



SHEPHERDS BAY URBAN RENEWAL, MEADOWBANK

CONCEPT PLAN APPLICATION (MP 09_0216)

Response to Additional Information Request Preferred Project Report

SHEPHERDS BAY URBAN RENEWAL



Artist Impression 1 - Aerial view looking south across Parramatta River to Rhodes & Olympic Park beyond.



Rothesay Avenue:



Belmore Street:



Bowden Street:

RESPONSES TO ADDITIONAL INFORMATION REQUEST

SHEPHERDS BAY URBAN RENEWAL
CONCEPT PLAN



SHEPHERDS BAY URBAN RENEWAL

CONCEPT PLAN:				
TITLE	No.	ADDITIONAL INFORMATION REQUESTS (Dept of Planning letter dated 22/03/12)	RESPONSE	ITEM OR ANNEXURE REFERENCE
Area	1.	A table indicating the area (in hectares or m2) of each property within the Concept Plan and the total site area.	Details of areas of individual lots within the Concept Plan site is provided.	1
Floor space	2.	Floor space calculations for each building envelope (across each level) should be provided including diagrams where appropriate.	Floor space calculations for each building envelope across the Concept Plan site is provided and included in separate plans.	2
	3.	Confirmation if the commercial floor space will be solely located within the 'signature building' (as referred to on page 56) and/or adjacent to the central foreshore plaza open space (page 28)	<p>As stated in the PPR, there is now limited market for additional commercial space within the Meadowbank area.</p> <p>In addition to the dedicated commercial space provided in the 'Gateway building' on Church Street, the Concept Plan provides for flexibility for possible use of ground floor as commercial or residential spaces across all stages with higher, 3.6m floor to floor heights to enable proposed building use to be adapted, dependent on market demands into the future.</p> <p>In addition, the Concept Plan envisages permitting mobile kiosks in publicly accessible open spaces across the Concept Plan site with locations determined in consultation with Council.</p>	
Sections and Perspectives	4.	Long Sections of the proposed envelopes from Bowden Street to Belmore Street (at the Foreshore, Constitution Road frontage and Nancarrow Avenue frontage) and from Constitution Road down to the foreshore. The long sections should include existing development adjacent to the site.	Long Sections of the proposed envelopes from Bowden Street to Belmore Street (at the Foreshore, Constitution Road frontage and Nancarrow Avenue frontage) and from Constitution Road down to the foreshore, including adjacent site are provided.	3
	5.	Perspectives of the development from the water, Constitution Road, Belmore Street and Bowden Street.	8 additional perspectives have now been provided	4
Height	6.	Spot RLs should be provided on the Concept Elevations which indicates the ground level at key locations on the site.	Additional levels have been shown on plans and elevations at known points on roads. As the site will require reshaping from existing altered topography exact levels mid block on most sites cannot be accurately stated due to existing built forms. It is not natural ground in any case due to benching to create building platforms.	3
	7.	RLs for all building heights to be nominated on the elevations (eg. the RL for the 3 storey component at the Constitution Road frontage has not been provided).	RLs for all building envelope heights have been nominated on the elevations and now include an additional 1 metre allowance to pending the results of detailed flood modelling of individual development or project applications. This will not result in any potential development yield as that is governed by the GFA maximums established by the Concept Plan.	3

SHEPHERDS BAY URBAN RENEWAL

Building separation	8.	While building separation has been provided on a stage by stage basis, a comprehensive plan for the whole Concept Plan should be provided demonstrating that separation between stages is consistent with the RFDC.	Building separations between stages and across streets meet with or exceed the RFDC recommendations. Internal separations between the buildings in the Stage 1 Development have been measured from the new ground plane established by the podium. In addition, suitable privacy screening will be included where necessary to address re entrant corners in envelopes. Building envelopes locations in all other development stages within the Concept Plan site have been revised to ensure appropriate RFDC compliant separations can be achieved from the reformed ground level. In this regard, we note that Council's Draft LEP contains 3 definitions of ground level, one of which closely aligns the to concept Plan reformed ground plane linked to existing street levels.	5 3 & 5 Figure 13
	9.	Stage boundaries and separation between all building elements (including elements within the same building) to be nominated on the building envelope plans and all elevations.	All development Stage boundaries and required building envelope separations have been shown on the relevant plans - Building Height Plan at Figure 13 and the Indicative storeys Plan at Annexure 8	3 & 5 Figure 13 and Annexure 8
	10.	Confirmation on the height of approved buildings at 146 Bowden Street and the building separation provided between Stage 9 envelope and the approved development.	The building separation between Stage 9 building envelope and the approved development on 146 Bowden Street will comply with the RFDC separations and shown on relevant plans. Approved plans for 146 Bowden St also supplied.	5
	11.	Justification for separation that does not met the RFDC guidelines.	Internal separations between the buildings in the Stage 1 Development have been measured from the new ground plane established by the podium. In addition, suitable privacy screening will be included where necessary to address re entrant corners in envelopes. Building envelopes locations in all other development stages within the Concept Plan site have been revised to ensure appropriate RFDC compliant separations can be achieved from the reformed ground level. In this regard, we note that Council's Draft LEP contains 3 definitions of ground level, one of which closely aligns the to concept Plan reformed ground plane linked to existing street levels.	Figure 13
	12.	Setbacks to isolated properties should be increased to at least half of the minimum building separation in line with the RFDC guideline. In particular, Stage 6 and Stage 8 – 3 metre setbacks should be increased to 6 metres.	Setbacks to isolated properties have now been increased to at least half of the maximum building separations in the RFDC guideline. Stage 6 is adjacent to a four storey commercial building with the shortest separation of 12m between the commercial building and the proposed envelope.	5 & 7 Figure 13

SHEPHERDS BAY URBAN RENEWAL

Open Space	14.	Open Space calculations to demonstrate that a total of 19,660m ² of publicly accessible open space will be provided. The area of each open space area should be provided.	The total area of publicly accessible open space within the Concept Plan site has been revised to now be 18,422sqm and now does not include any street frontage areas as requested. Areas of individual open spaces has again been provided in a new map.	8
	15.	Street setbacks should not be included in the open space calculations.	Noted	8
	16.	All communal and publicly accessible open space throughout the site is generally in shadow, with the exception of some areas which receive solar access in the morning. An hour by hour analysis of the shadow impacts of the proposed building envelopes should be provided including calculations on the percentage of each open space area which achieves at least 2 hours solar access in mid winter.	Additional, hour by hour, shadowing assessment for June 21 9am to 3pm has now been provided demonstrating publicly accessible pedestrian corridors to the water will receive solar access between 9am – 11am. The Public foreshore plaza will receive solar access from 11am to past 3pm on June 21.	9
Basement access	17.	Indicative basement entry for Church Street site to be nominated.	Indicative basement entry into site to be mid block off Parsonage Street.	
Flooding / Stormwater / Utilities	18.	Flood modelling to be provided to the Department. The department will forward to Council.	Data has been provided to Council	Annexures 14, 15 & 20
	19.	Confirmation of the location of the Stormwater easement as the Concept Plans in Appendix 1 indicate that the stormwater easement will pass under the envelope of Stage 7. This appears to be inconsistent with the Stormwater Plans at Appendix 20.	The stormwater easement does not pass under the building envelopes in the revised Concept Plan. The Concept Plan now provides a 16 metre wide easement to be dedicated to Council for area-wide stormwater infrastructure works.	10
	20.	Response to Council's request for further consideration of Shell Crude Oil Pipeline and implications on building envelopes.	The Shell Pipeline easement is located wholly off site. Previously submitted survey indicates Shell pipeline location on 146 Bowden Street. Surveyor advises no other properties affected. Minor adjustments have been made to Stage 9 building envelopes to allow for other easements in the area between 146 Bowden and the Concept Plan land.	12

SHEPHERDS BAY URBAN RENEWAL

Traffic	21.	A comprehensive response all traffic and transport concerns raised by Ryde Council, Transport for NSW and the Roads and Maritime Authority.	Further detailed traffic modelling of the Concept Plan, local and regional traffic, together with additional TMAP details.	Annexure 22
Road, pedestrian and cycleway upgrades	22.	Details on future upgrades of local streets and pedestrian and cycle routes as part of future applications including schematic designs.	Noted and incorporated into the Concept Plan.	Annexures 10 and 16
	23.	Details on the future upgrade of Constitution Road and works along the frontage of other properties which are not within the Concept Plan.	Noted and attached to the Concept Plan as Annexure 26 to the PPR	Annexure 26
	24.	Confirmation on existing/approved/planned pedestrian links, in particular to Church Street.	All pedestrian links required in Council's Draft DCP have been included in the Concept Plan Landscape Plans at Annexure 10 to the PPR.	Annexure 10
Social/Community Infrastructure and Open Space	25.	Further consideration of social/community infrastructure and active/passive recreation needs for future residents and whether these are met by the current provision in the area.	A separate Community Facilities and Open Space Needs Assessment has now been prepared and submitted by Cred social planners to inform the detail design and landuse makeup of Stages 2 to 10 of the Concept Plan.	Annexure 25
Impacts on 146 Bowden Street	26.	A shadow analysis of the shadow impact of the development on the approved development at 146 Bowden Street demonstrating that units achieve a minimum of 2 hours solar access to living areas and private open space.	This has now been prepared and shadow diagrams contained later in this reponse. 146 Bowden Street was approved with habitable rooms and private open space being primarily oriented to the water views which is to the South. Accordingly the proposed envelopes have little or no impact.	11

TABLE 1. ALLOTMENTS OWNED OR CONTROLLED BY HOLDMARK PROPERTY GROUP OR ASSOCIATED COMPANIES

Lot	DP	Street Address	Owner	Site Area sqm
1	1072555	41- 45 Belmore Street Ryde 2112	Bayone Projects Pty Ltd	14,491
2	792836	116 Bowden Street Meadowbank 2114	AIT Trust	695
102	1037638	118-122 Bowden Street Meadowbank 2114	AIT Trust	15,766
2 1-2	550006 982743	2 Constitution Road and 7 & 9 Hamilton Crescent, Ryde	Exchanged with Ells Trading Pty Ltd, Garry Bozoghlian, Yervant Bozoghlian and Angel Bozoghlian and Holdmark Enterprises Pty Ltd Holdmark Enterprises Pty Ltd has obtained political disclosure form and permission to lodge from owner	2,058
1 1-2	104280 930584	4-6 Constitution Road Ryde 2112	Holdmark Enterprises Pty Ltd	1,669
1	713706	8 -14 Constitution Road Ryde 2112	Exchanged with Rowston. Holdmark Enterprises Pty Ltd has obtained political disclosure form and permission to lodge from owner	6,418
3	7130	16 Constitution Road Ryde 2112	AIT Trust	850
1-2	810552	18 Constitution Road Ryde	357 HPG Pty Limited	2,981
1	322641	6 Nancarrow Avenue Ryde 2112	Bayone Projects Pty Ltd	702
11	7130	8 Nancarrow Avenue Ryde 2112	Bayone Projects Pty Ltd	879
12	7130	10 Nancarrow Avenue Ryde 2112	Bayone Projects Pty Ltd	1,016
13 - 15	7130	12 - 16 Nancarrow Avenue Ryde 2112	Bayone Projects Pty Ltd	2,499

16	7130	18 Nancarrow Avenue Ryde 2112	Bayone Projects Pty Ltd	853
9 1 1-7 10-17	19585 122205 19585 19585	37-53 Nancarrow Avenue Ryde 2112	Nancarrow Property Investments Pty Limited	10,175
13 - 14 7 100 15	738232 809282 851723 738232	8 Parsonage Street Ryde 2112	Church Street Property Investments Pty Limited	3,952
1	703858	9- 10 Rothesay Avenue Ryde 2112	357 HPG Pty Ltd	1,504
18	7130	11 Rothesay Avenue Ryde 2112	357 HPG Pty Limited	815
total site area (From Land and Property information service)				67,323sqm

APPENDIX 2

2.

1.1	4610 m ²
1.2	2333 m ²
1.3	6920 m ²
1.4	4104 m ²
1.5	2984 m ²
1.6	3192 m ²
24143 m ²	

3.1	4436 m ²
3.2	3357 m ²
3.3	6446 m ²
3.4	5063 m ²
3.5	2970 m ²
3.6	4206 m ²
26477 m ²	

5.1	14189 m ²
5.2	7750 m ²
21939 m ²	

7.1	4046 m ²
7.2	8272 m ²
7.3	2467 m ²
7.4	1795 m ²
16580 m ²	

9.1	382 m ²
9.2	1667 m ²
9.3	8394 m ²
9.4	2247 m ²
9.5	5017 m ²
9.6	8227 m ²
	25935 m ²

1.1	4610 m ²
1.2	2333 m ²
1.3	6920 m ²
1.4	4104 m ²
1.5	2984 m ²
1.6	3192 m ²
2.1	5588 m ²
2.2	2047 m ²
2.3	3359 m ²
2.4	7752 m ²
3.1	4436 m ²
3.2	3357 m ²
3.3	6446 m ²
3.4	5063 m ²
3.5	2970 m ²
3.6	4206 m ²
4.1	4816 m ²
4.2	12310 m ²
4.3	2409 m ²
4.4	3405 m ²
5.1	14189 m ²
5.2	7750 m ²

6.1	2812 m ²
6.2	5070 m ²
6.3	6484 m ²
6.4	4678 m ²
6.5	848 m ²
7.1	4046 m ²
7.2	8272 m ²
7.3	2467 m ²
7.4	1795 m ²
8.1	2270 m ²
8.2	3295 m ²
8.3	3994 m ²
8.4	3185 m ²
8.5	4522 m ²
9.1	382 m ²
9.2	1667 m ²
9.3	8394 m ²
9.4	2247 m ²
9.5	5017 m ²
9.6	8227 m ²
10.1	2909 m ²
10.2	3551 m ²
10.3	2024 m ²
202402 m ²	

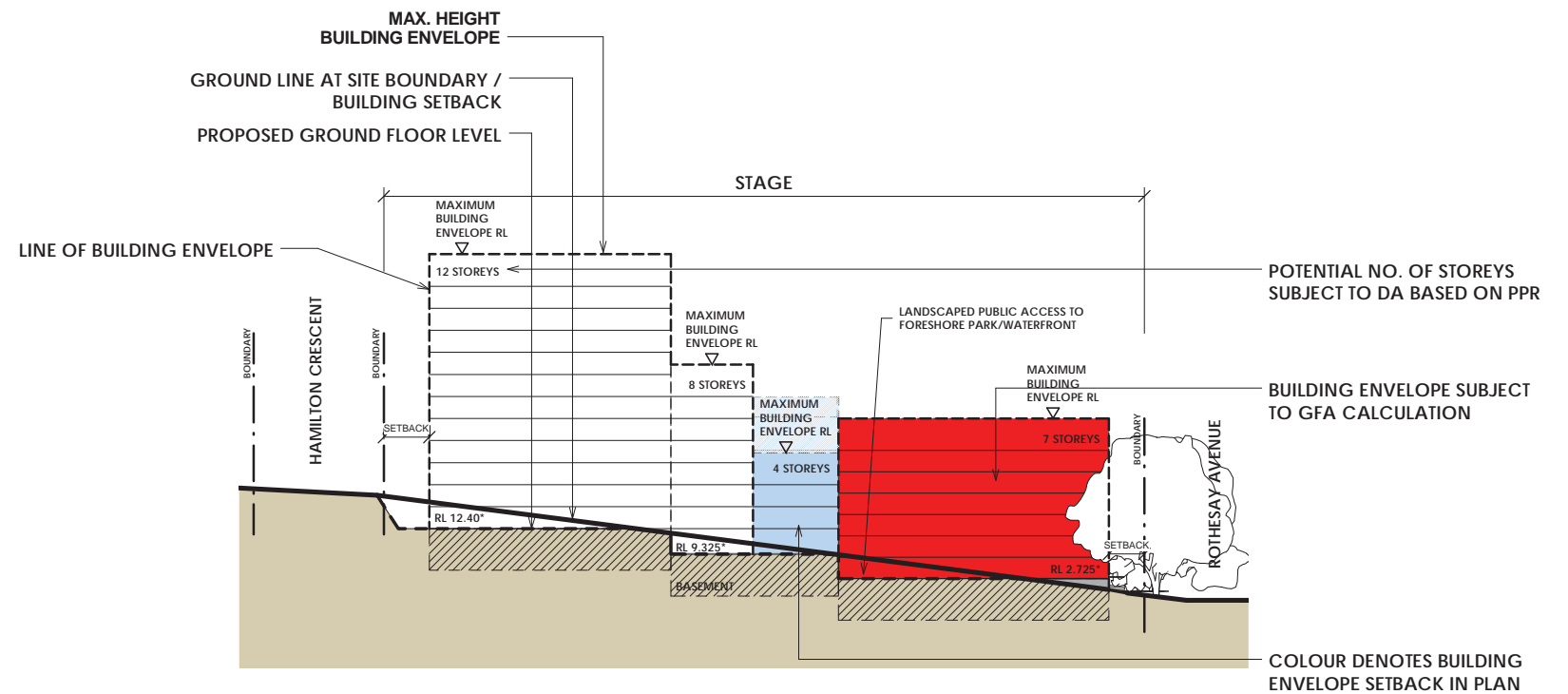
2.1	5588 m ²
2.2	2047 m ²
2.3	3359 m ²
2.4	7752 m ²
	18747 m ²

4.1	4816 m ²
4.2	12310 m ²
4.3	2409 m ²
4.4	3405 m ²
22939 m ²	

6.1	2812 m ²
6.2	5070 m ²
6.3	6484 m ²
6.4	4678 m ²
6.5	848 m ²
19892 m ²	

8.1	2270 m ²
8.2	3295 m ²
8.3	3994 m ²
8.4	3185 m ²
8.5	4522 m ²
17266 m ²	

10.1	2909 m ²
10.2	3551 m ²
10.3	2024 m ²
8484 m ²	



Sample Elevation_

NOTE: *GFA CALCULATED AS 77.1% OF THE BUILDING ENVELOPE

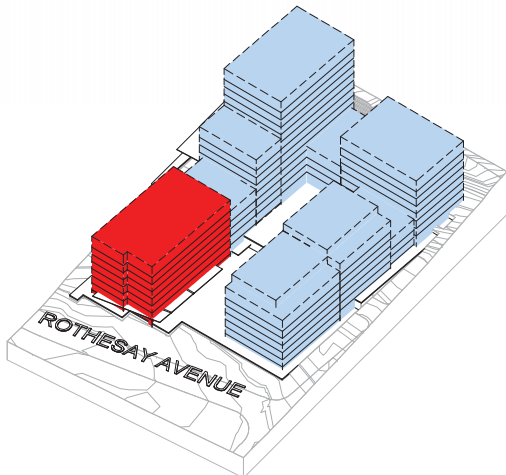
LEGEND

PLACE DESIGN GROUP

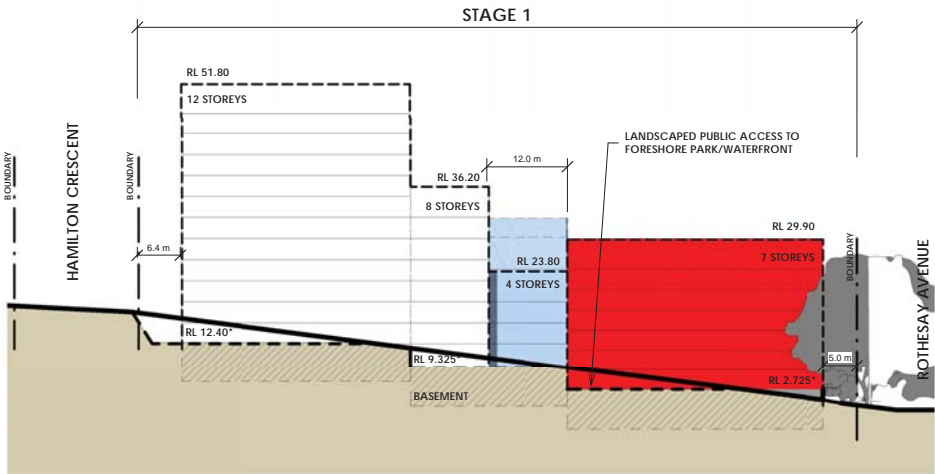
ROBERTSON + MARKS ARCHITECTS | 9



1
1.1
KEY PLAN-BLOCK-1.1



4
1.1
3D-KEY PLAN BLOCK 1.1



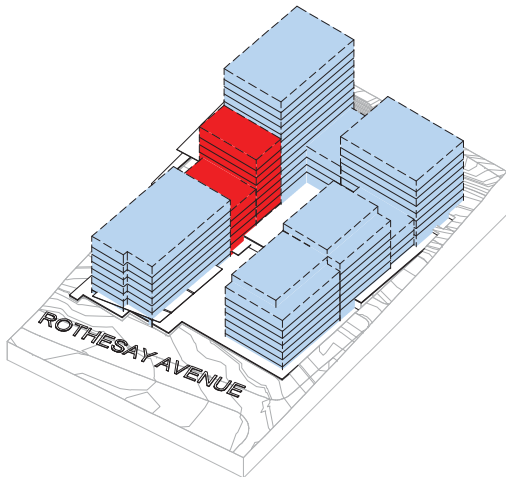
7
1.1
1. Elevation 2 - Block 1.1
1 : 500

STAGE 1 - BY BLOCK	
Block	GFA*
1.1	4610 m ²
1.2	2333 m ²
1.3	6920 m ²
1.4	4104 m ²
1.5	2984 m ²
1.6	3192 m ²
24143 m ²	

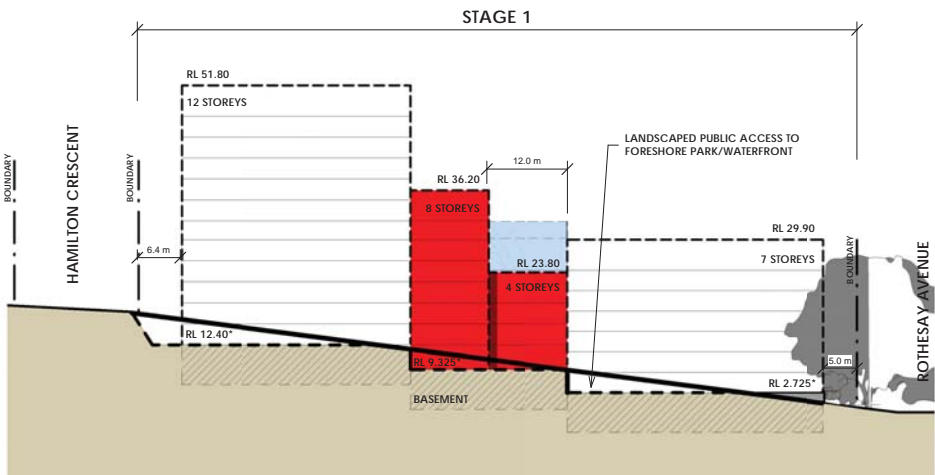
BLOCK 1.1 - Area Schedule		
Block Name	Level	GFA*
1.1	L1	187 m ²
1.1	L2	632 m ²
1.1	L3	632 m ²
1.1	L4	632 m ²
1.1	L5	632 m ²
1.1	L6	632 m ²
1.1	L7	632 m ²
1.1	L8	633 m ²
		4610 m ²



2
1.1
KEY PLAN-BLOCK-1.2



5
1.1
3D-KEY PLAN BLOCK 1.2

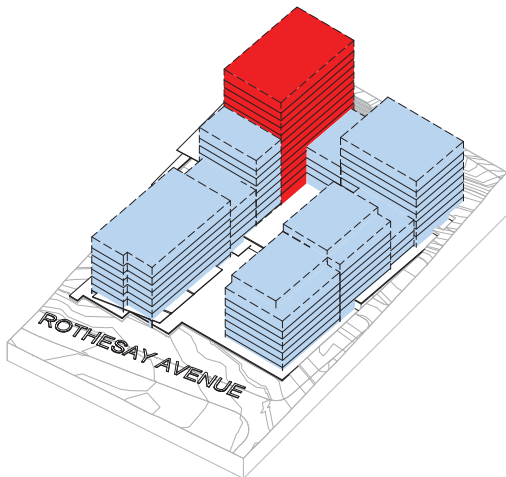


8
1.1
1. Elevation 2 - Block 1.2
1 : 500

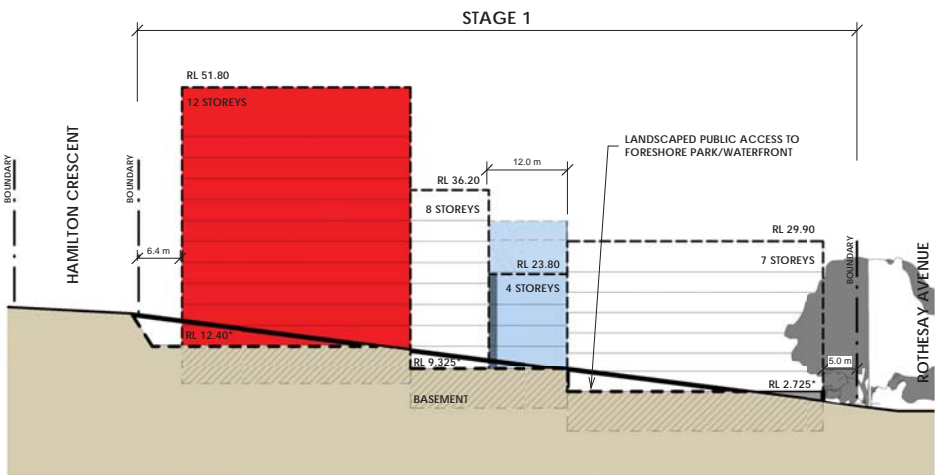
BLOCK 1.2 - Area Schedule		
Block Name	Level	GFA*
1.2	L1	387 m ²
1.2	L2	387 m ²
1.2	L3	387 m ²
1.2	L4	387 m ²
1.2	L5	196 m ²
1.2	L6	196 m ²
1.2	L7	196 m ²
1.2	L8	196 m ²
		2333 m ²



3
1.1
KEY PLAN-BLOCK-1.3



6
1.1
3D-KEY PLAN BLOCK 1.3

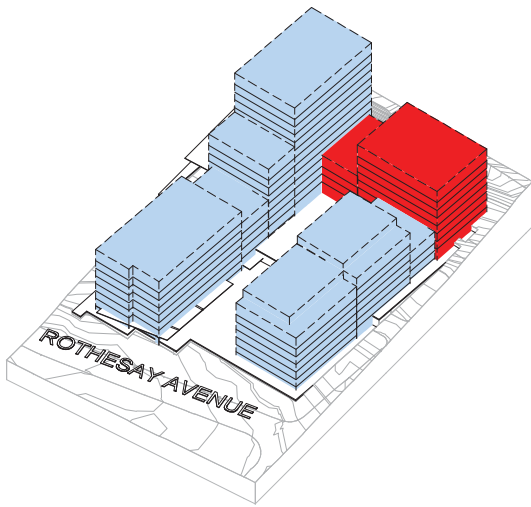


9
1.1
1. Elevation 2 - Block 1.3
1 : 500

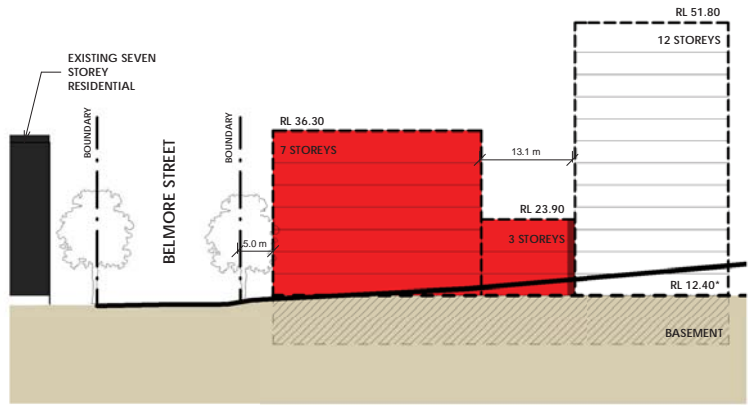
BLOCK 1.3 - Area Schedule		
Block Name	Level	GFA*
1.3	L1	577 m ²
1.3	L2	577 m ²
1.3	L3	577 m ²
1.3	L4	577 m ²
1.3	L5	577 m ²
1.3	L6	577 m ²
1.3	L7	577 m ²
1.3	L8	577 m ²
1.3	L9	577 m ²
1.3	L10	577 m ²
1.3	L11	577 m ²
1.3	L12	577 m ²
		6920 m ²



1
1.2
KEY PLAN-BLOCK-1.4



4
1.2
3D-KEY PLAN BLOCK 1.4



* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PPR REPORT, FIG 11, PG 28)

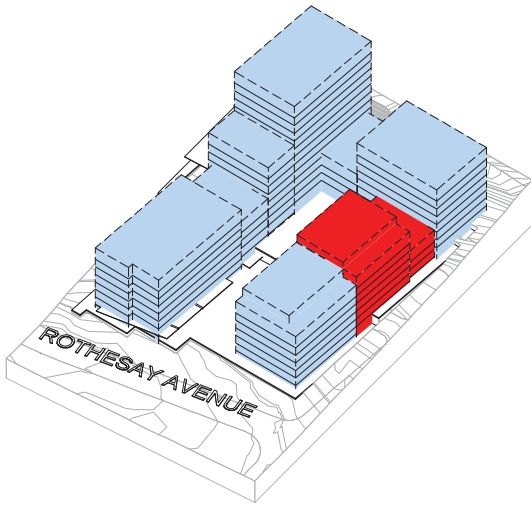
7
1.2
Nancarrow Avenue - South - Block 1.4

STAGE 1 - BY BLOCK	
Block	GFA*
1.1	4610 m ²
1.2	2333 m ²
1.3	6920 m ²
1.4	4104 m ²
1.5	2984 m ²
1.6	3192 m ²
24143 m ²	

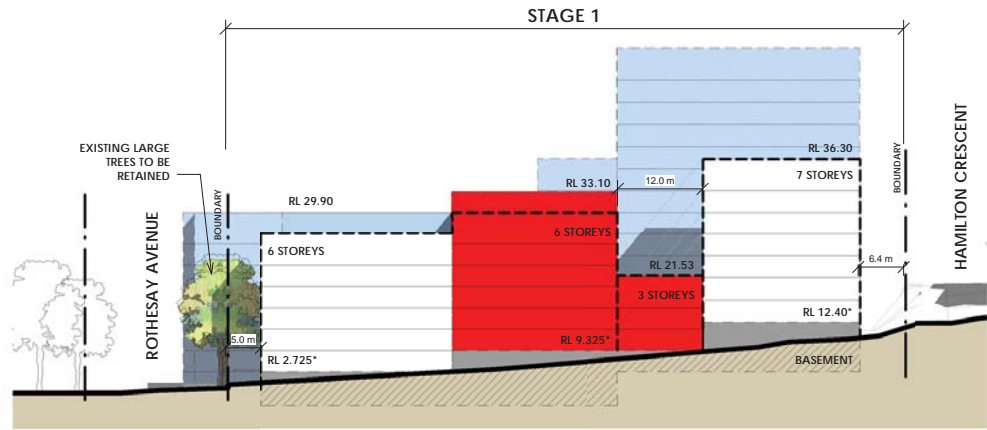
BLOCK 1.4 - Area Schedule		
Block Name	Level	GFA*
1.4	L1	708 m ²
1.4	L2	708 m ²
1.4	L3	708 m ²
1.4	L4	495 m ²
1.4	L5	495 m ²
1.4	L6	495 m ²
1.4	L7	495 m ²
		4104 m ²



2
1.2
KEY PLAN-BLOCK-1.5



5
1.2
3D-KEY PLAN BLOCK 1.5

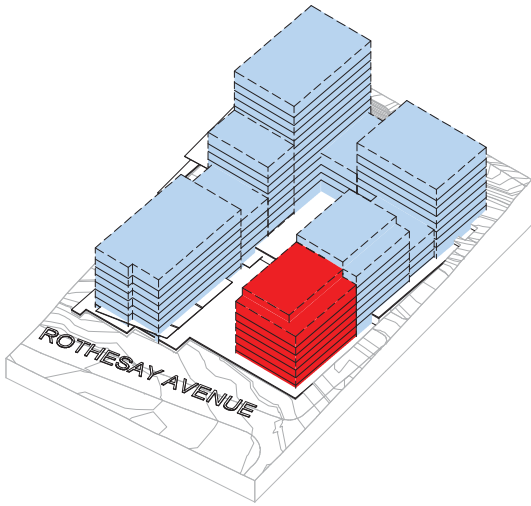


8
1.2
Belmore Street - Block 1.5

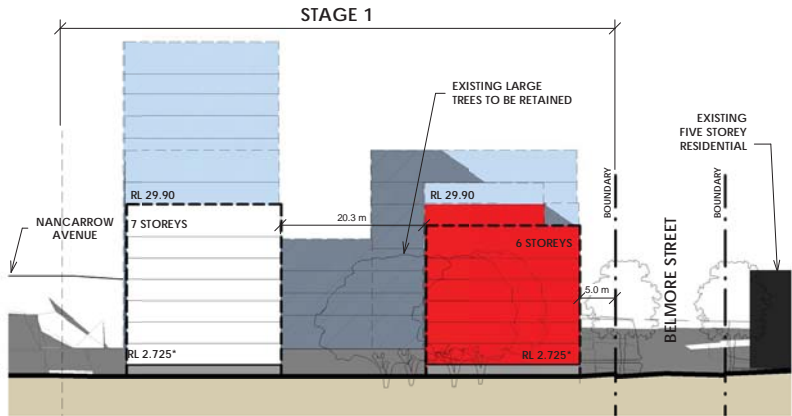
BLOCK 1.5 - Area Schedule		
Block Name	Level	GFA*
1.5	L1	595 m ²
1.5	L2	595 m ²
1.5	L3	595 m ²
1.5	L4	400 m ²
1.5	L5	400 m ²
1.5	L6	399 m ²
		2984 m ²



3
1.2
KEY PLAN-BLOCK-1.6

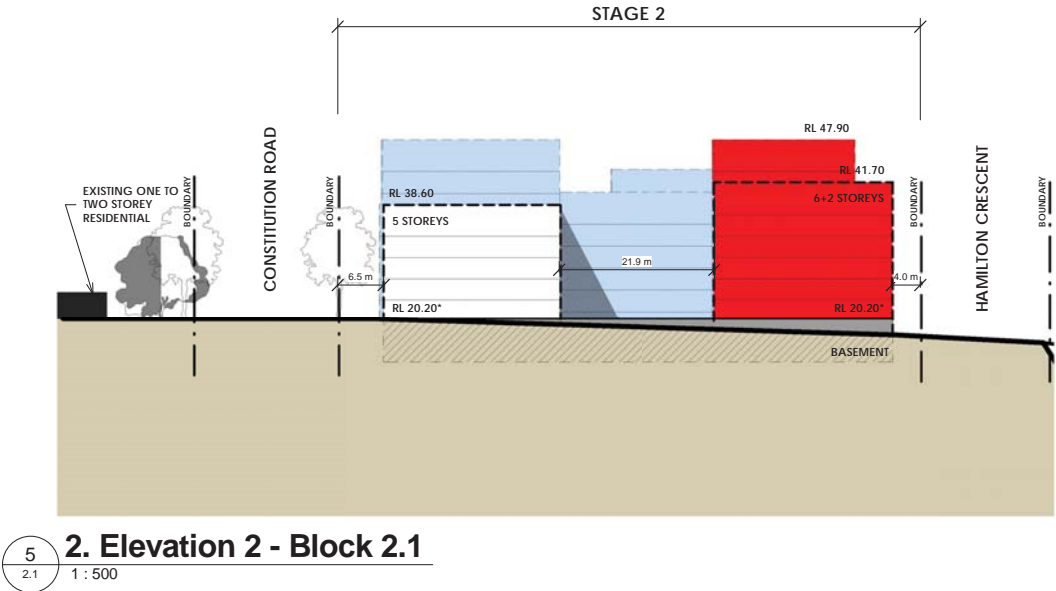
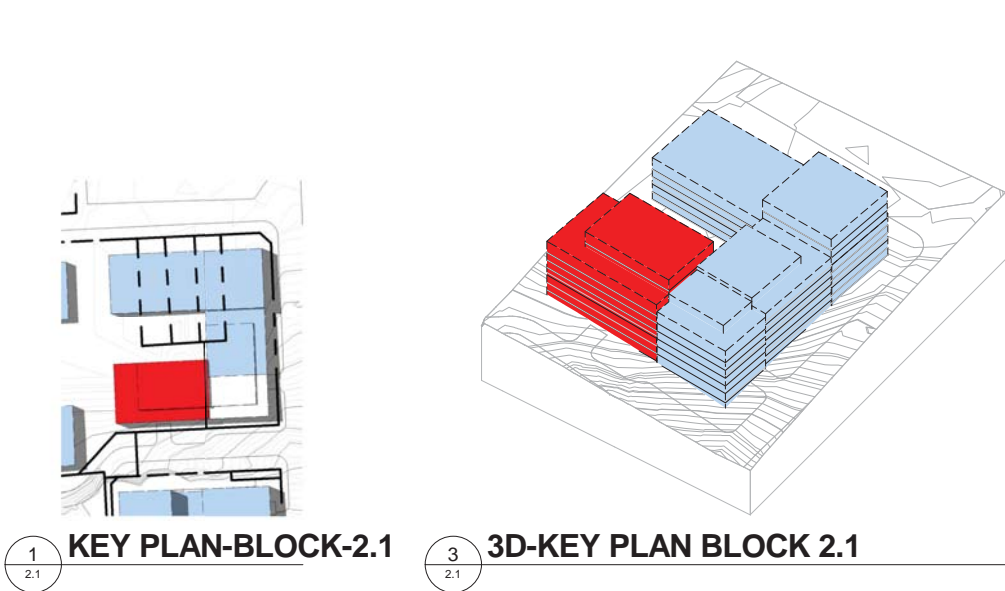


6
1.2
3D-KEY PLAN BLOCK 1.6



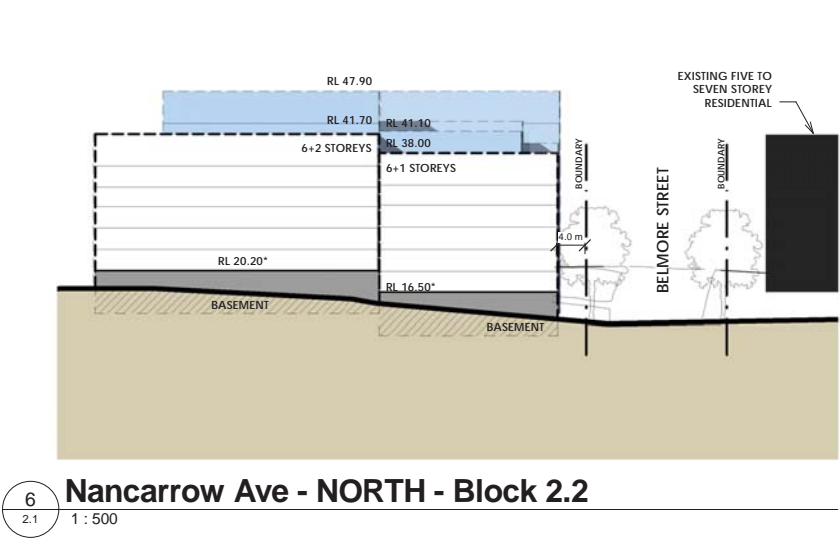
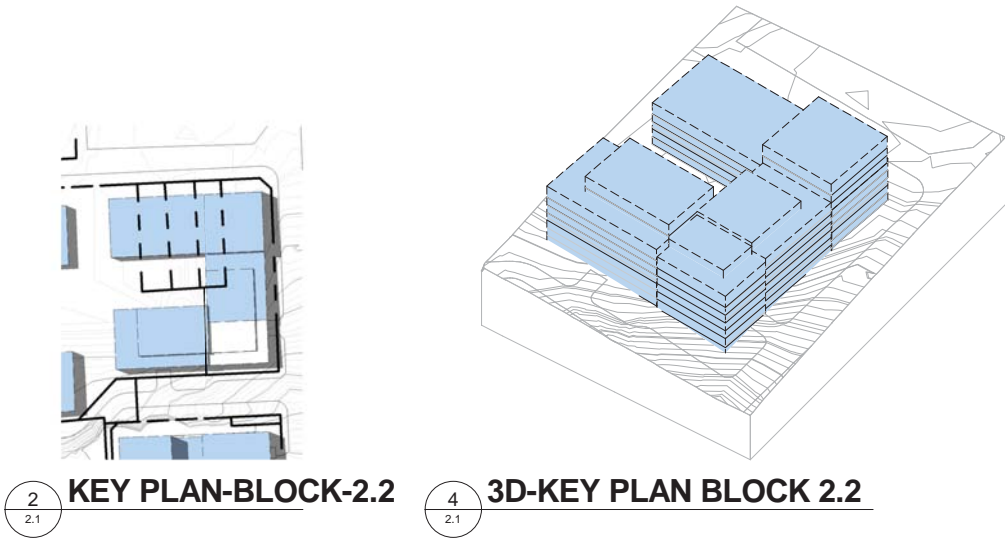
9
1.2
Rothesay Avenue - Block 1.6

BLOCK 1.6 - Area Schedule		
Block Name	Level	GFA*
1.6	L1	139 m ²
1.6	L2	456 m ²
1.6	L3	456 m ²
1.6	L4	456 m ²
1.6	L5	456 m ²
1.6	L6	456 m ²
1.6	L7	456 m ²
1.6	L8	315 m ²
		3192 m ²

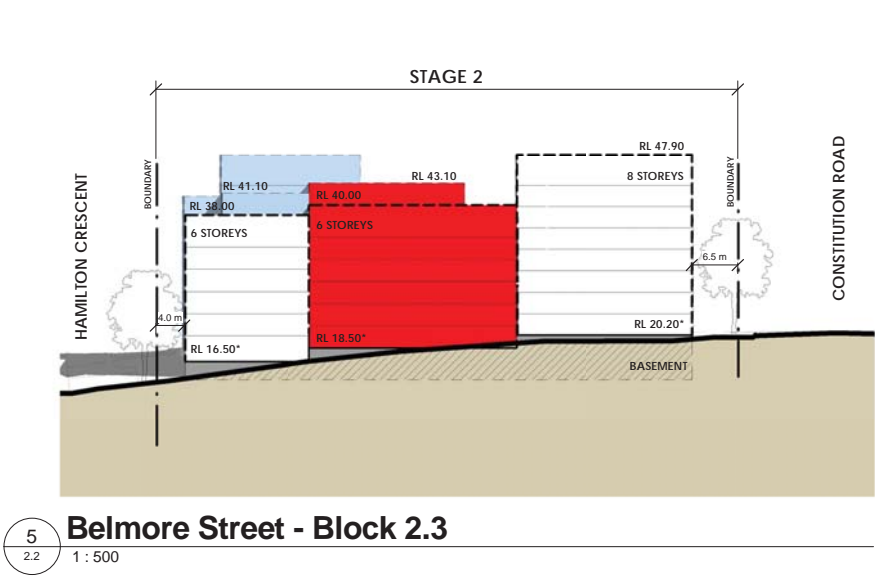
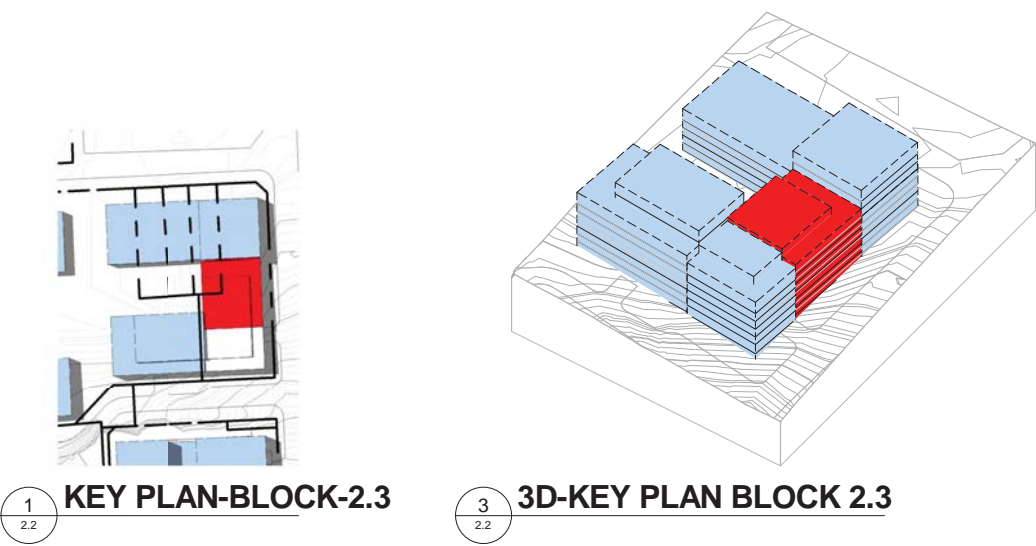


STAGE 2 - BY BLOCK	
Block	GFA*
2.1	5588 m ²
2.2	2047 m ²
2.3	3359 m ²
2.4	7752 m ²
18747 m ²	

BLOCK 2.1 - Area Schedule		
Block Name	Level	GFA*
2.1	L1	776 m ²
2.1	L2	776 m ²
2.1	L3	776 m ²
2.1	L4	776 m ²
2.1	L5	776 m ²
2.1	L6	776 m ²
2.1	L7	466 m ²
2.1	L8	466 m ²
		5588 m ²

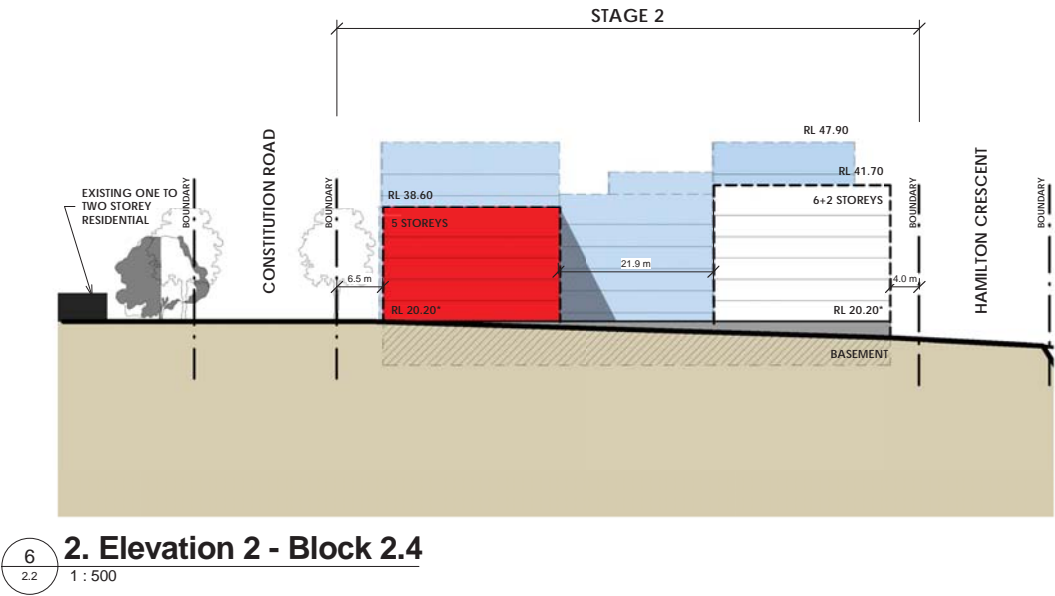
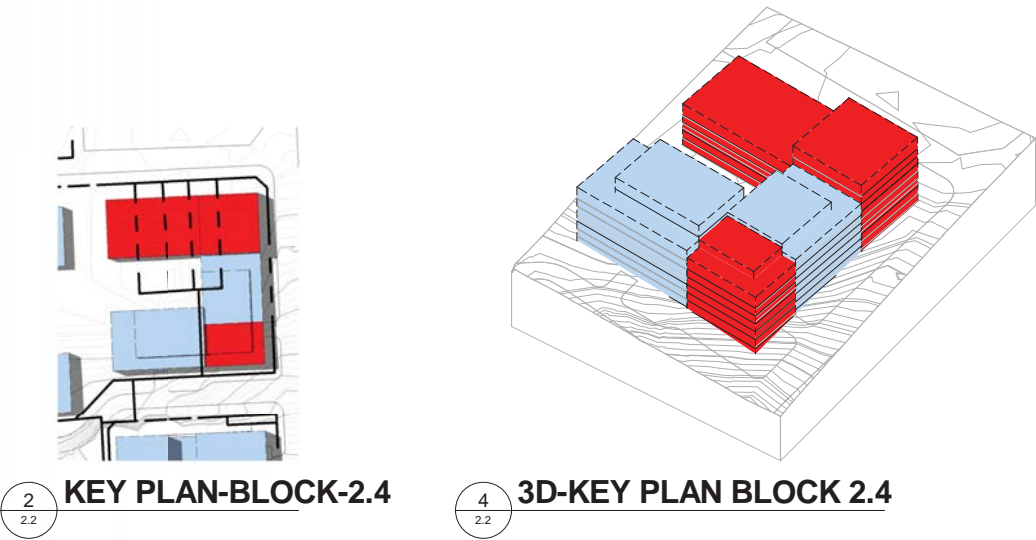


BLOCK 2.2 - Area Schedule		
Block Name	Level	GFA*
2.2	L1	341 m ²
2.2	L2	341 m ²
2.2	L3	341 m ²
2.2	L4	341 m ²
2.2	L5	341 m ²
2.2	L6	341 m ²
		2047 m ²

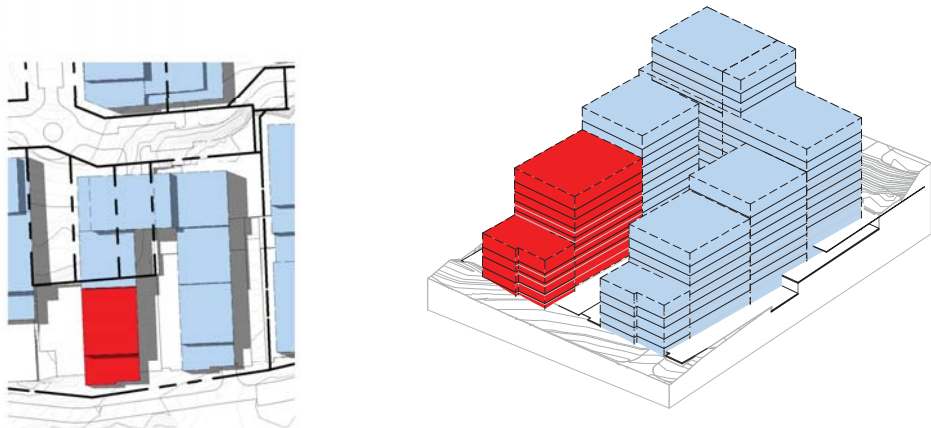


STAGE 2 - BY BLOCK	
Block	GFA*
2.1	5588 m ²
2.2	2047 m ²
2.3	3359 m ²
2.4	7752 m ²
18747 m ²	

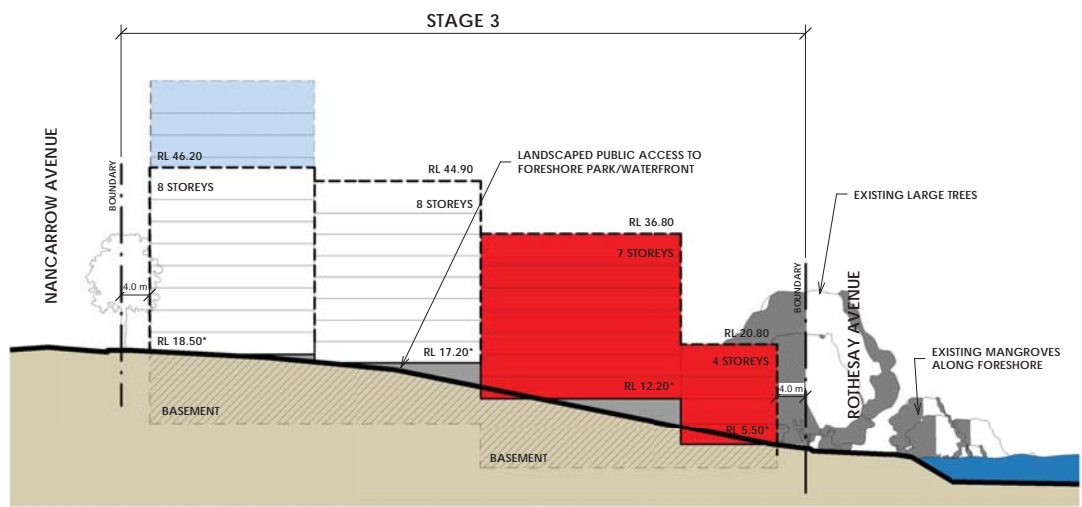
BLOCK 2.3 - Area Schedule		
Block Name	Level	GFA*
2.3	L1	560 m ²
2.3	L2	560 m ²
2.3	L3	560 m ²
2.3	L4	560 m ²
2.3	L5	560 m ²
2.3	L6	560 m ²
		3359 m ²



BLOCK 2.4 - Area Schedule		
Block Name	Level	GFA*
2.4	L1	1261 m ²
2.4	L2	1261 m ²
2.4	L3	1261 m ²
2.4	L4	1261 m ²
2.4	L5	1261 m ²
2.4	L6	483 m ²
2.4	L6	483 m ²
2.4	L8	483 m ²
		7752 m ²



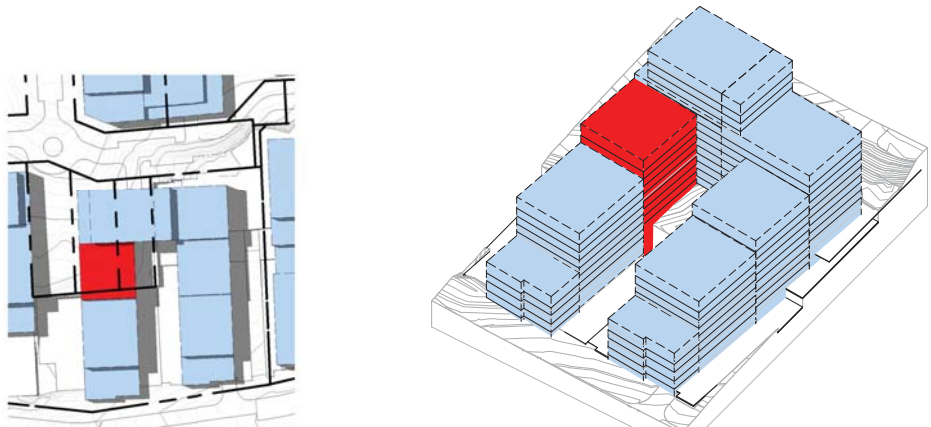
1 KEY PLAN-BLOCK-3.1 4 3D-KEY PLAN BLOCK 3.1



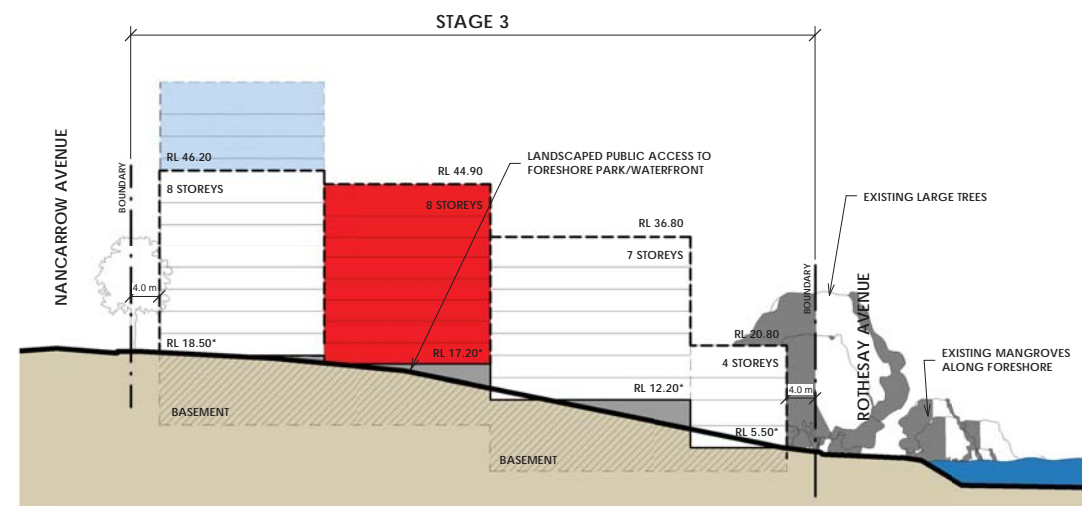
7 3. Elevation 1 - Block 3.1

STAGE 3 - BY BLOCK	
Block	GFA*
3.1	4436 m²
3.2	3357 m²
3.3	6446 m²
3.4	5063 m²
3.5	2970 m²
3.6	4206 m²
26477 m²	

BLOCK 3.1 - Area Schedule		
Block Name	Level	GFA*
3.1	L1	733 m²
3.1	L2	733 m²
3.1	L3	733 m²
3.1	L4	733 m²
3.1	L5	502 m²
3.1	L6	502 m²
3.1	L7	502 m²
		4436 m²

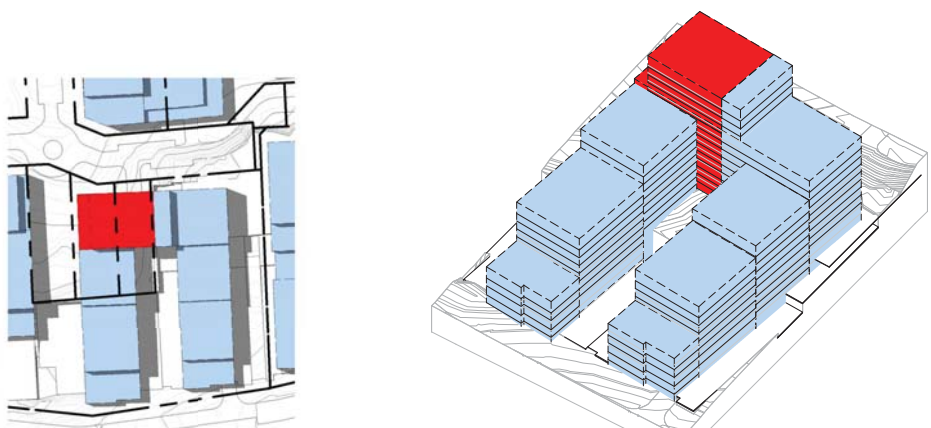


2 KEY PLAN-BLOCK-3.2 5 3D-KEY PLAN BLOCK 3.2

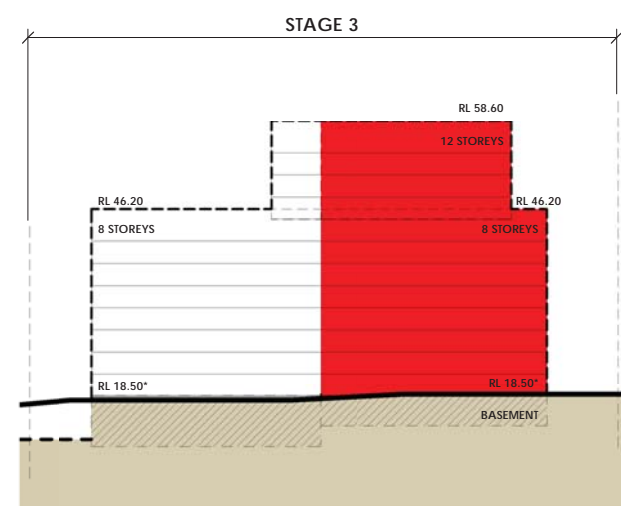


8 3. Elevation 1 - Block 3.2

BLOCK 3.2 - Area Schedule		
Block Name	Level	GFA*
3.2	L1	420 m²
3.2	L2	420 m²
3.2	L3	420 m²
3.2	L4	420 m²
3.2	L5	420 m²
3.2	L6	420 m²
3.2	L7	420 m²
3.2	L8	420 m²
		3357 m²



3 KEY PLAN-BLOCK-3.3 6 3D-KEY PLAN BLOCK 3.3

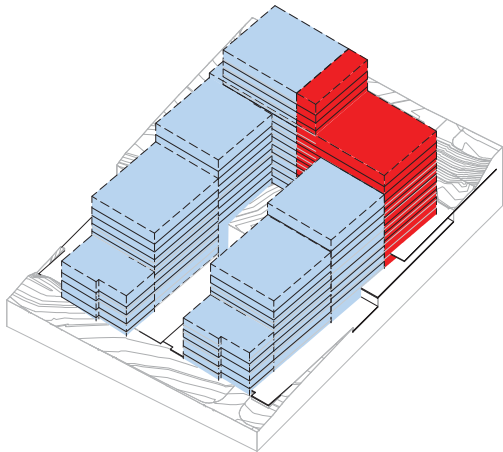


9 Nancarrow Avenue - South - Block 3.3

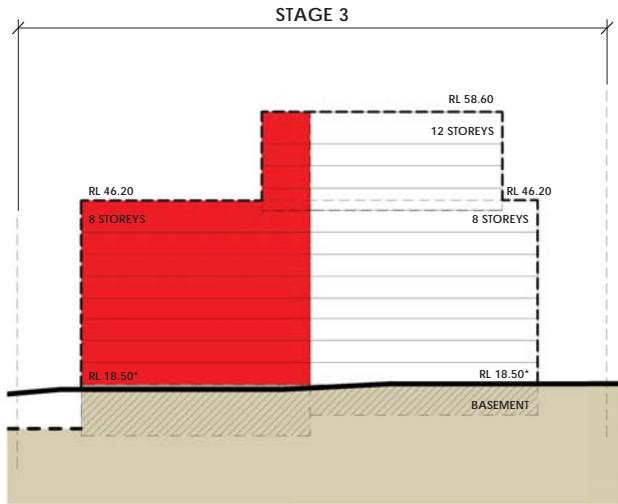
BLOCK 3.3 - Area Schedule		
Block Name	Level	GFA*
3.3	L1	567 m²
3.3	L2	567 m²
3.3	L3	567 m²
3.3	L4	567 m²
3.3	L5	567 m²
3.3	L6	567 m²
3.3	L7	567 m²
3.3	L8	567 m²
3.3	L9	478 m²
3.3	L10	478 m²
3.3	L11	478 m²
3.3	L12	478 m²
		6446 m²



1
3.2 KEY PLAN-BLOCK-3.4



4
3.2 3D-KEY PLAN BLOCK 3.4



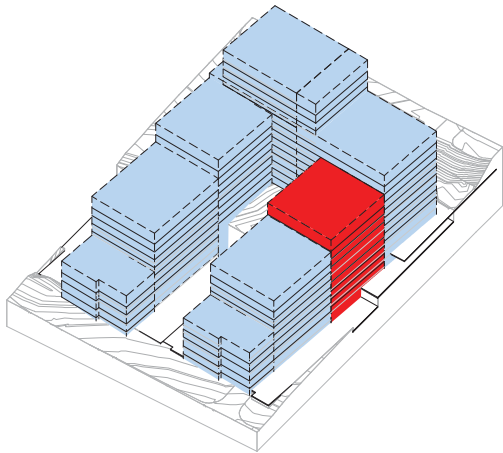
7
3.2 Nancarrow Avenue - South - Block 3.4
1 : 500

STAGE 3 - BY BLOCK	
Block	GFA*
3.1	4436 m ²
3.2	3357 m ²
3.3	6446 m ²
3.4	5063 m ²
3.5	2970 m ²
3.6	4206 m ²
26477 m ²	

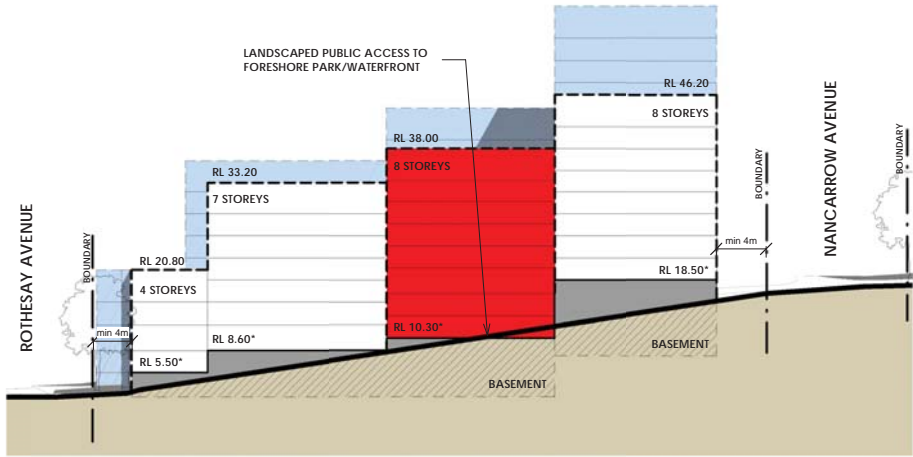
BLOCK 3.4 - Area Schedule		
Block Name	Level	GFA*
3.4	L1	571 m ²
3.4	L2	571 m ²
3.4	L3	571 m ²
3.4	L4	571 m ²
3.4	L5	571 m ²
3.4	L6	571 m ²
3.4	L7	571 m ²
3.4	L8	571 m ²
3.4	L9	124 m ²
3.4	L10	124 m ²
3.4	L11	122 m ²
3.4	L12	122 m ²
		5063 m ²



2
3.2 KEY PLAN-BLOCK-3.5



5
3.2 3D-KEY PLAN BLOCK 3.5

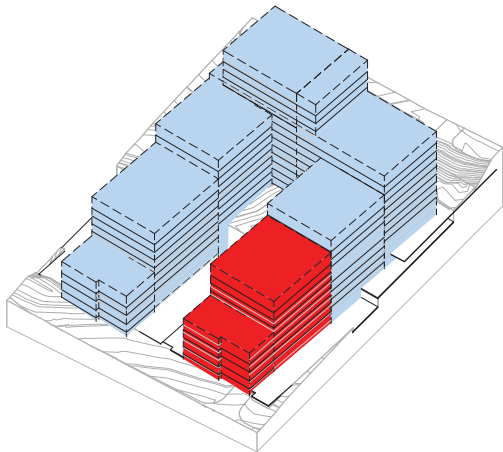


8
3.2 3. Elevation 2 - Block 3.5
1 : 500

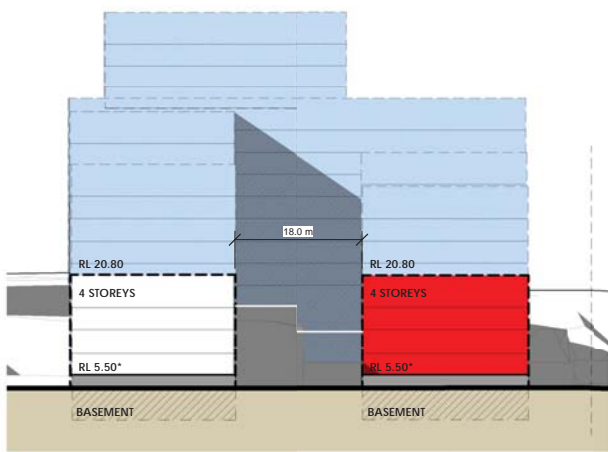
BLOCK 3.5 - Area Schedule		
Block Name	Level	GFA*
3.5	L1	424 m ²
3.5	L2	424 m ²
3.5	L3	424 m ²
3.5	L4	424 m ²
3.5	L5	424 m ²
3.5	L6	424 m ²
3.5	L7	424 m ²
3.5	L8	424 m ²
		2970 m ²



3
3.2 KEY PLAN-BLOCK-3.6

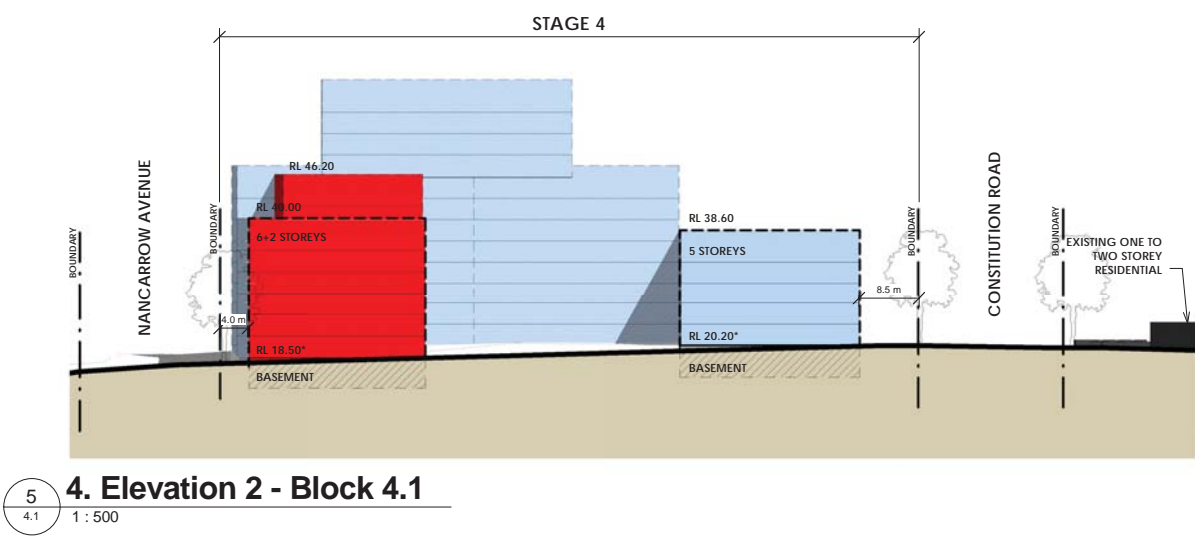
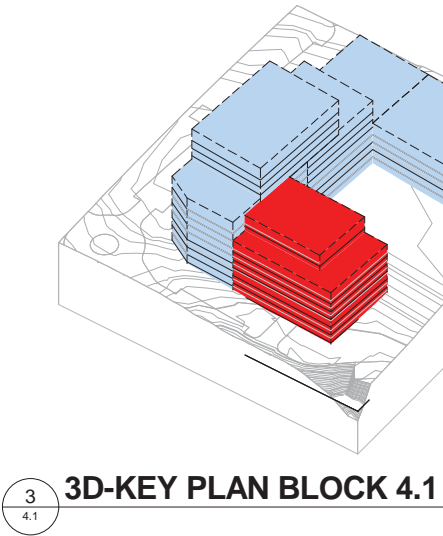


6
3.2 3D-KEY PLAN BLOCK 3.6



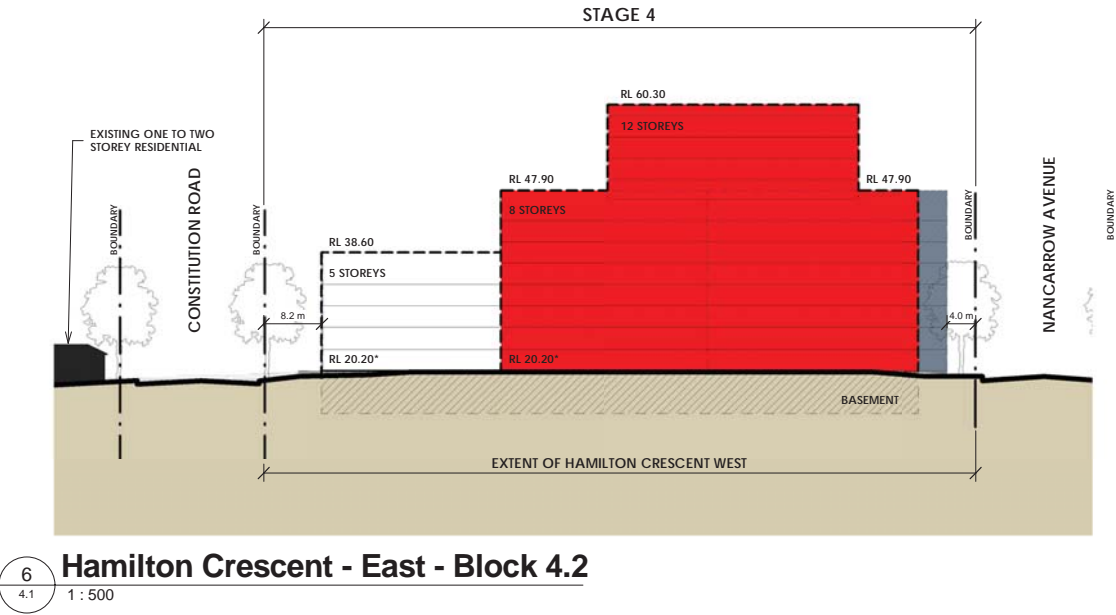
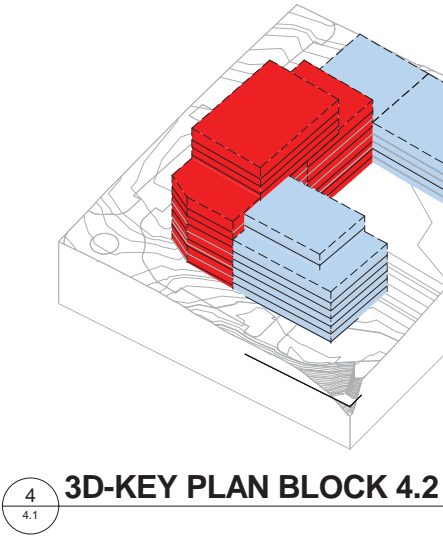
9
3.2 Rothesay Avenue - Block 3.6
1 : 500

BLOCK 3.6 - Area Schedule		
Block Name	Level	GFA*
3.6	L1	660 m ²
3.6	L2	660 m ²
3.6	L3	660 m ²
3.6	L4	658 m ²
3.6	L5	660 m ²
3.6	L6	454 m ²
3.6	L7	454 m ²
		4206 m ²



STAGE 4 - BY BLOCK	
Block	GFA*
4.1	4816 m ²
4.2	12310 m ²
4.3	2409 m ²
4.4	3405 m ²
22939 m ²	

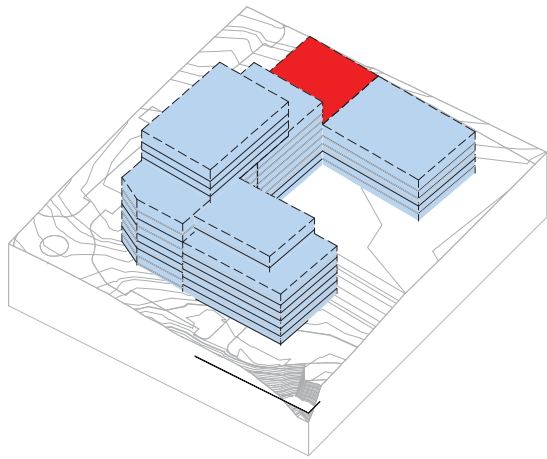
BLOCK 4.1 - Area Schedule		
Block Name	Level	GFA*
4.1	L1	669 m ²
4.1	L2	669 m ²
4.1	L3	669 m ²
4.1	L4	669 m ²
4.1	L5	669 m ²
4.1	L6	669 m ²
4.1	L7	401 m ²
4.1	L8	401 m ²
		4816 m ²



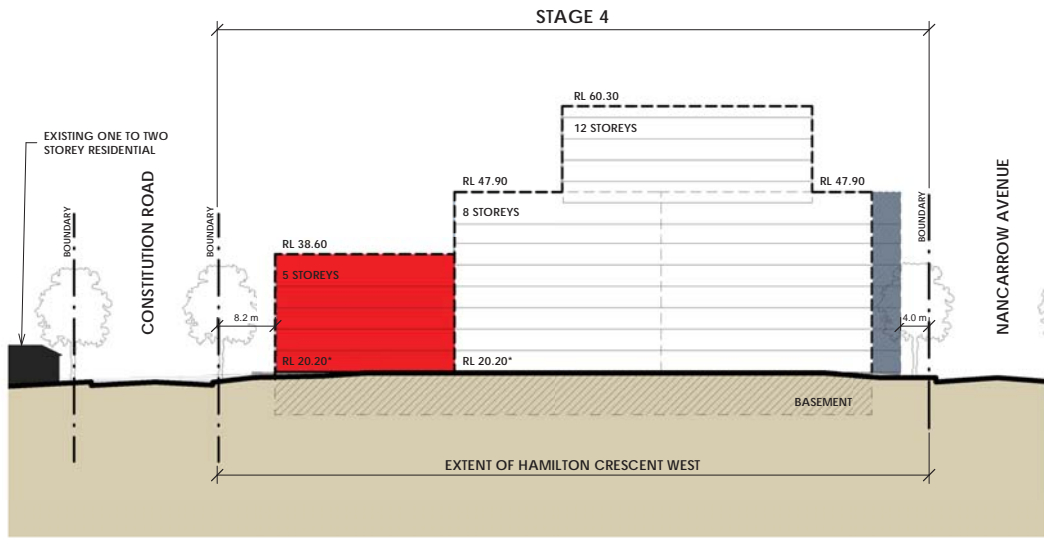
BLOCK 4.2 - Area Schedule		
Block Name	Level	GFA*
4.2	L1	1201 m ²
4.2	L2	1201 m ²
4.2	L3	1201 m ²
4.2	L4	1201 m ²
4.2	L5	1201 m ²
4.2	L6	1201 m ²
4.2	L7	1201 m ²
4.2	L8	1201 m ²
4.2	L9	675 m ²
4.2	L10	675 m ²
4.2	L11	675 m ²
4.2	L12	675 m ²
		12310 m ²



1
4.2
KEY PLAN-BLOCK-4.3



3
4.2
3D-KEY PLAN BLOCK 4.3



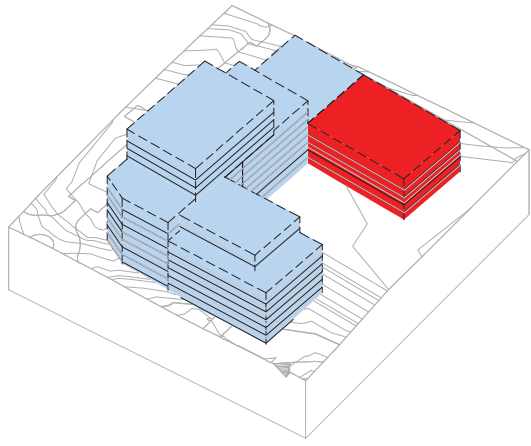
7
4.2
Hamilton Crescent - East - Block 4.3
1 : 500

STAGE 4 - BY BLOCK	
Block	GFA*
4.1	4816 m ²
4.2	12310 m ²
4.3	2409 m ²
4.4	3405 m ²
22939 m ²	

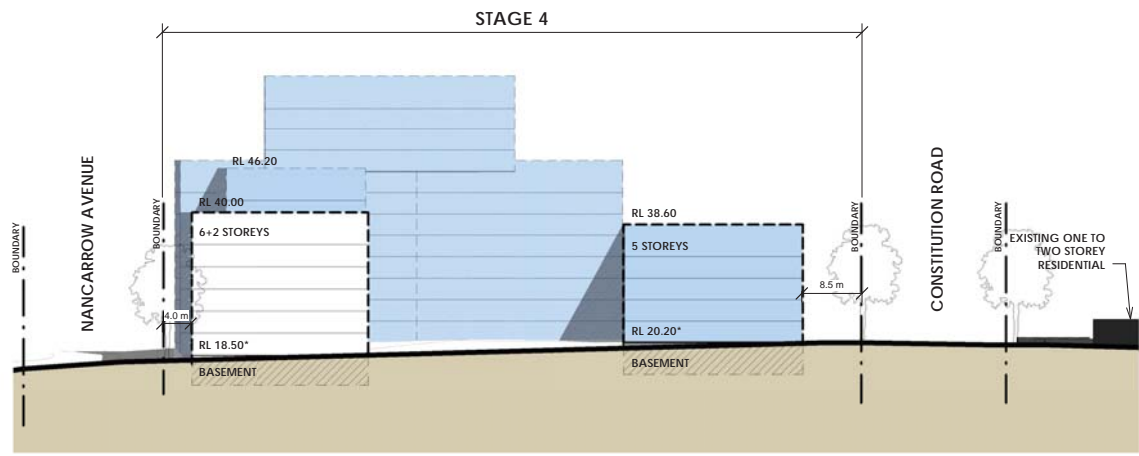
BLOCK 4.3 - Area Schedule		
Block Name	Level	GFA*
4.3	L1	482 m ²
4.3	L2	482 m ²
4.3	L3	482 m ²
4.3	L4	482 m ²
4.3	L5	482 m ²
		2409 m ²



2
4.2
KEY PLAN-BLOCK-4.4

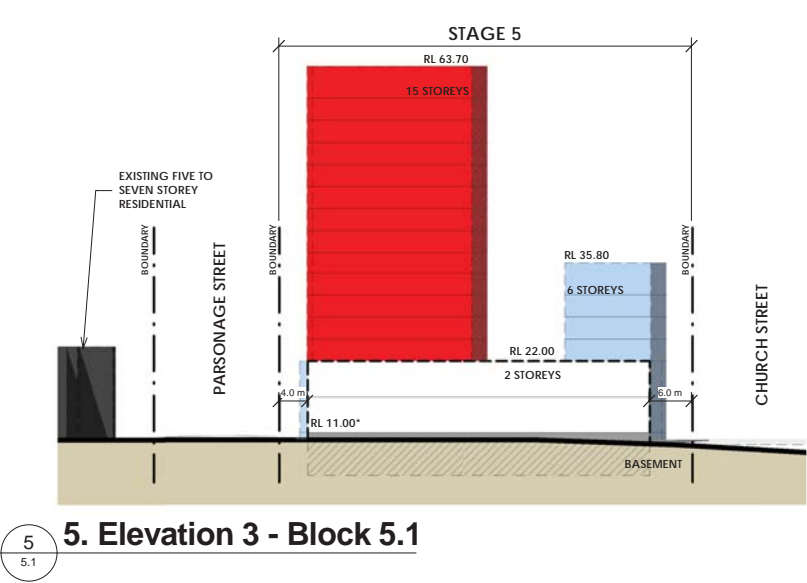
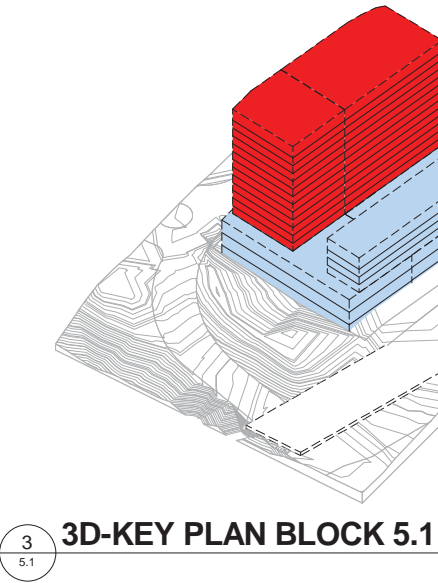
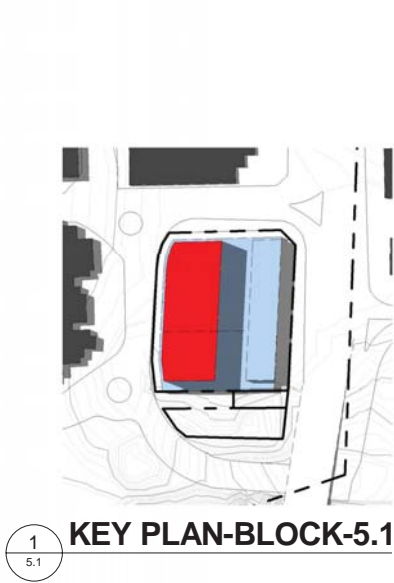


4
4.2
3D-KEY PLAN BLOCK 4.4



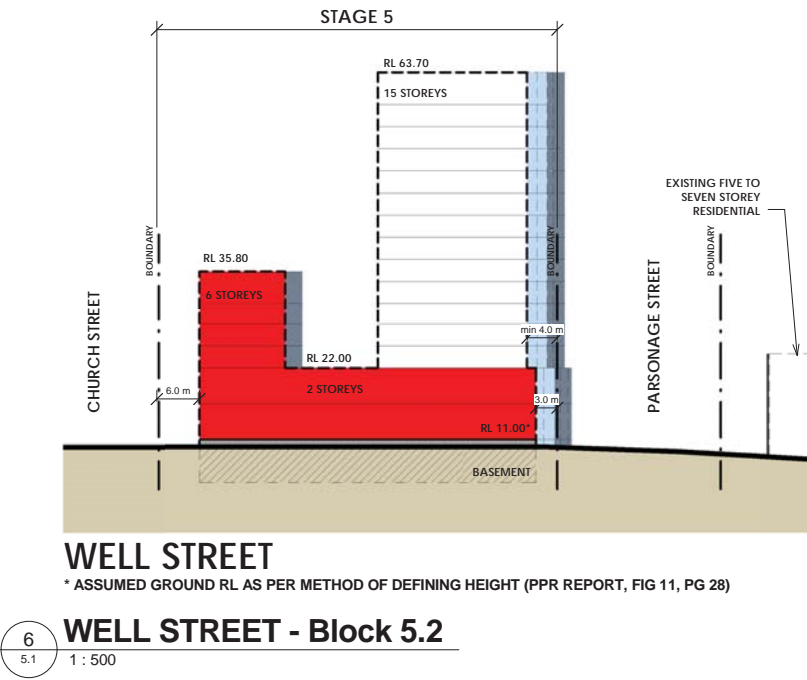
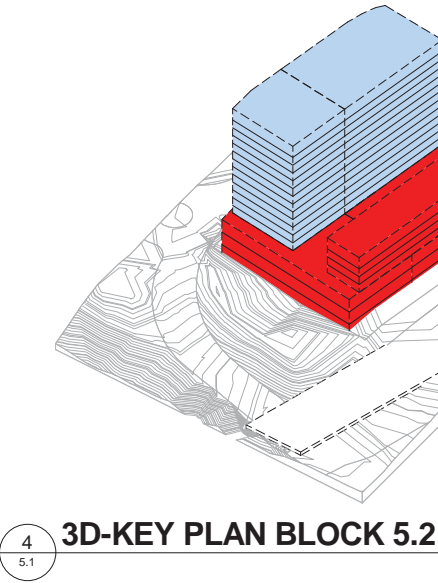
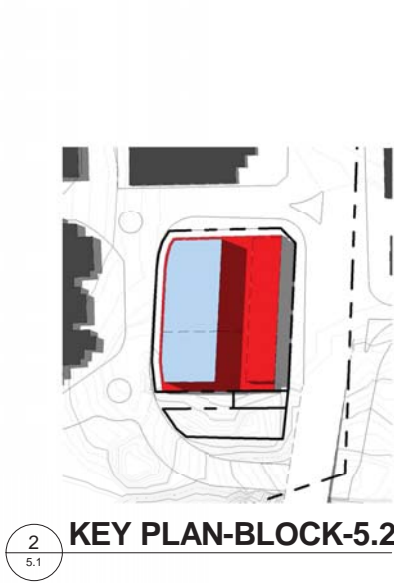
6
4.2
4. Elevation 2 - Block 4.4
1 : 500

BLOCK 4.4 - Area Schedule		
Block Name	Level	GFA*
4.4	L1	681 m ²
4.4	L2	681 m ²
4.4	L3	681 m ²
4.4	L4	681 m ²
4.4	L5	681 m ²
		3405 m ²



STAGE 5 - BY BLOCK	
Block	GFA*
5.1	14189 m ²
5.2	7750 m ²
21939 m ²	

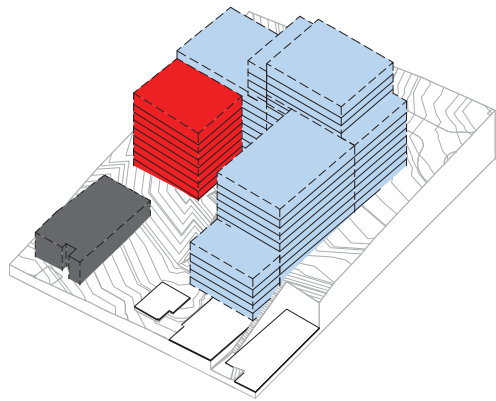
BLOCK 5.1 - Area Schedule		
Block Name	Level	GFA*
5.1	L3	1092 m ²
5.1	L4	1092 m ²
5.1	L5	1091 m ²
5.1	L6	1091 m ²
5.1	L7	1091 m ²
5.1	L8	1091 m ²
5.1	L9	1091 m ²
5.1	L10	1092 m ²
5.1	L11	1092 m ²
5.1	L12	1091 m ²
5.1	L13	1091 m ²
5.1	L14	1092 m ²
5.1	L15	1091 m ²
		14189 m ²



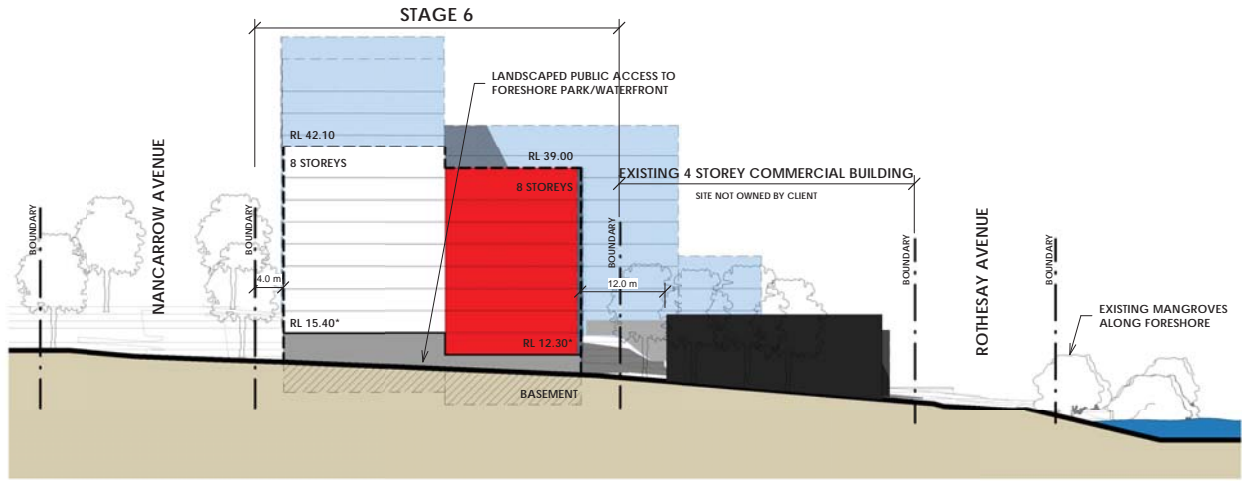
BLOCK 5.2 - Area Schedule		
Block Name	Level	GFA*
5.2	L1	2483 m ²
5.2	L2	2483 m ²
5.2	L3	557 m ²
5.2	L4	557 m ²
5.2	L5	557 m ²
5.2	L6	557 m ²
5.2	L7	557 m ²
		7750 m ²



1
6.1
KEY PLAN-BLOCK-6.1



4
6.1
3D-KEY PLAN BLOCK 6.1



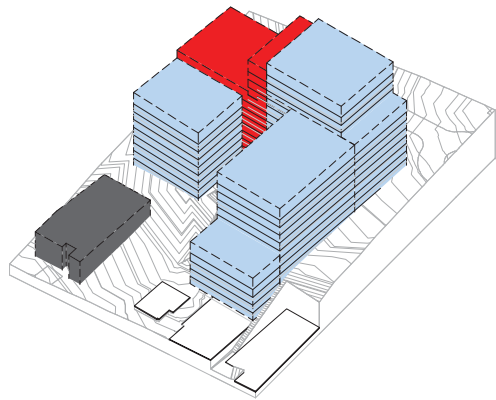
7
6.1
6. Elevation 2 - Block 6.1
1 : 500

STAGE 6 - BY BLOCK	
Block	GFA*
6.1	2812 m ²
6.2	5070 m ²
6.3	6484 m ²
6.4	4678 m ²
6.5	848 m ²
19892 m ²	

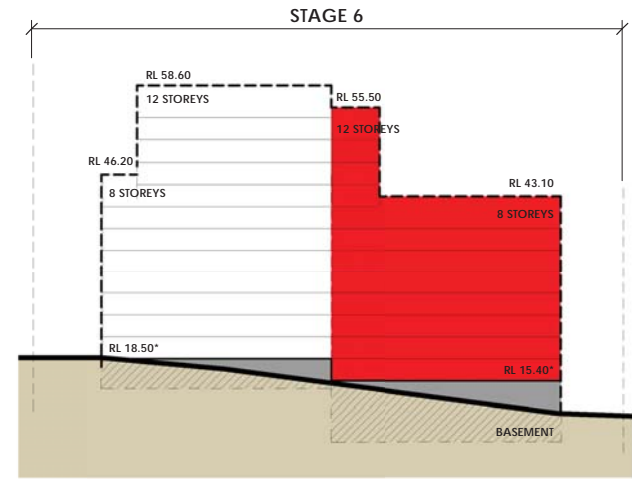
BLOCK 6.1 - Area Schedule		
Block Name	Level	GFA*
6.1	L1	352 m ²
	L2	352 m ²
	L3	352 m ²
	L4	352 m ²
	L5	352 m ²
	L6	352 m ²
	L7	352 m ²
	L8	352 m ²
		2812 m ²



2
6.1
KEY PLAN-BLOCK-6.2



5
6.1
3D-KEY PLAN BLOCK 6.2

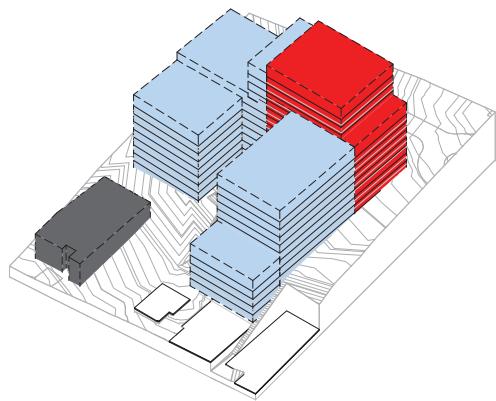


8
6.1
Nancarrow Avenue - South - Block 6.2
1 : 500

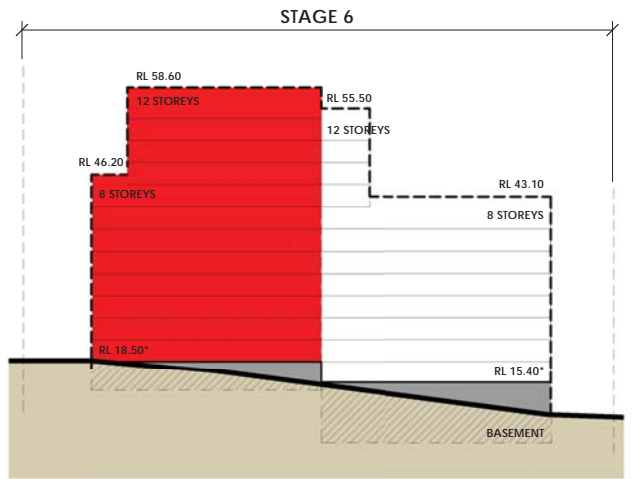
BLOCK 6.2 - Area Schedule		
Block Name	Level	GFA*
6.2	L1	574 m ²
	L2	574 m ²
	L3	574 m ²
	L4	574 m ²
	L5	574 m ²
	L6	574 m ²
	L7	574 m ²
	L8	574 m ²
	L9	120 m ²
	L10	120 m ²
	L11	120 m ²
	L12	120 m ²
		5070 m ²



3
6.1
KEY PLAN-BLOCK-6.3



6
6.1
3D-KEY PLAN BLOCK 6.3

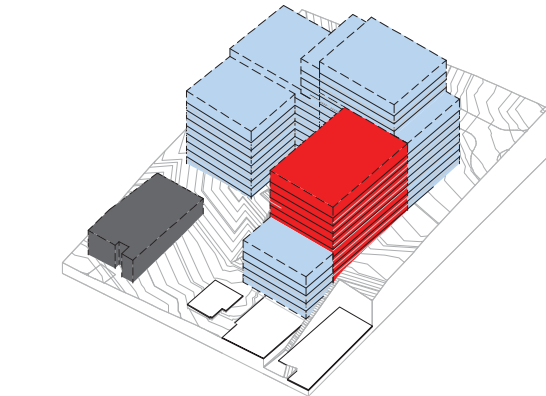


9
6.1
Nancarrow Avenue - South - Block 6.3
1 : 500

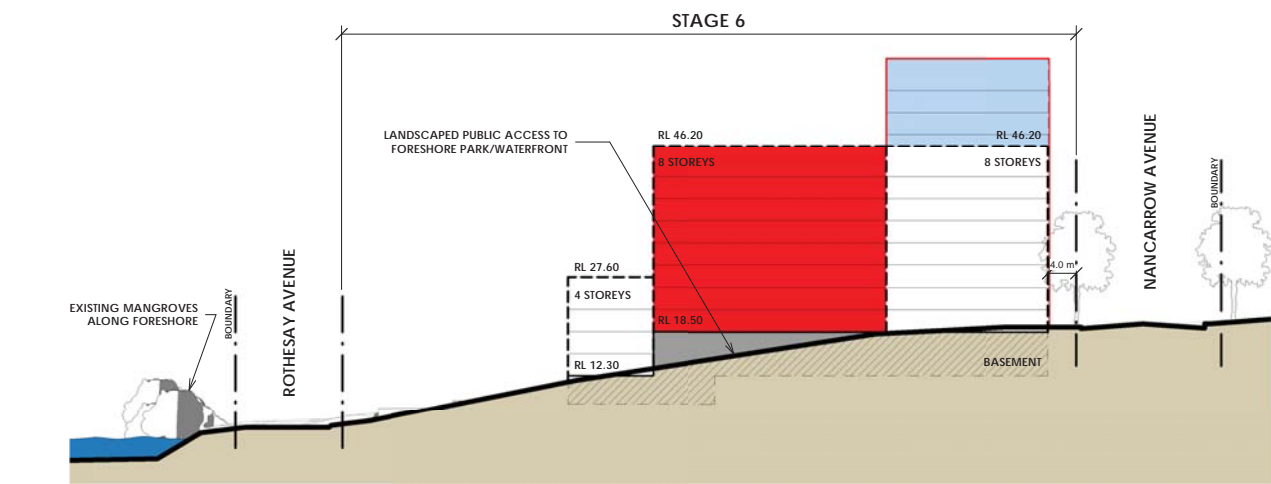
BLOCK 6.3 - Area Schedule		
Block Name	Level	GFA*
6.3	L1	569 m ²
	L2	569 m ²
	L3	569 m ²
	L4	569 m ²
	L5	569 m ²
	L6	569 m ²
	L7	569 m ²
	L8	569 m ²
	L9	483 m ²
	L10	483 m ²
	L11	483 m ²
	L12	483 m ²
		6484 m ²



1
6.2
KEY PLAN-BLOCK-6.4



3
6.2
3D-KEY PLAN BLOCK 6.4



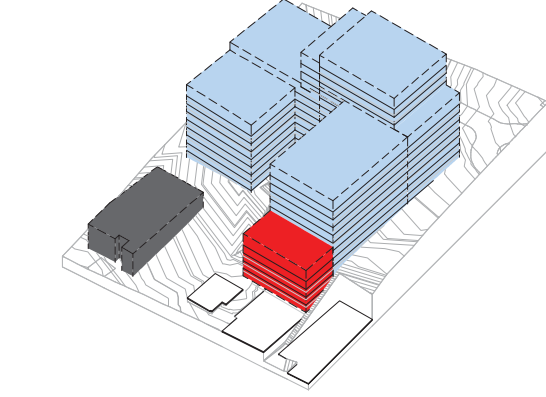
5
6.2
6. Elevation 1 - Block 6.4
1 : 500

STAGE 6 - BY BLOCK	
Block	GFA*
6.1	2812 m ²
6.2	5070 m ²
6.3	6484 m ²
6.4	4678 m ²
6.5	848 m ²
19892 m ²	

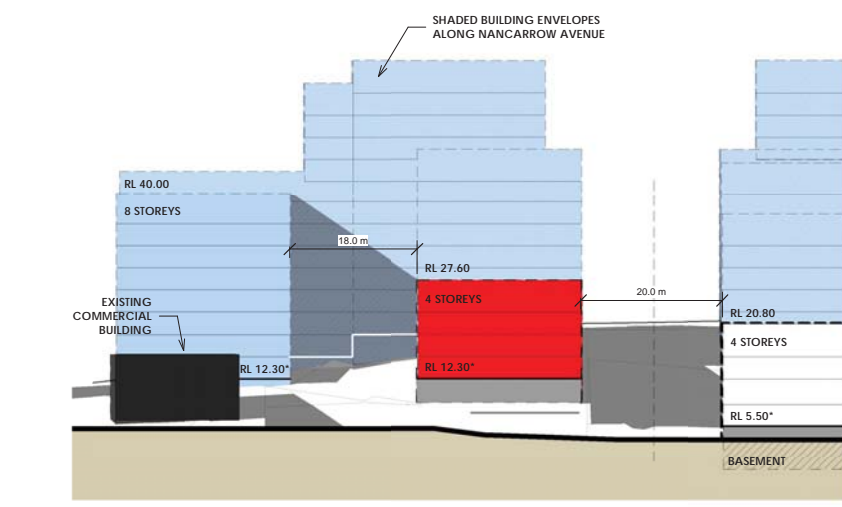
BLOCK 6.4 - Area Schedule		
Block Name	Level	GFA*
6.4	L1	585 m ²
6.4	L2	585 m ²
6.4	L3	585 m ²
6.4	L4	585 m ²
6.4	L5	585 m ²
6.4	L6	585 m ²
6.4	L7	585 m ²
6.4	L8	585 m ²
		4678 m ²



2
6.2
KEY PLAN-BLOCK-6.5



4
6.2
3D-KEY PLAN BLOCK 6.5

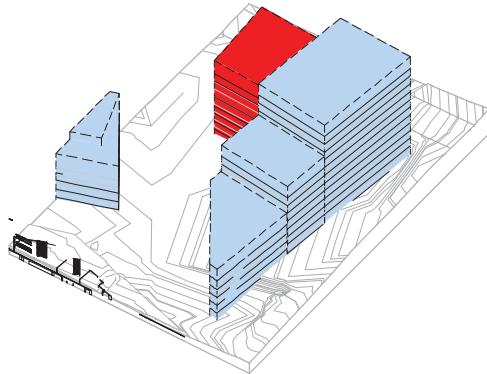


6
6.2
Rothesay Avenue - Block 6.5
1 : 500

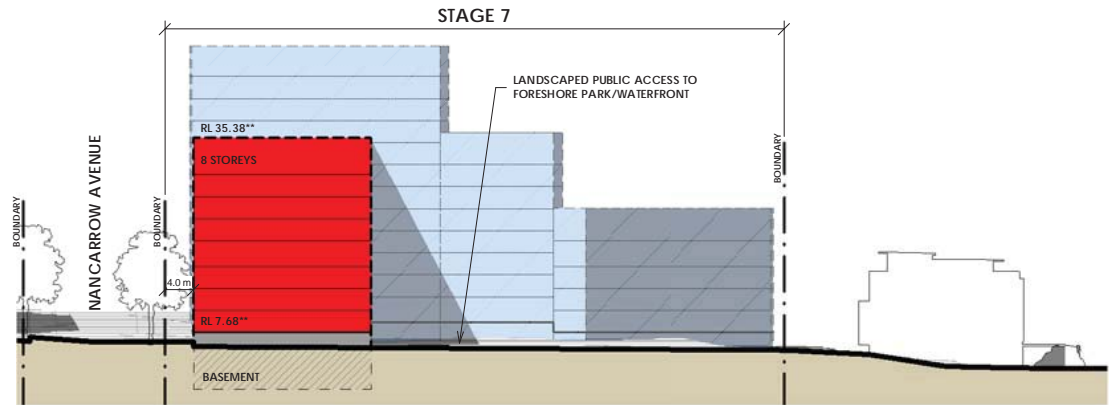
BLOCK 6.5 - Area Schedule		
Block Name	Level	GFA*
6.5	L1	212 m ²
6.5	L2	212 m ²
6.5	L3	212 m ²
6.5	L4	212 m ²
		848 m ²



1
7.1
KEY PLAN-BLOCK-7.1



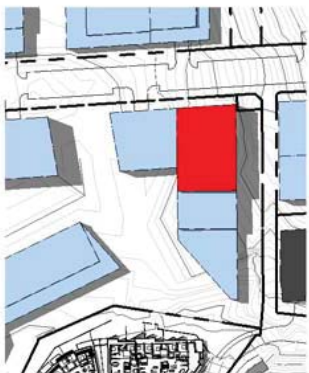
3
7.1
3D-KEY PLAN BLOCK 7.1



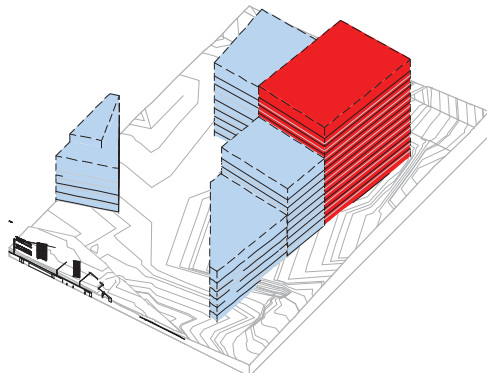
5
7.1
7. Elevation 1 - Block 7.1
1 : 500

STAGE 7 - BY BLOCK	
Block	GFA*
7.1	4046 m ²
7.2	8272 m ²
7.3	2467 m ²
7.4	1795 m ²
16580 m ²	

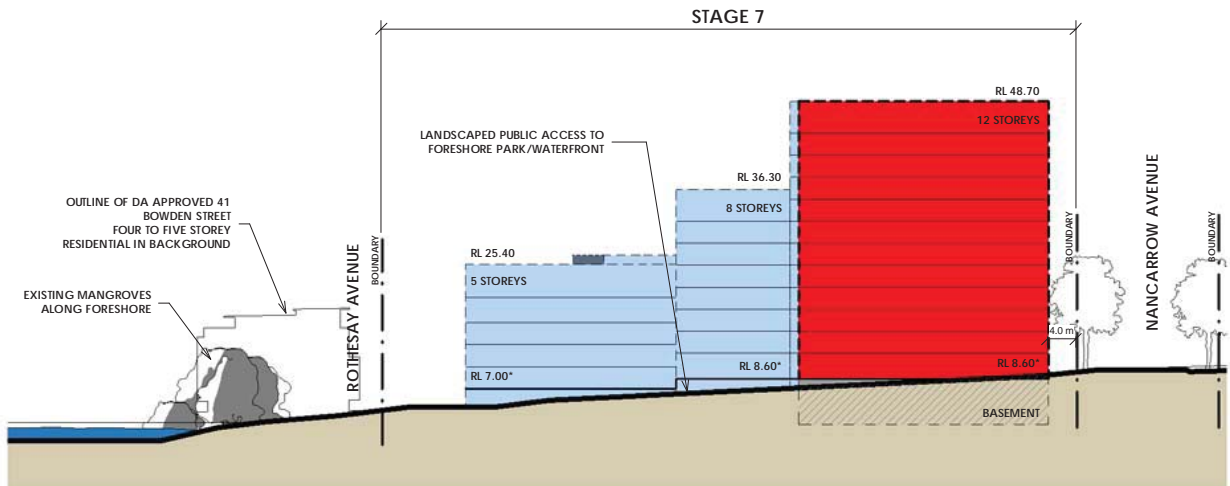
BLOCK 7.1 - Area Schedule		
Block Name	Level	GFA*
7.1	L1	506 m ²
7.1	L2	506 m ²
7.1	L3	506 m ²
7.1	L4	506 m ²
7.1	L5	506 m ²
7.1	L6	506 m ²
7.1	L7	506 m ²
7.1	L8	506 m ²
		4046 m ²



2
7.1
KEY PLAN-BLOCK-7.2



4
7.1
3D-KEY PLAN BLOCK 7.2

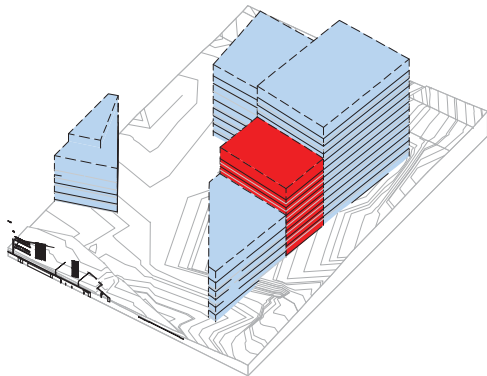


6
7.1
7. Elevation 2 - Block 7.2
1 : 500

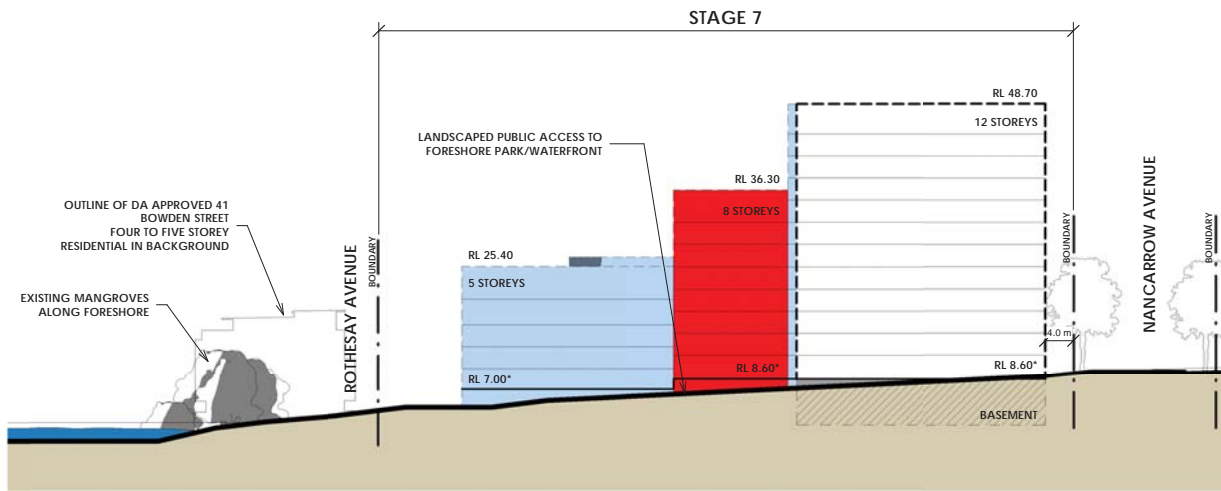
BLOCK 7.2 - Area Schedule		
Block Name	Level	GFA*
7.2	L2	689 m ²
7.2	L3	689 m ²
7.2	L4	689 m ²
7.2	L5	689 m ²
7.2	L6	689 m ²
7.2	L7	689 m ²
7.2	L8	689 m ²
7.2	L9	689 m ²
7.2	L10	689 m ²
7.2	L11	689 m ²
7.2	L12	689 m ²
7.2	L13	689 m ²
		8272 m ²



1
7.2
KEY PLAN-BLOCK-7.3



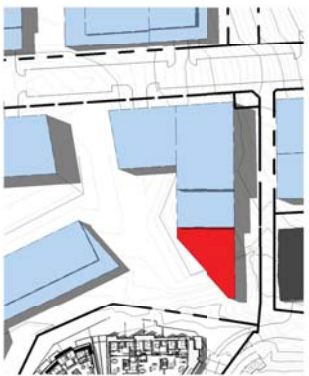
3
7.2
3D-KEY PLAN BLOCK 7.3



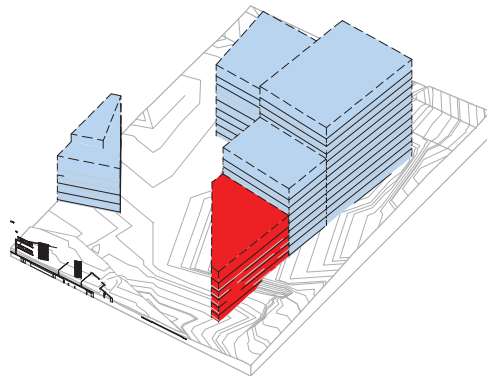
5
7.2
7. Elevation 2 - Block 7.3
1: 500

STAGE 7 - BY BLOCK	
Block	GFA*
7.1	4046 m ²
7.2	8272 m ²
7.3	2467 m ²
7.4	1795 m ²
16580 m ²	

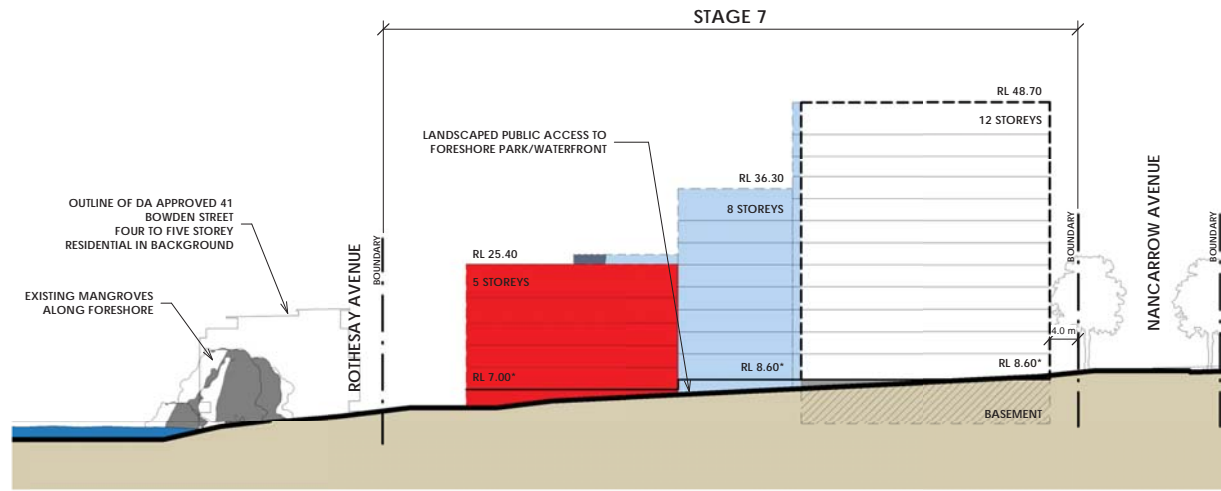
BLOCK 7.3 - Area Schedule		
Block Name	Level	GFA*
7.3	L1	308 m ²
7.3	L2	308 m ²
7.3	L3	308 m ²
7.3	L4	308 m ²
7.3	L5	308 m ²
7.3	L6	308 m ²
7.3	L7	308 m ²
7.3	L8	308 m ²
		2467 m ²



2
7.2
KEY PLAN-BLOCK-7.4

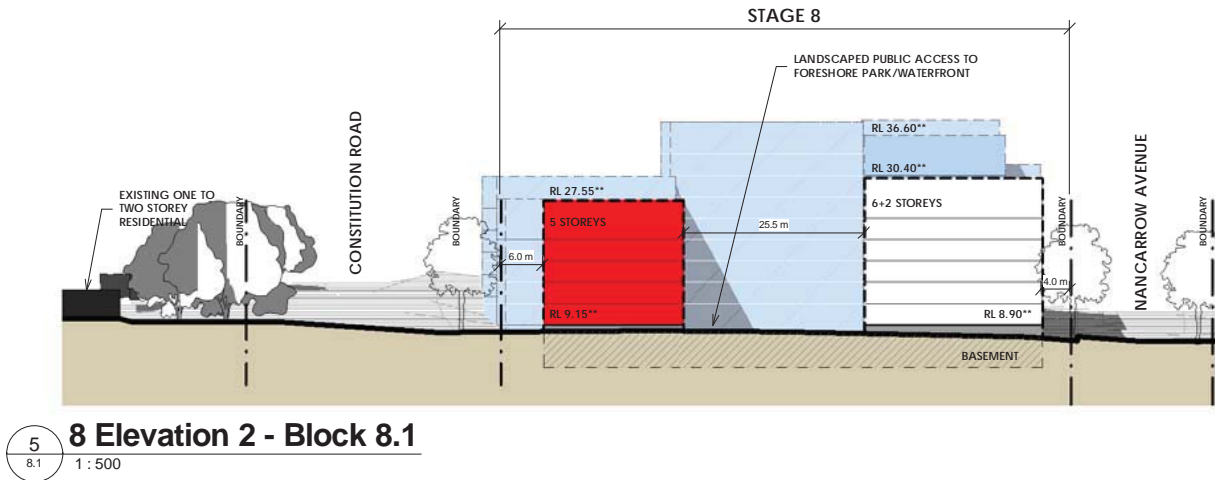
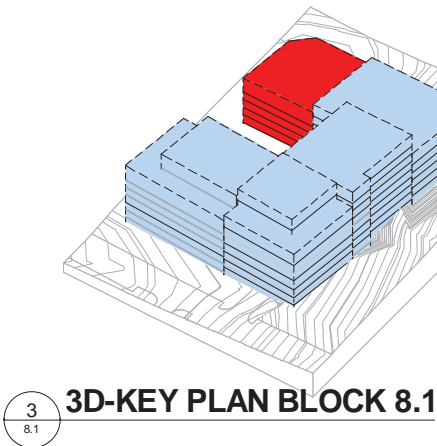
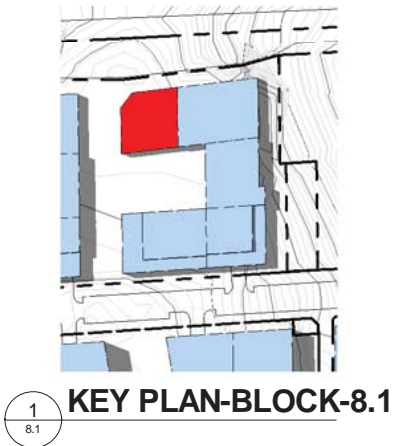


4
7.2
3D-KEY PLAN BLOCK 7.4



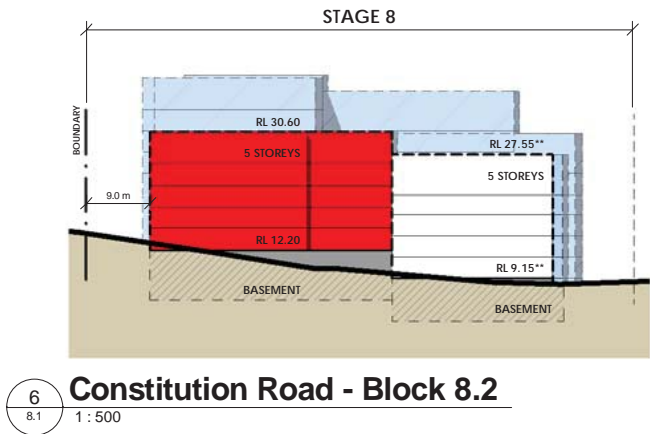
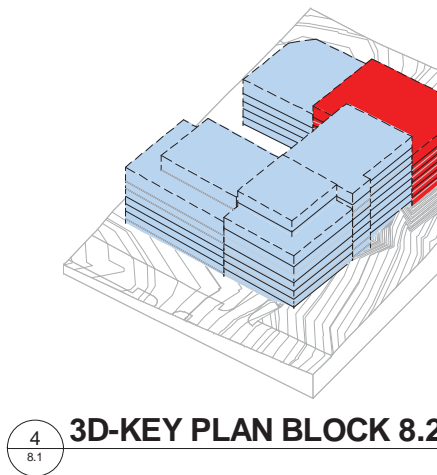
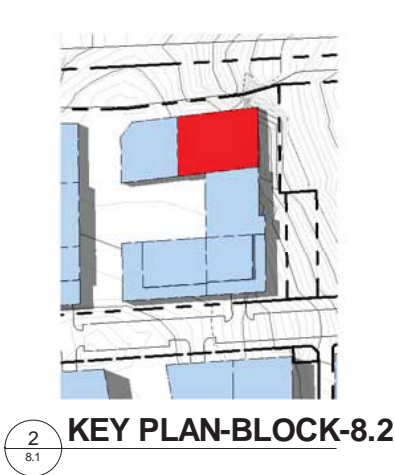
6
7.2
7. Elevation 2 - Block 7.4
1: 500

BLOCK 7.4 - Area Schedule		
Block Name	Level	GFA*
7.4	L1	359 m ²
7.4	L2	359 m ²
7.4	L3	359 m ²
7.4	L4	359 m ²
7.4	L5	359 m ²
		1795 m ²

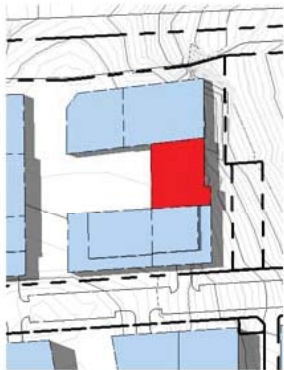


STAGE 8 - BY BLOCK	
Block	GFA*
8.1	2270 m ²
8.2	3295 m ²
8.3	3994 m ²
8.4	3185 m ²
8.5	4522 m ²
17266 m ²	

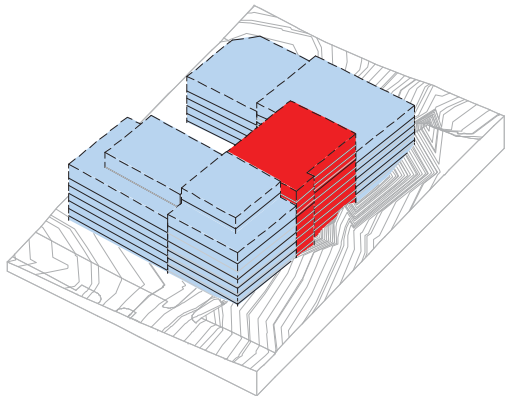
BLOCK 8.1 - Area Schedule		
Block Name	Level	GFA*
8.1	L1	454 m ²
8.1	L2	454 m ²
8.1	L3	454 m ²
8.1	L4	454 m ²
8.1	L5	454 m ²
		2270 m ²



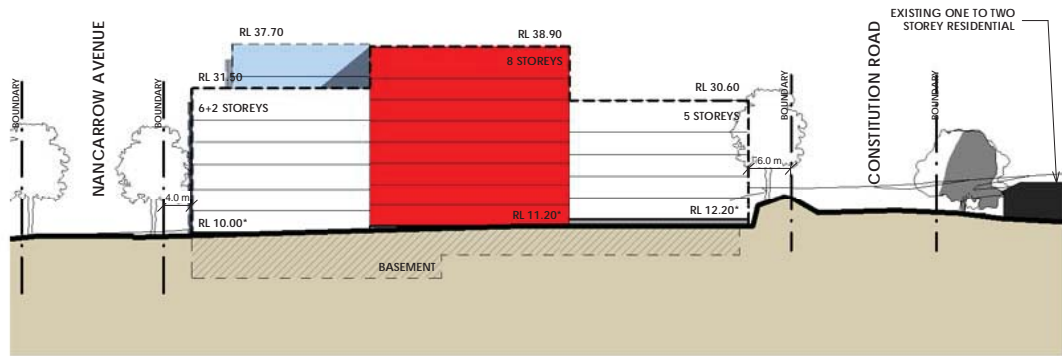
BLOCK 8.2 - Area Schedule		
Block Name	Level	GFA*
8.2	L1	659 m ²
8.2	L2	659 m ²
8.2	L3	659 m ²
8.2	L4	659 m ²
8.2	L5	659 m ²
		3295 m ²



1
8.2
KEY PLAN-BLOCK-8.3



4
8.2
3D-KEY PLAN BLOCK 8.3



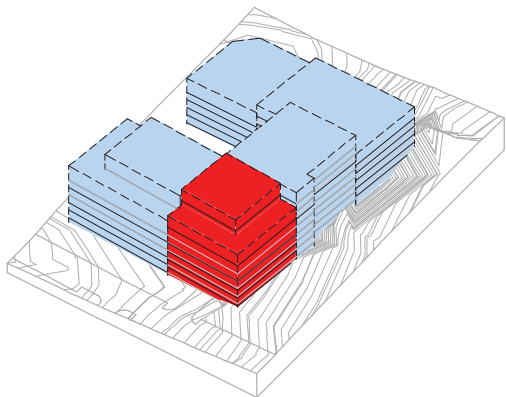
7
8.2
8. Elevation 1 - Block 8.3
1 : 500

STAGE 8 - BY BLOCK	
Block	GFA*
8.1	2270 m ²
8.2	3295 m ²
8.3	3994 m ²
8.4	3185 m ²
8.5	4522 m ²
17266 m ²	

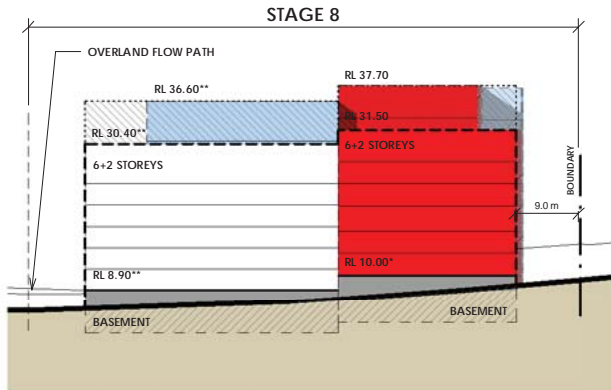
BLOCK 8.3 - Area Schedule		
Block Name	Level	GFA*
8.3	L1	499 m ²
	L2	499 m ²
	L3	499 m ²
	L4	499 m ²
	L5	499 m ²
	L6	499 m ²
	L7	499 m ²
8.3	L16	499 m ²
		3994 m ²



2
8.2
KEY PLAN-BLOCK-8.4



5
8.2
3D-KEY PLAN BLOCK 8.4

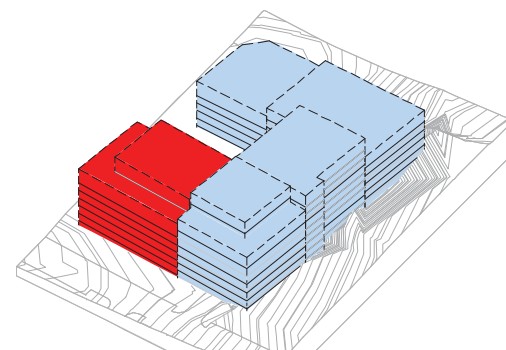


8
8.2
Nancarrow Ave - NORTH - Block 8.4
1 : 500

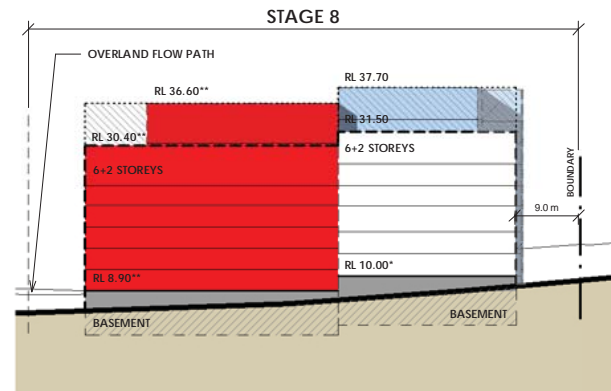
BLOCK 8.4 - Area Schedule		
Block Name	Level	GFA*
8.4	L1	483 m ²
	L2	483 m ²
	L3	483 m ²
	L4	483 m ²
	L5	483 m ²
	L6	483 m ²
	L7	483 m ²
8.4	L8	290 m ²
		3185 m ²



3
8.2
KEY PLAN-BLOCK-8.5
1 : 1500

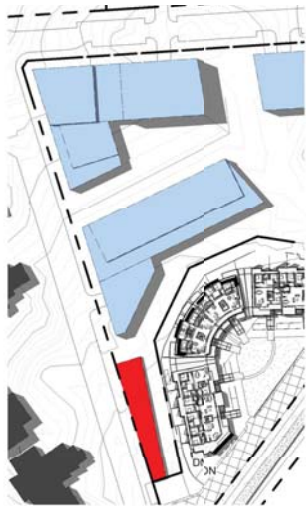


6
8.2
3D-KEY PLAN BLOCK 8.5

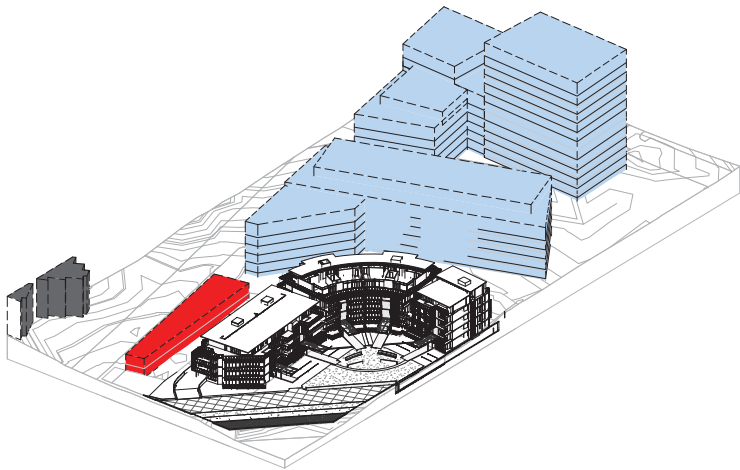


9
8.2
Nancarrow Ave - NORTH - Block 8.5
1 : 500

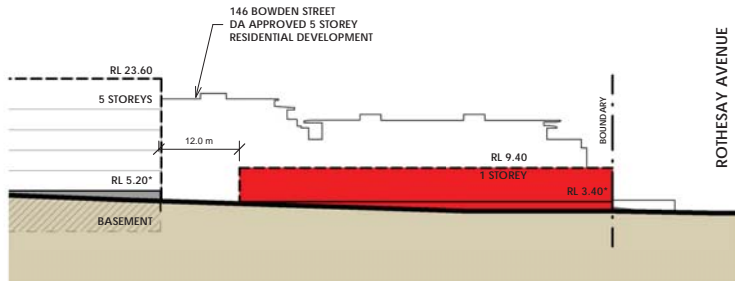
BLOCK 8.5 - Area Schedule		
Block Name	Level	GFA*
8.5	L1	685 m ²
	L2	685 m ²
	L3	685 m ²
	L4	685 m ²
	L5	685 m ²
	L6	685 m ²
	L7	685 m ²
8.5	L8	411 m ²
		4522 m ²



1
9.1
KEY PLAN-BLOCK-9.1
1 : 1500



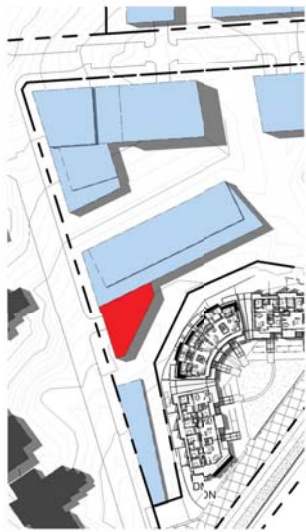
4
9.1
3D-KEY PLAN BLOCK 9.1



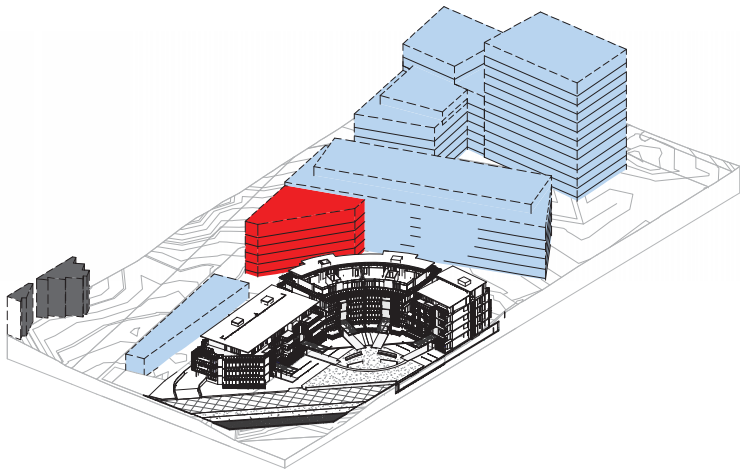
7
9.1
Bowden Street - Block 9.1
1 : 500

STAGE 9 - BY BLOCK	
Block	GFA*
9.1	382 m ²
9.2	1667 m ²
9.3	8394 m ²
9.4	2247 m ²
9.5	5017 m ²
9.6	8227 m ²
25935 m ²	

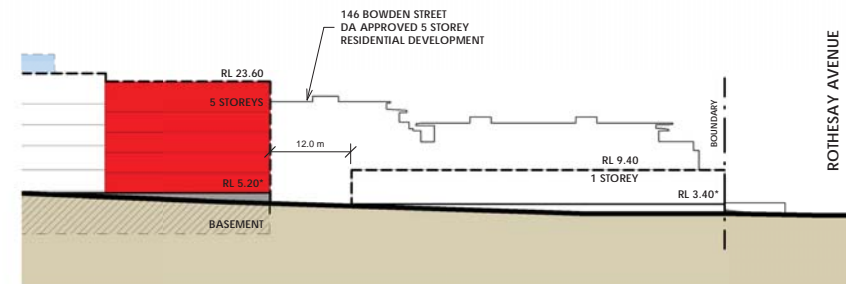
BLOCK 9.1 - Area Schedule		
Block Name	Level	GFA*
9.1	L1	382 m ²
		382 m ²



2
9.1
KEY PLAN-BLOCK-9.2
1 : 1500



5
9.1
3D-KEY PLAN BLOCK 9.2

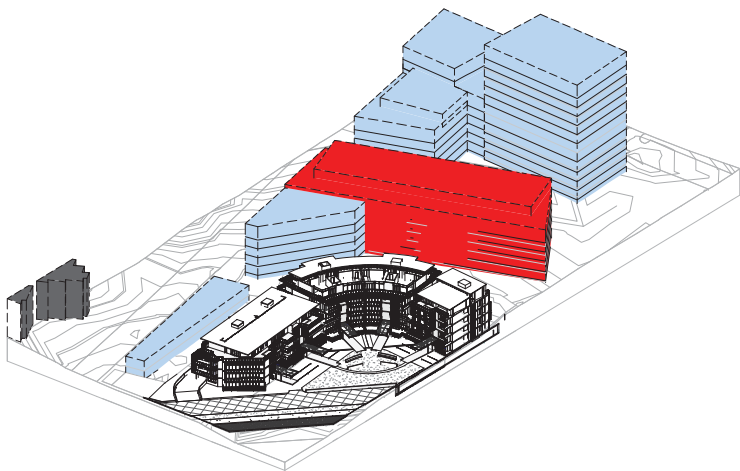


8
9.1
Bowden Street - Block 9.2
1 : 500

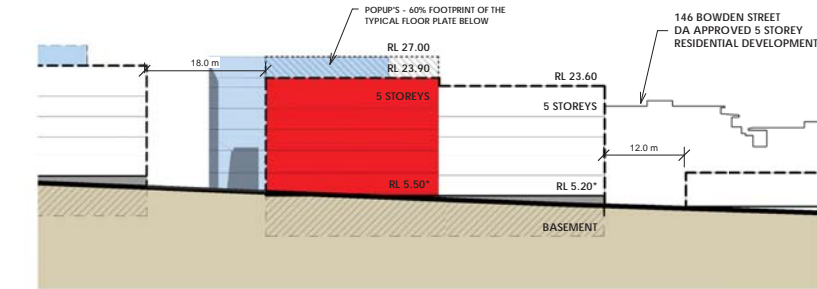
BLOCK 9.2 - Area Schedule		
Block Name	Level	GFA*
9.2	L1	333 m ²
9.2	L2	333 m ²
9.2	L3	333 m ²
9.2	L4	333 m ²
9.2	L5	333 m ²
		1667 m ²



3
9.1
KEY PLAN-BLOCK-9.3
1 : 1500

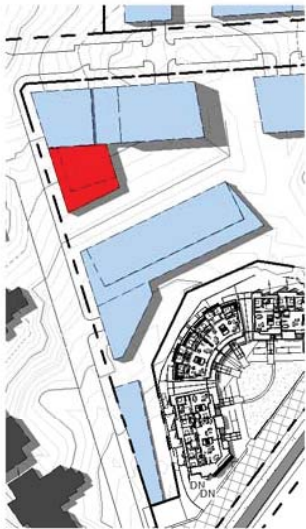


6
9.1
3D-KEY PLAN BLOCK 9.3

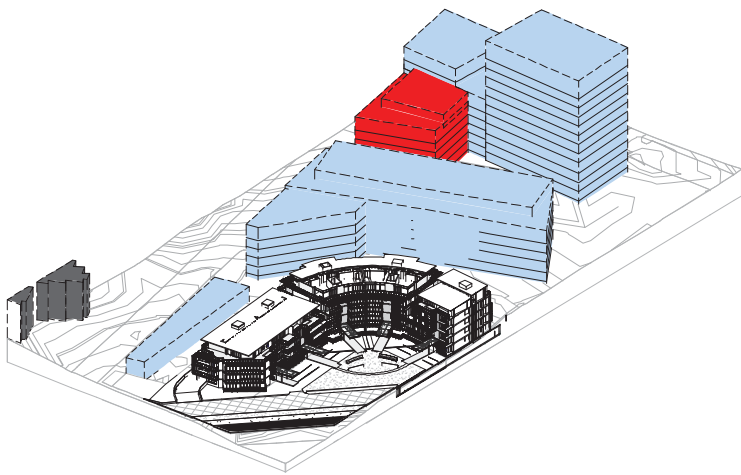


9
9.1
Bowden Street - Block 9.3
1 : 500

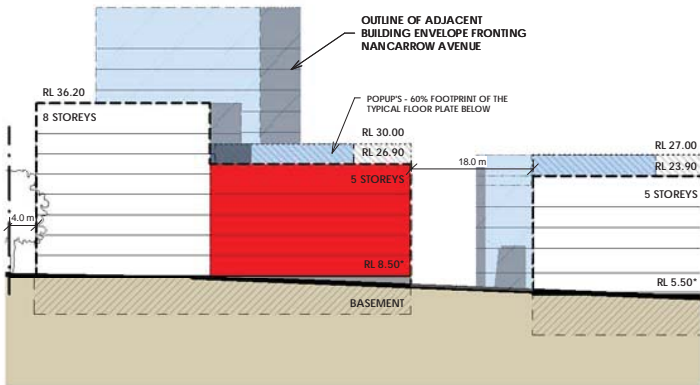
BLOCK 9.3 - Area Schedule		
Block Name	Level	GFA*
9.3	L1	1483 m ²
9.3	L2	1483 m ²
9.3	L3	1483 m ²
9.3	L4	1483 m ²
9.3	L5	1483 m ²
9.3	L6	979 m ²
		8394 m ²



1 KEY PLAN-BLOCK-9.4
1 : 1500



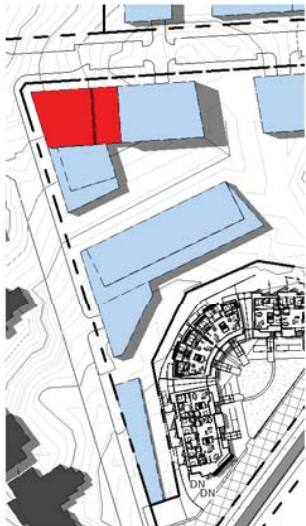
4 3D-KEY PLAN BLOCK 9.4



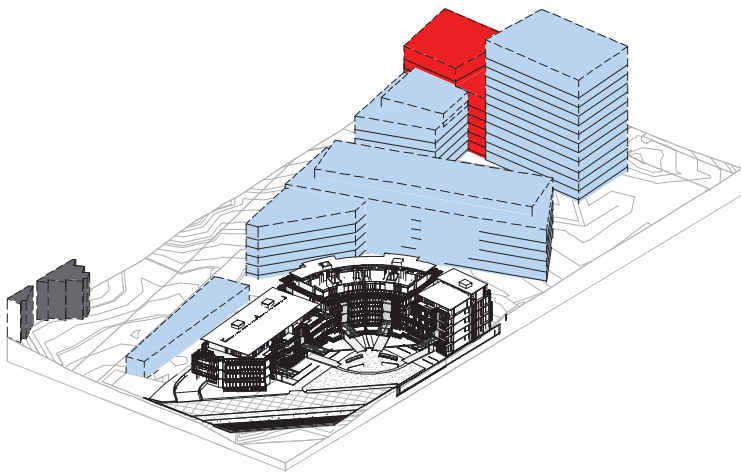
7 Bowden Street - Block 9.4
1 : 500

STAGE 9 - BY BLOCK	
Block	GFA*
9.1	382 m ²
9.2	1667 m ²
9.3	8394 m ²
9.4	2247 m ²
9.5	5017 m ²
9.6	8227 m ²
25935 m ²	

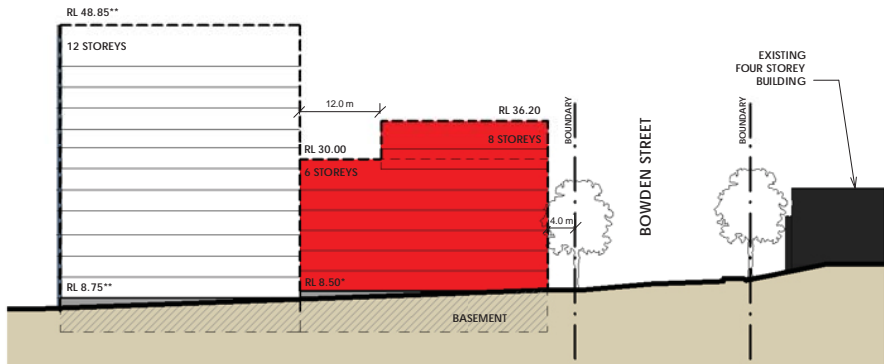
BLOCK 9.4 - Area Schedule		
Block Name	Level	GFA*
9.4	L1	489 m ²
9.4	L2	489 m ²
9.4	L3	489 m ²
9.4	L4	489 m ²
9.4	L5	291 m ²
		2247 m ²



2 KEY PLAN-BLOCK-9.5
1 : 1500

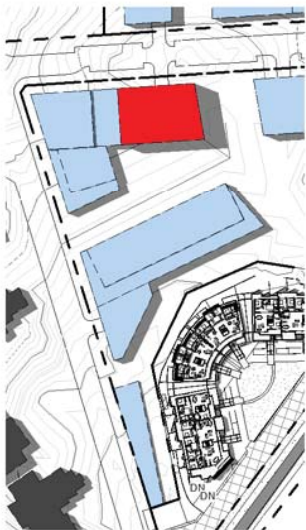


5 3D-KEY PLAN BLOCK 9.5

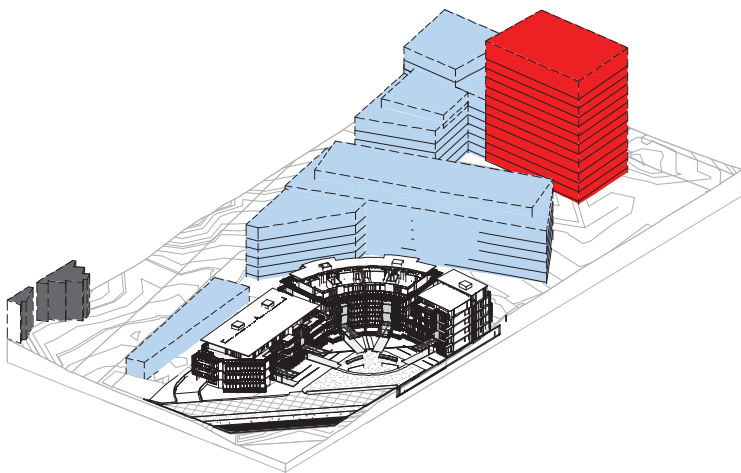


8 Nancarrow Avenue - South - Block 9.5
1 : 500

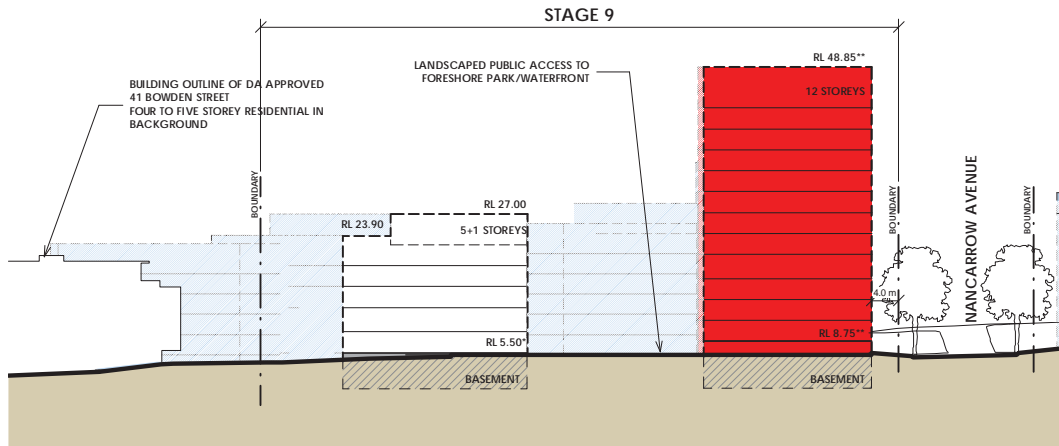
BLOCK 9.5 - Area Schedule		
Block Name	Level	GFA*
9.5	L1	685 m ²
9.5	L2	685 m ²
9.5	L3	685 m ²
9.5	L4	685 m ²
9.5	L5	685 m ²
9.5	L6	685 m ²
9.5	L7	454 m ²
9.5	L8	454 m ²
		5017 m ²



3 KEY PLAN-BLOCK-9.6
1 : 1500



6 3D-KEY PLAN BLOCK 9.6

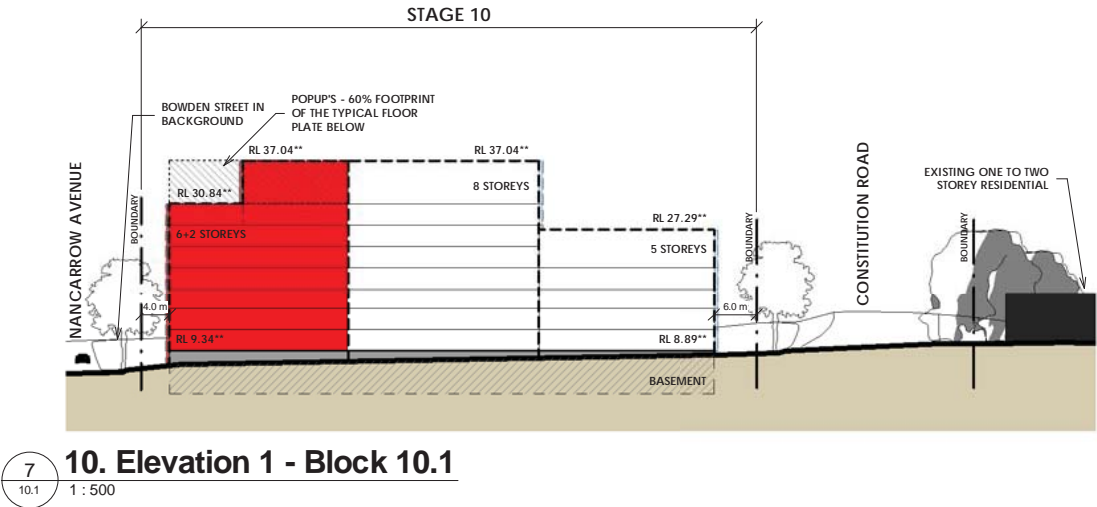
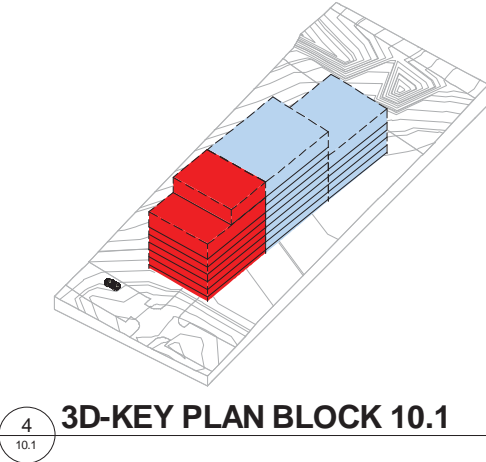
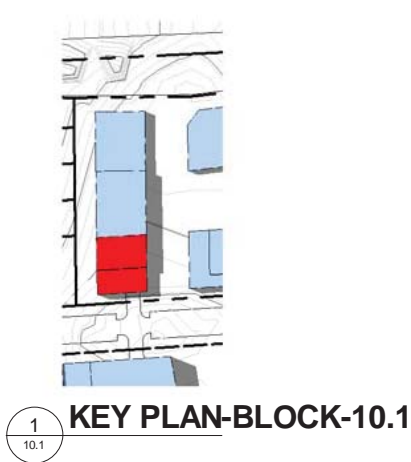


9 7. Elevation 1 - Block 9.6
1 : 500

BLOCK 9.6 - Area Schedule		
Block Name	Level	GFA*
9.6	L1	686 m ²
9.6	L2	686 m ²
9.6	L3	686 m ²
9.6	L4	686 m ²
9.6	L5	686 m ²
9.6	L6	686 m ²
9.6	L7	686 m ²
9.6	L8	686 m ²
9.6	L9	686 m ²
9.6	L10	686 m ²
9.6	L11	686 m ²
9.6	L12	686 m ²
		8227 m ²

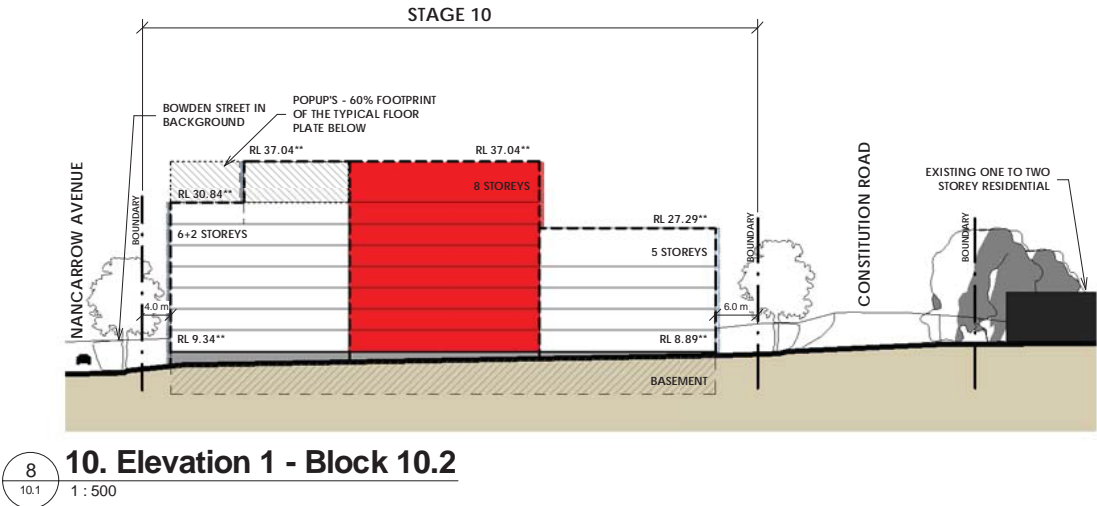
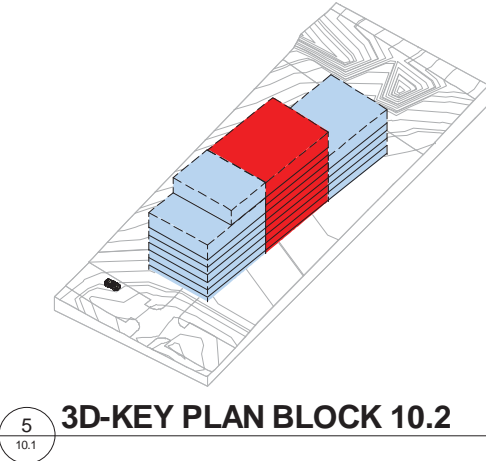
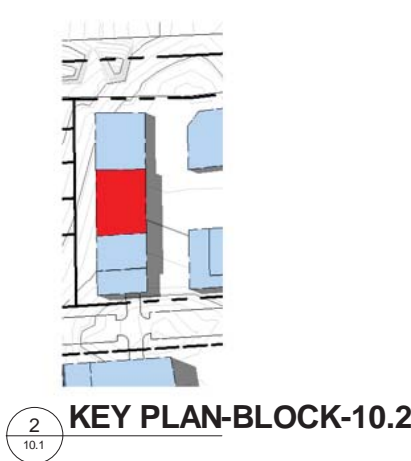
SHEPHERDS BAY URBAN RENEWAL

APPENDIX 2 - FLOOR SPACE CALCULATIONS:

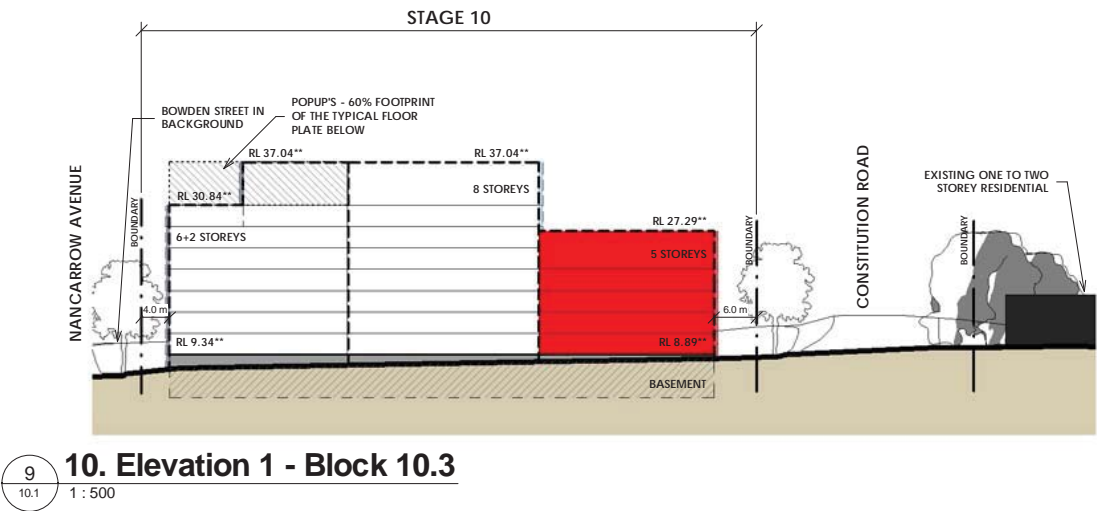
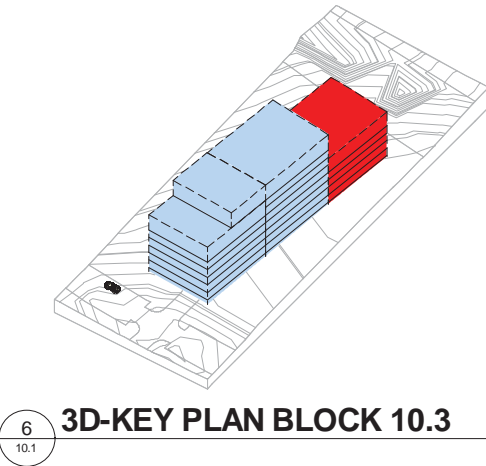
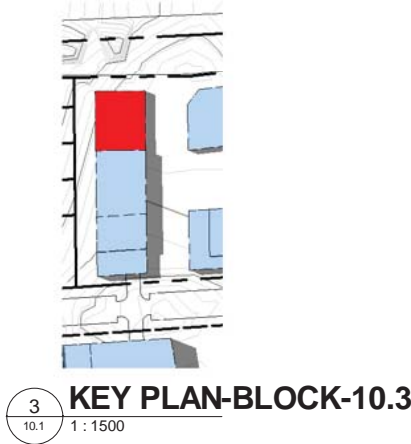


STAGE 10 - BY BLOCK		
Block	GFA*	
10.1	2909 m ²	
10.2	3551 m ²	
10.3	2024 m ²	
		8484 m ²

BLOCK 10.1 - Area Schedule		
Block Name	Level	GFA*
10.1	L1	405 m ²
10.1	L2	405 m ²
10.1	L3	405 m ²
10.1	L4	405 m ²
10.1	L5	405 m ²
10.1	L6	405 m ²
10.1	L7	238 m ²
10.1	L8	239 m ²
		2909 m ²



BLOCK 10.2 - Area Schedule		
Block Name	Level	GFA*
10.2	L1	444 m ²
10.2	L2	444 m ²
10.2	L3	444 m ²
10.2	L4	444 m ²
10.2	L5	444 m ²
10.2	L6	444 m ²
10.2	L7	444 m ²
10.2	L8	444 m ²
		3551 m ²

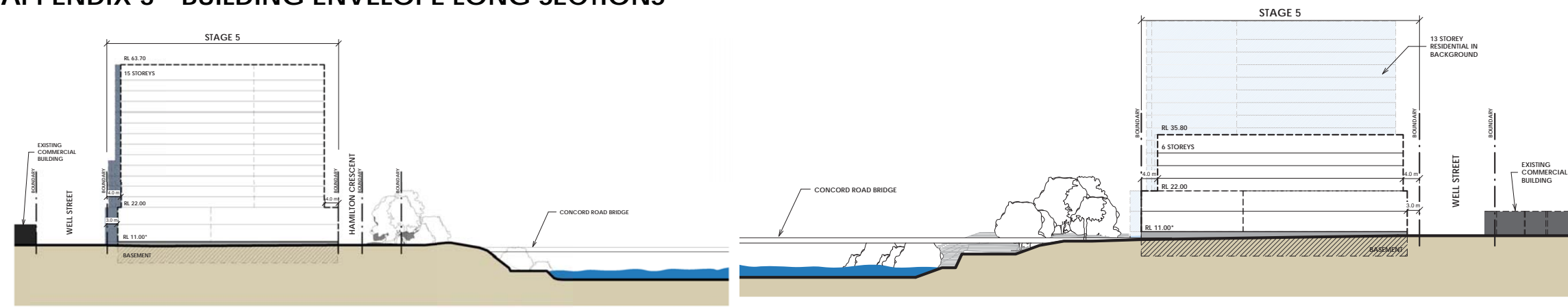


BLOCK 10.3 - Area Schedule		
Block Name	Level	GFA*
10.3	L1	405 m ²
10.3	L2	405 m ²
10.3	L3	405 m ²
10.3	L4	405 m ²
10.3	L5	405 m ²
		2024 m ²

SHEPHERDS BAY URBAN RENEWAL

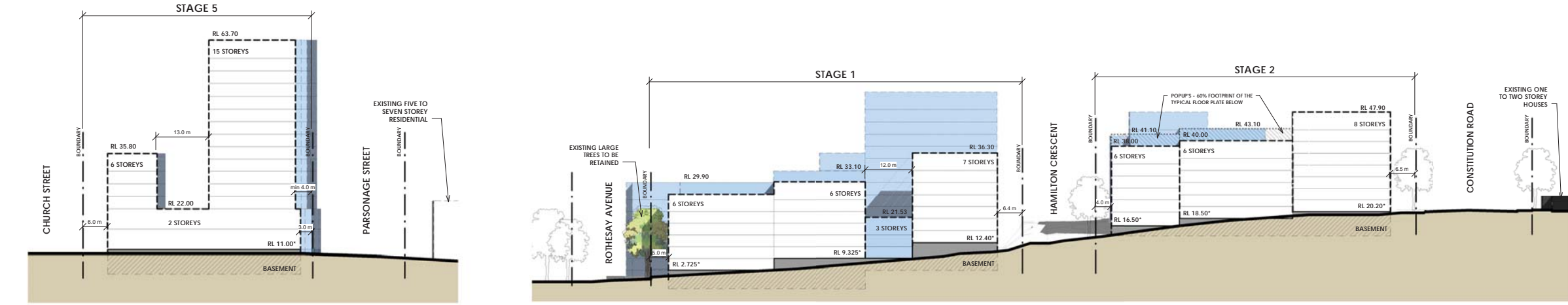
APPENDIX 3 - BUILDING ENVELOPE LONG SECTIONS

3.



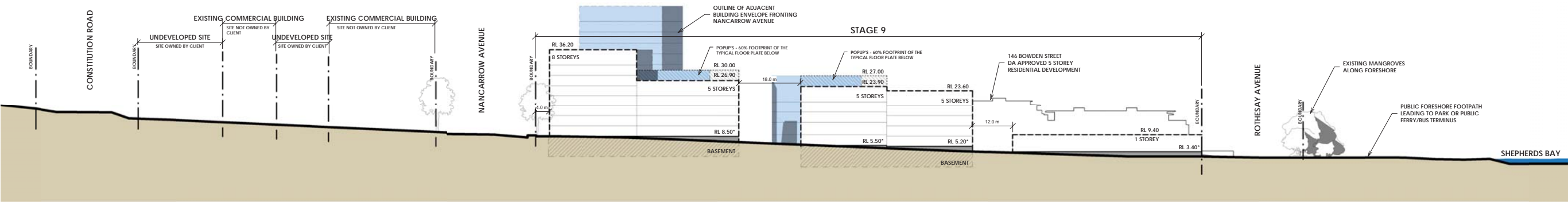
PARSONAGE STREET

CHURCH STREET

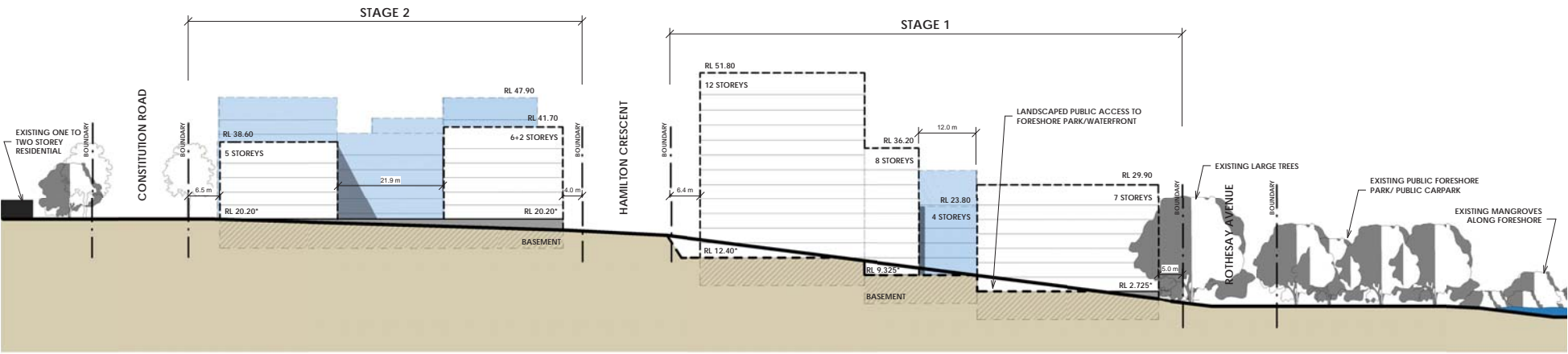


WELL STREET

BELMORE STREET



BOWDEN STREET



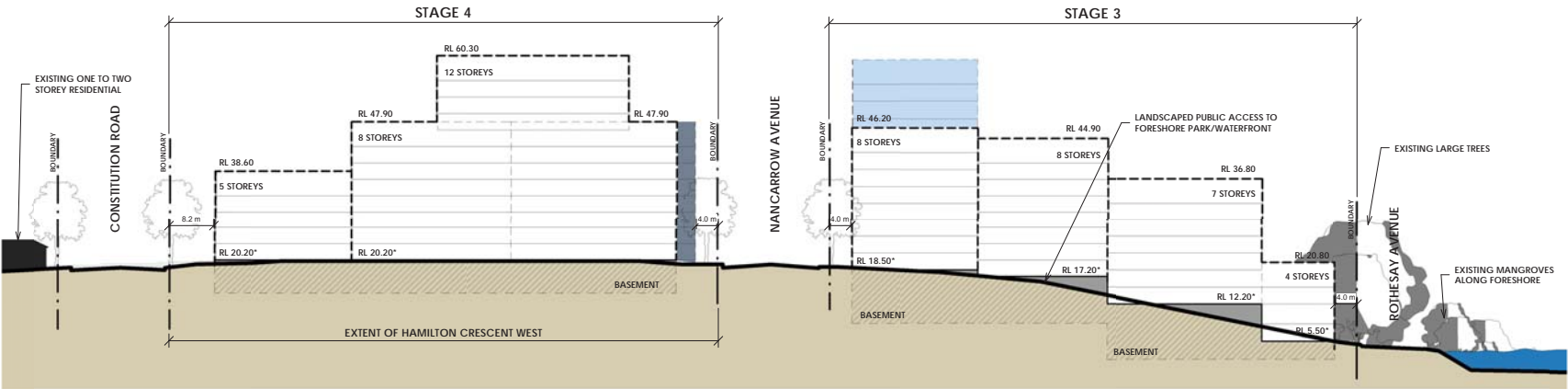
STAGE 2 AND 1 - WEST VIEW

Note: Including indicative storeys for the purpose of calculating height only

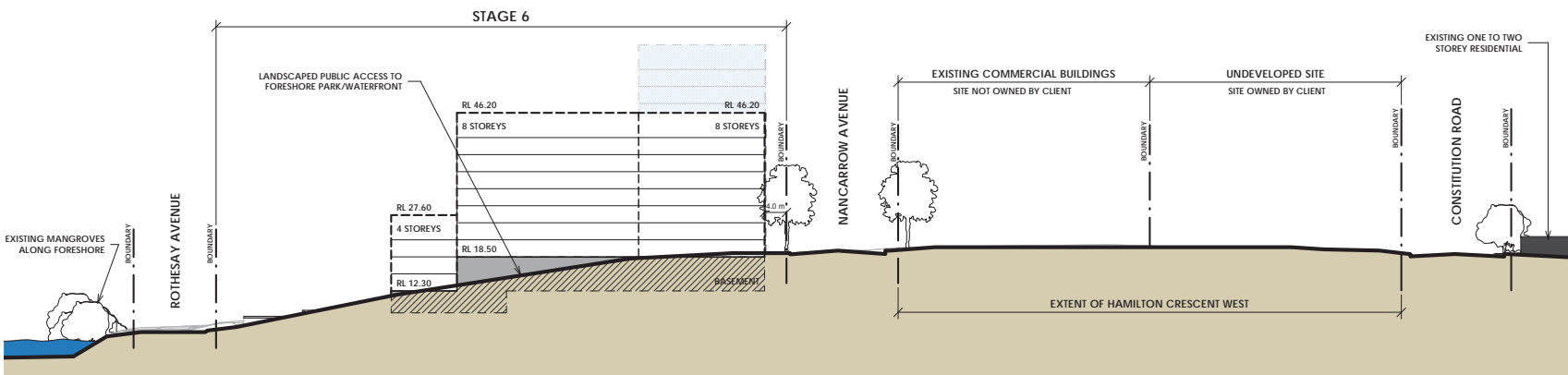
SHEPHERDS BAY URBAN RENEWAL

APPENDIX 3 - BUILDING ENVELOPE LONG SECTIONS

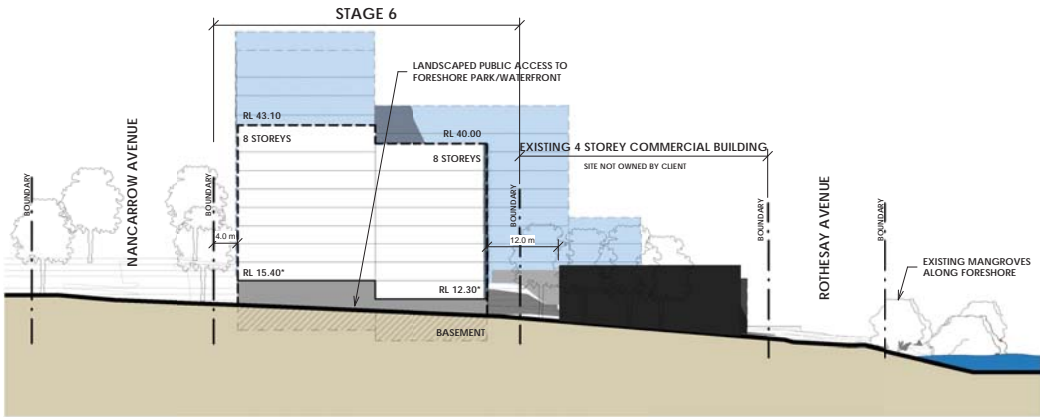
3.



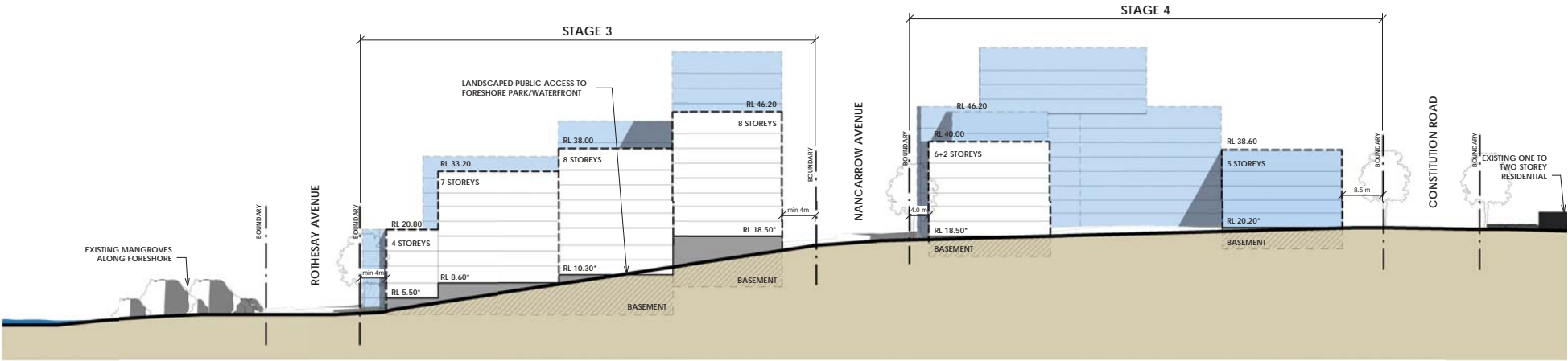
HAMILTON CRESCENT WEST - EAST VIEW



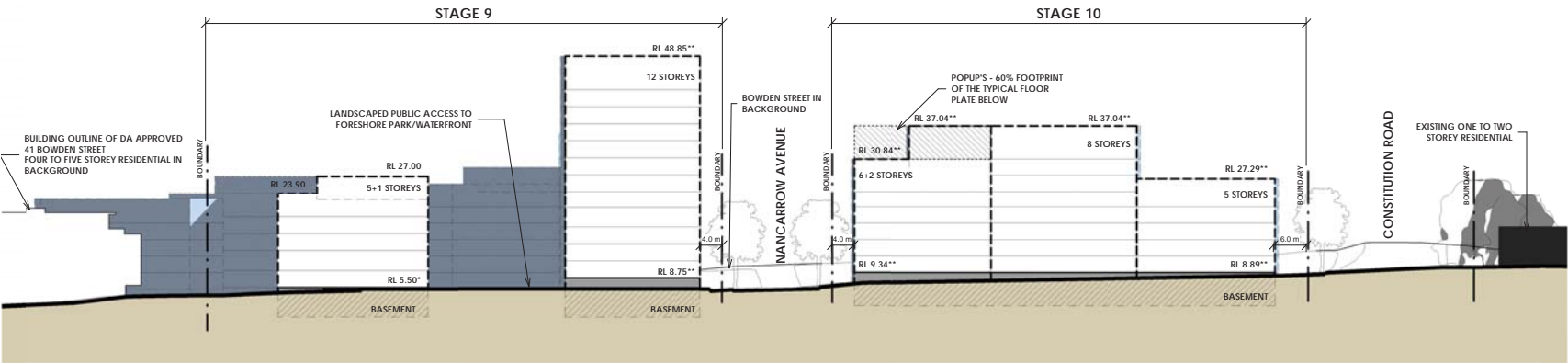
HAMILTON CRESCENT WEST - WEST VIEW



STAGE 6 - WEST VIEW



STAGE 3 AND 4 - WEST VIEW



STAGE 9 AND 10 - EAST

preferred project report

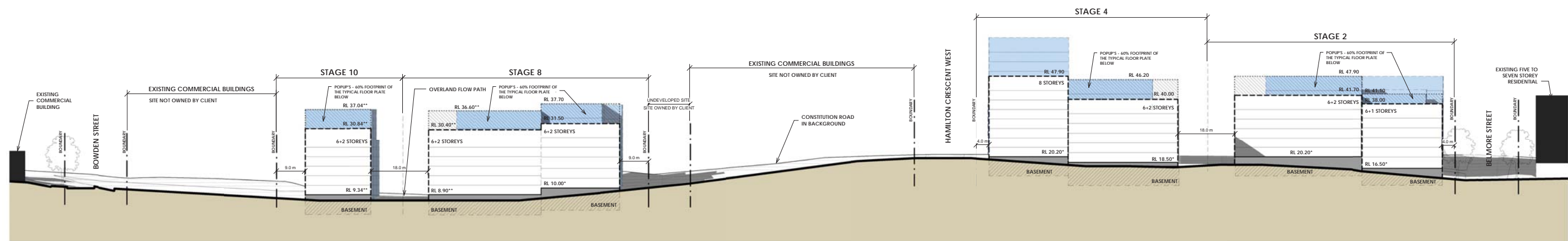
JULY 2012 | REV 2

Note: Including indicative storeys for the purpose of calculating height only

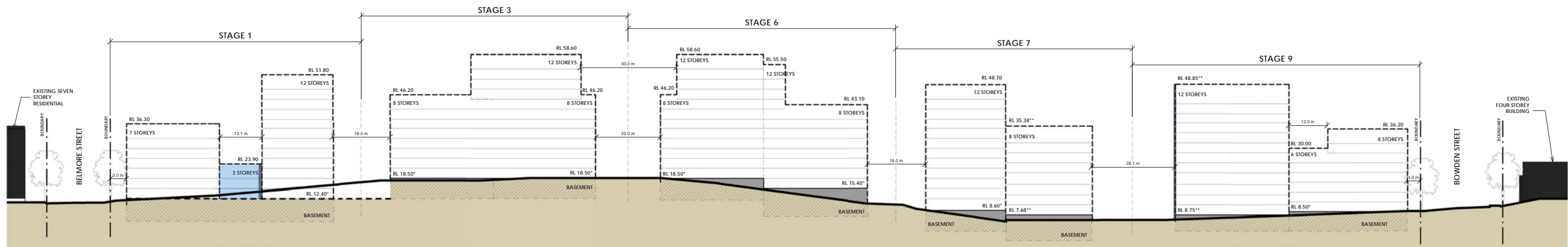
SHEPHERDS BAY URBAN RENEWAL

APPENDIX 3 - BUILDING ENVELOPE LONG SECTIONS

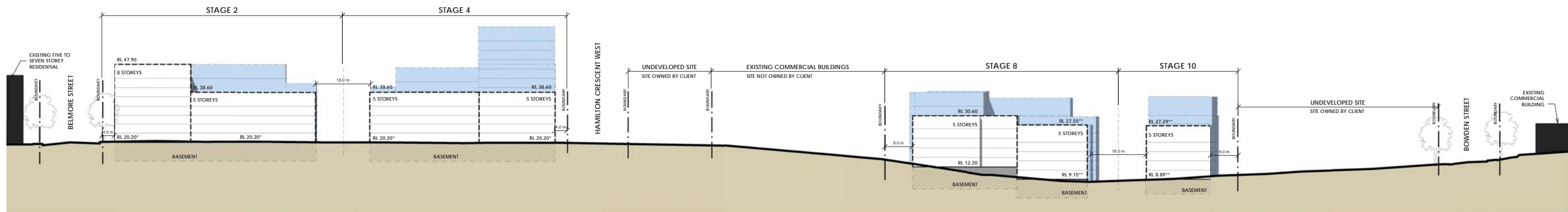
3.



NANCARROW AVENUE NORTH



NANCARROW AVENUE - SOUTH



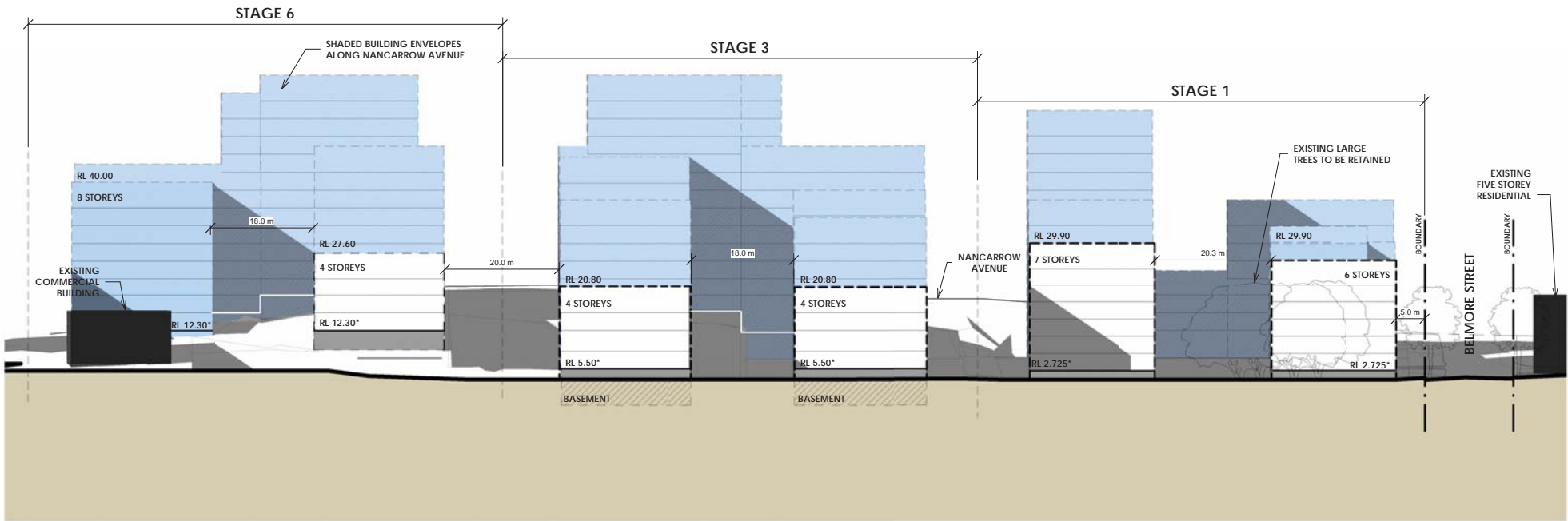
CONSTITUTION ROAD

Note: Including indicative storeys for the purpose of calculating height only

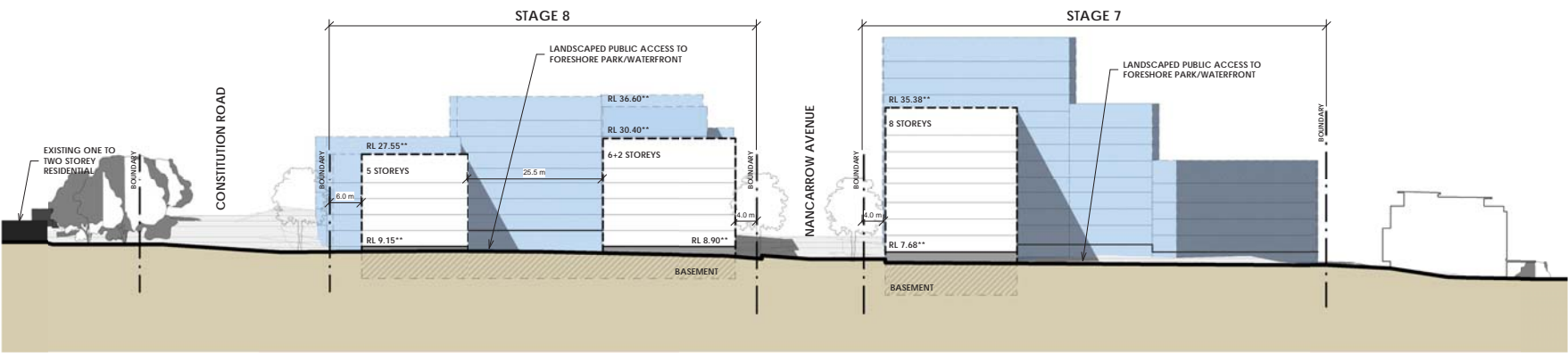
SHEPHERDS BAY URBAN RENEWAL

APPENDIX 3 - BUILDING ENVELOPE LONG SECTIONS

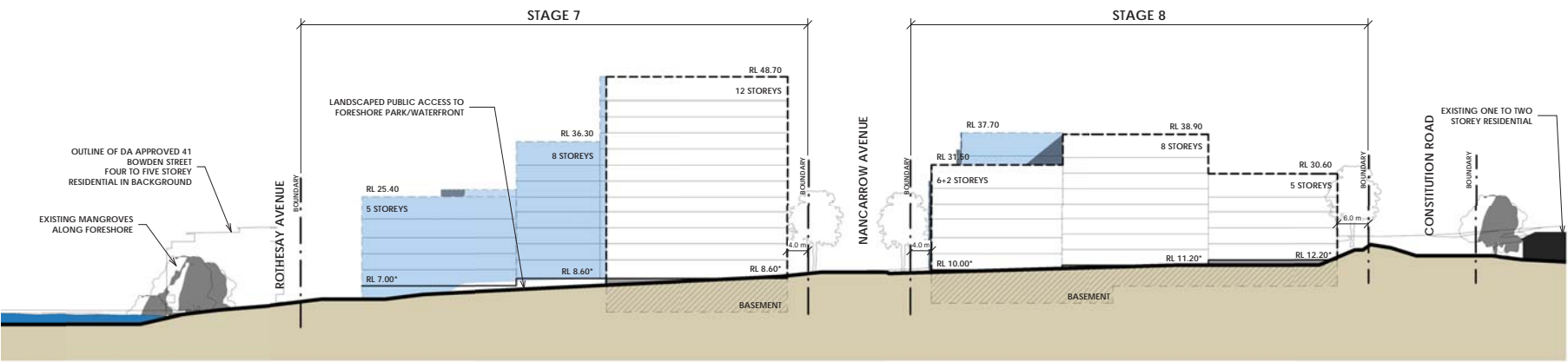
3.



ROTHESAY AVENUE



STAGE 7 AND 8 - WEST VIEW



STAGE 7 & 8 EAST VIEW

Note: Including indicative storeys for the purpose of calculating height only



Artist Impression 1 - Aerial view looking south across Parramatta River to Rhodes & Olympic Park beyond.



Artist Impression 2 - Pedestrian view looking across Parramatta River to Shepherds Bay.



Artist Impression 3 - View looking down Belmore Street to Parramatta River and Rhodes beyond.



Artist Impression 4 - Pedestrian view looking down Bowden Street to Parramatta River & Rhodes development beyond.



Artist Impression 5 - Pedestrian view looking down Central public pedestrian walkway to Foreshore Plaza and Parramatta River with Rhodes development beyond.



Artist Impression 6 - Pedestrian view looking down Constitution Road at the junction intersecting Bowden Street.



Artist Impression 7 - View looking down Nancarrow Avenue towards Belmore Street.

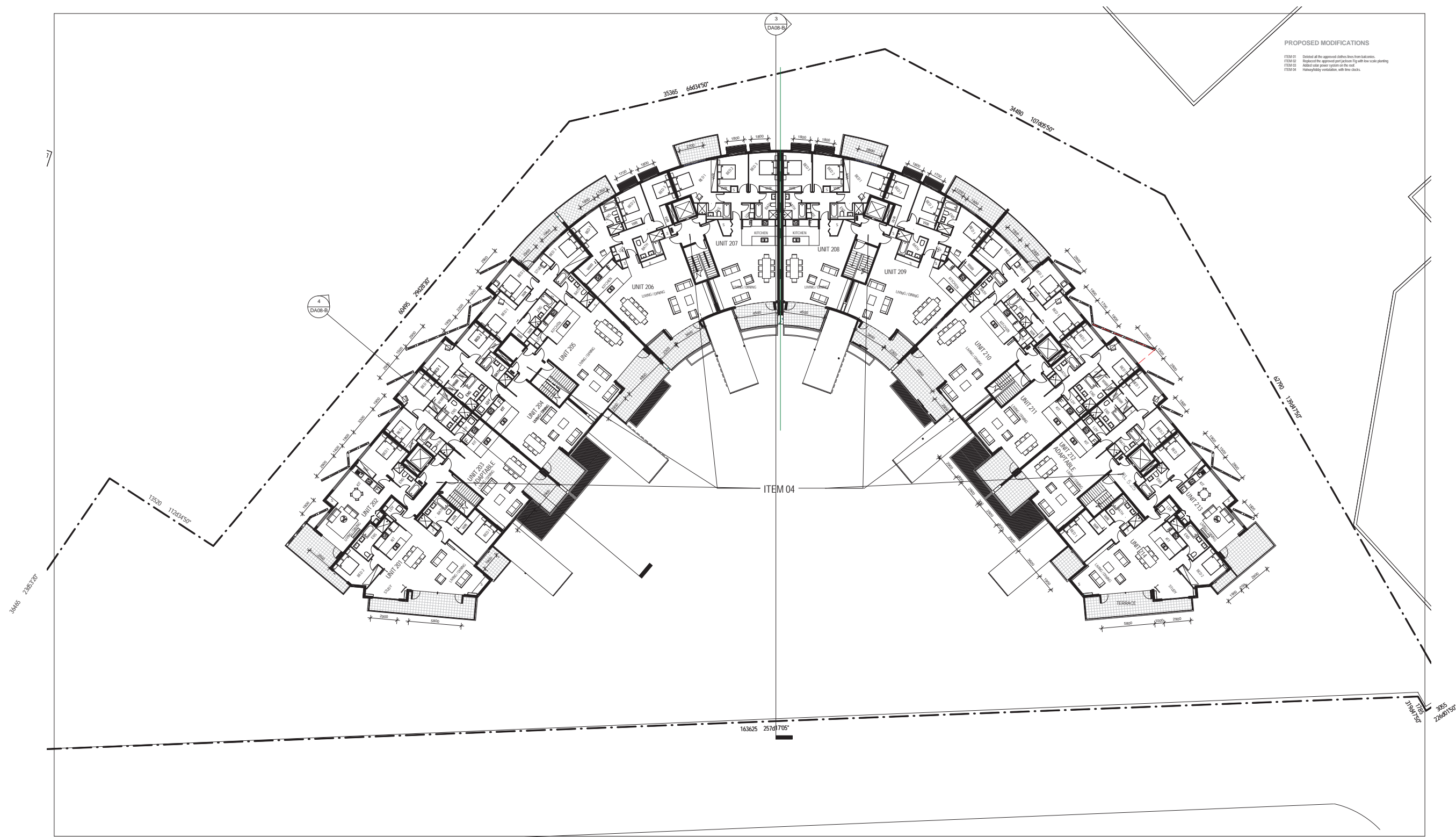


Artist Impression 8 - View looking at the Foreshore Plaza along Rothesay Avenue with Concord Road Bridge beyond..





Authorised by : BM



ARCHITECT
ROBERTSON + MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NDIA ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVUS

CLIENT
Le Montage Pty Ltd

Structural Engineers
AUSTRALIAN CONSULTING
ENGINEERS
Sul 2/141 Concord Road, North
Strathfield, NSW 2137

Mechanical, Electrical & Hydraulic
Services Engineers
MPI
Level 1, 17-23 Merivale Street,
Gordon NSW 2072
Landscape Architects

NOTES
Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not
scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

REVISIONS

Issue	Date	Description	By
D	15.12.2009	ISSUED FOR SECTION 96	
E	08.03.2010	MODIFICATION OF SECTION 96	

Issue Date Description By

Job
PROPOSED RESIDENTIAL
DEVELOPMENT
Address
146 BOWDEN STREET, MEADOWBANK
Lot 101 DP 1037638



Building Name : 146 BOWDEN STREET
Drawing Title : LEVEL 02 APARTMENTS

Scale : 1 : 200
Date : 11/06/09
Job Number : 10002
Drawn : AT

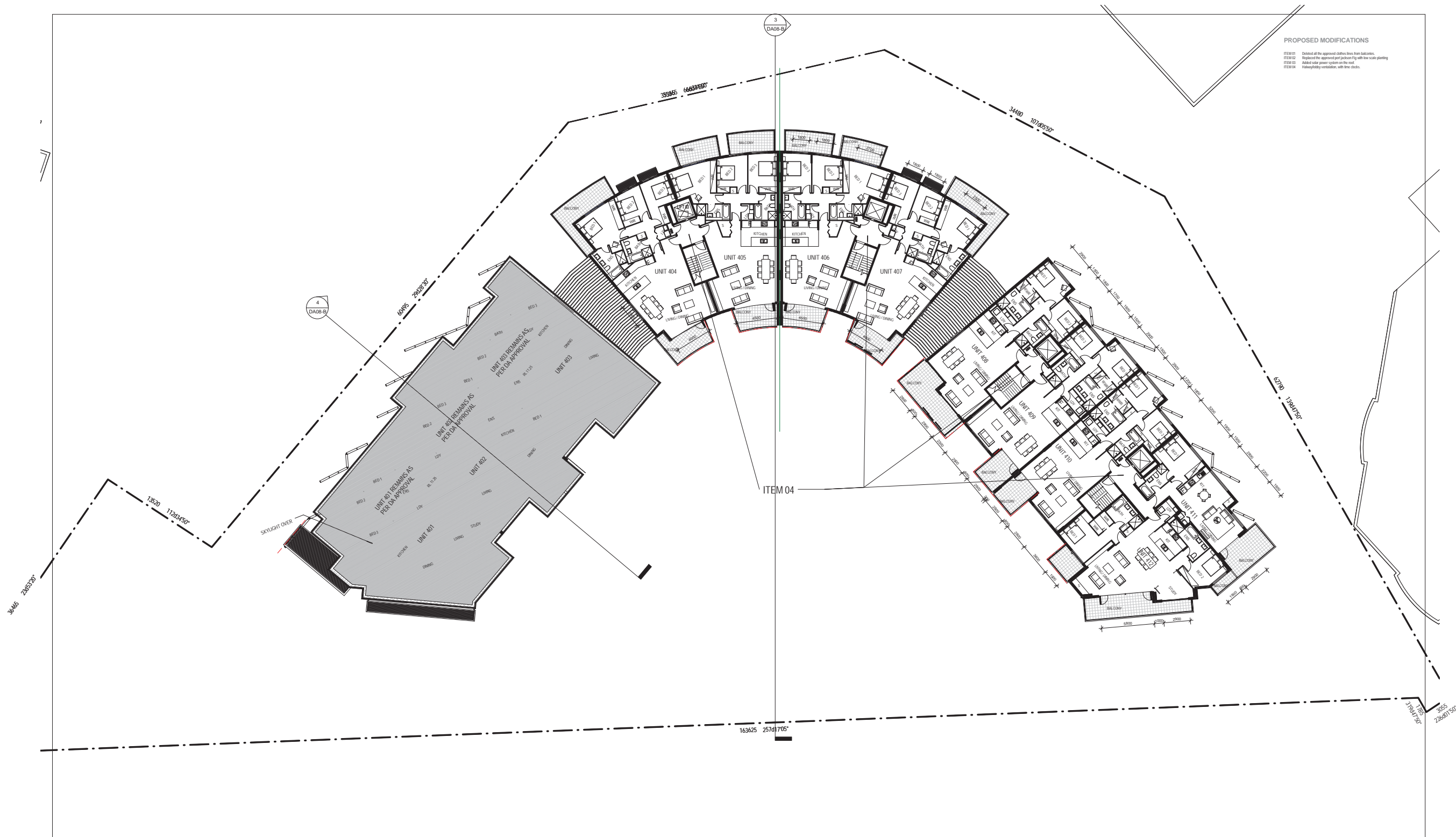
WFT Drawing Number
DA04-E

Authorised by : BM



Authorised by : BM





ARCHITECT
ROBERTSON + MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NDIA ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVUS

CLIENT
Le Montage Pty Ltd

Structural Engineers
AUSTRALIAN CONSULTING ENGINEERS
Sul 2/141 Concord Road, North
Stanhfield, NSW 2137

Mechanical, Electrical & Hydraulic Services Engineers
MPI
Level 1, 17-23 Merivale Street,
Gordon NSW 2072
Landscape Architects

NOTES
Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not
scale from this drawing. Use given dimensions.
Copyright c
This document is copyright. All rights reserved.

REVISIONS
Issue Date Description
D 15.12.2009 ISSUED FOR SECTION 96
E 08.03.2010 MODIFICATION OF SECTION 96

By Issue Date Description



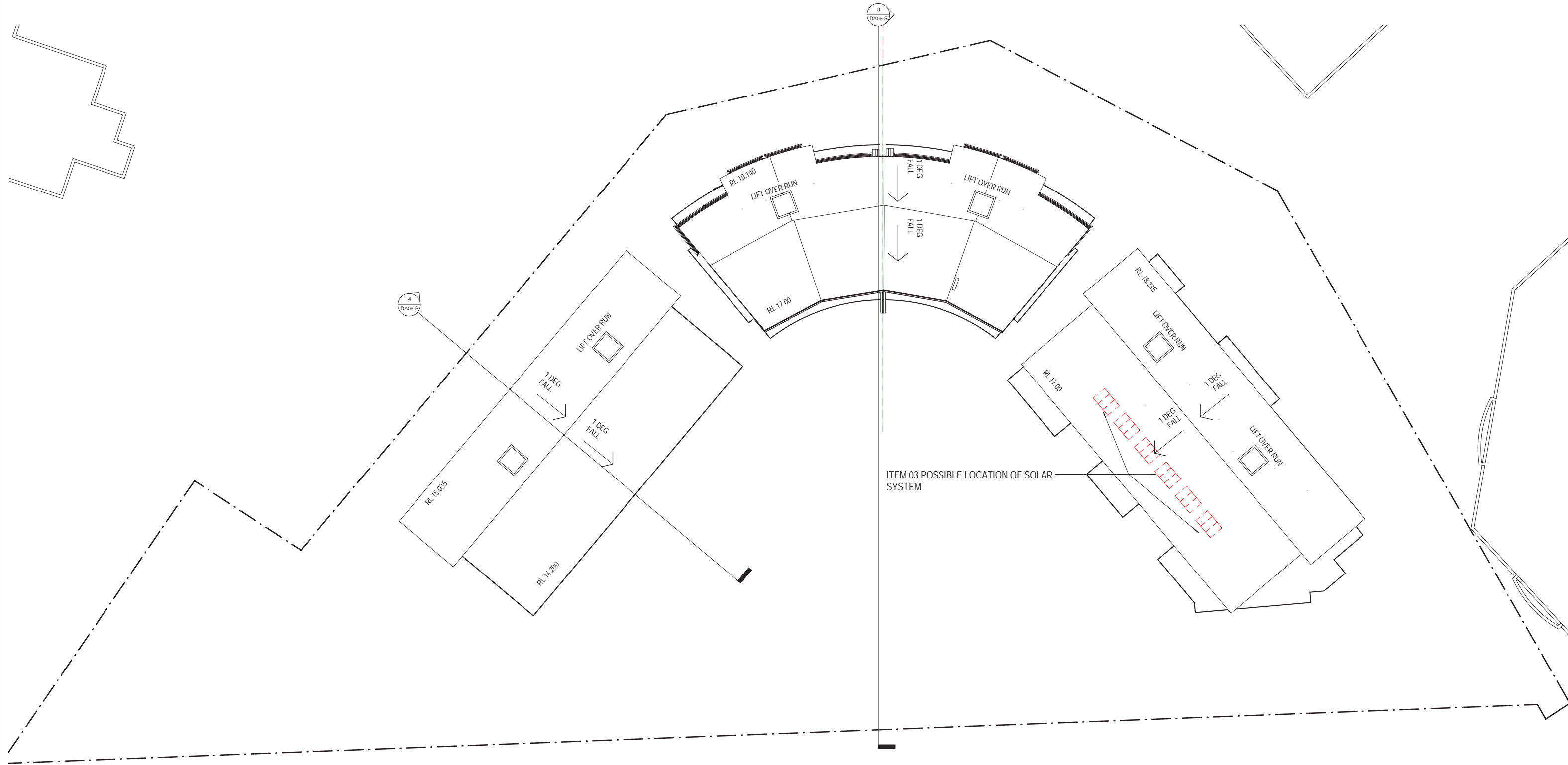
Job
PROPOSED RESIDENTIAL DEVELOPMENT
Address
146 BOWDEN STREET, MEADOWBANK
Lot 101 DP 1037638

Building Name : 146 BOWDEN STREET
Drawing Title : LEVEL 04 APARTMENTS

Scale : 1 : 200
Date : 11/06/09
Job Number : 10002
Drawn : AT

WFT Drawing Number
DA06-E

Authorised by : BM



ARCHITECT

ROBERTSON + MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
f 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM ARCH:
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVEUS

CLIENT

Le Montage Pty Ltd

Structural Engineers

AUSTRALIAN CONSULTING
ENGINEERS

Suit 2/141 Concord Road, North
Strathfield, NSW 2137

Mechanical, Electrical & Hydraulic
Services Engineers

MPI

Level 1, 17-23 Merriwa Street,
Gordon NSW 2072

Landscape Architects

NOTES

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not
scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

REVISIONS

Issue	Date	Description	By
C	25.03.2010	MODIFICATION OF SECTION 96	

Issue	Date	Description	By
-------	------	-------------	----

Job

PROPOSED RESIDENTIAL
DEVELOPMENT

Address

146 BOWDEN STREET, MEADOWBANK

Lot

101 DP 1037638



North Point

Building Name : 146 BOWDEN STREET

Drawing Title : ROOF PLAN


Scale : 1 : 200
Date : 12/07/09
Job Number : 10002
Drawn : Author


WFT Drawing Number


DA11-C


Authorised by : Approver


LEGEND


- 


SITE BOUNDARY
- 


UNIT PAVING
- 


EXISTING TREE RETAINED
- 


EXISTING SPOT LEVEL
- 


PROPOSED SPOT LEVEL
- 


GRASSED AREAS
- 


EXISTING TREE REMOVED
- 


LINE OF BASEMENT BELOW (DASHED)
- 

NATIVE GRASS AND RANDOM ROCK ELEMENTS
- 

DECOMPOSED GRANITE
- 

ROADWAY LIGHT TO ARCHITECTS DETAILS
- 

PLANTED MOUNDS
- 

WALL (OCCASIONAL SEATING)
- 

PROPOSED TREE

SHARED ROAD
ECO TRIHIX PERMEABLE PAVING
TO INTERNAL VISITOR PARKING DRIVE
DESIGNED TO SIGNAL LOW SPEEDS
AND PEDESTRIAN PRIORITY
INCLUDING UNIT PAVING COLOURS TO DELINEATE
PARKING FROM DRIVEWAY AND PEDESTRIAN ZONES

BOWDEN STREET

DRAINAGE EASEMENT
OIL PIPELINE EASEMENT

WATER FEATURE TO WALL
PLANTER TO TOP OF WALL
STEPPING STONES IN MONDO LAWN
PLANTER BOX 600 HIGH

FFL 2.25

SANDSTONE RETAINING WALL
LOW LEVEL SCREEN PLANTING
CONCRETE PATH TO ARCHITECTS DETAILS
CARPARK BASEMENT RAMP TO ARCHITECTS DETAILS

TERRACE
MIXED SHRUB AND
GROUND COVER PLANTING

RAISED PLANTER
TO 750MM HIGH
SOIL MOUNDED 250 MM

AIR VENT FOR LOWER FLOORS OF BUILDING,
BUILT INTO SIDES OF SEATS.

NATIVE GRASS WITH RANDOM STONE ELEMENTS

WATER FEATURE

LINE OF BASEMENT UNDER SHOWN DASHED

600-800mm HIGH PLANTER
PROVIDES PRIVACY AND SEPARATION
TO GROUND FLOOR COURTYARDS

PEDESTRIAN CIRCULATION
SPECIAL PAVING TREATMENT DELINEATES
PEDESTRIAN ZONE IN SHARED WAY
WITH FOOTPATH BETWEEN FOYER CANOPIES
TIMBER SLEEPER TYRE STOPS

MASS PLANTING TO 1.2m
PROVIDES SEPARATION TO SHARED WAY

PROPOSED GROSS POLLUTANT TRAP
REFER TO STORMWATER ENGINEER FOR LOCATION

I	Tree removed for future substitution	04/03/10
H	B+W Amendment and Issue	
G	Revised paths, trees and lights layout	05/03/09
F	Revised stone pitching	29/10/08
E	Revised pedestrian path and basement	27/10/08
D	Revised carparking	22/10/08
C	Revised easement and courtyard layout	26/02/07
B	Revised external levels and section revised FOR LAND AND ENVIRONMENT COURT	25/09/06
A	Incorporating comments from urban design review panel	10/05/06
Issue	Description	Date

taylor
brammer

taylor brammer landscape architects pty ltd
sydney
218 Oxford Street, Woolahra, NSW, Australia, 2025
tel: (02) 9387 8855 fax: (02) 9387 8155
e: sydney@taylorbrammer.com.au

south coast
26 Moore Street, Ausimner, NSW, 2515
PO Box 64 Ausimner, NSW, 2515
tel: (02) 4287 5588 fax: (02) 4287 4826
e: southcoast@taylorbrammer.com.au

project:
146 BOWDEN ST, MEADOWBANK

drawing title:
LANDSCAPE CONCEPT PLAN

client:
BREX PTY LTD

scale: 1:200 @A1
date: 10.05.06
checked: DMT
job no: 06.0475
drawing no: LA01
designed: AS
revision: I

Copyright of taylor brammer landscape architects pty ltd, ABN 61 098 724 985. Figured dimensions shall be taken in preference to scaling. The contractor shall check all dimensions on site before commencing work.

INDICATIVE PLANT LIST

BOTANICAL NAME COMMON NAME SIZE HEIGHT

LOCAL INDIGENOUS/LOW WATER USE SPECIES

TREES	Angophora bakeri	Narrow Leaved Apple	45L	4m
	Angophora costata	Smooth Barked Apple	75L	10m
	Eucalyptus reticulatus	Blueberry Ash	45L	5m
	Eucalyptus haemastoma	Scrubby Gum	75L	8m
	Glochidion ferrandi	Cheese Tree	75L	6m
	Melaleuca linearifolia	Snow In Summer	45L	6m
	Syzygium glomerata	Tupentine	100L	20m
	Tristania laevis	Water Gum	75L	7m
SHRUBS	Azoreum tenuifolia	Narrow-leaf Myrtle	5L	1m
	Backhousia myrtifolia	Grey Myrtle	5L	3m
	Callistemon serratifolius	Black Wattle	5L	4m
	Melaleuca decora	White Feather Honey Myrtle	5L	6m
	Pinella laevis	Rice Flower	5L	1m
GROUNDCOVERS/ CLIMBERS	Clematis aristata	Old Man's Beard	150mm	-
	Hardenbergia violacea	Palmer's Sweetpea	150mm	-
	Kanmoria rubicunda	Dusky Coral Pea	150mm	-

NATIVE CULTIVARS NON INDIGENOUS NATIVES

TREES	Anacardium occidentale	Hop Pine	30m	
	Brachyctenaceae	Blawarra Flame Tree	15m	
	Callistemon viminalis	Weeping Bottlebrush	5m	
	Corymbia maculata	Spotted Gum	25m	
	Corymbia gummifera	Red Flowering Gum	10m	
	Eucalyptus leucocoryna	Red Bloodwood	3-10m	
	Eucalyptus paniculata	Grey Ironbark	8-10m	
	Eucalyptus saligna	Sydney Blue Gum	5-12m	
	Ficus rubiginosa	Port Jackson Fig	m	
SHRUBS	Acacia suaveolens	Sweet-scented Wattle	1m	
	Banksia serrata	Old Man Banksia	4m	
	Banksia robur	Savory Banksia	1.5m	
	Callistemon citrinus	Callistemon	3m	
	Callistemon chinensis	NSW Christmas Bush	3m	
	Dorstenia excelsa	Sydney Lily	2m	
	Grevillea	Grevillea	4m	
	Parsonsia linearis	Narrow Leaved Gumbung		
	Westringia fruticosa	Native Rosemary		
GROUNDCOVERS & CLIMBERS	Dianella caerulea	Blue Flax Lily	150mm	0.5m
	Dianella revoluta	Mauve Flax Lily	150mm	0.5m
	Lomandra longifolia	Spiny-headed Mat-rush	150mm	0.7m
	Poa affinis	Tussock Grass		0.5m
	Themeda australis	Kangaroo Grass		0.3m
	Viola hederacea	Native Violets		0.3m

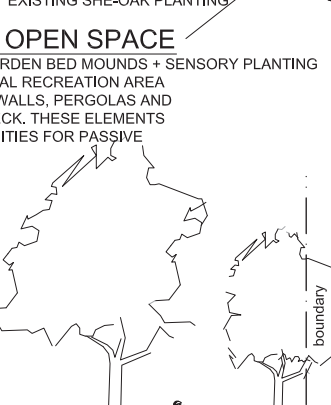
EXOTIC SPECIES

TREES	Betula pendula 'Nigra'	Tropical Birch	10m	
	Magnolia grandiflora	Bull Bay Magnolia	20m	
	Fraxinus 'Raywood'	Claret Ash	20m	
	Platanus rubra var acutifolia	Frangipani	8m	
	Ulmus parvifolia	Chinese Elm	15m	
SHRUBS	Agave attenuata	Agave	2m	
	Buxus microphylla var japonica	Japanese Box	1m	
	Cordyline petiolaris	Cordyline	1m	
	Cordyline stricta 'Nigra'	Cordyline cr.	1.5m	
	Gardenia augusta 'Florida'	Gardenia	1m	
	Phormium tenax 'Purpureum'	Purple Flax	1.5m	
GROUNDCOVERS & CLIMBERS	Trachelospermum jasminoides	Star Jasmine	150mm	-

ROAD FINISH
AUSTRALIAN PORPHYRY STONE
100 x 100 x 60mm

COMMUNAL OPEN SPACE

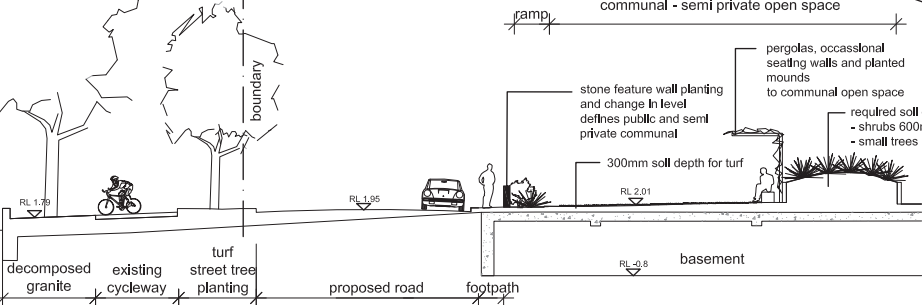
PLANTED RAISED GARDEN BED MOUNDS + SENSORY PLANTING
TO DEFINE COMMUNAL RECREATION AREA
INCLUDES SEATING WALLS, PERGOLAS AND
CENTRAL TIMBER DECK. THESE ELEMENTS
PROVIDE OPPORTUNITIES FOR PASSIVE
RECREATION



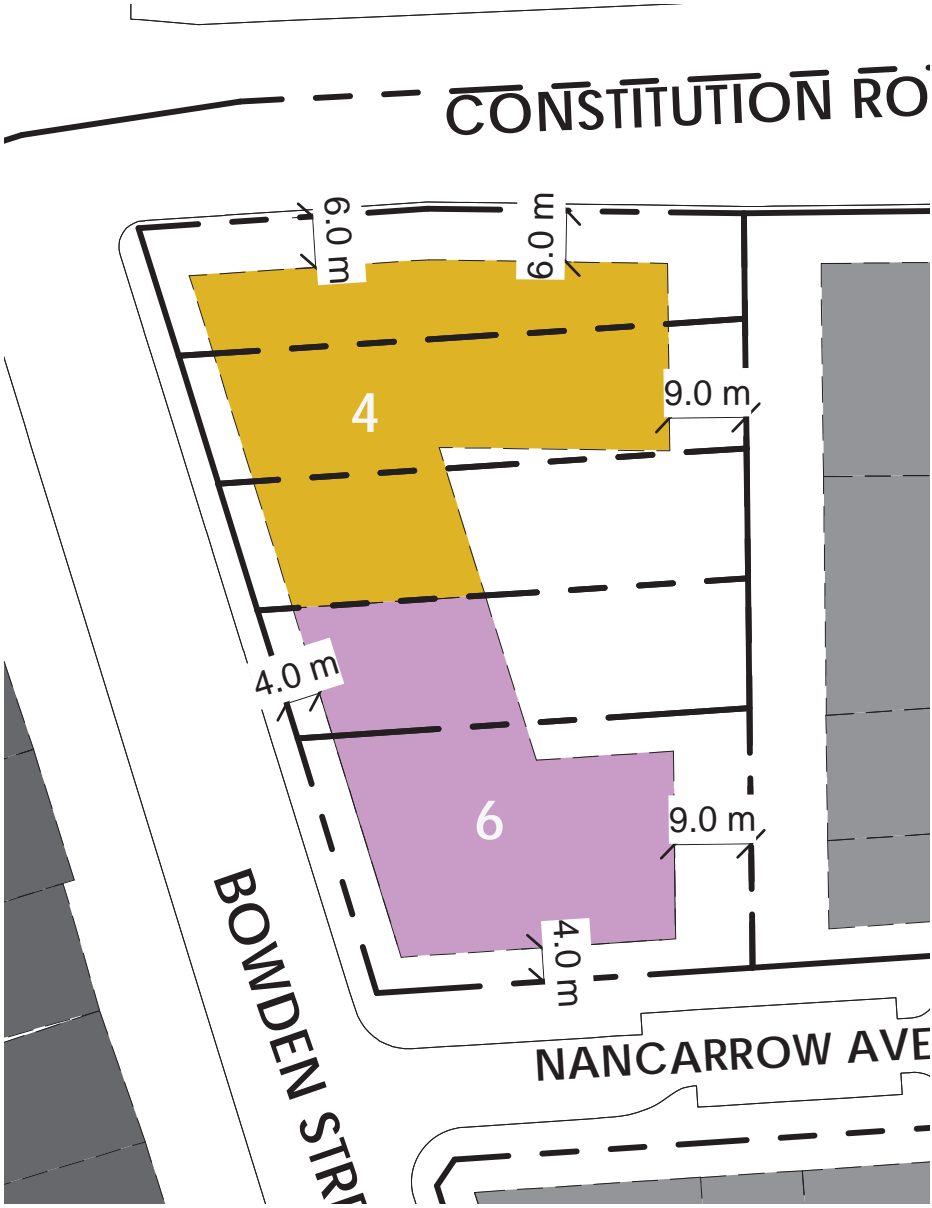
PARRAMATTA RIVER

LANDSCAPE SECTION

DELINEATION OF PUBLIC AND SEMI PRIVATE DOMAIN 1:150 @A1

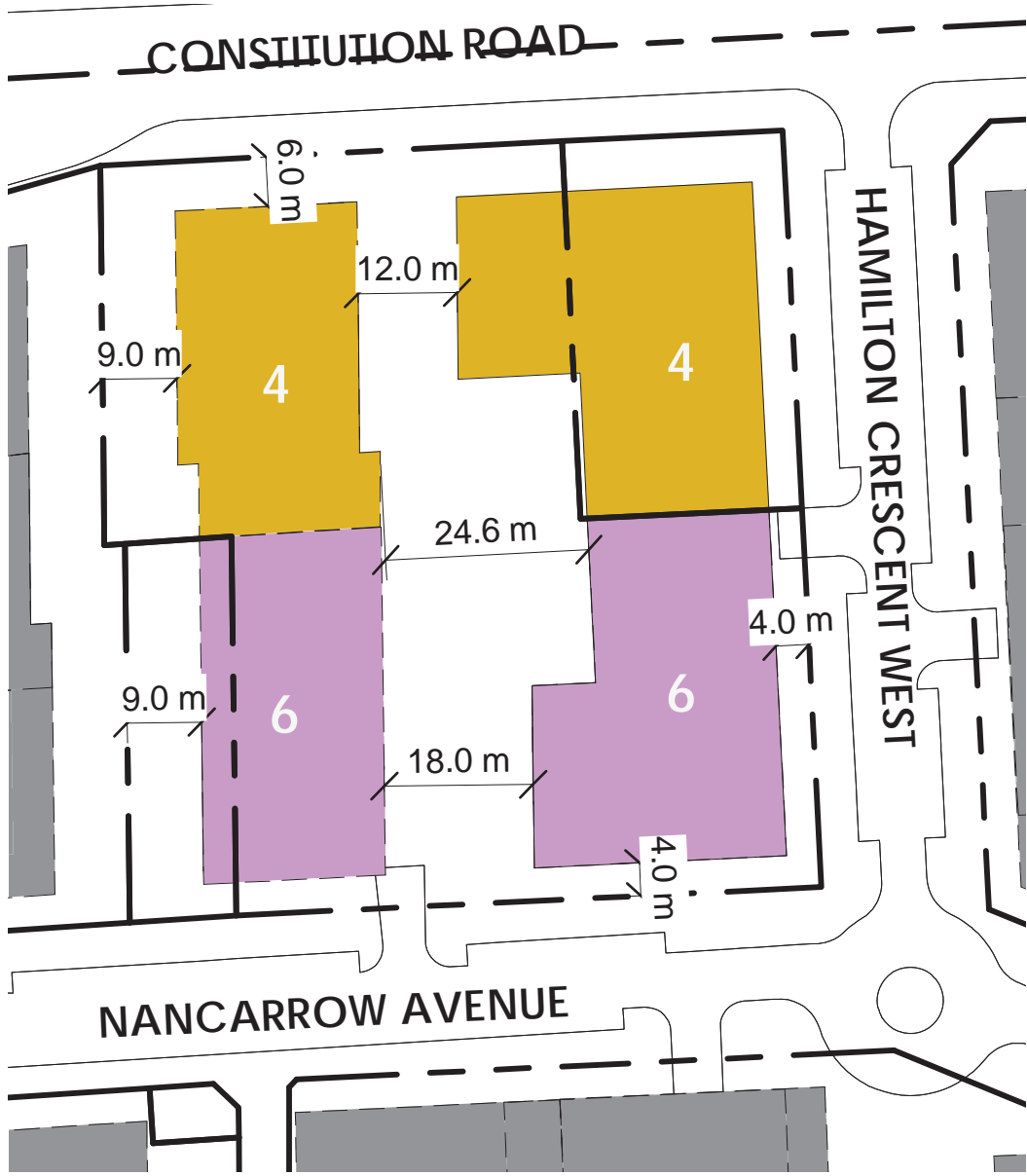


NEW CASUARINA GLAUCA TREE PLANTING TO FORESHORE
100L POT SIZE WITH MINIMUM 2.8m TREE HEIGHT AT PLANTING



ISOLATED SITE 1:

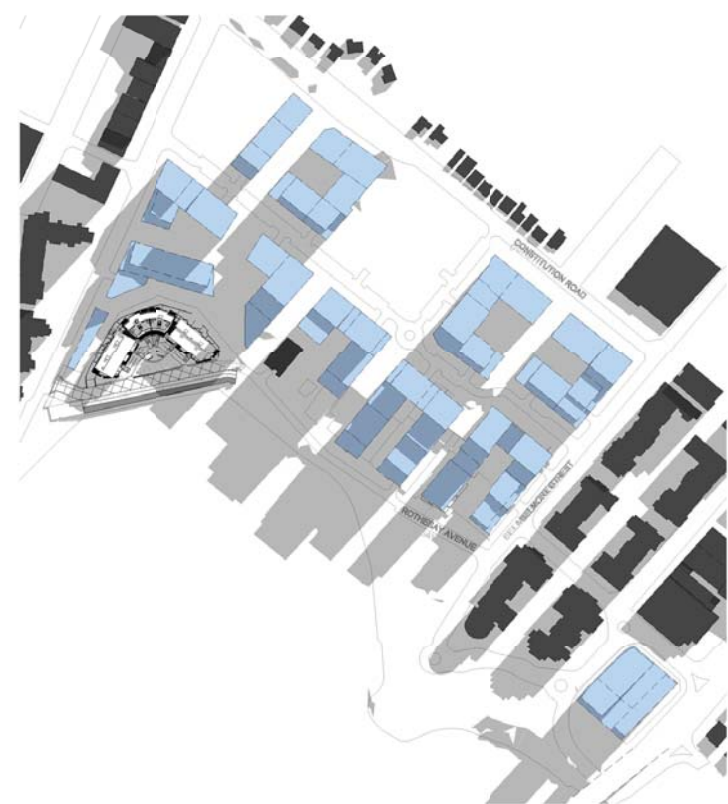
1B UNITS	2B UNITS	3B UNITS	TOTAL
12	87	17	116



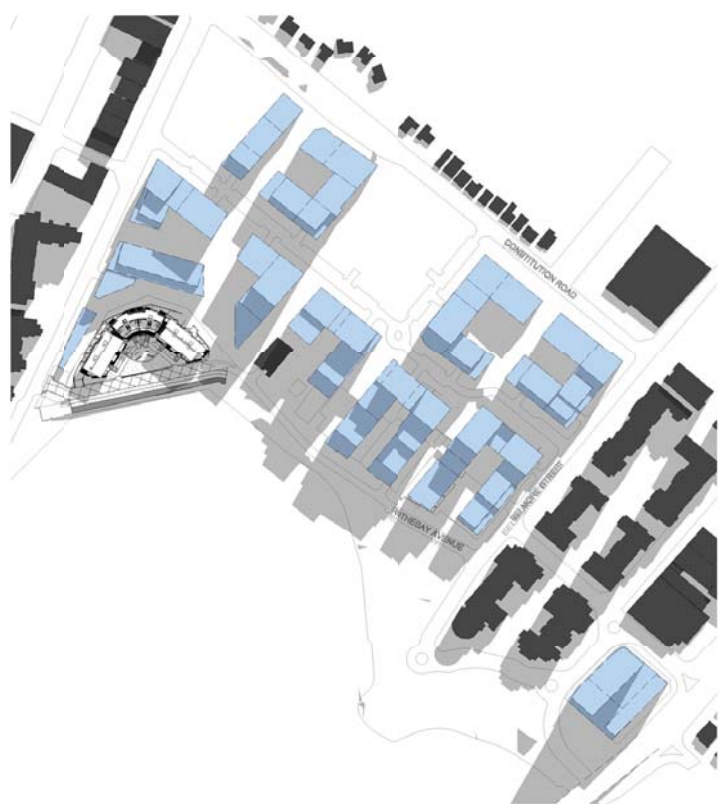
ISOLATED SITE 2:

1B UNITS	2B UNITS	3B UNITS	TOTAL
17	127	25	169





2 Sunshadow 21 JUNE - 0900 HRS
SK12b



1 Sunshadow 21 JUNE - 1000 HRS
SK12b



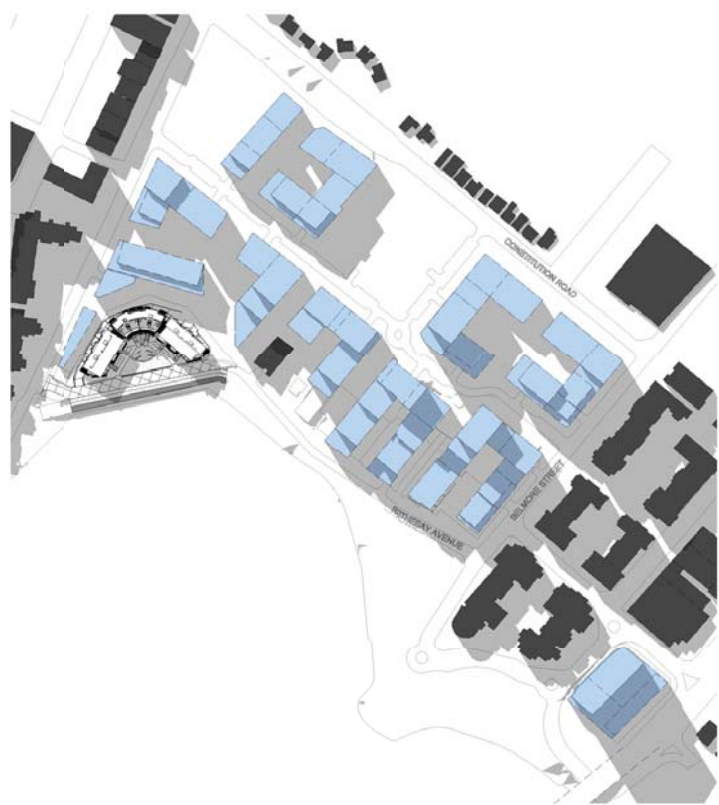
3 Sunshadow 21 JUNE - 1100 HRS
SK12b



4 Sunshadow 21 JUNE - 1200 HRS
SK12b



5 Sunshadow 21 JUNE - 1300 HRS
SK12b



6 Sunshadow 21 JUNE - 1400 HRS
SK12b



7 Sunshadow 21 JUNE - 1500 HRS
SK12b

TIME	PUBLIC OPEN SPACE (sqm)	SUN LIT AREA (sqm)	%
900	18422	8934	48.49
1000	18422	7800	42.34
1100	18422	6090	33.06
1200	18422	5350	29.04
1300	18422	4965	26.95
1400	18422	4345	23.58
1500	18422	3535	19.19

TIME	COMMUNAL OPEN SPACE (sqm)	SUN LIT AREA (sqm)	%
900	5052	656	12.98
1000	5052	490	9.70
1100	5052	510	10.10
1200	5052	600	11.88
1300	5052	460	9.11
1400	5052	400	7.92
1500	5052	270	5.34

XREF's: X-GRP-A1-SIT: X-SYD-A1-Logo
CAD FILE: N:\Urban\6000 - 6099\600728 - 1\6 Bowden Street, Meadowbank\Drafting\Drawings\600283-0001\1.dwg
DATE PLOTTED: 16 December 2011 1:07 PM BY: DAVID PRESTON - THOMSON (SYDNEY)

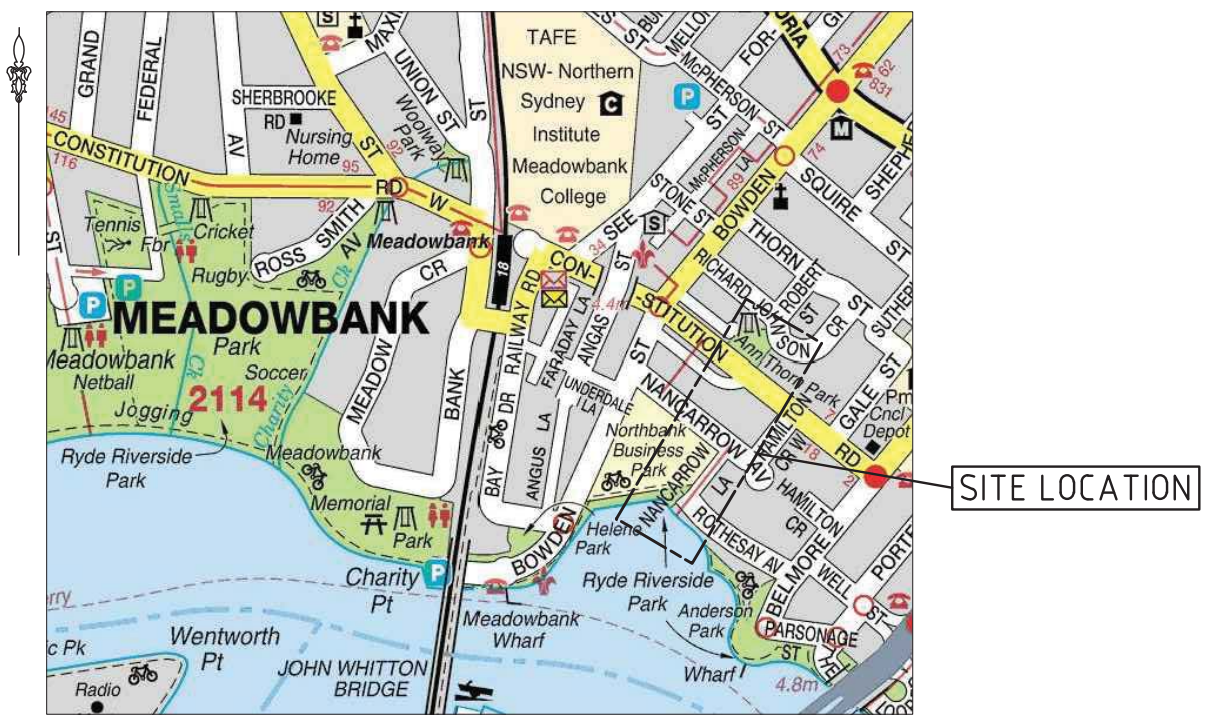
APPENDIX 10 - STORMWATER EASEMENT:



SHEPHERDS BAY, MEADOWBANK
TRUNK DRAINAGE DESIGN
CONCEPT CIVIL ENGINEERING DESIGN

DRAWING SCHEDULE

600283-0001	COVER SHEET & DRAWING LIST
600283-0002	TRUNK DRAINAGE PLAN
600283-0003	TRUNK DRAINAGE LONGITUDINAL SECTION
600283-0004	STORMWATER PIT DETAILS



MAP REPRODUCED WITH THE PERMISSION OF UBQ.
COPYRIGHT UNIVERSAL PUBLISHERS Pty Ltd DG01/05.

LOCALITY PLAN

Rev	Date	Description	Drawn	Appr.
1	16/12/2011	PRELIMINARY	DPT	GJN



© Cardno Ltd 2011
All Rights Reserved.
This document is produced by Cardno Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

ABN: 95 001 145 035
910 Pacific Highway, Gordon, NSW Australia 2072
Phone (+61 2) 9496 7781 Fax (+61 2) 9499 3562
Email: Sydney@cardno.com.au Web: www.cardno.com.au

AS 9001 Lic: 1960
Standard Australia

Drawn	DPT	Date	16/12/2011
Checked	CEV	Date	16/12/2011
Designed	JMH	Date	16/12/2011
Verified	GJN	Date	16/12/2011
Approved		Date	

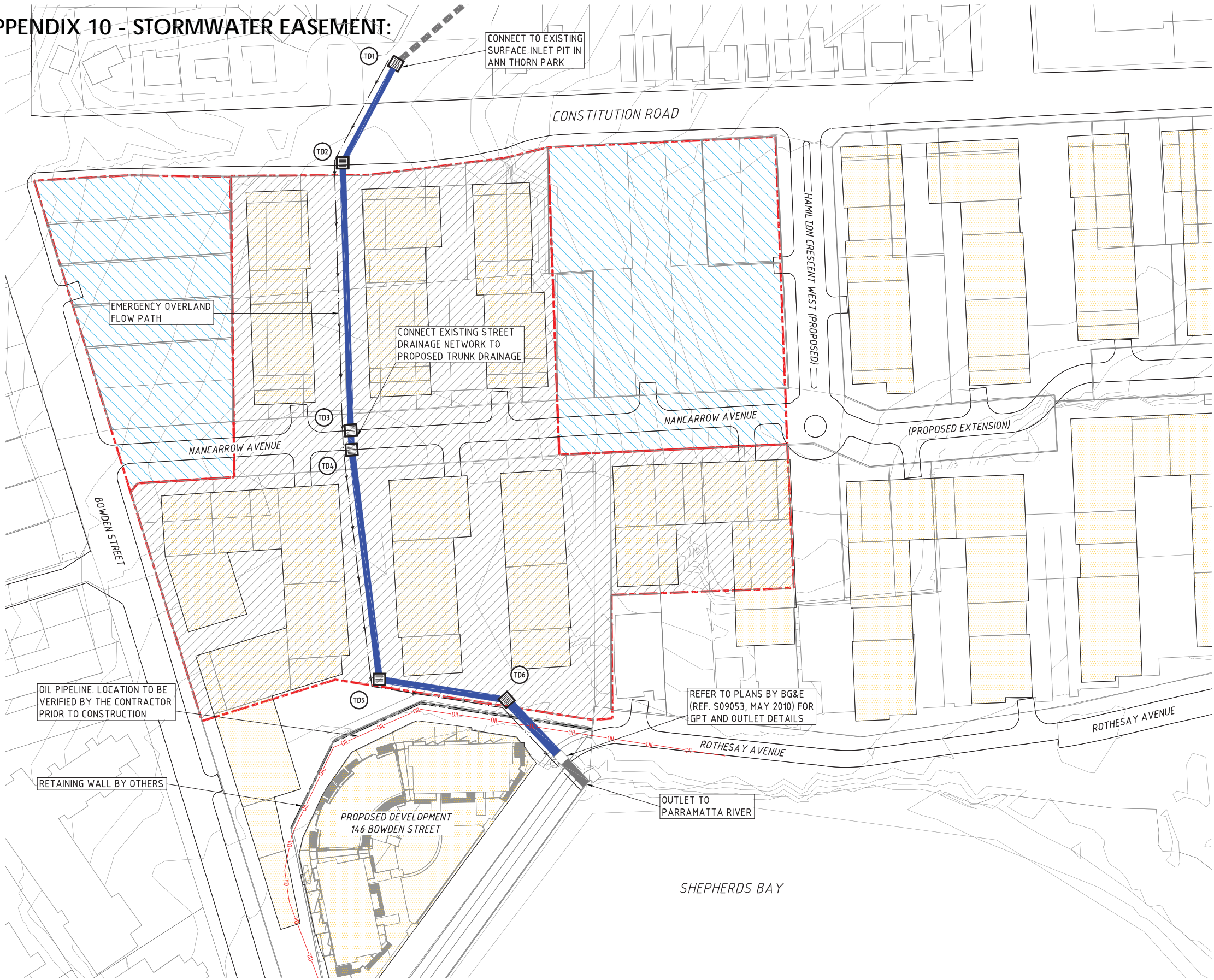
Client: **HOLDMARK PROPERTY GROUP**

SHEPHERDS BAY, MEADOWBANK
TRUNK DRAINAGE DESIGN
CONCEPT DESIGN

COVER SHEET & DRAWING LIST

NOT FOR CONSTRUCTION			
Date	Datum	Scale	Size
14/12/2011	AHD	AS SHOWN	A1
Drawing Number			Revision
600283-0001			1

APPENDIX 10 - STORMWATER EASEMENT:

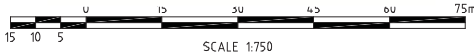


TOTAL SITE AREA SOUTH OF CONSTITUTION ROAD THAT COULD POSSIBLY DRAIN TO TRUNK DRAINAGE LINE:

- HOLDMARK PROPERTY (3.2ha)
- THIRD PARTY PROPERTY (0.5+0.8=1.3ha)

- LEGEND
- STORMWATER PIT LABEL
 - PROPOSED STORMWATER PIT
 - PROPOSED STORMWATER PIPE
 - PROPOSED STORMWATER BY OTHERS (BG&E REF. S09053, MAY 2010)
 - PROPOSED EMERGENCY OVERLAND FLOW PATH
 - FUTURE PROPOSED BUILDING FOOTPRINT
 - EXISTING UPSTREAM STORMWATER PIPE
 - EXISTING HIGH PRESSURE OIL LINE
 - RETAINING WALL (BY OTHERS)

- NOTES
- FOR STORMWATER TRUNK DRAINAGE LONGSECTION REFER DRAWING 600283-0003
 - FOR STORMWATER PIT DETAILS REFER DRAWING 600283-0003



Rev	Date	Description	Drawn	Appr.
4	05/03/2012	PROPERTY BOUNDARY ADJUSTMENTS	DPT	GJN
3	28/02/2012	MINOR AMENDMENTS	DPT	GJN
2	16/12/2011	MINOR AMENDMENTS	DPT	GJN
1	16/12/2011	PRELIMINARY	DPT	GJN



© Cardno Ltd 2011
All Rights Reserved.
This document is produced by Cardno Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.



ABN: 95 001 145 035
Level 9, The Forum, 203 Pacific Highway
St Leonards NSW Australia 2065
Phone (+61 2) 9436 7718 Fax (+61 2) 9439 5178
Email: Sydney@cardno.com.au Web: www.cardno.com.au



Drawn	DPT	Date
Checked	CEV	Date
Designed	JMH	Date
Verified	GJN	Date
Approved		Date

Client **HOLDMARK PROPERTY GROUP**
SHEPHERDS BAY, MEADOWBANK
TRUNK DRAINAGE DESIGN
CONCEPT DESIGN

TRUNK DRAINAGE PLAN

Status **NOT FOR CONSTRUCTION**

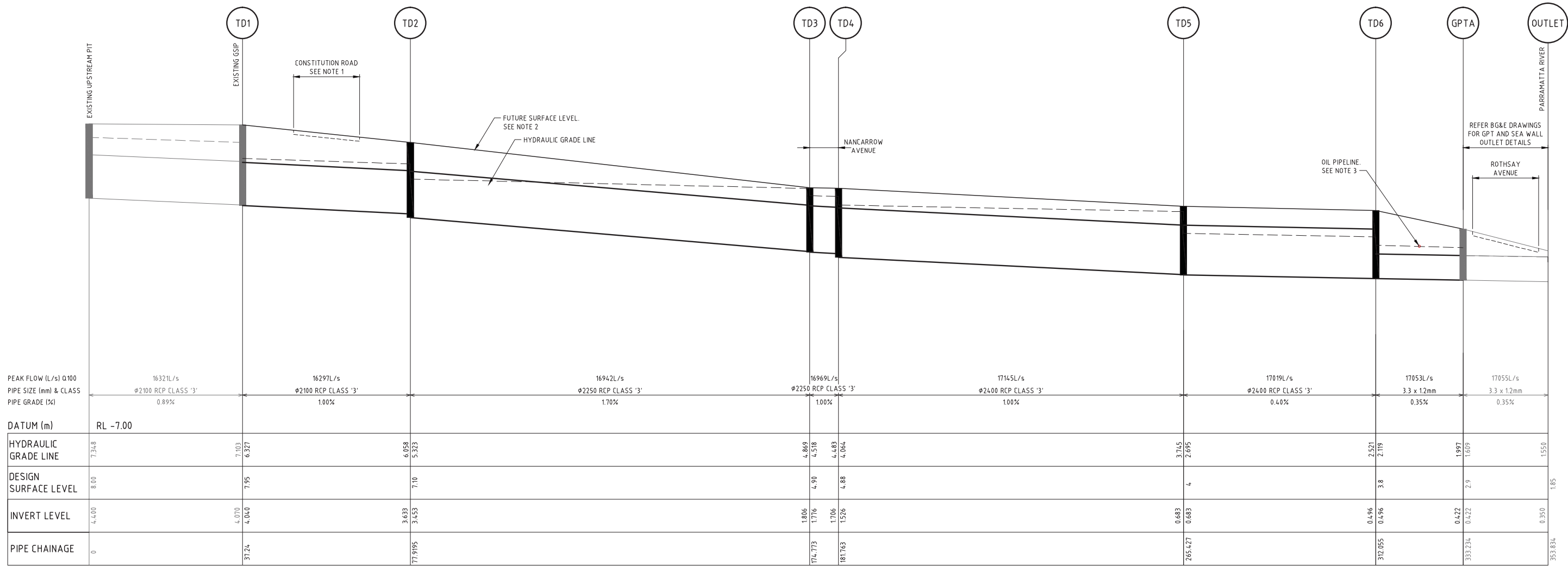
Date	Datum	Scale	Size
14/12/2011	AHD	AS SHOWN	A1
Drawing Number	Revision		
600283-0002	4		

DATE PLOTTED: 16 December 2011 1:07 PM BY: DAVID PRESTON - THOMSON (SYDNEY)

XREF's: X-GRP-A1-SHT: X-SYD-A1-Logo
CAD FILE: N:\Urban\6000 - 6099\60028 - 1\6 Bowden Street, Meadowbank\Drafting\Drawings\600283-0003\1.dwg

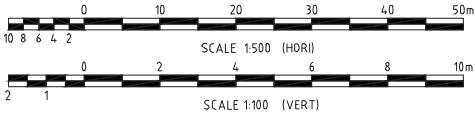
APPENDIX 10 - STORMWATER EASEMENT:

10.



LONGITUDINAL SECTION ALONG TRUNK DRAINAGE LINE
- 100YR ARI CRITICAL STORM EVENT
SCALE 1:500 (HORI) 1:100 (VERT)

- NOTES
- 1. FUTURE LEVELS OF CONSTITUTION ROAD SUBJECT TO DETAIL DESIGN (BY OTHERS) OF REVISED ROAD ALIGNMENT FOLLOWING CONSTRUCTION OF TRUNK DRAINAGE NETWORK
 - 2. FUTURE SURFACE LEVELS BETWEEN PROPOSED BUILDINGS ARE INDICATIVE AND SUBJECT TO FURTHER DESIGN DEVELOPMENT
 - 3. OIL PIPELINE DEPTH AND LOCATION INDICATIVE ONLY AND TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION



© Cardno Ltd 2011
All Rights Reserved.
This document is produced by Cardno Ltd solely for the benefit of and use by the client in accordance with the terms of the releaser. Cardno Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

Cardno
ABN: 95 001 145 035
910 Pacific Highway, Gordon, NSW Australia 2072
Phone (+61 2) 9496 7181 Fax (+61 2) 9499 3912
Email: Sydney@cardno.com.au Web: www.cardno.com.au



Drawn	DPT	Date	16/12/2011
Checked	CEV	Date	16/12/2011
Designed	JMH	Date	16/12/2011
Verified	GJN	Date	16/12/2011
Approved		Date	

Client	HOLDMARK PROPERTY GROUP		
	SHEPHERDS BAY, MEADOWBANK TRUNK DRAINAGE DESIGN CONCEPT DESIGN		
	TRUNK DRAINAGE LONGITUDINAL SECTION		

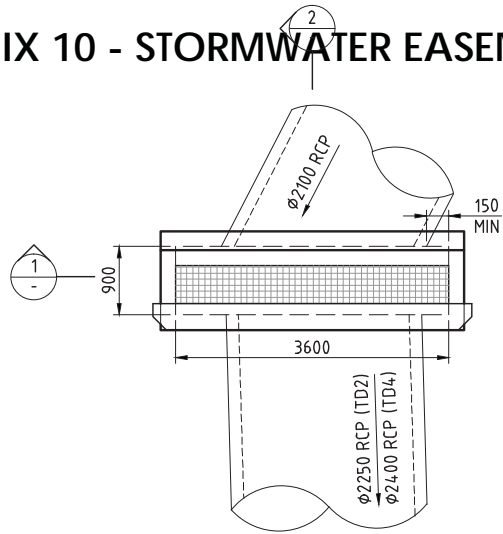
Status			
NOT FOR CONSTRUCTION			
Date	Datum	Scale	Size
14/12/2011	AHD	AS SHOWN	A1
Drawing Number			Revision
600283-0003			1

DATE PLOTTED: 16 December 2011 2:56 PM BY: DAVID PRESTON - THOMSON (SYDNEY)

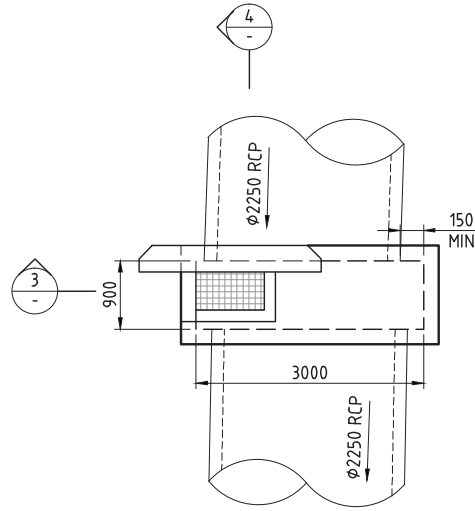
XREF's: X-GRP-A1-SHT: X-SYD-A1-Logo
CAD FILE: N:\Urban\6000 - 6099\600728 - 1\6 Bowden Street, Meadowbank\Drafting\Drawings\600283-0004\01.dwg

APPENDIX 10 - STORMWATER EASEMENT:

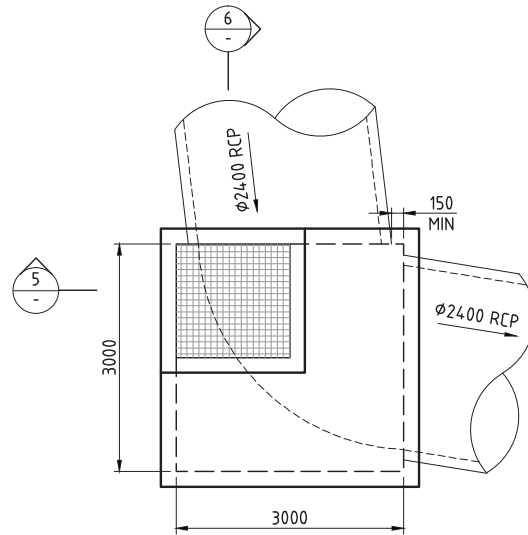
10.



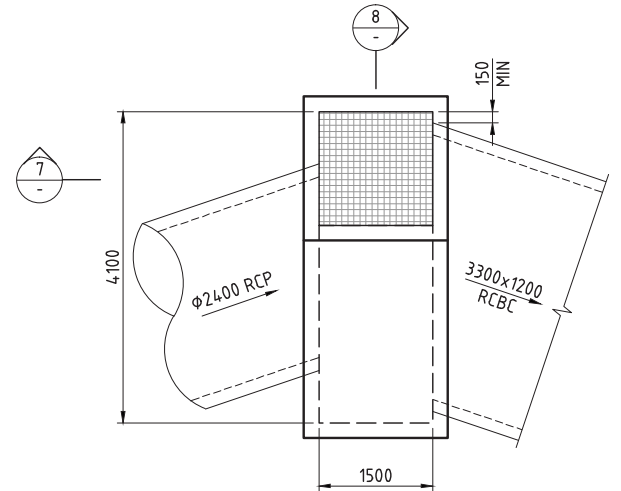
PIT DETAIL - TD2 & TD4
SCALE 1:50



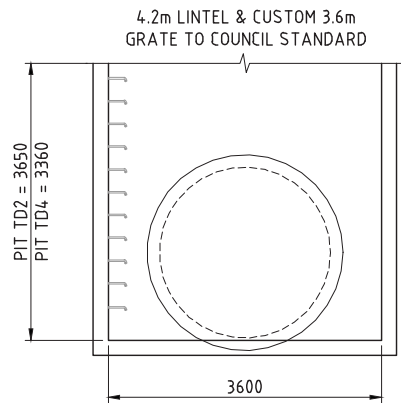
PIT DETAIL - TD3
SCALE 1:50



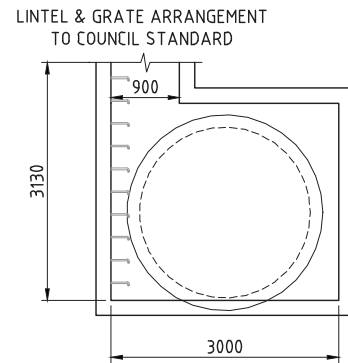
PIT DETAIL - TD5
SCALE 1:50



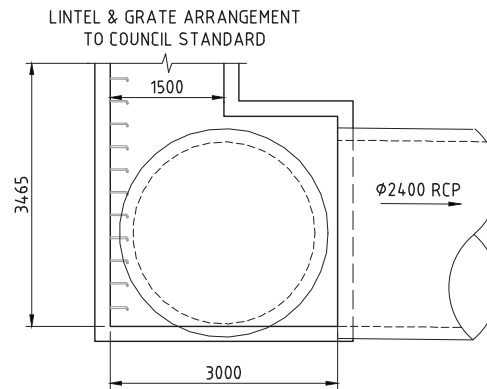
PIT DETAIL - TD6
SCALE 1:50



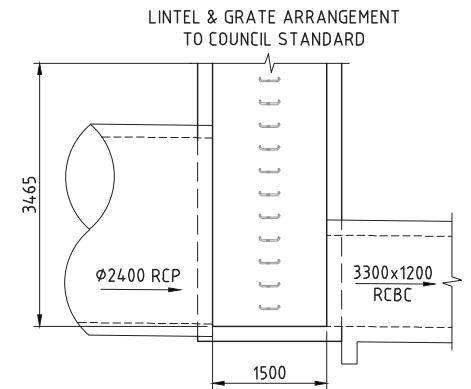
SECTION 1
SCALE 1:50



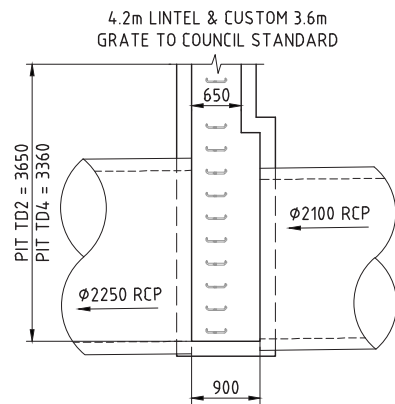
SECTION 3
SCALE 1:50



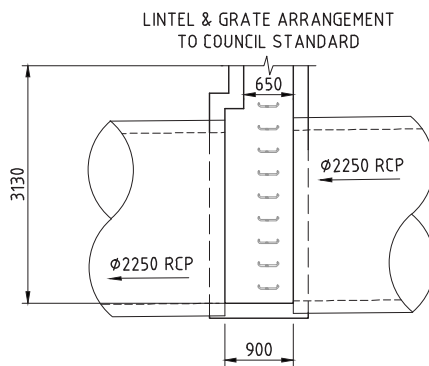
SECTION 5
SCALE 1:50



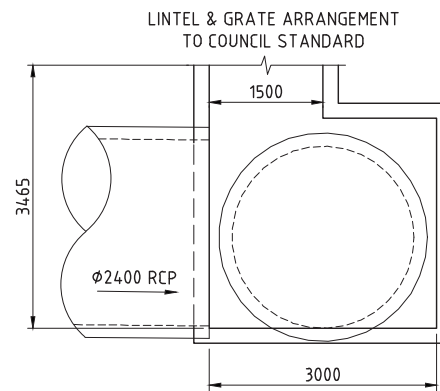
SECTION 7
SCALE 1:50



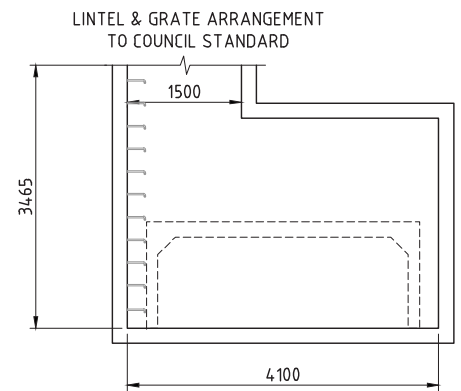
SECTION 2
SCALE 1:50



SECTION 4
SCALE 1:50



SECTION 6
SCALE 1:50



SECTION 8
SCALE 1:50



© Cardno Ltd 2011
All Rights Reserved.
This document is produced by Cardno Ltd solely for the benefit of and use by the client in accordance with the terms of the releaser. Cardno Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

Cardno
ABN: 95 001 145 035
910 Pacific Highway, Gordon, NSW Australia 2072
Phone (+61 2) 9496 7781 Fax (+61 2) 9499 3942
Email: Sydney@cardno.com.au Web: www.cardno.com.au



Drawn DPT Date 16/12/2011
Checked CEV Date 16/12/2011
Designed JMH Date 16/12/2011
Verified GJN Date 16/12/2011
Approved Date

Client **HOLDMARK PROPERTY GROUP**
SHEPHERDS BAY, MEADOWBANK
TRUNK DRAINAGE DESIGN
CONCEPT DESIGN
STORMWATER PIT DETAILS

Status **NOT FOR CONSTRUCTION**
Date 14/12/2011 Datum AHD Scale AS SHOWN Size A1
Drawing Number **600283-0004** Revision **2**

