

MOOREBANK

11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK

DEVELOPMENT APPLICATION



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NO. AMENDMENTS C LIST

1. ADDITION OF SEATING, AWNING AND PLANTING TO ENTRY
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9. ADDITION OF STREET TREES

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT

FUSE-ARCHITECTS

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STUDIO 64
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NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

MCONEX PTY LIMITED

PROJECT

MOOREBANK

SITE ADDRESS

11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK

JOB NO

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PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

COVER SHEET

SHEET NO.	REVISION
DA 000	D

DEVELOPMENT SUMMARY

SITE INFO	
ADDRESS	11 Dredge Ave + 1 Harvey Ave, Moorebank NSW 2170
DP	Lot 22-23 DP 235788
SITE AREA	1405.8 sqm
PROPOSAL SUMMARY	
NO. OF UNITS	24 UNITS 1 BED = 6 (25%) 2 BED = 18 (75%)

LEP CONTROLS		
	CONTROLS	PROPOSED
LAND USE	R4 - High Density Residential	
BUILDING HEIGHT	18 m	Refer to DA 707
FSR	1.2:1	1.2:1
GFA	1686.96 sqm	1690 sqm
LANDSCAPED AREA	10% of the site area (140.5 sqm)	35% of the site area (496 sqm)

DCP CONTROLS			
	CONTROLS	PROPOSED	COMPLIANCE
SETBACK	Building should be set back 5.5m along Dredge Ave and Harvey Ave. Building should be set back 8m from the Side and Rear boundary.	FRONT SETBACK (DREDGE AVE AND HARVEY AVE) GF to L4 = 5.5m	
		SIDE AND REAR SETBACK GF to L3 = 6m L4 = 9m	

CAR PARKING	RESIDENTIAL: 33 1 space per small dwelling (<65sqm) or 1 bed apartment 1.5 space per medium dwelling (65-1110sqm) or 2 bed apartment VISITOR: 6 1 space per 4 dwellings TOTAL REQUIRED NUMBER OF SPACES = 39 spaces	RESIDENTIAL: 33 (3 Accessible) 1 BED 1 space x 6 units = 6 spaces 2 BED 1.5 space x 18 units = 27 spaces VISITOR: 6 (1 Accessible) 1 space x (24 dwellings / 4 dwellings) = 6 spaces TOTAL PROPOSED NUMBER OF SPACES = 39 spaces	
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BICYCLE PARKING	RESIDENTIAL: 12 1 space every 2 units VISITOR: 3 1 space every 10 units	RESIDENTIAL: 12 1 space x (24 units / 2 units) = 12 spaces (BASEMENT) VISITOR: 3 1 space x (24 units / 10 units) = 3 spaces (GROUND FLOOR)	
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ADG CONTROLS				
	CONTROLS	PROPOSED		COMPLIANCE
COMMUNAL OPEN SPACE	25% of the site area (351.45 sqm)	35% of the site area (497 sqm)		✓
DEEP SOIL	3m minimum dimension 7% of the site area (98.4 sqm)	19% of the site area (267 sqm)	Width >3m = 245 sqm Width <3m = 22 sqm	✓
SUNLIGHT ACCESS	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area	70.8% (17 Apartments)		✓
NATURAL VENTILATION	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	83.3% (20 Apartments)		✓

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EN

SCALE

@ A1

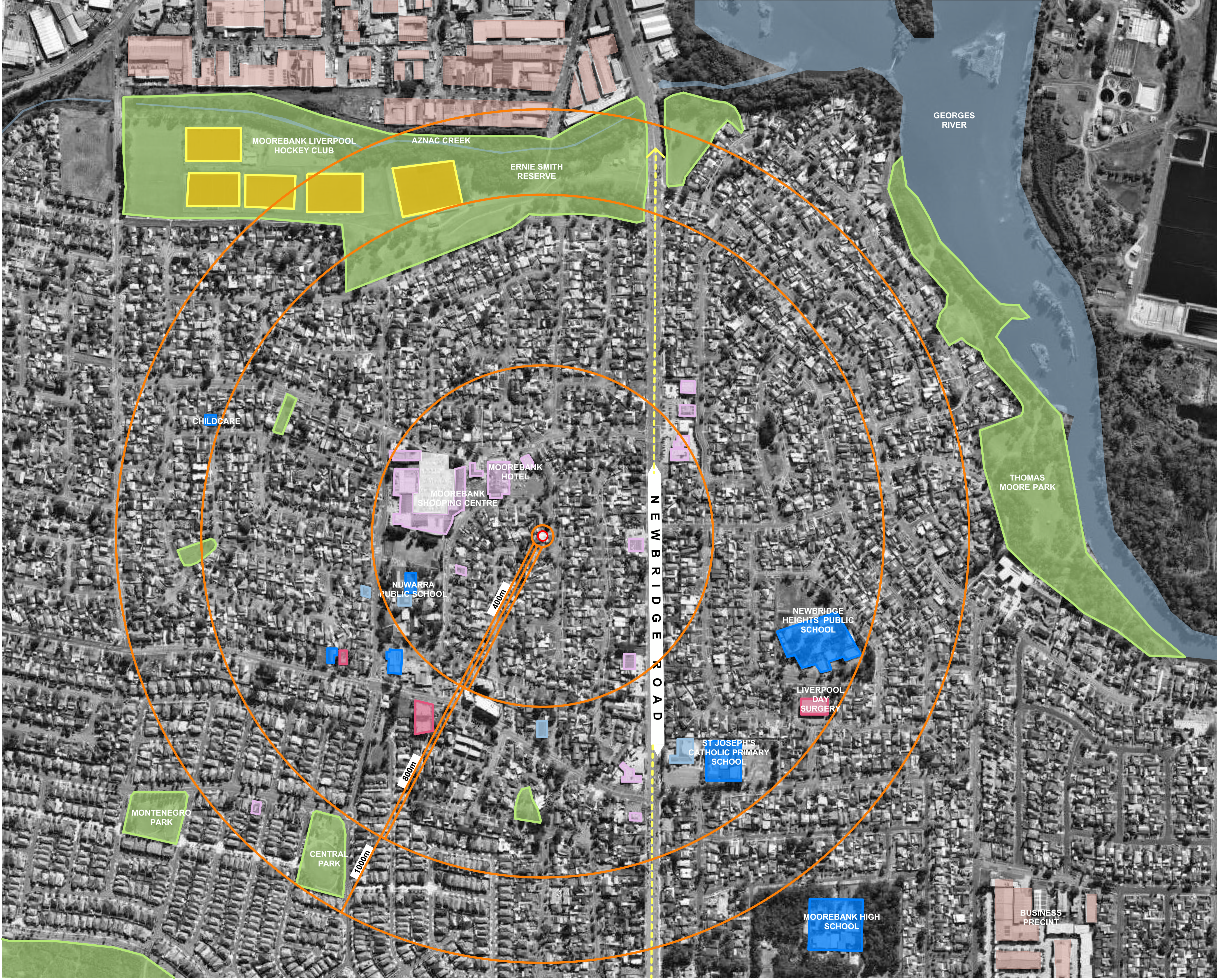
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

DEVELOPMENT SUMMARY

SHEET NO.	REVISION
DA 001	D



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CONTEXT ANALYSIS

- SITE
- MEDICAL
- EDUCATION
- EMPLOYMENT HUB
- ACTIVE RETAIL
- PARKS
- PLACE OF WARSHIP
- TRAIN STATION
- BUS ROUTE

REVISION ID	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	3/02/2021

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DEVELOPMENT APPLICATION
DRAWING TITLE
CONTEXT ANALYSIS

DRAWN
EN
SCALE
@ A1
A3@50%

SHEET NO.	REVISION
DA 002	A



01. VIEW OF SOUTH EAST CORNER ON HARVEY AVE



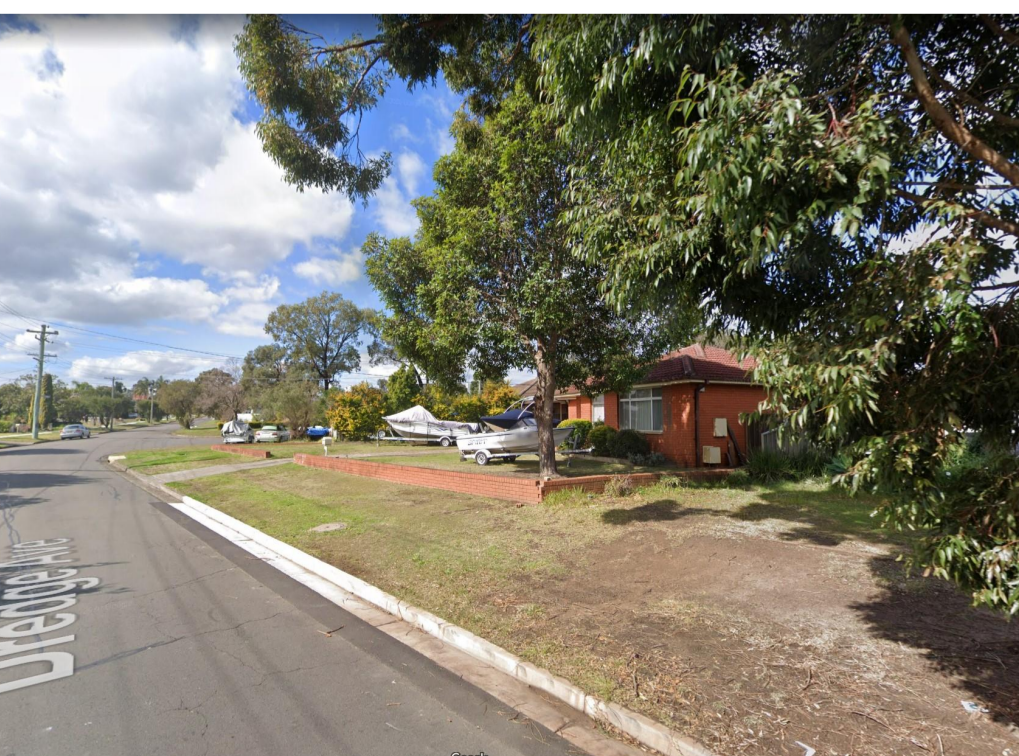
02. VIEW OF NORTH EAST CORNER ON HARVEY AVE



03. VIEW OF CORNER OF HARVEY AND DREDGE AVE



04. VIEW OF NORTH ON DREDGE AVE



05. VIEW OF NORTH WEST CORNER ON DREDGE AVE

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SITE ANALYSIS

- SITE
- STREET PARKING ZONE
- EASEMENT
- APPROVED DA FUTURE DEVELOPMENT
- ACTIVE RETAIL
- RETAIL FRONTAGE
- FALL OF TERRAIN
- NOISE SOURCE
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- EXISTING TREES
- PEDESTRIAN CROSSING
- LIGHT POLE
- POWER POLE + POWER LINES
- SPEED HUMP
- BUS STOP
- GAS MAIN
- WATER MAIN + HYDRANT
- SEWER MAIN + MAINTENANCE HOLE
- MAINTENANCE SHAFT
- STORMWATER PIPE + PIT
- TELSTRA PIT
- UNDERGROUND ELECTRICITY
- SERVICE PIT

REVISION ID	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	3/02/2021

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4/04/2023	1:250 @ A1 A3@50%

PROJECT STATUS

DEVELOPMENT APPLICATION

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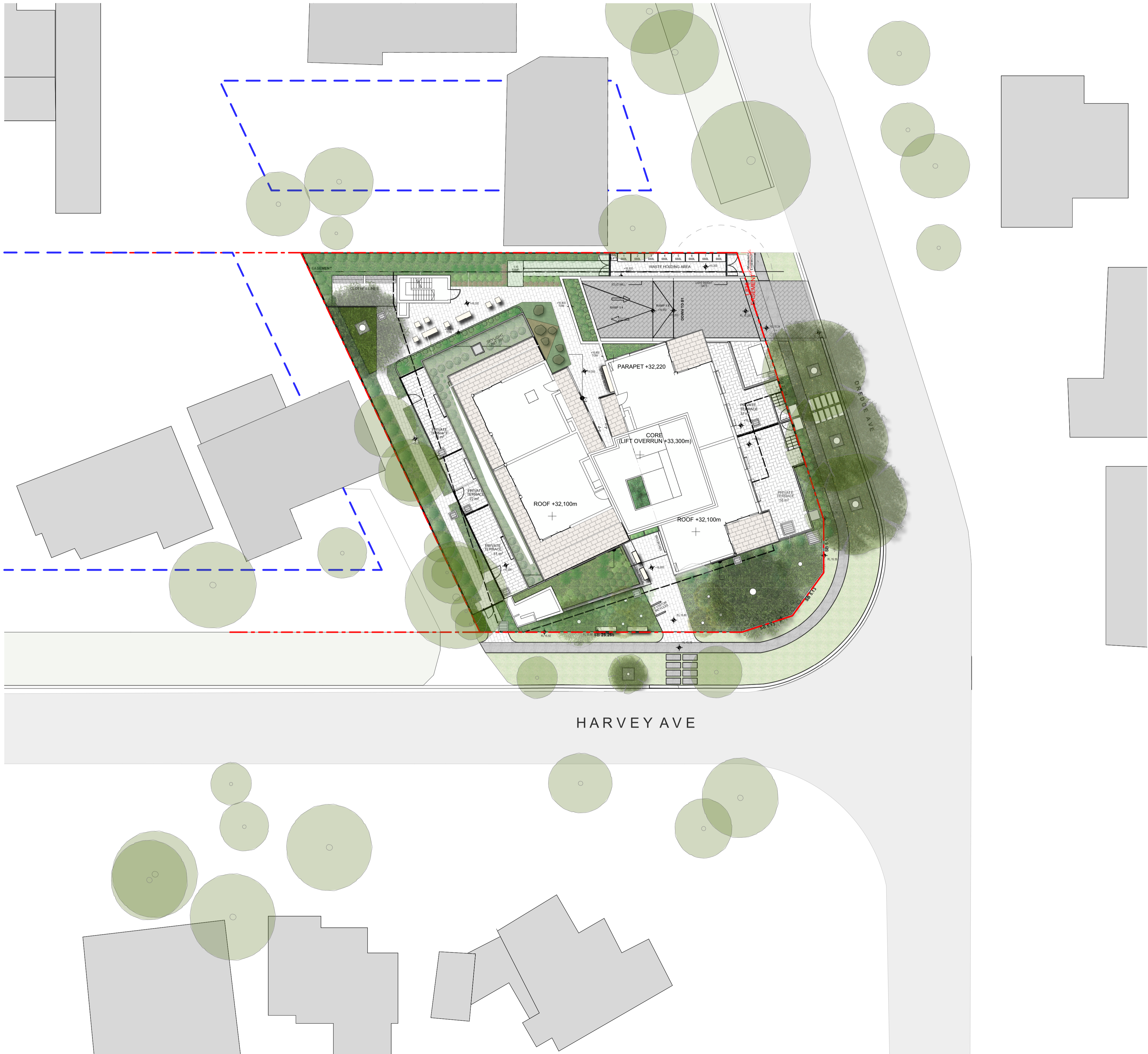
SITE ANALYSIS

SHEET NO.

DA 003

REVISION

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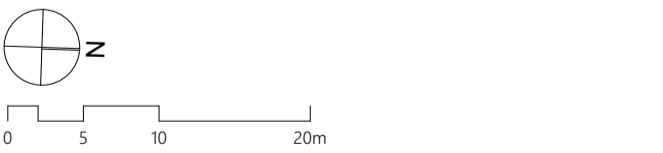


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MOOREBANK
SITE ADDRESS
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PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SITE PLAN

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EN
SCALE
1:200 @ A1 A3@50%

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DA 004

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--- TO BE DEMOLISHED

/// TO BE DEMOLISHED

— TO BE RETAINED

○ EXISTING TREE TO BE REMOVED

○ EXISTING TREE TO BE RETAINED

REVISION ID	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	3/02/2021

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PROJECT

MOOREBANK

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4/04/2023	1:100 @ A1	A3@50%

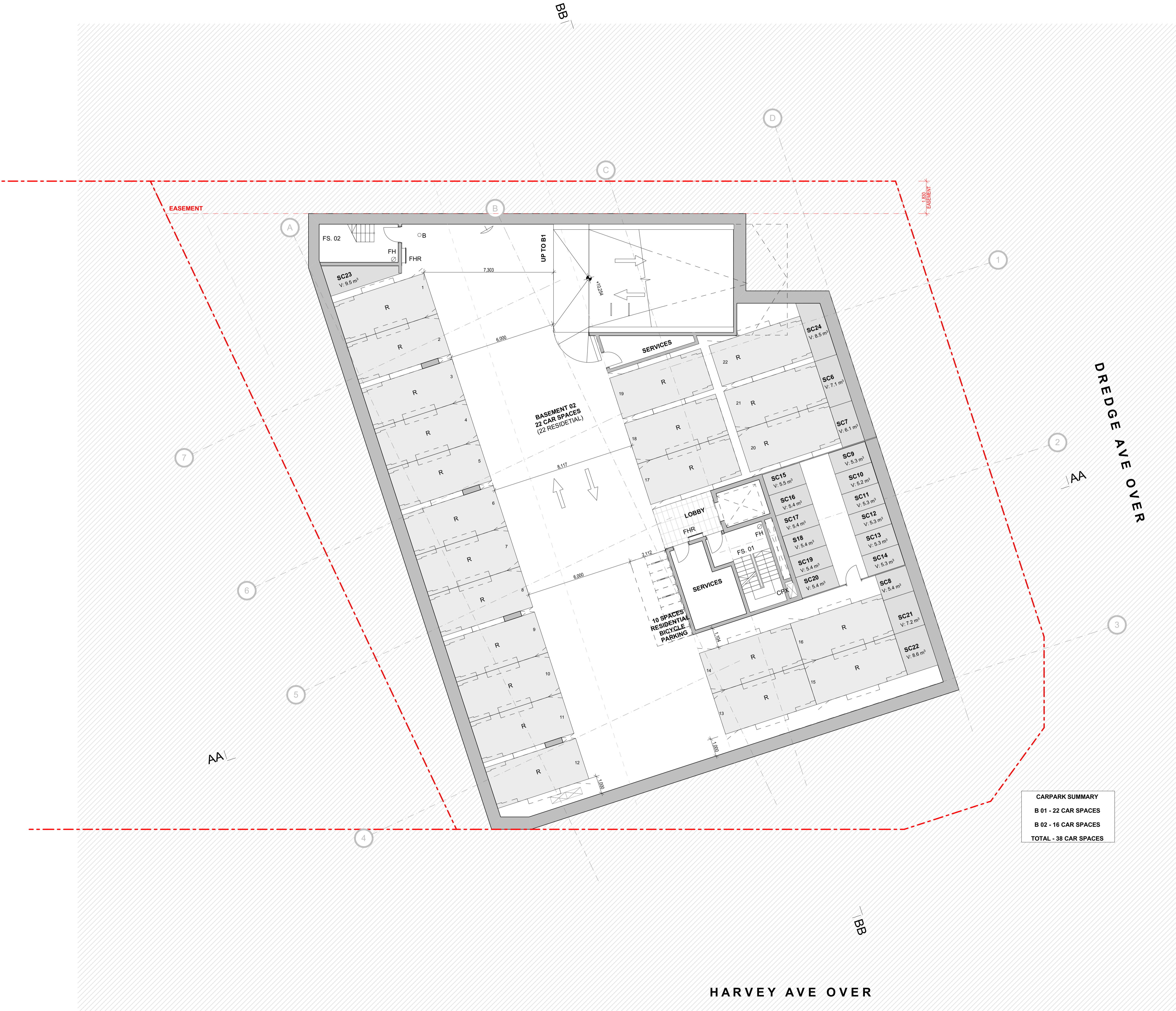
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

DEMOLITION PLAN

SHEET NO.	REVISION:
DA 005	A



CARPARK SUMMARY	
B 01 - 22 CAR SPACES	
B 02 - 16 CAR SPACES	
TOTAL - 38 CAR SPACES	

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LEGEND

	RESIDENTIAL CARSPACE
	VISITORS CARSPACE
	ADAPTABLE CARSPACE
	ACCESSIBLE CARSPACE
	SHARED ZONE
	BOLLARD
	STORAGE CAGES
	STORAGE ROOM

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	3/02/2021

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MOOREBANK

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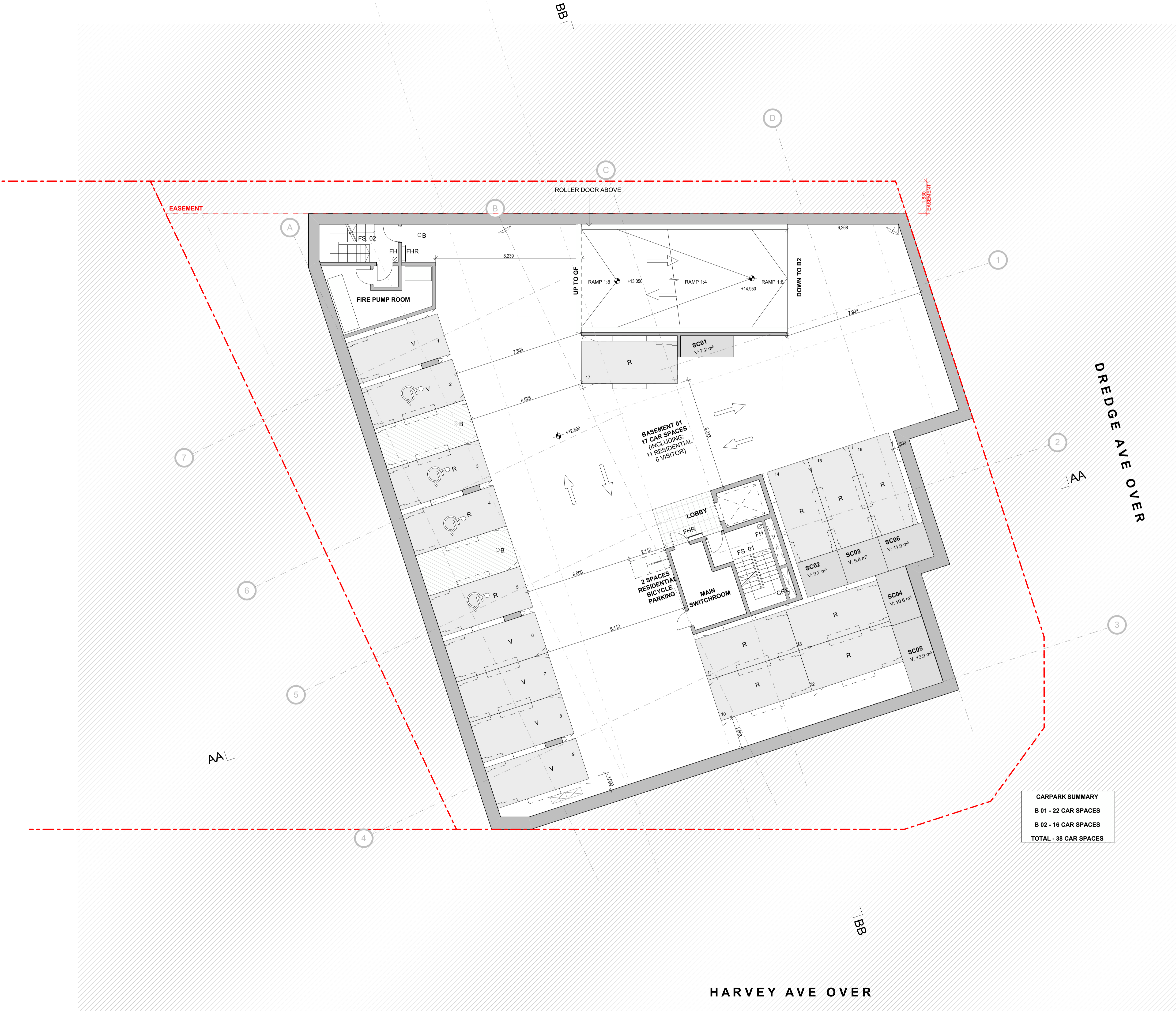
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

BASEMENT 02 PLAN

SHEET NO.	REVISION
DA 101	D



CARPARK SUMMARY	
B 01 - 22 CAR SPACES	
B 02 - 16 CAR SPACES	
TOTAL - 38 CAR SPACES	

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LEGEND

	RESIDENTIAL CARSPACE
	VISITORS CARSPACE
	ADAPTABLE CARSPACE
	ACCESSIBLE CARSPACE
	SHARED ZONE
	BOLLARD
	STORAGE CAGES
	STORAGE ROOM

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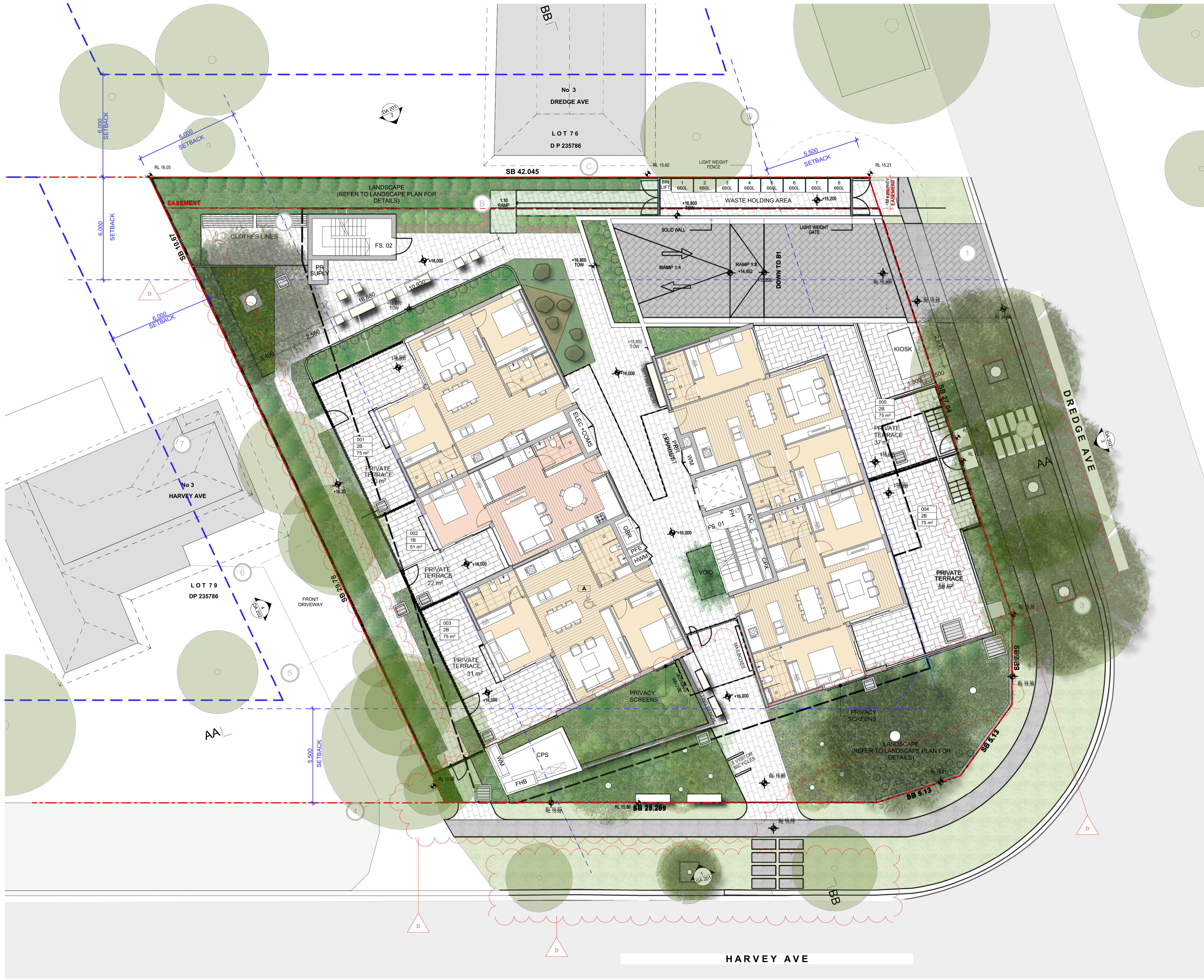
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

BASEMENT 01 PLAN

SHEET NO.	REVISION:
DA 102	D



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LEGEND

- 1 BED APARTMENT
- 2 BED + 1BATH APARTMENT
- 2 BED + 2 BATH APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- POTENTIAL FUTURE BUILDING ENVELOPE
- PROPOSED TREES
- EXISTING TREES
- COMMUNAL PAVEMENT
- HEDGE PLANTING

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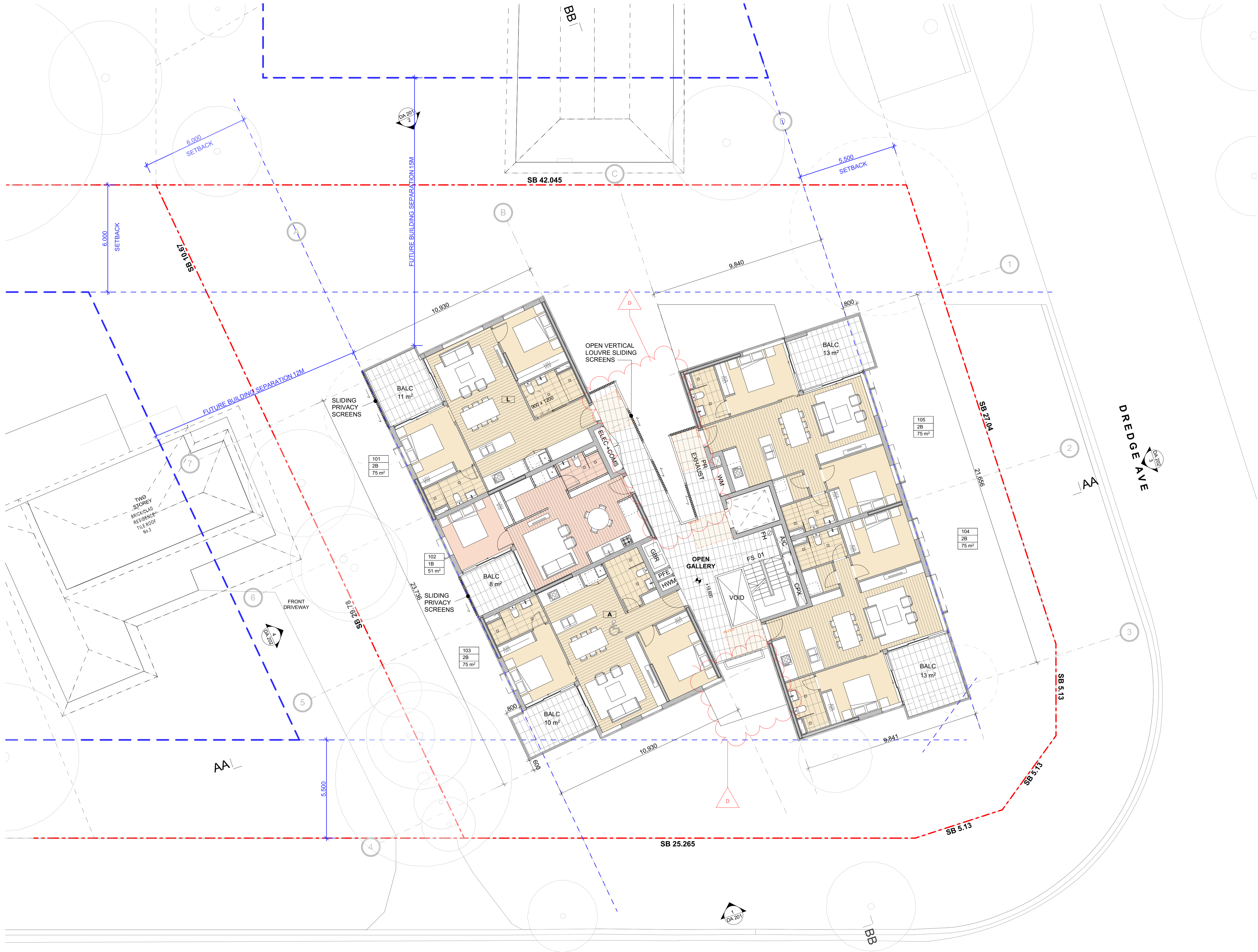
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DEVELOPMENT APPLICATION

DRAWING TITLE

GROUND FLOOR PLAN

SHEET NO.	REVISION
DA 103	D



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- 2 BED + 1BATH APARTMENT
- 2 BED + 2 BATH APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- POTENTIAL FUTURE BUILDING ENVELOPE

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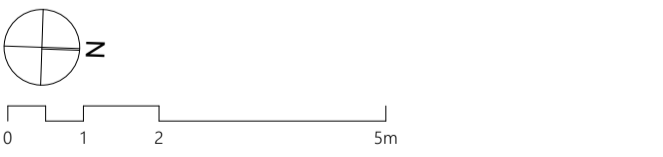
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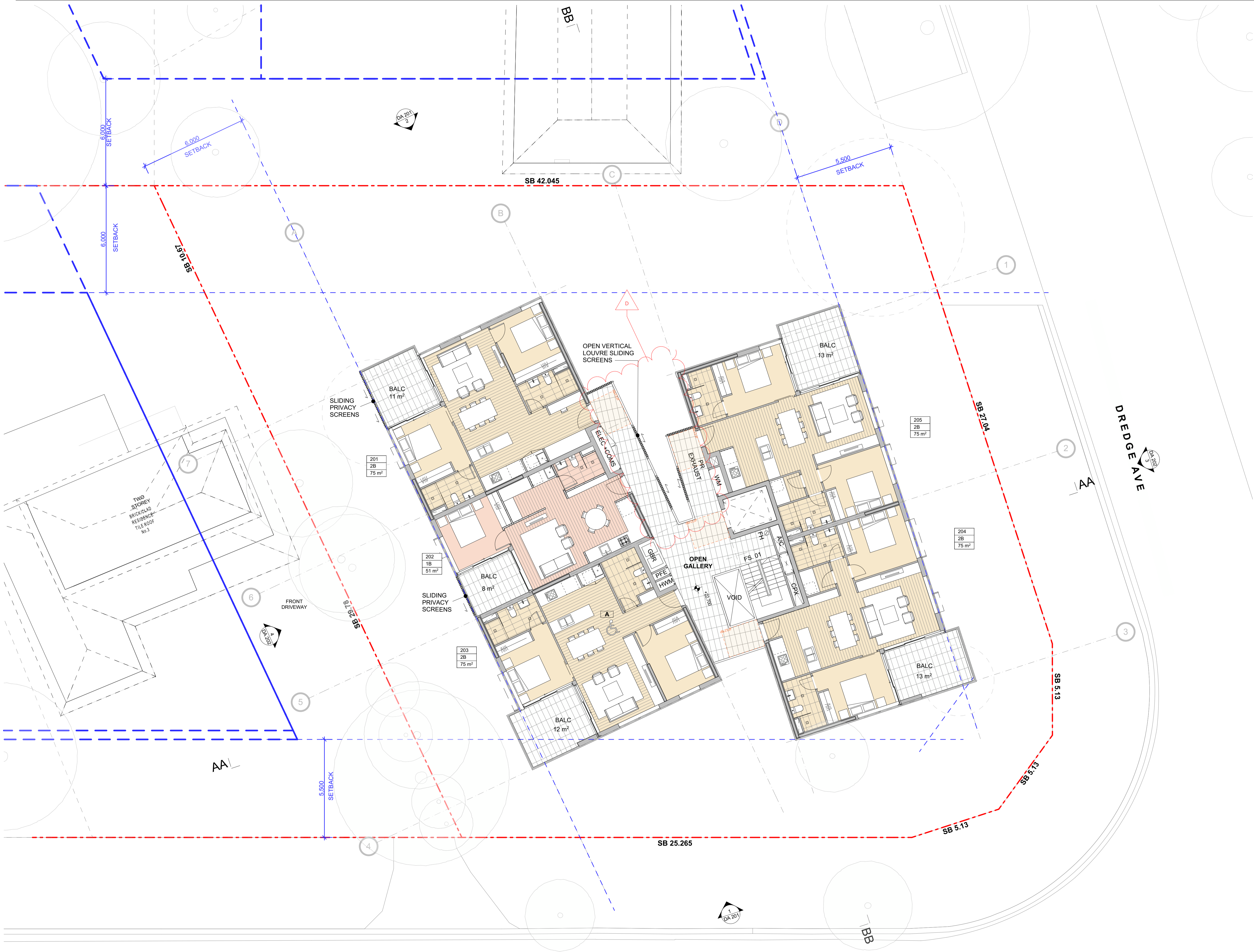
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DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 01 PLAN

SHEET NO.	REVISION
DA 104	D



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file: 2049_MOOREBANK1
print date and time: Tuesday, 4 April 2023 @ 11:39 AM

LEGEND

- 1 BED APARTMENT
- 2 BED + 1BATH APARTMENT
- 2 BED + 2 BATH APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- POTENTIAL FUTURE BUILDING ENVELOPE

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT

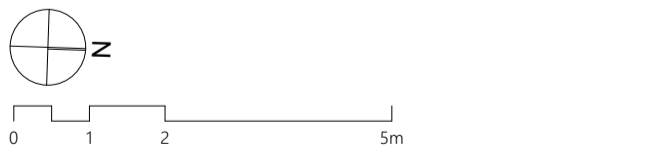
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SURRY HILLS NSW 2010
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ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

MCONEX PTY LIMITED



PROJECT

MOOREBANK

SITE ADDRESS

11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK

JOB NO

2049

CHECKED	DRAWN
AA/RA	EN
DATE	SCALE
4/04/2023	1:100 @ A1 A3@50%

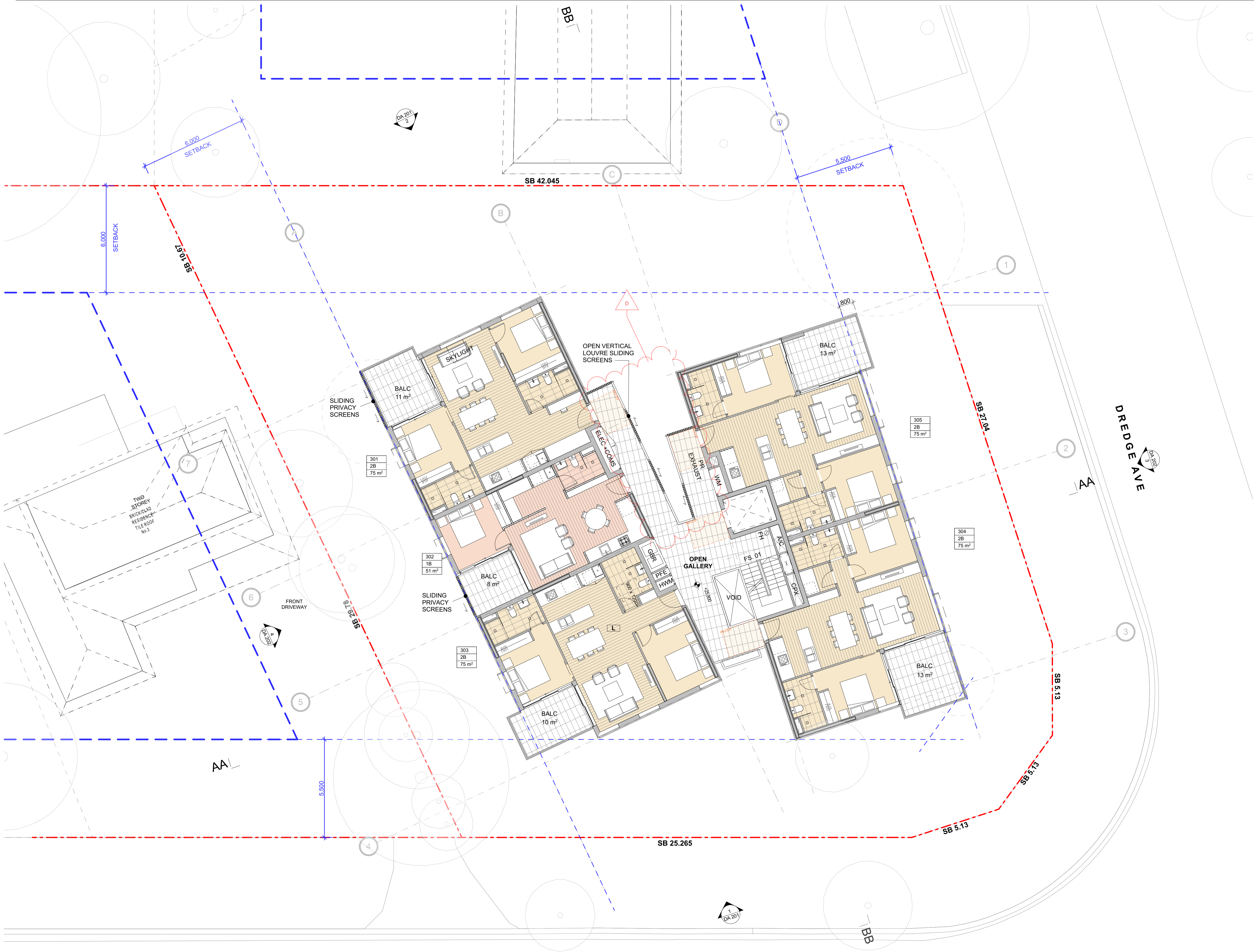
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 02 PLAN

SHEET NO.	REVISION
DA 105	D



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file: 2049_MOOREBANK1
print date and time: Tuesday, 4 April 2023 @ 11:39 AM

LEGEND

- 1 BED APARTMENT
- 2 BED + 1BATH APARTMENT
- 2 BED + 2 BATH APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- POTENTIAL FUTURE BUILDING ENVELOPE

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT

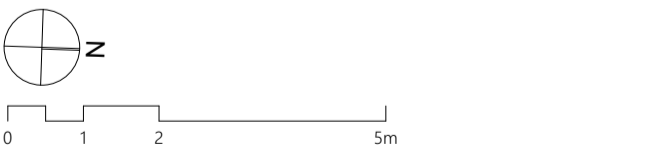
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PROJECT

MOOREBANK

SITE ADDRESS

11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK

JOB NO

2049

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AA/RA	EN
DATE	SCALE
4/04/2023	1:100 @ A1 A3@50%

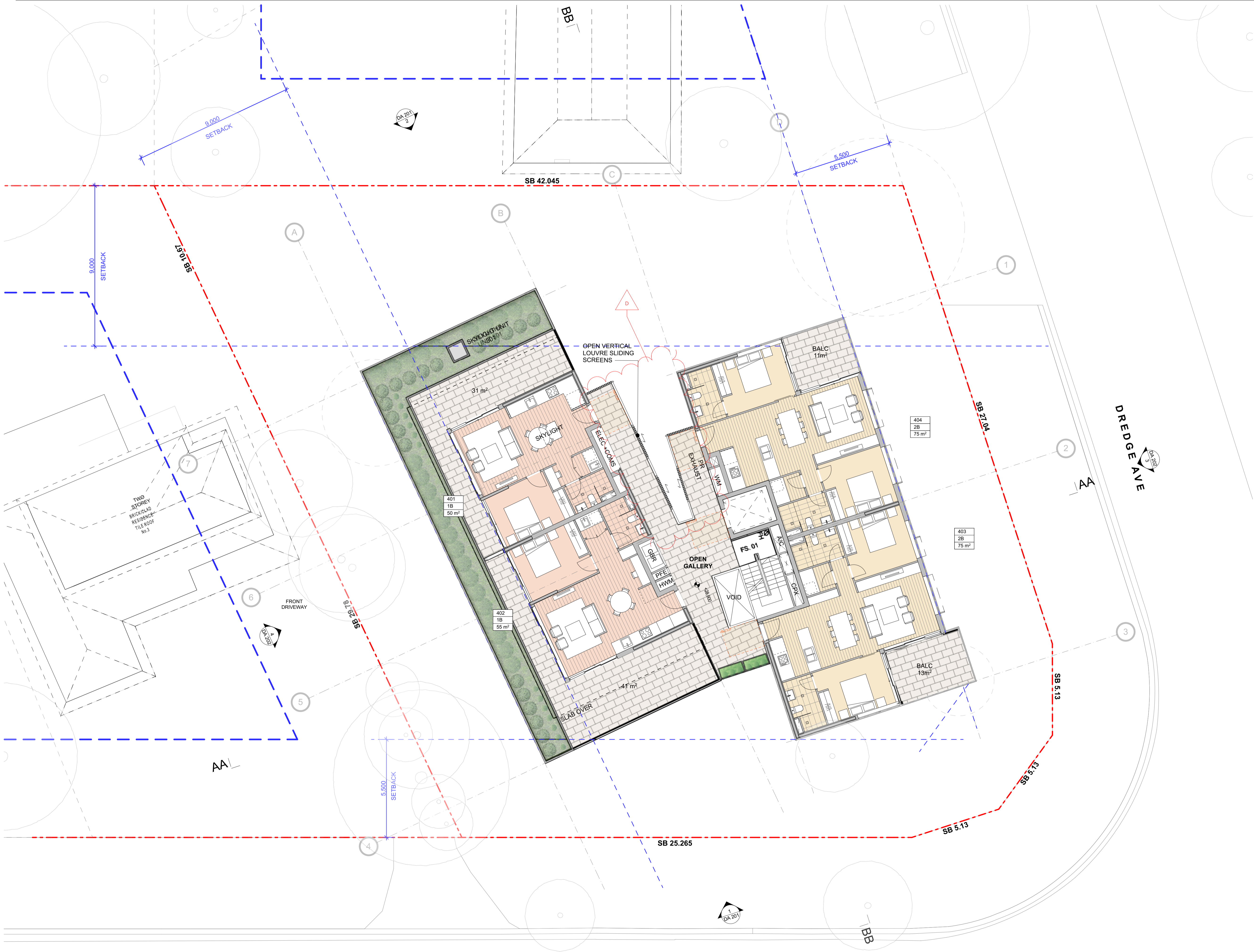
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 03 PLAN

SHEET NO.	REVISION
DA 106	D



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file: 2049_MOOREBANK1
print date and time: Tuesday, 4 April 2023 @ 11:39 AM

LEGEND

- 1 BED APARTMENT
- 2 BED + 1BATH APARTMENT
- 2 BED + 2 BATH APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- POTENTIAL FUTURE BUILDING ENVELOPE

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

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0 1 2 5m

PROJECT

MOOREBANK

SITE ADDRESS

11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK

JOB NO

2049

CHECKED	AA/RA	DATE	4/04/2023
DRAWN	EN	SCALE	1:100 @ A1 A3@50%

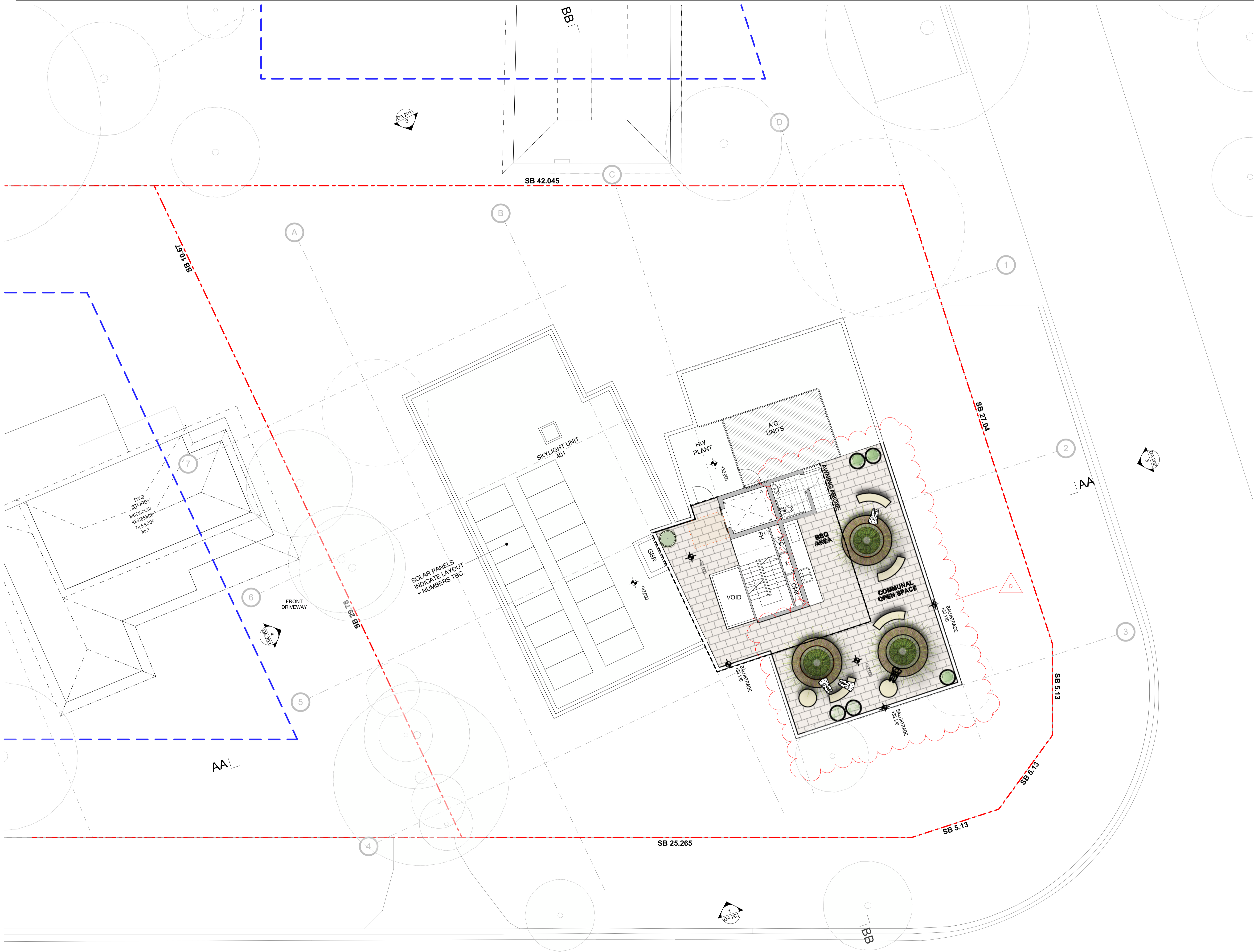
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 04 PLAN

SHEET NO.	REVISION
DA 107	D



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file: 2049_MOOREBANK1
print date and time: Tuesday, 4 April 2023 @ 11:39 AM

LEGEND

- 1 BED APARTMENT
- 2 BED + 1BATH APARTMENT
- 2 BED + 2 BATH APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- BALCONY
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- POTENTIAL FUTURE BUILDING ENVELOPE

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT

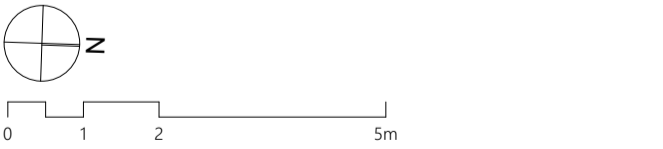
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PROJECT

MOOREBANK

SITE ADDRESS

11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK

JOB NO

2049

CHECKED	DRAWN
AA/RA	EN
DATE	SCALE
4/04/2023	1:100 @ A1 A3@50%

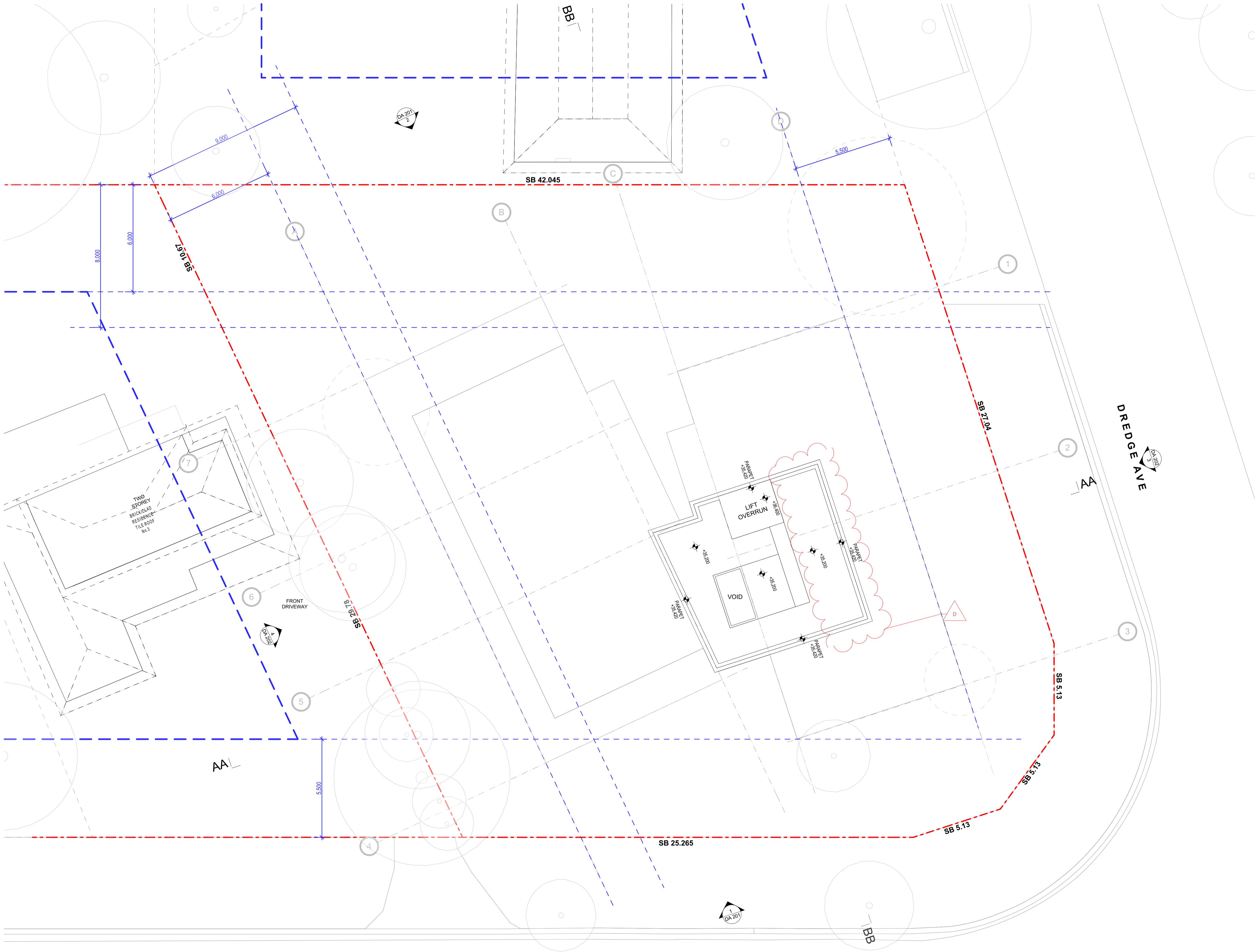
PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 05 PLAN (COMMUNAL TERRACE)

SHEET NO.	REVISION
DA 108	D





1 EAST ELEVATION
1:100



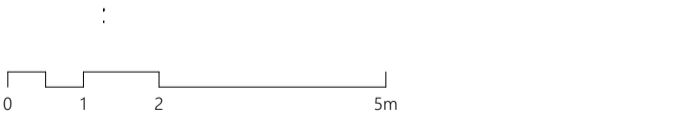
2 WEST ELEVATION
1:100

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-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER		
INFORMATION		
file:	2049_MOOREBANK1	@ 11:39 AM
print date and time:	Tuesday, 4 April 2023	
LEGEND		
PF-01	Paint Finish	External Walls, slab edges L4, balustrade gallery L1-L4
	Colour:	Dark grey
GL-01	Glass	Residential
	Colour:	Clear
BL-01	Off Form Concrete Balustrade with Aluminium Top Rail	
PC-01	Powdercoat	Aluminium Window Frames,
	Colour:	Dark grey
CONC-01	Off Form Concrete	
SCN-01	Aluminium Screen	Entry Gate + Fence
	Colour:	Mid grey
SCN-02	Aluminium Roof	Colour: Dark grey
SCN-03	Stainless Steel Cable Trellis System	Planters Open Gallery
SCN-04	Aluminium Sliding Screen	Colour: Mid grey
MB-01	Mailboxes	Colour: TBC
AL-01	Facade	Metallic dark and light bronze aluminium L shape profiles
	angles	
AL-02	Facade	Metallic dark and light bronze aluminium L shape profiles
	angles	

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

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STUDIO 64
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ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
MCONEX PTY LIMITED



PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
EAST + WEST ELEVATIONS

DRAWN
EN
SCALE
1:100 @ A1 A3@50%

SHEET NO.	REVISION
DA 201	D



3 NORTH ELEVATION
1:100

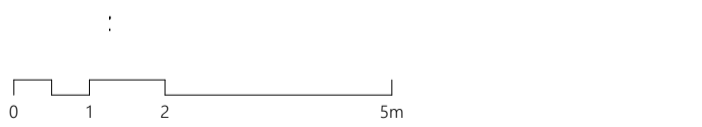


4 SOUTH ELEVATION
1:100

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-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER	
INFORMATION	
file:	2049_MOOREBANK1
print date and time:	Tuesday, 4 April 2023 @ 11:39 AM
LEGEND	
PF-01	Paint Finish External Walls, slab edges L4, balustrade gallery L1-L4 Colour: Dark grey
GL-01	Glass Residential Colour: Clear
BL-01	Off Form Concrete Balustrade with Aluminium Top Rail
PC-01	Powdercoat Aluminium Window Frames, Colour: Dark grey
CONC-01	Off Form Concrete
SCN-01	Aluminium Screen Entry Gate + Fence Colour: Mid grey
SCN-02	Aluminium Roof Colour: Dark grey
SCN-03	Stainless Steel Cable Trellis System Planters Open Gallery
SCN-04	Aluminium Sliding Screen Colour: Mid grey
MB-01	Mailboxes Colour: TBC
AL-01	Facade Metallic dark and light bronze aluminium L shape profiles angles
AL-02	Facade Metallic dark and light bronze aluminium L shape profiles angles

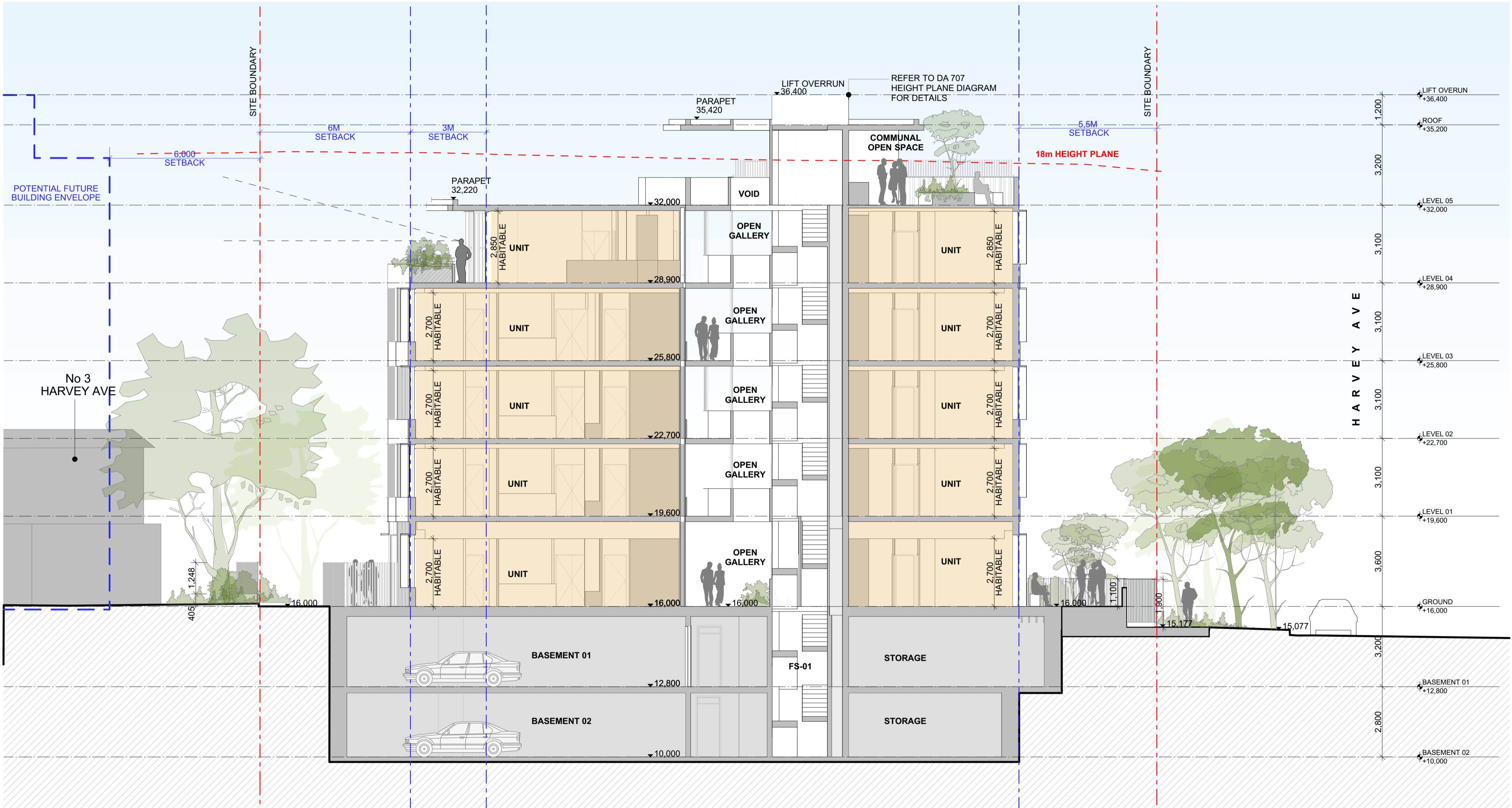
REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

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PROJECT	
MOOREBANK	
SITE ADDRESS	
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK	
JOB NO	
2049	
CHECKED	DRAWN
AA/RA	EN
DATE	SCALE
4/04/2023	1:100 @ A1 A3@50%
PROJECT STATUS	
DEVELOPMENT APPLICATION	
DRAWING TITLE	
NORTH + SOUTH ELEVATIONS	

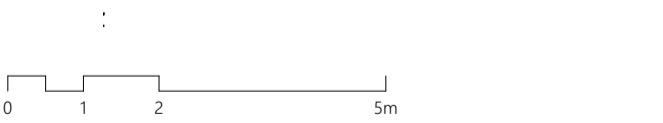
SHEET NO.	REVISION:
DA 202	D



REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

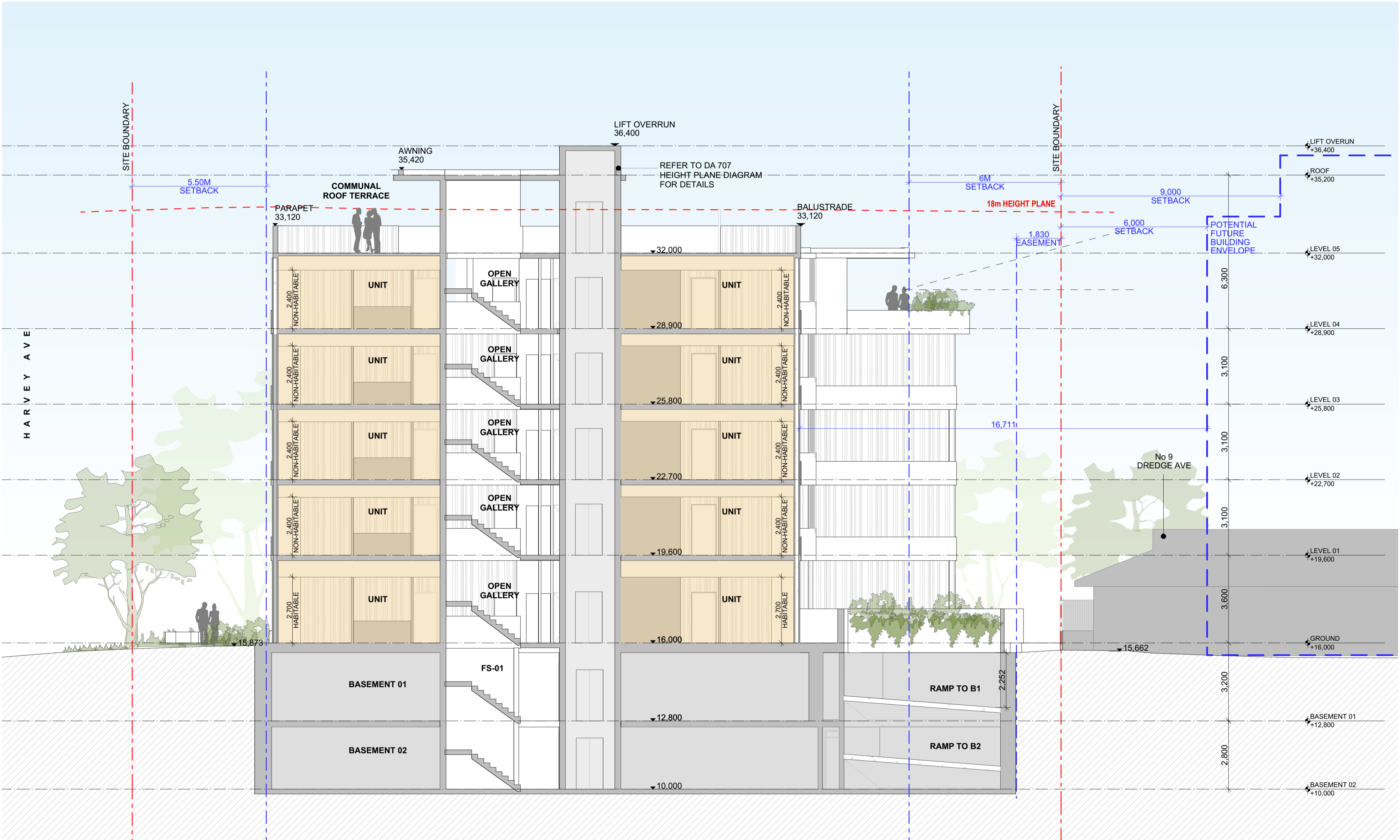
ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

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MCONEX PTY LIMITED



PROJECT	MOOREBANK		
SITE ADDRESS	11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK		
JOB NO	2049		
CHECKED	AA/RA	DRAWN	EN
DATE	4/04/2023	SCALE	1:100 @ A1 A3@50%
PROJECT STATUS	DEVELOPMENT APPLICATION		
DRAWING TITLE	SECTION AA		

SHEET NO.	REVISION
DA 301	D

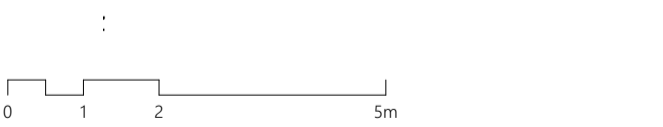


1 SECTION BB
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REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

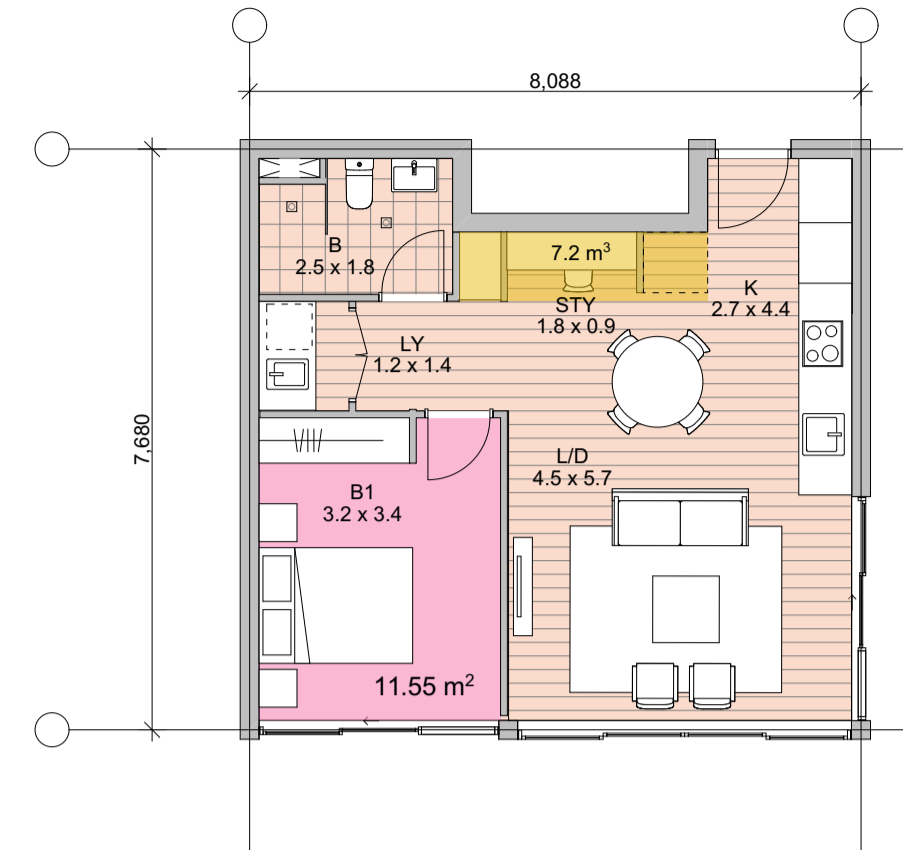
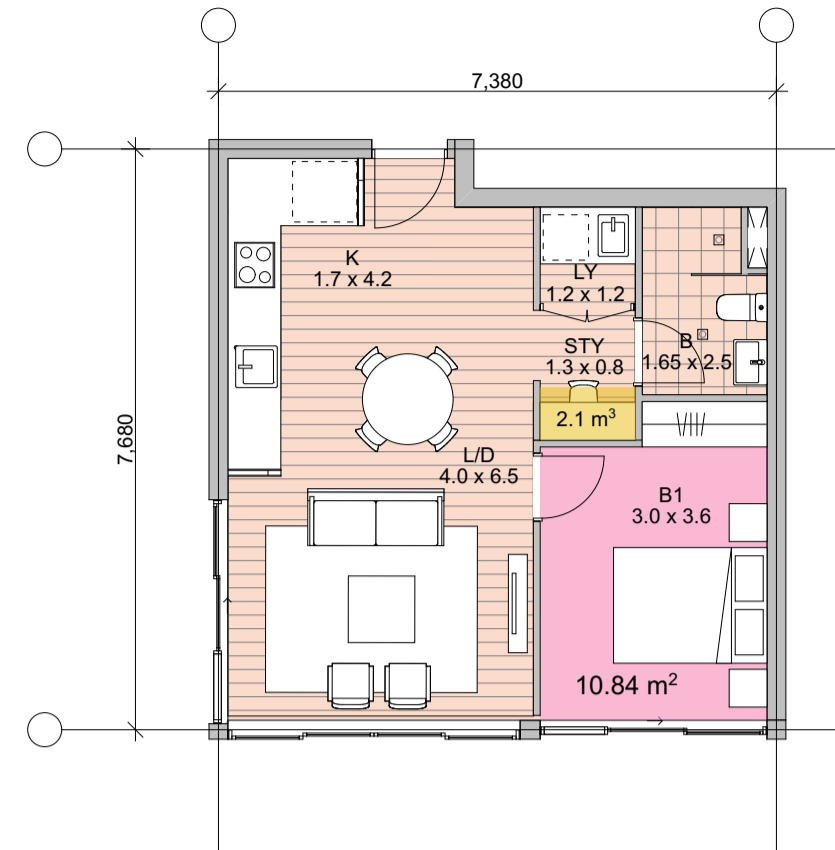
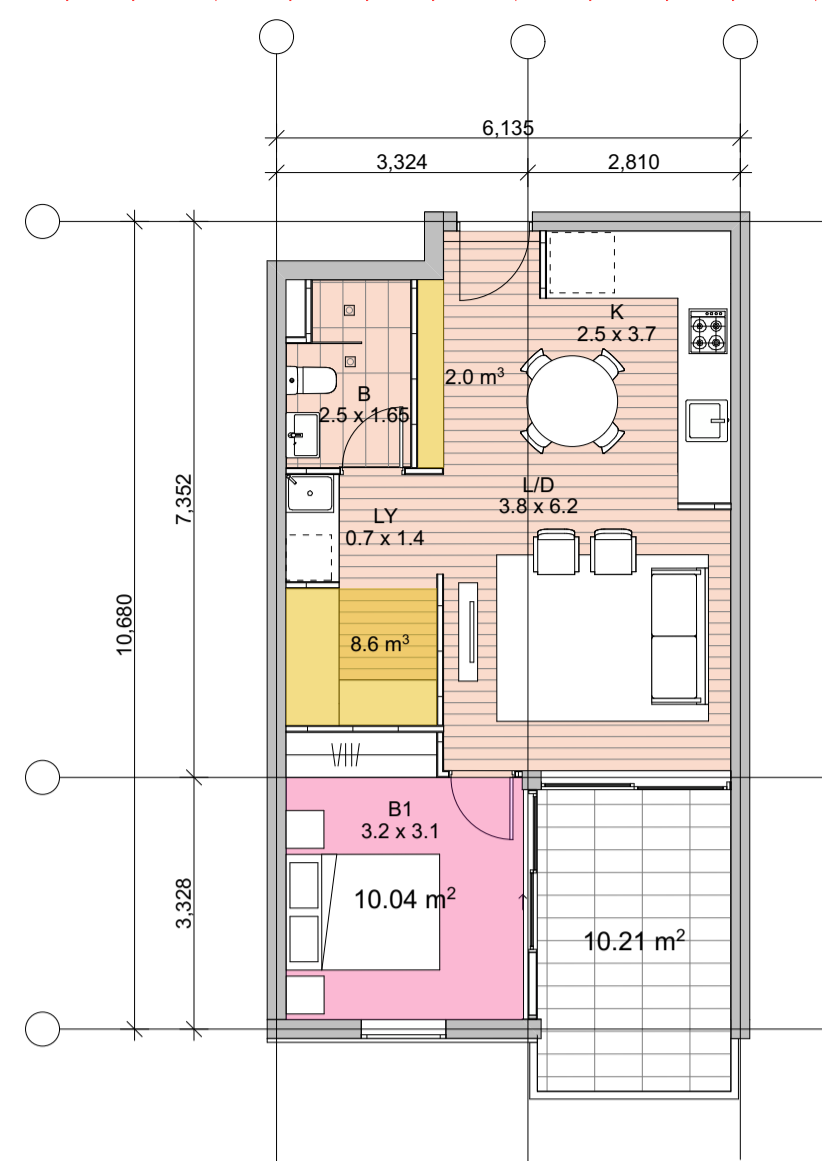
ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
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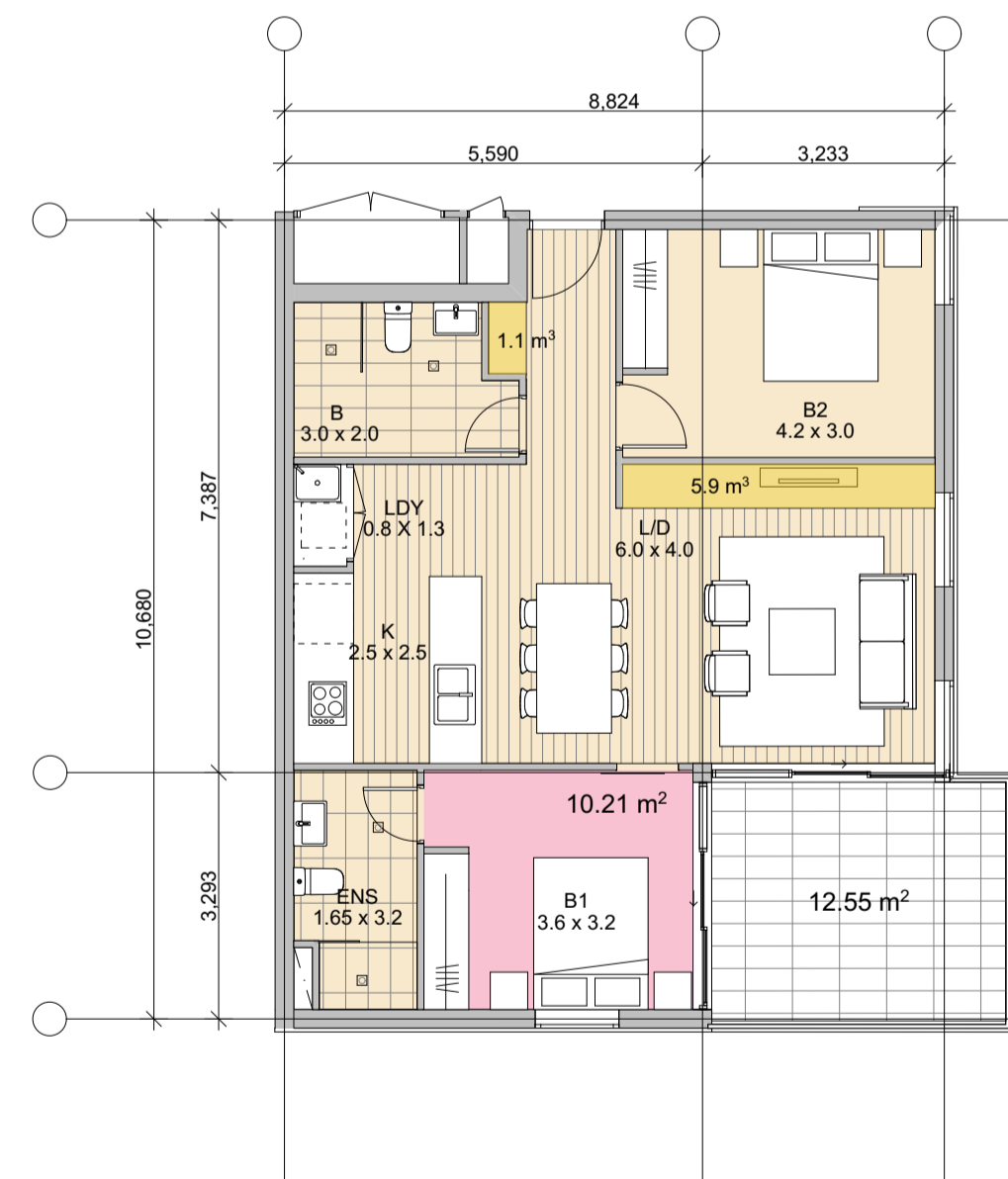
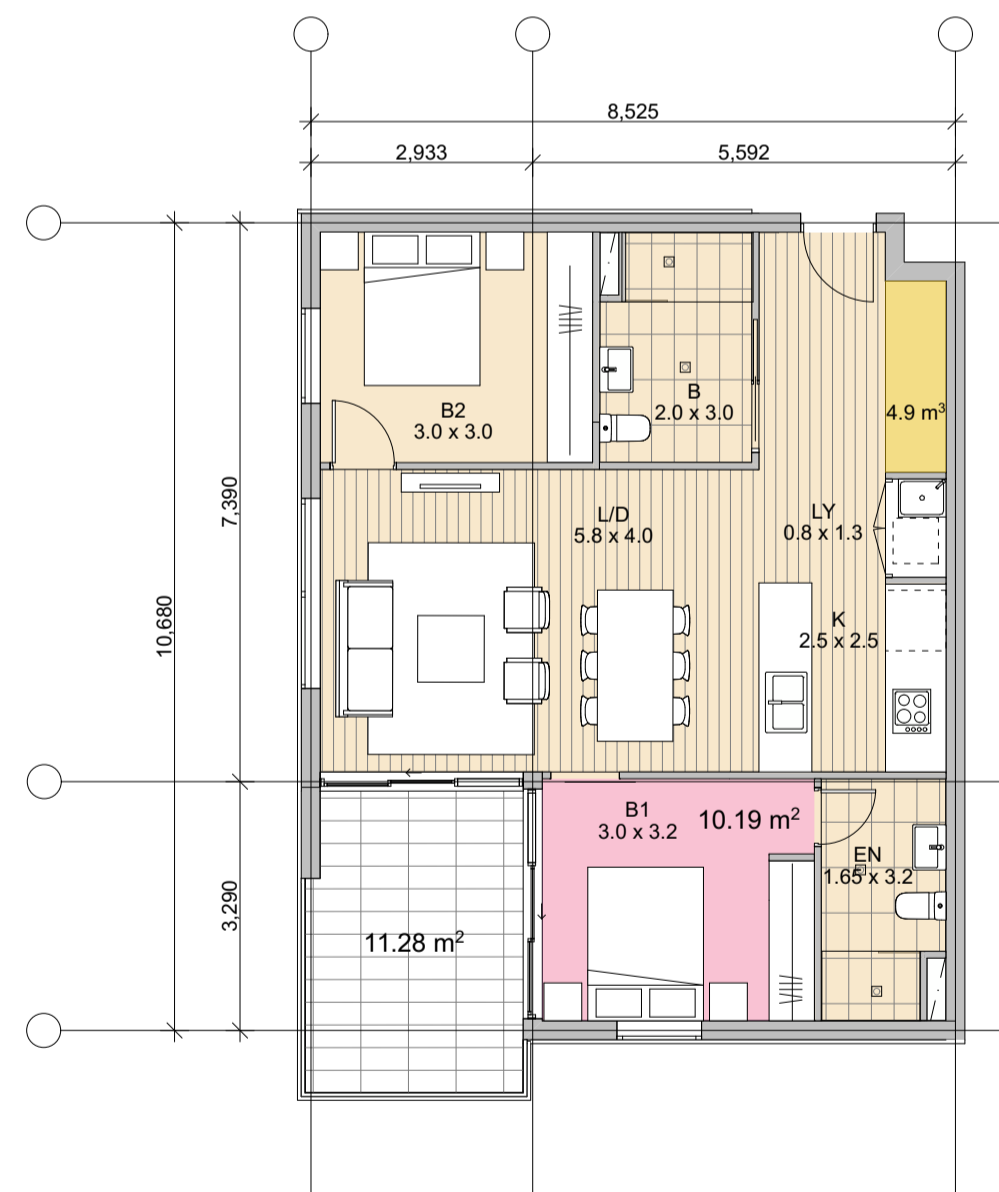
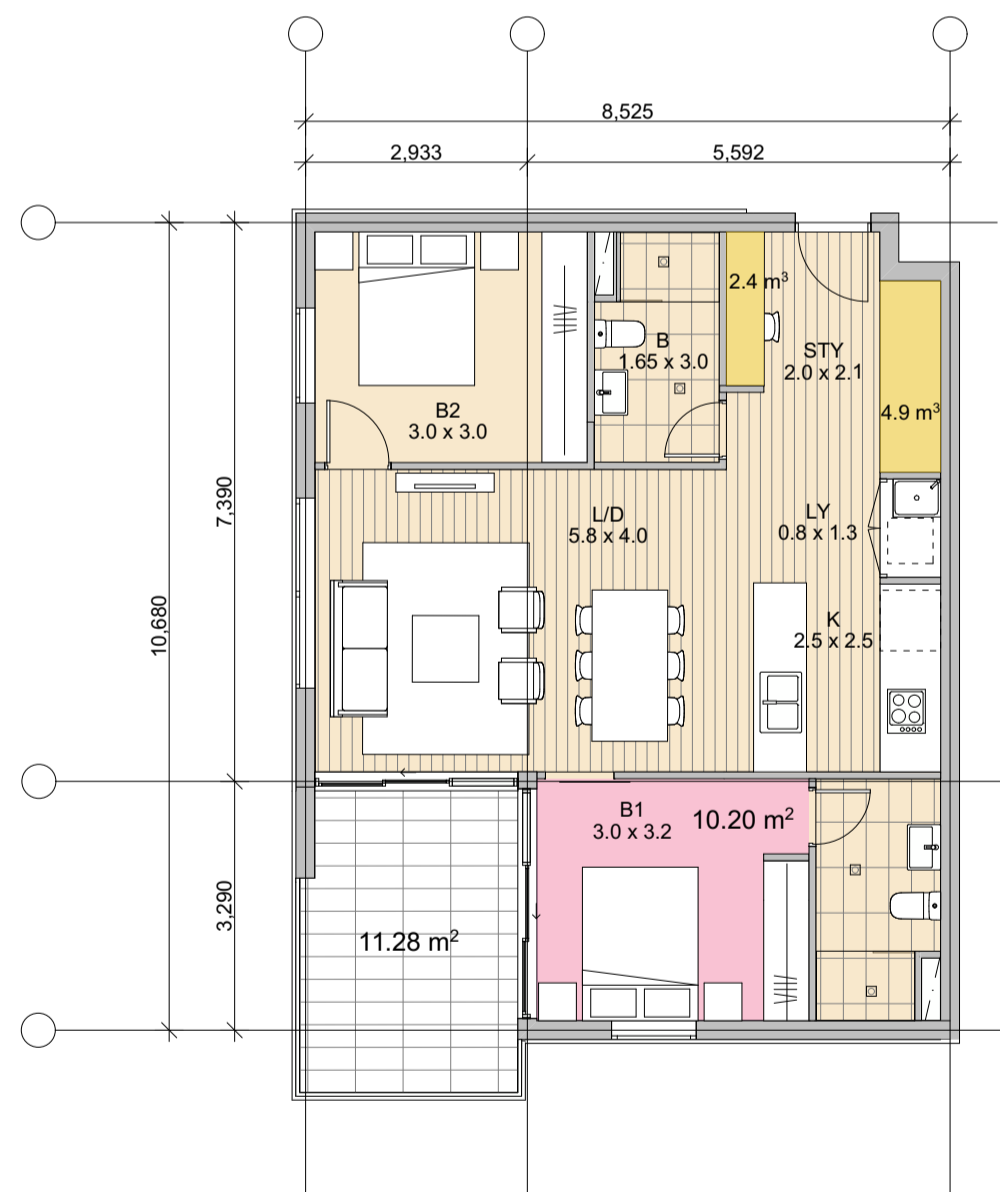


PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SECTION BB

DRAWN
EN
SCALE
1:100 @ A1 A3@50%
SHEET NO.
DA 302
REVISION
D








UNIT TYPE:	1A - 1 BEDROOM + STUDY	UNIT TYPE:	1B - 1 BEDROOM + STUDY	UNIT TYPE:	1C - 1 BEDROOM + STUDY
UNIT NUMBER:	002, 102, 202, 302	UNIT NUMBER:	401	UNIT NUMBER:	402
STORAGE AREA:	IN APARTMENT:10.6 m ³ ·IN BASEMENT:0.0 m ³	STORAGE AREA:	IN APARTMENT:2.1 m ³ ·IN BASEMENT:3.9 m ³	STORAGE AREA:	IN APARTMENT:7.2 m ³ ·IN BASEMENT:0.0 m ³
INTERNAL AREA:	51m ²	INTERNAL AREA:	50m ²	INTERNAL AREA:	55m ²
TERRACE:	22m ² (002), 10m ² (102, 302), 8m ² (202)	TERRACE:	31m ²	TERRACE:	41m ²



UNIT TYPE:	2A - 2 BEDROOM + STUDY	UNIT TYPE:	2B - 2 BEDROOM	UNIT TYPE:	2C - 2 BEDROOM
UNIT NUMBER:	001, 201, 301	UNIT NUMBER:	101	UNIT NUMBER:	003, 103, 203, 303
STORAGE AREA:	IN APARTMENT:7.3 m³· IN BASEMENT:1.0 m³	STORAGE AREA:	IN APARTMENT:4.9 m³· IN BASEMENT:3.1 m³	STORAGE AREA:	IN APARTMENT:7.0 m³· IN BASEMENT:1.0 m³
INTERNAL AREA:	75m²	INTERNAL AREA:	75m²	INTERNAL AREA:	75m²
TERRACE:	30m² (001), 12m² (201),11m² (301)	TERRACE:	11m² (101)	TERRACE:	31m² (003), 13m² (103, 303), 12m² (203)

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 12. print date and time: Tuesday, 4 April 2023 11:40 AM

LEGEND

- | | |
|---|--------------------------|
|  | 1 BED APARTMENT |
|  | 2 BED + 2 BATH APARTMENT |
|  | BALCONY |
| A | ADAPTABLE APARTMENT |
| L | LIVABLE APARTMENT |
|  | STORAGE |
|  | MASTER BEDROOM AREA |

REVISION ID	AMENDMENT	DATE
0	DA AMENDMENTS	4/04/2023

ARCHITECT

FUSE—ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

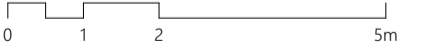
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SURRY HILLS NSW 2010

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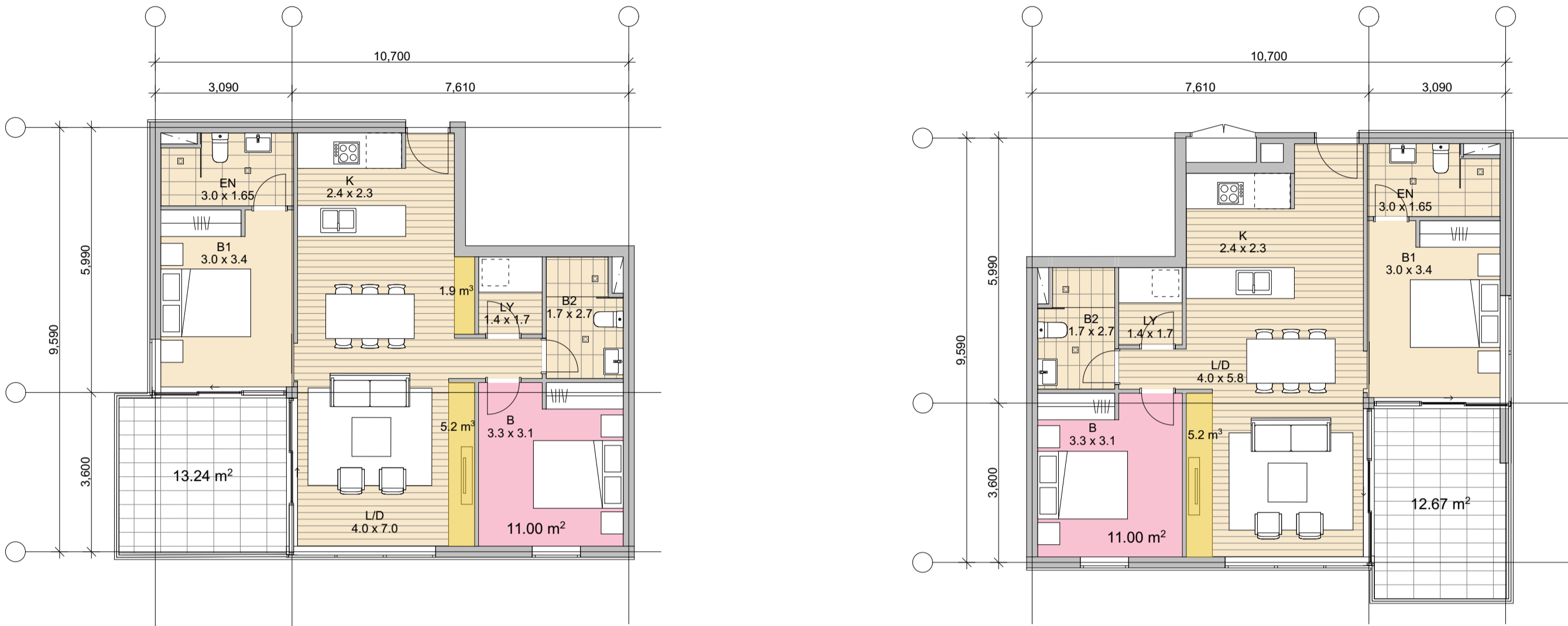
MCONEX PTY LIMITED



PROJECT		
MOOREBANK		
SITE ADDRESS		
11 DREDEGE AVE + 1 HARVEY AVE, MOOREBANK		
JOB NO		
2049		
CHECKED	DRAWN	
AA/RA	EN	
DATE	SCALE	
4/04/2023	1:100 @ A1	A3@50%
PROJECT STATUS		
DEVELOPMENT APPLICATION		
DRAWING TITLE		
UNIT TYPES		

SHEET NO.	REVISION.
DA 401	D

- LEGEND
- 1 BED APARTMENT
 - 2 BED + 2 BATH APARTMENT
 - BALCONY
 - A ADAPTABLE APARTMENT
 - L LIVABLE APARTMENT
 - STORAGE
 - m² MASTER BEDROOM AREA



UNIT TYPE:	2D - 2 BEDROOM	UNIT TYPE:	2E - 2 BEDROOM
UNIT NUMBER:	004, 104, 204, 304, 403	UNIT NUMBER:	005, 105, 205, 305, 404
STORAGE AREA:	IN APARTMENT:7.1 m ³ · IN BASEMENT:1.0 m ³	STORAGE AREA:	IN APARTMENT:5.2 m ³ · IN BASEMENT:1.8 m ³
INTERNAL AREA:	75m ²	INTERNAL AREA:	75m ²
TERRACE:	58m ² (004), 13m ² (104, 304), 13m ² (204), 11 m ² (403)	TERRACE:	45m ² (004), 13m ² (105, 305), 13m ² (205), 11 m ² (404)

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

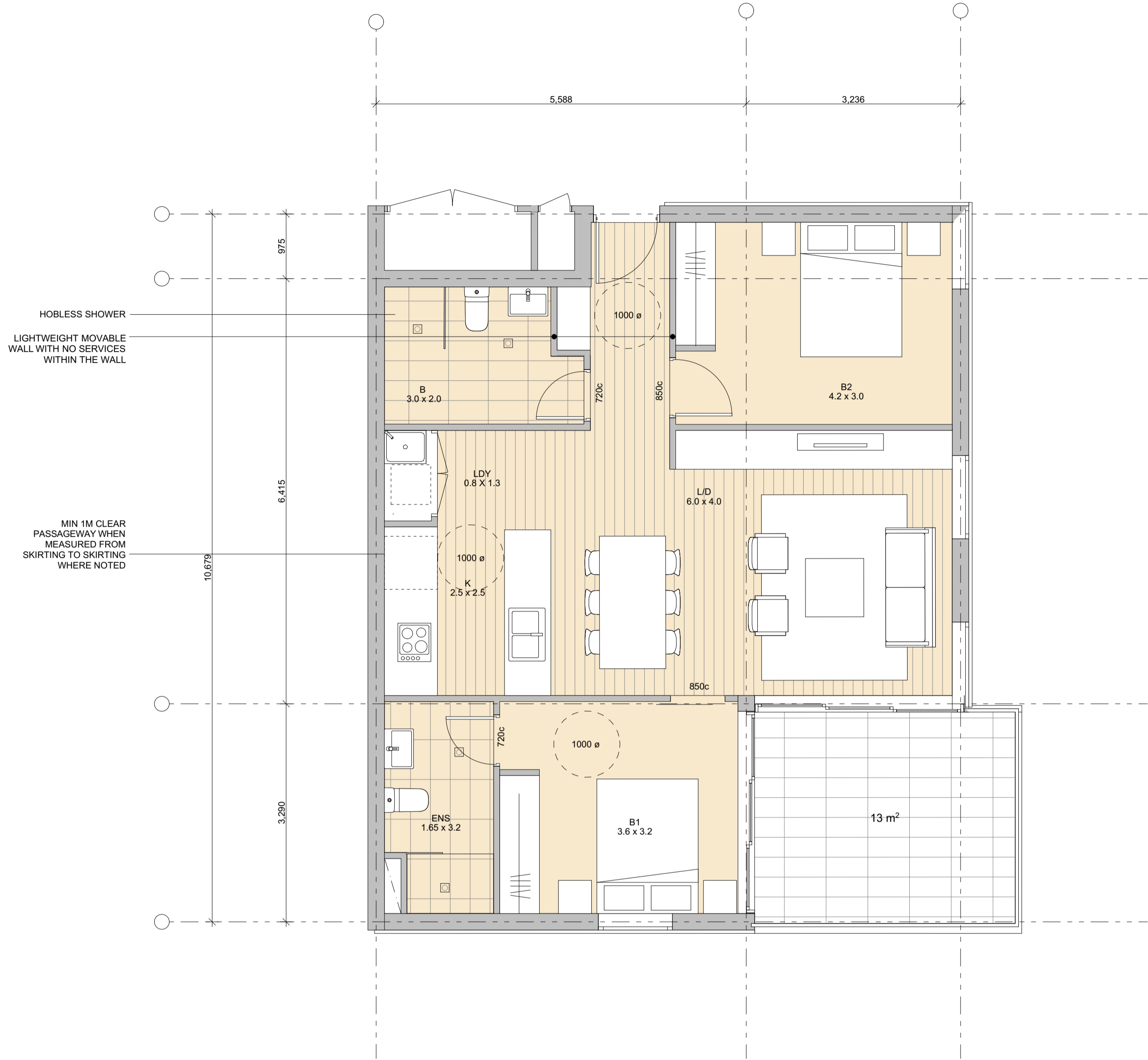
ARCHITECT
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0 1 2 5m

PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
UNIT TYPES

DRAWN
EN
SCALE
1:100 @ A1 A3@50%

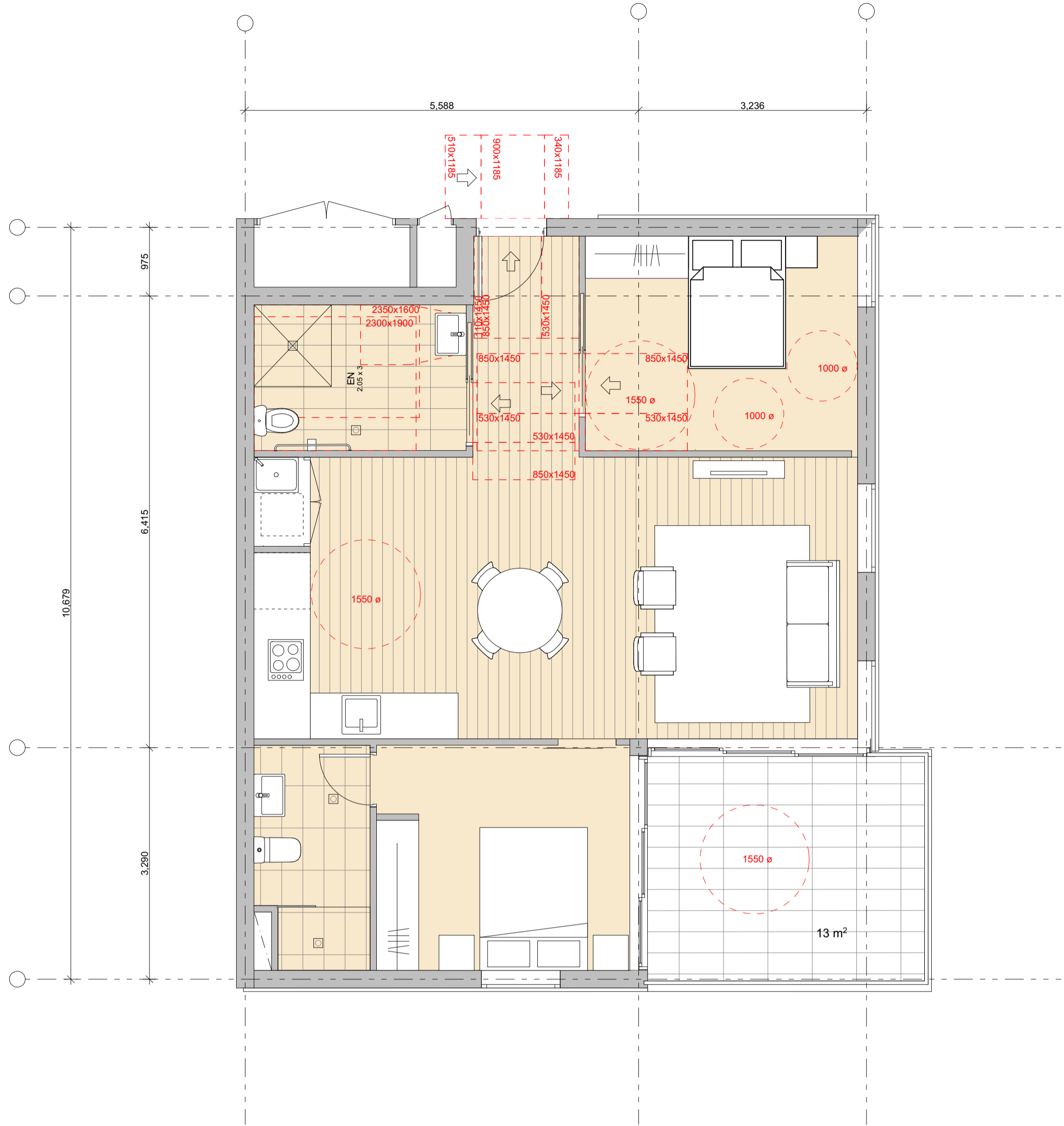


NOTE: POST ADAPTATION PLUMBING TO BE INSTALLED AND CAPPED

1 UNIT TYPE 2C PRE-ADAPTATION

1:50

UNITS 003,103, 203



1 UNIT TYPE 2C POST-ADAPTATION

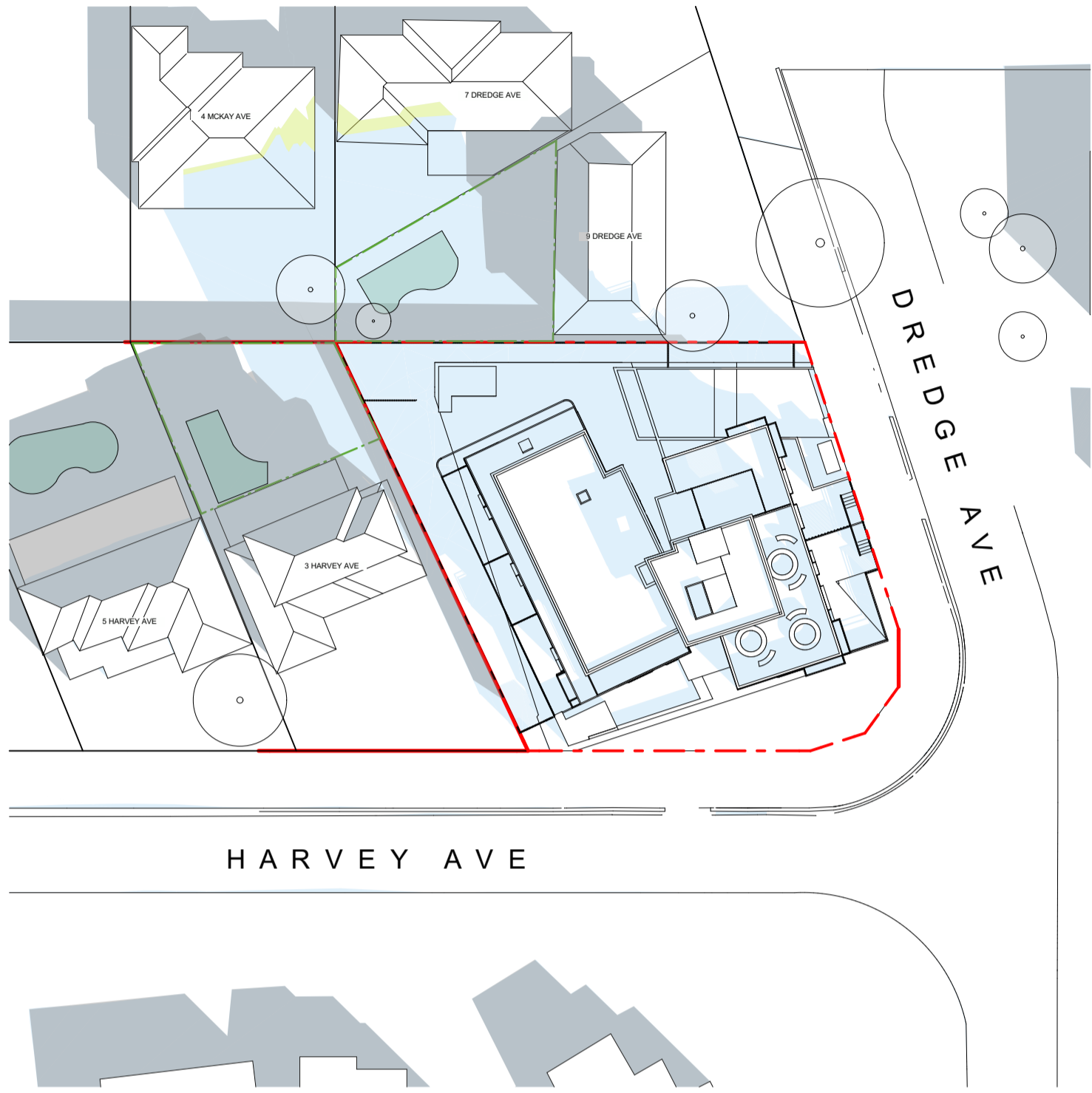
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UNITS 003,103, 203

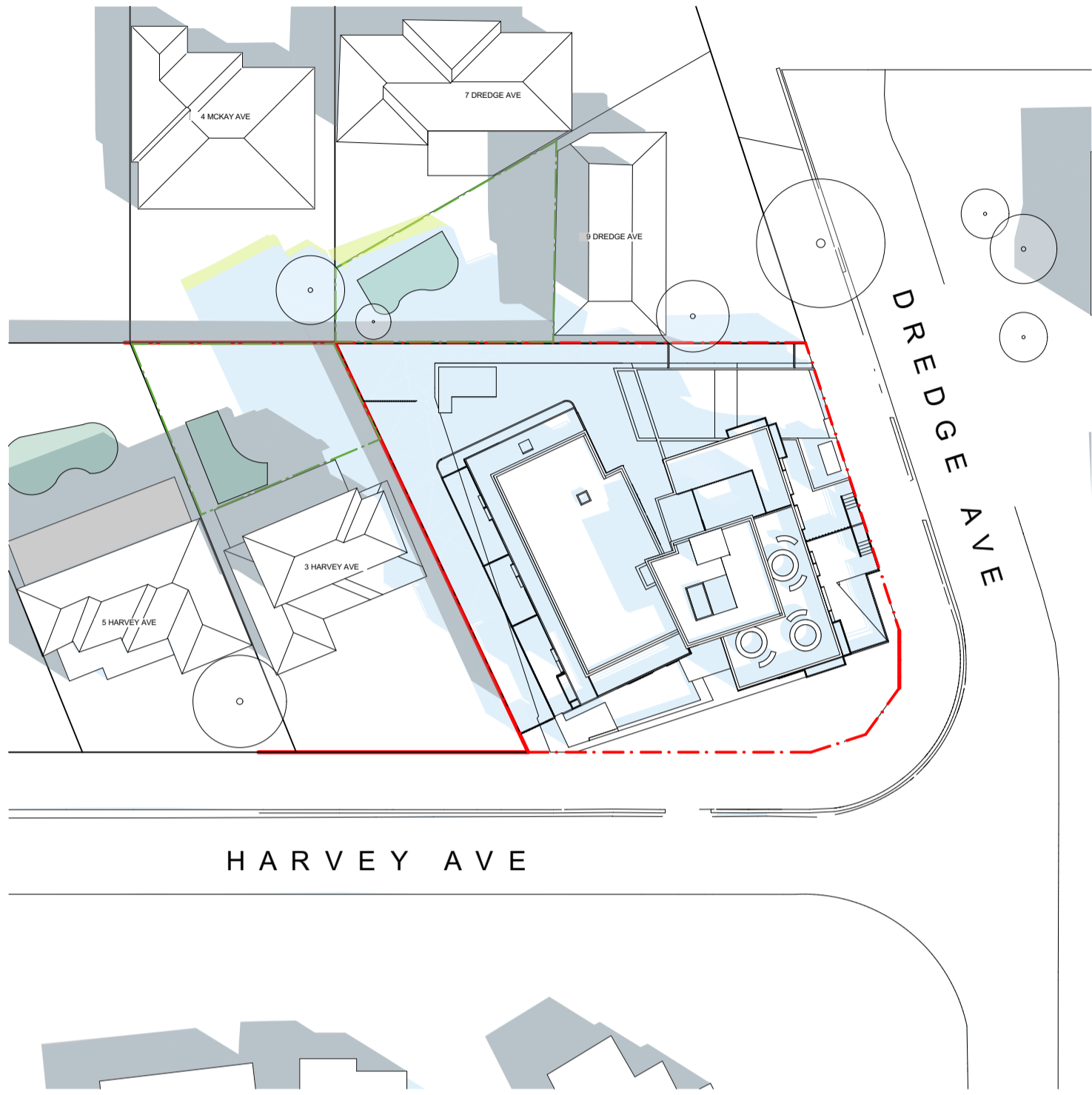
REVISION ID	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	3/02/2021

ARCHITECT
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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
MCONEX PTY LIMITED

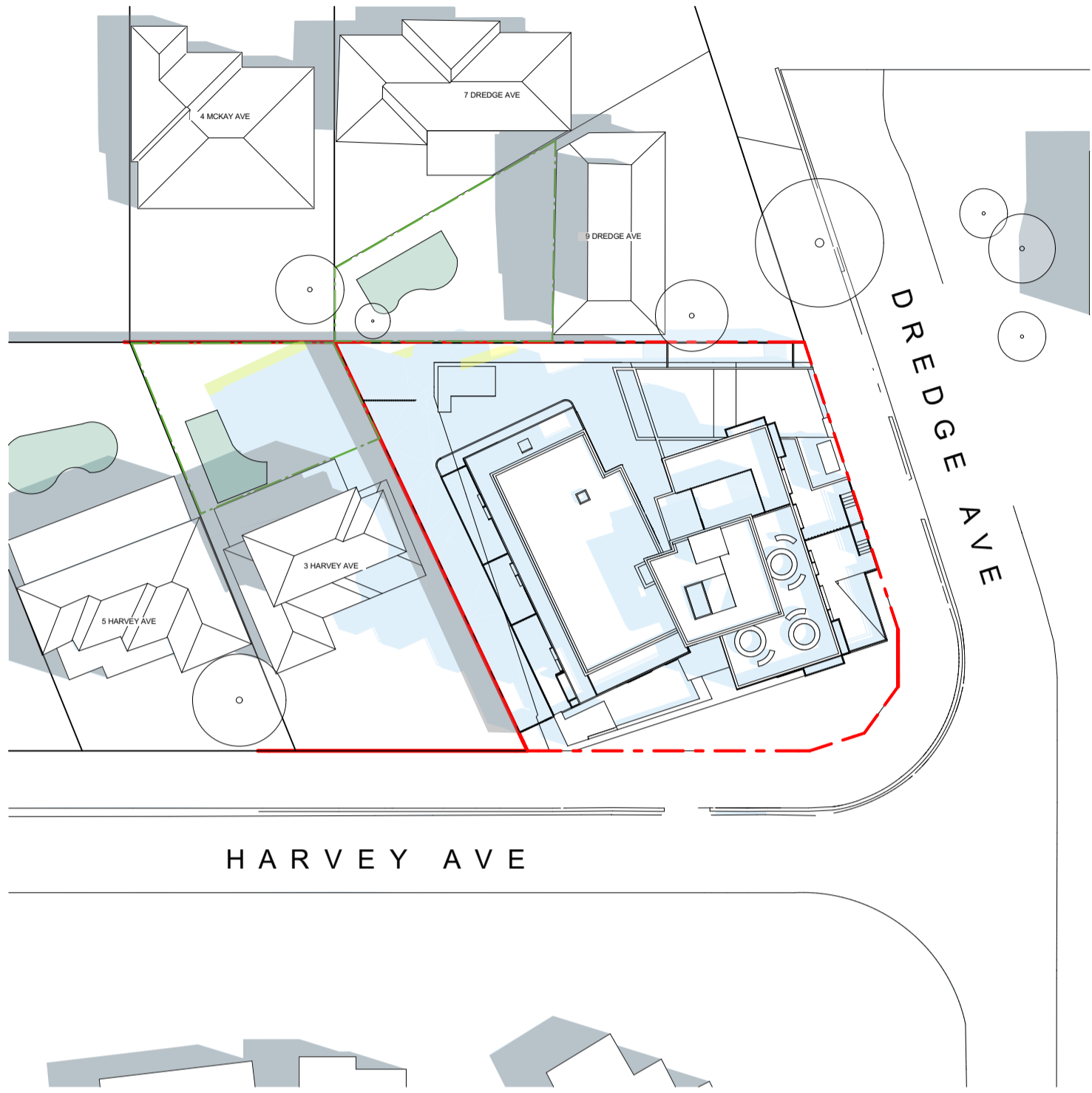
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PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
ADAPTABLE UNIT TYPE
DRAWN
EN
SCALE
1:50 @ A1
A3@50%



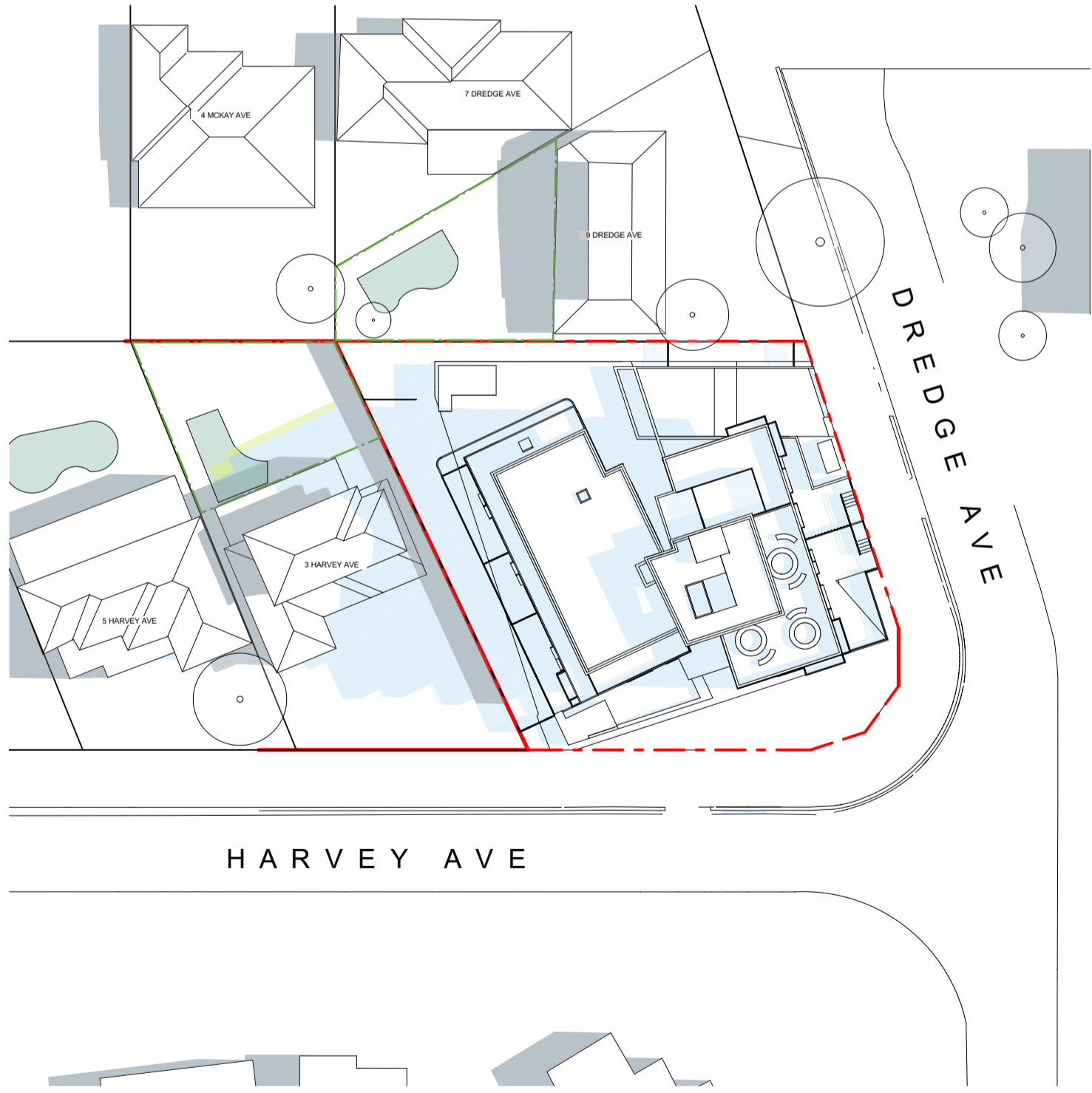
1 JUNE 21 - 9AM



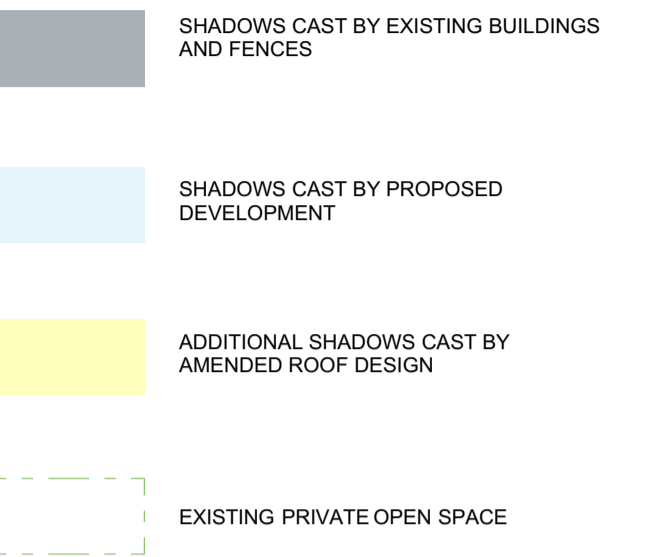
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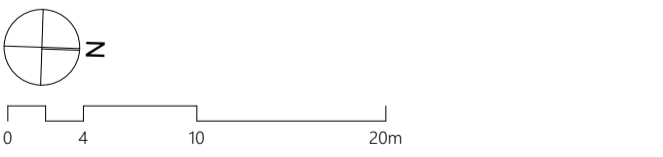
4 JUNE 21 - 12PM



REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

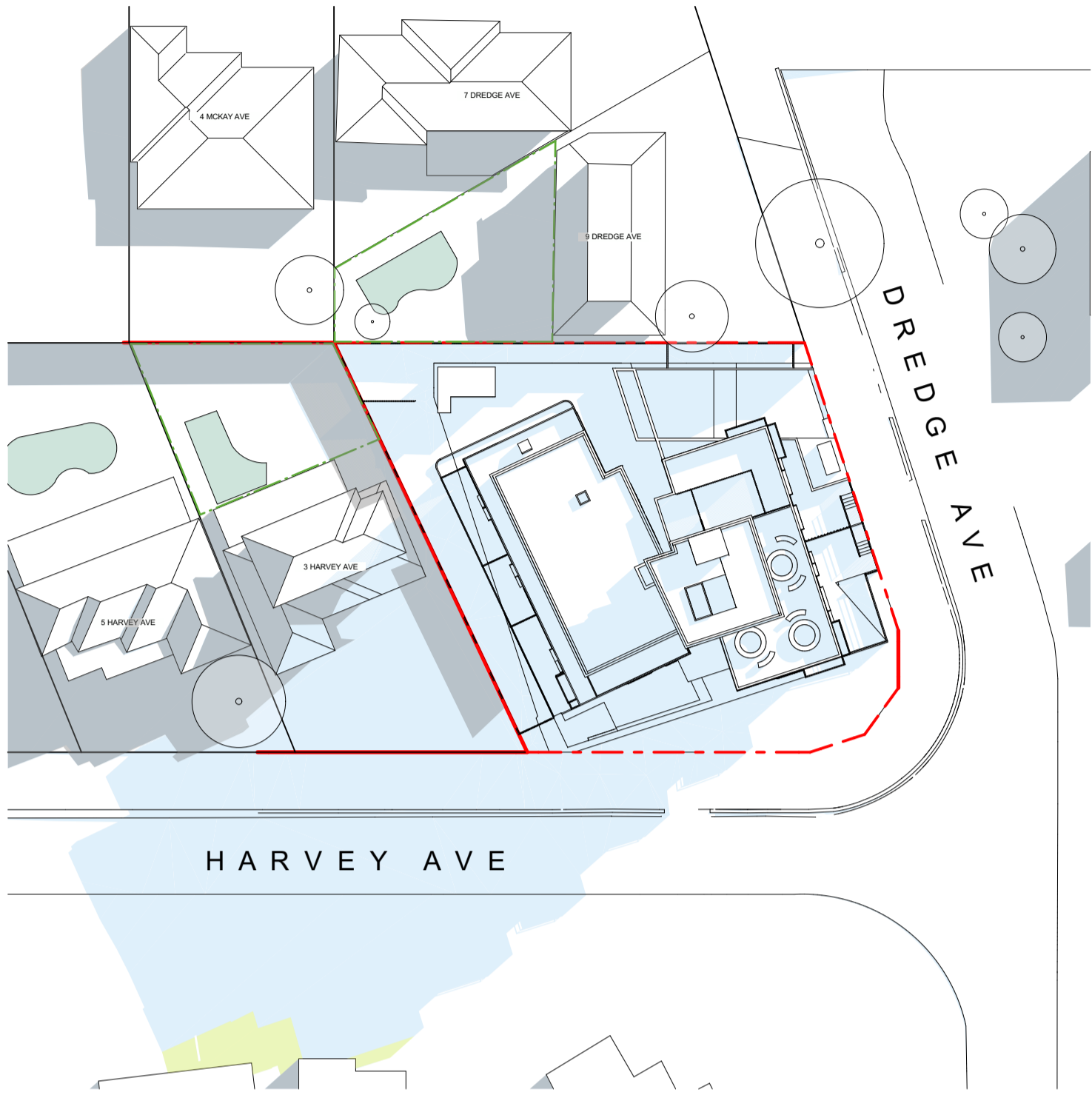
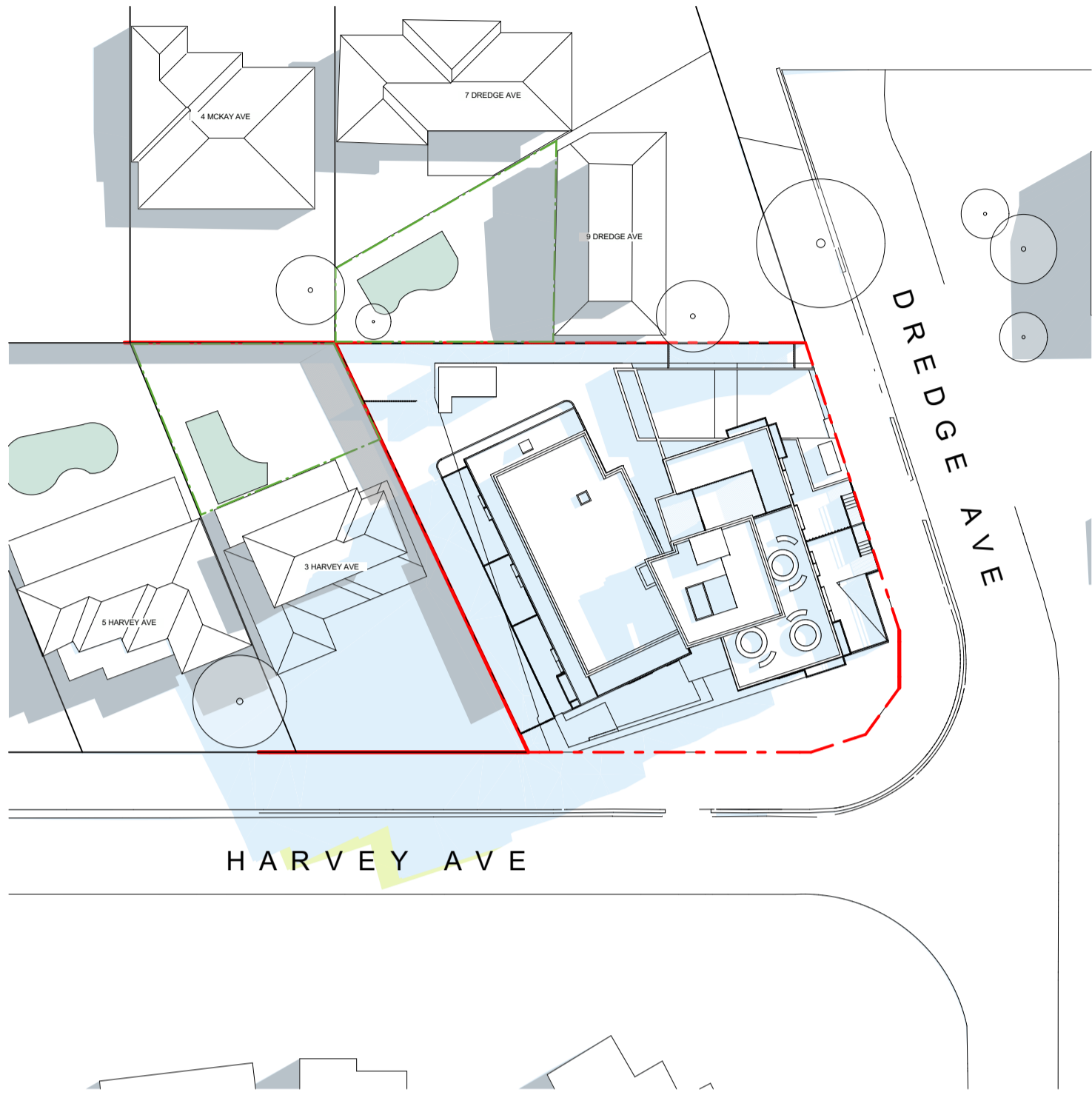
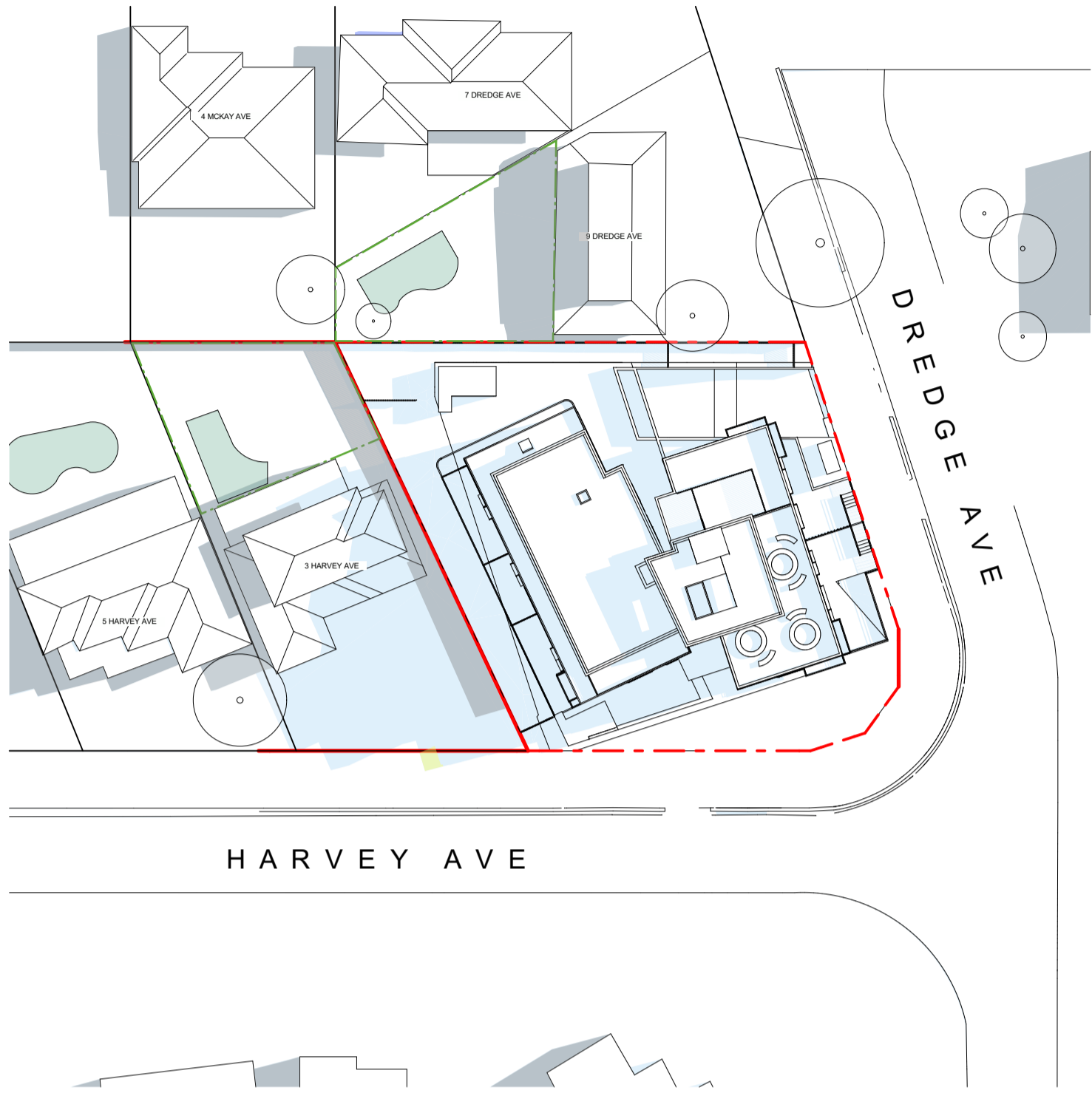
CLIENT
MCONEX PTY LIMITED



PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
DRAWN
EN
SCALE
@ A1
PROJECT STATUS
A3@50%

DEVELOPMENT APPLICATION
DRAWING TITLE
SHADOW DIAGRAMS SHEET 1 - JUNE

SHEET NO.
DA 501
REVISION
D



- SHADOWS CAST BY EXISTING BUILDINGS AND FENCES
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- ADDITIONAL SHADOWS CAST BY AMENDED ROOF DESIGN
- EXISTING PRIVATE OPEN SPACE

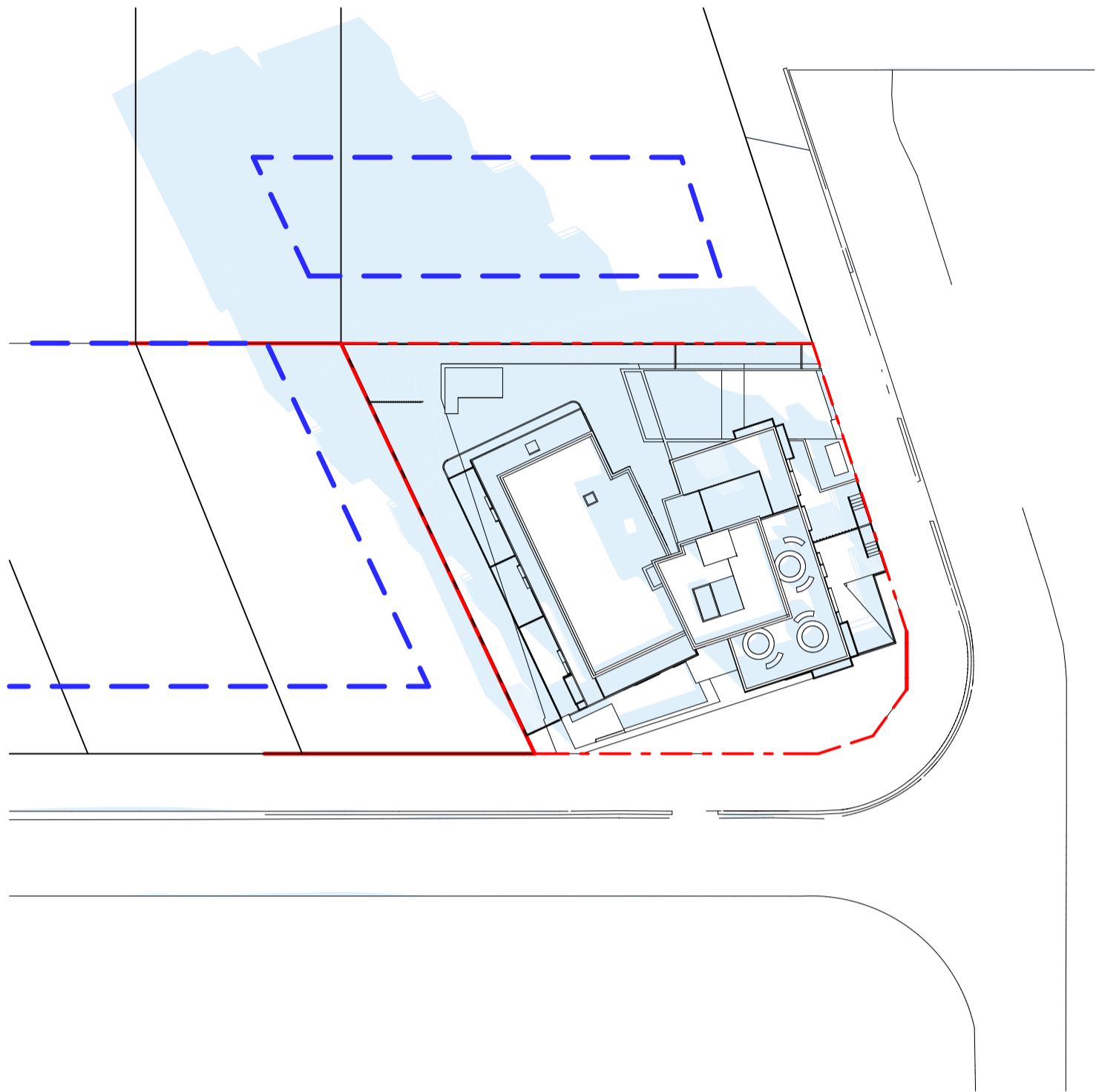
3 HARVEY AVE POS - 226SQM
9 DREDGE AVE POS - 244SQM

Jun-21 TIME	OPEN SPACE RECEIVING SUN (SQM)			
	3 HARVEY AVE (E)	3 HARVEY AVE (P)	9 DREDGE AVE (E)	9 DREDGE AVE (P)
9AM	47	0	103	0
10AM	123	49	130	23
11AM	166	74	151	151
12PM	186	140	162	162
1PM	182	179	158	158
2PM	166	166	147	147
3PM	125	125	129	129
COMPLIANT WITH DCP REQ	Y	Y	Y	Y

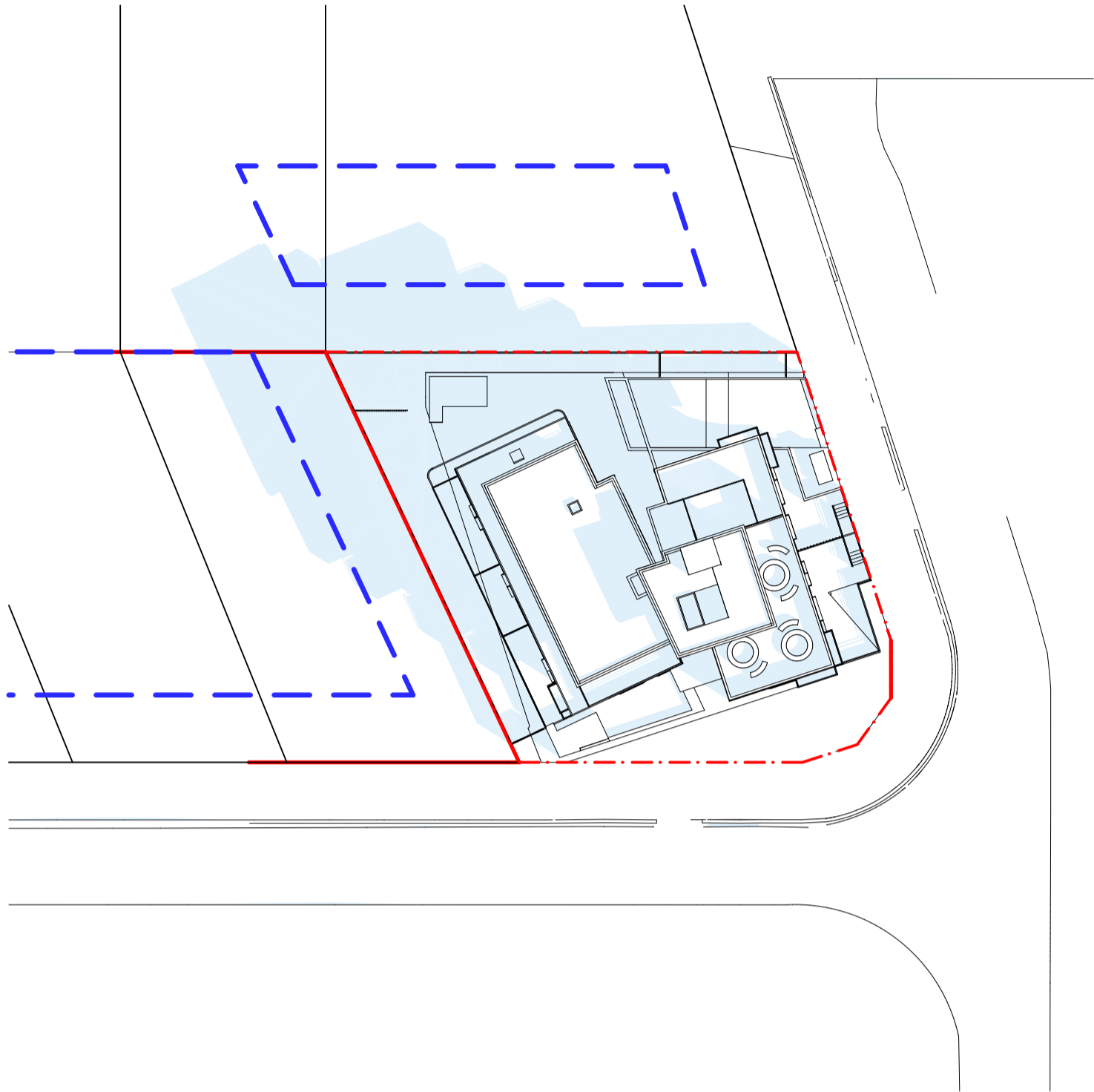
50% SOLAR ACCESS
NO SOLAR ACCESS
(E) EXISTING
(P) PROPOSED

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

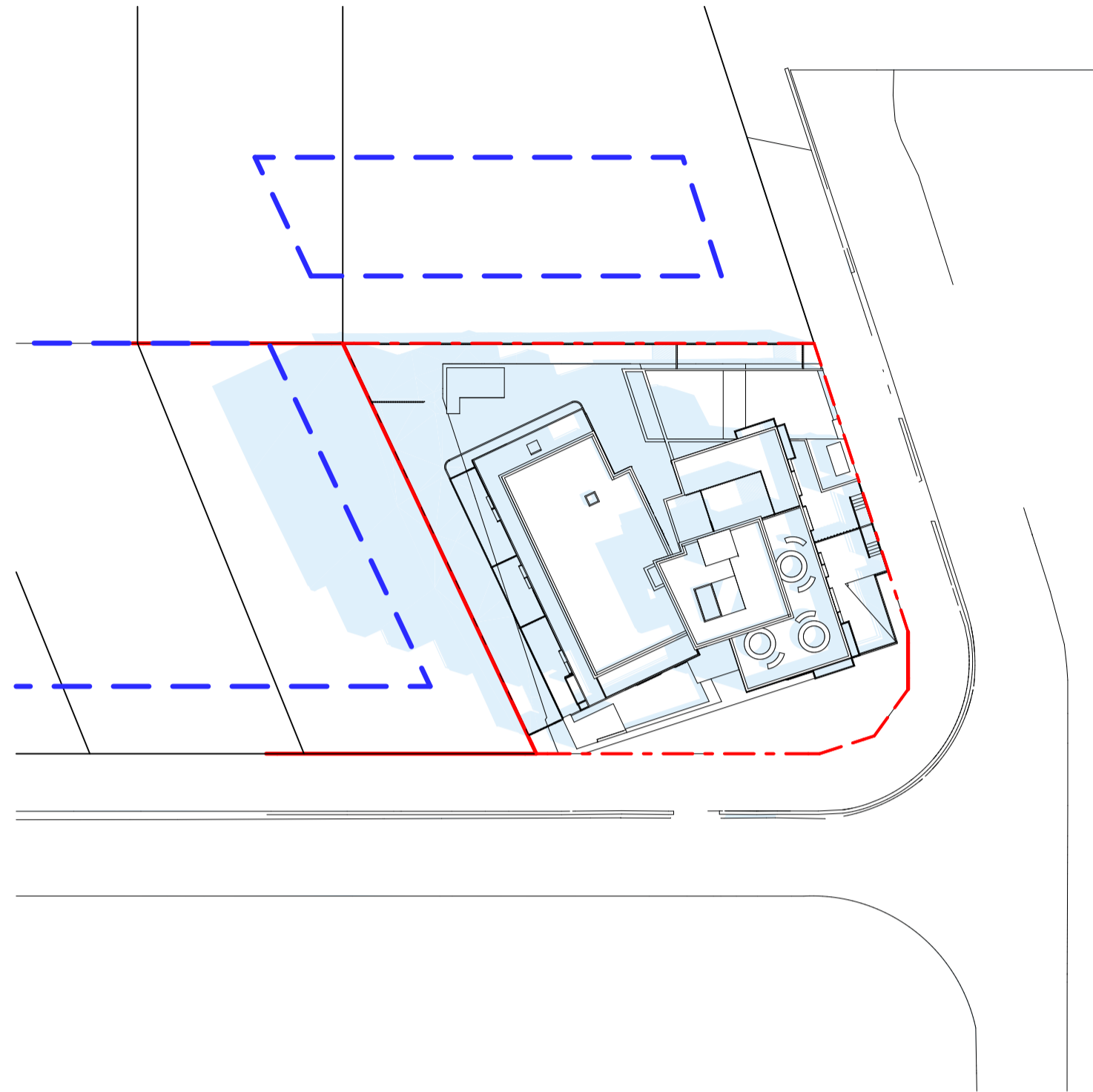
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FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
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MCONEX PTY LIMITED



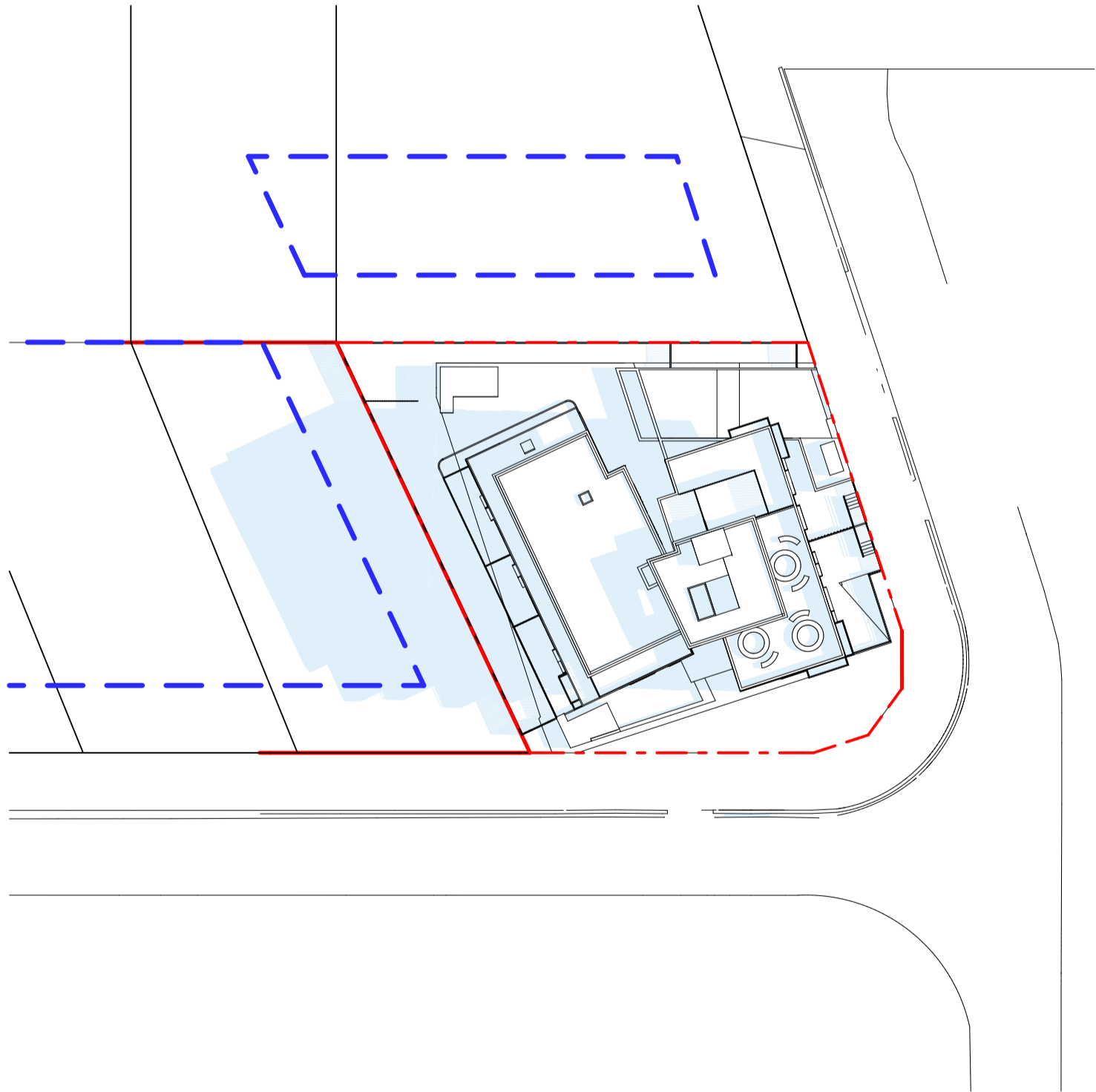
1 JUNE 21 - 9AM



2 JUNE 21 - 10 AM



3 JUNE 21 - 11 AM

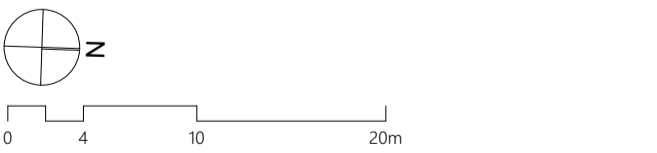


4 JUNE 21 - 12PM

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

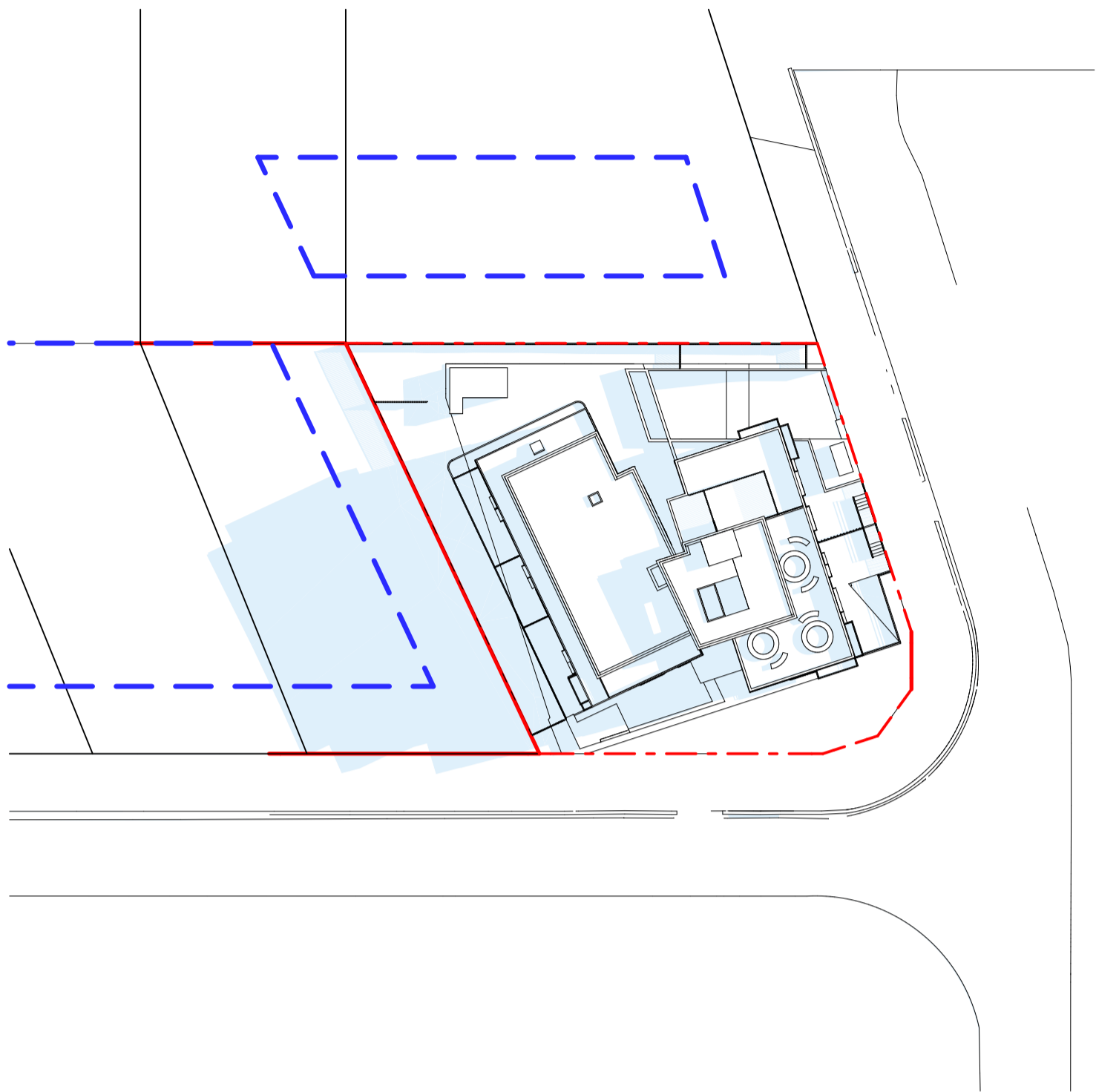
ARCHITECT
FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
MCONEX PTY LIMITED

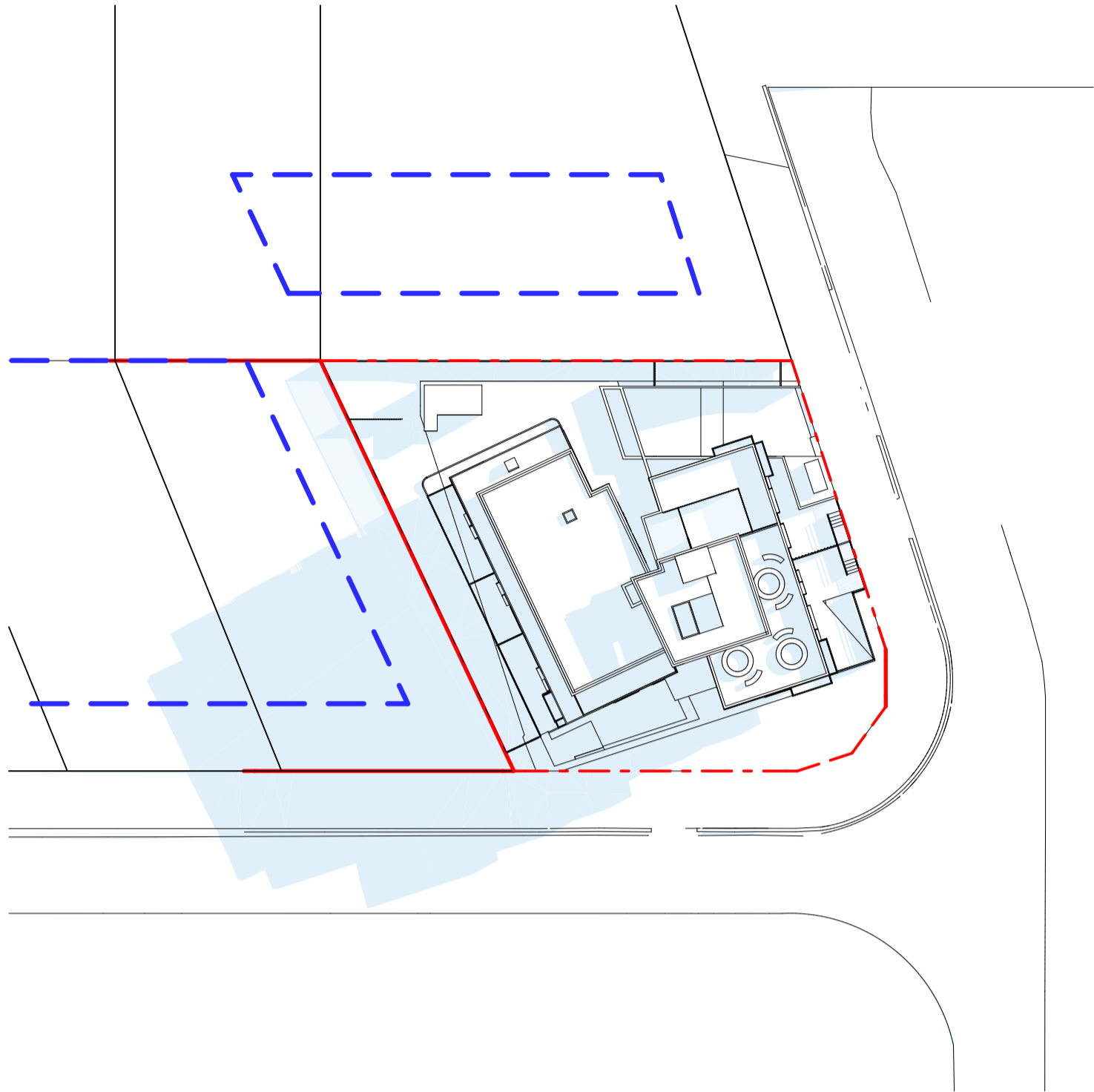


PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
DRAWN
EN
SCALE
@ A1
PROJECT STATUS
A3@50%

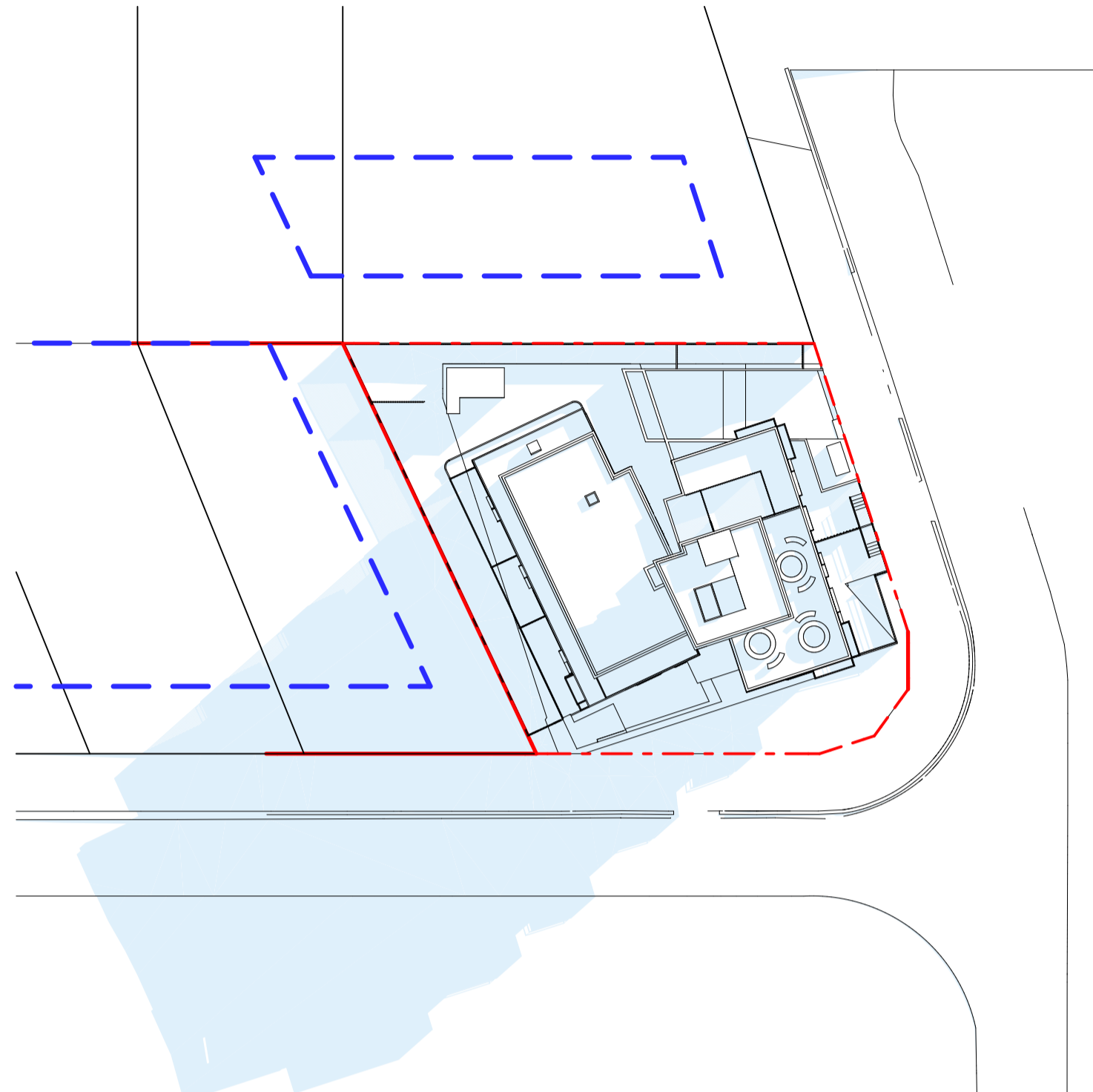
DEVELOPMENT APPLICATION
DRAWING TITLE
SHADOW DIAGS - JUNE (POTENTIAL FUTURE)



1 JUNE 21 - 1PM



2 JUNE 21 - 2PM

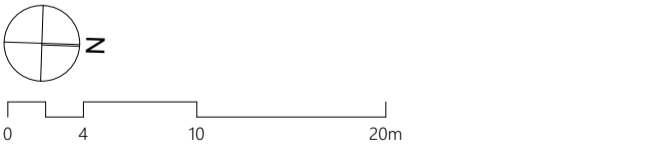


3 JUNE 21 - 3PM

POTENTIAL FUTURE
BUILDING ENVELOPE

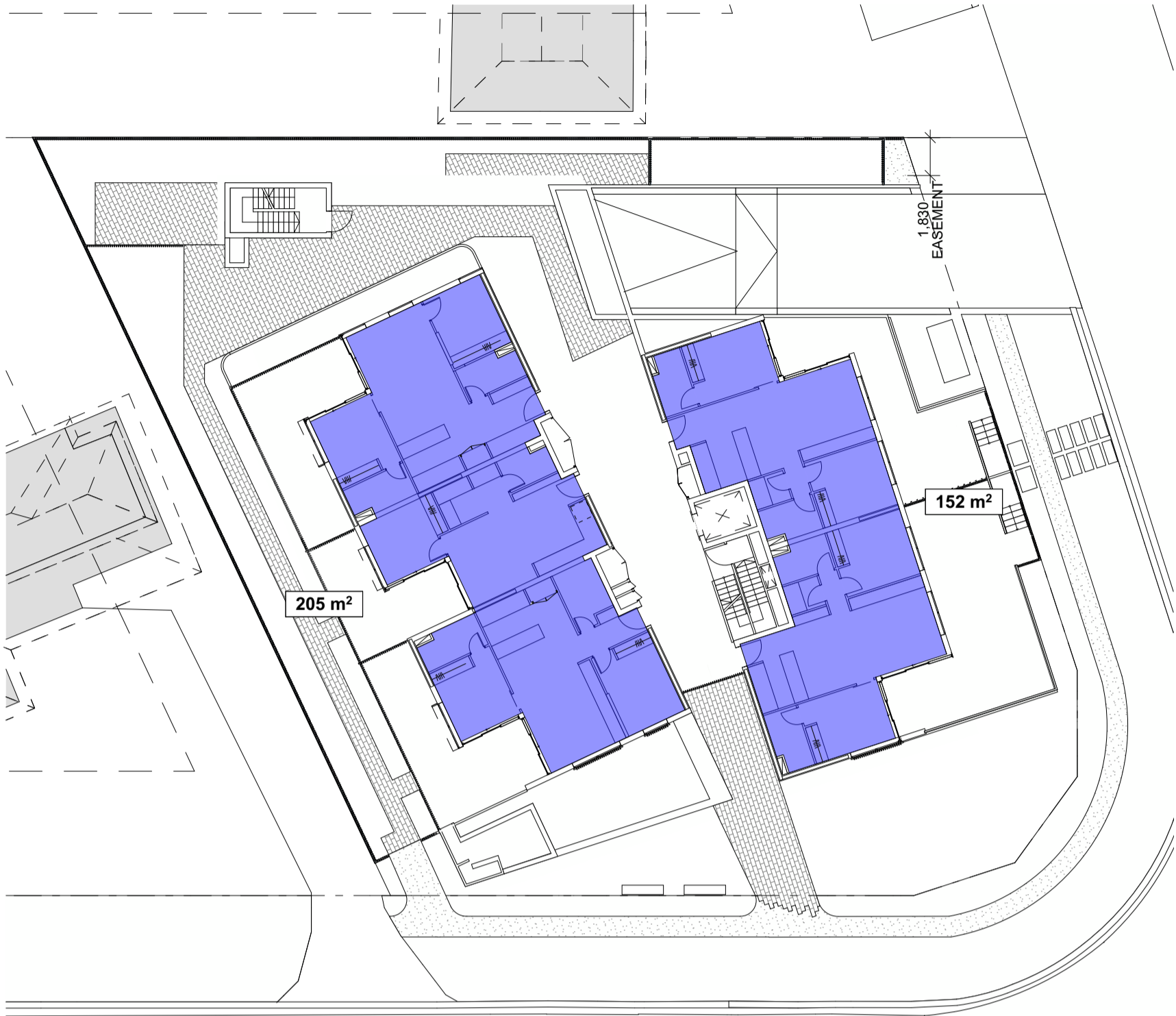
REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT
FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
MCONEX PTY LIMITED

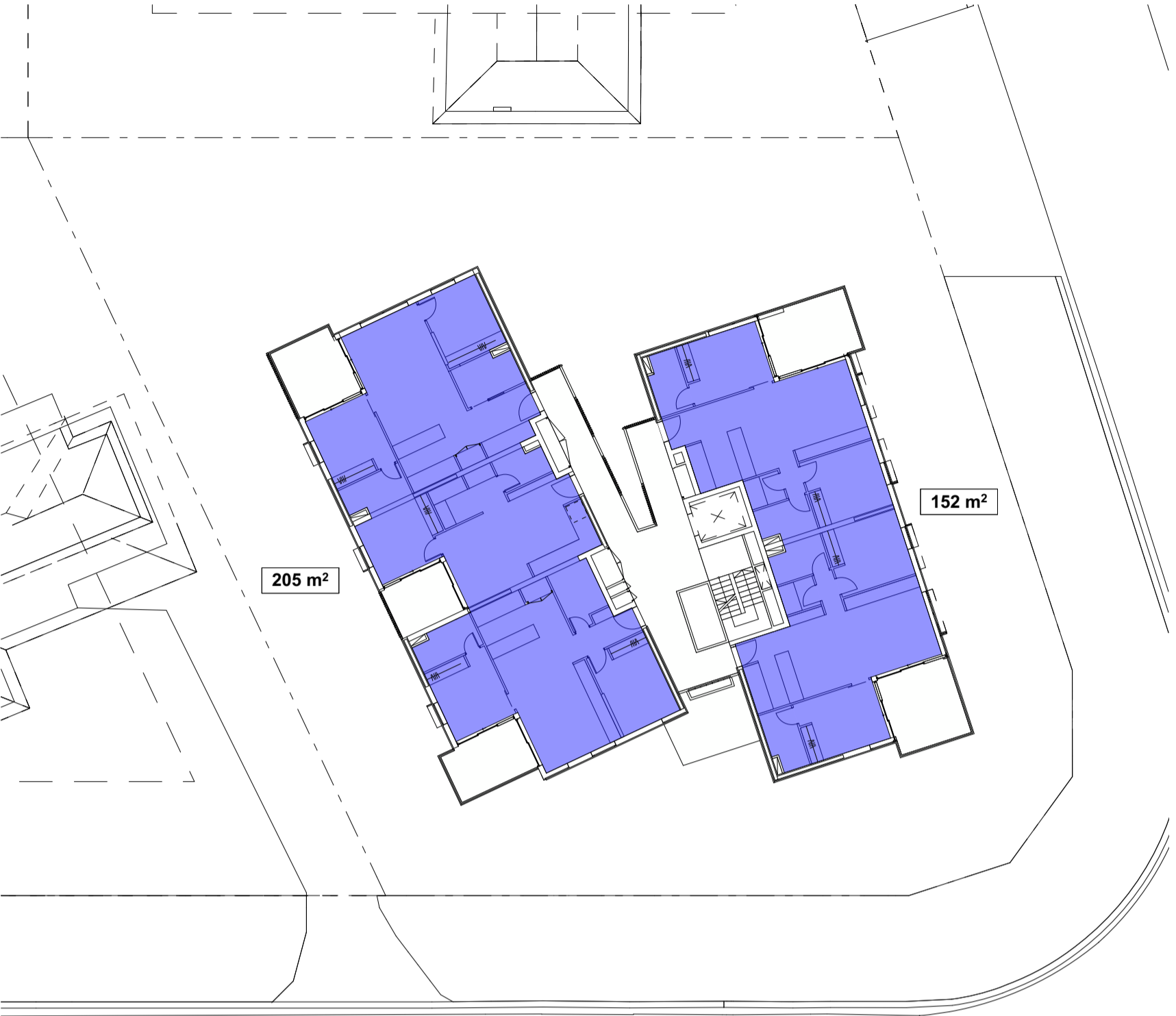


PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SHADOW DIAGS - JUNE (POTENTIAL FUTURE)

DRAWN EN SCALE @ A1	A3@50%
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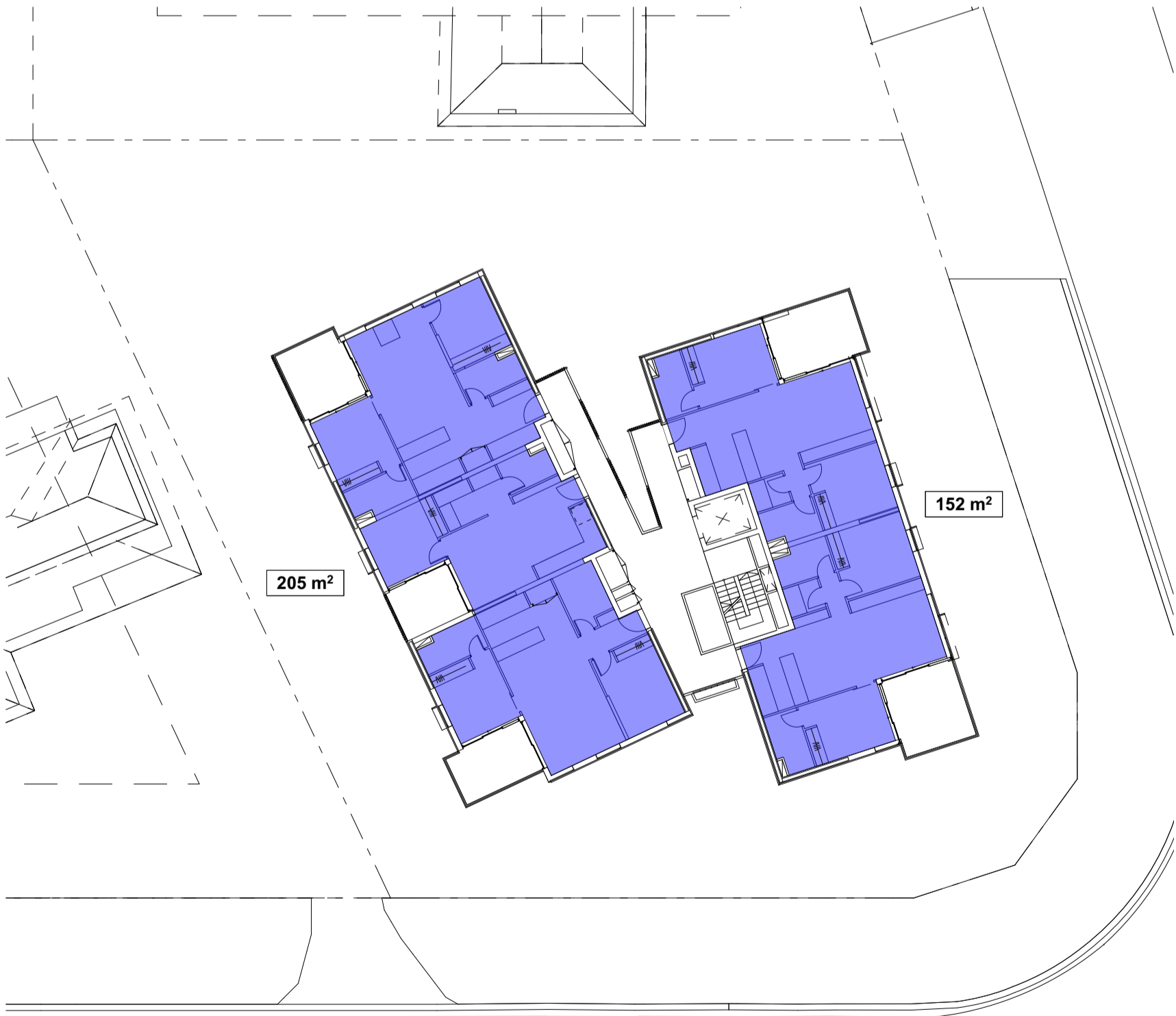
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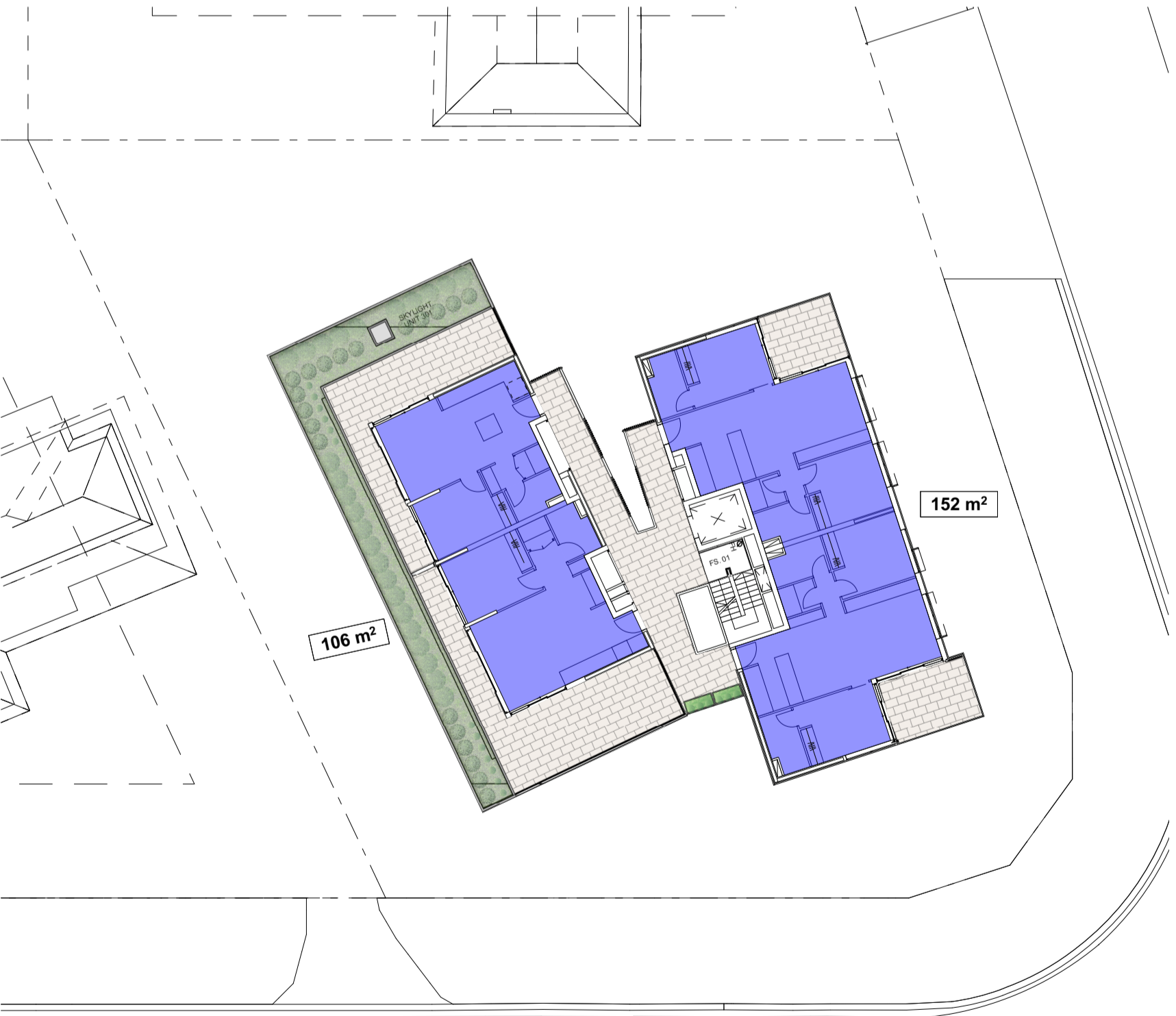
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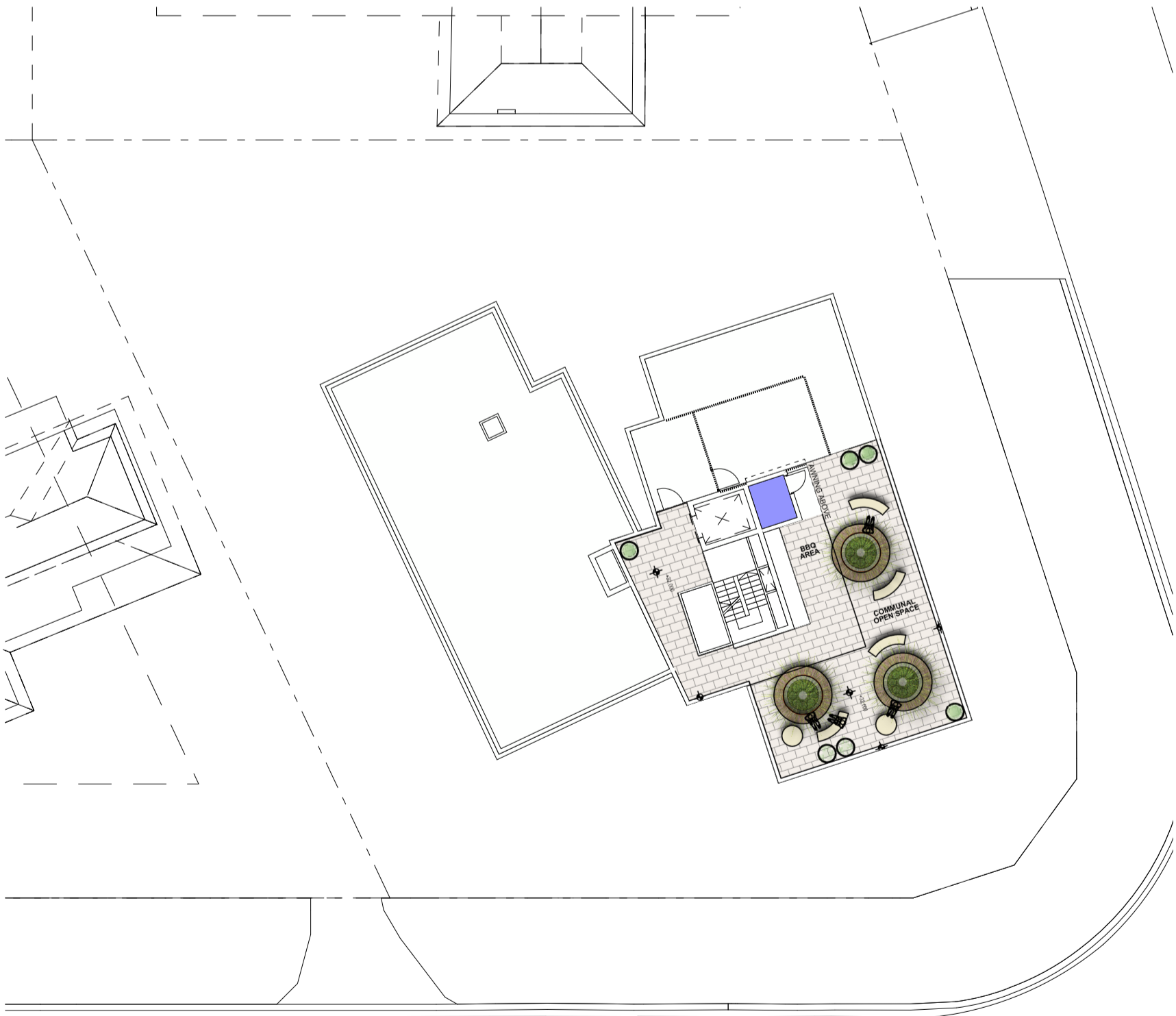
3 LEVEL 02



4 LEVEL 03



5 LEVEL 04



6 LEVEL 05

SITE ARE 1405.8m²

GFA	
LEVEL	TOTAL m²
GROUND	357
LEVEL 01	357
LEVEL 02	357
LEVEL 03	357
LEVEL 04	258
LEVEL 05	4
	1,690 m²

PROPOSED GFA = 1690 m²
PROPOSED FSR = 1.2:1

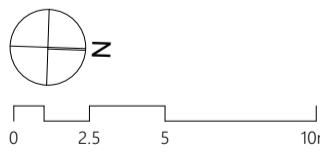
PERMITTED
GFA : 1686.96 m²
FSR : 1.2 : 1

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

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

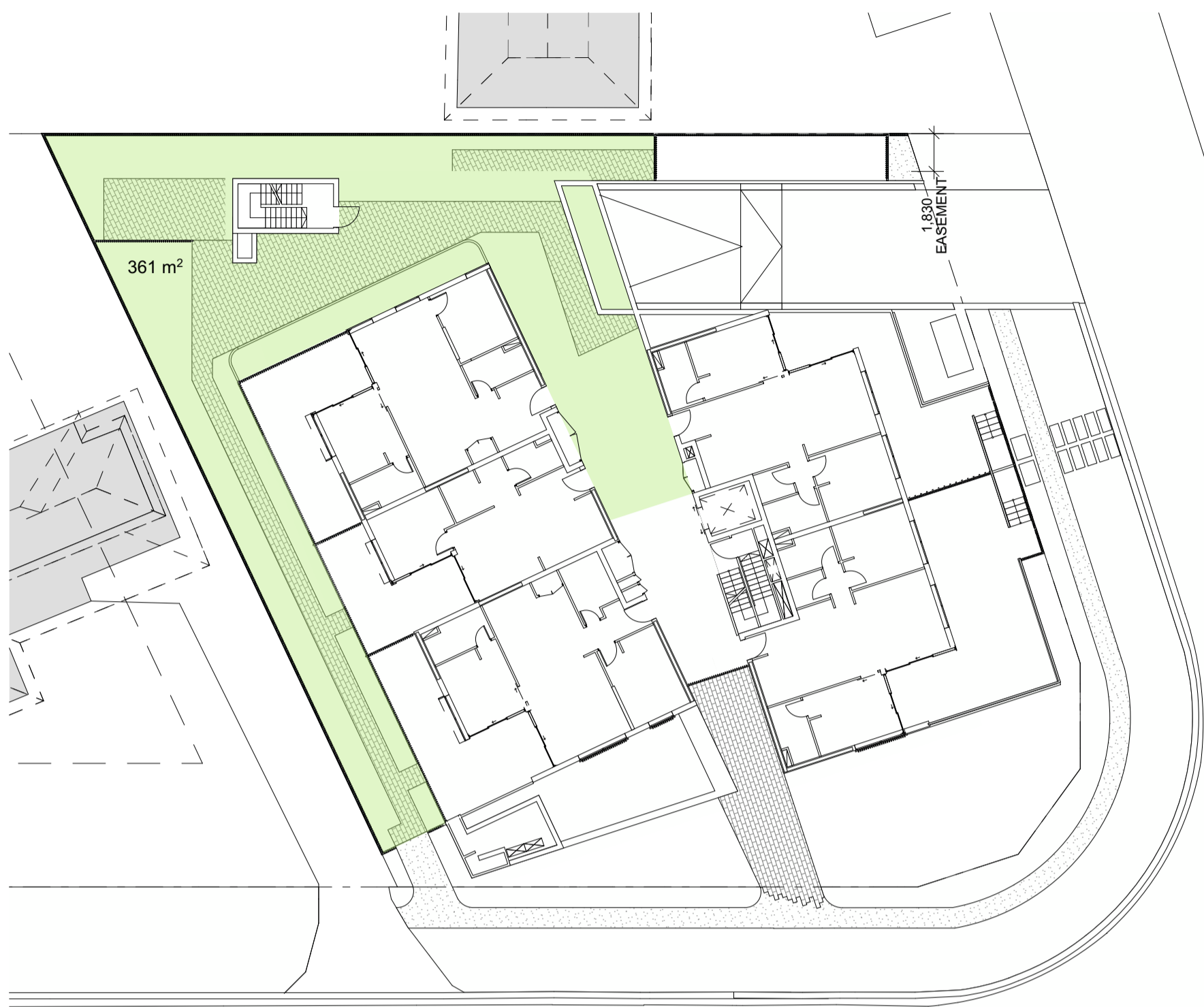
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FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SUNNY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
MCONEX PTY LIMITED

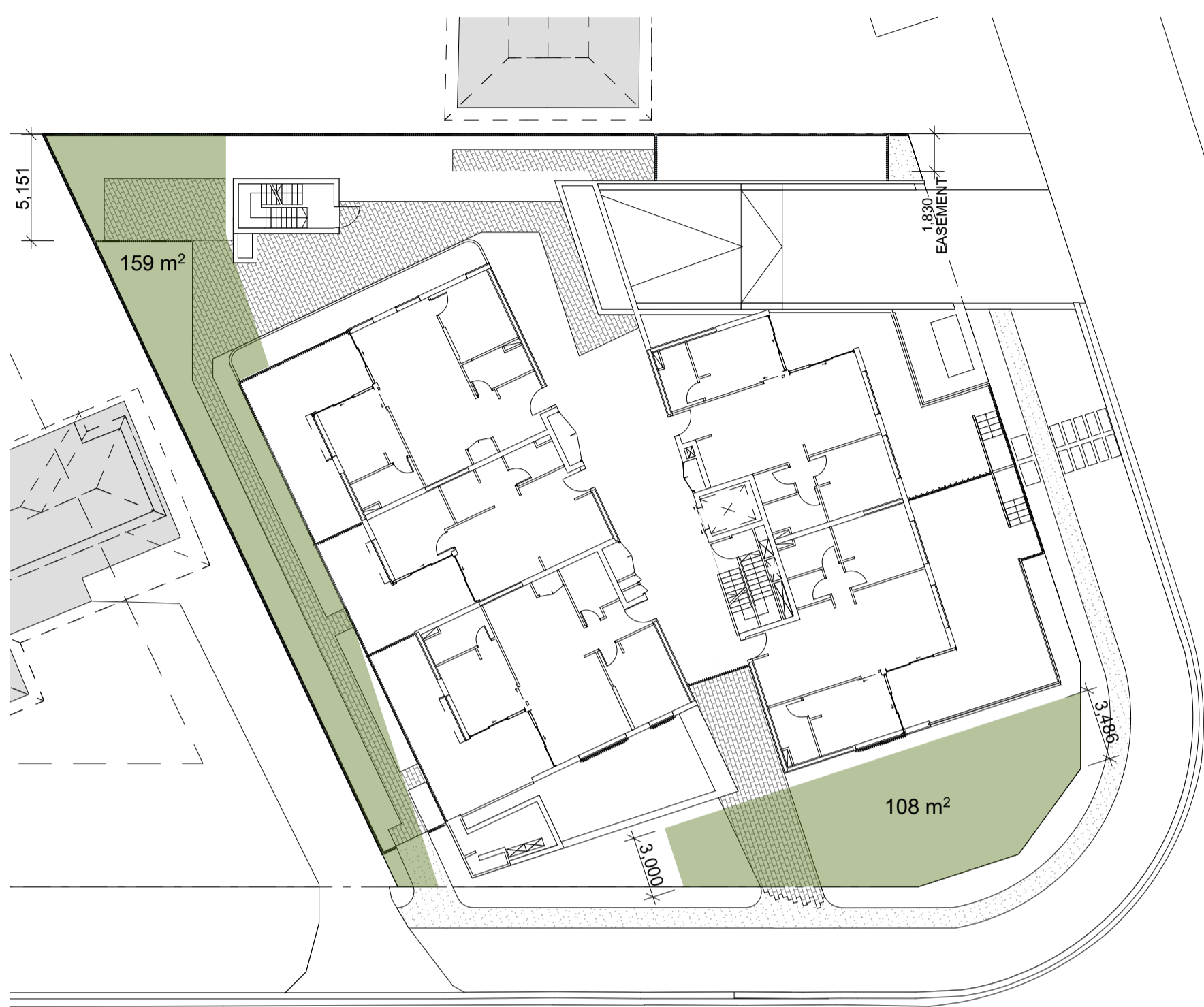


PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
GFA DIAGRAMS

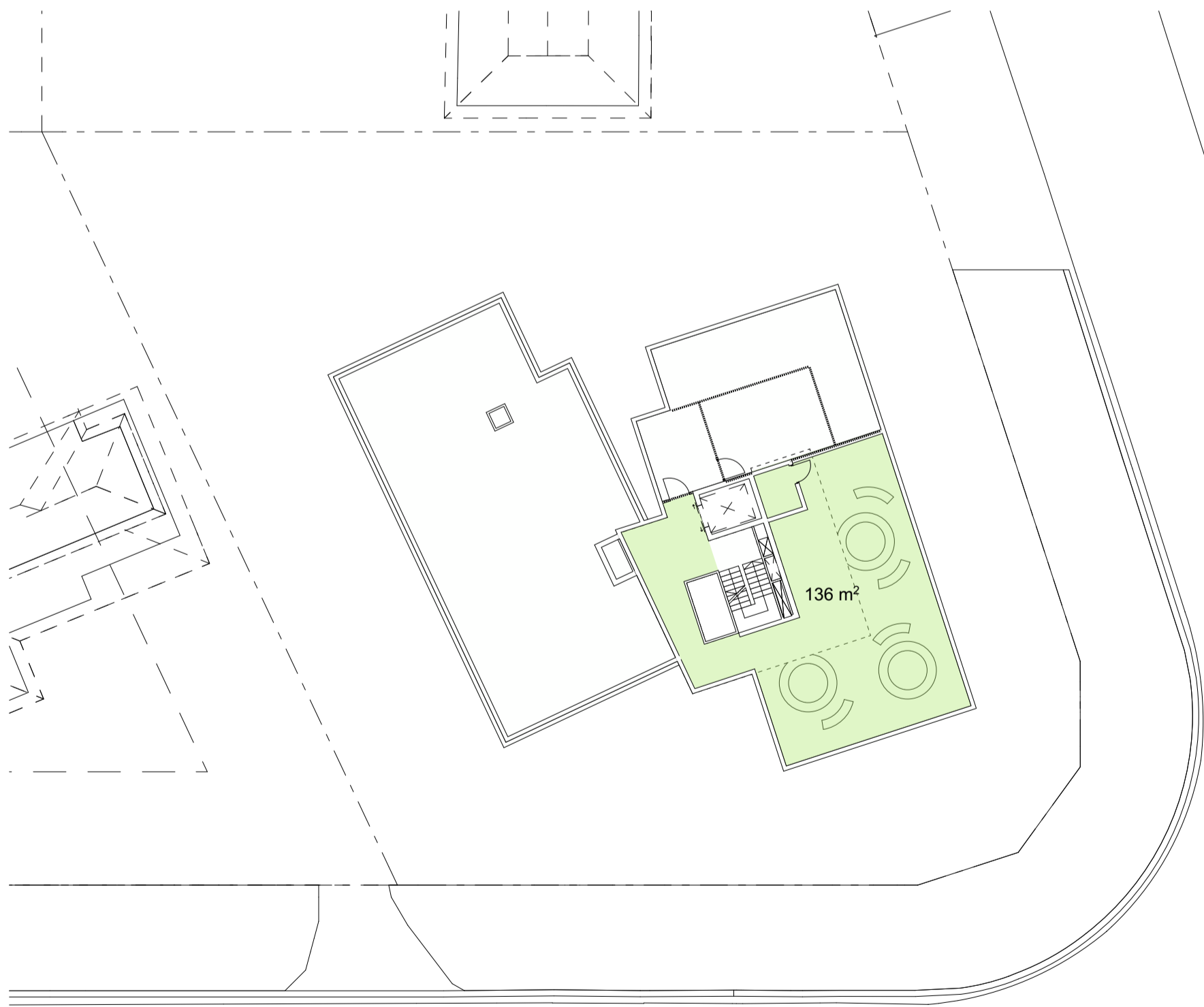
SHEET NO.	REVISION
DA 601	D



1 GROUND FLOOR



2 GROUND FLOOR



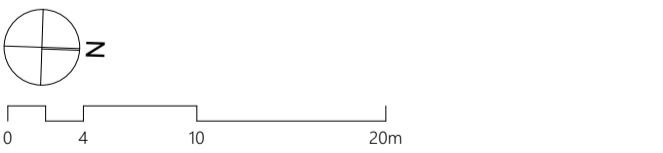
3 LEVEL 05

SITE AREA	1405.8m²
COMMUNAL OPEN SPACE	
COMMUNAL OPEN SPACE (ADG): outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only or to the public.	
COMMUNAL OPEN SPACE AREA	361m²
GROUND FLOOR	136m²
LEVEL 05	
TOTAL %	35.4%
MIN. REQ.	25%
DEEP SOIL ZONE	
DEEP SOIL ZONE (ADG): area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 3m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.	
DEEP SOIL AREA	267m²
GROUND FLOOR	
LEVEL 05	
WIDTH > 3M	17.5%
WIDTH < 3M	1.5%
TOTAL %	19%
MIN. REQ.	7%

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

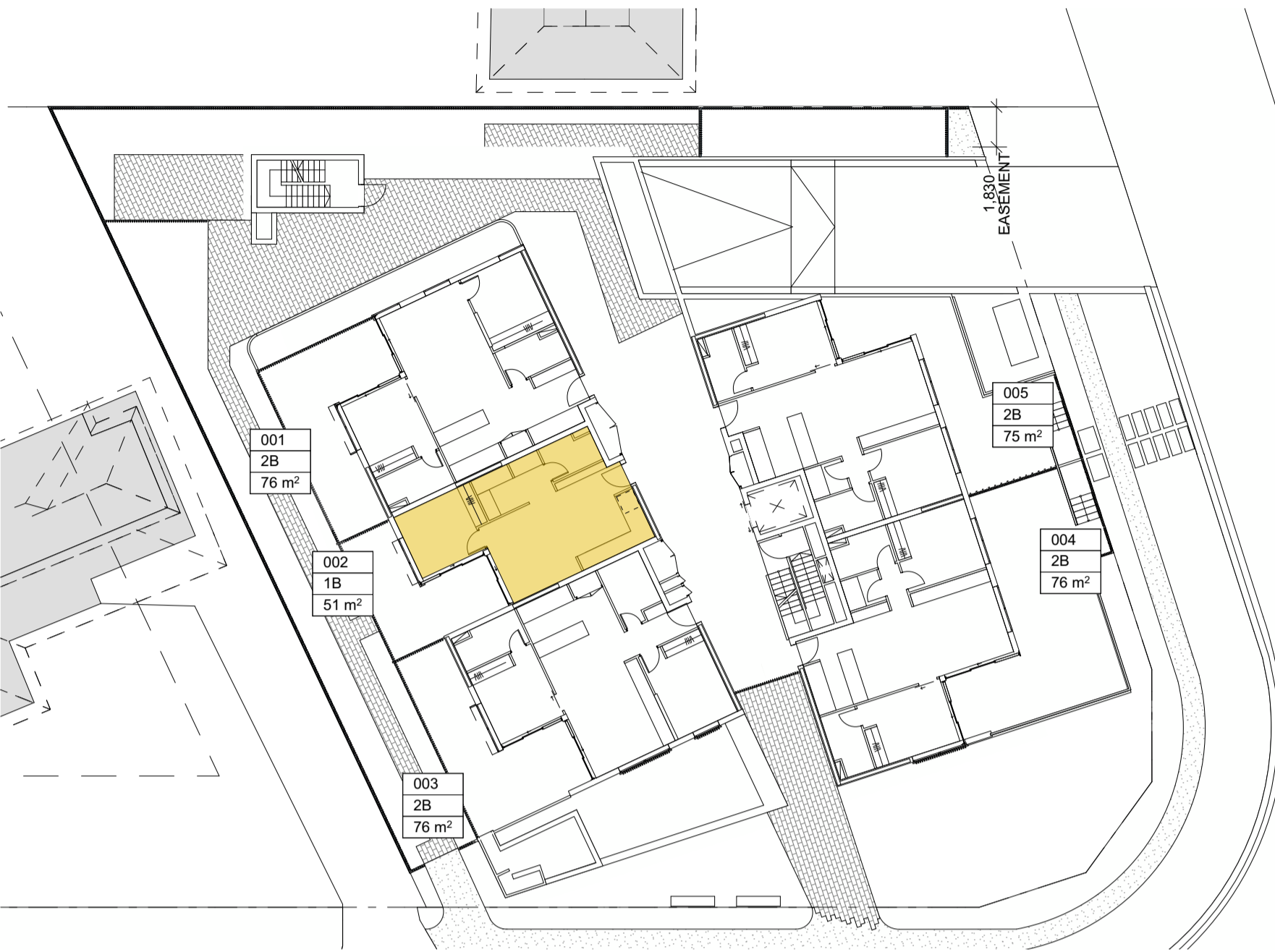
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FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

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MCONEX PTY LIMITED

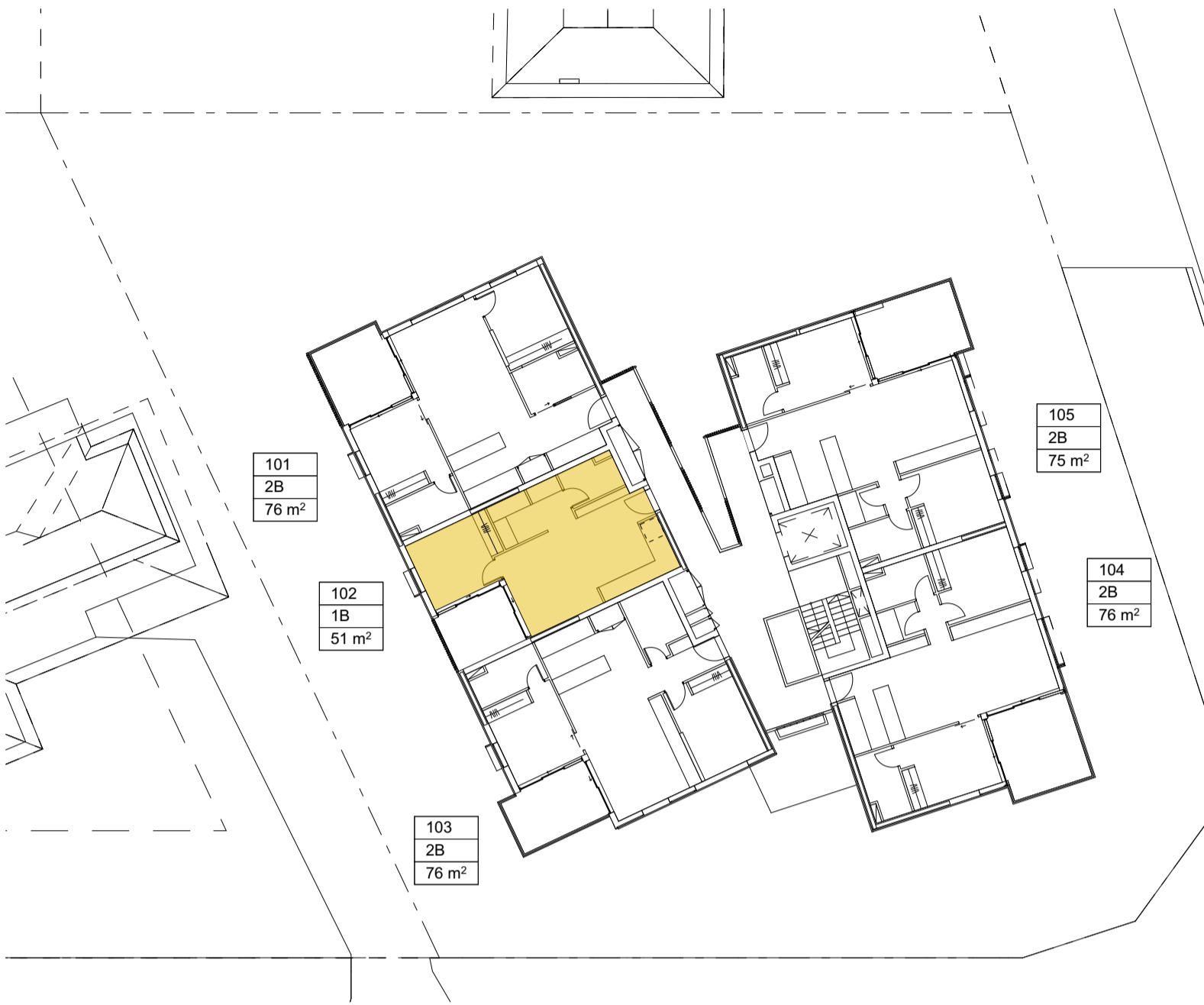


PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
DRAWN
EN
SCALE
@ A1
PROJECT STATUS
A3@50%

DEVELOPMENT APPLICATION
DRAWING TITLE
LANDSCAPE DIAGRAMS



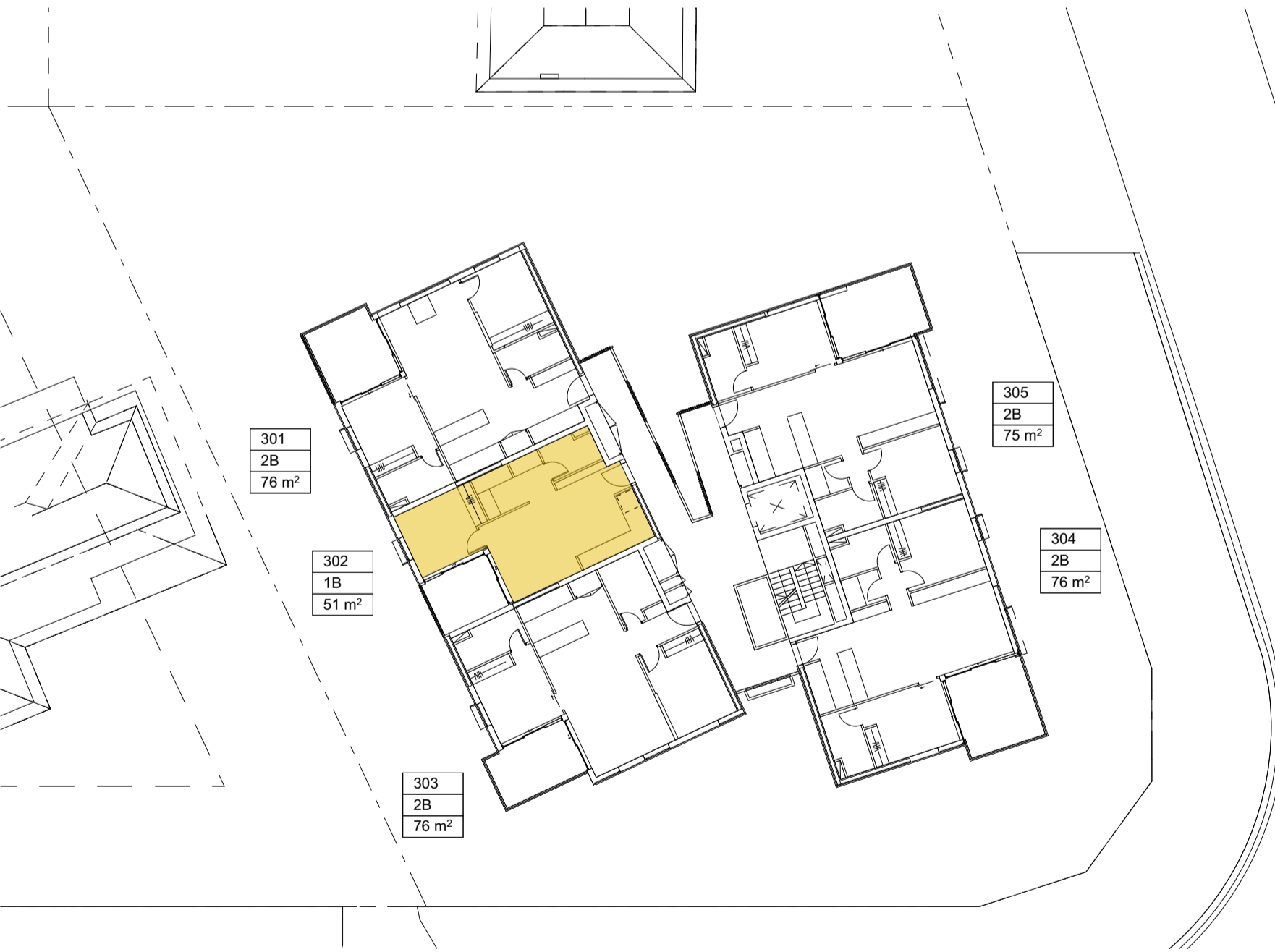
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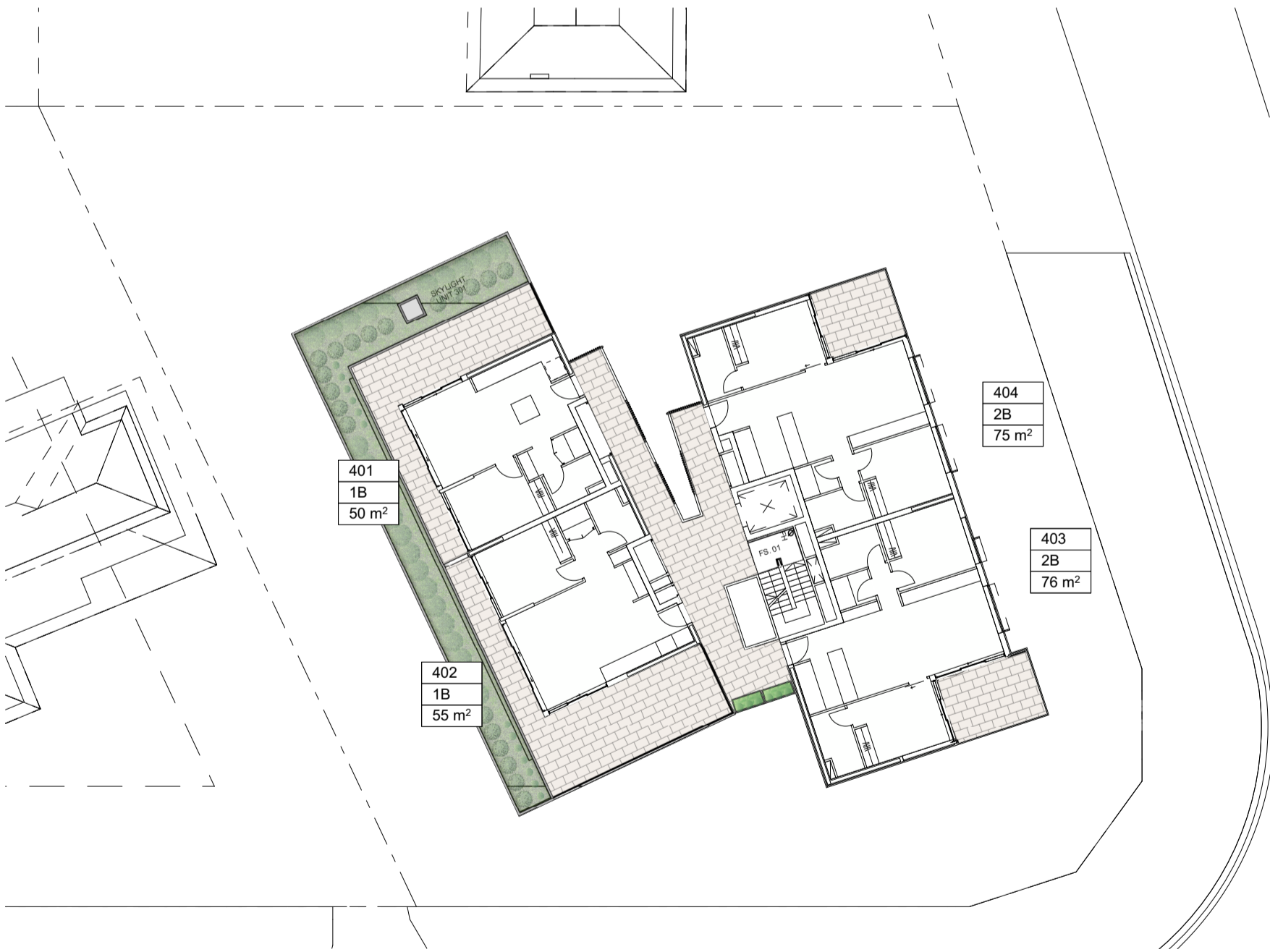
2 LEVEL 01



3 LEVEL 02



4 LEVEL 03



5 LEVEL 04

SOUTH FACING
APARTMENTS

SOUTH FACING	
LEVEL	SOUTH FACING
GROUND	1
LEVEL 01	1
LEVEL 02	1
LEVEL 03	1
	4

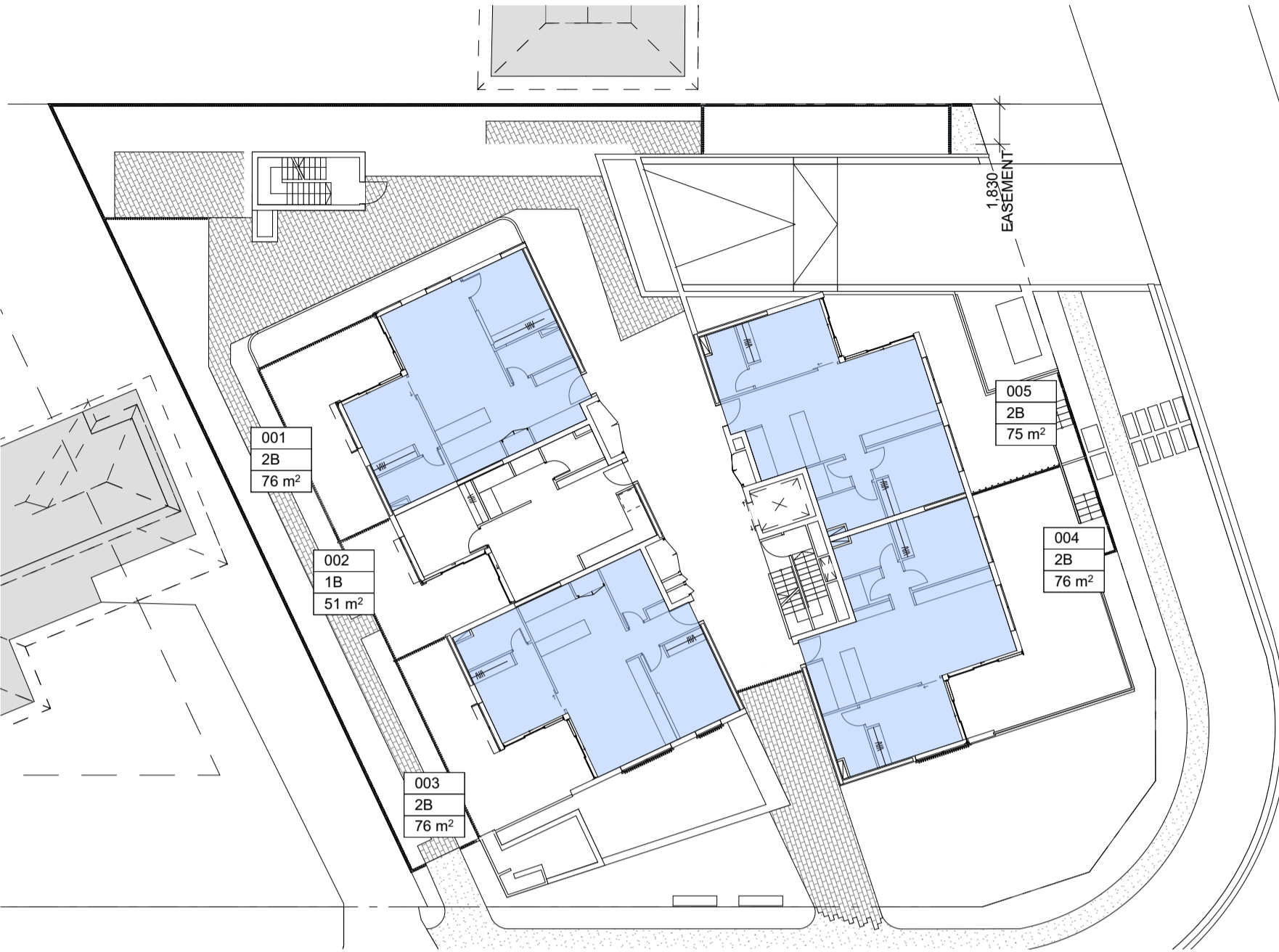
NO. OF UNITS 24
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NO SUNLIGHT ACCESS % 16%
MAXIMUM REQUIREMENT 15%

REVISION ID	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	3/02/2021

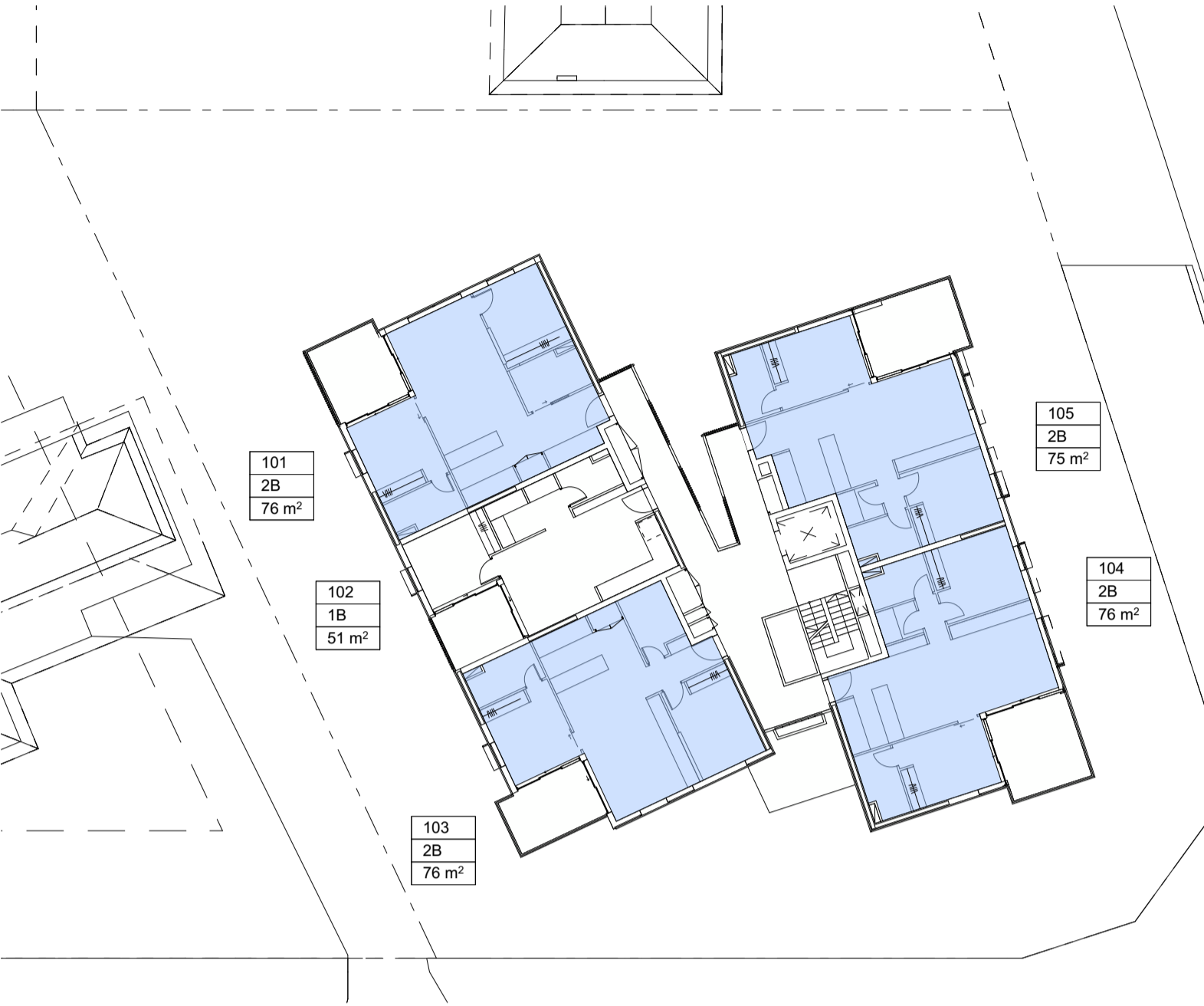
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FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627
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MCONEX PTY LIMITED



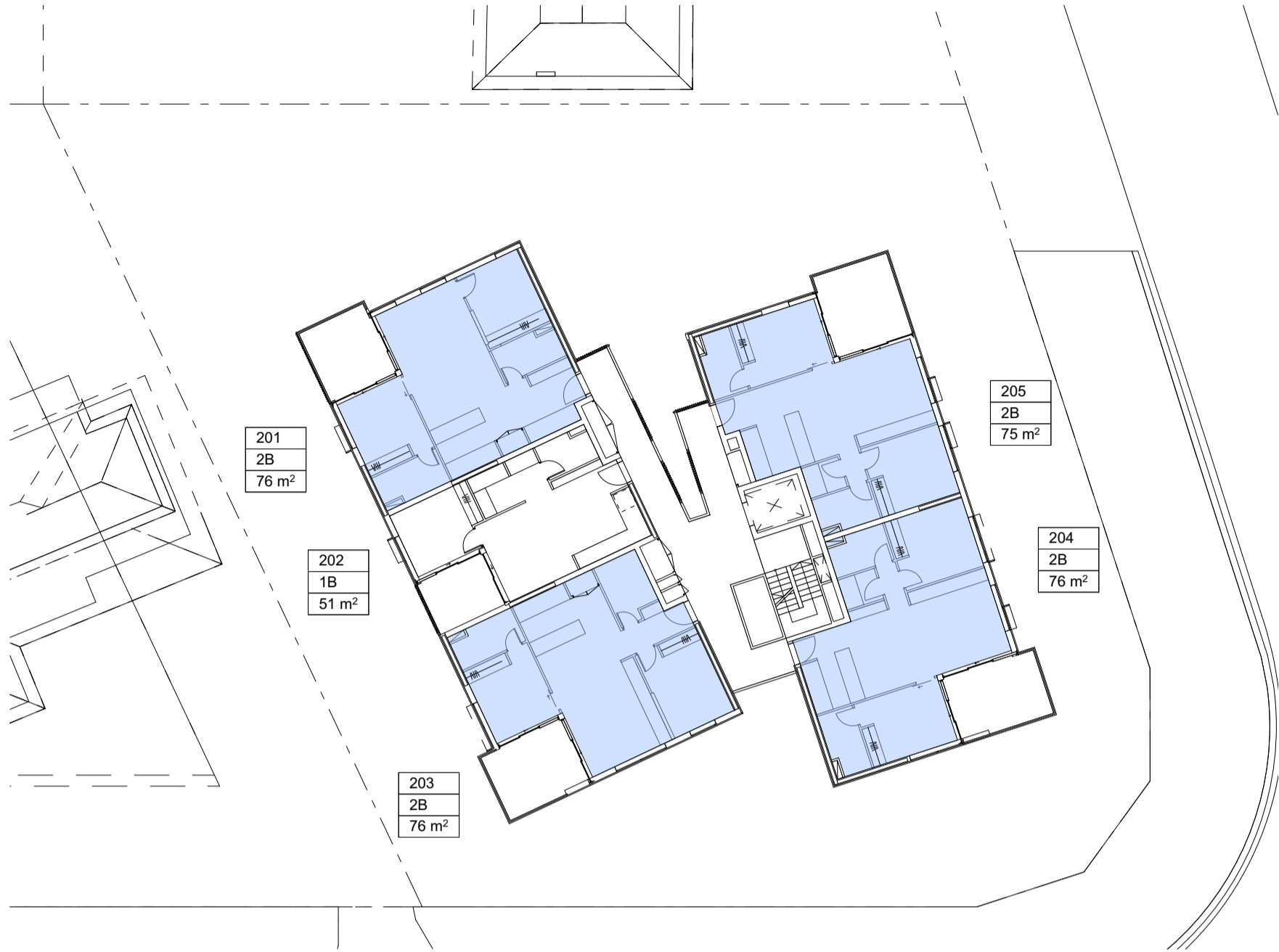
PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SOUTH FACING DIAGRAMS
DRAWN
EN
SCALE
@ A1
A3@50%



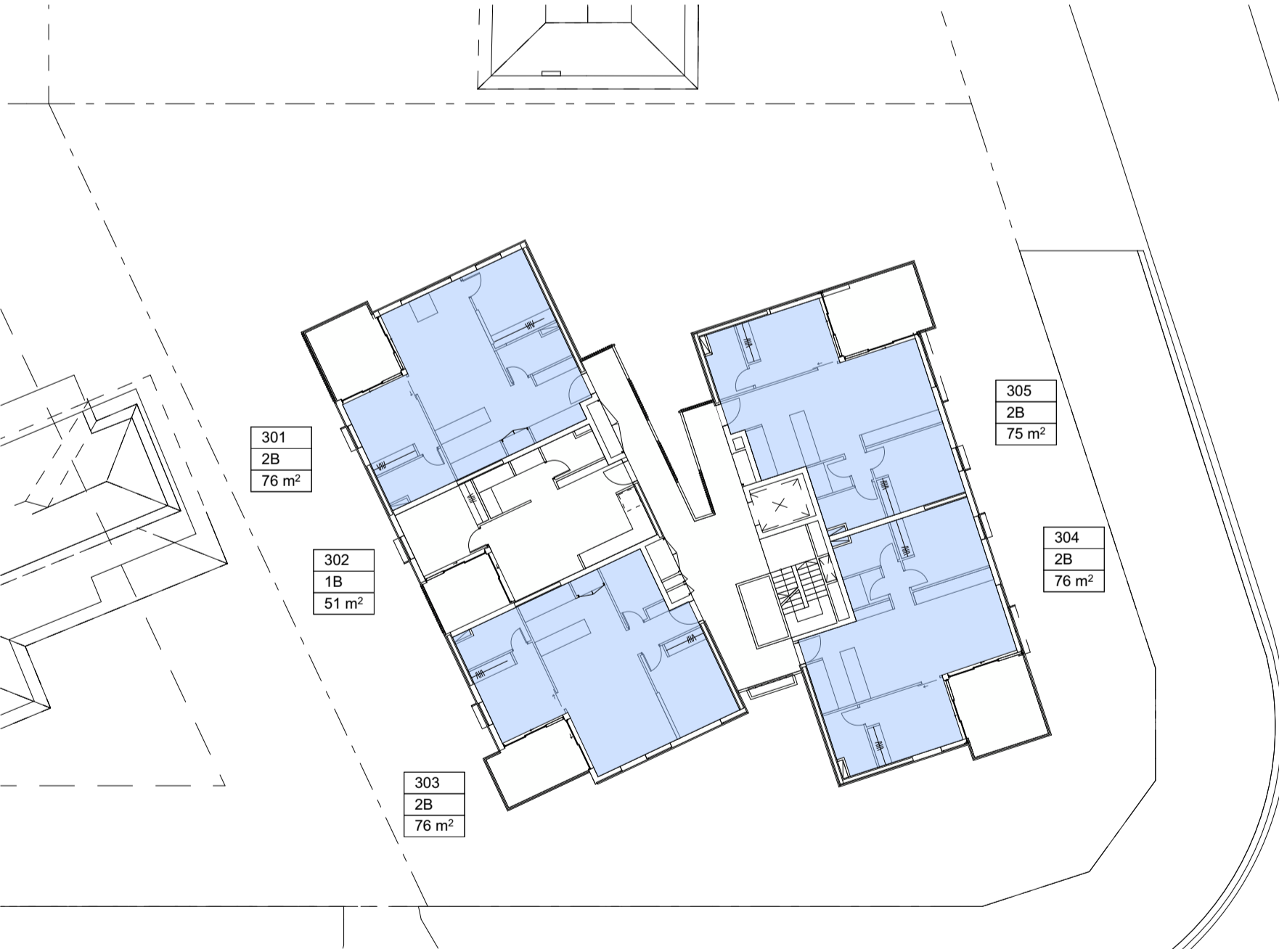
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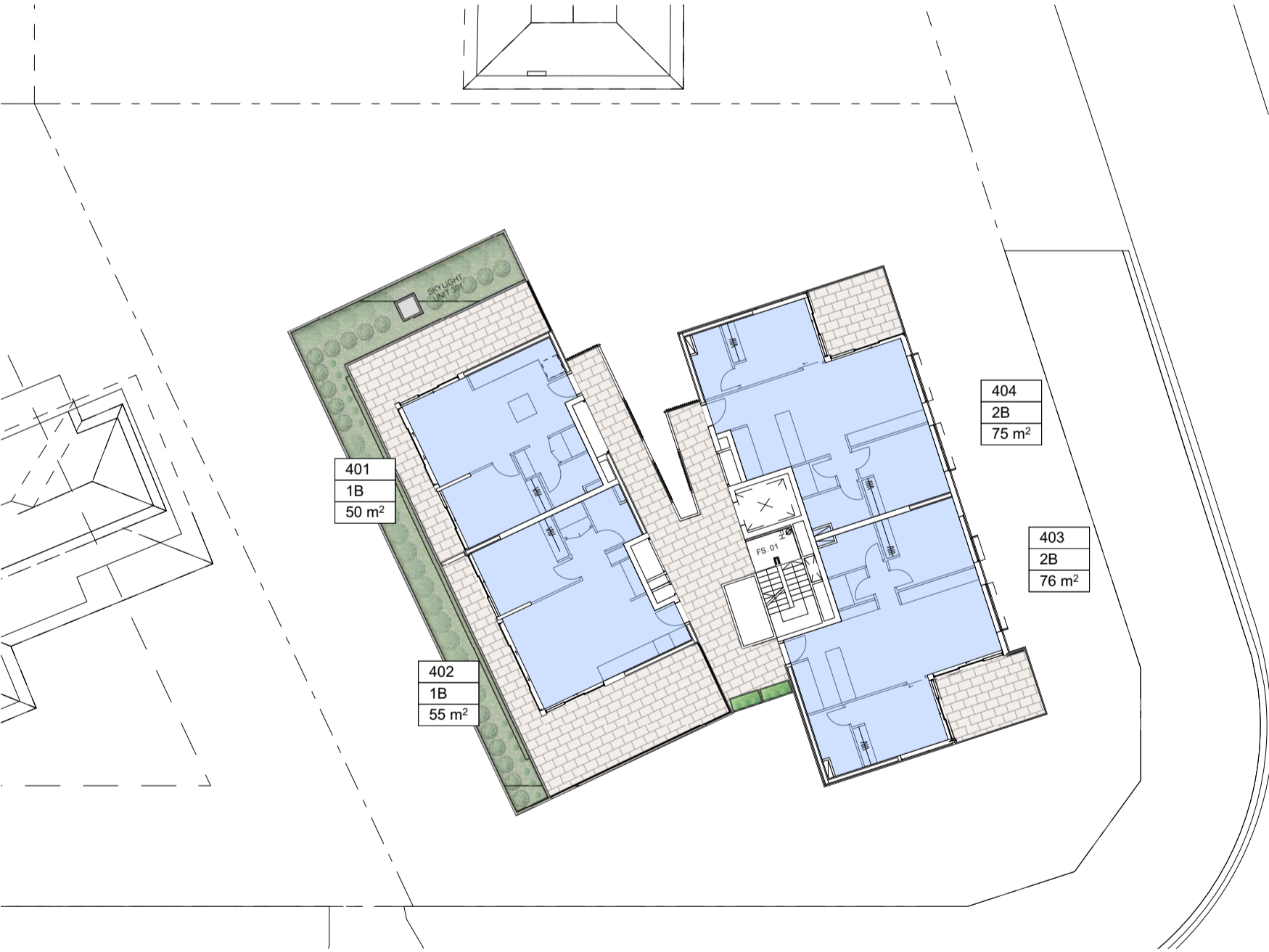
2 LEVEL 01



3 LEVEL 02



4 LEVEL 03



5 LEVEL 04

APARTMENTS ACHIEVING
CROSS VENTILATION

NATURAL VENTILATION	
LEVEL	NATURAL VENTILATION
GROUND	5
LEVEL 01	5
LEVEL 02	5
LEVEL 03	5
LEVEL 04	4
	24

NO. OF UNITS 24

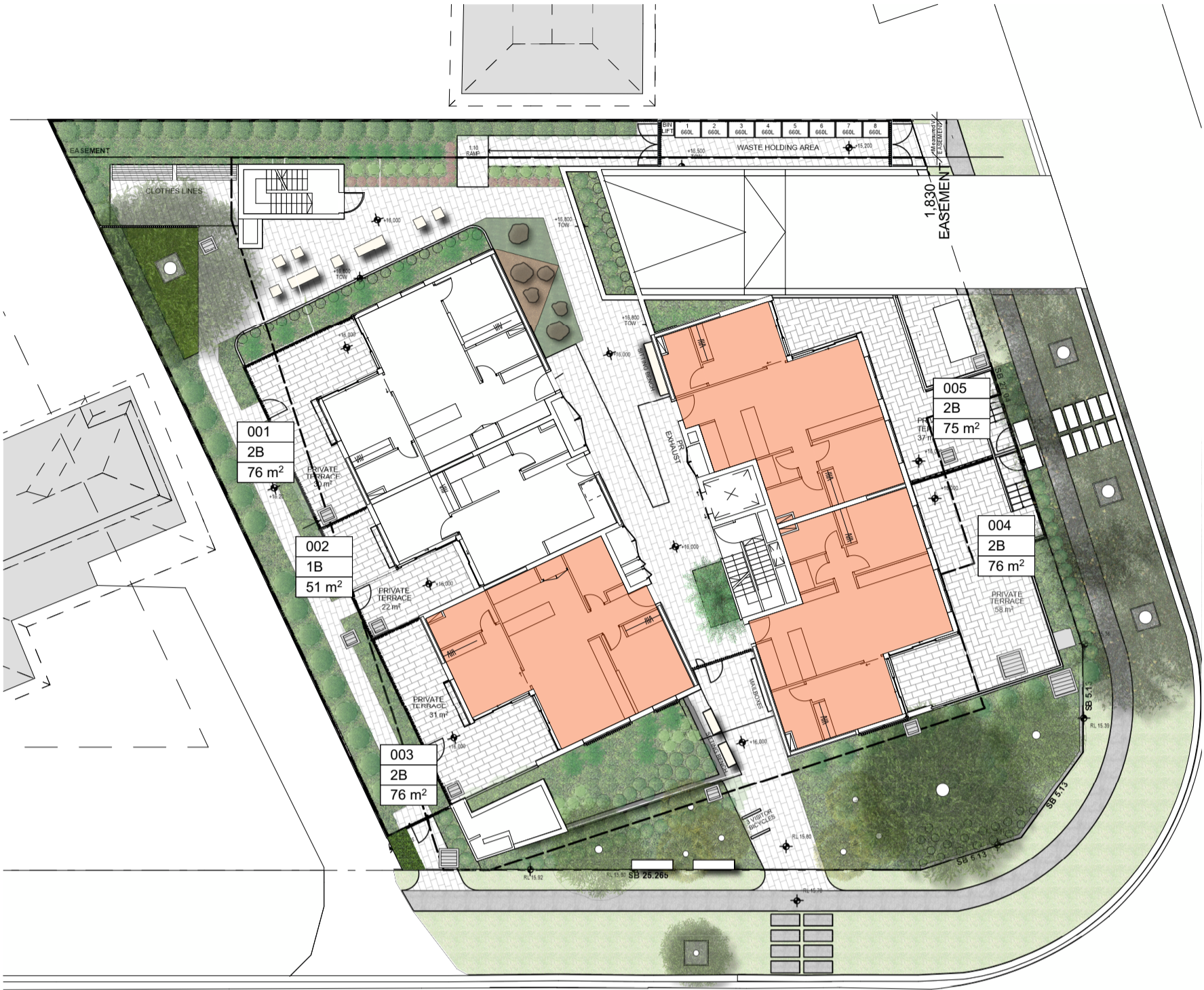
NATURAL VENTILATION
NATURAL VENTILATION % 20
MINIMUM REQUIREMENT 83.3%
60%

REVISION ID	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	3/02/2021

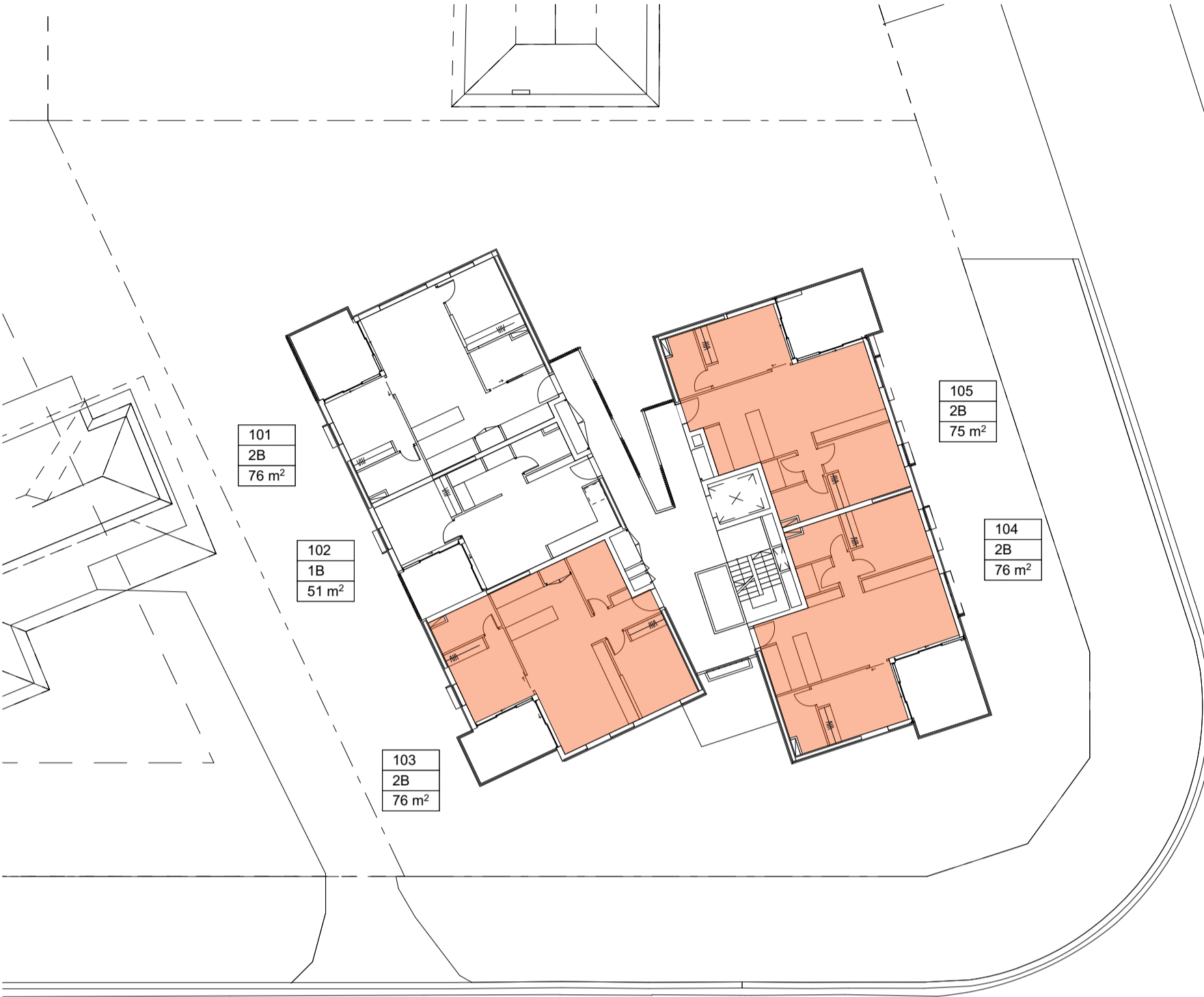
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FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
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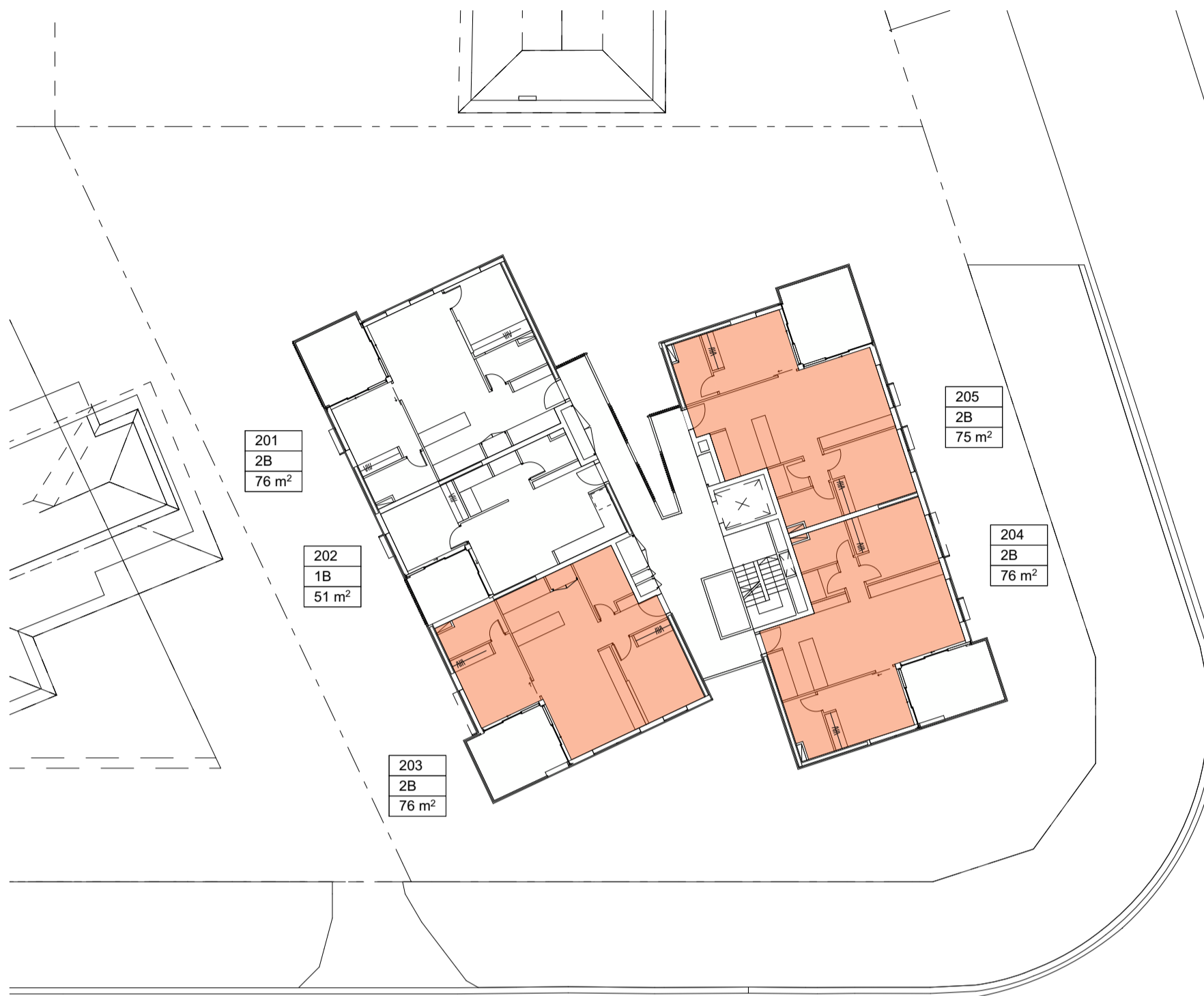
PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
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DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
NATURAL VENTILATION DIAGRAMS
DRAWN
EN
SCALE
@ A1
A3@50%



1 GROUND FLOOR



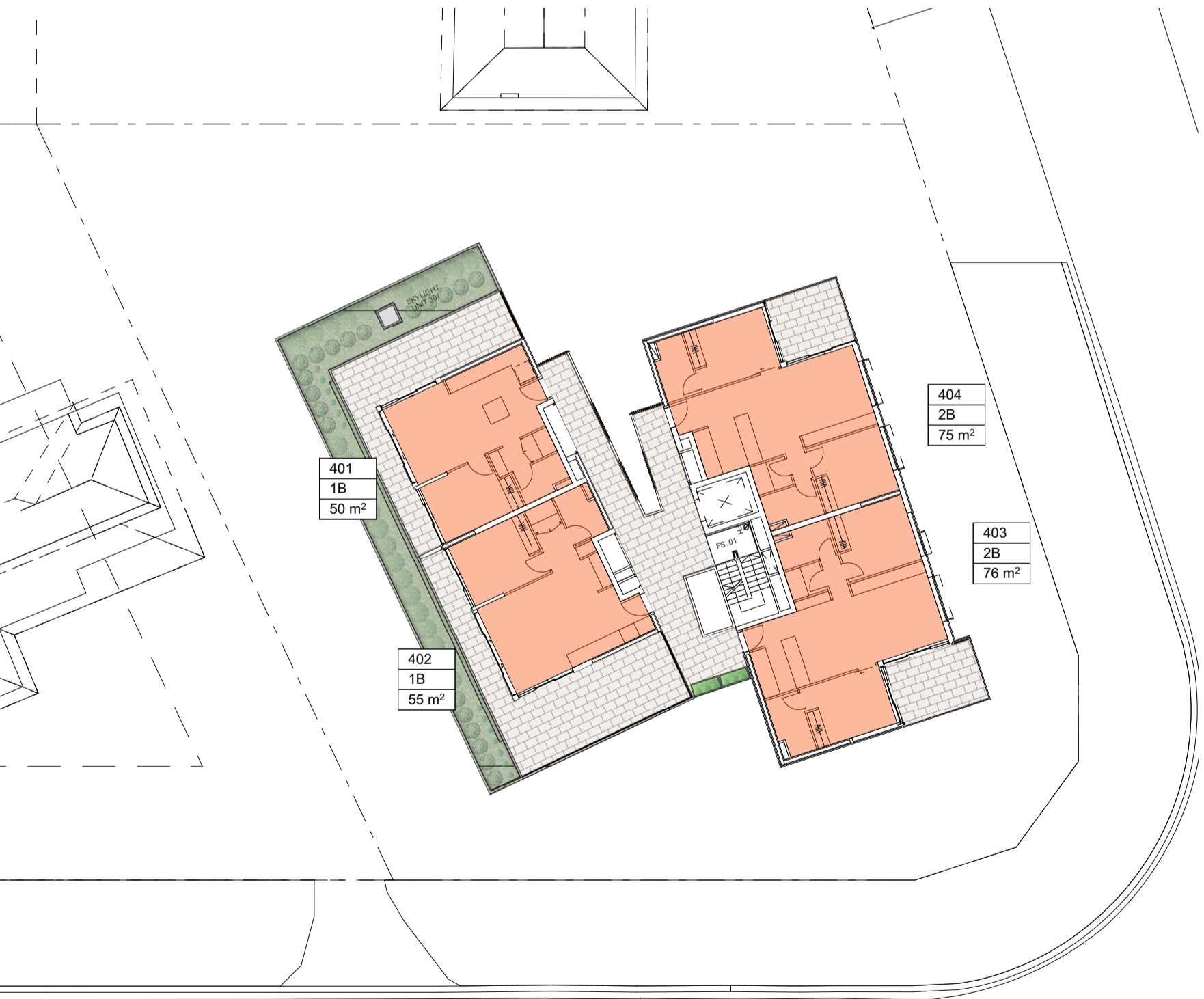
2 LEVEL 01



3 LEVEL 02



4 LEVEL 03



5 LEVEL 04

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-PRIOR TO THE COMMENCEMENT OF WORK
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CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 2049_MOOREBANK1
print date and time: Tuesday, 4 April 2023 @ 11:41 AM

APARTMENTS ACHIEVING
SOLAR ACCESS

DAYLIGHT ACCESS	
LEVEL	DAYLIGHT ACCESS
GROUND	3
LEVEL 01	3
LEVEL 02	3
LEVEL 03	4
LEVEL 04	4
	17

NO. OF UNITS

24

SUNLIGHT ACCESS
SUNLIGHT ACCESS %
MINIMUM REQUIREMENT

17
70.8%
70%

REVISION ID	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	3/02/2021

ARCHITECT
FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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CLIENT
MCONEX PTY LIMITED



PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
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AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
DAYLIGHT ACCESS DIAGRAMS

DRAWN
EN
SCALE
@ A1
A3@50%

SHEET NO.
DA 704
REVISION
A

 LIVING AREAS RECEIVING SUNLIGHT



1 21 JUN - 9 AM



2 21 JUN - 10 AM



3 21 JUN - 11 AM



4 21 JUN - 12 PM

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT
FUSE-ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
MCONEX PTY LIMITED

PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SUN VIEWS

DRAWN
EN
SCALE
@ A1
A3@50%

SHEET NO.
DA 705

REVISION
D



1 21 JUN - 1 PM



2 21 JUN - 2 PM



3 21 JUN - 3 PM

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INFORMATION
file: 2049_MOOREBANK1
print date and time: Tuesday, 4 April 2023 @ 11:41 AM

 LIVING AREAS RECEIVING SUNLIGHT

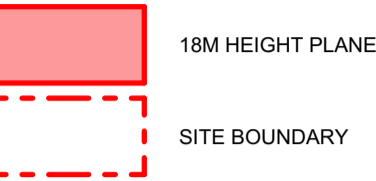
REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT
FUSE-ARCHITECTS
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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
MCONEX PTY LIMITED

PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SUN VIEWS
DRAWN
EN
SCALE
@ A1
A3@50%

SHEET NO.	REVISION
DA 706	D



REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

ARCHITECT
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NOMINATED ARCHITECT RACHID ANDARY 8627

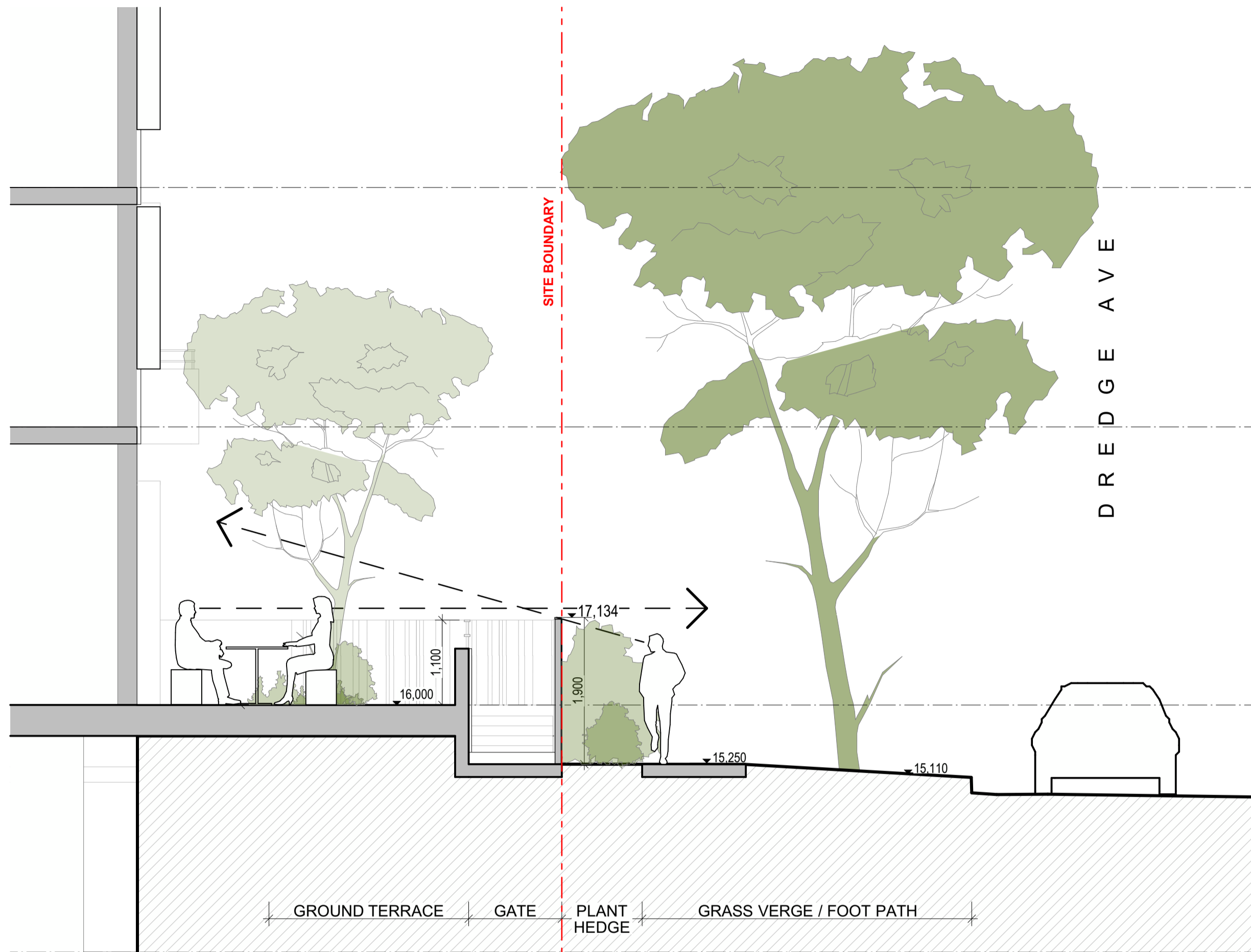
CLIENT
MCONEX PTY LIMITED

PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
LEP HEIGHT PLANE

DRAWN
EN
SCALE
@ A1
A3@50%



1 SECTION CC



2 SECTION DD



3 ELEVATION

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print date and time: Tuesday, 4 April 2023 @ 11:42 AM

REVISION ID	AMENDMENT	DATE
D	DA AMENDMENTS	4/04/2023

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STUDIO 64
61 MARLBOROUGH STREET
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ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

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MCONEX PTY LIMITED

PROJECT
MOOREBANK
SITE ADDRESS
11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK
JOB NO
2049
CHECKED
AA/RA
DATE
4/04/2023
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
GROUND TERRACE FENCE + GATE DETAIL

DRAWN
EN
SCALE
1:50 @ A1
A3@50%

SHEET NO.	REVISION
DA 709	D



01		04	
02	03		
		05	
		06	
07	08		

- 01 | PF-01_ PAINT FINISH. EXTERNAL WALLS, SLABS EDGES L04, BALAUSTRADE GALLERY. COLOUR DARK GREY
- 02 | CONC-01_ OFF FORM CONCRETE FINISH
- 03 | CONC-01_ NATURAL CONCRETE WITH FEATURE RIBBING
- 04| PC-01_ STAINLESS STEEL CABLE TRELLIS SYSTEM. PLANTERS OPEN GALLERY
- 05| PC-01_ POWDERCOAT FINISH, ALUMINIUM WINDOW FRAMES. COLOUR DARK GREY
- 05 | SCN-01_ ALUMINIUM SCREEN. GF FENCE. COLOUR DARK GREY
- 06 | SCN-02_ ALUMINIUM SCREEN. ENTRY GATE. COLOUR DARK GREY.
- 07 | AL-01 - FACADE: METALLIC DARK BRONZE ALUMINIUM L SHAPE PROFILE ANGLES
- 08 | AL-02 - FACADE: METALLIC LIGHT BRONZE ALUMINIUM L SHAPE PROFILE ANGLES

MATERIALS AND FINISHES SCHEDULE

11 DREDGE AVE + 1 HARVEY AVE, MOOREBANK

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CLIENT

MCONEX PTY LIMITED

PROJECT

MOOREBANK

SITE ADDRESS

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JOB NO

2049

CHECKED	DRAWN
AA/RA	EN
DATE	SCALE
4/04/2023	@ A1

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

PERSPECTIVE

SHEET NO.	REVISION:
DA 901	D