

56-60 BURNS BAY ROAD LANE COVE

AMENDED PLANS

25-07-2019



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Rev	Description	Date
1	DA Submission	15.08.2018
2	Amended Plans	08.05.2019
3	Amended Plans	19.07.2019
4	Updated Calculations	09.09.2019

Project Name

56-60 Burns Bay Road, Lane Cove

Client Name

Sun Property Lane Cove Pty Ltd

Drawing Title

Development Statistics

SCALE	Drawing no:	ISSUE
@ A1	A1.02	4

DEVELOPMENT STATISTICS

SITE AREA3665m2

		GFA(m2)
Residential		
Ground - L4		2693
FSR		0.73:1
Non-Residential		
Supermarket (Ground and Level 3 Lobby)		1695
Community Space		804
Retail		216
Total Non-Residential GFA		2715
Total Non-Residential FSR		0.74:1
TOTAL GFA (residential+non-residential)		5408
FSR		1.47:1

Unit Mix Schedule

Level	Study	1B	2B	3B	Total
Ground	-	-	-	-	-
1	1	6	5	1	13
2	1	4	4	-	9
3	-	1	1	-	2
4	1	2	2	-	5
Total	3	13	12	1	29
Unit Mix	10.3%	44.8%	41.4%	3.4%	100%

Parking Provision

Residential				
Unit Type	Qty	Parking Rate	Required	Proposed
Studio	3	0.5	1.5	2
1	13	1	13	13
2	12	1.5	18	18
3	1	2	2	2
Visitor		1 per 4 units	7.25	8
Car wash		1 per 50 units	1	1
Sub-Total	29		35 residents 8 Visitors + 1 Carwash	35 residents 8 visitors + 1 car wash
Non-Residential				
		Area(m2)	Parking Rate	Required
Supermarket		1695	0.042	71.19
Retail		216	0.025	5.4
Community Space		804	-	10
Public Parking			Provision for existing public parking loss as a result of development	11
Total				99
Total (residential+non-residential)				142 carspaces + 1 car wash

Motorcycle Parking

	No of Parking Spaces	Motorcycle Parking Rate	Required	Proposed
Residential	35	1 per 15 car spaces	3	3
Non-Residential	99	1 per 15 car spaces	7	7

Bicycle Parking

Residential	No of Units	Bicycle Parking Rate		Required	Proposed
Resident	29	1 per 4 dwellings		7.25	8
Visitor	29	1 rack + 1 rack per 10 dwellings		4	4
Total Residential bicycle parking			12	12	
Non-Residential	GFA (m2)	Employee Parking Rate	Customer Parking Rate	Employee Bicycle Parking	Customer Bicycle Parking
Supermarket	1695	1 per 50m2 GFA	2 racks + 1 rack per 200m2 over 200m2 GFA	34	10
Retail	216	1 per 50m2 GFA	2 racks + 1 rack per 200m2 over 200m2 GFA	5	3
Total Non-Residential bicycle parking			39	13	

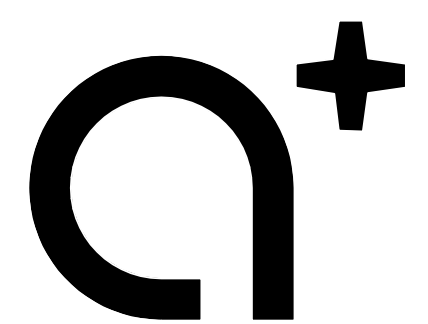
COMPLIANCE SUMMARY TABLE

Level	Unit Number	Unit Type	Internal Area (m2)	External Area (m2)	Livable	Adaptable*1	Ventilation*2	Solar Access*2	Int.Storage (m3)	Ext.Storage (m3)	Total Storage (m3)
Level 1	A101	2B	84	53	No		No	0.5 HRS	6 m³	4.0 m³	10 m³
Level 1	A102	2B	81	36	No		Yes	2.5 HRS	14 m³	4.0 m³	18 m³
Level 1	A103	1B	63	62	No		No	6 HRS	7 m³	4.0 m³	15 m³
Level 1	A104	S	47	46	No		Yes	5 HRS	3 m³	4.0 m³	11 m³
Level 1	A105	1B	57	75	No		Yes	5 HRS	4 m³	4.0 m³	12 m³
Level 1	B101	3B	110	25	Yes	Adpt	Yes	0 HRS	9 m³	4.0 m³	13 m³
Level 1	B102	2B	89	22	Yes		Yes	0 HRS	10 m³	4.0 m³	18 m³
Level 1	B103	2B	85	28	Yes		Yes	1.5 HRS	10 m³	4.0 m³	18 m³
Level 1	B104	2B	85	41	Yes	Adpt	No	0 HRS	7 m³	4.0 m³	11 m³
Level 1	B105	1B	58	28	Yes	Adpt	Yes	0 HRS	4 m³	4.0 m³	8 m³
Level 1	B106	1B	58	27	Yes		Yes	2 HRS	7 m³	4.0 m³	15 m³
Level 1	B107	1B	59	41	Yes		Yes	2 HRS	6 m³	4.0 m³	10 m³
Level 1	B108	1B	59	28	Yes		No	0.5 HRS	5 m³	4.0 m³	9 m³
Level 2	A201	2B	84	24	Yes	Adpt	Yes	4 HRS	6 m³	4.0 m³	10 m³
Level 2	A202	2B	81	21	Yes		No	6 HRS	14 m³	4.0 m³	18 m³
Level 2	A203	1B	63	12	Yes		Yes	6 HRS	7 m³	4.0 m³	15 m³
Level 2	A204	S	47	5	Yes		No	6 HRS	3 m³	4.0 m³	11 m³
Level 2	A205	1B	57	12	Yes		No	6 HRS	4 m³	4.0 m³	12 m³
Level 2	B201	2B	88	18	Yes		Yes	5.5 HRS	8 m³	4.0 m³	12 m³
Level 2	B202	1B	58	8	Yes		Yes	3.5 HRS	7 m³	4.0 m³	15 m³
Level 2	B203	1B	59	18	Yes		Yes	2.5 HRS	6 m³	4.0 m³	10 m³
Level 2	B204	2B	88	20	Yes		Yes	2.5 HRS	8 m³	4.0 m³	12 m³
Level 3_Burns Bay Road	A301	2B	84	24	Yes		Yes	5 HRS	6 m³	4.0 m³	10 m³
Level 3_Burns Bay Road	A302	1B	57	10	Yes	Adpt	No	3.5 HRS	3 m³	4.0 m³	11 m³
Level 4	A401	1B	55	13	Yes		Yes	3.5 HRS	4 m³	4.0 m³	8 m³
Level 4	A402	2B	96	16	Yes	Adpt	No	5 HRS	5 m³	4.0 m³	25 m³
Level 4	A403	1B	50	9	Yes		No	4 HRS	5 m³	4.0 m³	13 m³
Level 4	A404	S	44	27	Yes		Yes	5 HRS	3 m³	4.0 m³	11 m³
Level 4	A405	2B	98		Yes		No	6 HRS	16 m³	4.0 m³	24 m³
SUMMARY	29 Units	S 3 Units 1B 13 Units 2B 12 Units 3B 1 Units	-	-	24 (82.7%)	6 (20.6%)	18 (62%)	21 (72.4%)			
COMPLIANCE			As per ADG requirement, all internal areas comply	As per ADG requirement, all private open space's areas comply	As per DCP requirement, the percentage of apartments incorporating Livable Housing Guideline's silver level universal design features comply	As per DCP requirement, accessible units percentage comply	The percentage of cross ventilation comply with ADG requirements	The percentage of solar access comply with ADG requirements	As per ADG requirement, all storage areas comply		

*(1) For futher detail refer to drawings A6.01/2 for adaptables units
*(2) For further detail refer to drawing A9.01 for solar access and ventilation diagrams.



-- Subject Area



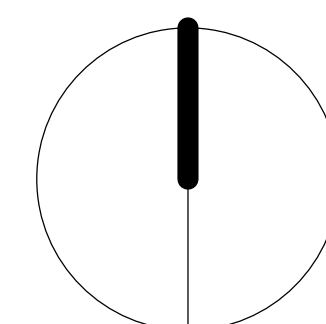
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56-60 Burns Bay Road, Lane Cove

Client Name
Sun Property Lane Cove Pty Ltd

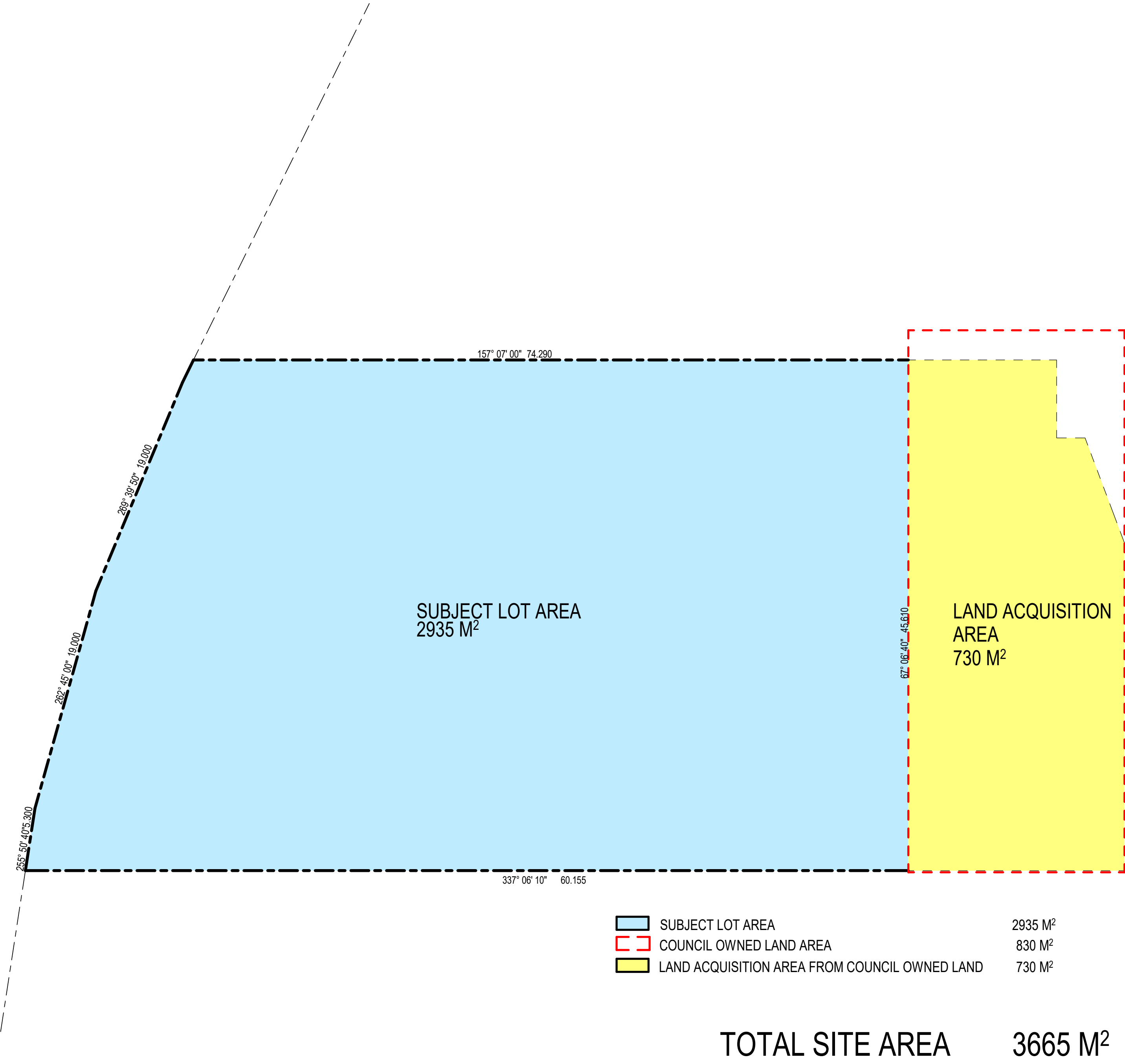


Drawing Title
Location Plan

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Drawing no:
A2.01

ISSUE
3



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1	DA Submission	15.08.2018
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Drawing Title
Land Acquisition Diagram

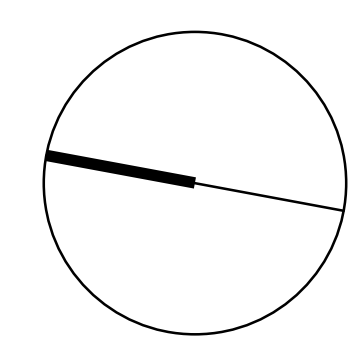
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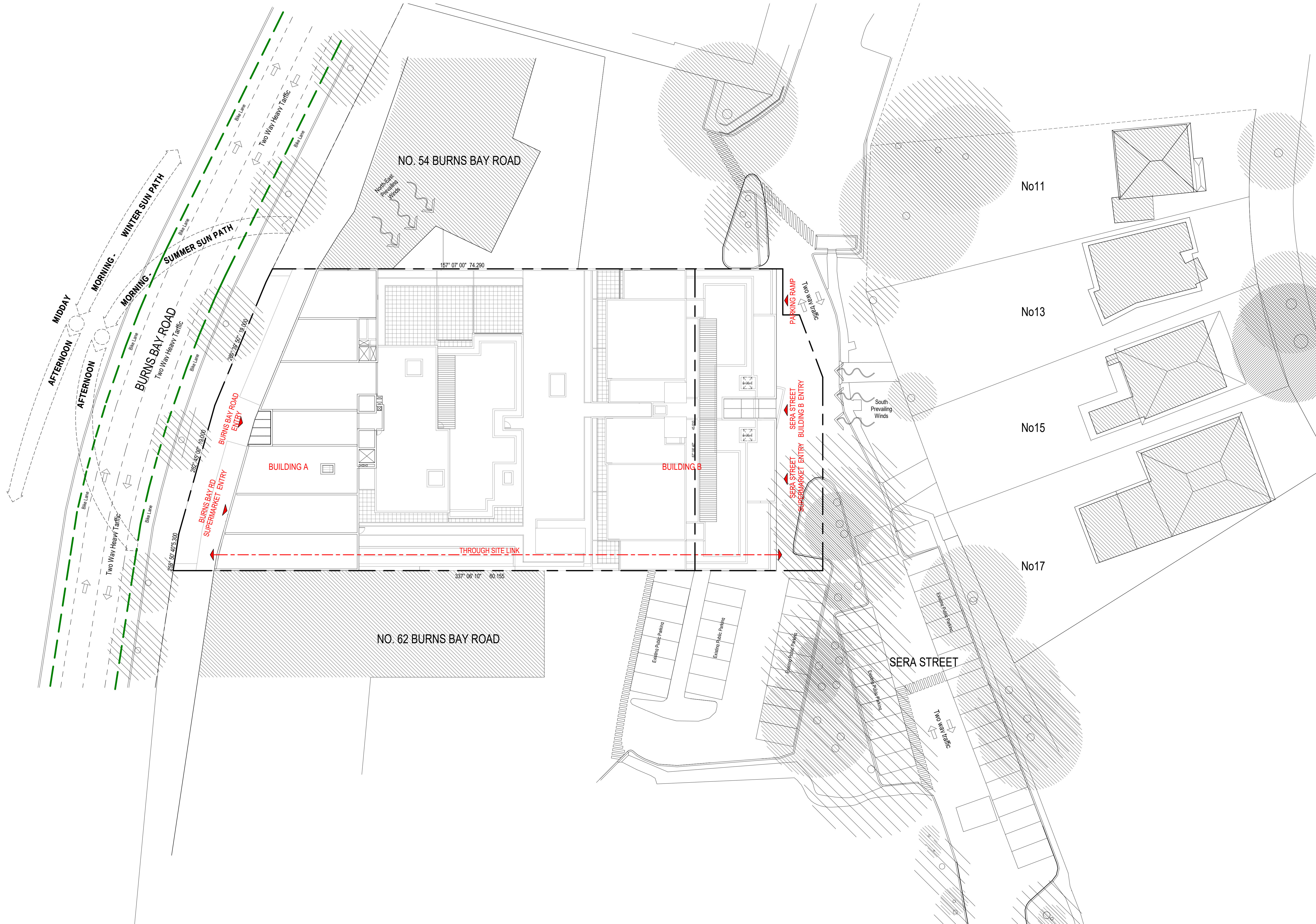
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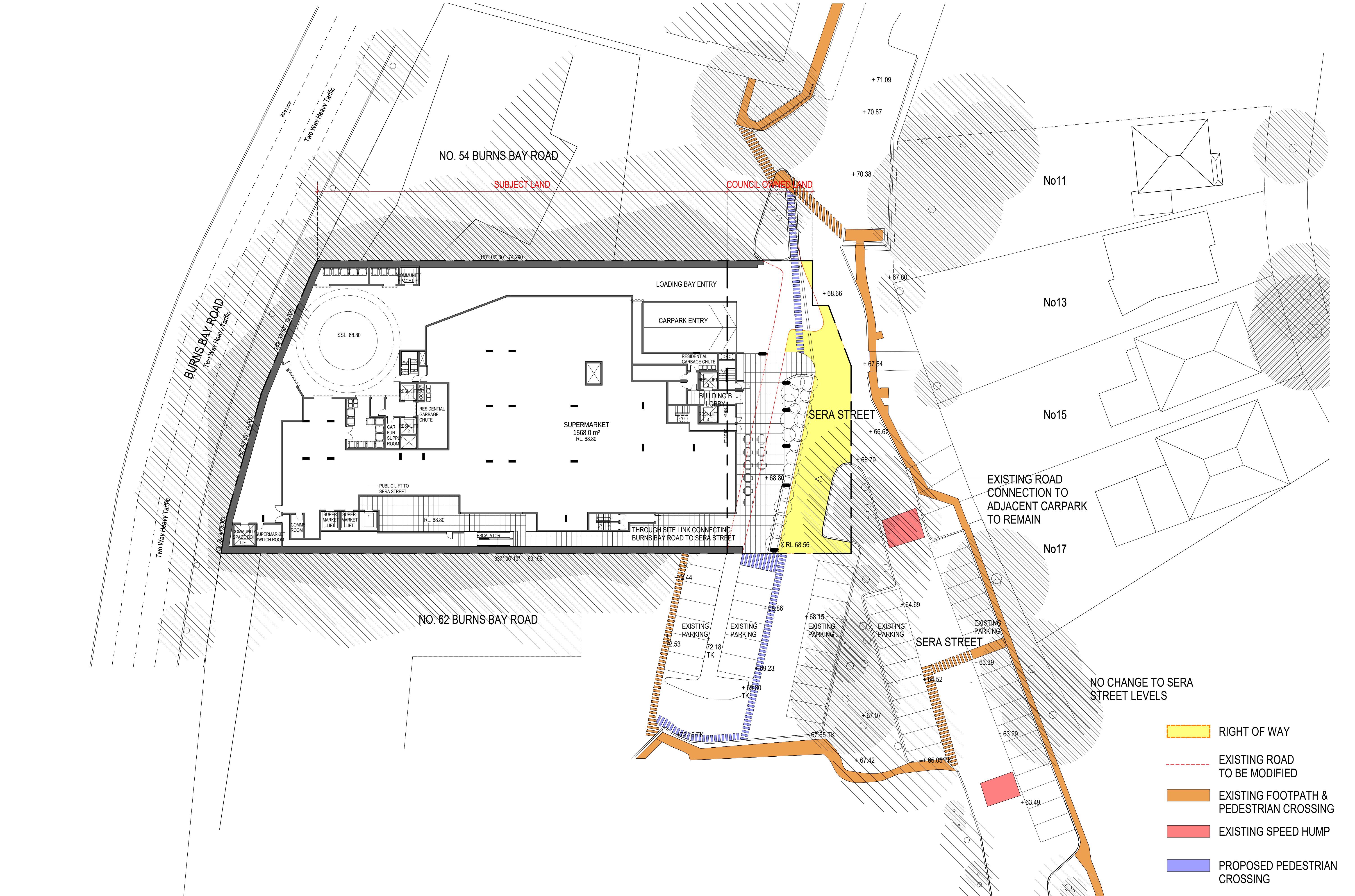
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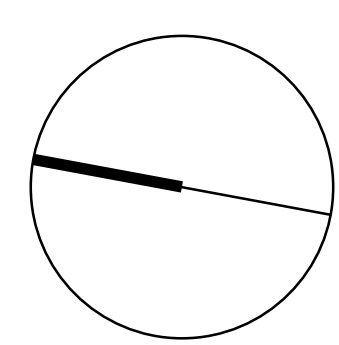
Drawing Title Site Analysis/ Site Plan		
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Rev	Description	Date
1	Additional Information	03.07.2019
2	Amended Plans	19.07.2019

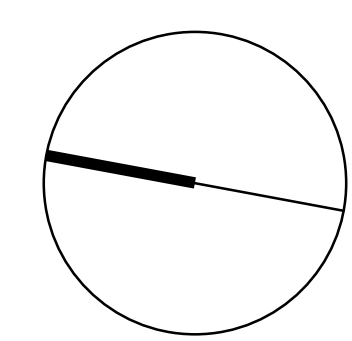
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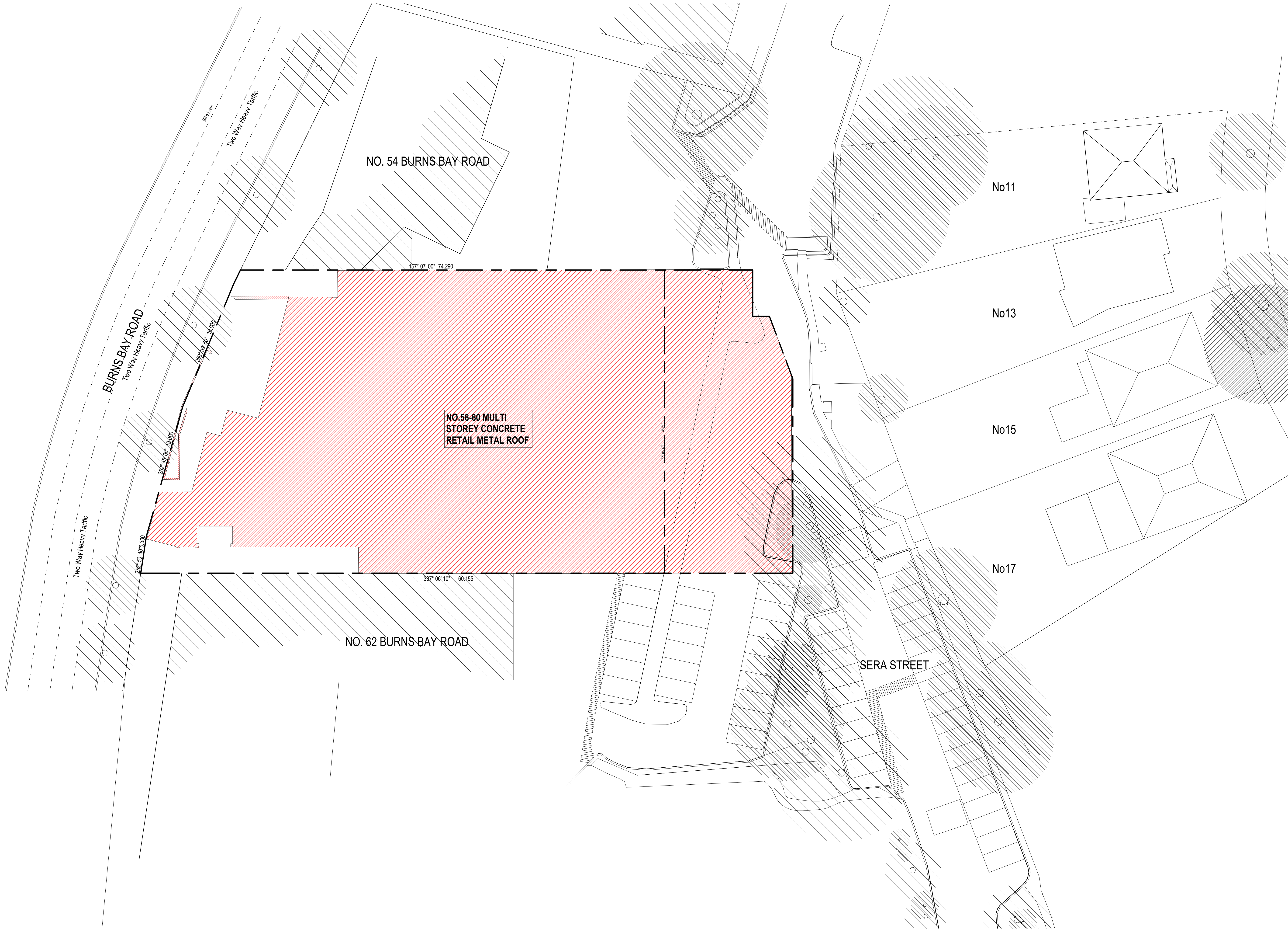
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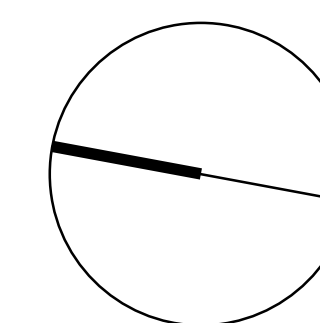
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Drawing Title Demolition Plan		
SCALE 1 : 250 @ A1	Drawing no: A2.06	ISSUE 3

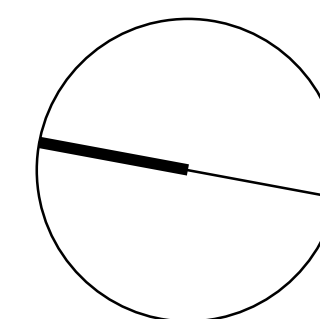




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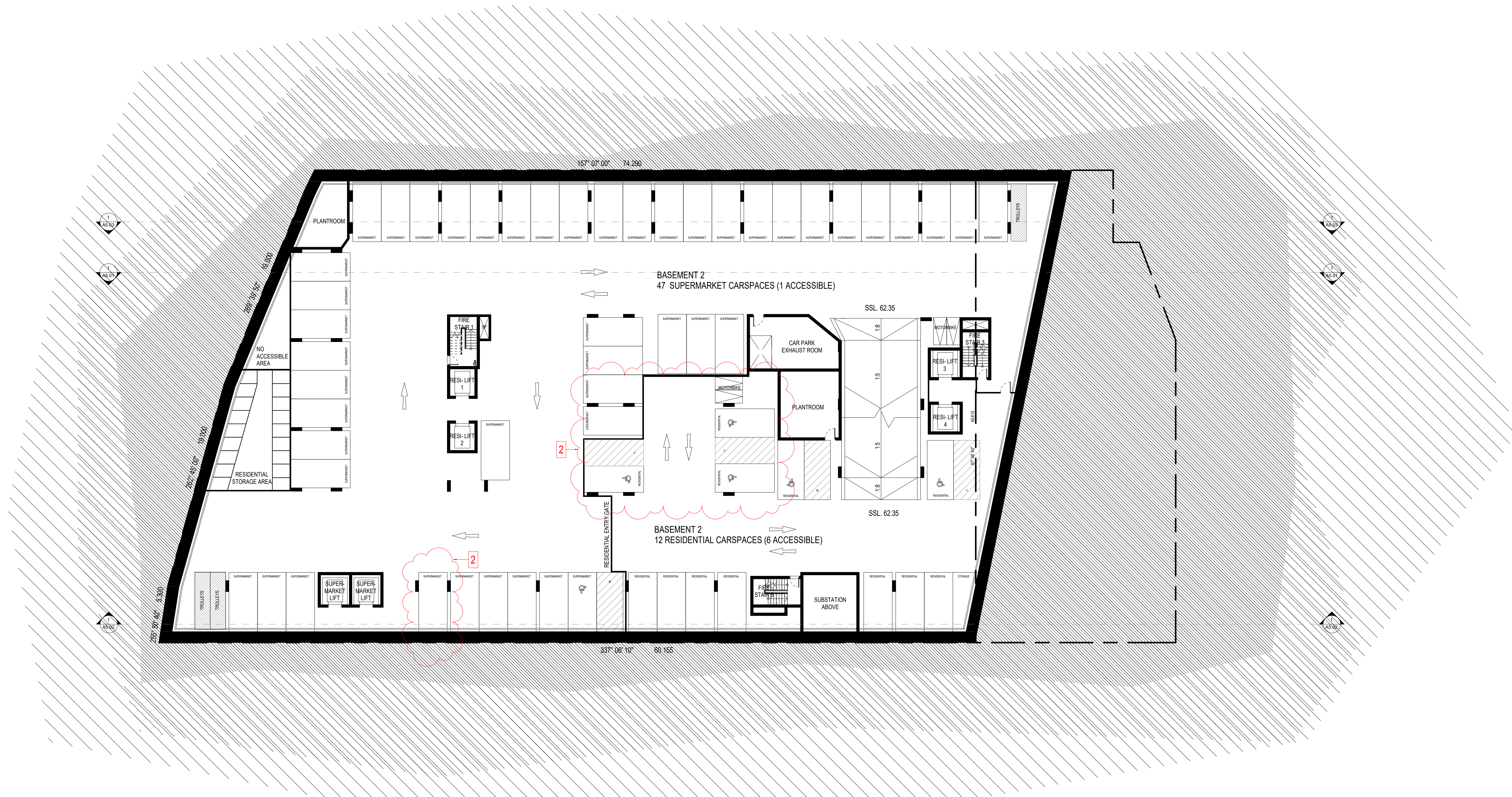


Drawing Title
Basement 2

SCALE
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Drawing no:
A3.02

ISSUE
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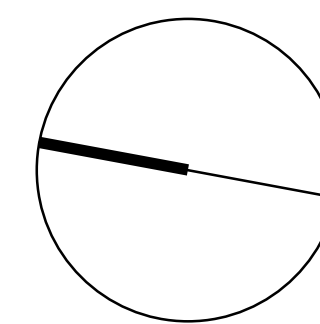


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2. Re-allocation of carspace.
3. Planter reconfiguration to improve safety and pedestrian movement.
4. New apartments introduced to provide modulated built form following the site topography.
5. Relocation of previously proposed communal open space to rooftop for improved solar access and resident amenity.
6. Removal of previously proposed apartments to comply with 9.5m height control fronting Sera Street.
7. Provision for Building B rooftop communal open space.
8. Provision for Building A rooftop communal open space.
9. Reduction in height of Building B to comply with 9.5m height control.

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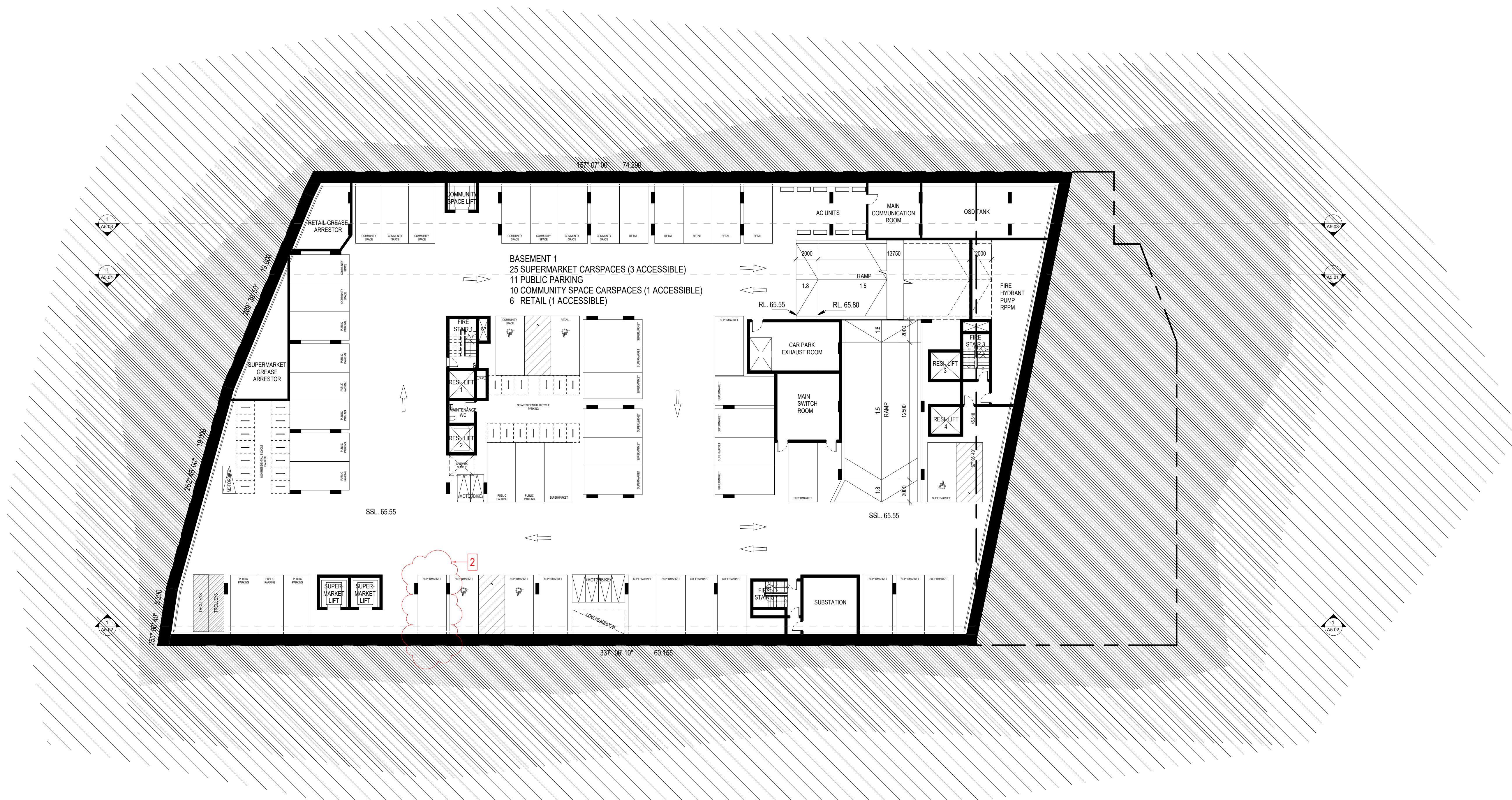


Drawing Title
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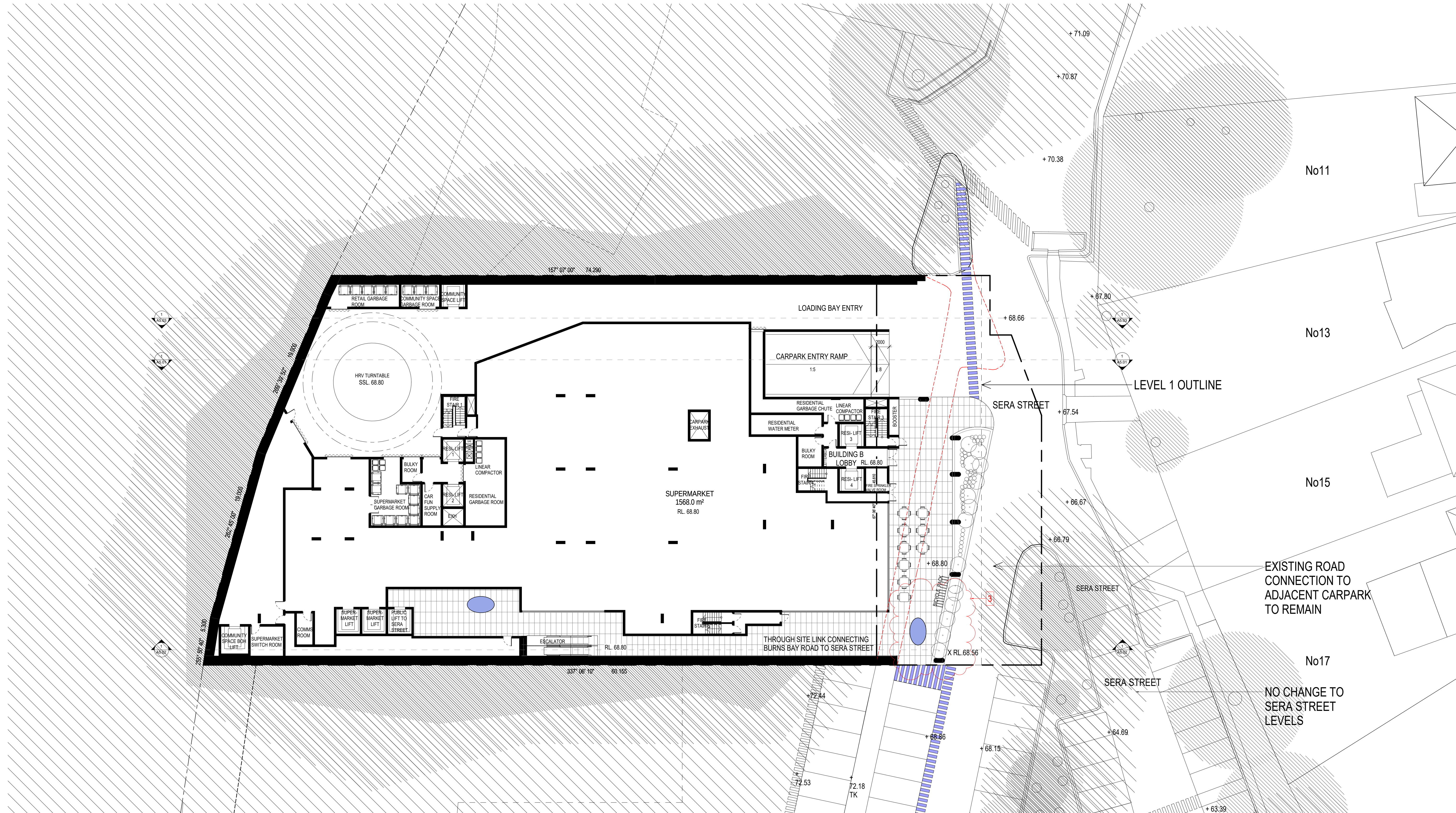
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Drawing no:
A3.03

ISSUE
3



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EXISTING ROAD
TO BE MODIFIED

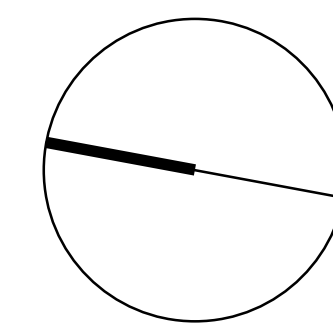
PROPOSED PEDESTRIAN
CROSSING

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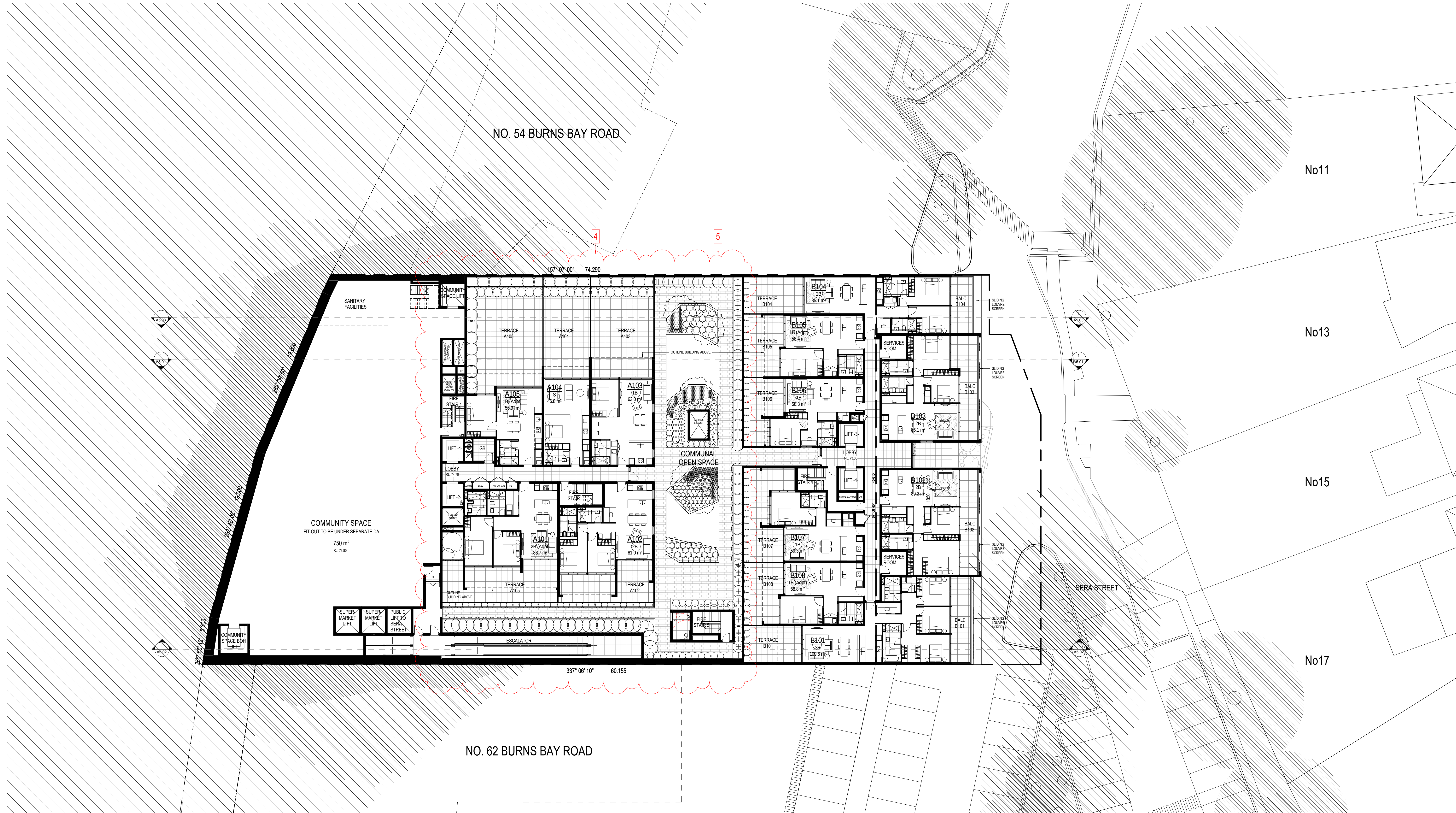
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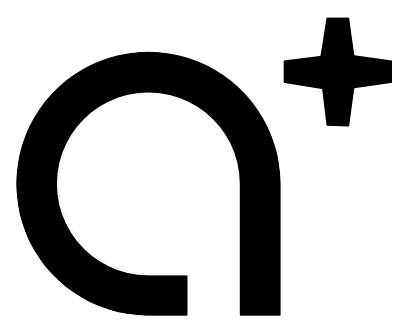


Drawing Title
Ground Level_Sera Street

SCALE	Drawing no:	ISSUE
As indicated @ A1	A3.04	3



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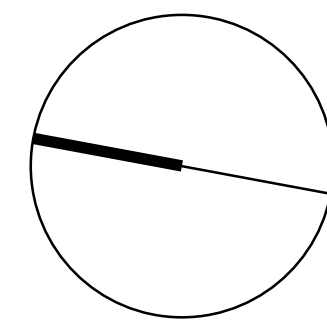
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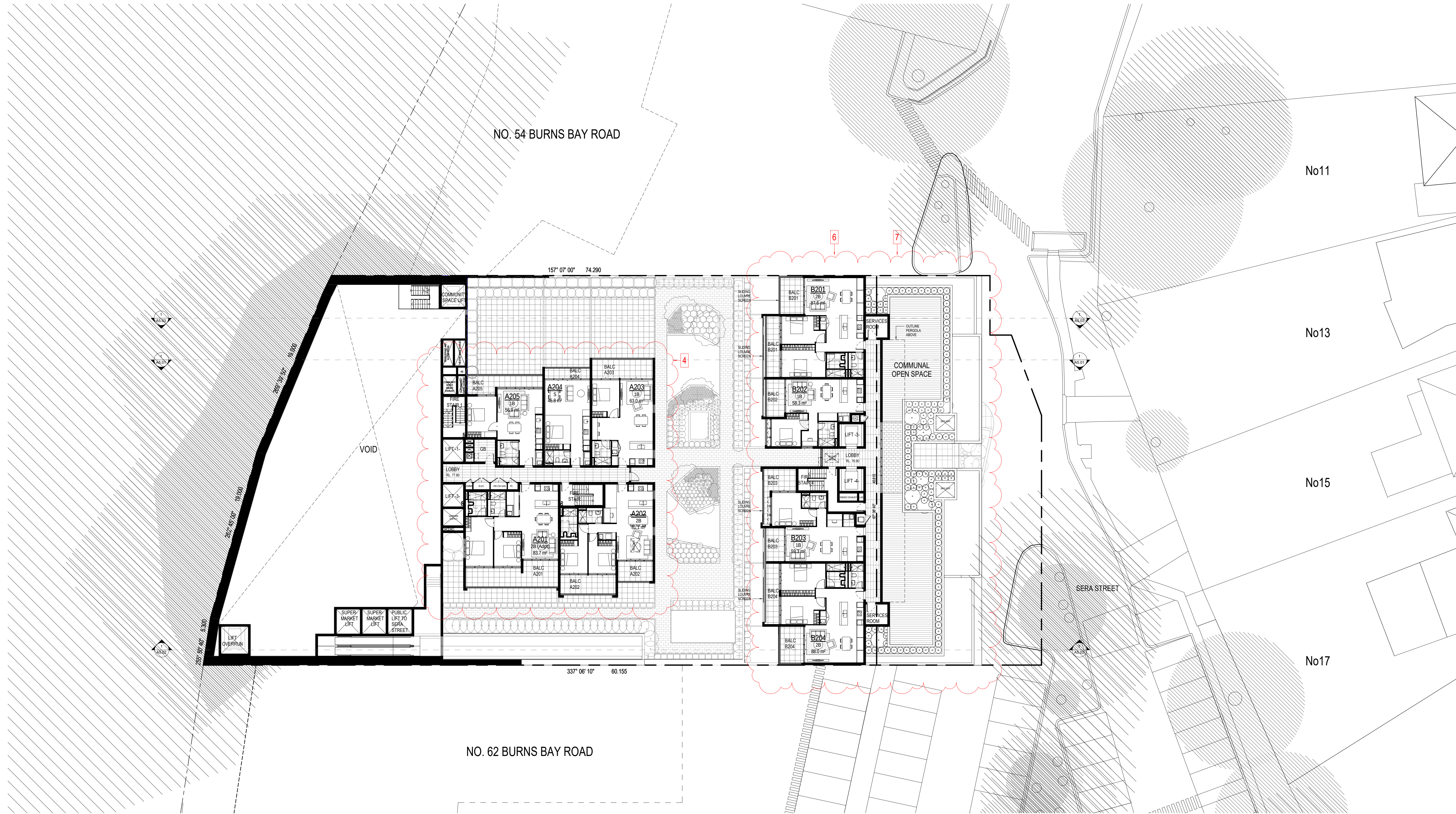


Drawing Title
Level 1

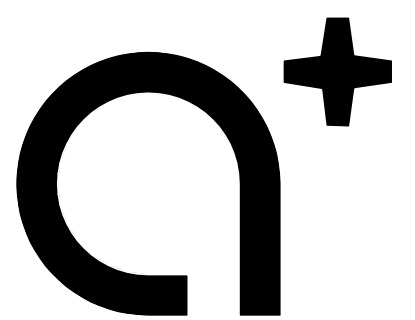
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A3.05

ISSUE
3



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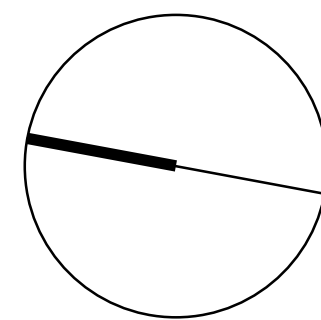
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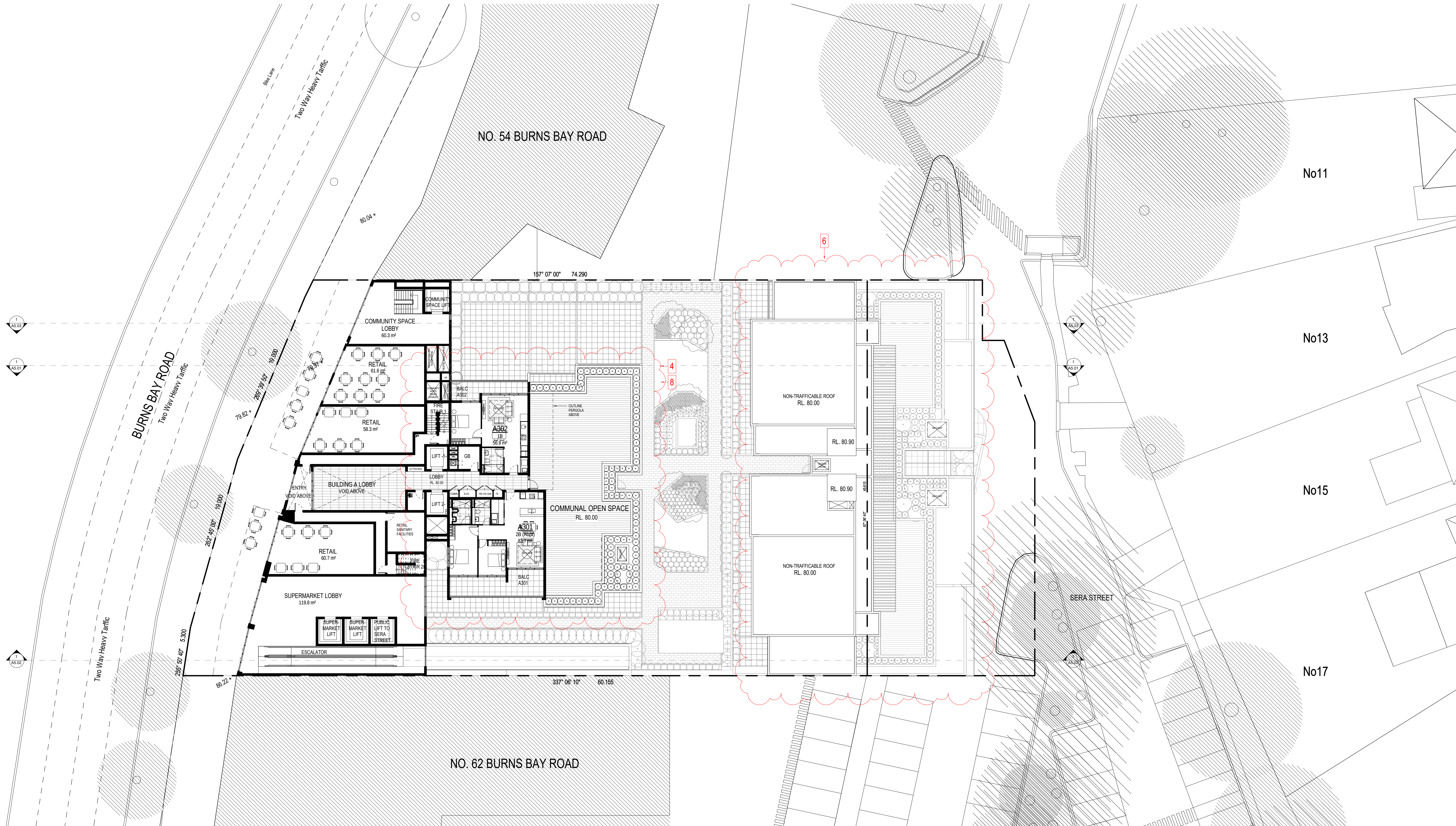


Drawing Title
Level 2

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Drawing no:
A3.06

ISSUE
3

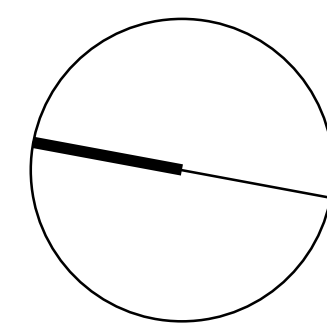


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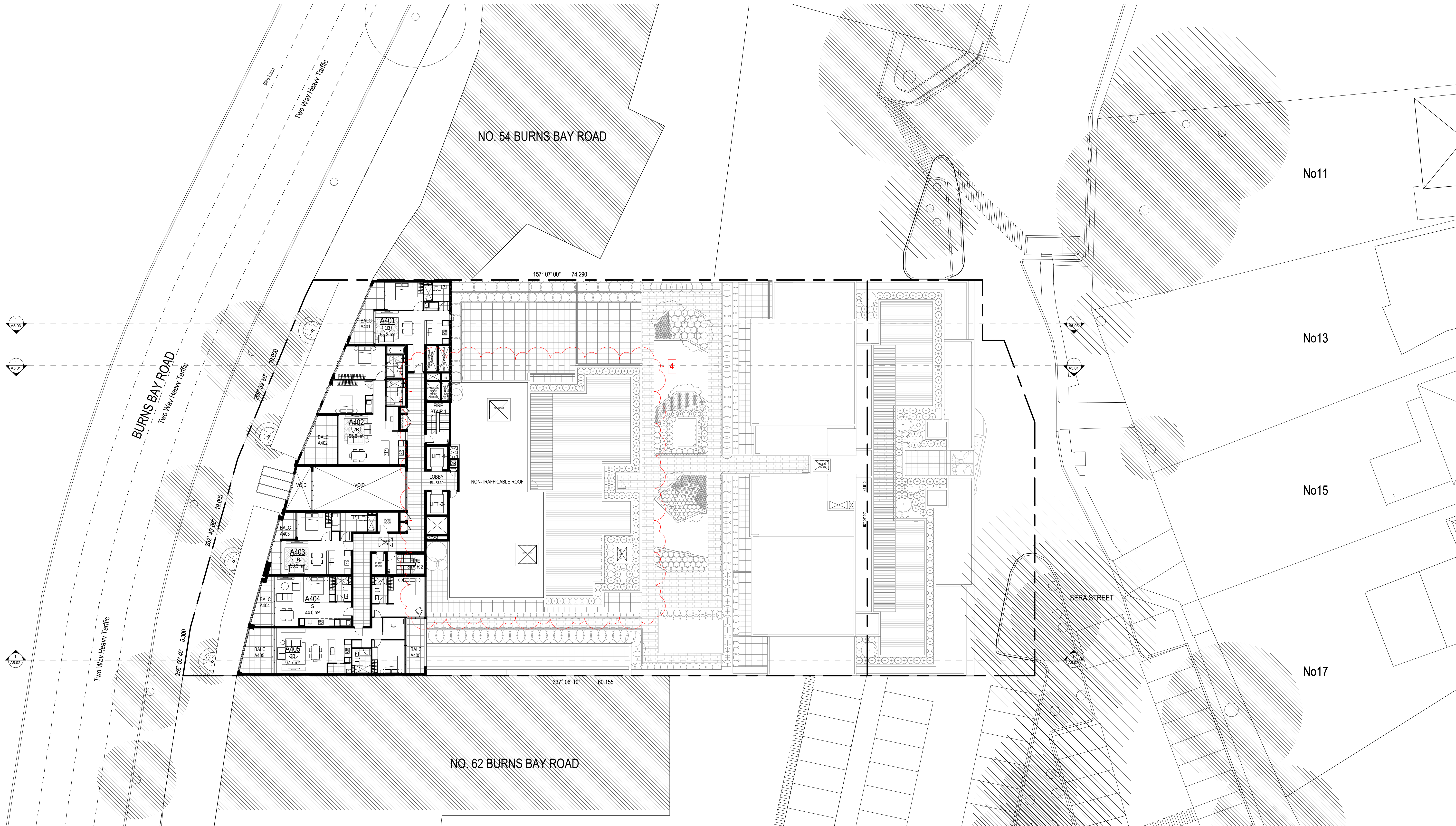


Drawing Title
Level 3_Burns Bay Road

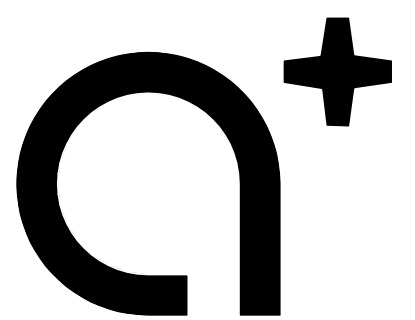
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Drawing no:
A3.07

ISSUE
3



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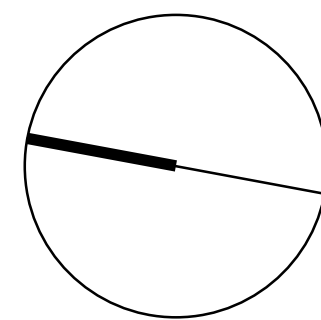
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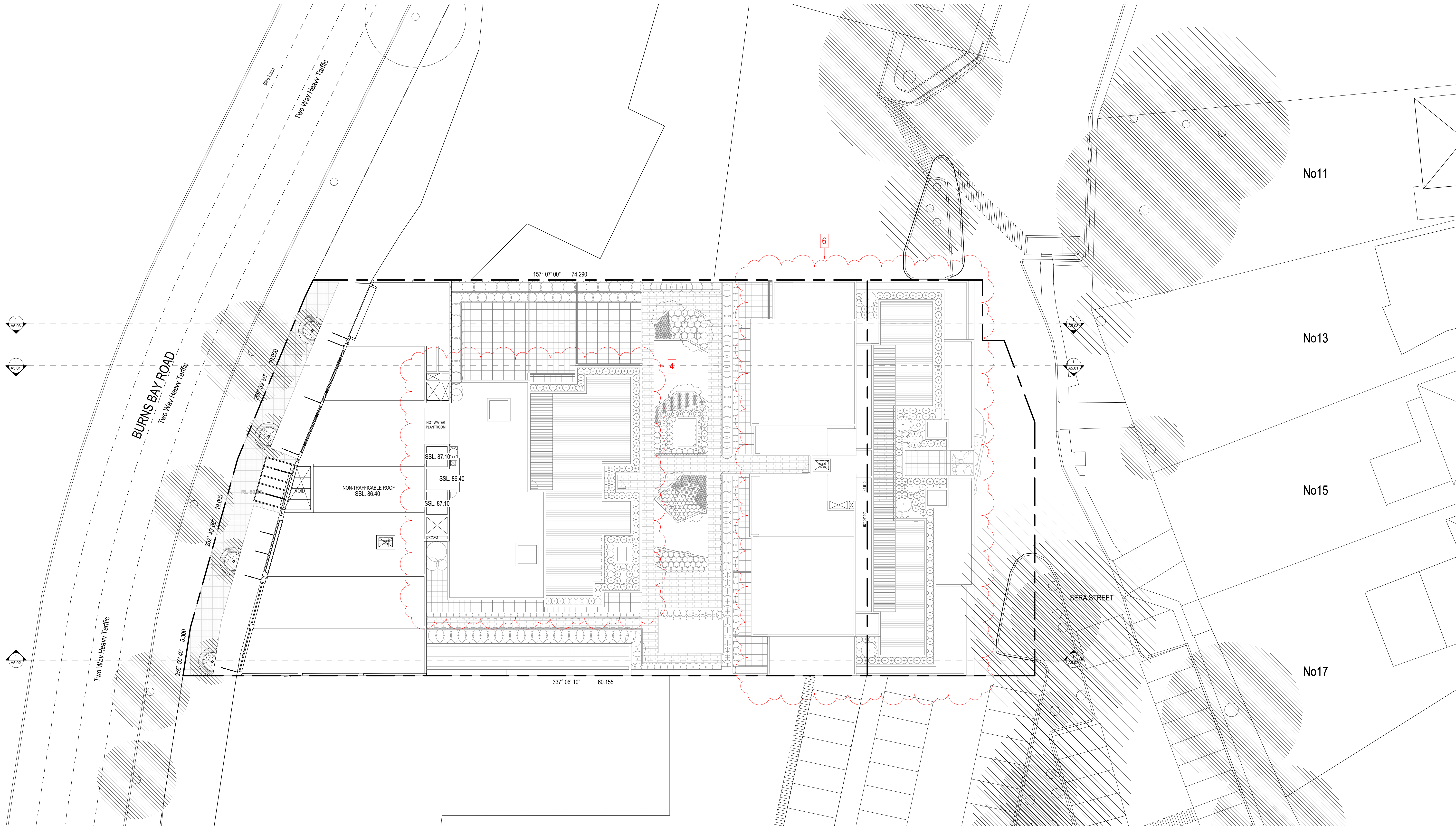


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Level 4

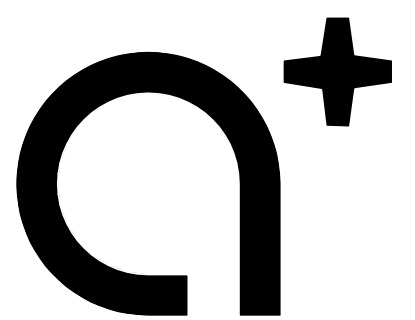
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Drawing no:
A3.08

ISSUE
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7. Provision for Building B rooftop communal open space.
8. Provision for Building A rooftop communal open space.
9. Reduction in height of Building B to comply with 9.5m height control.



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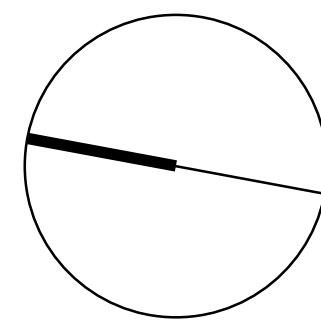
Rev	Description	Date
1	DA Submission	15.08.2018
2	Amended Plans	08.05.2019
3	Amended Plans	19.07.2019

Project Name

56-60 Burns Bay Road, Lane Cove

Client Name

Sun Property Lane Cove Pty Ltd



Drawing Title

Roof Plan

SCALE

1 : 200 @ A1

Drawing no:

A3.09

ISSUE

3



- Finishes Legend
- A- Rendered & Painted - Charcoal
 - B- Rendered & Painted - Beige
 - C- Grey Stone Finish
 - D- Rendered & Painted - White
 - E- Rendered & Painted - Brown
 - F- Rendered & Painted - Grey
 - G- Stone Cladding Finish
 - H- Stone Finish

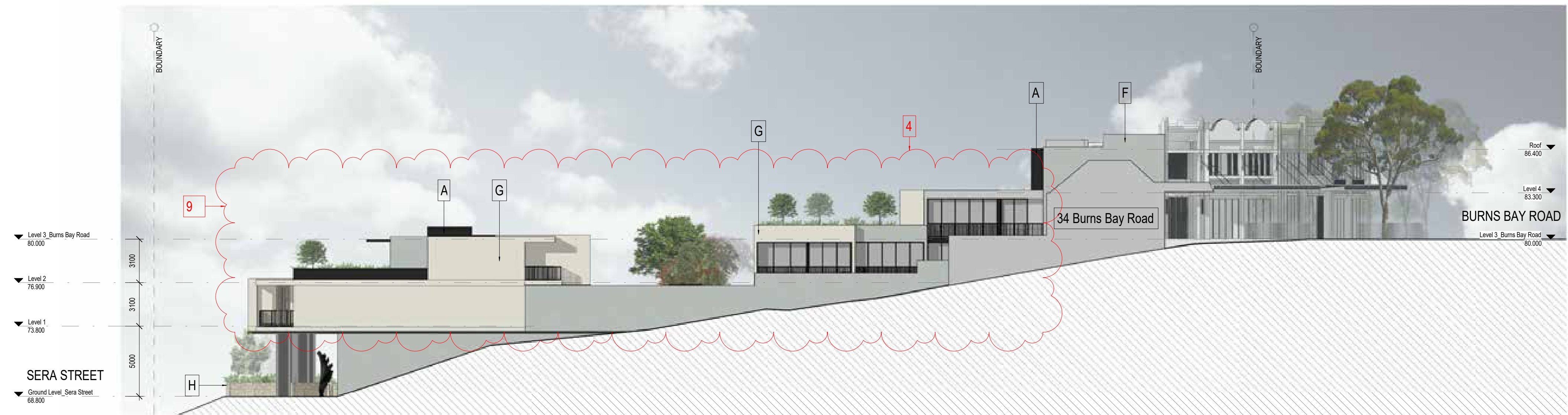


- 1. Extension of Basement 3 to comply with carparking requirement based on updated unit mix.
- 2. Re-allocation of carspace.
- 3. Planter reconfiguration to improve safety and pedestrian movement.
- 4. New apartments introduced to provide modulated built form following the site topography.
- 5. Relocation of previously proposed communal open space to rooftop for improved solar access and resident amenity.
- 6. Removal of previously proposed apartments to comply with 9.5m height control fronting Sera Street.
- 7. Provision for Building B rooftop communal open space.
- 8. Provision for Building A rooftop communal open space.
- 9. Reduction in height of Building B to comply with 9.5m height control.

Rev	Description	Date
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2	Amended Plans	08.05.2019
3	Amended Plans	19.07.2019

Project Name
56-60 Burns Bay Road, Lane Cove
Client Name
Sun Property Lane Cove Pty Ltd

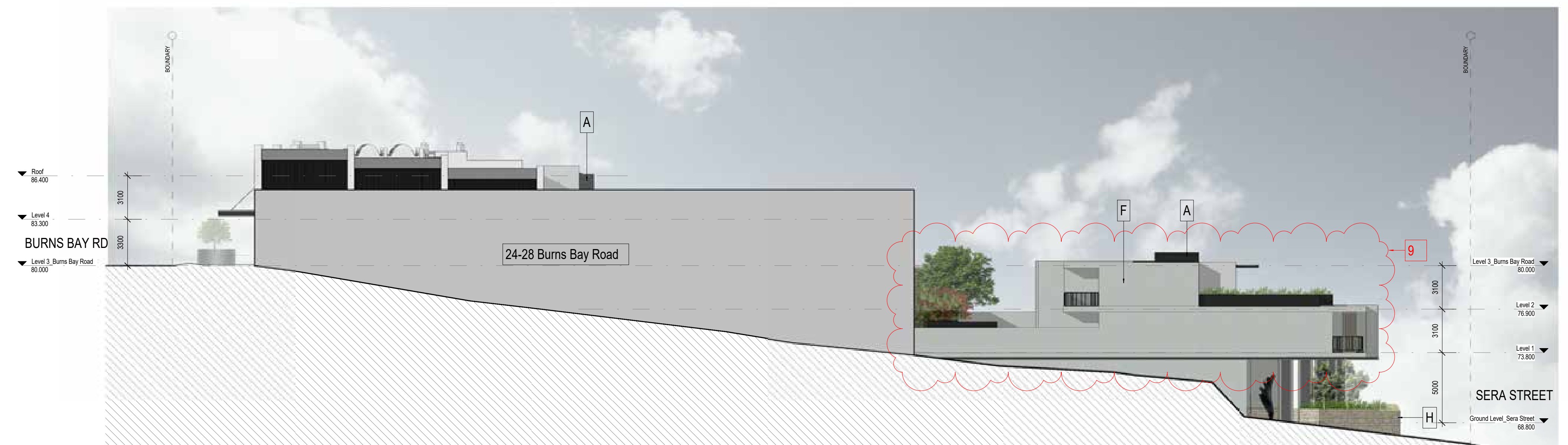
Drawing Title		
North & South Elevation		
SCALE	Drawing no:	ISSUE
As indicated @ A1	A4.01	3



1 East Elevation
1:200

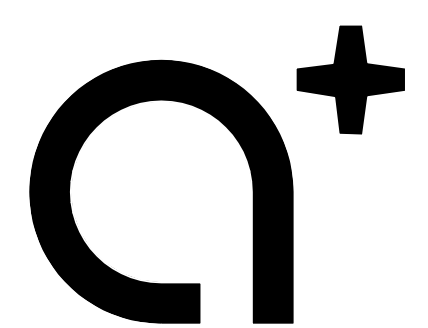
Finishes Legend

- A- Rendered & Painted - Charcoal
- B- Rendered & Painted - Beige
- C- Grey Stone Finish
- D- Rendered & Painted - White
- E- Rendered & Painted - Brown
- F- Rendered & Painted - Grey
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- H- Stone Finish



2 West Elevation
1:200

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- 8. Provision for Building A rooftop communal open space.
- 9. Reduction in height of Building B to comply with 9.5m height control.



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Project Name
56-60 Burns Bay Road, Lane Cove

Client Name
Sun Property Lane Cove Pty Ltd

Drawing Title
East & West Elevation

SCALE	Drawing no:	ISSUE
As indicated @ A1	A4.02	3



1 South Elevation of Building A
1:100

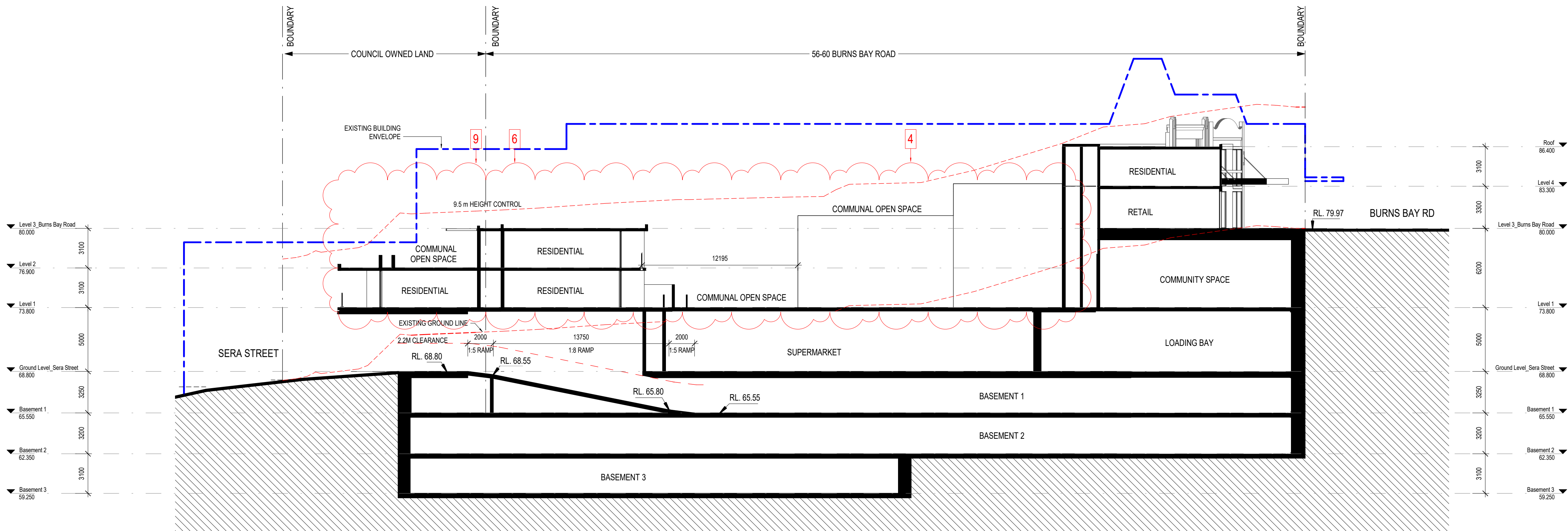
Finishes Legend

- A- Rendered & Painted - Charcoal
- B- Rendered & Painted - Beige
- C- Grey Stone Finish
- D- Rendered & Painted - White
- E- Rendered & Painted - Brown
- F- Rendered & Painted - Grey
- G- Stone Cladding Finish
- H- Stone Finish

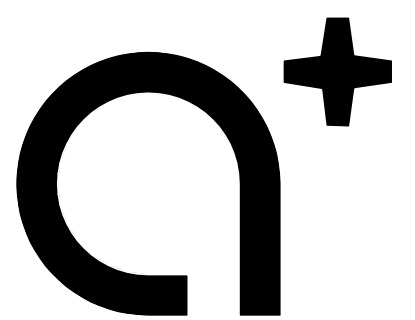


3 North Elevation of Building B
1:100

- 1. Extension of Basement 3 to comply with carparking requirement based on updated unit mix.
- 2. Re-allocation of carspace.
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- 8. Provision for Building A rooftop communal open space.
- 9. Reduction in height of Building B to comply with 9.5m height control.



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Rev	Description	Date
1	DA Submission	15.08.2018
2	Amended Plans	08.05.2019
3	Issue for Comments	25.06.2019
4	Amended Plans	19.07.2019

Project Name
56-60 Burns Bay Road, Lane Cove

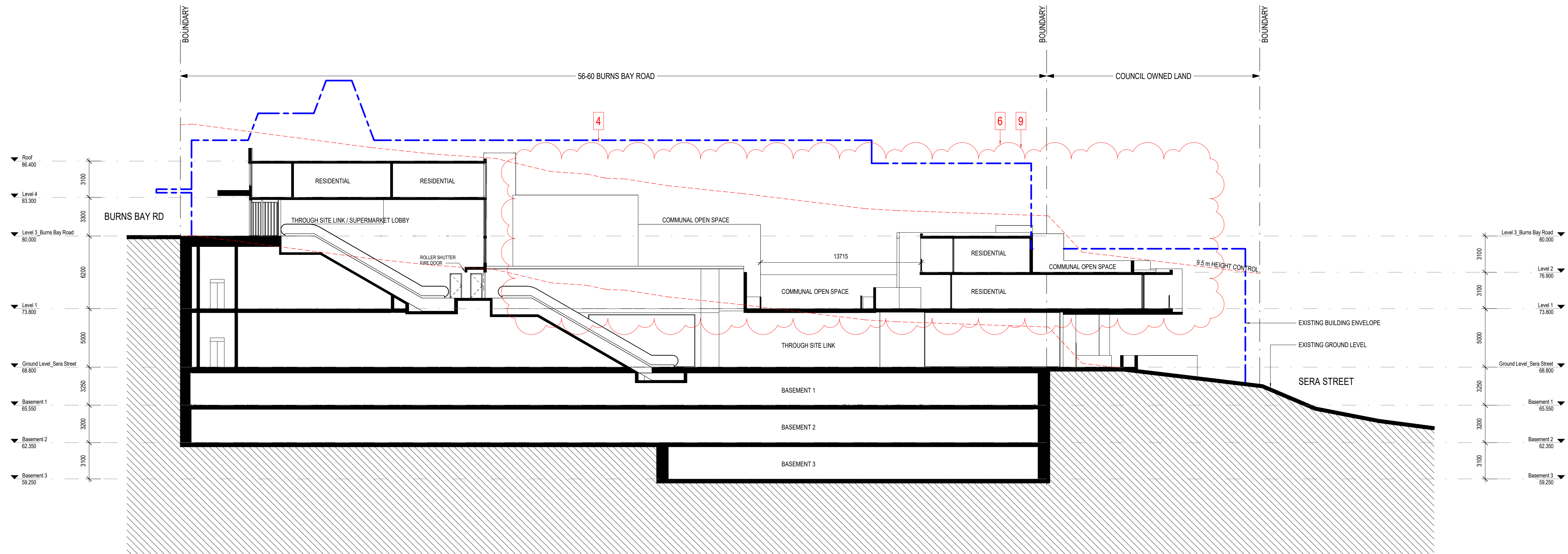
Client Name
Sun Property Lane Cove Pty Ltd

Drawing Title
Section A-A'

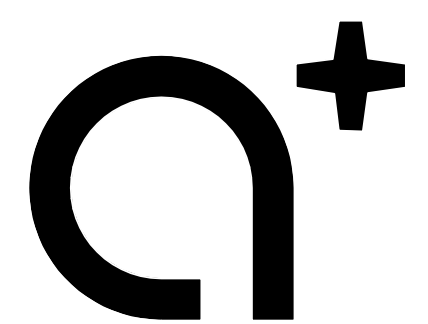
SCALE
1 : 200 @ A1

Drawing no:
A5.01

ISSUE
4



1. Extension of Basement 3 to comply with carparking requirement based on updated unit mix.
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Project Name
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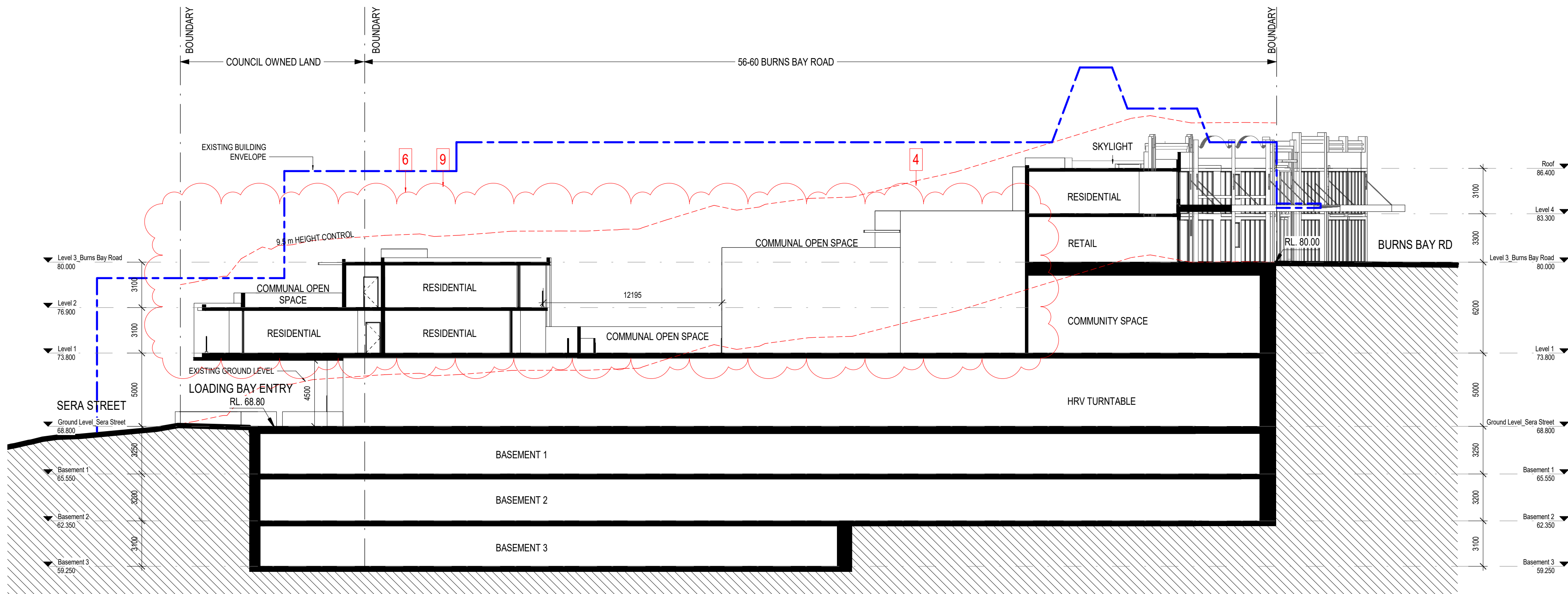
Client Name
Sun Property Lane Cove Pty Ltd

Drawing Title
Section B-B'

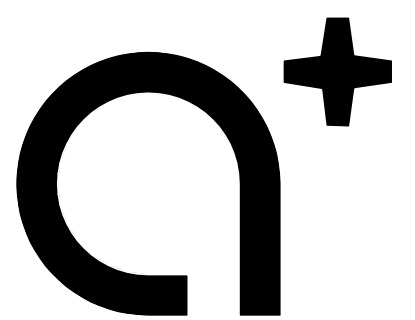
SCALE
1 : 200 @ A1

Drawing no:
A5.02

ISSUE
4



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Rev	Description	Date
1	Amended Plans	08.05.2019
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Project Name
56-60 Burns Bay Road, Lane Cove

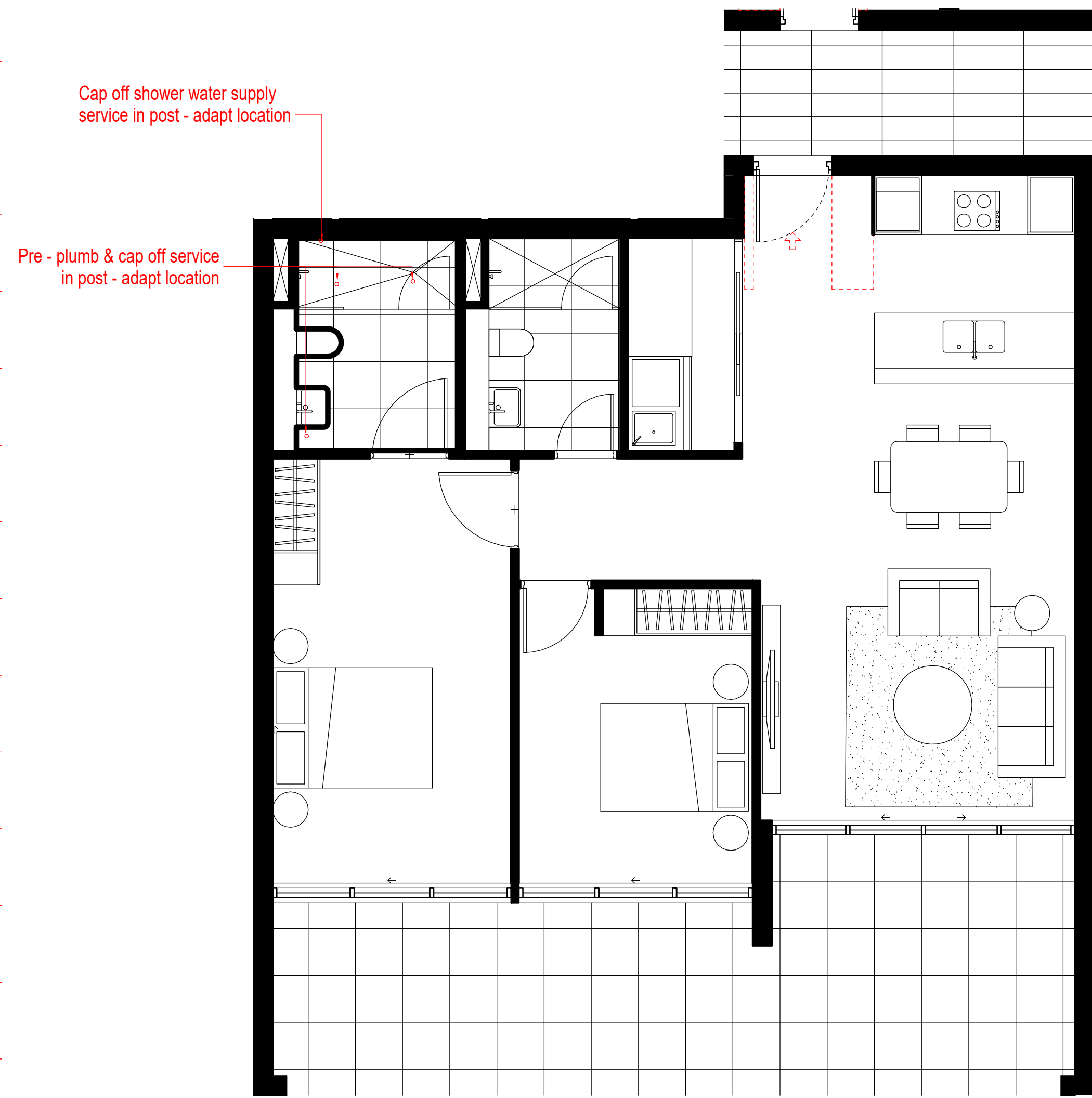
Client Name
Sun Property Lane Cove Pty Ltd

Drawing Title
Section C-C'

SCALE
1 : 200 @ A1

Drawing no:
A5.03

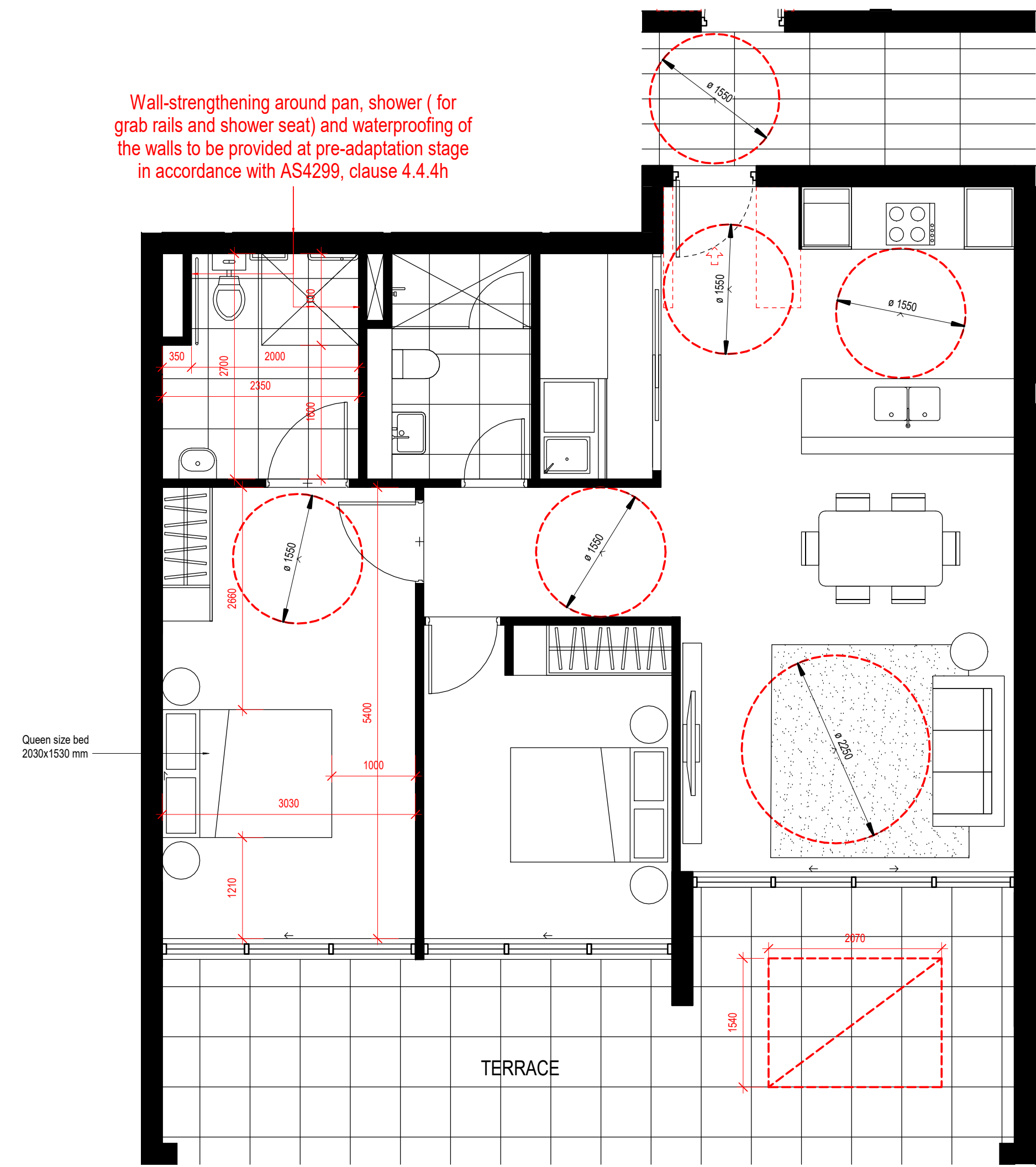
ISSUE
3



Cap off shower water supply service in post - adapt location

Pre - plumb & cap off service in post - adapt location

PRE ADAPTABLE UNIT BUILDING A U101- U201 - U301
1:50 @ A1



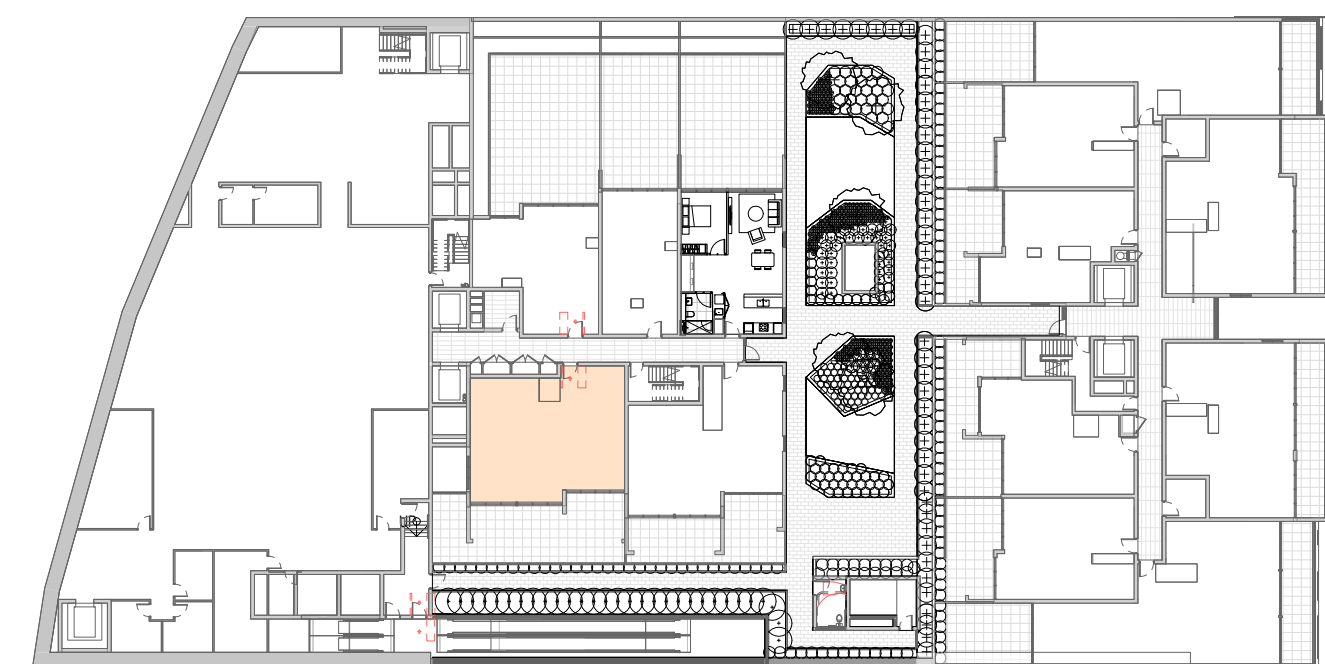
Wall-strengthening around pan, shower (for grab rails and shower seat) and waterproofing of the walls to be provided at pre-adaptation stage in accordance with AS4299, clause 4.4.4h

Queen size bed 2030x1530 mm

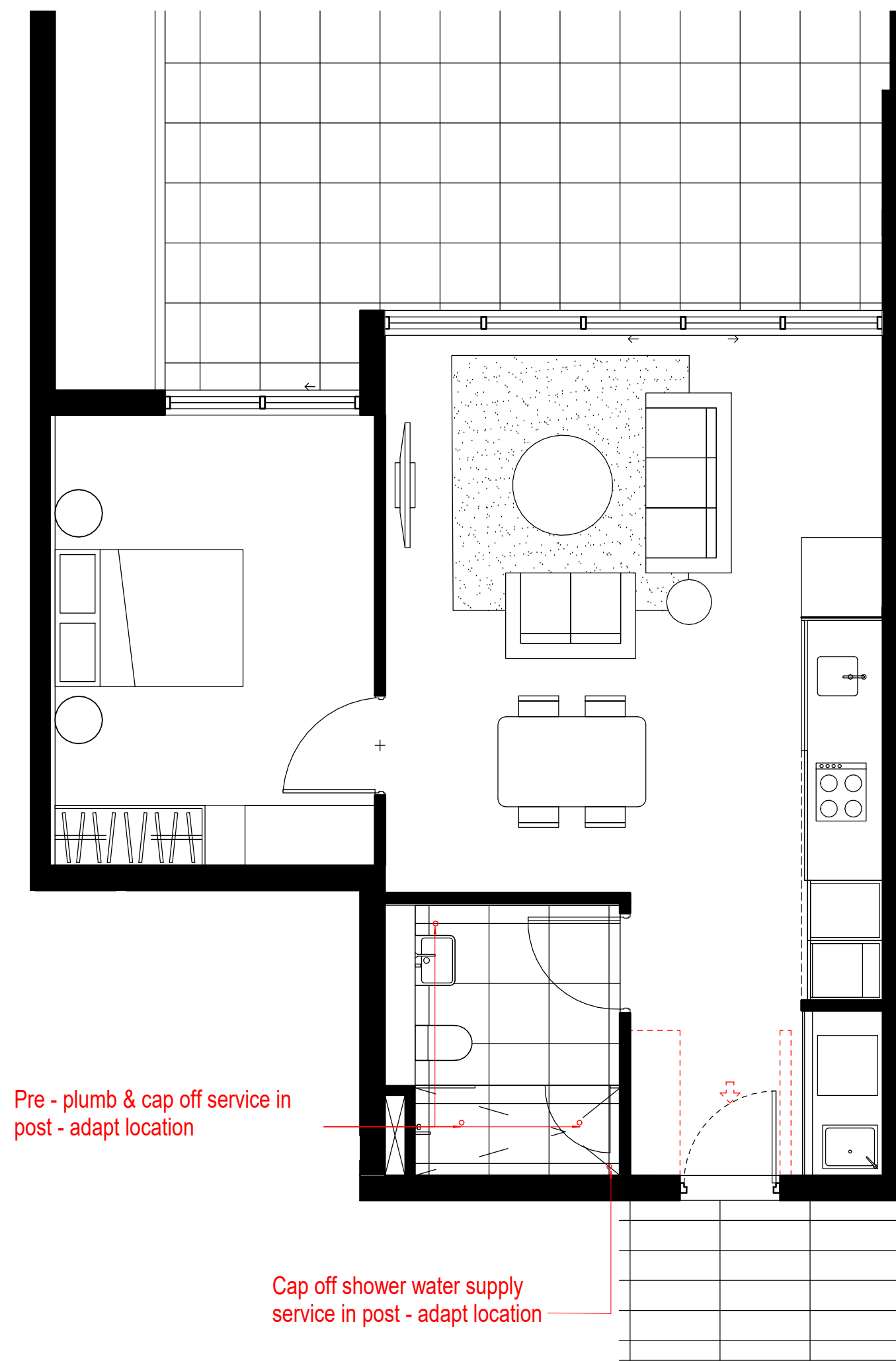
POST ADAPTABLE UNIT BUILDING A U101- U201 - U301
1:50 @ A1

ADAPTABLE HOUSING
PART F - ACCESS & MOBILITY, LANE COVE COUNCIL
DEVELOPMENT CONTROL PLAN 2016

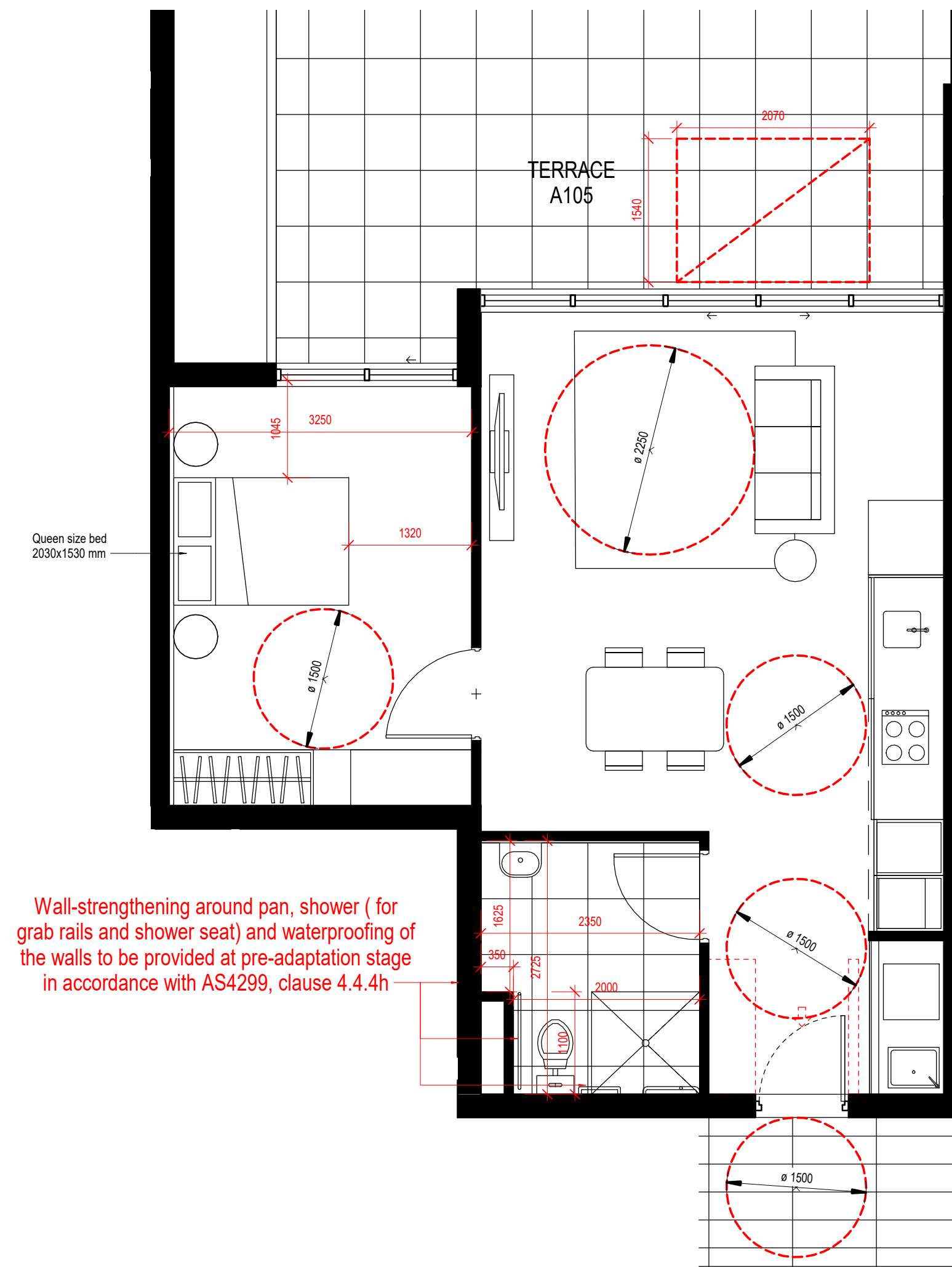
DCP REQUIREMENT	20% OF DWELLINGS 5.8 DWELLINGS
PROPOSED	20% OF DWELLINGS 6 DWELLINGS (COMPLIES)



KEY PLAN



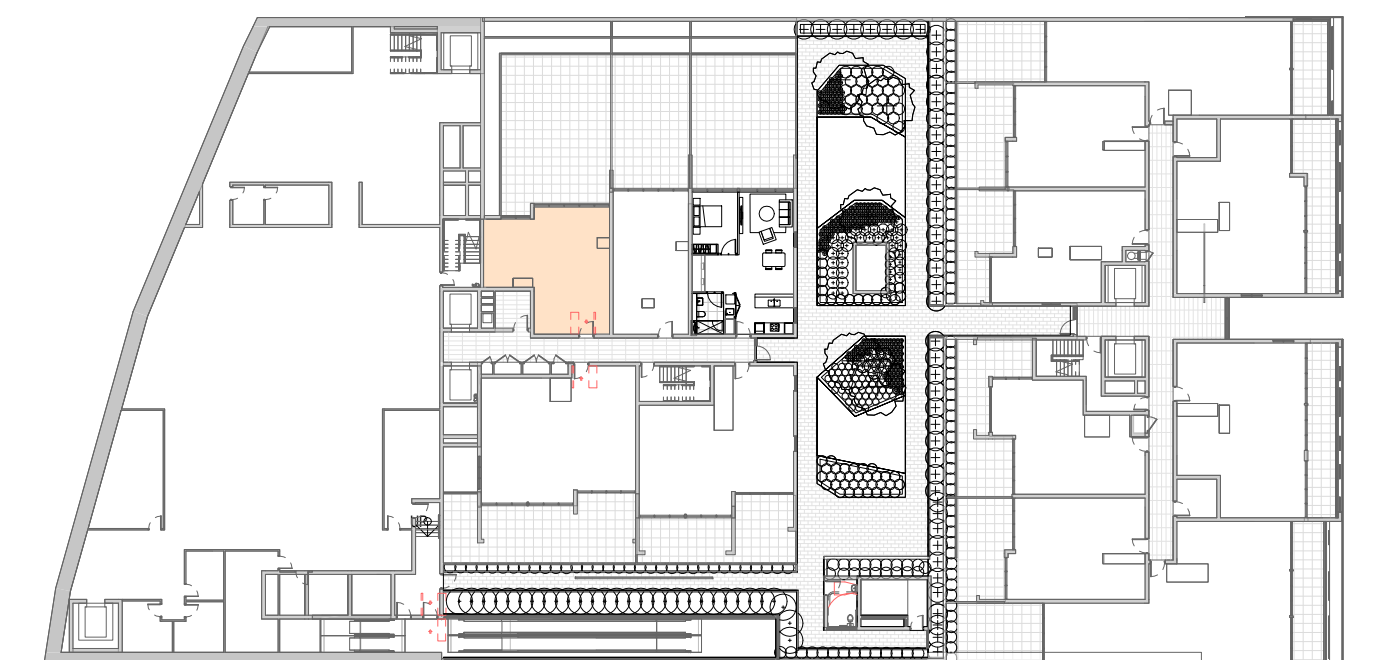
PRE ADAPTABLE UNIT BUILDING A U105
1:50 @ A1



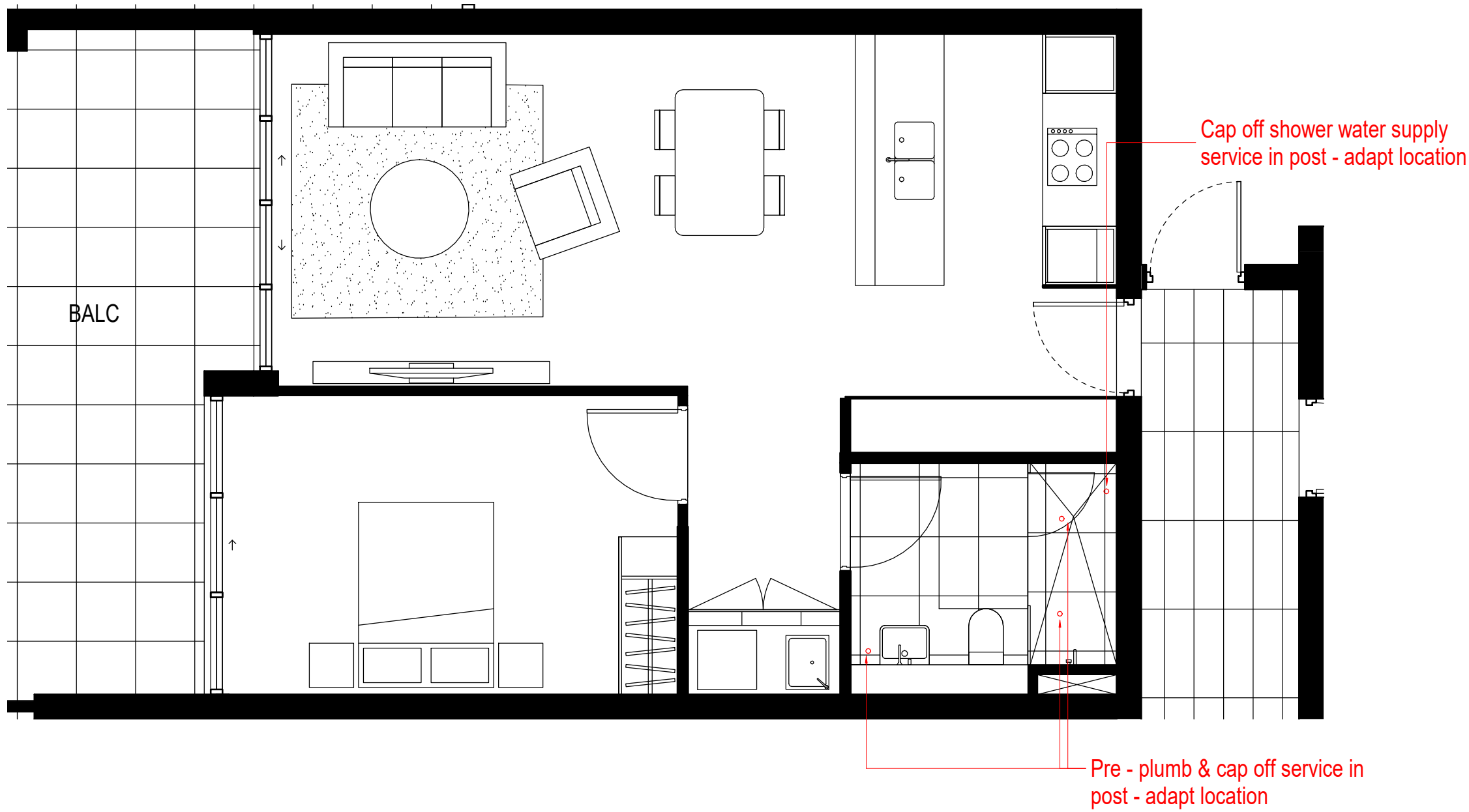
POST ADAPTABLE UNIT BUILDING A U105
1:50 @ A1

ADAPTABLE HOUSING
PART F - ACCESS & MOBILITY, LANE COVE COUNCIL
DEVELOPMENT CONTROL PLAN 2016

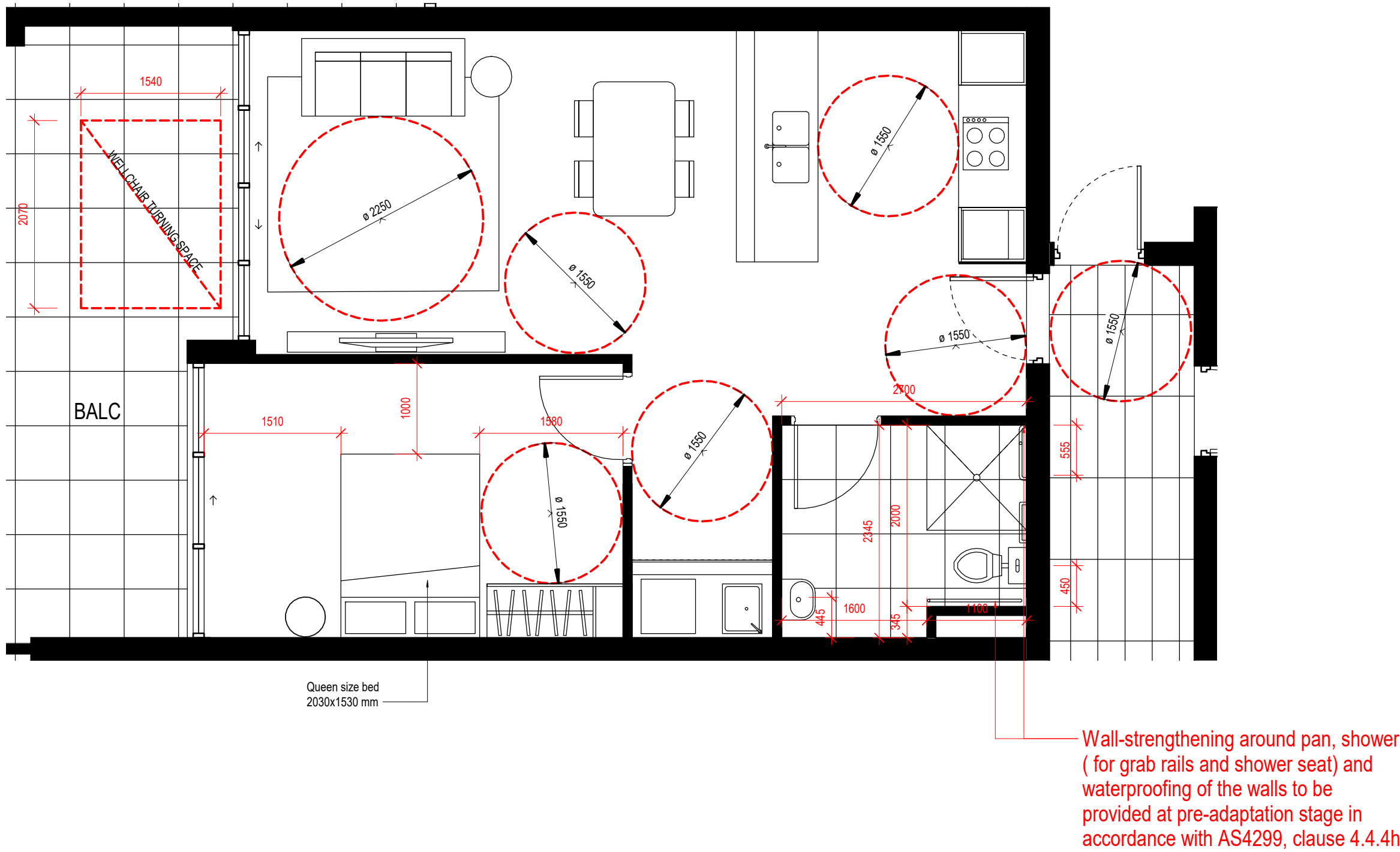
DCP REQUIREMENT	20% OF DWELLINGS 5.8 DWELLINGS
PROPOSED	20% OF DWELLINGS 6 DWELLINGS (COMPLIES)



KEY PLAN



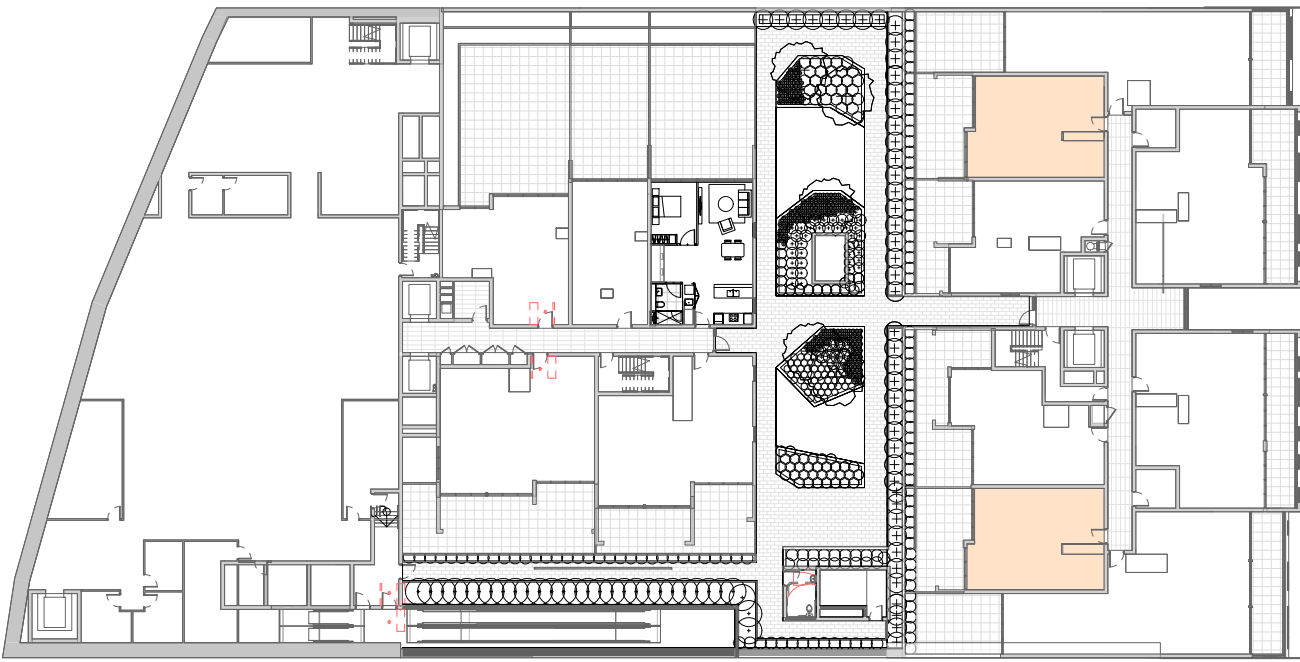
PRE ADAPTABLE UNIT BUILDING B U105 - U108
1:50 @ A1



POST ADAPTATION UNIT BUILDING B U105 - U108
1:50 @ A1

ADAPTABLE HOUSING
PART F - ACCESS & MOBILITY, LANE COVE COUNCIL
DEVELOPMENT CONTROL PLAN 2016

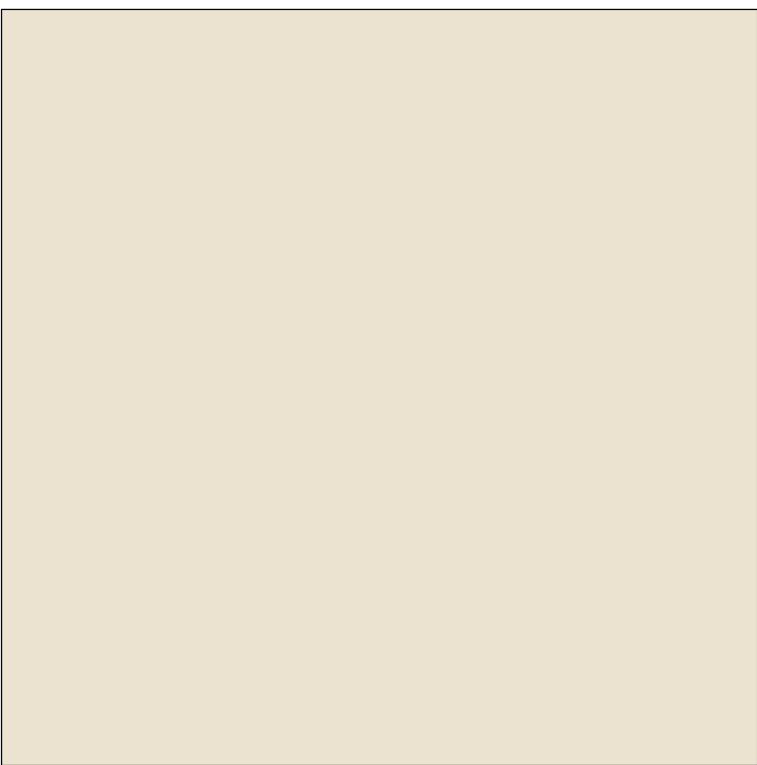
DCP REQUIREMENT	20% OF DWELLINGS 5.8 DWELLINGS
PROPOSED	20% OF DWELLINGS 6 DWELLINGS (COMPLIES)



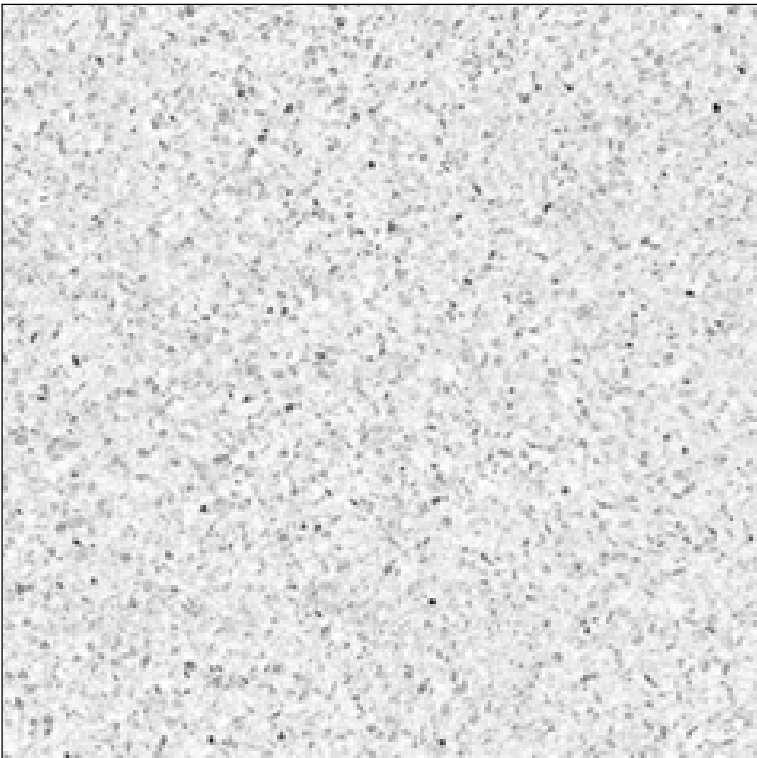
KEY PLAN



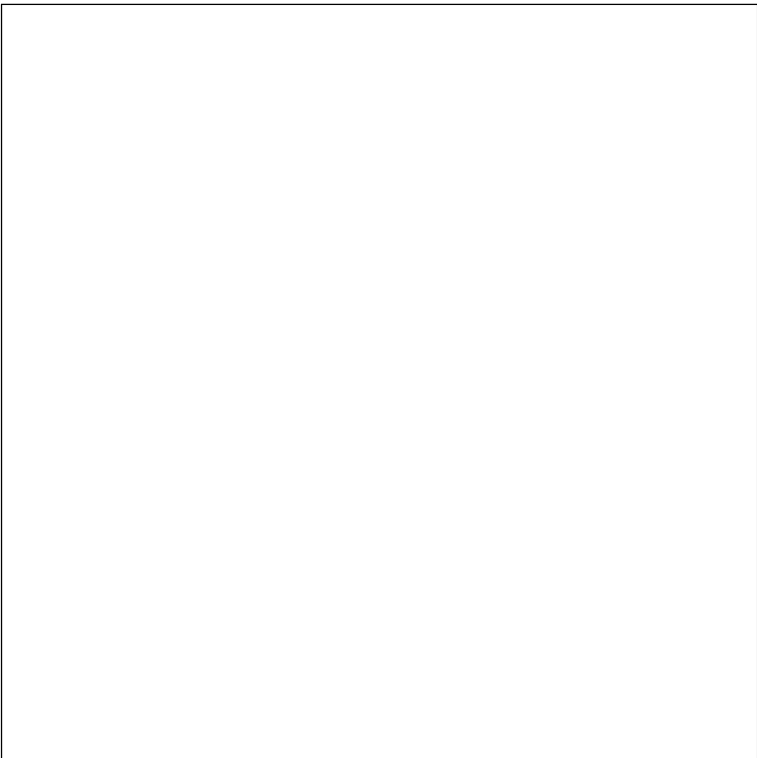
1- Rendered & Painted - Charcoal



2- Rendered & Painted - Beige



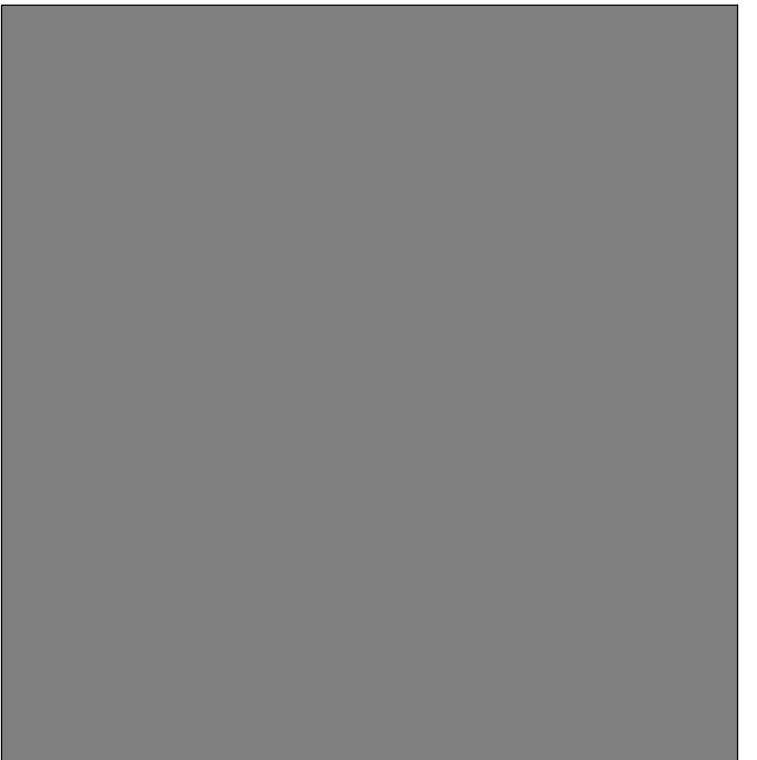
3- Gray Stone Finish



4- Rendered & Painted - White



5- Rendered & Painted - Brown



6- Rendered & Painted - Grey



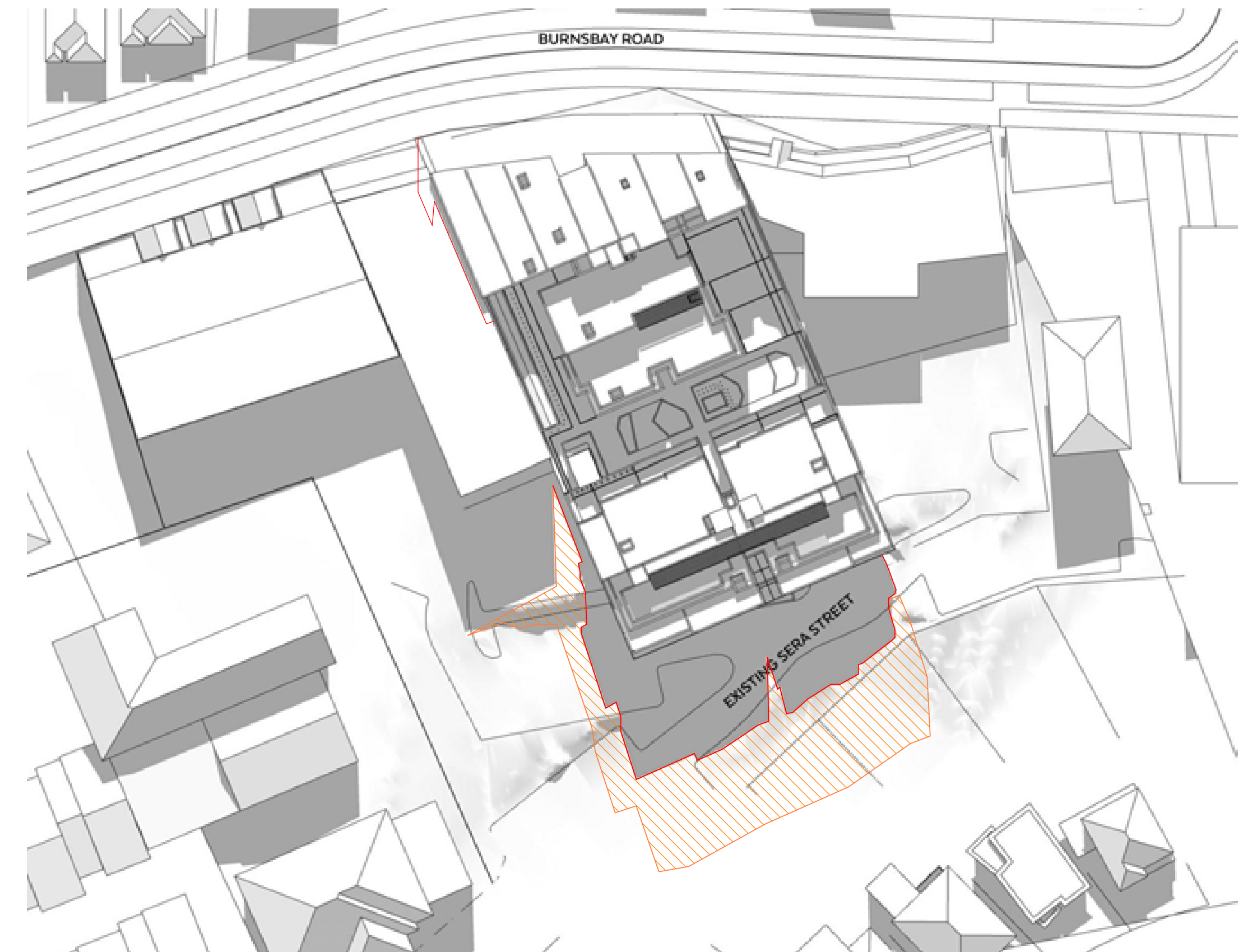
7- Stone Cladding Finish



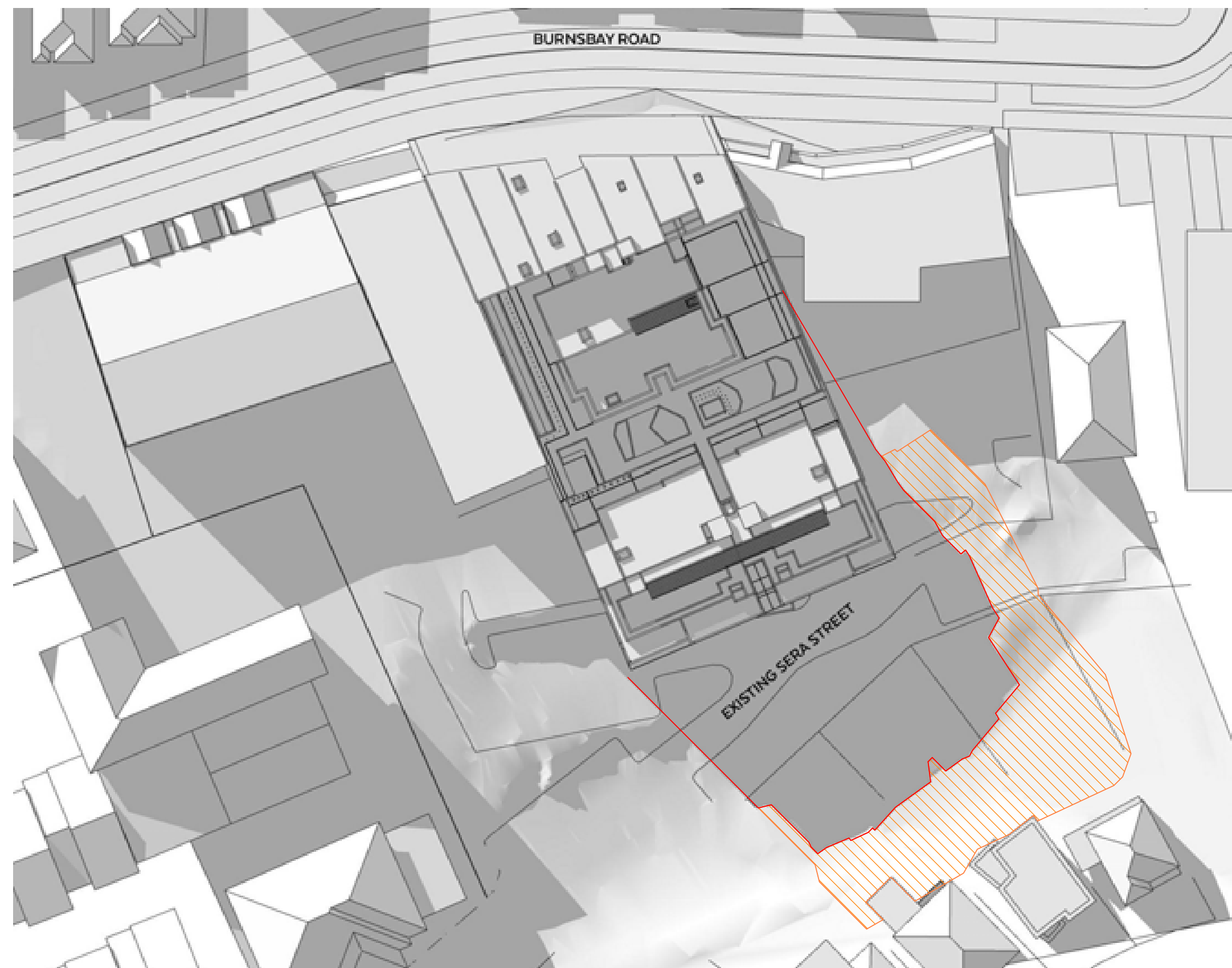
8- Stone Finish



Shadow on 22 June - at 9 am



Shadow on 22 June - at 12 pm



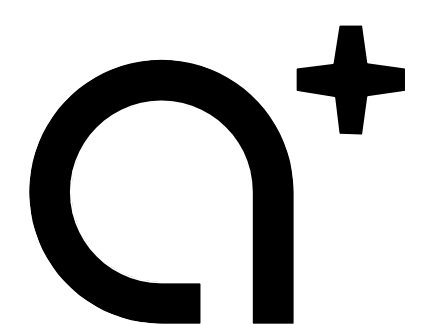
Shadow on 22 June - at 3 pm



SHADOW CAST BY CURRENT PROPOSAL



REDUCTION IN SHADOW CAST FROM EXISTING BUILDING ENVELOPE



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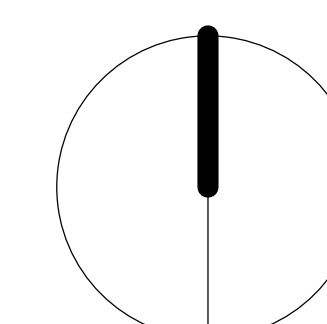
Rev	Description	Date
1	DA Submission	15.08.2018
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3	Amended Plans	19.07.2019

Project Name

56-60 Burns Bay Road, Lane Cove

Client Name

Sun Property Lane Cove Pty Ltd



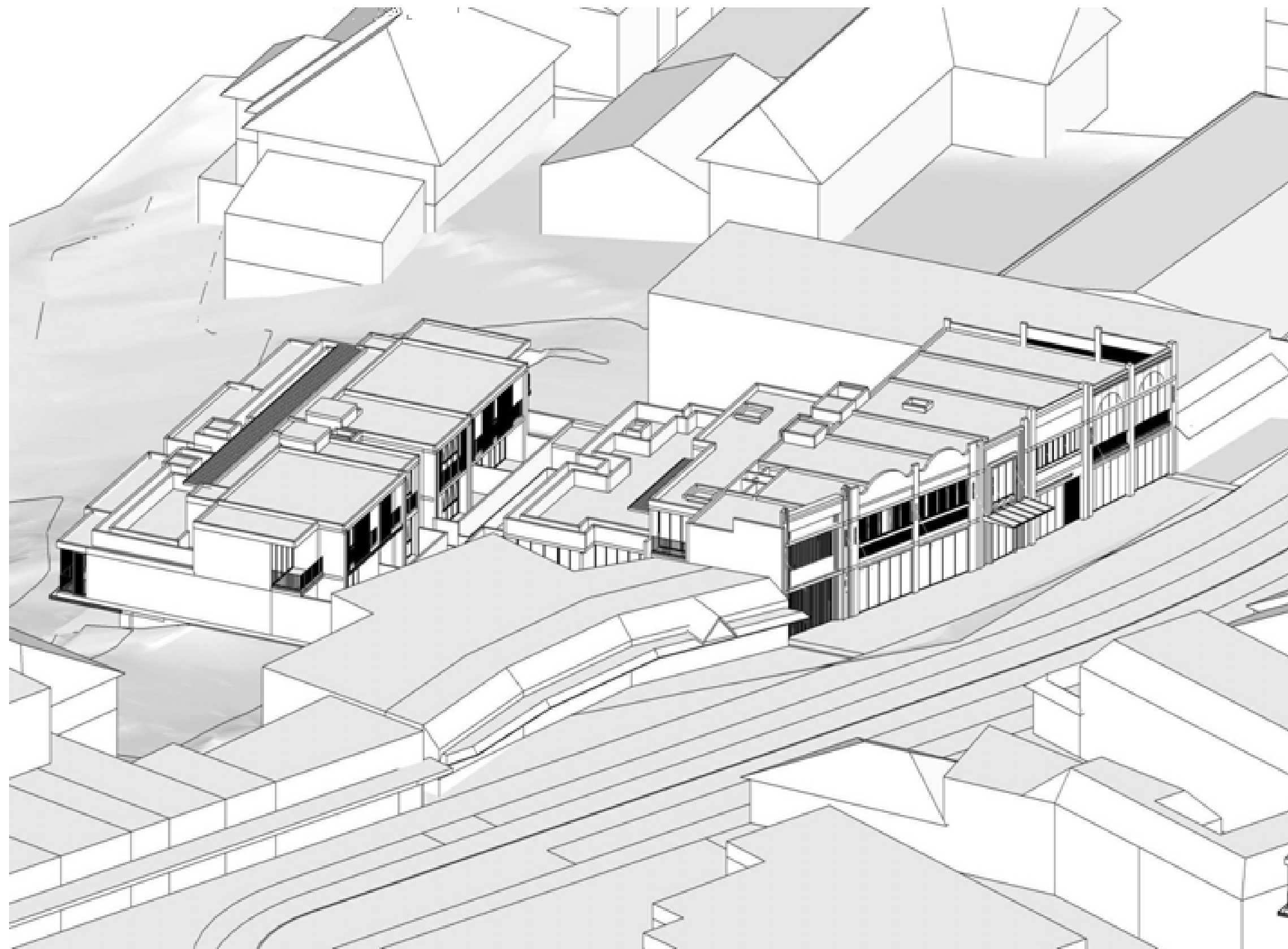
Drawing Title

Shadow Analysis 9AM - 3PM

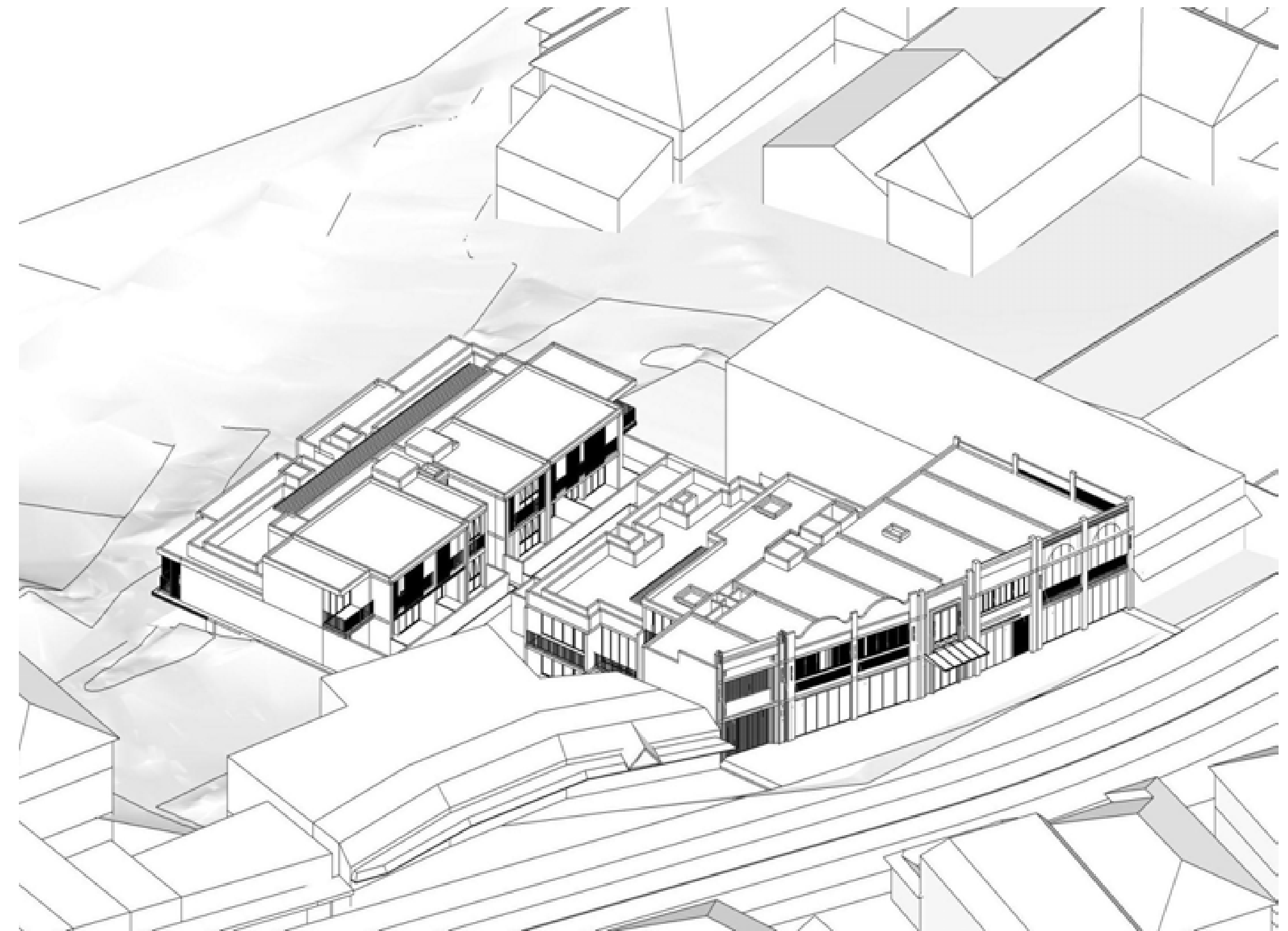
SCALE
1 : 7 @ A1

Drawing no:
A8.01

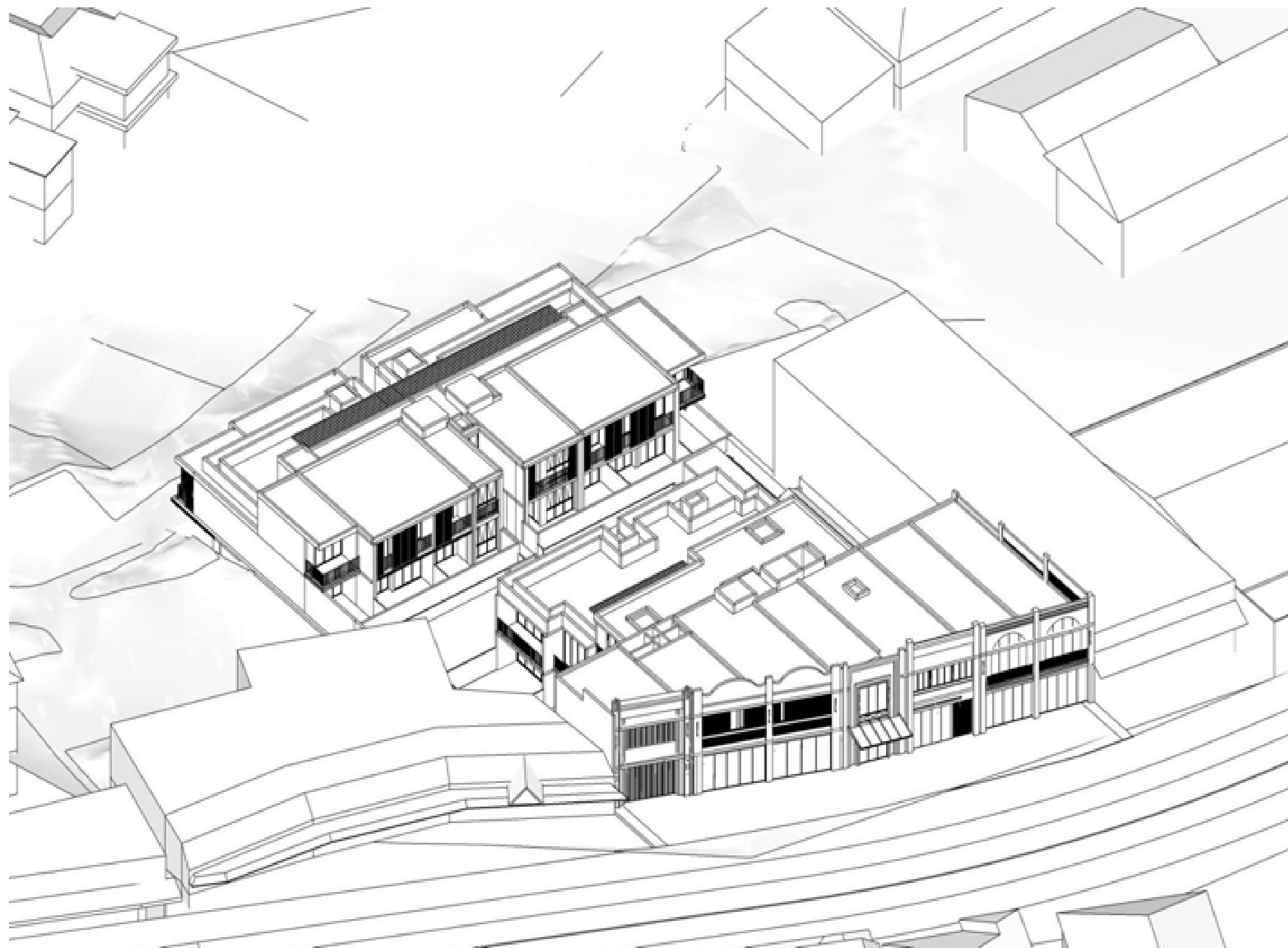
ISSUE
3



22 June - 9am - Proposed Building



22 June - 10am - Proposed Building



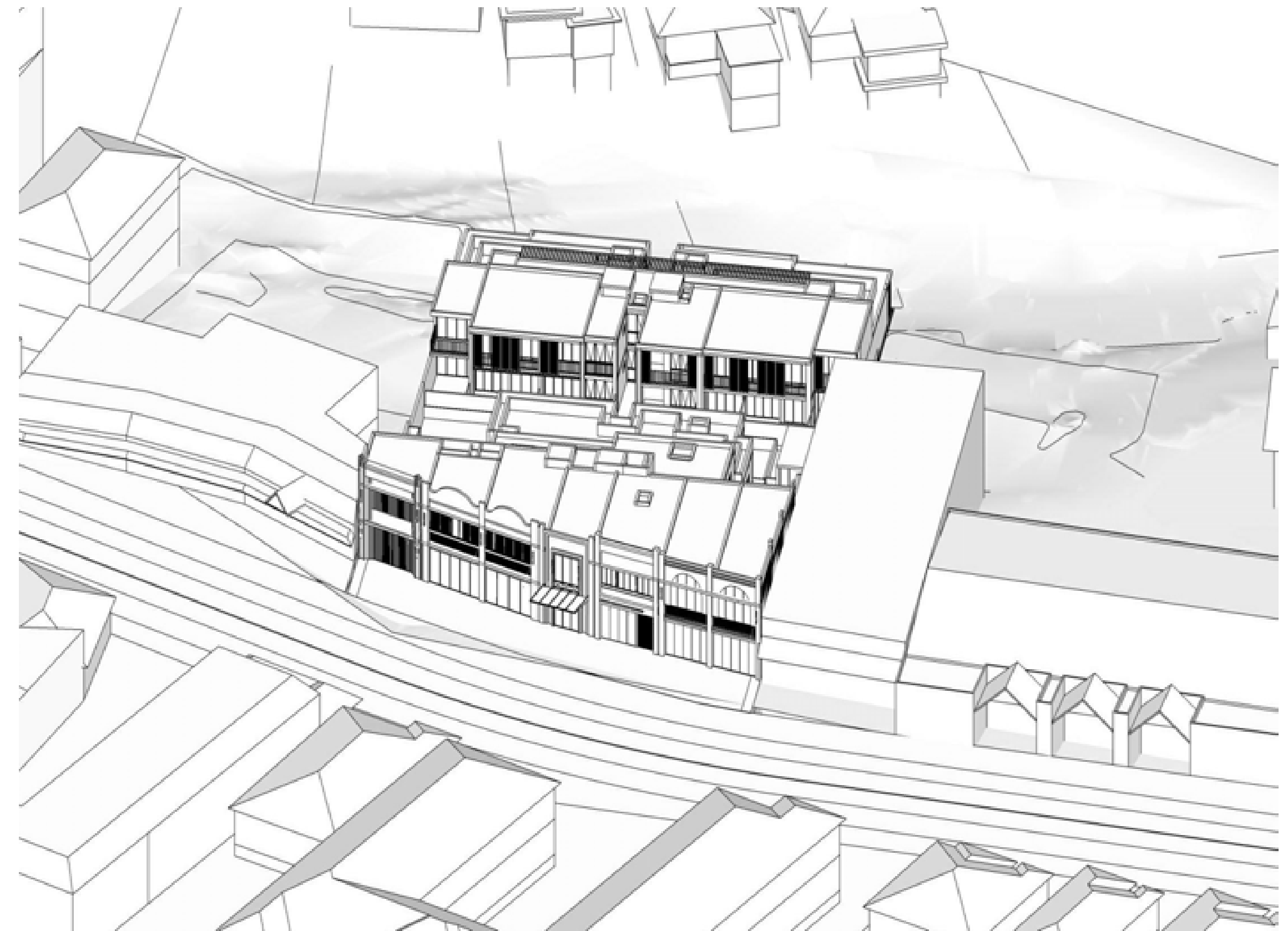
22 June - 11am - Proposed Building



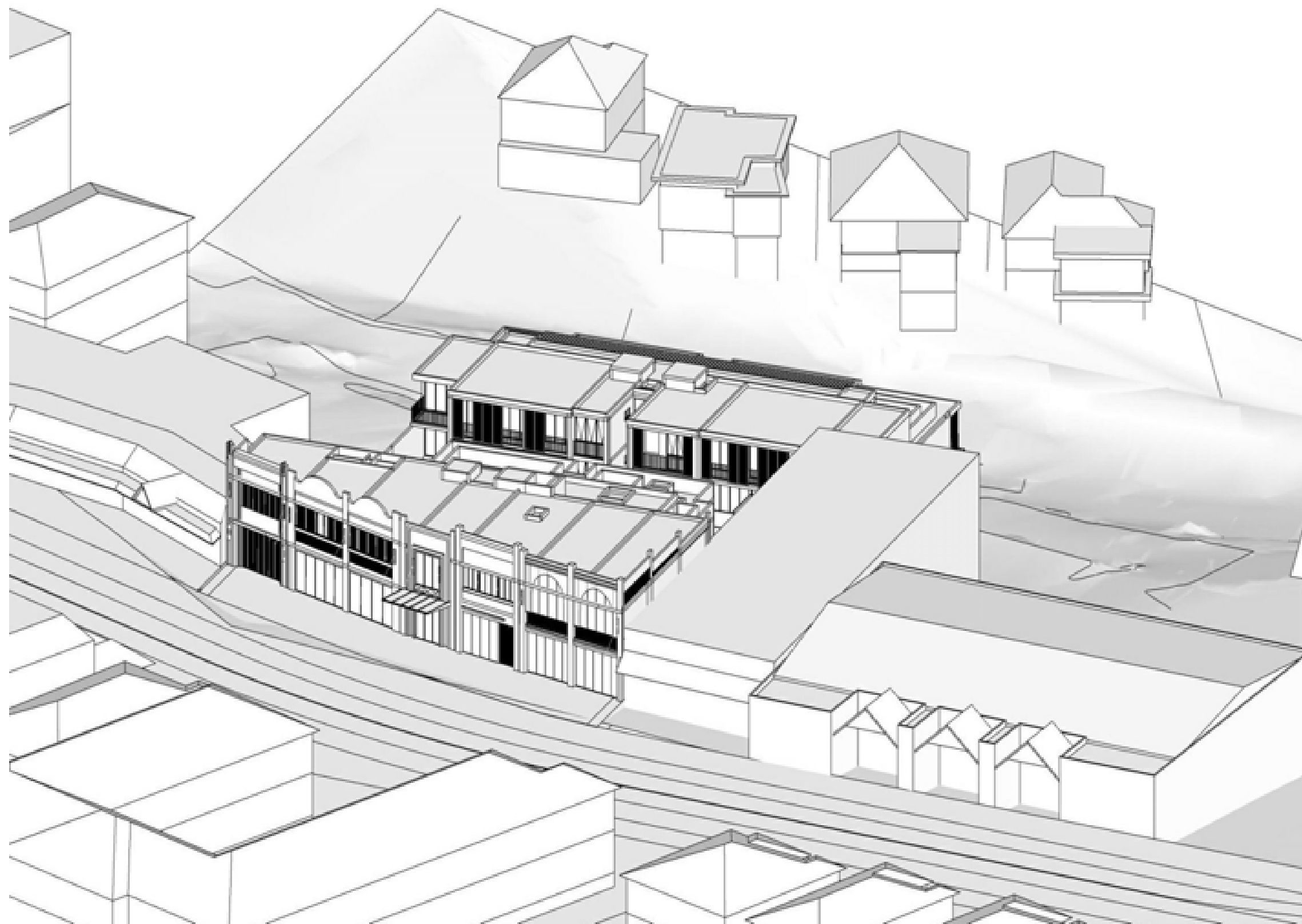
22 June - 12pm - Proposed Building



22 June - 1pm - Proposed Building



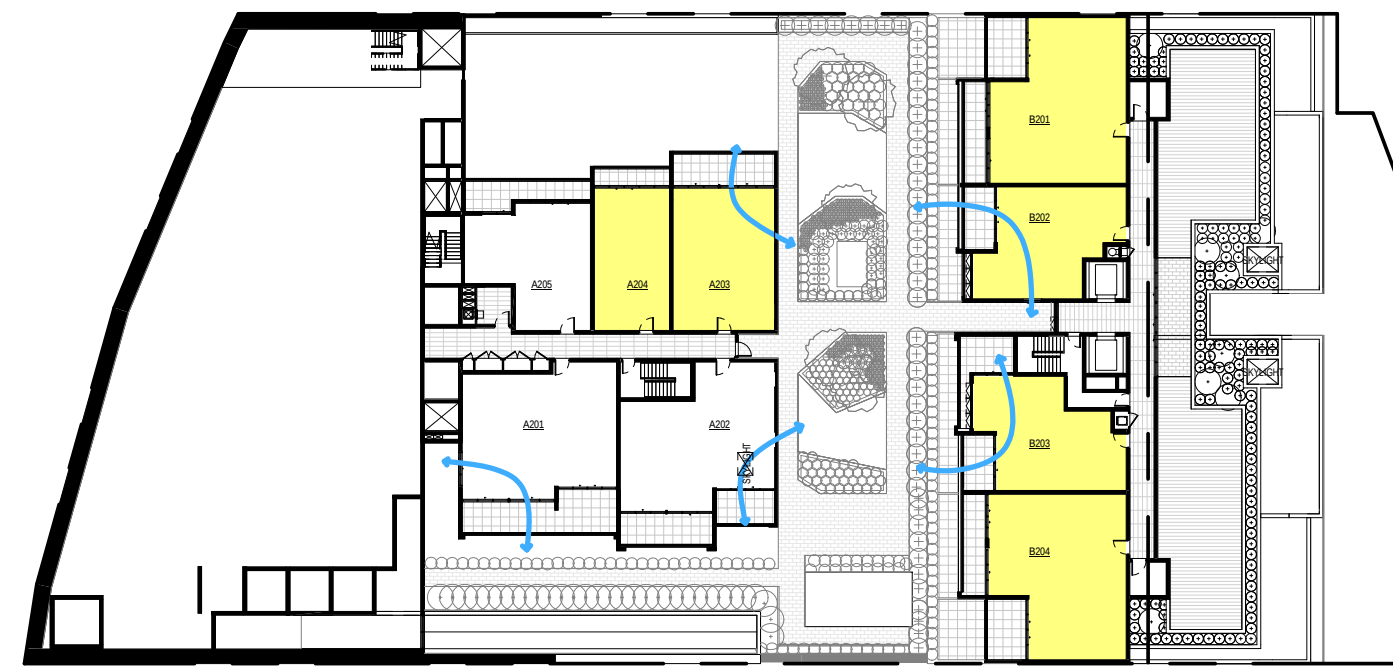
22 June - 2pm - Proposed Building



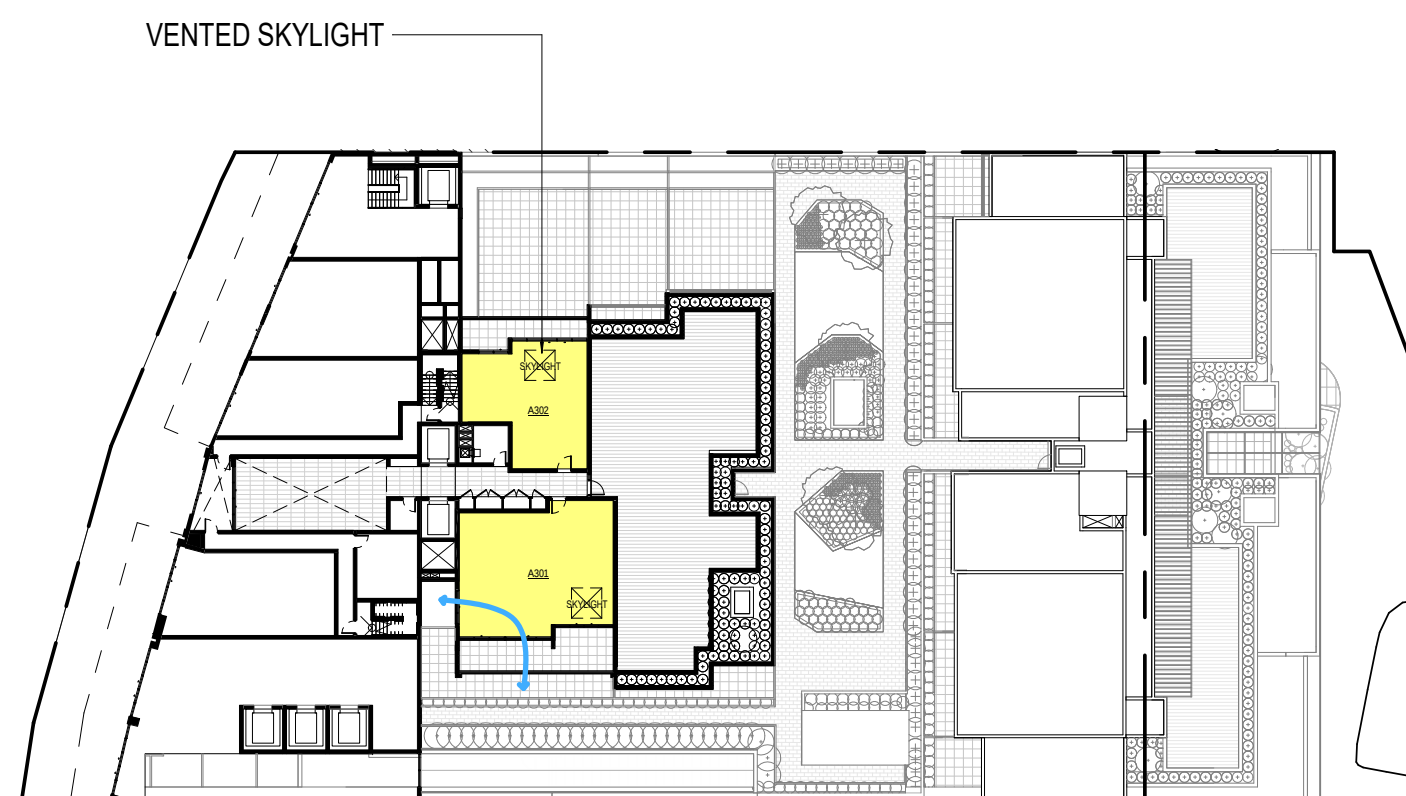
22 June - 3pm - Proposed Building



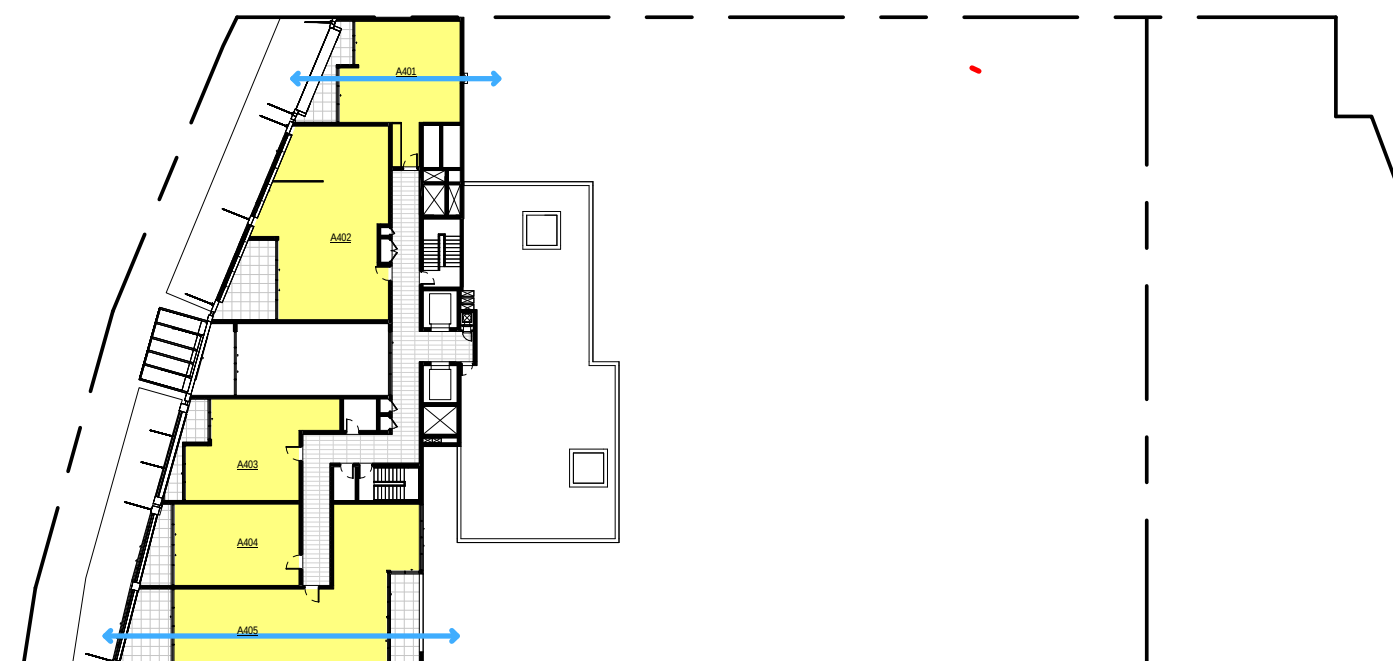
Level 1



Level 2



Level 3_Solar



Level 4

SOLAR ACCESS CALCULATION
OBJECTIVE 4A-1
APARTMENT DESIGN GUIDE

TO OPTIMIZE THE NUMBER OF APARTMENTS RECEIVING SUNLIGHT TO HABITABLE ROOMS, PRIMARY WINDOWS AND PRIVATE OPEN SPACE

ADG REQUIREMENT (OBJ. 4A-1)
 AT LEAST 70% OF UNITS SHOULD COMPLY WITH REQUIREMENT

21 OUT OF 29 UNITS ACHIEVE MINIMUM 2 HOURS SOLAR ACCESS (72.4%)
(COMPLIES)

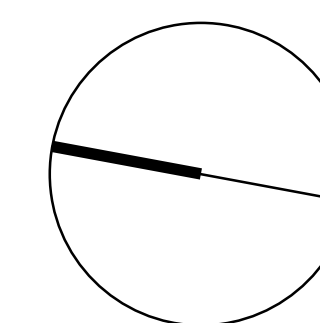
A MAXIMUM OF 9.5% OF APARTMENTS IN THE BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER

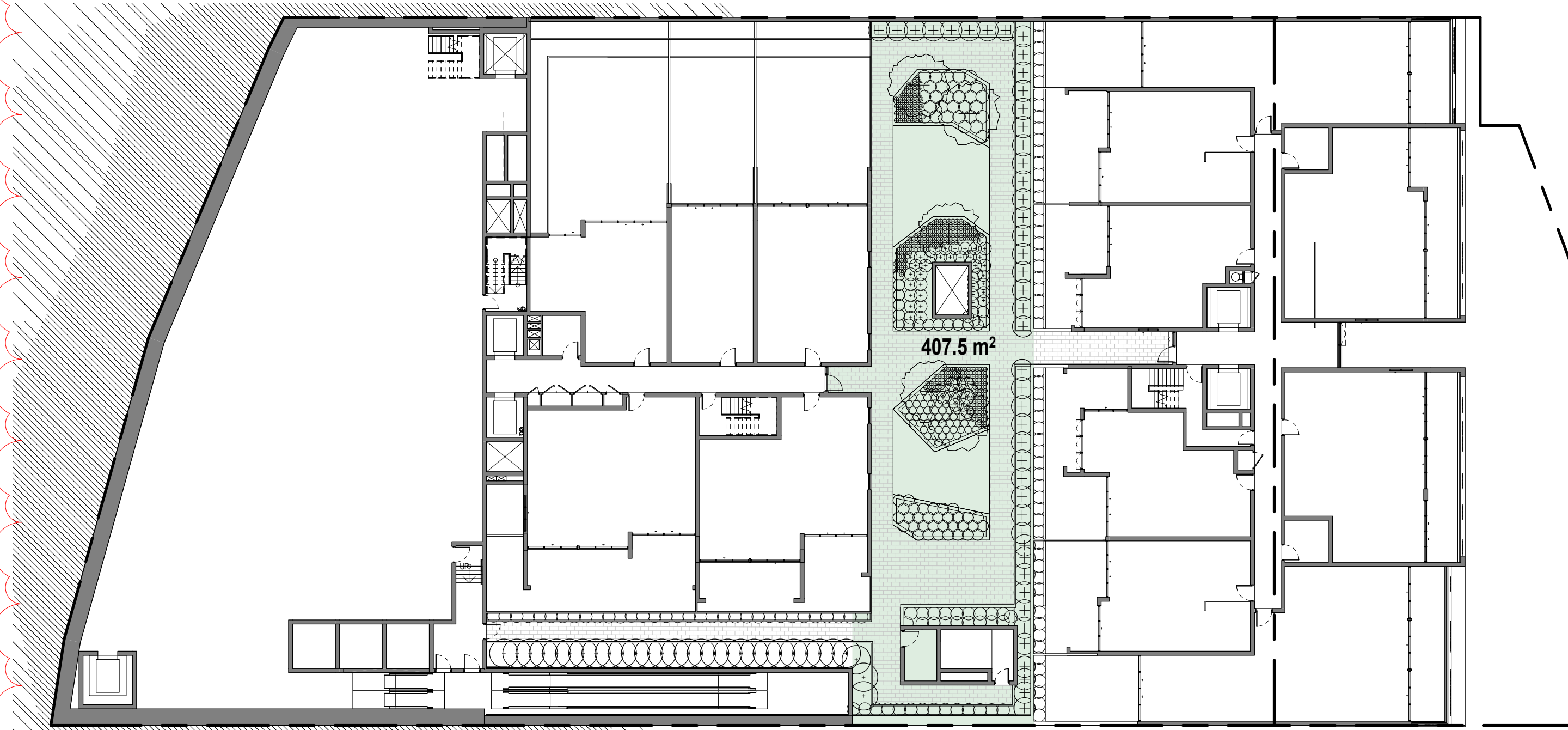
CROSS VENTILATION CALCULATION
OBJECTIVE 4B-1
APARTMENT DESIGN GUIDE

ALL HABITABLE ROOMS ARE NATURALLY VENTILATED

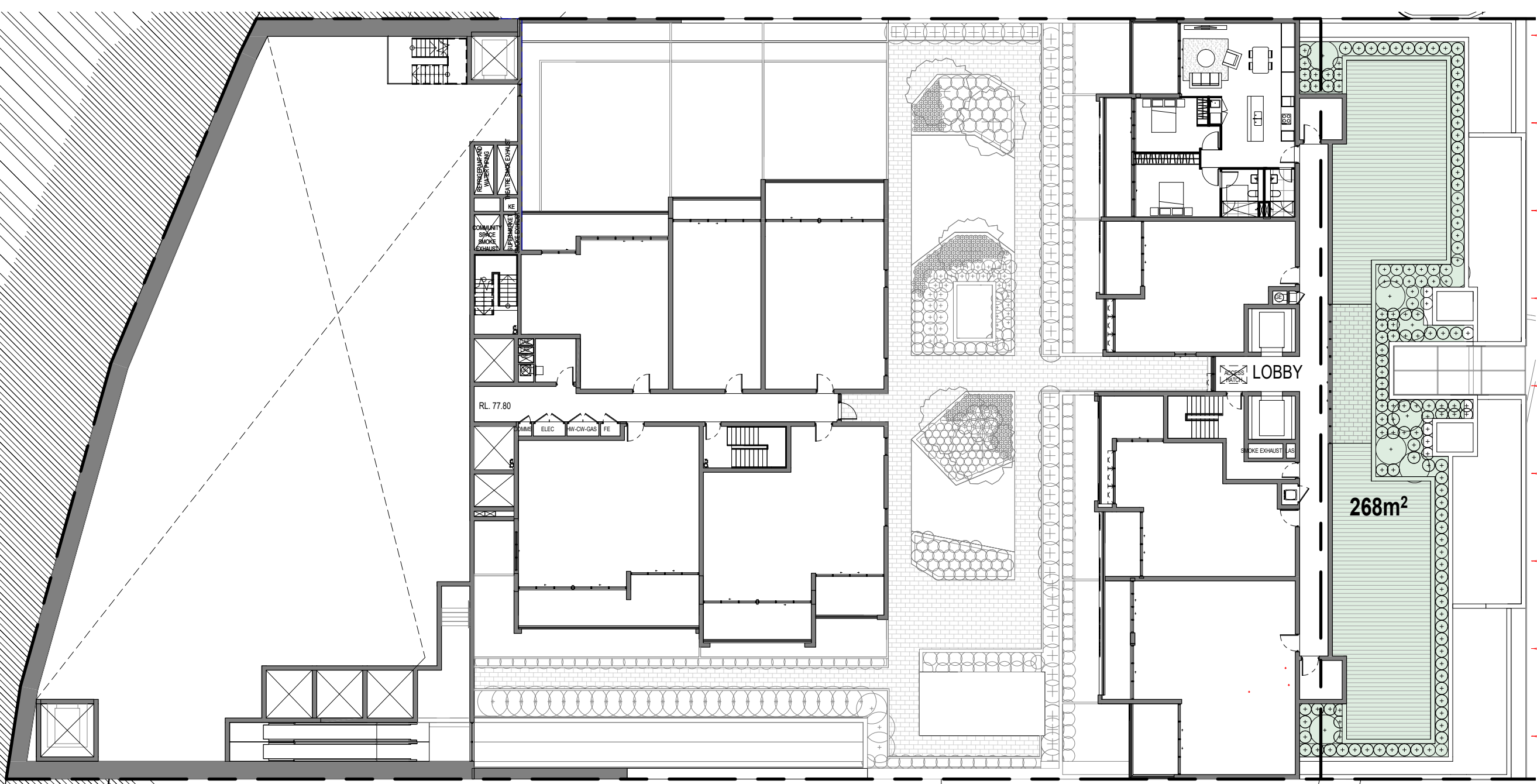
ADG REQUIREMENT (OBJ. 4B-3)
 AT LEAST 60% OF UNITS SHOULD COMPLY WITH REQUIREMENT

(18 OUT OF 29 UNITS ACHIEVE CROSS VENTILATION 62%)
(COMPLIES)

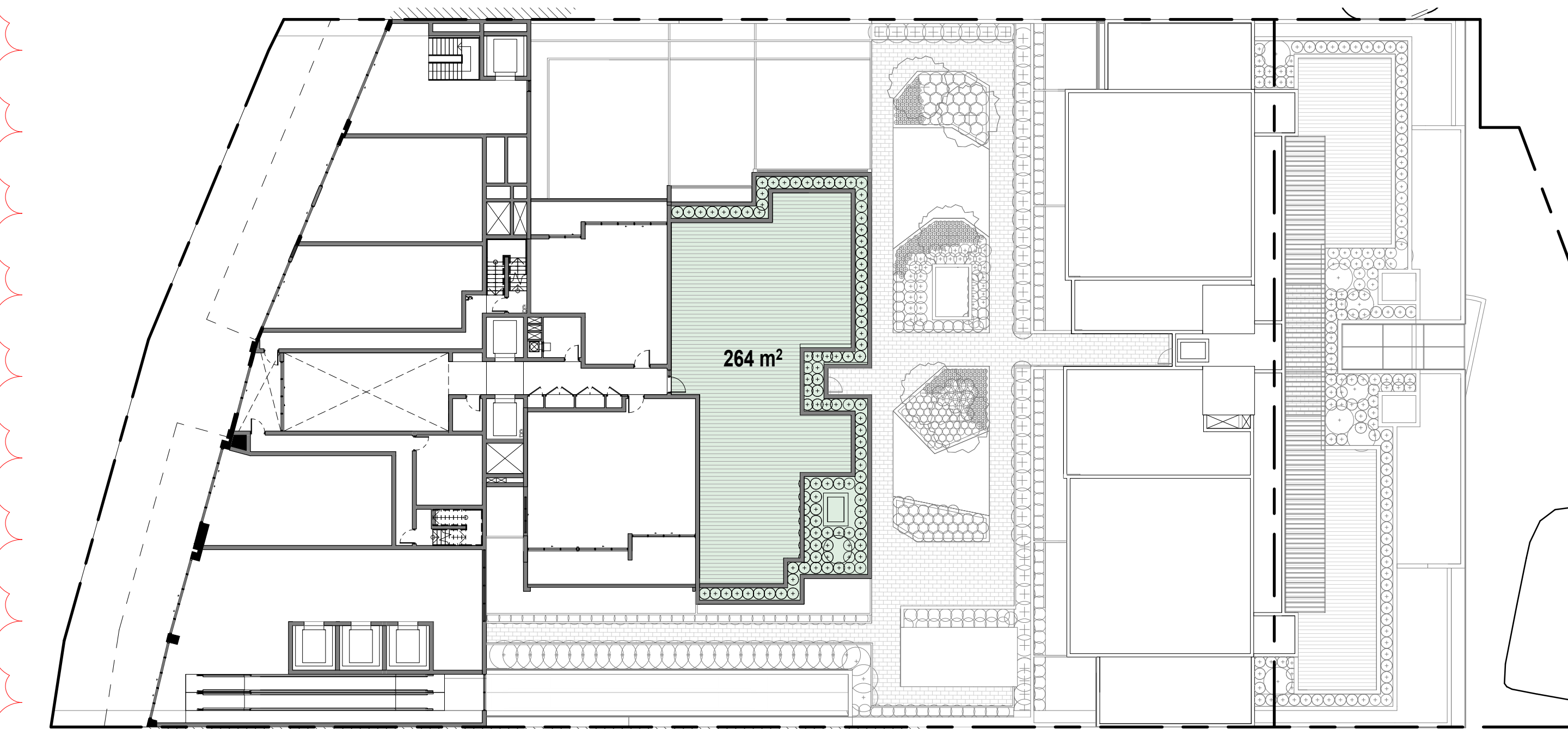




Communal Open Space_Level 1



Communal Space_Level 2



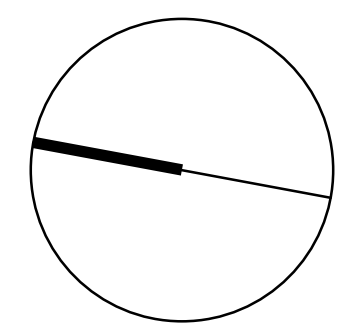
Communal Space_Level 3

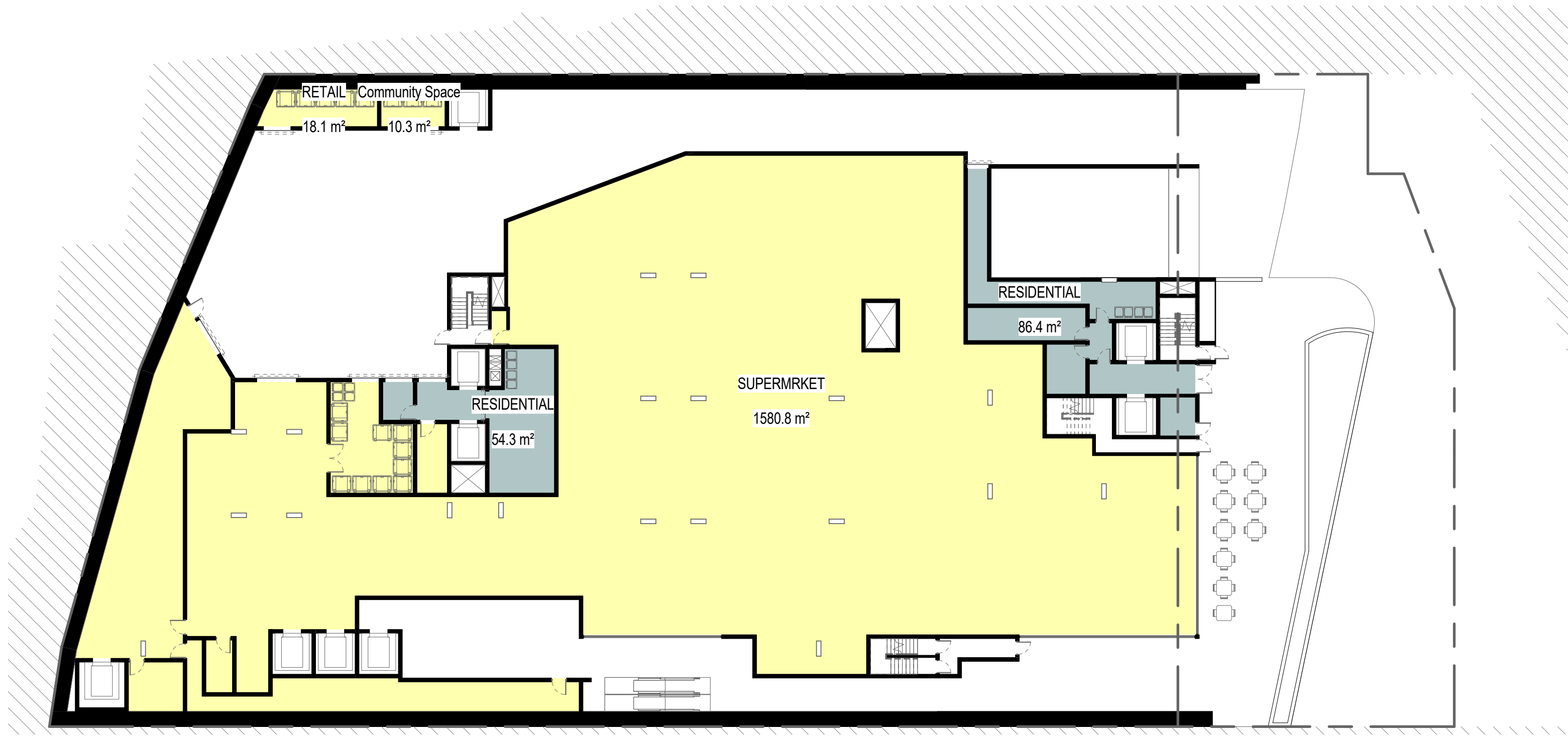
COMMUNAL OPEN SPACE
 PART C 3.17
 LANE COVE COUNCIL DEVELOPMENT CONTROL PLAN 2010
 OBJECTIVE 3D-1
 APARTMENT DESIGN GUIDE
 AN ADEQUATE AREA OF COMMUNAL OPEN SPACE IS PROVIDED TO ENHANCE RESIDENTIAL AMENITY AND TO PROVIDE OPPORTUNITIES FOR LANDSCAPING
 SITE AREA: 3665 m²
DCP REQUIREMENT
 A MINIMUM OF 25% OF THE SITE AREA IS TO BE PROVIDED AS COMMUNAL OPEN SPACE

916.25 M² - 25% SITE AREA

PROPOSED
 PROPOSED COMMUNAL OPEN SPACE

939.5 M² - 25.6% SITE AREA
(COMPLIES)





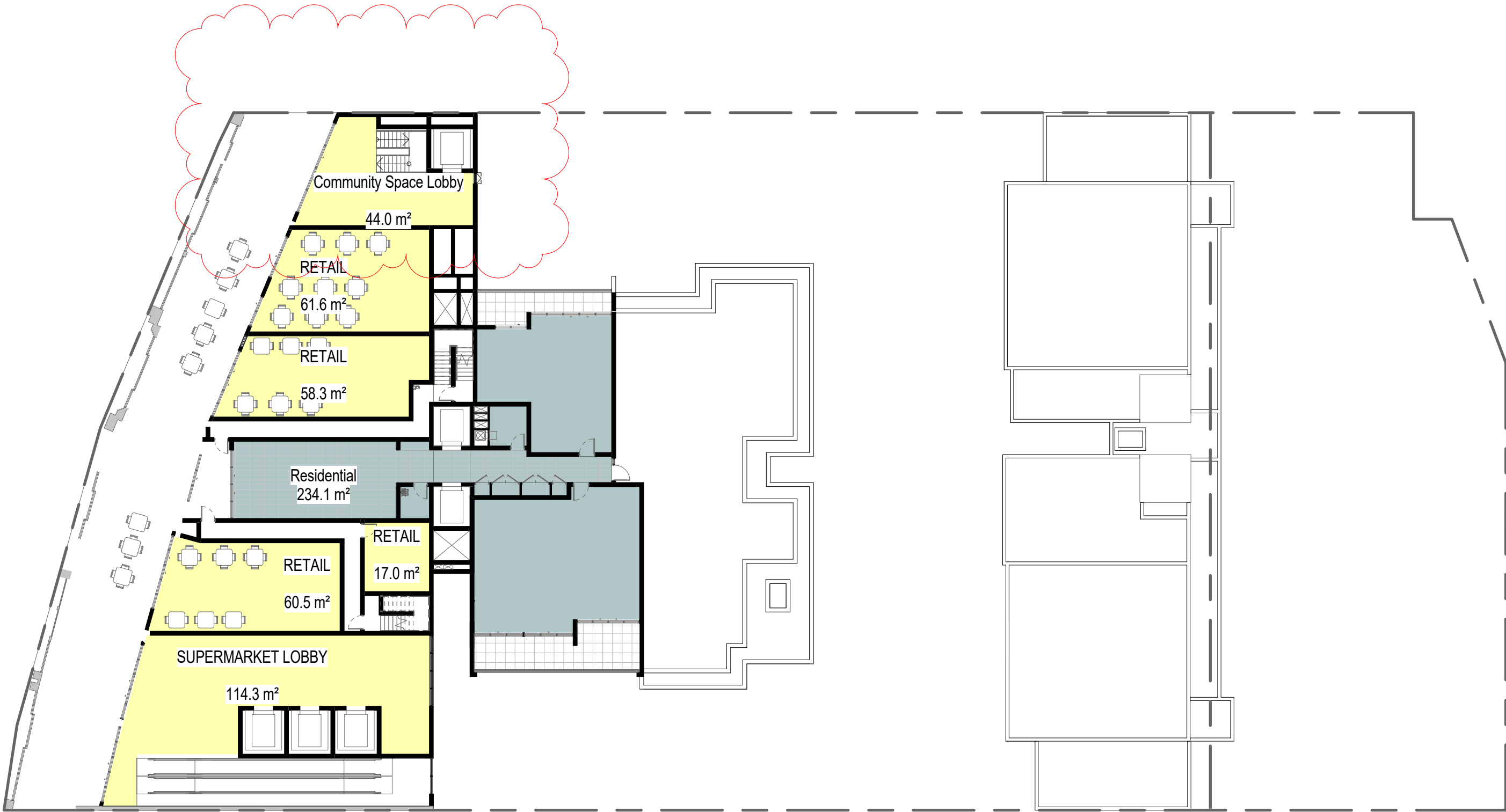
Ground Level_Sera Street



Level 2



Level 1



Level 3_Burns Bay Road

Rev	Description	Date
1	DA Submission	15.08.2018
2	Amended Plans	08.05.2019
3	Amended Plans	19.07.2019
4	Updated Calculations	09.09.2019

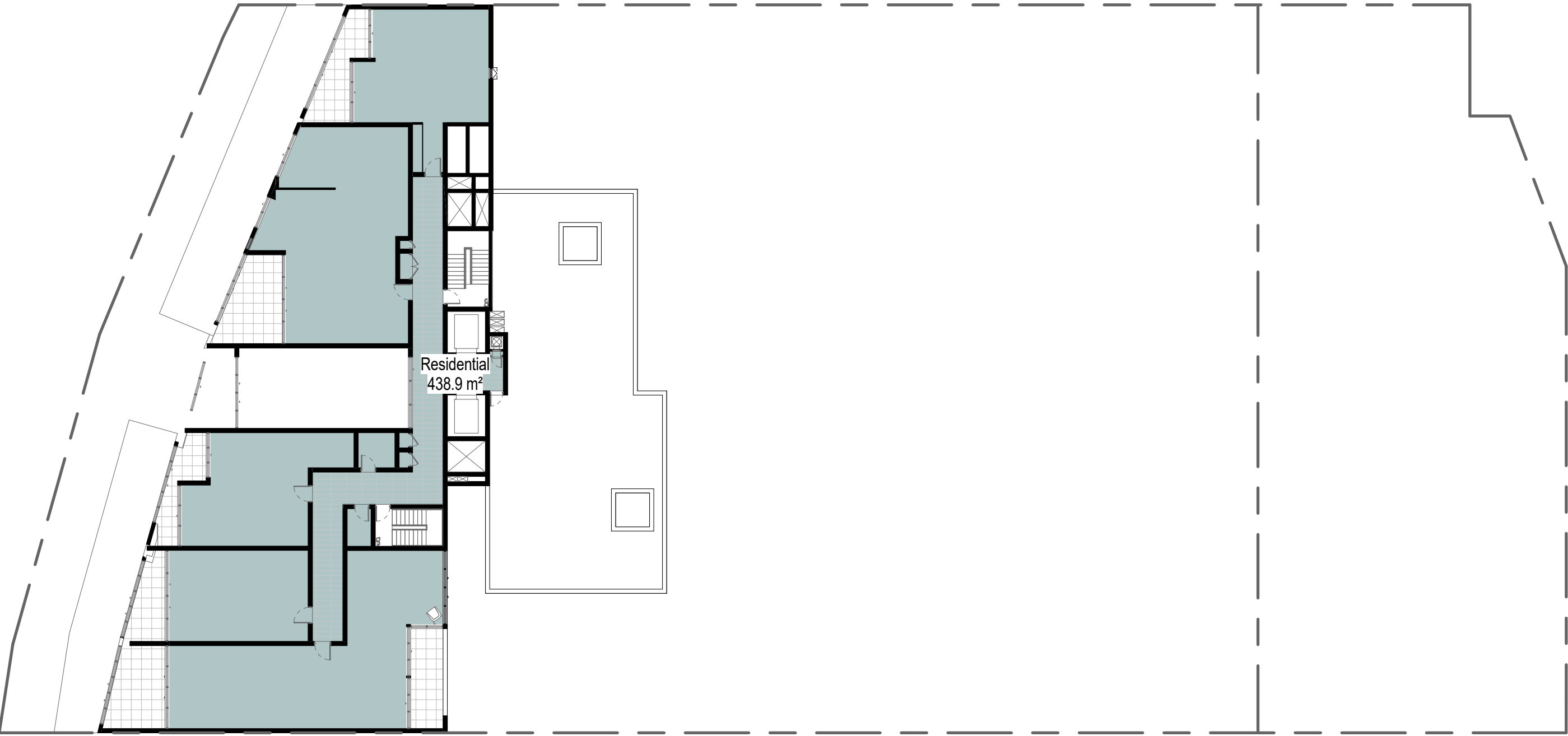
Project Name
56-60 Burns Bay Road, Lane Cove
 Client Name
Sun Property Lane Cove Pty Ltd

Drawing Title
FSR Calculation 1

SCALE
 1 : 250 @ A1

Drawing no:
 A10.01

ISSUE
 4



Level 4

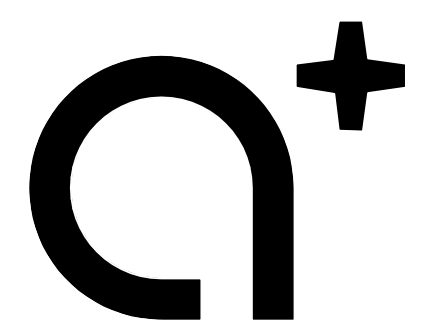
SITE AREA: 3665 m²

LEVEL	Area	GFA
Ground Level_ Sera Street	Non-residential	1609 m ²
Ground Level_ Sera Street	Residential	141 m ²
Level 1	Non-residential	750 m ²
Level 1	Residential	1112 m ²
Level 2	Residential	767 m ²
Level 3_ Burns Bay Road	Non-residential	356 m ²
Level 3_ Burns Bay Road	Residential	234 m ²
Level 4	Residential	439 m ²

TOTAL GFA 5408 m²

Area	GFA	FSR
Non-residential	2715 m ²	0.74:1
Residential	2693 m ²	0.73:1

TOTAL FSR 5408 m² 1.47:1



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Rev	Description	Date
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2	Amended Plans	19.07.2019

Project Name
56-60 Burns Bay Road, Lane Cove

Client Name
Sun Property Lane Cove Pty Ltd

Drawing Title
Burns Bay Road - Street View

SCALE @ A1	Drawing no: A11.01	ISSUE 2
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Rev	Description	Date
1	Amended Plans	08.05.2019
2	Amended Plans	19.07.2019

Project Name
56-60 Burns Bay Road, Lane Cove
Client Name
Sun Property Lane Cove Pty Ltd

Drawing Title		
Sera Street View - Looking at South & West Elevation		
SCALE	Drawing no:	ISSUE
@ A1	A11.02	2

