

PART 3A APPLICATION
ISSUE C

PROJECT:
ALLENGROVE CRESCENT, NORTH RYDE
CLIENT:
EGC CUSTODIAN SERVICES

PROJECT No:
5497

DATE:
MAY 2011

ARCHITECT:



DRAWING SCHEDULE

| | |
|---------|--------------------------------|
| DA 1000 | COVER SHEET |
| DA 1001 | LOCALITY PLAN |
| DA 1002 | SITE ANALYSIS |
| DA 1100 | CONCEPT PLAN |
| DA 1101 | BASEMENT FLOOR PLANS |
| DA 1102 | GROUND FLOOR PLAN |
| DA 1103 | TYPICAL LEVEL 1 – 2 FLOOR PLAN |
| DA 1104 | FLOOR PLANS |
| DA 1201 | SITE SECTIONS |
| DA 1202 | SITE SECTIONS |
| DA 1301 | ELEVATIONS |
| DA 1302 | ELEVATIONS |
| DA 1501 | AREA CALCULATIONS |
| DA 1502 | SOLAR ACCESS STUDIES 01 |
| DA 1503 | SOLAR ACCESS STUDIES 02 |
| DA 1504 | SOLAR ACCESS STUDIES 03 |
| DA 1601 | PHOTOMONTAGE |
| DA 1602 | PHOTOMONTAGE |
| DA 1603 | PHOTOMONTAGE |
| DA 1701 | DEVELOPMENT ANALYSIS |



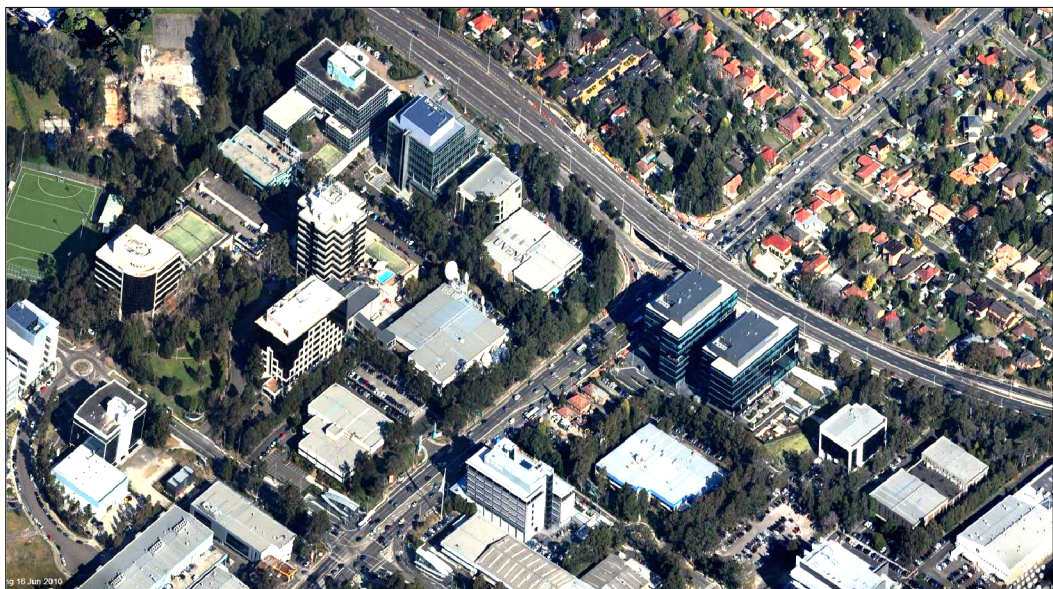
LANE COVE ROAD AND EPPING ROAD

01



VIEW NORTH EAST ALONG LANE COVE ROAD

02



VIEW SOUTH WEST ALONG LANE COVE ROAD

03



01 AERIAL PHOTOGRAPH

1:2000

400m WALK TO
STATION, 5 MINUTES
WALKING DISTANCE

HIGH DENSITY
CORRIDOR TO
TRAIN STATION

LOW DENSITY 'FINE
GRAIN' URBAN FABRIC

NO CONSISTENT
'GRAIN' TO
PLANNING WITHIN
THE SUBJECT SITE

EPPING ROAD
'FLYOVER' ABOVE LANE
COVE ROAD. AUDIO
AND VISUAL AMENITY
DISTURBED TO
SUBJECT SITE FROM
6-LANE ELEVATED
ROAD STRUCTURE

BUS STOP LOCATED
IN FRONT OF SITE



VIEW SOUTH-EAST ALONG EPPING ROAD

04



LANE COVE ROAD TO THE CORNER OF ALLENGROVE CRESCENT

05



VIEW NORTH EAST ACROSS LANE COVE ROAD

06

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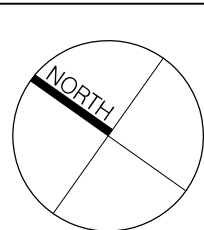
Drawing Original Size A2

C 10.05.14 PART 3A ISSUE
B 10.10.10 PART 3A ISSUE
A 10.09.10 FINAL CONSULTATION

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ARBORIST:
FOOTPRINT
GREEN

5 WATKINS RD
AVALON BEACH
NSW 2107

T: 9918 8877
F: 9918 8876

LANDSCAPE:

ASPECT STUDIOS

661 MARLBOROUGH ST
SURRY HILLS NSW 2010

T: 9699 7182
F: 9908 7796

ENGINEER:

WORLEY
PARSONS

L12, 141 WALKER ST
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PROJECT:

ALLENGROVE CRESCENT, NORTH RYDE

CLIENT:

EGC CUSTODIAN SERVICES

SCALE:

1:2000 @ A2

DRAWN BY:

CA, AB

CHECKED 1:

CHECKED 2:

APPROVED:

DRAWING:

LOCALITY PLAN

DRAWING No.

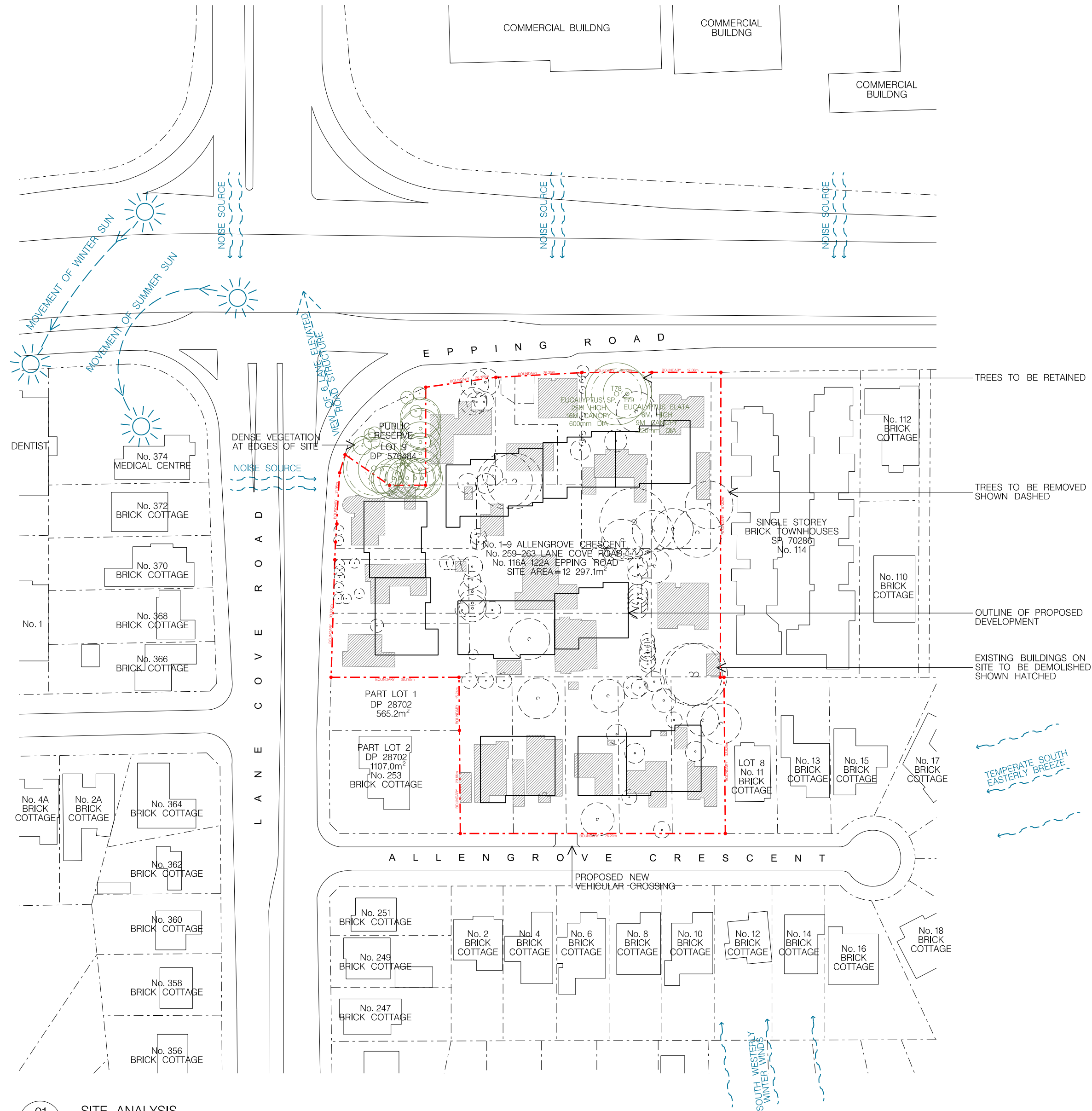
DA - 1001

JOB No.

5497

ISSUE

C



01 SITE ANALYSIS
1:1000

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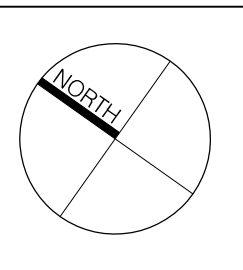
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1:1000 @ A2
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APPROVED:

DRAWING:
SITE ANALYSIS
DRAWING No.
DA - 1002

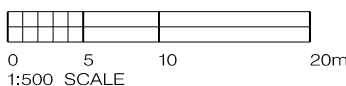
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5497
ISSUE
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E P P I N G R O A D O V E R P A S S

E P P I N G R O A D

L A N E C O V E R R O A D

A L L E N G R O V E C R E S C E N T



01 GROUND FLOOR PLAN
1:500

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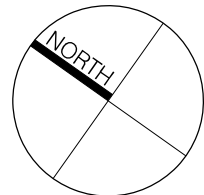
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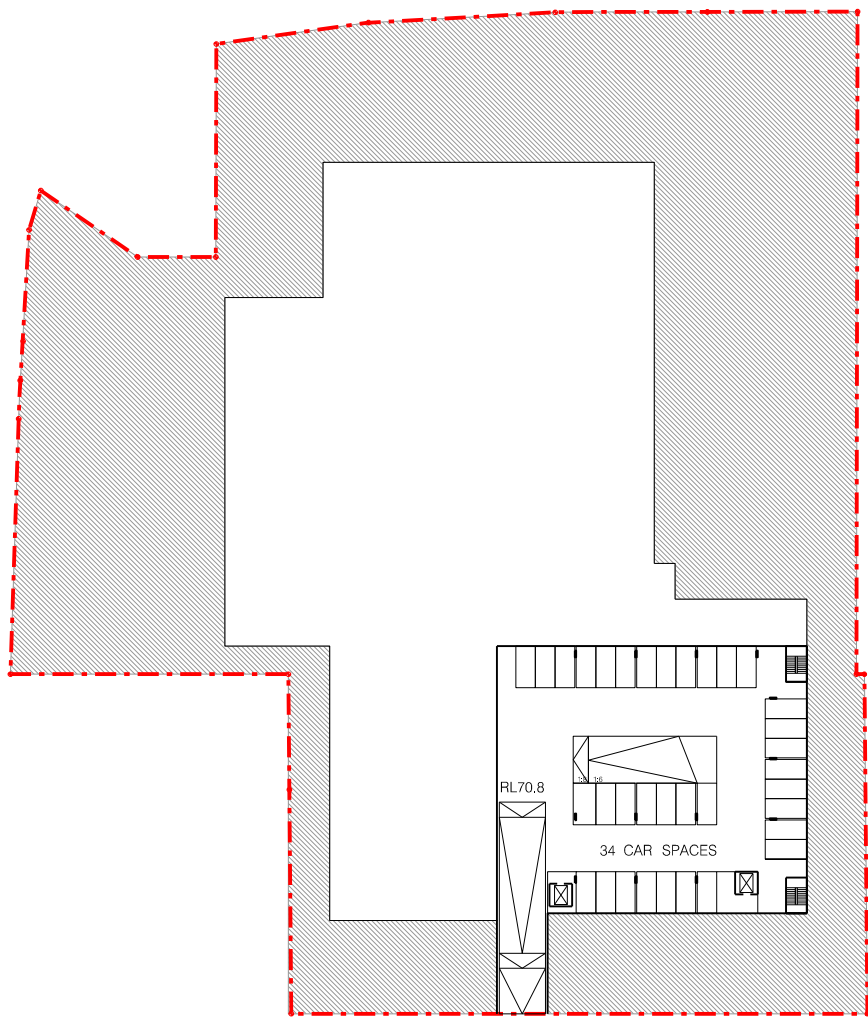
APPROVED:

DRAWING:
CONCEPT
PLAN
ENVELOPES

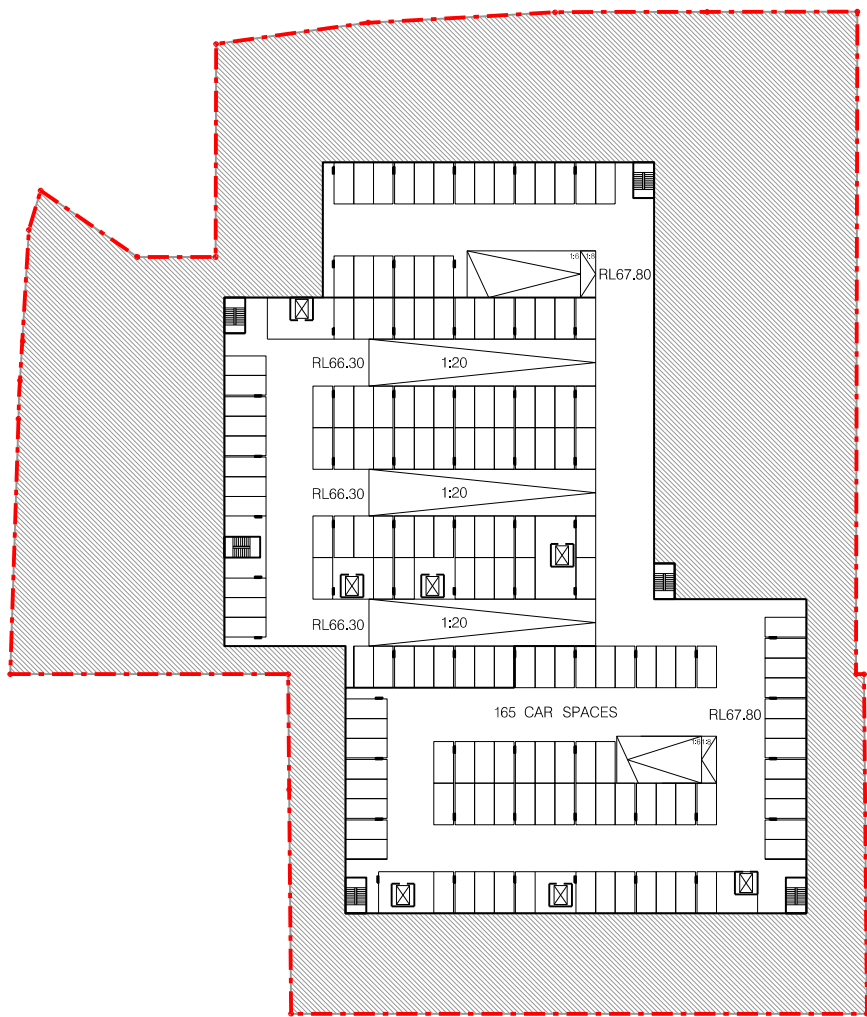
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DA - 1100

JOB No.
5497

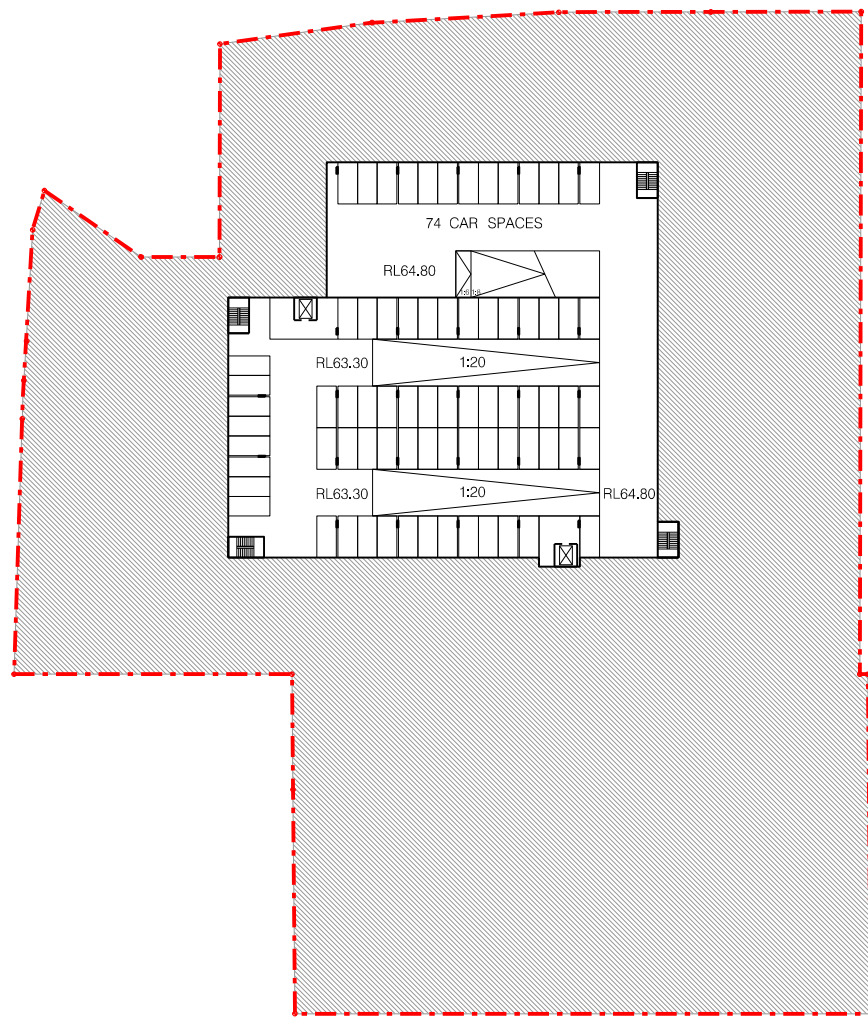
ISSUE
C



01 BASEMENT LEVEL 1
1:1000



02 BASEMENT LEVEL 2
1:1000



03 BASEMENT LEVEL 3
1:1000

PARKING CALCULATIONS

| RESIDENTIAL | COUNCIL REQ'S | PROPOSED PARKING |
|--------------------------------|---------------|------------------|
| 47 NO. 1-BED DWELLINGS | 47 | 41 |
| 122 NO. 2-BED DWELLINGS | 146 | 146 |
| 27 NO. 3-BED DWELLINGS | 43 | 43 |
| 1 SPACE /4 DWELLINGS (VISITOR) | 49 | 43 |
| TOTAL | | |
| PARKING SPACES | 285 SPACES | 273 SPACES |

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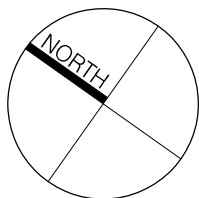
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SCALE:
1:1000 @ A2

DRAWN BY:
CA, AB

CHECKED 1:

CHECKED 2:

APPROVED:

DRAWING:
BASEMENT
FLOOR PLANS

DRAWING No.
DA - 1101

JOB No.
5497

ISSUE
C

E P P I N G R O A D O V E R P A S S

E P P I N G R O A D

L A N E C O V E R R O A D

A L L E N G R O V E C R E S C E N T

0 5 10 20m
1:500 SCALE

01 GROUND FLOOR PLAN
1:500

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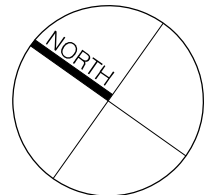
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1:500 @ A2

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GROUND
FLOOR PLAN

DRAWING No.
DA - 1102

JOB No.
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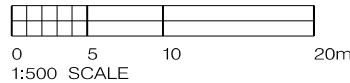
ISSUE
C

E P P I N G R O A D O V E R P A S S

E P P I N G R O A D

L A N E C O V E R R O A D

A L L E N G R O V E C R E S C E N T



01 LEVEL 1 – 3 FLOOR PLAN
1:500

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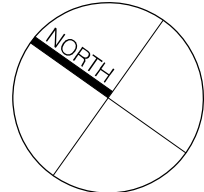
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ALLENGROVE CRESCENT, NORTH RYDE

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EGC CUSTODIAN SERVICES

SCALE:
1:500 @ A2

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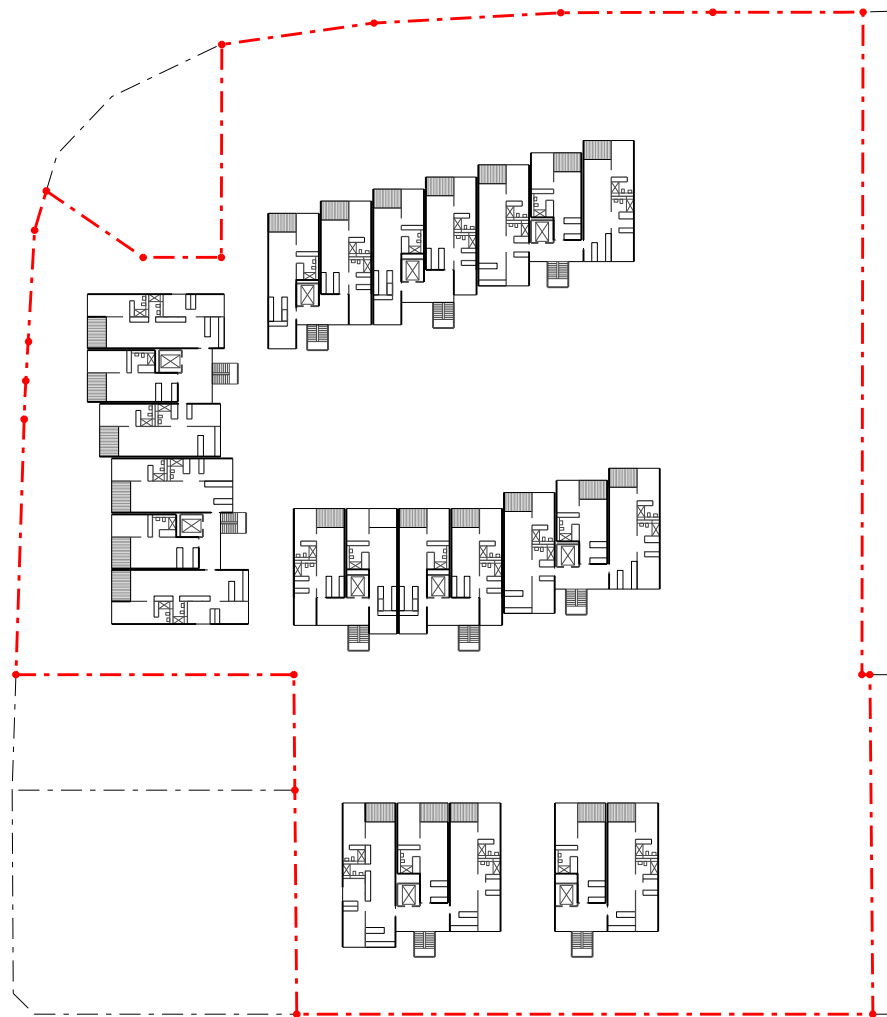
APPROVED:

DRAWING:
TYPICAL LEVEL
1 – 3 FLOOR
PLAN

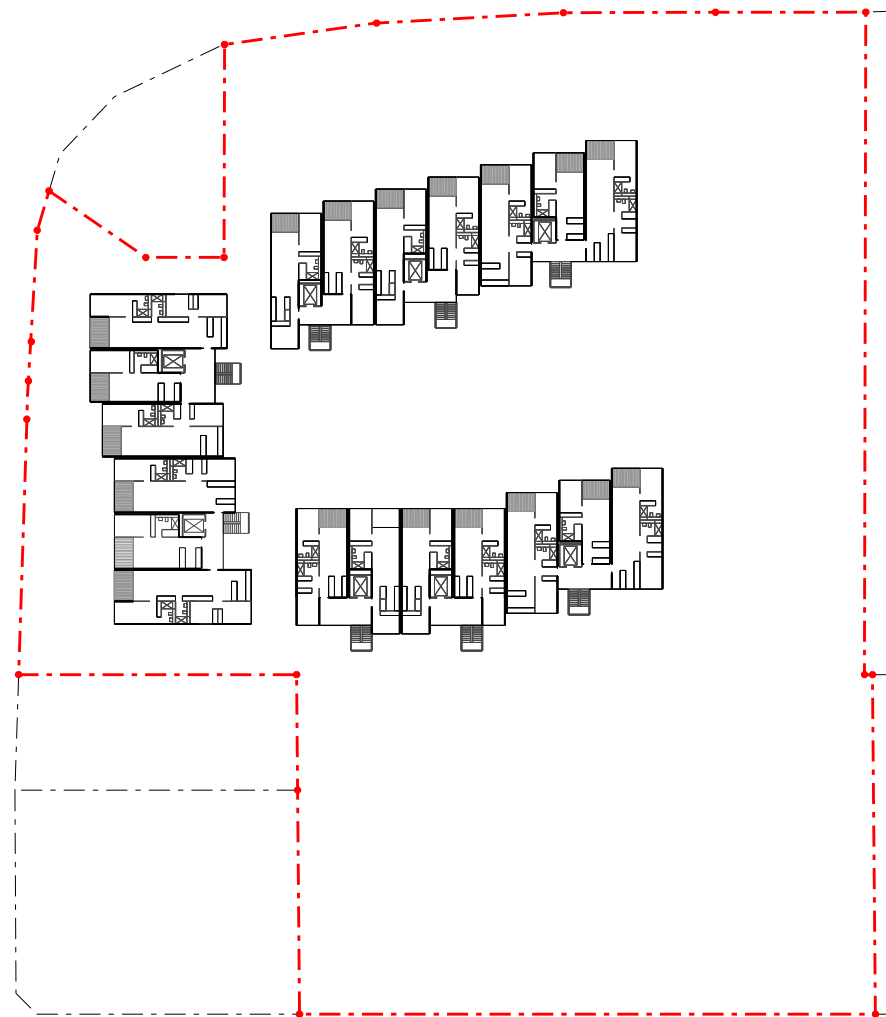
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DA – 1103

JOB No.
5497

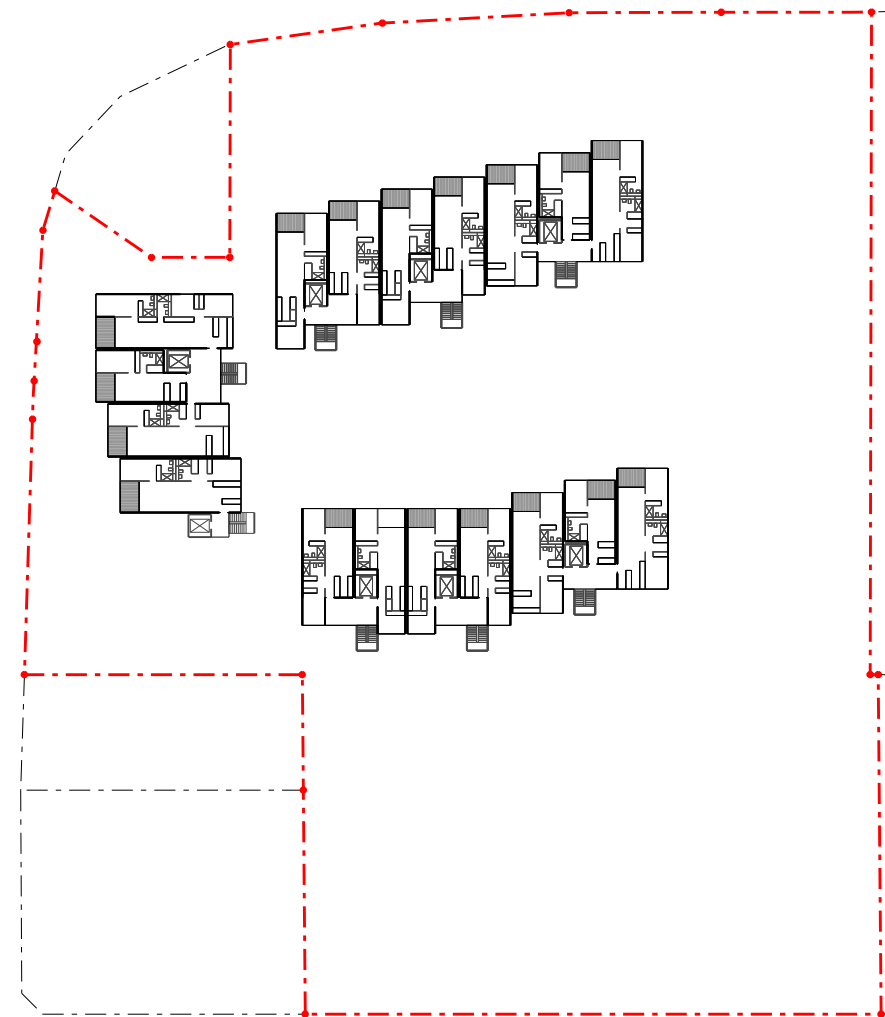
ISSUE
C



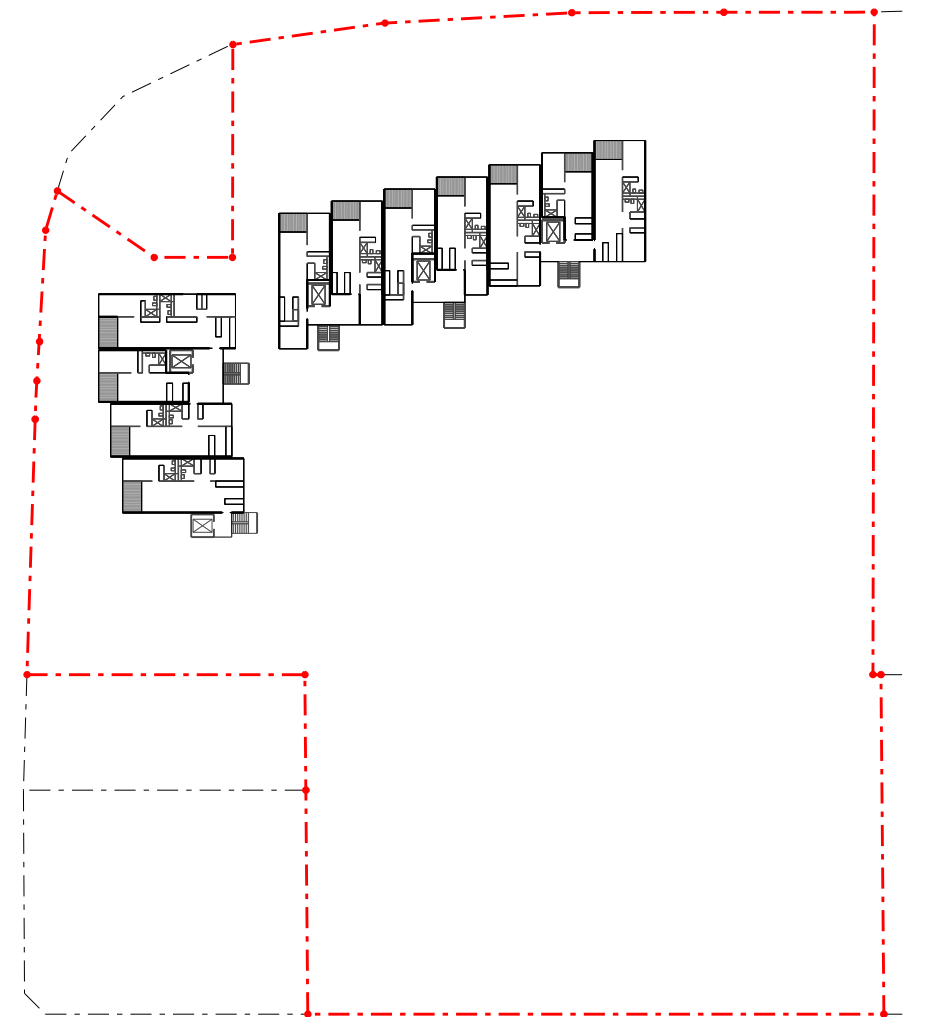
01 LEVEL 4 FLOOR PLAN
1:1000



02 LEVEL 5 FLOOR PLAN
1:1000



03 LEVEL 6 FLOOR PLAN
1:1000



04 LEVEL 7 FLOOR PLAN
1:1000

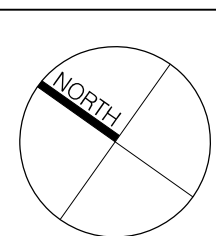
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C 10.05.10 PART 3A ISSUE
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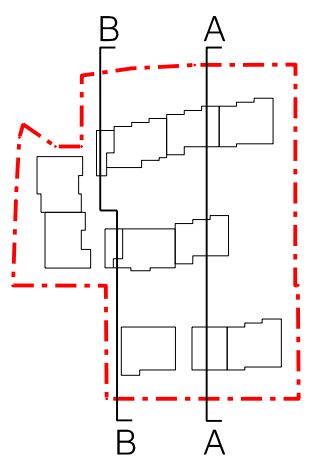
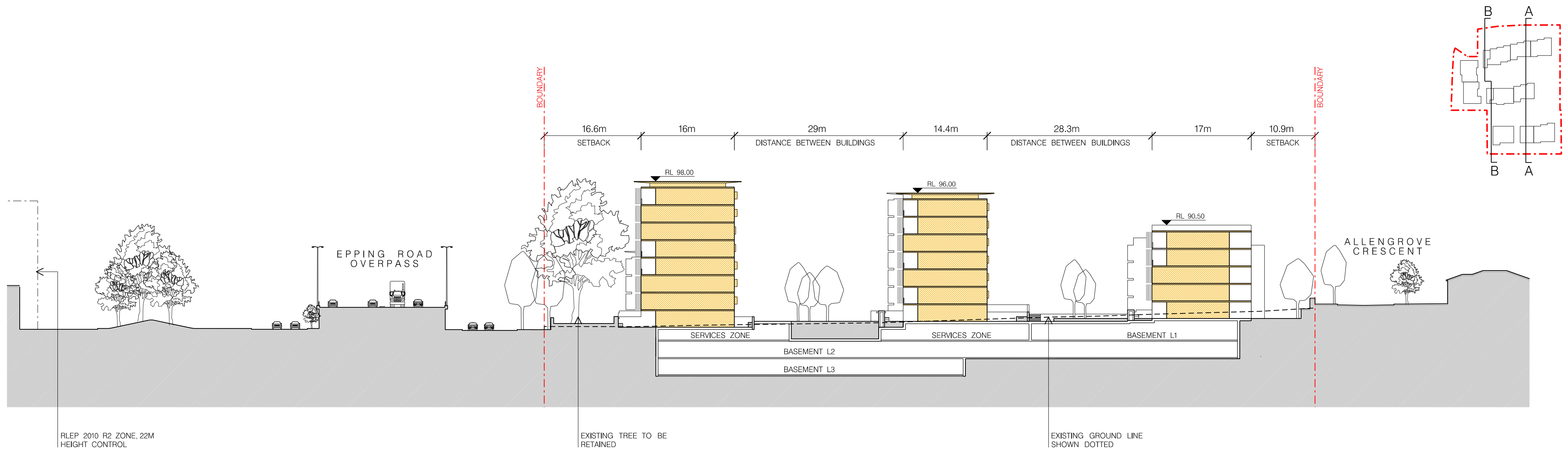
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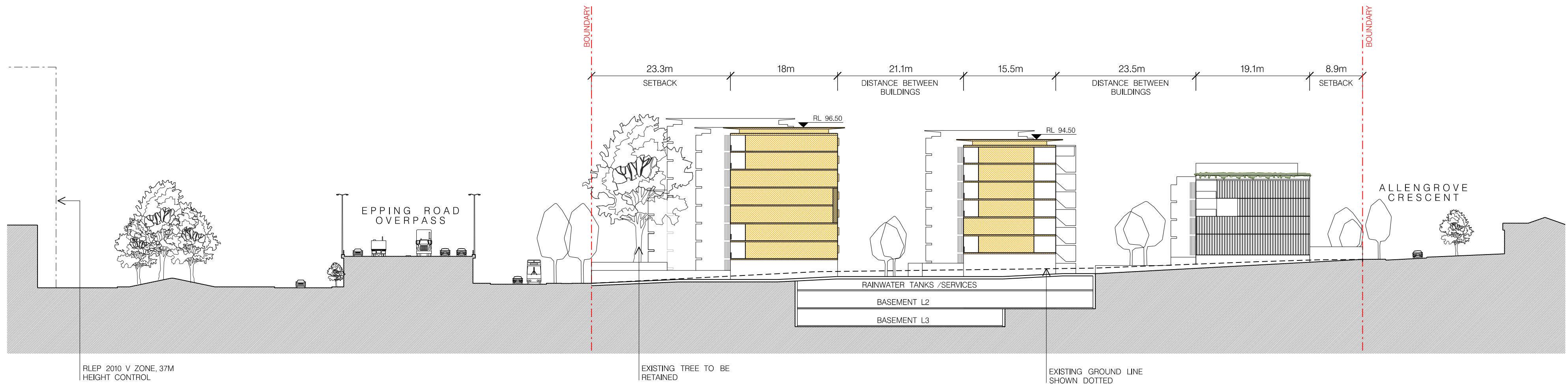
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ALLENGROVE CRESCENT, NORTH RYDE
CLIENT:
EGC CUSTODIAN SERVICES
SCALE:
1:1000 @ A2
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DRAWING:
FLOOR PLANS
DRAWING No.
DA - 1104

JOB No.
5497
ISSUE
C



01 SECTION A - A
1:500



02 SECTION B - B
1:500

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Drawing Original Size A2

| Issue | Date | Description |
|-------|----------|--------------------|
| C | 10.05.11 | PART 3A ISSUE |
| B | 10.01.10 | PART 3A ISSUE |
| A | 10.09.10 | FINAL CONSULTATION |

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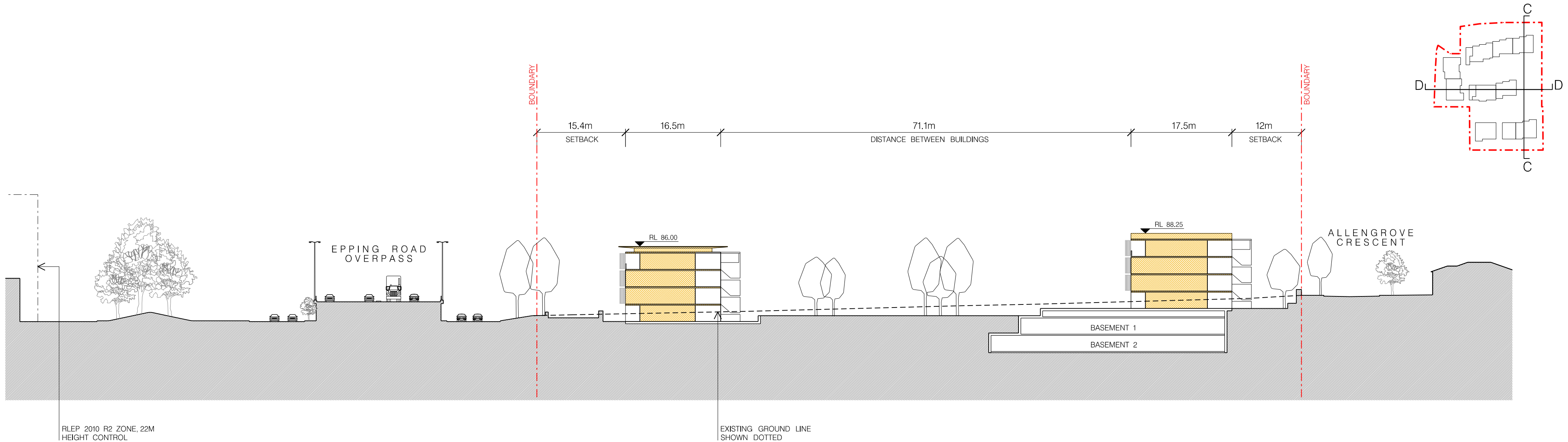
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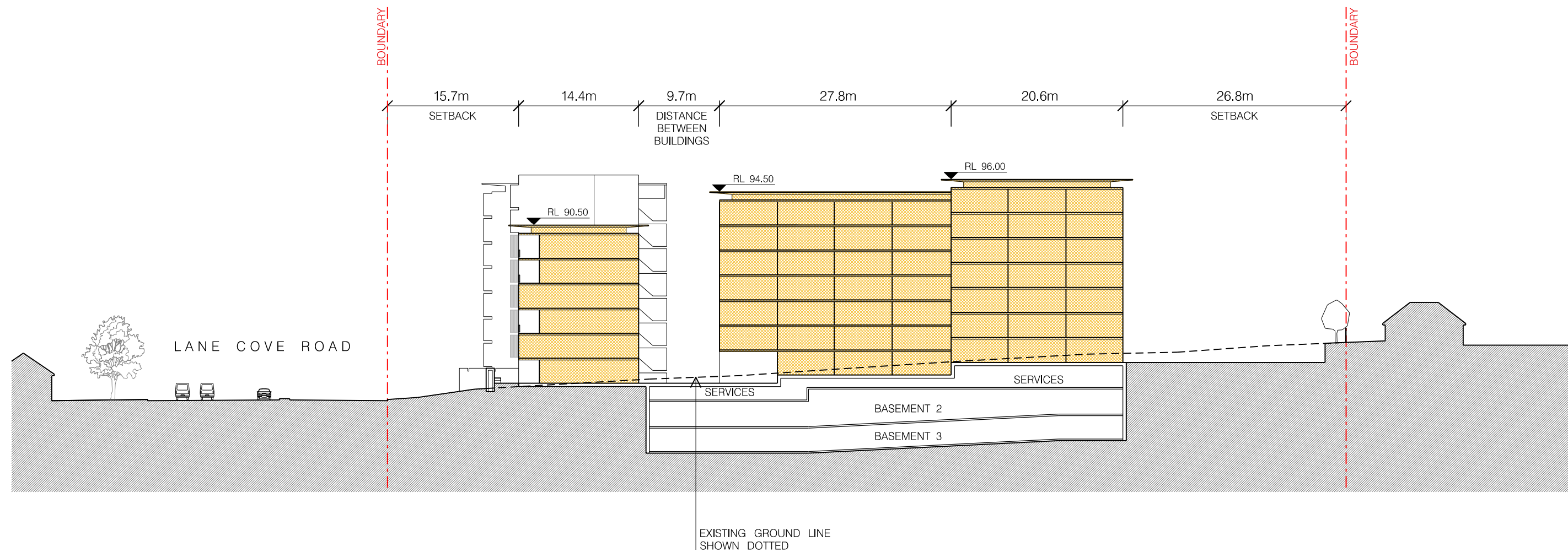
PROJECT:
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CLIENT:
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SCALE:
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CA, AB
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING No.
DA - 1201

JOB No.
5497
ISSUE
C



01 SECTION C - C
1:500



01 SECTION D - D
1:500

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REVISIONS
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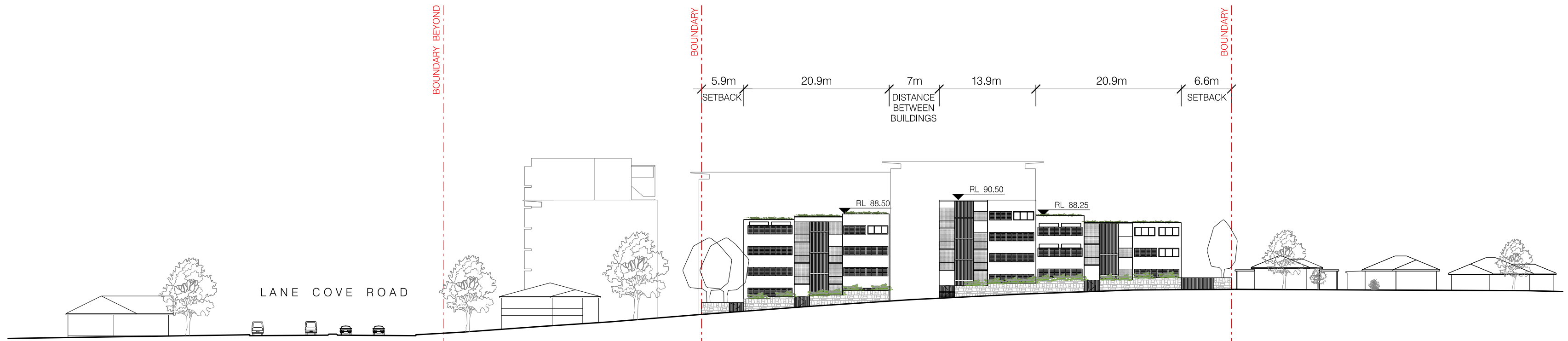
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EGC CUSTODIAN SERVICES
SCALE:
1:500 @ A2
DRAWN BY: CA, AB
CHECKED 1:
CHECKED 2:
APPROVED:

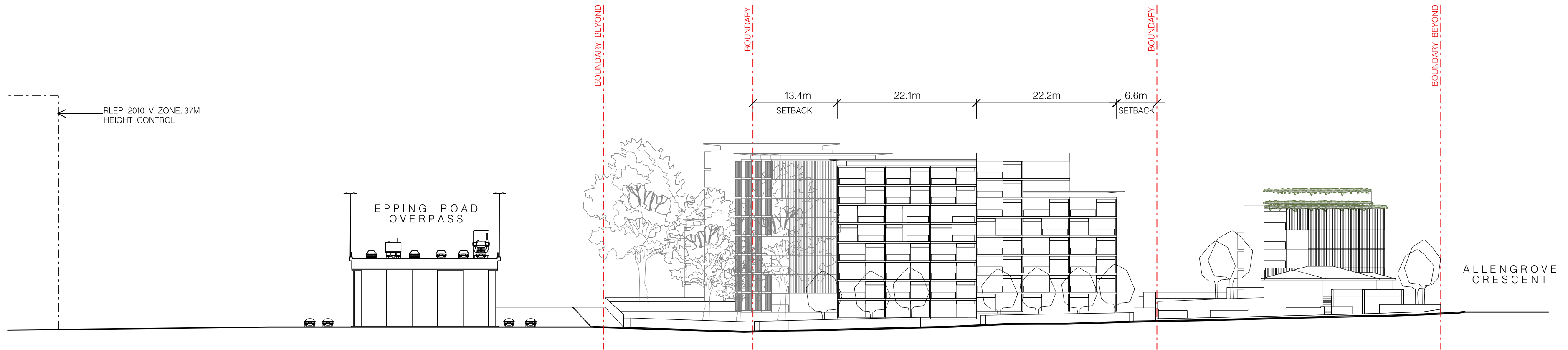
DRAWING:
SITE SECTIONS

DRAWING No.
DA - 1202

JOB No.
5497
ISSUE
C



01 ALLENGROVE CRESCENT ELEVATION
1:500



02 LANE COVE ROAD ELEVATION
1:500

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Drawing Original Size A2

REVISIONS
A 10.09.10 FINAL CONSULTATION
B 10.10.10 PART 3A ISSUE
C 10.05.11 PART 3A ISSUE

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ARBORIST:
FOOTPRINT GREEN
5 WATKINS RD
AVALON BEACH
NSW 2107
T: 9918 8877
F: 9918 8876

LANDSCAPE:
ASPECT STUDIOS
661 MARLBOROUGH ST
SURRY HILLS NSW 2010
T: 9699 7182
F: 9908 7796

ENGINEER:
WORLEY PARSONS
L12, 141 WALKER ST
NORTH SYDNEY
NSW 2060
T: 8923 6866
F: 8923 6877

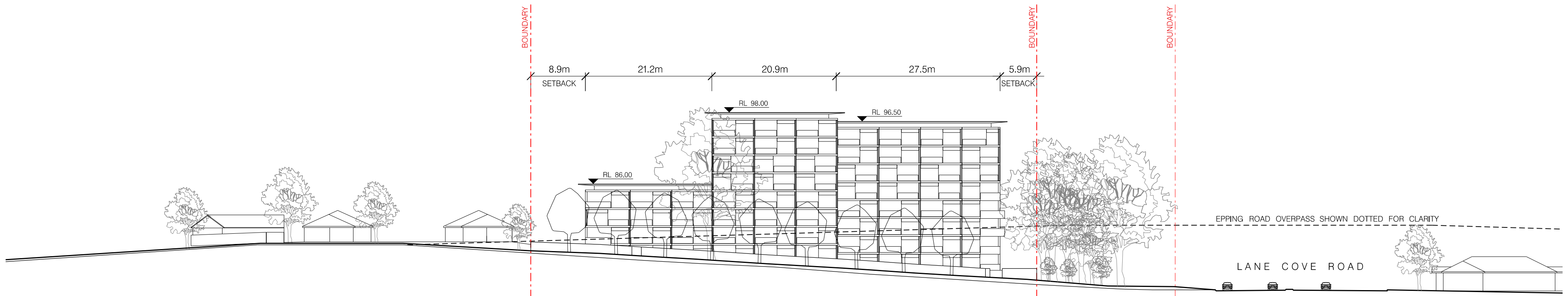
PLANNING:
URBIS
LEVEL 21,
321 KENT ST
SYDNEY NSW 2000
T: 8233 9900
F: 8233 9966

ARCHITECT:
CANDALEPAS ASSOCIATES
LEVEL 9, 219 CASTLEREAGH ST.
SYDNEY NSW 2000
T: 02 9283 7755
F: 02 9283 7477
E: architects@candalepas.com.au
NSW ARCHITECTS REG No. - 5773

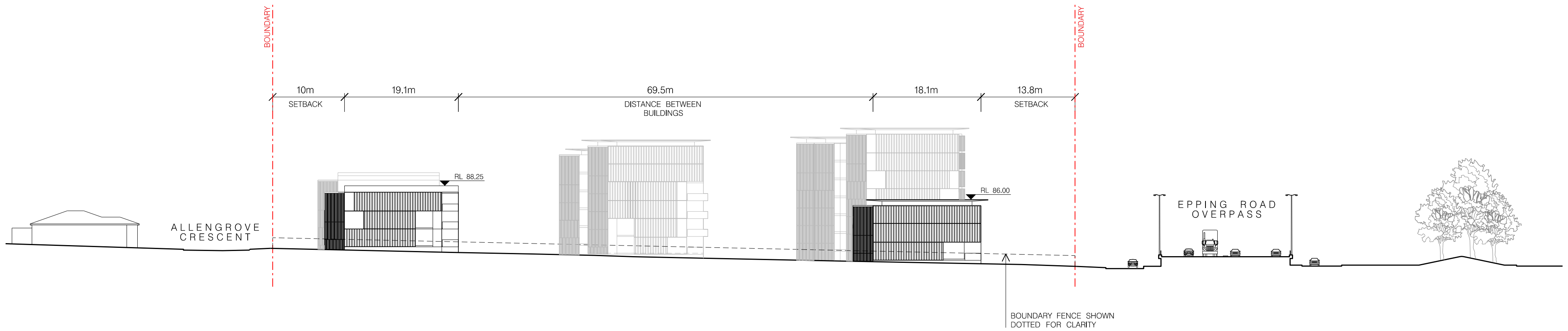
PROJECT:
ALLENGROVE CRESCENT, NORTH RYDE
CLIENT:
EGC CUSTODIAN SERVICES
SCALE:
1:500 @ A2
DRAWN BY: CA, AB
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING No.
DA - 1301

JOB No.
5497
ISSUE
C



01 EPPING ROAD ELEVATION
— 1:500



02 SOUTH EAST ELEVATION
— 1:500

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Drawing Original Size A2

| Issue | Date | Description |
|-------|----------|--------------------|
| C | 16.05.14 | PART 3A ISSUE |
| B | 10.01.10 | PART 3A ISSUE |
| A | 10.09.10 | FINAL CONSULTATION |

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LANDSCAPE:
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ENGINEER:
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L12, 141 WALKER ST
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T: 8923 6866
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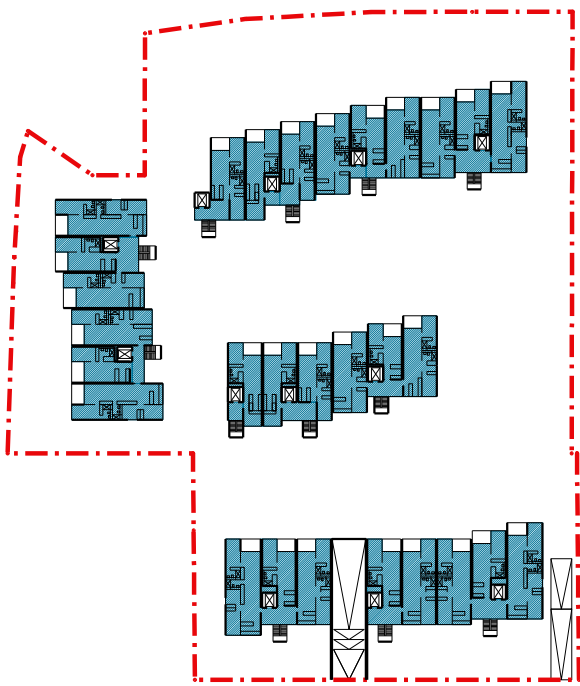
PLANNING:
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321 KENT ST
SYDNEY NSW 2000
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ARCHITECT:
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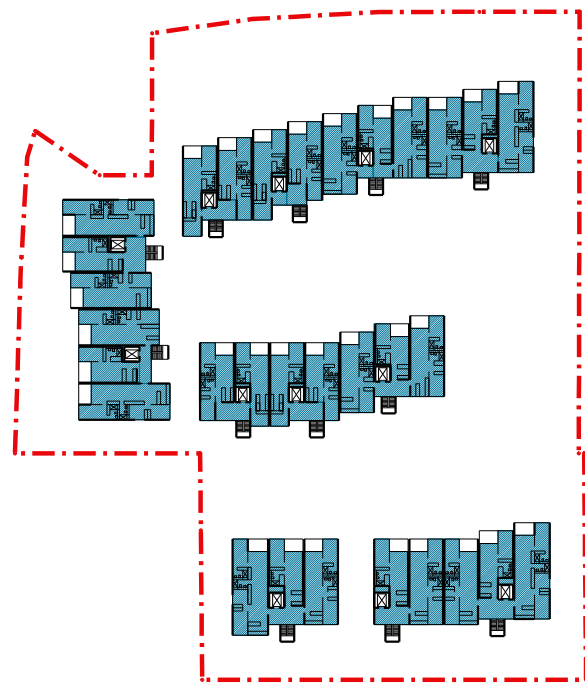
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ALLENGROVE CRESCENT, NORTH RYDE
CLIENT:
EGC CUSTODIAN SERVICES
SCALE:
1:500 @ A2
DRAWN BY: CA, AB
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING No.
DA - 1302

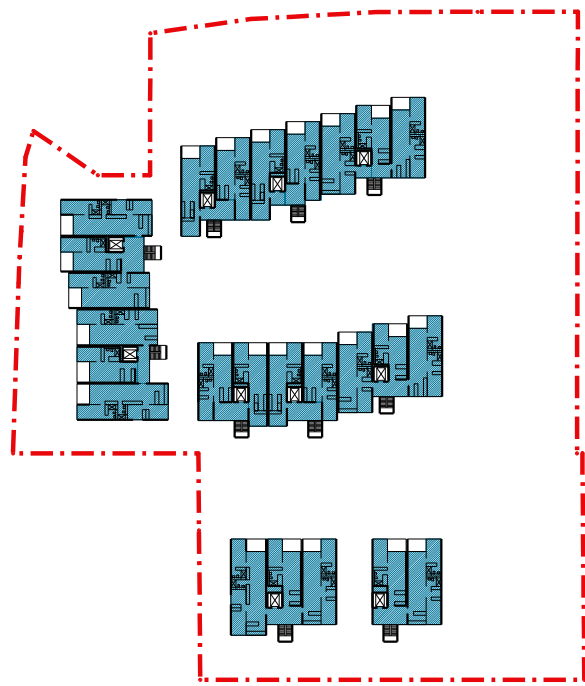
JOB No.
5497
ISSUE
C



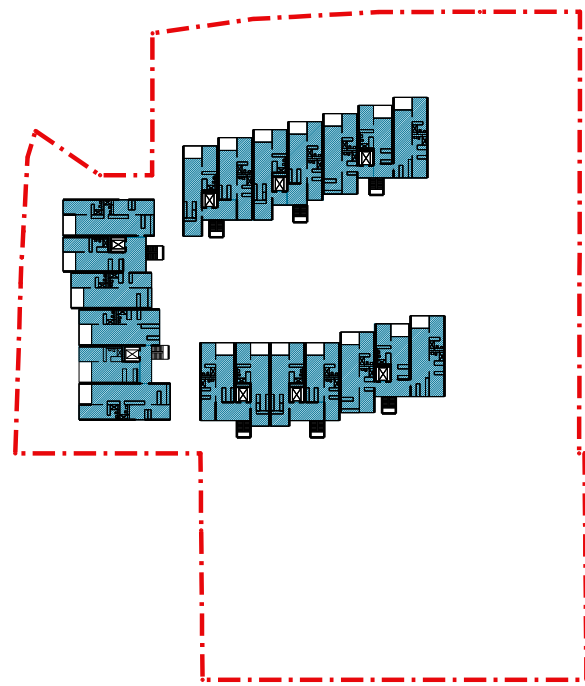
01 GROUND FLOOR PLAN
— NTS



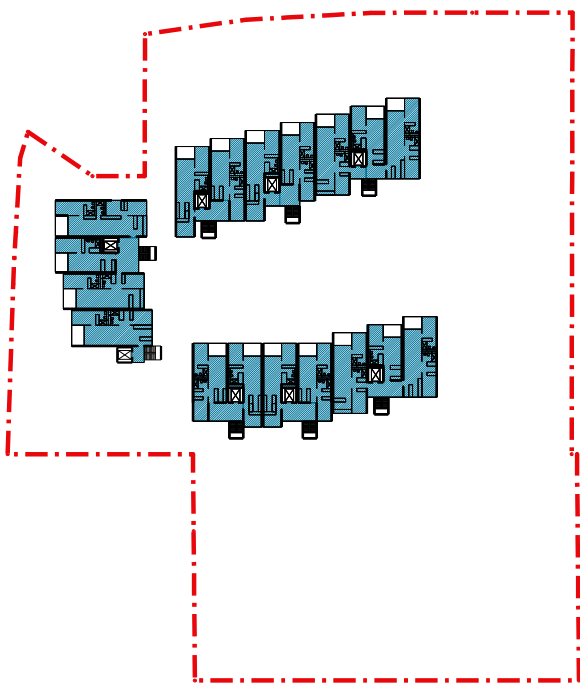
02 LEVELS 1 – 3 PLAN
— NTS



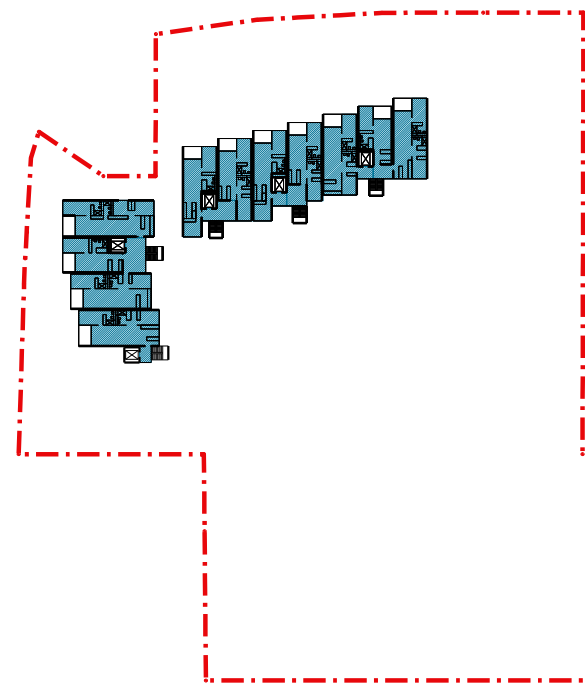
03 LEVEL 4 PLAN
— NTS



04 LEVEL 5 PLAN
— NTS



05 LEVEL 6 PLAN
— NTS



06 LEVEL 7 PLAN
— NTS



07 SOFT LANDSCAPING
— NTS



08 DEEP SOIL LANDSCAPED AREA
— NTS

SITE AREA

12 297.1 SQM

GROSS FLOOR AREA

| | |
|--------------|-----------|
| GROUND FLOOR | 2 989 SQM |
| LEVEL 1 | 3 175 SQM |
| LEVEL 2 | 3 175 SQM |
| LEVEL 3 | 3 175 SQM |
| LEVEL 4 | 2 518 SQM |
| LEVEL 5 | 1 983 SQM |
| LEVEL 6 | 1 782 SQM |
| LEVEL 7 | 1 119 SQM |

TOTAL G.F.A. 19 916 SQM

FLOOR SPACE RATIO

| | |
|-----------|--------------|
| SITE AREA | 12 297.1 SQM |
| GFA | 19 916 SQM |

F.S.R. 1.62 : 1

PROPOSED DEVELOPMENT SPLIT

| | 1 BED UNIT (60 m ²) | 2 BED UNIT (85 m ²) | 3 BED UNIT (99 m ²) | TOTAL UNITS |
|---------------------|------------------------------------|------------------------------------|------------------------------------|----------------|
| GROUND RESIDENTIAL | 8 | 16 | 5 | 29 |
| LEVEL 1 RESIDENTIAL | 8 | 18 | 5 | 31 |
| LEVEL 2 RESIDENTIAL | 8 | 18 | 5 | 31 |
| LEVEL 3 RESIDENTIAL | 8 | 18 | 5 | 31 |
| LEVEL 4 RESIDENTIAL | 6 | 16 | 3 | 25 |
| LEVEL 5 RESIDENTIAL | 4 | 14 | 2 | 20 |
| LEVEL 6 RESIDENTIAL | 3 | 14 | 1 | 18 |
| LEVEL 7 RESIDENTIAL | 2 | 8 | 1 | 11 |

TOTAL 47 122 27 196

TOTAL RESIDENTIAL UNITS 196 UNITS

LANDSCAPE ANALYSIS

| | |
|-----------------------------|-----------|
| LANDSCAPED AREA OVER PODIUM | 1 819 SQM |
| DEEP SOIL LANDSCAPED AREA | 3 515 SQM |

TOTAL 5 334 SQM

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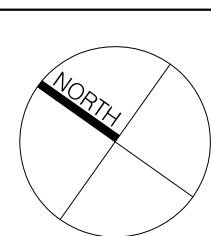
Drawing Original Size
A2

C 16.05.14 PART 3A ISSUE
B 01.01.10 PART 3A ISSUE
A 10.09.10 FINAL CONSULTATION
Issue Date Description

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ARBORIST: FOOTPRINT GREEN

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NSW 2107

T: 9918 8877
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LANDSCAPE: ASPECT STUDIOS

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SURRY HILLS NSW 2010

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F: 9908 7796

ENGINEER: WORLEY PARSONS

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NORTH SYDNEY
NSW 2060

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PLANNING:

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F: 02 9283 7477
E: architects@candalepas.com.au
NSW ARCHITECTS REG No. - 5773

PROJECT:

ALLENGROVE CRESCENT, NORTH RYDE

CLIENT:

EGC CUSTODIAN SERVICES

SCALE:
NTS @ A2

DRAWN BY:
CA, AB

CHECKED 1:

CHECKED 2:

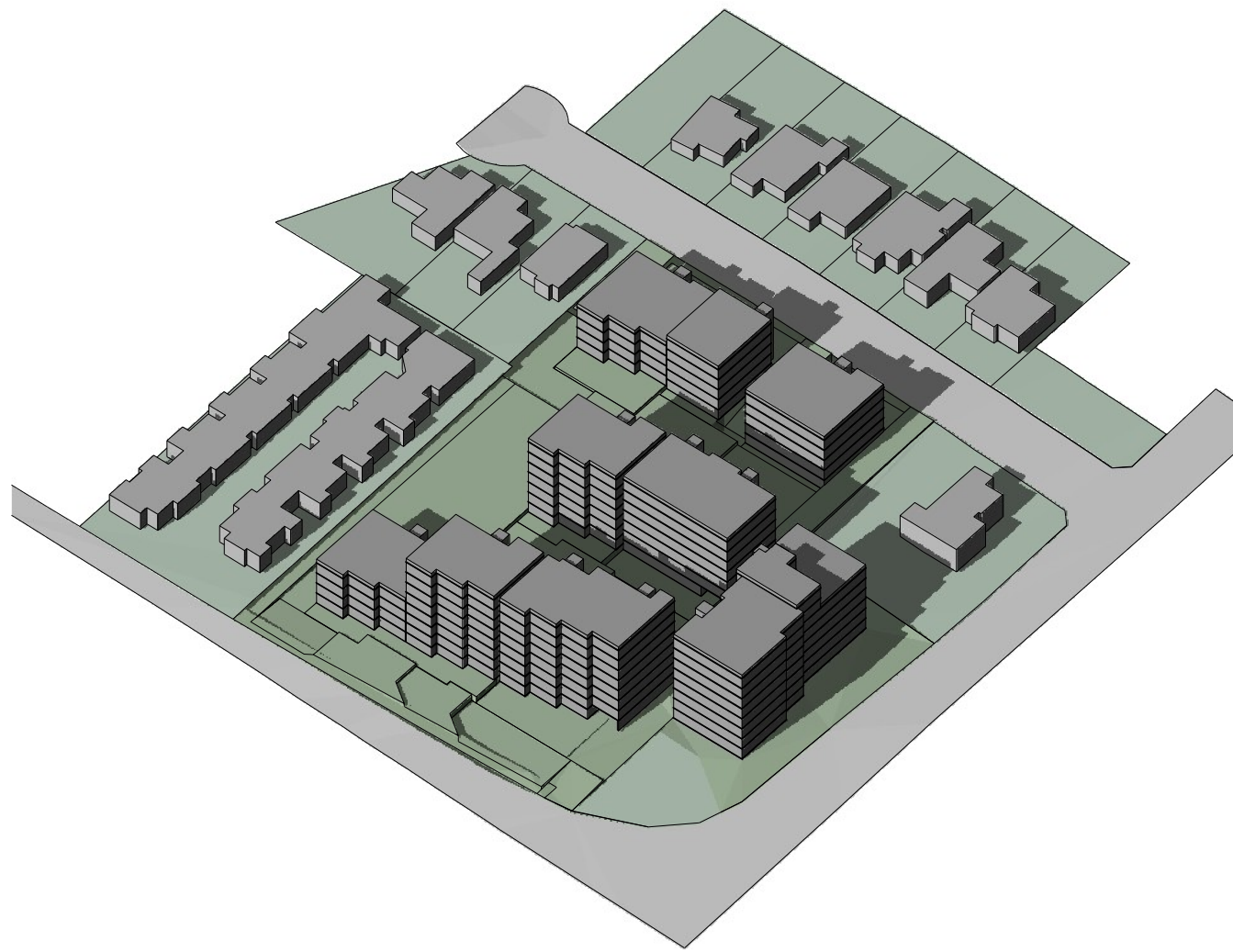
APPROVED:

DRAWING:
AREA
CALCULATIONS

DRAWING No.
DA - 1501

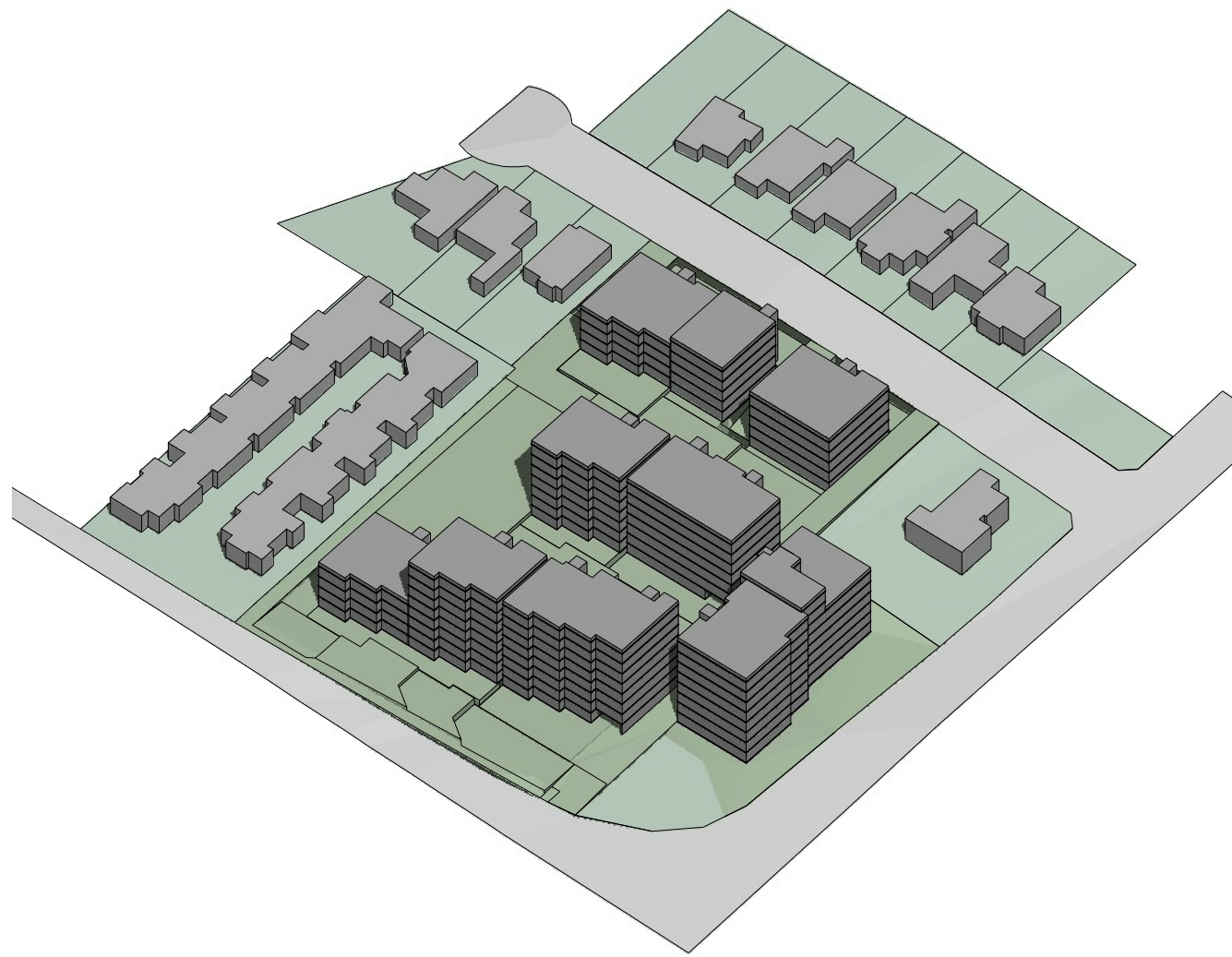
JOB No.
5497

ISSUE
C



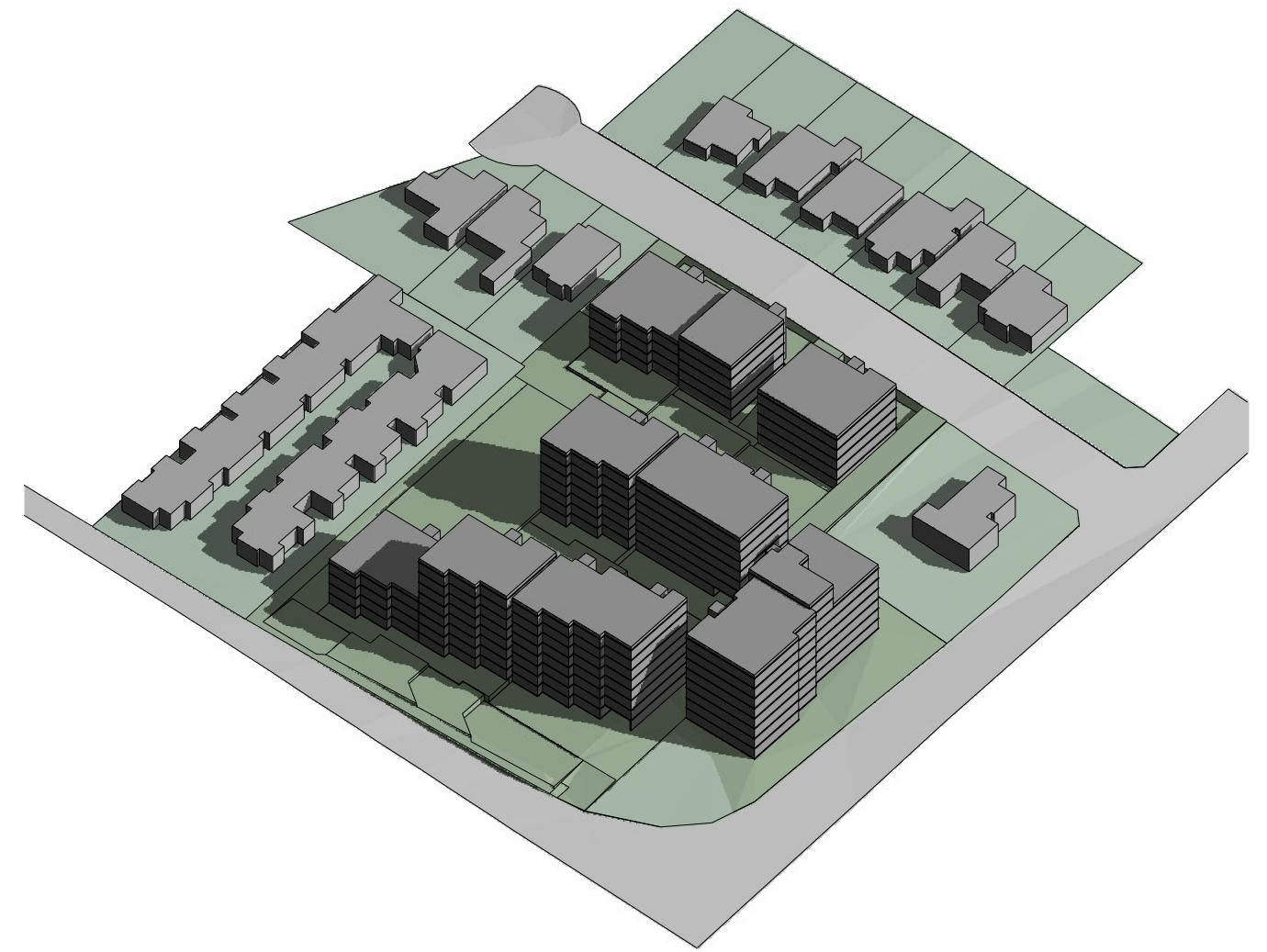
01 SHADOWS CAST AT 9.00 AM 21 MARCH/SEPTEMBER

—



02 SHADOWS CAST AT 12.00 PM 21 MARCH/SEPTEMBER

—



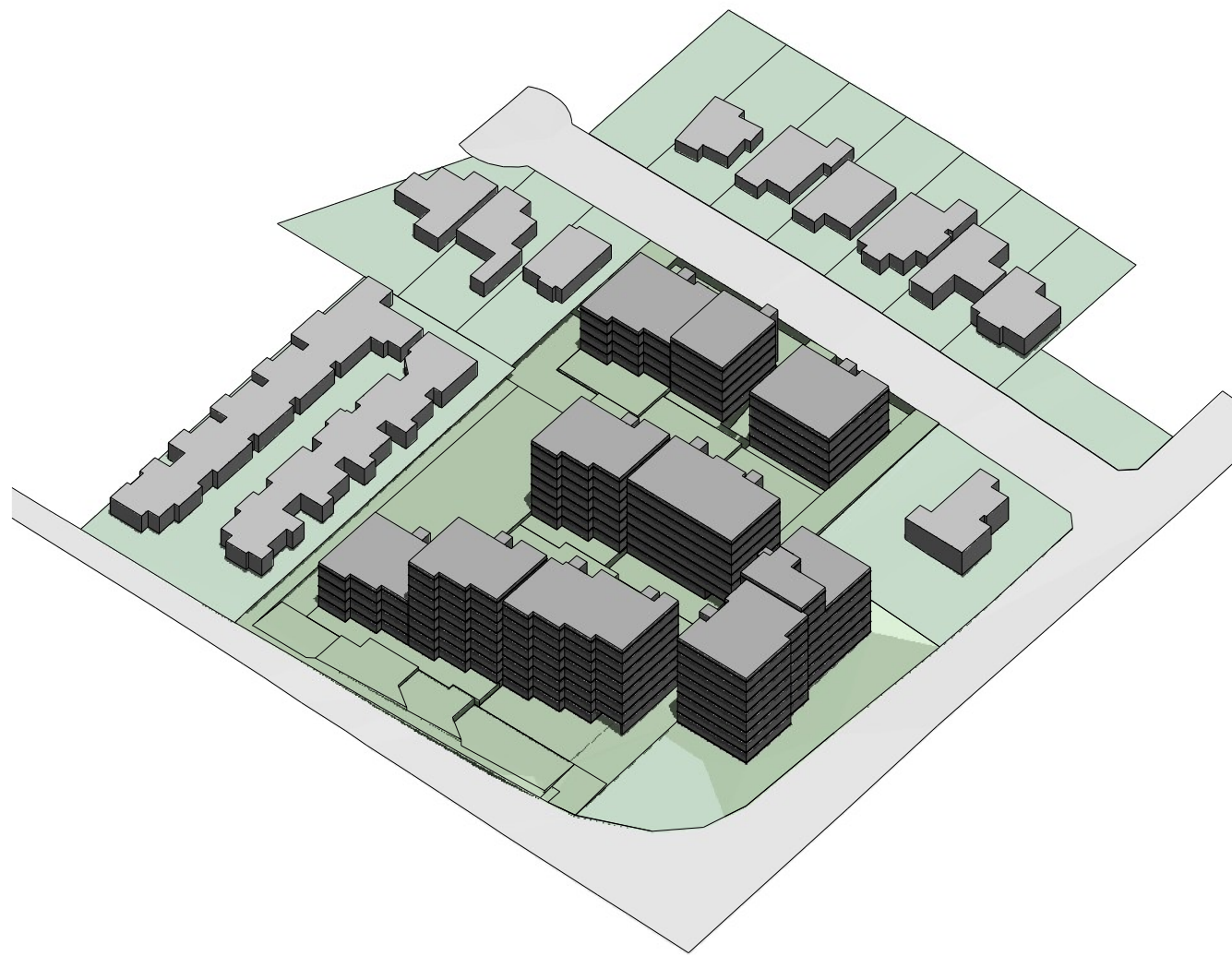
03 SHADOWS CAST AT 3.00 PM 21 MARCH/SEPTEMBER

—



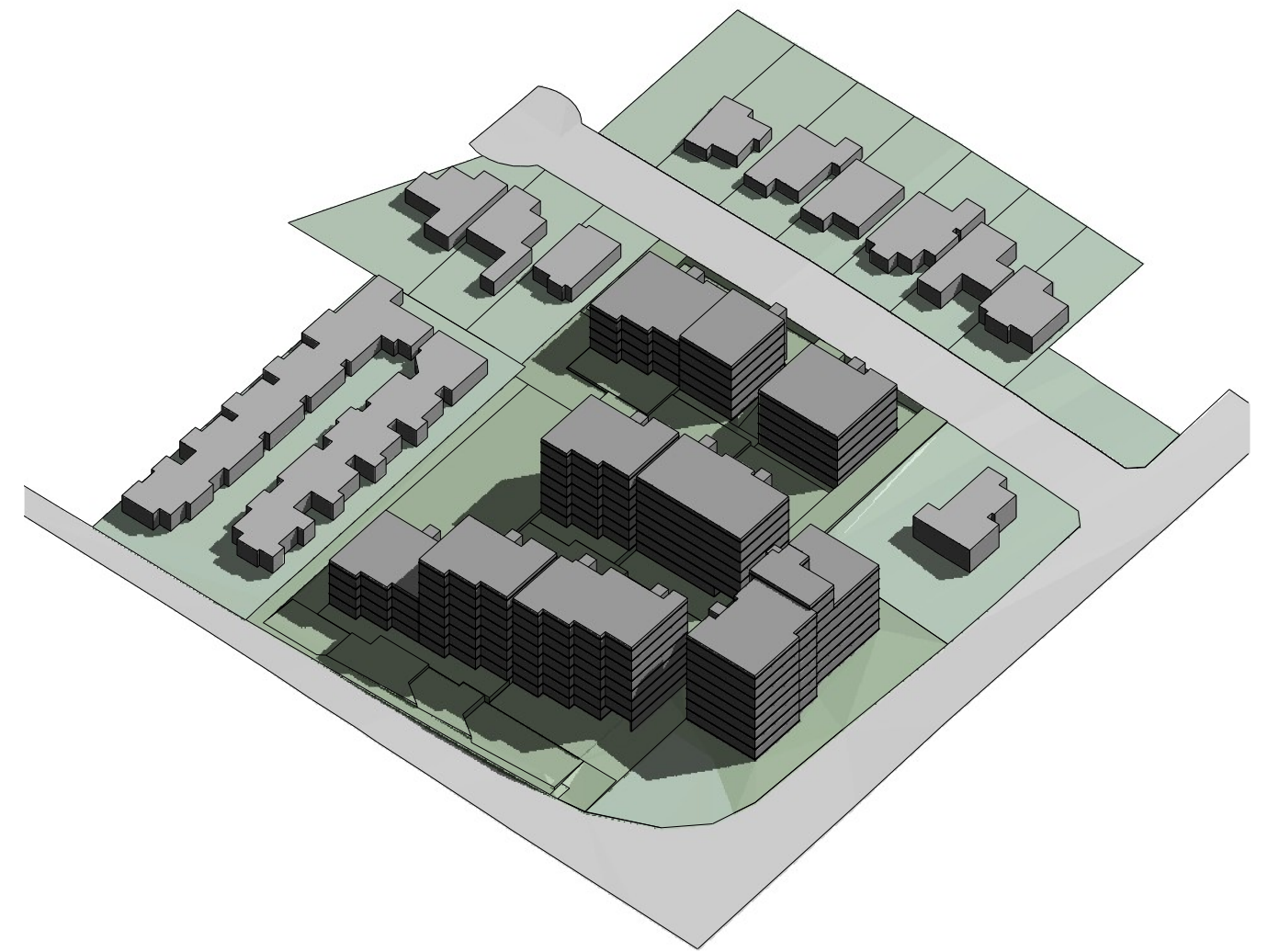
04 SHADOWS CAST AT 9.00 AM 21 DECEMBER

—



05 SHADOWS CAST AT 12.00 PM 21 DECEMBER

—



06 SHADOWS CAST AT 3.00 PM 21 DECEMBER

—

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Drawing Original Size A2

C 16.05.14 PART 3A ISSUE
B 01.01.10 PART 3A ISSUE
A 10.09.10 FINAL CONSULTATION
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ARBORIST:
FOOTPRINT
GREEN

5 WATKINS RD
AVALON BEACH
NSW 2107

T: 9918 8877
F: 9918 8876

LANDSCAPE:
ASPECT STUDIOS

661 MARLBOROUGH ST
SURRY HILLS NSW 2010

T: 9699 7182
F: 9908 7796

ENGINEER:
WORLEY
PARSONS

L12, 141 WALKER ST
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NSW 2060

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PLANNING:
URBIS

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E: architects@candalepas.com.au
NSW ARCHITECTS REG No. - 5773

PROJECT:
ALLENGROVE CRESCENT, NORTH RYDE

CLIENT:
EGC CUSTODIAN SERVICES

SCALE:
NTS @ A2

DRAWN BY:
CA, AB

CHECKED 1:

CHECKED 2:

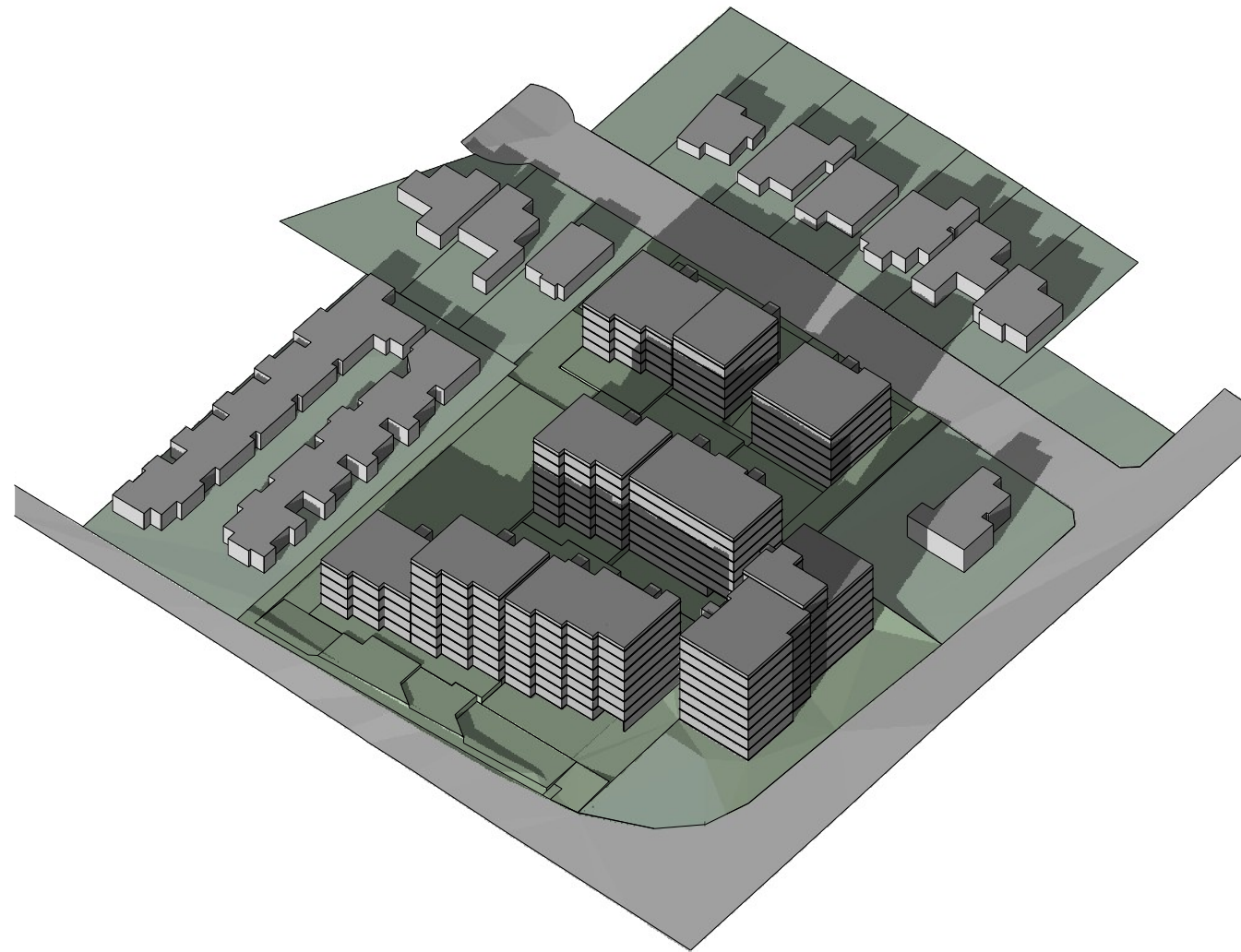
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DRAWING No.
SOLAR ACCESS
STUDIES 01

DA - 1502

JOB No.
5497

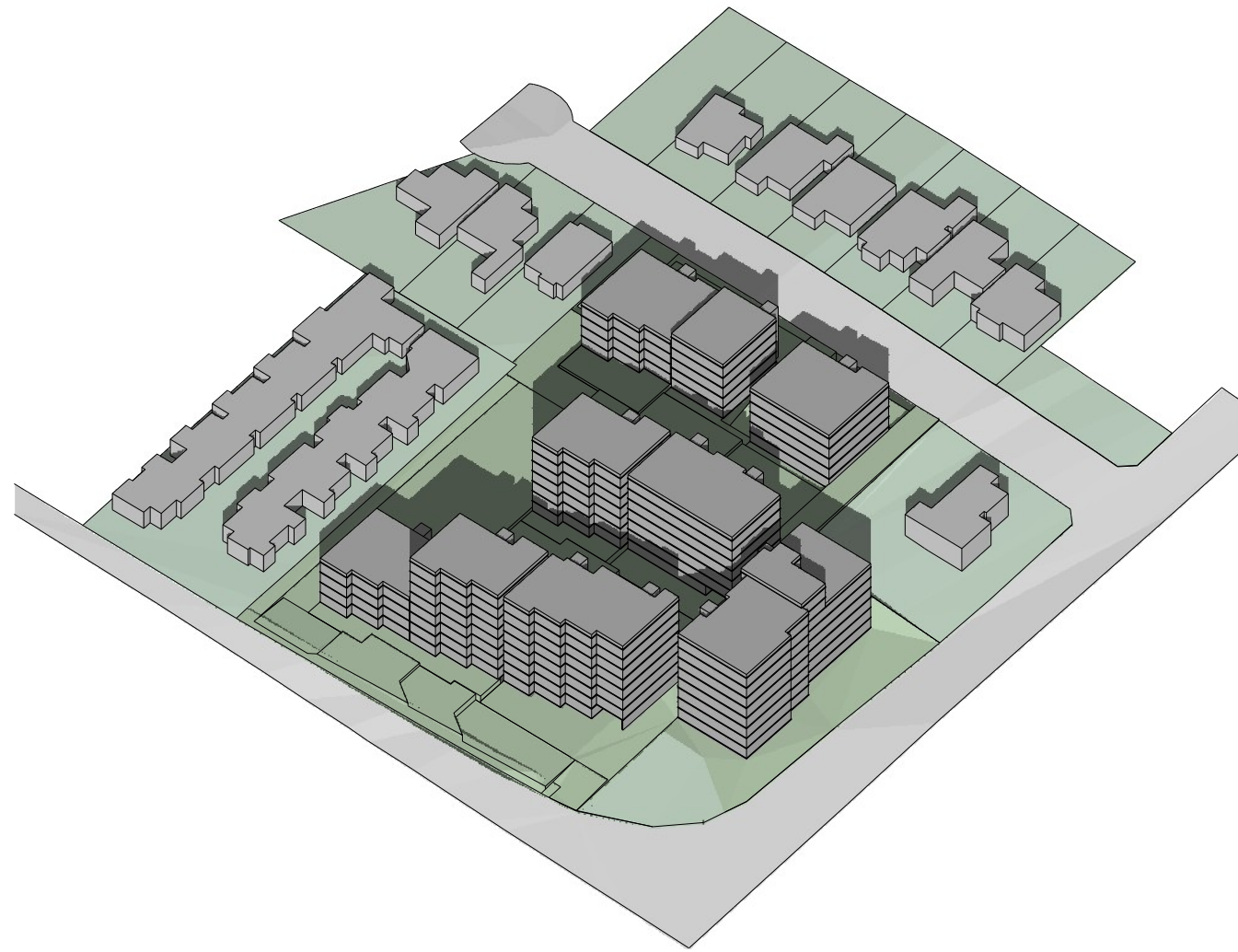
ISSUE
C



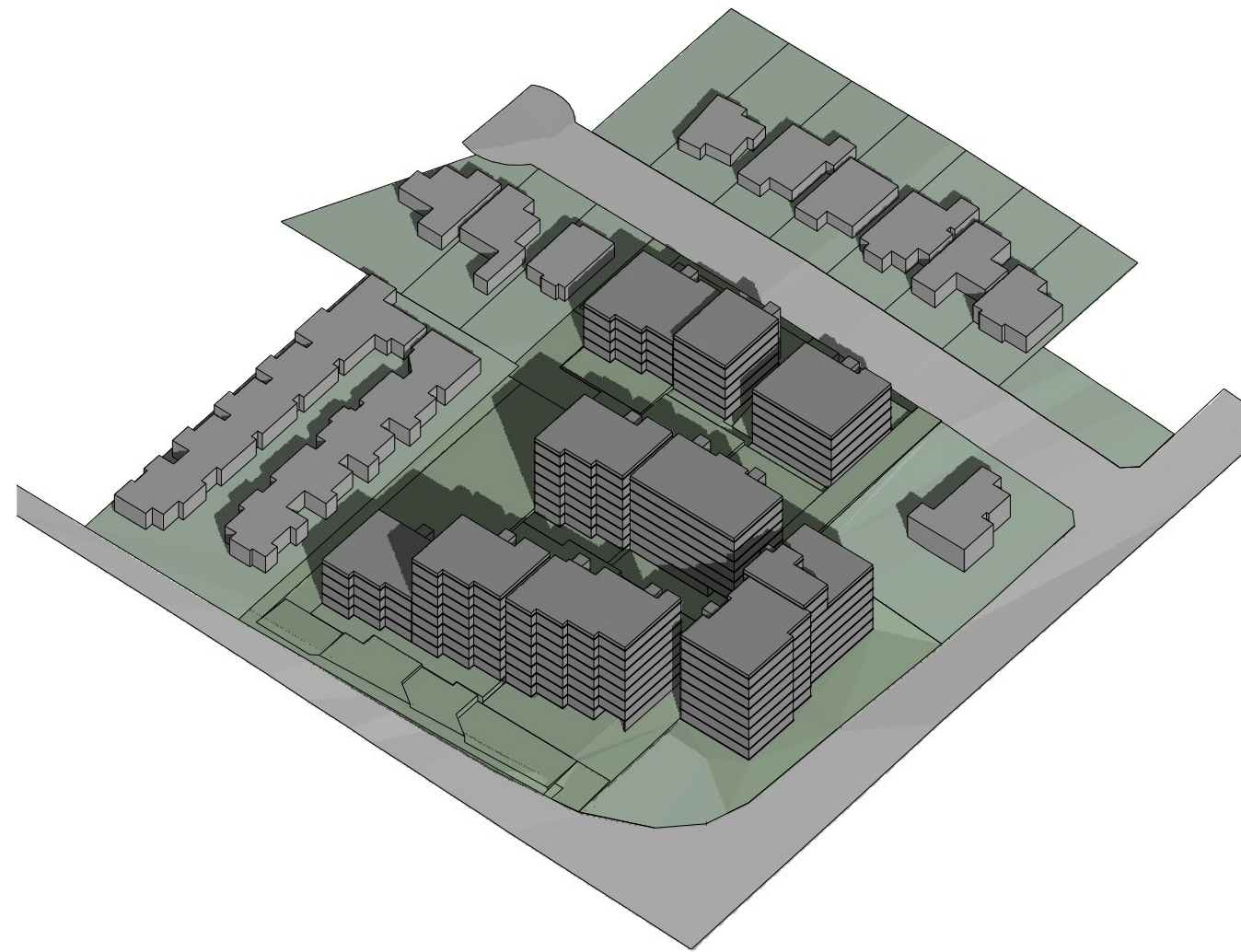
01 SHADOWS CAST AT 9.00 AM 21 JUNE
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02 SHADOWS CAST AT 10.00 AM 21 JUNE
—



03 SHADOWS CAST AT 11.00 AM 21 JUNE
—



04 SHADOWS CAST AT 12.00 PM 21 JUNE
—

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FOOTPRINT GREEN
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NSW 2107
T: 9918 8877
F: 9918 8876

LANDSCAPE:
ASPECT STUDIOS
661 MARLBOROUGH ST
SURRY HILLS NSW 2010
T: 9699 7182
F: 9908 7796

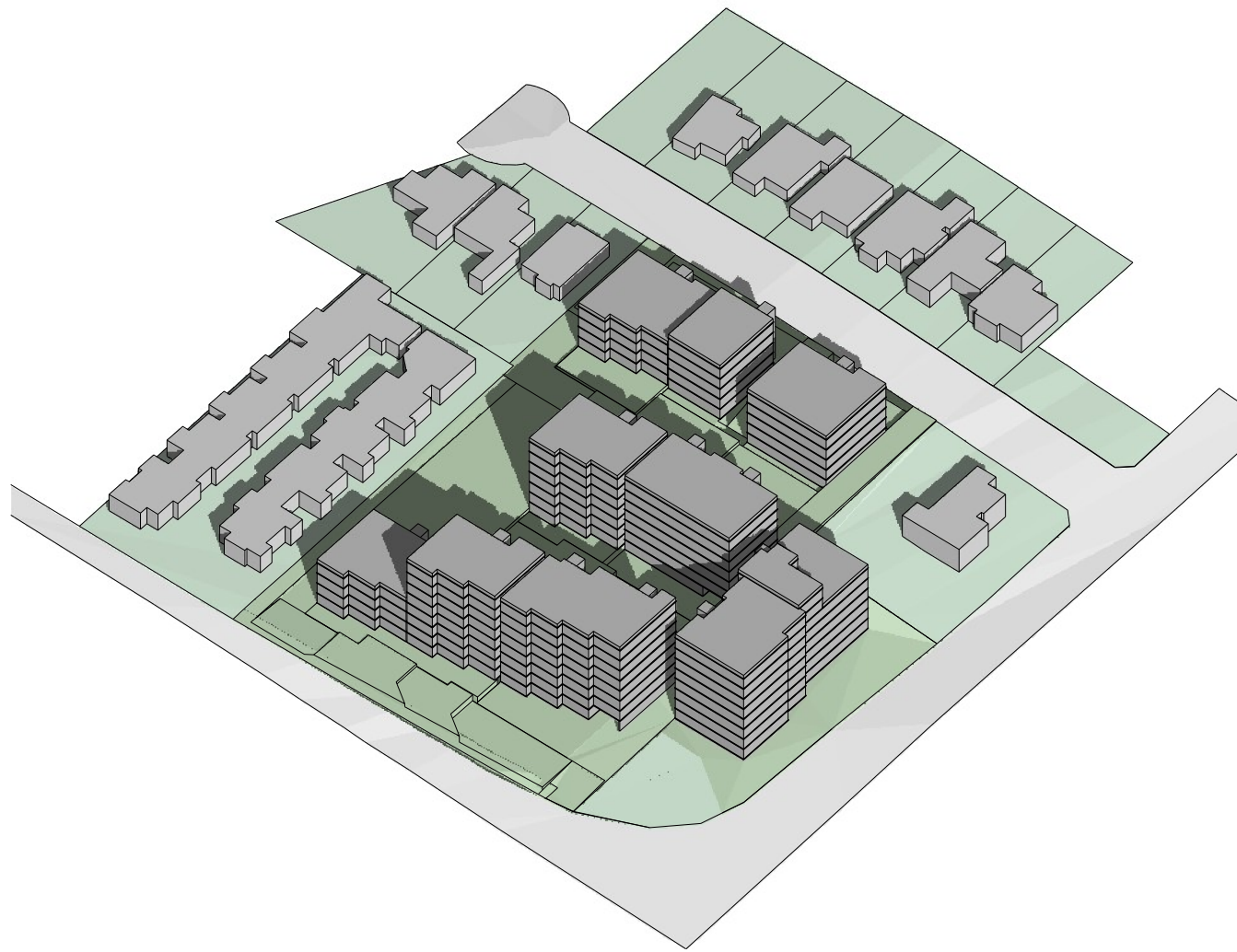
ENGINEER:
WORLEY PARSONS
L12, 141 WALKER ST
NORTH SYDNEY
NSW 2060
T: 8923 6866
F: 8923 6877

PLANNING:
URBIS
LEVEL 21,
321 KENT ST
SYDNEY NSW 2000
T: 8233 9900
F: 8233 9966

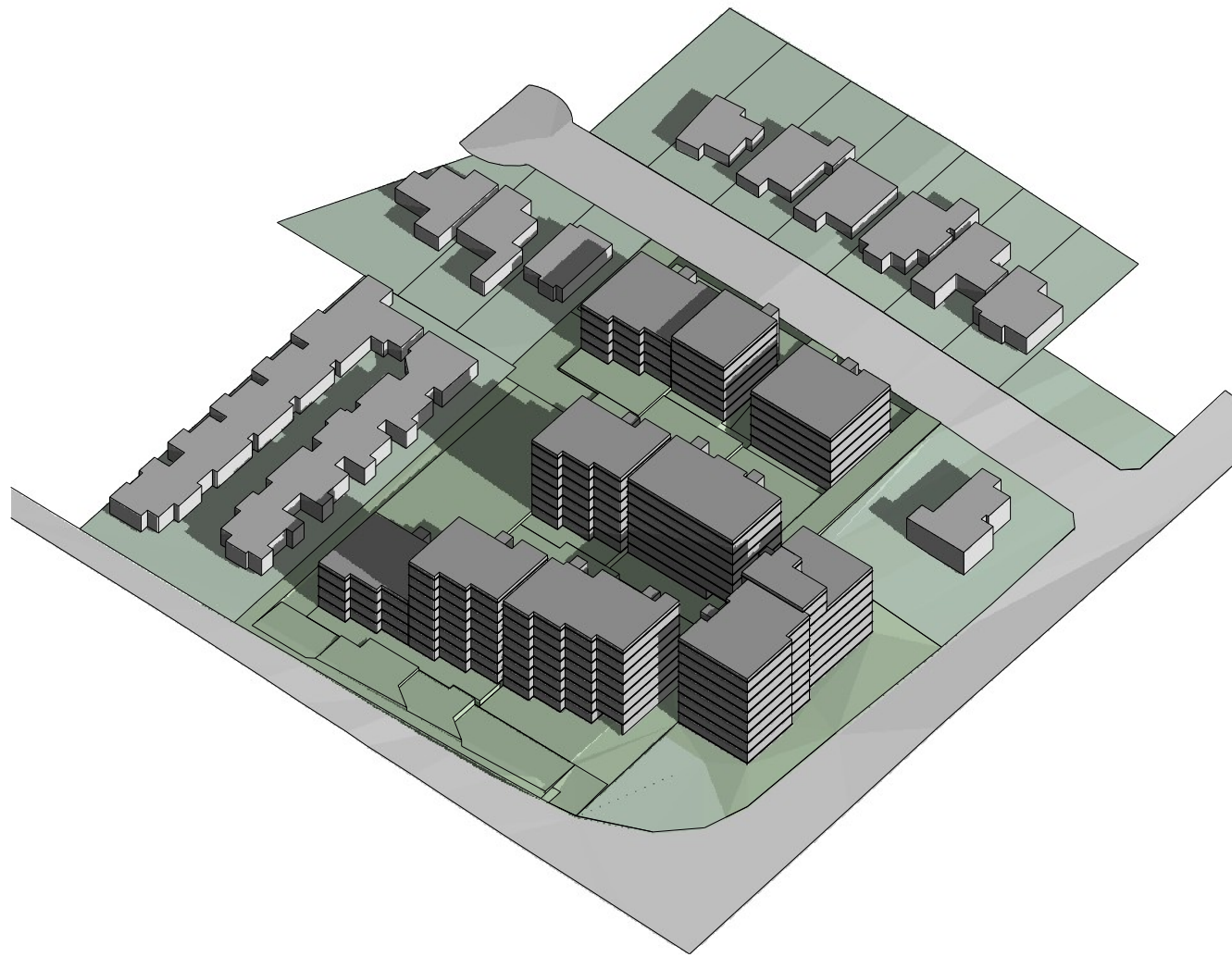
ARCHITECT:
CANDALEPAS ASSOCIATES
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SYDNEY NSW 2000
T: 02 9283 7755
F: 02 9283 7477
E: architects@candalepas.com.au
NSW ARCHITECTS REG No. - 5773

PROJECT:
ALLENGROVE CRESCENT, NORTH RYDE
CLIENT:
EGC CUSTODIAN SERVICES
SCALE:
NTS @ A2
DRAWN BY: CA, AB
CHECKED 1:
CHECKED 2:
APPROVED:

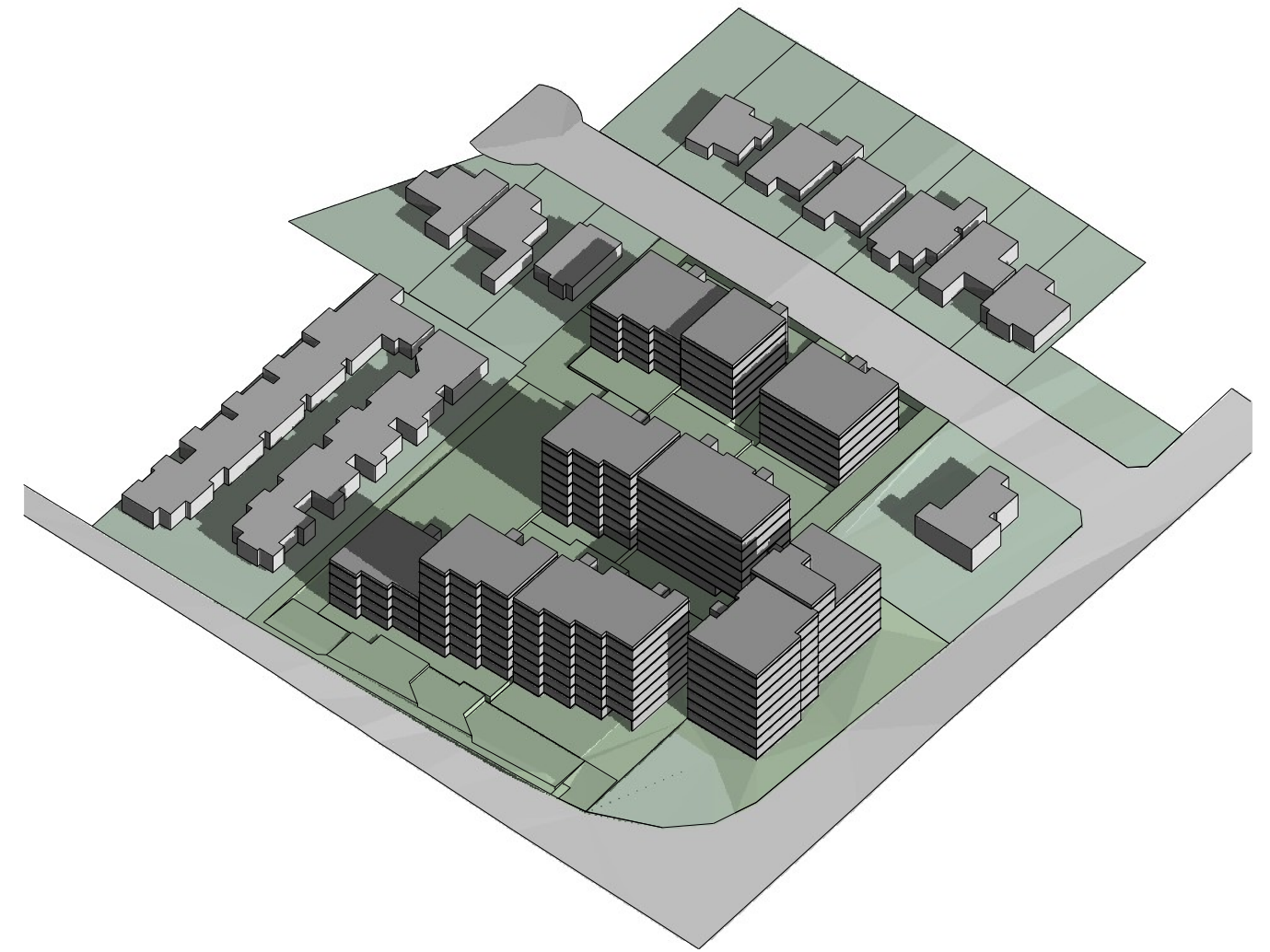
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DRAWING No. **DA - 1503**
JOB No. **5497**
ISSUE **C**



05 SHADOWS CAST AT 1.00 PM 21 JUNE



06 SHADOWS CAST AT 2.00 PM 21 JUNE



07 SHADOWS CAST AT 3.00 PM 21 JUNE

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FOOTPRINT
GREEN

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AVALON BEACH
NSW 2107

T: 9918 8877
F: 9918 8876

LANDSCAPE:
ASPECT STUDIOS

661 MARLBOROUGH ST
SURRY HILLS NSW 2010

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ENGINEER:
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PARSONS

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NORTH SYDNEY
NSW 2060

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NSW ARCHITECTS REG No. - 5773

PROJECT:
ALLENGROVE CRESCENT, NORTH RYDE

CLIENT:
EGC CUSTODIAN SERVICES

SCALE:
NTS @ A2

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CHECKED 2:

APPROVED:

DRAWING:
SOLAR ACCESS
STUDIES 03

DRAWING No.

DA - 1504

JOB No.
5497

ISSUE

C

E P P I N G R O A D O V E R P A S S



01 AMALGAMATION OF SITE WITH 253-257 LANE COVE ROAD
1:1000

FLOOR SPACE RATIO

| | |
|-----------|--------------|
| SITE AREA | 13 969.3 SQM |
| GFA | 22 701 SQM |
| F.S.R. | 1.63 :1 |

E P P I N G R O A D O V E R P A S S



02 INDIVIDUAL DEVELOPMENT OF 235-257 LANE COVE ROAD
1:1000

FLOOR SPACE RATIO

| | |
|-----------|-------------|
| SITE AREA | 1 672.2 SQM |
| GFA | 2 610 SQM |
| F.S.R. | 1.56 :1 |

E P P I N G R O A D O V E R P A S S



03 CONSTRUCTION PHASING
1:1000

STAGE 1 STAGE 2 STAGE 3

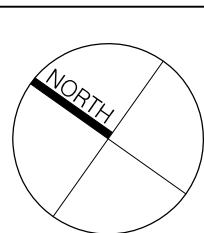
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Drawing Original Size
A2

REVISIONS
C 16.05.14 PART 3A ISSUE
B 10.10.10 PART 3A ISSUE
A 10.09.10 FINAL CONSULTATION

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LANDSCAPE:
ASPECT STUDIOS

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ENGINEER:
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PLANNING:
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NSW ARCHITECTS REG No. - 5773

PROJECT:
ALLENGROVE CRESCENT, NORTH RYDE

CLIENT:
EGC CUSTODIAN SERVICES

SCALE:
1:1000 @ A2

DRAWN BY:
CA, AB

CHECKED 1:

CHECKED 2:

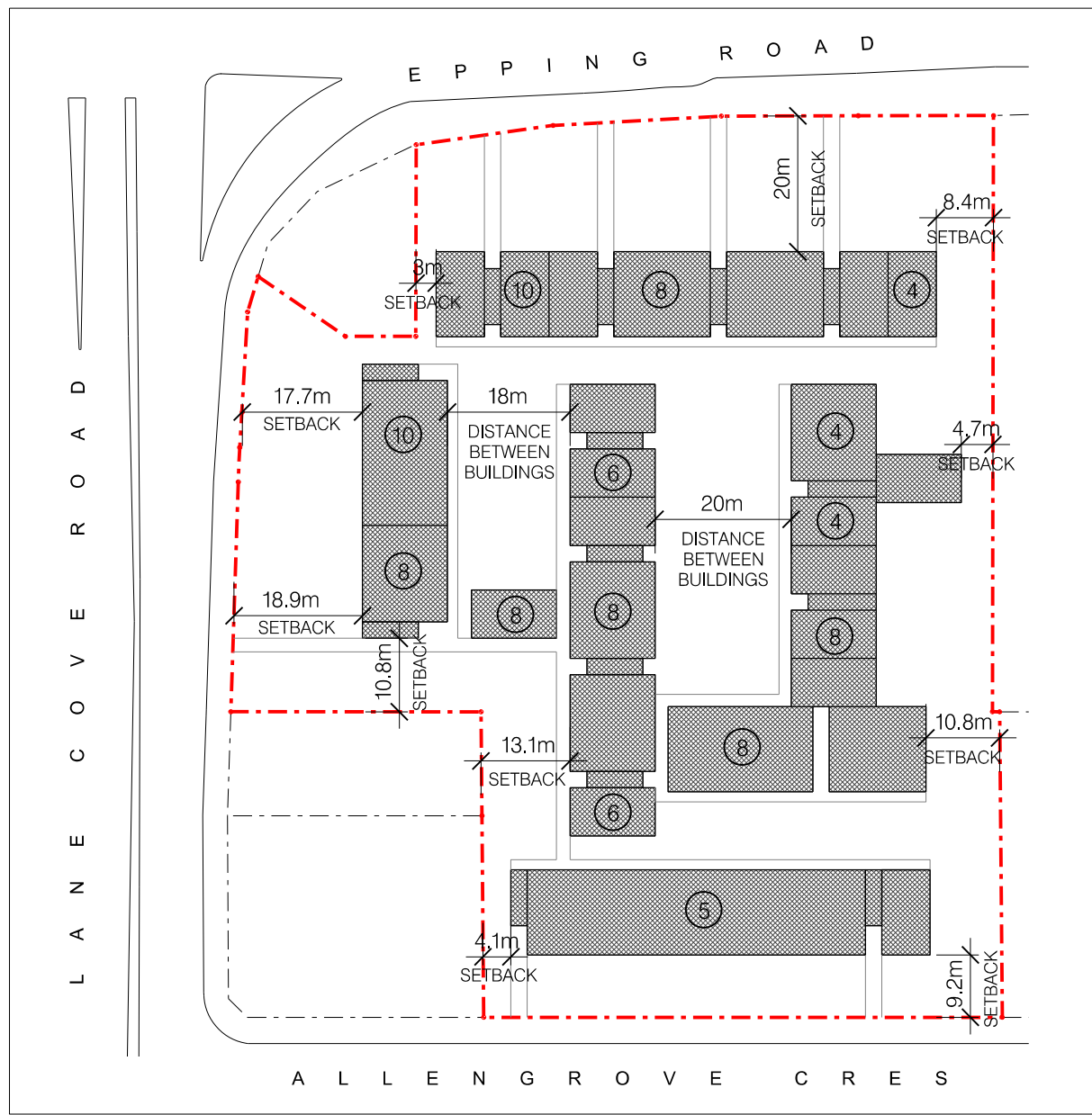
APPROVED:

DRAWING:
DEVELOPMENT
ANALYSIS

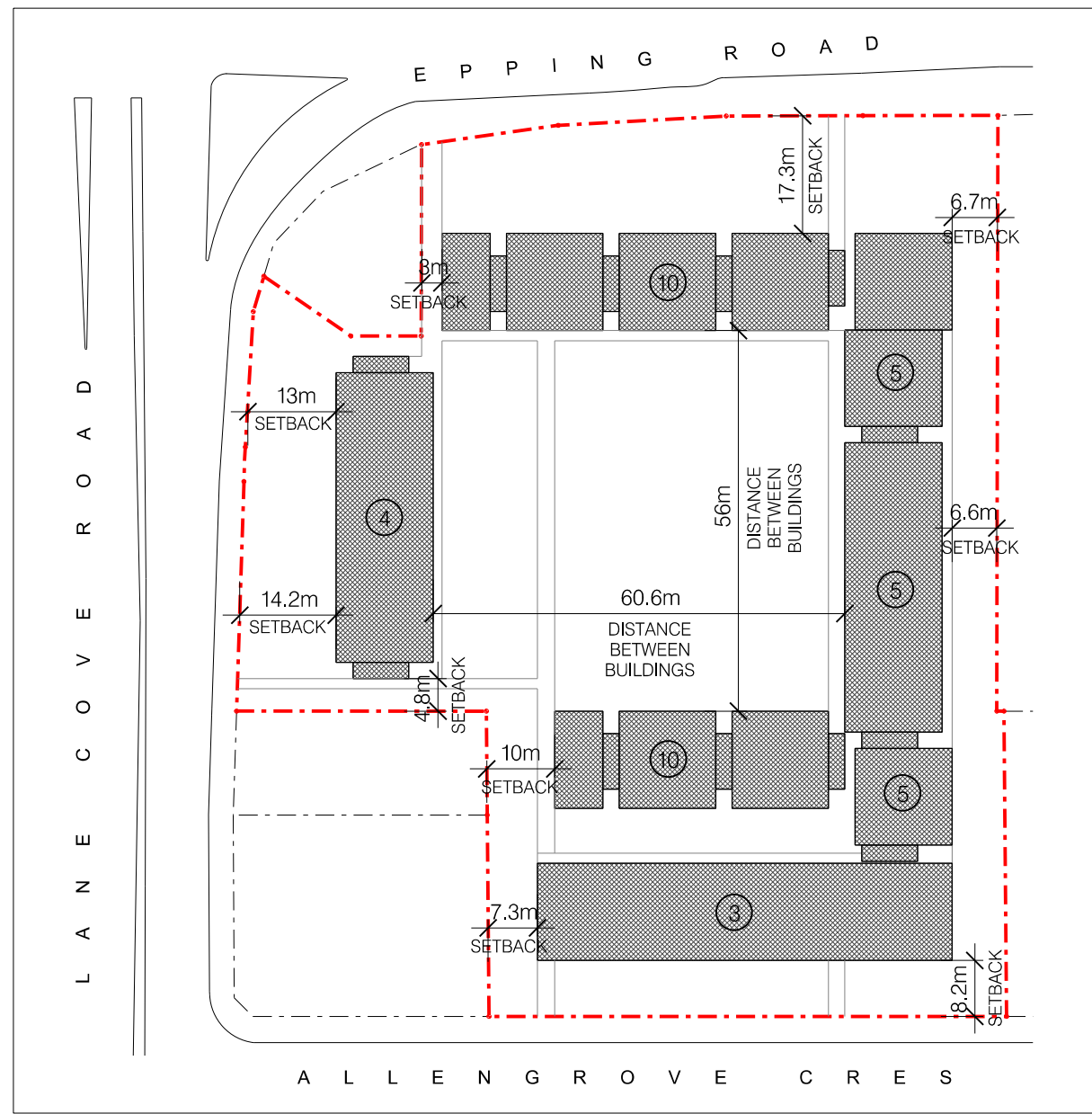
DRAWING No.
DA - 1701

JOB No.
5497

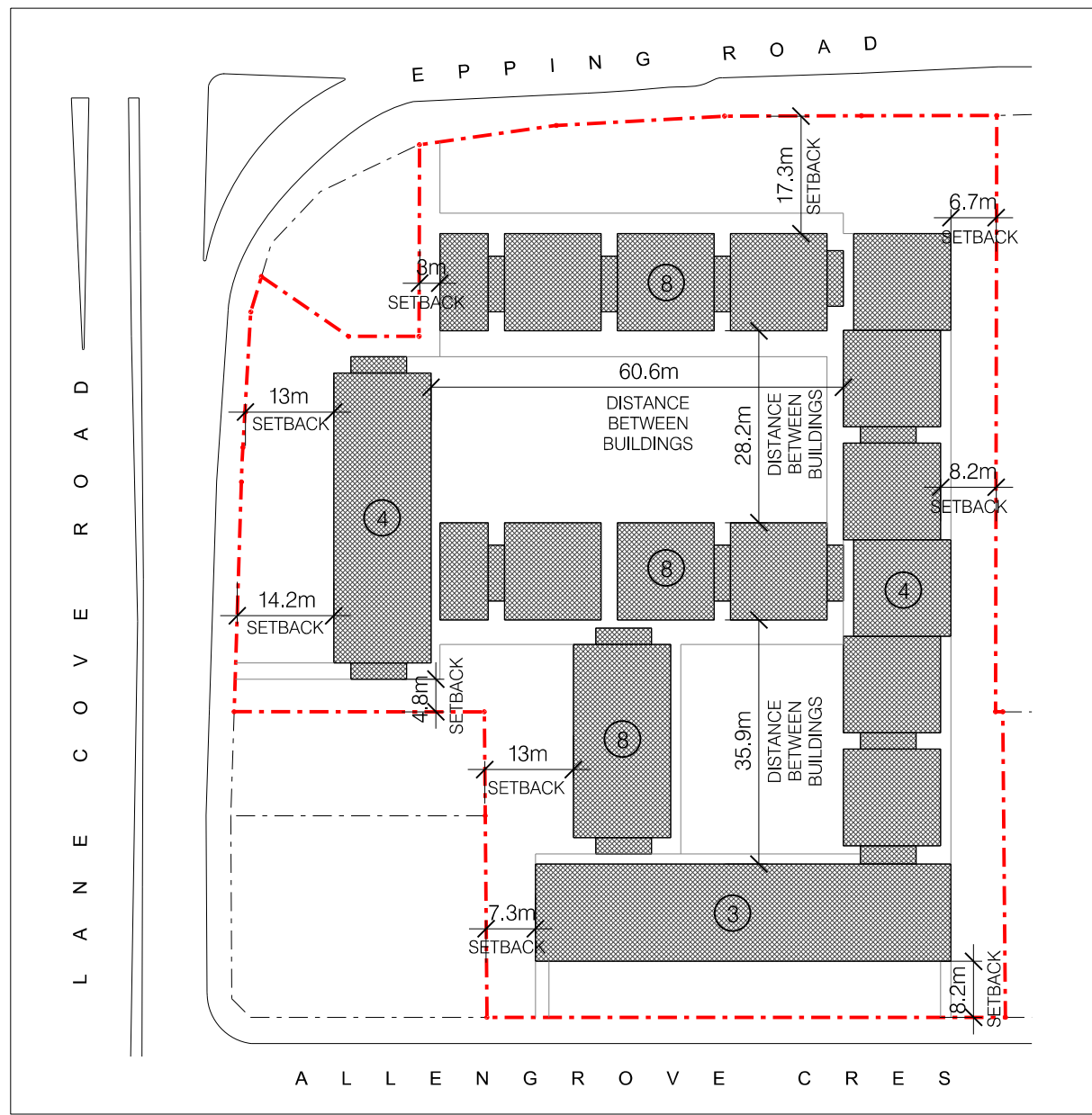
ISSUE
C



01 DEVELOPMENT OPTION 1
1:1000



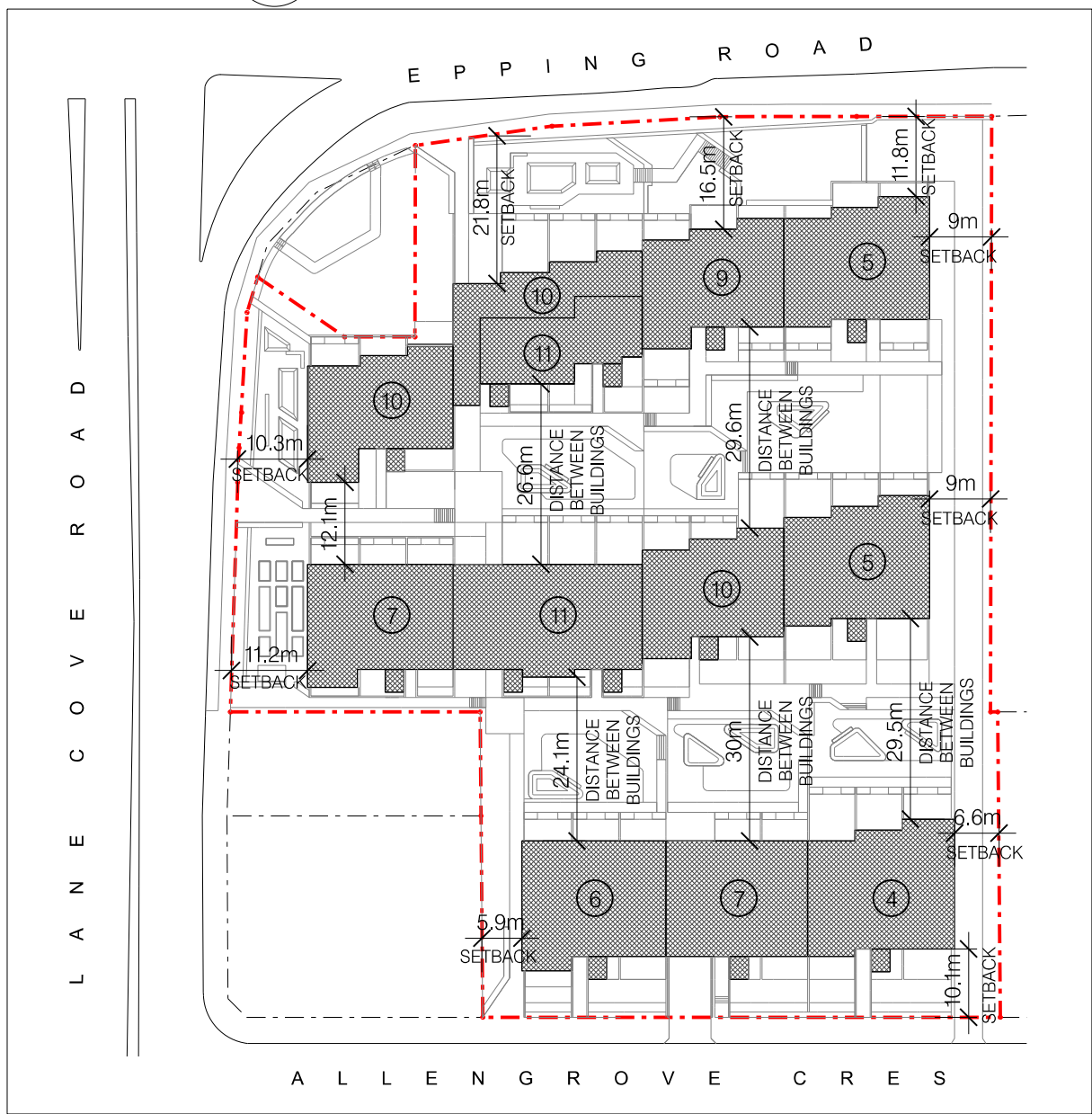
02 DEVELOPMENT OPTION 2
1:1000



03 SUBMISSION TO THE MINISTER- DEVELOPMENT OPTION 3
1:1000



04 DEVELOPMENT OPTION 4
1:1000



05 PART 3A SCHEME- DEVELOPMENT OPTION 5
1:1000



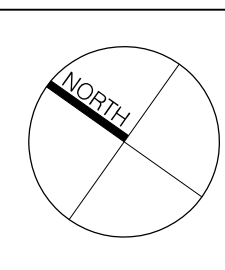
06 REVISED PART 3A SCHEME- DEVELOPMENT OPTION 6
1:1000

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Drawing Original Size
A2

| Issue | Date | Description |
|-------|----------|--------------------|
| C | 10.05.11 | PART 3A ISSUE |
| B | 10.10.10 | PART 3A ISSUE |
| A | 10.09.10 | FINAL CONSULTATION |

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NSW ARCHITECTS REG No. - 5773

PROJECT:
ALLENGROVE CRESCENT, NORTH RYDE
CLIENT:
EGC CUSTODIAN SERVICES
SCALE:
1:1000 @ A2
DRAWN BY:
CA, AB
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING:
DEVELOPMENT
OPTIONS
DRAWING No.
DA - 1702
JOB No.
5497
ISSUE
C