

190 KURRABA RD

190 KURRABA RD, KURRABA POINT NSW 2089

DEVELOPMENT APPLICATION - DA RE-SUBMISSION

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PROJECT SUMMARY

Address: 184b-190 KURRABA RD
Site Area: R4 North: 658m² / 622m²(EASEMENT EXCLUDED) | R4 South: 749m² | **TOTAL R4:** 1407 m² / 1371 m²(EASEMENT EXCLUDED)
 R2 North: 924m² | R2 South: 1012m² | **TOTAL R2:** 1936 m²
Total (R4 + R2) 3343 m² / 3307m² (EASEMENT EXCLUDED)
Land Use: R4 High Density Residential
 R2 Low Density Residential

DEFINITIONS
 LEP: LOCAL ENVIRONMENTAL PLAN
 DCP: DEVELOPMENT CONTROL PLAN
 ADG: APARTMENT DESIGN GUIDE. WORKS WITH SEPP 65 TO OUTLINE STATUTORY REQUIREMENTS FOR APARTMENT DESIGN IN NSW.
 SEPP 65: STATE ENVIRONMENTAL PLANNING POLICY NO.65- DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT.
 GFA: GROSS FLOOR AREA.

PROPOSAL SUMMARY / COUNCIL DCP & LEP REQUIREMENTS

	PROPOSED R4	CONTROL R4	PROPOSED R2	CONTROL R2
Building Height (m)	Building A: 9.8m - 12.3m Building B: 11.7m - 11.9m	12m	Building C: 4.1m - 7.7m Building D: 1.7m - 8.9m	8.5m
Setbacks	Kurraba Rd – Average 10m setback: 10.4m - 13.7m Side –2.5m min - 8.8m max to glazing line Rear – 1.7m min - 7.9m max (at roof)	Front – Alignment of primary facades on adjoining properties (Average 10.9m) Side – 3m and 45degree height plane commencing at 3.5m at boundary Rear – 1.5m and 45degree height plane commencing at 3.5m at boundary	Front – .5m min - 4.1m max Side: 2m min (refer to plans) Rear – Foreshore setback	Front – Alignment of primary facades on adjoining properties Side: 900mm UP TO 4m 1.5m UP TO 7m 2.5m TO GREATER 7m Rear - Foreshore setback
Car Parking	2 Bed: Bldg A: 1 Space, Bldg B: 0 Spaces 3+ Bed: Bldg A: 3 Spaces, Bldg B: 5 Spaces Visitor: Bldg A: 1 Space, Bldg B: 1 Space Total Proposed Bldg A: 5 spaces Total Proposed Bldg B: 6 spaces	1 or 2 Bed: 1 space / dwelling = 1 space for Bldg A 3+ Bed: 1.5 space / dwelling = 3 spaces for Bldg A, 5 spaces for Bldg B Visitor: .25 space / dwelling (min 1) = 1 space for Bldg A, 1 space for Bldg B	3+ Bed: 8 spaces Total Required: 8 spaces Total Proposed: 8 spaces	1 or 2 Bed: 1 space / dwelling = 0 spaces 3+ Bed: 1.5 space / dwelling = 8 spaces (2 spaces per separate dwelling)
Excavated Area	672.9m ² = 49.1%	Max 70% of combined site area (960m ²)	North: 53.5m ² 5.8% South: 23.1m ² 2.3%	North: Max 70% = 647m ² South: Max 70% = 708m ²
Adaptable Housing	2 UNITS	1 UNITS	NO REQUIREMENT	NO REQUIREMENT
Site Coverage	North: 279.9m ² 45% South: 329.3m ² 44.0%	North: Max 45% = 279.9m ² South: Max 45% = 337.1m ²	North: 400.1m ² 43.3% South: 430.0m ² 42.5%	North: Max 45% = 416m ² South: Max 45% = 455m ²
Landscaping	North: 243.9m ² 39.2% South: 310.1m ² 41.4%	North: (Min Total Landscape 40%) = 248.8m ² South: (Min Total Landscape 40%) =299.6m ²	North: 421.8m ² 45.7% South: 434.3m ² 42.9%	North: (Min Total Landscape 40%) = 370m ² South: (Min Total Landscape 40%) =405m ²
Unbuilt Upon Area	North: 98.2m ² 15.8% South: 109.6m ² 14.6%	North: Max 15% = 93.3m ² South: Max 15% = 112.4m ²	North: 102.1m ² 11% South: 147.7m ² 14.6%	North: Max 15% = 139m ² South: Max 15% = 152m ²

UNIT BREAKDOWN

LEVEL	R4 ZONE			R2 ZONE
	2 BED	3 BED	4 BED	DUAL OCCUPANCY
R2 GND.				4
R2 L01				
R2 L02				
R4 GND.	1	1		
R4 L01		2		
R4 L02		1	1	
R4 L03				
TOTAL R4	1	4	1	
TOTAL R2				4
TOTAL	1 (10%)	4 (40%)	1 (10%)	4 (40%)

(10 TOTAL)

ADG RECOMMENDATION (COMPLIANCE NOT REQUIRED)

	COMPLIANCE (R2 and R4 Zones)	RECOMMENDATION
4A.1 Solar Access	80% (8/10 dwellings) 0% (No apartments without solar access)	Min. 70% of apartments (9am - 3pm) Max. 15% no solar access
4B.3 Natural Cross Ventilation	100% (10 / 10) dwellings)	Min 60%
3D.1 Deep Soil	R4: 554m ² = 40.4% R2: 859.9m ² = 44.4%	R4: 7% of site area = 98m ² R2: 7% of site area = 136m ²
3D.1 Communal & Public Open Space	TBC	R4 : 25% of site area (352m ²)

GFA BREAKDOWN

R2	R4
R2 GND: 365m ²	R4 LG: 37m ²
R2 L01: 360m ²	R4 GND: 394m ²
R2 L02: 332m ²	R4 L01: 376m ²
	R4 L02: 244m ²
	R4 L03: 134m ²
TOTAL: 1057m ²	TOTAL: 1185m ²

* REFER TO DRAWING A401 FOR DIAGRAMS AND EXCLUSIONS
 ** REFER TO DRAWING A403 - FOR DIAGRAMS

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CLIENT
 Kurraba Point Road Pty Ltd
 430 TOORAK ROAD, TOORAK 3142

ARCHITECT
 SUITE 41 & 42, LEVEL 4
 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
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STATUS
 DEVELOPMENT APPLICATION - RFI 01

DWG TITLE	DWG NO.	SCALE	REVISION	DATE
PERSPECTIVE 02	A003		8	02.02.2024



NO.	REVISION	BY	CHK	DATE
1	DA ISSUE	RPW	AG	08.06.2022
2	COUNCIL RFI COORDINATION ISSUE	AL/DK	RPW	31.07.2023
3	COUNCIL RFI ISSUE	AL/DK	RPW	15.08.2023
4	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024

REVISION NOTES:

KEY PLAN

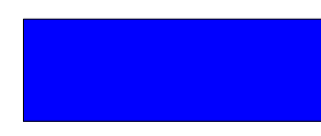
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OTHERS:

CLIENT:
<p>Kurraba Point Road Pty Ltd 430 TOORAK ROAD, TOORAK 3142</p>

ARCHITECT:
<p>SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI.TAKADA.COM</p>

Koichi Takada Architects

QA STAMP:


PROJECT:	
<p>190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089</p>	
STATUS:	DEVELOPMENT APPLICATION - RFI 01

DWG TITLE:	CONTEXT PLAN
DWG NO.:	A007
REVISION:	4
DATE:	02.02.2024

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1	DA ISSUE	RPW	AG	08.06.2022
2	COUNCIL RFI COORDINATION ISSUE	AL/DK	RPW	31.07.2023
3	COUNCIL RFI ISSUE	AL/DK	RPW	15.08.2023
4	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024

REVISION NOTES:	

KEY PLAN

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ARCHITECT:
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PROJECT:
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW 2089

STATUS:
 DEVELOPMENT APPLICATION - RFI 01

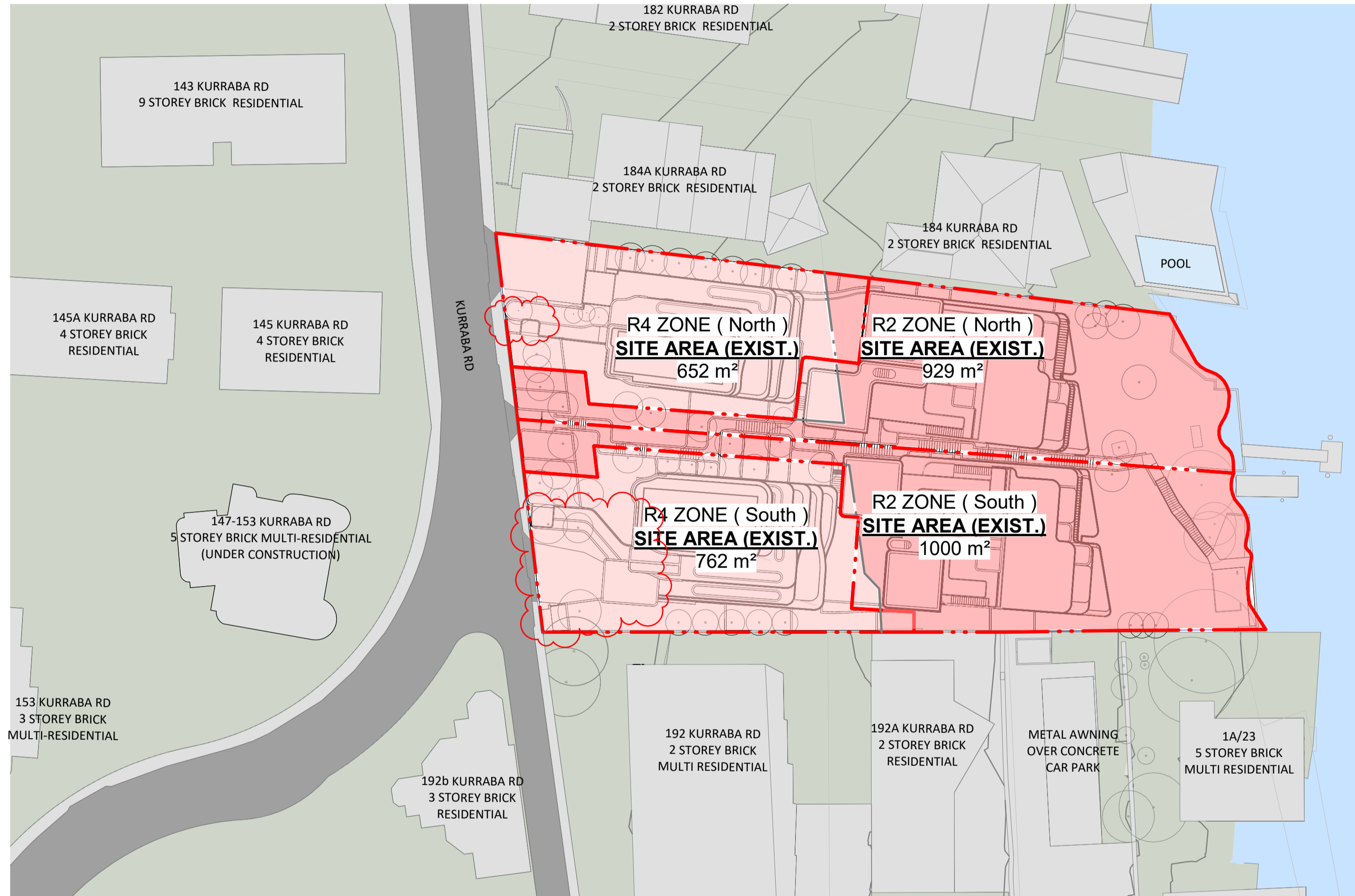
DWG TITLE:
 LOCATION PLAN

DWG NO.:
 A008

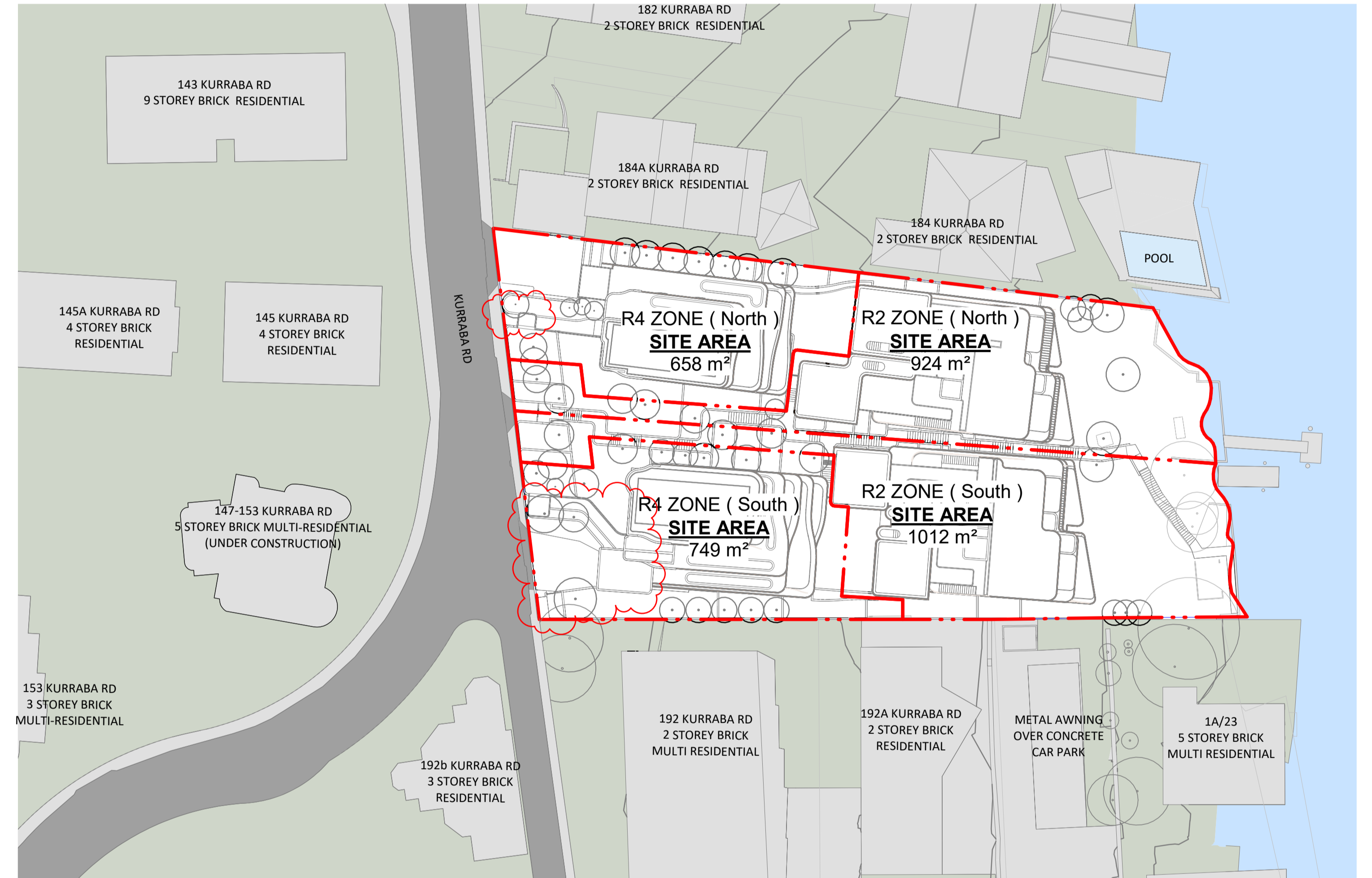
REVISION:
 4

DATE:
 02.02.2024

SCALE:
 1:1



1 EXISTING & PROPOSED BOUNDARY OVERLAY
1 : 400



2 PROPOSED BOUNDARY ALIGNMENT
1 : 400

- LEGEND**
- - - PROPOSED SITE BOUNDARY
 - - - EXISTING SITE BOUNDARY
 - R2 ZONE
 - R4 ZONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	DA ISSUE	RPW	JAG	08.06.2022	
2	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
3	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
4	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
CLOUD LEGEND
○ REVISION
○ ON HOLD

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ARCHITECT
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61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
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PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

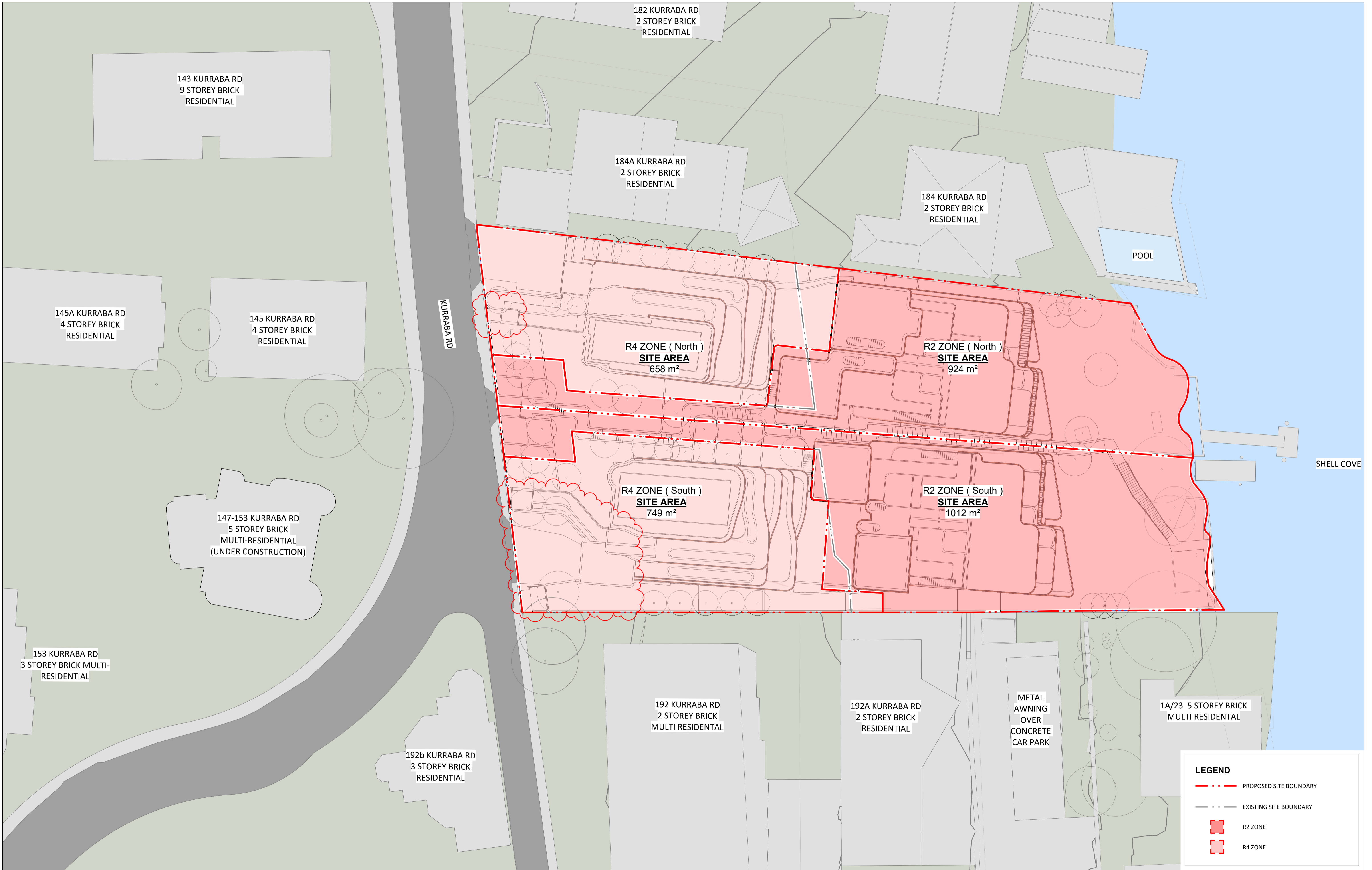
SCALE
1:400@A1, 1:800@A3

DWG TITLE
BOUNDARY ALIGNMENT PLAN

DWG NO.
A009

REVISION
4

DATE
02.02.2024



LEGEND

- - - - - PROPOSED SITE BOUNDARY
- - - - - EXISTING SITE BOUNDARY
- R2 ZONE
- R4 ZONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			18.11.2021	
2	FOR INFORMATION			08.12.2021	
3	FOR INFORMATION			17.12.2021	
4	PRE-LODGE			20.01.2022	
5	COORDINATION ISSUE			09.02.2022	
6	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
7	DA ISSUE	RPW	JAC	08.06.2022	
8	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
9	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
10	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN

CLOUD LEGEND

- REVISION
- ON HOLD

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 QLD ARCHITECTS 5590
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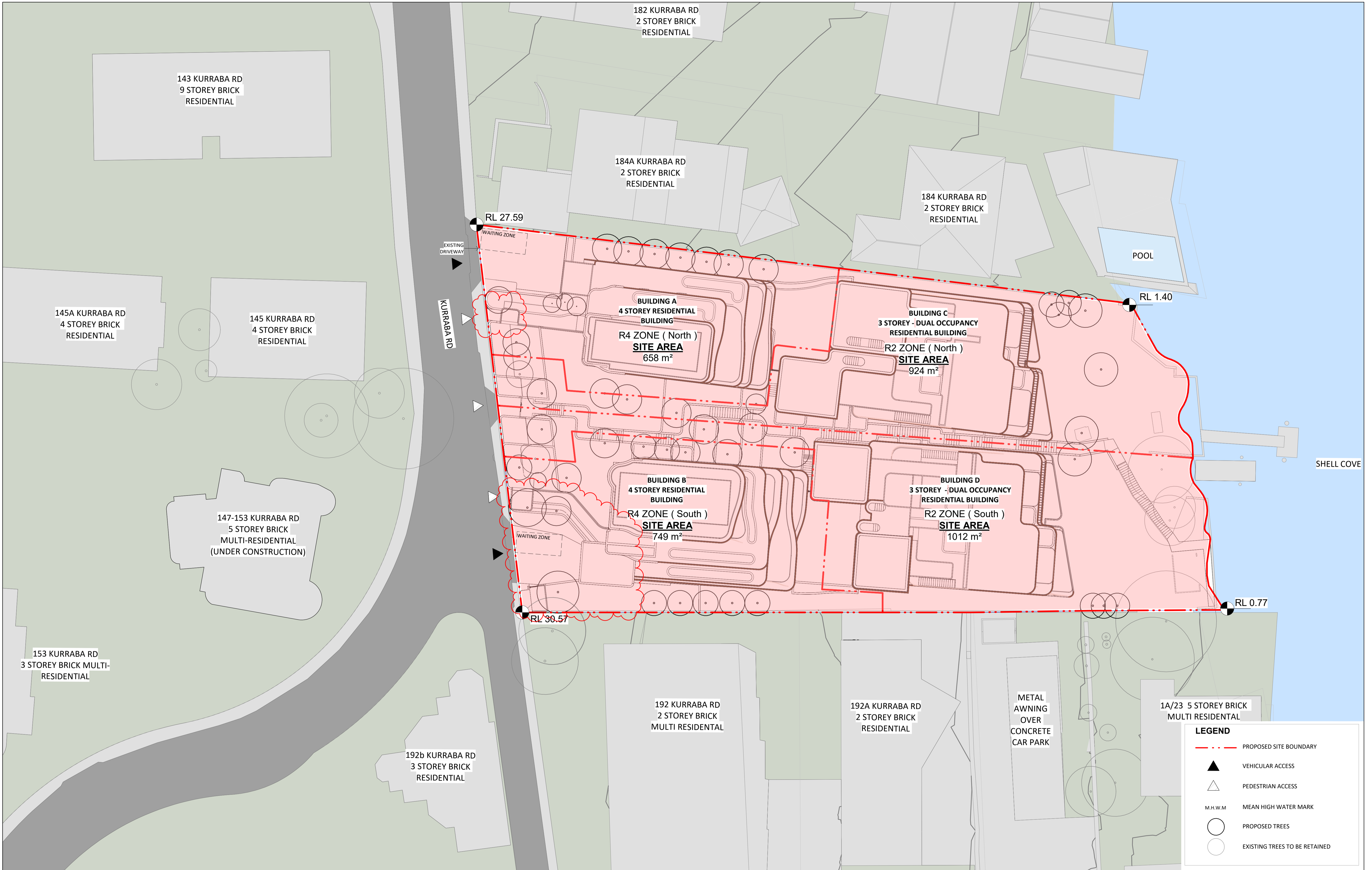
PROJECT:
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

STATUS:
 DEVELOPMENT APPLICATION - RFI 01

SCALE:
 1:200@A1, 1:400@A3

DATE:
 02.02.2024

DWG NO.	REVISION	DATE
A010	10	02.02.2024



LEGEND	
	PROPOSED SITE BOUNDARY
	VEHICULAR ACCESS
	PEDESTRIAN ACCESS
	MEAN HIGH WATER MARK
	PROPOSED TREES
	EXISTING TREES TO BE RETAINED

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			18.11.2021	
2	FOR INFORMATION			08.12.2021	
3	FOR INFORMATION			17.12.2021	
4	PRE-LODGE			20.01.2022	
5	COORDINATION ISSUE			09.02.2022	
6	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
7	DA ISSUE	RPW	AC	08.06.2022	
8	RFI TRAFFIC COORDINATION	AL	RPW	24.07.2023	
9	COUNCIL RFI COORDINATION ISSUE	AL/CR	RPW	31.07.2023	
10	COUNCIL RFI ISSUE	AL/CR	RPW	15.08.2023	
11	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
REVISION ON HOLD

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ARCHITECT
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 ABN 63 131 365 896
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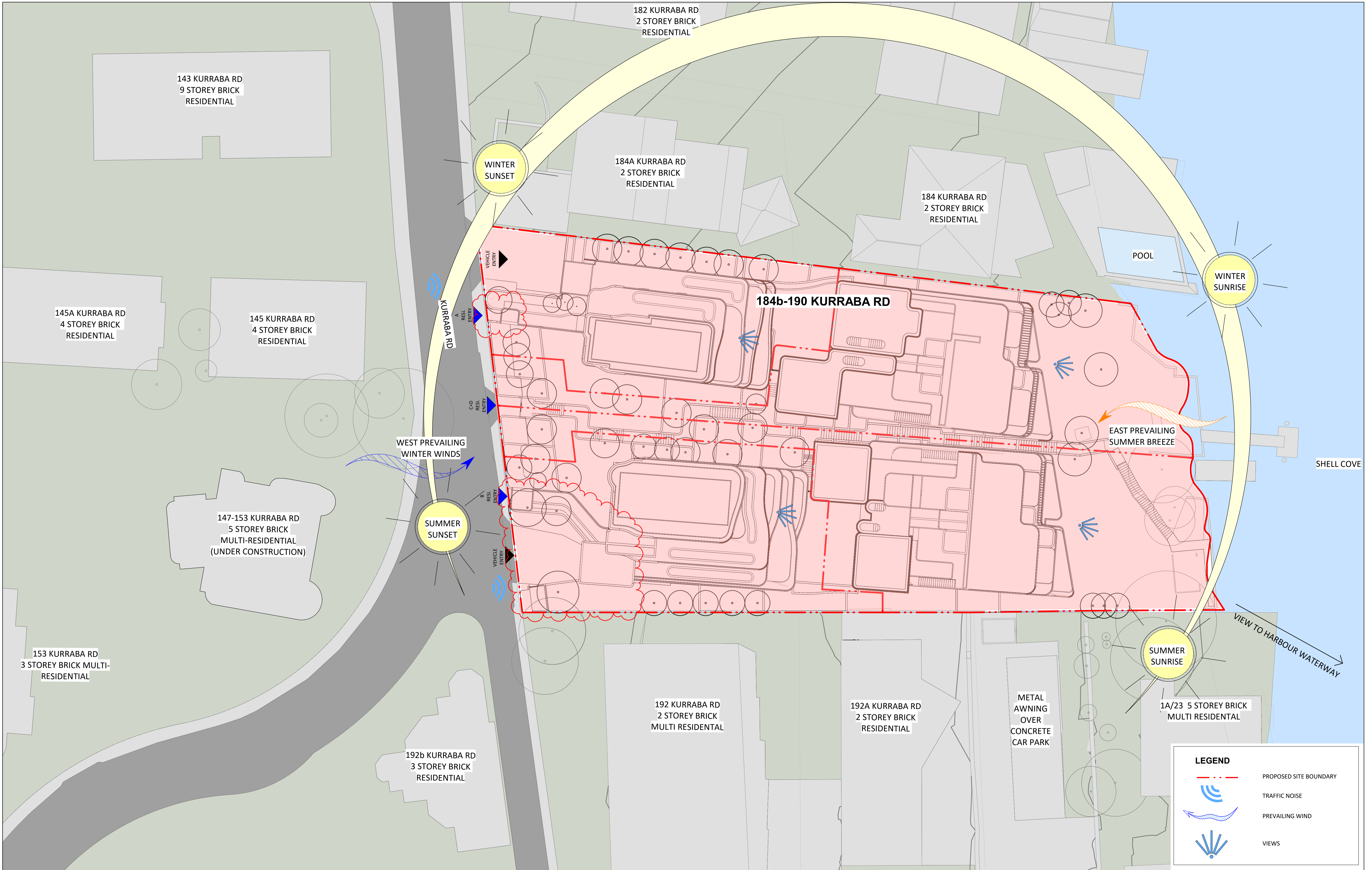
PROJECT
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

STATUS
 DEVELOPMENT APPLICATION - RFI 01

SCALE
 1:200@A1, 1:400@A3

DATE
 02.02.2024

DWG TITLE	REVISION
SITE PLAN	11
DWG NO.	DATE
A012	02.02.2024



LEGEND

- PROPOSED SITE BOUNDARY
- TRAFFIC NOISE
- PREVAILING WIND
- VIEWS

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			17.12.2021	
2	COORDINATION ISSUE			09.02.2023	
3	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
4	DA ISSUE	RPW	JAC	08.05.2022	
5	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
6	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
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KEY PLAN

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PROJECT:
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

STATUS:
 DEVELOPMENT APPLICATION - RFI 01

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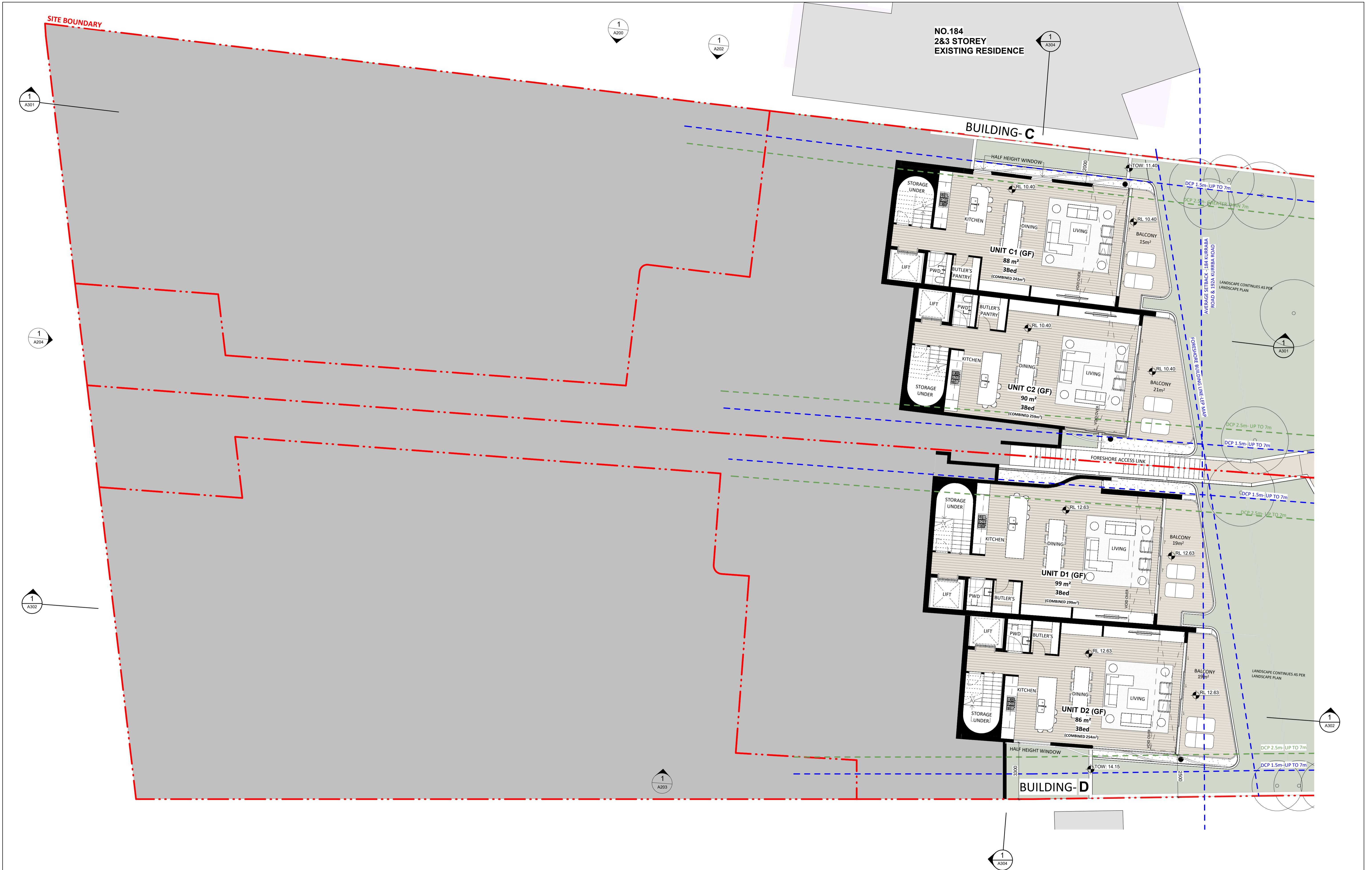
DWG NO.:
 A014

REVISION:
 7

SCALE:
 1:200@A1, 1:400@A3

DATE:
 02.02.2024

0 10 m



NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			18.11.2021	
2	FOR INFORMATION			08.12.2021	
3	FOR INFORMATION			17.12.2021	
4	PRE-LODGE			20.02.2022	
5	COORDINATION ISSUE			09.02.2022	
6	COORDINATION ISSUE	RPW	AC	13.04.2022	
7	PRIENTATION ISSUE	AL	AC	13.05.2022	
8	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
9	DA ISSUE	RPW	AC	08.06.2022	
10	RFI PLAN COORDINATION ISSUE	AL	RPW	14.07.2023	
11	UPDATED DRAFT ISSUE	AL	RPW	25.07.2023	
12	COUNCIL RFI COORDINATION ISSUE	AL/DR	RPW	31.07.2023	
13	COUNCIL RFI ISSUE	AL/DR	RPW	15.08.2023	
14	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

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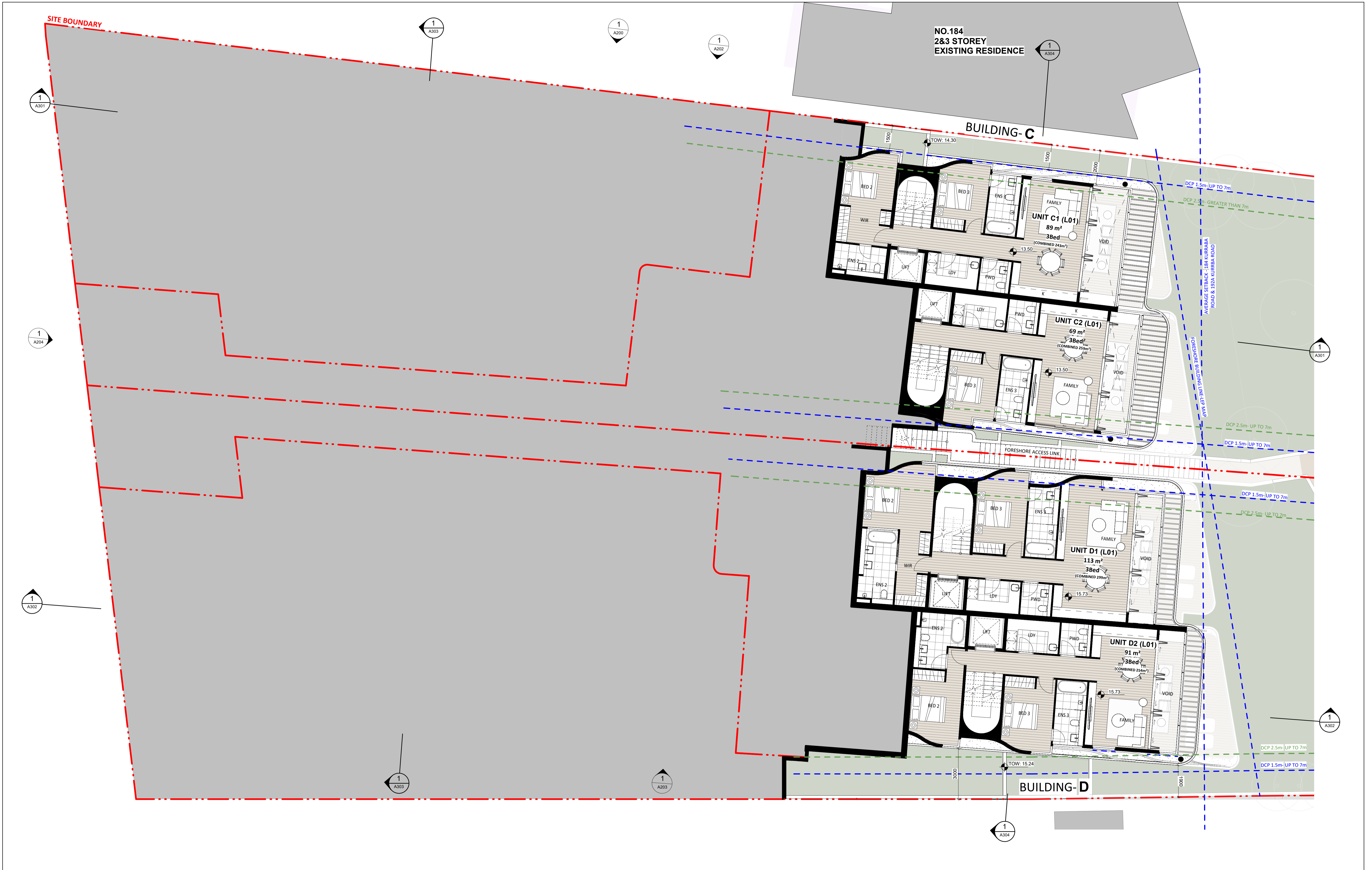
PROJECT	DWG TITLE
<p>190 KURRABA RD</p> <p>190 KURRABA RD, KURRABA POINT NSW</p> <p>2089</p> <p>STATUS</p> <p>DEVELOPMENT APPLICATION - RFI 01</p>	<p>R2 GROUND FLOOR</p> <p>DWG NO.</p> <p>A101</p> <p>REVISION</p> <p>14</p> <p>DATE</p> <p>02.02.2024</p>

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SCALE	DATE
<p>1:100@A1, 1:200@A3</p>	<p>02.02.2024</p>

PROJECT	DWG TITLE
<p>190 KURRABA RD</p> <p>190 KURRABA RD, KURRABA POINT NSW</p> <p>2089</p> <p>STATUS</p> <p>DEVELOPMENT APPLICATION - RFI 01</p>	<p>R2 GROUND FLOOR</p> <p>DWG NO.</p> <p>A101</p> <p>REVISION</p> <p>14</p> <p>DATE</p> <p>02.02.2024</p>



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1	FOR INFORMATION			18.11.2021	
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3	FOR INFORMATION			17.12.2021	
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6	COORDINATION ISSUE	RPW	AC	13.04.2022	
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10	RFI PLAN COORDINATION ISSUE	AL	RPW	14.07.2023	
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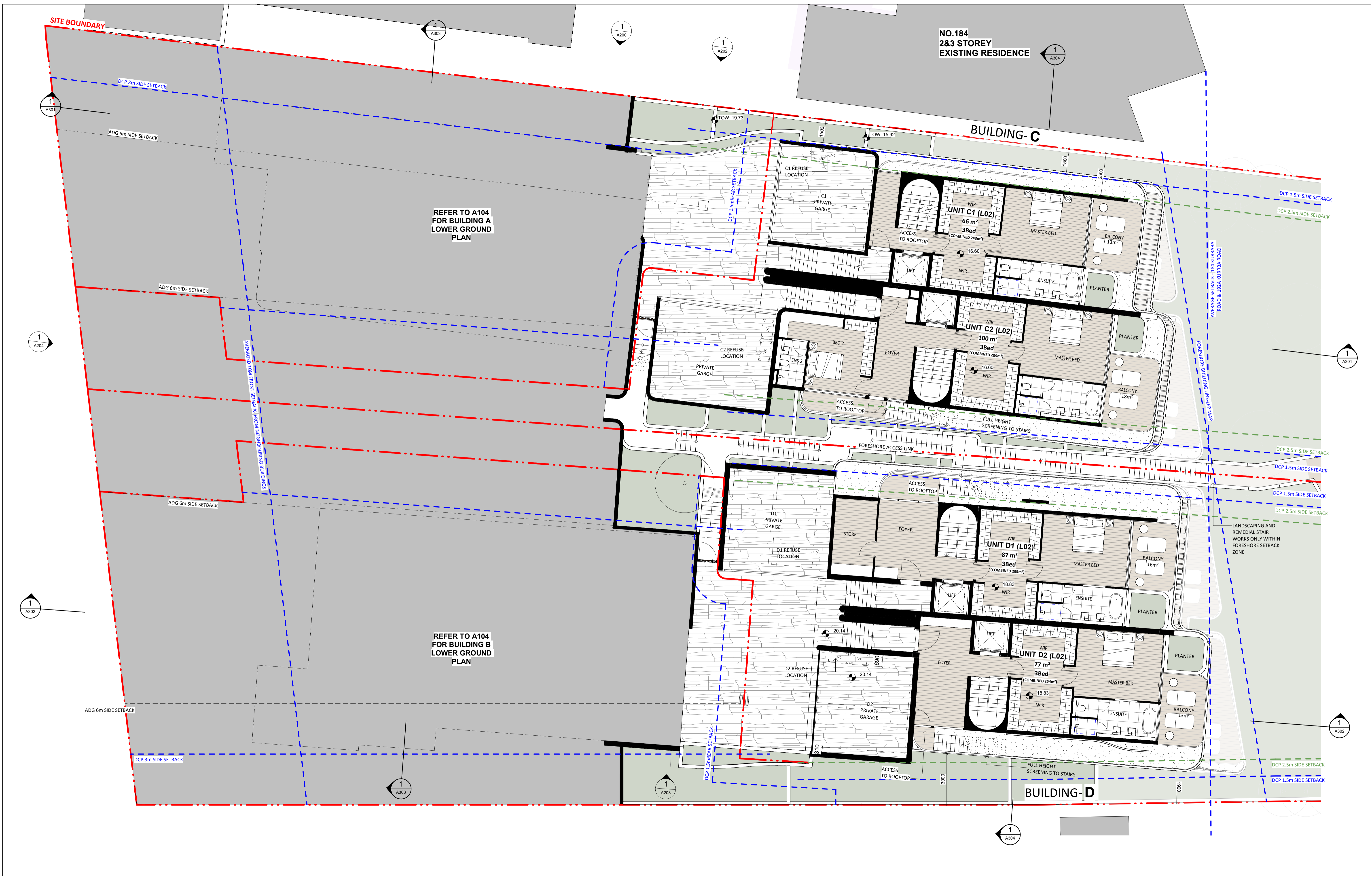
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Koichi Takada Architects

PROJECT	STATUS
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	DEVELOPMENT APPLICATION - RFI 01

DWG TITLE	DWG NO.	REVISION
R2 LEVEL 1	A102	14

SCALE	DATE
1:100@A1, 1:200@A3	02.02.2024



NO.	REVISION	BY	CHK	DATE	REVISION NOTES
1	FOR INFORMATION			18.11.2021	
2	FOR INFORMATION			08.12.2021	
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4	PRE-LODGE			20.02.2022	
5	COORDINATION ISSUE			09.02.2022	
6	COORDINATION ISSUE	RPW	AC	13.04.2022	
7	PRESENTATION ISSUE	AL	AC	13.05.2022	
8	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
9	DA ISSUE	RPW	AC	08.06.2022	
10	RFI PLAN COORDINATION ISSUE	AL	RPW	14.07.2023	
11	UPDATED DRAFT ISSUE	AL	RPW	25.07.2023	
12	COUNCIL RFI COORDINATION ISSUE	AL/CR	RPW	31.07.2023	
13	COUNCIL RFI ISSUE	AL/CR	RPW	15.08.2023	
14	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN	REVISION	ON HOLD
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 430 TOORAK ROAD, TOORAK 3142

ARCHITECT
 SUITE 41 & 42, LEVEL 4
 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
 QLD ARCHITECTS 5590
 KOICHI TAKADA.COM

Koichi Takada Architects

PROJECT
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

STATUS
 DEVELOPMENT APPLICATION - RFI 01

SCALE
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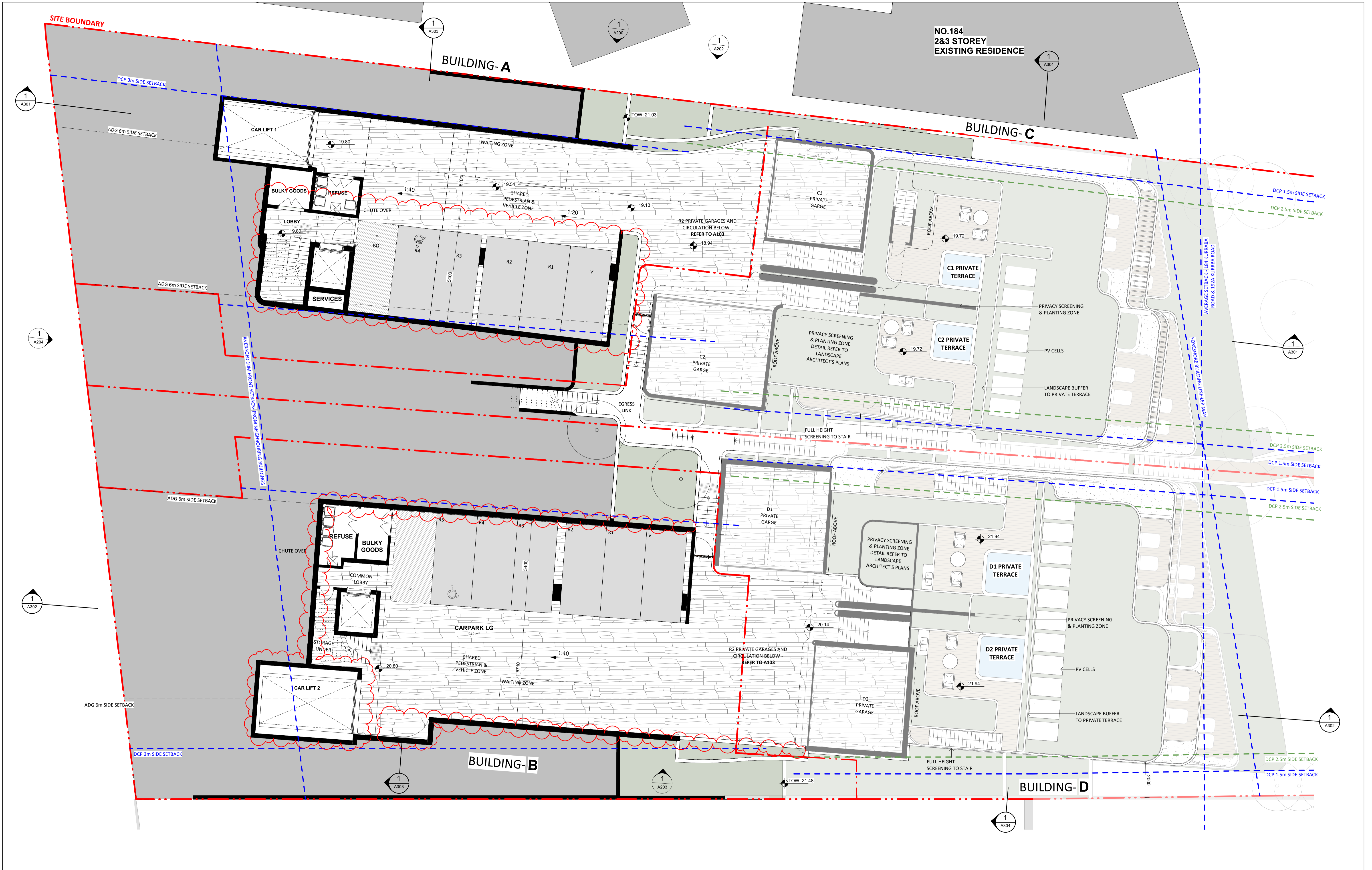
DWG TITLE
 R2 LEVEL 2

DWG NO.
 A103

REVISION
 14

DATE
 02.02.2024

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2	FOR INFORMATION			08.12.2021	
3	FOR INFORMATION			17.12.2021	
4	PRE-LODGE			20.01.2022	
5	COORDINATION ISSUE			09.02.2022	
6	COORDINATION ISSUE	RPW	AC	13.04.2022	
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14	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
15	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

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PROJECT	DWG TITLE
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	R4 LOWER GROUND
STATUS DEVELOPMENT APPLICATION - RFI 01	DWG NO. A104
SCALE 1:100@A1, 1:200@A3	REVISION 15
DATE 02.02.2024	

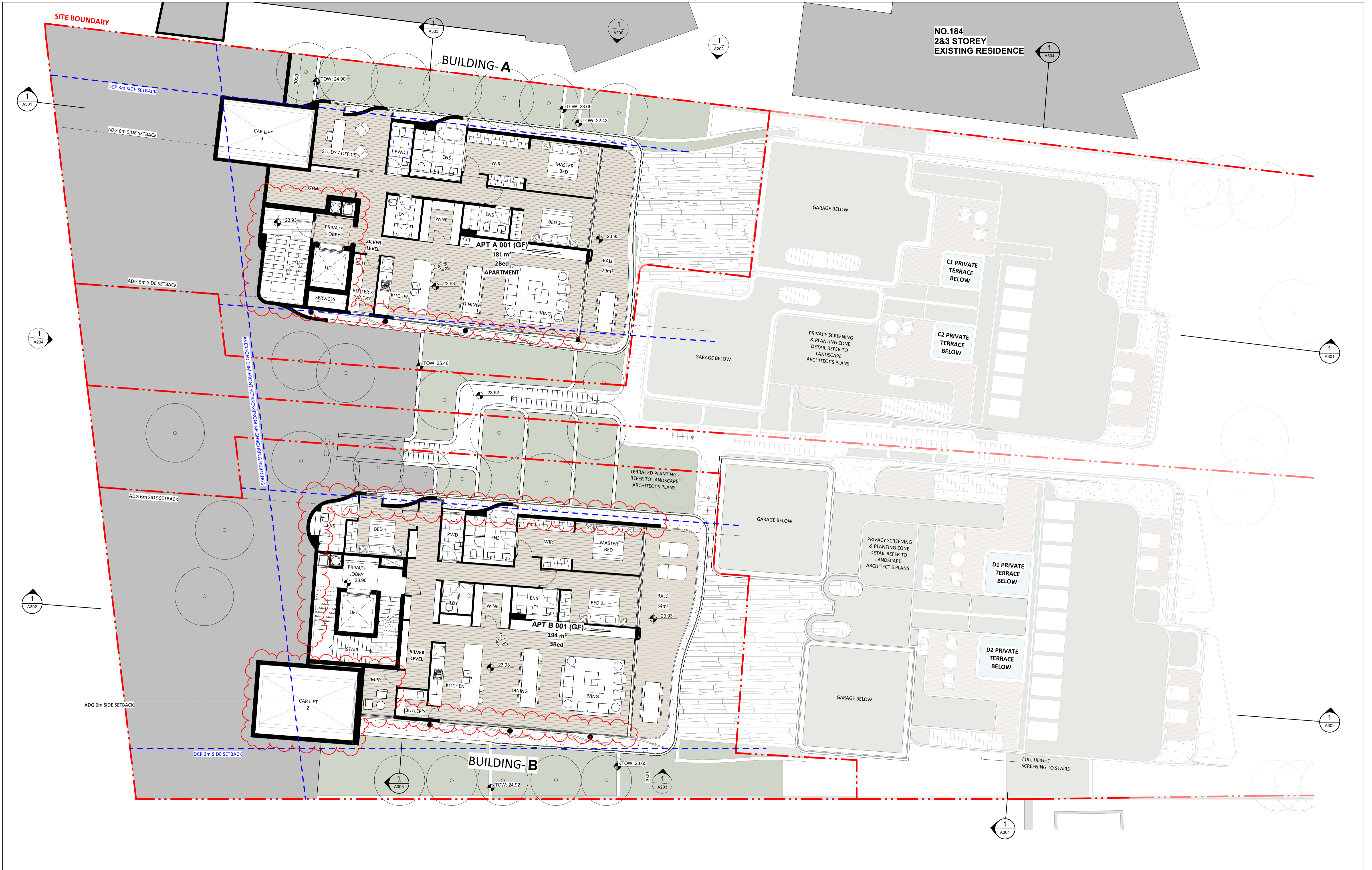
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PROJECT	DWG TITLE
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	R4 LOWER GROUND
STATUS DEVELOPMENT APPLICATION - RFI 01	DWG NO. A104
SCALE 1:100@A1, 1:200@A3	REVISION 15
DATE 02.02.2024	

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Kurraba Point Road Pty Ltd 430 TOORAK ROAD, TOORAK 3142	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM

PROJECT	DWG TITLE
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	R4 LOWER GROUND
STATUS DEVELOPMENT APPLICATION - RFI 01	DWG NO. A104
SCALE 1:100@A1, 1:200@A3	REVISION 15
DATE 02.02.2024	

PROJECT	DWG TITLE
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	R4 LOWER GROUND
STATUS DEVELOPMENT APPLICATION - RFI 01	DWG NO. A104
SCALE 1:100@A1, 1:200@A3	REVISION 15
DATE 02.02.2024	



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ARCHITECT
 SUITE 41 & 42, LEVEL 4
 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ABN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
 QLD ARCHITECTS 5590
 KOICHI TAKADA.COM

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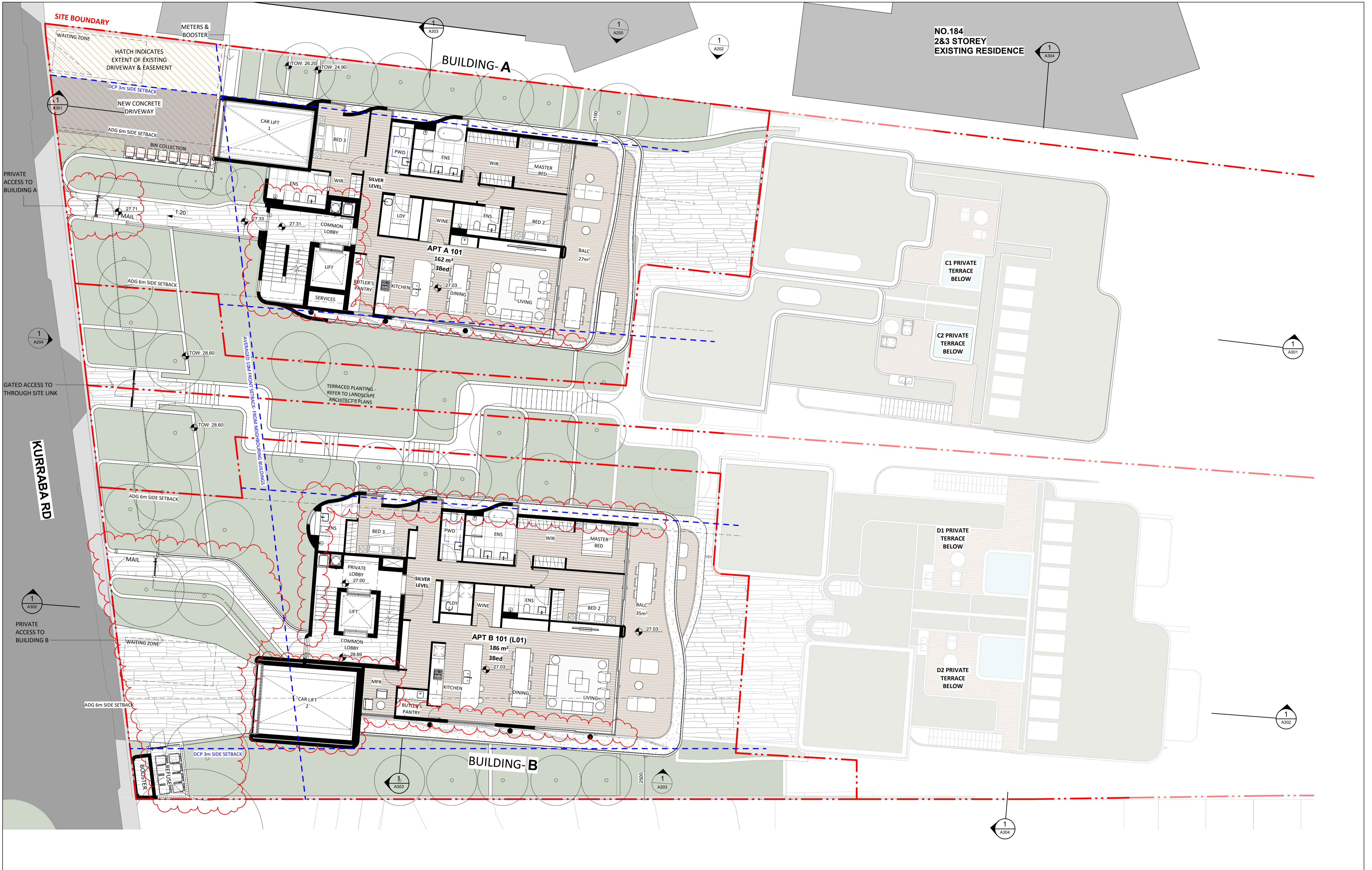
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PROJECT
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

STATUS
 DEVELOPMENT APPLICATION - RFI 01

SCALE
 1:100@A1, 1:200@A3

DWG TITLE	REVISION	DATE
R4 GROUND	14	02.02.2024



NO.	REVISION	BY	CHK	DATE	REVISION NOTES
1	FOR INFORMATION			08.12.2021	
2	FOR INFORMATION			17.02.2021	
3	COORDINATION ISSUE			09.02.2020	
4	COORDINATION ISSUE			18.03.2022	
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7	COORDINATION ISSUE	RPW	RPW	18.05.22	
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9	DA ISSUE	RPW	AC	08.06.2022	
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11	RP1 TRAFFIC COORDINATION	AL	RPW	24.07.2023	
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15	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

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ARCHITECT
 SUITE 41 & 42, LEVEL 4
 61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 T 02 9698 8510
 ASN 63 131 365 896
 NOMINATED ARCHITECT:
 KOICHI TAKADA
 NSW ARCHITECTS 6901
 VIC ARCHITECTS 16179
 QLD ARCHITECTS 5590
 KOICHI TAKADA.COM

Koichi Takada Architects

PROJECT
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

STATUS
 DEVELOPMENT APPLICATION - RFI 01

DWG TITLE
 R4 LEVEL 1

DWG NO.
 A106

REVISION
 16

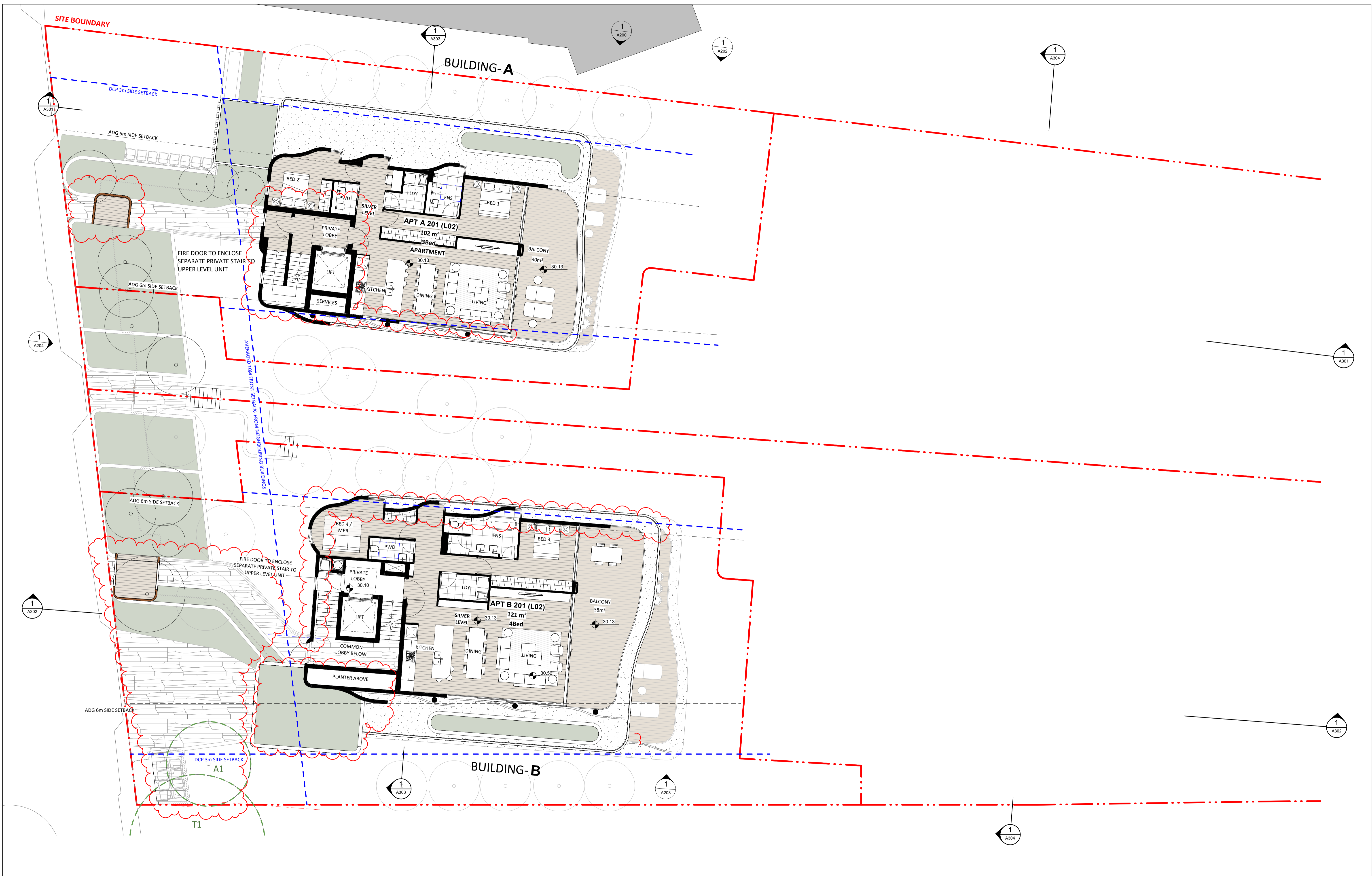
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DATE
 02.02.2024

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Kurraba Point Road Pty Ltd 430 TOORAK ROAD, TOORAK 3142	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM

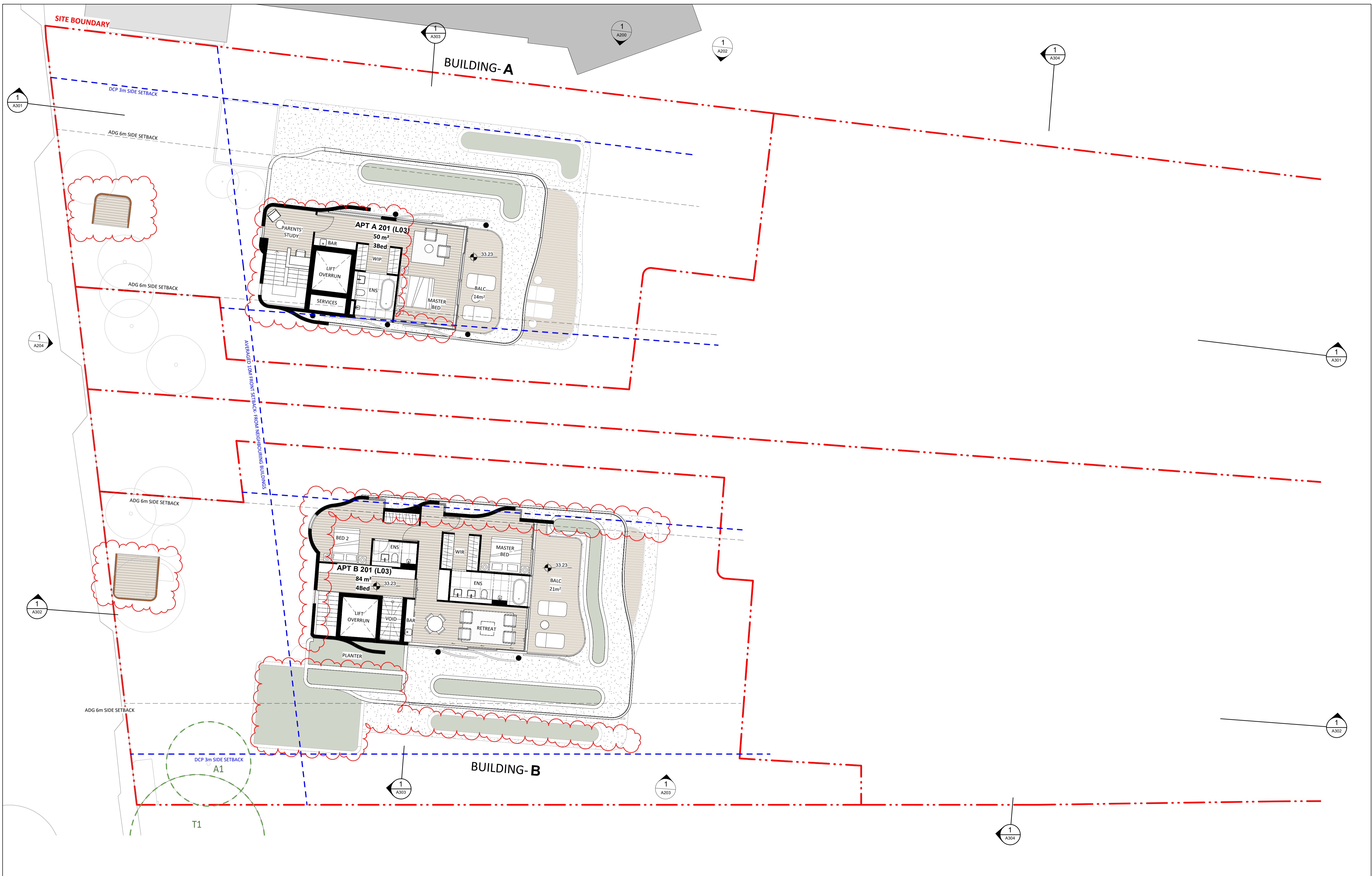
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PROJECT	DWG TITLE
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	R4 LEVEL 2

STATUS	DWG NO.	REVISION
DEVELOPMENT APPLICATION - RFI 01	A107	15

SCALE	DATE
1:100@A1, 1:200@A3	02.02.2024

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GA STAMP	PROJECT	DWG TITLE
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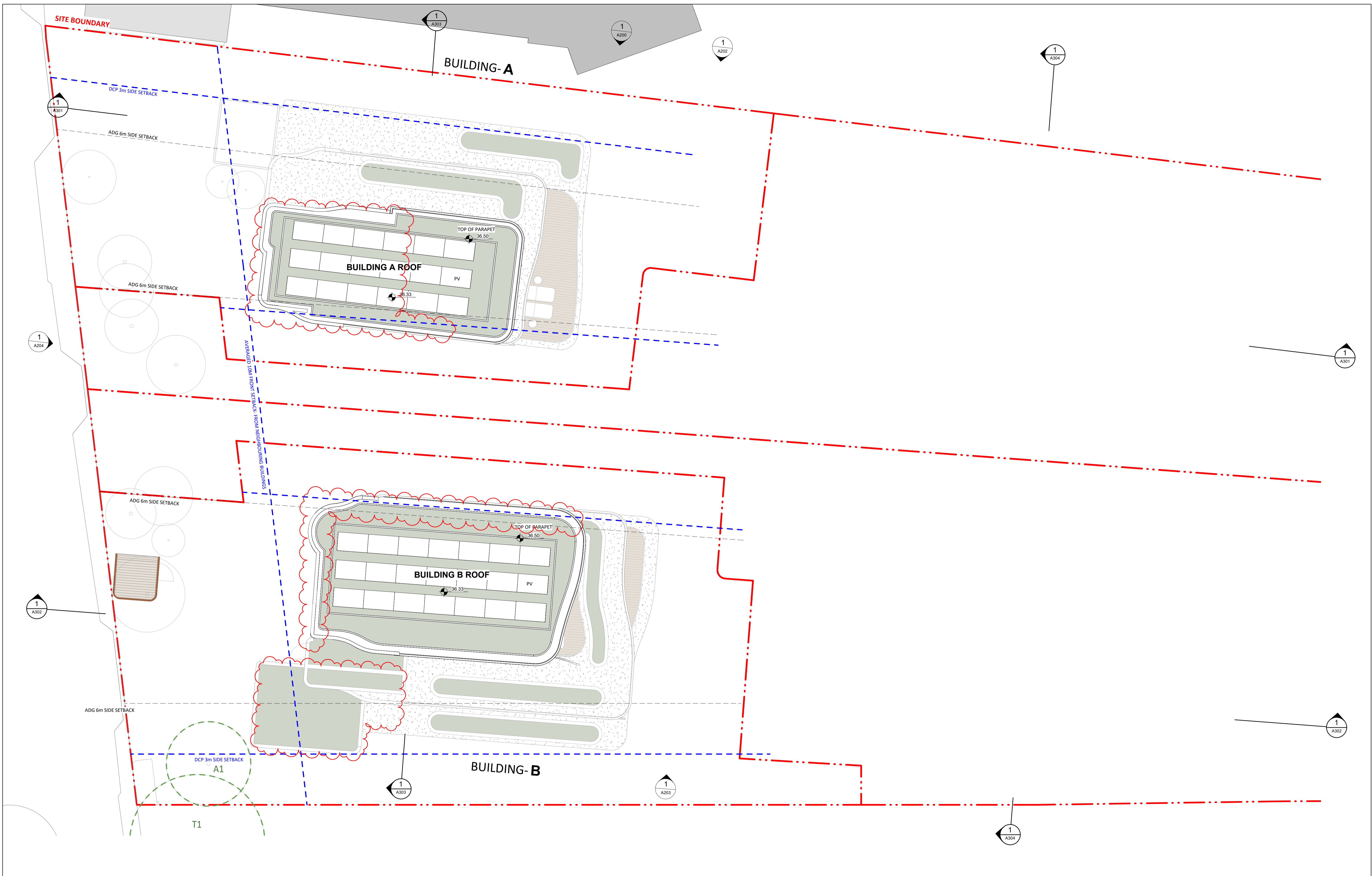
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DEVELOPMENT APPLICATION - RFI 01	A108	14

SCALE	DATE
1:100@A1, 1:200@A3	02.02.2024

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 T 02 9698 8510
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 VIC ARCHITECTS 16179
 QLD ARCHITECTS 5590
 KOICHI.TAKADA.COM

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PROJECT
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

DWG TITLE
 R4 ROOF

STATUS
 DEVELOPMENT APPLICATION - RFI 01

DWG NO.
 A109

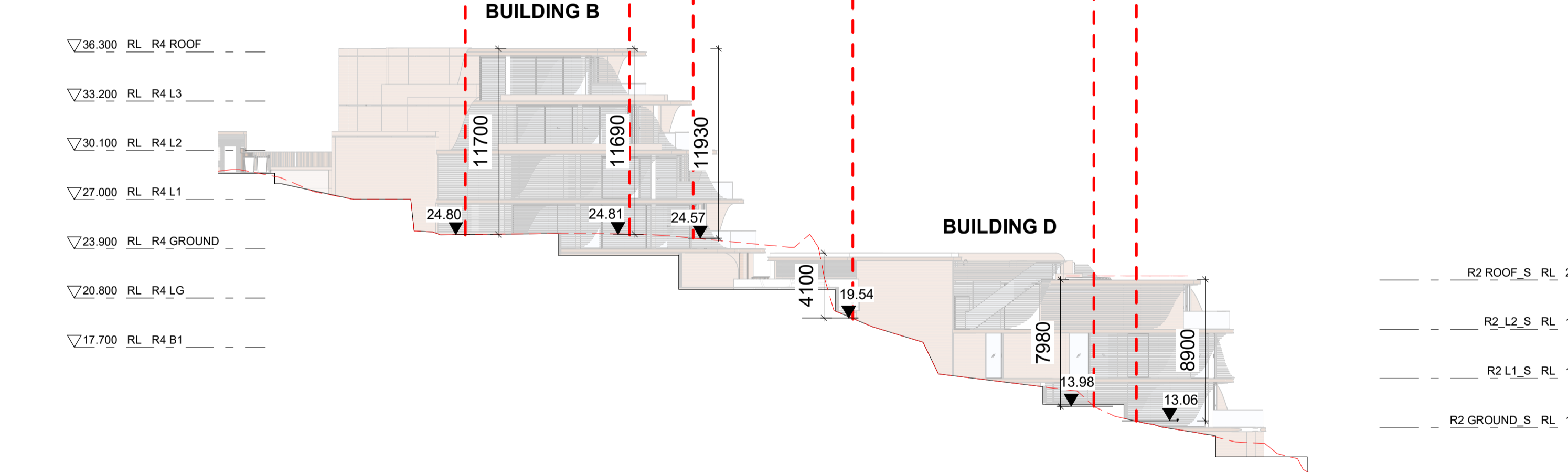
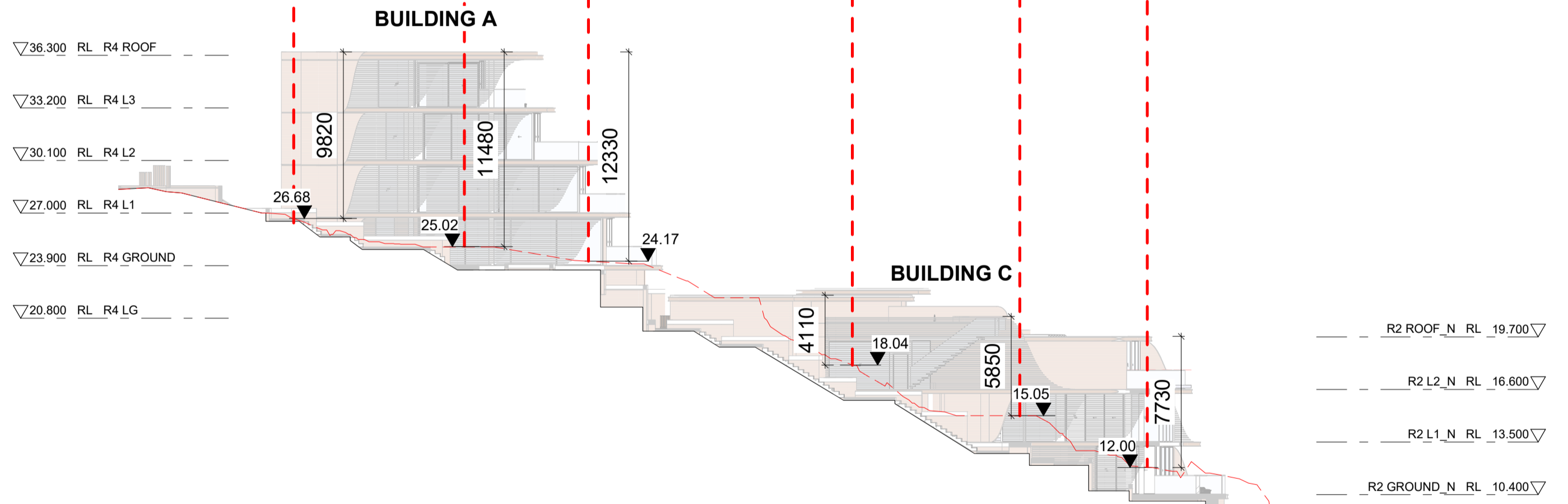
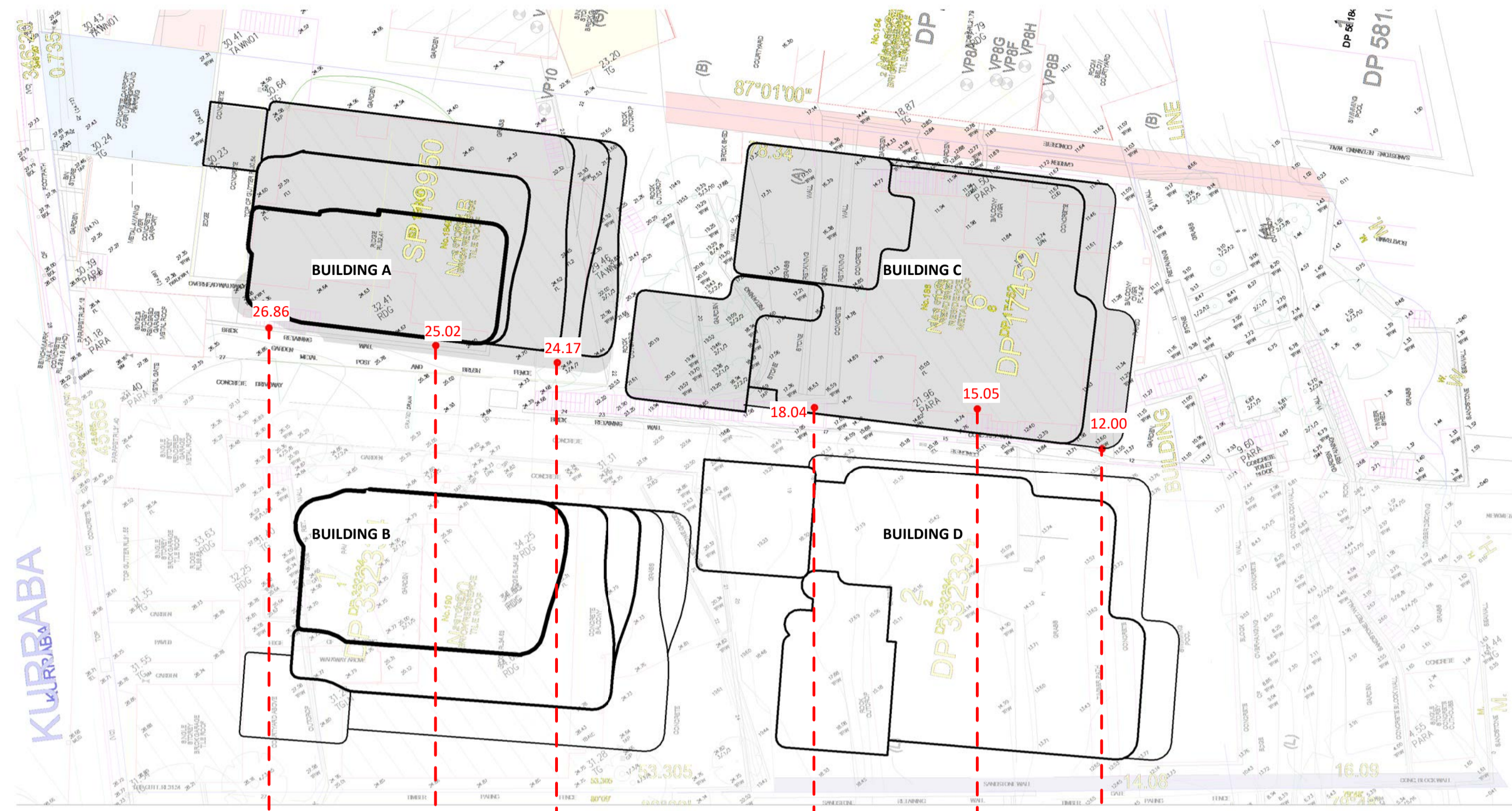
REVISION
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Kurraba Point Road Pty Ltd
430 TOORAK ROAD, TOORAK 3142

ARCHITECT
SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
ASN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
KOICHI.TAKADA.COM

Koichi Takada Architects

PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW 2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

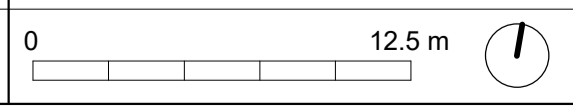
DWG TITLE
BUILDING HEIGHT

DWG NO.
A110

REVISION
8

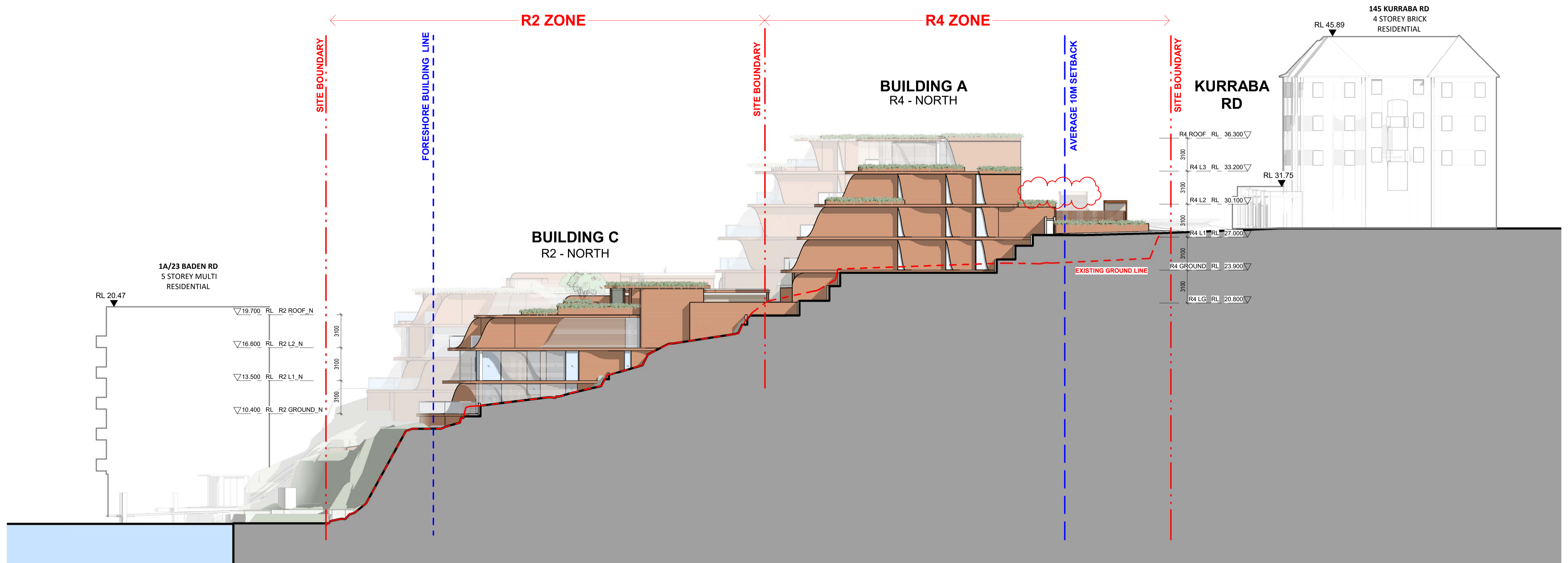
SCALE
1:250@A1, 1:500@A3

DATE
02.02.2024



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184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089



NO.	REVISION	BY	CHK	DATE
1	DA ISSUE	RPW	AG	08.06.2022
2	COUNCIL RFI COORDINATION ISSUE	ALDK	RPW	31.07.2023
3	COUNCIL RFI ISSUE	ALDK	RPW	15.08.2023
4	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024

REVISION NOTES:

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

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PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

SCALE
1:200@A1, 1:400@A3

DWG TITLE
OVERALL NORTH ELEVATION

DWG NO.
A200

REVISION
4

DATE
02.02.2024

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089



- R4 ROOF_RL 36.300▽
- R4 L3_RL 33.200▽
- R4 L2_RL 30.100▽
- R4 L1_RL 27.000▽
- R4 GROUND_RL 23.900▽
- R2 ROOF_S_RL 21.933▽
- R4 LG_RL 20.800▽
- R2 ROOF_N_RL 19.700▽
- R2 L2_S_RL 18.833▽
- R2 L2_N_RL 16.600▽
- R2 L1_S_RL 15.733▽
- R2 L1_N_RL 13.500▽
- R2 GROUND_S_RL 12.633▽
- R2 GROUND_N_RL 10.400▽

LEGEND	
AL 01	ALUMINIUM BATTEN
AS 01	LIGHT COLOUR ALU. SCREEN
BR 01	EARTH TONE RED BRICK
CN	CONCRETE
GL 01	CLEAR GLASS
GL 02	GLASS BALUSTRADE
RND 01	LIGHT COLOUR RENDER
RND 02	EARTH TONE COLOUR RENDER
ST 01	SANDSTONE CLADDING
ST 02	PAVING STONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			08.12.2021	
2	FOR INFORMATION			17.12.2021	
3	PRE-LODGE			20.01.2022	
4	COORDINATION ISSUE			09.02.2022	
5	ELEVATION REFERENCE ISSUE	RPW	AC	08.05.2022	
6	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
7	DA ISSUE	RPW	AC	08.06.2022	
8	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
9	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
10	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

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KOICHI TAKADA.COM

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PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW 2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

DWG TITLE
ELEVATION - EAST

DWG NO.
A201

SCALE
1:100@A1, 1:200@A3

REVISION	DATE
10	02.02.2024

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089

R2 ZONE

R4 ZONE

FORESHORE BUILDING LINE

SITE BOUNDARY

AVERAGE 10M SETBACK

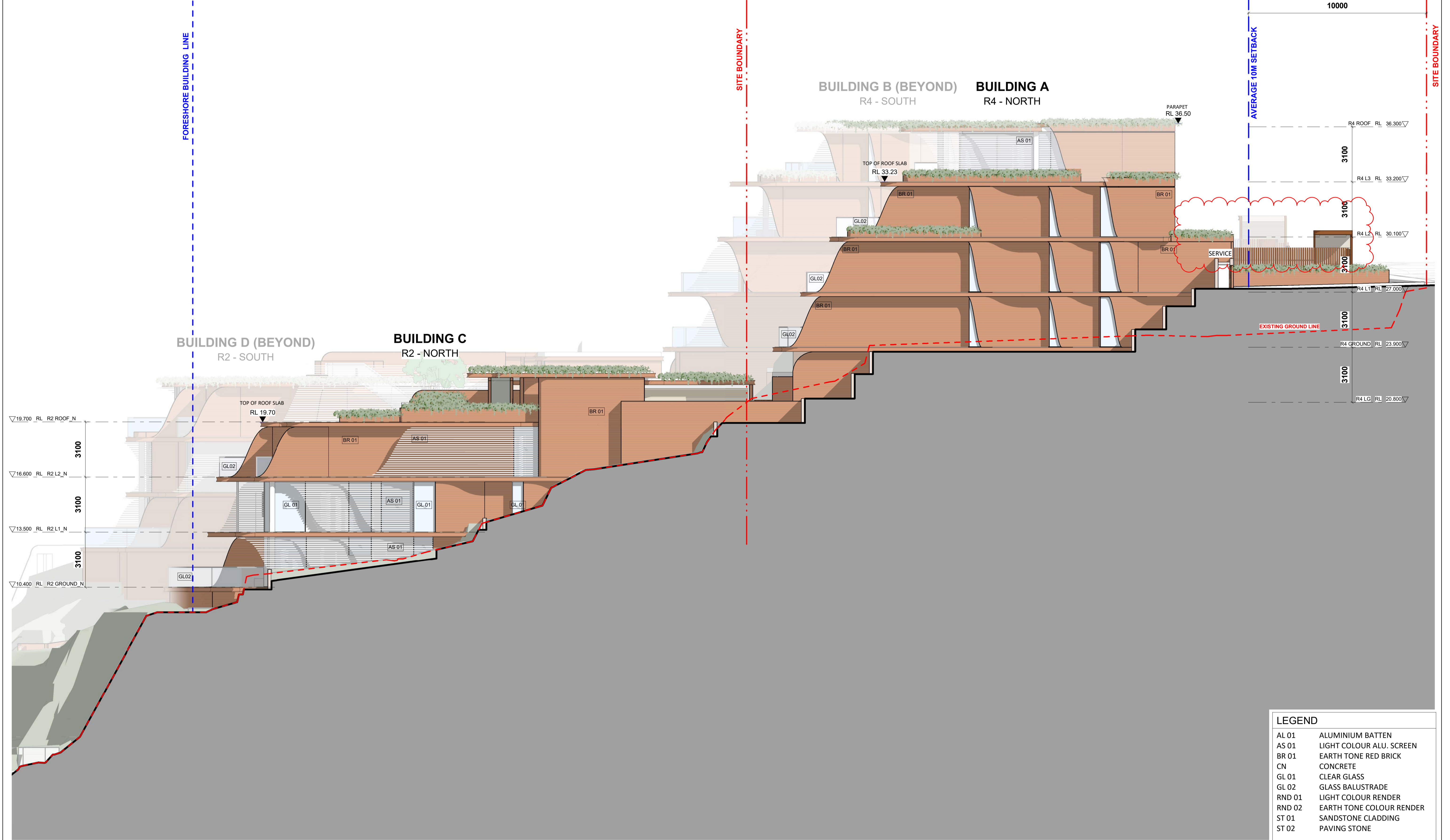
SITE BOUNDARY

BUILDING B (BEYOND)
R4 - SOUTH

BUILDING A
R4 - NORTH

BUILDING D (BEYOND)
R2 - SOUTH

BUILDING C
R2 - NORTH



LEGEND	
AL 01	ALUMINIUM BATTEN
AS 01	LIGHT COLOUR ALU. SCREEN
BR 01	EARTH TONE RED BRICK
CN	CONCRETE
GL 01	CLEAR GLASS
GL 02	GLASS BALUSTRADE
RND 01	LIGHT COLOUR RENDER
RND 02	EARTH TONE COLOUR RENDER
ST 01	SANDSTONE CLADDING
ST 02	PAVING STONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			08.12.2021	
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3	PRE-LODGE			20.01.2022	
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10	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
CLOUD LEGEND
REVISION
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VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
KOICHI TAKADA.COM

Koichi Takada Architects

PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

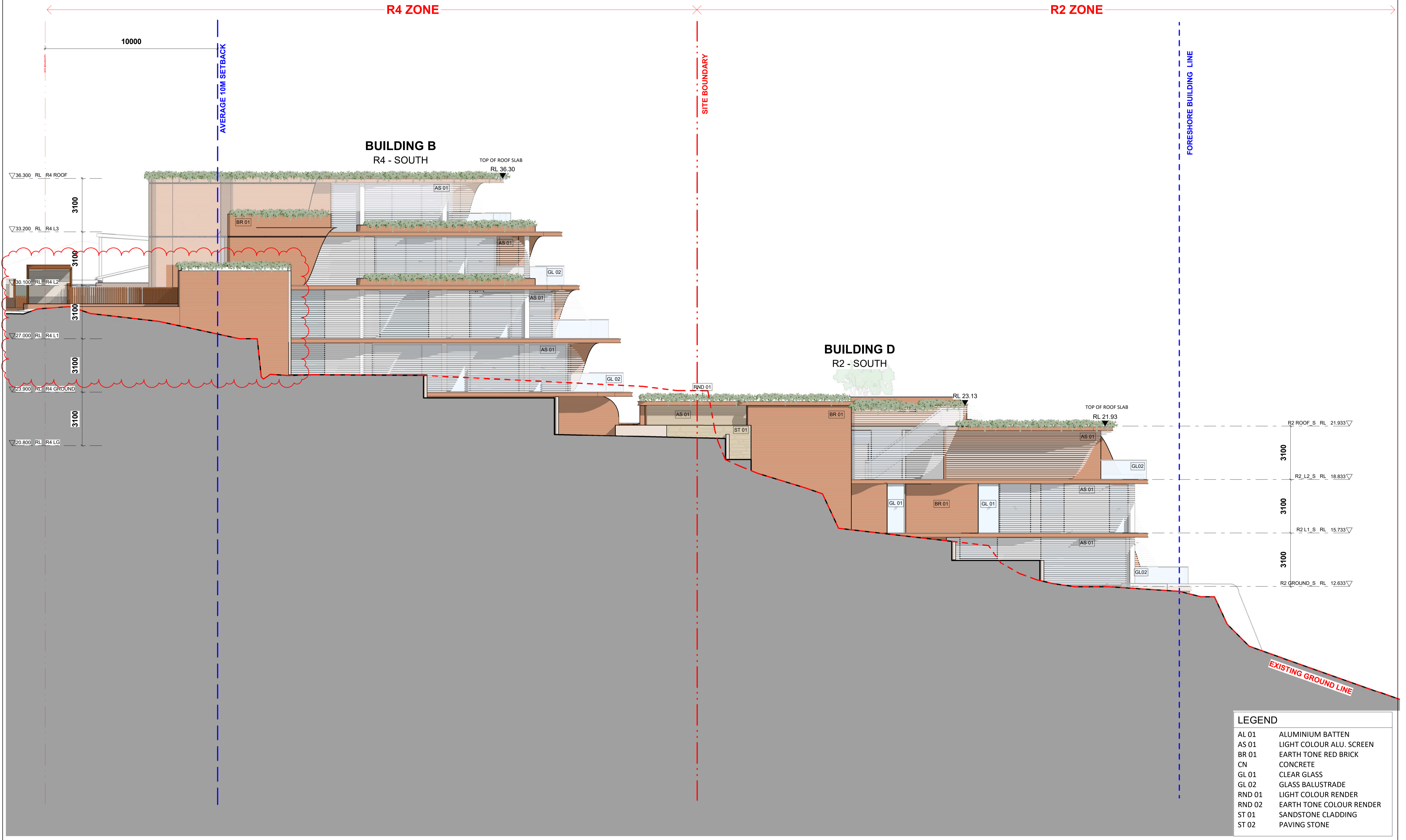
SCALE
1:100@A1, 1:200@A3

DWG TITLE	REVISION	DATE
ELEVATION - NORTH	10	02.02.2024

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089

R4 ZONE

R2 ZONE



LEGEND	
AL 01	ALUMINIUM BATTEN
AS 01	LIGHT COLOUR ALU. SCREEN
BR 01	EARTH TONE RED BRICK
CN	CONCRETE
GL 01	CLEAR GLASS
GL 02	GLASS BALUSTRADE
RND 01	LIGHT COLOUR RENDER
RND 02	EARTH TONE COLOUR RENDER
ST 01	SANDSTONE CLADDING
ST 02	PAVING STONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			08.12.2021	
2	FOR INFORMATION			17.12.2021	
3	PRE LODGEMENT			20.01.2022	
4	COORDINATION ISSUE			09.02.2022	
5	ELEVATION REFERENCE ISSUE	RPW	AC	08.05.2022	
6	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
7	DA ISSUE	RPW	AC	08.06.2022	
8	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
9	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
10	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

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NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
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KOICHI TAKADA.COM

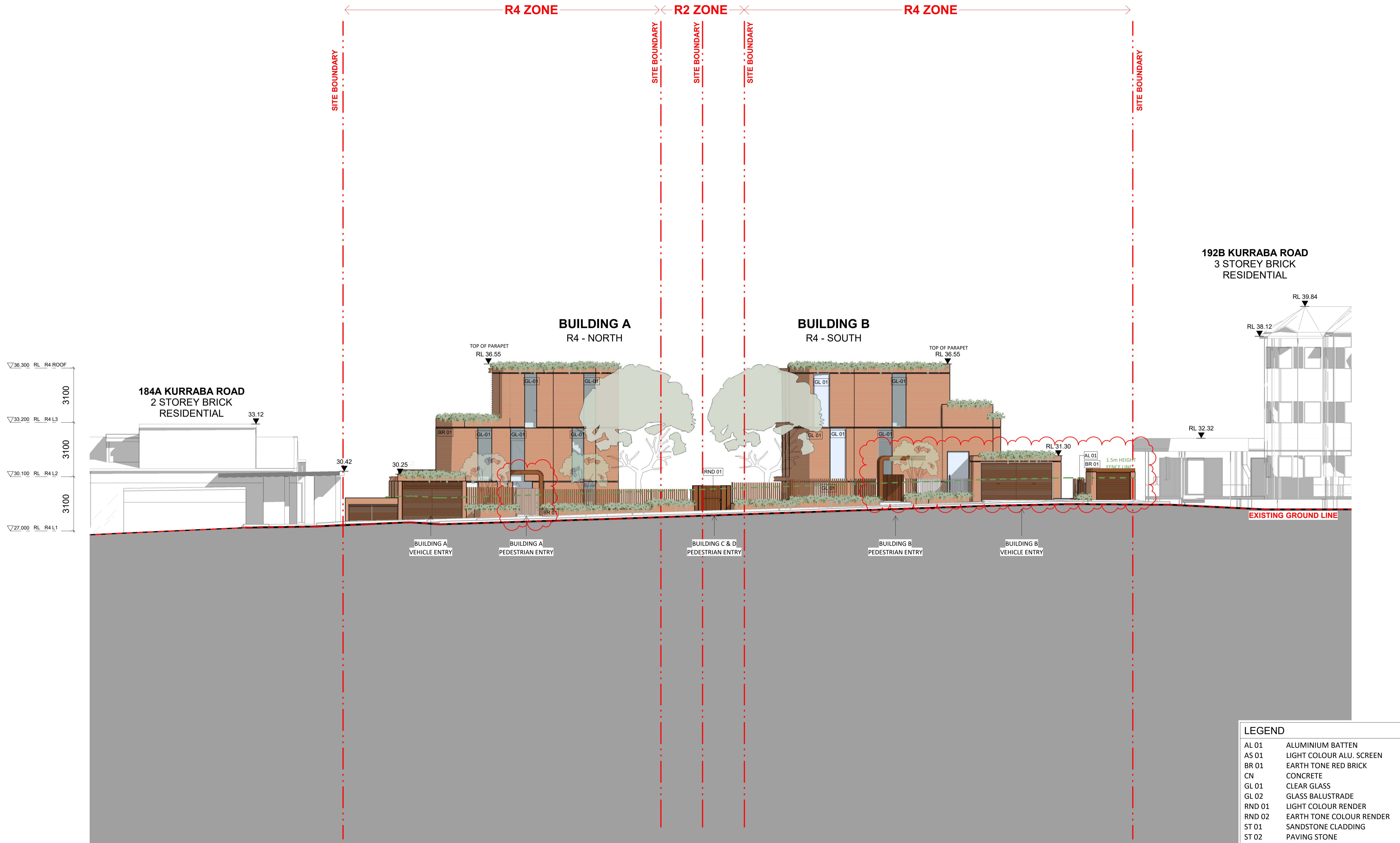
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PROJECT	DWG TITLE
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	ELEVATION - SOUTH
STATUS DEVELOPMENT APPLICATION - RFI 01	DWG NO. A203
SCALE 1:100@A1, 1:200@A3	REVISION 10
DATE 02.02.2024	

GA STAMP	PROJECT	DWG TITLE
	190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	ELEVATION - SOUTH
	STATUS DEVELOPMENT APPLICATION - RFI 01	DWG NO. A203
	SCALE 1:100@A1, 1:200@A3	REVISION 10
	DATE 02.02.2024	

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089



192B KURRABA ROAD
3 STOREY BRICK
RESIDENTIAL

184A KURRABA ROAD
2 STOREY BRICK
RESIDENTIAL

BUILDING A
R4 - NORTH

BUILDING B
R4 - SOUTH

LEGEND

AL 01	ALUMINIUM BATTEN
AS 01	LIGHT COLOUR ALU. SCREEN
BR 01	EARTH TONE RED BRICK
CN	CONCRETE
GL 01	CLEAR GLASS
GL 02	GLASS BALUSTRADE
RND 01	LIGHT COLOUR RENDER
RND 02	EARTH TONE COLOUR RENDER
ST 01	SANDSTONE CLADDING
ST 02	PAVING STONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			08.12.2021	
2	FOR INFORMATION			17.12.2021	
3	PRE-LODGE			20.01.2022	
4	COORDINATION ISSUE			09.02.2022	
5	COORDINATION ISSUE			18.03.2022	
6	ELEVATION REFERENCE ISSUE	RPW	AC	05.05.2022	
7	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
8	DA ISSUE	RPW	AC	08.06.2022	
9	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
10	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
11	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN

CLOUD LEGEND

REVISION

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QLD ARCHITECTS 5590
KOICHI TAKADA.COM

Koichi Takada Architects

PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

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DWG TITLE
ELEVATION - WEST

DWG NO.
A204

SCALE
1:100@A1, 1:200@A3

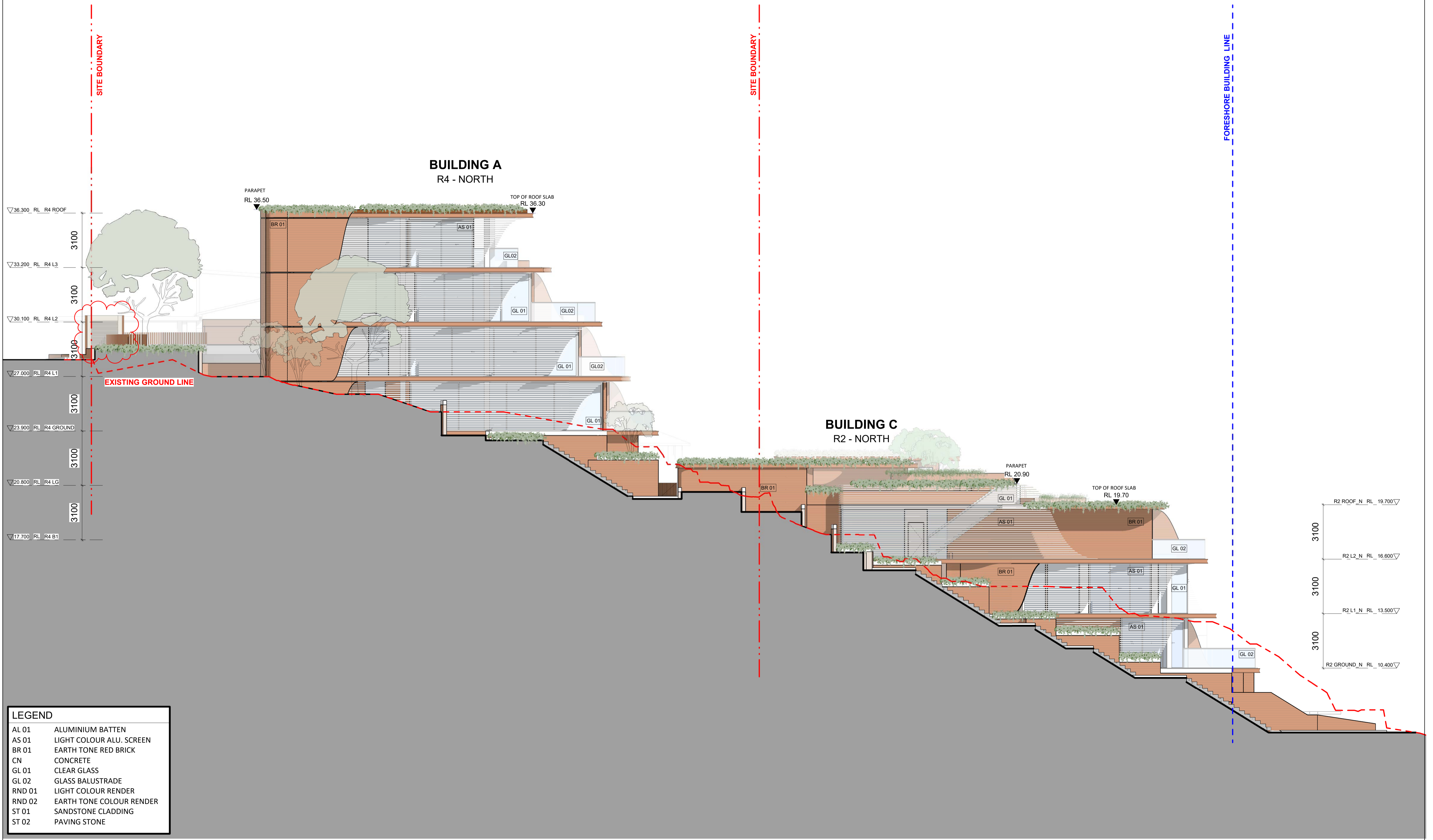
REVISION
11

DATE
02.02.2024

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089

R4 ZONE

R2 ZONE



LEGEND

AL 01	ALUMINIUM BATTEN
AS 01	LIGHT COLOUR ALU. SCREEN
BR 01	EARTH TONE RED BRICK
CN	CONCRETE
GL 01	CLEAR GLASS
GL 02	GLASS BALUSTRADE
RND 01	LIGHT COLOUR RENDER
RND 02	EARTH TONE COLOUR RENDER
ST 01	SANDSTONE CLADDING
ST 02	PAVING STONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			08.12.2021	
2	FOR INFORMATION			17.12.2021	
3	COORDINATION ISSUE	AL	RPW	09.02.2022	
4	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
5	DA ISSUE	AL	RPW	08.06.2022	
6	COUNCIL RFI COORDINATION ISSUE	AL	RPW	31.07.2023	
7	COUNCIL RFI ISSUE	AL	RPW	15.08.2023	
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KEY PLAN

CLOUD LEGEND

REVISION

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QLD ARCHITECTS 5590
KOICHI TAKADA.COM

Koichi Takada Architects

PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW 2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

0 5 m

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DWG TITLE ELEVATION - BUILDING A & C SOUTH	DWG NO. A205	REVISION 8
SCALE 1:100@A1, 1:200@A3	DATE 02.02.2024	

R2 ZONE

R4 ZONE

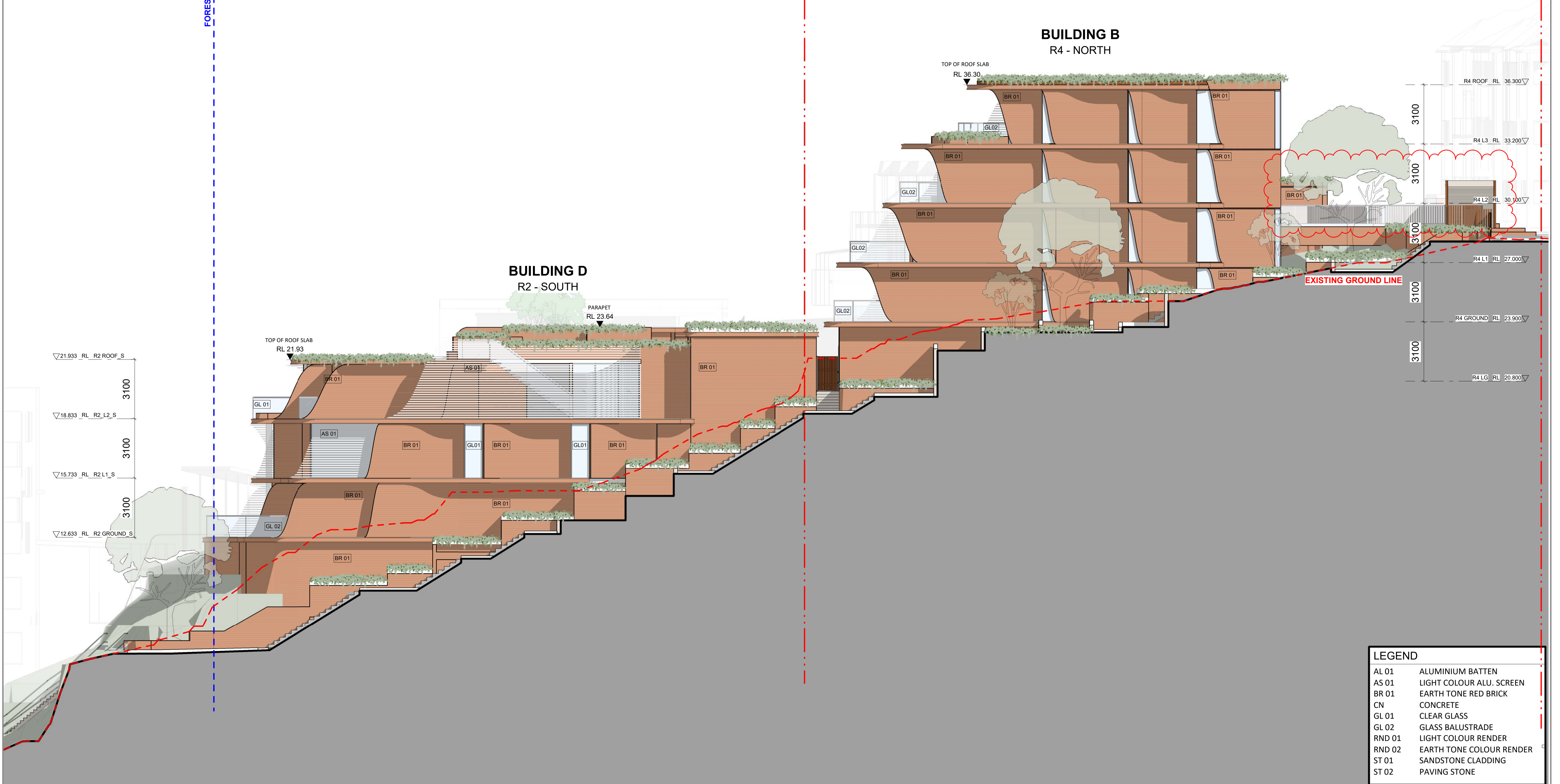
FORESHORE BUILDING LINE

SITE BOUNDARY

SITE BOUNDARY

BUILDING B
R4 - NORTH

BUILDING D
R2 - SOUTH



▽21.933_RL_R2 ROOF_S
3100
▽18.833_RL_R2 L2_S
3100
▽15.733_RL_R2 L1_S
3100
▽12.633_RL_R2 GROUND_S

R4 ROOF RL 36.300
3100
R4 L3 RL 33.200
3100
R4 L2 RL 30.100
3100
R4 L1 RL 27.000
3100
R4 GROUND RL 23.900
3100
R4 LG RL 20.800

LEGEND	
AL 01	ALUMINIUM BATTEN
AS 01	LIGHT COLOUR ALU. SCREEN
BR 01	EARTH TONE RED BRICK
CN	CONCRETE
GL 01	CLEAR GLASS
GL 02	GLASS BALUSTRADE
RND 01	LIGHT COLOUR RENDER
RND 02	EARTH TONE COLOUR RENDER
ST 01	SANDSTONE CLADDING
ST 02	PAVING STONE

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			08.12.2021	
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4	DA ISSUE	RPW	AK	08.05.2022	
5	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
6	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
7	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

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PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW 2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

SCALE
1:100@A1, 1:200@A3

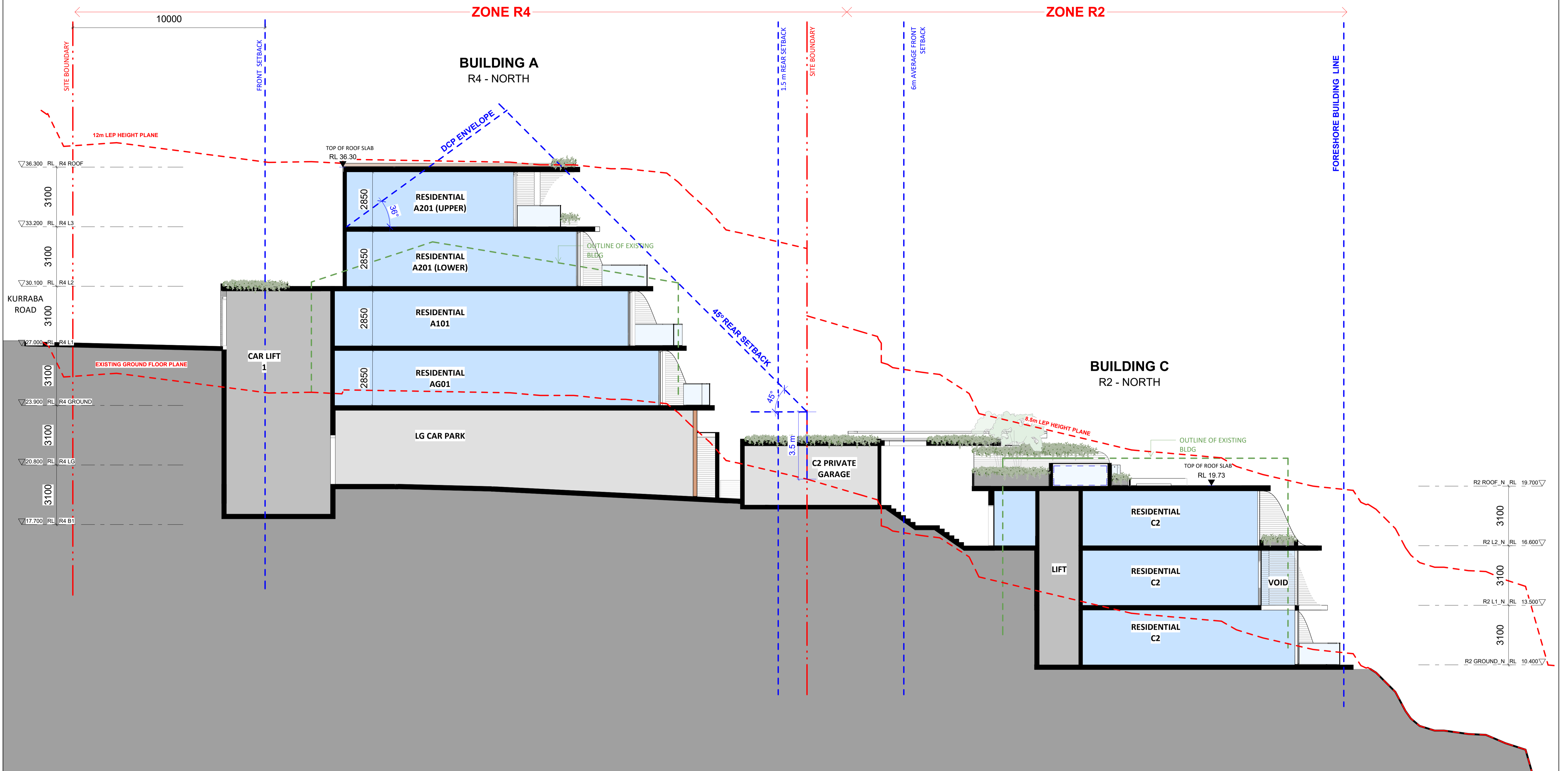
DWG TITLE
ELEVATION - MIDDLE LOOKING SOUTH

DWG NO.
A206

REVISION
7

DATE
02.02.2024

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089



KEY

- SITE BOUNDARY
- SETBACK LINES
- RESIDENTIAL
- COMMUNAL
- CAR PARK

DIAGRAM LEGEND:

NOTE:
THE RED DOTTED LINES REPRESENTS HEIGHT PLANES REFLECTING THE SURVEYED GROUND WITH EXISTING STRUCTURES OMITTED, IN ACCORDANCE WITH BETTAR V COUNCIL

NO.	REVISION	BY	CHK	DATE
1	FOR INFORMATION			18.11.2021
2	FOR INFORMATION			08.12.2021
3	PRE-LODGE			20.01.2022
4	COORDINATION ISSUE			09.02.2022
5	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022
6	DA ISSUE	RPW	AC	08.06.2022
7	COUNCIL RFI COORDINATION ISSUE	AL/DK	RPW	31.07.2023
8	COUNCIL RFI ISSUE	AL/DK	RPW	15.08.2023
9	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024

REVISION NOTES:

REVISION ON HOLD

KEY PLAN

CLOUD LEGEND

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PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW 2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

SCALE
1:100@A1, 1:200@A3

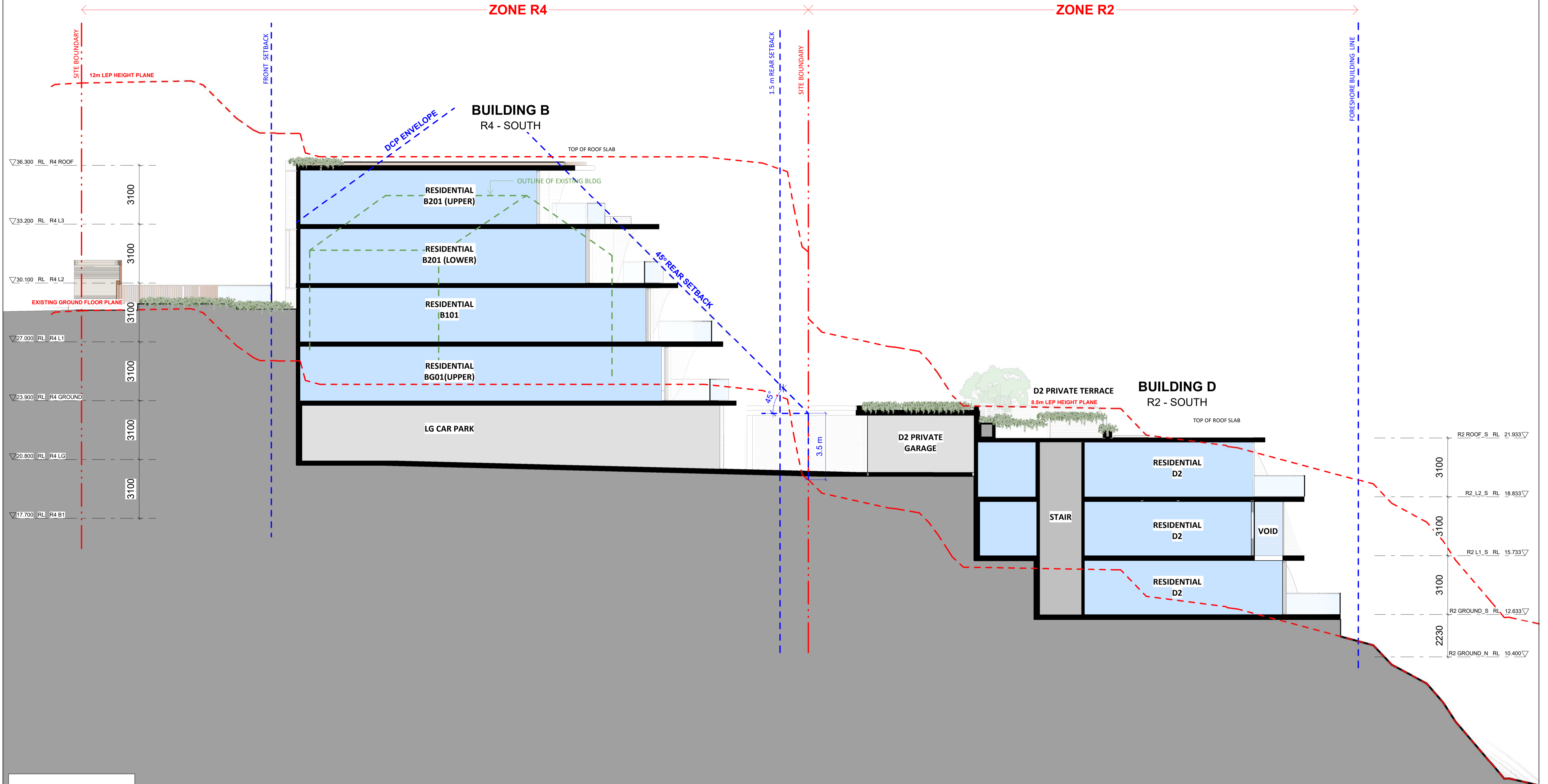
DWG TITLE
SECTION 1 - NORTH SECTION

DWG NO.
A301

REVISION
9

DATE
02.02.2024

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089



KEY

- SITE BOUNDARY
- SETBACK LINES
- RESIDENTIAL
- COMMUNAL
- CAR PARK

DIAGRAM LEGEND:

NOTE:
THE RED DOTTED LINES REPRESENTS HEIGHT PLANES REFLECTING THE SURVEYED GROUND WITH EXISTING STRUCTURES OMITTED, IN ACCORDANCE WITH BETTAR V COUNCIL

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	FOR INFORMATION			18.11.2021	
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3	PRE-LODGE			20.01.2022	
4	COORDINATION ISSUE			09.02.2022	
5	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
6	DA ISSUE	RPW	AC	08.06.2022	
7	COUNCIL RFI COORDINATION ISSUE	AL/DK/RPW		31.07.2023	
8	COUNCIL RFI ISSUE	AL/DK/RPW		15.08.2023	
9	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN

CLOUD LEGEND

- REVISION
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Koichi Takada Architects

PROJECT:
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

STATUS:
DEVELOPMENT APPLICATION - RFI 01

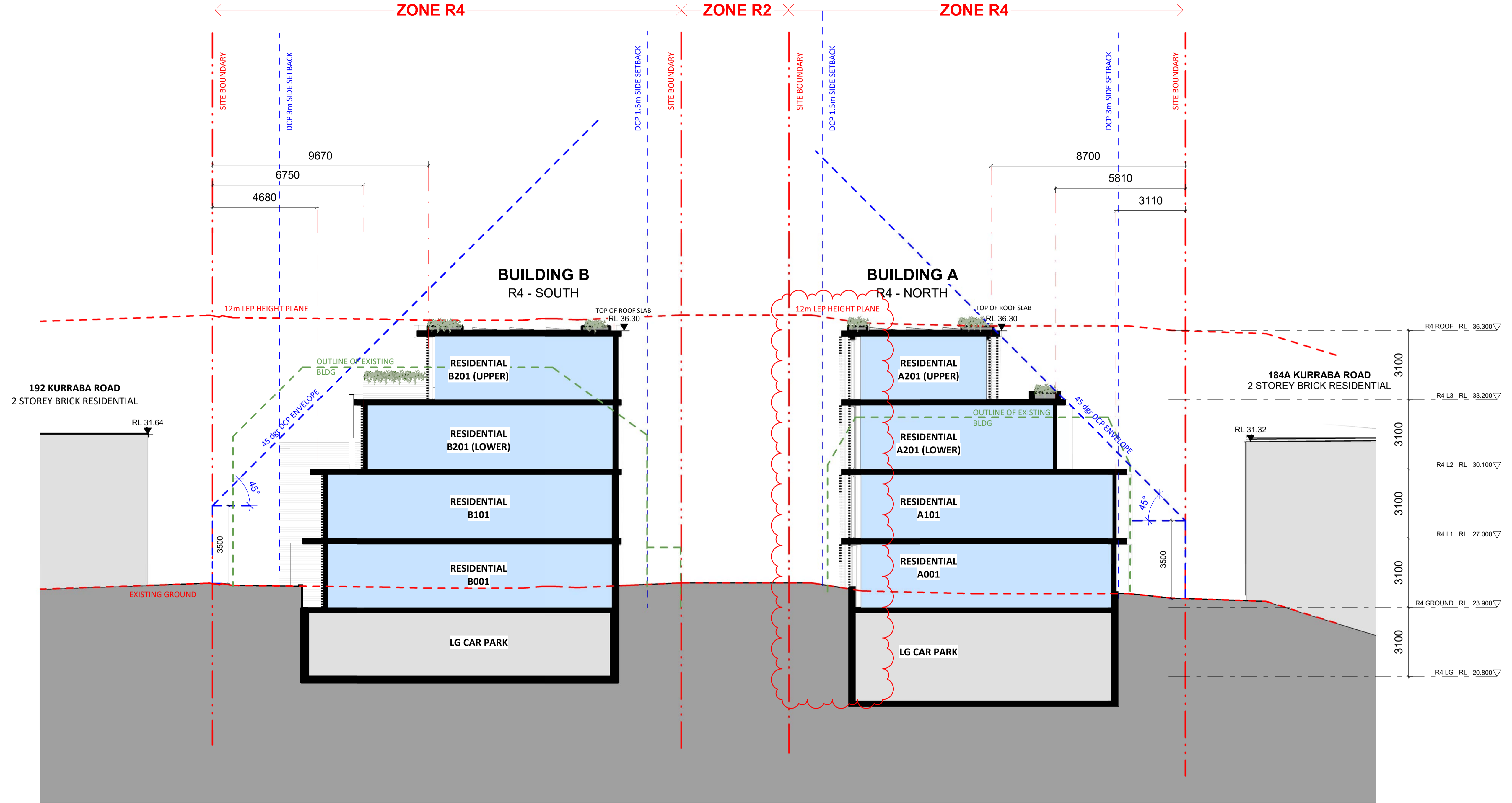
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DWG TITLE	REVISION	DATE
SECTION 2 - SOUTH SECTION	9	02.02.2024

SCALE: 1:100@A1, 1:200@A3

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089



KEY

- SITE BOUNDARY
- SETBACK LINES
- RESIDENTIAL
- COMMUNAL
- CAR PARK

DIAGRAM LEGEND:

NOTE:
THE RED DOTTED LINE REPRESENT HEIGHT PLANES REFLECTING THE SURVEYED GROUND WITH EXISTING STRUCTURES OMITTED, IN ACCORDANCE WITH BETTAR V COUNCIL

NO.	REVISION	BY	CHK	DATE
1	FOR INFORMATION			18.11.2021
2	FOR INFORMATION			08.12.2021
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6	DA ISSUE	RPW	AC	08.06.2022
7	COUNCIL RFI COORDINATION ISSUE	AL/DK	RPW	31.07.2023
8	COUNCIL RFI ISSUE	AL/DK	RPW	15.08.2023
9	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024

REVISION NOTES:

NO.	REVISION	DATE
1	FOR INFORMATION	18.11.2021
2	FOR INFORMATION	08.12.2021
3	PRE-LODGE	20.01.2022
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8	COUNCIL RFI ISSUE	15.08.2023
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KEY PLAN

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PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

0 5 m

DWG TITLE
SECTION 3 - R4 ZONE

DWG NO.
A303

REVISION
9

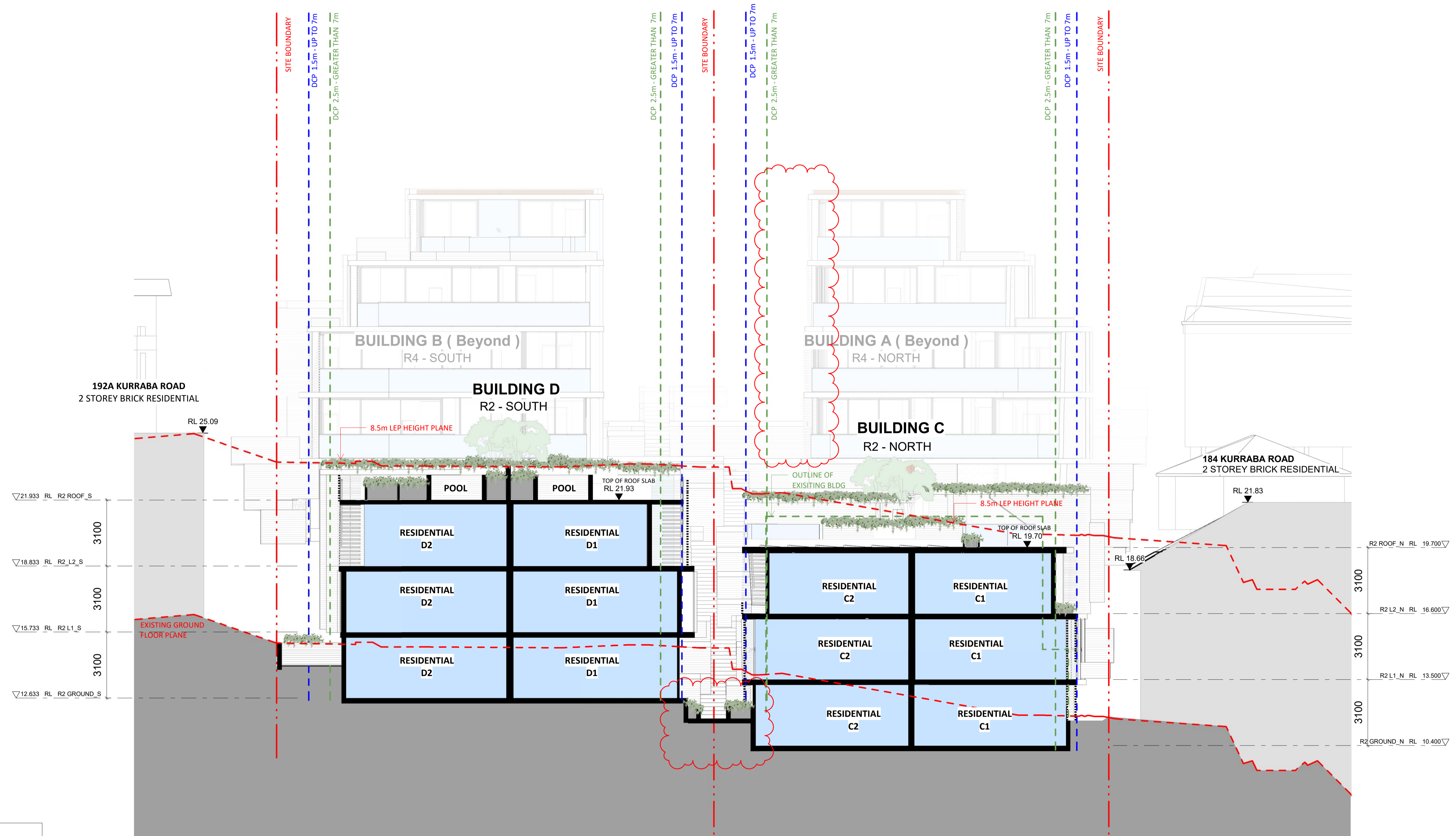
SCALE
1:100@A1, 1:200@A3

DATE
02.02.2024

184B - 190 KURRABA ROAD,
KURRABA POINT NSW 2089

R2 ZONE

R2 ZONE



KEY

- SITE BOUNDARY
- SETBACK LINES
- RESIDENTIAL
- COMMUNAL
- CAR PARK

DIAGRAM LEGEND:

NOTE:
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3	PRE-LODGE			20.01.2022
4	COORDINATION ISSUE			09.02.2022
5	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022
6	DA ISSUE	RPW	JAC	08.06.2022
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8	COUNCIL RFI ISSUE	AL/DK/RPW		15.08.2023
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REVISION NOTES:

KEY PLAN

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PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

SCALE
1:100@A1, 1:200@A3

DWG TITLE
SECTION 4 - R2 ZONE

DWG NO.
A304

REVISION
9

DATE
02.02.2024

COMPLIANCE SUMMARY - R4 ZONE

R4 NORTH SITE AREA:	658m ²	R4 NORTH SITE AREA (EASEMENT EXCLUDED):	622m ²
R4 SOUTH SITE AREA:	749m ²	R4 SOUTH SITE AREA:	749m ²
R4 TOTAL SITE AREA:	1407m ²	R4 TOTAL SITE AREA:	1371m ²

	PROPOSED R4 NORTH	PROPOSED R4 SOUTH	COMBINED R4	R4 CONTROL
SITE COVERAGE	279.9 m ² = 45%	329.3m ² =44.0%	609.2m² = 44.4%	Max 45% of combined site area (617m ²)
LANDSCAPE	243.9m ² = 39.2%	310.1m ² =41.4%	554m² = 40.4%	Min 40% of combined site area =548.4m ²
UNBUILT UPON AREA	98.2m ² = 15.8%	109.6m ² =14.6%	207.8m² = 15.2%	Max 15% of combined site area (205.7m ²)
EASEMENT	NOT INCLUDED	-	-	
SITE AREA	622 m ²	749 m ²	1371 m²	

COMPLIANCE SUMMARY - R2 ZONE

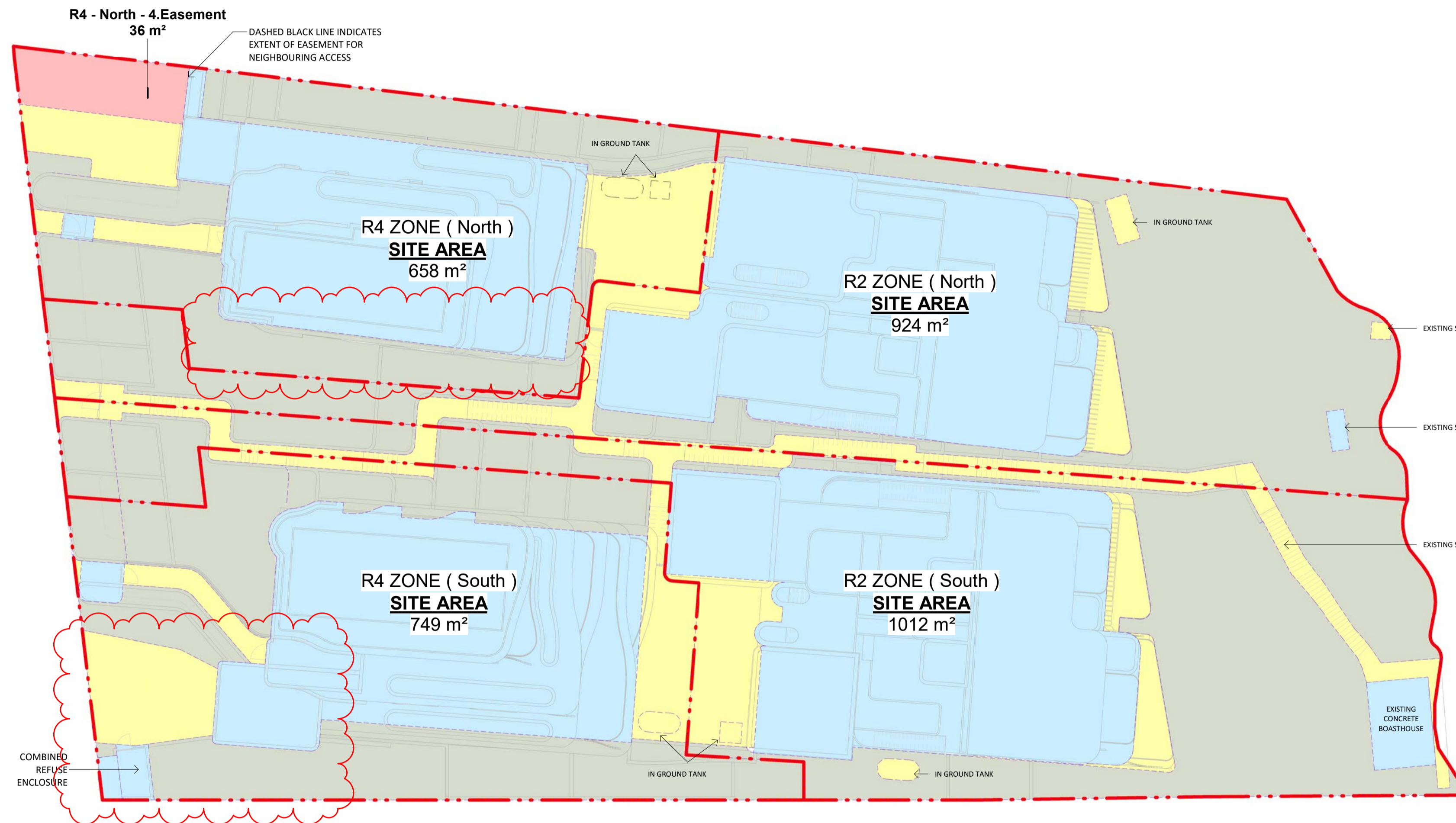
R2 NORTH SITE AREA:	924m ²
R2 SOUTH SITE AREA:	1012m ²
R2 TOTAL SITE AREA:	1936m ²

	PROPOSED R2 NORTH	PROPOSED R2 SOUTH	COMBINED R2	R2 CONTROL
SITE COVERAGE	400.1m ² = 43.3%	430.0m ² =42.5%	830.1m² =42.9%	North: Max 45% = 416m ² South: Max 45% = 455m ²
LANDSCAPE	421.8m ² = 45.7%	434.3m ² =42.9%	856.1m² =44.2%	North: Min Total Landscape 40% = 370m ² South: Min Total Landscape 40% = 405m ²
UNBUILT UPON AREA	102.1m ² = 11%	147.7m ² =14.6%	249.8m² = 12.9%	North: Max 15% = 139m ² South: Max 15% = 152m ²
SITE AREA	924 m ²	1012 m ²	1936 m²	

COMPLIANCE SUMMARY - TOTAL SITE

TOTAL SITE AREA (EASEMENT EXCLUDED): 3,307m²

	TOTAL SITE	CONTROL
SITE COVERAGE	1439.3m ² = 43.5%	Max 45% of combined site area (1488m ²)
LANDSCAPE	1413.9m ² = 42.8%	Min 40% of combined site area =1323m ²
UNBUILT UPON AREA	453.8m ² = 13.7%	Max 15% of combined site area (496m ²)
SITE AREA	3,307 m ²	



- SITE COVERAGE
- LANDSCAPE
- UNBUILT UPON AREA

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
2	RA ISSUE	RPW	AL	18.05.2022	
3	RFI Mark ups	RPW	AL	30.06.2023	
4	Amended RFI Markups	RPW	RPW	07.07.2023	
5	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
6	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
7	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

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PROJECT
 190 KURRABA RD
 190 KURRABA RD, KURRABA POINT NSW
 2089

STATUS
 DEVELOPMENT APPLICATION - RFI 01

SCALE
 1:200@A1, 1:400@A3

DWG TITLE	DWG NO.	REVISION	DATE
COMBINED SITE CALCULATIONS	A401	7	02.02.2024



LANDSCAPE AREA DIAGRAM

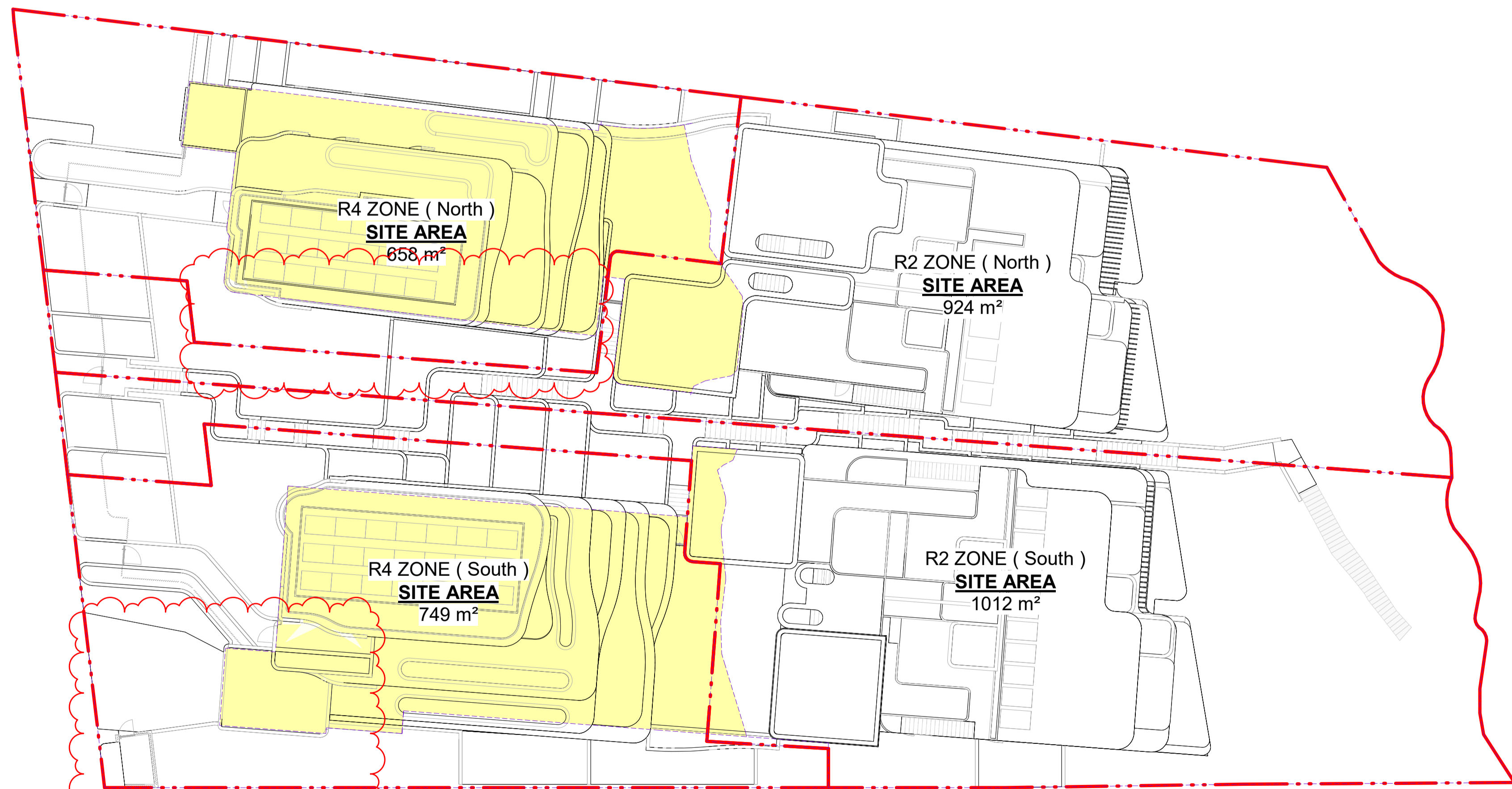
LANDSCAPE COMPLIANCE SUMMARY - R4 ZONE

	PROPOSED R4 NORTH	PROPOSED R4 SOUTH	COMBINED R4	R4 CONTROL
SITE AREA	622 m² (EASEMENT EXCL.)	749 m²	1371 m² (EASEMENT EXCL.)	
DEEP SOIL LANDSCAPE	243.9m² = 39.2%	310.1m² = 41.4%	554m² = 40.4%	Min Total Landscape Area 40% of combined site area = 548m²
LANDSCAPE ON STRUCTURE	89.1m² = 14.3%	145.8m² = 19.5%	234.9m² = 17.1%	

LANDSCAPE COMPLIANCE SUMMARY - R2 ZONE

	PROPOSED R2 NORTH	PROPOSED R2 SOUTH	COMBINED R2	R2 CONTROL
SITE AREA	924 m²	1012 m²	1936 m²	
DEEP SOIL LANDSCAPE	423.6m² = 45.8%	436.3m² = 43.1%	859.9m² = 44.4%	North: Min Total Landscape 40% = 370m² South: Min Total Landscape 40% = 405m²
LANDSCAPE ON STRUCTURE	263.9m² = 28.6%	248.7m² = 24.6%	512.6m² = 26.5%	North: Min Total Landscape 40% = 370m² South: Min Total Landscape 40% = 405m²

- DEEP SOIL LANDSCAPING
- LANDSCAPE ON STRUCTURE



EXCAVATION AREA DIAGRAM

EXCAVATION COMPLIANCE SUMMARY - R4 ZONE (AREA EXCAVATED FOR CAR PARKING ONLY)

	PROPOSED R4 NORTH	PROPOSED R4 SOUTH	COMBINED R4	R4 CONTROL
SITE AREA	622 m² (EASEMENT EXCL.)	749 m²	1371 m² (EASEMENT EXCL.)	
EXCAVATED AREA	323.7m² = 52.0%	349.2m² = 46.6%	672.9m² = 49.1%	Max 70% of Combined Site = 960m²

EXCAVATION COMPLIANCE SUMMARY - R2 ZONE (AREA EXCAVATED FOR CAR PARKING ONLY)

	PROPOSED R2 NORTH	PROPOSED R2 SOUTH	COMBINED R2	R2 CONTROL
SITE AREA	924 m²	1012 m²	1936 m²	
EXCAVATED AREA	53.5m² = 5.8%	23.1m² = 2.3%	76.6m² = 3.9%	North: Max 70% of Site Area = 647m² South: Max 70% of Site Area = 708m²

- AREA EXCAVATED FOR CAR PARKING

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
2	DA ISSUE	AL	RPW	18.05.2022	
3	COUNCIL RFI COORDINATION ISSUE	AL/DR	RPW	31.07.2023	
4	COUNCIL RFI ISSUE	AL/DR	RPW	15.08.2023	
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Koichi Takada Architects

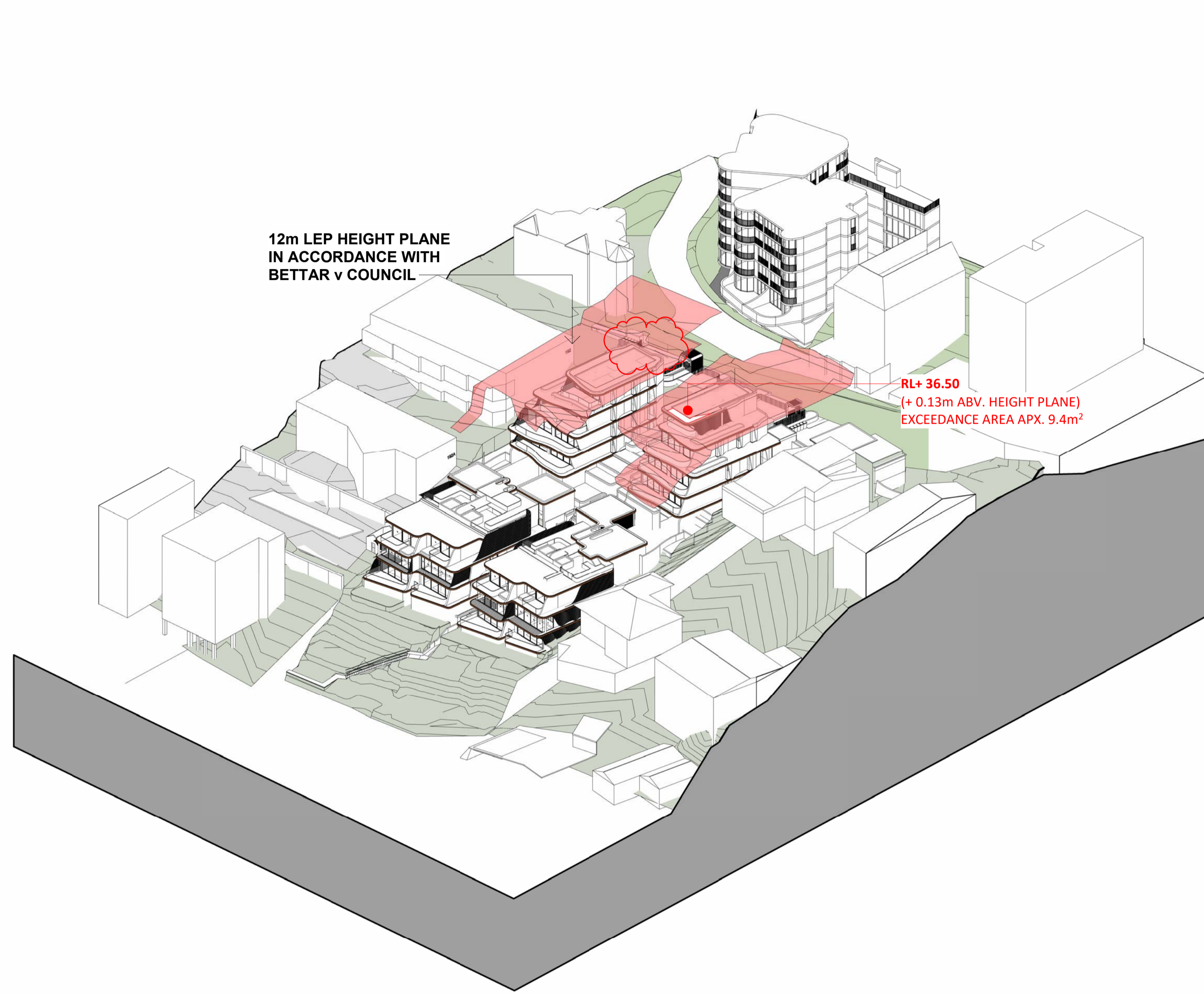
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PROJECT	DWG TITLE
190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089	LANDSCAPE & EXCAVATION AREA CALCULATION

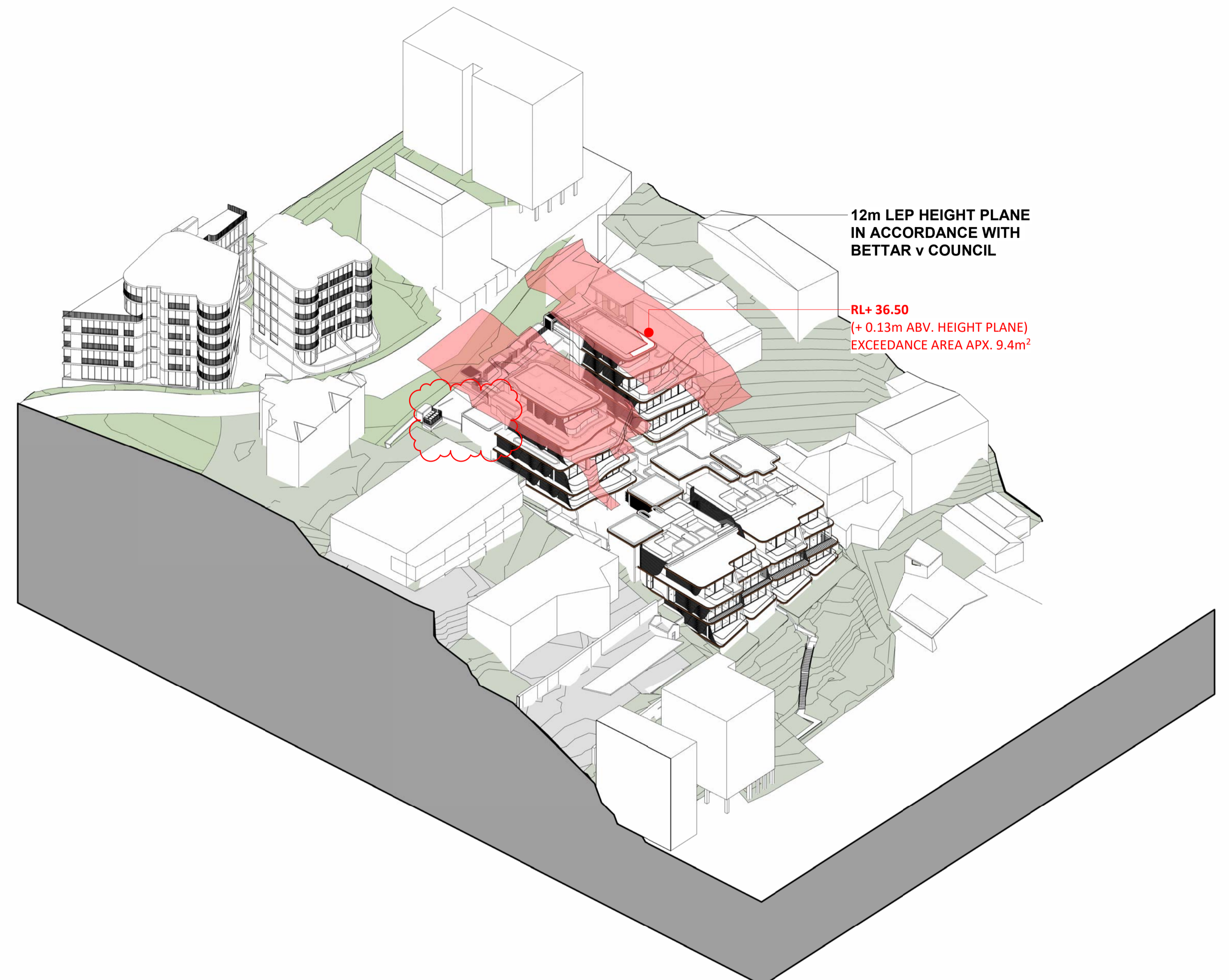
STATUS	DWG NO.	REVISION
DEVELOPMENT APPLICATION - RFI 01	A403	5

SCALE	DATE
1:200@A1, 1:400@A3	02.02.2024

GA STAMP



R4 HEIGHT PLANE DIAGRAM - 12m ABOVE EXISTING GROUND LEVEL (VIEW 1)



R4 HEIGHT PLANE DIAGRAM - 12m ABOVE EXISTING GROUND LEVEL (VIEW 2)

DIAGRAM LEGEND:

NOTE:
THE DIAGRAMS ABOVE REPRESENT A 12m HEIGHT PLANE REFLECTING THE R4 ZONE SURVEYED GROUND IN ACCORDANCE WITH BETTAR v COUNCIL

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	PRE-LODGE			20.01.2022	
2	COORDINATION ISSUE			09.02.2023	
3	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
4	DA ISSUE	RPW	AL	08.05.2022	
5	COUNCIL RFI COORDINATION ISSUE	AL	RPW	31.07.2023	
6	COUNCIL RFI ISSUE	AL	RPW	15.08.2023	
7	ISSUE FOR PLANNING REPORT	AL	RPW	31.01.2024	
8	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN
CLOUD LEGEND
REVISION
ON HOLD

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Koichi Takada Architects

PROJECT
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW 2089

STATUS
DEVELOPMENT APPLICATION - RFI 01

DWG TITLE
HEIGHT PLANE DIAGRAMS (BETTAR) - R4 ZONE

DWG NO.
A410

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8

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02.02.2024

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NOTE:
THE DIAGRAMS ABOVE REPRESENT A 12m HEIGHT PLANE REFLECTING THE R4 ZONE SURVEYED GROUND IN ACCORDANCE WITH BETTAR V COUNCIL

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	PRE-LODGE			20.01.2022	
2	COORDINATION ISSUE			09.02.2023	
3	DA ISSUE	RPW	JAC	08.06.2022	
4	COUNCIL RFI COORDINATION ISSUE	ALDR	RPW	31.07.2023	
5	COUNCIL RFI ISSUE	ALDR	RPW	15.08.2023	
6	ISSUE FOR PLANNING REPORT	AL	RPW	31.01.2024	
7	ISSUE FOR DA RESUBMISSION	AL	RPW	02.02.2024	

KEY PLAN

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QLD ARCHITECTS 5590
KOICHIKAKADA.COM

PROJECT:
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW
2089

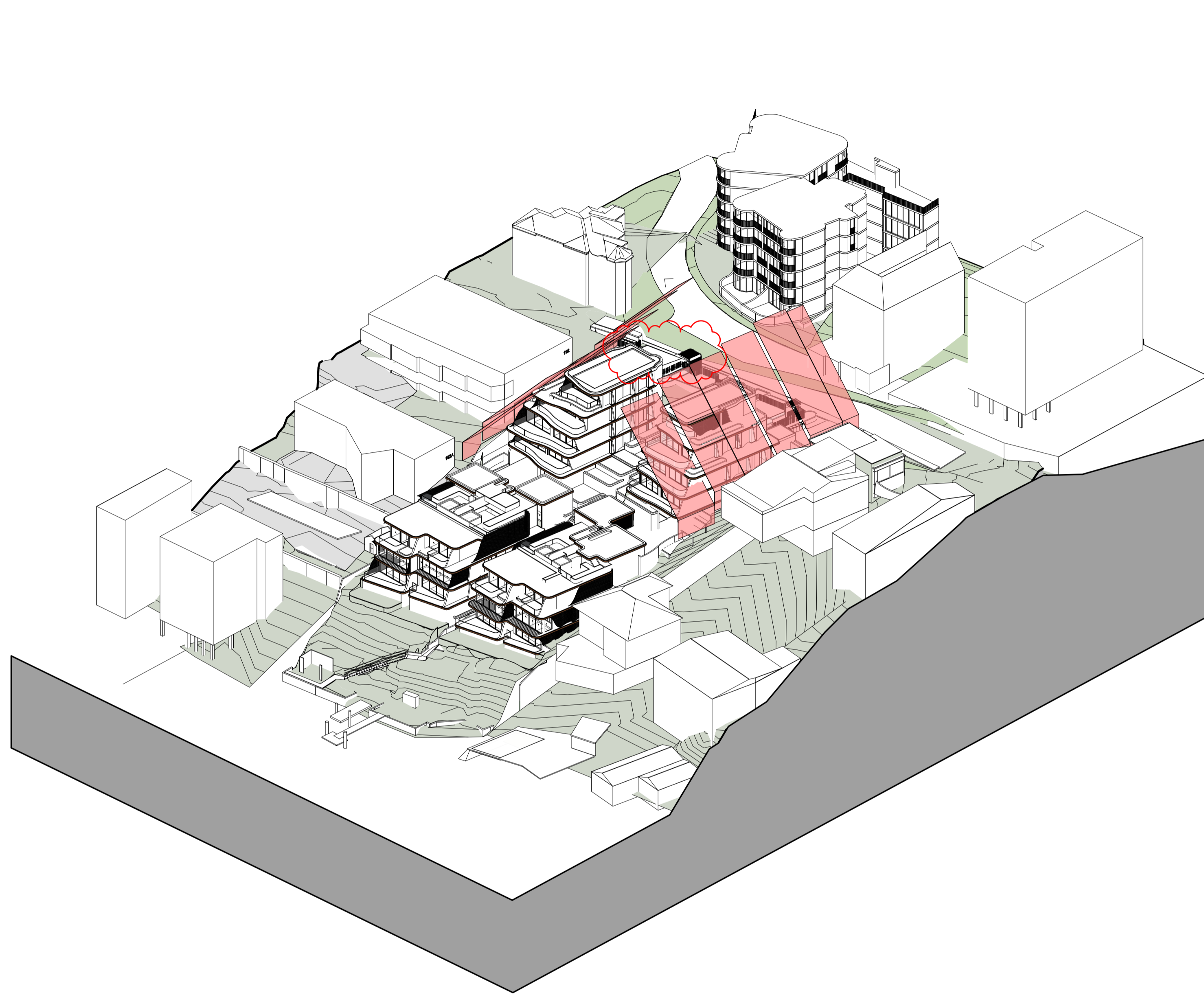
STATUS:
DEVELOPMENT APPLICATION - RFI 01

ARCHITECT:
Koichi Takada Architects

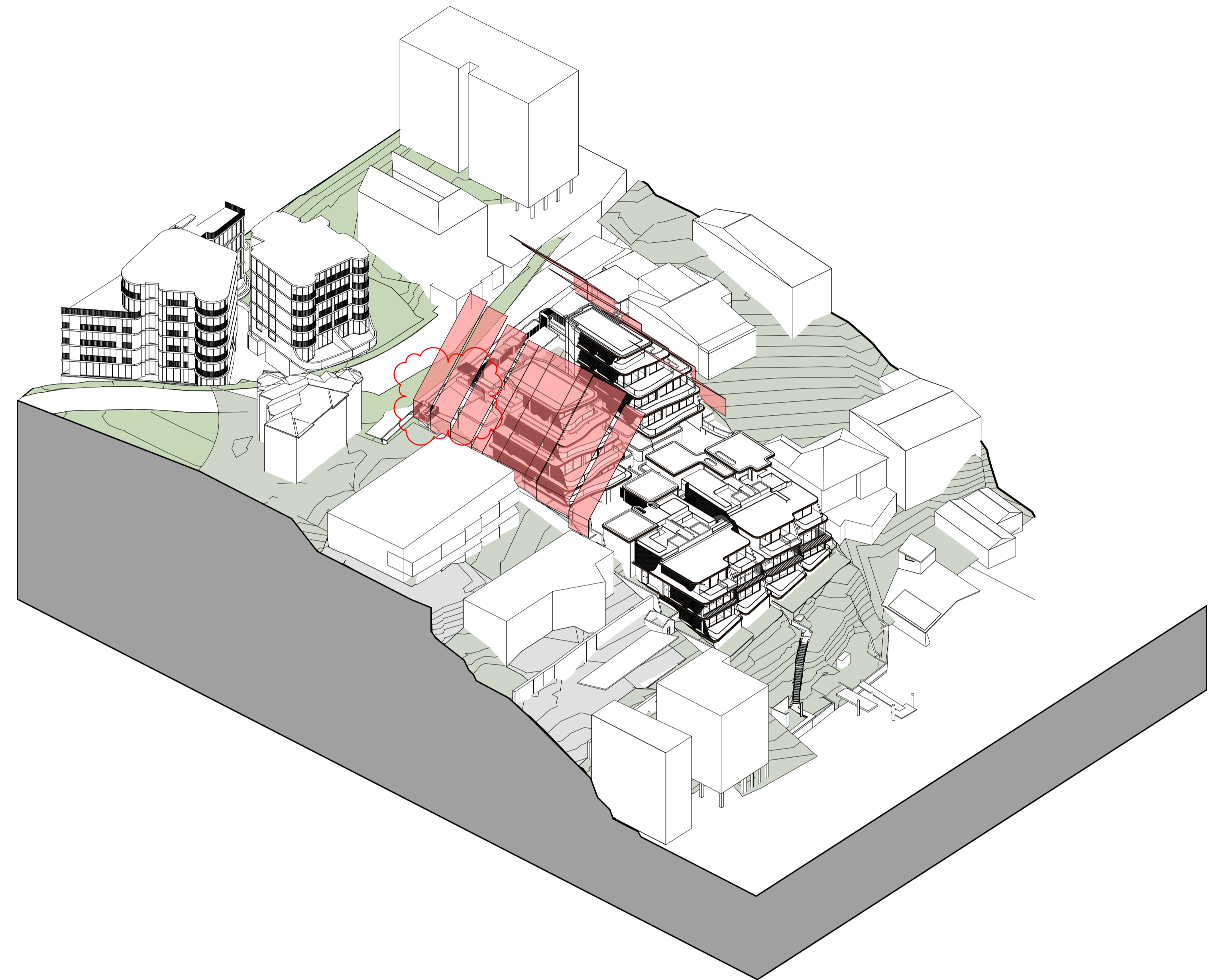
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DWG TITLE:
HEIGHT PLANE PLAN (BETTAR) - R4 ZONE

DWG NO.	REVISION
A411	7
SCALE	DATE
	02.02.2024



DCP ENVELOPE (VIEW 1)



DCP ENVELOPE (VIEW 2)

DIAGRAM LEGEND:

NOTE:
THE DIAGRAMS ABOVE REPRESENT A HEIGHT PLANE TAKEN ALONG THE SIDE BOUNDARIES AT 3.5m ABOVE EXISTING SITE LEVEL AT SIDE BOUNDARIES AND PROJECTED INTERNALLY AT 45 DEGREES FROM VERTICAL. (REFER TO SHEET A620 FOR GROUND LEVEL CALCULATION METHOD).

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:
1	PRE-LODGE			20.01.2022	
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3	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
4	DA ISSUE	RPW	JAC	08.05.2022	
5	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
6	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
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KEY PLAN

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Koichi Takada Architects

PROJECT:
190 KURRABA RD
190 KURRABA RD, KURRABA POINT NSW 2089

STATUS:
DEVELOPMENT APPLICATION - RFI 01

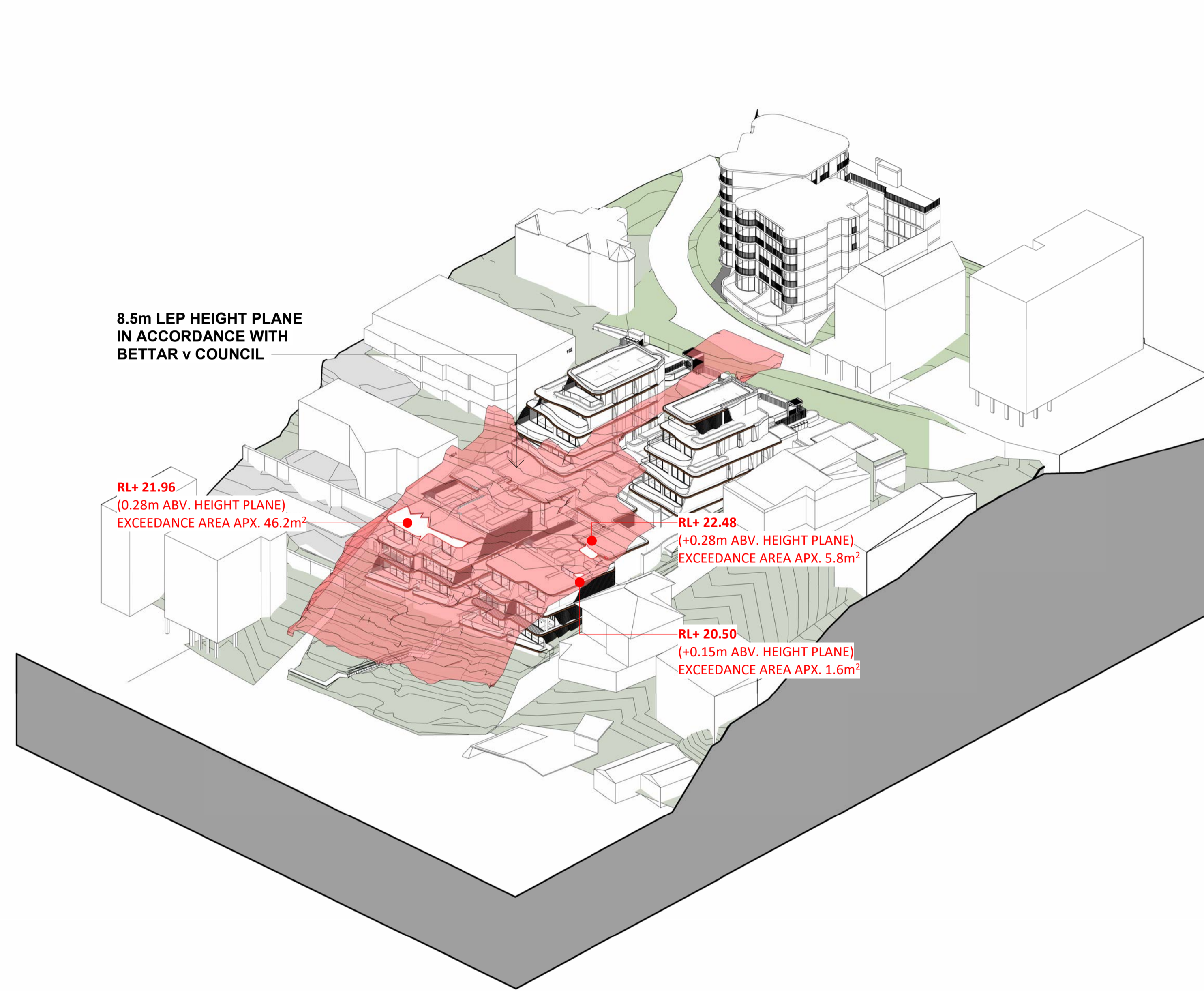
DWG TITLE:
R4 DCP ENVELOPE (SIDE BOUNDARY)

DWG NO.:
A412

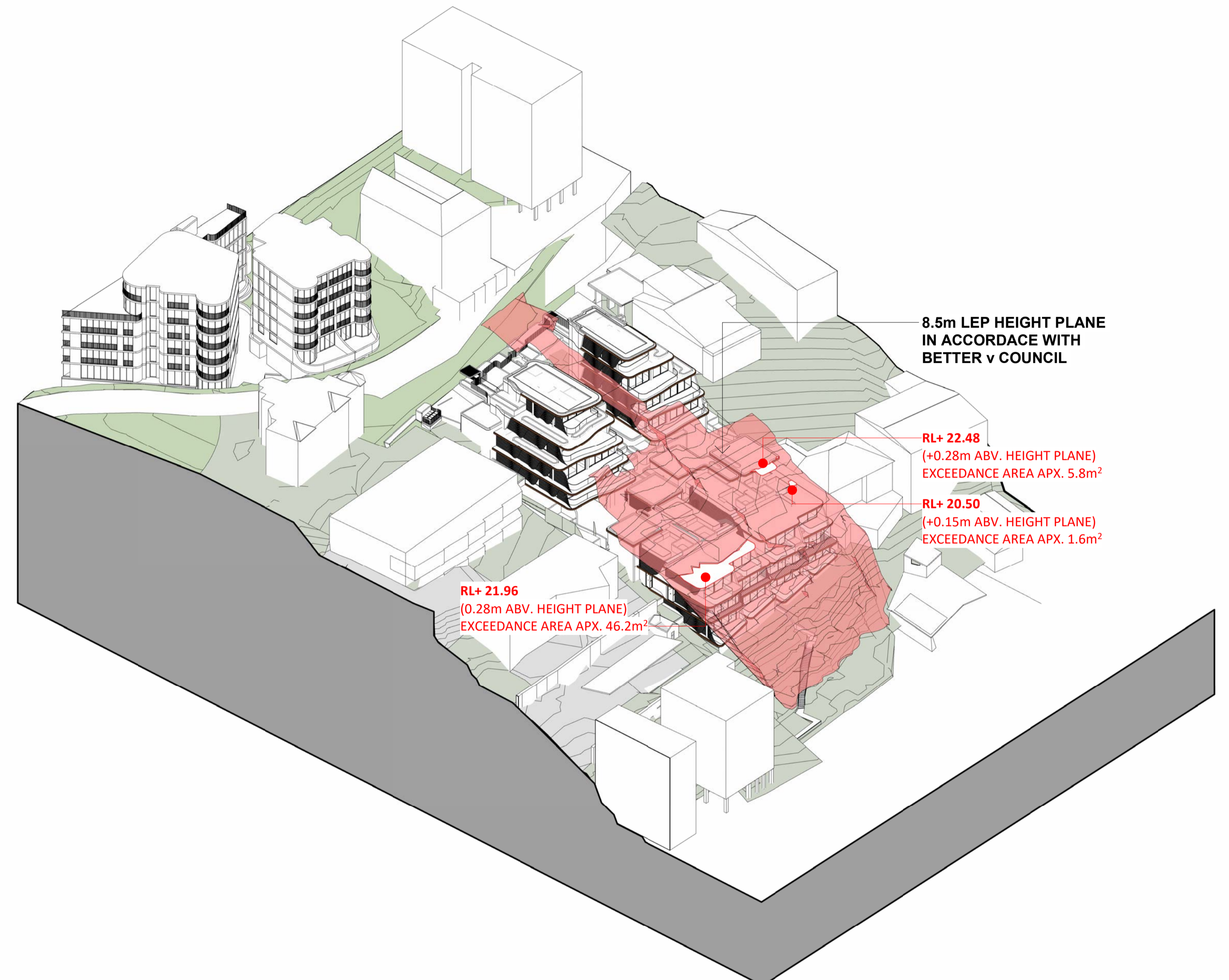
SCALE:

REVISION:
7

DATE:
02.02.2024



R2 HEIGHT PLANE DIAGRAM - 8.5m ABOVE EXISTING GROUND LEVEL (VIEW 1)



R2 HEIGHT PLANE DIAGRAM - 8.5m ABOVE EXISTING GROUND LEVEL (VIEW 2)

DIAGRAM LEGEND:

NOTE:
THE DIAGRAMS ABOVE REPRESENT A 8.5m HEIGHT PLANE REFLECTING THE R2 ZONE SURVEYED GROUND IN ACCORDANCE WITH BETTAR V COUNCIL.

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1	PRE LODGEMENT			20.01.2022	
2	COORDINATION ISSUE			09.02.2023	
3	AMENDED COORDINATION ISSUE	AL	RPW	19.05.2022	
4	DA ISSUE	RPW	AL	08.05.2022	
5	COUNCIL RFI COORDINATION ISSUE	AL/CK	RPW	31.07.2023	
6	COUNCIL RFI ISSUE	AL/CK	RPW	15.08.2023	
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KEY PLAN

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Koichi Takada Architects

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190 KURRABA RD 190 KURRABA RD, KURRABA POINT NSW 2089

DWG TITLE
HEIGHT PLANE DIAGRAMS (BETTAR) - R2 ZONE

STATUS
DEVELOPMENT APPLICATION - RFI 01

DWG NO.	REVISION
A415	8
SCALE	DATE
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