DA Drawing List

A-00 TITLE PAGE

A-0000	TITLE PAGE		C
A-0001	3D	NEW	C

A-10 SITE ANALYSIS

A-1001	SITE ANALYSIS		C
A-1010	SITE PLAN		C
A-1050	STREETSCAPE ANALYSIS		C

A-1060 ROOM SCHEDULE

A-1060	ROOM SCHEDULE		C

A-11 SURVEY PLAN

A-1101	SURVEY PLAN		A
A-1102	DEMOLITION PLAN		C

A-12 FLOOR PLANS

A-1201	BASEMENT 02	NEW	C
A-1202	BASEMENT 01		C
A-1203	GROUND FLOOR		C
A-1204	LEVEL 01		C
A-1205	LEVEL 02		C
A-1206	LEVEL 03		C
A-1207	ROOF PLAN		C
A-1250	ACCESSIBLE UNITS		C

A-13 ELEVATIONS

A-1301	ELEVATIONS- NORTH + SOUTH		C
A-1302	ELEVATIONS- BUILDING A + BUILDING B		C

A-14 SECTIONS

A-1401	SECTIONS	NEW	C
A-1402	SECTIONS		C
A-1403	3D HEIGHT	NEW	C

A-20 STATISTICS & DIAGRAMS

A-2001	GFA CALCULATIONS		C
A-2030	LANDSCAPE CALCULATION		C
A-2050	TYPICAL SECTIONAL DETAILS	NEW	C
A-2060	TYPICAL KITCHEN DETAILS		C
A-2070	ROOM LAYOUT OPTIONAL		C

A-21 SHADOW DIAGRAM

A-2101	SHADOW DIAGRAM		C
A-2102	SOLAR ANGLE-WINTER SOLSTICE1	NEW	C
A-2103	SOLAR ANGLE-WINTER SOLSTICE2		C
A-2104	SOLAR ANGLE-EQUINOX SOLSTICE1		C
A-2105	SOLAR ANGLE-EQUINOX SOLSTICE2		C

A-22 MATERIAL SCHEDULE

A-2201	MATERIAL SCHEDULE 01		C
A-2202	MATERIAL SCHEDULE 02		C

FSR

SITE AREA: 1467 SQM (AS PER SURVEY)
PERMISSIBLE FSR: 1:1
PERMISSIBLE GFA: 1467 SQM
PROPOSED GFA: 1,935.43 m²
PROPOSED TOTAL FSR: 1.32:1 (0.32 BONUS)

C
REDUCED

UNIT MIX

C
REDUCED

TOTAL ROOM: 66 (INCL MANAGERS ROOM)
SINGLE: 18
DOUBLE: 47
MANAGER: 1

TOTAL COMMUNAL ROOM: 1
TOTAL COMMUNAL OPEN SPACE: 2

AMENDMENT SCHEDULE - ISSUE C

	ISSUE A	ISSUE C
STOREY	4	REMAINED, WITH PART OF BUILDING 3 STOREY
HEIGHT	LIFT OVERRUN RL 34.18; ROOF RL 32.98	LIFT OVERRUN RL34.04; ROOF RL 32.98 - 32.83
SETBACK	FRONT 7M WITH ARCITULATIONS OF BALCONIES; SIDES 3M; REAR 6M WITH ARCITULATIONS OF BALCONIES	REMAINED SAME FROM GL-L02; BUILDING A L03: REMOVED CORNER UNIT; BUILDING B L03: UNITS TO THE WEST WERE REPLACED WITH COS WITH FURTHER SETBACKS FROM 6M TO 7M
FSR	1.43:1	1.32:1
GFA	2101.54 SQM	1935.43 SQM
TOTAL ROOM	74 (133 lodgers+1MANAGER)	66 (110 lodgers+1MANAGER)
DOUBLE	60	45
SINGLE	13	20
MANAGER	1	1 REMAINED, RELOCATED
COMMUNAL ROOM	49.13 SQM	64.95 SQM
COMMUNAL OPEN SPACE	GL 245.45 SQM (17%)	GL & ROOF 437.83 SQM (30%)
TOTAL LANDSCAPE	370.35 SQM (25.2%)	437.59 SQM (30%)
PARKING SPACE	21 (INCLUDING 2 SHARED CAR SPACE)	34 (NO SHARED CAR SPACE)

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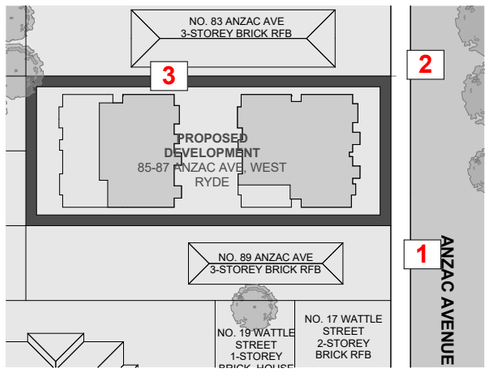
BOARDING HOUSE

ANZAC AVE

85-87 ANZAC AVENUE WEST RYDE, NSW



1:1000 **SITE PLAN**

C
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A3
Drawing Original Size

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3D

PROJECT NUMBER
P21-001

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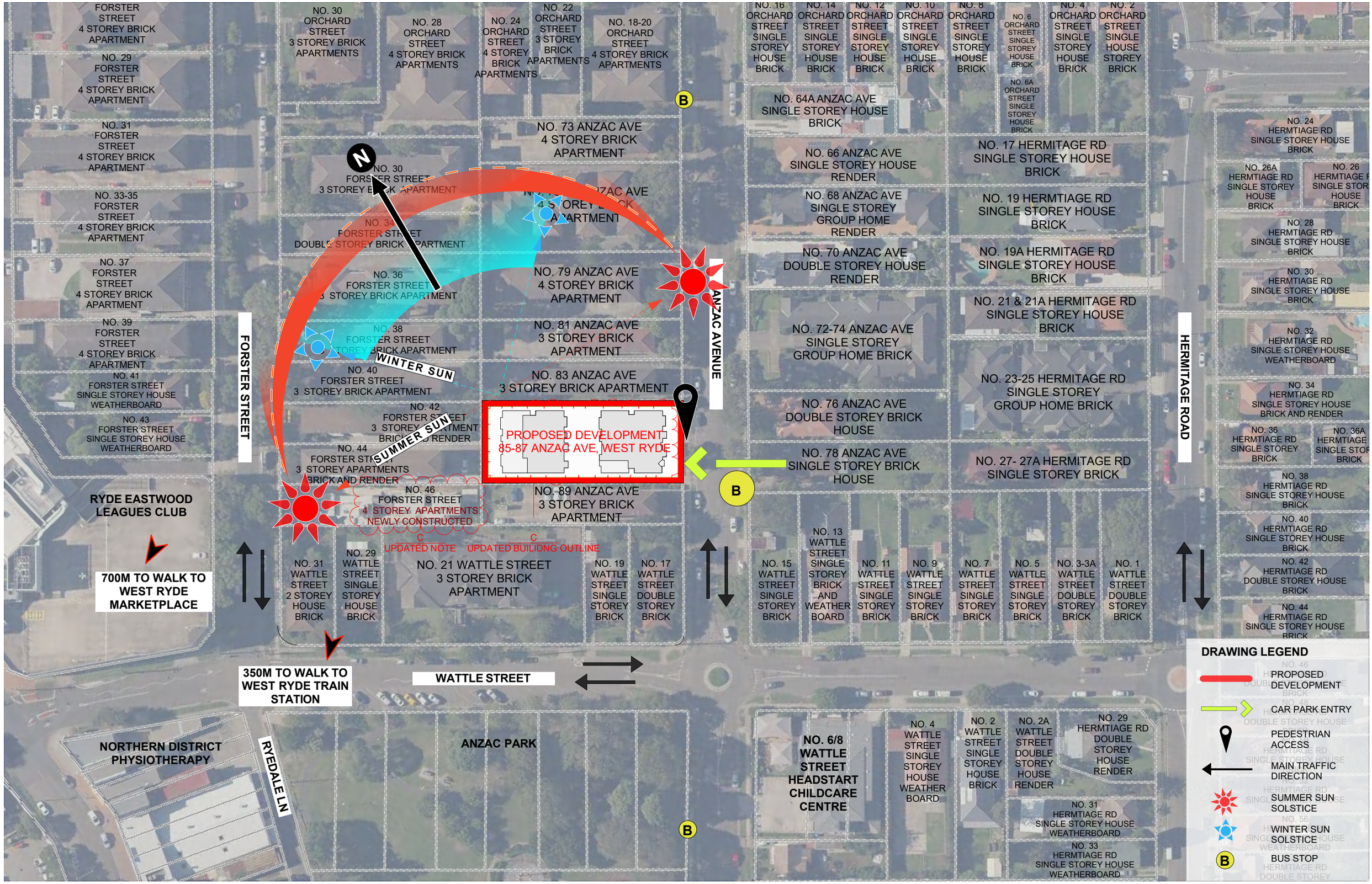

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SITE ANALYSIS

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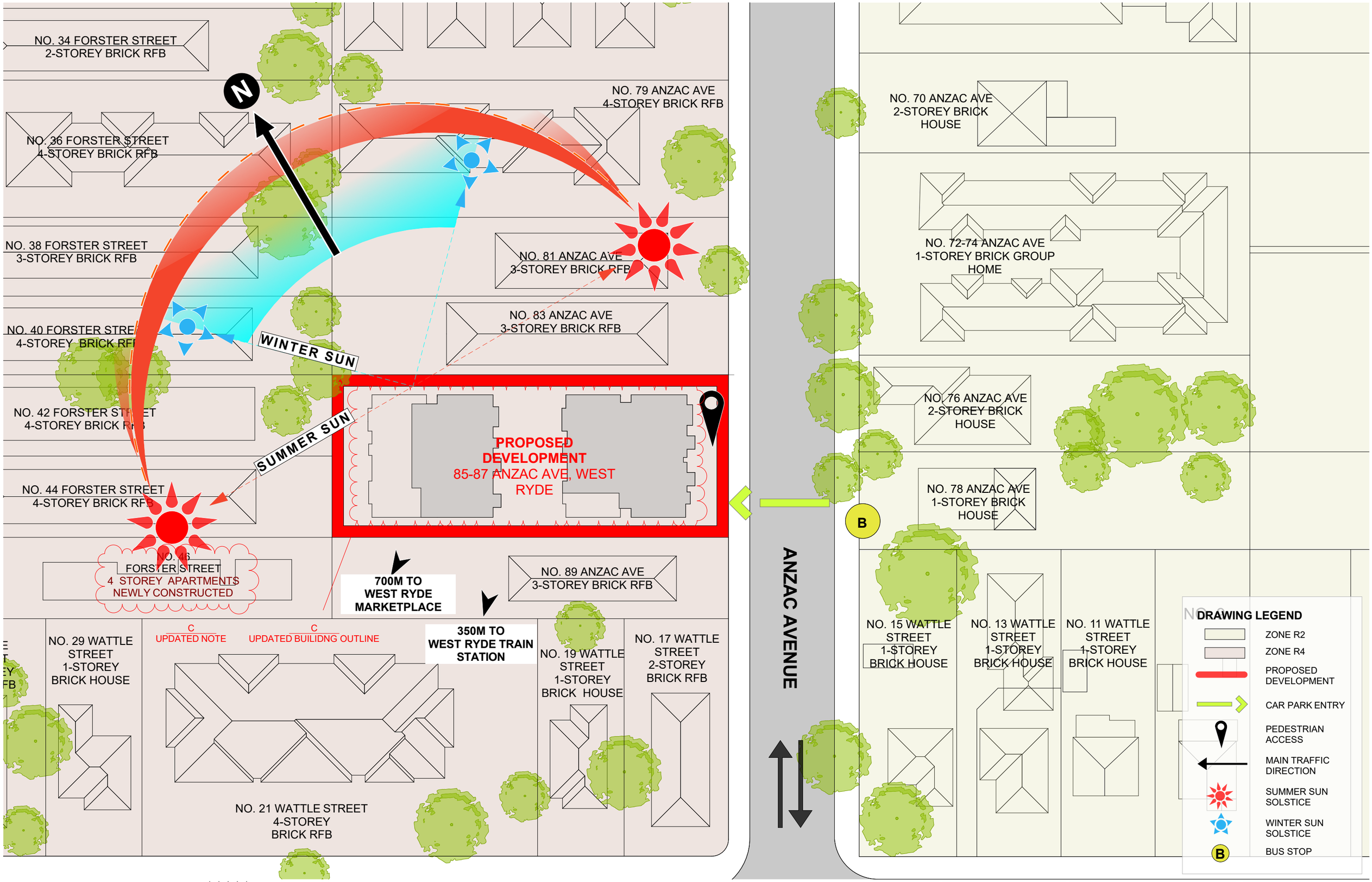

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SITE PLAN

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1010

ISSUE
C

STREETSCAPE ANALYSIS 1:300

C

REDESIGN THE FRONT FACADE - TWO VOLUMNES WITH CENTRAL RECESS

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DRAWING NAME
STREETSCAPE ANALYSIS

PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-1050**

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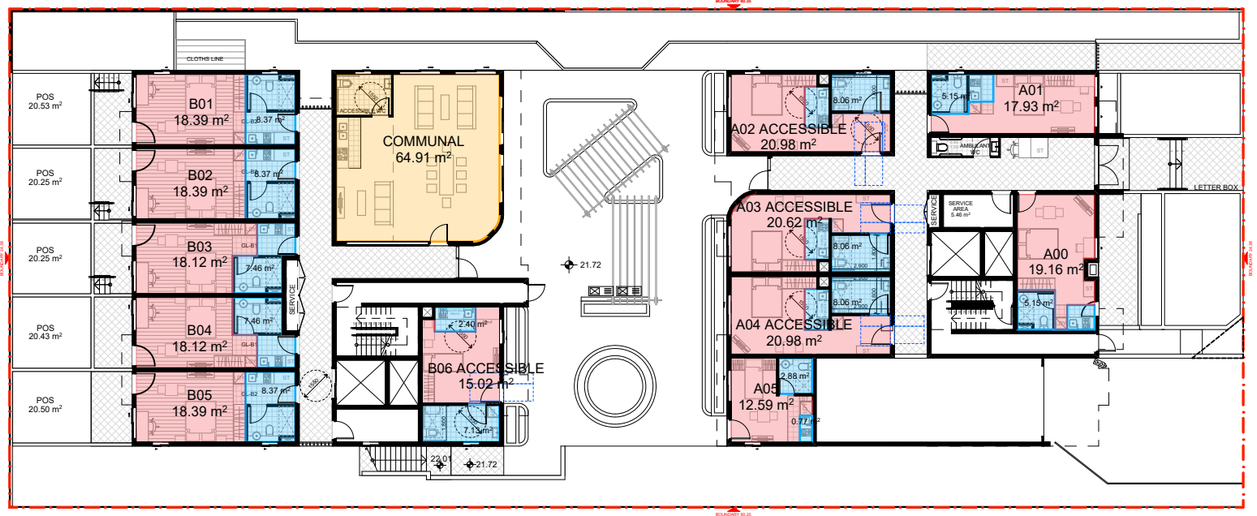
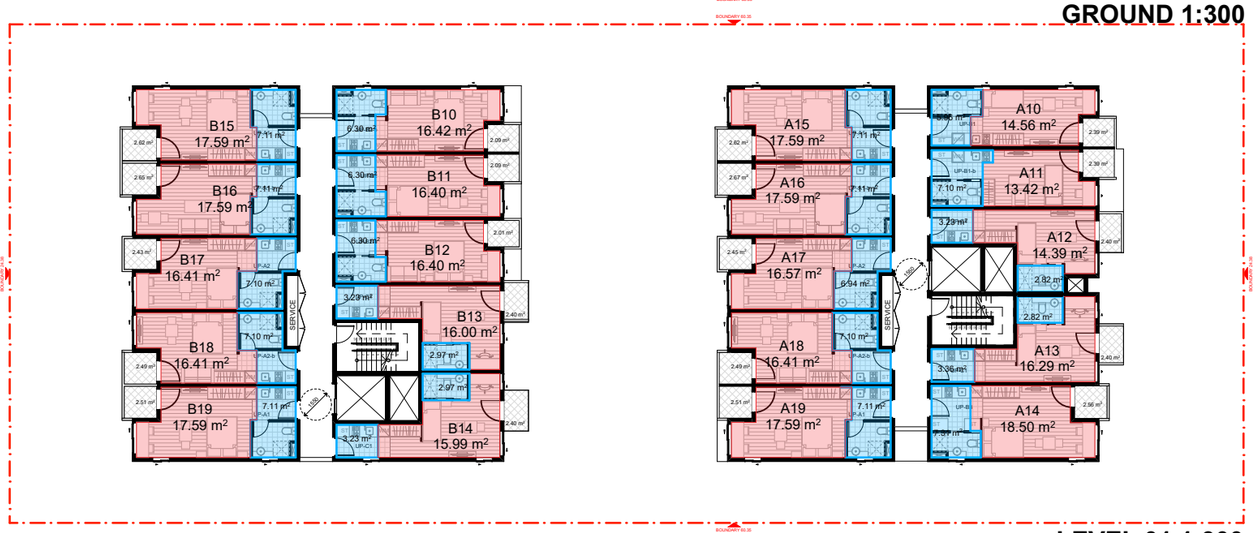
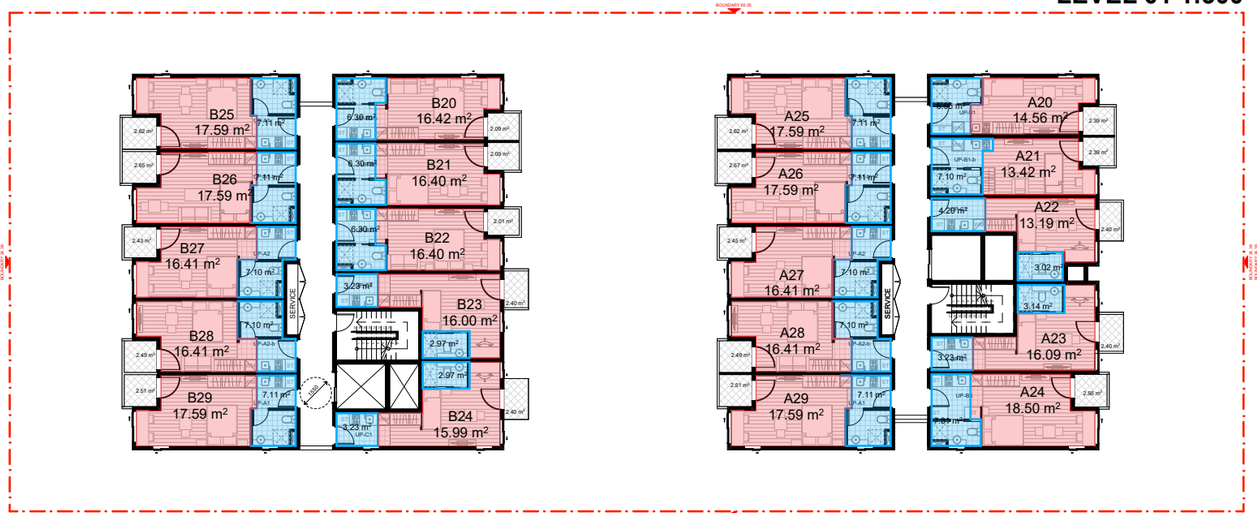


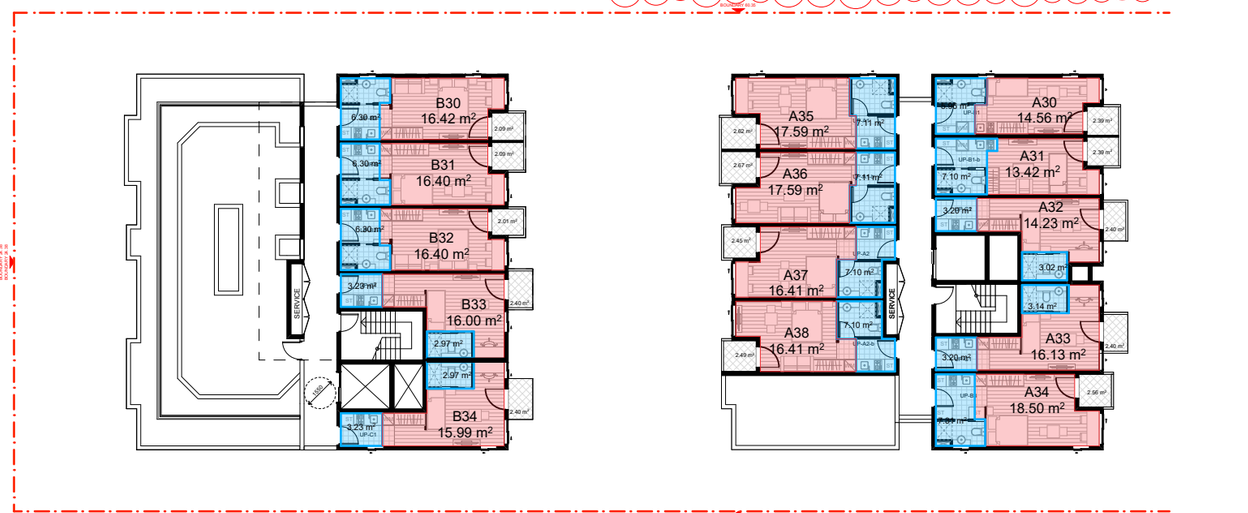
GROUND 1:300



LEVEL 01 1:300



LEVEL 02 1:300



LEVEL 03 1:300

Home Story Name	ROOM NO.	ROOM TYPE	LIVING AREA
GROUND			
	A00	MANAGER	19.16
	A01	DOUBLE	17.93
	A02 ACCESSIBLE	DOUBLE	20.98
	A03 ACCESSIBLE	DOUBLE	20.62
	A04 ACCESSIBLE	DOUBLE	20.98
	A05	SINGLE	12.59
	B01	DOUBLE	18.39
	B02	DOUBLE	18.39
	B03	DOUBLE	18.12
	B04	DOUBLE	18.12
	B05	DOUBLE	18.39
	B06 ACCESSIBLE	SINGLE	15.02
LEVEL 01			
	A10	SINGLE	14.56
	A11	SINGLE	13.42
	A12	SINGLE	14.39
	A13	SINGLE	16.29
	A14	DOUBLE	18.50
	A15	DOUBLE	17.59
	A16	DOUBLE	17.59
	A17	DOUBLE	16.57
	A18	DOUBLE	16.41
	A19	DOUBLE	17.59
	B10	DOUBLE	16.42
	B11	DOUBLE	16.40
	B12	DOUBLE	16.40
	B13	SINGLE	16.00
	B14	SINGLE	15.99
	B15	DOUBLE	17.59
	B16	DOUBLE	17.59
	B17	DOUBLE	16.41
	B18	DOUBLE	16.41
	B19	DOUBLE	17.59

Home Story Name	ROOM NO.	ROOM TYPE	LIVING AREA
LEVEL 02			
	A20	SINGLE	14.56
	A21	SINGLE	13.42
	A22	SINGLE	13.19
	A23	SINGLE	16.09
	A24	DOUBLE	18.50
	A25	DOUBLE	17.59
	A26	DOUBLE	17.59
	A27	DOUBLE	16.41
	A28	DOUBLE	16.41
	A29	DOUBLE	17.59
	B20	DOUBLE	16.42
	B21	DOUBLE	16.40
	B22	DOUBLE	16.40
	B23	SINGLE	16.00
	B24	SINGLE	15.99
	B25	DOUBLE	17.59
	B26	DOUBLE	17.59
	B27	DOUBLE	16.41
	B28	DOUBLE	16.41
	B29	DOUBLE	17.59
LEVEL 03			
	A30	SINGLE	14.56
	A31	SINGLE	13.42
	A32	SINGLE	14.23
	A33	SINGLE	16.13
	A34	SINGLE	18.50
	A35	DOUBLE	17.59
	A36	DOUBLE	17.59
	A37	DOUBLE	16.41
	A38	DOUBLE	16.41
	B30	DOUBLE	16.42
	B31	DOUBLE	16.40
	B32	DOUBLE	16.40
	B33	SINGLE	16.00
	B34	SINGLE	15.99

66

C
REDUCED FROM 74 TO 66 ROOMS

BOARDING ROOM: 66
COMMUNAL ROOM: 1

SINGLE	DOUBLE	MANAGER
20	45	1

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Rev	Date	Description
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DRAWING NAME
ROOM SCHEDULE

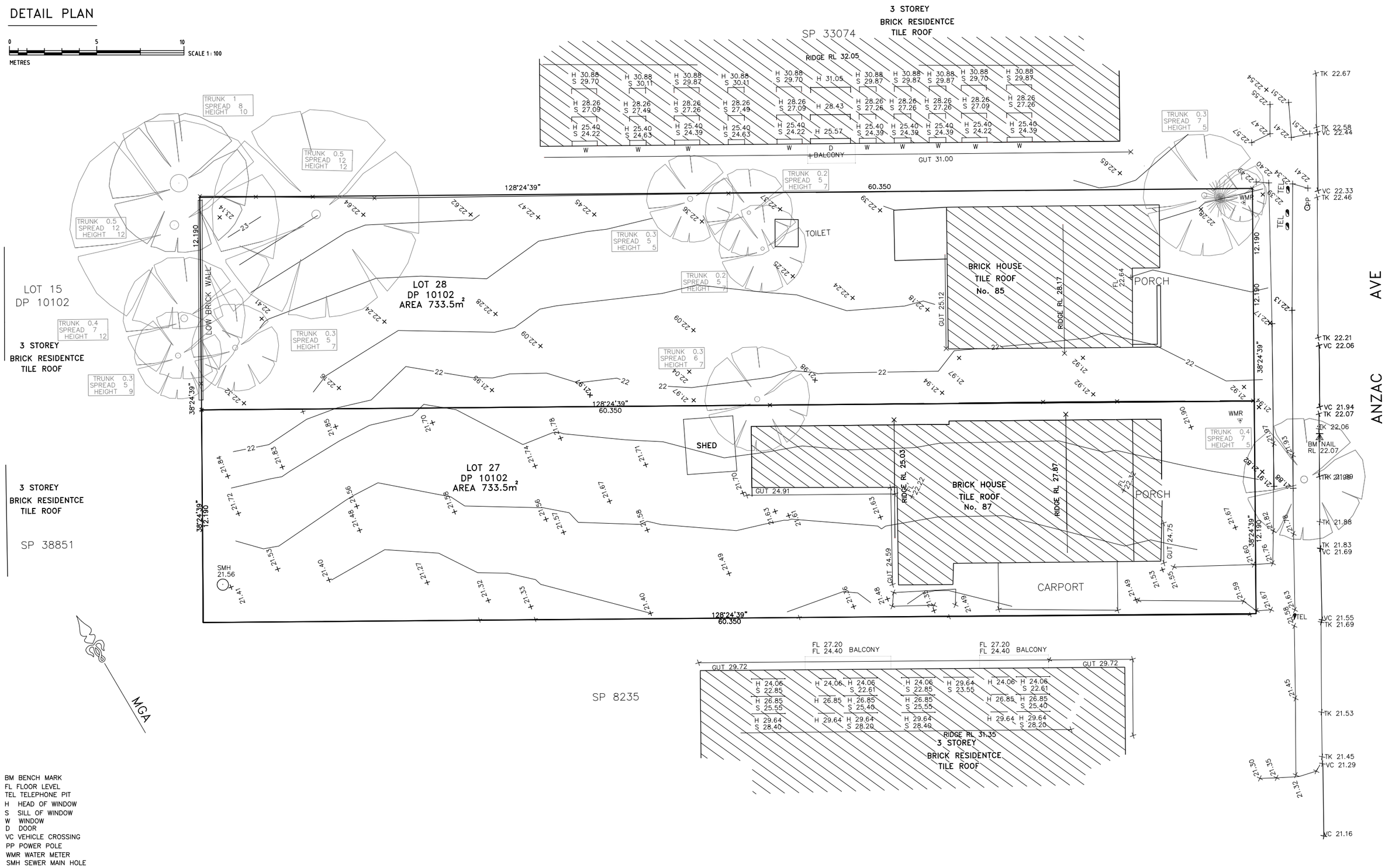
PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-1060**

ISSUE. **C**

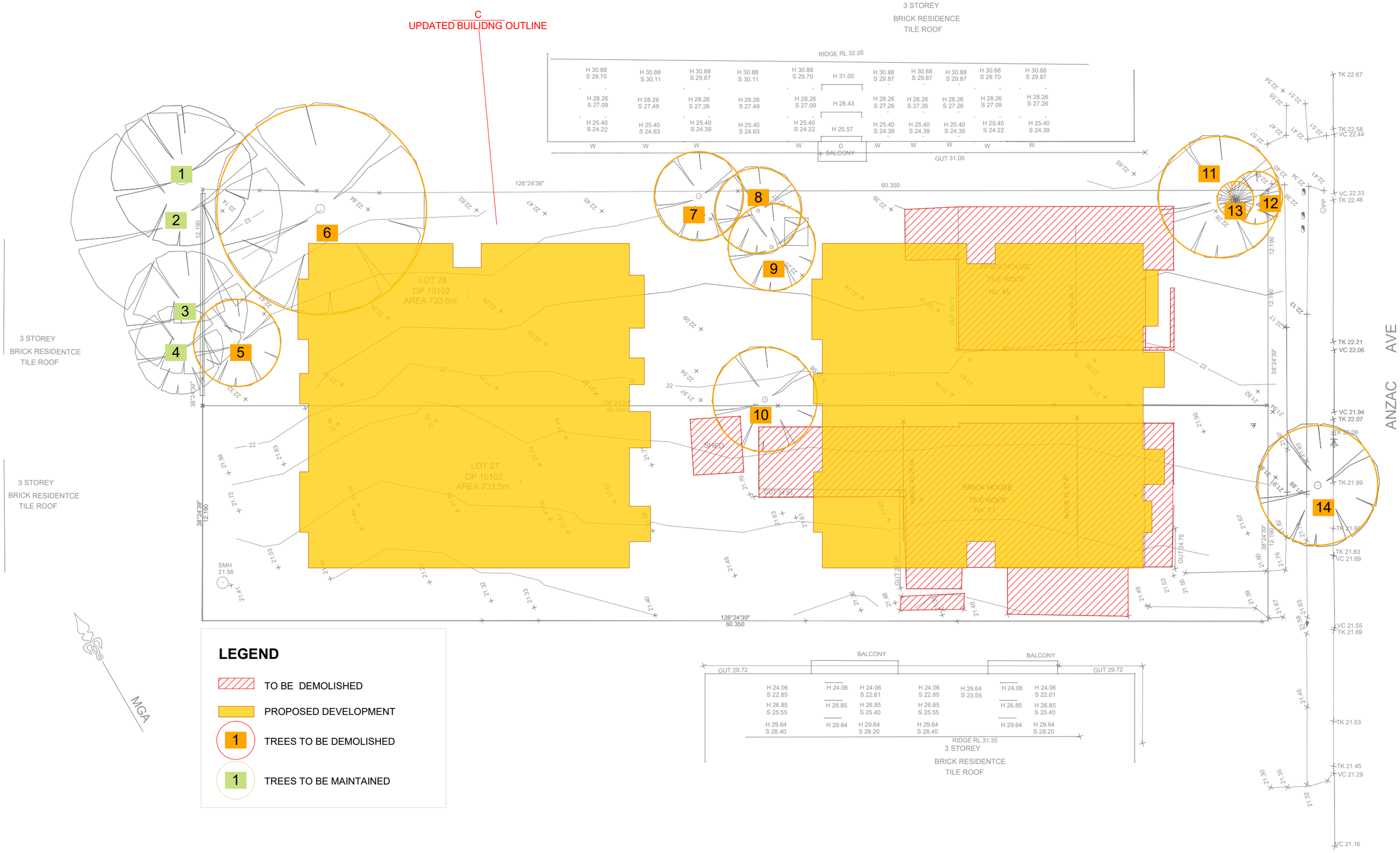
A1

DETAIL PLAN



BM BENCH MARK
FL FLOOR LEVEL
TEL TELEPHONE PIT
H HEAD OF WINDOW
S SILL OF WINDOW
W WINDOW
D DOOR
VC VEHICLE CROSSING
PP POWER POLE
WMR WATER METER
SMH SEWER MAIN HOLE

NCAFSURVEY Pty Ltd ABN 216 2666 7301	LAND SURVEYOR P.O. BOX 101, CAMPSIE NSW 2194 PHONE: 0404320691 E-mail: ncafsurvey@gmail.com	DATE: 08-01-2021 SCALE: 1:100 DRAWN: AL	AHD ORIGIN OF LEVELS: SSM 25387 RL 26.738 DATE: 14/04/2020	SITE: 85 & 87 ANZAC AVE WEST RYDE NSW PLAN DETAIL & LEVEL SURVEY	PLOT FILE: 85 & 87 ANZAC AVE SHEET: 1 OF 1	CLIENT: YUYING WU & GUOXIONG ZENG TITLE: LOT 28 & LOT 27 DP 10102	ISSUE: 3 L.G.A. RYDE COUNTY CUMBERLAND	NOTES 1. BOUNDARIES NOT SURVEYED. 2. AREAS & DIMENSIONS COMPILED FROM PLANS OBTAINED FROM THE LAND TITLES OFFICE. 3. TREE SYMBOLS ARE TO APPROXIMATE SCALE FOR TRUNK ø AND CANOPY SPREAD 4. ALL OTHER SYMBOLS ARE NOT TO SCALE AND ARE DIAGRAMMATIC ONLY. 5. NO SERVICES SEARCH HAS BEEN UNDERTAKEN. 6. ONLY VISIBLE ABOVE GROUND SERVICES HAVE BEEN LOCATED. 7. ALL KERB LEVELS ARE ON THE TOP OF KERB UNLESS OTHERWISE STATED. 8. PLAN IS ACCURATE TO PLOT SCALE ONLY. 9. PLAN IS TO BE USED FOR DETAIL PURPOSES ONLY. 10. CONTOUR INTERVAL 0.2



LEGEND

- TO BE DEMOLISHED
- PROPOSED DEVELOPMENT
- 1 TREES TO BE DEMOLISHED
- 1 TREES TO BE MAINTAINED

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DA

A3 Drawing Original Size

Rev	Date	Description
C	21-Apr-22	Notes of Morton
A	16-Jun-21	FOR DA

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PROJECT
85-87 Anzac Avenue West Ryde NSW

CLIENT
CROSSING PACIFIC PTY LTD

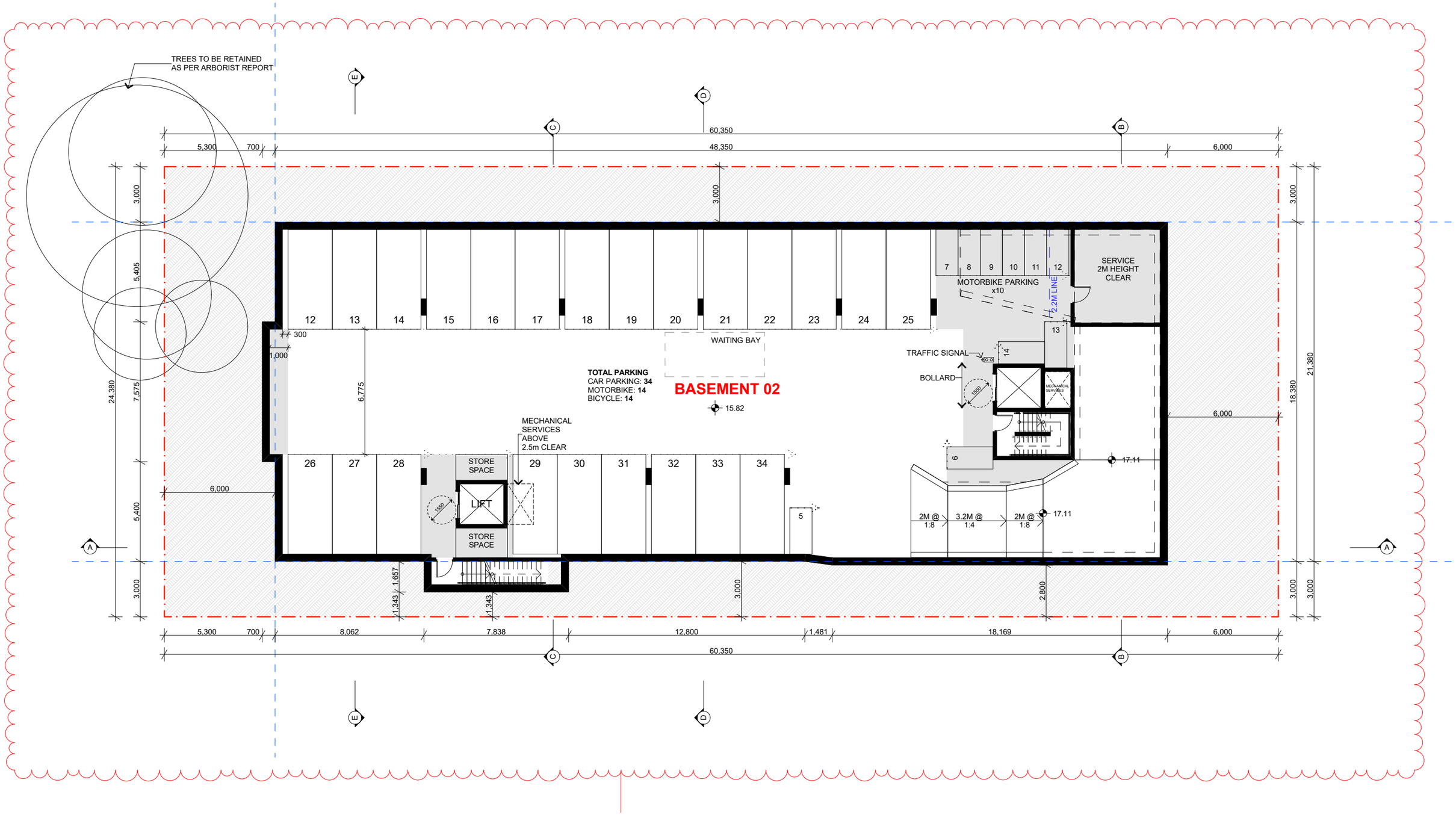
SCALE	DATE	
1:200, 1:100	21-Apr-22	
DRAWN: SN/LL	CHECKED: LL	PROJECT ARCHITECT: GAA

DRAWING NAME
DEMOLITION PLAN

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1102

ISSUE.
C



C
NEW PROPOSED BASEMENT 02

SCALE 1:200 @ A3

0 1 2 5 10M

BASEMENT 02

A3-1:200

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A3
Drawing Original Size

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CLIENT
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1:200	21-Apr-22	
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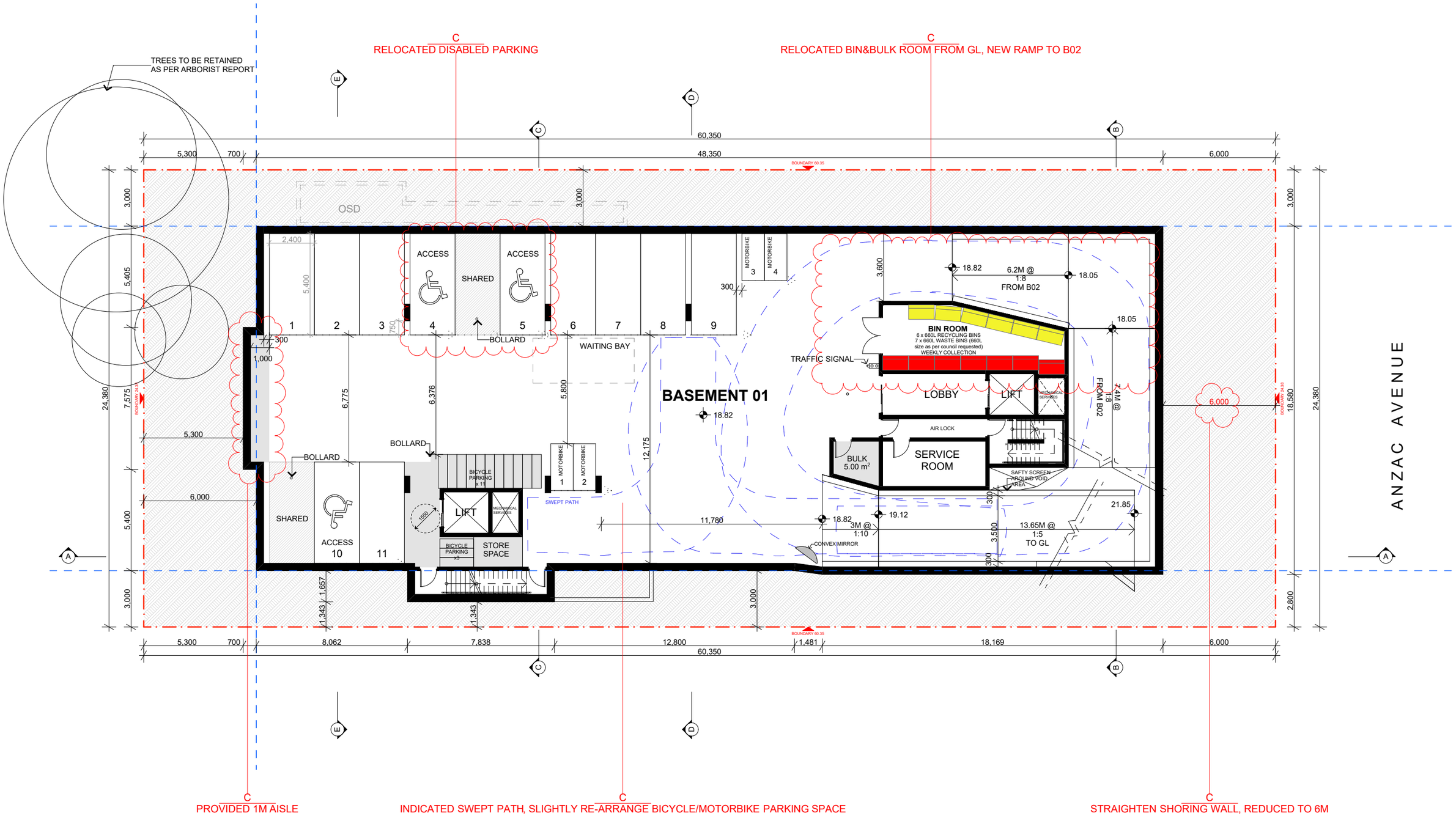
SN/LL	LL	GAA

DRAWING NAME
BASEMENT 02

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1201

ISSUE.
C



SCALE 1:200 @ A3

0 1 2 5 10M

BASEMENT 01

A3-1:200

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PROJECT
85-87 Anzac Avenue West Ryde NSW

CLIENT
CROSSING PACIFIC PTY LTD

SCALE	DATE	
1:200	21-Apr-22	
DRAWN: SN/LL	CHECKED: LL	PROJECT ARCHITECT: GAA

DRAWING NAME
BASEMENT 01

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1202

ISSUE.
C

C INDICATED NGL RL, SHOWED EXTERNAL STAIR AND R.T WALL

C PROPOSED NEW ENTRY TO BUILDING B

C PROPOSED NEW PATH TO BUILDING B

C RELOCATED MANAGER ROOM NEXT TO RECEPTION

C RELOCATED CLOTH DRYING AREA, INDICATED OSD

C ENLARGED COMMUNAL ROOM BY DELETING 1 UNIT

C REMOVE POS FOR MORE DEEP SOIL

NO. 83 ANZAC AVE
3 STOREY BRICK RESIDENCE
TILE ROOF

TREES TO BE RETAINED AS PER ARBORIST REPORT

TREES TO BE REMOVED AS PER ARBORIST REPORT

6M SETBACK

7M SETBACK

3M SETBACK

COMMON ROOM 64.95 m²

DOUBLE B01 26.76 m²

DOUBLE B02 26.76 m²

DOUBLE B03 25.58 m²

DOUBLE B04 25.58 m²

DOUBLE B05 26.76 m²

SINGLE B06 ACCESSIBLE 24.91 m²

DOUBLE A01 23.08 m²

DOUBLE A02 ACCESSIBLE 29.46 m²

DOUBLE A03 ACCESSIBLE 29.13 m²

DOUBLE A04 ACCESSIBLE 29.45 m²

SINGLE A05 16.24 m²

MANAGER A00 24.12 m²

RECEPTION/ ENTRY

1m PLANTER WITH BENCH AROUND

PERGOLA WITH GLASS PANEL ROOF

BBQ AREA

COMMUNAL OPEN SPACE 265.52 m²

FIRE EGRESS

LIFT

SERVICE

ENTRY PATHWAY

SLAB ABOVE

BREEZEWAY

CLOTHS LINE

OSD BELOW

WINTER SOLAR TRACK

LETTER BOX

CREST

11.12M @ 1:5

3.52M @ 1:8

2M @ 1:8

2x2.5m VISUAL SPLAY NO STRUCTURE WITH HEIGHT OF >0.6M

TREES TO BE REMOVED AS PER ARBORIST REPORT

REFER TO STORMWATER ENGINEER'S DETAILS FOR DRAINS AND OSD

SIDE GATE FOR MAINTENANCE

BALCONY

RIDGE RL 32.05

RIDGE RL 31.35

NO. 89 ANZAC AVE
3 STOREY
BRICK RESIDENCE
TILE ROOF

ANZAC AVENUE

C INCREASED COS BY REMOVING POS FROM CENTRAL FACED UNIT;
RELOCATED BIN/BULK ROOM TO B01
REDESIGN COS WITH MORE LANDSCAPE AND FACILITIES
CLOSED UP SIDE WALKWAY FOR MORE DEEP SOIL

ACCESSIBLE UNITS
REQUIRED: 4
UNITS: 002, 003, 004, 006
(TOTAL: 4 UNITS)

C PROPOSED CREST, UPDATED RAMP ACCORDINGLY

SCALE 1:200 @ A3

0 1 2 5 10M

GROUND FLOOR

A3-1:200

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DA

Drawing Original Size A3

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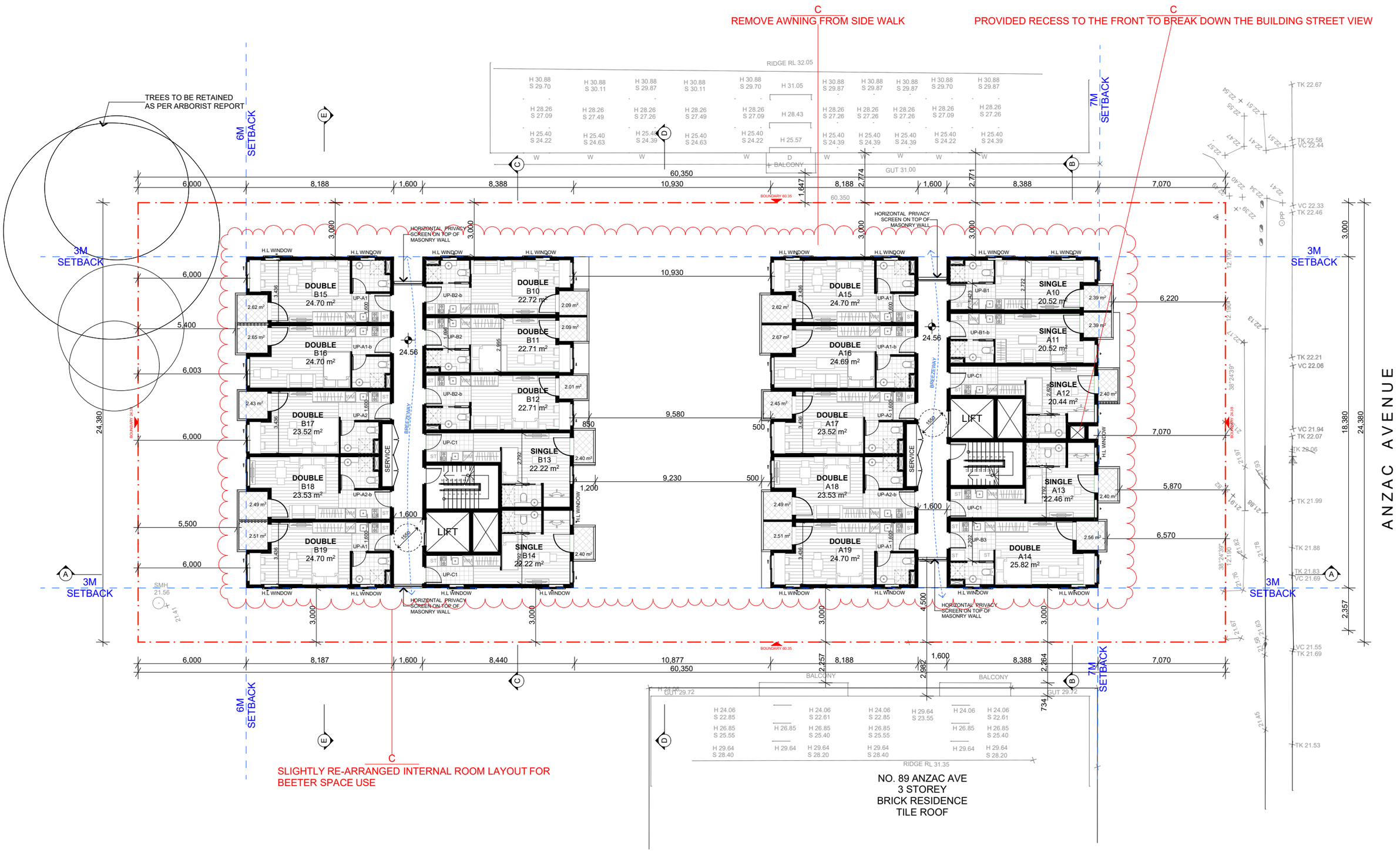
PROJECT	85-87 Anzac Avenue West Ryde NSW
CLIENT	CROSSING PACIFIC PTY LTD
SCALE	1:200
DATE	21-Apr-22
DRAWN	SN/LL
CHECKED	LL
PROJECT ARCHITECT	GAA
DRAWING NAME	GROUND FLOOR
PROJECT NUMBER	P21-001
DRAWING NUMBER	DA A-1203
ISSUE	C



NO. 89 ANZAC AVE
3 STOREY
BRICK RESIDENCE
TILE ROOF

SCALE 1:200 @ A3

0 1 2 5 10M

LEVEL 01 PLAN

A3-1:200

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SCALE 1:200	DATE 21-Apr-22	
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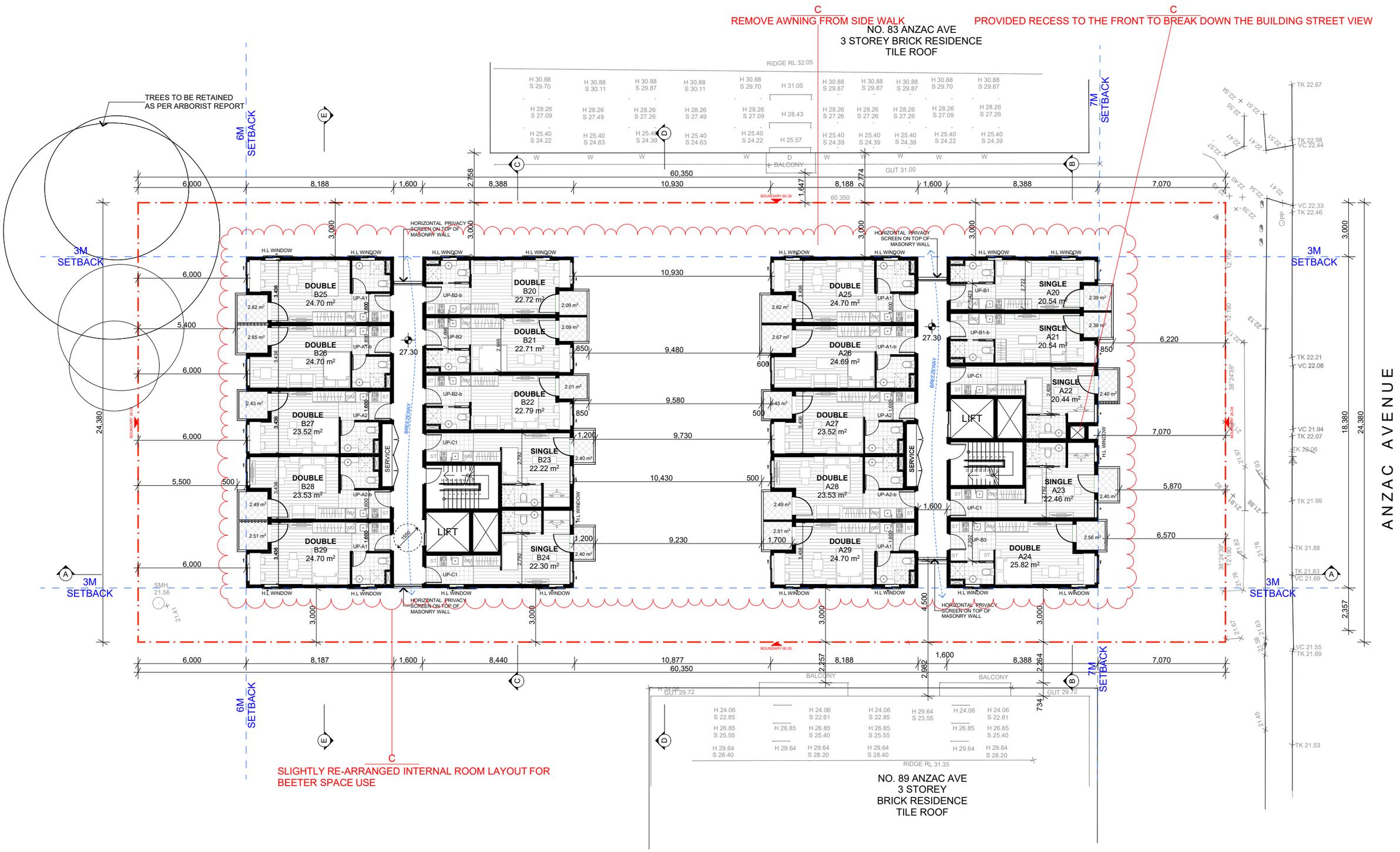
DRAWING NAME	PROJECT NUMBER
LEVEL 01	P21-001
DRAWING NUMBER DA A-1204	ISSUE. C



SCALE 1:200 @ A3

0 1 2 5 10M

LEVEL 02 PLAN

A3-1:200

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CLIENT
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SCALE	DATE	
1:200	21-Apr-22	
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DRAWING NAME
LEVEL 02

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1205

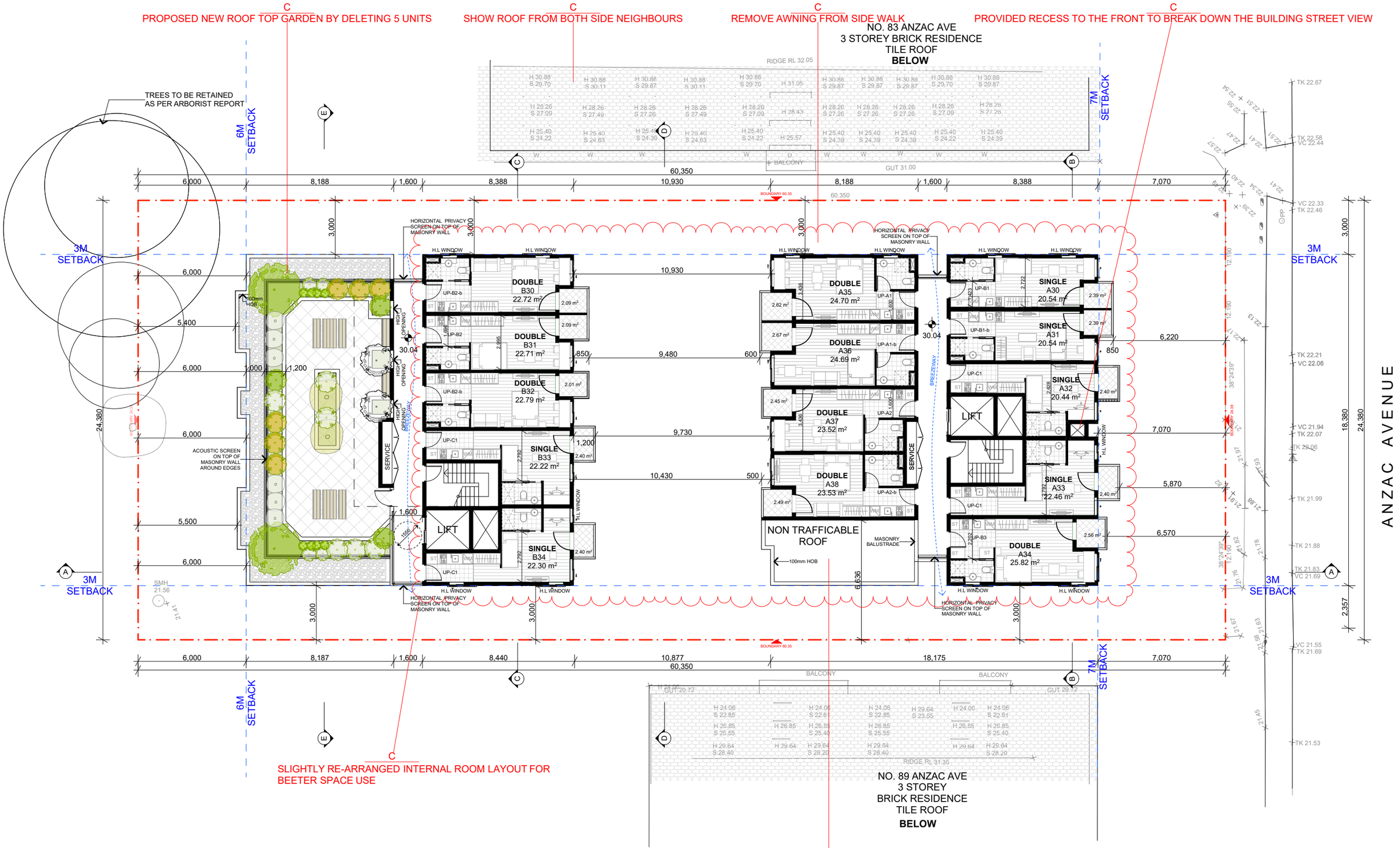
ISSUE.
C

C
PROPOSED NEW ROOF TOP GARDEN BY DELETING 5 UNITS

C
SHOW ROOF FROM BOTH SIDE NEIGHBOURS

C
REMOVE AWNING FROM SIDE WALK

C
PROVIDED RECESS TO THE FRONT TO BREAK DOWN THE BUILDING STREET VIEW



C
SLIGHTLY RE-ARRANGED INTERNAL ROOM LAYOUT FOR BEETER SPACE USE

C
DELETED UNIT TO IMPROVE SHADOW IMPACT TO THE SOUTH

SCALE 1:200 @ A3

0 1 2 5 10M

LEVEL 03 PLAN

A3-1:200

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PROJECT
85-87 Anzac Avenue West Ryde NSW

CLIENT
CROSSING PACIFIC PTY LTD

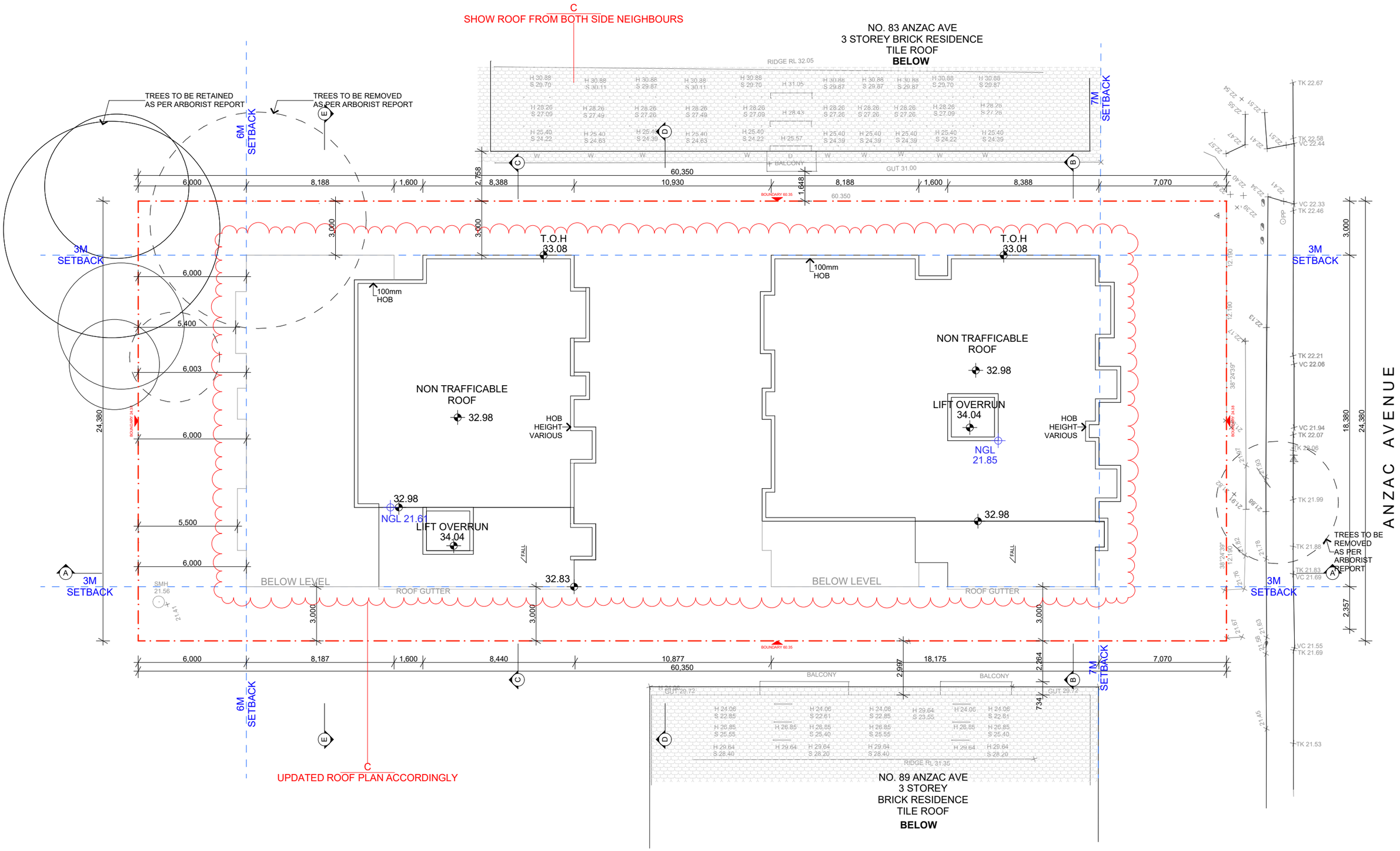
SCALE	DATE	
1:200	21-Apr-22	
DRAWN	CHECKED	PROJECT ARCHITECT
SN/LL	LL	GAA

DRAWING NAME
LEVEL 03

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1206

ISSUE
C



SCALE 1:200 @ A3

0 1 2 5 10M

ROOF PLAN

A3-1:200

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DA

A3 Drawing Original Size

Rev	Description	Drawn	Date
C	Notice of Motion		
A	FOR DA		21-Apr-22
			16-Jun-21

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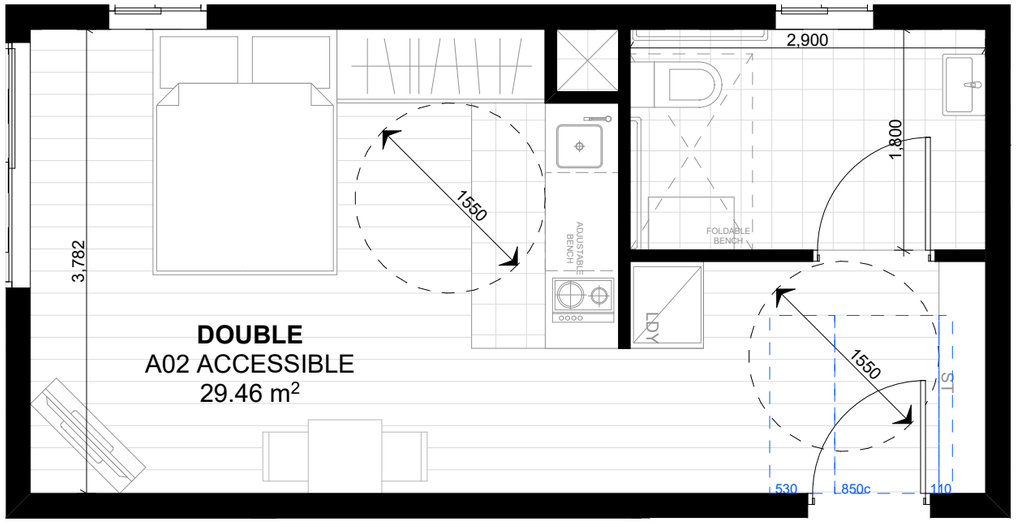
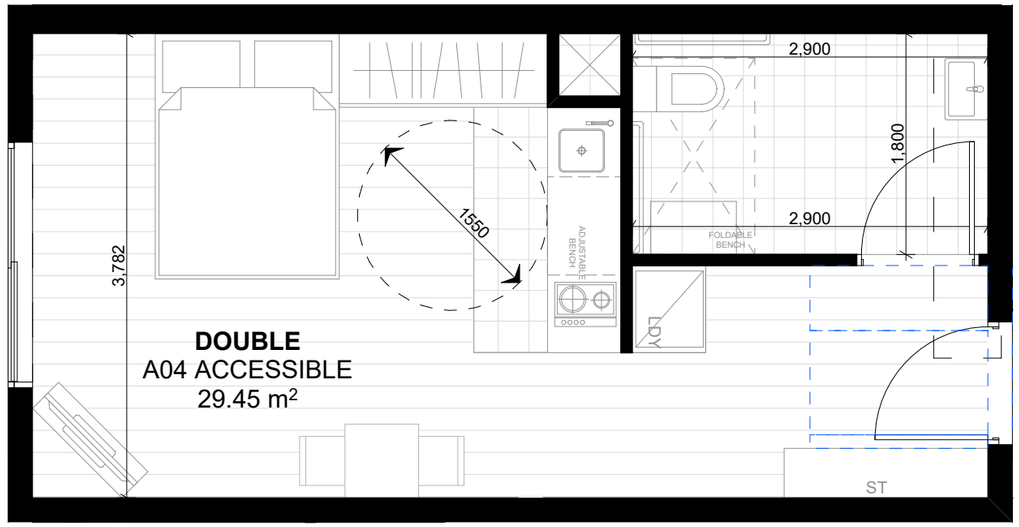
PROJECT		
85-87 Anzac Avenue West Ryde NSW		
CLIENT: CROSSING PACIFIC PTY LTD		
SCALE: 1:200	DATE: 21-Apr-22	
DRAWN: SN/LL	CHECKED: LL	PROJECT ARCHITECT: GAA

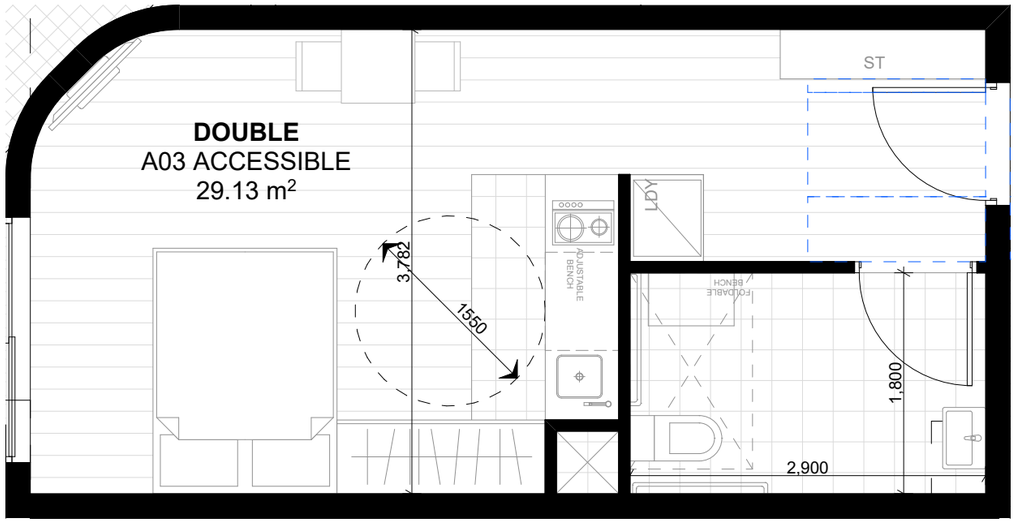
DRAWING NAME	PROJECT NUMBER
ROOF PLAN	P21-001
DRAWING NUMBER: DA A-1207	ISSUE: C



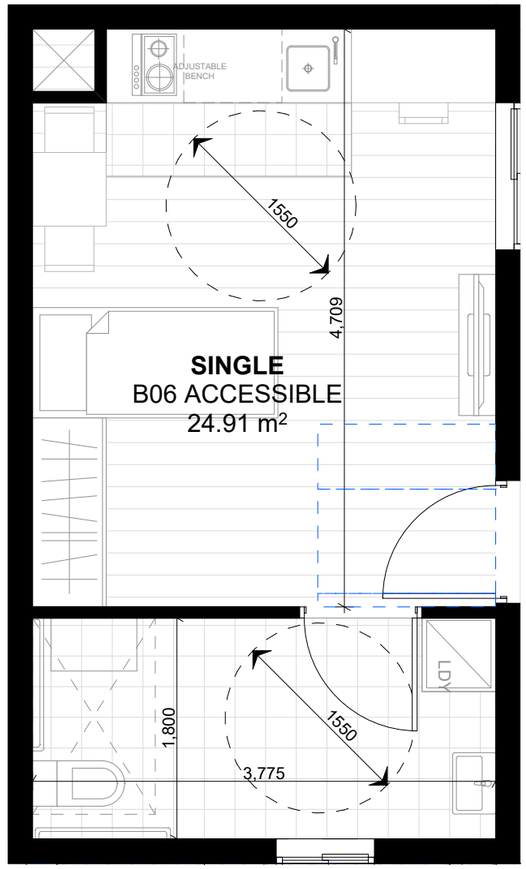
UNIT A02



UNIT A04



UNIT A03



UNIT B06

ACCESSIBLE UNITS
REQUIRED: 4
UNITS: A02, A03, A04, B06
(TOTAL: 4 UNITS)

NOTE:
ALL ACCESSIBLE BATHROOM TO APPLY
12mm PLYWOOD FOR FIXING OF GRABRAILS

C
UPDATED ACCORDINGLY

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DA

Drawing Original Size A3

Rev	Date	Description
C	21-Apr-22	Noticed Morton
A	16-Jun-21	FOR DA

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PROJECT
85-87 Anzac Avenue West Ryde NSW

CLIENT
CROSSING PACIFIC PTY LTD

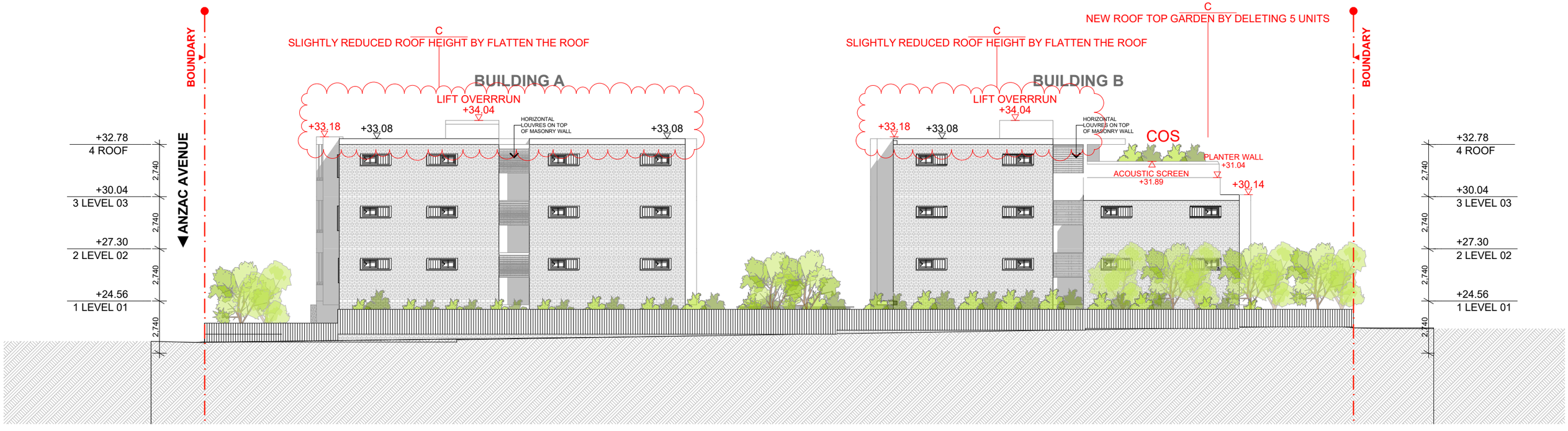
SCALE	DATE	
1:50	21-Apr-22	
DRAWN	CHECKED	PROJECT ARCHITECT
SN/LL	LL	GAA

DRAWING NAME
ACCESSIBLE UNITS

PROJECT NUMBER
P21-001

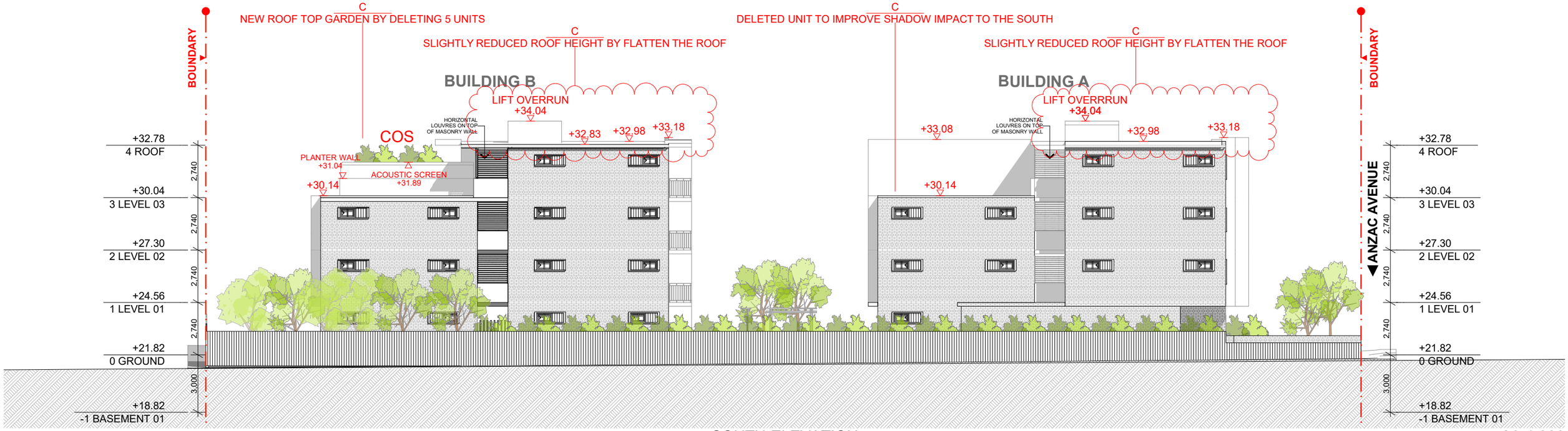
DRAWING NUMBER
DA A-1250

ISSUE.
C



NORTH ELEVATION

A3-1:200



SOUTH ELEVATION

A3-1:200

SCALE 1:200 @ A3

0 1 2 5 10M

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DA

Drawing Original Size A3

Rev	Date	Description
C	21-Apr-22	Notice of Motion
A	16-Jun-21	FOR DA

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CLIENT
CROSSING PACIFIC PTY LTD

SCALE	DATE		
1:200	21-Apr-22		
DRAWN	CHECKED	PROJECT ARCHITECT	
SN/LL	LL	GAA	

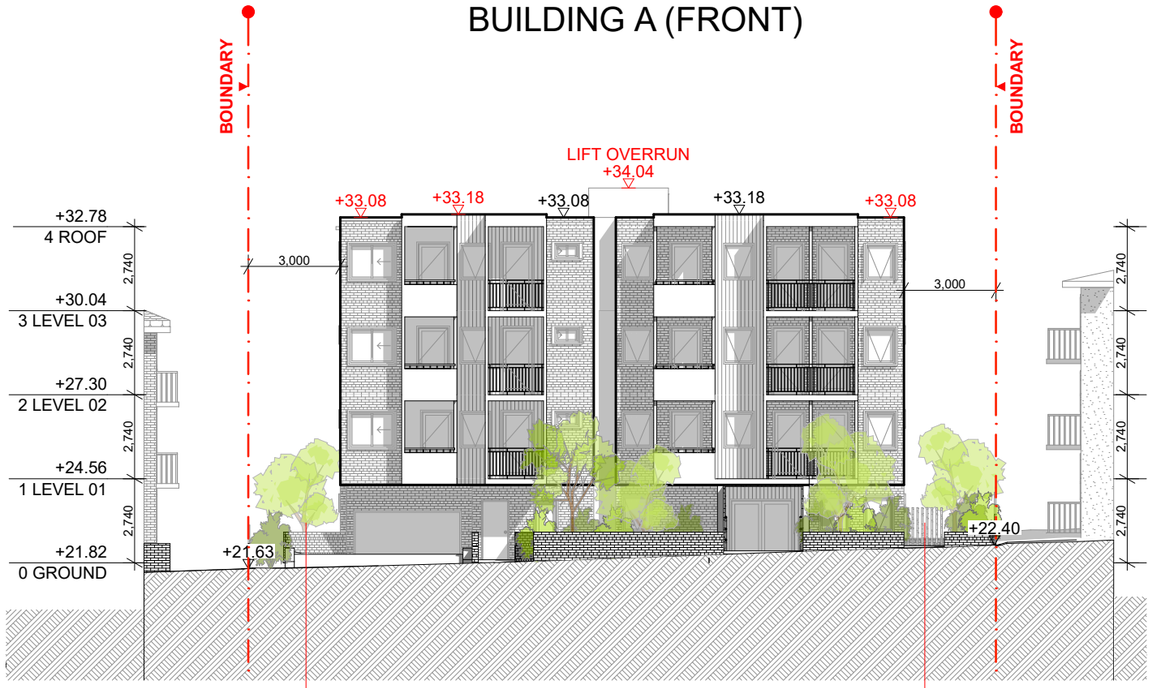
DRAWING NAME
ELEVATIONS- NORTH + SOUTH

PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-1301**

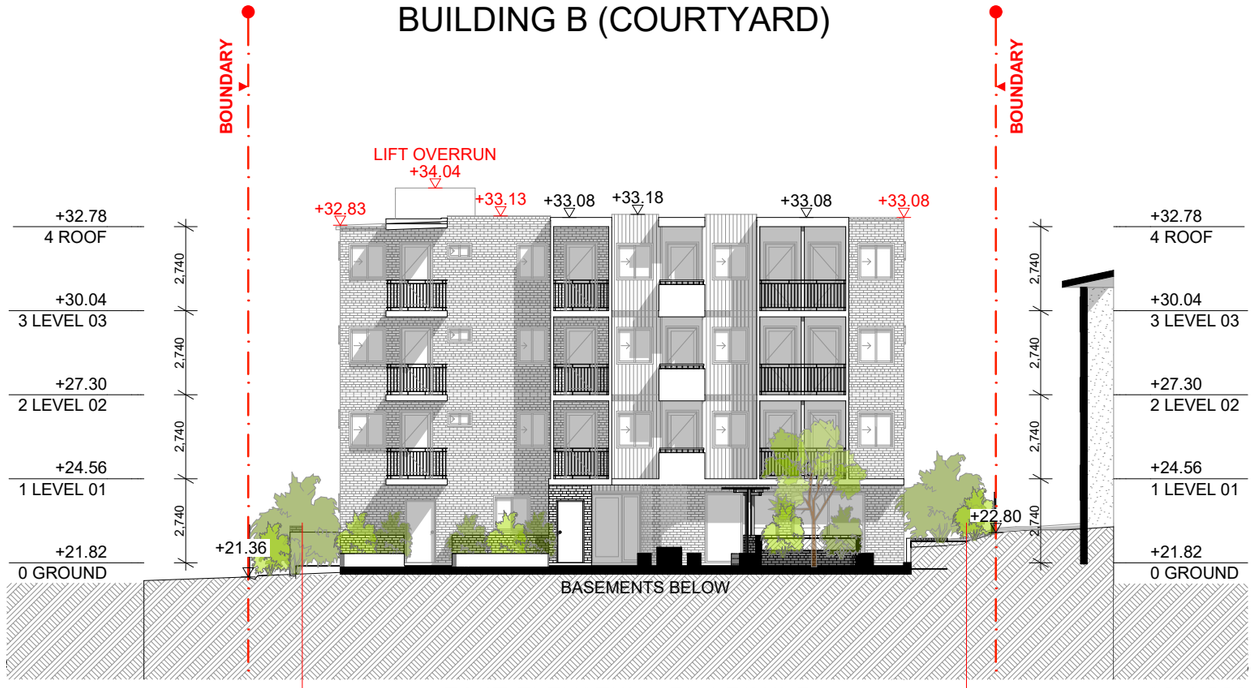
ISSUE. **C**

BUILDING A (FRONT)



EAST ELEVATION- BUILDING A A3-1:200

BUILDING B (COURTYARD)

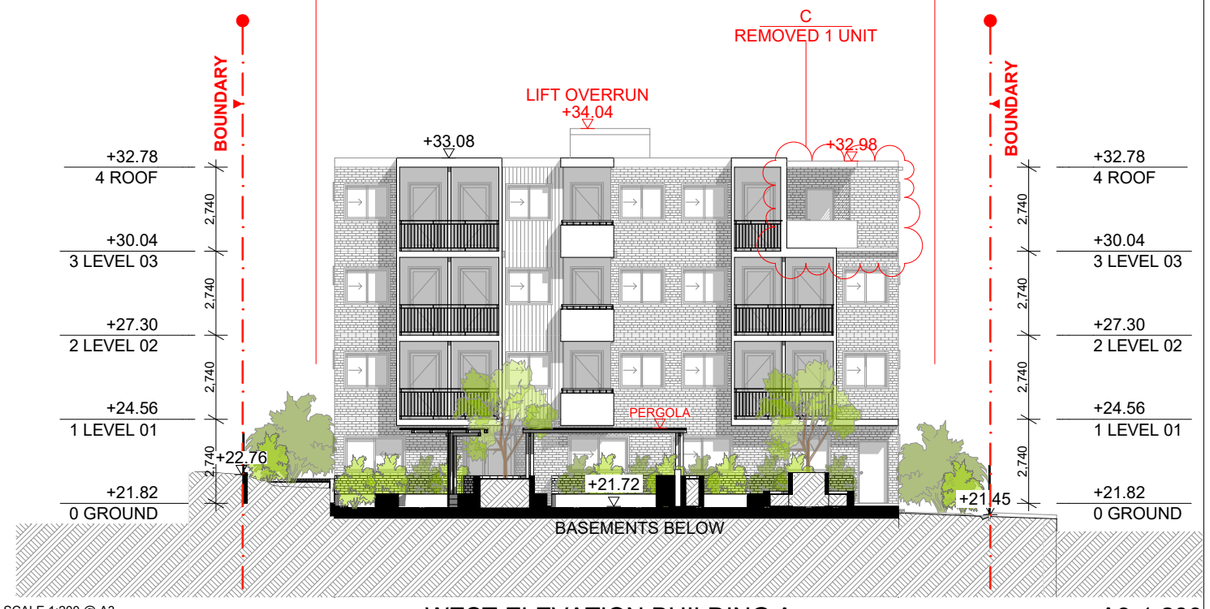


EAST ELEVATION- BUILDING B A3-1:200

C
INCREASED DEEP SOIL AREA

C
INCREASED DEEP SOIL AREA

BUILDING A (COURTYARD)



SCALE 1:200 @ A3

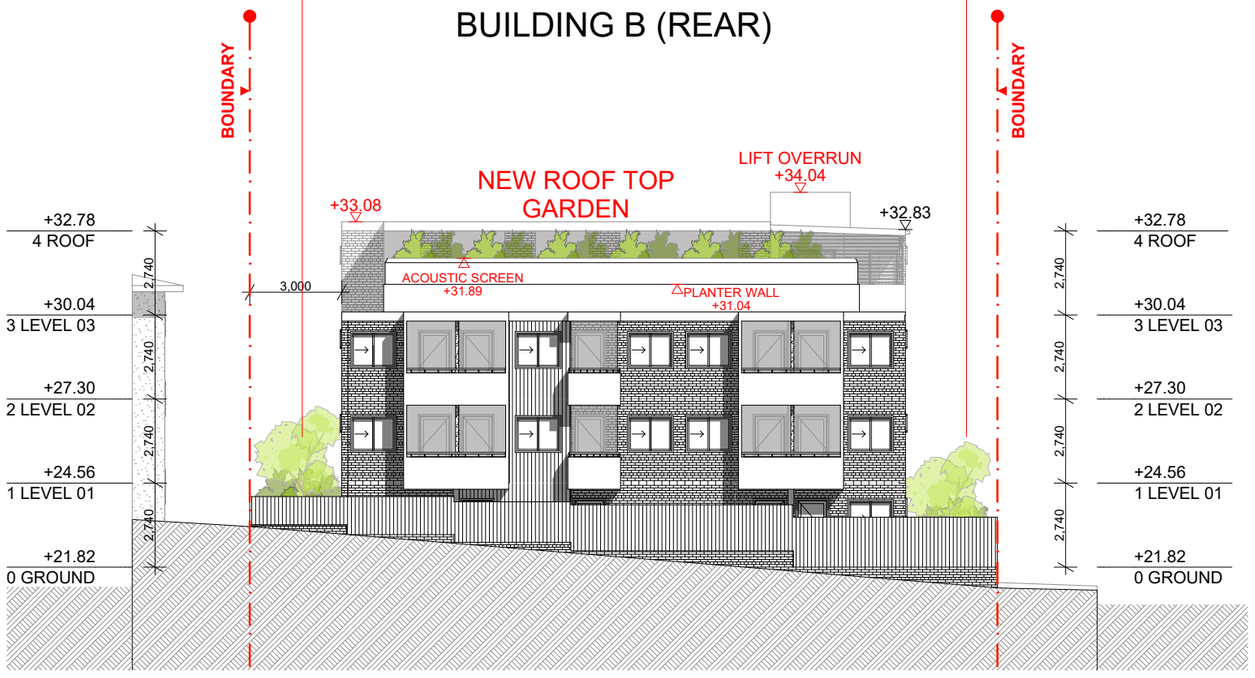
0 1 2 5 10M

WEST ELEVATION-BUILDING A A3-1:200

C
INCREASED DEEP SOIL AREA

C
INCREASED DEEP SOIL AREA

BUILDING B (REAR)



WEST ELEVATION- BUILDING B A3-1:200

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Rev	Date	Description
C	21-Apr-22	Notes of Morton
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PROJECT
85-87 Anzac Avenue West Ryde NSW

CLIENT
CROSSING PACIFIC PTY LTD

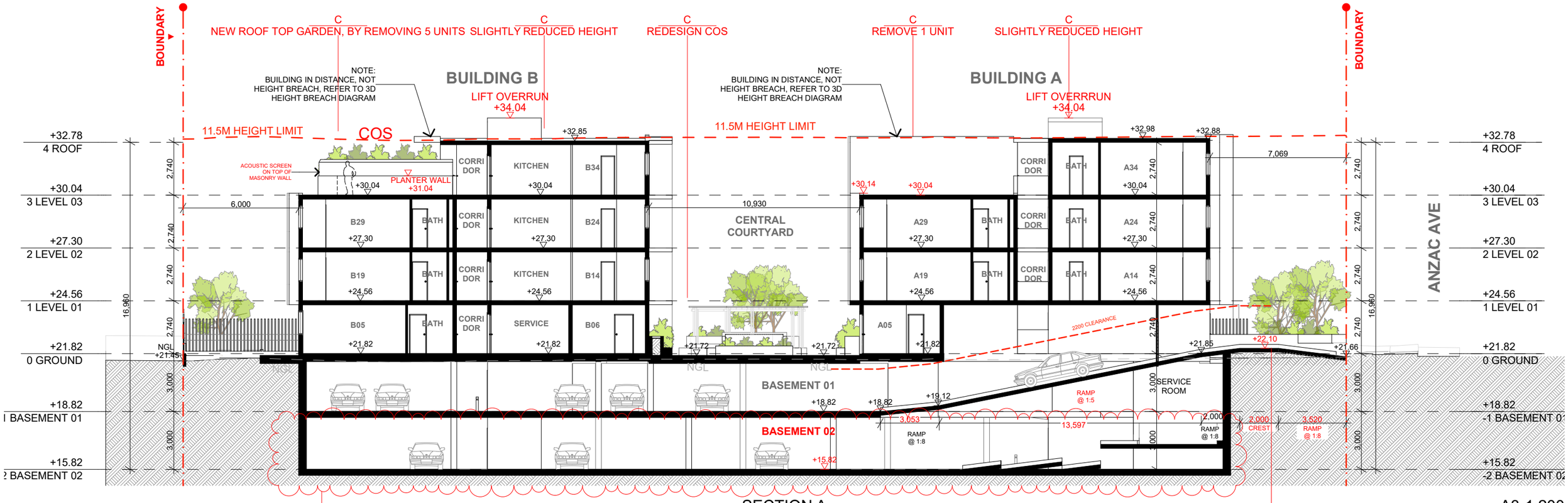
SCALE	DATE	
1:200	21-Apr-22	
DRAWN	CHECKED	PROJECT ARCHITECT
SN/LL	LL	GAA

DRAWING NAME
ELEVATIONS- BUILDING A + BUILDING B

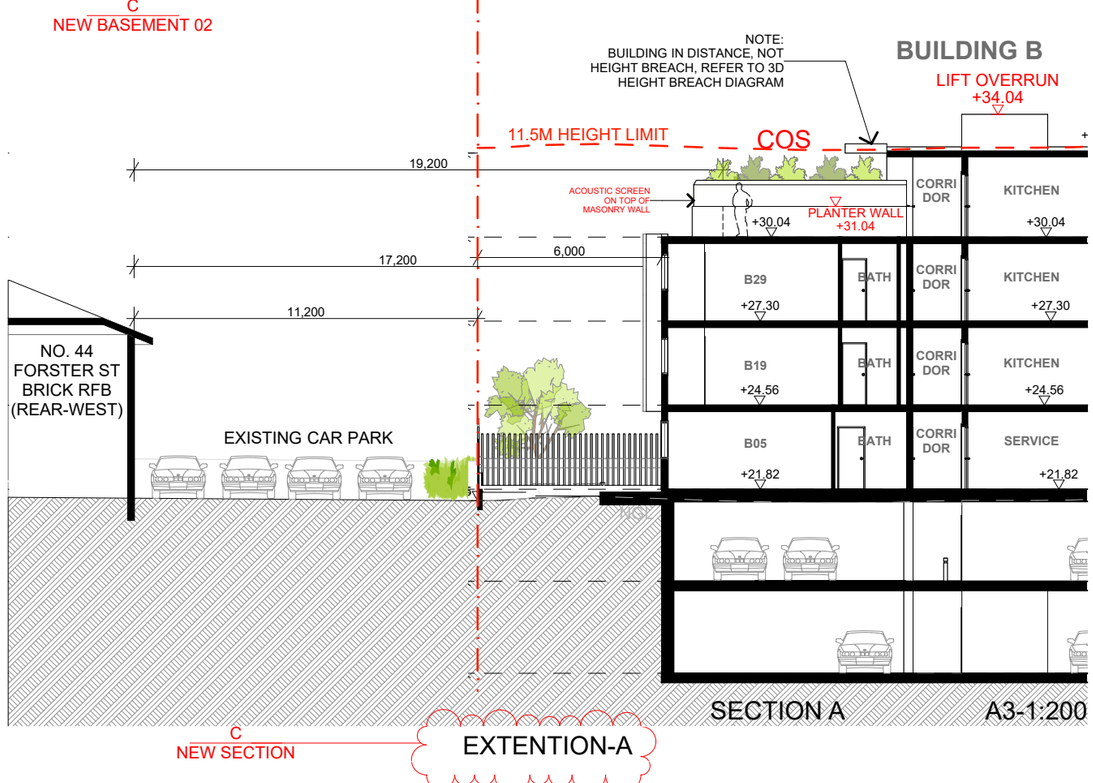
PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-1302**

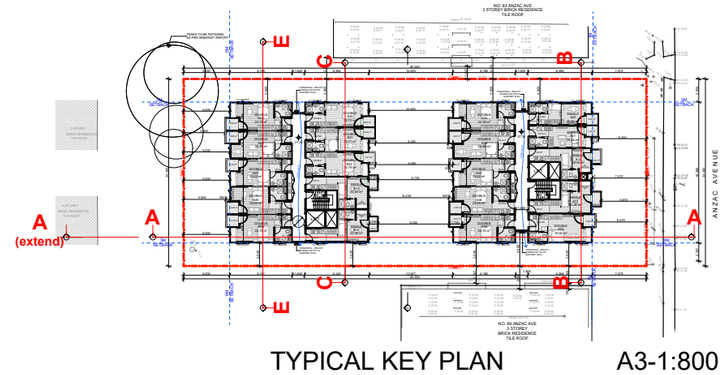
ISSUE. **C**



SECTION A A3-1:200



SECTION A A3-1:200



TYPICAL KEY PLAN A3-1:800

SCALE 1:200 @ A3

0 1 2 5 10M

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Drawing Original Size A3

Rev	Description	Date
C	Notice of Motion	21-Apr-22
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PROJECT
85-87 Anzac Avenue West Ryde NSW

CLIENT
CROSSING PACIFIC PTY LTD

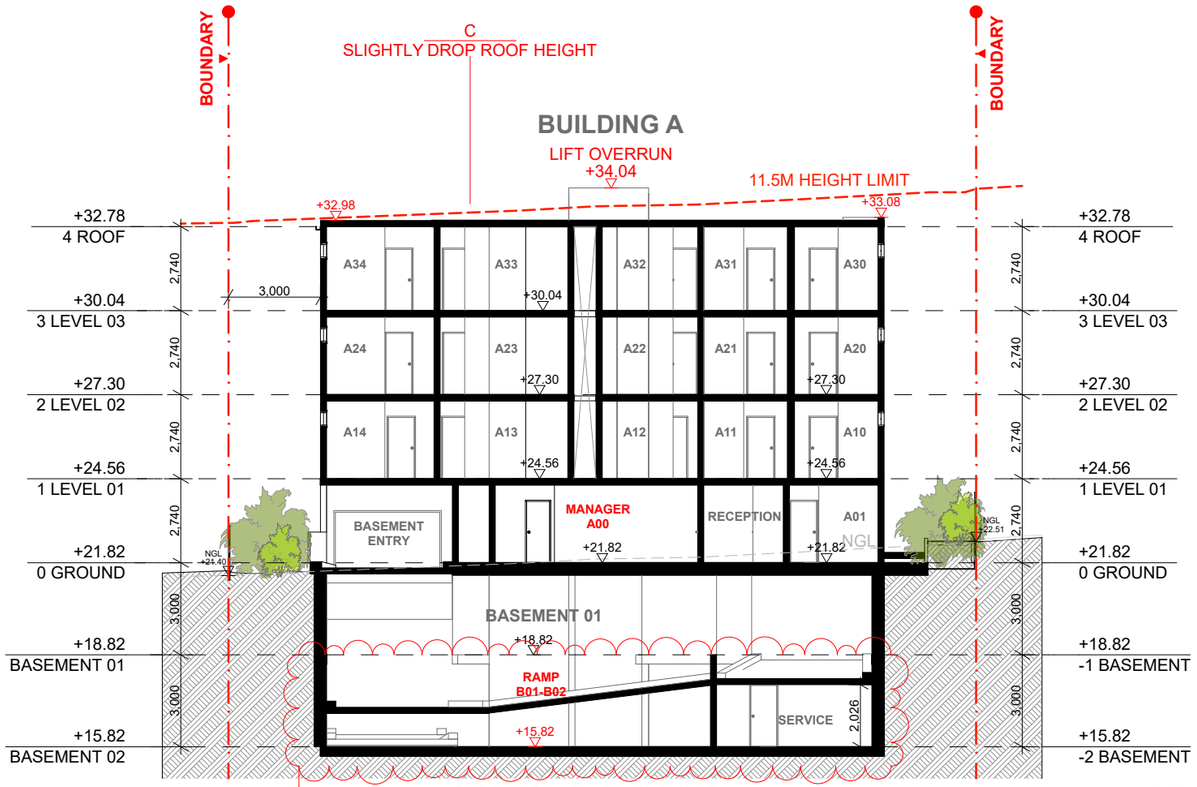
SCALE	DATE	
1:200, 1:800	21-Apr-22	
DRAWN	CHECKED	PROJECT ARCHITECT
SN/LL	LL	GAA

DRAWING NAME
SECTIONS

PROJECT NUMBER
P21-001

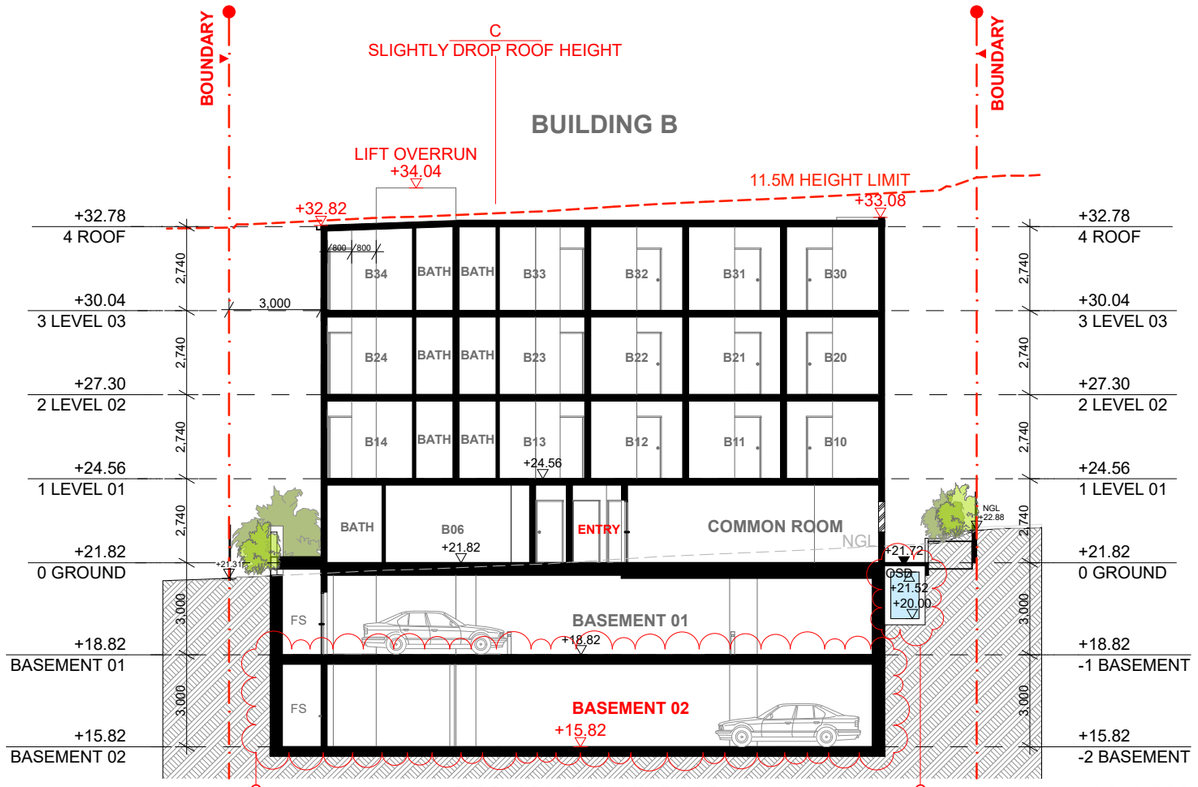
DRAWING NUMBER
DA A-1401

ISSUE.
C



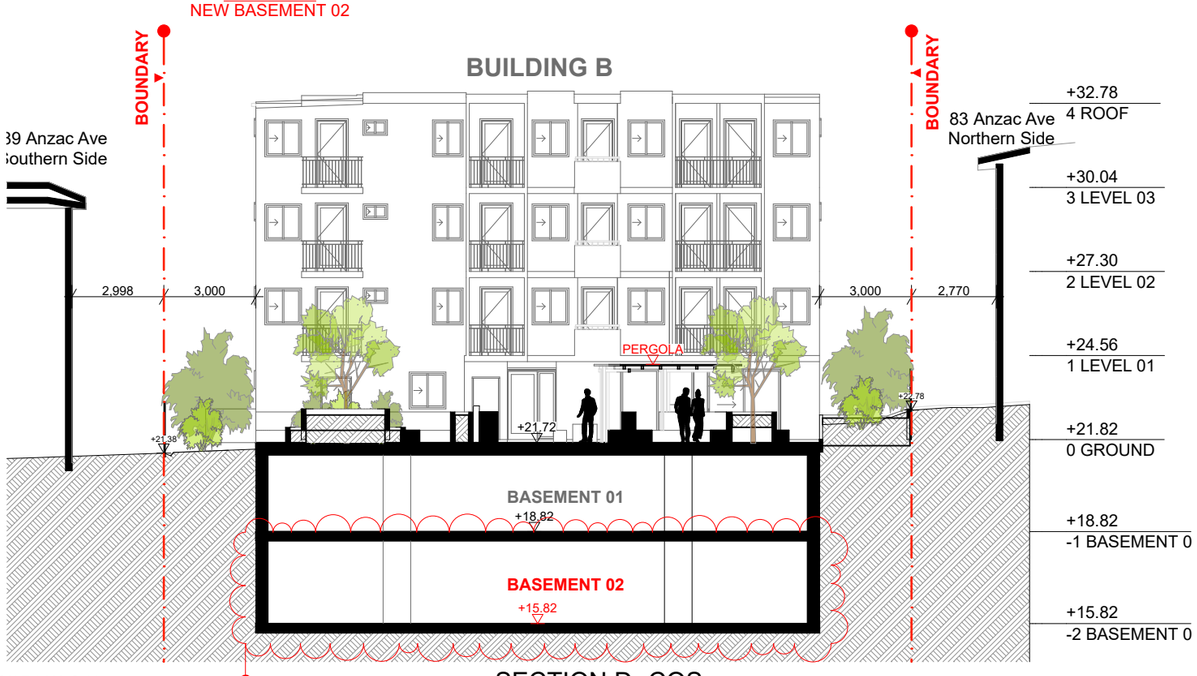
SECTION B- BUILDING A

A3-1:200



SECTION C- BUILDING B

A3-1:200



SCALE 1:200 @ A3

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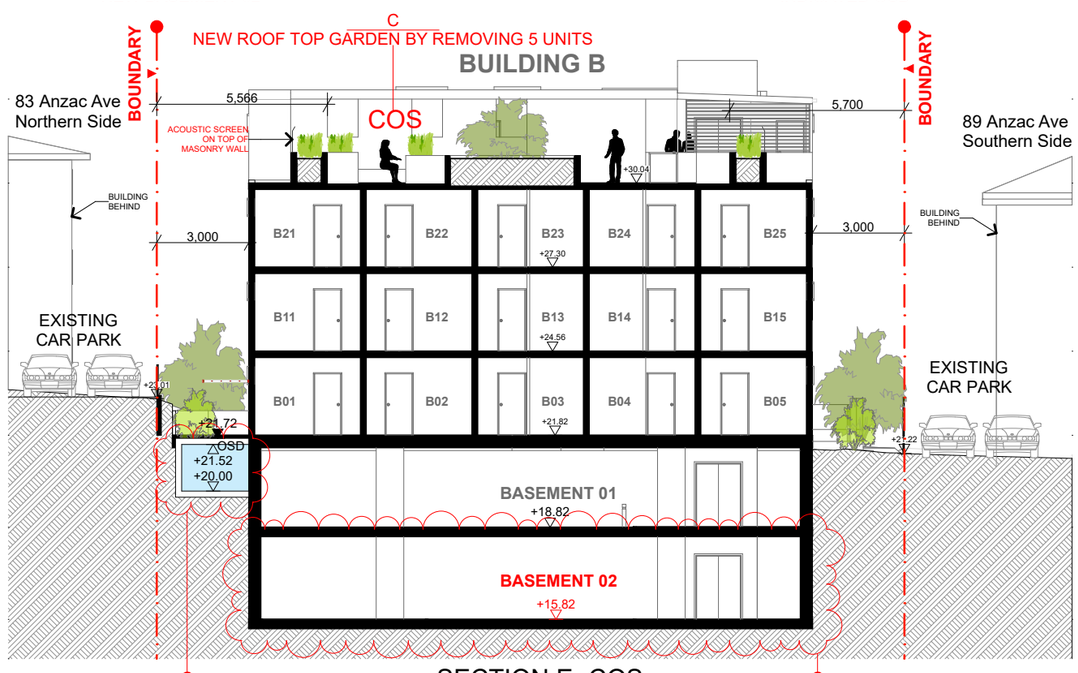
SECTION D- COS



SECTION E- COS

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DA

Drawing Original Size A3

Rev	Date	Description
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PROJECT
85-87 Anzac Avenue West Ryde NSW

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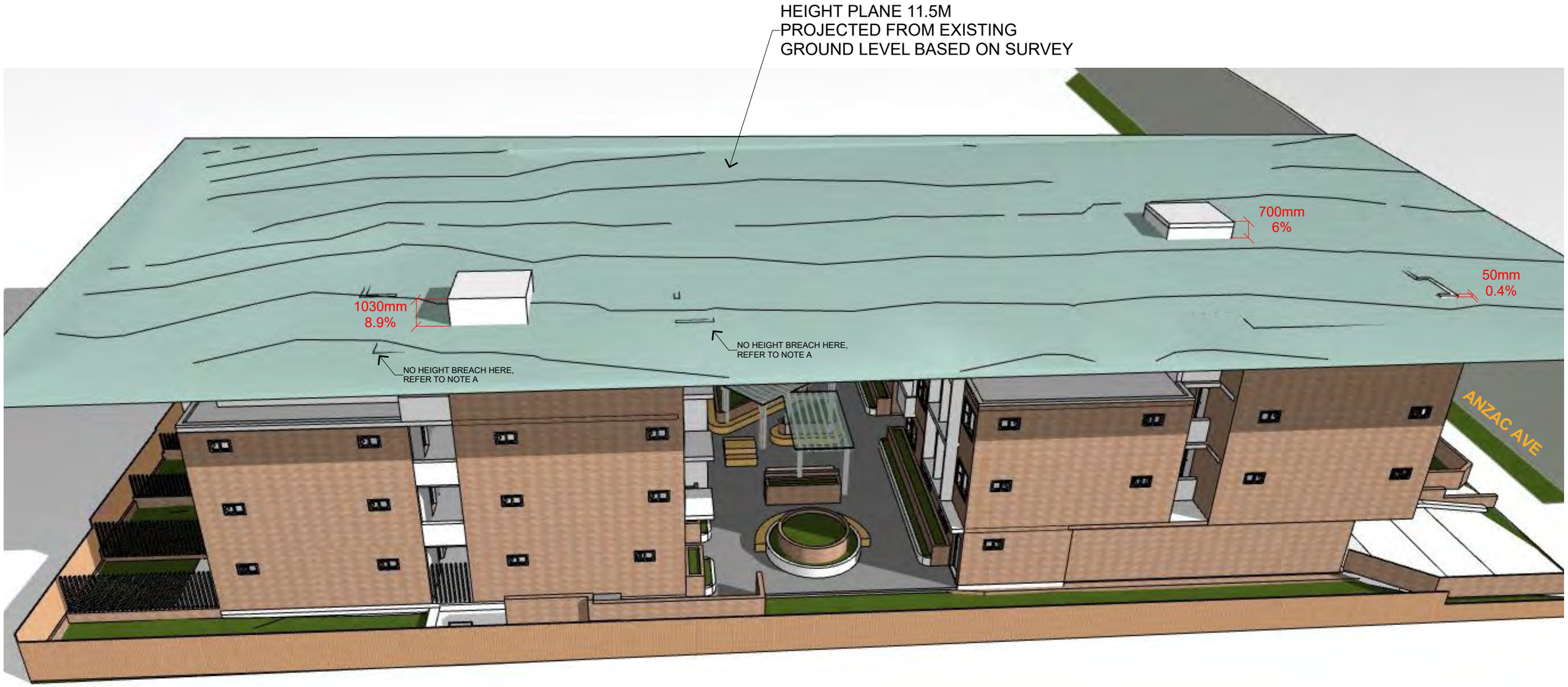
SCALE	DATE	
1:200	21-Apr-22	
DRAWN	CHECKED	PROJECT ARCHITECT
SN/LL	LL	GAA

DRAWING NAME
SECTIONS

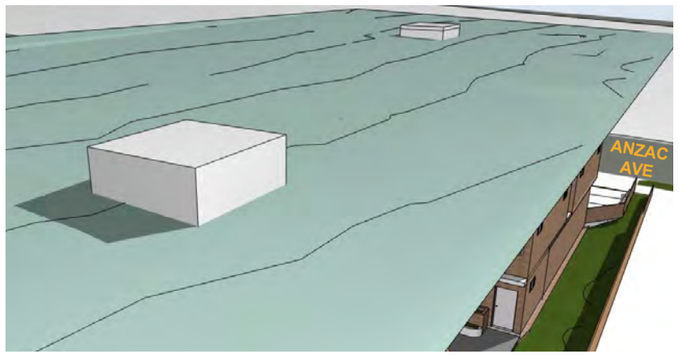
PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1402

ISSUE
C



3D HEIGHT BREACH



NOTE A:

Due the way the software generates 3D, it showed a rough black line to indicate the building slightly below the height plane.

However the further you zoomed in, the less this black line would be, and it dismissed when take close look or from different perspective.
Such perspective from different angle is provided on the right.

All these 3D view 1, 2 & 3 are generated automatically from actual model.

C
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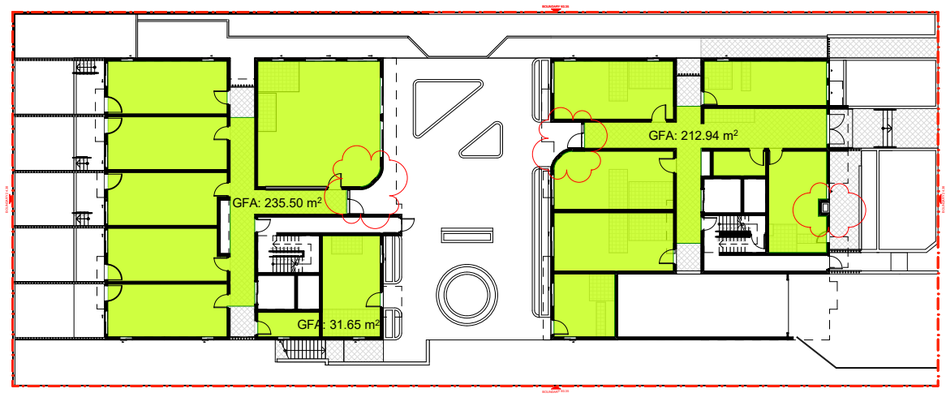
1:1.25, 1:3.33	21-Apr-22	
DRAWN	CHECKED	PROJECT ARCHITECT
SN/LL	LL	GAA

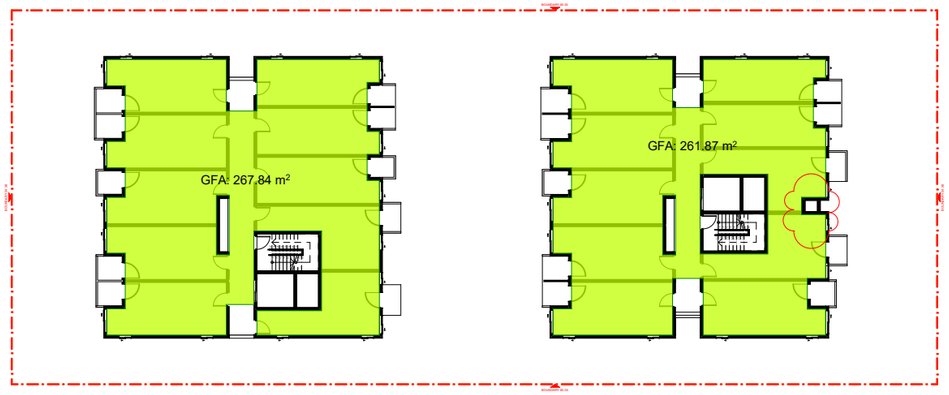
DRAWING NAME
3D HEIGHT

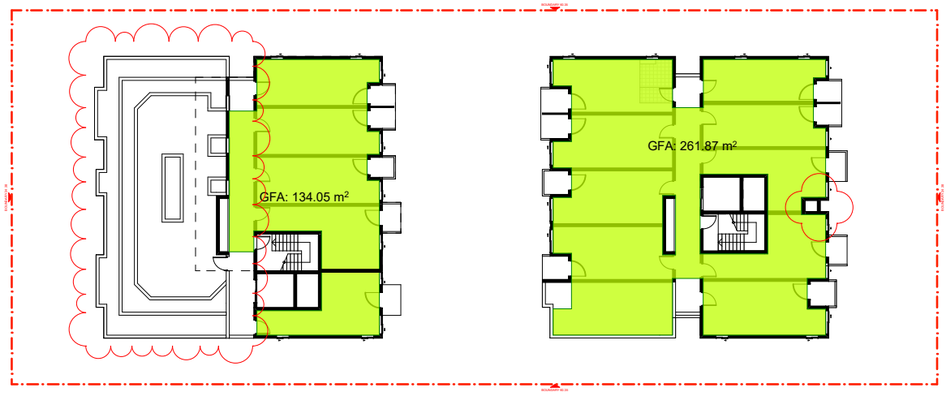
PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-1403

ISSUE
C







GFA CALCULATION

SITE AREA: 1467 SQM
LEP PERMISSIBLE FSR: 1:1
LEP PERMISSIBLE GFA:1467 SQM

TOTAL PROPOSED FSR: 1.32:1 (0.32 BONUS)
TOTAL PROPOSED GFA: 1,935.43 m²

GFA	
LEVEL	AREA
GROUND	480.09
LEVEL 01	529.71
LEVEL 02	529.71
LEVEL 03	395.92
	1,935.43 m²

C
GFA SLIGHTLY REDUCED

SCALE 1:200 @ A3

0 1 2 5 10M

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C	21-Apr-22	Notice of Motion
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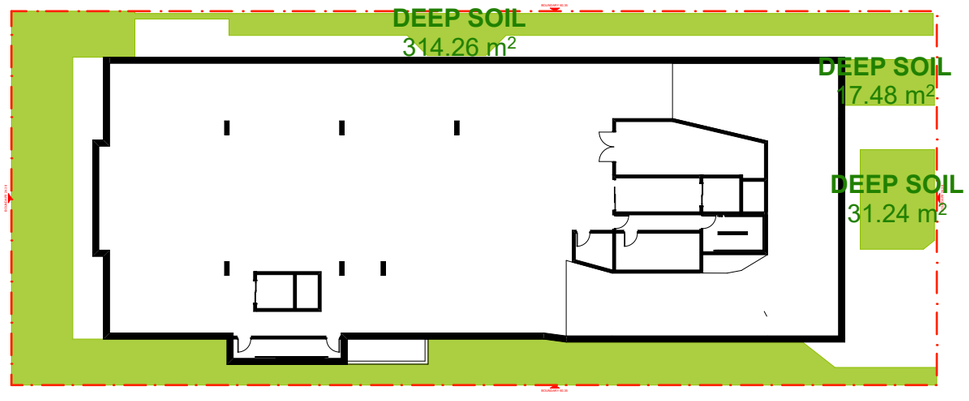
SCALE	DATE	
1:1, 1:1.67	**21-Apr-22**	
DRAWN **SN/LL**	CHECKED **LL**	PROJECT ARCHITECT **GAA**

DRAWING NAME
GFA CALCULATIONS

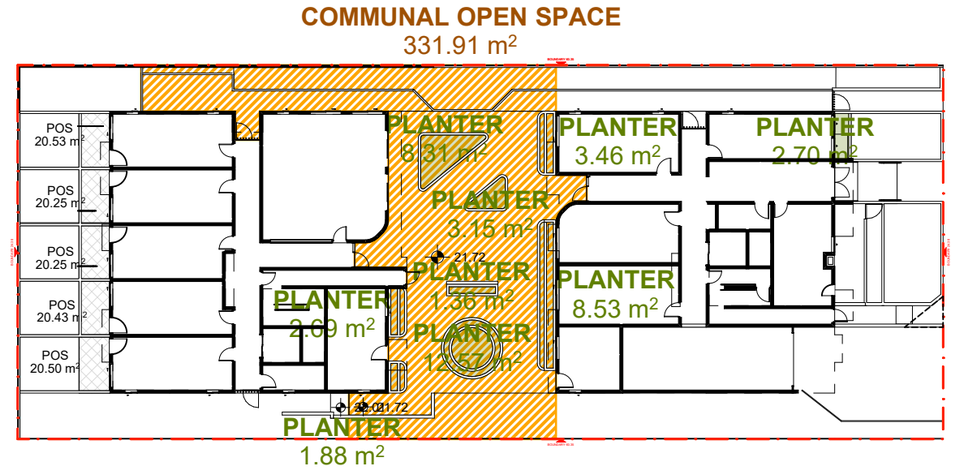
PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-2001**

ISSUE **C**

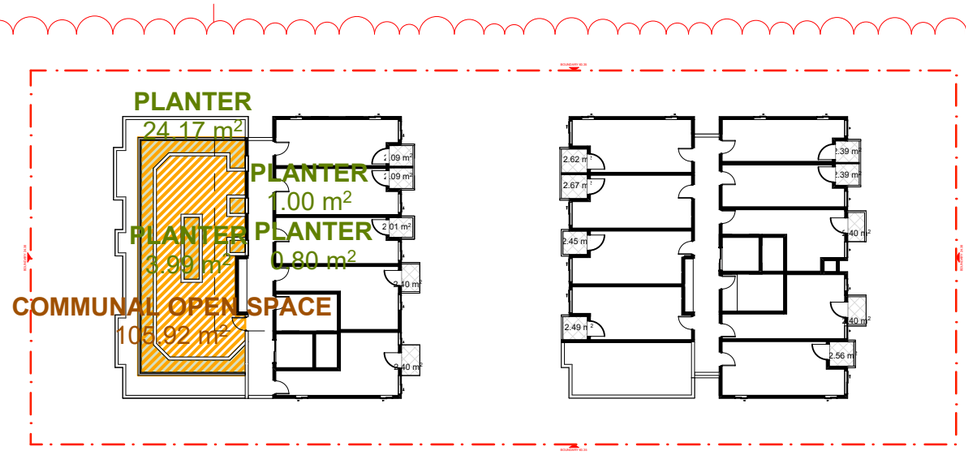


BASEMENT :400



GROUND 1:400

C
NEW



L03 ROOF TOP GARDEN 1:400

PREVIOUS ISSUE A

DEEP SOIL: **207.59 SQM** (14.1%)

TOTAL LANDSCAPING: **370.35 SQM** (25.2%)

COMMUNAL OPEN SPACE: **245.45 SQM** (17%)

LANDSCAPE CALCULATION

	COMMUNAL OPEN SPACE	437.83
	DEEP SOIL	362.98
	PLANTER	74.61
		437.59 m²

deep soil zone means a landscaped area with no buildings or structures above or below the ground.

SITE: **1467 SQM**

TOTAL LANDSCAPING: **437.59 SQM** (30%)

COMMUNAL OPEN SPACE: **437.83 SQM** (30%)

C
COS AND LANDSCAPE INCREASED

SCALE 1:200 @ A3

0 1 2 5 10M

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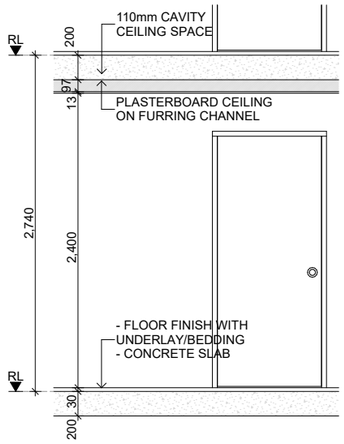
SCALE	DATE	
1:400	21-Apr-22	
DRAWN SN/LL	CHECKED LL	PROJECT ARCHITECT GAA

DRAWING NAME
LANDSCAPE CALCULATION

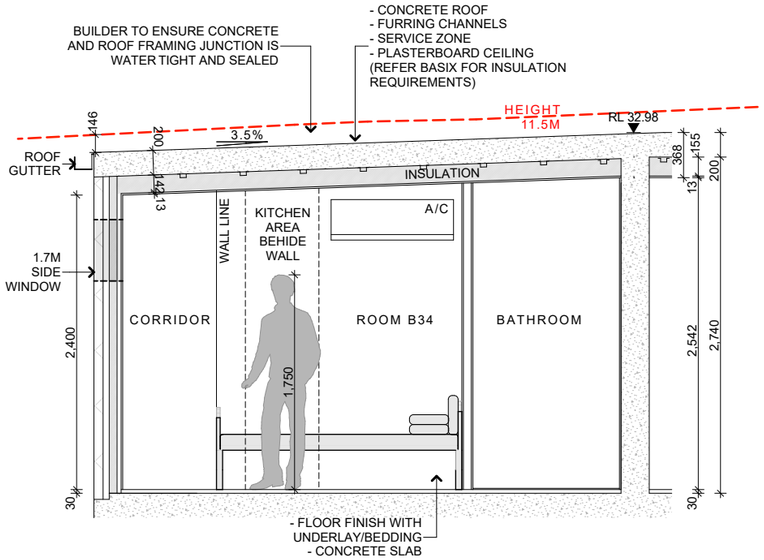
PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-2030**

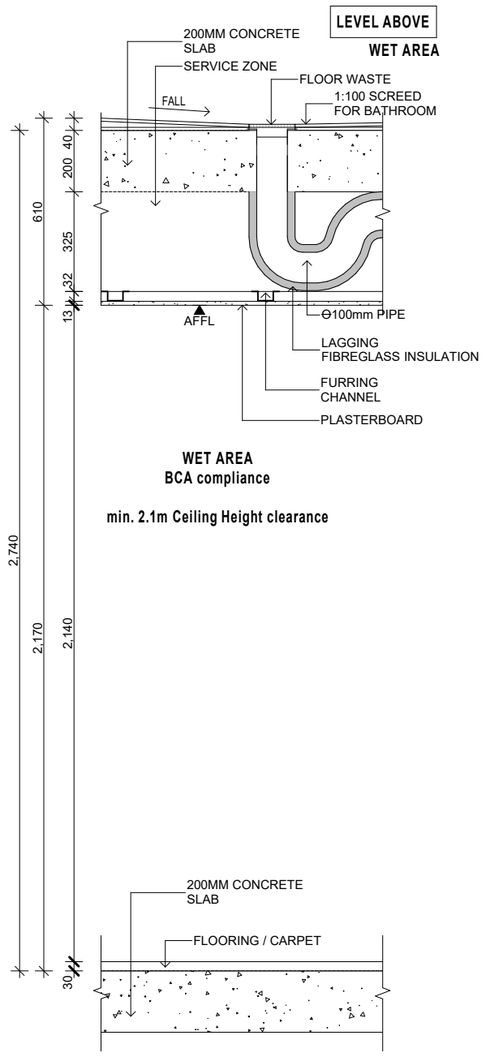
ISSUE. **C**

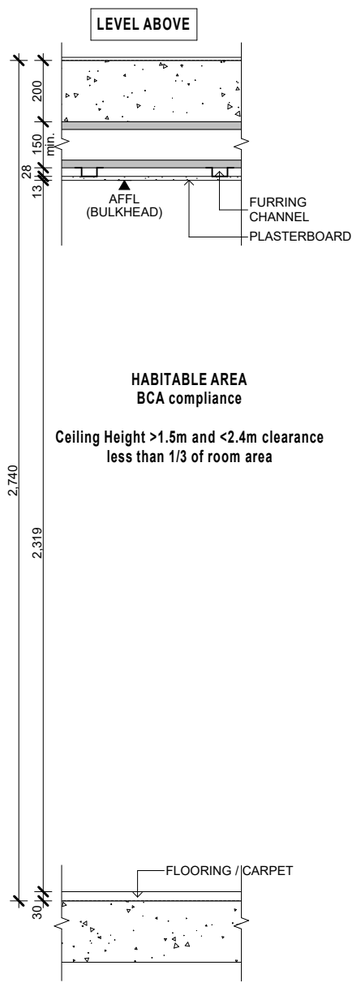


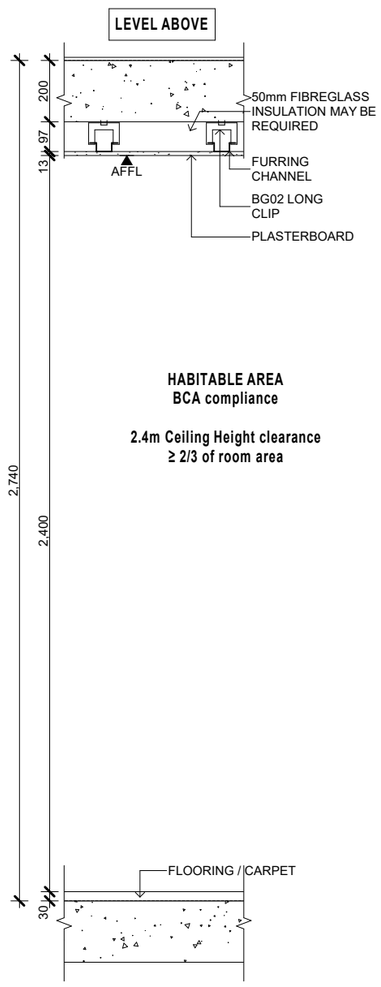
TYPICAL ROOM
1:50



TOP LEVEL WITH ANGLED ROOF
1:50







TYPICAL ROOM SECTION
1:20

C
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SCALE 1:200 @ A3

0 1 2 5 10M

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1:50, 1:20	21-Apr-22	
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SN/LL	LL	GAA

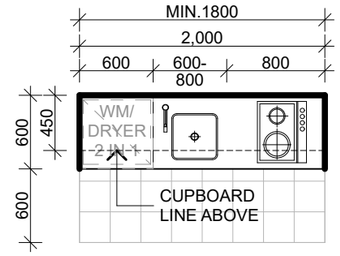
DRAWING NAME
TYPICAL SECTIONAL DETAILS

PROJECT NUMBER
P21-001

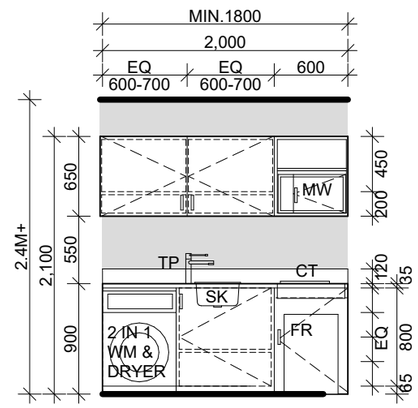
DRAWING NUMBER
DA A-2050

ISSUE.
C

TYPE 1: LINEAR

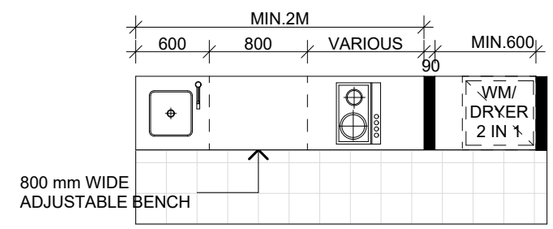


PLAN 1:50

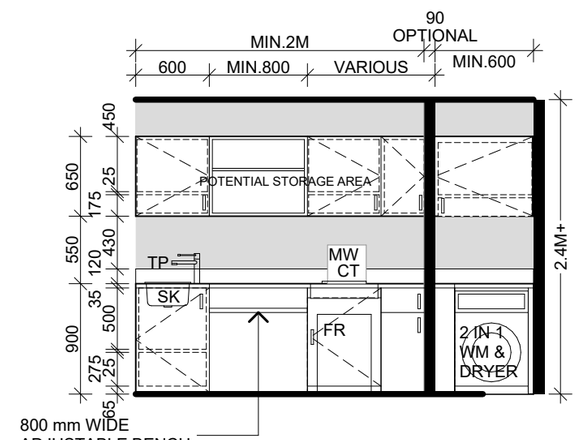


ELEVATION 01 1:50

TYPE 1: LINEAR - ADAPTABLE



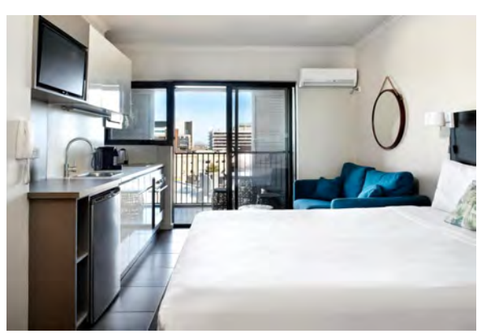
PLAN 1:50

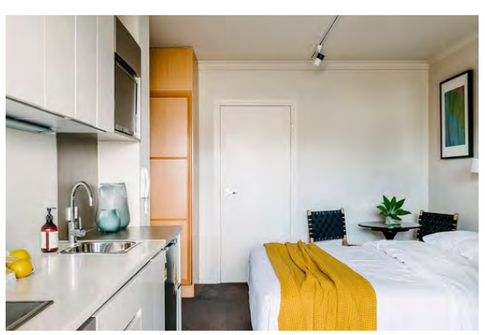


ELEVATION 01 1:50

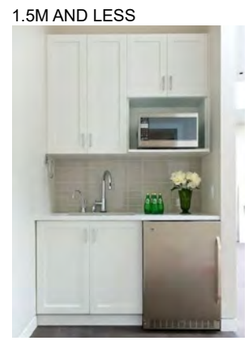
C
THIS IS A NEW PAGE

SAMPLE KITCHENETTE FOR BOARDING HOUSE



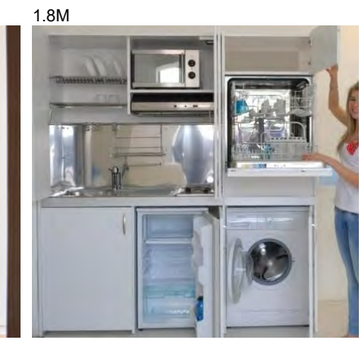


1.5M AND LESS



2M+

1.8M



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1:50	**21-Apr-22**	
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DRAWING NAME
TYPICAL KITCHEN DETAILS

PROJECT NUMBER **P21-001**

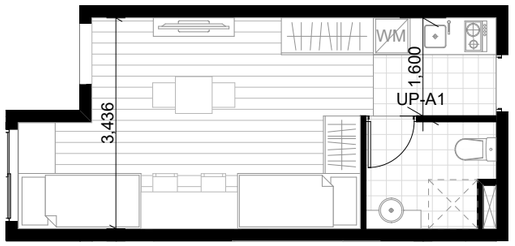
DRAWING NUMBER **DA A-2060**

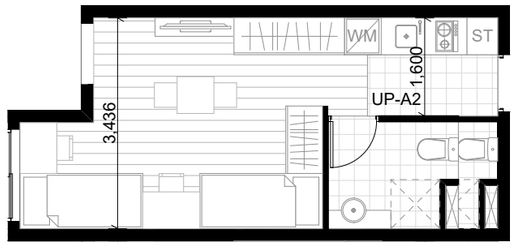
ISSUE. **C**

CURRENT TYPICAL ROOM TYPES

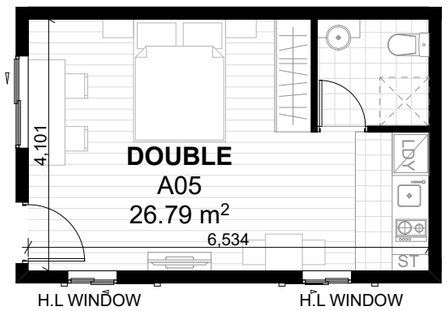
OPTIONAL TWIN BED TYPES (WITH MINIMAL SIZE)

UNIT TYPE GL-B TWIN BED OPTION





UNIT TYPE UP-A TWIN BED OPTION



UNIT A05 TWIN BED OPTION

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0 1 2 5 10M

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1:100	21-Apr-22		
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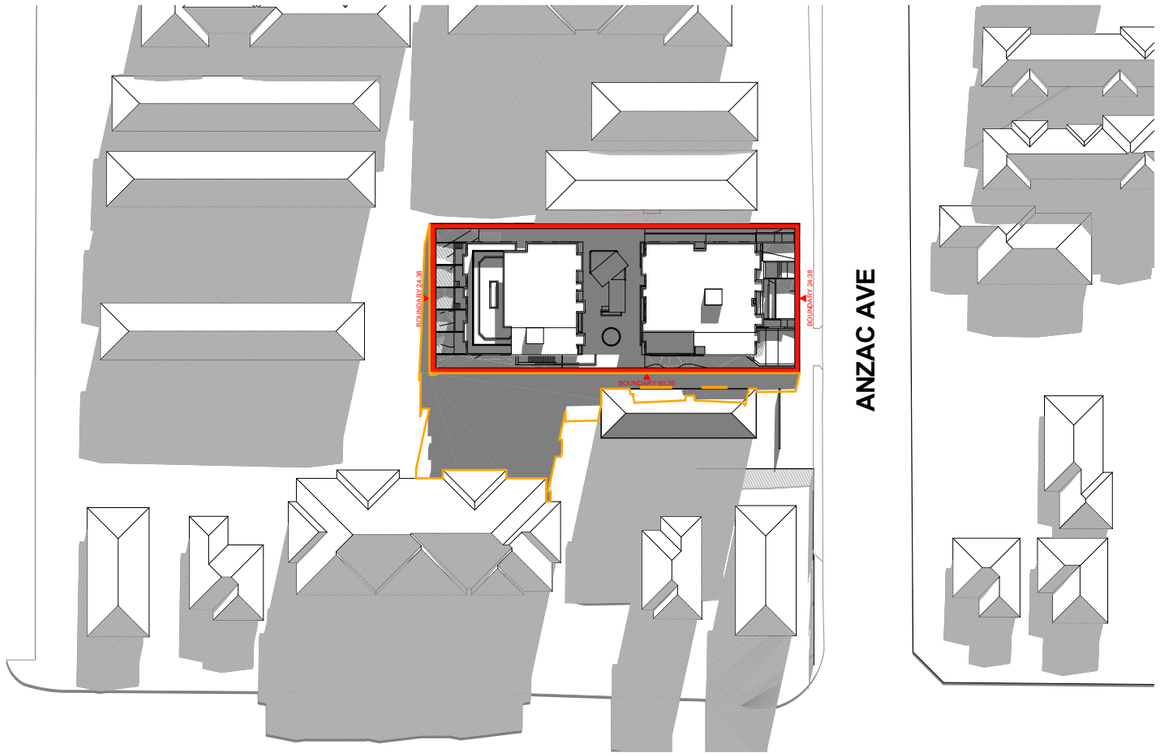
DRAWING NAME
ROOM LAYOUT OPTIONAL

PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-2070**

ISSUE. **C**



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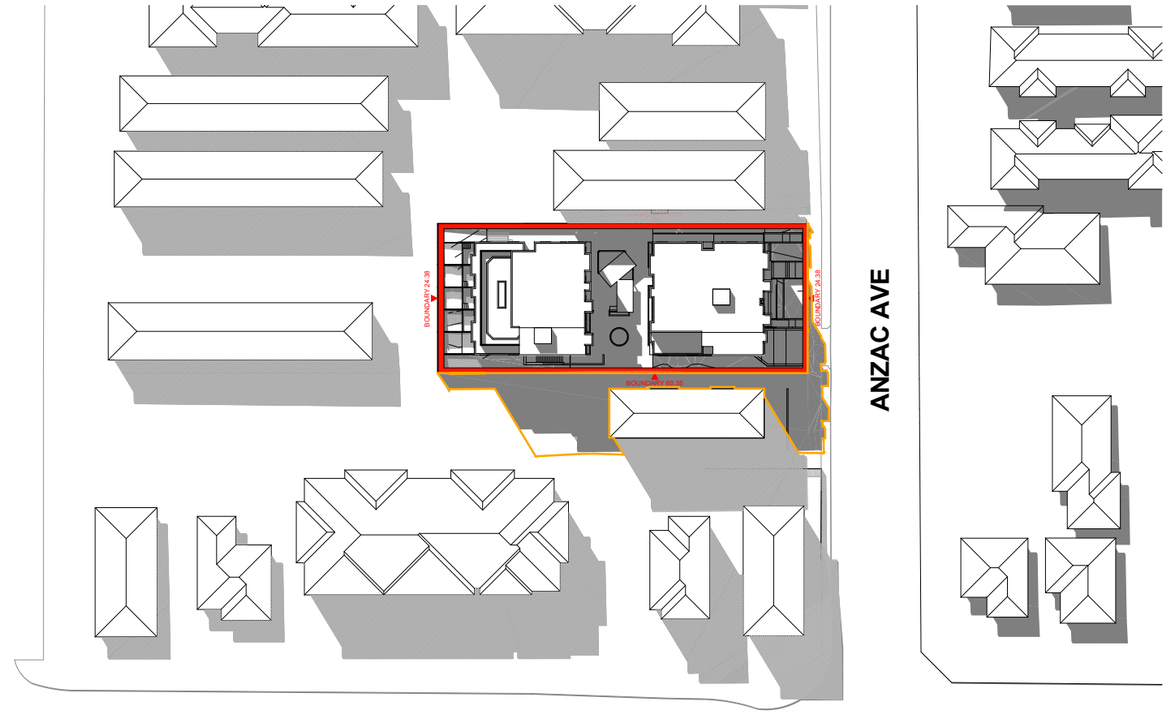
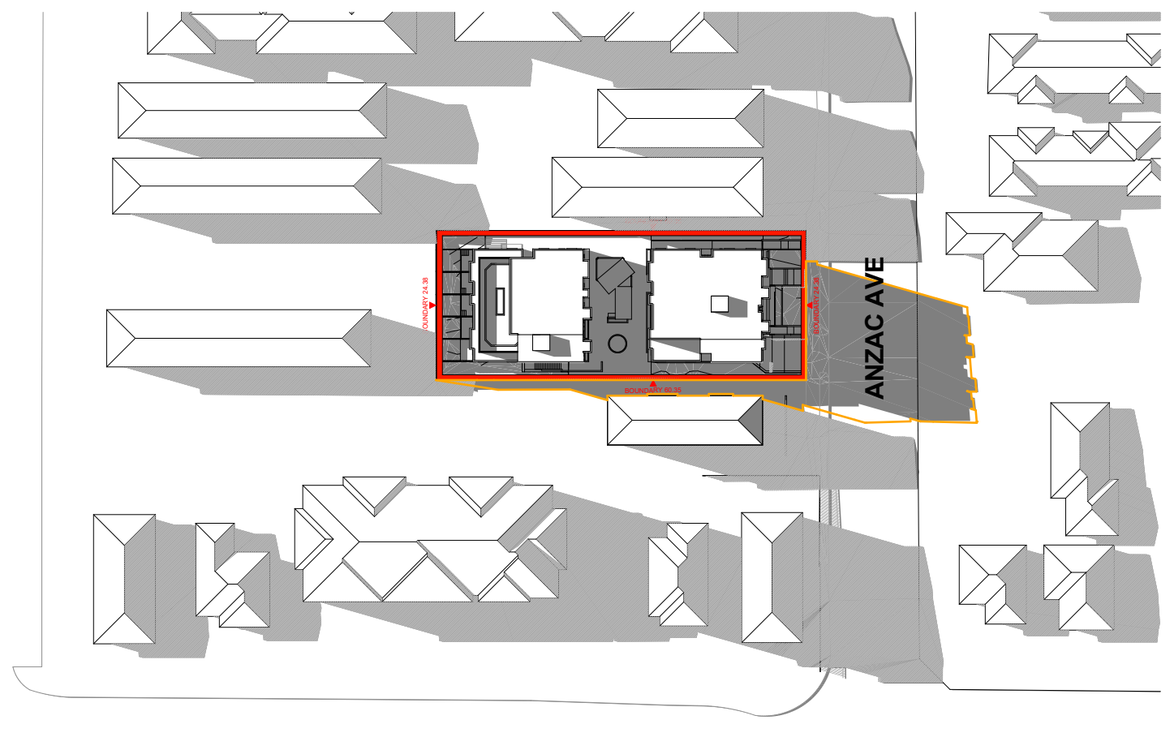


12PM



3PM

DRAWING LEGEND

- PROPOSED DEVELOPMENT BOUNDARY
- PROPOSED SHADOW
- EXISTING NEIGHBOURING SHADOW
- ISSUE A SHADOW OUTLINE

C
NEW

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0 1 2 5 10M

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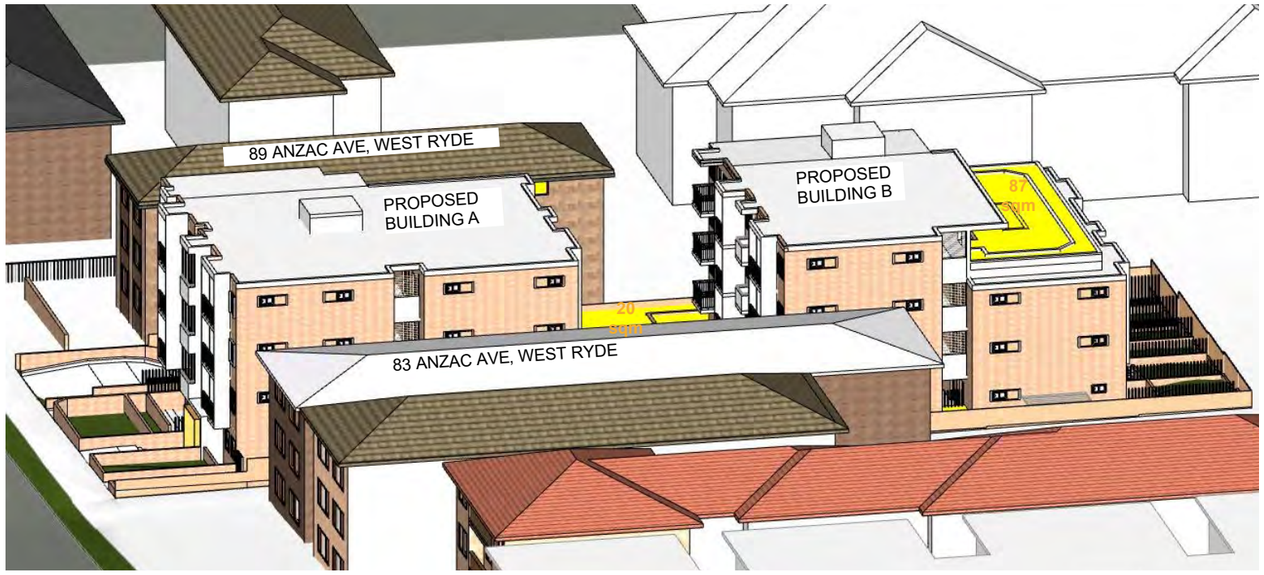
DRAWING NAME
SHADOW DIAGRAM

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-2101

ISSUE.
C



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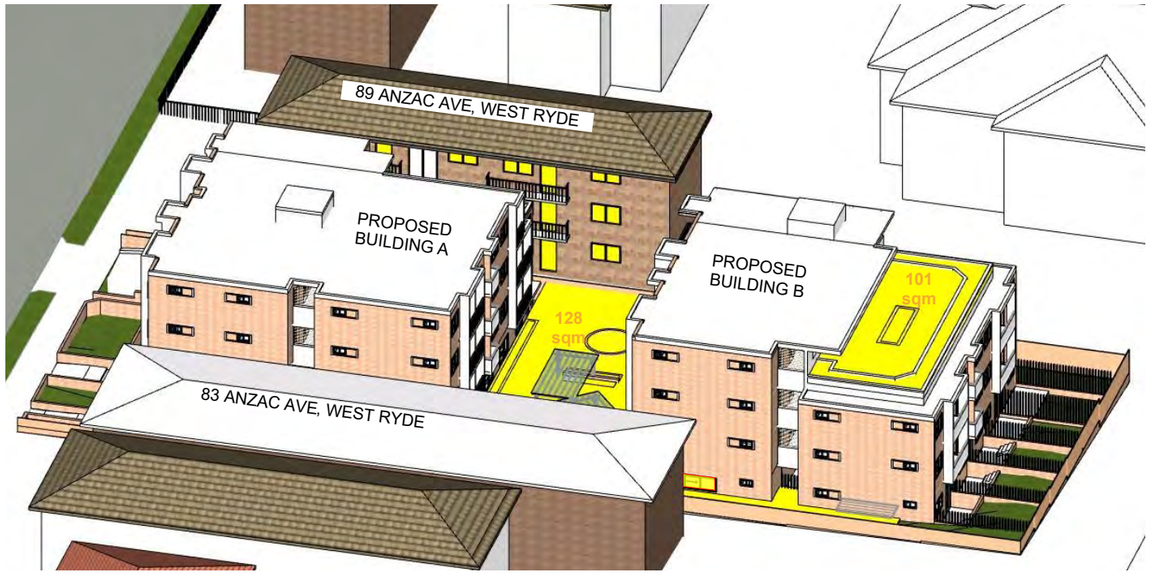
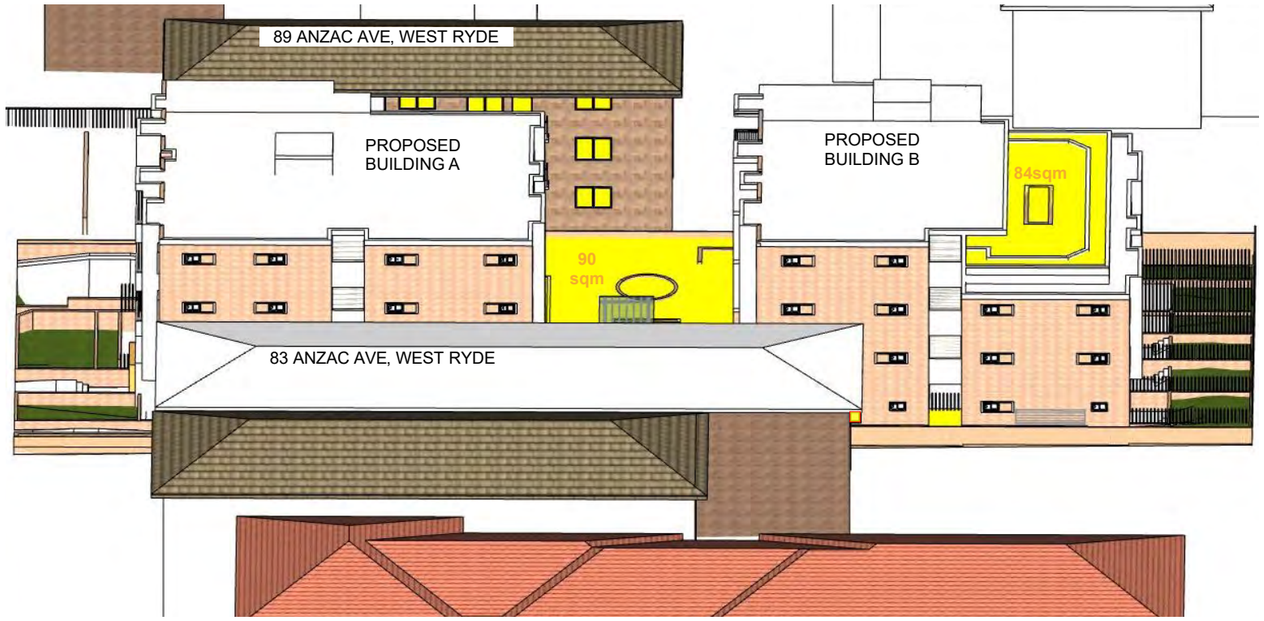


WINTER 11AM



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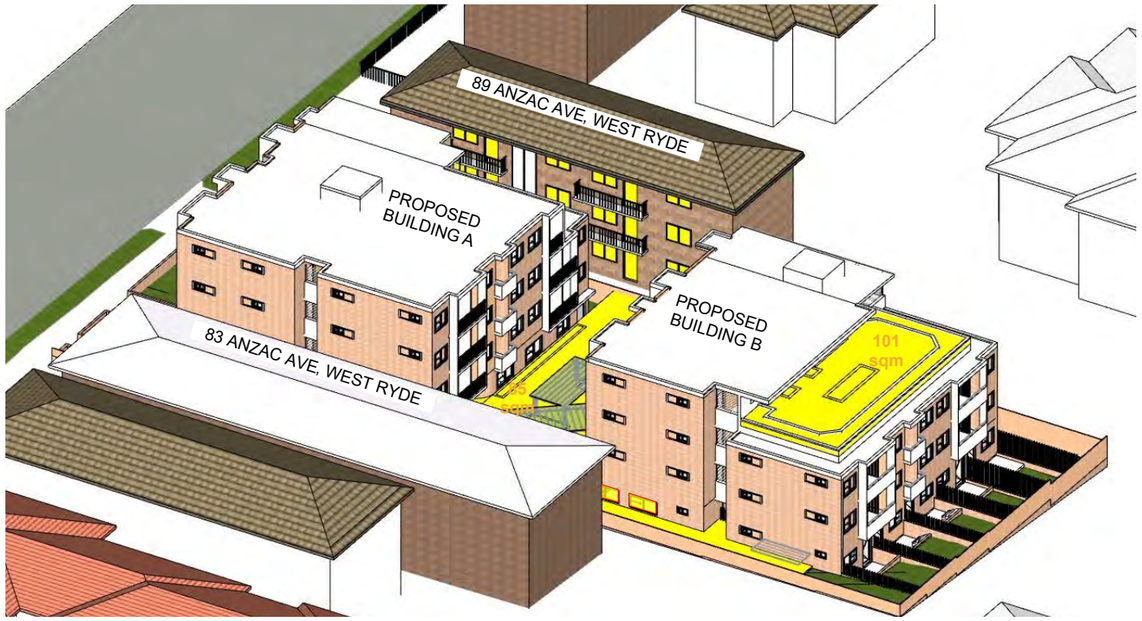

WINTER 12PM

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DRAWING NAME
SOLAR ANGLE-WINTER SOLSTICE1

DRAWING NUMBER
DA A-2102

PROJECT NUMBER
P21-001

ISSUE.
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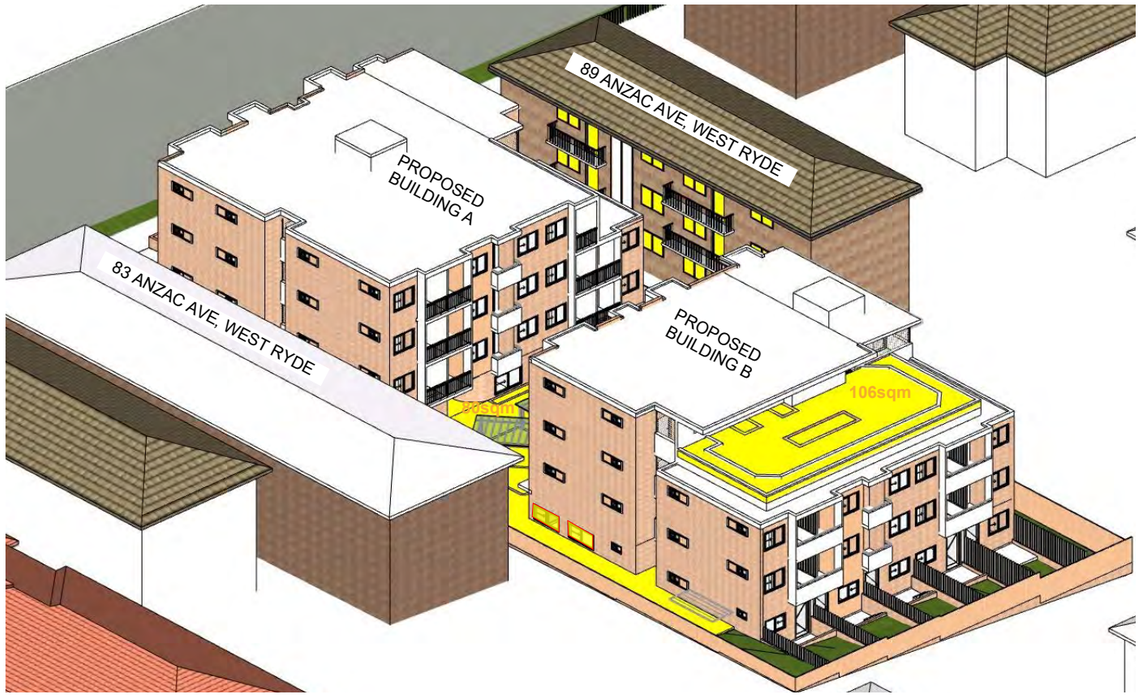

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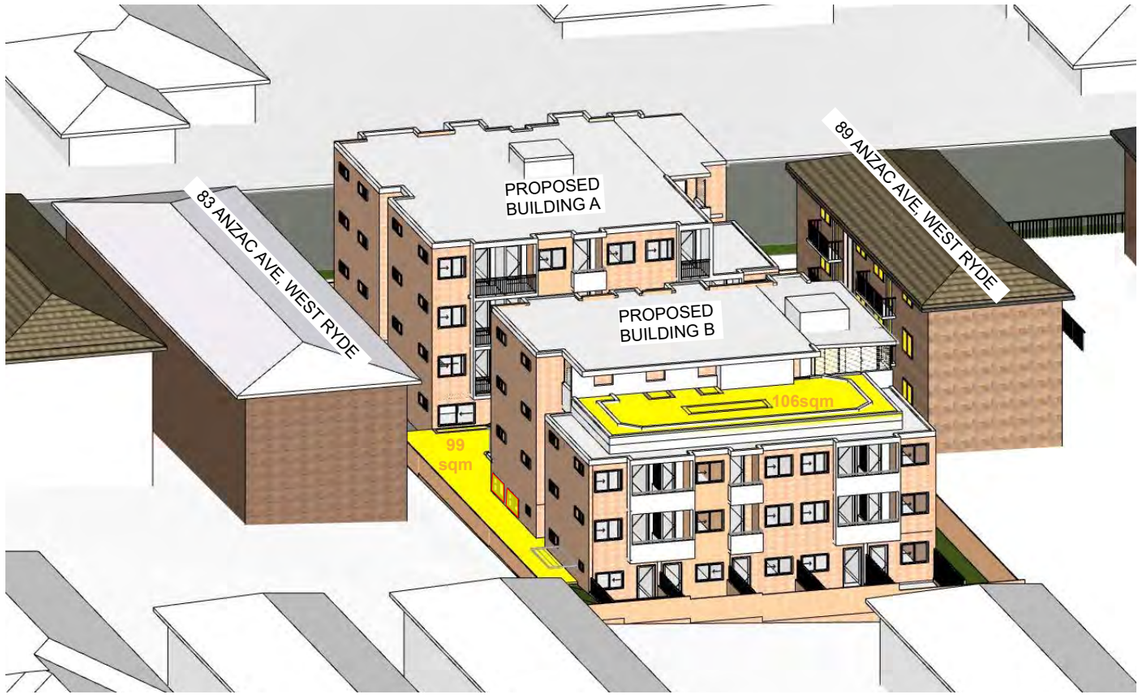

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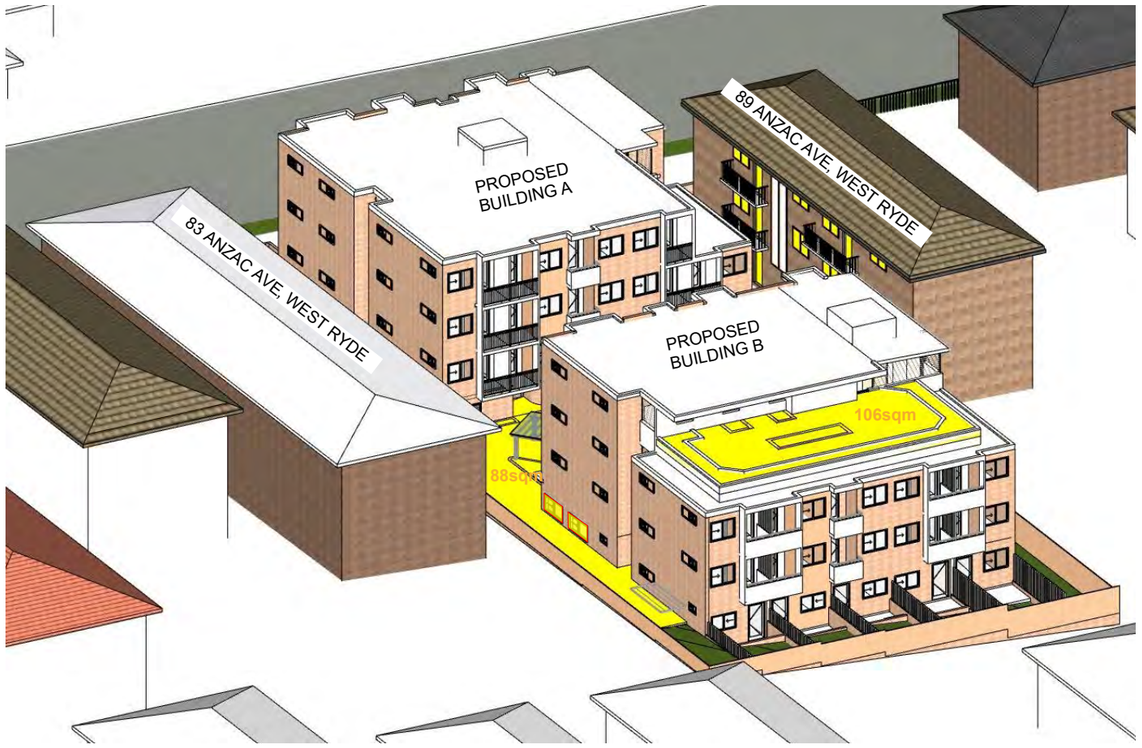

WINTER 2PM

LEGEND

WINDOW	COMMUNAL ROOM SOLAR ACCESS
106sqm	COMMUNAL OPEN SPACE - AREA WITH SOLAR ACCESS
WINDOW / DOOR	SOUTHERN NEIGHBOURING ESTIMATED HABITABLE WINDOW SOLAR ACCESS

ESTIMATED COS AREA ACHIEVES SOLAR ACCESS DURING WINTER SOLSTICE

TOTAL COS: 437sqm

9am: 107sqm (24%)

10am: 174sqm (40%)

11am: 229 sqm (52%)

12pm: 186 sqm (43%)

1pm: 156sqm (36%)

2pm: 194sqm (44%)

3pm: 205sqm (47%)

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DRAWING NAME
SOLAR ANGLE-WINTER SOLSTICE2

PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-2103**

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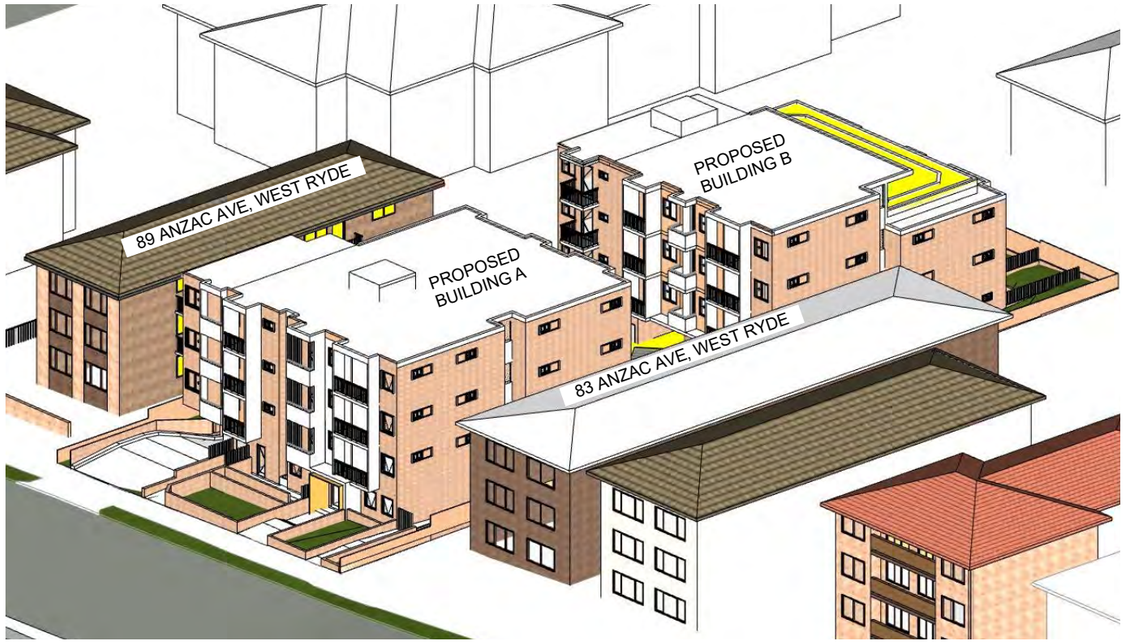

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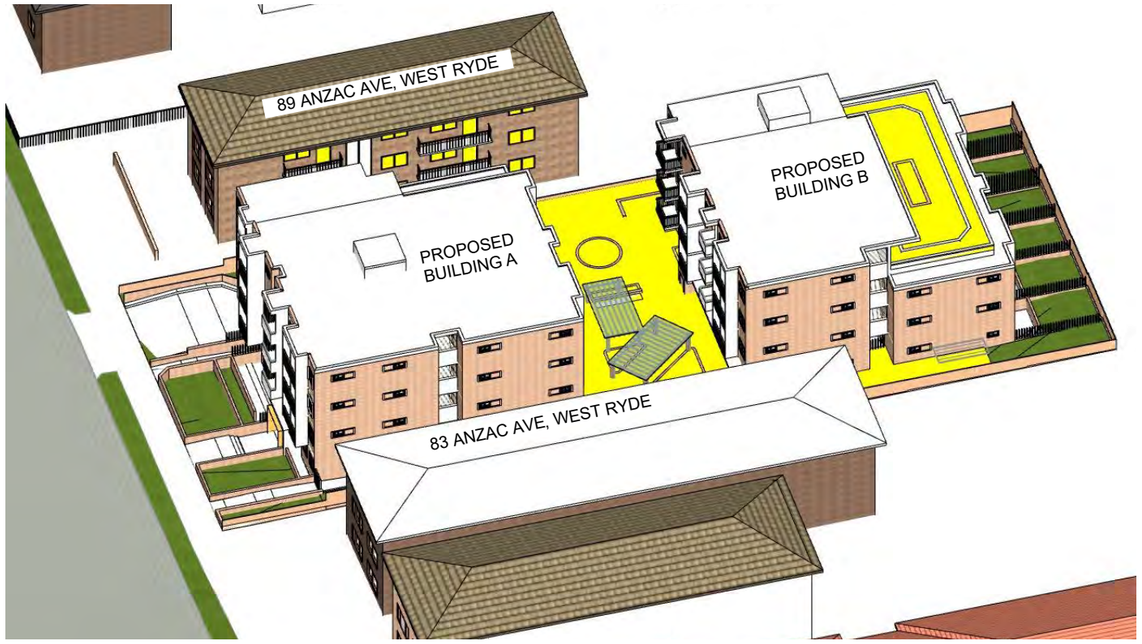

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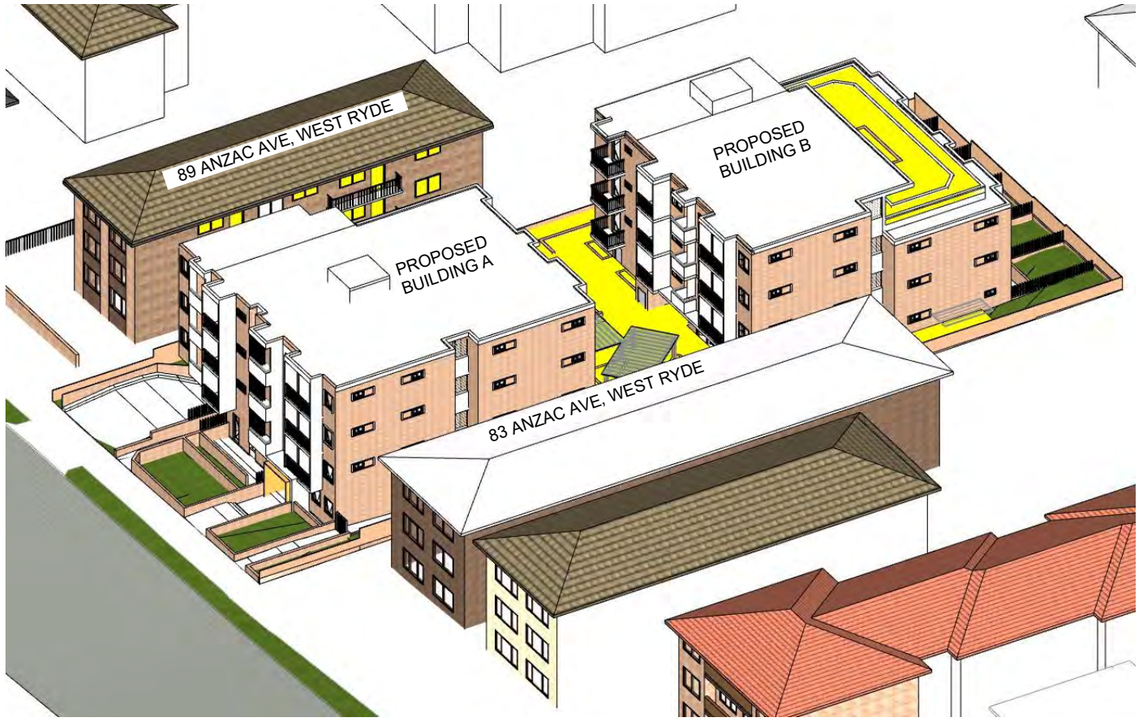

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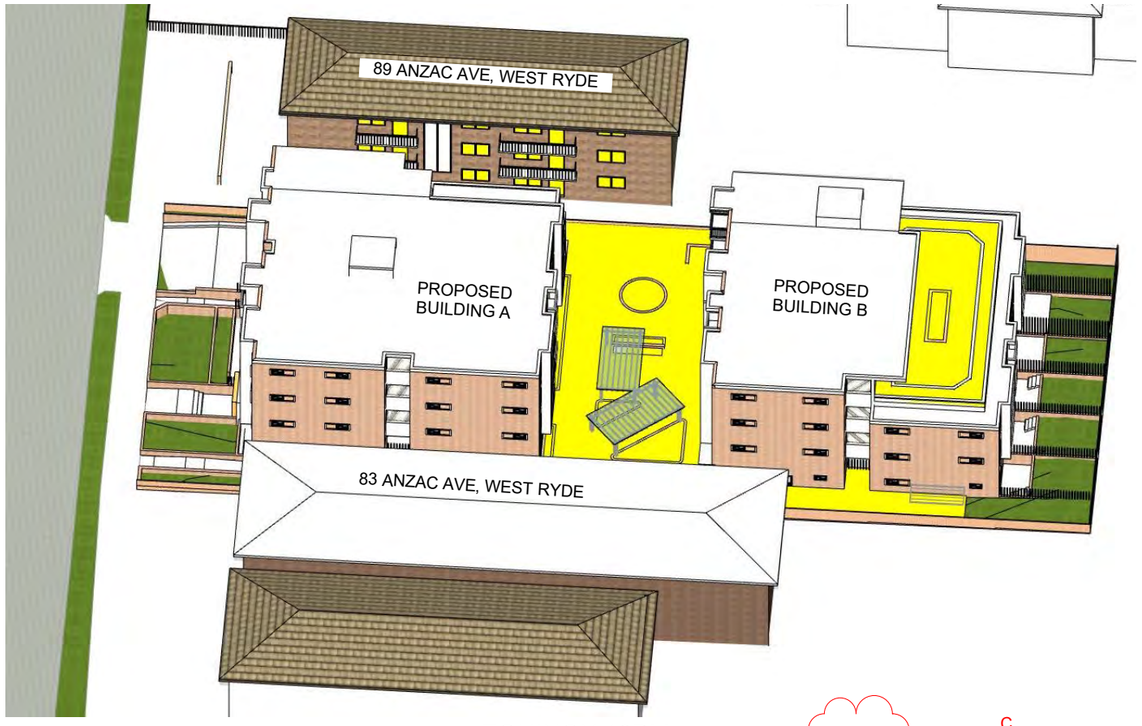

EQUINOX 12PM

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PROJECT
85-87 Anzac Avenue West Ryde NSW

CLIENT
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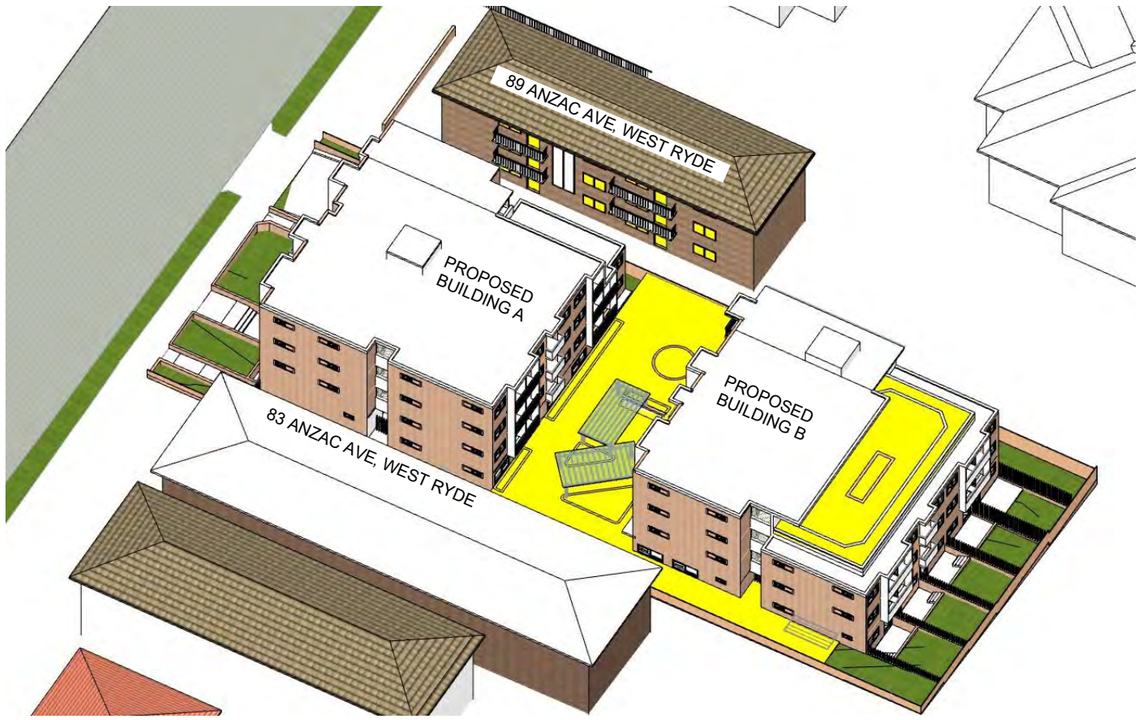
SCALE	DATE	
1:2.50	21-Apr-22	
DRAWN	CHECKED	PROJECT ARCHITECT
SN/LL	LL	GAA

DRAWING NAME
SOLAR ANGLE-EQUINOX SOLSTICE1

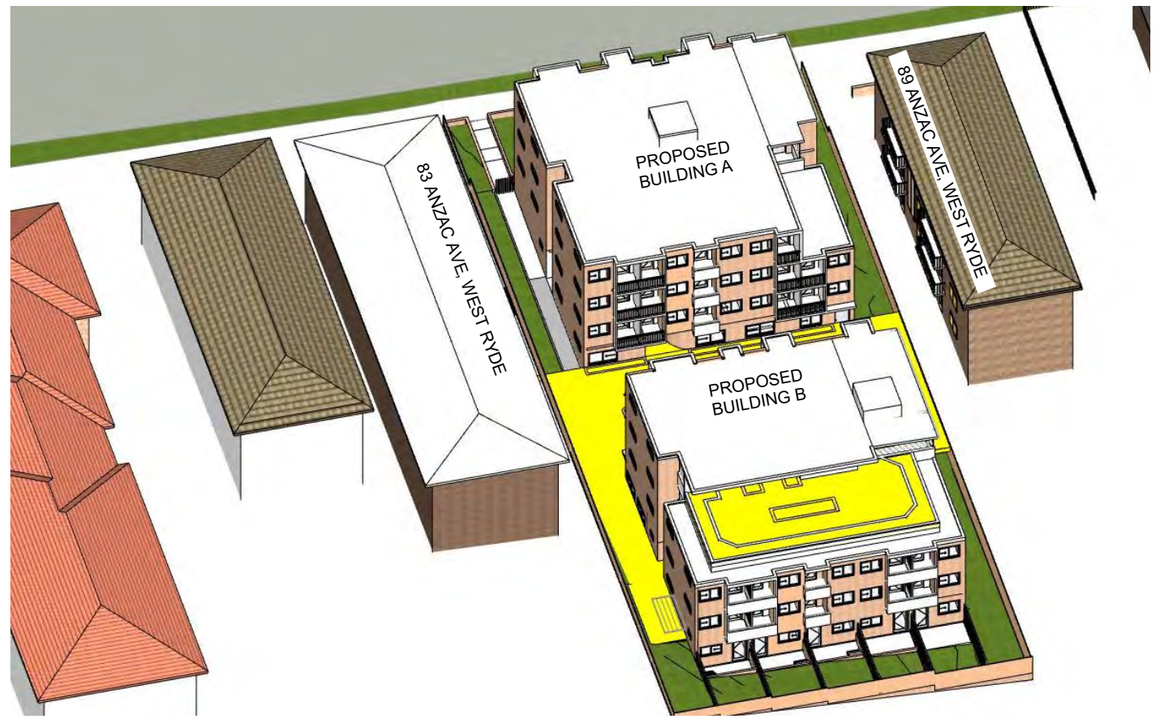
PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-2104**

ISSUE. **C**



EQUINOX 1PM



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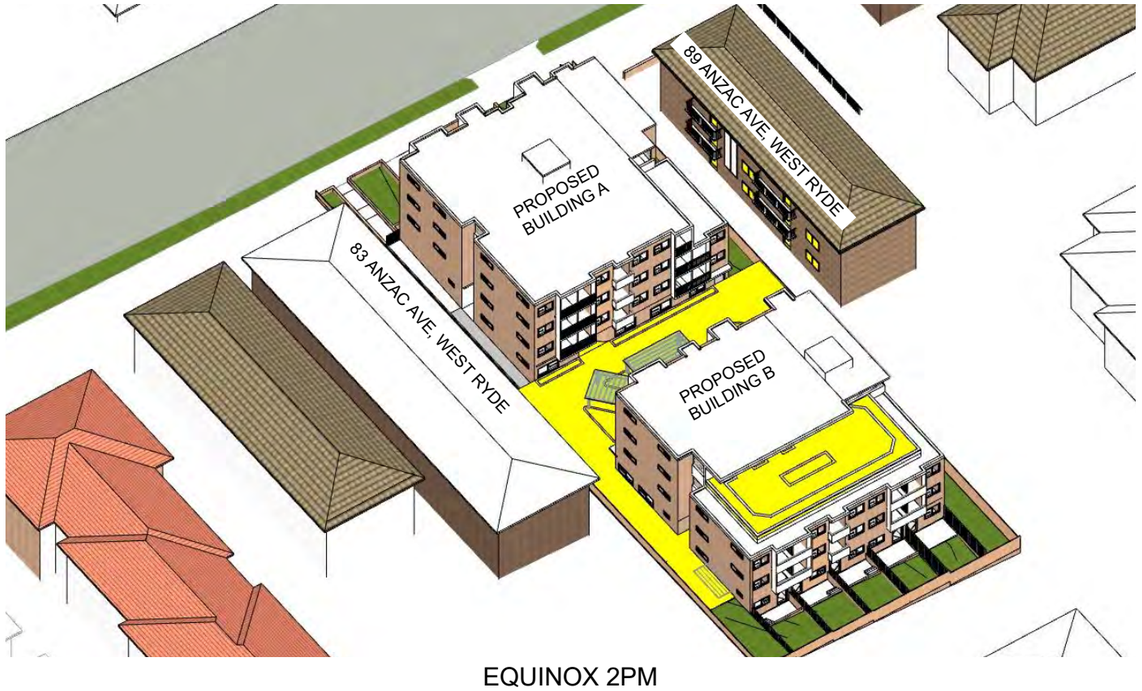

EQUINOX 2PM

C
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A3 Drawing Original Size

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C	21-Apr-22	Notice of Motion

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PROJECT
85-87 Anzac Avenue West Ryde NSW

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SCALE	DATE	
1:2.50, 1:2.38, 1:2.27	**21-Apr-22**	
DRAWN **SN/LL**	CHECKED **LL**	PROJECT ARCHITECT **GAA**

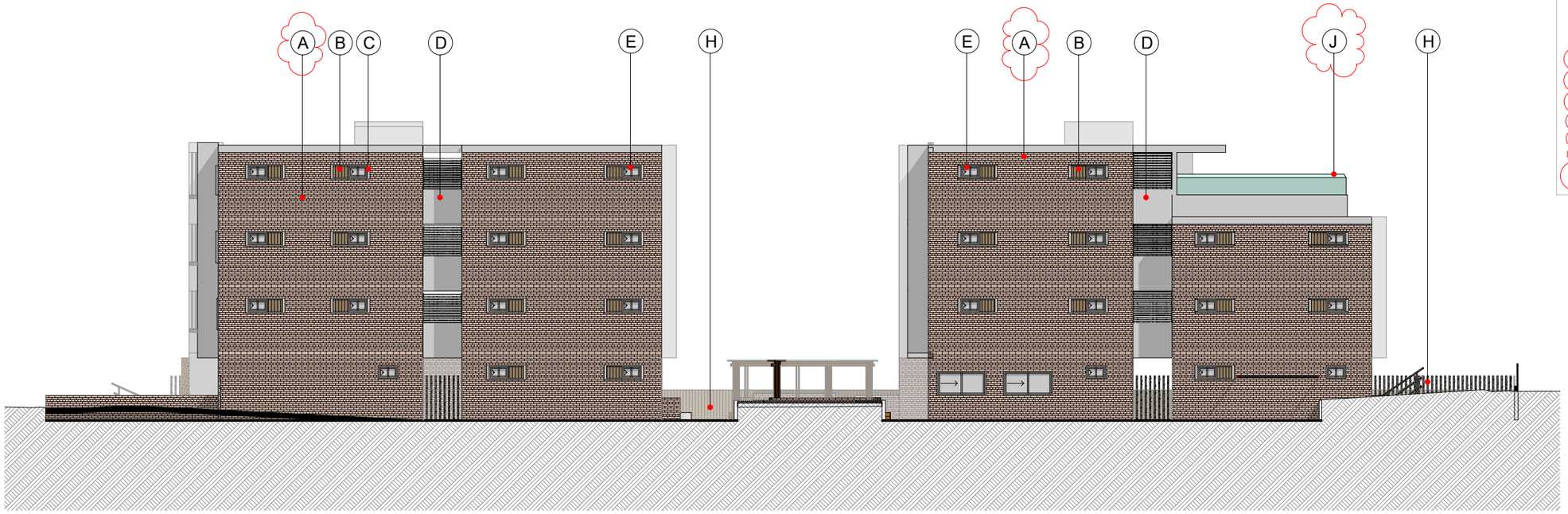
DRAWING NAME
SOLAR ANGLE-EQUINOX SOLSTICE2

PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-2105**

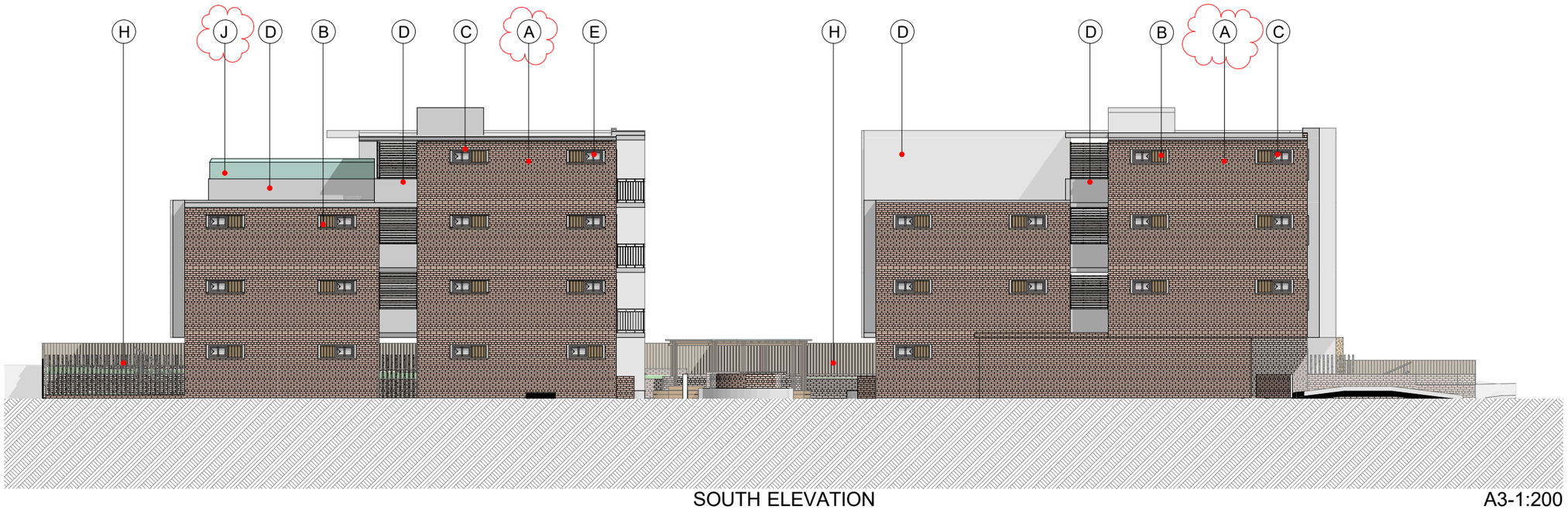
ISSUE. **C**

C
CHANGE GREY BRICK TO RED BRICK; ADDED MATERIAL



NORTH ELEVATION

A3-1:200

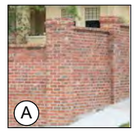


SOUTH ELEVATION

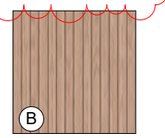
A3-1:200

MATERIAL SCHEDULE

J
ACOUSTIC BARRIER

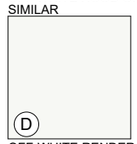


A
RED FACE BRICK OR SIMILAR



B
RENDER WITH SCORE PATTERN OR SIMILAR

C
GLASS WINDOW WITH OFF WHITE HOOD OR SIMILAR



D
OFF-WHITE RENDER OR SIMILAR

E
ALUMINIUM FRAME SLIDING DOORS AND WINDOWS WITH DOUBLE GLAZED PILKINGTON LOW "E" GLASS OR SIMILAR

F
CONCRETE BALUSTRADE WITH RAILING OR SIMILAR

G
STEEL BALUSTRADE

H
TIMBER SLAT PRIVACY FENCING OR SIMILAR

SCALE 1:200 @ A3

0 1 2 5 10M

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PROJECT
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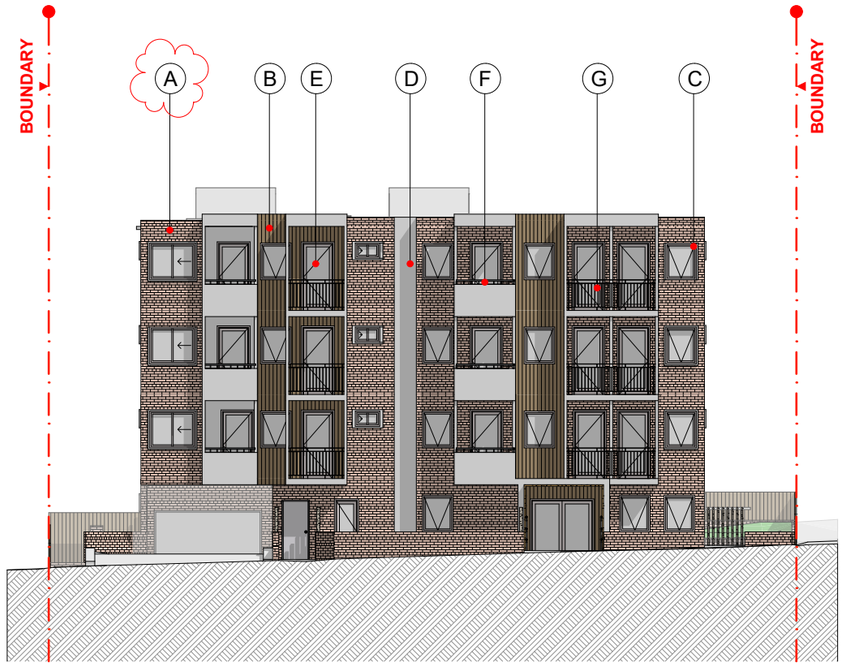
DRAWING NAME
MATERIAL SCHEDULE 01

PROJECT NUMBER
P21-001

DRAWING NUMBER
DA A-2201

ISSUE.
C



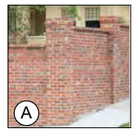
EAST ELEVATION- BUILDING A A3-1:200

EAST ELEVATION- BUILDING B A3-1:200

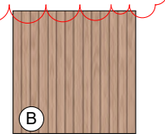
C
CHANGE GREY BRICK TO RED BRICK

MATERIAL SCHEDULE

J ACOUSTIC BARRIER



A RED FACE BRICK OR SIMILAR



B RENDER WITH SCORE PATTERN OR SIMILAR

C GLASS WINDOW WITH OFF WHITE HOOD OR SIMILAR

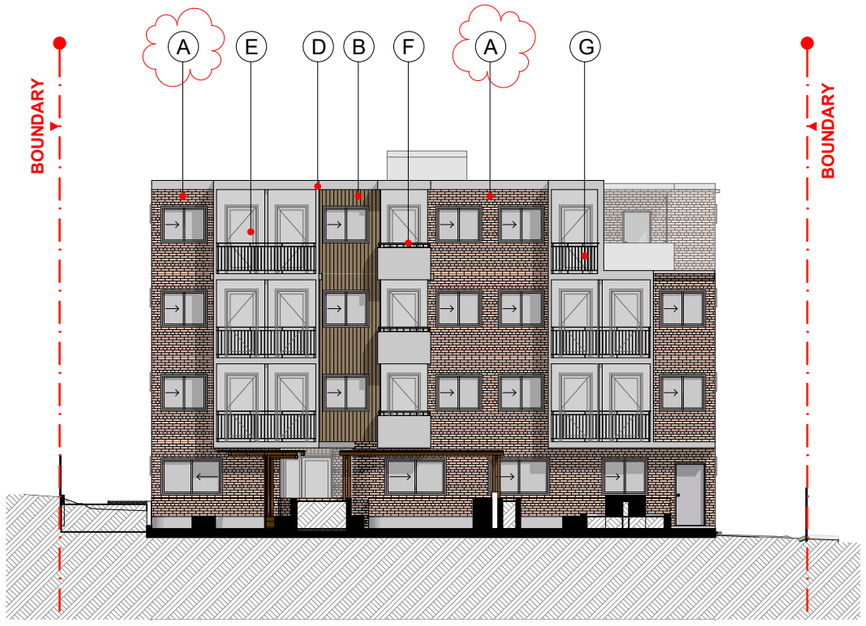
D OFF-WHITE RENDER OR SIMILAR

E ALUMINIUM FRAME SLIDING DOORS AND WINDOWS WITH DOUBLE GLAZED PILKINGTON LOW "E" GLASS OR SIMILAR

F CONCRETE BALUSTRADE WITH RAILING OR SIMILAR

G STEEL BALUSTRADE

H TIMBER SLAT PRIVACY FENCING OR SIMILAR



WEST ELEVATION- BUILDING A A3-1:200

WEST ELEVATION- BUILDING B A3-1:200

SCALE 1:200 @ A3

0 1 2 5 10M

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DRAWING NAME
MATERIAL SCHEDULE 02

PROJECT NUMBER **P21-001**

DRAWING NUMBER **DA A-2202**

ISSUE **C**