

Project: 85-87 Anzac Ave, West Ryde

DRAWING SCHEDULE FOR - ISSUE C – NOTICE OF MOTION

	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)

A-1201 BASEMENT 02

- PROPOSED NEW BASEMENT 02 FOR MORE PARKING SPACE

A-1201 BASEMENT 01

- Externed ramp to accommodate crest to the top
- Rearranged locations of motorcycles and bicycles and disabled parking space
- Added waiting bay and appliance such as traffic signal as per traffic comments
- Relocated bin & bulk room from GL to B01
- Provided 1m aisle at the end
- Straighten the eastern shoring wall, reduced from 7m to 6m

A-1202 GROUND FLOOR

- GL-L03, rename all units by indicated building A or B in the unit number
- Building A**
- Added crest to the top of ramp and pedestrian entrances, updated ramp accordingly
- Relocated manager room to building A adjacent to reception and entry.
- Proposed a direct entry pathway in building A, deleted 1 unit and re-arranged unit layout for the rest units
- Removed POS of Unit A01 to the front, for more deep soil landscaping
- Courtyard**
- Removed all private open space and relocation of bin area to enlarge the common open space
- Relocated cloth dryer area and BBQ area for better use.
- Removed southern side walkway for more deep soil landscaping
- Building B**
- Enlarged communal room and added additional entry pathway to the centre by deleting 1 unit.

- Reshaped previous battle axe unit by providing direct access from courtyard. Unit B06 becomes rectangular shape for accessible unit now
- Indicated NGL RL to the rear land

A-1203 LEVEL 01 & A-1204 LEVEL 02

- Slightly re-arranged internal room layout for better amenity
- Provided recess to the frontage side of building A, in order to visually break down the building street view.

A-1205 LEVEL 03

- Removed S-W corner unit from Building A to improve solar impact to the south
- Removed 5 units to the west of Building B, replaced by roof top garden with further setback from edge, provided acoustic screen on the outside of COS.
- Showed neighbouring roof

A-1206 ROOF PLAN

- Sloped down the southern part of both building A & B roof, and reduced parapet height to keep most of roof part under height limit, reduced lift overrun height
- Updated roof from below level accordingly

A-1301& A1302 ELEVATIONS

- Updated roof accordingly
- Redesign frontage to be two modules with recess wall in the middle
- Indicate new roof top garden
- Provide more deep soil area for both sides
- Indicated re-design of central courtyard

A-1401 SECTIONS

- Updated accordingly as plans showed
- Added a new section to extend to the rear neighbours

A-1402 3D HEIGHT

- New page to clearly show the height breach. Mostly occurred at lift overrun. With very minor portion to the front to keep align with the frontage parapet. All height breaches are below 10%.

A-2001 GFA CALCULATIONS

- GFA drop
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A-2030 LANDSCAPE CALCULATION

- Total landscape increased
- Communal open space from 1 to 2, total area increased

A-2050 TYPICAL SECTIONAL DETAILS & A-2060 TYPICAL KITCHEN DETAILS & A-2070 ROOM LAYOUT OPTIONAL & A-2102-2105 Solar Angle-Winter & Equinox

- New pages with indicative diagrams or drawings

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

- Changed façade brick from grey to red to match the majority of local materials