

RESIDENTIAL APARTMENTS

210,212 & 214 MAIN STREET, LITHGOW NSW 2790

Drawing Schedule

SK.00	Location Plan, Drawing Schedule
SK.01	Basement Floor Plan
SK.02	Site Plan - Ground Floor Plan
SK.03	Level 1 - Floor Plans
SK.04	Roof Plan
SK.05	Elevations - Sheet 1
SK.06	Elevations - Sheet 2

Drawing Schedule

SK.07	Shadow Diagrams
SK.08	Section
SK.09	Landscape Plan
SK.10	BASIX Commitments
SK.11	Turning circles - Entering
SK.12	Turning circles - Exiting

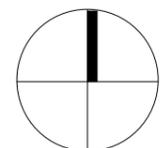


Photo from Main Street



Location Plan

 Subject Site
210, 212 & 214 Main Street, Lithgow



PRELIMINARY

Plotted: 5/02/2025 3:38:53 PM

HavenhandMather
ARCHITECTS PLANNERS

Havenhand & Mather Architects Pty Ltd
02 6331 7155
PO Box 208, Bathurst 2795
mail@havenhandmather.com.au
Architects Registration Board: 6799

Member
Australian
Institute of
Architects

RESIDENTIAL APARTMENTS
210,212 & 214 MAIN STREET, LITHGOW NSW
2790
Hospland Pty Ltd

CONCEPT DESIGN
Location Plan,
Drawing Schedule

Job No.: 2313
scale: 1 : 1500 @A3
date: 05.02.25
drawn: CJR
checked: DFM
SK.00

RESIDENTIAL APARTMENTS

210,212 & 214 MAIN STREET, LITHGOW NSW 2790

Drawing Schedule

SK.00	Location Plan, Drawing Schedule
SK.01	Basement Floor Plan
SK.02	Site Plan - Ground Floor Plan
SK.03	Level 1 - Floor Plans
SK.04	Roof Plan
SK.05	Elevations - Sheet 1
SK.06	Elevations - Sheet 2

Drawing Schedule

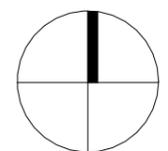
SK.07	Shadow Diagrams
SK.08	Section
SK.09	Landscape Plan
SK.10	BASIX Commitments
SK.11	Subdivision Diagram
SK.12	Turning circles - Entering
SK.13	Turning circles - Exiting



Photo from Main Street



Location Plan



PRELIMINARY

Subject Site
210, 212 & 214 Main Street, Lithgow

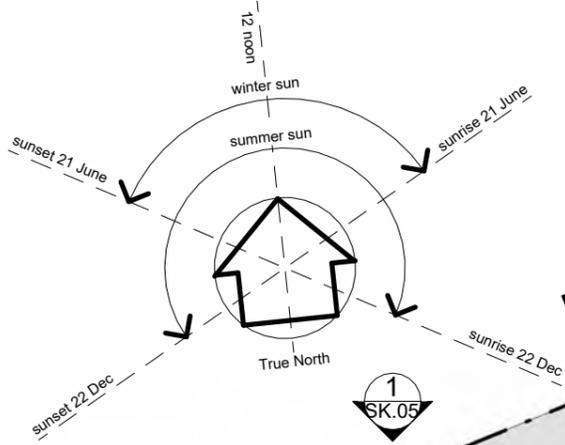
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Notes

- Existing boundaries and Lots shown
- See SK.11 for proposed amalgamated lot

Legend

- existing wall
- walls / items to be removed
- new wall



MAIN WESTERN RAILWAY
RIGHT OF CARRIAGEWAY
 to James Street

approx. building footprint of adjacent out buildings



+ 910.790

+ 910.860

+ 910.790

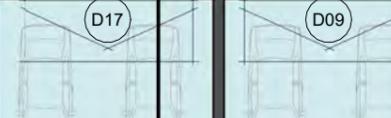
LOT 5
DP 19238

LOT 10
DP 131092

LOT 1
DP 308160

LOT 1
DP 169176

2 SK.06



Apt. 1
access to under floor space

Apt. 2
1,500L water tank

Apt. 3
1,500L water tank

Apt. 4
1,500L water tank

new low height retaining wall

1 SK.06

EXISTING LYNTON COURT APARTMENTS

THEATRE ROYAL
 Street Number: 208

existing walls at padmount

easement for padmount substation

restriction on the use of land

FOOT PATH

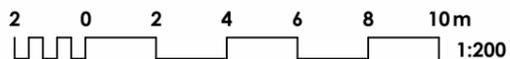
existing retaining wall below footpath

2 SK.05



MAIN STREET

PRELIMINARY



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 ARCHITECTS PLANNERS

Havenhand & Mather Architects Pty Ltd
 02 6331 7155
 PO Box 208, Bathurst 2795
 mail@havenhandmather.com.au
 Architects Registration Board: 6799

RESIDENTIAL APARTMENTS
 210,212 & 214 MAIN STREET, LITHGOW NSW
 2790

Hospland Pty Ltd

CONCEPT DESIGN
 Basement Floor
 Plan

Job No.: 2313
 scale: 1 : 200 @A3
 date: 04.10.2024
 drawn: CJR
 checked: DFM

SK.01

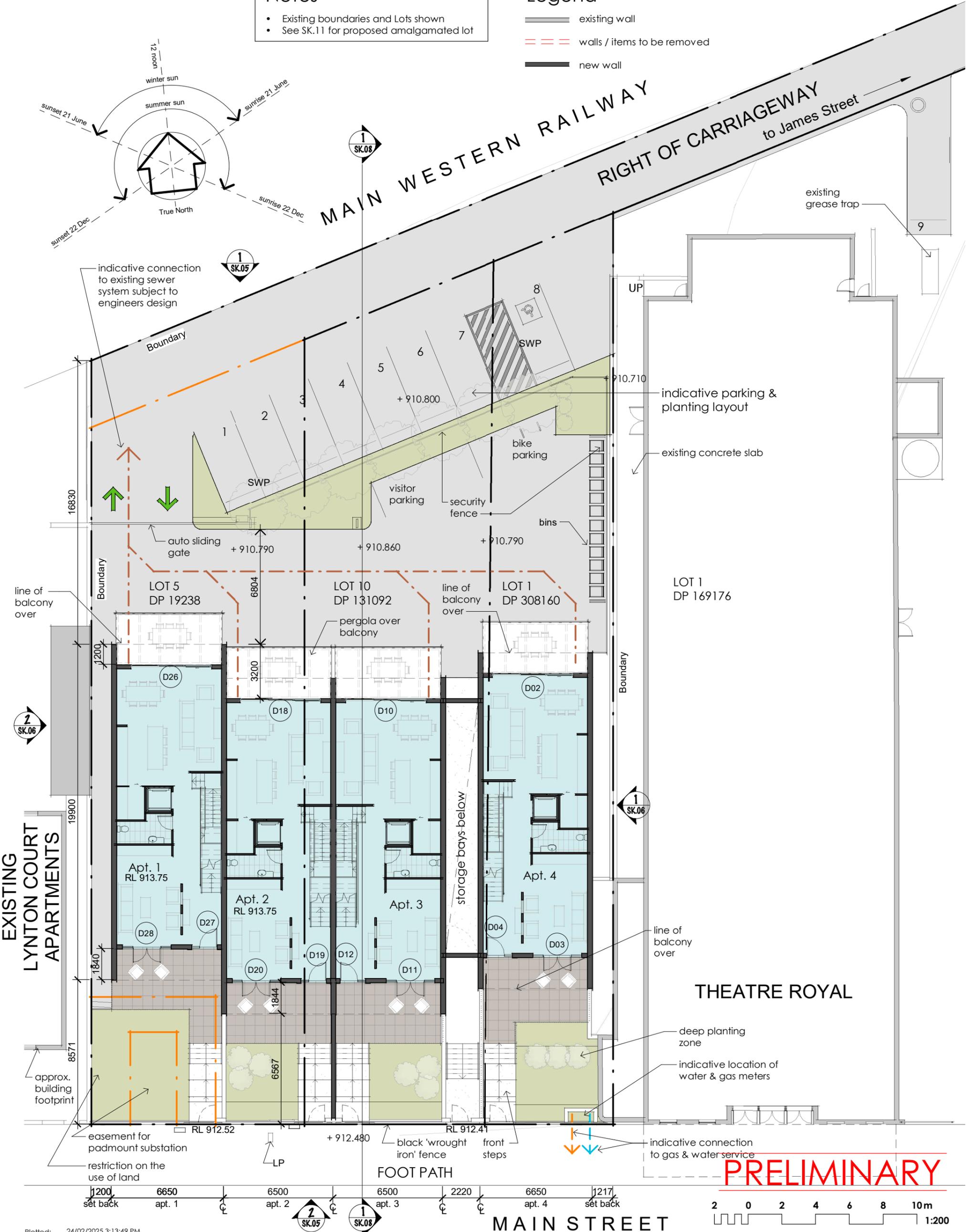
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Notes

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- See SK.11 for proposed amalgamated lot

Legend

- existing wall
- - - walls / items to be removed
- new wall



EXISTING LYNTON COURT APARTMENTS

THEATRE ROYAL

PRELIMINARY

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Havenhand & Mather Architects Pty Ltd
02 6331 7155
PO Box 208, Bathurst 2795
mail@havenhandmather.com.au
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RESIDENTIAL APARTMENTS
210,212 & 214 MAIN STREET, LITHGOW NSW
2790
Hospland Pty Ltd

CONCEPT DESIGN
Site Plan - Ground
Floor Plan

Job No.: 2313
scale: 1 : 200 @A3
date: 24.02.2025
drawn: CJR
checked: DFM

SK.02

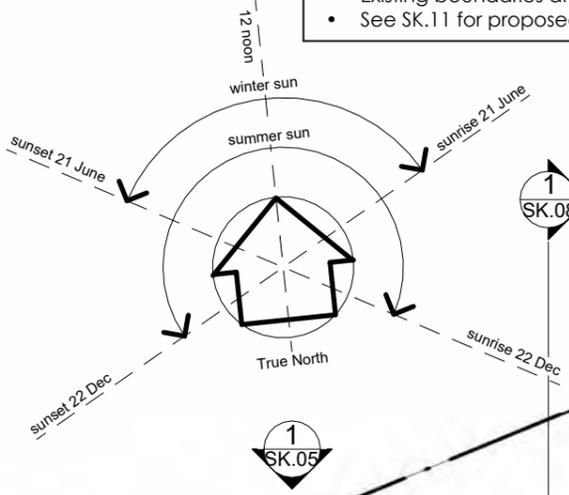
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Notes

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- See SK.11 for proposed amalgamated lot

Legend

- existing wall
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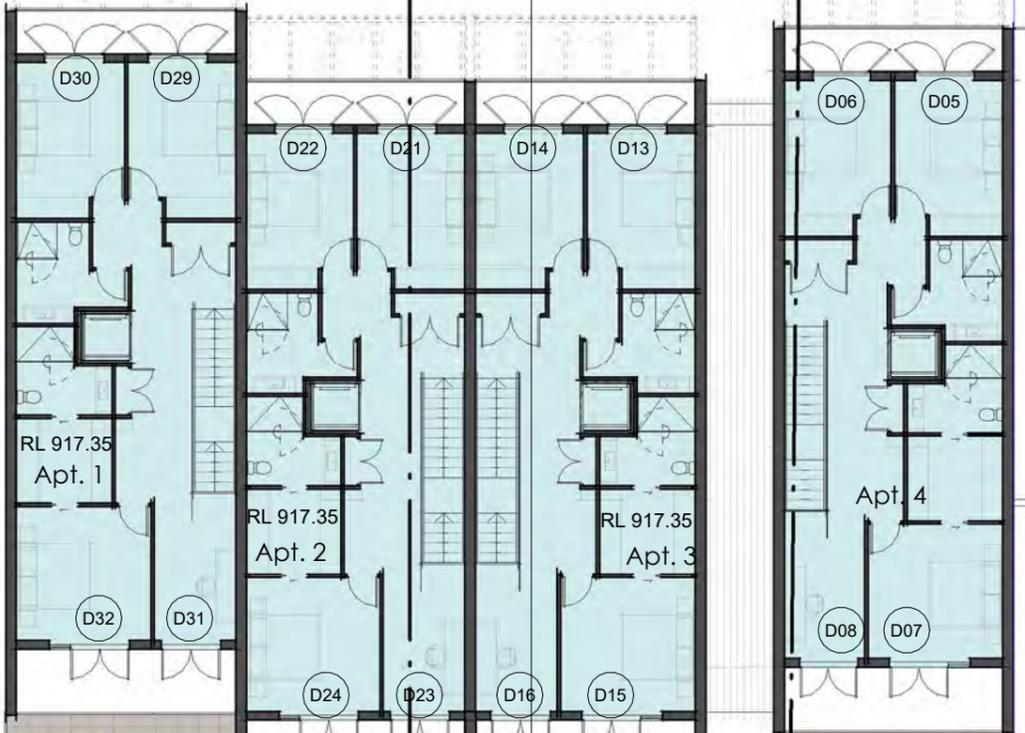
EXISTING LYNTON COURT APARTMENTS

LOT 5
DP 19238

LOT 10
DP 131092

LOT 1
DP 308160

LOT 1
DP 169176



THEATRE ROYAL

FOOT PATH

awning roof



PRELIMINARY



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PO Box 208, Bathurst 2795
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RESIDENTIAL APARTMENTS
210,212 & 214 MAIN STREET, LITHGOW NSW
2790
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CONCEPT DESIGN
Level 1 - Floor
Plans

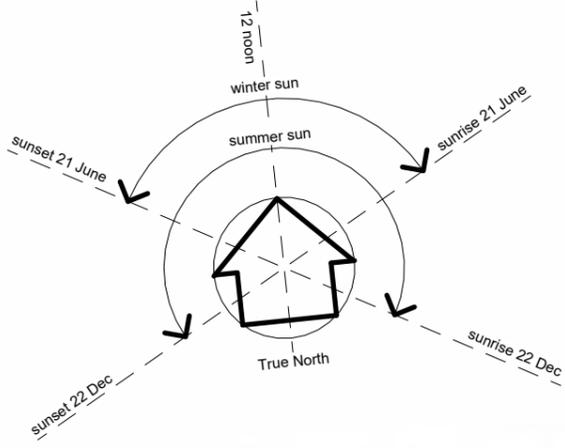
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date: 04.10.2024
drawn: CJR
checked: DFM

SK.03

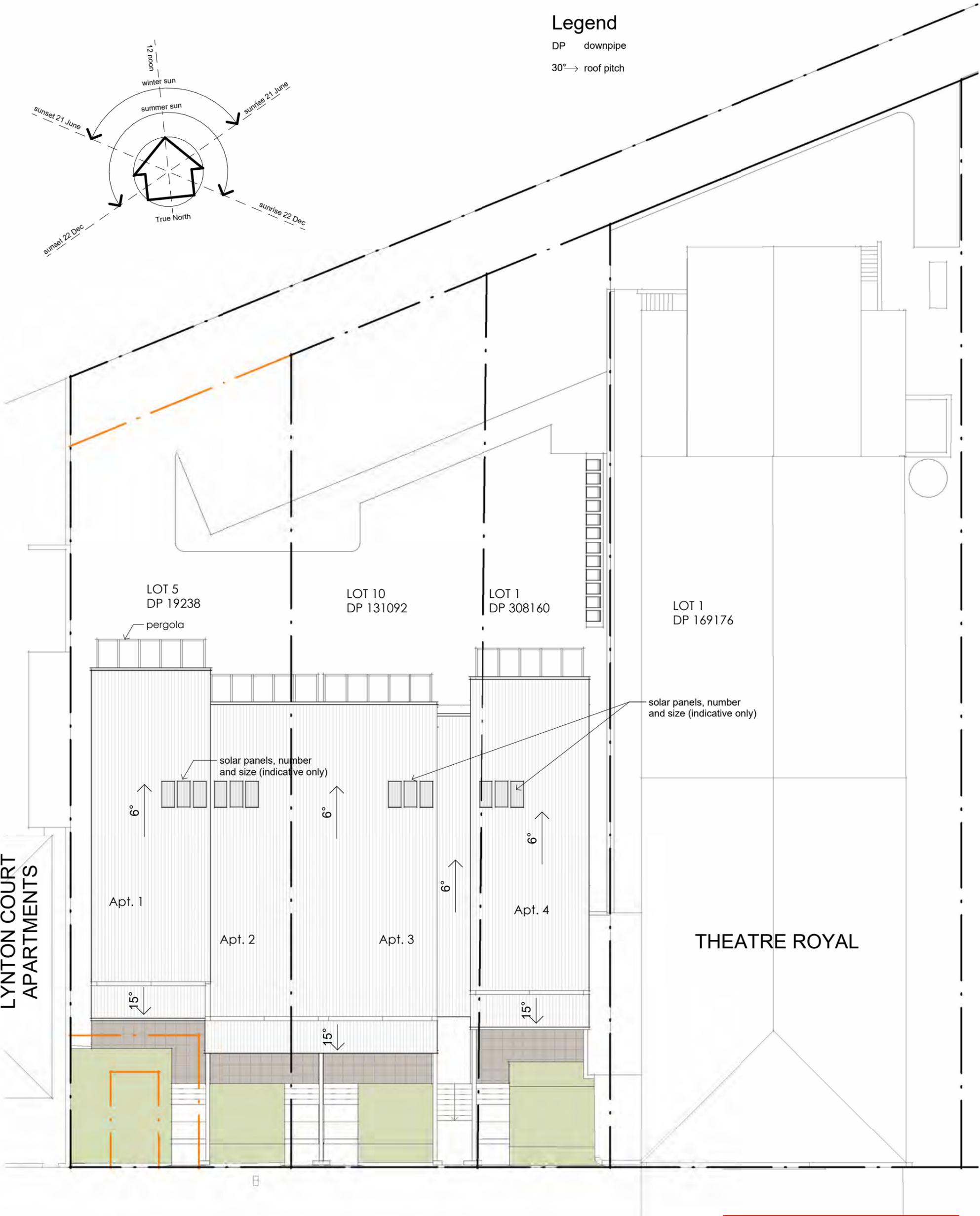
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Legend

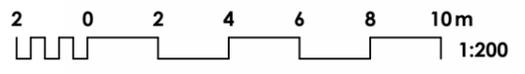
- DP downpipe
- 30° → roof pitch



EXISTING
LYNTON COURT
APARTMENTS



PRELIMINARY



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PO Box 208, Bathurst 2795
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RESIDENTIAL APARTMENTS
210,212 & 214 MAIN STREET, LITHGOW NSW
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CONCEPT DESIGN
Roof Plan

Job No.: 2313
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date: 04.10.2024
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checked: DFM
SK.04

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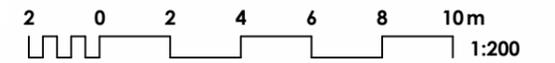
1 North Elevation
1 : 200



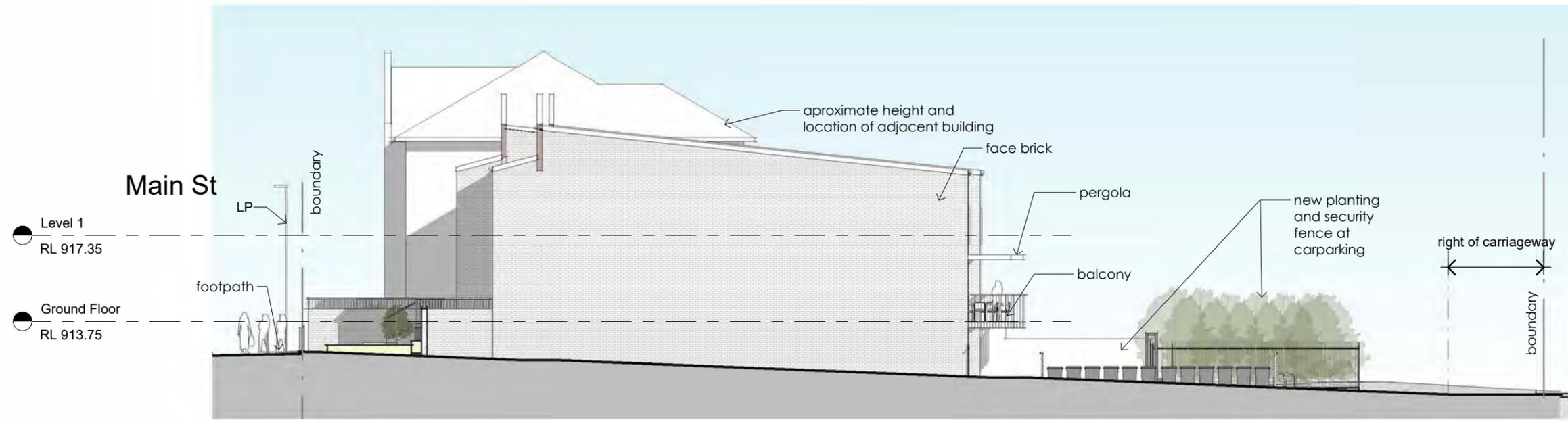
2 South Elevation
1 : 200



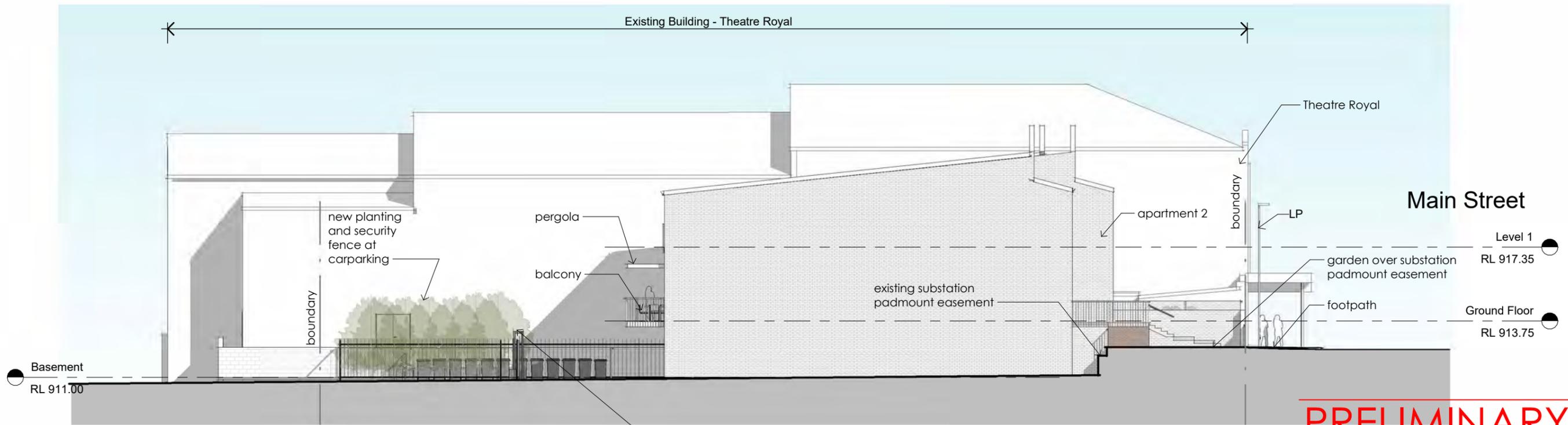
PRELIMINARY



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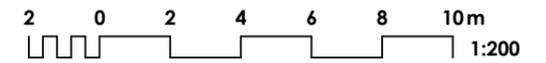
1 East Elevation
1 : 200



2 West Elevation
1 : 200



PRELIMINARY



Plotted: 4/10/2024 4:21:14 PM

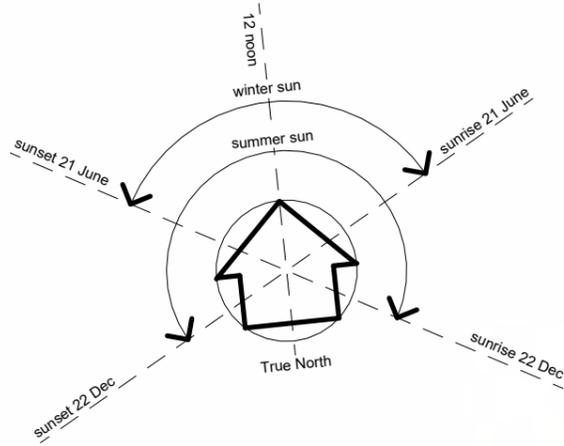


RESIDENTIAL APARTMENTS
210,212 & 214 MAIN STREET, LITHGOW NSW 2790
Hospland Pty Ltd

CONCEPT DESIGN
Elevations - Sheet 2

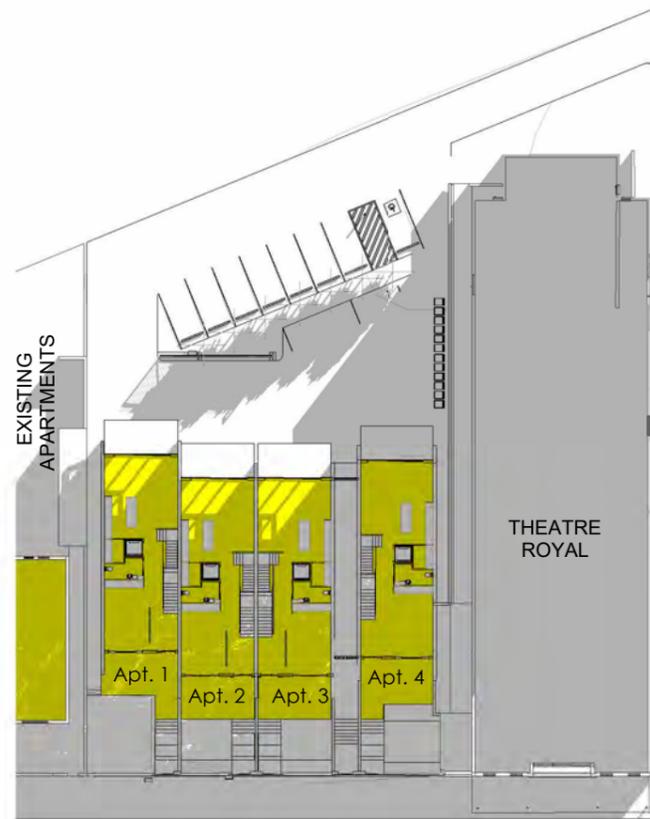
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date: 04.10.2024
drawn: CJR
checked: DFM

SK.06

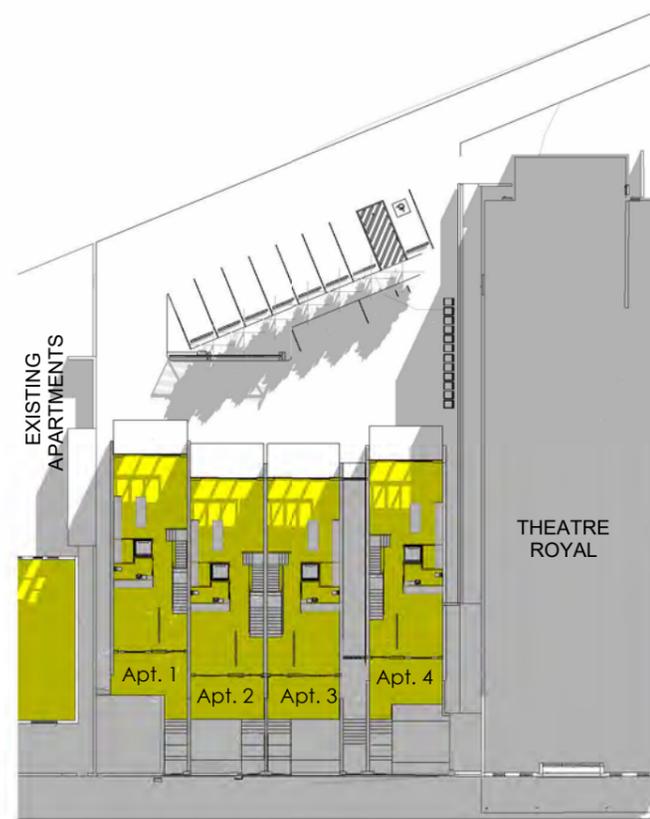


Legend

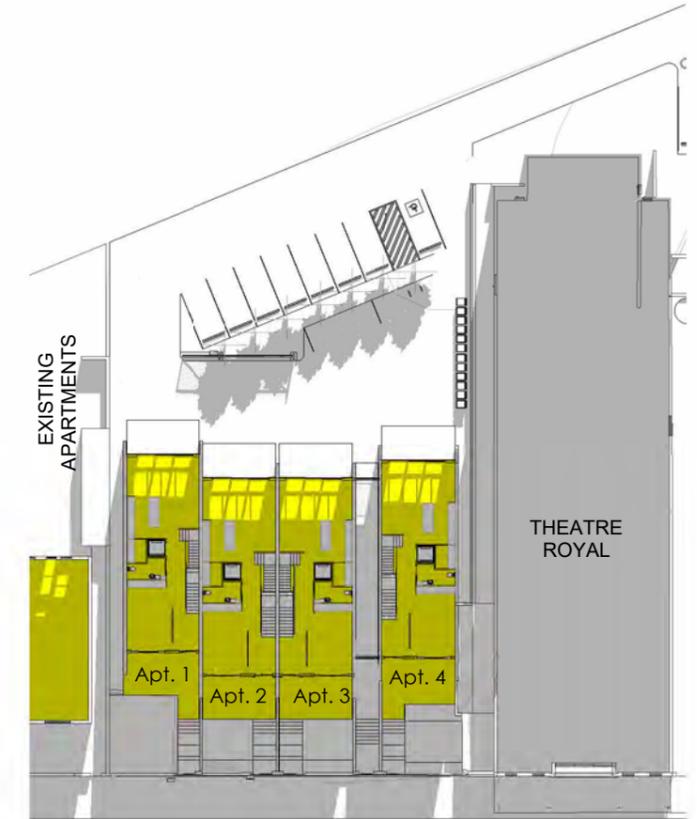
- Direct sunlight to external spaces
- Extent of shadows from building & fences
- Direct sunlight to internal living spaces
- Shaded internal living spaces



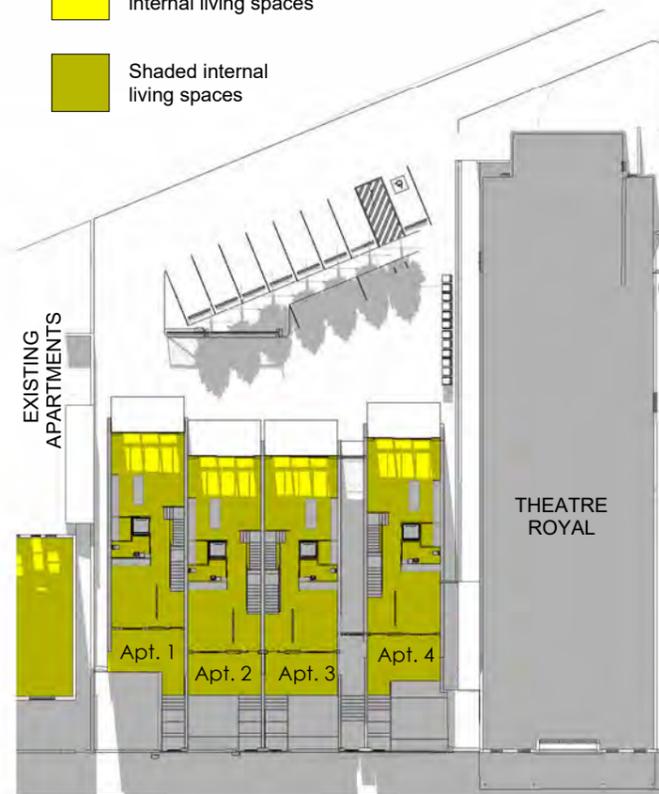
Shadow Diagram - Winter 9am



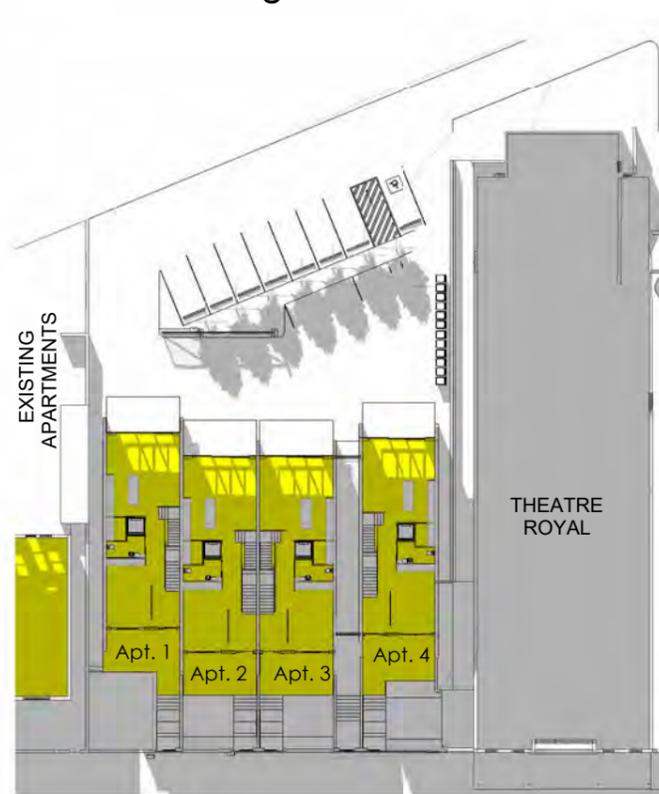
Shadow Diagram - Winter 10am



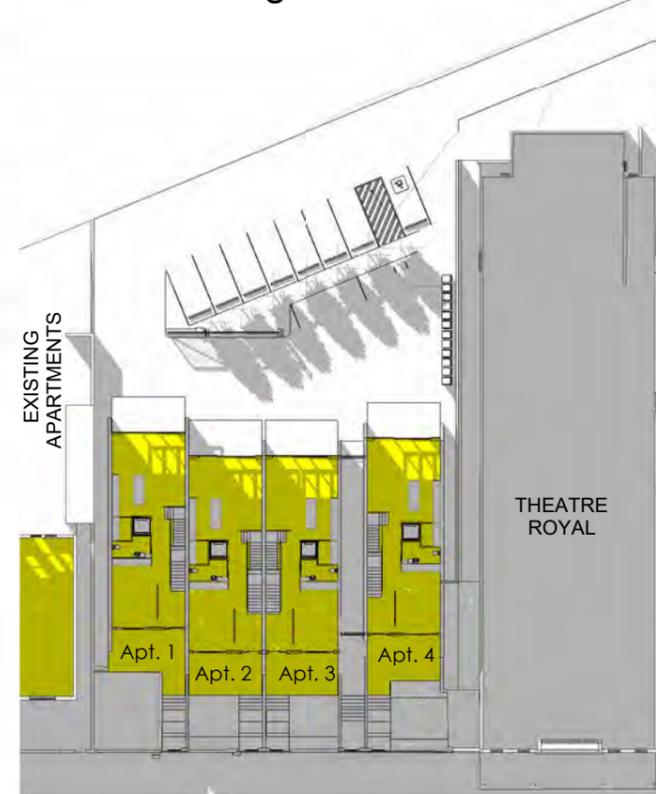
Shadow Diagram - Winter 11am



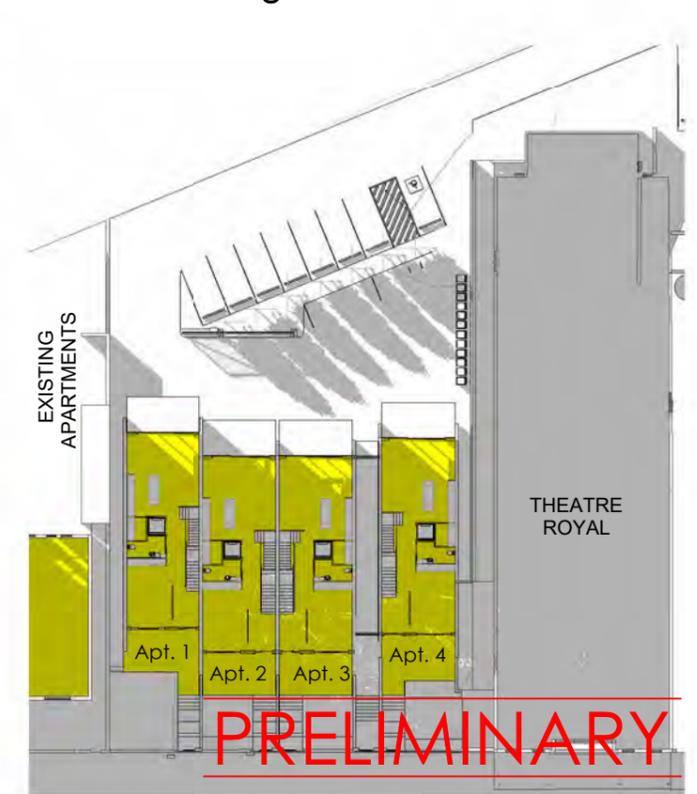
Shadow Diagram - Winter 12pm



Shadow Diagram - Winter 1pm



Shadow Diagram - Winter 2pm



Shadow Diagram - Winter 3pm

PRELIMINARY

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 02 6331 7155
 PO Box 208, Bathurst 2795
 mail@havenhandmather.com.au
 Architects Registration Board: 6799



RESIDENTIAL APARTMENTS
 210,212 & 214 MAIN STREET, LITHGOW NSW 2790
 Hospland Pty Ltd

CONCEPT DESIGN
Shadow Diagrams

Job No.: 2313
 scale: 1 : 370
 date: 04.10.2024
 drawn: CJR
 checked: DFM

SK.07

Z:\2313 Main St Apartments Lithgow\2. Drawings\2313 Site Model (Terraces).rvt

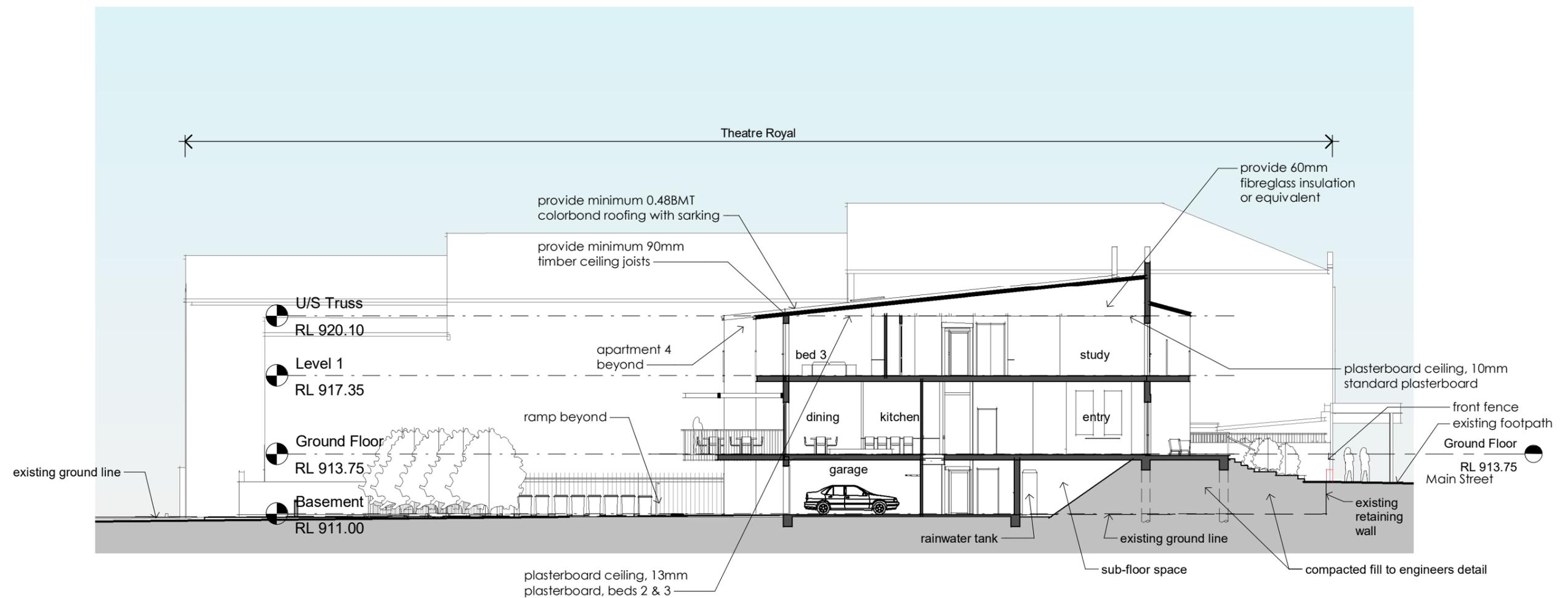
Structural Notes

Structural framing, footings & slabs are indicative only. All framing, footings & slabs to be designed by a qualified person.

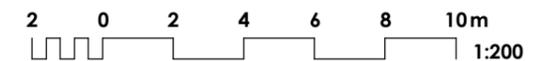
Noise and Vibration Report

Notes:

- Construction recommendations for appropriate acoustic treatments against rail noise intrusions are provide in Section 5 - Construction Recommendations



PRELIMINARY



Plotted: 24/02/2025 1:12:52 PM

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ARCHITECTS PLANNERS

Havenhand & Mather Architects Pty Ltd
02 6331 7155
PO Box 208, Bathurst 2795
mail@havenhandmather.com.au
Architects Registration Board: 6799

Z:\2313 Main St Apartments Lithgow\2. Drawings\2313 Site Model (Terraces).rvt

RESIDENTIAL APARTMENTS
210,212 & 214 MAIN STREET, LITHGOW NSW 2790
Hospland Pty Ltd

CONCEPT DESIGN
Section

Job No.: 2313
scale: 1 : 200
date: 24.02.2025
drawn: CJR
checked: DFM

SK.08

Door Schedule & Window Schedule

Number	Level	Height	Width	Type	Comments
01	Basement	2200	4800		Sectional Overhead Door
02	Ground Floor	2400	4800	aluminium glazed	Sliding Door
03	Ground Floor	2400	1680	timber framed glazed with midrail	Glazed Sidelights
04	Ground Floor	2400	1060	timber framed glazed with midrail	Glazed Sidelight
05	Level 1	2400	1680	timber framed glazed with midrail	
06	Level 1	2400	1680	timber framed glazed with midrail	
07	Level 1	2400	1680	timber framed glazed with midrail	Glazed Sidelight
08	Level 1	2400	1680	timber framed glazed with midrail	
09	Basement	2200	4800		Sectional Overhead Door
10	Ground Floor	2400	4800	aluminium glazed	Sliding Door
11	Ground Floor	2400	1680	timber framed glazed with midrail	Glazed Sidelights
12	Ground Floor	2400	1060	timber framed glazed with midrail	Glazed Sidelight
13	Level 1	2400	1680	timber framed glazed with midrail	
14	Level 1	2400	1680	timber framed glazed with midrail	
15	Level 1	2400	1680	timber framed glazed with midrail	Glazed Sidelight
16	Level 1	2400	1680	timber framed glazed with midrail	

Door Schedule & Window Schedule

Number	Level	Height	Width	Type	Comments
17	Basement	2200	4800		Sectional Overhead Door
18	Ground Floor	2400	4800	aluminium glazed	Sliding Door
19	Ground Floor	2400	1060	timber framed glazed with midrail	Glazed Sidelight
20	Ground Floor	2400	1680	timber framed glazed with midrail	Glazed Sidelights
21	Level 1	2400	1680	timber framed glazed with midrail	
22	Level 1	2400	1680	timber framed glazed with midrail	
23	Level 1	2400	1680	timber framed glazed with midrail	
24	Level 1	2400	1680	timber framed glazed with midrail	Glazed Sidelight
25	Basement	2200	4800		Sectional Overhead Door
26	Ground Floor	2400	4800	aluminium glazed	Sliding Door
27	Ground Floor	2400	1060	timber framed glazed with midrail	Glazed Sidelight
28	Ground Floor	2400	1680	timber framed glazed with midrail	Glazed Sidelights
29	Level 1	2400	1680	timber framed glazed with midrail	
30	Level 1	2400	1680	timber framed glazed with midrail	
31	Level 1	2400	1680	timber framed glazed with midrail	
32	Level 1	2400	1680	timber framed glazed with midrail	Glazed Sidelight

BASIX Site Details

BASIX CERTIFICATE 1747881M_02

ASSESSOR DETAILS

ASSESSOR NUMBER DMN/18/4423
 CERTIFICATE NUMBER #HR-MA30PK-05
 CLIMATE ZONE 65

PROJECT DETAILS - APARTMENTS 1, 2, 3 & 4

LOCATION 210, 212 & 214 MAIN STREET,
 LITHGOW NSW 2790
 LGA LITHGOW CITY
 NEW DWELLINGS 4

SITE DETAILS

SITE AREA 1,693 m²
 ROOF AREA 364 m²
 NON-RESIDENTIAL FLOOR AREA 0 m²
 RESIDENTIAL CAR SPACES 16
 NON-RESIDENTIAL CAR SPACES 0
 COMMON AREA LAWN 0 m²
 COMMON AREA GARDEN 80 m²
 INDIGENOUS / LOW WATER USE AREA 0 m²

BASIX Commitments

WATER COMMITMENTS

FIXTURES

Apartments 1, 2, 3 & 4

The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min) in all showers in the development.
 The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
 The applicant must install taps with a minimum rating of 4 star in each kitchen in the development.
 The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

COMMON AREAS & CENTRAL SYSTEMS / FACILITIES FOR THE DEVELOPMENT

All common areas

The applicant must install taps to common areas with a minimum rating of 4 stars.

RAINWATER TANK

The applicant must install a rainwater tank of at least 1,500 L (litres) to each individual dwelling on the site.
 The applicant must configure the rainwater tank to collect rain runoff from at least:

- Apartments 1, 2, 3 & 4 = 50 m² of the roof area

ALTERNATIVE WATER

The applicant must connect the rainwater tank to:

- a landscape connection
- all toilet connections

THERMAL COMFORT COMMITMENTS

Refer to the NatHERS Certificate, number #HR-MA30PK-05 for details

ENERGY COMMITMENTS

HOT WATER

The applicant must install the following hot water system in the development, or a system with a higher energy rating:
 Gas instantaneous - 5 star.

COOLING SYSTEM

The applicant must install the following cooling system, or a system with a higher energy rating, in the living and bedrooms: 1-phase airconditioning; Energy rating: 2.5 Star (old label)

HEATING SYSTEM

The applicant must install the following heating system, or a system with a higher energy rating, in the living and bedrooms: 1-phase airconditioning; Energy rating: 2.5 Star (old label)

VENTILATION

The applicant must install the following exhaust systems in the development:
 To each Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off
 Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
 Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off

ARTIFICIAL LIGHTING

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- all the bedrooms, dedicated;
- living / dining room, dedicated;
- the kitchen, dedicated;
- all bathrooms/toilets, dedicated;
- the laundry, dedicated;
- hallway, dedicated.

ALTERNATIVE ENERGY

The applicant must install a photovoltaic system with the capacity to generate at least 0.7kW of peak electricity and connect it to the development's electrical system for Apartments 1, 2, 3 & 4

OTHER

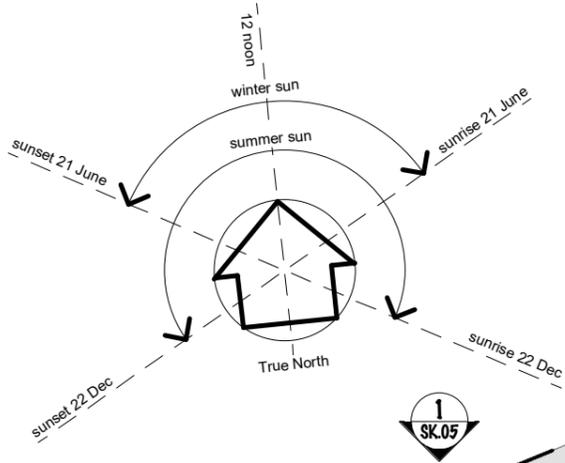
The applicant must install a gas cooktop & electric oven in the kitchen of the dwellings
 The applicant must install a fixed indoor clothes drying line as part of the development

PRELIMINARY

Legend

swept paths

vehicle tracking:
swept paths have been generated using Autodesk AutoCAD
2024 vehicle tracking to AS2890.1-2004, using a B99 vehicle



MAIN WESTERN RAILWAY
RIGHT OF CARRIAGEWAY
to James Street

SMH
9

1 SK.05



approx. building footprint of adjacent out buildings

2 SK.06

1 SK.06

EXISTING LYNTON COURT APARTMENTS

THEATRE ROYAL
Street Number: 208

easement for padmount substation
restriction on the use of land

FOOT PATH

existing retaining wall below footpath

2 SK.05

MAIN STREET

PRELIMINARY

Plotted: 5/02/2025 3:46:22 PM

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CONCEPT DESIGN
Turning circles -
Entering

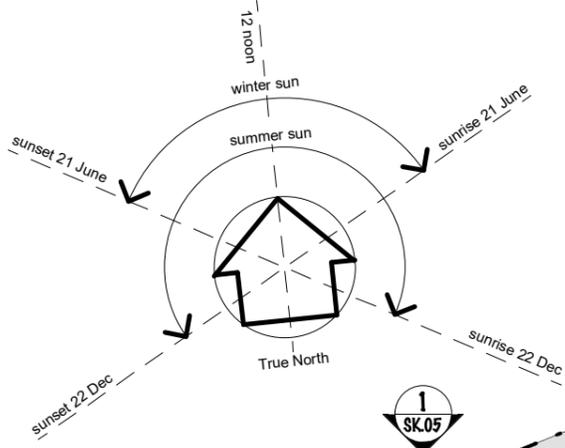
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SK.11

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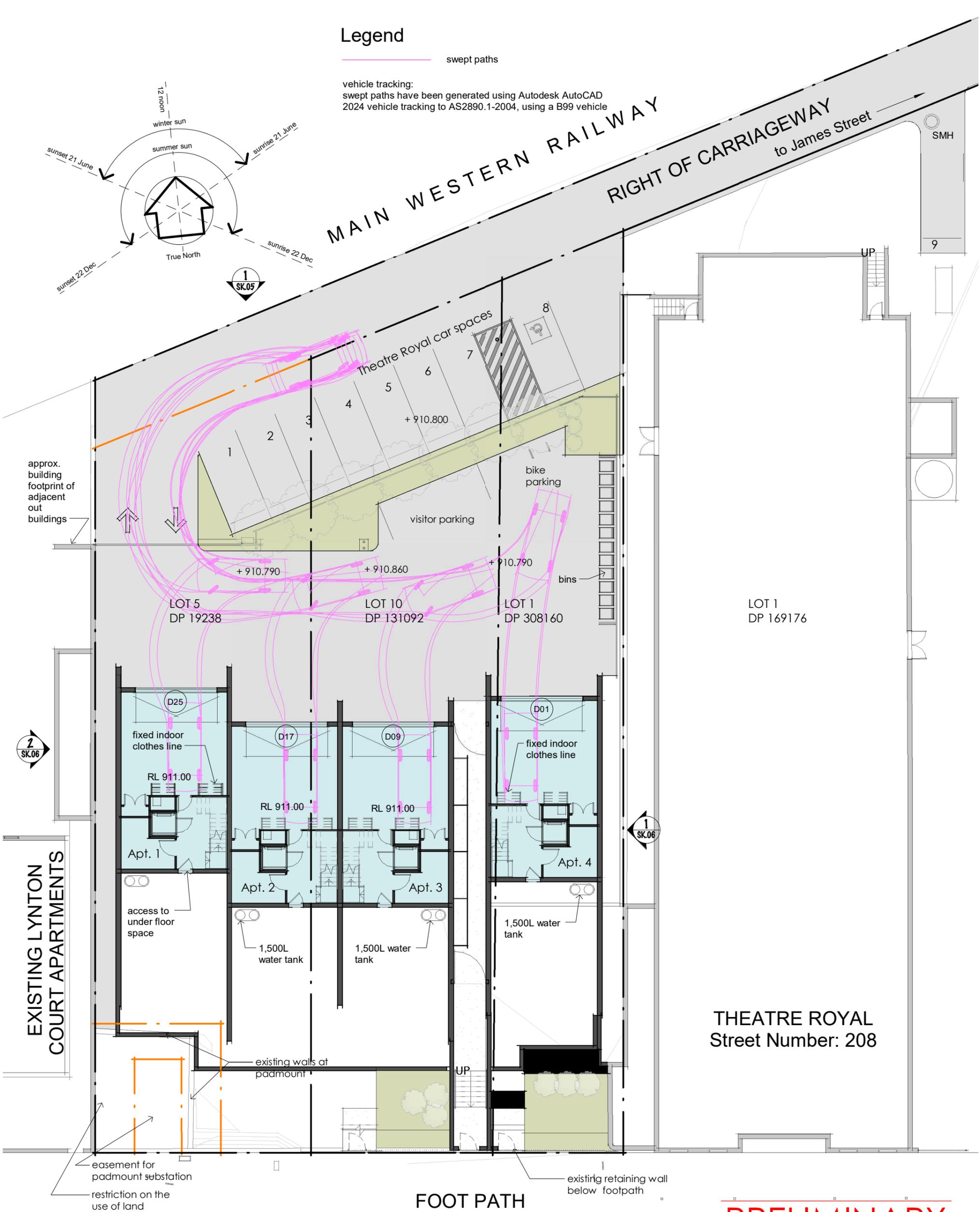
Legend

— swept paths

vehicle tracking:
swept paths have been generated using Autodesk AutoCAD
2024 vehicle tracking to AS2890.1-2004, using a B99 vehicle



MAIN WESTERN RAILWAY
RIGHT OF CARRIAGEWAY
to James Street



THEATRE ROYAL
Street Number: 208

FOOT PATH

MAIN STREET

PRELIMINARY



Plotted: 5/02/2025 3:46:23 PM

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Hospland Pty Ltd

CONCEPT DESIGN
Turning circles -
Exiting

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checked: DFM

SK.12

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