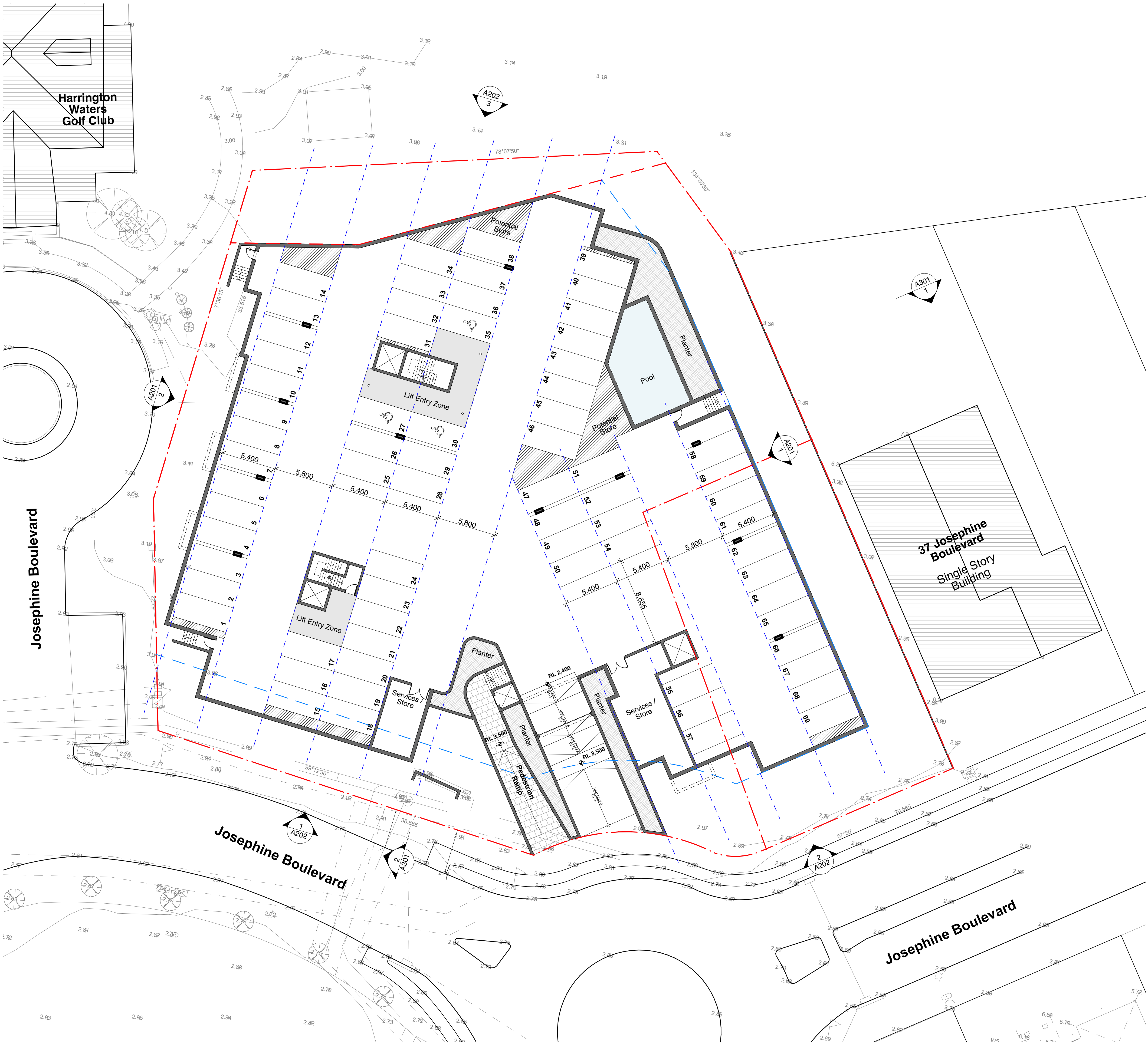
Date  
4/8/21  
Checked  
JB

Project  
Harrington Waters Estate

Drawing  
Site Plan

Project No. 21030	Revision B	Drawing No. A002
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**PARKING CALCULATION :  
Great Lakes DCP**

**1.2 Cars per 2 Bed Unit**  
18 units @ 1.2 = 21.6 = 22 cars

**1.5 Cars per 3 Bed Unit**  
22 units @ 1.5 = 33 cars

**0.2 Cars per unit for visitor**  
40 units @ 0.2 = 8 Cars

**Accessible Car Spaces Required**  
3

**TOTAL CAR SPACES REQ.**  
55 + 8 Visitors + 3 Accessible = **66 car spaces**

**TRAILER SPACES**  
**1 trailer per 8 units**  
40 units / 8 = 5 trailer spaces

**PARKING CALCULATION :  
Greater Taree DCP**

**1 Cars per 2 Bed Unit**  
18 units @ 1 = 18 cars

**2 Cars per 3 Bed Unit**  
22 units @ 2 = 44 cars

**1 Cars per 3 units for visitor**  
40 units / 3 = 13.33 = 14 Cars

**Accessible Car Spaces Required**  
4

**TOTAL CAR SPACES REQ.**  
62 + 14 Visitors + 4 Accessible = **80 car spaces**

**TRAILER SPACES**  
N/A

**TOTAL CAR PARKING  
Proposed**

**69 Cars**

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Rev	Date	Issue
A	4/8/21	s34 Issue

**Legend**



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**North**



**Status**

Not for Construction

**Date**

4/8/21

**Project**

Harrington Waters Estate

**Drawing**

**Basement Plan**

Project No.	Revision	Drawing No.
<b>21030</b>	<b>A</b>	<b>A100</b>

**Scale at A1**  
1:200

**Drawn**

RY

**Checked**

JB





SCHEDULE OF UNITS			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	112.87
	UNIT 2	2 BED	89.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	99.66
	UNIT 5	2 BED	96.19
	UNIT 6	2 BED	74.81
	UNIT 7	3 BED	97.92
	UNIT 8	3 BED	132.78
	UNIT 9	2 BED	87.00
	UNIT 10	3 BED	106.64
	UNIT 11	3 BED	115.63
	UNIT 12	3 BED	105.95
			1,228.22 m²
Level 01			
	UNIT 13	3 BED	112.87
	UNIT 14	2 BED	89.60
	UNIT 15	3 BED	109.17
	UNIT 16	2 BED	99.66
	UNIT 17	2 BED	96.19
	UNIT 18	2 BED	74.81
	UNIT 19	3 BED	97.92
	UNIT 20	3 BED	132.78
	UNIT 21	2 BED	87.00
	UNIT 22	3 BED	106.64
	UNIT 23	3 BED	115.63
	UNIT 24	3 BED	105.95
			1,228.22 m²
Level 02			
	UNIT 25	3 BED	112.87
	UNIT 26	2 BED	89.60
	UNIT 27	3 BED	109.17
	UNIT 28	2 BED	99.66
	UNIT 29	2 BED	96.19
	UNIT 30	2 BED	74.81
	UNIT 31	3 BED	97.92
	UNIT 32	3 BED	132.78
			813.00 m²
Level 03			
	UNIT 33	3 BED	112.87
	UNIT 34	2 BED	89.60
	UNIT 35	3 BED	109.17
	UNIT 36	2 BED	99.66
	UNIT 37	2 BED	96.19
	UNIT 38	2 BED	74.81
	UNIT 39	3 BED	97.92
	UNIT 40	3 BED	132.78
			813.00 m²
			4,082.44 m²

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Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	23/7/21	Progress - Consultant Issue
C	4/8/21	s34 Issue

**Legend**

2 Bed Unit

3 Bed Unit

6.8

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

Josephine Boulevard  
Harrington, NSW  
2427

www.nathers.gov.au

0003783010

Adriana Segovia

20754

26 Aug 2021

DRAFT

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**BKA Architecture**

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**North**

**Scale at A1**  
1:200

**Status**  
Not for Construction

**Drawn**  
RY

**Date**  
4/8/21

**Checked**  
JB

**Project**  
Harrington Waters Estate

**Drawing**  
**Ground Level Plan**

**Project No.**  
21030

**Revision**  
C

**Drawing No.**  
A101





Schedule of Units			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	112.87
	UNIT 2	2 BED	89.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	99.66
	UNIT 5	2 BED	96.19
	UNIT 6	2 BED	74.81
	UNIT 7	3 BED	97.92
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	UNIT 9	2 BED	87.00
	UNIT 10	3 BED	106.64
	UNIT 11	3 BED	115.63
	UNIT 12	3 BED	105.95
			1,228.22 m²
Level 01			
	UNIT 13	3 BED	112.87
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	UNIT 21	2 BED	87.00
	UNIT 22	3 BED	106.64
	UNIT 23	3 BED	115.63
	UNIT 24	3 BED	105.95
			1,228.22 m²
Level 02			
	UNIT 25	3 BED	112.87
	UNIT 26	2 BED	89.60
	UNIT 27	3 BED	109.17
	UNIT 28	2 BED	99.66
	UNIT 29	2 BED	96.19
	UNIT 30	2 BED	74.81
	UNIT 31	3 BED	97.92
	UNIT 32	3 BED	132.78
			813.00 m²
Level 03			
	UNIT 33	3 BED	112.87
	UNIT 34	2 BED	89.60
	UNIT 35	3 BED	109.17
	UNIT 36	2 BED	99.66
	UNIT 37	2 BED	96.19
	UNIT 38	2 BED	74.81
	UNIT 39	3 BED	97.92
	UNIT 40	3 BED	132.78
			813.00 m²
			4,082.44 m²

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Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	4/8/21	s34 Issue

- Legend**
- 2 Bed Unit
  - 3 Bed Unit



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**North**  
Scale at A1  
1:200

**Status**  
Not for Construction

**Drawn**  
RY

**Date**  
4/8/21

**Checked**  
JB

**Project**  
Harrington Waters Estate

**Drawing**  
Level 01 Plan

Project No.	Revision	Drawing No.
21030	B	A102





SCHEDULE OF UNITS			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	112.87
	UNIT 2	2 BED	89.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	99.66
	UNIT 5	2 BED	96.19
	UNIT 6	2 BED	74.81
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	UNIT 9	2 BED	87.00
	UNIT 10	3 BED	106.64
	UNIT 11	3 BED	115.63
	UNIT 12	3 BED	105.95
			1,228.22 m <sup>2</sup>
Level 01			
	UNIT 13	3 BED	112.87
	UNIT 14	2 BED	89.60
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	UNIT 29	2 BED	96.19
	UNIT 30	2 BED	74.81
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	UNIT 32	3 BED	132.78
			813.00 m <sup>2</sup>
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	UNIT 37	2 BED	96.19
	UNIT 38	2 BED	74.81
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	UNIT 40	3 BED	132.78
			813.00 m <sup>2</sup>
			4,082.44 m <sup>2</sup>

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A	1/7/21	S34 Conference - Progress
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- Legend**
- 2 Bed Unit
  - 3 Bed Unit



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**North**

**Scale at A1**  
1:200

**Status**  
Not for Construction

**Drawn**  
RY

**Date**  
4/8/21

**Checked**  
JB

**Project**  
Harrington Waters Estate

**Drawing**  
**Level 02 Plan**

**Project No.** 21030  
**Revision** B  
**Drawing No.** A103





SCHEDULE OF UNITS			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	112.87
	UNIT 2	2 BED	89.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	99.66
	UNIT 5	2 BED	96.19
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	UNIT 24	3 BED	105.95
			1,228.22 m <sup>2</sup>
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	UNIT 27	3 BED	109.17
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	UNIT 29	2 BED	96.19
	UNIT 30	2 BED	74.81
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	UNIT 37	2 BED	96.19
	UNIT 38	2 BED	74.81
	UNIT 39	3 BED	97.92
	UNIT 40	3 BED	132.78
			813.00 m <sup>2</sup>
			4,082.44 m <sup>2</sup>

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B	4/8/21	s34 Issue

- Legend**
- 2 Bed Unit
  - 3 Bed Unit



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RY

**Date**  
4/8/21

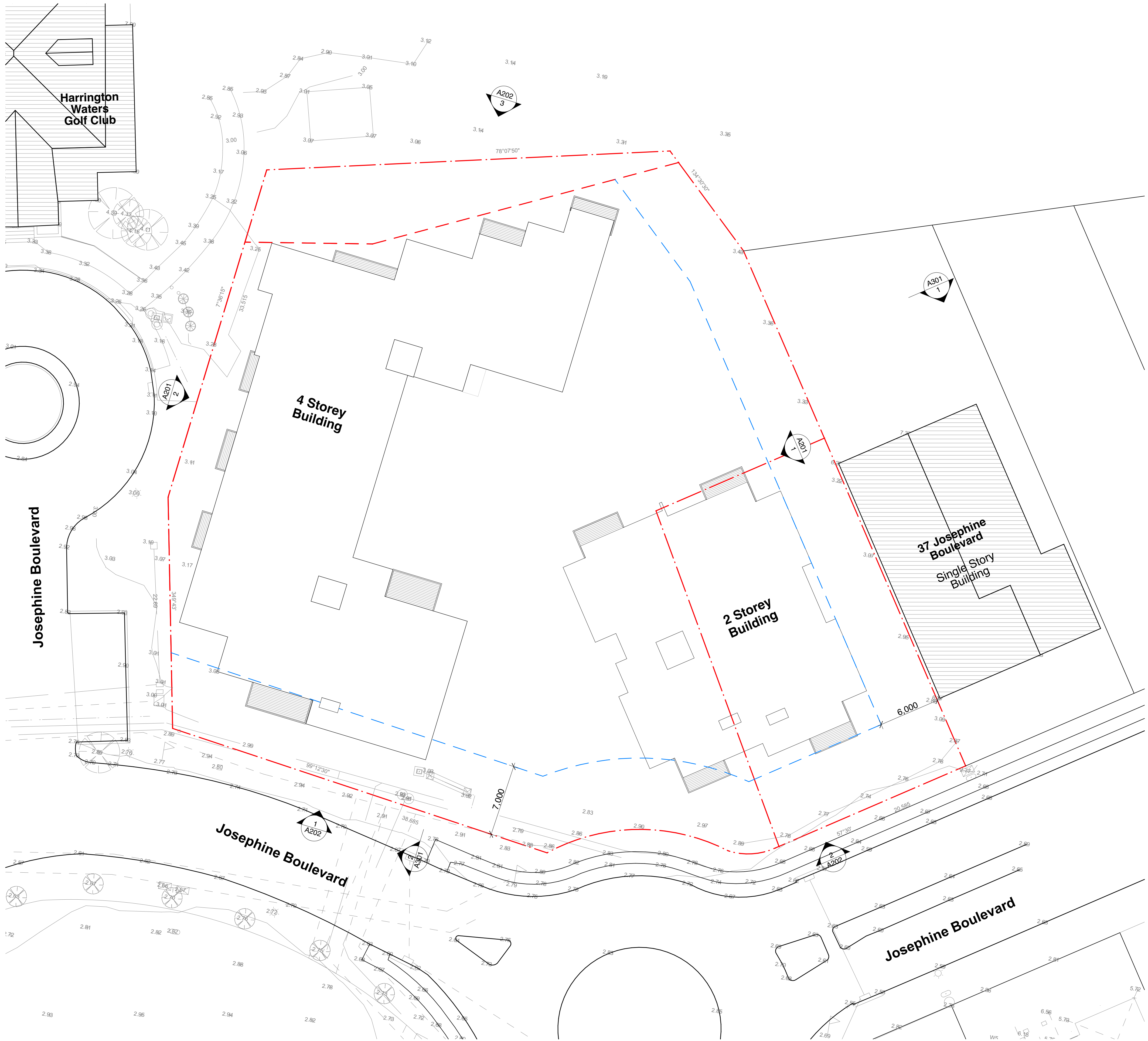
**Checked**  
JB

**Project**  
Harrington Waters Estate

**Drawing**  
Level 03 Plan

**Project No.** 21030  
**Revision** B  
**Drawing No.** A104





#### General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	4/8/21	s34 Issue

#### Legend

	2 Bed Unit
	3 Bed Unit



Certificate no.: 0003783010  
Assessor Name: Adriana Segovia  
Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
Dwelling Address: Josephine Boulevard  
Harrington, NSW  
2427  
[www.nathers.gov.au](http://www.nathers.gov.au)



# DRAFT

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10 Station St,  
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NSW 2479  
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#### North



#### Status

Not for Construction

#### Date

4/8/21

#### Project

Harrington Waters Estate

#### Drawing

Roof Plan

Project No.  
**21030**

Revision  
**B**

Drawing No.  
**A105**

#### Scale at A1

1:200

#### Drawn

RY

#### Checked

JB





#### General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Rev	Date	Issue
A	23/7/21	Progress - Consultant Issue
B	4/8/21	s34 Issue

#### Legend



Certificate no.: 0003783010  
Assessor Name: Adriana Segovia  
Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
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# DRAFT

#### Client

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#### Architect

## BKA Architecture

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T: +61 2 9319 9200 E: <a href="mailto:bka@bka.com.au">bka@bka.com.au</a> W: <a href="http://www.bka.com.au">www.bka.com.au</a>	T: +61 2 4926 5563	T: +61 2 6687 2712

#### North



#### Scale at A1

1:200

#### Status

Not for Construction

#### Drawn

RY

#### Date

4/8/21

#### Checked

JB

#### Project

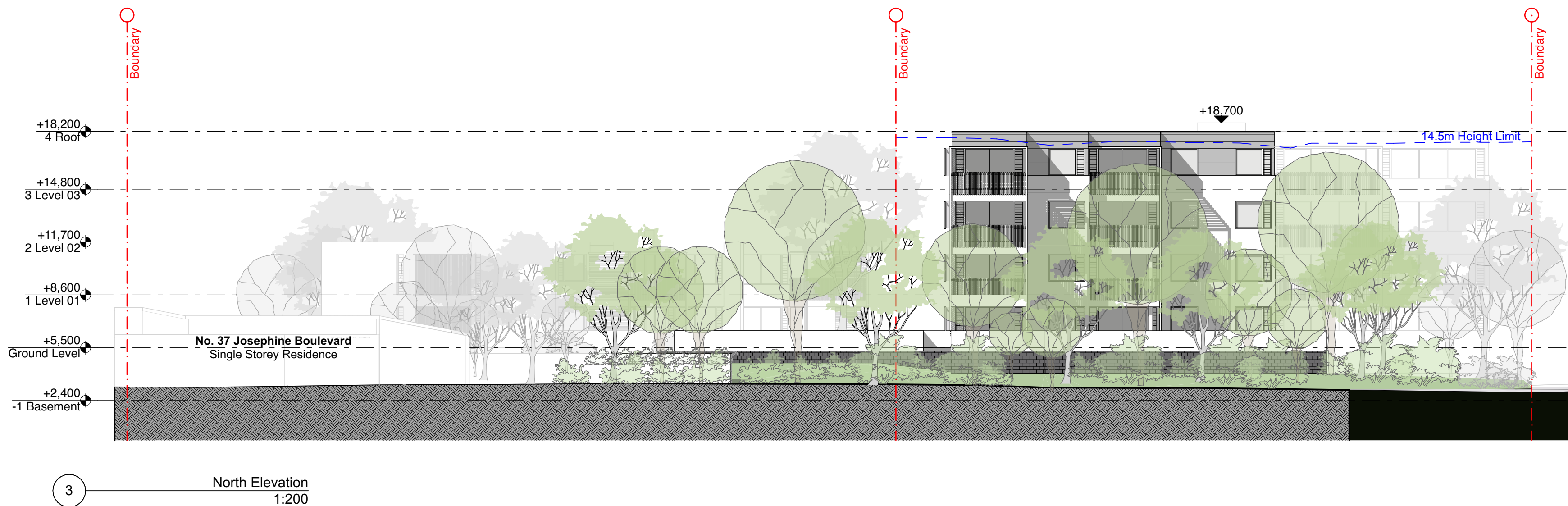
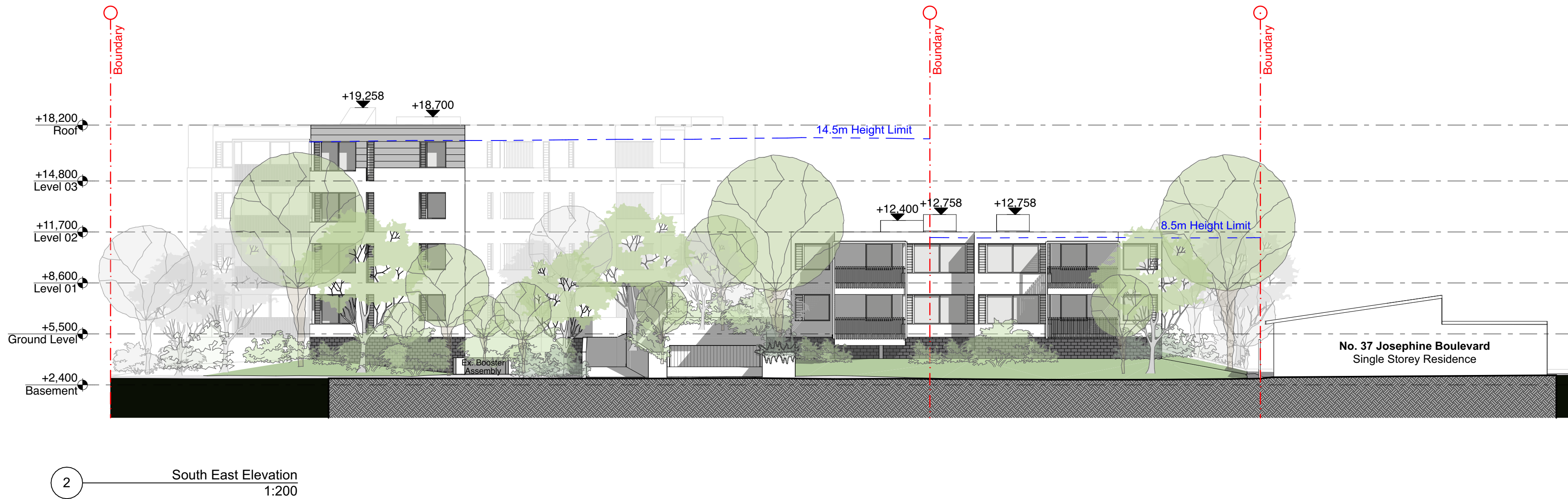
Harrington Waters Estate

#### Drawing

Elevations - Sheet 01

Project No.	Revision	Drawing No.
21030	B	A201





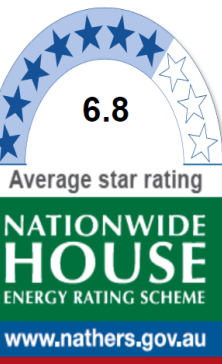
**General Notes**

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Rev	Date	Issue
A	23/7/21	Progress - Consultant Issue
B	4/8/21	s34 Issue

**Legend**



Certificate no.: 0003783010  
Assessor Name: Adriana Segovia  
Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
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DRAFT

**Client**  
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**Architect**  
**BKA Architecture**

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**North**

**Scale at A1**  
1:200

**Status**  
Not for Construction

**Drawn**  
RY

**Date**  
4/8/21

**Checked**  
JB

**Project**  
Harrington Waters Estate

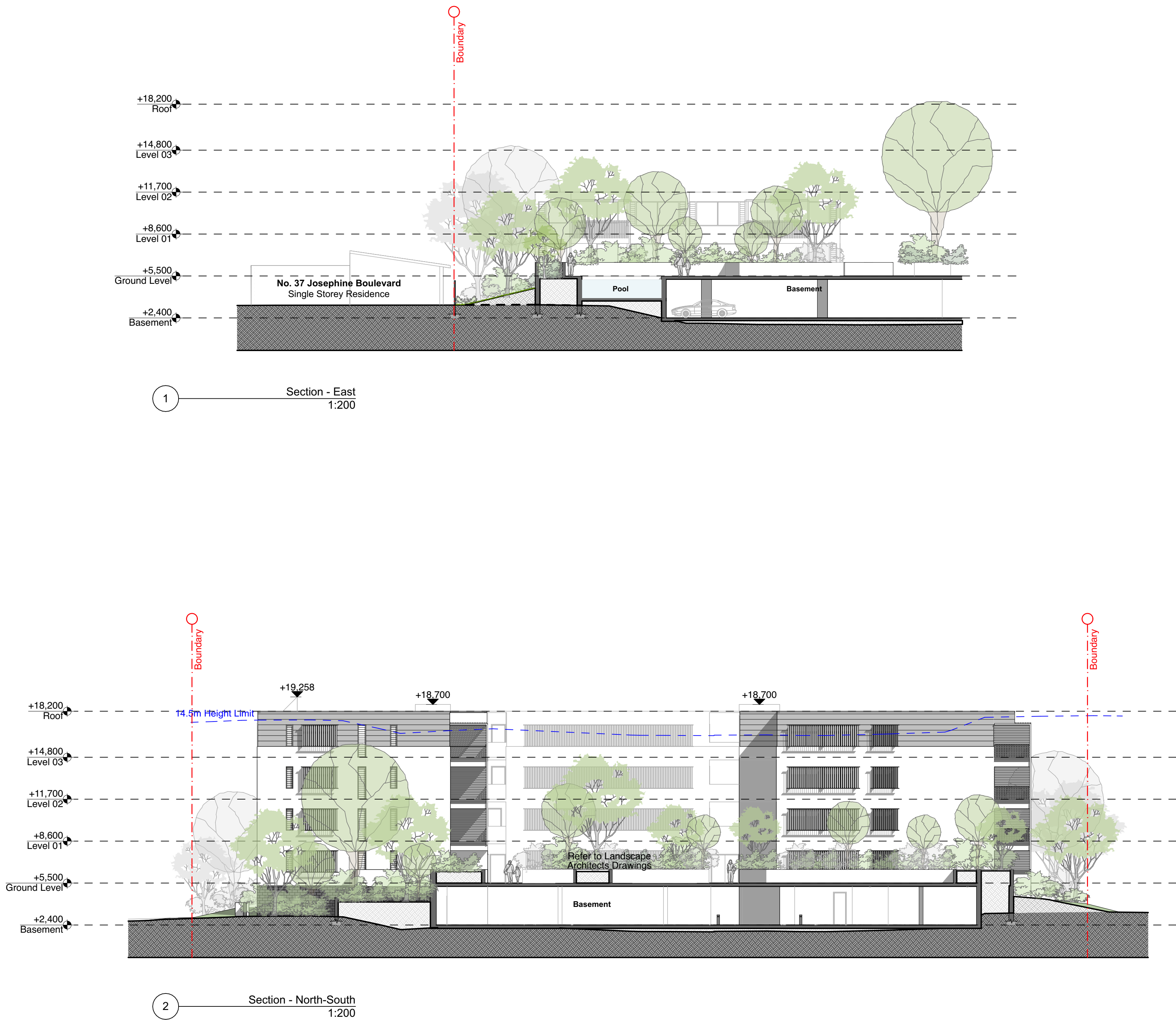
**Drawing**  
**Elevations - Sheet 02**

**Project No.**  
21030

**Revision**  
B

**Drawing No.**  
A202





General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Rev	Date	Issue
A	23/7/21	Progress - Consultant Issue
B	4/8/21	s34 Issue

Legend



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Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
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Bangalow  
NSW 2479  
T: +61 2 6687 2712

North  
  
Scale at A1  
1:200

Status  
Not for Construction  
Drawn  
RY

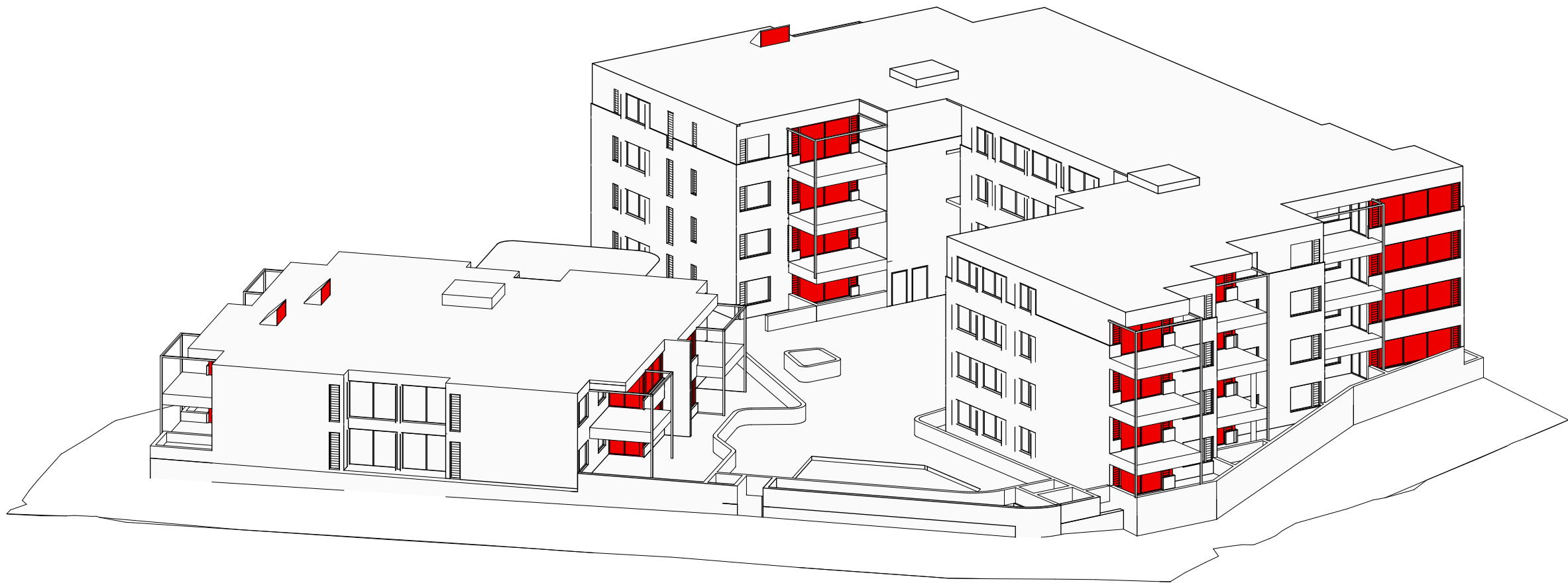
Date  
4/8/21  
Checked  
JB

Project  
Harrington Waters Estate

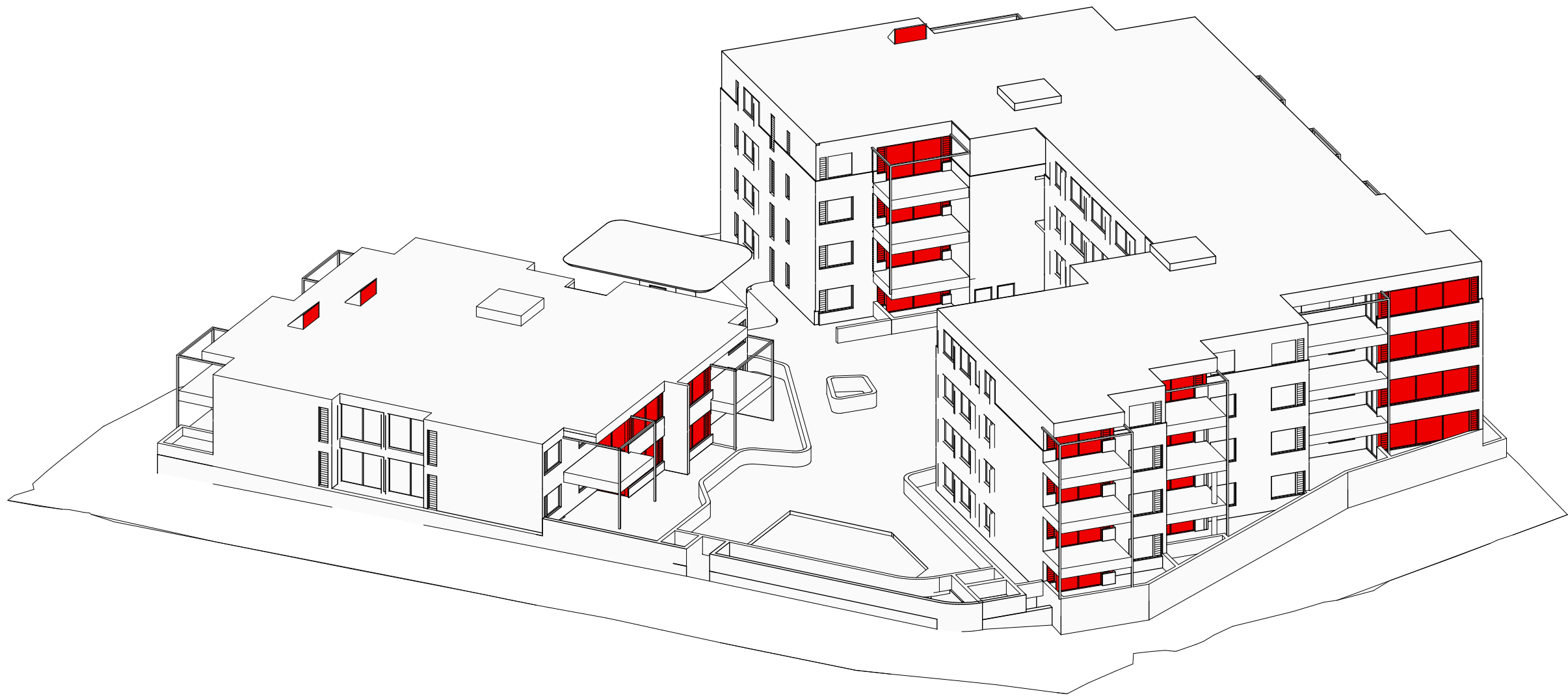
Drawing  
**Sections - Sheet 01**

Project No.  
**21030**  
Revision  
**B**  
Drawing No.  
**A301**

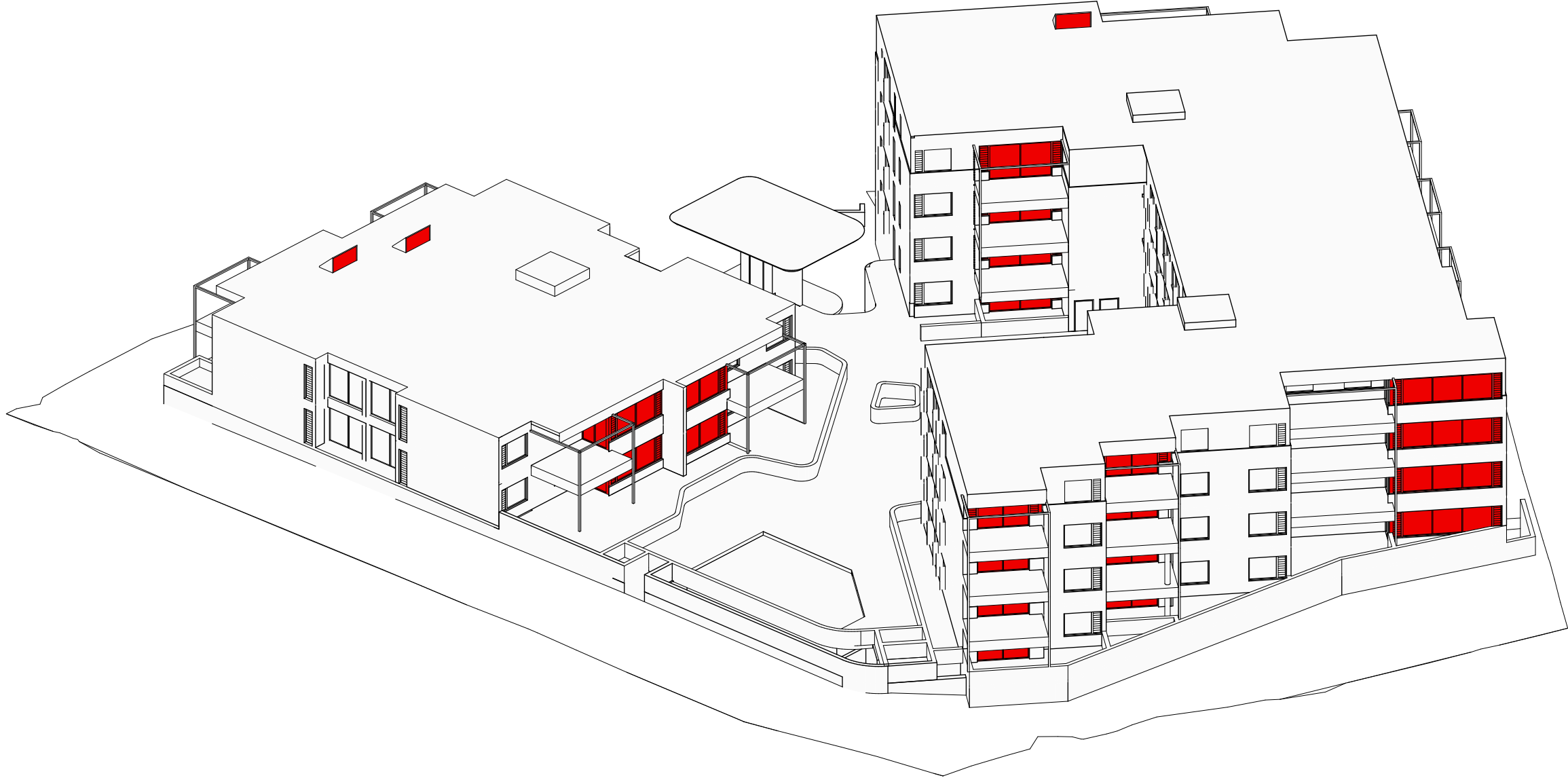




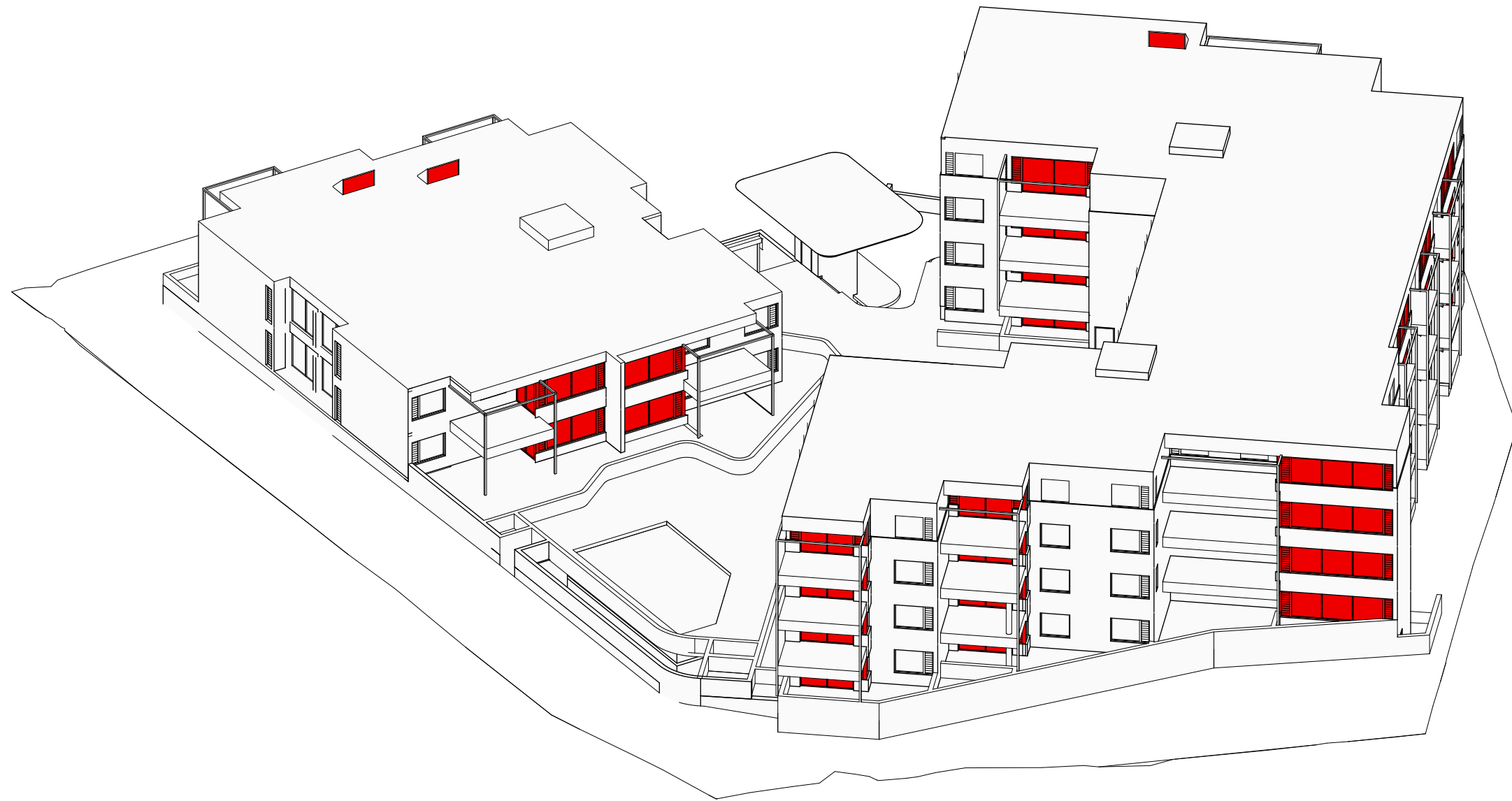
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1:300



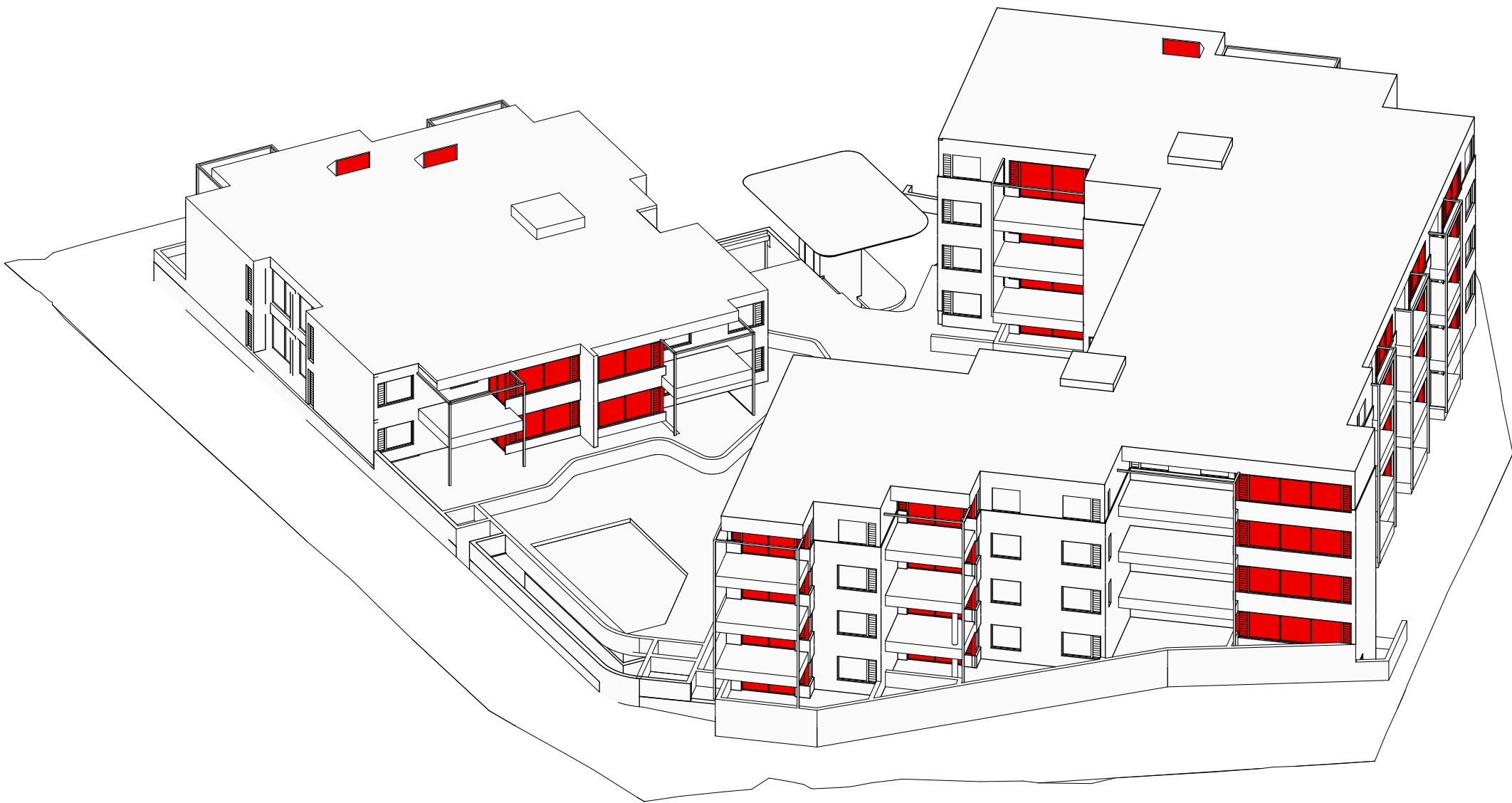
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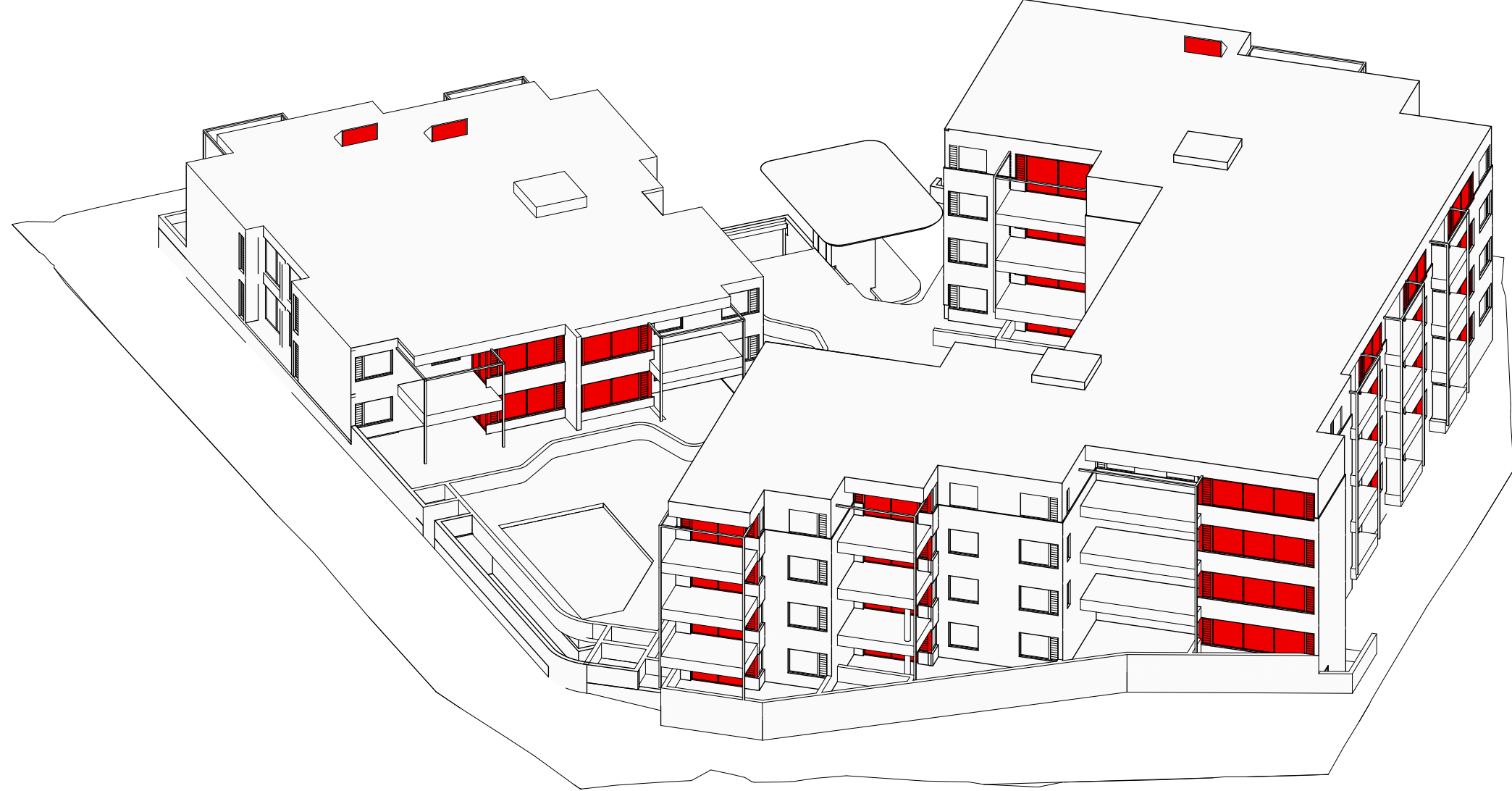
3 21 June - 11 AM  
1:300



4 21 June - 12 PM  
1:300



5 June 21 - 12:15 PM  
1:300



6 21 June - 12:30 PM  
1:300

#### General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	4/8/21	s34 Issue

#### Legend

Living Room Glazing



Certificate no.: 0003763010  
Assessor Name: Adriana Segovia  
Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
Dwelling Address: Josephine Boulevard  
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# DRAFT

#### Client

Roche Group Pty Limited

#### Architect

## BKA Architecture

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#### North



#### Scale at A1

1:300

#### Status

Not for Construction

#### Drawn

RY

#### Date

4/8/21

#### Checked

JB

#### Project

Harrington Waters Estate

#### Drawing

**Solar Access Diagram - Sheet 01**

Project No.	Revision	Drawing No.
<b>21030</b>	<b>B</b>	<b>A700</b>

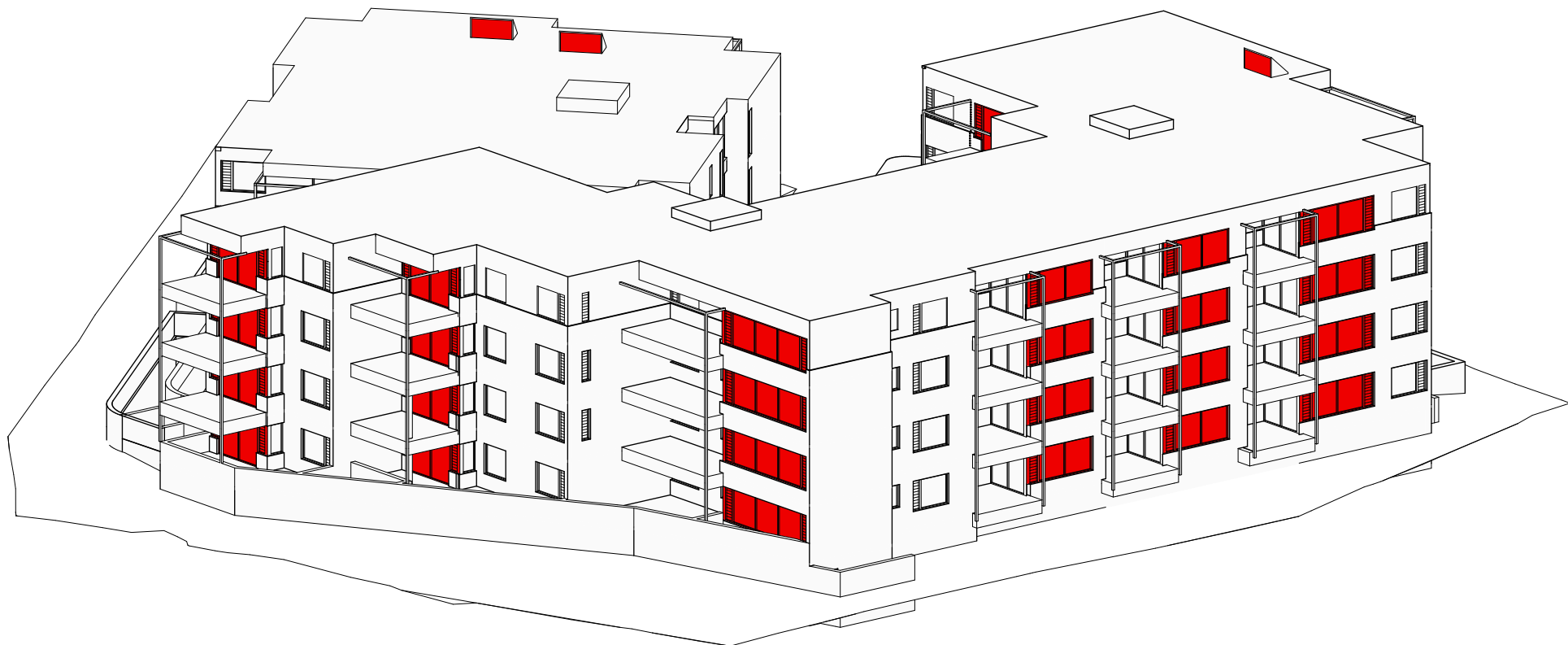




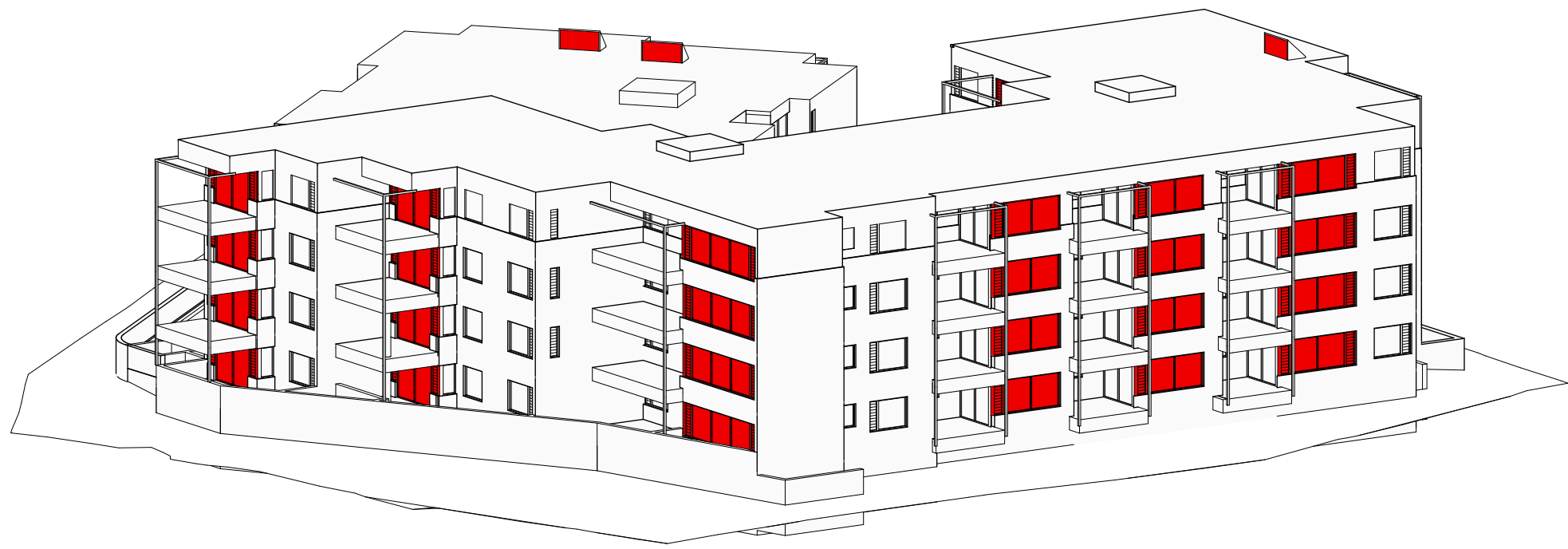
1 21 June - 1 PM  
1:300



2 21 June - 2 PM  
1:300



3 21 June - 3 PM  
1:300



4 21 June - 3:30 PM  
1:300

SOLAR ACCESS SCHEDULE												
Level	Unit	Type	9 AM	10 AM	11 AM	12 PM	12:30 PM	1 PM	2 PM	3 PM	3:30 PM	Total Hours of Direct Sunlight
Ground Level												
	UNIT 1	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 2	2 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 3	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 4	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3
	UNIT 5	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3
	UNIT 6	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3
	UNIT 7	3 BED	-	-	-	-	-	-	-	-	-	0
	UNIT 8	3 BED	Y	Y	Y	Y	Y	-	-	-	-	3.5
	UNIT 9	2 BED	Y	Y	Y	Y	Y	Y	-	-	-	4
	UNIT 10	3 BED	Y	Y	Y	Y	Y	Y	Y	-	-	5
	UNIT 11	3 BED	-	-	-	-	-	-	-	-	-	0
	UNIT 12	3 BED	-	-	-	-	-	-	-	-	-	0
Level 01												
	UNIT 13	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 14	2 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 15	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 16	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3.25
	UNIT 17	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3.25
	UNIT 18	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3.25
	UNIT 19	3 BED	-	-	-	-	-	-	-	-	-	0
	UNIT 20	3 BED	Y	Y	Y	Y	Y	Y	-	-	-	4
	UNIT 21	2 BED	Y	Y	Y	Y	Y	Y	Y	-	-	5
	UNIT 22	3 BED	Y	Y	Y	Y	Y	Y	Y	-	-	5
	UNIT 23	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 24	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
Level 02												
	UNIT 25	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 26	2 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 27	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 28	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3
	UNIT 29	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3
	UNIT 30	2 BED	-	-	-	-	Y	Y	Y	Y	Y	3
	UNIT 31	3 BED	-	-	-	-	-	-	-	-	-	0
	UNIT 32	3 BED	Y	Y	Y	Y	Y	Y	-	-	-	4
Level 03												
	UNIT 33	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 34	2 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 35	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 36	2 BED	-	-	-	Y	Y	Y	Y	Y	Y	3.5
	UNIT 37	2 BED	-	-	-	Y	Y	Y	Y	Y	Y	3.5
	UNIT 38	2 BED	-	-	-	Y	Y	Y	Y	Y	Y	3.5
	UNIT 39	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5
	UNIT 40	3 BED	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.5

## SOLAR CALCULATION

Total No. of Units	-	40
Total units with min. 3 Hours of Direct Sunlight	-	35
Percentage of Complying Units	-	87.5%

### General Notes

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Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	4/8/21	s34 Issue

### Legend

Living Room Glazing



Certificate no.: 0003783010  
Assessor Name: Adriana Segovia  
Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
Dwelling Address: Josephine Boulevard  
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[www.nathers.gov.au](http://www.nathers.gov.au)



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North

Scale at A1  
1:300

Status  
Not for Construction

Drawn  
RY

Date  
4/8/21

Checked  
JB

Project  
Harrington Waters Estate

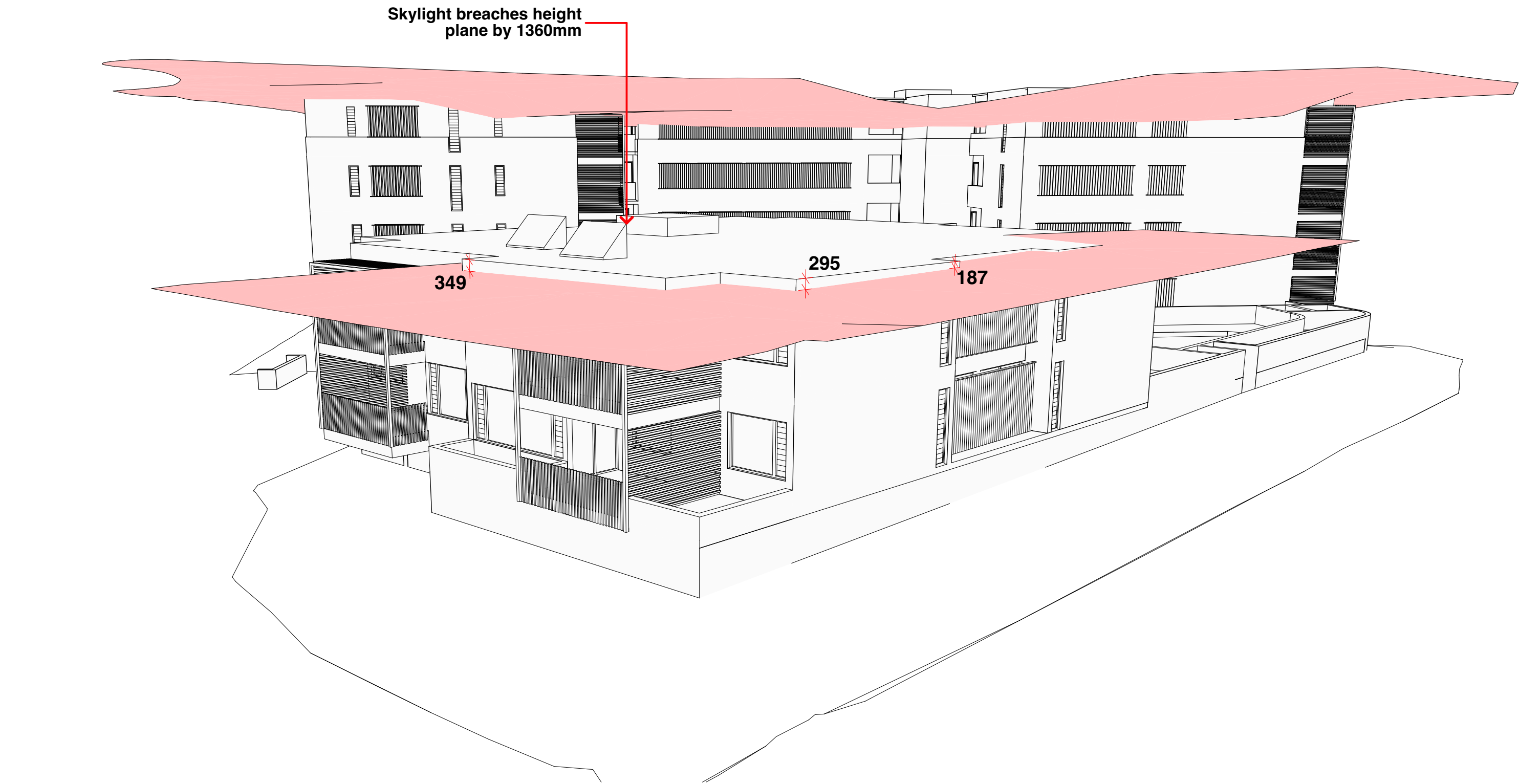
Drawing  
**Solar Access Diagram - Sheet 02**

Project No.  
**21030**

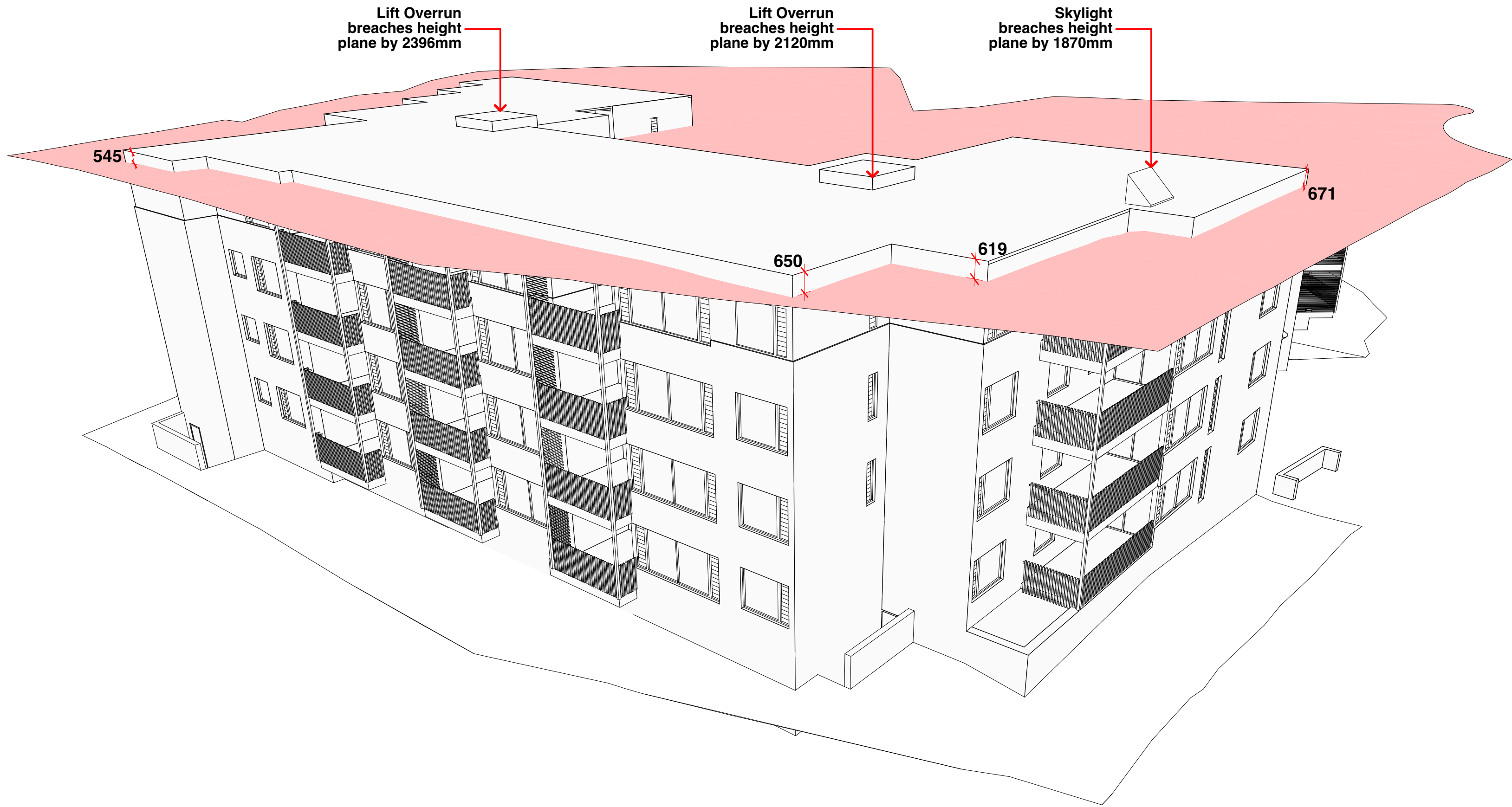
Revision  
**B**

Drawing No.  
**A701**





1 Height Plane - South East View



2 Height Plane - South West View

General Notes

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Rev	Date	Issue
A	4/8/21	s34 Issue

Legend



Certificate no.: 0003783010  
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Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
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DRAFT

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Roche Group Pty Limited

Architect  
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------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

North

Scale at A1

Status  
Not for Construction

Drawn  
RY

Date  
4/8/21

Checked  
JB

Project  
Harrington Waters Estate

Drawing  
**Height Plane Diagram**

Project No. <b>21030</b>	Revision <b>A</b>	Drawing No. <b>A710</b>
-----------------------------	----------------------	----------------------------

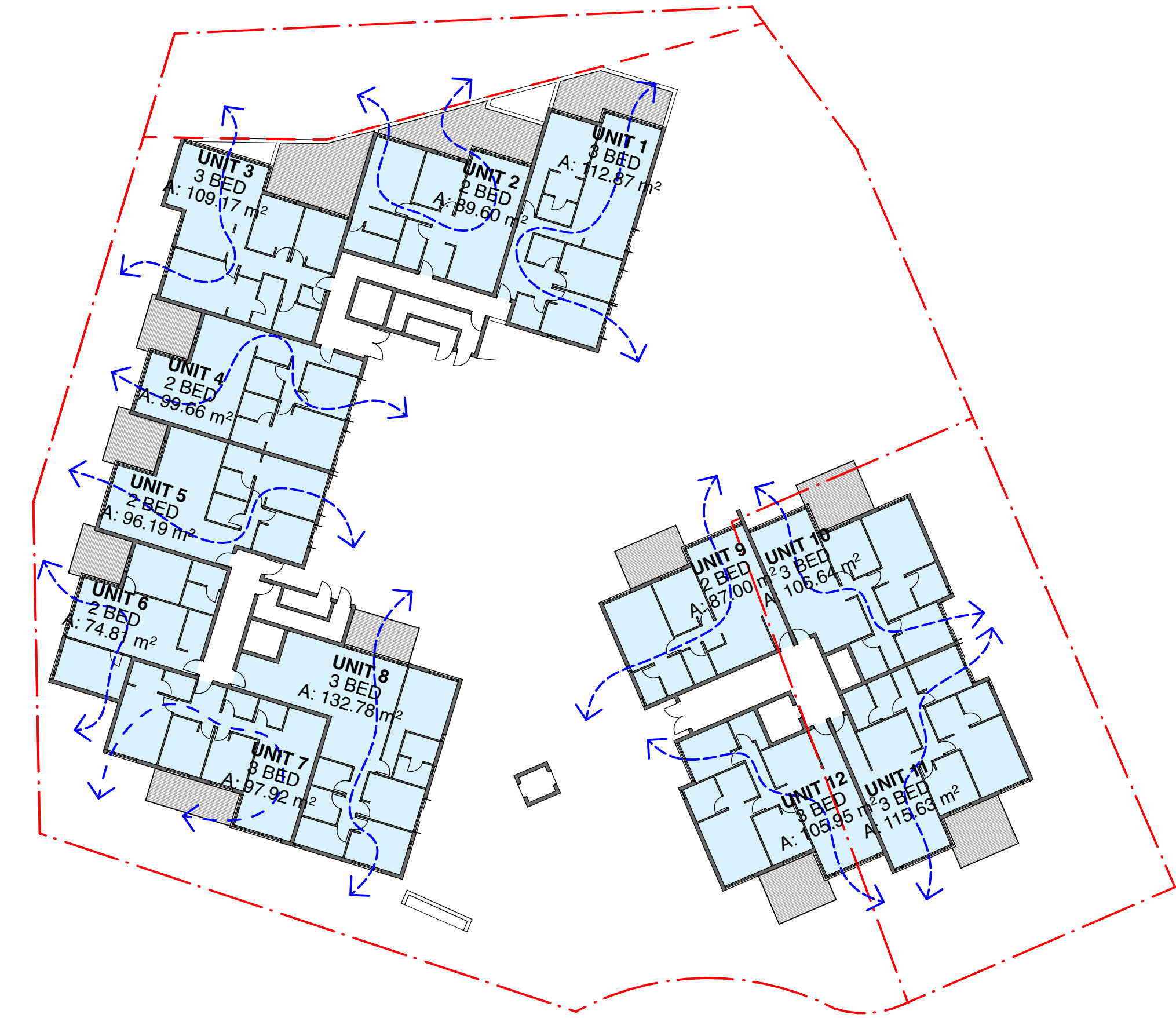


CROSS VENTILATION SCHEDULE

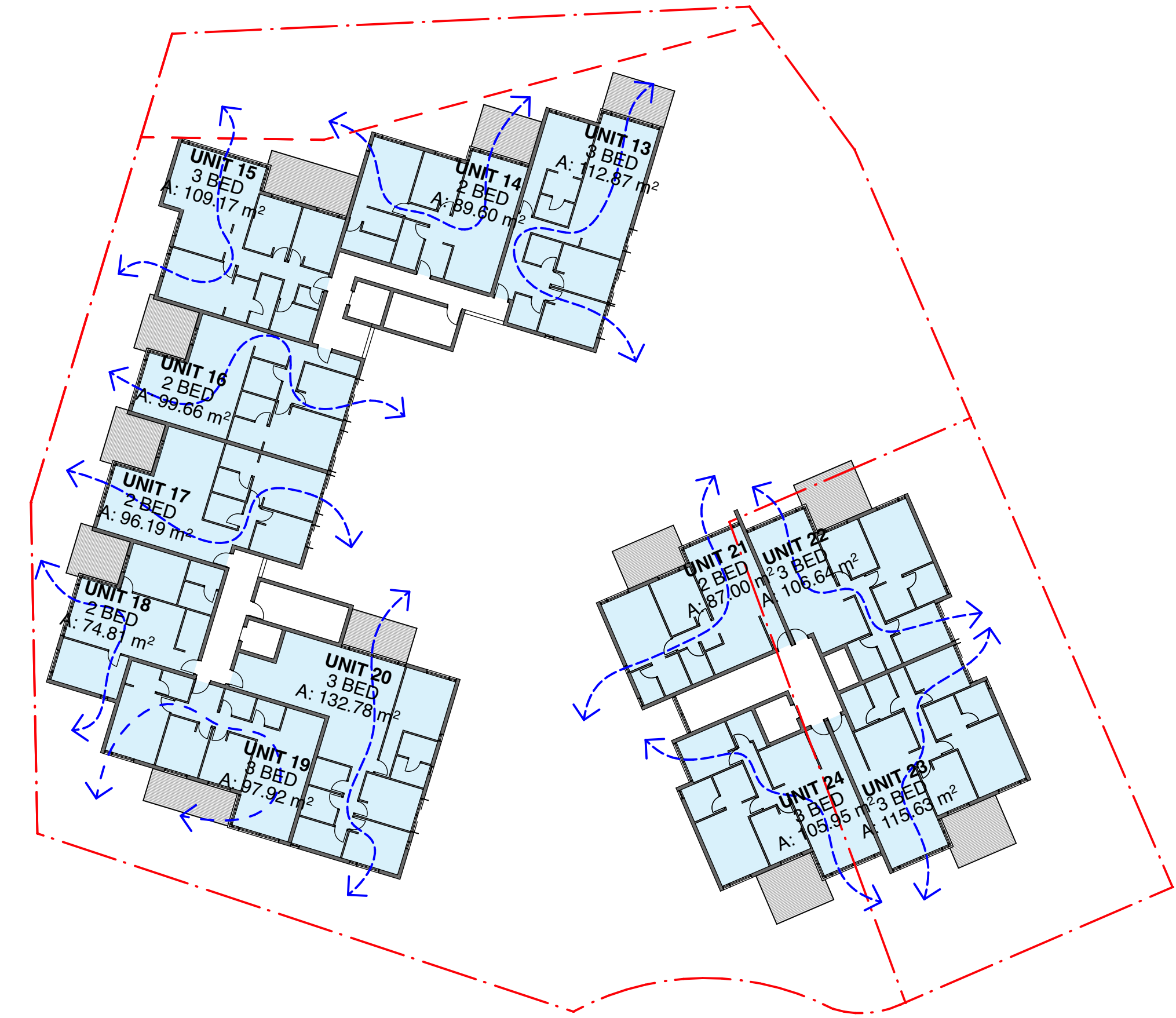
Level	Unit	Cross Ventilation
Ground Level		
	UNIT 1	Y
	UNIT 2	Y
	UNIT 3	Y
	UNIT 4	Y
	UNIT 5	Y
	UNIT 6	Y
	UNIT 7	Y
	UNIT 8	Y
	UNIT 9	Y
	UNIT 10	Y
	UNIT 11	Y
	UNIT 12	Y
Level 01		
	UNIT 13	Y
	UNIT 14	Y
	UNIT 15	Y
	UNIT 16	Y
	UNIT 17	Y
	UNIT 18	Y
	UNIT 19	Y
	UNIT 20	Y
	UNIT 21	Y
	UNIT 22	Y
	UNIT 23	Y
	UNIT 24	Y
Level 02		
	UNIT 25	Y
	UNIT 26	Y
	UNIT 27	Y
	UNIT 28	Y
	UNIT 29	Y
	UNIT 30	Y
	UNIT 31	Y
	UNIT 32	Y
Level 03		
	UNIT 33	Y
	UNIT 34	Y
	UNIT 35	Y
	UNIT 36	Y
	UNIT 37	Y
	UNIT 38	Y
	UNIT 39	Y
	UNIT 40	Y

CROSS VENTILATION CALCULATION

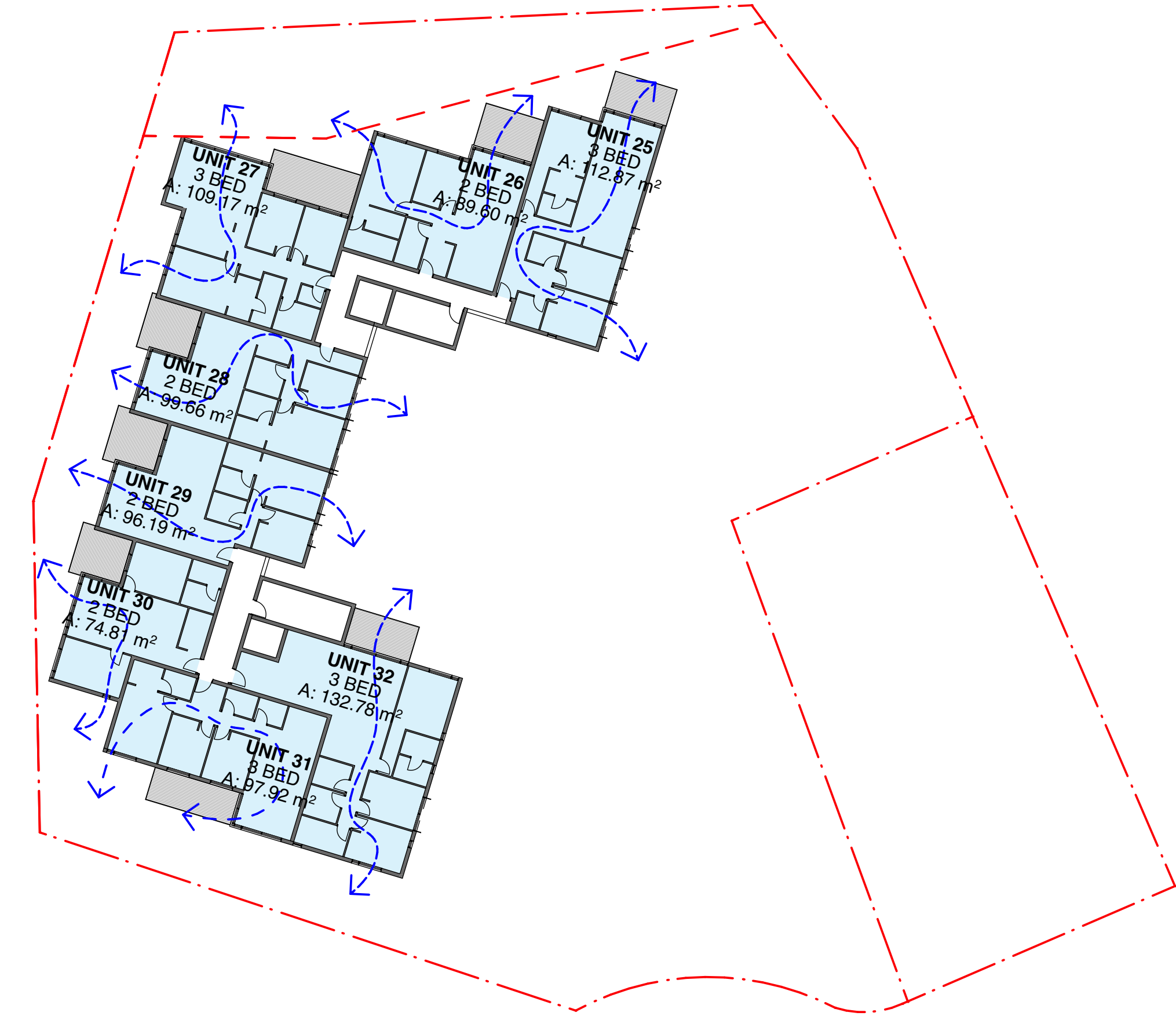
Total No. of Units	-	40
Total units with Cross Ventilation	-	40
Percentage of Complying Units	-	100%



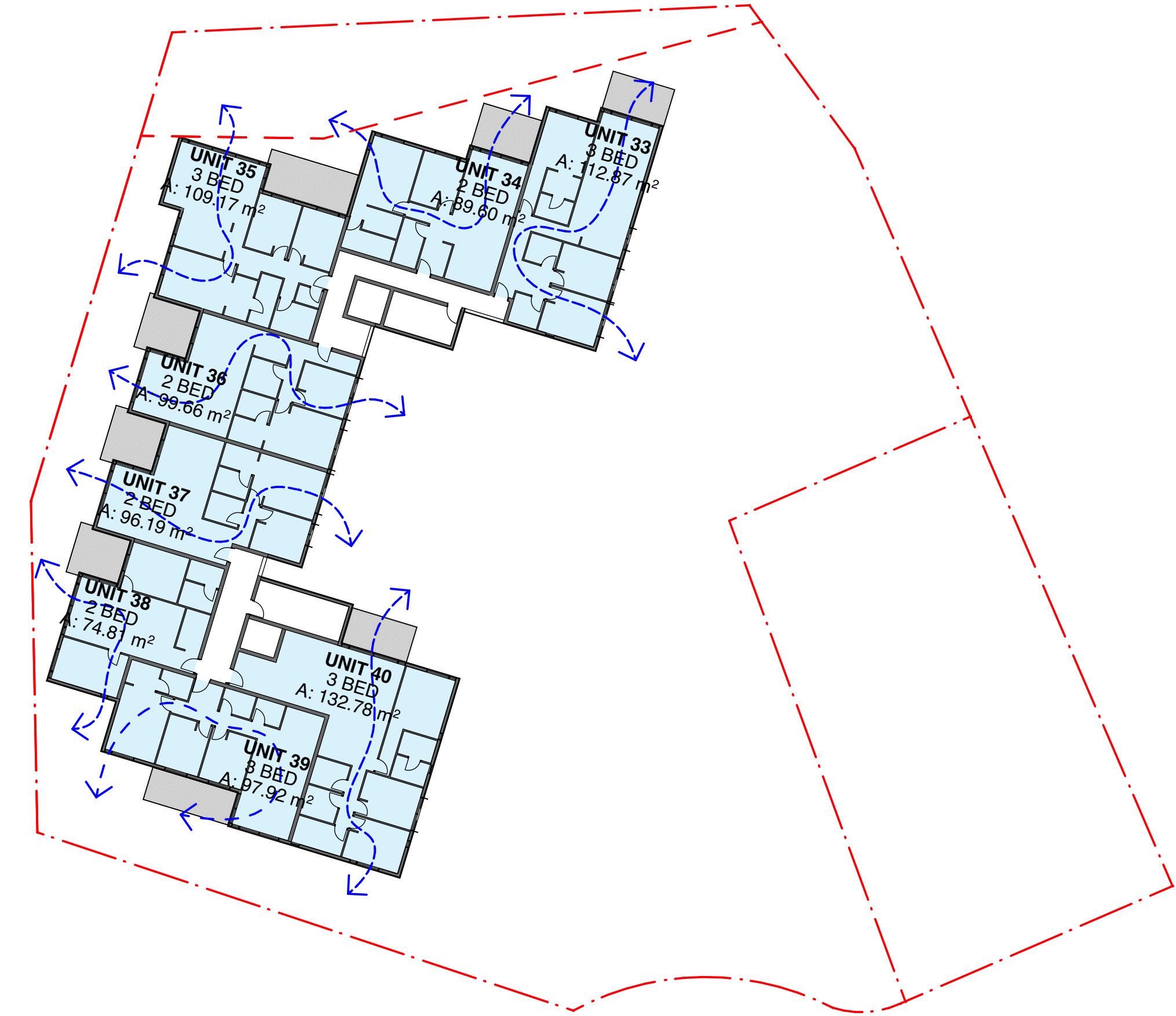
1 Ground Level



1 Level 01



1 Level 02



1 Level 03

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Rev	Date	Issue
A	4/8/21	s34 Issue

Legend



Certificate no.: 0003783010  
Assessor Name: Adriana Segovia  
Accreditation no.: 20754  
Certificate date: 26 Aug 2021  
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North  
Scale at A1  
1:100

Status  
Not for Construction

Drawn  
RY

Date  
4/8/21

Checked  
JB

Project  
Harrington Waters Estate

Drawing  
Cross Ventilation Diagram

Project No.  
21030

Revision  
A

Drawing No.  
A720



PROPOSED GFA SCHEDULE		
LOT	Level	Area
Lot 4122		
	Ground Level	271.78
	Level 01	271.78
		543.56 m <sup>2</sup>
Part Lot 49 DP 1239209		
	Ground Level	1,082.77
	Level 01	1,082.38
	Level 02	892.88
	Level 03	892.88
		3,950.91 m <sup>2</sup>
		4,494.47 m <sup>2</sup>

## SITE AREA

(Excluding Recreation Zone)

Lot 4122 - 664.5 m<sup>2</sup>  
Part Lot 49 DP 1239209 - 3144.4 m<sup>2</sup>

Site Area where FSR 0.6:1 Applies - 981.5 m<sup>2</sup>  
Lot 4122 (664.5 m<sup>2</sup>) +  
North Eastern Portion of Part Lot 49 DP 1239209 (317 m<sup>2</sup>)

Site Area where no FSR Applies - 2827.4 m<sup>2</sup>

## DA SUBMISSION GFA

Lot 4122 - 651 m<sup>2</sup>  
Part Lot 49 DP 1239209 - 4161 m<sup>2</sup>

## DA SUBMISSION FSR

Lot 4122 - 0.95:1  
Part Lot 49 DP 1239209 - 1.32:1

## PROPOSED FSR

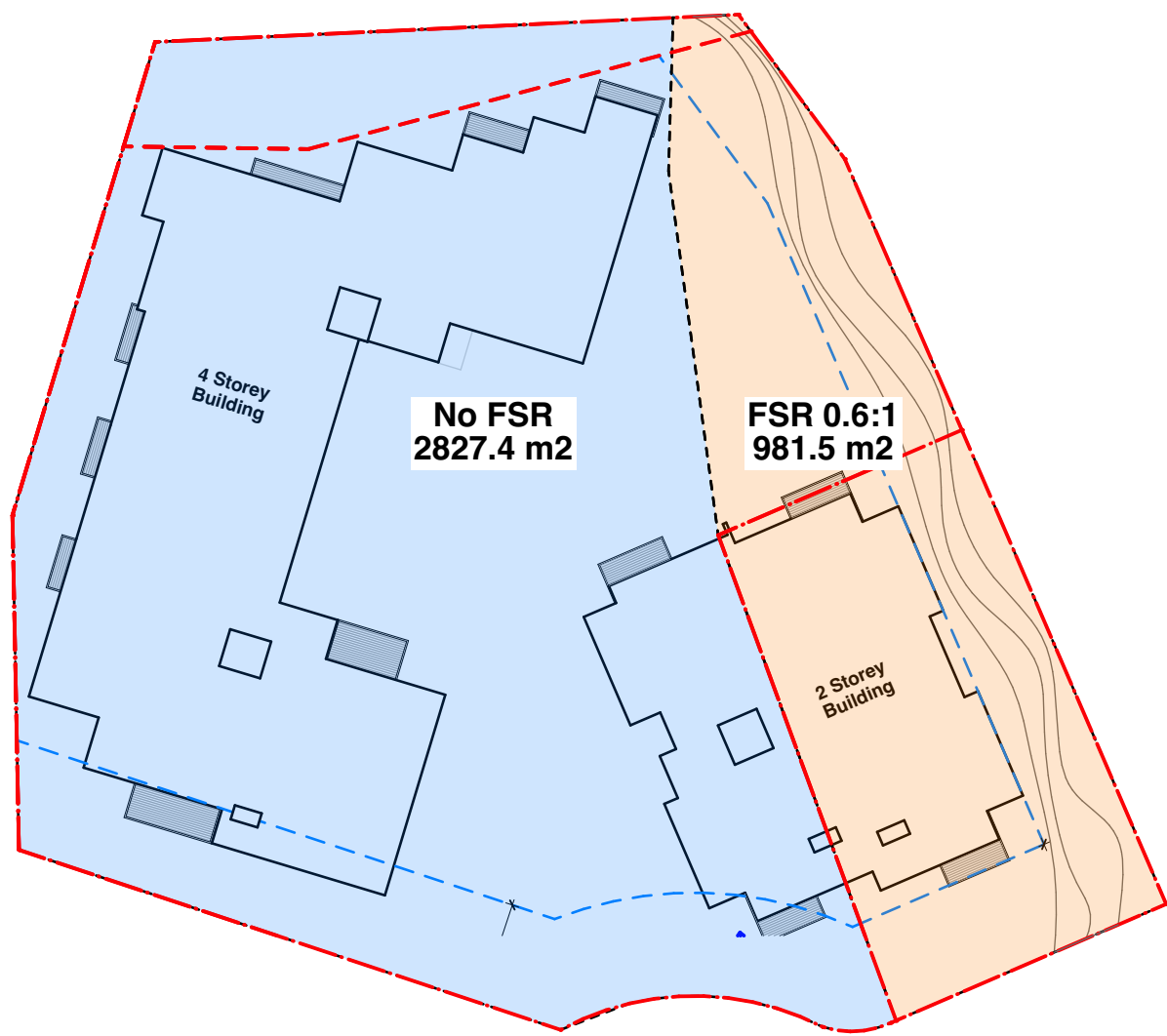
Lot 4122 - 0.55:1  
Part Lot 49 DP 1239209 - 1.40:1



2 Ground Level GFA  
1:500



4 Level 02 GFA  
1:500



1 FSR Key Plan  
1:500



3 Level 01 GFA  
1:500



5 Level 03 GFA  
1:500

### General Notes

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Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	4/8/21	s34 Issue

### Legend



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North  
Scale at A1  
1:500

Status  
Not for Construction

Drawn  
RY

Date  
4/8/21

Checked  
JB

Project  
Harrington Waters Estate

Drawing  
**GFA Diagram**

Project No.  
**21030**

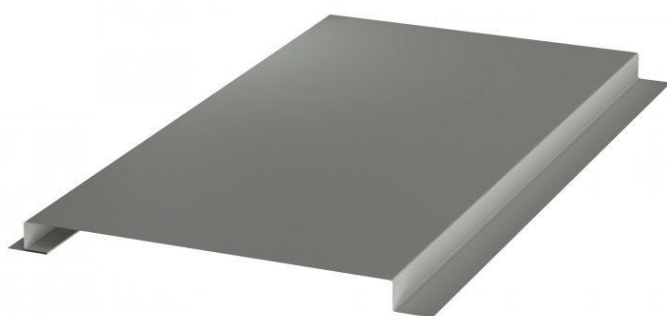
Revision  
**B**

Drawing No.  
**A750**





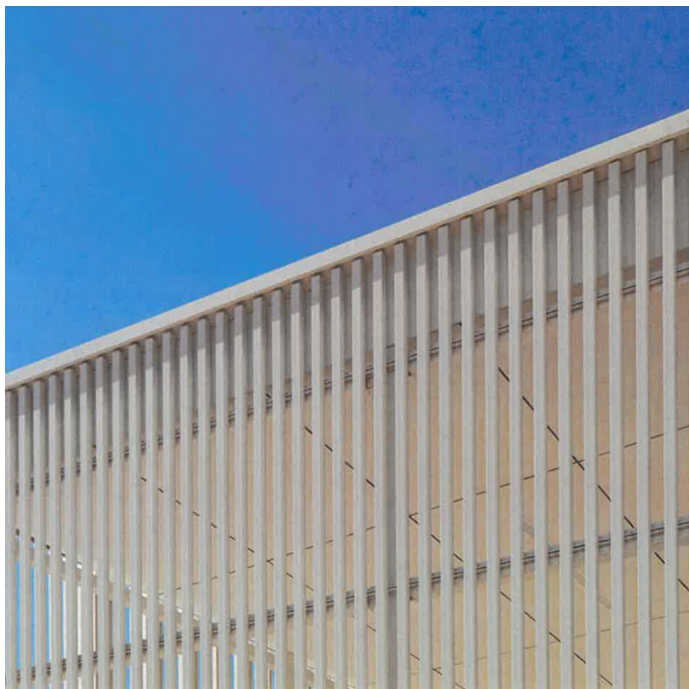
Doors and windows  
Colour - Shale grey



Metal Wall Cladding  
Lysaght Dominion or similar  
Colour - Shale grey



Blockwork  
Colour - Pewter



Aluminium battens  
Colour - Warm white



Rendered masonry walls/ concrete  
Colour - Warm White



1

West Elevation  
1:200

General Notes

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Rev	Date	Issue
A	4/8/21	s34 Issue

Legend



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North

Scale at A1  
1:200

Status  
Not for Construction

Drawn  
RY

Date  
4/8/21

Checked  
JB

Project  
Harrington Waters Estate

Drawing  
**Materials and Finishes**

Project No.  
**21030**

Revision  
**A**

Drawing No.  
**A900**





Perspective View from Baruah Parade - DRAFT

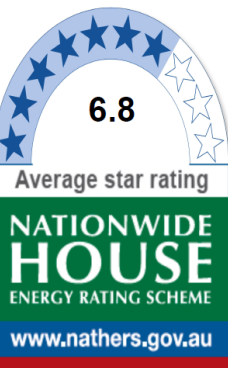
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North

Scale at A1

Status  
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Drawn  
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Date  
4/8/21

Checked  
JB

Project  
Harrington Waters Estate

Drawing  
Perspective Image

Project No.  
21030

Revision  
A

Drawing No.  
A950