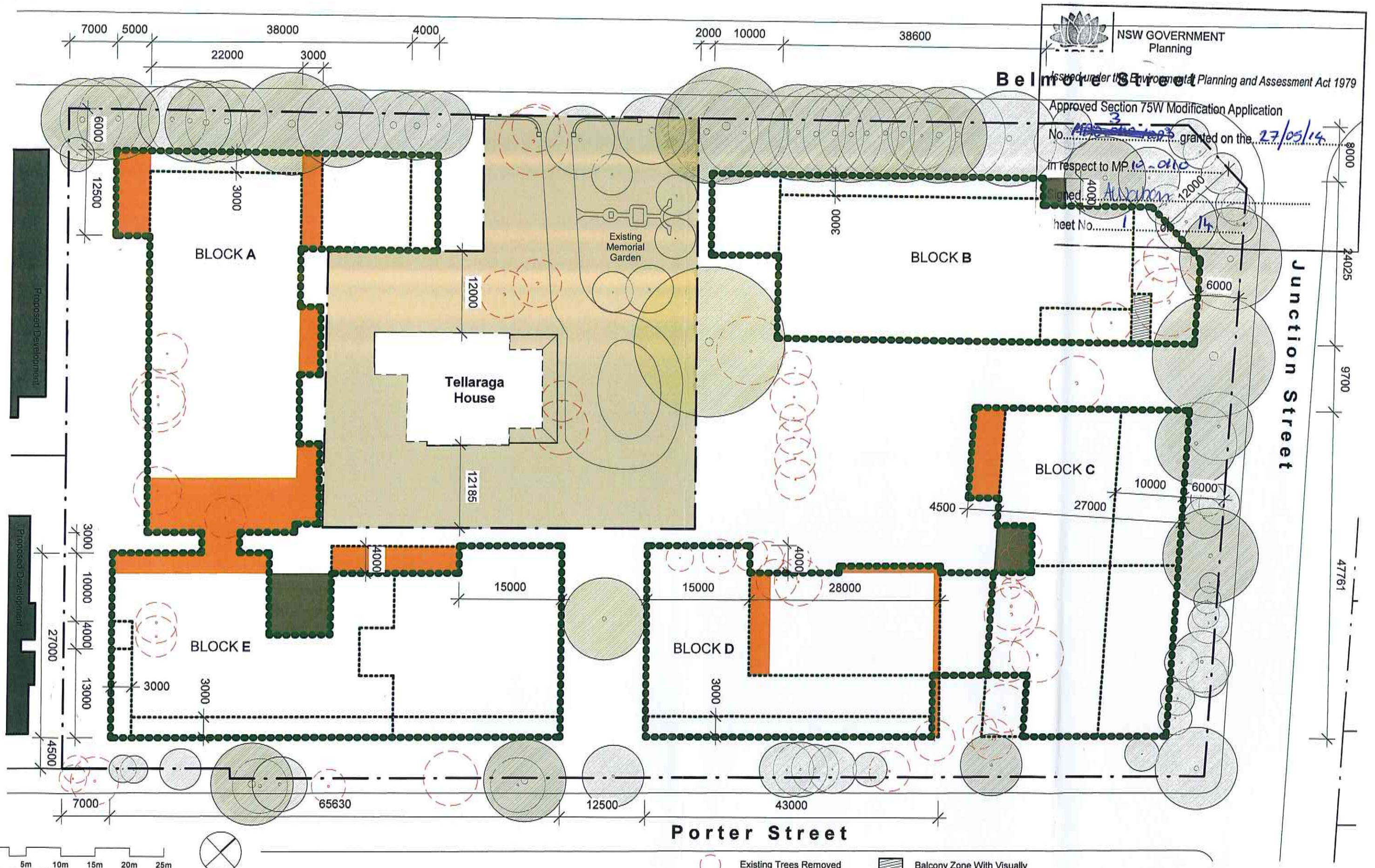
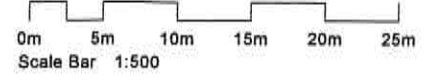




NSW GOVERNMENT
Planning
Issued under the Environmental Planning and Assessment Act 1979
Approved Section 75W Modification Application
No. MP 10-0110 granted on the 27/05/14
in respect to MP 10-0110
Signed: A. [Signature]
Sheet No. 1 of 14



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

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CAD\2 DN01 Model\DEI00313_DN Model_Site Context_140108.rvt

TITLE	Primary Development Controls - Depth, Separation & Setbacks
JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1:500
DWG No.	CA003 B



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Planning

Belmore Street

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

in respect to MP. 10-2-110

Signed [Signature]

Sheet No. 2 of 14

Junction Street



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

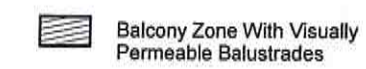


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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4222

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



J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN01 Model\DEI00313_DN Model_Site Context_140109.rvt

Primary Development Controls - Height

Proposed Residential Development - Crowle Estate, Meadowbank

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1:500
DWG No.	CA004 B



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Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

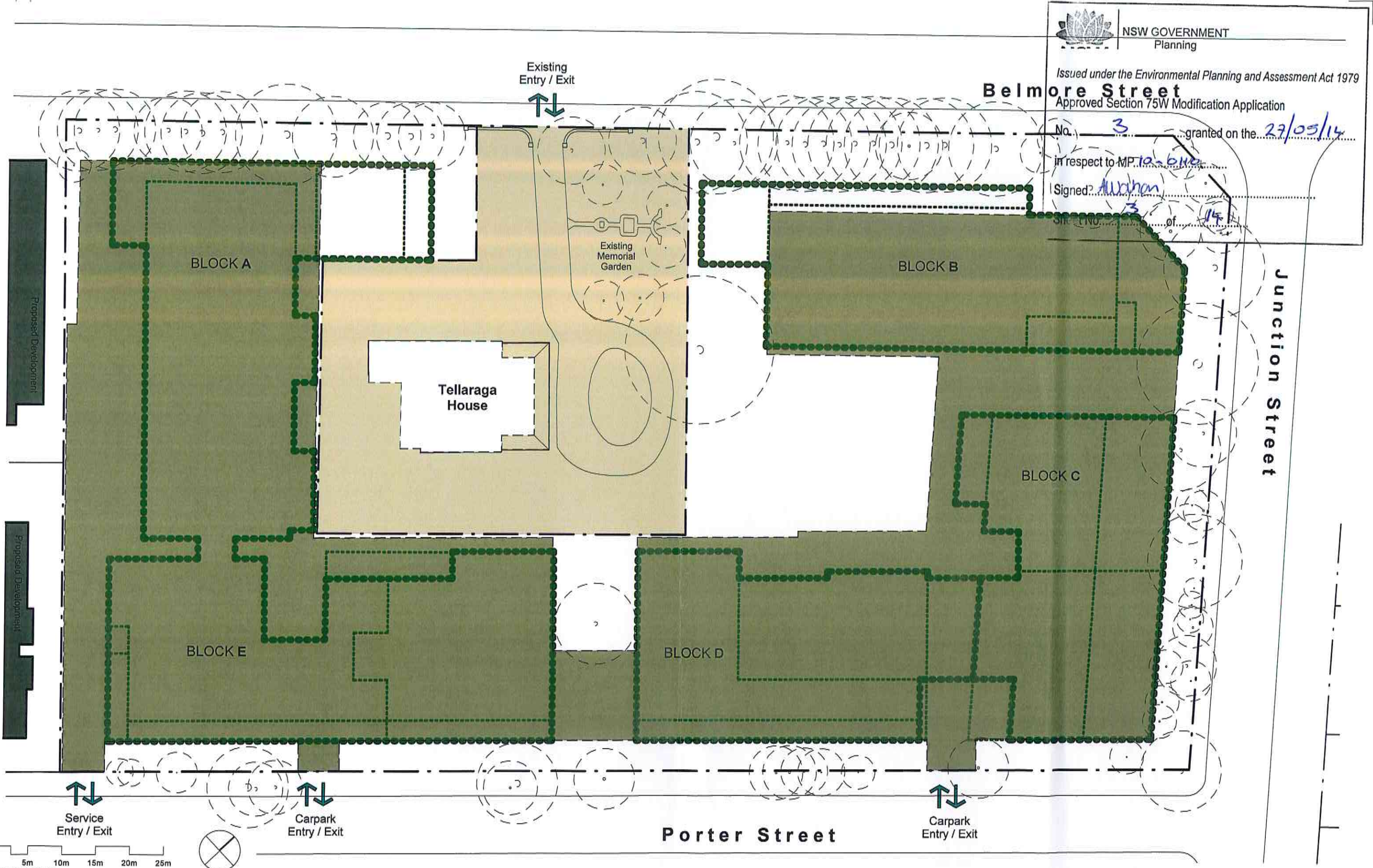
No. 3

granted on the 23/05/14

In respect to MP 10-6112

Signed A. W. J. Jago

Sh. NO. 3 of 14



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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 - 4920

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

Underground Building Envelope

Vehicle Entry / Exit

Proposed Residential Development - Crowle Estate, Meadowbank

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DMO1 Model\DEI00313_DN Model_Site Context_140108.rvt

TITLE

Below Ground Building Envelopes

JOB No. DEI00313

DATE 17th Sept 2013

SCALE A3 @ 1:500

DWG No. CA005 B



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Planning

Issued under the Environmental Planning and Assessment Act 1979

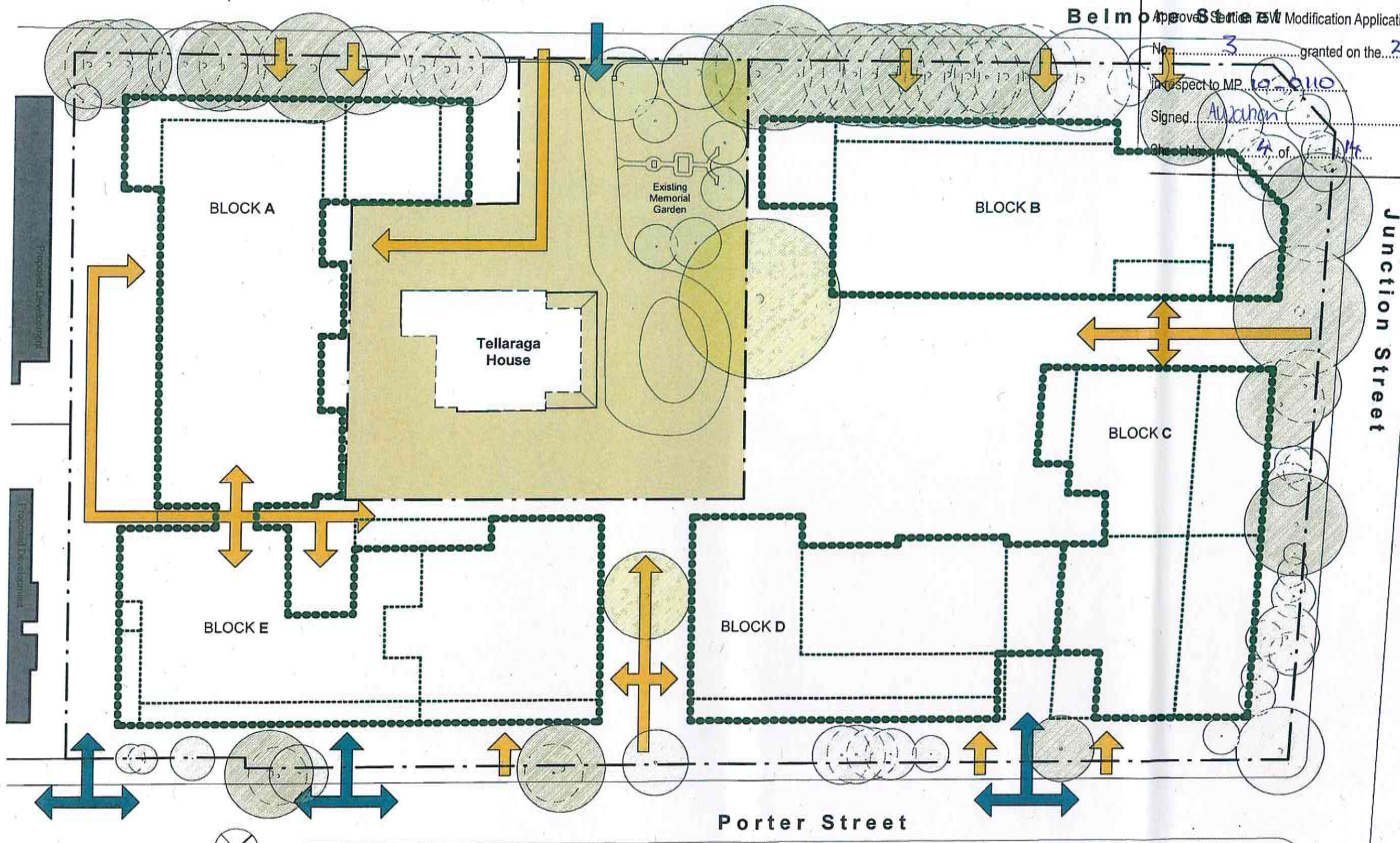
Belmore Street Modification Application

No. 3 granted on the 27/05/14

In respect to MP 10,010

Signed: Auction

Sheet No. 4 of 4



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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

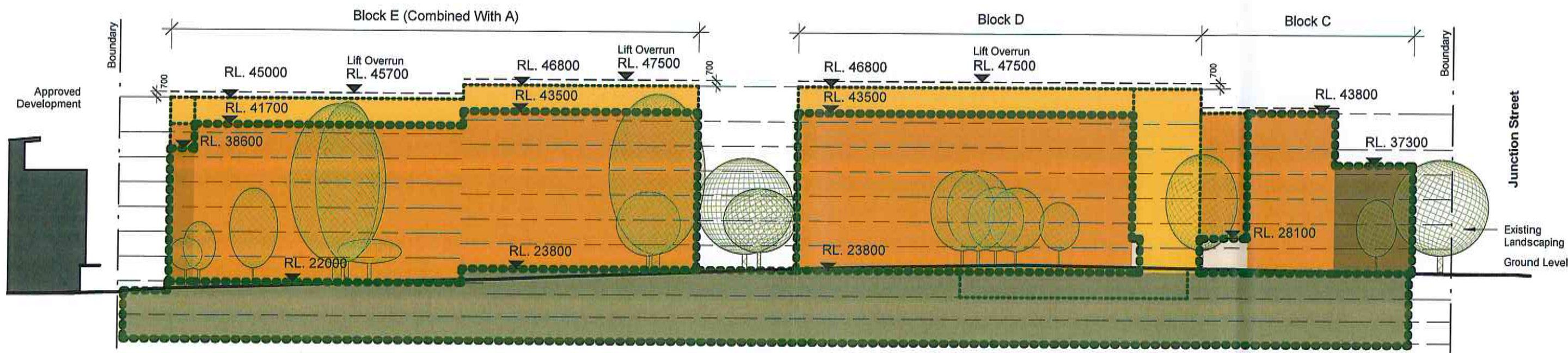
Concept Approval (S75W)		
Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14
C	Amendments for DOP Final S75w Set	27.02.14

- Existing Boundary
- Heritage Curtilage
- Master Plan Building Envelope

- Existing Trees Retained
- Pedestrian Entry / Exit
- Vehicle Entry / Exit

Proposed Residential Development - Crowle Estate, Meadowbank

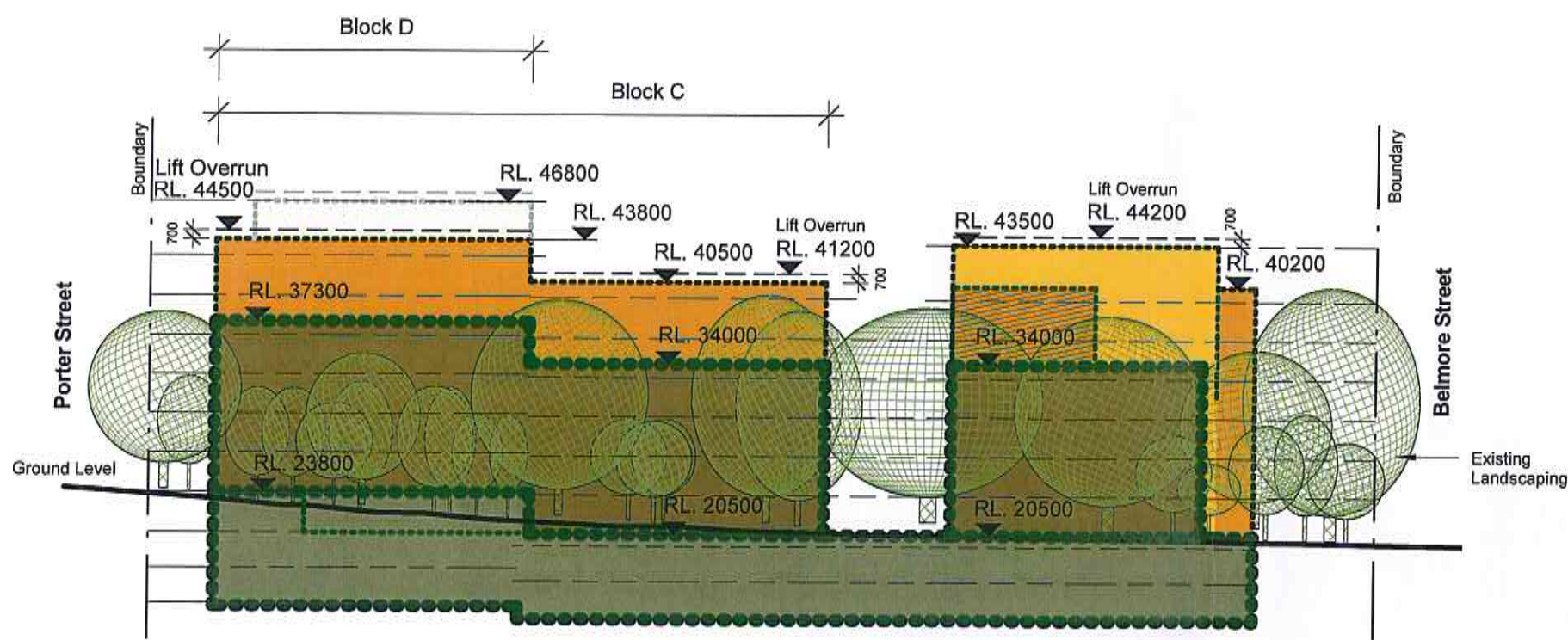
TITLE	JOB No.	DEI00313
	DATE	17th Sept 2013
	SCALE	A3 @ 1:500
	DWG No.	CA006 C



2

East Elevation - Porter Street

1 : 500



3

North Elevation - Junction Street

1 : 500



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Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

in respect to MP 10 010

Signed A. Khan

Sheet No. 5 of 14

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 - 4928

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



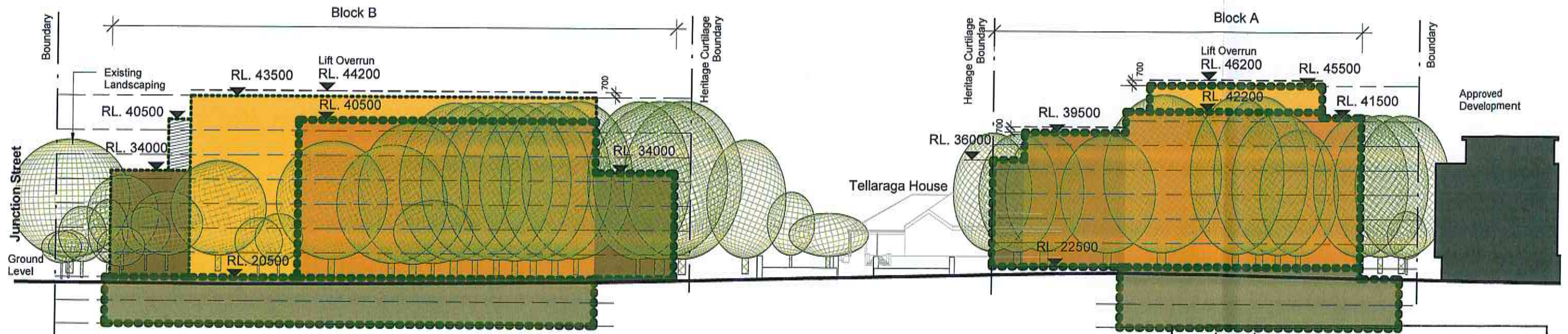
Foreground Building Envelope

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

Proposed Residential Development - Crowle Estate, Meadowbank

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	DATE	17th Sept 2013
	SCALE	A3 @ 1 : 500
	DWG No.	CA007 C

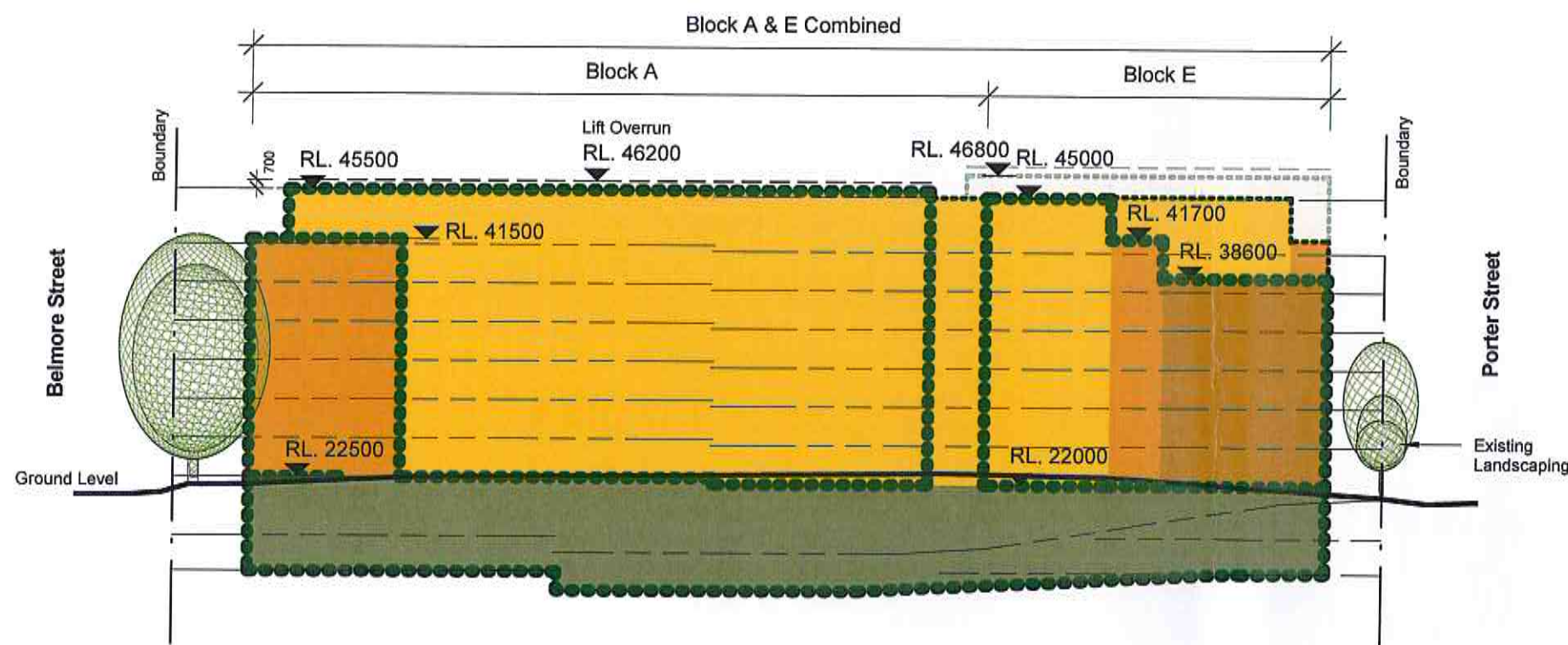
Street Elevations



1

West Elevation - Belmore Street

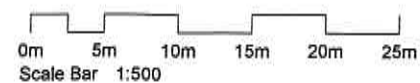
1 : 500



2

South Elevation - Site Walkway

1 : 500



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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4925

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



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Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

in respect to MP 10-040

Signed Audhan

Sheet No. 6 of 14

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

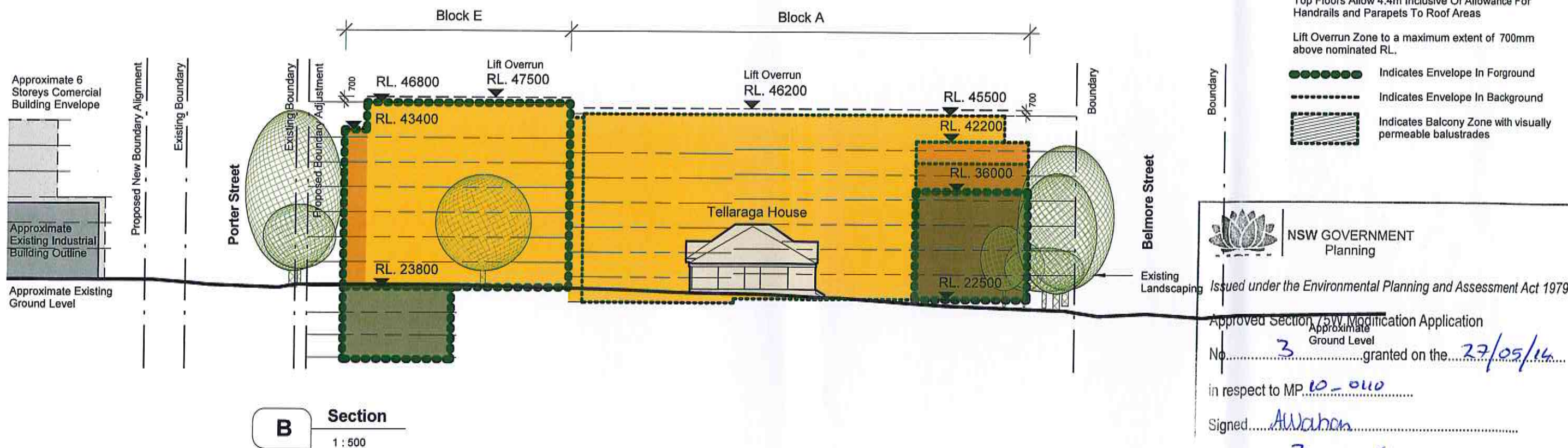
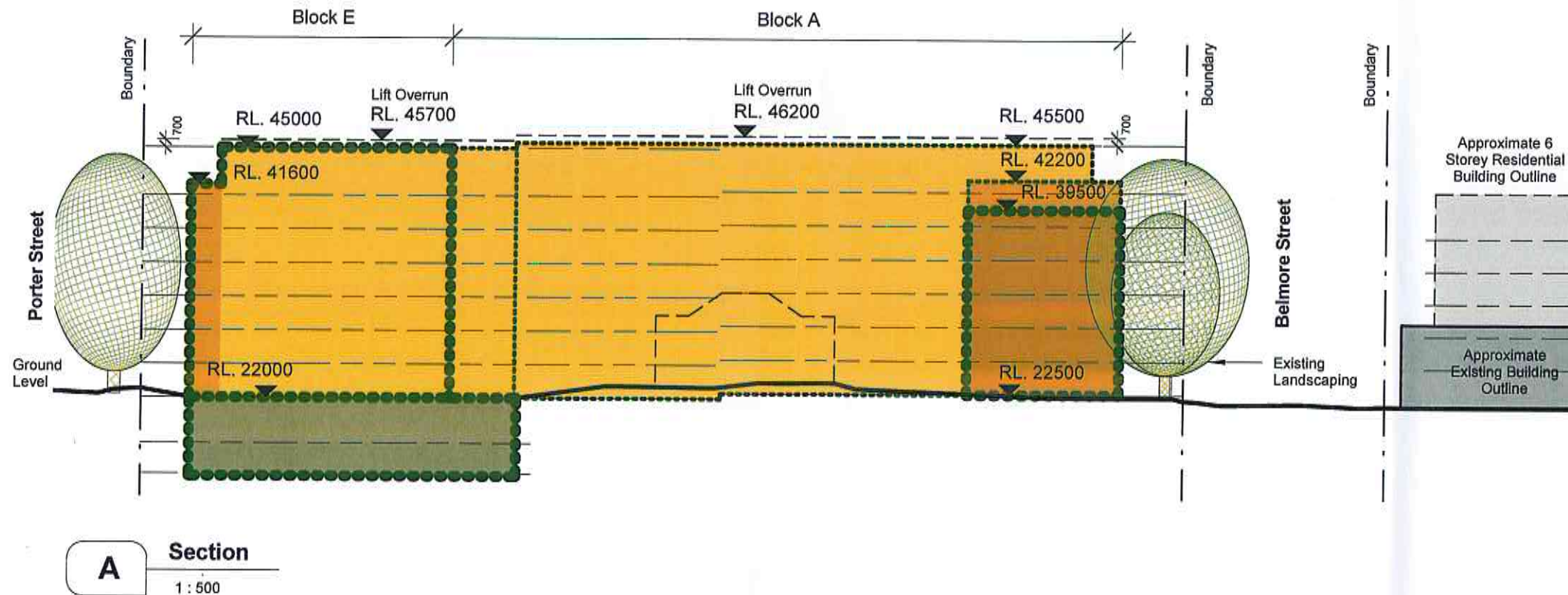
Proposed Residential Development - Crowle Estate, Meadowbank

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN (CA)\01 Model\DEI00313_DN Model_Site Context_140117.rvt

TITLE

Street Elevations

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



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



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Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

in respect to MP 10-0110

Signed A. Wahan

Sheet No. 7 of 14

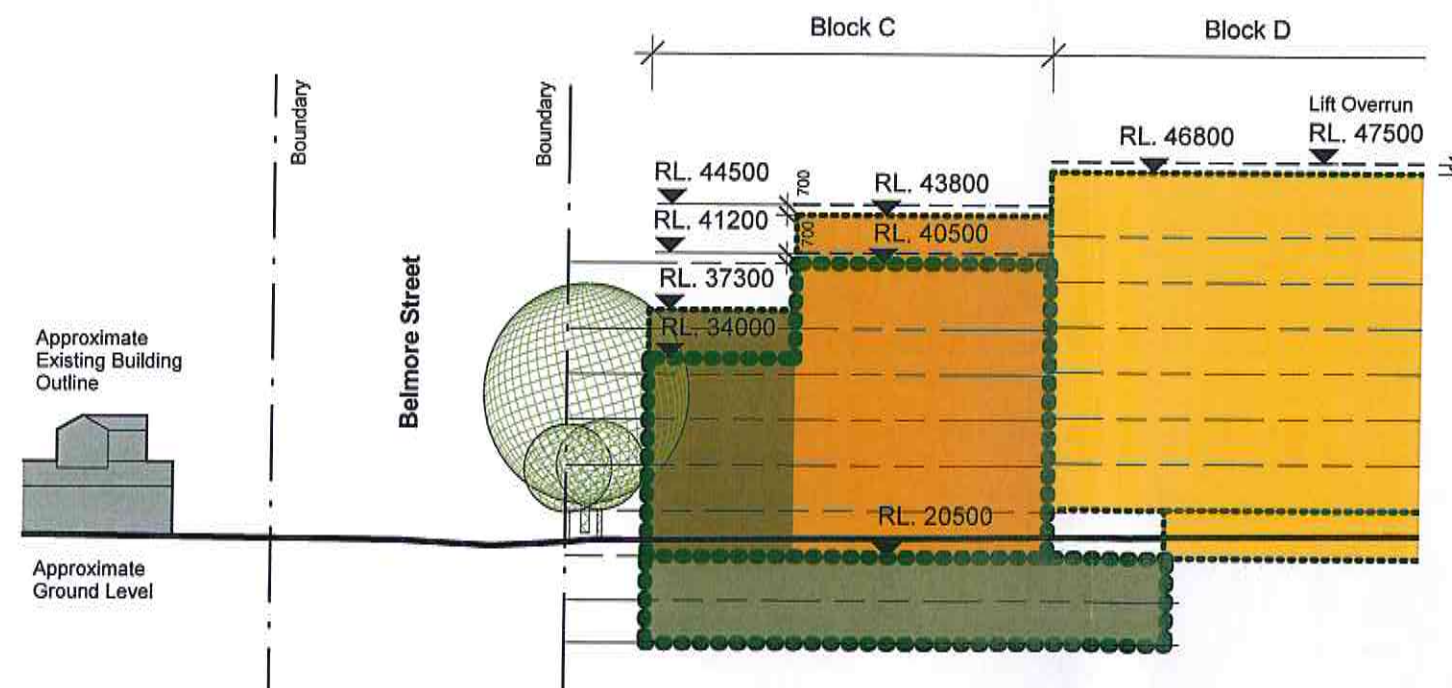
Proposed Residential Development - Crowle Estate, Meadowbank

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		DATE	17th Sept 2013
		SCALE	A3 @ 1 : 500
		DWG No.	CA009 C

Sections



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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ARCHITECTS

60/1 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 - 4925

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



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Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

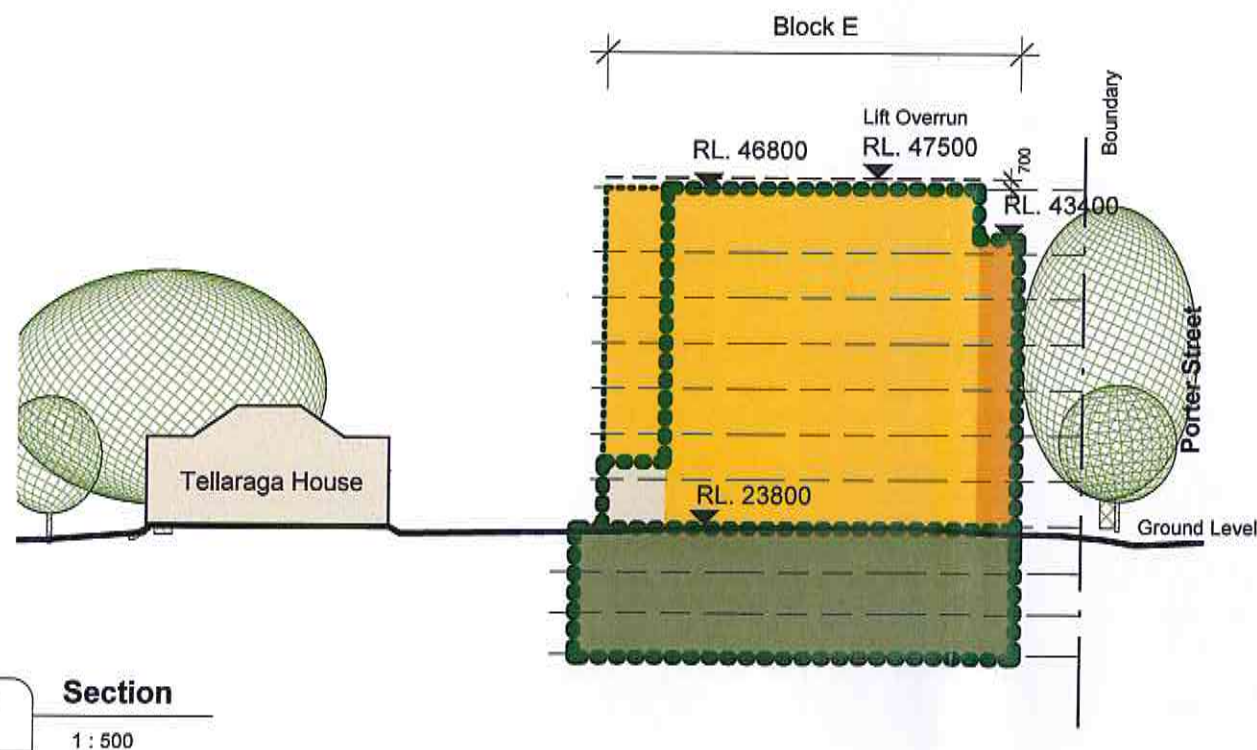
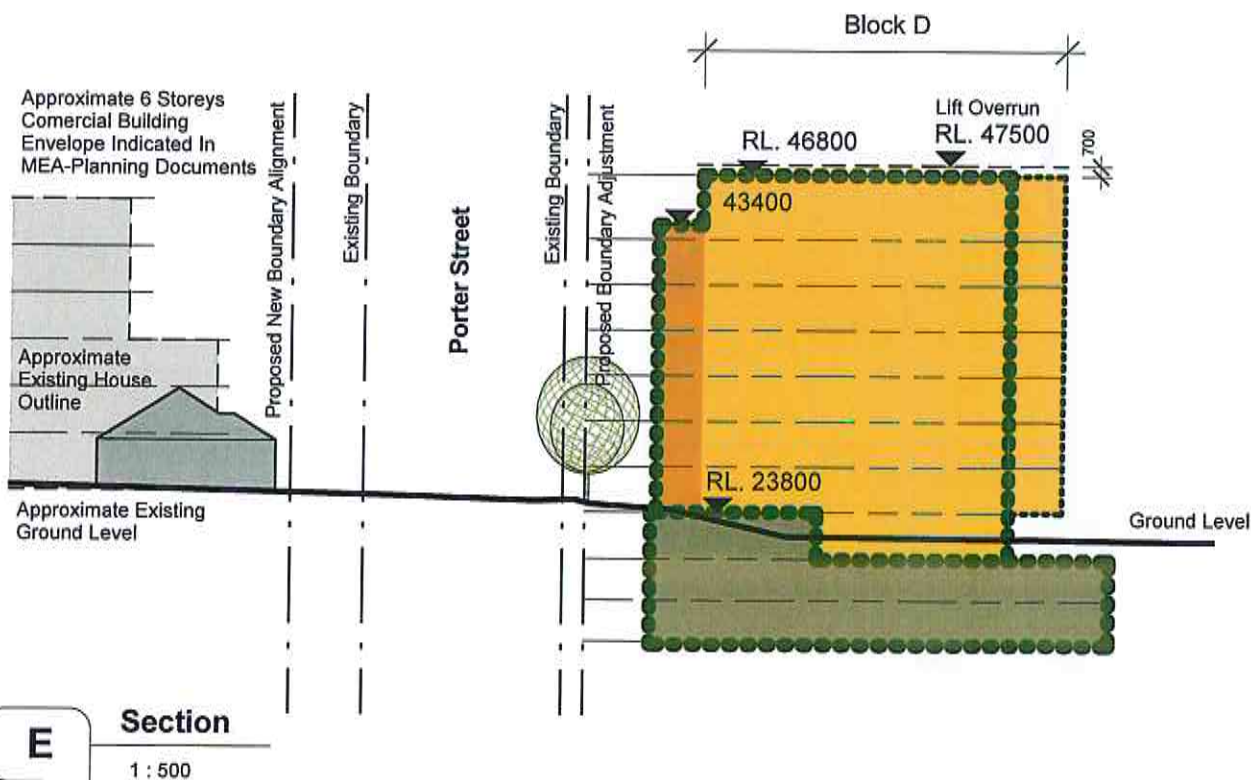
in respect to MP 10-0110

Signed A. Wachen

Sheet No. 8 of 14

Proposed Residential Development - Crowle Estate, Meadowbank	
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TITLE	DATE 17th Sept 2013
	SCALE A3 @ 1 : 500
	DWG No. CA010 C

Sections



- 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



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Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

in respect to MP 10 0110

Signed: *Alwahan*

Sheet No. 9 of 14

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 - 4928

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



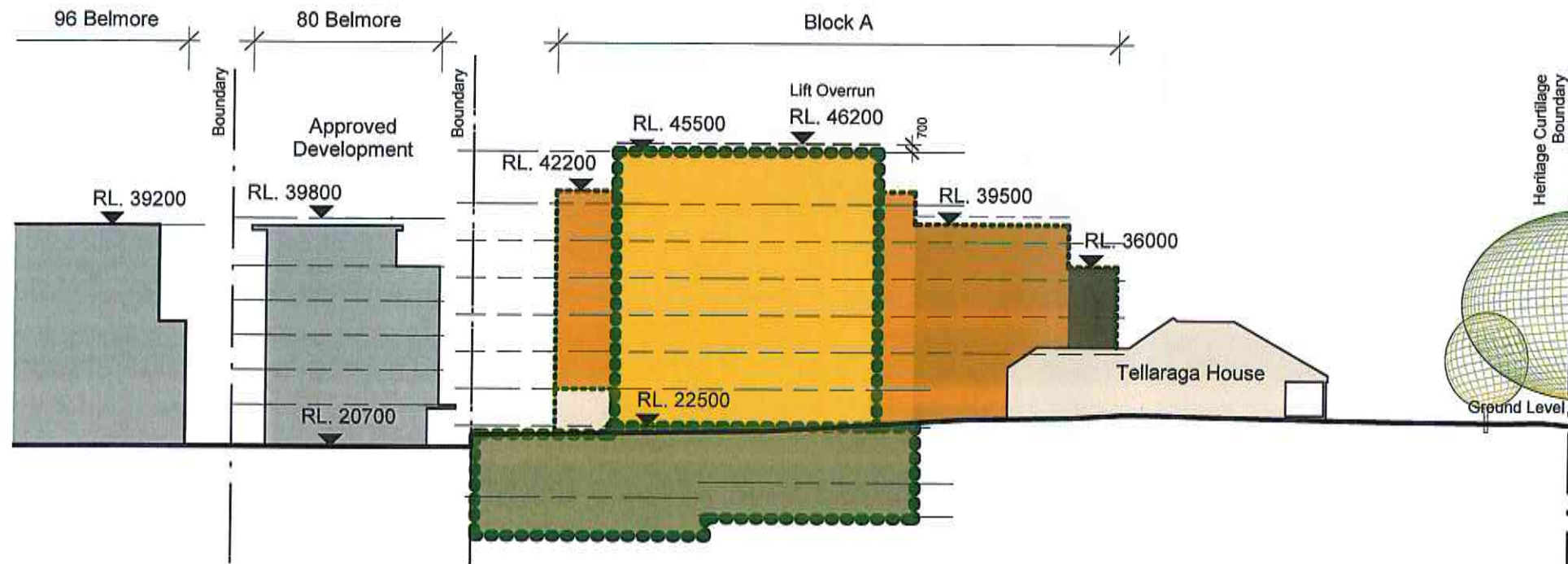
Foreground Building Envelope

- 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
	SCALE	A3 @ 1 : 500
	DWG No.	CA011 C

Sections



G 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

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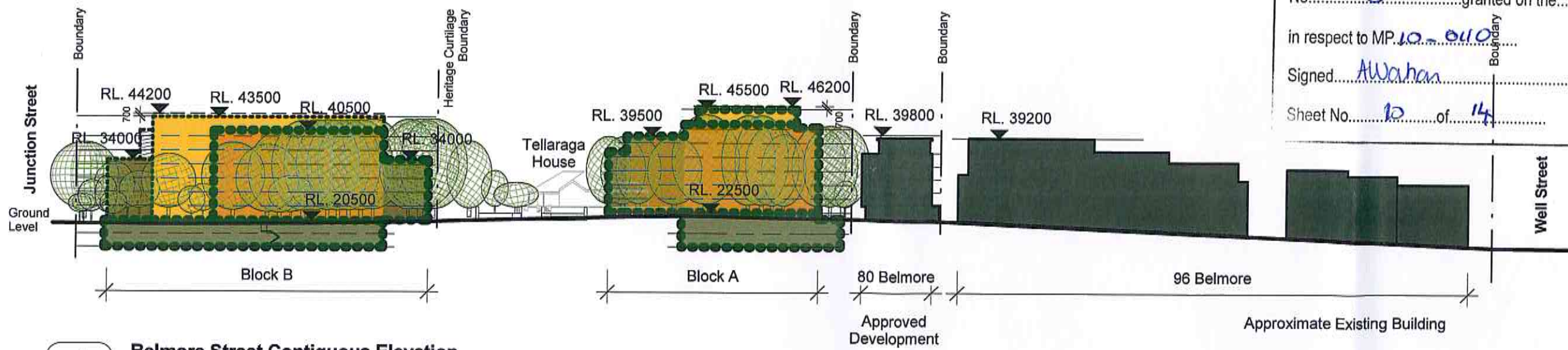
Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

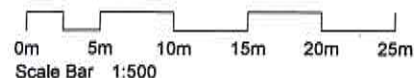
in respect to MP 10-0110

Signed AWahan

Sheet No. 10 of 14



1 Belmore Street Contiguous Elevation
1 : 1000



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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

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN (CA)\01 Model\DEI00313_DN Model_Site Context_140117.rvt

TITLE

Belmore Street Elevations

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ As Indicated
DWG No.	CA012 C



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Belmore Street

Approved Section 75W Modification Application

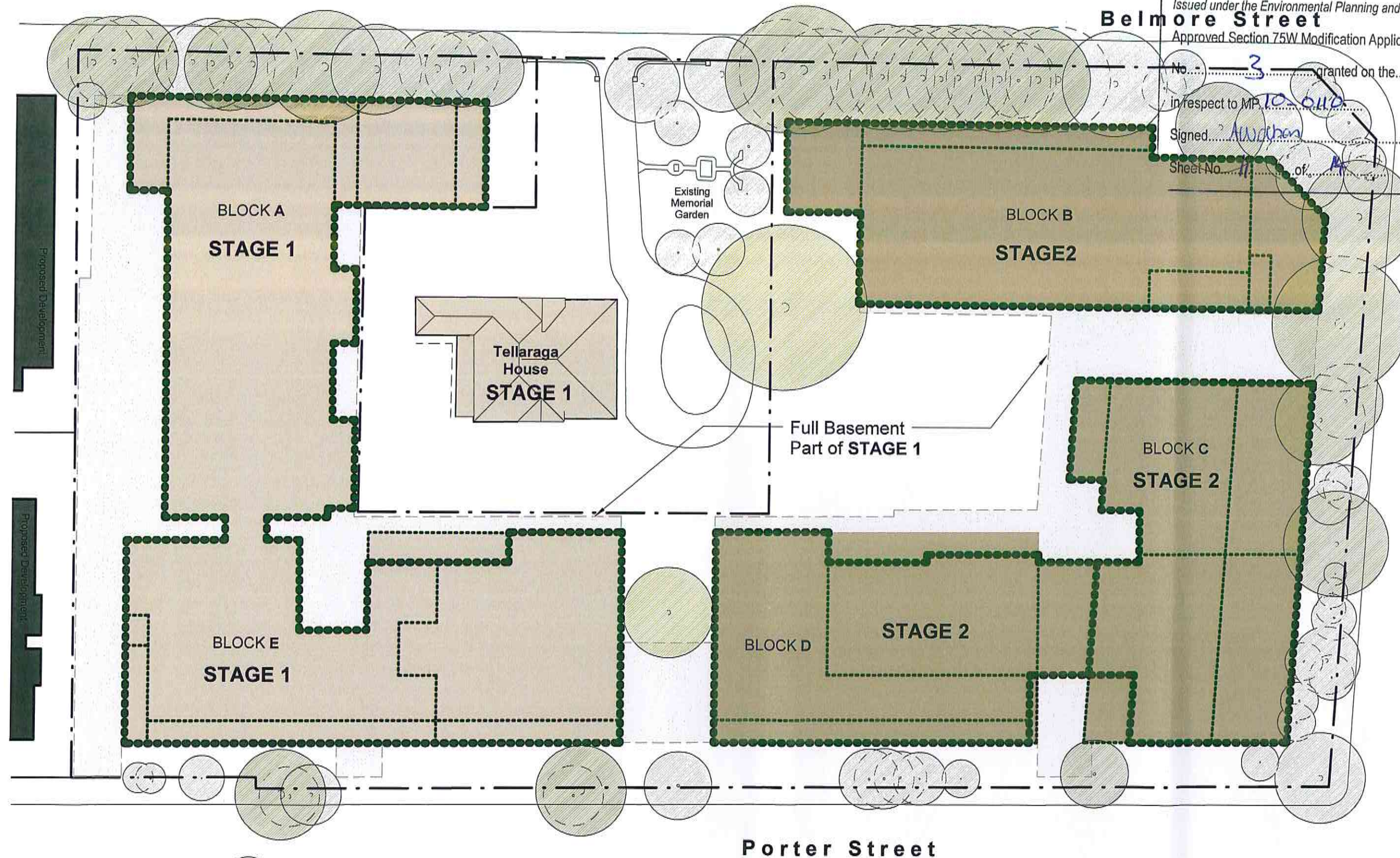
No. 3 granted on the 27/05/14

in respect to MP 10 0110

Signed A. W. D. H. E. N.

Sheet No. 11 of 14

Junction Street



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



Concept Approval (S75W)

Rev	Description	Date
A	Issue For S75w Application	17.09.13
B	Amendments For S75w Application	07.01.14

--- Existing Boundary
Master Plan Building Envelope

Stage 1
Stage 2

Proposed Residential Development - Crowle Estate, Meadowbank

J:\DEI00313 Crowle Gardens\4 NJA Documentation\5 CADD\2 DN01 Model\DEI00313_DN Model_Site Context_140108.rvt

TITLE

Staging Plan

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1:500
DWG No.	CA013 B



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Planning

Issued under the Environmental Planning and Assessment Act 1979

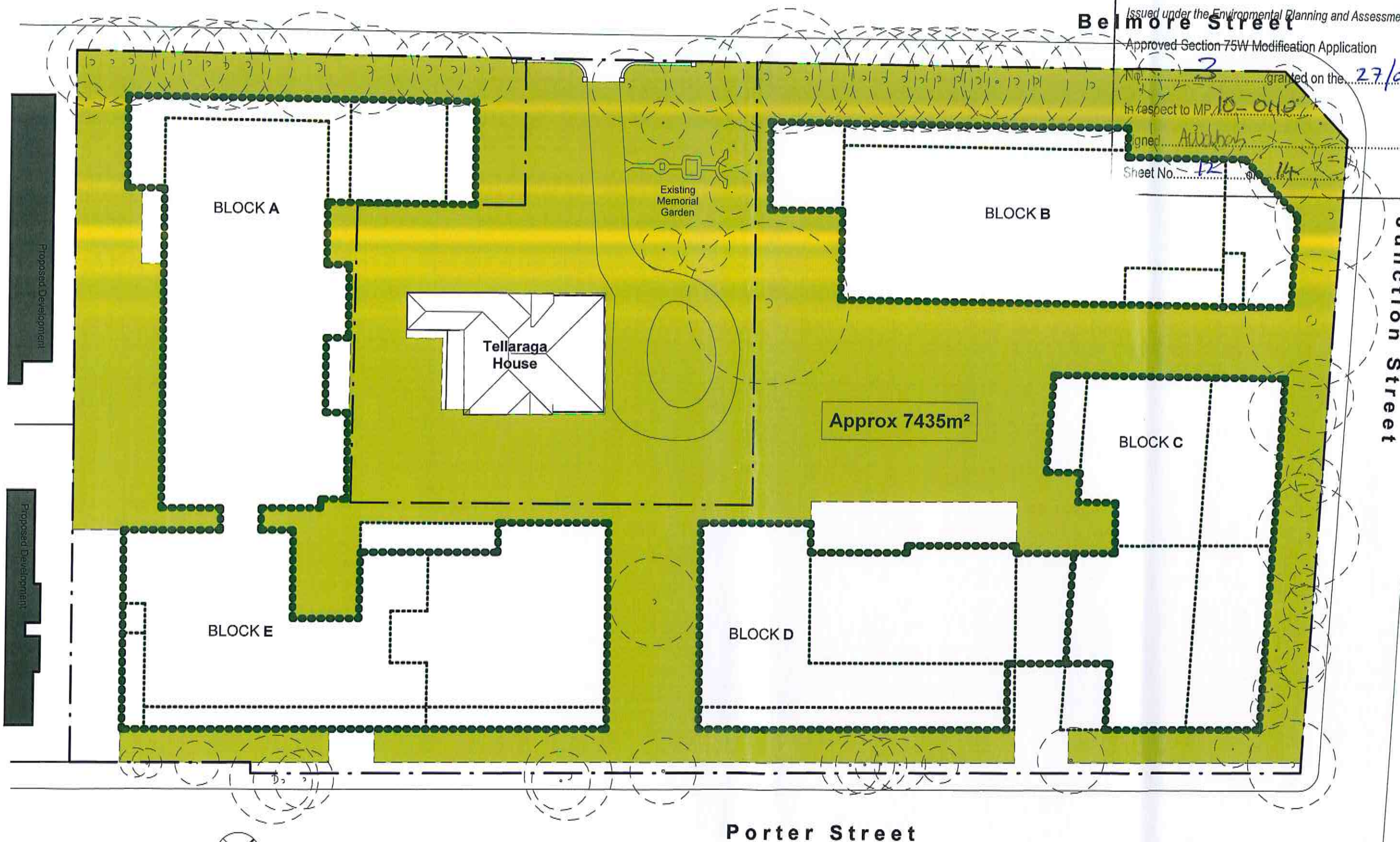
Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

in respect to MP 10-010

Signed A. J. Jago

Sheet No. 12 of 14



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



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 DN01 Model\DEI00313_ON Model_Site Context_140109.rvt

TITLE

Potential Communal Open Space

JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1:500
DWG No.	CA051 B

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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4928



NSW GOVERNMENT
Planning

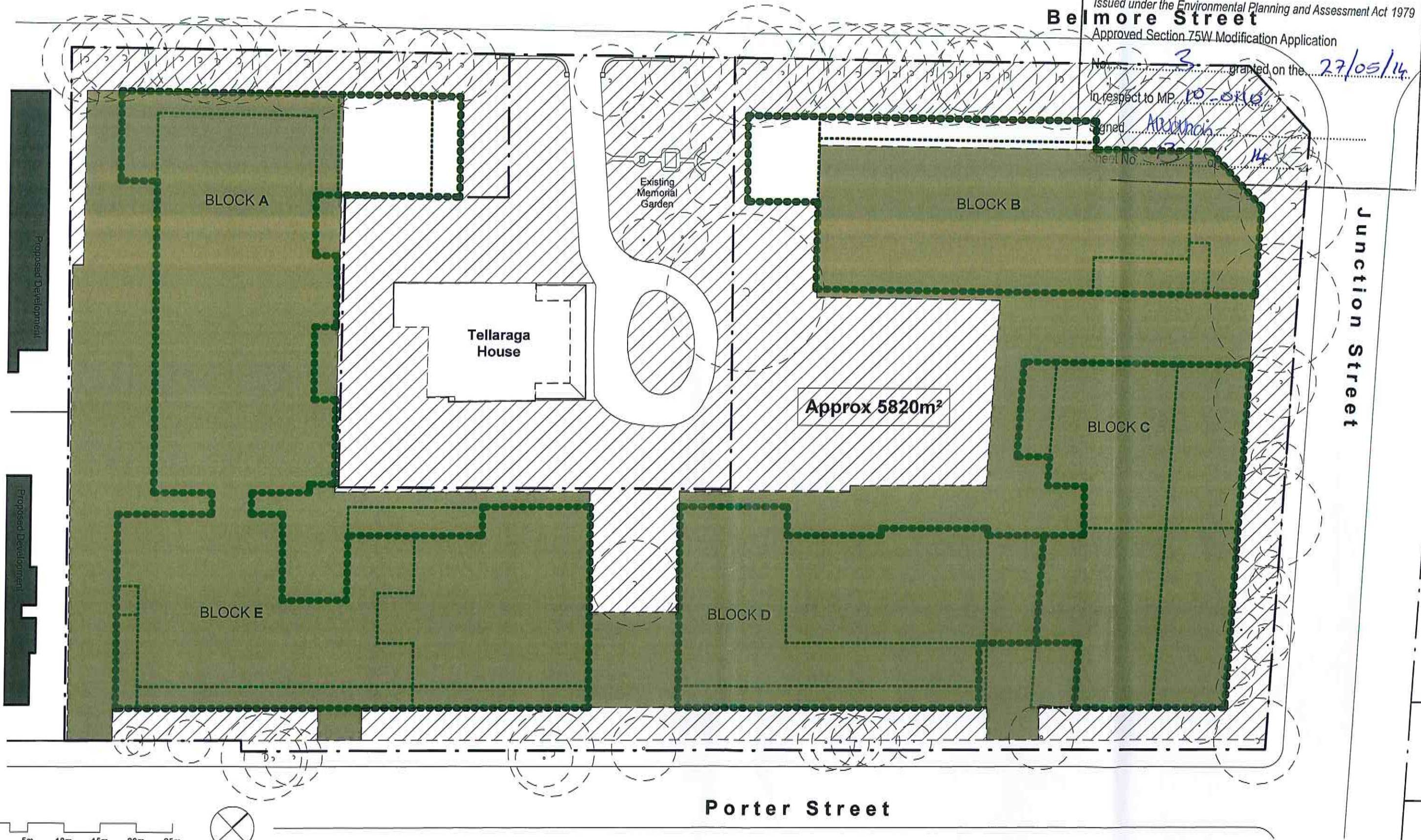
Issued under the Environmental Planning and Assessment Act 1979
Belmore Street
Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

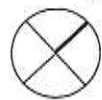
In respect to MP 10-0116

Signed Author

Sheet No. 3 of 14



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



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CHIR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - AHHAMDALE - NSW 2038 - T: 02 9564 8500 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4026

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

- Existing Boundary
- Existing Trees Retained
- Underground Building Envelope
- Deep Soil Area
- Master Plan Building Envelope

Proposed Residential Development - Crowle Estate, Meadowbank	
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TITLE	
JOB No.	DEI00313
DATE	17th Sept 2013
SCALE	A3 @ 1 : 500
DWG No.	CA053 B



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

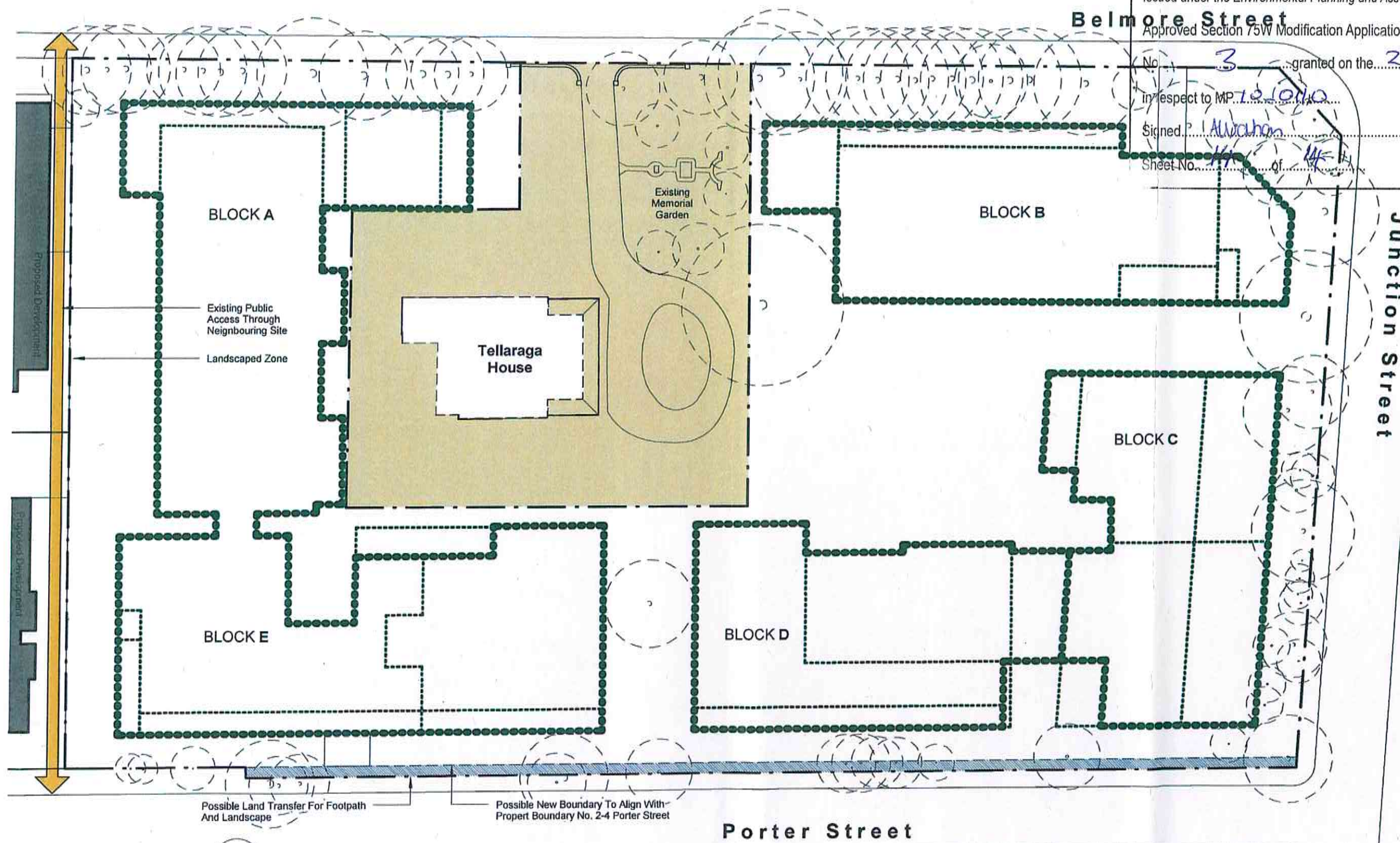
Approved Section 75W Modification Application

No. 3 granted on the 27/05/14

In respect to MP 70-1040

Signed Alwahan

Sheet No. 14 of 14



0m 5m 10m 15m 20m 25m
Scale Bar 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 DOP Final S75w Set	27.02.14

--- Existing Boundary

--- Dedicated Land To Council

--- Master Plan Building Envelope

() Existing Trees Retained

Public Accessway

Proposed Residential Development - Crowle Estate, Meadowbank

TITLE	JOB No.	DEI00313
	DATE	17th Sept 2013
	SCALE	A3 @ 1:500
	DWG No.	CA054 C

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STEPHEN J. NORDON - REGISTRATION No. NSW - 4704 GRAHAM P. JAGO - REGISTRATION No. NSW - 4326