

MIXED USE DEVELOPMENT

105 FOREST RD & 1A HILL ST,
HURSTVILLE


TQMDC



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SHDA



REGIONAL CONTEXT ANALYSIS

NTS

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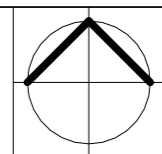
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Sydney
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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

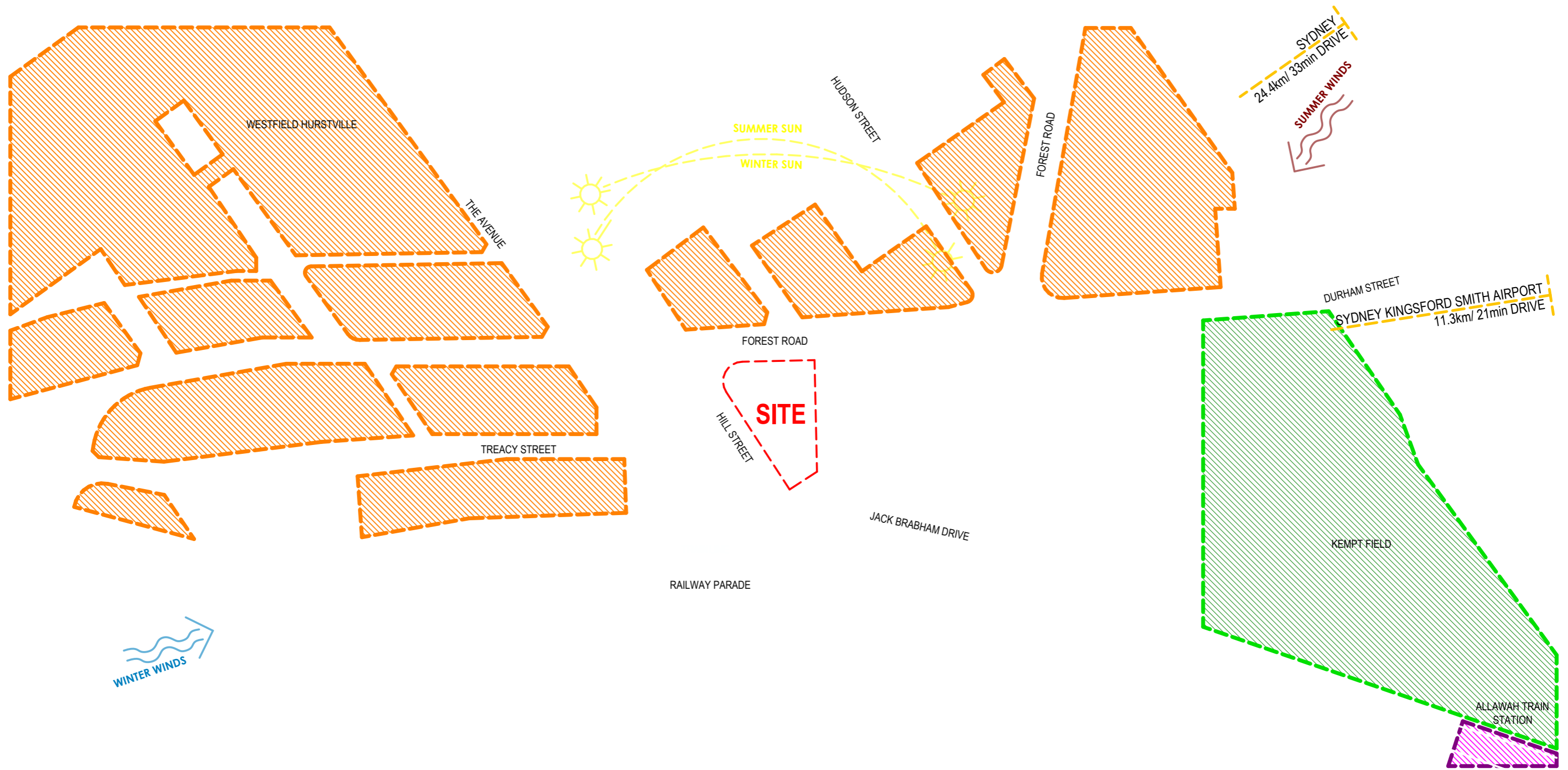
CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: REGIONAL CONTEXT ANALYSIS



ISSUE DATE: 01.09.2025	PROJECT No. 2867
DRAWN: SL/NT	DWG No. Rev. 0.01 H
SCALE: QA: RG	

SHDA





SITE ANALYSIS

NTS

LEGEND	
	PROPOSED DEVELOPMENT
	PARKS AND RECREATION AREAS
	BEACHES
	LOCAL SHOPS
	ENTERTAINMENT AREAS
	EDUCATION FACILITY
	PUBLIC TRANSPORT FACILITIES
	HERITAGE ITEMS
	HERITAGE CONSERVATION AREA

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<table border="1"> <thead> <tr> <th>REF.</th> <th>DATE</th> <th>AMENDMENT</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>01.09.2025</td> <td>SHDA LODGEMENT</td> </tr> </tbody> </table>	REF.	DATE	AMENDMENT	H	01.09.2025	SHDA LODGEMENT	<p>DWA DESIGN WORKSHOP AUSTRALIA</p>	<p>Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au</p>	<p>Sydney Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)</p>	<p>CLIENT: TQMD LOTUS, HURSTVILLE</p> <p>ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE</p> <p>DRAWING NAME: DETAILED SITE ANALYSIS</p>		<p>ISSUE DATE: 01.09.2025</p> <p>DRAWN: SL/NT</p> <p>SCALE: RG</p>	<p>PROJECT No. 2867</p> <p>DWG No. 0.02</p> <p>Rev. H</p>
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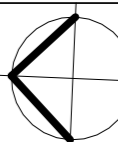
SITE AREA		
	2,634 sqm	
	APPROVED S96 #	PROPOSED S96 #
FSR/GFA	4.29 : 1 / 11,303 sqm	6.39 : 1 / 16,828.0 sqm
NO. OF RESIDENTIAL UNITS	126	187
COMMERCIAL / RETAIL AREA	815 sqm	882.9 sqm
RESIDENTIAL UNIT MIX		
STUDIO	1 UNIT	0 UNITS
1 BEDROOM	38 UNITS	60 UNITS
2 BEDROOM	62 UNITS	95 UNITS
3 BEDROOM	25 UNITS	32 UNITS
TOTAL NO. OF UNITS	126 UNITS	187 UNITS
NO. OF ADAPTABLE UNIT	25 UNITS (20%)	33 UNITS (17.6%)
NO. OF AFFORDABLE HOUSING UNITS	-	19 UNITS (10.1%)
CAR PARKING		
STUDIO, 1 & 2 BEDROOM (1 space per unit)	101 SPACES (incl. 24 adaptable parking)	155 SPACES (incl. 36 adaptable parking)
3 BED (2 spaces per unit)	50 SPACES (incl. 1 adaptable parking)	64 SPACES (incl. 1 adaptable parking)
VISITOR (1 space per 5 units)	18 SPACES (incl. 1 adaptable parking)	38 SPACES (incl. 1 adaptable parking)
COMMERCIAL / RETAIL (1 space per 60 sqm)	23 SPACES (incl. 1 adaptable parking)	15 SPACES (incl. 1 adaptable parking)
LOADING BAY	3 SPACES	3 SPACES
CAR WASH BAY	1 SPACE	1 SPACE
TOTAL NO. OF CARSPACE PROVIDED	196 SPACES	273 SPACES
BICYCLE PARKING		
RESIDENTIAL (1 space per 3 apartments)	42 SPACES	63 SPACES
COMMERCIAL (1 space per 300 sqm)	3 SPACES	5 SPACES
VISITOR (1 space per 12 apartments)	-	20 SPACES
TOTAL NO. OF BICYCLE PARKING SPACES	45 SPACES	88 SPACES
LANDSCAPED AREA		
LEVEL 1	430 sqm	449 sqm
LEVEL 7	687 sqm	573 sqm
ROOF	638 sqm	529 sqm
TOTAL AREA	1,755 sqm (66% of the site area)	1,551 sqm (58.8% of the site area)
SEPP 65		
CROSS VENTILATION	81 UNITS (64% of 126 units) #	129 UNITS (68.98% of 187 units) #
SOLAR ACCESS	91 UNITS (72% of 126 units) #	145 UNITS (77.54% of 187 units) #

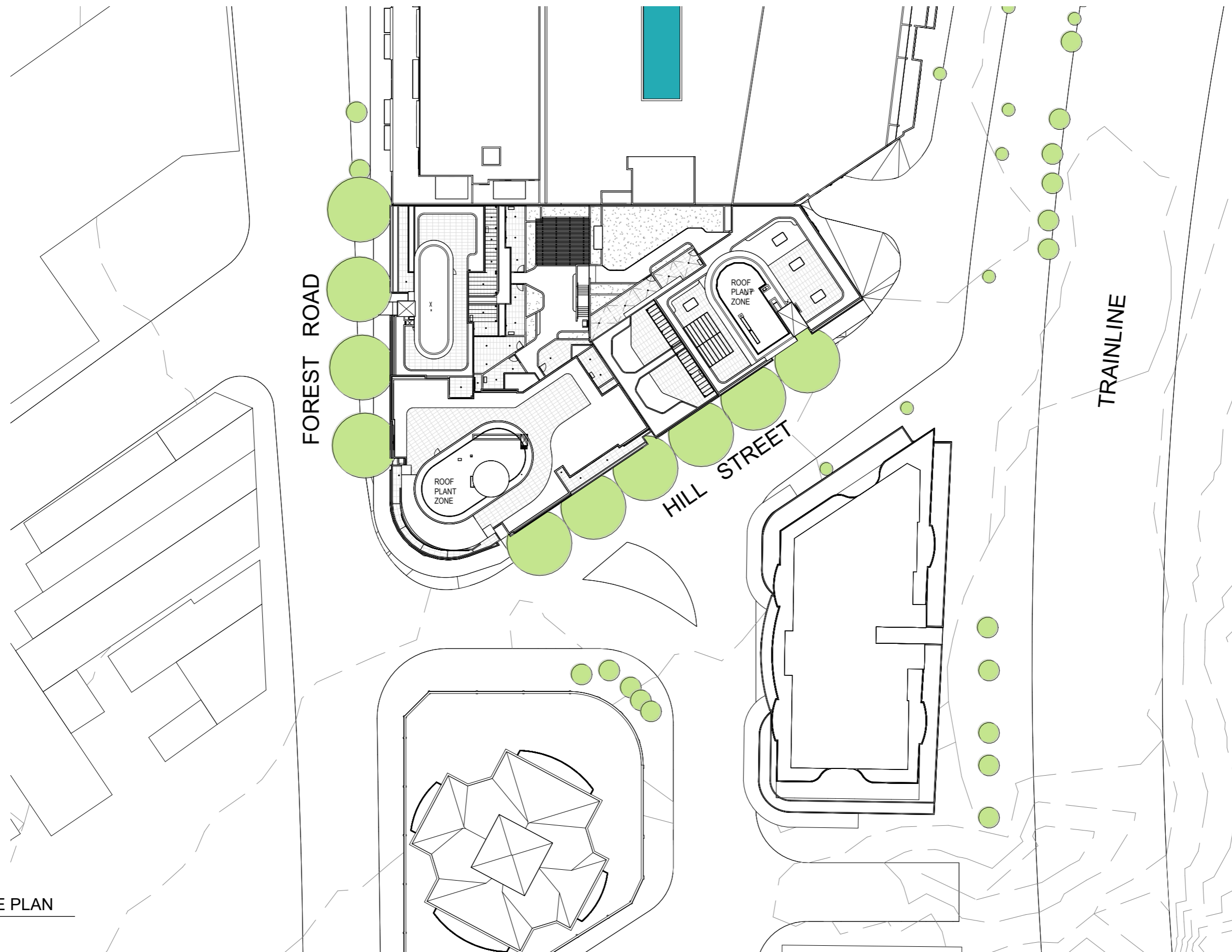
INFORMATION BASED ON COMPLIANCE TABLE DATED 19 JUNE 2017 BY GEORGE EL KHOURI ARCHITECTS

DISCLAIMER

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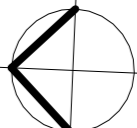
SITE PLAN

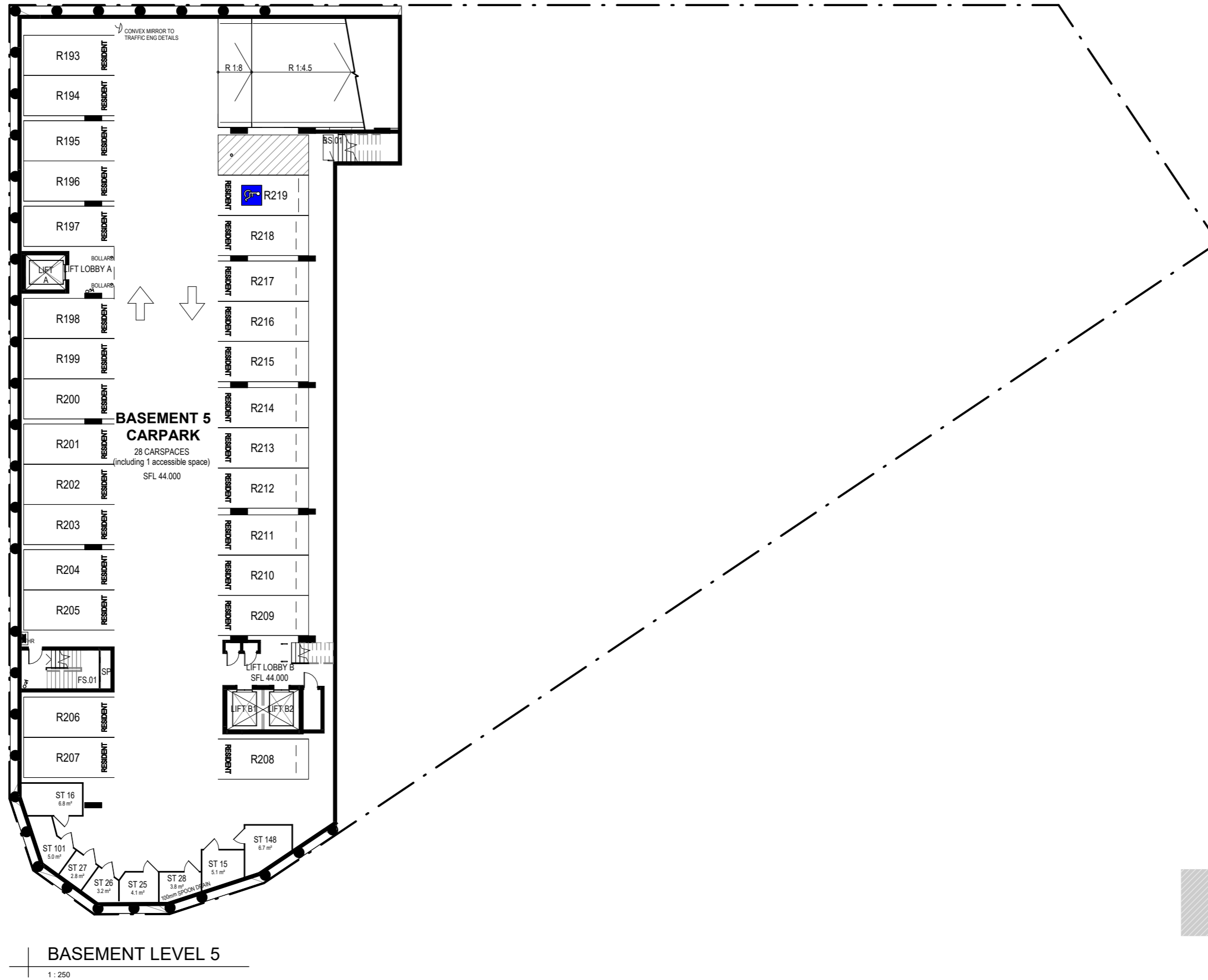
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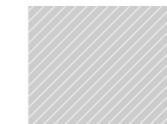
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BASEMENT LEVEL 5

1 : 250

APPROVED DESIGN KEY


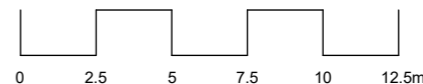
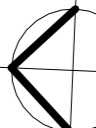


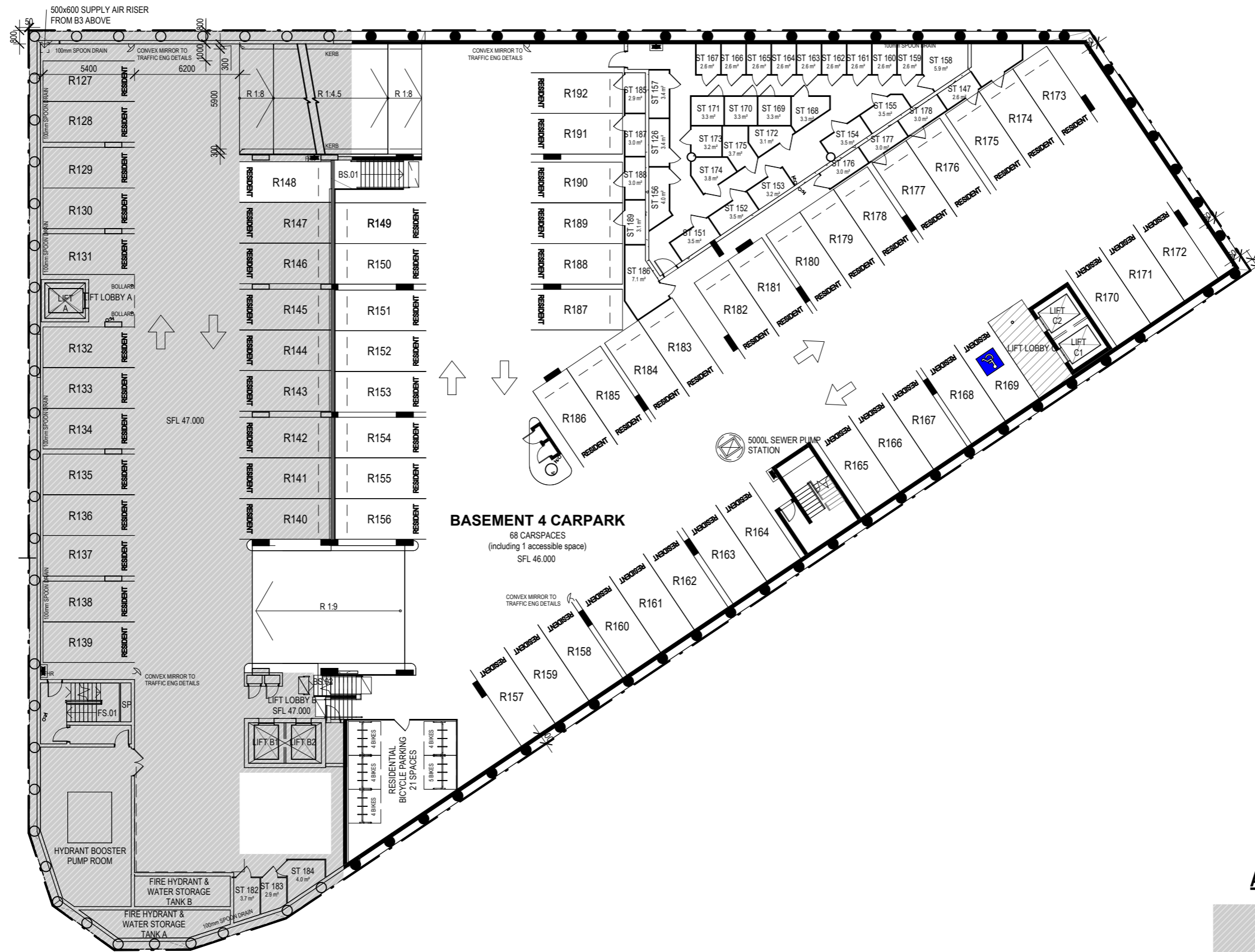
APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

DISCLAIMER

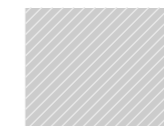
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BASEMENT LEVEL 4

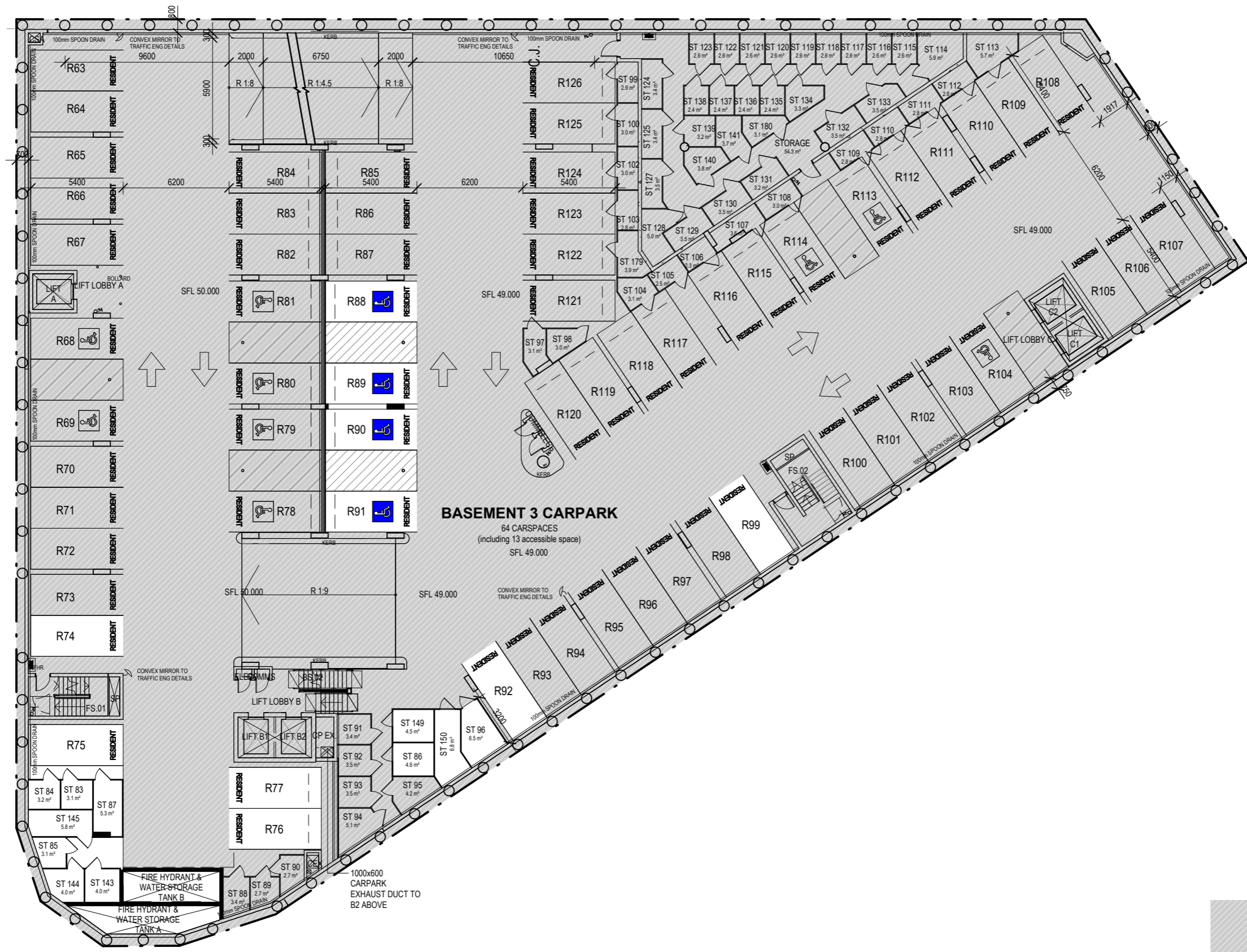
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BASEMENT 3 CARPARK
 64 CARSPACES
 (including 13 accessible space)
 SFL 49.000

APPROVED DESIGN KEY



BASEMENT LEVEL 3

1 : 250

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BASEMENT 2 CARPARK

59 CARSPACES
(including 22 accessible space)

SFL 52.000

APPROVED DESIGN KEY



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BASEMENT LEVEL 2

1 : 250

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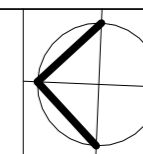
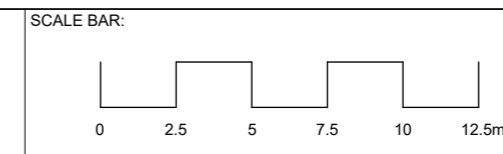
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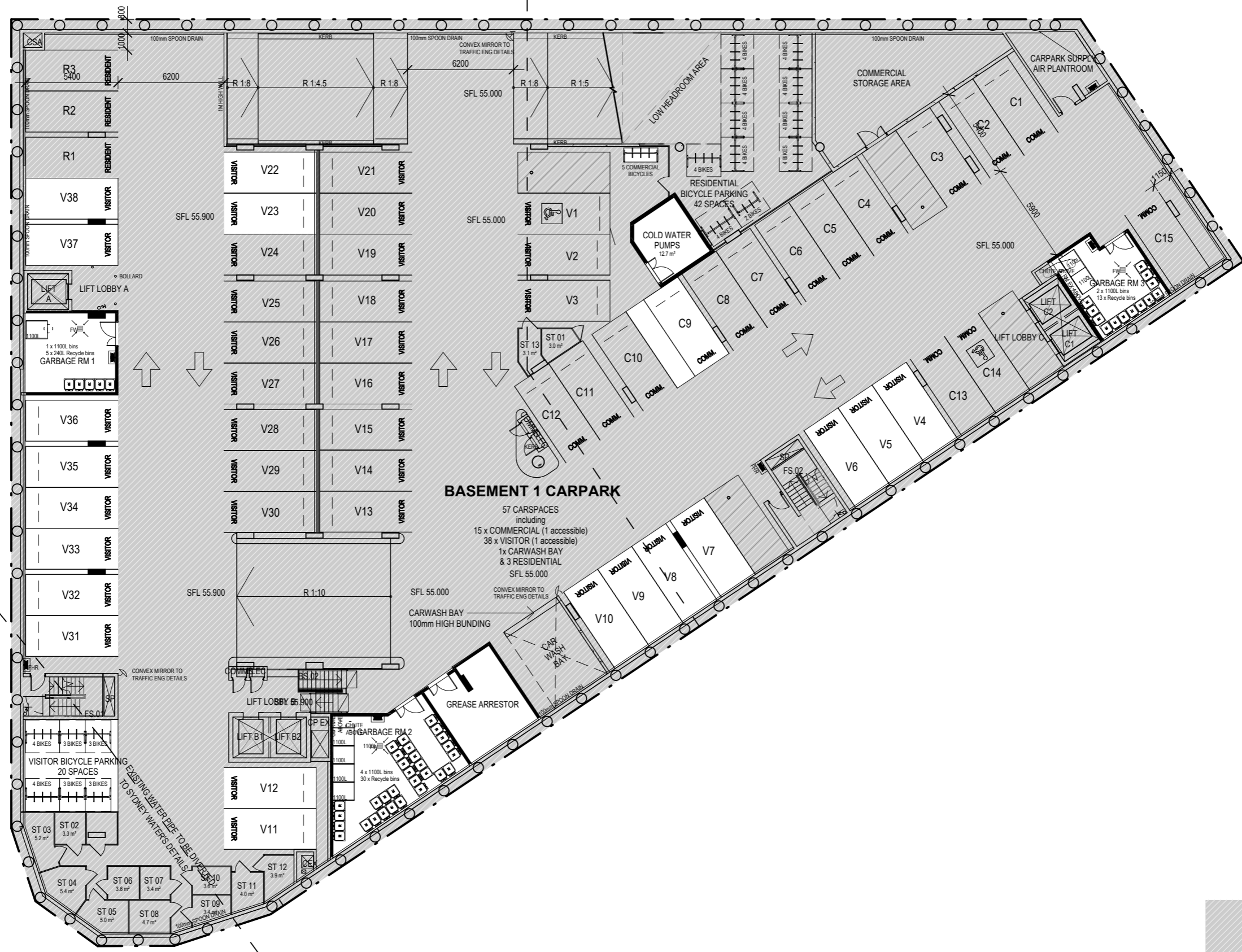
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LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: BASEMENT 2 FLOOR PLAN



ISSUE DATE: 01.09.2025	PROJECT No. 2867
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SCALE: 1:250	1.04 H
QA: RG	



BASEMENT 1 CARPARK

57 CARSPACES including:
 15 x COMMERCIAL (1 accessible)
 38 x VISITOR (1 accessible)
 1 x CARWASH BAY & 3 RESIDENTIAL
 SFL 55.000

APPROVED DESIGN KEY


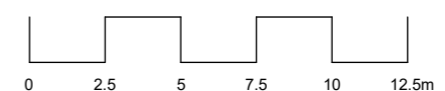
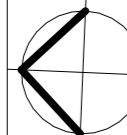
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BASEMENT LEVEL 1

1 : 250

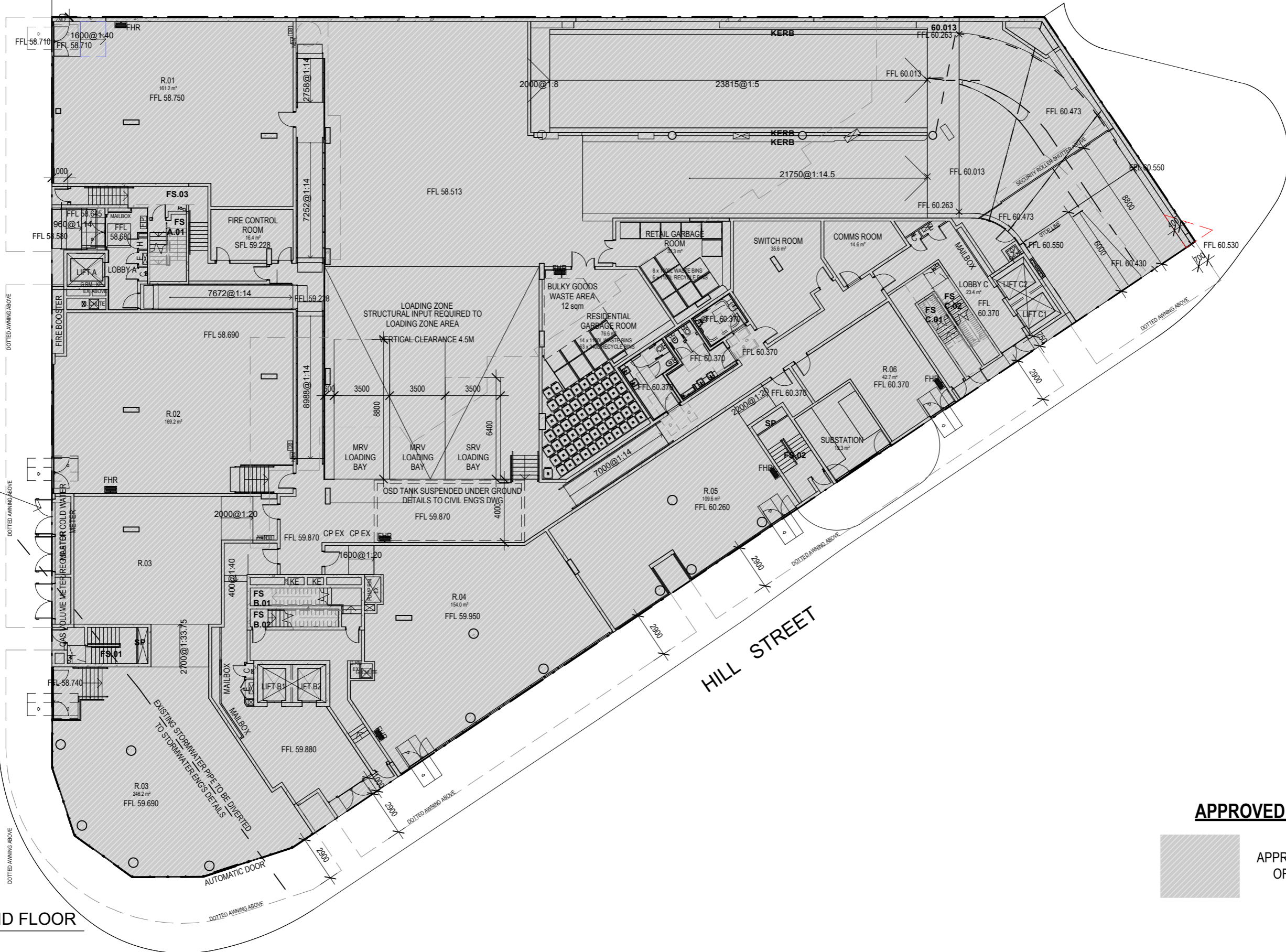
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FOREST ROAD

REMOVE EXISTING BUS SHELTER AND RELOCATE SEATING



GROUND FLOOR

1 : 250

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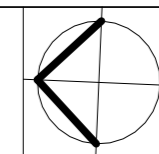
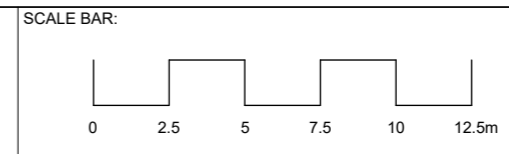
REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT



Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

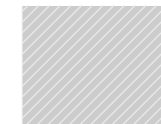
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: GROUND FLOOR PLAN



ISSUE DATE:	01.09.2025	PROJECT No.	2867
DRAWN:	SL/NT	DWG No.	1.06
SCALE:	1:250	Rev.	H
QA:	RG		

APPROVED DESIGN KEY



APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

SHDA



FOREST ROAD

HILL STREET

APPROVED DESIGN KEY

APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

- LEGEND:
- DOTTED LINE OF APPROVED DA / S4.55
 - SOLAR ACCESS
 - CROSS FLOW VENTILATION

NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

LEVEL 1
1:250

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

<p>REF: H DATE: 01.09.2025 AMENDMENT: SHDA LODGEMENT</p>	<p>DWA DESIGN WORKSHOP AUSTRALIA</p>	<p>Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au</p>	<p>Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)</p>	<p>CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE DRAWING NAME: LEVEL 1 FLOOR PLAN</p>	<p>SCALE BAR: 0 2.5 5 7.5 10 12.5m</p>	<p>ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: 1:250 QA: RG</p>	<p>PROJECT No. 2867 DWG No. 1.07 Rev. H</p>
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SHDA



DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

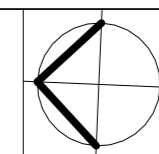
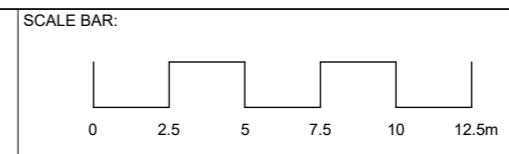
REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT
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Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

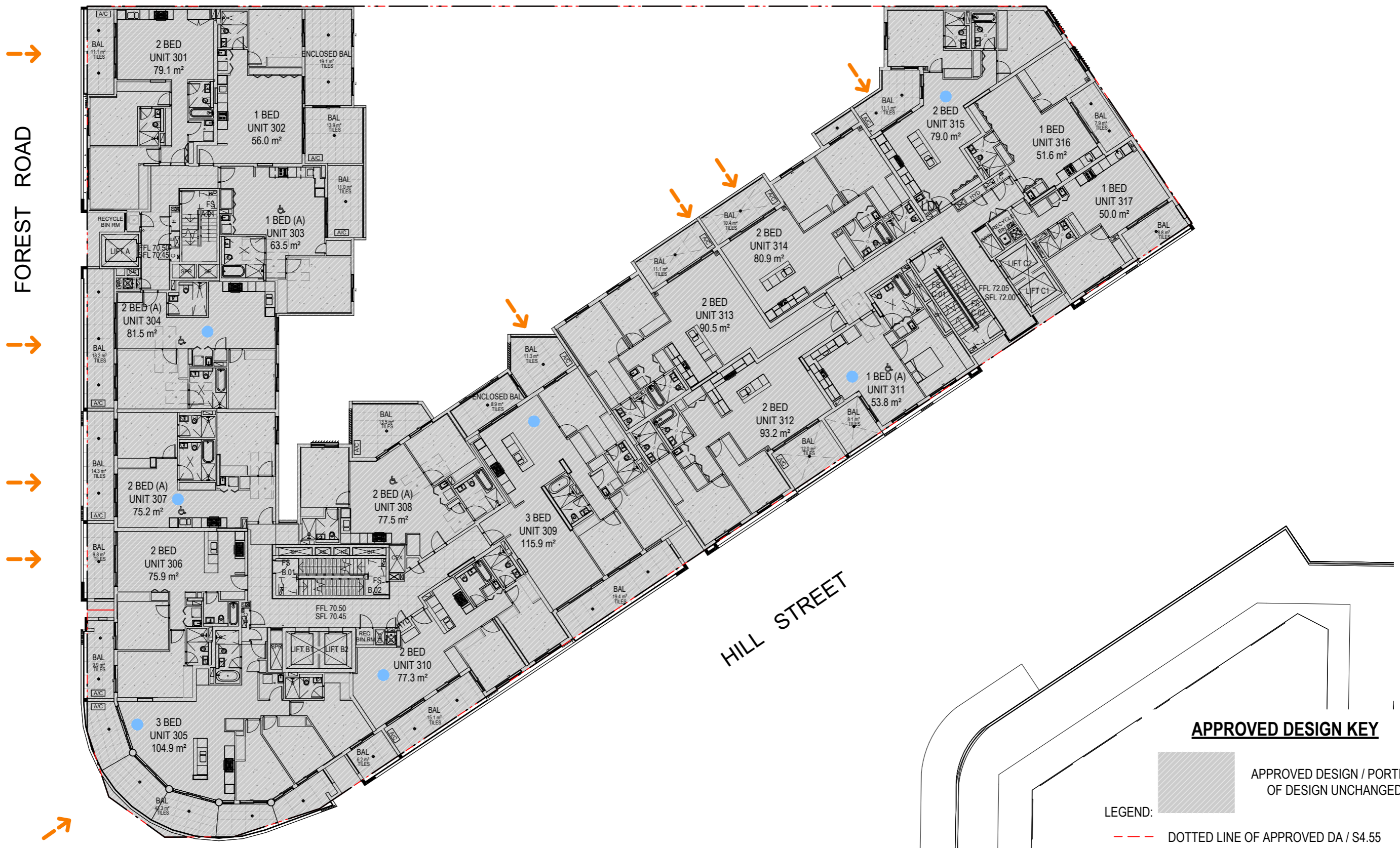
CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: LEVEL 2 FLOOR PLAN



ISSUE DATE: 01.09.2025
DRAWN: SL/NT
SCALE: 1:250
QA: RG

PROJECT No. 2867
DWG No. 1.08
Rev. H





SHDA



FOREST ROAD

HILL STREET

APPROVED DESIGN KEY


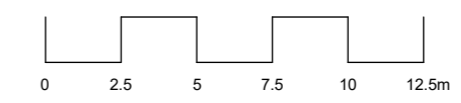
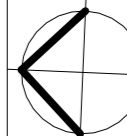
- LEGEND:
-  APPROVED DESIGN / PORTION OF DESIGN UNCHANGED
 -  DOTTED LINE OF APPROVED DA / S4.55
 -  SOLAR ACCESS
 -  CROSS FLOW VENTILATION

NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

LEVEL 3

1 : 250

DISCLAIMER
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REF: H DATE: 01.09.2025 AMENDMENT: SHDA LODGEMENT	 DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE	SCALE BAR: 		ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: 1:250 QA: RG	PROJECT No. 2867 DWG No. 1.09 Rev. H
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BALUSTRADES HEIGHTS TO TERRACE TO BE 1500mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

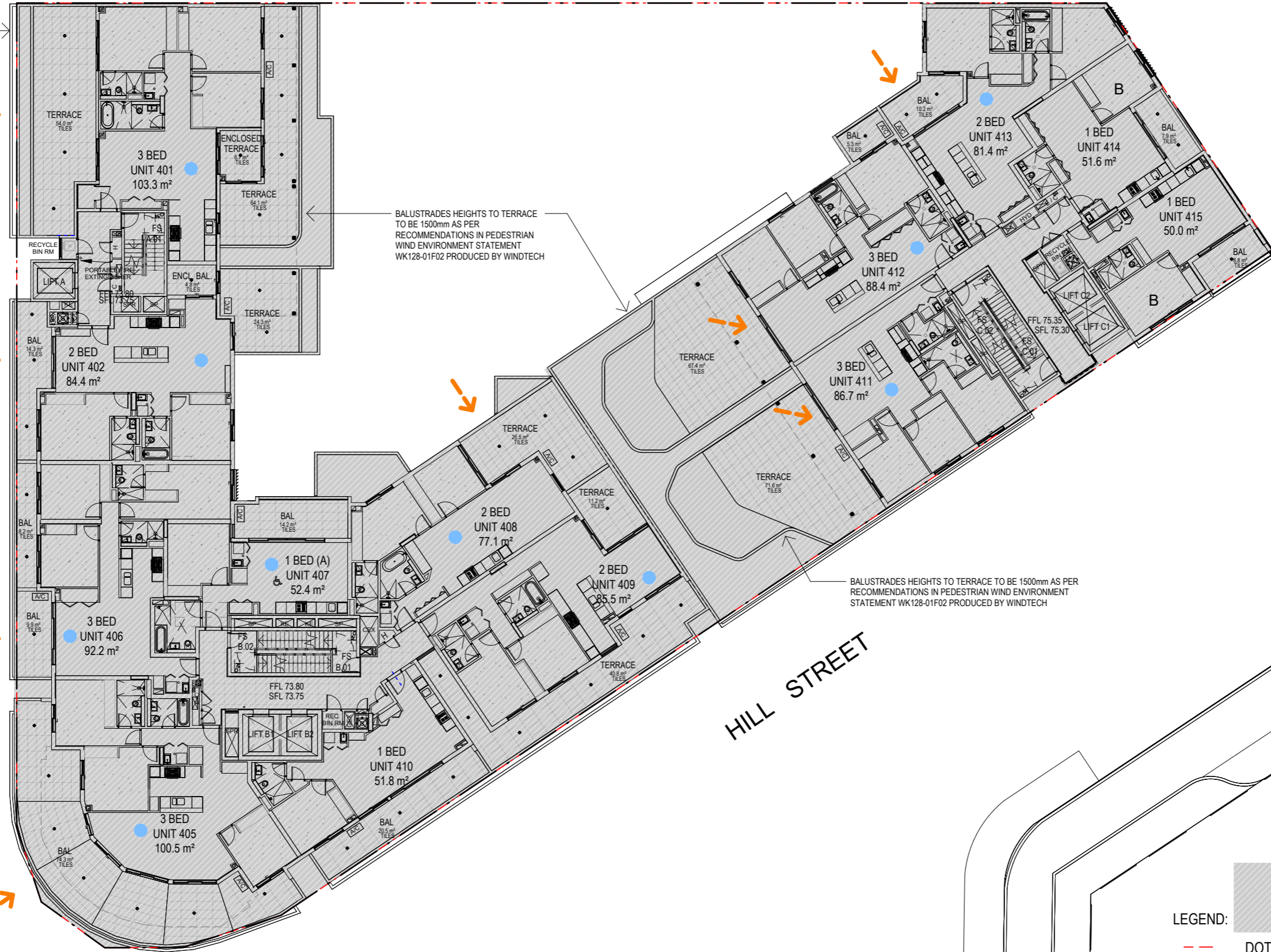
BALUSTRADES HEIGHTS TO TERRACE TO BE 1500mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

BALUSTRADES HEIGHTS TO TERRACE TO BE 1500mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

FOREST ROAD

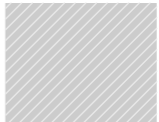



HILL STREET



LEVEL 4

1 : 250

APPROVED DESIGN KEY

- LEGEND:
-  APPROVED DESIGN / PORTION OF DESIGN UNCHANGED
 -  DOTTED LINE OF APPROVED DA / S4.55
 -  SOLAR ACCESS
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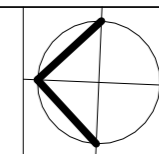
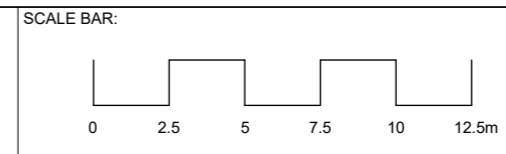
REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT



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 Email: info@designworkshop.com.au
 Web: www.designworkshop.com.au

Sydney
 Level 10, 6 Mount
 Olympus Boulevard,
 Wollri Creek NSW 2205
 Nominated Architect:
 Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
 LOTUS, HURSTVILLE
 ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
 DRAWING NAME: LEVEL 4 FLOOR PLAN

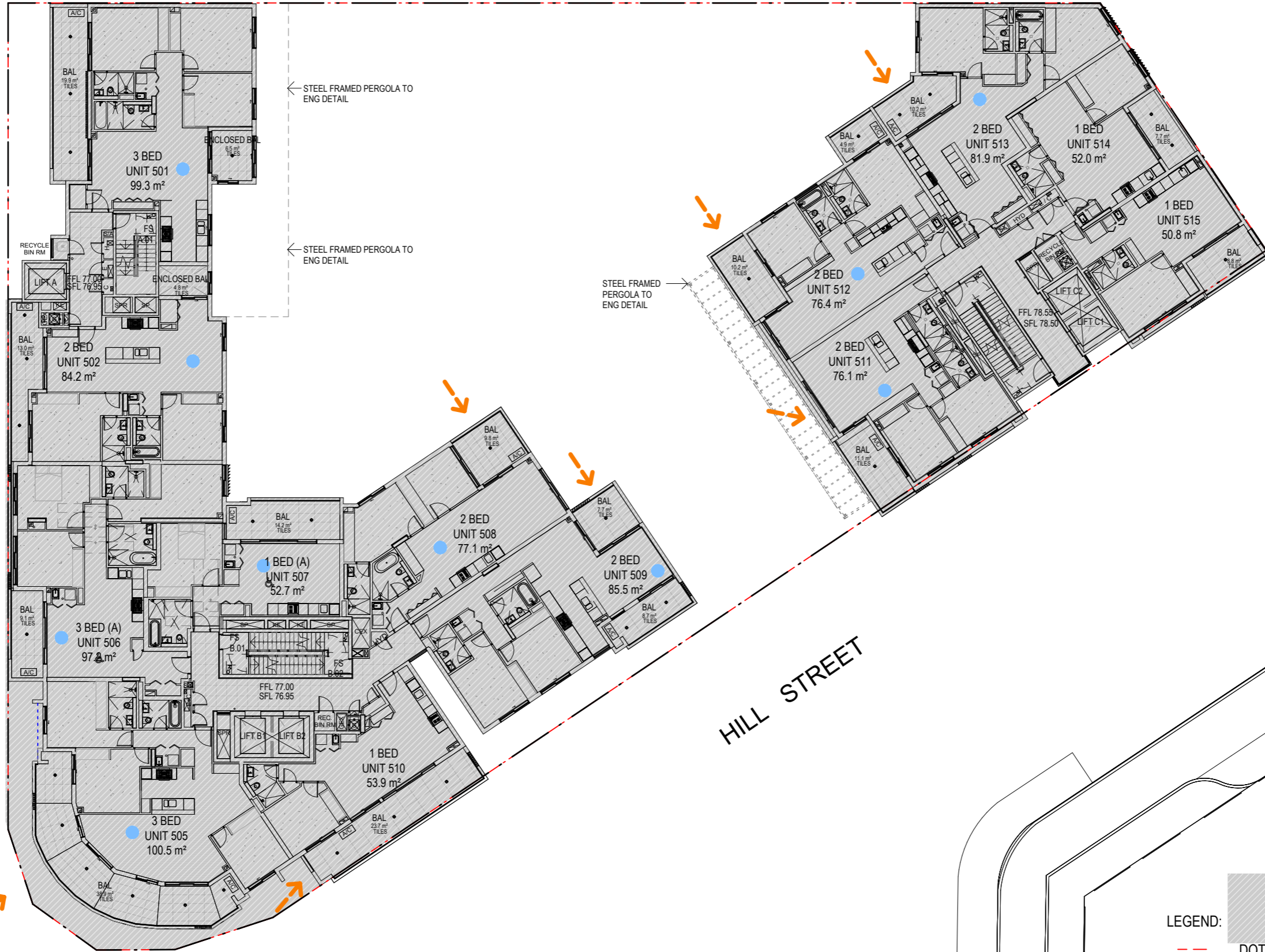


ISSUE DATE: 01.09.2025
 DRAWN: SL/NT
 SCALE: 1:250
 QA: RG

PROJECT No. 2867
 DWG No. 1.10
 Rev. H

SHDA

FOREST ROAD

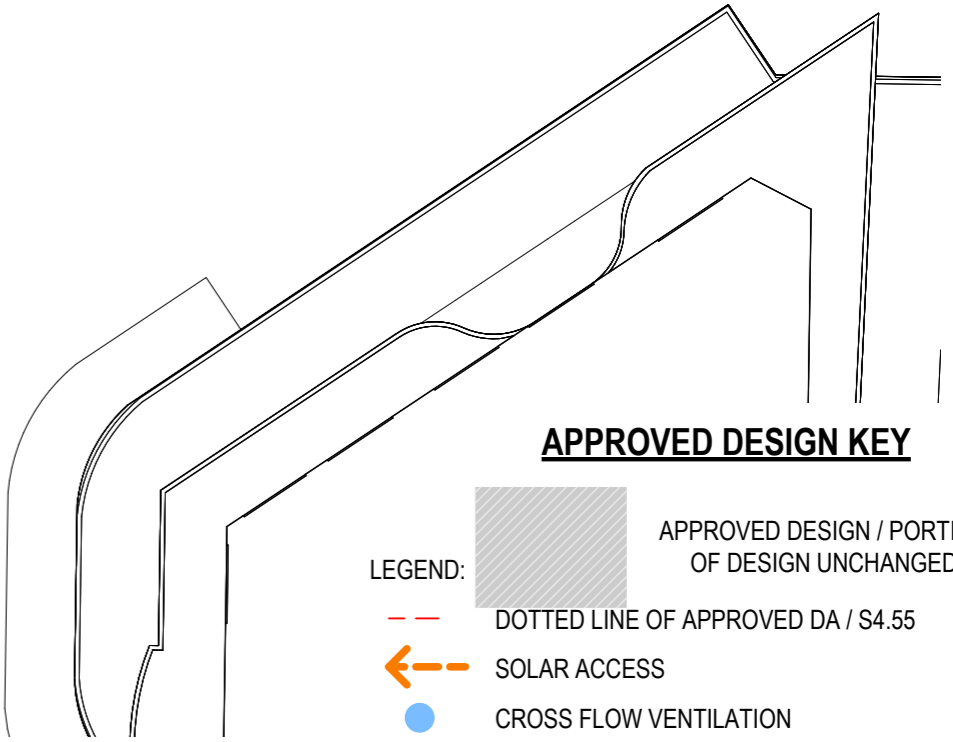


← STEEL FRAMED PERGOLA TO ENG DETAIL

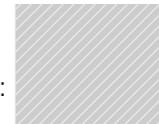



← STEEL FRAMED PERGOLA TO ENG DETAIL

← STEEL FRAMED PERGOLA TO ENG DETAIL

HILL STREET



APPROVED DESIGN KEY

- LEGEND:
-  APPROVED DESIGN / PORTION OF DESIGN UNCHANGED
 -  DOTTED LINE OF APPROVED DA / S4.55
 -  SOLAR ACCESS
 -  CROSS FLOW VENTILATION


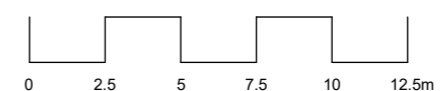
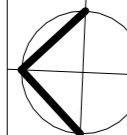
LEVEL 5

1 : 250

NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

DISCLAIMER
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SHDA

REF: H DATE: 01.09.2025 AMENDMENT: SHDA LODGEMENT	 DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE	SCALE BAR: 		ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: 1:250 QA: RG	PROJECT No. 2867 DWG No. 1.11 Rev. H
DRAWING NAME: LEVEL 5 FLOOR PLAN								

FOREST ROAD



HILL STREET

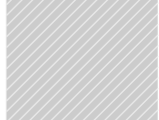





LEVEL 6

1 : 250

NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

APPROVED DESIGN KEY

- LEGEND:
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 -  DOTTED LINE OF APPROVED DA / S4.55
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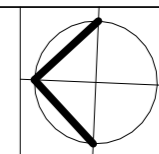
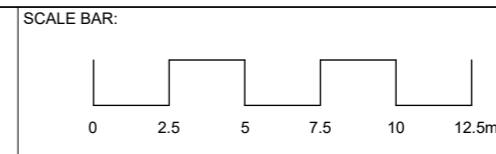
REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT
<p>DWA DESIGN WORKSHOP AUSTRALIA</p>		

DWA
DESIGN WORKSHOP AUSTRALIA

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 Email: info@designworkshop.com.au
 Web: www.designworkshop.com.au

Sydney
 Level 10, 6 Mount
 Olympus Boulevard,
 Wollri Creek NSW 2205
 Nominated Architect:
 Robert Gizzi (Reg. 8286)

CLIENT: TQMDL LOTUS, HURSTVILLE
 ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
 DRAWING NAME: LEVEL 6 FLOOR PLAN

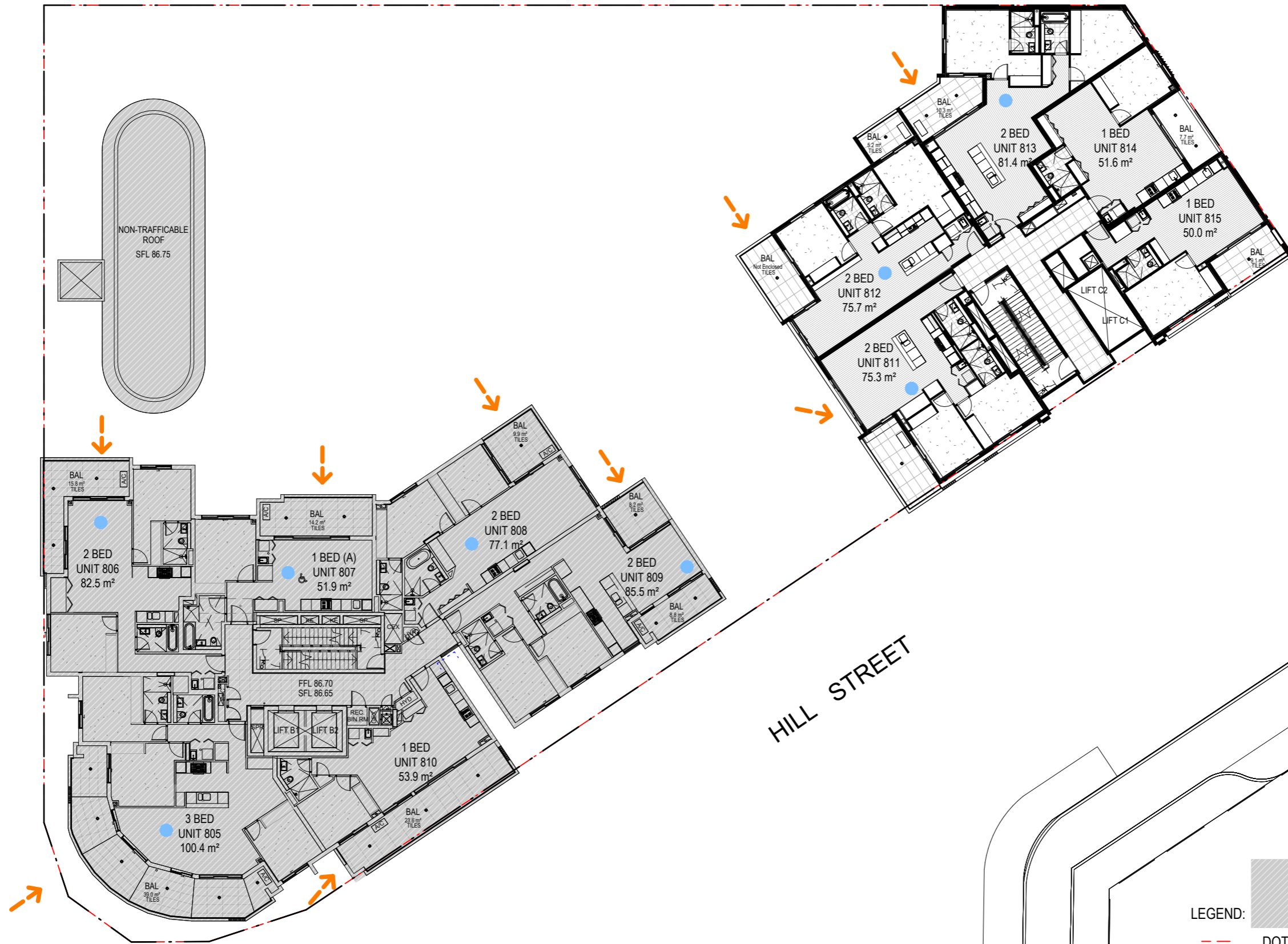


ISSUE DATE: 01.09.2025
 DRAWN: SL/NT
 SCALE: 1:250
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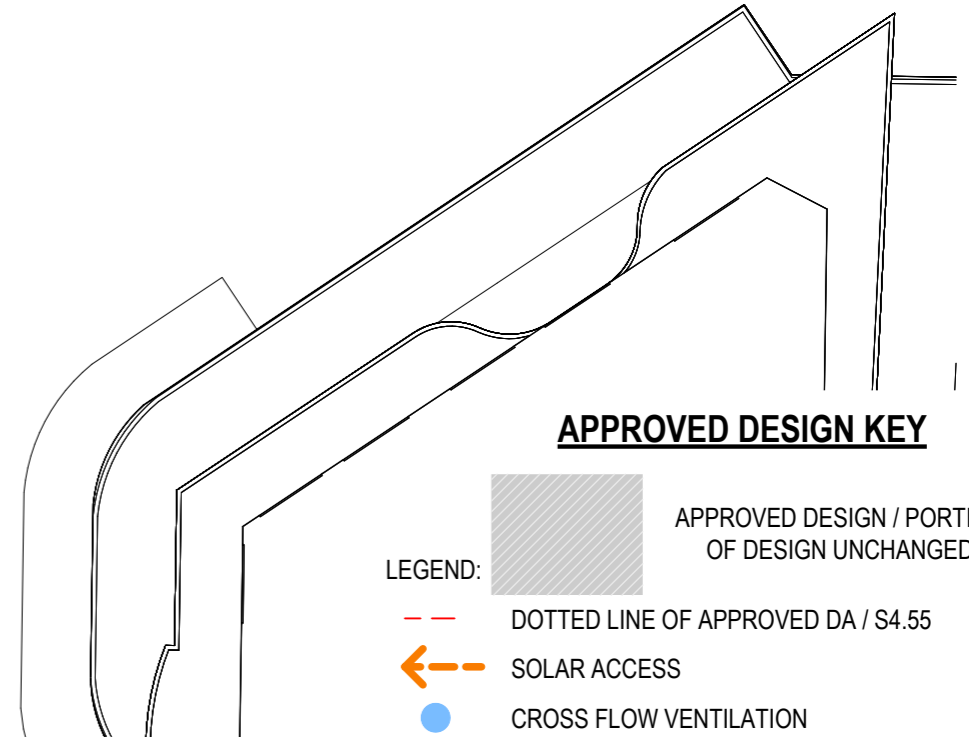
PROJECT No. **2867**
 DWG No. **1.12** Rev. **H**

SHDA

FOREST ROAD



HILL STREET



LEVEL 8

1 : 250

NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

DISCLAIMER

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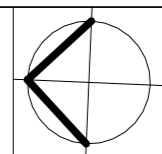
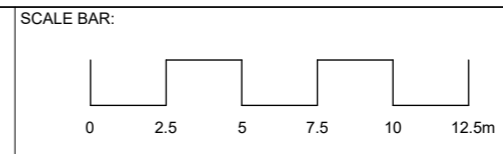
REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT



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Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

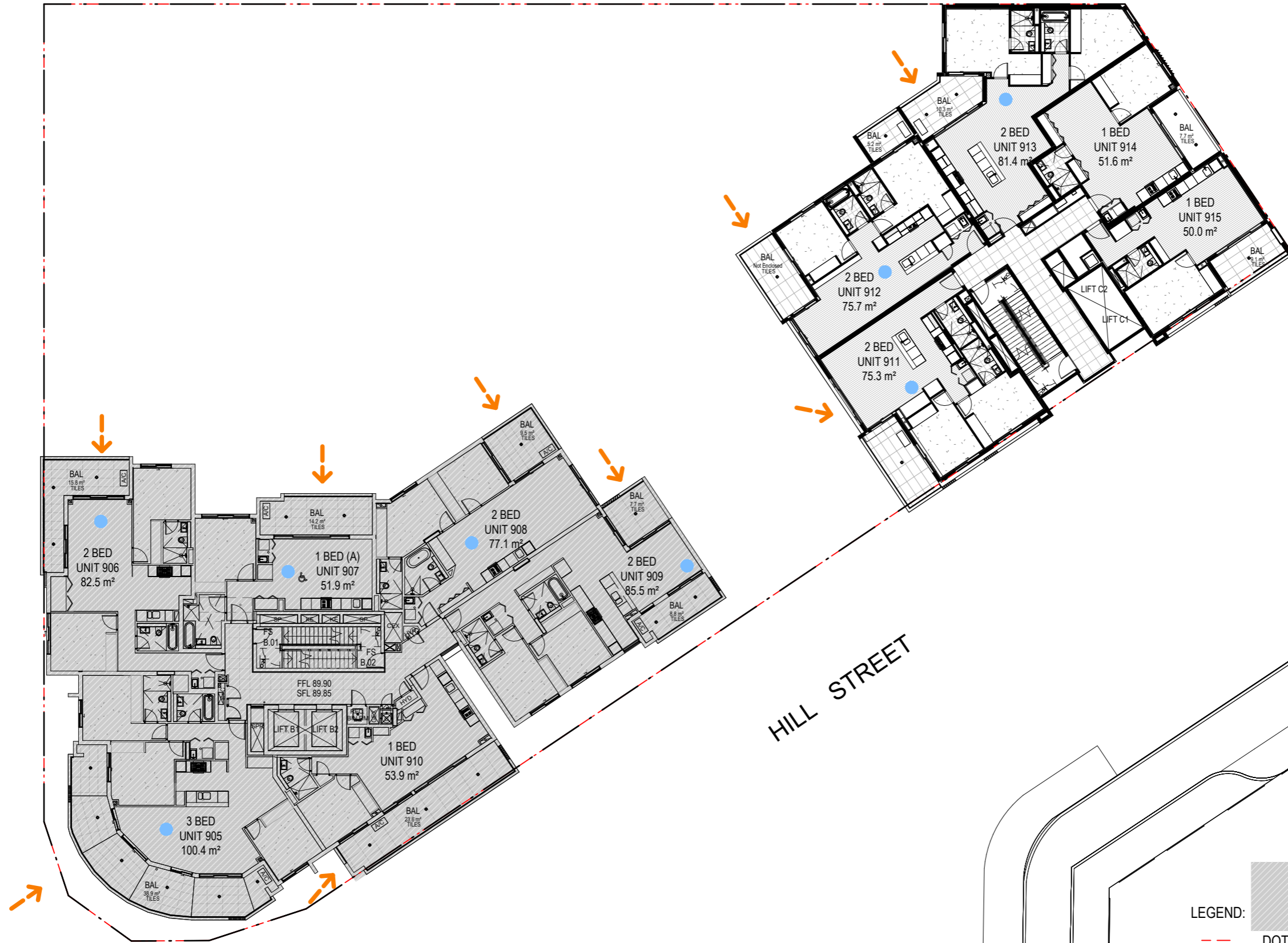
CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: LEVEL 8 FLOOR PLAN



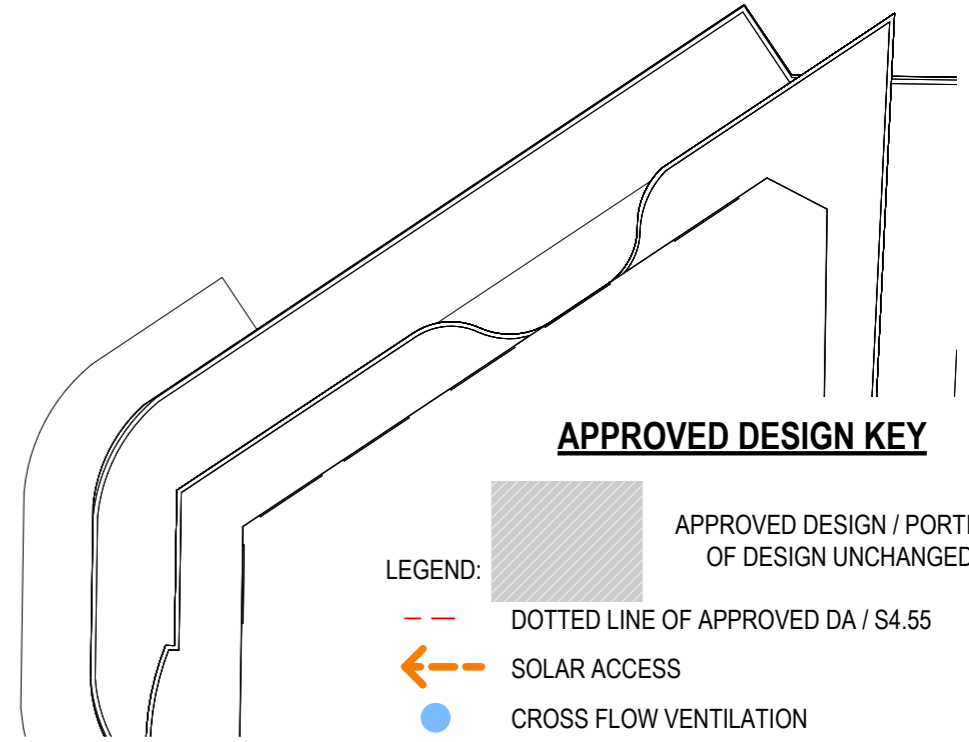
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DRAWN: SL/NT	DWG No. Rev. 1.14 H
SCALE: 1:250	
QA: RG	

SHDA

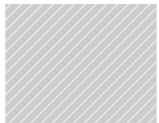



FOREST ROAD



HILL STREET



APPROVED DESIGN KEY

- LEGEND:
-  APPROVED DESIGN / PORTION OF DESIGN UNCHANGED
 -  DOTTED LINE OF APPROVED DA / S4.55
 -  SOLAR ACCESS
 -  CROSS FLOW VENTILATION

NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH


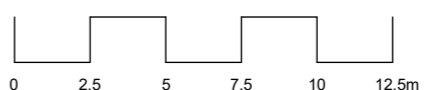
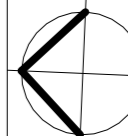
LEVEL 9

1 : 250

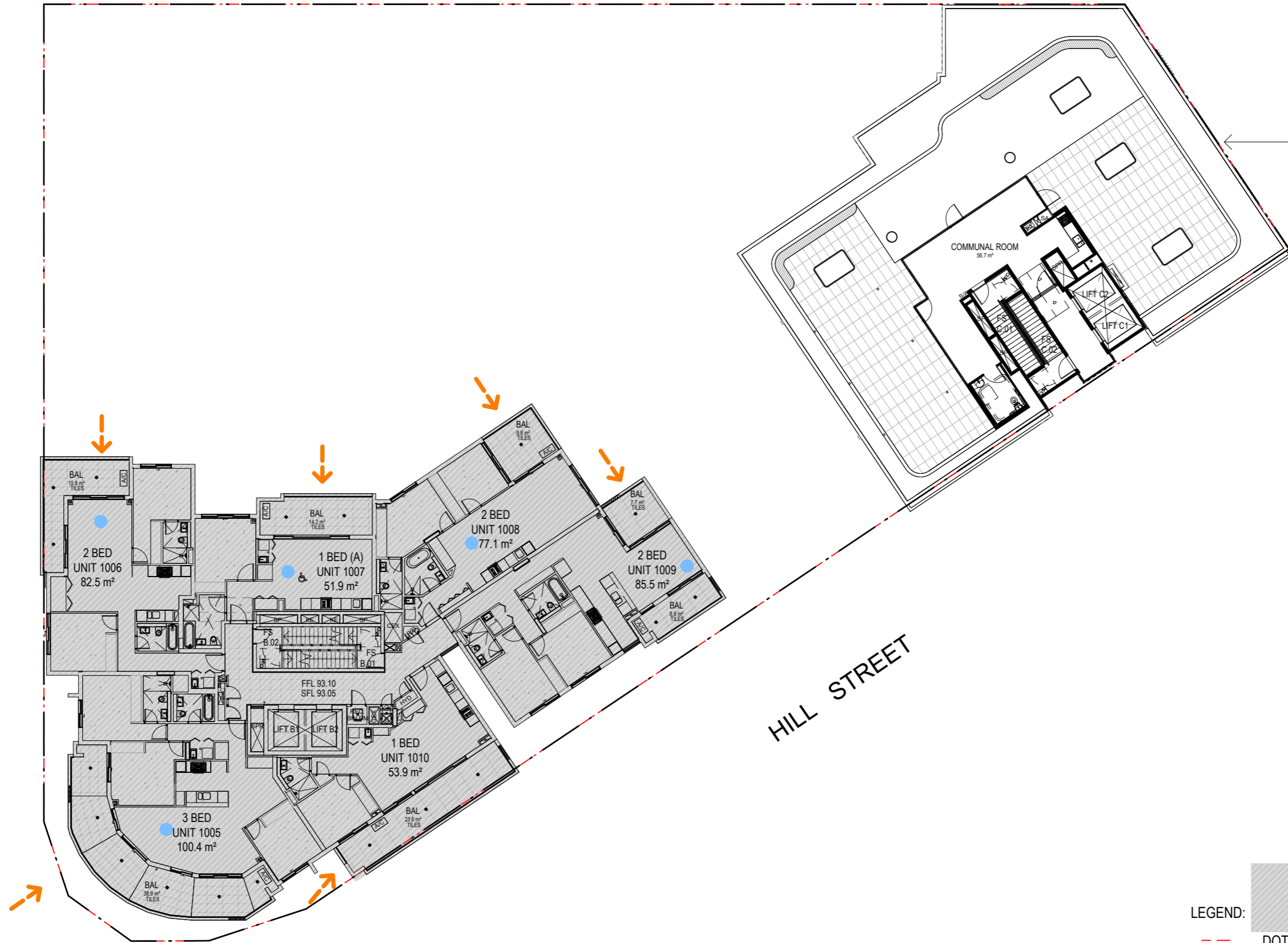
DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

SHDA

REF: H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	 DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE	SCALE BAR: 		ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: 1:250 QA: RG	PROJECT No. 2867 DWG No. Rev. 1.15 H
<small>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small>				DRAWING NAME: LEVEL 9 FLOOR PLAN						

FOREST ROAD



1200mm CONCRETE WITH 600mm GLASS
BALUSTRADE TO MEET 1800mm HIGH
BALUSTRADE RECOMMENDED IN PEDESTRIAN
WIND ENVIRONMENT STATEMENT WK128-01F02
PRODUCED BY WINDTECH

HILL STREET

APPROVED DESIGN KEY

- LEGEND:
- APPROVED DESIGN / PORTION OF DESIGN UNCHANGED
 - DOTTED LINE OF APPROVED DA / S4.55
 - SOLAR ACCESS
 - CROSS FLOW VENTILATION

LEVEL 10

1 : 250

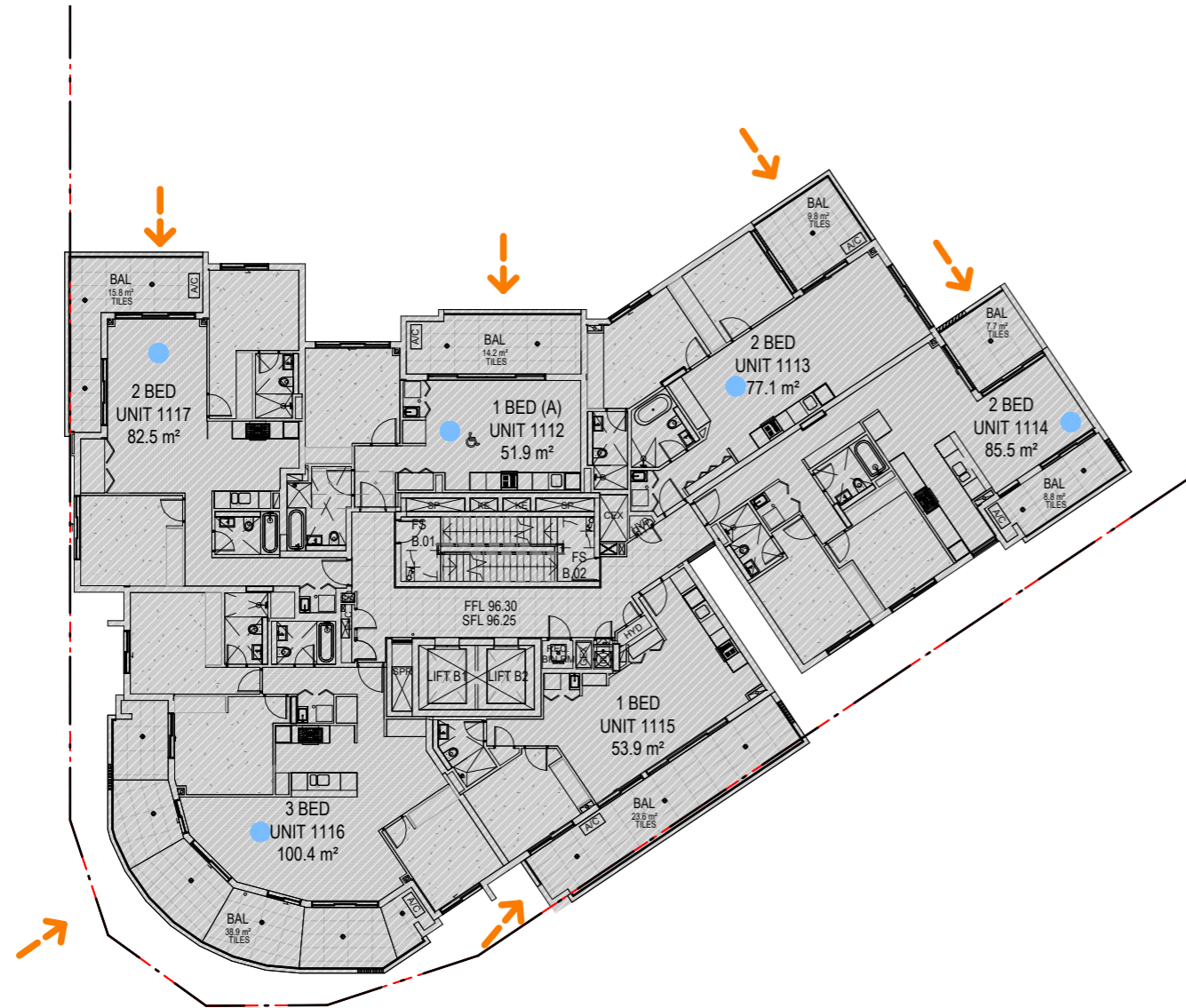
NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

DISCLAIMER
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SHDA

REF: H	DATE: 01.09.2025	AMENDMENT: SHDA LODGEMENT	<p>DWA DESIGN WORKSHOP AUSTRALIA</p>	<p>Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au</p>	<p>Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)</p>	<p>CLIENT: TQMDC LOTUS, HURSTVILLE</p> <p>ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE</p> <p>DRAWING NAME: LEVEL 10 FLOOR PLAN</p>	<p>SCALE BAR:</p>		<p>ISSUE DATE: 01.09.2025</p> <p>DRAWN: SL/NT</p> <p>SCALE: 1:250</p> <p>QA: RG</p>	<p>PROJECT No. 2867</p> <p>DWG No. 1.16</p> <p>Rev. H</p>
<p><small>DISCLAIMER</small> All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</p>										

FOREST ROAD



NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

LEVEL 11

1 : 250

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT

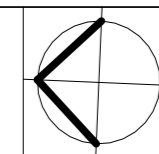
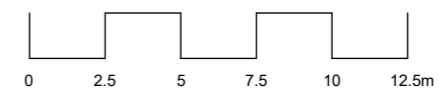


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Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: LEVEL 11&12 FLOOR PLAN

SCALE BAR:

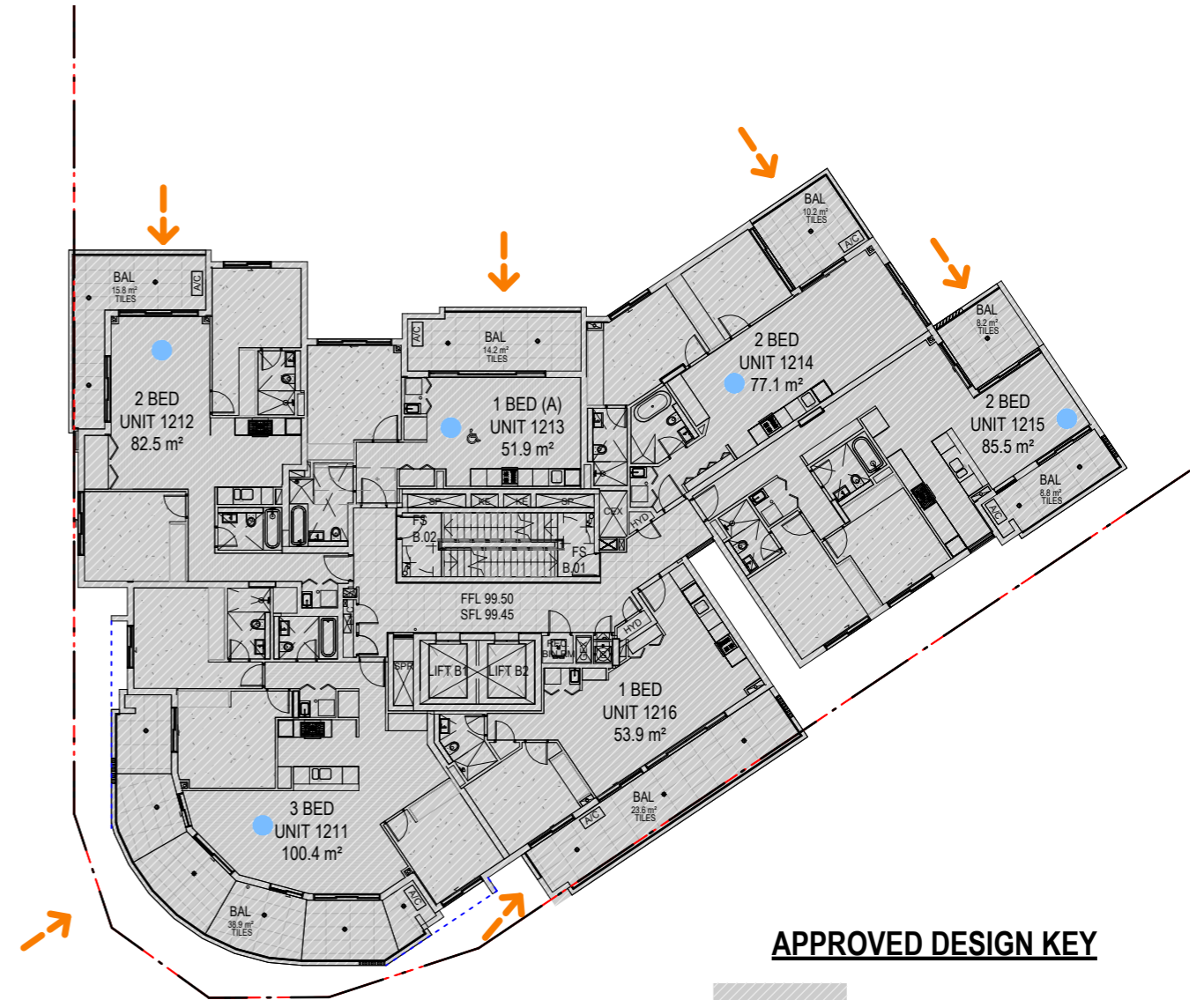


ISSUE DATE: 01.09.2025
DRAWN: SL/NT
SCALE: 1:250
QA: RG

SHDA

PROJECT No. 2867
DWG No. 1.17
Rev. H

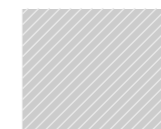
FOREST ROAD



LEVEL 12

1 : 250

APPROVED DESIGN KEY

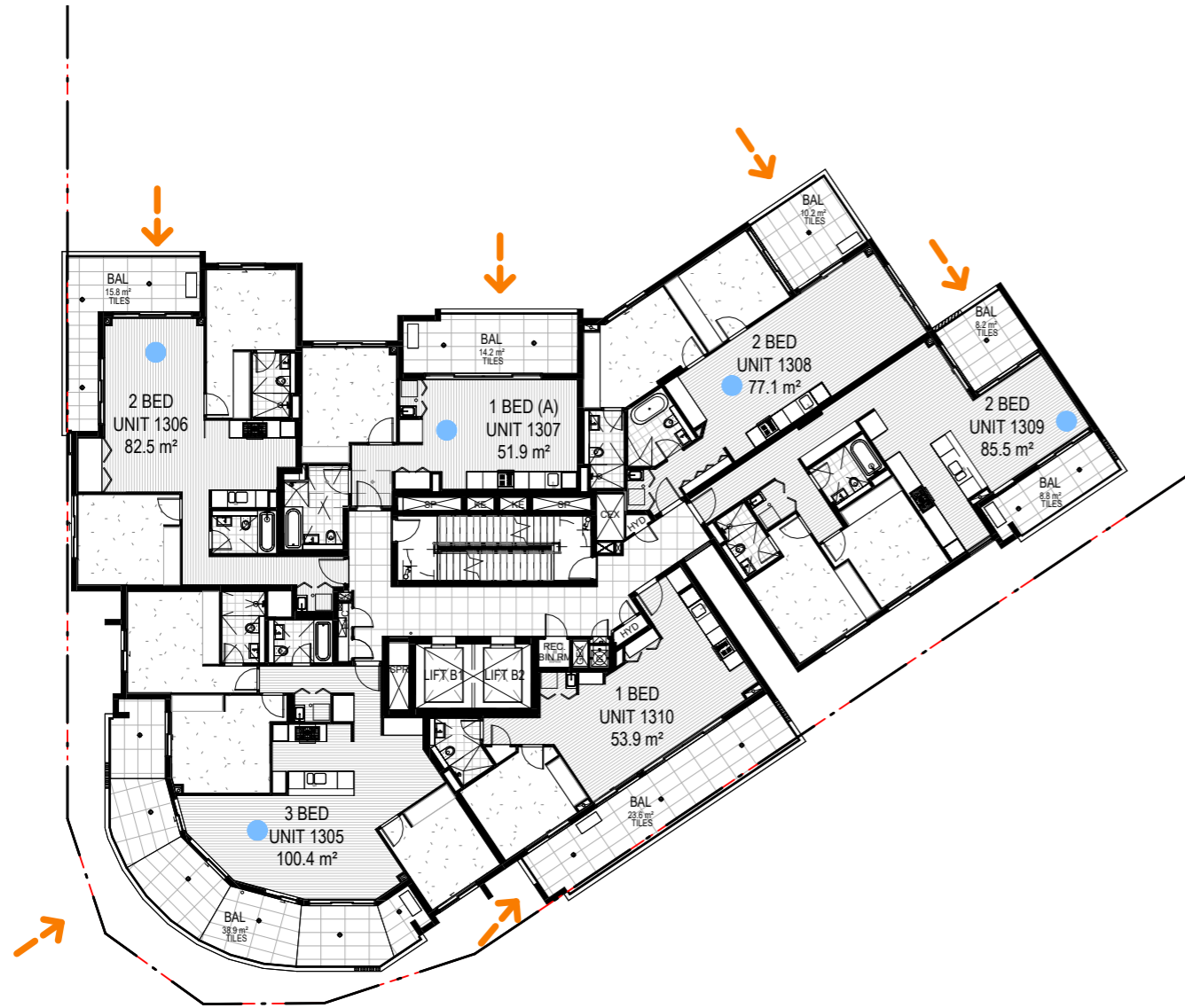


APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

LEGEND:

- DOTTED LINE OF APPROVED DA / S4.55
- SOLAR ACCESS
- CROSS FLOW VENTILATION

FOREST ROAD

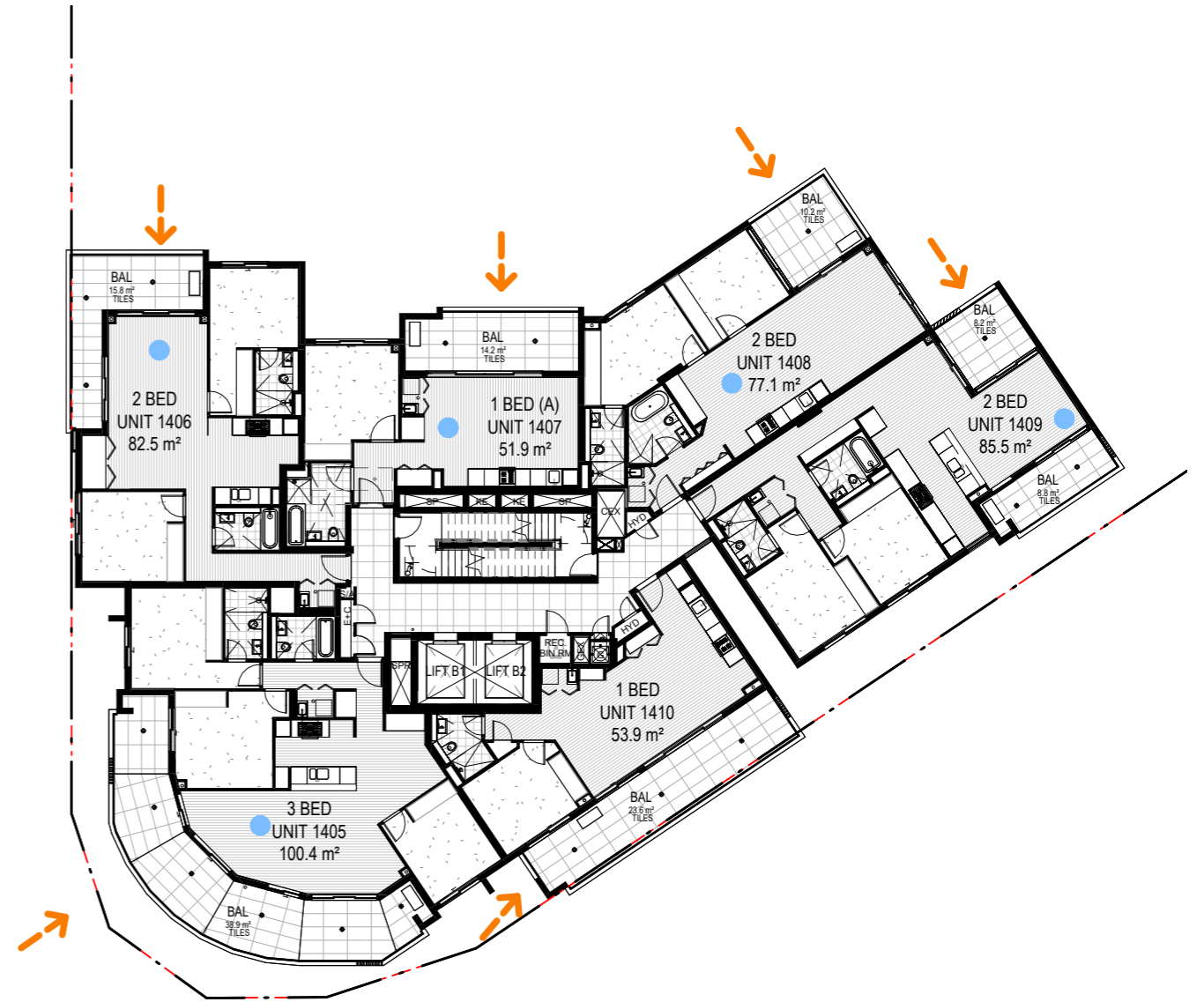


NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

LEVEL 13

1 : 250

FOREST ROAD



LEVEL 14

1 : 250

DISCLAIMER

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REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT

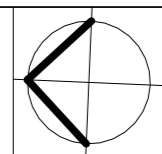
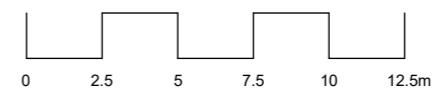


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Sydney
Level 10, 6 Mount
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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: LEVEL 13&14 FLOOR PLAN

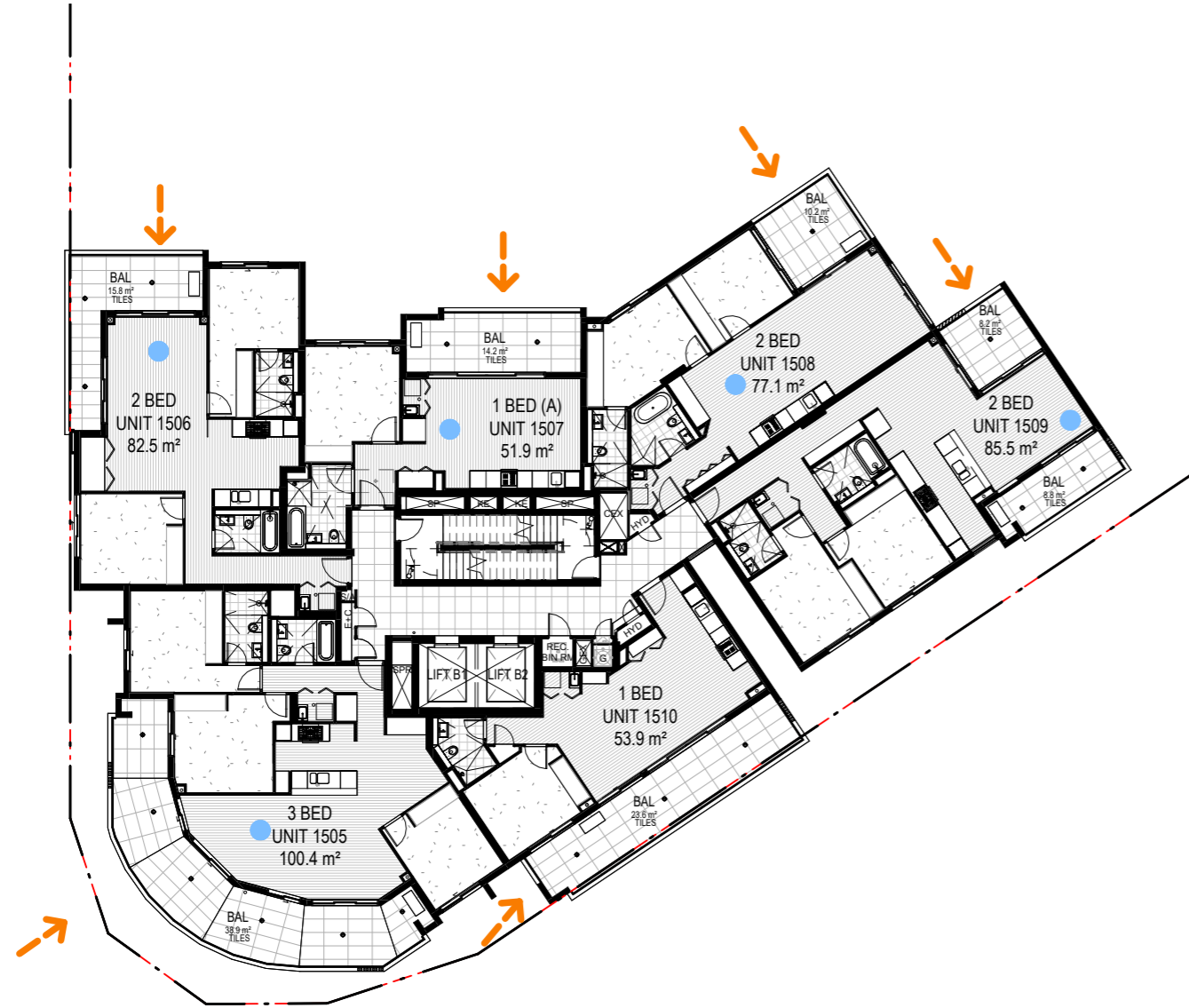
SCALE BAR:



ISSUE DATE:	01.09.2025	PROJECT No.	2867
DRAWN:	SL/NT	DWG No.	1.18
SCALE:	1:250	Rev.	H
QA:	RG		

SHDA

FOREST ROAD

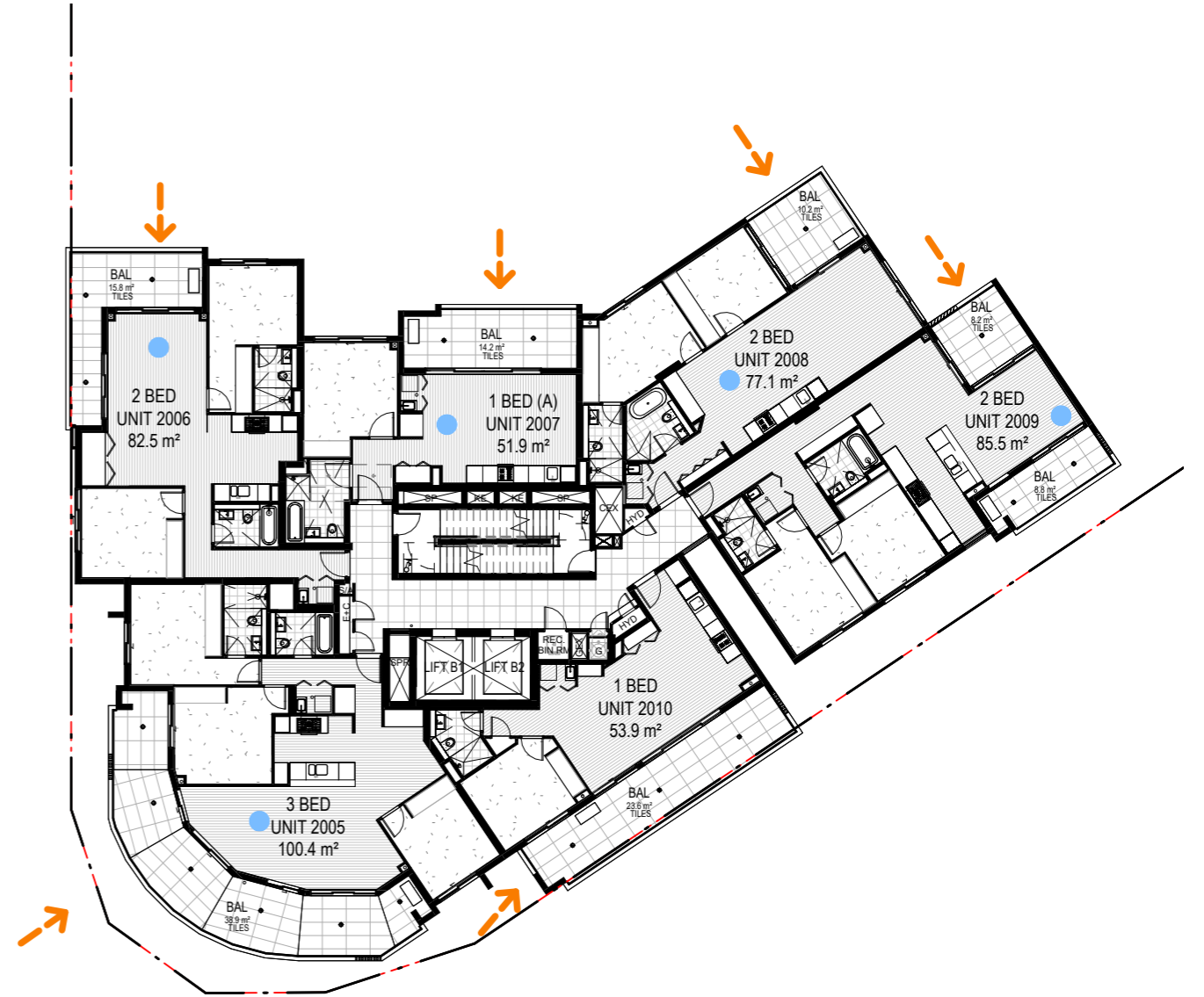


NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

LEVEL 15

1:250

FOREST ROAD



LEVEL 16

1:250

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H	01.09.2025	SHDA LODGEMENT

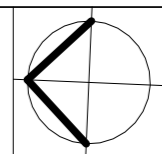
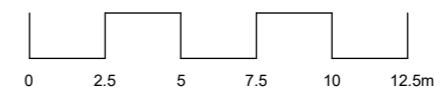


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Level 10, 6 Mount
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Nominated Architect:
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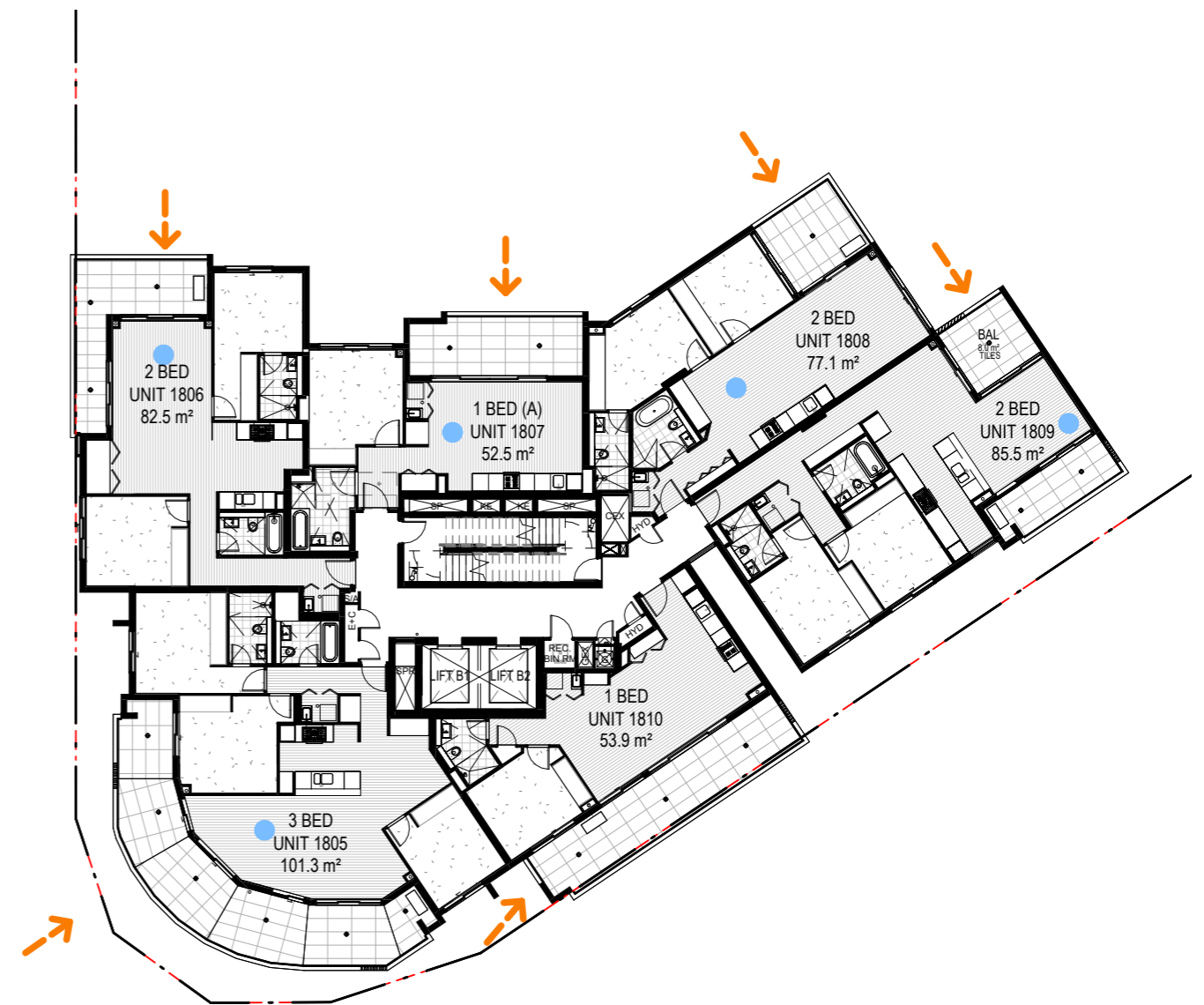
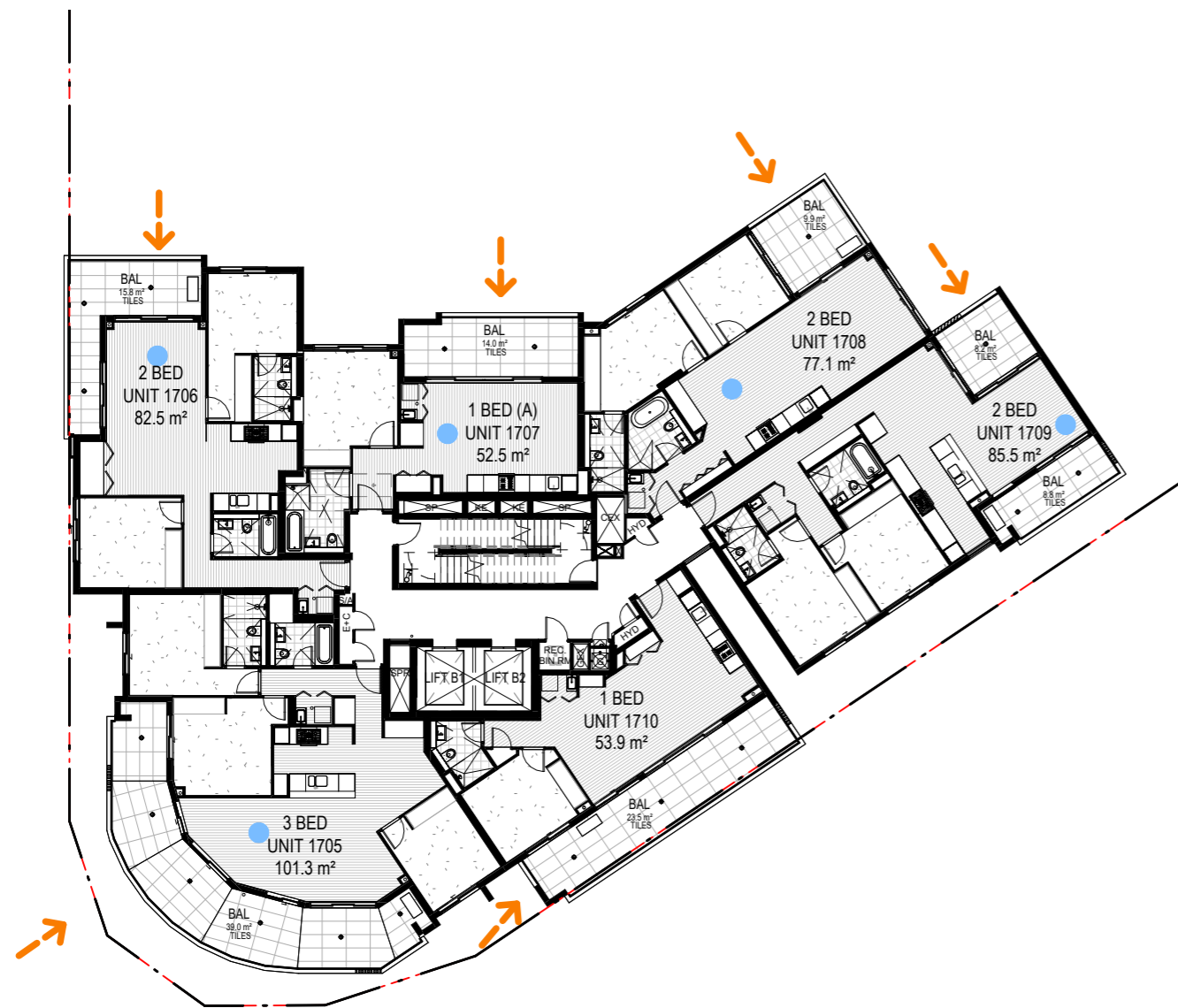
CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: LEVEL 15&16 FLOOR PLAN

SCALE BAR:



ISSUE DATE:	01.09.2025	PROJECT No.	2867
DRAWN:	SL/NT	DWG No.	1.19
SCALE:	1:250	Rev.	H
QA:	RG		

SHDA



NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

LEVEL 17

1 : 250

LEVEL 18

1 : 250

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REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT
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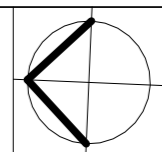
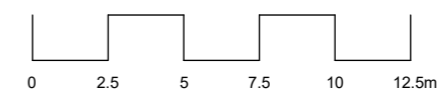


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Level 10, 6 Mount
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Nominated Architect:
Robert Gizzi (Reg. 8286)

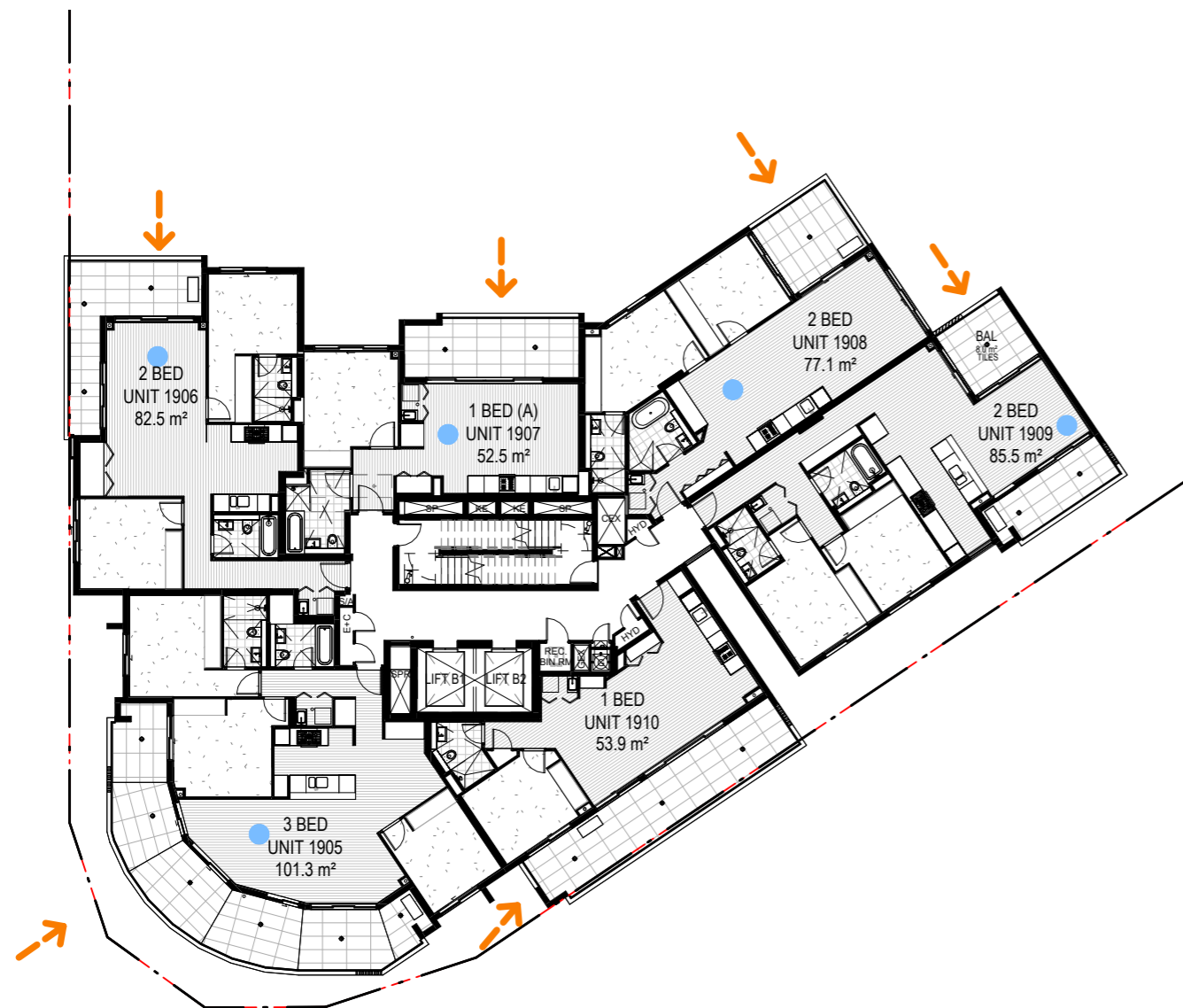
CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: LEVEL 17&18 FLOOR PLAN

SCALE BAR:



ISSUE DATE: 01.09.2025	PROJECT No. 2867
DRAWN: SL/NT	DWG No. Rev. 1.20 H
SCALE: 1:250	QA: RG

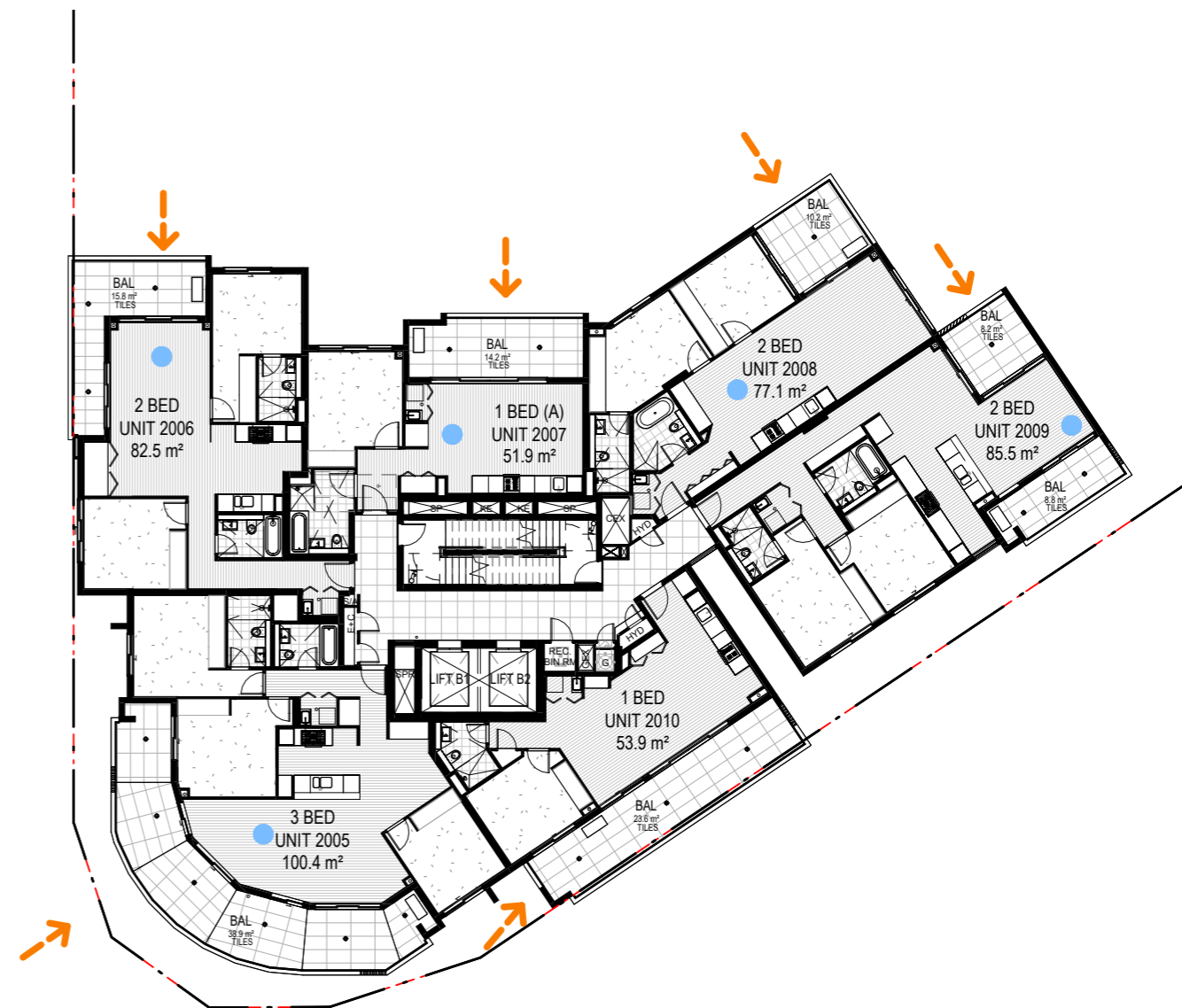
SHDA



NOTE: ALL BALUSTRADES HEIGHTS TO BE 1200mm AS PER RECOMMENDATIONS IN PEDESTRIAN WIND ENVIRONMENT STATEMENT WK128-01F02 PRODUCED BY WINDTECH

LEVEL 19

1 : 250



LEVEL 20

1 : 250

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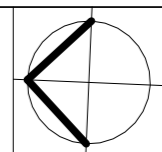
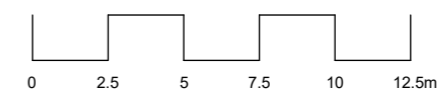


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Nominated Architect:
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CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: LEVEL 19&20 FLOOR PLAN

SCALE BAR:

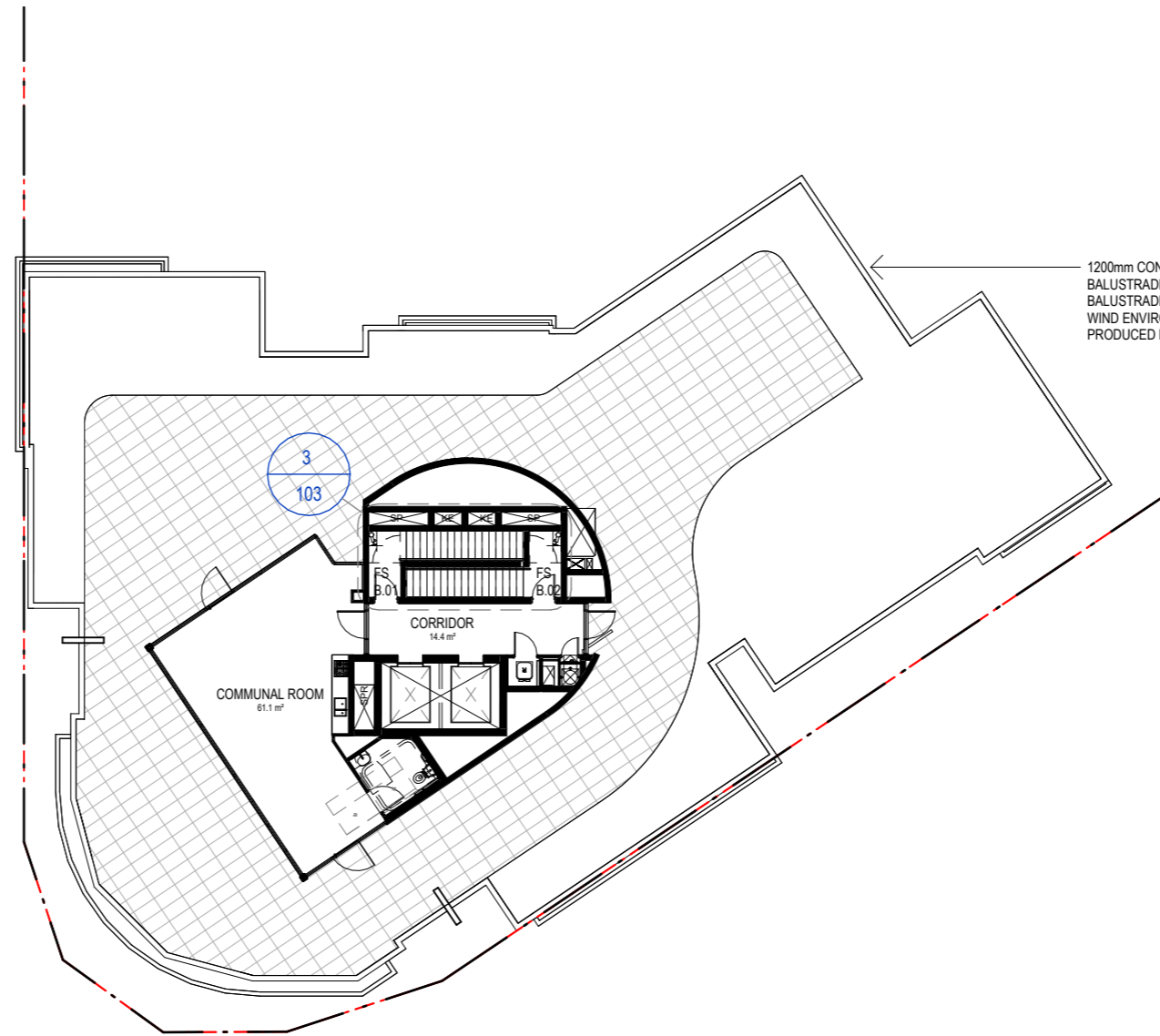


ISSUE DATE: 01.09.2025
DRAWN: SL/NT
SCALE: 1:250
QA: RG

PROJECT No. 2867
DWG No. 1.21
Rev. H

SHDA

FOREST ROAD



1200mm CONCRETE WITH 600mm GLASS
BALUSTRADE TO MEET 1800mm HIGH
BALUSTRADE RECOMMENDED IN PEDESTRIAN
WIND ENVIRONMENT STATEMENT WK128-01F02
PRODUCED BY WINDTECH


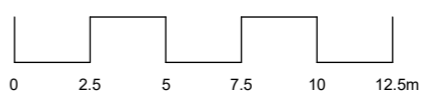
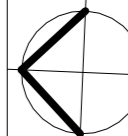
ROOF TERRACE

1 : 250

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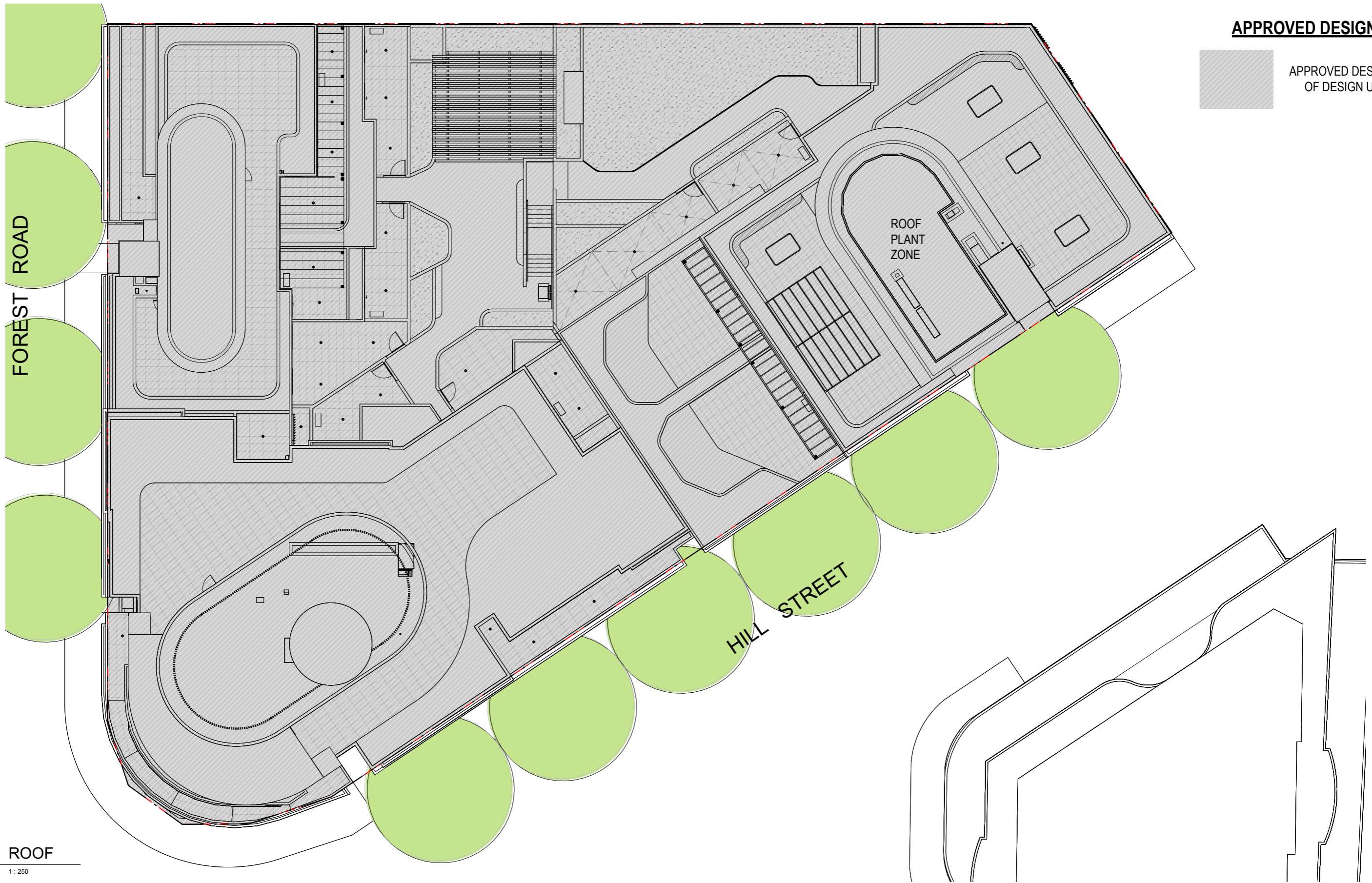
SHDA

REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	 DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE DRAWING NAME: ROOF TERRACE FLOOR PLAN	SCALE BAR: 		ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: 1:250 QA: RG	PROJECT No. 2867 DWG No. Rev. 1.22 H
<small>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small>										

APPROVED DESIGN KEY




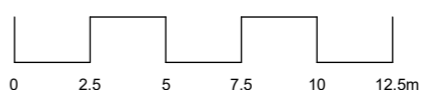
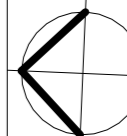
APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

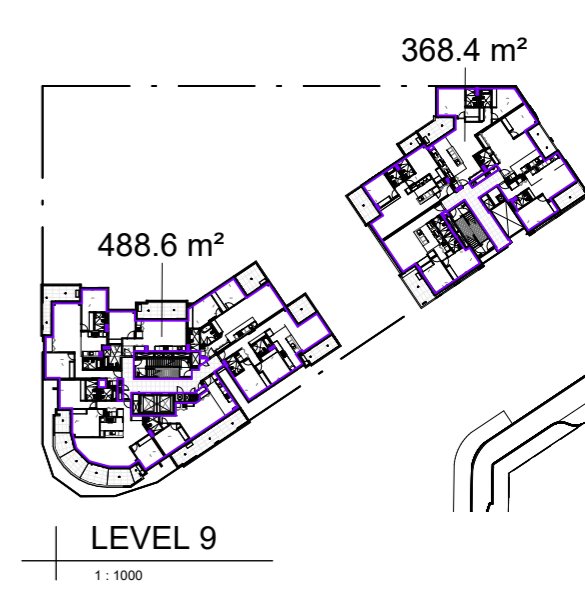
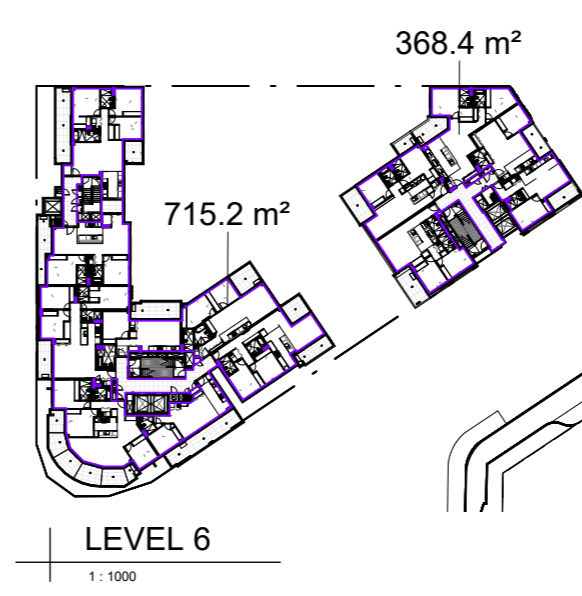
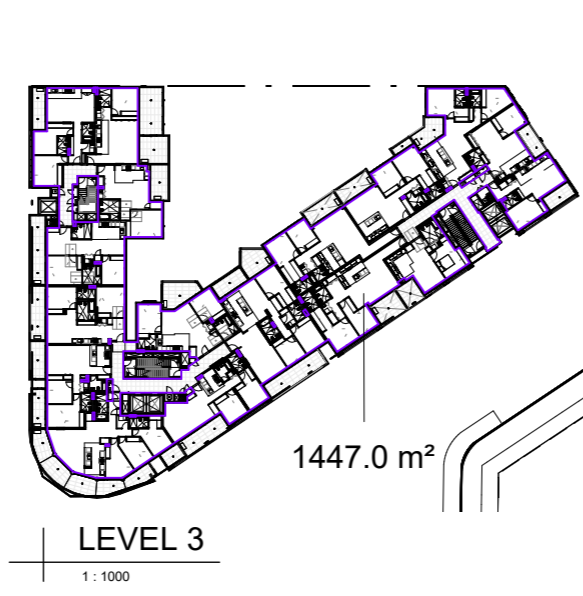
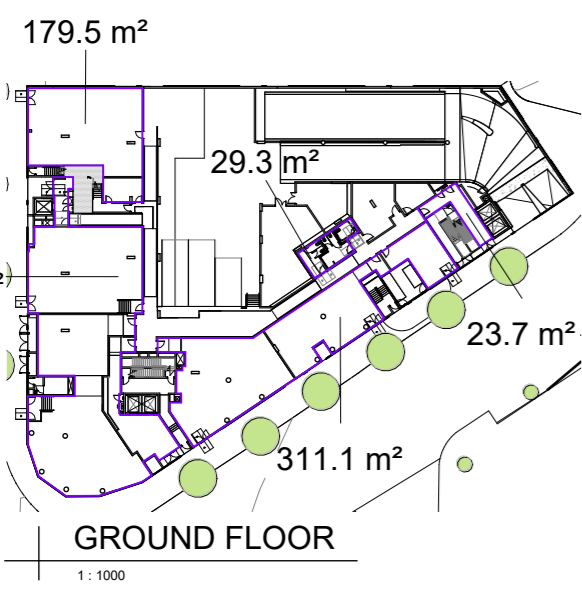
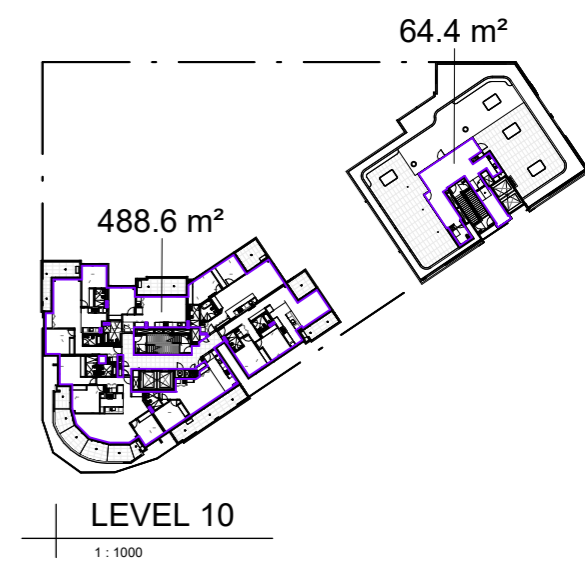
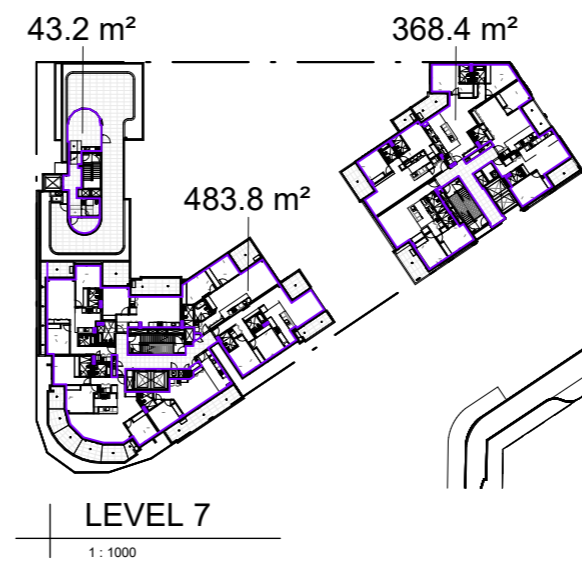
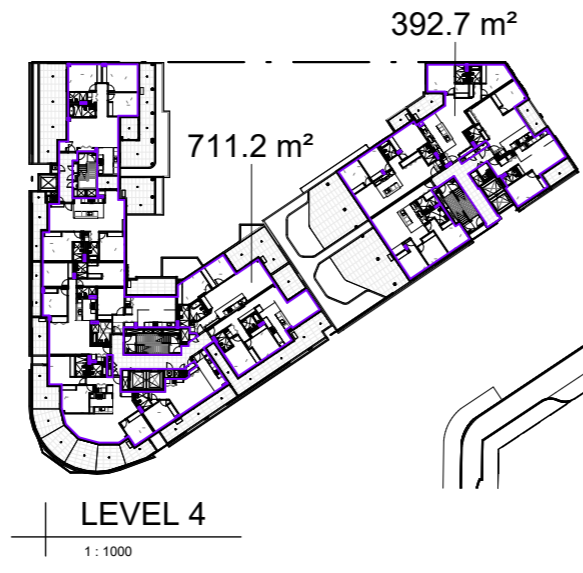
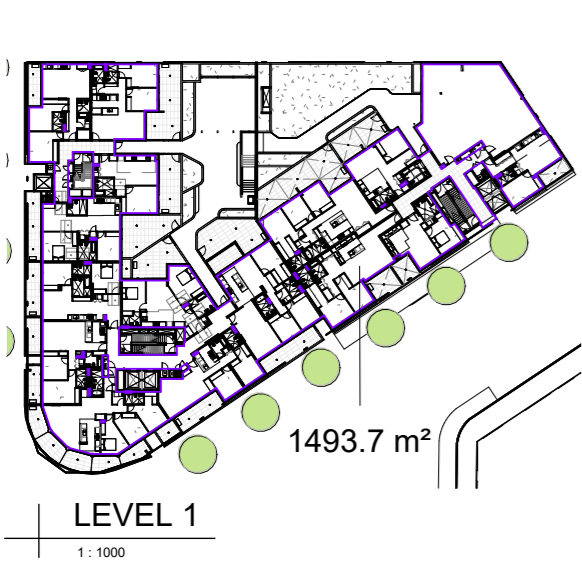
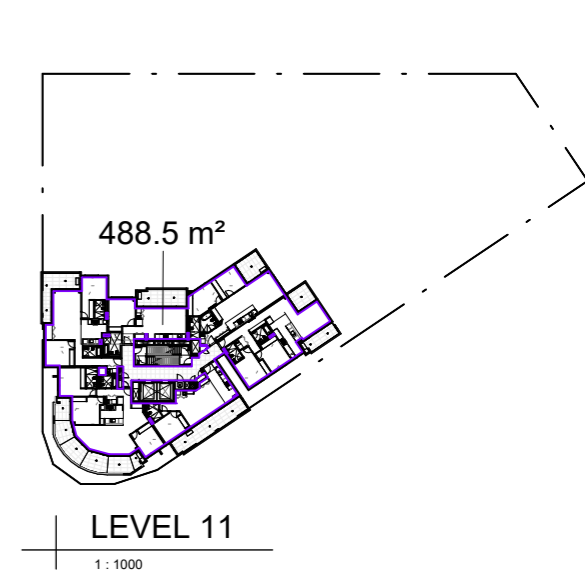
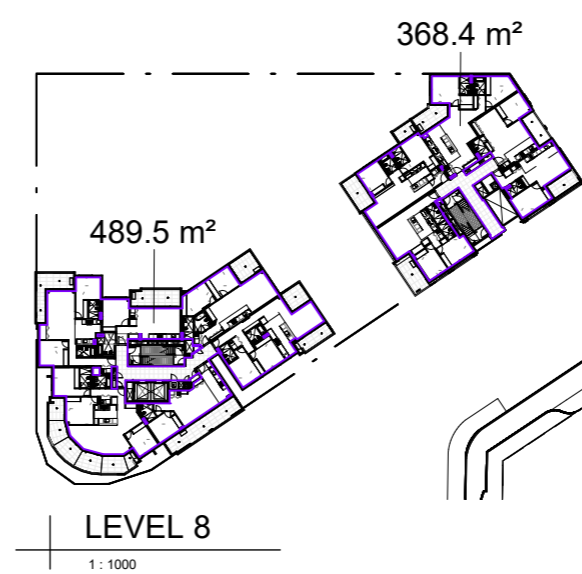
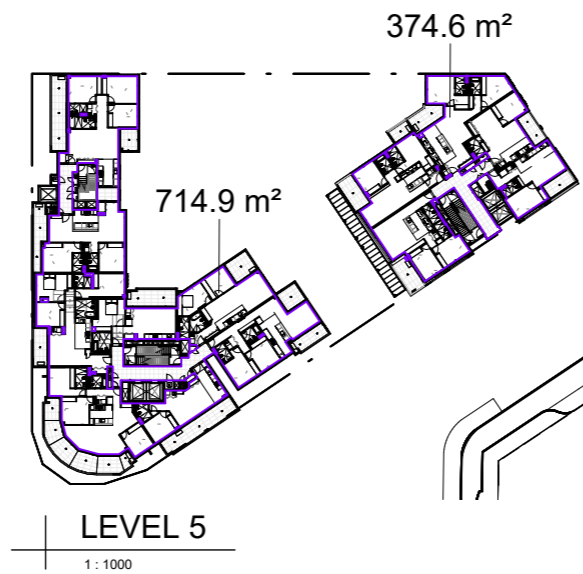
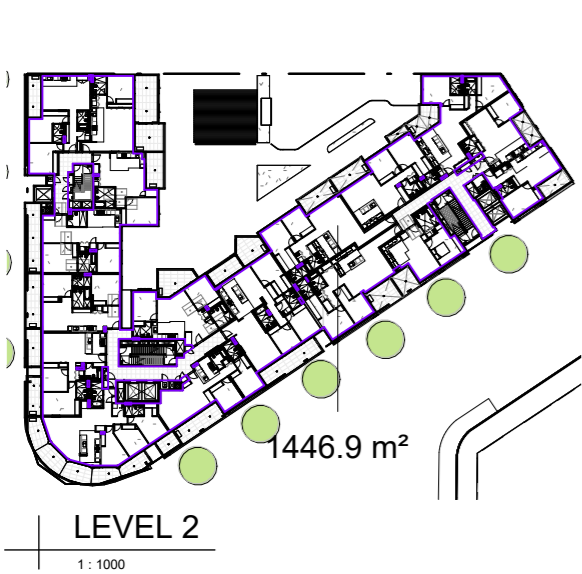


ROOF
1 : 250

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SHDA

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<p><small>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small></p>										



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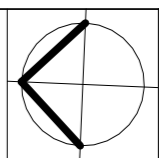
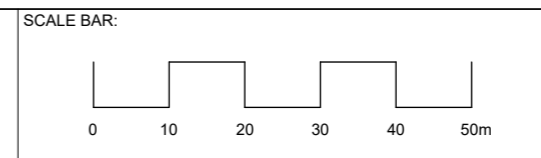
REF.	DATE	AMENDMENT
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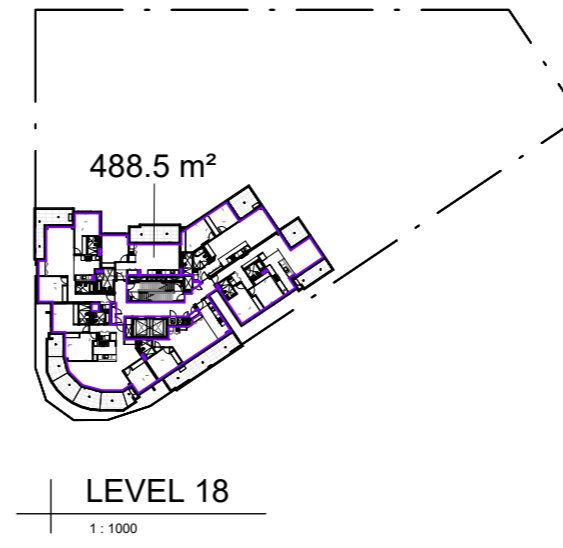
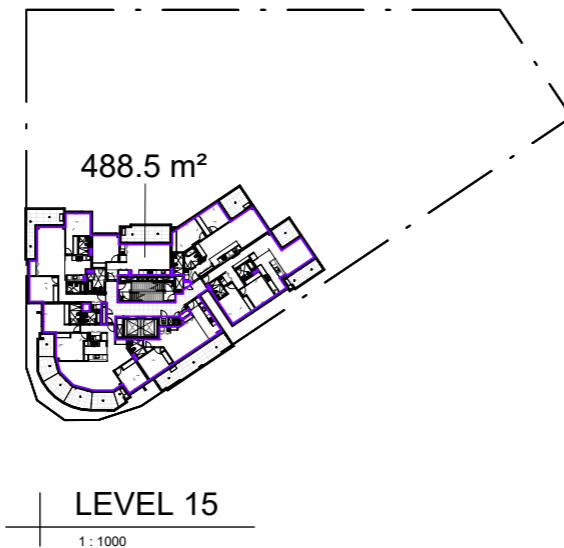
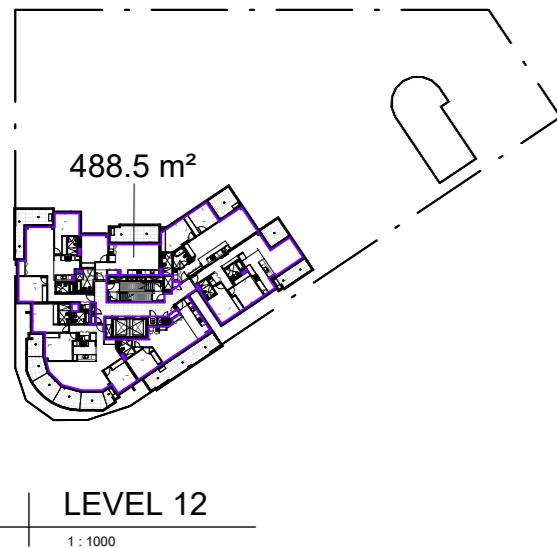
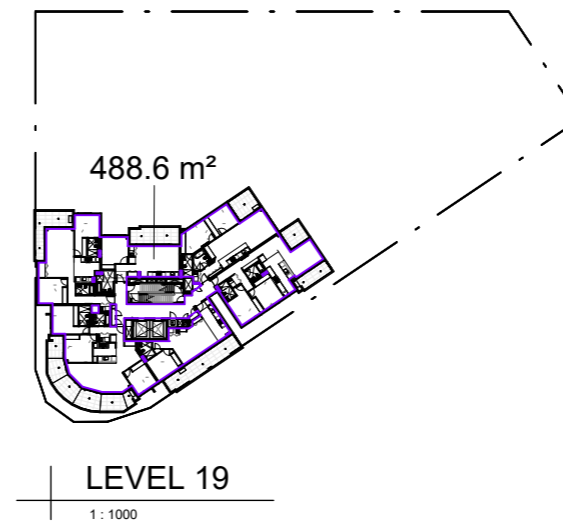
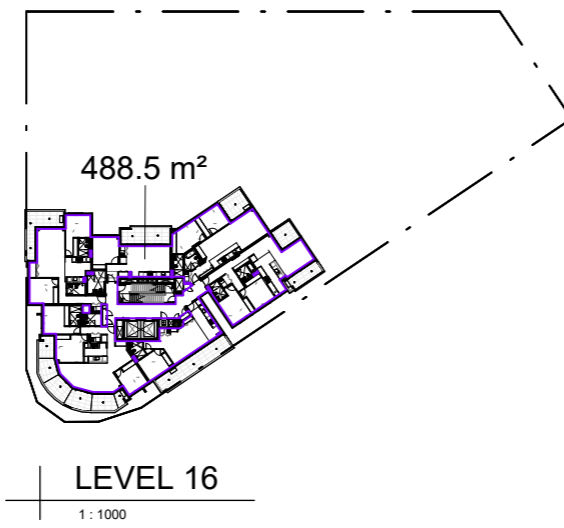
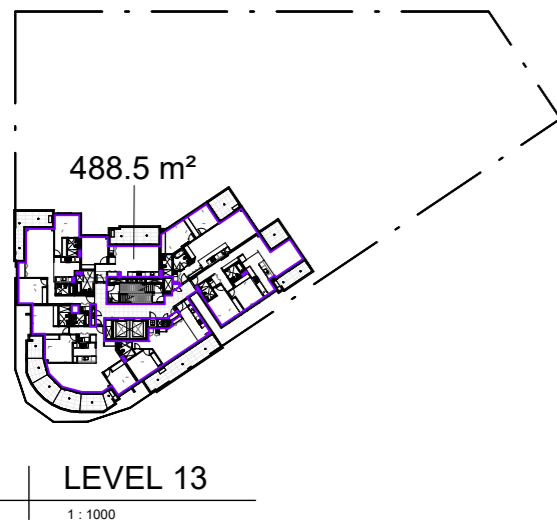
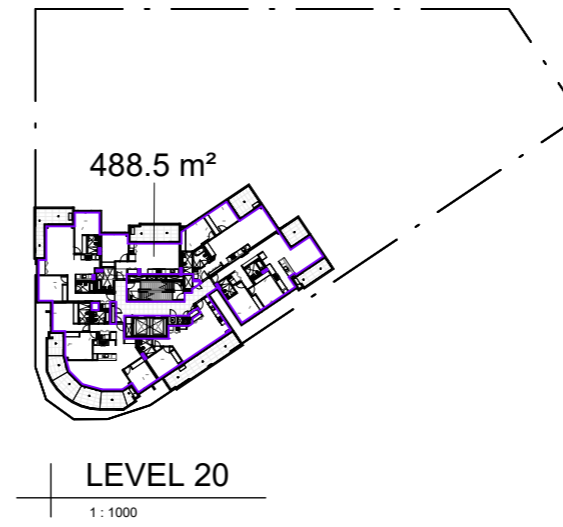
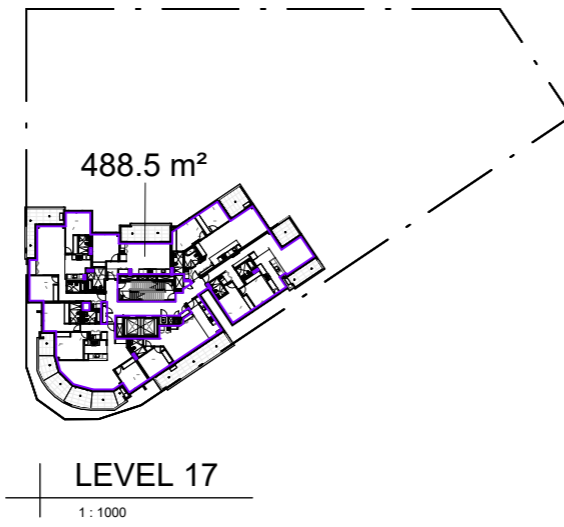
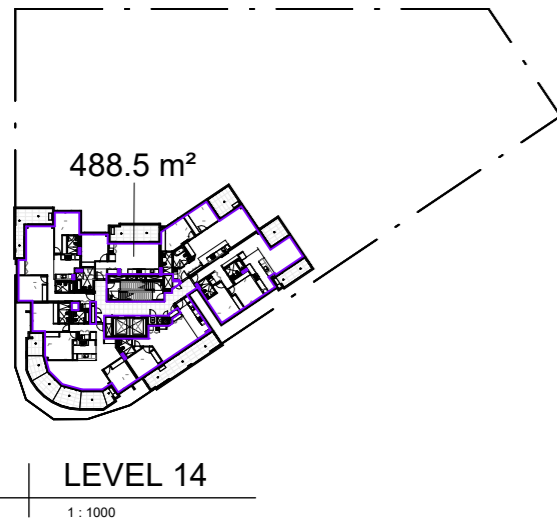
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDL LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: GFA DIAGRAMS



ISSUE DATE: 01.09.2025	PROJECT No. 2867
DRAWN: SL/NT	DWG No. Rev.
SCALE: 1:1000	1.24 H
QA: RG	

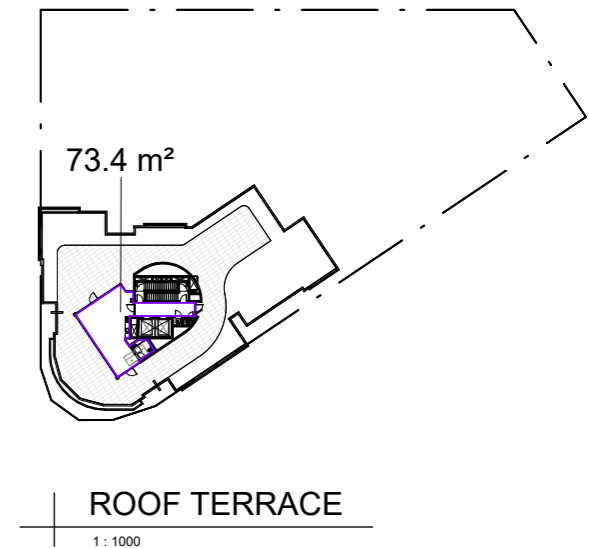
SHDA



AREA CALCULATION

SITE AREA: 2634 sqm	
APPROVED S4.55	PROPOSED
GROSS FLOOR AREA: 11,010 sqm	GROSS FLOOR AREA: 16,828.0 sqm
FSR 4.18:1 (REF: MOD2017/0033)	FSR 6.39:1
THIS PROPOSAL	
Increase in gross floor area: - from approved DA by 5,818.0 sqm (approx. 34.6%)	

AREA SCHEDULE (GFA)		
Level	Area	FSR
GROUND FLOOR	1041.2 m ²	0.40
LEVEL 1	1493.7 m ²	0.57
LEVEL 2	1446.9 m ²	0.55
LEVEL 3	1447.0 m ²	0.55
LEVEL 4	1103.9 m ²	0.42
LEVEL 5	1089.5 m ²	0.41
LEVEL 6	1083.6 m ²	0.41
LEVEL 7	895.4 m ²	0.34
LEVEL 8	857.9 m ²	0.33
LEVEL 9	857.1 m ²	0.33
LEVEL 10	553.0 m ²	0.21
LEVEL 11	488.5 m ²	0.19
LEVEL 12	488.5 m ²	0.19
LEVEL 13	488.5 m ²	0.19
LEVEL 14	488.5 m ²	0.19
LEVEL 15	488.5 m ²	0.19
LEVEL 16	488.5 m ²	0.19
LEVEL 17	488.5 m ²	0.19
LEVEL 18	488.5 m ²	0.19
LEVEL 19	488.6 m ²	0.19
LEVEL 20	488.5 m ²	0.19
ROOF TERRACE	73.4 m ²	0.03
TOTAL	16828.0 m²	6.39



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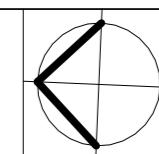
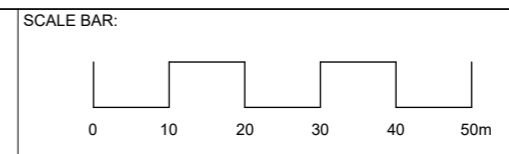
REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT
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 Nominated Architect:
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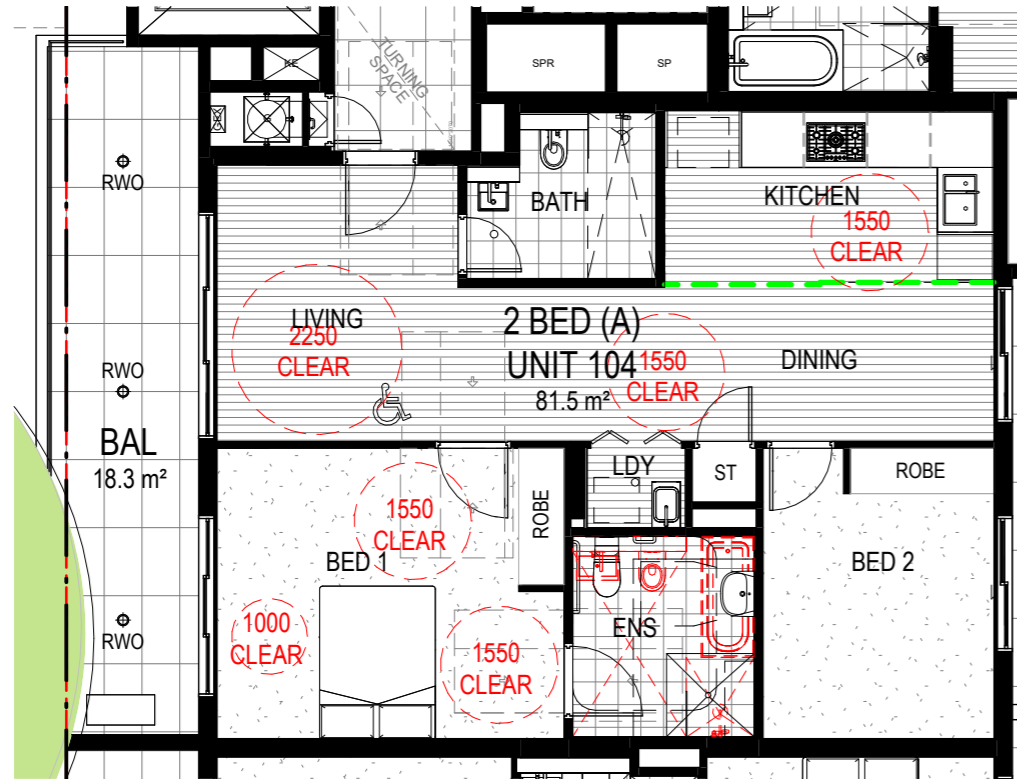
CLIENT: TQMD
 LOTUS, HURSTVILLE
 ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
 DRAWING NAME: GFA DIAGRAMS



ISSUE DATE: 01.09.2025
 DRAWN: SL/NT
 SCALE: 1:1000
 QA: RG

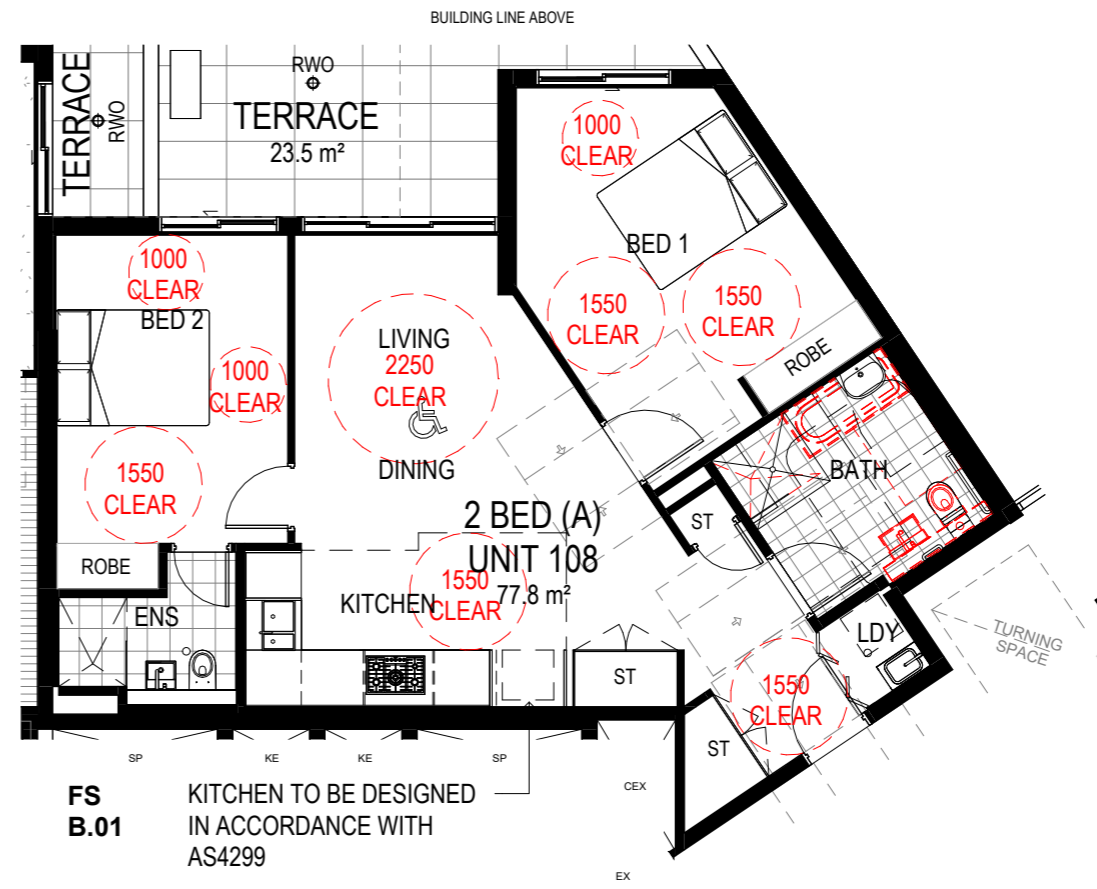
PROJECT No. **2867**
 DWG No. **1.25** Rev. **H**

SHDA



S4.55 - ADAPTABLE UNIT - 104

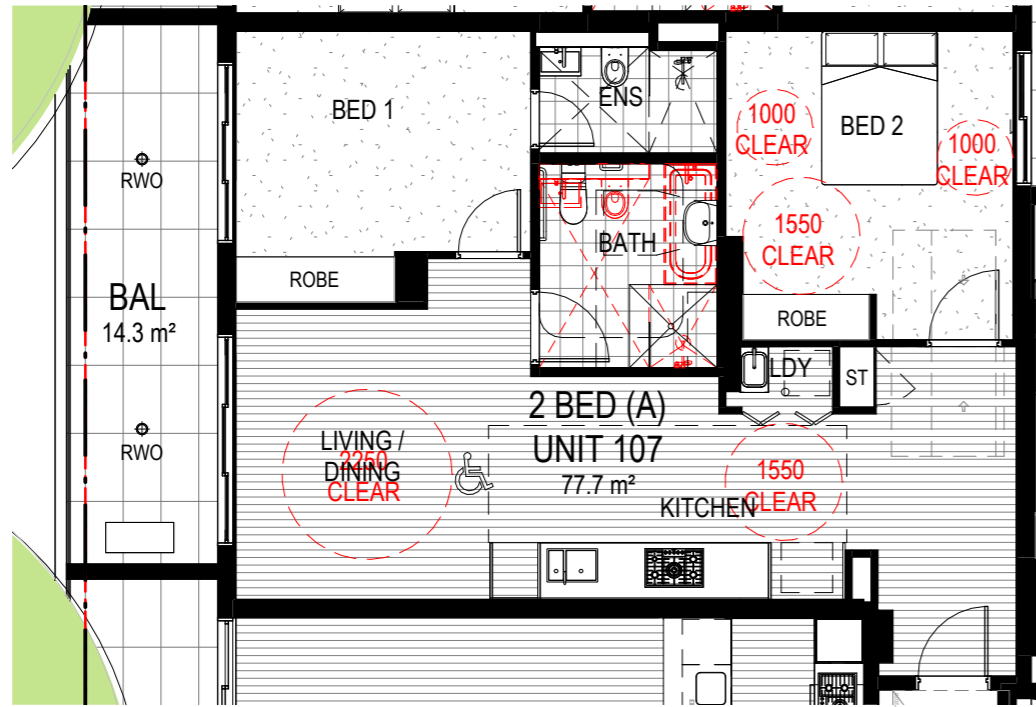
1 : 100



FS
B.01 KITCHEN TO BE DESIGNED
IN ACCORDANCE WITH
AS4299

S4.55 - ADAPTABLE UNIT - 108

1 : 100



S4.55 - ADAPTABLE UNIT - 107

1 : 100

ADAPTABLE UNITS		
Number	Name	Count
UNIT 103	1 BED (A)	1
UNIT 104	2 BED (A)	1
UNIT 107	2 BED (A)	1
UNIT 108	2 BED (A)	1
UNIT 111	1 BED (A)	1
UNIT 203	1 BED (A)	1
UNIT 204	2 BED (A)	1
UNIT 207	2 BED (A)	1
UNIT 208	2 BED (A)	1
UNIT 211	1 BED (A)	1
UNIT 303	1 BED (A)	1
UNIT 304	2 BED (A)	1
UNIT 307	2 BED (A)	1
UNIT 308	2 BED (A)	1
UNIT 311	1 BED (A)	1
UNIT 407	1 BED (A)	1
UNIT 506	3 BED (A)	1
UNIT 507	1 BED (A)	1
UNIT 607	1 BED (A)	1
UNIT 707	1 BED (A)	1
UNIT 807	1 BED (A)	1
UNIT 907	1 BED (A)	1
UNIT 1007	1 BED (A)	1
UNIT 1112	1 BED (A)	1
UNIT 1213	1 BED (A)	1
UNIT 1307	1 BED (A)	1
UNIT 1407	1 BED (A)	1
UNIT 1507	1 BED (A)	1
UNIT 1607	1 BED (A)	1
UNIT 1707	1 BED (A)	1
UNIT 1807	1 BED (A)	1
UNIT 1907	1 BED (A)	1
UNIT 2007	1 BED (A)	1

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DISCLAIMER

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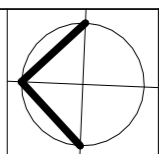
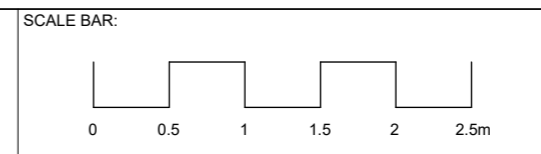
REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT



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Tel: (02) 4227 1661
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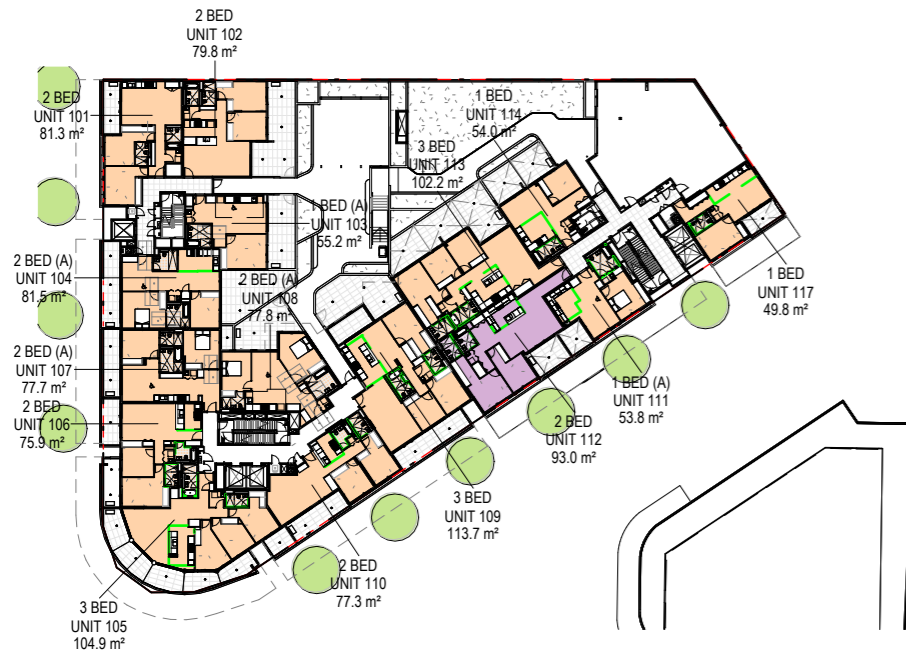
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: ADAPTABLE UNITS



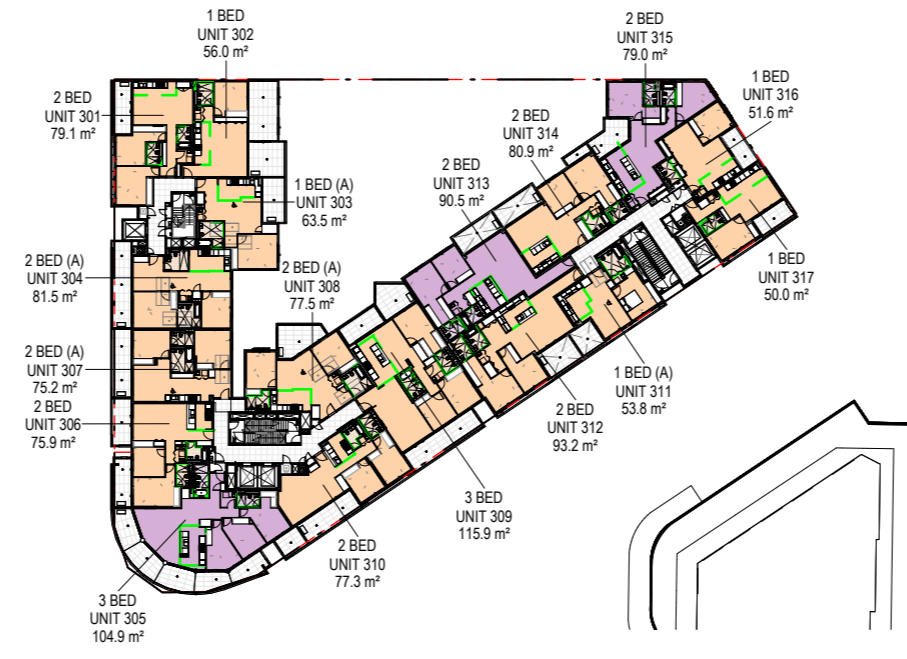
ISSUE DATE: 01.09.2025
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QA: RG

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DWG No. 1.26
Rev. H



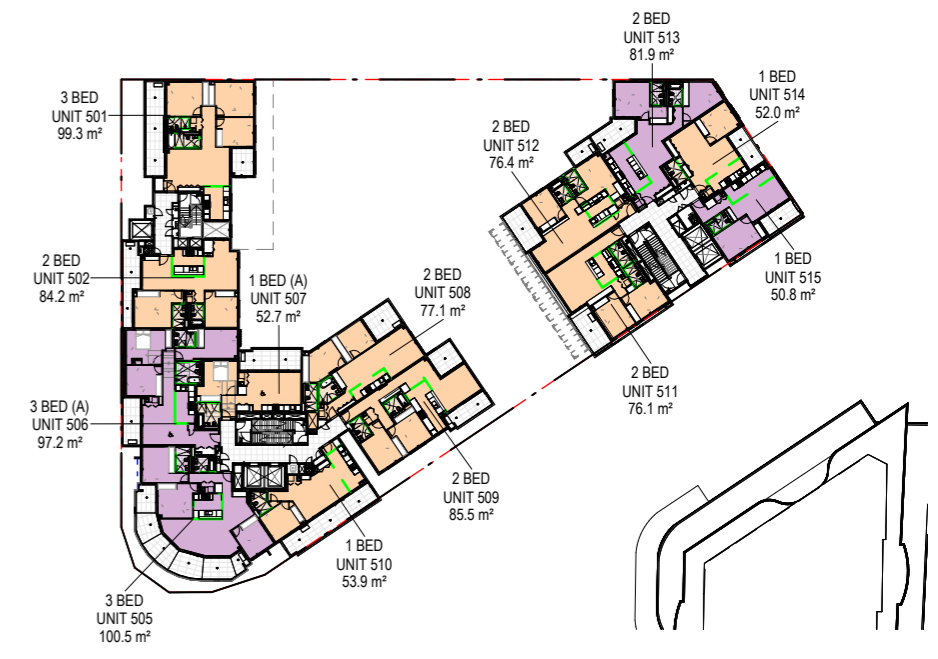
AH KEY PLAN - LEVEL 1

1:800



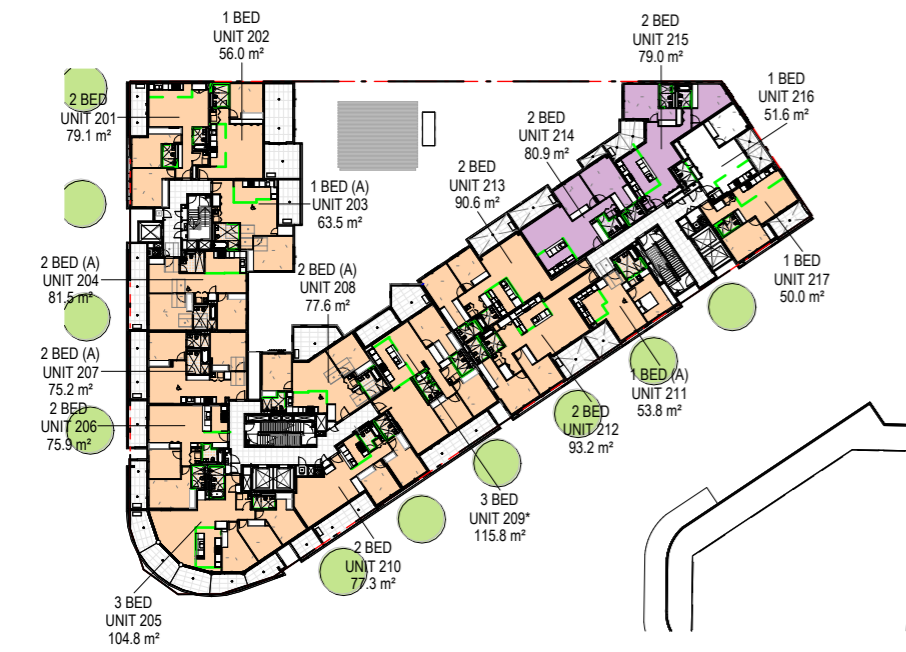
AH KEY PLAN - LEVEL 3

1:800



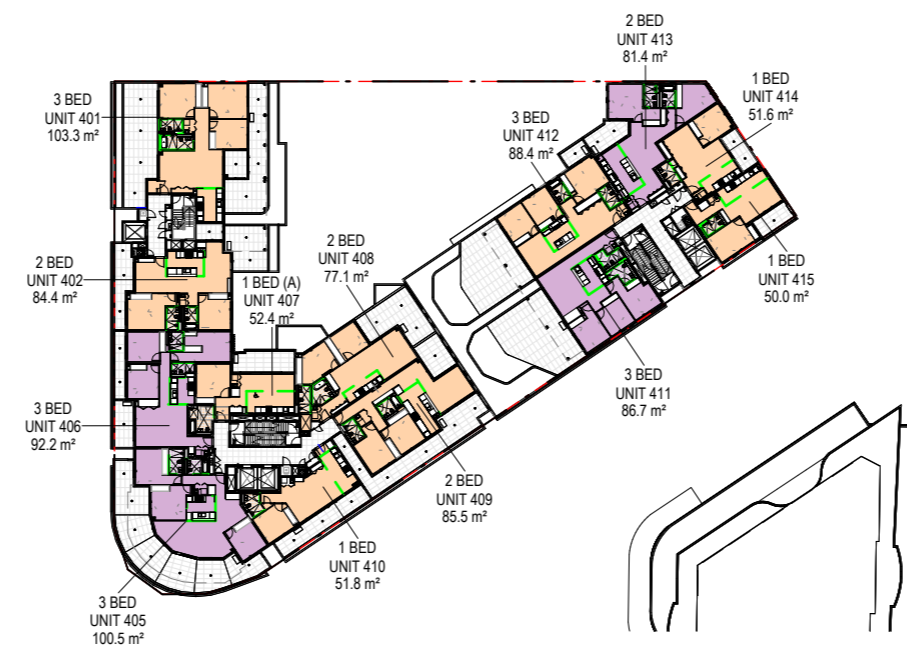
AH KEY PLAN - LEVEL 5

1:800



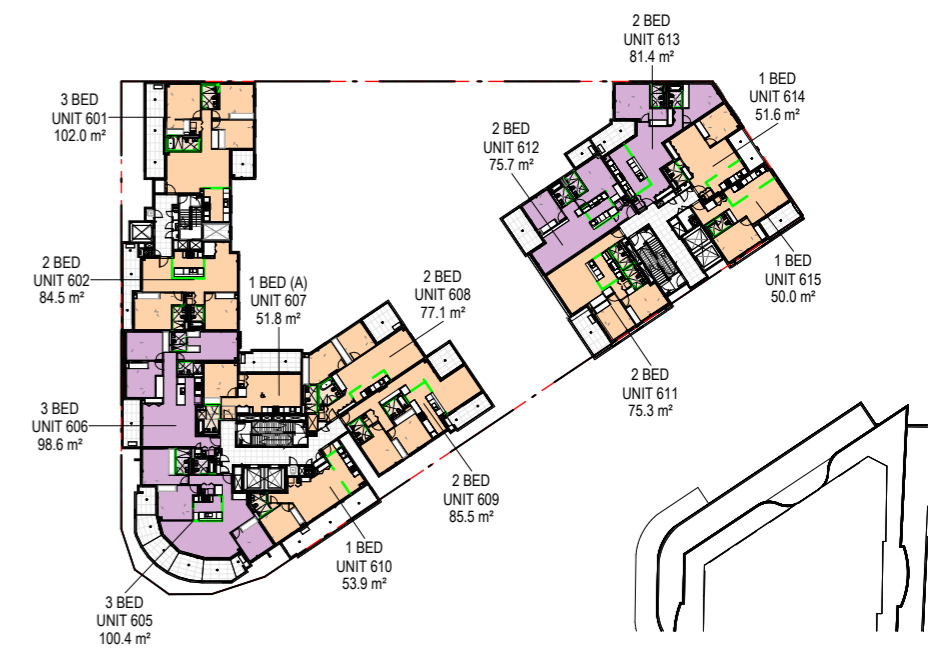
AH KEY PLAN - LEVEL 2

1:800



AH KEY PLAN - LEVEL 4

1:800



AH KEY PLAN - LEVEL 6

1:800

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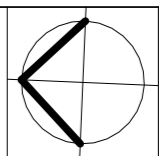
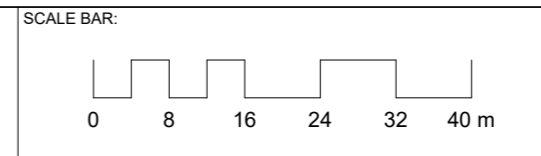
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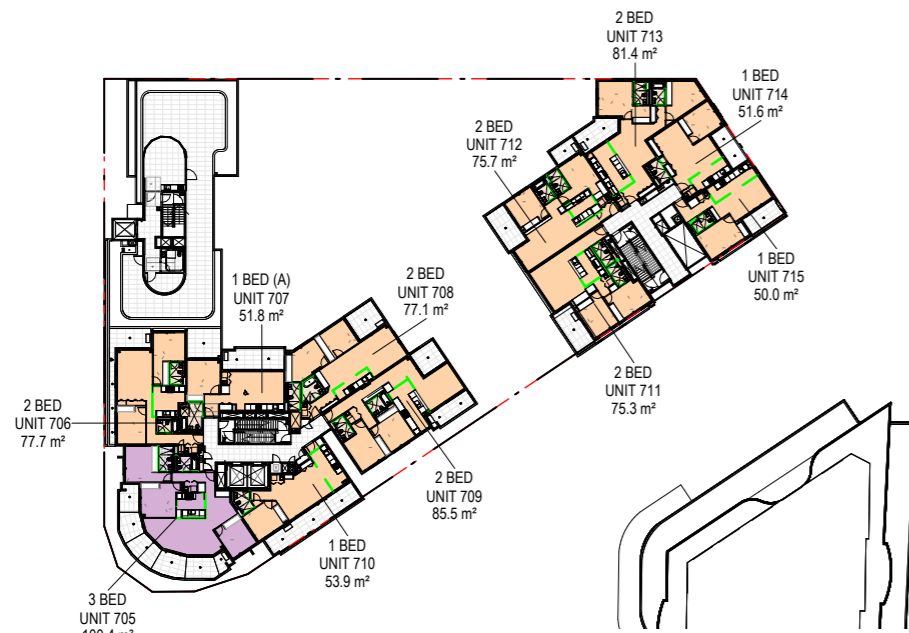
Sydney
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Nominated Architect:
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CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: AFFORDABLE HOUSING DETAILS



ISSUE DATE: 01.09.2025	PROJECT No. 2867
DRAWN: SL/NT	DWG No. Rev.
SCALE: 1:800	1.27 H
QA: RG	

SHDA



AH KEY PLAN - LEVEL 7

1 : 800



AH ADG COMPLIANCE

LEVEL:	NO.	TYPE:	AREA:	CROSS VENT.	QTY	%	2HRS	%	NIL HRS	% NIL HRS
LEVEL 1-B										
LEVEL 1-B	UNIT 112	2 BED	93.0 m ²	No	0	0.00%	0	0.00%	1	5.26%
LEVEL 2-B										
LEVEL 2-B	UNIT 214	2 BED	80.9 m ²	No	0	0.00%	1	5.26%	0	0.00%
LEVEL 2-B	UNIT 215	2 BED	79.0 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 3-A										
LEVEL 3-A	UNIT 305	3 BED	104.9 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 3-B										
LEVEL 3-B	UNIT 313	2 BED	90.5 m ²	No	0	0.00%	1	5.26%	0	0.00%
LEVEL 3-B	UNIT 315	2 BED	79.0 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 4-A										
LEVEL 4-A	UNIT 405	3 BED	100.5 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 4-A	UNIT 406	3 BED	92.2 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 4-B										
LEVEL 4-B	UNIT 411	3 BED	86.7 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 4-B	UNIT 413	2 BED	81.4 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 5-A										
LEVEL 5-A	UNIT 505	3 BED	100.5 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 5-A	UNIT 506	3 BED (A)	97.2 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 5-B										
LEVEL 5-B	UNIT 513	2 BED	81.9 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 5-B	UNIT 515	1 BED	50.8 m ²	No	0	0.00%	0	0.00%	1	5.26%
LEVEL 6-A										
LEVEL 6-A	UNIT 605	3 BED	100.4 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 6-A	UNIT 606	3 BED	98.6 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 6-B										
LEVEL 6-B	UNIT 612	2 BED	75.7 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 6-B	UNIT 613	2 BED	81.4 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
LEVEL 7-A										
LEVEL 7-A	UNIT 705	3 BED	100.4 m ²	Yes	1	5.26%	1	5.26%	0	0.00%
TOTAL AREA::		19	1674.9 m ²		15	78.95%	17	89.47%	2	10.53%

AH UNIT TYPE SCHEDULE

TYPE	# OF UNITS
1 BED	1
2 BED	9
3 BED	8
3 BED (A)	1

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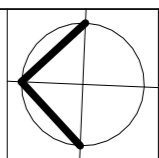
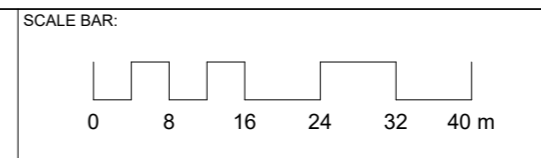
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SHDA

INTERNAL UNIT STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

2 BED					
LEVEL 1-A	STORE (INTERNAL)	630	1620	2400	2.45 m³
					2.45 m³

101 2 BED					
LEVEL 1-A	STORE (INTERNAL)	1635	1300	2400	5.10 m³
LEVEL 1-A	STORE (INTERNAL)	650	1463	900	0.86 m³
LEVEL 1-A	STORE (INTERNAL)	371	2450	2400	2.18 m³
					8.14 m³

102 2 BED					
LEVEL 1-A	STORE (INTERNAL)	385	1675	2400	1.55 m³
LEVEL 1-A	STORE (INTERNAL)	810	1299	2400	2.53 m³
					4.07 m³

103 1 BED					
LEVEL 1-A	STORE (INTERNAL)	730	1100	2400	1.93 m³
LEVEL 1-A	STORE (INTERNAL)	756	1000	2400	1.81 m³
					3.74 m³

104 2 BED					
LEVEL 1-A	STORE (INTERNAL)	800	846	2400	1.62 m³
LEVEL 1-A	STORE (INTERNAL)	620	1635	2400	2.43 m³
					4.06 m³

105 3 BED					
LEVEL 1-A	STORE (INTERNAL)	1056	808	2400	2.05 m³
LEVEL 1-A	STORE (INTERNAL)	459	800	2400	0.88 m³
LEVEL 1-A	STORE (INTERNAL)	750	1170	2400	2.11 m³
					5.04 m³

106 2 BED					
LEVEL 1-A	STORE (INTERNAL)	510	1124	2400	1.38 m³
LEVEL 1-A	STORE (INTERNAL)	713	357	2400	0.61 m³
LEVEL 1-A	STORE (INTERNAL)	570	1595	2400	2.18 m³
					4.17 m³

107 2 BED					
LEVEL 1-A	STORE (INTERNAL)	650	800	2400	1.25 m³
LEVEL 1-A	STORE (INTERNAL)	495	2375	2400	2.82 m³
					4.07 m³

108 2 BED					
LEVEL 1-A	STORE (INTERNAL)	650	1300	2400	2.03 m³
LEVEL 1-A	STORE (INTERNAL)	750	1358	2400	2.44 m³
LEVEL 1-A	STORE (INTERNAL)	500	746	2400	0.89 m³
					5.37 m³

109 3 BED					
LEVEL 1-A	STORE (INTERNAL)	779	1972	2400	3.69 m³
LEVEL 1-A	STORE (INTERNAL)	612	1163	2400	1.71 m³
					5.40 m³

110 2 BED					
LEVEL 1-A	STORE (INTERNAL)	750	1696	2400	3.05 m³
LEVEL 1-A	STORE (INTERNAL)	550	1120	2400	1.48 m³
					4.53 m³

INTERNAL UNIT STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

111 1 BED					
LEVEL 1-B	STORE (INTERNAL)	655	750	2400	1.18 m³
LEVEL 1-B	STORE (INTERNAL)	820	951	2400	1.87 m³
					3.05 m³

112 2 BED					
LEVEL 1-B	STORE (INTERNAL)	850	1570	2400	3.20 m³
LEVEL 1-B	STORE (INTERNAL)	650	1400	2400	2.18 m³
					5.39 m³

113 3 BED					
LEVEL 1-B	STORE (INTERNAL)	490	1400	2400	1.65 m³
LEVEL 1-B	STORE (INTERNAL)	778	2117	2400	3.95 m³
					5.60 m³

114 1 BED					
LEVEL 1-B	STORE (INTERNAL)	940	708	2400	1.60 m³
LEVEL 1-B	STORE (INTERNAL)	500	1650	2400	1.98 m³
					3.58 m³

117 1 BED					
LEVEL 1-B	STORE (INTERNAL)	671	2343	2400	3.77 m³
					3.77 m³

201 2 BED					
LEVEL 2-A	STORE (INTERNAL)	630	1463	2400	2.21 m³
LEVEL 2-A	STORE (INTERNAL)	403	2425	2400	2.35 m³
LEVEL 2-A	STORE (INTERNAL)	313	1341	2400	1.01 m³
					5.56 m³

202 1 BED					
LEVEL 2-A	STORE (INTERNAL)	420	3469	2400	3.50 m³
					3.50 m³

203 1 BED					
LEVEL 2-A	STORE (INTERNAL)	730	1209	2400	2.12 m³
LEVEL 2-A	STORE (INTERNAL)	1625	989	2400	3.86 m³
					5.98 m³

204 2 BED					
LEVEL 2-A	STORE (INTERNAL)	800	846	2400	1.62 m³
LEVEL 2-A	STORE (INTERNAL)	630	1620	2400	2.45 m³
					4.07 m³

205 3 BED					
LEVEL 2-A	STORE (INTERNAL)	1000	808	2400	1.94 m³
LEVEL 2-A	STORE (INTERNAL)	549	800	2400	1.05 m³
LEVEL 2-A	STORE (INTERNAL)	750	1170	2400	2.11 m³
					5.10 m³

206 2 BED					
LEVEL 2-A	STORE (INTERNAL)	510	1124	2400	1.38 m³
LEVEL 2-A	STORE (INTERNAL)	713	357	2400	0.61 m³
LEVEL 2-A	STORE (INTERNAL)	570	1595	2400	2.18 m³
					4.17 m³

207 2 BED					
LEVEL 2-A	STORE (INTERNAL)	495	2375	2400	2.82 m³
LEVEL 2-A	STORE (INTERNAL)	650	800	2400	1.25 m³
					4.07 m³

INTERNAL UNIT STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

208 1 BED					
LEVEL 2-A	STORE (INTERNAL)	855	1660	2400	3.41 m³
LEVEL 2-A	STORE (INTERNAL)	275	900	2400	0.59 m³
					4.00 m³

209 2 BED					
LEVEL 2-A	STORE (INTERNAL)	779	1972	2400	3.69 m³
LEVEL 2-A	STORE (INTERNAL)	612	1163	2400	1.71 m³
					5.40 m³

210 2 BED					
LEVEL 2-A	STORE (INTERNAL)	750	1696	2400	3.05 m³
LEVEL 2-A	STORE (INTERNAL)	550	1120	2400	1.48 m³
					4.53 m³

211 1 BED					
LEVEL 2-B	STORE (INTERNAL)	655	750	2400	1.18 m³
LEVEL 2-B	STORE (INTERNAL)	820	951	2400	1.87 m³
					3.05 m³

212 2 BED					
LEVEL 2-B	STORE (INTERNAL)	850	1570	2400	3.20 m³
LEVEL 2-B	STORE (INTERNAL)	650	1400	2400	2.18 m³
					5.39 m³

213 2 BED					
LEVEL 2-B	STORE (INTERNAL)	810	878	2400	1.71 m³
LEVEL 2-B	STORE (INTERNAL)	690	1387	2400	2.30 m³
					4.00 m³

214 2 BED					
LEVEL 2-B	STORE (INTERNAL)	750	2276	2400	4.10 m³
					4.10 m³

215 2 BED					
LEVEL 2-B	STORE (INTERNAL)	410	2057	2400	2.02 m³
LEVEL 2-B	STORE (INTERNAL)	500	1708	2400	2.05 m³
					4.07 m³

216 1 BED					
LEVEL 2-B	STORE (INTERNAL)	450	1387	2400	1.50 m³
LEVEL 2-B	STORE (INTERNAL)	450	2047	2400	2.21 m³
					3.71 m³

217 1 BED					
LEVEL 2-B	STORE (INTERNAL)	790	1053	2400	2.00 m³
LEVEL 2-B	STORE (INTERNAL)	420	1525	2400	1.54 m³
					3.53 m³

301 2 BED					
LEVEL 3-A	STORE (INTERNAL)	630	1463	2400	2.21 m³
LEVEL 3-A	STORE (INTERNAL)	403	2450	2400	2.37 m³
LEVEL 3-A	STORE (INTERNAL)	313	1341	2400	1.01 m³
					5.59 m³

302 1 BED					
LEVEL 3-A	STORE (INTERNAL)	420	3469	2400	3.50 m³
					3.50 m³

INTERNAL UNIT STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

303 1 BED					
LEVEL 3-A	STORE (INTERNAL)	730	1209	2400	2.12 m³
LEVEL 3-A	STORE (INTERNAL)	1625	989	2400	3.86 m³
					5.98 m³

304 2 BED					
LEVEL 3-A	STORE (INTERNAL)	800	846	2400	1.62 m³
LEVEL 3-A	STORE (INTERNAL)	630	1620	2400	2.45 m³
					4.07 m³

305 3 BED					
LEVEL 3-A	STORE (INTERNAL)	1056	808	2400	2.05 m³
LEVEL 3-A	STORE (INTERNAL)	459	800	2400	0.88 m³
LEVEL 3-A	STORE (INTERNAL)	750	1170	2400	2.11 m³
					5.04 m³

306 2 BED					
LEVEL 3-A	STORE (INTERNAL)	510	1124	2400	1.38 m³
LEVEL 3-A	STORE (INTERNAL)	713	357	2400	0.61 m³
LEVEL 3-A	STORE (INTERNAL)	570	1595	2400	2.18 m³
					4.17 m³

307 2 BED					
LEVEL 3-A	STORE (INTERNAL)	650	800	2400	1.25 m³
LEVEL 3-A	STORE (INTERNAL)	495	2375	2400	2.82 m³
					4.07 m³

308 2 BED					
LEVEL 3-A	STORE (INTERNAL)	855	1348	2400	2.77 m³
LEVEL 3-A	STORE (INTERNAL)	275	900	2400	0.59 m³
					3.36 m³

309 3 BED					
LEVEL 3-A	STORE (INTERNAL)	779	1972	2400	3.69 m³
LEVEL 3-A	STORE (INTERNAL)	612	1163	2400	1.71 m³
					5.40 m³

310 2 BED					
LEVEL 3-A	STORE (INTERNAL)	750	1696	2400	3.05 m³
LEVEL 3-A	STORE (INTERNAL)	550	1120	2400	1.48 m³
					4.53 m³

311 1 BED					
LEVEL 3-B	STORE (INTERNAL)	655	750	2400	1.18 m³
LEVEL 3-B	STORE (INTERNAL)	820	951	2400	1.87 m³
					3.05 m³

312 2 BED					
LEVEL 3-B	STORE (INTERNAL)	850	1570	2400	3.20 m³
LEVEL 3-B	STORE (INTERNAL)	650	1400	2400	2.18 m³
					5.39 m³

313 2 BED					
LEVEL 3-B	STORE (INTERNAL)	810	878	2400	1.71 m³
LEVEL 3-B	STORE (INTERNAL)	690	1387	2400	2.30 m³
					4.00 m³

314 2 BED					
LEVEL 3-B	STORE (INTERNAL)	750	2276	2400	4.10 m³
					4.10 m³

INTERNAL UNIT STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

315 2 BED					
LEVEL 3-B	STORE (INTERNAL)	410	2057	2400	2.02 m³
LEVEL 3-B	STORE (INTERNAL)	500	1707	2400	2.05 m³
					4.07 m³

316 1 BED					
LEVEL 3-B	STORE (INTERNAL)	450	1387	2400	1.50 m³
LEVEL 3-B	STORE (INTERNAL)	450	2047	2400	2.21 m³
					3.71 m³

317 1 BED					
LEVEL 3-B	STORE (INTERNAL)	790	1053	2400	2.00 m³
LEVEL 3-B	STORE (INTERNAL)	420	1525	2400	1.54 m³
					3.53 m³

402 2 BED					
LEVEL 4-A	STORE (INTERNAL)	953	588	2400	1.34 m³
LEVEL 4-A	STORE (INTERNAL)	425	1697	2400	1.73 m³
LEVEL 4-A	STORE (INTERNAL)	300	1550	2400	1.12 m³
					4.19 m³

405 3 BED					
--------------	--	--	--	--	--

INTERNAL UNIT STORAGE SCHEDULE

	TYPE	D	W	H	VOL
--	------	---	---	---	-----

413
2 BED

LEVEL 4-B	STORE (INTERNAL)	410	2057	2400	2.02 m³
LEVEL 4-B	STORE (INTERNAL)	500	1710	2400	2.05 m³
4.08 m³					

414
1 BED

LEVEL 4-B	STORE (INTERNAL)	450	1387	2400	1.50 m³
LEVEL 4-B	STORE (INTERNAL)	450	2047	2400	2.21 m³
3.71 m³					

415
1 BED

LEVEL 4-B	STORE (INTERNAL)	790	1053	2400	2.00 m³
LEVEL 4-B	STORE (INTERNAL)	420	1525	2400	1.54 m³
3.53 m³					

501
3 BED

LEVEL 5-A	STORE (INTERNAL)	919	1377	2400	3.04 m³
LEVEL 5-A	STORE (INTERNAL)	406	2293	2400	2.23 m³
5.27 m³					

502
2 BED

LEVEL 5-A	STORE (INTERNAL)	990	1325	2400	3.15 m³
LEVEL 5-A	STORE (INTERNAL)	425	1473	2400	1.50 m³
4.65 m³					

505
3 BED

LEVEL 5-A	STORE (INTERNAL)	988	779	2400	1.85 m³
LEVEL 4-A	STORE (INTERNAL)	813	502	2400	0.98 m³
LEVEL 5-A	STORE (INTERNAL)	550	1469	2400	1.94 m³
4.76 m³					

507
1 BED

LEVEL 5-A	STORE (INTERNAL)	650	1308	2400	2.04 m³
LEVEL 5-A	STORE (INTERNAL)	865	861	2400	1.79 m³
3.83 m³					

508
2 BED

LEVEL 5-A	STORE (INTERNAL)	312	2100	2400	1.57 m³
LEVEL 5-A	STORE (INTERNAL)	600	1980	2400	2.85 m³
4.42 m³					

509
2 BED

LEVEL 5-A	STORE (INTERNAL)	438	2480	2400	2.61 m³
LEVEL 5-A	STORE (INTERNAL)	750	852	2400	1.53 m³
4.14 m³					

510
1 BED

LEVEL 5-A	STORE (INTERNAL)	650	765	2400	1.19 m³
LEVEL 5-A	STORE (INTERNAL)	457	1347	2400	1.48 m³
LEVEL 5-A	STORE (INTERNAL)	450	900	2400	0.97 m³
3.64 m³					

511
2 BED

LEVEL 5-B	STORE (INTERNAL)	560	3030	2400	4.07 m³
4.07 m³					

512
2 BED

LEVEL 5-B	STORE (INTERNAL)	720	875	2400	1.51 m³
LEVEL 5-B	STORE (INTERNAL)	650	560	2400	0.87 m³
LEVEL 5-B	STORE (INTERNAL)	300	3298	2400	2.37 m³
4.76 m³					

INTERNAL UNIT STORAGE SCHEDULE

	TYPE	D	W	H	VOL
--	------	---	---	---	-----

513
2 BED

LEVEL 5-B	STORE (INTERNAL)	410	2057	2400	2.02 m³
LEVEL 5-B	STORE (INTERNAL)	500	1710	2400	2.05 m³
4.08 m³					

514
1 BED

LEVEL 5-B	STORE (INTERNAL)	450	1387	2400	1.50 m³
LEVEL 5-B	STORE (INTERNAL)	450	2047	2400	2.21 m³
3.71 m³					

515
1 BED

LEVEL 5-B	STORE (INTERNAL)	790	1053	2400	2.00 m³
LEVEL 5-B	STORE (INTERNAL)	420	1525	2400	1.54 m³
3.53 m³					

601
3 BED

LEVEL 6-A	STORE (INTERNAL)	1059	1377	2400	3.50 m³
LEVEL 6-A	STORE (INTERNAL)	729	1913	2400	3.35 m³
6.85 m³					

602
2 BED

LEVEL 6-A	STORE (INTERNAL)	1202	1420	2400	4.10 m³
4.10 m³					

605
3 BED

LEVEL 6-A	STORE (INTERNAL)	988	779	2400	1.85 m³
LEVEL 5-A	STORE (INTERNAL)	813	502	2400	0.98 m³
LEVEL 6-A	STORE (INTERNAL)	650	1469	2400	2.29 m³
5.12 m³					

606
3 BED

LEVEL 6-A	STORE (INTERNAL)	500	1845	2400	2.21 m³
LEVEL 6-A	STORE (INTERNAL)	789	2253	2400	4.27 m³
LEVEL 6-A	STORE (INTERNAL)	484	609	2400	0.71 m³
LEVEL 6-A	STORE (INTERNAL)	810	648	2400	1.26 m³
8.45 m³					

607
1 BED

LEVEL 6-A	STORE (INTERNAL)	650	1308	2400	2.04 m³
LEVEL 6-A	STORE (INTERNAL)	865	861	2400	1.79 m³
3.83 m³					

608
2 BED

LEVEL 6-A	STORE (INTERNAL)	312	2100	2400	1.57 m³
LEVEL 6-A	STORE (INTERNAL)	600	1980	2400	2.85 m³
4.42 m³					

609
2 BED

LEVEL 6-A	STORE (INTERNAL)	438	2480	2400	2.61 m³
LEVEL 6-A	STORE (INTERNAL)	750	852	2400	1.53 m³
4.14 m³					

610
1 BED

LEVEL 6-A	STORE (INTERNAL)	650	765	2400	1.19 m³
LEVEL 6-A	STORE (INTERNAL)	457	1347	2400	1.48 m³
LEVEL 6-A	STORE (INTERNAL)	450	900	2400	0.97 m³
3.64 m³					

611
2 BED

LEVEL 6-B	STORE (INTERNAL)	715	922	900	0.59 m³
LEVEL 6-B	STORE (INTERNAL)	645	868	2400	1.34 m³
LEVEL 6-B	STORE (INTERNAL)	750	1745	2400	3.14 m³
5.08 m³					

INTERNAL UNIT STORAGE SCHEDULE

	TYPE	D	W	H	VOL
--	------	---	---	---	-----

612
2 BED

LEVEL 6-B	STORE (INTERNAL)	720	875	2400	1.51 m³
LEVEL 6-B	STORE (INTERNAL)	650	560	2400	0.87 m³
LEVEL 6-B	STORE (INTERNAL)	300	3298	2400	2.37 m³
4.76 m³					

613
2 BED

LEVEL 6-B	STORE (INTERNAL)	410	2057	2400	2.02 m³
LEVEL 6-B	STORE (INTERNAL)	500	1720	2400	2.06 m³
4.09 m³					

614
1 BED

LEVEL 6-B	STORE (INTERNAL)	450	1387	2400	1.50 m³
LEVEL 6-B	STORE (INTERNAL)	450	2047	2400	2.21 m³
3.71 m³					

615
1 BED

LEVEL 6-B	STORE (INTERNAL)	790	1053	2400	2.00 m³
LEVEL 6-B	STORE (INTERNAL)	420	1525	2400	1.54 m³
3.53 m³					

705
3 BED

LEVEL 7-A	STORE (INTERNAL)	988	779	2400	1.85 m³
LEVEL 6-A	STORE (INTERNAL)	813	502	2400	0.98 m³
LEVEL 7-A	STORE (INTERNAL)	650	1469	2400	2.29 m³
5.12 m³					

707
1 BED

LEVEL 7-A	STORE (INTERNAL)	650	1308	2400	2.04 m³
LEVEL 7-A	STORE (INTERNAL)	865	861	2400	1.79 m³
3.83 m³					

708
2 BED

LEVEL 7-A	STORE (INTERNAL)	312	2100	2400	1.57 m³
LEVEL 7-A	STORE (INTERNAL)	600	1980	2400	2.85 m³
4.42 m³					

709
2 BED

LEVEL 7-A	STORE (INTERNAL)	438	2480	2400	2.61 m³
LEVEL 7-A	STORE (INTERNAL)	750	852	2400	1.53 m³
4.14 m³					

710
1 BED

LEVEL 7-A	STORE (INTERNAL)	650	765	2400	1.19 m³
LEVEL 7-A	STORE (INTERNAL)	457	1347	2400	1.48 m³
LEVEL 7-A	STORE (INTERNAL)	450	900	2400	0.97 m³
3.64 m³					

711
2 BED

LEVEL 7-B	STORE (INTERNAL)	715	922	900	0.59 m³
LEVEL 7-B	STORE (INTERNAL)	645	868	2400	1.34 m³
LEVEL 7-B	STORE (INTERNAL)	750	1745	2400	3.14 m³
5.08 m³					

712
2 BED

LEVEL 7-B	STORE (INTERNAL)	720	875	2400	1.51 m³
LEVEL 7-B	STORE (INTERNAL)	650	560	2400	0.87 m³
LEVEL 7-B	STORE (INTERNAL)	300	3298	2400	2.37 m³
4.76 m³					

INTERNAL UNIT STORAGE SCHEDULE

	TYPE	D	W	H	VOL
--	------	---	---	---	-----

713
2 BED

LEVEL 7-B	STORE (INTERNAL)	410	2057	2400	2.02 m³
LEVEL 7-B	STORE (INTERNAL)	500	1720	2400	2.21 m³
4.09 m³					

714
1 BED

LEVEL 7-B	STORE (INTERNAL)	450	1387	2400	1.50 m³
LEVEL 7-B	STORE (INTERNAL)	450	2047	2400	2.21 m³
3.71 m³					

715
1 BED

LEVEL 7-B	STORE (INTERNAL)	790	1053	2400	2.00 m³
LEVEL 7-B	STORE (INTERNAL)	420	1525	2400	1.54 m³
3.53 m³					

805
3 BED

LEVEL 8	STORE (INTERNAL)	988	779	2400	1.85 m³
LEVEL 7-A	STORE (INTERNAL)	813	502	2400	0.98 m³
LEVEL 8	STORE (INTERNAL)	650	1469	2400	2.29 m³
5.12 m³					

806
2 BED

LEVEL 8	STORE (INTERNAL)	894	2017	2400	4.33 m³
4.33 m³					

807
1 BED

LEVEL 8	STORE (INTERNAL)	650	1308	2400	2.04 m³
LEVEL 8	STORE (INTERNAL)	865	861	2400	1.79 m³
3.83 m³					

808
2 BED

LEVEL 8	STORE (INTERNAL)	312	2100	2400	1.57 m³
LEVEL 8	STORE (INTERNAL)	600	1980	2400	2.85 m³
4.42 m³					

809
2 BED

LEVEL 8	STORE (INTERNAL)	438	2480	2400	2.61 m³
LEVEL 8	STORE (INTERNAL)	750	852	2400	1.53 m³
4.14 m³					

810
1 BED

LEVEL 8	STORE (INTERNAL)	650	765	2400	1.19 m³
LEVEL 8	STORE (INTERNAL)	457	1347	2400	1.48 m³
LEVEL 8	STORE (INTERNAL)	450	900	2400	0.97 m³
3.64 m³					

811
2 BED

LEVEL 8-B	STORE (INTERNAL)	715	922	900	0.59 m³
LEVEL 8-B	STORE (INTERNAL)	645	868	2400	1.34 m³
LEVEL 8-B	STORE (INTERNAL)	750	1745	2400	3.14 m³
5.08 m³					

812
2 BED

LEVEL 8-B	STORE (INTERNAL)	720	875	2400	1.51 m³
LEVEL 8-B	STORE (INTERNAL)	650	560	2400	0.87 m³
LEVEL 8-B	STORE (INTERNAL)	300	3298	2400	2.37 m³
4.76 m³					

813
2 BED

LEVEL 8-B	STORE (INTERNAL)	410	2057	2400	2.02 m³
LEVEL 8-B	STORE (INTERNAL)	500	1720	2400	2.06 m³
4.09 m³					

INTERNAL UNIT STORAGE SCHEDULE

	TYPE	D	W	H	VOL
--	------	---	---	---	-----

814
1 BED

LEVEL 8-B	STORE (INTERNAL)	450	1387	2400	1.50 m³
LEVEL 8-B	STORE (INTERNAL)	450	2047	2400	2.21 m³
3.71 m³					

815
1 BED

LEVEL 8-B	STORE (INTERNAL)	790	1053	2400	2.00 m³
LEVEL 8-B	STORE (INTERNAL)	420	1525	2400	1.54 m³
3.53 m³					

905
3 BED

LEVEL 9	STORE (INTERNAL)	988	779	2400	1.85 m³
LEVEL 8	STORE (INTERNAL)	813	502	2400	0.98 m³
LEVEL 9	STORE (INTERNAL)	650	1469	2400	2.29 m³
5.12 m³					

906
2 BED

LEVEL 9	STORE (INTERNAL)	894	2017	2400	4.33 m³
4.33 m³					

907
1 BED

LEVEL 9	STORE (INTERNAL)	650	1308	2400	2.04 m³
LEVEL 9	STORE (INTERNAL)	865	861	2400	1.79 m³
3.83 m³					

908
2 BED

LEVEL 9	STORE (INTERNAL)	312	2100	2400	1.57 m³
LEVEL 9	STORE (INTERNAL)	600	1980	2400	2.85 m³
4.42 m³					

909
2 BED

LEVEL 9	STORE (INTERNAL)	438	2480	2400	2.61 m³
LEVEL 9	STORE (INTERNAL)	750	852	2400	1.53 m³
4.14 m³					

910
1 BED

LEVEL 9	STORE (INTERNAL)	650	765	2400	1.19 m³
LEVEL 9	STORE (INTERNAL)	457	1347	2400	1.48 m³
LEVEL 9	STORE (INTERNAL)	450	900	2400	0.97 m³
3.64 m³					

911
2 BED

LEVEL 9-B	STORE (INTERNAL)	715	922	900	0.59 m³
LEVEL 9-B	STORE (INTERNAL)	645	868	2400	1.34 m³

INTERNAL UNIT STORAGE SCHEDULE

	TYPE	D	W	H	VOL
--	------	---	---	---	-----

1910

1 BED

LEVEL 19	STORE (INTERNAL)	650	765	2400	1.19 m ³
LEVEL 19	STORE (INTERNAL)	457	1347	2400	1.48 m ³
LEVEL 19	STORE (INTERNAL)	450	900	2400	0.97 m ³
					3.64 m ³

2005

3 BED

LEVEL 20	STORE (INTERNAL)	988	779	2400	1.85 m ³
LEVEL 20	STORE (INTERNAL)	813	504	2400	0.98 m ³
LEVEL 20	STORE (INTERNAL)	650	1469	2400	2.29 m ³
					5.12 m ³

2006

2 BED

LEVEL 20	STORE (INTERNAL)	894	2017	2400	4.33 m ³
					4.33 m ³

2007

1 BED

LEVEL 20	STORE (INTERNAL)	650	1308	2400	2.04 m ³
LEVEL 20	STORE (INTERNAL)	865	861	2400	1.79 m ³
					3.83 m ³

2008

2 BED

LEVEL 20	STORE (INTERNAL)	312	2100	2400	1.57 m ³
LEVEL 20	STORE (INTERNAL)	600	1980	2400	2.85 m ³
					4.42 m ³

2009

2 BED

LEVEL 20	STORE (INTERNAL)	438	2480	2400	2.61 m ³
LEVEL 20	STORE (INTERNAL)	750	852	2400	1.53 m ³
					4.14 m ³

2010

1 BED

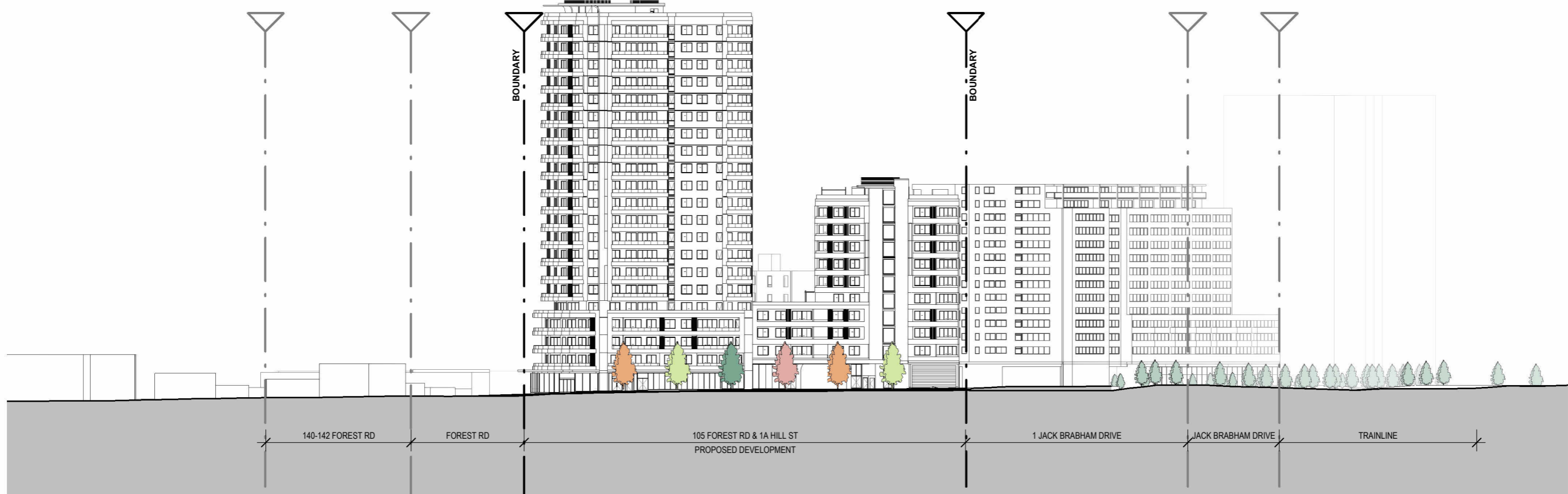
LEVEL 20	STORE (INTERNAL)	650	765	2400	1.19 m ³
LEVEL 20	STORE (INTERNAL)	457	1347	2400	1.48 m ³
LEVEL 20	STORE (INTERNAL)	450	900	2400	0.97 m ³
					3.64 m ³

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not for sale or suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

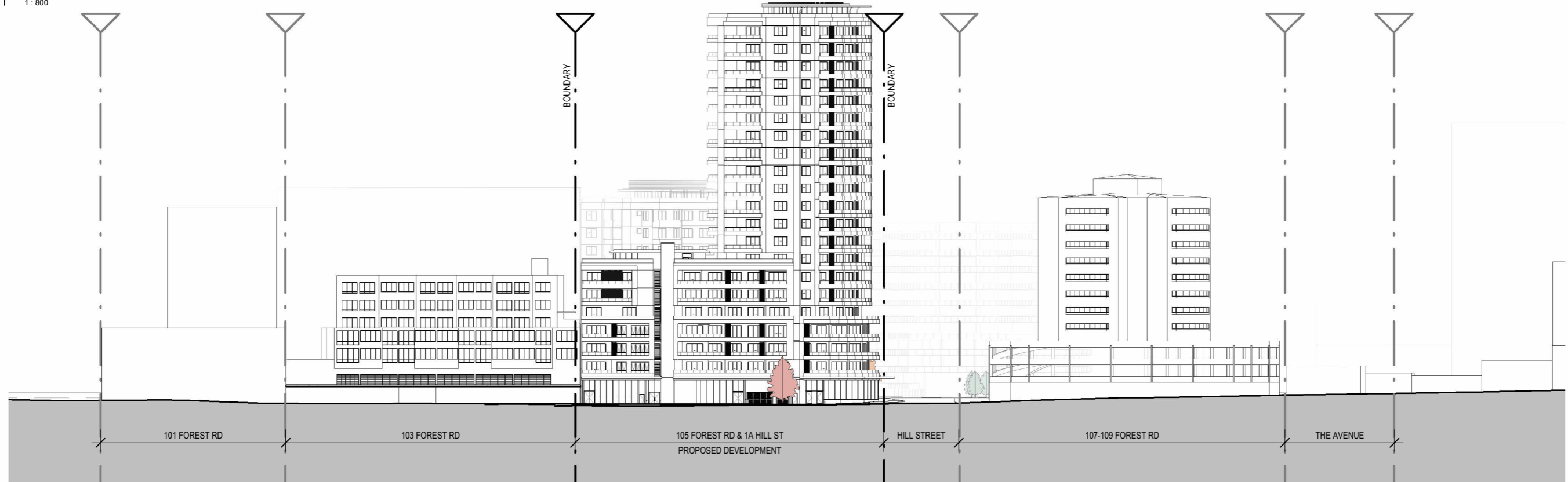
SHDA

REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMD LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE DRAWING NAME: INTERNAL UNIT STORAGE SCHEDULE	SCALE BAR:	ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: QA: RG	PROJECT No. 2867 DWG No. Rev. 1.32 H
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STREET ELEVATION - HILL STREET

1 : 800




STREET ELEVATION - FOREST ROAD

1 : 800

DISCLAIMER

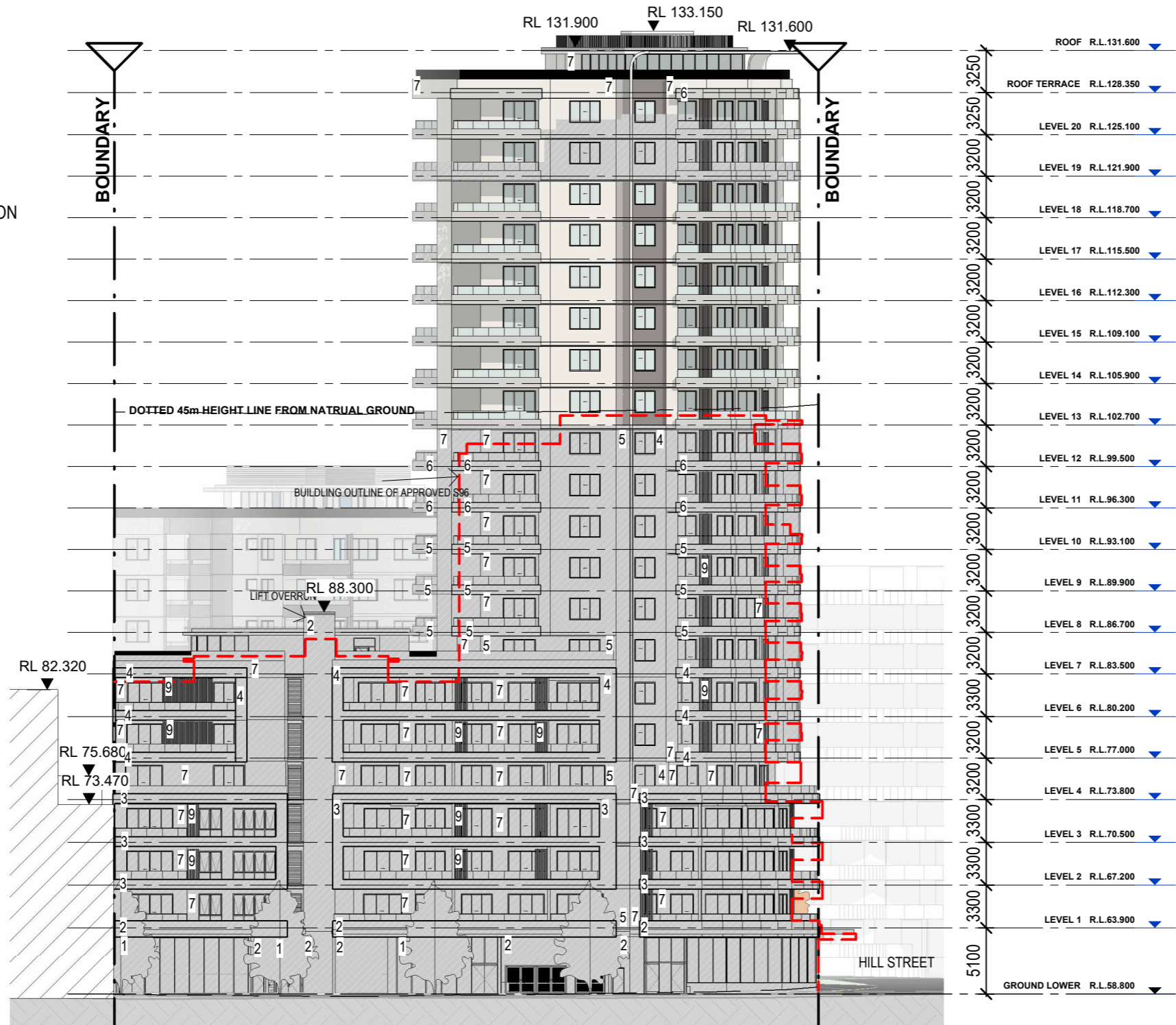
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

SHDA

REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	 DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Woll Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE DRAWING NAME: STREET ELEVATIONS	ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: RG QA: RG	PROJECT No. 2867 DWG No. Rev. 2.01 H
<p><small>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small></p>								

MATERIALS LEGEND	
1	BLACK COLOUR TINTED GLASS
2	DULUX BLACK
3	DULUX DEEP WALNUT
4	DULUX MOLE GREY
5	DULUX CLEAR CONCRETE
6	DULUX BLEACHES HALF STRENGTH
7	DULUX NATURAL WHITE
9	ALUMINIUM TIMBER LOOK BATTENS - WHITE OAK

APPROVED DESIGN KEY



FOREST RD ELEVATION

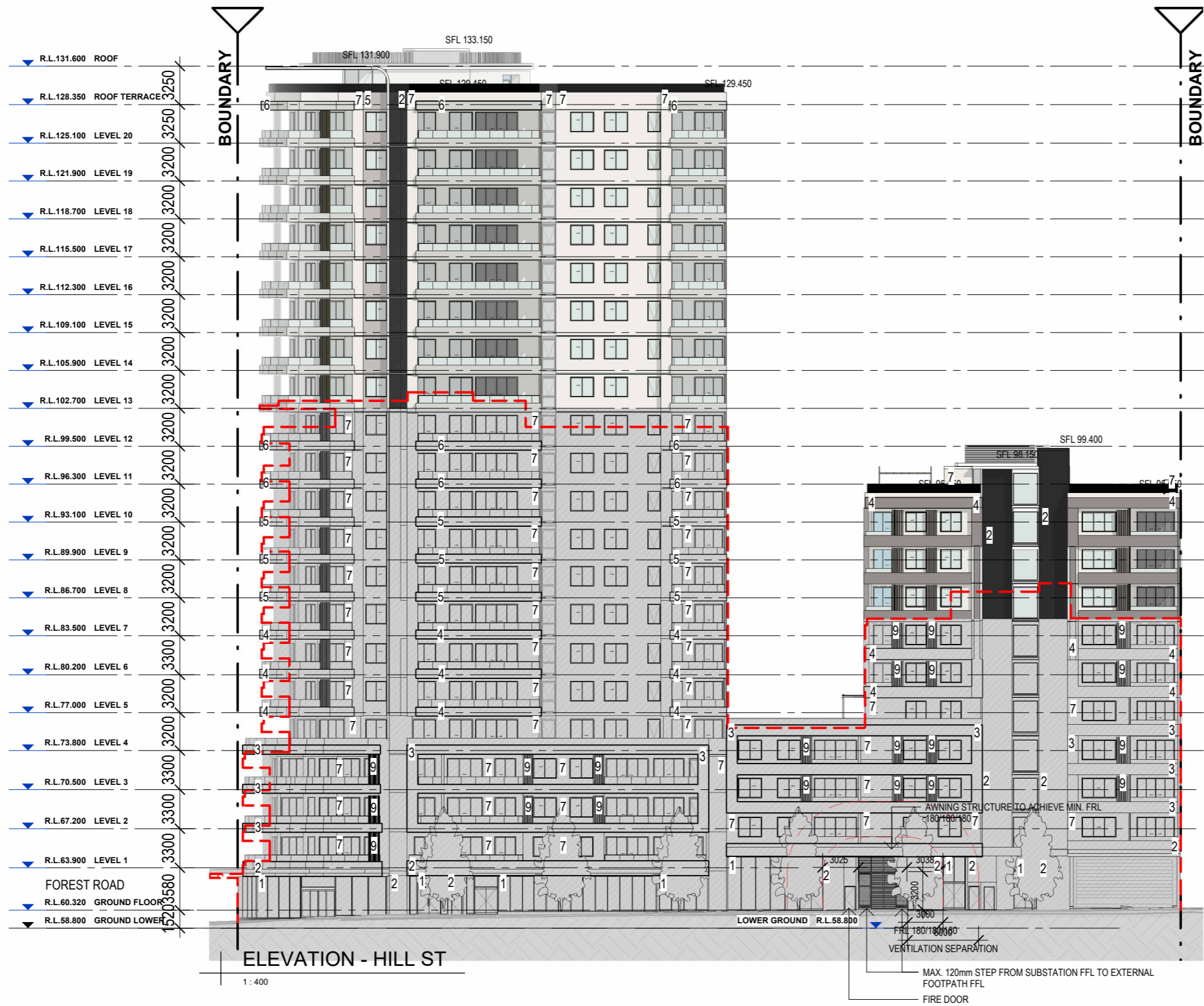
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DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

SHDA

REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	<p>DWA DESIGN WORKSHOP AUSTRALIA</p>	<p>Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au</p>	<p>Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)</p>	<p>CLIENT: TQMDC LOTUS, HURSTVILLE</p> <p>ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE</p> <p>DRAWING NAME: FOREST ROAD ELEVATION</p>	<p>SCALE BAR:</p>	<p>ISSUE DATE: 01.09.2025</p> <p>DRAWN: SL/NT</p> <p>SCALE: 1:400</p> <p>QA: RG</p>	<p>PROJECT No. 2867</p> <p>DWG No. Rev. 2.02 H</p>
<p><small>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small></p>									





MATERIALS LEGEND	
1	BLACK COLOUR TINTED GLASS
2	DULUX BLACK
3	DULUX DEEP WALNUT
4	DULUX MOLE GREY
5	DULUX CLEAR CONCRETE
6	DULUX BLEACHES HALF STRENGTH
7	DULUX NATURAL WHITE
9	ALUMINIUM TIMBER LOOK BATTENS - WHITE OAK

APPROVED DESIGN KEY

 APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

DISCLAIMER
 Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

<table border="1"> <tr> <th>REF.</th> <th>DATE</th> <th>AMENDMENT</th> </tr> <tr> <td>H</td> <td>01.09.2025</td> <td>SHDA LODGEMENT</td> </tr> </table>	REF.	DATE	AMENDMENT	H	01.09.2025	SHDA LODGEMENT	 DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Woll Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE DRAWING NAME: HILL STREET ELEVATION	SCALE BAR: 	ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: 1:400 QA: RG	PROJECT No. 2867 DWG No. Rev. 2.03 H
REF.	DATE	AMENDMENT											
H	01.09.2025	SHDA LODGEMENT											
<small>DISCLAIMER</small> <small>All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small>													

MATERIALS LEGEND	
1	BLACK COLOUR TINTED GLASS
2	DULUX BLACK
3	DULUX DEEP WALNUT
4	DULUX MOLE GREY
5	DULUX CLEAR CONCRETE
6	DULUX BLEACHES HALF STRENGTH
7	DULUX NATURAL WHITE
9	ALUMINIUM TIMBER LOOK BATTENS - WHITE OAK

APPROVED DESIGN KEY

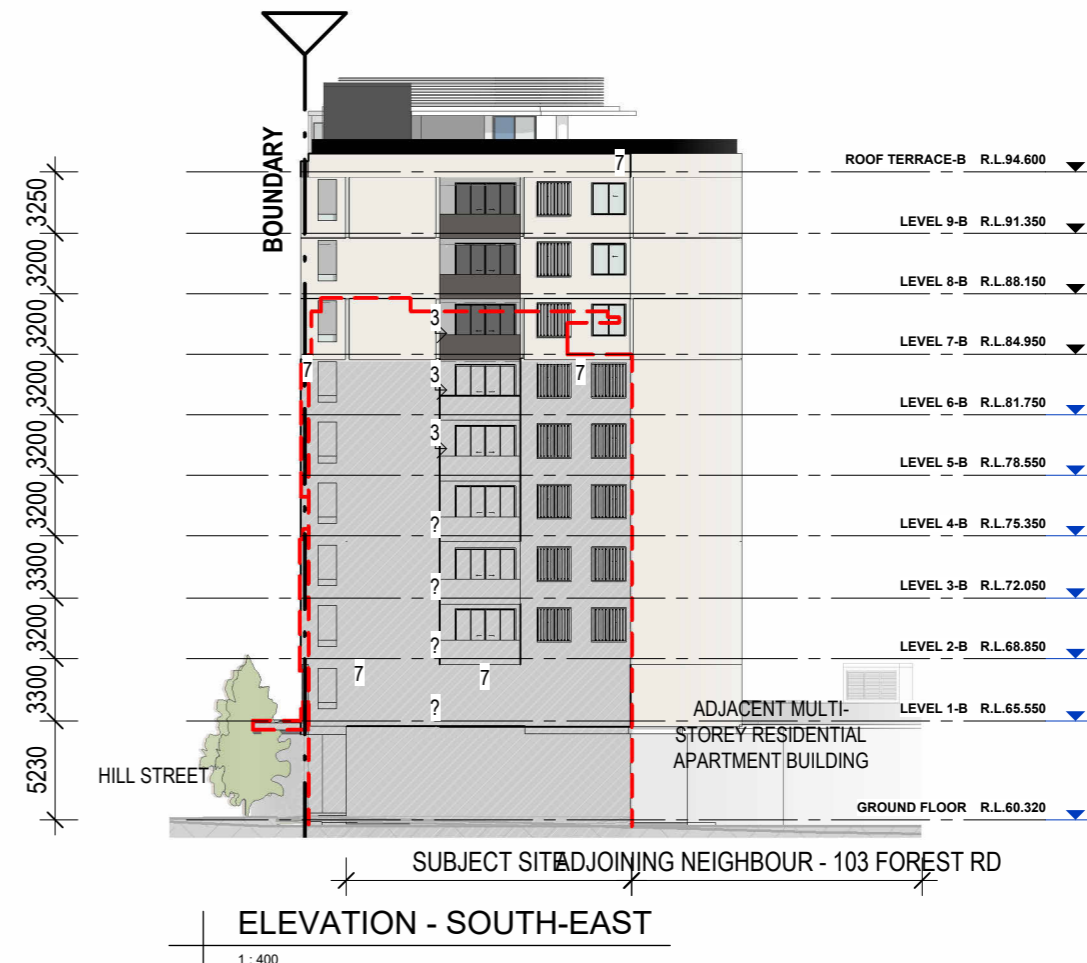


APPROVED DESIGN / PORTION OF DESIGN UNCHANGED



ELEVATION - EAST

1 : 400



ELEVATION - SOUTH-EAST

1 : 400

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT

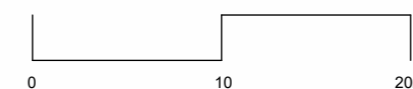


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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: EAST & SOUTH EAST ELEVATIONS

SCALE BAR:



ISSUE DATE: 01.09.2025
DRAWN: SL/NT
SCALE: 1:400
QA: RG

PROJECT No. 2867
DWG No. 2.04
Rev. H

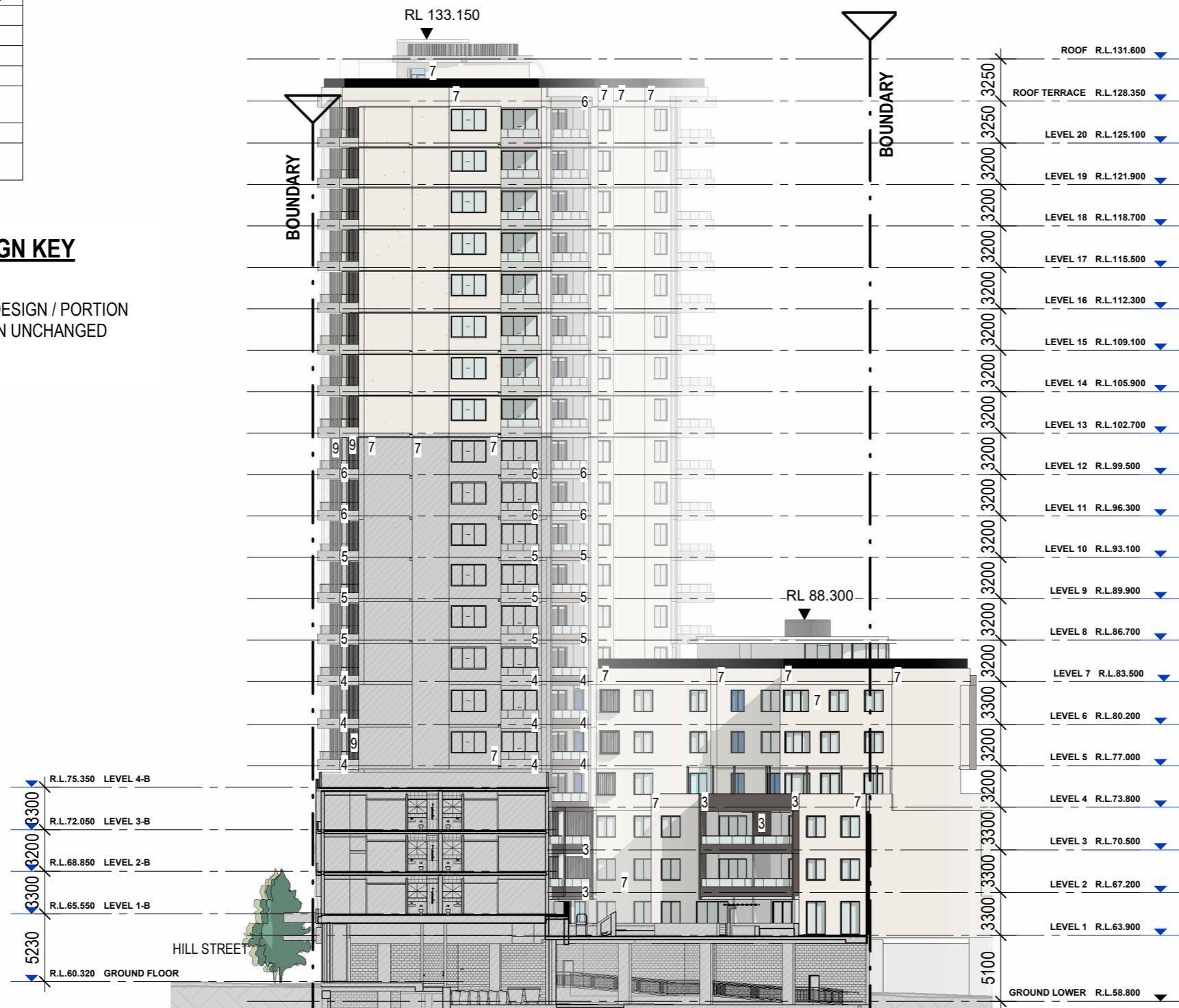
SHDA

MATERIALS LEGEND	
1	BLACK COLOUR TINTED GLASS
2	DULUX BLACK
3	DULUX DEEP WALNUT
4	DULUX MOLE GREY
5	DULUX CLEAR CONCRETE
6	DULUX BLEACHES HALF STRENGTH
7	DULUX NATURAL WHITE
9	ALUMINIUM TIMBER LOOK BATTENS - WHITE OAK

APPROVED DESIGN KEY



APPROVED DESIGN / PORTION OF DESIGN UNCHANGED



BLOCK B - SOUTH ELEVATION

1 : 400

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

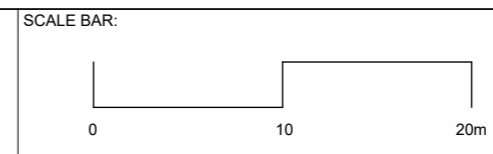
REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT



Wollongong
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Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDL LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: BLOCK B - SOUTH ELEVATION



ISSUE DATE: 01.09.2025	PROJECT No. 2867
DRAWN: SL/NT	DWG No. Rev.
SCALE: 1:400	2.05 H
QA: RG	

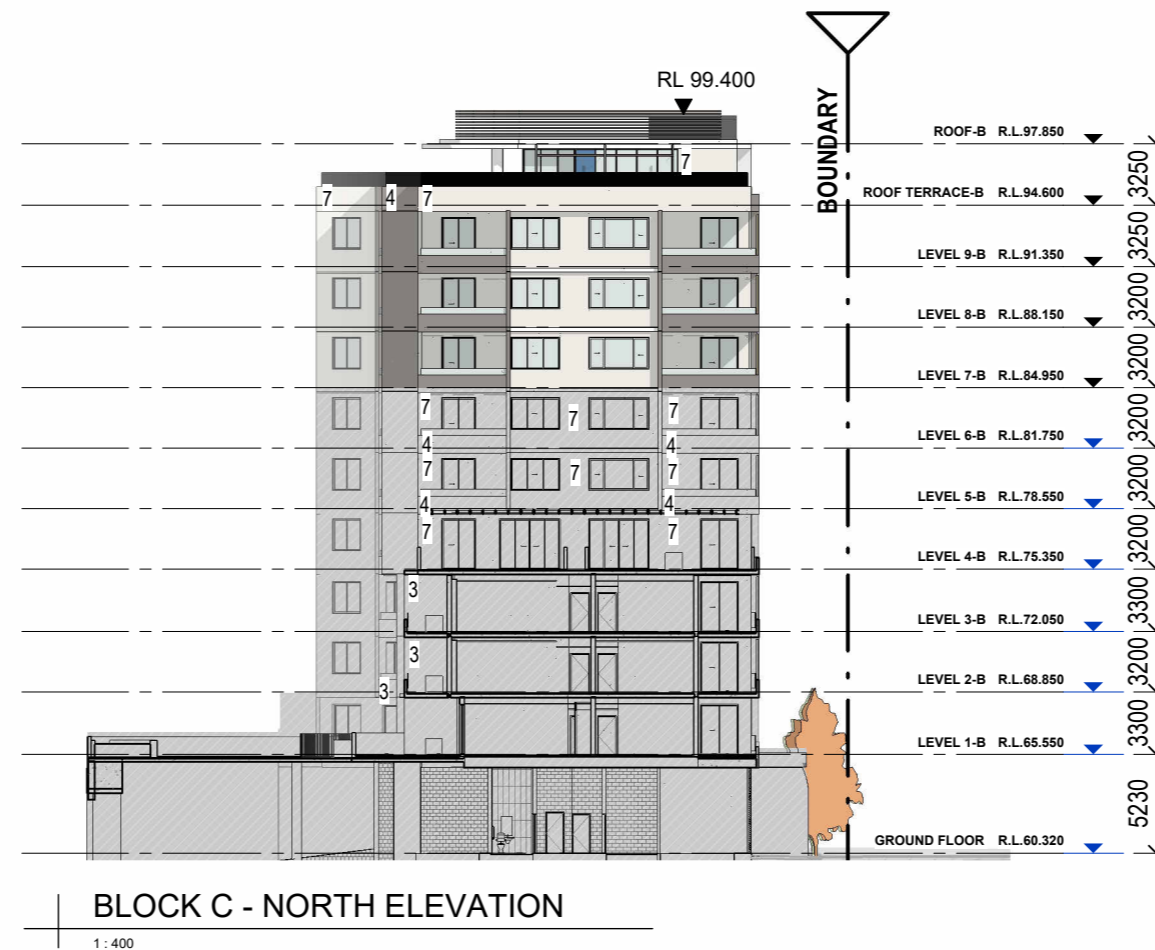
SHDA

MATERIALS LEGEND	
1	BLACK COLOUR TINTED GLASS
2	DULUX BLACK
3	DULUX DEEP WALNUT
4	DULUX MOLE GREY
5	DULUX CLEAR CONCRETE
6	DULUX BLEACHES HALF STRENGTH
7	DULUX NATURAL WHITE
9	ALUMINIUM TIMBER LOOK BATTENS - WHITE OAK

APPROVED DESIGN KEY



APPROVED DESIGN / PORTION OF DESIGN UNCHANGED



BLOCK C - NORTH ELEVATION

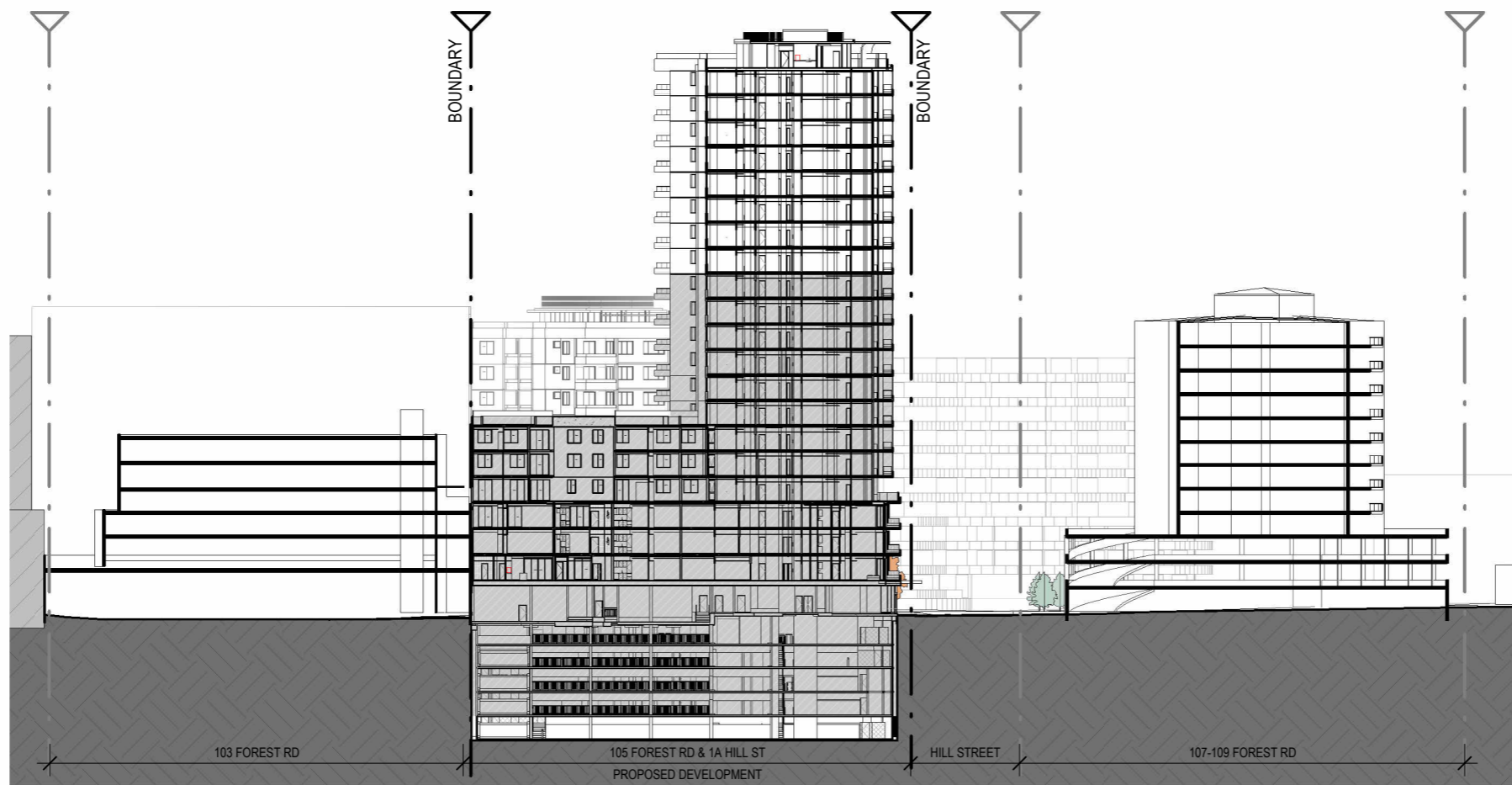
1 : 400

DISCLAIMER

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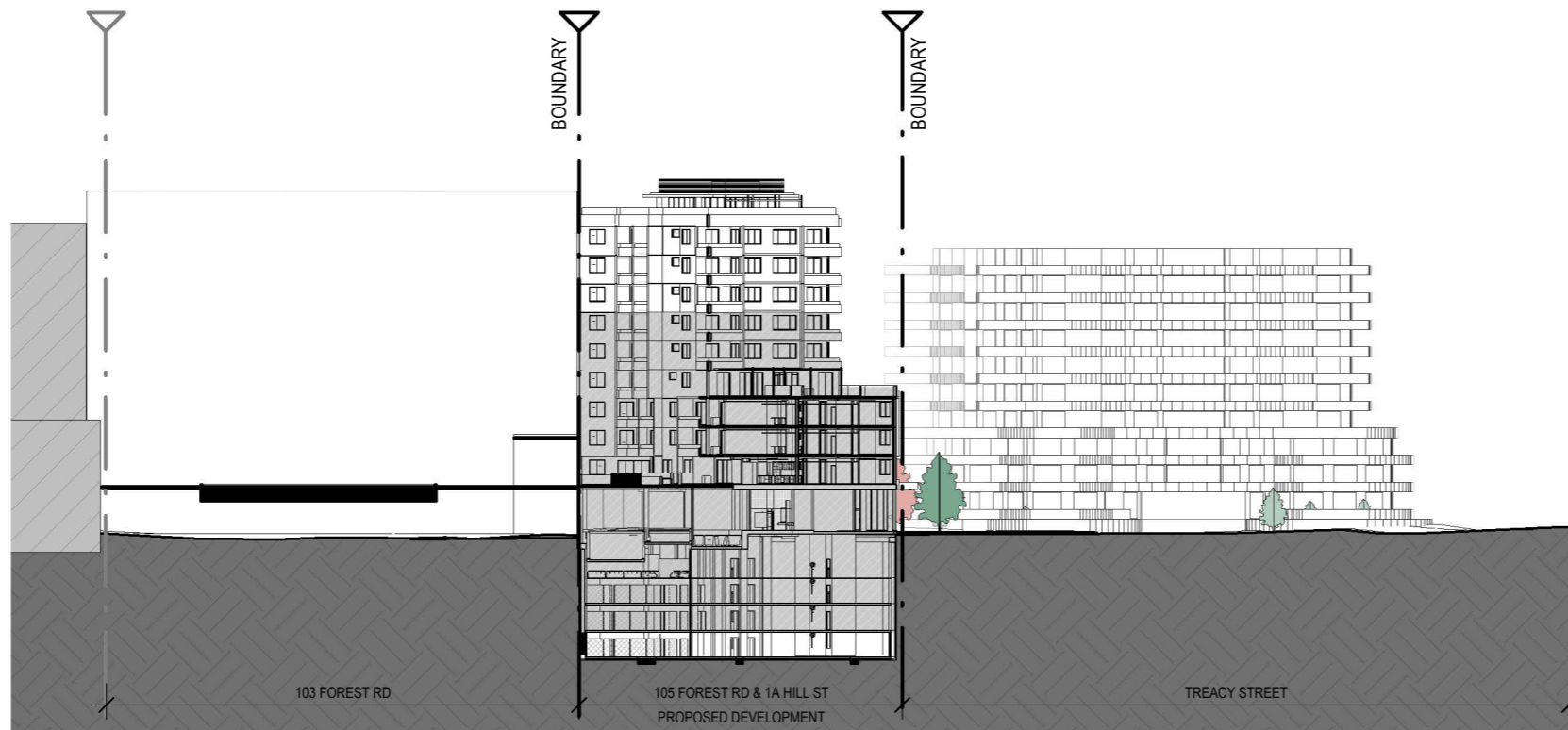
SHDA

REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	<p>DWA DESIGN WORKSHOP AUSTRALIA</p>	<p>Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au</p>	<p>Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)</p>	<p>CLIENT: TQMDC LOTUS, HURSTVILLE</p> <p>ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE</p> <p>DRAWING NAME: BLOCK C - NORTH ELEVATION</p>	<p>SCALE BAR:</p>	<p>ISSUE DATE: 01.09.2025</p> <p>DRAWN: SL/NT</p> <p>SCALE: 1:400</p> <p>QA: RG</p>	<p>PROJECT No. 2867</p> <p>DWG No. Rev. 2.06 H</p>
<p>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</p>									



SITE SECTION A

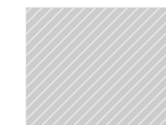
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SITE SECTION B

1 : 800

APPROVED DESIGN KEY




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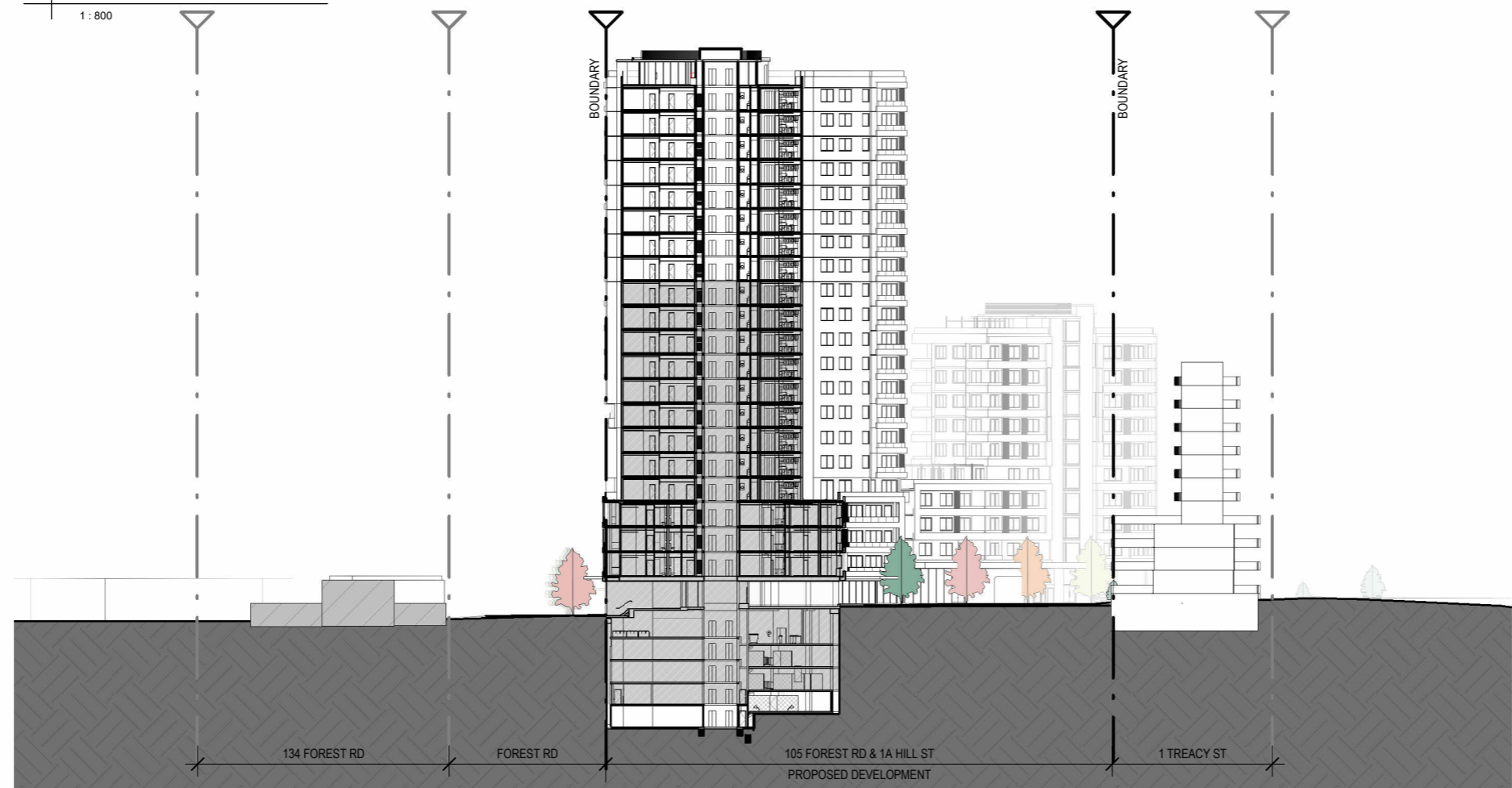
SHDA

REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	 DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE DRAWING NAME: SITE SECTIONS	ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: QA: RG	PROJECT No. 2867 DWG No. Rev. 3.01 H
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SITE SECTION C

1 : 800



SITE SECTION D

1 : 800

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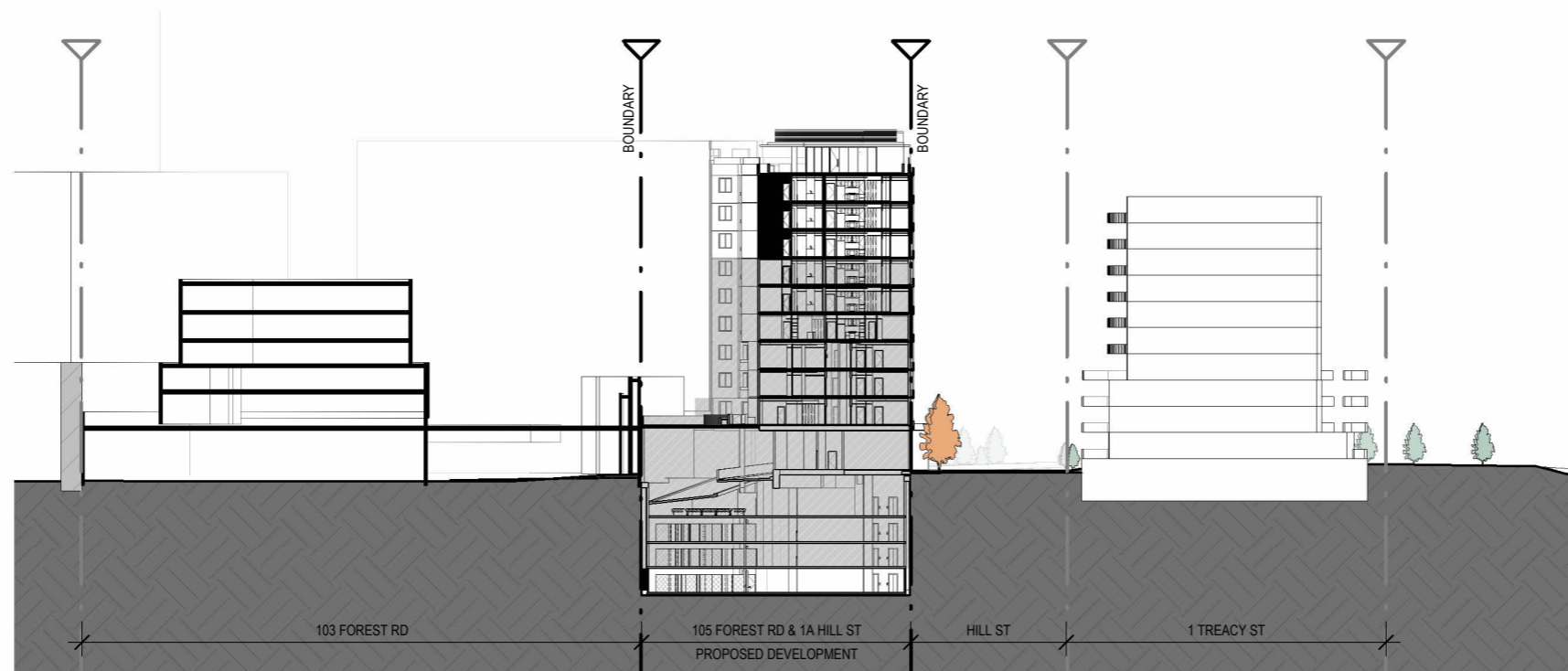
SHDA

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SITE SECTION E

1 : 800



SITE SECTION F

1 : 800

APPROVED DESIGN KEY




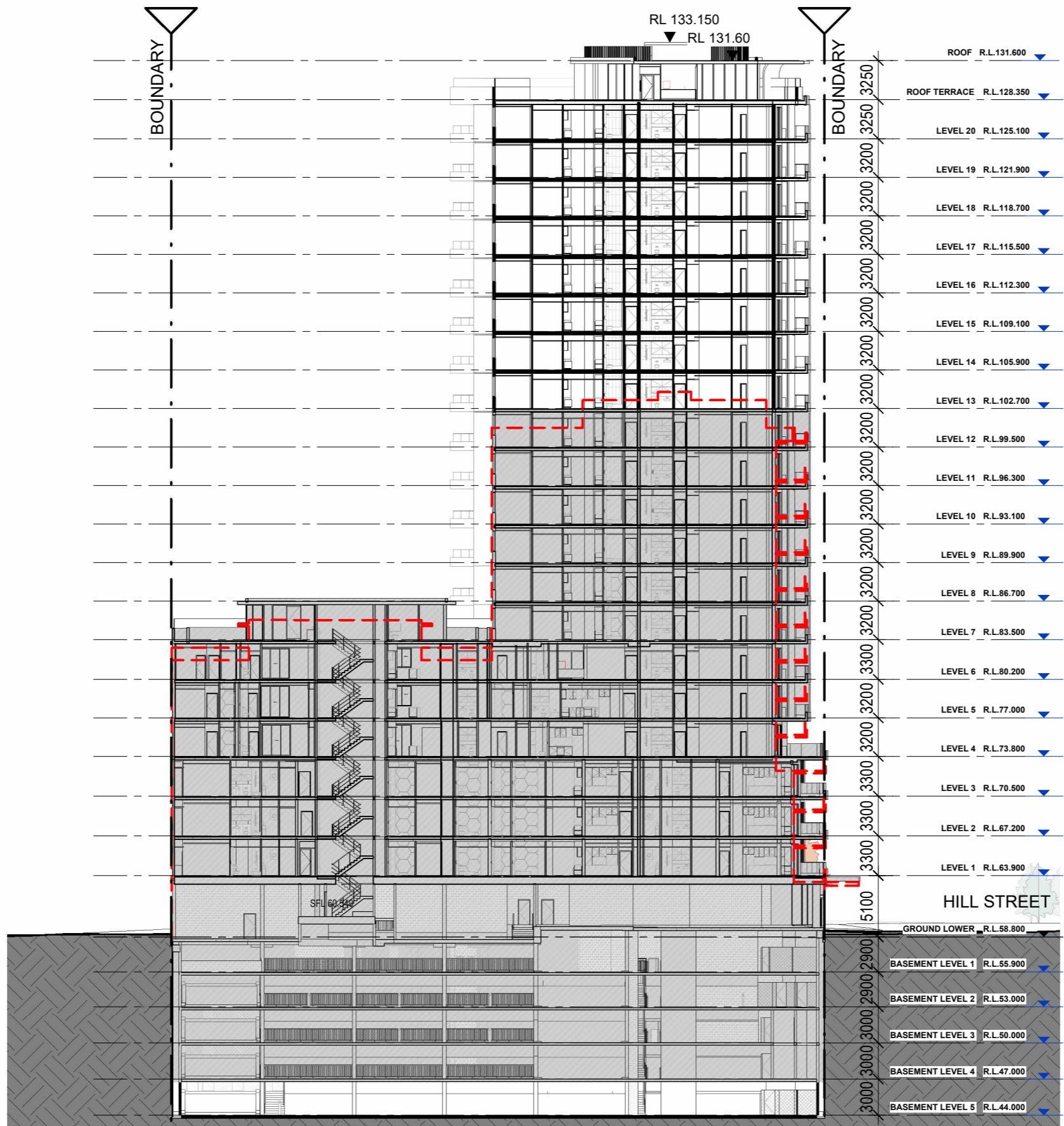
APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

DISCLAIMER

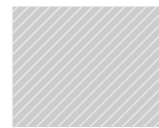
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

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S4.55(3) - SECTION A-A

1:400

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REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT

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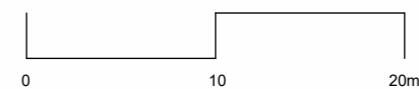


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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: SECTION A-A

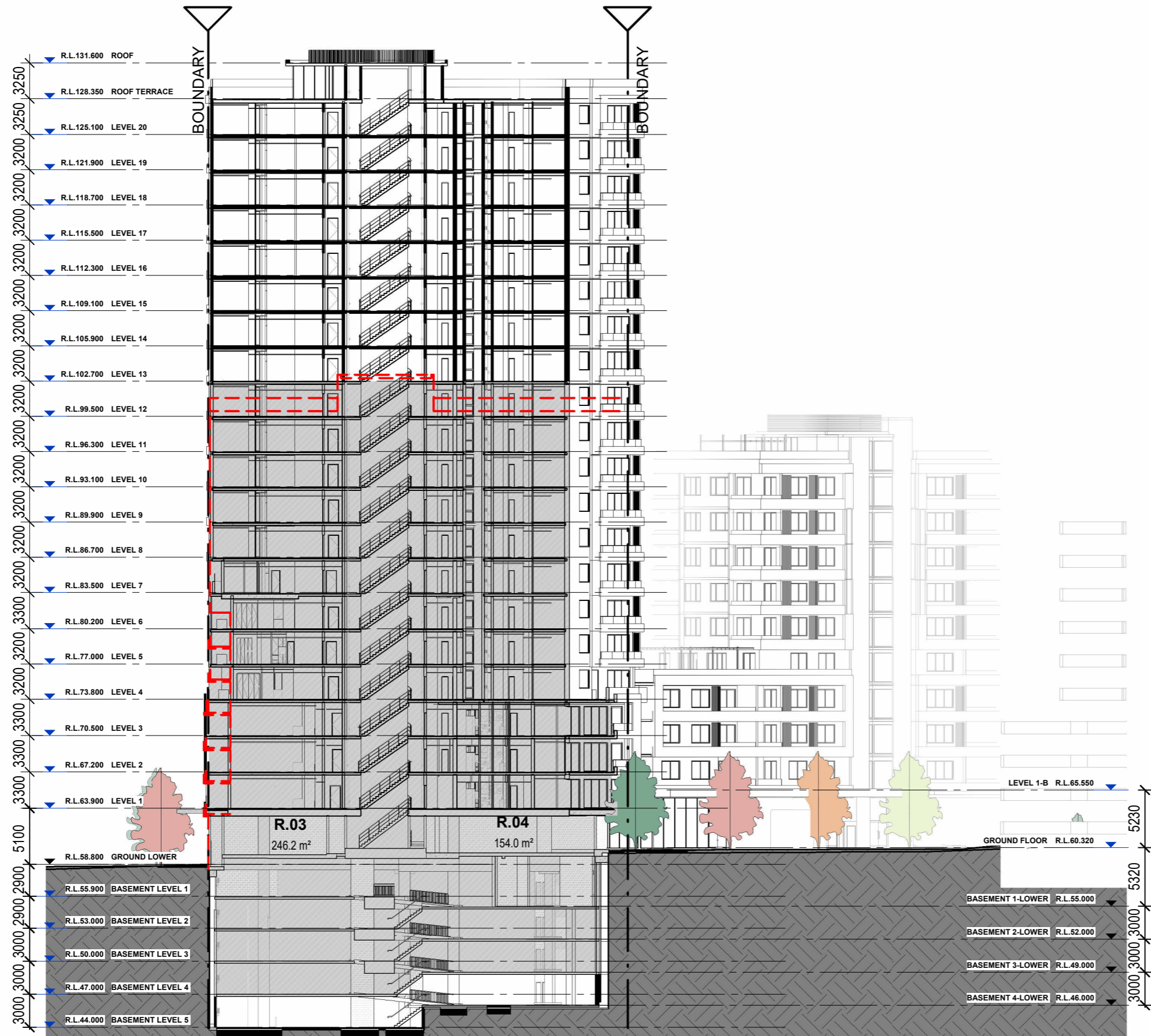
SCALE BAR:



ISSUE DATE: 01.09.2025
DRAWN: SL/NT
SCALE: 1:400
QA: RG

PROJECT No. 2867
DWG No. 3.04
Rev. H

SHDA



APPROVED DESIGN KEY



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S4.55(3) - SECTION B-B

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REF.	DATE	AMENDMENT
H	01.09.2025	SHDA LODGEMENT

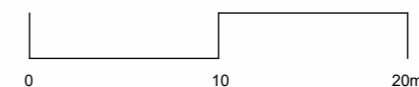


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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: SECTION B-B

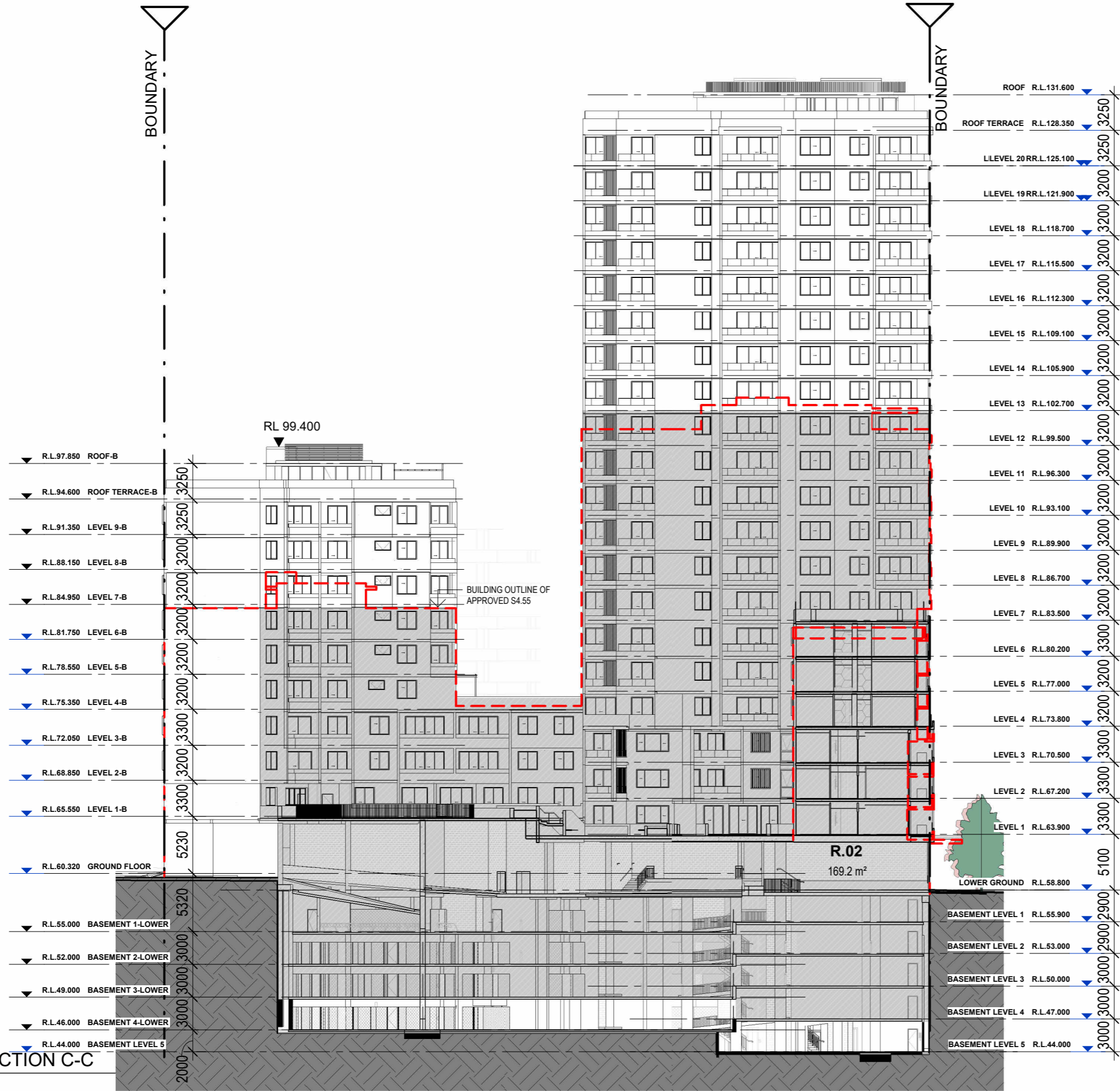
SCALE BAR:



ISSUE DATE: 01.09.2025
DRAWN: SL/NT
SCALE: 1:400
QA: RG

PROJECT No. 2867
DWG No. 3.05
Rev. H

SHDA



APPROVED DESIGN KEY

 APPROVED DESIGN / PORTION OF DESIGN UNCHANGED

S4.55(3) - SECTION C-C

1:400

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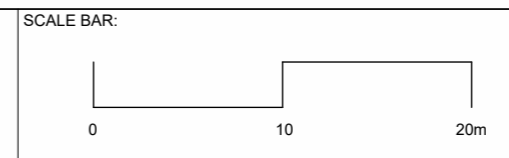
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Sydney
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 Woll Creek NSW 2205
 Nominated Architect:
 Robert Gizzi (Reg. 8286)

CLIENT: TQMDC
 LOTUS, HURSTVILLE
 ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
 DRAWING NAME: SECTION C-C



ISSUE DATE: 01.09.2025	PROJECT No. 2867
DRAWN: SL/NT	DWG No. Rev.
SCALE: 1:400	3.06 H
QA: RG	

SHDA



STREETSCAPE VIEW - FOREST ROAD (EAST)




STREETSCAPE VIEW - FOREST ROAD (WEST)

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<small>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small>				DRAWING NAME: STREETSCAPE PRESPECTIVES		QA: RG		



STREETSCAPE VIEW - HILL STREET (SOUTH)




STREETSCAPE VIEW - HILL STREET (NORTH)

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<small>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</small>								




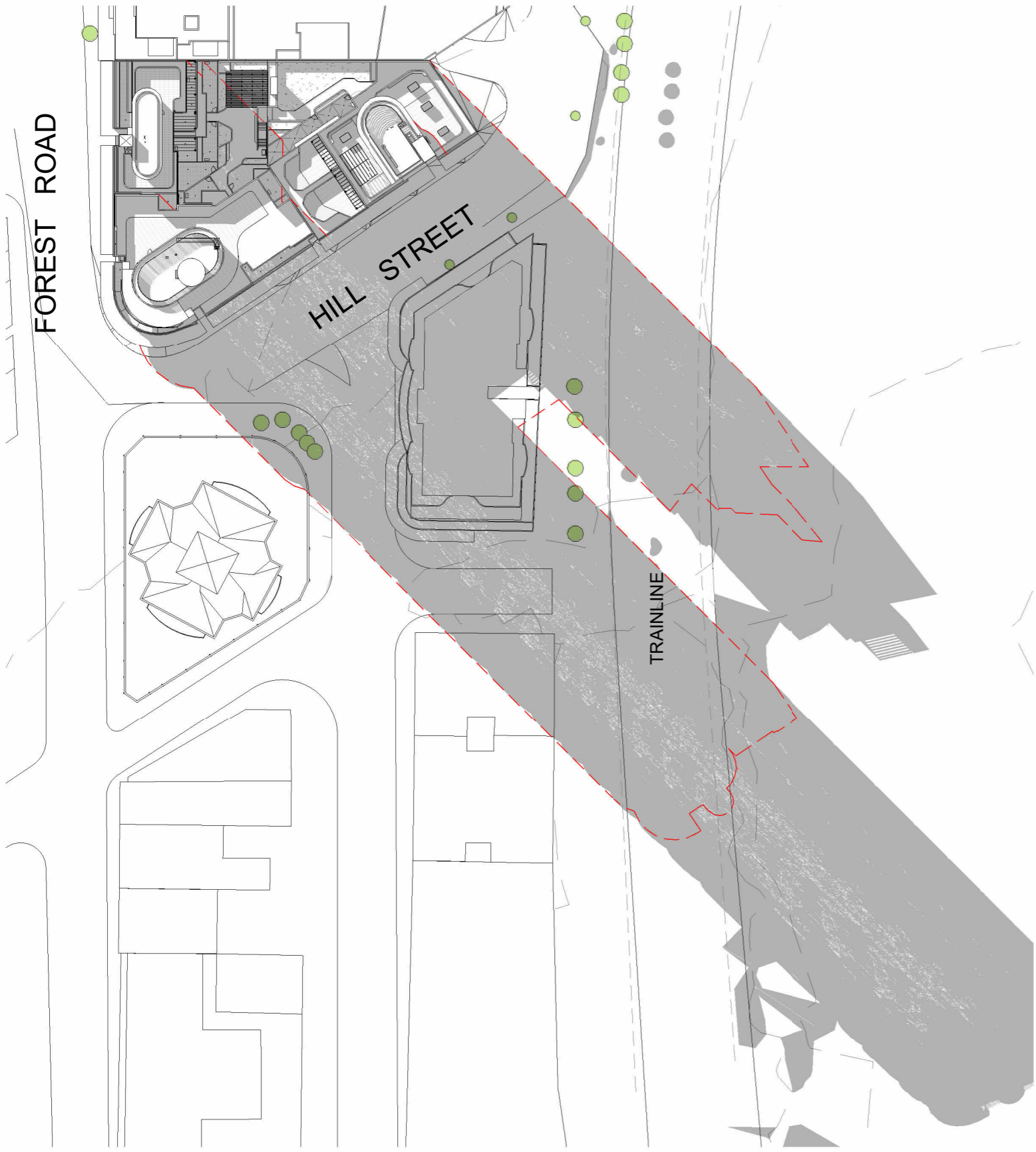
STREETScape VIEW - TREACY STREET (EAST)

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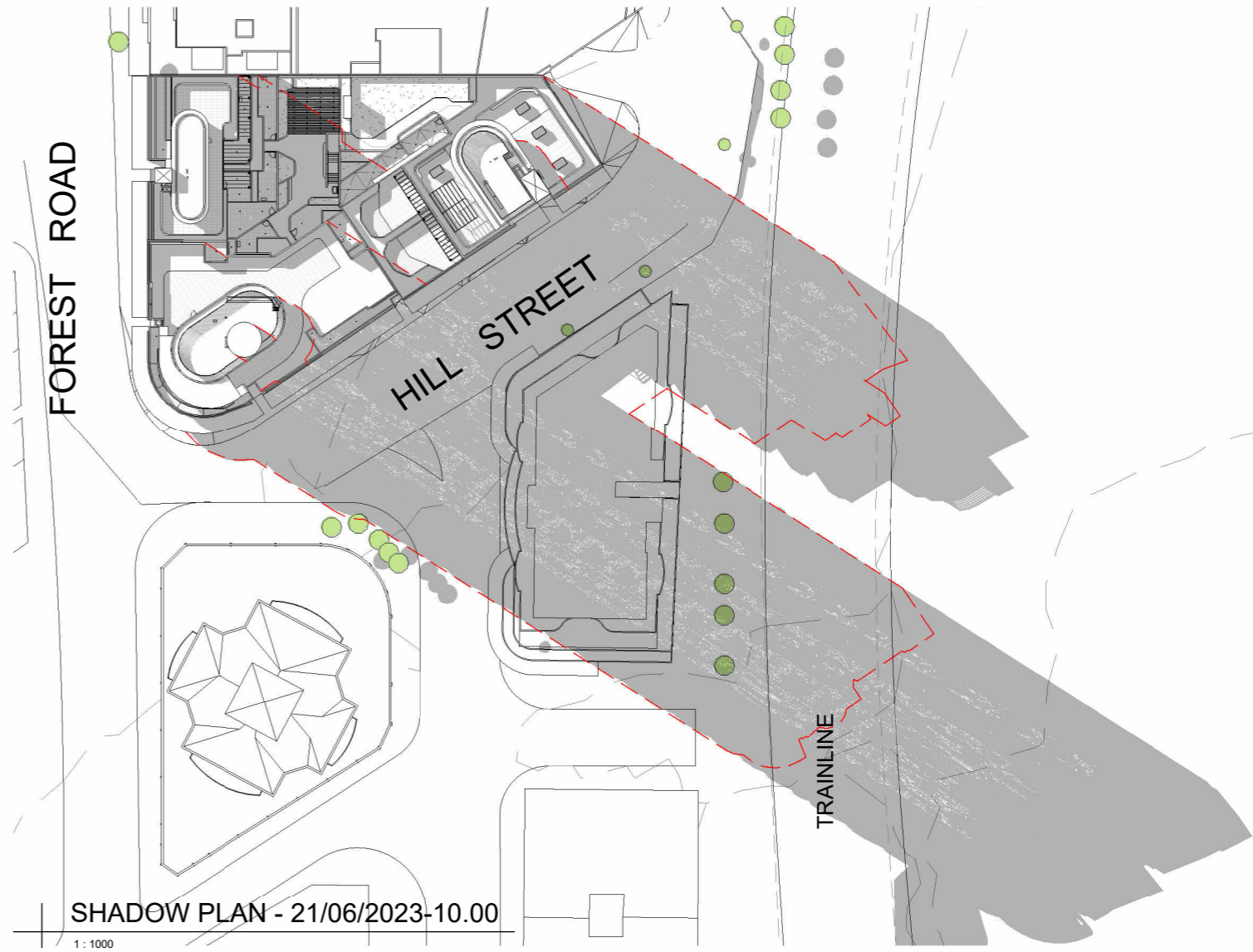
SHDA

REF. H	DATE 01.09.2025	AMENDMENT SHDA LODGEMENT	 DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wollri Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQMDC LOTUS, HURSTVILLE ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE DRAWING NAME: STREETScape PRESPECTIVES	ISSUE DATE: 01.09.2025 DRAWN: SL/NT SCALE: RG QA: RG	PROJECT No. 2867 DWG No. Rev. 4.03 H
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SHADOW PLAN - 21/06/2023-9.00

1:1000



SHADOW PLAN - 21/06/2023-10.00

1:1000



SHADOW PLAN - 21/06/2023-11.00

1:1000

--- INDICATES LINE OF APPROVED DEVELOPEMENT SHADOW

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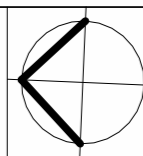
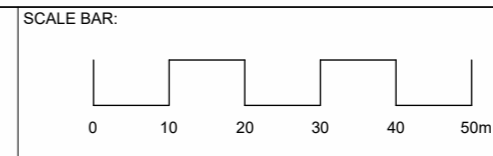
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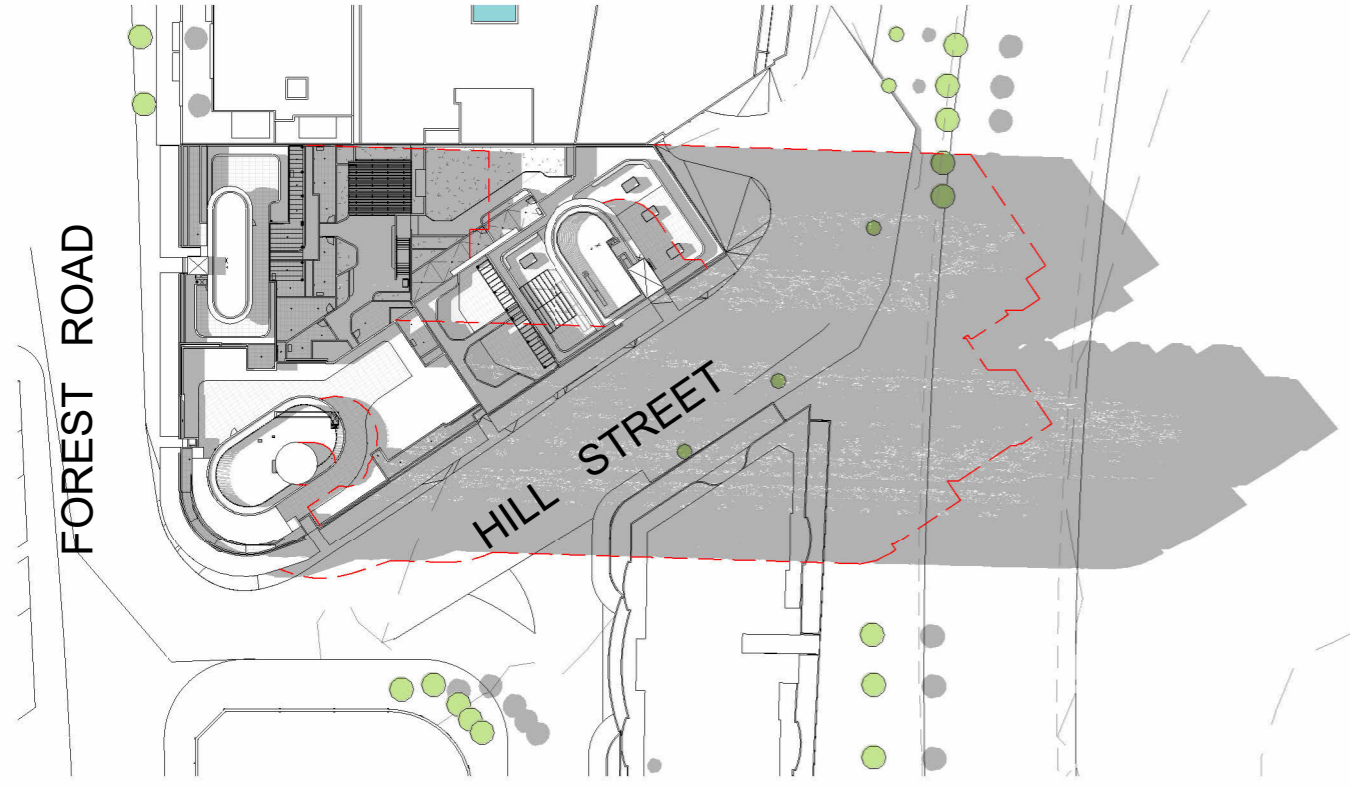
CLIENT: TQMD
 LOTUS, HURSTVILLE
 ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
 DRAWING NAME: SHADOWS - WINTER



ISSUE DATE: 01.09.2025
 DRAWN: SL/NT
 SCALE: 1:1000
 QA: RG

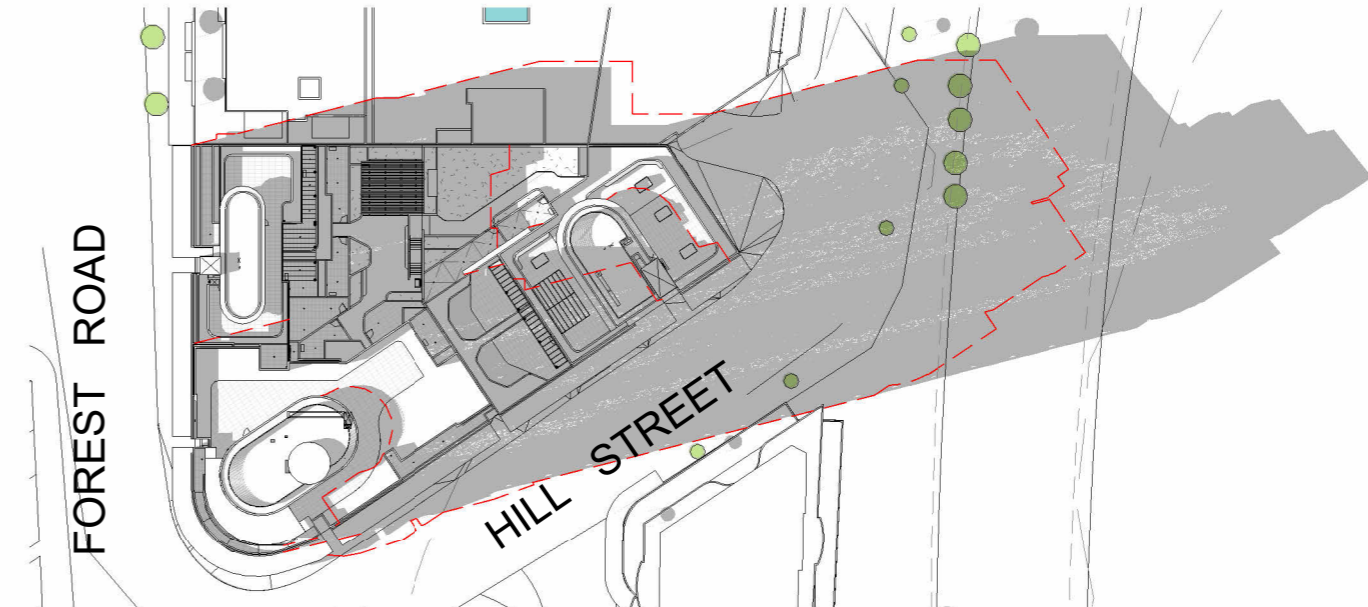
PROJECT No. 2867
 DWG No. 5.01
 Rev. H

SHDA



SHADOW PLAN - 21/06/2023-12.00

1 : 1000



SHADOW PLAN - 21/06/2023-13.00

1 : 1000



SHADOW PLAN - 21/06/2023-14.00

1 : 1000



SHADOW PLAN - 21/06/2023-15.00

1 : 1000

--- INDICATES LINE OF APPROVED DEVELOPMENT SHADOW

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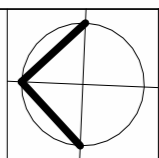
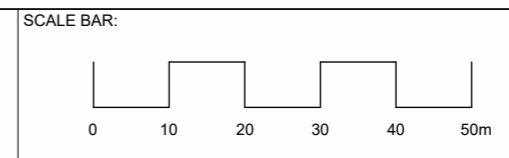
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CLIENT: TQMDC
 LOTUS, HURSTVILLE
 ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
 DRAWING NAME: SHADOWS - WINTER



ISSUE DATE: 01.09.2025
 DRAWN: SL/NT
 SCALE: 1:1000
 QA: RG

PROJECT No. 2867
 DWG No. 5.02
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SHADOW PLAN - 21/06/2023-16.00

1:1000



SHADOW PLAN - 21/06/2023-16.45

1:1000

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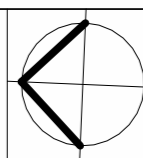
REF.	DATE	AMENDMENT
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CLIENT: TQMD
LOTUS, HURSTVILLE
ADDRESS: 105 FOREST RD & 1A HILL ST, HURSTVILLE
DRAWING NAME: SHADOWS - WINTER



ISSUE DATE: 01.09.2025
DRAWN: SL/NT
SCALE: 1:1000
QA: RG

PROJECT No. 2867
DWG No. 5.03
Rev. H

SHDA