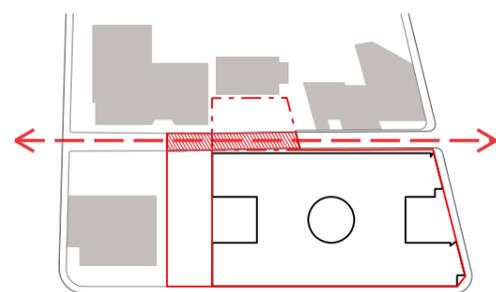
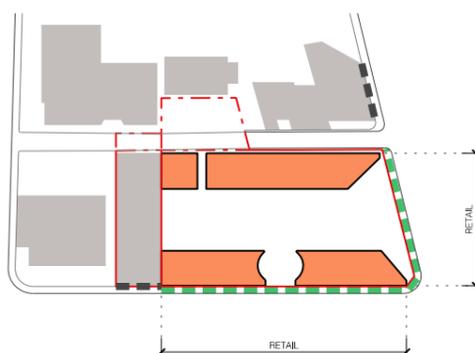


DESIGN PRINCIPLES

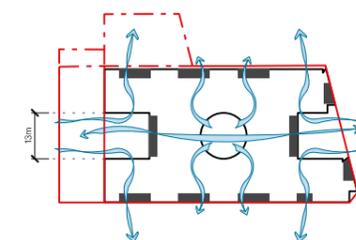
Option B was used as the basis to develop an indicative scheme for the Site. The key design principles were to enhance the public domain by establishing a new lane, a forecourt to Parker Street and by creating a strong block edge with active uses to Railway Street and Hesten Lane. The ground floor is envisaged to be of a semi-public character, which allows for permeability and access to all three surrounding streets. At a later stage this ground floor may be extended and opened up towards the Guild Theatre and create a forecourt which could be a great public space to linger before and after performances. As equally important as the contributions to the public domain are the strategies to maximise the amenity for the residents. This is achieved by creating comfortable apartments, which benefit from the use of the central voids and the increased in building perimeter. In addition, generous communal open spaces on the ground floor and on the roof will contribute to an excellent place to live.



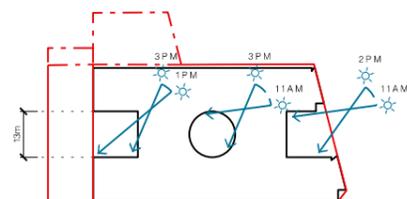
01_ INCREASED URBAN CONNECTIVITY



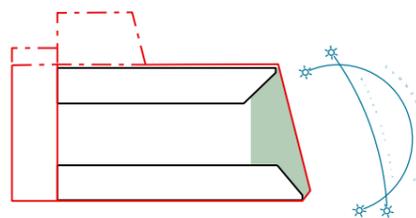
02_ ACTIVE STREET FRONTAGES



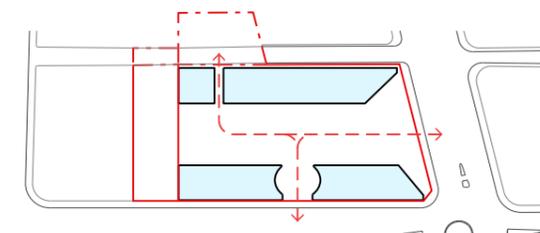
03_ CROSS VENTILATION



04_ INCREASED BUILDING PERIMETER FOR SOLAR ACCESS



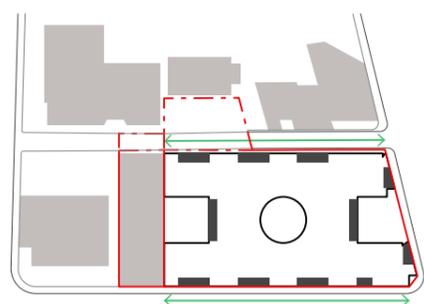
05_ PUBLIC FORE COURT NORTH FACING



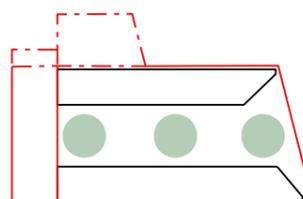
06_ POROSITY OF GROUND FLOOR

LEGEND

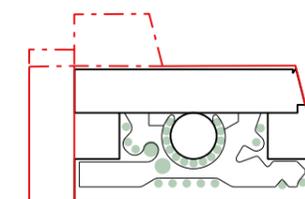
- - - COUNCIL LAND RESERVATION AREA
- SUBJECT SITES
- COMMERCIAL COMPONENT
- ~ CROSS VENTILATION
- ☀ SUN ACCESS DIAGRAM /21 JUNE
- ~ SOLAR PATH
- EXISTING RETAIL / COMMERCIAL FRONTAGE
- PROPOSED RETAIL / COMMERCIAL FRONTAGE
- - - PEDESTRIAN MOVEMENT
- - - NEW LANE
- PROPOSED TREE



07_ REINFORCED STREET EDGE URBAN FORM



08_ GREEN COMMON OPEN SPACE GROUND FLOOR



09_ GREEN COMMON OPEN SPACE ROOF TOP

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 Drawing Original Size A3

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 NSW ARCHITECTS REG No. - 5773

PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE
 CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED
 SCALE: 1:500@A3



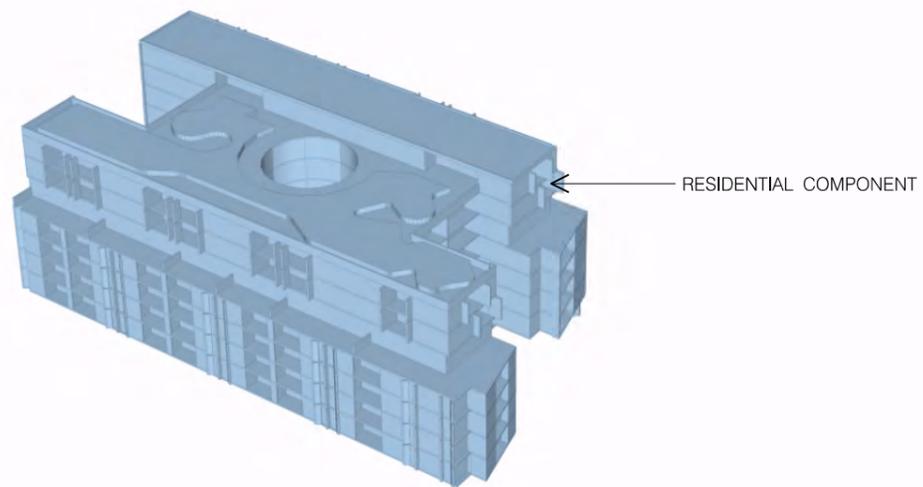
DATE:
 MAY 2015
 CHECKED 1:
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 DRAWN BY:
 DA, FT, LC

DRAWING:
DESIGN PRINCIPLES
 DRAWING No.
PP - 8.01

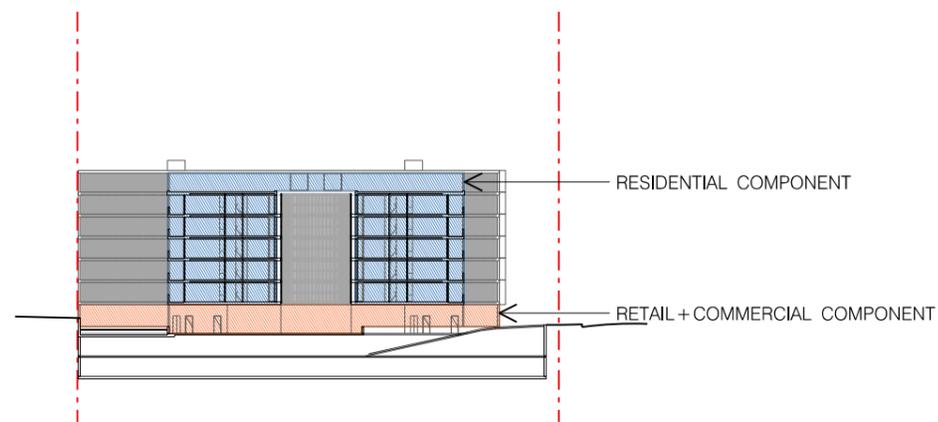
JOB No.
5724
 ISSUE
A

LAND USE

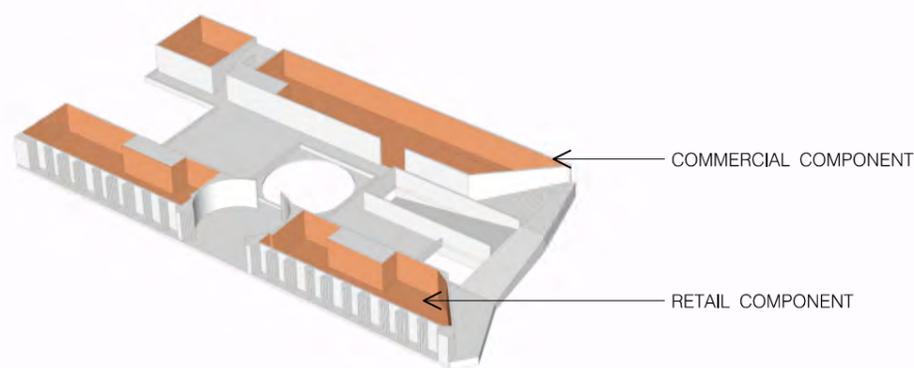
The proposal is consistent with the zoning and anticipated use for the site.
 The project incorporates retail and commercial uses on ground floor. The retail is facing Railway Street and the corner with Parker Street. Thus activating the public domain.
 Commercial uses are proposed along Hesten Lane. Due to the topography of the site these spaces will not be able to be accessed of Hesten Lane but from the generous courtyard in the centre of the proposed development. This courtyard can be reached from all three surrounding streets which will contribute to its semi-public nature.



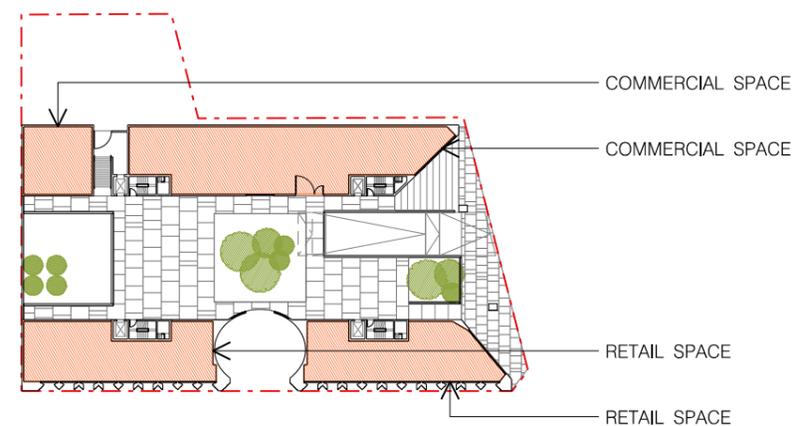
03_ UPPER LEVELS USE DIAGRAM



04_ SECTION C



01_ GROUND FLOOR USE DIAGRAM



02_ GROUND FLOOR PLAN

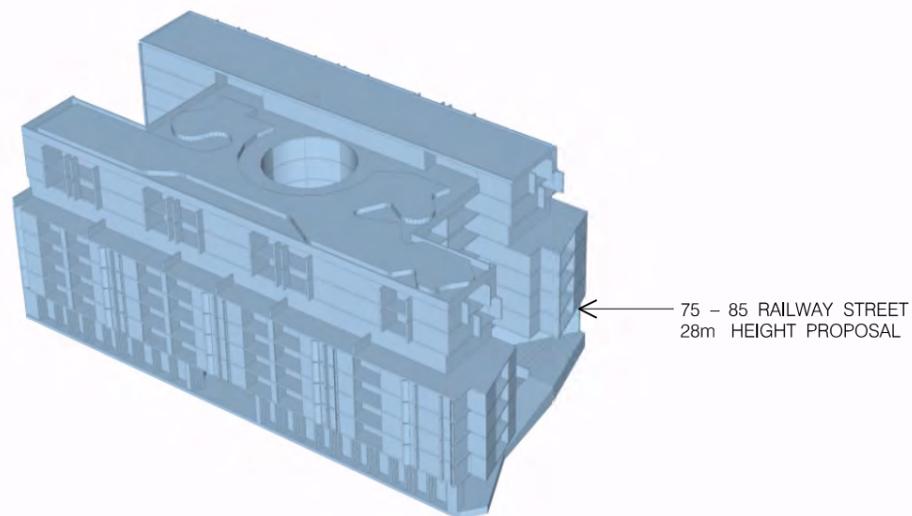
LEGEND

- SUBJECT SITES
- RETAIL + COMMERCIAL COMPONENT
- RESIDENTIAL COMPONENT

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BUILDING HEIGHT

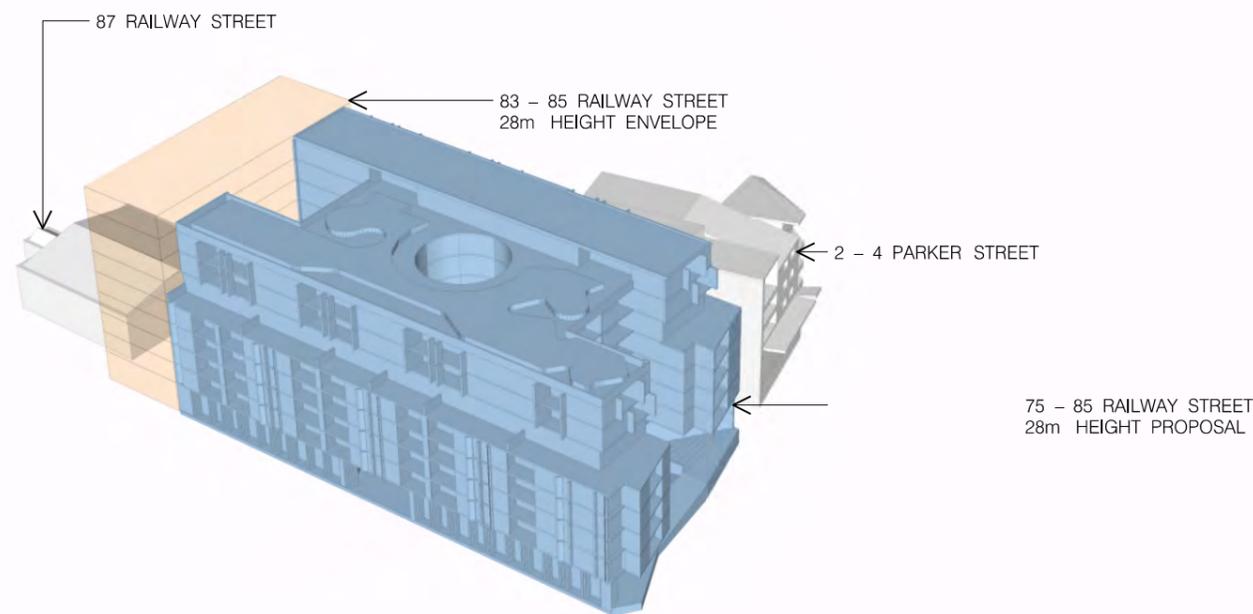
The Planning Proposal seeks to increase the currently adopted maximum permissible building height of 22 metres to 28 metres. 28 metres are currently permitted in a large portion of Town Centre on the eastern side of the railway station. The height will allow for an eight, part nine storey building. The built form of the proposal also includes setbacks above 5 storeys in order to reduce the bulk. The lower portion of the building relates to the recently finished mixed-use project in 2-4 Parker Street.



03_ PROPOSAL AXONOMETRIC VIEW



04_ ELEVATION WEST



01_ CONTEXT AXONOMETRIC VIEW

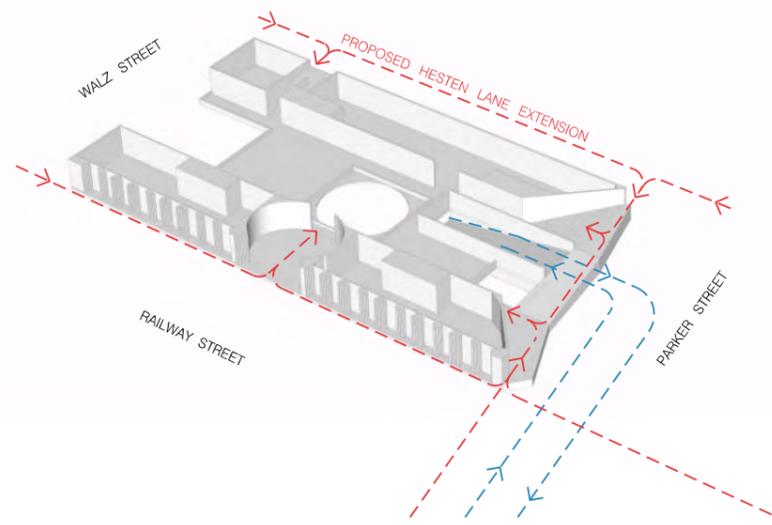


02_ ELEVATION NORTH

LEGEND

- SUBJECT SITES
- 83 - 85 RAILWAY STREET
28m HEIGHT ENVELOPE
- 28m HEIGHT PROPOSAL

<p>A</p> <p>ISSUE TO COUNCIL</p> <p>Issue Date</p> <p>Description</p> <p>Drawing Original Size</p> <p>A3</p>	<p>FOR PLANNING PROPOSAL PURPOSES ONLY</p> <p>NOT FOR CONSTRUCTION</p> <p>© COPYRIGHT</p> <p>THIS DOCUMENT IS THE PROPERTY OF ANGELO CANDALEPAS & ASSOCIATES PTY LTD. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.</p> <p>DO NOT SCALE THIS DRAWING. USE ONLY FIGURED DIMENSIONS. REPORT ANY DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF ANY WORK.</p>	<p>ARCHITECT:</p> <p>CANDALEPAS ASSOCIATES</p> <p>LEVEL 9, 219 CASTLEREAGH ST. SYDNEY NSW 2000</p> <p>T: 02 9283 7755</p> <p>F: 02 9283 7477</p> <p>E: architects@candalepas.com.au</p> <p>NSW ARCHITECTS REG No. - 5773</p>	<p>PROJECT:</p> <p>75-81 RAILWAY STREET AND 83-85 RAILWAY STREET, ROCKDALE</p> <p>CLIENT:</p> <p>ZOE HOLDINGS ROCKDALE PTY LIMITED</p> <p>SCALE: 1:1000@A3</p> <p>0 1m 2m 5m</p>	<p>DATE:</p> <p>MAY 2015</p> <p>CHECKED 1:</p> <p>SM</p> <p>CHECKED 2:</p> <p>-</p> <p>DRAWN BY:</p> <p>DA, FT, LC</p>	<p>DRAWING:</p> <p>PROPOSAL / BUILDING HEIGHT</p> <p>DRAWING No.</p> <p>PP - 9.02</p>	<p>JOB No.</p> <p>5724</p> <p>ISSUE</p> <p>A</p>
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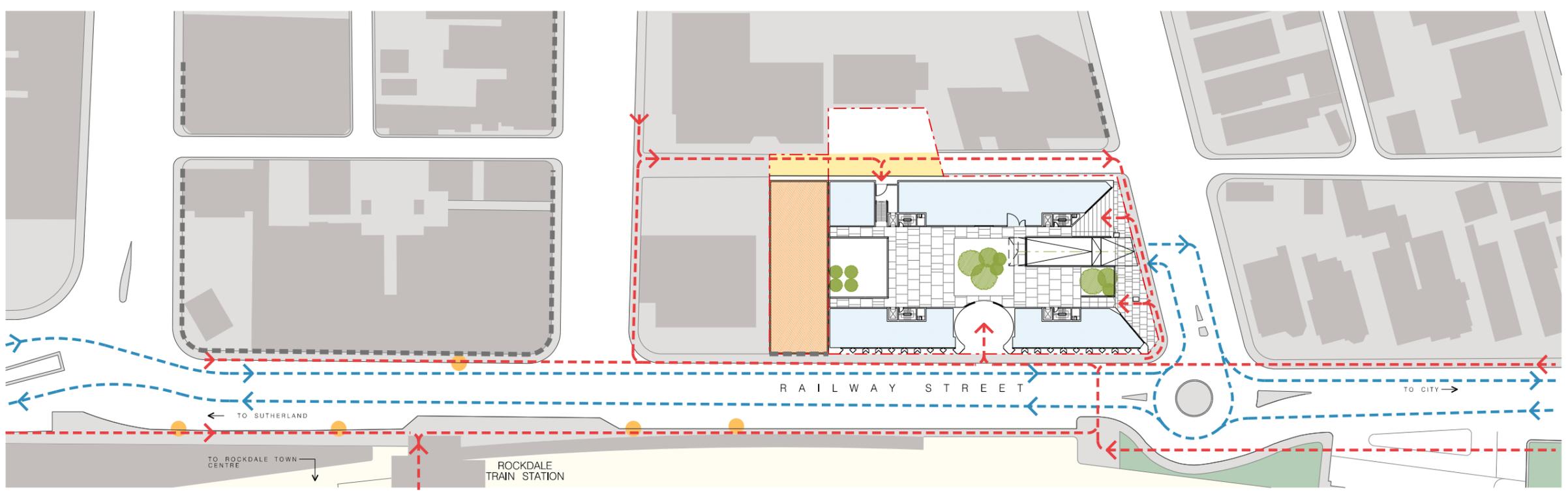
02_ GROUND FLOOR VEHICULAR AND PEDESTRIAN ACCESS DIAGRAM



03_ DISTANCE TO ROCKDALE TOWN CENTRE DIAGRAM_1:10000

ACCESS

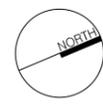
The site has excellent exposure having three street frontages. The proposal aims to create a permeable ground plane. It includes pedestrian access points on all street frontages and in addition a generous forecourt area to Parker Street. Four circulation cores can be accessed from the central courtyard and will take residents and visitors to the apartments on the upper levels. Vehicular access will be from Parker Street. Cars will enter the basement via the forecourt area and a partially open ramp.



01_ PEDESTRIAN AND VEHICULAR SITE DIAGRAM_1:1000

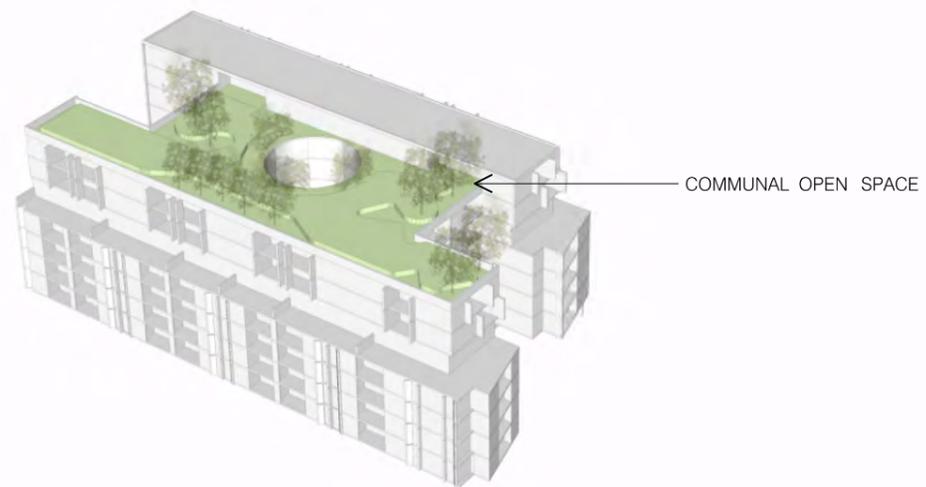
- LEGEND**
- - - SUBJECT SITES
 - - - PEDESTRIAN MOVEMENT
 - - - CAR MOVEMENT
 - PROPOSED LANE
 - BUS STOP
 - - - RETAIL/COMMERCIAL FRONTAGE
 - 🚲 CYCLE PATH (SHARED ZONE WHEN ON FOOTPATH)

<p>A</p> <p>ISSUE TO COUNCIL</p> <p>Issue Date Description</p> <p>Drawing Original Size A3</p>	<p>FOR PLANNING PROPOSAL PURPOSES ONLY</p> <p>NOT FOR CONSTRUCTION</p> <p>© COPYRIGHT</p> <p>THIS DOCUMENT IS THE PROPERTY OF ANGELO CANDALEPAS & ASSOCIATES PTY LTD. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.</p> <p>DO NOT SCALE THIS DRAWING. USE ONLY FIGURED DIMENSIONS. REPORT ANY DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF ANY WORK.</p>	<p>ARCHITECT:</p> <p>CANDALEPAS ASSOCIATES</p> <p>LEVEL 9, 219 CASTLEREAGH ST. SYDNEY NSW 2000</p> <p>T: 02 9283 7755</p> <p>F: 02 9283 7477</p> <p>E: architects@candalepas.com.au</p> <p>NSW ARCHITECTS REG No. - 5773</p>	<p>PROJECT:</p> <p>75-81 RAILWAY STREET AND 83-85 RAILWAY STREET, ROCKDALE</p> <p>CLIENT:</p> <p>ZOE HOLDINGS ROCKDALE PTY LIMITED</p> <p>SCALE: 1:1000@A3</p> <p>0 1m 2m 5m</p>	<p>DATE:</p> <p>MAY 2015</p> <p>CHECKED 1:</p> <p>SM</p> <p>CHECKED 2:</p> <p>-</p> <p>DRAWN BY:</p> <p>DA, FT, LC</p>	<p>DRAWING:</p> <p>PROPOSAL / PEDESTRIAN AND VEHICULAR ACCESS</p> <p>DRAWING No.</p> <p>PP - 9.03</p>	<p>JOB No.</p> <p>5724</p> <p>ISSUE</p> <p>A</p>
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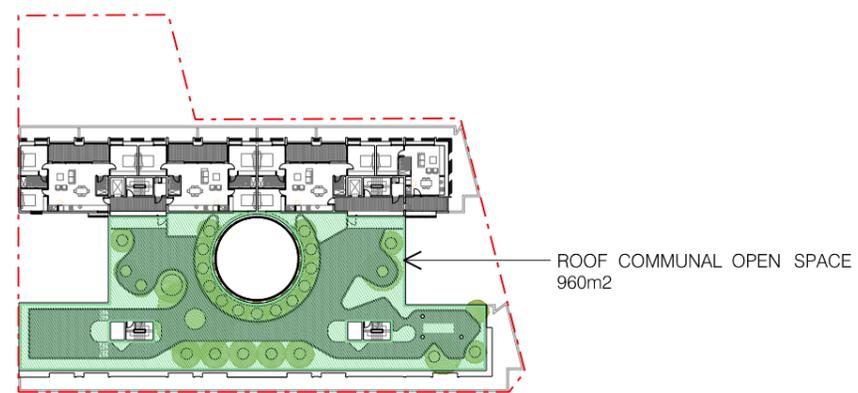


OPEN SPACE

The proposal includes three types of open spaces. First, it includes a forecourt area adjacent to Parker Street which will be level with the footpath. This space will be experienced as an extension of the public domain. Second, there will be a centrally located communal open space on ground floor. This space will be semi-public in nature as it facilitates access to the different uses within the development. It runs in a north-south direction and is partially covered by the building and partially open to the sky. It sits lower than the forecourt area. The third space will be a generous communal roof terrace which will be part of the residential component of the development and therefore only accessible by the residents.



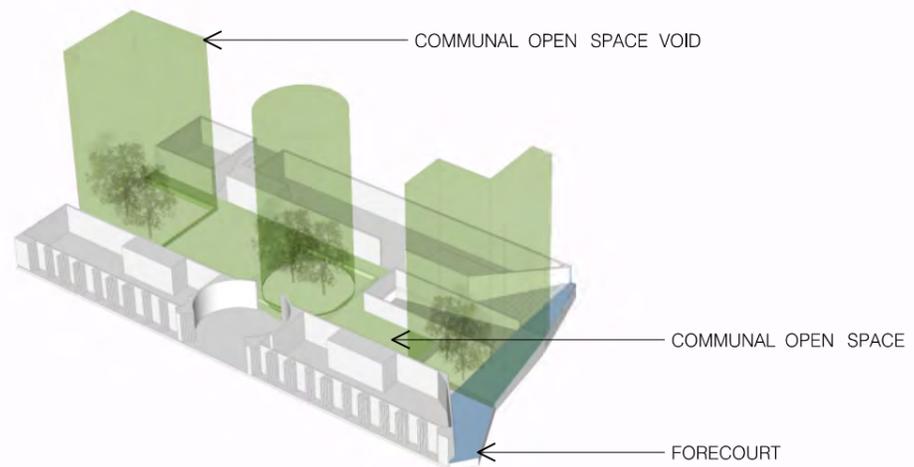
03_ ROOF LEVEL OPEN SPACE DIAGRAM



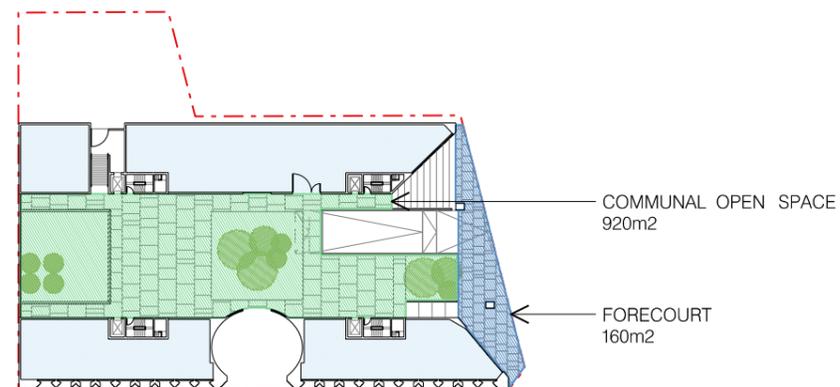
04_ ROOF LEVEL PLAN

LEGEND

- SUBJECT SITES
- COMMUNAL OPEN SPACE
- PUBLIC OPEN SPACE



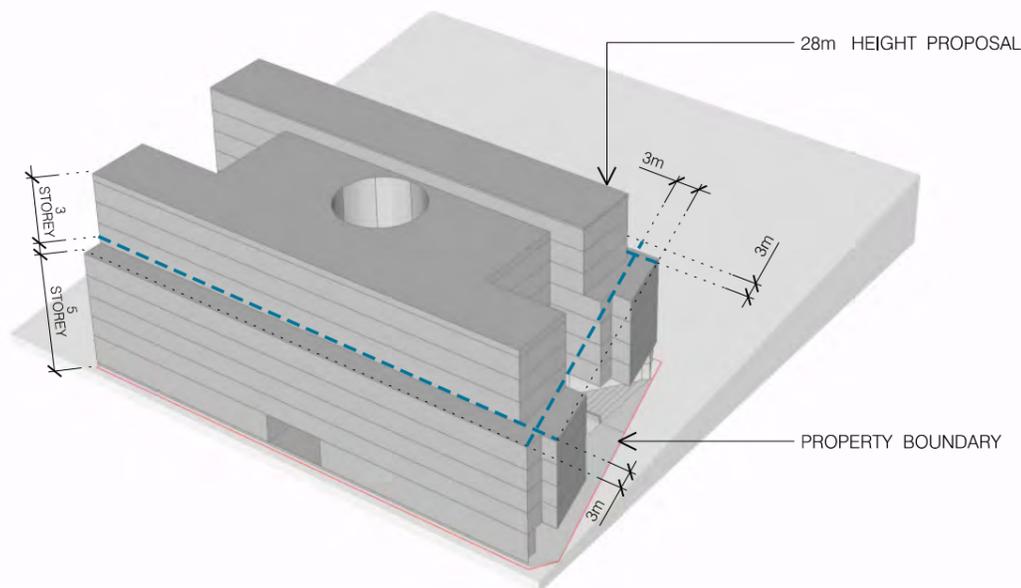
01_ GROUND FLOOR OPEN SPACE DIAGRAM



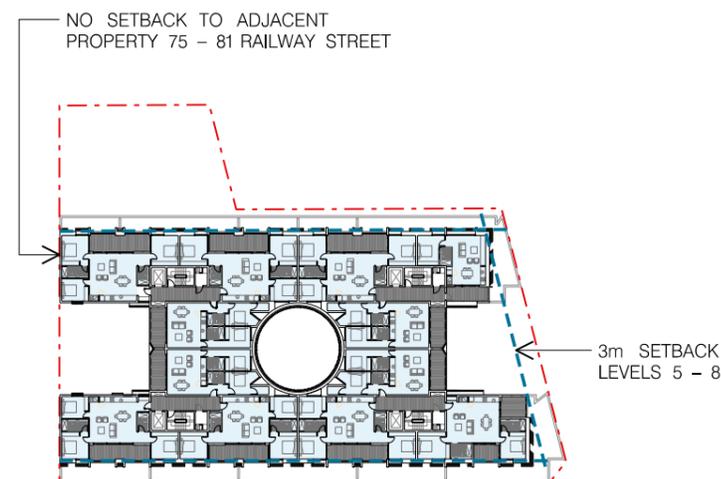
02_ GROUND FLOOR PLAN

<p>A</p> <p>ISSUE TO COUNCIL</p> <p>Issue Date</p> <p>Description</p> <p>Drawing Original Size</p> <p>A3</p>	<p>FOR PLANNING PROPOSAL PURPOSES ONLY</p> <p>NOT FOR CONSTRUCTION</p> <p>© COPYRIGHT</p> <p><small>THIS DOCUMENT IS THE PROPERTY OF ANGELO CANDALEPAS & ASSOCIATES PTY LTD. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.</small></p> <p><small>DO NOT SCALE THIS DRAWING. USE ONLY FIGURED DIMENSIONS. REPORT ANY DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF ANY WORK.</small></p>	<p>ARCHITECT:</p> <p>CANDALEPAS ASSOCIATES</p> <p>LEVEL 9, 219 CASTLEREAGH ST. SYDNEY NSW 2000</p> <p>T: 02 9283 7755</p> <p>F: 02 9283 7477</p> <p>E: architects@candalepas.com.au</p> <p>NSW ARCHITECTS REG No. - 5773</p>	<p>PROJECT:</p> <p>75-81 RAILWAY STREET AND 83-85 RAILWAY STREET, ROCKDALE</p> <p>CLIENT:</p> <p>ZOE HOLDINGS ROCKDALE PTY LIMITED</p> <p>SCALE: 1:1000@A3</p> <p>0 1m 2m 5m</p>	<p>DATE:</p> <p>MAY 2015</p> <p>CHECKED 1:</p> <p>SM</p> <p>CHECKED 2:</p> <p>-</p> <p>DRAWN BY:</p> <p>DA, FT, LC</p>	<p>DRAWING:</p> <p>PROPOSAL / OPEN SPACE</p> <p>DRAWING No.</p> <p>PP - 9.04</p>	<p>JOB No.</p> <p>5724</p> <p>ISSUE</p> <p>A</p>
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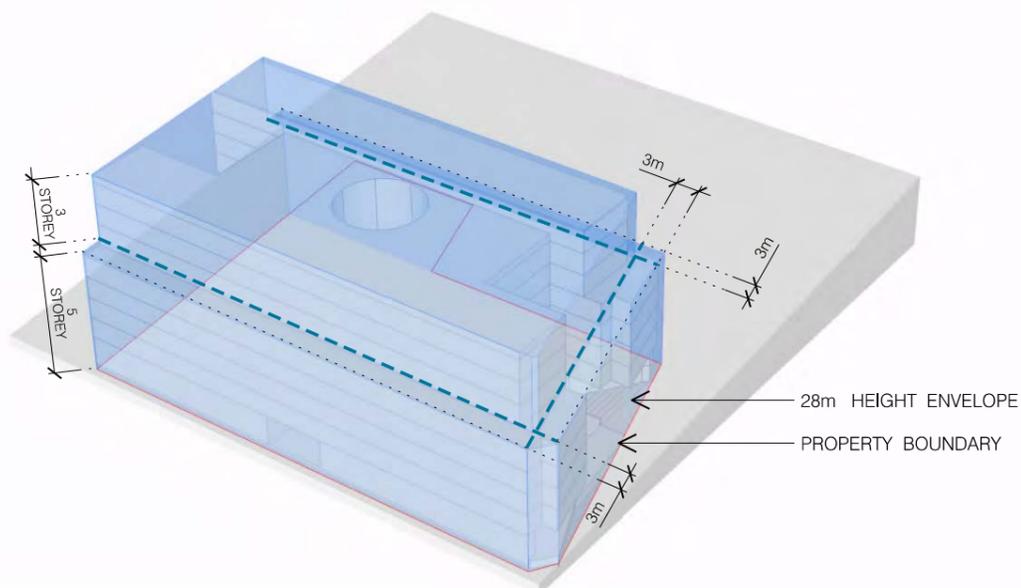
The proposed envelope is aligned with the site boundaries in Railway Street and Parker Street. There is a one metre primary setback to Hesten Lane. The Planning Proposal also seeks to vary the secondary setback control for the site as set out in the Rockdale Development Control Plan. It proposes a 3m setback above level 5 which will be applicable to all three street frontages.



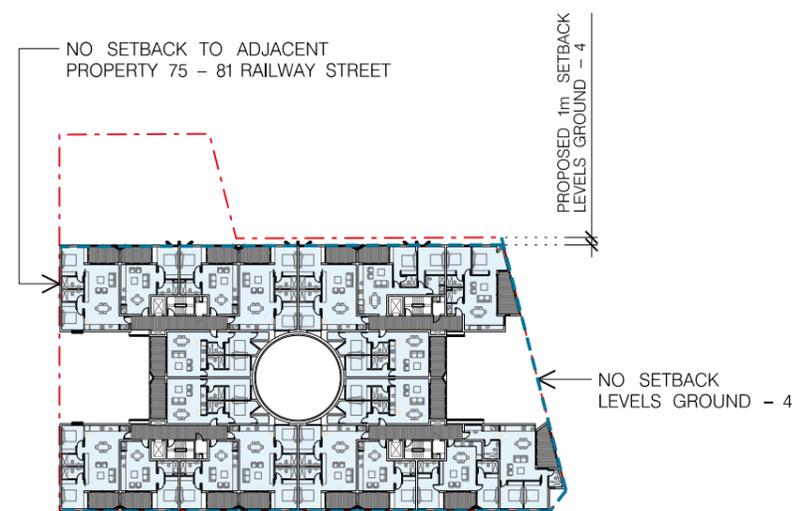
03_ PROPOSED BUILDING WITHIN ENVELOPE



04_ LEVEL 7 FLOOR PLAN



01_ PROPOSED 28m HEIGHT ENVELOPE



02_ LEVELS 2 - 4 FLOOR PLAN

LEGEND

- SUBJECT SITES
- SETBACK LINE
- PROPOSED ENVELOPE

A	ISSUE TO COUNCIL
B	ISSUE TO ARCHITECT
C	ISSUE TO CLIENT
D	ISSUE TO ARCHITECT
E	ISSUE TO CLIENT
F	ISSUE TO ARCHITECT
G	ISSUE TO CLIENT
H	ISSUE TO ARCHITECT
I	ISSUE TO CLIENT
J	ISSUE TO ARCHITECT
K	ISSUE TO CLIENT
L	ISSUE TO ARCHITECT
M	ISSUE TO CLIENT
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Q	ISSUE TO CLIENT
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S	ISSUE TO CLIENT
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U	ISSUE TO CLIENT
V	ISSUE TO ARCHITECT
W	ISSUE TO CLIENT
X	ISSUE TO ARCHITECT
Y	ISSUE TO CLIENT
Z	ISSUE TO ARCHITECT

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PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE

CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE: 1:1000@A3
 0 1m 2m 5m



DATE:
 MAY 2015

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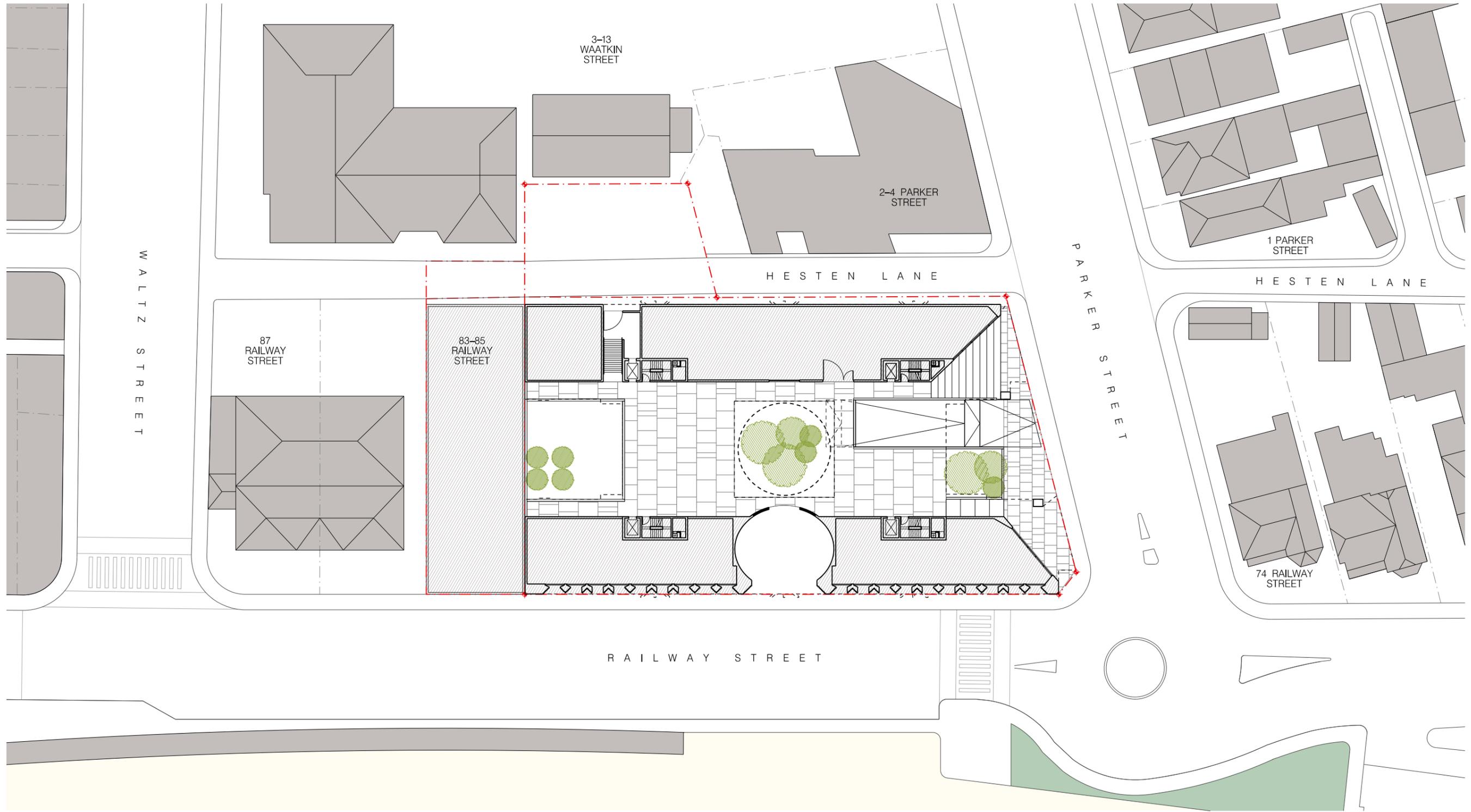
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 DA, FT, LC

DRAWING:
PROPOSAL / BUILDING ENVELOPE AND SETBACKS

DRAWING No.
PP - 9.05

JOB No.
5724

ISSUE
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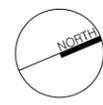


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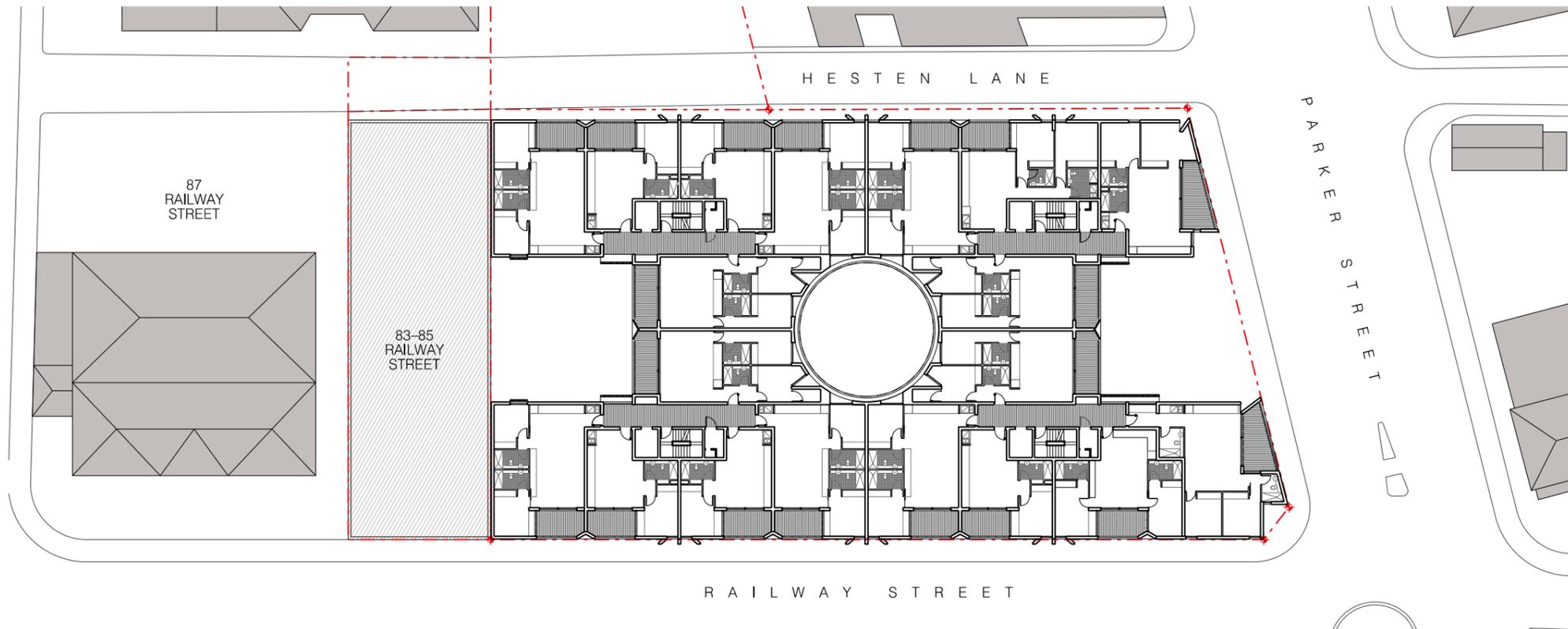
PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE
 CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED
 SCALE: 1:500@A3



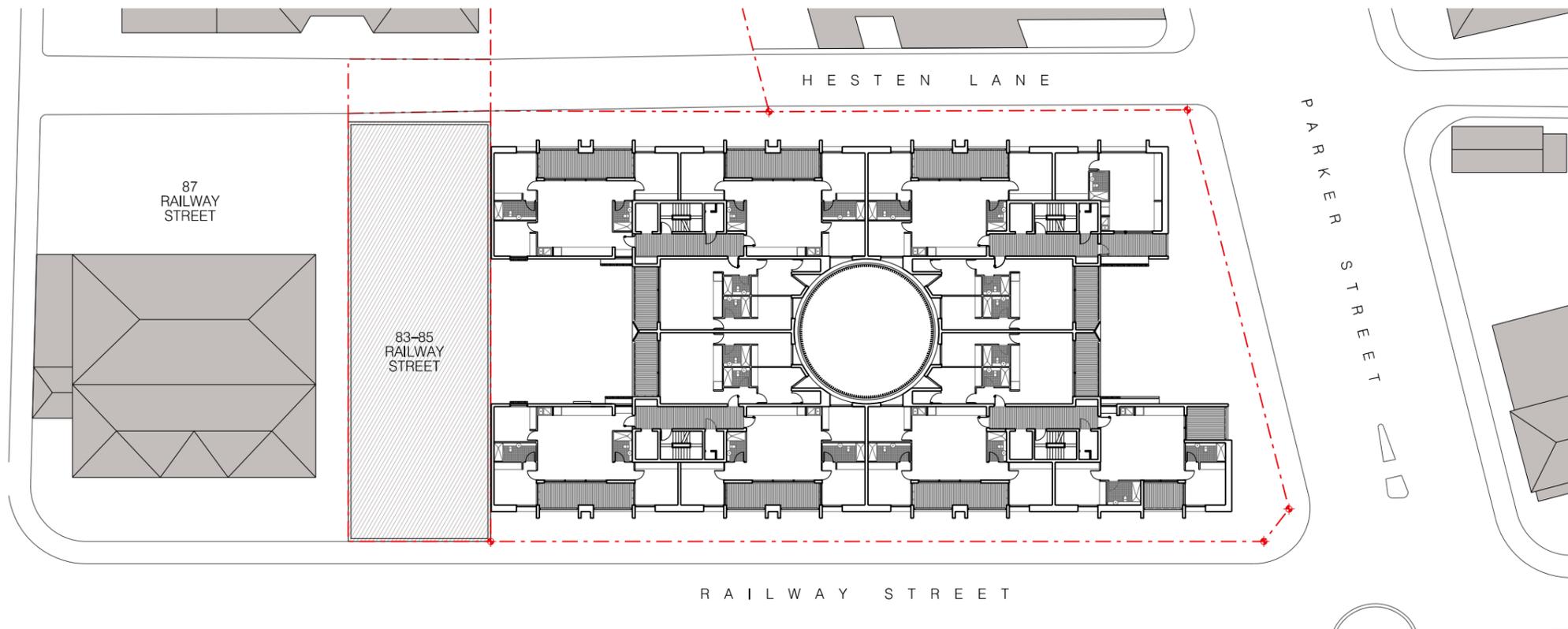
DATE:
 MAY 2015
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DRAWING:
PROPOSAL /
INDICATIVE
GROUND FLOOR
PLAN
 DRAWING No.
PP - 9.10

JOB No.
5724
 ISSUE
A



01_ PROPOSAL /INDICATIVE LOWER LEVEL FLOOR PLAN



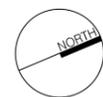
02_ PROPOSAL /INDICATIVE UPPER LEVEL FLOOR PLAN

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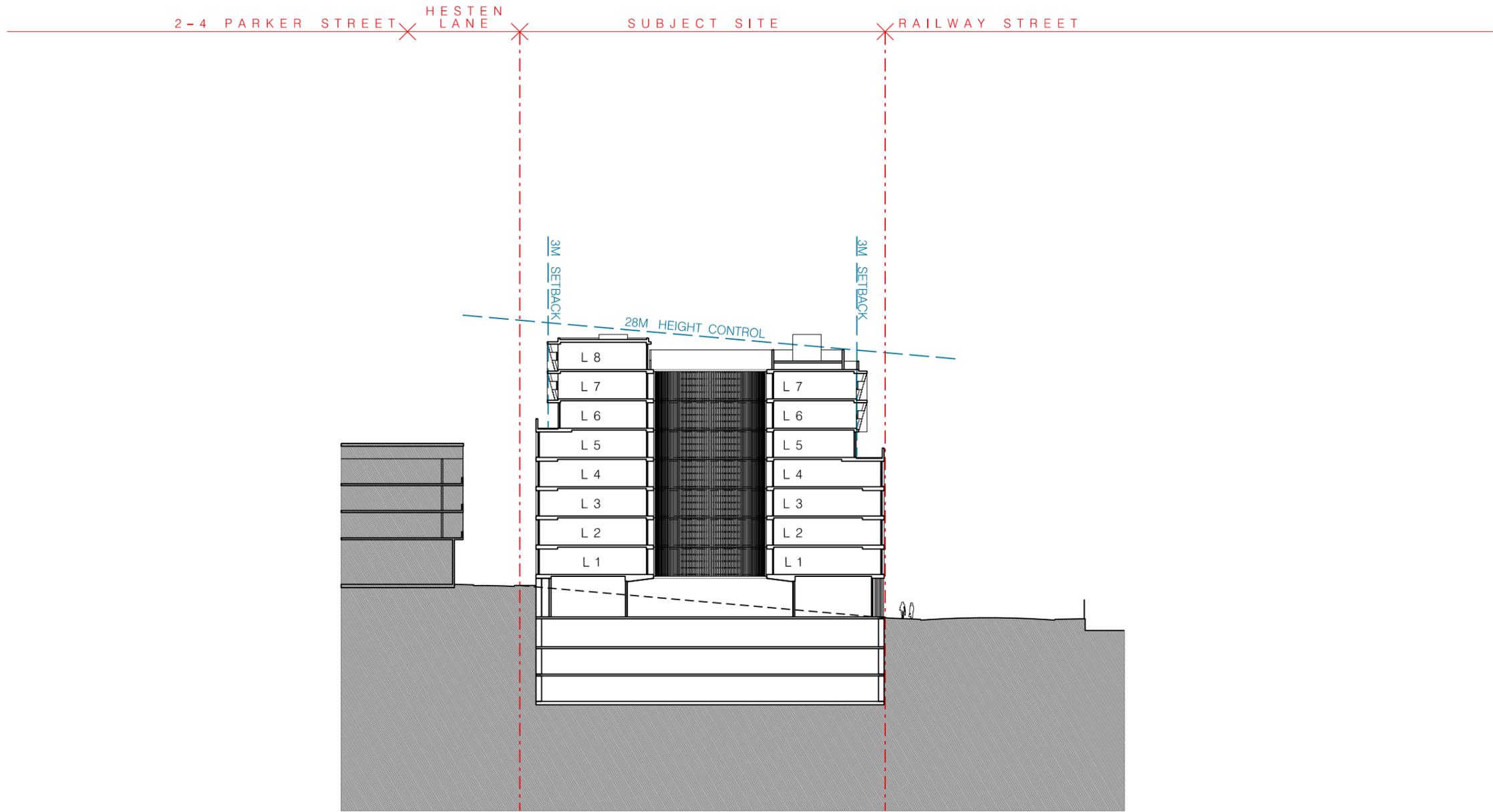
PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE
 CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED
 SCALE: 1:500@A3



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 -
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 DA, FT, LC

DRAWING:
 PROPOSAL /
 INDICATIVE LOWER
 & UPPER LEVEL
 FLOOR PLAN
 DRAWING No.
 PP - 9.11

JOB No.
 5724
 ISSUE
 A



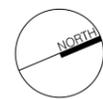
01_ PROPOSAL TYPICAL SECTION

A 01/2015 ISSUE TO COUNCIL
 Issue Date Description
 Drawing Original Size A3

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 NSW ARCHITECTS REG No. - 5773

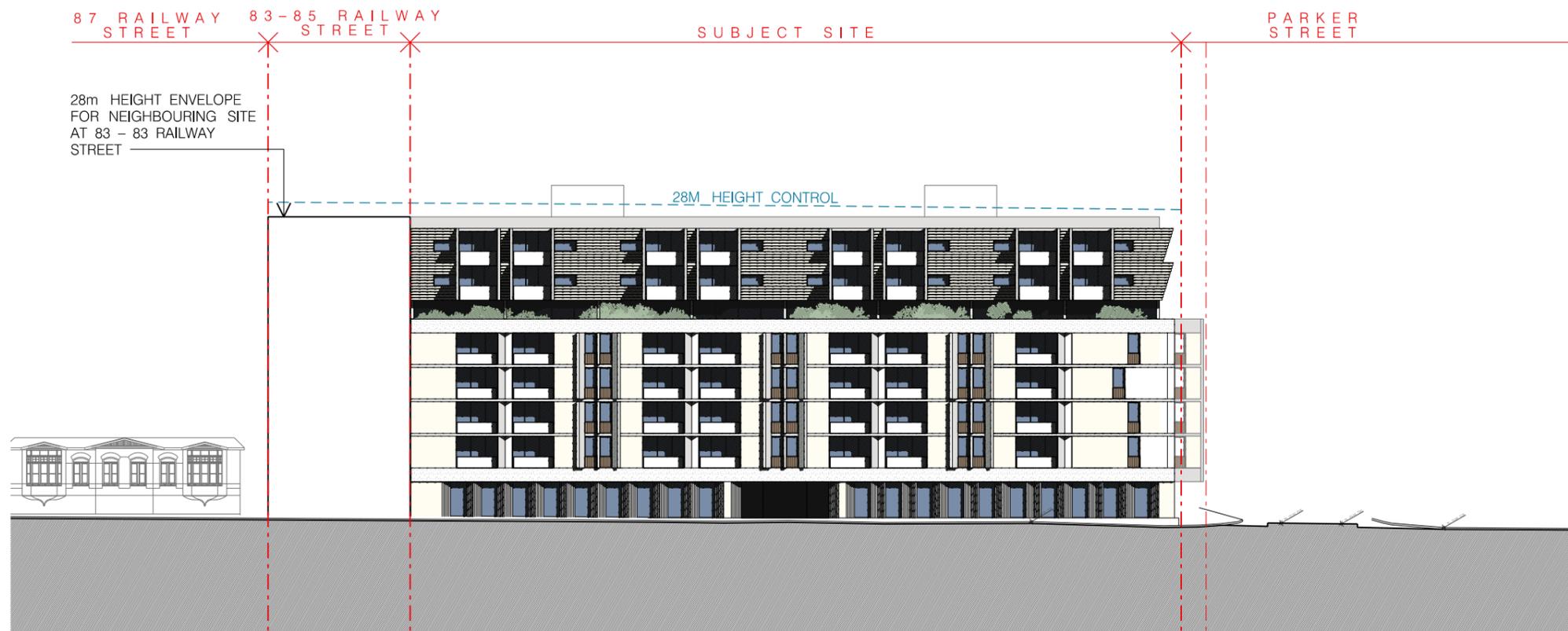
PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE
 CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED
 SCALE: 1:500@A3



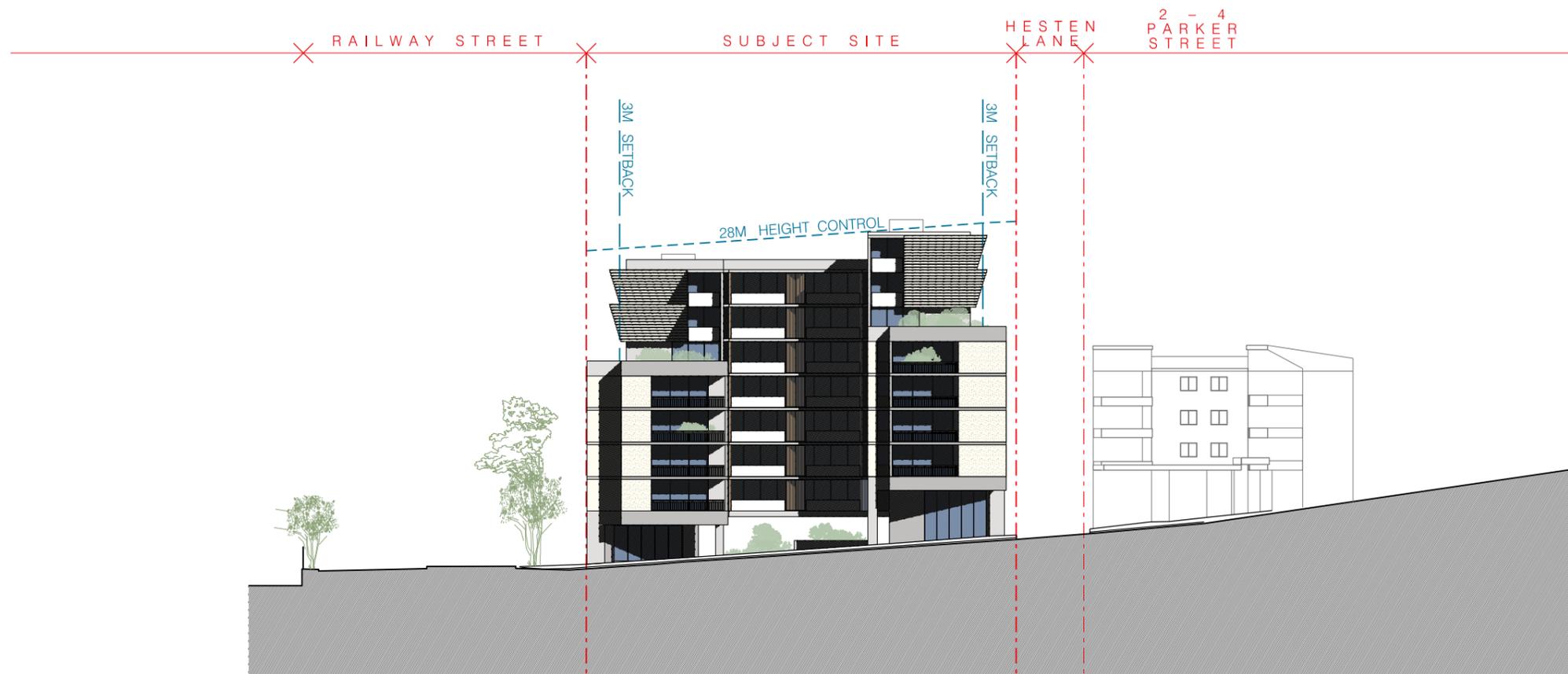
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 DRAWN BY:
 DA, FT, LC

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**PROPOSAL /
 INDICATIVE TYPICAL
 SECTION**
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5724
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01_ RAILWAY STREET ELEVATION



02_ PARKER STREET ELEVATION

A
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 Drawing Original Size
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PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE

CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE: 1:500@A3

DATE:
 MAY 2015
 CHECKED 1:
 SM
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 DRAWN BY:
 DA, FT, LC

DRAWING:
 PROPOSAL /
 INDICATIVE
 RAILWAY STREET &
 PARKER STREET
 ELEVATION
 DRAWING No.
 PP - 9.13

JOB No.
 5724
 ISSUE
 A

KEY

- RETAIL+COMMERCIAL GFA IN ACCORDANCE WITH RCC LEP 2011
 - RESIDENTIAL GFA IN ACCORDANCE WITH RCC LEP 2011
- gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement;
 - (f) storage, and
 - (g) vehicular access, loading areas, garbage and services, and
 - (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (j) any space used for the loading or unloading of goods (including access to it), and
 - (k) terraces and balconies with outer walls less than 1.4 metres high, and
 - (l) voids above a floor at the level of a storey or storey above.
- COMMUNAL OPEN SPACE
 - LANDSCAPE PLANTING AREA

PROPOSED 945 sqm (7.8sqm PER DWELLING)
ROCKDALE DCP 2011 CONTROL (55QM PER DWELLING)

PROPOSED 879 sqm (30% OF SITE AREA)
ROCKDALE DCP 2011 CONTROL (15% OF SITE AREA)

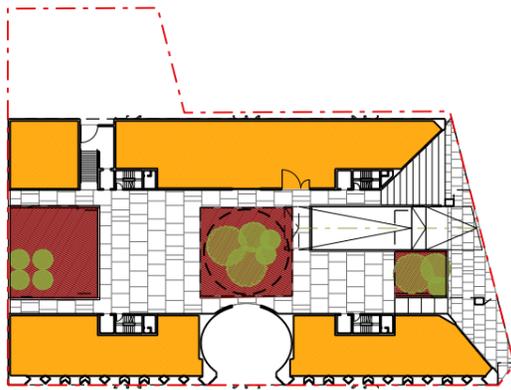
SITE AREA	2 942 sqm
-----------	-----------

	RETAIL/COMMERCIAL (sqm)	RESIDENTIAL (sqm)
GROUND FLOOR	855	-
LEVEL 1	-	1562.6
LEVEL 2	-	1622.5
LEVEL 3	-	1622.5
LEVEL 4	-	1622.5
LEVEL 5	-	1622.5
LEVEL 6	-	1279.1
LEVEL 7	-	1279.1
LEVEL 8	-	425.3
SUB-TOTAL	855	11 036.1
TOTAL GFA		11 891.1

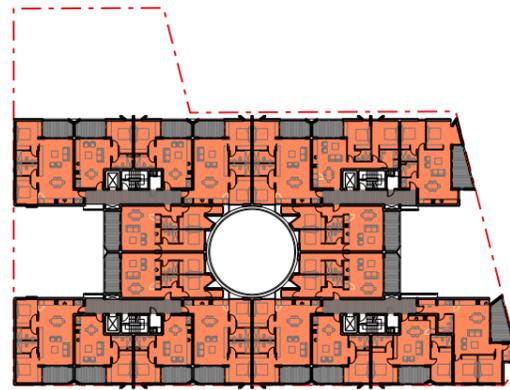
	COUNCIL CONTROLS	PROPOSED
FSR	NA	4.04 : 1
GFA	NA	11 891.1 sqm
MAX. HEIGHT	22 m	28 m

PROPOSED DEVELOPMENT MIX (121 UNITS TOTAL)				
	STUDIO	1 BED	2 BED	3 BED
GF	-	-	-	-
L 1	-	5	12	1
L 2	-	5	14	-
L 3	-	5	14	-
L 4	-	5	14	-
L 5	-	4	13	-
L 6	-	0	10	3
L 7	-	1	5	6
L 8	-	1	0	3
TOTAL	0	26	82	13
	0%	21%	68%	11%

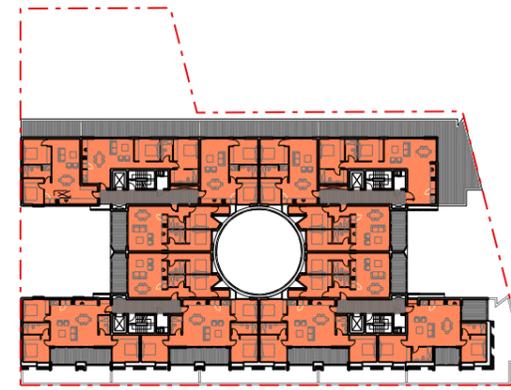
CAR PARKING ANALYSIS (ROCKDALE DCP 2011)	
DWELLING TYPE	PROPOSED
1 BED UNITS (1 SPACE PER DWELLING)	26
2 BED UNITS (1 SPACE PER DWELLING)	82
3 BED UNITS (2 SPACES PER DWELLING)	26
VISITOR PARKING (1 PER 5 UNITS)	25
ACCESSIBLE SPACES (10% ADAPTABLE UNITS)	13
CAR WASH BAY	1
RESIDENTIAL CAR PARKING	173
RETAIL (396SQM) CAR PARKING (1 per 40SQM GFA)	10
COMMERCIAL (459SQM) CAR PARKING (1 per 40SQM GFA)	12
TOTAL	195



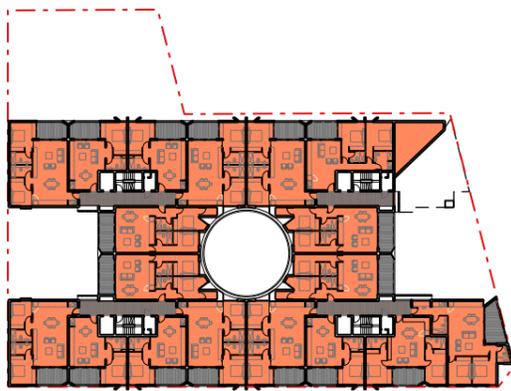
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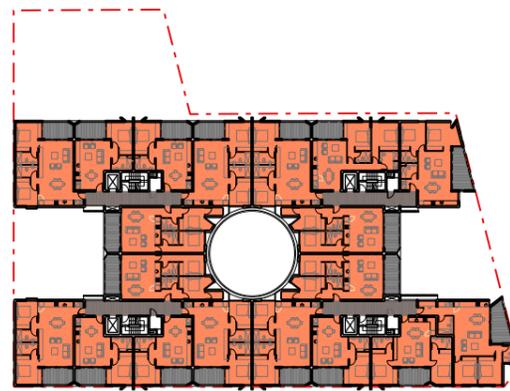
04 LEVEL 3 FLOOR PLAN
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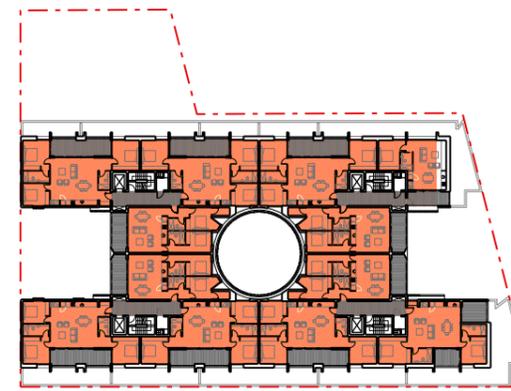
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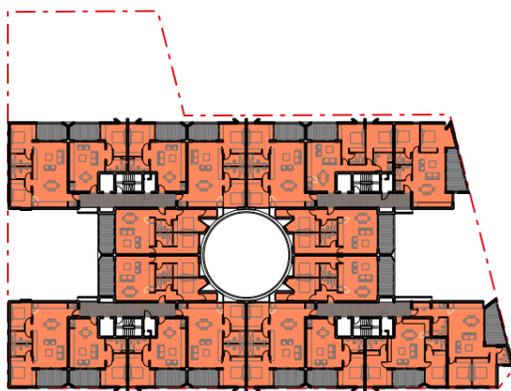
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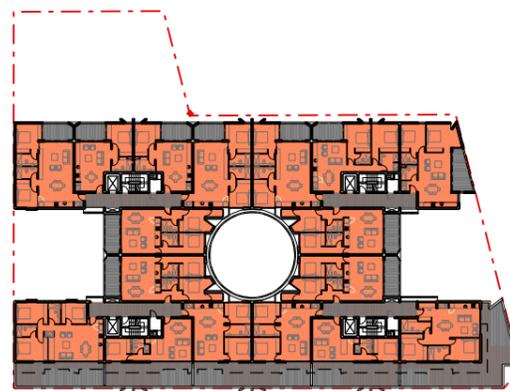
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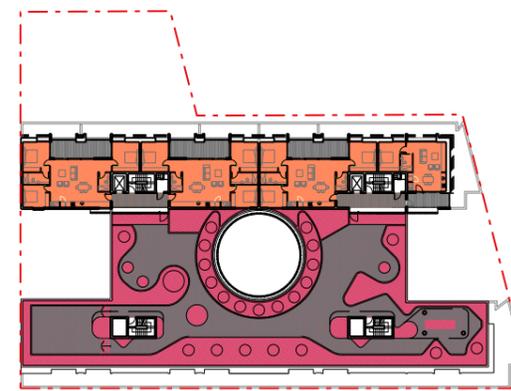
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03 LEVEL 2 FLOOR PLAN
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06 LEVEL 5 FLOOR PLAN
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09 LEVEL 8 FLOOR PLAN
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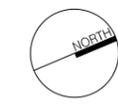
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PROJECT:
75-81 RAILWAY STREET AND
83-85 RAILWAY STREET, ROCKDALE

CLIENT:
ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE:



DATE:
MAY 2015

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DA, FT, LC

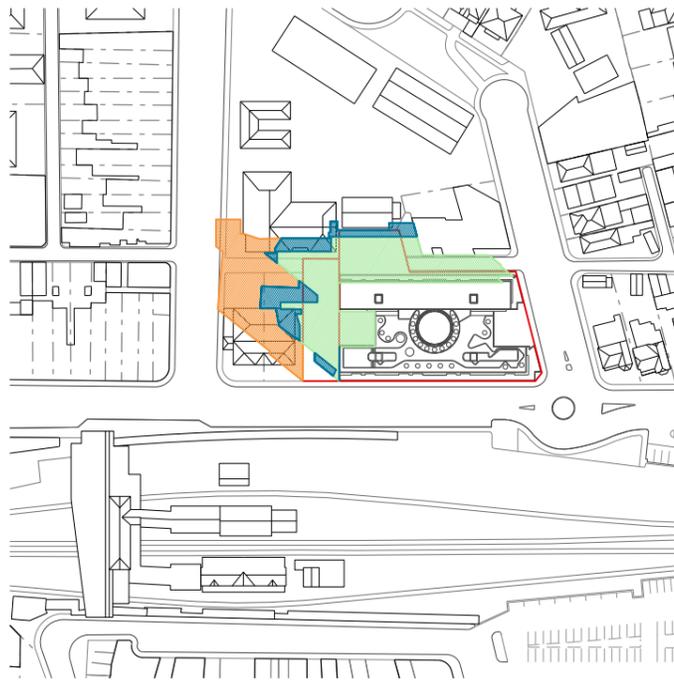
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PP - 9.20

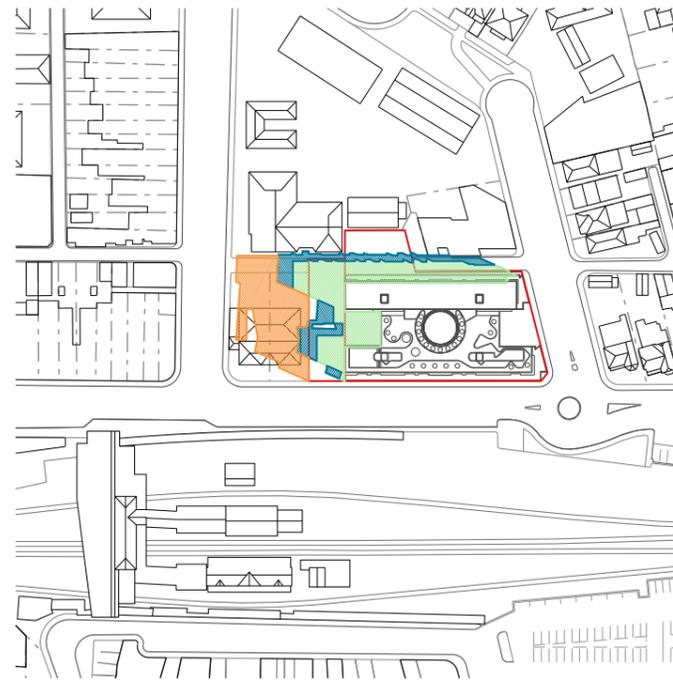
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ISSUE
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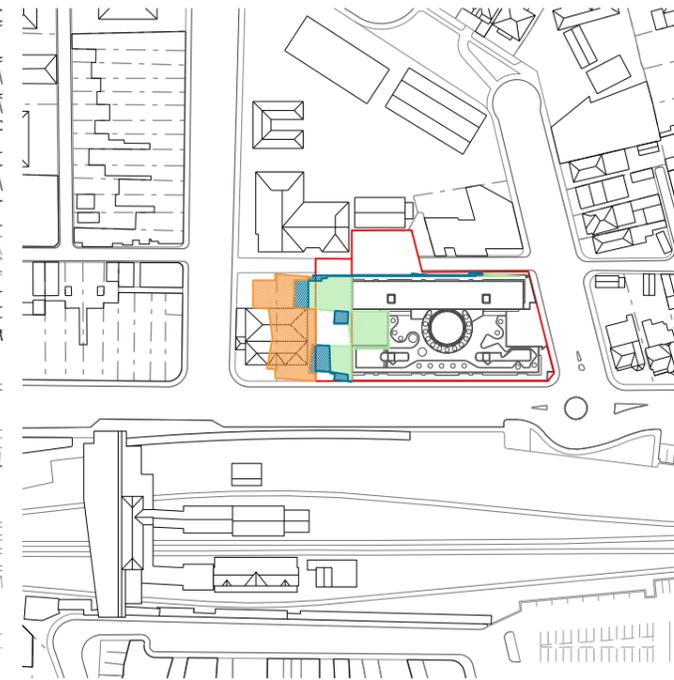
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Issue Date Description
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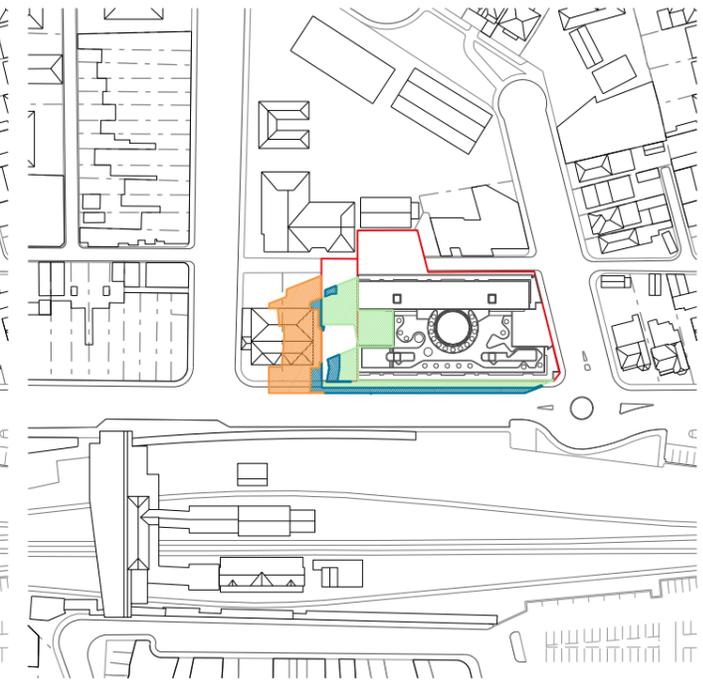
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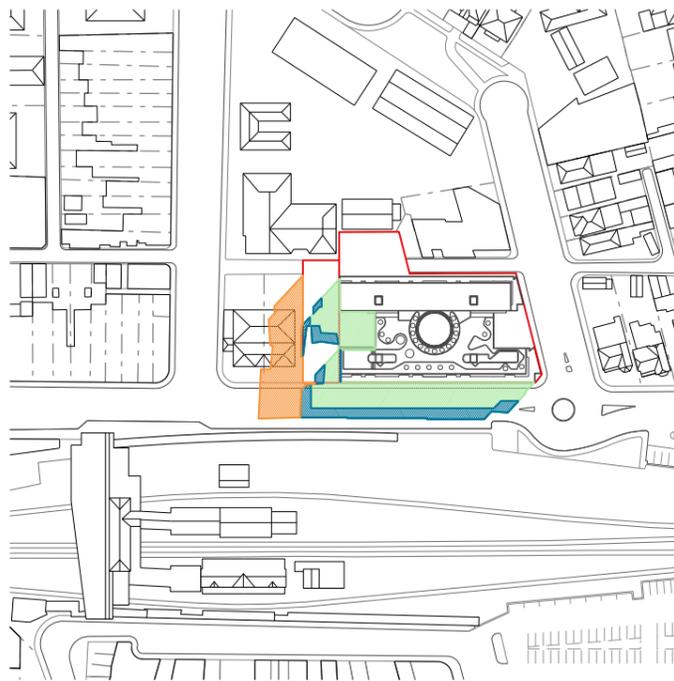
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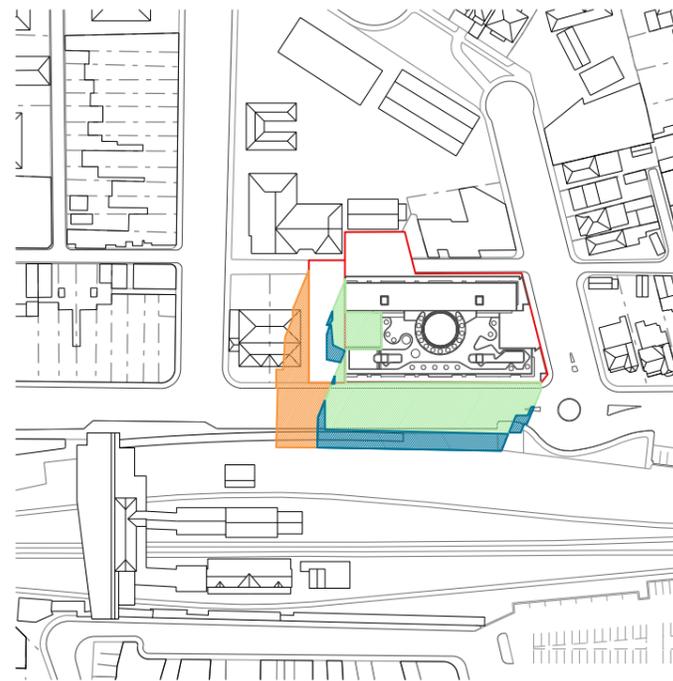
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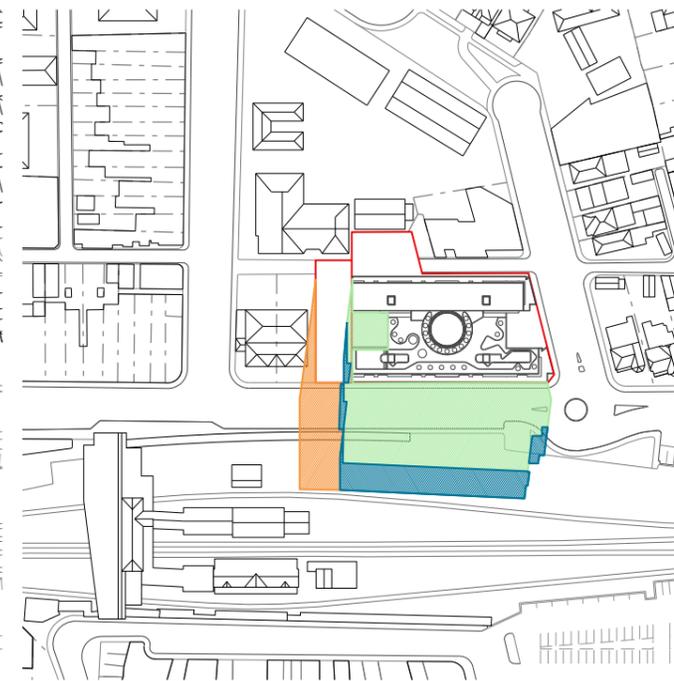
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05 SHADOW DIAGRAM – 21 MARCH 1pm
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06 SHADOW DIAGRAM – 21 MARCH 2pm
1:2500



07 SHADOW DIAGRAM – 21 MARCH 3pm
1:2500

LEGEND

- SHADOWS CAST BY PROPOSED 22m HEIGHT DEVELOPMENT INDICATED IN GREEN
- SHADOWS CAST BY PROPOSED 28m HEIGHT DEVELOPMENT INDICATED IN BLUE
- SHADOWS CAST BY POTENTIAL NEIGHBOUR DEVELOPMENT INDICATED IN ORANGE

NOTE

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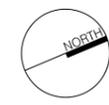
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 NSW ARCHITECTS REG. No. - 5773

PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE

CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE: 1:1000@A3
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DATE:
 MAY 2015

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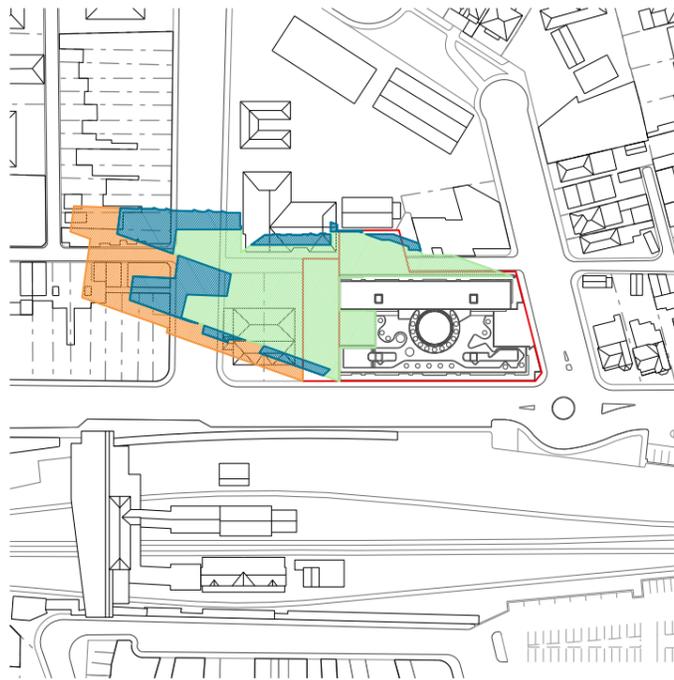
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 DA, FT, LC

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 INDICATIVE SHADOW
 DIAGRAMS /
 21 MARCH

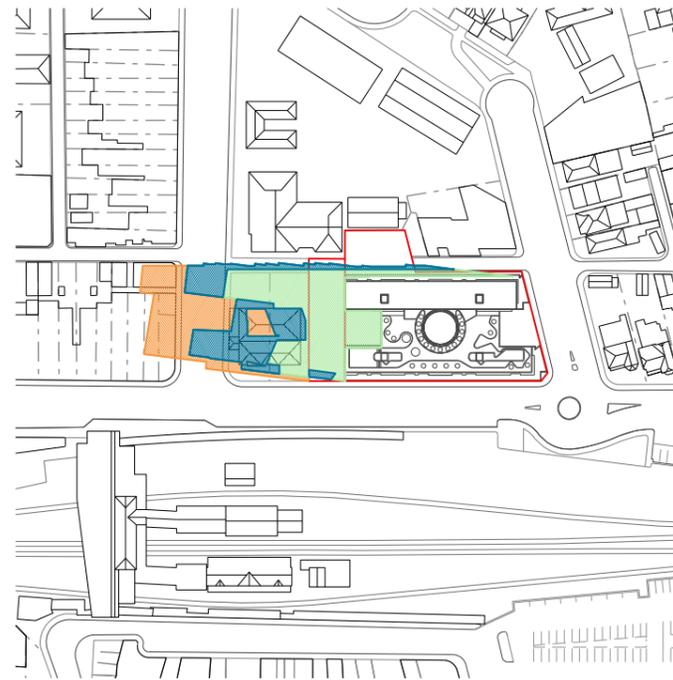
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JOB No.
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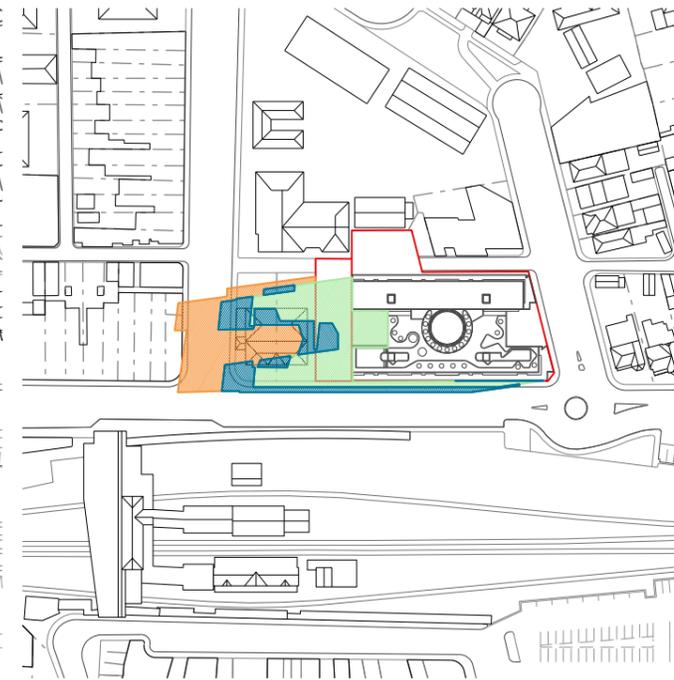
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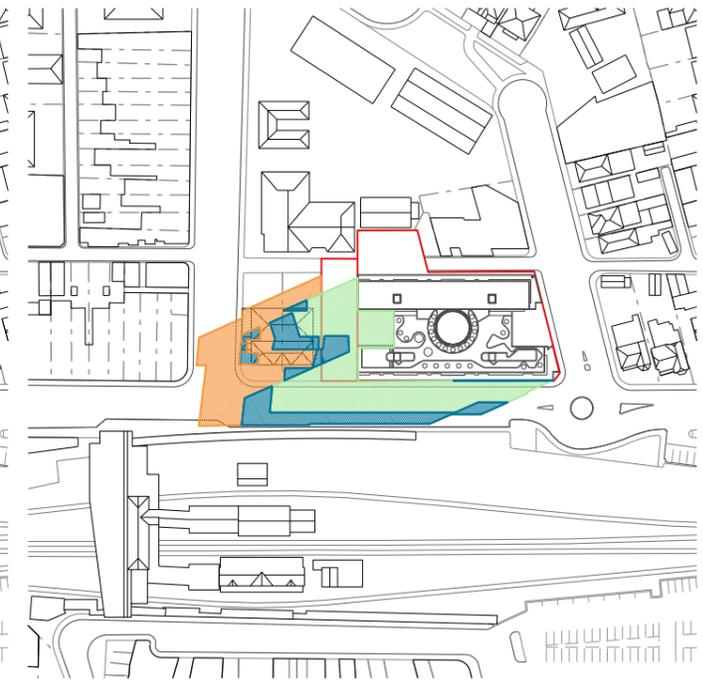
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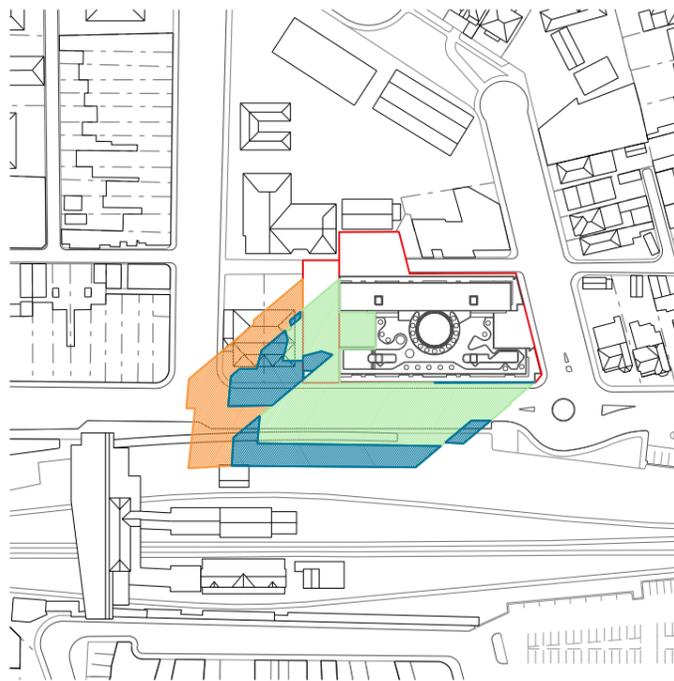
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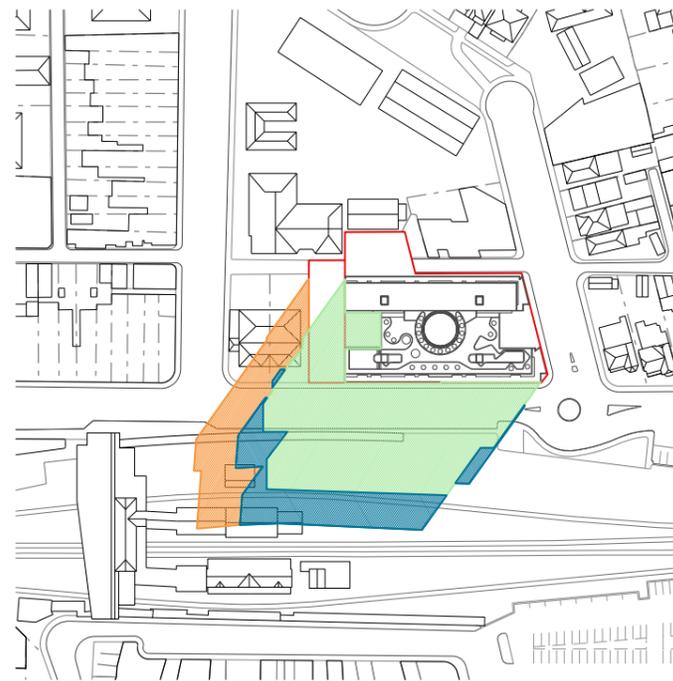
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04 SHADOW DIAGRAM – 21 JUNE 12pm
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05 SHADOW DIAGRAM – 21 JUNE 1pm
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06 SHADOW DIAGRAM – 21 JUNE 2pm
1:2500



07 SHADOW DIAGRAM – 21 JUNE 3pm
1:2500

LEGEND

- SHADOWS CAST BY PROPOSED 22m HEIGHT DEVELOPMENT INDICATED IN GREEN
- SHADOWS CAST BY PROPOSED 28m HEIGHT DEVELOPMENT INDICATED IN BLUE
- SHADOWS CAST BY POTENTIAL NEIGHBOUR DEVELOPMENT INDICATED IN ORANGE

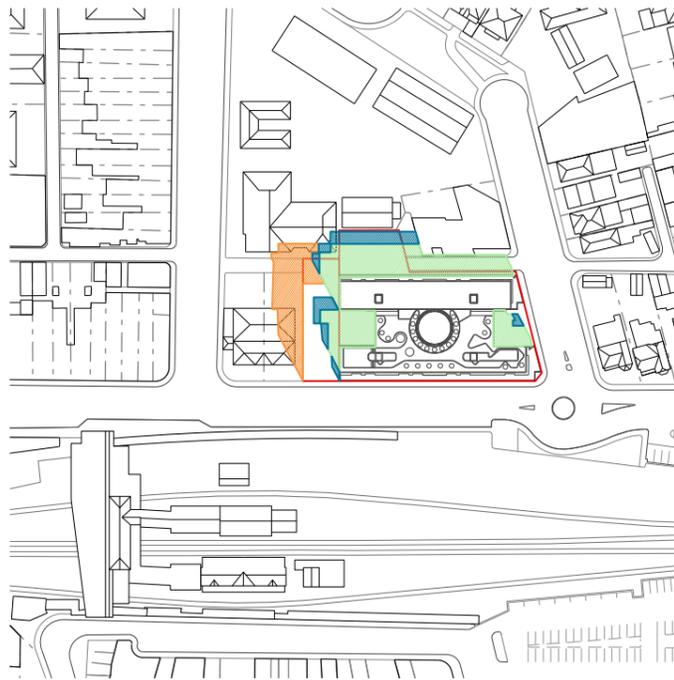
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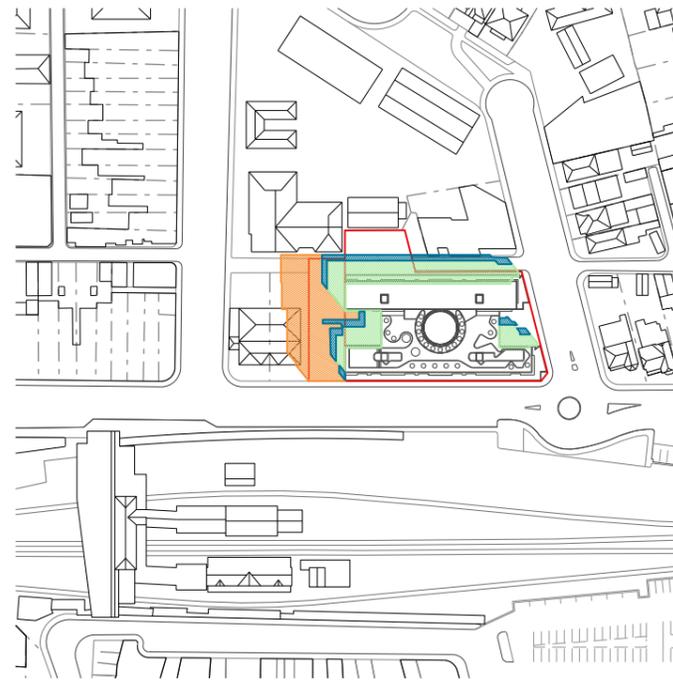
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<p>A</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">ISSUE TO COUNCIL</th> <th style="width: 70%;">Description</th> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p style="font-size: 8px;">Drawing Original Size A3</p>	ISSUE TO COUNCIL	Description			<p>FOR PLANNING PROPOSAL PURPOSES ONLY NOT FOR CONSTRUCTION © COPYRIGHT</p> <p>THIS DOCUMENT IS THE PROPERTY OF ANGELO CANDALEPAS & ASSOCIATES PTY LTD. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.</p> <p>DO NOT SCALE THIS DRAWING. USE ONLY FIGURED DIMENSIONS. REPORT ANY DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF ANY WORK.</p>	<p>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</p>	<p>PROJECT: 75-81 RAILWAY STREET AND 83-85 RAILWAY STREET, ROCKDALE</p> <p>CLIENT: ZOE HOLDINGS ROCKDALE PTY LIMITED</p> <p>SCALE: 1:1000@A3 0 1m 2m 5m</p>	<p>DATE: MAY 2015</p> <p>CHECKED 1: SM</p> <p>CHECKED 2: -</p> <p>DRAWN BY: DA, FT, LC</p>	<p>DRAWING: PROPOSAL / INDICATIVE SHADOW DIAGRAMS / 21 JUNE</p> <p>DRAWING No. PP - 9.31</p>	<p>JOB No. 5724</p> <p>ISSUE A</p>
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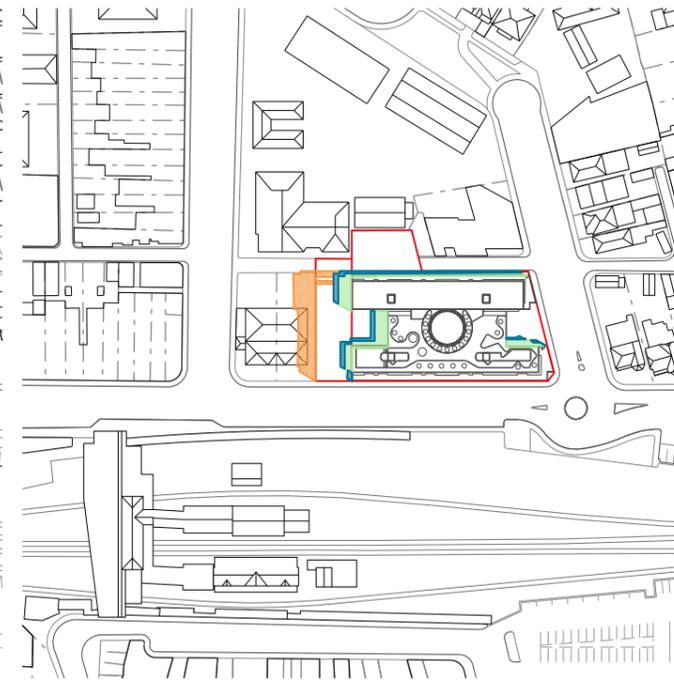




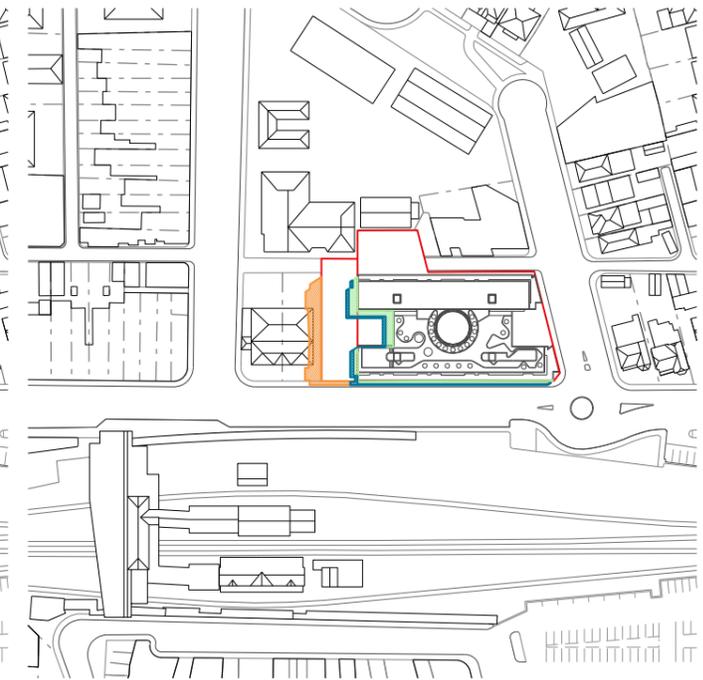
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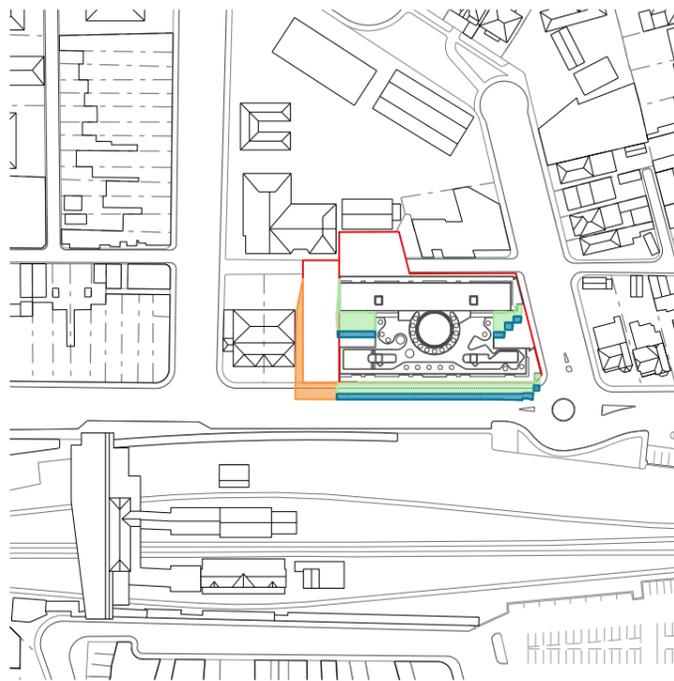
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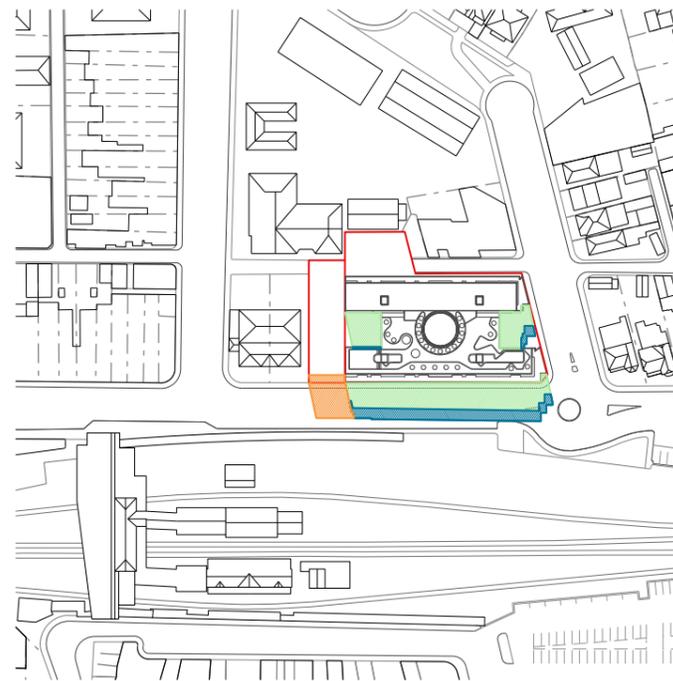
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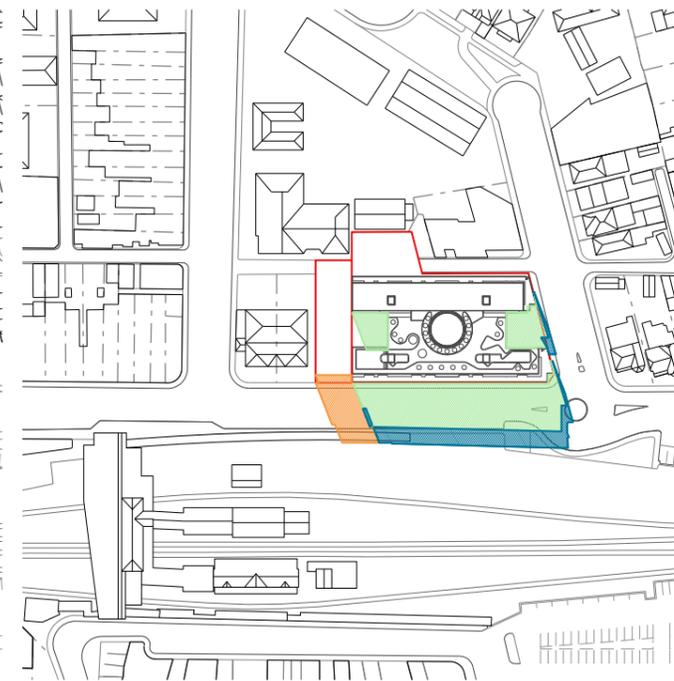
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05 SHADOW DIAGRAM – 21 DECEMBER 1pm
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06 SHADOW DIAGRAM – 21 DECEMBER 2pm
1:2500



07 SHADOW DIAGRAM – 21 DECEMBER 3pm
1:2500

LEGEND

- SHADOWS CAST BY PROPOSED 22m HEIGHT DEVELOPMENT INDICATED IN GREEN
- SHADOWS CAST BY PROPOSED 28m HEIGHT DEVELOPMENT INDICATED IN BLUE
- SHADOWS CAST BY POTENTIAL NEIGHBOUR DEVELOPMENT INDICATED IN ORANGE

NOTE

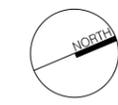
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A	ISSUE TO COUNCIL
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SCALE: 1:1000@A3
0 1m 2m 5m



DATE:
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CHECKED 1:
SM
CHECKED 2:
-
DRAWN BY:
DA, FT, LC

DRAWING:
PROPOSAL /
INDICATIVE SHADOW
DIAGRAMS /
21 DECEMBER
DRAWING No.
PP - 9.32
JOB No.
5724
ISSUE
A




CANDALEPAS ASSOCIATES
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 T: 9283 7755 F: 9283 7477

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 NSW ARCHITECTS REG No. - 5773

PROJECT:
 75-81 RAILWAY STREET AND
 83-85 RAILWAY STREET, ROCKDALE

CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE:

DATE:
 MAY 2015
 CHECKED 1:
 SM
 CHECKED 2:
 -
 DRAWN BY:
 DA, FT, LC

DRAWING:
PROPOSAL /
INDICATIVE
PHOTOMONTAGE 1
 DRAWING No.
PP - 9.40

JOB No.
5724
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A ISSUE TO COUNCIL
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DRAWING:
PROPOSAL / INDICATIVE PHOTOMONTAGE 2
 DRAWING No.
PP - 9.41

JOB No.
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PROJECT:
 75-81 RAILWAY STREET AND
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CLIENT:
 ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE:

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DRAWING:
 PROPOSAL /
 INDICATIVE
 PHOTOMONTAGE 3
 DRAWING No.
 PP - 9.42

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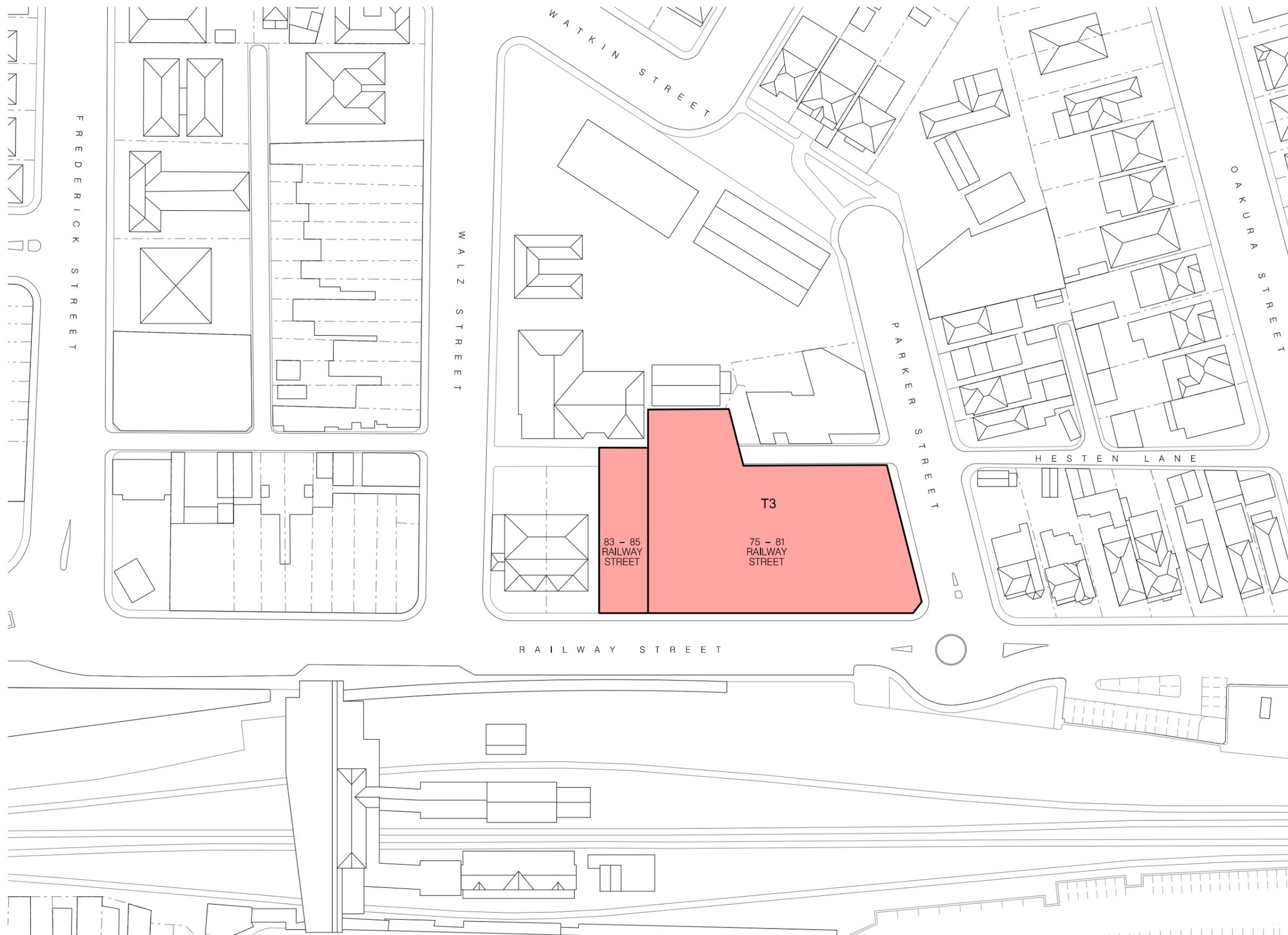


**Rockdale Local
Environmental
Plan 2011**

Height of Buildings Map
- Sheet HOB_004

Maximum Building Height (m)

I	8.5
M	12
N1	13
N2	14.5
O1	15
O2	16
P1	17.5
P2	18
Q1	19
Q2	20.5
R1	21
R2	22
S	24
T1	26.5
T2	27
T3	28
T4	29.5
U	31
X	46
Y	51
	Refer to Clause 4.3



A	ISSUE TO COUNCIL
Issue Date	Description
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PROJECT:
75-81 RAILWAY STREET AND
83-85 RAILWAY STREET, ROCKDALE

CLIENT:
ZOE HOLDINGS ROCKDALE PTY LIMITED

SCALE: 1:2000@A3
0 1m 2m 5m



DATE:
MAY 2015
CHECKED 1:
SM
CHECKED 2:
-
DRAWN BY:
DA, FT, LC

DRAWING:
**HEIGHT OF
BUILDINGS MAP**

DRAWING No.
PP - 10.02

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