McIntosh and Werona Ave Residential Development

21-25 McIntosh S. & 55 Werona Ave
Gordon, NSW 2072

State Significant Development Application

Drawing List

Number	Name	Current Revision	Rev. Date
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Concept image for illustrative purposes.

REV.	DATE	DESCRIPTION	ISSUED BY
H	01/04/26	Issue for SSDA	PMDL
G	31/03/26	Issued for Consultants	PMDL
F	20/03/26	Issued for Consultants	PMDL
E	18/03/26	Issued for Consultants	PMDL

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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSION ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.

PROJECT
McIntosh and Werona Ave Residential Development

CLIENT
CPDM Development Partnership & Management

PROJECT ADDRESS
21-25 McIntosh S. & 55 Werona Ave Gordon, NSW 2072

SHEET
Cover Page

PROJECT NO.
3303

SCALE
@ A1

SHEET NO.
DA00.00

REV
H

PROJECT INFORMATION

SITE AREA: 7,776m²	PERMISSIBLE (TOD)	+ 30% BONUS	PROPOSED
FSR (max.):	2.5:1	3.25:1	2.5:1
GFA (max.):	19,440m²	25,272m²	19,453.03m²
HEIGHT (max.):	22m	28.6m	29.55m (Building A COS roof) 30.95m (Building A lift overrun)

GFA Schedule

Level	Area (m2)
A.GF	859.91 m²
A.L1	865.71 m²
A.L2	838.74 m²
A.L3	765.24 m²
A.L4	477.00 m²
A.L5	477.00 m²
A.L6	477.00 m²
A.L7	477.00 m²
A.L8	21.86 m²
B.GF	834.72 m²
B.L1	873.28 m²
B.L2	873.28 m²
B.L3	873.28 m²
B.L4	555.42 m²
B.L5	555.42 m²
B.L6	555.42 m²
B.L7	555.42 m²
B.L8	21.86 m²
C.GF	1232.15 m²
C.L1	1196.52 m²
C.L2	1196.52 m²
C.L3	1196.52 m²
C.L4	823.71 m²
C.L5	823.71 m²
C.L6	823.71 m²
C.L7	823.71 m²
C.L8	378.96 m²
Grand total	19453.03 m²

Unit Mix

Type	
1B + 1BTH	
8	
2B + 2.5BTH	
18	
2B + 2BTH	
50	
3B + 2.5BTH	
13	
3B + 2BTH	
44	
3B + 3.5BTH	
2	
3B + 3BTH	
4	
4B + 2.5BTH	
3	
4B + 3.5BTH	
3	
4B + 3BTH	
5	
4B + 4.5BTH	
1	
Grand total: 151	

GFA CALCULATIONS

In-Fill Affordable Housing - SEPP (Housing) 2021

Site Area: 7,776m2	Permissible (TOD) + 30% Bonus	Proposed
FSR (max.):	3.25:1	2.5:1
GFA (max.):	25,272m²	19,453.03m²

Affordable Housing

Unit Number	Type	Area (m2)	
A.L1.U4	2B + 2.5BTH	121.27 m²	
A.L1.U6	3B + 2BTH	136.77 m²	
A.L2.U4	2B + 2.5BTH	121.27 m²	
A.L2.U6	3B + 2BTH	136.77 m²	
B.GF.U4	2B + 2BTH	124.38 m²	
B.GF.U5	3B + 2.5BTH	146.16 m²	
B.L1.U5	2B + 2BTH	110.59 m²	
B.L2.U5	2B + 2BTH	110.59 m²	
C.GF.U3	2B + 2BTH	97.50 m²	
C.GF.U4	2B + 2BTH	102.53 m²	
C.GF.U5	2B + 2BTH	100.91 m²	
C.GF.U6	1B + 1BTH	76.30 m²	
C.GF.U7	2B + 2BTH	111.55 m²	
C.GF.U10	1B + 1BTH	79.75 m²	
C.GF.U11	2B + 2BTH	111.55 m²	
C.L1.U5	2B + 2BTH	89.82 m²	
C.L1.U6	1B + 1BTH	68.60 m²	*
C.L1.U7	2B + 2BTH	101.46 m²	
C.L1.U8	3B + 2BTH	143.93 m²	*
C.L1.U9	3B + 2BTH	143.93 m²	
C.L1.U10	1B + 1BTH	71.64 m²	*
C.L1.U11	2B + 2BTH	103.57 m²	*
C.L2.U5	2B + 2BTH	89.82 m²	
C.L2.U6	1B + 1BTH	68.60 m²	
C.L2.U7	2B + 2BTH	101.46 m²	
C.L2.U8	3B + 2BTH	143.93 m²	
C.L2.U9	3B + 2BTH	143.93 m²	
C.L2.U10	1B + 1BTH	71.64 m²	
C.L2.U11	2B + 2BTH	101.46 m²	
C.L3.U7	2B + 2BTH	101.46 m²	
C.L3.U11	2B + 2BTH	101.46 m²	
Grand total: 31		3334.53 m²	

AFFORDABLE HOUSING CALCULATIONS

In-Fill Affordable Housing - SEPP (Housing) 2021

	Permissible	Proposed
Infill (15% of Proposed GFA):	2,917.95m²	2,946.79m² (27 units)
* In perpetuity (2% of Proposed GFA):	389.06m²	387.74m² (4 units)
TOTAL	3,307.01m²	3,334.53m² (31 units)

CAR PARKING CALCULATIONS

In-Fill Affordable Housing - SEPP (Housing) 2021 - Affordable Housing Dwellings

Type	Quantity	Rates	Required	Proposed
1 Bed	6	0.4 spaces / dwelling	2.4	
2 Bed	18	0.5 spaces / dwelling	9	
3 Bed	7	1 space / dwelling	7	
SUB TOTAL	31		18.4	18

In-Fill Affordable Housing - SEPP (Housing) 2021 - Non Affordable Housing Dwellings

Type	Quantity	Rates	Required	Proposed
1 Bed	2	0.5 spaces / dwelling	1	
2 Bed	50	1 spaces / dwelling	50	
3 Bed	56	1.5 space / dwelling	84	
4 Bed	12	1.5 space / dwelling	18	
SUB TOTAL	121		153	153

Residential Vistor Parking Requirement - Ku-ring-gai DCP 2024

Type	Quantity	Rates	Required	Proposed
Visitor	151	0.16 spaces / dwelling	24.16*	
SUB TOTAL			24.16*	5 (+2 Car Share)

*Visitor Parking spaces are discretionary and are not required to be provided in accordance with SEPP (Housing) 2021, refer to Traffic Impact Assessment.

		Required	Proposed
TOTAL	With Visitors	195.56*	
	Without Visitors	171.4	178

BICYCLE PARKING CALCULATIONS

Residential- SEPP65 (Sub-Regional Centre)

Type	Quantity	Rates	Required	Proposed
Residents	151	1 spaces / dwelling	151	
Visitors		1 spaces / 10 dwellings	15.1	
TOTAL			166.1	166

SOLAR ACCESS CALCULATIONS

Apartment Design Guide

Quantity	Required	Rates	Proposed
Building A = 38	70% (26.6)	2 hours min. between 9am and 3pm on 21 June	78.95% (30)
Building B = 39	70% (27.3)		69.23% (27)
Building A = 74	70% (51.8)		70.27% (52)
TOTAL	105.7		109

CROSS VENTILATION CALCULATIONS

Apartment Design Guide

Quantity	Required	Proposed
Building A = 38	60% (22.8)	78.95% (30)
Building B = 39	60% (23.4)	79.49% (31)
Building C = 74	60% (44.4)	75.68% (56)
TOTAL	90.6	117

LIVABLE UNITS

In-Fill Affordable Housing - SEPP (Housing) 2021 - Affordable Housing Dwellings

Quantity	Required	Proposed
151	15% Platinum (22.65)	15% (23)
	100% Silver (151)	100% (151)

COMMUNAL OPEN SPACE CALCULATIONS

Apartment Design Guide

Site Area	Required	Rates	Proposed
7,776m²	25% (1,944m²)	50% Direct Sunlight of 2 hours min. between 9am and 3pm on 21 June	2,398.22m²
		Shade	894.22m²
TOTAL			42.34% (3,292.45m²)

DEEP SOIL CALCULATIONS

Apartment Design Guide

Site Area	Required	Rates	Proposed
7,776m²	7% (544.32m²)	6m+ width	7.49% (582.33m²)
		3m - 6m width	12.2% (948.98m²)
TOTAL			19.69% (1,531.31m²)

LANDSCAPE

SEPP (Housing) 2021

Site Area	Required	Proposed
7,776m²	30% (2,332.8m²)	45.80% (3,561.20m²)

BUILDING A

Building A - Unit Schedule

Number	Type	Unit Area (m2)	Solar Access	Cross Ventilation	Affordable	Platinum Living
A.GF						
A.GF.U1	4B + 3.5BTH	154.66 m²	Yes	Yes	No	No
A.GF.U2	2B + 2.5BTH	111.95 m²	Yes	No	No	No
A.GF.U3	2B + 2.5BTH	137.46 m²	Yes	No	No	No
A.GF.U4	4B + 4.5BTH	209.61 m²	No	Yes	No	No
A.GF.U5	3B + 3.5BTH	156.88 m²	Yes	No	No	No
5		770.56 m²				
A.L1						
A.L1.U1	4B + 2.5BTH	140.51 m²	Yes	Yes	No	No
A.L1.U2	2B + 2.5BTH	108.35 m²	Yes	No	No	No
A.L1.U3	3B + 2.5BTH	159.50 m²	Yes	Yes	No	No
A.L1.U4	2B + 2.5BTH	121.27 m²	Yes	No	Yes	No
A.L1.U5	2B + 2.5BTH	135.50 m²	No	Yes	No	No
A.L1.U6	3B + 2BTH	136.77 m²	Yes	Yes	Yes	No
6		801.88 m²				
A.L2						
A.L2.U1	4B + 2.5BTH	140.51 m²	Yes	Yes	No	No
A.L2.U2	2B + 2.5BTH	108.35 m²	Yes	No	No	No
A.L2.U3	2B + 2.5BTH	132.05 m²	Yes	Yes	No	No
A.L2.U4	2B + 2.5BTH	121.27 m²	Yes	No	Yes	No
A.L2.U5	2B + 2.5BTH	135.50 m²	No	Yes	No	No
A.L2.U6	3B + 2BTH	136.77 m²	Yes	Yes	Yes	No
6		774.43 m²				
A.L3						
A.L3.U1	4B + 2.5BTH	140.51 m²	Yes	Yes	No	No
A.L3.U2	4B + 3.5BTH	154.61 m²	Yes	Yes	No	No
A.L3.U4	3B + 2.5BTH	157.15 m²	No	Yes	No	No
A.L3.U4	2B + 2.5BTH	121.27 m²	Yes	No	No	No
A.L3.U5	3B + 2BTH	136.77 m²	Yes	Yes	No	No
5		710.30 m²				
A.L4						
A.L4.U1	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L4.U2	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L4.U3	2B + 2BTH	99.97 m²	Yes	Yes	No	No
A.L4.U4	3B + 2BTH	117.17 m²	No	Yes	No	No
4		435.46 m²				
A.L5						
A.L5.U1	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L5.U2	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L5.U3	2B + 2BTH	99.97 m²	Yes	Yes	No	No
A.L5.U4	3B + 2BTH	117.17 m²	No	Yes	No	No
4		435.46 m²				
A.L6						
A.L6.U1	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L6.U2	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L6.U3	2B + 2BTH	99.97 m²	Yes	Yes	No	No
A.L6.U4	3B + 2BTH	117.17 m²	No	Yes	No	No
4		435.46 m²				
A.L7						
A.L7.U1	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L7.U2	3B + 2BTH	109.16 m²	Yes	Yes	No	No
A.L7.U3	2B + 2BTH	99.97 m²	Yes	Yes	No	No
A.L7.U4	3B + 2BTH	117.17 m²	No	Yes	No	No
4		435.46 m²				
Grand total: 38		4799.00 m²				

GENERAL NOTES

- All works to comply with National Construction Code, requirements of relevant statutory authorities / local government and relevant Australian Building Standards.
- Drawings are for the purposes of Development Application only (NOT FOR CONSTRUCTION) - further consultant/ authority coordination will be required at Contruction Certificate stage which may impact on design and planning layout.
- Architectural plans are to be read in conjunction with consultants' drawings, specifications and reports.
- Copyright of design shown hereon is retained by PMDL Architecture and Design and permission is required for any reproduction and publishing.
- Area schedules supplied are approximate only; future allowance for vertical service ducts, structural wall system and consultant input will be required.

BUILDING B

Building B - Unit Schedule

Number	Type	Area (m2)	Solar Access	Cross Ventilation	Affordable	Platinum Living
B.GF						
B.GF.U1	2B + 2.5BTH	143.64 m²	Yes	No	No	Yes
B.GF.U2	3B + 3.5BTH	160.02 m²	Yes	Yes	No	Yes
B.GF.U3	3B + 2.5BTH	146.16 m²	Yes	Yes	No	No
B.GF.U4	2B + 2BTH	124.38 m²	No	No	Yes	No
B.GF.U5	3B + 2.5BTH	146.16 m²	No	Yes	Yes	Yes
5		720.36 m²				
B.L1						
B.L1.U1	3B + 2BTH	136.77 m²	Yes	Yes	No	No
B.L1.U2	2B + 2.5BTH	130.21 m²	Yes	No	No	Yes
B.L1.U3	3B + 2.5BTH	144.18 m²	Yes	Yes	No	Yes
B.L1.U4	3B + 2.5BTH	130.32 m²	Yes	Yes	No	Yes
B.L1.U5	2B + 2BTH	110.59 m²	No	No	Yes	No
B.L1.U6	3B + 2.5BTH	130.32 m²	No	Yes	No	Yes
6		782.39 m²				
B.L2						
B.L2.U1	3B + 2BTH	136.77 m²	Yes	Yes	No	No
B.L2.U2	2B + 2.5BTH	130.21 m²	Yes	No	No	Yes
B.L2.U3	3B + 2.5BTH	144.18 m²	Yes	Yes	No	Yes
B.L2.U4	3B + 2.5BTH	130.32 m²	Yes	Yes	No	Yes
B.L2.U5	2B + 2BTH	110.59 m²	No	No	Yes	No
B.L2.U6	3B + 2.5BTH	130.32 m²	No	Yes	No	Yes
6		782.39 m²				
B.L3						
B.L3.U1	3B + 2BTH	136.77 m²	Yes	Yes	No	No
B.L3.U2	2B + 2.5BTH	130.21 m²	Yes	No	No	Yes
B.L3.U3	3B + 2.5BTH	144.18 m²	Yes	Yes	No	Yes
B.L3.U4	3B + 2.5BTH	130.32 m²	Yes	Yes	No	Yes
B.L3.U5	2B + 2BTH	110.59 m²	No	No	No	No
B.L3.U6	3B + 2.5BTH	130.32 m²	No	Yes	No	Yes
6		782.39 m²				
B.L4						
B.L4.U1	3B + 2BTH	105.37 m²	Yes	Yes	No	No
B.L4.U2	4B + 3BTH	154.83 m²	Yes	Yes	No	Yes
B.L4.U3	3B + 2BTH	122.99 m²	Yes	Yes	No	No
B.L4.U4	3B + 2BTH	121.95 m²	No	Yes	No	No
4		505.13 m²				
B.L5						
B.L5.U1	3B + 2BTH	105.37 m²	Yes	Yes	No	No
B.L5.U2	4B + 3BTH	154.83 m²	Yes	Yes	No	Yes
B.L5.U3	3B + 2BTH	122.99 m²	Yes	Yes	No	No
B.L5.U4	3B + 2BTH	121.95 m²	No	Yes	No	No
4		505.13 m²				
B.L6						
B.L6.U1	3B + 2BTH	105.37 m²	Yes	Yes	No	No
B.L6.U2	4B + 3BTH	154.83 m²	Yes	Yes	No	Yes
B.L6.U3	3B + 2BTH	122.99 m²	Yes	Yes	No	No
B.L6.U4	3B + 2BTH	121.95 m²	No	Yes	No	No
4		505.13 m²				
B.L7						
B.L7.U1	3B + 2BTH	105.37 m²	Yes	Yes	No	No
B.L7.U2	4B + 3BTH	154.83 m²	Yes	Yes	No	Yes
B.L7.U3	3B + 2BTH	122.99 m²	Yes	Yes	No	No
B.L7.U4	3B + 2BTH	121.95 m²	No	Yes	No	No
4		505.13 m²				
Grand total: 39		5088.05 m²				

BUILDING C

Building C - Unit Schedule

Number	Type	Area (m2)	Solar Access	Cross Ventilation	Affordable	Platinum Living
C.GF						
C.GF.U1	2B + 2BTH	100.14 m²	Yes	Yes	No	No
C.GF.U2	2B + 2BTH	106.00 m²	Yes	Yes	No	No
C.GF.U3	2B + 2BTH	97.50 m²	Yes	Yes	Yes	No
C.GF.U4	2B + 2BTH	102.53 m²	Yes	Yes	Yes	No
C.GF.U5	2B + 2BTH	100.91 m²	Yes	No	Yes	No
C.GF.U6	1B + 1BTH	76.30 m²	No	No	Yes	No
C.GF.U7	2B + 2BTH	111.55 m²	Yes	Yes	Yes	No
C.GF.U8	2B + 2BTH	102.27 m²	No	No	No	No
C.GF.U9	2B + 2BTH	102.27 m²	No	No	No	No
C.GF.U10	1B + 1BTH	79.75 m²	No	No	Yes	No
C.GF.U11	2B + 2BTH	111.55 m²	No	Yes	Yes	No
11		1090.77 m²				
C.L1						
C.L1.U1	2B + 2BTH	90.05 m²	Yes	Yes	No	No
C.L1.U2	2B + 2BTH	95.91 m²	Yes	Yes	No	No
C.L1.U3	2B + 2BTH	87.41 m²	Yes	Yes	No	No
C.L1.U4	2B + 2BTH	92.63 m²	Yes	Yes	No	No
C.L1.U5	2B + 2BTH	89.82 m²	Yes	No	Yes	No
C.L1.U6	1B + 1BTH	68.60 m²	No	No	Yes	No
C.L1.U7	2B + 2BTH	101.46 m²	Yes	Yes	Yes	No
C.L1.U8	3B + 2BTH	143.93 m²	Yes	Yes	Yes	Yes
C.L1.U9	3B + 2BTH	143.93 m²	Yes	Yes	Yes	Yes
C.L1.U10	1B + 1BTH	71.64 m²	No	No	Yes	No
C.L1.U11	2B + 2BTH	103.57 m²	No	Yes	Yes	No
11		1088.92 m²				
C.L2						
C.L2.U1	2B + 2BTH	90.05 m²	Yes	Yes	No	No
C.L2.U2	2B + 2BTH	95.91 m²	Yes	Yes	No	No
C.L2.U3	2B + 2BTH	87.41 m²	Yes	Yes	No	No
C.L2.U4	2B + 2BTH	92.63 m²	Yes	Yes	No	No
C.L2.U5	2B + 2BTH	89.82 m²	Yes	No	Yes	No
C.L2.U6	1B + 1BTH	68.60 m²	No	No	Yes	No
C.L2.U7	2B + 2BTH	101.46 m²	Yes	Yes	Yes	No
C.L2.U8	3B + 2BTH	143.93 m²	Yes	Yes	Yes	No
C.L2.U9	3B + 2BTH	143.93 m²	Yes	Yes	Yes	Yes
C.L2.U10	1B + 1BTH	71.64 m²	No	No	Yes	No
C.L2.U11	2B + 2BTH	101.46 m²	No	Yes	Yes	No
11		1086.81 m²				
C.L3						
C.L3.U1	2B + 2BTH	90.05 m²	Yes	Yes	No	No
C.L3.U2	2B + 2BTH	95.91 m²	Yes	Yes	No	No
C.L3.U3	2B + 2BTH	87.41 m²	Yes	Yes	No	No
C.L3.U4	2B + 2BTH	92.63 m²	Yes	Yes	No	No
C.L3.U5	2B + 2BTH	89.82 m²	Yes	No	No	No
C.L3.U6	1B + 1BTH	68.60 m²	No	No	No	No
C.L3.U7	2B + 2BTH	101.46 m²	Yes	Yes	Yes	No
C.L3.U8	3B + 2BTH	143.93 m²	Yes	Yes	No	No
C.L3.U9	3B + 2BTH	143.93 m²	Yes	Yes	No	Yes
C.L3.U10	1B + 1BTH	71.64 m²	No	No	No	No
C.L3.U11	2B + 2BTH	101.46 m²	No	Yes	Yes	No
11		1086.81 m²				

Building C - Unit Schedule

Number	Type	Area (m2)	Solar Access	Cross Ventilation	Affordable	Platinum Living
C.L4						
C.L4.U1	3B + 3BTH	131.39 m²	Yes	Yes	No	No
C.L4.U2	3B + 2BTH	104.32 m²	Yes	Yes	No	No
C.L4.U3	2B + 2BTH	78.26 m²	No	No	No	No
C.L4.U4	3B + 2BTH	125.87 m²	Yes	Yes	No	No
C.L4.U5	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L4.U6	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L4.U7	2B + 2.5BTH	107.52 m²	No	Yes	No	No
7		742.43 m²				
C.L5						
C.L5.U1	3B + 3BTH	131.39 m²	Yes	Yes	No	No
C.L5.U2	3B + 2BTH	104.32 m²	Yes	Yes	No	No
C.L5.U3	2B + 2BTH	78.26 m²	No	No	No	No
C.L5.U4	3B + 2BTH	125.87 m²	Yes	Yes	No	No
C.L5.U5	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L5.U6	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L5.U7	2B + 2.5BTH	107.52 m²	No	Yes	No	No
7		742.43 m²				
C.L6						
C.L6.U1	3B + 3BTH	131.39 m²	Yes	Yes	No	No
C.L6.U2	3B + 2BTH	104.32 m²	Yes	Yes	No	No
C.L6.U3	2B + 2BTH	78.26 m²	No	No	No	No
C.L6.U4	3B + 2BTH	125.87 m²	Yes	Yes	No	No
C.L6.U5	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L6.U6	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L6.U7	2B + 2.5BTH	107.52 m²	No	Yes	No	No
7		742.43 m²				
C.L7						
C.L7.U1	3B + 3BTH	131.39 m²	Yes	Yes	No	No
C.L7.U2	3B + 2BTH	104.32 m²	Yes	Yes	No	No
C.L7.U3	2B + 2BTH	78.26 m²	No	No	No	No
C.L7.U4	3B + 2BTH	125.87 m²	Yes	Yes	No	No
C.L7.U5	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L7.U6	2B + 2BTH	97.54 m²	Yes	Yes	No	No
C.L7.U7	2B + 2.5BTH	107.52 m²	No	Yes	No	No
7		742.43 m²				
C.L8						
C.L8.U1	4B + 3.5BTH	176.06 m²	Yes	Yes	No	No
C.L8.U2	4B + 3BTH	145.99 m²	Yes	Yes	No	No
2		322.04 m²				
Grand total: 74		7645.06 m²				

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Residential Development

CLIENT
CPDM Development Partnership & Management

PROJECT ADDRESS
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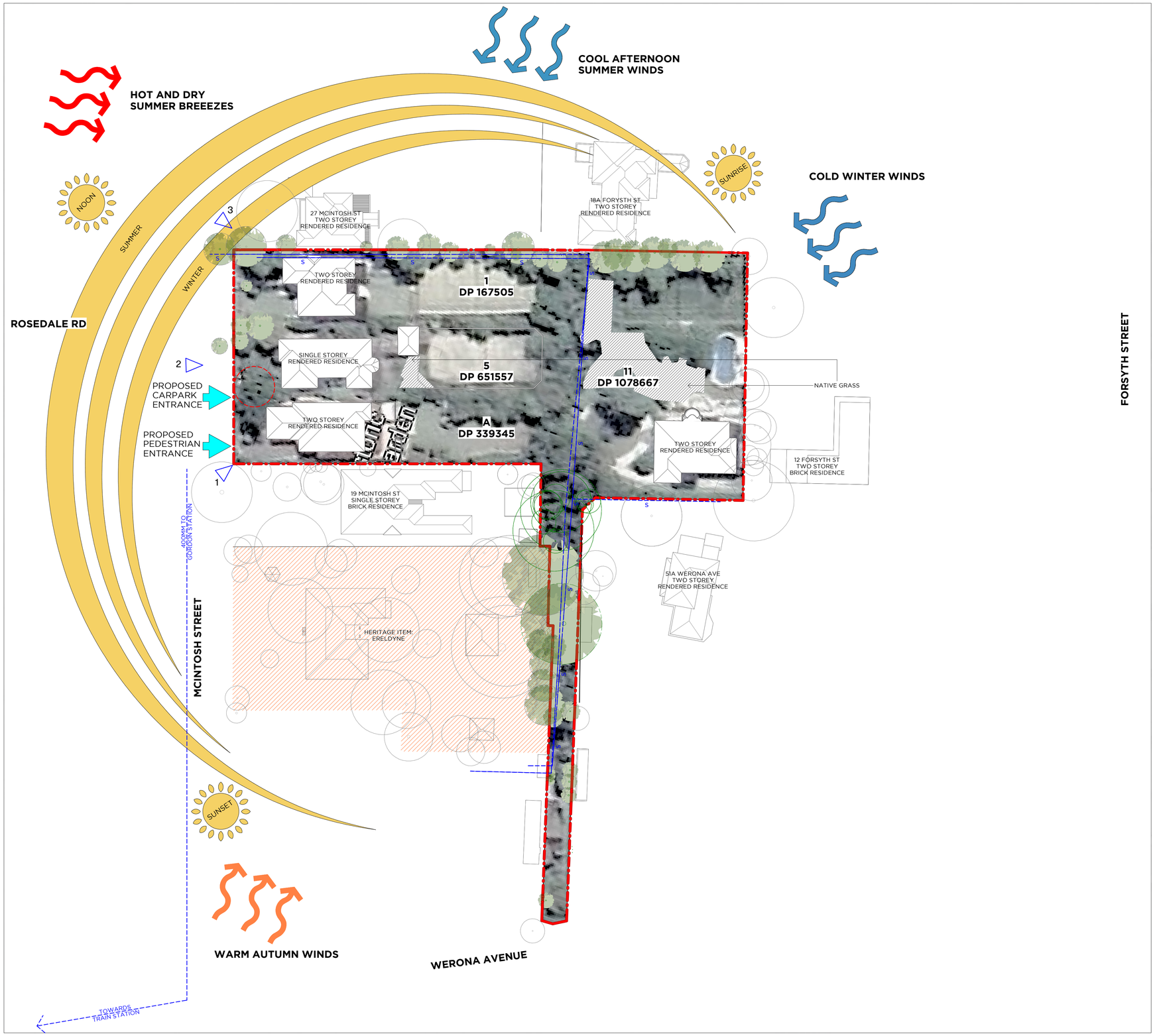
SHEET
Project Information

PROJECT NO.
3303

SCALE
1 : 100@ A1

SHEET NO.
DA00.01

REV
H



STREETSCAPE ANALYSIS

21 MCINTOSH ST



23 MCINTOSH ST



25 MCINTOSH ST



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0m 10 20 25m
Scale 1:500

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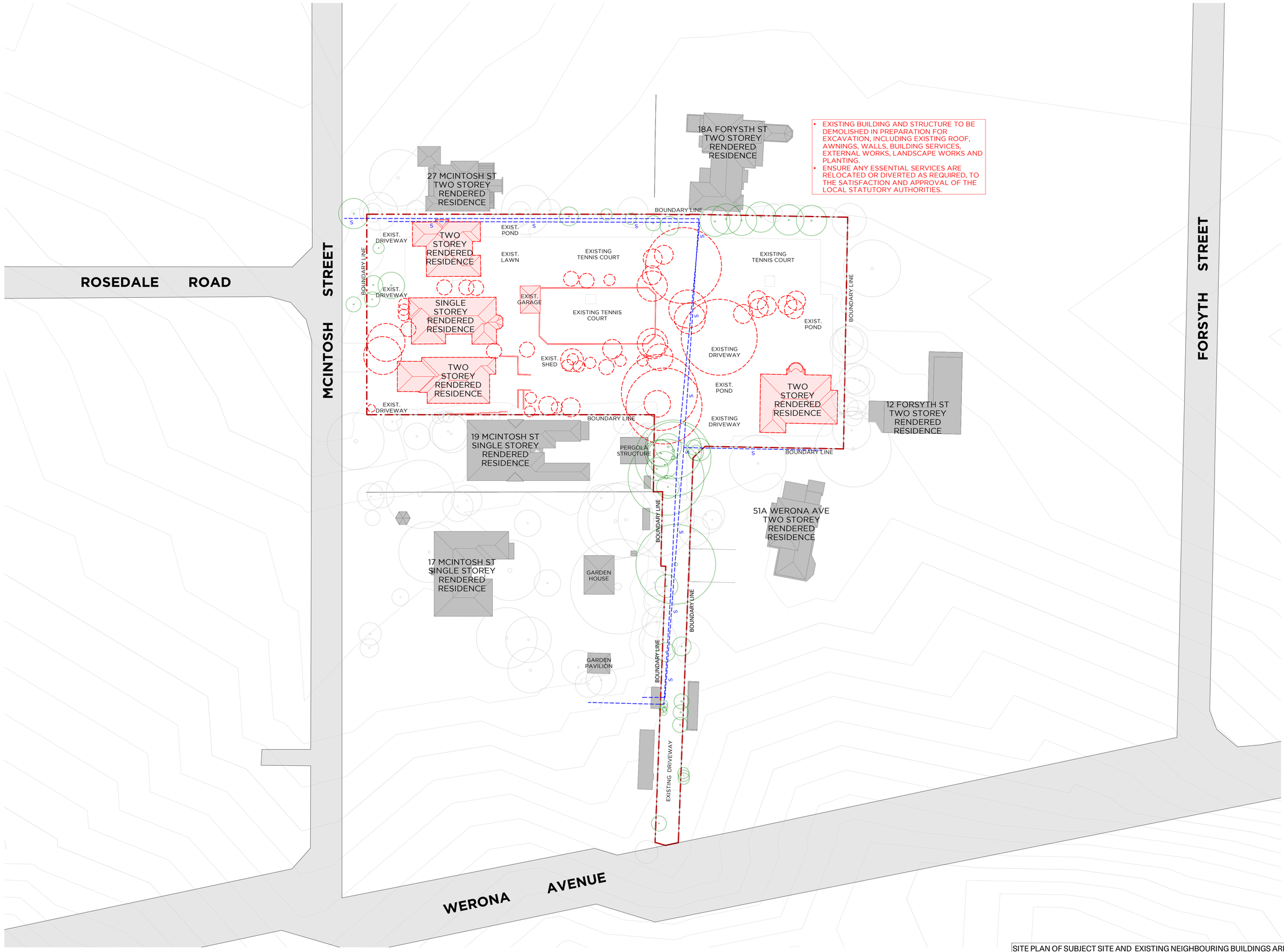
SHEET
Existing Site Analysis

PROJECT NO.
3303

SCALE
1 : 500@ A1

SHEET NO.
DA00.02

REV
C



- EXISTING BUILDING AND STRUCTURE TO BE DEMOLISHED IN PREPARATION FOR EXCAVATION, INCLUDING EXISTING ROOF, AWNINGS, WALLS, BUILDING SERVICES, EXTERNAL WORKS, LANDSCAPE WORKS AND PLANTING.
- ENSURE ANY ESSENTIAL SERVICES ARE RELOCATED OR DIVERTED AS REQUIRED, TO THE SATISFACTION AND APPROVAL OF THE LOCAL STATUTORY AUTHORITIES.

SITE PLAN OF SUBJECT SITE AND EXISTING NEIGHBOURING BUILDINGS ARE PREPARED BASED ON SITE SURVEY DONE BY **BURTON & FIELD** IN JULY 2024

LEGEND :

- SITE BOUNDARY LINE
- EXISTING NEIGHBOURING BUILDING
- EXISTING BUILDING AND STRUCTURE TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED (REFER ARBORIST REPORT)
- EXISTING TREE TO BE RETAINED (REFER ARBORIST REPORT)
- EXISTING NEIGHBOURING TREE

GENERAL NOTES

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Scale 1:500
0m 10 20 25m

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CLIENT
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PROJECT ADDRESS
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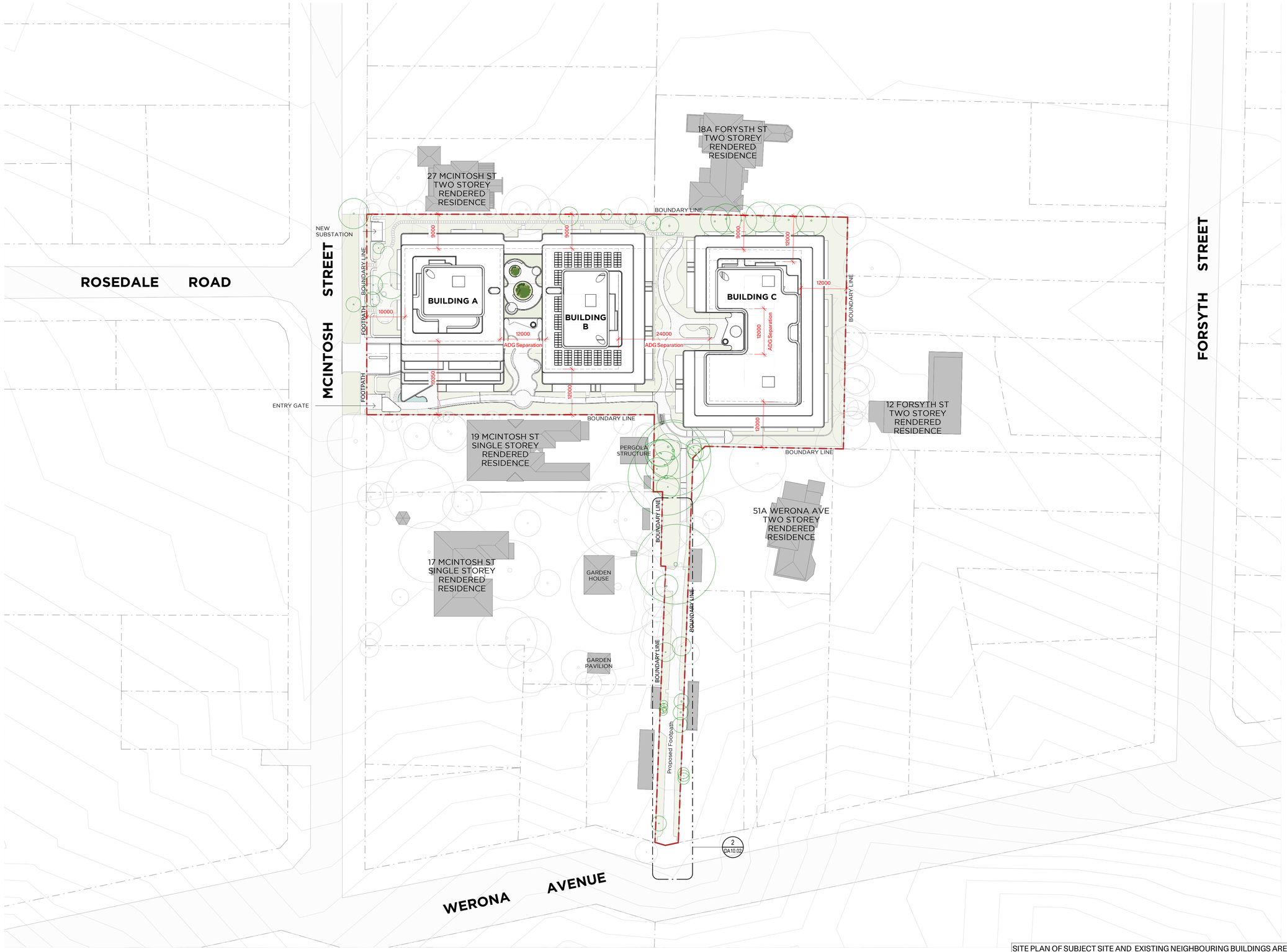
SHEET
Demolition Plan

PROJECT NO.
3303

SCALE
1 : 500@ A1

SHEET NO.
DA01.00

REV
C



SITE PLAN OF SUBJECT SITE AND EXISTING NEIGHBOURING BUILDINGS ARE PREPARED BASED ON SITE SURVEY DONE BY **BURTON & FIELD** IN JULY 2024

LEGEND :

- SITE BOUNDARY LINE
- EXISTING NEIGHBOURING BUILDING
- EXISTING TREE TO BE RETAINED (REFER ARBORIST REPORT)
- EXISTING NEIGHBOURING TREE

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Scale 1:500
0m 10 20 25m

REV.	DATE	DESCRIPTION	ISSUED BY
D	01/04/26	Issue for SSDA	PMDL
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PROJECT: McIntosh and Werona Ave Residential Development

CLIENT: CPDM Development Partnership & Management

PROJECT ADDRESS: 21-25 McIntosh S. & 55 Werona Ave Gordon, NSW 2072

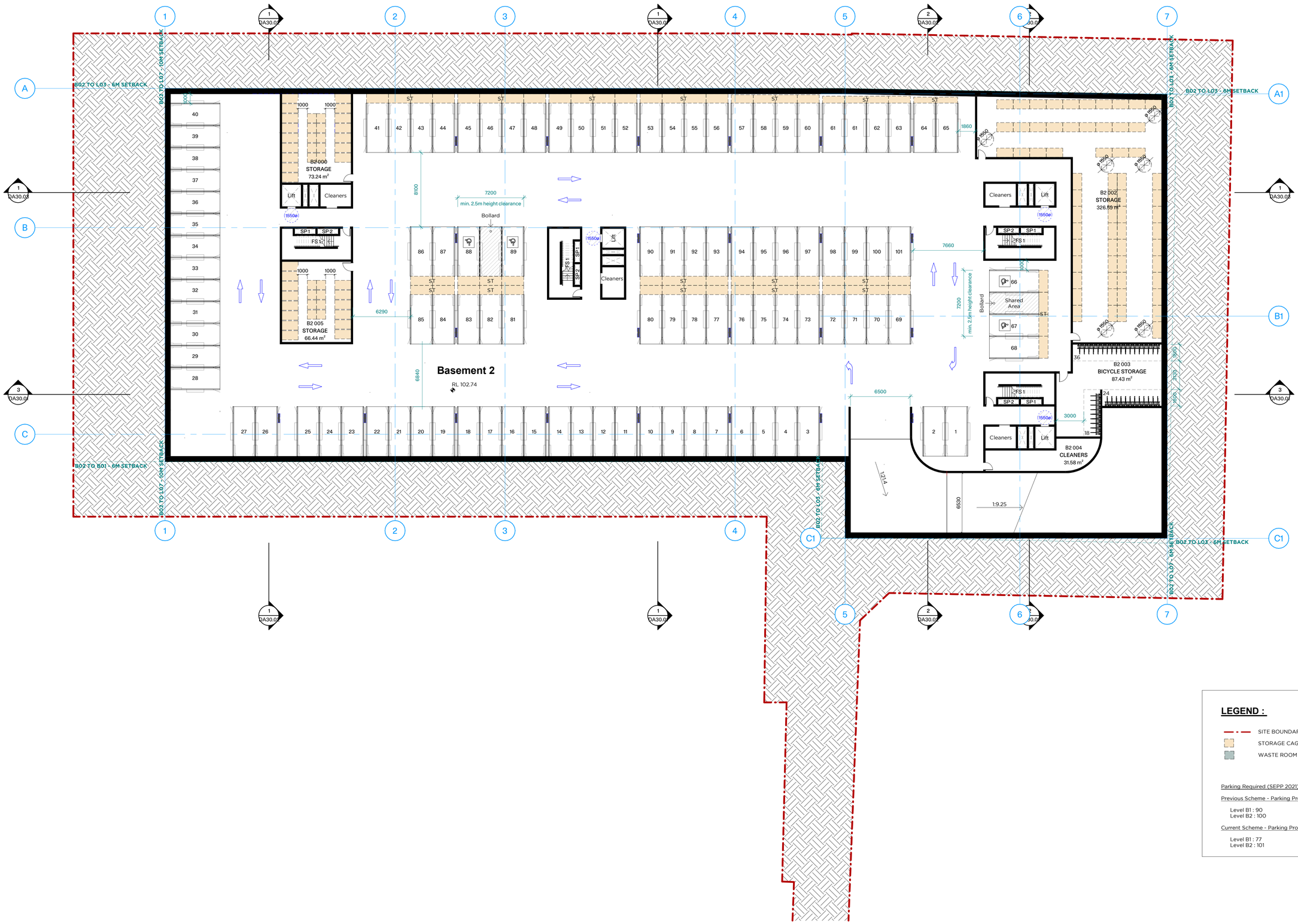
SHEET: Site Plan

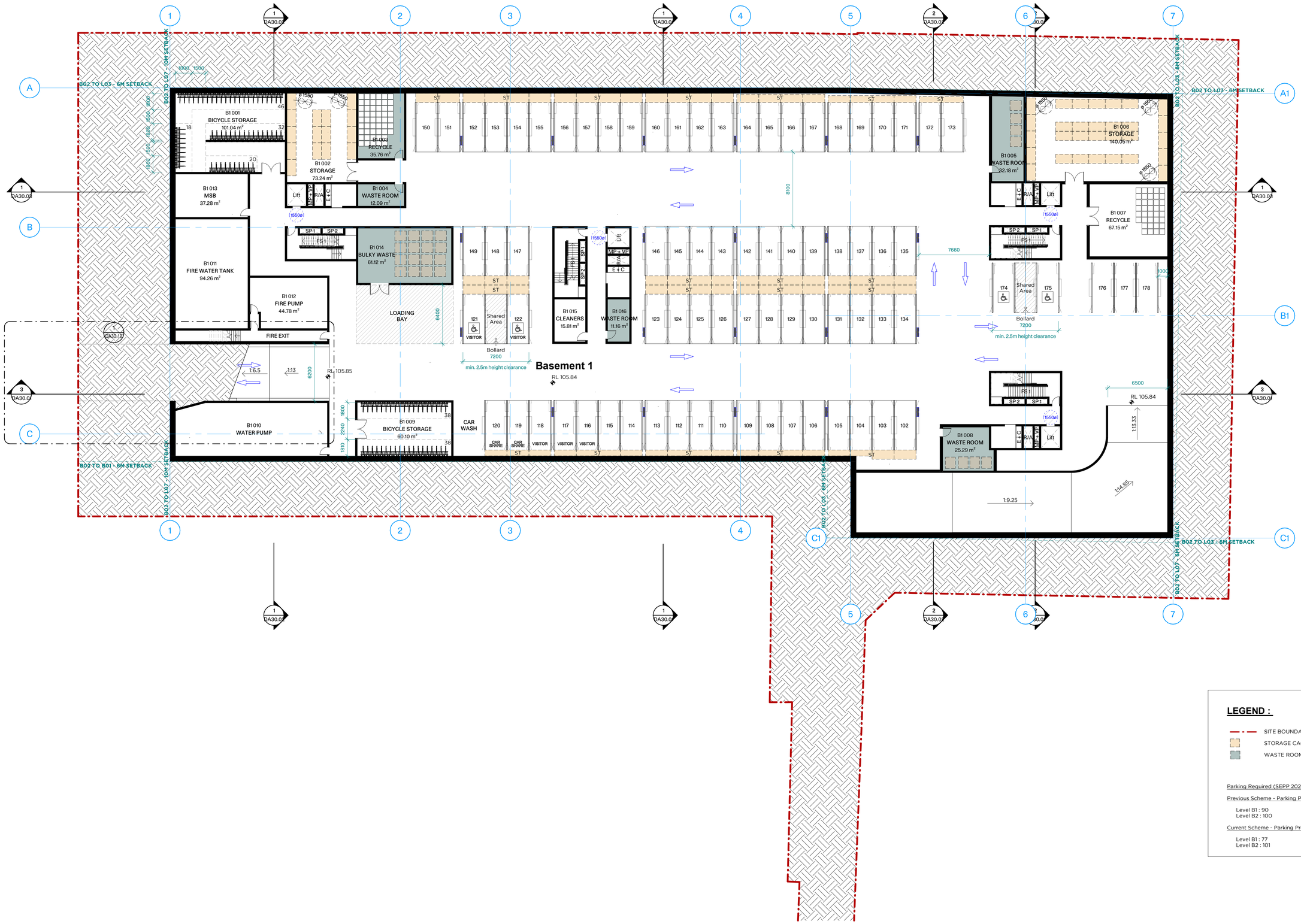
PROJECT NO.: 3303

SCALE: 1 : 500@ A1

SHEET NO.: DA01.01

REV: D


B02 TO L03 - 6M SETBACK
B02 TO L07 - 10M SETBACK
B02 TO L01 - 6M SETBACK
B02 TO L03 - 6M SETBACK
B02 TO L07 - 6



LEGEND :

- SITE BOUNDARY LINE
- STORAGE CAGE
- WASTE ROOM

Parking Required (SEPP 2021): **165**

Previous Scheme - Parking Provided: **190**

Level B1 : 90
Level B2 : 100

Current Scheme - Parking Provided: **178**

Level B1 : 77
Level B2 : 101

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SITE BOUNDARY
1 BED
2 BED
3 BED
4 BED

C	COMMS CUPBOARD
CE	CARPARK EXHAUST
CF	CARPARK SUPPLY FAN
CH	GARBAGE CHUTE
COS	COMMUNAL OPEN SPACE
CS	CARPARK SUPPLY RISER
E	ELECTRICAL CUPBOARD
EV	EV CHARGER DB
FCC	FIRE CONTROL CENTRE
FE	FIRE EXTINGUISHER
FF	FIRE PUMP FLUE SHAFT
FHR	FIRE HOSE REEL
FSR	FIRE STAIRS
FSR	FIRE SERVICE RISER
FV	FIRE PUMP ROOM VENTILATION

H	HYDRAULIC CUPBOARD
LR	LOBBY RELIEF
MP	MECHANICAL PIPEWORK RISER
MV	MSB ROOM VENTILATION
POS	PRIVATE OPEN SPACE
R/F	LOBBY RELIEF FAN
RP	REFRIGERANT PIPE
SP	STAIR PRESSURISATION SHAFT
SPF	STAIR PRESSURISATION FAN
ST	STORAGE
WE	WATER ROOM EXHAUST
WM	WATER METER CPD

0m 4 8 10m
Scale 1:200

REV.	DATE	DESCRIPTION	ISSUED BY
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PROJECT
McIntosh and Werona Ave Residential Development

CLIENT
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21-25 McIntosh S. & 55 Werona Ave Gordon, NSW 2072

SHEET
Basement 1 Plan

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA10.01

REV
D

MCINTOSH STREET

BOUNDARY LINE

B02 TO L03 - 6M SETBACK

B02 TO L03 - 10M SETBACK

B02 TO L03 - 9M SETBACK

B02 TO L04 - 6M SETBACK

B02 TO L04 - 3M SETBACK

Footpath

Substation

Fire Hydrant Boosted

Step Free

Entry Gate

Access Patio

Letter Boxes

Visitor Bicycles

Fire Exit

Entry Hall

Entry

COS Storage

COS

Rised Planterbox

Entry Courtyard

12000 ADG Separation

BASEMENT OUTLINE

19 MCINTOSH ST
SINGLE STOREY
RENDERED
RESIDENCE

17 MCINTOSH ST
SINGLE STOREY
RENDERED
RESIDENCE

PERGOLA STRUCTURE

GARDEN HOUSE

51A WERONA AVE
TWO STOREY
RENDERED
RESIDENCE

RL to match existing EGL

Proposed pedestrian access handle

Driveway access to be mantained as a step free accessible path

Existing Wall

WERONA AVENUE

Acces Handle - Callout

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SITE BOUNDARY
1 BED
2 BED
3 BED
4 BED

C	COMMS CUPBOARD
CE	CARPARK EXHAUST
CF	CARPARK SUPPLY FAN
CH	GARBAGE CHUTE
COS	COMMUNAL OPEN SPACE
CS	CARPARK SUPPLY RISER
E	ELECTRICAL CUPBOARD
EV	EV CHARGER DB
FCC	FIRE CONTROL CENTRE
FE	FIRE EXTINGUISHER
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FS#	FIRE STAIRS
FSR	FIRE SERVICE RISER
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R/F	LOBBY RELIEF FAN
RP	REFRIGERANT PIPE
SP	STAIR PRESSURISATION SHAFT
SPF	STAIR PRESSURISATION FAN
ST	STORAGE
WE	WATER ROOM EXHAUST
WM	WATER METER CPD

0m 4 8 10m
Scale 1:200

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G	01/04/26	Issue for SSDA	PMDL
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E	18/03/26	Issued for Consultants	PMDL
D	13/03/26	Issued for Landscape	PMDL

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SHEET
Ground Floor Plan

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA10.02

REV
G



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SITE BOUNDARY
1 BED
2 BED
3 BED
4 BED

C	COMMS CUPBOARD
CE	CARPARK EXHAUST
CF	CARPARK SUPPLY FAN
CH	GARBAGE CHUTE
COS	COMMUNAL OPEN SPACE
CS	CARPARK SUPPLY RISER
E	ELECTRICAL CUPBOARD
EV	EV CHARGER DB
FCC	FIRE CONTROL CENTRE
FE	FIRE EXTINGUISHER
FF	FIRE PUMP FLUE SHAFT
FHR	FIRE HOSE REEL
FS#	FIRE STAIRS
FSR	FIRE SERVICE RISER
FV	FIRE PUMP ROOM VENTILATION

H	HYDRAULIC CUPBOARD
LR	LOBBY RELIEF
MP	MECHANICAL PIPEWORK RISER
MV	MSB ROOM VENTILATION
POS	PRIVATE OPEN SPACE
R/F	LOBBY RELIEF FAN
RP	REFRIGERANT PIPE
SP	STAIR PRESSURISATION SHAFT
SPF	STAIR PRESSURISATION FAN
ST	STORAGE
WE	WATER ROOM EXHAUST
WM	WATER METER CPD

0m 4 8 10m
Scale 1:200

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SHEET
Level 1 Plan

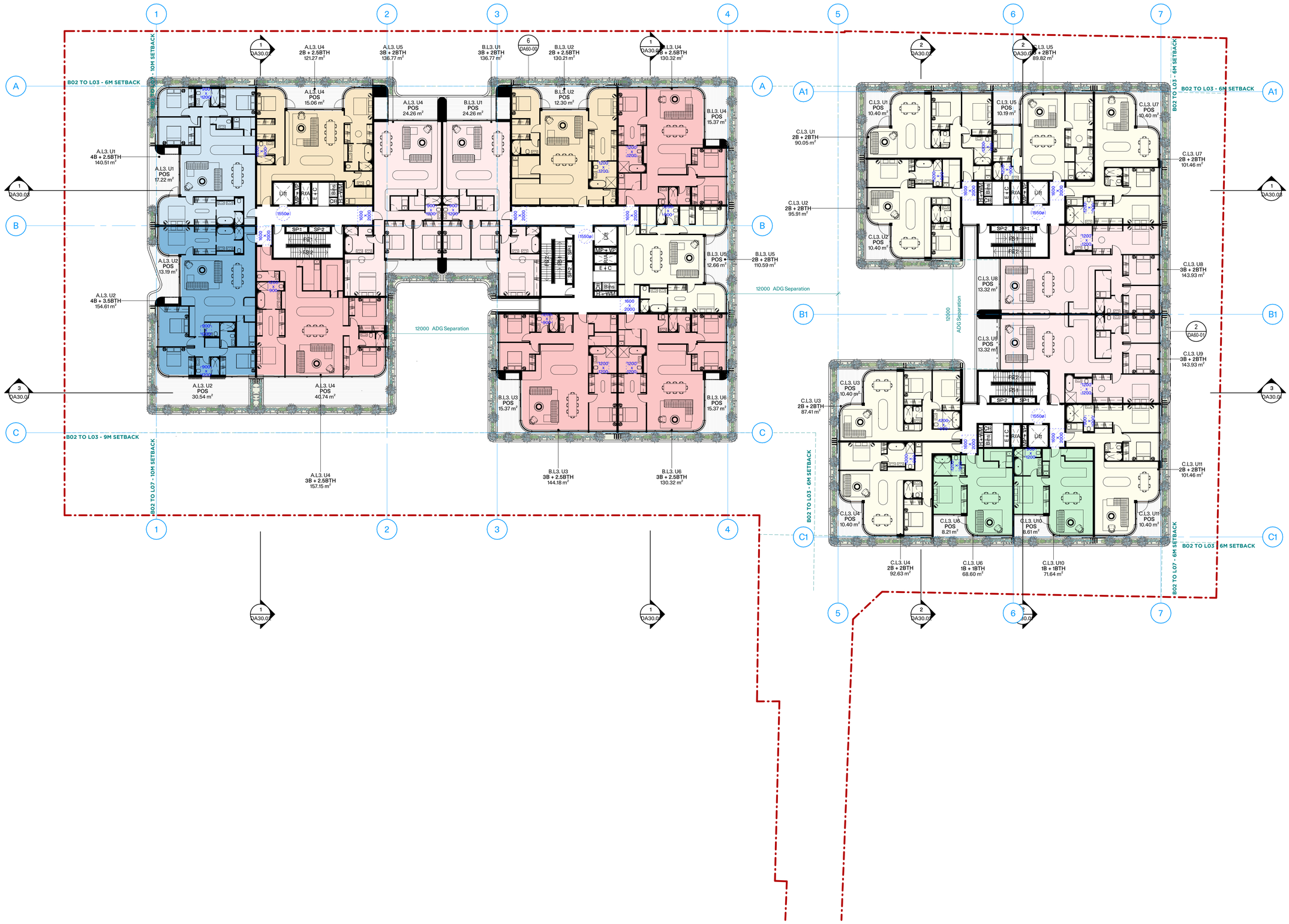
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3303

SCALE
As indicated@ A1

SHEET NO.
DA10.03

REV
D


1
2
3
4
5
6
7
A
A1
B
B1
C
C1
B02 TO L03 - 6M SETBACK
B02 TO L07 - 10M SETBACK
B02 TO L03 - 9M SETBACK
12000 ADG Separation
A.L2. U1
4B + 2.5BTH
140.51 m²
A.L2. U4
2B + 2.5BTH
121.27 m²
A.L2. U6
3B + 2BTH
136.77 m²
B.L2. U1
3B + 2BTH
136.77 m²
B.L2. U2
2B + 2.5BTH
130.21 m²
B.L2. U4
3B + 2.5BTH
130.32 m²
A.L2. U1
POS
17.22 m²
A.L2. U4
POS
15.06 m²
A.L2. U6
POS
24.26 m²
B.L2. U1
POS
24.26 m²
B.L2. U2
POS
12.30 m²
B.L2. U4
POS
15.37 m²
A.L2. U2
2B + 2.5BTH
108.35 m²
A.L2. U2
POS
13.19 m²
B.L2. U5
POS
12.66 m²
B.L2. U5
2B + 2BTH
110.59 m²
A.L2. U3
POS
44.04 m²
A.L2. U5
POS
27.24 m²
B.L2. U3
POS
14.25 m²
B.L2. U6
POS
15.37 m²
A.L2. U3
2B + 2.5BTH
132.05 m²
A.L2. U5
2B + 2.5BTH
135.50 m²
B.L2. U3
3B + 2.5BTH
144.18 m²
B.L2. U6
3B + 2.5BTH
130.32 m²
C.L2. U1
2B + 2BTH
90.05 m²
C.L2. U1
POS
10.40 m²
C.L2. U5
POS
10.19 m²
C.L2. U7
POS
10.40 m²
C.L2. U7
2B + 2BTH
101.46 m²
C.L2. U2
2B + 2BTH
95.91 m²
C.L2. U2
POS
10.40 m²
C.L2. U8
POS
13.32 m²
C.L2. U8
3B + 2BTH
143.93 m²
C.L2. U9
POS
13.32 m²
C.L2. U9
3B + 2BTH
143.93 m²
C.L2. U3
2B + 2BTH
87.41 m²
C.L2. U3
POS
10.40 m²
C.L2. U11
2B + 2BTH
101.46 m²
C.L2. U4
POS
10.40 m²
C.L2. U6
POS
8.21 m²
C.L2. U10
POS
8.61 m²
C.L2. U11
POS
10.40 m²
C.L2. U4
2B + 2BTH
92.63 m²
C.L2. U6
1B + 1BTH
68.60 m²
C.L2. U10
1B + 1BTH
71.64 m²
SP1
SP2
FS1
FS2
Lift
MP + VP
R/A
E + C
Bi/ts
H + WM
C
1550ø
1200 x 1200
1600 x 2000
900 x 1600
900 x 2000
1500 x 1500
1200 x 1500
1200 x 900
1200 x 600
900 x 600
1200 x 1200
1200 x 1200
1200 x 1200



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SITE BOUNDARY
1 BED
2 BED
3 BED
4 BED

C	COMMS CUPBOARD	H	HYDRAULIC CUPBOARD
CE	CARPARK EXHAUST	LR	LOBBY RELIEF
CF	CARPARK SUPPLY FAN	MP	MECHANICAL PIPEWORK RISER
CH	GARBAGE CHUTE	MV	MSB ROOM VENTILATION
COS	COMMUNAL OPEN SPACE	POS	PRIVATE OPEN SPACE
CS	CARPARK SUPPLY RISER	R/F	LOBBY RELIEF FAN
E	ELECTRICAL CUPBOARD	RP	REFRIGERANT PIPE
EV	EV CHARGER DB	SP	STAIR PRESSURISATION SHAFT
FCC	FIRE CONTROL CENTRE	SPF	STAIR PRESSURISATION FAN
FE	FIRE EXTINGUISHER	ST	STORAGE
FF	FIRE PUMP FLUE SHAFT	WE	WATER ROOM EXHAUST
FHR	FIRE HOSE REEL	WM	WATER METER CPD
FS#	FIRE STAIRS		
FSR	FIRE SERVICE RISER		
FV	FIRE PUMP ROOM VENTILATION		

0m 4 8 10m
Scale 1:200

REV.	DATE	DESCRIPTION	ISSUED BY
D	01/04/26	Issue for SSDA	PMDL
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PROJECT
McIntosh and Werona Ave Residential Development

CLIENT
CPDM Development Partnership & Management

PROJECT ADDRESS
21-25 McIntosh S. & 55 Werona Ave Gordon, NSW 2072

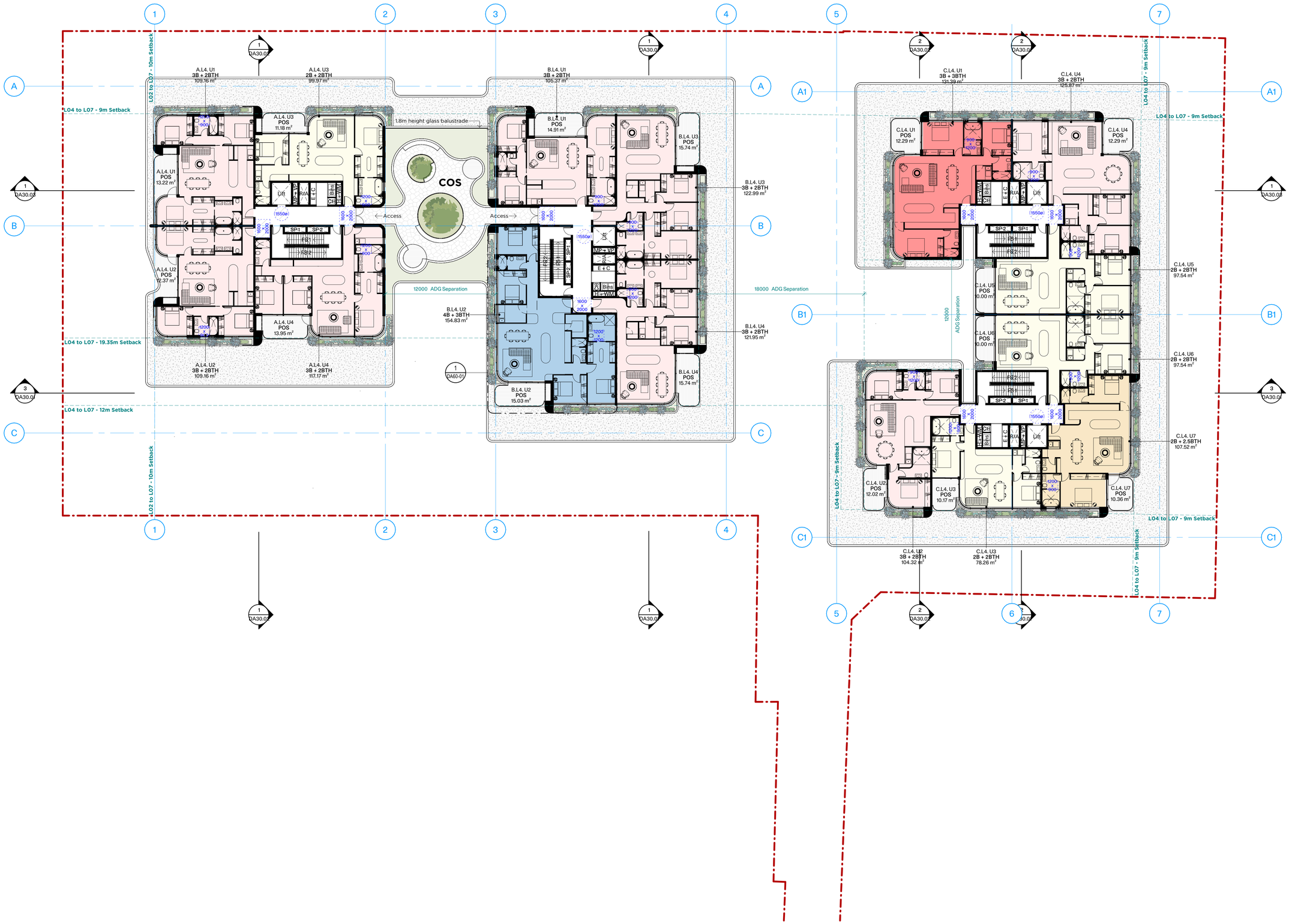
SHEET
Level 3 Plan

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA10.05

REV
D



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SITE BOUNDARY
1 BED
2 BED
3 BED
4 BED

C	COMMS CUPBOARD
CE	CARPARK EXHAUST
CF	CARPARK SUPPLY FAN
CH	GARBAGE CHUTE
COS	COMMUNAL OPEN SPACE
CS	CARPARK SUPPLY RISER
E	ELECTRICAL CUPBOARD
EV	EV CHARGER DB
FCC	FIRE CONTROL CENTRE
FE	FIRE EXTINGUISHER
FF	FIRE PUMP FLUE SHAFT
FHR	FIRE HOSE REEL
FS#	FIRE STAIRS
FSR	FIRE SERVICE RISER
FV	FIRE PUMP ROOM VENTILATION

H	HYDRAULIC CUPBOARD
LR	LOBBY RELIEF
MP	MECHANICAL PIPEWORK RISER
MV	MSB ROOM VENTILATION
POS	PRIVATE OPEN SPACE
R/F	LOBBY RELIEF FAN
RP	REFRIGERANT PIPE
SP	STAIR PRESSURISATION SHAFT
SPF	STAIR PRESSURISATION FAN
ST	STORAGE
WE	WATER ROOM EXHAUST
WM	WATER METER CPD

Scale 1:200
0m 4 8 10m

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McIntosh and Werona Ave
Residential Development

CLIENT
CPDM Development Partnership & Management

PROJECT ADDRESS
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Gordon, NSW 2072

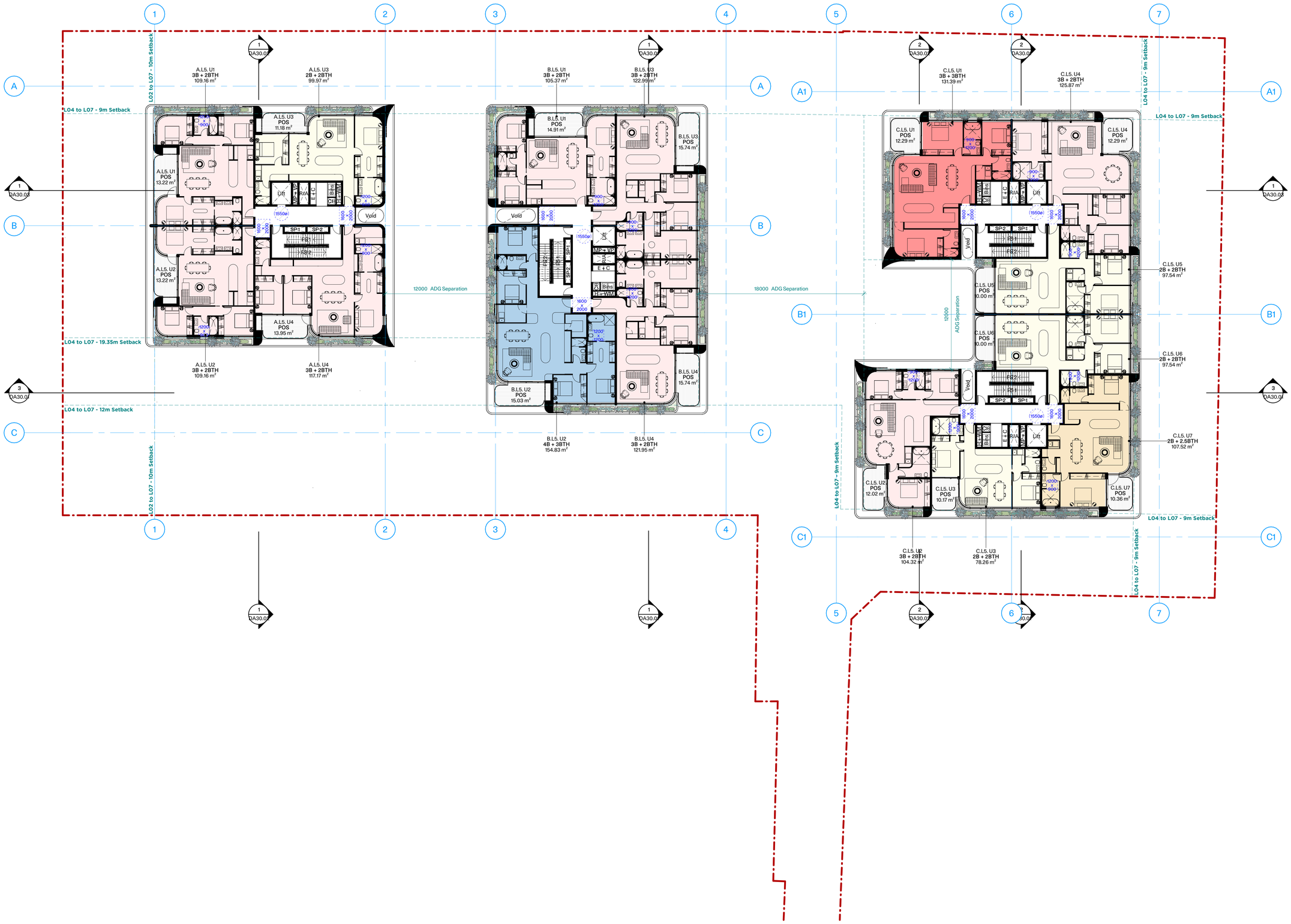
SHEET
Level 4 Plan

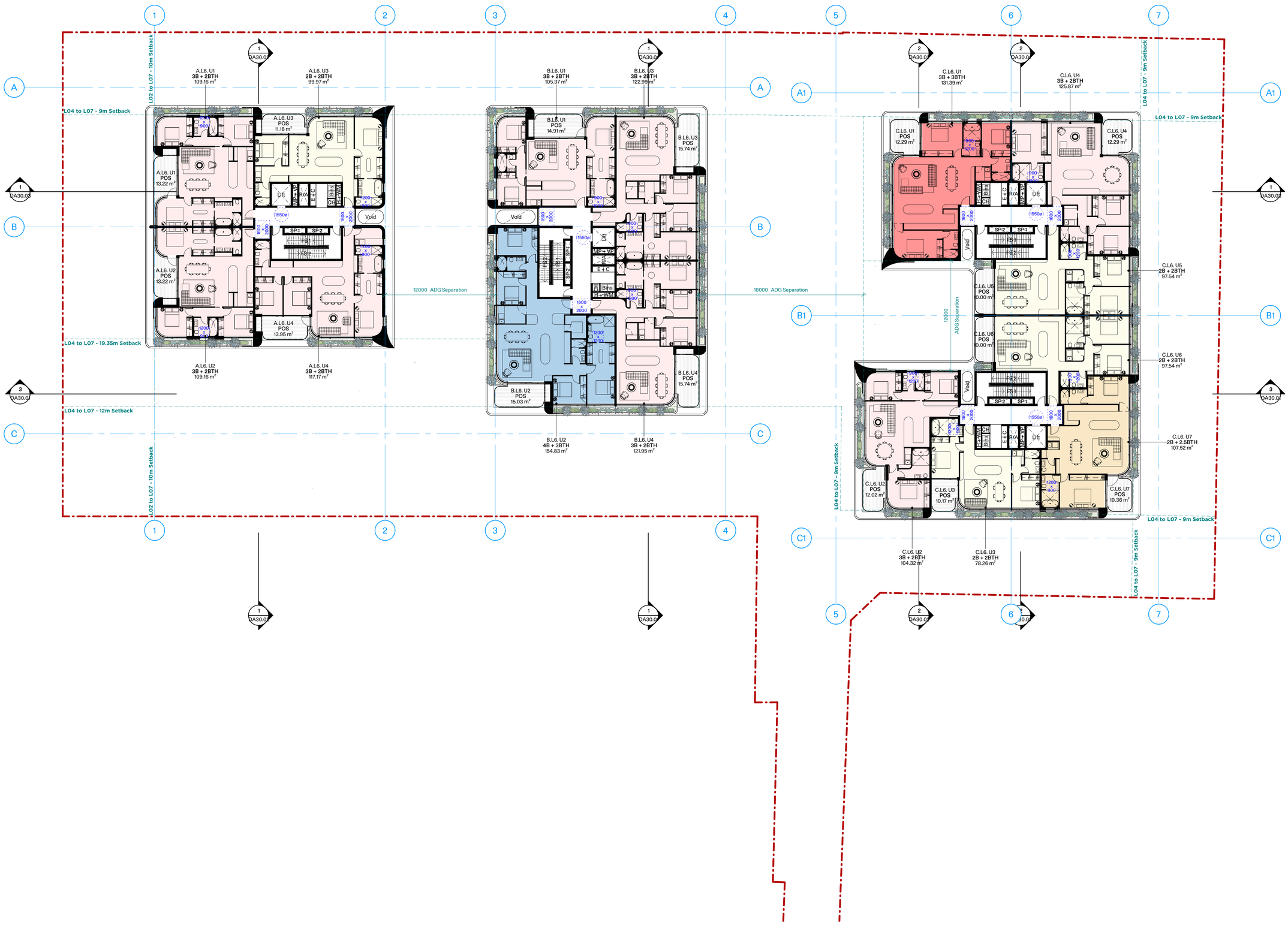
PROJECT NO.
3303

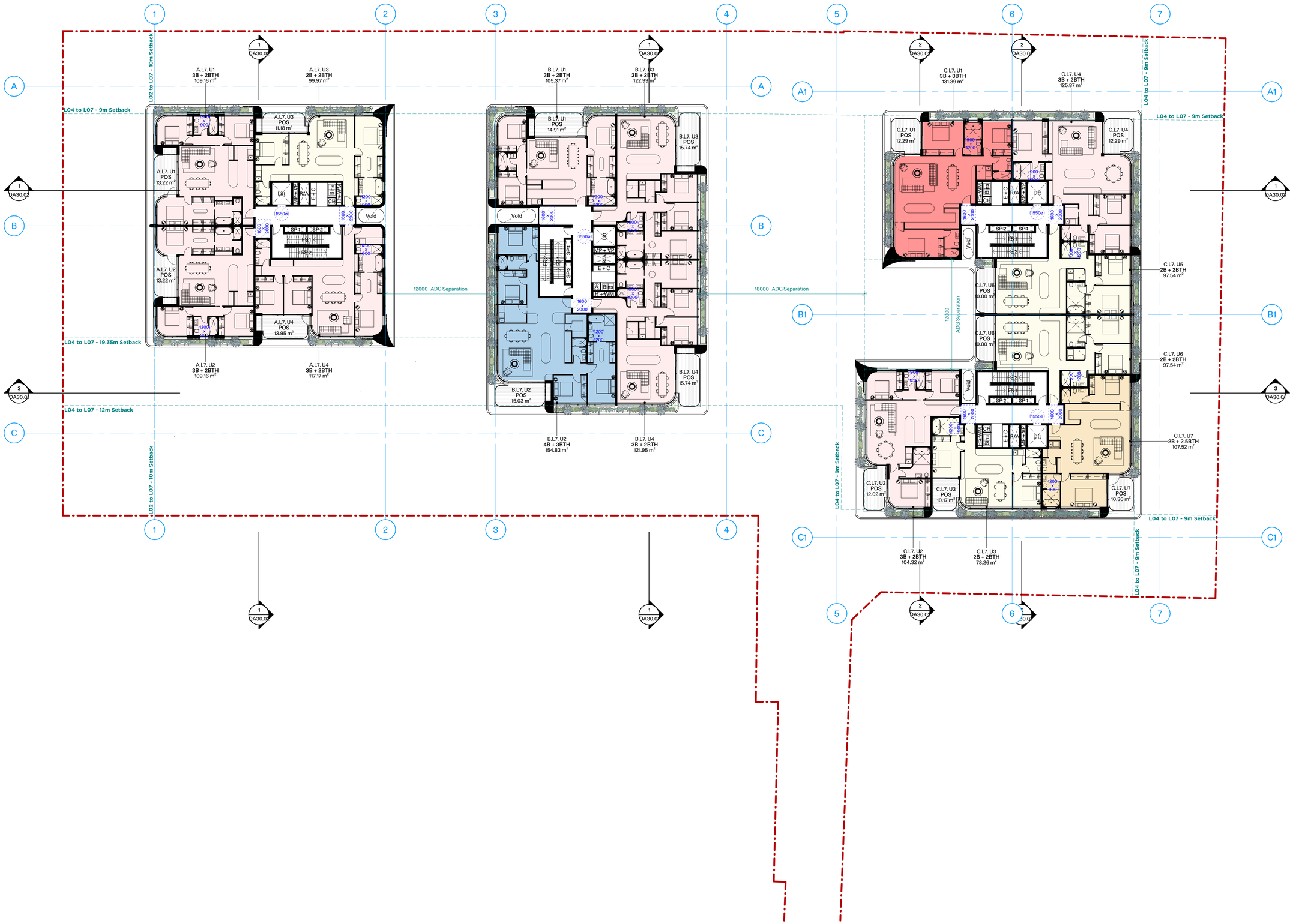
SCALE
As indicated@ A1

SHEET NO.
DA10.06

REV
D


A.L5. U1
3B + 2BTH
109.16 m²
A.L5. U3
2B + 2BTH
99.97 m²
A.L5. U1
POS
13.22 m²
A.L5. U3
POS
11.18 m²
A.L5. U2
POS
13.22 m²
A.L5. U4
POS
13.95 m²
A.L5. U2
3B + 2BTH
109.16 m²
A.L5. U4
3B + 2BTH
117.17 m²
B.L5. U1
3B + 2BTH
105.37 m²
B.L5. U3
3B + 2BTH
122.99m²
B.L5. U1
POS
14.91 m²
B.L5. U3
POS
15.74 m²
B.L5. U2
POS
15.03 m²
B.L5. U4
POS
15.74 m²
B.L5. U2
4B + 3BTH
154.83 m²
B.L5. U4
3B + 2BTH
121.95 m²
C.L5. U1
3B + 3BTH
131.39 m²
C.L5. U4
3B + 2BTH
125.87 m²
C.L5. U1
POS
12.29 m²
C.L5. U4
POS
12.29 m²
C.L5. U5
2B + 2BTH
97.54 m²
C.L5. U5
POS
10.00 m²
C.L5. U6
POS
10.00 m²
C.L5. U6
2B + 2BTH
97.54 m²
C.L5. U7
2B + 2.5BTH
107.52 m²
C.L5. U2
POS
12.02 m²
C.L5. U3
POS
10.17 m²
C.L5. U7
POS
10.36 m²
C.L5. U2
3B + 2BTH
104.32 m²
C.L5. U3
2B + 2BTH
78.26 m²
L02 to L07 - 10m Setback
L04 to L07 - 9m Setback
L04 to L07 - 19.35m Setback
L04 to L07 - 12m Setback
12000 ADG Separation
18000 ADG Separation
12000 ADG Separation
Void
Lift
MP + VP
R/A
E + C
Bins
H + WM
C
SP1
SP2
FS1
FS2
(1550ø)
1200 x 1200
1600 x 2000
1200 x 900
1200 x 600
1800 x 2000
1200 x 2000
1200 x 1000
1200 x 1200
1200 x 900
1200 x 600
1200 x 1200
1200 x 1000


A.L6. U1
3B + 2BTH
109.16 m²
A.L6. U3
2B + 2BTH
99.97 m²
A.L6. U1
POS
13.22 m²
A.L6. U3
POS
11.18 m²
A.L6. U2
POS
13.22 m²
A.L6. U4
POS
13.95 m²
A.L6. U2
3B + 2BTH
109.16 m²
A.L6. U4
3B + 2BTH
117.17 m²
B.L6. U1
3B + 2BTH
105.37 m²
B.L6. U3
3B + 2BTH
122.99 m²
B.L6. U1
POS
14.91 m²
B.L6. U3
POS
15.74 m²
B.L6. U2
POS
15.03 m²
B.L6. U4
POS
15.74 m²
B.L6. U2
4B + 3BTH
154.83 m²
B.L6. U4
3B + 2BTH
121.95 m²
C.L6. U1
3B + 3BTH
131.39 m²
C.L6. U4
3B + 2BTH
125.87 m²
C.L6. U1
POS
12.29 m²
C.L6. U4
POS
12.29 m²
C.L6. U5
POS
10.00 m²
C.L6. U6
POS
10.00 m²
C.L6. U2
POS
12.02 m²
C.L6. U3
POS
10.17 m²
C.L6. U7
POS
10.36 m²
C.L6. U2
3B + 2BTH
104.32 m²
C.L6. U3
2B + 2BTH
78.26 m²
C.L6. U5
2B + 2BTH
97.54 m²
C.L6. U6
2B + 2BTH
97.54 m²
C.L6. U7
2B + 2.5BTH
107.52 m²
L04 to L07 - 9m Setback
L02 to L07 - 10m Setback
L04 to L07 - 19.35m Setback
L04 to L07 - 12m Setback
12000 ADG Separation
18000 ADG Separation
12000 ADG Separation
Void
Lift
MP + VP
R/A
E + C
Bths
H + WM
C
SP1
SP2
FS1
FS2
(1550ø)
1600 x 2000
1200 x 900
1200 x 1200
1200 x 600
1200 x 1200
1200 x 1200
1200 x 1200



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SITE BOUNDARY
1 BED
2 BED
3 BED
4 BED

C	COMMS CUPBOARD
CE	CARPARK EXHAUST
CF	CARPARK SUPPLY FAN
CH	GARBAGE CHUTE
COS	COMMUNAL OPEN SPACE
CS	CARPARK SUPPLY RISER
E	ELECTRICAL CUPBOARD
EV	EV CHARGER DB
FCC	FIRE CONTROL CENTRE
FE	FIRE EXTINGUISHER
FF	FIRE PUMP FLUE SHAFT
FHR	FIRE HOSE REEL
FS#	FIRE STAIRS
FSR	FIRE SERVICE RISER
FV	FIRE PUMP ROOM VENTILATION

H	HYDRAULIC CUPBOARD
LR	LOBBY RELIEF
MP	MECHANICAL PIPEWORK RISER
MV	MSB ROOM VENTILATION
POS	PRIVATE OPEN SPACE
R/F	LOBBY RELIEF FAN
RP	REFRIGERANT PIPE
SP	STAIR PRESSURISATION SHAFT
SPF	STAIR PRESSURISATION FAN
ST	STORAGE
WE	WATER ROOM EXHAUST
WM	WATER METER CPD

0m 4 8 10m
Scale 1:200

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Residential Development

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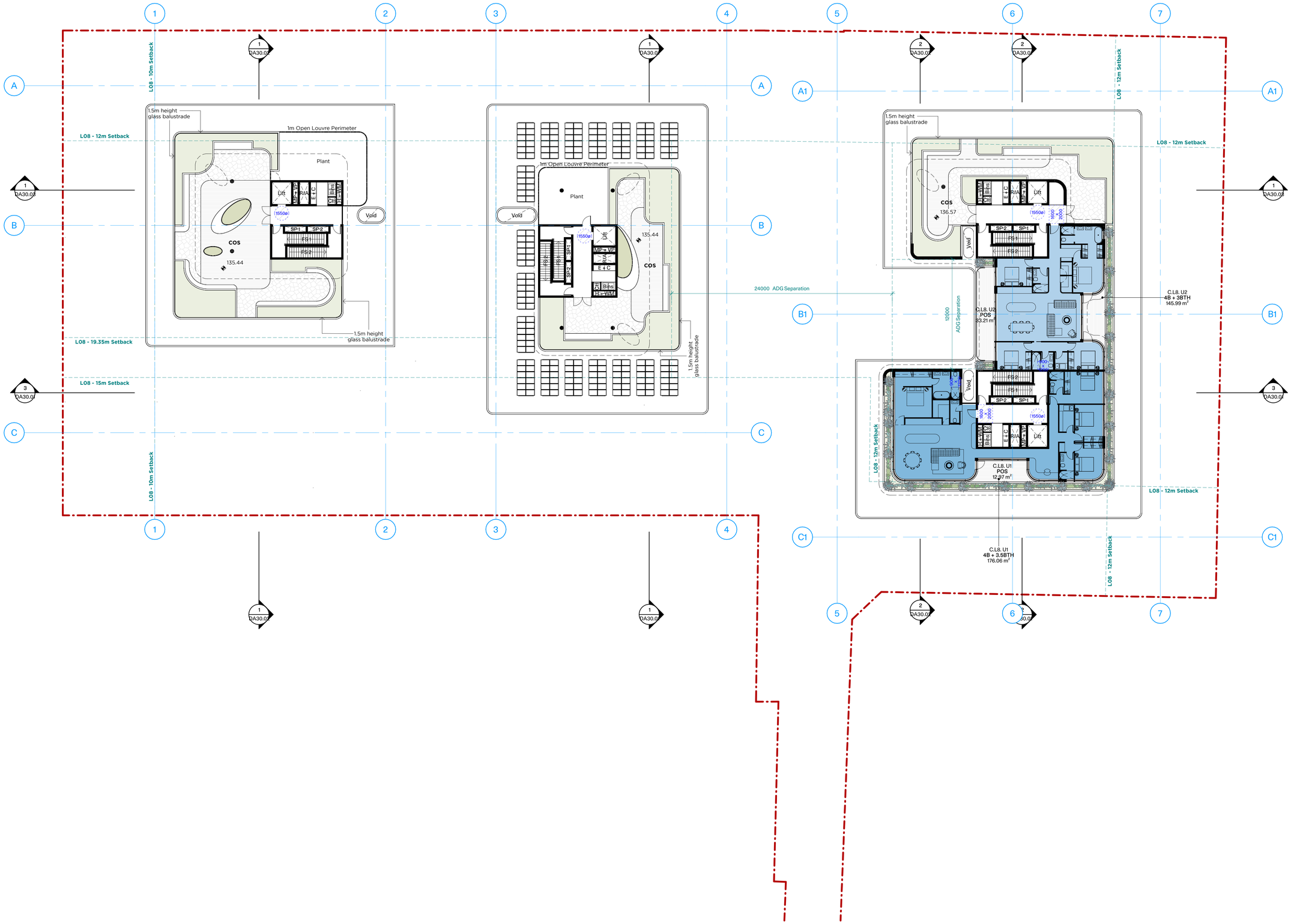
SHEET
Level 7 Plan

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA10.09

REV
D



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3 BED
4 BED

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CF	CARPARK SUPPLY FAN
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COS	COMMUNAL OPEN SPACE
CS	CARPARK SUPPLY RISER
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EV	EV CHARGER DB
FCC	FIRE CONTROL CENTRE
FE	FIRE EXTINGUISHER
FF	FIRE PUMP FLUE SHAFT
FHR	FIRE HOSE REEL
FS#	FIRE STAIRS
FSR	FIRE SERVICE RISER
FV	FIRE PUMP ROOM VENTILATION
H	HYDRAULIC CUPBOARD
LR	LOBBY RELIEF
MP	MECHANICAL PIPEWORK RISER
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SP	STAIR PRESSURISATION SHAFT
SPF	STAIR PRESSURISATION FAN
ST	STORAGE
WE	WATER ROOM EXHAUST
WM	WATER METER CPD

0m 4 8 10m
Scale 1:200

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Residential Development

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CPDM Development Partnership & Management

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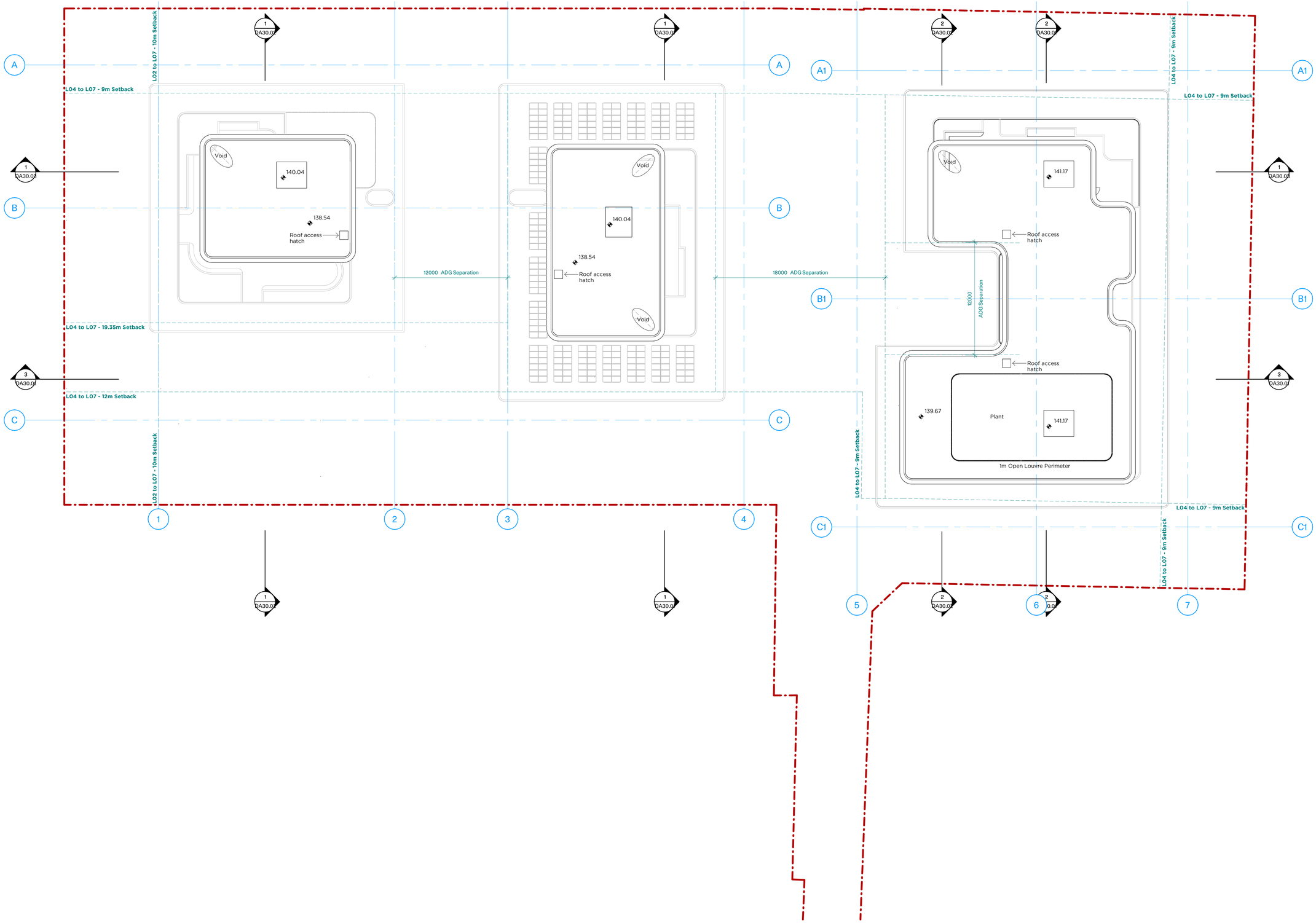
SHEET
Roof & Level 8 Plan

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA10.10

REV
E



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SITE BOUNDARY
1 BED
2 BED
3 BED
4 BED

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CE	CARPARK EXHAUST
CF	CARPARK SUPPLY FAN
CH	GARBAGE CHUTE
COS	COMMUNAL OPEN SPACE
CS	CARPARK SUPPLY RISER
E	ELECTRICAL CUPBOARD
EV	EV CHARGER DB
FCC	FIRE CONTROL CENTRE
FE	FIRE EXTINGUISHER
FF	FIRE PUMP FLUE SHAFT
FHR	FIRE HOSE REEL
FS#	FIRE STAIRS
FSR	FIRE SERVICE RISER
FV	FIRE PUMP ROOM VENTILATION

H	HYDRAULIC CUPBOARD
LR	LOBBY RELIEF
MP	MECHANICAL PIPEWORK RISER
MV	MSB ROOM VENTILATION
POS	PRIVATE OPEN SPACE
R/F	LOBBY RELIEF FAN
RP	REFRIGERANT PIPE
SP	STAIR PRESSURISATION SHAFT
SPF	STAIR PRESSURISATION FAN
ST	STORAGE
WE	WATER ROOM EXHAUST
WM	WATER METER CPD

0m 4 8 10m
Scale 1:200

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McIntosh and Werona Ave Residential Development

CLIENT
CPDM Development Partnership & Management

PROJECT ADDRESS
21-25 McIntosh S. & 55 Werona Ave Gordon, NSW 2072

SHEET
Building C Roof Plan

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA10.11

REV
E



1 Building A North Elevation
Elevation 1:200



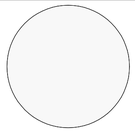
2 Building A South Elevation
Elevation 1:200

EXTERNAL FINISHES

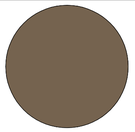
WALL FINISHES



BK
FEATURE BRICK



PT1
PAINT FINISH -
NON REFLECTIVE OFF-WHITE

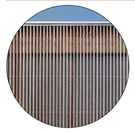


PT2
PAINT FINISH - BRONZE

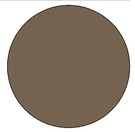


CON
OFF-FORM CONCRETE

METALWORK FINISHES



BT
NON-COMBUSTIBLE
ALUMINIUM BATTENS



WD
ALUMINIUM WINDOW FRAMES
- ANODISED BRONZE

TIMBER SOFFIT FINISHES



TB1
DARK TIMBER SOFFIT



TB2
LIGHT TIMBER SOFFIT

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0m 4 8 10m
Scale 1:200

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PROJECT
McIntosh and Werona Ave
Residential Development

CLIENT
CPDM Development Partnership &
Management

PROJECT ADDRESS
21-25 McIntosh S. & 55 Werona Ave
Gordon, NSW 2072

SHEET
Buildings A North and South
Elevations

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA20.01

REV
D



1 Building B North Elevation

Elevation 1:200



2 Building B South Elevation

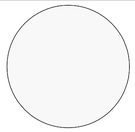
Elevation 1:200

EXTERNAL FINISHES

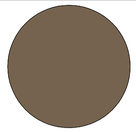
WALL FINISHES



BK
FEATURE BRICK



PT1
PAINT FINISH -
NON REFLECTIVE OFF-WHITE

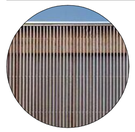


PT2
PAINT FINISH - BRONZE

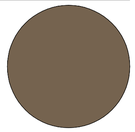


CON
OFF-FORM CONCRETE

METALWORK FINISHES



BT
NON-COMBUSTIBLE
ALUMINIUM BATTENS



WD
ALUMINIUM WINDOW FRAMES
- ANODISED BRONZE

TIMBER SOFFIT FINISHES



TB1
DARK TIMBER SOFFIT



TB2
LIGHT TIMBER SOFFIT

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0m 4 8 10m
Scale 1:200

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McIntosh and Werona Ave
Residential Development

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PROJECT ADDRESS
21-25 McIntosh S. & 55 Werona Ave
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SHEET
Buildings B North and South
Elevations

PROJECT NO.
3303

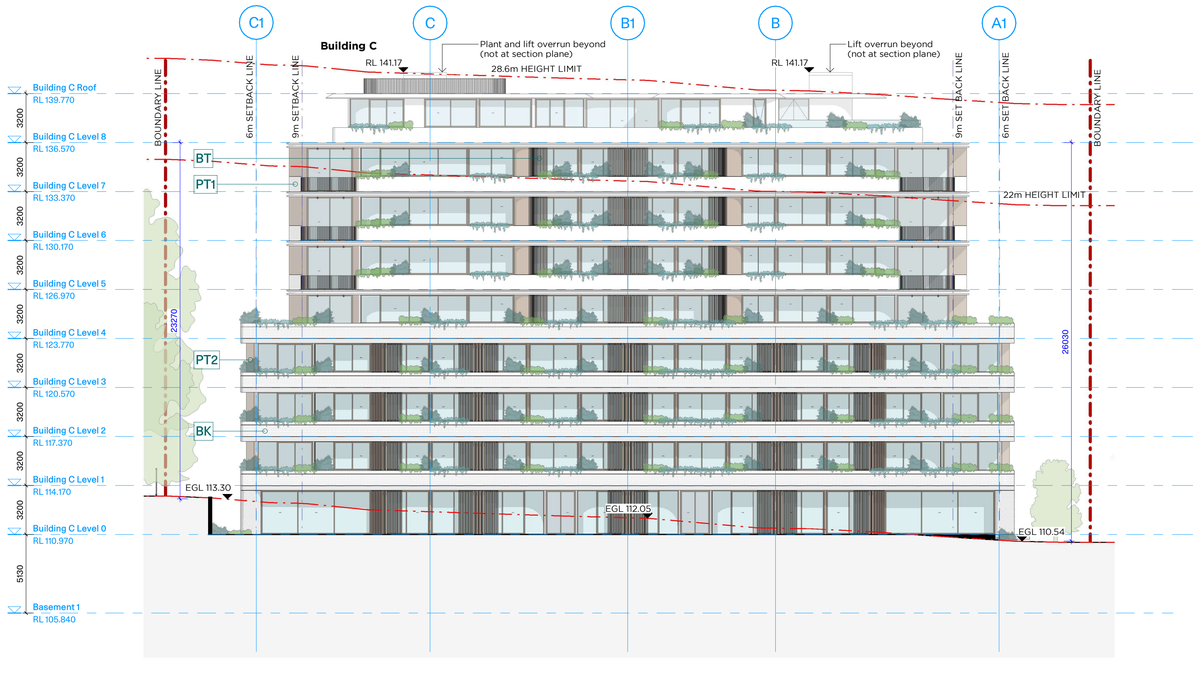
SCALE
As indicated@ A1

SHEET NO.
DA20.02

REV
D



1 Building C North Elevation
Elevation 1:200



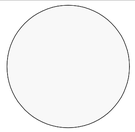
2 Building C South Elevation
Elevation 1:200

EXTERNAL FINISHES

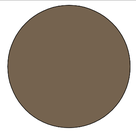
WALL FINISHES



BK
FEATURE BRICK



PT1
PAINT FINISH -
NON REFLECTIVE OFF-WHITE

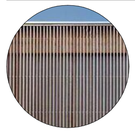


PT2
PAINT FINISH - BRONZE

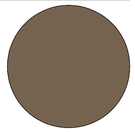


CON
OFF-FORM CONCRETE

METALWORK FINISHES



BT
NON-COMBUSTIBLE
ALUMINIUM BATTENS



WD
ALUMINIUM WINDOW FRAMES
- ANODISED BRONZE

TIMBER SOFFIT FINISHES



TB1
DARK TIMBER SOFFIT



TB2
LIGHT TIMBER SOFFIT

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0m 4 8 10m
Scale 1:200

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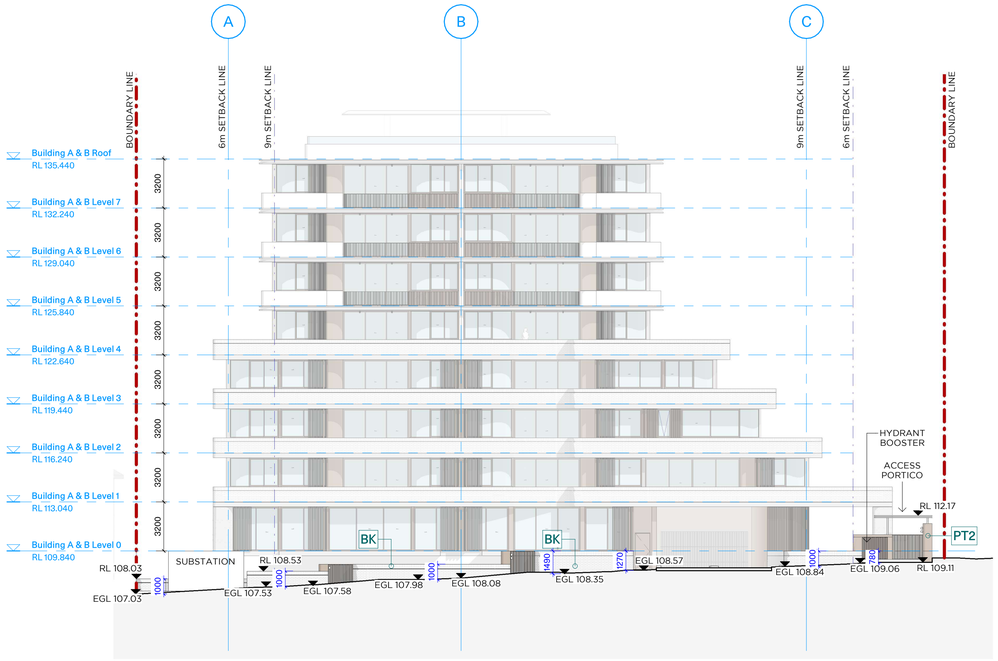
SHEET
Building C North and South Elevations

PROJECT NO.
3303

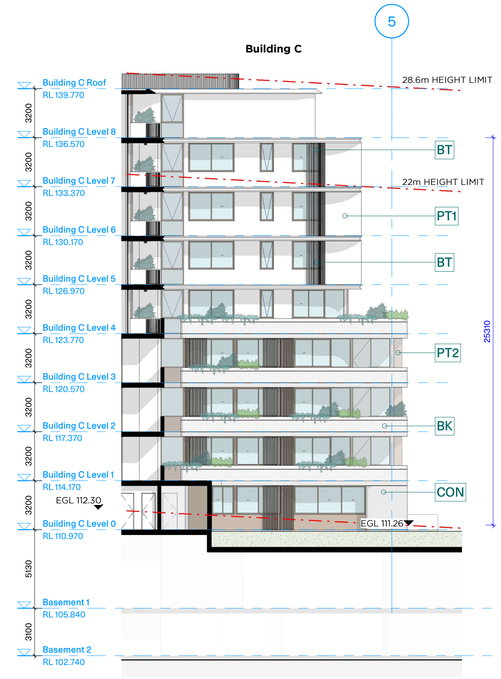
SCALE
As indicated@ A1

SHEET NO.
DA20.03

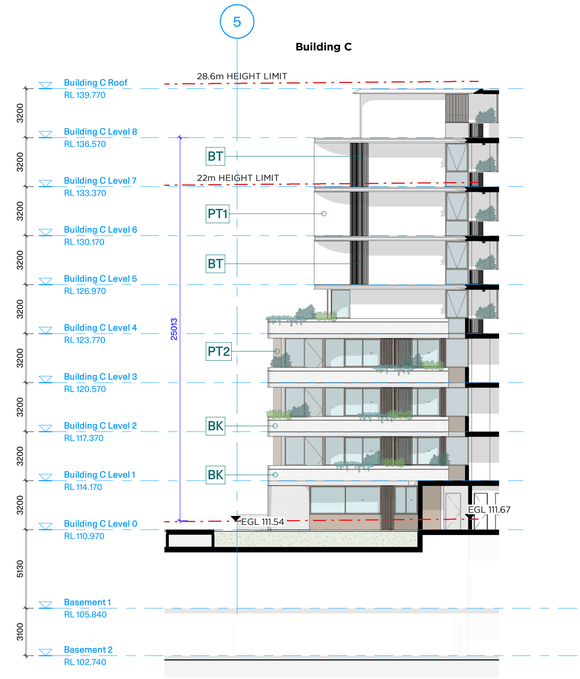
REV
D



1 Building A Front Fence Elevation
Elevation 1:200



2 Building C West Elevation
Elevation 1:200



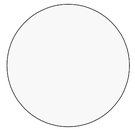
3 Building C East Elevation
Elevation 1:200

EXTERNAL FINISHES

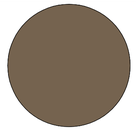
WALL FINISHES



BK
FEATURE BRICK



PT1
PAINT FINISH -
NON REFLECTIVE OFF-WHITE



PT2
PAINT FINISH - BRONZE

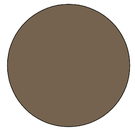


CON
OFF-FORM CONCRETE

METALWORK FINISHES



BT
NON-COMBUSTIBLE
ALUMINIUM BATTENS



WD
ALUMINIUM WINDOW FRAMES
- ANODISED BRONZE

TIMBER SOFFIT FINISHES



TB1
DARK TIMBER SOFFIT



TB2
LIGHT TIMBER SOFFIT

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McIntosh and Werona Ave
Residential Development

CLIENT
CPDM Development Partnership & Management

PROJECT ADDRESS
21-25 McIntosh S. & 55 Werona Ave
Gordon, NSW 2072

SHEET
Building C and Front Fence Elevation

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA20.04

REV
E



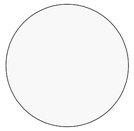
1 East Elevation
Elevation 1:200

EXTERNAL FINISHES

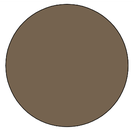
WALL FINISHES



BK
FEATURE BRICK



PT1
PAINT FINISH -
NON REFLECTIVE OFF-WHITE



PT2
PAINT FINISH - BRONZE

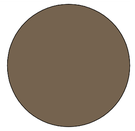


CON
OFF-FORM CONCRETE

METALWORK FINISHES



BT
NON-COMBUSTIBLE
ALUMINIUM BATTENS



WD
ALUMINIUM WINDOW FRAMES
- ANODISED BRONZE

TIMBER SOFFIT FINISHES



TB1
DARK TIMBER SOFFIT



TB2
LIGHT TIMBER SOFFIT

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0m 2 4 5m
Scale 1:100

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Residential Development

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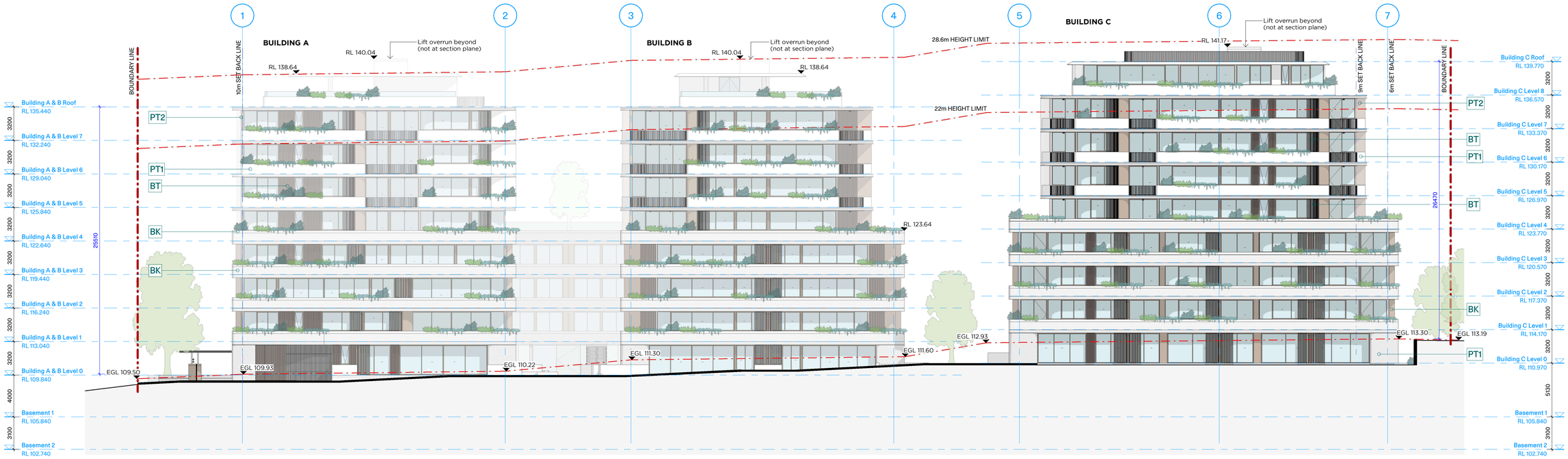
SHEET
East Elevation

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA20.05

REV
D



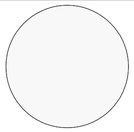
1 West Elevation
Elevation 1:200

EXTERNAL FINISHES

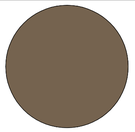
WALL FINISHES



BK
FEATURE BRICK



PT1
PAINT FINISH -
NON REFLECTIVE OFF-WHITE

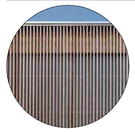


PT2
PAINT FINISH - BRONZE

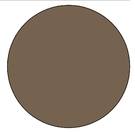


CON
OFF-FORM CONCRETE

METALWORK FINISHES



BT
NON-COMBUSTIBLE
ALUMINIUM BATTENS



WD
ALUMINIUM WINDOW FRAMES
- ANODISED BRONZE

TIMBER SOFFIT FINISHES



TB1
DARK TIMBER SOFFIT



TB2
LIGHT TIMBER SOFFIT

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0m 2 4 5m
Scale 1:100

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Residential Development

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SHEET
West Elevation

PROJECT NO.
3303

SCALE
As indicated@ A1

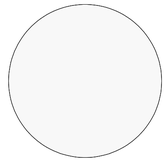
SHEET NO.
DA20.06

REV
D

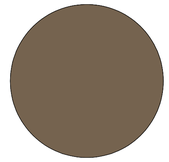


Concept image for illustrative purposes.

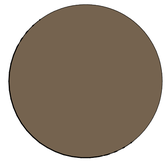
FINISHES & COLOUR SCHEDULE



PT1:
Paint Finish -
Non reflective off-white



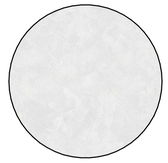
PT2:
Paint Finish - Bronze



WD:
Aluminium Window Frames
Andodised - Bronze



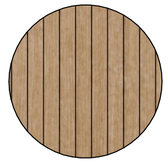
BK:
Feature Brick



CON:
Off-Form Concrete



BT:
Non Combustible Aluminium
Battens - Bronze



TB1:
Dark Timber Soffit - From
Ground Level to Level 3



TB2:
Light Timber Soffit - From
Level 4 to Level 7

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McIntosh and Werona Ave
Residential Development

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PROJECT ADDRESS
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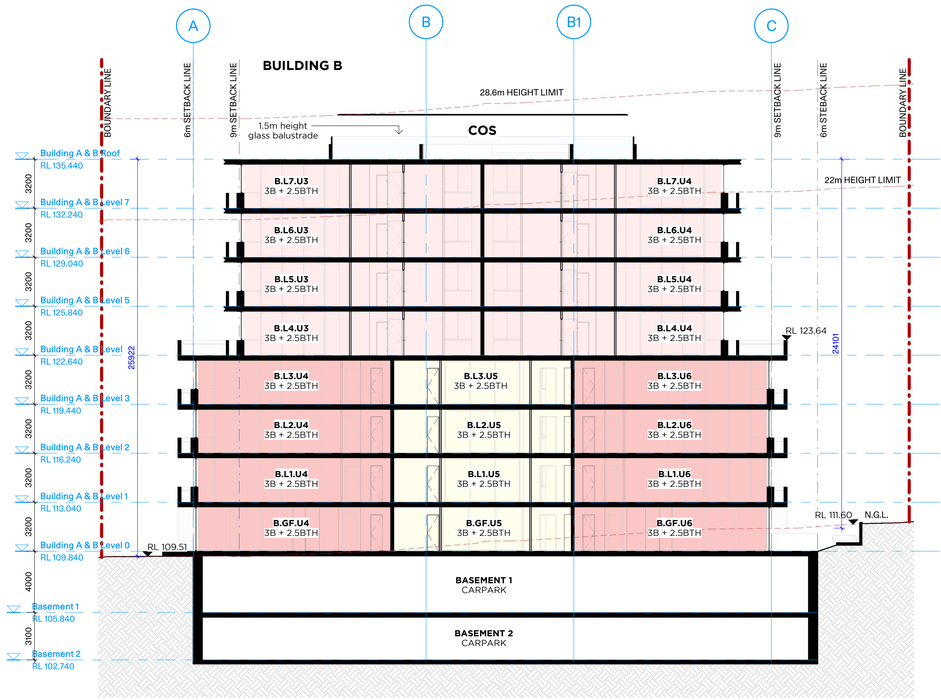
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Materials and Finishes
Schedule

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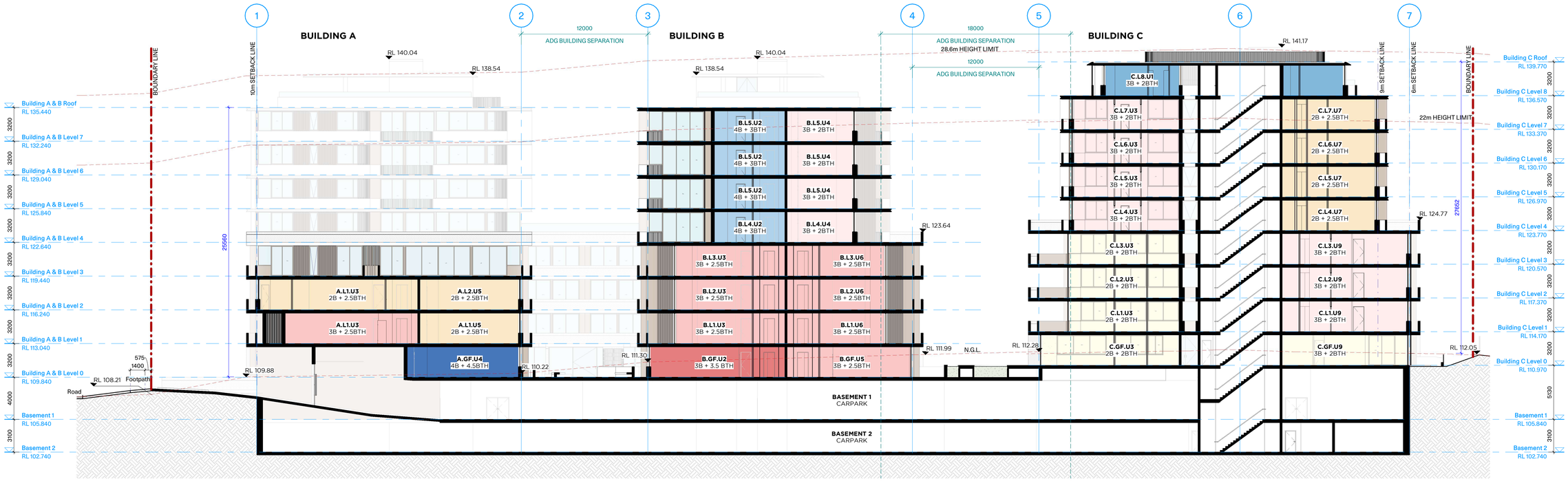
REV
D



1 Section A
Section 1:200



2 Section B
Section 1:200



3 Section C
Section 1:200

0m 4 8 10m
Scale 1:200

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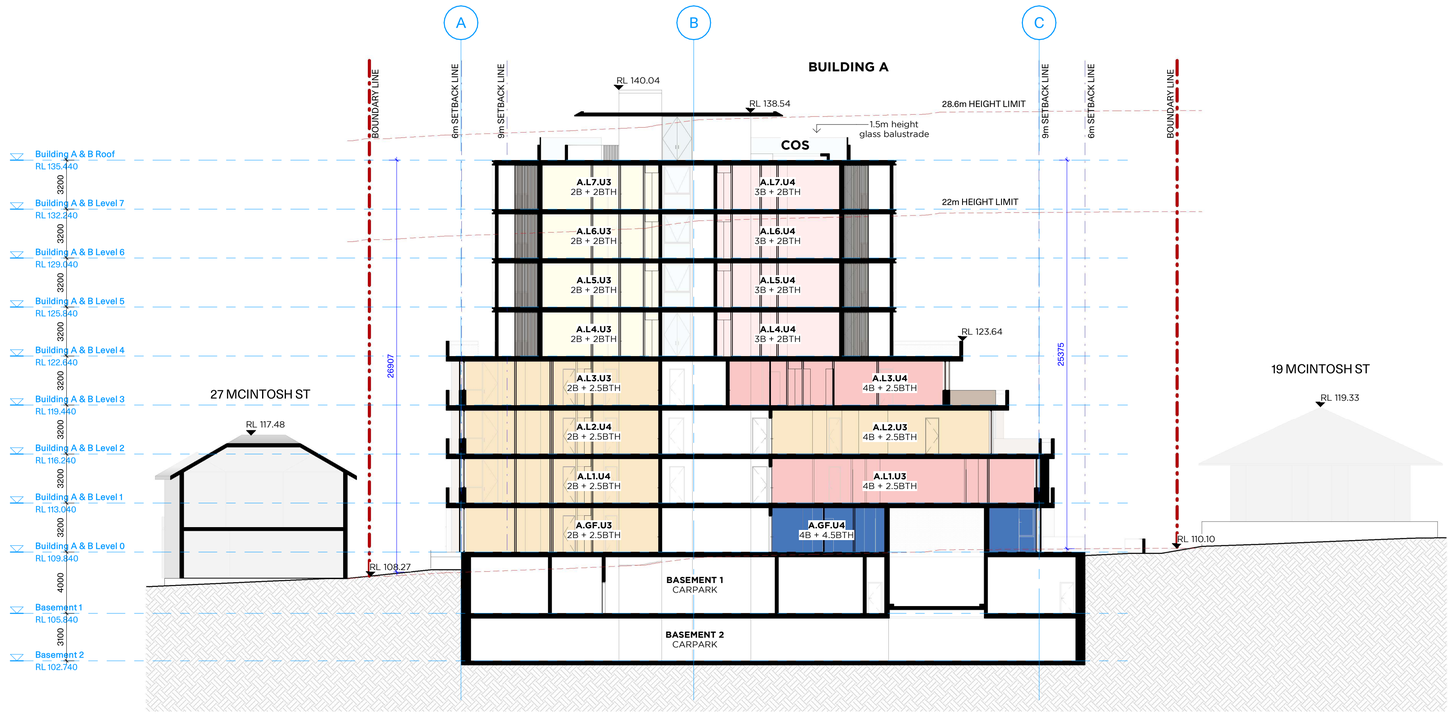
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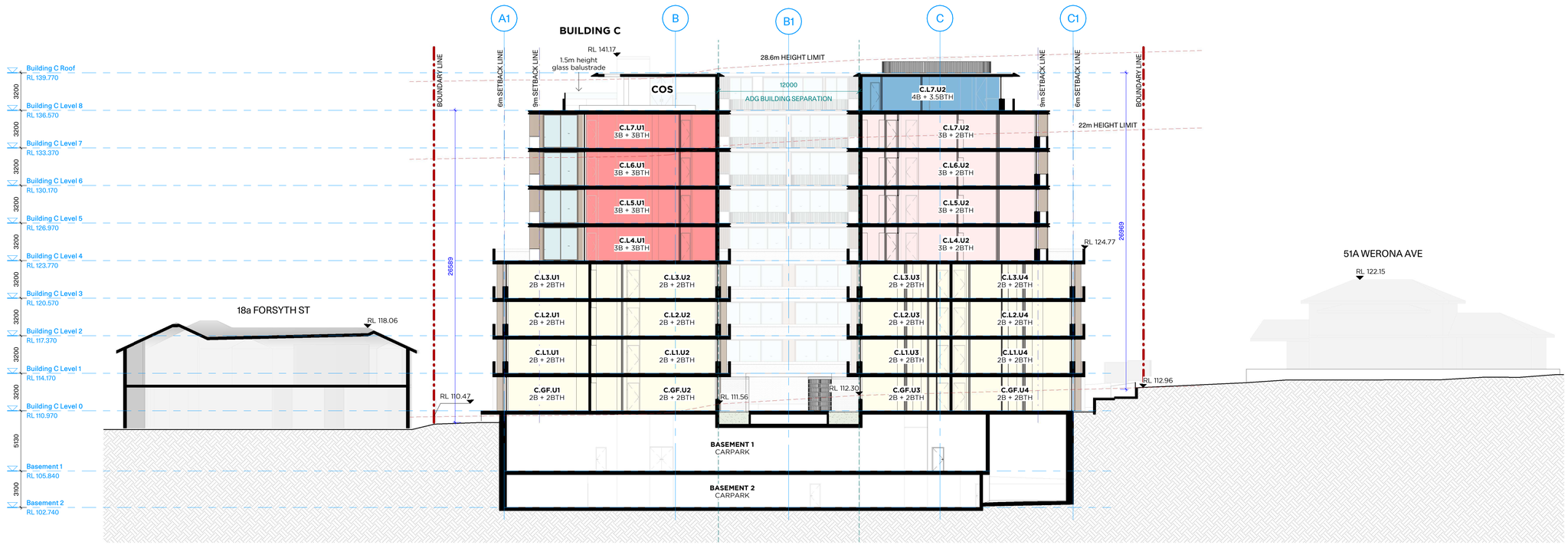
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SHEET NO.
DA30.01

REV
D



1 Section D
Section 1:200



2 Section E
Section 1:200

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Scale 1:200

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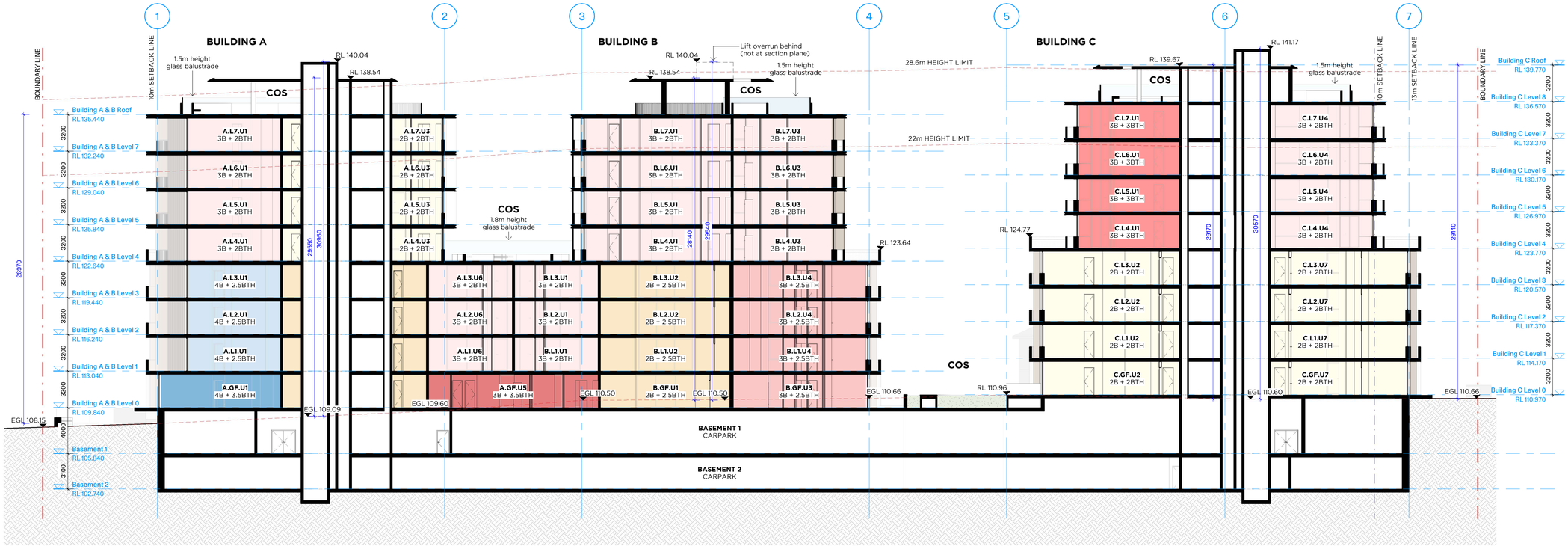
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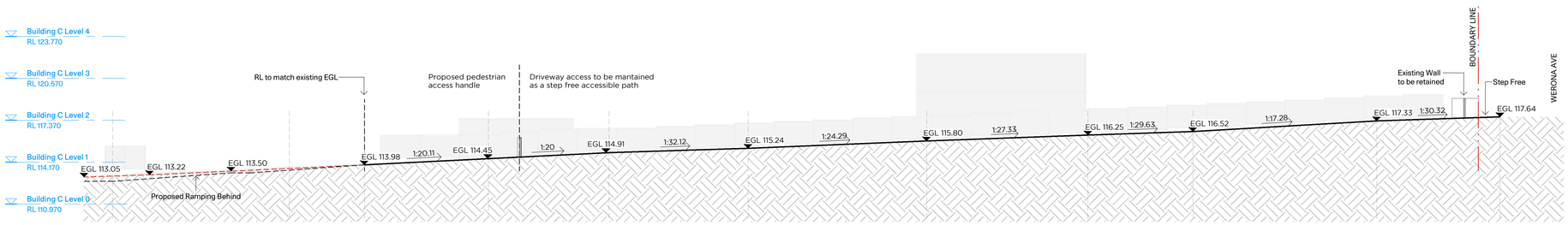
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1 Section F
1:200



2 Section - Access Handle
1:200

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0m 2 4 5m
Scale 1:100

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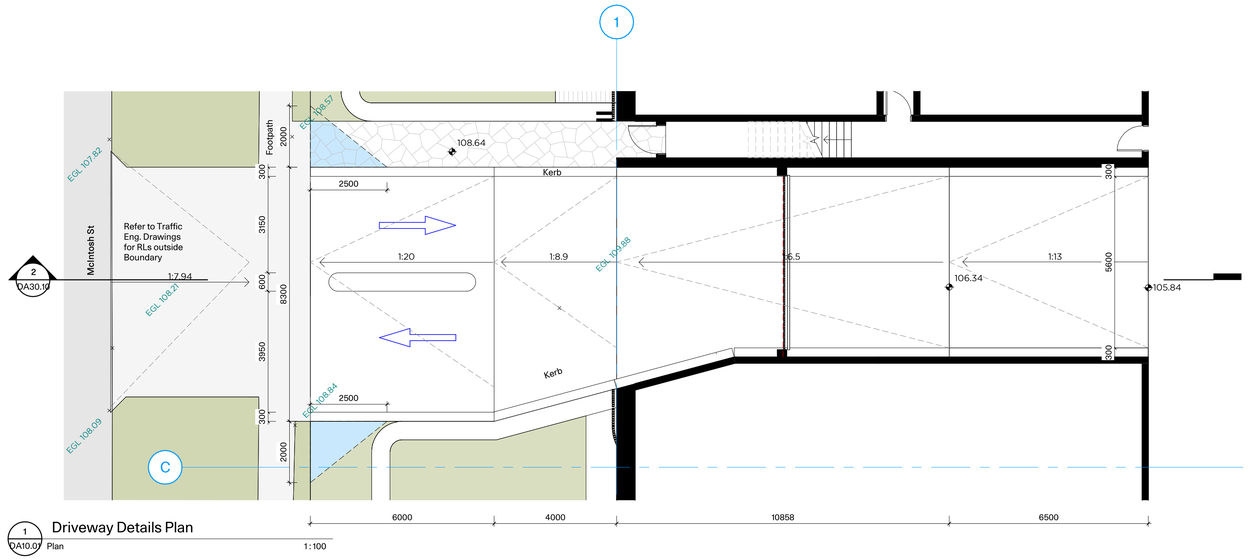
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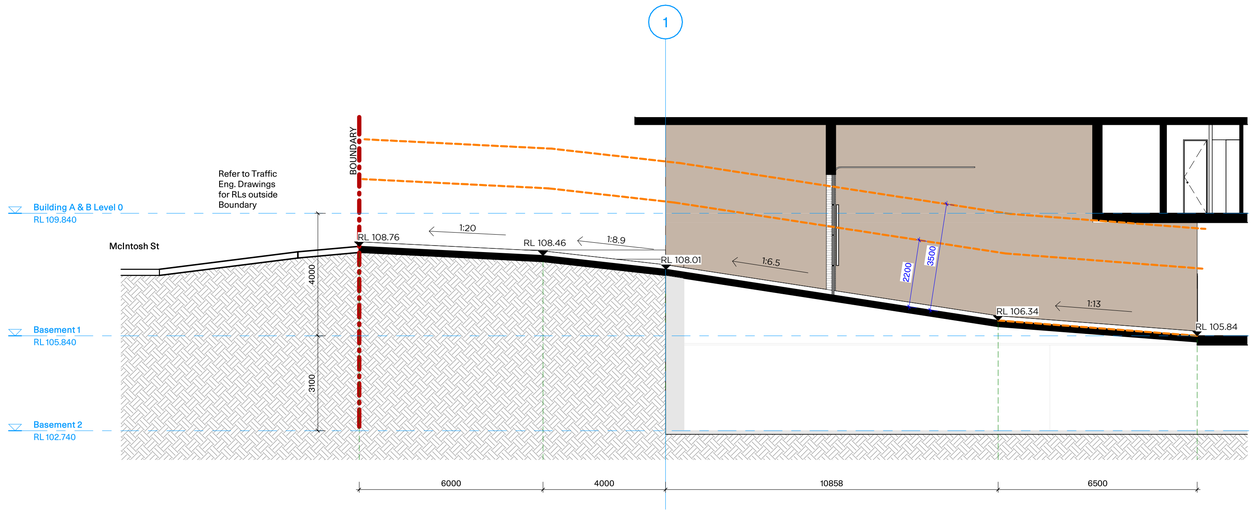
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SHEET NO.
DA30.03

REV
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1 DA10.01 **Driveway Details Plan**
Plan 1:100



2 **Section - Driveway**
Section 1:100

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Scale 1:100

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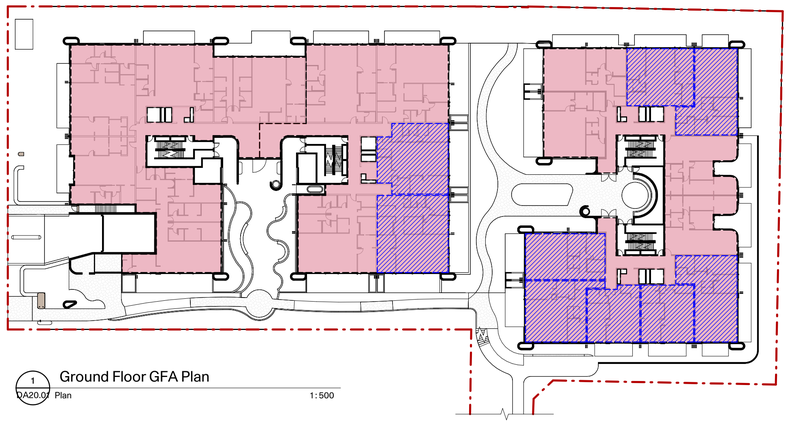
SHEET **Driveway Details**

PROJECT NO. 3303

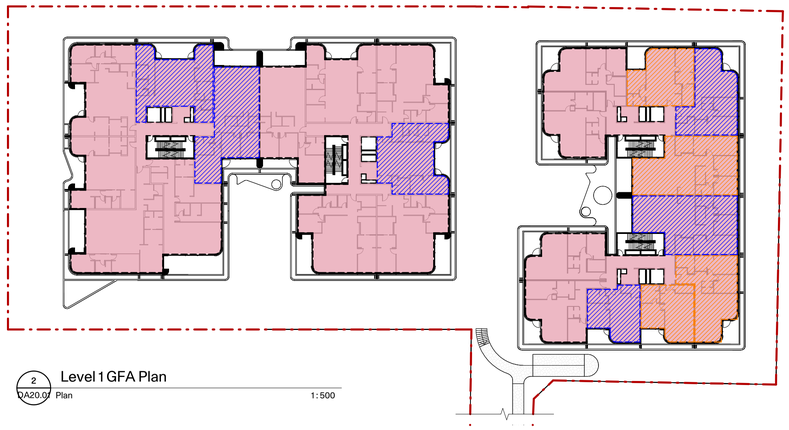
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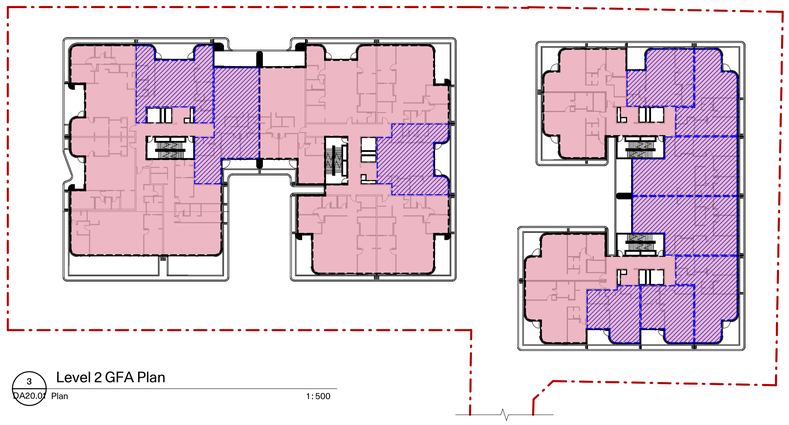
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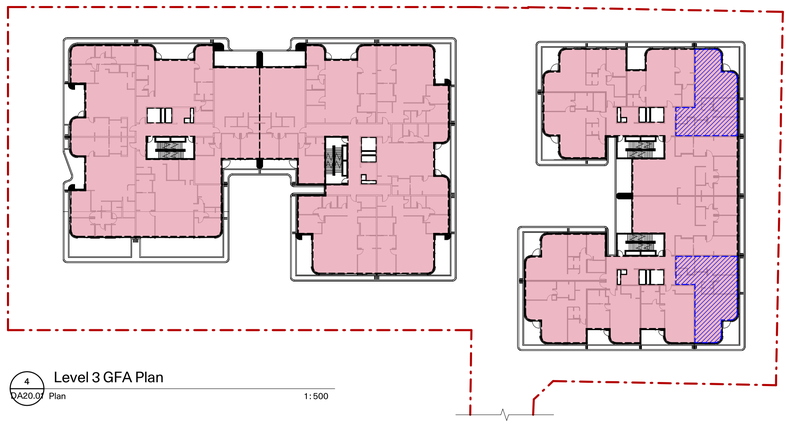
1 DA20.01 Ground Floor GFA Plan
Plan 1:500



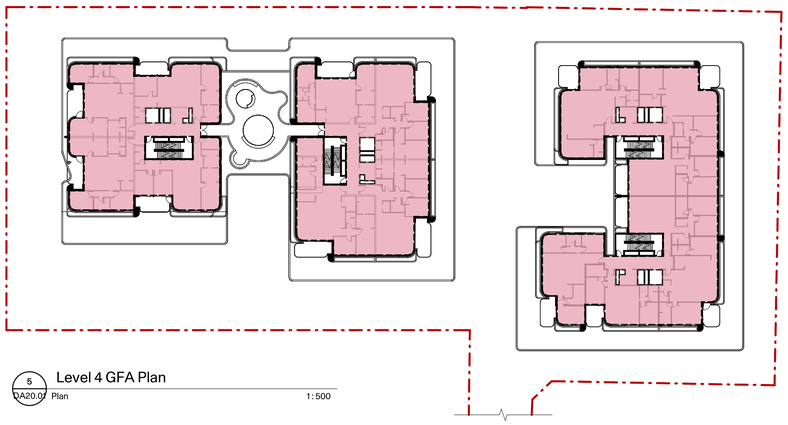
2 DA20.01 Level 1 GFA Plan
Plan 1:500



3 DA20.01 Level 2 GFA Plan
Plan 1:500



4 DA20.01 Level 3 GFA Plan
Plan 1:500



5 DA20.01 Level 4 GFA Plan
Plan 1:500



6 DA20.01 Level 5 GFA Plan
Plan 1:500

Groos Floor Area

In Fill Affordable Housing

In Perpetuity Affordable Housing

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GFA & Affordable Housing Diagrams 1

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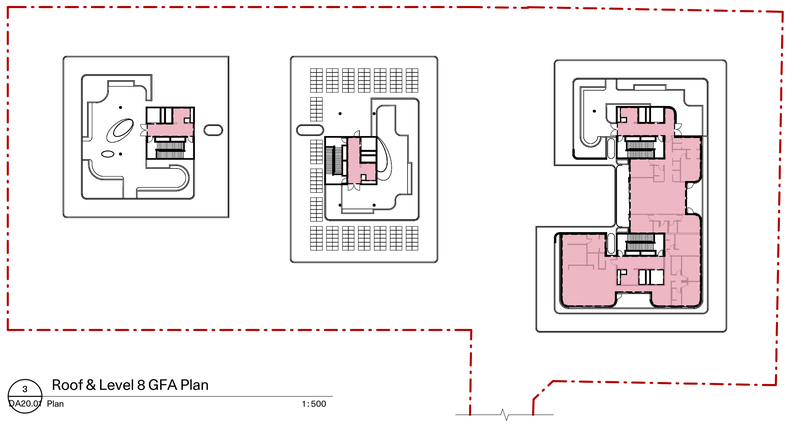
REV
E



1 DA20.01 Level 6 GFA Plan
Plan 1:500



2 DA20.01 Level 7 GFA Plan
Plan 1:500



3 DA20.01 Roof & Level 8 GFA Plan
Plan 1:500

GFA Schedule

Level	Area (m2)
A.GF	859.91 m²
A.L1	865.71 m²
A.L2	838.74 m²
A.L3	765.24 m²
A.L4	477.00 m²
A.L5	477.00 m²
A.L6	477.00 m²
A.L7	477.00 m²
A.L8	21.86 m²
B.GF	834.72 m²
B.L1	873.28 m²
B.L2	873.28 m²
B.L3	873.28 m²
B.L4	555.42 m²
B.L5	555.42 m²
B.L6	555.42 m²
B.L7	555.42 m²
B.L8	21.86 m²
C.GF	1232.15 m²
C.L1	1196.52 m²
C.L2	1196.52 m²
C.L3	1196.52 m²
C.L4	823.71 m²
C.L5	823.71 m²
C.L6	823.71 m²
C.L7	823.71 m²
C.L8	378.96 m²
Grand total	19453.03 m²

Groos Floor Area
In Fill Affordable Housing
In Perpetuity Affordable Housing

GFA CALCULATIONS

In-Fill Affordable Housing - SEPP (Housing) 2021

Site Area: 7,776m2	Permissible (TOD) + 30% Bonus	Proposed
FSR (max.):	3.25:1	2.5:1
GFA (max.):	25,272m²	19,453.03m²

Affordable Housing - Solar & Cross Ventilation

Unit Number	Type	Area (m2)	Solar Access	Cross Ventilation	
A.L1.U4	2B + 2.5BTH	121.27 m²	Yes	No	
A.L1.U6	3B + 2BTH	136.77 m²	Yes	Yes	
A.L2.U4	2B + 2.5BTH	121.27 m²	Yes	No	
A.L2.U6	3B + 2BTH	136.77 m²	Yes	Yes	
B.GF.U4	2B + 2BTH	124.38 m²	No	No	
B.GF.U5	3B + 2.5BTH	146.16 m²	No	Yes	
B.L1.U5	2B + 2BTH	110.59 m²	No	No	
B.L2.U5	2B + 2BTH	110.59 m²	No	No	
C.GF.U3	2B + 2BTH	97.50 m²	Yes	Yes	
C.GF.U4	2B + 2BTH	102.53 m²	Yes	Yes	
C.GF.U5	2B + 2BTH	100.91 m²	Yes	No	
C.GF.U6	1B + 1BTH	76.30 m²	No	No	
C.GF.U7	2B + 2BTH	111.55 m²	Yes	Yes	
C.GF.U10	1B + 1BTH	79.75 m²	No	No	
C.GF.U11	2B + 2BTH	111.55 m²	No	Yes	
C.L1.U5	2B + 2BTH	89.82 m²	Yes	No	
C.L1.U6	1B + 1BTH	68.60 m²	No	No	*
C.L1.U7	2B + 2BTH	101.46 m²	Yes	Yes	
C.L1.U8	3B + 2BTH	143.93 m²	Yes	Yes	*
C.L1.U9	3B + 2BTH	143.93 m²	Yes	Yes	
C.L1.U10	1B + 1BTH	71.64 m²	No	No	*
C.L1.U11	2B + 2BTH	103.57 m²	No	Yes	*
C.L2.U5	2B + 2BTH	89.82 m²	Yes	No	
C.L2.U6	1B + 1BTH	68.60 m²	No	No	
C.L2.U7	2B + 2BTH	101.46 m²	Yes	Yes	
C.L2.U8	3B + 2BTH	143.93 m²	Yes	Yes	
C.L2.U9	3B + 2BTH	143.93 m²	Yes	Yes	
C.L2.U10	1B + 1BTH	71.64 m²	No	No	
C.L2.U11	2B + 2BTH	101.46 m²	No	Yes	
C.L3.U7	2B + 2BTH	101.46 m²	Yes	Yes	
C.L3.U11	2B + 2BTH	101.46 m²	No	Yes	
Grand total: 31		3334.53 m²			

AFFORDABLE HOUSING CALCULATIONS

In-Fill Affordable Housing - SEPP (Housing) 2021

	Permissible	Proposed
Infill (15% of Proposed GFA):	2,917.95m²	2,946.79m² (27 units)
* In perpetuity (2% of Proposed GFA):	389.06m²	387.74m² (4 units)
TOTAL	3,307.01m²	3,334.53m² (31 units)

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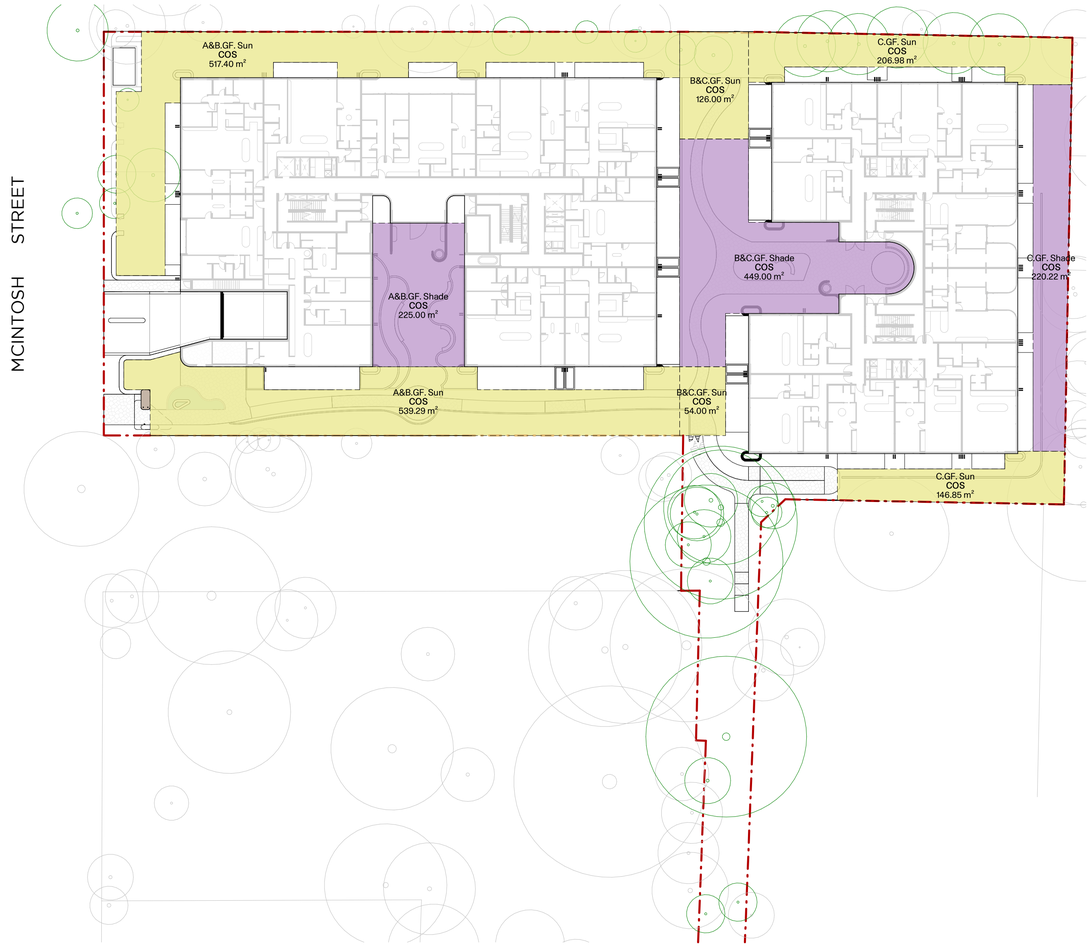
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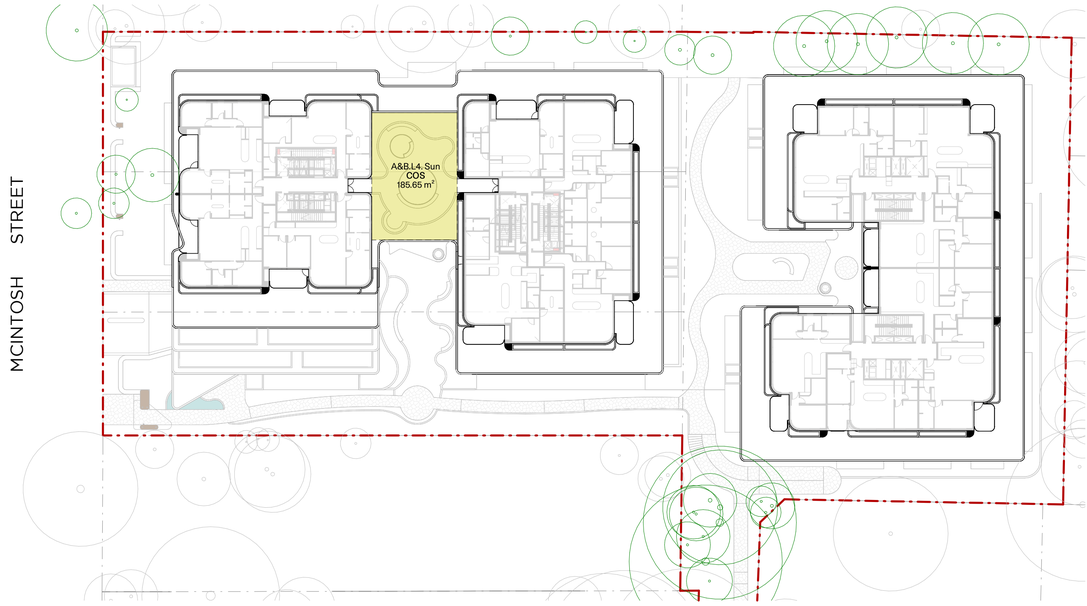
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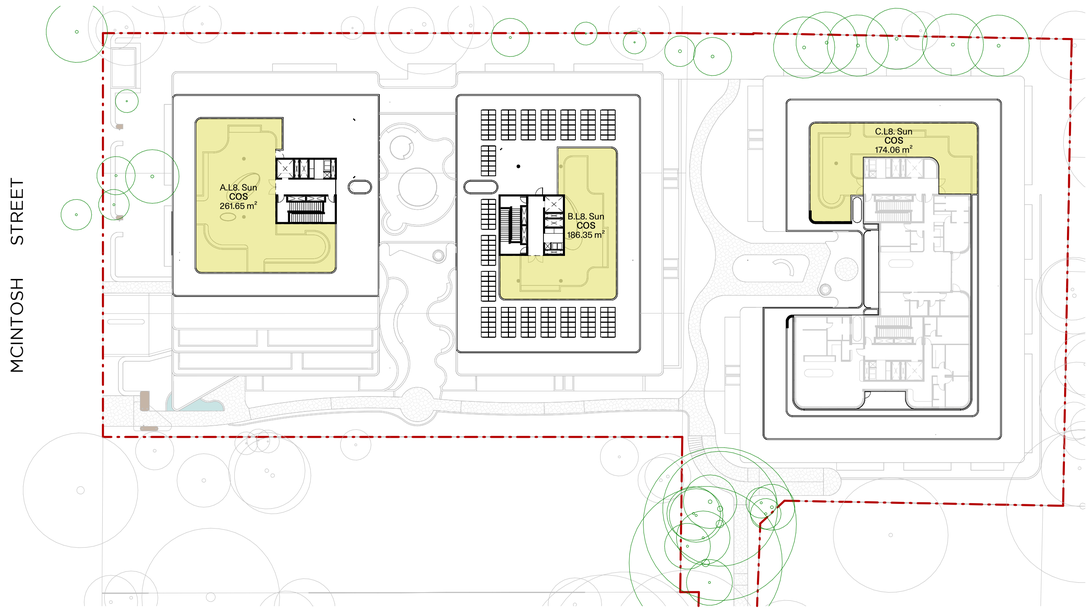
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1 DA20.01 Ground Floor- Communal Open Space
Plan 1:400



3 DA20.01 Level 4 - Communal Open Space
Plan 1:400



2 DA20.01 Roof - Communal Open Space
Plan 1:400

Communal Open Space	
Sun/Shade	**Area (m2)**
Shade	894.22 m²
Sun	2398.22 m²
Grand total	3292.45 m²

In the shade
In the sunlight

COMMUNAL OPEN SPACE CALCULATIONS

Apartment Design Guide

Site Area	Required	Rates	Proposed
7,776m²	25% (1,944m²)	50% Direct Sunlight of 2 hours min. between 9am and 3pm on 21 June	2,398.22m²
		Shade	894.22m²
TOTAL			42.34% (3,292.45m²)

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0m 8 16 20m
Scale 1:400

REV.	DATE	DESCRIPTION	ISSUED BY
G	01/04/26	Issue for SSDA	PMDL
F	31/03/26	Issued for Consultants	PMDL
E	18/03/26	Issued for Consultants	PMDL
D	13/03/26	Issued fot Landscape	PMDL

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Residential Development

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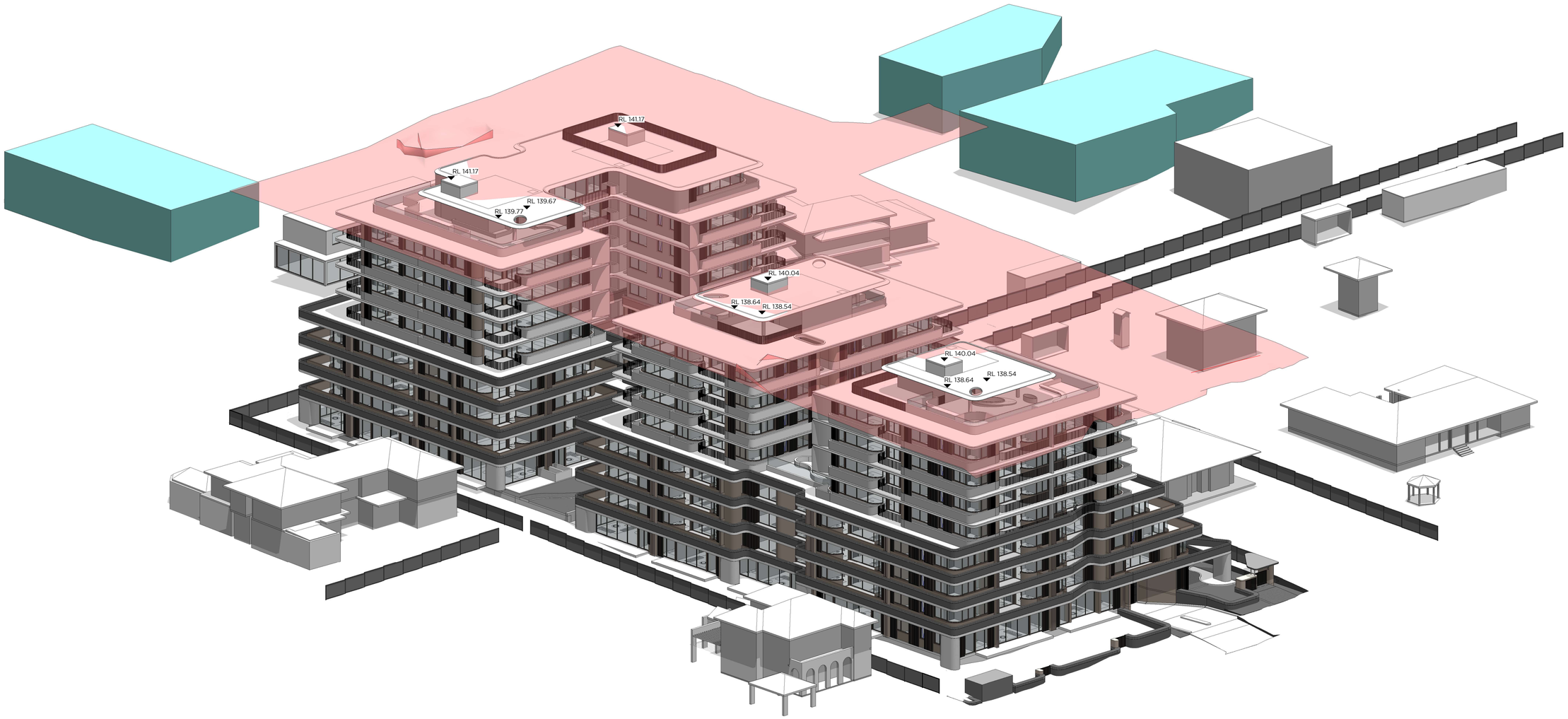
PROJECT ADDRESS
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Gordon, NSW 2072

SHEET
Communal Open Space

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO. REV
DA50.10 G



Legend

Permissible Height + 30%: 28.6m
Overall Dimension above Height Plane
Overall Dimension below Height Plane

GENERAL NOTES

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0m 5 10 12.5m
Scale 1:250

REV.	DATE	DESCRIPTION	ISSUED BY
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B	16/02/26	Issued for Consultants	PMDL
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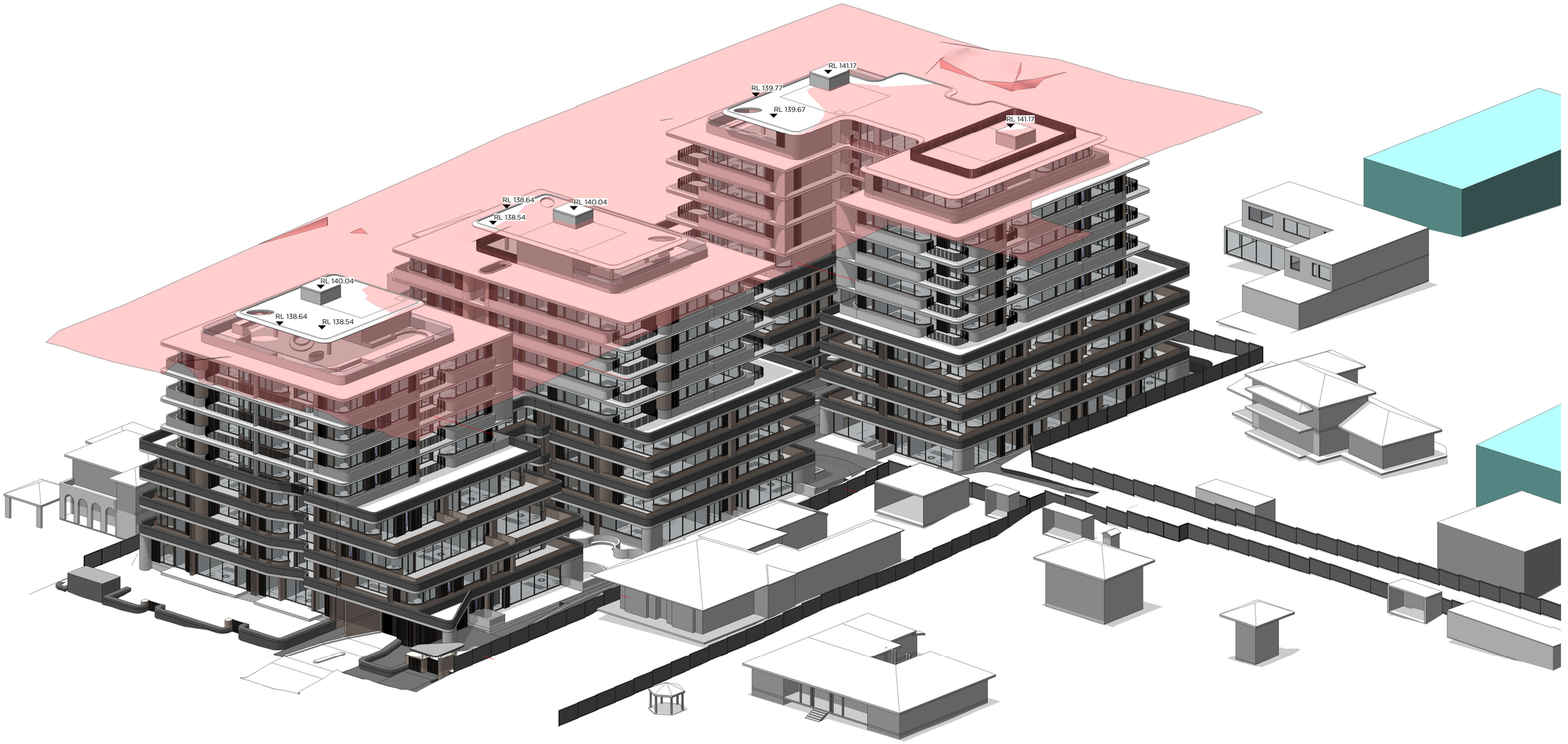
SHEET
Height Plane Diagram 1

PROJECT NO.
3303

SCALE
1 : 100@ A1

SHEET NO.
DA50.20

REV
D



Legend

Permissible Height + 30%: 28.6m
Overall Dimension above Height Plane
Overall Dimension below Height Plane

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0m 5 10 12.5m
Scale 1:250

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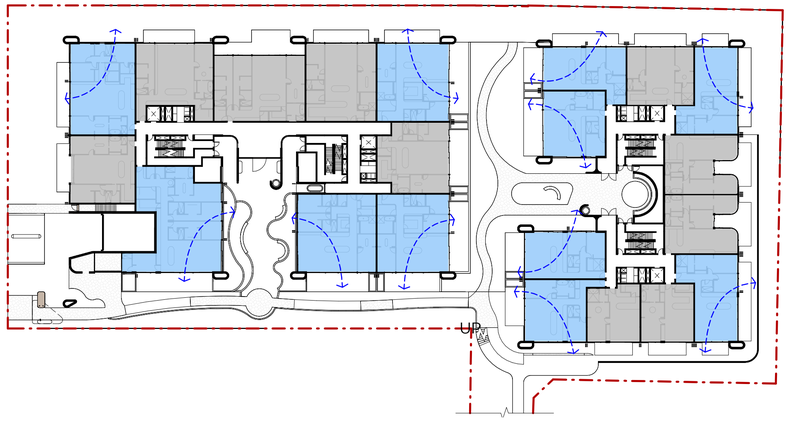
SHEET
Height Plane Diagram 2

PROJECT NO. 3303

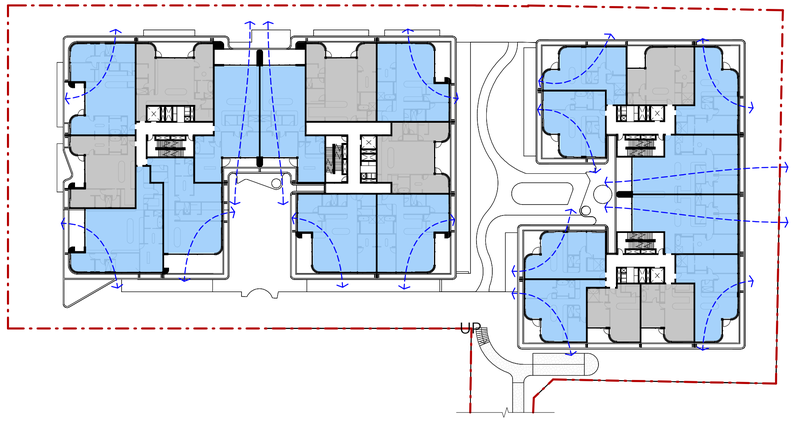
SCALE 1 : 100@ A1

SHEET NO. DA50.21

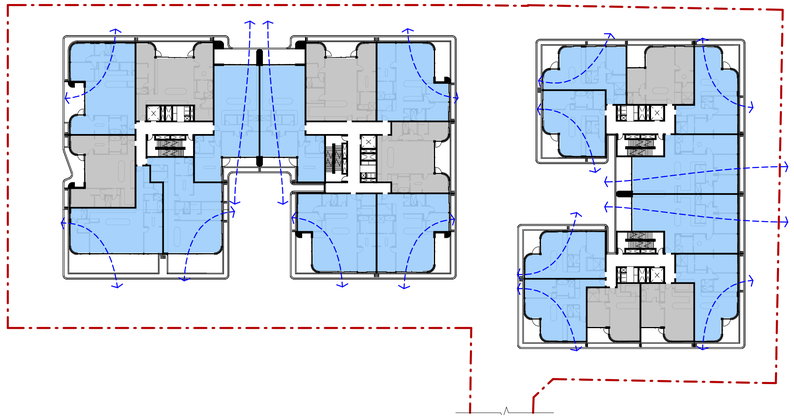
REV D



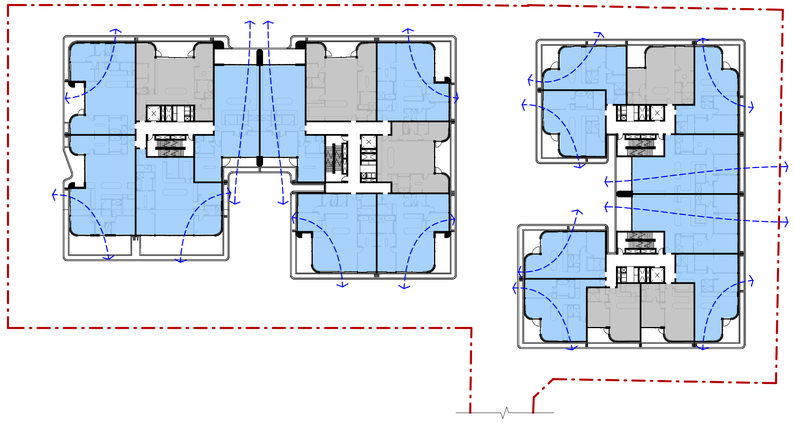
1 DA20.07 Ground Floor - Cross Ventilation
Plan 1:500



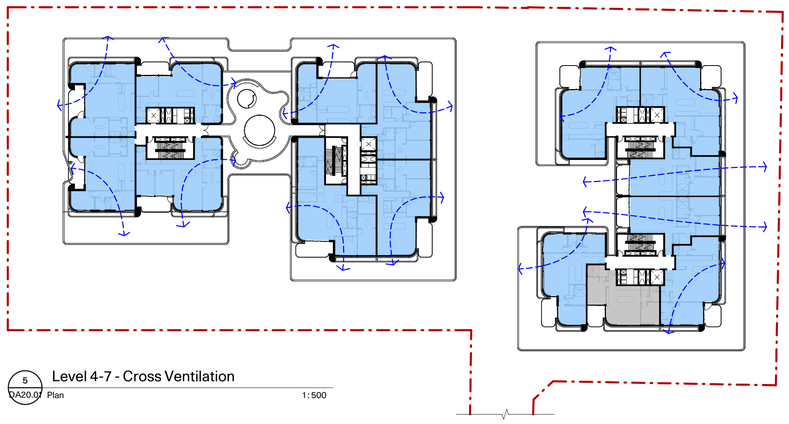
2 DA20.07 Level 1 - Cross Ventilation
Plan 1:500



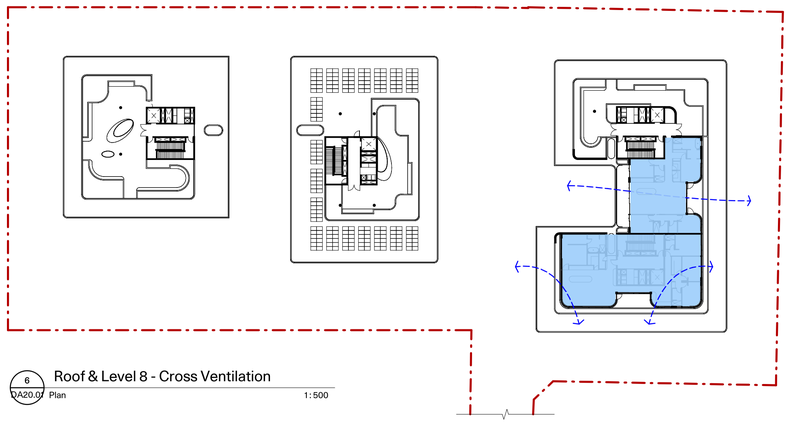
3 DA20.07 Level 2 - Cross Ventilation
Plan 1:500



4 DA20.07 Level 3 - Cross Ventilation
Plan 1:500



5 DA20.07 Level 4-7 - Cross Ventilation
Plan 1:500



6 DA20.07 Roof & Level 8 - Cross Ventilation
Plan 1:500

Achieves

Does not achieve

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Building A - Cross Ventilation
Unit Number
A.GF.U1
A.GF.U4
A.L1.U1
A.L1.U3
A.L1.U5
A.L1.U6
A.L2.U1
A.L2.U3
A.L2.U5
A.L2.U6
A.L3.U1
A.L3.U2
A.L3.U4
A.L3.U5
A.L4.U1
A.L4.U2
A.L4.U3
A.L4.U4
A.L5.U1
A.L5.U2
A.L5.U3
A.L5.U4
A.L6.U1
A.L6.U2
A.L6.U3
A.L6.U4
A.L7.U1
A.L7.U2
A.L7.U3
A.L7.U4
Grand total: 30

Building B - Cross Ventilation
Unit Number
B.GF.U2
B.GF.U3
B.GF.U5
B.L1.U1
B.L1.U3
B.L1.U4
B.L1.U6
B.L2.U1
B.L2.U3
B.L2.U4
B.L2.U6
B.L3.U1
B.L3.U3
B.L3.U4
B.L3.U6
B.L4.U1
B.L4.U2
B.L4.U3
B.L4.U4
B.L5.U1
B.L5.U2
B.L5.U3
B.L5.U4
B.L6.U1
B.L6.U2
B.L6.U3
B.L6.U4
B.L7.U1
B.L7.U2
B.L7.U3
B.L7.U4
Grand total: 31

Building C - Cross Ventilation
Unit Number
C.GF.U1
C.GF.U2
C.GF.U3
C.GF.U4
C.GF.U7
C.GF.U11
C.L1.U1
C.L1.U2
C.L1.U3
C.L1.U4
C.L1.U7
C.L1.U8
C.L1.U9
C.L1.U11
C.L2.U1
C.L2.U2
C.L2.U3
C.L2.U4
C.L2.U7
C.L2.U8
C.L2.U9
C.L2.U11
C.L3.U1
C.L3.U2
C.L3.U3
C.L3.U4
C.L3.U7
C.L3.U8
C.L3.U9
C.L3.U11
C.L4.U1
C.L4.U2
C.L4.U4
C.L4.U5
C.L4.U6
C.L4.U7
C.L5.U1
C.L5.U2
C.L5.U4
C.L5.U5
C.L5.U6
C.L5.U7
C.L6.U1
C.L6.U2
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C.L6.U5
C.L6.U6
C.L6.U7
C.L7.U1
C.L7.U2
C.L7.U4
C.L7.U5
C.L7.U6
C.L7.U7
C.L8.U1
C.L8.U2
Grand total: 56

CROSS VENTILATION CALCULATIONS

Apartment Design Guide

Quantity	Required	Proposed
Building A = 38	60% (22.8)	78.95% (30)
Building B = 39	60% (23.4)	79.49% (31)
Building C = 74	60% (44.4)	75.68% (56)
TOTAL	90.6	117

0m 10 20 25m
Scale 1:500

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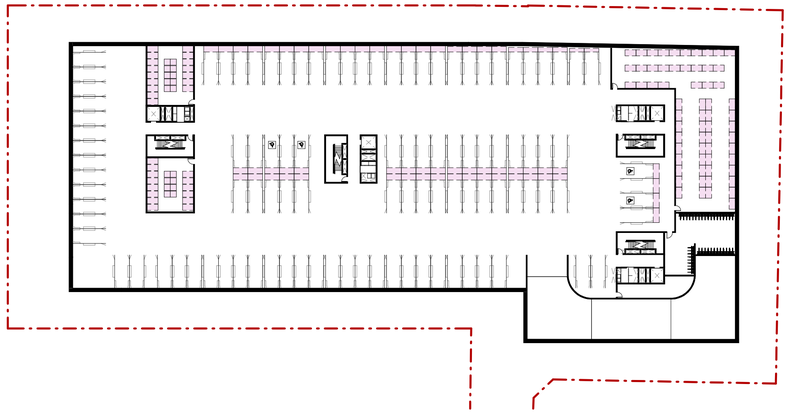
SHEET
Cross Ventilation Diagrams

PROJECT NO.
3303

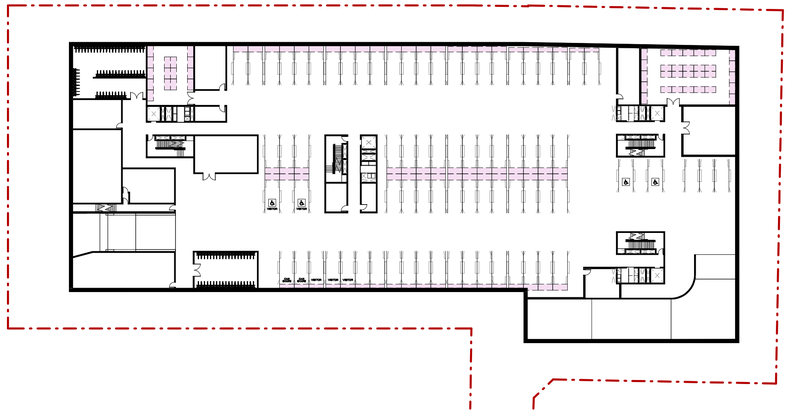
SCALE
As indicated@ A1

SHEET NO.
DA50.30

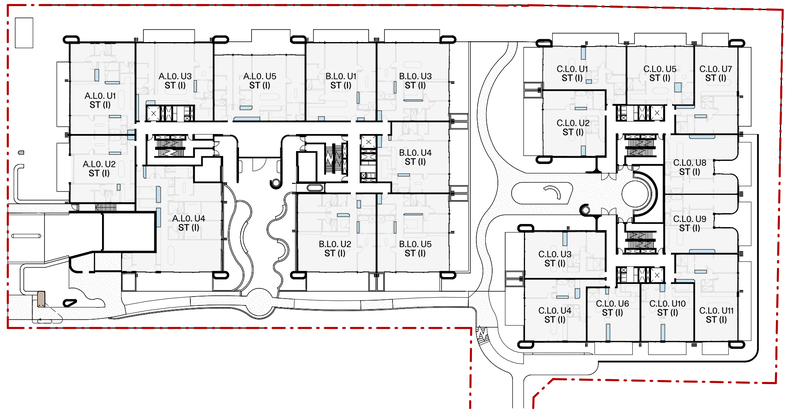
REV
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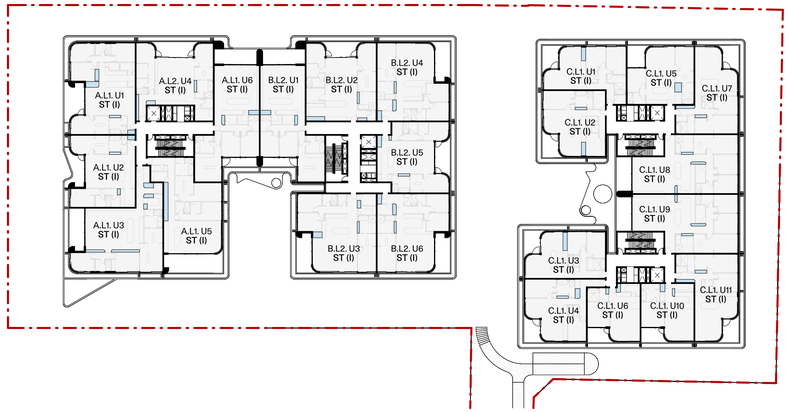
1 DA20.07 Basement 2 - Storage
Plan 1:500



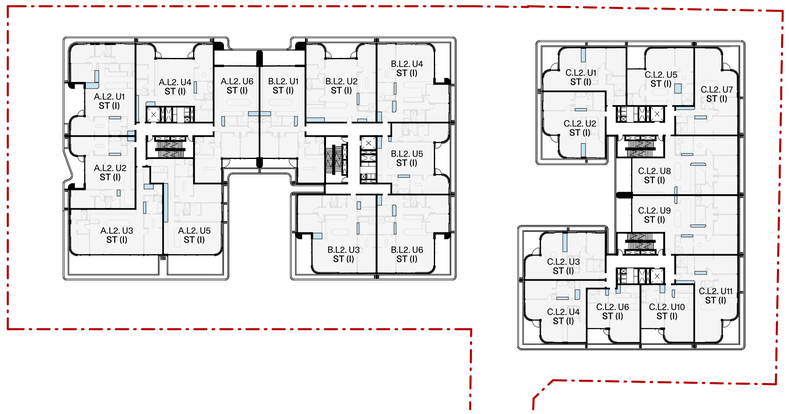
2 DA20.07 Basement 1 - Storage
Plan 1:500



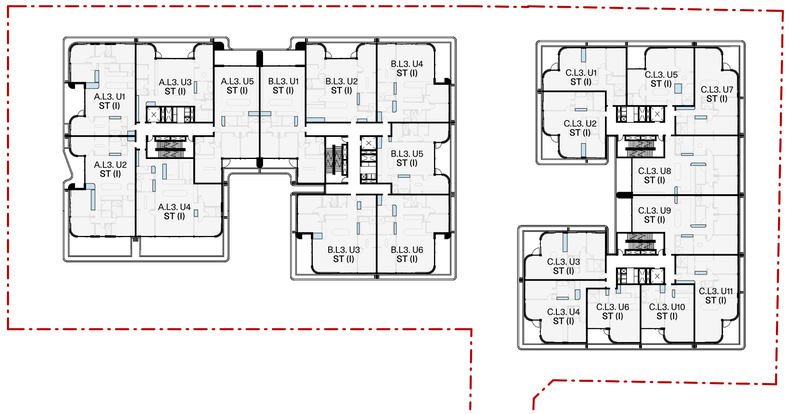
3 DA20.07 Ground Floor - Storage
Plan 1:500



4 DA20.07 Level 1 - Storage
Plan 1:500



5 DA20.07 Level 2 - Storage
Plan 1:500



6 DA20.07 Level 3 - Storage
Plan 1:500

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LEGEND :

- Site Boundary Line
- External Storage (E) - (Carpark Storage)
- Internal Storage (I) - (Within Apartment)

0m 10 20 25m
Scale 1:500

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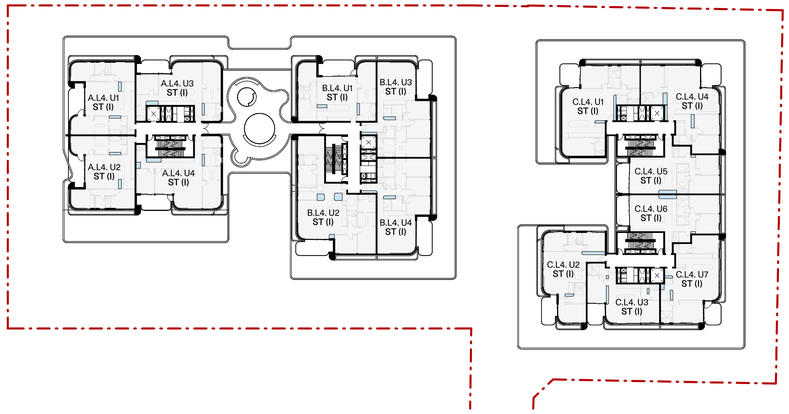
SHEET
Storage Calculation Diagram 1

PROJECT NO.
3303

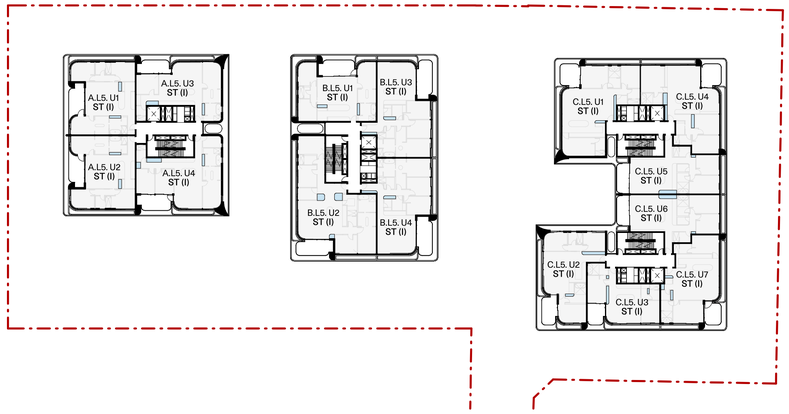
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SHEET NO.
DA50.50

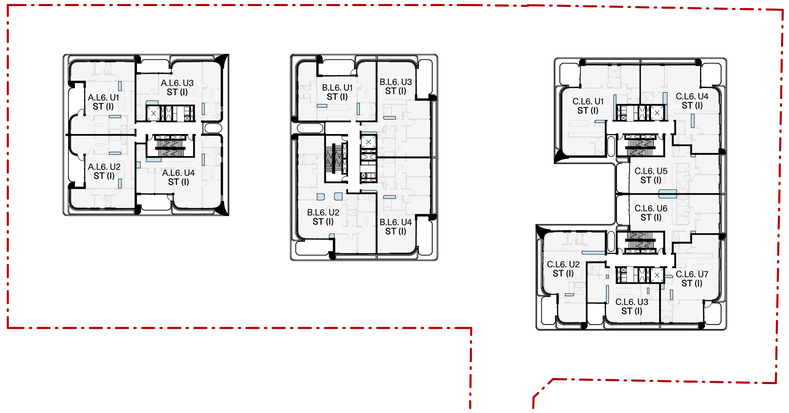
REV
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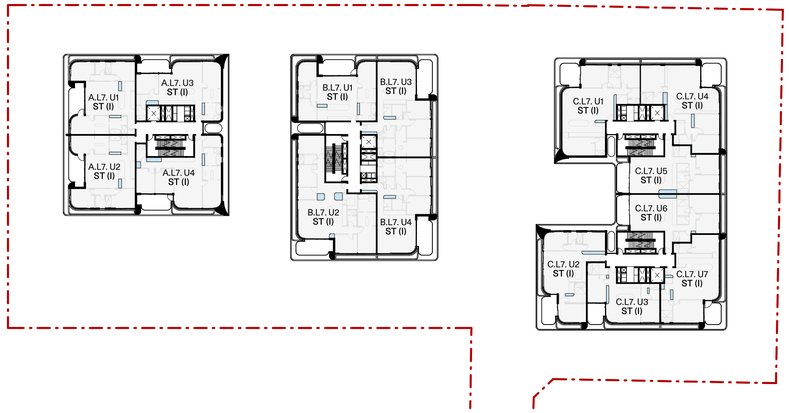
1 DA20.07 Level 4 - Storage
Plan 1:500



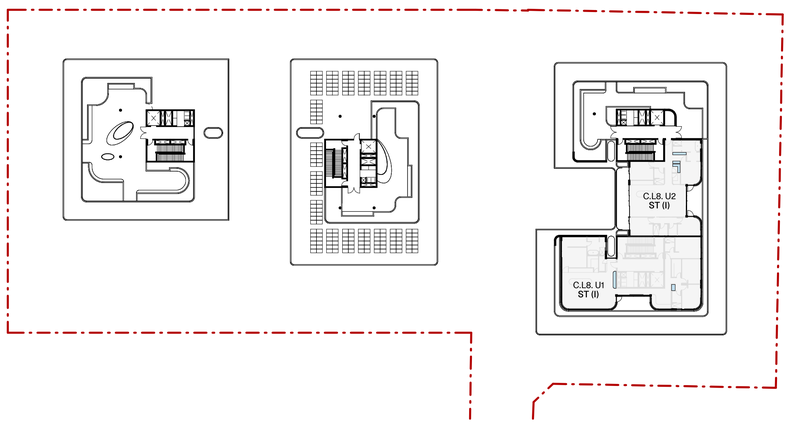
2 DA20.07 Level 5 - Storage
Plan 1:500



3 DA20.07 Level 6 - Storage
Plan 1:500



4 DA20.07 Level 7 - Storage
Plan 1:500



5 DA20.07 Roof & Level 8 - Storage
Plan 1:500

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LEGEND :

- Site Boundary Line
- External Storage (E) - (Carpark Storage)
- Internal Storage (I) - (Within Apartment)

Total - External Storage

Number	Storage (m3)
Basement 1	640.55
Basement 2	899.02
Grand total	1539.57

Building A - Interal Storage

Number	Storage (m3)
A.L0.U1	10.19
A.L0.U2	5.67
A.L0.U3	9.48
A.L0.U4	12.89
A.L0.U5	10.02
A.L1.U1	13.12
A.L1.U2	5.67
A.L1.U3	15.69
A.L1.U5	11.91
A.L1.U6	5.34
A.L2.U1	13.12
A.L2.U2	5.67
A.L2.U3	5.29
A.L2.U4	9.48
A.L2.U4	9.48
A.L2.U5	11.91
A.L2.U6	5.34
A.L3.U1	13.12
A.L3.U2	13.38
A.L3.U3	9.48
A.L3.U4	12.51
A.L3.U5	5.34
A.L4.U1	4.08
A.L4.U2	4.08
A.L4.U3	5.78
A.L4.U4	8.48
A.L5.U1	4.08
A.L5.U2	4.08
A.L5.U3	5.78
A.L5.U4	8.48
A.L6.U1	4.08
A.L6.U2	4.08
A.L6.U3	5.78
A.L6.U4	8.48
A.L7.U1	4.08
A.L7.U2	4.08
A.L7.U3	5.78
A.L7.U4	8.48

Grand total: 38

Building B - Interal Storage

Number	Storage (m3)
B.L0.U1	5.16
B.L0.U2	6.44
B.L0.U3	6.82
B.L0.U4	6.60
B.L0.U5	6.79
B.L2.U1	5.34
B.L2.U1	5.34
B.L2.U2	9.49
B.L2.U2	9.49
B.L2.U3	7.64
B.L2.U3	7.64
B.L2.U4	7.78
B.L2.U4	7.78
B.L2.U5	6.51
B.L2.U5	6.51
B.L2.U6	7.78
B.L2.U6	7.78
B.L3.U1	5.34
B.L3.U2	9.49
B.L3.U3	7.64
B.L3.U4	7.78
B.L3.U5	6.51
B.L3.U6	7.78
B.L4.U1	4.21
B.L4.U2	9.06
B.L4.U3	5.35
B.L4.U4	5.40
B.L5.U1	4.21
B.L5.U2	9.06
B.L5.U3	5.35
B.L5.U4	5.40
B.L6.U1	4.21
B.L6.U2	9.06
B.L6.U3	5.35
B.L6.U4	5.40
B.L7.U1	4.21
B.L7.U2	9.06
B.L7.U3	5.35
B.L7.U4	5.40

Grand total: 39

Building C - Interal Storage

Number	Storage (m3)
C.L0.U1	5.24
C.L0.U2	5.08
C.L0.U3	4.16
C.L0.U4	5.46
C.L0.U5	4.45
C.L0.U6	5.72
C.L0.U7	6.70
C.L0.U8	6.70
C.L0.U9	6.70
C.L0.U10	7.01
C.L0.U11	6.70
C.L1.U1	4.16
C.L1.U2	6.21
C.L1.U3	5.67
C.L1.U4	5.46
C.L1.U5	4.47
C.L1.U6	3.62
C.L1.U7	6.70
C.L1.U8	5.77
C.L1.U9	5.77
C.L1.U10	4.05
C.L1.U11	6.70
C.L2.U1	4.16
C.L2.U2	6.21
C.L2.U3	5.67
C.L2.U4	5.46
C.L2.U5	4.47
C.L2.U6	3.62
C.L2.U7	6.70
C.L2.U8	5.77
C.L2.U9	5.77
C.L2.U10	4.05
C.L2.U11	6.70
C.L3.U1	4.16
C.L3.U2	6.21
C.L3.U3	5.67
C.L3.U4	5.46
C.L3.U5	4.47
C.L3.U6	3.62
C.L3.U7	6.70
C.L3.U8	5.77
C.L3.U9	5.77
C.L3.U10	4.05
C.L3.U11	6.70
C.L4.U1	6.27
C.L4.U2	6.54
C.L4.U3	4.46
C.L4.U4	9.26
C.L4.U5	5.40
C.L4.U6	5.40
C.L4.U7	4.50
C.L5.U1	6.27
C.L5.U2	6.54
C.L5.U3	4.46
C.L5.U4	9.26
C.L5.U5	5.40
C.L5.U6	5.40
C.L5.U7	4.50
C.L6.U1	6.27
C.L6.U2	6.54
C.L6.U3	4.46
C.L6.U4	9.26
C.L6.U5	5.40
C.L6.U6	5.40
C.L6.U7	4.50
C.L7.U1	6.27
C.L7.U2	6.54
C.L7.U3	4.46
C.L7.U4	9.26
C.L7.U5	5.40
C.L7.U6	5.40
C.L7.U7	4.50
C.L8.U1	5.30
C.L8.U2	6.05

Grand total: 74

STORAGE CALCULATIONS

Apartment Design Guide

Type	Required	Rates	Complies
Internal	Studio = 4m³ 1 Bed = 6m³ 2 Bed = 8m³ 3+ Bed = 10m³	At least 50% of the required storage is to be located within the apartment.	N/A Yes Yes Yes
External	1,539.57m³ (1,539.57/151 = 10.20)	Each unit gets additional 10.20m³ of storage in basement	

NOTE:

In-unit storage schedule. denoting at least 50% of total storage space has been achieved within apartment units as per ADG requirement.

Remaining required storage area are allocated in Basement levels.

0m 10 20 25m
Scale 1:500

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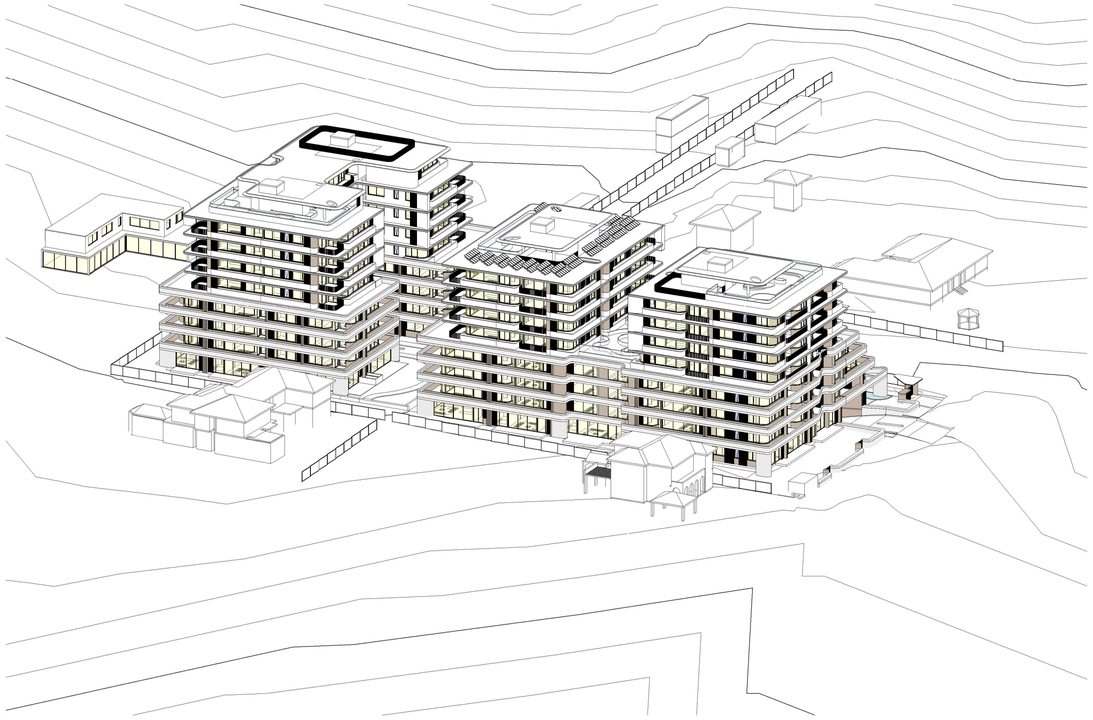
SHEET
Storage Calculation Diagram 2

PROJECT NO.
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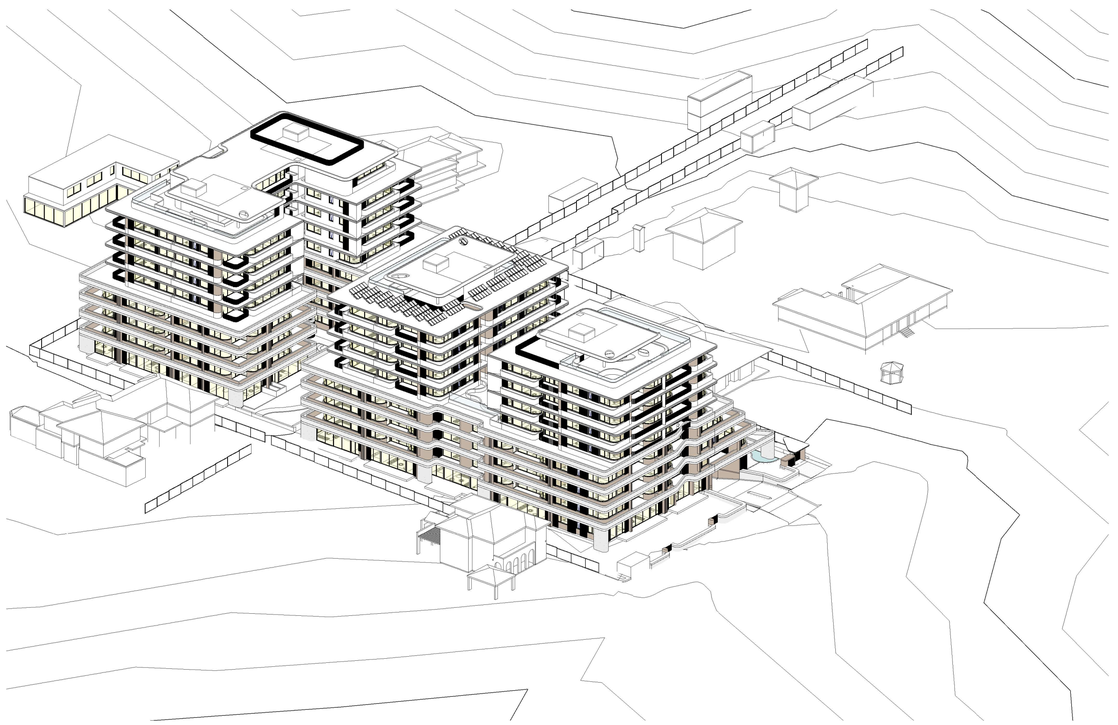
SCALE
1 : 500@ A1

SHEET NO.
DA50.51

REV
D



1 Sun Eye View - 9am
3D



2 Sun Eye View - 10am
3D

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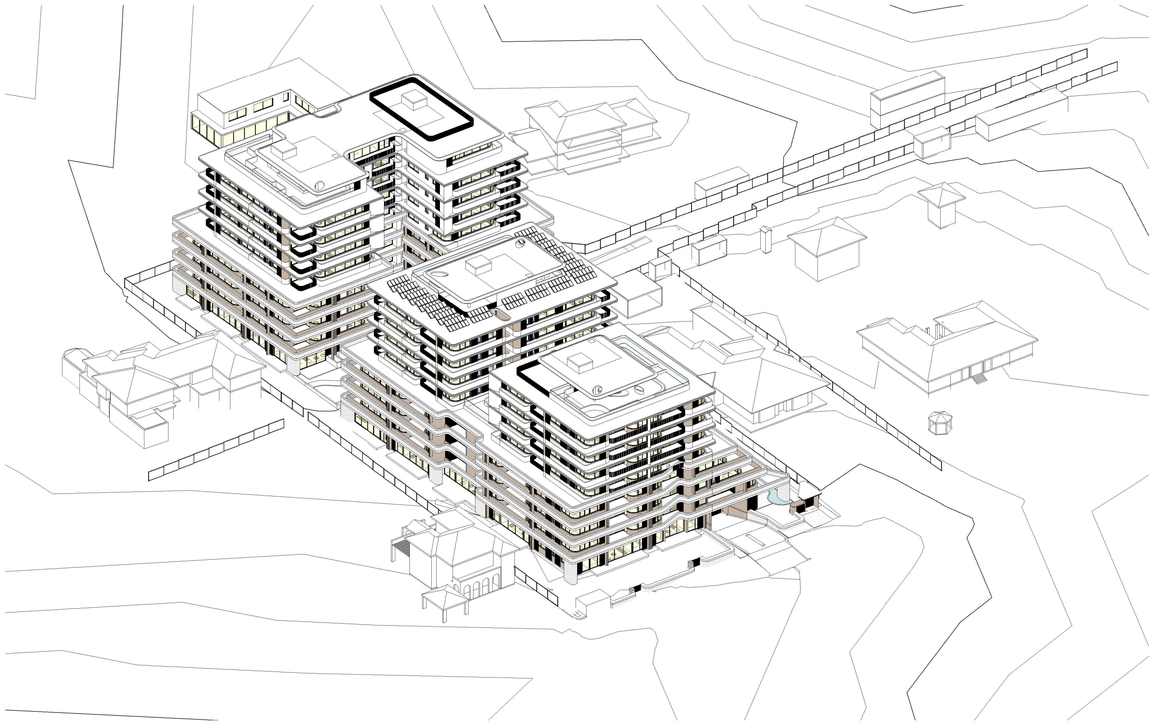
SHEET
Solar Access Diagram 1

PROJECT NO.
3303

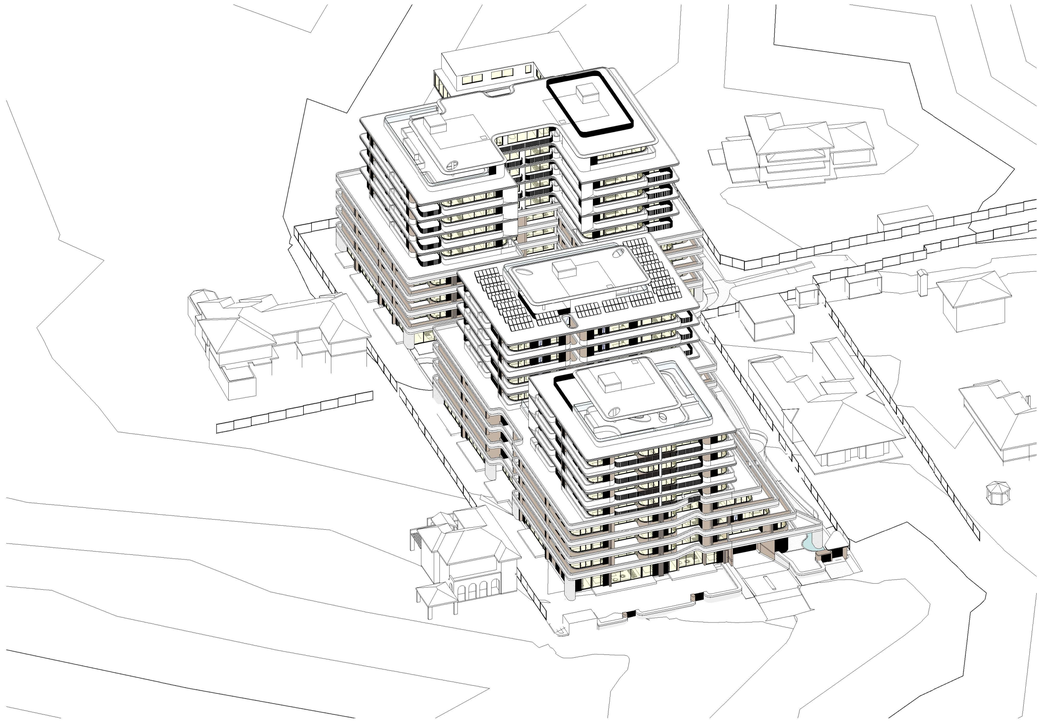
SCALE
@ A1

SHEET NO.
DA50.60

REV
D



1 Sun Eye View - 11am
3D



2 Sun Eye View - 12pm
3D

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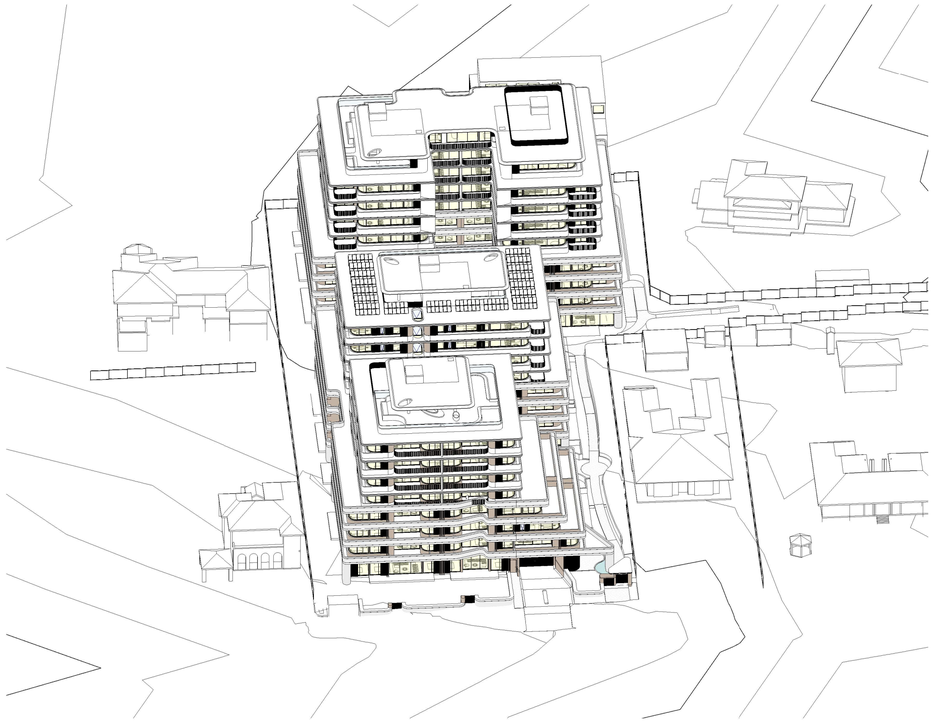
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Solar Access Diagram 2

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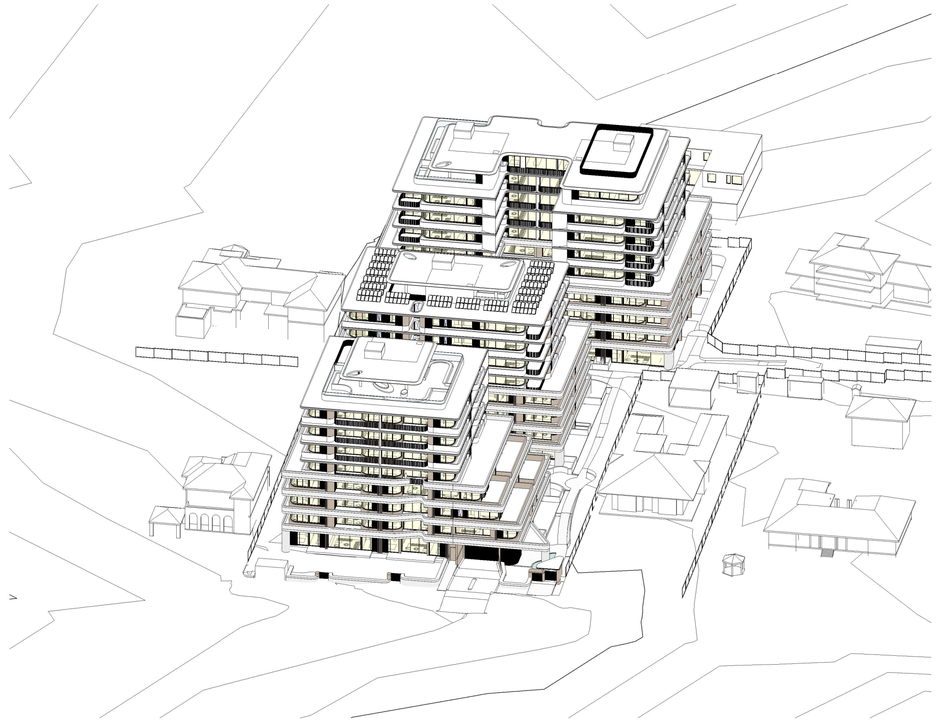
SCALE
@ A1

SHEET NO.
DA50.61

REV
D



1 Sun Eye View - 1pm
3D



2 Sun Eye View - 2pm
3D

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SHEET
Solar Access Diagram 3

PROJECT NO.
3303

SCALE
@ A1

SHEET NO.
DA50.62

REV
D



1 Sun Eye View - 3pm
Plan

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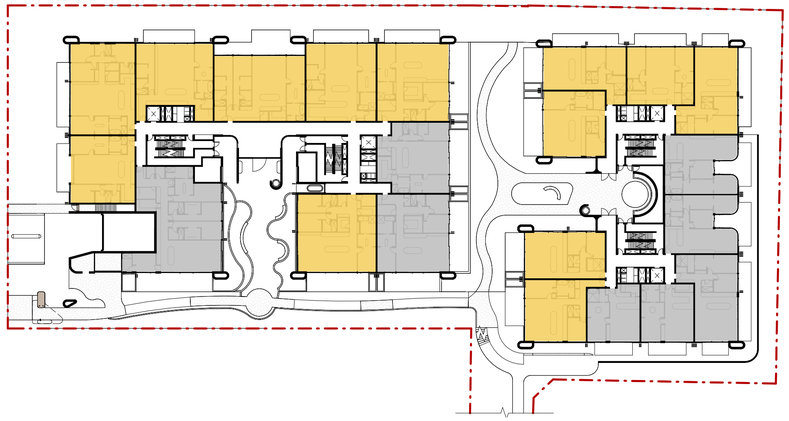
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PROJECT NO. 3303

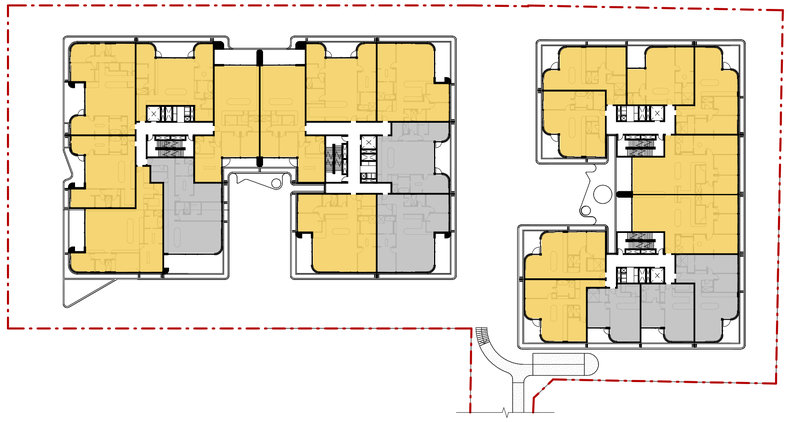
SCALE @ A1

SHEET NO. DA50.63

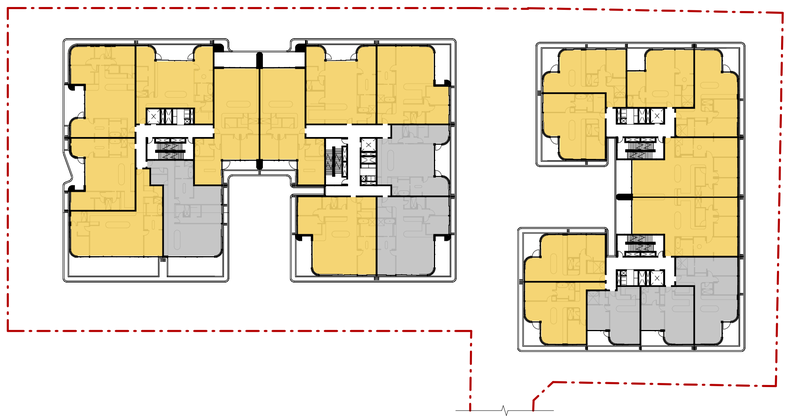
REV D



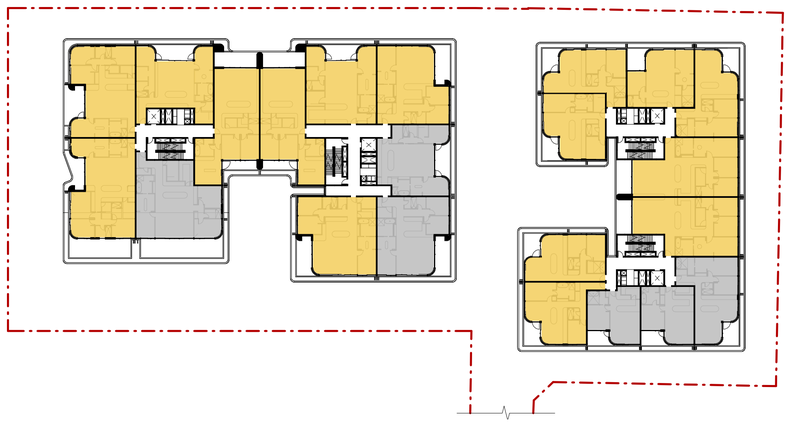
1 DA20.01 Ground Floor - Solar Acess
Plan 1:500



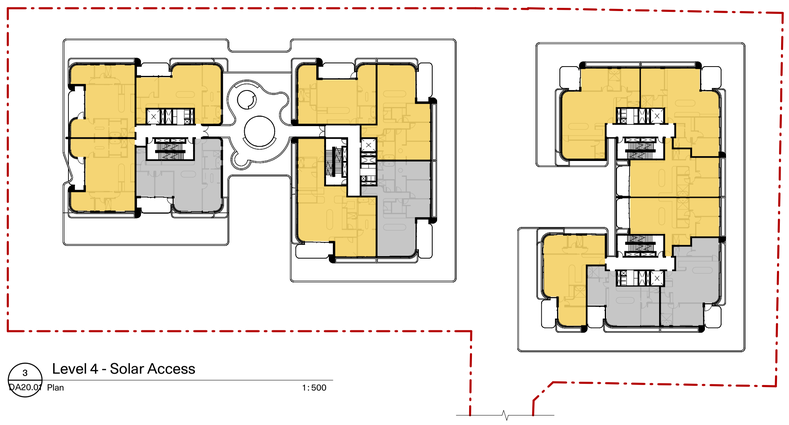
2 DA20.01 Level 1 - Solar Access
Plan 1:500



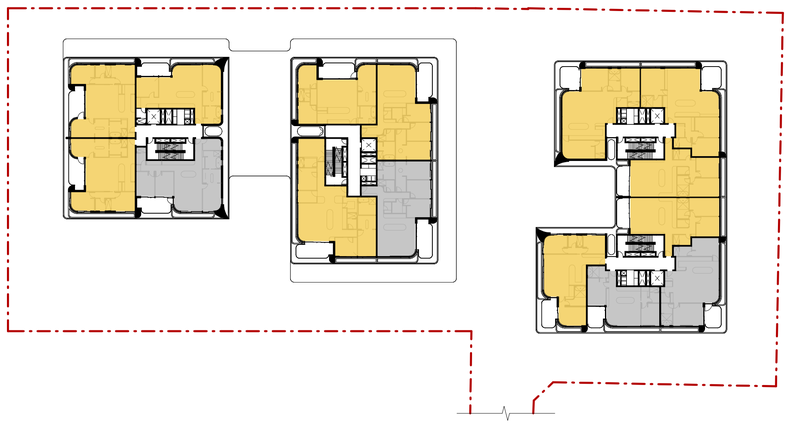
5 DA20.01 Level 2 - Solar Access
Plan 1:500



6 DA20.01 Level 3 - Solar Access
Plan 1:500



3 DA20.01 Level 4 - Solar Access
Plan 1:500



4 DA20.01 Level 5 - Solar Access
Plan 1:500

Achieves

Does not achieve

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0m 10 20 25m
Scale 1:500

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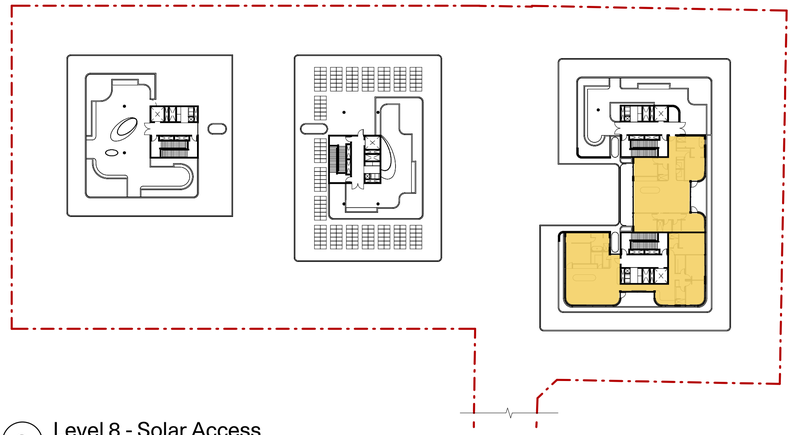
REV
E



1 DA20.01 Level 6 - Solar Access
Plan 1:500



2 DA20.01 Level 7 - Solar Access
Plan 1:500



3 Level 8 - Solar Access
1:500

Building A - Solar Access
Unit Number
A.GF.U1
A.GF.U2
A.GF.U3
A.GF.U5
A.L1.U1
A.L1.U2
A.L1.U3
A.L1.U4
A.L1.U6
A.L2.U1
A.L2.U2
A.L2.U3
A.L2.U4
A.L2.U6
A.L3.U1
A.L3.U2
A.L3.U4
A.L3.U5
A.L4.U1
A.L4.U2
A.L4.U3
A.L5.U1
A.L5.U2
A.L5.U3
A.L6.U1
A.L6.U2
A.L6.U3
A.L7.U1
A.L7.U2
A.L7.U3
Grand total: 30

Building B - Solar Access
Unit Number
B.GF.U1
B.GF.U2
B.GF.U3
B.L1.U1
B.L1.U2
B.L1.U3
B.L1.U4
B.L2.U1
B.L2.U2
B.L2.U3
B.L2.U4
B.L3.U1
B.L3.U2
B.L3.U3
B.L3.U4
B.L4.U1
B.L4.U2
B.L4.U3
B.L5.U1
B.L5.U2
B.L5.U3
B.L6.U1
B.L6.U2
B.L6.U3
B.L7.U1
B.L7.U2
B.L7.U3
Grand total: 27

Building C - Solar Access
Unit Number
C.GF.U1
C.GF.U2
C.GF.U3
C.GF.U4
C.GF.U5
C.GF.U7
C.L1.U1
C.L1.U2
C.L1.U3
C.L1.U4
C.L1.U5
C.L1.U7
C.L1.U8
C.L1.U9
C.L2.U1
C.L2.U2
C.L2.U3
C.L2.U4
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C.L2.U7
C.L2.U8
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C.L3.U4
C.L3.U5
C.L3.U7
C.L3.U8
C.L3.U9
C.L4.U1
C.L4.U2
C.L4.U4
C.L4.U5
C.L4.U6
C.L5.U1
C.L5.U2
C.L5.U4
C.L5.U5
C.L5.U6
C.L6.U1
C.L6.U2
C.L6.U4
C.L6.U5
C.L6.U6
C.L7.U1
C.L7.U2
C.L7.U4
C.L7.U5
C.L7.U6
C.L8.U1
C.L8.U2
Grand total: 52

SOLAR ACCESS CALCULATIONS

Apartment Design Guide

Quantity	Required	Rates	Proposed
Building A = 38	70% (26.6)	2 hours min. between 9am and 3pm on 21 June	78.95% (30)
Building B = 39	70% (27.3)		69.23% (27)
Building A = 74	70% (51.8)		70.27% (52)
TOTAL	105.7		109

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0m 2 4 5m
Scale 1:100

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SHEET Solar Access Diagram Plans 2

PROJECT NO. 3303

SCALE 1 : 500@ A1

SHEET NO. DA50.65

REV E



1 21 June - 9am
Plan 1:1000



2 21 June - 10am
Plan 1:1000



3 21 June - 11am
Plan 1:1000



4 21 June - 12pm
Plan 1:1000

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LEGEND :

- Site boundary line
- Existing Shadows
- Additional overshadowing by compliant proposed envelope
- Proposed envelope elements over the 28.6m height plane
- Additional overshadowing by proposed envelope elements over the 28.6m height plane



0m 20 40 50m
Scale 1:1000

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PROJECT
McIntosh and Werona Ave
Residential Development

CLIENT
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PROJECT ADDRESS
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SHEET
Shadow Study - Winter Solstice 1

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA50.70

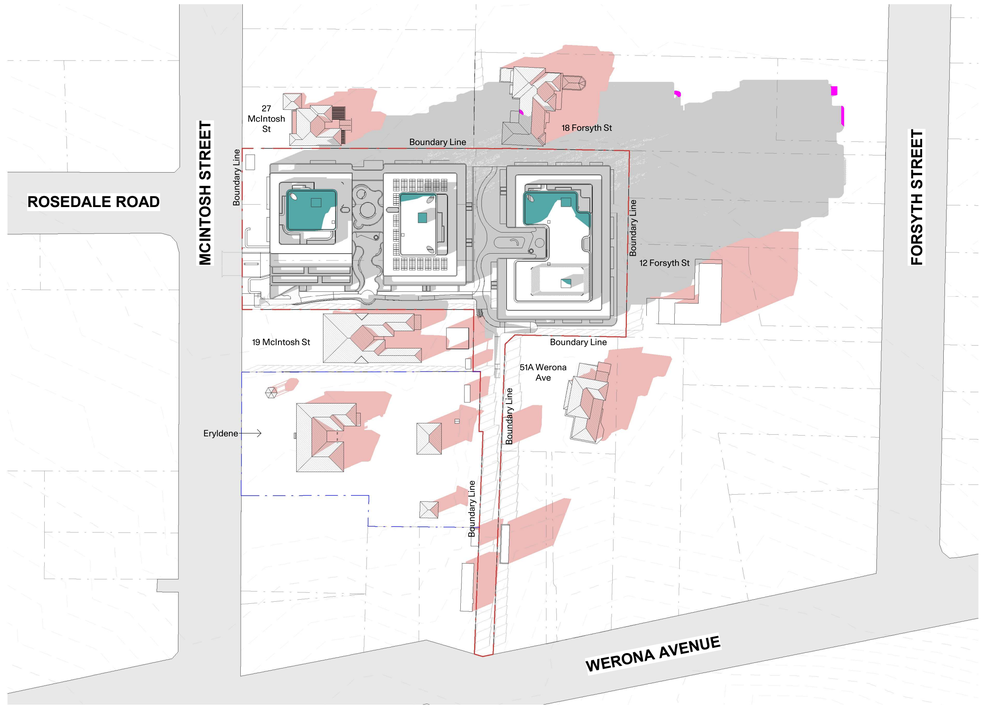
REV
D



1 21 June - 1pm
Plan 1:1000



2 21 June - 2pm
Plan 1:1000



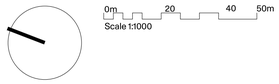
3 21 June - 3pm
Plan 1:1000

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LEGEND :

- Site boundary line
- Existing Shadows
- Additional overshadowing by compliant proposed envelope
- Proposed envelope elements over the 28.6m height plane
- Additional overshadowing by proposed envelope elements over the 28.6m height plane



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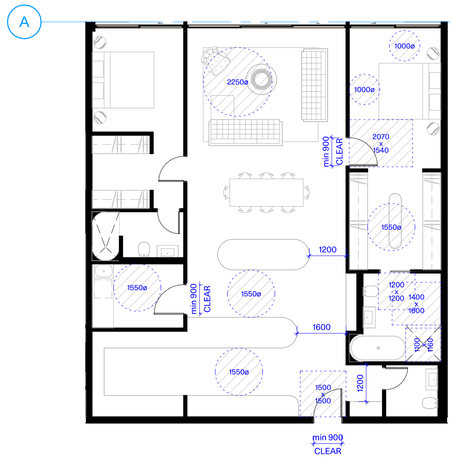
SHEET
Shadow Study - Winter Solstice 2

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA50.71

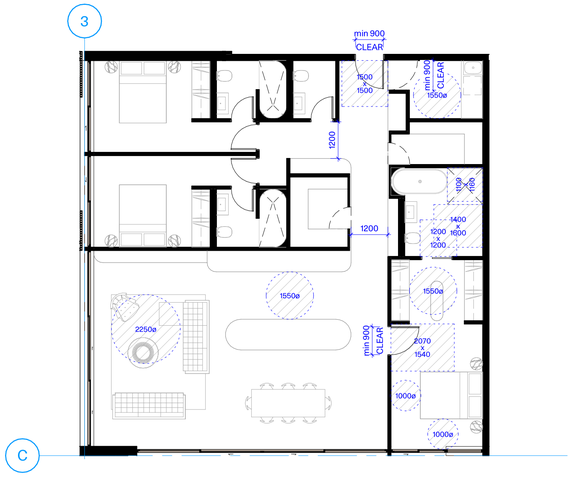
REV
D



1 DA10.02 Platinum Unit - Type 1
Plan 1:100

Applicable Unit (s)

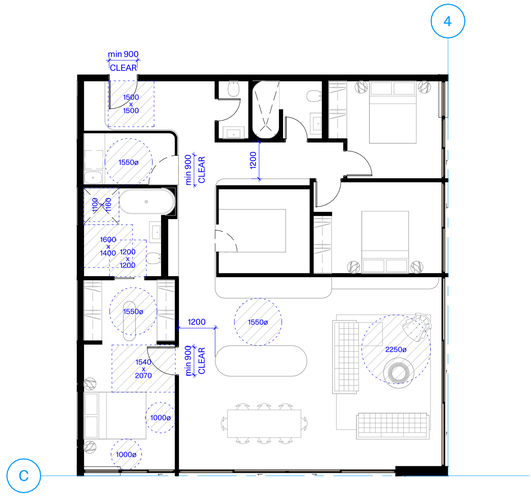
B.GF.U1



2 DA10.02 Platinum Unit - Type 2
Plan 1:100

Applicable Unit (s)

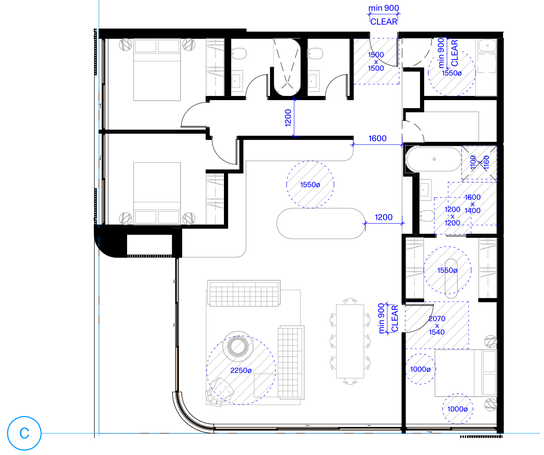
B.GF.U2



3 DA10.02 Platinum Unit - Type 3
Plan 1:100

Applicable Unit (s)

B.GF.U5



4 DA10.02 Platinum Unit - Type 4
Plan 1:100

Applicable Unit (s)

B.L1.U3

B.L2.U3

B.L3.U3



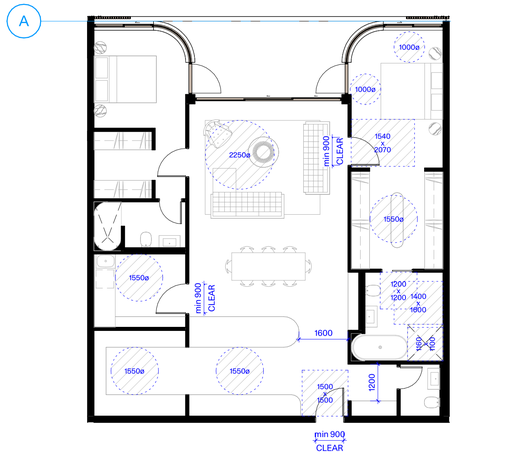
5 DA10.02 Platinum Unit - Type 5
Plan 1:100

Applicable Unit (s)

B.L1.U4 B.L1.U6

B.L2.U4 B.L2.U6

B.L3.U4 B.L3.U6



6 DA10.02 Platinum Unit - Type 6
Plan 1:100

Applicable Unit (s)

B.L1.U2

B.L2.U2

B.L3.U2

Liveable Units layouts for:

1 Bed
2 Bed
3 Bed

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0m 2 4 5m
Scale 1:100

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CLIENT
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PROJECT ADDRESS
21-25 McIntosh S. & 55 Werona Ave Gordon, NSW 2072

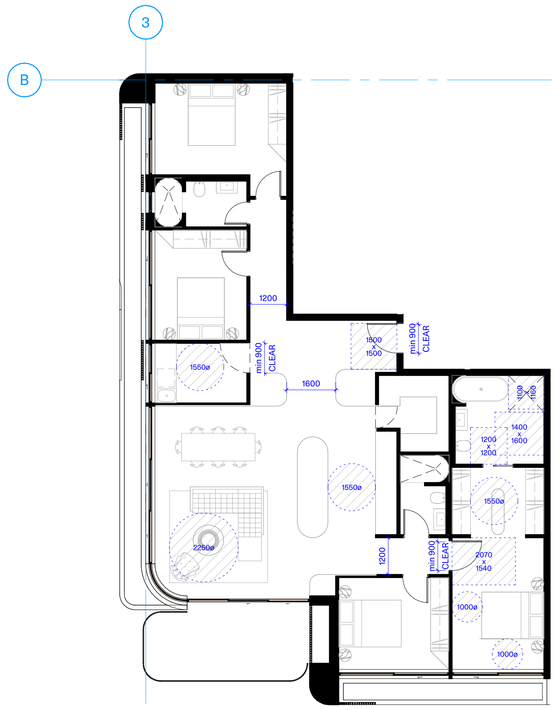
SHEET Livable Unit Layout 1

PROJECT NO. 3303

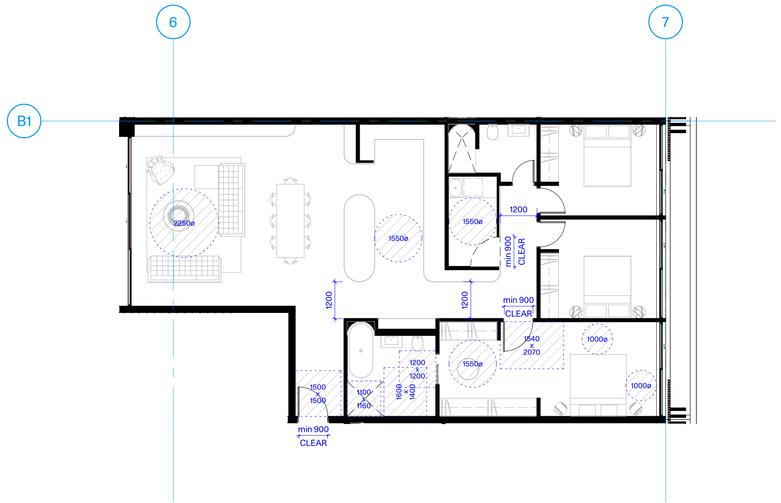
SCALE 1:100@ A1

SHEET NO. DA60-00

REV D



1 DA10.09 **Platinum Unit - Type 7**
Plan 1:100



2 DA10.09 **Platinum Unit - Type 8**
Plan 1:100

Applicable Unit (s)

B.L4.U2

B.L5.U2

B.L6.U2

B.L7.U2

Applicable Unit (s)

C.L1.U8

C.L1.U9

C.L2.U9

C.L3.U9

Platinum Living
Unit Number
B.GF.U1
B.GF.U2
B.GF.U5
B.L1.U2
B.L1.U3
B.L1.U4
B.L1.U6
B.L2.U2
B.L2.U3
B.L2.U4
B.L2.U6
B.L3.U2
B.L3.U3
B.L3.U4
B.L3.U6
B.L4.U2
B.L5.U2
B.L6.U2
B.L7.U2
C.L1.U8
C.L1.U9
C.L2.U9
C.L3.U9

Grand total: 23

LIVABLE UNITS

In-Fill Affordable Housing - SEPP (Housing) 2021 - Affordable Housing Dwellings

Quantity	Required	Proposed
151	15% Platinum (22.65)	15% (23)
	100% Silver (151)	100% (151)

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0m 2 4 5m
Scale 1:100

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Liveable Units layouts for:

1 Bed
2 Bed
3 Bed

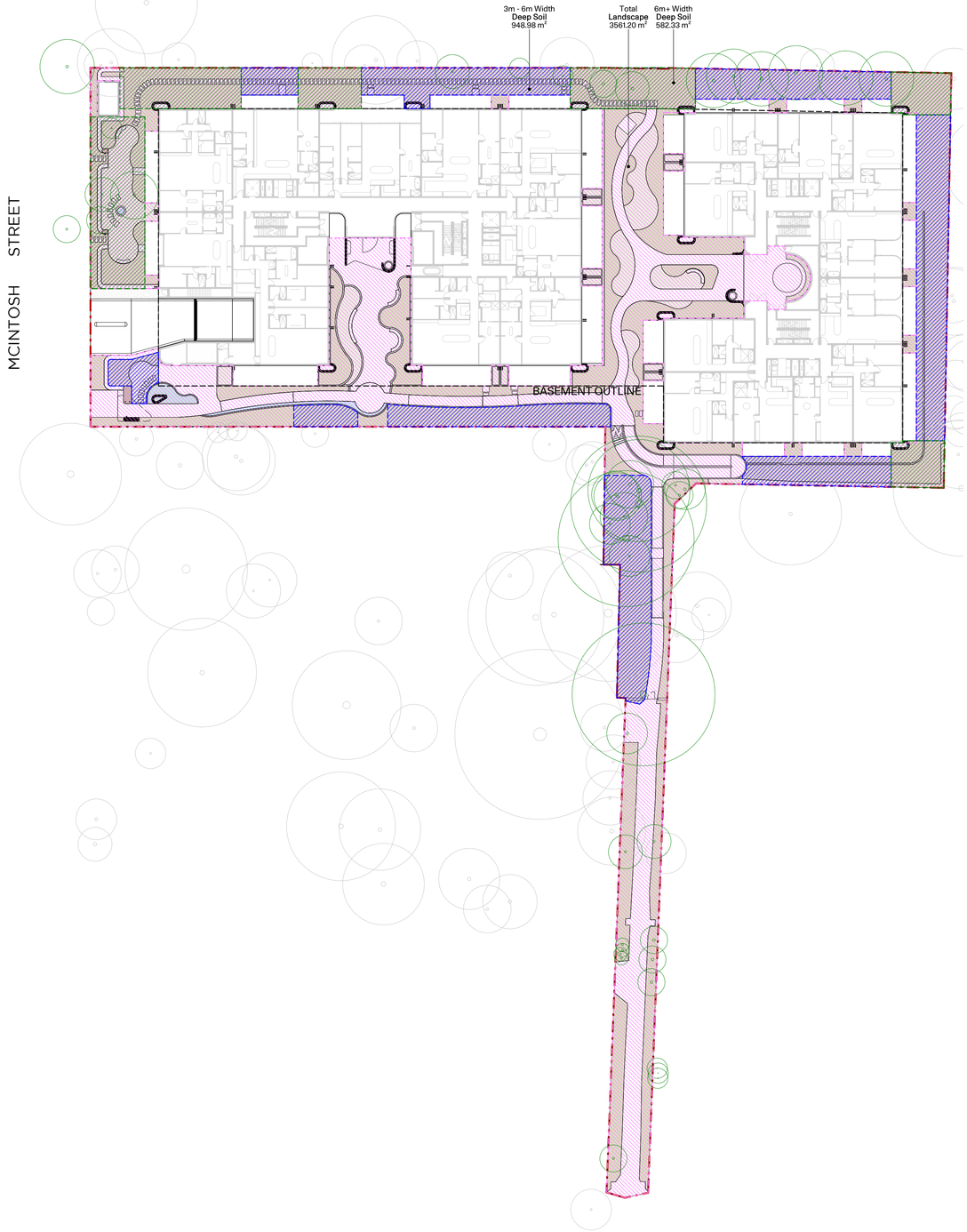
SHEET **Livable Unit Layout 2**

PROJECT NO. 3303

SCALE 1:100@ A1

SHEET NO. DA60-01

REV D



Deep Soil	
Width	Area (m2)
6m+ Width	582.33 m²
3m - 6m Width	948.98 m²
Grand total	1531.31 m²

Landscape
Area (m2)
3561.20 m²
3561.20 m²

Deep soil 6m+ width
Deep soil width 3m - 6m width
Landscape

DEEP SOIL CALCULATIONS

Apartment Design Guide

Site Area	Required	Rates	Proposed
7,776m²	7% (544.32m²)	6m+ width	7.49% (582.33m²)
		3m - 6m width	12.2% (948.98m²)
TOTAL			19.69% (1,531.31m²)

LANDSCAPE

SEPP (Housing) 2021

Site Area	Required	Proposed
7,776m²	30% (2,332.8m²)	45.80% (3,561.20m²)

1 / DA20.07 Deep Soil Diagram
Plan 1:400

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0m 8 16 20m
Scale 1:400

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SHEET
Deep Soil & Landscape Diagram

PROJECT NO.
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SCALE
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SHEET NO.
DA60.05

REV
F



Concept image for illustrative purposes.

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SHEET
3D View

PROJECT NO.
3303

SCALE
@ A1

SHEET NO.
DA70.00

REV
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0m 2 4 5m
Scale 1:100

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SHEET
3D View

PROJECT NO.
3303

SCALE
@ A1

SHEET NO.
DA70.01

REV
D



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0m 2 4 5m
Scale 1:100

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SHEET
3D View

PROJECT NO.
3303

SCALE
@ A1

SHEET NO.
DA70.02

REV
B