



B

VIEW FROM SOUTH-EAST OF CLIFFORD STREET

<p>General Notes</p> <p>DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY DEMOLITION OR CONSTRUCTION.</p> <p>All dimensions are in millimetres unless stated otherwise.</p> <p>All dimensions shown are to be used in consultation with the relevant consent documents. All drawings and notes are to be checked and verified on site prior to the commencement of work. Shop drawings or details are to be approved by the relevant authority prior to construction. Changes must be noted on the drawings. BKA Architecture. This document has been prepared for the use of the client only and is the property of BKA Architecture. This document has been prepared for the use of the client only and is the property of BKA Architecture. This document has been prepared for the use of the client only and is the property of BKA Architecture.</p> <p>Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes and the client or development consent.</p> <p>Notwithstanding to whomsoever: JOHN BAKER 3652 JOHN KILWINGH 5999</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>24/2/23</td> <td>For Without Prejudice Meeting</td> </tr> <tr> <td>B</td> <td>28/3/23</td> <td>s34 Hearing</td> </tr> </tbody> </table>	Rev.	Date	Issue	A	24/2/23	For Without Prejudice Meeting	B	28/3/23	s34 Hearing	<p>Client</p> <p>Denwol Group</p>	<p>Architect</p> <p>BKA Architecture</p> <p>SYDNEY Suite 104, 19 Bolton St, Newmarket, NSW 2000 T: +61 2 9218 9200 E: info@bka.com.au W: www.bka.com.au</p> <p>NEWCASTLE Suite 4, 77 Dunning Ave, Newcastle, NSW 2060 T: +61 2 4926 5563 T: +61 2 6987 2712</p> <p>NORTH COAST 20-21 Main St, Clarks, NSW 2460 T: +61 2 4926 5563 T: +61 2 6987 2712</p>	<p>Scale at A1</p> <p>North</p> <p>Project Address</p> <p>9-13 Clifford St, Suffolk Park</p> <p>Date</p> <p>31/3/23</p> <p>Drawn</p> <p>RY, QD, AK</p> <p>Checked</p> <p>JB, SM</p> <p>Status</p> <p>For LEC</p>	<p>Drawing</p> <p>Photomontage - Sheet 01</p> <p>Project No.</p> <p>21021</p> <p>Revision</p> <p>B</p> <p>Drawing No.</p> <p>A001</p>
Rev.	Date	Issue												
A	24/2/23	For Without Prejudice Meeting												
B	28/3/23	s34 Hearing												



C

VIEW FROM SOUTH-WEST OF CLIFFORD STREET

General Notes

DO NOT SCALE FROM DRAWING. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE.
SECURE AND REINFORCE CONSTRUCTION.

All drawings are to reference unless stated otherwise.
All dimensions are in millimeters unless stated otherwise.

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Minor changes to form and configuration may be required when drawings are subsequently prepared for construction and/or any other part of development process.

Notwithstanding to BKA Architecture - John Bauer 2022. John Kawakage 2022

Rev. Date Issue

A	24/2/23	For Without Prejudice Meeting
B	28/3/23	s34 Hearing
C	3/4/23	s34 Hearing

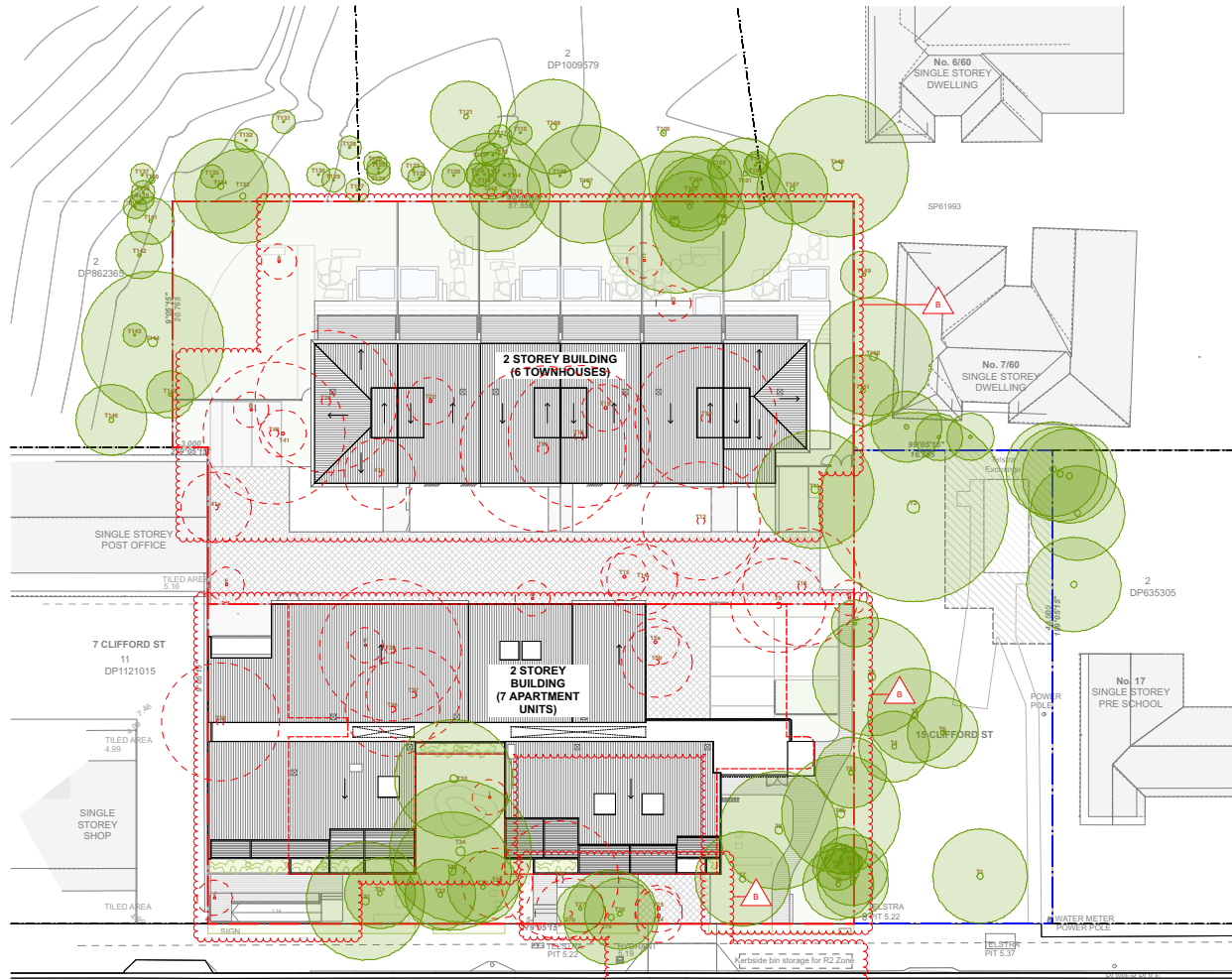
Client
Denwol Group

Architect
BKA Architecture

SYDNEY
2018
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Sydney, NSW
1500 2276
NEWCASTLE
Sydney, NSW
Sydney, NSW
1500 2276
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T: +61 2 6587 2712

Scale at A1	North	Project Address
		9-13 Clifford St, Suffolk Park
Date	Drawn	Checked
3/4/23	RY, QD, AK	JB, SM
	Status	
	For LEC	

Drawing		
Photomontage - Sheet 02		
Project No.	Revision	Drawing No.
21021	C	A002



CLIFFORD STREET

LEGEND

- Elevated Timber platform
- Shared Pathway - Concrete Slab
- Vehicular Road and Parking - Concrete Slab
- Landscaped
- Indicates trees removed
- Existing Trees
- Indicates Tree Centres as per Survey Refer to Report prepared by Tree Wise Men Australia Pty Ltd
- New landscaping Refer to Report prepared by Ennismore Field Pty Ltd

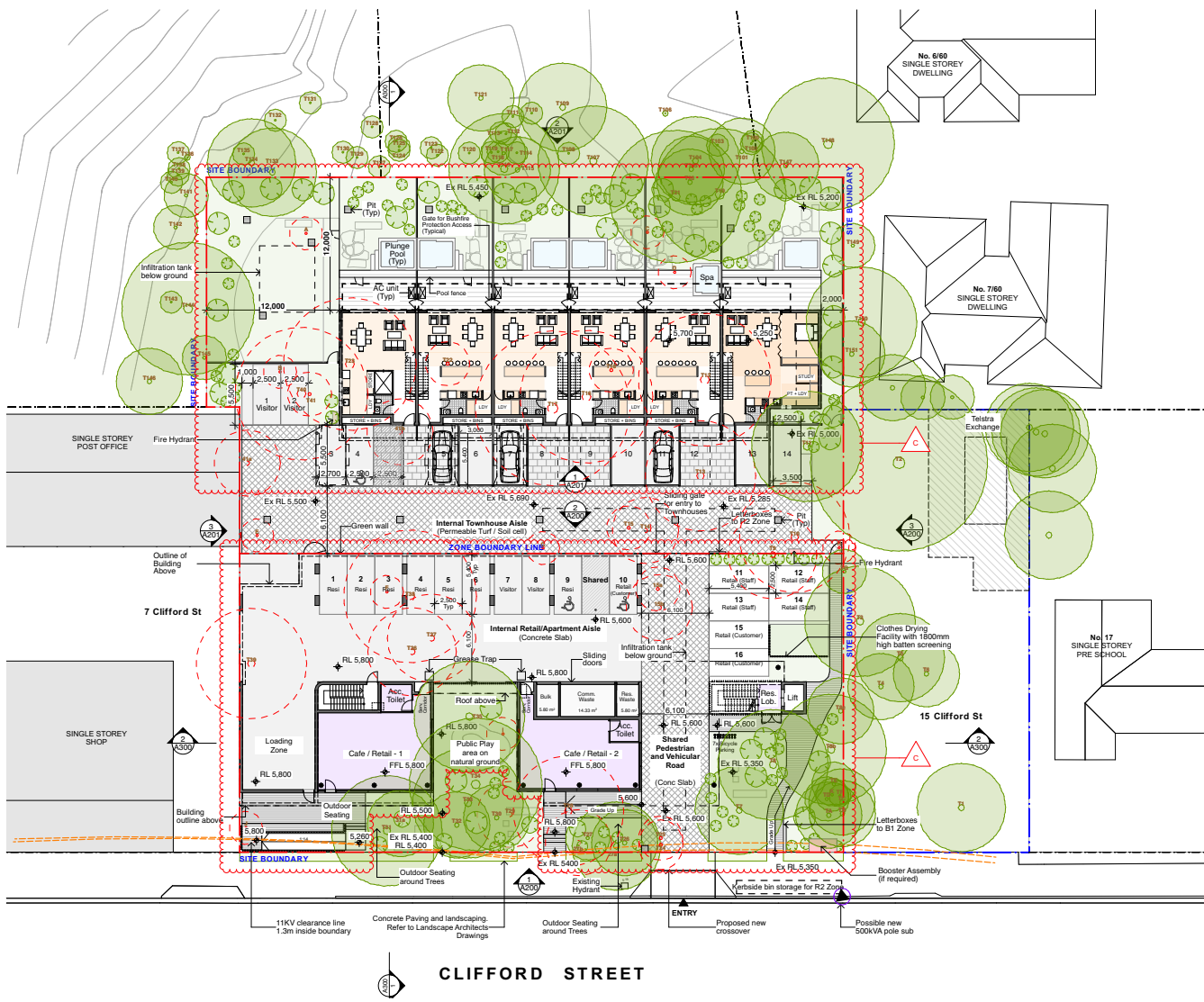
- SITE AREA**
- ZONE R2 - 1906 m²
 - ZONE B1 - 1484 m²
- TREE NAMES**

- T1 to T11 - Coastal Cypress Pine
- T12 - Swamp Mahogany
- T13 - Coastal Cypress Pine
- T14 - Macadamia (Non-significant Native)
- T15 - ~~Frangipani (Non-significant Exotic)~~
- T15a - ~~Bangalow Palm~~
- T15b - ~~Camphor Laurel~~
- T16 and T17 - ~~Coastal Cypress Pine~~
- T18 - ~~Bangalow Palm~~
- T19 to T21 - Coastal Cypress Pine
- T22 - Tulip wood
- T23 - Coastal Cypress Pine
- T24 - Beach birds eye
- T25 - Cheese tree
- T26 - Tuckeroo
- T27 - Cheese tree
- T27a - Tuckeroo
- T27b - Cheese tree
- T28 - ~~Umbrella tree~~
- T29 - Lilly Pilly
- T30 - Plum Pine
- T31 - Coastal Cypress Pine
- T31a - ~~Cheese Tree~~
- T32 - Plum Pine
- T33 to T35 - Coastal Cypress Pine
- T36 to 38 - Paperbark
- T39 - Tuckeroo
- T40 - Brush box
- T41 - Bangalow palm
- T41a - ~~Avocado Tree~~
- T41b - ~~Frangipani (Non-significant Exotic)~~
- T100 - ~~Three Veined Laurel~~
- T101 to T105 - Coastal Cypress Pine
- T106 - Beach Acrocychia
- T107 to T113 - Coastal Cypress Pine
- T114 and T115 - Beach Acrocychia
- T116 and T117 - Coastal Cypress Pine
- T118 and T119 - Beach Acrocychia
- T120 to T130 - Coastal Cypress Pine
- T131 - Brush Box
- T132 to T135 - Coastal Cypress Pine
- T136 - Tuckeroo
- T137 to T140 - Brush Box
- T141 and T142 - Beach Acrocychia
- T143 - Tuckeroo
- T144 - Coastal Cypress Pine
- T145 - Tuckeroo
- T146 - Coastal Cypress Pine
- T147 - Umbrella Tree
- T148 - Coastal Cypress Pine
- T149 - Bangalow Palm
- T150 and T151 - Coastal Cypress Pine
- TA to TG - Coastal Cypress Pine

UNNUMBERED TREE NAMES

- A - Magnolia grandiflora
- B - Tecoma stans, Yellow Elder
- C - Paw Paw
- D - Banana Palm
- E - Tecoma stans, Yellow Elder
- F - Giant Strelitzia
- G - Banana Palm
- H - Umbrella Palm
- I - Golden Cane Palm
- J - Frangipani
- K - Coastal Cypress Pine

<p>General Notes</p> <p>DO NOT SCALE DIMENSIONS, USE PROVIDED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<p>Rev. Date Issue</p> <p>A 16/12/2022 For Without Prejudice Meeting</p> <p>B 27/03/2023 s34 Hearing</p>	<p>Client</p> <p>Denwol Group</p>	<p>Architect</p> <p>BKA Architecture</p> <p>SYDNEY 2188 NSW NEWCASTLE 2260 NSW NORTH COAST 2264 NSW</p>	<p>Scale at A1</p> <p>1:200</p>	<p>North</p>	<p>Project Address</p> <p>9-13 Clifford St, Suffolk Park</p>	<p>Drawing Site Plan</p>
	<p>Project Info</p> <p>Date: 27/3/23</p> <p>Drawn: RY, QD, AK</p> <p>Checked: JB, SM</p> <p>Status: For LEC</p>	<p>Project No. Revision Drawing No.</p> <p>21021 B A005</p>					



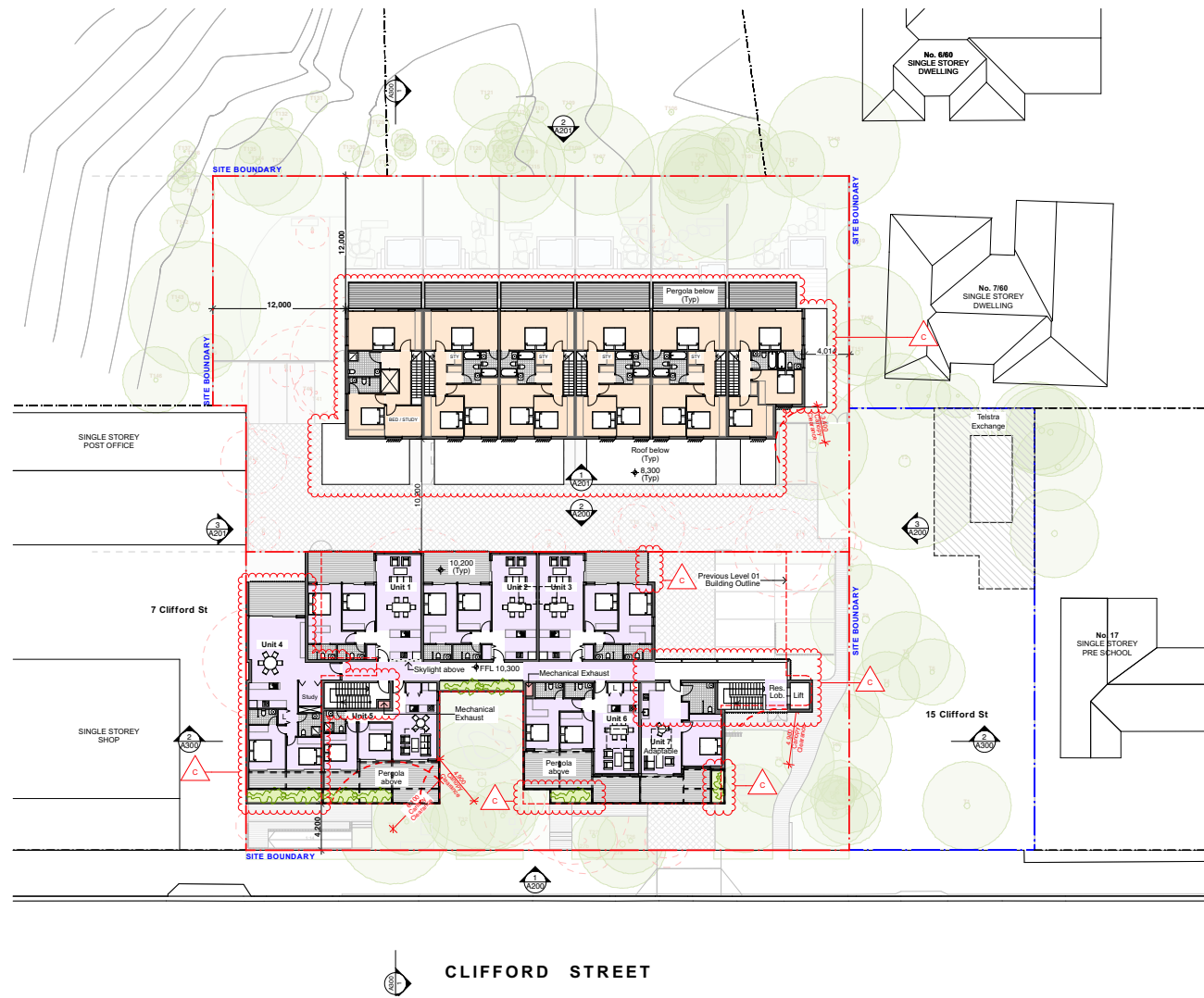
LEGEND

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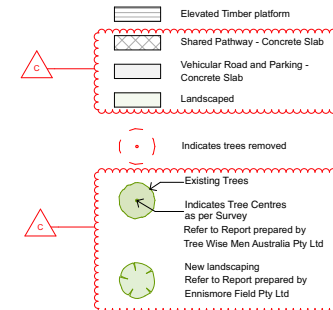
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 - T26 - Tuckeroo
 - T27 - Cheese tree
 - T27a - Tuckeroo
 - T27b - Cheese tree
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 - T32 - Plum Pine
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 - T40 - Brush box
 - T41 - Bangalow palm
 - T41a - Avocado Tree
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CLIFFORD STREET

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	Date 28/3/23	Drawn RY, QD, AK	Checked JB, SM	Status For LEC	Project No. 21021	Revision C	Drawing No. A100



LEGEND



SITE AREA

ZONE R2 - 1906 m²
 ZONE B1 - 1484 m²

TREE NAMES

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CLIFFORD STREET

General Notes

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 SITE LINES AND NEAREST PROPERTY CO-ORDINATES.
 All drawings are to reference unless stated otherwise.
 All dimensions are to be taken as indicated. All dimensions are to be taken as indicated.
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Rev. Date	Issue
A	16/12/2022 For Without Prejudice Meeting
B	19/01/2023 s34 Amendments
C	27/03/2023 s34 Hearing

Client
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NORTH COAST 2061 NSW
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Scale at A1

1:200

North



Project Address

9-13 Clifford St, Suffolk Park

Date

27/3/23

Drawn

RY, QD, AK

Checked

JB, SM

Status

For LEC

Drawing

Level 01 Plan

Project No.

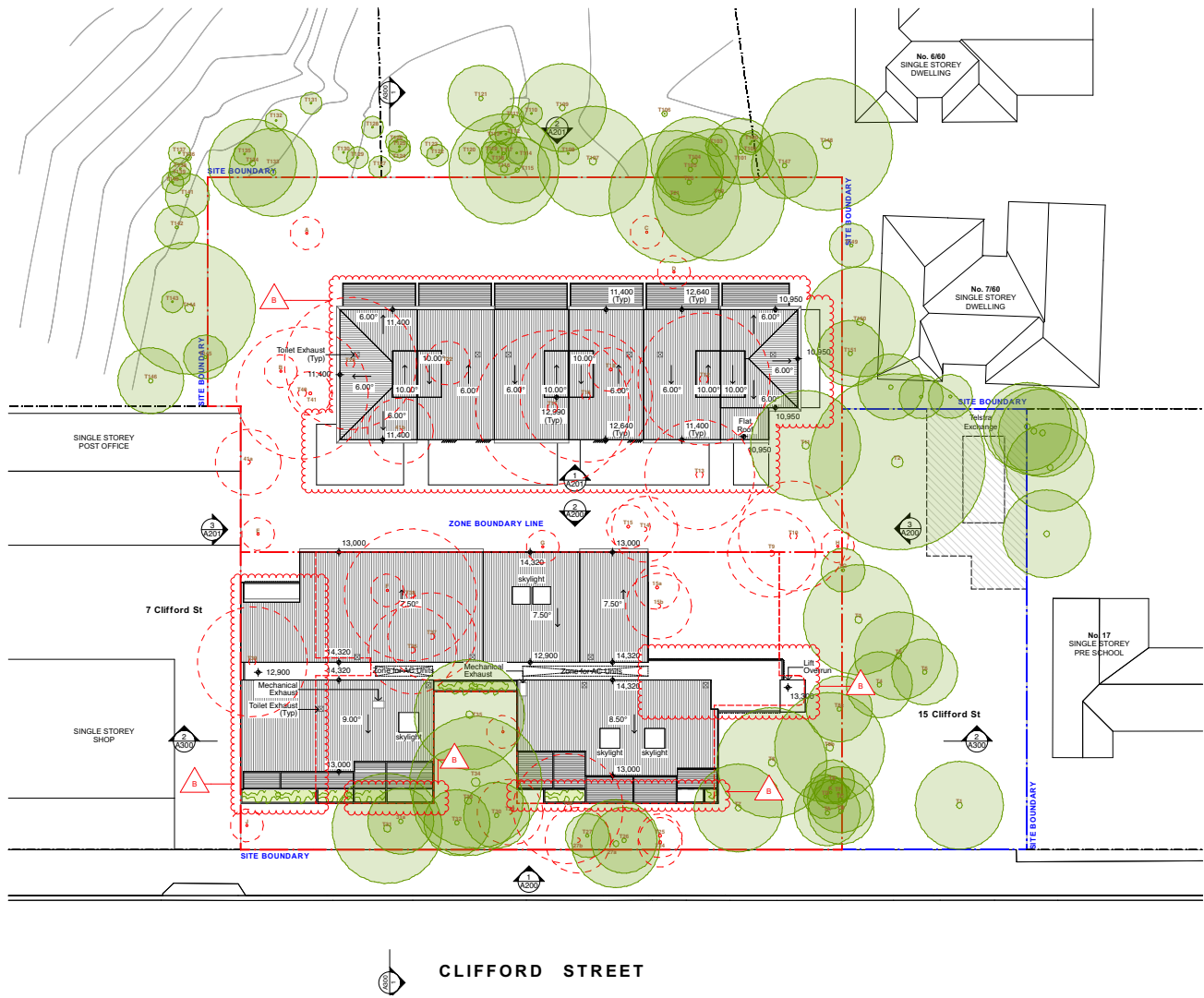
21021

Revision

C

Drawing No.

A101



LEGEND

- Elevated Timber platform
- Shared Pathway - Concrete Slab
- Vehicular Road and Parking - Concrete Slab
- Landscaped
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SITE AREA
 ZONE R2 - 1906 m²
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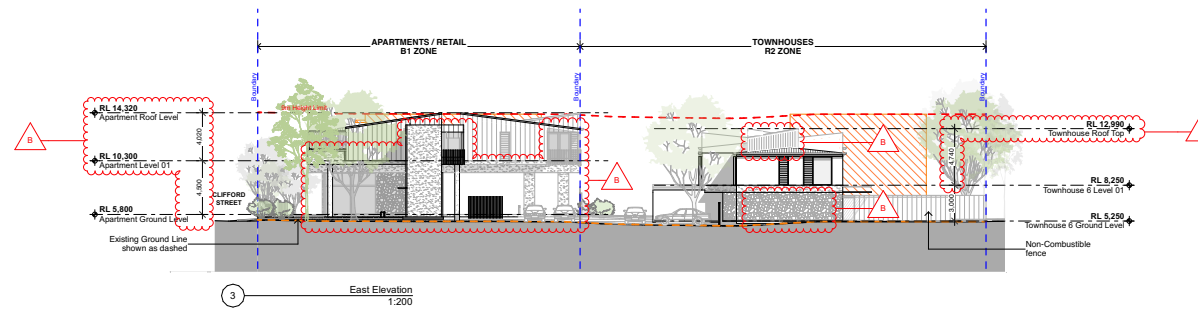
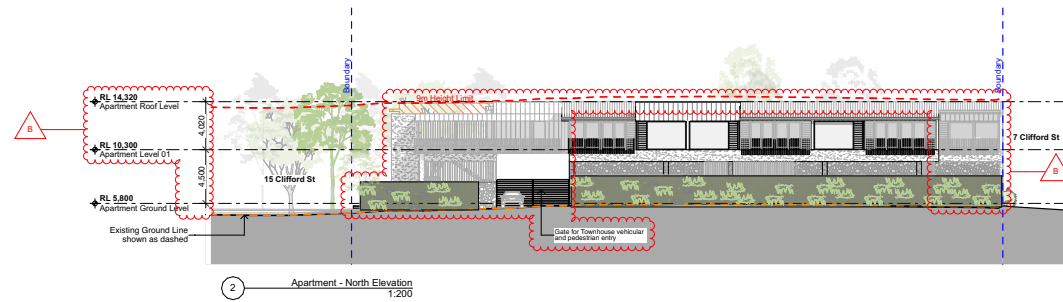
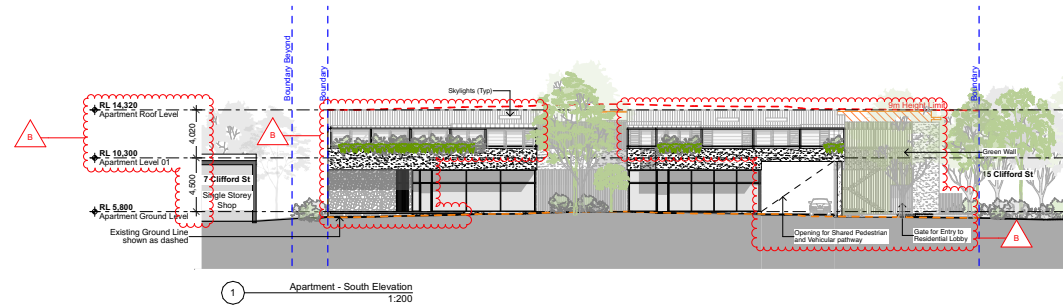
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CLIFFORD STREET

General Notes <small>DO NOT SCALE FROM DRAWING. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. VERIFY ALL DIMENSIONS AND CONSTRUCTION.</small> <small>All dimensions are to centres unless stated otherwise.</small> <small>All dimensions are to be taken as per the latest revision of the relevant standard. All dimensions are to be taken as per the latest revision of the relevant standard. All dimensions are to be taken as per the latest revision of the relevant standard.</small> <small>Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes and the project is completed.</small> <small>Notwithstanding to whomsoever, the client shall remain responsible for the accuracy of the information provided.</small>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/12/2022</td> <td>For Without Prejudice Meeting</td> </tr> <tr> <td>B</td> <td>27/03/2023</td> <td>s34 Hearing</td> </tr> </tbody> </table>	Rev.	Date	Issue	A	16/12/2022	For Without Prejudice Meeting	B	27/03/2023	s34 Hearing	Client Denwol Group	Architect BKA Architecture <small>SYDNEY NEWCASTLE NORTH COAST</small> <small>2000 NSW 2290 NSW 2294 NSW</small> <small>1200 2018 1200 2018 1200 2018</small> <small>T: +61 2 9378 9200 T: +61 2 4926 5563 T: +61 2 6987 2712</small> <small>E: info@bka.com.au W: www.bka.com.au</small>	Scale at A1 1:200	North 	Project Address 9-13 Clifford St, Suffolk Park	Drawing Roof Plan
	Rev.	Date	Issue													
A	16/12/2022	For Without Prejudice Meeting														
B	27/03/2023	s34 Hearing														
Date 27/3/23	Drawn RY, QD, AW	Checked JB, SM	Status For LEC	Project No. 21021	Revision B	Drawing No. A102										

LEGEND
 Previous DA submission building envelope



General Notes
 DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK BEGINS ON CONSTRUCTION.
 All dimensions are to finished unless stated otherwise.
 All elevations are to be finished and level at the time of the construction of each. All drawings are to be finished and level at the time of the construction of each. All drawings are to be finished and level at the time of the construction of each. All drawings are to be finished and level at the time of the construction of each.
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Rev.	Date	Issue
A	24/2/23	For Without Prejudice Meeting
B	28/3/23	s34 Hearing

Client
 Denwol Group

Architect
BJA Architecture
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Scale at A1
 1:200

Date
 29/3/23

Drawn
 RY, QD, AK

Project Address
 9-13 Clifford St, Suffolk Park

Checked
 JB, SM

Status
 For LEC

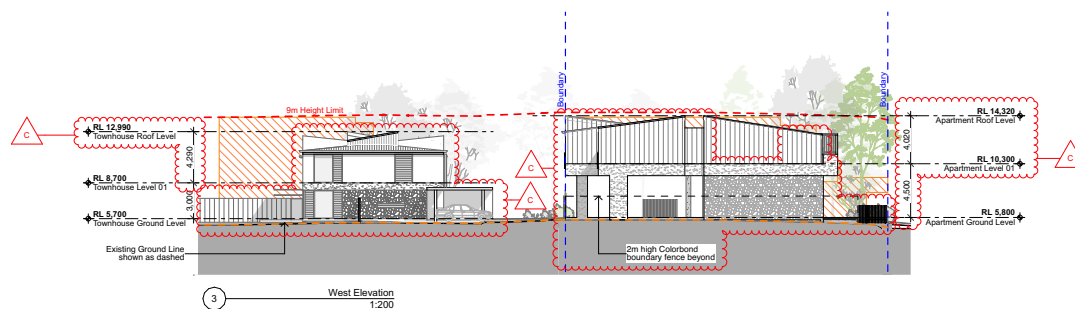
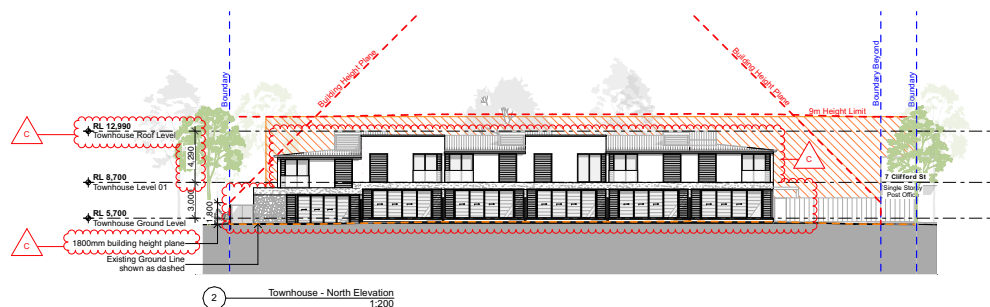
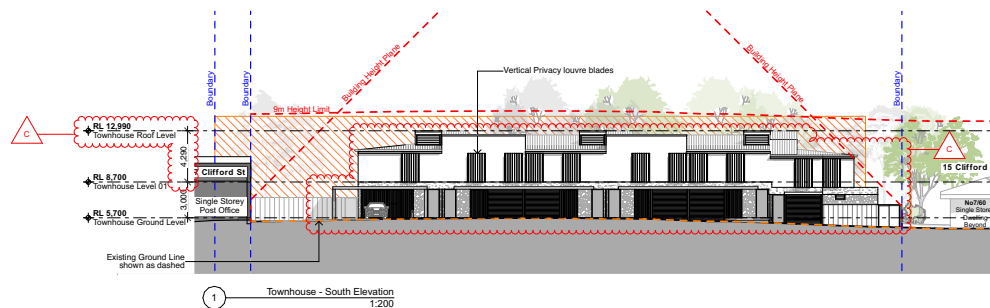
Drawing
Elevations - Sheet 01

Project No.
21021

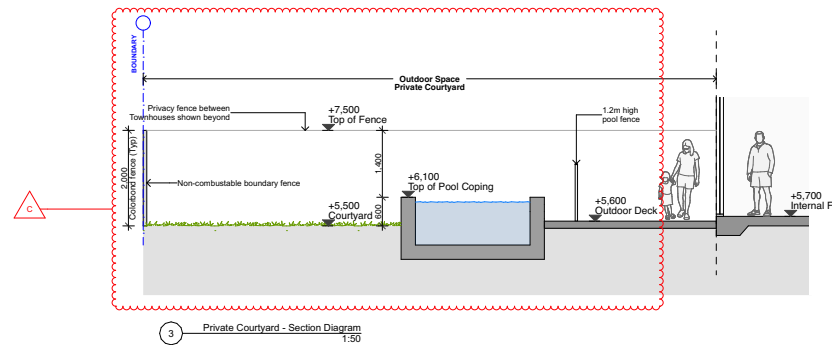
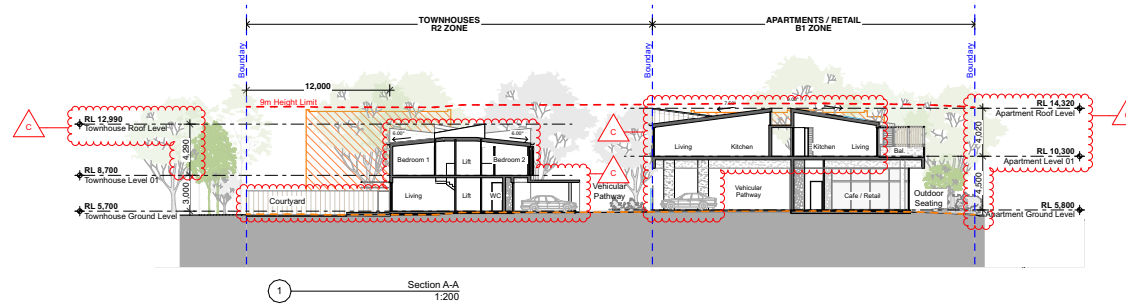
Revision
B

Drawing No.
A200

LEGEND
 Previous DA submission building envelope

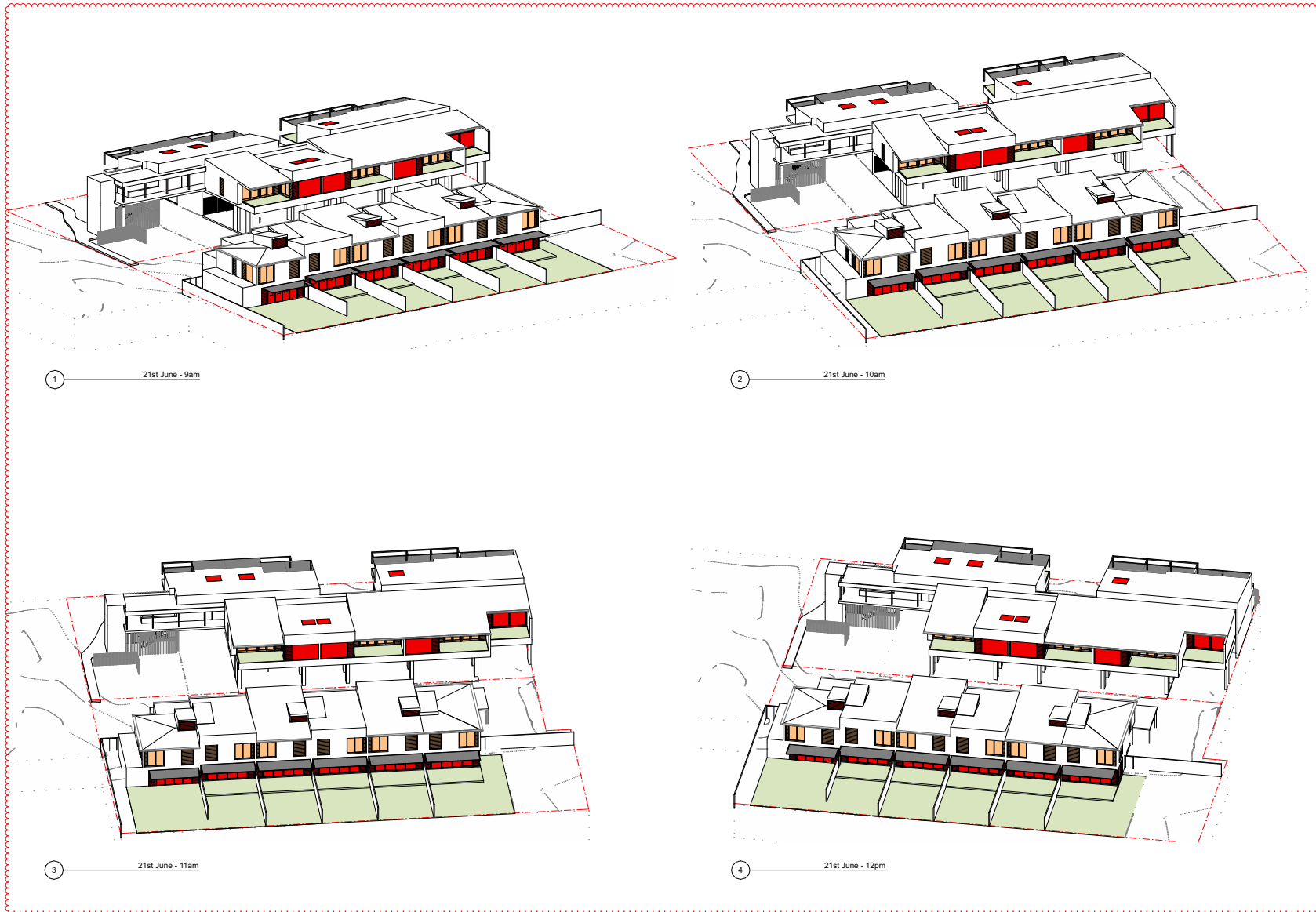


<p>General Notes</p> <p>DO NOT SCALE FROM DRAWING. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY STRUCTURAL OR CONSTRUCTION.</p> <p>All drawings are to reference unless stated otherwise.</p> <p>All dimensions are to be taken as indicated on the drawings. All dimensions are to be taken as indicated on the drawings. All dimensions are to be taken as indicated on the drawings. All dimensions are to be taken as indicated on the drawings.</p> <p>Minor changes to form and configuration may be required when drawings are subsequently prepared for construction and are the property of the client.</p> <p>Notwithstanding to whomsoever, the client shall be responsible for the accuracy of the information provided.</p> <p>Notwithstanding to whomsoever, the client shall be responsible for the accuracy of the information provided.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>24/2/23</td> <td>For Without Prejudice Meeting</td> </tr> <tr> <td>B</td> <td>24/2/23</td> <td>s34 Amendments</td> </tr> <tr> <td>C</td> <td>28/3/23</td> <td>s34 Hearing</td> </tr> </tbody> </table>	Rev.	Date	Issue	A	24/2/23	For Without Prejudice Meeting	B	24/2/23	s34 Amendments	C	28/3/23	s34 Hearing	<p>Client</p> <p>Denwol Group</p>	<p>Architect</p> <p>BAK Architecture</p> <p>SYDNEY NEWCASTLE NORTH COAST Suite 104, Suite 404-05, Suite 411 75 Darling Drive, Newcastle NSW 2480 18281 2018 NSW 2303</p> <p>T: +61 2 9178 9200 T: +61 2 4926 5563 T: +61 2 6687 2712 E: ba@bak.com.au W: www.bak.com.au</p>	<p>Scale at A1</p> <p>1:200</p>	<p>North</p>	<p>Project Address</p> <p>9-13 Clifford St, Suffolk Park</p>	<p>Drawing</p> <p>Elevations - Sheet 02</p>
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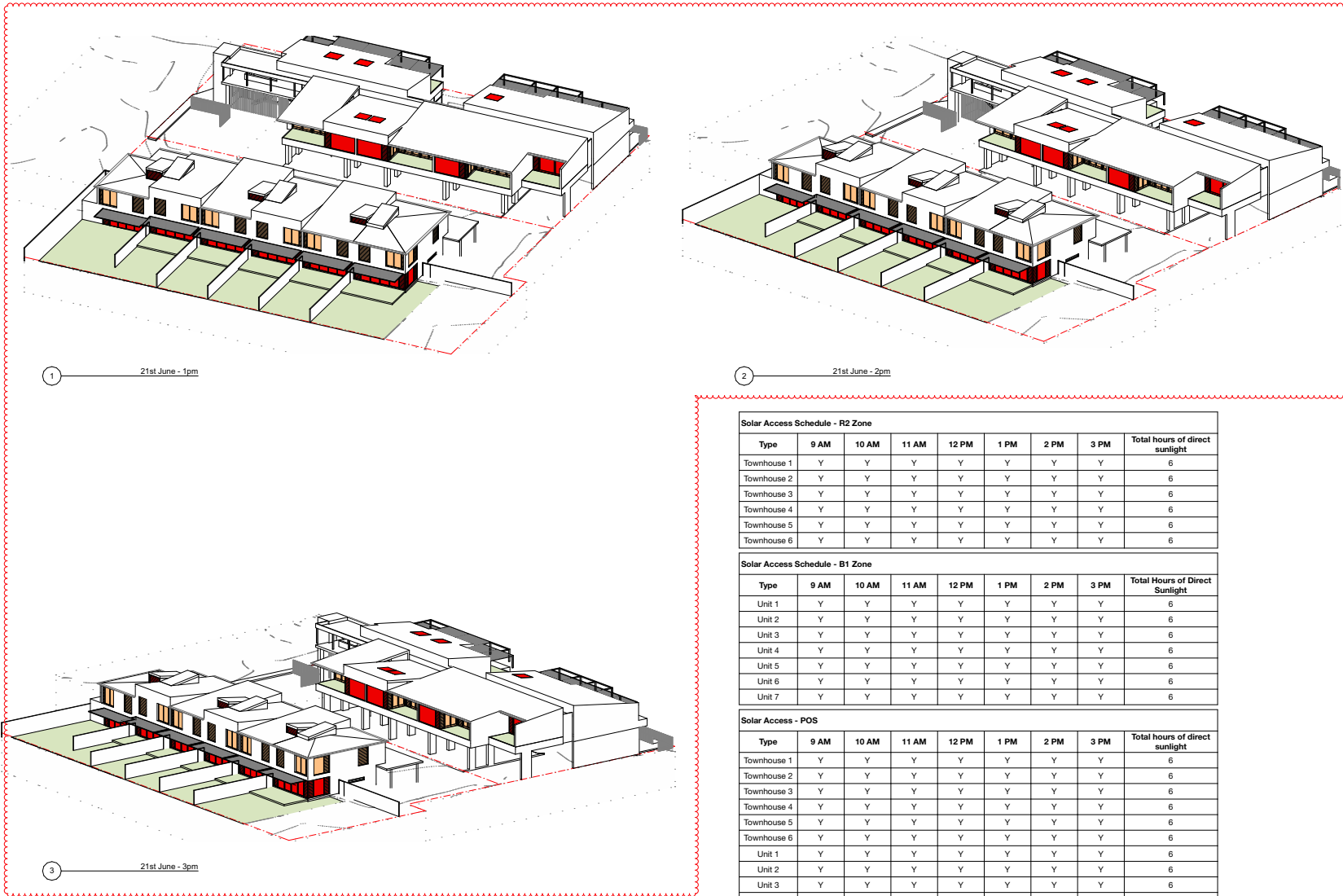
LEGEND
 Previous DA submission building envelope

<p>General Notes</p> <p>DO NOT SCALE DIMENSIONS. USE DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. VERIFY AND RECONSTRUCT ON CONSTRUCTION.</p> <p>All dimensions are to internal unless stated otherwise.</p> <p>All construction is to be in accordance with the relevant Australian Standards. All dimensions and materials are to be in accordance with the Australian Standards. All dimensions and materials are to be in accordance with the Australian Standards. All dimensions and materials are to be in accordance with the Australian Standards. All dimensions and materials are to be in accordance with the Australian Standards.</p> <p>Minor changes to form and configuration may be required when drawings are subsequently prepared for construction and are the joint responsibility of the client and the architect.</p> <p>Notwithstanding to BKA Architecture - John Bauer 2022. John Kavanagh 2022.</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>24/2/23</td> <td>For Without Prejudice Meeting</td> </tr> <tr> <td>B</td> <td>24/2/23</td> <td>s34 Amendments</td> </tr> <tr> <td>C</td> <td>28/3/23</td> <td>s34 Hearing</td> </tr> </tbody> </table>	Rev.	Date	Issue	A	24/2/23	For Without Prejudice Meeting	B	24/2/23	s34 Amendments	C	28/3/23	s34 Hearing	<p>Client</p> <p>Denwol Group</p>	<p>Architect</p> <p>BKA Architecture</p> <p>SYDNEY: Suite 104, 75 Darling Drive, Rosebury, NSW 2059 NEWCASTLE: Suite 10, 20 Clarke St, Newcastle, NSW 2300 NORTH COAST: 20-42 Main St, Caringbah, NSW 2480</p> <p>T: +61 2 9376 9200 E: info@bka.com.au W: www.bka.com.au</p>	<p>Scale at A1</p> <p>1:200, 1:50</p>	<p>North</p>	<p>Project Address</p> <p>9-13 Clifford St, Suffolk Park</p>	<p>Drawing Sections</p>
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- LEGEND**
- Living area glazing receives sunlight
 - Bedroom glazing receives sunlight
 - Private open space receives sunlight

<p>General Notes</p> <p>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORKING BEGINS OR CONSTRUCTION.</p> <p>All dimensions are in millimetres unless stated otherwise.</p> <p>All information contained here is to be used in conjunction with the relevant contract documents. All drawings and notes are to be checked and verified on site prior to the commencement of work. Any drawings or information of any kind, including this, are provided as a guide only and do not constitute a contract. The client shall be responsible for the accuracy of the information provided. The architect shall not be responsible for the accuracy of the information provided.</p> <p>Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes and the client's approval is required.</p> <p>Notwithstanding to whomsoever: John Baker 3652, John Kwan 6989</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Rev.</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Issue</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>24/2/23</td> <td>For Without Prejudice Meeting</td> </tr> <tr> <td>B</td> <td>28/3/23</td> <td>s34 Hearing</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Issue	A	24/2/23	For Without Prejudice Meeting	B	28/3/23	s34 Hearing							<p>Client</p> <p>Derwol Group</p>	<p>Architect</p> <p>BKA Architecture</p> <p>SYDNEY Suite 104, 77 Durrum Ave, Newcastle, NSW 2300</p> <p>NEWCASTLE Suite 4, 19 Bolton St, Newcastle, NSW 2300</p> <p>NORTH COAST 26-27 Main St, Crows, NSW 2460</p> <p>T +61 2 0218 3030 E. info@bka.com.au W. www.bka.com.au</p>	<p>Scale at A1</p> <p>North</p> <p>Project Address 9-13 Clifford St, Suffolk Park</p> <p>Date 29/3/23</p> <p>Drawn RY, QD, AK</p> <p>Checked JB, SM</p> <p>Status For LEC</p>	<p>Drawing</p> <p>Sun Eye Diagram - Sheet 01</p> <p>Project No. 21021</p> <p>Revision B</p> <p>Drawing No. A710</p>
Rev.	Date	Issue																		
A	24/2/23	For Without Prejudice Meeting																		
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LEGEND

- Living area glazing receives sunlight
- Bedroom glazing receives sunlight
- Private open space receives sunlight

B

1 21st June - 1pm

2 21st June - 2pm

3 21st June - 3pm

Solar Access Schedule - R2 Zone

Type	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	Total hours of direct sunlight
Townhouse 1	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 2	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 3	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 4	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 5	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 6	Y	Y	Y	Y	Y	Y	Y	6

Solar Access Schedule - B1 Zone

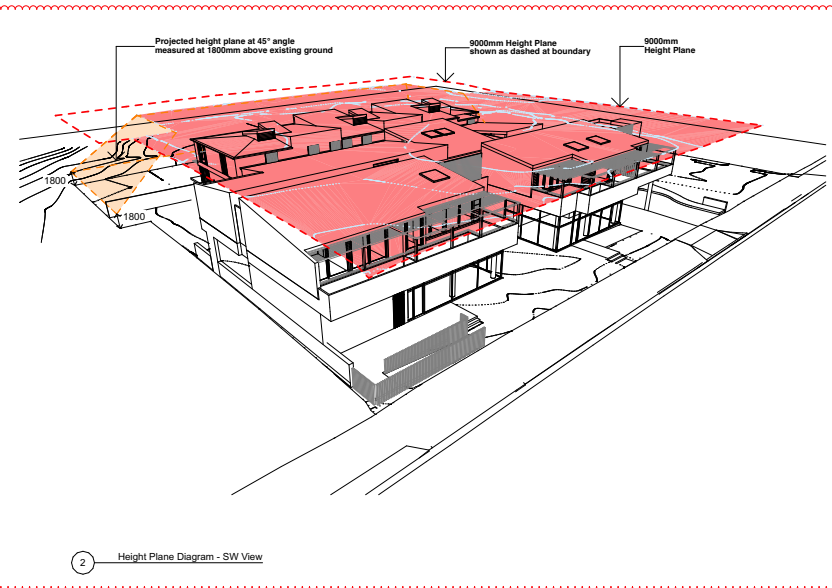
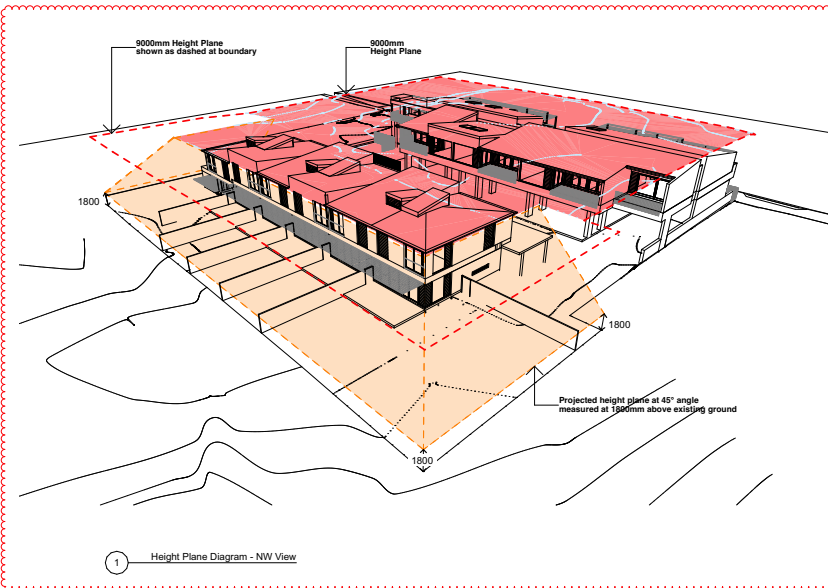
Type	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	Total Hours of Direct Sunlight
Unit 1	Y	Y	Y	Y	Y	Y	Y	6
Unit 2	Y	Y	Y	Y	Y	Y	Y	6
Unit 3	Y	Y	Y	Y	Y	Y	Y	6
Unit 4	Y	Y	Y	Y	Y	Y	Y	6
Unit 5	Y	Y	Y	Y	Y	Y	Y	6
Unit 6	Y	Y	Y	Y	Y	Y	Y	6
Unit 7	Y	Y	Y	Y	Y	Y	Y	6

Solar Access - POS

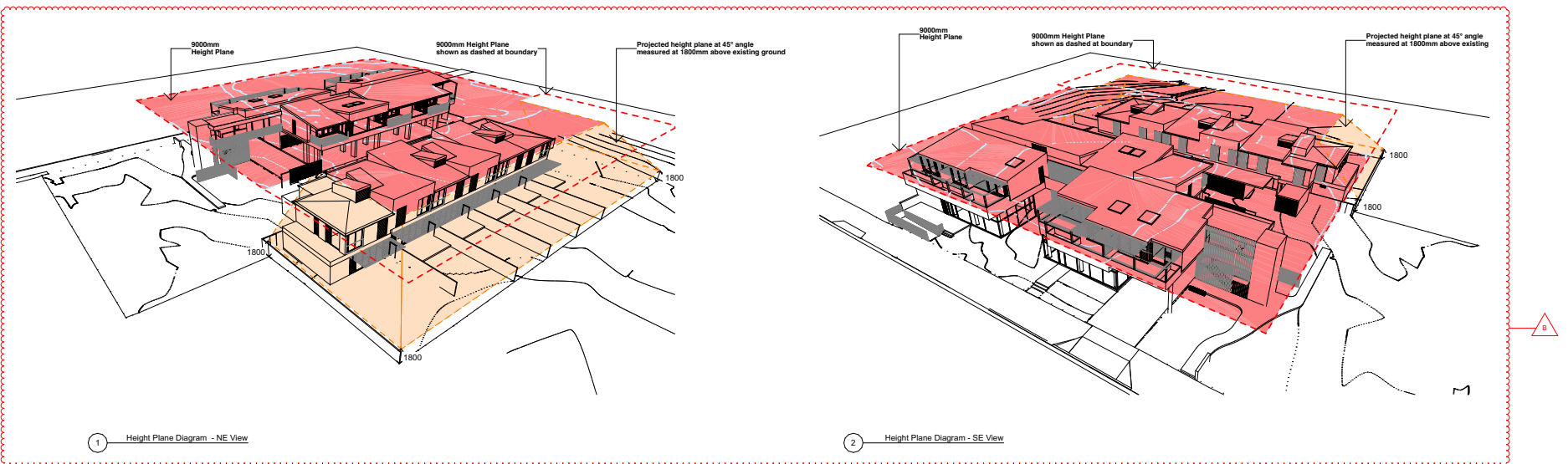
Type	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	Total hours of direct sunlight
Townhouse 1	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 2	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 3	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 4	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 5	Y	Y	Y	Y	Y	Y	Y	6
Townhouse 6	Y	Y	Y	Y	Y	Y	Y	6
Unit 1	Y	Y	Y	Y	Y	Y	Y	6
Unit 2	Y	Y	Y	Y	Y	Y	Y	6
Unit 3	Y	Y	Y	Y	Y	Y	Y	6
Unit 4	Y	Y	Y	Y	Y	Y	Y	6
Unit 5	Y	Y	N	N	N	N	N	1
Unit 6	N	N	N	N	Y	Y	Y	2
Unit 7	Y	N	N	N	N	N	N	0.5

B

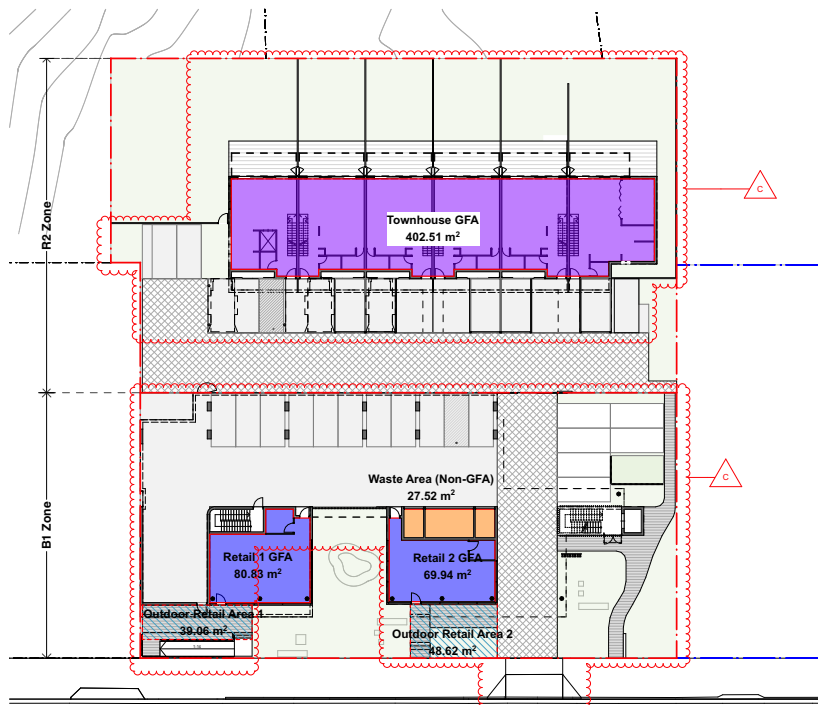
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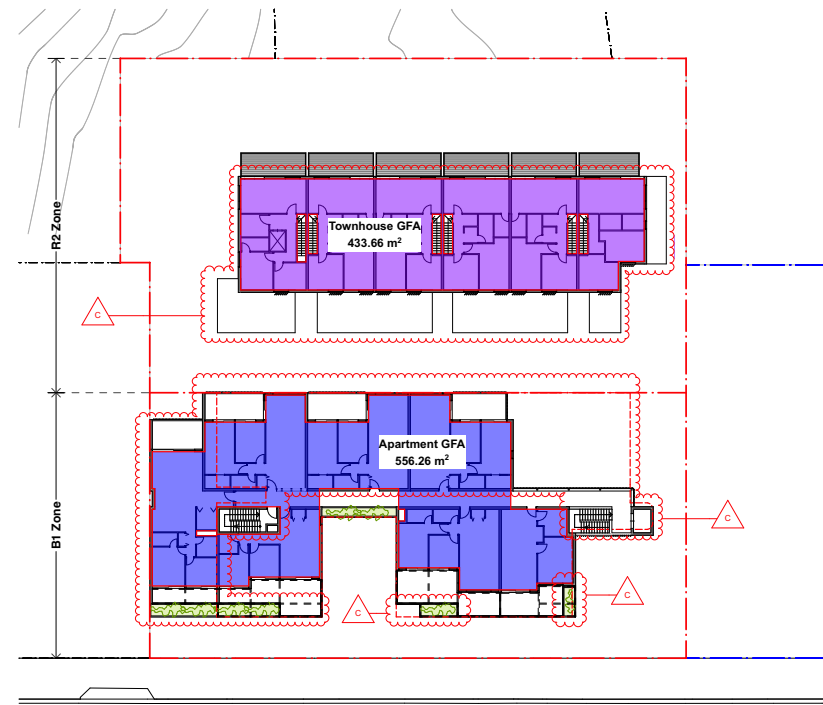
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Rev.	Date	Issue												
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1 GFA Diagram - Ground Level



2 GFA Diagram - Level 01

GFA Schedule - B1 Zone		
Name	Area	
Ground Level		
Retail 1 GFA	80.83	
Retail 2 GFA	69.94	
Level 01		
Apartment GFA	556.26	
Total	707.03 m²	

B1 ZONE AREA CALCULATION

B1 Zone Site Area - 1484 m²
 Permissible FSR - 0.5:1
 Permissible GFA - 742 m²

Proposed FSR - 0.48:1
 Proposed GFA - 707.03 m²

DENSITY CONTROL CALCULATIONS

Proposed GFA - 707.03 m²
 Req. Min. Retail Area (25% of GFA) - 176.75 m²

Proposed Retail Area - 264.44 m² (Indoor + Outdoor)

GFA Schedule - R2 Zone		
Name	Area	
Ground Level		
Townhouse GFA	402.51	
Level 01		
Townhouse GFA	433.66	
Total	836.17 m²	

R2 ZONE AREA CALCULATION

R2 Zone Site Area - 1906 m²
 Permissible FSR - 0.5:1
 Permissible GFA - 953 m²

Proposed FSR - 0.44:1
 Proposed GFA - 836.17 m²

General Notes
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Rev.	Date	Issue
A	16/12/2022	For Without Prejudice Meeting
B	19/01/2023	s34 Amendments
C	27/03/2023	s34 Hearing

Client
 Denwol Group

Architect
BKA Architecture
 SYDNEY
 Suite 104,
 77 Durrington Ave,
 Newstead,
 NSW 2058
 T: +61 2 9216 9200
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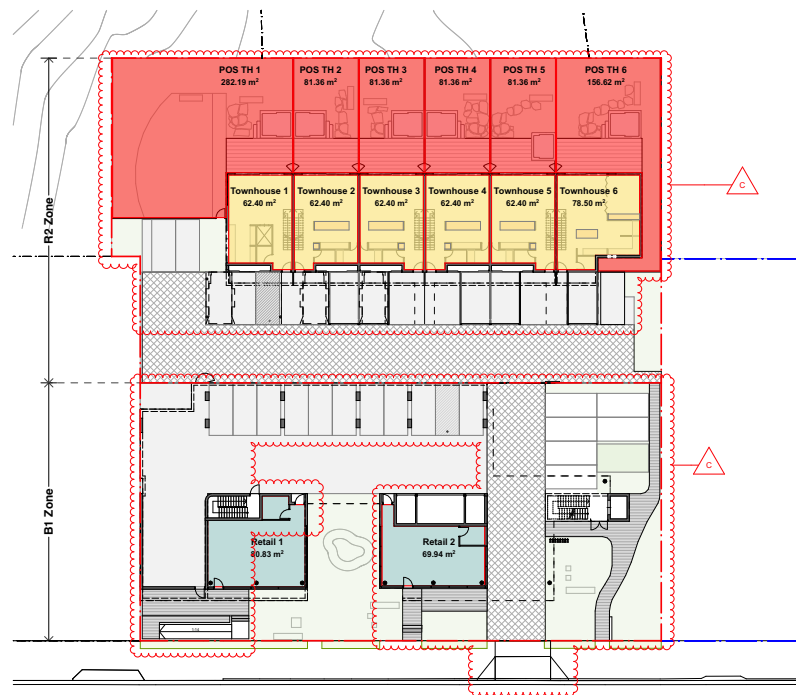
Scale at A1
 1:250
 Date
 27/3/23

North

 Drawn
 RY, QD, AK

Project Address
 9-13 Clifford St, Suffolk Park
 Checked
 JB, SM
 Status
 For LEC

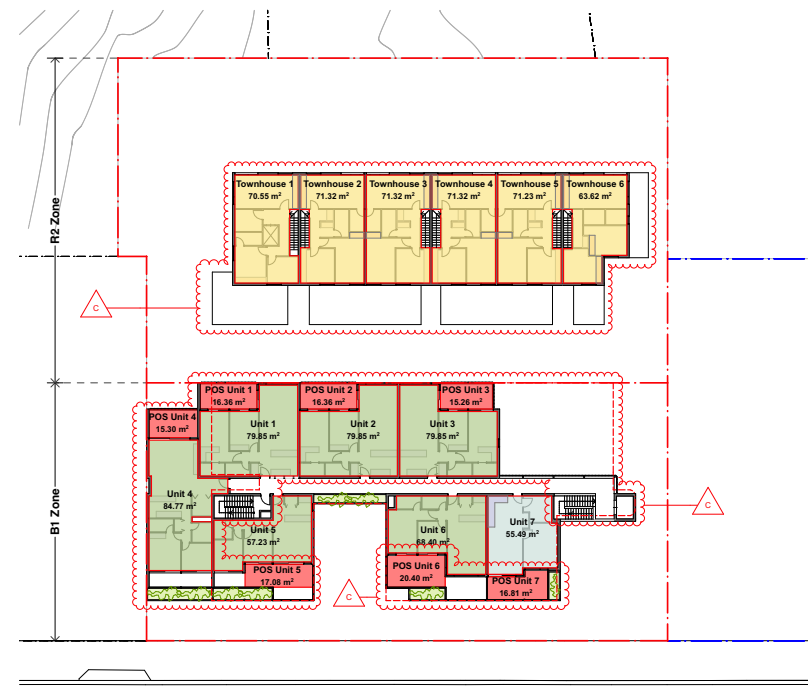
Drawing
Area Calculations - GFA
 Project No.
21021
 Revision
C
 Drawing No.
A750



1 Unit Areas Diagram - Ground Level

Schedule of Units - R2 Zone		
Unit	Location	Internal Area
Townhouse 1	Ground Level	62.40
	Level 01	70.55
Townhouse 2	Ground Level	62.40
	Level 01	71.32
Townhouse 3	Ground Level	62.40
	Level 01	71.32
Townhouse 4	Ground Level	62.40
	Level 01	71.32
Townhouse 5	Ground Level	62.40
	Level 01	71.23
Townhouse 6	Ground Level	78.50
	Level 01	63.62

Private Open Courtyard - R2 Zone		
Unit	Location	POS Area
Townhouse 1	Ground Level	282.19
Townhouse 2	Ground Level	81.36
Townhouse 3	Ground Level	81.36
Townhouse 4	Ground Level	81.36
Townhouse 5	Ground Level	81.36
Townhouse 6	Ground Level	156.62
		764.25 m²



2 Unit Areas Diagram - Level 01

Schedule of Units - B1 Zone		
Unit Number	Location	Internal Area
Unit 1		79.85
Unit 2		79.85
Unit 3		79.85
Unit 4		84.77
Unit 5		57.23
Unit 6		68.40
Unit 7		55.49

Private Open Space Balcony - B1 Zone		
Unit Number	Location	POS Area
Unit 1		16.36
Unit 2		16.36
Unit 3		15.26
Unit 4		15.30
Unit 5		17.08
Unit 6		20.40
Unit 7		16.81
		117.57 m²

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