

DEVELOPMENT APPLICIATION

2-16 Young Road, Carlingford, NSW

- DA 00
- DA 01
- DA 02
- DA 03
- DA 04
- DA 05
- DA 06
- DA 07
- DA 08
- DA 09
- DA 10
- DA 11
- DA 12
- DA 13
- DA 14
- DA 15
- DA 16
- DA 17
- DA 18
- DA 19
- DA 20
- DA21
- DA22
- DA23
- DA24
- DA25
- DA26
- DA27
- COVER PAGE + CALCULATIONS
- SITE ANALYSIS + DEMOLITION PLAN
- SITE & ROOF PLAN
- BASEMENT 2 PLAN
- BASEMENT 1 PLAN
- GROUND FLOOR PLAN
- LEVEL 1 PLAN
- LEVEL 2 PLAN
- LEVEL 3 PLAN
- LEVEL 4 PLAN
- LEVEL 5 PLAN
- LEVEL 6 PLAN
- DEEP SOIL + GFA CALCULATIONS
- SITE COVERAGE + COMMUNAL OPEN SPACE
- SHADOW DIAGRAMS - WINTER
- SHADOW DIAGRAMS - SUMMER
- SECTIONS AA, BB, CC
- SECTION DD
- ELEVATIONS 1-4
- ELEVATIONS 5-8
- ELEVATIONS 9-12
- PHOTOMONTAGE 01
- PHOTOMONTAGE 02
- FINISHES SCHEDULE BUILDING A
- FINISHES SCHEDULE BUILDING B
- FINISHES SCHEDULE BUILDING C
- CONSTRUCTION WASTE MANAGEMENT PLAN
- DETAIL DRAWINGS

PROJECT

CURRENT STAGE

16014

AMENDED DA SUBMISSION

2-16 YOUNG ST, CARLINGFORD (LOT 2-9 DP 223523) SITE ARE

5820.9 M²

2-16 YOUNG ROAD, CARLINGFORD

20TH JUNE 2017

aleksandar

design group

COUNCIL CONTROLS

COUNCIL	PARRAMATTA COUNCIL									
ZONE	R4 HIGH DENSITY RESIDENTIAL									
HEIGHT LIMIT	21M									
ALLOWABLE FSR	1.49 :1									
SITE COVERAGE	35%	2037 M²	PROPOSED FSR	9.00 :1	9271 M²					
COMMUNAL OPEN SPACE (DCP)	30%	1746 M²	PROPOSED SITE COVERAGE	35%	2031 M²					
COMMUNAL OPEN SPACE (ADG)	25%	1455 M²	PROPOSED COS	37%	2151 M²					
50% COS TO RECEIVE MIN. 2 HRS SOLAR (DCP)	50%	873 M²	PROPOSED 2HRS TO COS	70%	1508 M²	(OF REQUIRED MIN DCP)				
50% COS TO RECEIVE MIN. 2 HRS SOLAR (ADG)	50%	728 M²		173%		(OF REQUIRED MIN ADG)				
DEEP SOIL	15%	873 M²	PROPOSED DEEP SOIL	34%	2006 M²					
	OR	25% OF UN BUILT UPON AREA, WHICHEVER IS GREATER								

YIELD GFA

	NO. OF STOREYS	SITE COVERAGE	GROSS FLOOR AREA (M2)	BUILDING A					BUILDING B					BUILDING C					NO. OF ADAPTABLE	NO. OF LIVEABLE
				1 BED	2 BED	3 BED	2 HR SOLAR	CROSS	1 BED	2 BED	3 BED	2 HR SOLAR	CROSS	1 BED	2 BED	3 BED	2 HR SOLAR	CROSS		
GF 01	1		485	1	1		2	1		2		2	2		1	1	2	2		1
LEVEL 01	1		1602	4	4		8	4	4	4		6	6	3	3		4	5	9	9
LEVEL 02	1	2031	1812	2	6		8	4	2	6		7	6	2	6		7	6	3	5
LEVEL 03	1		1812	2	6		8	4	2	6		7	6	2	6		7	6		5
LEVEL 04	1		1812	2	6		8	4	2	6		7	6	2	6		7	6		5
LEVEL 05	1		1200		2	2	3	4		2	2	2	4		2	2	3	4		
LEVEL 06	1		548			2	2	2		1	1	2	2		1	1	2	2		
SUB TOTAL	7	2031	9271	11	25	4	39	23	10	27	3	33	32	9	25	4	32	31	12	25
						40					40					38				
														30	77	11	104	86	12	25
														25%	65%	9%	88%	73%	10%	21%

TOTAL PERCENTAGE

REQUIRED PERCENTAGE

TOTAL GFA

9271

M²

TOTAL NO. OF UNITS

118

70%

60%

10%

CAR PARKING - BUILDING A

	NO. OF UNITS	MIN PARKING REQUIRED PER DWELLING	TOTAL	PROVIDED	
1 BEDROOM	11	1	11	11	
2 BEDROOM	25	1	25	25	
3 BEDROOM	4	2	8	8	
1 VISITOR SPACE PER 5 APARTM	40	0.2	8	8	includes 1 loading bay + 1 car wash bay
SUB TOTAL			52	52	includes 5 accessible parking spaces
					Accessible Parking = 10%

BICYCLE PARKING - BUILDING A

	NO. OF UNITS	MIN PARKING REQUIRED PER DWELLING	TOTAL	PROVIDED
RESIDENTIAL		N/A		0
VISITOR		N/A		0

MOTORCYCLE PARKING - BUILDING A

	REQUIRED	PROVIDED
RESIDENTIAL - 1 SPACE PER 50 CAR SPACES	1	1

CAR PARKING - BUILDING B

	NO. OF UNITS	MIN PARKING REQUIRED PER DWELLING	TOTAL	PROVIDED	
1 BEDROOM	10	1	10	10	
2 BEDROOM	27	1	27	27	
3 BEDROOM	3	2	6	6	
1 VISITOR SPACE PER 5 APARTM	40	0.2	8	8	1 car wash bay
SUB TOTAL			51	51	includes 5 accessible parking spaces
					Accessible Parking = 10%

BICYCLE PARKING - BUILDING B

	NO. OF UNITS	MIN PARKING REQUIRED PER DWELLING	TOTAL	PROVIDED
RESIDENTIAL		N/A		0
VISITOR		N/A		0

MOTORCYCLE PARKING - BUILDING B

	REQUIRED	PROVIDED
RESIDENTIAL - 1 SPACE PER 50 CAR SPACES	1	1

CAR PARKING - BUILDING C

	NO. OF UNITS	MIN PARKING REQUIRED PER DWELLING	TOTAL	PROVIDED	
1 BEDROOM	9	1	9	9	
2 BEDROOM	25	1	25	25	
3 BEDROOM	4	2	8	8	
1 VISITOR SPACE PER 5 APARTM	38	0.2	7.6	8	includes 1 loading bay + 1 car wash bay
SUB TOTAL			50	50	includes 5 accessible parking spaces
					Accessible Parking = 10%

BICYCLE PARKING - BUILDING C

	NO. OF UNITS	MIN PARKING REQUIRED PER DWELLING	TOTAL	PROVIDED
RESIDENTIAL		N/A		0
VISITOR		N/A		0

MOTORCYCLE PARKING - BUILDING C

	REQUIRED	PROVIDED
RESIDENTIAL - 1 SPACE PER 50 CAR SPACES	1	1

WASTE MANAGEMENT - RESIDENTIAL

Council's bin allocation for multi-unit residential buildings:

· 1 x 240 L bin for garbage for every two units, collected one fortnightly

· 1 x 240 L bin for mixed recycling for every two units, collected once fortnightly

· 1 x 240 L bin for garden waste collected one fortnightly

REQUIREMENTS

BIN SIZE (L)

NO. PER UNIT

UNITS

REQUIRED

PROVIDED

GARBAGE L/ UNIT/ WEEK

240

1 PER 2

118

59.0

59

MIXED RECYCLING L/ UNIT/ WEEK

240

1 PER 2

118

59.0

59

GARDEN WASTE L/ UNIT/ WEEK

240

N/A

118

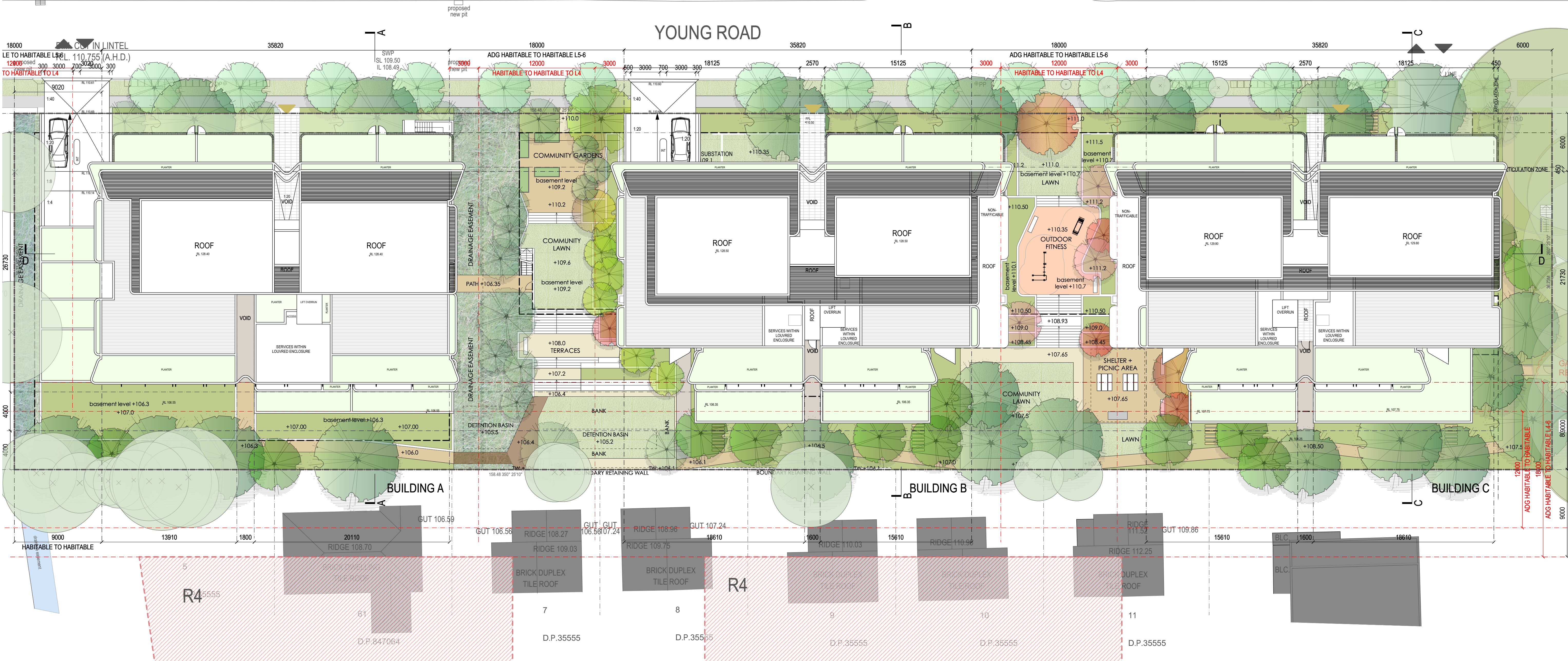
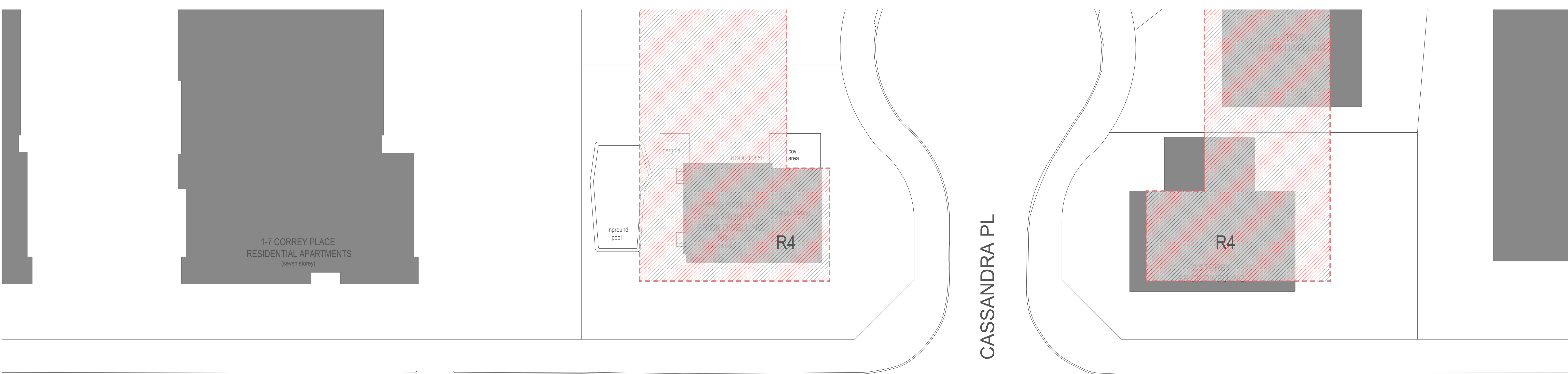
2

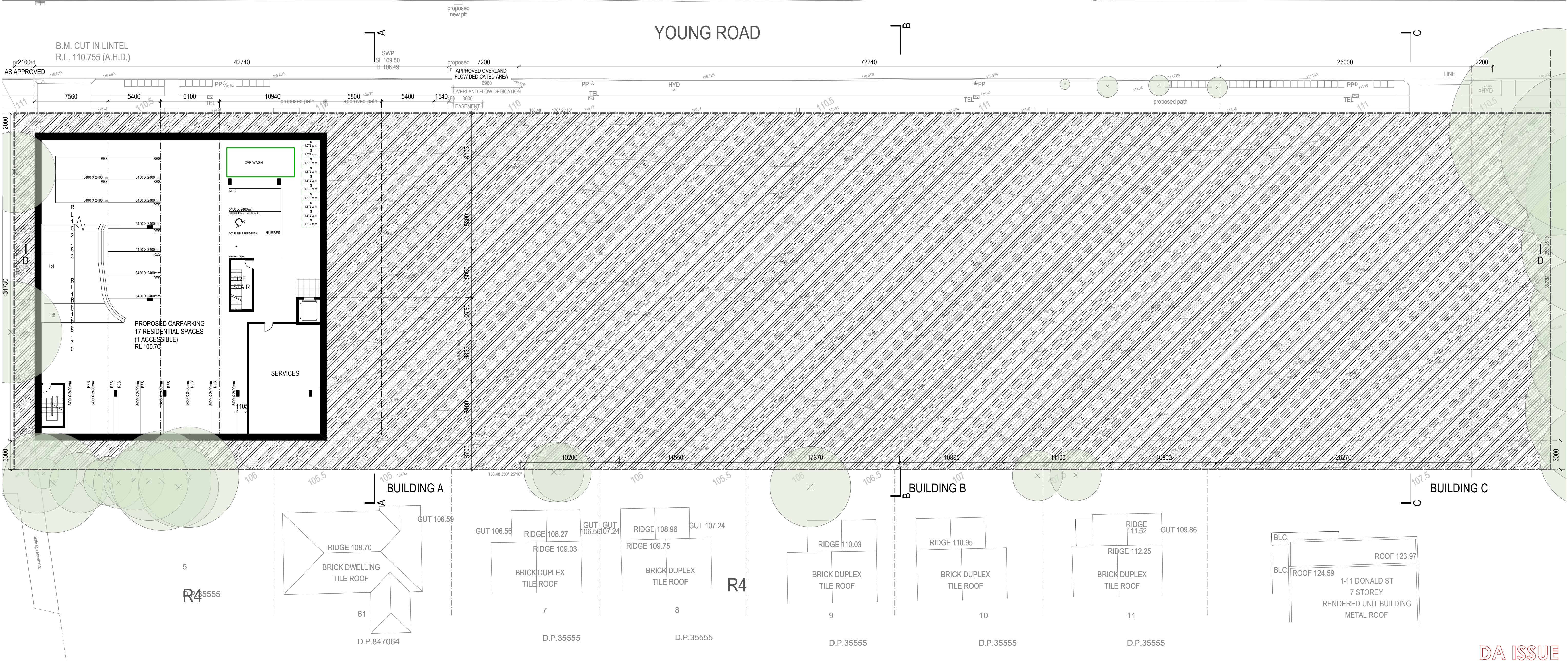
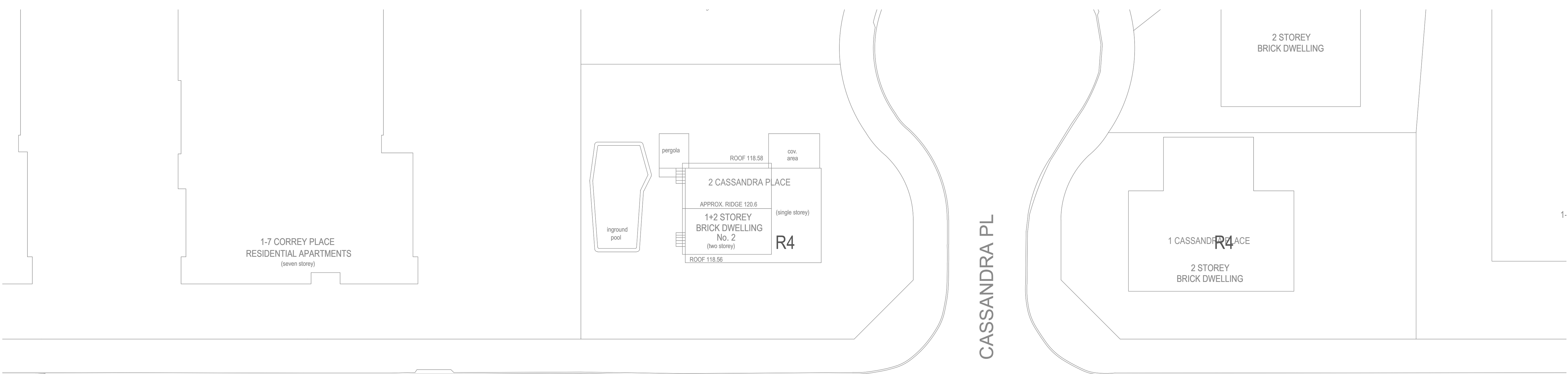
2

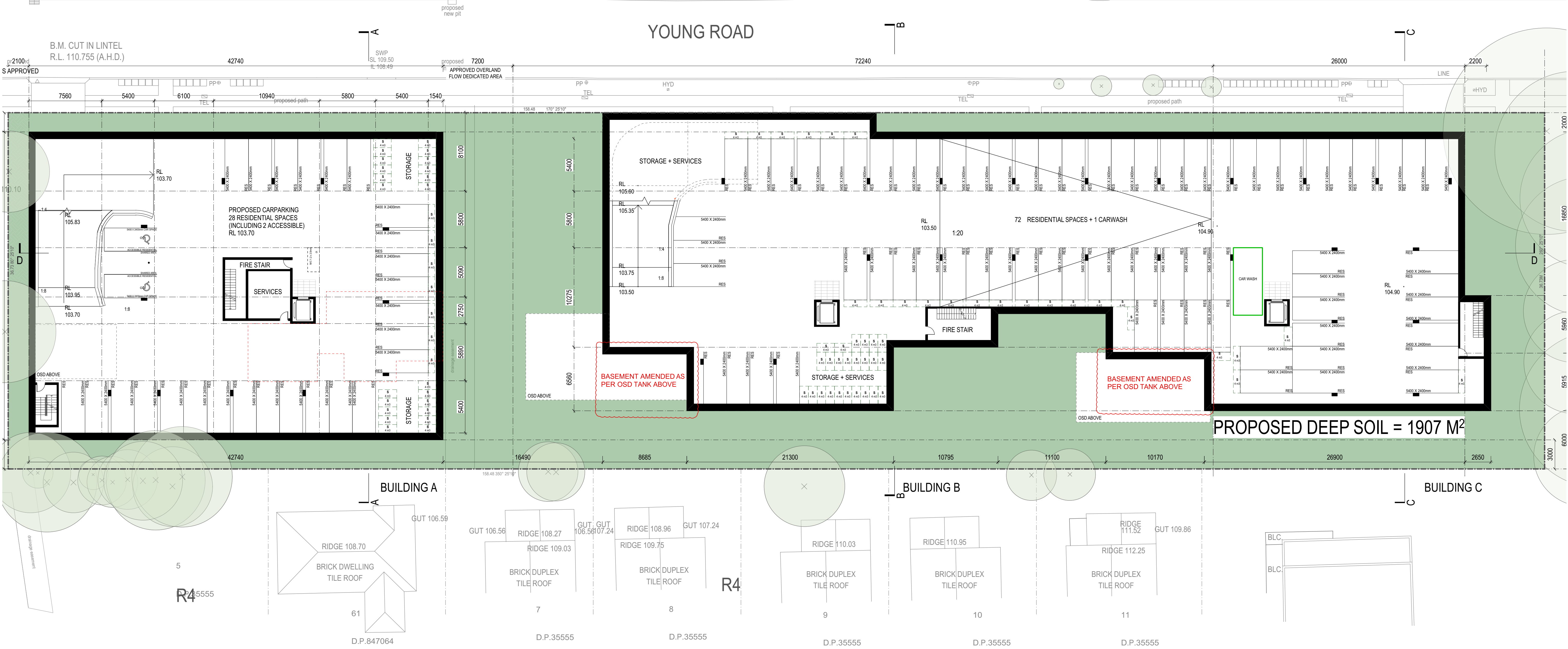
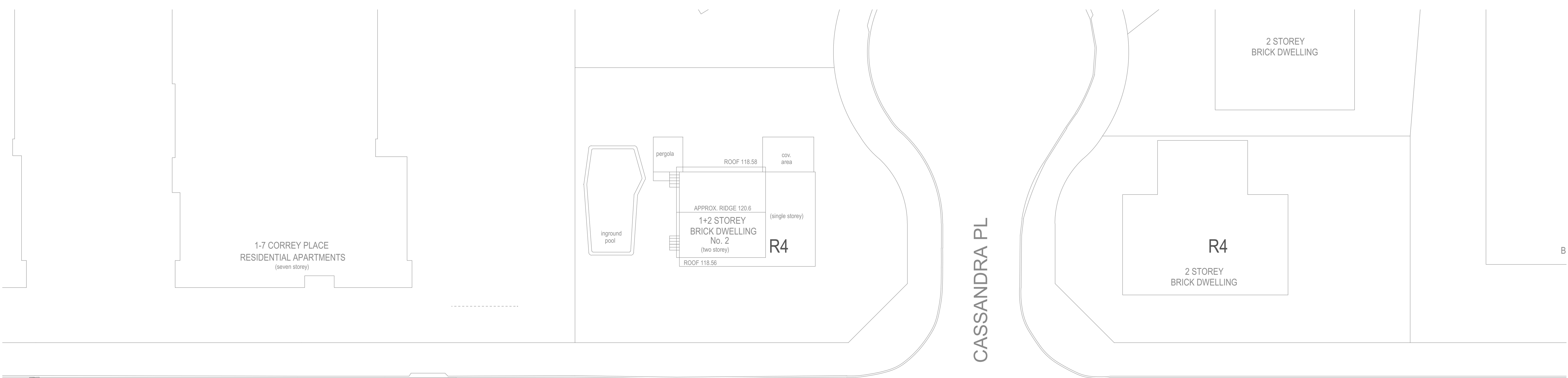
TOTAL

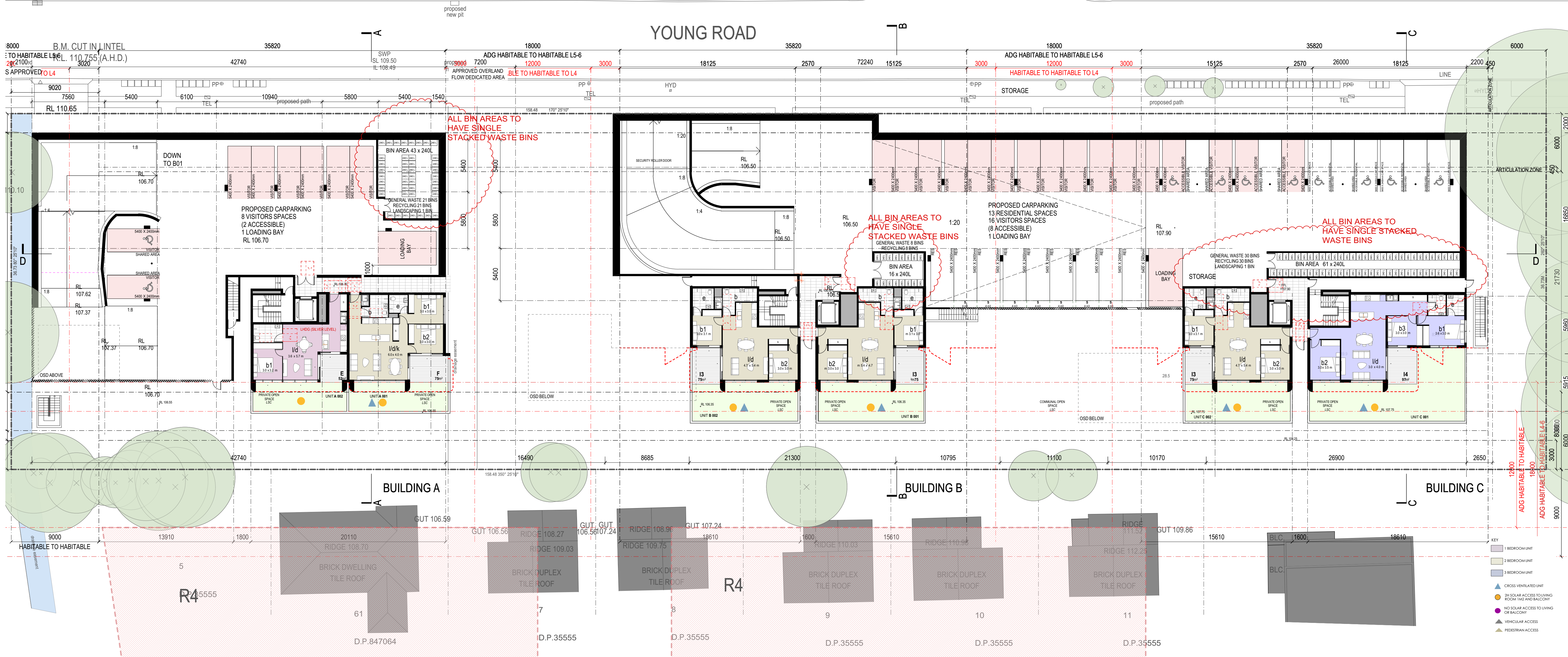
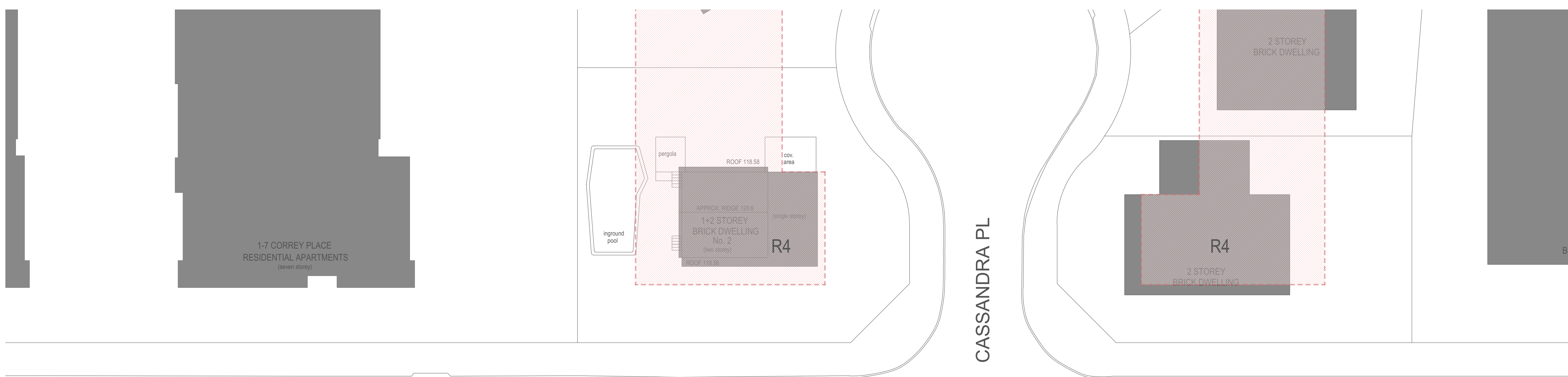
120

120









Architect
Aleksandar Design Group
52 Kellett Street, Potts Point NSW 2012
aleksandar.designgroup.com.au
nominated architect: aleksandar.jelicic registration no. 7167
© copyright aleksandar design group pty ltd

Client
YIFANG CF PTY LTD

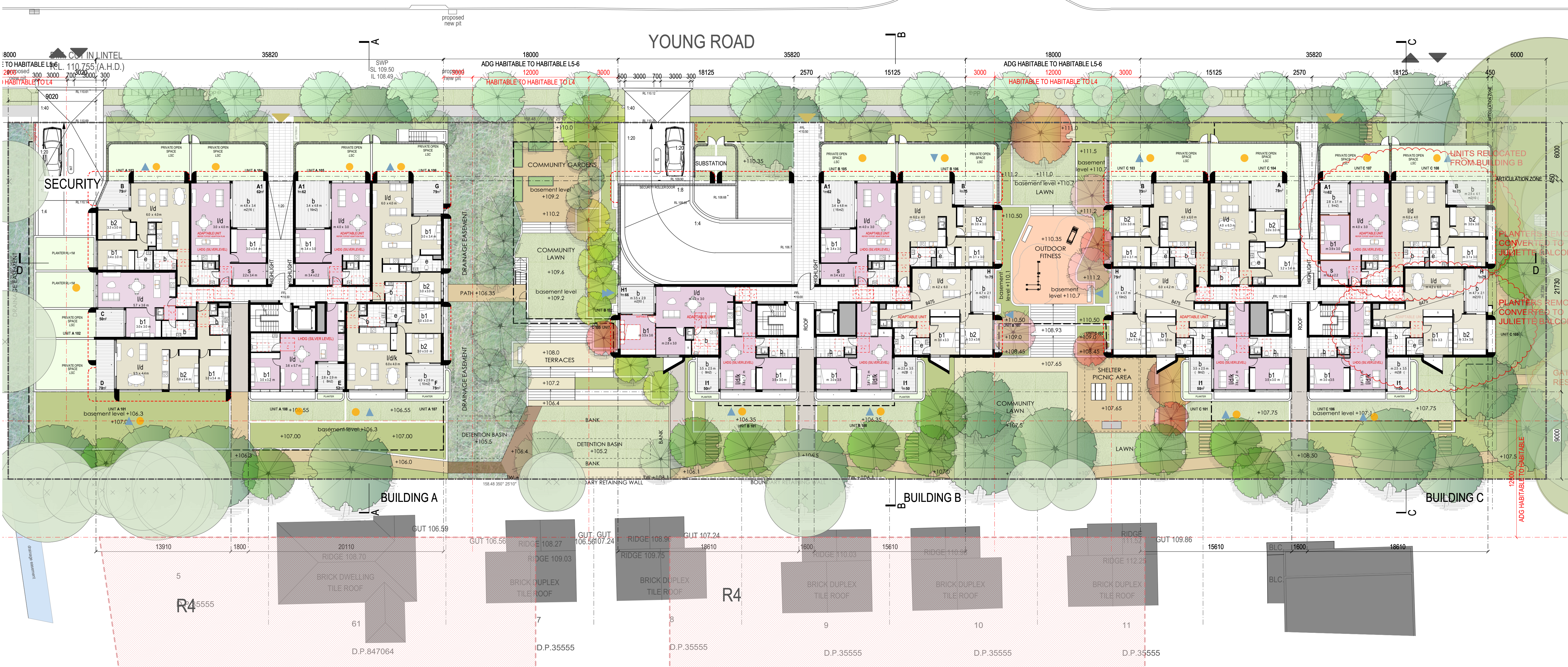
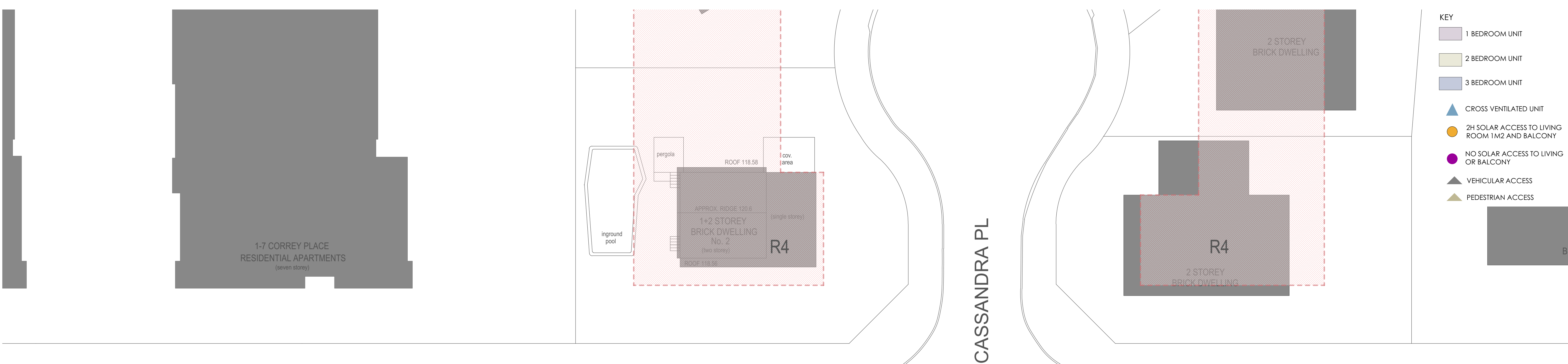
Address
2-16 YOUNG ROAD
CARLINGFORD

Revision
C Amendments to Council Comments 20/3/18
B DEAP AMENDMENTS 24/1/18
A DA Issue 19/9/17

Title
GROUND FLOOR PLAN

Project No.
16014
Scale @ A1:
1:200
Drawing No.
DA05 C
Revision

This diagram is prepared for the information of the 'client' by Aleksandar Design Group Pty Ltd. No one other than the 'client' may rely on it and Aleksandar Design Group Pty Ltd does not accept responsibility to any other user. Potential areas of yield are approximate only and subject to site survey, detailed design, Apartment Design Guide compliance, overshadowing, consultant input and council approval.



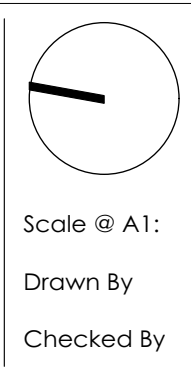
Architect
Aleksandar Design Group
52 Kellett Street, Potts Point NSW 2012
aleksandar.designgroup.com.au
nominated architect: aleksandar jelicic registration no. 7167
© copyright aleksandar design group Pty Ltd

Client
YIFANG CF PTY LTD

Address
2-16 YOUNG ROAD
CARLINGFORD

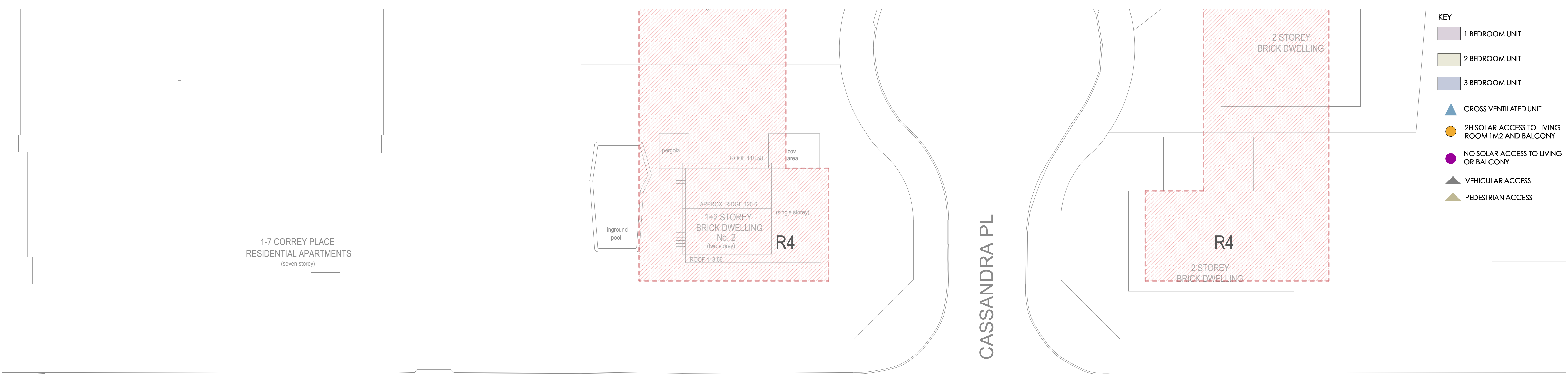
Revision
B DEAP SUBMISSION
A DA Issue
24/1/18
19/9/17

Title
LEVEL 1 PLAN

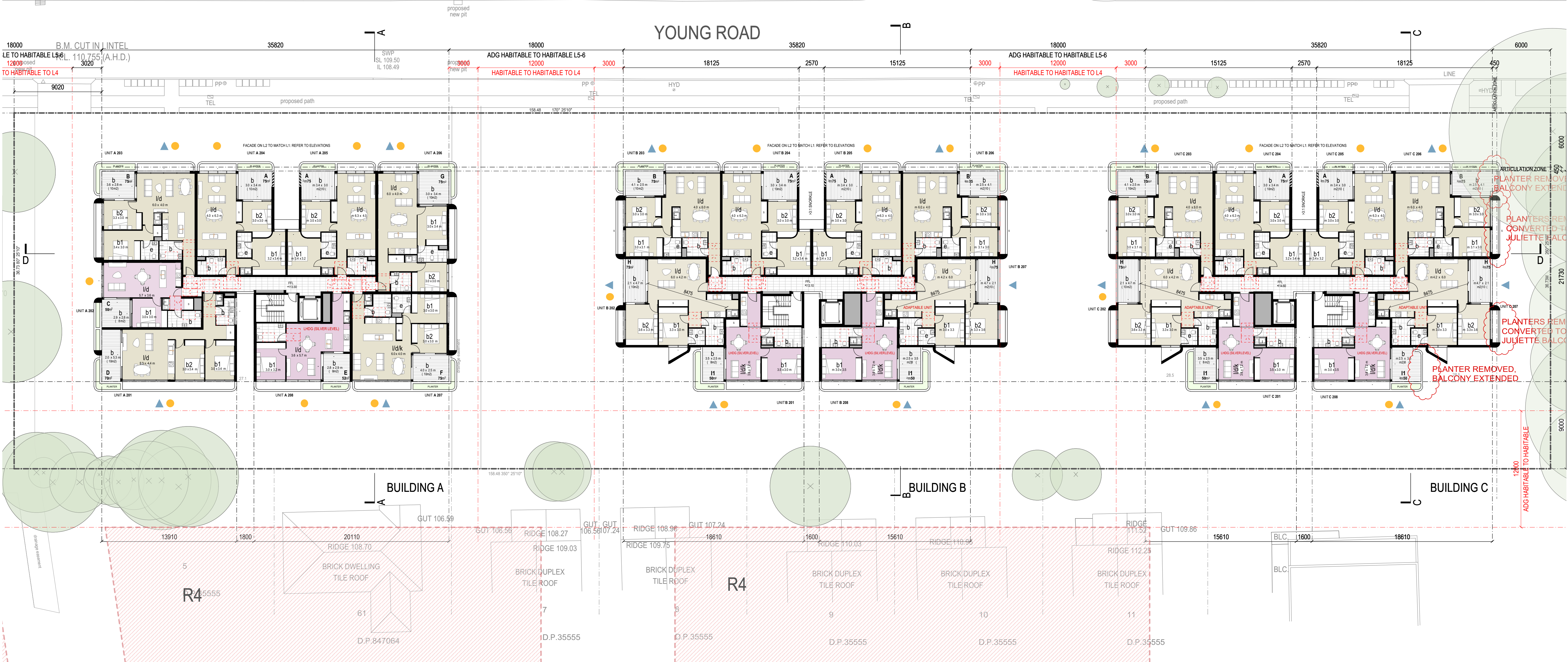


Project No.
16014
Scale @ A1:
1:200
Drawing No.
DA06 B
Revision

This diagram is prepared for the information of the 'client' by Aleksandar Design Group Pty Ltd. No one other than the 'client' may rely on it and Aleksandar Design Group Pty Ltd does not accept responsibility to any other user. Potential areas of yield are approximate only and subject to site survey, detailed design, Apartment Design Guide compliance, overshadowing, consultant input and council approval.



- KEY
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - CROSS VENTILATED UNIT
 - 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
 - NO SOLAR ACCESS TO LIVING OR BALCONY
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS



aleksandar
design group

Architect
Aleksandar Design Group
52 Kellett Street, Potts Point NSW 2012
aleksandar.designgroup.com.au
nominated architect: aleksandar.jelicic registration no. 7167
© copyright aleksandar design group pty ltd

Client
YIFANG CF PTY LTD

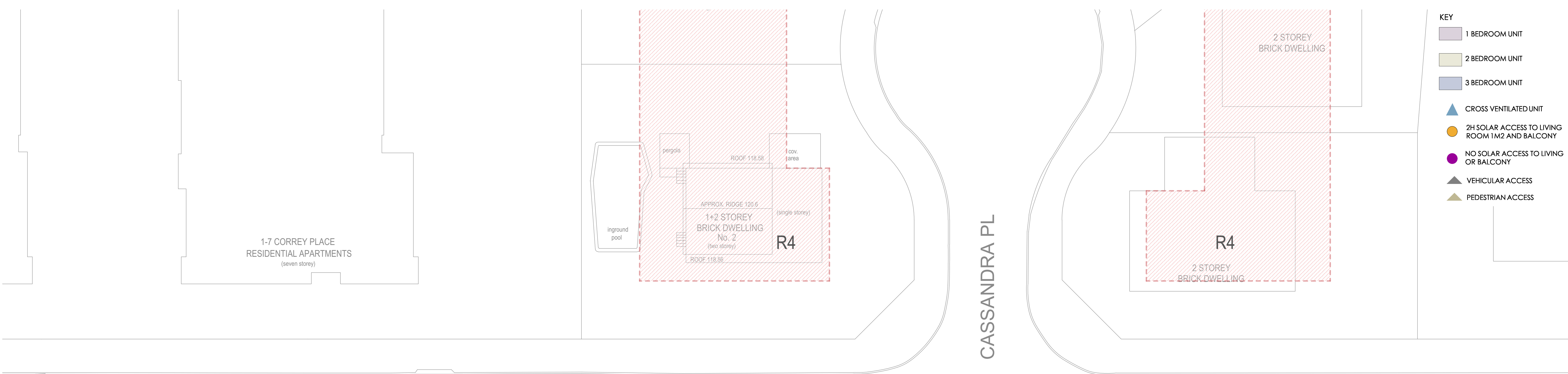
Address
**2-16 YOUNG ROAD
CARLINGFORD**

Revision
B DEAP SUBMISSION
A DA Issue
24/1/18
19/9/17

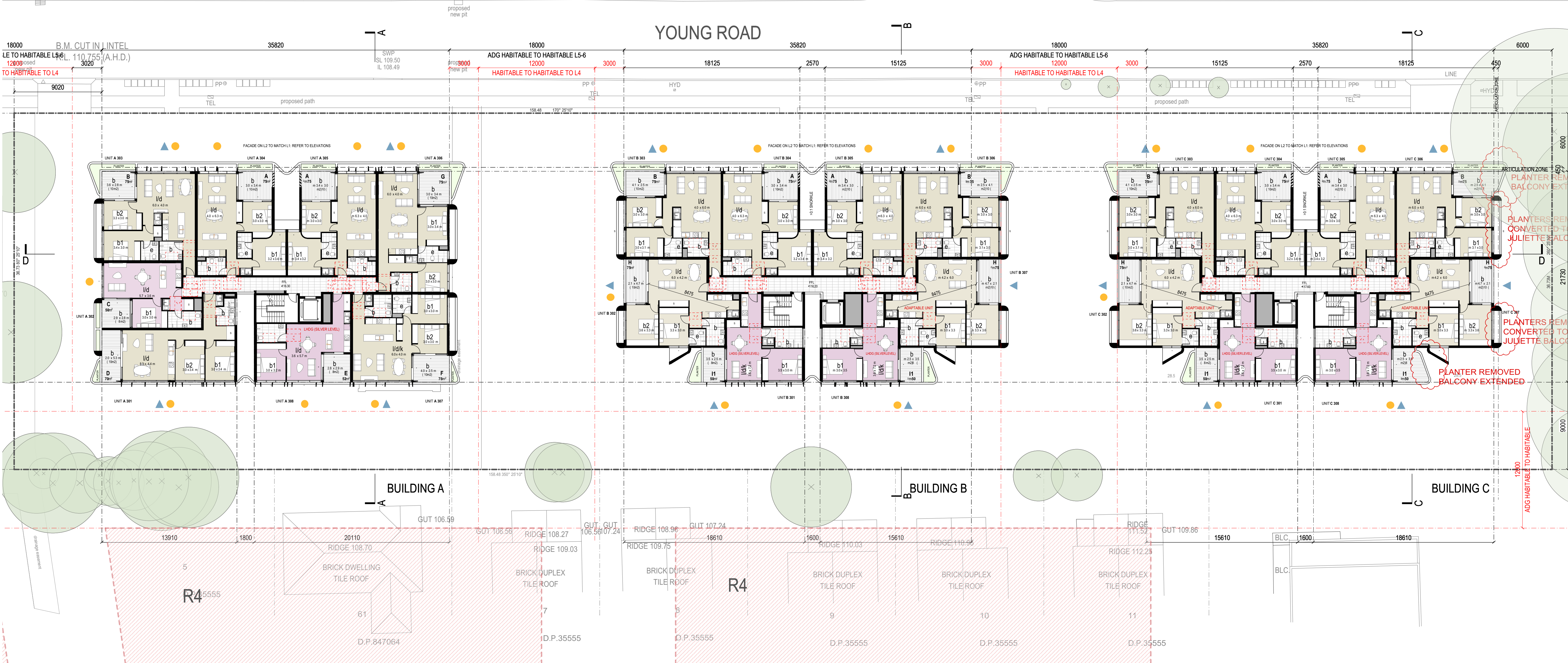
Title
LEVEL 2 PLAN

Project No.
16014
Scale @ A1:
Drawn By TL
Checked By AJ
1:200
Drawing No.
Revision
DA07 B

This diagram is prepared for the information of the 'client' by Aleksandar Design Group Pty Ltd. No one other than the 'client' may rely on it and Aleksandar Design Group Pty Ltd does not accept responsibility to any other user. Potential areas of yield are approximate only and subject to site survey, detailed design, Apartment Design Guide compliance, overshadowing consultant input and council approval.



- KEY
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - CROSS VENTILATED UNIT
 - 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
 - NO SOLAR ACCESS TO LIVING OR BALCONY
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS



Architect

Aleksandar Design Group
52 Kellett Street, Potts Point NSW 2012
aleksandar.designgroup.com.au
nominated architect: aleksandar.jelicic registration no. 7167
© copyright aleksandar design group pty ltd

Client

YIFANG CF PTY LTD

Address

2-16 YOUNG ROAD
CARLINGFORD

Revision

B

DEAP SUBMISSION

24/1/18

A

DA Issue

19/9/17

Title

LEVEL 3 PLAN

Scale @ A1: 1:200

Drawn By: TL

Checked By: AJ

ASB/EDUCATION - USE

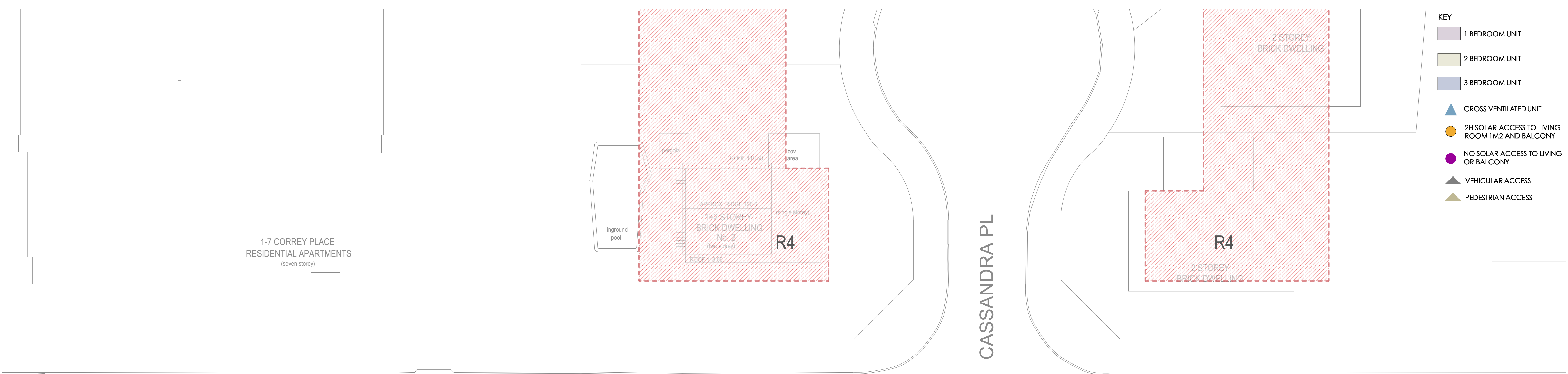
Drawing No.

Revision

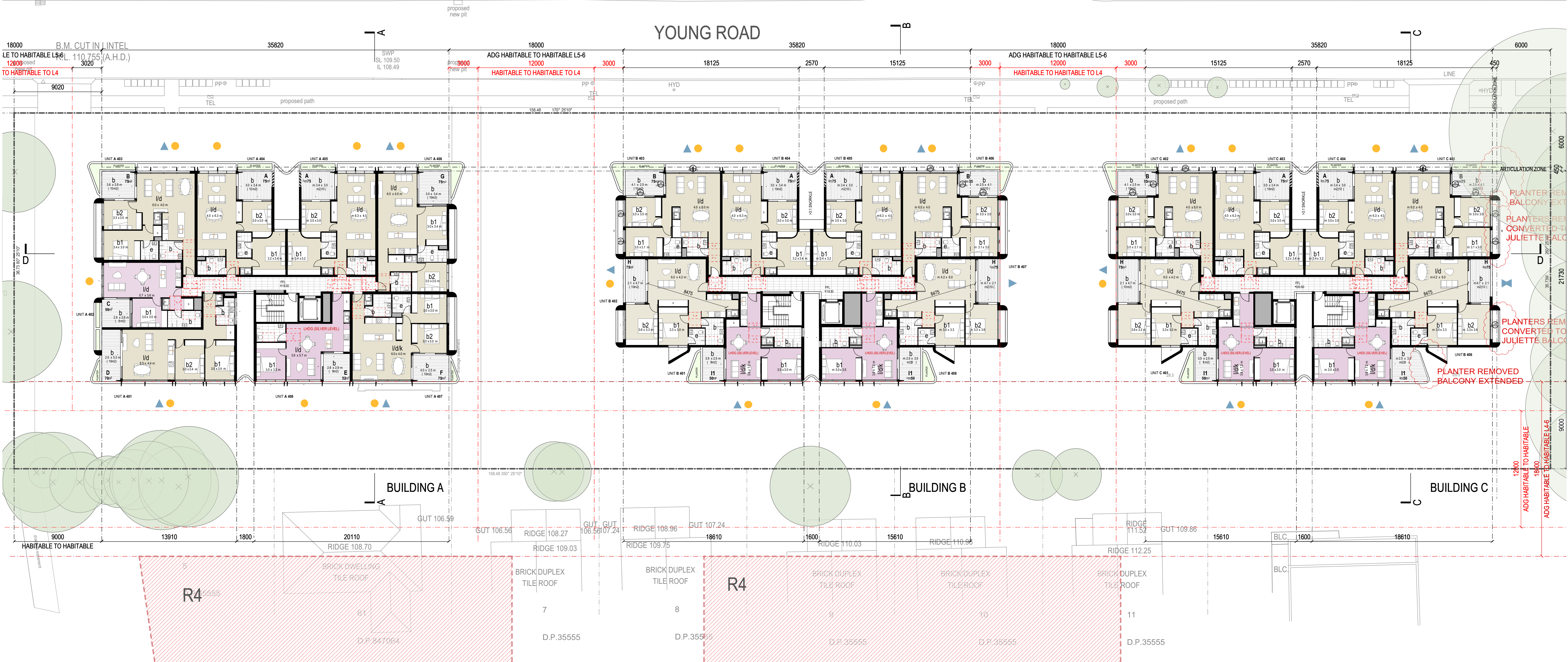
16014


DA08 B

This diagram is prepared for the information of the 'client' by Aleksandar Design Group Pty Ltd. No one other than the 'client' may rely on it and Aleksandar Design Group Pty Ltd does not accept responsibility to any other user. Potential areas of yield are approximate only and subject to site survey, detailed design, Apartment Design Guide compliance, overshadowing consultant input and council approval.



- KEY
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - CROSS VENTILATED UNIT
 - 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
 - NO SOLAR ACCESS TO LIVING OR BALCONY
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS

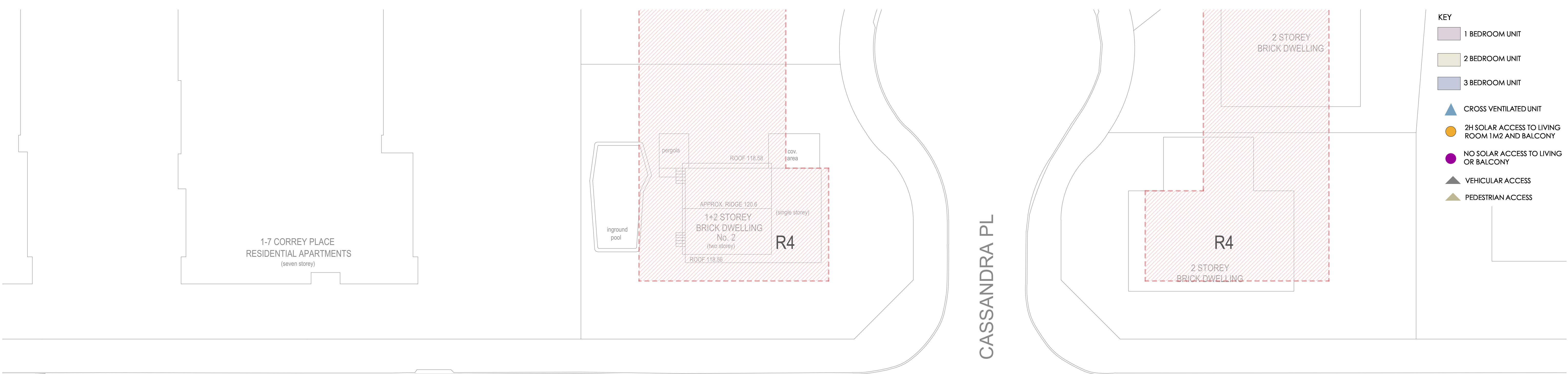


 <p>Aleksandar Design Group 52 Kellett Street, Potts Point NSW 2012 aleksandar.designgroup.com.au nominated architect: aleksandar.jelicic registration no. 7167 © copyright aleksandar design group pty ltd</p>	<p>Architect</p> <p>Client</p> <p>YIFANG CF PTY LTD</p>	<p>Address</p> <p>2-16 YOUNG ROAD CARLINGFORD</p>	<p>Revision</p> <p>B DEAP SUBMISSION A DA Issue</p> <p>24/1/18 19/9/17</p>	<p>Title</p> <p>LEVEL 4 FLOOR PLAN</p>	<p>Project No.</p> <p>16014</p> <p>Revision</p> <p>DA09 B</p>
--	---	---	--	--	---

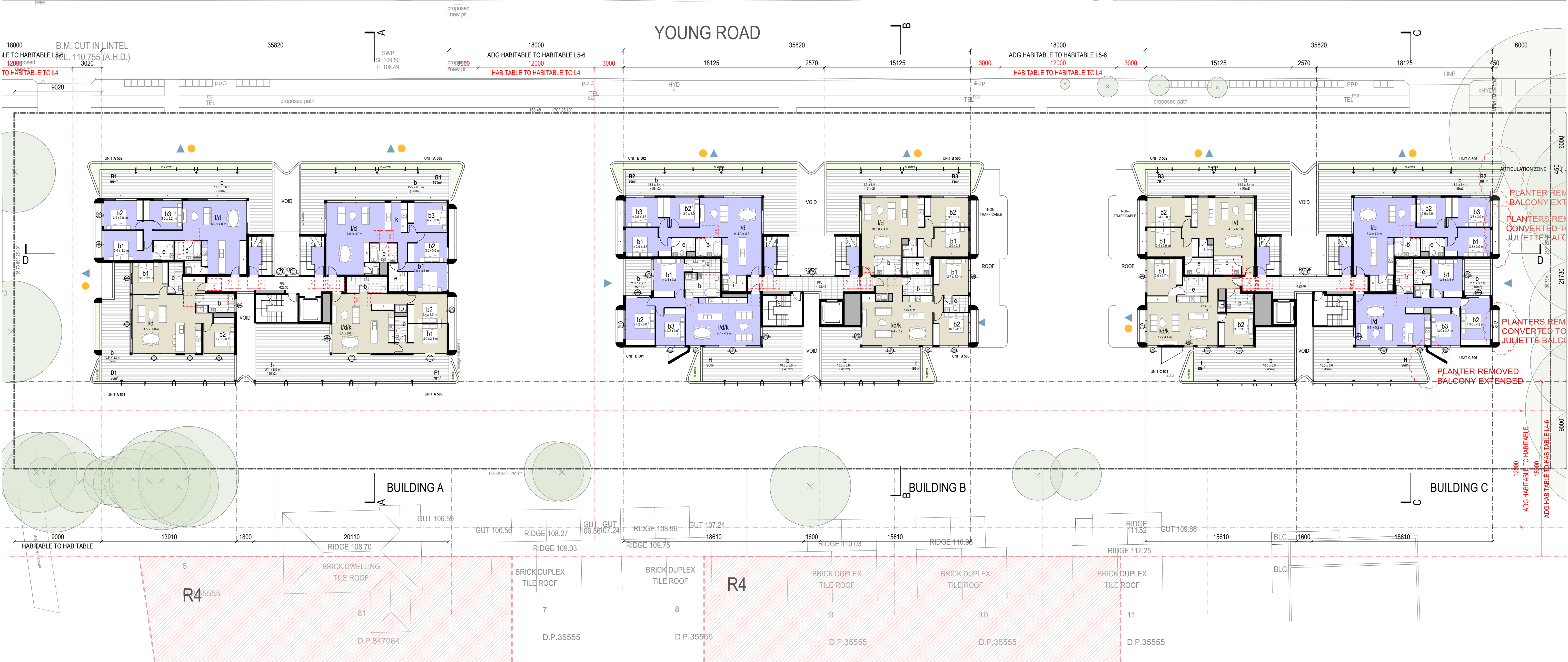
Scale @ A1: 1:200
Drawn By: TL
Checked By: AJ

AS NECTA 1000: 2015
Drawing No. _____

This diagram is prepared for the information of the 'client' by Aleksandar Design Group Pty Ltd. No one other than the 'client' may rely on it and Aleksandar Design Group Pty Ltd does not accept responsibility to any other user. Potential areas of yield are approximate only and subject to site survey, detailed design, Apartment Design Guide compliance, overshadowing consultant input and council approval.



- KEY
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - CROSS VENTILATED UNIT
 - 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
 - NO SOLAR ACCESS TO LIVING OR BALCONY
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS



	Architect	Client	Address	Revision	Title	Project No.
	Aleksandar Design Group 52 Kellett Street, Potts Point NSW 2012 aleksandar.designgroup.com.au nominated architect: aleksandar.jelicic registration no. 7167 © copyright aleksandar design group pty ltd	YIFANG CF PTY LTD	2-16 YOUNG ROAD CARLINGFORD		LEVEL 5 PLAN	16014
						Revision
						Drawing No.
						DA10 B

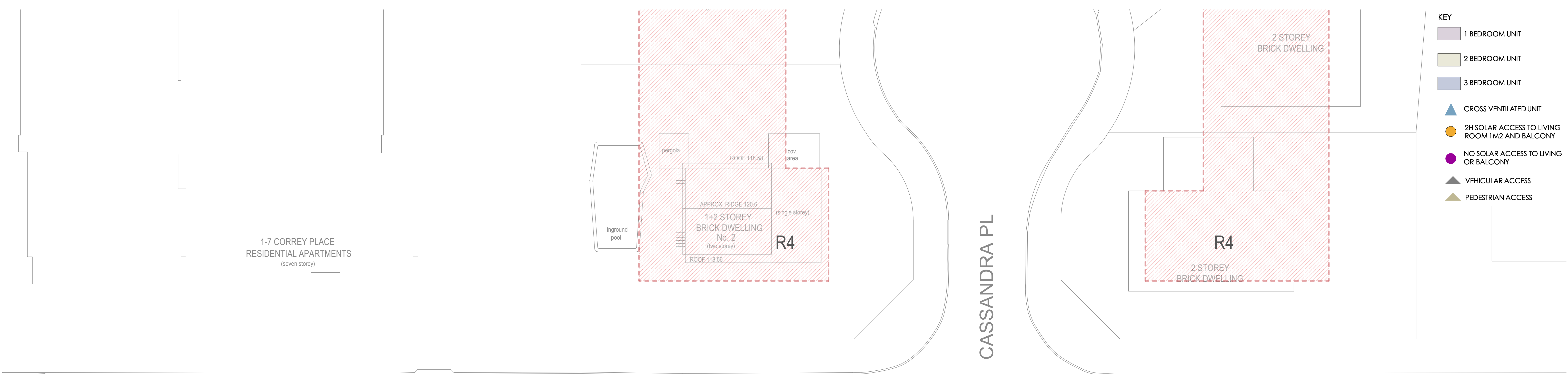
Scale @ A1: 1:200

Drawn By: TL

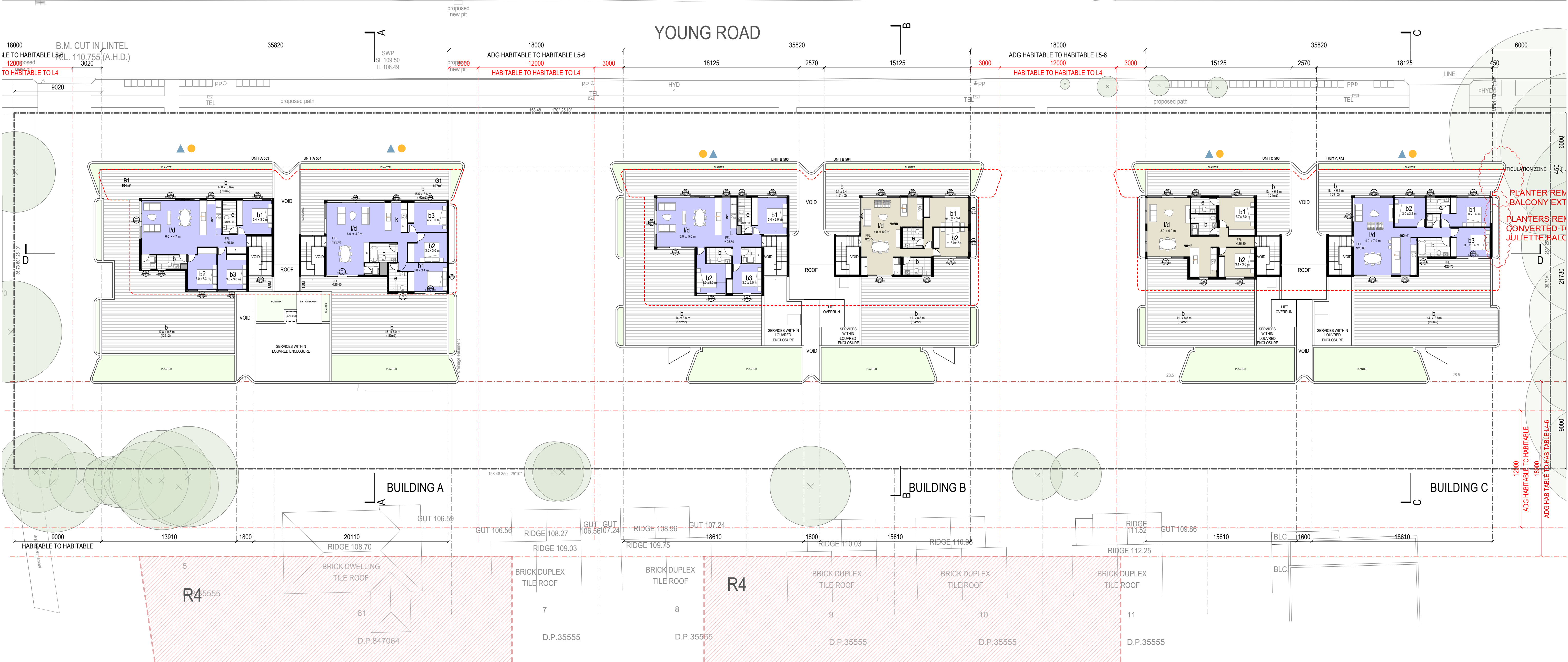
Checked By: AJ

24/1/18 19/9/17

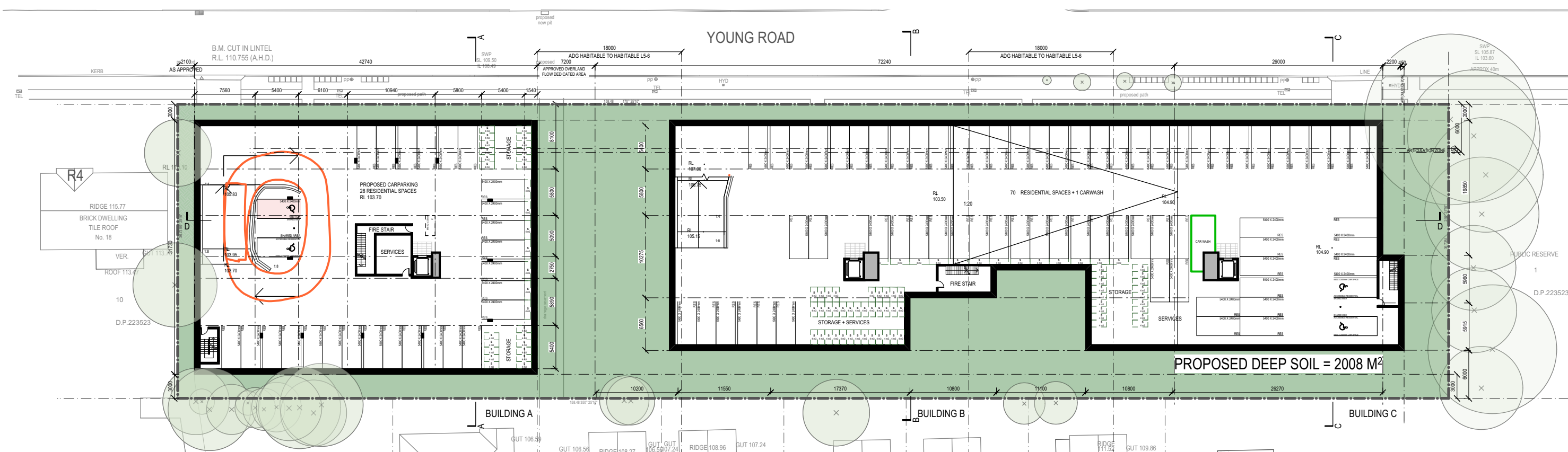
This diagram is prepared for the information of the 'client' by Aleksandar Design Group Pty Ltd. No other than the 'client' may rely on it and Aleksandar Design Group Pty Ltd does not accept responsibility to any other user. Potential areas of yield are approximate only and subject to site survey, detailed design, Apartment Design Guide compliance, overshadowing consultant input and council approval.



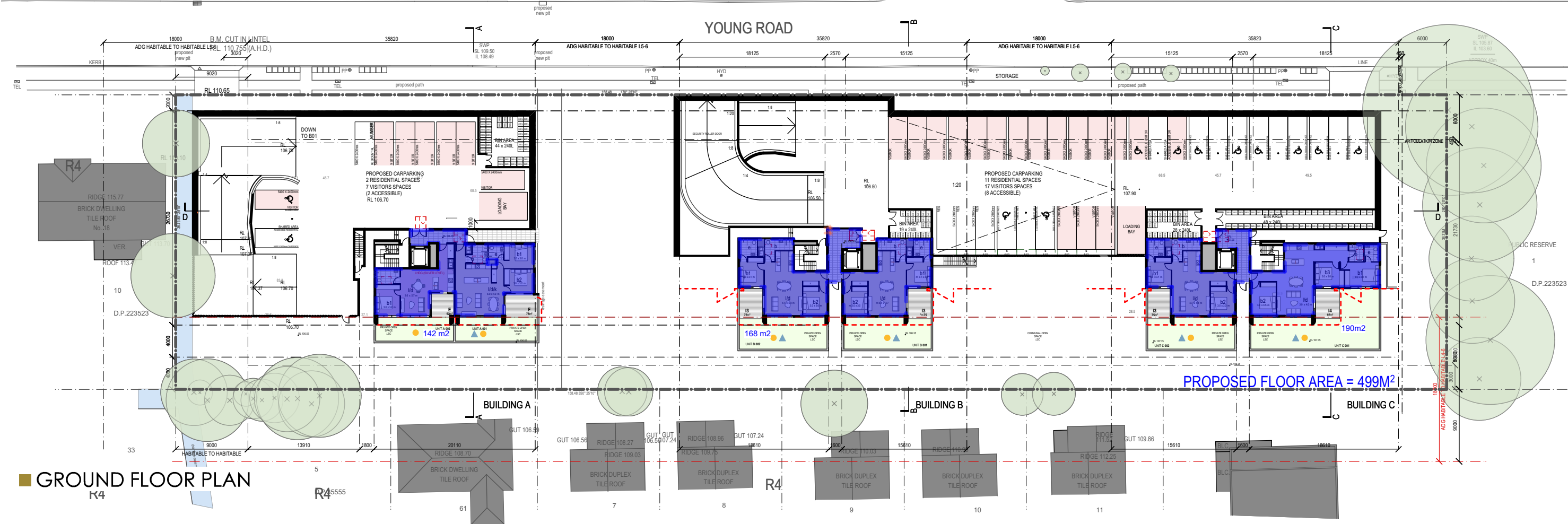
- KEY
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - CROSS VENTILATED UNIT
 - 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
 - NO SOLAR ACCESS TO LIVING OR BALCONY
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS



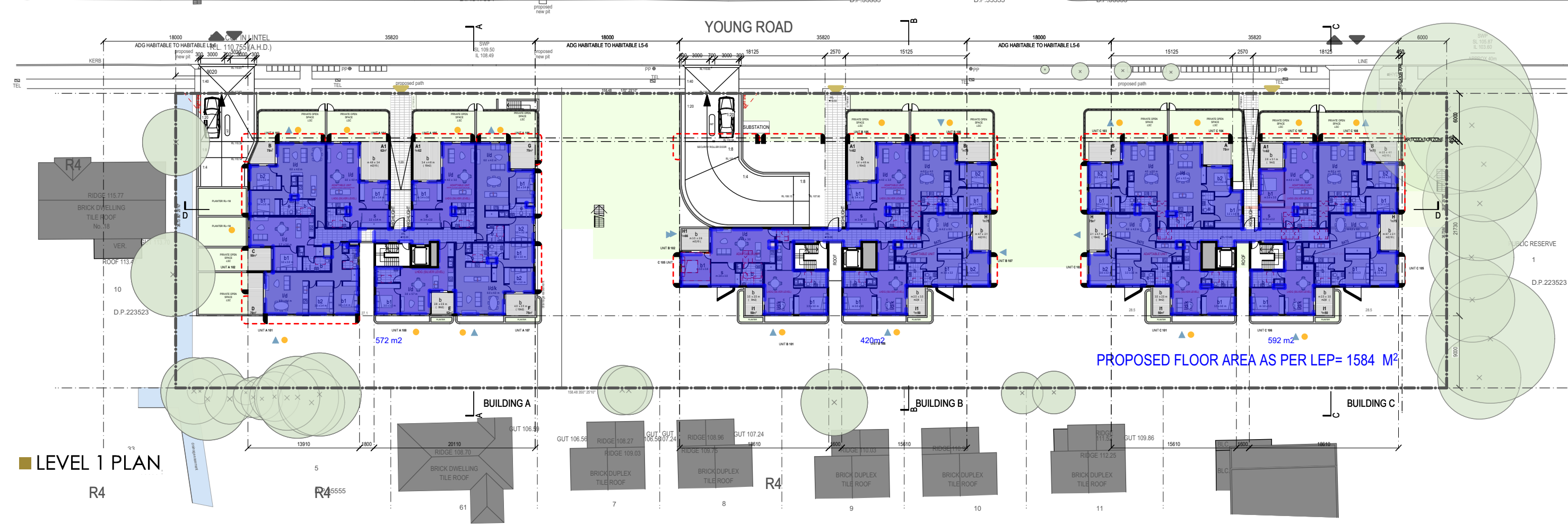
Architect	Client	Address	Revision	Title	Project No.
Aleksandar Design Group 52 Kellett Street, Potts Point NSW 2012 aleksandar.designgroup.com.au nominatedarchitect:aleksandarjelcic registrationno. 7167 © copyright aleksandar design group pty ltd	YIFANG CF PTY LTD	2-16 YOUNG ROAD CARLINGFORD	B A DEAP SUBMISSION DA Issue	LEVEL 6 PLAN	16014
This diagram is prepared for the information of the 'client' by Aleksandar Design Group Pty Ltd. No one other than the 'client' may rely on it and Aleksandar Design Group Pty Ltd does not accept responsibility to any other user. Potential areas of yield are approximate only and subject to site survey, detailed design, Apartment Design Guide compliance, overshadowing consultant input and council approval.			24/1/18 19/9/17	Scale @ A1: Drawn By Checked By	Revision DA11 B



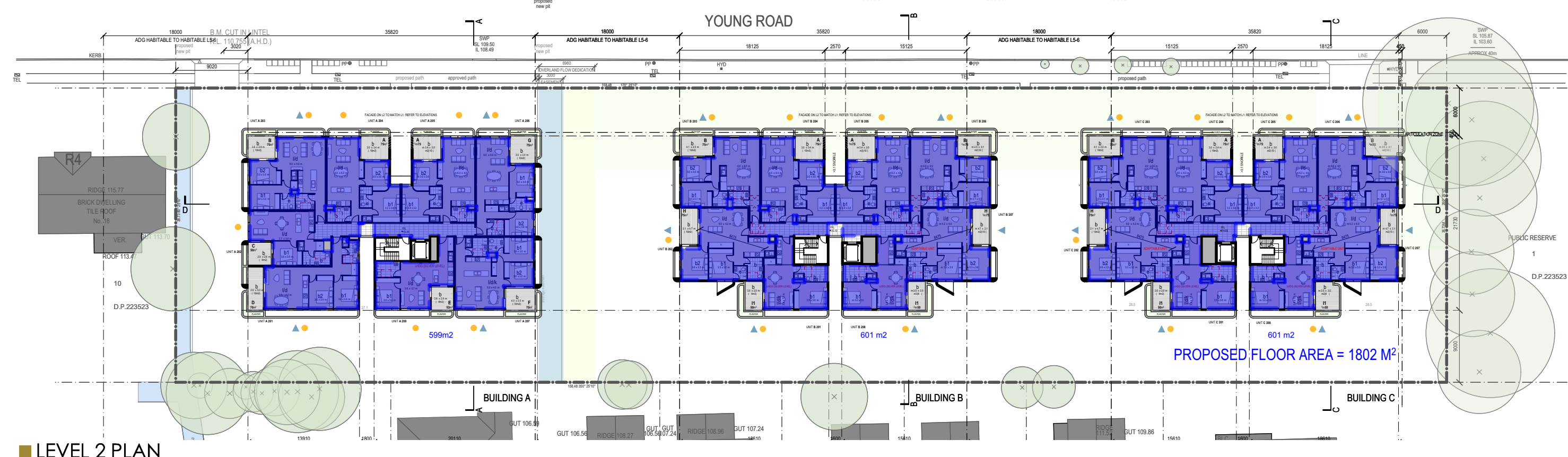
■ BASEMENT 1 PLAN - DEEP SOIL



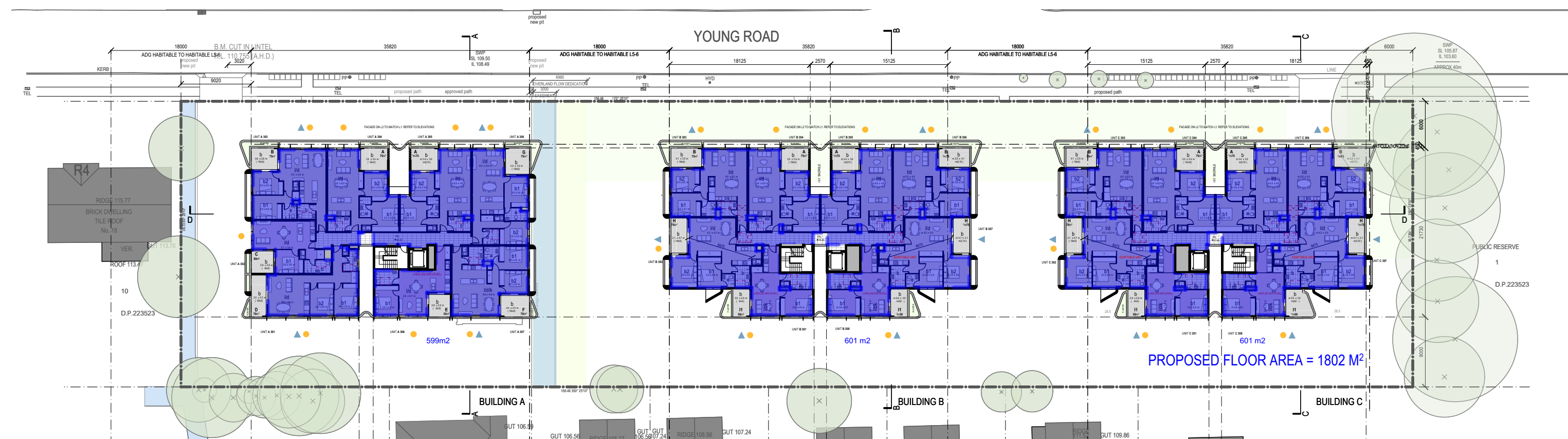
■ GROUND FLOOR PLAN



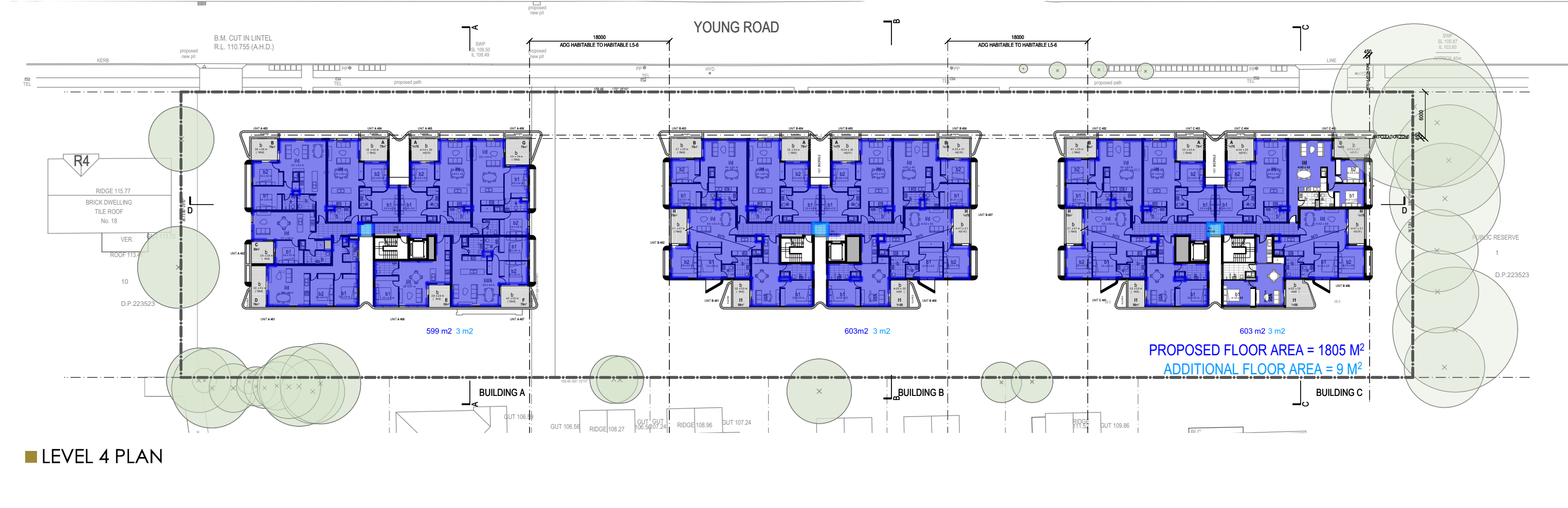
■ LEVEL 1 PLAN



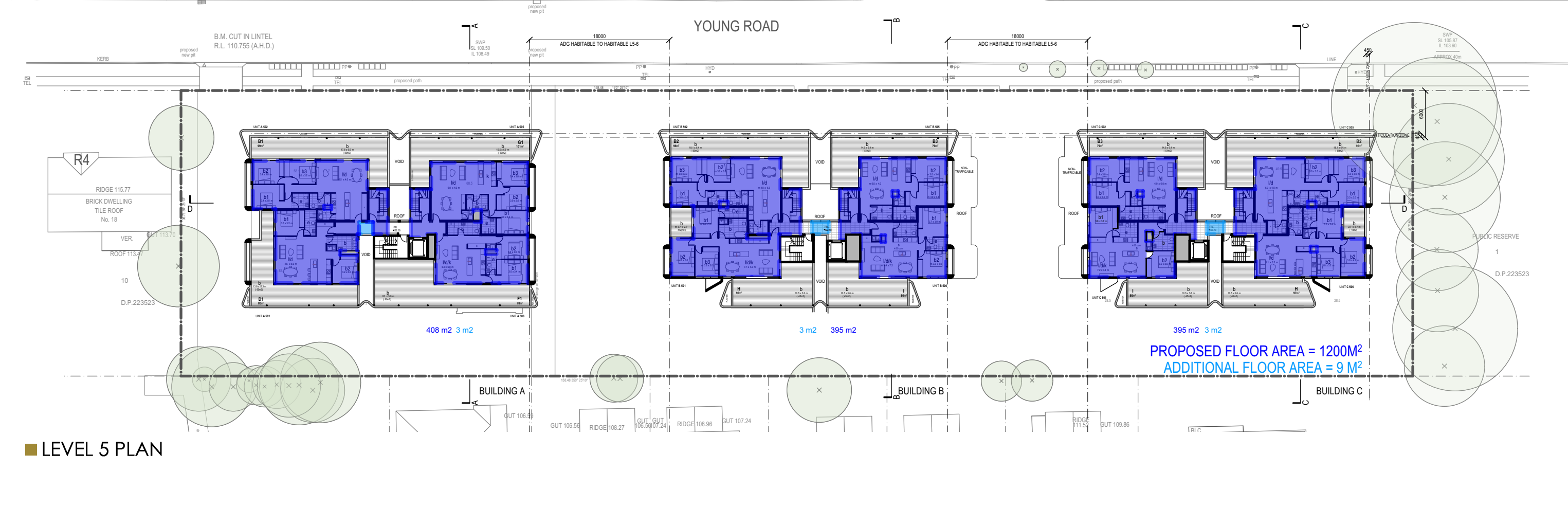
■ LEVEL 2 PLAN



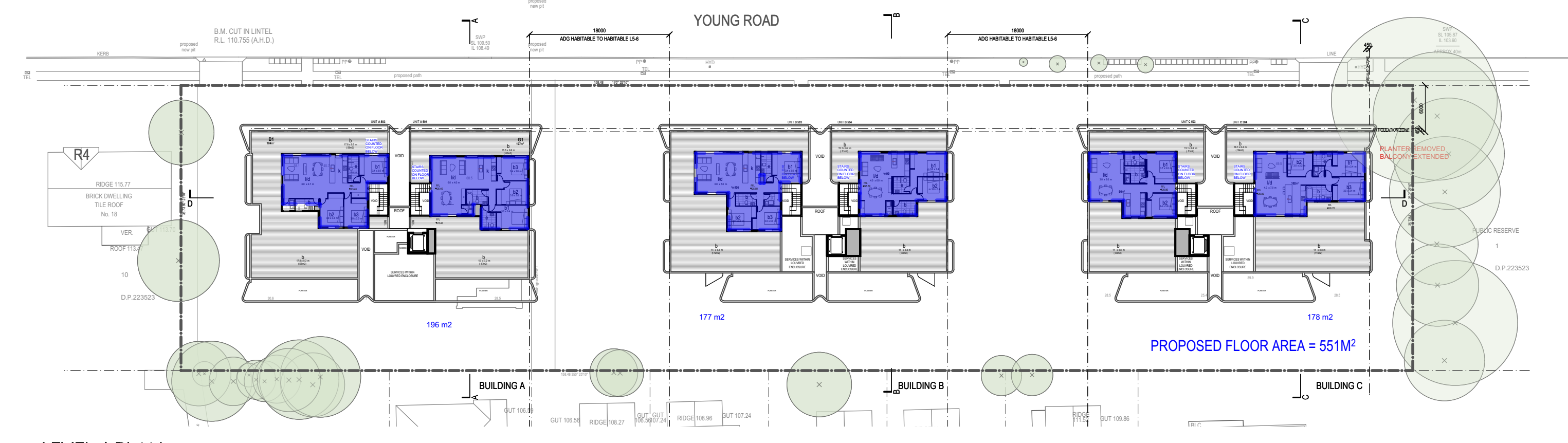
■ LEVEL 3 PLAN



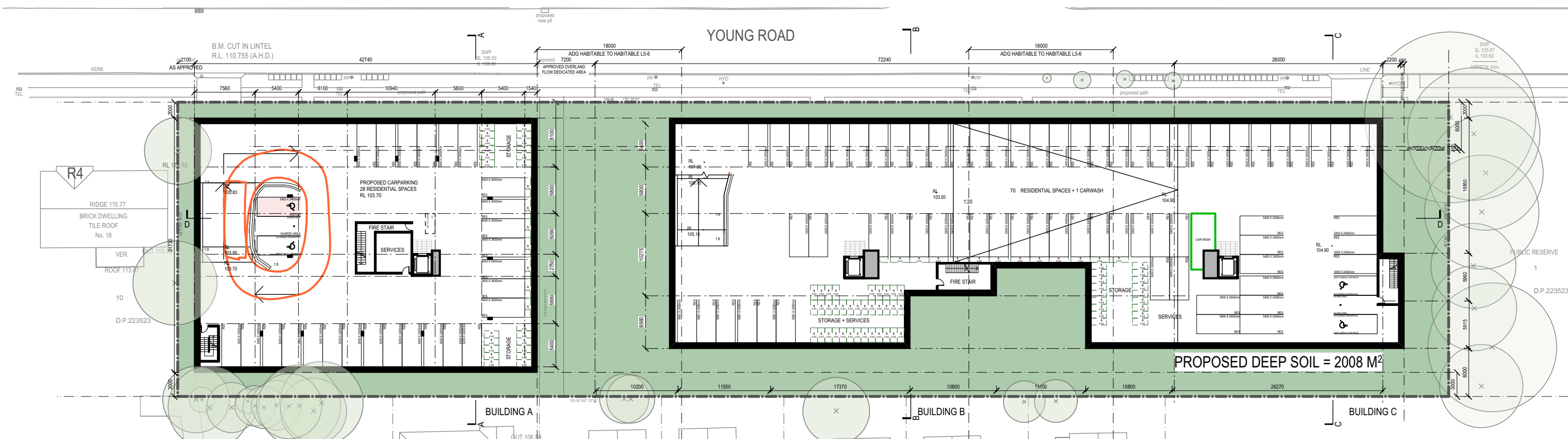
■ LEVEL 4 PLAN



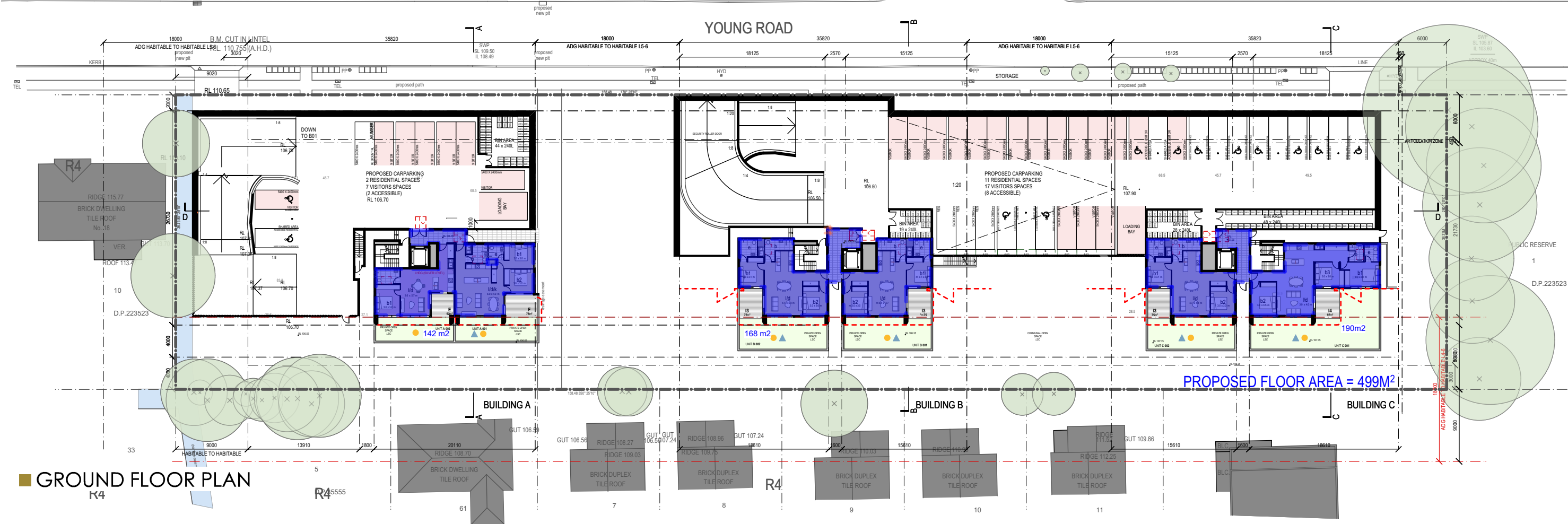
■ LEVEL 5 PLAN



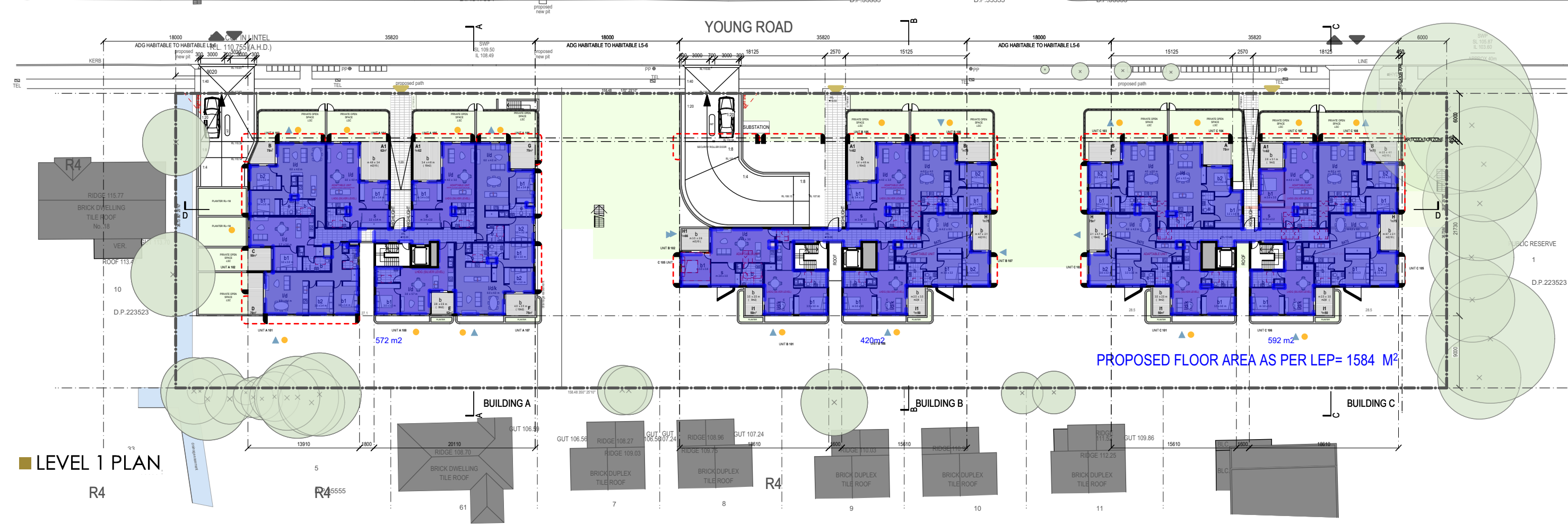
■ LEVEL 6 PLAN



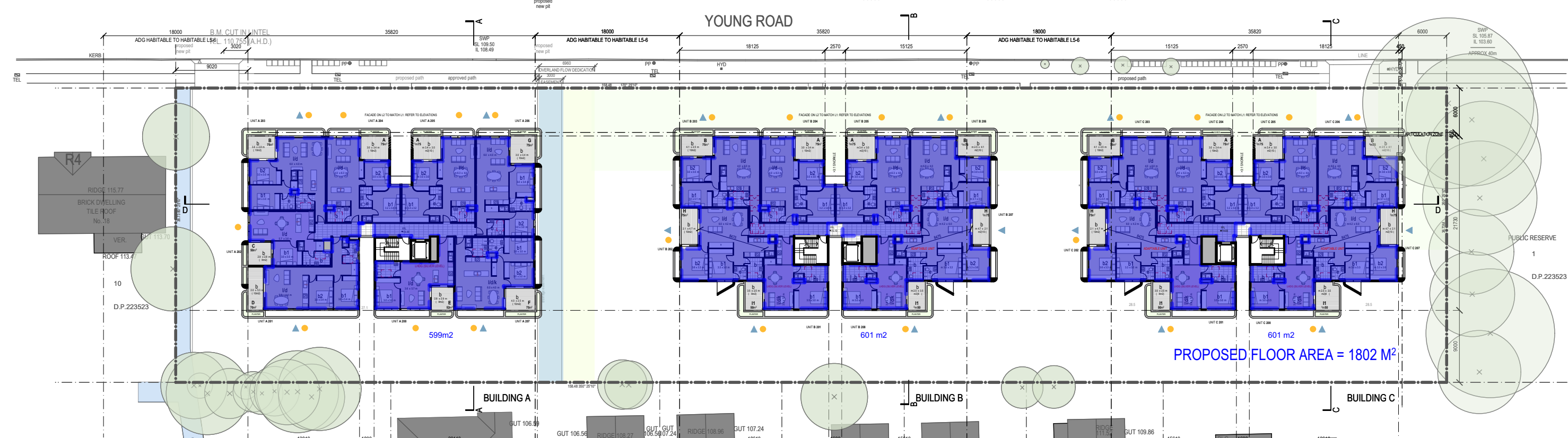
■ BASEMENT 1 PLAN - DEEP SOIL



■ GROUND FLOOR PLAN



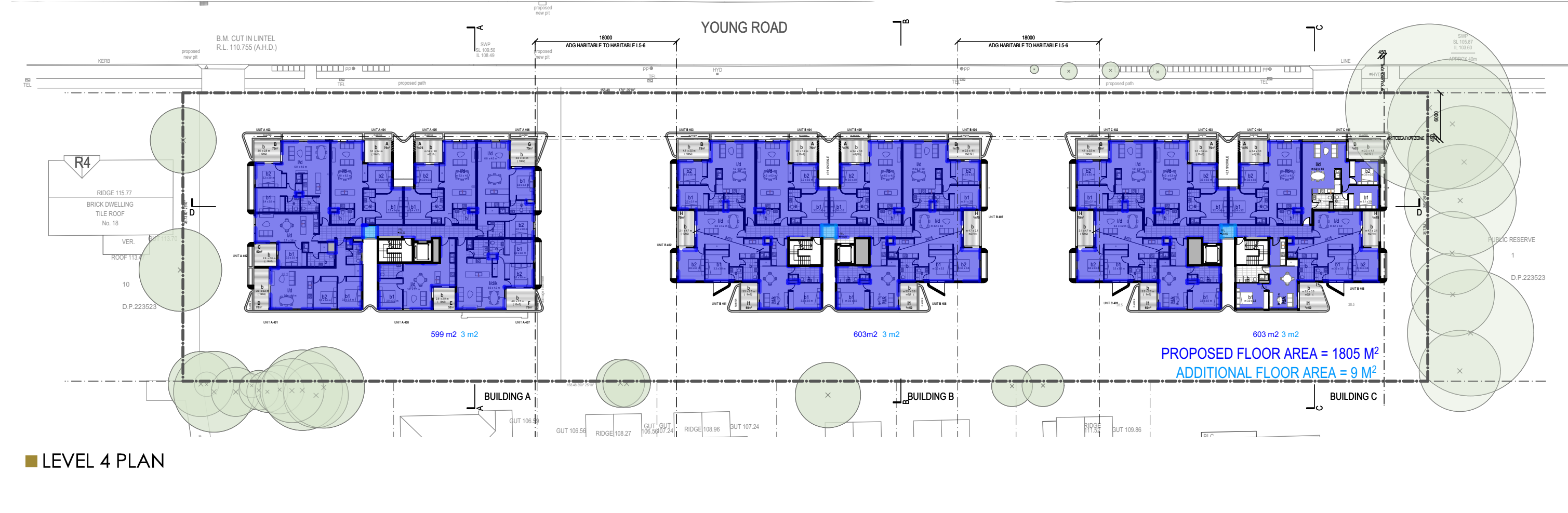
■ LEVEL 1 PLAN



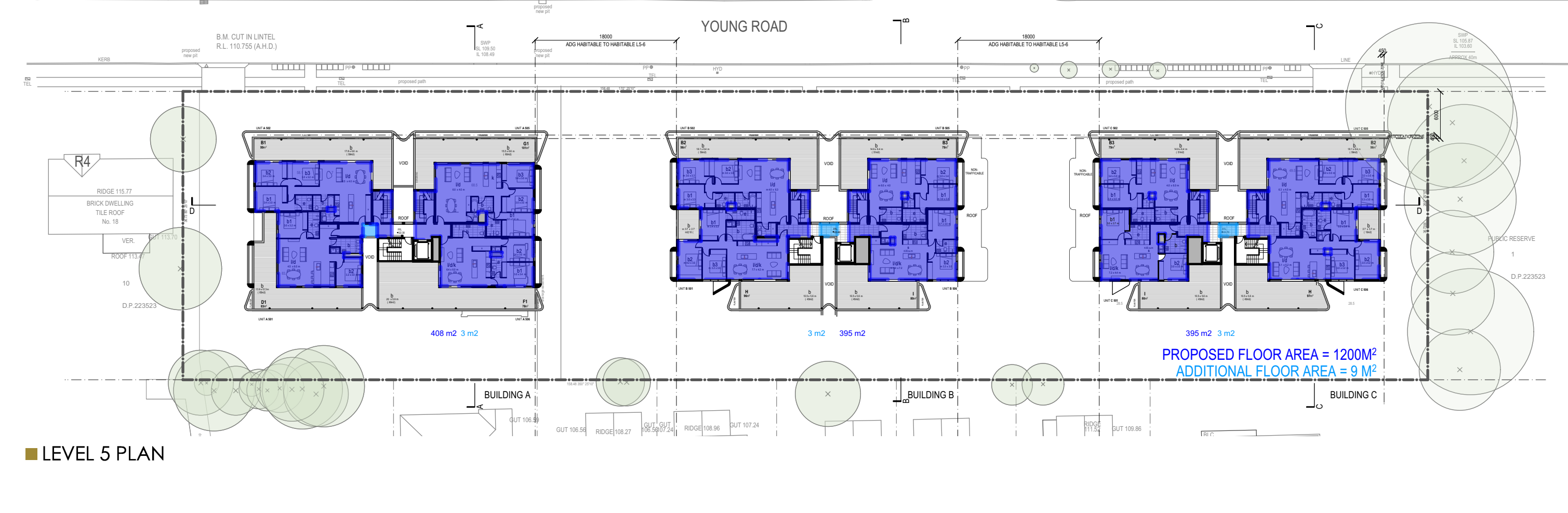
■ LEVEL 2 PLAN



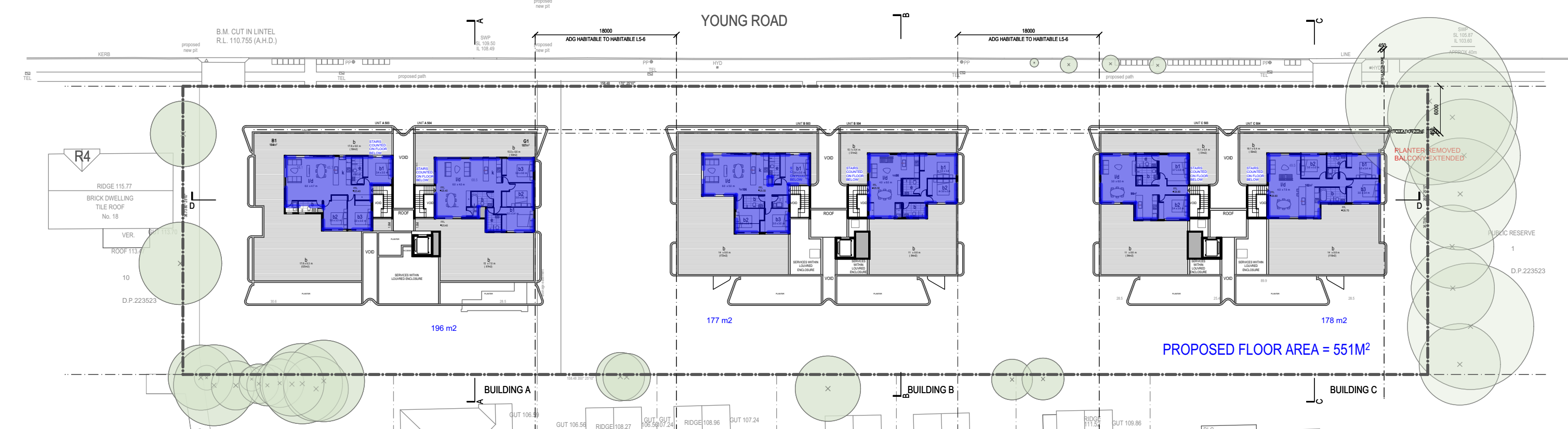
■ LEVEL 3 PLAN



■ LEVEL 4 PLAN



■ LEVEL 5 PLAN



■ LEVEL 6 PLAN