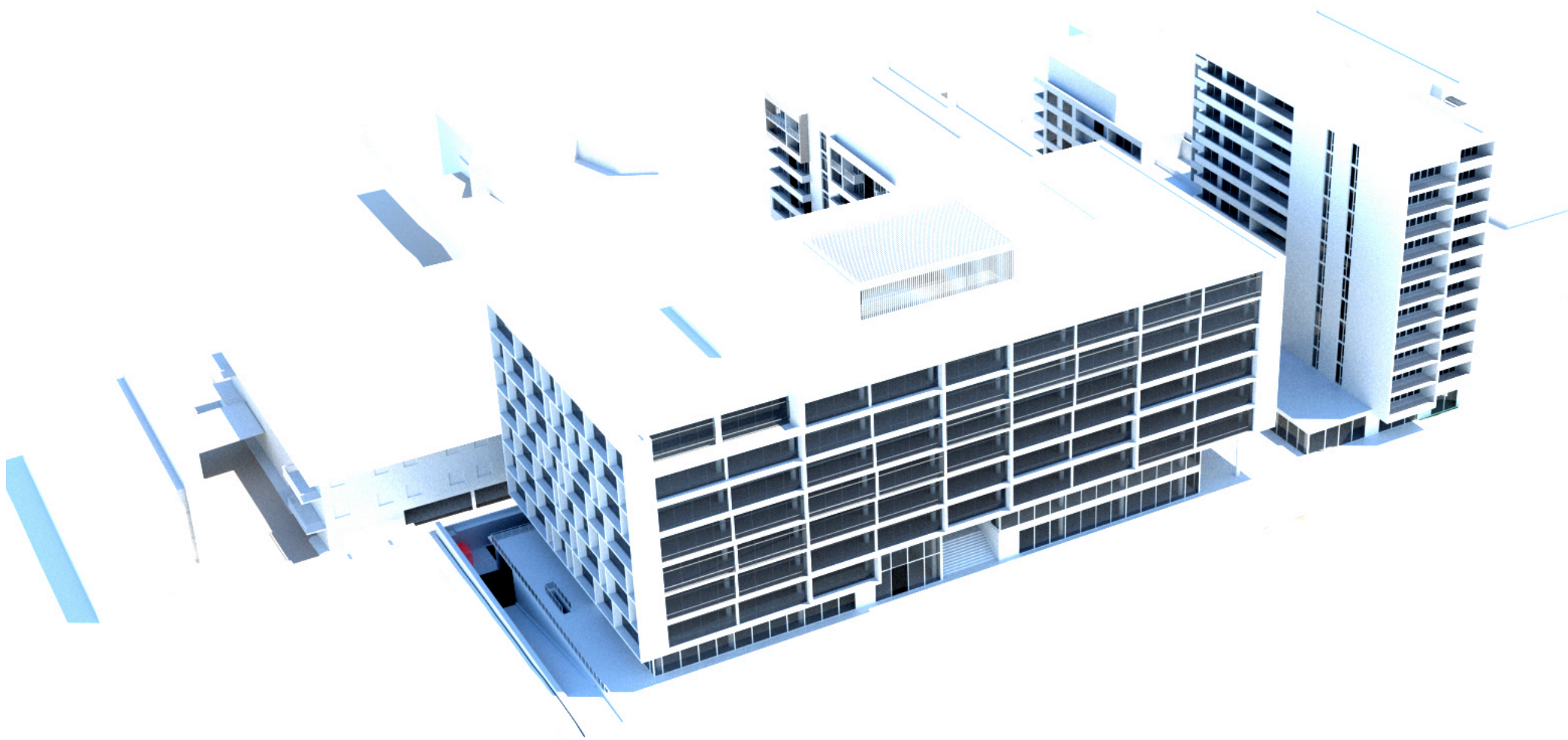


	Drawing No:	Drawing Name	Scale	Revision
PLANS	EA01	Location Plan	1:5000	C
	EA02	Site Analysis Plan	1:500	E
	EA03	Area Schedule	NTS	H
	EA04	Parti Diagram		B
	EA05	Uses Diagram		B
	EA10	BASEMENT 03	1:250	G
	EA11	BASEMENT 02		G
	EA12	BASEMENT 01		G
	EA13	LOWER GROUND		G
	EA14	GROUND		G
	EA15	LEVEL 1		G
	EA16	LEVEL 2		G
	EA17	LEVEL 3		G
	EA18	LEVEL 4		G
	EA19	LEVEL 5		G
	EA20	LEVEL 6		G
	EA21	LEVEL 7		G
	EA22	LEVEL 8		G
	EA23	LEVEL 9 / Roof Plan		G
ELEVATIONS	EA30	North Elevation	1:250	G
	EA31	South Elevation		G
	EA32	East Elevation		F
SECTIONS	EA40	Section AA	1:250	G
	EA41	Section BB		G
	EA42	Section CC		G
	EA44	Section EE / West Elevation		F
	EA45	Section FF		G
DIAGRAMS	EA50	December 21	NTS	D
	EA51	June 21	NTS	D
PERSPECTIVES	EA60	3D Perspectives		D
	EA61	3D Perspectives		C





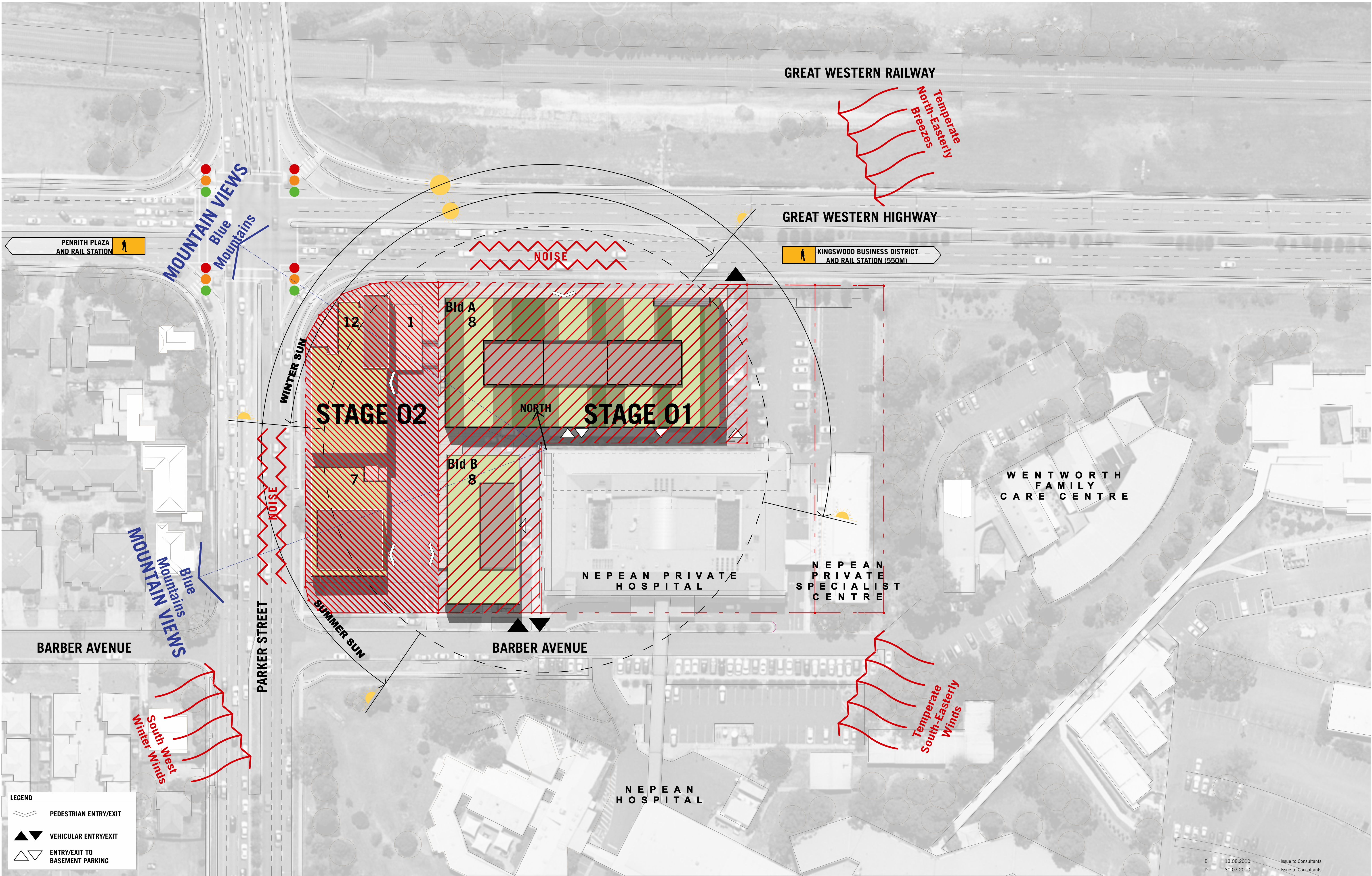
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
Location Plan
Analysis

C	01.02.2010	Environmental Assessment issue			
Rev.	Date	Approved by	Revision Notes		
SCALE		JOB No.	09007	DRAWN	NORTH
1:5000@A1, 50%@A3				ML/MH/AH	
STATUS		DWG No.	EA01	REV	C
FOR INFORMATION					
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LEGEND

- PEDESTRIAN ENTRY/EXIT
- VEHICULAR ENTRY/EXIT
- ENTRY/EXIT TO BASEMENT PARKING

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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT

DRAWING TITLE
Site Analysis Plan
Analysis

Rev.	Date	Approved by	Revision Notes
E	13.08.2010		Issue to Consultants
D	30.07.2010		Issue to Consultants
C	01.02.2010		Environmental Assessment issue

SCALE	JOB No.	DRAWN	NORTH
1:500@A1, 50%@A3	09007	ML/MH/AH	
FOR INFORMATION	EDWG No.	REV	E
	EA02		

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KEY PLAN

The map shows the project location at the intersection of Great Western Highway and Barber Avenue. The project area is outlined in red and divided into two stages:

- STAGE 01** (outlined in red dashed line):
 - Bld A (8 units)
 - Bld B (8 units)
- STAGE 02** (outlined in red dashed line):
 - Bld 12 (12 units)
 - Bld 7 (7 units)

Other features include Parker Street to the west, Great Western Highway to the north, and Barber Avenue to the south. The map also shows surrounding residential areas and green spaces.

Area Schedule_STAGE01		
Zone Category	Zone Name	Area (GFA)
COMMERCIAL		
	BidA_COMMERCIAL	19,222
	BidA_COMMERCIAL - FOYER	400
	BidB_COMMERCIAL	567
		20,189 m2
RESIDENTIAL		
	BidB_LOBBY	80
	SERVICED APARTMENTS	4,511
		4,592 m2
RETAIL		
	BidA_RETAIL	1,509
	BidA_RETAIL - COURT	719
	BidB_RETAIL	461
	SUPERMARKET	961
	SUPERMARKET Ancillary	570
		4,220 m2
TOTAL GFA (STAGE 01)		29,001 m2
SITE AREA		5853 m²
FSR		4.96:1

Barber Avenue Kingswood Carpark Schedule

Issue: G Date: 21.09.2010 Approved: AH

STAGE 1 (Amended)				
LEVEL	RETAIL (sq metre)	COMMERCIAL (sq metre)	SERVICE APARTMENTS	
			1 Bedroom	2 Bedrooms
Parking Rates	1:26 / Nett Floor Area	1:40 / Gross Floor Area	1 / Apt + 1:10 Visitor	
Lower Ground	1377.00	(Bldg A/C)		
Ground	1554	567 (Bldg A/C)		
Level 1		2397 (Bldg A/C)	14	2
Level 2		2876 (Bldg A)	14	2
Level 3		2873 (Bldg A)	11	2
Level 4		2876 (Bldg A)	11	2
Level 5		2879 (Bldg A)	11	2
Level 6		2876 (Bldg A)	11	2
Level 7		2845 (Bldg A)		
Total	2931	20189 (Bldg A)	72	12
Required Car Spaces	112.73	504.73	72	12
Total Car Spaces	113	505	93 (including 9 visitors)	
Of which Accessible	2	5	9	
Bicycle Parking	15	101	23 (including 5 visitors)	
Motorcycle Parking	60			
Total Car Spaces	711	Total Car Spaces Provided	449	

SUMMARY	
Total Carparking Required Stage 1	711
Total Carparking Provided Stage 1	449
Total Bicycle Parking Provided Stage 1	139
Total Motorcycle Parking Provided Stage 1	60

Greenfly Local Environmental Plan 2008:

Ground floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (i) any area for common vertical circulation, such as lifts and stairs, and
- (ii) any basement,
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

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PROJECT TITLE

BARBER AVENUE, KINGSWOOD

ENVIRONMENTAL ASSESSMENT

DRAWING TITLE

Area Schedule
Analysis

SCALE

1:0.67, 1:1000@A1, 50%@A3

STATUS

FOR INFORMATION

JOB No.

09007

DWG No.

EA03

DRAWN

ML/MH/AH

REV

H

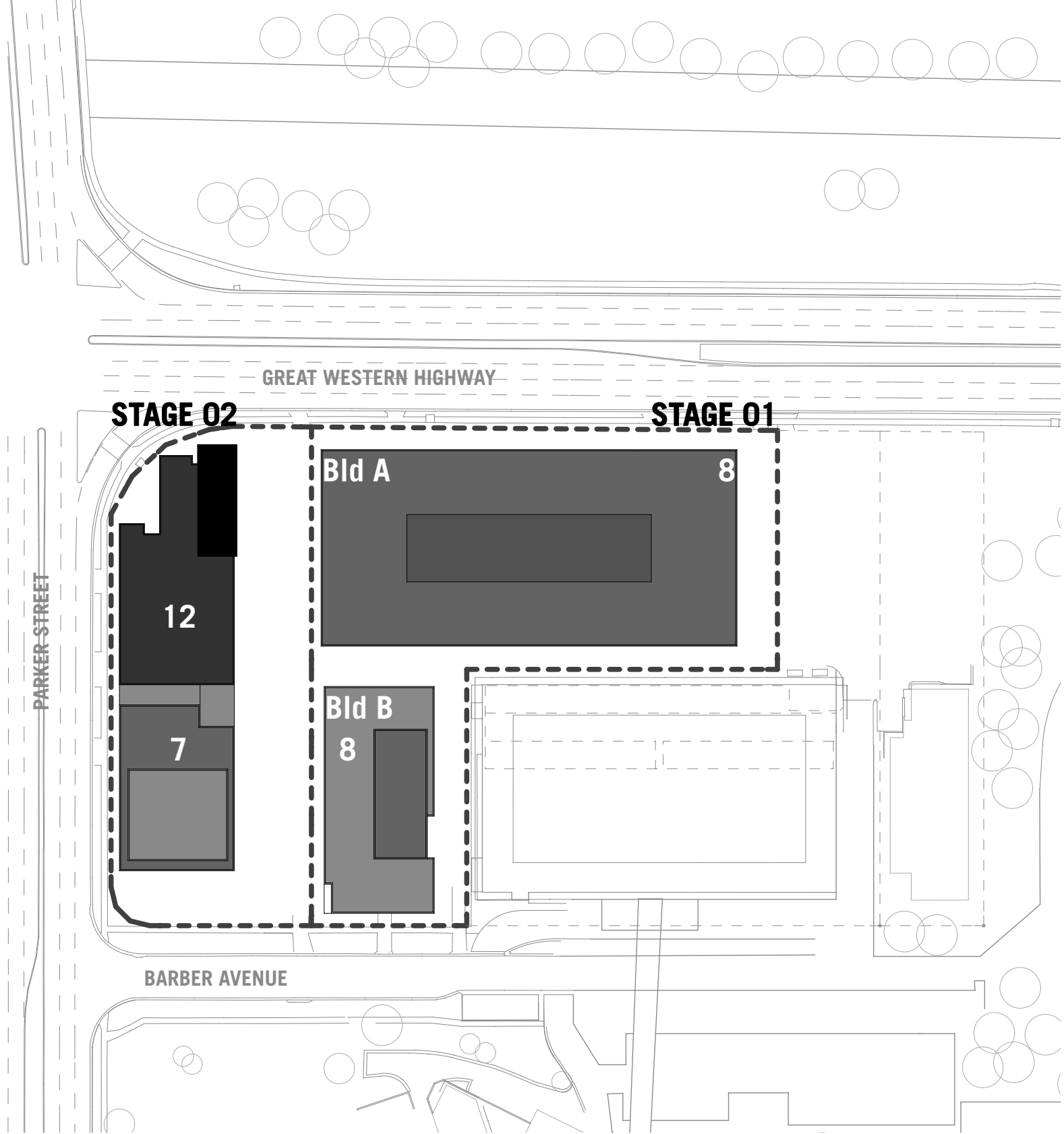
NORTH



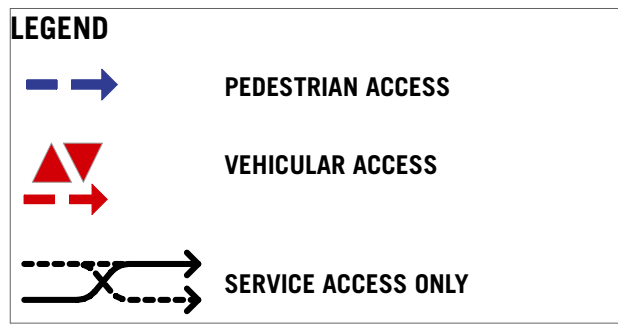
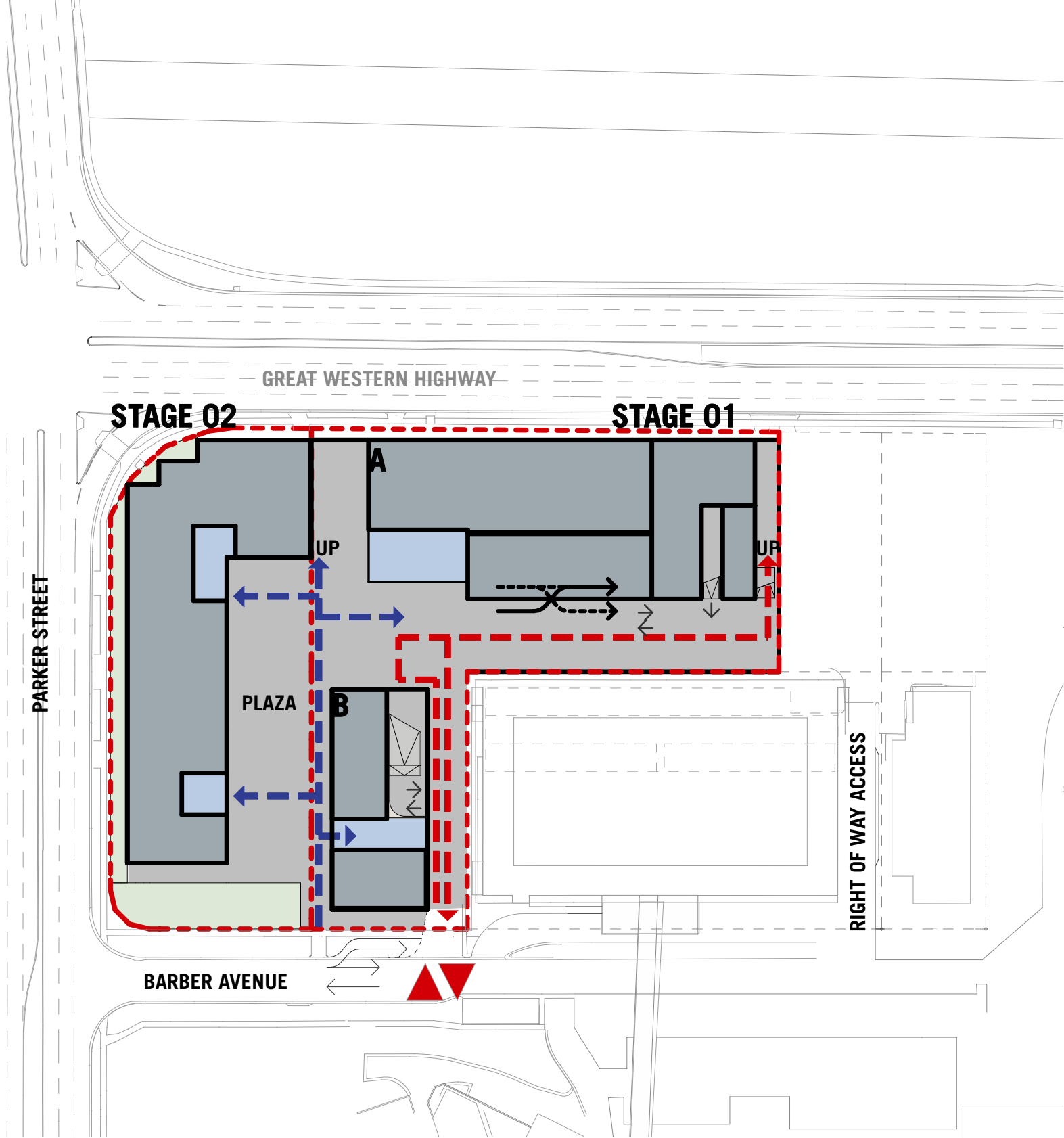
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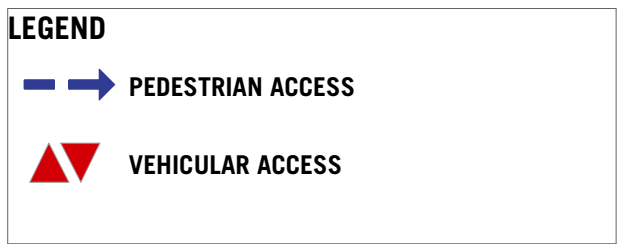
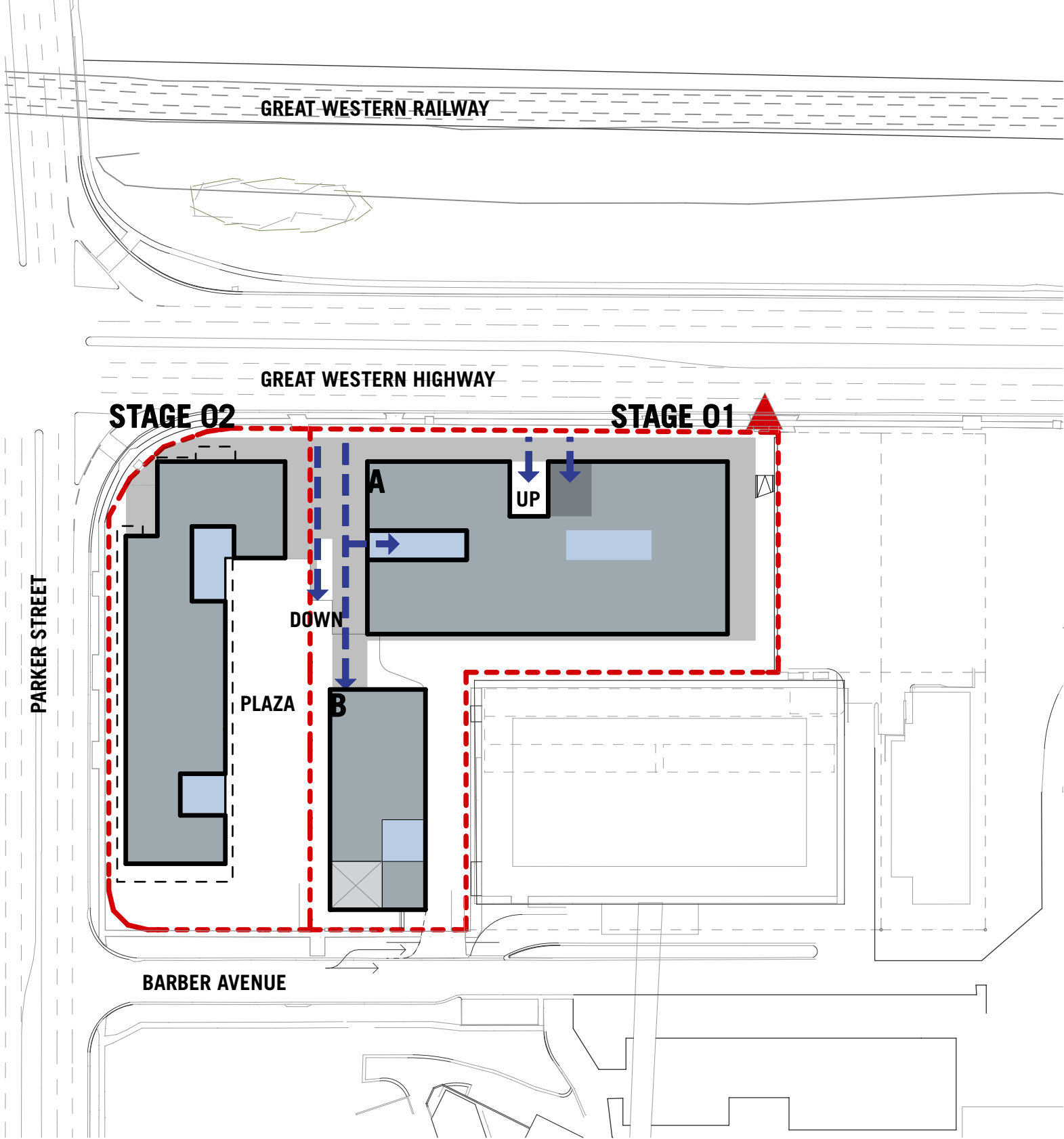
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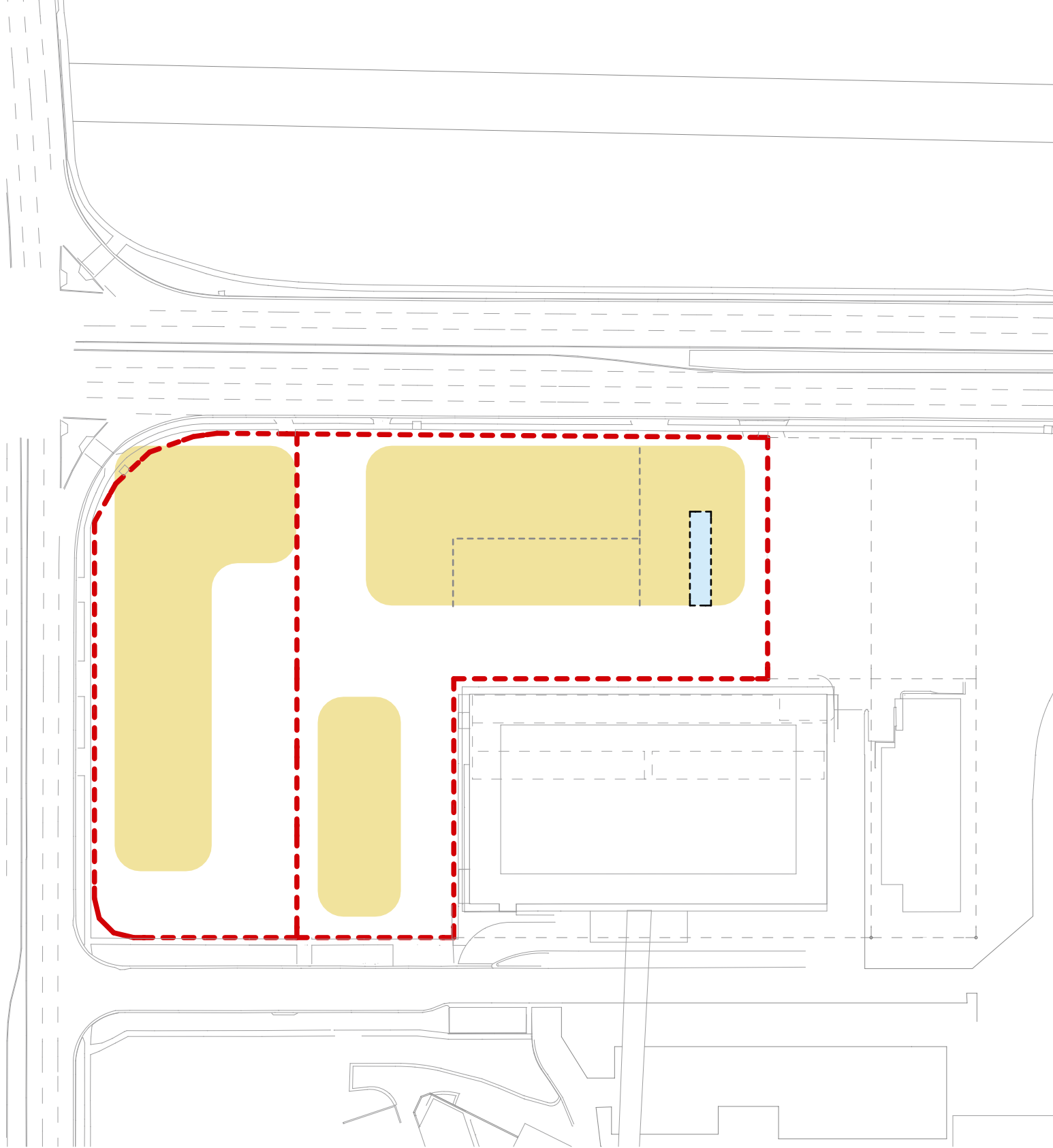
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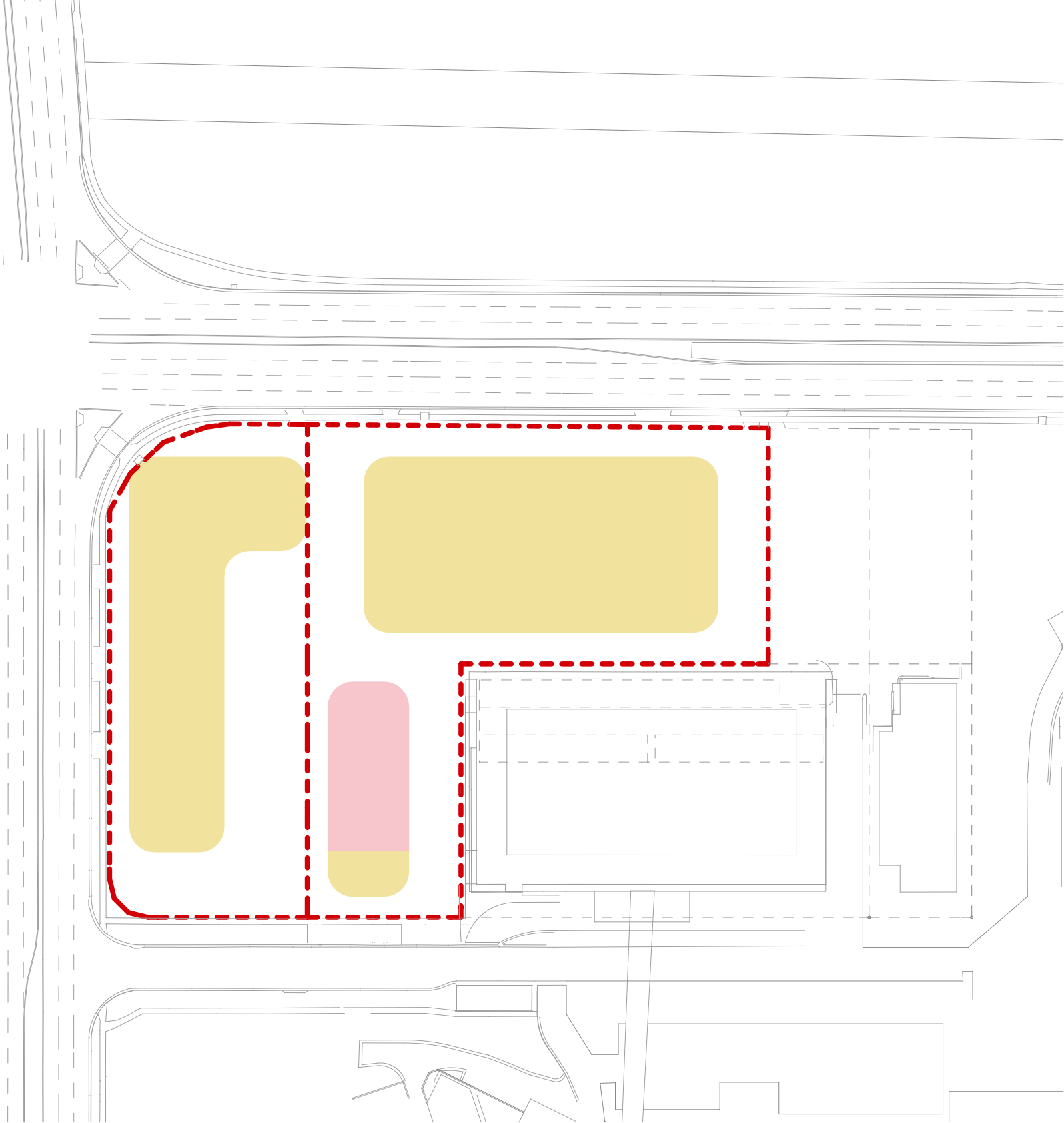
GROUND LEVEL



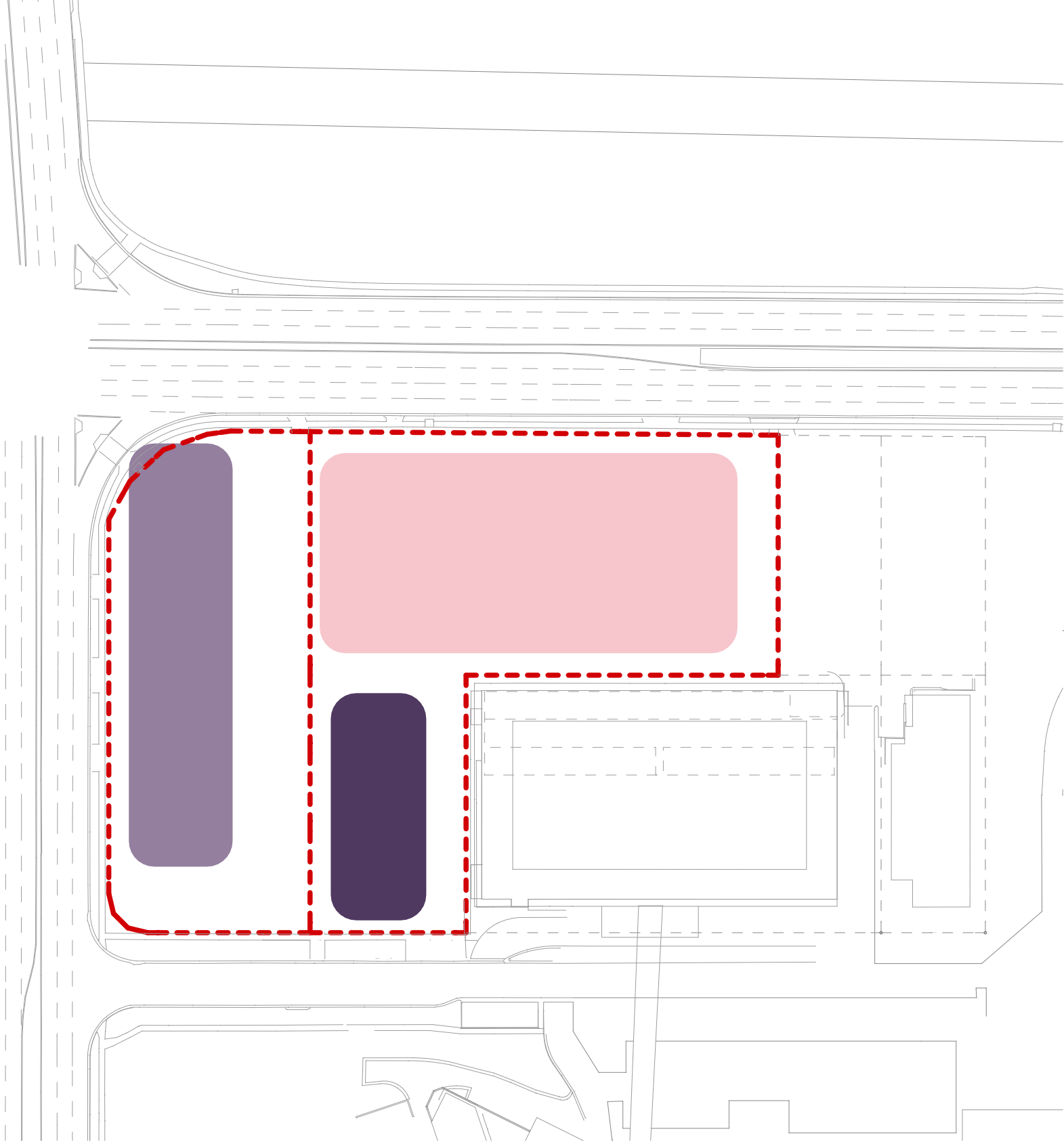
LOWER GROUND LEVEL



GROUND LEVEL



TYPICAL LEVEL



LEGEND

CARPARK

COMMERCIAL

RETAIL

RESIDENTIAL

SERVICED APARTMENTS

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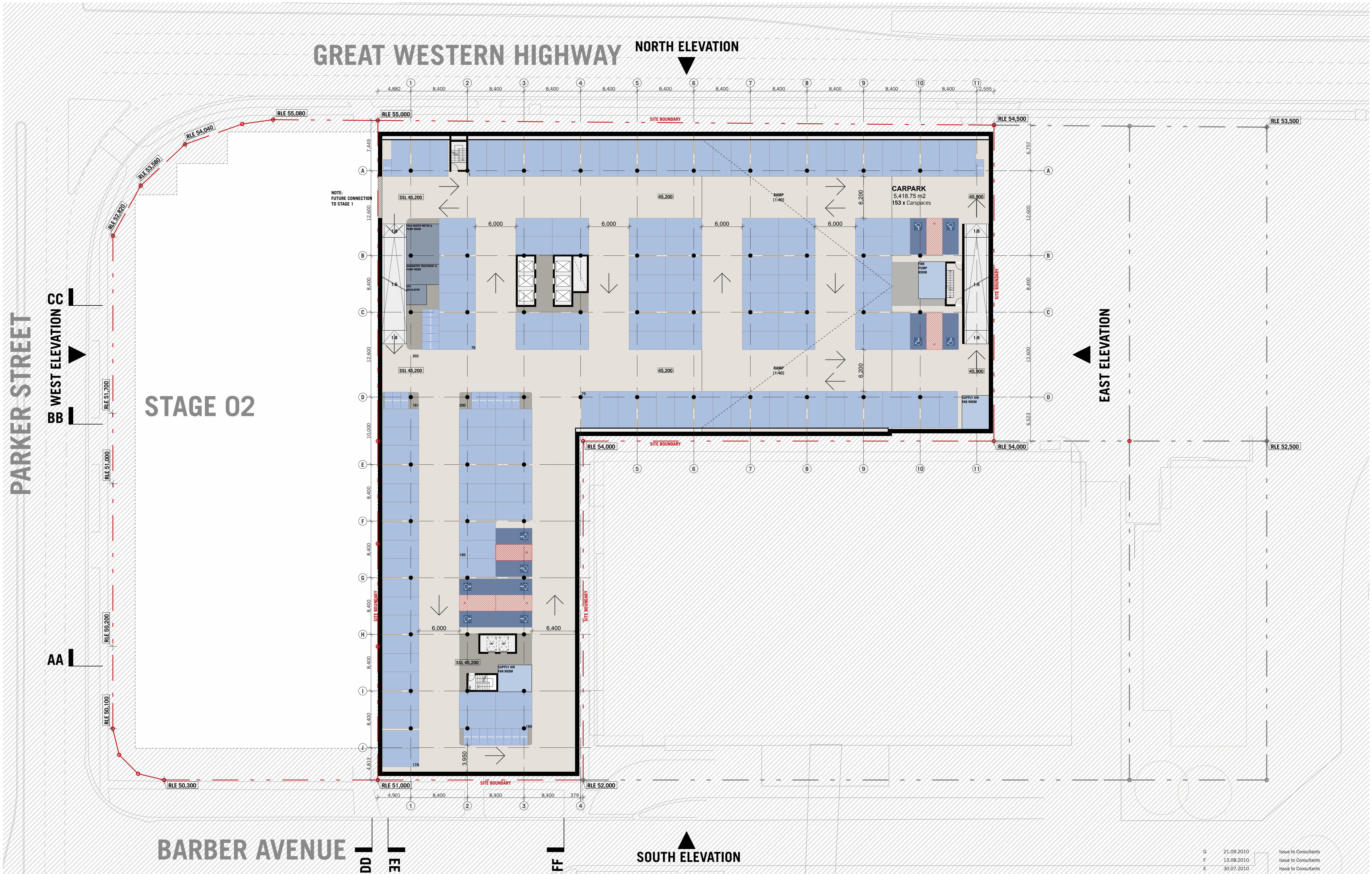
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
BASEMENT 03
Plans

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE	JOB No.	DRAWN	NORTH
1:250@A1, 50%@A3	09007	ML/MH/AH	
FOR INFORMATION	REV	G	

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F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
BASEMENT 02
Plans

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
DATE FOR INFORMATION	DATE EA11	REV G	
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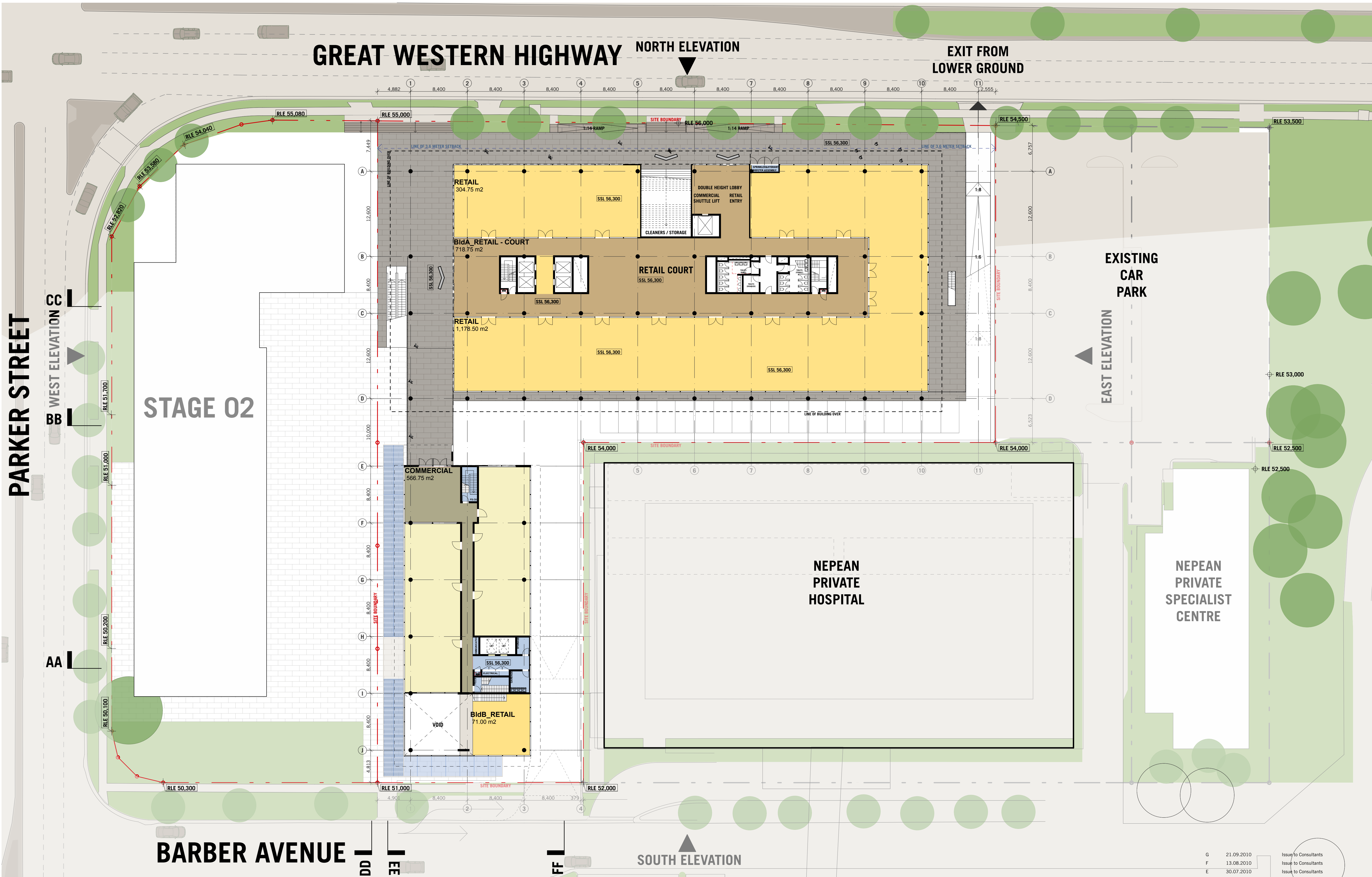
Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
BASEMENT 01
Plans

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
DATE 30.07.2010	REV EA12	REV G	
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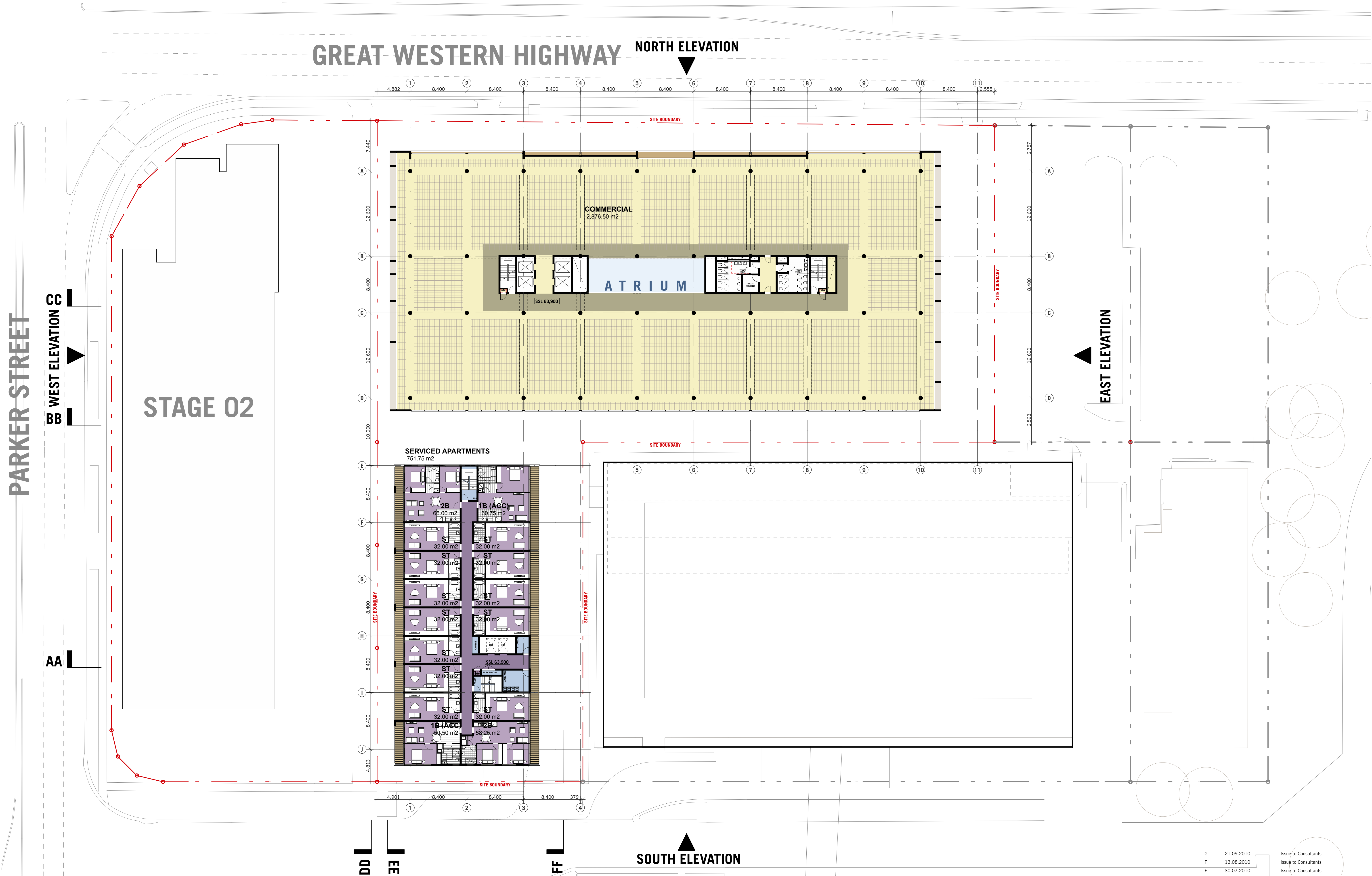
PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT

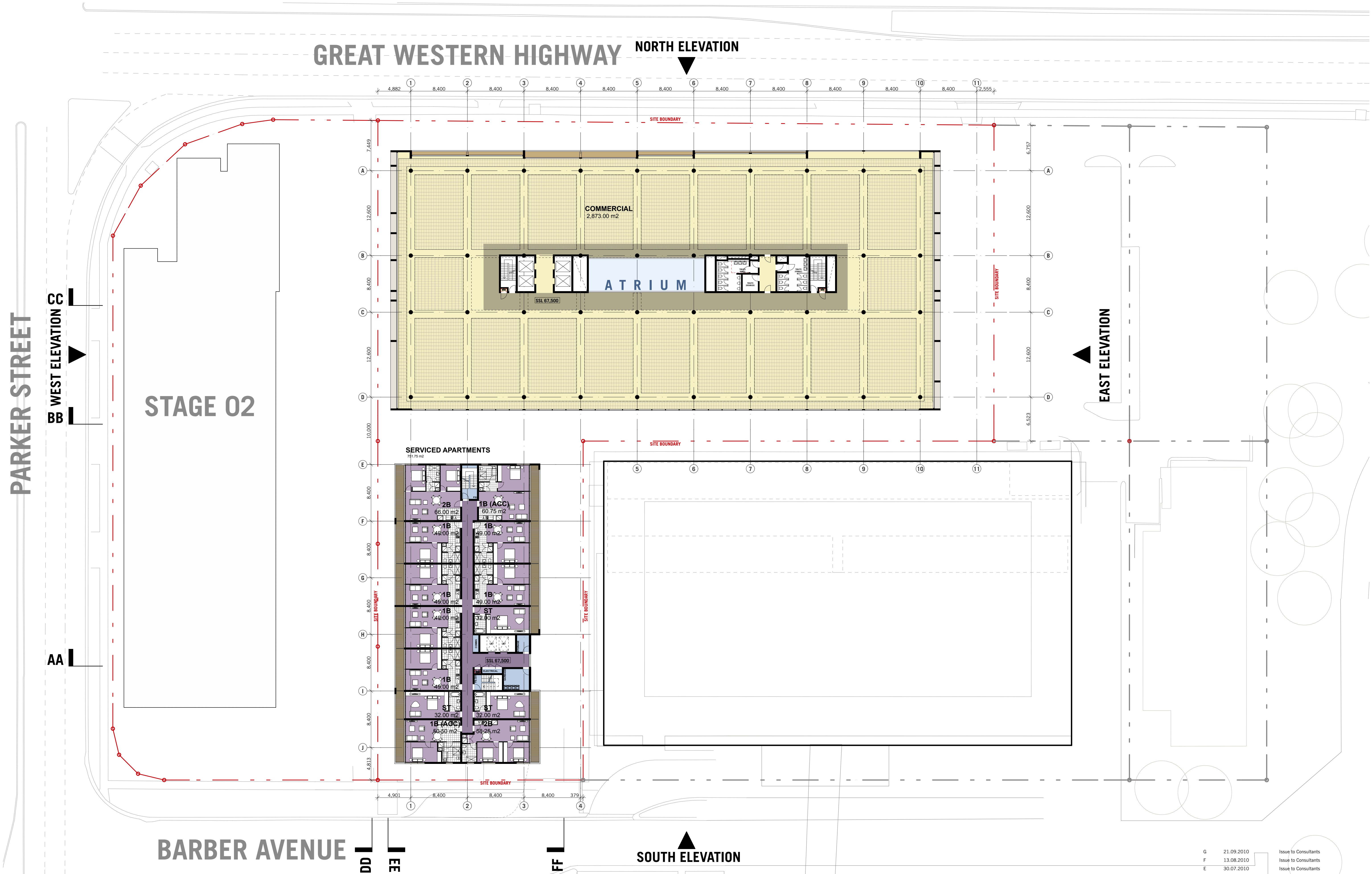
DRAWING TITLE
GROUND
Plans

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
STATUS FOR INFORMATION	EDWG No. EA14	REV G	
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
LEVEL 3
Plans

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE	JOB No.	DRAWN	NORTH
1:250@A1, 50%@A3	09007	ML/MH/AH	
FOR INFORMATION	DWG No.	REV	
	EA17	G	

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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
LEVEL 4
Plans

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
STATUS FOR INFORMATION	DWG No. EA18	REV G	

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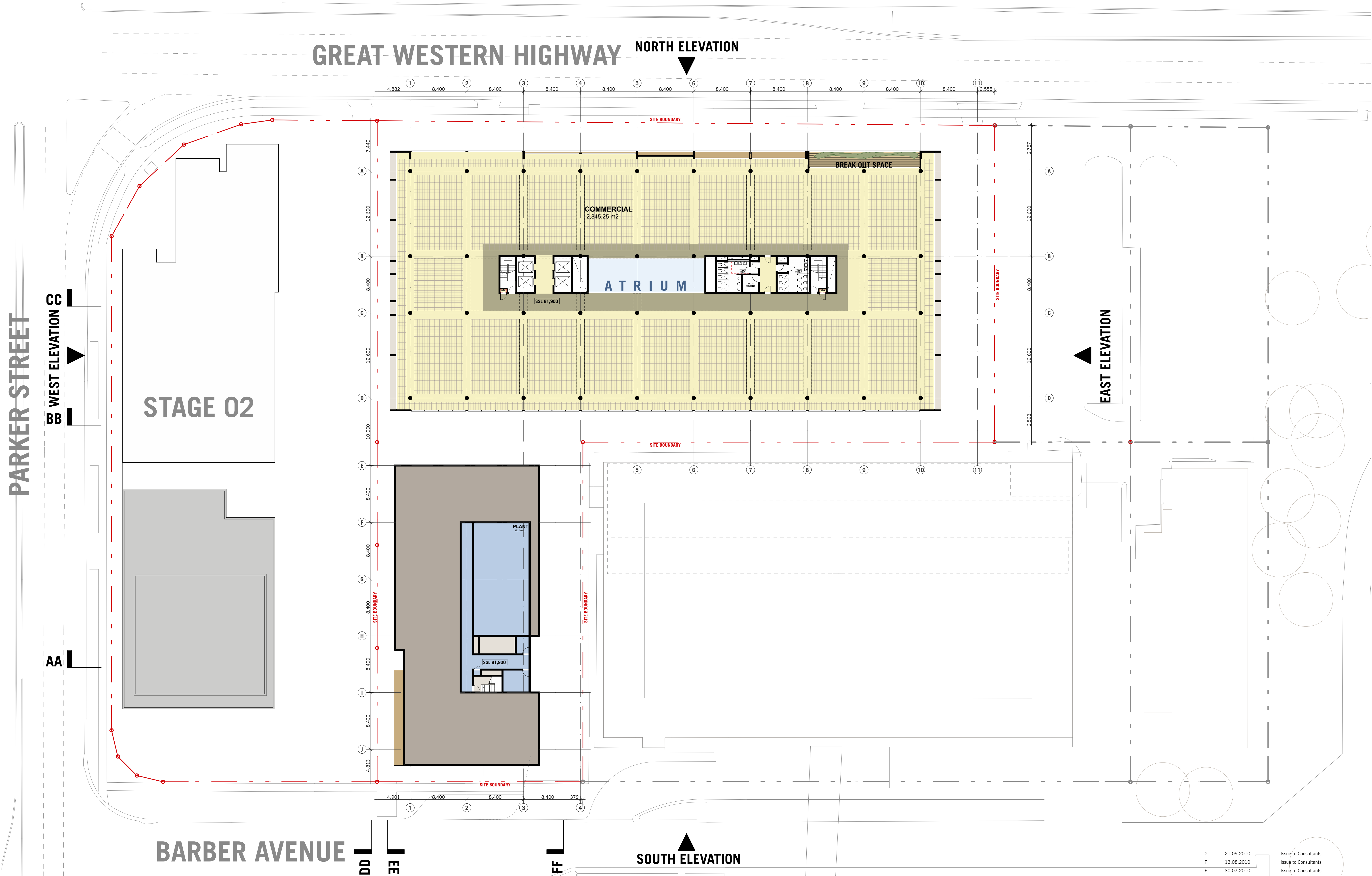
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
LEVEL 6
Plans

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
STATUS FOR INFORMATION	DWG No. EA20	REV G	

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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
LEVEL 7
Plans

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
STATUS FOR INFORMATION	EDWG No. EA21	REV G	
TURNER + ASSOCIATES			
L1 410 Crown Street Surry Hills NSW 2010 Australia t +61 2 8668 0000 f +61 2 8668 0088			



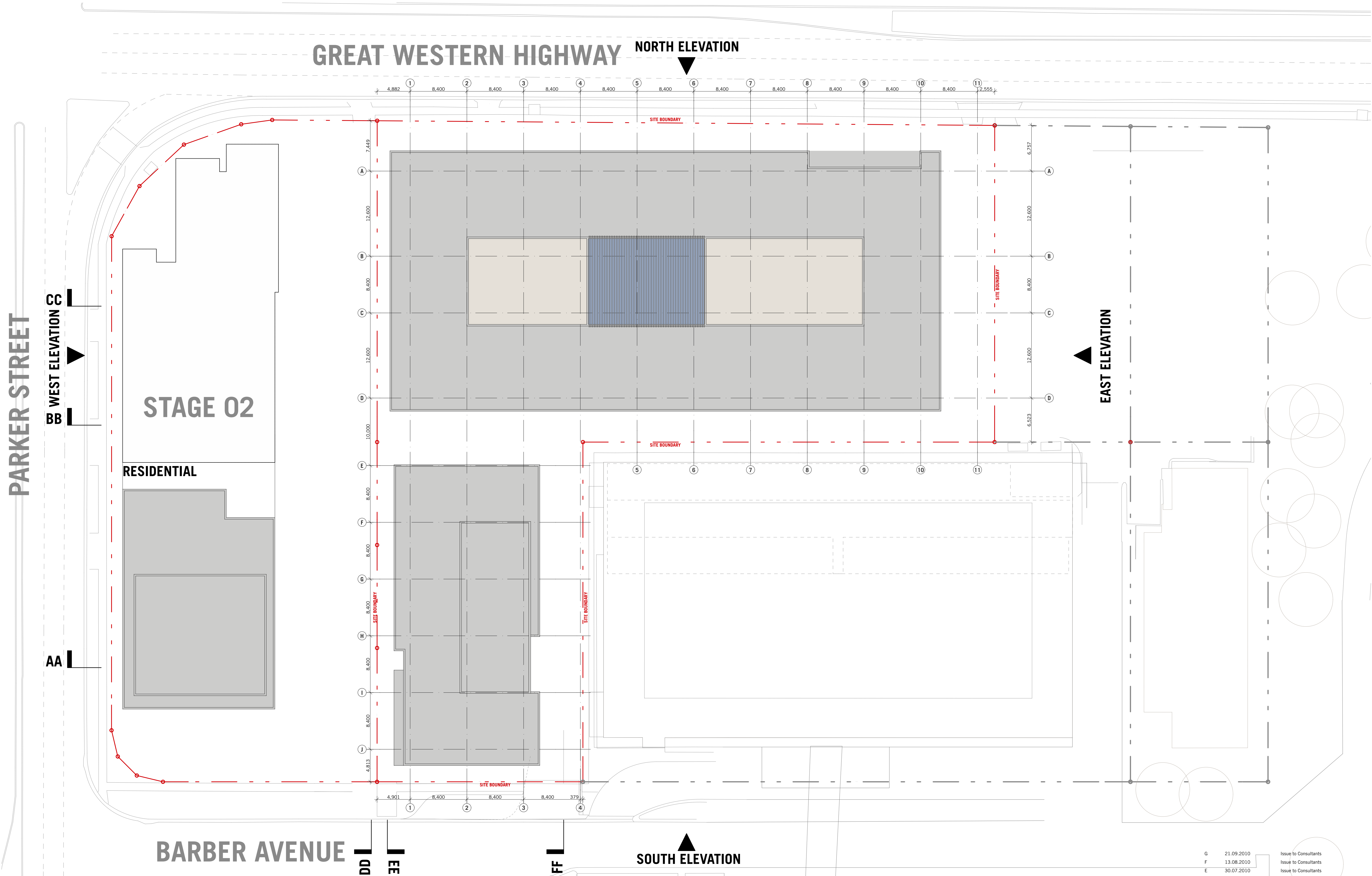
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
LEVEL 8
Plans

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue
Rev.	Date	Approved by	Revision Notes
SCALE	1:250@A1, 50%@A3	JOB No.	09007
FOR INFORMATION		DWG No.	EA22
		REV	G
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
LEVEL 9 / Roof Plan
Plans

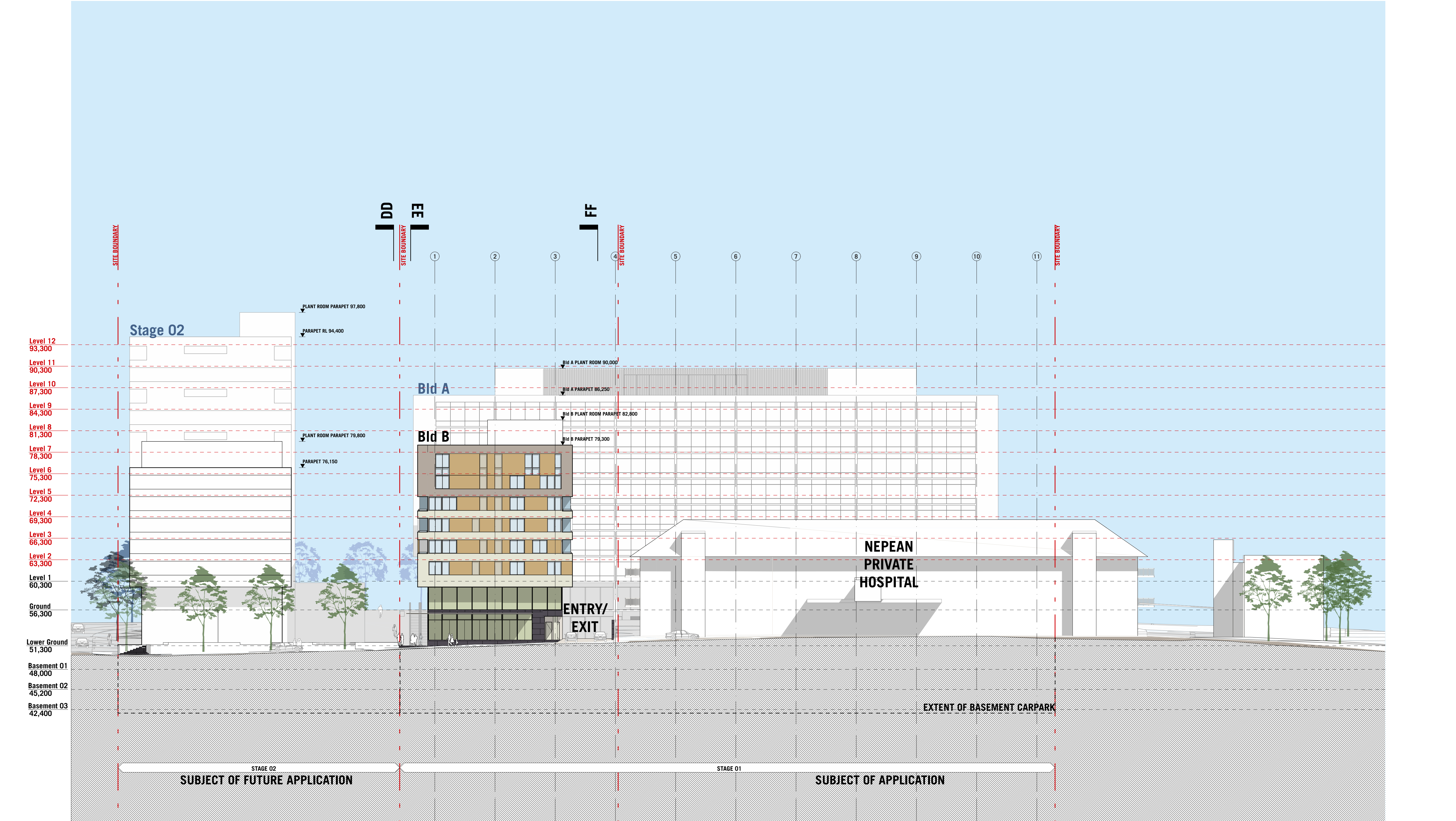
Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
DATE 30.07.2010	REV EA23	REV G	

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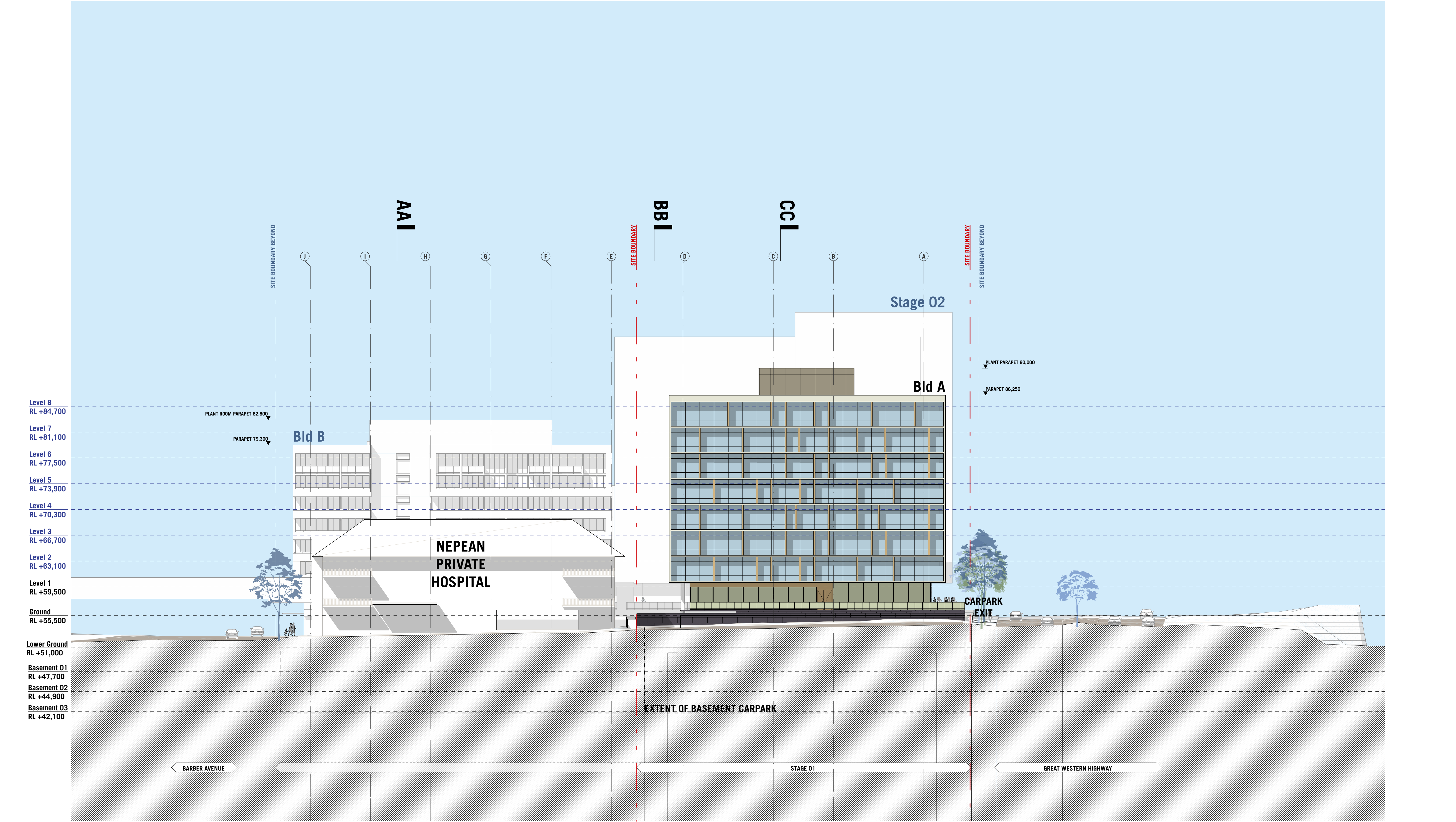
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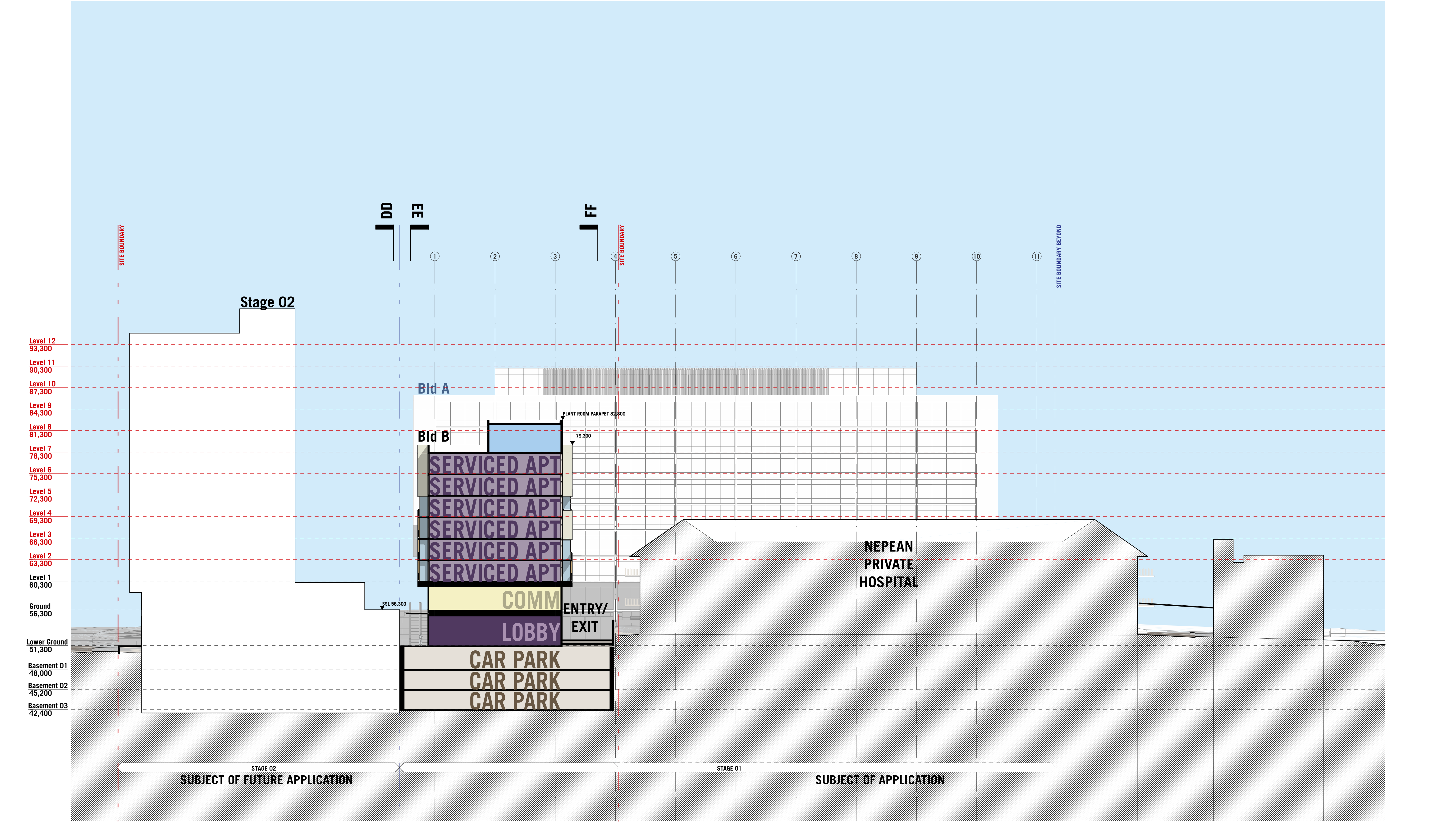
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
South Elevation Elevations

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue
Rev.	Date	Approved by	Revision Notes
SCALE	1:250@A1, 50%@A3	JOB No.	09007
DRAWN	ML/MH/AH	DRAWN	ML/MH/AH
FOR INFORMATION	EA31	REV	G
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ABN 95 004 084 911

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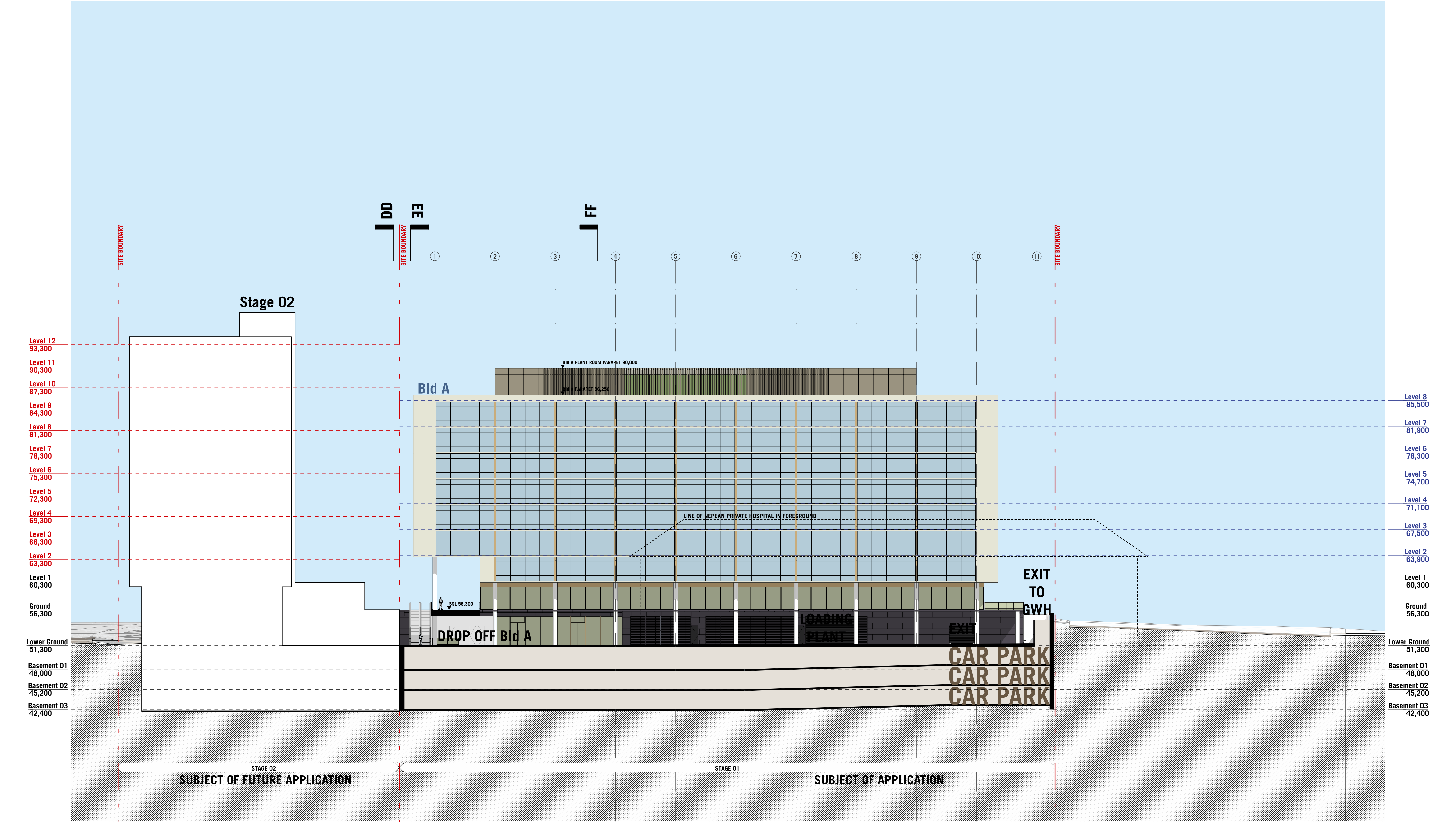
PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT

DRAWING TITLE
Section AA
Sections

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3 FOR INFORMATION	JOB No. 09007	DRAWN ML/MH/AH	NORTH
DWG No. EA40	REV G		

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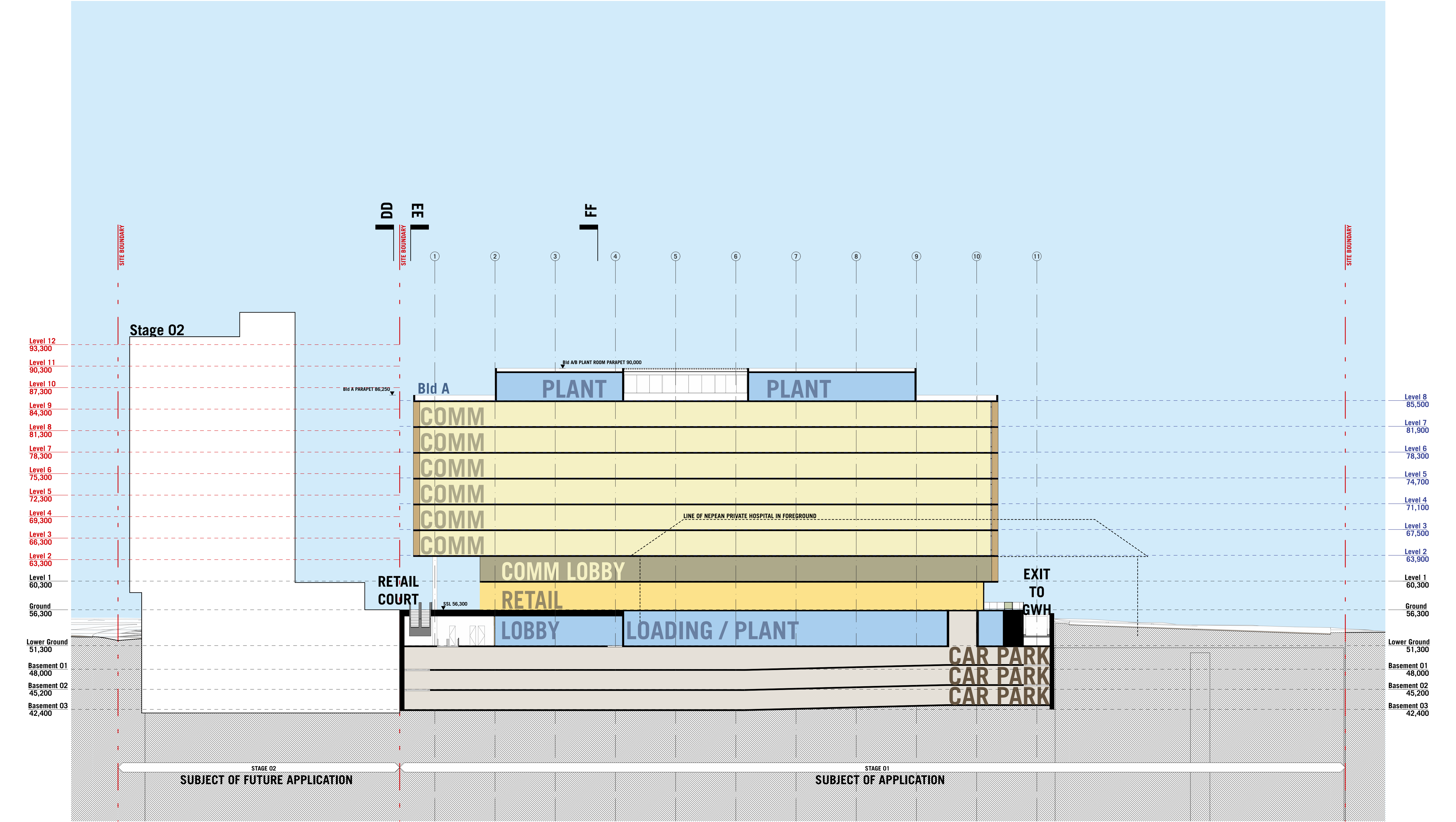
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BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT

DRAWING TITLE
Section BB
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Rev.	Date	Approved by	Revision Notes
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F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
STATUS FOR INFORMATION	EDWG No. EA41	REV G	

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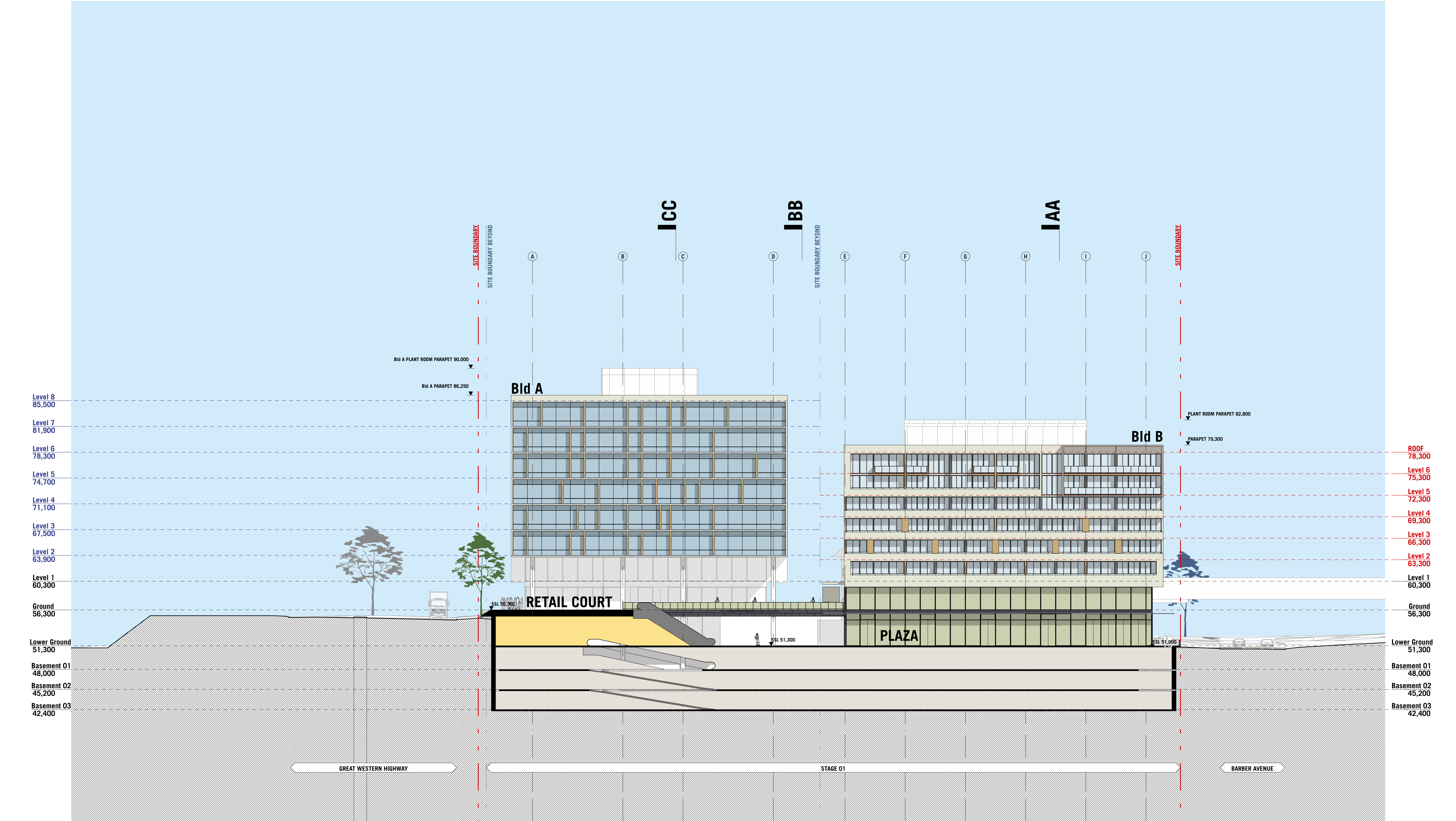
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
Section CC
Sections

Rev.	Date	Approved by	Revision Notes
G	21.09.2010		Issue to Consultants
F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue
Rev.	Date	Approved by	Revision Notes
SCALE	1:250@A1, 50%@A3	JOB No.	09007
DRAWN	ML/MH/AH	REV	G
FOR INFORMATION	EA42		
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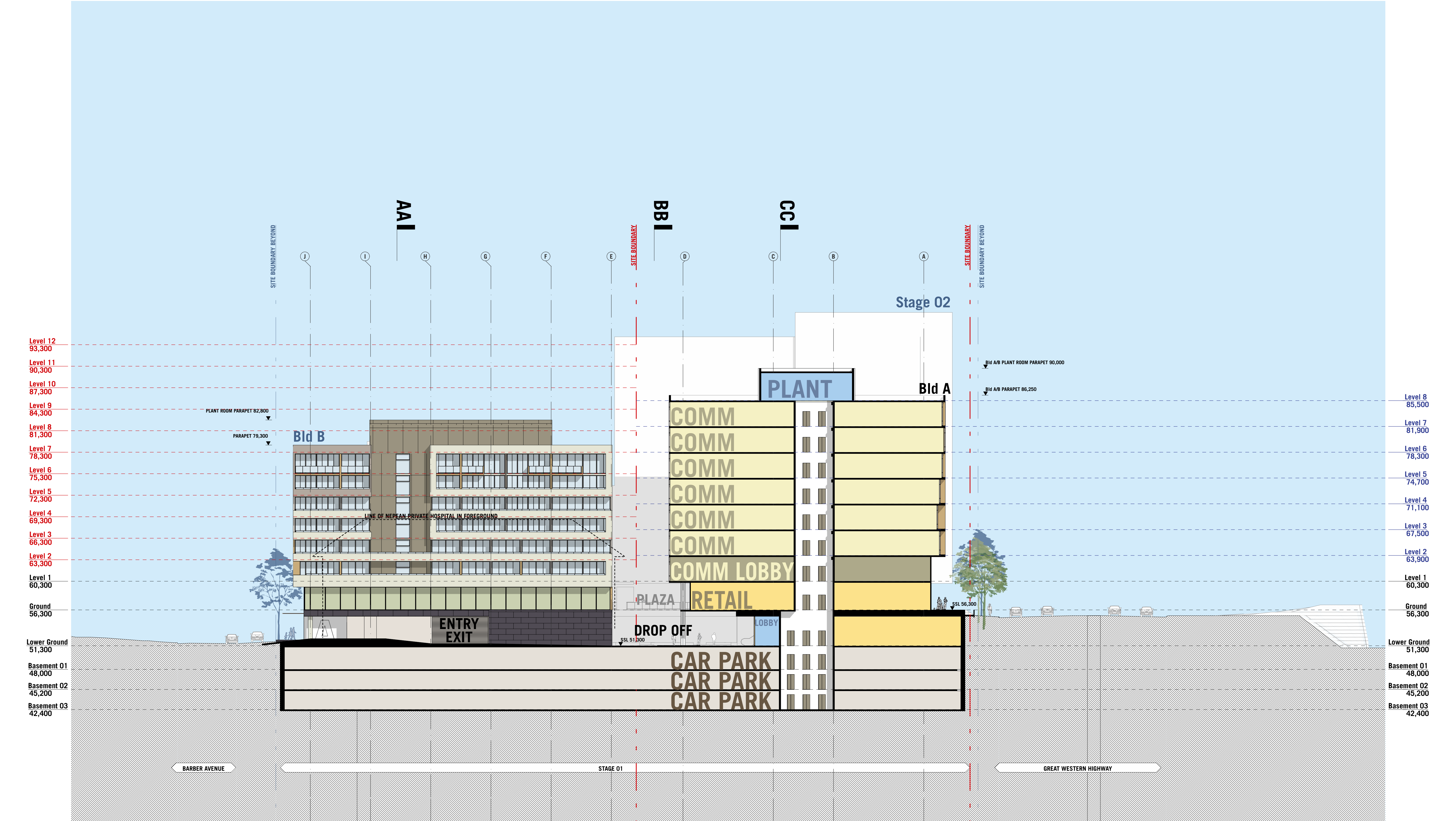
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
ENVIRONMENTAL ASSESSMENT
DRAWING TITLE
Section EE / West Elevation Sections

Rev.	Date	Approved by	Revision Notes
F	21.09.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

SCALE 1:250@A1, 50%@A3	JOB No. 09007	DRAWN ML/MH/AH	NORTH
FOR INFORMATION	EDWG No. EA44	REV F	
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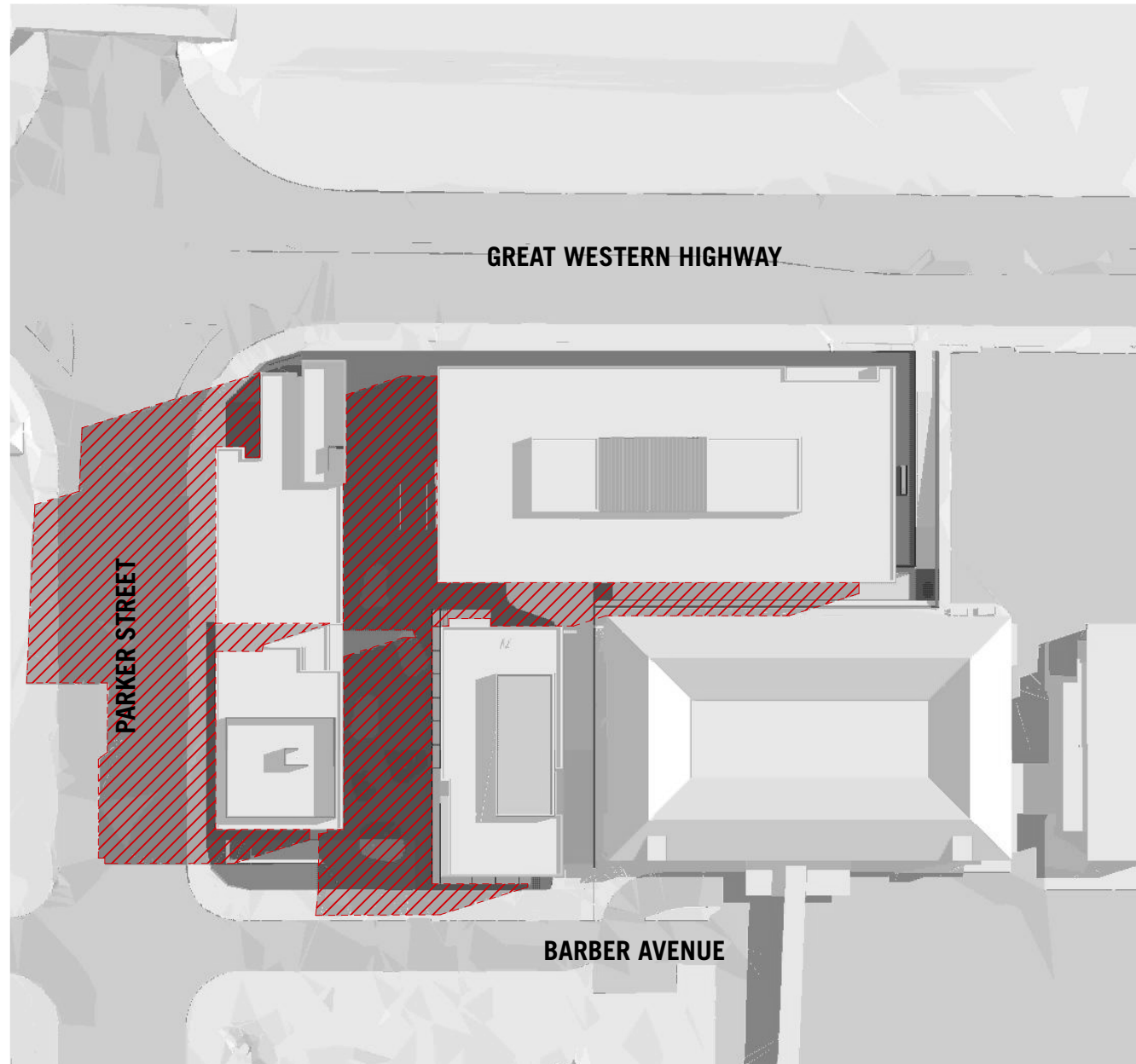
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ENVIRONMENTAL ASSESSMENT

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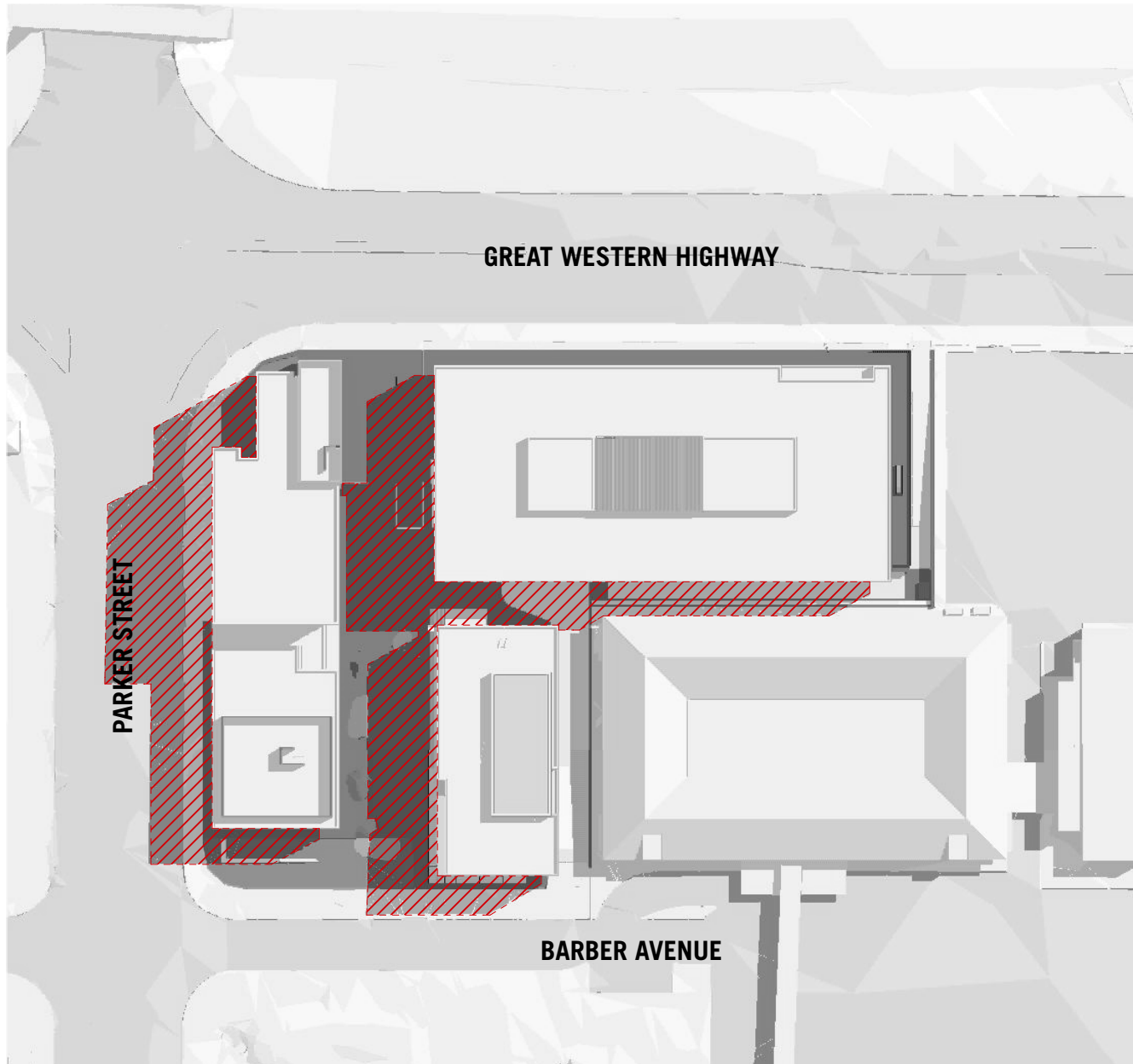
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F	13.08.2010		Issue to Consultants
E	30.07.2010		Issue to Consultants
D	01.02.2010		Environmental Assessment issue

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STATUS FOR INFORMATION	EDWG No. EA45	REV G	

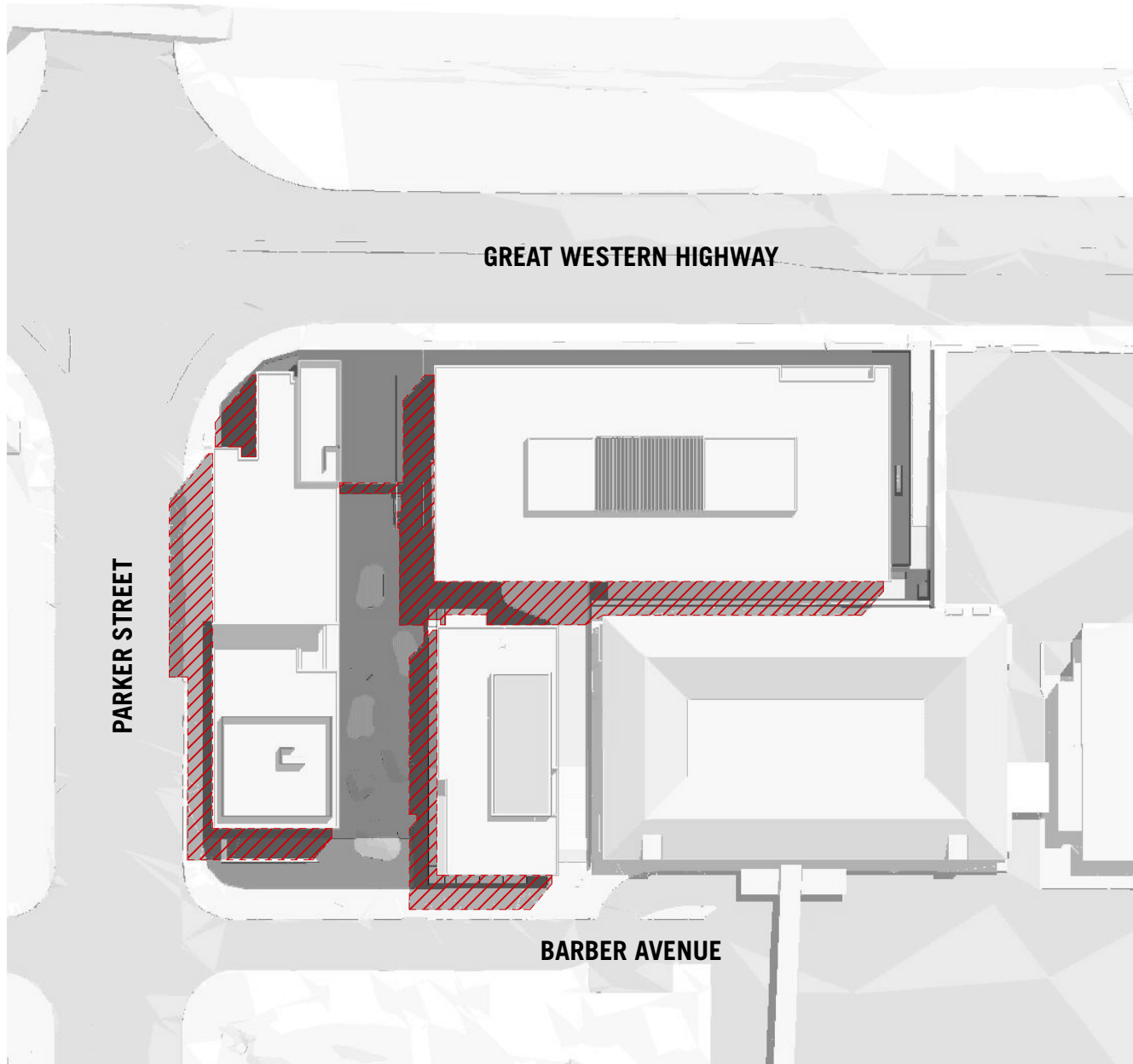
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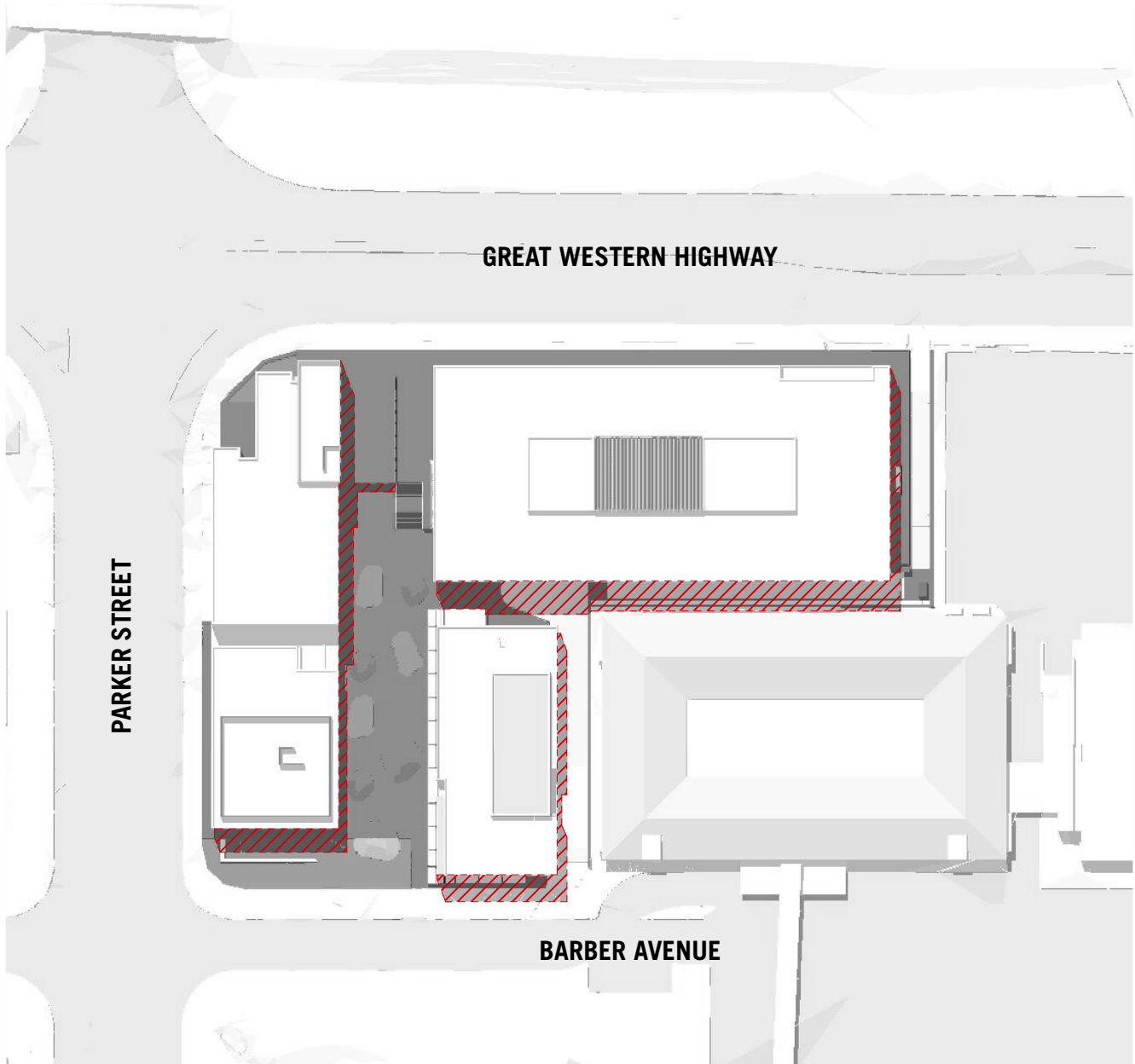
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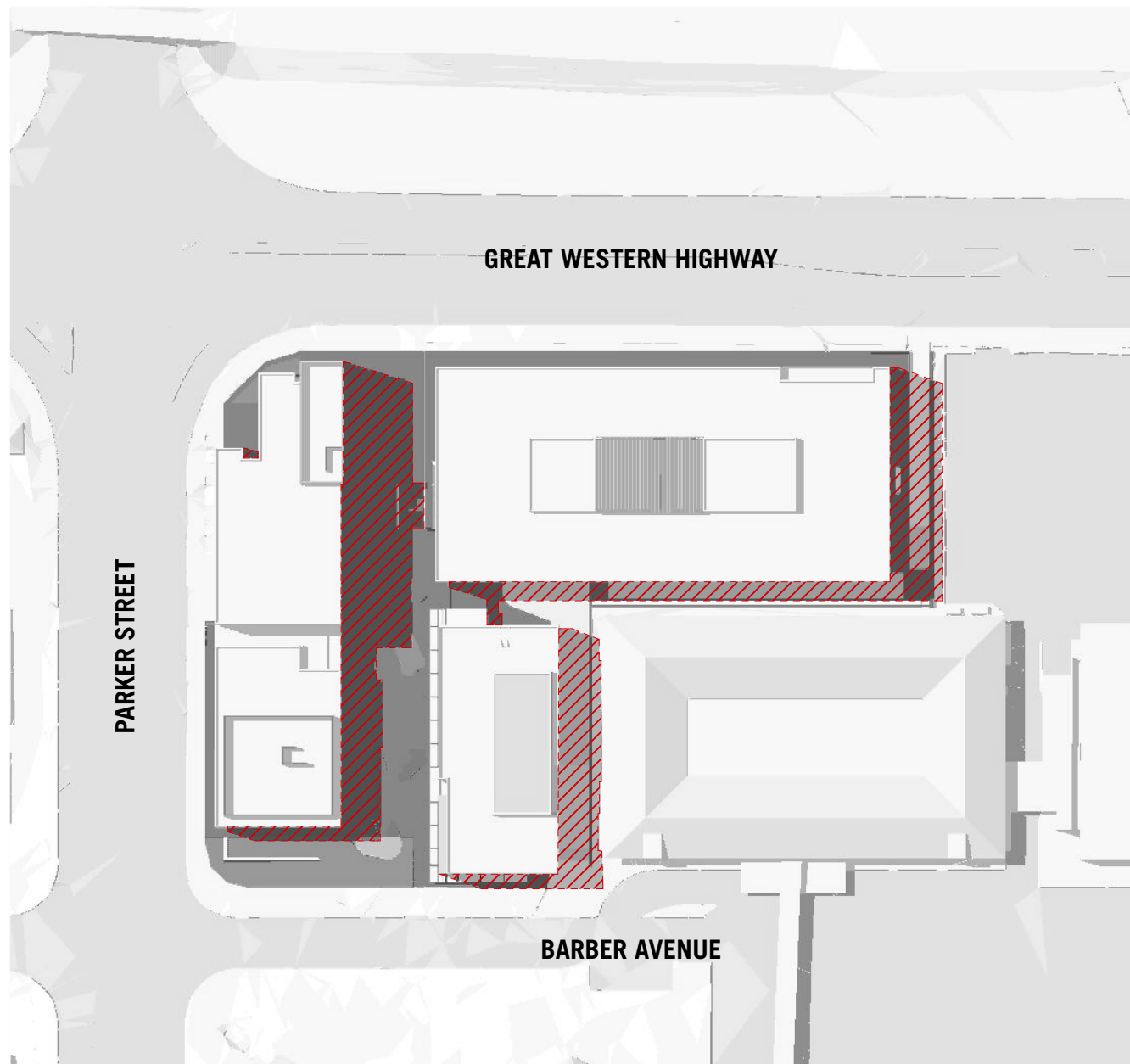
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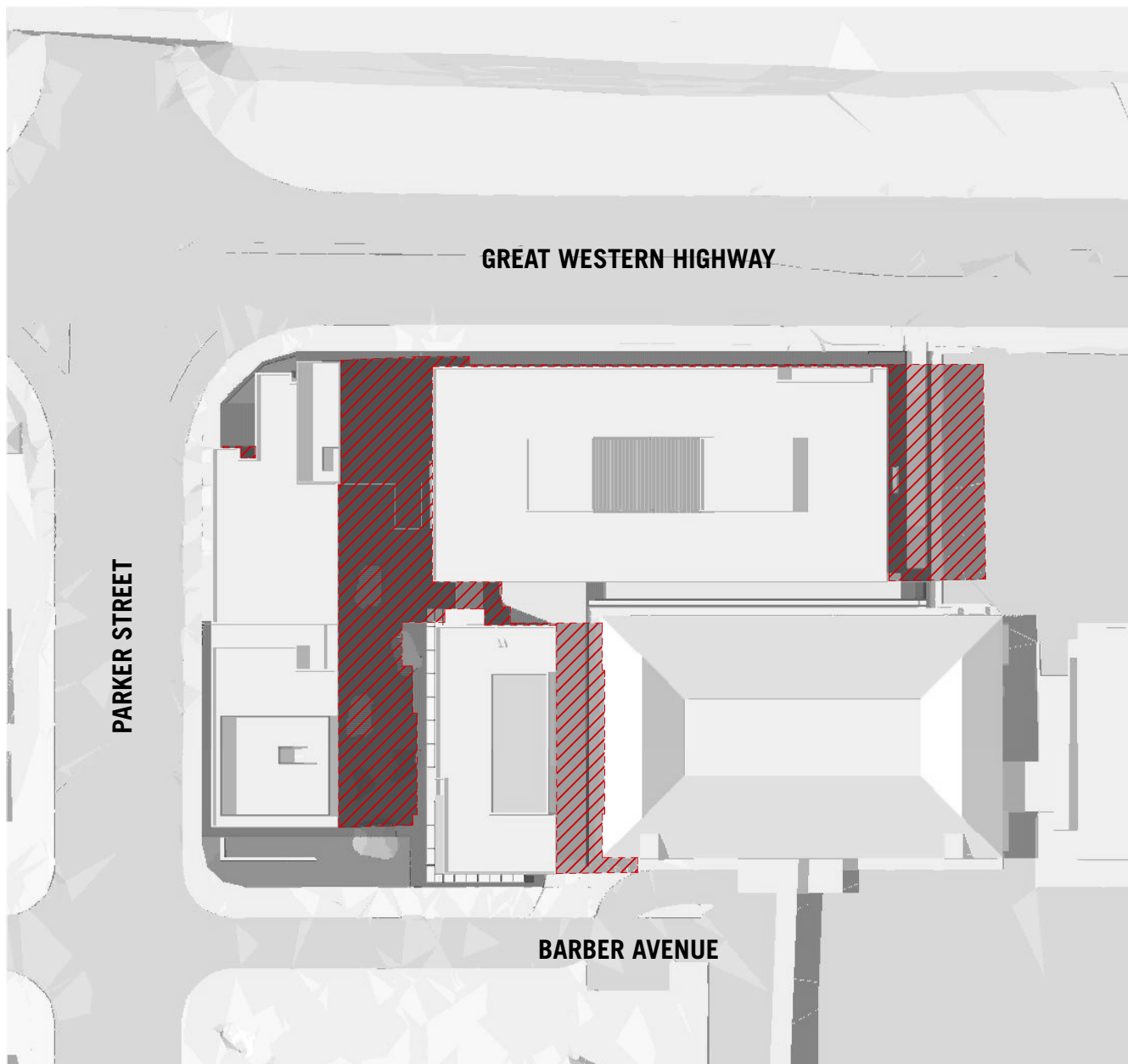
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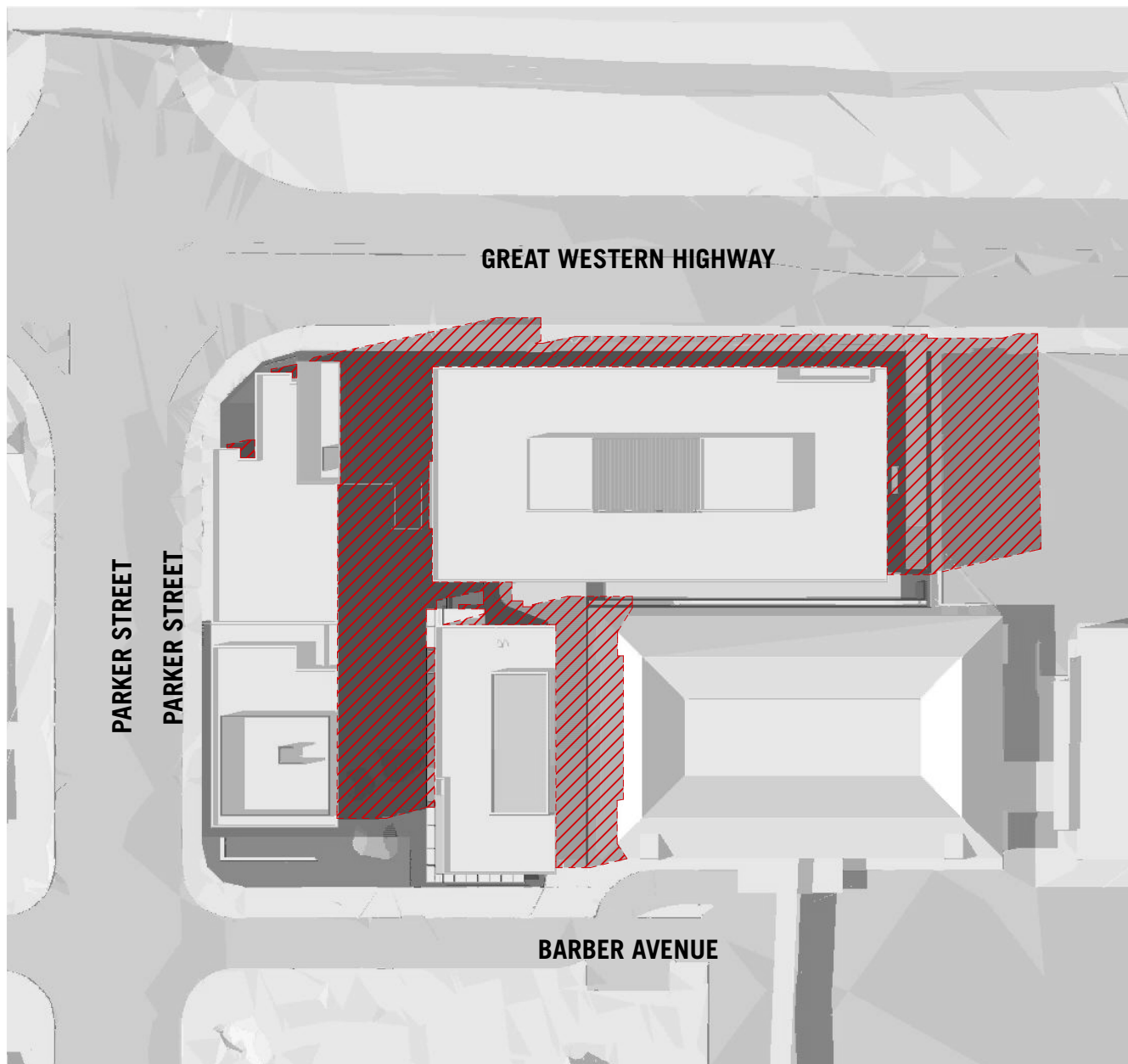
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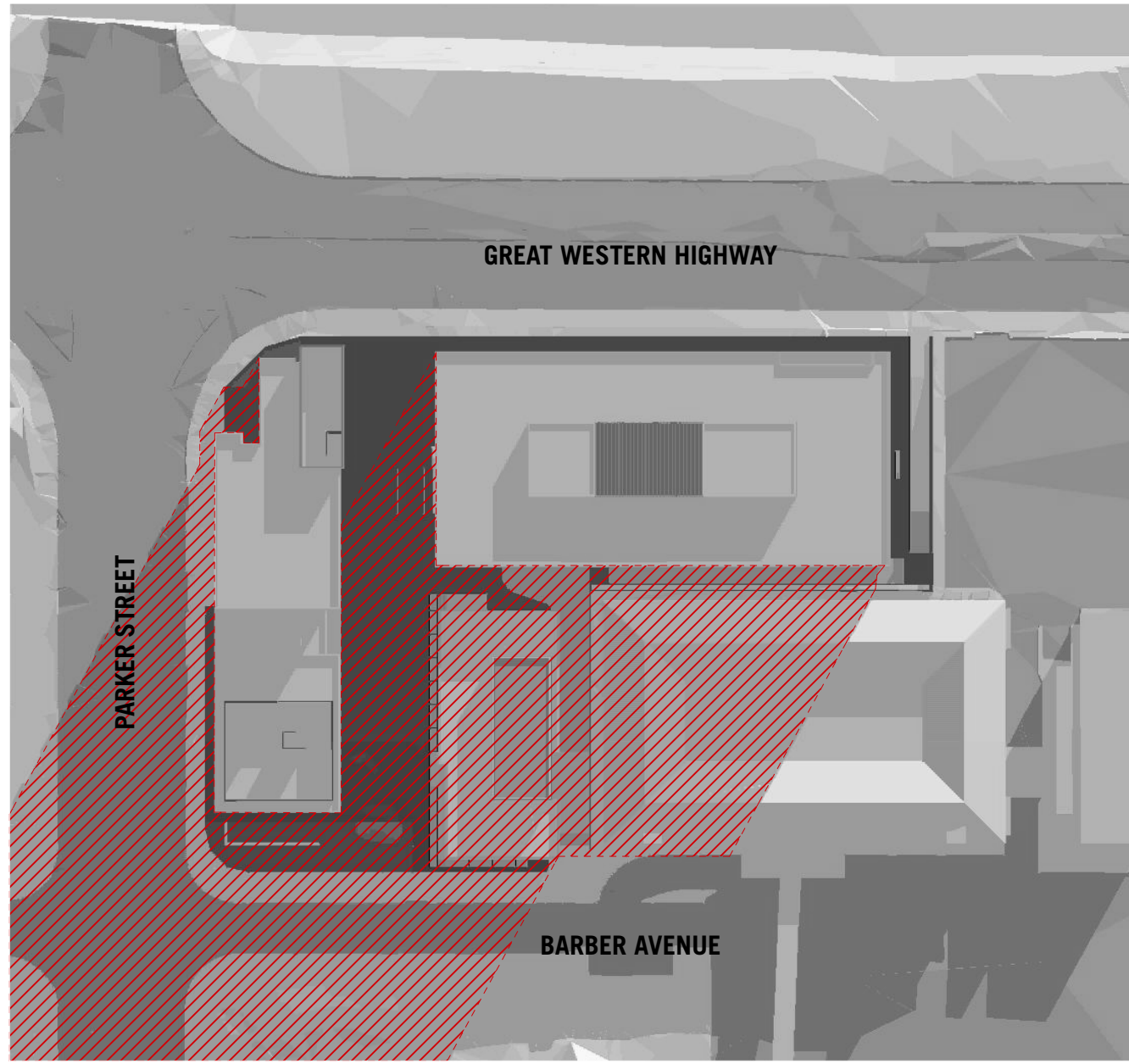
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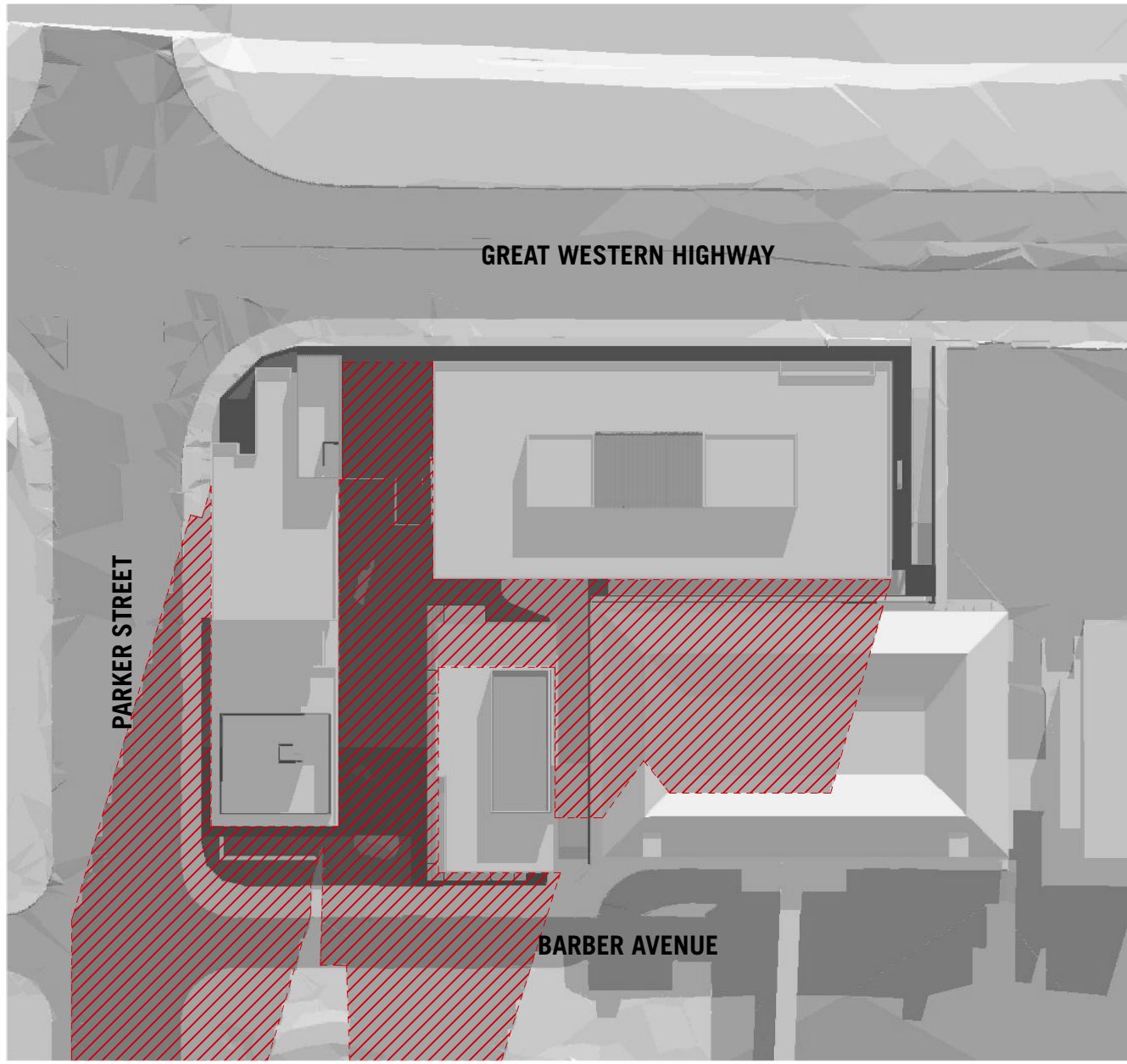
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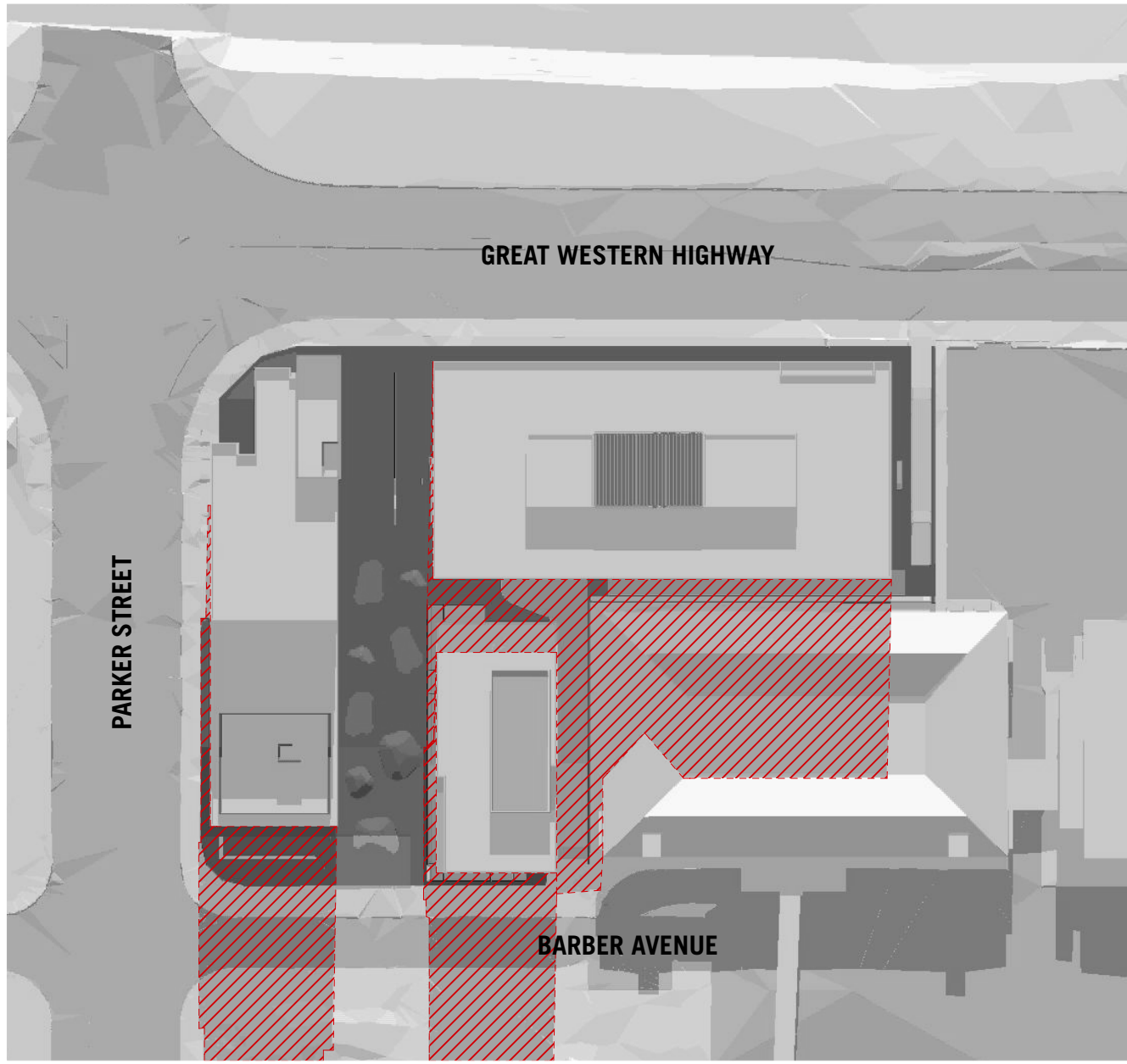
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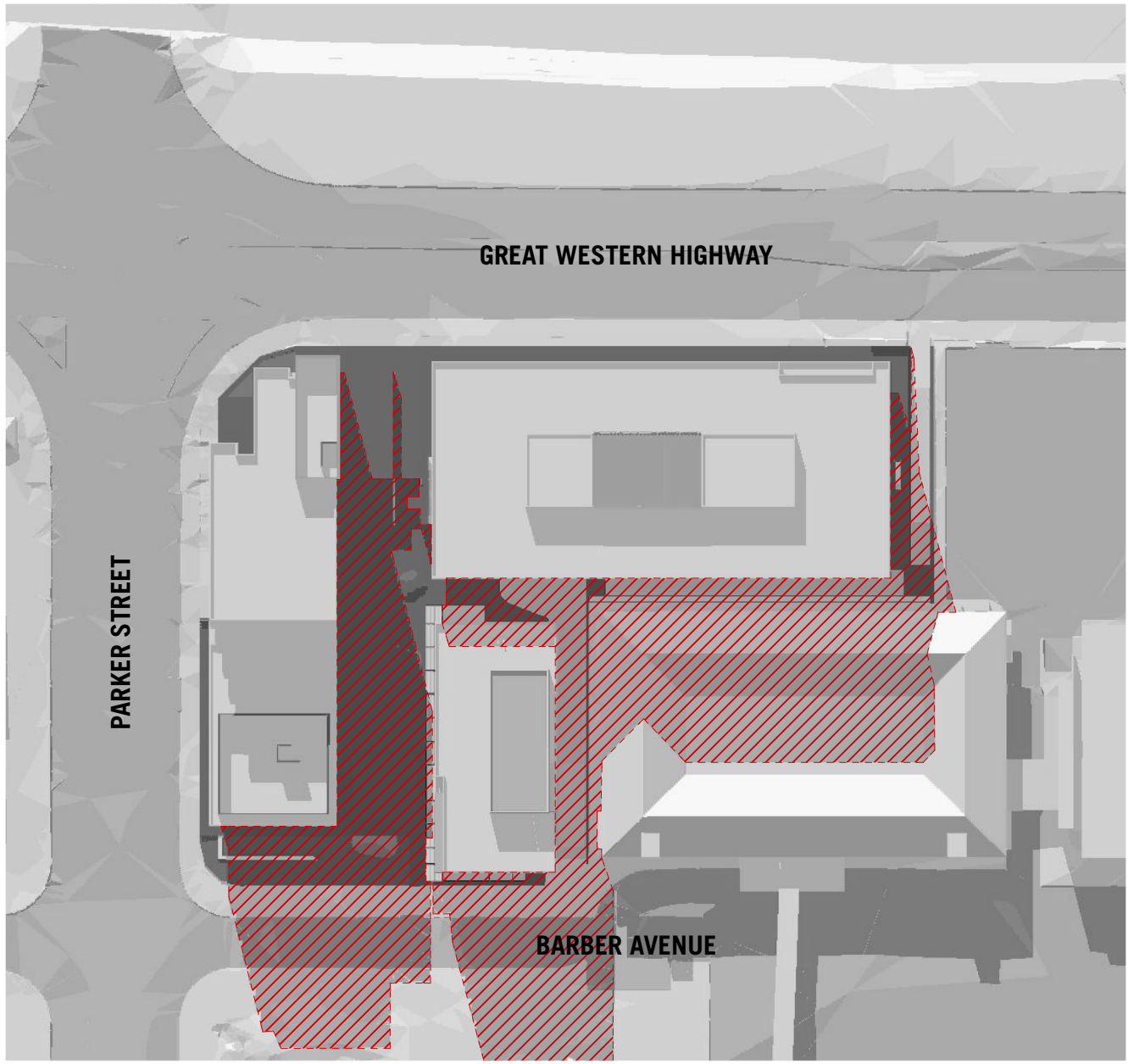
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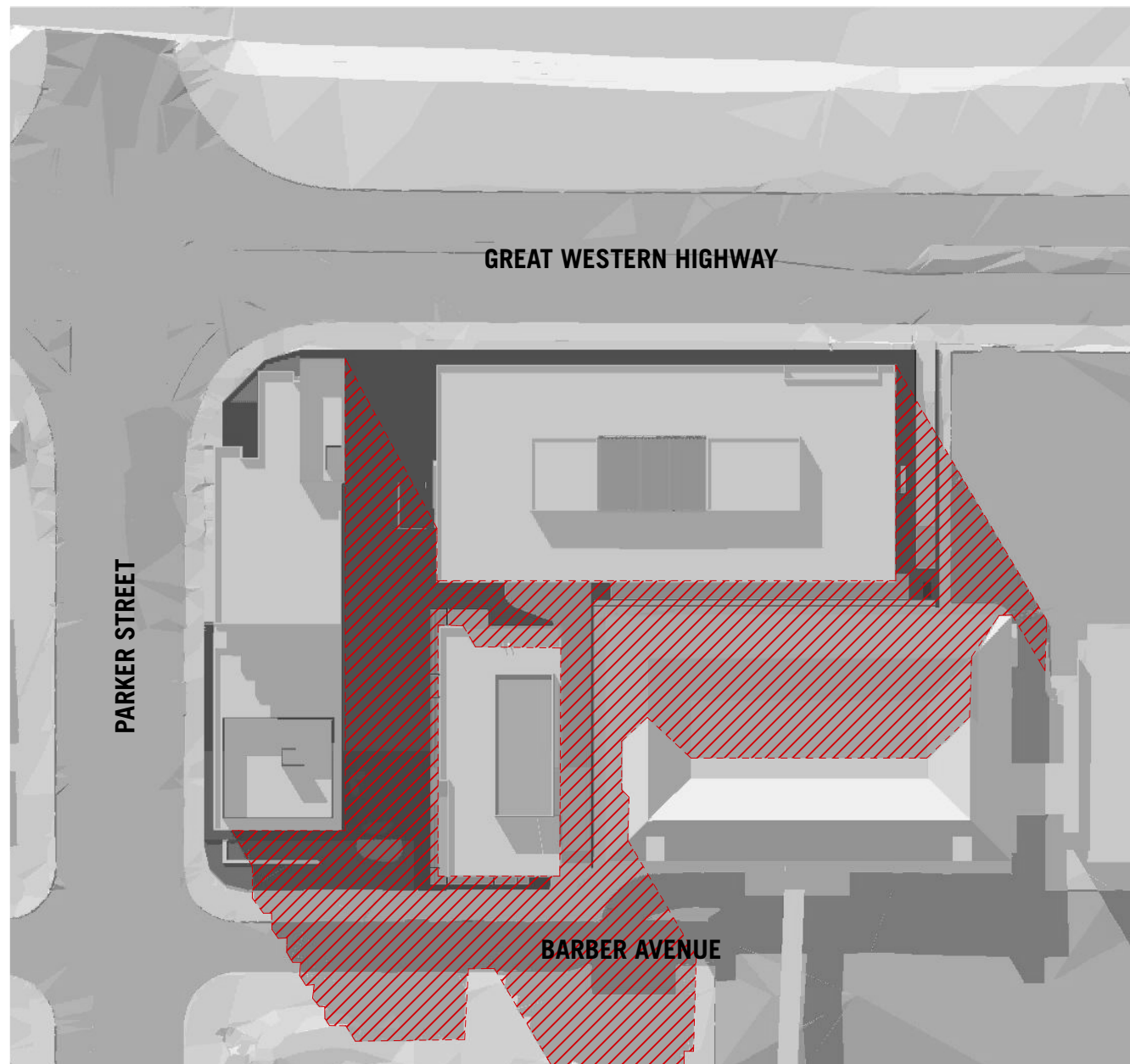
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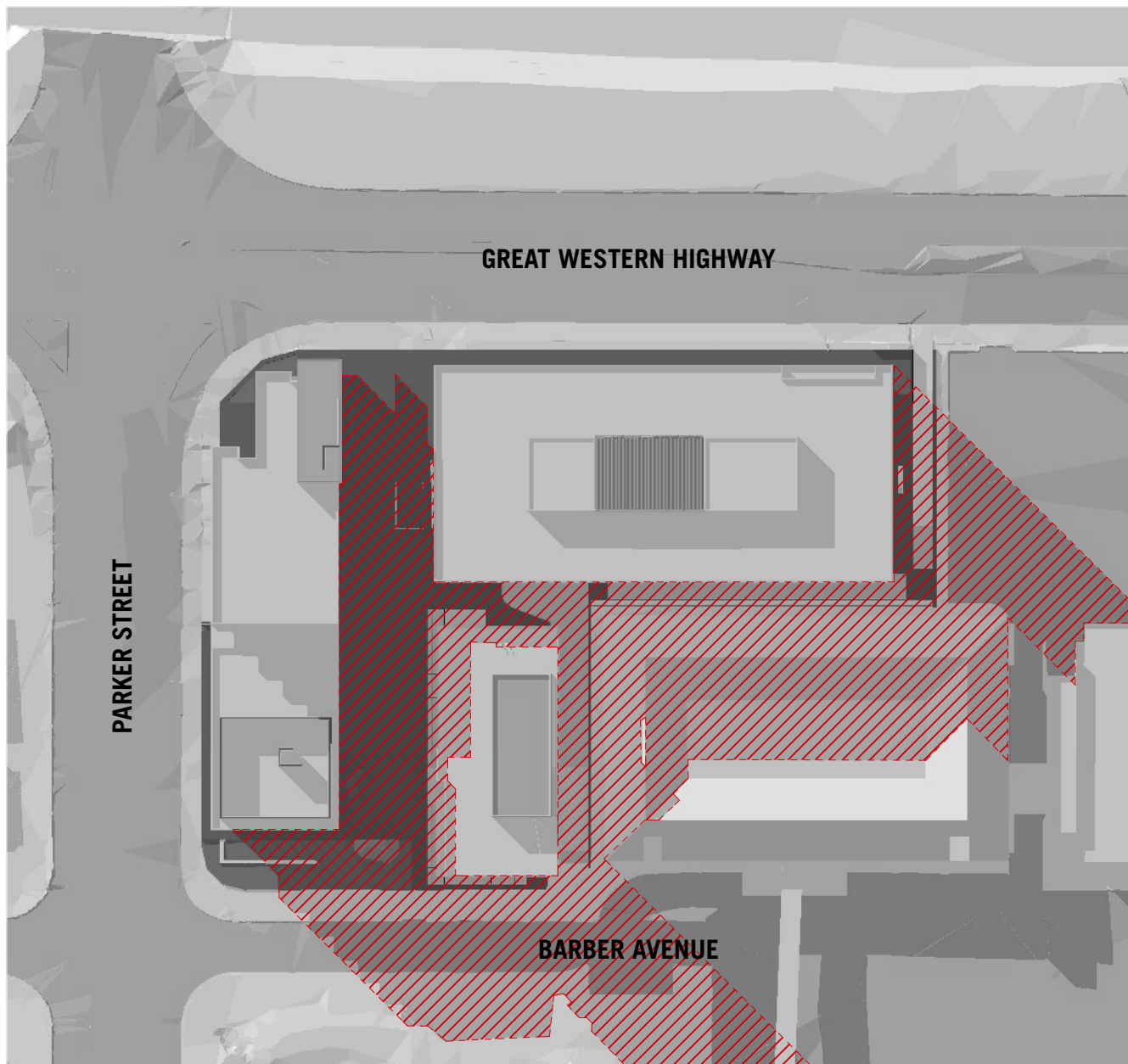
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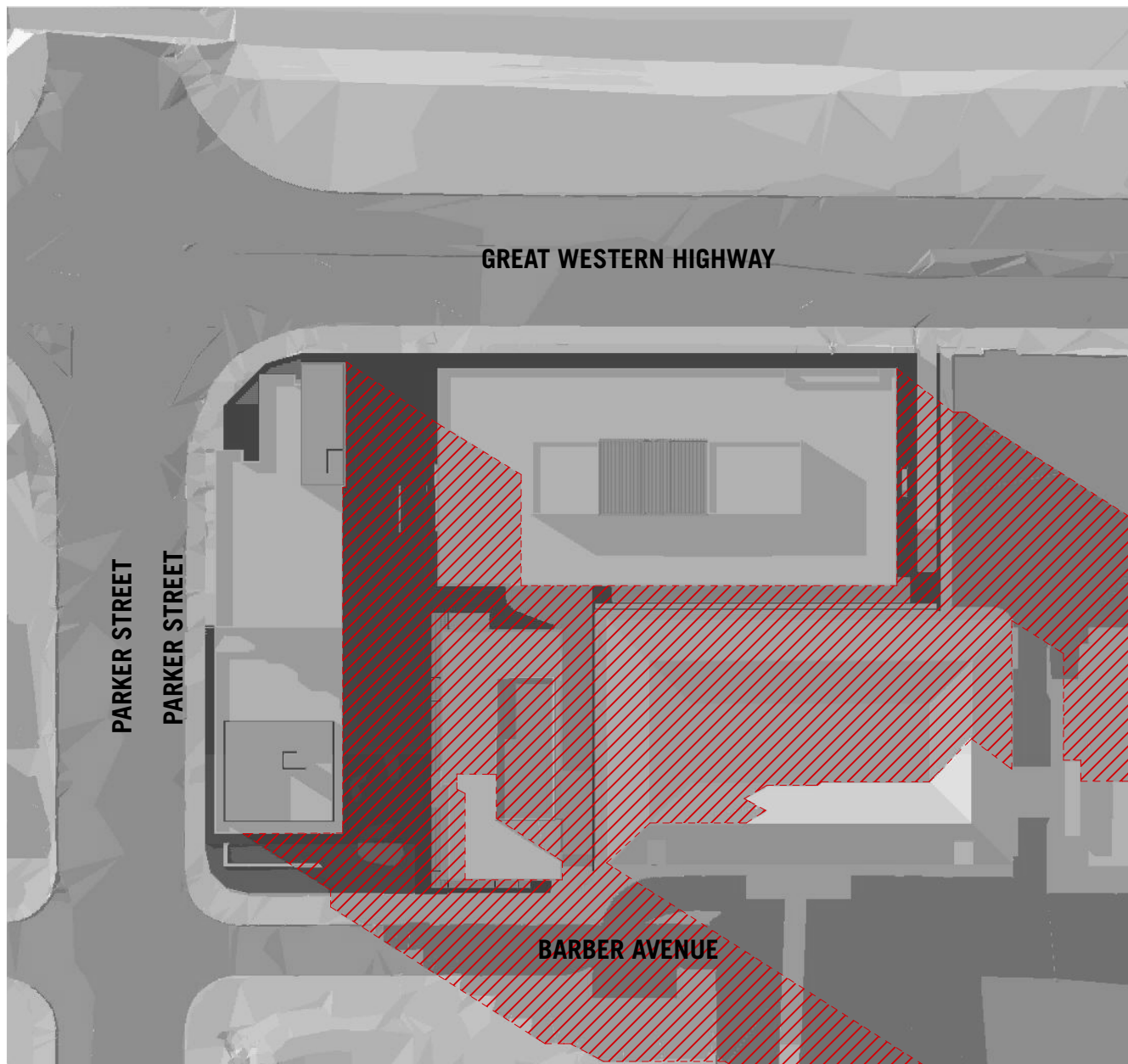
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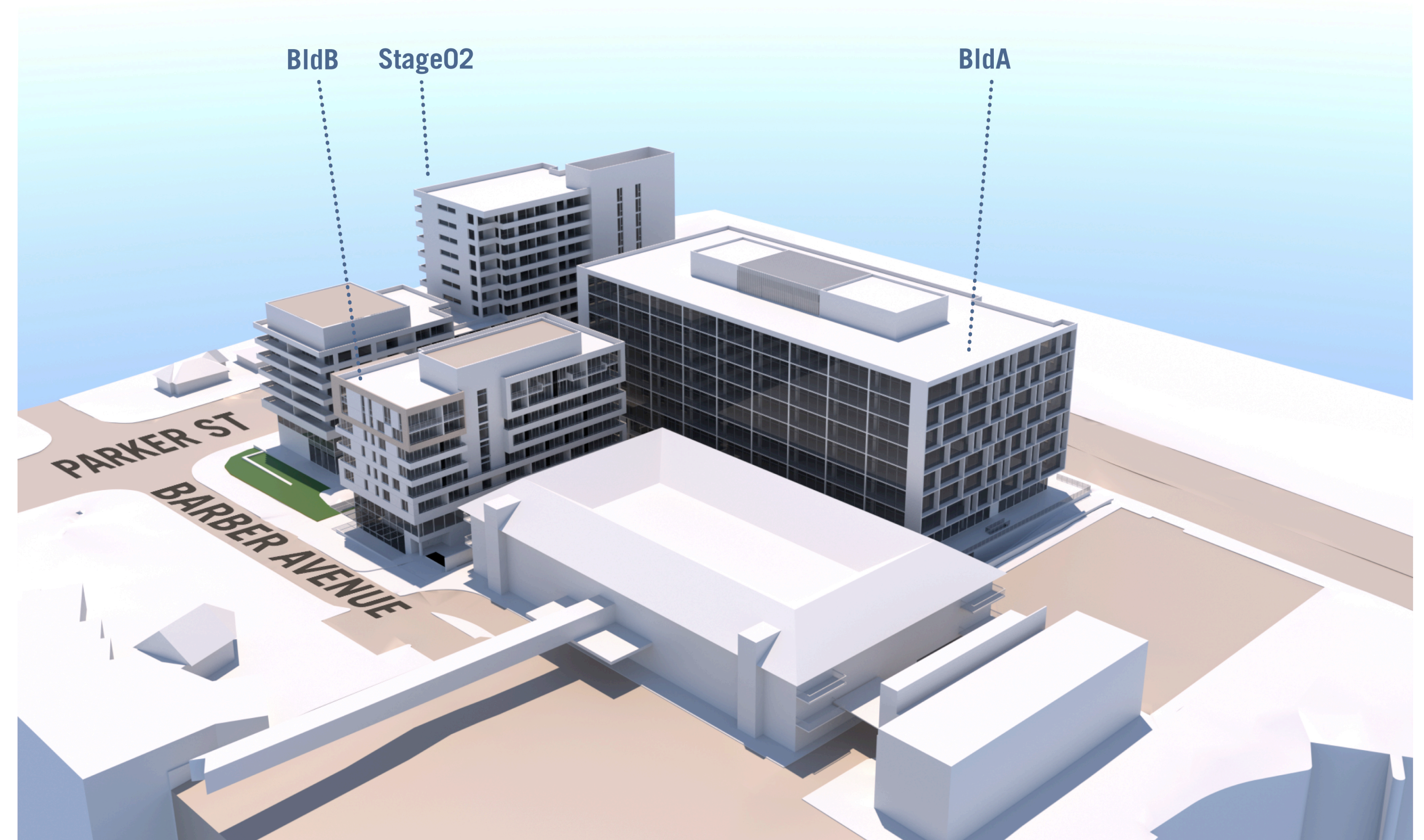
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JUNE 21_1400



JUNE 21_1500



Nominated Architect Nicholas Turner 6695 ABN 86 064 084 911 QACS Quality Endorsed Company (ISO 9001:2000) Licence Number 4168		CLIENT Aesthete No.3 Pty Ltd c/o Yates Beagrie Lawyers Level 10, 31 Market Street Sydney NSW 2000 T +61 2 9261 8899 F +61 2 9261 1779	PROJECT TITLE BARBER AVENUE, KINGSWOOD CONCEPT PLAN SCALE 09007 ML/MH/AH STATUS FOR INFORMATION DRAWING TITLE 3D Perspectives Perspectives	DATE 09/07/2024 APPROVED BY DAVID JOB No. 09007 DESIGN ML/MH/AH REV D  TURNER + ASSOCIATES L1 410 Crown Street Surry Hills NSW 2010 Australia t +61 2 8668 0000 f +61 2 8668 0088
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Rev.	Date	Approved by	Revision Notes		
SCALE		JOB No.	09007	DRAWN ML/MH/AH	NORTH 
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