



1 Atchison Street - Corner of Western Boundary



2 Atchison Street/Willoughby Road Visualisation - Looking West

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### 3D - PERSPECTIVES

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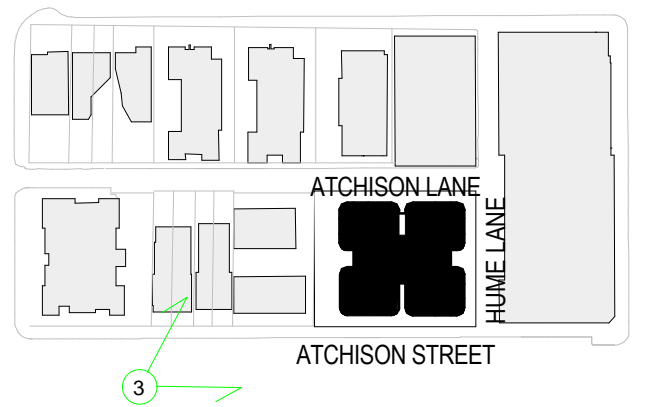
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**ATCHISON STREET APARTMENTS**  
**84-90 ATCHISON STREET,**  
**CROWS NEST**

CLIENT  
PROJECT NO.  
DRAWING TITLE  
DRAWING NUMBER  
REVISION  
DESCRIPTION  
REVISION DATE  
SCALE @ A3

86 DUNNING AVENUE PTY LTD  
16108  
3D PERSPECTIVES  
A902  
DA2  
DA - Revision 2  
06 MARCH 2017  
1 : 2000





3 Atchison Street Visualisation - Looking East

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### 3D - PERSPECTIVES

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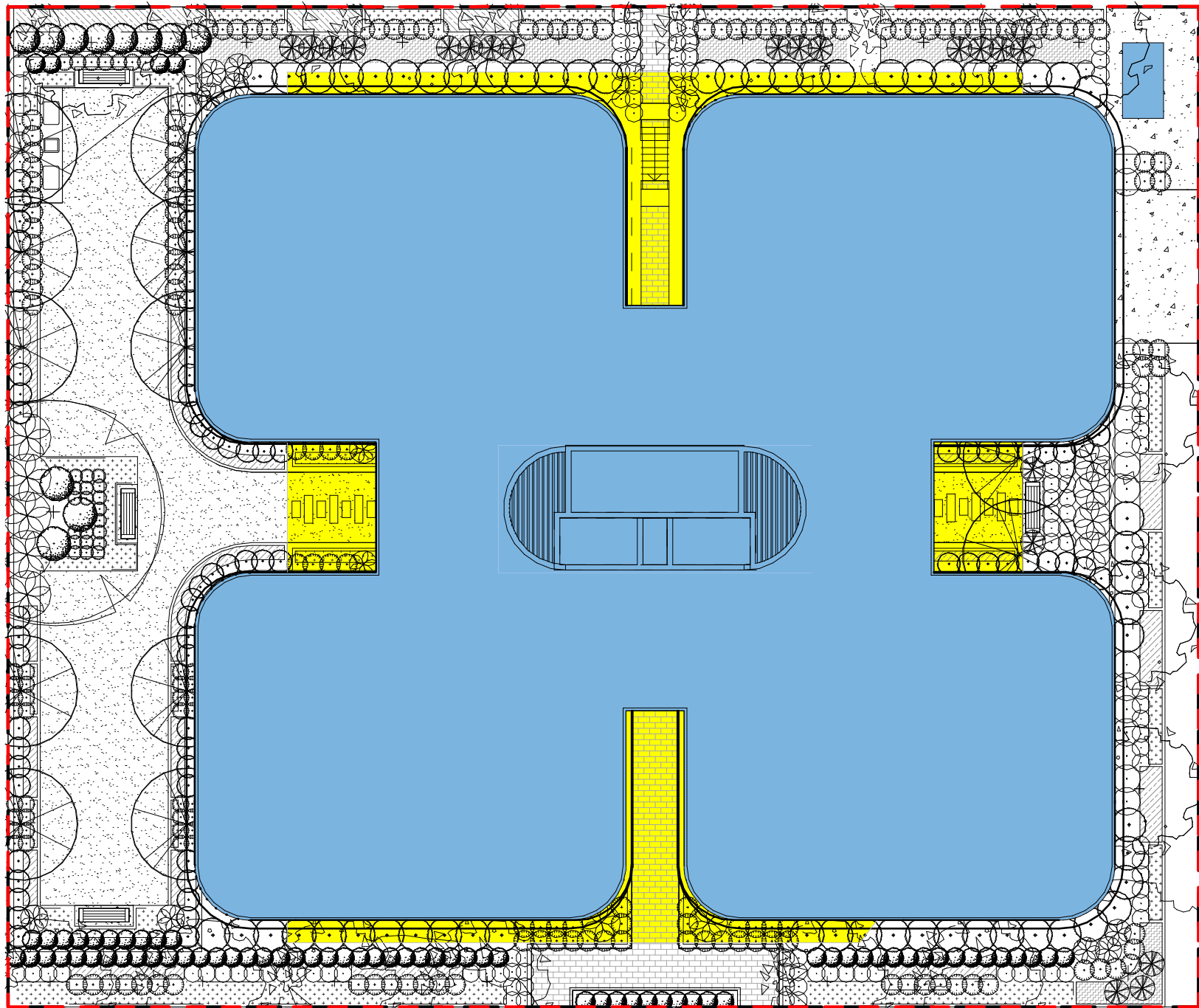
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A903  
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**SITE  
COVERAGE  
DIAGRAM**

**PROPOSED  
SCHEME**

**SITE AREA: 1528 m2**



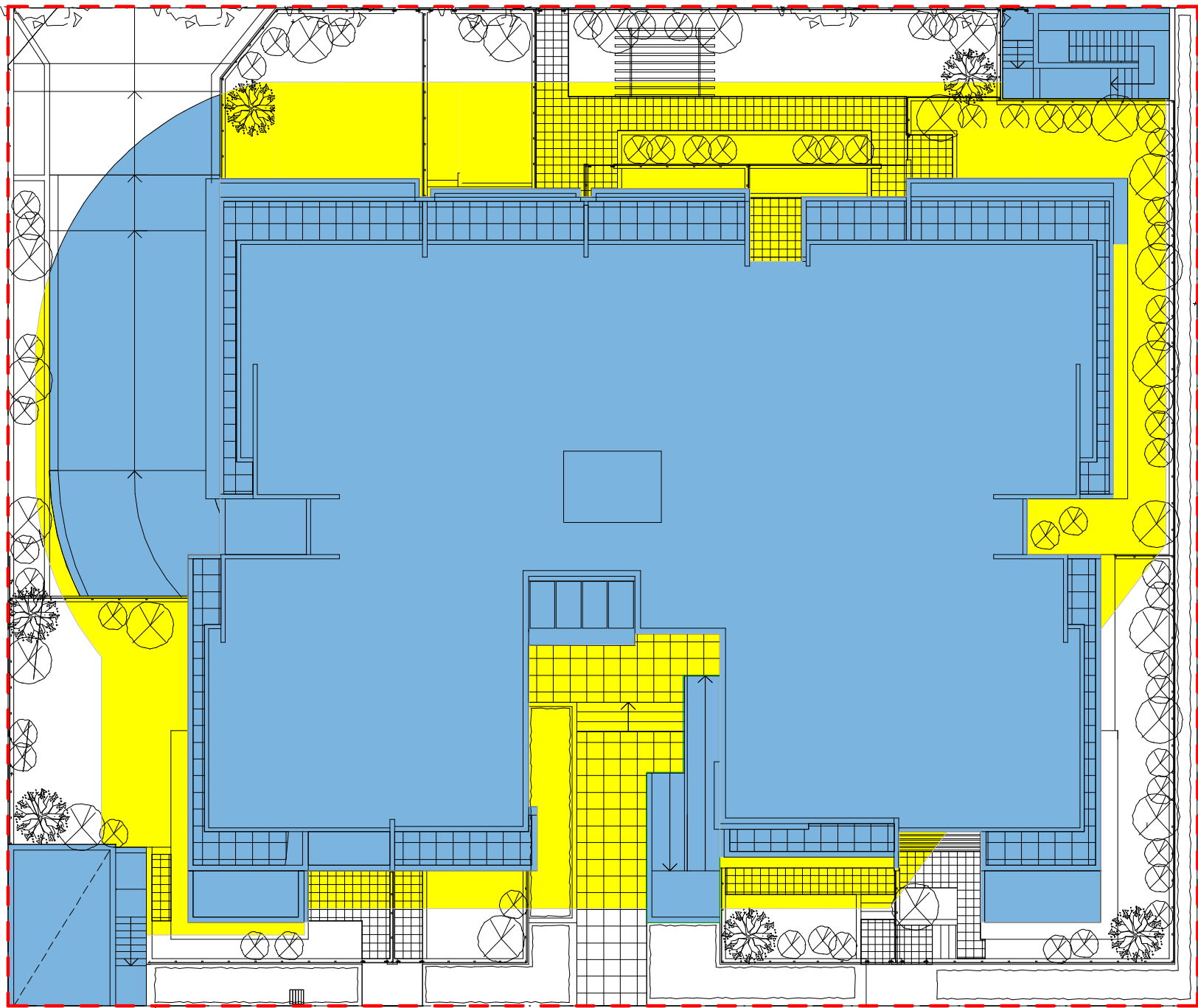
**SITE COVERAGE  
877.5m2  
57.4% OF SITE AREA**

**SITE COVERAGE MUST  
NOT EXCEED 45%**

**EXCEEDS SITE  
COVERAGE BY 12.4%**



**BASEMENT  
FOOTPRINT**



**APPROVED  
SCHEME**

**SITE AREA: 1528 m2**



**SITE COVERAGE  
899.3  
58.9% OF SITE AREA**

**SITE COVERAGE MUST  
NOT EXCEED 45%**

**EXCEEDS SITE  
COVERAGE BY 13.9%**

**APPROVED SCHEME  
SITE COVERAGE IS  
1.5%  
MORE THAN  
PROPOSED SCHEME**



**BASEMENT  
FOOTPRINT**

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**NSDCP S1.5.5: THE FOLLOWING ITEMS CONSTITUTE SITE COVERAGE:** (a) buildings as defined by the EP&A Act 1979; (b) garages and carports; (c) sheds; (d) enclosed / covered balconies, decks, pergolas and the like; (e) swimming pools, spa pools and the like; (f) other structures including: (i) permanent BBQ structures; (ii) cabanas; (iii) external staircases; (iv) gazebos; (v) greenhouse/glasshouse; (vi) plant rooms; (vii) rainwater tanks; (viii) ramps; (ix) garbage storage facilities. For this diagram ramp is defined as sloping vehicular access to a basement located directly above a ramp in a basement.

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NEST**

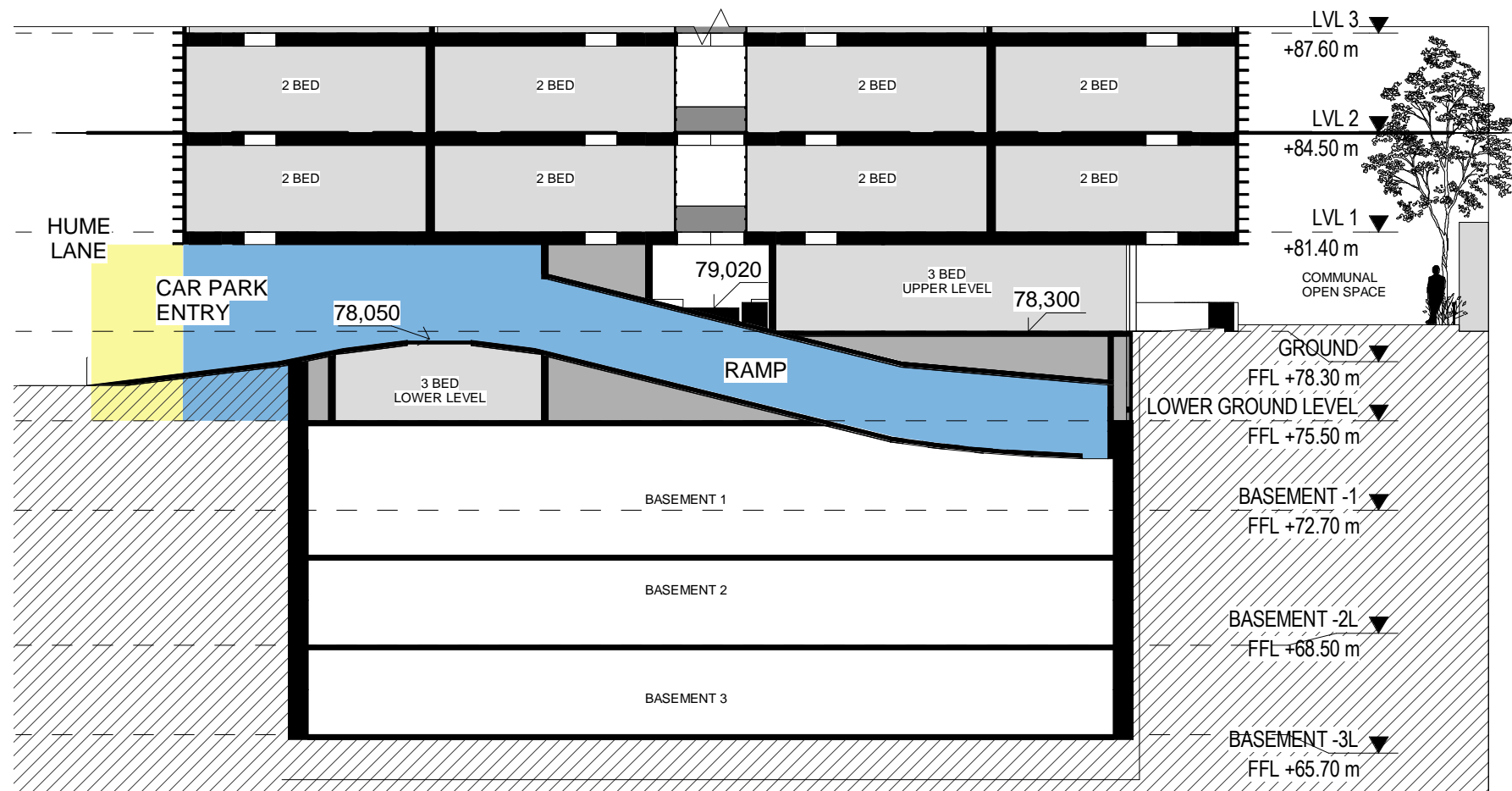
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86 DUNNING AVENUE PTY LTD  
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DIAGRAM - SITE COVERAGE  
A880  
DA2  
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# SITE COVERAGE DEFINITION FOR DRIVEWAYS + RAMPS DIAGRAM

NSDCP, Section 1.5.5 Site Coverage: "the following items are considered to constitute site coverage: (a) buildings as defined by the EP&A Act 1979; (b) garages and carports; (c) sheds; (d) enclosed / covered balconies, decks, pergolas and the like; (e) swimming pools, spa pools and the like; (f) other structures including: (i) permanent BBQ structures; (ii) cabanas; (iii) external staircases; (iv) gazebos; (v) greenhouse/glasshouse; (vi) plant rooms; (vii) rainwater tanks; **(viii) ramps**; (ix) garbage storage facilities.

However, site coverage excludes: (g) any basement; (h) any part of an awning that is outside the subject site; (i) any eaves; (j) unenclosed balconies, decks, pergolas and the like; (k) paving and patios (porous and non-porous); **(l) driveways and car stand areas (porous and non-porous)**; (m) water features; or (n) anything else defined as landscaped area"



## PROPOSED SCHEME



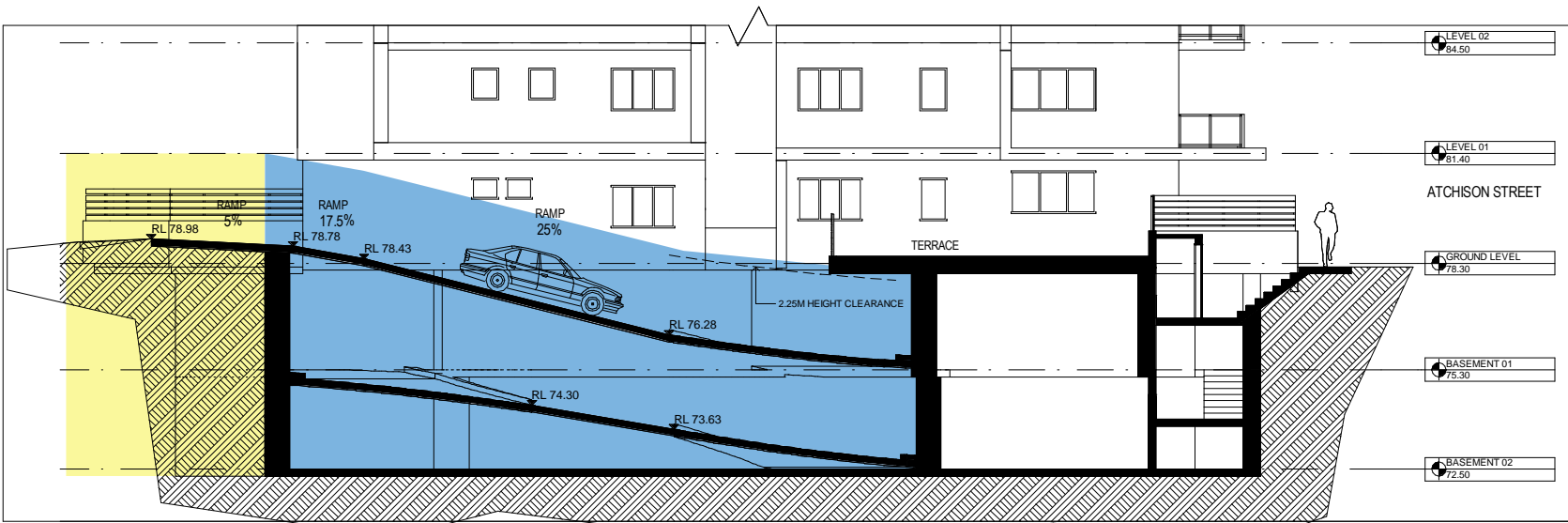
### DRIVEWAY

- NOT UNDER BUILDING
- NOT ABOVE BASEMENT
- NOT SITE COVERAGE



### RAMP

- UNDER BUILDING
- ABOVE BASEMENT
- COUNTED AS SITE COVERAGE



## APPROVED SCHEME



### DRIVEWAY

- NOT UNDER BUILDING
- NOT ABOVE BASEMENT
- NOT SITE COVERAGE



### RAMP

- ABOVE BASEMENT
- ABOVE BASEMENT RAMP
- COUNTED AS SITE COVERAGE

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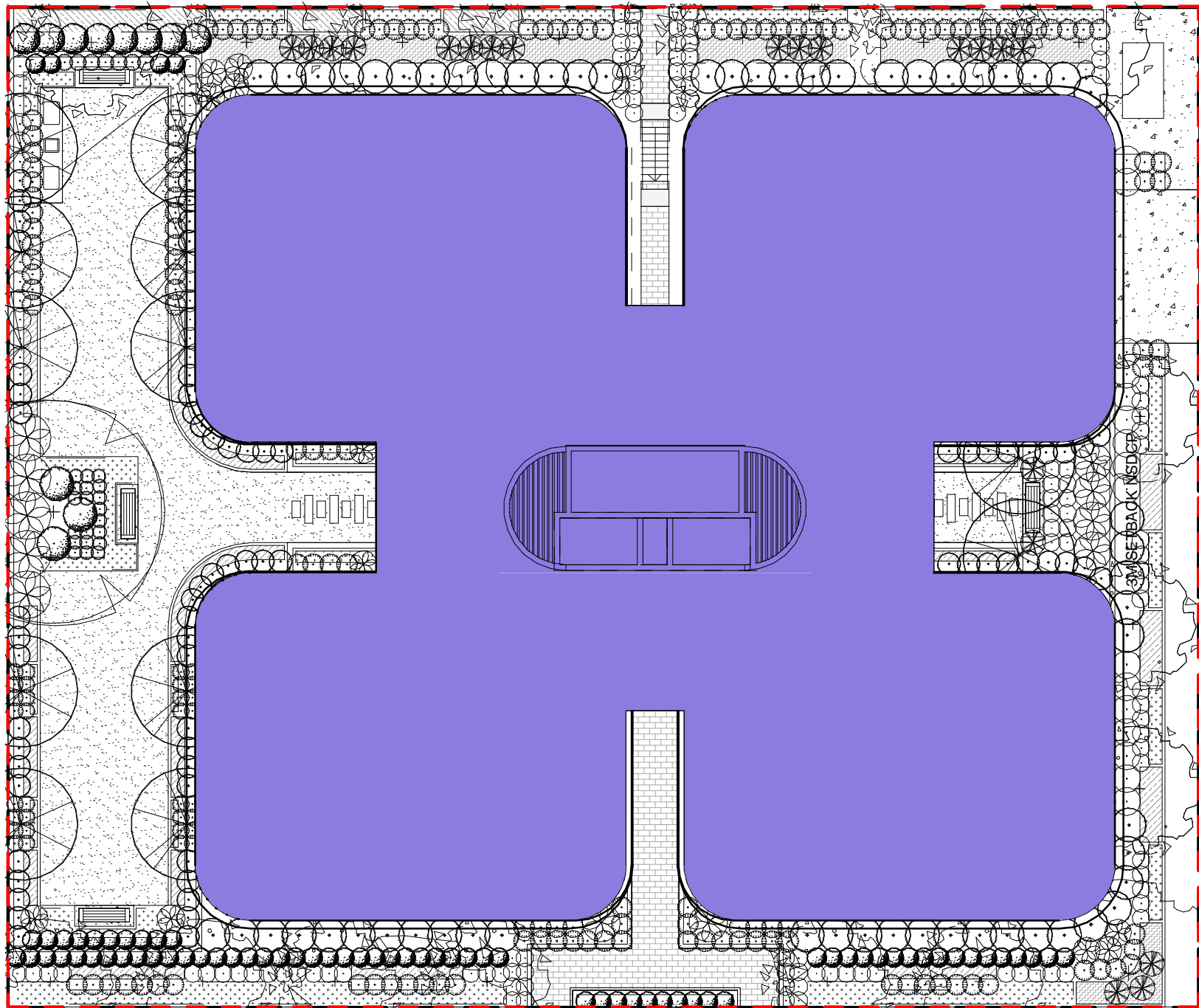
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16108  
RAMP DEFINITION  
A880.1  
DA2  
DA - Revision 2  
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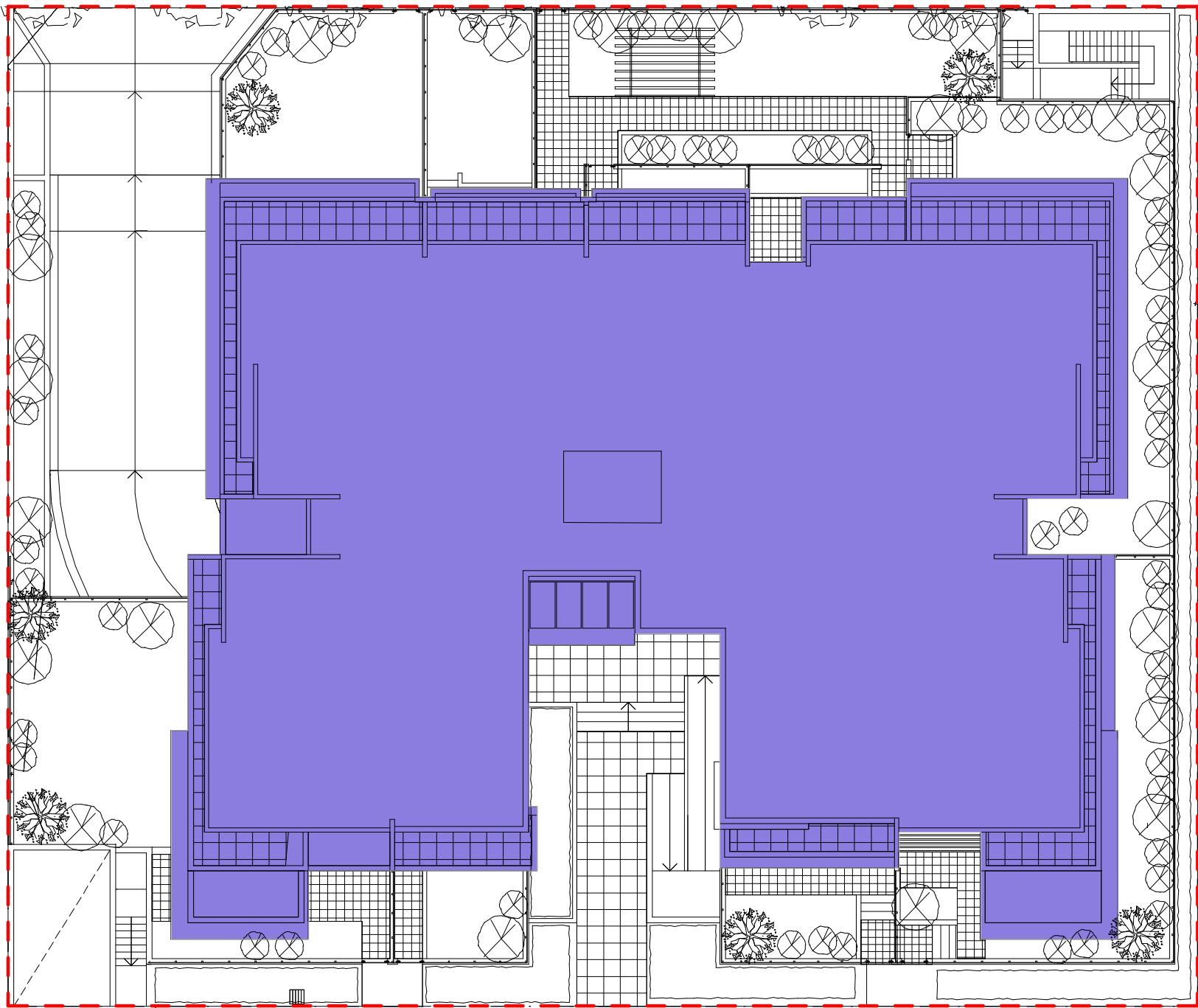
**BUILDING  
FOOTPRINT  
DIAGRAM  
LEVEL 1 - ROOF**

**PROPOSED  
SCHEME**



**BUILDING  
FOOTPRINT  
873.8 m2**

**PROPOSED  
SCHEME BUILDING  
FOOTPRINT IS  
13.5% LARGER  
THAN APPROVED  
SCHEME**



**APPROVED  
SCHEME**



**BUILDING  
FOOTPRINT  
770.1 m2**

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**BUILDING FOOTPRINT:** Defined as any part of the building that when looking down from the roof plan covers the ground plane.

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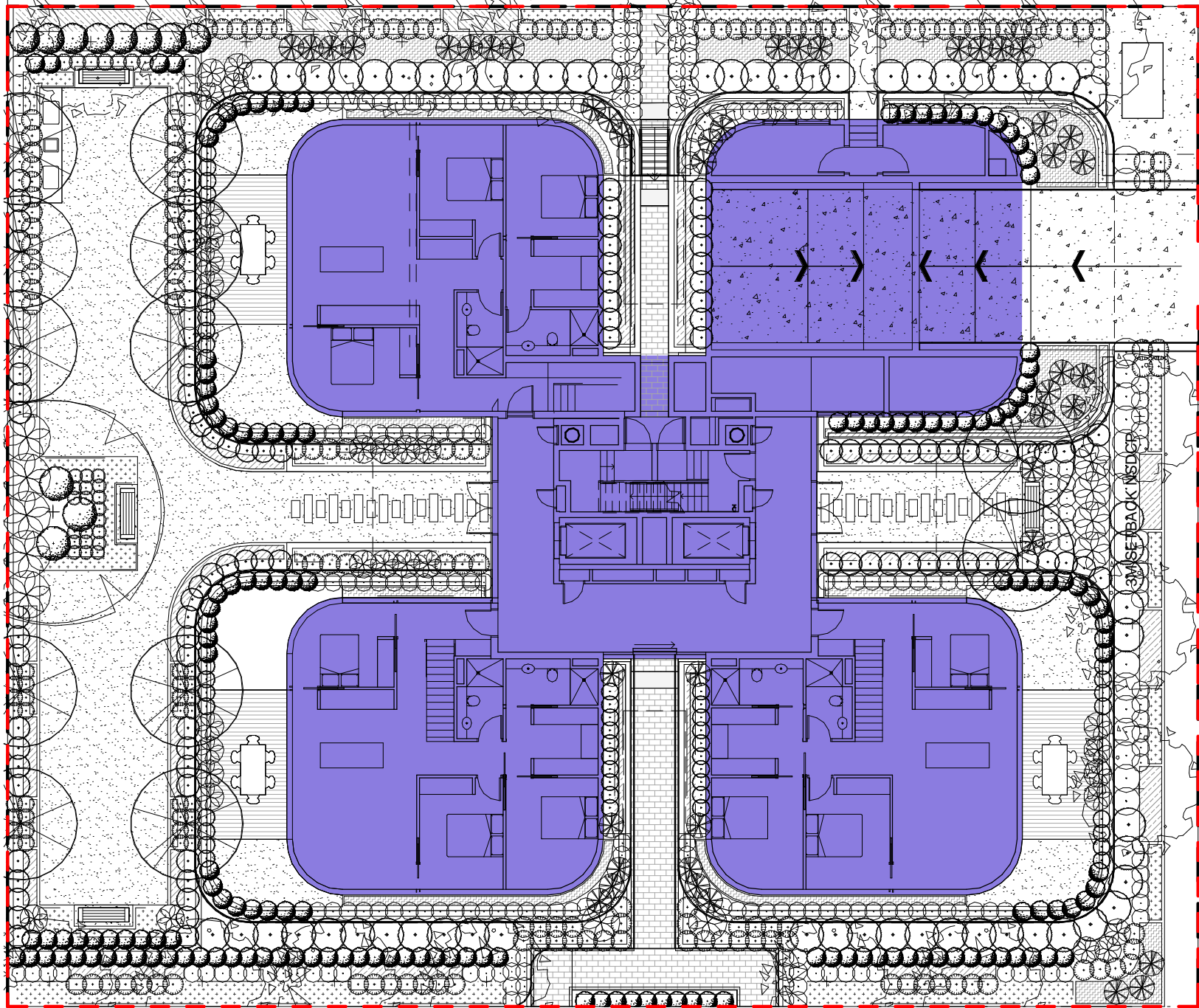
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16108  
DIAGRAM - BUILDING FOOTPRINT  
08/17  
DA2  
DA - Revision 2  
06 MARCH 2017  
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# **BUILDING FOOTPRINT DIAGRAM GROUND LEVEL**

## **PROPOSED SCHEME**



**BUILDING  
FOOTPRINT  
565.3 m2**



## **APPROVED SCHEME**



**BUILDING  
FOOTPRINT  
633.7 m2**

**APPROVED SCHEME  
GROUND LEVEL  
BUILDING FOOTPRINT  
IS 12.1% LARGER  
THAN PROPOSED  
SCHEME**

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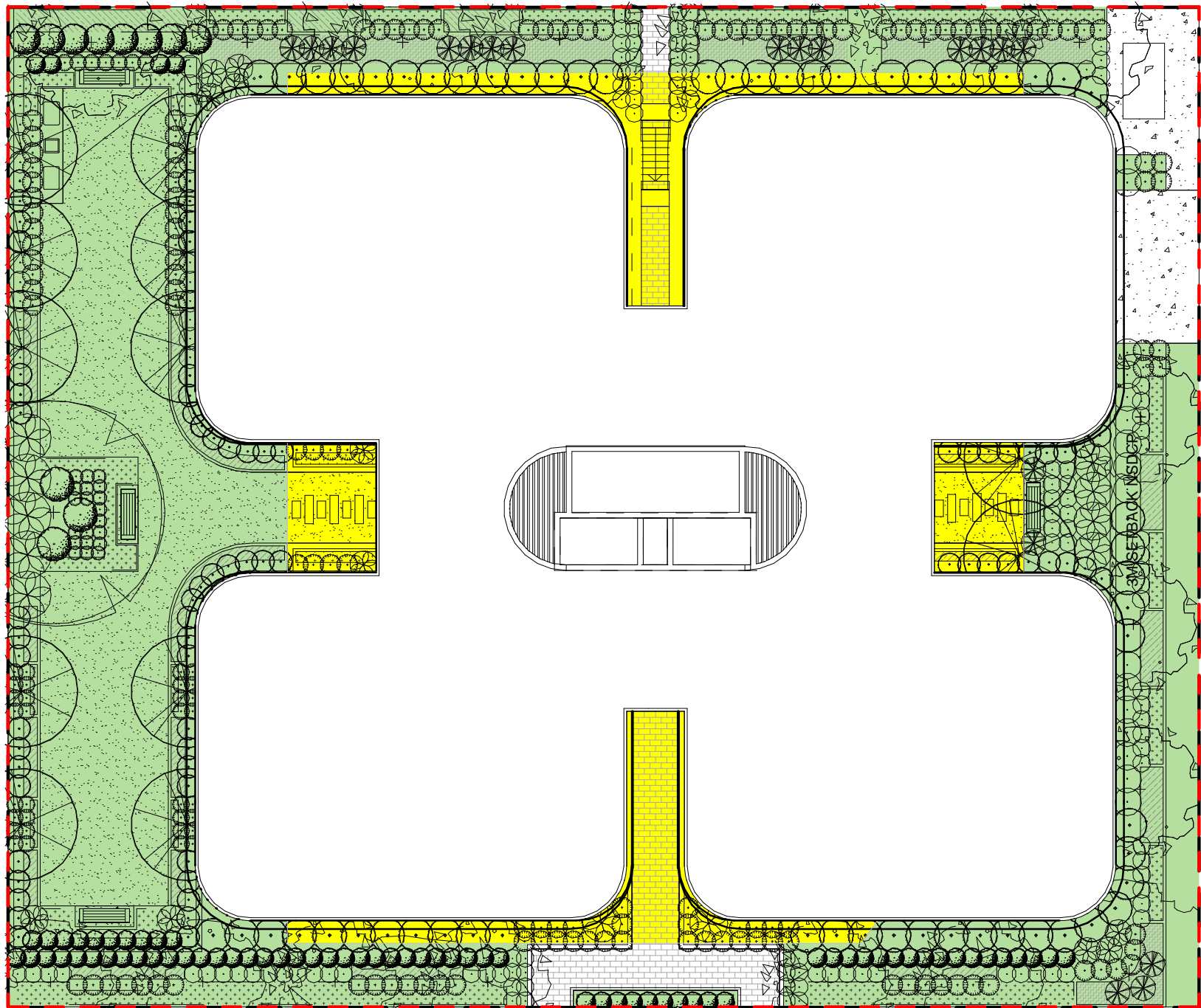
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16108  
BUILDING FOOTPRINT - GROUND  
LEVEL  
DA2  
DA - Revision 2  
06 MARCH 2017  
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## LANDSCAPED AREA DIAGRAM

### PROPOSED SCHEME

SITE AREA: 1528 m<sup>2</sup>



LANDSCAPED  
AREA  
497.4 m<sup>2</sup>  
**32.6% OF SITE  
AREA**

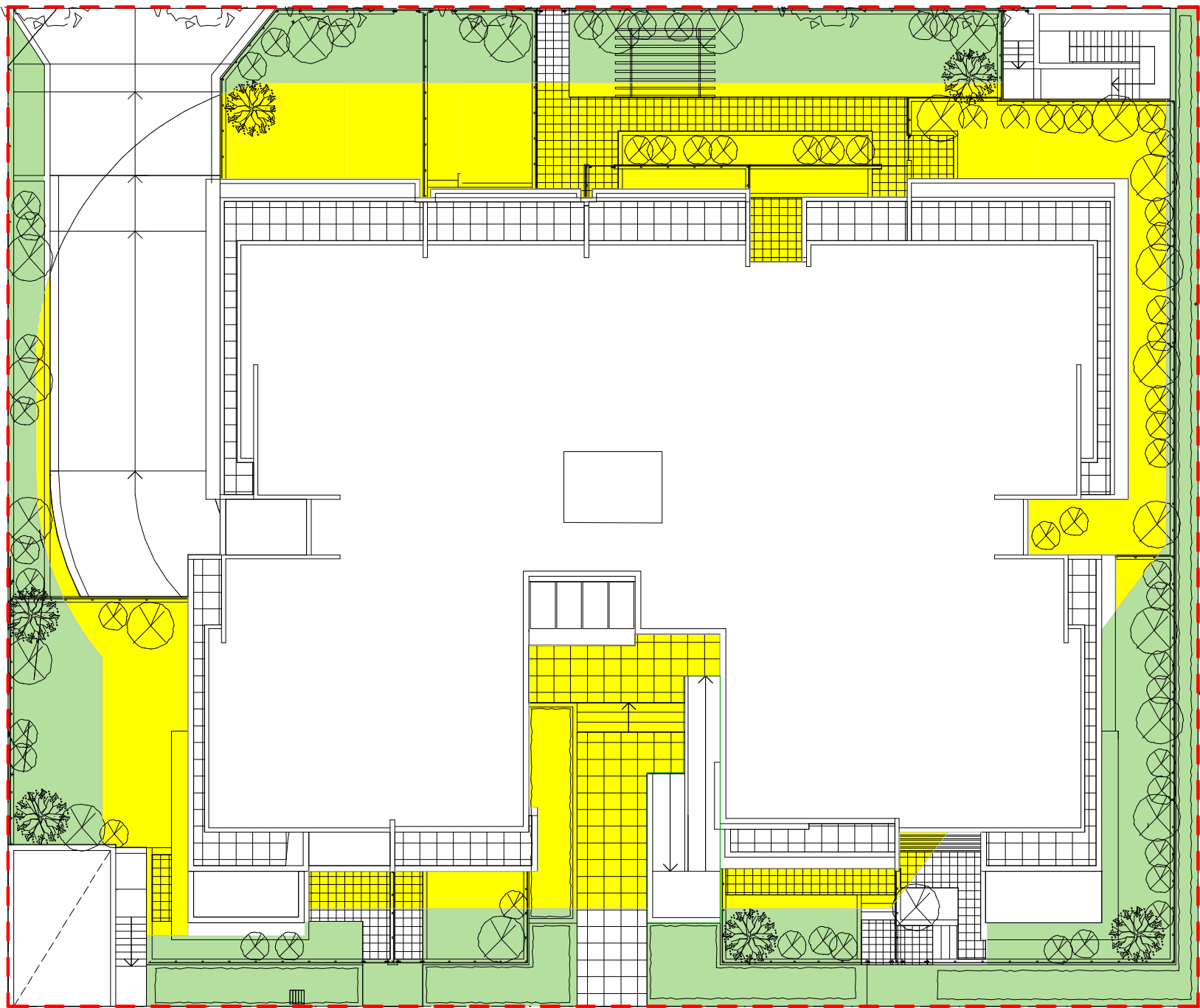
LANDSCAPED AREA MUST  
BE 40% OF SITE AREA

7.6% LESS THAN  
REQUIREMENT

**PROPOSED SCHEME  
PROVIDES 17.7%  
MORE LANDSCAPED  
AREA THAN  
APPROVED SCHEME**



BASEMENT FOOTPRINT



### APPROVED SCHEME

SITE AREA: 1528 m<sup>2</sup>



LANDSCAPE AREA  
285.7 m<sup>2</sup>  
**18.7% OF SITE  
AREA**

LANDSCAPED AREA  
MUST BE 40% OF SITE  
AREA

21.3% LESS THAN  
REQUIREMENT

**13.9% LESS  
LANDSCAPED AREA  
THAN THE PROPOSED  
SCHEME**



BASEMENT FOOTPRINT

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**Landscaped area is considered to comprise of:** all parts of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area

Landscaping located above a basement or on the roof of a building does not constitute %landscaped area+

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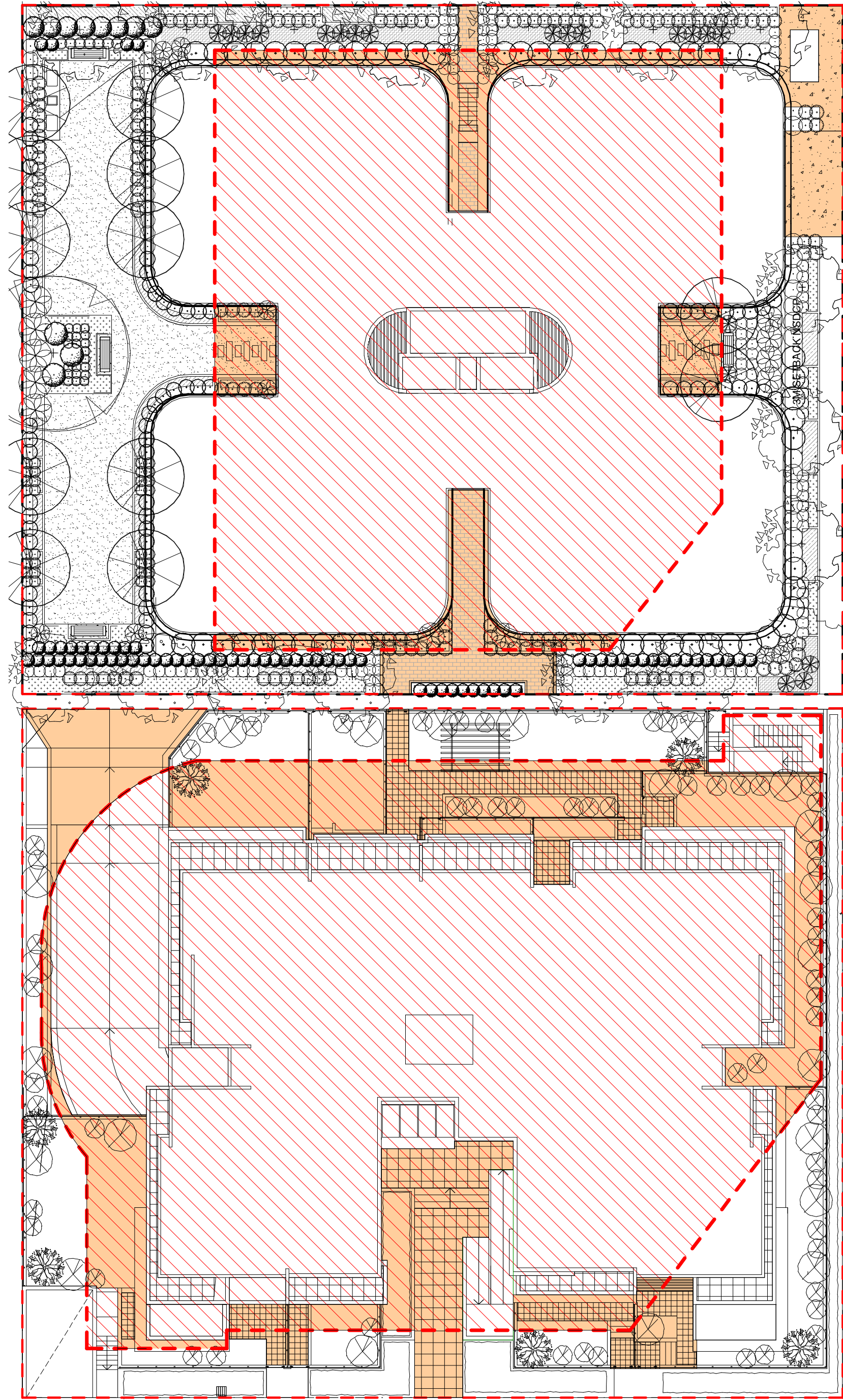
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NEST**

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SCALE @ A3

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DIAGRAM - LANDSCAPED AREA  
A883  
DA2  
DA - Revision 2  
06 MARCH 2017  
1 : 200





## UN-BUILT AREA DIAGRAM

### PROPOSED SCHEME

SITE AREA: 1528 m<sup>2</sup>



UN-BUILT UPON  
AREA  
153.1 m<sup>2</sup>  
10.0% OF SITE  
AREA

COMPLIES WITH 15%  
MAXIMUM  
REQUIREMENT

5% LESS THAN  
MAXIMUM  
REQUIREMENT



BASEMENT  
FOOTPRINT

### APPROVED SCHEME

SITE AREA: 1528 m<sup>2</sup>

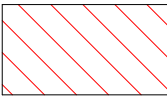


UN-BUILT UPON  
AREA  
342.9 m<sup>2</sup>  
22.4% OF SITE  
AREA

UN-BUILT AREA MUST  
NOT EXCEED 15% OF  
SITE AREA

EXCEEDS MAXIMUM BY  
7.4%

EXCEEDS PROPOSED  
SCHEME BY 12.4%



BASEMENT  
FOOTPRINT

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**The following items are considered to constitute un-built upon area:**

(i) any part of a basement which does not comprise site coverage; (ii) unenclosed balconies\*, decks, pergolas and the like; (iii) paving and patios (porous and non-porous); (iv) driveways and car stand areas (porous and non-porous); or (v) water features.

\* Balconies which are open on more than 1 side and are not located under the roof line of the building or a balcony

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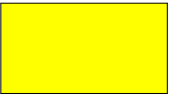
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16108  
DIAGRAM - UN-BUILT UPON AREA  
A884  
DA2  
DA - Revision 2  
06 MARCH 2017  
1 : 200



**BASEMENT  
FOOTPRINT  
DIAGRAM**

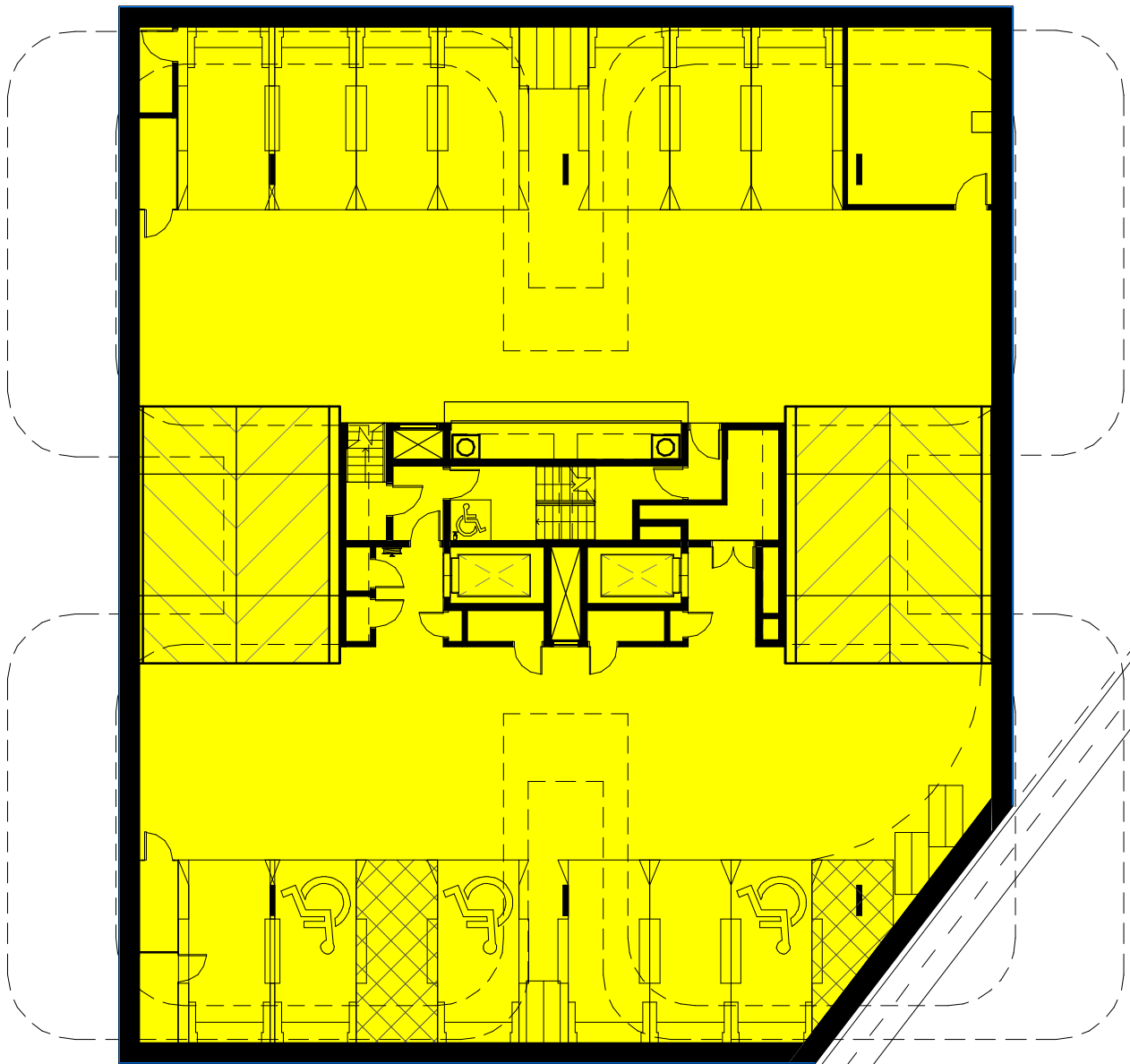
**PROPOSED  
SCHEME**

**SITE AREA: 1528 m2**



**BASEMENT  
FOOTPRINT  
800.1 m2  
52.4% OF SITE  
AREA**

**COMPLIES  
17.6% BELOW  
MAXIMUM**



**APPROVED  
SCHEME**

**SITE AREA: 1528 m2**

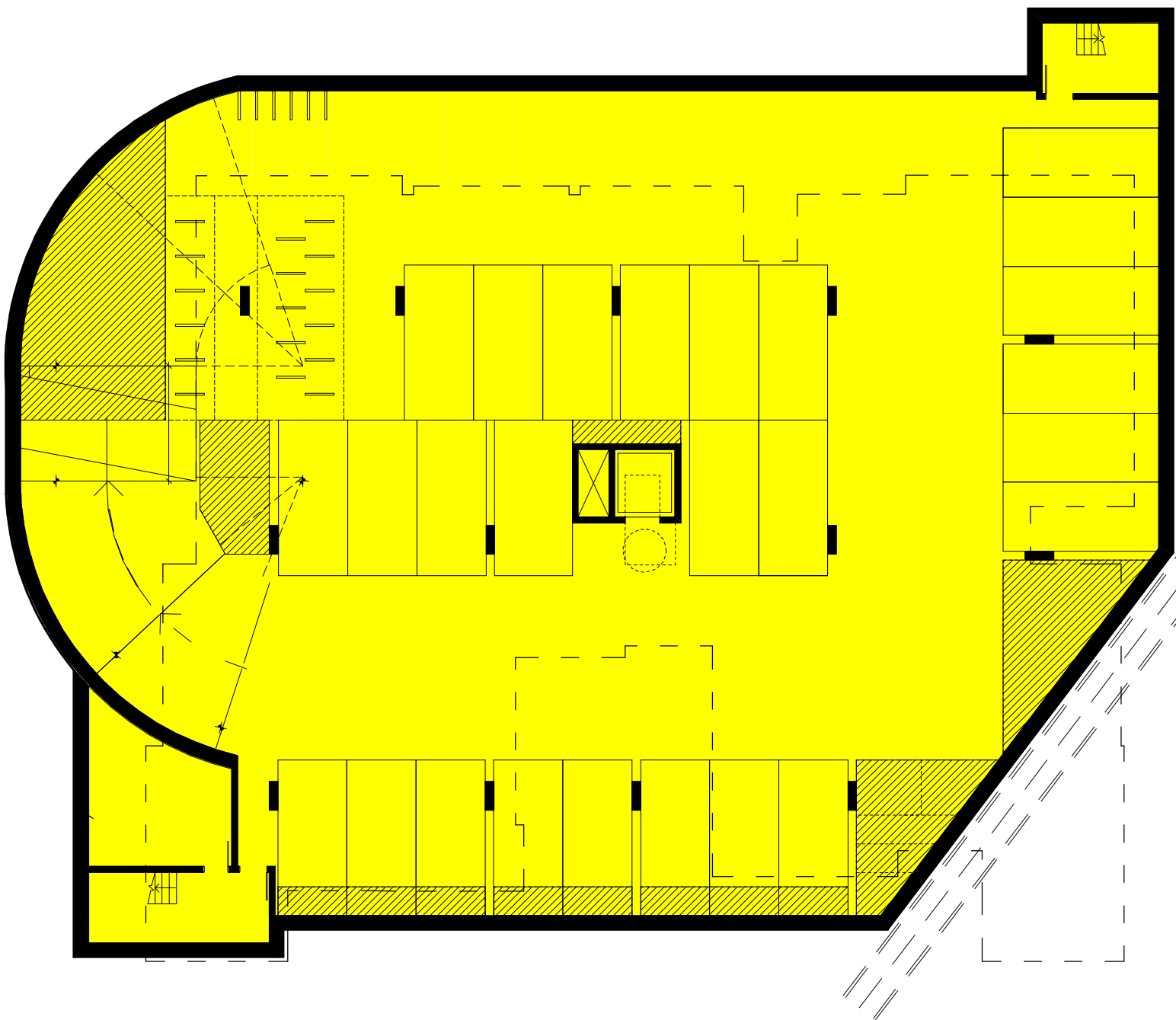


**BASEMENT  
FOOTPRINT  
1108.6 m2  
72.6 % OF SITE  
AREA**

**EXCAVATION FOR  
BASEMENT MUST  
NOT EXCEED 70% OF  
SITE AREA**

**EXCEEDS  
REQUIREMENT BY  
2.6%**

**APPROVED SCHEME  
BASEMENT IS 20.2%  
LARGER THAN  
PROPOSED SCHEME**



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**CONSENT MUST NOT BE GRANTED** to a development for the purposes of multi dwelling housing or residential flat buildings in any residential zone, where the excavation for any associated garages, car parking, plant rooms or ancillary storage and access thereto exceeds 70% of the site area.

**WHERE PRACTICAL** a minimum 1.5m wide strip of landscaped area should be located along at least

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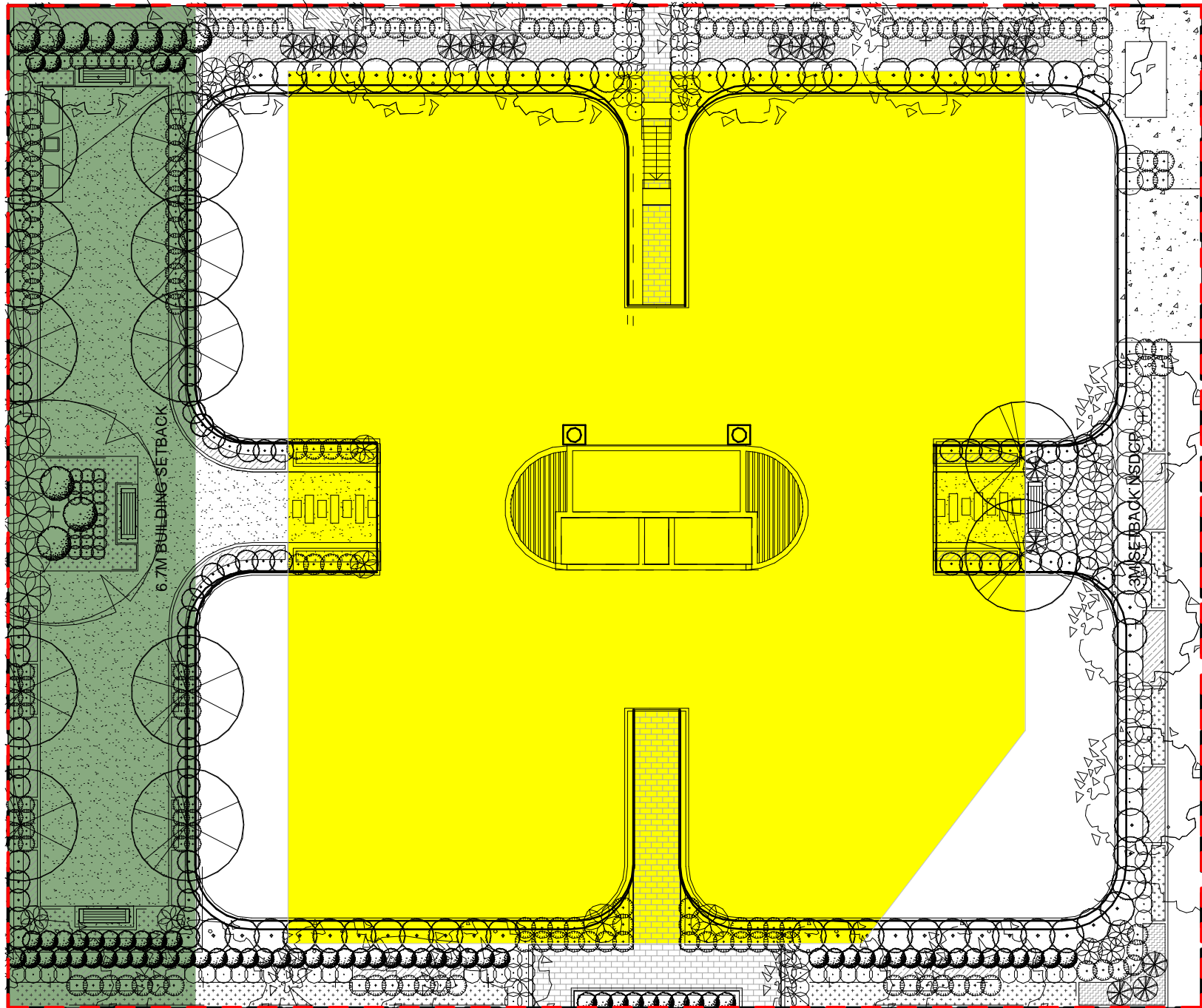
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DIAGRAM - BASEMENT FOOTPRINT  
A885  
DA2  
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06 MARCH 2017  
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## DEEP SOIL DIAGRAM

### PROPOSED SCHEME

SITE AREA: 1528 m2



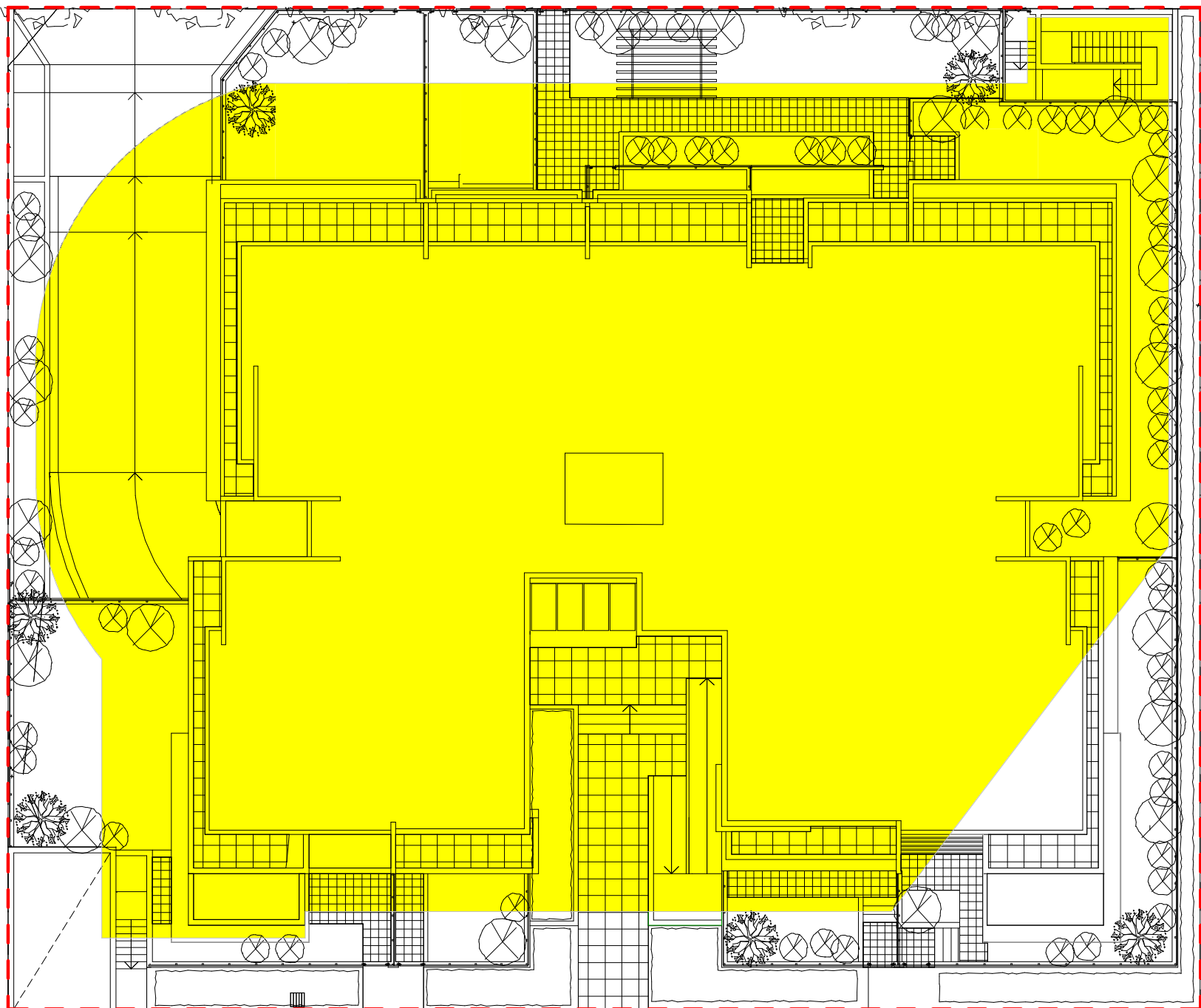
DEEP SOIL ZONE  
240.2 m2  
15.7% OF SITE  
AREA

COMPLIES WITH 7%  
MINIMUM  
REQUIREMENT

EXCEEDS MINIMUM  
BY 8.7%



BASEMENT  
FOOTPRINT



### APPROVED SCHEME

SITE AREA: 1528 m2



DEEP SOIL ZONE

DEEP SOIL MUST  
ACHIEVE 7% MINIMUM  
OF SITE AREA

THERE IS NO DEEP  
SOIL ZONE PROVIDED



BASEMENT  
FOOTPRINT

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Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

For sites over 1,500 m2 the minimum dimension must be 6m, and deep soil must constitute 7% minimum of the site area.

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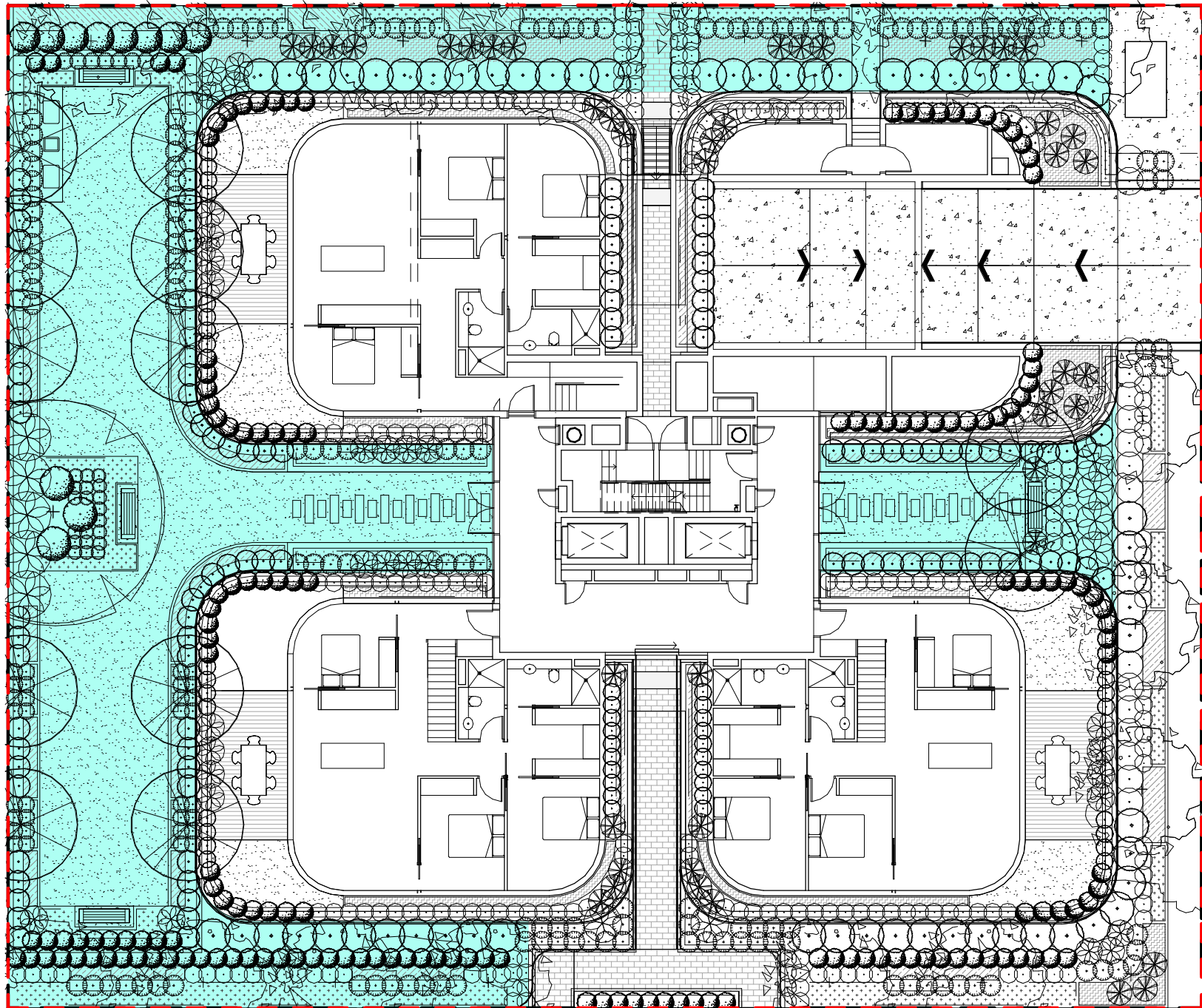
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DIAGRAM - DEEP SOIL ZONE  
A886  
DA2  
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06 MARCH 2017  
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**COMMUNAL  
OPEN SPACE  
DIAGRAM**

**PROPOSED  
SCHEME**

**SITE AREA: 1528 m<sup>2</sup>**

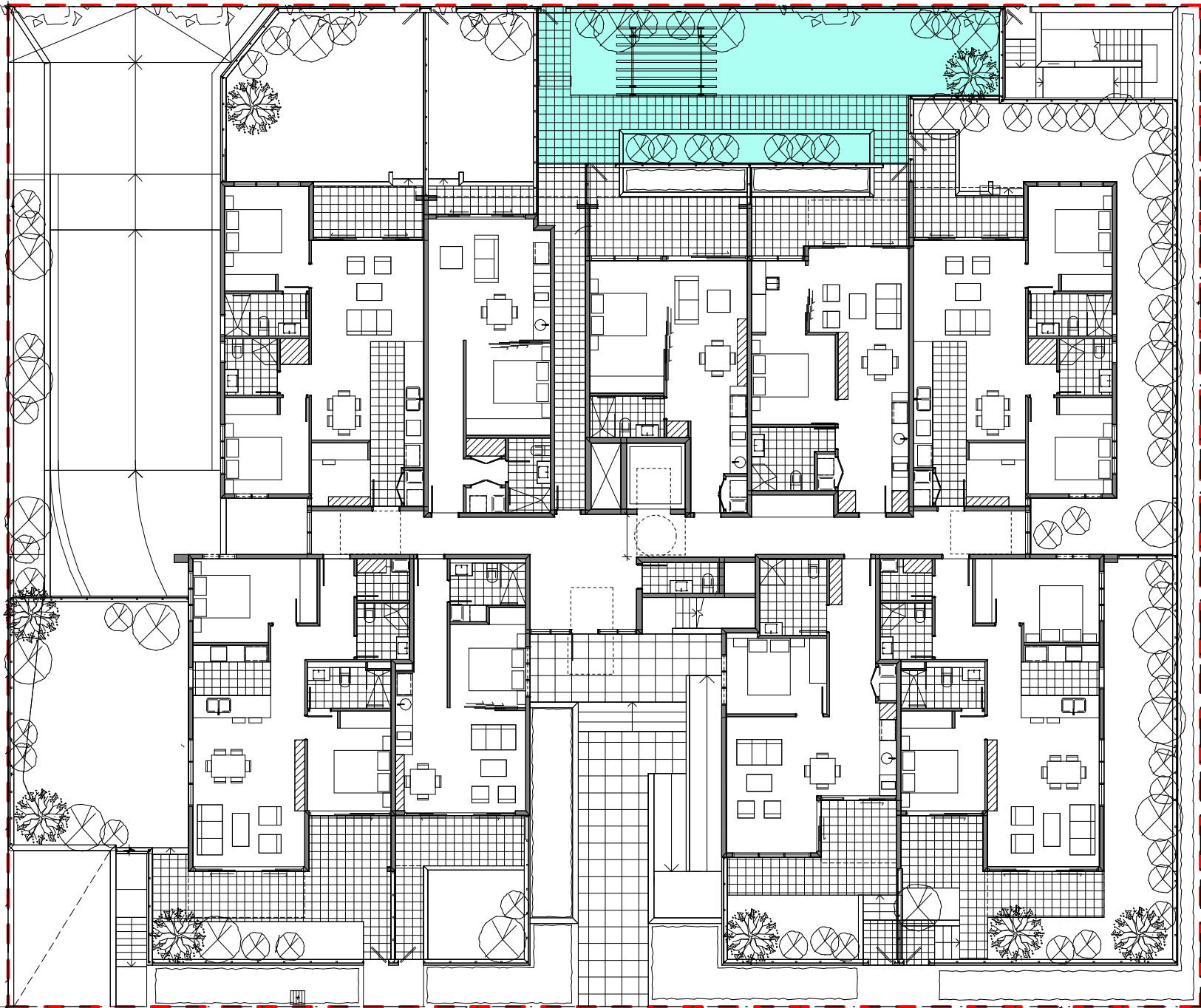


**COMMUNAL OPEN  
SPACE  
482.4 m<sup>2</sup>  
31.6% OF SITE  
AREA**

**COMPLIES WITH 25%  
MINIMUM  
REQUIREMENT**

**EXCEEDS MINIMUM  
BY 6.6%**

**PROPOSED SCHEME  
PROVIDES 26%  
MORE COMMUNAL  
OPEN SPACE THAN  
APPROVED SCHEME**



**APPROVED  
SCHEME**

**SITE AREA: 1528 m<sup>2</sup>**



**COMMUNAL OPEN  
SPACE  
85.3 m<sup>2</sup>  
5.6% OF SITE  
AREA**

**COMMUNAL OPEN  
SPACE MUST BE 25%  
MINIMUM OF SITE  
AREA**

**FALLS 19.4% SHORT  
OF MINIMUM  
REQUIREMENT**

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**Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.**

Communal open space has a minimum area equal to 25% of the site.

Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.

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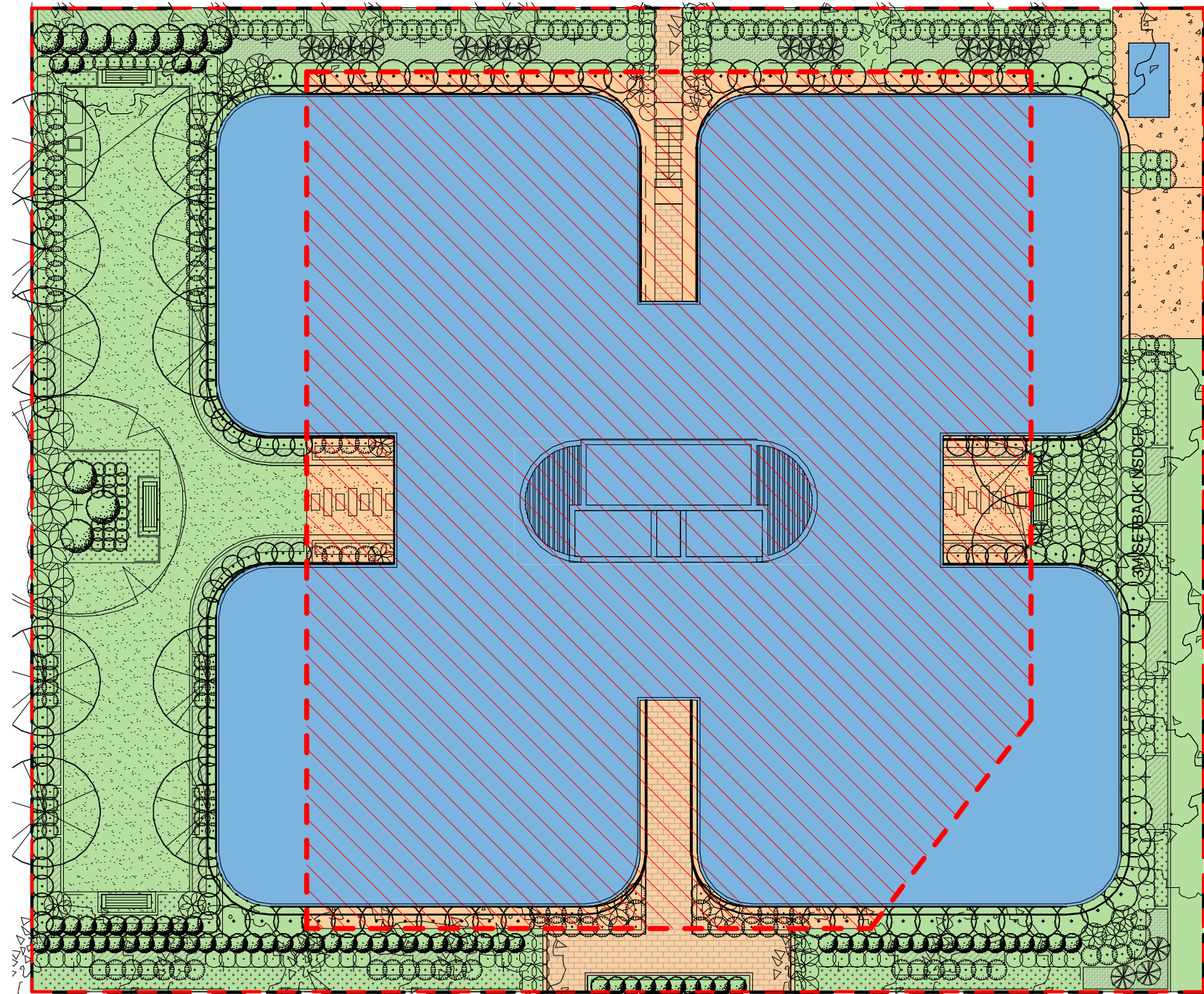
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**ATCHISON STREET APARTMENTS  
84-90 ATCHISON STREET, CROWS  
NEST**

CLIENT  
PROJECT NO.  
DRAWING TITLE  
DRAWING NUMBER  
REVISION  
DESCRIPTION  
REVISION DATE  
SCALE @ A3

86 DUNNING AVENUE PTY LTD  
16108  
COMMUNAL OPEN SPACE  
A887  
DA2  
DA - Revision 2  
06 MARCH 2017  
1 : 200





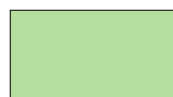
## COMBINED DIAGRAM

### PROPOSED SCHEME

**SITE AREA: 1528 m2**



**SITE COVERAGE**  
877.5m2  
**57.4% OF SITE AREA**



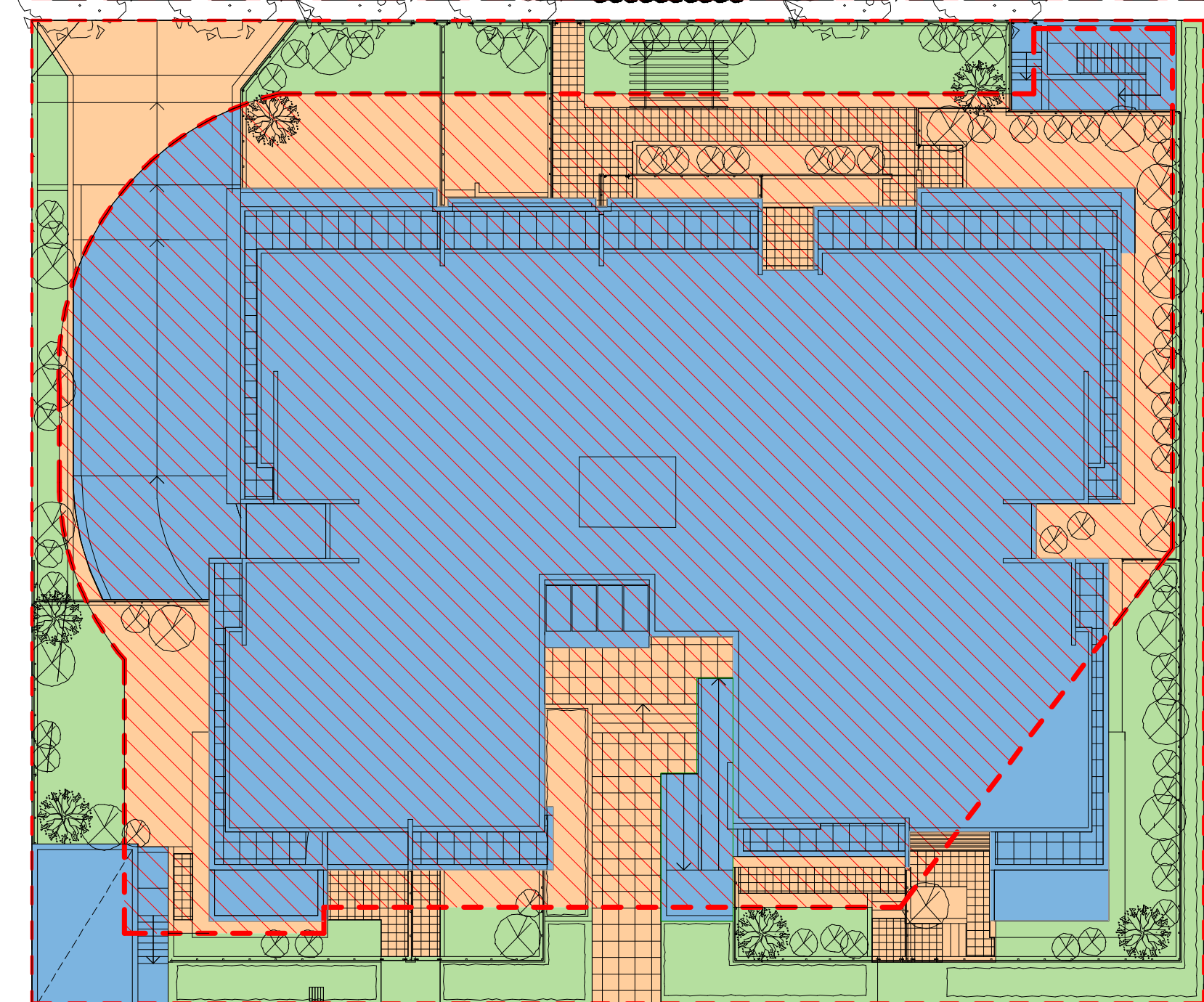
**LANDSCAPED AREA**  
497.4 m2  
**32.6% OF SITE AREA**



**UN-BUILT UPON  
AREA**  
153.1 m2  
**10.0% OF SITE AREA**



**BASEMENT FOOTPRINT**



### APPROVED SCHEME

**SITE AREA: 1528 m2**



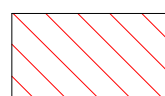
**SITE COVERAGE**  
899.3  
**58.9% OF SITE AREA**



**LANDSCAPE AREA**  
285.7 m2  
**18.7% OF SITE AREA**



**UN-BUILT UPON  
AREA**  
342.9 m2  
**22.4% OF SITE AREA**



**BASEMENT FOOTPRINT**

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**Site area is comprised of Site Coverage + Landscaped Area + Un-built Area = 100%**

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**ATCHISON STREET APARTMENTS**  
**84-90 ATCHISON STREET, CROWS**  
**NEST**

CLIENT  
PROJECT NO.  
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REVISION  
DESCRIPTION  
REVISION DATE  
SCALE @ A3

86 DUNNING AVENUE PTY LTD  
16108  
DIAGRAM - COMBINED  
A888  
DA2  
DA - Revision 2  
06 MARCH 2017  
1 : 200



This architectural site plan illustrates a residential development featuring three 3-bedroom units (G01, G02, G03) and a central courtyard. The plan includes landscaping, parking, and elevation markers.

**Units and Specifications:**

- Unit G01:** 3 BED, 109.5 m<sup>2</sup>, Type 3B.1
- Unit G02:** 3 BED, 100.5 m<sup>2</sup>, Type 3B.2v1
- Unit G03:** 3 BED, 100.5 m<sup>2</sup>, Type 3B.2v2

**Site Features:**

- Central Courtyard:** A central courtyard area with a paved walkway and landscaping.
- Landscaping:** The site is landscaped with various trees, shrubs, and ground cover. Elevation markers for landscaping include +78.500, +78.200, +78.100, +78.300, +78.050, +77.800, +77.650, +77.500, and +77.400.
- Parking:** A parking area is located on the right side of the plan, with a car icon indicating a parking space.
- Access:** A paved access road or driveway is shown on the right side of the plan.

**FENCES AND PRIVATE SPACE WITHIN 3M OF SITE BOUNDARY.**

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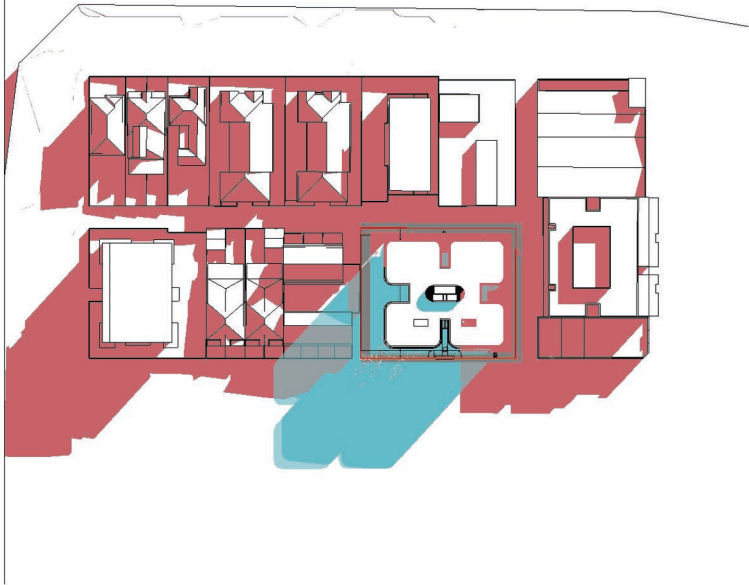
# ATCHISON STREET APARTMENTS

## 84-90 ATCHISON STREET, CROWS NEST

86 DUNNING AVENUE PTY LTD  
16108  
DIAGRAM - GROUND PLANE  
A889  
DA2  
DA - Revision 2  
06 MARCH 2017  
1 : 200



SHADOW STUDY - 21/06/17 - 9AM



SHADOW STUDY - 21/06/17 - 10AM



SHADOW STUDY - 21/06/17 - 11AM



SHADOW STUDY - 21/06/17 - 12PM



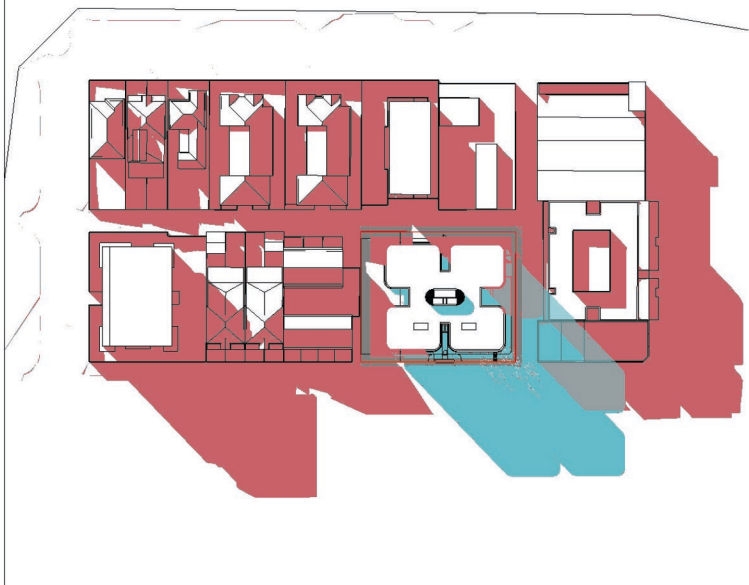
SHADOW STUDY - 21/06/17 - 1PM





SHADOW STUDY - 21/06/17 - 2PM



SHADOW STUDY - 21/06/17 - 3PM



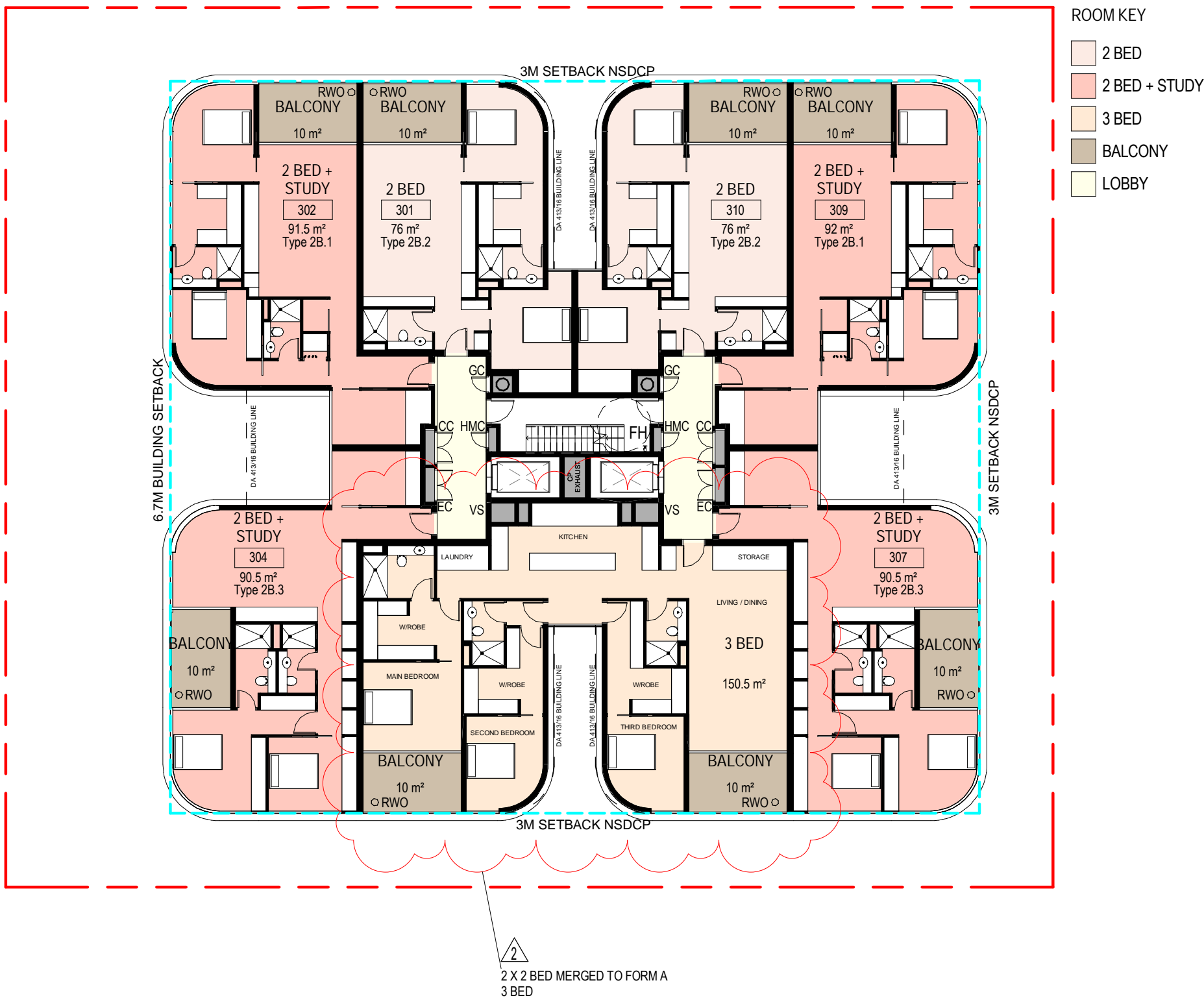
KEY

-  SHADOW CAST BY PROPOSAL
-  SHADOW CAST BY SURROUNDING BUILDINGS









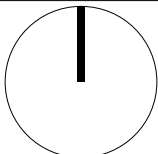
#### LEGEND

EC ELECTRICAL CUPBOARD  
CC COMMUNICATIONS CUPBOARD  
GC GARBAGE CHUTE  
HMC HYDRALUIC METER CUPBOARD  
RWO RAIN WATER OUTLET  
VS LOBBY VENTILATION SUPPLY  
CPS CAR PARK VENTILATION SUPPLY  
SP BASEMENT STAIR PRESSURISATION  
SL SMOKE LOBBY

MDL GAS + DHS PANEL  
GER GARBAGE ROOM EXHAUST RISER  
FH FIRE HYDRANT  
FHR FIRE HOSE REEL  
AL ACCESS LADDER  
MSSB MECHANICAL SERVICES SWITCH BOARD  
CP CONTROL PANEL  
SWPS STORM WATER PUMP STATION  
SPS SEWER PUMP STATION

CM CONVEX MIRROR  
Rxx RESIDENTIAL CAR PARKING SPACE  
Vxx VISITOR CAR PARKING SPACE  
CW CAR WASH SPACE  
VBxx VISITOR BICYCLE STORAGE  
RBxx RESIDENTIAL BICYCLE STORAGE

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0 1000 4000 8000 10000  
1:200mm

#### LEVEL 3

1 : 200

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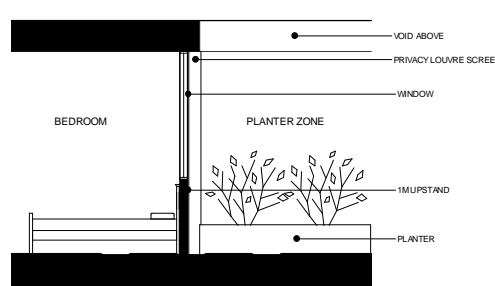
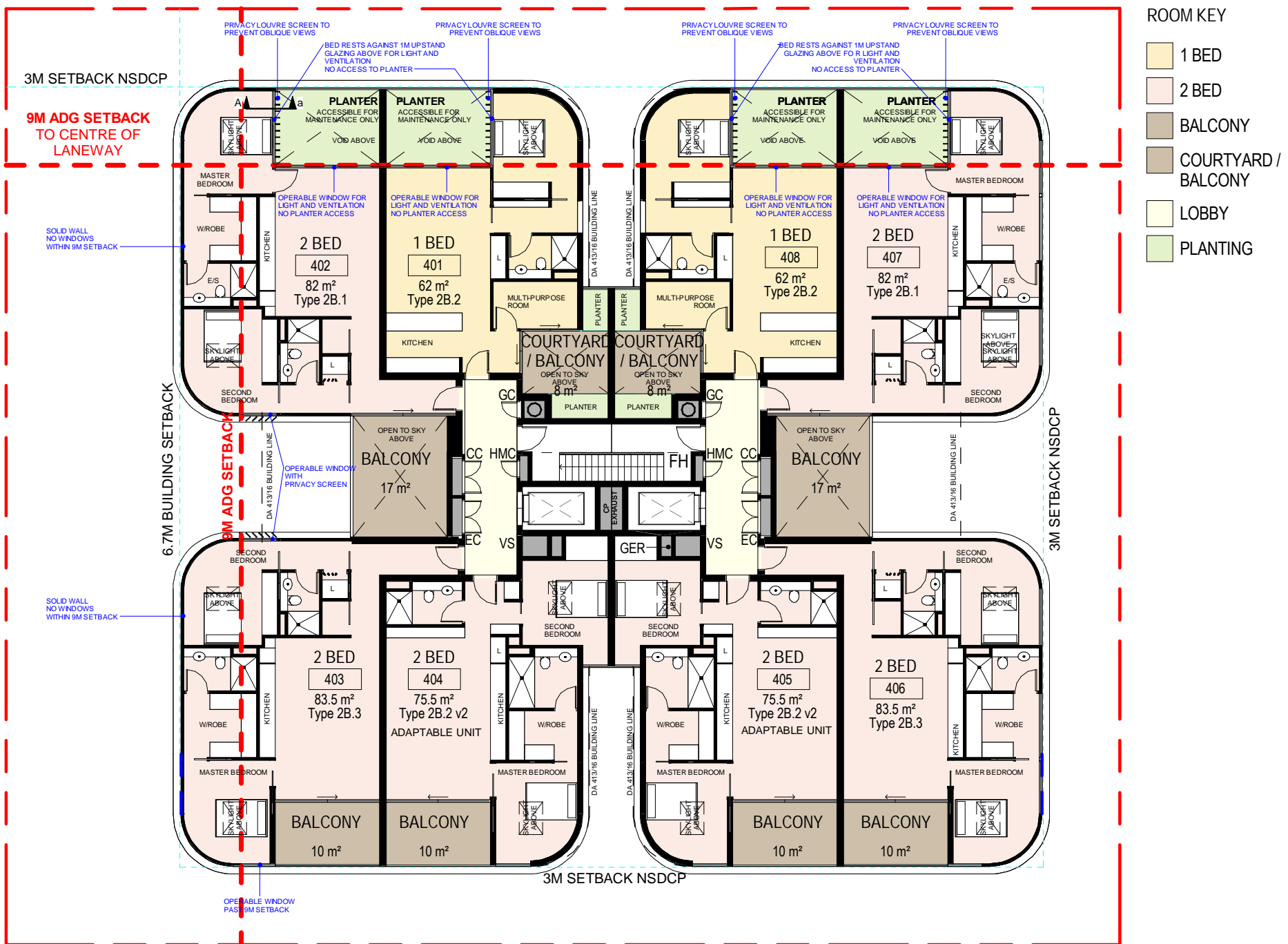
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**ATCHISON STREET APARTMENTS**  
**84-90 ATCHISON STREET,**  
**CROWS NEST**

CLIENT  
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REVISION  
DESCRIPTION  
REVISION DATE  
SCALE @ A3

86 DUNNING AVENUE PTY LTD  
16108  
LEVEL 03  
A013  
DA3  
SNPP REVISION  
09 AUGUST 2017  
As indicated





SECTION A-a  
1 : 100

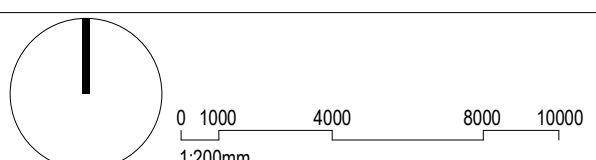
- Changed to comply to ADG setbacks
- No windows facing across laneway within 9m of laneway centre
- No balconies within 9m of laneway centre
- No windows within 9m of West Boundary
- 1 bedroom apartments added to apartment mix
- Privacy louvre screens added to eliminate oblique views
- Skylights added for extra amenity

FOR WINDOW OPERABILITY REQUIREMENTS REFER TO THERMAL COMFORT & BASIX ASSESSMENT, WINDOW OPERABILITY PLANS

LEGEND

|     |                               |      |                                  |      |                               |
|-----|-------------------------------|------|----------------------------------|------|-------------------------------|
| EC  | ELECTRICAL CUPBOARD           | MDL  | GAS + DHS PANEL                  | CM   | CONVEX MIRROR                 |
| CC  | COMMUNICATIONS CUPBOARD       | GER  | GARBAGE ROOM EXHAUST RISER       | Rxx  | RESIDENTIAL CAR PARKING SPACE |
| GC  | GARBAGE CHUTE                 | FH   | FIRE HYDRANT                     | Vxx  | VISITOR CAR PARKING SPACE     |
| HMC | HYDRALUIC METER CUPBOARD      | FHR  | FIRE HOSE REEL                   | CW   | CAR WASH SPACE                |
| RWO | RAIN WATER OUTLET             | AL   | ACCESS LADDER                    | VBxx | VISITOR BICYCLE STORAGE       |
| VS  | LOBBY VENTILATION SUPPLY      | MSSB | MECHANICAL SERVICES SWITCH BOARD | RBxx | RESIDENTIAL BICYCLE STORAGE   |
| CPS | CAR PARK VENTILATION SUPPLY   | CP   | CONTROL PANEL                    |      |                               |
| SP  | BASEMENT STAIR PRESSURISATION | SWPS | STORM WATER PUMP STATION         |      |                               |
| SL  | SMOKE LOBBY                   | SPS  | SEWER PUMP STATION               |      |                               |

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LEVEL 4

1 : 200

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86 DUNNING AVENUE PTY LTD  
16108  
LEVEL 04  
A014  
DA3  
SNPP REVISION  
09 AUGUST 2017  
As indicated