

LANE COVE

20 - 22 MINDARIE STREET
& 30 PINAROO PLACE

STAGE 1 DA

ARCHITECTURAL DRAWING LIST - MAXIMUM BUILDING ENVELOPE (FOR APPROVAL)

NUMBER	TITLE	SCALE	REV
DA 1000	DRAWING SCHEDULE	NTS	J
DA 1001	CONTEXT PLAN AND SITE ANALYSIS PLAN	1:500	H
DA 1002	PROPOSED DEMOLITION PLAN AND PROPOSED ENVELOPE PLAN	1:500	J
DA 1003	STREETSCAPE ELEVATIONS - EXISTING AND PROPOSED ENVELOPE	1:750	J
DA 1101	ROOF FLOOR PLAN ENVELOPE	1:250	J
DA 1102	BASEMENT PLAN LEVEL B1 AND B2 ENVELOPE	1:250	B
DA 1201	MINDARIE STREET ELEVATION PROPOSED ENVELOPE	1:250	I
DA 1202	PINAROO PLACE ELEVATION PROPOSED ENVELOPE	1:250	J
DA 1203	WEST ELEVATION PROPOSED ENVELOPE	1:250	I
DA 1204	SOUTH ELEVATION PROPOSED ENVELOPE	1:250	I
DA 1301	SECTION AA' PROPOSED ENVELOPE	1:250	J
DA 1302	SECTION BB' PROPOSED ENVELOPE	1:250	I
DA 1401	SHADOW DIAGRAMS 22ND JUNE - EXISTING	NTS	H
DA 1402	SHADOW DIAGRAMS 22ND JUNE - ENVELOPE COMPARISON	NTS	I
DA 1403	SHADOW DIAGRAMS 22ND JUNE - ENVELOPE COMPARISON OVERLAY	NTS	I
DA 1404	PROPOSED ENVELOPE IN CONTEXT SHOWING LEP MAX HEIGHT	NTS	I
DA 1405	SHADOW DIAGRAMS 22 DECEMBER AND 23 SEPTEMBER	NTS	A

ANNEXURE A - REFERENCE DESIGN (NOT FOR APPROVAL - FOR INFORMATION ONLY)

DA 1501	BASEMENT PLAN LEVEL B1 AND B2	1:250	H
DA 1502	GROUND FLOOR PLAN	1:250	H
DA 1503	L1 + L2 + L3 FLOOR PLAN	1:250	H
DA 1504	L4 FLOOR PLAN	1:250	H
DA 1505	L5 FLOOR PLAN	1:250	H
DA 1506	ROOF FLOOR PLAN	1:250	H
DA 1601	MINDARIE STREET ELEVATION	1:250	H
DA 1602	PINAROO PLACE ELEVATION	1:250	H
DA 1603	WEST ELEVATION	1:250	H
DA 1604	SOUTH ELEVATION	1:250	H
DA 1701	SECTION AA'	1:250	H
DA 1702	SECTION BB'	1:250	H
DA 1801	GFA SCHEDULE PLANS	1:400	H

ANNEXURE B - SURVEY PLAN

3376-DETAIL-C	SURVEY 20 - 22 MINDARIE STREET & 30 PINAROO PLACE	1:250	C
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PROPOSED MAXIMUM BUILDING ENVELOPE ENVELOPE (FOR APPROVAL)

FSR AND GFA	
SITE AREA	1745 m²
PROPOSED GFA	3141 m²
PROPOSED FSR	1.80:1

PROPOSED SETBACKS	
FRONT SETBACK (NORTH)	7.5 m
FRONT SETBACK (NORTH) ABOVE L4	10.5 m
SIDE SETBACK (EAST)	6 m
SIDE SETBACK (EAST) ABOVE L4	9 m
SIDE SETBACK (WEST)	6 m
SIDE SETBACK (WEST) ABOVE L4	9 m
REAR SETBACK (SOUTH)	6 m
REAR SETBACK ABOVE L2	9 m
REAR SETBACK ABOVE L4	12 m
REAR SETBACK ABOVE L5	16.74 m

PROPOSED ENVELOPE	
NORTH SIDE ENVELOPE	24.6 m
EAST SIDE ENVELOPE	34.5 m
WEST SIDE ENVELOPE	34.7 m
SOUTH SIDE ENVELOPE	24.6 m
MAX HEIGHT - ROOF RL	RL 67.6 m

ANNEXURE A - REFERENCE DESIGN (NOT FOR APPROVAL)

CARPARK	
TOTAL UNITS	31
VISITOR +ACCESSIBLE	8 + 5
TOTAL REQUIRED	54
TOTAL PROVIDED	52

GROUND FLOOR	
BALCONY AREA	164 m²
APARTMENTS GFA	493 m²
CIRCULATION GFA	60 m²
TOTAL GFA	553 m²
LEVEL 1 + LEVEL 2 + LEVEL 3	
BALCONY AREA	144 m²
APARTMENTS GFA	522 m²
CIRCULATION GFA	54 m²
TOTAL GFA	576 m²
LEVEL 4	
BALCONY AREA	133 m²
APARTMENTS GFA	393 m²
CIRCULATION GFA	50 m²
TOTAL GFA	443 m²
LEVEL 5	
BALCONY AREA	84 m²
APARTMENTS GFA	367 m²
CIRCULATION GFA	50 m²
TOTAL GFA	417 m²
TOTAL GFA	3141 m²

SOLAR ACCESS	
APARMENTS RECEIVING 2 HOURS SUNLIGHT MINIMUM	
27 UNITS	87%

NATURAL VENTILATION	
APARMENTS THAT ACHIEVE NATURAL CROSS VENTILATION	
23 UNITS	74%

COMMUNAL OPEN SPACE	
GROUND FLOOR	374 m²
ROOF TERRACE	134 m²
TOTAL 508 m²	= 29% OF SITE AREA

DEEP SOIL	
REQUIRED	MIN 25%
PROVIDED	471 m² = 27%

LANDSCAPED AREA	
REQUIRED	MIN 40%
PROVIDED	726m² = 42%

LEGEND

SUBJECT SITE BOUNDARY

NEIGHBOURING SITE BOUNDARY

COMMUNAL OPEN SPACE - LANDSCAPE SOFT

PRIVATE OPEN SPACE - LANDSCAPE SOFT

EXISTING BUILDINGS

RESIDENTIAL SITE ENTRY

BASEMENT ENTRY

PROPOSED MAXIMUM ENVELOPE

NATURAL CROSS VENTILATION APARTMENTS RECEIVING A MINIMUM OF 2 HOURS SUNLIGHT ON JUNE 22ND BETWEEN 9AM AND 3PM

DRAWN BY

CHECKED BY

RS

MH

REV	DESCRIPTION
B	DRAFT STAGE 1 DA
C	DRAFT STAGE 1 DA
D	DRAFT STAGE 1 DA
E	DRAFT STAGE 1 DA
F	DRAFT STAGE 1 DA
G	DRAFT STAGE 1 DA
H	STAGE 1 DA
I	STAGE 1 DA - DA UPDATE
J	STAGE 1 DA - DA UPDATE

DATE
18.12.2018
05.02.2019
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16.04.2019
02.05.2019
08.05.2019
17.07.2019
09.04.2020

DRAWING TITLE

DRAWING SCHEDULE

DWG NO

DA 1000

REV

J

PROJECT TITLE

20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

CONSULTANT JOB NO

1059

CLIENT

LAHC

STATUS

STAGE 1 DA

SCALE

NTS

Stewart Hollenstein

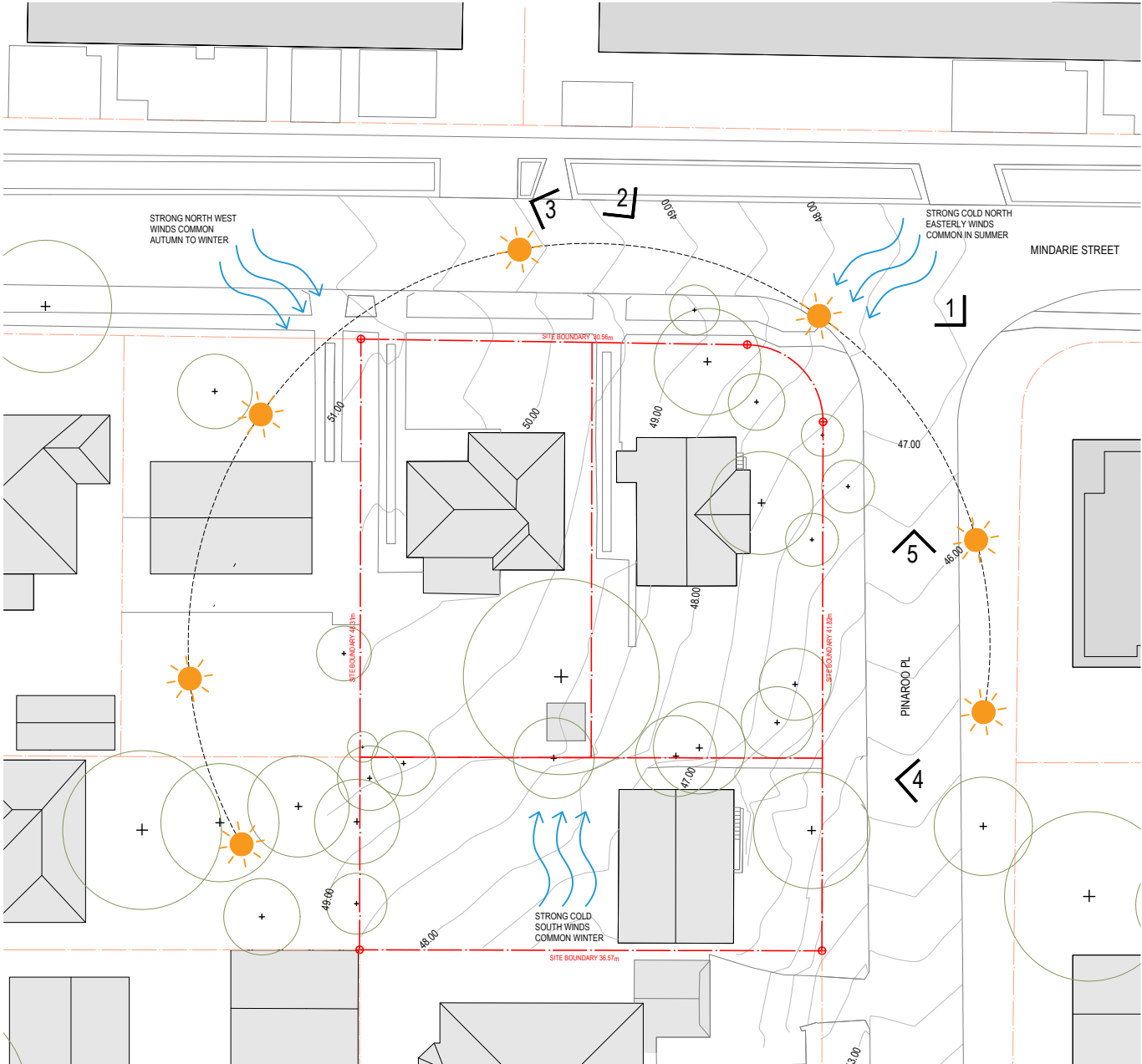
Level 1, 24-26 Bideley rd Alexandria NSW 2015
PO box 3020 Redfern NSW 2015
stewart@stewart.com
T 02 9310 7882

NOTES

Check and verify all dimensions prior to commencement of works. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other control documents inclusive of all schedules, specifications and other consultants' documentation. Any discrepancies or inconsistencies are to be clarified prior to works. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein architects.



01 CONTEXT PLAN



02 SITE ANALYSIS PLAN



1. VIEW FROM MINDARIE STREET TOWARDS 2 PINAROO PL NEW DEVELOPMENT



2. VIEW FROM 37 MINDARIE ST TOWARDS EXISTING SITE AND 2 PINAROO PL NEW DEVELOPMENT



3. VIEW FROM MINDARIE STREET TOWARDS NEW DEVELOPMENT



4. LOOKING EAST AT EXISTING SITE FROM PINAROO PLACE



5. LOOKING NORTH FROM PINAROO PL TOWARDS 35 - 37 MINDARIE ST NEW DEVELOPMENT

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LEGEND	
	SUBJECT SITE BOUNDARY
	NEIGHBOURING SITE BOUNDARY
	COMMUNAL OPEN SPACE - LANDSCAPE SOFT
	PRIVATE OPEN SPACE - LANDSCAPE SOFT
	EXISTING BUILDINGS
	RESIDENTIAL SITE ENTRY
	BASEMENT ENTRY
	PROPOSED MAXIMUM ENVELOPE

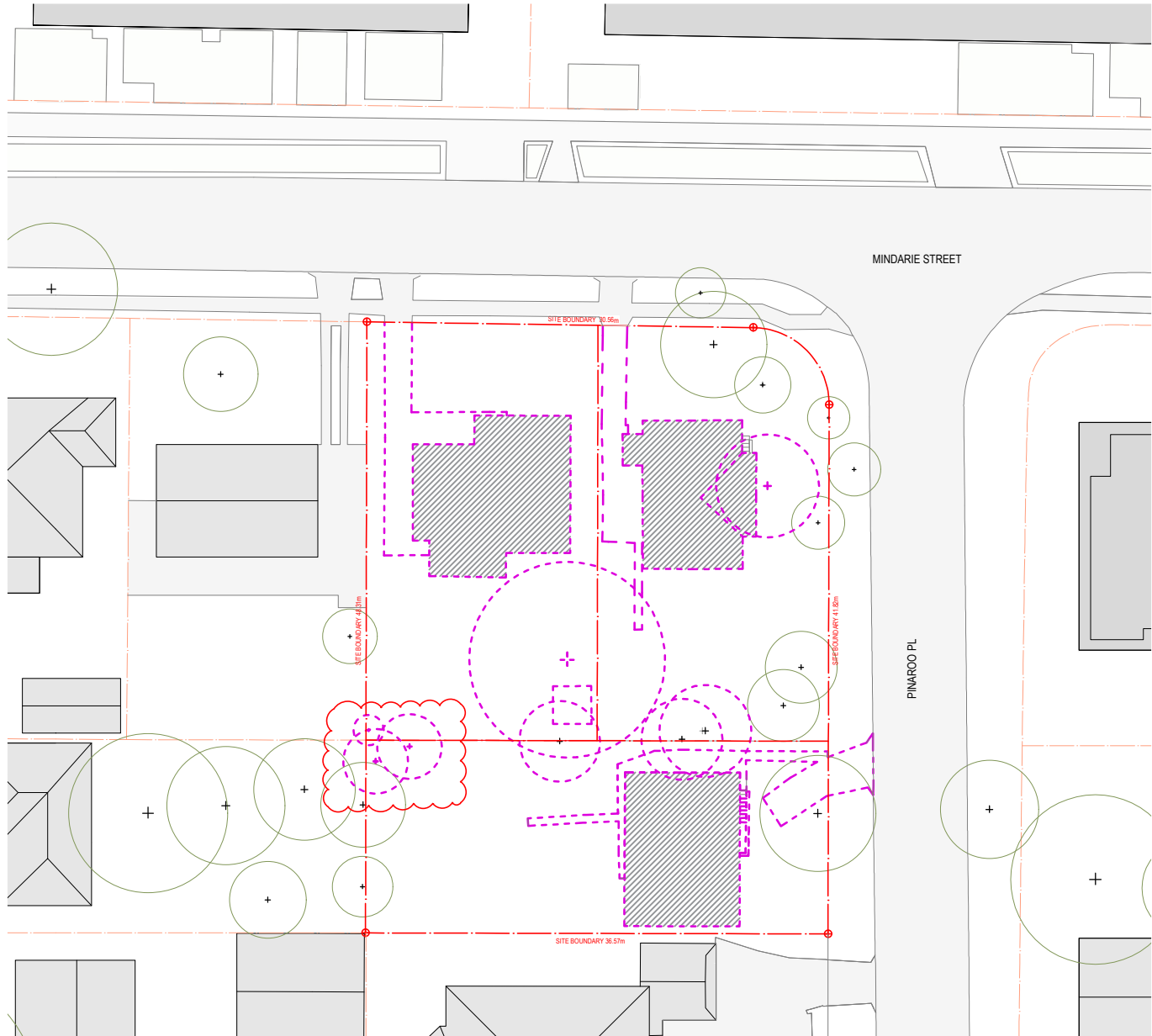
DRAWN BY
RS

CHECKED BY
MH

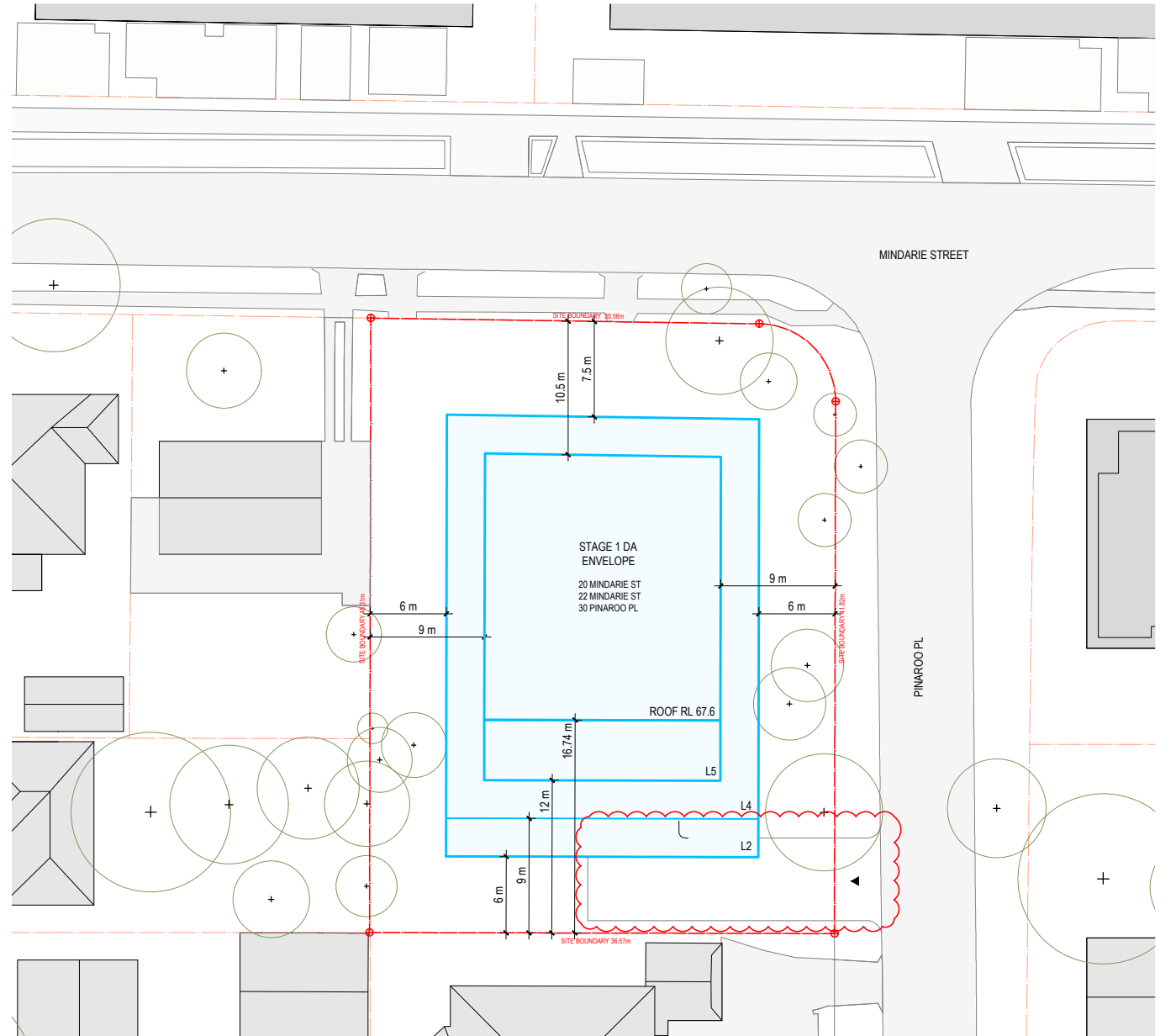
REV	DESCRIPTION
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B	DRAFT STAGE 1 DA
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E	DRAFT STAGE 1 DA
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DATE
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02.05.2019
08.05.2019

DRAWING TITLE		DWG NO	REV
CONTEXT PLAN AND SITE ANALYSIS PLAN		DA 1001	H
PROJECT TITLE		SCALE	
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW		A3 @ 1:500	
CONSULTANT JOB NO	CLIENT	STATUS	
1059	LAHC	STAGE 1 DA	
Stewart Hollenstein			
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01 PROPOSED DEMOLITION PLAN



02 PROPOSED SITE PLAN

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LEGEND

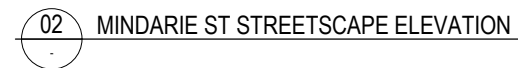
- | | | | |
|---|--------------------------------------|---|---|
| — | SUBJECT SITE BOUNDARY | — | NATURAL CROSS VENTILATION |
| — | NEIGHBOURING SITE BOUNDARY | — | APARTMENTS RECEIVING A MINIMUM OF 2 HOURS SUNLIGHT ON JUNE 22ND BETWEEN 9AM AND 3PM |
| — | COMMUNAL OPEN SPACE - LANDSCAPE SOFT | — | EXISTING TREES TO BE DEMOLISHED |
| — | PRIVATE OPEN SPACE - LANDSCAPE SOFT | — | EXISTING TREES TO BE RETAINED |
| — | EXISTING BUILDINGS | — | EXISTING BUILDINGS TO BE DEMOLISHED |
| — | RESIDENTIAL SITE ENTRY | — | |
| — | BASEMENT ENTRY | — | |
| — | PROPOSED MAXIMUM ENVELOPE | — | |

DRAWN BY
RS

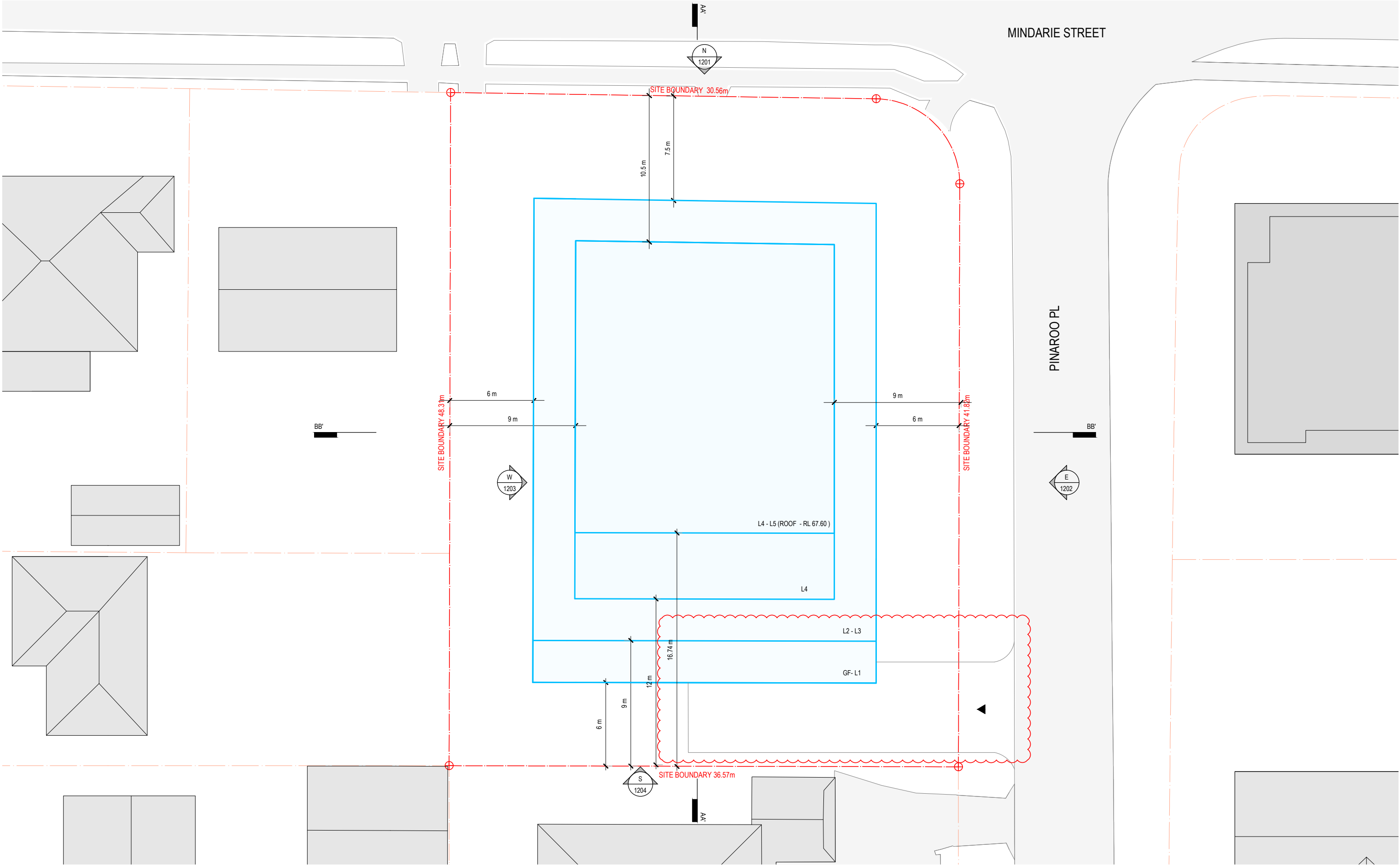
CHECKED BY
MH

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B	DRAFT STAGE 1 DA	18.12.2018
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H	STAGE 1 DA	08.05.2019
I	STAGE 1 DA - DA UPDATE	17.07.2019
J	STAGE 1 DA - DA UPDATE	09.04.2020

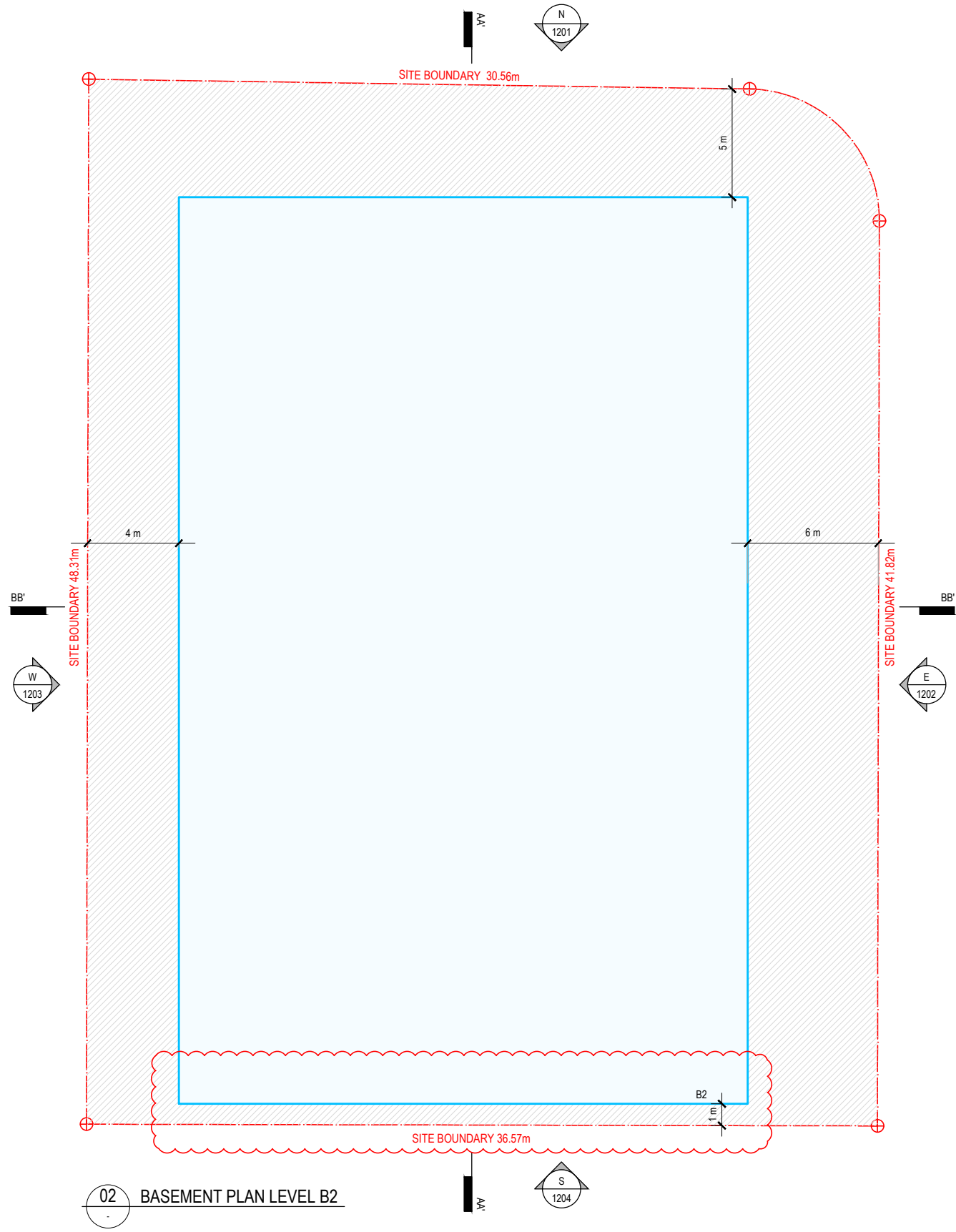
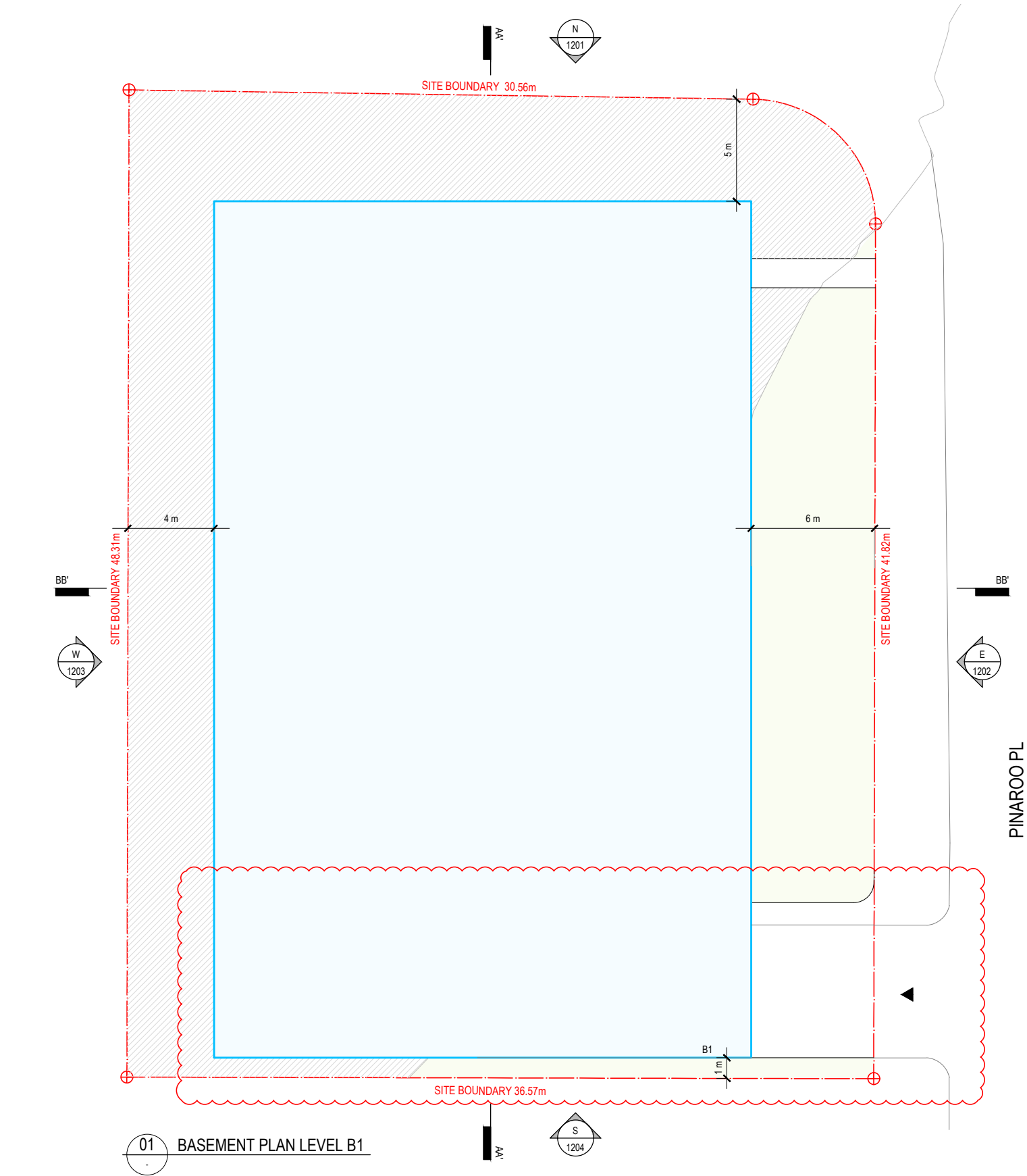
DRAWING TITLE PROPOSED DEMOLITION AND PROPOSED SITE PLAN		DWG NO DA 1002	REV J
PROJECT TITLE 20-22 MINDARIE STREET, LANE COVE, Sydney, NSW		NORTH 	
CONSULTANT JOB NO 1059	CLIENT LAHC	STATUS STAGE 1 DA	SCALE A3 @ 1:500
Stewart Hollenstein		Level 1, 24-26 Botany rd Alexandria NSW 2015 PO box 3020 Redfern NSW 2015 stewart@stewart-hollenstein.com T 02 9310 7882	



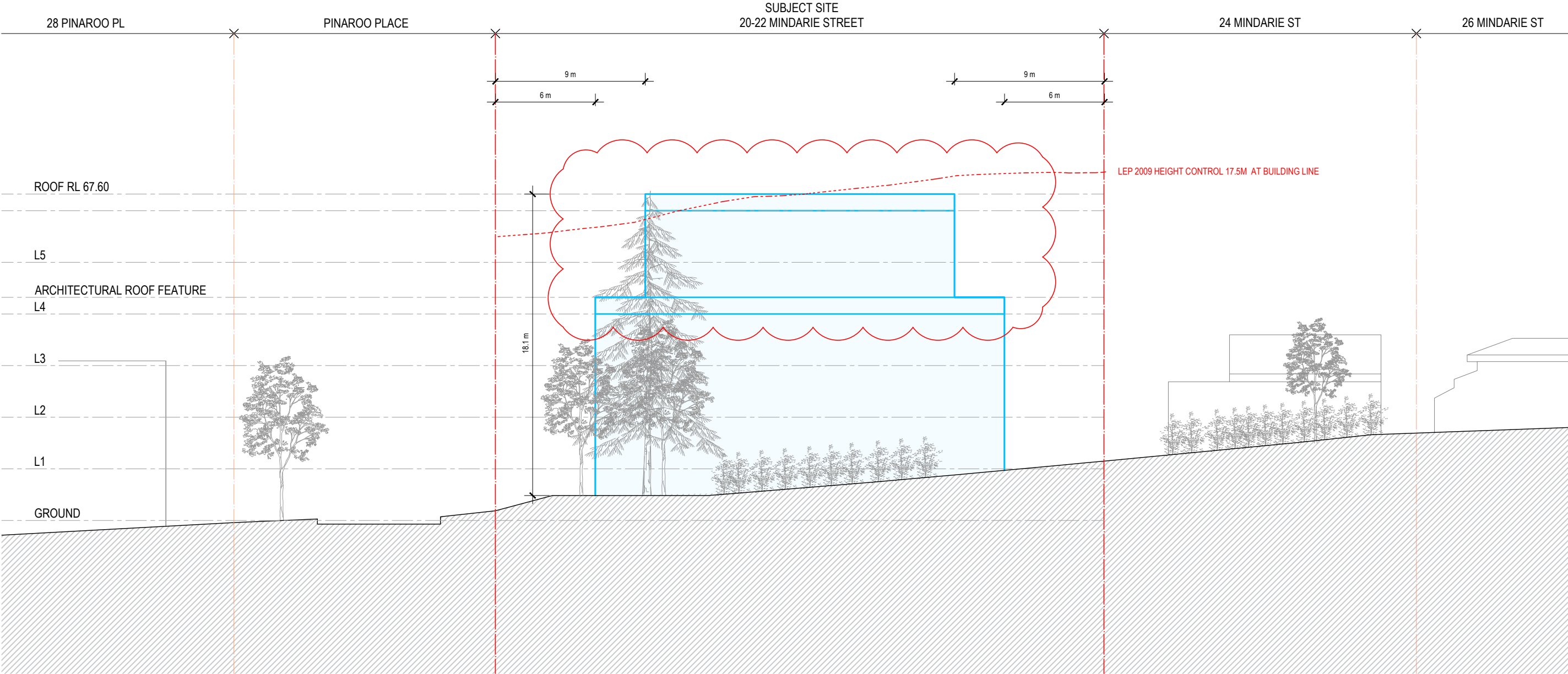
<div>NOTES</div> <div>Check and verify all dimensions prior to commencement of works. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other contract documents including all schedules, specifications and other documents. Consequently, any discrepancies or inconsistencies are to be clarified prior to works. Written dimensions take precedence over stated dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein Architects.</div>	<div>LEGEND</div> <div><div><div></div><div>SUBJECT SITE BOUNDARY</div></div><div><div></div><div>NEIGHBOURING SITE BOUNDARY</div></div><div><div></div><div>COMMUNAL OPEN SPACE - LANDSCAPE SOFT</div></div><div><div></div><div>PRIVATE OPEN SPACE - LANDSCAPE SOFT</div></div><div><div></div><div>EXISTING BUILDINGS</div></div><div><div></div><div>RESIDENTIAL SITE ENTRY</div></div><div><div></div><div>BASEMENT ENTRY</div></div><div><div></div><div>PROPOSED MAXIMUM ENVELOPE</div></div></div> <div><div><div></div><div>NATURAL CROSS VENTILATION</div></div><div><div></div><div>APARTMENTS RECEIVING A MINIMUM OF 2 HOURS SUNLIGHT ON JUNE 22ND BETWEEN 9AM AND 3PM</div></div></div>	<div>DRAWN BY</div> <div>RS</div> <div>CHECKED BY</div> <div>MH</div>	<div>REV</div> <div>B</div> <div>DRAFT STAGE 1 DA</div> <div>C</div> <div>DRAFT STAGE 1 DA</div> <div>D</div> <div>DRAFT STAGE 1 DA</div> <div>E</div> <div>DRAFT STAGE 1 DA</div> <div>F</div> <div>DRAFT STAGE 1 DA</div> <div>G</div> <div>DRAFT STAGE 1 DA</div> <div>H</div> <div>STAGE 1 DA</div> <div>I</div> <div>STAGE 1 DA - DA UPDATE</div> <div>J</div> <div>STAGE 1 DA - DA UPDATE</div>	<div>DATE</div> <div>18.12.2018</div> <div>05.02.2019</div> <div>18.03.2019</div> <div>27.03.2019</div> <div>16.04.2019</div> <div>02.05.2019</div> <div>08.05.2019</div> <div>17.07.2019</div> <div>09.04.2020</div>	<div>DRAWING TITLE</div> <div>STREETSCAPE ELEVATIONS</div> <div>DWG NO</div> <div>DA 1003</div> <div>REV</div> <div>J</div>
					<div>PROJECT TITLE</div> <div>20-22 MINDARIE STREET, LANE COVE, Sydney, NSW</div> <div><div>CONSULTANT JOB NO</div><div>1059</div><div>CLIENT</div><div>LAHC</div><div>STATUS</div><div>STAGE 1 DA</div><div>SCALE</div><div>A3 @ 1:750</div></div>
<div>Stewart Hollenstein</div> <div>Level 1, 24-26 Botany Road Alexandria NSW 2015 PO Box 3020 Botany NSW 2016 stewart@stewart-hollenstein.com T 02 9310 7882</div>					



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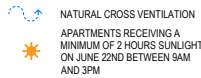


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					<div>PROJECT TITLE</div> <div>20-22 MINDARIE STREET, LANE COVE, Sydney, NSW</div>
					<div>CONSULTANT JOB NO</div> <div>1059</div> <div>CLIENT</div> <div>LAHC</div> <div>STATUS</div> <div>STAGE 1 DA</div> <div>SCALE</div> <div>A3 @ 1:250</div>
					<div>Stewart Hollenstein</div> <div>Level 1, 24-26 Botany rd Alexandria NSW 2015 PO box 3020 Redfern NSW 2015 stewart@stewart-hollenstein.com T 02 9310 7882</div>



LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE



NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM

DRAWN BY

RS

CHECKED BY

MH

REV

- A DRAFT STAGE 1 DA
- B DRAFT STAGE 1 DA
- C DRAFT STAGE 1 DA
- D DRAFT STAGE 1 DA
- E DRAFT STAGE 1 DA
- F DRAFT STAGE 1 DA
- G DRAFT STAGE 1 DA
- H STAGE 1 DA
- I STAGE 1 DA - DA UPDATE

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- 08.05.2019
- 17.07.2019

DRAWING TITLE
MINDARIE STREET ELEVATION PROPOSED ENVELOPE

DWG NO

DA 1201

REV

I

PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

CONSULTANT JOB NO

1059

CLIENT

LAHC

STATUS

STAGE 1 DA

SCALE

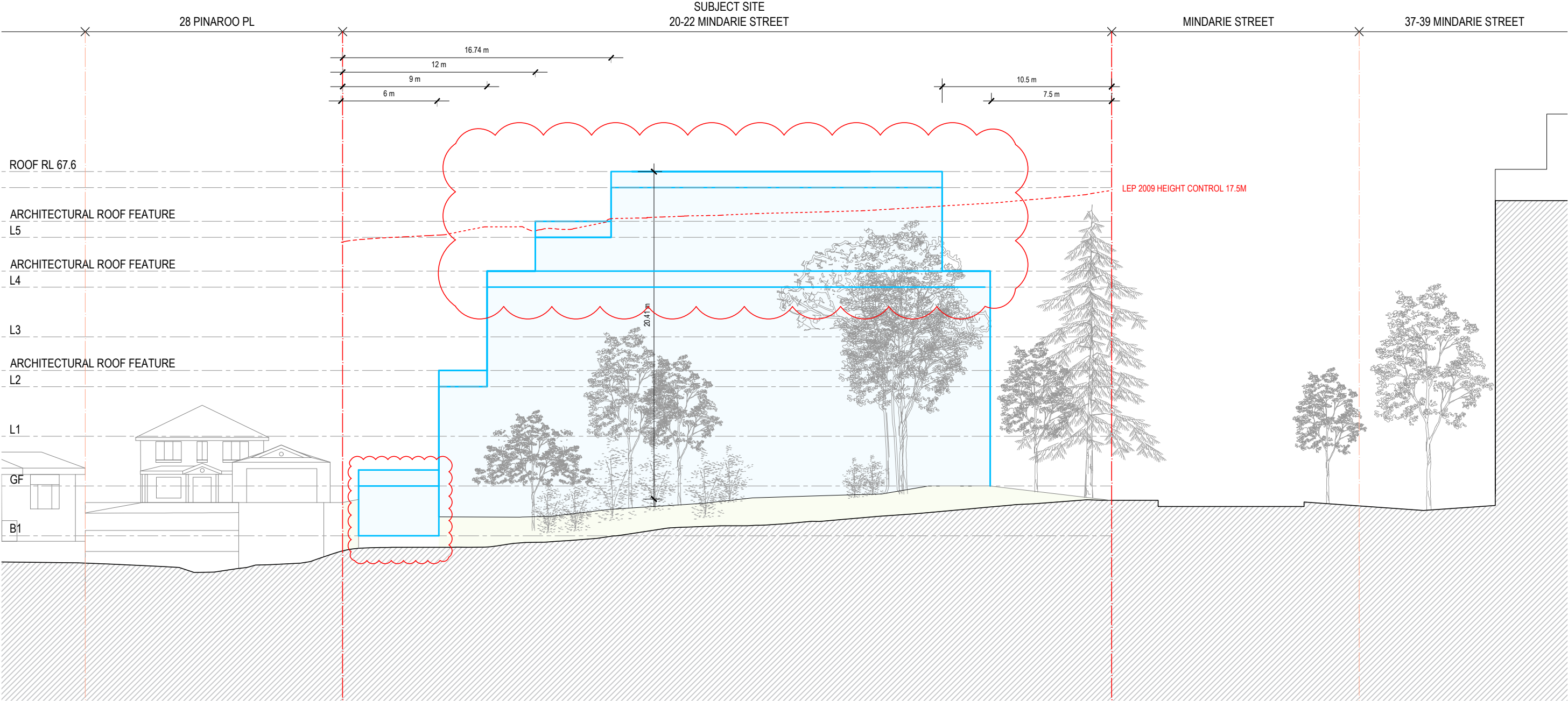
A3 @ 1:250

Stewart Hollenstein

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T 02 9310 7862

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01 PINAROO PL ELEVATION

LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE

NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
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ON JUNE 22ND BETWEEN 9AM
AND 3PM

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REV DESCRIPTION
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I STAGE 1 DA - DA UPDATE
J STAGE 1 DA - DA UPDATE

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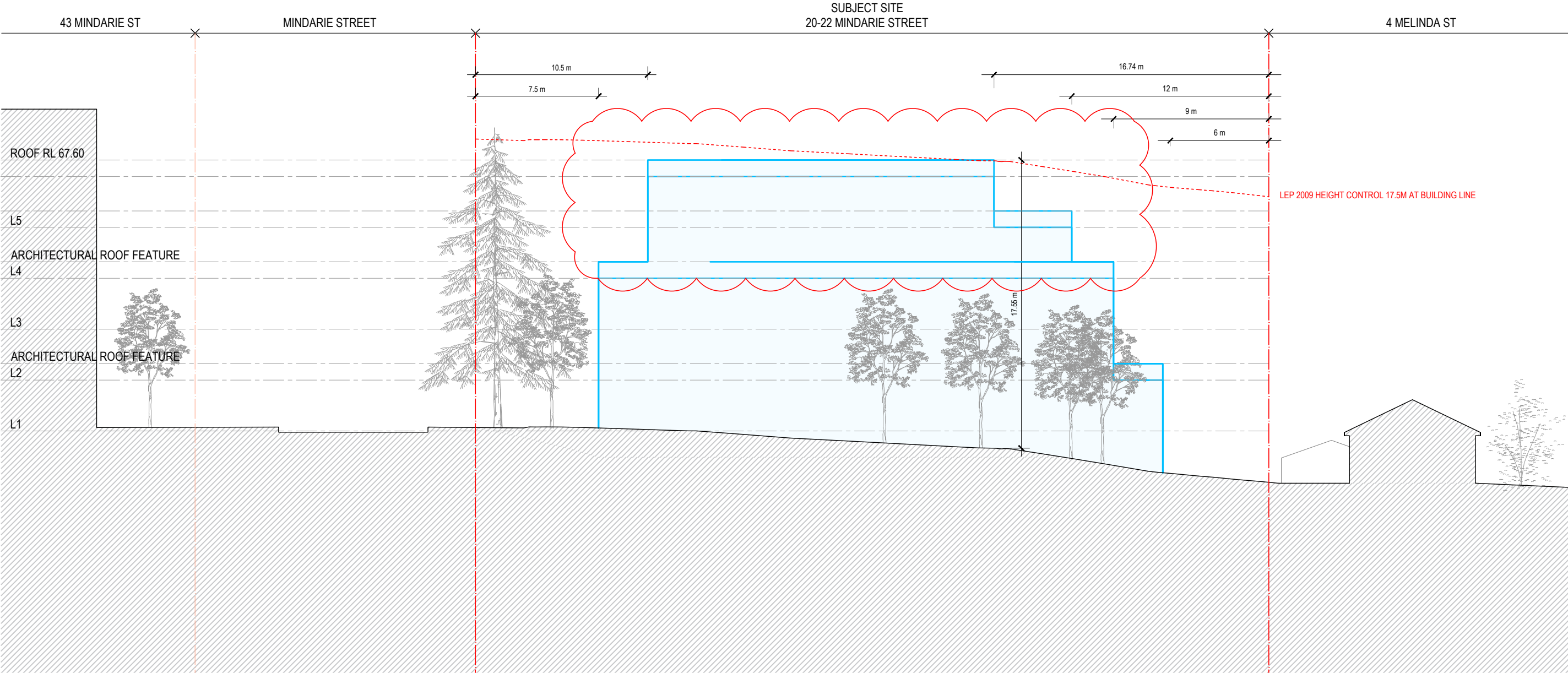
DRAWING TITLE
PINAROO PL ELEVATION PROPOSED ENVELOPE
PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

DWG NO
DA 1202
REV
J
CONSULTANT JOB NO
1059
CLIENT
LAHC
STATUS
STAGE 1 DA
SCALE
A3 @ 1:250

Stewart Hollenstein

Level 1, 24-26 Botany rd Alexandria NSW 2015
PO box 3020 Redfern NSW 2015
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T 02 9310 7882

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01 WEST ELEVATION

LEGEND

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- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE

NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
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DRAWN BY
RS

CHECKED BY
MH

REV DESCRIPTION
A DRAFT STAGE 1 DA
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G DRAFT STAGE 1 DA
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I STAGE 1 DA - DA UPDATE

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DRAWING TITLE
WEST ELEVATION PROPOSED ENVELOPE
PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

DWG NO
DA 1203

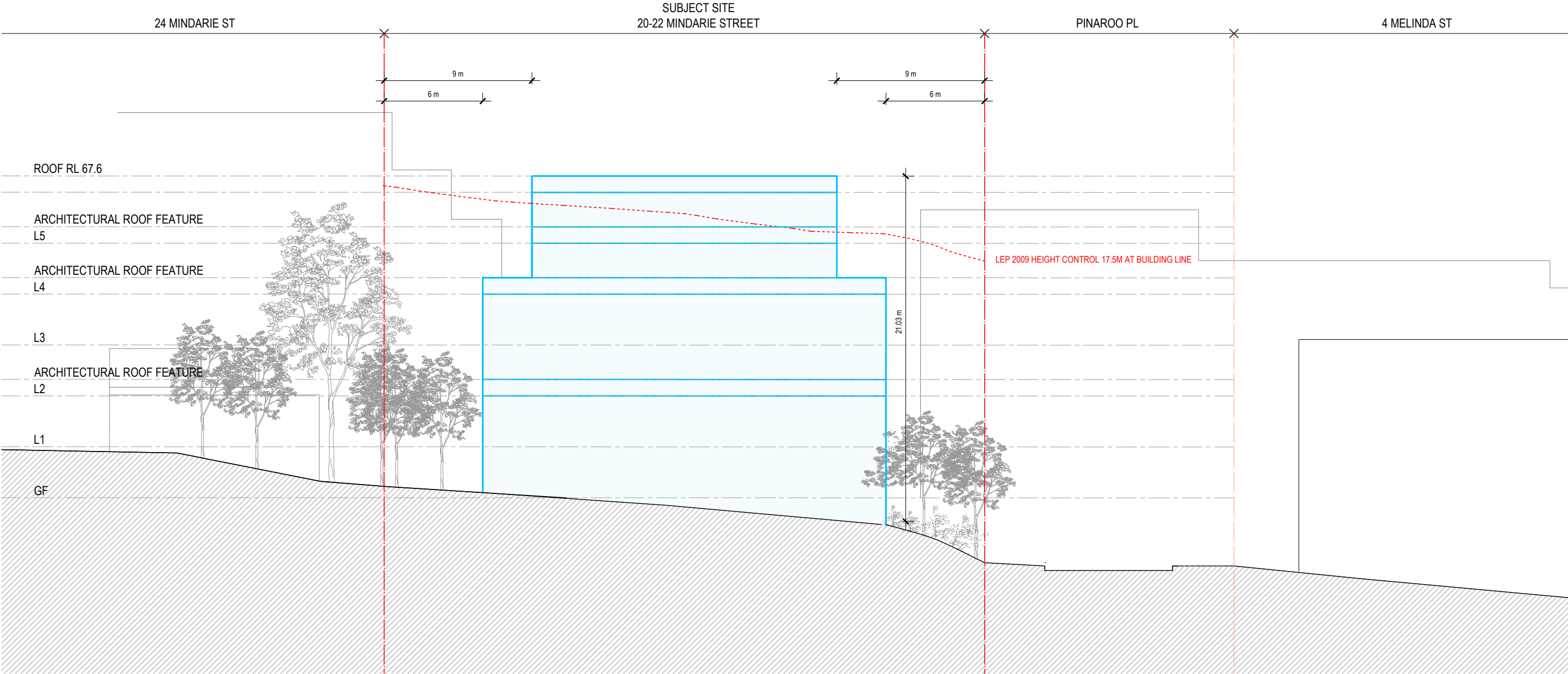
REV
I

CONSULTANT JOB NO
1059
CLIENT
LAHC
STATUS
STAGE 1 DA
SCALE
A3 @ 1:250

Stewart Hollenstein

Level 1, 24-26 Bideley rd Alexandria NSW 2015
PO box 3020 Redfern NSW 2015
stewart@stewart.com.au
T 02 9310 7882

NOTES
Check and verify all dimensions prior to commencement of work. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other contract documents inclusive of all schedules, specifications and other consultants' documentation. Any discrepancies or inconsistencies are to be clarified prior to work. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein architects.



01 SOUTH ELEVATION

NOTES

Check and verify all dimensions prior to commencement of work. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other control documents inclusive of all schedules, specifications and other consultants' documentation. Any discrepancies or inconsistencies are to be clarified prior to works. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein architects.

LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE

NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM

DRAWN BY

RS

CHECKED BY

MH

REV

A DRAFT STAGE 1 DA
B DRAFT STAGE 1 DA
C DRAFT STAGE 1 DA
D DRAFT STAGE 1 DA
E DRAFT STAGE 1 DA
F DRAFT STAGE 1 DA
G DRAFT STAGE 1 DA
H STAGE 1 DA
I STAGE 1 DA - DA UPDATE

DATE

04.12.2018
18.12.2018
05.02.2019
18.03.2019
27.03.2019
16.04.2019
02.05.2019
08.05.2019
17.07.2019

DRAWING TITLE
SOUTH ELEVATION PROPOSED ENVELOPE
PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

DWG NO

DA 1204

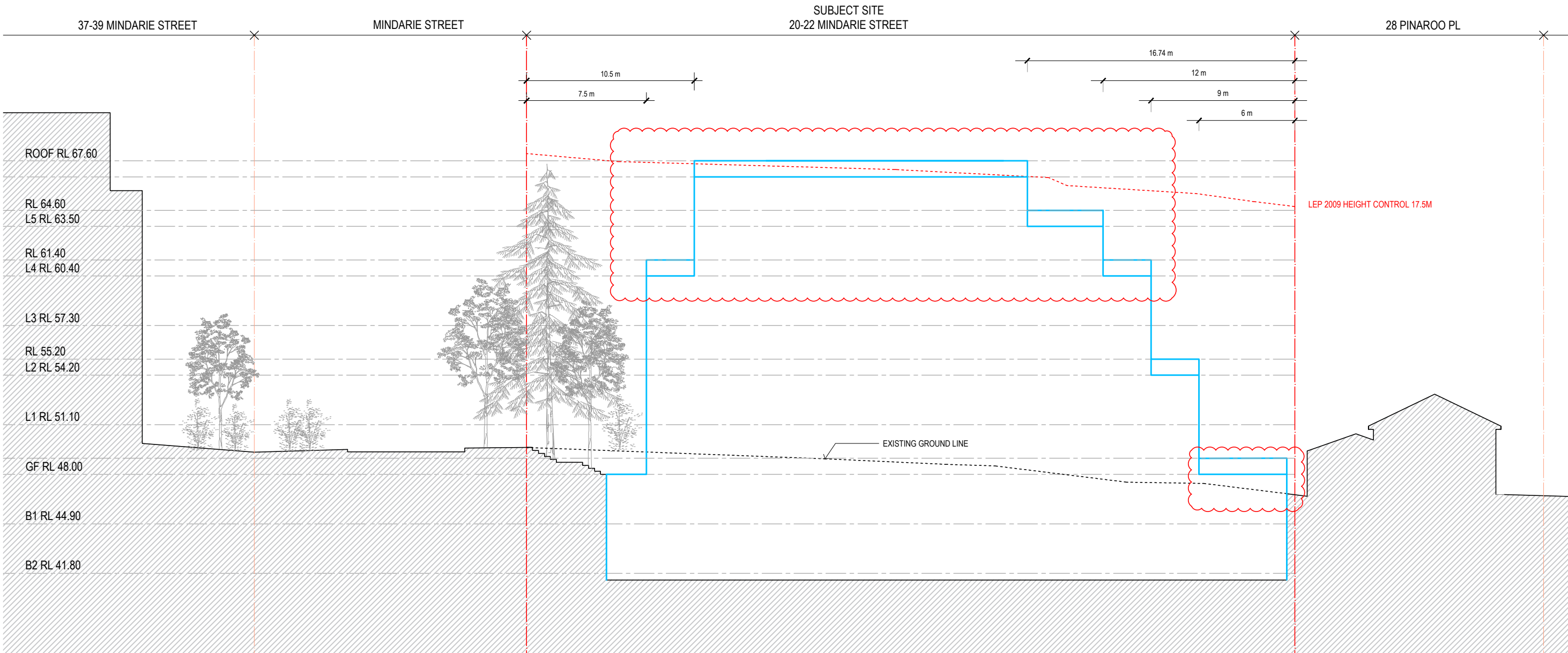
REV

I

CONSULTANT JOB NO 1059
CLIENT LAHC
STATUS STAGE 1 DA
SCALE A3 @ 1:250

Stewart Hollenstein

Level 1, 24-26 Bideley Rd Alexandria NSW 2015
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stewart@stewart-hollenstein.com
T 02 9310 7862



01 SECTION AA'

NOTES

Check and verify all dimensions prior to commencement of work. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other control documents including all schedules, specifications and other consultants' documentation. Any discrepancies or inconsistencies are to be clarified prior to work. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein Architects.

LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE



NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM

DRAWN BY

RS

CHECKED BY

MH

REV

B DRAFT STAGE 1 DA
C DRAFT STAGE 1 DA
D DRAFT STAGE 1 DA
E DRAFT STAGE 1 DA
F DRAFT STAGE 1 DA
G DRAFT STAGE 1 DA
H STAGE 1 DA
I STAGE 1 DA - DA UPDATE
J STAGE 1 DA - DA UPDATE

DATE

18.12.2018
05.02.2019
18.03.2019
27.03.2019
16.04.2019
02.05.2019
08.05.2019
17.07.2019
09.04.2020

DRAWING TITLE
SECTION AA' PROPOSED ENVELOPE

DWG NO

DA 1301

REV

J

PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

CONSULTANT JOB NO

1059

CLIENT

LAHC

STATUS

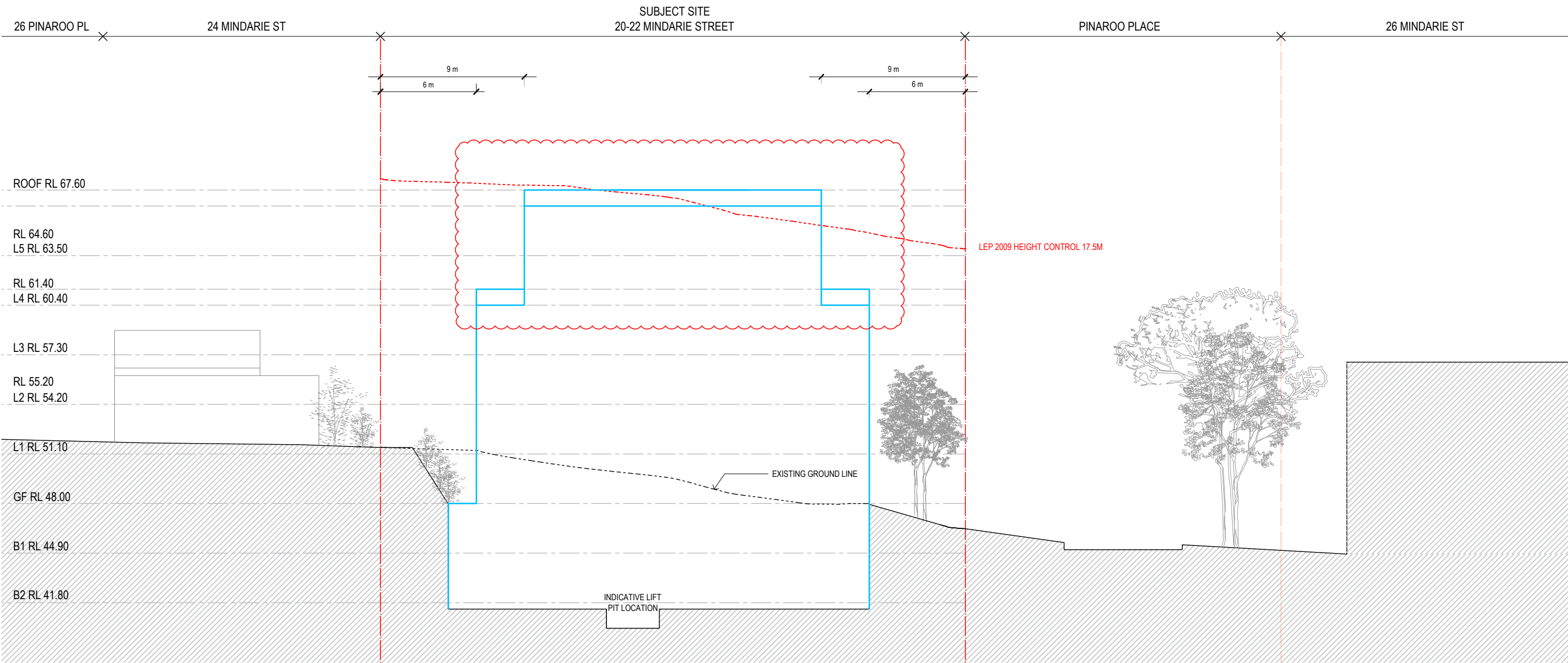
STAGE 1 DA

SCALE

A3 @ 1:250

Stewart Hollenstein

Level 1, 24-26 Bideley Rd Alexandria NSW 2015
PO box 3020 Redfern NSW 2015
stewart@stewart-hollenstein.com
T 02 9310 7862



01 SECTION BB'

NOTES

Check and verify all dimensions prior to commencement of work. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other control documents inclusive of all schedules, specifications and other consultants' documentation. Any discrepancies or inconsistencies are to be clarified prior to work. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein architects.

LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE

NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM

DRAWN BY

RS

CHECKED BY

MH

REV

A DRAFT STAGE 1 DA
B DRAFT STAGE 1 DA
C DRAFT STAGE 1 DA
D DRAFT STAGE 1 DA
E DRAFT STAGE 1 DA
F DRAFT STAGE 1 DA
G DRAFT STAGE 1 DA
H STAGE 1 DA
I STAGE 1 DA - DA UPDATE

DATE

04.12.2018
18.12.2018
05.02.2019
18.03.2019
27.03.2019
16.04.2019
02.05.2019
08.05.2019
17.07.2019

DRAWING TITLE
SECTION BB' PROPOSED ENVELOPE

DWG NO
DA 1302

REV

I

PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

CONSULTANT JOB NO
1059

CLIENT
LAHC

STATUS
STAGE 1 DA

SCALE
A3 @ 1:250

Stewart Hollenstein

Level 1, 24-26 Bideley Rd Alexandria NSW 2015
PO box 3020 Redfern NSW 2015
stewart@stewart-hollenstein.com
T 02 9310 7862



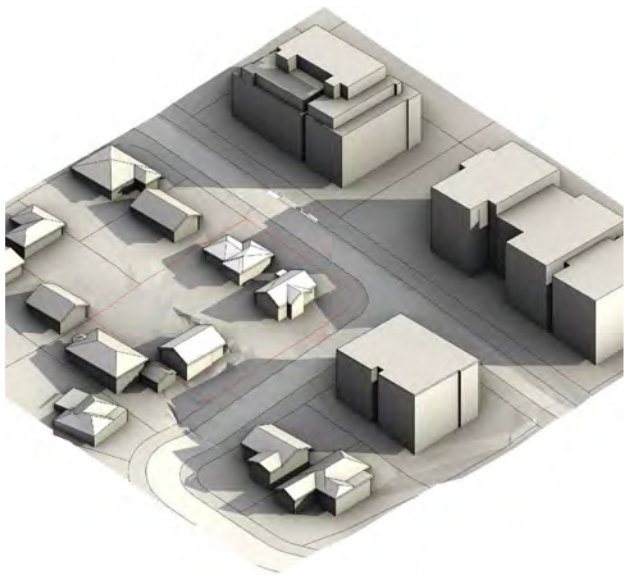
01 22nd JUNE 9.00 A.M



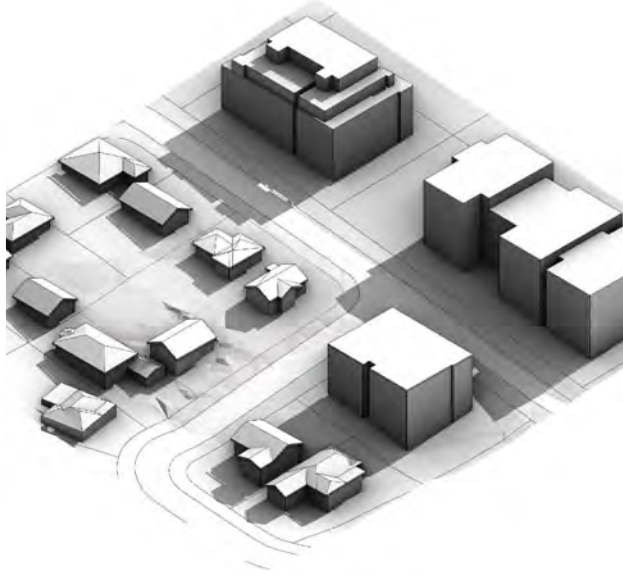
02 22nd JUNE 12.00 P.M



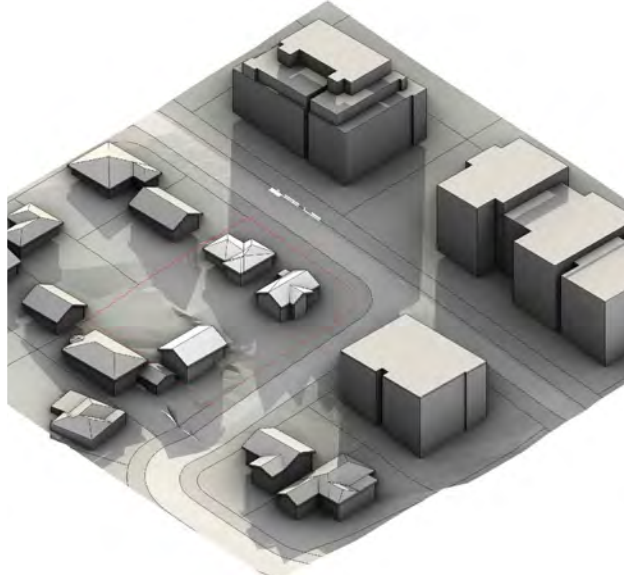
03 22nd JUNE 3.00 P.M



04 22nd JUNE 9.00 A.M



05 22nd JUNE 12.00 P.M



06 22nd JUNE 3.00 P.M

NOTES

Check and verify all dimensions prior to commencement of work. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other control documents inclusive of all schedules, specifications and other consultants' documentation. Any discrepancies or inconsistencies are to be clarified prior to works. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein architects.

LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE



NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM



DRAWN BY

RS

CHECKED BY

MH

REV

A DRAFT STAGE 1 DA
B DRAFT STAGE 1 DA
C DRAFT STAGE 1 DA
D DRAFT STAGE 1 DA
E DRAFT STAGE 1 DA
F DRAFT STAGE 1 DA
G DRAFT STAGE 1 DA
H STAGE 1 DA

DATE

04.12.2018
18.12.2018
05.02.2019
18.03.2019
27.03.2019
16.04.2019
02.05.2019
08.05.2019

DRAWING TITLE
SHADOW DIAGRAMS 22ST JUNE - EXISTING

DWG NO
DA 1401

REV
H

PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

CONSULTANT JOB NO
1059

CLIENT
LAHC

STATUS
STAGE 1 DA

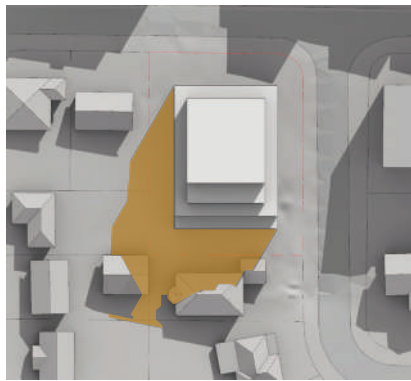
SCALE
NTS

Stewart Hollenstein

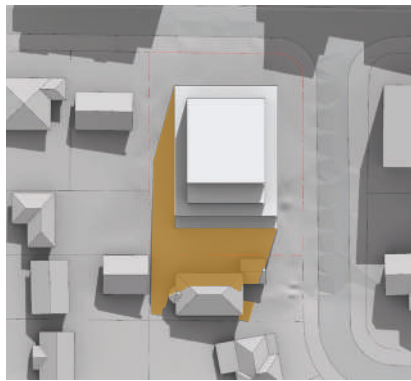
Level 1, 24-26 Bideley Rd Alexandria NSW 2015
PO box 3020 Redfern NSW 2015
stewart@stewart-hollenstein.com
T 02 9310 7862



01 22nd JUNE 9.00 A.M.



02 22nd JUNE 10.00 A.M.



03 22nd JUNE 11.00 A.M.



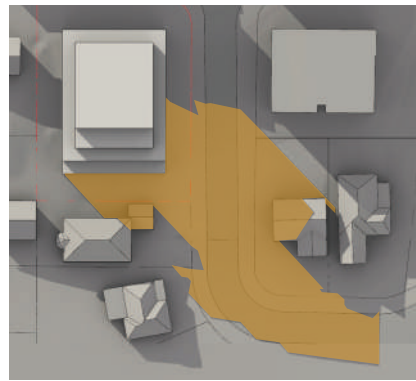
04 22nd JUNE 12.00 P.M.



05 22nd JUNE 1.00 P.M.



06 22nd JUNE 2.00 P.M.

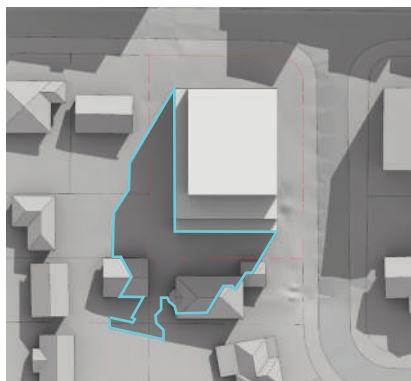


07 22nd JUNE 3.00 P.M.

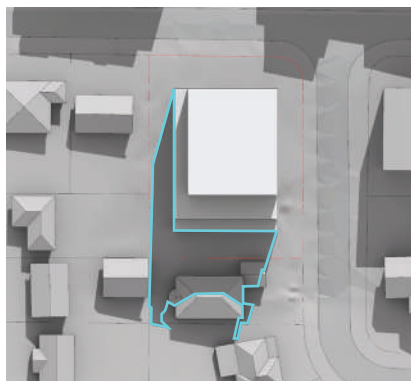
PROPOSED MAXIMUM BUILDING ENVELOPE
(FOR APPROVAL)



11 22nd JUNE 9.00 A.M.



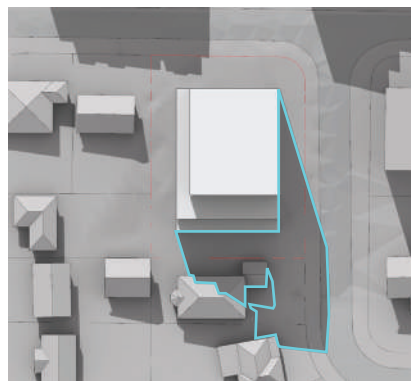
12 22nd JUNE 10.00 A.M.



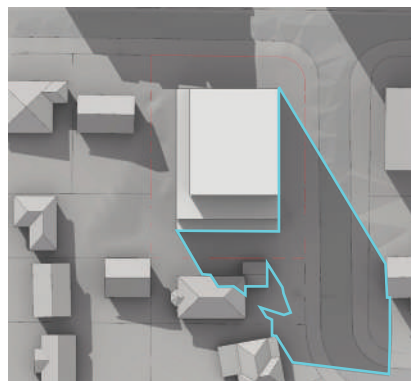
13 22nd JUNE 11.00 A.M.



14 22nd JUNE 12.00 P.M.



15 22nd JUNE 1.00 P.M.



16 22nd JUNE 2.00 P.M.



17 22nd JUNE 3.00 P.M.

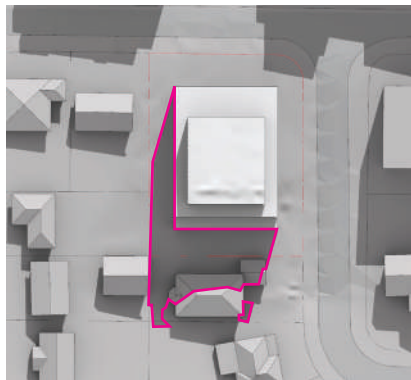
PREVIOUS PROPOSED BUILDING ENVELOPE
(FOR REFERENCE)



21 22nd JUNE 9.00 A.M.



22 22nd JUNE 10.00 A.M.



23 22nd JUNE 11.00 A.M.



24 22nd JUNE 12.00 P.M.



25 22nd JUNE 1.00 P.M.



26 22nd JUNE 2.00 P.M.



27 22nd JUNE 3.00 P.M.

DCP COMPLIANT ENVELOPE
(FOR REFERENCE)

NOTES
Check and verify all dimensions prior to commencement of work. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other control documents inclusive of all attachments, specifications and other consultative documentation. Any discrepancies or inconsistencies are to be clarified prior to works. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein architects.

LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE

NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM

DRAWN BY

RS

CHECKED BY

MH

REV

A DRAFT STAGE 1 DA
B DRAFT STAGE 1 DA
C DRAFT STAGE 1 DA
D DRAFT STAGE 1 DA
E DRAFT STAGE 1 DA
F DRAFT STAGE 1 DA
G DRAFT STAGE 1 DA
H STAGE 1 DA
I STAGE 1 DA - DA UPDATE

DATE

04.12.2018
18.12.2018
05.02.2019
18.03.2019
27.03.2019
16.04.2019
02.05.2019
08.05.2019
17.07.2019

DRAWING TITLE
SHADOW DIAGRAMS 22ST JUNE ENVELOPE COMPARISON

DWG NO

DA 1402

REV

I

PROJECT TITLE
20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

NORTH

CONSULTANT JOB NO

1059

CLIENT

LAHC

STATUS

STAGE 1 DA

SCALE

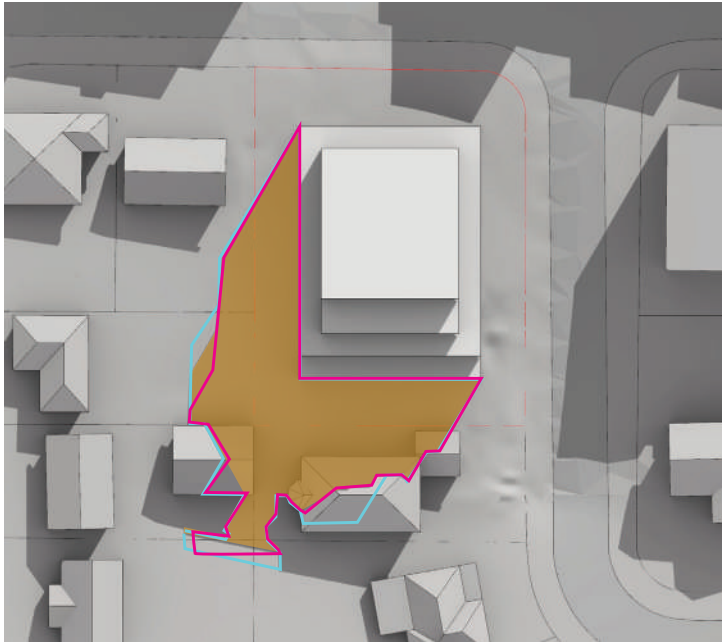
NTS

Stewart Hollenstein

Level 1, 24-26 Bickley rd Alexandria NSW 2015
PO Box 3020 Redfern NSW 2015
stewart@stewart-hollenstein.com
T 02 9310 7882



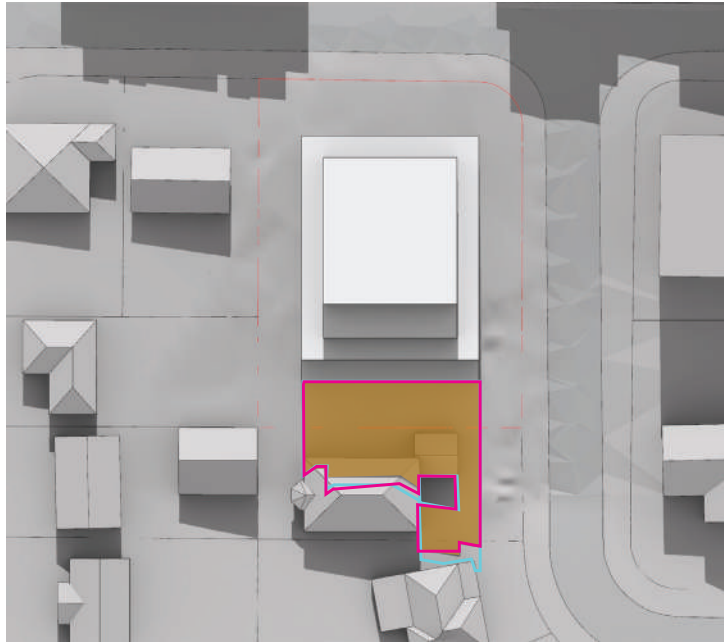
01 22nd JUNE 9.00 A.M



02 22nd JUNE 10.00 A.M



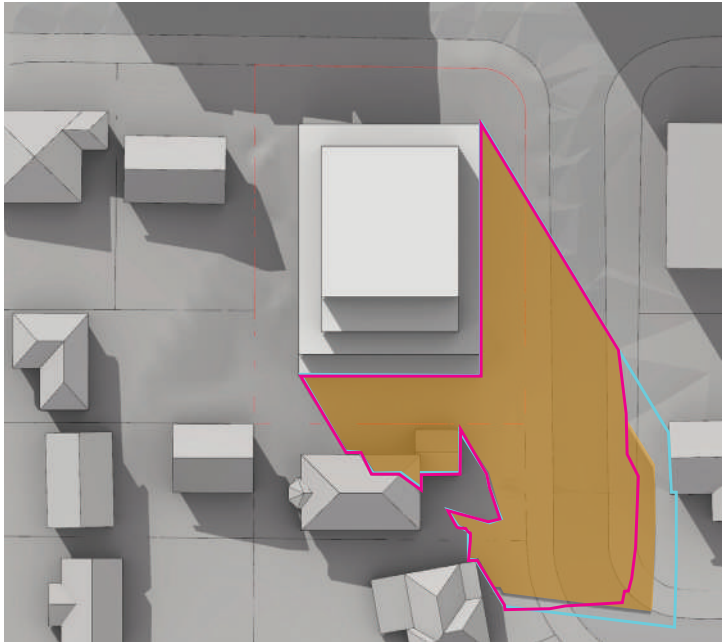
03 22nd JUNE 11.00 A.M



04 22nd JUNE 12.00 P.M



05 22nd JUNE 1.00 P.M



06 22nd JUNE 2.00 P.M

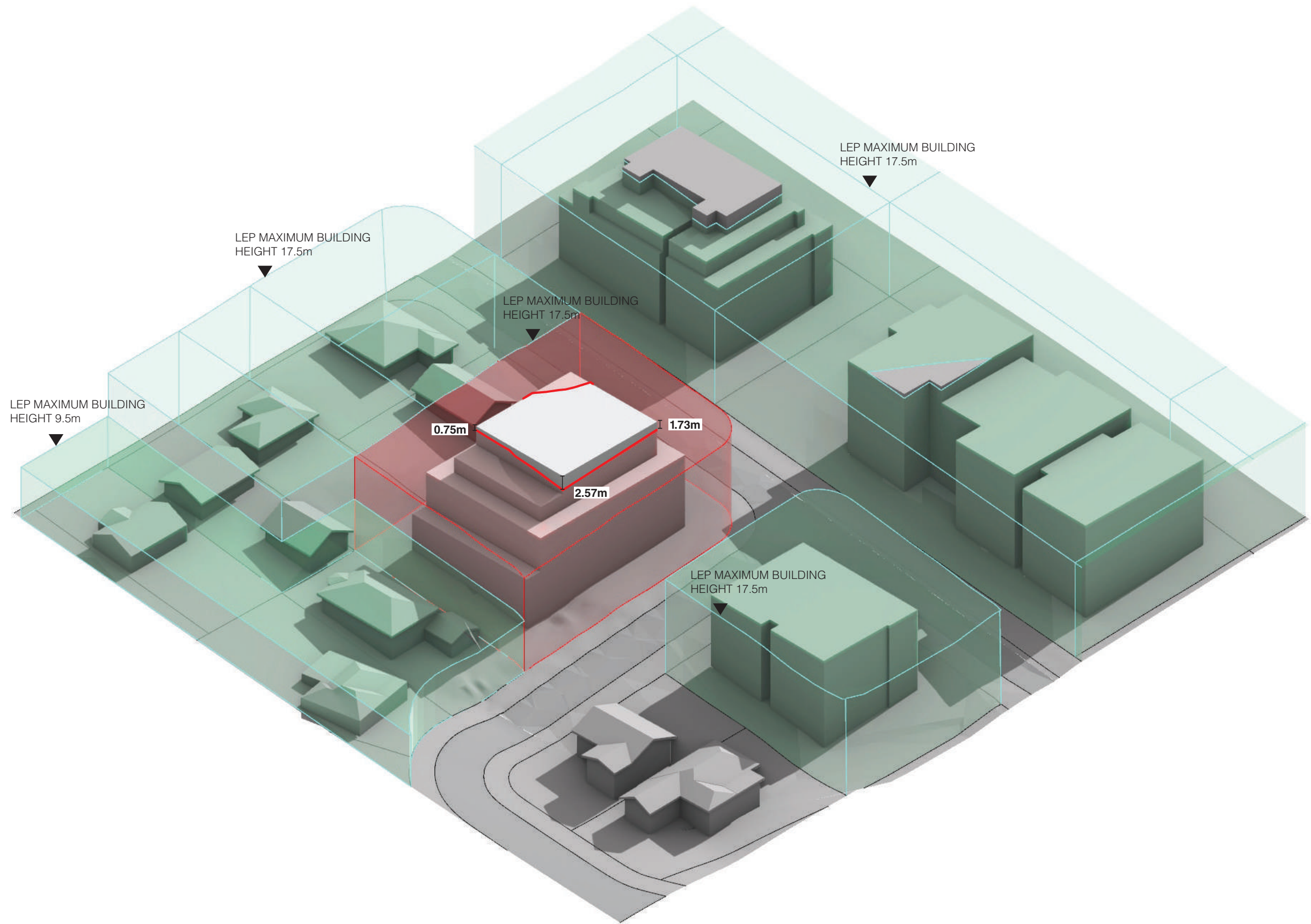


07 22nd JUNE 3.00 P.M

KEY

- PROPOSED MAXIMUM BUILDING ENVELOPE (FOR APPROVAL)
- PREVIOUS PROPOSED BUILDING ENVELOPE (FOR REFERENCE)
- DCP COMPLIANT ENVELOPE (FOR REFERENCE)

<div>NOTES</div> <div>Check and verify all dimensions prior to commencement of works. Dimensions on this drawing do not supersede the survey dimensions. This drawing is to be read in conjunction with all other contract documents inclusive of all schedules, specifications and other consultants' documentation. Any discrepancies or inconsistencies are to be clarified prior to works. Written dimensions take precedence over scaled dimensions. This drawing is copyright and shall remain the property of Stewart Hollenstein architects.</div>	<div>DRAWN BY</div> <div>RS</div> <div>CHECKED BY</div> <div>MH</div>	<div>REV</div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> <div>E</div> <div>F</div> <div>G</div> <div>H</div> <div>I</div> <div>STAGE 1 DA - DA UPDATE</div>	<div>DESCRIPTION</div> <div>DRAFT STAGE 1 DA</div> <div>DRAFT STAGE 1 DA</div> <div>DRAFT STAGE 1 DA</div> <div>DRAFT STAGE 1 DA</div> <div>DRAFT STAGE 1 DA</div> <div>DRAFT STAGE 1 DA</div> <div>DRAFT STAGE 1 DA</div> <div>STAGE 1 DA</div> <div>STAGE 1 DA - DA UPDATE</div>	<div>DATE</div> <div>04.12.2018</div> <div>18.12.2018</div> <div>05.02.2019</div> <div>18.03.2019</div> <div>27.03.2019</div> <div>16.04.2019</div> <div>02.05.2019</div> <div>08.05.2019</div> <div>17.07.2019</div>	<div>DRAWING TITLE</div> <div>SHADOW DIAGRAMS 22ST JUNE</div> <div>ENVELOPE COMPARISON OVERLAY</div> <div>PROJECT TITLE</div> <div>20-22 MINDARIE STREET, LANE COVE, Sydney, NSW</div> <div>DWG NO</div> <div>DA 1403</div> <div>REV</div> <div>I</div>		
					<div>CONSULTANT JOB NO</div> <div>1059</div> <div>CLIENT</div> <div>LAHC</div> <div>STATUS</div> <div>STAGE 1 DA</div> <div>SCALE</div> <div>NTS</div>		
					<div>Stewart Hollenstein</div> <div>Level 1, 24-26 Bickley Rd Alexandria NSW 2015</div> <div>PO box 3020 Redfern NSW 2015</div> <div>stewart@stewart-hollenstein.com</div> <div>T 02 9310 7882</div>		



NOTES

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LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE



NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM

DRAWN BY

RS

CHECKED BY

MH

REV

- | REV | DESCRIPTION | DATE |
|-----|------------------------|------------|
| A | DRAFT STAGE 1 DA | 04.12.2018 |
| B | DRAFT STAGE 1 DA | 18.12.2018 |
| C | DRAFT STAGE 1 DA | 05.02.2019 |
| D | DRAFT STAGE 1 DA | 18.03.2019 |
| E | DRAFT STAGE 1 DA | 27.03.2019 |
| F | DRAFT STAGE 1 DA | 16.04.2019 |
| G | DRAFT STAGE 1 DA | 02.05.2019 |
| H | STAGE 1 DA | 08.05.2019 |
| I | STAGE 1 DA - DA UPDATE | 17.07.2019 |

DRAWING TITLE

PROPOSED ENVELOPE SHOWING LEP MAX HEIGHT

DWG NO

DA 1404

REV

I

PROJECT TITLE

20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

CONSULTANT JOB NO

1059

CLIENT

LAHC

STATUS

STAGE 1 DA

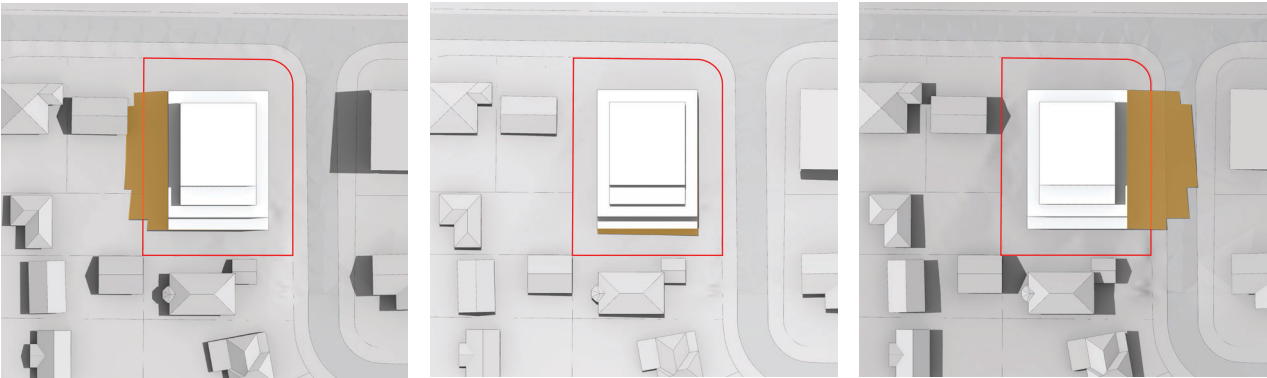
SCALE

NTS

Stewart Hollenstein

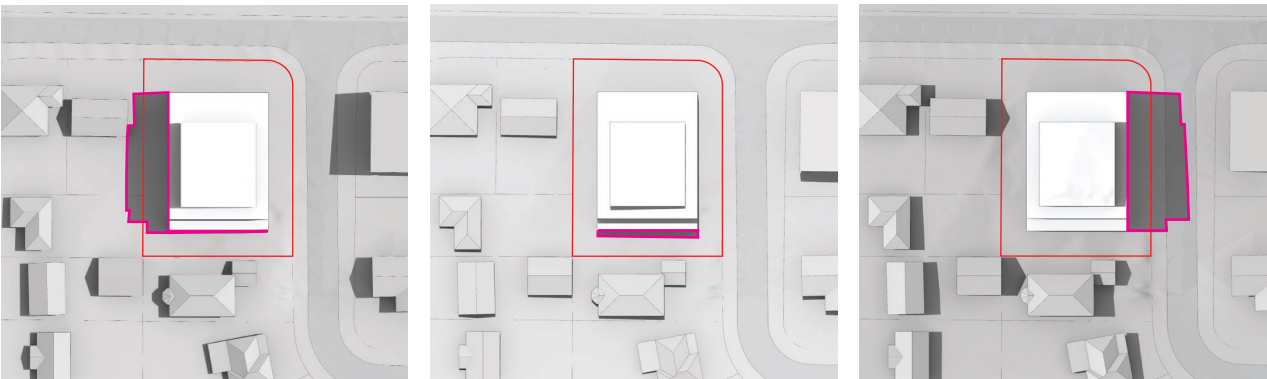
Level 1, 24-26 Bickley Rd Alexandria NSW 2015
PO Box 3020 Redfern NSW 2015
stewart@stewart-hollenstein.com
T 02 9310 7882

SUMMER SOLSTICE : 22 DECEMBER



01 22nd DECEMBER 9.00 A.M. 02 22nd DECEMBER 12.00 P.M. 03 22nd DECEMBER 3.00 P.M.

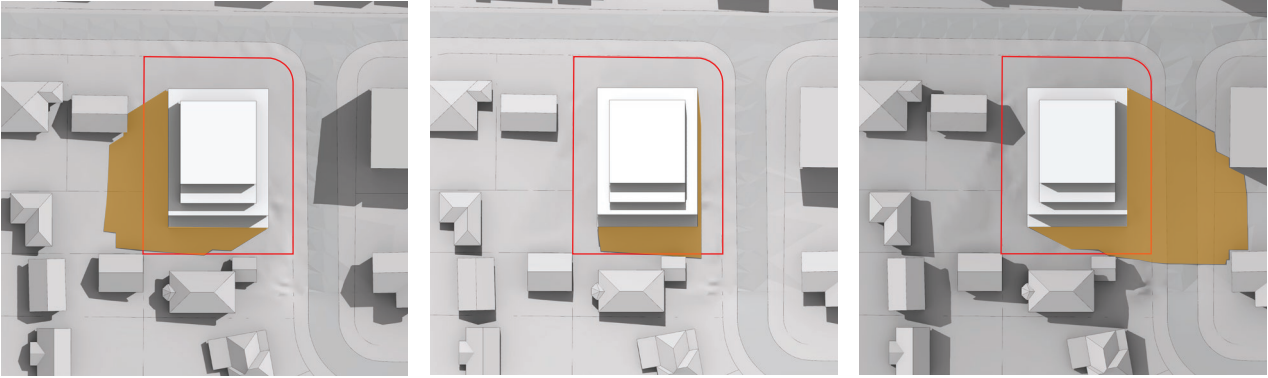
PROPOSED MAXIMUM BUILDING ENVELOPE
(FOR APPROVAL)



04 22nd DECEMBER 9.00 A.M. 05 22nd DECEMBER 12.00 P.M. 06 22nd DECEMBER 3.00 P.M.

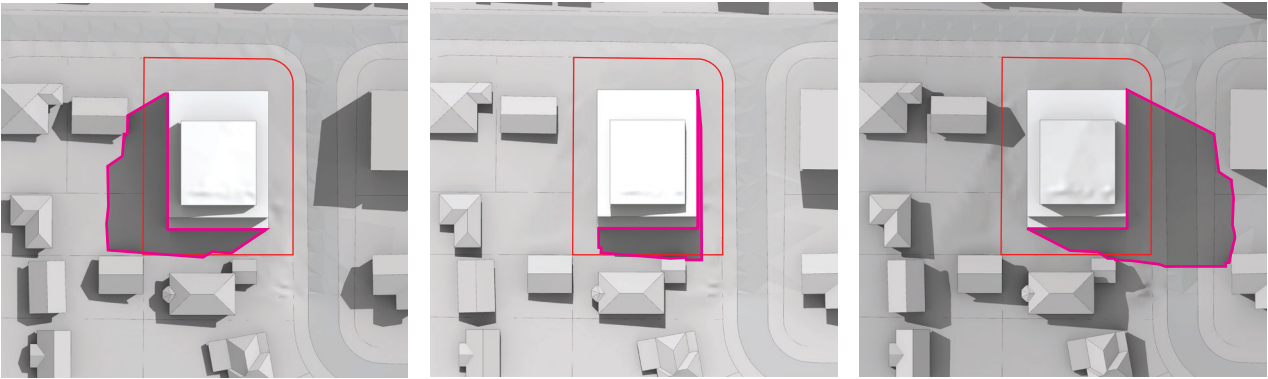
DCP COMPLIANT ENVELOPE
(FOR REFERENCE)

EQUINOX : 23 SEPTEMBER



07 23rd SEPTEMBER 9.00 A.M. 08 23rd SEPTEMBER 12.00 P.M. 09 23rd SEPTEMBER 3.00 P.M.

PROPOSED MAXIMUM BUILDING ENVELOPE
(FOR APPROVAL)



10 23rd SEPTEMBER 9.00 A.M. 11 23rd SEPTEMBER 12.00 P.M. 12 23rd SEPTEMBER 3.00 P.M.

DCP COMPLIANT ENVELOPE
(FOR REFERENCE)

NOTES

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LEGEND

- SUBJECT SITE BOUNDARY
- NEIGHBOURING SITE BOUNDARY
- COMMUNAL OPEN SPACE - LANDSCAPE SOFT
- PRIVATE OPEN SPACE - LANDSCAPE SOFT
- EXISTING BUILDINGS
- RESIDENTIAL SITE ENTRY
- BASEMENT ENTRY
- PROPOSED MAXIMUM ENVELOPE



NATURAL CROSS VENTILATION
APARTMENTS RECEIVING A
MINIMUM OF 2 HOURS SUNLIGHT
ON JUNE 22ND BETWEEN 9AM
AND 3PM



DRAWN BY

LS

CHECKED BY

MH

REV

A

DESCRIPTION
STAGE 1 DA - DA UPDATE

DATE

02.10.2019

DRAWING TITLE

SHADOW DIAGRAMS 22 DECEMBER AND 23 SEPTEMBER

PROJECT TITLE

20-22 MINDARIE STREET, LANE COVE, Sydney, NSW

CONSULTANT JOB NO

1059

CLIENT

LAHC

STATUS

STAGE 1 DA

DWG NO

DA 1405

REV

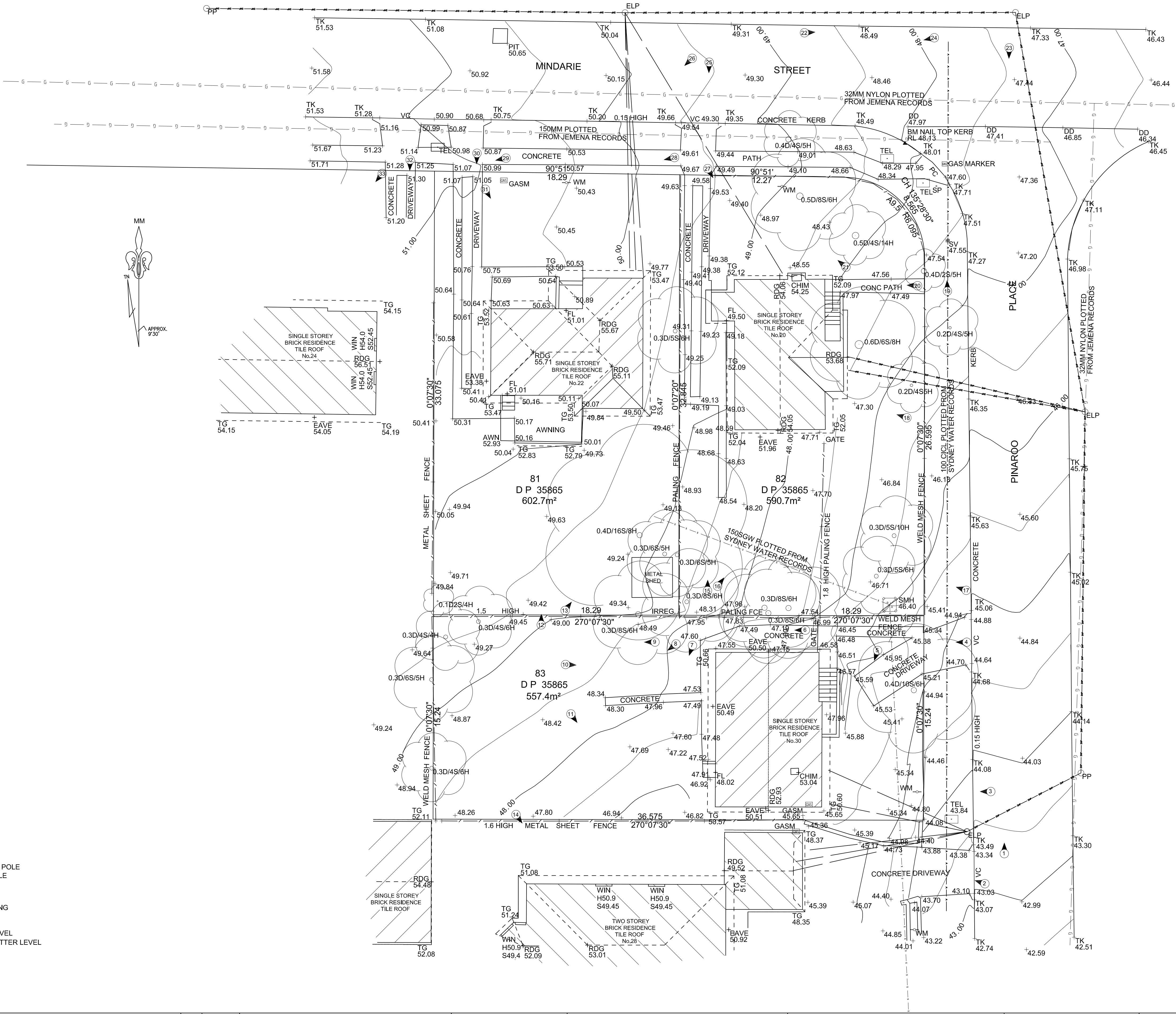
A

SCALE

NTS

Stewart Hollenstein

Level 1, 24-26 Bickley rd Alexandria NSW 2015
PO Box 3020 Redfern NSW 2015
stewart@stewart-hollenstein.com
T 02 9310 7882



- NOTES :
- * BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY.
 - * LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPMA.
 - * LEVEL DATUM IS AHD ORIGINATING FROM GPS MEASUREMENTS
 - * VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED.
 - * THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED. IF THESE ARE CRITICAL IT IS ESSENTIAL THE APPROPRIATE AUTHORITIES BE NOTIFIED AND THE SERVICES LOCATED BY UNDERGROUND DETECTION METHODS OR POTHOLING AND THEN SURVEYED.
 - * NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATE ONLY.
 - * FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.
 - * CONTOURS SHOWN ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.
 - * REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.
 - * THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

NOTE
STORMWATER PIT AT HEAD OF CUL-DE-SAC OF PINAROO PLACE

LEGEND

- PP - POWER POLE
ELP - ELECTRIC LIGHT POLE
SMH - SEWER MANHOLE
SP - SIGN POST
SV - STOP VALVE
TEL - TELSTRA PIT
VC - VEHICLE CROSSING
WM - WATER METER
S - WINDOW SILL
RDG - ROOF RIDGE LEVEL
TG - TOP OF ROOF GUTTER LEVEL
H - WINDOW HEAD
DD - DISH DRAIN
FL - FLOOR LEVEL
GASM - GAS METER

No.	DATE	NOTATION/AMENDMENT	No.	DATE	NOTATION/AMENDMENT			
C	15/10/18	ORIGIN OF AHD UPDATED, LEVELS AMENDED						
						CONTOUR INTERVAL: 0.5M DATUM: APPROXIMATE AHD ORIGIN OF DATUM: SSM 88012 RL 40 100 YEAR FLOOD RL: RECOMMENDED MINIMUM FLOOR RL: SOURCE OF FLOOD INFO:		
						LEGEND OF COMMONLY USED SYMBOLS WATER SEWER ELECTRICITY TELECOM GAS DRAINAGE - Common - 150 dia - 525 dia		
						SCALE 1:100 LAND TITLE INFORMATION LOTS: 81, 82 AND 83 IN DP35865 PLAN NOS : OTHER: AREA: REFER TO PLAN		
						DATE OF SURVEY: 16 JUNE 2016 SURVEY CONSULTANT: PROJECT SURVEYORS (INCORPORATING GARVIN MORGAN & Co.) PO Box 4004 MACQUARIE CENTRE NSW 2113 SUITE 404, LEVEL 4 801-15 LYNN PARK ROAD, MACQUARIE PARK NSW 2113 PHONE : 9588 3848 FAX : 9588 3875 email: office@projectsurveyors.com.au www.projectsurveyors.com.au SURVEYORS REF : 3376 Registered Land Surveyor NATHAN MILLIGAN		
						LOCATION LANE COVE NORTH STREET ADDRESS 20-22 MINDARIE STREET & 30 PINAROO PLACE SITE LAYOUT JOB / /		
						TYPE S SHT 1 OF 1		