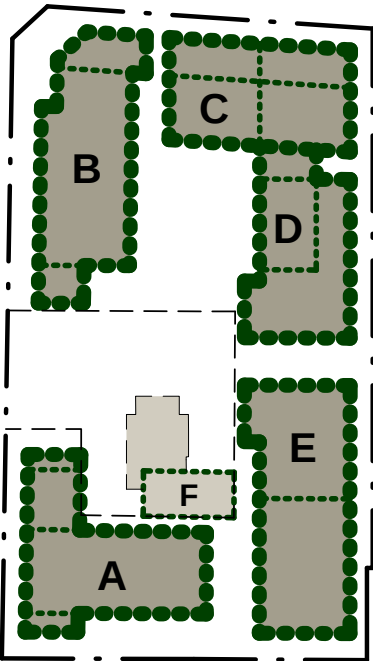


Concept Approval Documentation List

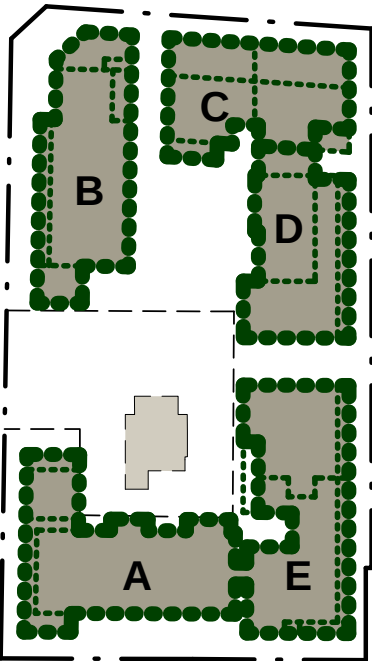
CA000	C	Cover Page
CA003	B	Primary Development Controls - Depth, Separation & Setbacks
CA004	B	Primary Development Controls - Height
CA005	B	Below Ground Building Envelopes
CA006	B	Site Access / Exist Zones
CA007	C	Street Elevations
CA008	C	Street Elevations
CA009	C	Sections
CA010	C	Sections
CA011	C	Sections
CA012	C	Belmore Street Elevations
CA013	B	Staging Plan
CA051	B	Potential Communal Open Space
CA053	B	Deep Soil Area
CA054	B	Public Accessways

Supporting Documentation List

1S.DN035	E	Envelope Model - Encroachment
1S.DN050	G	Solar Analysis – View 1 (June 21st)
1S.DN051	G	Solar Analysis – View 2 (June 21st)
1S.DN052	G	Solar Analysis – View 3 (June 21st)
1S.DN055	C	Solar Analysis – 2 to 4 Porter Street
1S.DN060	B	Street Scape Massing Analysis
1S.DN270	B	Building Separation Plans
1S.DN271	B	Building Separation Sections



Approved Envelope



Proposed Envelope

Crowle Gardens Residential Development

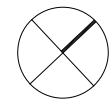
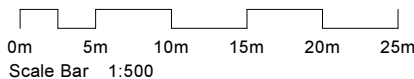
S75w Modification 3



CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T 02 9564 8800 F 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 - GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14
C	Amendments for S75w Application	21.01.14

Proposed Residential Development - Crowle Estate, Meadowbank			
J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN (CA)\01 Model\DEI00313_DN Model_Site Context_140117.rvt		JOB No.	DEI00313
TITLE	Cover Page	DATE	17th Sept 2013
		SCALE	A3 @ 1 : 2000
		DWG No.	CA000 C



Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

- Existing Boundary
- Heritage Curtilage
- Master Plan Building Envelope
- Existing Trees Removed
- Existing Trees Retained
- Addition To Approved Envelope
- Reduction To Approved Envelope
- Balcony Zone With Visually Permeable Balustrades

Proposed Residential Development - Crowle Estate, Meadowbank

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TITLE

Primary Development Controls - Depth, Separation & Setbacks

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1 : 500
DWG No.	CA003 B



0m5m10m15m20m25m

Scale Bar 1:500

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Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

- Existing Boundary

Heritage Curtilage

Master Plan Building Envelope

- 1 Storey

4 Storeys

5 Storeys

6 Storeys

7 Storeys
- Balcony Zone With Visually Permeable Balustrades

Proposed Residential Development - Crowle Estate, Meadowbank

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DNO1 Model\DEI00313_DN Model_Site Context_140108.rvt

TITLE

Primary Development Controls - Height

JOB No.

DEI00313

DATE

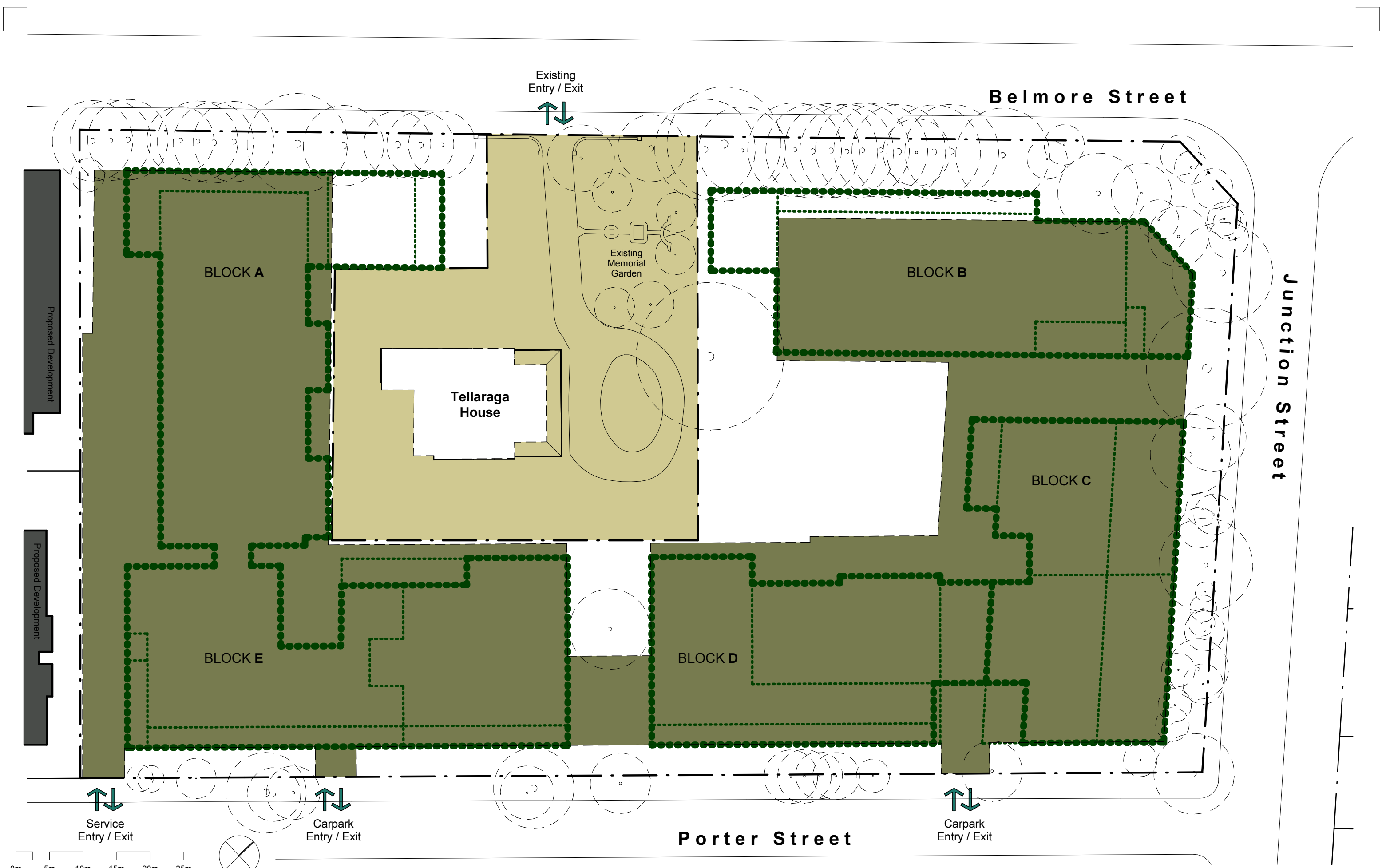
17th Sept 2013

SCALE

A3 @ 1 : 500

DWG No.

CA004 B



CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T 02 9564 8800 F 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

- Existing Boundary
-
- Heritage Curtilage

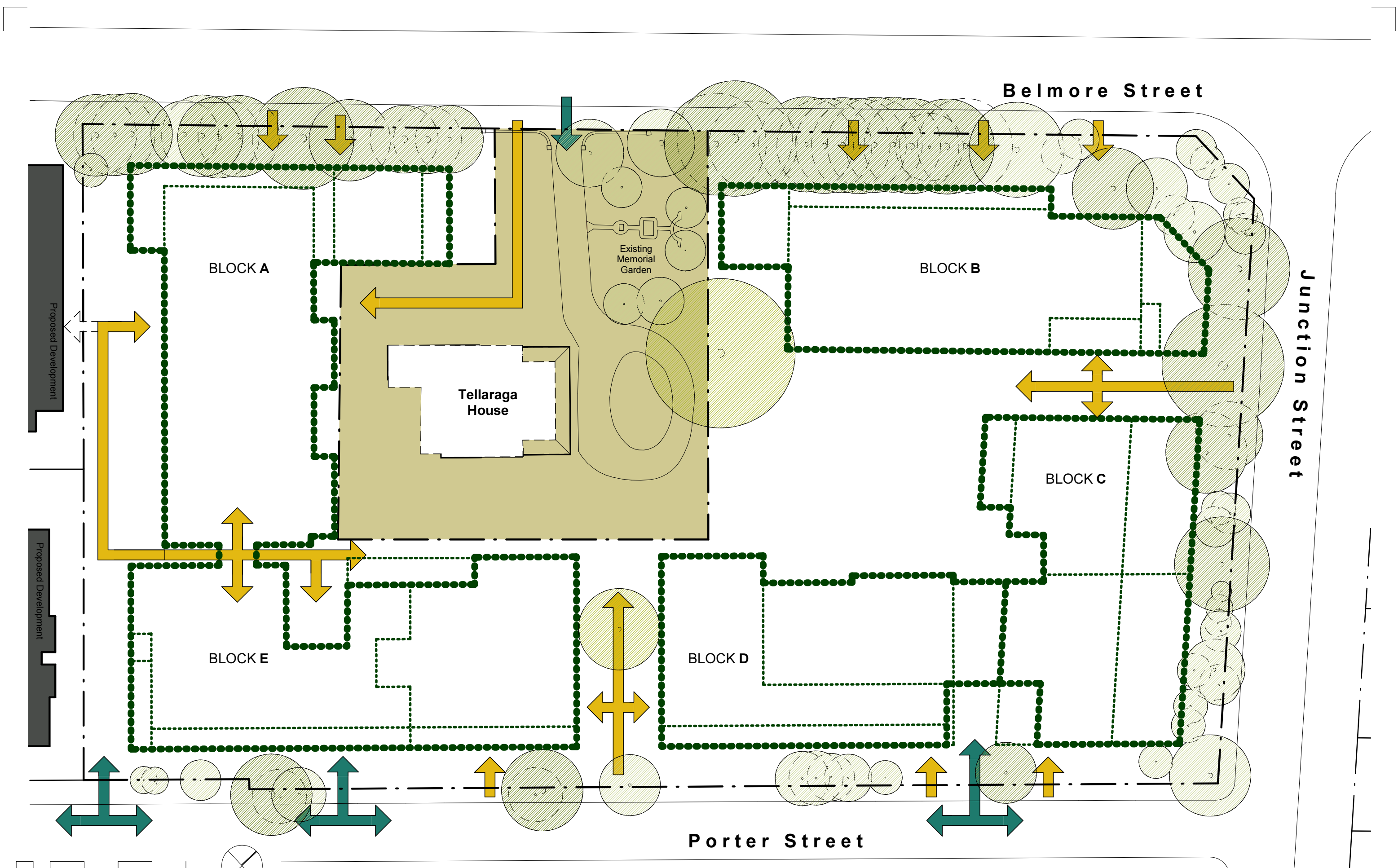
Proposed Residential Development - Crowle Estate, Meadowbank

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TITLE	
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Below Ground Building Envelopes

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1 : 500
DWG No.	CA005 B



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Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

- Existing Boundary

Heritage Curtilage

Master Plan Building Envelope
- Existing Trees Retained

Pedestrian Entry / Exit

Vehicle Entry / Exit

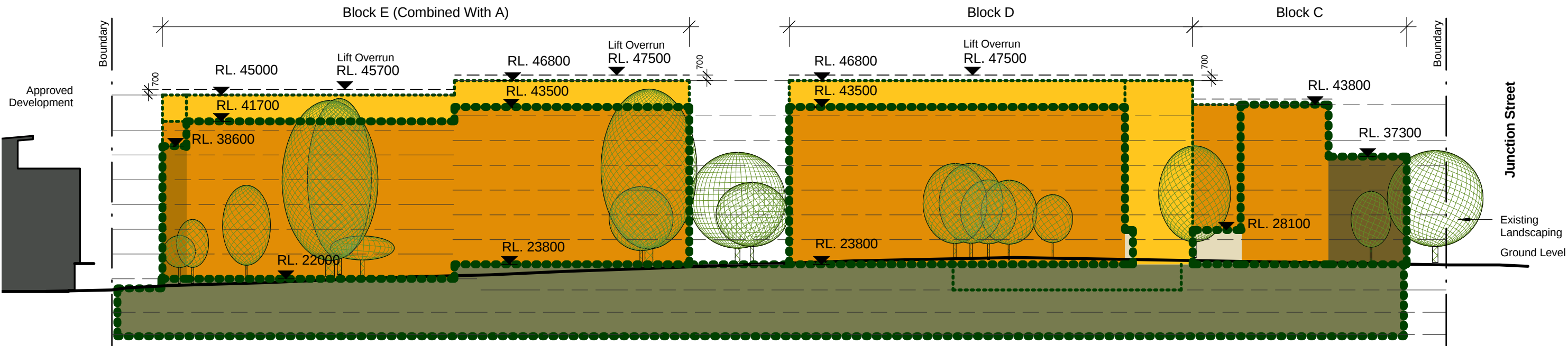
Proposed Residential Development - Crowle Estate, Meadowbank

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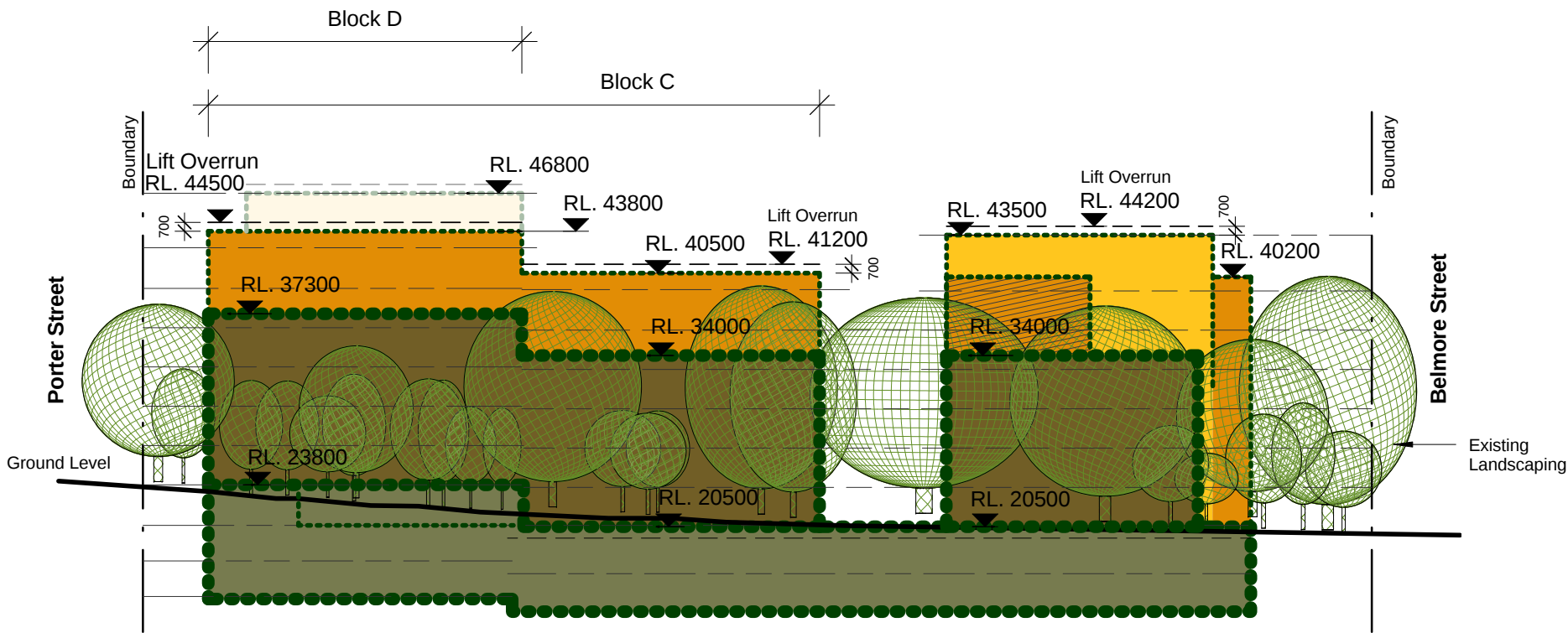
TITLE

Site Access / Exist Zones

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1 : 500
DWG No.	CA006 B



2 East Elevation - Porter Street
1 : 500



3 North Elevation - Junction Street
1 : 500

- Floor To Floor Height Allows 3.1m Generally
- Top Floors Allow 4.4m Inclusive Of Allowance For Handrails and Parapets To Roof Areas
- Lift Overrun Zone to a maximum extent of 700mm above nominated RL.
- Indicates Envelope In Foreground
 - Indicates Envelope In Background
 - Indicates Balcony Zone with visually permeable balustrades

0m 5m 10m 15m 20m 25m
Scale Bar 1:500



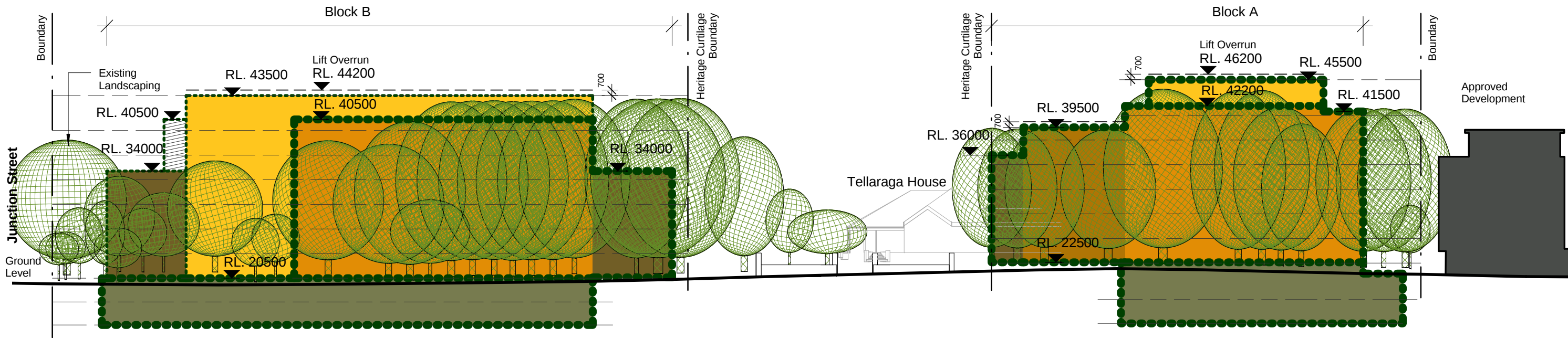
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T 02 9564 8800 F 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14
C	Amendments for S75w Application	21.01.14

- Existing Boundary
- Background Building Envelope
- Foreground Building Envelope

- Basement Envelope
- 1 Storey
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys

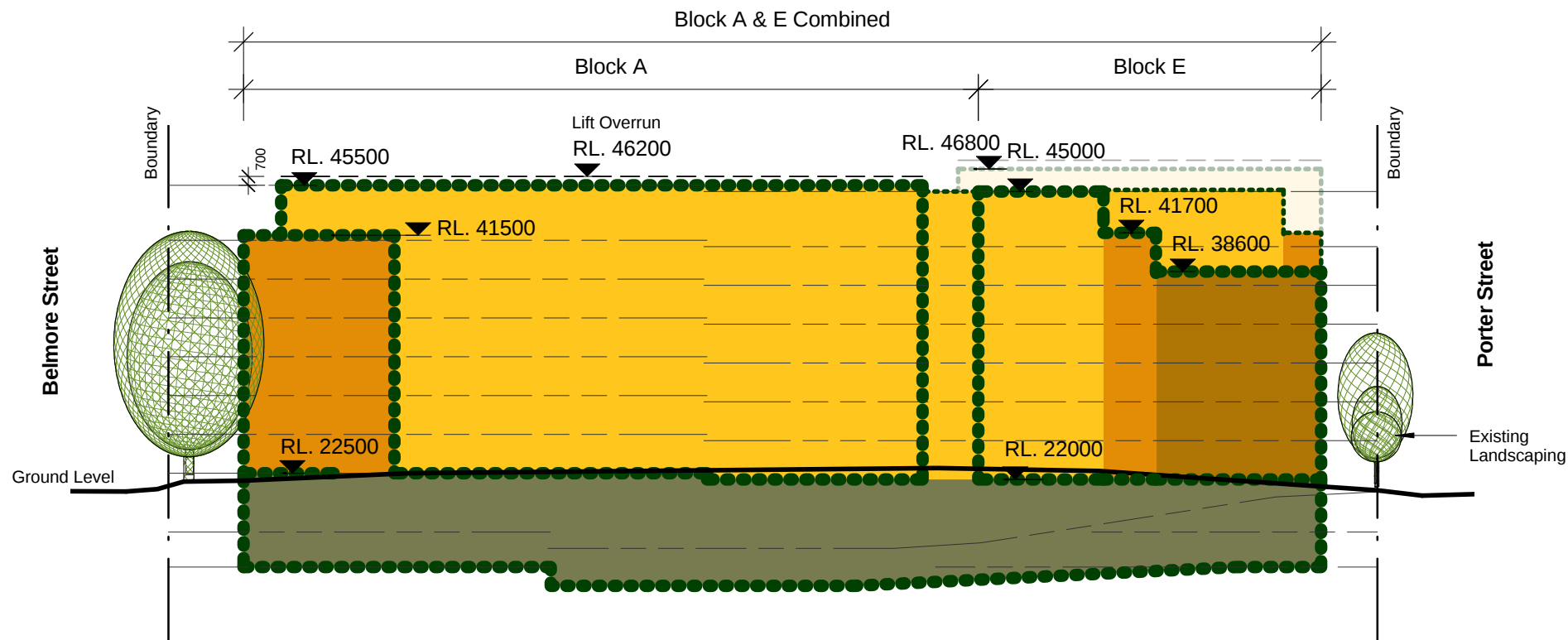
Proposed Residential Development - Crowle Estate, Meadowbank		
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TITLE	DATE	17th Sept 2013
Street Elevations	SCALE	A3 @ 1 : 500
	DWG No.	CA007 C



1

West Elevation - Belmore Street

1 : 500



2

South Elevation - Site Walkway

1 : 500

Floor To Floor Height Allows 3.1m Generally

Top Floors Allow 4.4m Inclusive Of Allowance For Handrails and Parapets To Roof Areas

Lift Overrun Zone to a maximum extent of 700mm above nominated RL.

Indicates Envelope In Foreground

Indicates Envelope In Background

Indicates Balcony Zone with visually permeable balustrades

0m 5m 10m 15m 20m 25m
Scale Bar 1:500

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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

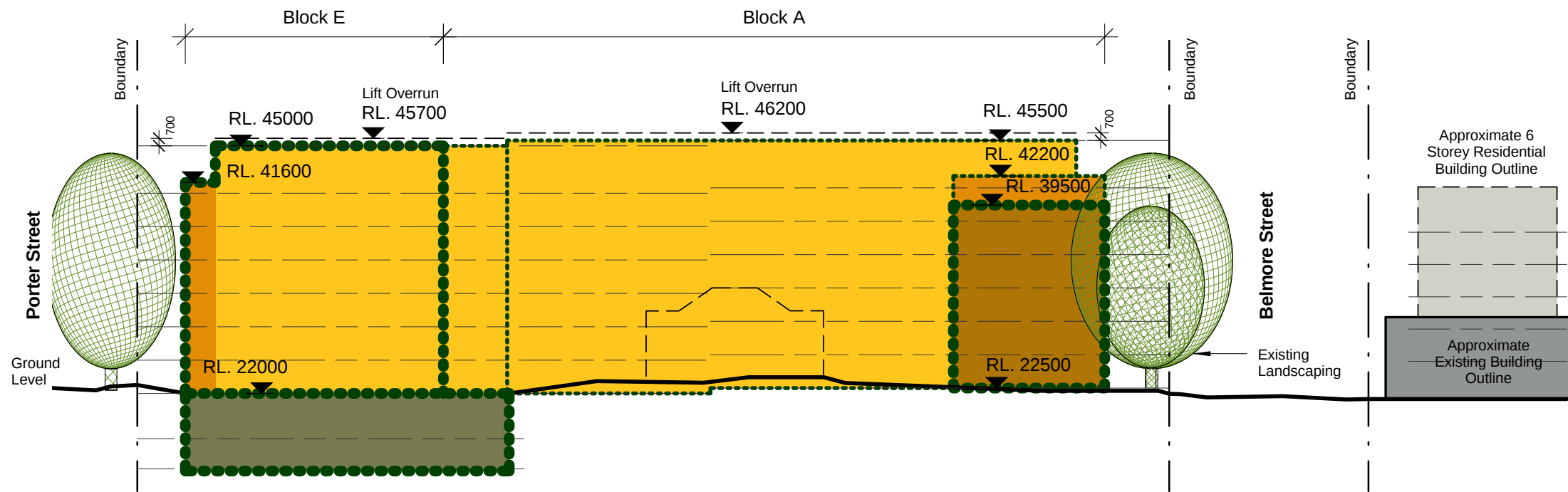
Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14
C	Amendments for S75w Application	21.01.14

Existing Boundary
Background Building Envelope
Foreground Building Envelope

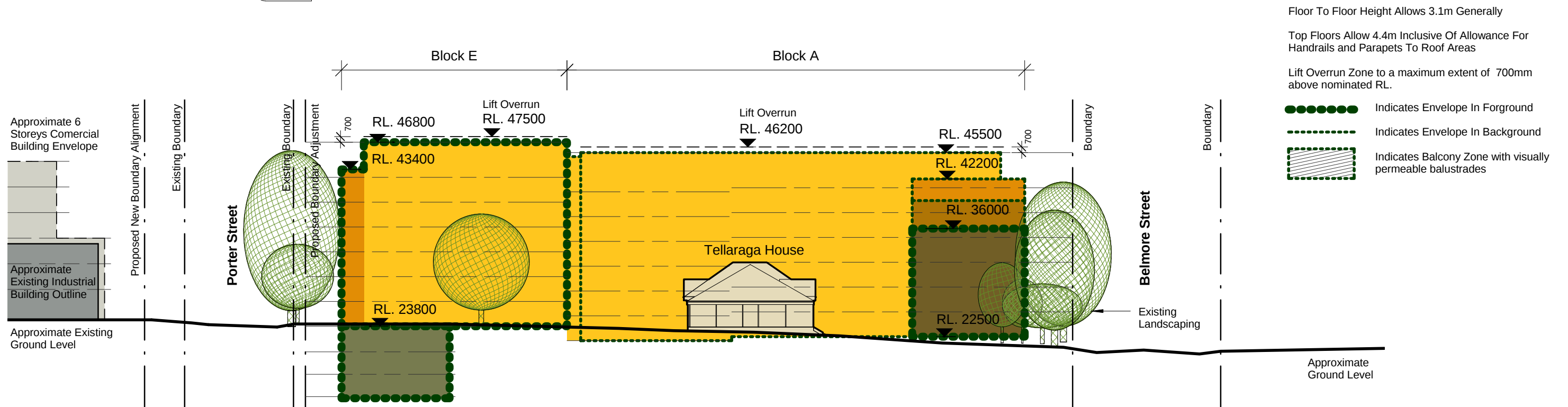
Basement Envelope
1 Storey
4 Storeys
5 Storeys
6 Storeys
7 Storeys

Proposed Residential Development - Crowle Estate, Meadowbank

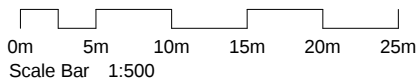
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	JOB No.	DEI00313
	DATE	17th Sept 2013
	SCALE	A3 @ 1 : 500
Street Elevations		DWG No. CA008 C



A Section
1 : 500



B Section
1 : 500



Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14
C	Amendments for S75w Application	21.01.14

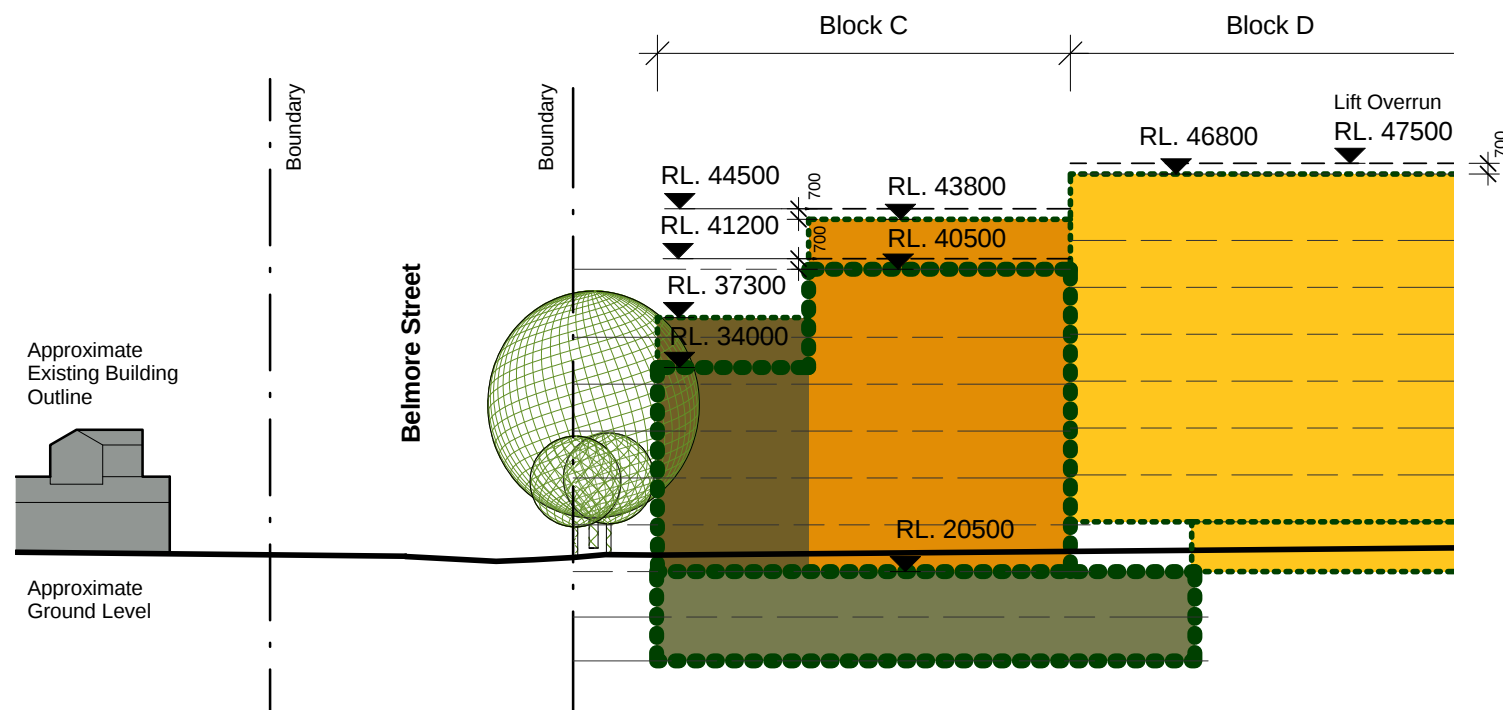
---	Existing Boundary
---	Background Building Envelope
---	Foreground Building Envelope

Basement Envelope
1 Storey
4 Storeys
5 Storeys
6 Storeys
7 Storeys

Proposed Residential Development - Crowle Estate, Meadowbank			
TITLE	J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN (CA)\01 Model\DEI00313_DN Model_Site Context_140117.rvt		
	JOB No.	DEI00313	
	DATE	17th Sept 2013	
	SCALE	A3 @ 1 : 500	
Sections		DWG No.	CA009 C



C Section
1 : 500



D Section
1 : 500

Floor To Floor Height Allows 3.1m Generally

Top Floors Allow 4.4m Inclusive Of Allowance For Handrails and Parapets To Roof Areas

Lift Overrun Zone to a maximum extent of 700mm above nominated RL.

- Indicates Envelope In Foreground
- Indicates Envelope In Background
- Indicates Balcony Zone with visually permeable balustrades

0m 5m 10m 15m 20m 25m
Scale Bar 1:500

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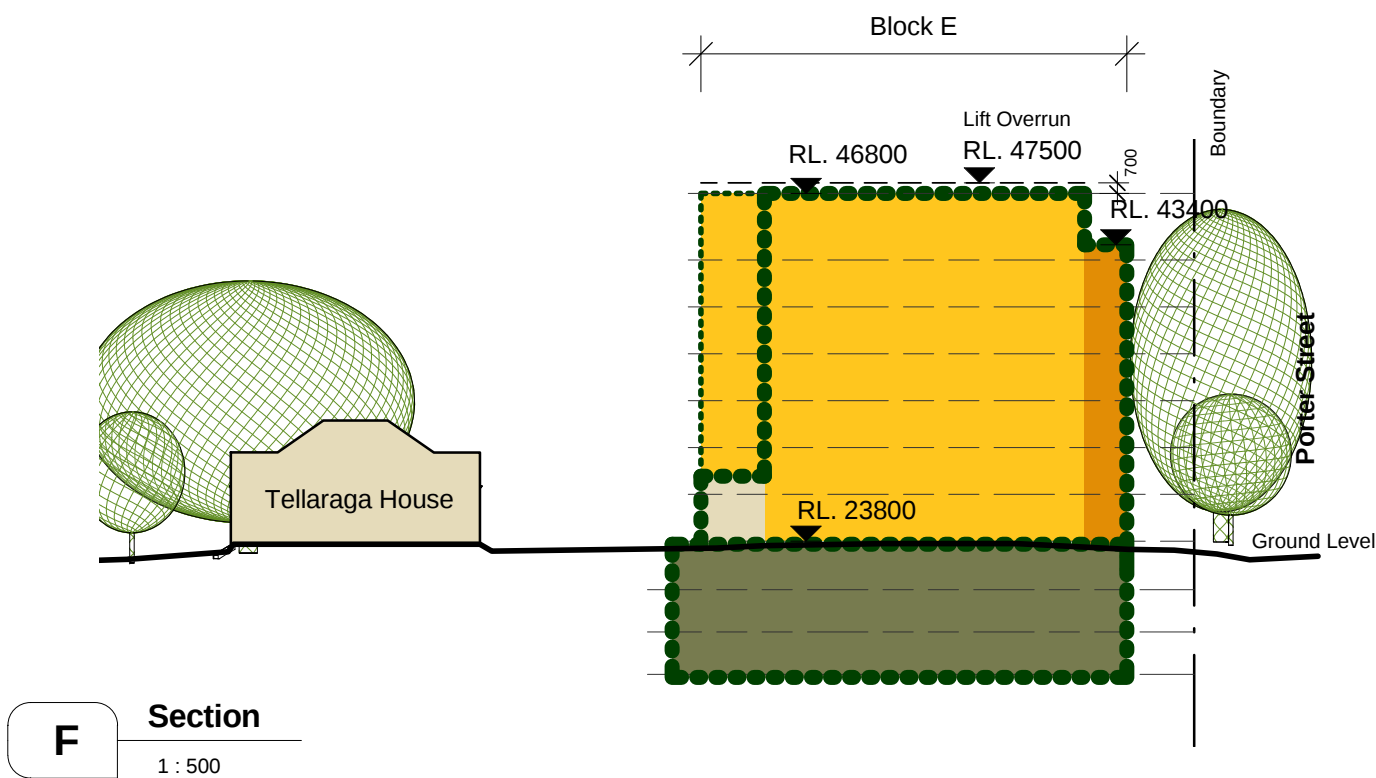
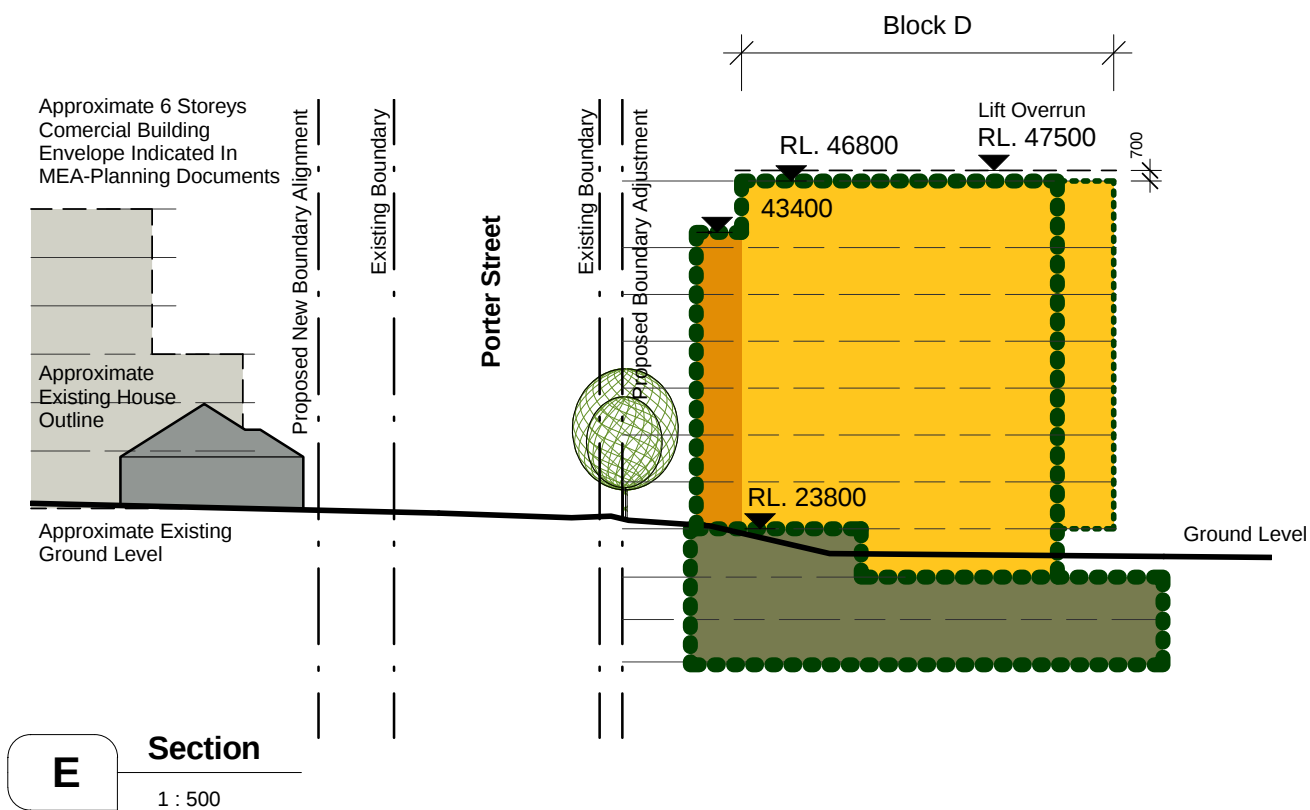
Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14
C	Amendments for S75w Application	21.01.14

- Existing Boundary
- Background Building Envelope
- Foreground Building Envelope

- Basement Envelope
- 1 Storey
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys

Proposed Residential Development - Crowle Estate, Meadowbank

TITLE	J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN (CA)\01 Model\DEI00313_DN Model_Site Context_140117.rvt		JOB No.	DEI00313
	Sections		DATE	17th Sept 2013
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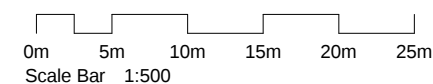


Floor To Floor Height Allows 3.1m Generally

Top Floors Allow 4.4m Inclusive Of Allowance For Handrails and Parapets To Roof Areas

Lift Overrun Zone to a maximum extent of 700mm above nominated RL.

- Indicates Envelope In Foreground
- Indicates Envelope In Background
- Indicates Balcony Zone with visually permeable balustrades



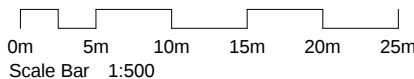
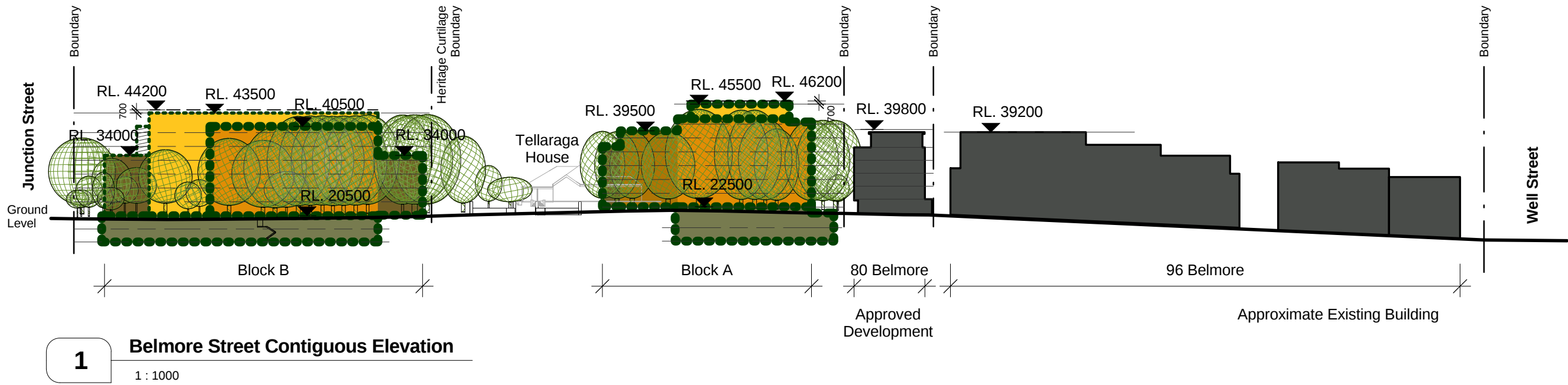
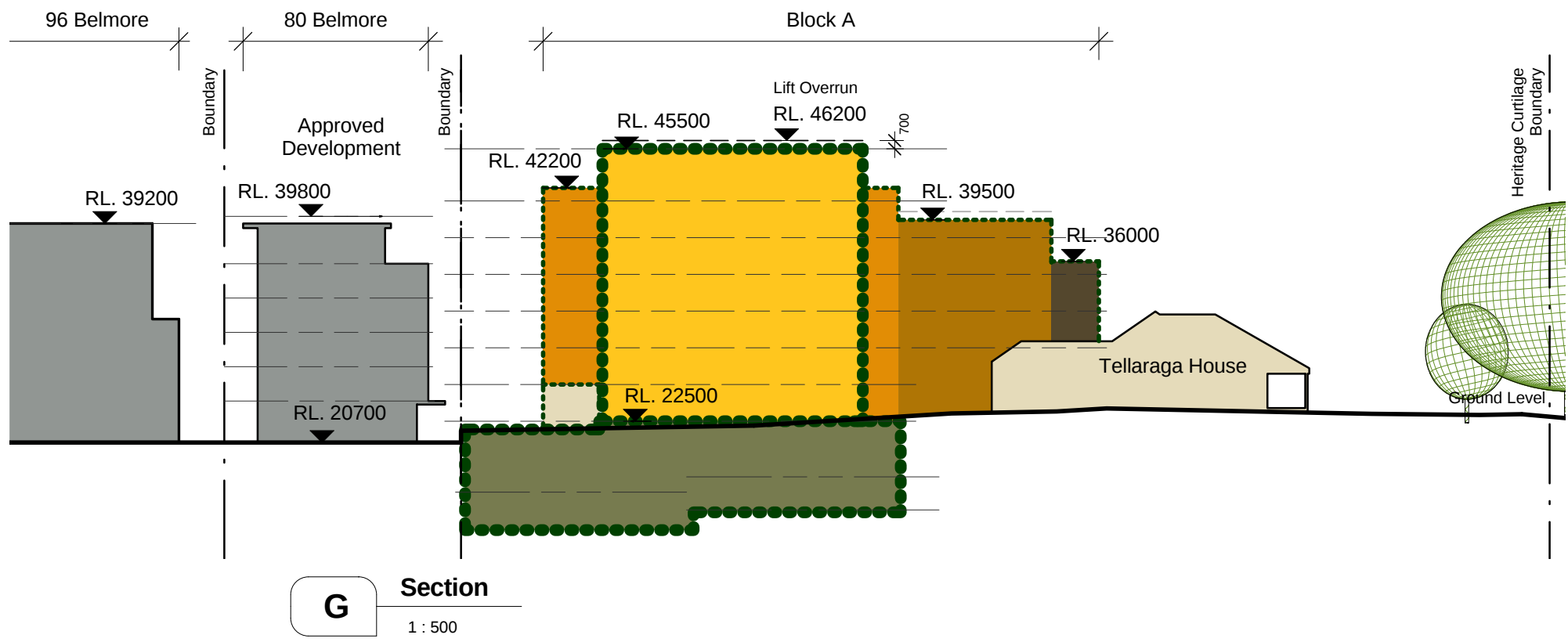
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T 02 9564 8800 F 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 - GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14
C	Amendments for S75w Application	21.01.14

- Existing Boundary
- Background Building Envelope
- Foreground Building Envelope

- Basement Envelope
- 1 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys

Proposed Residential Development - Crowle Estate, Meadowbank			
TITLE	J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN (CAJ)\01 Model\DEI00313_DN Model_Site Context_140117.rvt		
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	DATE	17th Sept 2013	
	SCALE	A3 @	1 : 500
Sections		DWG No.	CA011 C



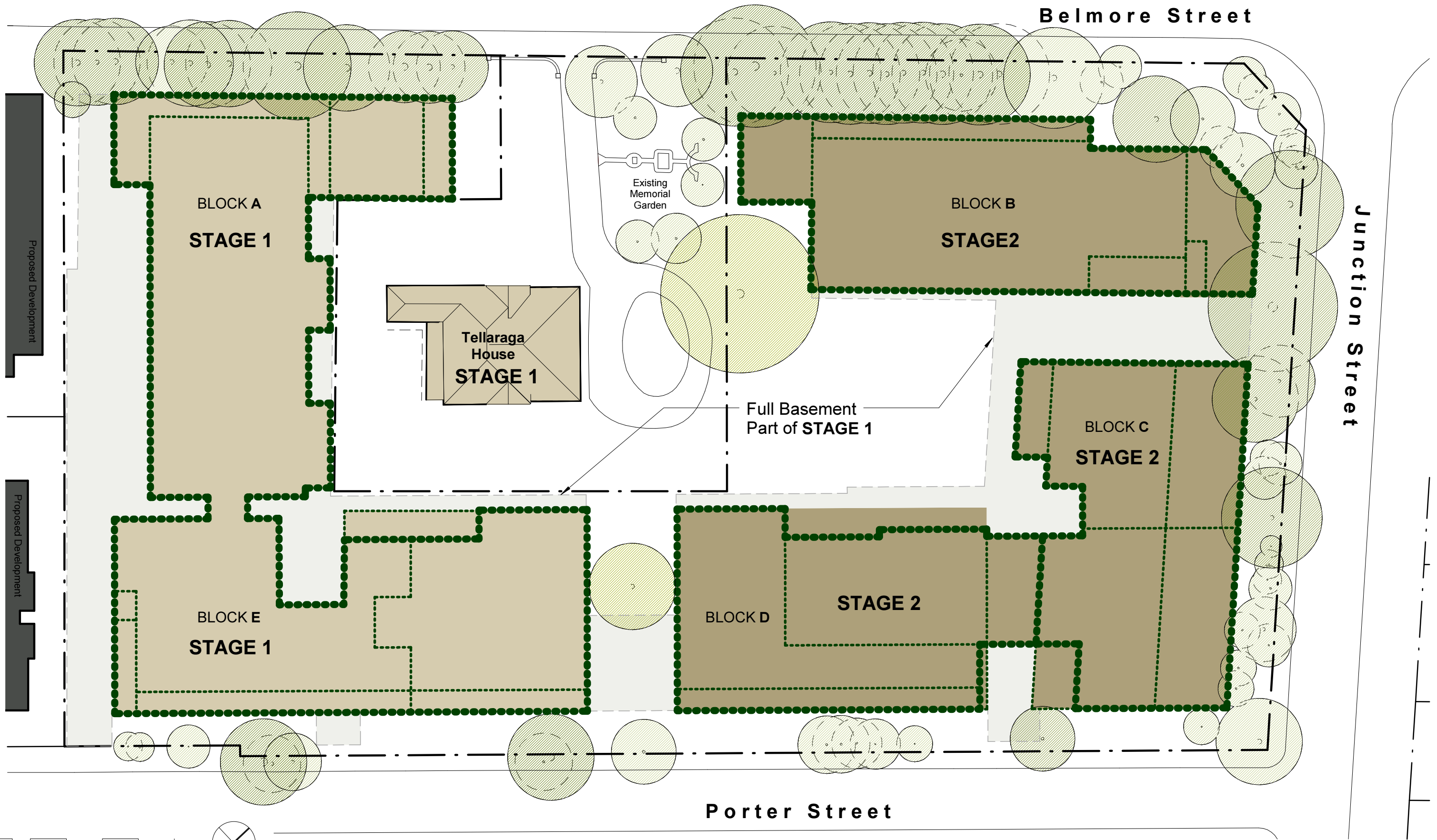
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T 02 9564 8800 F 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Concept Approval (S75W)		
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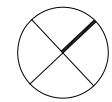
- Existing Boundary
- Background Building Envelope
- Foreground Building Envelope

- Basement Envelope
- 1 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys

Proposed Residential Development - Crowle Estate, Meadowbank		
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TITLE	DATE	17th Sept 2013
Belmore Street Elevations	SCALE	A3 @ As indicated
	DWG No.	CA012 C



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Scale Bar 1:500



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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

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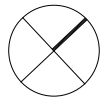
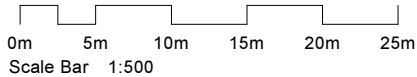
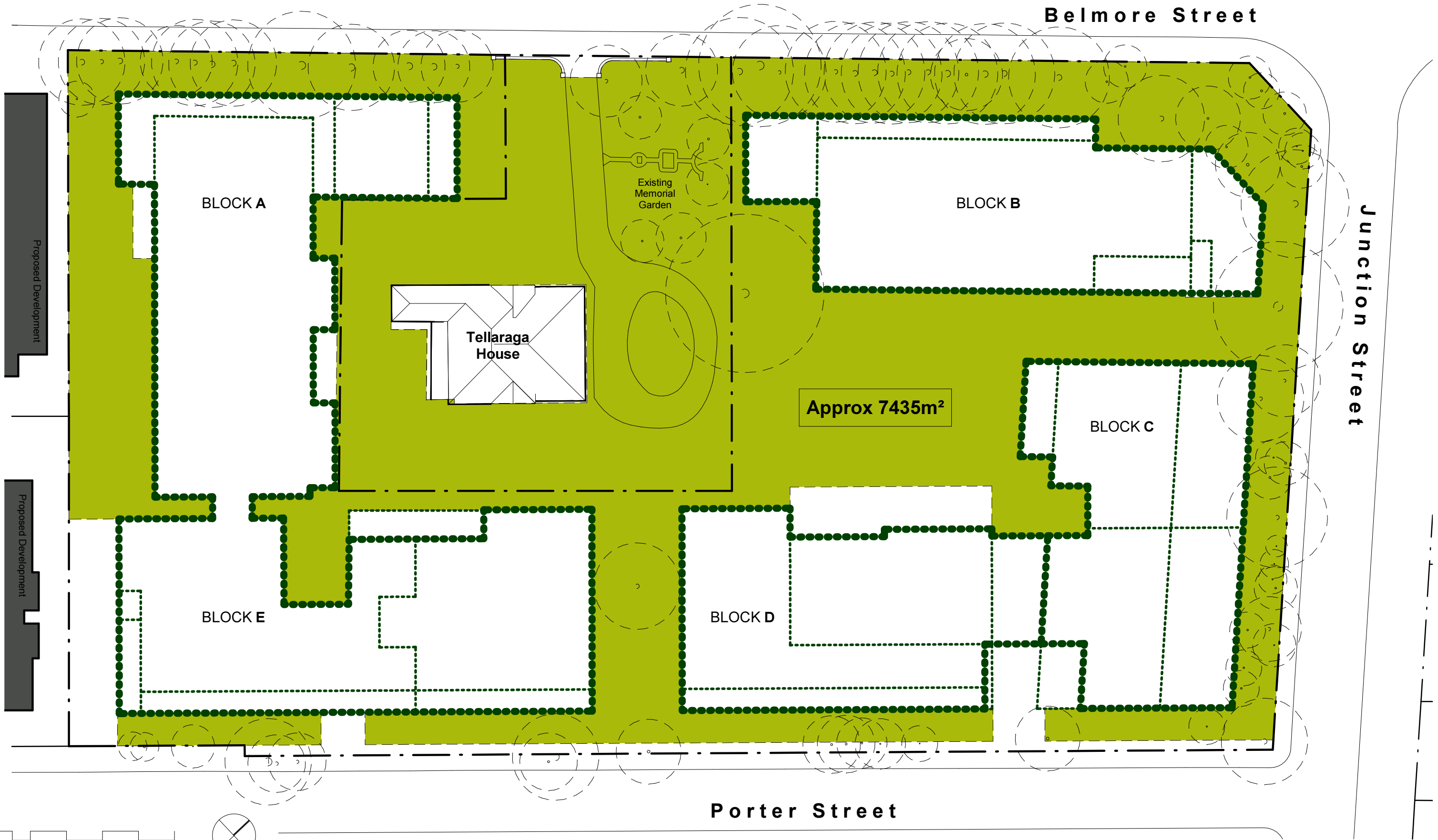
- - - Existing Boundary
- Master Plan Building Envelope

- Stage 1
- Stage 2

Proposed Residential Development - Crowle Estate, Meadowbank

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TITLE	DATE	17th Sept 2013
	SCALE	A3 @ 1 : 500
	DWG No.	CA013 B

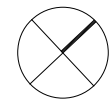
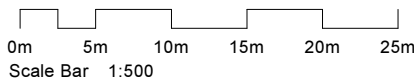
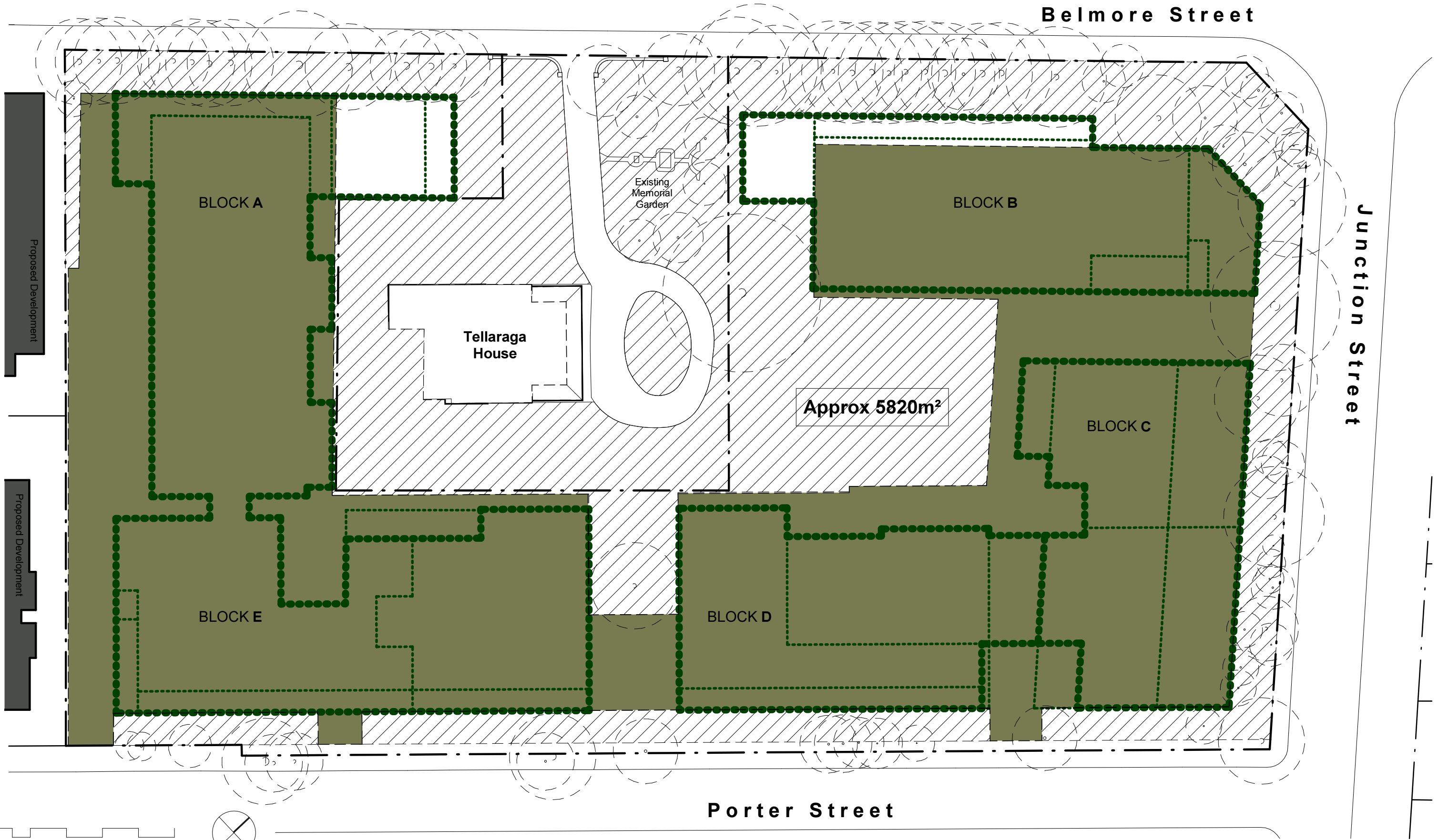
Staging Plan



Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

- Existing Boundary
- Potential Communal Open Space
- Master Plan Building Envelope
- Existing Trees Retained

Proposed Residential Development - Crowle Estate, Meadowbank		
J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN\01 Model\DEI00313_DN Model_Site Context_140108.rvt		
TITLE	Potential Communal Open Space	
JOB No.	DEI00313	
DATE	17th Sept 2013	
SCALE	A3 @	1 : 500
DWG No.	CA051 B	



Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

- Existing Boundary
- Deep Soil Area
- Master Plan Building Envelope

- Existing Trees Retained
- Underground Building Envelope

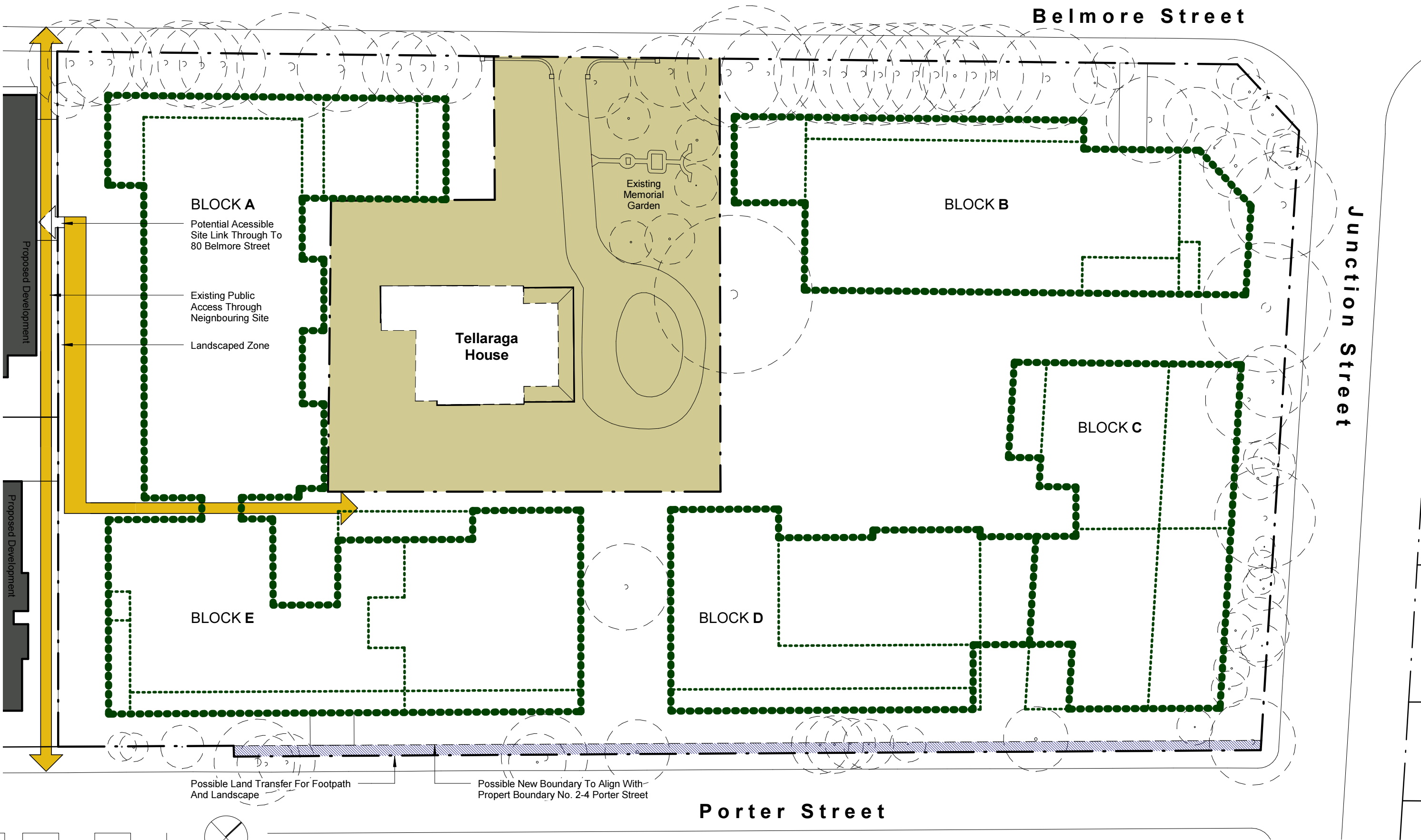
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T 02 9564 8800 F 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Proposed Residential Development - Crowle Estate, Meadowbank

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN\01 Model\DEI00313_DN Model_Site Context_140108.rvt

TITLE	Deep Soil Area
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JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1 : 500
DWG No.	CA053 B



0m5m10m15m20m25m

Scale Bar 1:500

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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

- Existing Boundary
- Dedicated Land To Council
- Master Plan Building Envelope

- Existing Trees Retained
- Public Accessway

Proposed Residential Development - Crowle Estate, Meadowbank

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DNO1 Model\DEI00313_DN Model_Site Context_140108.rvt

TITLE

Public Accessways

JOB No.

DEI00313

DATE

17th Sept 2013

SCALE

A3 @ 1 : 500

DWG No.

CA054 B