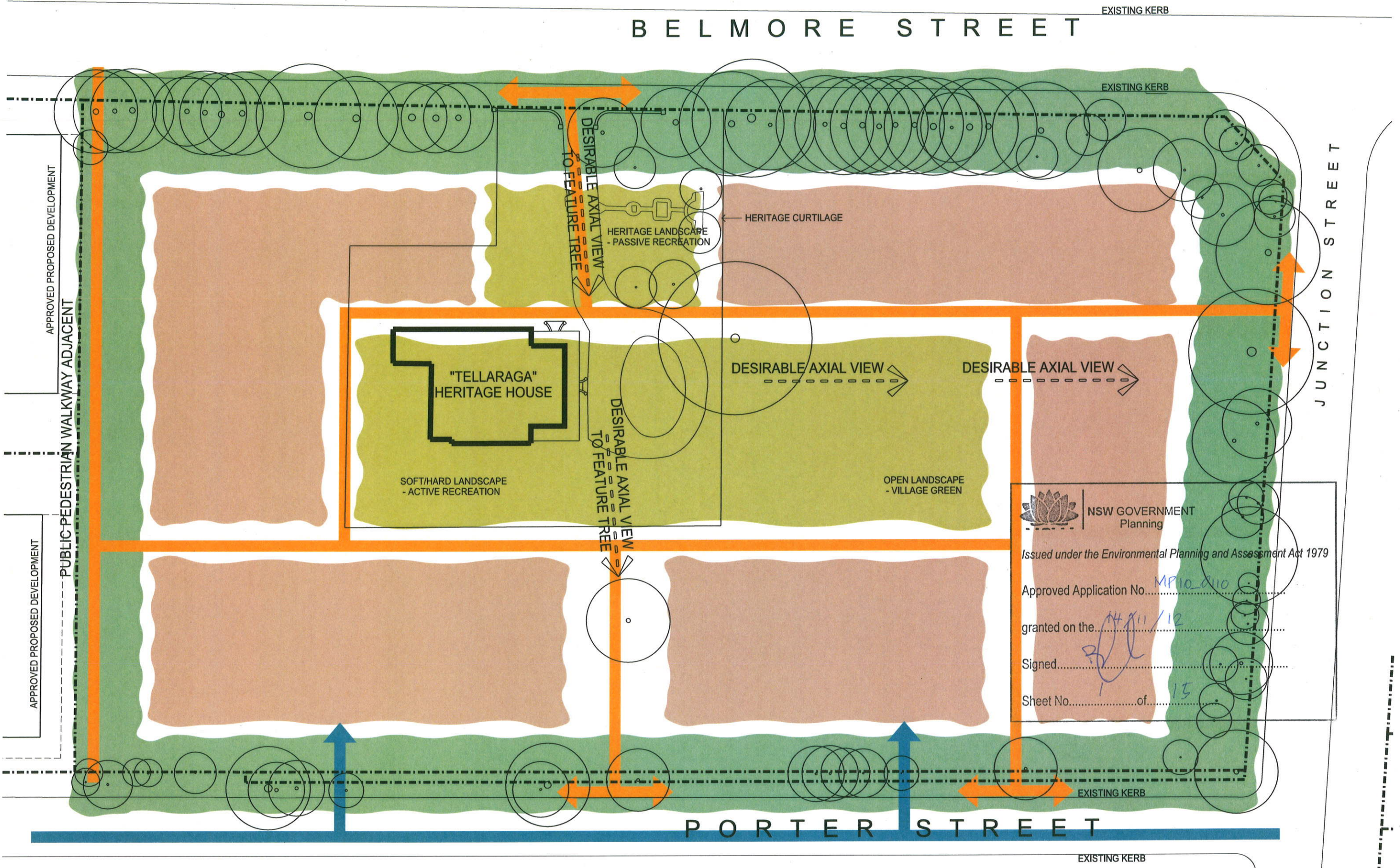




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Sheet No. 1 of 15

Issue

No.	Date	Description	Chkd
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- Notes
- EXISTING BOUNDARY
 - BUILDING ENVELOPE ZONES
 - PEDESTRIAN LINKS

- SOFT LANDSCAPE BUFFER / SCREEN ZONES
- SOFT / HARD LANDSCAPE
- VEHICLE ENTRY ZONE

Drawing Title
Concept Plan Zoning

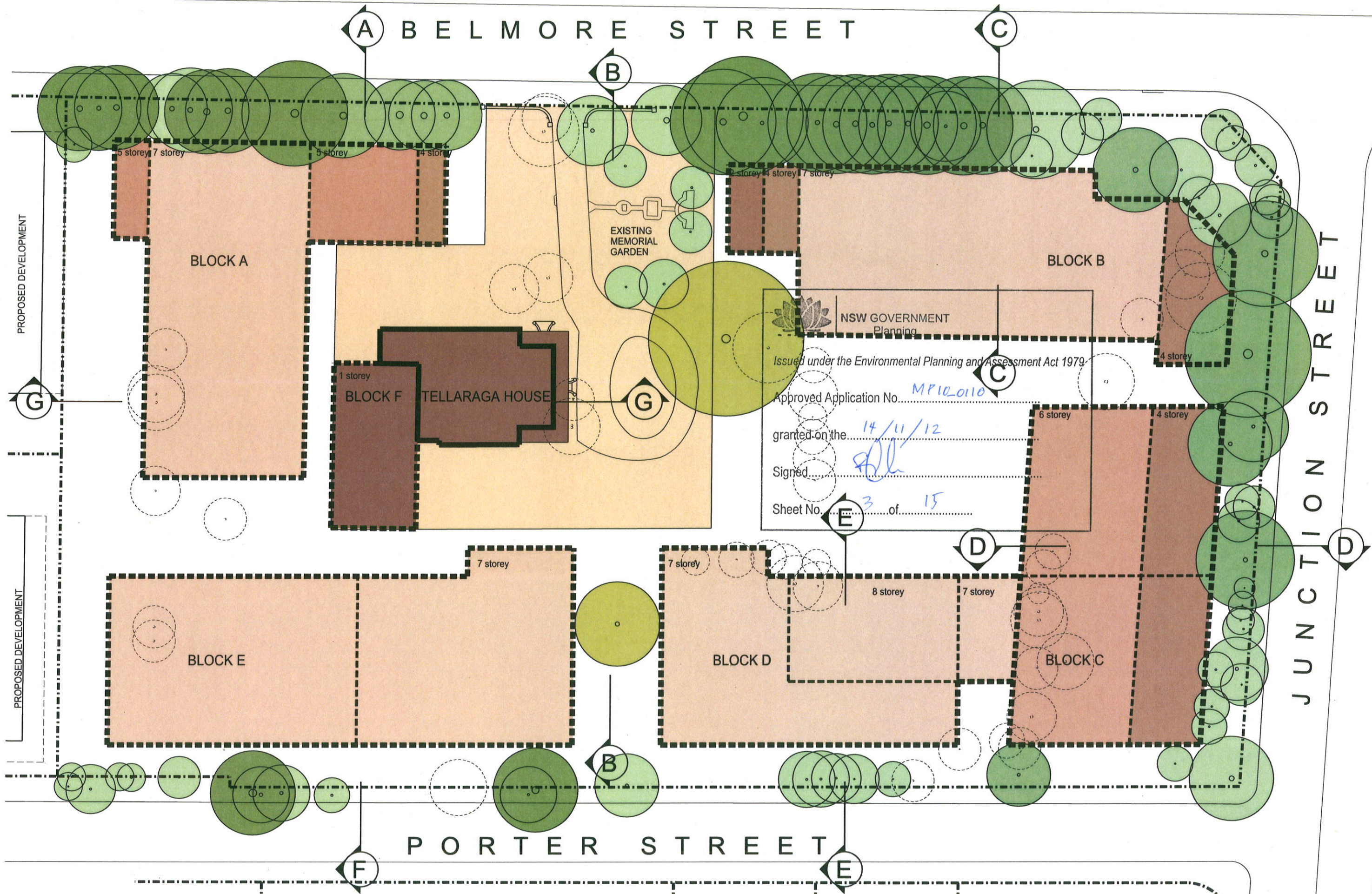
Project & Client
Concept Plan for Crowle
Gardens Development
at
76 Belmore Street, Ryde NSW 2112
for
Achieve Australia

Architect
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CAD File F:\09-09\09002-09002-rp\09002-09002-EA02.shd

Date 3/04/2012

Scale 1:500 @ A3
0 2.5 5 7.5 10 12.5 15m

Drawing Reference
09002-EA02-C



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Nominated Architects: Ridley Smith reg No. 2286; Graham Thorburn reg No. 3756

Geoffrey Crane reg No. 3766; Andrew Duffin reg No. 5612; Glenn Hordwell reg No. 6288

Notes	Chkd
--- EXISTING BOUNDARY	GN
HERITAGE CURTILAGE	AD
1 STOREY	AD

2 STOREYS	6 STOREYS
4 STOREYS	7 STOREYS
5 STOREYS	

Drawing Title

Above Ground Primary Development Controls - Heights

Project & Client

Concept Plan for Crowle Gardens Development

at

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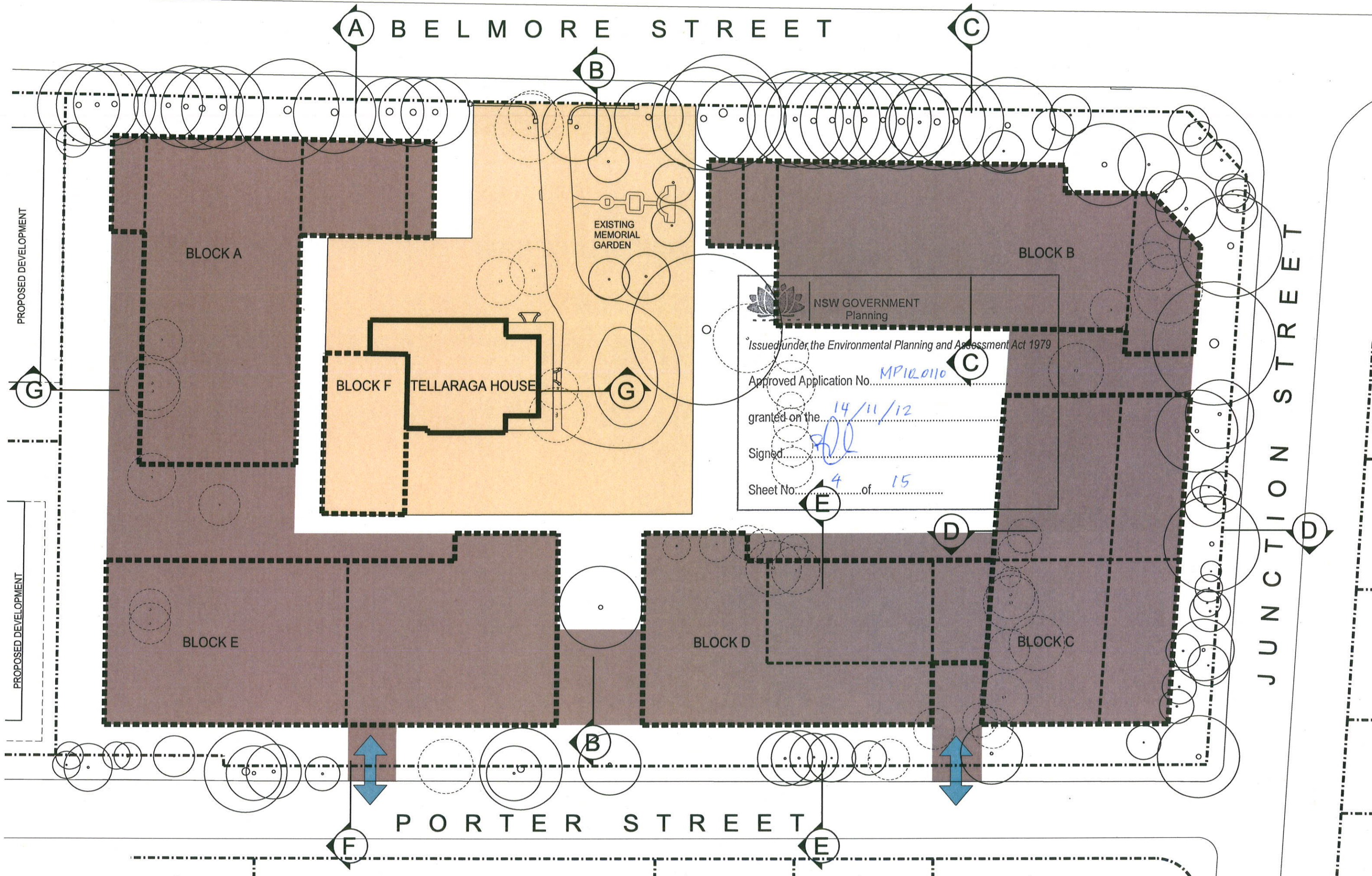
Date 3/04/2012

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Non-Residential Architects: Ridley Smith reg No. 2266; Graham Thorburn reg No. 3708
Qualified Designer: reg No. 3766; Andrew Duffin reg No. 5612; Clarey Hordell reg No. 6286

Notes
--- EXISTING BOUNDARY
HERITAGE CURTLAGE
VEHICLE ENTRY/EXIT

EXISTING TREE REMOVED
EXISTING TREE RETAINED
MASTER PLAN UNDERGROUND BUILDING ENVELOPE

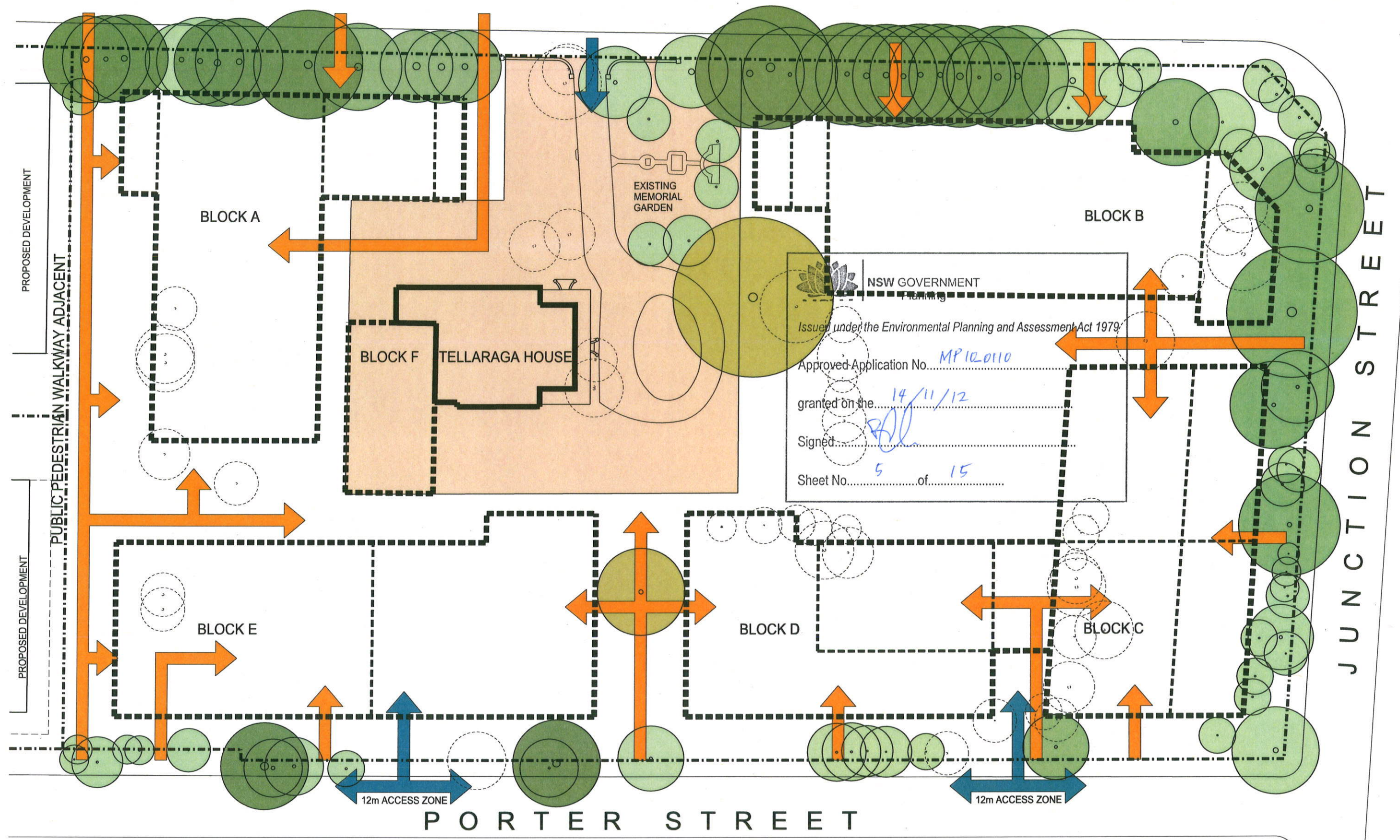
Drawing Title
Below Ground
Building Envelopes

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Date 3/04/2012
Scale 1:500 @ A3
0 2.5 5 7.5 10 12.5 15m
Drawing Reference
09002-EA05-C

BELMORE STREET



Issue

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Nominated Architects: Ridsley Smith reg No. 2268; Graham Thorburn reg No. 5756
Civil/Structural: Andrew Duffin reg No. 5402; Glenn Hodelt reg No. 5296

Notes

---	EXISTING BOUNDARY	PEDESTRIAN ENTRY/ EXIT
---	HERITAGE CURTLAGE	VEHICLE ENTRY/ EXIT
---	CONCEPT PLAN BUILDING ENVELOPE	EXISTING TREE RETAINED
---		EXISTING TREE REMOVED

Drawing Title
Accommodation Types
& Site Access / Exit Zones

Project & Client
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■■■■■■■■■■
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02 JUNCTION STREET - NORTH ELEVATION
1:50

Issue			
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 Nominatized Architects: Rikley Smith reg. No. 2268; Graham Thorburn reg. No. 2768
 Design: Denise reg. No. 3766; Annette Perle reg. No. 5602; G. Smith reg. No. 2268

Notes

 EXISTING BOUNDARY
 FOREGROUND BUILDING ENVELOPE
 BACKGROUND BUILDING ENVELOPE

LEGEND

- | | | | |
|---|-----------|---|--------------------|
|  | BASEMENT |  | 6 STOREYS |
|  | 1 STOREY |  | 7 STOREYS |
|  | 2 STOREYS |  | EXISTING LANDSCAPE |
|  | 4 STOREYS |  | EXISTING BUILDING |
|  | 5 STOREYS |  | DCP ENVELOPE |

Drawing Title
Street Elevations

Project & Client
**Concept Plan for Crowle
Gardens Development**
at
76 Belmore Street, Ryde NSW 2112
for
Achieve Australia

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Planning**

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Sheet No. 7 of 15

The site plan illustrates the layout of the proposed development, which is divided into three main blocks: Block A, Block F, and Block E. The plan is bounded by Belmore Street to the west and Porter Street to the east. A dashed line indicates the boundary between Block A and Block F, and another dashed line indicates the boundary between Block F and Block E. The ground level is shown as a solid line. Various spot heights (RL) are marked at different points on the plan, including RL 45.50, RL 39.50, RL 22.50, RL 28.50, RL 23.60, RL 45.00, RL 46.80, and RL 22.00. The plan also shows a large green area representing a park or open space to the west of Block A, and a smaller green area to the east of Block E.

Issue			
No.	Date	Description	Chkd
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Notified Architect: Jeffrey Smith reg No.2268; Graham Thorburn reg No.5708
 Notified Engineer: Ian H. Trefler reg No.1366; Duff Green No.6652; Clive Hockaday reg No.5708

Notes

- EXISTING BOUNDARY
- FOREGROUND BUILDING ENVELOPE
- BACKGROUND BUILDING ENVELOPE

LEGEND

	BASEMENT		6 STOREYS
	1 STOREY		7 STOREYS
	2 STOREYS		EXISTING LANDSCAPE
	4 STOREYS		EXISTING BUILDING
	5 STOREYS		DCP ENVELOPE

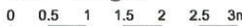
Drawing Title
Street Elevations

Project & Client
**Concept Plan for Crowle
Gardens Development**
at
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for
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Date 3/04/2012

Scale 1:100 @ A3



Drawing Reference

09002-EA08-C

The site plan for Block A shows a large rectangular area with a dashed black boundary. The plan includes several level markers: RL 45.50 at the top right, RL 39.50 in the upper right, RL 28.50 on the left, RL 23.60 at the bottom left, and RL 22.50 in the lower right. A 'GROUND LEVEL' line is indicated. A 'BOUNDARY' line runs vertically on the right side. A 'BELMORE STREET' label is oriented vertically. A green tree symbol is located near the boundary. A dashed line indicates the 'APPROXIMATE 6 STOREYS RESIDENTIAL BUILDING OUTLINE'. A solid line indicates the 'APPROXIMATE EXISTING BUILDING OUTLINE'. A dimension line at the bottom is labeled 'BLOCK A'.

■■■■■■■■■■
Indicates envelope in foreground

APPROXIMATE 6 STOREYS COMMERCIAL BUILDING OUTLINE

APPROXIMATE EXISTING INDUSTRIAL BUILDING OUTLINE

APPROXIMATE GROUND LEVEL

POSSIBLE NEW BOUNDARY

EXISTING BOUNDARY

PORTER STREET

EXISTING BOUNDARY

PROPOSED BOUNDARY ADJUSTMENT

RL 46.80

RL 23.80

GROUND LEVEL

TELLARAGA HOUSE

RL 45.50

RL 39.50

RL 36.00

RL 22.50

BOUNDARY

BELMORE STREET

APPROXIMATE GROUND LEVEL

BLOCK E

BLOCK F

BLOCK A

Signed.....

Sheet No..... of.....

- 6 STOREYS
- 7 STOREYS
- EXISTING LANDSCAPE
- EXISTING BUILDING
- DCP ENVELOPE

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0 2.5 5 7.5 10 12.5 15m

Drawing Reference
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Geoffrey Deane reg No 3766; Andrew Duffin reg No 5602; Gary Hordle reg No 5286

— — —

■ ■ ■

■ ■ ■

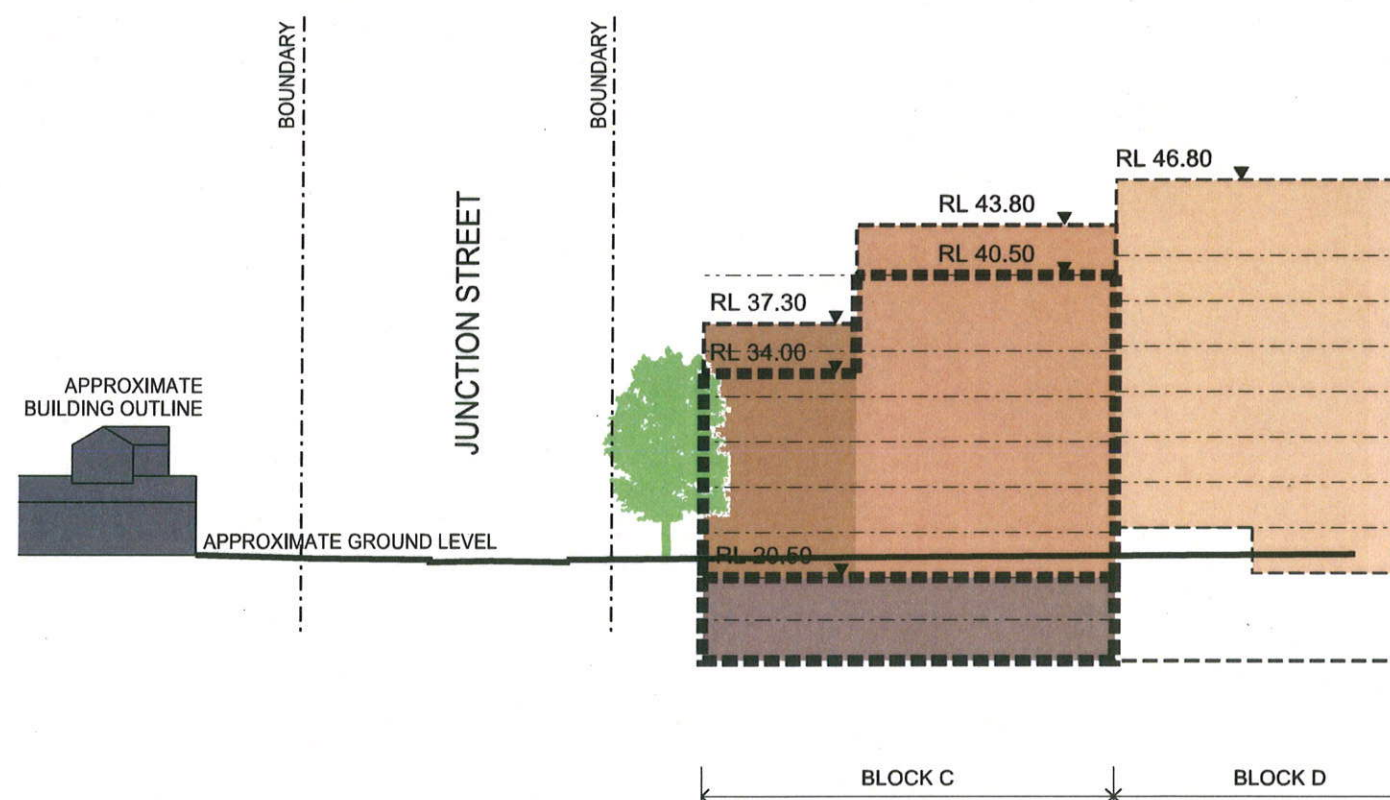
--- EXISTING BOUNDARY

FOREGROUND BUILDING ENVELOPE

 FOREGROUND BUILDING ENVELOPE
 BACKGROUND BUILDING ENVELOPE

Top floors allow 5m inclusive of allowance for handrails, parapets, plant rooms and clothes drying areas.

01 SECTION C
1:500



02 SECTION D
1:500

LEGEND

	BASEMENT
	1 STOREY
	2 STOREYS
	4 STOREYS
	5 STOREYS

-  6 STOREYS
-  7 STOREYS
-  EXISTING LANDSCAPE
-  EXISTING BUILDING
-  DCP ENVELOPE

Project & Client

**Concept Plan for Crowle
Gardens Development**
at
76 Belmore Street, Ryde NSW 2112
for
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Date 3/04/2012

Scale 1:500 @ A3

0 2.5 5 7.5 10 12.5 15m

Drawing Reference

09002-EA10-C

Issue

No.	Date	Description
A	16/02/2011	FINAL DRAFT
B	19/03/2012	
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Chkd
GN
AD
AD

Notes

--- EXISTING BOUNDARY


FOREGROUND BUILDING ENVELOPE

■ FOREGROUND BUILDING ENVELOPE
□ BACKGROUND BUILDING ENVELOPE

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Top floors allow 5m inclusive of allowance for handrails, parapets, plant rooms and clothes drying areas.

■■■■■■■■■■
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The diagram illustrates the site plan for Block D, showing the proposed and existing boundaries, building footprints, and ground levels. Key features include:

- Block D:** A large rectangular area outlined by a dashed line, labeled "BLOCK D" at the bottom.
- Proposed Building Footprints:**
 - A light blue footprint on the left, labeled "APPROXIMATE 6 STOREYS COMMERCIAL BUILDING ENVELOPE INDICATED IN MEA-PLANNING DOCUMENTS".
 - A dark grey footprint below the commercial building, labeled "APPROXIMATE EXISTING HOUSE OUTLINE".
 - A light orange footprint on the right, labeled "RL 46.80" at the top and "RL 23.80" at the bottom.
 - A dark brown footprint at the bottom right, labeled "GROUND LEVEL".
- Boundaries and Street:**
 - PORTER STREET:** A green tree icon representing the street, labeled "PORTER STREET" vertically.
 - EXISTING BOUNDARY:** A dashed line running vertically through the center of the site.
 - POSSIBLE NEW BOUNDARY:** A dashed line running vertically on the left side of the site.
 - PROPOSED BOUNDARY ADJUSTMENT:** A dashed line running vertically on the right side of the site.
- Ground Levels:**
 - RL 46.80:** A level marker at the top right of the site.
 - RL 23.80:** A level marker at the bottom right of the site.
 - GROUND LEVEL:** A line indicating the ground level across the bottom of the site.

SECTION F

1:500

Chkd
GN
AD
AD

Notes

- EXISTING BOUNDARY
- FOREGROUND BUILDING ENVELOPE
- BACKGROUND BUILDING ENVELOPE

LEGEND

	BASEMENT
	1 STOREY
	2 STOREYS
	4 STOREYS
	5 STOREYS

Drawing Title
Sections

**Concept Plan for Crowle
Gardens Development**
at
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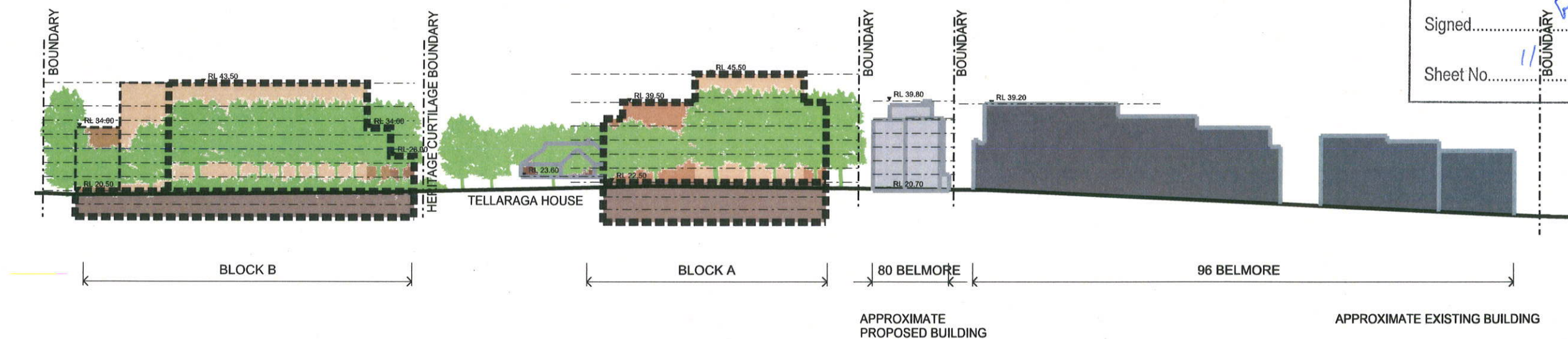
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0 2.5 5 7.5 10 12.5 15m

Drawing Reference
09002-EA11-C

■■■■■■■■■■
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01 SECTION G
1:500



02 ELEVATION
1:1000

No.	Date	Description	Chkd
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 Drafting: Deane reg No.3766, Christine Duffin reg No.3602, Gail Gorman reg No.3706

[illegible]

BACKGROUND BUILDING ENVELOPE

LEGEND

	BASEMENT
	1 STOREY
	2 STOREYS
	4 STOREYS
	5 STOREYS

-  6 STOREYS
-  7 STOREYS
-  EXISTING LANDSCAPE
-  EXISTING BUILDING
-  DCP ENVELOPE

Project & Client
**Concept Plan for Crowle
Gardens Development**
at
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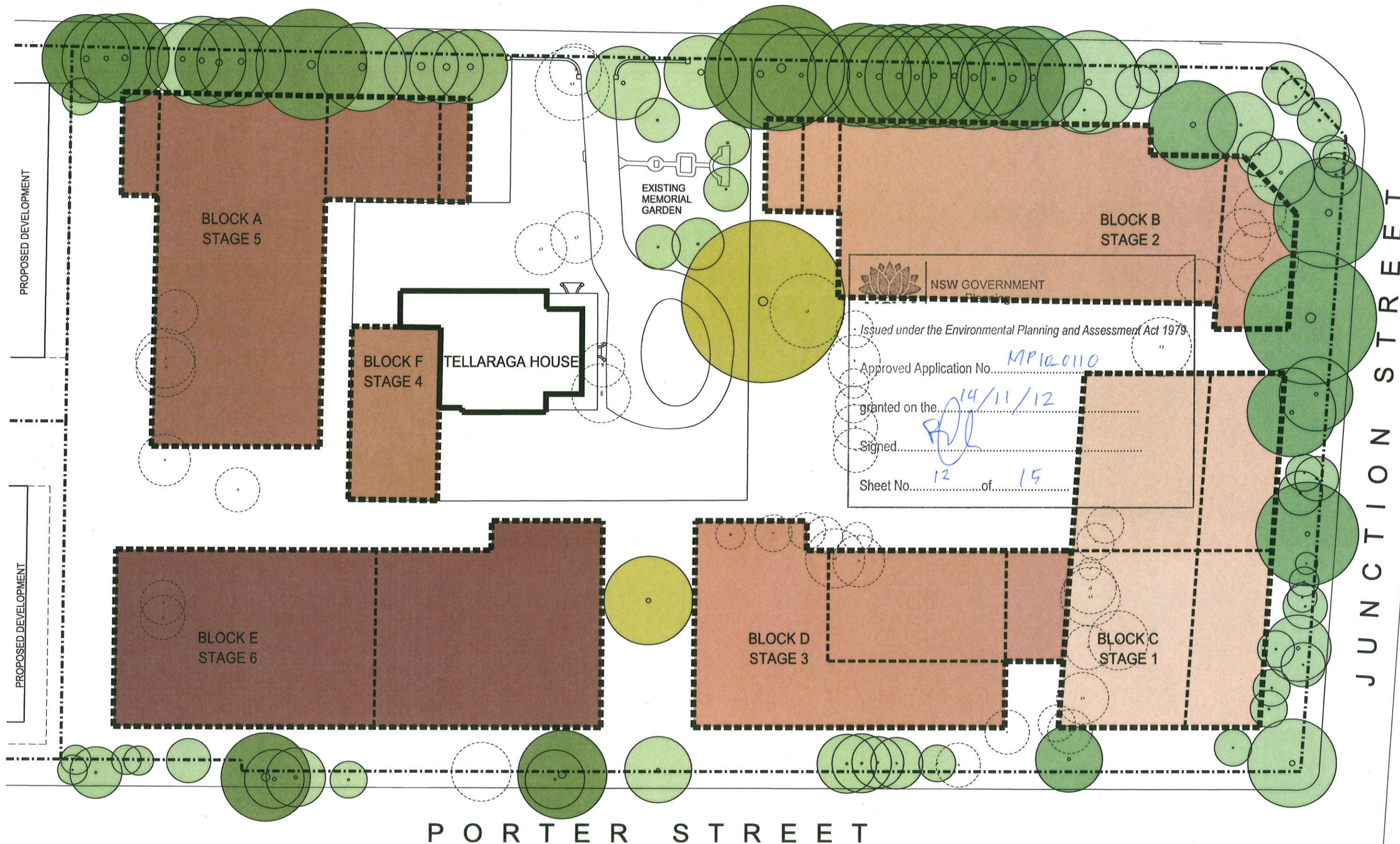
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Ch
GN
AD
AD

Notes

--- EXISTING BOUNDARY

STAGE 1

STAGE 2

	STAGE 3
	STAGE 4
	STAGE 5

STAGE 6

Drawing Title
Staging Plan

Project & Client

**Concept Plan for Crowle
Gardens Development**
at
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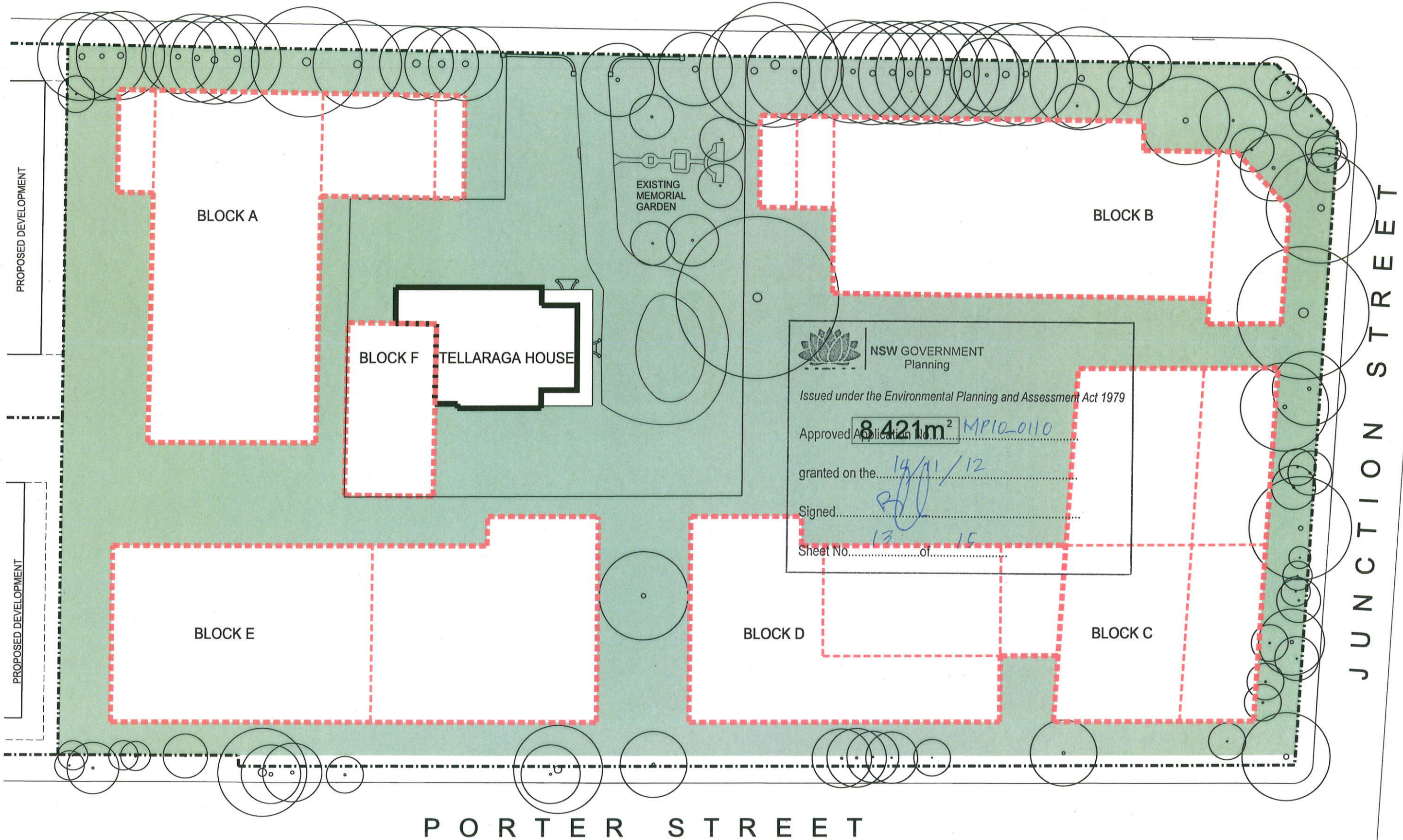
Date 3/04/2012

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BELMORE STREET



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Issue				
No.	Date	Description	Chkd	
A	21/12/2011	Issue for Department of Planning	GN	
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Geoffroy Drouin reg No. 3768; Andrew Duffin reg No. 6012; Claire Woodroffe reg No. 6286

- Notes
- BUILDING ENVELOPE
 - EXISTING BOUNDARY
 - POTENTIAL COMMUNAL OPEN SPACE
 - EXISTING TREE RETAINED

Drawing Title
**POTENTIAL COMMUNAL
OPEN SPACE**

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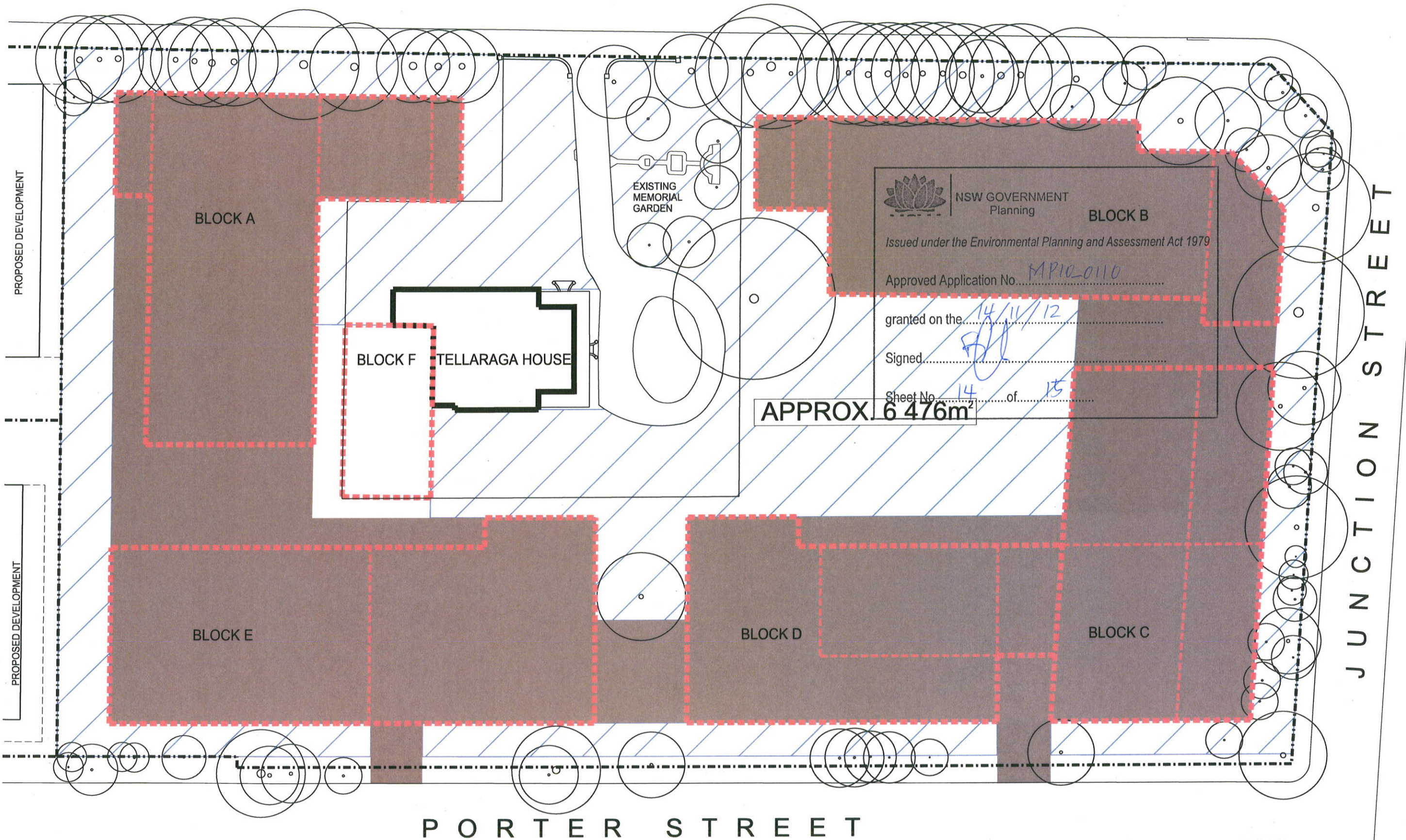
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BELMORE STREET



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Nominated Architects: Ridley Smith reg No.2288; Graham Thorburn reg No.5708

Consulting Engineer: ren bin 3760; Andrew Duffin reg No.16037; Clarry Hord-Smith reg No.5236

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Notes

- BUILDING ENVELOPE
- EXISTING BOUNDARY
- CAR PARK
- DEEP SOIL AREA



EXISTING TREE RETAINED

Drawing Title

Deep Soil Area

Project & Client

Concept Plan for Crowle
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at
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Date 3/04/2012

Scale 1:500 @ A3

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Drawing Reference

09002-EA53-C

