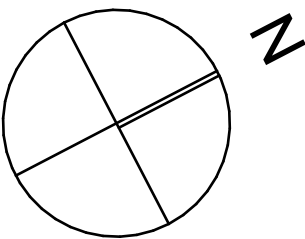


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LEGEND

E	Development Application Set	26/9/2023
A	Section 34 Submission	28/3/2023
issue	amendment	Transmittal Set Date



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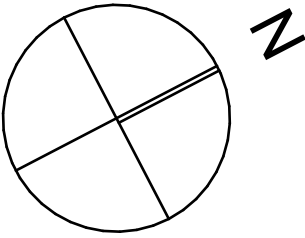
Proposed Development
35-37 Station Street Bowral

drawing
Site Plan

plot date	scale	@ A3	drawn	checked
26/9/2023	1:200	@ A1	AH	GO
Project No.	drawing No.			revision
1971	DA.100			E

File Path :
/Volumes/Server Files/04_CAD/Current projects/1971 35-37 Station Street Bowral/2_Models/
230925 1971 35-37 Station Street Bowral23.dwg

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LEGEND

- Proposed residential FSR
1054.62m²
- Proposed hotel FSR
869.33m² (previously 882.03 sqm)
- Proposed commercial FSR
183.95m²
- Proposed deep soil area
50.82m²
- Communal open space
320.75m²
- Public open space
282.72m²

Site area 1408.8m²
Permitted FSR 1.5:1 2113.2m²
Proposed FSR 2,107.9m²

Home Story Name	Area
Lower ground floor	235.2
Ground floor	670.6
First floor	569.9
Second floor	504.0
Third floor	128.2
	2,107.9 m ²

Previously 2120.5 sqm

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
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B	Development Application Set	8/8/2023
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Proposed Development
35-37 Station Street Bowral

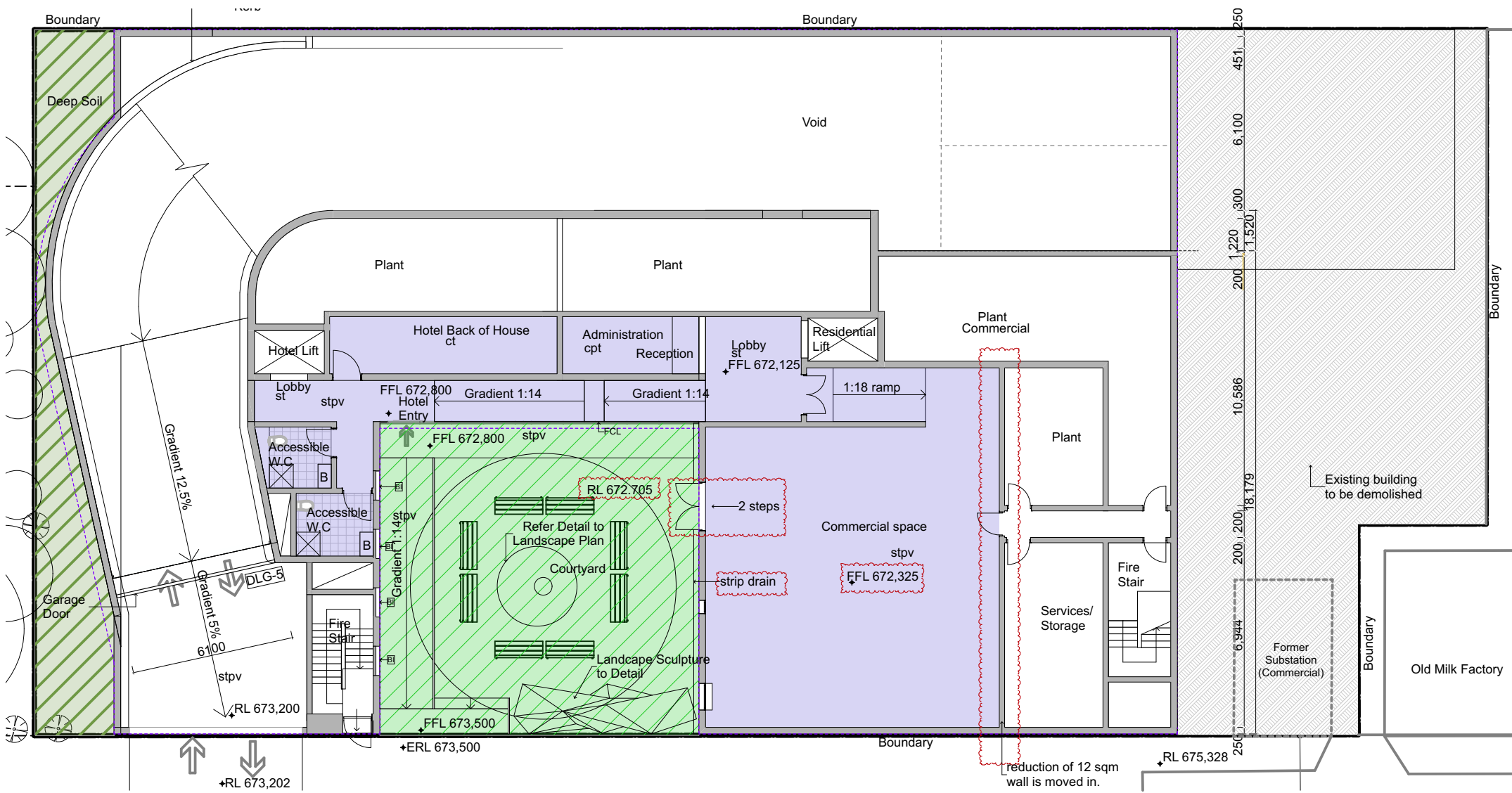
drawing

Calculation Plan

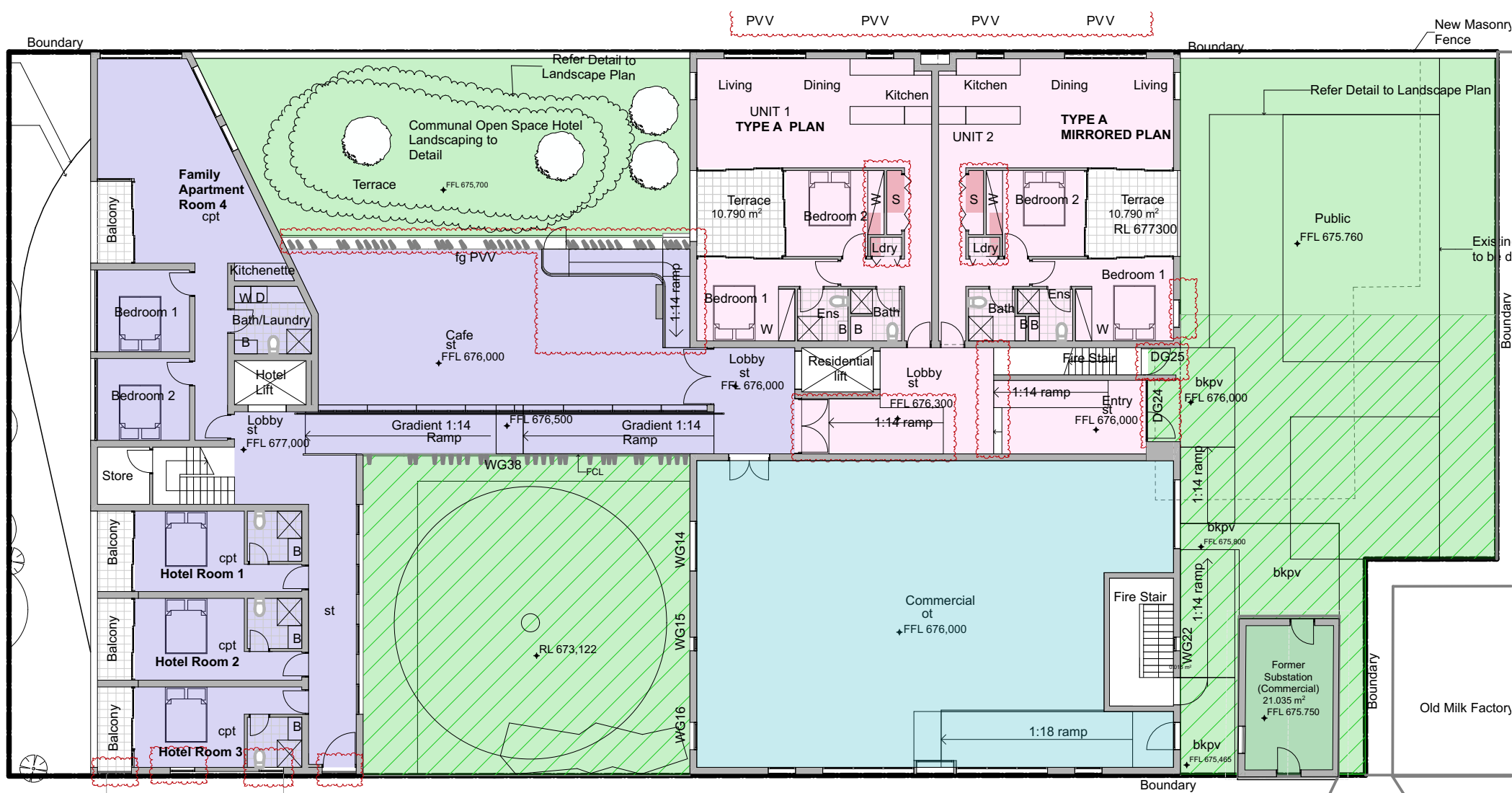
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1971 DA.101 E

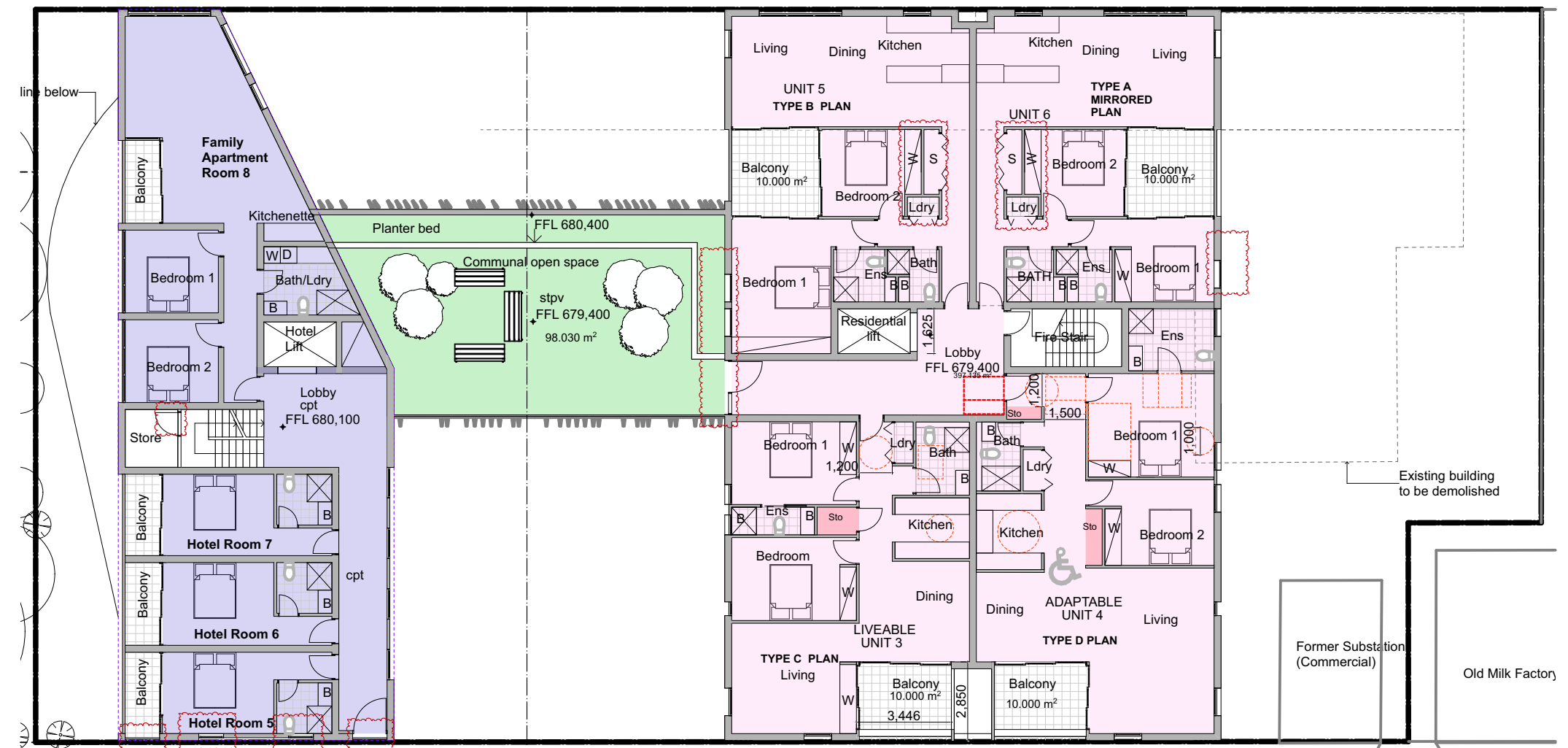
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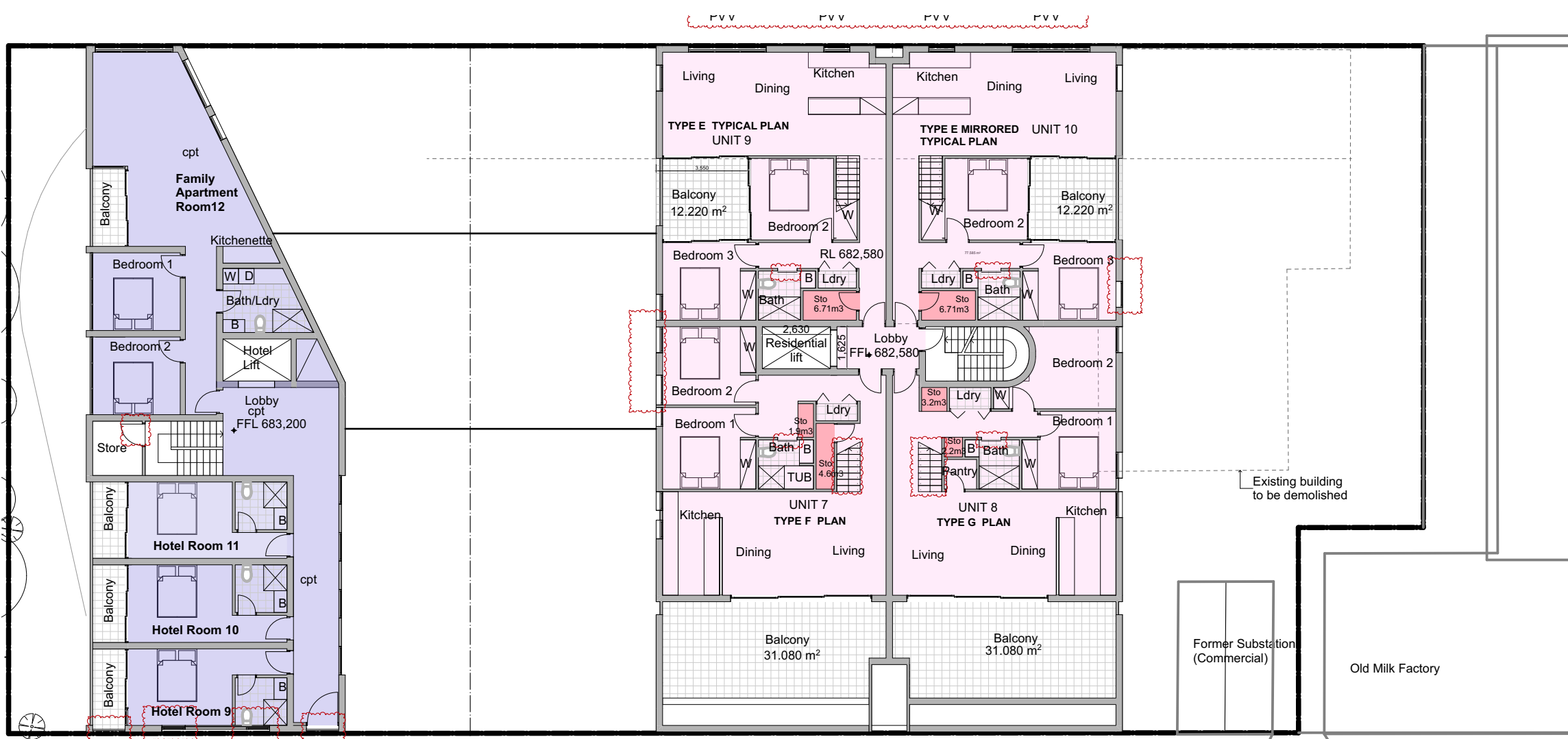
1 Lower Ground Floor Plan



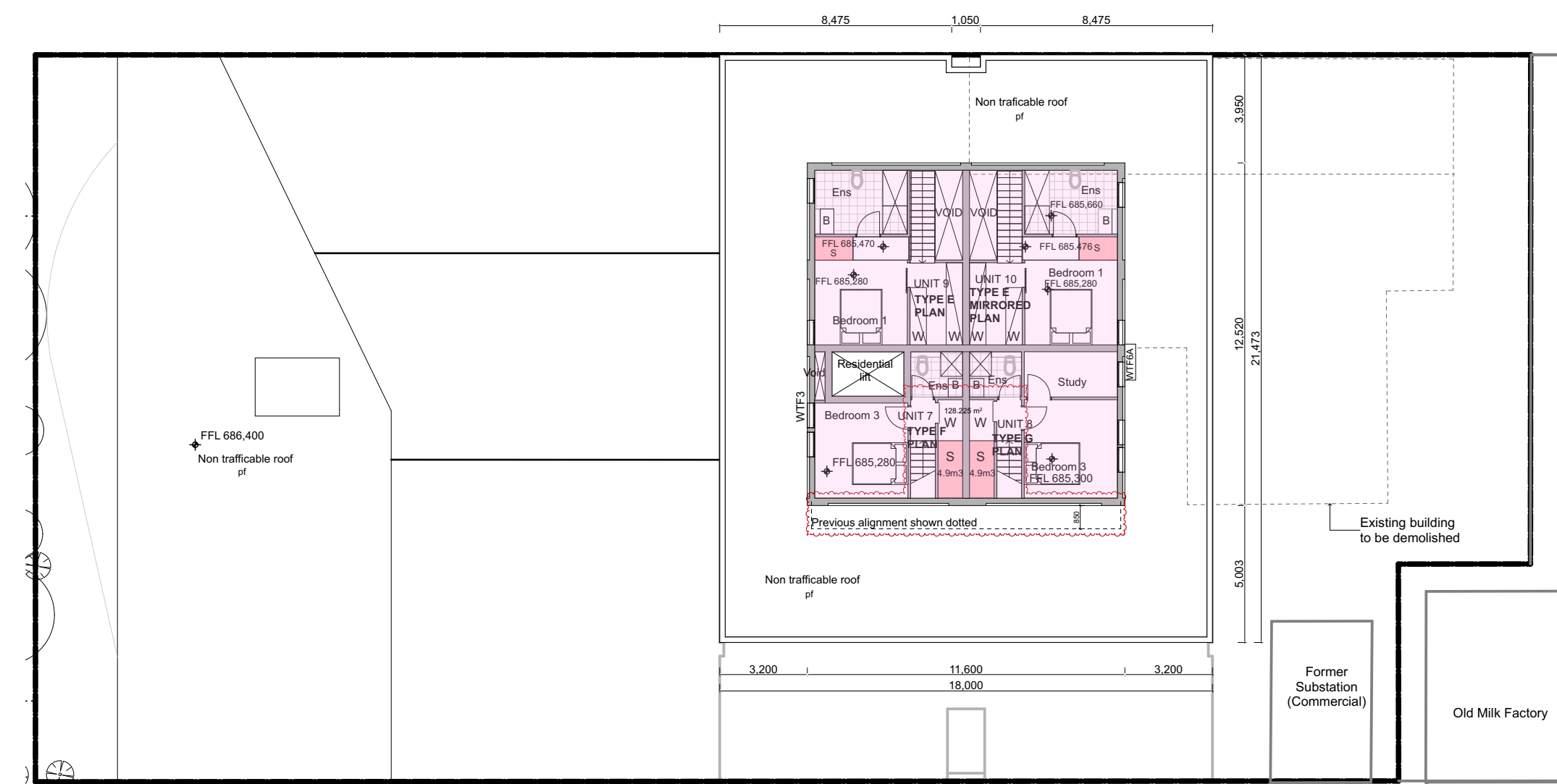
2 Ground floor



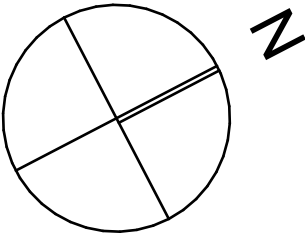
3 Level 1



4 Level 2



5 Level 3



LEGEND

bkpv	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

E	Development Application Set	26/9/2023
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Proposed Development
35-37 Station Street Bowral

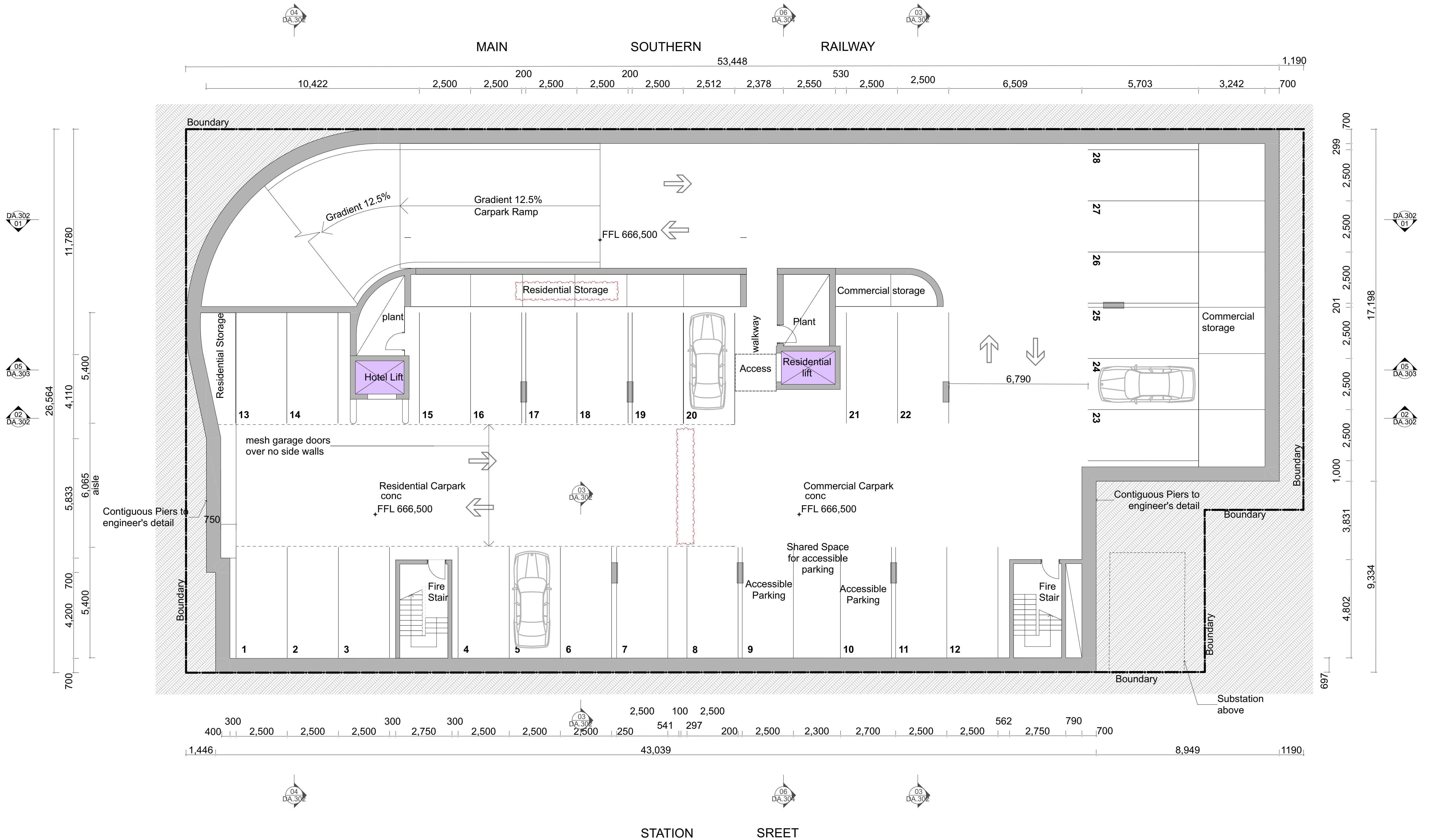
drawing

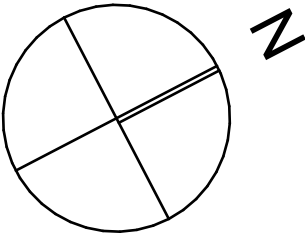
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Project No.	drawing No.			revision

1971 DA.102 E

File Path -
N:\Users\Server Files\04_CAD\Current projects\1971 35-37 Station Street Bowral\2_Models\230925 1971 35-37 Station Street Bowral23.jnh





LEGEND

bkpv	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stpv	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

E	Development Application Set	26/9/2023
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A	Section 34 Submission	28/3/2023
issue	amendment	Transmittal Set Date



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Proposed Development
35-37 Station Street Bowral

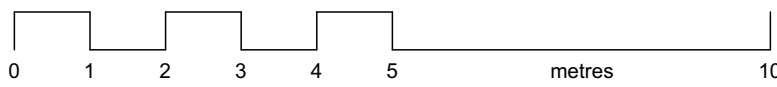
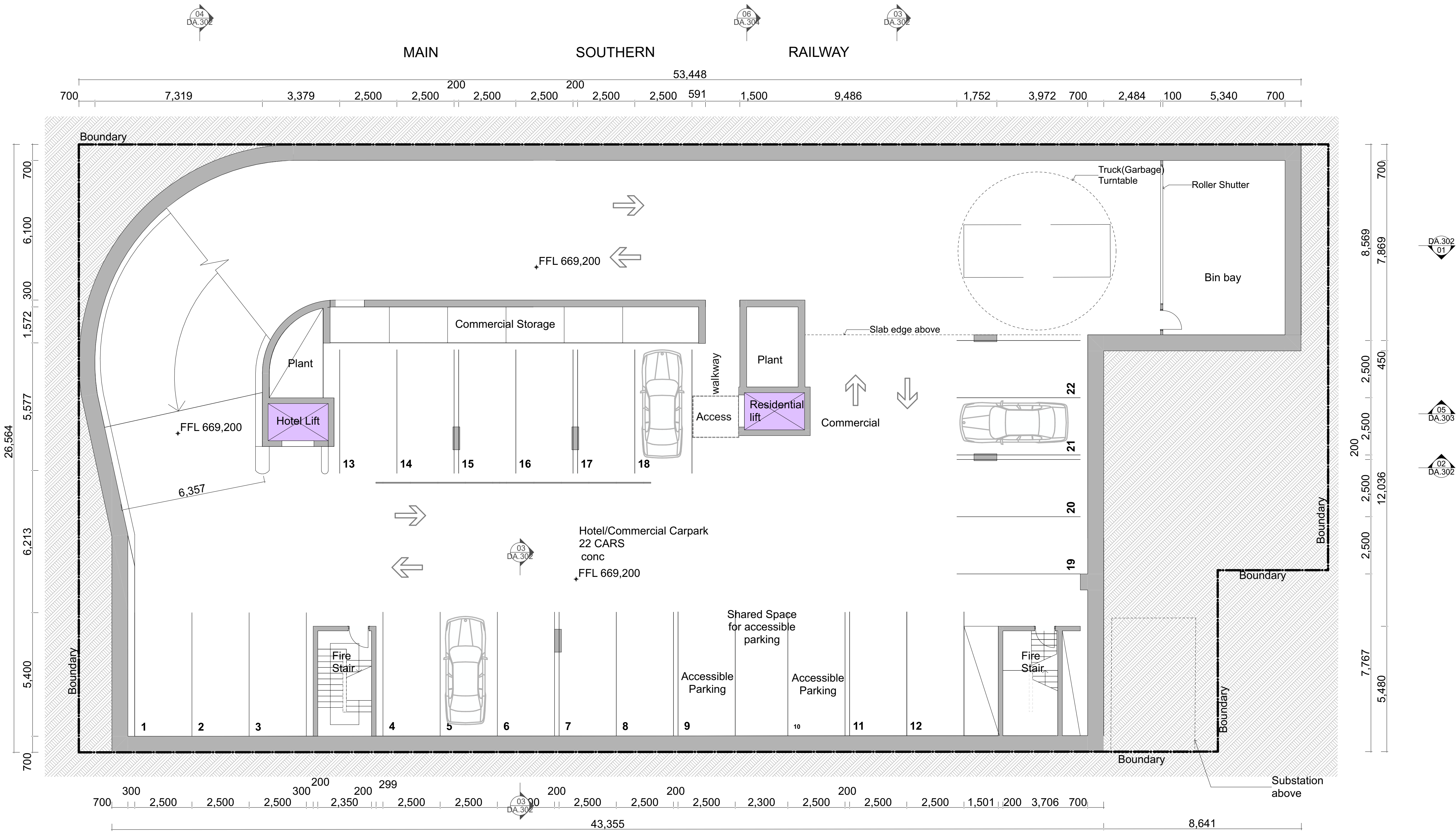
drawing

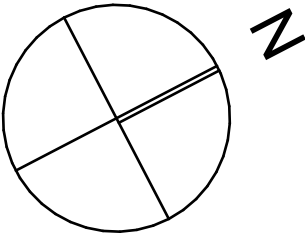
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Project No.	drawing No.			revision

1971 DA.103 E

File Path -
N:\server\Files\04_CAD\Current projects\1971 35-37 Station Street Bowral\2_Model\230925 1971 35-37 Station Street Bowral23.dwg





LEGEND

bkp	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

E	Development Application Set	26/9/2023
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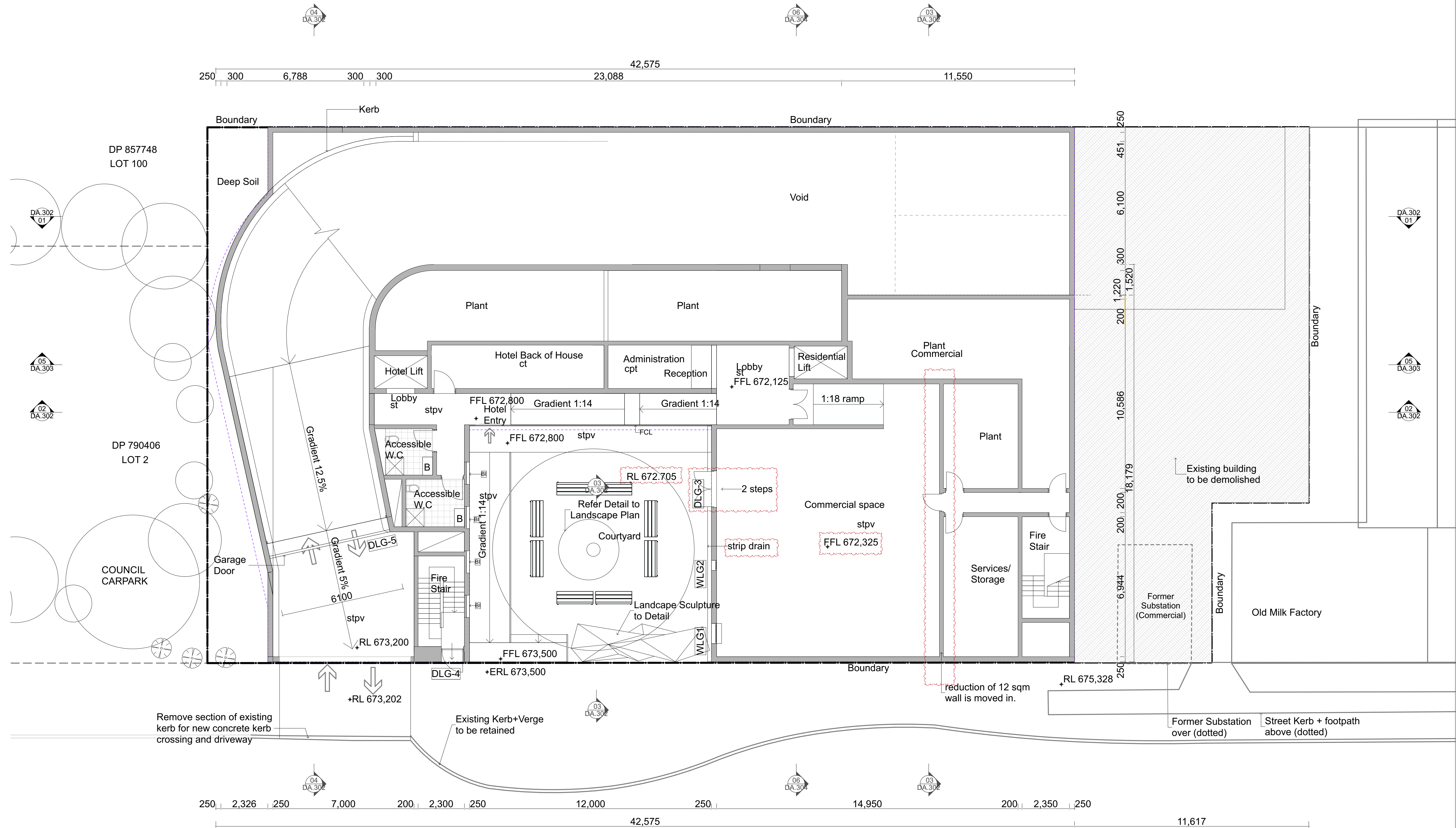
Proposed Development
35-37 Station Street Bowral

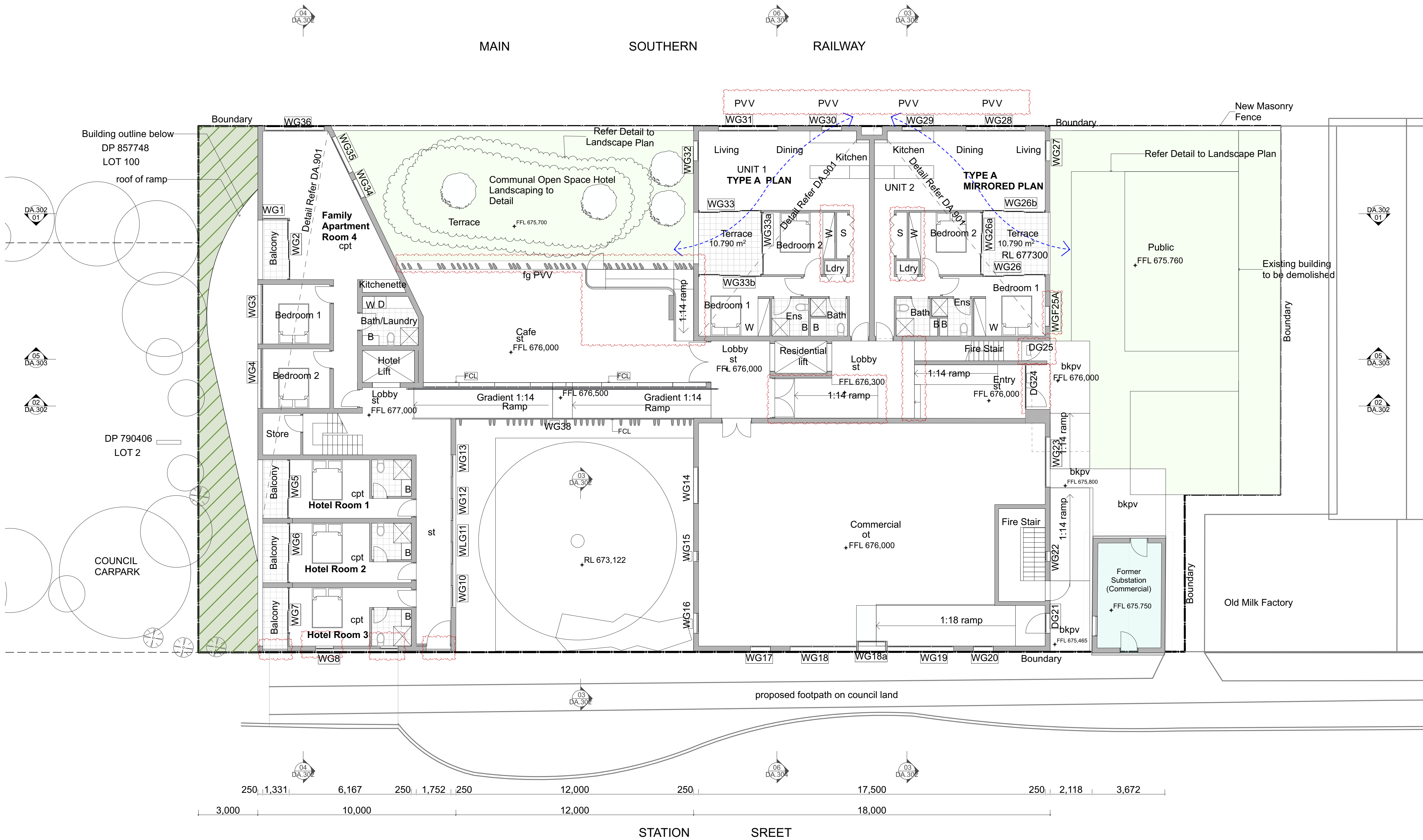
Lower Ground Floor

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Project No.	drawing No.			revision

1971 DA.104 E

File Path -
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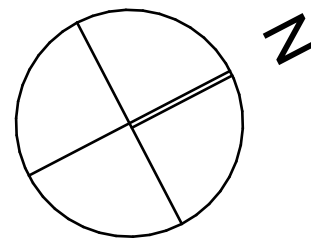




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LEGEND

bkp	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stpv	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

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project

Proposed Development
35-37 Station Street Bowral

drawing

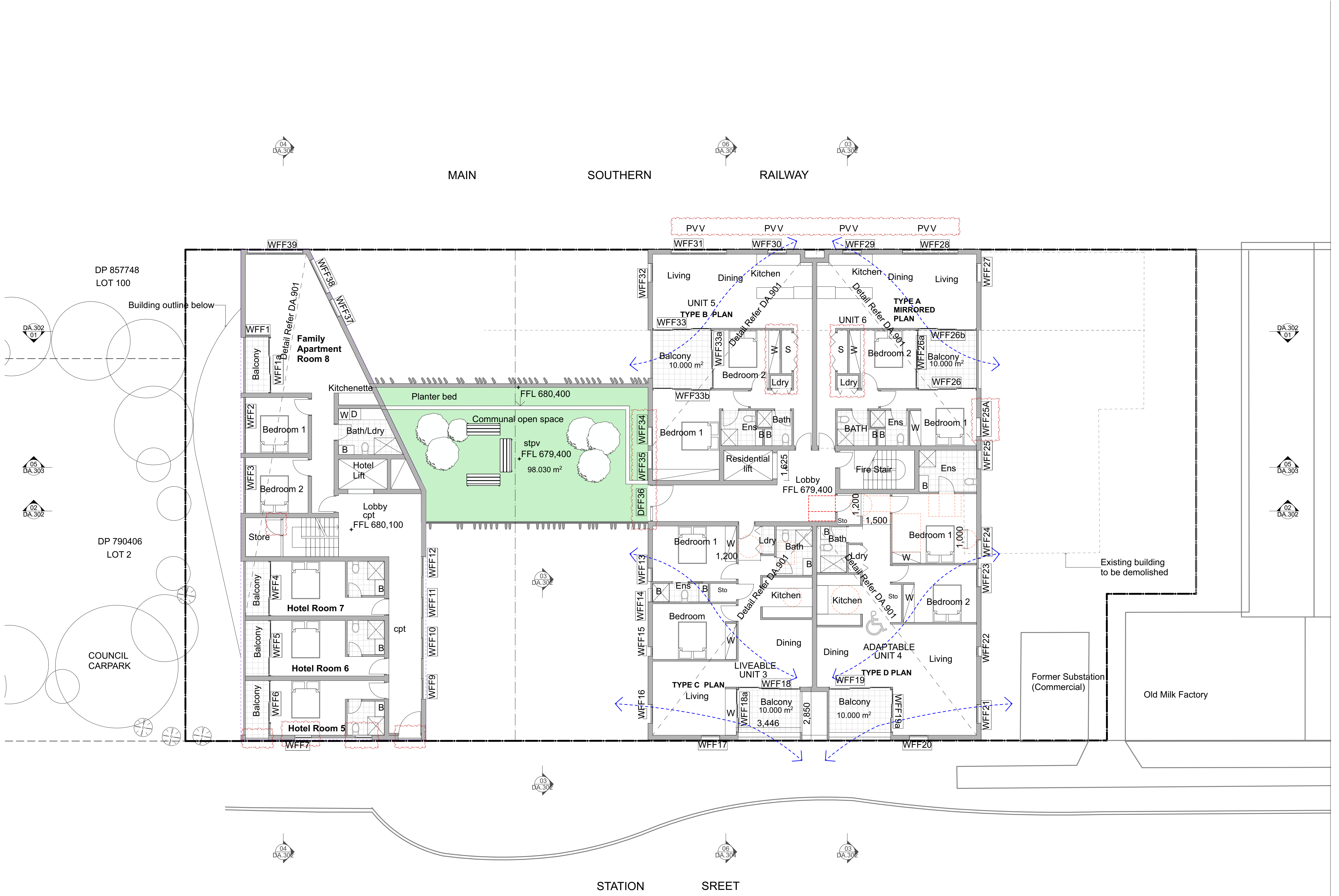
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Project No.	drawing No.			revision

1971 DA.105 E

File Path -
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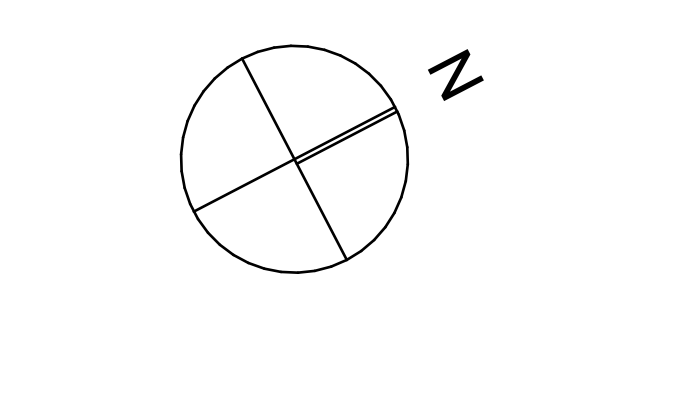




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LEGEND	
bkpv	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stpv	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

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issue	amendment	Transmittal Set Date



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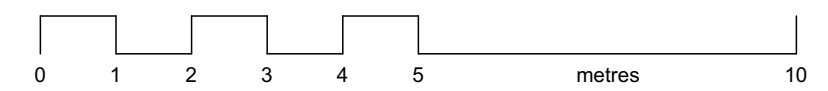
drawing

First Floor

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Project No.	drawing No.			revision

1971 DA.106 E

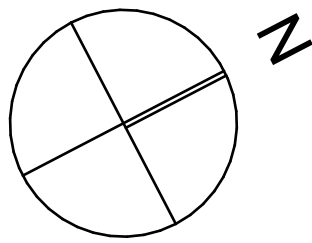
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LEGEND

- bkpv Brick Paving
- b Basin
- bwk Brickwork
- cpt Carpet
- ct Ceramic Tiles
- fcl Fixed Glazing
- pf Pebble Flooring
- st Stone
- stpv Stone Paving
- tf Timber Strip Floor
- Ceramic Tiles External

E	Development Application Set	26/9/2023
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issue	amendment	Transmittal Set Date



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Proposed Development
35-37 Station Street Bowral

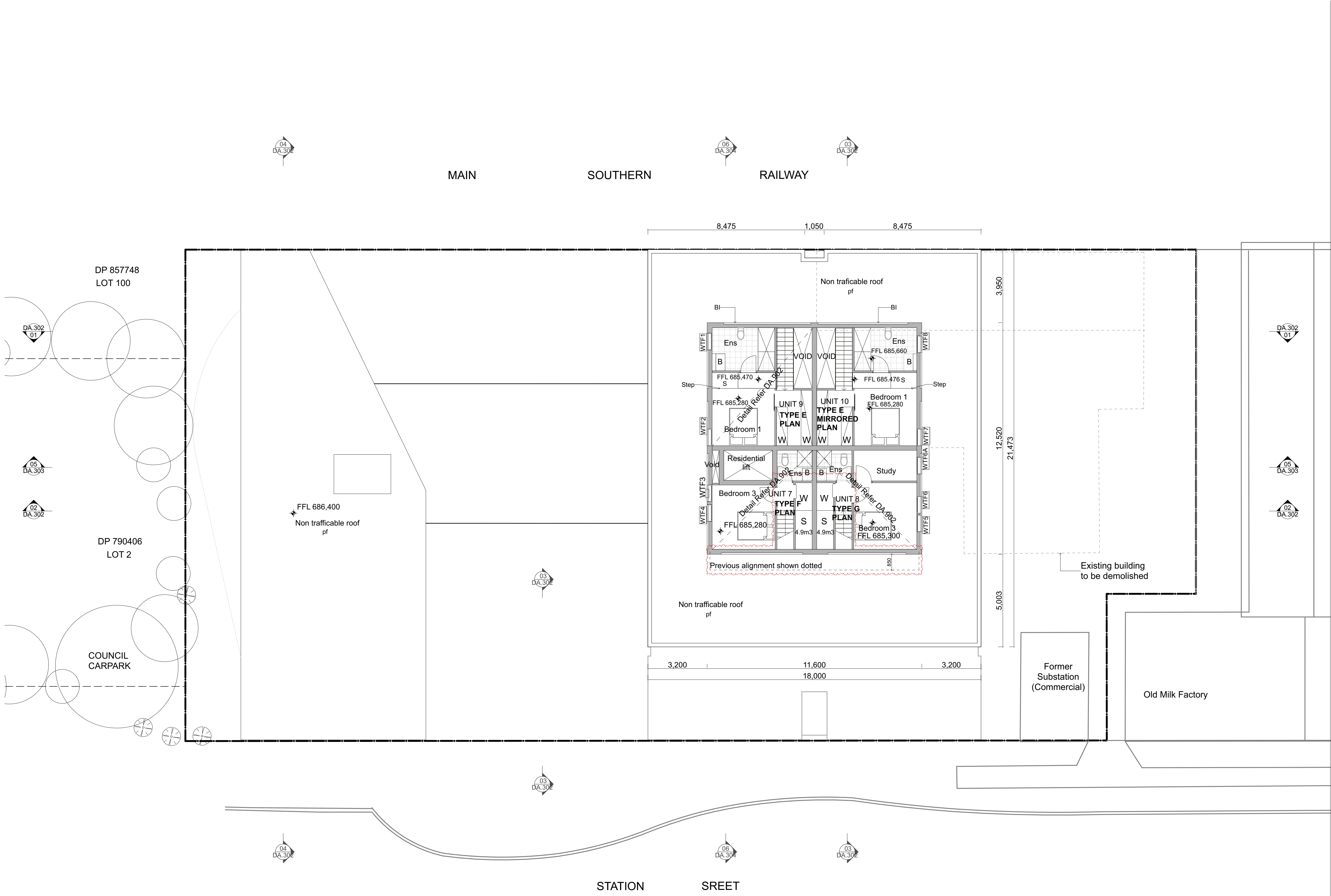
drawing
Second Floor

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Project No.	drawing No.			revision

1971 DA.107 E

File Path -
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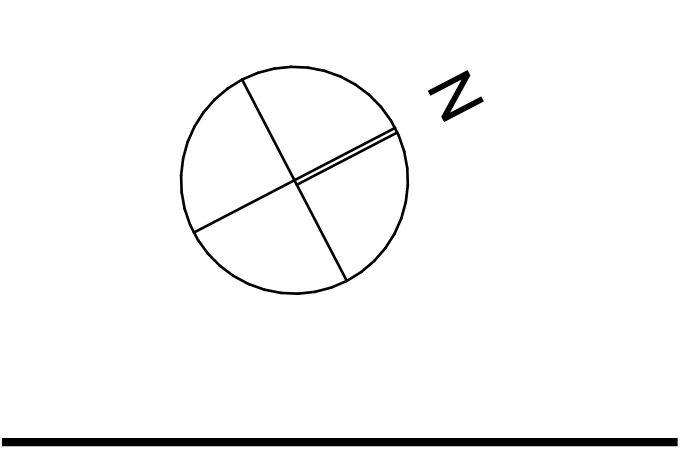




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LEGEND	
bkp	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

E	Development Application Set	26/9/2023
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issue	amendment	Transmittal Set Date



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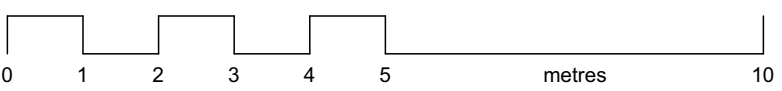
Proposed Development
35-37 Station Street Bowral

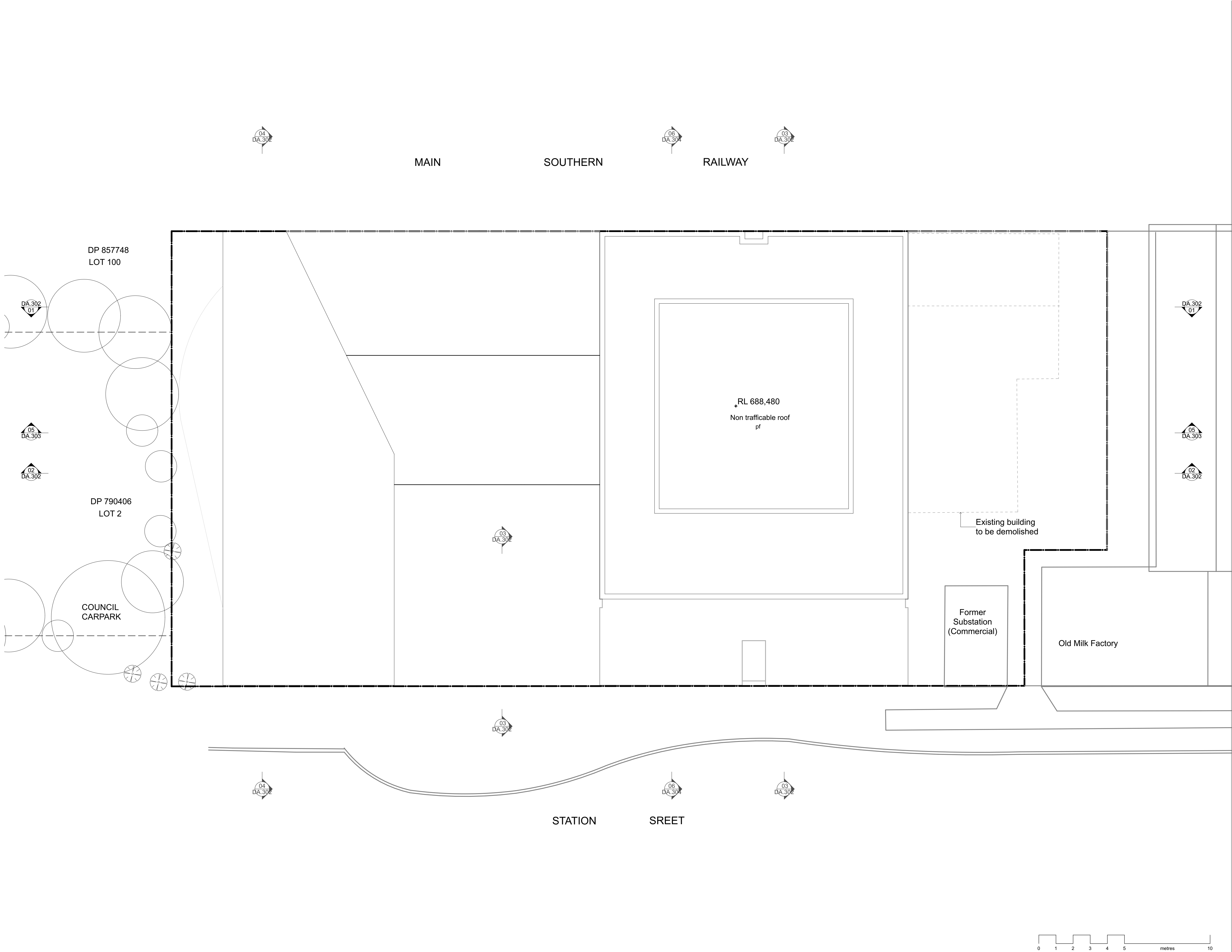
drawing
Third Floor Plan

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Project No.	drawing No.			revision

1971 DA.108 E

File Path -
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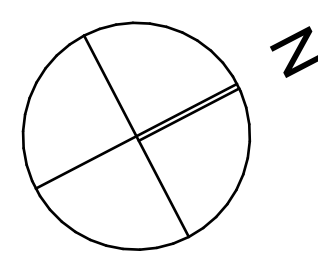




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LEGEND

- bkpv** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- fcl** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stp** Stone Paving
- tf** Timber Strip Floor
- Ceramic Tiles External

E	Development Application Set	26/9/2023
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issue	amendment	Transmittal Set Date



Ground floor	670.8
First floor	169.9
Second floor	504.0

project	
Third floor	128.2
Proposed Development	2,107.9 m²

35-37 Station Street Bowral

Roof Plan

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26/9/2023	@ A3 1:100 @ A1	AH	GO
Project No.	drawing No.		revision

1971 DA.109 E

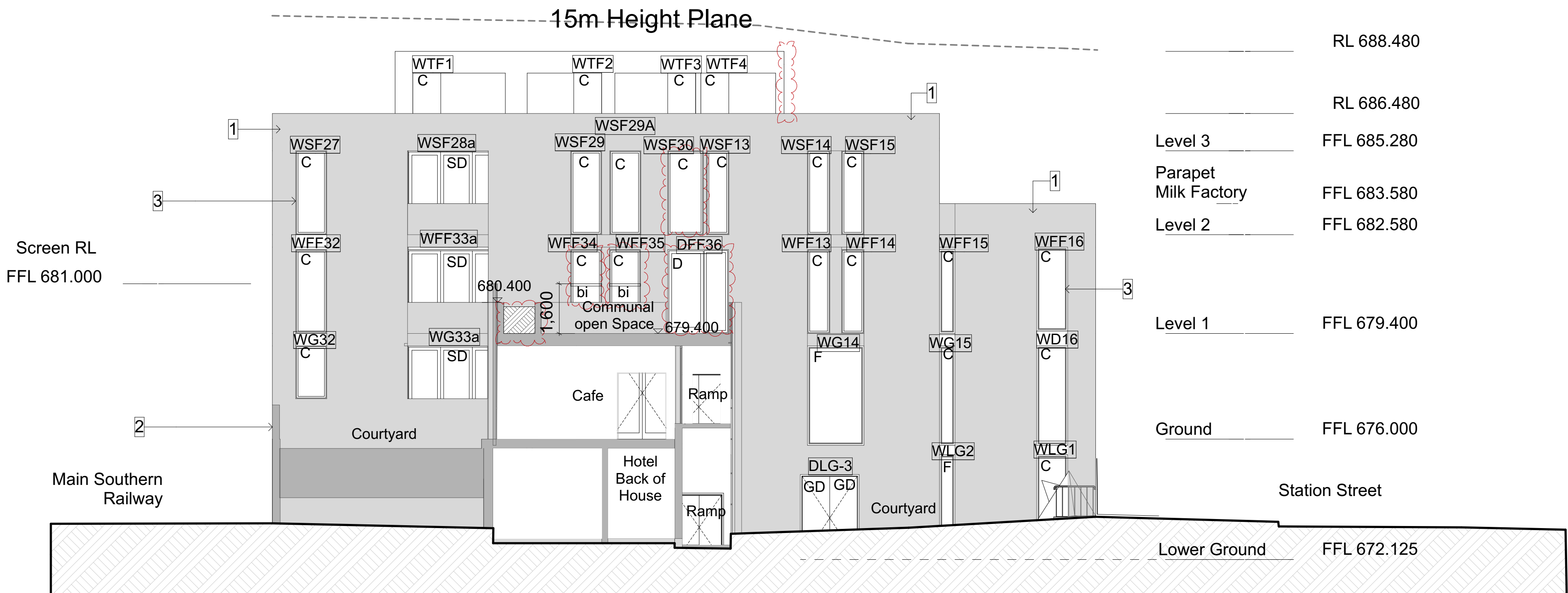
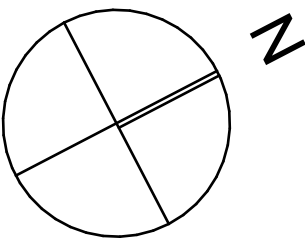
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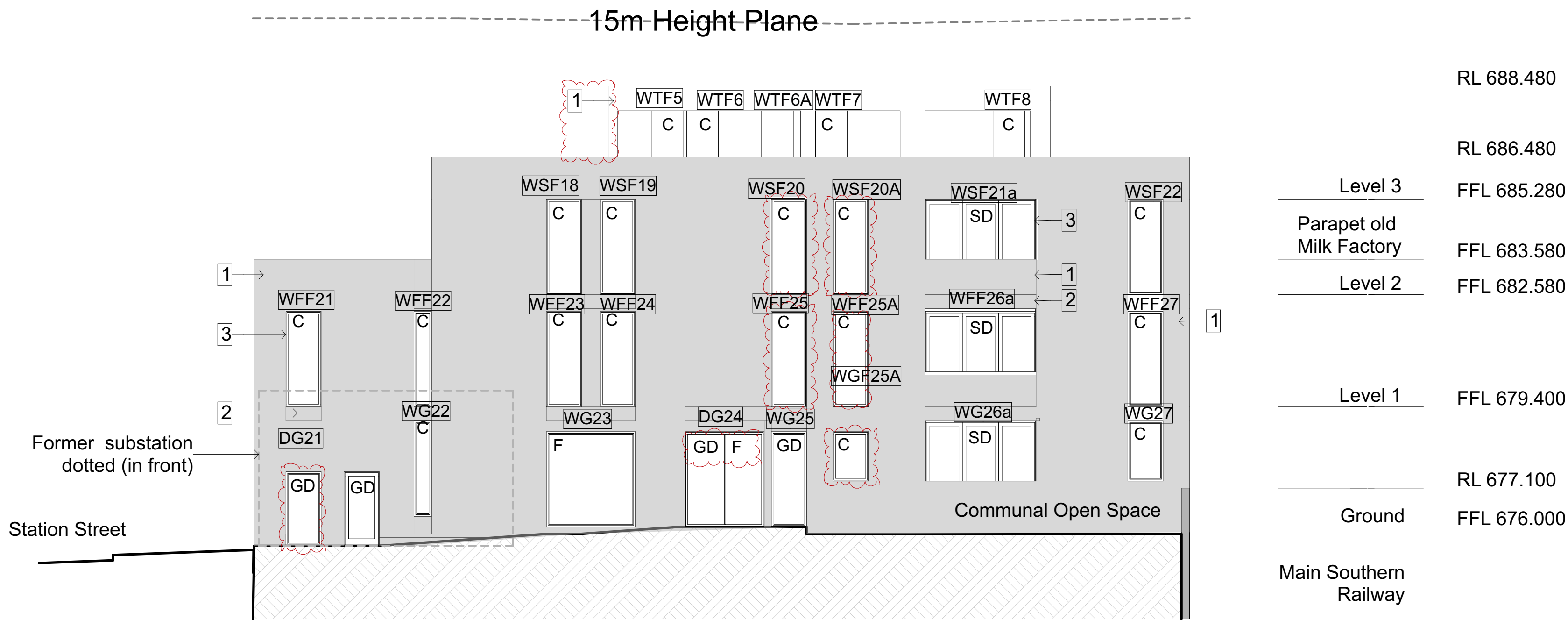
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File Path -
/Volumes/Server Files/04. CAD/Current projects/1971 35-37 Station Street Bowral/2. Models/
230925 1971 35-37 Station Street Bowral23.pln





02 South Elevation Building 1



01 North Elevation Residential

LEGEND	
C	Casement window
F	Fixed window
S	Sliding window
GD	Glass door
SD	Sliding door
B	External blinds
BI	Brick Infill
EXTERIOR	
Wall Finish	Dark face brick
Upper Roof Finish	Light Grey concrete
Upper Terrace	Light Grey concrete
Recessed Terrace	Light Grey concrete
Courtyard	Dark face brick
Glazing	Bronze eglass
Blinds	Bronze
Railing	Bronze
SERVICE	
Airconditioning	Cassette with external
Stormwater	Exhaust fans to bathroom and kitchen Tanks

- 1 - Face brick
- 2 - Face brick soldier course
- 3 - Aluminium Window
- 4 - Aluminium Blade
- 5 - Timber Boarding
- 6 - Brick paving

bkpv	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

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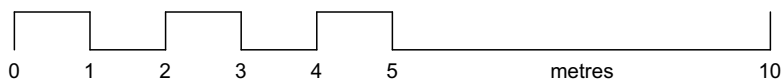
drawing

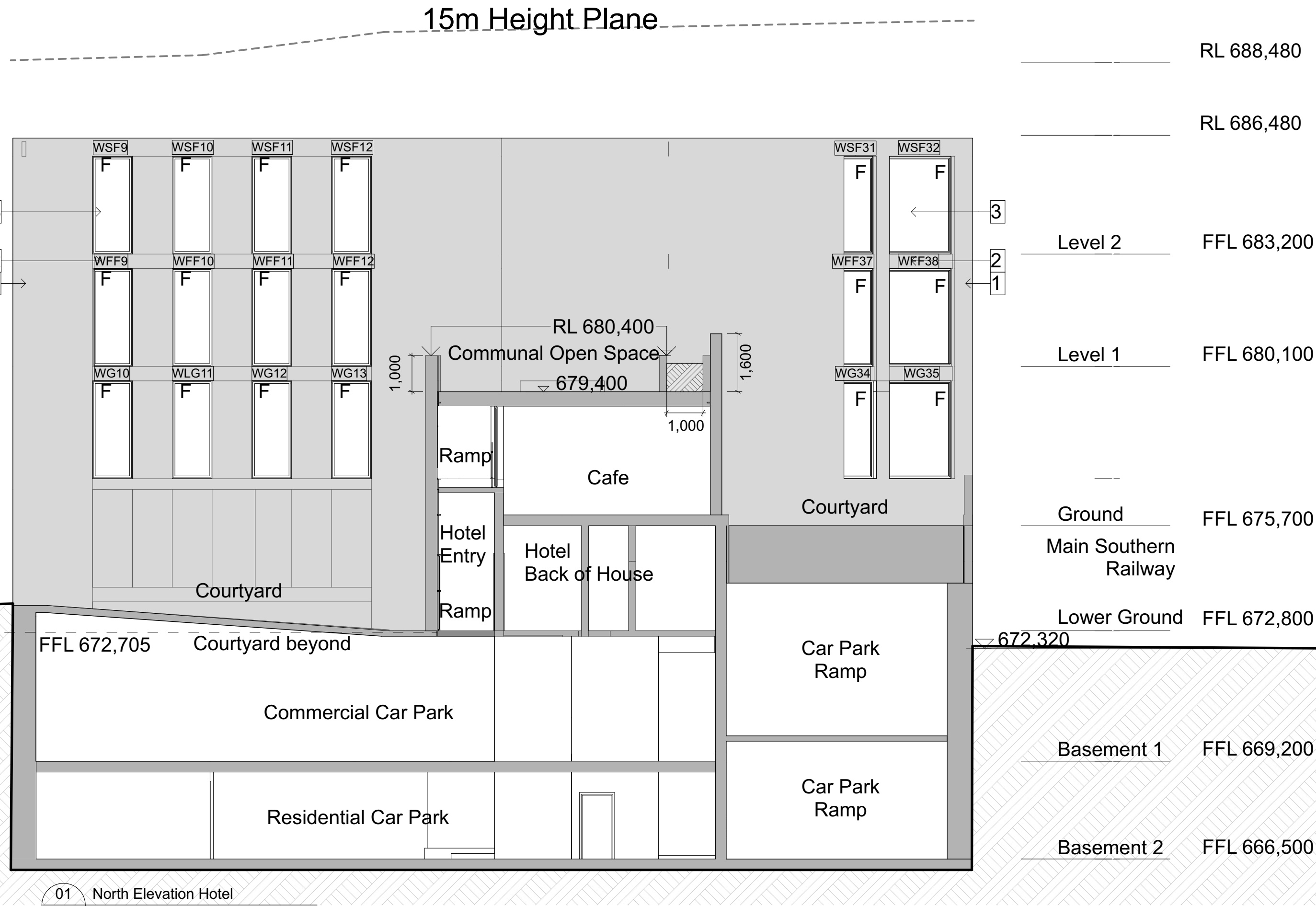
Elevations 2

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Project No.	1:50 @ A1	drawn	checked
	drawing No.	revision	

1971 DA.202 E

File Path -
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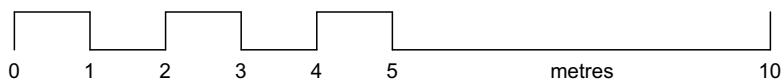


bkpv	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External



Architectural Projects*

1971 DA.203 E





- 1 - Face brick
- 2 - Face brick soldier course
- 3 - Aluminium Window
- 4 - Aluminium Blade
- 5 - Timber Boarding
- 6 - Brick paving

bkpv	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

E issue	Development Application Set amendment	26/9/2023 Transmittal Set Date



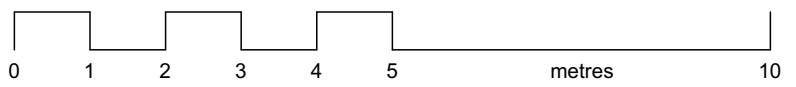
Proposed Development
35-37 Station Street Bowral

Streetscape Elevations

plot date	scale	drawn	checked
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Project No.	drawing No.	revision	

1971 DA.204 E

File Path -
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230925 1971 35-37 Station Street Brawl\\23.pln



MATERIALS & FINISHES SCHEDULE (REFERENCE IMAGES)



1. Bowral Blue

1a. Murray Grey

2. Soldier Course Brickwork

3. Aluminium Windows

4. Aluminium Blades

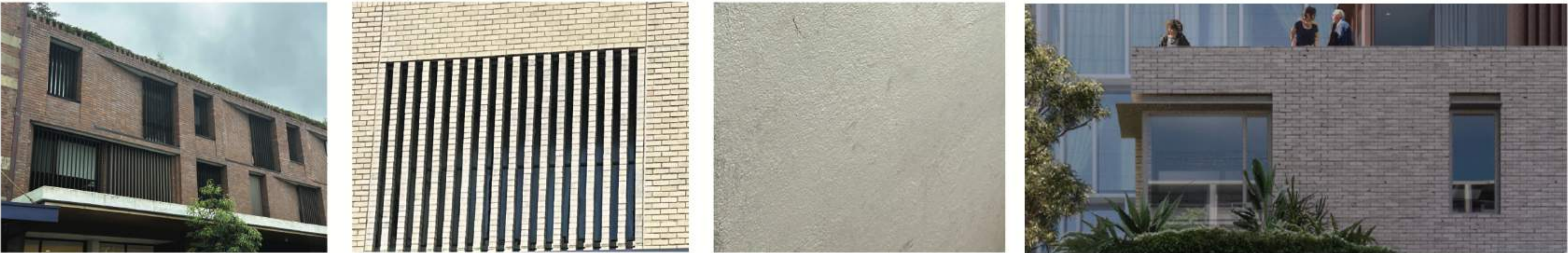
5. Timber Boarding Garage Door

6. Brick Pavement

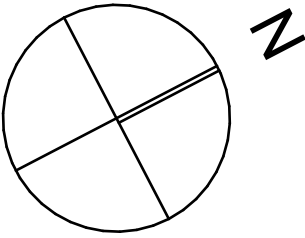
Railing



Brick Precedents



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E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date



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Proposed Development
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drawing			
Material Board			
plot date	scale	drawn	checked
26/9/2023	@ A3 @ A1	AH	GO
Project No.	drawing No.	revision	
1971	DA.205	E	
File Path - /Volumes/Server Files/04_CAD/Current projects/1971 35-37 Station Street Bowral/2_Models/ 230925 1971 35-37 Station Street Bowral23.pjn			



RL 686.480

FFL 683.200

Level 2

FFL 680.100

Level 1

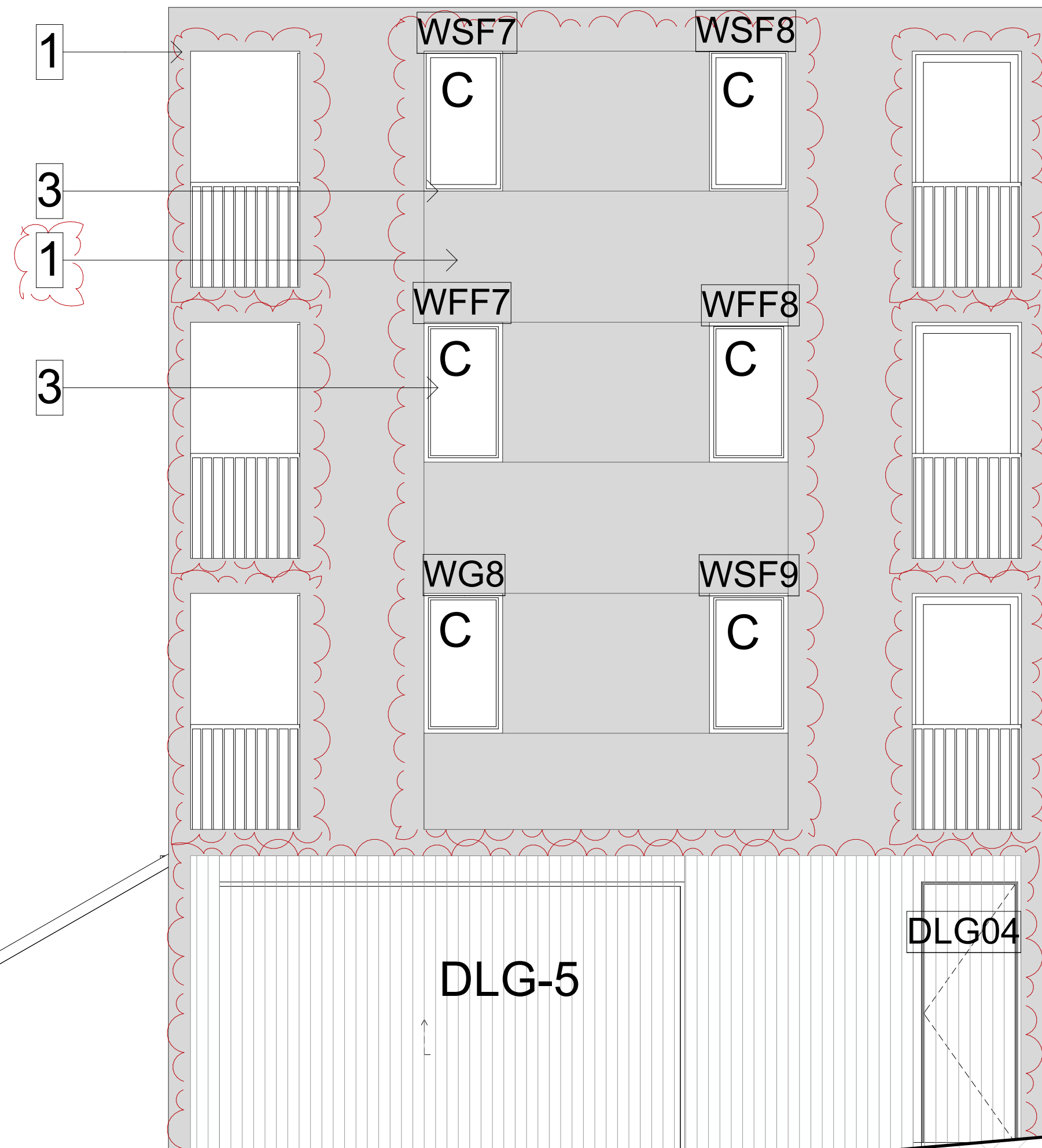
Council carpark

FFL 677.000

Ground

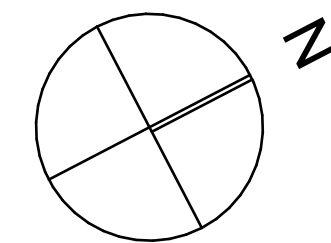
FFL 672.800

Lower Ground



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LEGEND

C	Casement window
F	Fixed window
S	Sliding window
GD	Glass door
SD	Sliding door
B	External blinds
BI	Brick Infill

EXTERIOR	
Wall Finish	Dark face brick
Upper Roof Finish	Light Grey concrete
Upper Terrace	Light Grey concrete
Recessed Terrace	Light Grey concrete
Courtyard	Dark face brick
Glazing	Bronze eglass
Blinds	Bronze
Railing	Bronze
SERVICE	
Airconditioning	Cassette with external
	Exhaust fans to bathroom and kitchen
Stormwater	Tanks

- 1 - Face brick
- 2 - Face brick soldier course
- 3 - Aluminium Window
- 4 - Aluminium Blade
- 5 - Timber Boarding
- 6 - Brick paving

bkp	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date



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35-37 Station Street Bowral

drawing

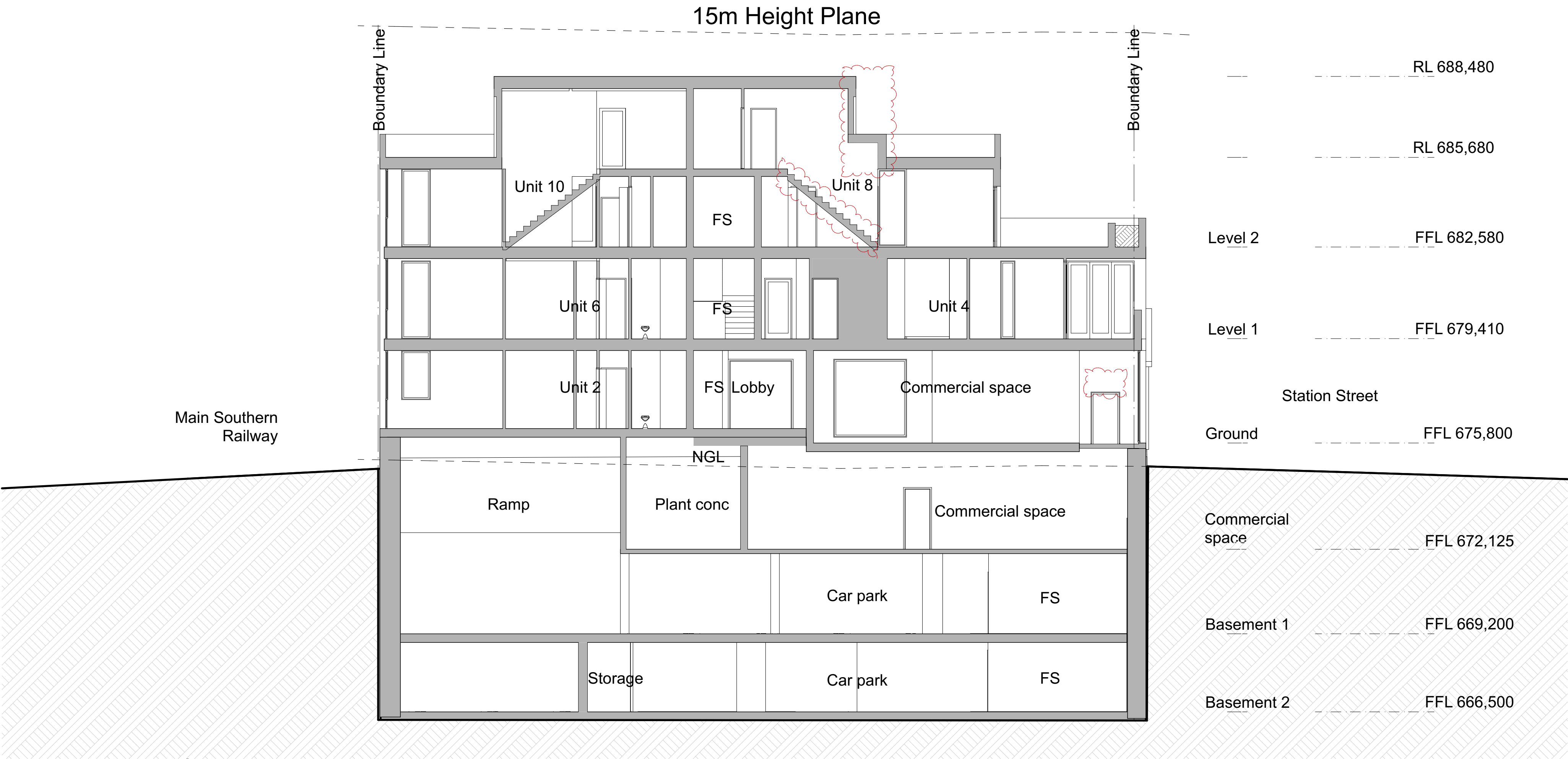
East Elevations

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Project No.	drawing No.	revision	

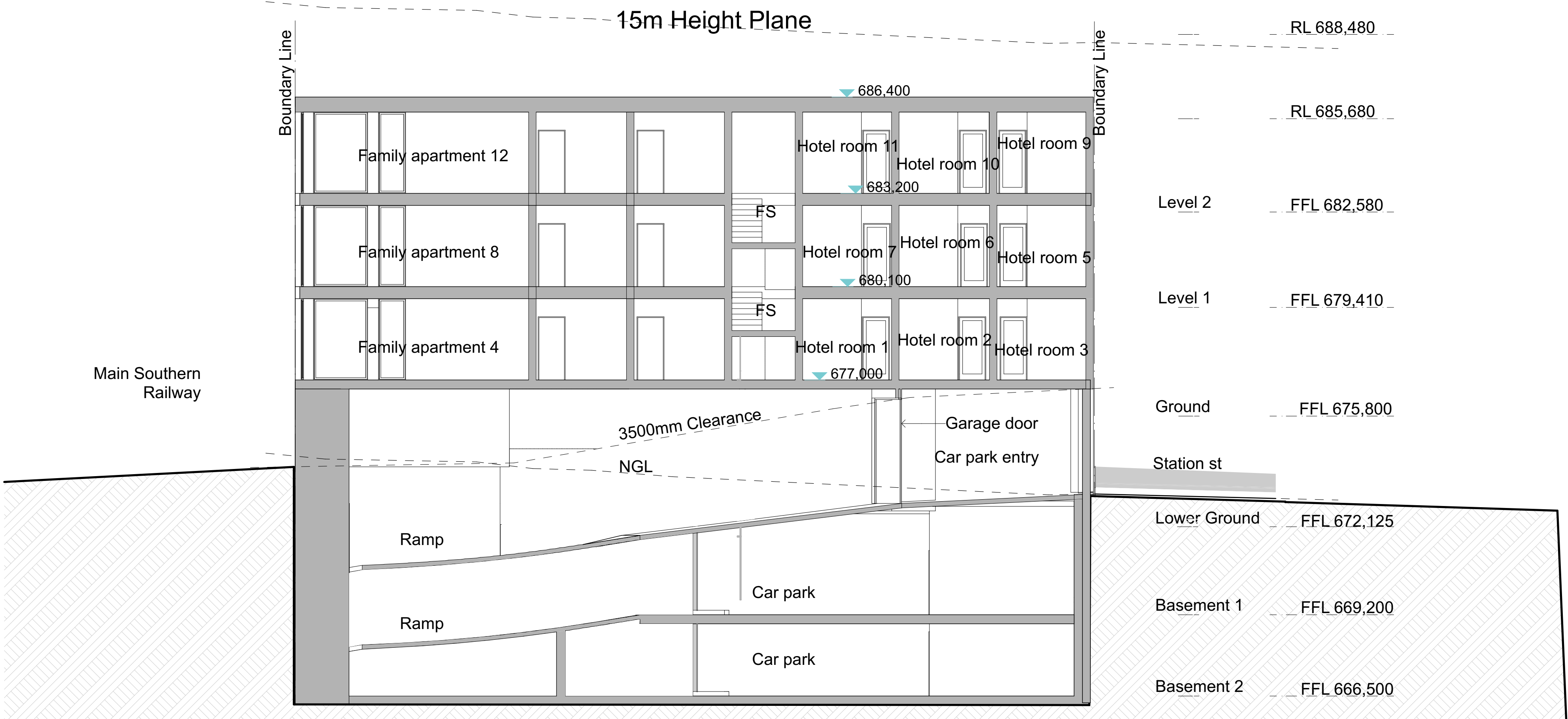
1971 DA.206 E

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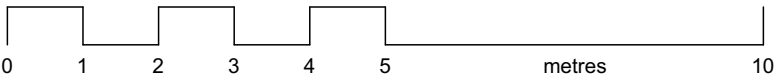




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Section 3

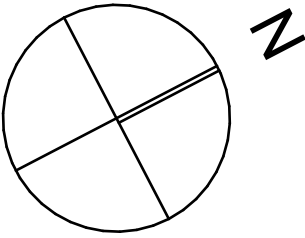


2
-
Section 4



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LEGEND

- C** Casement window
F Fixed window
S Sliding window
GD Glass door
SD Sliding door
B External blinds
BI Brick Infill

EXTERIOR	
Wall Finish	Dark face brick
Upper Roof Finish	Light Grey concrete
Upper Terrace	Light Grey concrete
Recessed Terrace	Light Grey concrete
Courtyard	Dark face brick
Glazing	Bronze eglass
Blinds	Bronze
Railing	Bronze
SERVICE	
Airconditioning	Cassette with external Exhaust fans to bathroom and kitchen
Stormwater	Tanks

- 1 - Face brick
2 - Face brick soldier course
3 - Aluminium Window
4 - Aluminium Blade
5 - Timber Boarding
6 - Brick paving

bkpv	Brick Paving
b	Basin
bwk	Brickwork
cpt	Carpet
ct	Ceramic Tiles
fcl	Fixed Glazing
pf	Pebble Flooring
st	Stone
stp	Stone Paving
tf	Timber Strip Floor
	Ceramic Tiles External

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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Proposed Development
35-37 Station Street Bowral

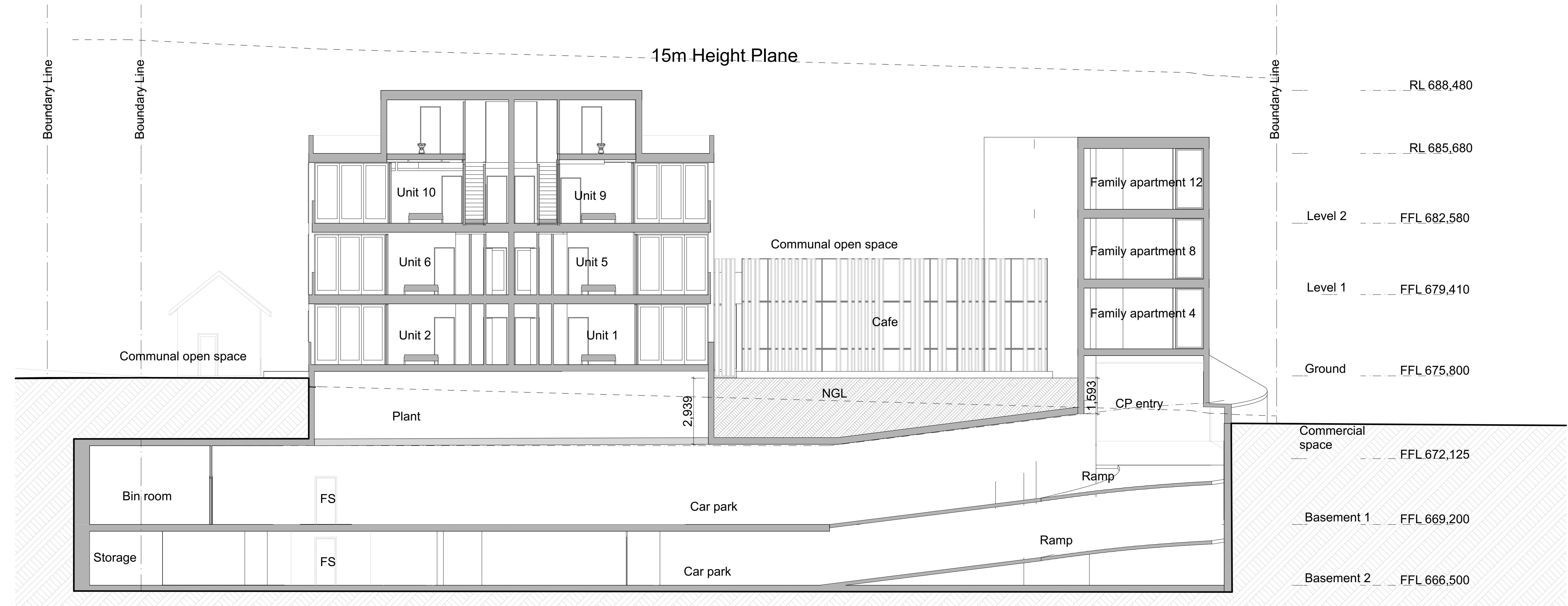
drawing

Section 1

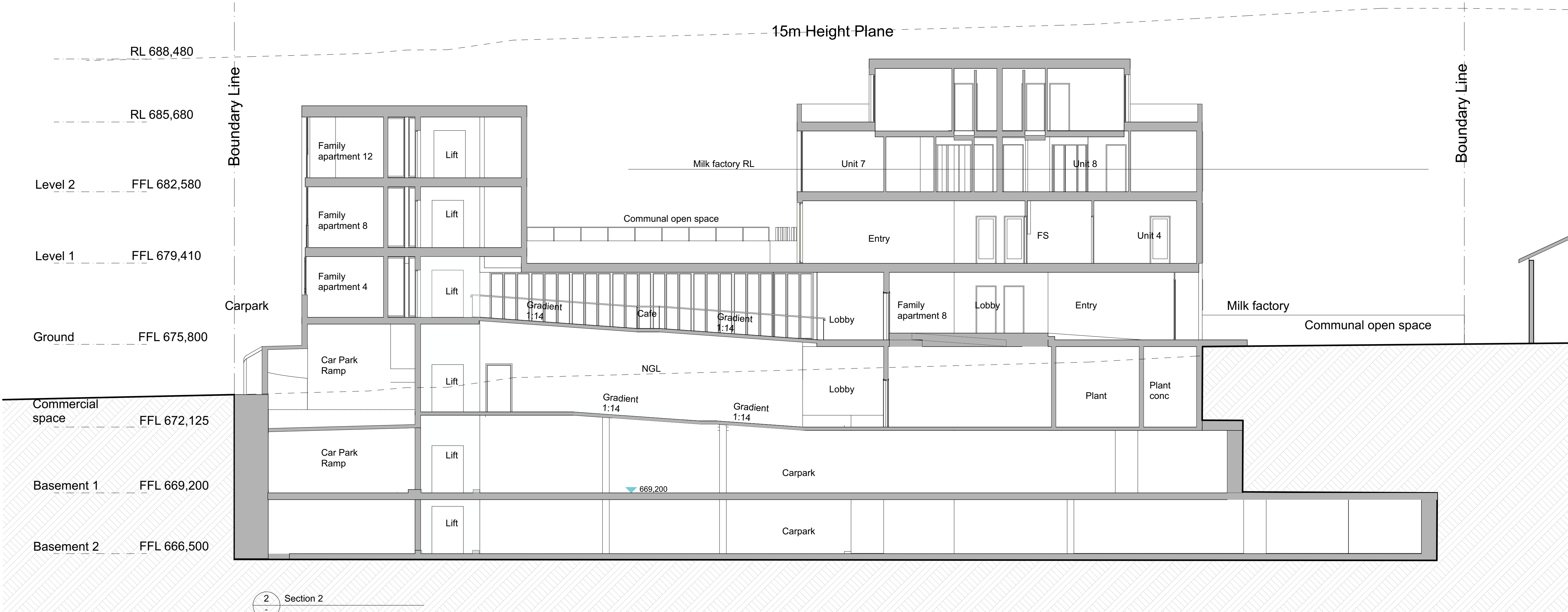
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Project No.	drawing No.		revision

1971 DA.301 E

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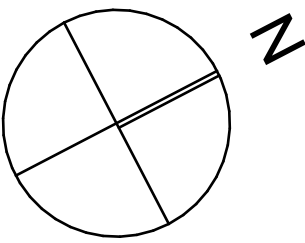
1 Section 1



2 Section 2

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LEGEND

- C** Casement window
- F** Fixed window
- S** Sliding window
- GD** Glass door
- SD** Sliding door
- B** External blinds
- BI** Brick Infill

- EXTERIOR**
- Wall Finish Dark face brick
 - Upper Roof Finish Light Grey concrete
 - Upper Terrace Light Grey concrete
 - Recessed Terrace Light Grey concrete
 - Courtyard Dark face brick
 - Glazing Bronze eglass
 - Blinds Bronze
 - Railing Bronze
- SERVICE**
- Airconditioning Cassette with external
 - Exhaust fans to bathroom and kitchen
- Stormwater**
- Tanks

- 1 - Face brick
- 2 - Face brick soldier course
- 3 - Aluminium Window
- 4 - Aluminium Blade
- 5 - Timber Boarding
- 6 - Brick paving

- bkpv** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- fcl** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stp** Stone Paving
- tf** Timber Strip Floor
- tf** Ceramic Tiles External

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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project

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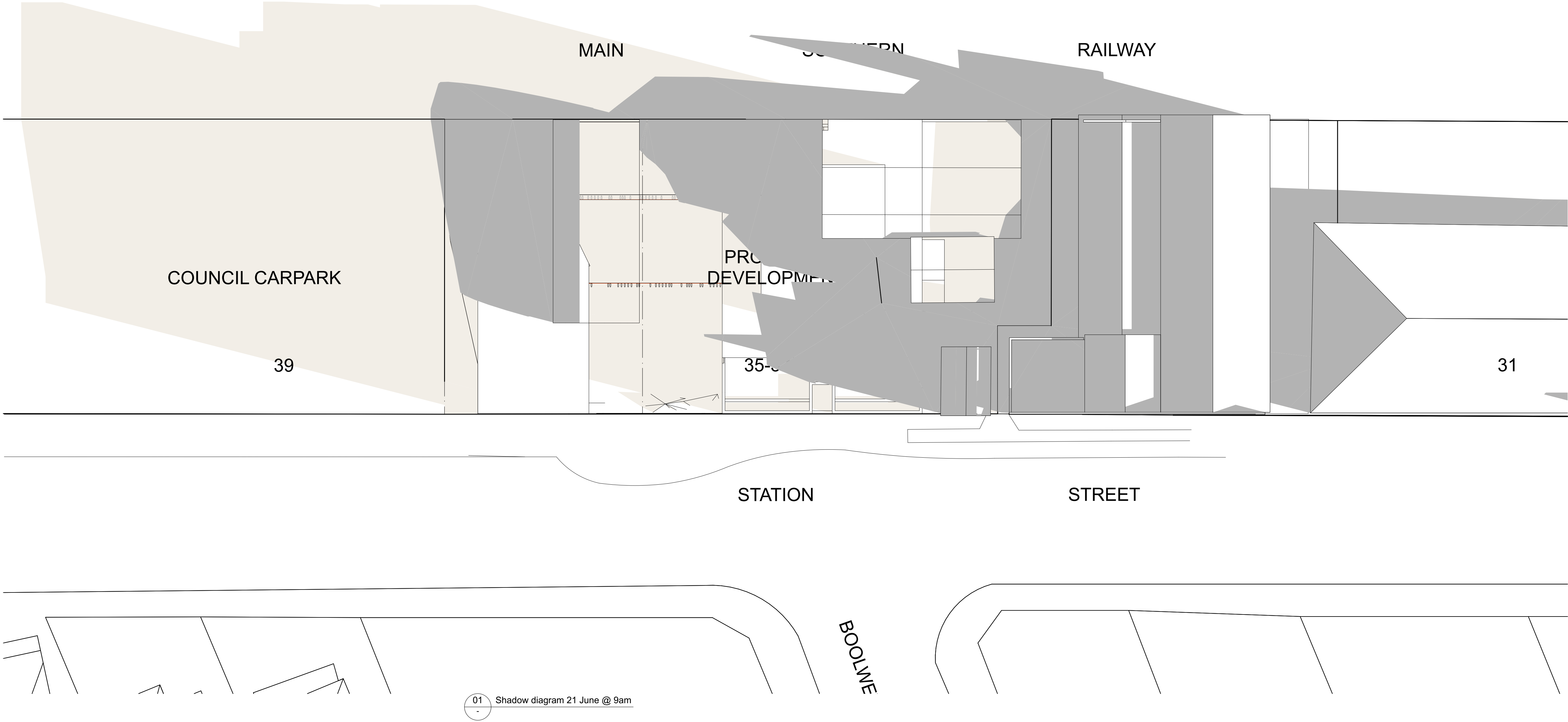
drawing

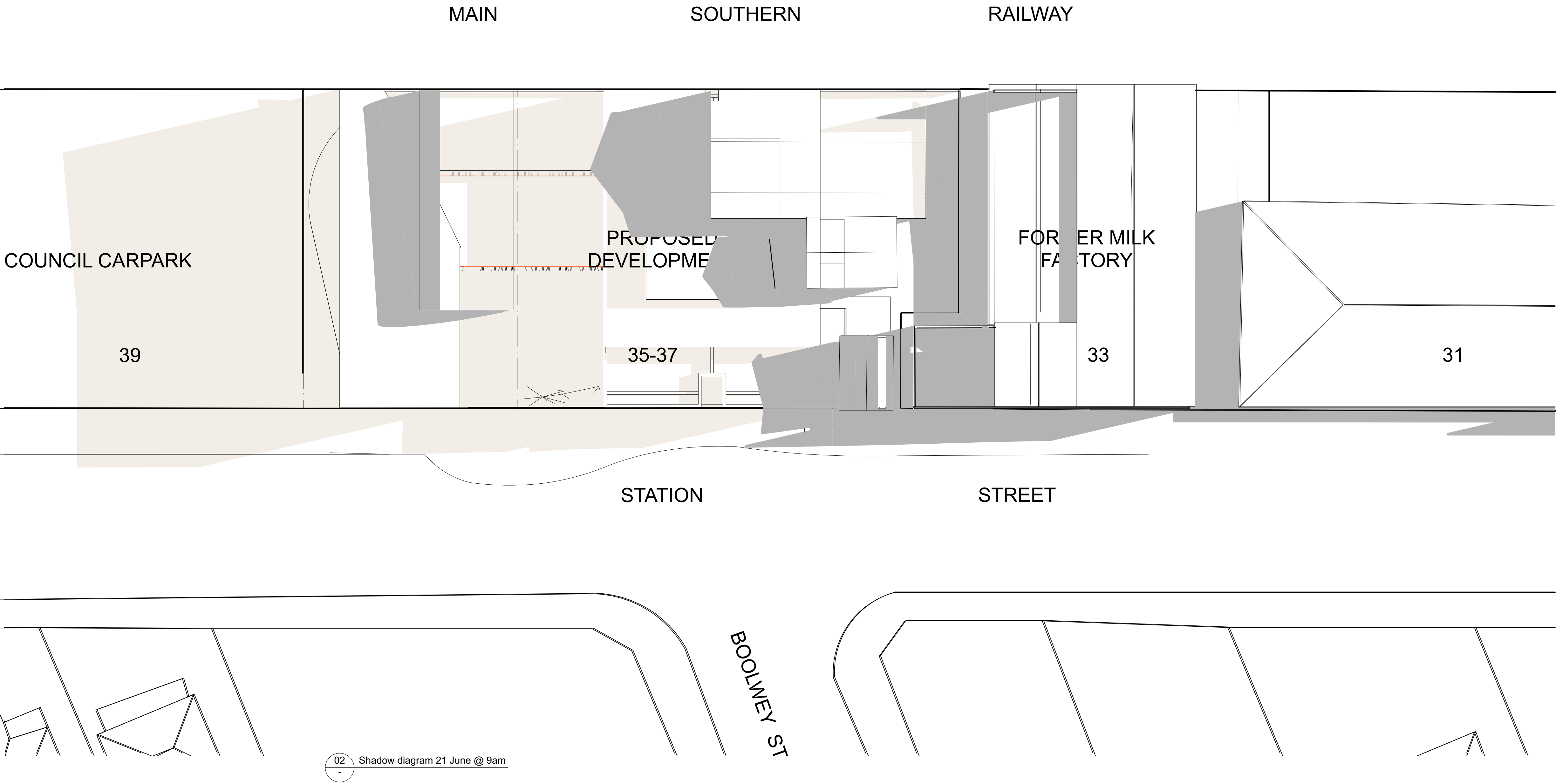
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1971 DA.302 E

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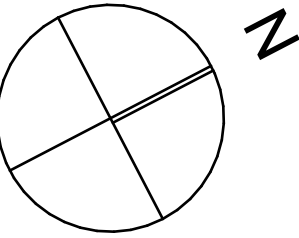


02 Shadow diagram 21 June @ 9am

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LEGEND

- Existing shadows
- Additional shadows

E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date



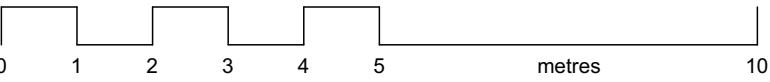
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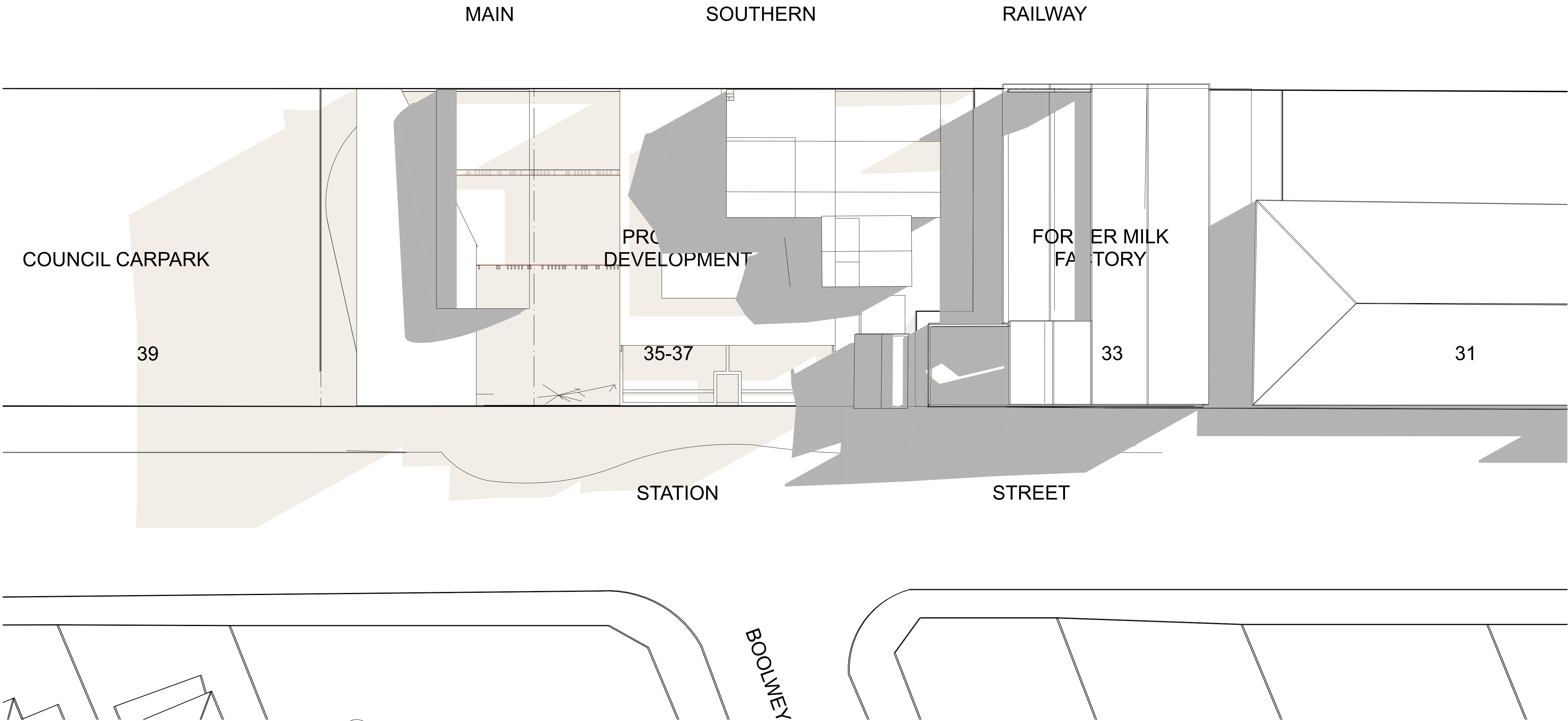
Proposed Development
35-37 Station Street Bowral

Shadow diagram 21 June @ 11am

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Project No.	drawing No.		revision
1971	DA.501		E

File Path -
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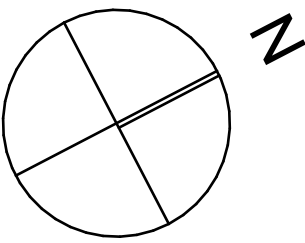


03 Shadow diagram 21 June @ 12pm

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LEGEND

- Existing shadows
- Additional shadows

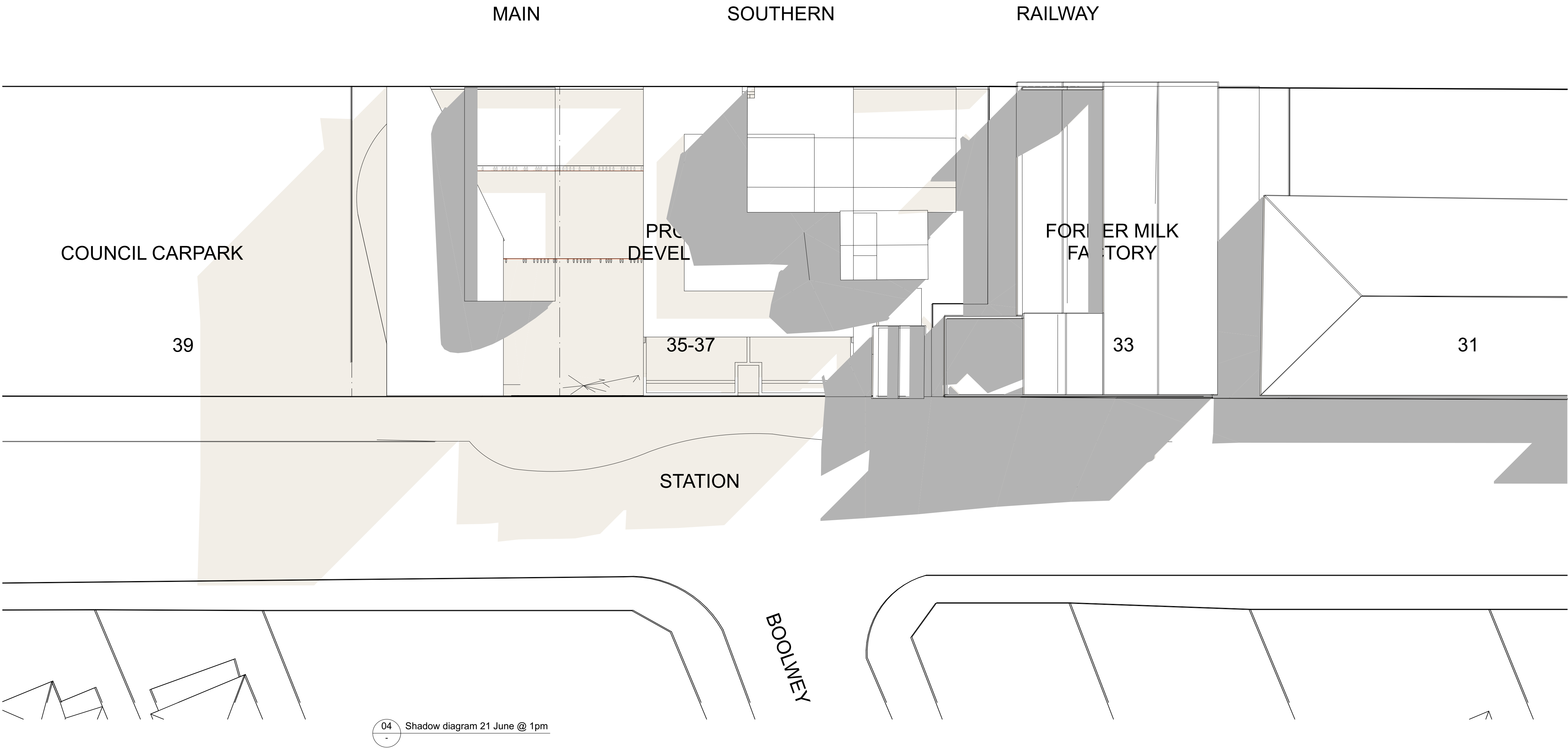
issue	amendment	Transmittal Set Date



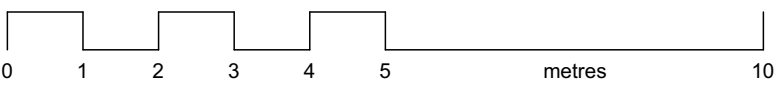
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project

Proposed Development
35-37 Station Street Bowral

drawing			
Shadow diagram 21 June @ 12pm			
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Project No.	drawing No.	revision	
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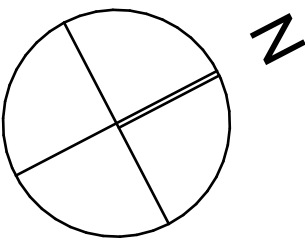
04 Shadow diagram 21 June @ 1pm



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LEGEND

- Existing shadows
- Additional shadows

E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date



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project

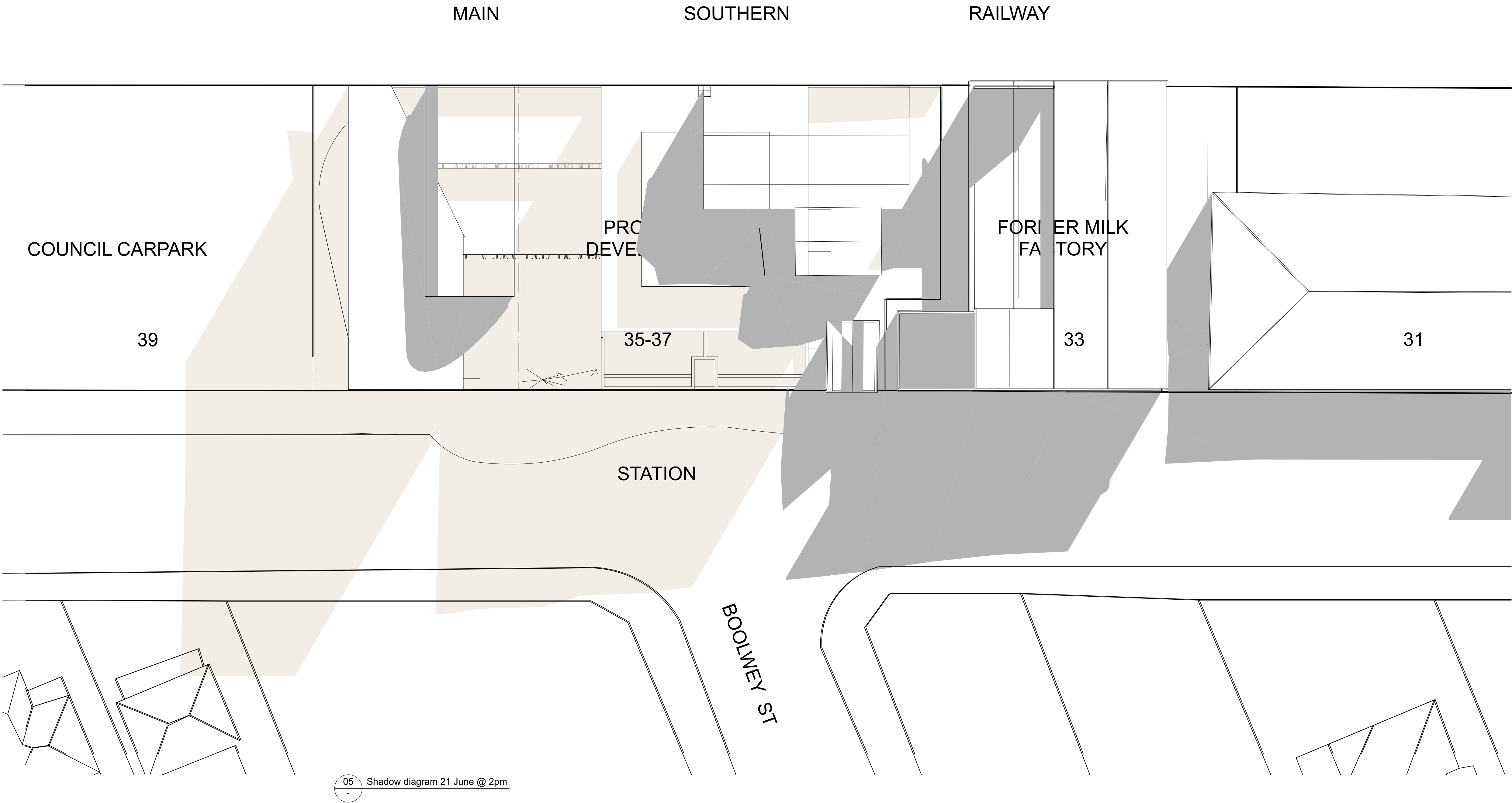
Proposed Development
35-37 Station Street Bowral

Shadow diagram 21 June @ 1pm

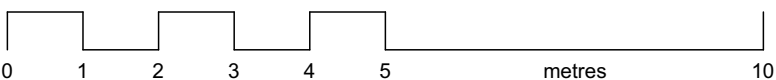
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Project No.	drawing No.	revision	

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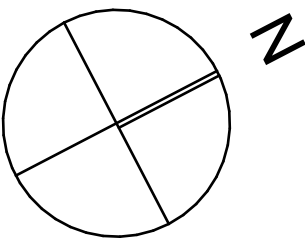
05 Shadow diagram 21 June @ 2pm



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LEGEND

- Existing shadows
- Additional shadows

E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date



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project

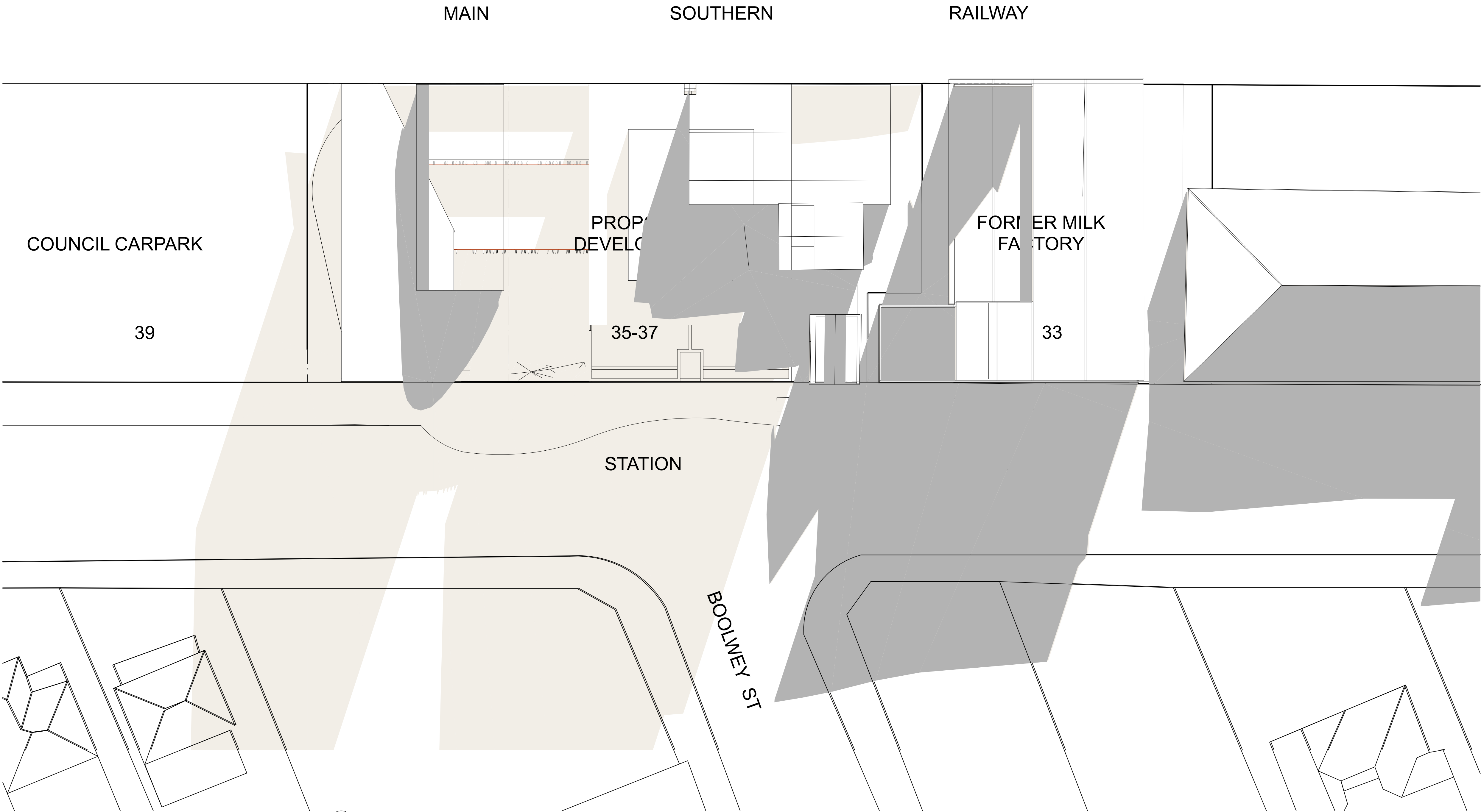
Proposed Development
35-37 Station Street Bowral

Shadow diagram 21 June @ 2pm

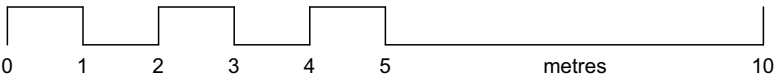
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1971 DA.504 E

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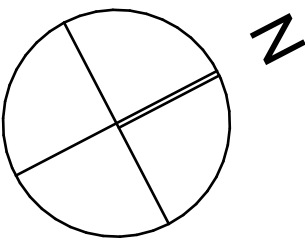
05 Shadow diagram 21 June @ 3pm



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LEGEND

- Existing shadows
- Additional shadows

E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date



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project

Proposed Development
35-37 Station Street Bowral

Shadow diagram 21 June @ 3pm

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Project No.	drawing No.			revision

1971 DA.505 E

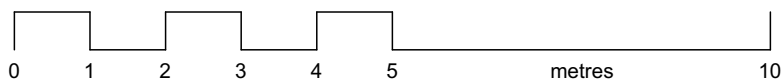
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1 Station Street Streetscape View

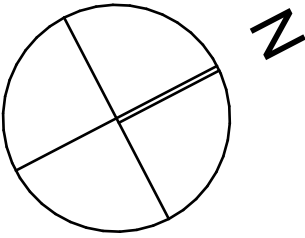


2 Station Street Streetscape View



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LEGEND

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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project

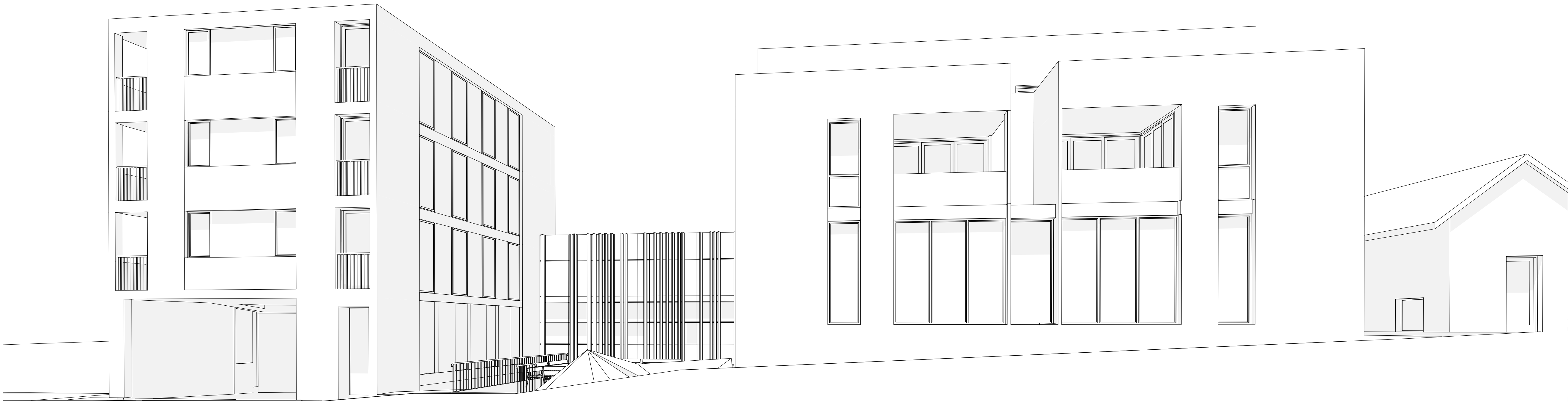
Proposed Development
35-37 Station Street Bowral

drawing

Views

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Project No.	drawing No.		revision

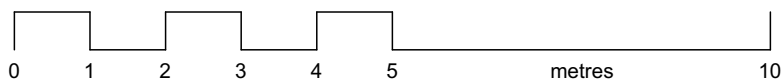
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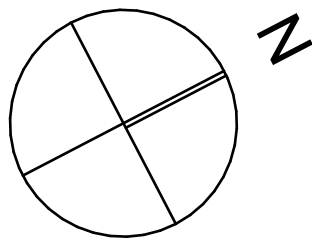
2 Station Street Streetscape View



1 Station Street Streetscape View



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LEGEND

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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Proposed Development
35-37 Station Street Bowral

drawing

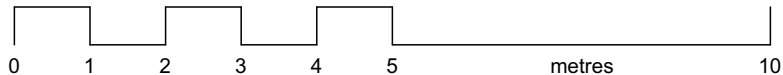
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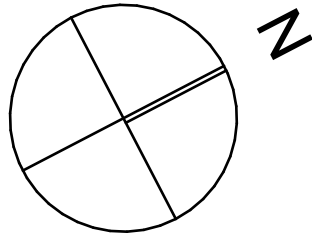
1971 DA.802 E



1 Station Street Streetscape View



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C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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tel +61 (02) 9303 1700., fax +61(02) 9319 1128.,
project

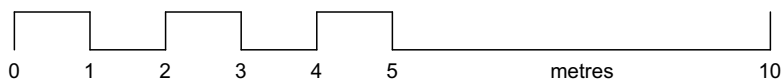
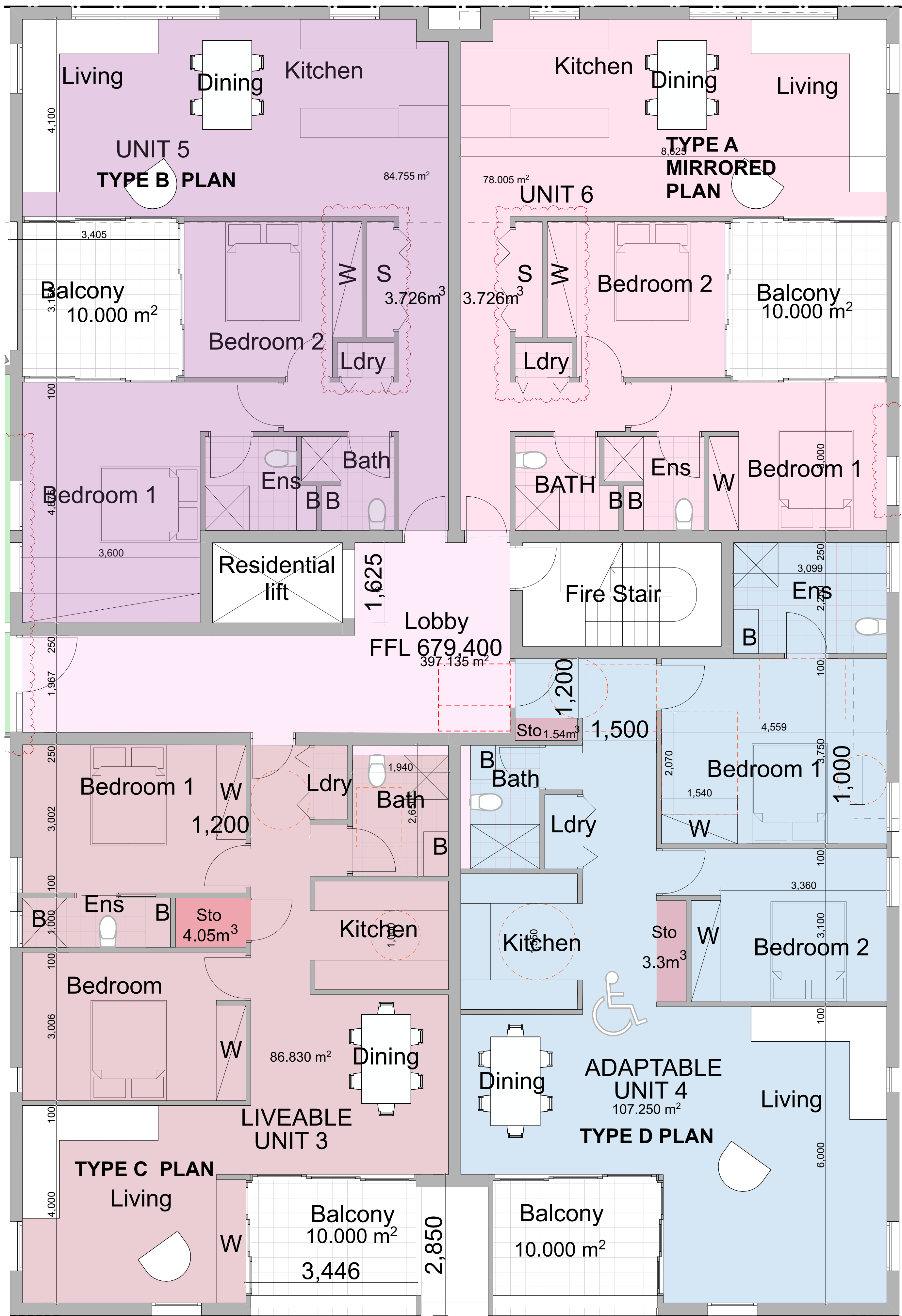
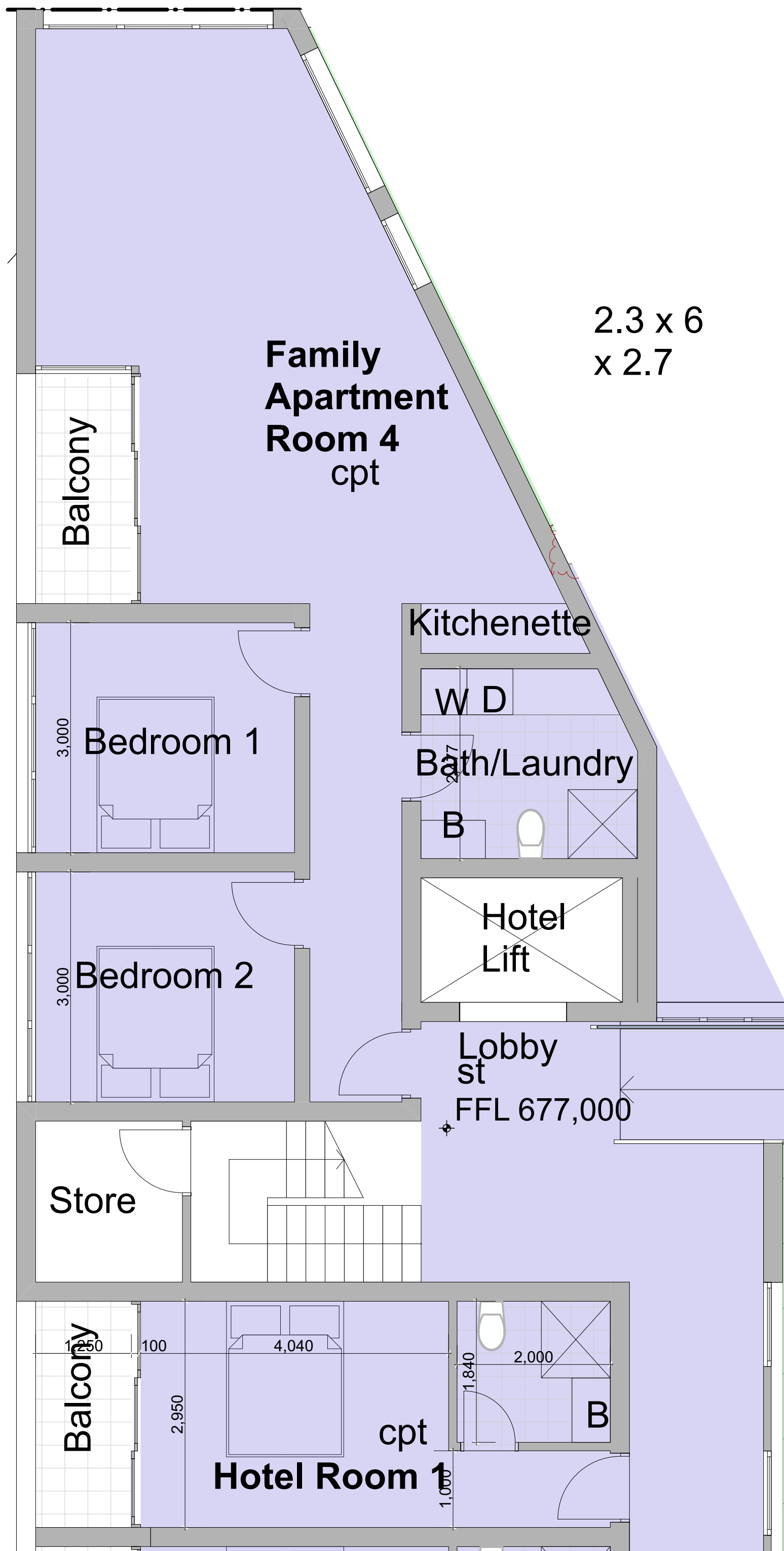
Proposed Development
35-37 Station Street Bowral

drawing

Views

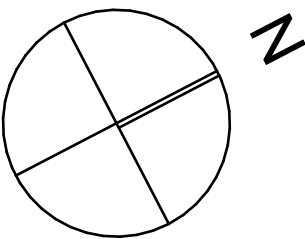
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Project No.	drawing No.	revision	

1971 DA.803 E



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LEGEND

- Hotel
- Commercial
- Residential

- C Casement window
- F Fixed window
- S Sliding window
- GD Glass door
- SD Sliding door
- B External blinds
- BI Brick Infill

- EXTERIOR
- Wall Finish Dark face brick
 - Upper Roof Finish Light Grey concrete
 - Upper Terrace Light Grey concrete
 - Recessed Terrace Light Grey concrete
 - Courtyard Dark face brick
 - Glazing Bronze eglass
 - Blinds Bronze
 - Railing Bronze
- SERVICE
- Airconditioning Cassette with external
 - Exhaust fans to bathroom and kitchen
 - Stormwater Tanks

- 1 - Face brick
- 2 - Face brick soldier cour
- 3 - Aluminium Window
- 4 - Aluminium Blade
- 5 - Timber Boarding
- 6 - Brick paving

- bkp Brick Paving
- b Basin
- bwk Brickwork
- cpt Carpet
- ct Ceramic Tiles
- fcl Fixed Glazing
- pf Pebble Flooring
- st Stone
- stp Stone Paving
- tf Timber Strip Floor
- Ceramic Tiles External

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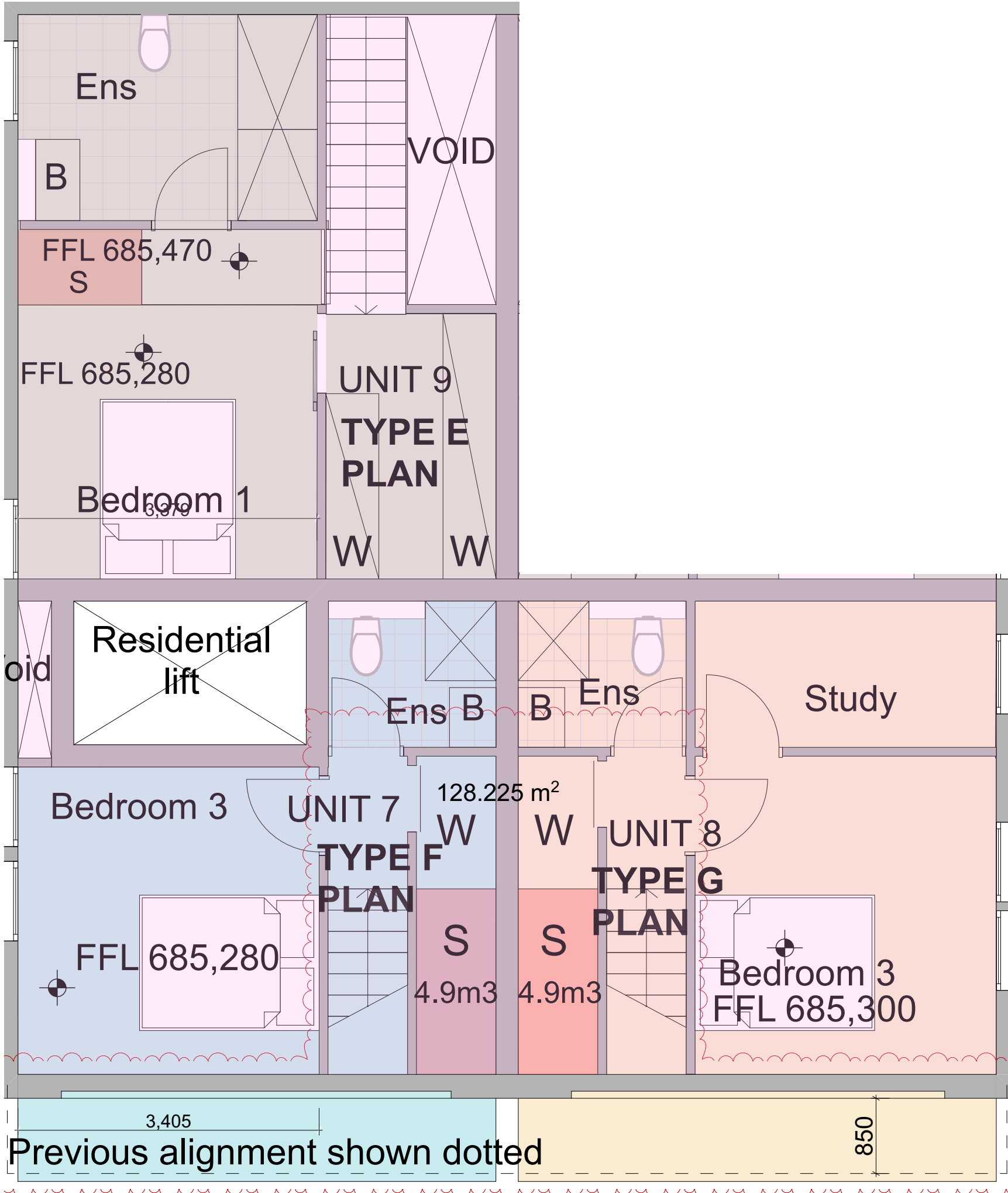
Proposed Development
35-37 Station Street Bowral

drawing
Typical Hotel Layout Detail and TypeA, B, C
and D Detail

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Project No.	drawing No.			revision

1971 DA.901 E

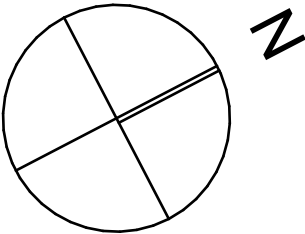
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LEGEND

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- bkpv Brick Paving
- b Basin
- bwk Brickwork
- cpt Carpet
- ct Ceramic Tiles
- fcl Fixed Glazing
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Proposed Development
35-37 Station Street Bowral

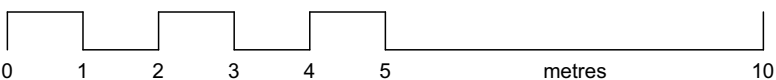
drawing

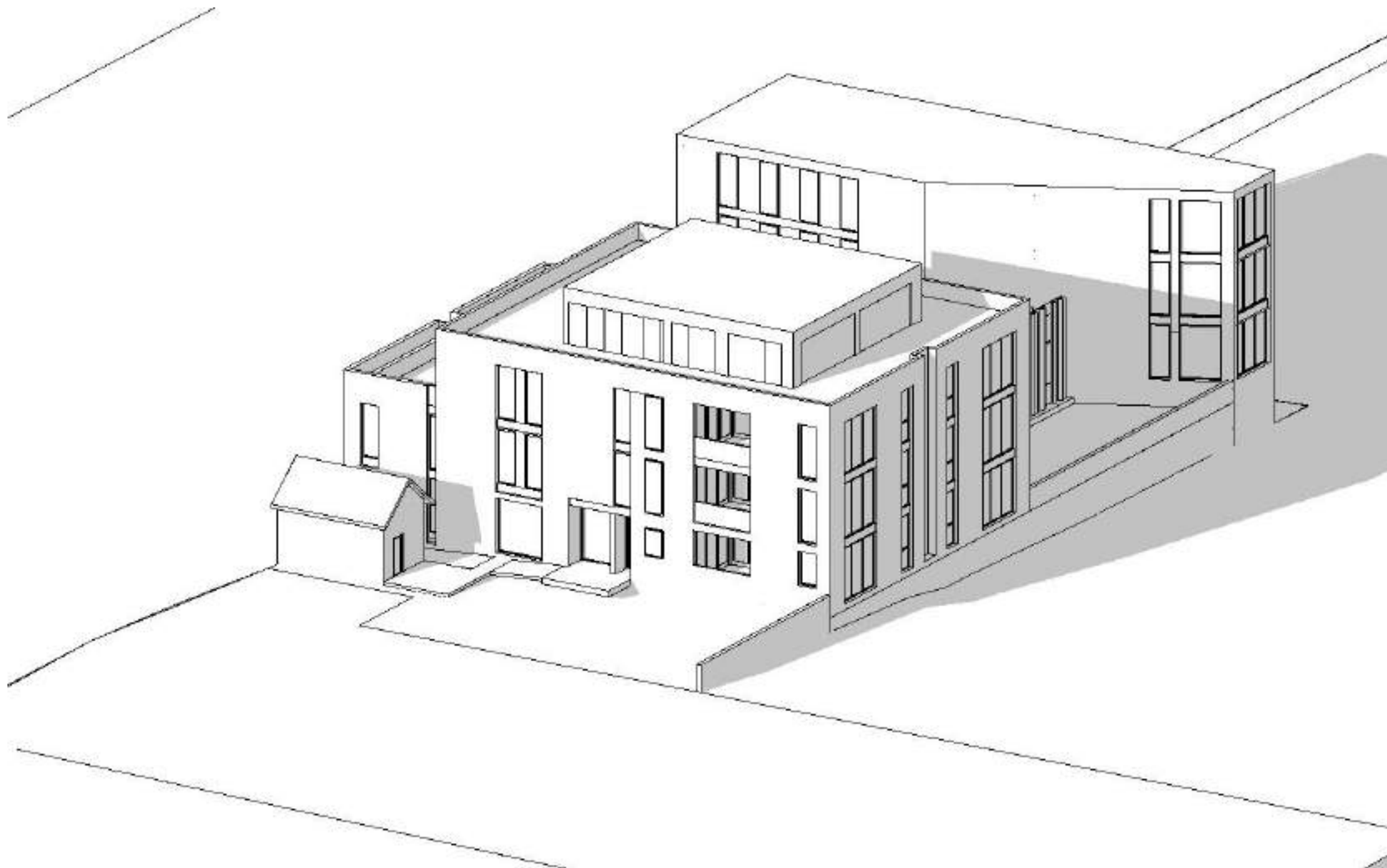
Typical Unit Type E, F and G Detail

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Project No.	drawing No.			revision

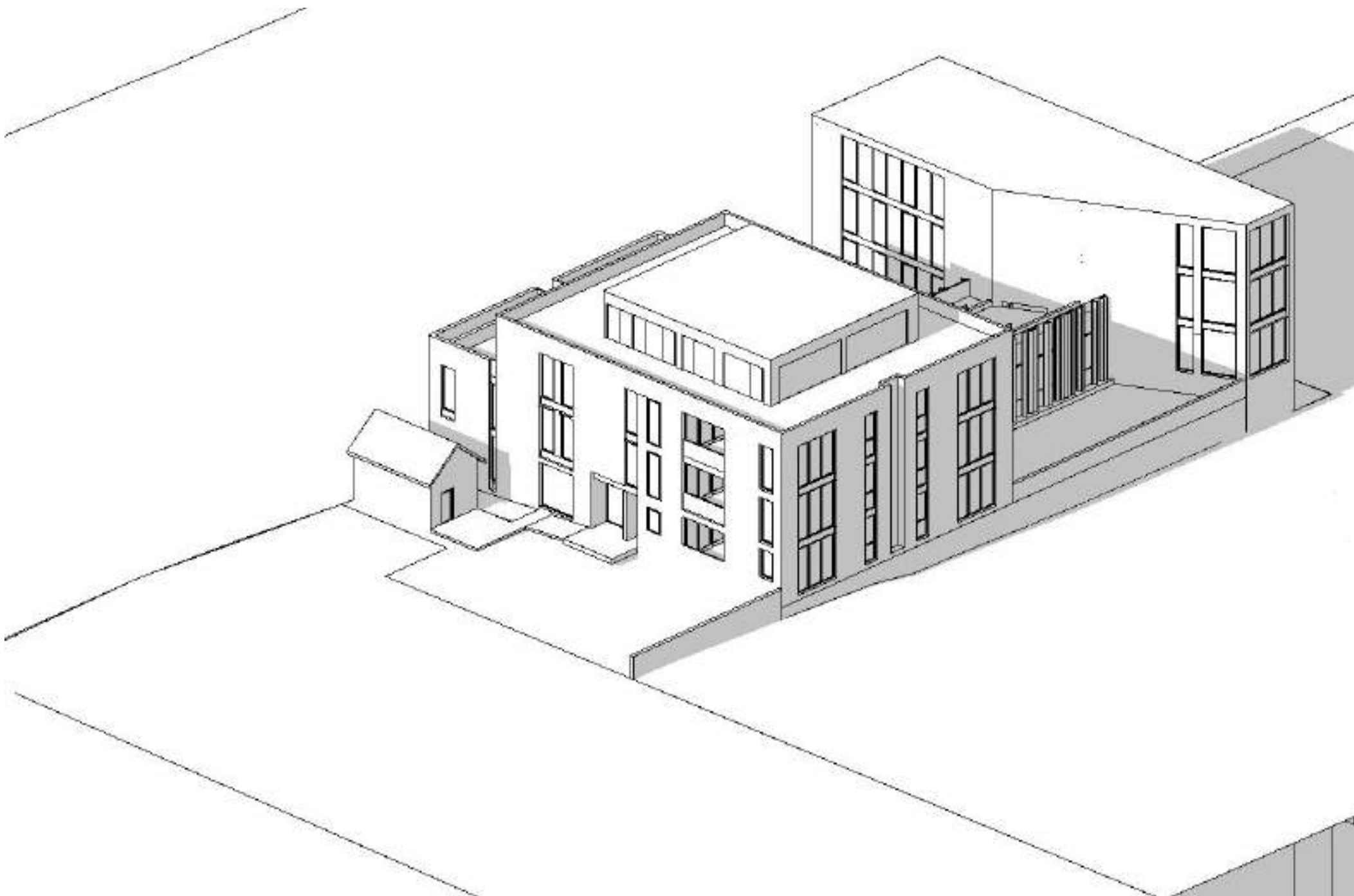
1971 DA.902 E

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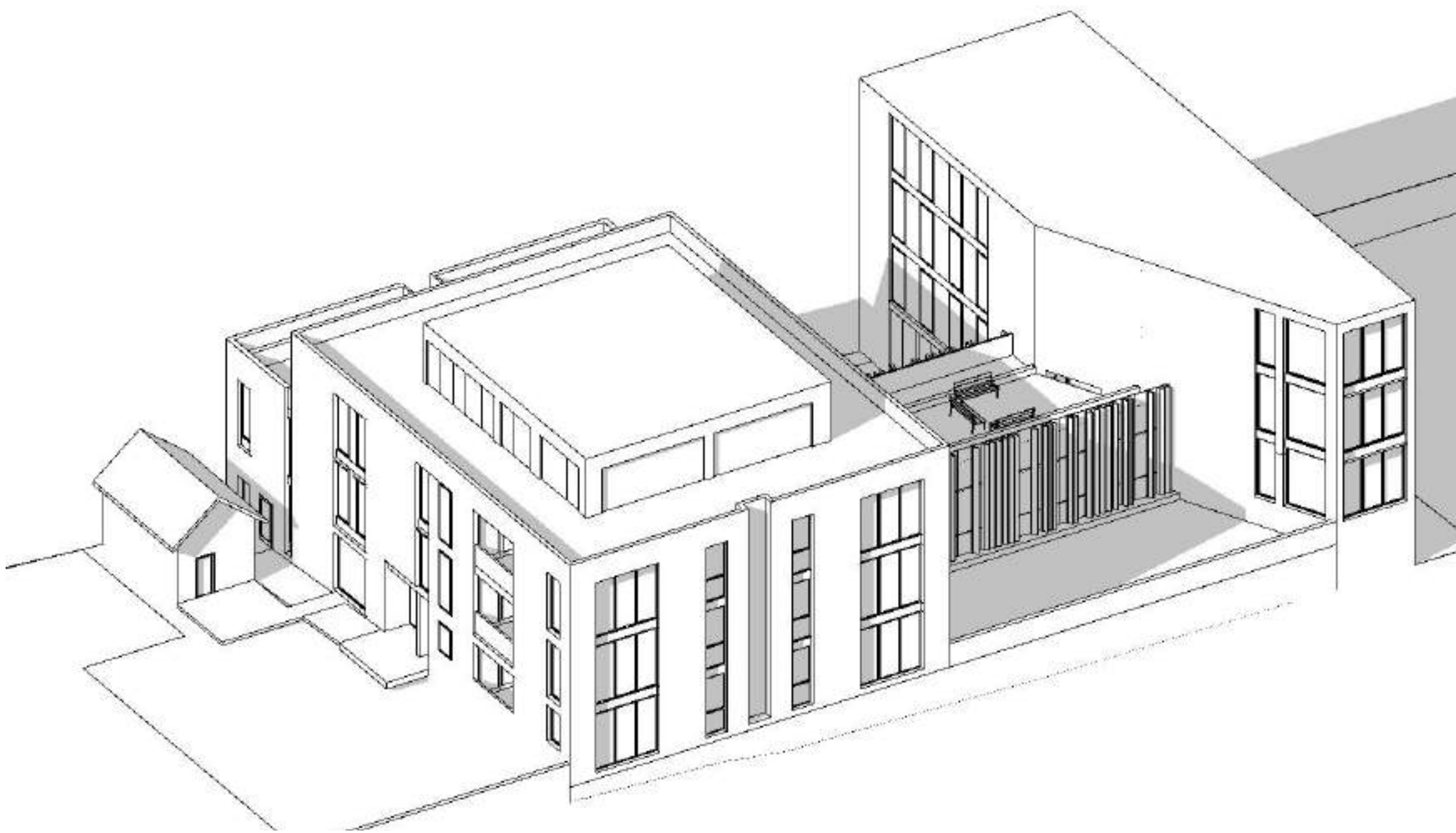




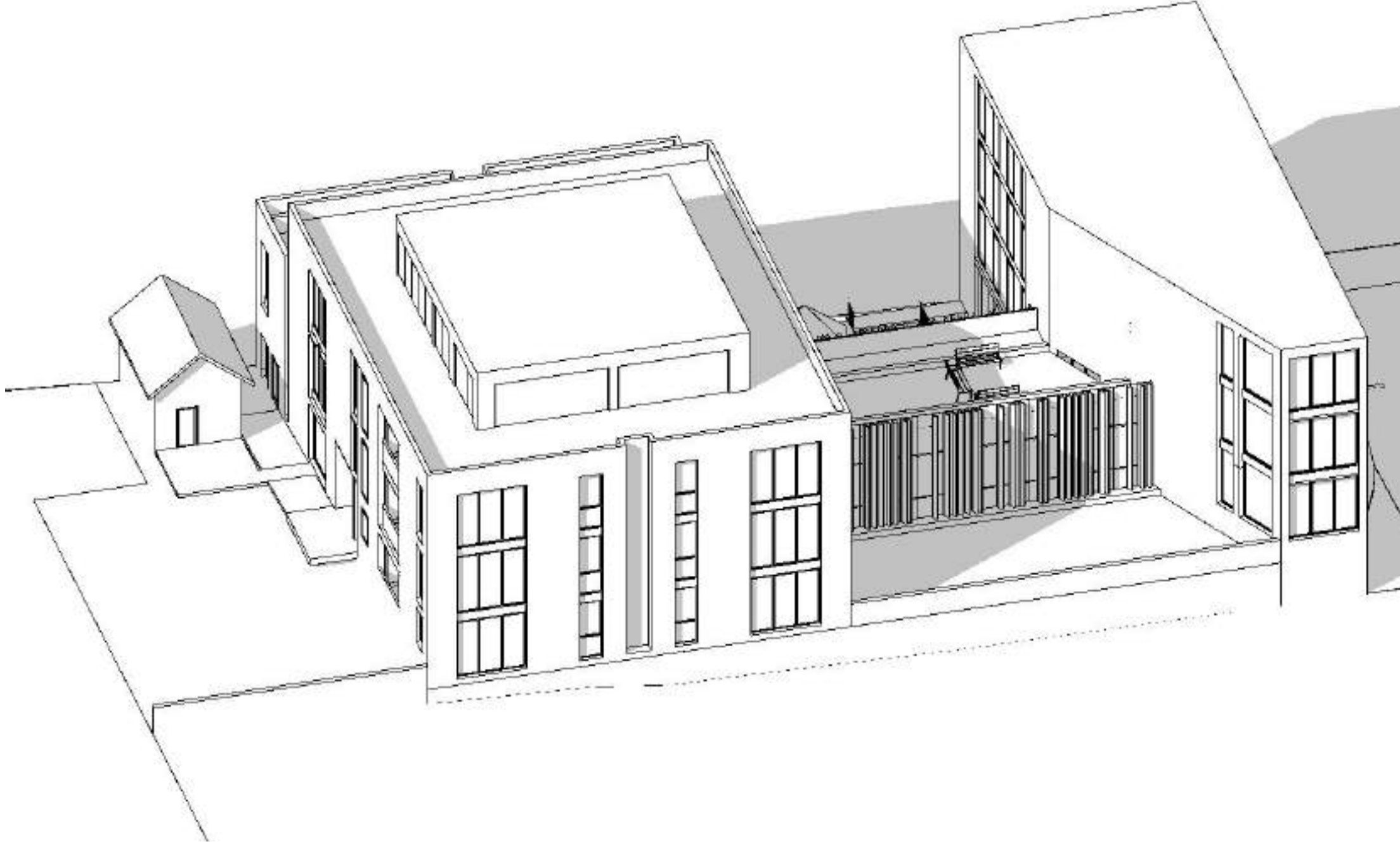
01 01 June 21 9am



02 02 June 21 10am

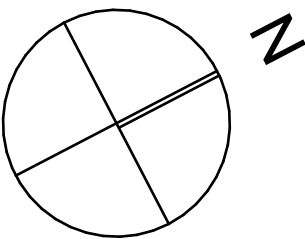


03 03 June 21 11am



04 04 June 21 12pm

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Proposed Development
35-37 Station Street Bowral

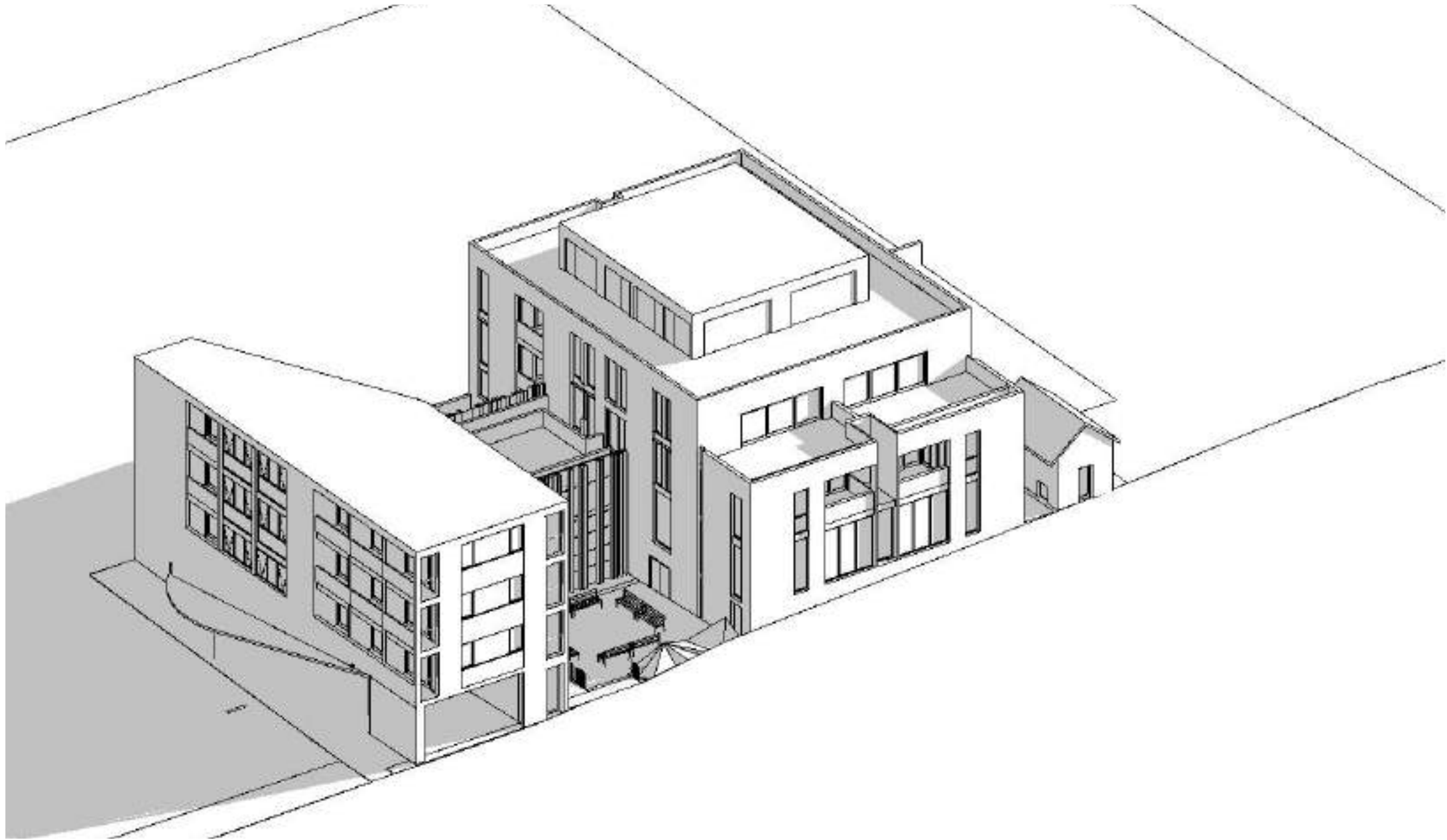
drawing

View From Sun

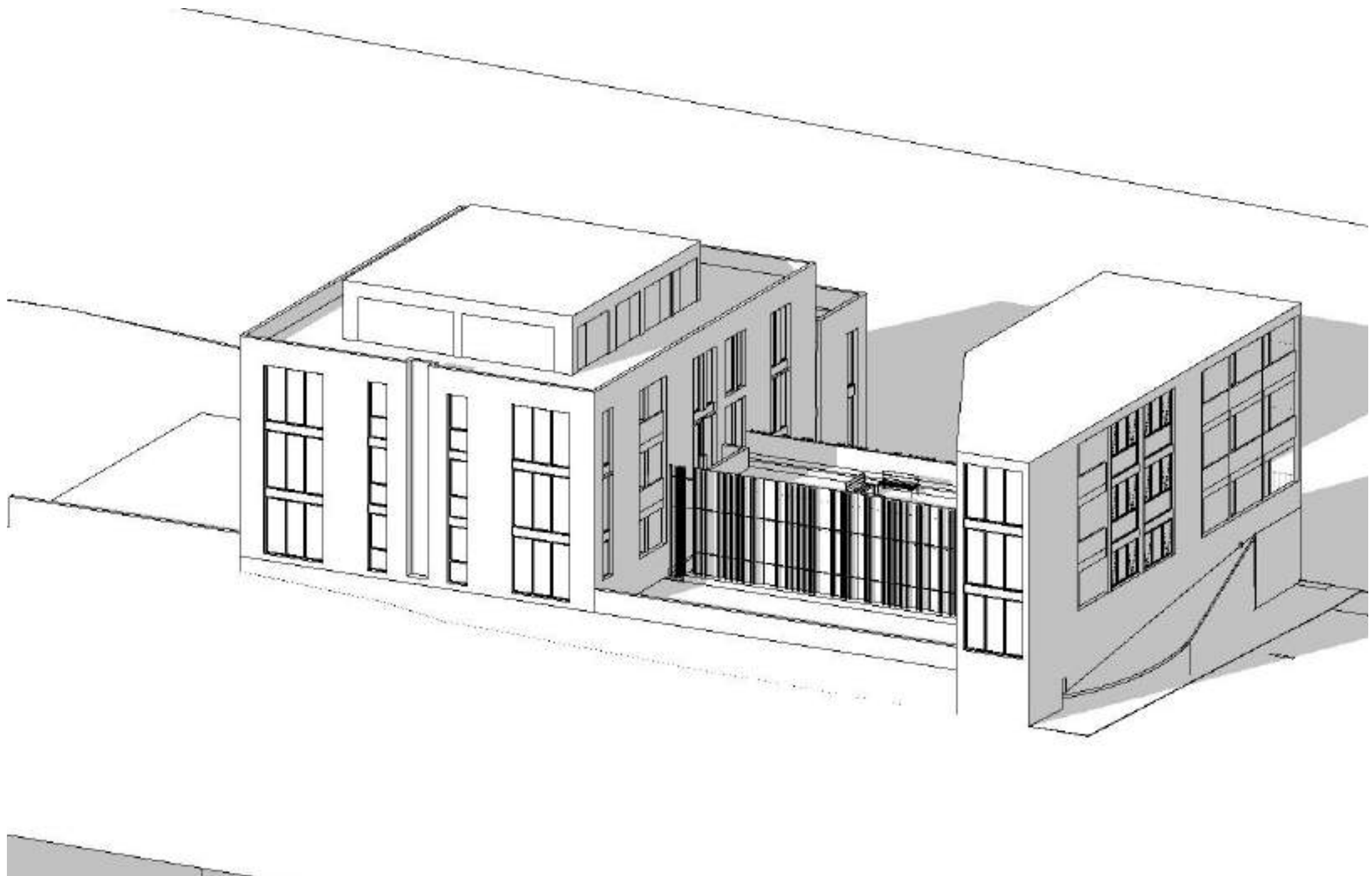
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1971 DA.1001 E

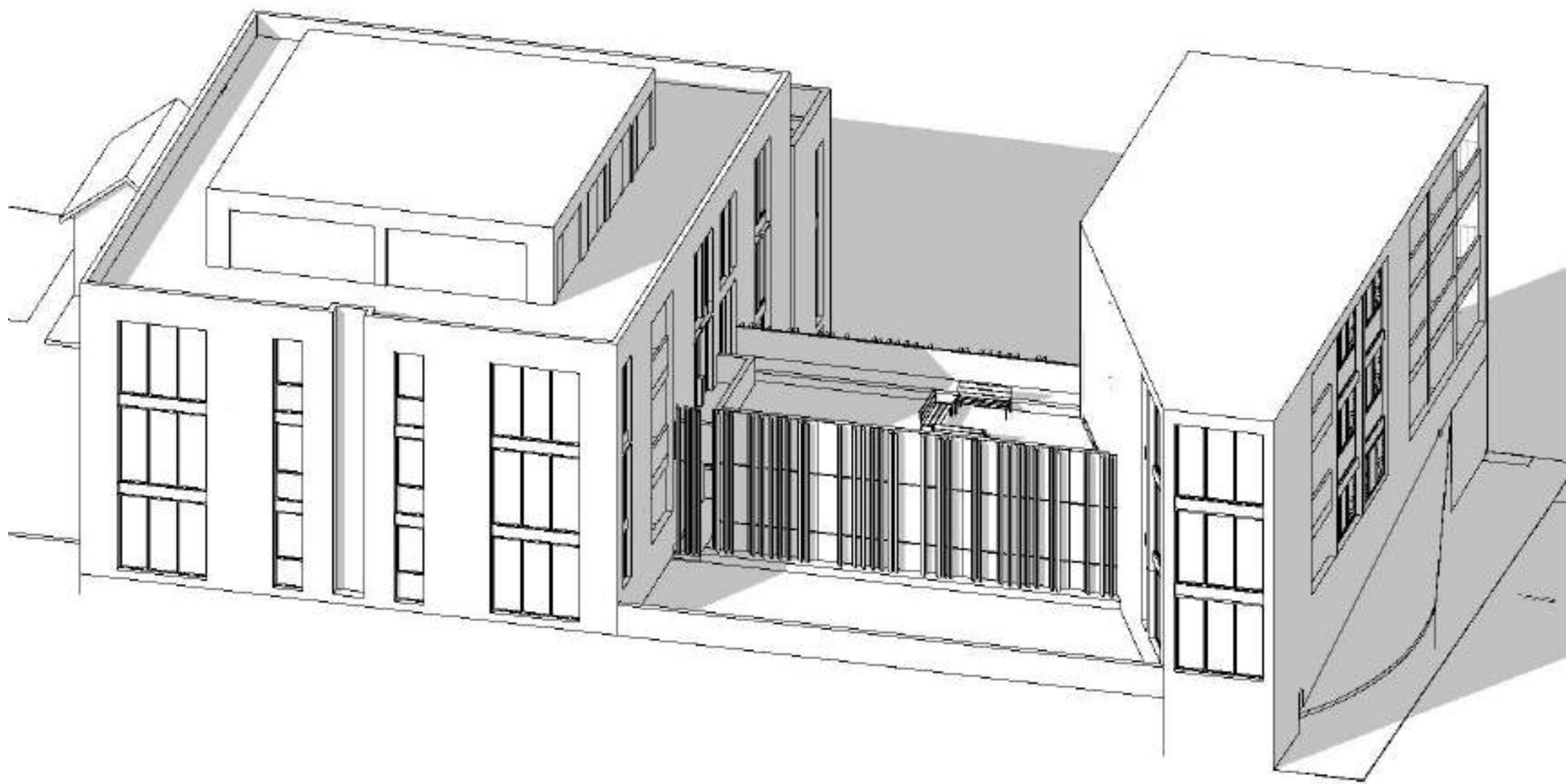
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1
-
1 front view 9 am



07
-
07 June 21 3pm

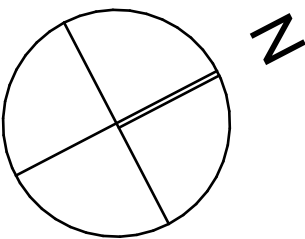


06
-
06 June 21 2pm

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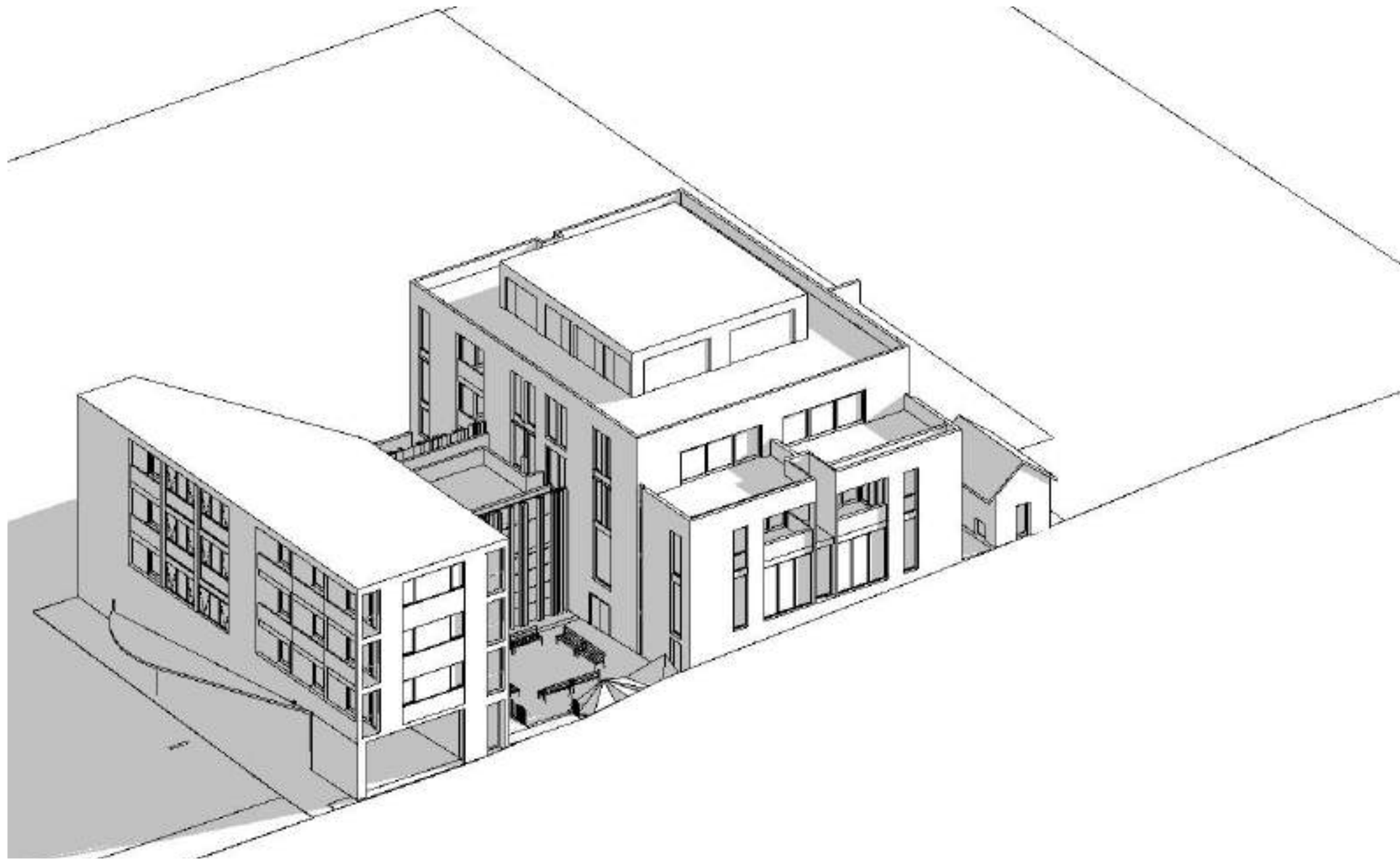
Proposed Development
35-37 Station Street Bowral

drawing

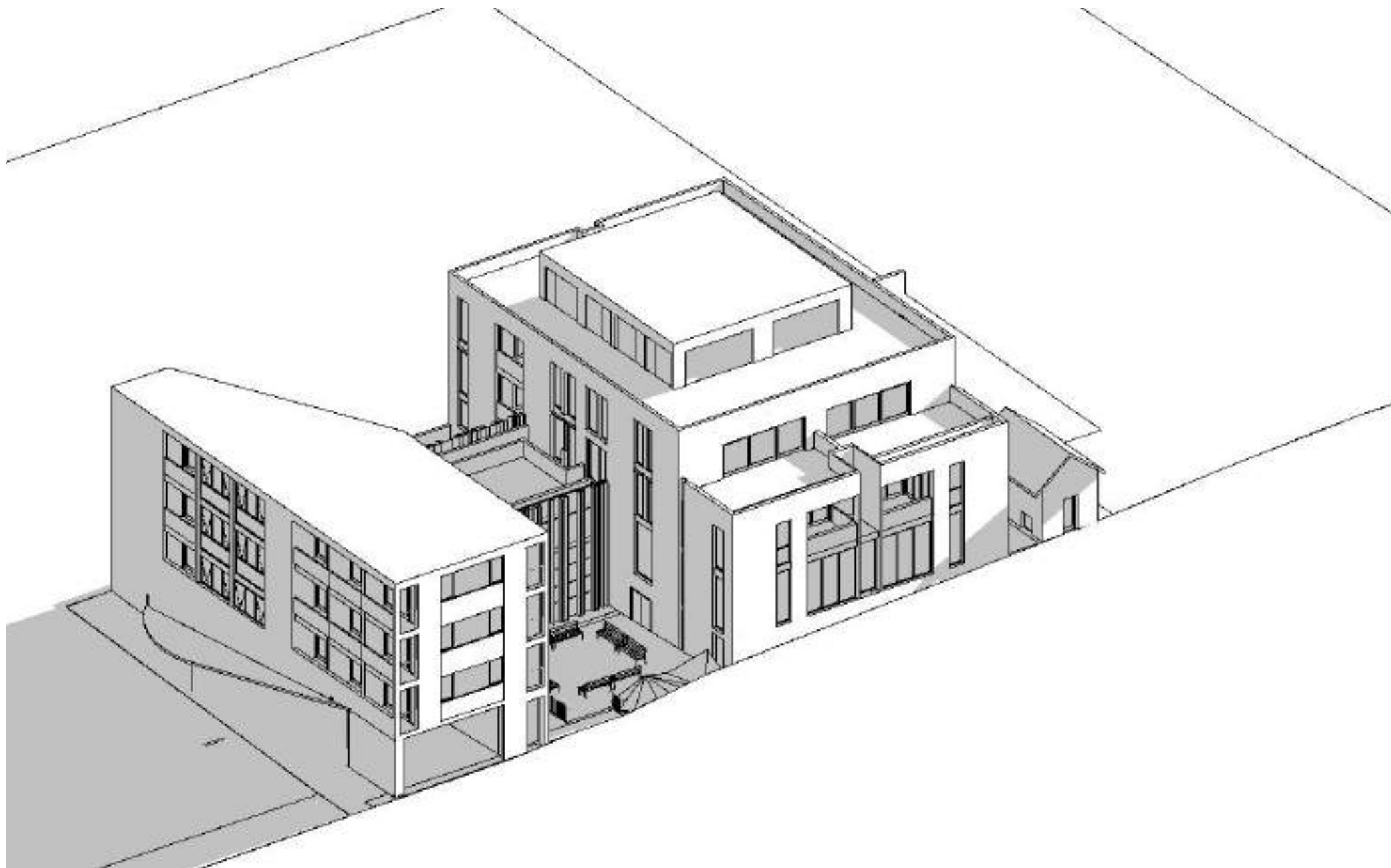
View From Sun

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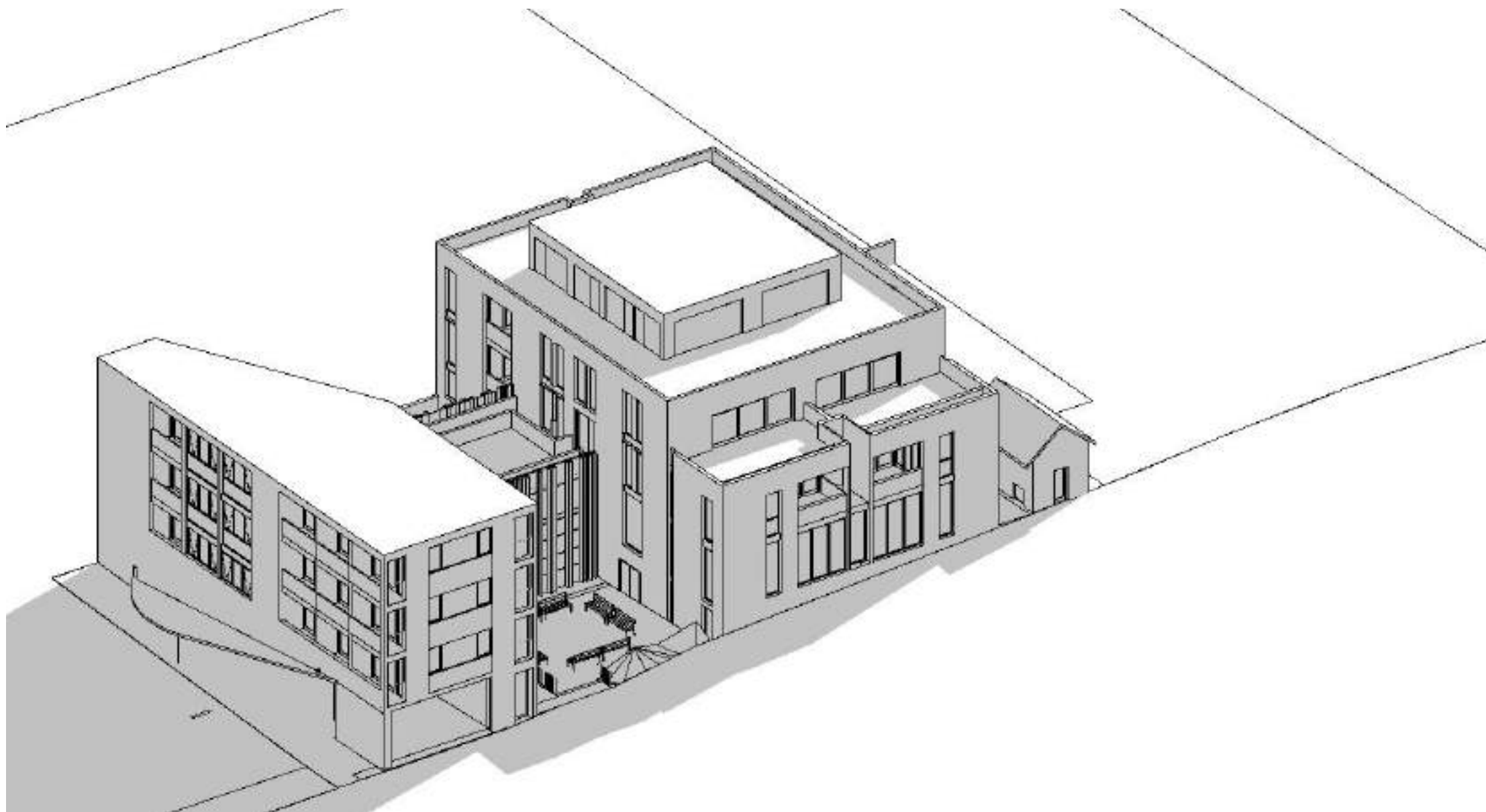
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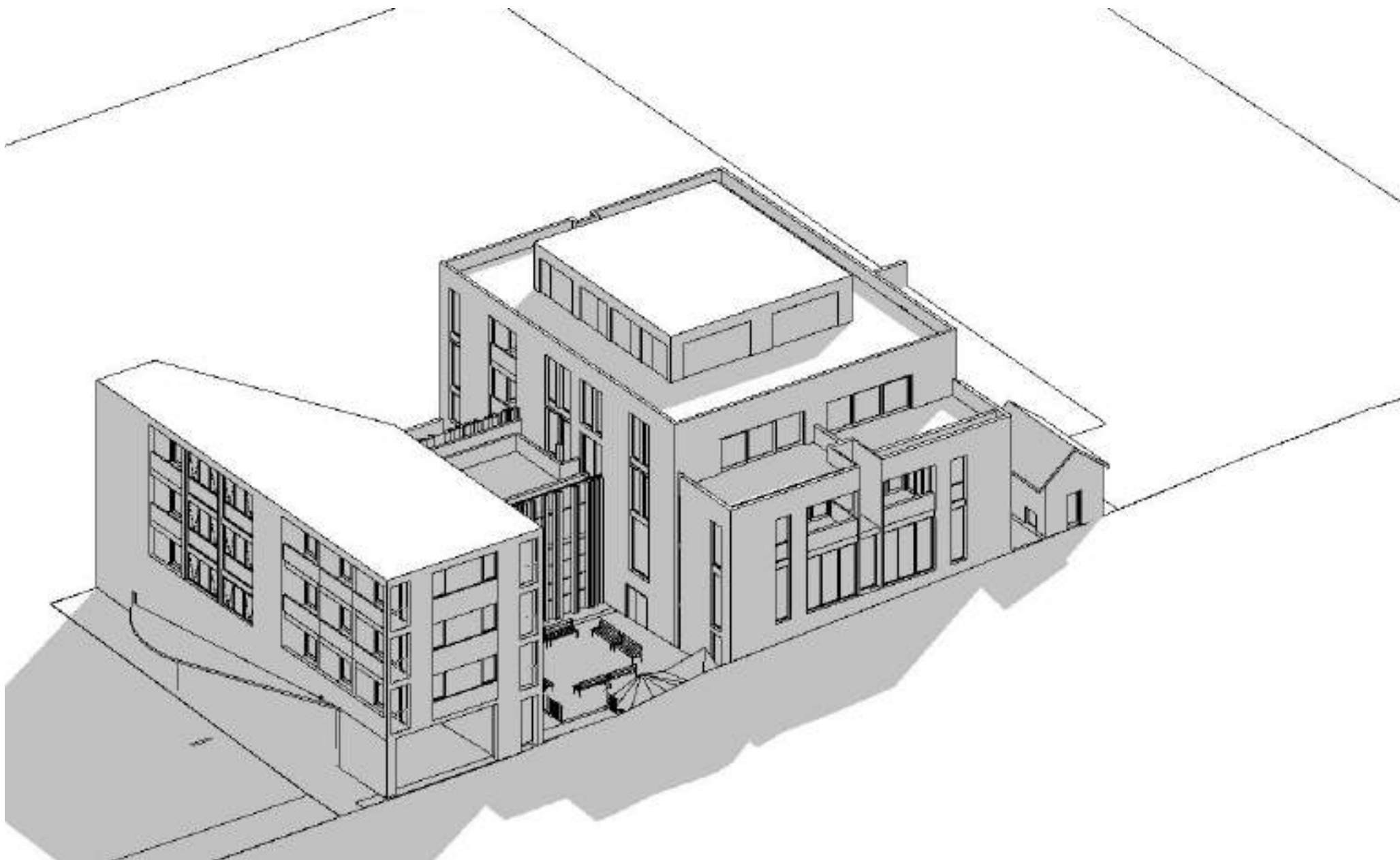
1 front view 9 am



2 front view 10 am

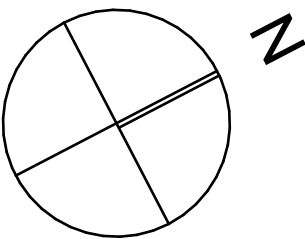


3 front view 11 am



4 front view 12 PM

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Proposed Development
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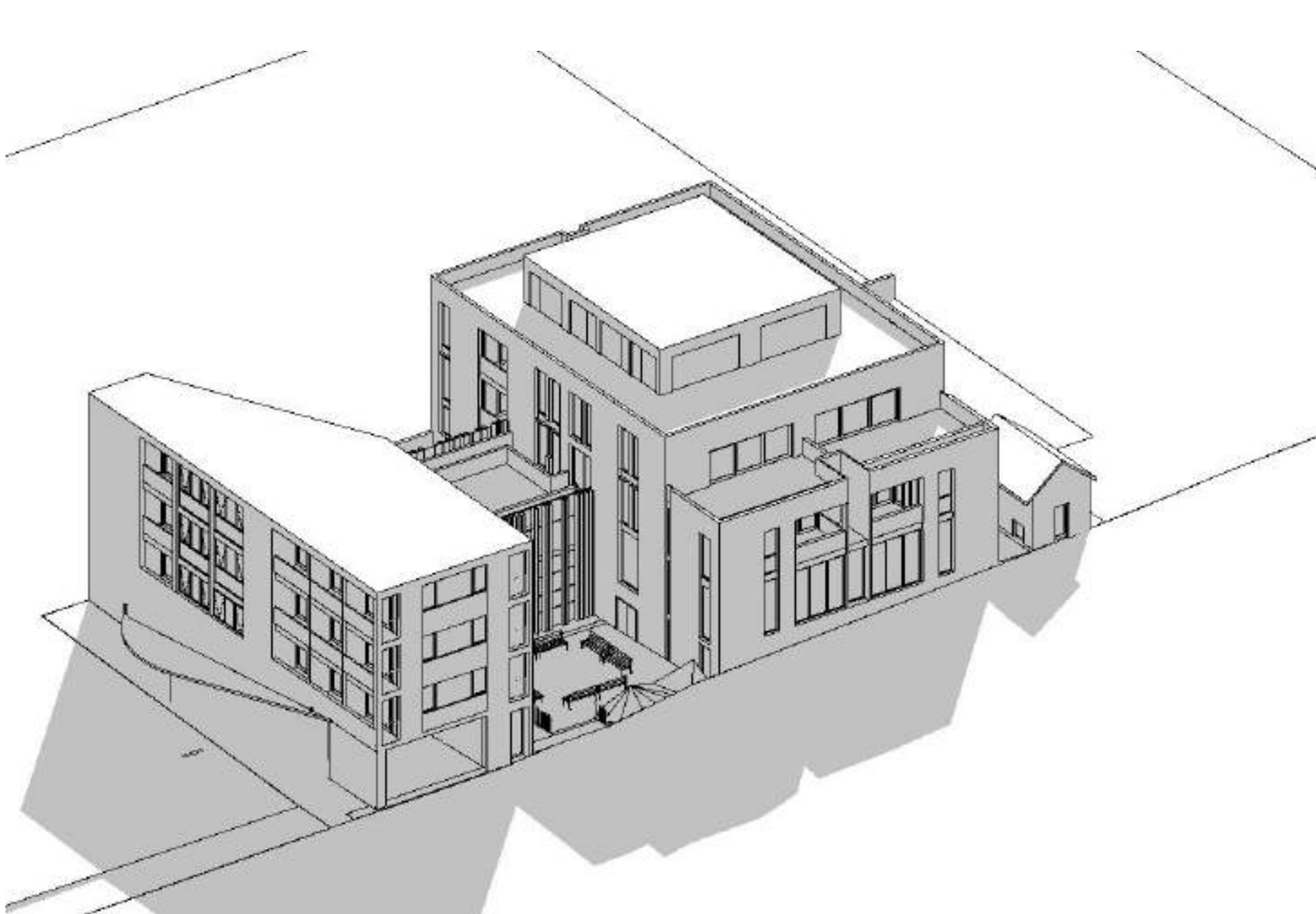
drawing

View From Sun (Front view)

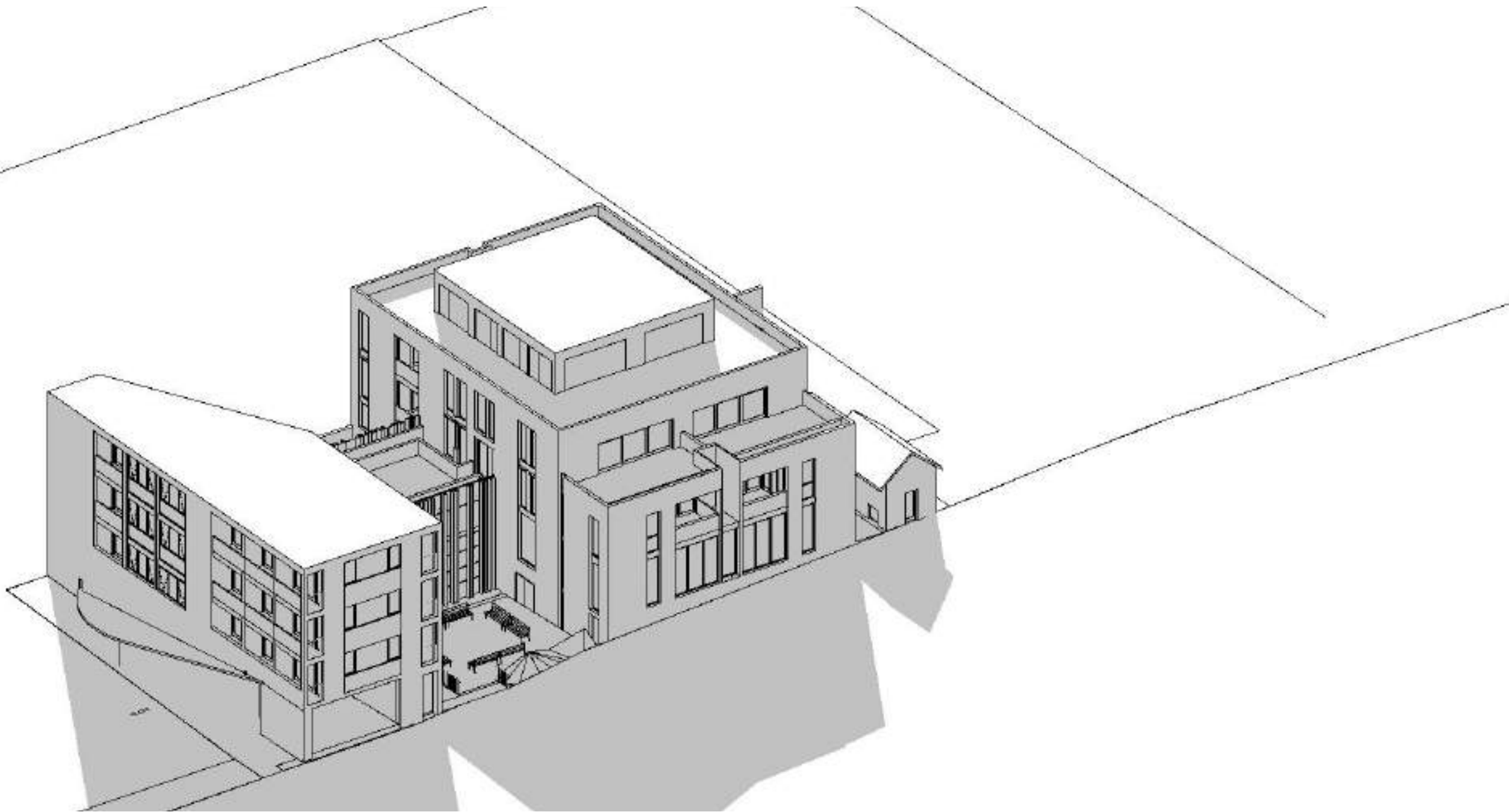
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1971 DA.1003 E

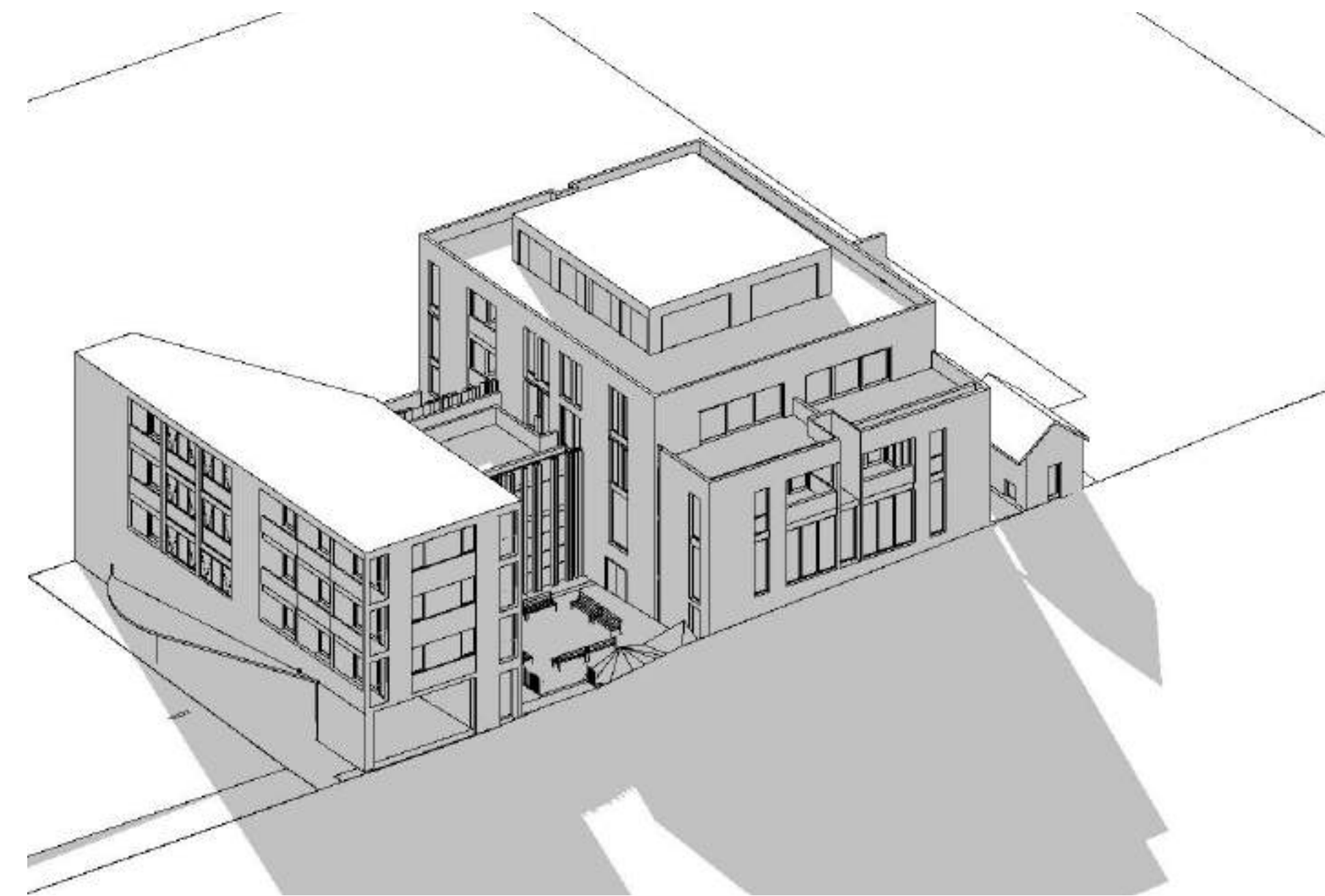
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5 front view 1 PM



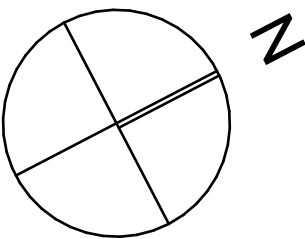
6 front view 2 PM



7 front view 3 PM

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project

Proposed Development
35-37 Station Street Bowral

drawing

View From Sun (Front view)

plot date	scale	drawn	checked
26/9/2023	@ A3 1:1.67 @ A1	AH	GO
Project No.	drawing No.	revision	

1971 DA.1004 E