

63 - 67 West Parade, West Ryde

Modification to Concept Plan for the Construction of a Mixed Use Residential Development (MP 09_0029 MOD 3)

DRAWING LIST

MOD0000	COVER SHEET
MOD0001	SITE PLAN AND BUILDING ENVELOPE
MOD0002	WEST PARADE ELEVATION AND BUILDING ENVELOPE

OTHER DRAWINGS BY ARCHITECTUS DATED 18/10/18 REMAIN UNCHANGED, AS PER LIST BELOW:

- MOD0003 - DESIGN OBJECTIVES AND CONTROLS 1
- MOD0004 - DESIGN OBJECTIVES AND CONTROLS 2
- MOD0005 - DESIGN OBJECTIVES AND CONTROLS 3
- MOD0006 - DESIGN OBJECTIVES AND CONTROLS 4



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Environment

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Approved Section 75W Modification Application

No: MP 09_0029 MOD 4 Granted on 27 July 2021

Signed: AW Sheet No: 1 of 3

PROJECT INFORMATION

	Current Approval	Proposed
Maximum Height (storeys)	6 - 12 Storeys	6 - 12 Storeys
Maximum Height (RL)	66.50	67.05
FSR	3.52:1	3.52:1
Total GFA	13,149 square metres	13,149 square metres
Residential GFA	13,149 square metres	13,149 square metres
Non-Residential GFA	-	-

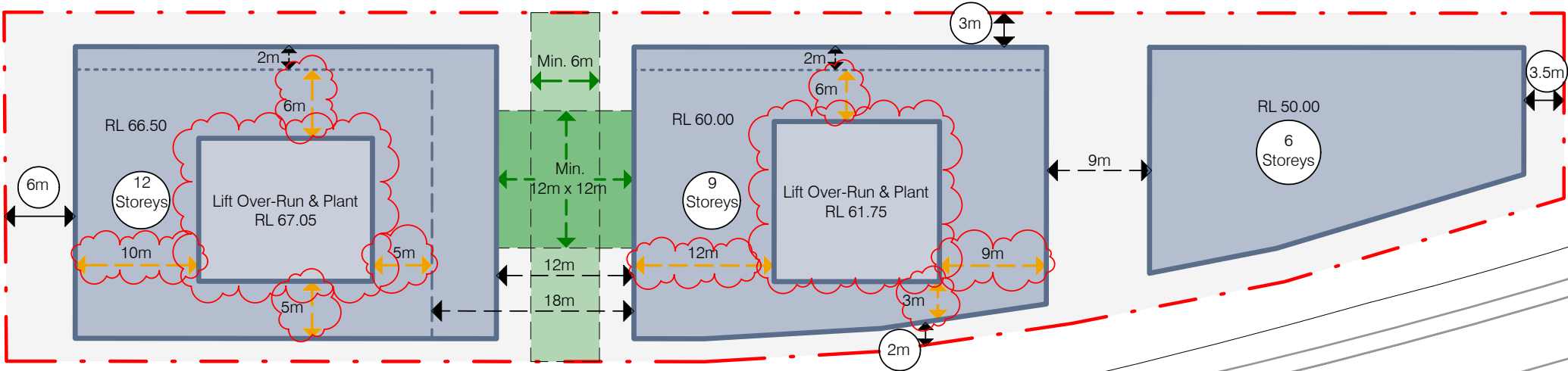
LEGEND:

AMENDMENT CLOUD

A3

15/03/2021 5:00:38 PM

WEST PARADE



RAIL CORRIDOR

- LEGEND:**
- Site Boundary
 - Proposed Building Envelope
 - Boundary Setback
 - Design control - communal open space
 - ADG building separation requirement
 - 2m setback- above 6 storeys
 - 18m ADG building separation requirement (upper levels)
 - Lift Over-Run & Plant minimum setback
 - Minimum communal open space dimensions

Boundary Setback Guidelines	
Side setback (Northern Boundary)	3.5m
Rear setback (Rail Corridor)	2m
Side setback (Southern Boundary)	6m
Front setback (West Parade)	3m

- LEGEND:**
- AMENDMENT CLOUD



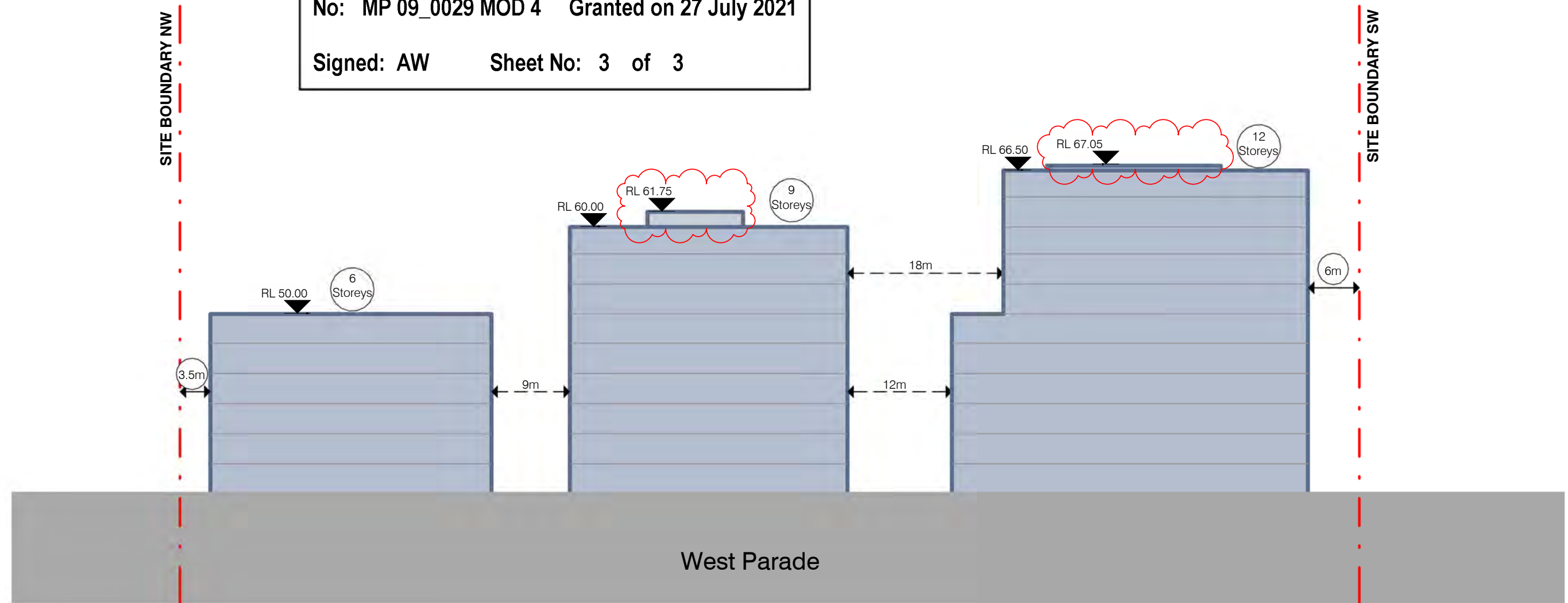
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LEGEND:

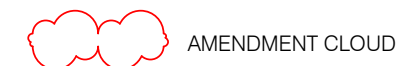
- Site Boundary
- Proposed Building Envelope
- Proposed Setback
- ADG requirement - building separation

Boundary Setback Guidelines

Side setback (Northern Boundary)	3.5m
Side setback (Southern Boundary)	6m

Note :The elevation illustrates how ADG building separation requirements can be complied within the proposed building envelope.

LEGEND:



AMENDMENT CLOUD

Key Plan:

Drawing Disclaimer:
Do not scale from drawings.
Verify all dimensions on site before commencing work.
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Note:
PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.

Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
A	MP 09_0029 MOD 3	WIT	SAS	15/03/2021	SAS Shilpa Shetye	NSW Arch 11027

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Project PA017559
West Ryde Billbergia
63-77 West Parade, West Ryde
Status
PART 3A - AMMENDMENTS

Title
00-GENERAL INFORMATION
WEST PARADE ELEVATION AND
BUILDING ENVELOPE
Drawing Number MOD0002
Revision A