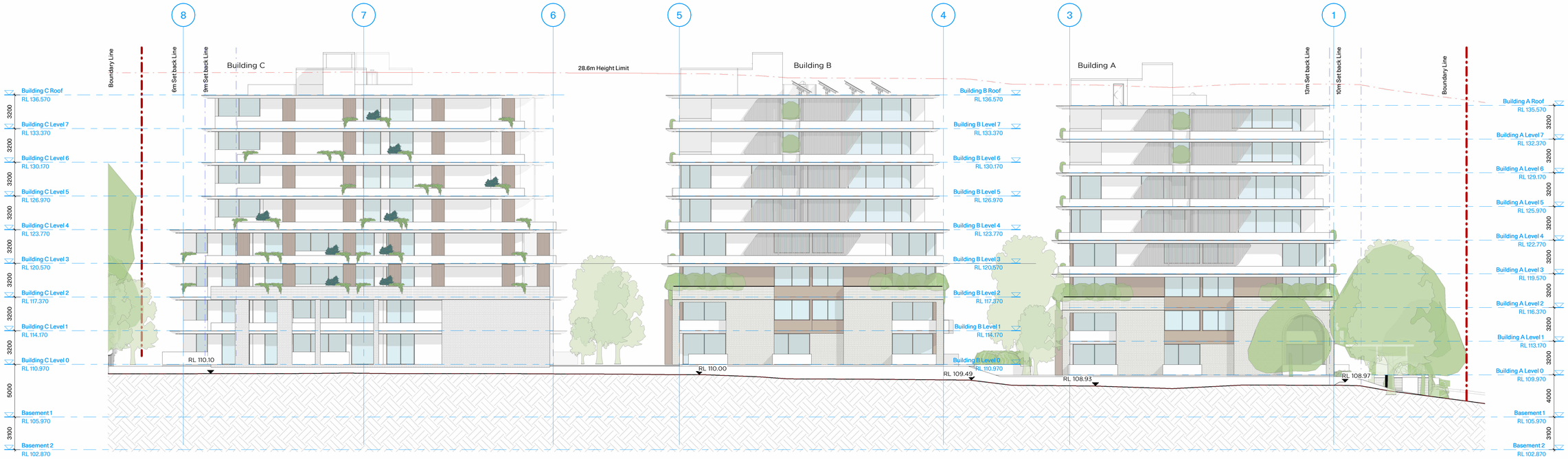
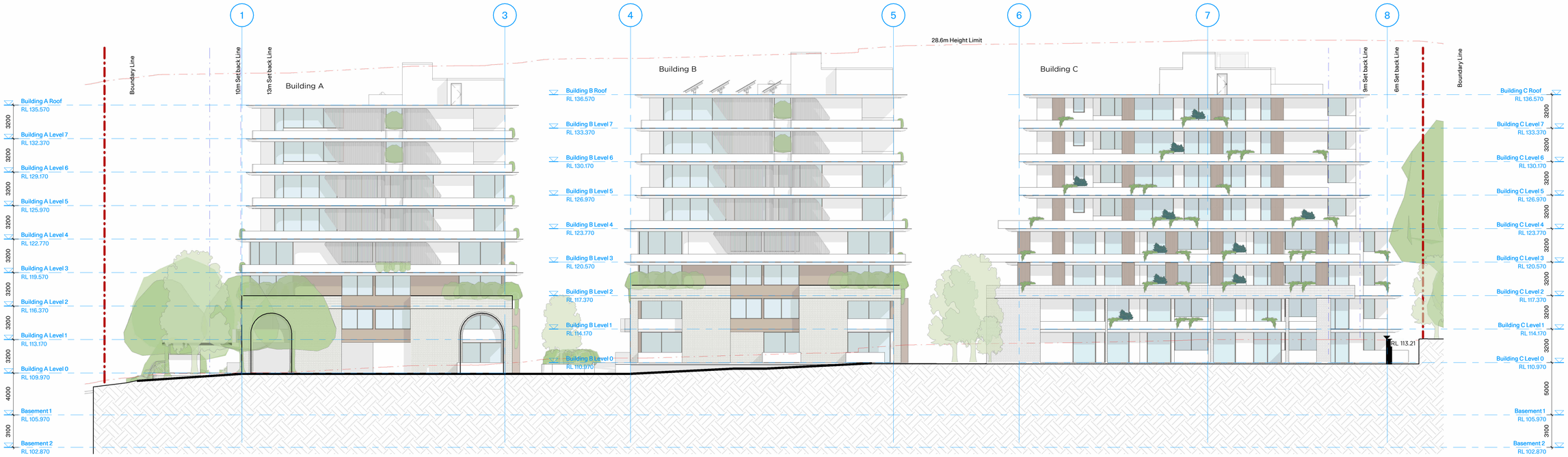


1 East Elevation
1:200



2 West Elevation
1:200

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0m 4 8 10m
Scale 1:200

REV.	DATE	DESCRIPTION
B	25/05/26	Issue for SSDA
A	25/05/22	Issue for SSDA
P1	25/05/16	Issue for Consultants

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McIntosh and Werona Ave
Residential Development

CLIENT
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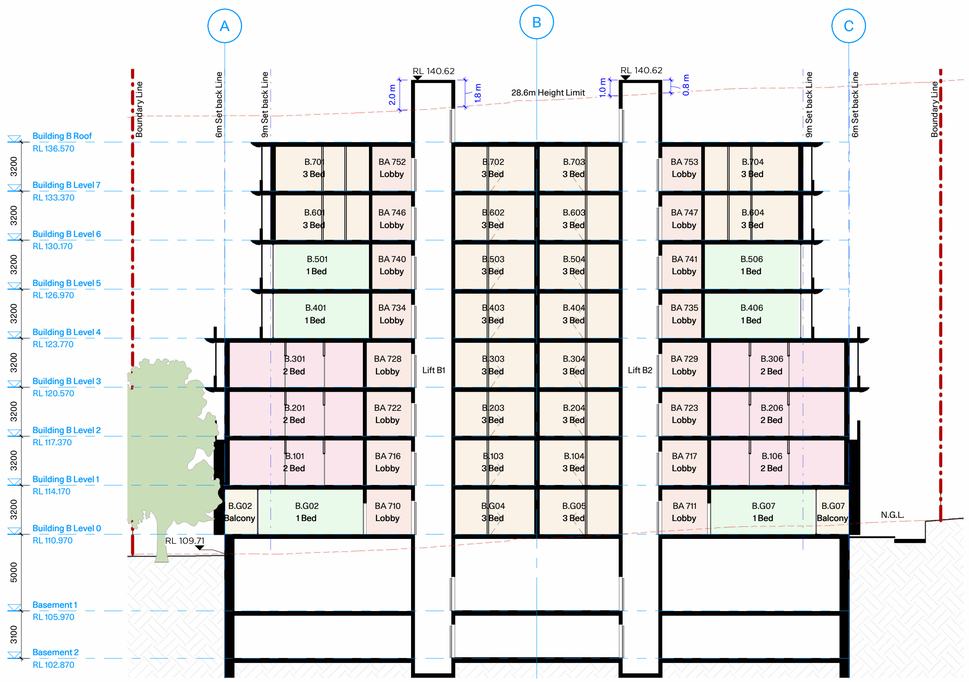
SHEET
East and West Elevations

PROJECT NO.
3303

SCALE
1:200@ A1

SHEET NO.
DA20.03

REV
B



1 Section A
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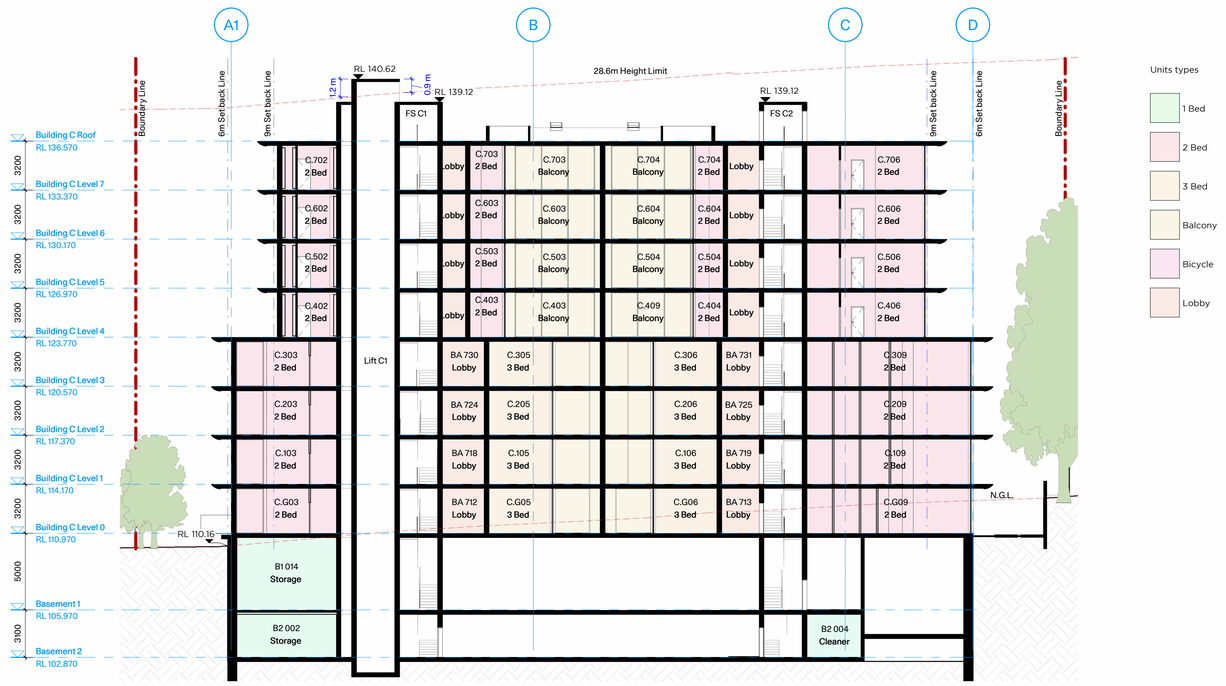

2 Section B
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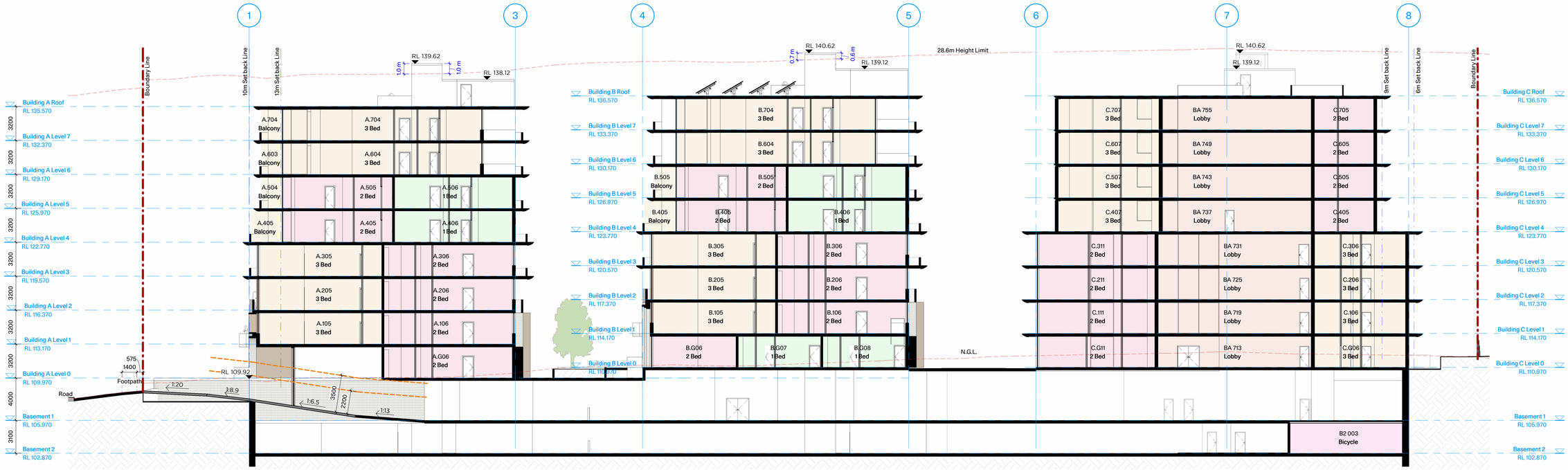

3 Section C
1:200

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0m 4 8 10m
Scale 1:200

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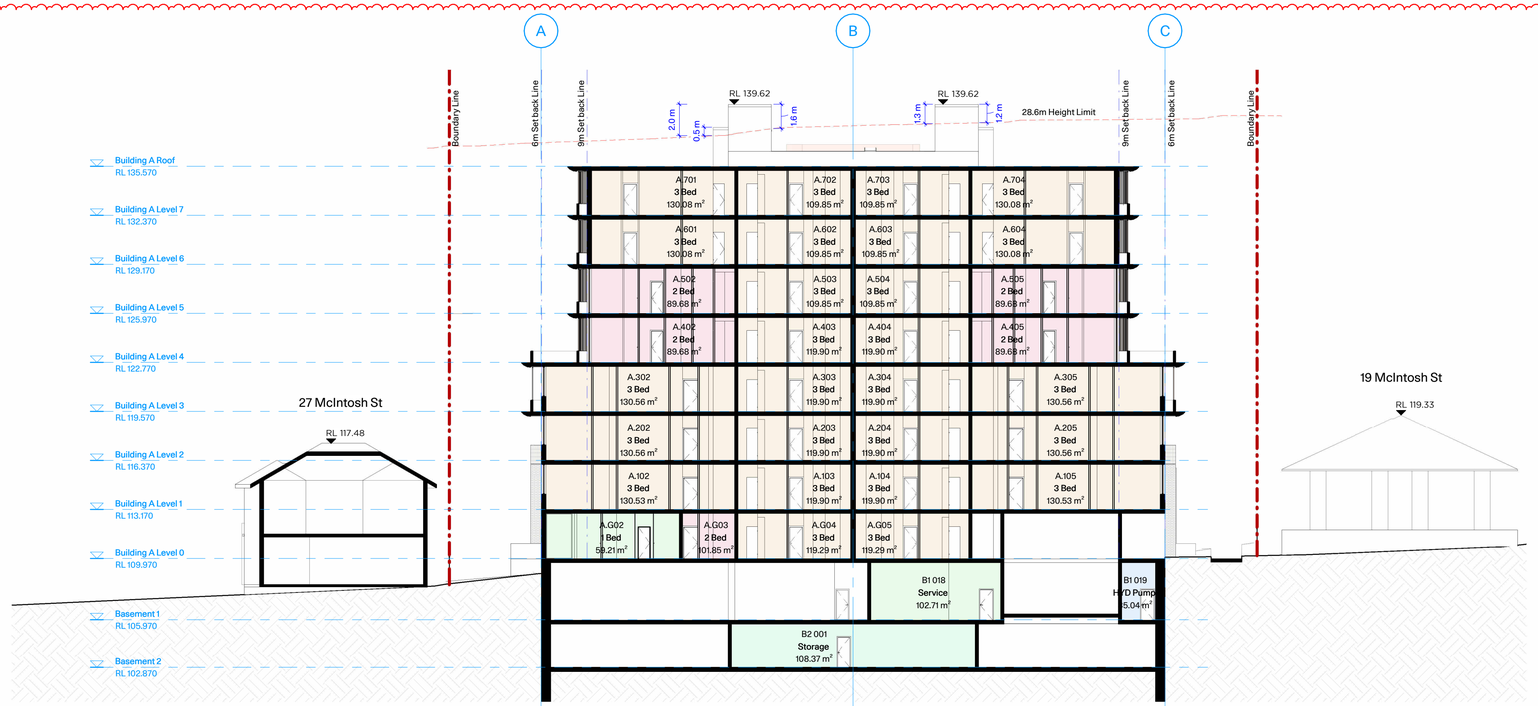
SHEET
Sections 1

PROJECT NO.
3303

SCALE
1:200@ A1

SHEET NO.
DA30.01

REV
B



1 Section D - Existing
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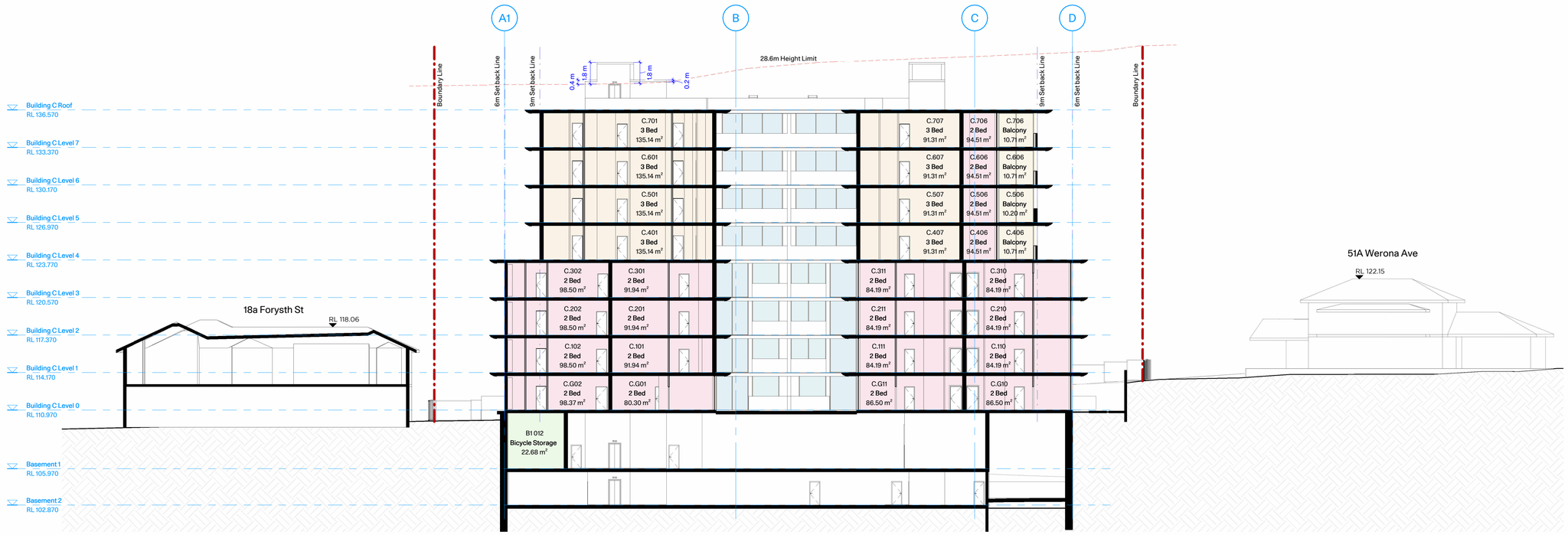

2 Section E - Existing
1:200

0m 4 8 10m
Scale 1:200

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

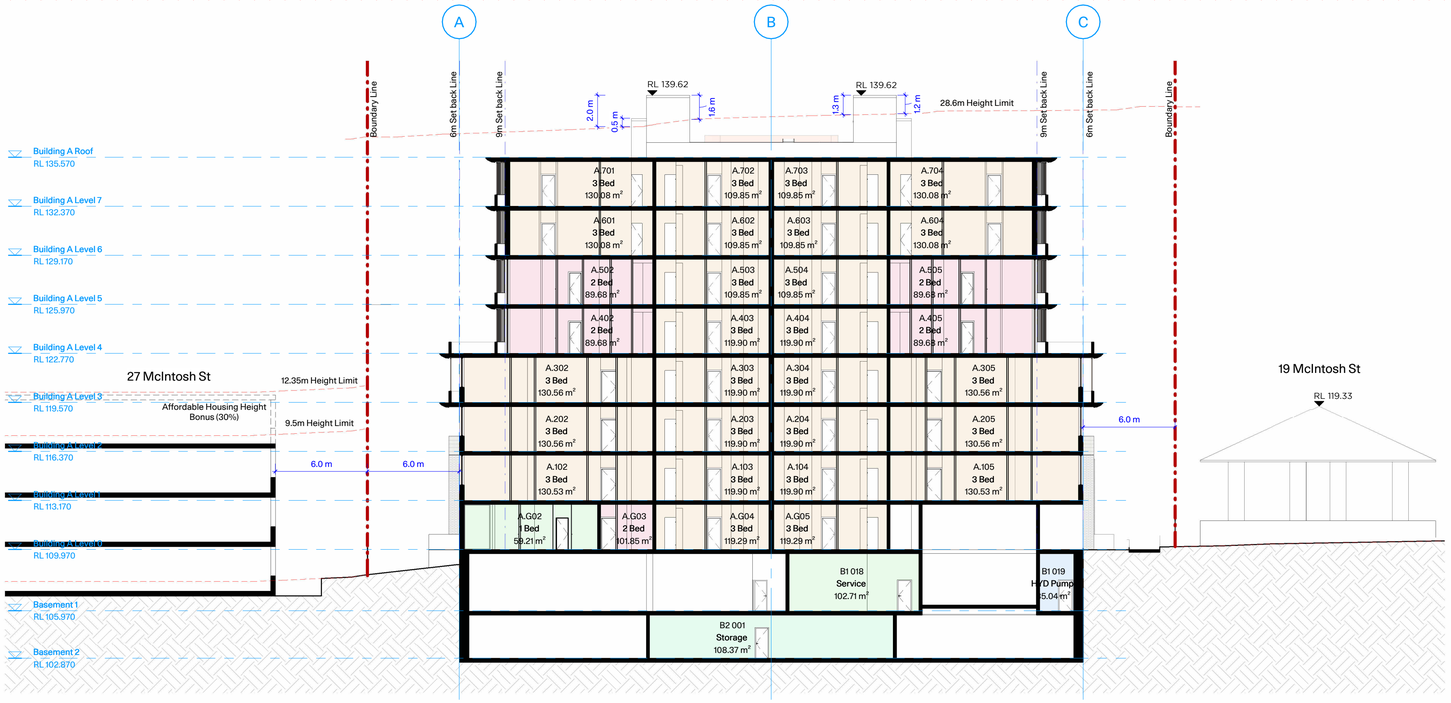
SHEET: Sections 2

PROJECT NO.: 3303

SCALE: 1:200@ A1

SHEET NO.: DA30.02

REV: A



1 Section D - Future
1:200

2 Section E - Future
1:200

0m 2 4 5m
Scale 1:100

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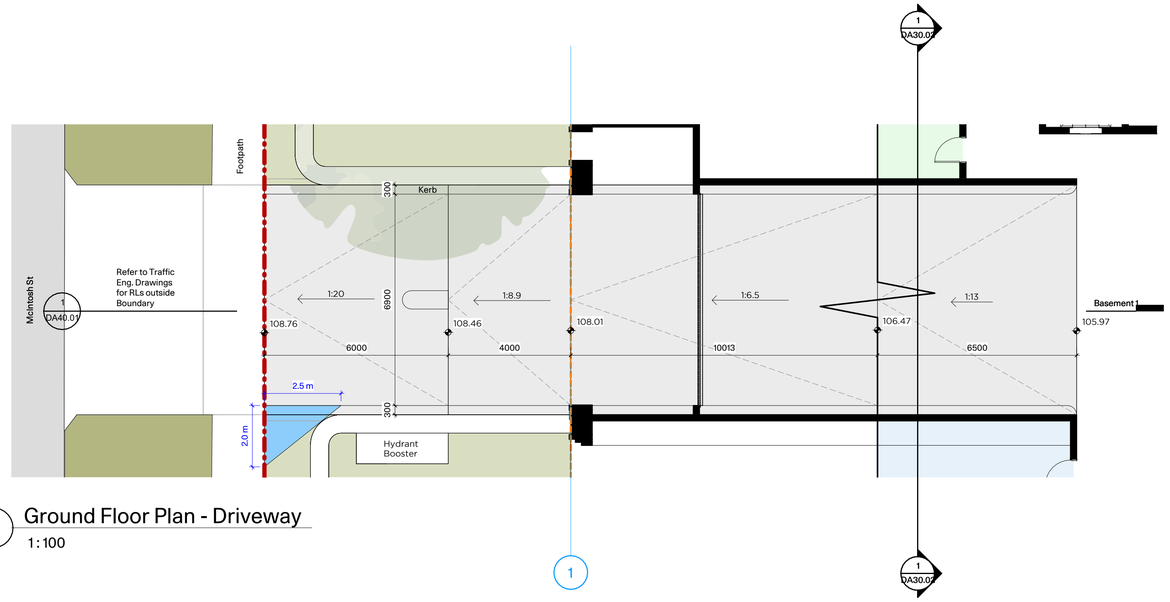
SHEET
Sections 3

PROJECT NO.
3303

SCALE
1:200@ A1

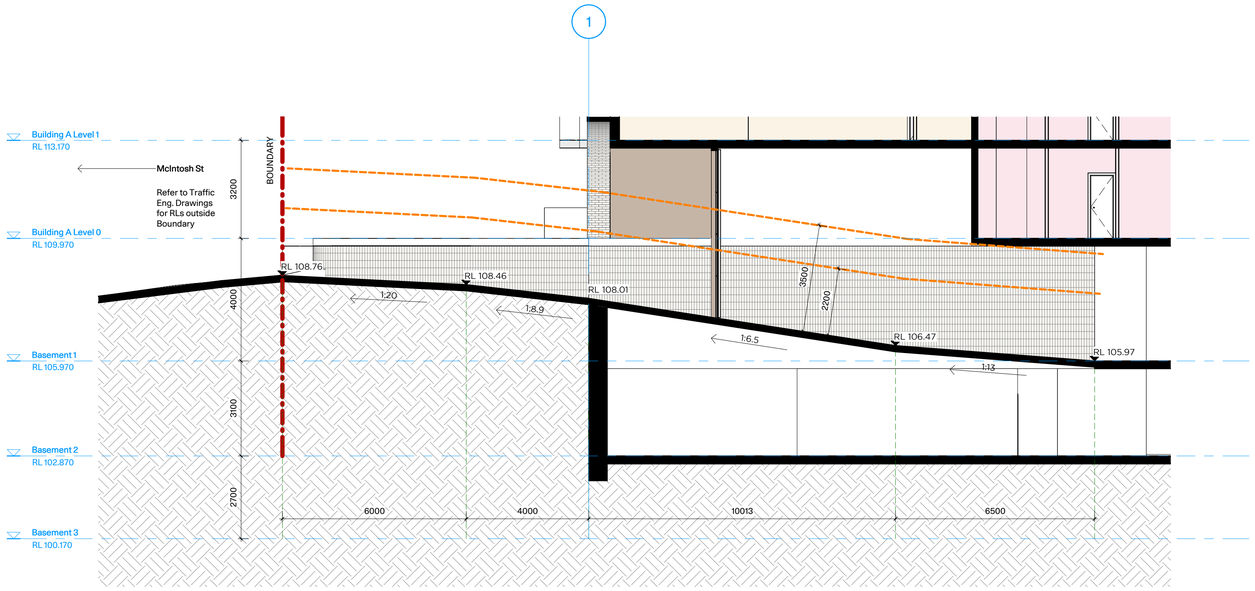
SHEET NO.
DA30.03

REV
B



2 Ground Floor Plan - Driveway

1 : 100



1 Section - Driveway

1 : 100

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0m 2 4 5m
Scale 1:100

REV.	DATE	DESCRIPTION
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McIntosh and Werona Ave Residential Development

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SHEET
Driveway Details

PROJECT NO.
3303

SCALE
1 : 100@ A1

SHEET NO.
DA40.01

REV
A

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SHEET
Photomontage

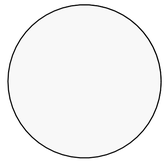
PROJECT NO. 3303

SCALE @ A1

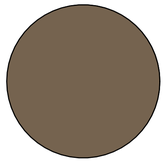
SHEET NO. DA40.50

REV B

FINISHES & COLOUR SCHEDULE



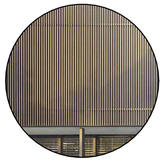
PT1:
Paint Finish - Warm White



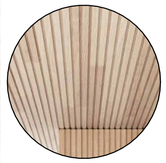
PT2:
Paint Finish - Bronze

WD:
Aluminium Window Frames
Andodised - Bronze

BRK:
Feature Brick



BT:
Non Combustible Aluminium
Battens - Bronze



TB:
Non Combustible Aluminium
Cladding - Timber Look

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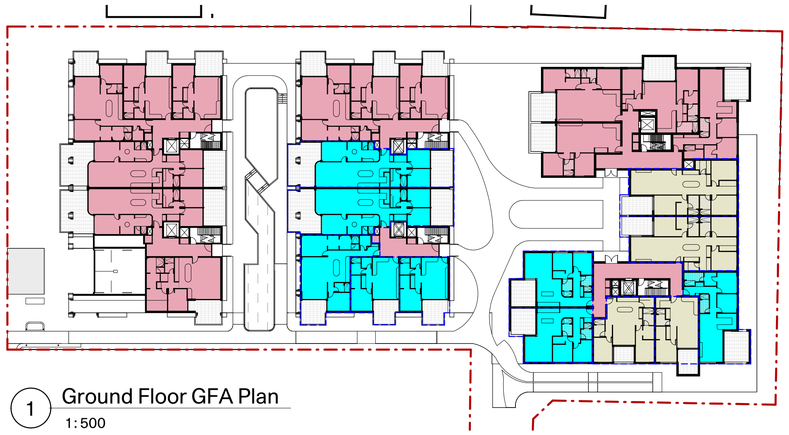
SHEET
Material Schedule

PROJECT NO.
3303

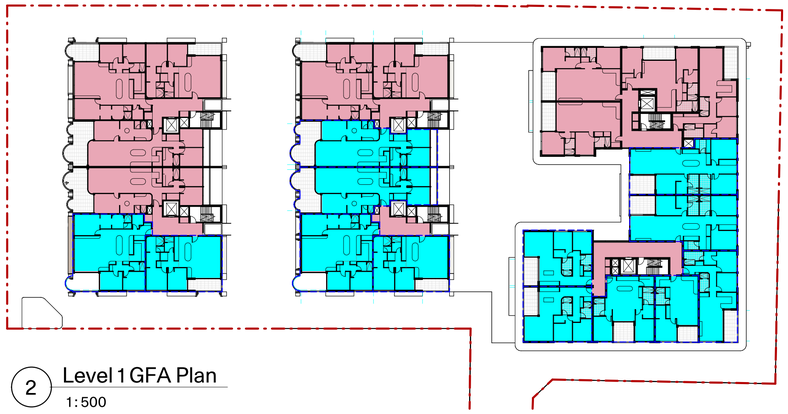
SCALE
1 : 200@ A1

SHEET NO.
DA40.51

REV
B



1 Ground Floor GFA Plan
1:500



2 Level 1 GFA Plan
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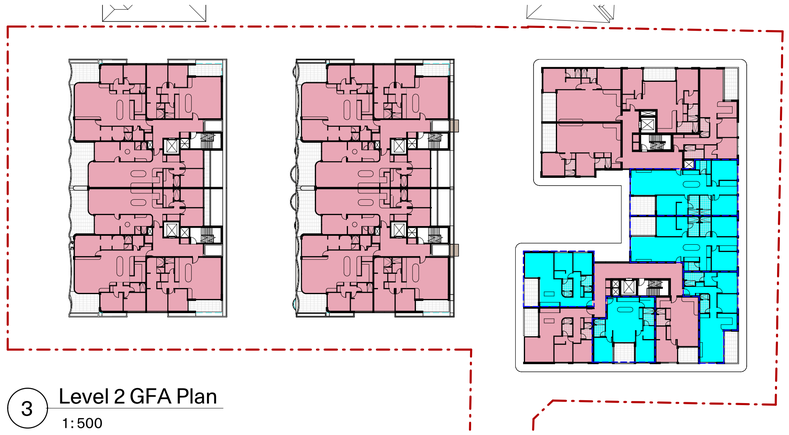

3 Level 2 GFA Plan
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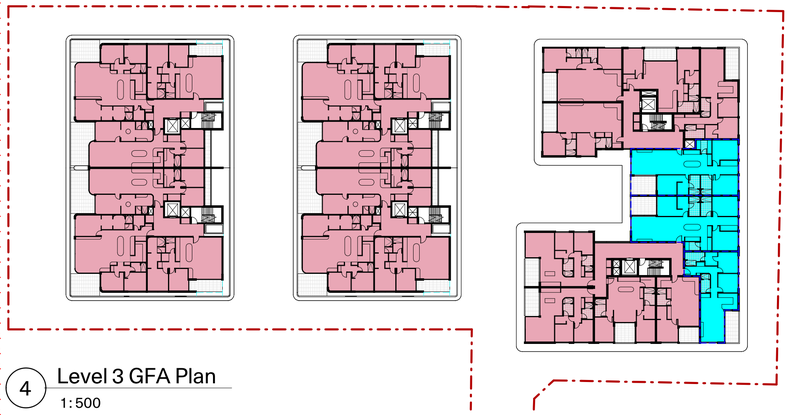

4 Level 3 GFA Plan
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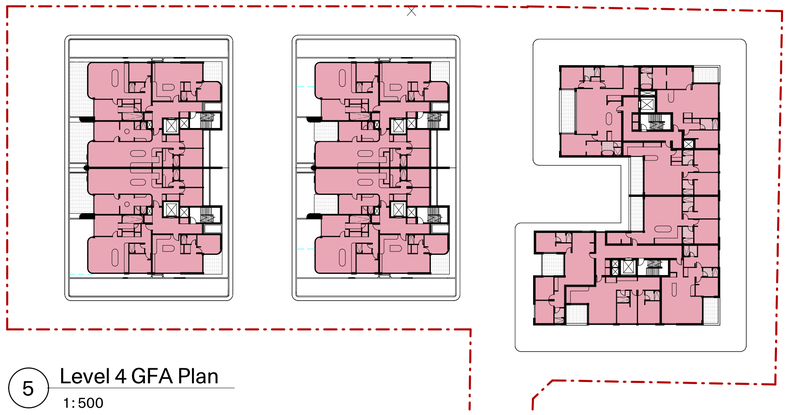

5 Level 4 GFA Plan
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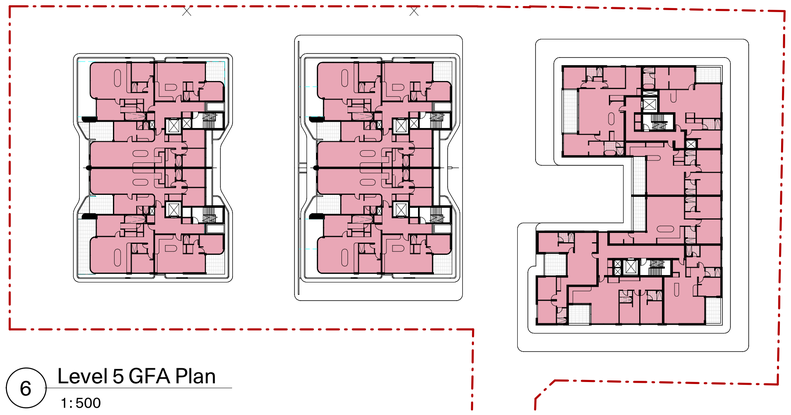

6 Level 5 GFA Plan
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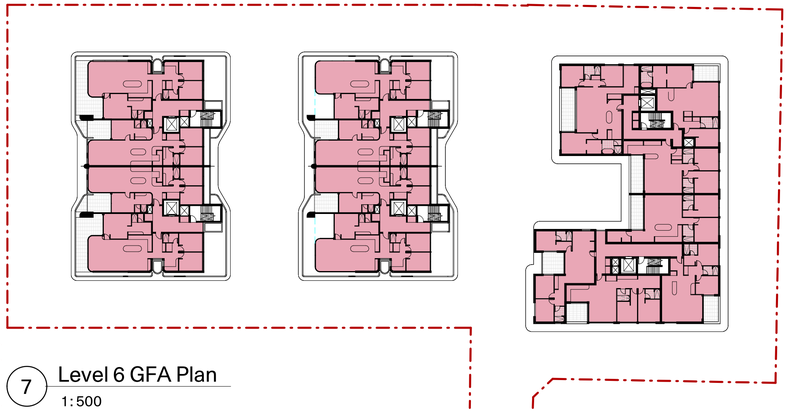
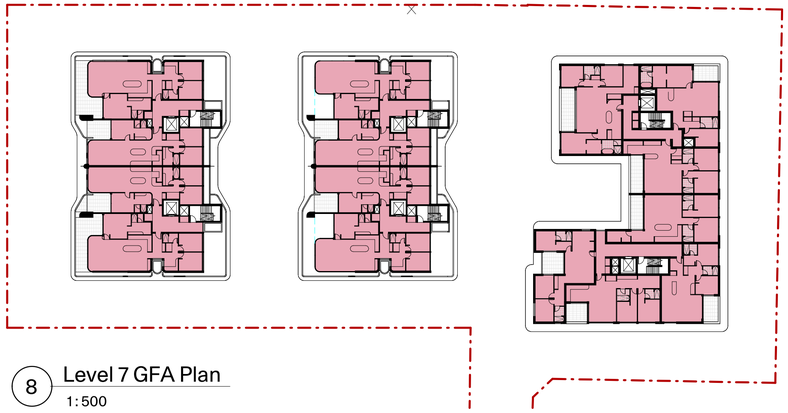


7 Level 6 GFA Plan
1:500



8 Level 7 GFA Plan
1:500

15% In-fill Affordable Housing

2% Affordable Housing in perpetuity

Affordable Housing Area

Units	Internal Area (m^2)
Level 0	
B. G.04	119
B. G.05	119
B. G.06	102
B. G.07	59
B. G.08	59
C. G.05*	124*
C. G.06*	126*
C. G.07	85
C. G.08*	65*
C. G.09*	85*
C. G.10	86
C. G.11	86
Level 1	
A. 105	131
A. 106	94
B. 103	120
B. 104	120
B. 105	131
B. 106	94
C. 105	123
C. 106	125
C. 107	85
C. 108	63
C. 109	83
C. 110	84
C. 111	84
Level 2	
C. 205	123
C. 206	125
C. 207	85
C. 209	83
C. 211	84
Level 3	
C. 305	123
C. 306	125
C. 307	85

*Allocation of affordable housing in perpetuity

Total Units 33

In Perpetuity Area: 400m2 In Perpetuity (2.15% of Proposed GFA)
Infill Area: 2885m2 Infill (15.5% of Proposed GFA)

Total Affordable Housing Area 3285m2 (17.65% of Proposed GFA)

Groos Floor Area Calculation

Groos Floor Area

Site Area:	7776m^2
Permissible FSR (TOD):	2.5:1
Permissible GFA (TOD):	19440m^2
Permissible FSR (+10% Bonus):	2.75:1
Permissible GFA (+10% Bonus):	21384m^2

Levels Groos Floor Area

Basement 2:	0.00m^2
Basement 1:	0.00m^2
Ground Floor:	2593.87m^2
Level 1:	2717.80m^2
Level 2:	2717.50m^2
Level 3:	2717.50m^2
Level 4:	2018.41m^2
Level 5:	1999.40m^2
Level 6:	1913.38m^2
Level 7:	1913.38m^2
Roof:	0.00m^2
Proposed GFA:	18591.24m^2
Proposed FSR:	2.39:1

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0m 10 20 25m
Scale 1:500

REV.	DATE	DESCRIPTION
D	25/07/04	Issue for SSDA
C	25/05/27	Issue for SSDA
B	25/05/26	Issue for SSDA
A	25/05/22	Issue for SSDA

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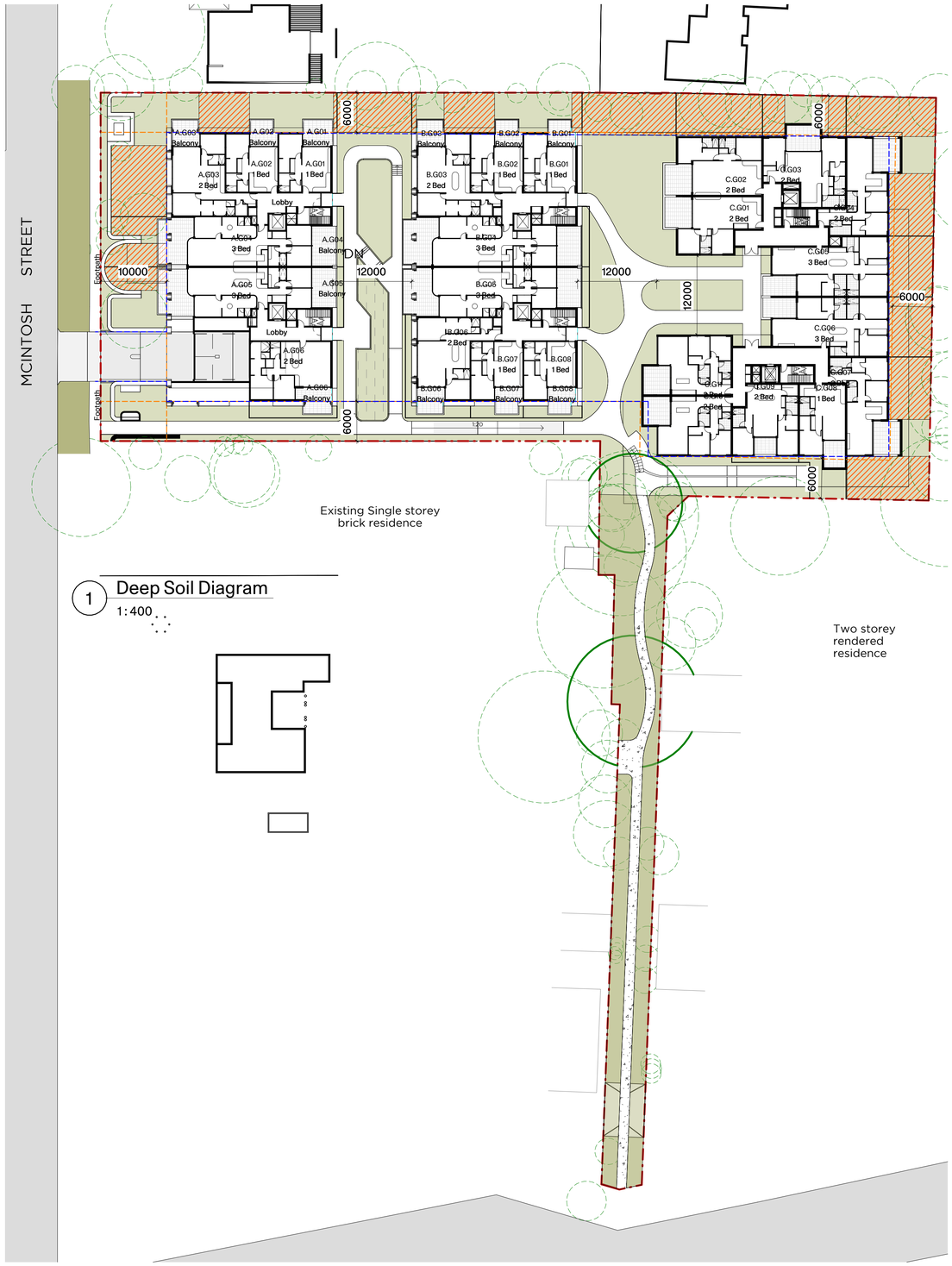
SHEET GFA Diagram 1

PROJECT NO. 3303

SCALE As indicated@ A1

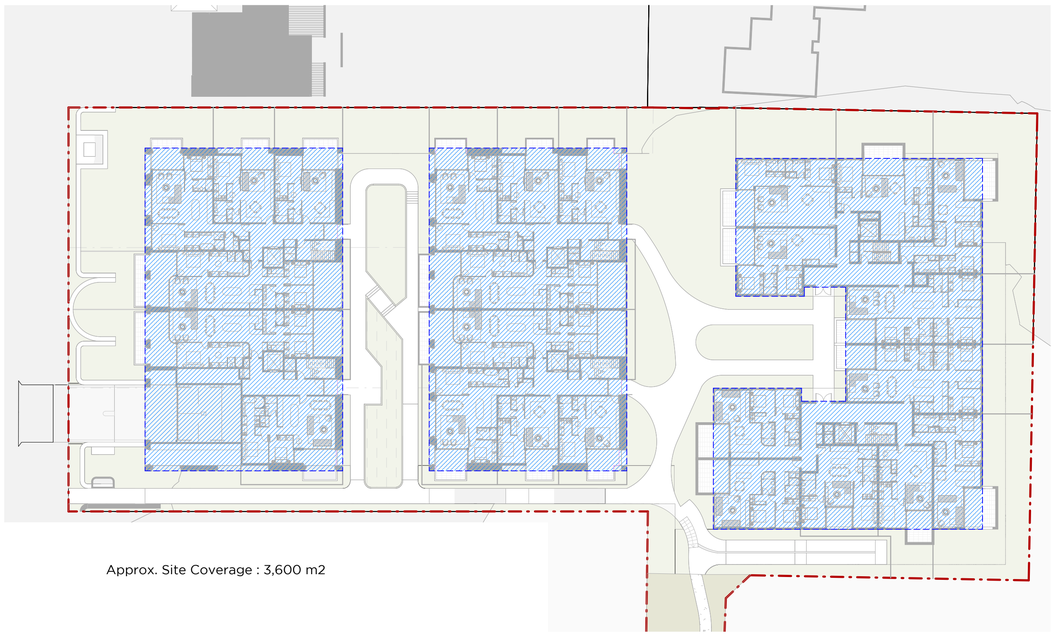
SHEET NO. DA50.00

REV D



1 Deep Soil Diagram

1:400



2 Site Coverage Diagram

1:400

Deep Soil Legend

- Landscape Area
- Deep Soil Area equal or greater than 6m
- Extent Basement Area

Site Area:	7776m²
ADG Deep Soil Requirement (3E-1) Site Area > 1500m² - 7%	544.32m²
SEPP Housing (2021) Requirement	
Deep Soil (C119 (2)(d)) 15% of Site Area:	1166.40m²
Landscape Area C119 (2)(d) 30% of Site Area:	2332.80m²
Proposed Deep Soil:	
Equal or greater than 6m	962.54m² (12.4%)
Proposed Landscape Area:	2991.5 m² (38.4%)

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0m 8 16 20m

Scale 1:400

REV.	DATE	DESCRIPTION
B	25/05/26	Issue for SSDA
A	25/05/22	Issue for SSDA

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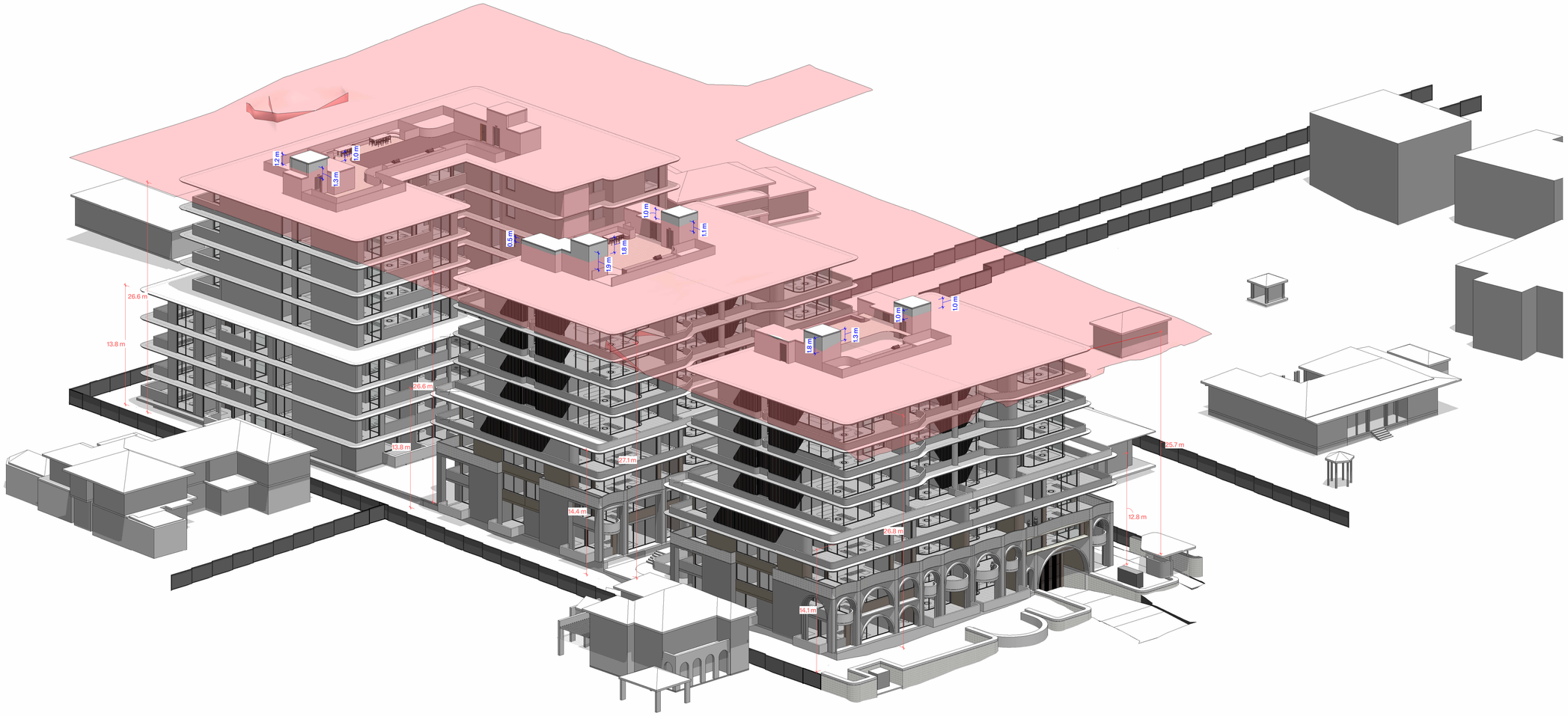
SHEET
Deep Soil & Site Coverage Diagram

PROJECT NO.
3303

SCALE
As indicated@ A1

SHEET NO.
DA50.10

REV
B



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
B	25/05/26	Issue for SSDA
A	25/05/22	Issue for SSDA

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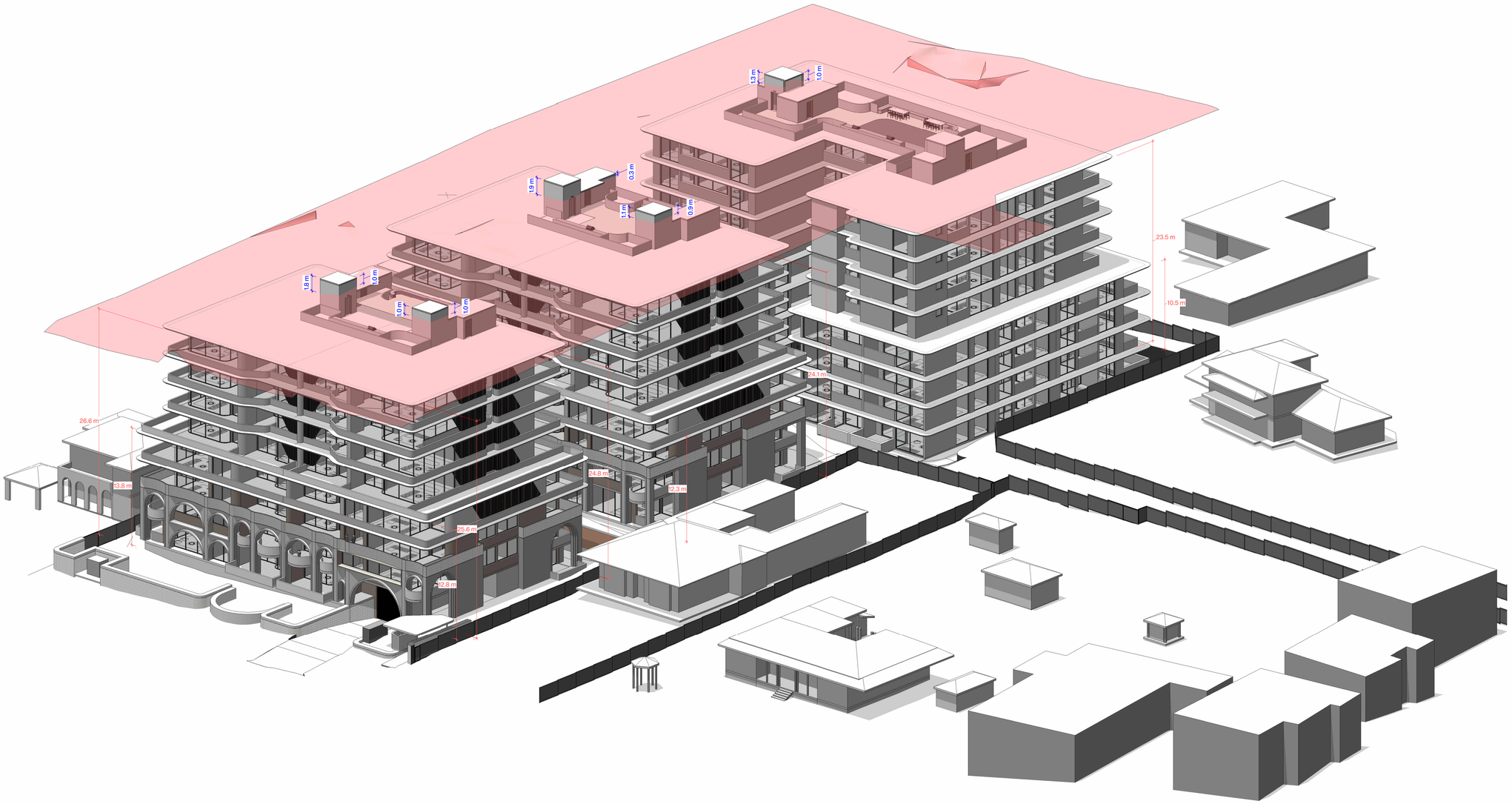
SHEET
Height Plane Diagram 1

PROJECT NO. 3303

SCALE 1 : 100@ A1

SHEET NO. DA50.20

REV B



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

REV.	DATE	DESCRIPTION
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SHEET
Height Plane Diagram 2

PROJECT NO. 3303

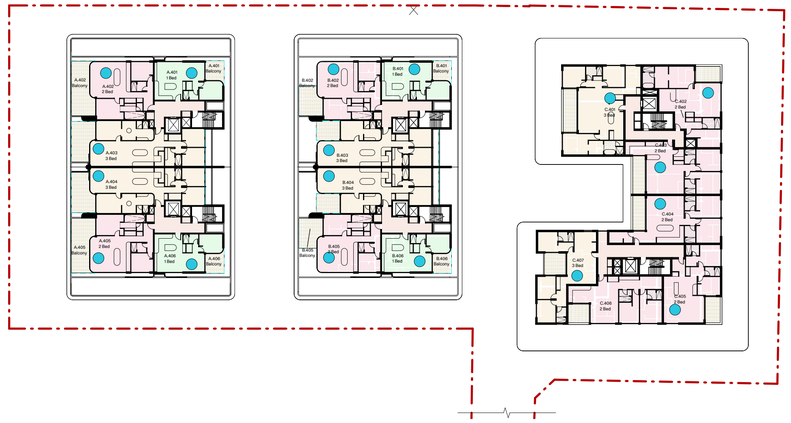
SCALE 1 : 100@ A1

SHEET NO. DA50.21

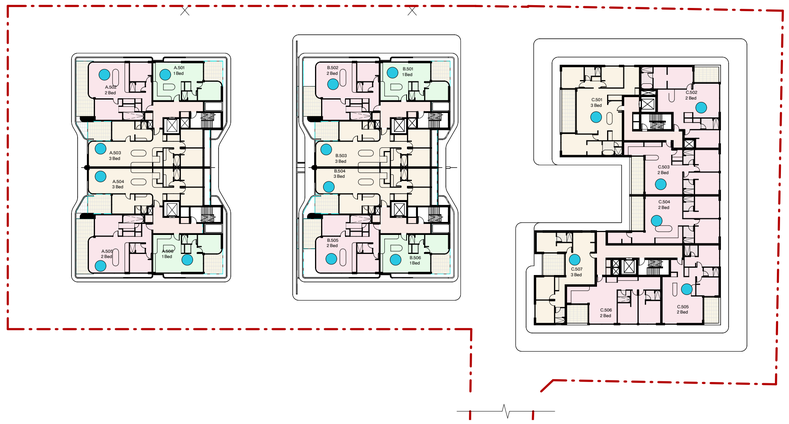
REV B

1 Ground Floor - Cross Ventilation
1:500

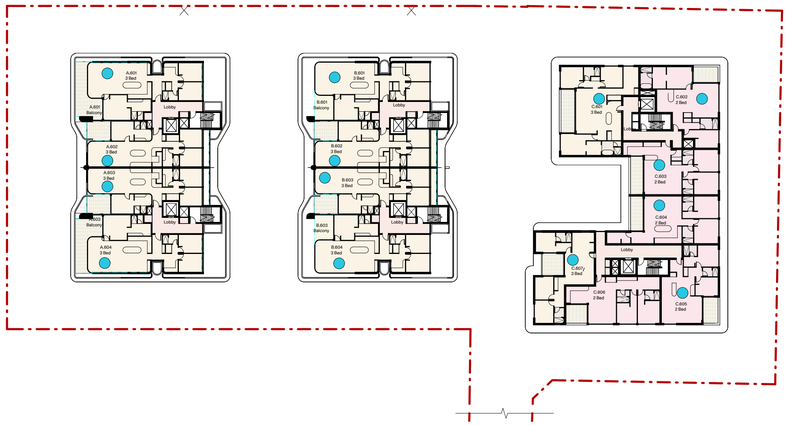
2 Level 1-3 - Cross Ventilation
1:500



3 Level 4 - Cross Ventilation
1:500



4 Level 5 - Cross Ventilation
1:500



5 Level 6-7 Cross Ventilation
1:500

LEGEND :

Natural Cross Ventilation ADG(4B)

At least 60% of apartments are naturally cross ventilated in eight storeys of the building

Required: 97 units / 162 (60%)

Proposed: 139 units / 162 (85%)

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0m 10 20 25m
Scale 1:500

REV.	DATE	DESCRIPTION
B	25/05/26	Issue for SSDA
A	25/05/22	Issue for SSDA

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SHEET
Cross Ventilation Diagrams

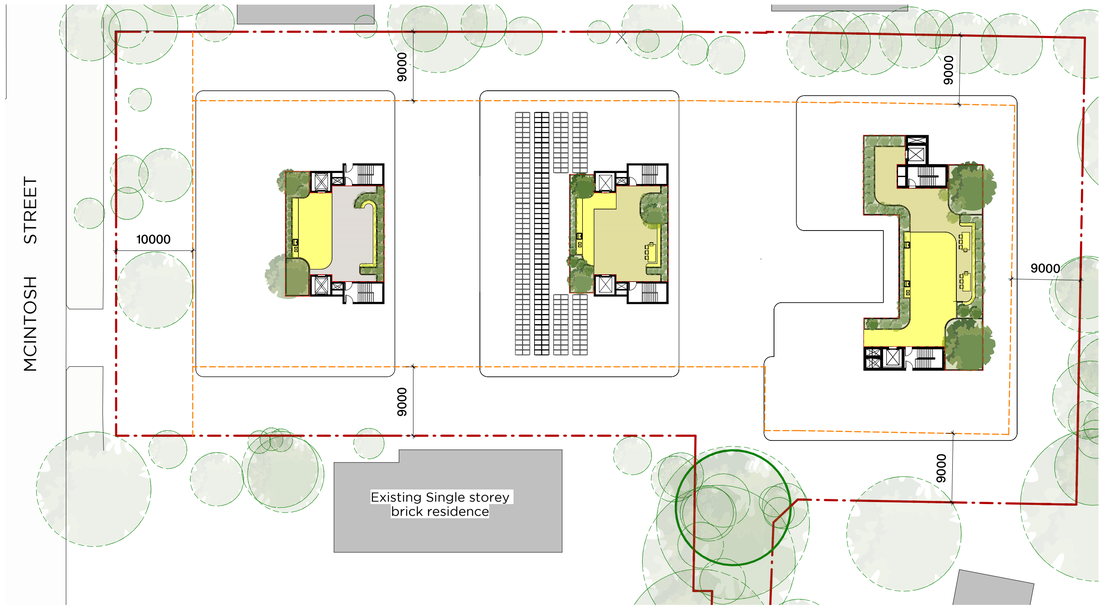
PROJECT NO.
3303

SCALE
1:500@ A1

SHEET NO.
DA50.30

REV
B

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



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

Communal Open Space Legend

Communal Open Space

Site Area:	7776m²
ADG - Objective 3D Communal Open space	
25% of Site Area:	1944m²
50% Solar Access:	972m2
Proposed Area:	
Ground:	Direct Sunlight: 322.44m2
	No sunlight: 975.2m2
Roof:	Direct Sunlight: 659.36m2
	No sunlight: 0m2
Total:	1957m2 (>25%)
Direct Sunlight:	981.8m2 (>50%)

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0m 8 16 20m
Scale 1:400

REV.	DATE	DESCRIPTION
A	25/05/26	Issue for SSDA

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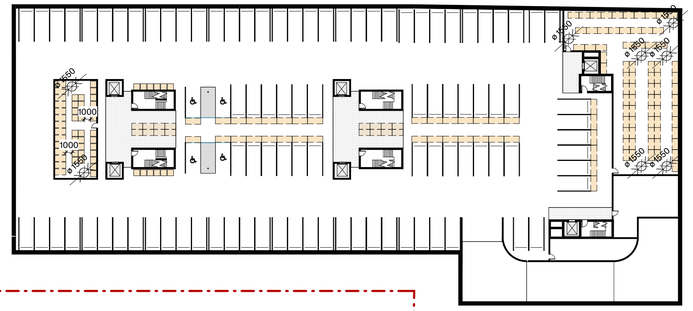
SHEET
Communal Open Space

PROJECT NO.
3303

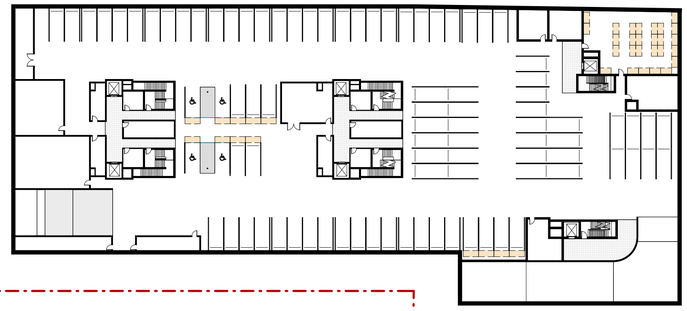
SCALE
As indicated@ A1

SHEET NO.
DA50.40

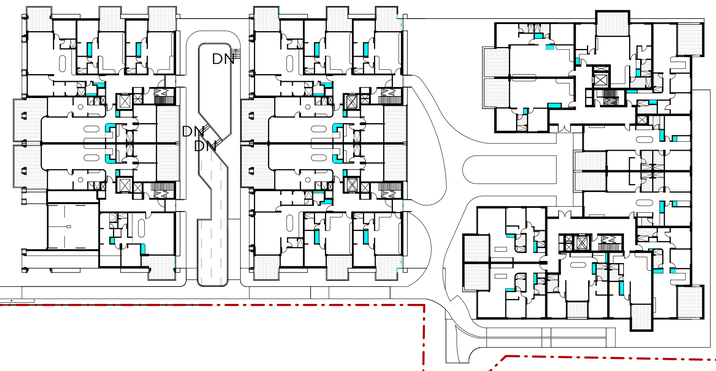
REV
A



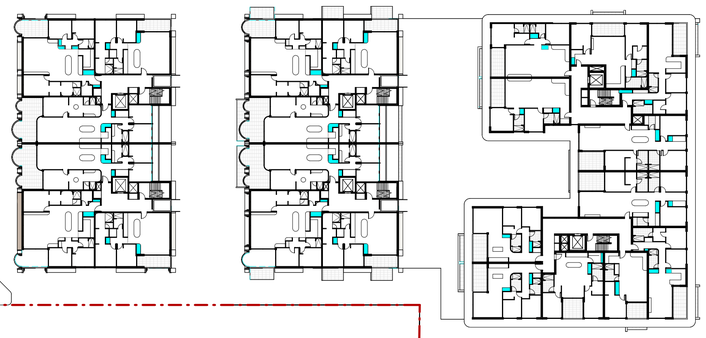
1 Basement 2 - Storage
1:500



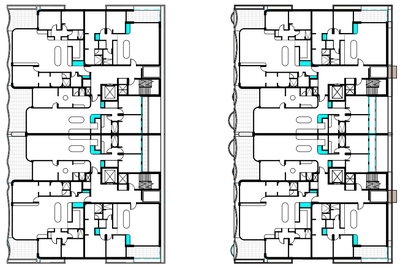
2 Basement 1 - Storage
1:500



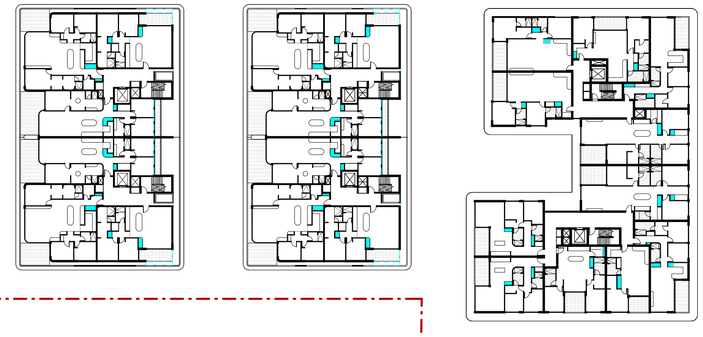
3 Ground Floor - Storage
1:500



4 Level 1 - Storage
1:500



5 Level 2 - Storage
1:500



6 Level 3 - Storage
1:500

LEGEND :

- Site boundary line
- Storage Cage (Carpark Storage)
- Storage Area (Within Apartment)

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0m 10 20 25m
Scale 1:500

REV.	DATE	DESCRIPTION
C	25/07/11	Issue for SSDA
B	25/05/26	Issue for SSDA
A	25/05/22	Issue for SSDA

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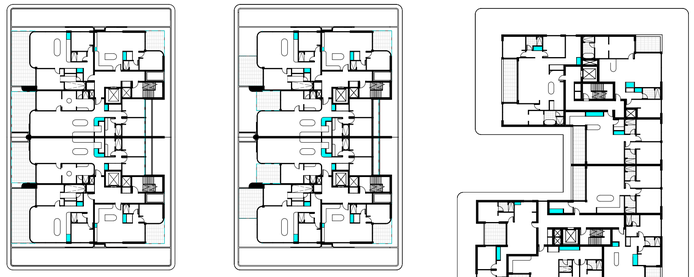
SHEET
Storage Calculation Diagram 1

PROJECT NO.
3303

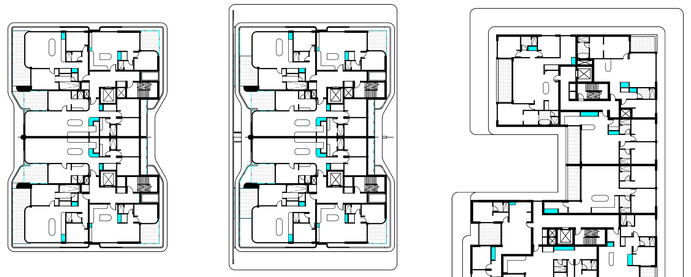
SCALE
1:500@ A1

SHEET NO.
DA50.50

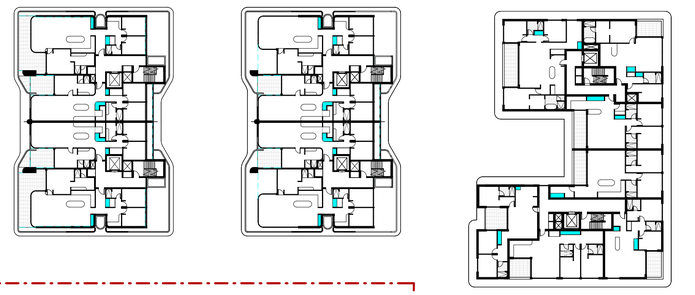
REV
C



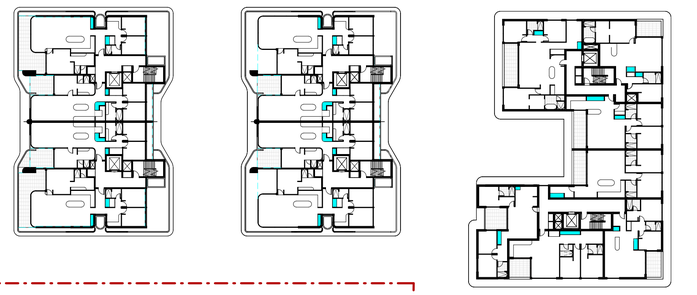
1 Level 4 - Storage
1:500



2 Level 5 - Storage
1:500



3 Level 6 - Storage
1:500



4 Level 7 - Storage
1:500

In-Unit Storage Schedule

Unit Number	Type	Storage (m3)
L0		
A.G01	1 BED	4.00
A.G02	2 BED	4.00
A.G03	2 BED	4.64
A.G04	3 BED	5.79
A.G05	3 BED	5.79
A.G06	2 BED	5.02
B.G01	1 BED	4.00
B.G02	1 BED	4.00
B.G03	2 BED	4.64
B.G04	3 BED	5.79
B.G05	3 BED	5.79
B.G06	2 BED	4.64
B.G07	1 BED	4.00
B.G08	1 BED	4.00
C.G01	2 BED	5.83
C.G02	2 BED	5.37
C.G03	2 BED	4.07
C.G04	2 BED	5.04
C.G05	3 BED	5.13
C.G06	3 BED	5.13
C.G07	2 BED	5.06
C.G08	1 BED	3.72
C.G09	2 BED	4.07
C.G10	2 BED	4.02
C.G11	2 BED	4.14
L1		
		5.61
A.101	2 BED	5.05
A.102	3 BED	9.32
A.103	3 BED	5.79
A.104	3 BED	5.79
A.105	3 BED	5.18
A.106	2 BED	5.05
B.101	2 BED	5.05
B.102	3 BED	5.18
B.103	3 BED	5.79
B.104	3 BED	5.79
B.105	3 BED	5.21
B.106	2 BED	5.05
C.101	2 BED	4.15
C.102	2 BED	5.05
C.103	2 BED	4.14
C.105	3 BED	5.13
C.106	3 BED	5.13
C.107	2 BED	5.19
C.108	1 BED	3.72
C.109	2 BED	4.10
C.110	2 BED	4.39
C.111	2 BED	4.28
L2		
A.201	2 BED	5.05
A.202	3 BED	5.18
A.203	3 BED	5.79
A.204	3 BED	5.79
A.205	3 BED	5.18
A.206	2 BED	5.05
B.201	2 BED	5.05
B.202	3 BED	5.18
B.203	3 BED	5.79
B.204	3 BED	5.79
B.205	3 BED	5.21
B.206	2 BED	5.05
C.201	2 BED	4.15
C.202	2 BED	5.05
C.203	2 BED	4.14
C.204	2 BED	5.04
C.205	3 BED	5.13
C.206	3 BED	5.13
C.207	2 BED	5.19
C.208	1 BED	3.72
C.209	2 BED	4.10
C.210	2 BED	4.39
C.211	2 BED	4.28
L3		
A.301	2 BED	5.05
A.302	3 BED	5.18
A.303	3 BED	5.79
A.304	3 BED	5.79
A.305	3 BED	5.18
A.306	2 BED	5.05
B.301	2 BED	5.05
B.302	3 BED	5.18
B.303	3 BED	5.79
B.304	3 BED	5.79
B.305	3 BED	5.21

In-Unit Storage Schedule

Unit Number	Type	Storage (m3)
B.306	2 BED	5.05
C.301	2 BED	4.15
C.302	2 BED	5.05
C.303	2 BED	4.14
C.304	2 BED	5.04
C.305	3 BED	5.13
C.306	3 BED	5.13
C.307	2 BED	5.19
C.308	1 BED	3.72
C.309	2 BED	4.10
C.310	2 BED	4.39
C.311	2 BED	4.28
L4		
A.401	1 BED	2.97
A.402	2 BED	4.01
A.403	3 BED	5.79
A.404	3 BED	5.79
A.405	2 BED	4.21
A.406	1 BED	3.00
B.401	1 BED	2.97
B.402	2 BED	4.01
B.403	3 BED	5.79
B.404	3 BED	5.79
B.405	2 BED	4.21
B.406	1 BED	3.00
C.401	3 BED	5.03
C.402	2 BED	5.13
C.403	2 BED	8.31
C.404	2 BED	4.39
C.405	2 BED	5.82
C.406	2 BED	5.35
C.407	3 BED	5.03
L5		
A.501	1 BED	2.97
A.502	2 BED	4.01
A.503	3 BED	5.79
A.504	3 BED	5.79
A.505	2 BED	4.21
A.506	1 BED	3.00
B.501	1 BED	2.97
B.502	2 BED	4.01
B.503	3 BED	5.79
B.504	3 BED	5.79
B.505	2 BED	4.21
B.506	1 BED	2.62
C.501	3 BED	5.03
C.502	1 BED	5.13
C.503	2 BED	8.31
C.504	2 BED	4.39
C.505	2 BED	5.82
C.506	2 BED	5.35
C.5307	3 BED	5.03
L6		
A.601	3 BED	5.18
A.602	3 BED	5.79
A.603	3 BED	5.79
A.604	3 BED	5.18
B.601	3 BED	5.18
B.602	3 BED	5.79
B.603	3 BED	5.79
B.604	3 BED	5.18
C.601	3 BED	5.03
C.602	2 BED	5.13
C.603	2 BED	8.31
C.604	2 BED	4.39
C.605	2 BED	5.33
C.606	2 BED	5.35
C.607	3 BED	5.03
L7		
A.701	3 BED	5.18
A.702	3 BED	5.79
A.703	3 BED	5.79
A.704	3 BED	5.18
B.701	3 BED	5.18
B.702	3 BED	5.79
B.703	3 BED	5.79
B.704	3 BED	5.18
C.671	3 BED	5.03
C.702	2 BED	5.13
C.703	2 BED	8.31
C.704	2 BED	4.39
C.705	2 BED	5.33
C.706	2 BED	5.35
C.707	3 BED	5.03

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.

LEGEND :

- Site boundary line
- Storage Cage (Carpark Storage)
- Storage Area (Within Apartment)

0m 10 20 25m
Scale 1:500

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.

REV.	DATE	DESCRIPTION
C	25/07/11	Issue for SSDA
B	25/05/26	Issue for SSDA
A	25/05/22	Issue for SSDA

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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: Storage Calculation Diagram 2

PROJECT NO.: 3303

SCALE: 1:500@ A1

SHEET NO.: DA50.51

REV: C