

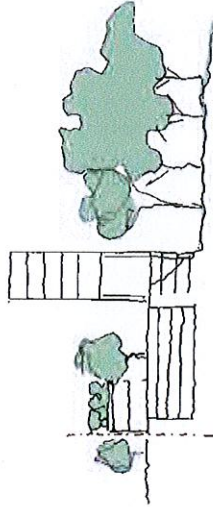
Appendix B

Indicative Design Concept

Prepared by Candalepas Associates

INDICATIVE DESIGN CONCEPT

4 - 16 Northwood Road and
274 - 274a Longueville Road,
Northwood



Prepared by

CANDALEPAS
ASSOCIATES

WENDY LEWIN

11 OCTOBER 2012

Project Team

Demara

Andrew Kabor

EG Property Group

Shana Geta

Candalepas Associates + Wendy Lewin

Teresa Moller & Asociados (Chile)

RPS Group

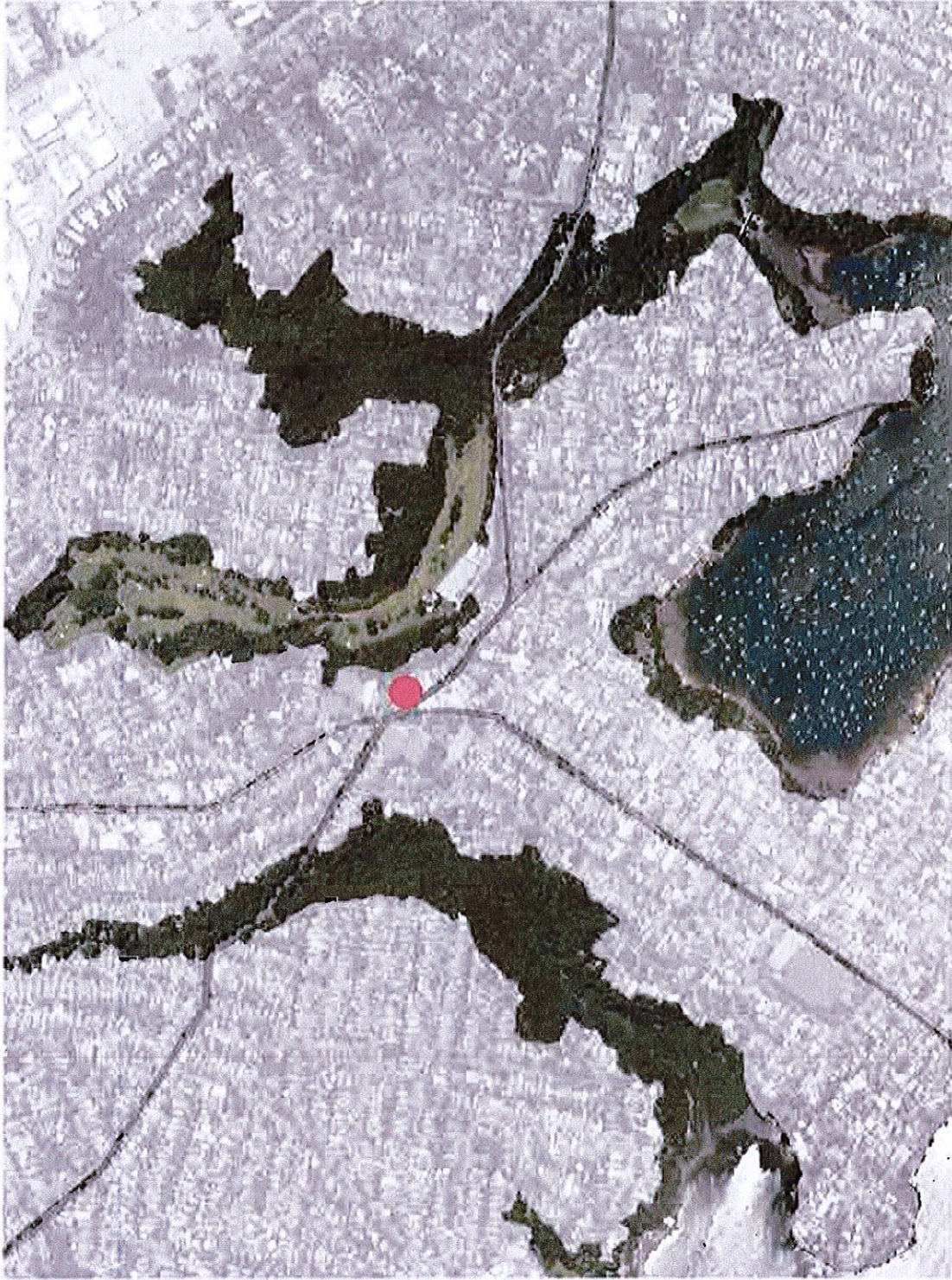
Tim Moore

Travers Bushfire + Ecology

John Travers

Trafix

Graham Pinder



CANDALEPAS
ASSOCIATES
WENDY LEWIN

SITE LOCATION SK 1001
 JOB NO: 5576 SCALE: NTS
 PROJECT: NORTHWOOD ROAD, NORTHWOOD DATE: 11 OCTOBER 2012
 CLIENT: DEMARA PTY LTD DRAWN BY: AD

1	1:1000	1:1000
2	1:1000	1:1000
3	1:1000	1:1000
4	1:1000	1:1000

1:1000

P R E L I M I N A R Y

THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL BE RESPONSIBLE FOR THE USE OF THIS INFORMATION IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON ITS OWN EXPERTISE IN CONSIDERING THE INFORMATION.

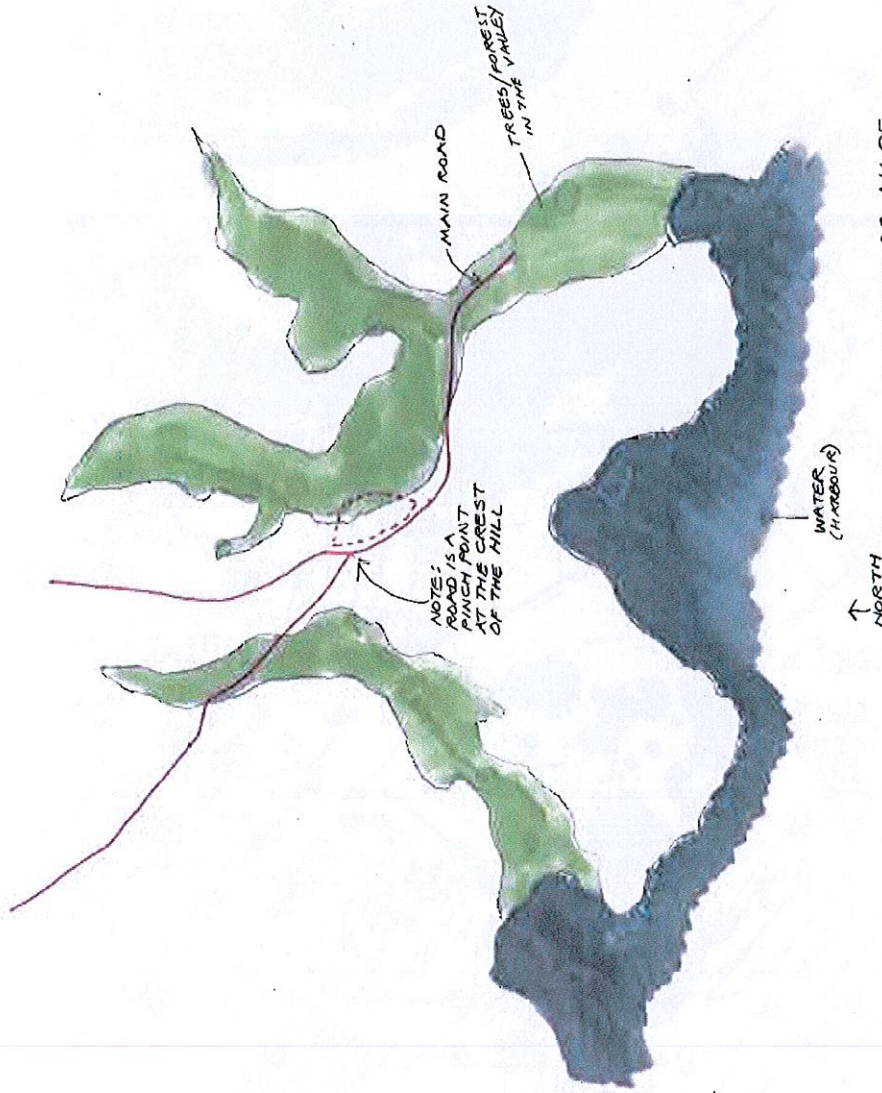


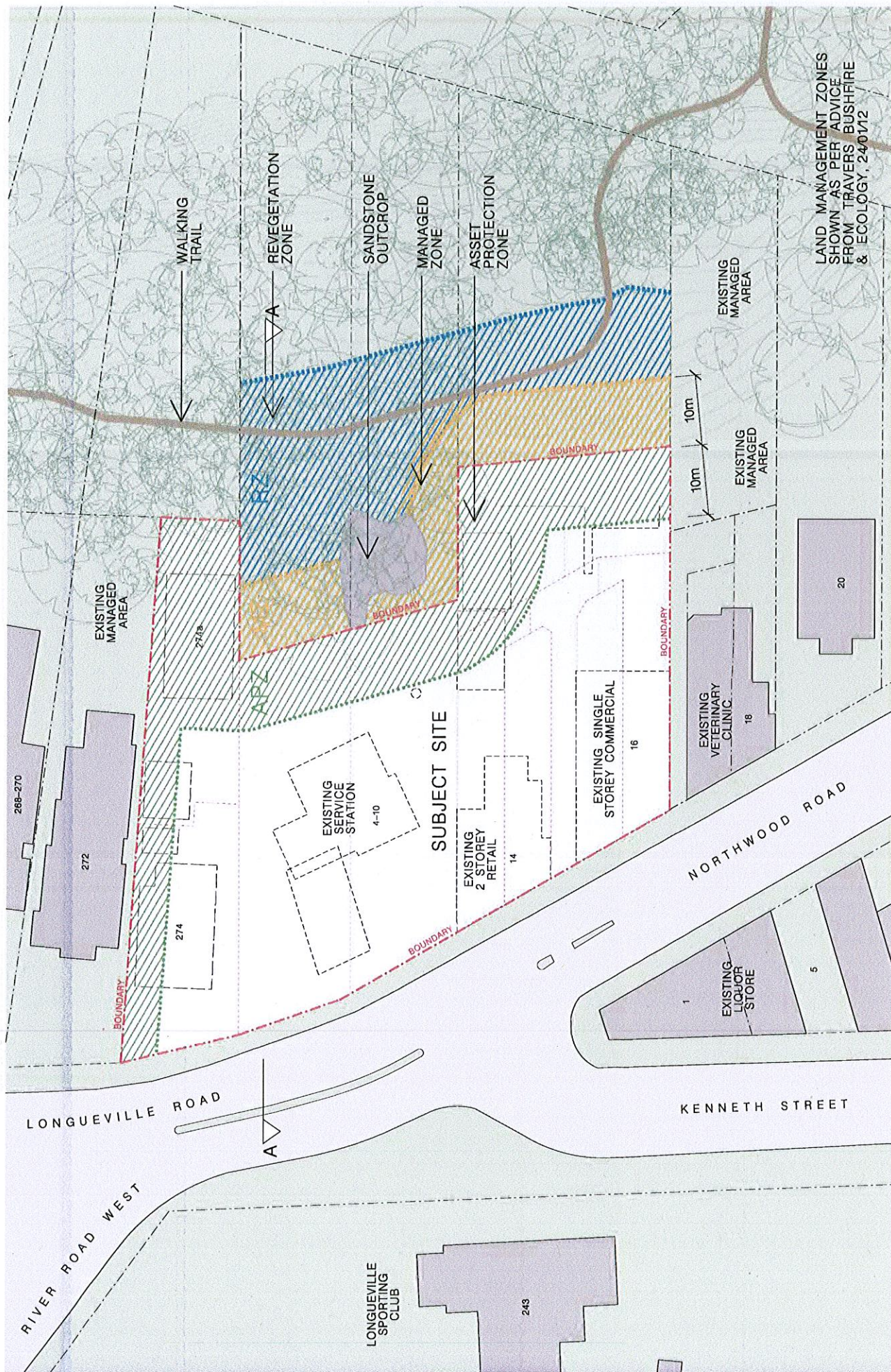
DIAGRAM OF ALL OF
THE PLAN ELEMENTS
RELATING TO THE SITE.
NORTHWOOD ROAD, LANE COVE
1:10,000 APPROX.
WENDY LEWIN
+
CANDALEPAS
16.5.2011

SITE GEOGRAPHY SK 1002
JOB NO: 5578 SCALE: NTS
PROJECT: NORTHWOOD ROAD, NORTHWOOD DATE: 11 OCTOBER 2012
CLIENT: DEMARA PTY LTD DRAWN BY: AD

Scale	Orientation
1:10,000	North
1:10,000	North
1:10,000	North

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Sheet	Scale	Description
1	1:1000	Overall Site



P R E L I M I N A R Y

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LAND MANAGEMENT

SK 1005

JOB NO: 5576

PROJECT: NORTHWOOD ROAD, NORTHWOOD

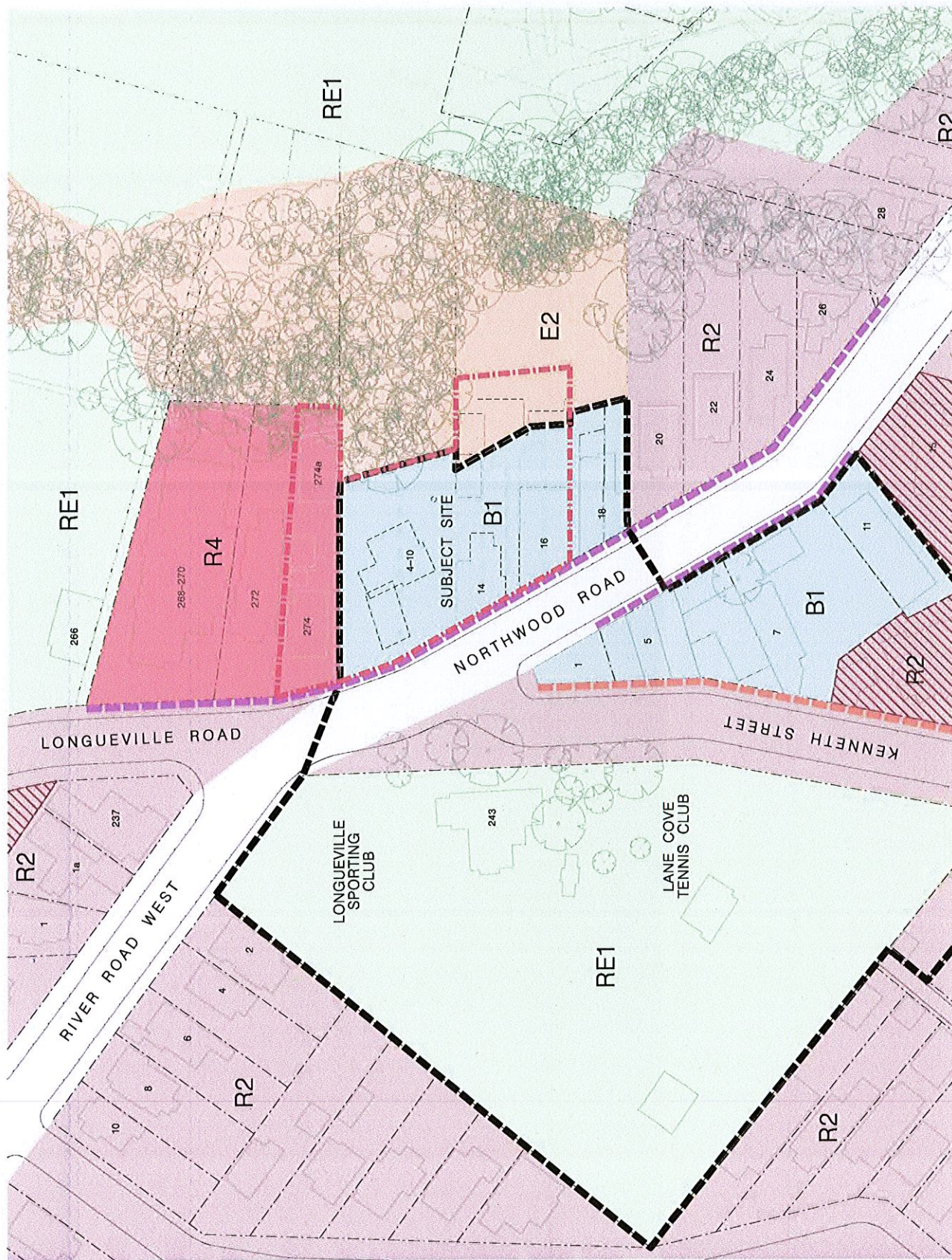
CLIENT: DEMARA PTY LTD

SCALE: 1:500 @ A3

DATE: 11 OCTOBER 2012

DRAWN BY: AD

CANDALEPAS
ASSOCIATES
WENDY LEWIN



KEY:

R2 LOW DENSITY RESIDENTIAL

R4 HIGH DENSITY RESIDENTIAL

B1 NEIGHBOURHOOD CENTRE

E2 ENVIRONMENTAL CONSERVATION

RE1 PUBLIC RECREATION

--- SITE BOUNDARY

--- NORTHWOOD NEIGHBOURHOOD CENTRE AREA

--- RETAIL / COMMERCIAL USES SUBJECT TO SLOPE AND CARPARKING

--- RETAIL / ACTIVE FRONTAGE

--- HERITAGE DESIGNATED SITES

AREAS IDENTIFIED IN LANE COVE DCP PART D - NORTHWOOD NEIGHBOURHOOD CENTRE

P R E L I M I N A R Y

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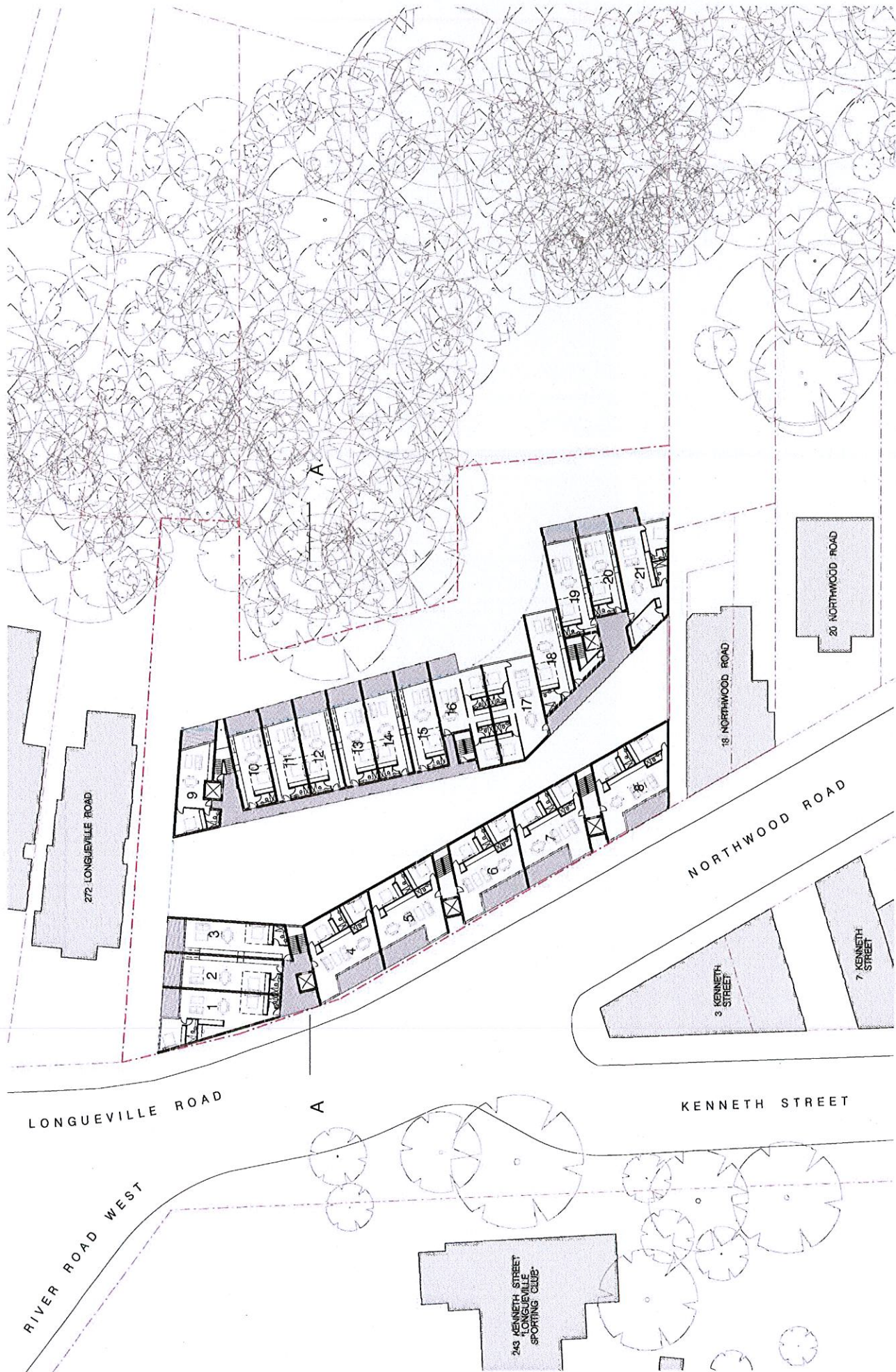


Scale	Description
1:10,000	Overall Site
1:5,000	Subject Site

ZONING CONTEXT

JOB NO: 5576
 PROJECT: NORTHWOOD ROAD, NORTHWOOD
 CLIENT: DEMARA PTY LTD
 SK 1006
 SCALE: 1:1000
 DATE: 11 OCTOBER 2012
 DRAWN BY: AD

CANDALEPAS ASSOCIATES + WENDY LEWIN



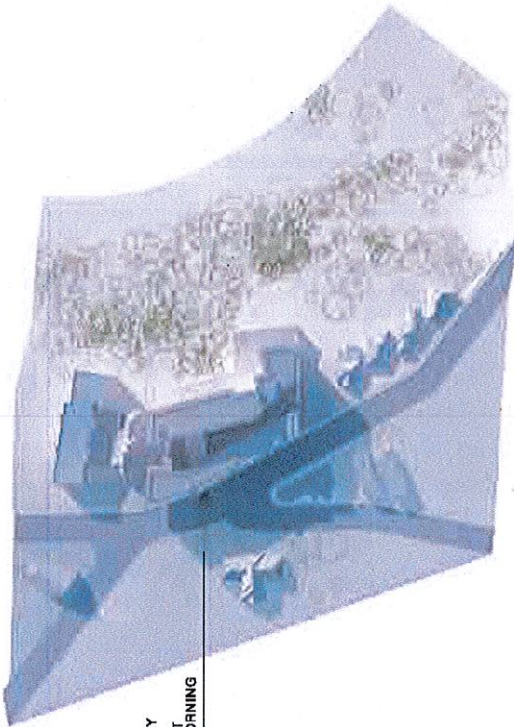
CANDELEPAS
ASSOCIATES
+
WENDY LEWIN

TYPICAL RESIDENTIAL PLAN SK 1105
JOB NO: 5576 SCALE: 1:500 @ A3
PROJECT: NORTHWOOD ROAD, NORTHWOOD DATE: 11 OCTOBER 2012
CLIENT: DEMARA PTY LTD DRAWN BY: AD

Sheet	Date	Description
1	10/10	Ground level
2		
3		
4		
5		
6		
7		
8		
9		
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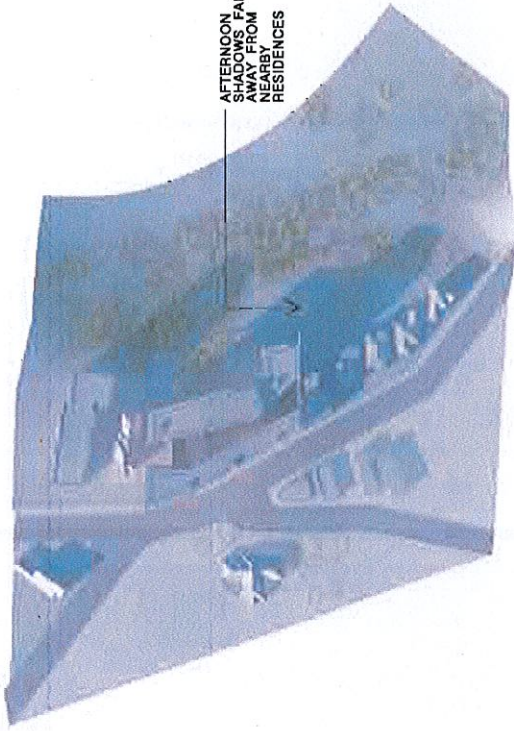
P R E L I M I N A R Y

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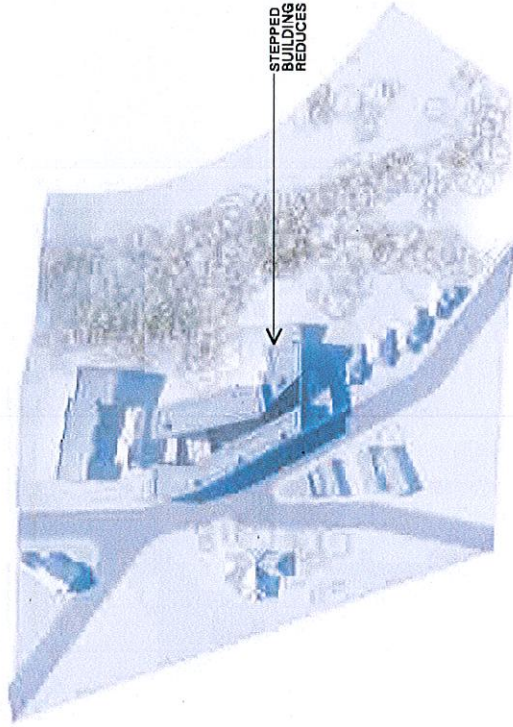
FOUR STOREY
HEIGHT TO
STREETFRONT
REDUCES MORNING
SHADOWS

SHADOW AT 21 JUNE - 9am



AFTERNOON
SHADOWS FALL
AWAY FROM
NEARBY
RESIDENCES

SHADOW AT 21 JUNE - 3pm



STEPPED PROFILE TO
BUILDING ENVELOPE
REDUCES MIDDAY SHADOWS

SHADOW AT 21 JUNE - 12pm

PRELIMINARY

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Scale	Drawn by	Checked by
1:500	W. Lewis	W. Lewis

SHADOW STUDIES

SK 1401

JOB NO: 5576
PROJECT: NORTHWOOD ROAD, NORTHWOOD
CLIENT: DEMARA PTY LTD
SCALE: NTS
DATE: 11 OCTOBER 2012
DRAWN BY: AD

CANDALEPAS
ASSOCIATES
WENDY LEWIN