

**SITE AREA**

55-57 STATION ST	1840 m <sup>2</sup>
6 PRITCHARD ST EAST	919 m <sup>2</sup>
<b>TOTAL SITE AREA</b>	<b>2759 m<sup>2</sup></b>

**GROSS FLOOR AREA**

RETAIL	595 m <sup>2</sup>
RESIDENTIAL	9061 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>9656 m<sup>2</sup></b>

**FLOOR SPACE RATIO**

PROPOSED FSR	3.5:1
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**RESIDENTIAL YIELD**

UNIT BREAKDOWN

BEDS	QUANTITY	%
1	19	18%
2	83	78%
3	4	4%

TOTAL RESIDENTIAL UNITS 106

**ADG SUMMARY**

2+ HOURS OF SUNLIGHT	= 96 UNITS = 90.5%
CROSS VENTILATION	= 96 UNITS = 90.5%

**CAR PARKING**

RESIDENTIAL	101 SPACES
RESIDENTIAL VISITOR	23 SPACES
RETAIL	22 SPACES
<b>TOTAL</b>	<b>146 SPACES</b>

**LANDSCAPING**

DEEP SOIL	700 m <sup>2</sup> = 25.4%
COMMUNAL OPEN SPACE	
PODIUM	450 m <sup>2</sup>
ROOF	300 m <sup>2</sup>
<b>TOTAL</b>	<b>750 m<sup>2</sup> = 27.2%</b>

EXTENDED FRIEND PARK	1132 m <sup>2</sup>
INCIDENTAL GROUND FLOOR LANDSCAPING	25 m <sup>2</sup>

**BUILDING HEIGHT**

FROM LOWEST GROUND LEVEL TO TOP OF BUILDING	53m
SITE COVERAGE	58%



**LEGEND**

**FUNCTION**

- RESIDENTIAL
- RESIDENTIAL STORAGE
- RETAIL
- PLANT + SERVICES
- CAR PARKING
- SHARED ZONE
- LANDSCAPING + OPEN SPACE
- DEEP SOIL
- 600mm DEEP SOIL

**SUNLIGHT**

- 3 HOURS
- 2 HOURS
- 1 HOUR
- 30 minutes

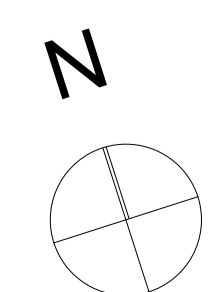
**VENTILATION**

- NATURALLY CROSS VENTED

  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 PROJECT INFORMATION  
 PROJECT DATA

DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A0.2</b>
SCALE	PLOT DATE	JOB No	REV
1:1	12/10/18	<b>C19</b>	














PLANNING APPLICATION  
 /Users/robert/Projects/55-56 STATION ST + 6 PRITCHARD ST EAST/WENTWORTHVILLE/NUCORP/OPRA ARCHITECTS/1810/1810-01-01-01.dwg









- LEGEND**
- FUNCTION**
-  RESIDENTIAL
  -  RESIDENTIAL STORAGE
  -  RETAIL
  -  PLANT + SERVICES
  -  CAR PARKING
  -  SHARED ZONE
  -  LANDSCAPING + OPEN SPACE
  -  DEEP SOIL
  -  600mm DEEP SOIL
- SUNLIGHT**
-  3 HOURS
  -  2 HOURS
  -  1 HOUR
  -  30 minutes
- VENTILATION**
-  NATURALLY CROSS VENTED

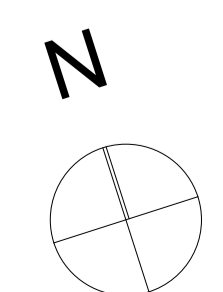
STATION STREET



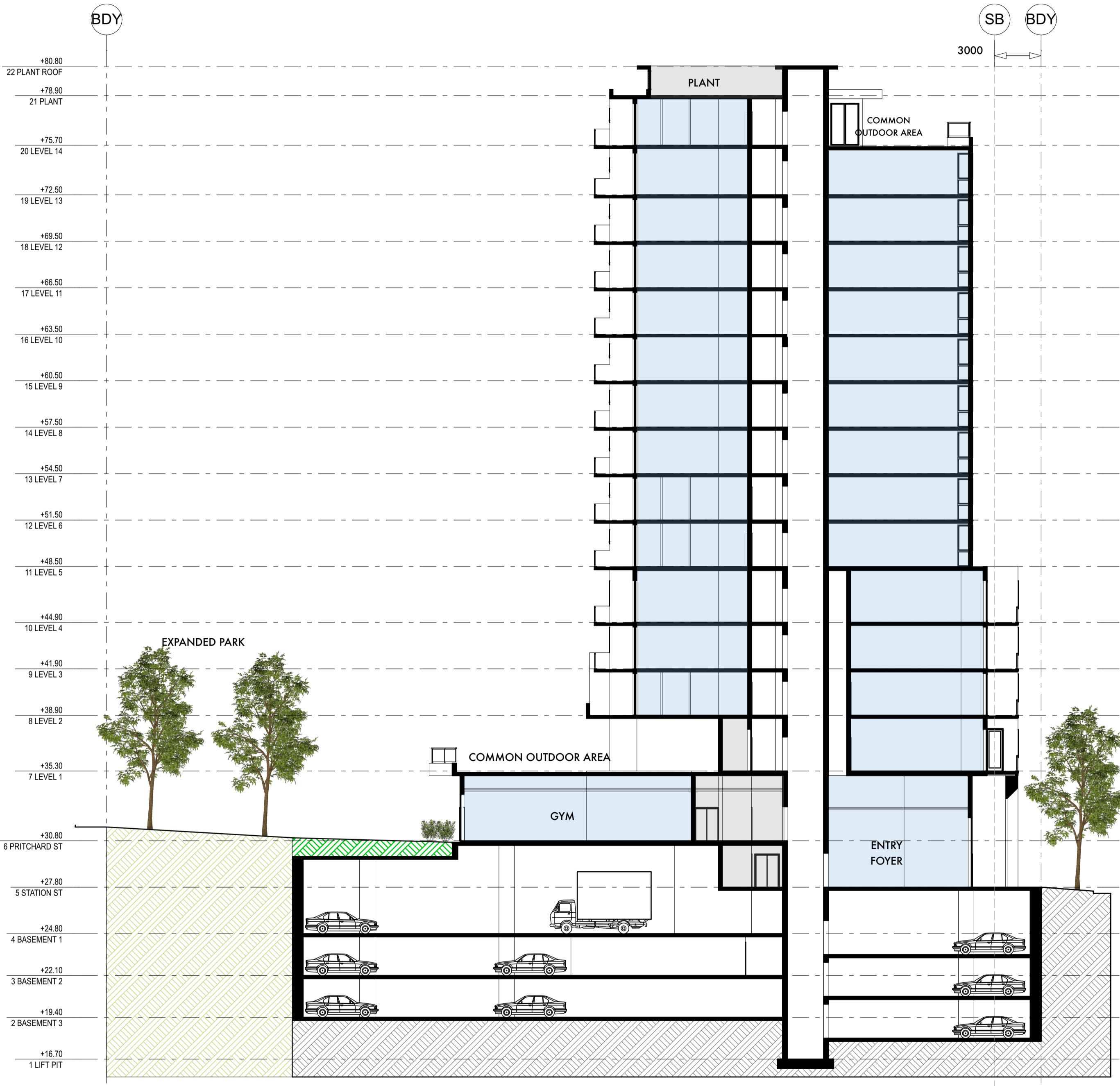
  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 ELEVATIONS EAST

DRAWN	CHECKED	APPROVED	DWG No
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SCALE	PLOT DATE	JOB No	REV
1:200	12/10/18	<b>C19</b>	

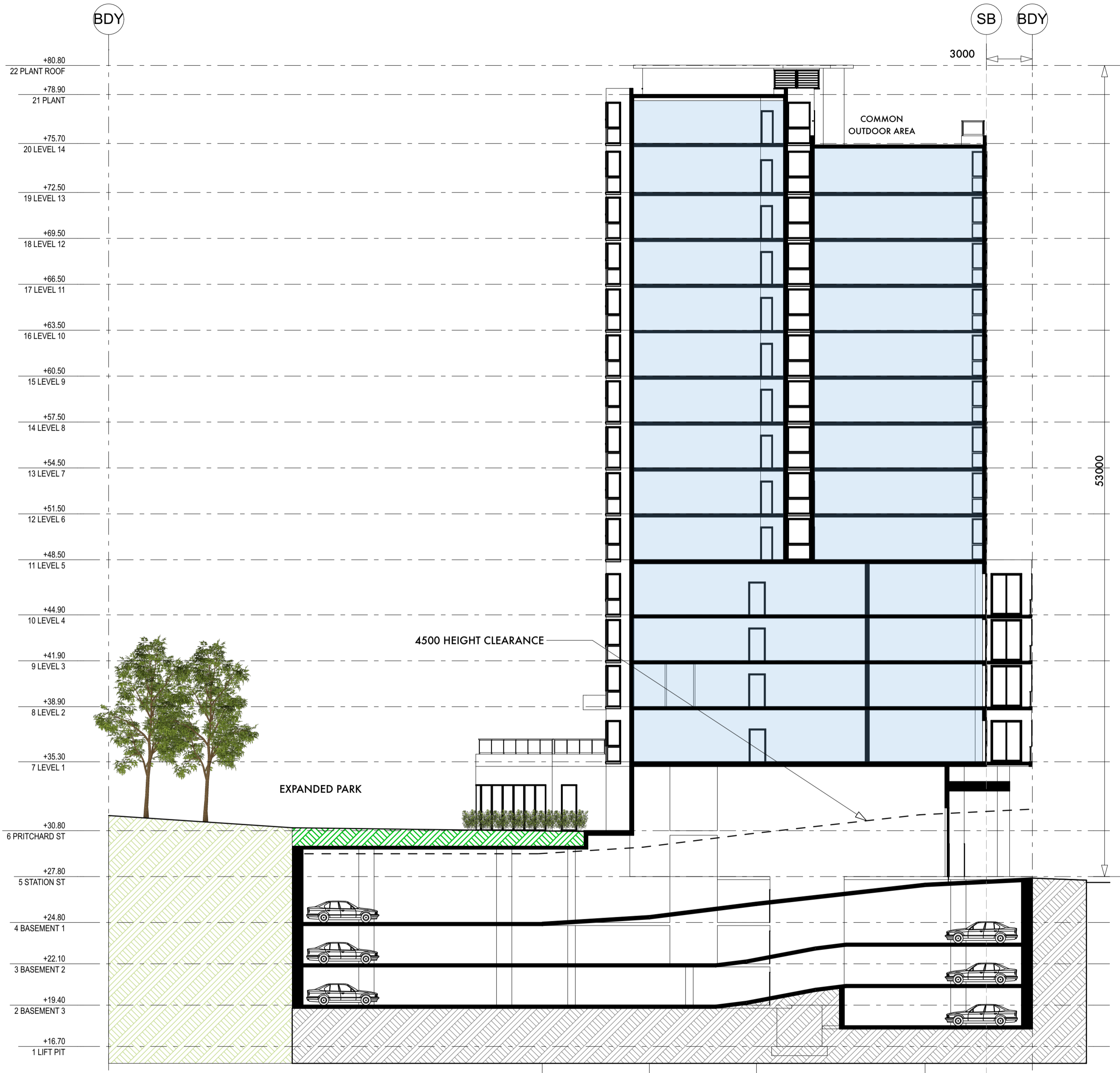
**PLANNING APPLICATION**  
/Users/nathan/Obras/55-56 WENTWORTHVILLE WOODMAD/1/5 SCENE 11.dwg





















1 Section 1  
 1:200



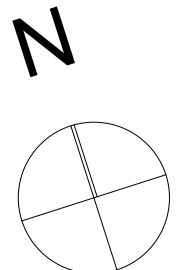
1 Section 2  
 1:200

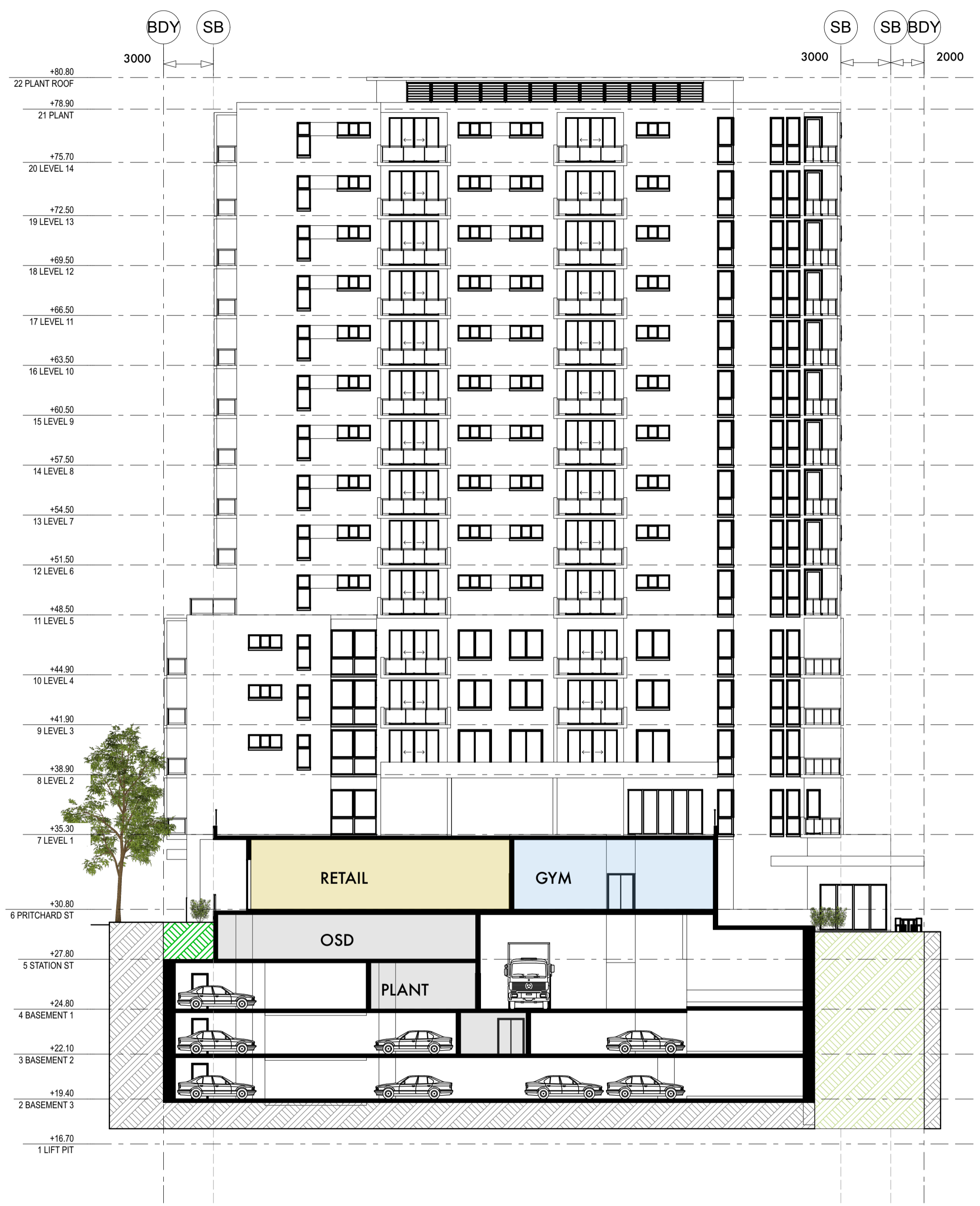
- LEGEND**
- FUNCTION**
-  RESIDENTIAL
  -  RESIDENTIAL STORAGE
  -  RETAIL
  -  PLANT + SERVICES
  -  CAR PARKING
  -  SHARED ZONE
  -  LANDSCAPING + OPEN SPACE
  -  DEEP SOIL
  -  600mm DEEP SOIL
- SUNLIGHT**
-  3 HOURS
  -  2 HOURS
  -  1 HOUR
  -  30 minutes
- VENTILATION**
-  NATURALLY CROSS VENTED

  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 SECTIONS 1 + 2

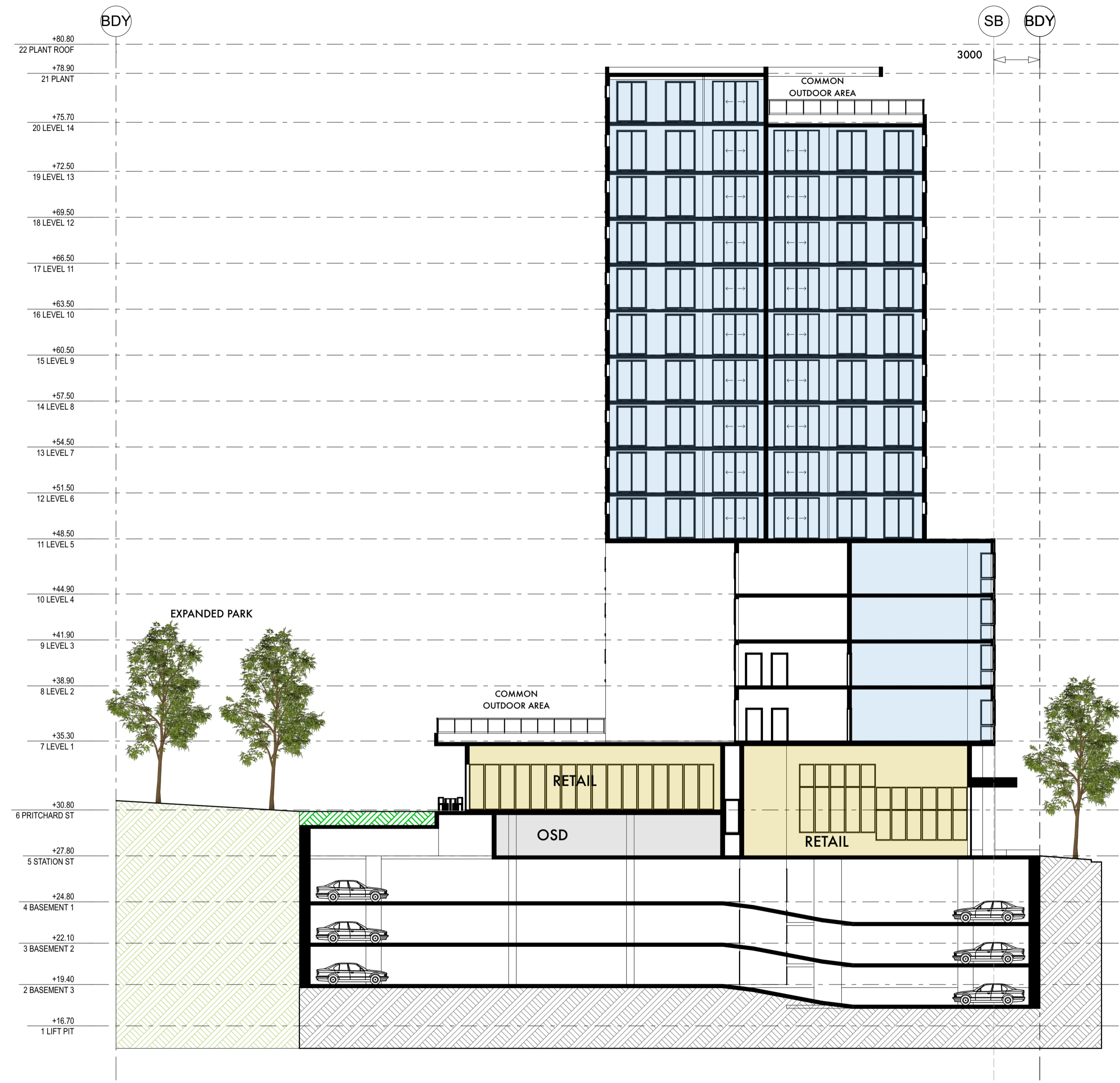
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NO	NO	NO	<b>A4.1</b>
SCALE	PLOT DATE	JOB No	REV
1:200	12/10/18	<b>C19</b>	

**PLANNING APPLICATION**  
/Users/robert.prunder/My Documents/NUCORP/OPRA/55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE/SECTION 1 + 2.dwg

















1 Section 3  
1:200



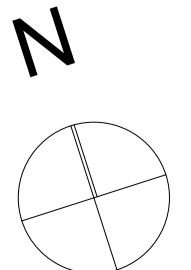
1 Section 4  
1:200

- LEGEND**
- FUNCTION**
-  RESIDENTIAL
  -  RESIDENTIAL STORAGE
  -  RETAIL
  -  PLANT + SERVICES
  -  CAR PARKING
  -  SHARED ZONE
  -  LANDSCAPING + OPEN SPACE
  -  DEEP SOIL
  -  600mm DEEP SOIL
- SUNLIGHT**
-  3 HOURS
  -  2 HOURS
  -  1 HOUR
  -  30 minutes
- VENTILATION**
-  NATURALLY CROSS VENTED



**NUCORP**  
**OPRA**  
**ARCHITECTS**

**PROPOSED MIXED USE DEVELOPMENT**  
55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
SECTIONS 3 + 4

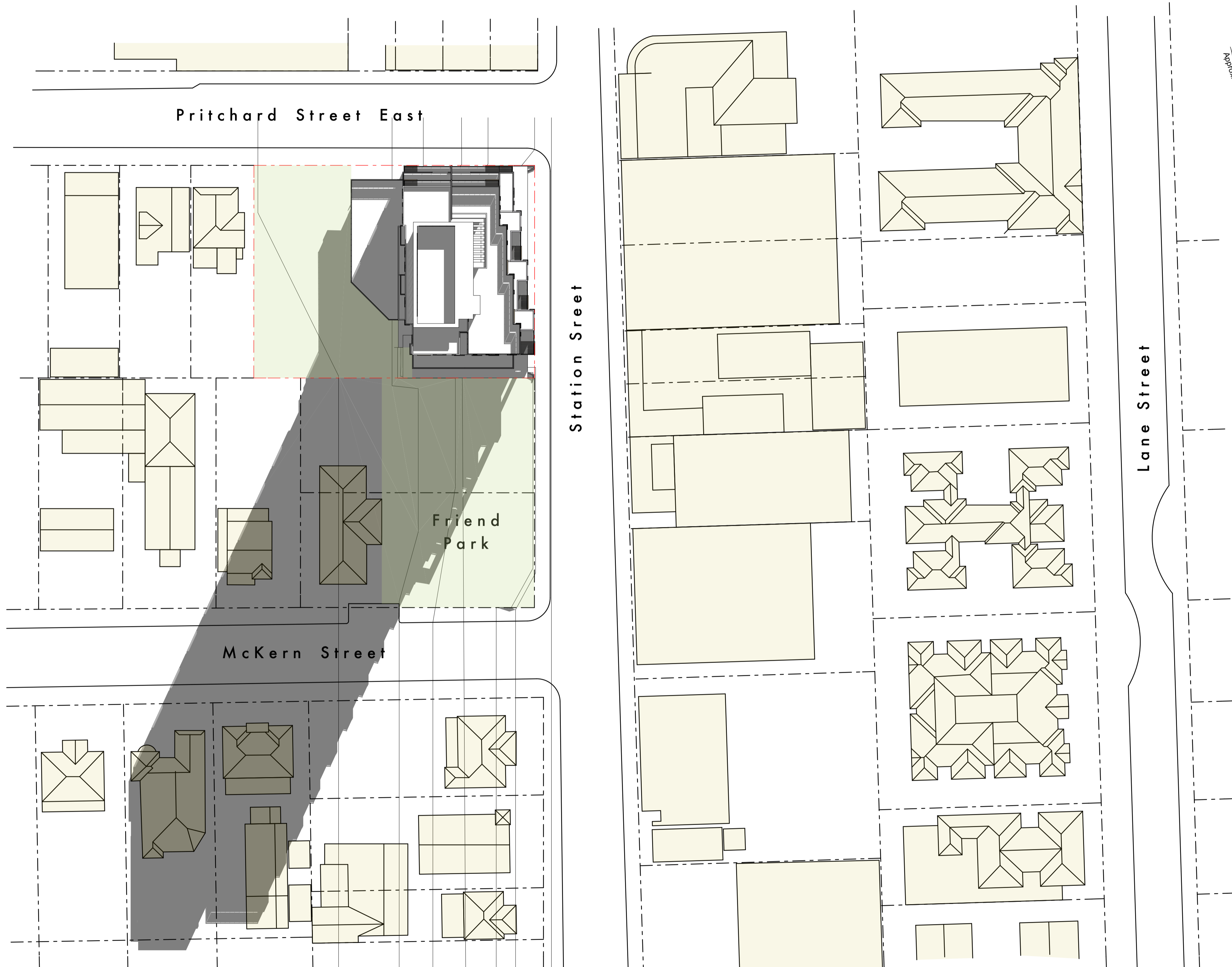


DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A4.2</b>
SCALE	PLOT DATE	JOB No	REV
1:200	12/10/18	<b>C19</b>	

**PLANNING APPLICATION**







Approx 9° 30' Magnetic North  
 Grid North  
 Approx 3° 15' True North

- LEGEND**
- FUNCTION**
- RESIDENTIAL
  - RESIDENTIAL STORAGE
  - RETAIL
  - PLANT + SERVICES
  - CAR PARKING
  - SHARED ZONE
  - LANDSCAPING + OPEN SPACE
  - DEEP SOIL
  - 600mm DEEP SOIL
- SUNLIGHT**
- 3 HOURS
  - 2 HOURS
  - 1 HOUR
  - 30 minutes
- VENTILATION**
- NATURALLY CROSS VENTED

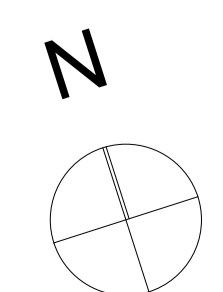
JUNE 21<sup>st</sup>. 9am SHADOWS

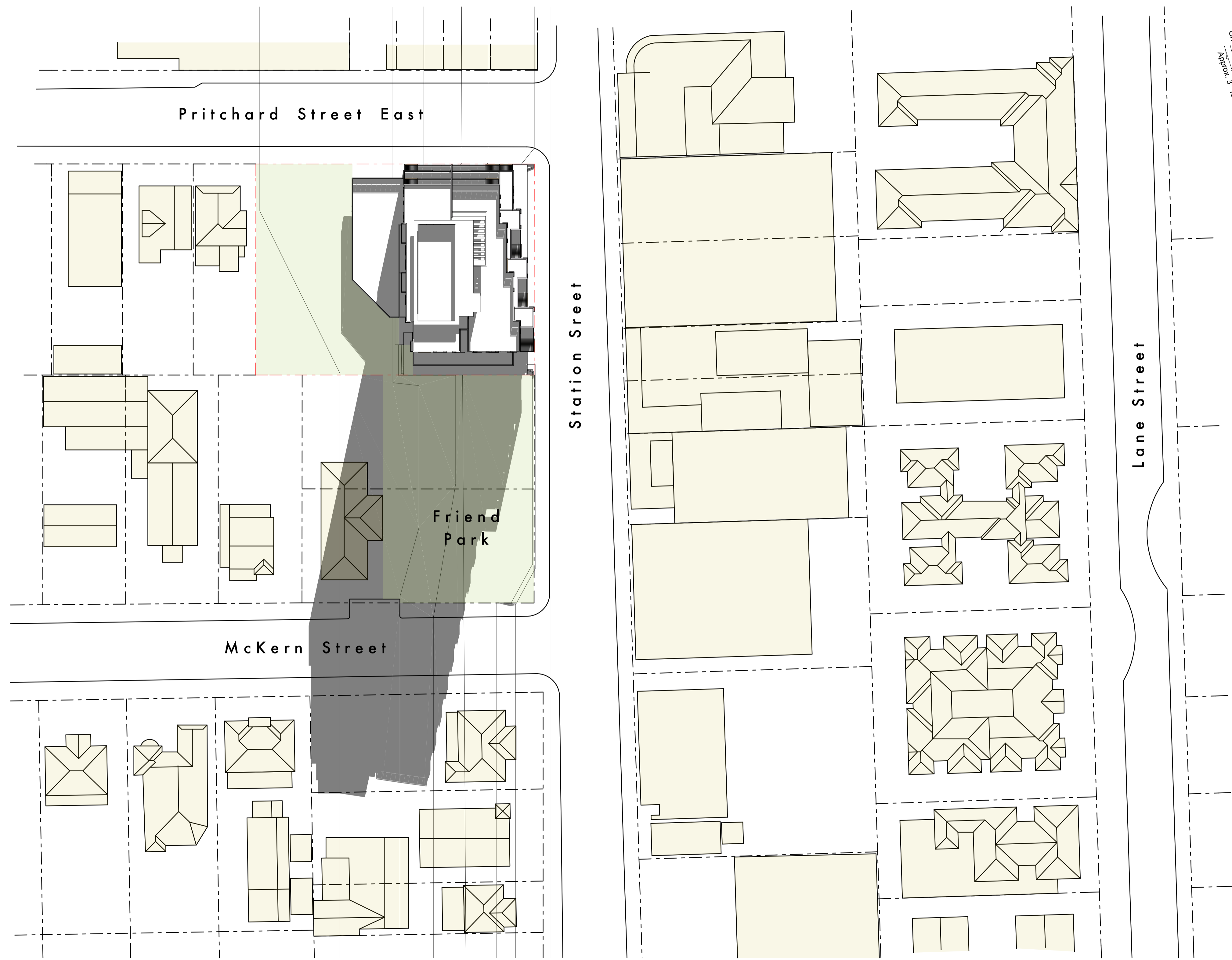

  
**NUCORP**
  
**OPRA**
  
**ARCHITECTS**

**PROPOSED MIXED USE DEVELOPMENT**
  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE
   
 SHADOWS
   
 JUNE 21. 9am













DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A6.1</b>
SCALE	PLOT DATE	JOB No	REV
1:500	12/10/18	<b>C19</b>	

/Users/robert.pryor/Projects/55-56 STATION ST + 6 PRITCHARD ST EAST/WENTWORTHVILLE/NUCORP/CAAD/1/9 SHADOWS 11.dwg





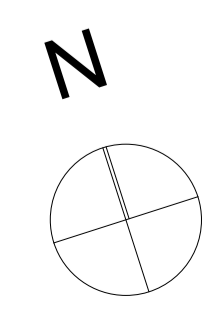
JUNE 21<sup>st</sup>. 10am SHADOWS

- LEGEND**
- FUNCTION**
-  RESIDENTIAL
  -  RESIDENTIAL STORAGE
  -  RETAIL
  -  PLANT + SERVICES
  -  CAR PARKING
  -  SHARED ZONE
  -  LANDSCAPING + OPEN SPACE
  -  DEEP SOIL
  -  600mm DEEP SOIL
- SUNLIGHT**
-  3 HOURS
  -  2 HOURS
  -  1 HOUR
  -  30 minutes
- VENTILATION**
-  NATURALLY CROSS VENTED

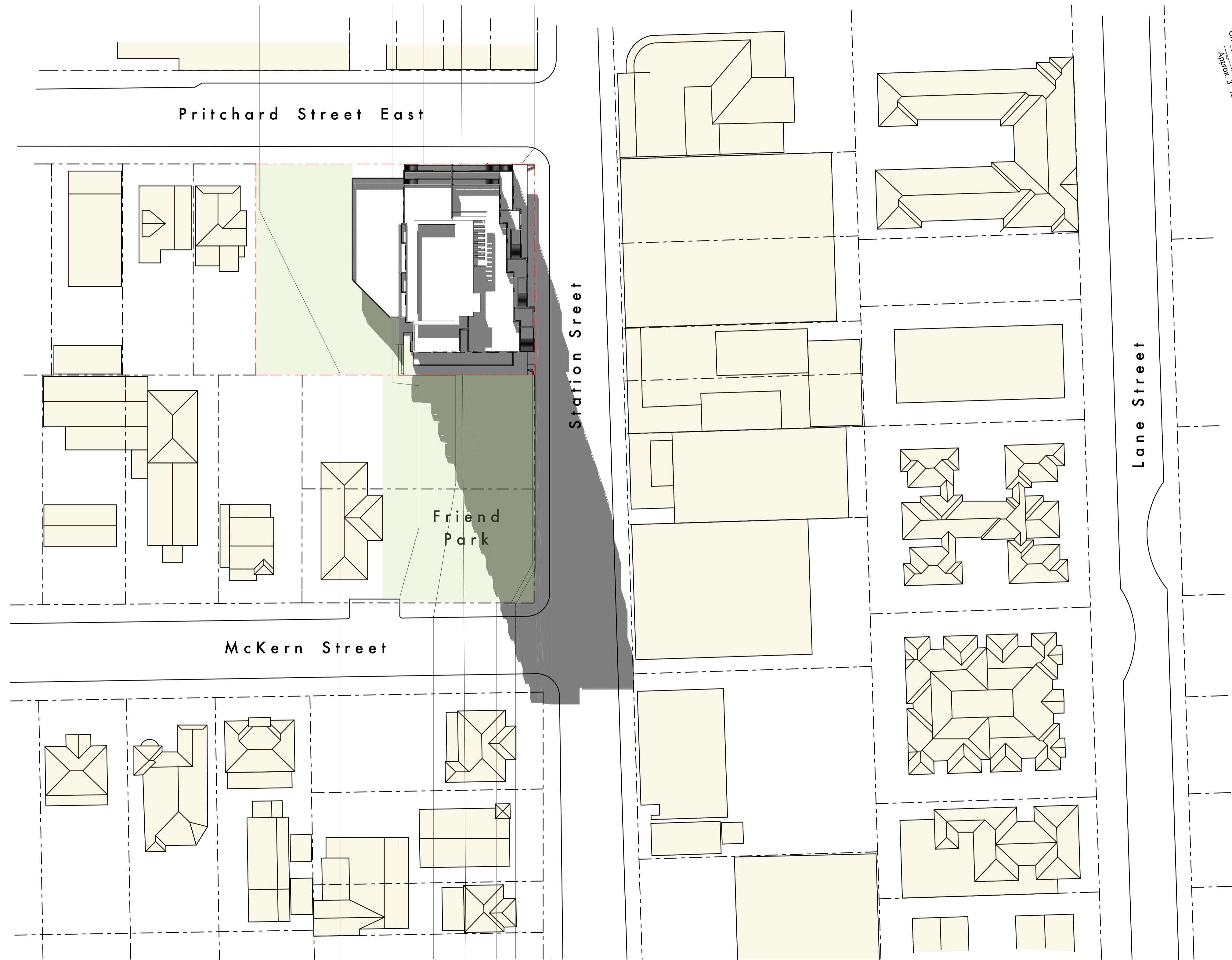
  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 SHADOWS  
 JUNE 21. 10am

DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A6.2</b>
SCALE	PLOT DATE	JOB No	REV
1:500	12/10/18	<b>C19</b>	

PLANNING APPLICATION  
 /Users/robert.pruitt/Projects/55-56 WENTWORTHVILLE WOODROW/CADD/1/5 SHADOWS 11.dwg







Approx. 30° Magnetic North  
 Grid North  
 Approx. 3° 15' True North

- LEGEND**
- FUNCTION**
- RESIDENTIAL
  - RESIDENTIAL STORAGE
  - RETAIL
  - PLANT + SERVICES
  - CAR PARKING
  - SHARED ZONE
  - LANDSCAPING + OPEN SPACE
  - DEEP SOIL
  - 600mm DEEP SOIL
- SUNLIGHT**
- 3 HOURS
  - 2 HOURS
  - 1 HOUR
  - 30 minutes
- VENTILATION**
- NATURALLY CROSS VENTED

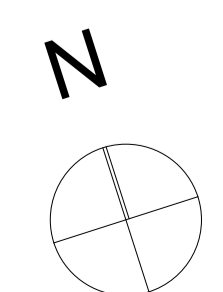
JUNE 21<sup>st</sup>. 12pm SHADOWS

  
**NUCORP**  
**OPRA**  
**ARCHITECTS**

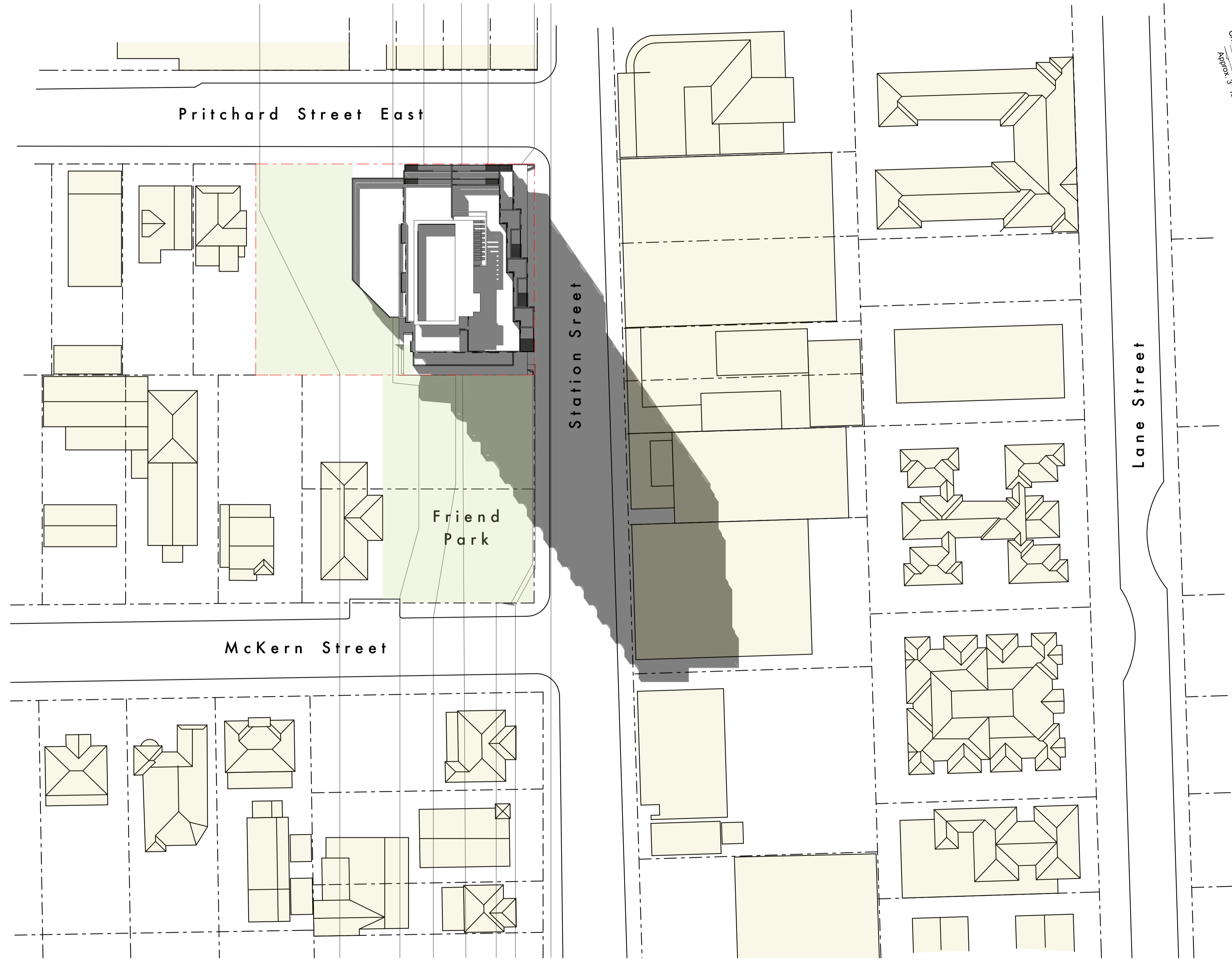
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 SHADOWS  
 JUNE 21. 12pm

DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A6.4</b>
SCALE	PLOT DATE	JOB No	REV
1:500	12/10/18	<b>C19</b>	

PLANNING APPLICATION  
/Users/robert.pryor/My Documents/WORKING/55-56 STATION ST + 6 PRITCHARD ST EAST/1810000/CAD/1/5 SHADOWS 11.dwg



Rev/ID	CHG/	Change Name	Date



JUNE 21<sup>st</sup>. 1pm SHADOWS

- LEGEND**
- FUNCTION**
- RESIDENTIAL
  - RESIDENTIAL STORAGE
  - RETAIL
  - PLANT + SERVICES
  - CAR PARKING
  - SHARED ZONE
  - LANDSCAPING + OPEN SPACE
  - DEEP SOIL
  - 600mm DEEP SOIL
- SUNLIGHT**
- 3 HOURS
  - 2 HOURS
  - 1 HOUR
  - 30 minutes
- VENTILATION**
- NATURALLY CROSS VENTED



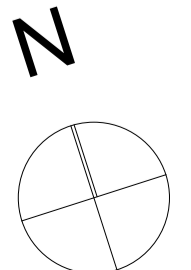
**NUCORP**  
**OPRA**  
**ARCHITECTS**

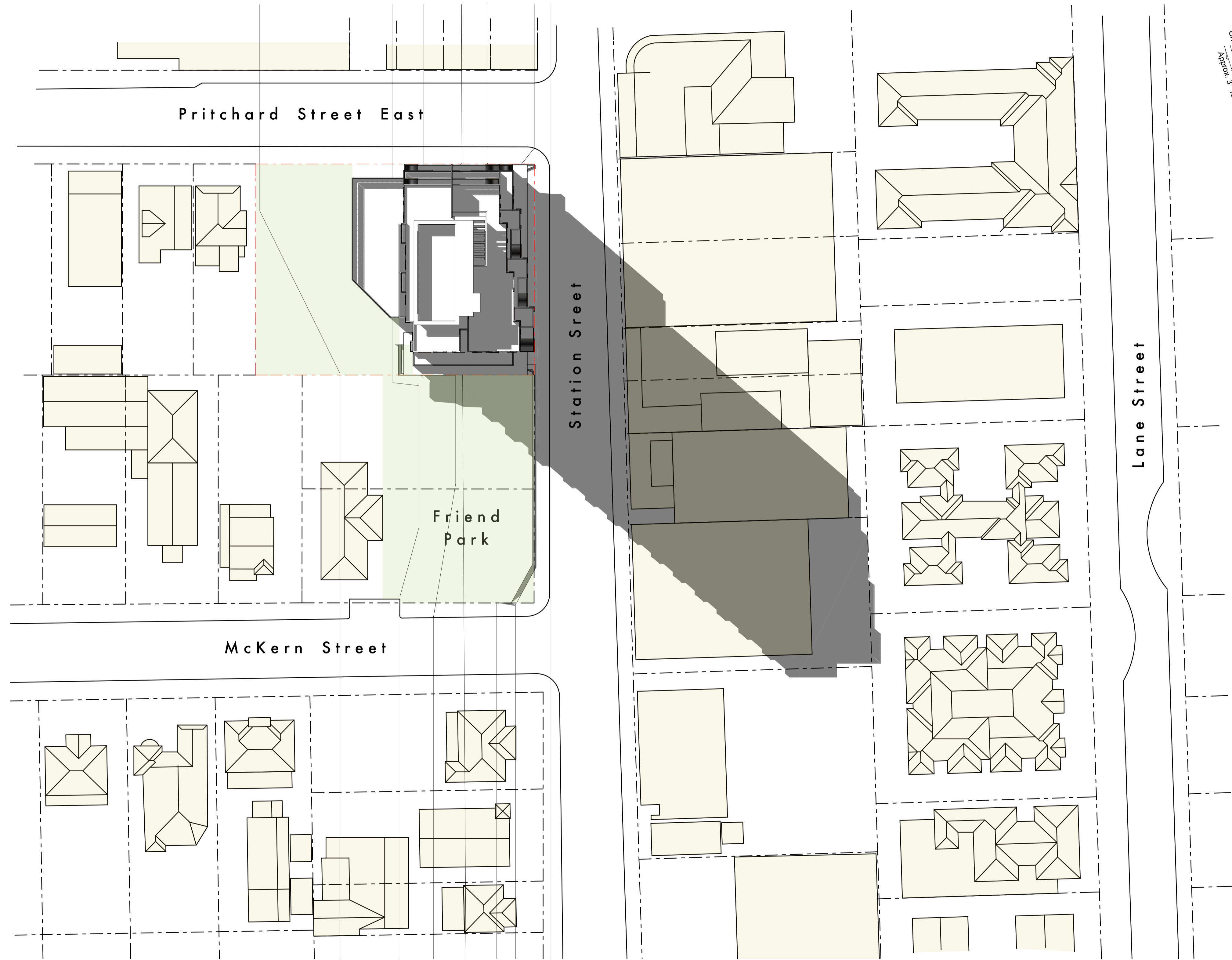
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 SHADOWS  
 JUNE 21. 1pm

DRAWN	CHECKED	APPROVED	DWG No.
NO	NO	NO	<b>A6.5</b>
SCALE	PLOT DATE	JOB No	REV
1:500	12/10/18	<b>C19</b>	

**PLANNING APPLICATION**

/Users/robert.pryor/My Documents/NUCORP/OPRA ARCHITECTS/55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE/NUCORP/CA01/1/5 SHADOWS 11.dwg





Approx. 30° Magnetic North  
 Grid North  
 Approx. 3° 15' True North

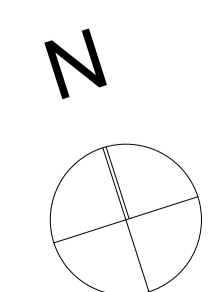
- LEGEND**
- FUNCTION**
- RESIDENTIAL
  - RESIDENTIAL STORAGE
  - RETAIL
  - PLANT + SERVICES
  - CAR PARKING
  - SHARED ZONE
  - LANDSCAPING + OPEN SPACE
  - DEEP SOIL
  - 600mm DEEP SOIL
- SUNLIGHT**
- 3 HOURS
  - 2 HOURS
  - 1 HOUR
  - 30 minutes
- VENTILATION**
- NATURALLY CROSS VENTED

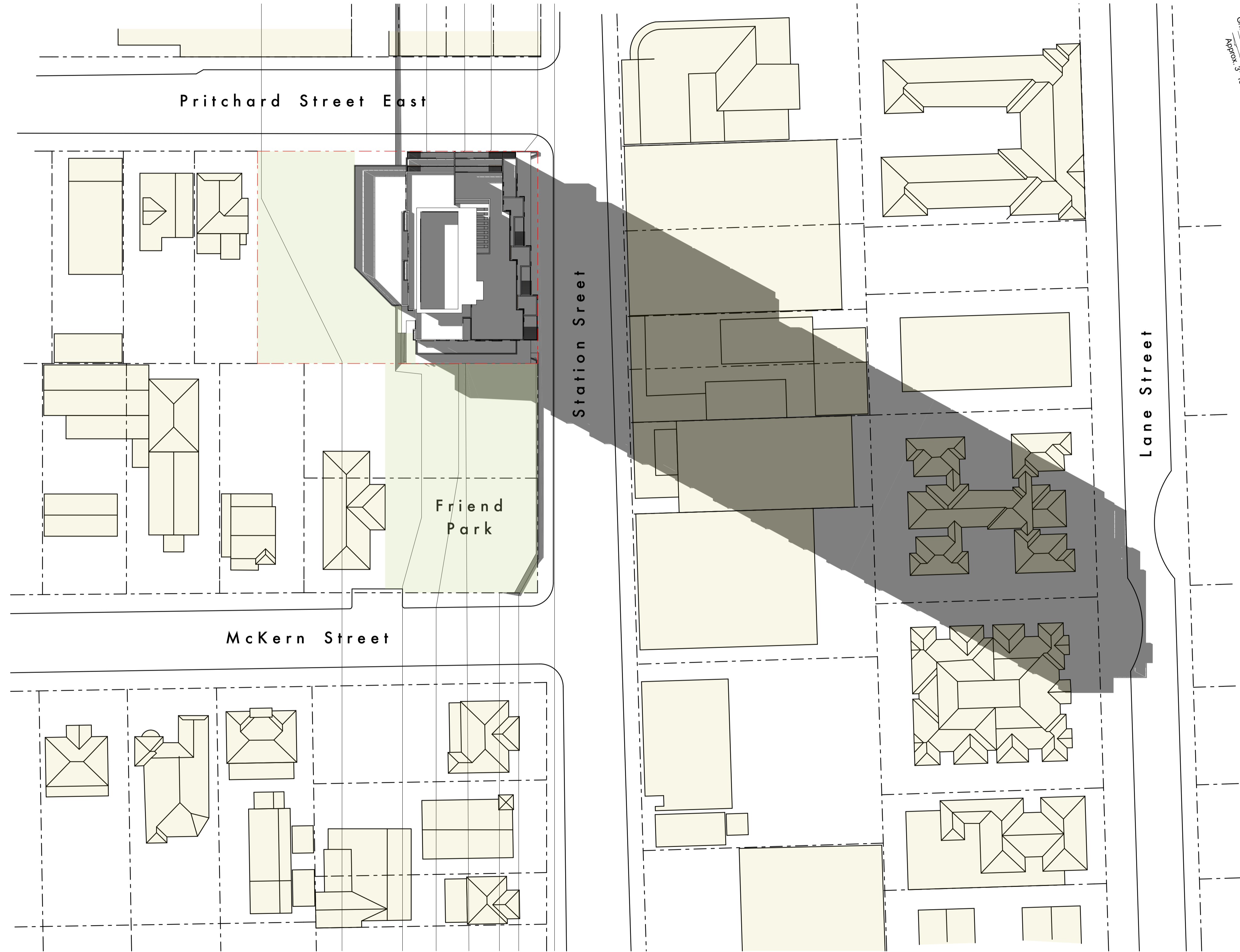
JUNE 21<sup>st</sup>. 2pm SHADOWS

  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 SHADOWS  
 JUNE 21. 2pm

DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A6.6</b>
SCALE	PLOT DATE	JOB No	REV
1:500	12/10/18	<b>C19</b>	

/Users/robert.pryor/Projects/55-56 WENTWORTHVILLE WOODROW/CADD/1/5 SHADOWS 11.dwg  
**PLANNING APPLICATION**


















JUNE 21<sup>st</sup>. 3pm SHADOWS

**LEGEND**


**FUNCTION**

-  RESIDENTIAL
-  RESIDENTIAL STORAGE
-  RETAIL
-  PLANT + SERVICES
-  CAR PARKING
-  SHARED ZONE
-  LANDSCAPING + OPEN SPACE
-  DEEP SOIL
-  600mm DEEP SOIL

**SUNLIGHT**

-  3 HOURS
-  2 HOURS
-  1 HOUR
-  30 minutes

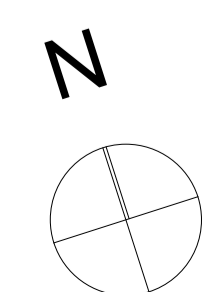
**VENTILATION**

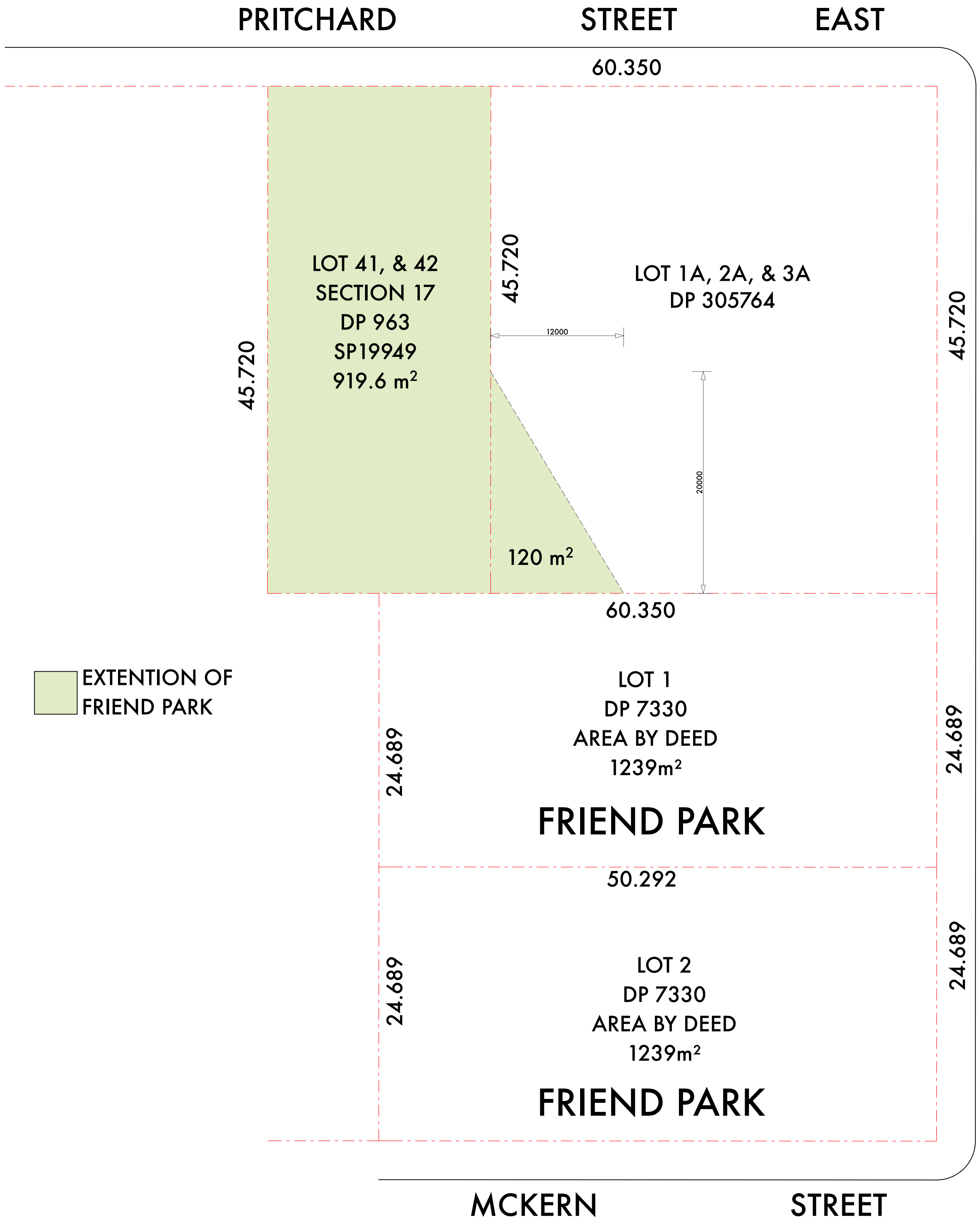
-  NATURALLY CROSS VENTED

  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 SHADOWS  
 JUNE 21. 3pm















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NO	NO	NO	<b>A6.7</b>
SCALE	PLOT DATE	JOB No	REV
1:500	12/10/18	<b>C19</b>	

**PLANNING APPLICATION**  
/Users/robert.pritchard/My Documents/WORKING/NUCORP/OPRA/55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE






**EXTENTION OF FRIEND PARK**

- LEGEND**
- FUNCTION**
-  RESIDENTIAL
  -  RESIDENTIAL STORAGE
  -  RETAIL
  -  PLANT + SERVICES
  -  CAR PARKING
  -  SHARED ZONE
  -  LANDSCAPING + OPEN SPACE
  -  DEEP SOIL
  -  600mm DEEP SOIL
- SUNLIGHT**
-  3 HOURS
  -  2 HOURS
  -  1 HOUR
  -  30 minutes
- VENTILATION**
-  NATURALLY CROSS VENTED

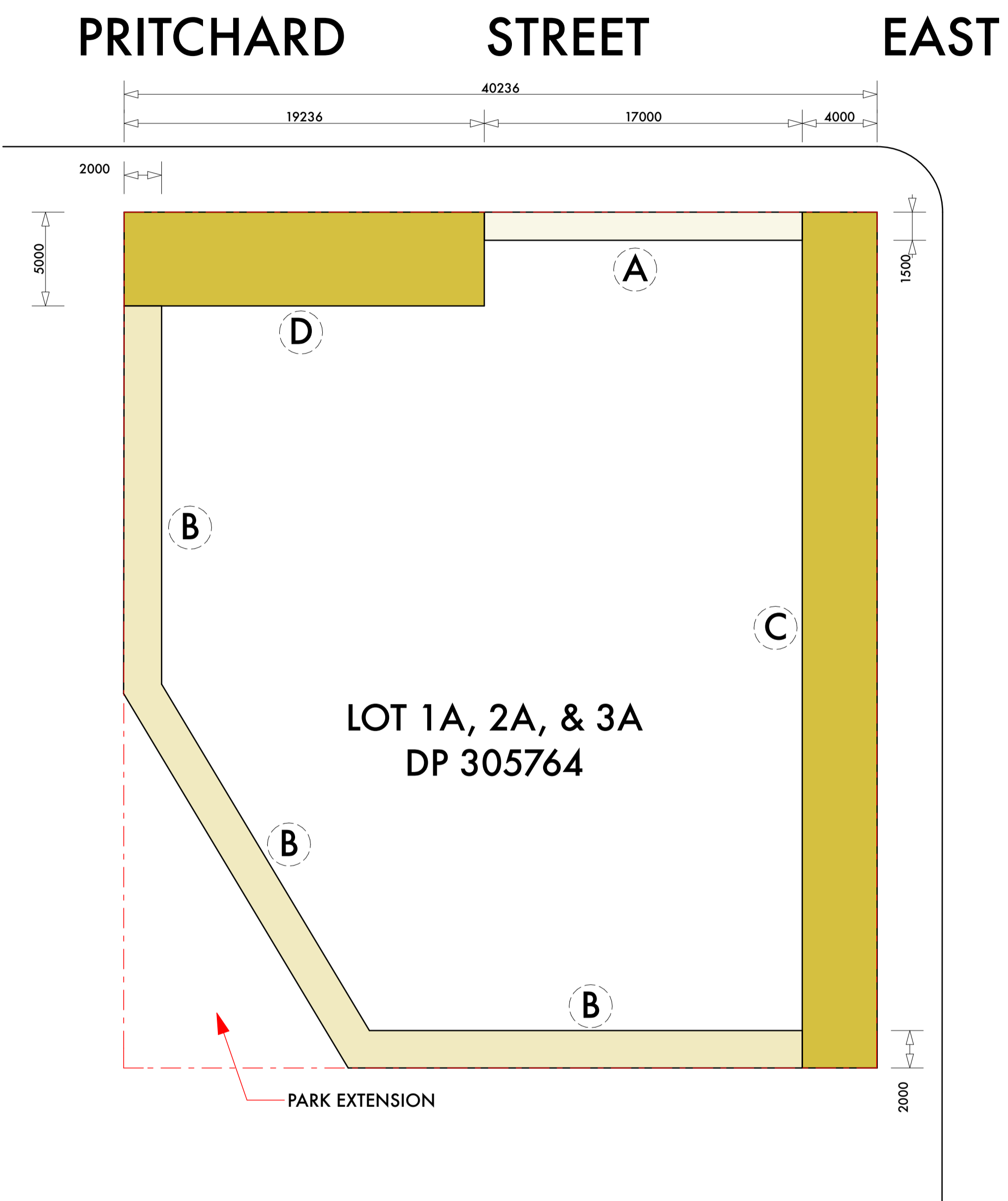
  
**NUCORP**  
  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 PROPOSED SITE CONTROLS  
 EXTENT OF PARK EXPANSION

**N**

DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A7.1</b>
SCALE	PLOT DATE	JOB No	REV
1:200	29/10/18	<b>C19</b>	

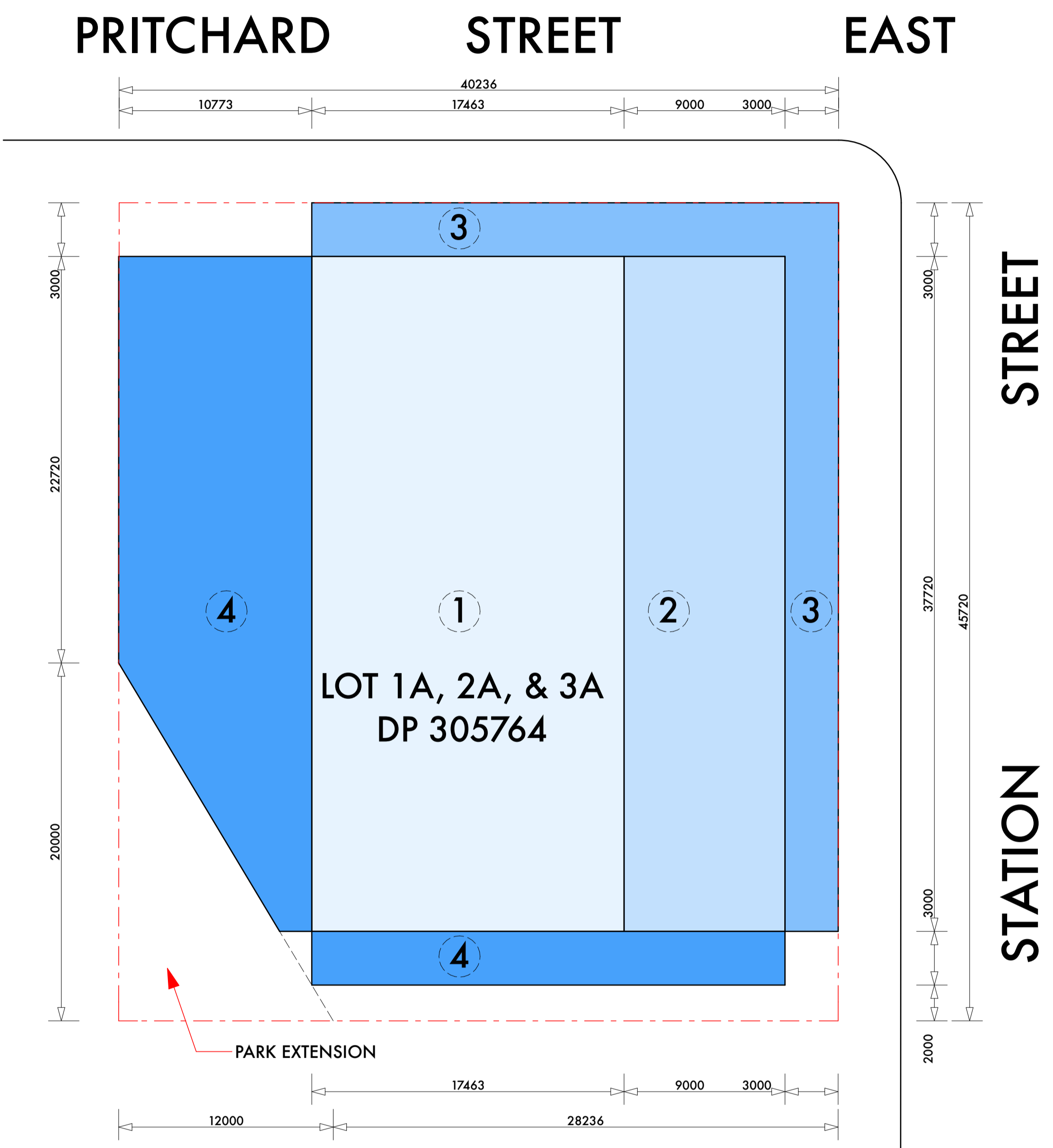
**PLANNING APPLICATION**  
/Users/robert.parker/My Documents/WORKING/55-56 STATION ST + 6 PRITCHARD ST EAST/1810/1810-01/1810-01-01.dwg





**GROUND LEVEL SETBACKS**

- (A) 1.5m SETBACK
- (B) 2.0m SETBACK
- (C) 4.0m SETBACK
- (D) 5.0m SETBACK












**MAX BUILDING HEIGHT, PODIUM AND TOWER SETBACKS**





- (1) RL 80.80 AHD
- (2) RL 77.20 AHD
- (3) RL 48.50 AHD
- (4) RL 36.80 AHD

**LEGEND**


**FUNCTION**



-  RESIDENTIAL
-  RESIDENTIAL STORAGE
-  RETAIL
-  PLANT + SERVICES
-  CAR PARKING
-  SHARED ZONE
-  LANDSCAPING + OPEN SPACE
-  DEEP SOIL
-  600mm DEEP SOIL

**SUNLIGHT**

-  3 HOURS
-  2 HOURS
-  1 HOUR
-  30 minutes

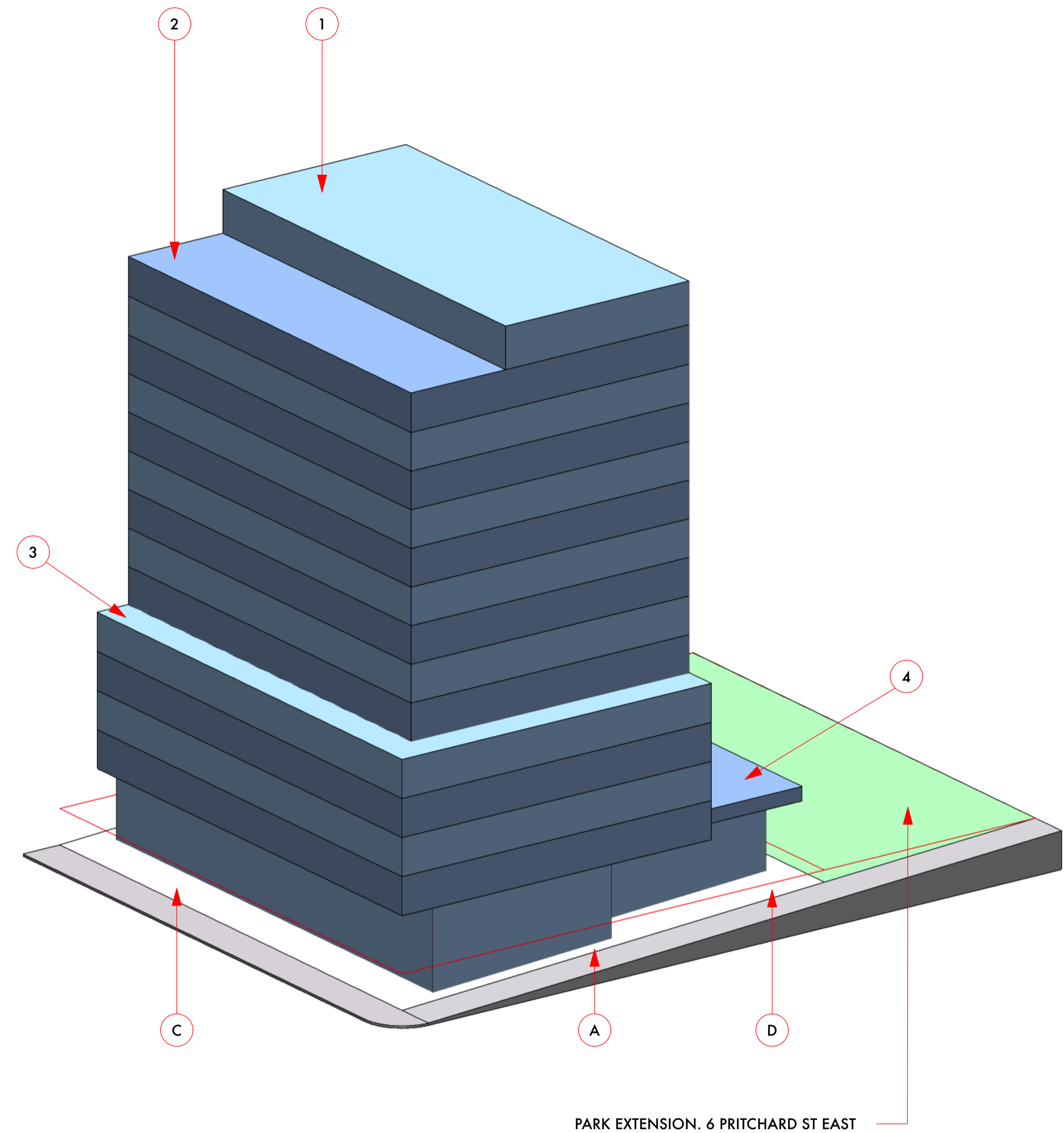
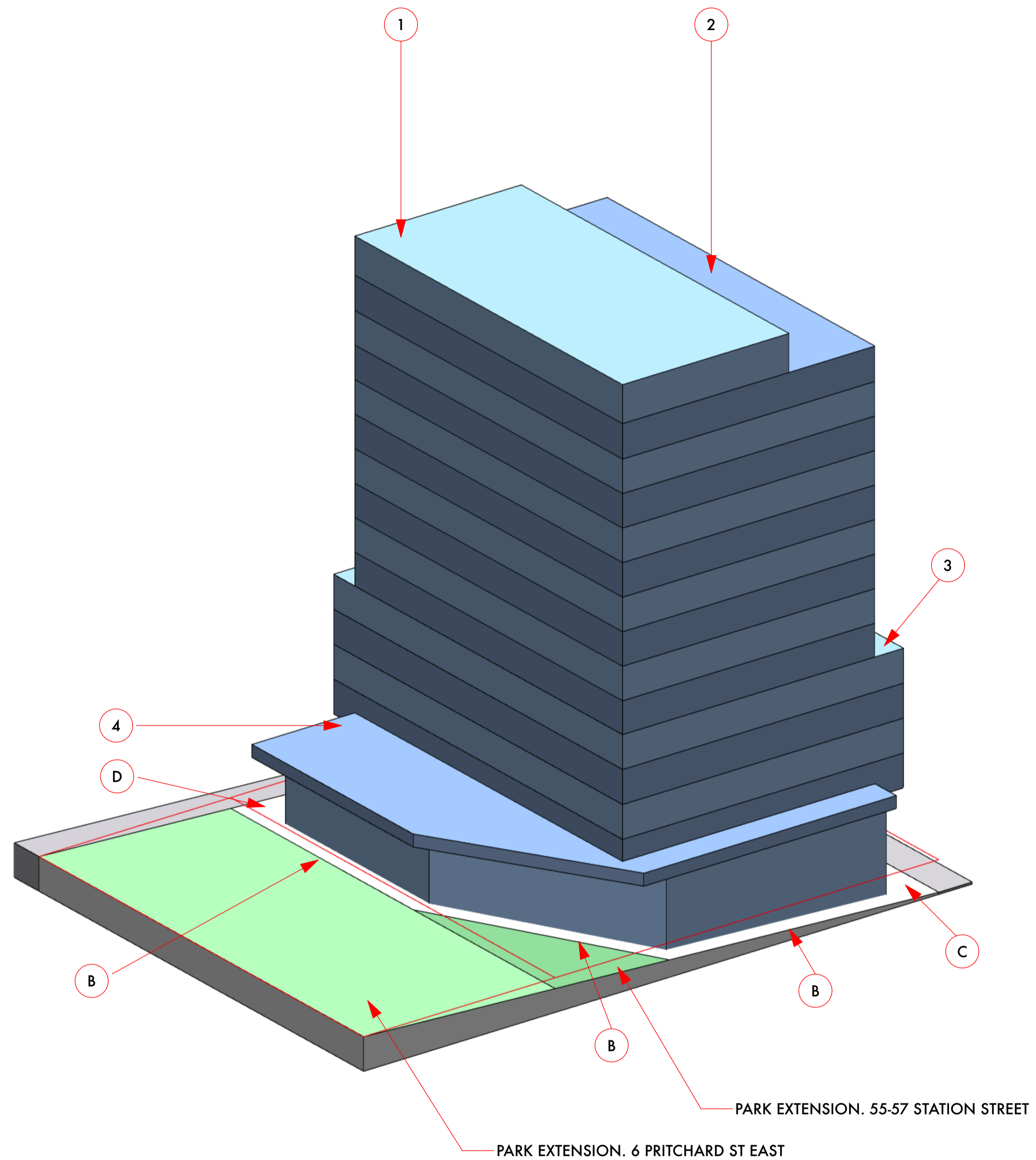
**VENTILATION**

-  NATURALLY CROSS VENTED


  

  
**NUCORP**
  
**OPRA**
  
**ARCHITECTS**
  
**PROPOSED MIXED USE DEVELOPMENT**
  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE
   
 PROPOSED SITE CONTROLS
   
 ENVELOPE CONTROL

DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A7.2</b>
SCALE	PLOT DATE	JOB No	REV
1:200	30/10/18	<b>C19</b>	

**PLANNING APPLICATION**
  
/Users/roberta/Projects/5556 WENTWORTHVILLE WOODMILL/CAAD/1/5 SCHEME 11.dwg



**LEGEND**

**FUNCTION**

- RESIDENTIAL
- RESIDENTIAL STORAGE
- RETAIL
- PLANT + SERVICES
- CAR PARKING
- SHARED ZONE
- LANDSCAPING + OPEN SPACE
- DEEP SOIL
- 600mm DEEP SOIL

**SUNLIGHT**

- 3 HOURS
- 2 HOURS
- 1 HOUR
- 30 minutes

**VENTILATION**

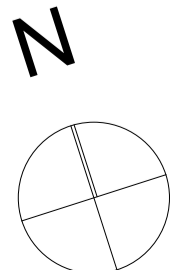
- NATURALLY CROSS VENTED

### GROUND LEVEL SETBACKS

- (A)** 1.5m SETBACK
- (B)** 2.0m SETBACK
- (C)** 4.0m SETBACK
- (D)** 5.0m SETBACK

### MAX BUILDING HEIGHT, PODIUM AND TOWER SETBACKS

- (1)** RL 80.80 AHD
- (2)** RL 77.20 AHD
- (3)** RL 48.50 AHD
- (4)** RL 36.80 AHD

















  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 PROPOSED SITE CONTROLS ENVELOPE CONTROL 3D

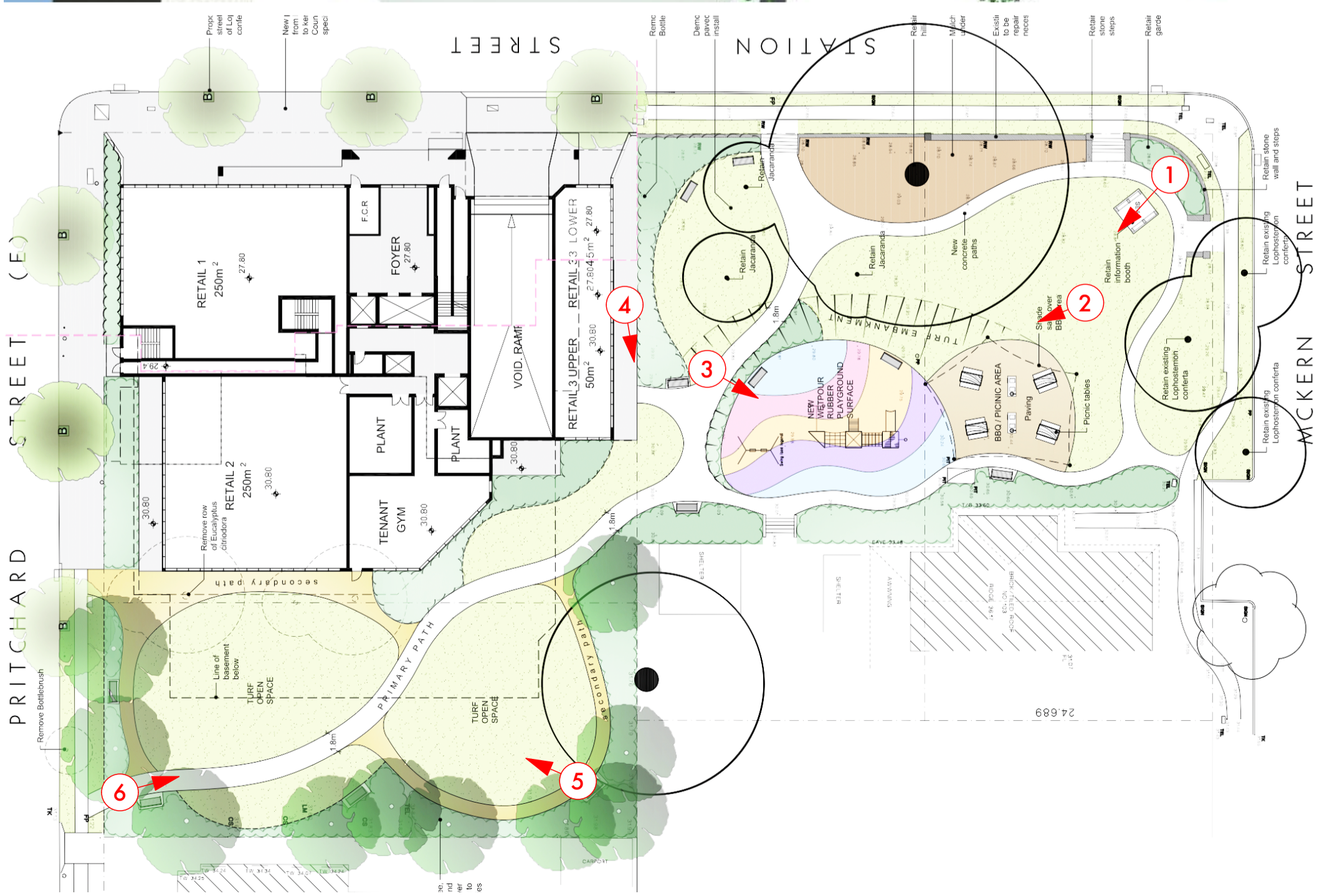
DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A7.3</b>
SCALE	PLOT DATE	JOB No	REV
	30/10/18	<b>C19</b>	

PLANNING APPLICATION  
 /Users/robert/Projects/55-56 WENTWORTHVILLE WOODEN/CAD/1/5 SCENE 11.dwg



- LEGEND**
- FUNCTION**
-  RESIDENTIAL
  -  RESIDENTIAL STORAGE
  -  RETAIL
  -  PLANT + SERVICES
  -  CAR PARKING
  -  SHARED ZONE
  -  LANDSCAPING + OPEN SPACE
  -  DEEP SOIL
  -  600mm DEEP SOIL
- SUNLIGHT**
-  3 HOURS
  -  2 HOURS
  -  1 HOUR
  -  30 minutes
- VENTILATION**
-  NATURALLY CROSS VENTED

1 EXPANDED FRIEND PARK

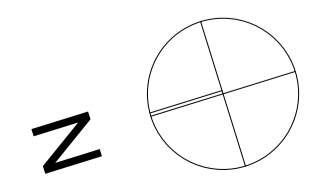


1 PERSPECTIVE SHOT LOCATIONS

  
**NUCORP**  
**OPRA**  
**ARCHITECTS**  
**PROPOSED MIXED USE DEVELOPMENT**  
 55-56 STATION ST + 6 PRITCHARD ST EAST, WENTWORTHVILLE  
 PARK LANDSCAPING  
 SITE PLAN AND 3D

DRAWN	CHECKED	APPROVED	DWG No
NO	NO	NO	<b>A9.1</b>
SCALE	PLOT DATE	JOB No	REV
	8/11/18	<b>C19</b>	

**PLANNING APPLICATION**  
/Users/nathan.o'brien/Desktop/Job/55-56 WENTWORTHVILLE WARRIDOO/CAD/3D SCENE 1.rvt





1 PERSPECTIVE 1



1 PERSPECTIVE 4



1 PERSPECTIVE 2



1 PERSPECTIVE 5












1 PERSPECTIVE 3







1 PERSPECTIVE 6

**LEGEND**


**FUNCTION**

-  RESIDENTIAL
-  RESIDENTIAL STORAGE
-  RETAIL
-  PLANT + SERVICES
-  CAR PARKING
-  SHARED ZONE
-  LANDSCAPING + OPEN SPACE
-  DEEP SOIL
-  600mm DEEP SOIL

**SUNLIGHT**

-  3 HOURS
-  2 HOURS
-  1 HOUR
-  30 minutes

**VENTILATION**

-  NATURALLY CROSS VENTED