

DEVELOPMENT APPLICATION

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

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General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Rev	Date	Issue
A	4/8/21	s34 Issue
B	26/8/21	s34 Issue

Legend

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Roche Group Pty Limited

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North



Scale at A1

Status
For DA

Drawn
RY, AK

Date
26/8/21

Checked
JB

Project
Harrington Waters Estate

Drawing
Cover Page

Project No. 21030	Revision B	Drawing No. A000
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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
C	26/8/21	s34 Issue

Legend

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--	---	--

North 	Scale at A1 1:450
Status For DA	Drawn RY, AK
Date 26/8/21	Checked JB
Project Harrington Waters Estate	

Drawing
Location Plan

Project No. 21030	Revision C	Drawing No. A001
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Legend

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North



Status

For DA

Date

26/8/21

Project

Harrington Waters Estate

Drawing

Site Plan

Project No.
21030

Revision
C

Drawing No.
A002

Scale at A1

1:200

Drawn

RY, AK

Checked

JB



**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

General Notes
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North



Status
For DA

Date
26/8/21

Project
Harrington Waters Estate

Drawing
Basement Plan

Project No. 21030	Revision B	Drawing No. A100
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Scale at A1
1:200

Drawn
RY, AK

Checked
JB



SCHEDULE OF UNITS			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	108.87
	UNIT 2	2 BED	85.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	98.22
	UNIT 5	2 BED	94.75
	UNIT 6	2 BED	73.49
	UNIT 7	3 BED	97.92
	UNIT 8	3 BED	131.14
	UNIT 9	2 BED	85.98
	UNIT 10	3 BED	105.55
	UNIT 11	3 BED	114.61
	UNIT 12	3 BED	104.93
			1,210.23 m²
Level 01			
	UNIT 13	3 BED	108.87
	UNIT 14	2 BED	85.60
	UNIT 15	3 BED	109.17
	UNIT 16	2 BED	98.22
	UNIT 17	2 BED	94.75
	UNIT 18	2 BED	73.49
	UNIT 19	3 BED	97.92
	UNIT 20	3 BED	131.14
	UNIT 21	2 BED	85.98
	UNIT 22	3 BED	105.55
	UNIT 23	3 BED	114.61
	UNIT 24	3 BED	104.93
			1,210.23 m²
Level 02			
	UNIT 25	3 BED	108.87
	UNIT 26	2 BED	85.60
	UNIT 27	3 BED	109.17
	UNIT 28	2 BED	98.22
	UNIT 29	2 BED	94.75
	UNIT 30	2 BED	73.49
	UNIT 31	3 BED	97.92
	UNIT 32	3 BED	131.14
			799.16 m²
Level 03			
	UNIT 33	3 BED	108.87
	UNIT 34	2 BED	85.60
	UNIT 35	3 BED	109.17
	UNIT 36	2 BED	98.22
	UNIT 37	2 BED	94.75
	UNIT 38	2 BED	73.49
	UNIT 39	3 BED	97.92
	UNIT 40	3 BED	131.14
			799.16 m²
			4,018.78 m²

General Notes

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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
D	26/8/21	s34 Issue

Legend

 2 Bed Unit

 3 Bed Unit

Client
Roche Group Pty Limited

Architect

BAKA Architecture

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

North

Scale at A1
1:200

Status

For DA

Date	Checked
26/8/21	JB

Project
Harrington Waters Estate

Ground Level Plan

Project No. **21030** Revision **D** Drawing No. **A101**



SCHEDULE OF UNITS			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	108.87
	UNIT 2	2 BED	85.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	98.22
	UNIT 5	2 BED	94.75
	UNIT 6	2 BED	73.49
	UNIT 7	3 BED	97.92
	UNIT 8	3 BED	131.14
	UNIT 9	2 BED	85.98
	UNIT 10	3 BED	105.55
	UNIT 11	3 BED	114.61
	UNIT 12	3 BED	104.93
			1,210.23 m²
Level 01			
	UNIT 13	3 BED	108.87
	UNIT 14	2 BED	85.60
	UNIT 15	3 BED	109.17
	UNIT 16	2 BED	98.22
	UNIT 17	2 BED	94.75
	UNIT 18	2 BED	73.49
	UNIT 19	3 BED	97.92
	UNIT 20	3 BED	131.14
	UNIT 21	2 BED	85.98
	UNIT 22	3 BED	105.55
	UNIT 23	3 BED	114.61
	UNIT 24	3 BED	104.93
			1,210.23 m²
Level 02			
	UNIT 25	3 BED	108.87
	UNIT 26	2 BED	85.60
	UNIT 27	3 BED	109.17
	UNIT 28	2 BED	98.22
	UNIT 29	2 BED	94.75
	UNIT 30	2 BED	73.49
	UNIT 31	3 BED	97.92
	UNIT 32	3 BED	131.14
			799.16 m²
Level 03			
	UNIT 33	3 BED	108.87
	UNIT 34	2 BED	85.60
	UNIT 35	3 BED	109.17
	UNIT 36	2 BED	98.22
	UNIT 37	2 BED	94.75
	UNIT 38	2 BED	73.49
	UNIT 39	3 BED	97.92
	UNIT 40	3 BED	131.14
			799.16 m²
			4,018.78 m²

General Notes

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Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
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C	26/8/21	s34 Issue

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

Client

Roche Group Pty Limited

Architect

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North

Scale at A1
1:200

Status

For DA

Drawn

RY, AK

Date

26/8/21

Checked

JB

Project

Harrington Waters Estate

Drawing

Level 01 Plan

Project No.	Revision	Drawing No.
21030	C	A102



SCHEDULE OF UNITS			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	108.87
	UNIT 2	2 BED	85.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	98.22
	UNIT 5	2 BED	94.75
	UNIT 6	2 BED	73.49
	UNIT 7	3 BED	97.92
	UNIT 8	3 BED	131.14
	UNIT 9	2 BED	85.98
	UNIT 10	3 BED	105.55
	UNIT 11	3 BED	114.61
	UNIT 12	3 BED	104.93
			1,210.23 m²
Level 01			
	UNIT 13	3 BED	108.87
	UNIT 14	2 BED	85.60
	UNIT 15	3 BED	109.17
	UNIT 16	2 BED	98.22
	UNIT 17	2 BED	94.75
	UNIT 18	2 BED	73.49
	UNIT 19	3 BED	97.92
	UNIT 20	3 BED	131.14
	UNIT 21	2 BED	85.98
	UNIT 22	3 BED	105.55
	UNIT 23	3 BED	114.61
	UNIT 24	3 BED	104.93
			1,210.23 m²
Level 02			
	UNIT 25	3 BED	108.87
	UNIT 26	2 BED	85.60
	UNIT 27	3 BED	109.17
	UNIT 28	2 BED	98.22
	UNIT 29	2 BED	94.75
	UNIT 30	2 BED	73.49
	UNIT 31	3 BED	97.92
	UNIT 32	3 BED	131.14
			799.16 m²
Level 03			
	UNIT 33	3 BED	108.87
	UNIT 34	2 BED	85.60
	UNIT 35	3 BED	109.17
	UNIT 36	2 BED	98.22
	UNIT 37	2 BED	94.75
	UNIT 38	2 BED	73.49
	UNIT 39	3 BED	97.92
	UNIT 40	3 BED	131.14
			799.16 m²
			4,018.78 m²

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Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	4/8/21	s34 Issue
C	26/8/21	s34 Issue

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

Client

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Architect

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North

Scale at A1
1:200

Status

For DA

Drawn

RY, AK

Date

26/8/21

Checked

JB

Project

Harrington Waters Estate

Drawing

Level 02 Plan

Project No.	Revision	Drawing No.
21030	C	A103



SCHEDULE OF UNITS			
Level	Unit	Type	Internal Area
Ground Level			
	UNIT 1	3 BED	108.87
	UNIT 2	2 BED	85.60
	UNIT 3	3 BED	109.17
	UNIT 4	2 BED	98.22
	UNIT 5	2 BED	94.75
	UNIT 6	2 BED	73.49
	UNIT 7	3 BED	97.92
	UNIT 8	3 BED	131.14
	UNIT 9	2 BED	85.98
	UNIT 10	3 BED	105.55
	UNIT 11	3 BED	114.61
	UNIT 12	3 BED	104.93
			1,210.23 m²
Level 01			
	UNIT 13	3 BED	108.87
	UNIT 14	2 BED	85.60
	UNIT 15	3 BED	109.17
	UNIT 16	2 BED	98.22
	UNIT 17	2 BED	94.75
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	UNIT 20	3 BED	131.14
	UNIT 21	2 BED	85.98
	UNIT 22	3 BED	105.55
	UNIT 23	3 BED	114.61
	UNIT 24	3 BED	104.93
			1,210.23 m²
Level 02			
	UNIT 25	3 BED	108.87
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	UNIT 28	2 BED	98.22
	UNIT 29	2 BED	94.75
	UNIT 30	2 BED	73.49
	UNIT 31	3 BED	97.92
	UNIT 32	3 BED	131.14
			799.16 m²
Level 03			
	UNIT 33	3 BED	108.87
	UNIT 34	2 BED	85.60
	UNIT 35	3 BED	109.17
	UNIT 36	2 BED	98.22
	UNIT 37	2 BED	94.75
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	UNIT 39	3 BED	97.92
	UNIT 40	3 BED	131.14
			799.16 m²
			4,018.78 m²

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

Client

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North

Scale at A1
1:200

Status

For DA

Drawn

RY, AK

Date

26/8/21

Checked

JB

Project

Harrington Waters Estate

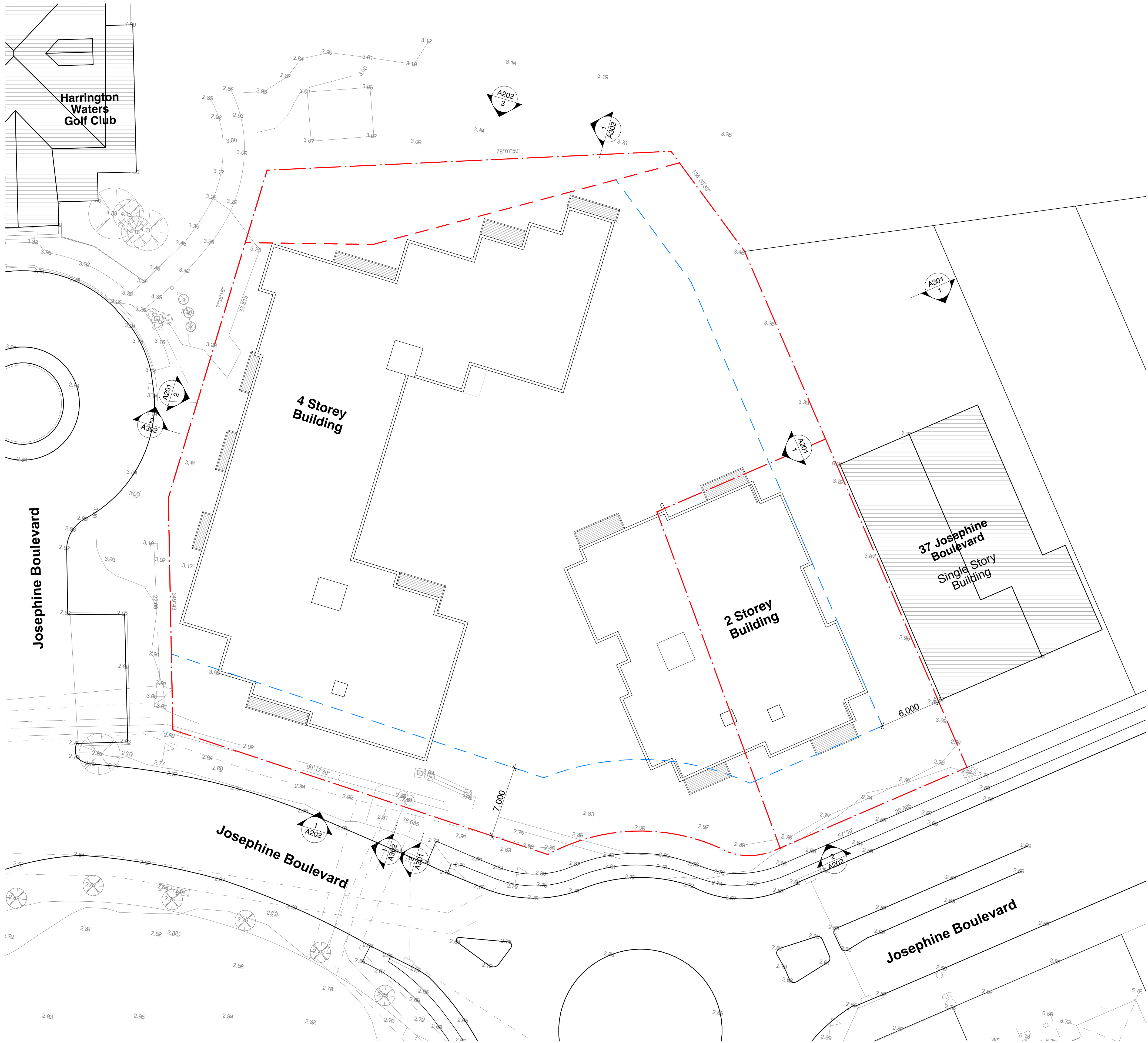
Drawing

Level 03 Plan

Project No.
21030

Revision
C

Drawing No.
A104



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Legend

<div></div>	2 Bed Unit
<div></div>	3 Bed Unit

Client
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North

Status
For DA

Date
26/8/21

Project
Harrington Waters Estate

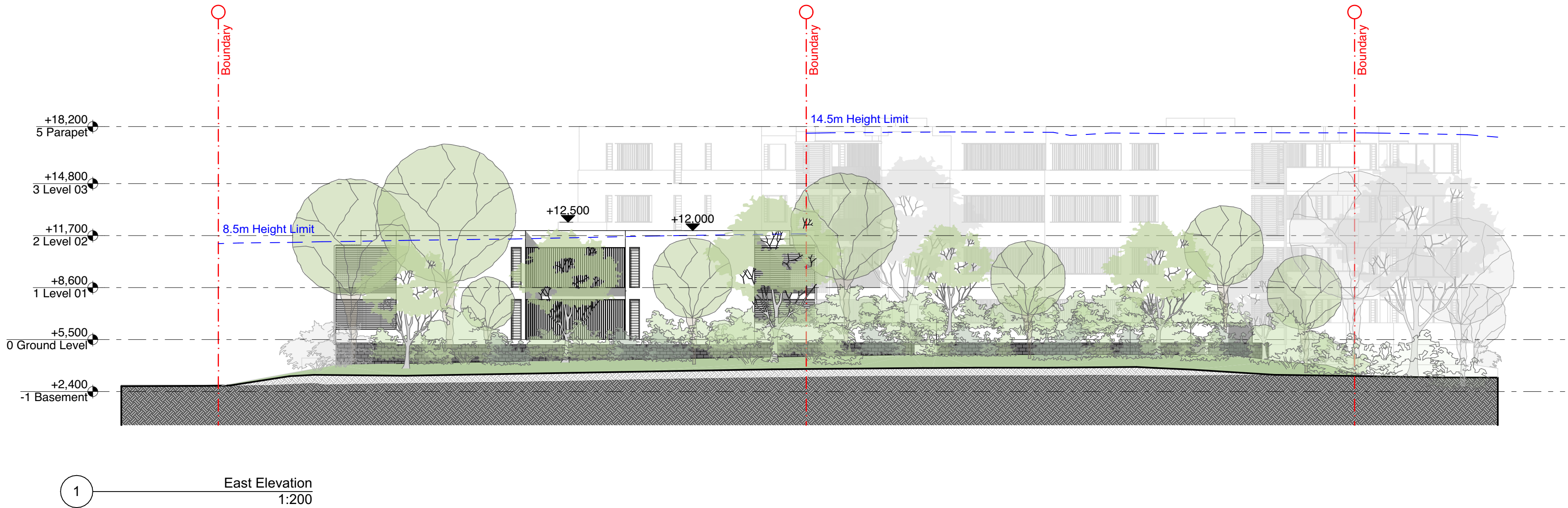
Scale at A1
1:200

Drawn
RY, AK

Checked
JB

Drawing
Roof Plan

Project No.	Revision	Drawing No.
21030	C	A105



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North

Scale at A1
1:200

Status
For DA

Drawn
RY, AK

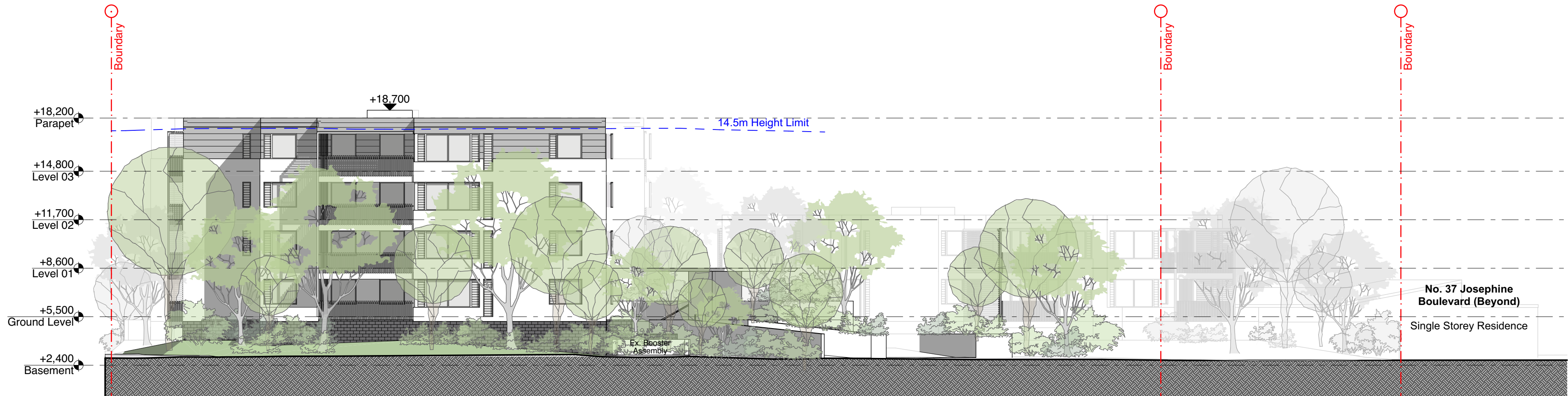
Date
26/8/21

Checked
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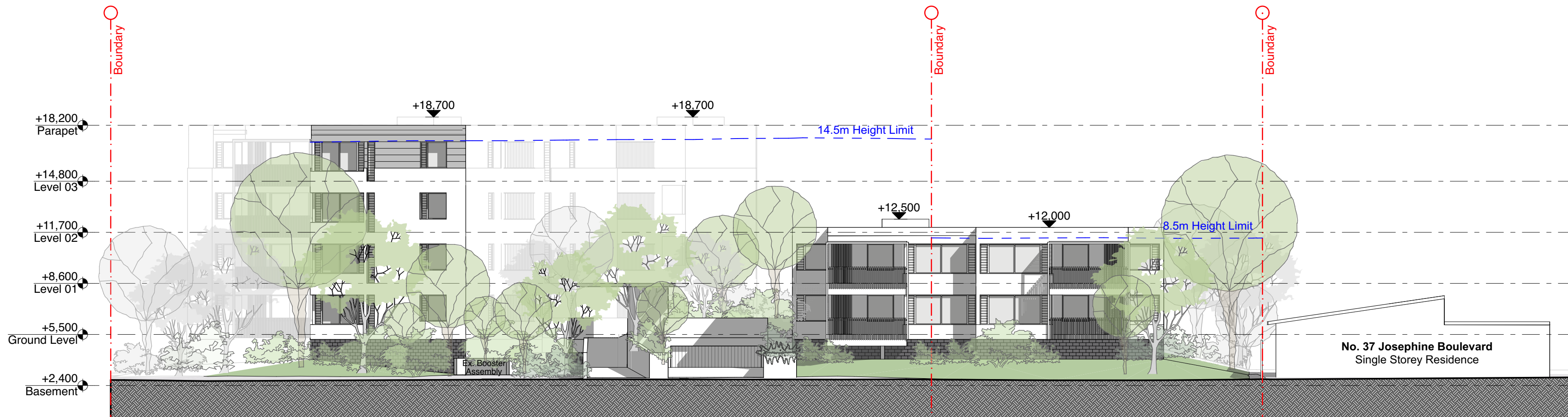
Project
Harrington Waters Estate

Drawing
Elevations - Sheet 01

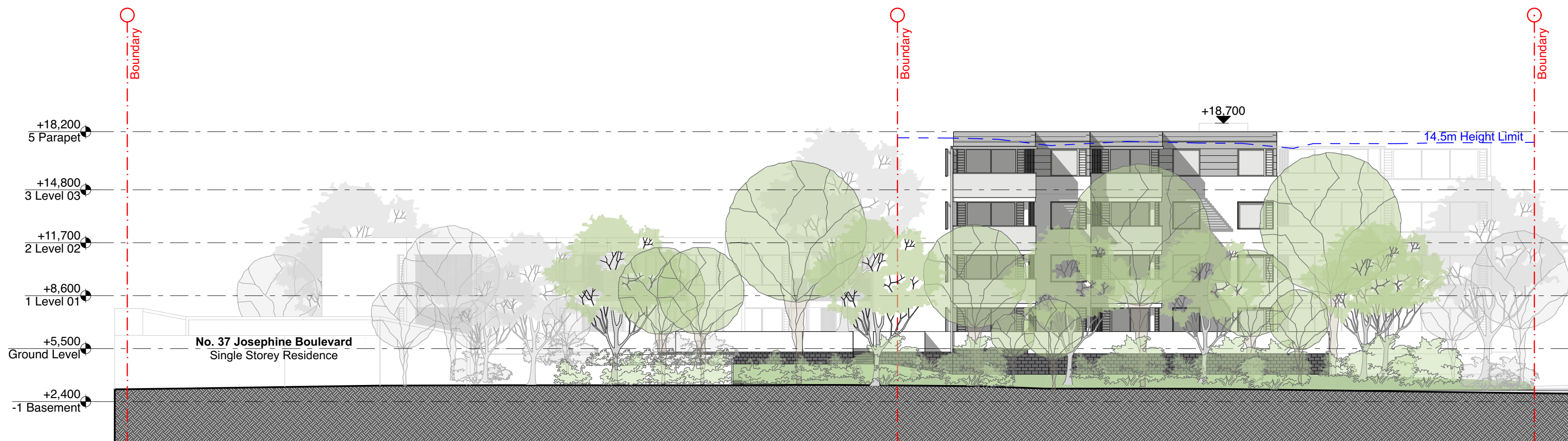
Project No. 21030	Revision C	Drawing No. A201
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1 South West Elevation
1:200



2 South East Elevation
1:200



3 North Elevation
1:200

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
C	26/8/21	s34 Issue

Legend

Client

Roche Group Pty Limited

Architect

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T: +61 2 6657 2712

North



Scale at A1

1:200

Status

For DA

Drawn

RY, AK

Date

26/8/21

Checked

JB

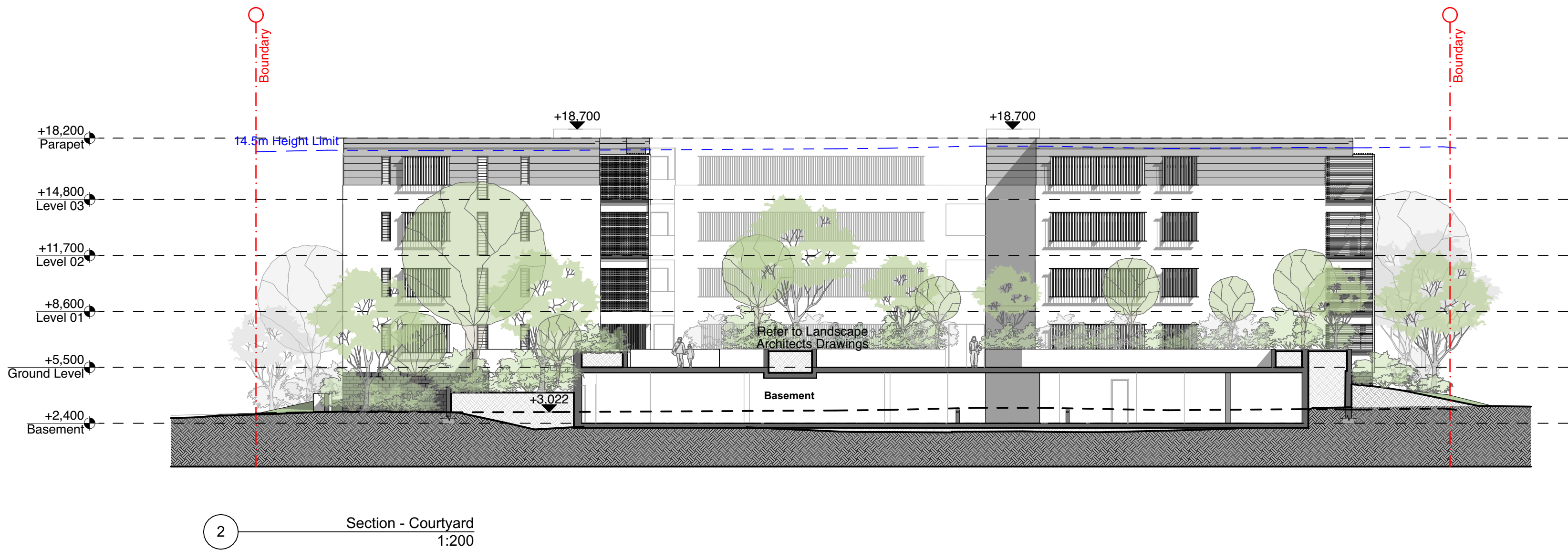
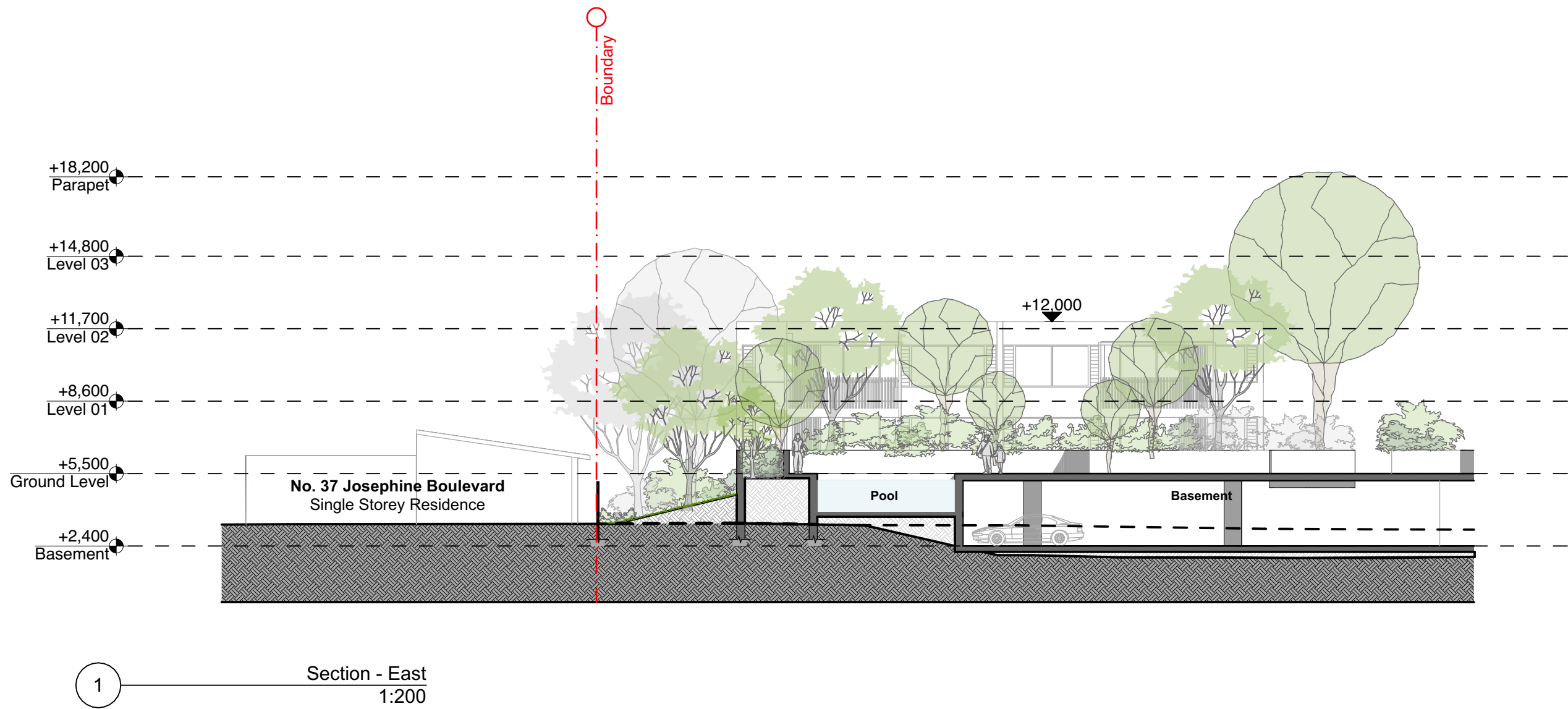
Project

Harrington Waters Estate

Drawing

Elevations - Sheet 02

Project No.	Revision	Drawing No.
21030	C	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
C	26/8/21	s34 Issue

Legend

Client
Roche Group Pty Limited

Architect
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North

Scale at A1
1:200

Status
For DA

Drawn
RY, AK

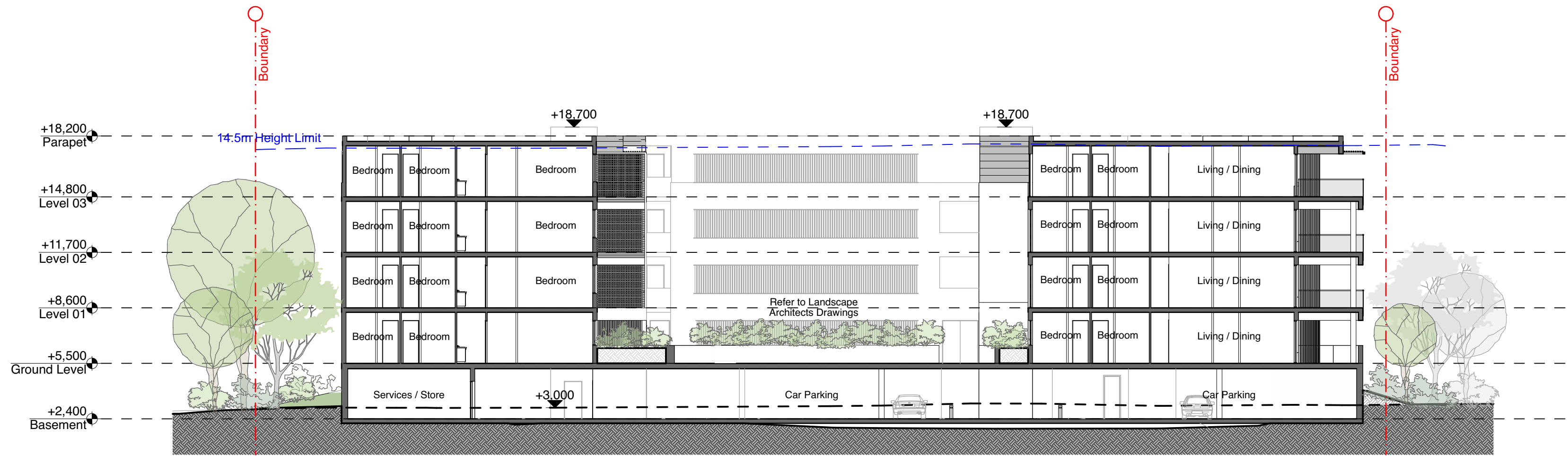
Date
26/8/21

Checked
JB

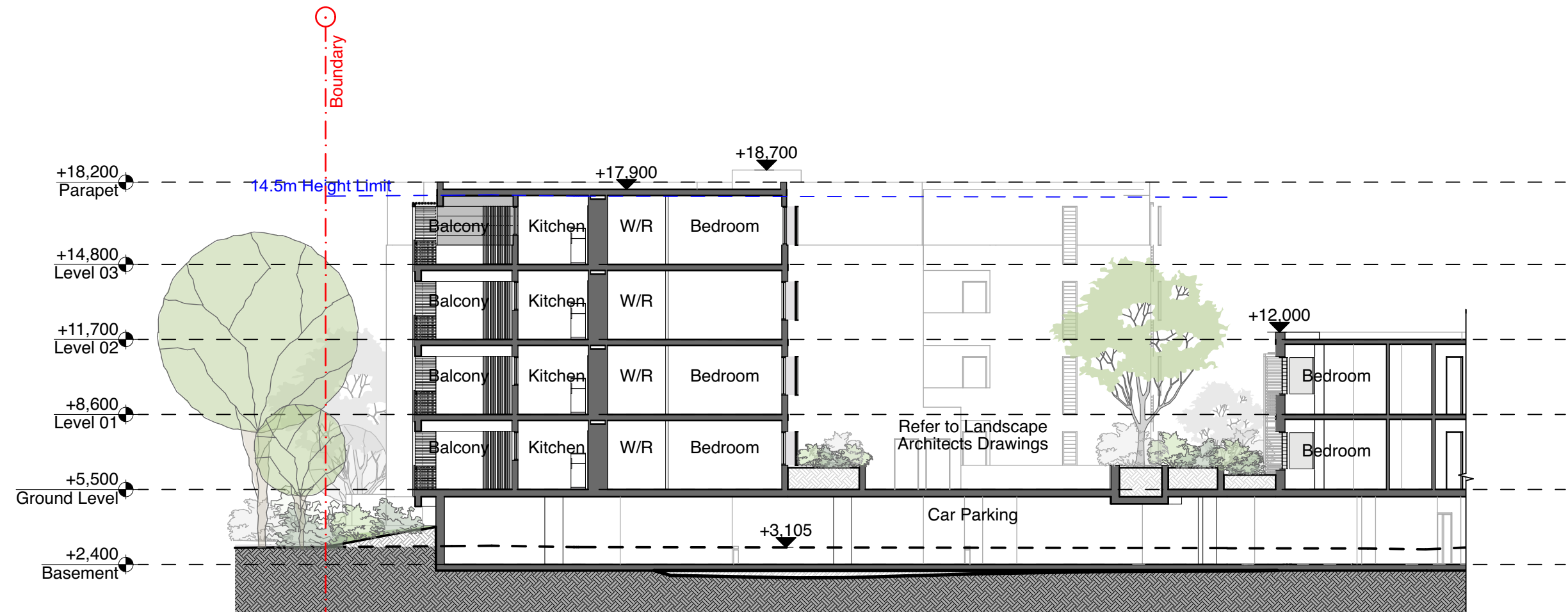
Project
Harrington Waters Estate

Drawing
Sections - Sheet 01

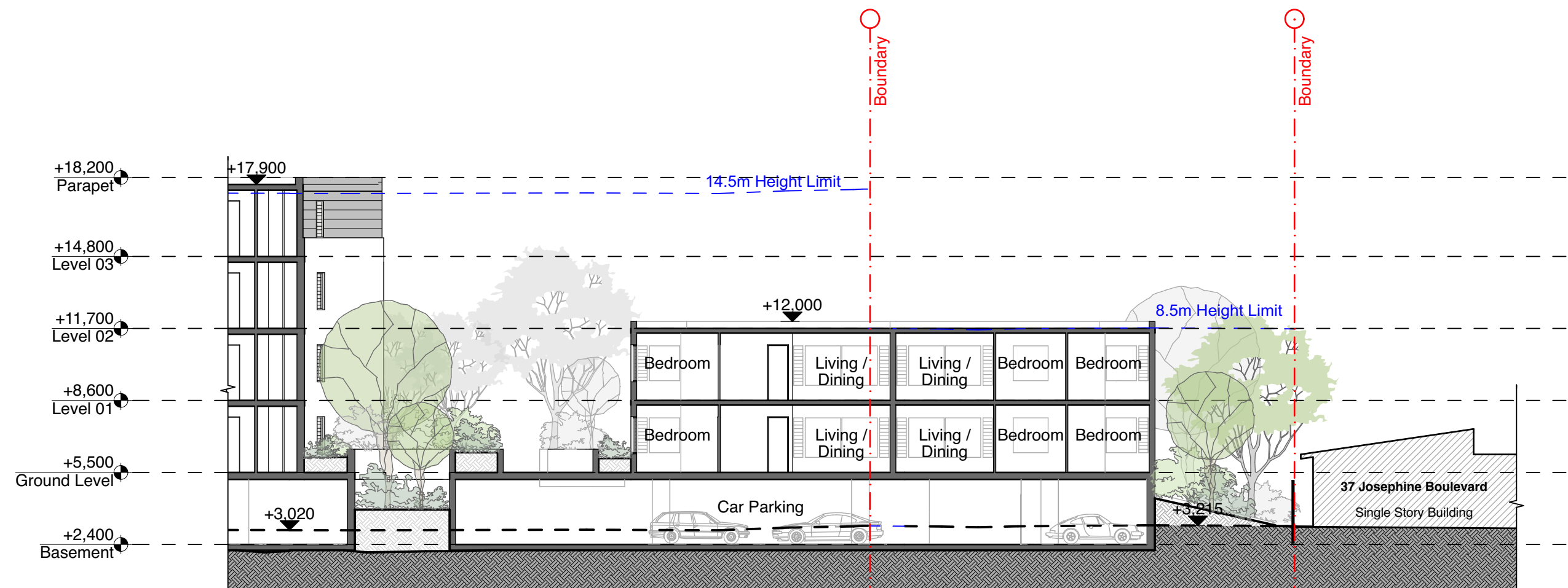
Project No. 21030	Revision C	Drawing No. A301
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1 Section - North-South
1:200



2 Section - West Block
1:200



3 Section - East Block
1:200

General Notes

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

Rev	Date	Issue
A	26/8/21	s34 Issue

Legend

Client

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Architect

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--	---	--

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

North



Status

For DA

Date

26/8/21

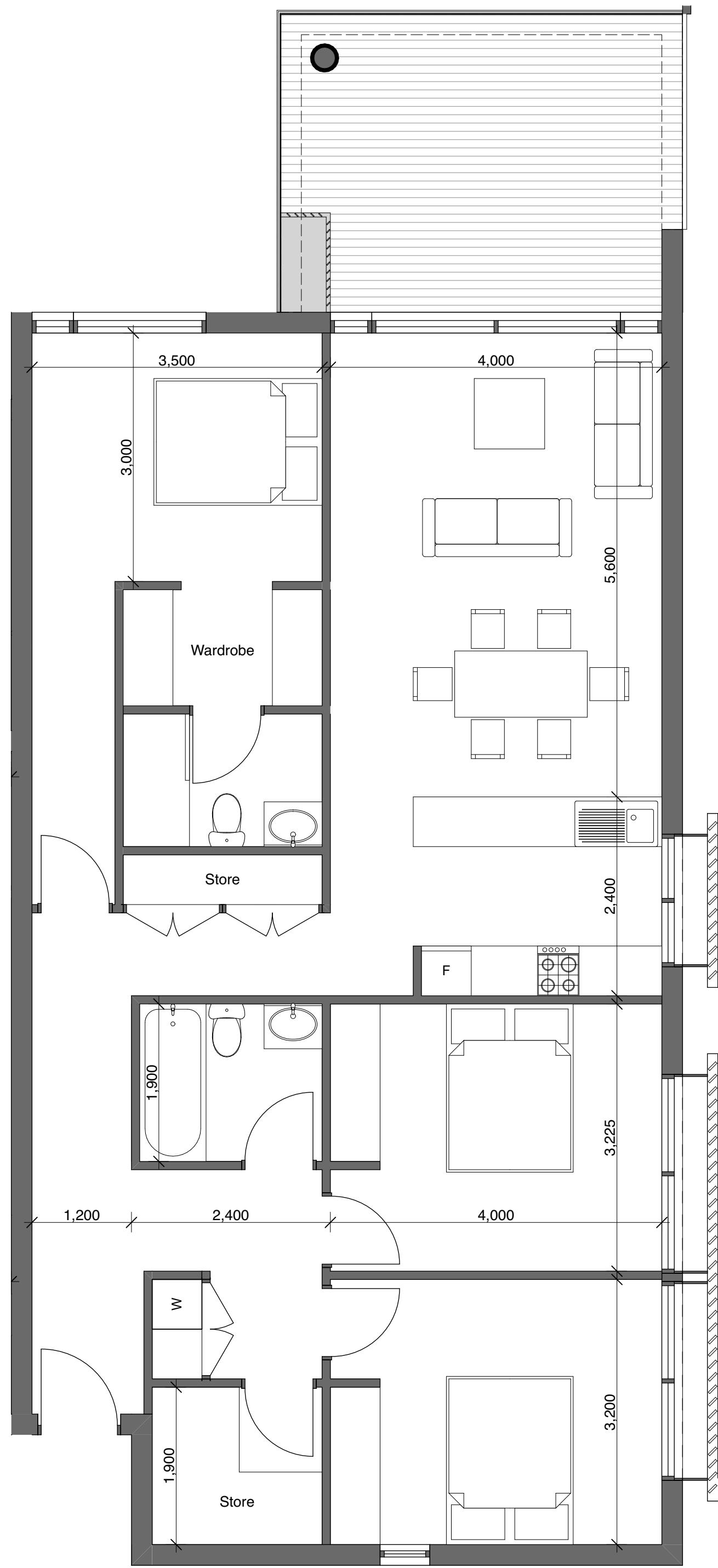
Project

Harrington Waters Estate

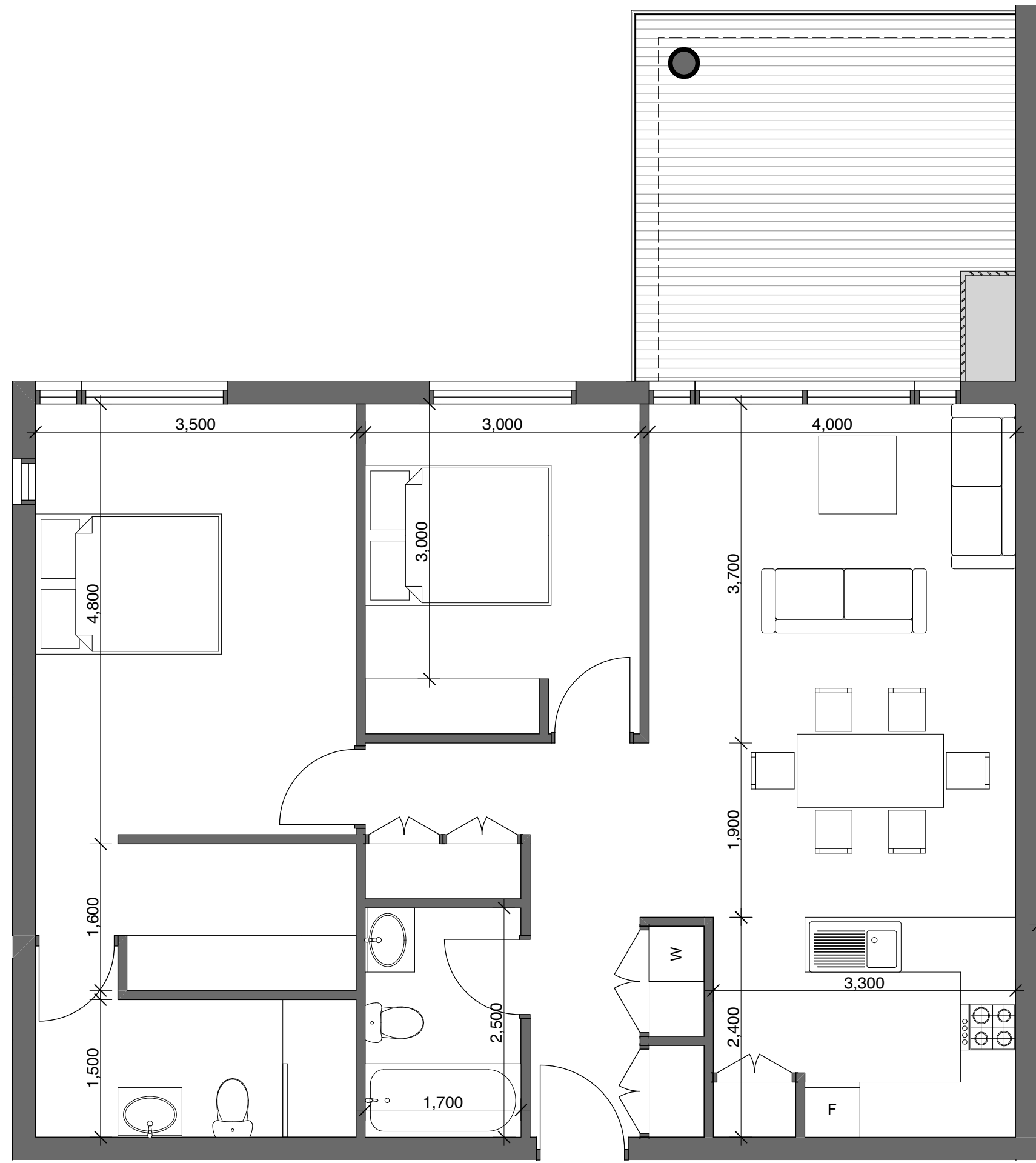
Drawing

Sections - Sheet 02

Project No.	Revision	Drawing No.
21030	A	A302



1 Typical Unit - 3 Bed
1:50



1 Typical Unit - 2 Bed
1:50

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

Rev	Date	Issue
A	26/8/21	s34 Issue

Legend

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--	---	--

North



Status

For DA

Date

26/8/21

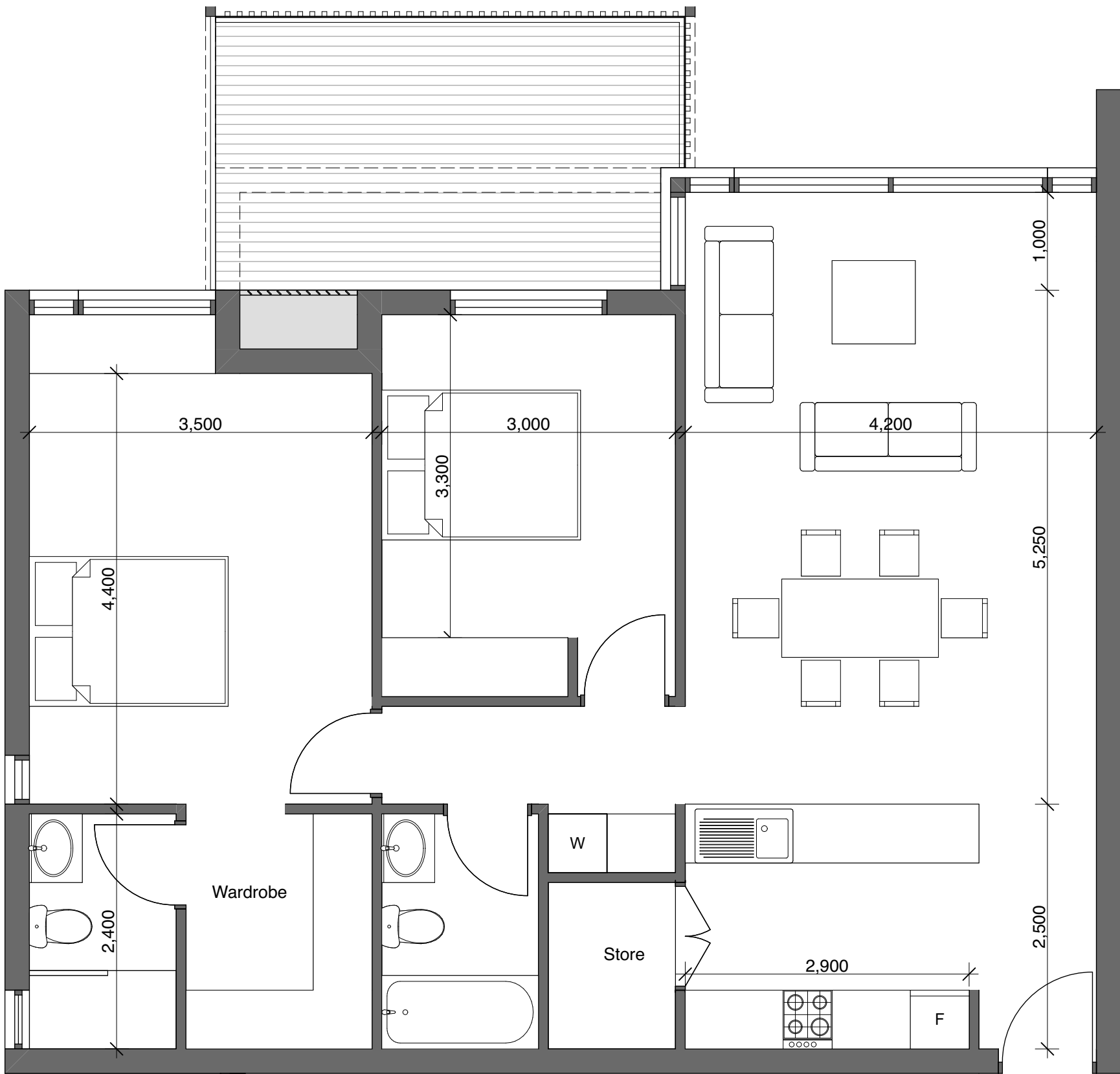
Project

Harrington Waters Estate

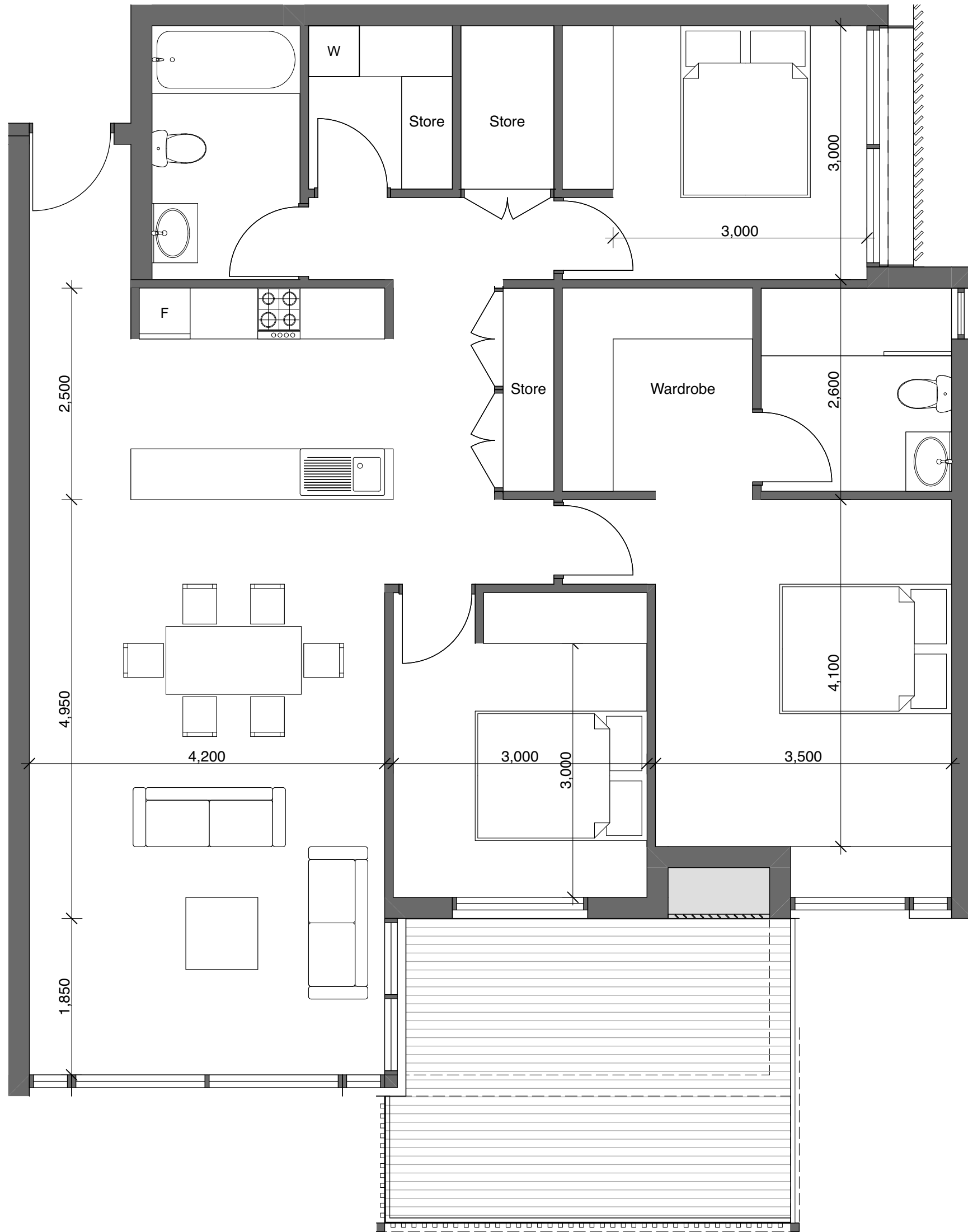
Drawing

Typical Unit Layouts - Sheet 01

Project No.	Revision	Drawing No.
21030	A	A401



1 Typical Unit - 2 Bed
1:50



2 Typical Unit - 3 Bed
1:50

General Notes

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

Rev	Date	Issue
A	26/8/21	s34 Issue

Legend

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--	---	--

North



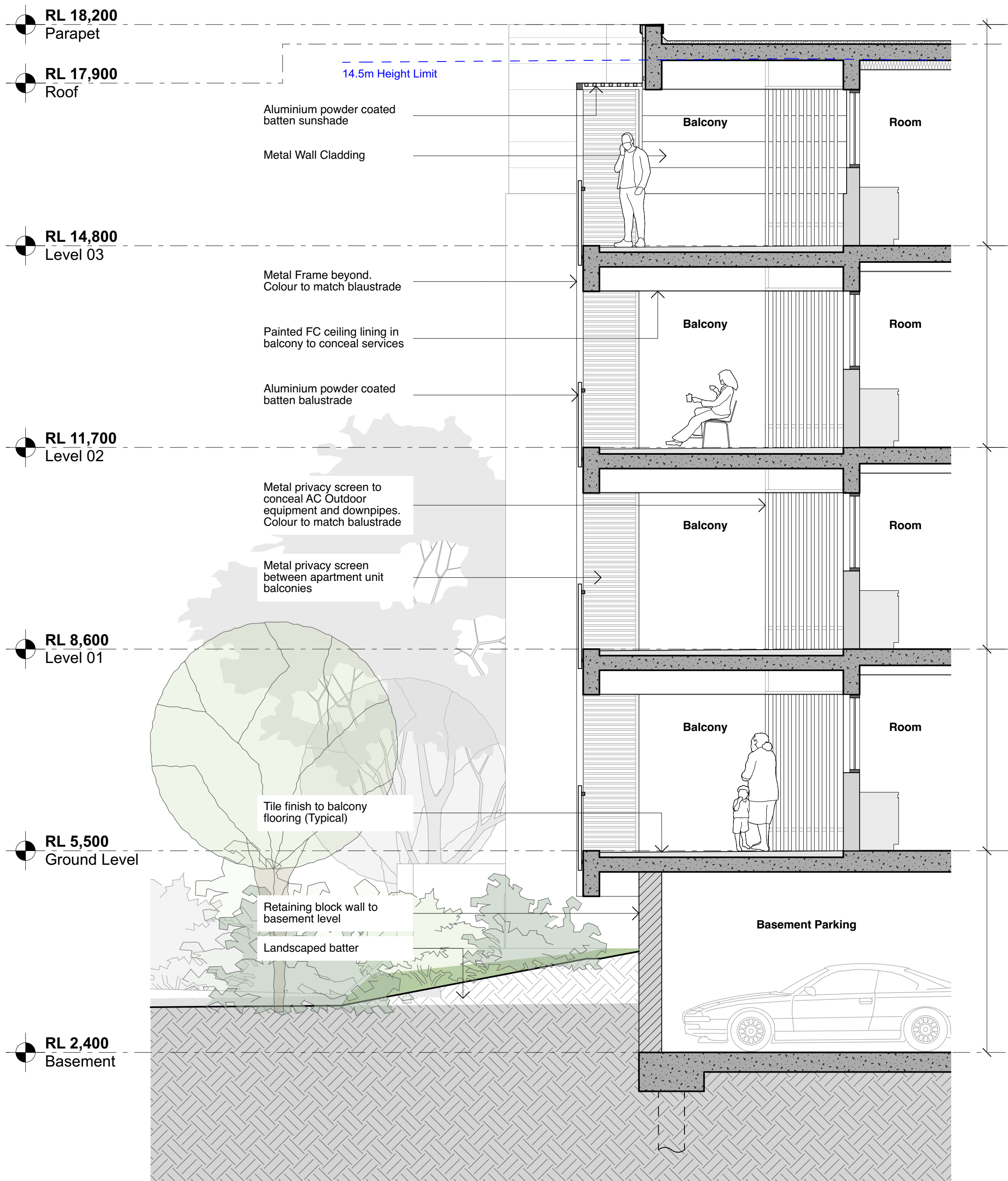
Status
For DA

Date
26/8/21

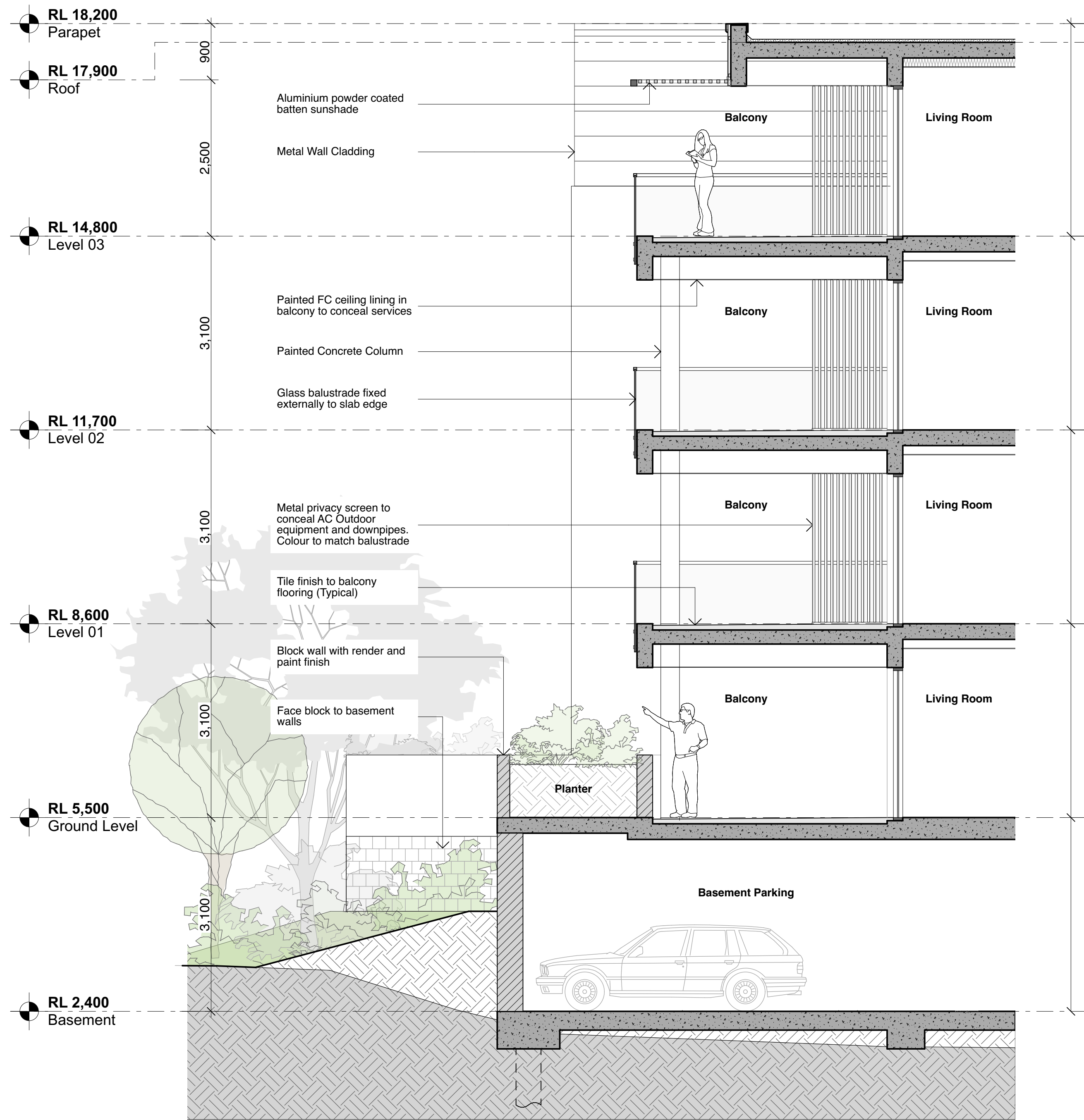
Project
Harrington Waters Estate

Drawing
Typical Unit Layouts - Sheet 02

Project No. 21030	Revision A	Drawing No. A402
-----------------------------	----------------------	----------------------------



1 Section Detail - Balcony Type 1
1:50



2 Section Detail - Balcony Type 2 (View towards Golf Course)
1:50

General Notes

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

Rev	Date	Issue
A	26/8/21	s34 Issue

Legend

Client
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Status
For DA

Date
26/8/21

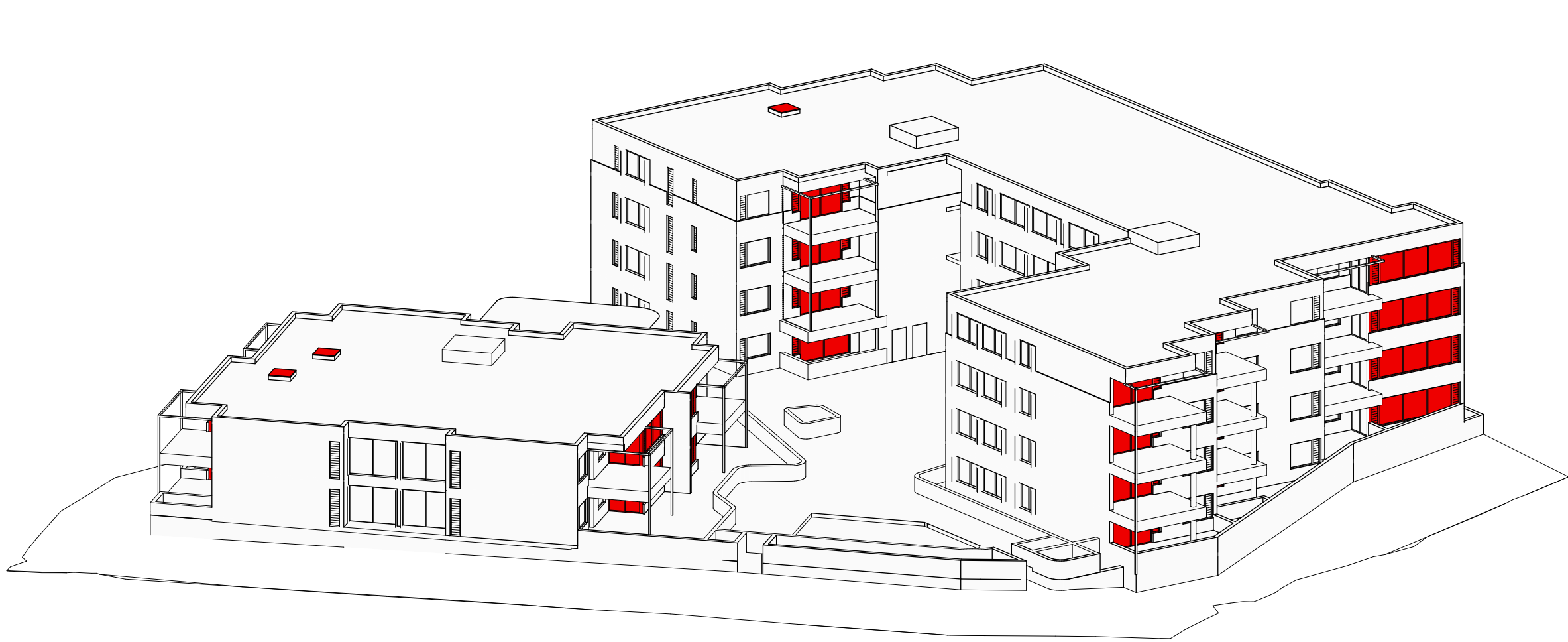
Project
Harrington Waters Estate

Drawing
Section Details

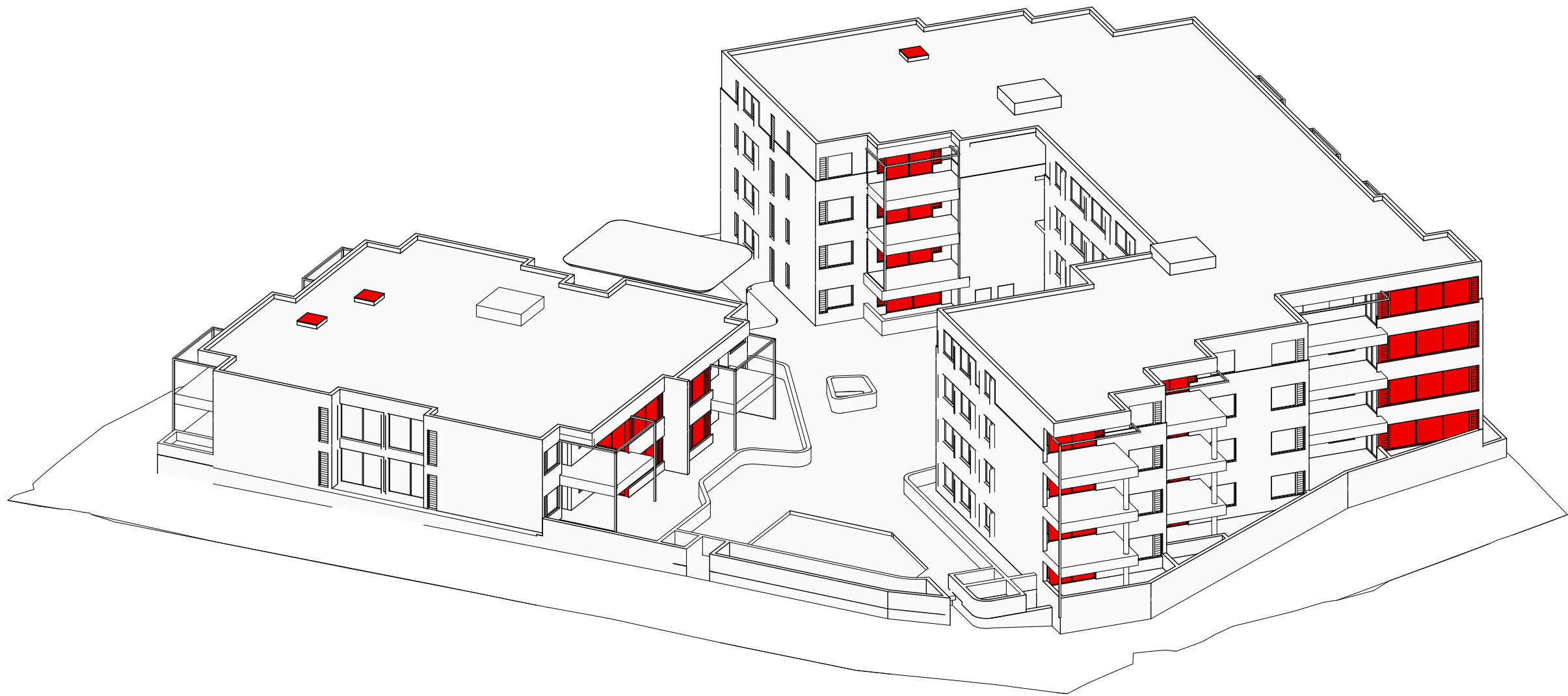
Project No.
21030

Revision
A

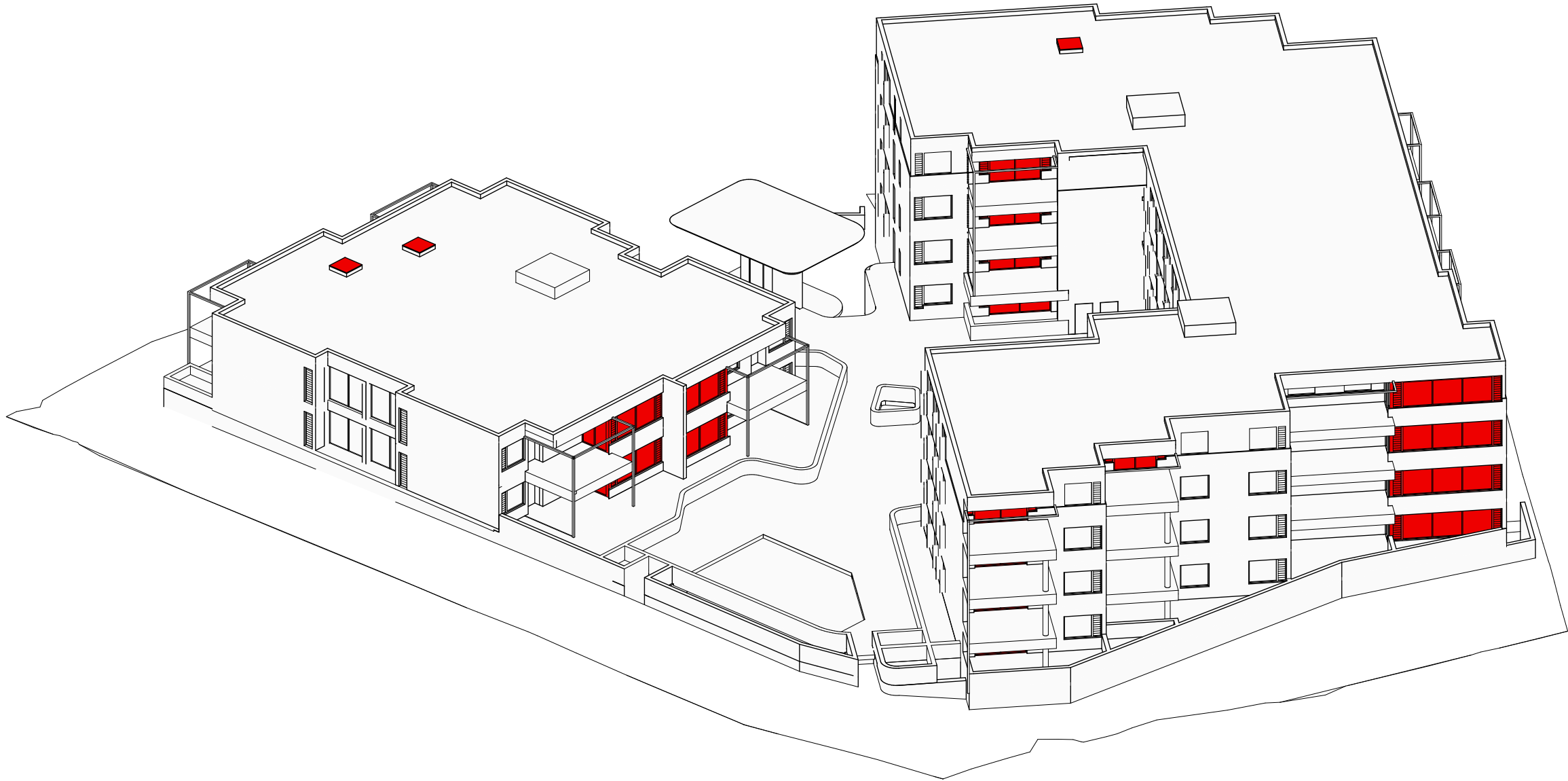
Drawing No.
A500



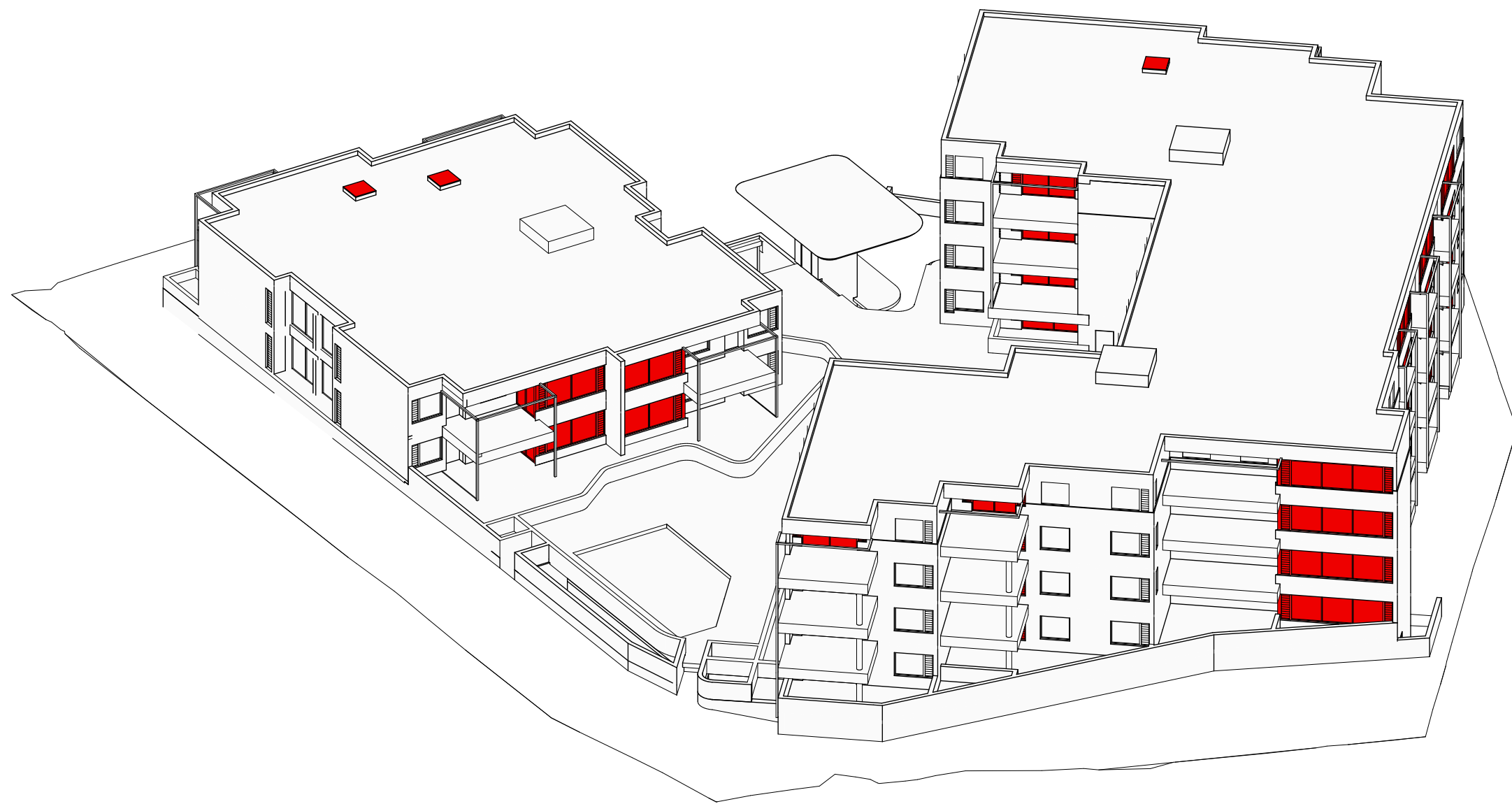
1 21 June - 9 AM
1:300



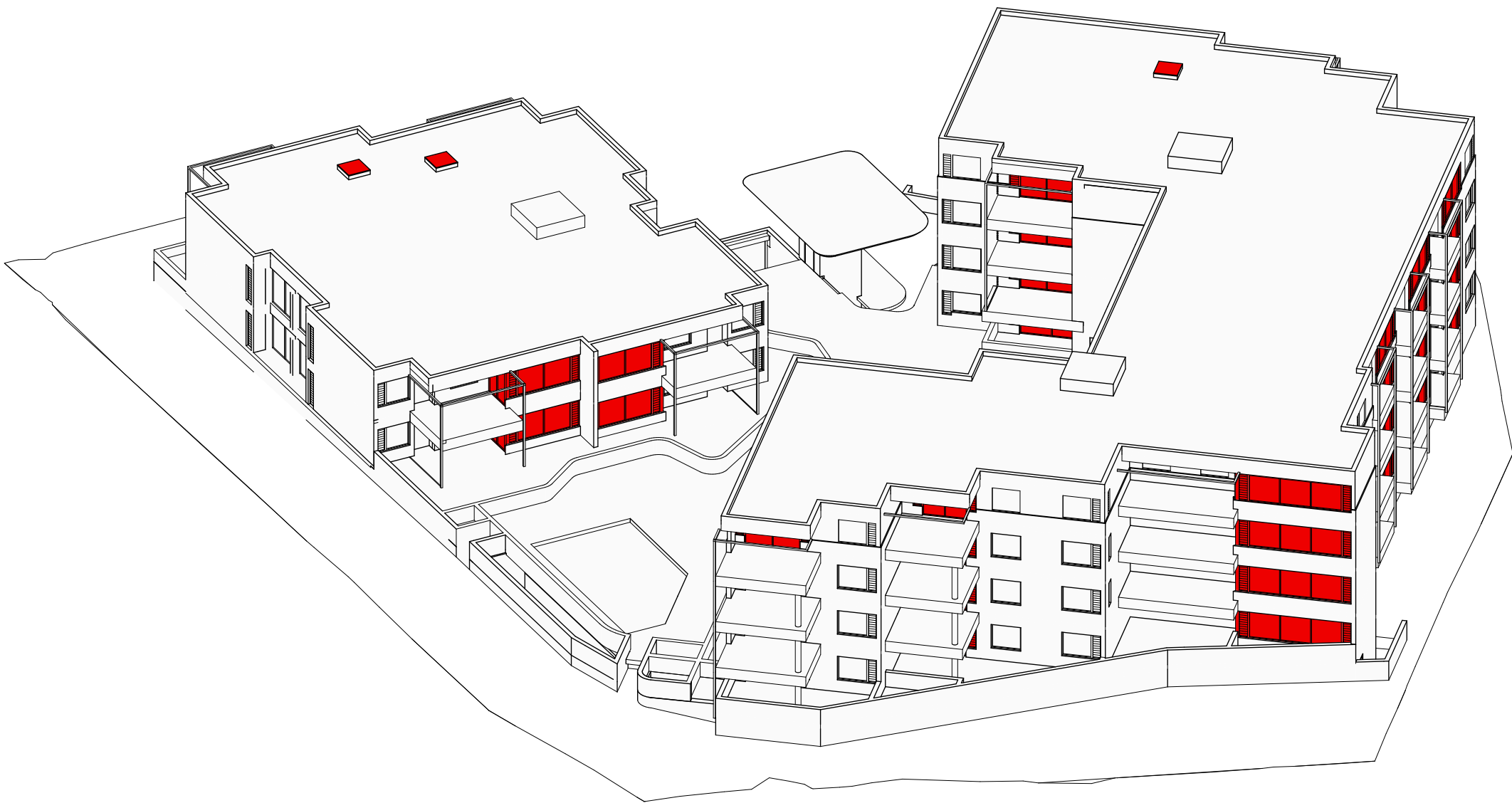
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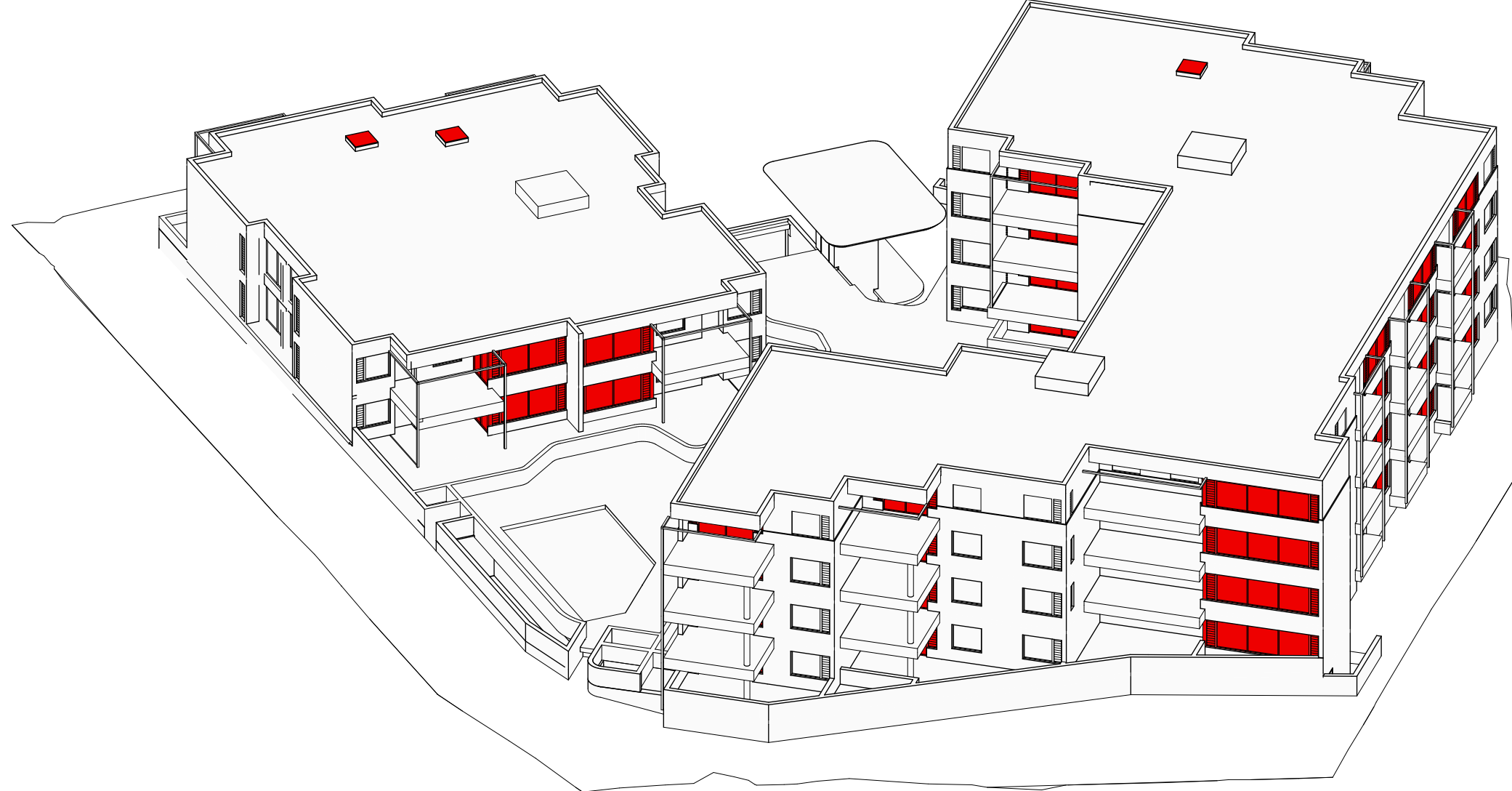
3 21 June - 11 AM
1:300



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
C	26/8/21	s34 Issue

Legend

Living Room Glazing

Client

Roche Group Pty Limited

Architect

BKA Architecture

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

North



Status

For DA

Date

26/8/21

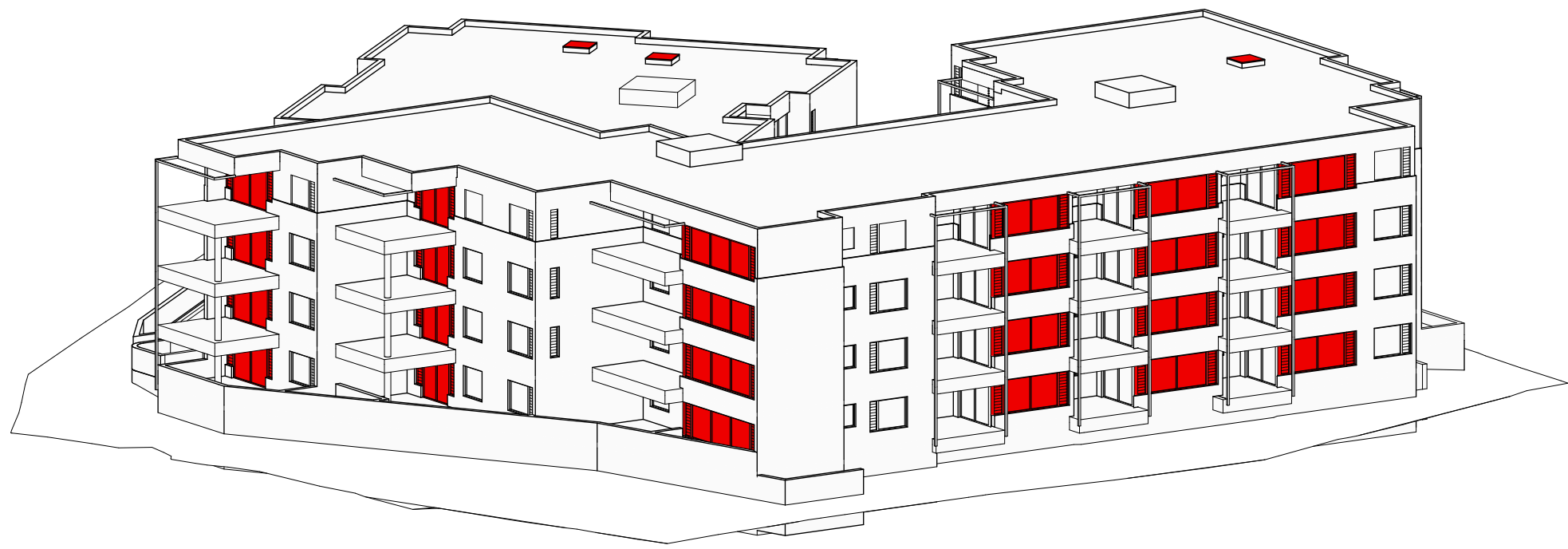
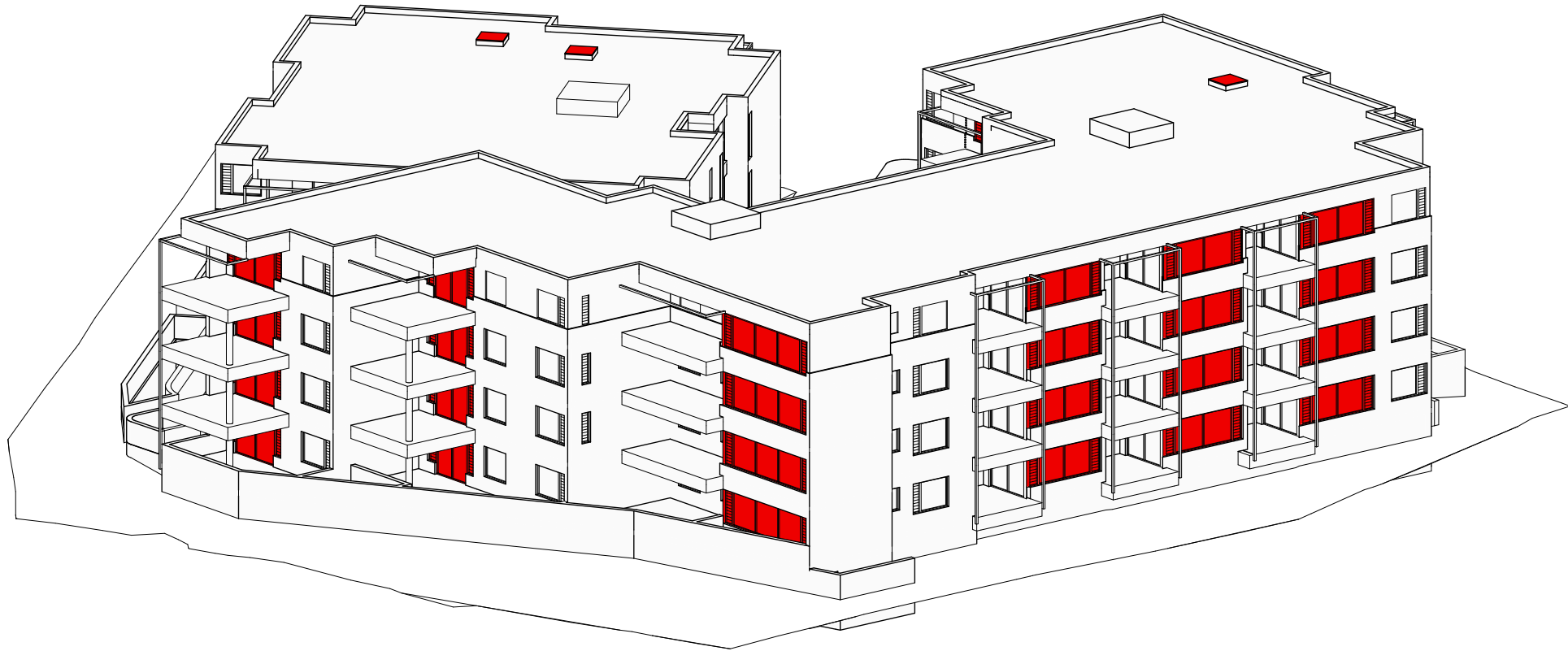
Project

Harrington Waters Estate

Drawing

Solar Access Diagram - Sheet 01

Project No. 21030	Revision C	Drawing No. A700
-----------------------------	----------------------	----------------------------



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	2.5
	UNIT 2	2 BED	Y	Y	-	Y	Y	Y	Y	Y	Y	5.5
	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	2.5
	UNIT 14	2 BED	Y	Y	-	Y	Y	Y	Y	Y	Y	5.5
	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	2.5
	UNIT 26	2 BED	Y	Y	-	Y	Y	Y	Y	Y	Y	5.5
	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	-	32
Percentage of Complying Units	-	80%

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
C	26/8/21	s34 Issue

Legend

Living Room Glazing

Client

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Architect

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NSW 2479

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North



Scale at A1
1:300

Status
For DA

Drawn
RY, AK

Date
26/8/21

Checked
JB

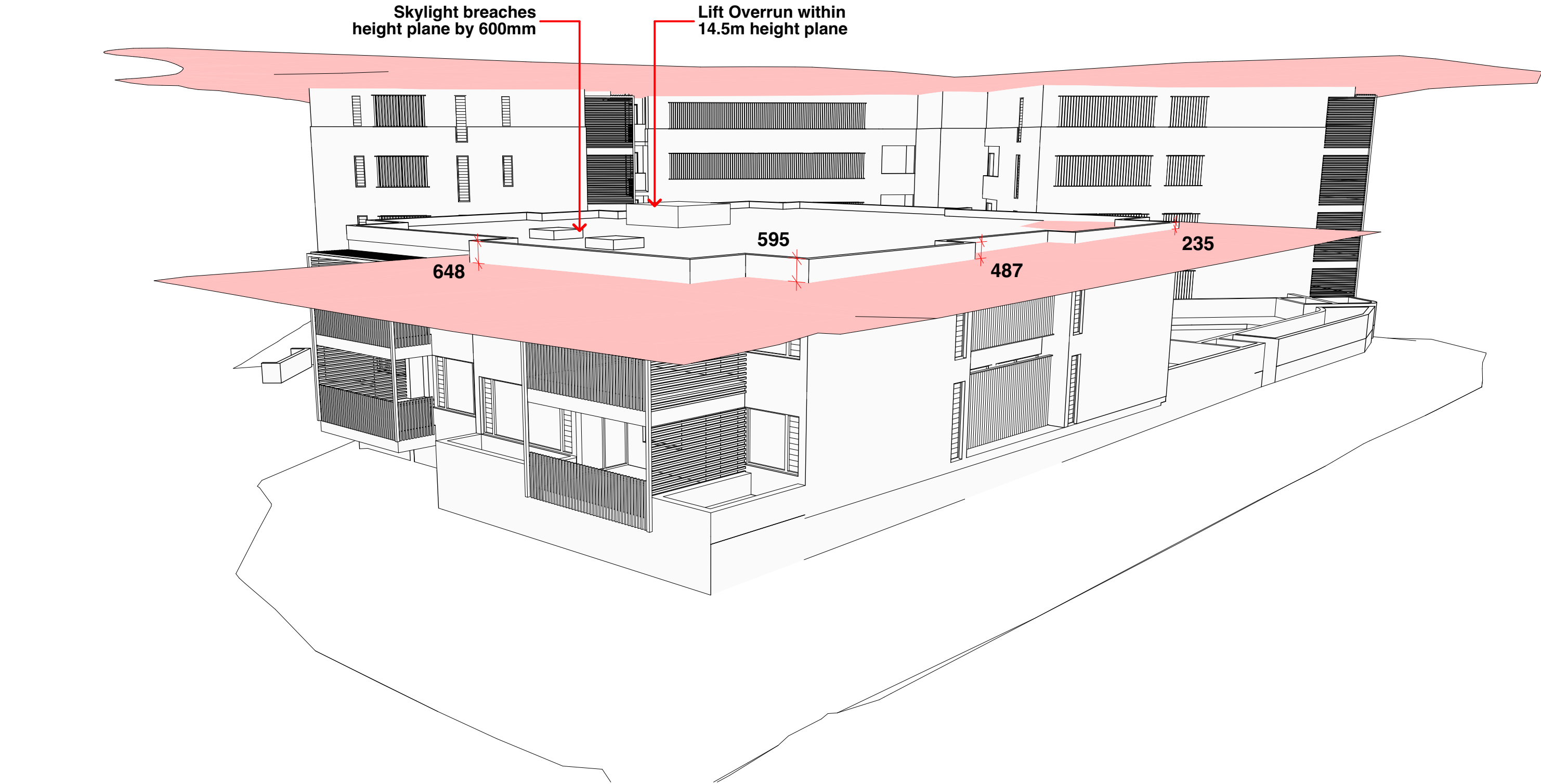
Project
Harrington Waters Estate

Drawing
Solar Access Diagram - Sheet 02

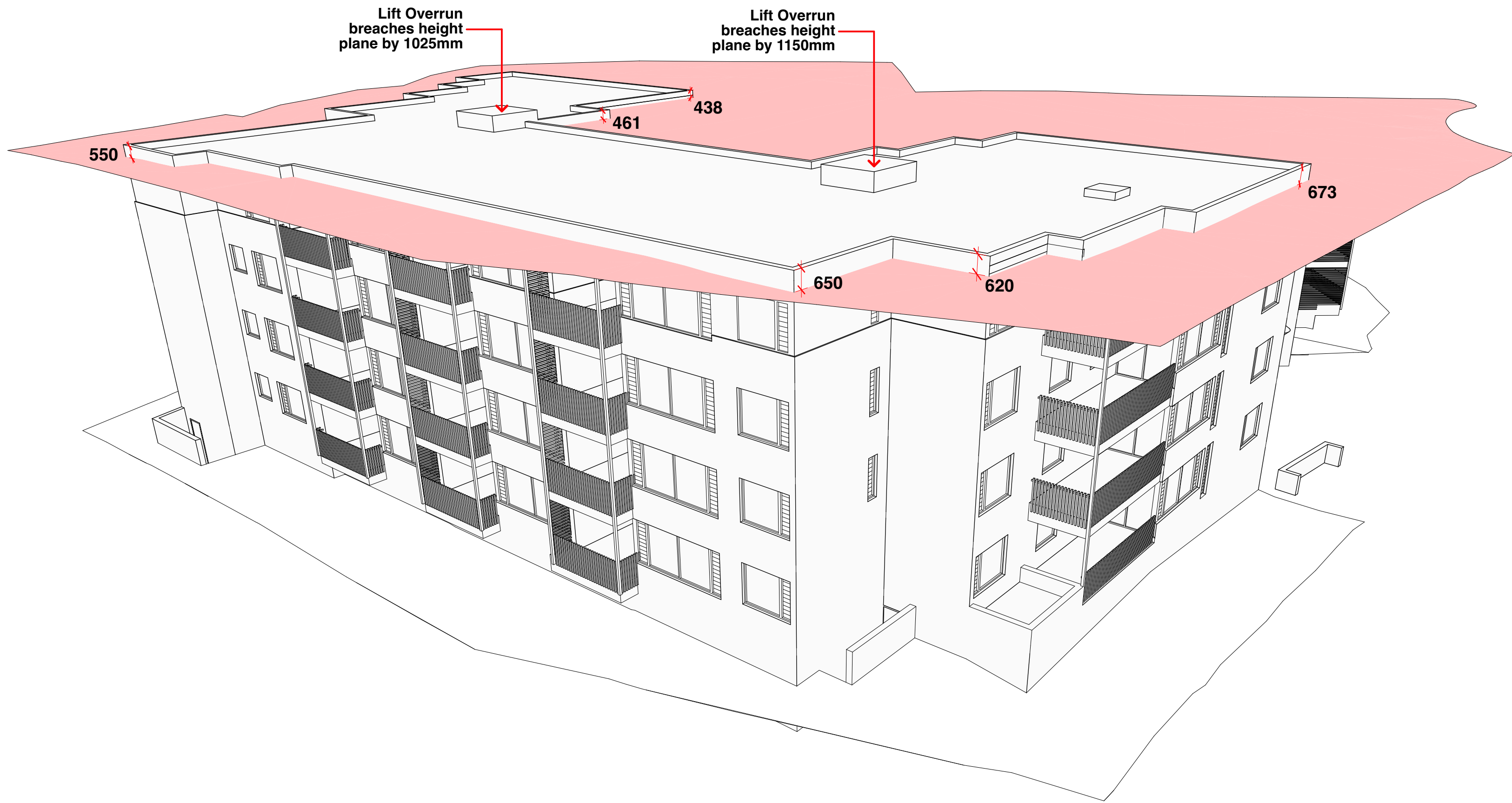
Project No.
21030

Revision
C

Drawing No.
A701



1 Height Plane - South East View



2 Height Plane - South West View

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Rev	Date	Issue
A	4/8/21	s34 Issue
B	26/8/21	s34 Issue

Legend

Client
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North 	Scale at A1
Status For DA	Drawn RY, AK
Date 26/8/21	Checked JB
Project Harrington Waters Estate	

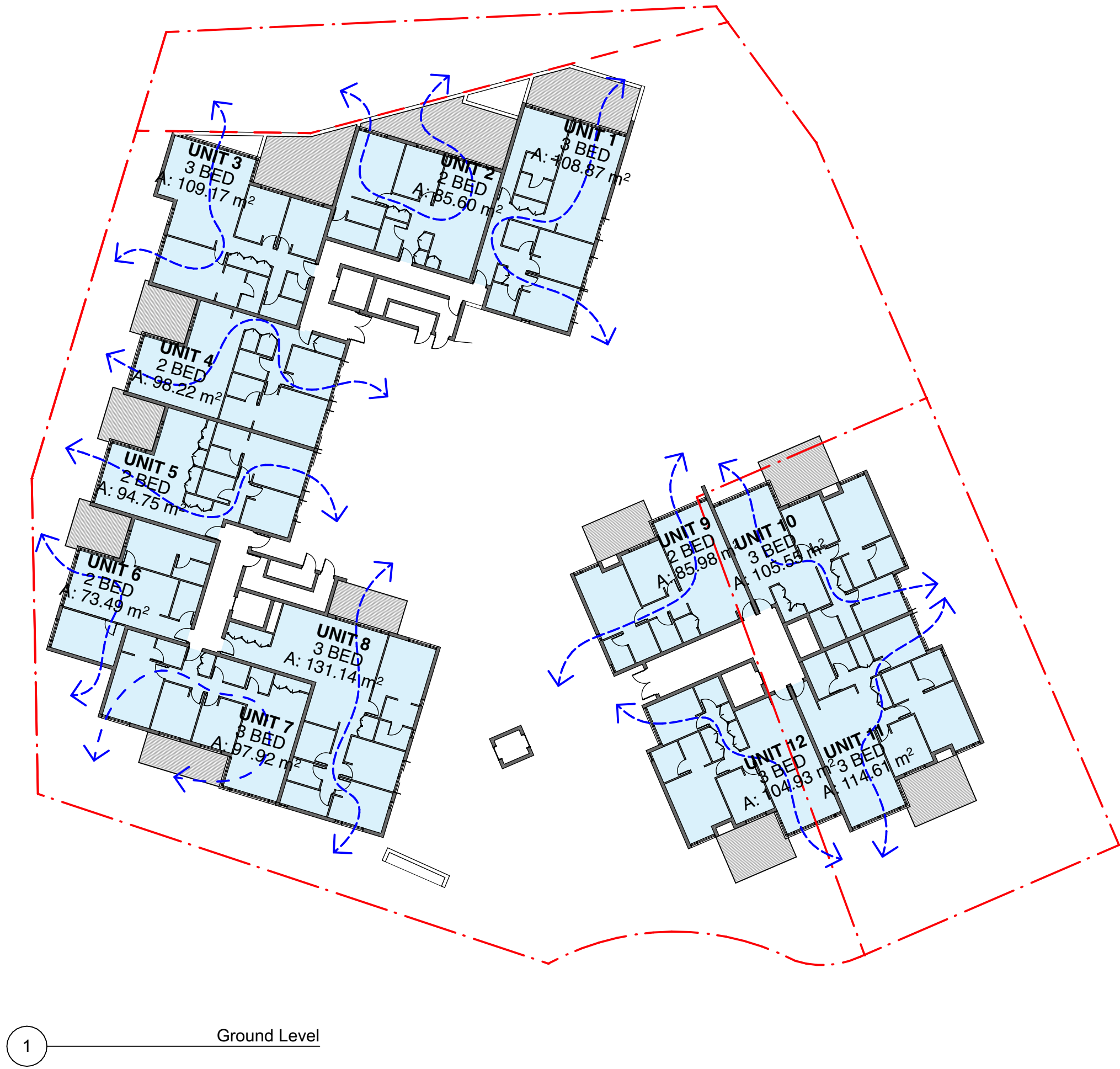
Drawing
Height Plane Diagram

Project No. 21030	Revision B	Drawing No. A710
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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

General Notes

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

Rev	Date	Issue
A	4/8/21	s34 Issue
B	26/8/21	s34 Issue

Legend

Client
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North

Scale at A1
1:100

Status
For DA

Drawn
RY, AK

Date
26/8/21

Checked
JB

Project
Harrington Waters Estate

Drawing
Cross Ventilation Diagram

Project No. 21030	Revision B	Drawing No. A720
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PROPOSED GFA SCHEDULE		
LOT	Level	Area
Lot 4122		
	Ground Level	269.74
	Level 01	269.74
		539.48 m ²
Part Lot 49 DP 1239209		
	Ground Level	1,066.74
	Level 01	1,066.35
	Level 02	878.88
	Level 03	878.88
		3,890.85 m ²
		4,430.33 m ²

SITE AREA

(Excluding Recreation Zone)

Lot 4122 - 664.5 m²
Part Lot 49 DP 1239209 - 3144.4 m²

Site Area where FSR 0.6:1 Applies - 981.5 m²
Lot 4122 (664.5 m²) +
North Eastern Portion of Part Lot 49 DP 1239209 (317 m²)

Site Area where no FSR Applies - 2827.4 m²

PREVIOUS DA SUBMISSION GFA

Lot 4122 - 651 m²
Part Lot 49 DP 1239209 - 4161 m²

PREVIOUS DA SUBMISSION FSR

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

PROPOSED FSR

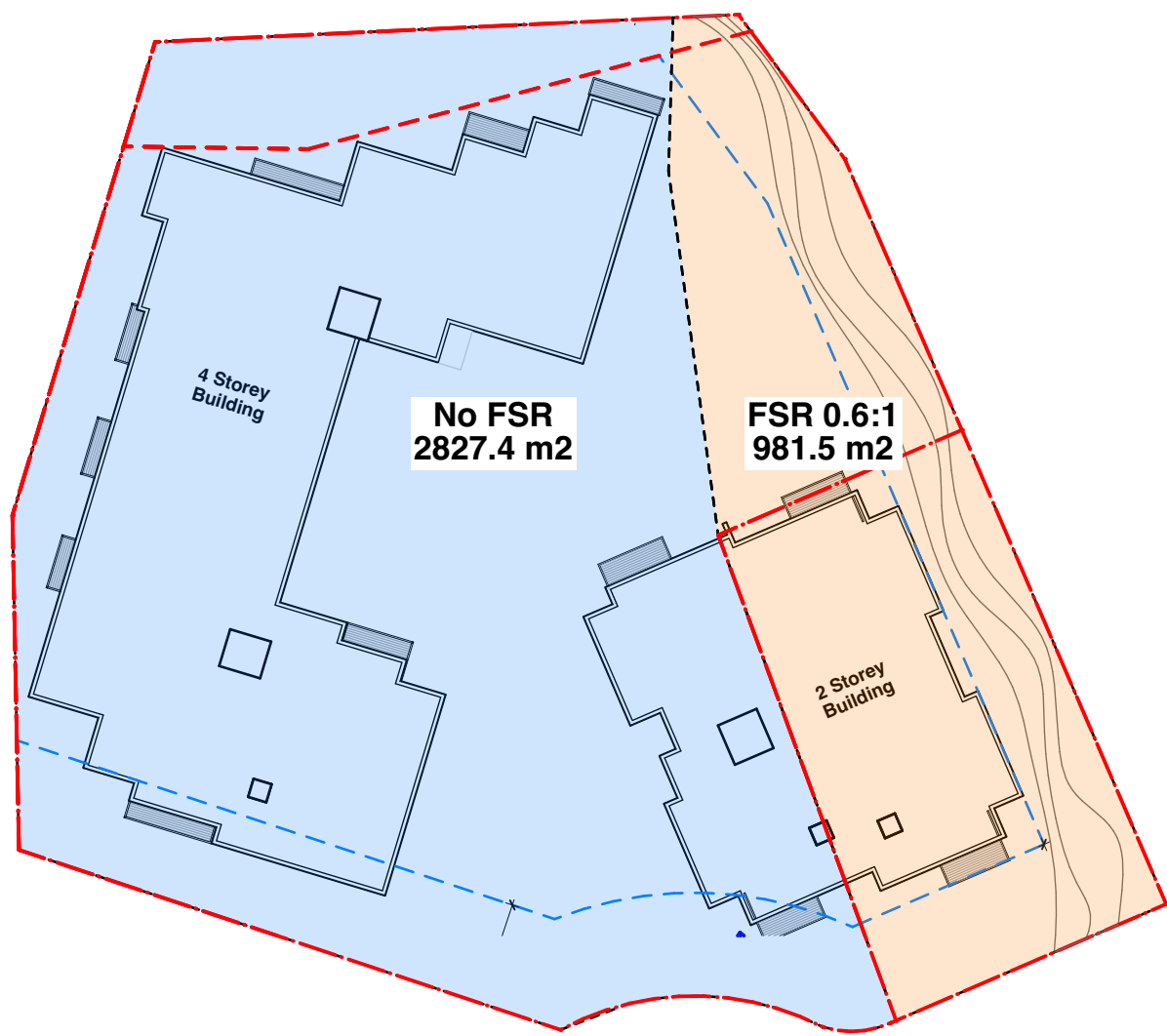
Lot 4122 - 0.55:1
Part Lot 49 DP 1239209 - 1.38:1



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

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Rev	Date	Issue
A	1/7/21	S34 Conference - Progress
B	4/8/21	s34 Issue
C	26/8/21	s34 Issue

Legend

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North

Scale at A1
1:500

Status
For DA
Drawn
RY, AK

Date
26/8/21
Checked
JB

Project
Harrington Waters Estate

Drawing
GFA Diagram

Project No.
21030
Revision
C
Drawing No.
A750

SITE AREA

Total Site Area - 4027.5 m²

COMMON OPEN SPACE

Total Common Open Space - 1255.35 m2

Percentage of Site Coverage required - 25%

Percentage of Site Coverage achieved - 31.17%

DEEP SOIL

Total Deep Soil Area - 611.6 m2

Percentage of Site Coverage required - 7%

Percentage of Site Coverage achieved - 15.18%



Common Open Space
A: 1,255.35 m²

1 Ground Floor - Communal Space
1:500



Total Deep Soil
A: 611.6 m²

2 Ground Floor - Deep Soil
1:500

Storage Calculation				
Location	Unit No.	Unit Type	Storage in Unit (m3)	Storage in Basment (m3)
Ground Level				
	UNIT 01	3 BED	11.64	N/A
	UNIT 02	2 BED	5.83	2.17
	UNIT 03	3 BED	10.08	N/A
	UNIT 04	2 BED	9.41	N/A
	UNIT 05	2 BED	10.23	N/A
	UNIT 06	2 BED	8.08	N/A
	UNIT 07	3 BED	10.14	N/A
	UNIT 08	3 BED	19.76	N/A
	UNIT 09	2 BED	5.97	2.03
	UNIT 10	3 BED	10.05	N/A
	UNIT 11	3 BED	11.77	N/A
	UNIT 12	3 BED	10.5	N/A
Level 01				
	UNIT 13	3 BED	11.64	N/A
	UNIT 14	2 BED	5.83	2.17
	UNIT 15	3 BED	10.08	N/A
	UNIT 16	2 BED	9.41	N/A
	UNIT 17	2 BED	10.23	N/A
	UNIT 18	2 BED	8.08	N/A
	UNIT 19	3 BED	10.14	N/A
	UNIT 20	3 BED	19.76	N/A
	UNIT 21	2 BED	5.97	2.03
	UNIT 22	3 BED	10.05	N/A
	UNIT 23	3 BED	11.77	N/A
	UNIT 24	3 BED	10.5	N/A
Level 02				
	UNIT 25	3 BED	11.64	N/A
	UNIT 26	2 BED	5.83	2.17
	UNIT 27	3 BED	10.08	N/A
	UNIT 28	2 BED	9.41	N/A
	UNIT 29	2 BED	10.23	N/A
	UNIT 30	2 BED	8.08	N/A
	UNIT 31	3 BED	10.14	N/A
	UNIT 32	3 BED	19.76	N/A
Level 03				
	UNIT 33	3 BED	11.64	N/A
	UNIT 34	2 BED	5.83	2.17
	UNIT 35	3 BED	10.08	N/A
	UNIT 36	2 BED	9.41	N/A
	UNIT 37	2 BED	10.23	N/A
	UNIT 38	2 BED	8.08	N/A
	UNIT 39	3 BED	10.14	N/A
	UNIT 40	3 BED	19.76	N/A



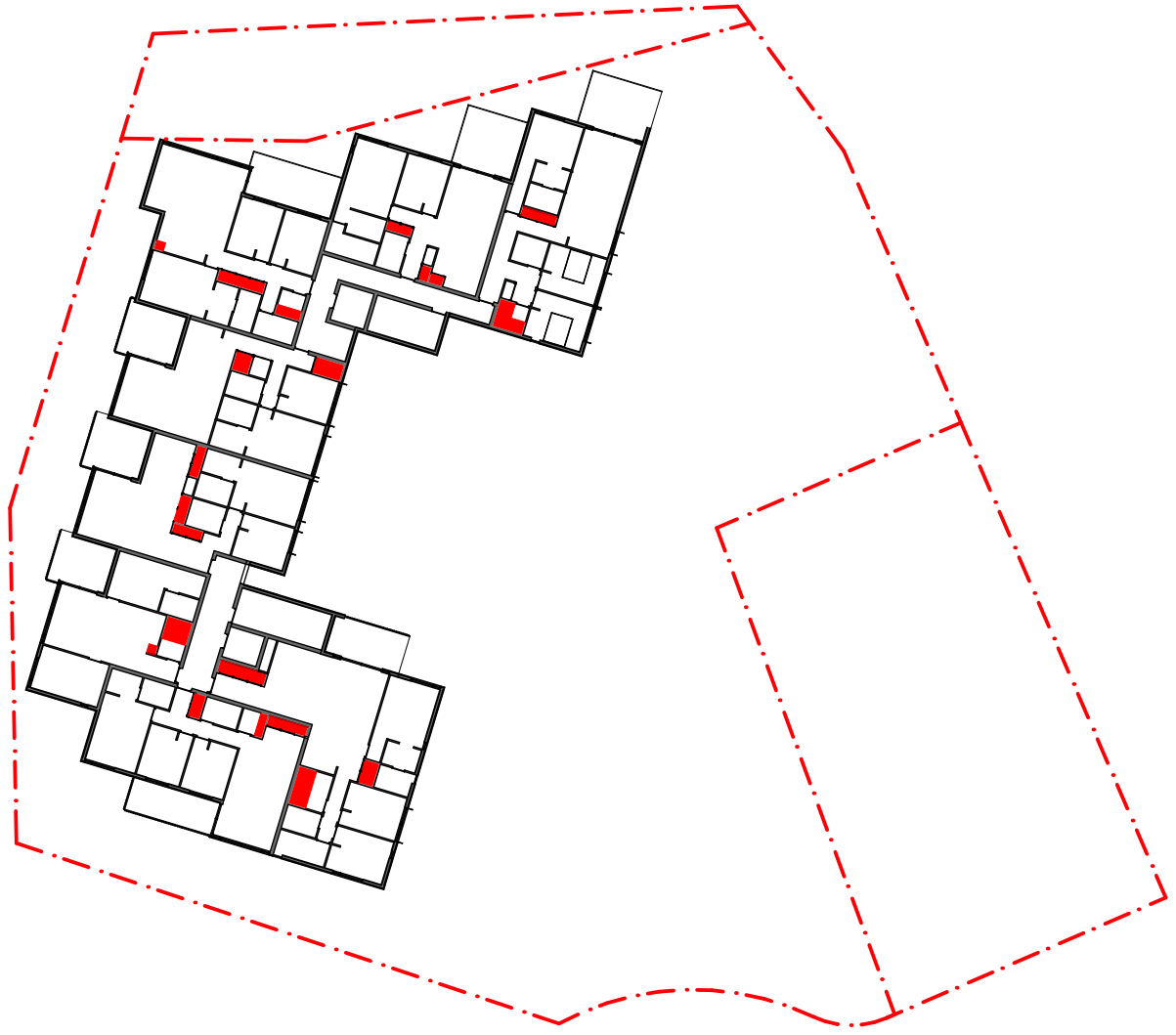
3 Storage Diagram - Ground Level
1:500



5 Storage Diagram - Level 02
1:500



4 Storage Diagram - Level 01
1:500



6 Storage Diagram - Level 03
1:500

General Notes

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

Rev	Date	Issue
A	26/8/21	s34 Issue

Legend

Client

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Architect

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North	Scale at A1
	1:500

Status	Drawn
For DA	RY, AK

Date	Checked
26/8/21	JB

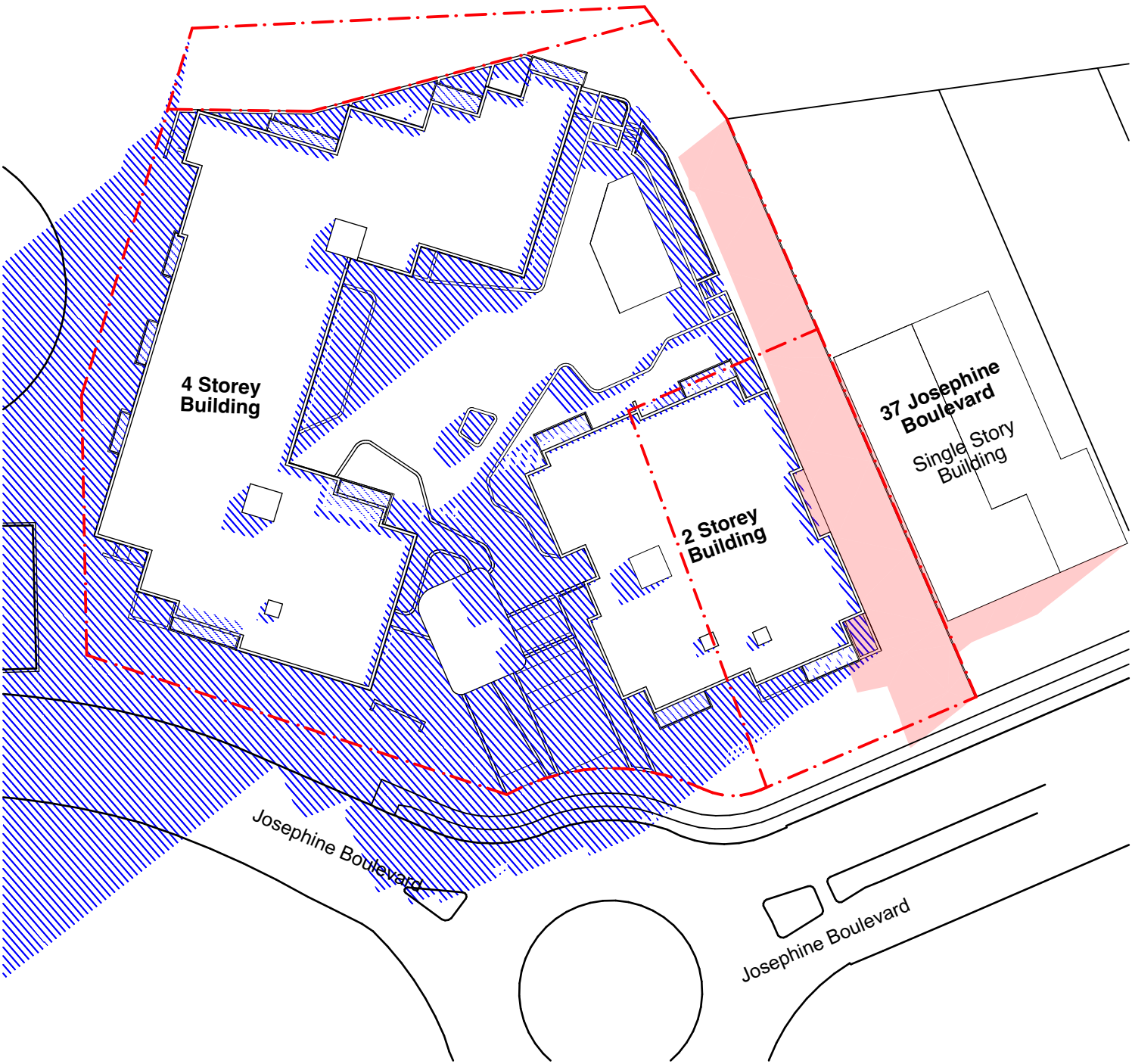
Project

Harrington Waters Estate

Drawing

Area Calculation Diagrams

Project No.	Revision	Drawing No.
21030	A	A751



1 21st June - 9 am
1:500



2 21st June - 12 pm
1:500



3 21st June - 3 pm
1:500



4 21st September - 9 am
1:500



5 21st September - 12 pm
1:500



6 21st September - 3 pm
1:500

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Rev	Date	Issue
A	26/8/21	s34 Issue

Legend

	Existing Shadows
	Proposed Shadows

Client

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North



Status

For DA

Date

26/8/21

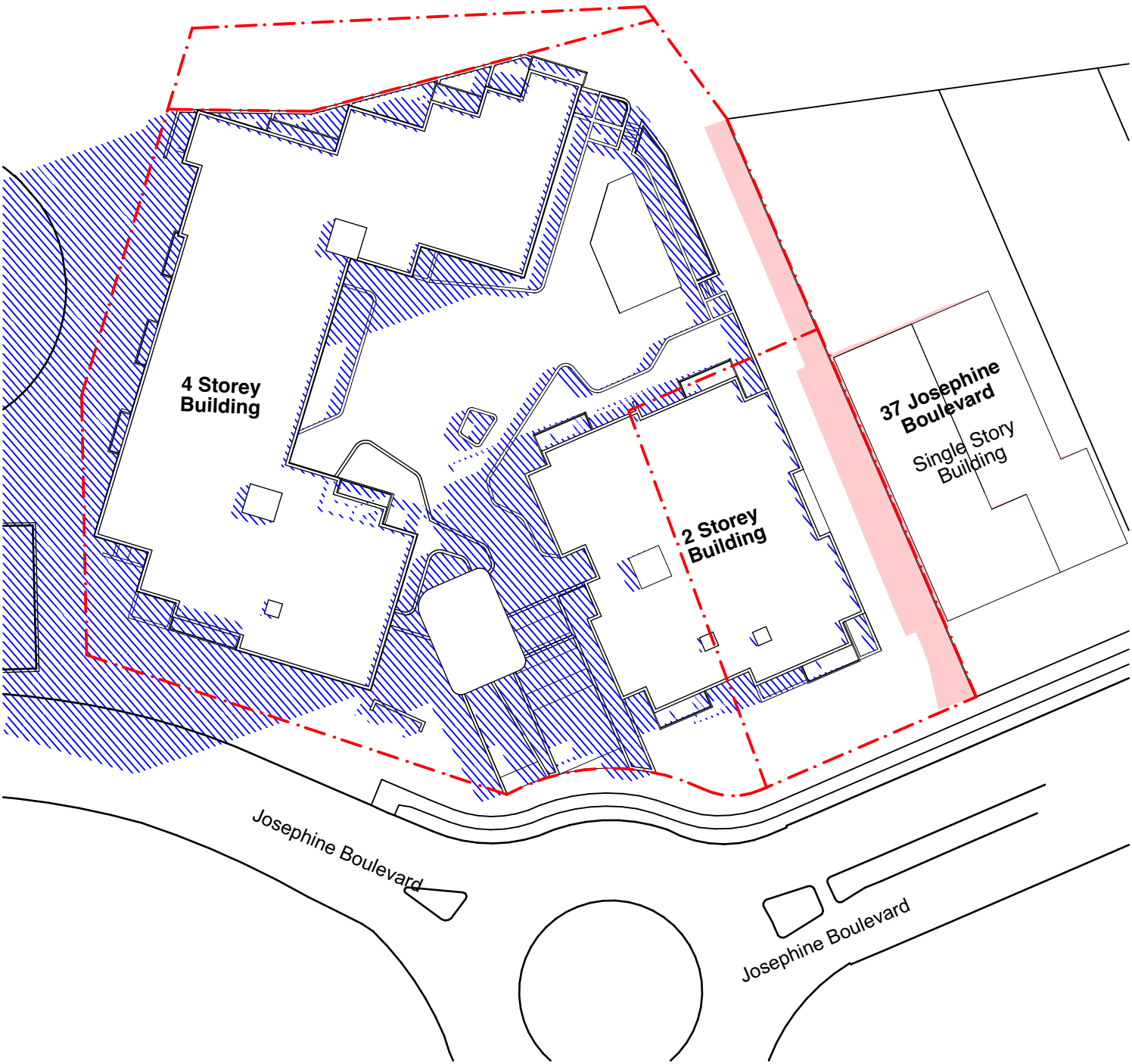
Project

Harrington Waters Estate

Drawing

Shadow Diagrams - Sheet 01

Project No.	Revision	Drawing No.
21030	A	A760



1 21st March - 9 am
1:500



2 21st March - 12 pm
1:500



3 21st March - 3 pm
1:500

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

Rev	Date	Issue
A	26/8/21	s34 Issue

Legend

	Existing Shadows
	Proposed Shadows

Client
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North

Scale at A1
1:500

Status
For DA

Drawn
RY, AK

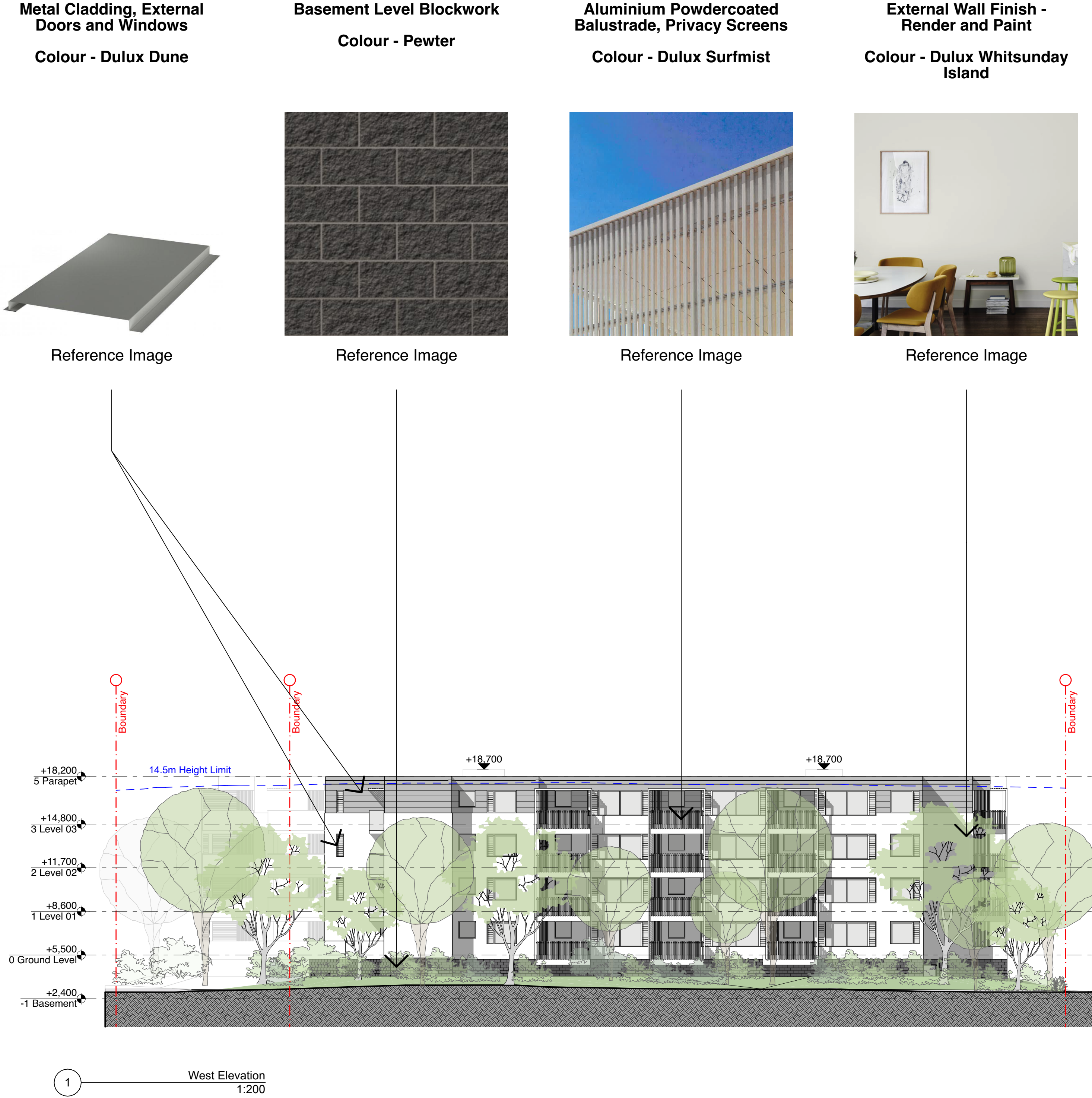
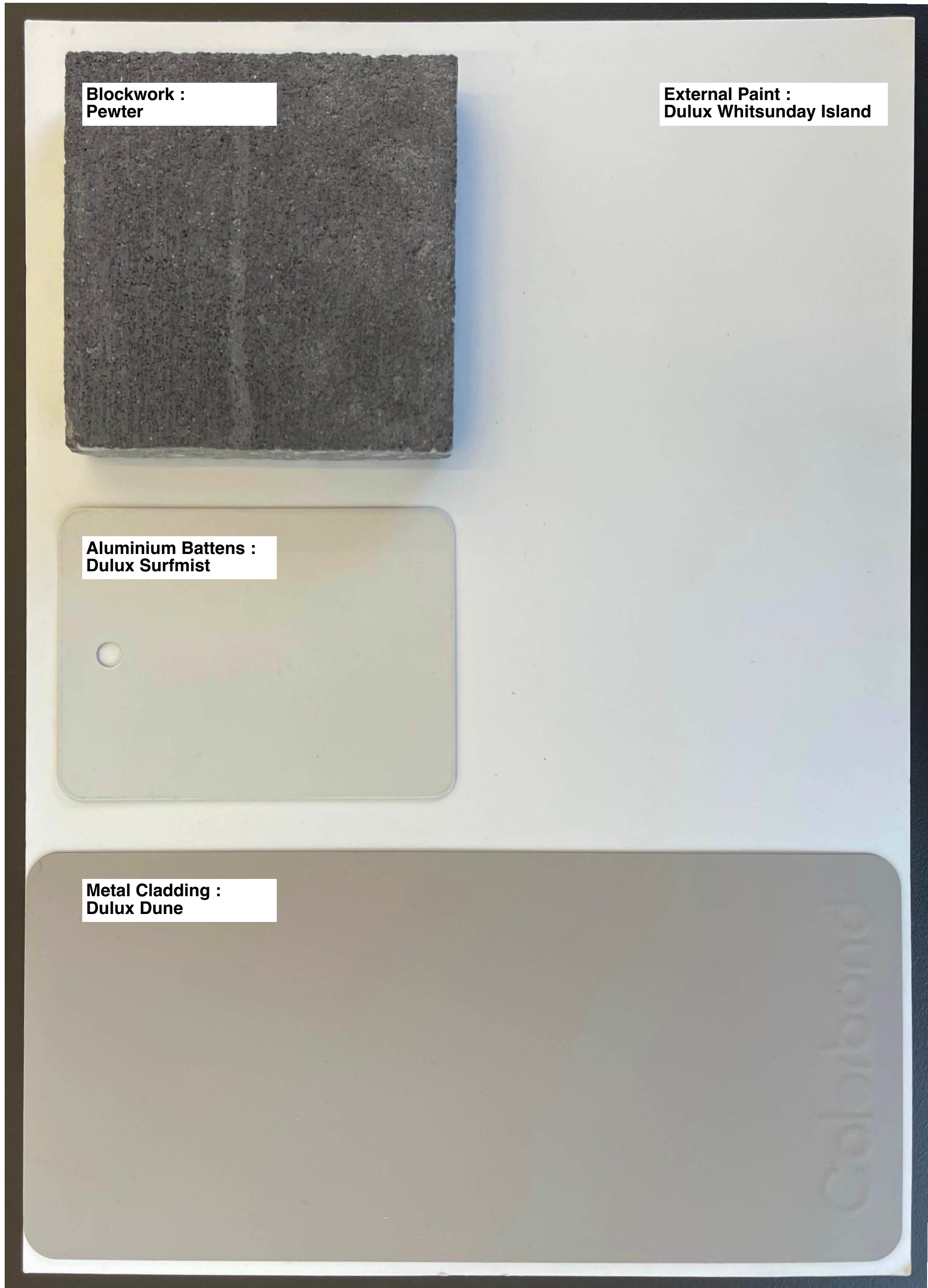
Date
26/8/21

Checked
JB

Project
Harrington Waters Estate

Drawing
Shadow Diagrams - Sheet 02

Project No. 21030	Revision A	Drawing No. A761
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Rev	Date	Issue
A	4/8/21	s34 Issue
B	26/8/21	s34 Issue

Legend

Client
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North

Scale at A1
1:200

Status
For DA

Drawn
RY, AK

Date
26/8/21

Checked
JB

Project
Harrington Waters Estate

Drawing
Materials and Finishes

Project No. 21030	Revision B	Drawing No. A900
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Perspective view from Baruah Parade

General Notes

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Rev	Date	Issue
A	4/8/21	s34 Issue
B	26/8/21	s34 Issue

Legend

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--	---	--

North



Scale at A1

Status
For DA

Drawn
RY, AK

Date
26/8/21

Checked
JB

Project
Harrington Waters Estate

Drawing
Perspective Image

Project No. 21030	Revision B	Drawing No. A950
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