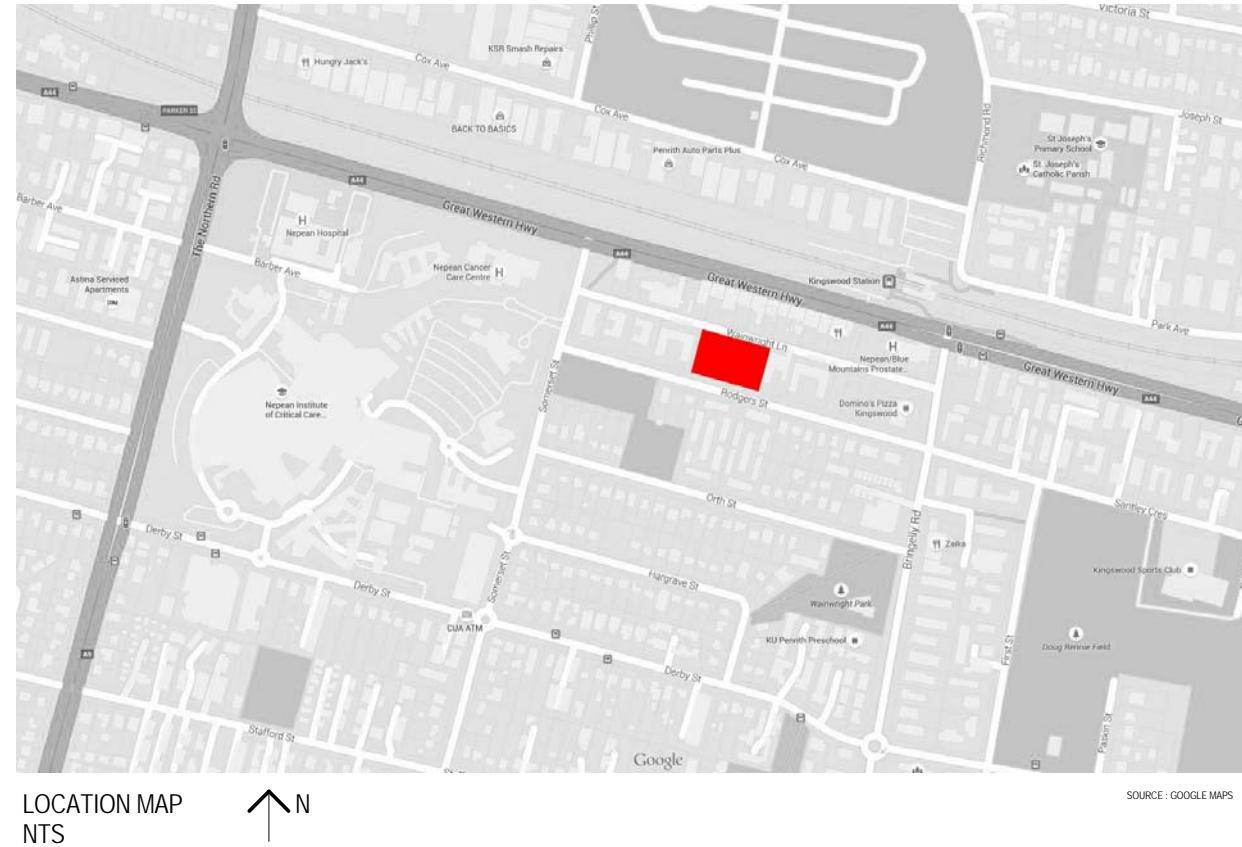


DEVELOPMENT APPLICATION

19-27 RODGERS ST, KINGSWOOD NSW 2747

DA ISSUE

DOCUMENT REGISTER		
SHEET NUMBER	SHEET NAME	REV
A0.00	COVER PAGE	
A0.10	SITE INFORMATION	
A0.11	SITE INFORMATION	
A0.12	SITE INFORMATION	
A1.01	GENERAL ARRANGEMENT BASEMENT 02	
A1.02	GENERAL ARRANGEMENT BASEMENT 01	
A1.10	GENERAL ARRANGEMENT GROUND	
A1.11	GENERAL ARRANGEMENT LEVEL 1	
A1.12	GENERAL ARRANGEMENT LEVEL 2	
A1.13	GENERAL ARRANGEMENT LEVEL 3	
A1.14	GENERAL ARRANGEMENT LEVEL 4	
A1.15	GENERAL ARRANGEMENT LEVEL 5	
A1.16	GENERAL ARRANGEMENT LEVEL 6	
A1.17	GENERAL ARRANGEMENT LEVEL 7	
A1.30	TYPICAL UNIT LAYOUTS - WAINWRIGHT BUILDING	
A1.31	TYPICAL UNIT LAYOUTS - WAINWRIGHTBUILDING	
A1.32	TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING	
A1.33	TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING	
A1.34	TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING	
A1.35	TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING	
A1.36	TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING	
A1.37	TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING	
A1.38	TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING	
A3.00	ELEVATIONS - STREET	
A3.01	ELEVATIONS - SIDE	
A3.02	ELEVATIONS - COURTYARD	
A4.00	SECTIONS	
A4.01	SECTIONS	
A4.02	SECTIONS	
A10.00	NOTIFICATION PLAN	
A11.00	MATERIALS BOARD	
A11.01	PERSPECTIVES - RODGERS STREET BUILDING	
A11.10	GFA	
A11.11	APARTMENT SCHEDULE	
A11.12	ADAPTABLE UNITS	
A11.20	SHADOW DIAGRAMS	
A11.21	SHADOW DIAGRAM	
A11.22	SHADOW DIAGRAMS	
A11.50	SEPP - SOLAR STUDY	
A11.51	SEPP - BUILDING SEPARATION DIAGRAMS	



Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

REGENT PACIFIC CAPITAL
Real Estate & Private Equity



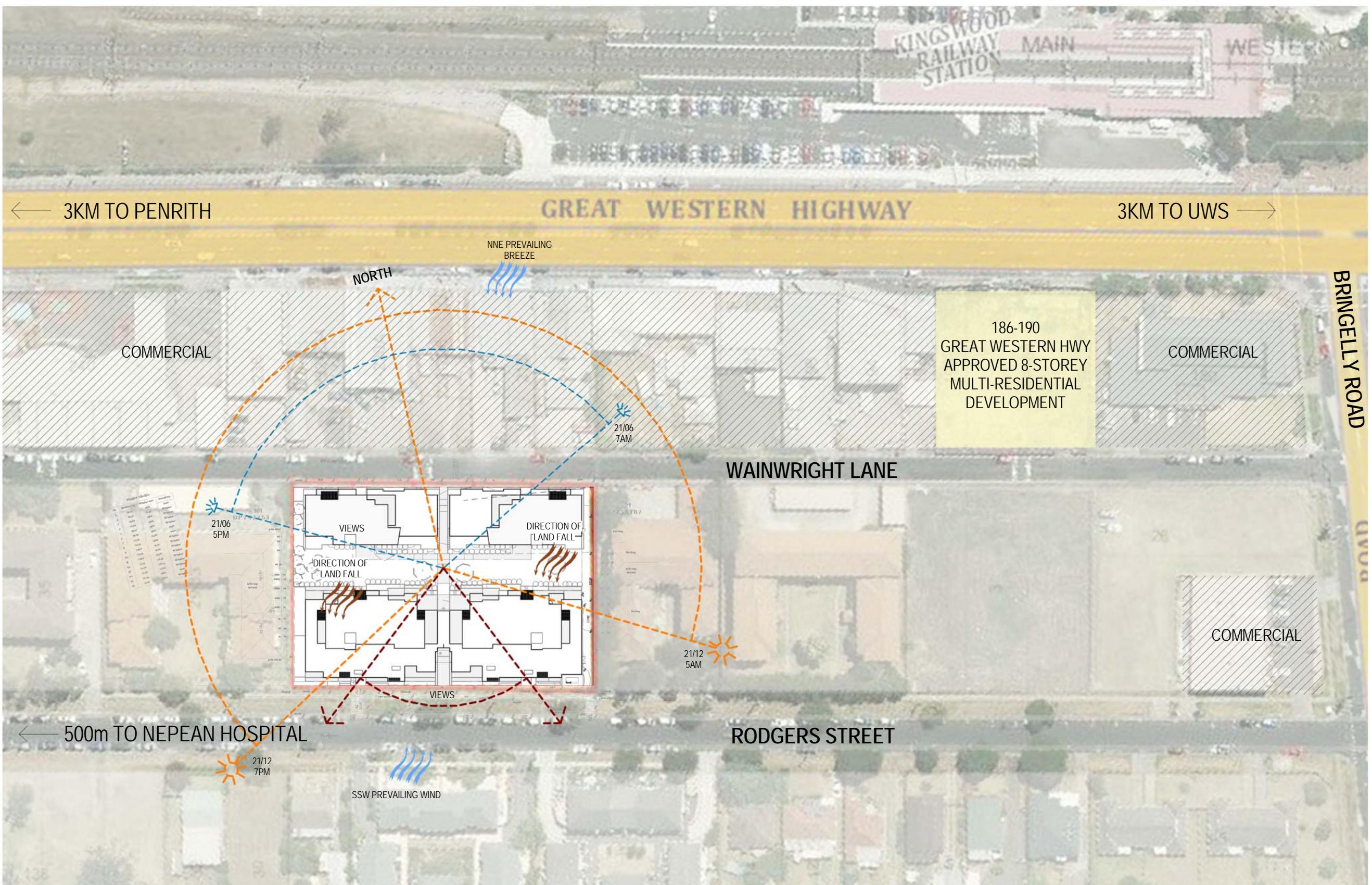
SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title
COVER PAGE

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractual Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. 3154 Sheet No. A0.00 Revision



NO. 236-238

NO. 232-234

NO. 228-230

NO. 222-22

NO. 220

NO. 218

NO. 214

NO. 210-212

WAINWRIGHT LANE

NO. 29-33
2 & 3 STOREY
BRICK UNIT

NO. 15-17
2 & 3 STOREY
BRICK UNIT

DA ISSUE

Consultants	
PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER



SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia

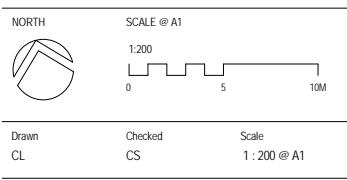
Project

MULTI RESIDENTIAL DEVELOPMENT

19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

SITE INFORMATION



It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor/Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd, in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. Sheet No. Revision
3154 A0 11

NO. 30
EMPTY LOT

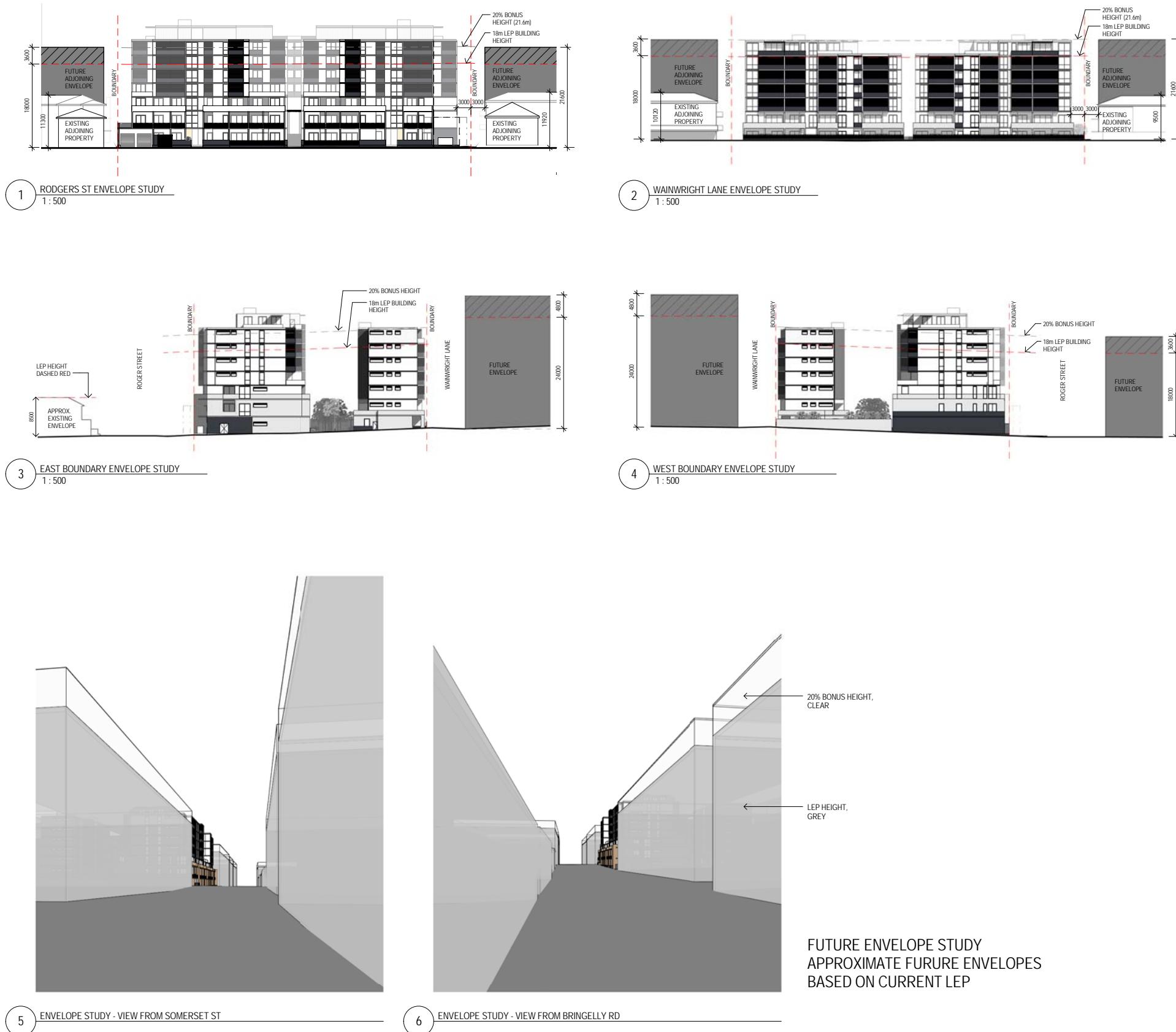
NO. 28
1 STOREY HOUSE

NO. 22-26
2 STOREY BRICK TOWNHOUSES

NO. 16-20
2 STOREY RENDERED TOWNHOUSES

1 SITE PLAN
1:200

DESIGN SCHEDULE		
SITE AREA	3832	
FSR	3.5:1	PROPOSED
TOTAL AREA	13412m ²	11940m ²
HEIGHT	21.6m [INCL. 20% BONUS]	25.5m
SITE COVERAGE [75%]	2874m ²	2751m ²
OPEN SPACE [25%]	958	1000 [GROUND-805; L6-195]
TOTAL UNITS	164	
UNIT MIX	1 BED (41) 1 BED STUDY (17) 2 BED (10) 2 BED 2 BATH (92) 2 BED 2 BATH + STUDY (4)	



Revision Description Date

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
 Real Estate + Private Equity

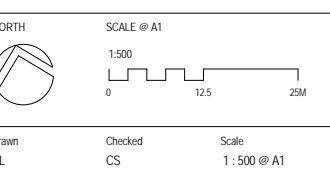
CUSTANCE
 Strategy Urban Design Architecture Interior Design

SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
 www.custance.com.au

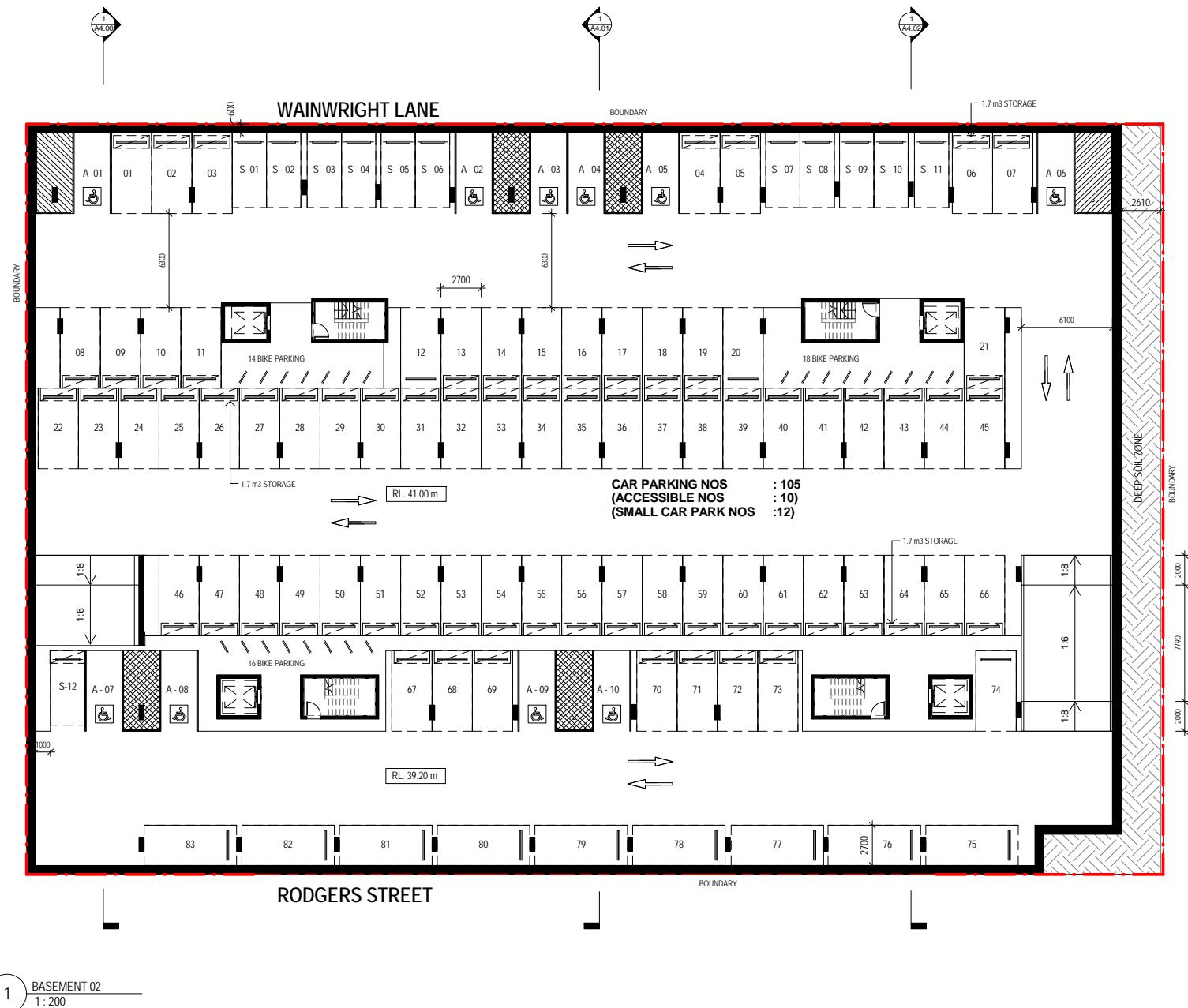
Project
 MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title

SITE INFORMATION



It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd



consultants	
PROJECT MANAGER	PACT
PLANNER	ELTON
CA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, FT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

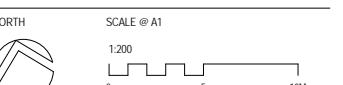


YDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

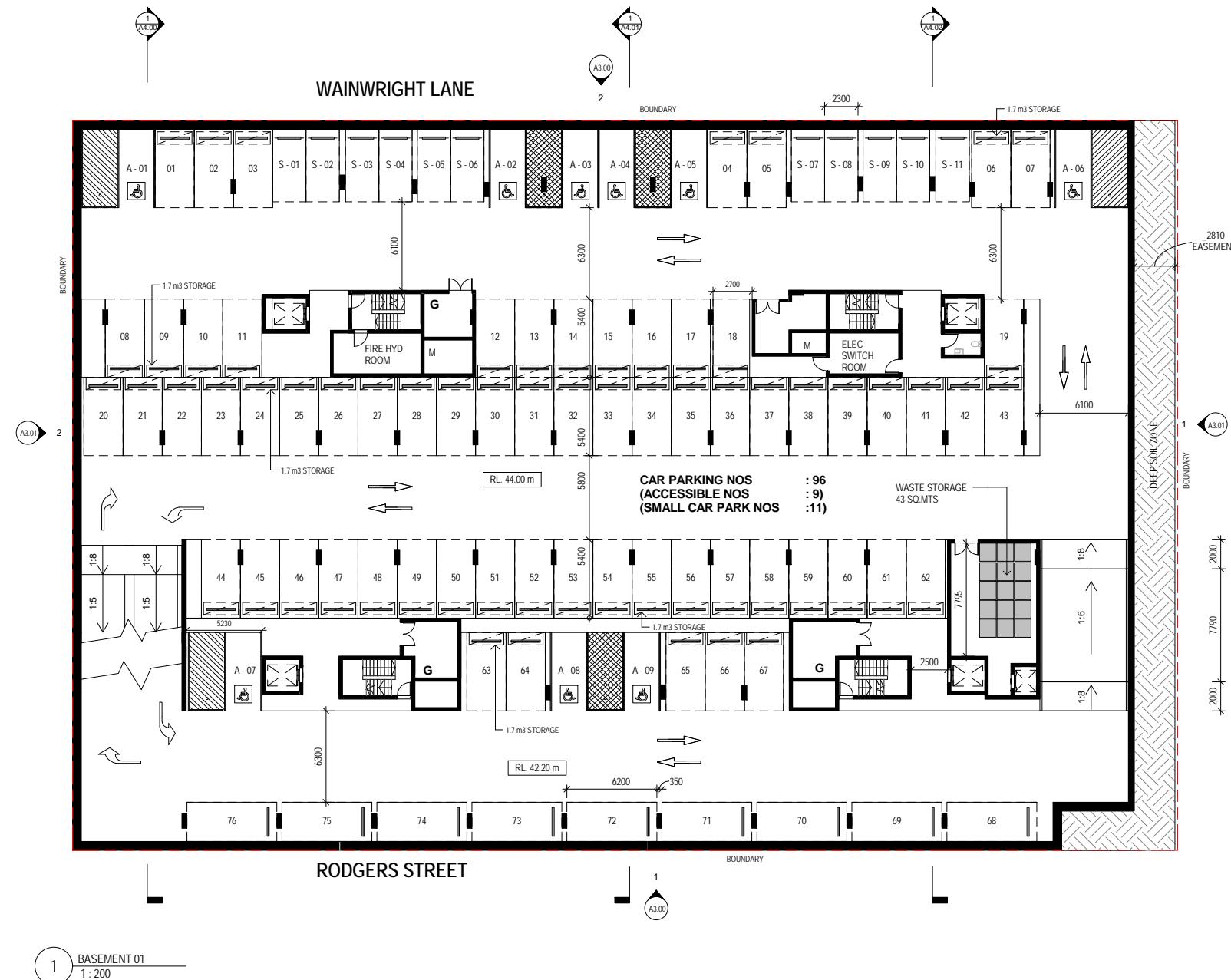
object
MULTI RESIDENTIAL DEVELOPMENT
9-27 RODGERS ST,
WINGWOOD NSW 2747

sheet Title

GENERAL ARRANGEMENT BASEMENT



is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor/ Manufacturer must provide all necessary shop drawings or calculations for compliance with the relevant codes and standards. All dimensions shown on the drawings by laser. Dimensions are to be checked on site, any discrepancies are to be reported to Cussons Applications Pty Ltd in writing, prior to proceeding. Use dimension lines only. Do not scale dimensions. Check for latest revision date. Copyright of this drawing is vested with Cussons Applications Pty Ltd.



Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
 Real Estate + Private Equity

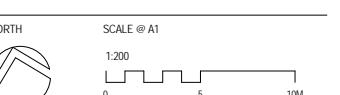


SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
 www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title

GENERAL ARRANGEMENT BASEMENT
01



Drawn Checked Scale
 AL CS 1:200 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

1BED
1BED STUDY
2BED
2BED + 2BATH
2BED + 2BATH + STUDY
BALCONY

Revision Description Date



Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

REGENT PACIFIC CAPITAL
Real Estate + Private Equity

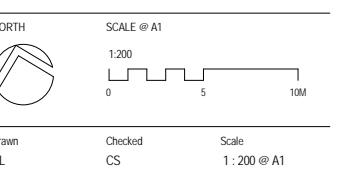


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

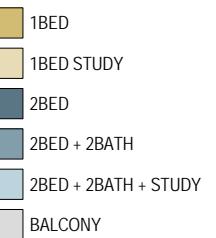
Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

GENERAL ARRANGEMENT GROUND



It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd



Revision Description Date



Revision Description Date

Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

REGENT PACIFIC CAPITAL
Real Estate + Private Equity

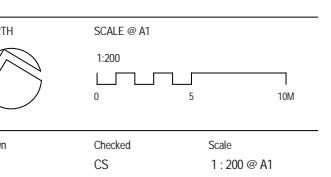


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

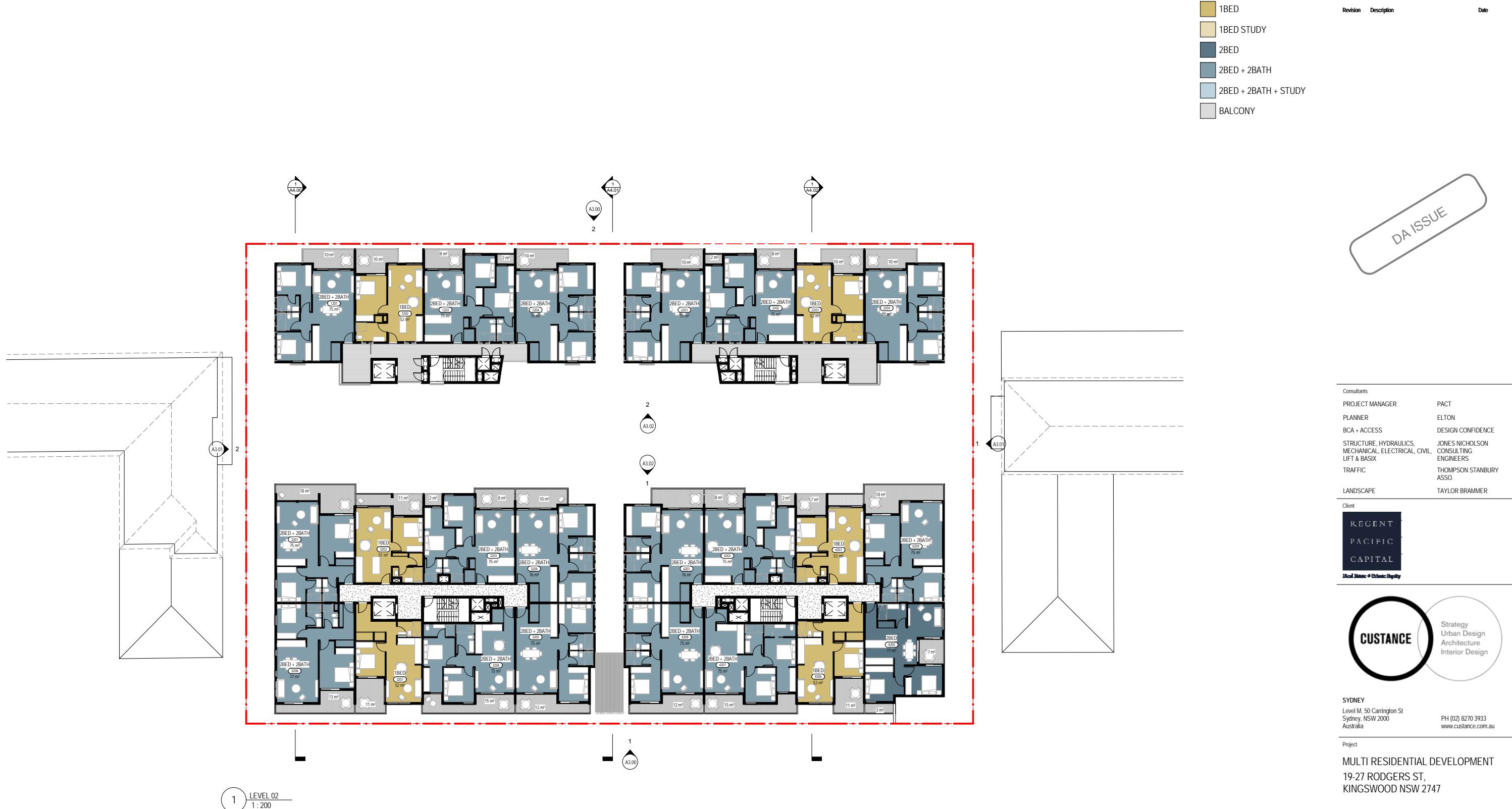
Sheet Title

GENERAL ARRANGEMENT LEVEL 1

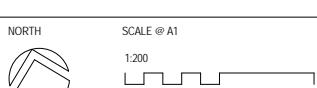


It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. Sheet No. Revision
3154 A1.11



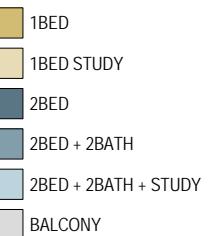
GENERAL ARRANGEMENT LEVEL 2



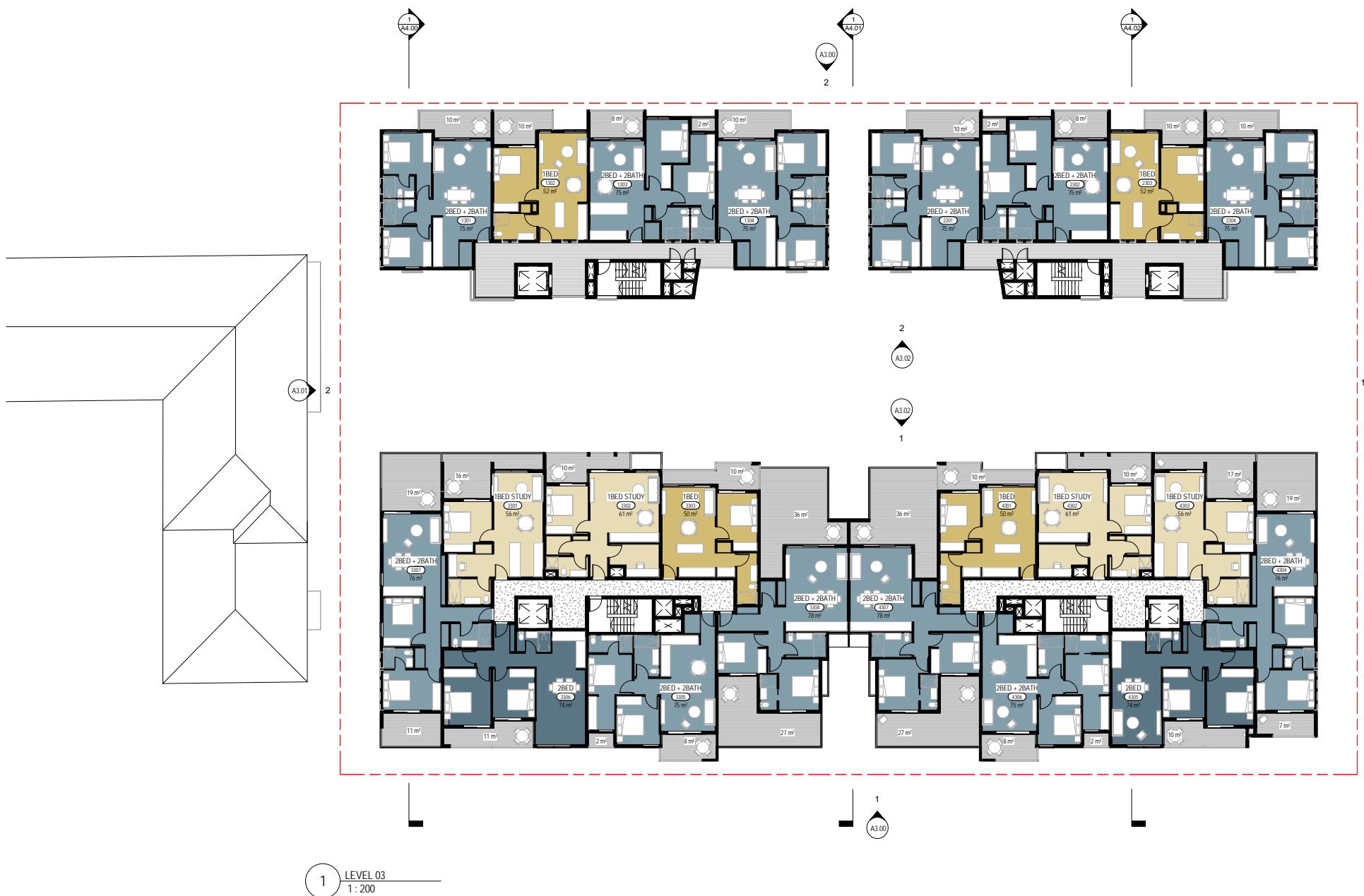
Drawn _____ Checked _____ Scale _____
Cl. CS 1:200 @ A1

It is intended that the drawings only represent the visual design of the work. All technical details are for outline purposes only. The Contractor/ Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revised issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd.

Project No. Sheet No. Revision
3154 A1.12



Revision Description Date



DA ISSUE

Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

REGENT PACIFIC CAPITAL
Real Estate + Private Equity

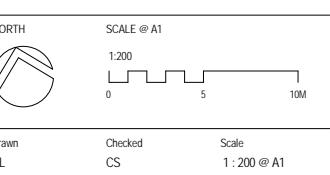


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

GENERAL ARRANGEMENT LEVEL 3



It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

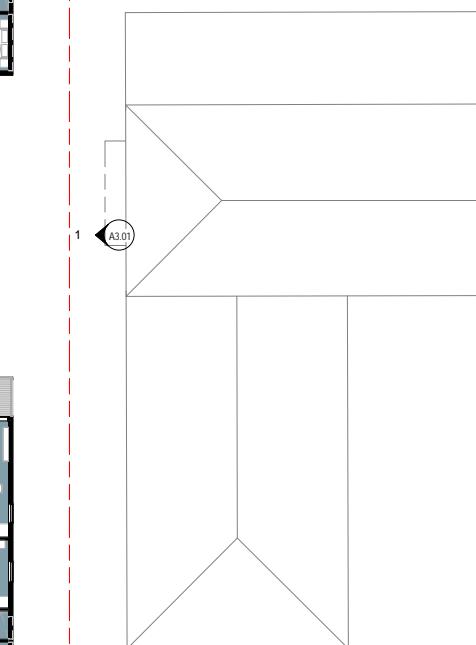
Project No. 3154 Sheet No. A1.13 Revision

1BED
1BED STUDY
2BED
2BED + 2BATH
2BED + 2BATH + STUDY
BALCONY

Revision Description Date



1 LEVEL 04
1 : 200



DA ISSUE

Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

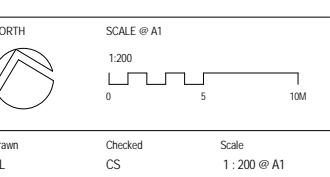


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

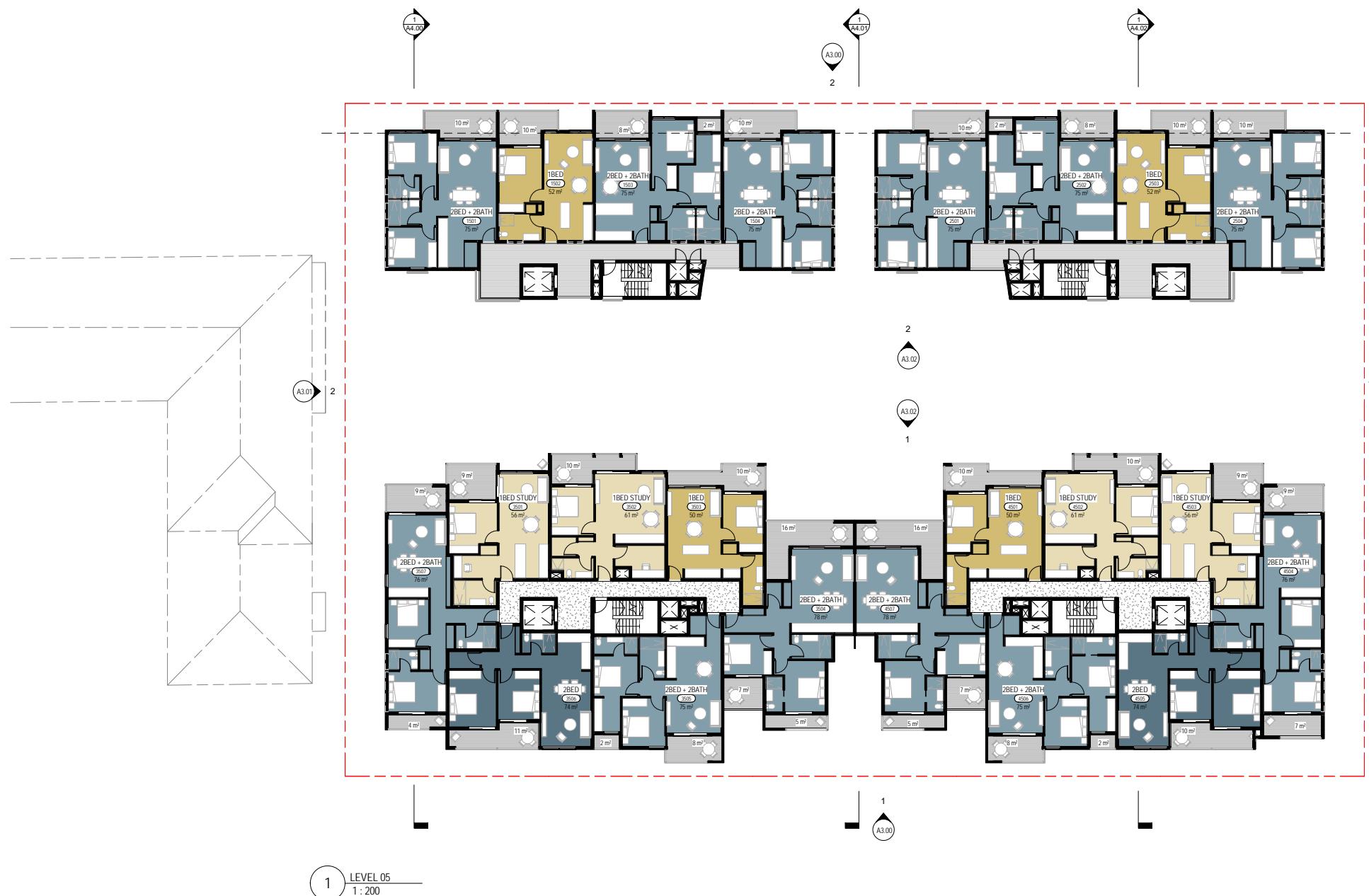
GENERAL ARRANGEMENT LEVEL 4



It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

1BED
1BED STUDY
2BED
2BED + 2BATH
2BED + 2BATH + STUDY
BALCONY

Revision Description Date



Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

REGENT PACIFIC CAPITAL
Real Estate + Private Equity

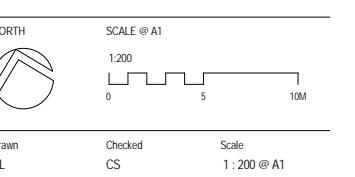


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

GENERAL ARRANGEMENT LEVEL 5



It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

1BED
1BED STUDY
2BED
2BED + 2BATH
2BED + 2BATH + STUDY
BALCONY

Revision Description Date

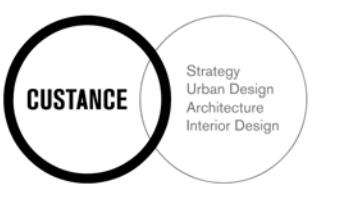


Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

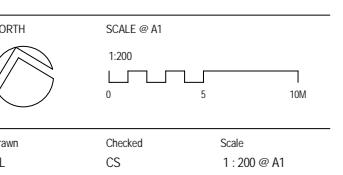
REGENT PACIFIC CAPITAL
Real Estate + Private Equity



Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

GENERAL ARRANGEMENT LEVEL 6

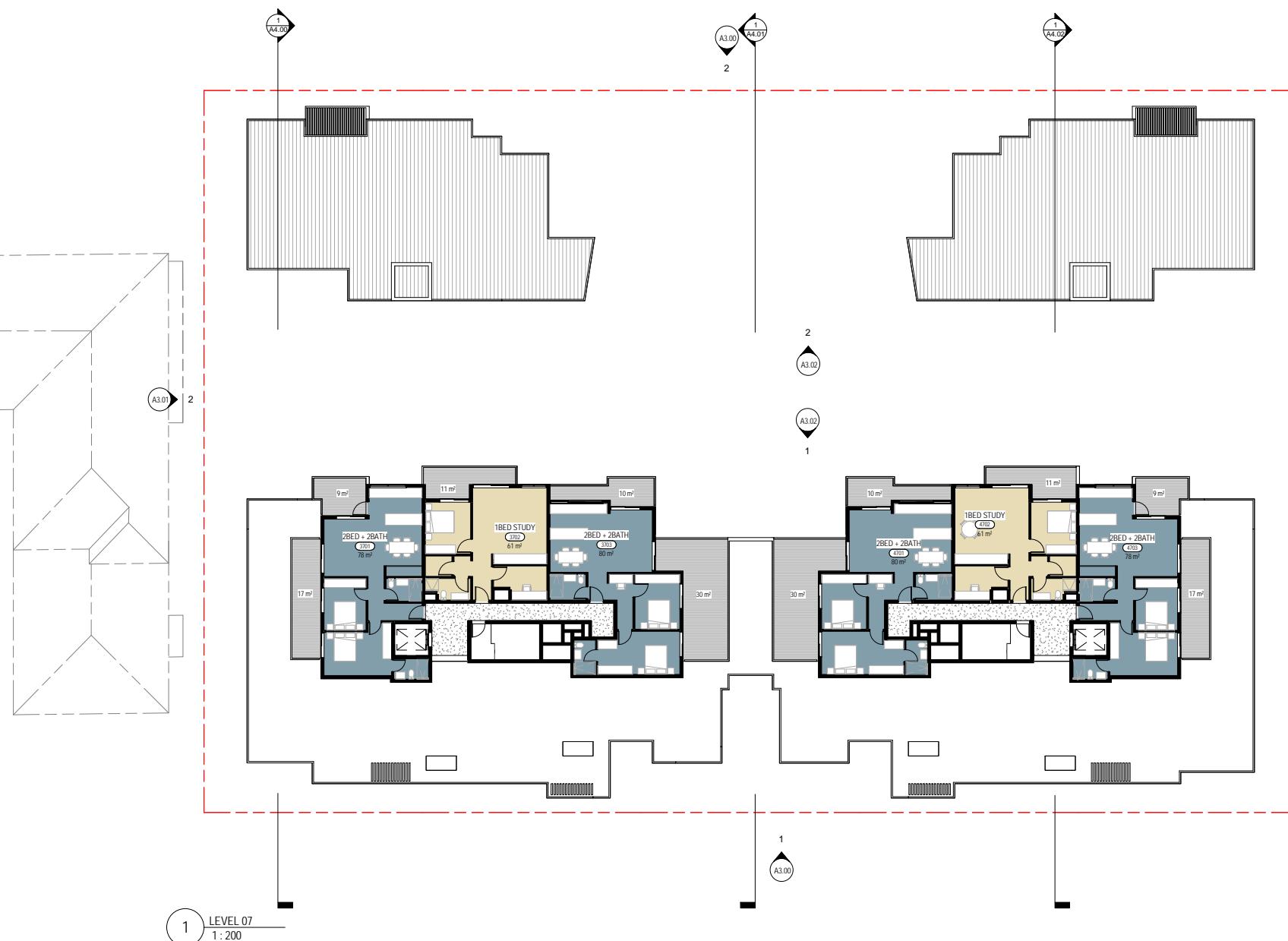


It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. 3154 Sheet No. A1.16 Revision

1BED
1BED STUDY
2BED
2BED + 2BATH
2BED + 2BATH + STUDY
BALCONY

Revision Description Date



DA ISSUE

Consultants
PROJECT MANAGER PACT
PLANNER ELTON
BCA + ACCESS DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, JONES NICHOLSON
MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
LIFT & BASIX ENGINEERS
TRAFFIC THOMPSON STANBURY
ASSO.
LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
Real Estate + Private Equity

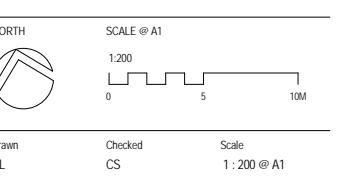


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

GENERAL ARRANGEMENT LEVEL 7



It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. 3154 Sheet No. A1.17 Revision



DA ISSUE

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client



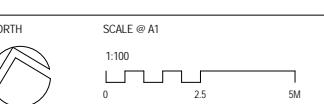
Strategy
 Urban Design
 Architecture
 Interior Design

SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
www.custance.com.au

Project
 MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title

TYPICAL UNIT LAYOUTS - WAINWRIGHT BUILDING



Drawn Checked Scale
 CL CS 1:100 @ A1
 It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd





1 LEVEL 02 TO 05
1:100



2 LEVEL 06
1:100

DA ISSUE

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
 Real Estate + Private Equity

CUSTANCE
 Strategy Urban Design Architecture Interior Design

SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title
TYPICAL UNIT LAYOUTS - WAINWRIGHTBUILDING

NORTH SCALE @ A1
 1:100
 0 2.5 5M

Drawn Checked Scale
 CL CS 1:100 @ A1
 It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. Sheet No. Revision
 3154 A1.31



1 GROUND LEVEL
1:100

Consultants
PROJECT MANAGER PACT
PLANNER ELTON
BCA + ACCESS DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, JONES NICHOLSON
MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
LIFT & BASIX ENGINEERS
TRAFFIC THOMPSON STANBURY
ASSO.
LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
Real Estate • Private Equity

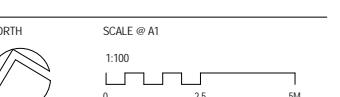


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING



Drawn Checked Scale
CL CS 1:100 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd



1 GROUND LEVEL
1:100

DA ISSUE

Consultants
PROJECT MANAGER PACT
PLANNER ELTON
BCA + ACCESS DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, JONES NICHOLSON
MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
LIFT & BASIX ENGINEERS
TRAFFIC THOMPSON STANBURY
ASSO.
LANDSCAPE TAYLOR BRAMMER

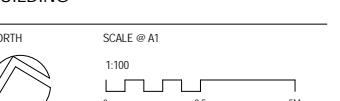
Client
REGENT PACIFIC CAPITAL
Real Estate + Private Equity



SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title
TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING



Drawn Checked Scale
CL CS 1:100 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractual Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

DA ISSUE



1 LEVEL 01
1:100

Consultants
PROJECT MANAGER PACT
PLANNER ELTON
BCA + ACCESS DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, JONES NICHOLSON
MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
LIFT & BASIX ENGINEERS
TRAFFIC THOMPSON STANBURY
ASSO.
LANDSCAPE TAYLOR BRAMMER

Client



Real Estate & Private Equity

CUSTANCE
Strategy Urban Design
Architecture Interior Design

SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia

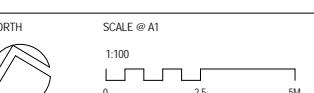
PH (02) 8270 3933
www.custance.com.au

Project

MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING



Drawn Checked Scale
CL CS 1:100 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. Sheet No. Revision
3154 A1.34



1 LEVEL 01 & 02
1:100

DA ISSUE

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client

**REGENT
PACIFIC
CAPITAL**
Real Estate + Private Equity

CUSTANCE
Strategy
Urban Design
Architecture
Interior Design

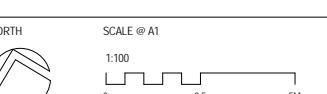
SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project

MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

TYPICAL UNIT LAYOUTS - RODGERS ST
BUILDING



Drawn Checked Scale
CL CS 1:100 @ A1

 It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

DA ISSUE



1 LEVEL 03
1:100

Consultants
PROJECT MANAGER PACT
PLANNER ELTON
BCA + ACCESS DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, JONES NICHOLSON
MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
LIFT & BASIX ENGINEERS
TRAFFIC THOMPSON STANBURY
ASSO.
LANDSCAPE TAYLOR BRAMMER

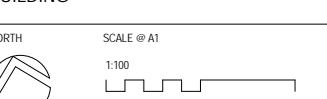
Client
REGENT PACIFIC CAPITAL
Real Estate + Private Equity



SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title
TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING



Drawn CL Checked CS Scale 1:100 @ A1
It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

DA ISSUE



1 LEVEL 04 TO LEVEL 06
1:100

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

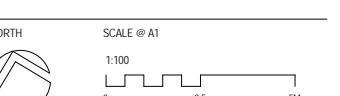
Client
REGENT PACIFIC CAPITAL
 Real Estate + Private Equity



SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
 www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title
TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING



Drawn CL Checked CS Scale 1:100 @ A1
 It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

DA ISSUE



1 LEVEL 07
1:100

Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

REGENT PACIFIC CAPITAL
Real Estate + Private Equity

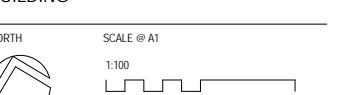


Project

MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

TYPICAL UNIT LAYOUTS - RODGERS ST BUILDING



Drawn Checked Scale
CL CS 1:100 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. Sheet No. Revision
3154 A1.38



Consultants	
PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE: HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER
Client	
REGENT PACIFIC CAPITAL	
Real Estate + Private Equity	



Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

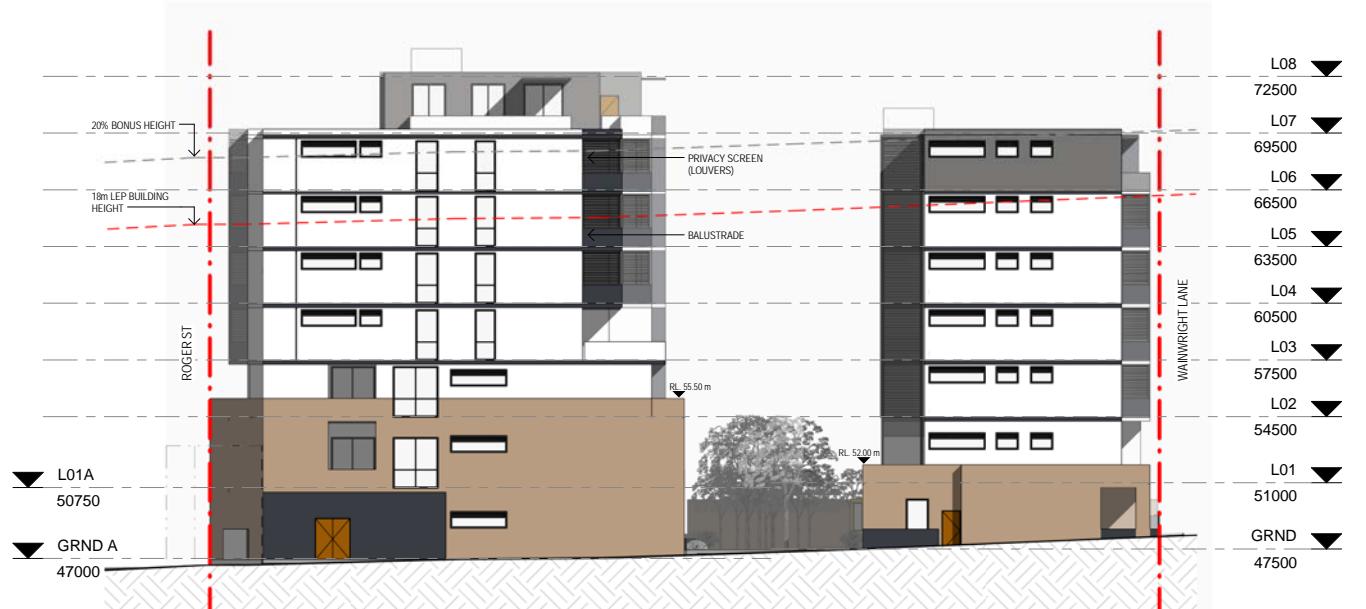
ELEVATIONS - STREET

SCALE @ A1
1:200
0 5 10M

Drawn Checked Scale
CL CS 1 : 200 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. Sheet No. Revision
3154 A3.00



1 EAST BOUNDARY ELEVATION
1:200

DA ISSUE

Consultants
PROJECT MANAGER PACT
PLANNER ELTON
BCA + ACCESS DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, JONES NICHOLSON
MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
LIFT & BASIX ENGINEERS
TRAFFIC THOMPSON STANBURY
ASSO.
LANDSCAPE TAYLOR BRAMMER

Client



SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

ELEVATIONS - SIDE

SCALE @ A1
1:200
0 5 10M

Drawn Checked Scale
CL CS 1:200 @ A1
It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. Sheet No. Revision
3154 A3.01



2 WEST BOUNDARY ELEVATION
1:200



1 COURTYARD ELEVATION - RODGERS ST
1:200

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
 Real Estate + Private Equity



2 COURTYARD ELEVATION - WAINWRIGHT LANE
1:200

SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title

ELEVATIONS - COURTYARD

SCALE @ A1
 1:200
 0 5 10M

Drawn Checked Scale
 CL CS 1:200 @ A1
 It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. 3154 Sheet No. A3.02 Revision

DA ISSUE

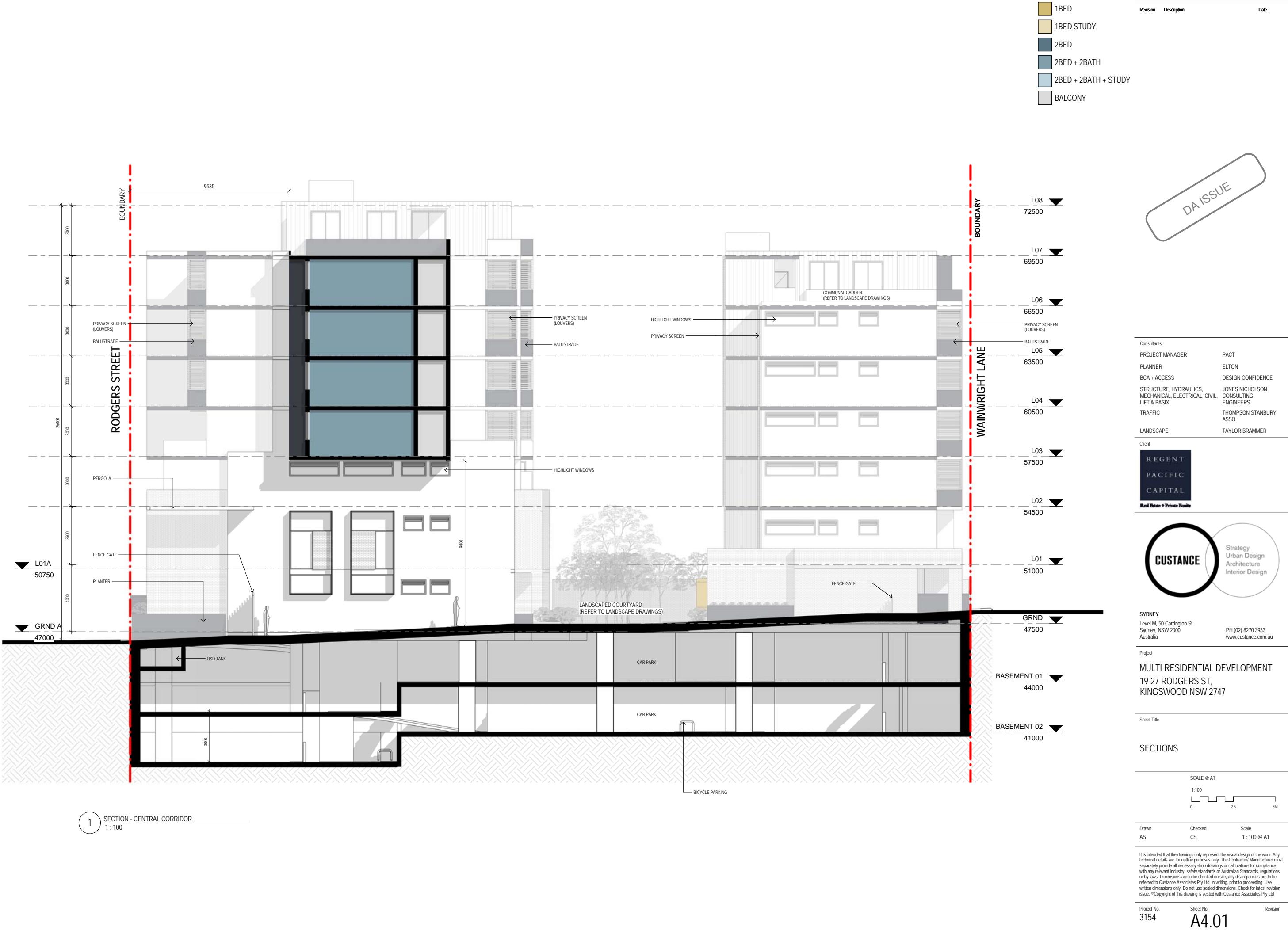


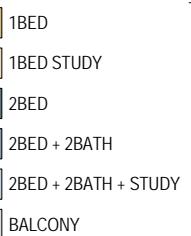
Strategy
 Urban Design
 Architecture
 Interior Design



intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor/ Manufacturer must particularly provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd, in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

object No. Sheet No. Revision
154 A4.00





DA ISSUE

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

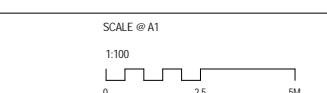


SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
 www.custance.com.au

Project
 MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title

SECTIONS



Drawn Checked Scale
 AS CS 1:100 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd



1 MATERIALS - RODGERS ST

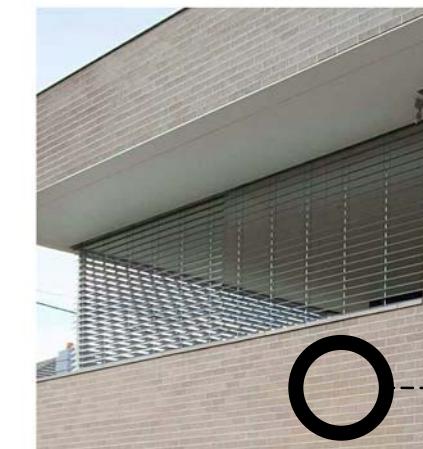


2 MATERIALS - WAINWRIGHT LANE



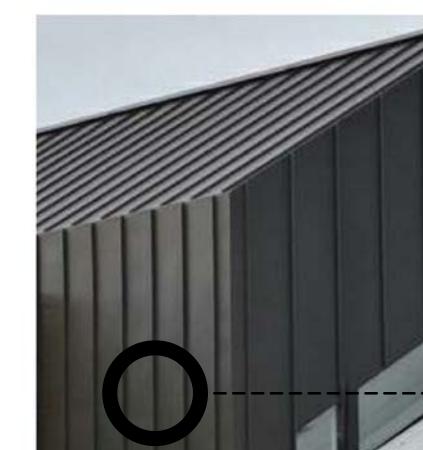
EXTERNAL FINISHES BOARD

MATERIAL DESIGN INTENT



BRICK
AUSTRAL BRICK - SIMMENTAL SILVER
B-1

DA ISSUE



LIGHT WEIGHT CLADDING
NAILSTRIP SHEETING
MS-1



ALUMINIUM LOUVERS
COLOUR AS PER FINISHES BOARD
LV-1

CUSTANCE
Strategy Urban Design Architecture Interior Design



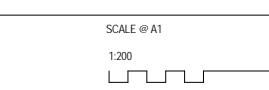
FEATURE PAINT SOFFITS / ELEMENTS
COLOUR AS PER FINISHES BOARD
PT - 3

SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title

MATERIALS BOARD



Drawn Author
Checked Checker
Scale As indicated @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

Project No. 3154 Sheet No. A11.00 Revision



Area Schedule GFA	
Level	Area
GRND	110 m ²
L01	69 m ²
L02	69 m ²
L03	67 m ²
L04	67 m ²
L05	67 m ²
L06	67 m ²
L07	47 m ²
Building Common Area: 17	563 m ²
GRND	48 m ²
L01	71 m ²
L02	82 m ²
L03	82 m ²
L04	84 m ²
L05	84 m ²
L06	52 m ²
Exterior Area: 14	504 m ²
GRND	1659 m ²
L01	1697 m ²
L02	1697 m ²
L03	1525 m ²
L04	1525 m ²
L05	1525 m ²
L06	1303 m ²
L07	443 m ²
Floor Area: 164	11377 m ²
Grand total	12443 m ²

SITE AREA
= 3832m²

GROSS FLOOR AREA [FLOOR AREA + BUILDING COMMON AREA]
= 11940m²

FSR = 3.11 : 1

DA ISSUE

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client



Real Estate + Urban Design

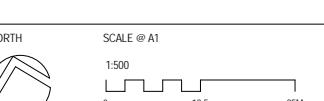
CUSTANCE
Strategy
Urban Design
Architecture
Interior Design

SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
 MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title

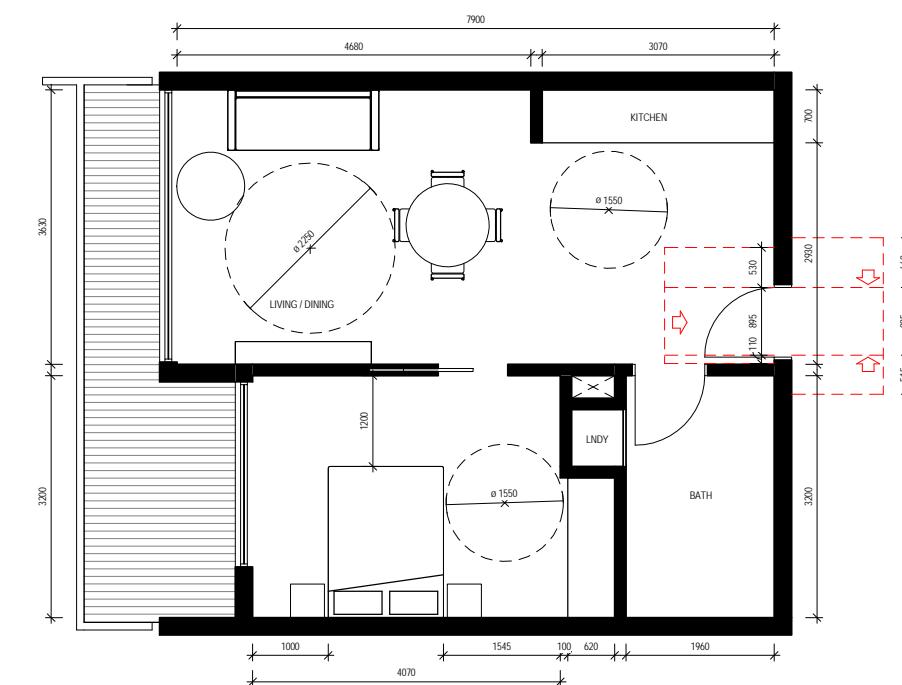
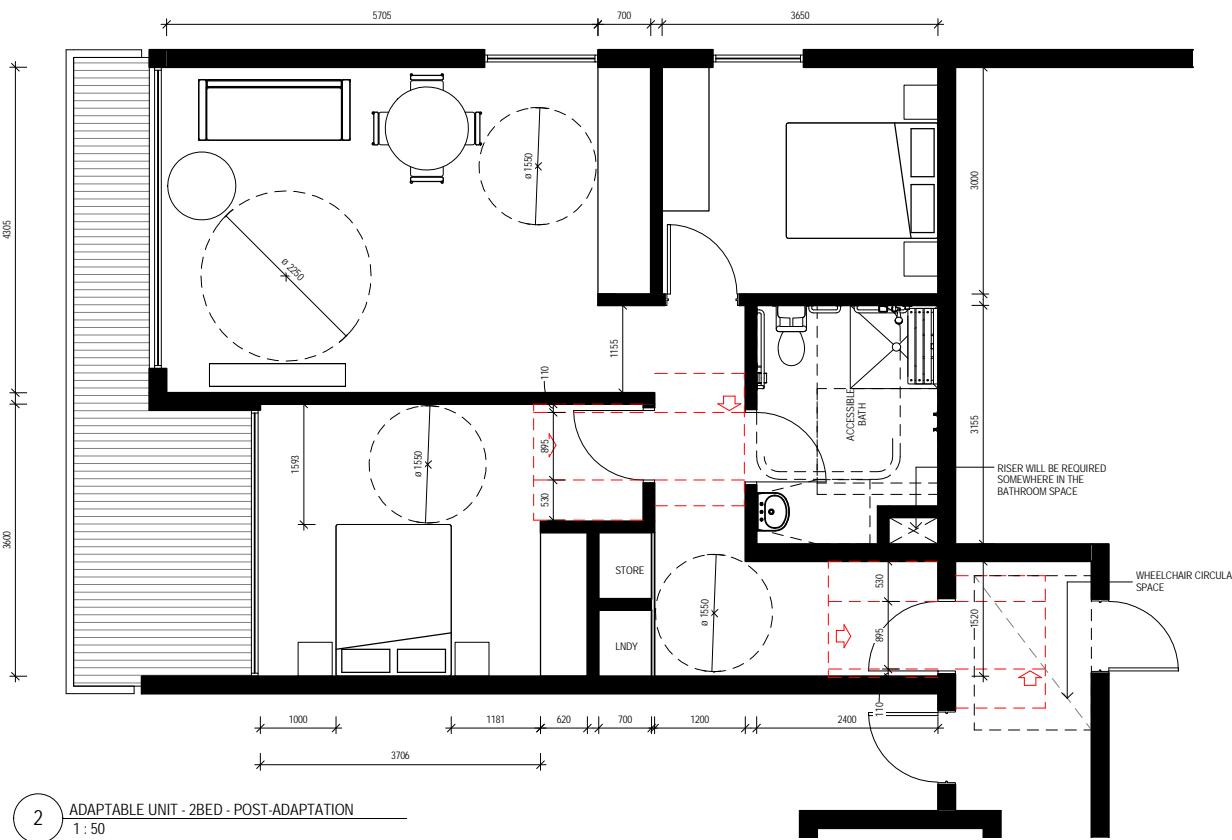
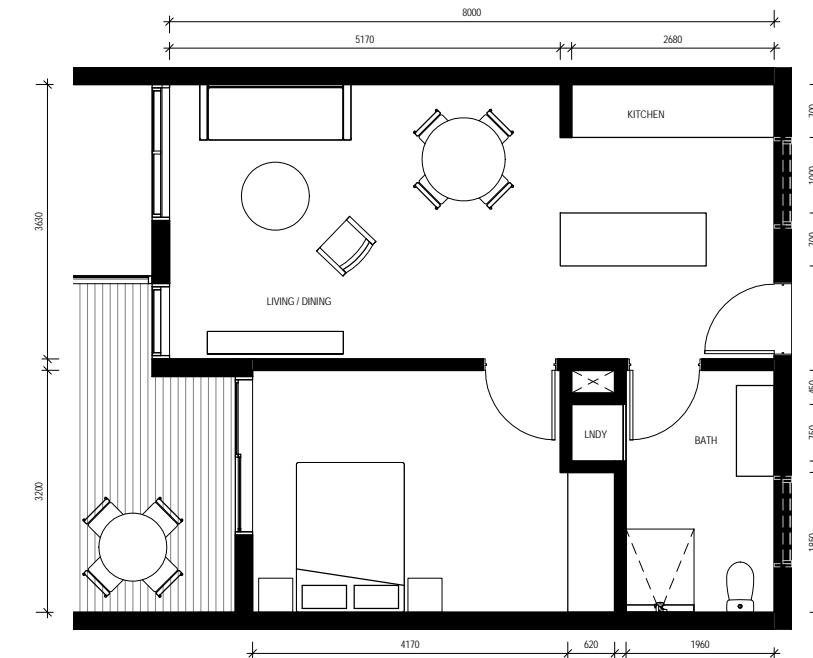
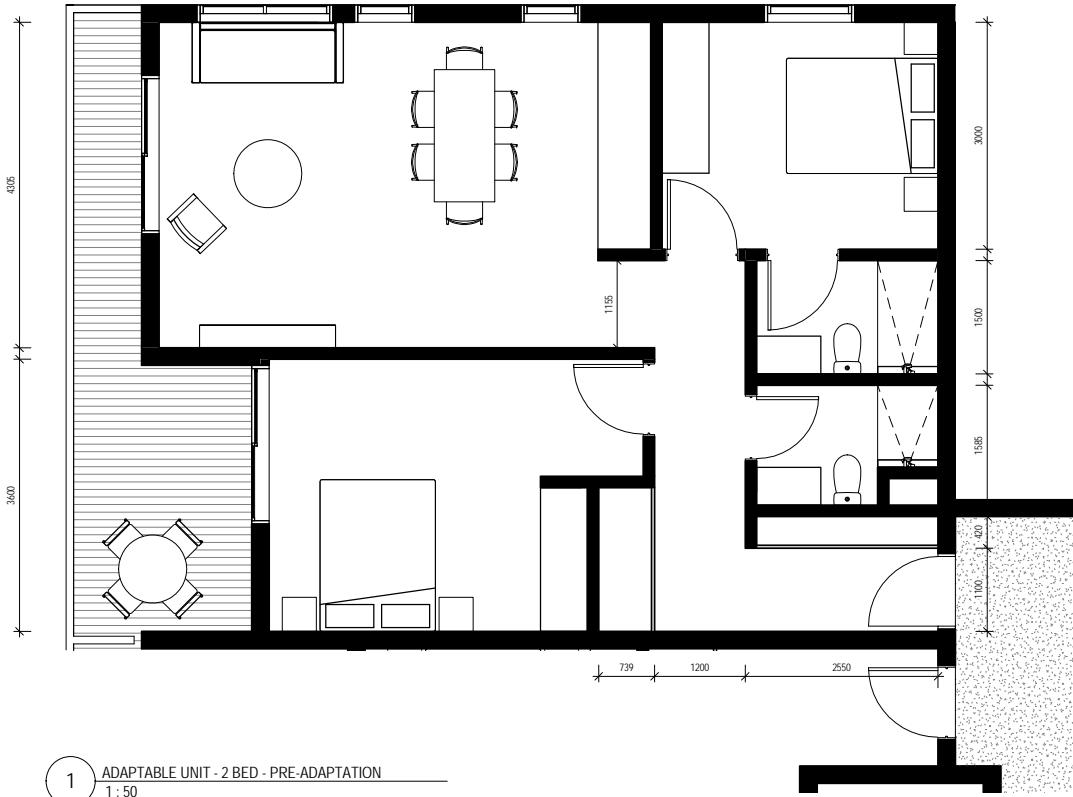
GFA



Drawn Checked Scale
CL CS 1:500 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

APARTMENT SCHEDULE								
NO.	LEVEL	TYPE	SOLAR	SOLAR ACCESS [HRS]	VENTILATION	ADAPTABLE	AREA	BALCONY AREA NO.
1G01	GRND	1BED	3+	6:00	V		50 m ²	22 m ² 1G01
1G02	GRND	1BED	3+	5:45	V		51 m ²	12 m ² 1G02
1G03	GRND	1BED	3+	6:00	V		52 m ²	17 m ² 1G03
1G04	GRND	2BED + 2BATH	3+	6:00	V		75 m ²	17 m ² 1G04
1G05	GRND	1BED	3+	5:00	V		51 m ²	12 m ² 1G05
1G06	GRND	1BED	3+	6:00	V		50 m ²	14 m ² 1G06
2G01	GRND	1BED	3+	6:00	V		50 m ²	14 m ² 2G01
2G02	GRND	1BED	3+	6:00	V		51 m ²	12 m ² 2G02
2G03	GRND	2BED + 2BATH	3+	6:00	V		75 m ²	17 m ² 2G03
2G04	GRND	1BED	3+	6:00	V	A	52 m ²	17 m ² 2G04
2G05	GRND	1BED	3+	5:00	V		51 m ²	12 m ² 2G05
2G06	GRND	1BED	3+	6:00	V		50 m ²	13 m ² 2G06
3G01	GRND	2BED + 2BATH	S	2:00	V		75 m ²	20 m ² 3G01
3G02	GRND	1BED	<2	1:15	-		51 m ²	15 m ² 3G02
3G03	GRND	2BED + 2BATH	<2	0:15	-		75 m ²	22 m ² 3G03
3G04	GRND	2BED + 2BATH	<2	0:30	V		76 m ²	17 m ² 3G04
3G05	GRND	2BED + 2BATH	-	0:00	V		75 m ²	20 m ² 3G05
3G06	GRND	2BED + 2BATH	-	0:00	-		75 m ²	21 m ² 3G06
3G07	GRND	1BED	-	0:00	-		51 m ²	14 m ² 3G07
4G01	GRND	2BED + 2BATH	<2	0:15	V		76 m ²	17 m ² 4G01
4G02	GRND	2BED + 2BATH	-	0:00	-		75 m ²	22 m ² 4G02
4G03	GRND	1BED	-	0:00	-		51 m ²	19 m ² 4G03
4G04	GRND	2BED + 2BATH	S	2:00	V	A	75 m ²	20 m ² 4G04
4G05	GRND	1BED	-	0:00	-		52 m ²	15 m ² 4G05
4G06	GRND	2BED + 2BATH	-	0:00	-		75 m ²	20 m ² 4G06
4G07	GRND	2BED + 2BATH	<2	0:15	V		76 m ²	19 m ² 4G07
1101	L01	2BED + 2BATH	3+	6:00	V		75 m ²	15 m ² 1101
1102	L01	1BED	3+	6:00	V	A	52 m ²	10 m ² 1102
1103	L01	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1103
1104	L01	2BED + 2BATH	3+	6:00	V		75 m ²	15 m ² 1104
1201	L02	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1201
1202	L02	1BED	3+	6:00	V	A	52 m ²	10 m ² 1202
1203	L02	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1203
1204	L02	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1204
1301	L03	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1301
1302	L03	1BED	3+	6:00	V	A	52 m ²	10 m ² 1302
1303	L03	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1303
1304	L03	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1304
1401	L04	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1401
1402	L04	1BED	3+	6:00	V	A	52 m ²	10 m ² 1402
1403	L04	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1403
1404	L04	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1404
1501	L05	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1501
1502	L05	1BED	3+	6:00	V	A	52 m ²	10 m ² 1502
1503	L05	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1503
1504	L05	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 1504
1601	L06	2BED + 2BATH + STUDY	3+	6:00	V		86 m ²	12 m ² 1601
1602	L06	2BED + 2BATH + STUDY	3+	6:00	V		84 m ²	26 m ² 1602
2101	L01	2BED + 2BATH	3+	6:00	V		75 m ²	15 m ² 2101
2102	L01	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2102
2103	L01	1BED	3+	6:00	V	A	52 m ²	10 m ² 2103
2104	L01	2BED + 2BATH	3+	6:00	V		75 m ²	15 m ² 2104
2201	L02	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2201
2202	L02	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2202
2203	L02	1BED	3+	6:00	V	A	52 m ²	10 m ² 2203
2204	L02	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2204
2301	L03	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2301
2302	L03	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2302
2303	L03	1BED	3+	6:00	V	A	52 m ²	10 m ² 2303
2304	L03	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2304
2401	L04	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2401
2402	L04	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2402
2403	L04	1BED	3+	6:00	V	A	52 m ²	10 m ² 2403
2404	L04	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2404
2501	L05	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2501
2502	L05	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2502
2503	L05	1BED	3+	6:00	V	A	52 m ²	10 m ² 2503
2504	L05	2BED + 2BATH	3+	6:00	V		75 m ²	10 m ² 2504
2601	L06	2BED + 2BATH + STUDY	3+	6:00	V		84 m ²	26 m ² 2601
2602	L06	2BED + 2BATH + STUDY	3+	6:00	V		86 m ²	12 m ² 2602
3101	L01	2BED + 2BATH	3:45	V	A		75 m ²	18 m ² 3101
3102	L01	1BED	<2	1:15	-		51 m ²	11 m ² 3102
3103	L01	2BED + 2BATH	<2	0:45	-		75 m ²	10 m ² 3103
3104	L01	2BED + 2BATH	<2	0:30	V		76 m ²	10 m ² 3104
3105	L01	2BED + 2BATH	<2	0:30	V		75 m ²	11 m ² 3105
3106	L01	2BED + 2BATH	-	0:00	-		75 m ²	14 m ² 3106
3107	L01	1BED	-	0:00	-		52 m ²	11 m ² 3107
3108	L01	2BED + 2BATH	3+	3:30	V	A	78 m ²	12 m ² 3108
3201	L02	2BED + 2BATH	3+	3:45	V	A	75 m ²	18 m ² 3201
3202	L02	1BED	S	2:00	-		51 m ²	11 m ² 3202
3203	L02	2BED + 2BATH	<2	0:15	-		75 m ²	10 m ² 3203
3204	L02	2BED + 2BATH	<2	0:55	V		76 m ²	10 m ² 3204
3205	L02	2BED + 2BATH	-	0:00				



DA ISSUE

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
 Real Estate + Urban Deputy



SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

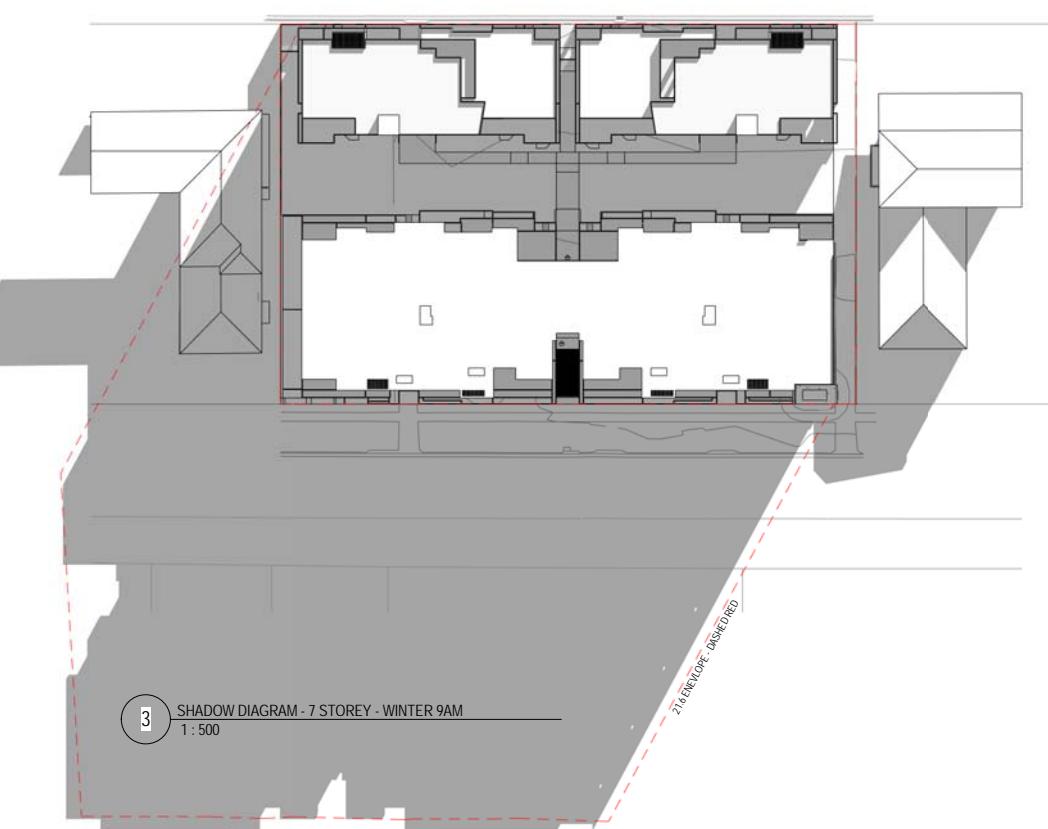
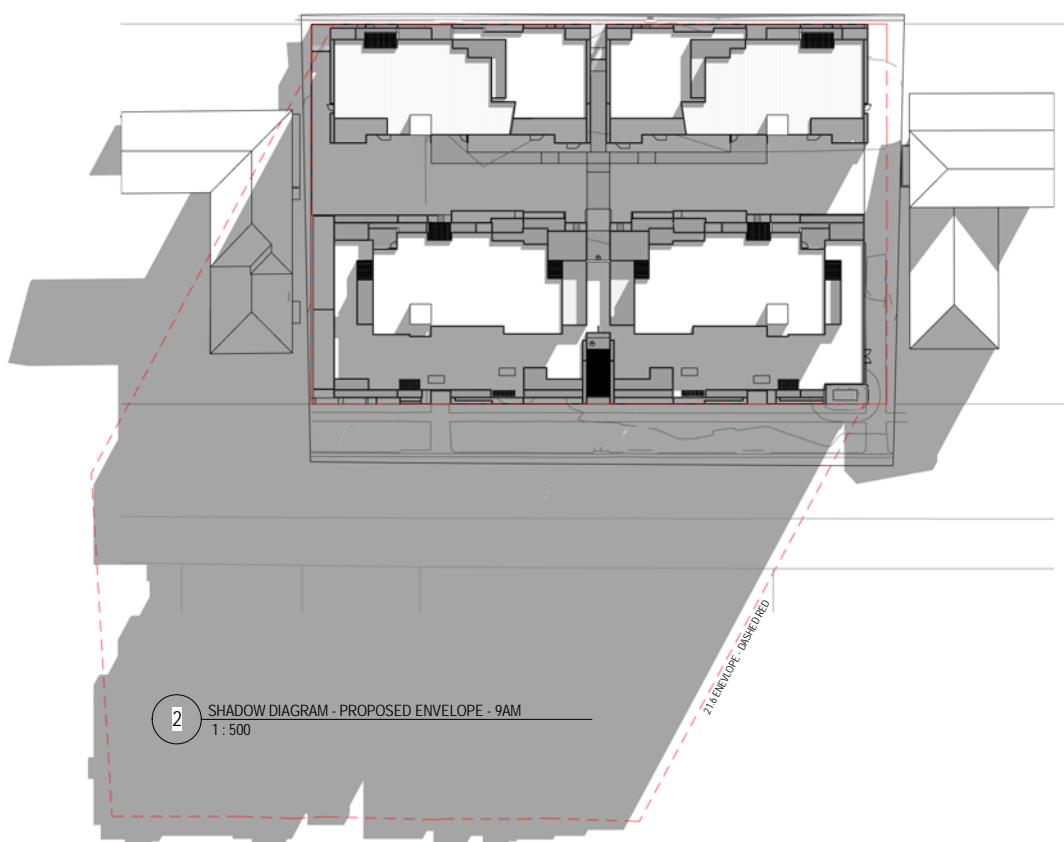
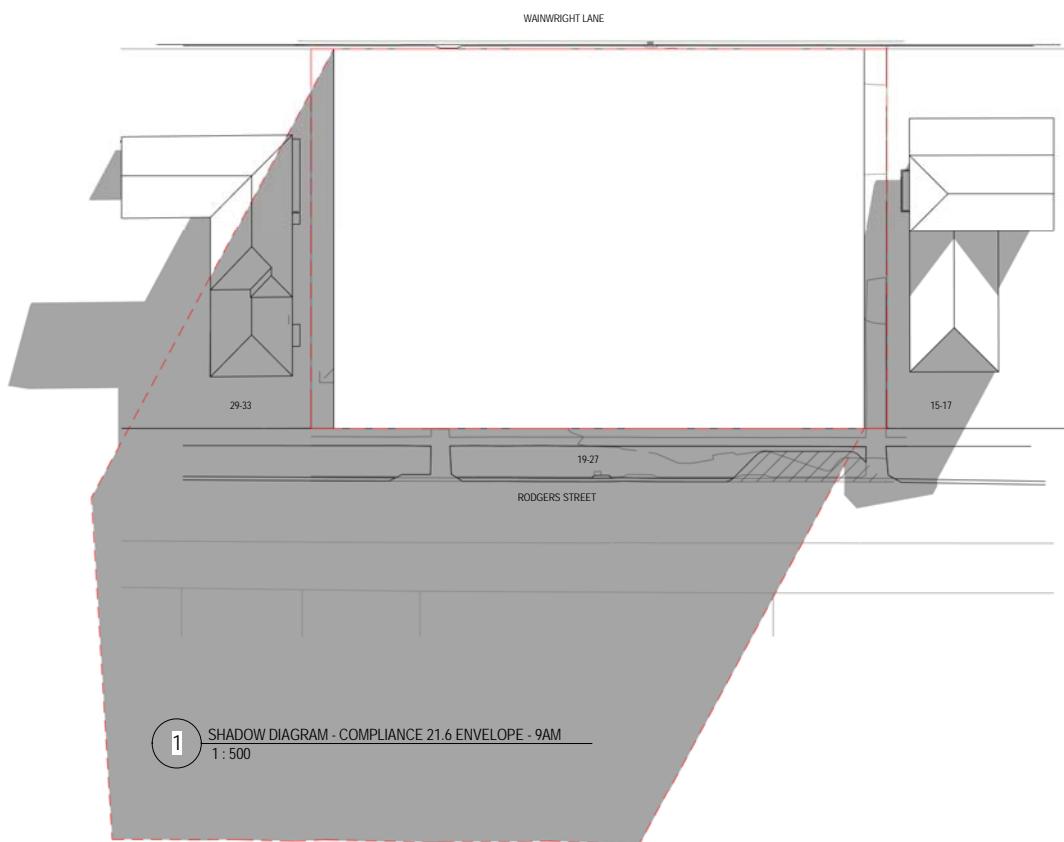
Sheet Title

ADAPTABLE UNITS

NORTH
 SCALE @ A1
 1:50
 0 1.25 2.5M

Drawn CL
 Checked CS
 Scale 1:50 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd



Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

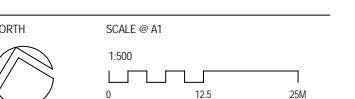


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

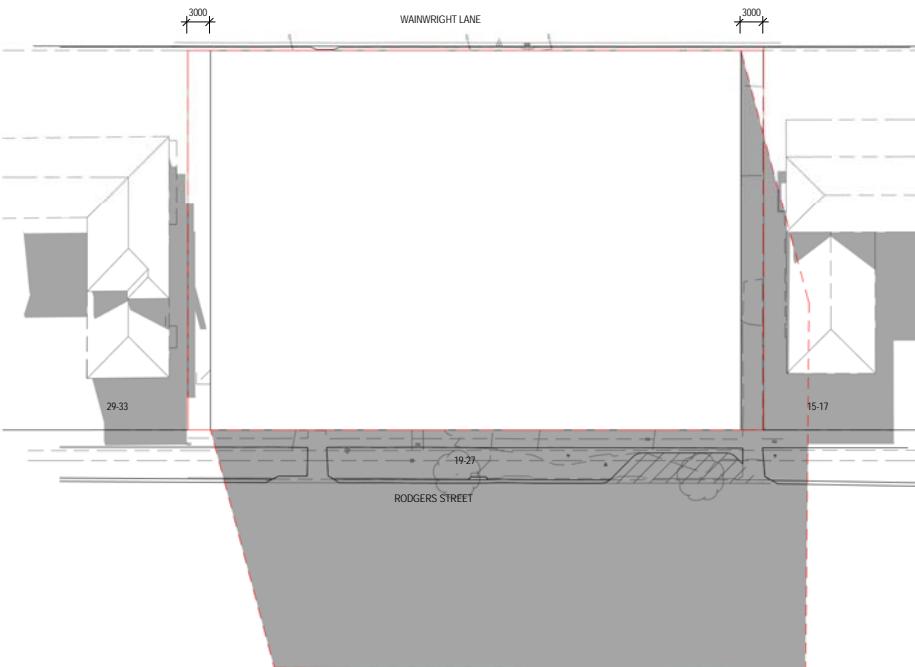
Sheet Title

SHADOW DIAGRAMS



Drawn Checked Scale
CL CS 1:500 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd



1 SHADOW DIAGRAM - COMPLIANCE 21.6 ENVELOPE - 12PM
1:500

Consultants

PROJECT MANAGER	PACT
PLANNER	ELTON
BCA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, LIFT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

Client

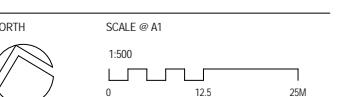


SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

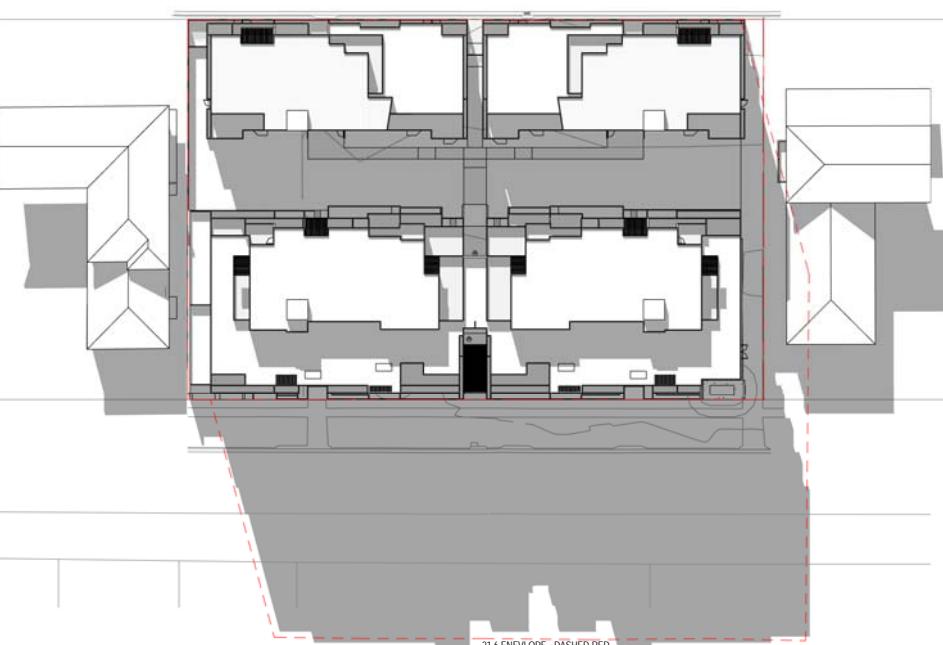
Sheet Title

SHADOW DIAGRAM

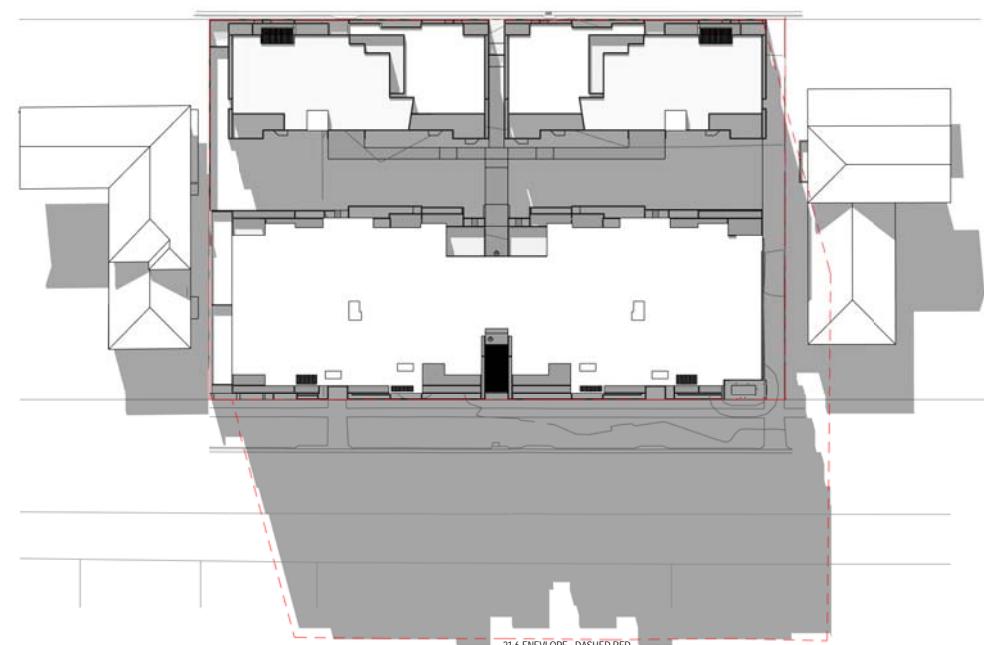


Drawn CL **Checked CS** **Scale 1:500 @ A1**

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

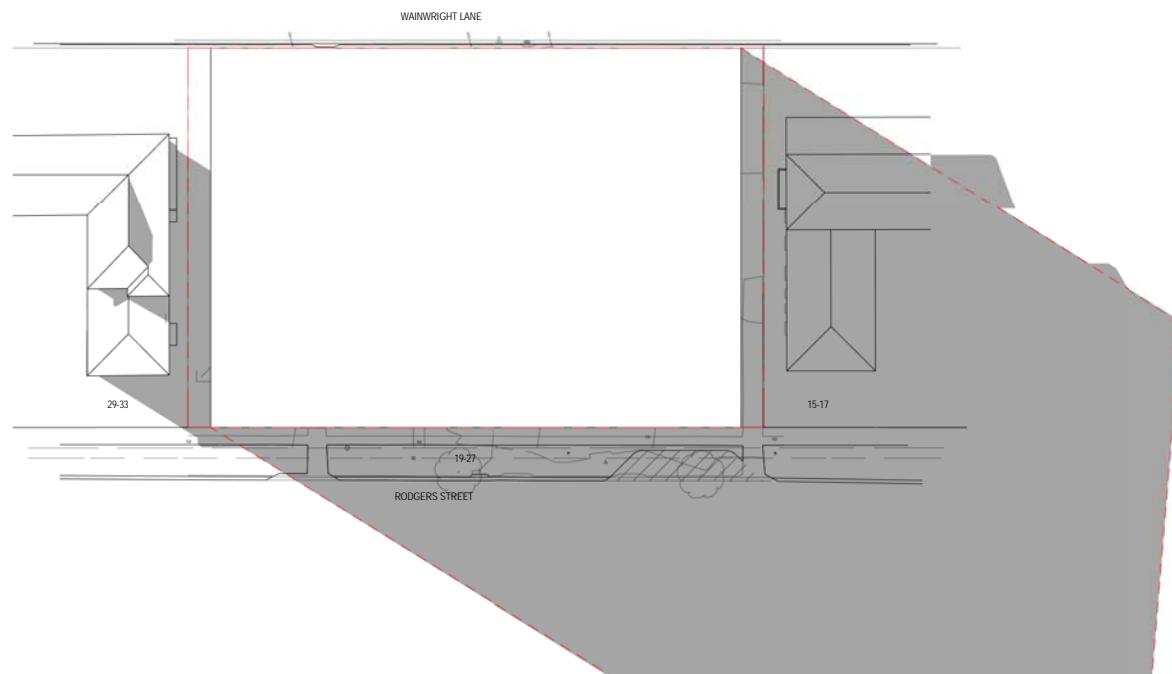


2 SHADOW DIAGRAM - PROPOSED ENVELOPE - 12PM
1:500

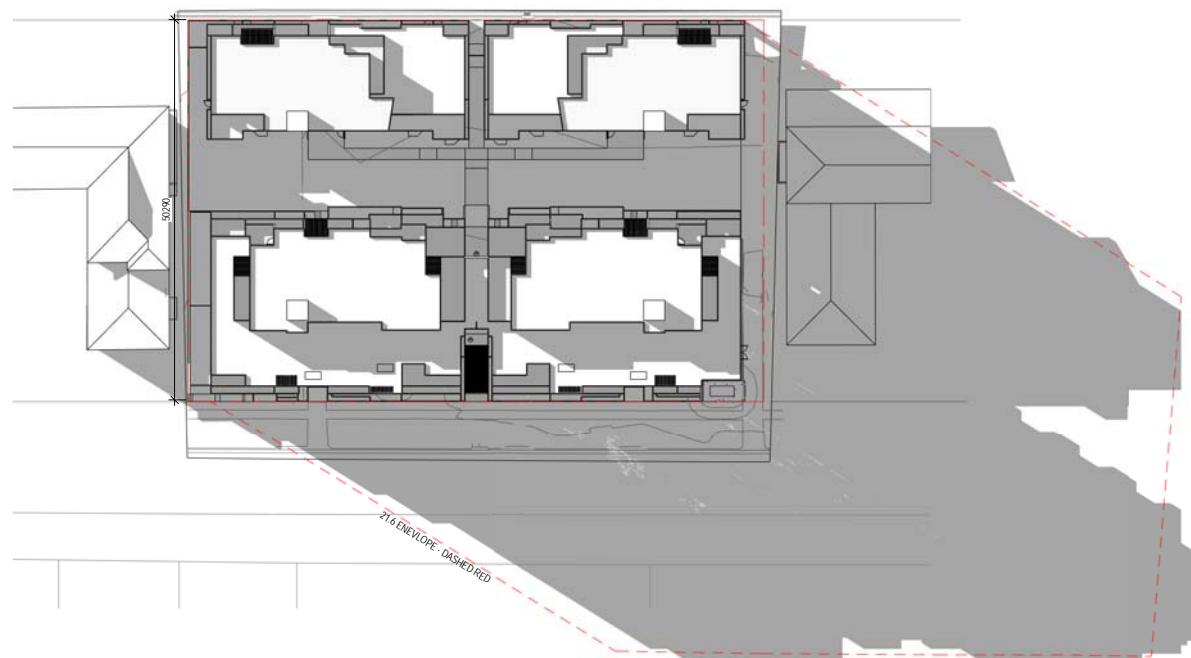


3 SHADOW DIAGRAM - 7 STOREY ENVELOPE - 12PM
1:500

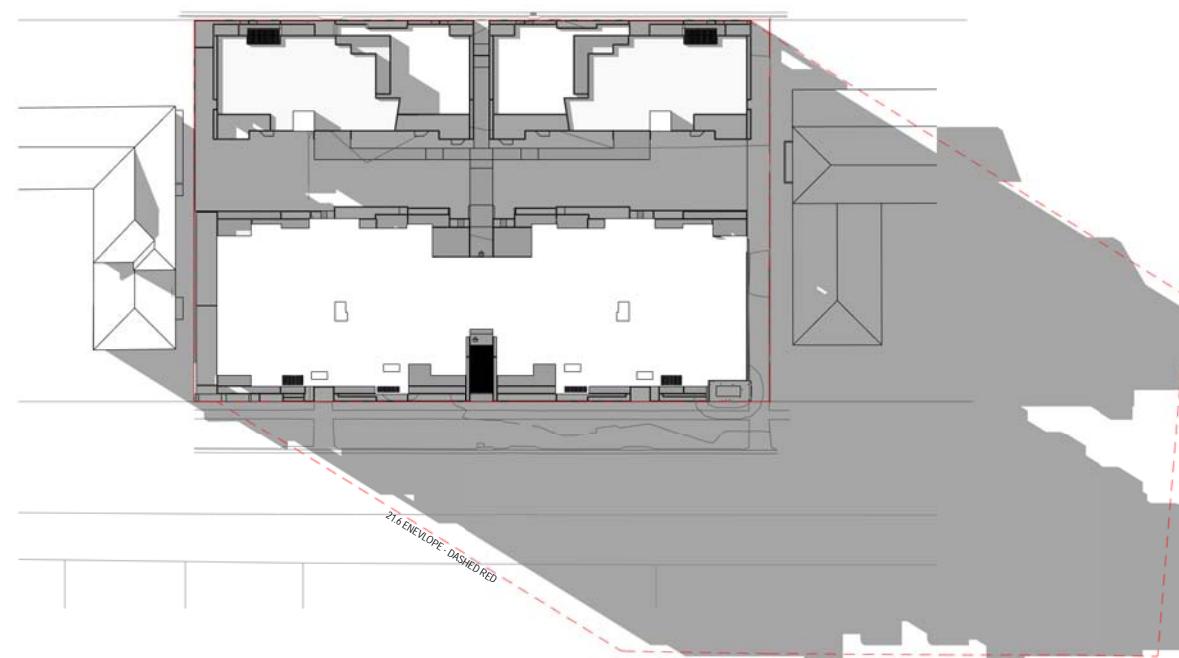
DA ISSUE



1 SHADOW DIAGRAM - COMPLIANCE 21.6 ENVELOPE - 3PM
1:500



2 SHADOW DIAGRAM - PROPOSED ENVELOPE - 3PM
1:500



3 SHADOW DIAGRAM - 7 STOREY - WINTER 3PM
1:500

Consultants
 PROJECT MANAGER PACT
 PLANNER ELTON
 BCA + ACCESS DESIGN CONFIDENCE
 STRUCTURE, HYDRAULICS, JONES NICHOLSON
 MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
 LIFT & BASIX ENGINEERS
 TRAFFIC THOMPSON STANBURY
 ASSO.
 LANDSCAPE TAYLOR BRAMMER

Client

SYDNEY
 Level M, 50 Carrington St
 Sydney, NSW 2000
 Australia
 PH (02) 8270 3933
 www.custance.com.au

Project
 MULTI RESIDENTIAL DEVELOPMENT
 19-27 RODGERS ST,
 KINGSWOOD NSW 2747

Sheet Title

SHADOW DIAGRAMS

NORTH SCALE @ A1
 1:500
 0 12.5 25M

Drawn Checked Scale
 CL CS 1:500 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contracting Manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd



1 GROUND LEVEL
1:500



2 LEVEL 01
1:500



3 LEVEL 02
1:500



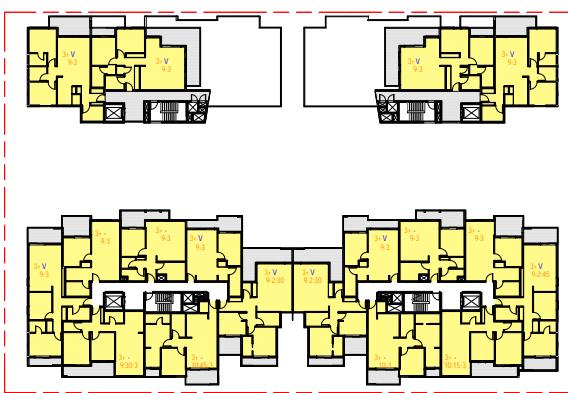
8 LEVEL 03
1:500



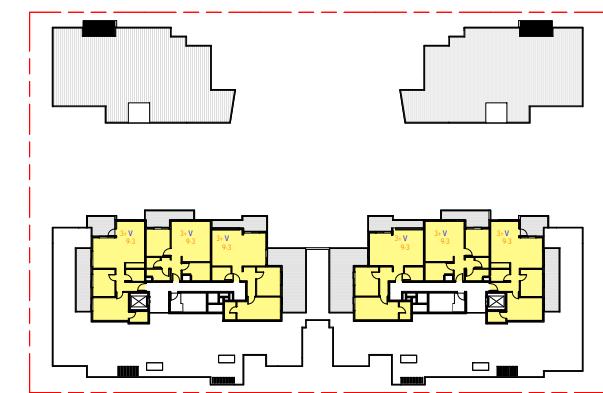
4 LEVEL 04
1:500



5 LEVEL 05
1:500



6 LEVEL 06
1:500



7 LEVEL 07
1:500

■ 2HRS OR MORE SOLAR ACCESS = 116

■ LESS THAN 2HRS SOLAR ACCESS = 17

■ ACHIEVES NO SOLAR ACCESS = 31

TOTAL UNITS = 164

SEPP65 REQUIREMENTS BETWEEN 9AM - 3PM:
70% REQ 2HRS (114.8 UNITS), 15% LESS THAN 2HRS (24.6 UNITS),
15% NO SOLAR ACCESS (24.6 UNITS)

IF SOLAR ACCESS IS CONSIDERED BETWEEN 8AM - 4PM
ADDITIONAL 3 UNITS WILL RECIEVE 2 HRS OR MORE SOLAR
ACCESS, AND ADDITIONAL 2 UNITS WILL RECIEVE LESS THAN
2 HRS SOLAR ACCESS

Consultants
PROJECT MANAGER PACT
PLANNER ELTON
BCA + ACCESS DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, JONES NICHOLSON
MECHANICAL, ELECTRICAL, CIVIL, CONSULTING
LIFT & BASIX ENGINEERS
TRAFFIC THOMPSON STANBURY
ASSO.
LANDSCAPE TAYLOR BRAMMER

Client
REGENT PACIFIC CAPITAL
Real Estate • Urban Design

CUSTANCE
Strategy Urban Design Architecture Interior Design

SYDNEY
Level M, 50 Carrington St
Sydney, NSW 2000
Australia
PH (02) 8270 3933
www.custance.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
19-27 RODGERS ST,
KINGSWOOD NSW 2747

Sheet Title
SEPP - SOLAR STUDY

Drawn Checked Scale
CL CS 1:500 @ A1

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations or by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use written dimensions only. Do not use scaled dimensions. Check for latest revision issue. ©Copyright of this drawing is vested with Custance Associates Pty Ltd

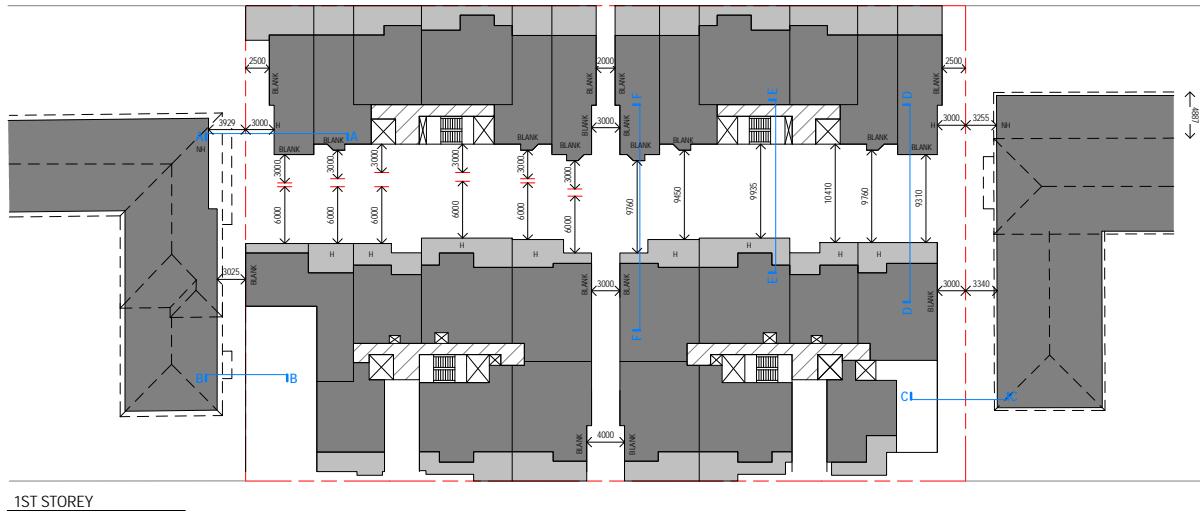
Project No. Sheet No. Revision
3154 A11.50

DIAGRAMS BELOW ARE IN ACCORDANCE TO 2F BUILDING SEPARATION & 3F VISUAL PRIVACY OF APARTMENT DESIGN GUIDE. [REFER TO FIGURE 3F.2, P.62 APARTMENT DESIGN GUIDE]

H = HABITABLE

NH = NON-HABITABLE

----- = FIXED PRIVACY SCREENS



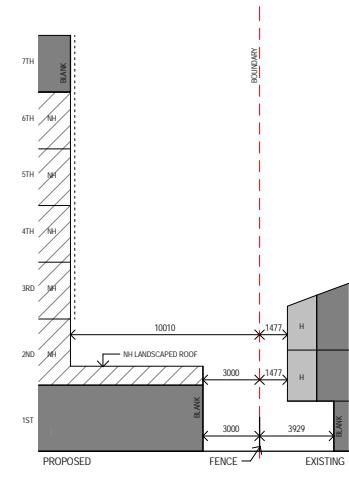
1ST STORE



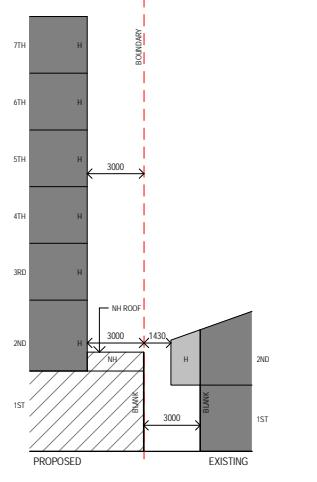
2ND STOREY



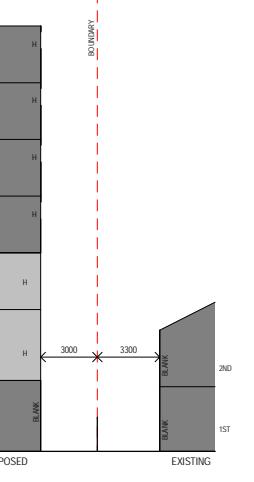
5TH STOREY



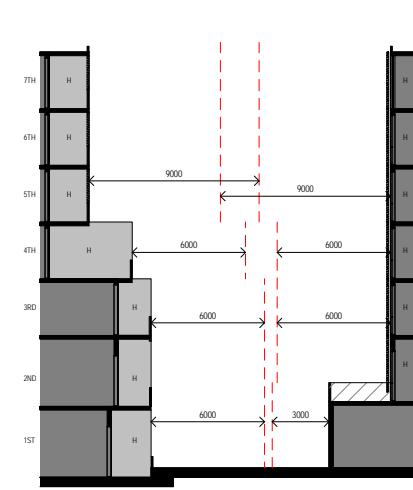
BOUNDARY - SECTION A



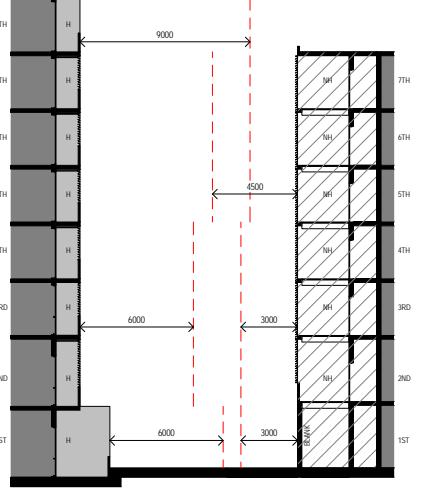
BOUNDARY - SECTION B



UNDARY - SECTION C



COURTYARD - SECTION D

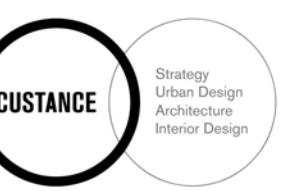


COURTYARD - SECTION E

DA ISSUE

PROJECT MANAGER	PACT
LANNER	ELTON
CA + ACCESS	DESIGN CONFIDENCE
STRUCTURE, HYDRAULICS, MECHANICAL, ELECTRICAL, CIVIL, FT & BASIX	JONES NICHOLSON CONSULTING ENGINEERS
TRAFFIC	THOMPSON STANBURY ASSO.
LANDSCAPE	TAYLOR BRAMMER

REGE NT
PACIFIC
CAPITAL



YDNEY
level M, 50 Carrington St
ydney, NSW 2000
ustralia

1 (02) 8270 3933
www.custance.com.au

object
MULTI RESIDENTIAL DEVELOPMENT
9-27 RODGERS ST,
KINGWOOD NSW 2747

CEPP - BUILDING SEPARATION
DIAGRAMS

It is intended that the drawings only represent the visual design of the work. Any technical details are for outline purposes only. The Contractor/ Manufacturer must provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or Australian Standards, regulations by-laws. Dimensions are to be checked on site, any discrepancies are to be referred to Custance Associates Pty Ltd in writing, prior to proceeding. Use dimensions only. Do not use scaled dimensions. Check for latest revision

Sheet No. A11 51