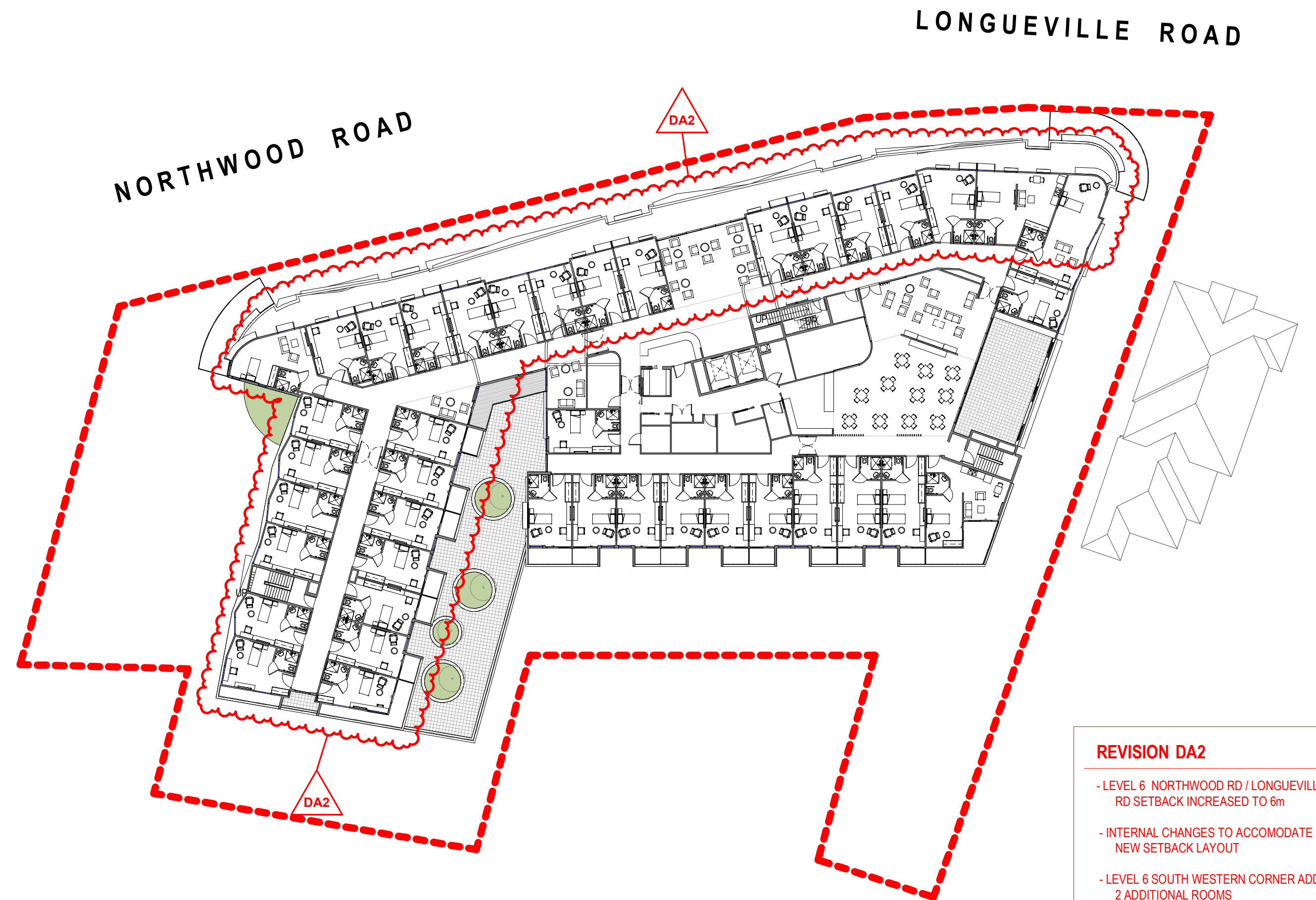


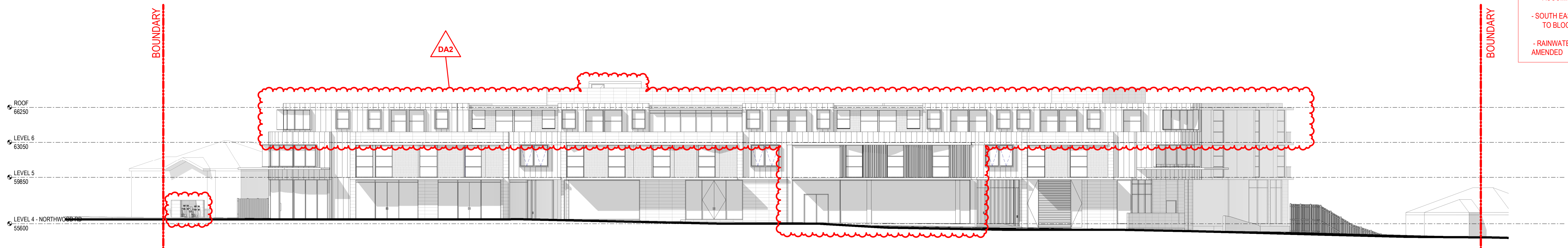
2 FLOOR PLAN - STREET LEVEL GROUND FLOOR
SCALE 1 : 350



3 TYPICAL UPPER FLOOR
SCALE 1 : 350

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
- OVERALL ADDITION OF 3 BEDROOMS
- ENTRANCE SETBACK 1m TO BE IN LINE WITH FRONT SETBACK
- ROOF LEVEL PARAPETS REDUCED TO 400mm
- NORTHERN CORNER BOOSTER VALVES RELOCATED TO ACCOMMODATE RETENTION OF EXISTING CORNER TREES
- BUSH REGENERATION AND TERRACE BOUNDARY WALL AMENDED TO ACCOMMODATE TREE PLANTING
- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED



1 DA West Elevation-Northwood Road
SCALE 1 : 200

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

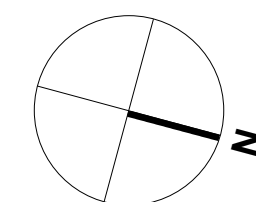
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

NOTIFICATION PLAN



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA000	DA2
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

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LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DEVELOPMENT APPLICATION



DRAWING REGISTER - DEVELOPMENT APPLICATION

DRAWING NO.	REVISION	DRAWING TITLE
DA000	DA2	NOTIFICATION PLAN
DA001	DA2	COVER SHEET
DA010	DA1	EXISTING SITE PLAN
DA020	DA1	DEMOLITION PLAN
DA050	DA2	PROPOSED SITE PLAN
DA060	DA2	EXISTING SITE CONTEXT ANALYSIS
DA061	DA2	PROPOSED CONTEXT SITE ANALYSIS
DA101	DA5	LEVEL 1 BASEMENT PARKING FLOOR PLAN
DA102	DA7	LEVEL 2 FLOOR PLAN
DA103	DA2	LEVEL 3 FLOOR PLAN
DA104	DA3	LEVEL 4 GROUND FLOOR PLAN
DA105	DA2	LEVEL 5 FLOOR PLAN
DA106	DA2	LEVEL 6 FLOOR PLAN
DA110	DA2	ROOF PLAN
DA201	DA4	ELEVATIONS SHEET 1
DA202	DA2	ELEVATIONS SHEET 2
DA205	DA3	SECTIONAL ELEVATIONS
DA210	DA4	MATERIAL ELEVATIONS
DA211	DA2	MATERIAL ELEVATIONS
DA215	DA3	MATERIAL SECTIONAL ELEVATIONS
DA301	DA2	SECTIONS SHEET 1
DA302	DA2	SECTIONS SHEET 2
DA303	DA3	SECTIONS SHEET 3
DA304	DA2	SECTIONS SHEET 4
DA305	DA2	SECTIONS SHEET 5
DA311	DA2	SECTIONS - PUBLIC DOMAIN 1
DA312	DA2	SECTIONS - PUBLIC DOMAIN 2
DA313	DA2	SECTIONS - PUBLIC DOMAIN 3
DA314	DA2	SECTIONS - PUBLIC DOMAIN 4 - NORTH BOUNDARY
DA401	DA2	SUBSTATION DETAILS 1
DA402	DA2	SUBSTATION DETAILS 2
DA500	DA1	LONGUEVILLE ROAD PERSPECTIVE
DA501	DA4	3D VIEWS - AERIAL 1
DA502	DA2	3D VIEWS - AERIAL 2
DA503	DA2	3D VIEW - PEDESTRIAN VIEW 1
DA504	DA2	3D VIEW - PEDESTRIAN VIEW 2
DA505	DA2	3D VIEW - PEDESTRIAN VIEW 3
DA506	DA2	3D VIEW - PEDESTRIAN VIEW 4
DA507	DA2	3D VIEW - PEDESTRIAN VIEW 5
DA508	DA2	3D VIEW - PEDESTRIAN VIEW 6
DA510	DA1	3D VIEW - PARAPET COMPARISON
DA52	DA2	RL 662.50 HEIGHT PLANE 3D VIEWS
DA801	DA3	AREA PLAN - FSR
DA802	DA3	AREA PLANS - LANDSCAPE - SITE COVERAGE
DA803	DA1	DEVELOPMENT METRICS & SCHEDULE
DA804	DA2	SMOKE COMPARTMENTATION PLAN
DA901	DA2	SHADOW DIAGRAMS - 22 JUNE 9AM
DA902	DA2	SHADOW DIAGRAMS - 22 JUNE 12PM
DA903	DA2	SHADOW DIAGRAMS - 22 JUNE 3PM
DA911	DA2	SHADOW DIAGRAMS - 22 DECEMBER 9AM
DA912	DA2	SHADOW DIAGRAMS - 22 DECEMBER 12PM
DA913	DA2	SHADOW DIAGRAMS - 22 DECEMBER 3PM
DA921	DA2	3D SHADOW DIAGRAMS - CAST ON 20 NORTHWOOD RD

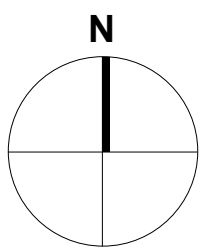
REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
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- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED

DA2

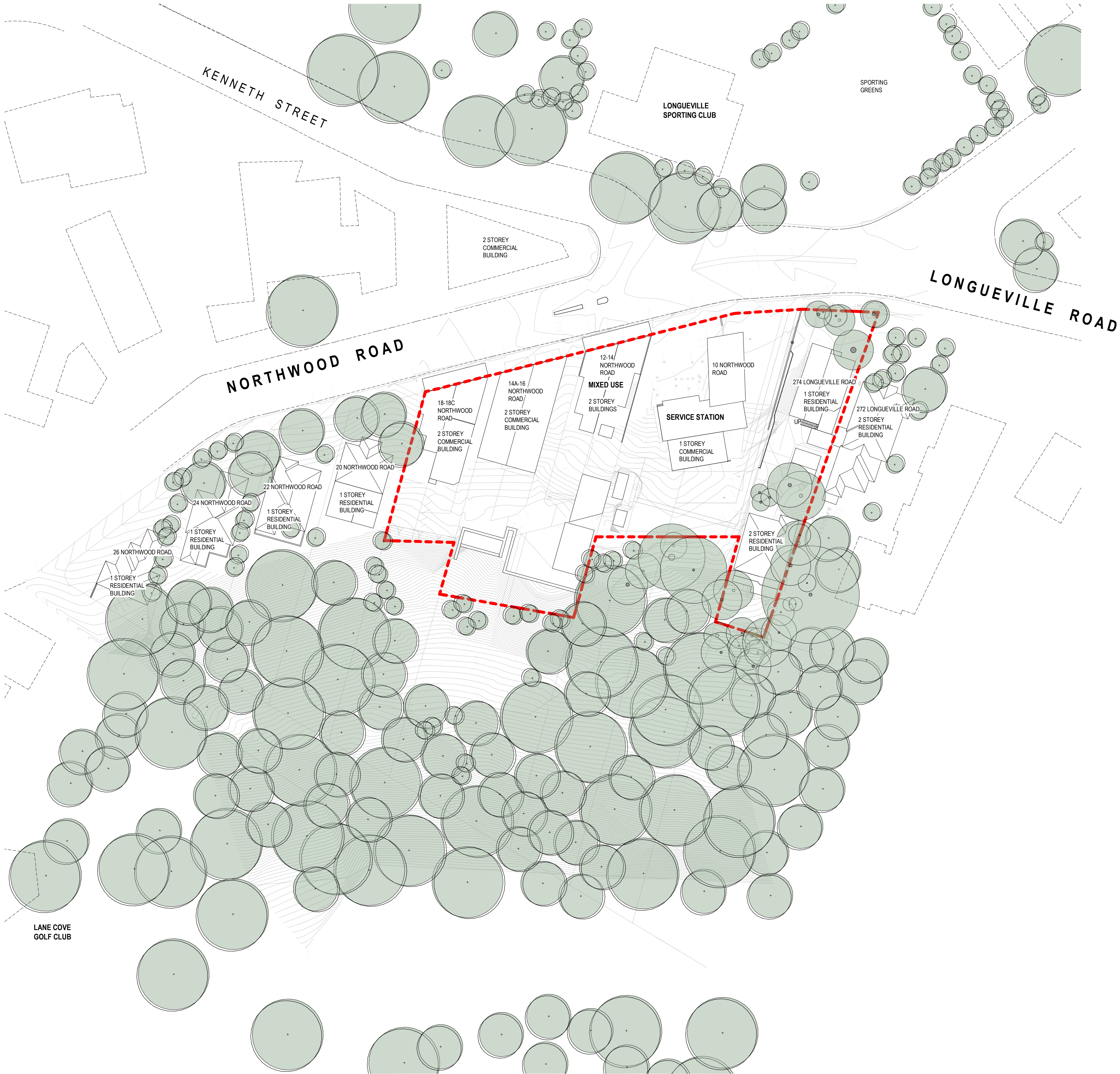
REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA001	DA2
SCALE	As Indicated @ A1	
DRAWN		
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	



NOTE

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



CLIENT

PATHWAYS

RESIDENCES

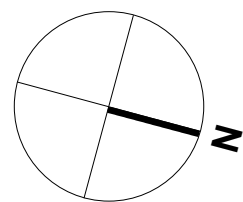
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

EXISTING SITE PLAN



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA010	DA1

SCALE As indicated @ A1

DRAWN

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

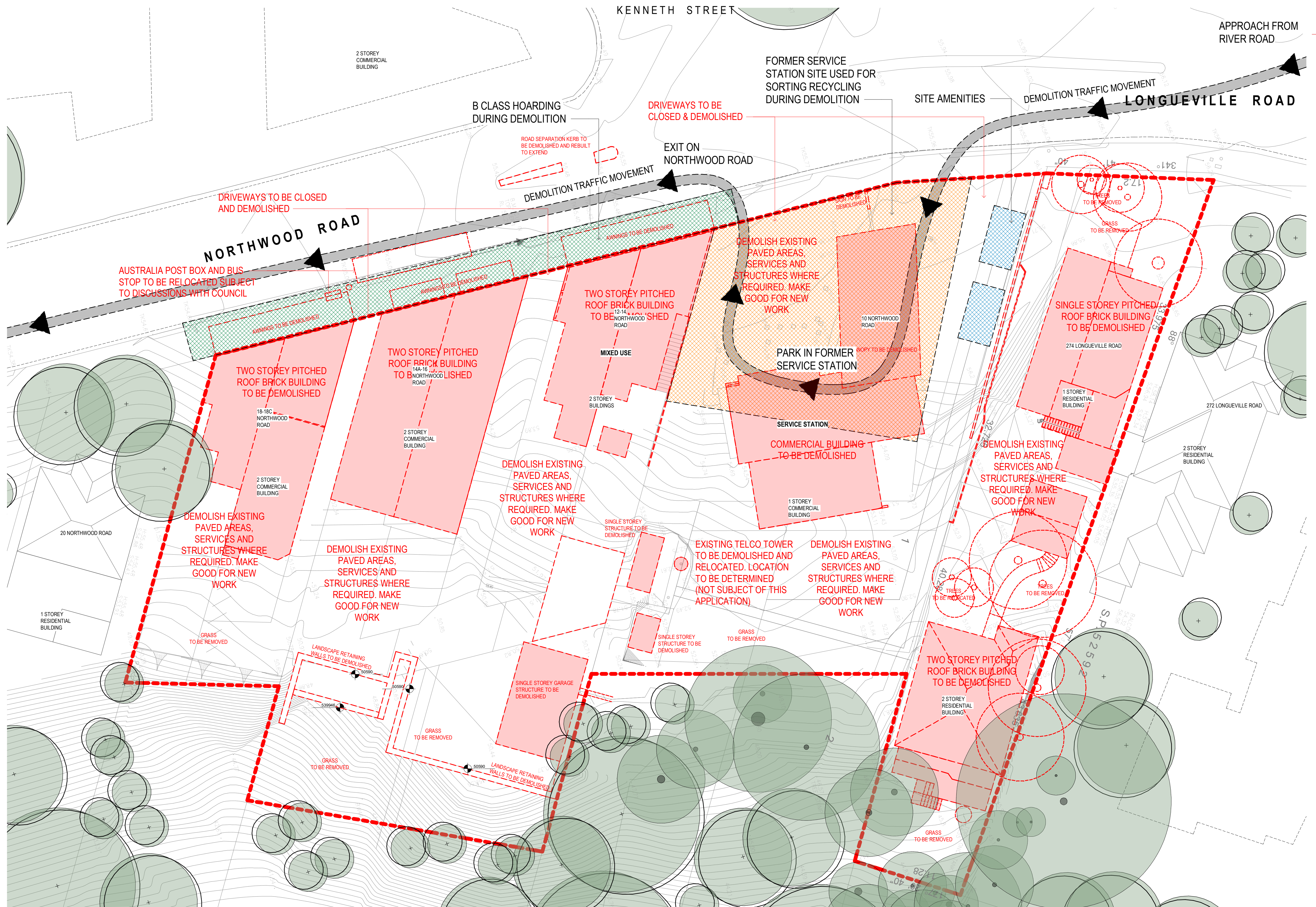
NOTE

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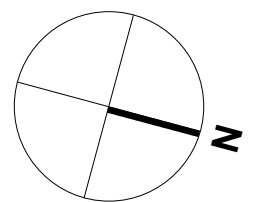
LEGEND

- PROPOSED ELEMENTS TO BE DEMOLISHED
- TREES TO BE DEMOLISHED
- EXISTING TREES TO BE RETAINED

PERIMETER OF SITE TO BE FULLY FENCED SILTRATION BARRIERS AROUND ALL SIDE AND REAR BOUNDARIES



1 DEMOLITION PLAN
SCALE 1 : 200



NOTE

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

1 PROPOSED SITE PLAN
SCALE 1 : 500

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

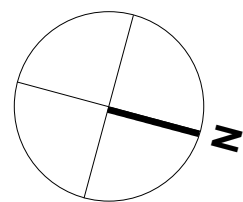
LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

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DRAWING TITLE

PROPOSED SITE PLAN



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA050	DA2

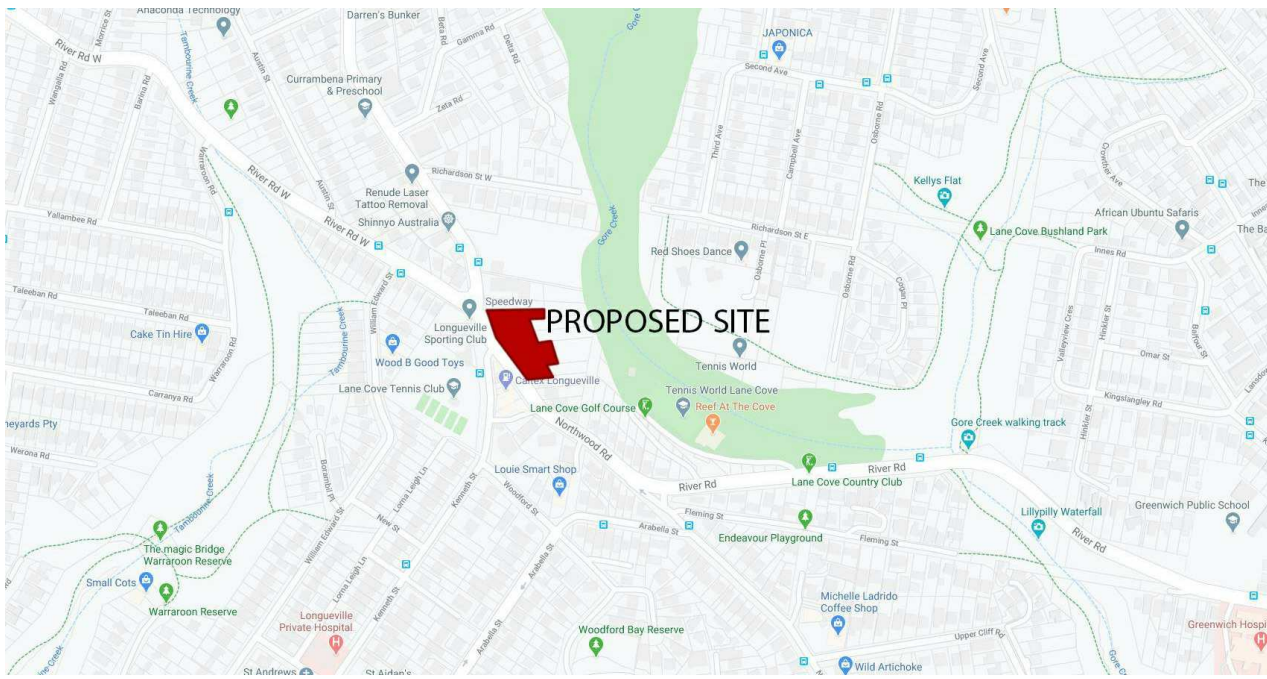
SCALE As indicated @ A1

DRAWN

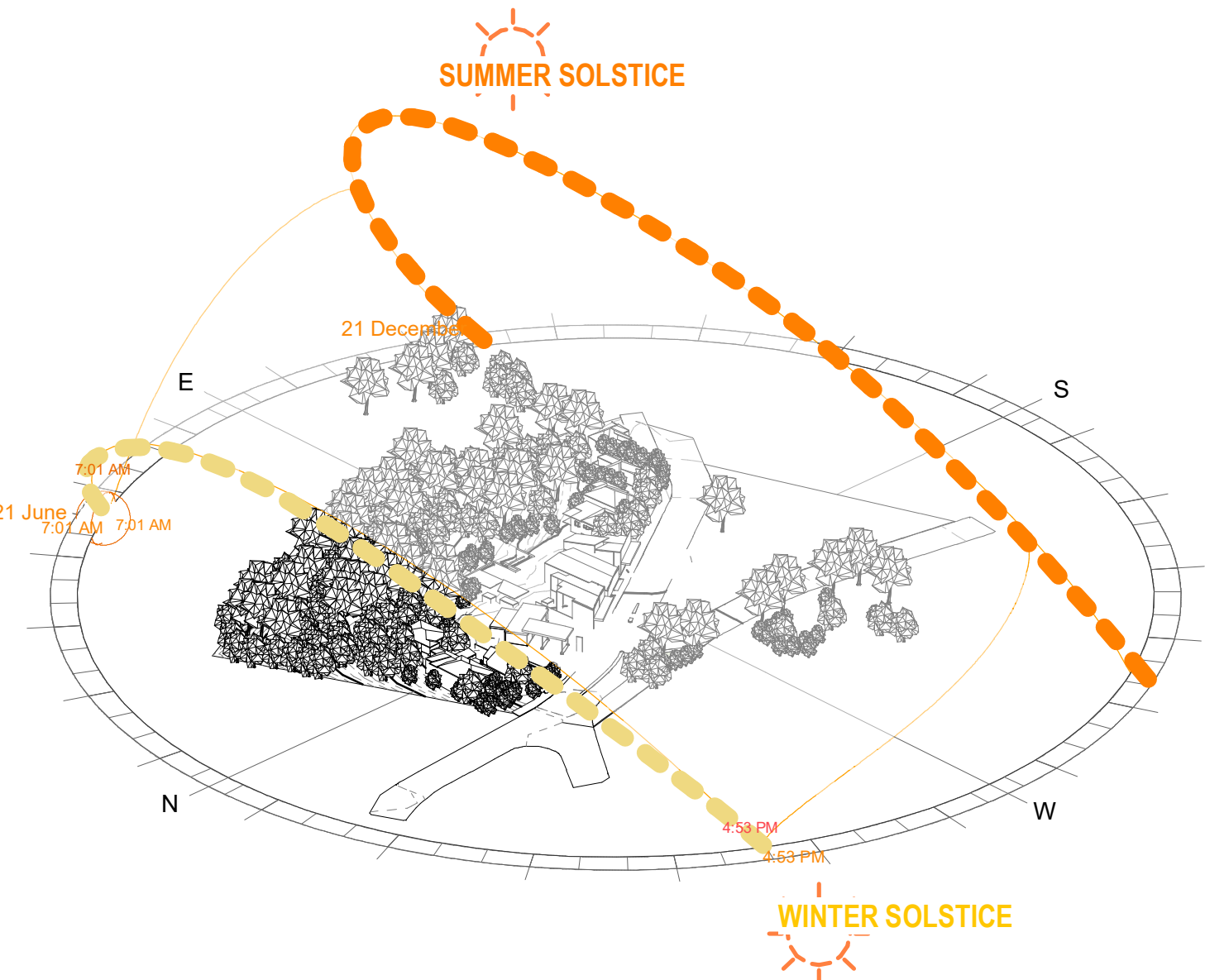
PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

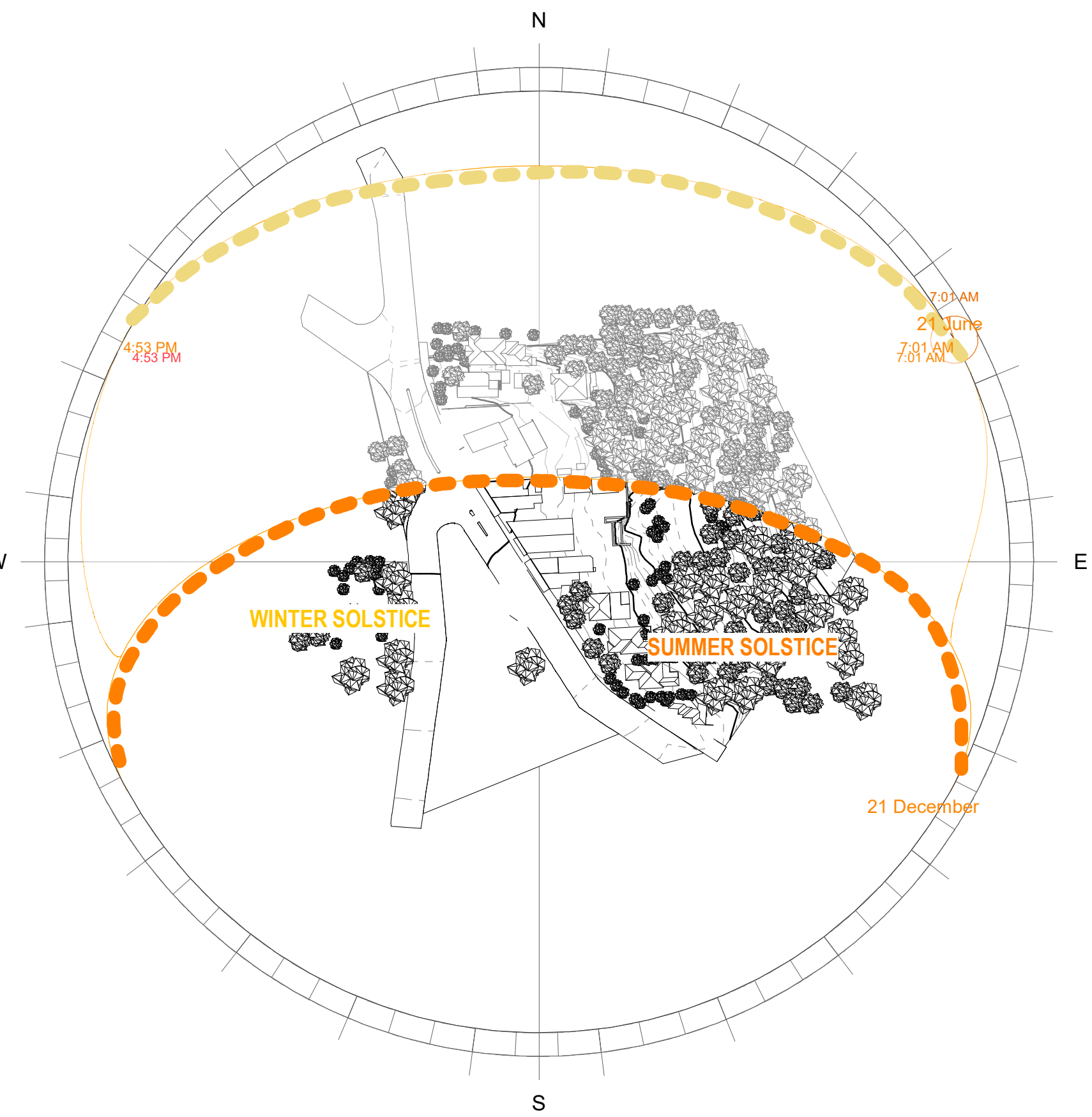
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Since 1969



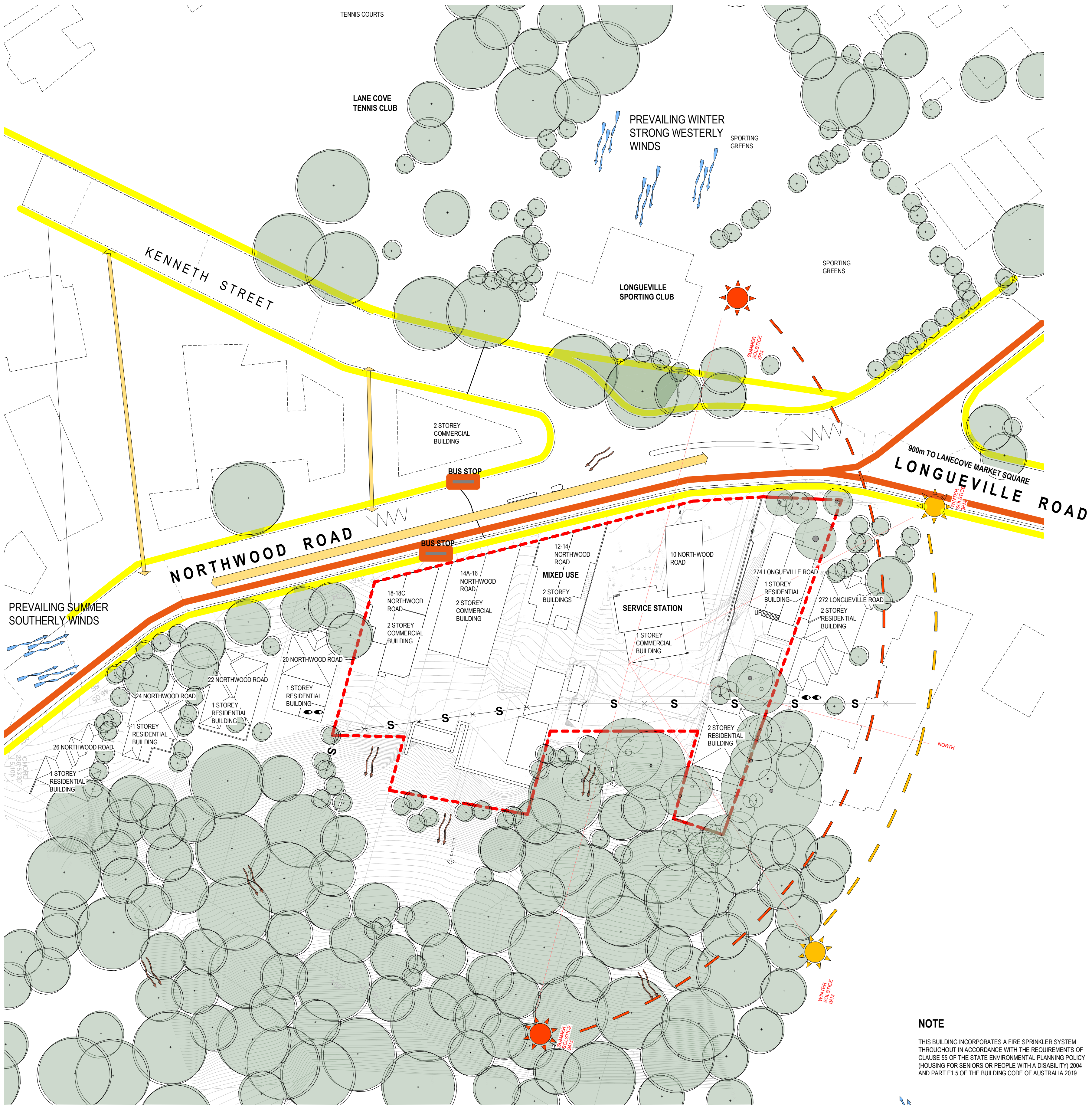
SITE LOCATION
SCALE 1:500



2 SOLAR PATH - NW VIEW - WINTER-SUMMER SOLSTICE
SCALE



3 SOLAR PATH - PLAN VIEW - WINTER-SUMMER SOLSTICE
SCALE



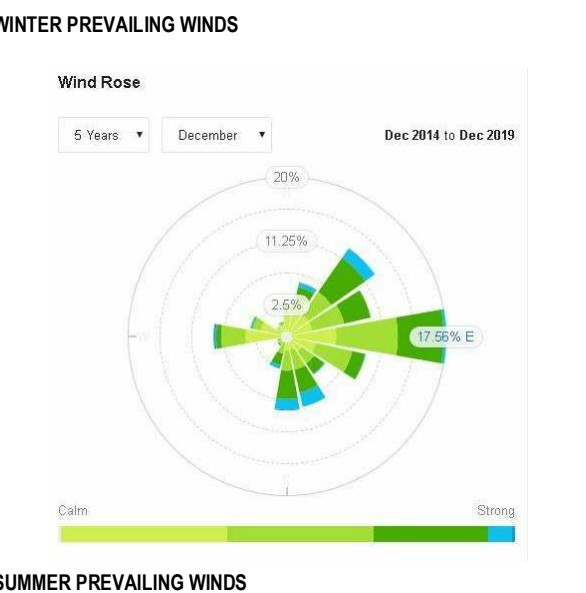
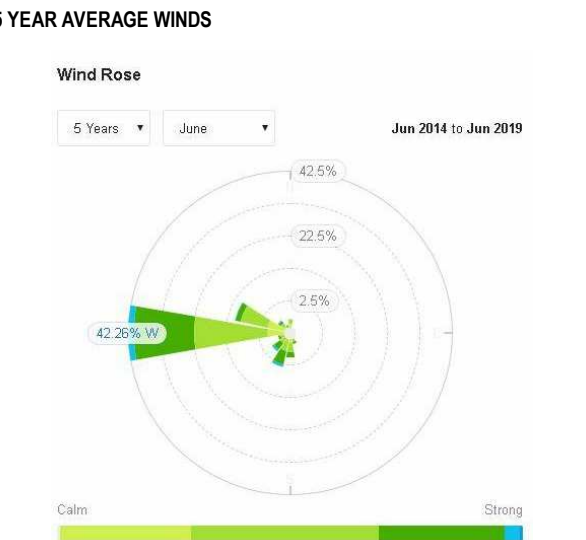
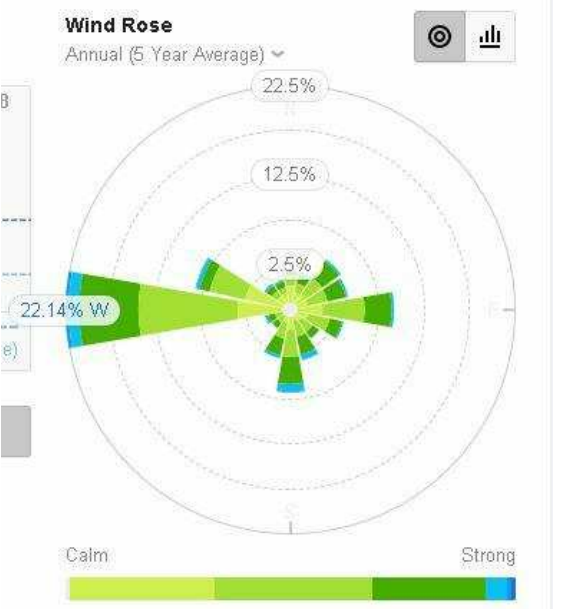
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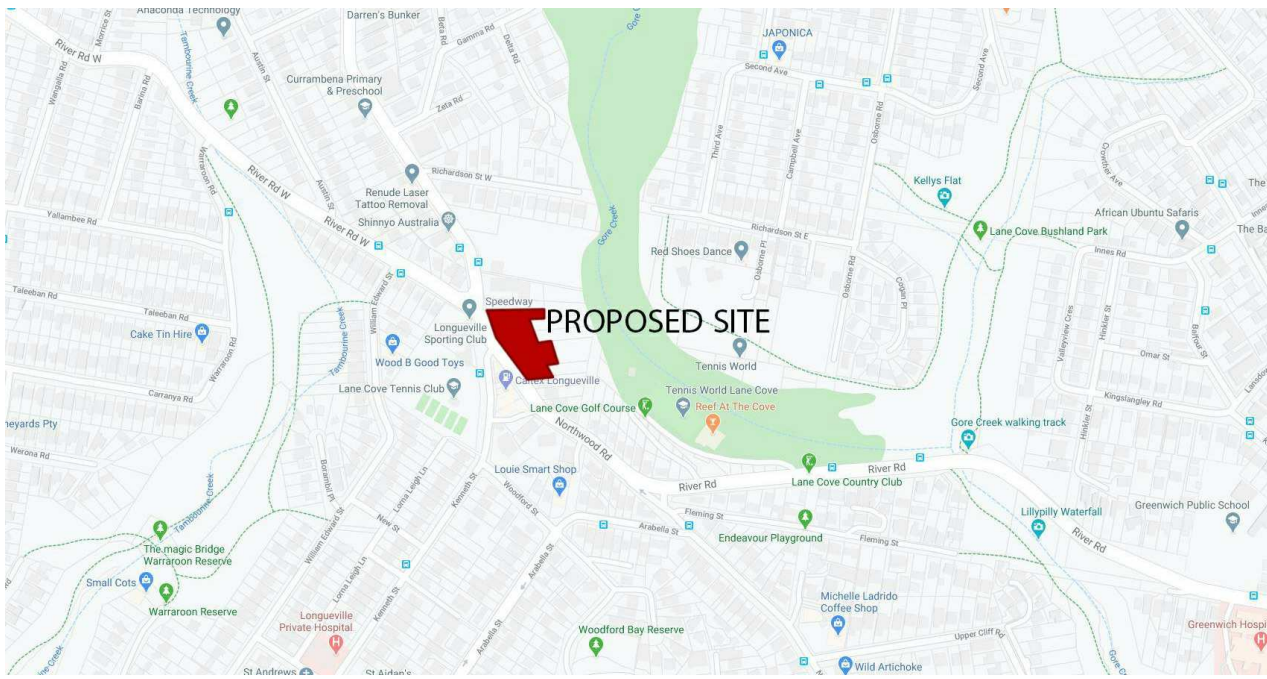
THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

SITE AREA 5003 m²

LEGEND

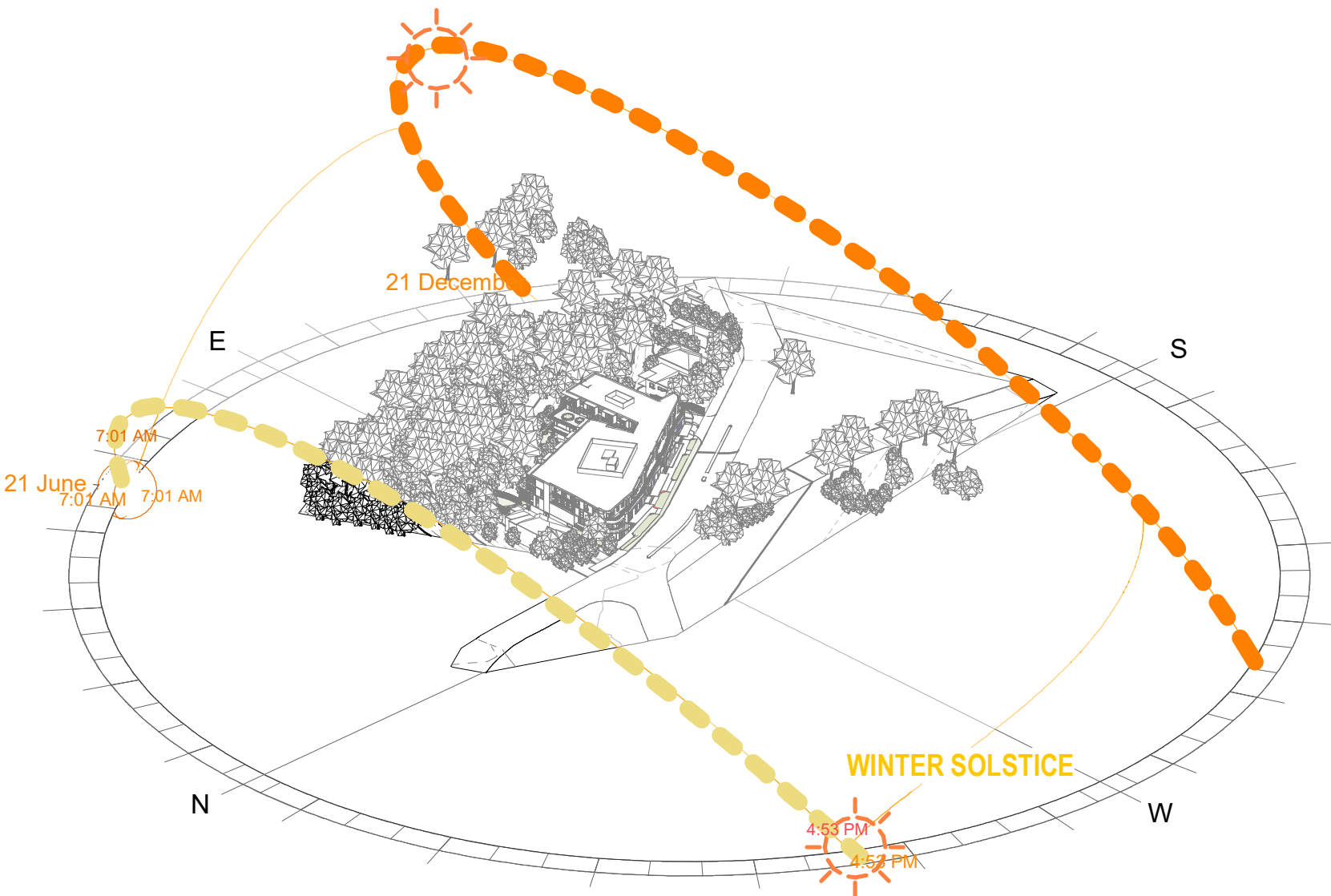
- EXISTING EASEMENT
- SITE CONTEXT EXISTING PLANTING
- EXISTING SITE PLANTING
- EXISTING SYDNEY WATER CULVERT
- EXISTING SYDNEY WATER SEWAGE LINE
- PROPOSED SEWER DIVERSION
- BUS STOP
- PROPOSED SITE BOUNDARY
- NEIGHBOURING RESIDENCE
- VEHICLE MOVEMENT: SLOW
- FAST
- SUN PATH
- PEDESTRIAN MOVEMENT
- BUS ACCESS
- NOISE
- PRIVACY/OVERLOOKING
- SIGNIFICANT VIEWS
- WIND DIRECTION
- BUSHFIRE THREAT
- DOWNWARD SLOPE



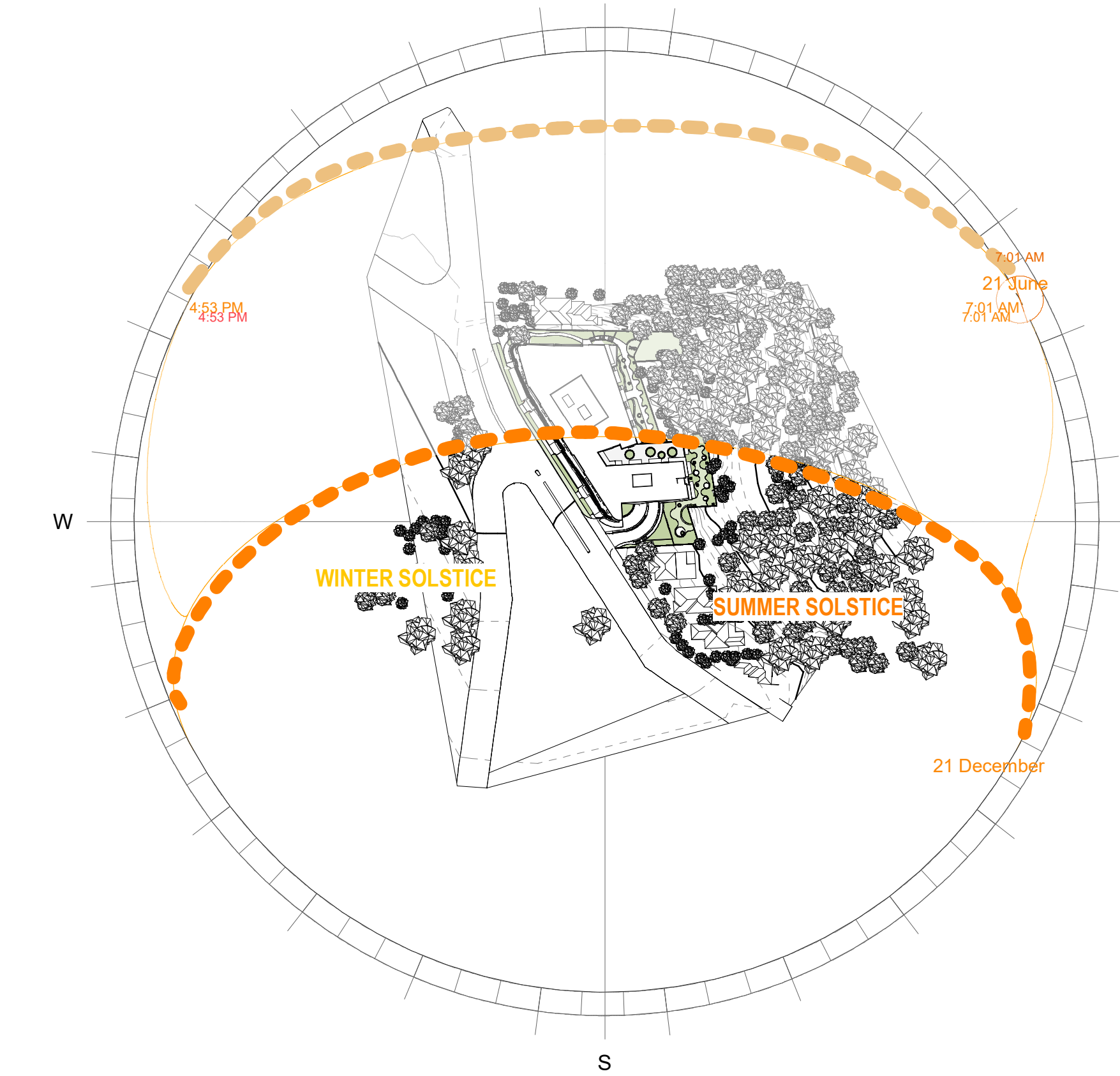


SITE LOCATION
SCALE 1: 500

SUMMER SOLSTICE



2 SOLAR PATH - NW VIEW - WINTER-SUMMER SOLSTICE
SCALE



3 SOLAR PATH - PLAN VIEW - WINTER-SUMMER SOLSTICE
SCALE

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

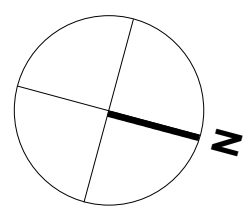
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DRAWING TITLE

PROPOSED CONTEXT SITE ANALYSIS

NOTE

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM
THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF
CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY
(HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	JY
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA061	DA2

SCALE As indicated @ A1

DRAWN

PROJECT PRINCIPLE M. RALPH

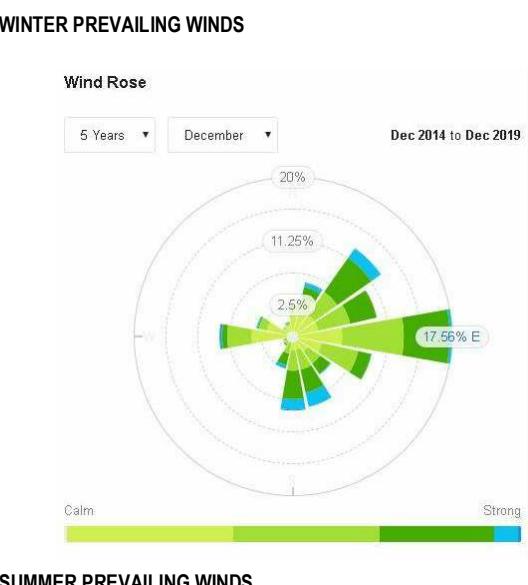
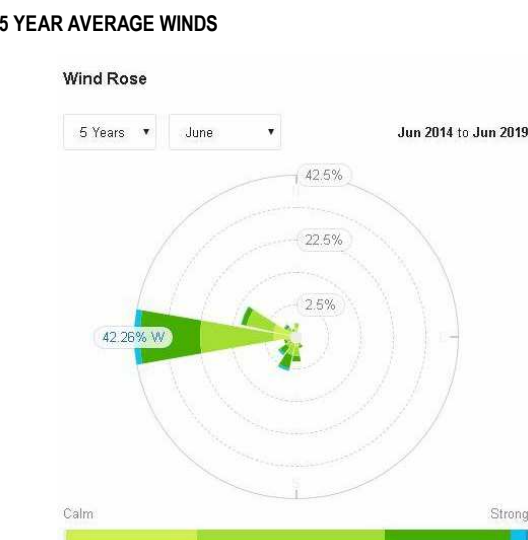
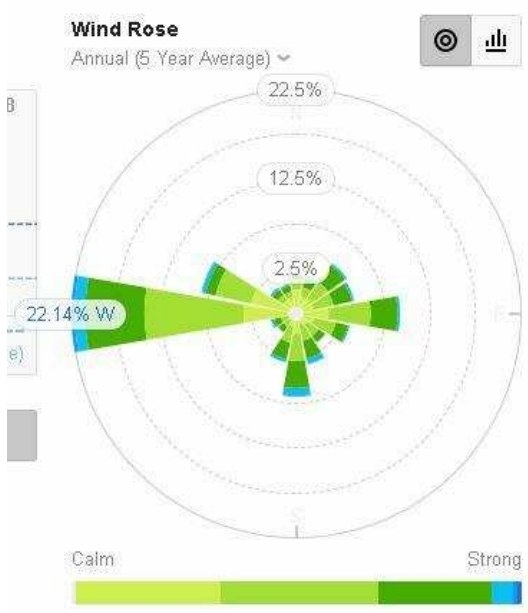
DATE 31.07.2020

SITE AREA

5003 m²

LEGEND

- EXISTING EASEMENT
- SITE CONTEXT EXISTING PLANTING
- EXISTING SITE PLANTING
- EXISTING SYDNEY WATER CULVERT
- EXISTING SYDNEY WATER SEWAGE LINE
- PROPOSED SEWER DIVERSION
- BUS STOP
- PROPOSED SITE BOUNDARY
- NEIGHBOURING RESIDENCE
- VEHICLE MOVEMENT: SLOW
- FAST
- SUN PATH
- PEDESTRIAN MOVEMENT
- BUS ACCESS
- NOISE
- PRIVACY/ OVERLOOKING
- SIGNIFICANT VIEWS
- WIND DIRECTION
- BUSHFIRE THREAT
- DOWNWARD SLOPE



REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED

PREVAILING SUMMER
STRONG NORTH
EASTERLY WINDS

NOTE

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- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES

LEVEL 01	
BEDS	0
BEDROOMS	0
TOTAL	
BEDS	143
BEDROOMS	122

REVISION DA5

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

L1



NOTE

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LEVEL 02	
BEDS	27
BEDROOMS	21
TOTAL	
BEDS	143
BEDROOMS	122

REVISION DA7

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

L2

1 FLOOR PLAN - LEVEL 02
SCALE 1:200

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE
4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

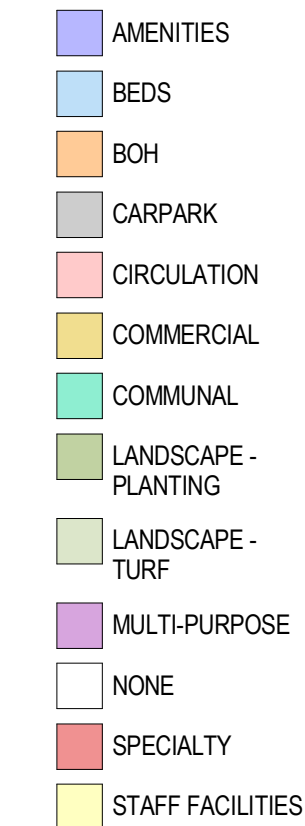
DRAWING TITLE

LEVEL 2 FLOOR PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK	PROJECT NO.	DRAWING NO.	REVISION
DA1	20-08-18	DA ISSUE	MDP	MR	2924	DA102	DA7
DA2	20-08-31	LOWERED GABION WALL	MDP	MR			
DA3	20-09-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED, LANDSCAPE CALCULATIONS	MDP	MR			
DA4	20-10-02	DISABLED PARKING ALTERED	MPM	MR			
DA5	20-10-07	RAMP SECTIONS	DT	MR			
DA6	20-11-24	DISABLED PARKING ALTERED	MM	MR			
DA7	21-01-18	PLANNING PANEL ISSUE	JY	MR			
PROJECT PRINCIPLE					M. RALPH		
DATE					31.07.2020		

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Since 1969

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LEVEL 03	
BEDS	24
BEDROOMS	15
TOTAL	
BEDS	143
BEDROOMS	122

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

L3

1 FLOOR PLAN - LEVEL 03
SCALE 1 : 200

NOTE

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RETAIN TREE. BOOSTER VALVE FOOTING ADJACENT TO TREE SHALL BE LAID ON GRADE SUPPORTED ON SCREW PILES ADOPTED AS A TREE SENSITIVE MEASURE TO AVOID ADVERSE IMPACT ON THE TREE PROPOSED FOR PRESERVATION. WORKS TO BE CARRIED UNDER THE DIRECTION OF AN ARBORIST

- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES

LEVEL 04	
BEDS	0
BEDROOMS	0
TOTAL	
BEDS	143
BEDROOMS	122

REVISION DA3

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
- OVERALL ADDITION OF 3 BEDROOMS
- ENTRANCE SETBACK 1m TO BE IN LINE WITH FRONT SETBACK
- ROOF LEVEL PARAPETS REDUCED TO 400mm
- NORTHERN CORNER BOOSTER VALVES RELOCATED TO ACCOMMODATE RETENTION OF EXISTING CORNER TREES
- BUSH REGENERATION AND TERRACE BOUNDARY WALL AMENDED TO ACCOMMODATE TREE PLANTING
- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED

L4

2 FLOOR PLAN - LEVEL 04 - GROUND FLOOR
SCALE 1 : 200

NOTE

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

LONGUEVILLE ROAD

NORTHWOOD ROAD



LEVEL 05	
BEDS	48
BEDROOMS	45
TOTAL	
BEDS	143
BEDROOMS	122

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED

L5

2 FLOOR PLAN - LEVEL 05

SCALE 1: 200

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

LEVEL 5 FLOOR PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA105	DA2

SCALE As indicated @ A1

DRAWN

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

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NOTE

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LONGUEVILLE ROAD

NORTHWOOD ROAD

- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES

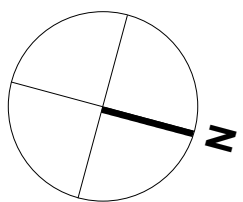
LEVEL 06	
BEDS	44
BEDROOMS	41
TOTAL	
BEDS	143
BEDROOMS	122

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED

L6

2 FLOOR PLAN - LEVEL 06
SCALE 1:200



CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

LEVEL 6 FLOOR PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA106	DA2

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

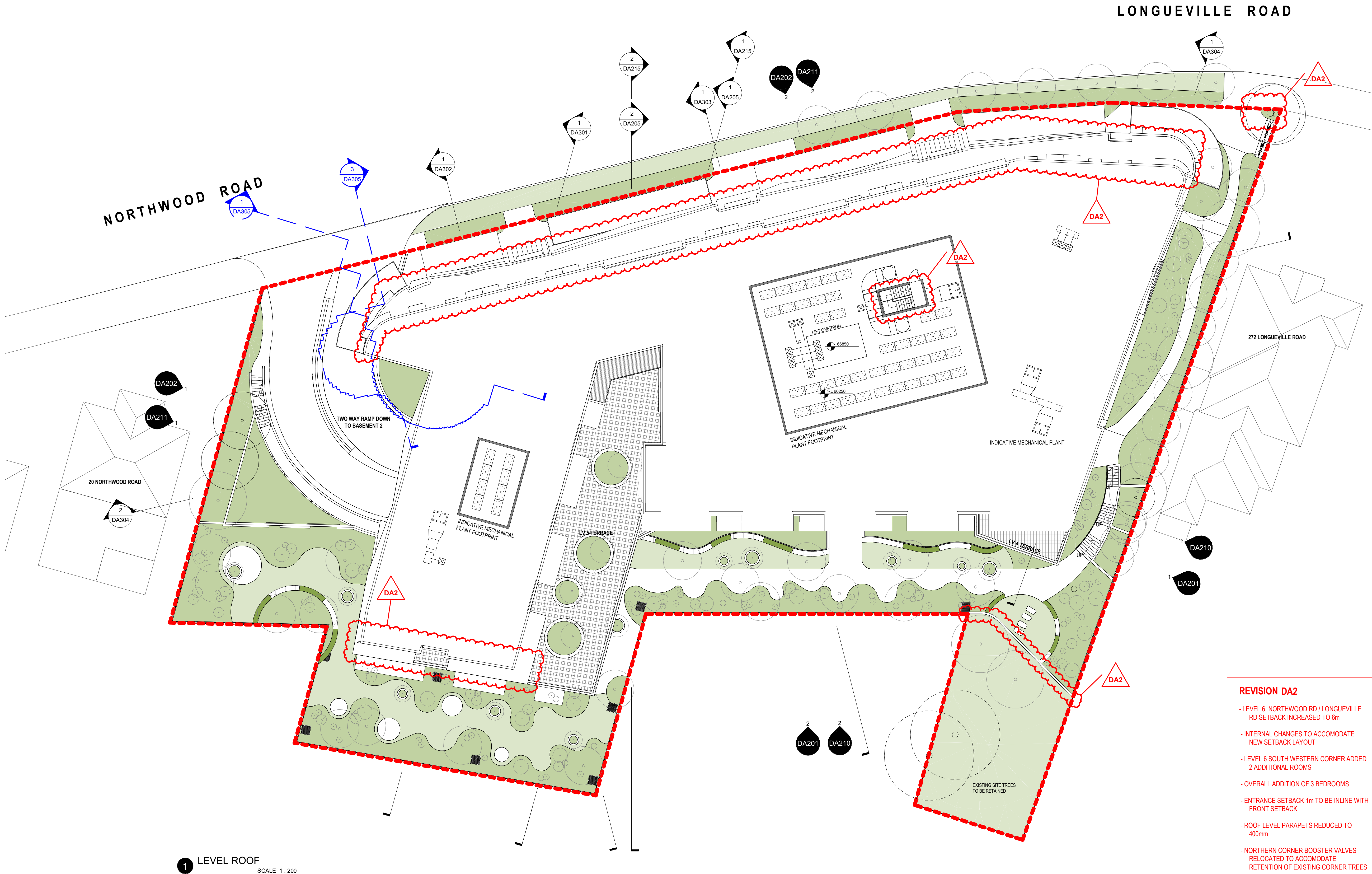
DATE 31.07.2020

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1 LEVEL ROOF
SCALE 1:200

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
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CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

ROOF PLAN

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

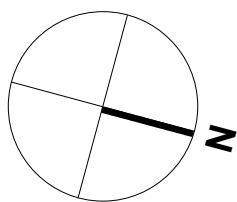
PROJECT NO.	DRAWING NO.	REVISION
2924	DA110	DA2

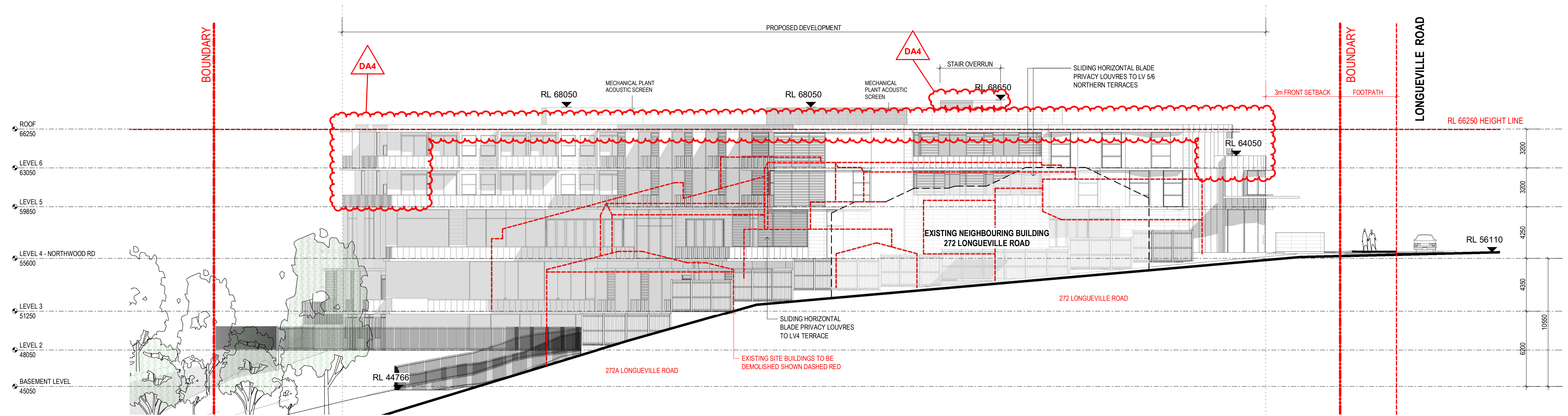
SCALE As indicated @ A1

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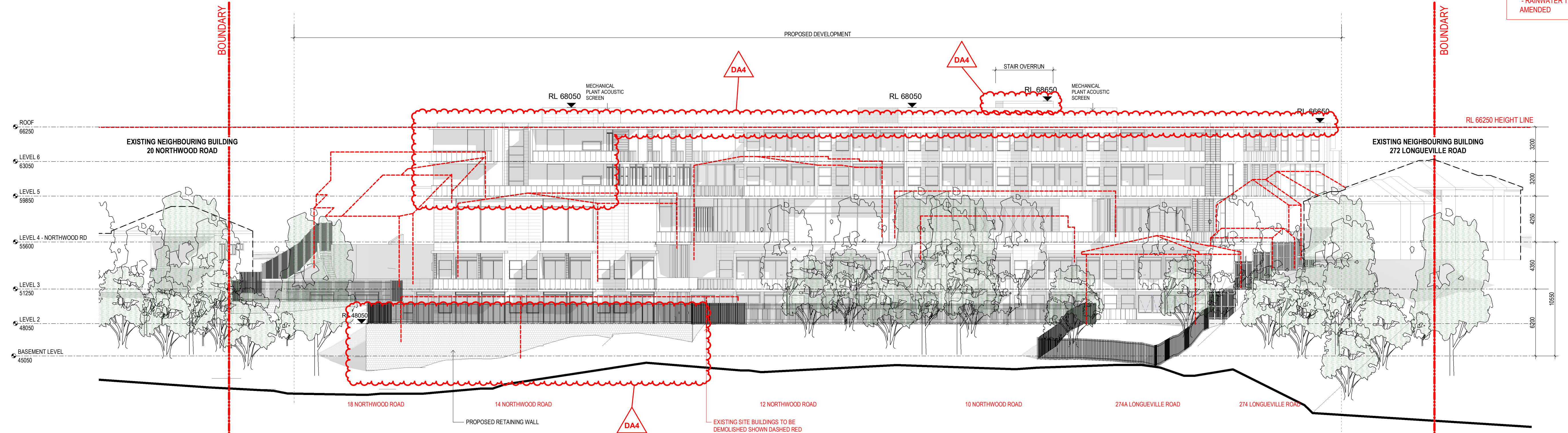
PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020





1 NORTH ELEVATION
SCALE 1:200



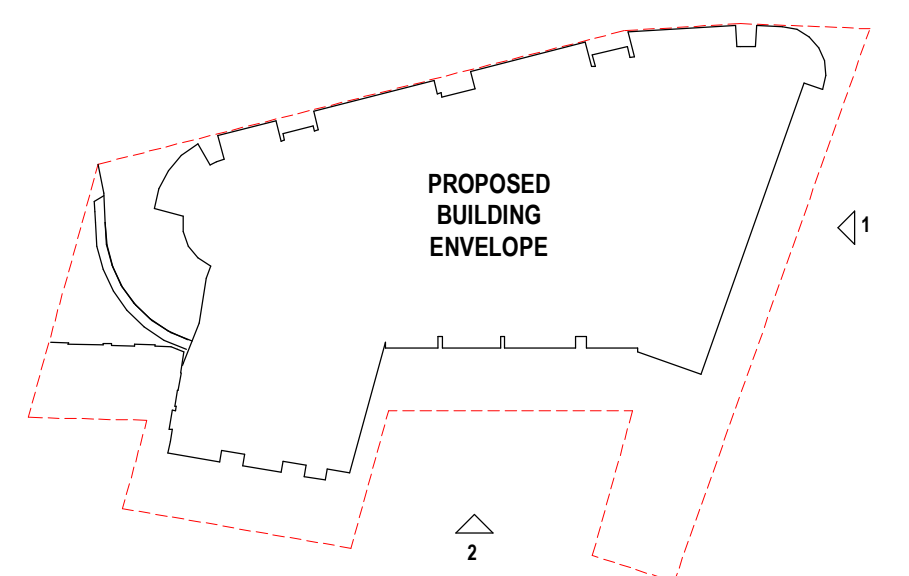
2 EAST ELEVATION
SCALE 1:200

NOTE

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REVISION DA4

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED



architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

ELEVATIONS SHEET 1

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	20-08-31	LOWERED GABION WALL	MDP	MR
DA3	20-09-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED, LANDSCAPE CALCULATIONS	MDP	MR
DA4	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA201	DA4
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

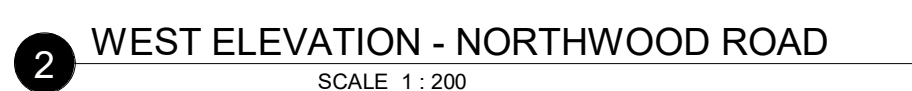
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- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m

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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

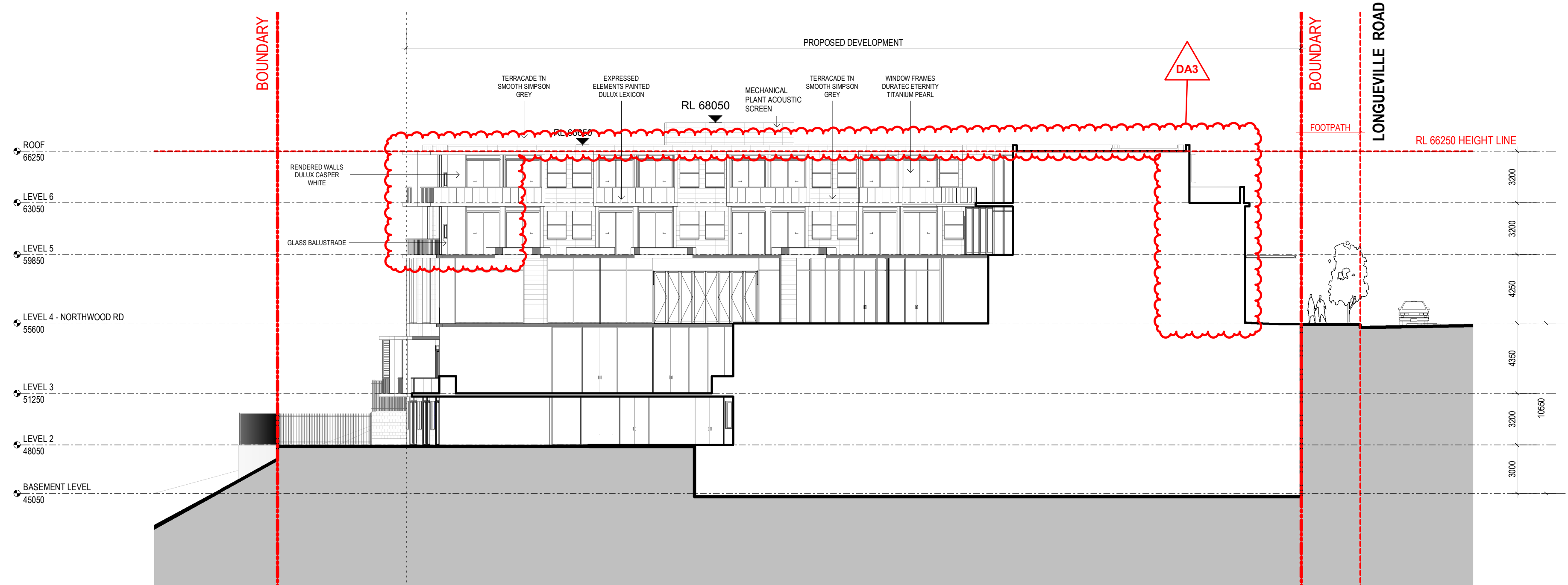


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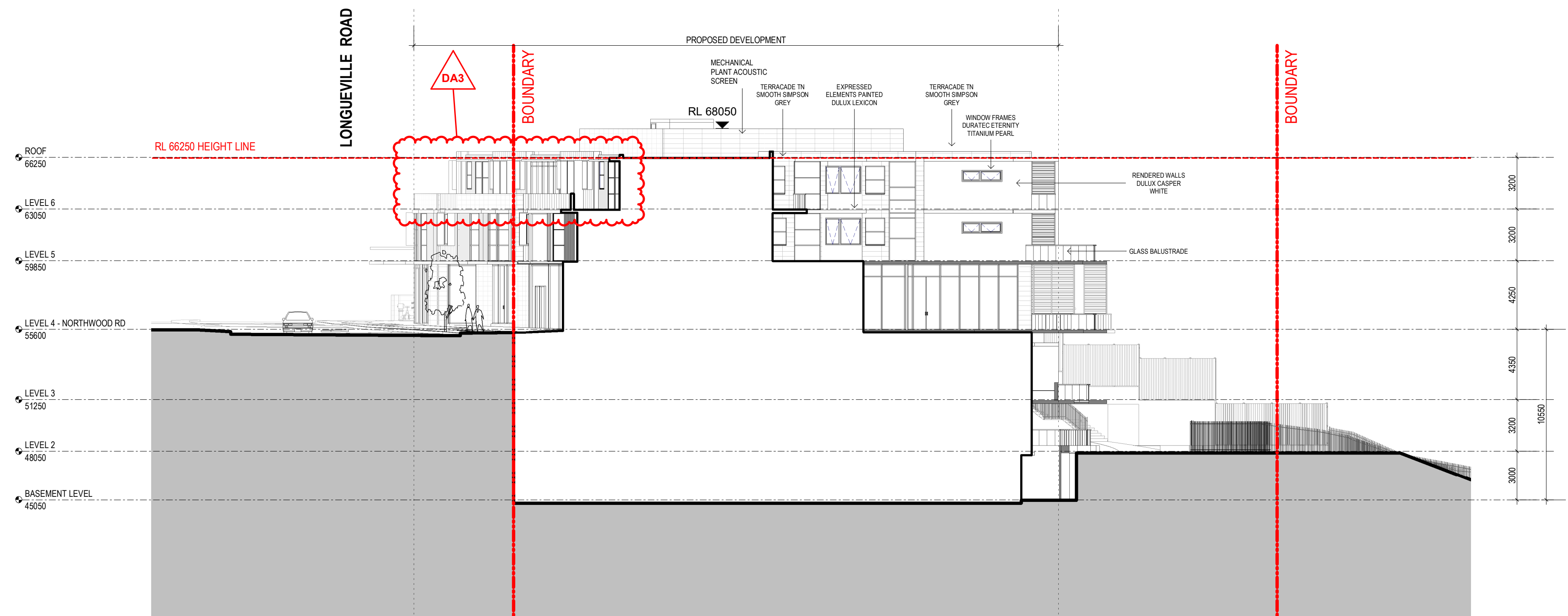
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REVISION DA3

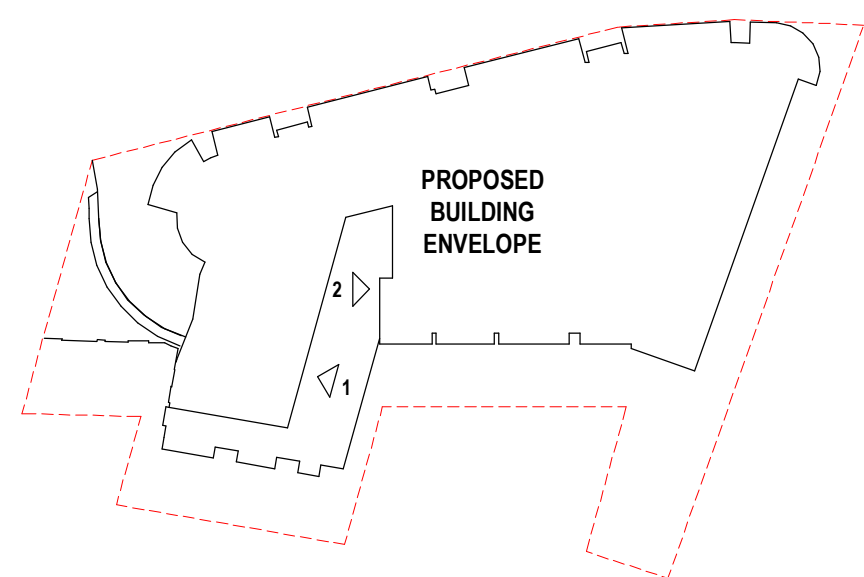
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

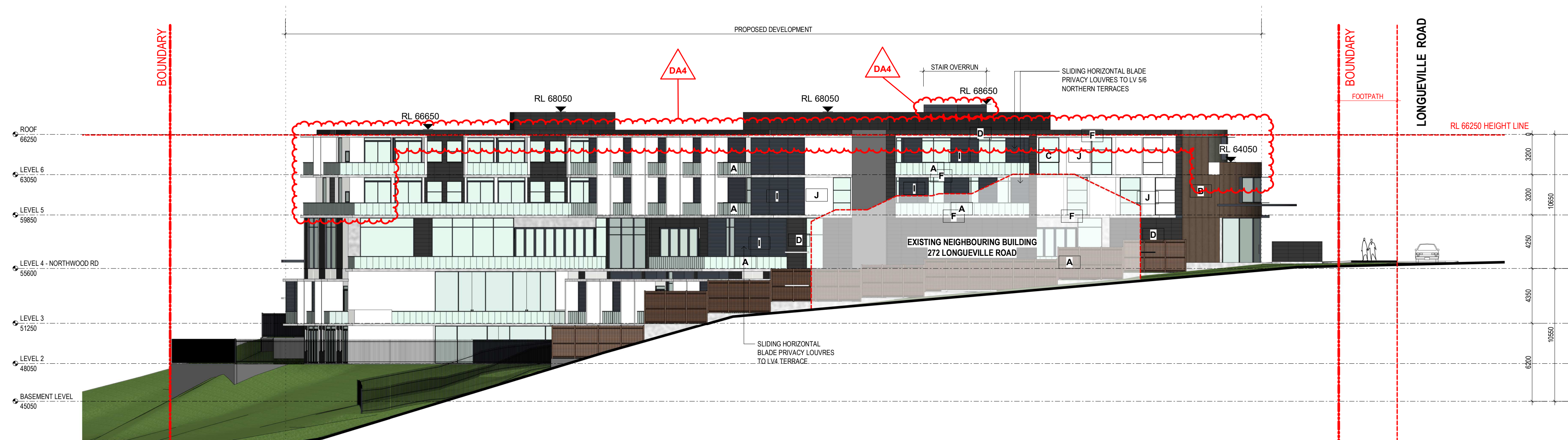


1 SECTIONAL ELEVATION 1
SCALE 1 : 200



2 SECTIONAL ELEVATION 2
SCALE 1 : 200





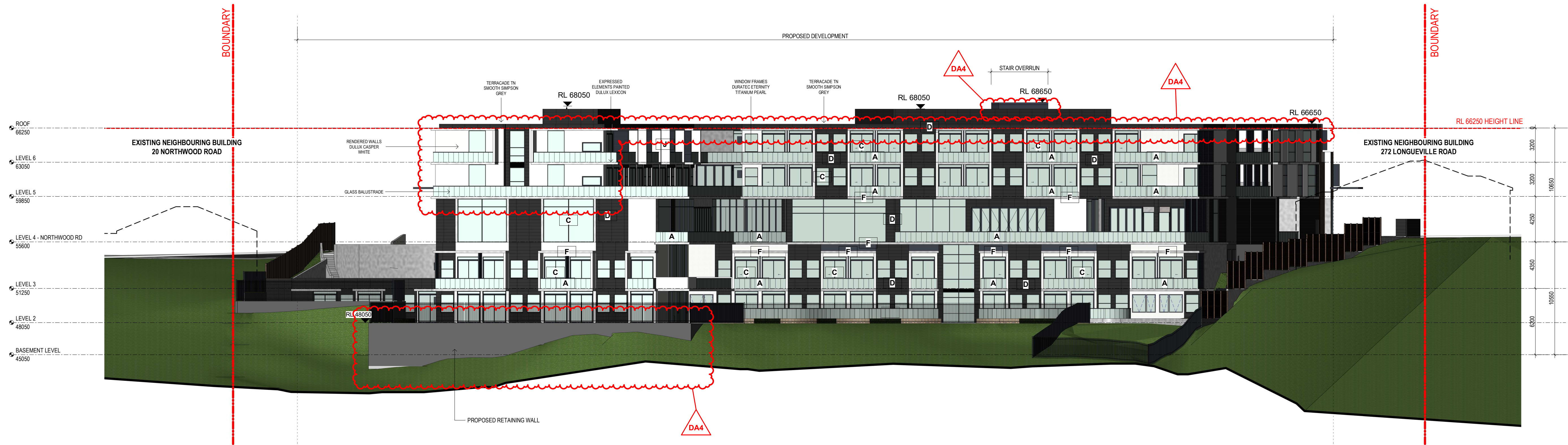
1 NORTH ELEVATION - MATERIAL
SCALE 1 : 200

NOTE

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REVISION DA4

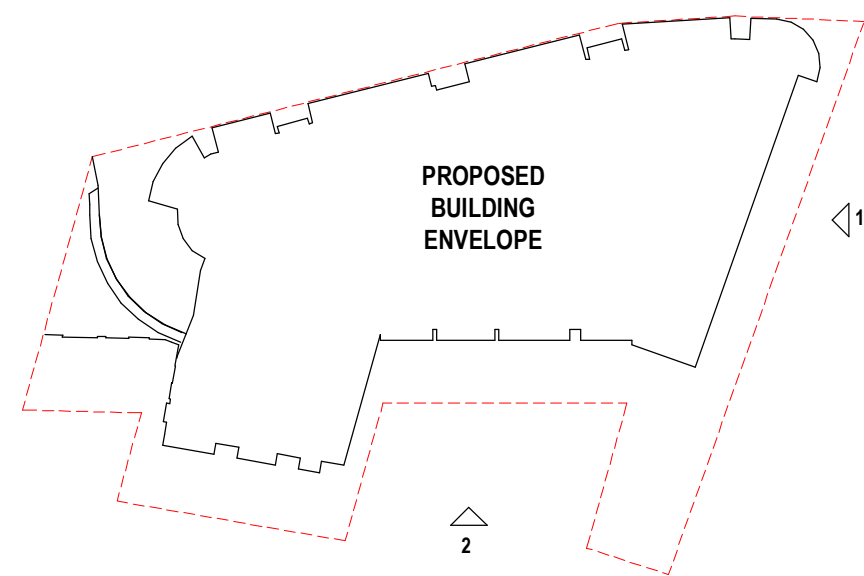
- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED



2 EAST ELEVATION - MATERIAL
SCALE 1 : 200



- A GLASS BALUSTRADE - Frameless glass balustrade with alum. Handrail
B COPPER CLADDING - Vertical seam copper cladding
C WINDOW FRAMES - Window frames Duratec Eternity Titanium Pearl
D TERRACADE SIMPSON GREY - Terracade TN smooth cladding system Simpson grey
E EXPRESSED SLAB EDGES - Acrylic render painted Dulux Lexicon
F HORIZONTAL LOUVRES - Alum. Louvres & shutters Duratec Eternity Titanium Pearl
G WHITE RENDER WALL - White acrylic rendered walls Dulux Lexicon



architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

MATERIAL ELEVATIONS

REV DATE AMENDMENT INITIALS CHECK

DA1	20-08-18	DA ISSUE	MDP	MR
DA2	20-08-31	LOWERED GABION WALL	MDP	MR
DA3	20-09-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED, LANDSCAPE CALCULATIONS	MDP	MR
DA4	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.

2924

DRAWING NO.

DA210

REVISION

DA4

SCALE

As indicated @ A1

DRAWN

Author

PROJECT PRINCIPLE

M. RALPH

DATE

31.07.2020

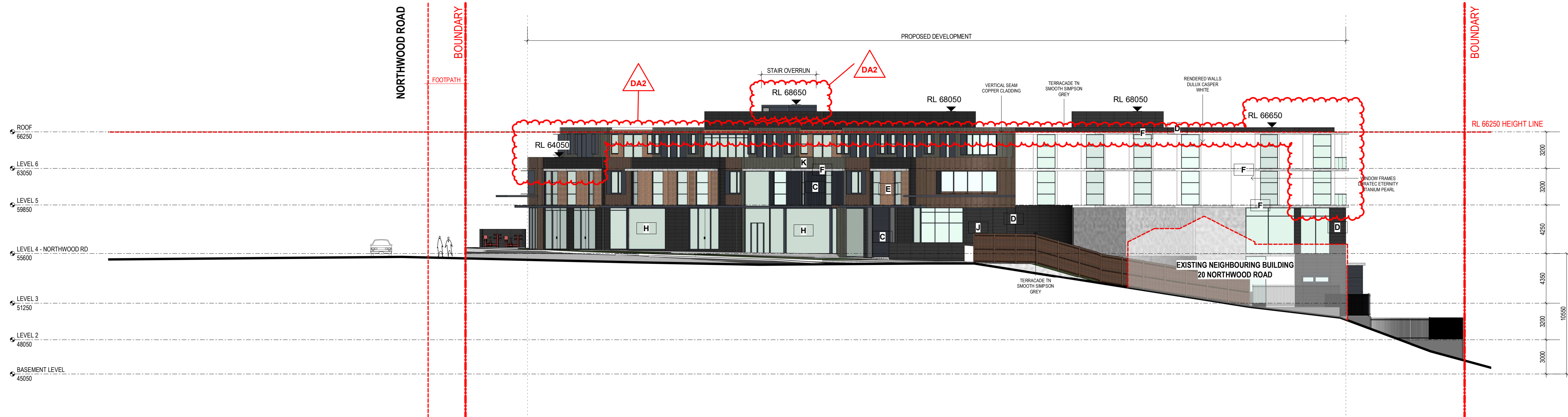
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ARCHITECTS
Since 1969

NOTE

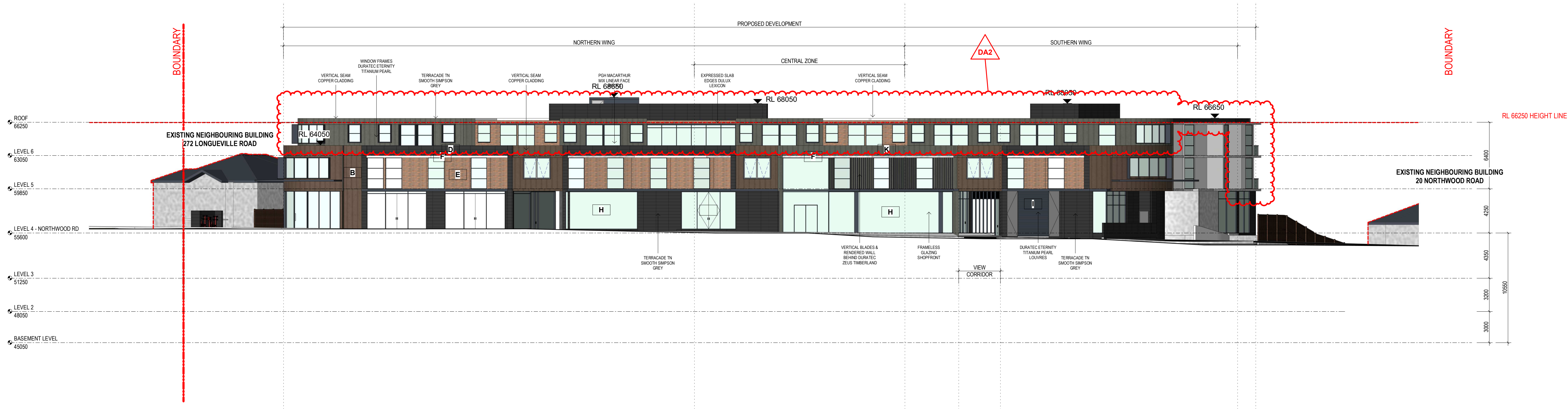
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REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED



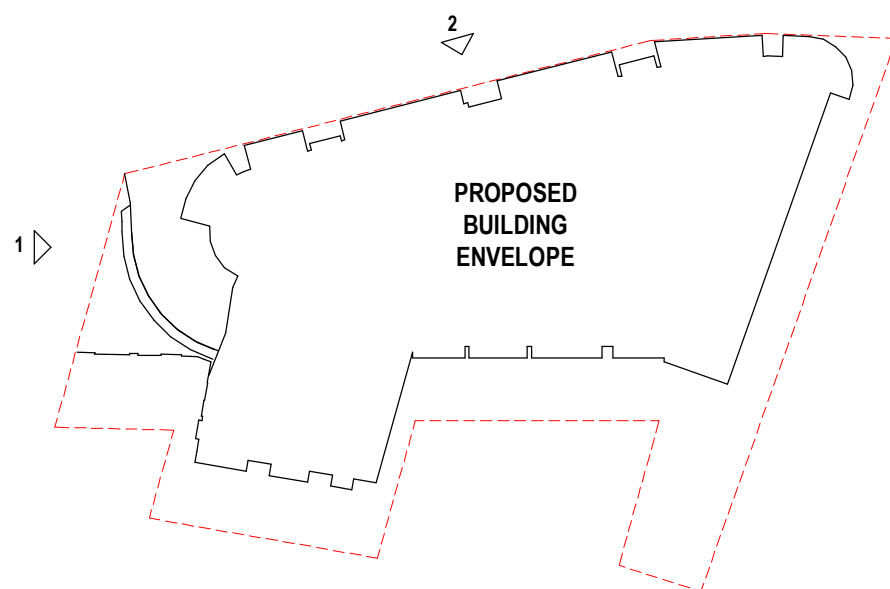
1 SOUTH ELEVATION - MATERIAL
SCALE 1 : 200



2 WEST ELEVATION - NORTHWOOD ROAD - MATERIAL
SCALE 1 : 200



- B COPPER CLADDING - Vertical seam copper cladding
C WINDOW FRAMES - Window frames Duratec Eternity Titanium Pearl
D TERRACADE SIMPSON GREY - Terracade TN smooth cladding system Simpson grey
E PGH MACARTHUR - Face brick PGH Linear Macarthur mix
F EXPRESSED SLAB EDGES - Acrylic render painted Dulux Lexicon
H FRAMELESS GLAZING - Frameless glazed shopfront
I HORIZONTAL LOUVRES - Alum. Louvres & shutters Duratec Eternity Titanium Pearl
J WHITE RENDER WALL - White acrylic rendered walls Dulux Lexicon
K ZINC CLADDING - Vertical seam zinc sheet cladding



architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

MATERIAL ELEVATIONS

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA211	DA2

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

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Since 1969

NSW ABB REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 morm&sondesign@mdpa.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 [02 99665546] www.mdpa.com.au

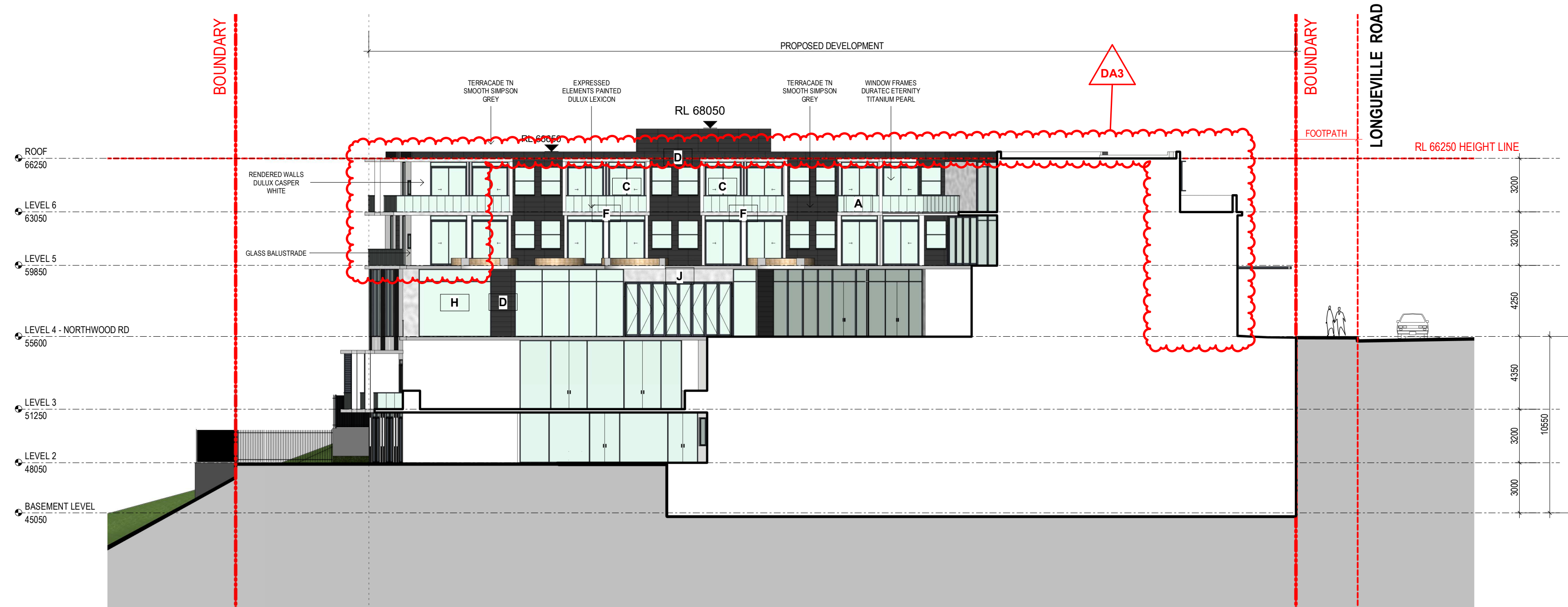
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NOTE

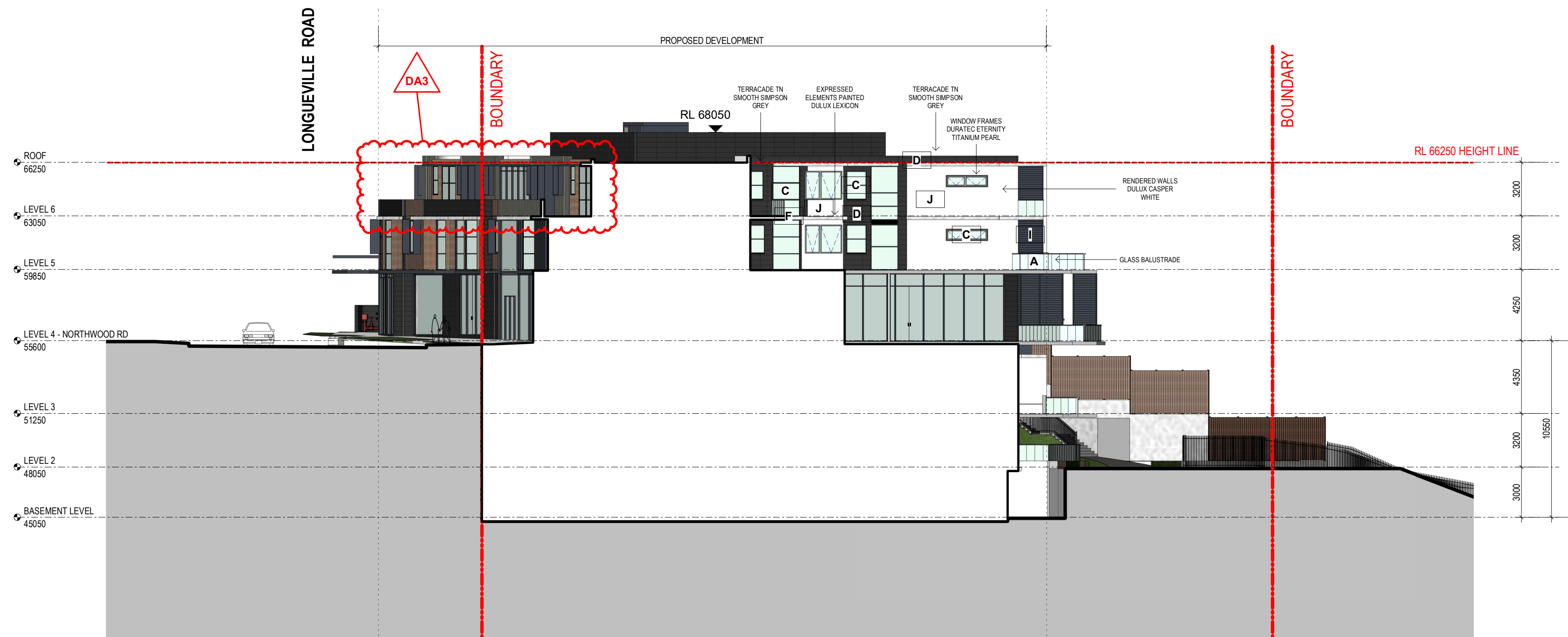
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REVISION DA3

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED



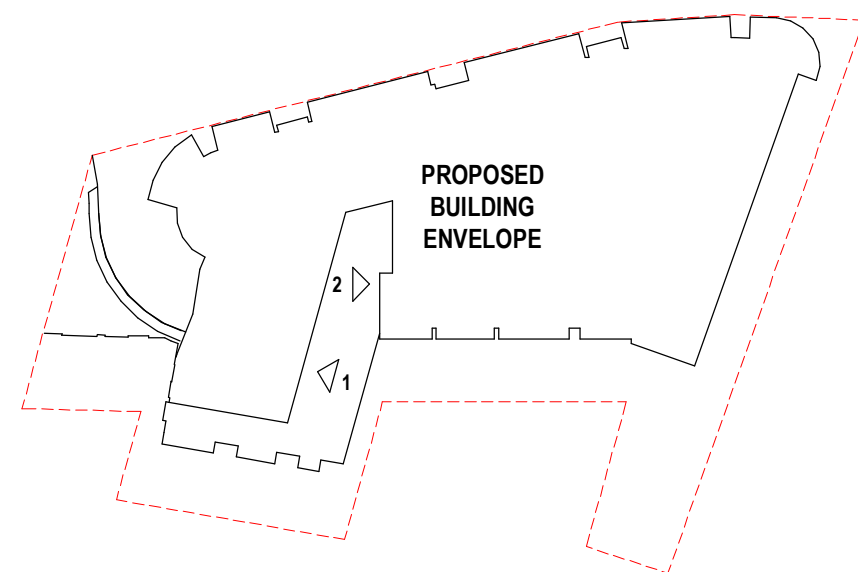
1 SECTIONAL ELEVATION 1 - MATERIAL
SCALE 1 : 200



2 SECTION ELEVATION 2 - MATERIAL
SCALE 1 : 200

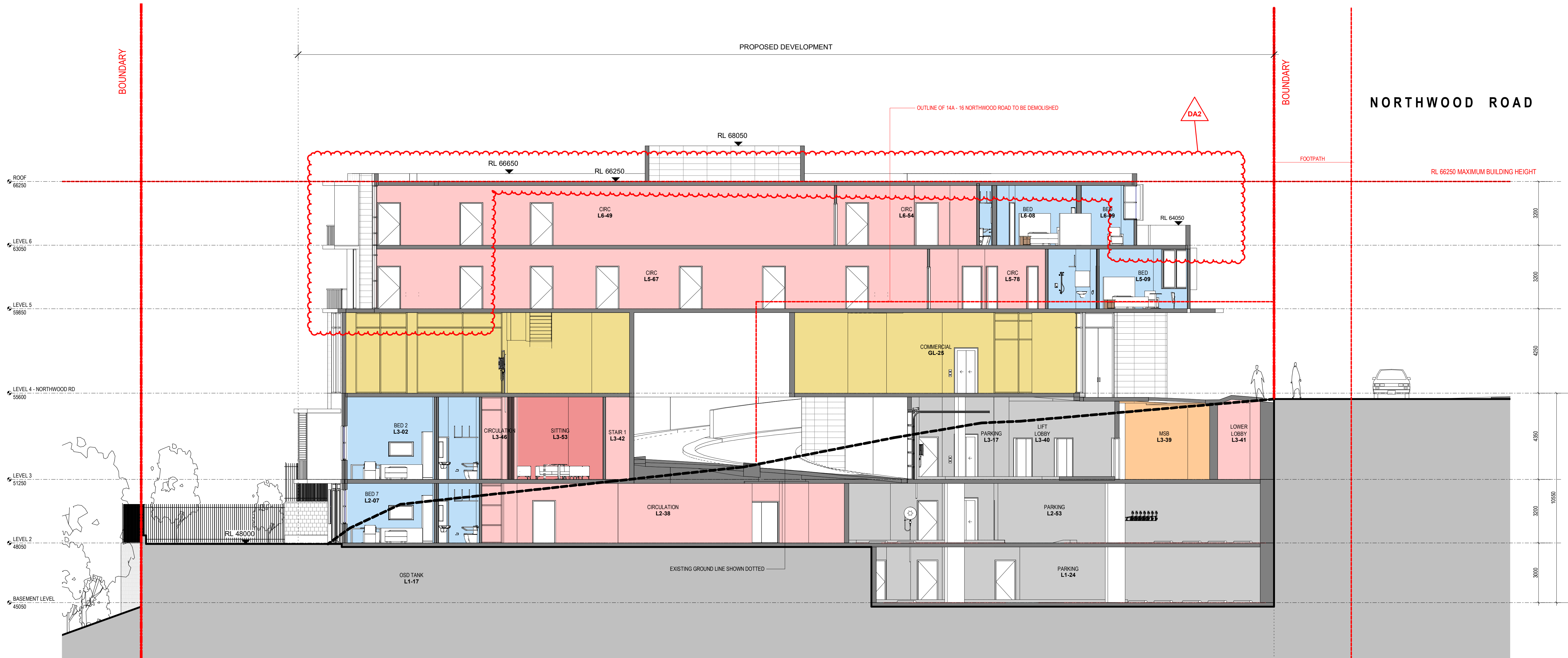


- A GLASS BALUSTRADE - Frameless glass balustrade with alum. Handrail
- C WINDOW FRAMES - Window frames Duratec Eternity Titanium Pearl
- D TERRACADE SIMPSON GREY - Terracade TN smooth cladding system Simpson grey
- F EXPRESSED SLAB EDGES - Acrylic render painted Dulux Lexicon
- H FRAMELESS GLAZING - Frameless glazed shopfront
- I HORIZONTAL LOUVERS - Alum. Louvers & shutters Duratec Eternity Titanium Pearl
- J WHITE RENDER WALL - White acrylic rendered walls Dulux Lexicon



NOTE

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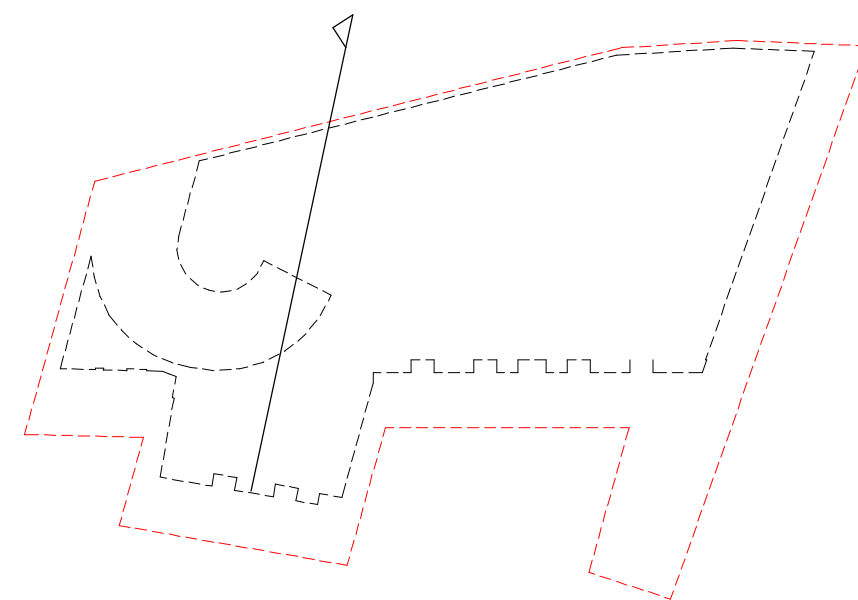


1 SECTION 1
SCALE 1:100

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA301	DA2
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SECTIONS SHEET 1

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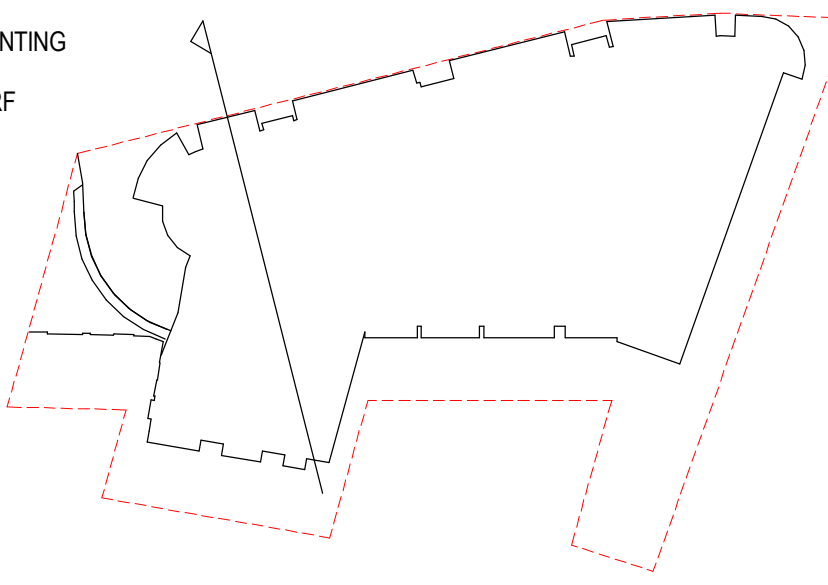
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Since 1969

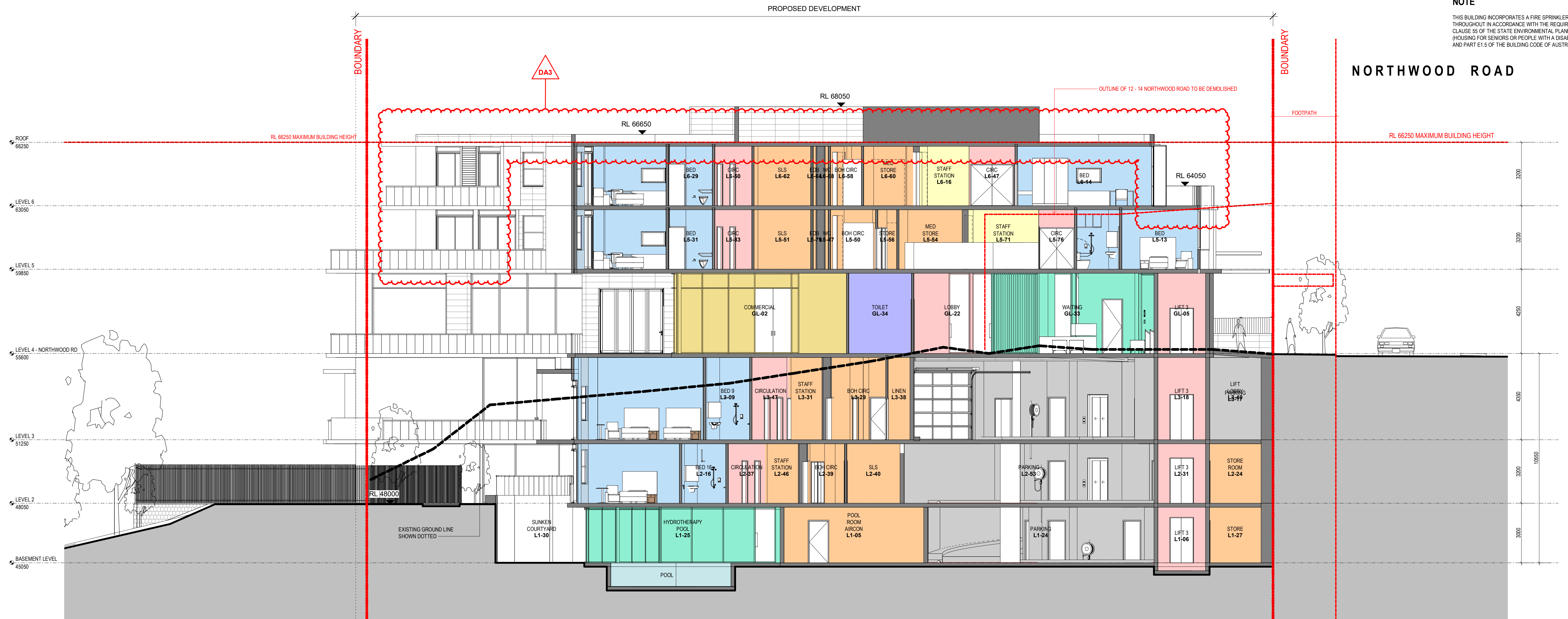
THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



- LEVEL 6 - NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
- OVERALL ADDITION OF 3 BEDROOMS
- ENTRANCE SETBACK 1m TO BE IN LINE WITH FRONT SETBACK
- ROOF LEVEL PARAPETS REDUCED TO 400mm
- NORTHERN CORNER BOOSTER VALVES RELOCATED TO ACCOMMODATE RETENTION OF EXISTING CORNER TREES
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- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED

- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES





NOTE

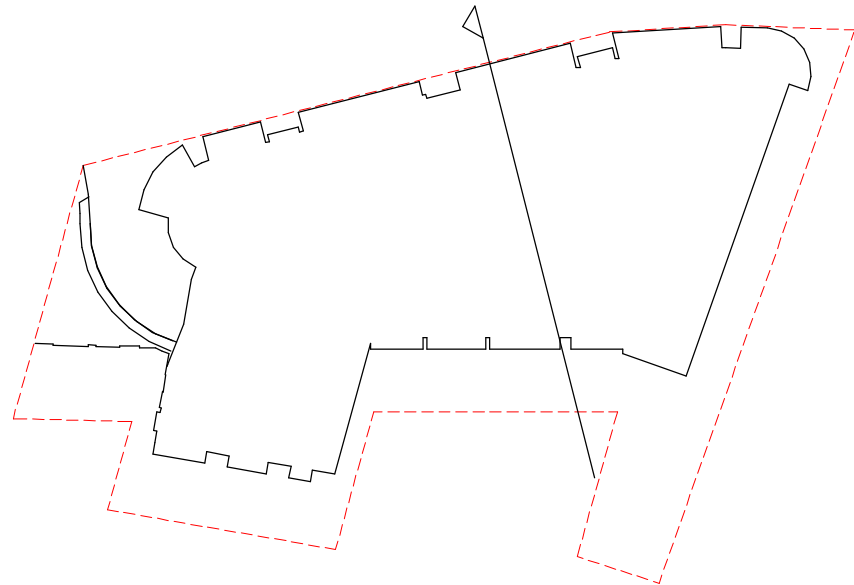
THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

NORTHWOOD ROAD

REVISION DA3

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- AMENITIES
- BEDS
- BOH
- CARPARK
- CIRCULATION
- COMMERCIAL
- COMMUNAL
- LANDSCAPE - PLANTING
- LANDSCAPE - TURF
- MULTI-PURPOSE
- NONE
- SPECIALTY
- STAFF FACILITIES



SECTION 3

SCALE 1 : 100

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SECTIONS SHEET 3

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	20-08-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED, LANDSCAPE CALCULATIONS	MDP	MR
DA3	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA303	DA3
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

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ACN: 001 595 268 ABN: 44 001 595 268 mdp@ondesign@mdpa.com.au
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REVISION DA2

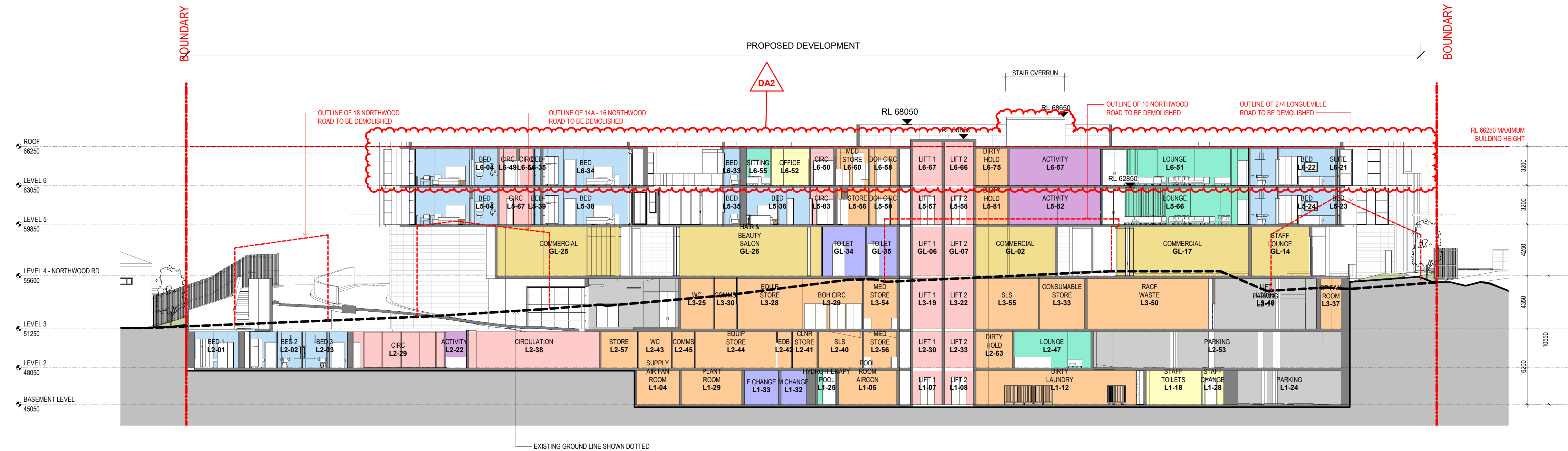
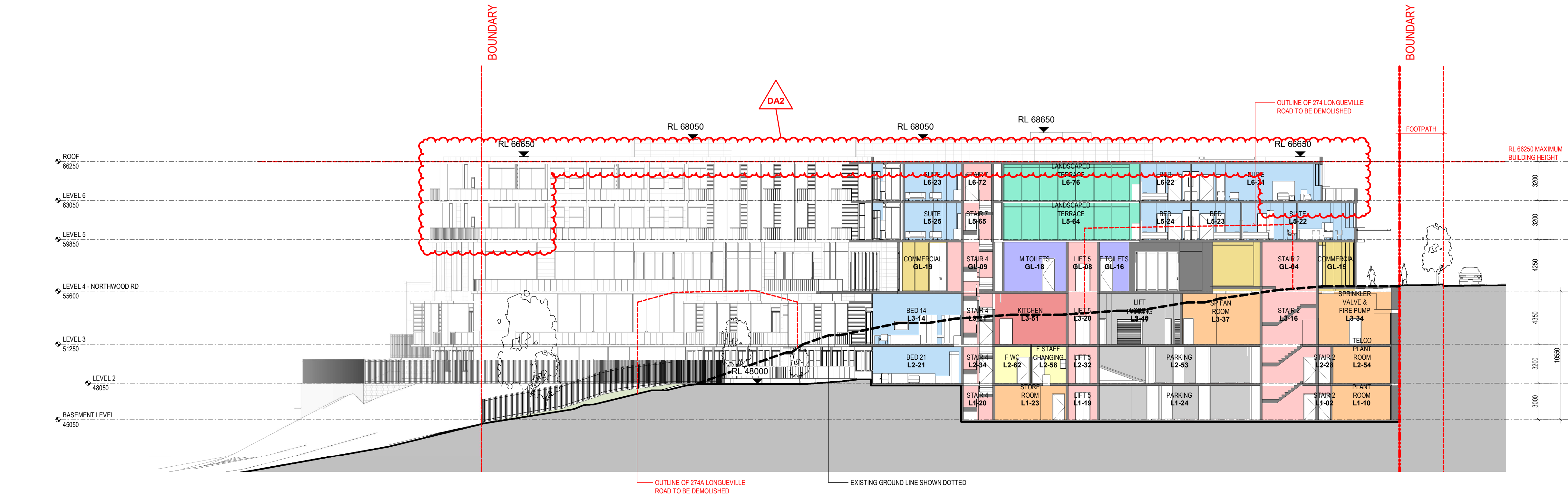
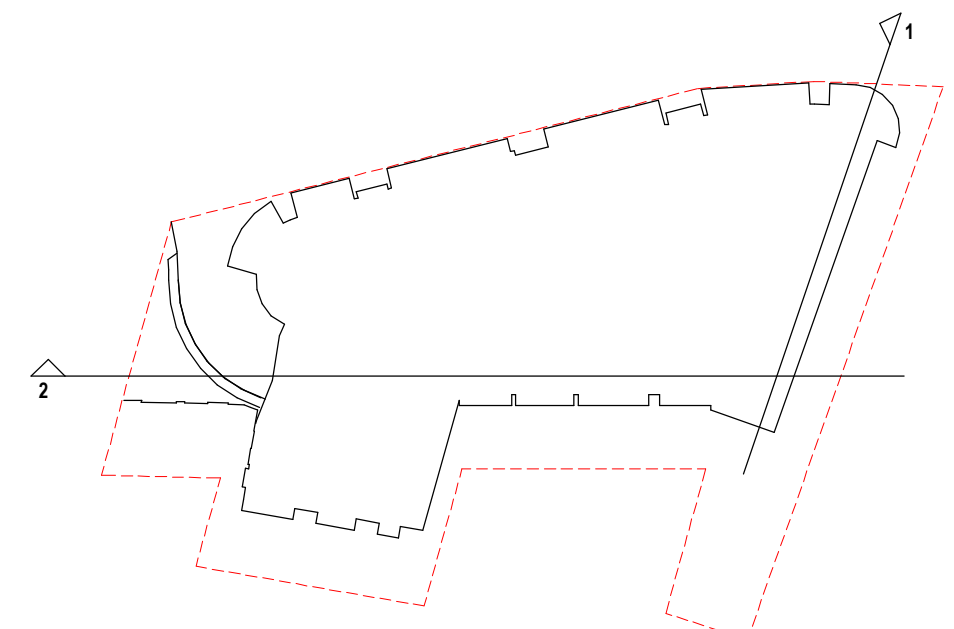
- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

SECTION 4

SCALE 1:200

SECTION 5

SCALE 1:200



architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
NSW COVE
NSW 2066

DRAWING TITLE

SECTIONS SHEET 4

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA304	DA2

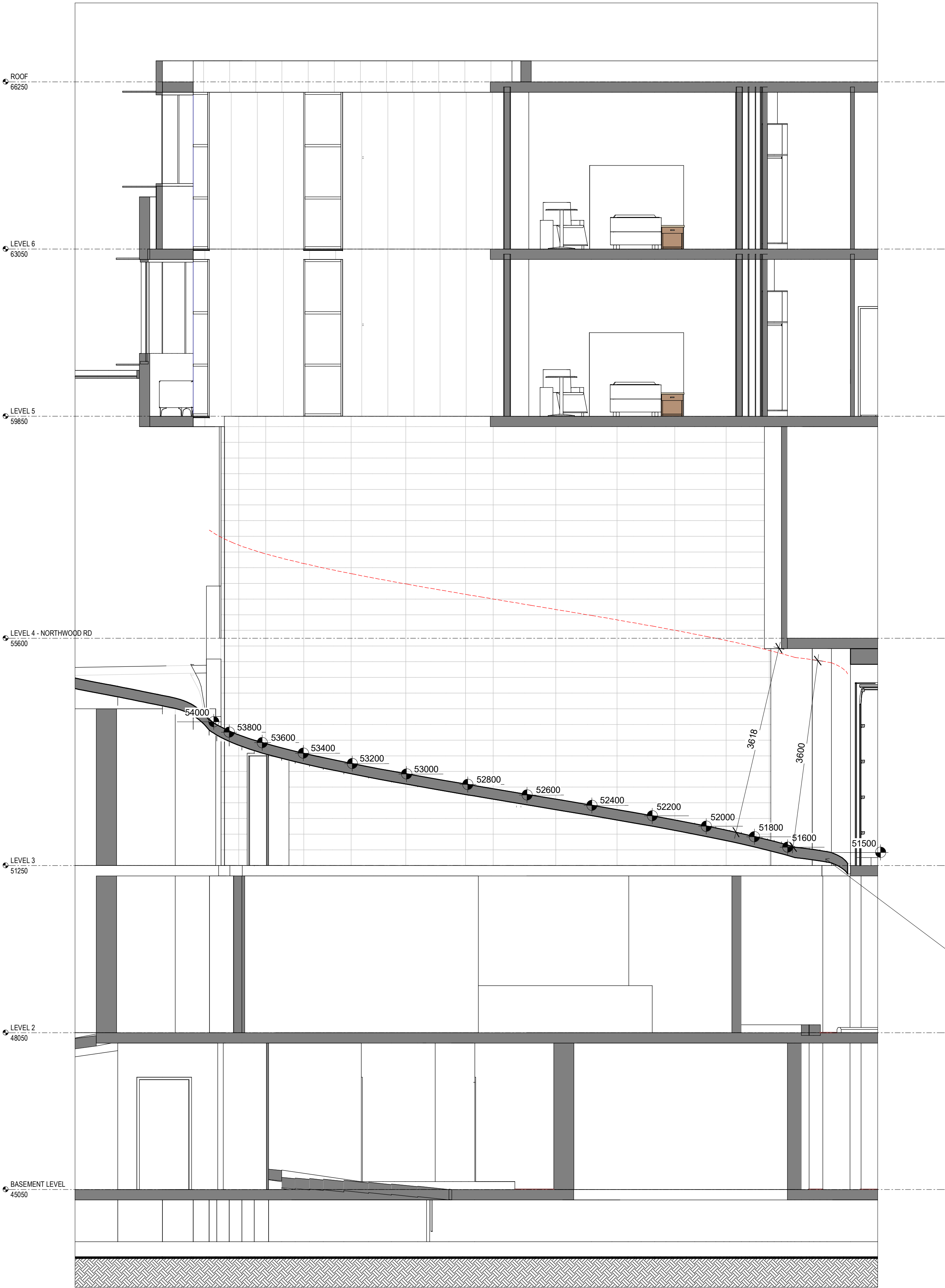
SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

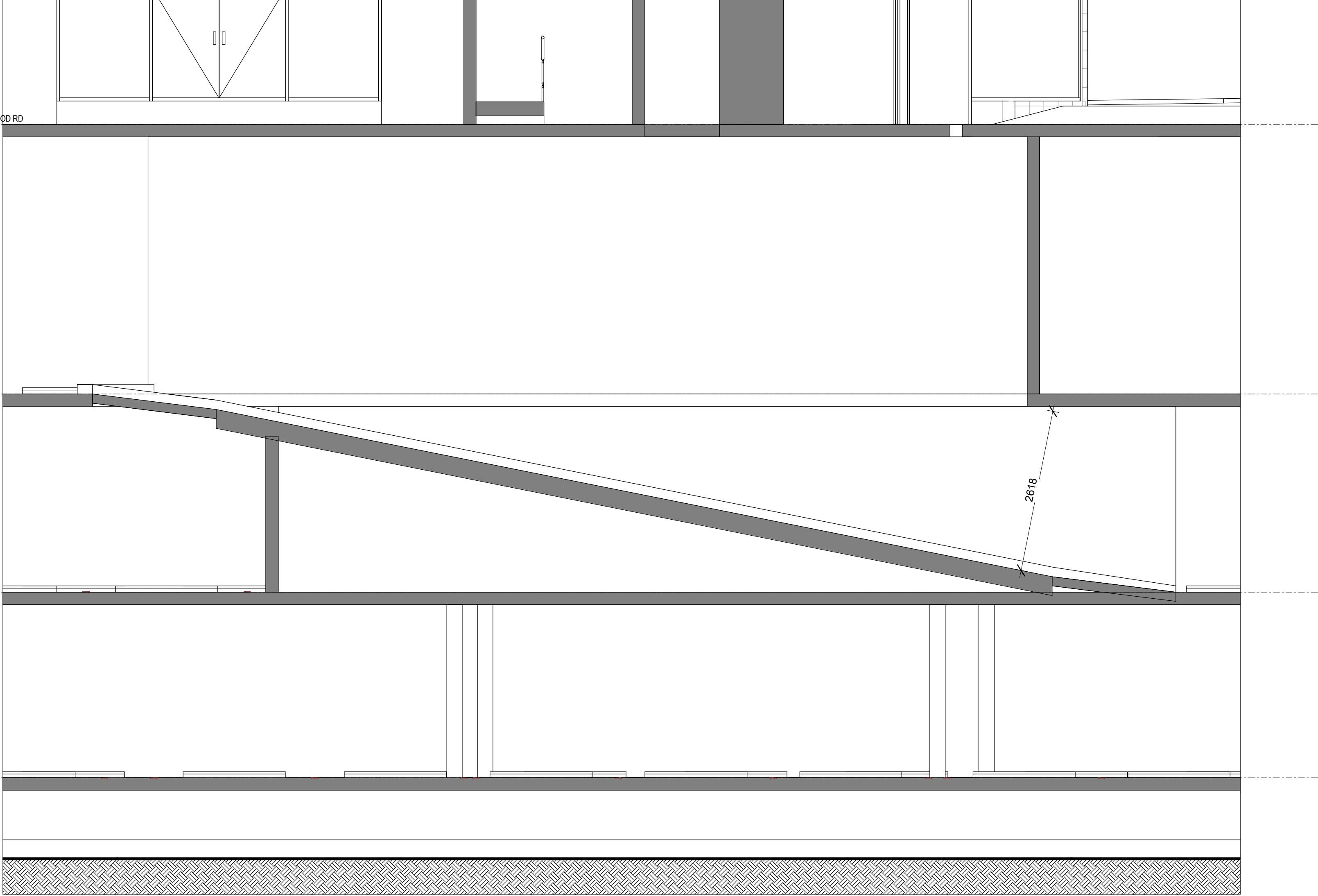
DATE 31.07.2020

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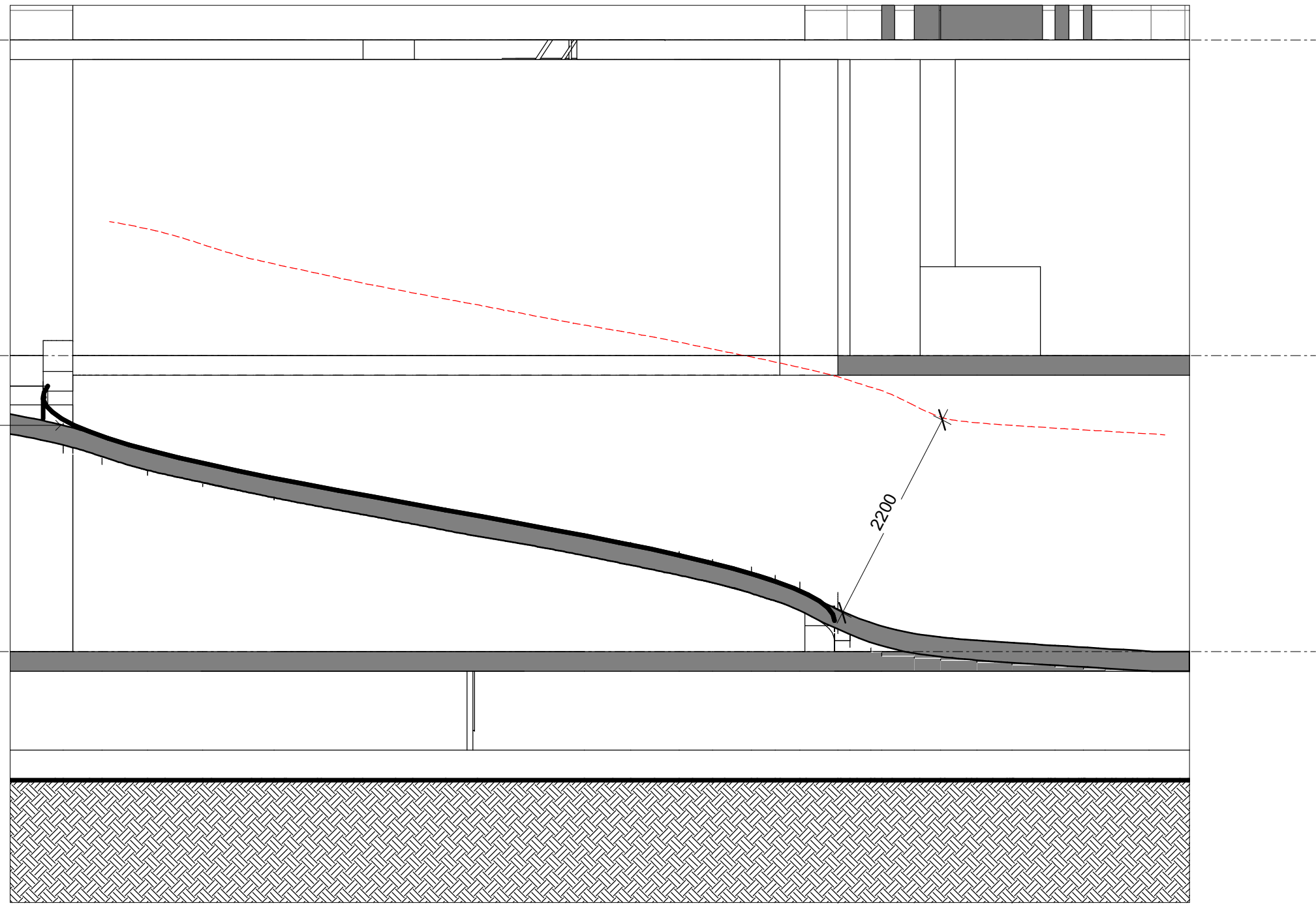
1 RAMP 1 - LONG SECTION ON INSIDE KERB

SCALE 1 : 50



2 RAMP 2 - LONG SECTION

SCALE 1 : 50

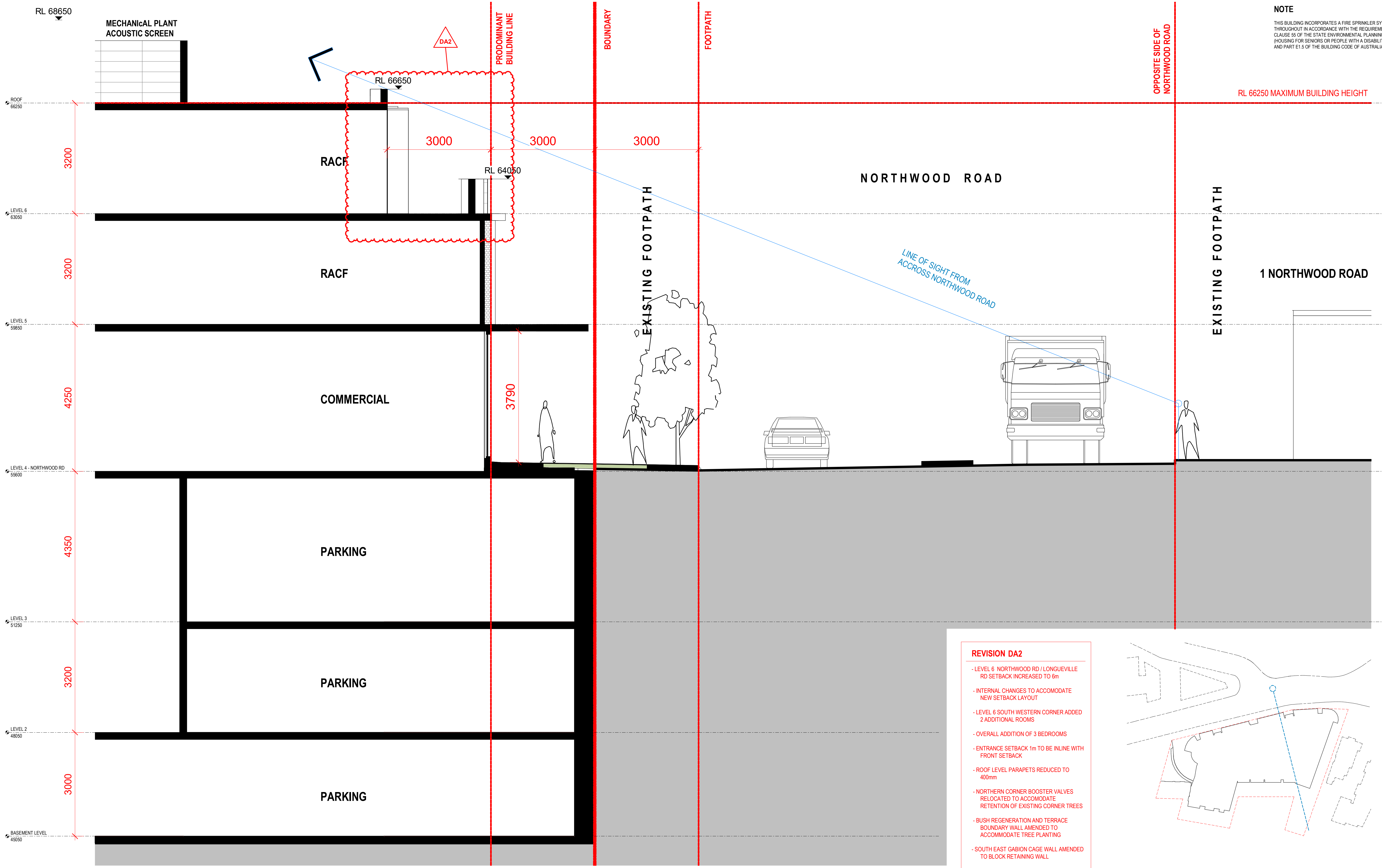


3 RAMP 3 - LONG SECTION ON INSIDE KERB

SCALE 1 : 50

NOTE:

- CURVED RAMPS SHOWN AS RED FOR CLARITY.
- RAMPS ARE DRAWN AS 200mm THICK, USE TOP RED LINE FOR RLs.

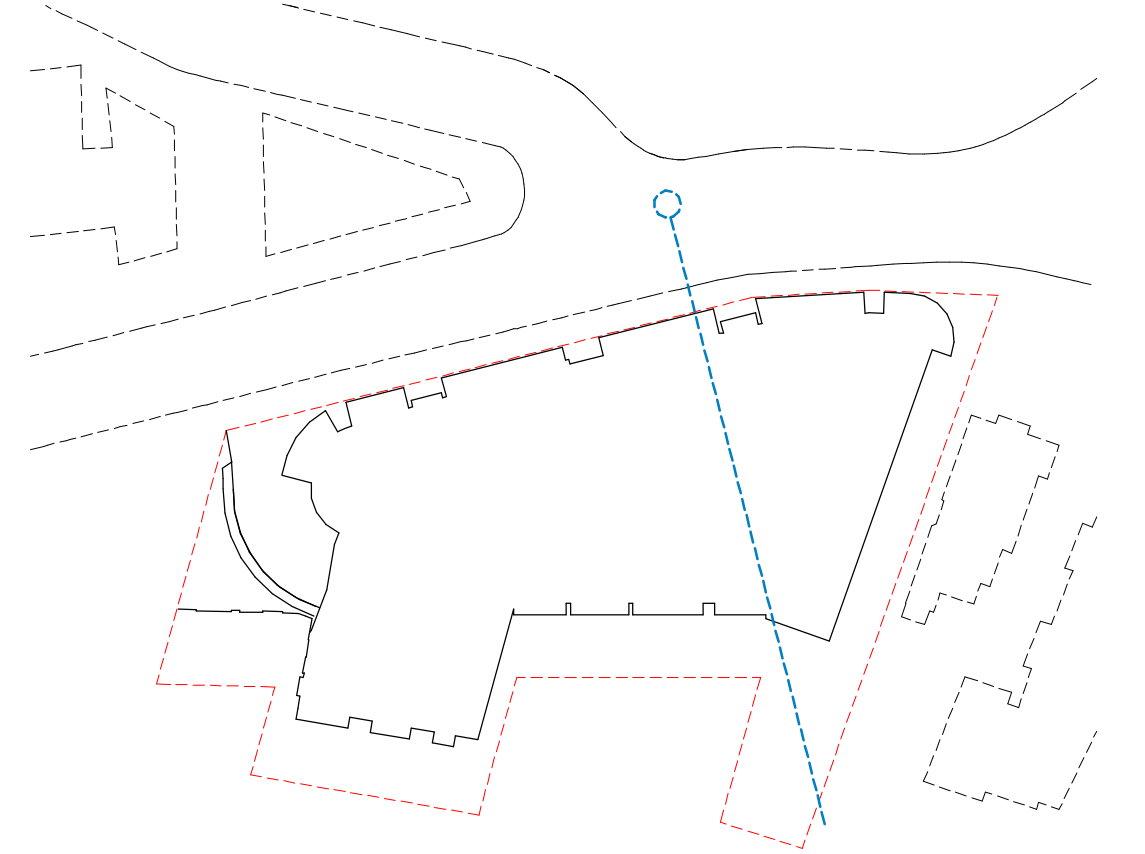


1 SECTION - PUBLIC DOMAIN 1
SCALE 1 : 50

NOTE
THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

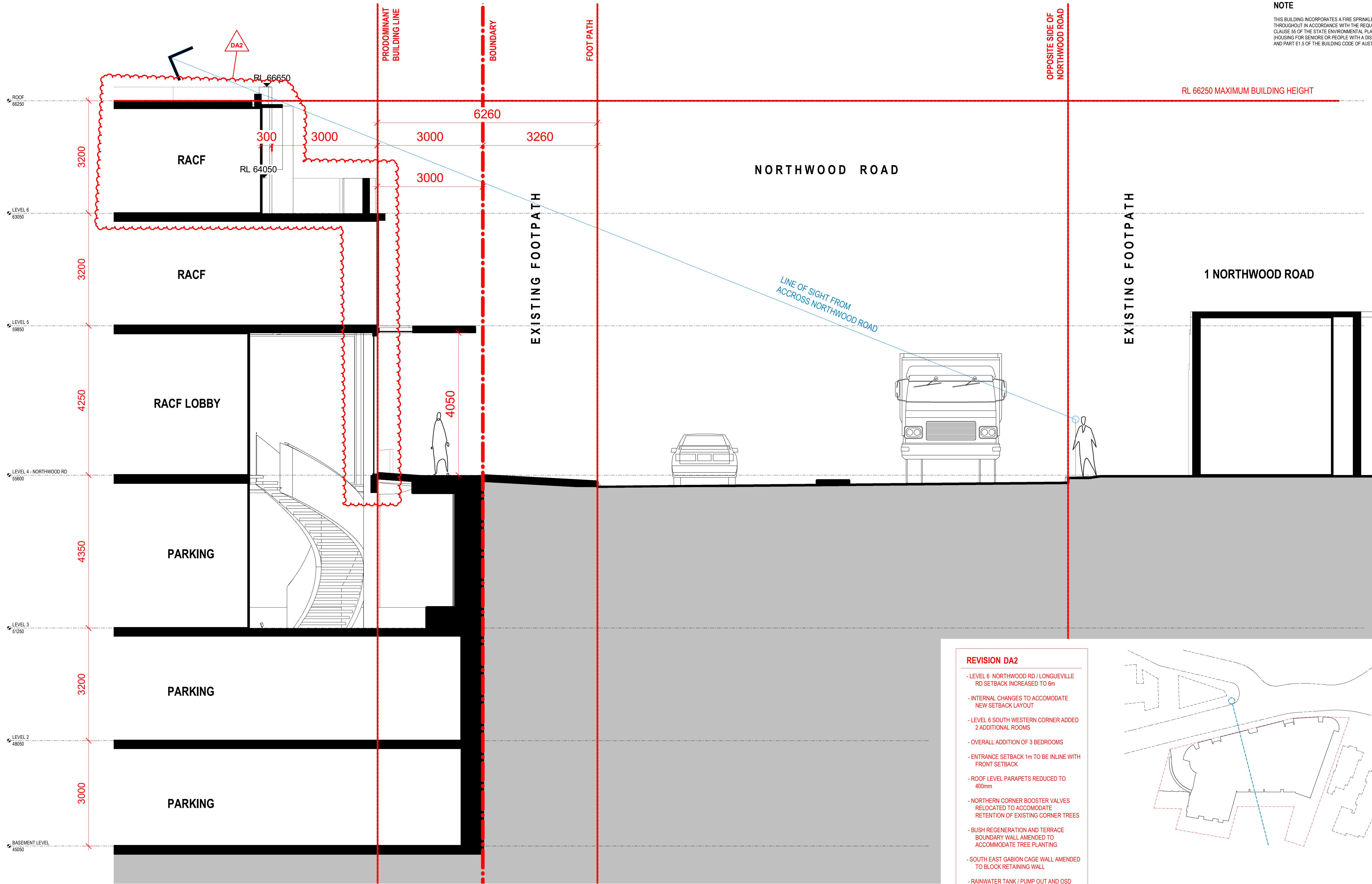
RL 66250 MAXIMUM BUILDING HEIGHT

- REVISION DA2**
- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
 - INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
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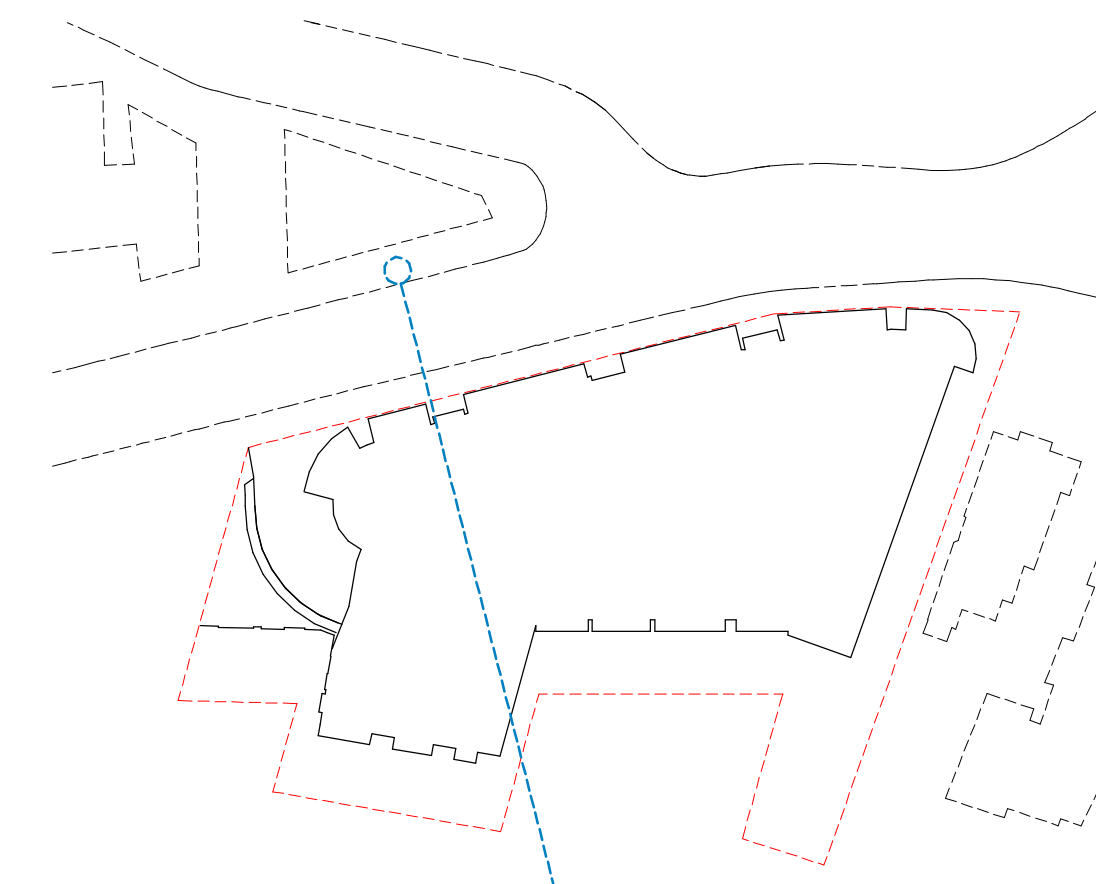
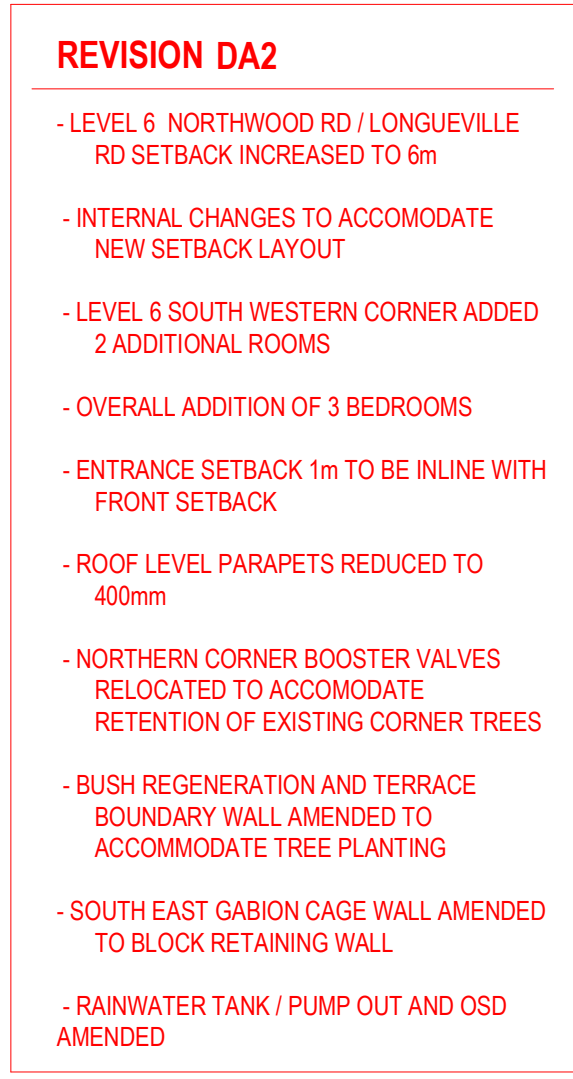
REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA311	DA2
SCALE	As Indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	



1 SECTION - PUBLIC DOMAIN 2
SCALE 1:50

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



PATHWAYS

architecture
interior design
project management

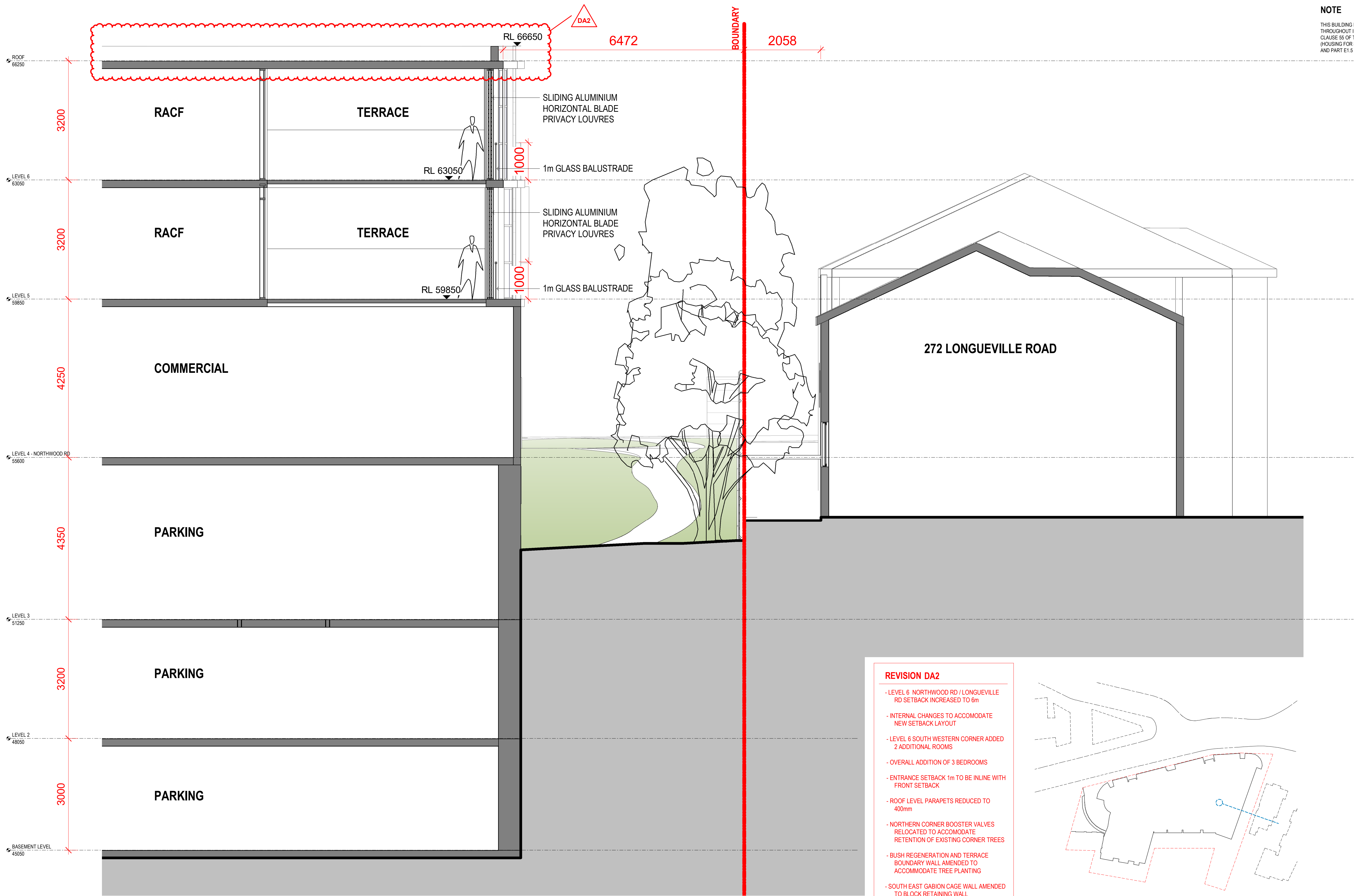
LONGUEVILLE

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001 595 288
C:\Users\Jason\Documents\2924 - Longueville CENTRAL (V20) detached jason3NHV5.nt

SECTIONS - PUBLIC DOMAIN 3

PROJECT NO.	DRAWING NO.	REVISION
2924	DA313	DA2
SCALE	As Indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

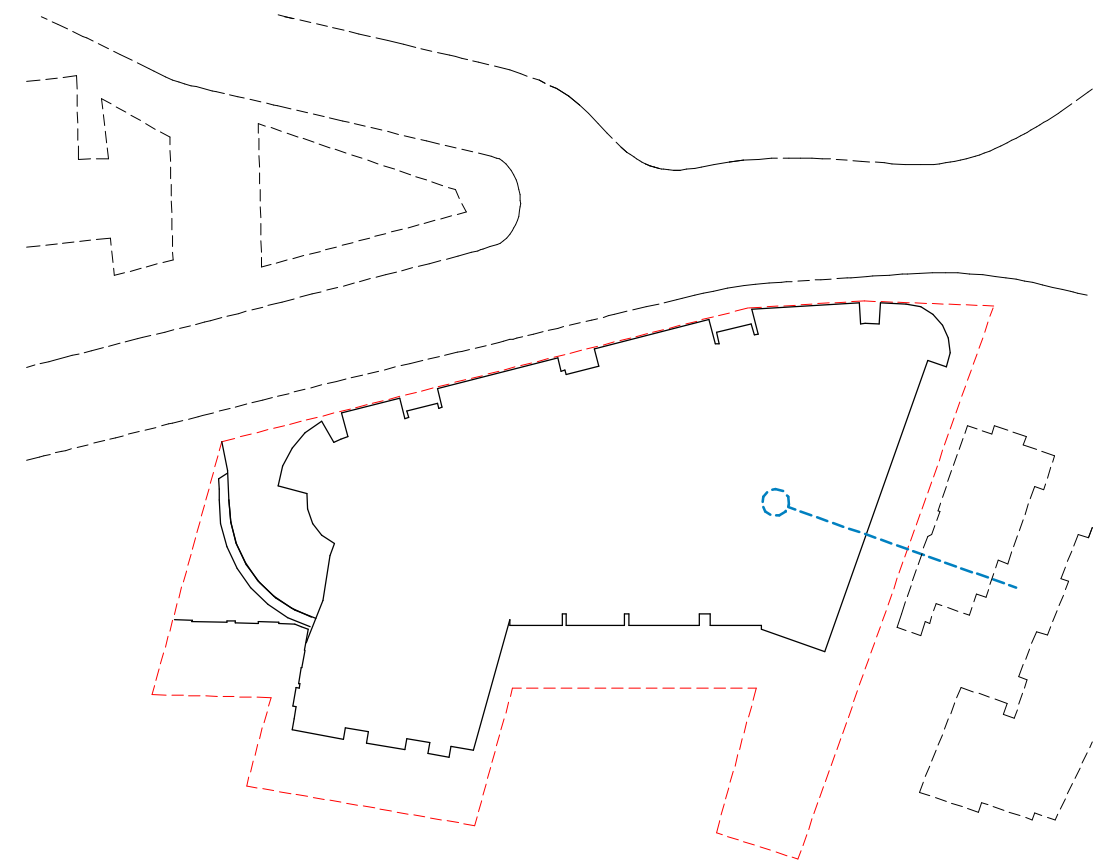
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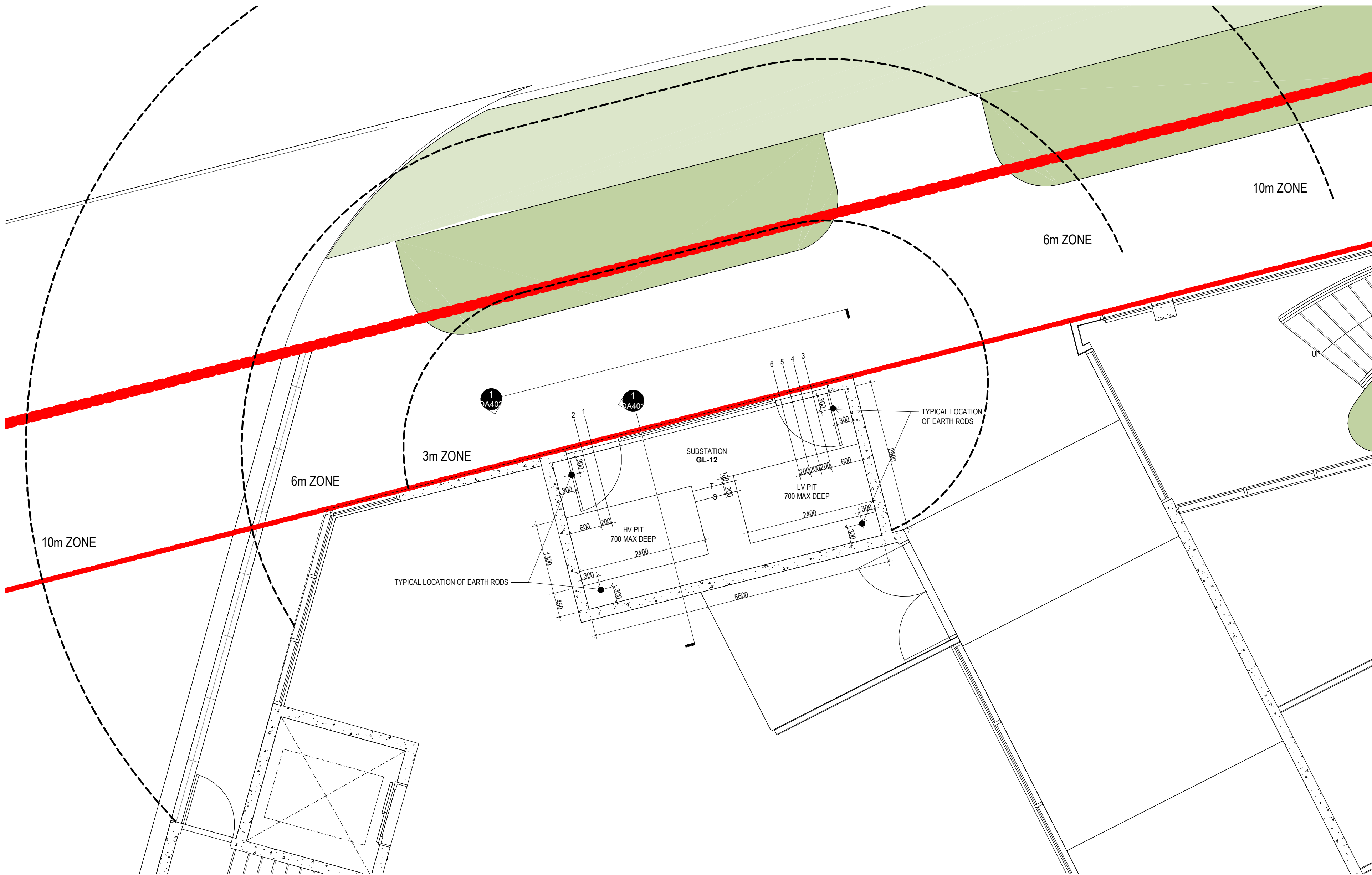
NOTE

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- REVISION DA2**
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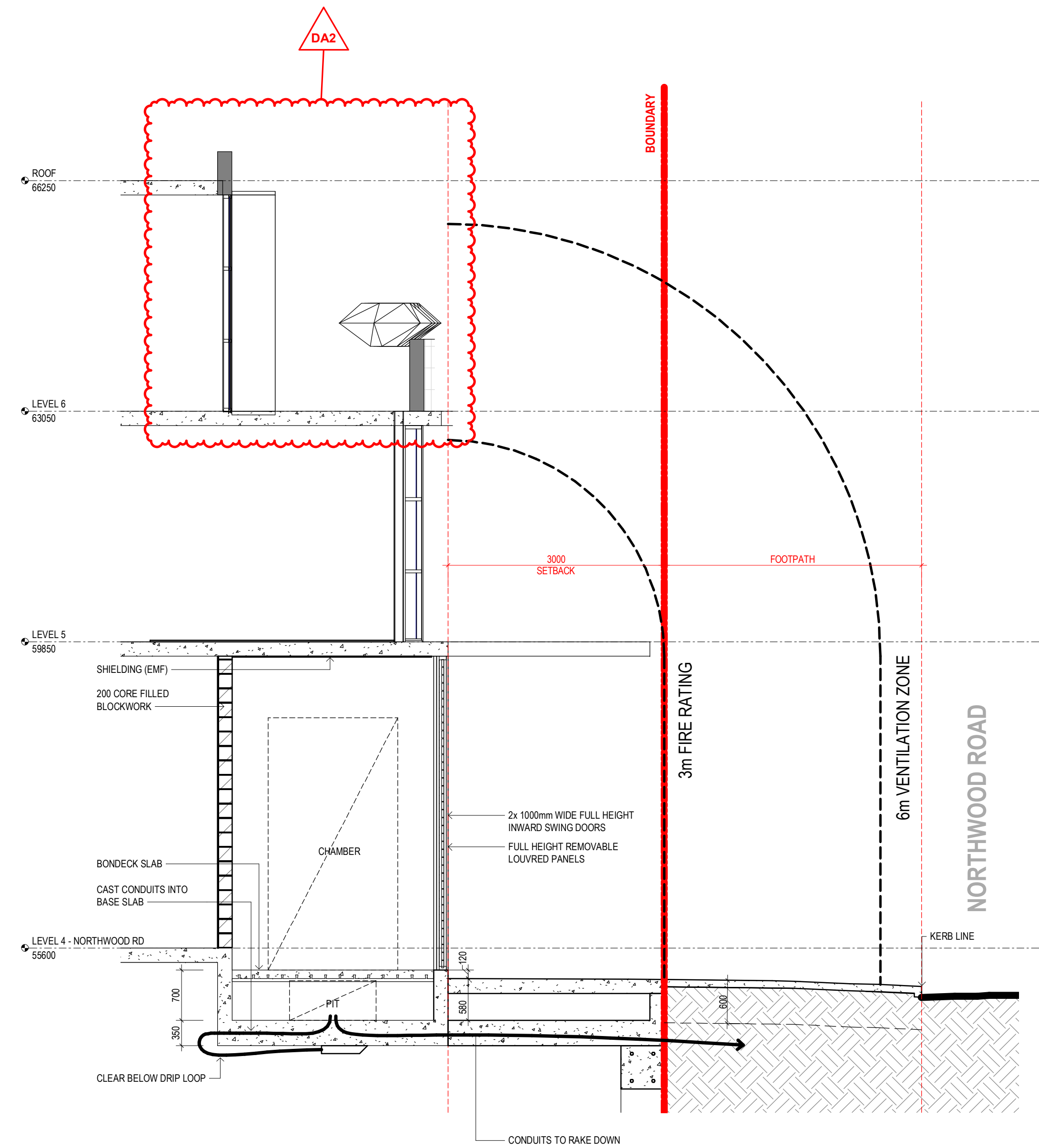


1 SECTION - PUBLIC DOMAIN 4 - 272 LONGUEVILLE ROAD
SCALE 1 : 50

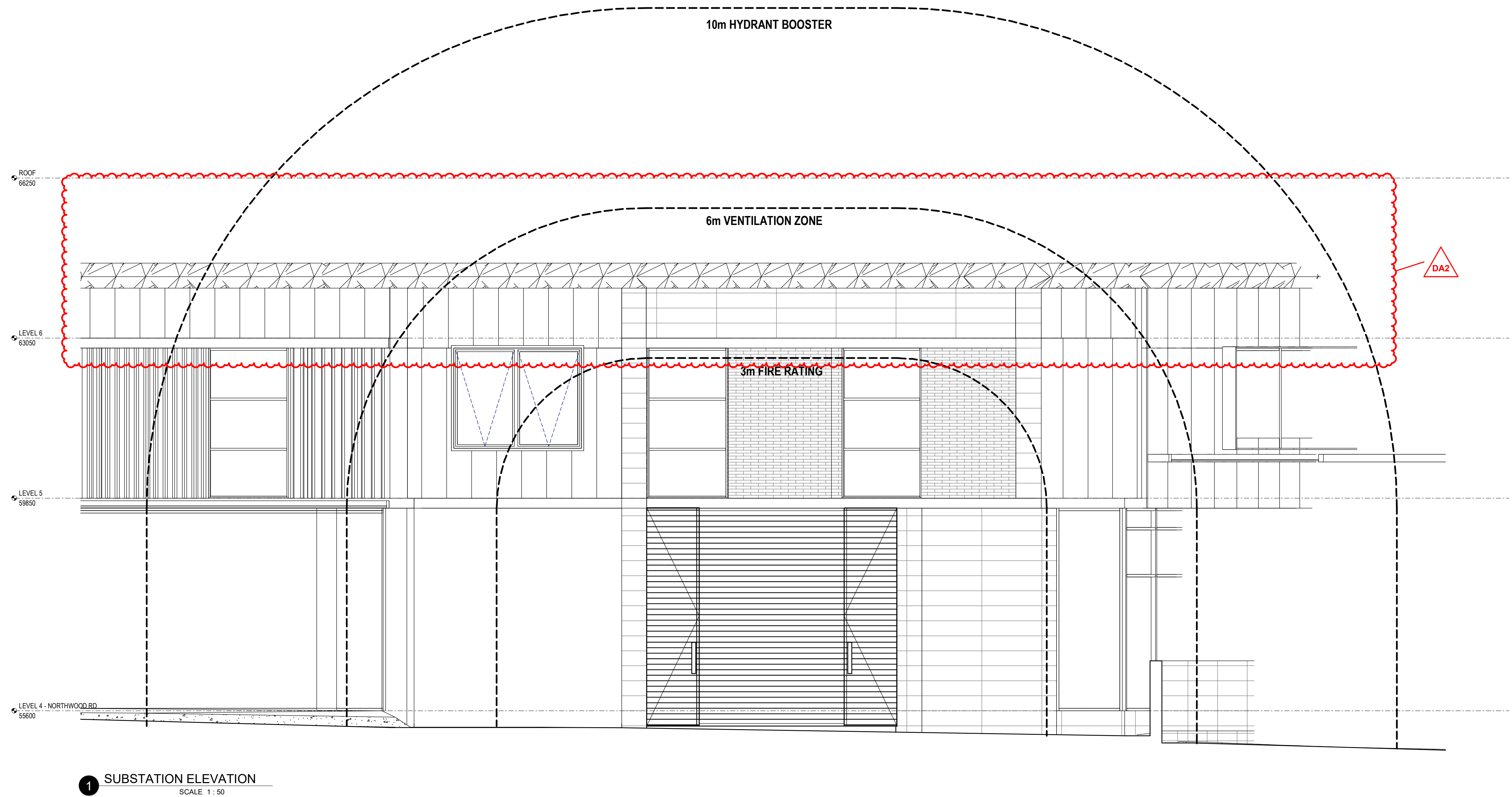


2 FLOOR PLAN - SUBSTATION
SCALE 1 : 50

- REVISION DA2**
- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
 - INTERNAL CHANGES TO ACCOMODATE NEW SETBACK LAYOUT
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 - RAINWATER TANK / PUMP OUT AND OSD AMENDED



1 SUBSTATION SECTION 02
SCALE 1 : 50



REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SUBSTATION DETAILS 2

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA402	DA2

SCALE	As indicated @ A1
DRAWN	Author
PROJECT PRINCIPLE	M. RALPH
DATE	31.07.2020

architecture
interior design
project management

NSW A/B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mombondesign@mdpa.com.au
Suite 302/69 Christie Street St. Leonards NSW 2066 | 02 99665546 | www.mdpa.com.au

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PROPOSED DEVELOPMENT NORTH-WEST CORNER AS VIEWED FROM LONGUEVILLE ROAD



NOTE

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REVISION DA4

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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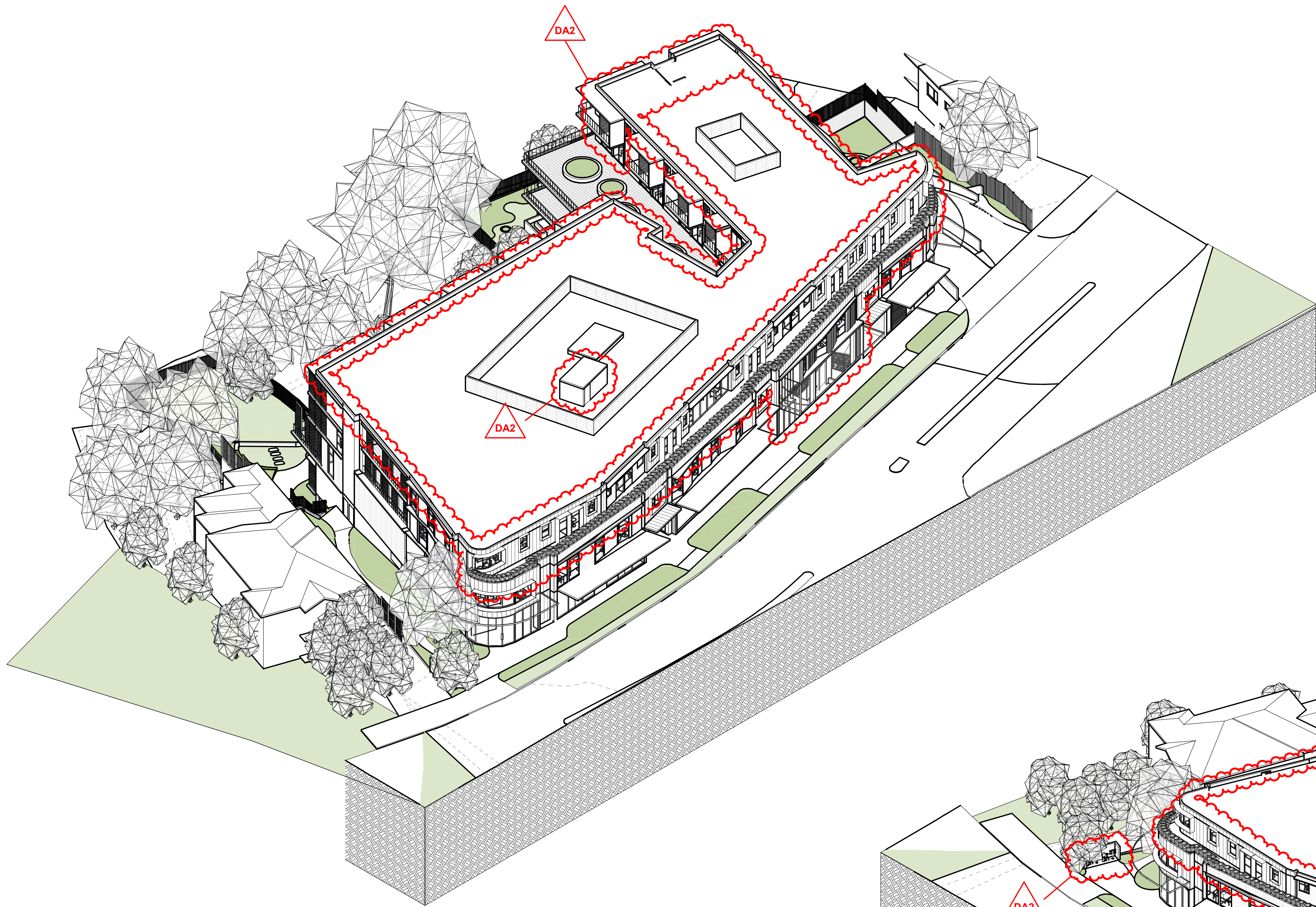
1 3D AERIAL VIEW - NORTH EAST
SCALE

2 3D AERIAL VIEW - SOUTH EAST
SCALE

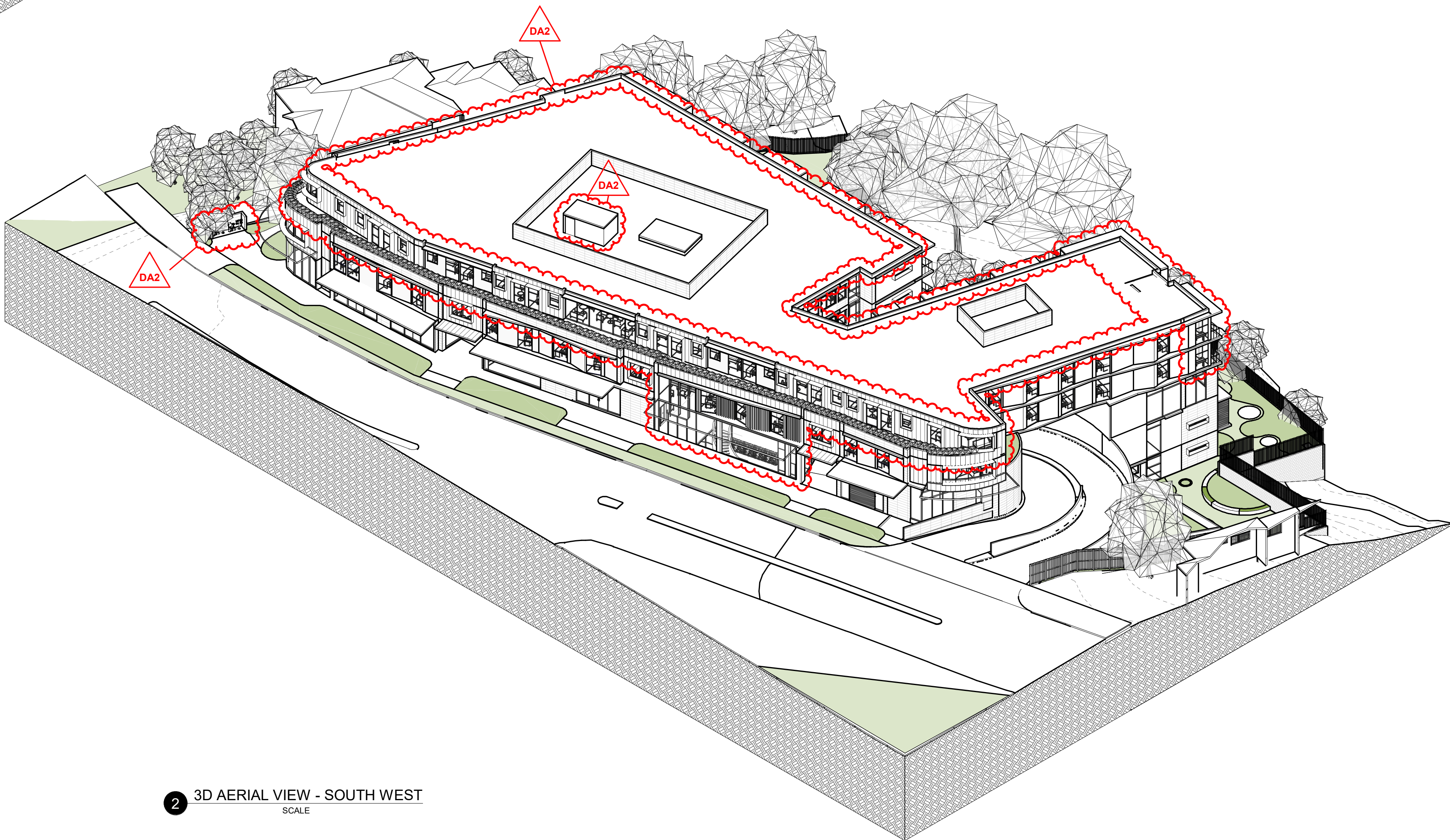
DRAWING TITLE
3D VIEWS - AERIAL 1

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	20-08-31	LOWERED GABION WALL	MDP	MR
DA3	20-09-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED, LANDSCAPE CALCULATIONS	MDP	MR
DA4	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA501	DA4
SCALE	As Indicated @ A1	
DRAWN		
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	



1 3D AERIAL VIEW - NORTH WEST
SCALE



2 3D AERIAL VIEW - SOUTH WEST
SCALE

NOTE

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REVISION DA2

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architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

3D VIEWS - AERIAL 2

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA502	DA2

SCALE	As indicated @ A1
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DRAWN	Author
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PROJECT PRINCIPLE	M. RALPH
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DATE	31.07.2020
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ACN: 001 595 268 ABN: 44 001 595 268 mdp@ondesign@mdpa.com.au
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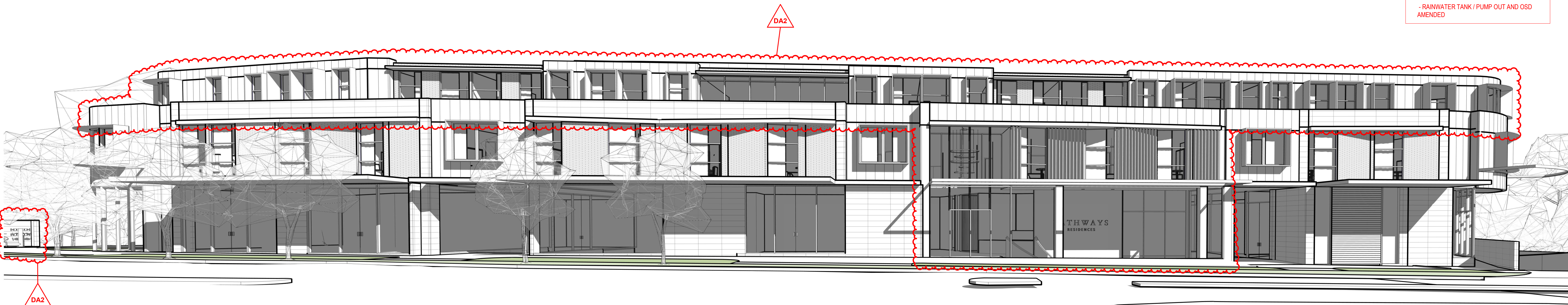
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NOTE

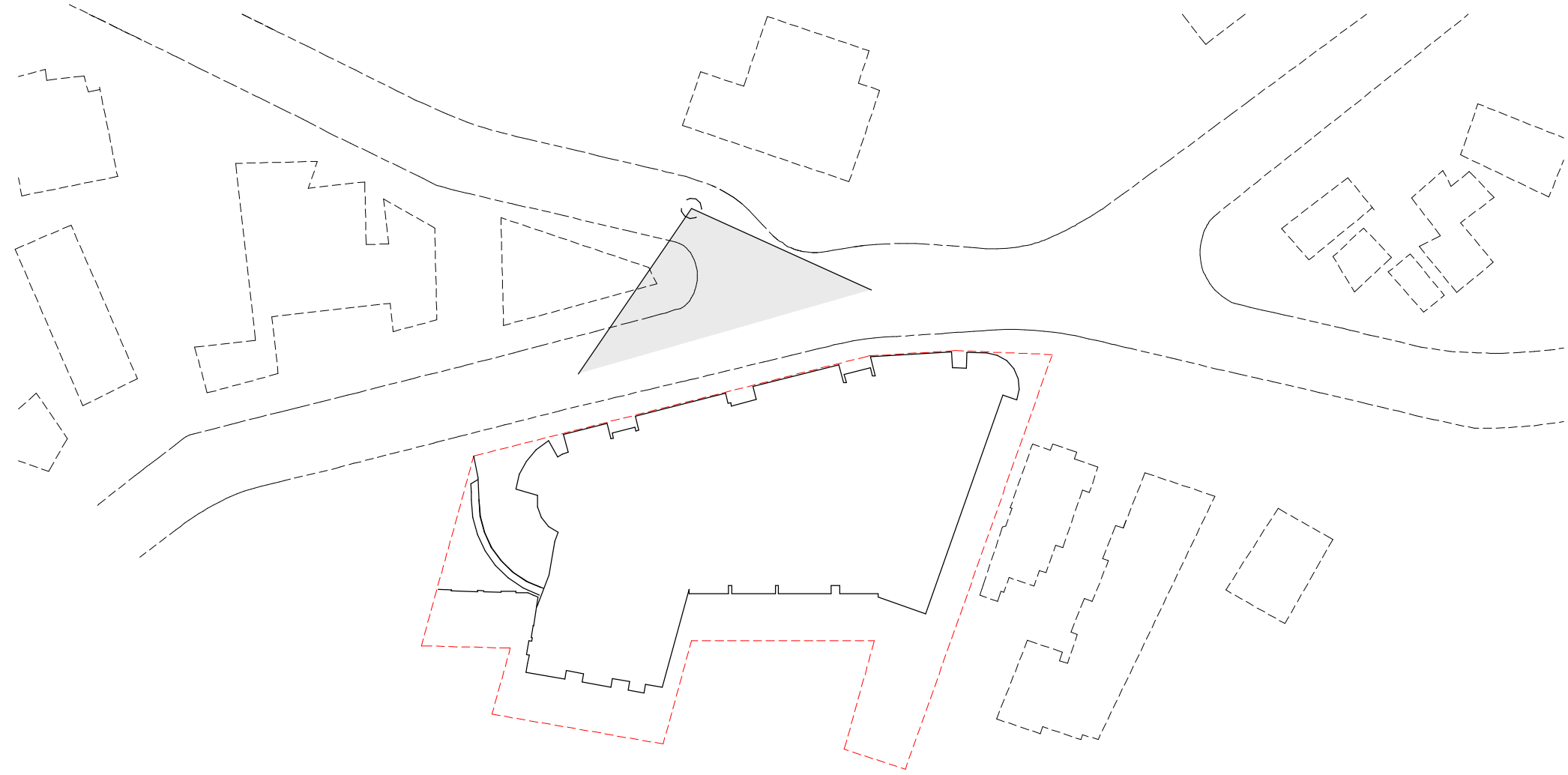
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REVISION DA2

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- RAINWATER TANK / PUMP OUT AND OSD AMENDED



1 PEDESTRIAN VIEW - KENNETH STREET LOOKING EAST
SCALE

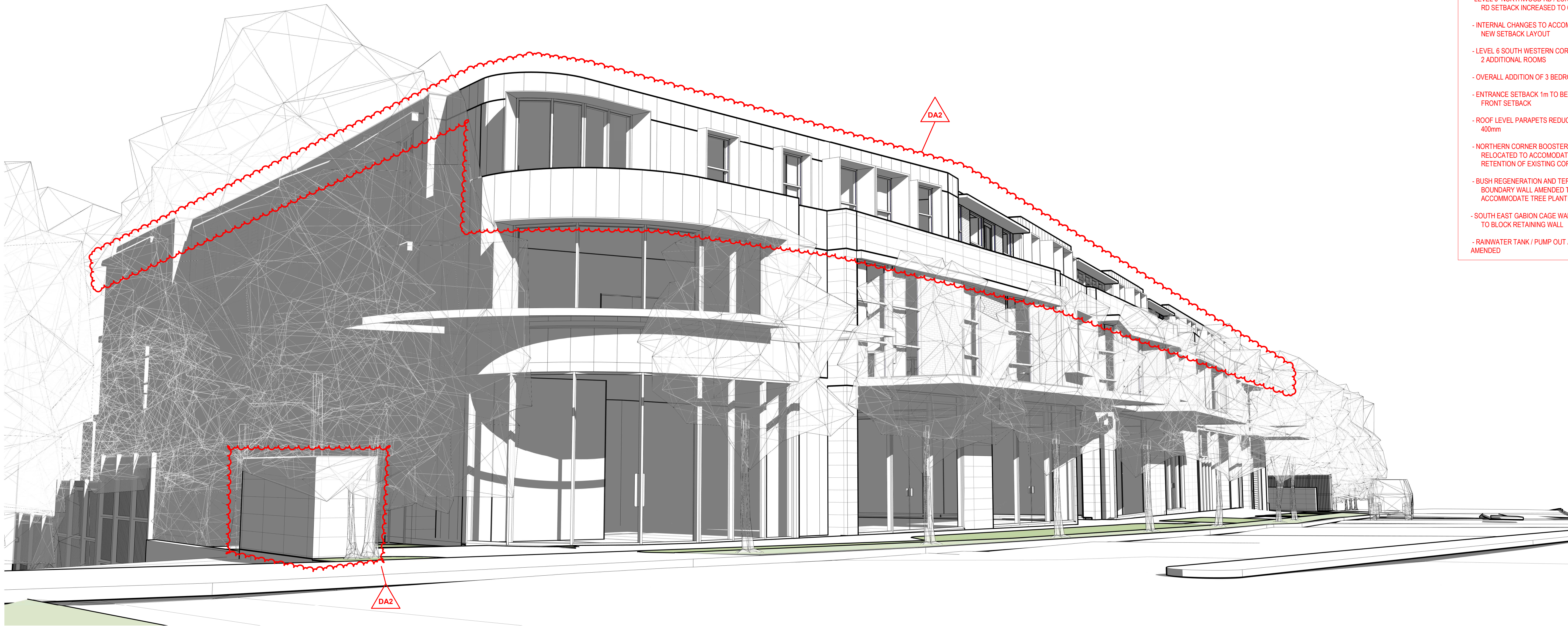


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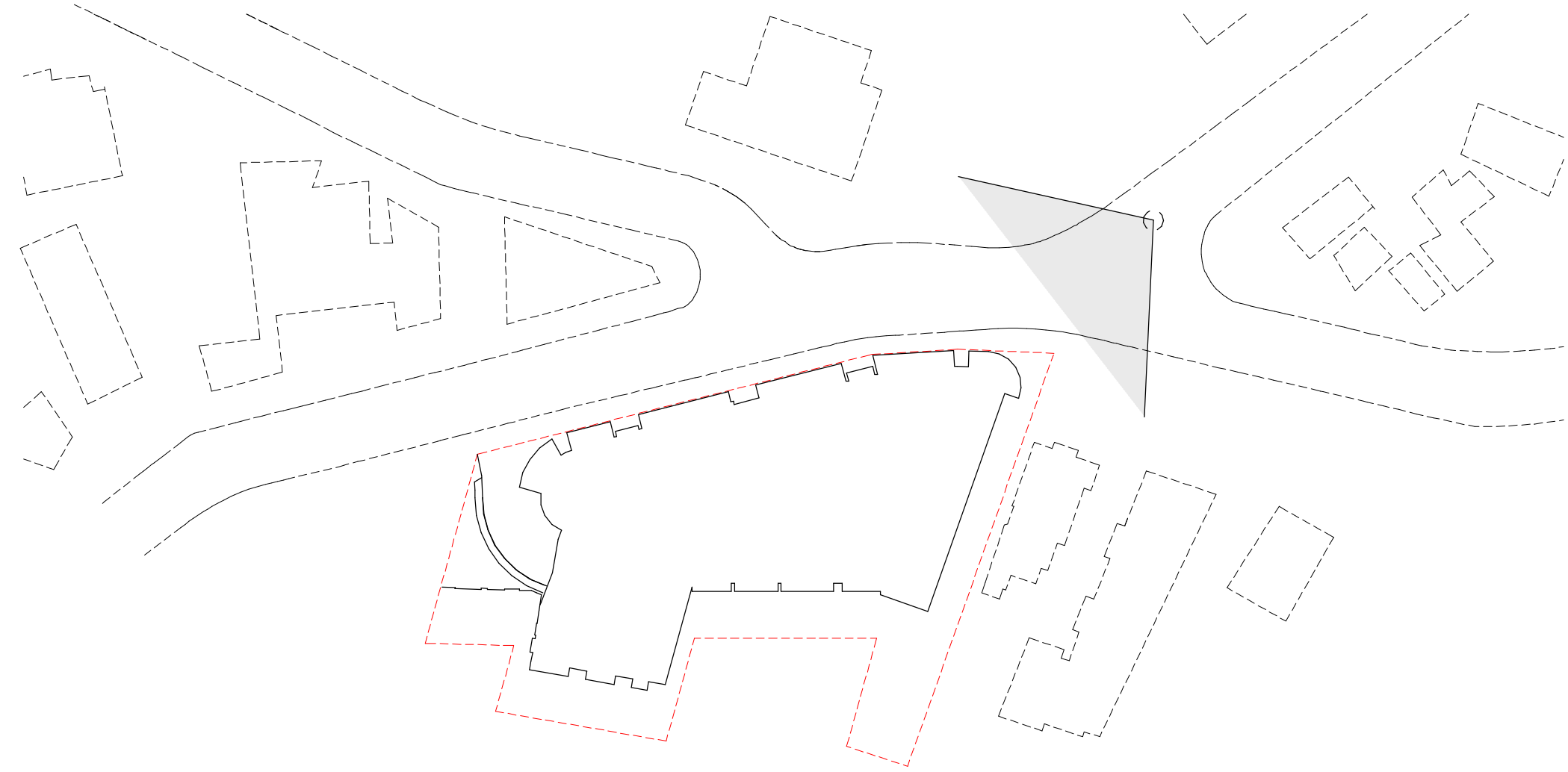
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REVISION DA2

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- OVERALL ADDITION OF 3 BEDROOMS
- ENTRANCE SETBACK 1m TO BE IN LINE WITH FRONT SETBACK
- ROOF LEVEL PARAPETS REDUCED TO 400mm
- NORTHERN CORNER BOOSTER VALVES RELOCATED TO ACCOMMODATE RETENTION OF EXISTING CORNER TREES
- BUSH REGENERATION AND TERRACE BOUNDARY WALL AMENDED TO ACCOMMODATE TREE PLANTING
- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED



1 PEDESTRIAN VIEW - RIVER ROAD W LOOKING SOUTH
SCALE



NOTE

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

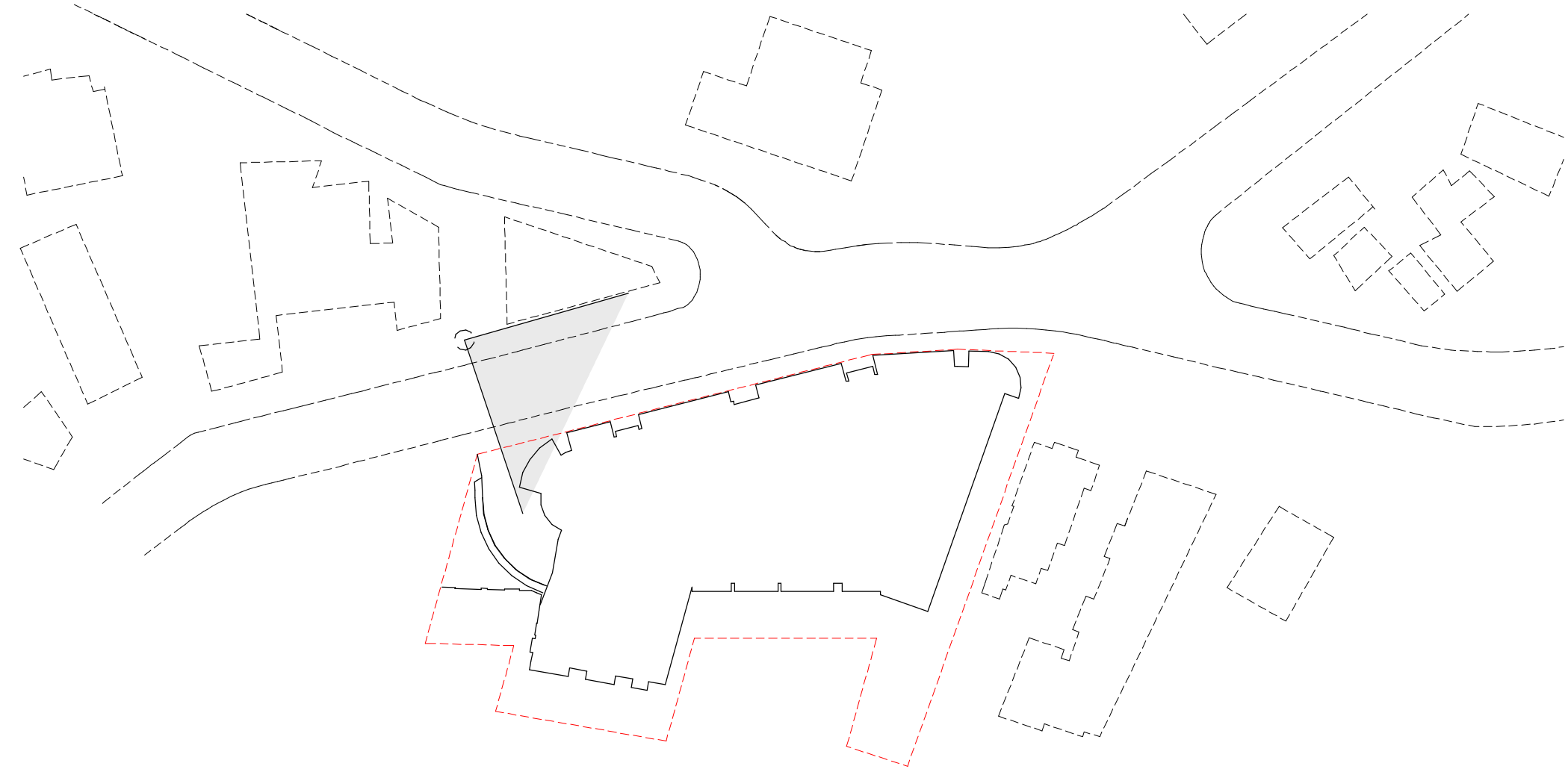
REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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1 PEDESTRIAN VIEW - OPPOSITE NORTHWOOD ROAD LOOKING NORTH

SCALE



architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

3D VIEW - PEDESTRIAN VIEW 3

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA505	DA2

SCALE	As indicated @ A1
DRAWN	Author
PROJECT PRINCIPLE	M. RALPH
DATE	31.07.2020

Morrison
Design
Partnership
architects
Since 1969



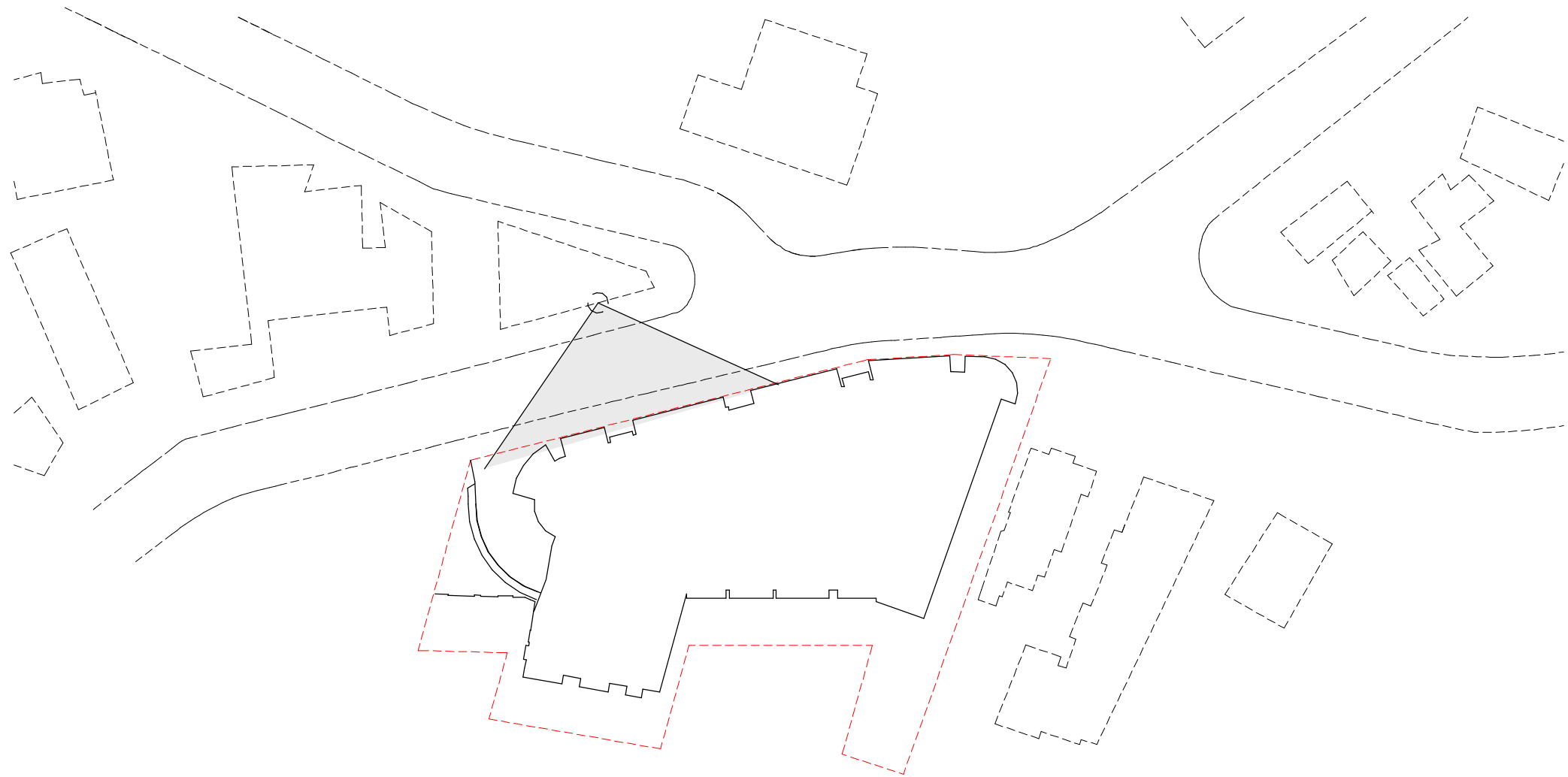
1 PEDESTRIAN VIEW - SOUTHERN VIEW CORRIDOR
SCALE

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 8 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
- OVERALL ADDITION OF 3 BEDROOMS
- ENTRANCE SETBACK 1m TO BE IN LINE WITH FRONT SETBACK
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NOTE

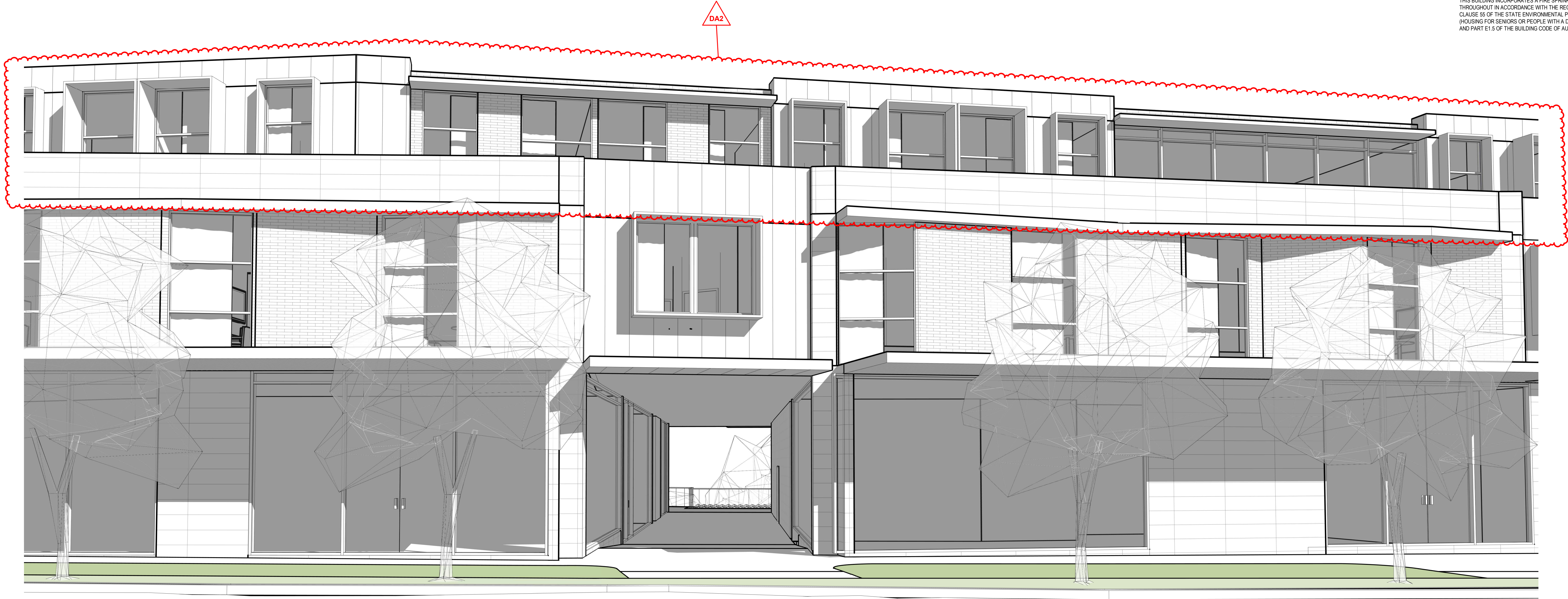
THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019



NOTE

THIS BUILDING INCORPORATES A FIRE SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 55 OF THE STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AND PART E1.5 OF THE BUILDING CODE OF AUSTRALIA 2019

DA2

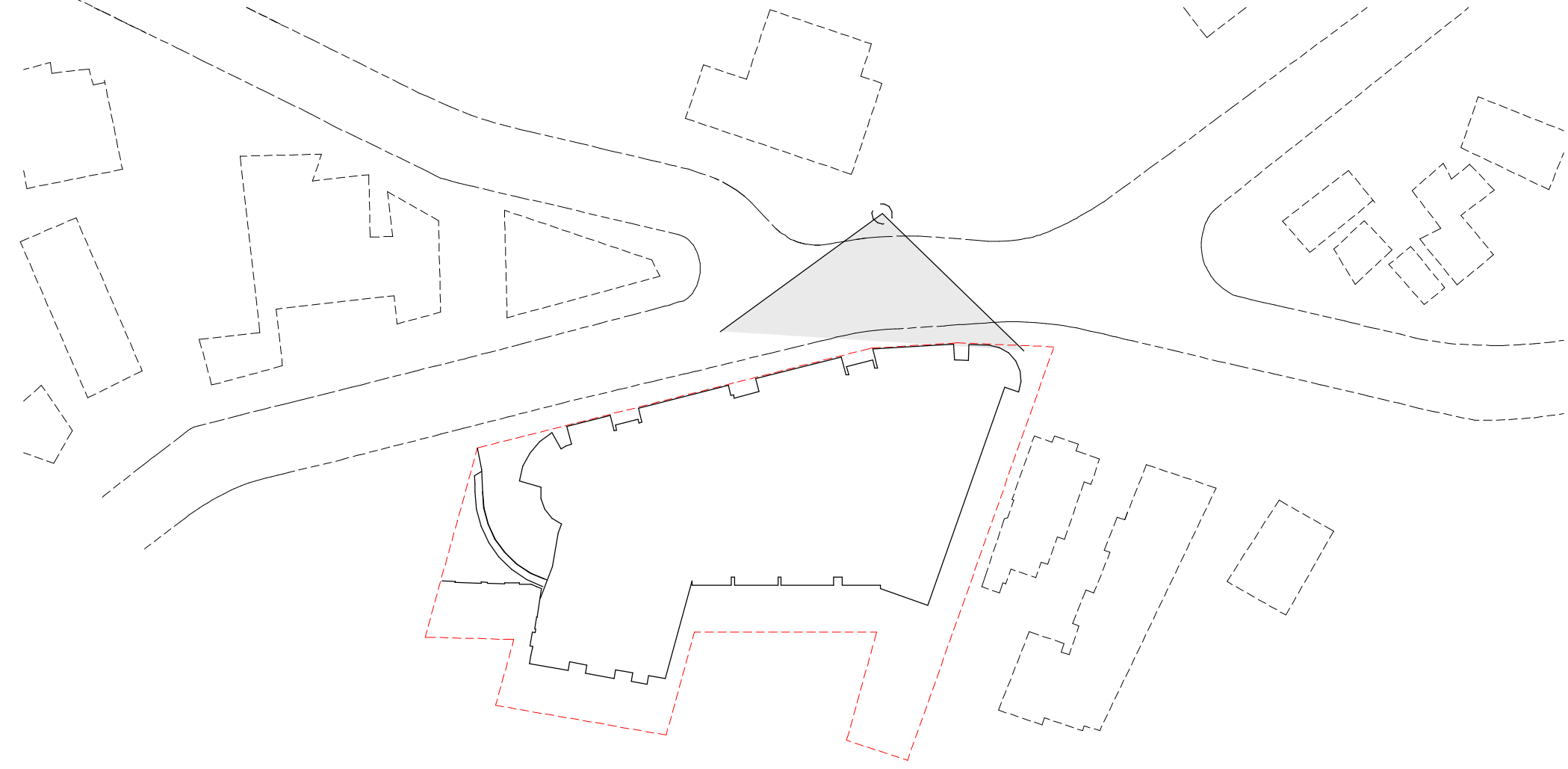


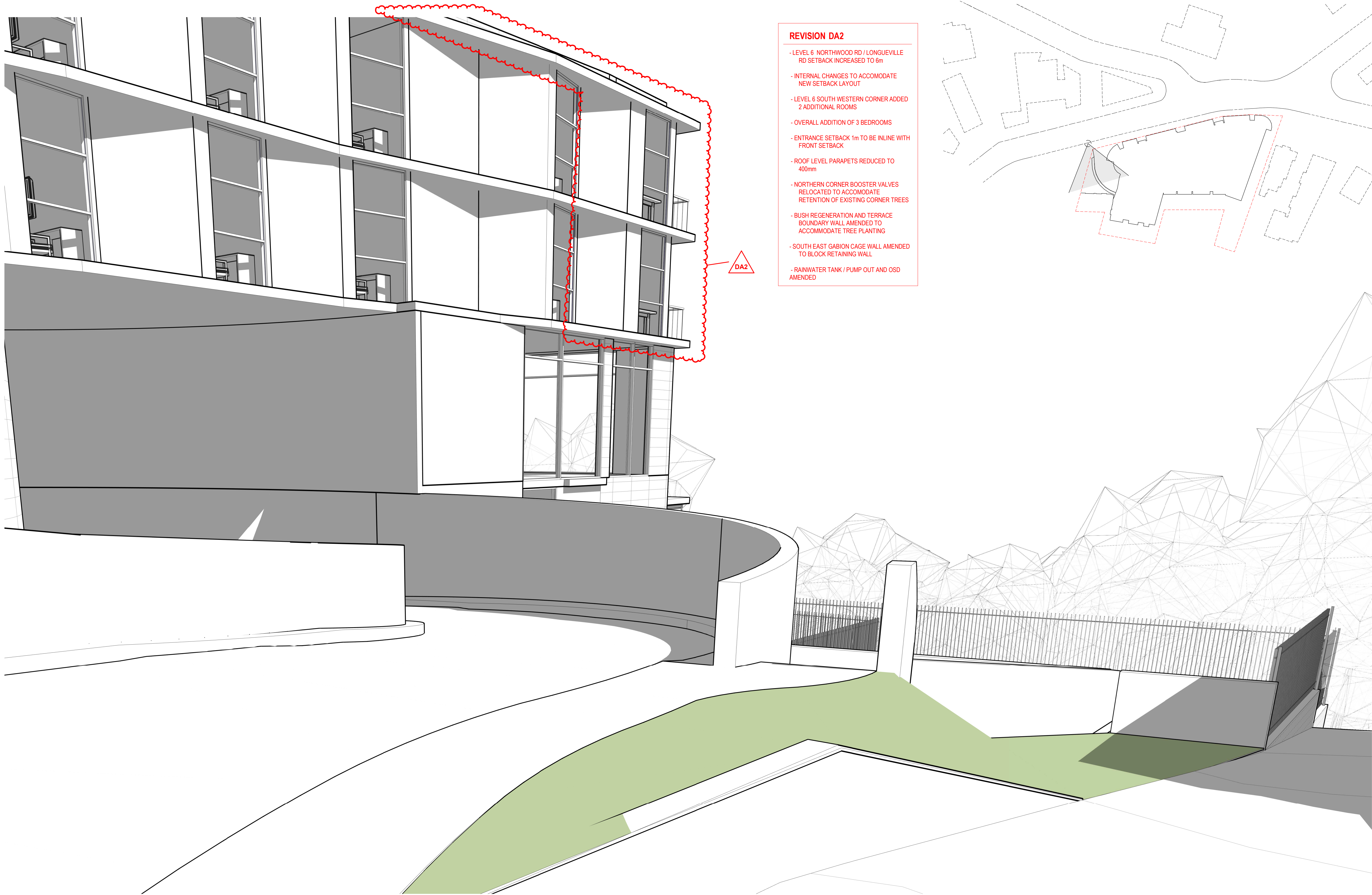
1 PEDESTRIAN VIEW - NORTHERN VIEW CORRIDOR

SCALE

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
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1 PEDESTRIAN VIEW - SOUTH OF DRIVEWAY LOOKING ALONG SOUTHERN BOUNDARY
SCALE

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
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NOTE

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CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

3D VIEW - PEDESTRIAN VIEW 6

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA508	DA2

SCALE As indicated @ A1

DRAWN Author

PROJECT PRINCIPLE M. RALPH

DATE 31.07.2020

architecture
interior design
project management

NSW A/B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 morm@ondesign@mdpa.com.au
Suite 302/69 Christie Street St. Leonards NSW 2065 | 02 99665546 | www.mdpa.com.au

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Design
Partnership
ARCHITECTS
Since 1969



VIEW FROM NORTHWOOD DRIVE
NO PARAPET ON ROOF LEVEL



VIEW FROM NORTHWOOD DRIVE
400mm PARAPET ON ROOF LEVEL



VIEW FROM NORTHWOOD DRIVE
800mm PARAPET ON ROOF LEVEL

DA1

REVISION DA1

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NOTE

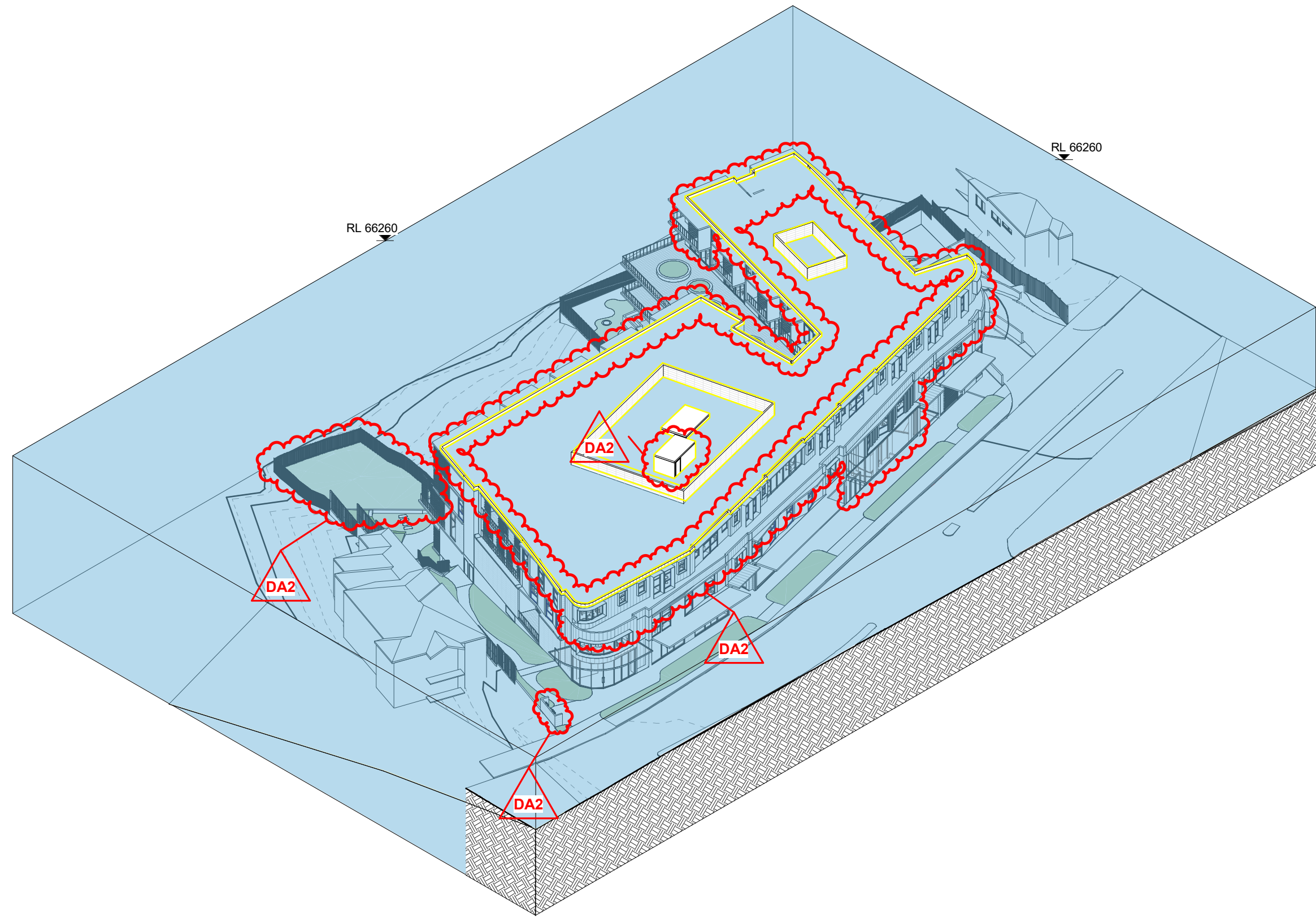
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LEGEND

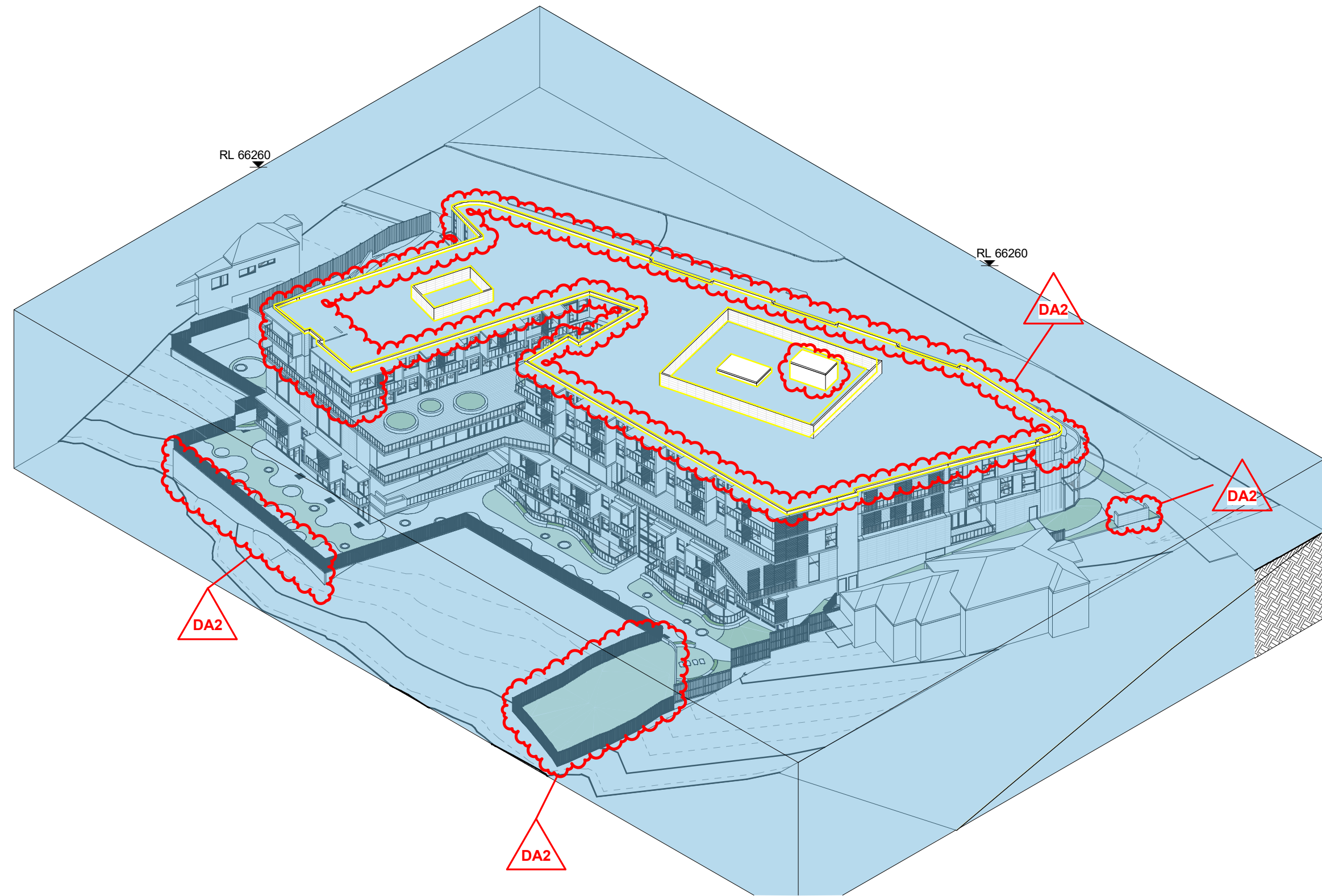
- RL 66250 HEIGHT PLANE
- BUILDING ELEMENTS PROTRUDING THE HEIGHT PLANE

REVISION DA2

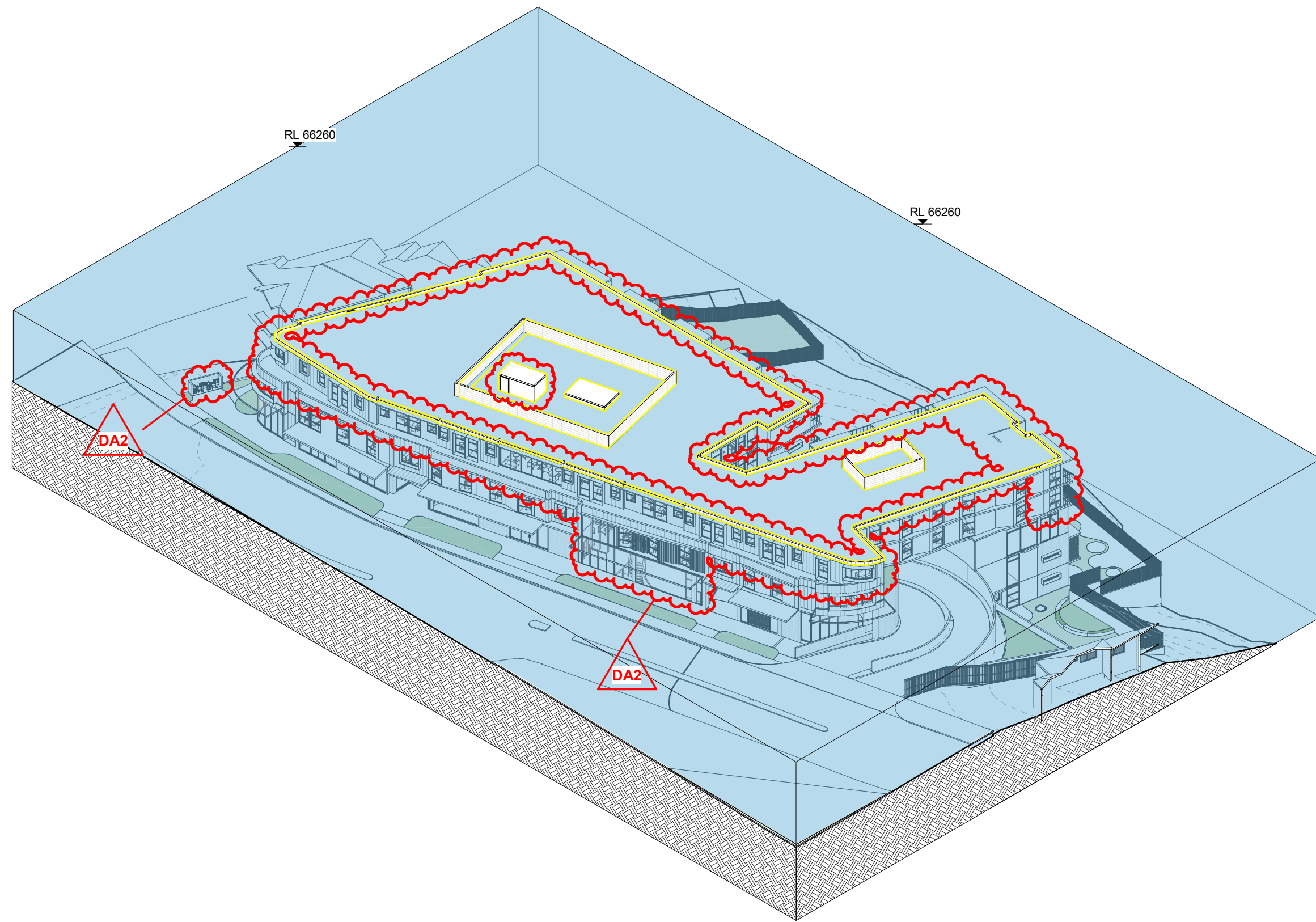
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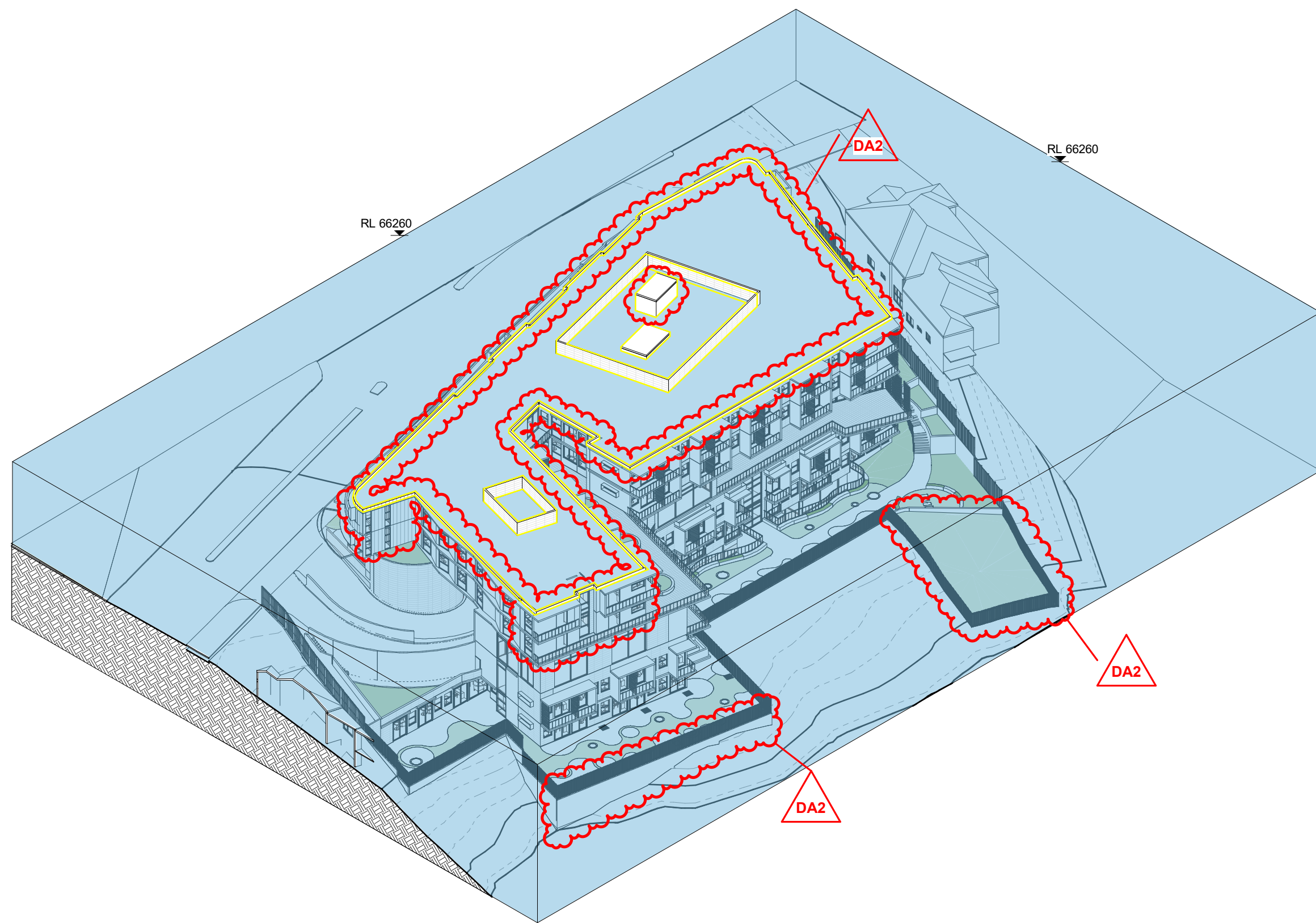
2 Height Plane- Aerial - North West
SCALE



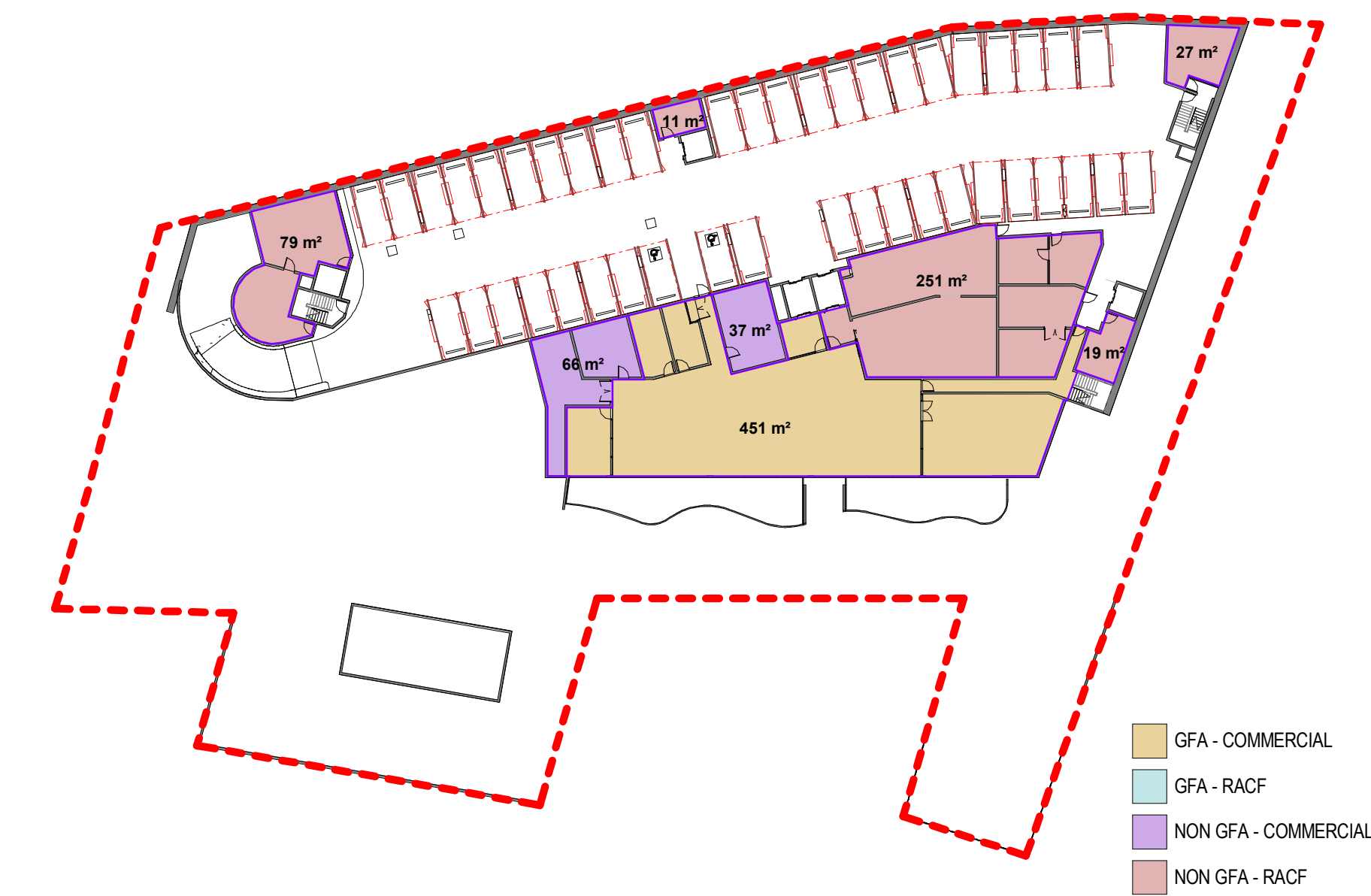
1 Height Plane- Aerial - North East
SCALE



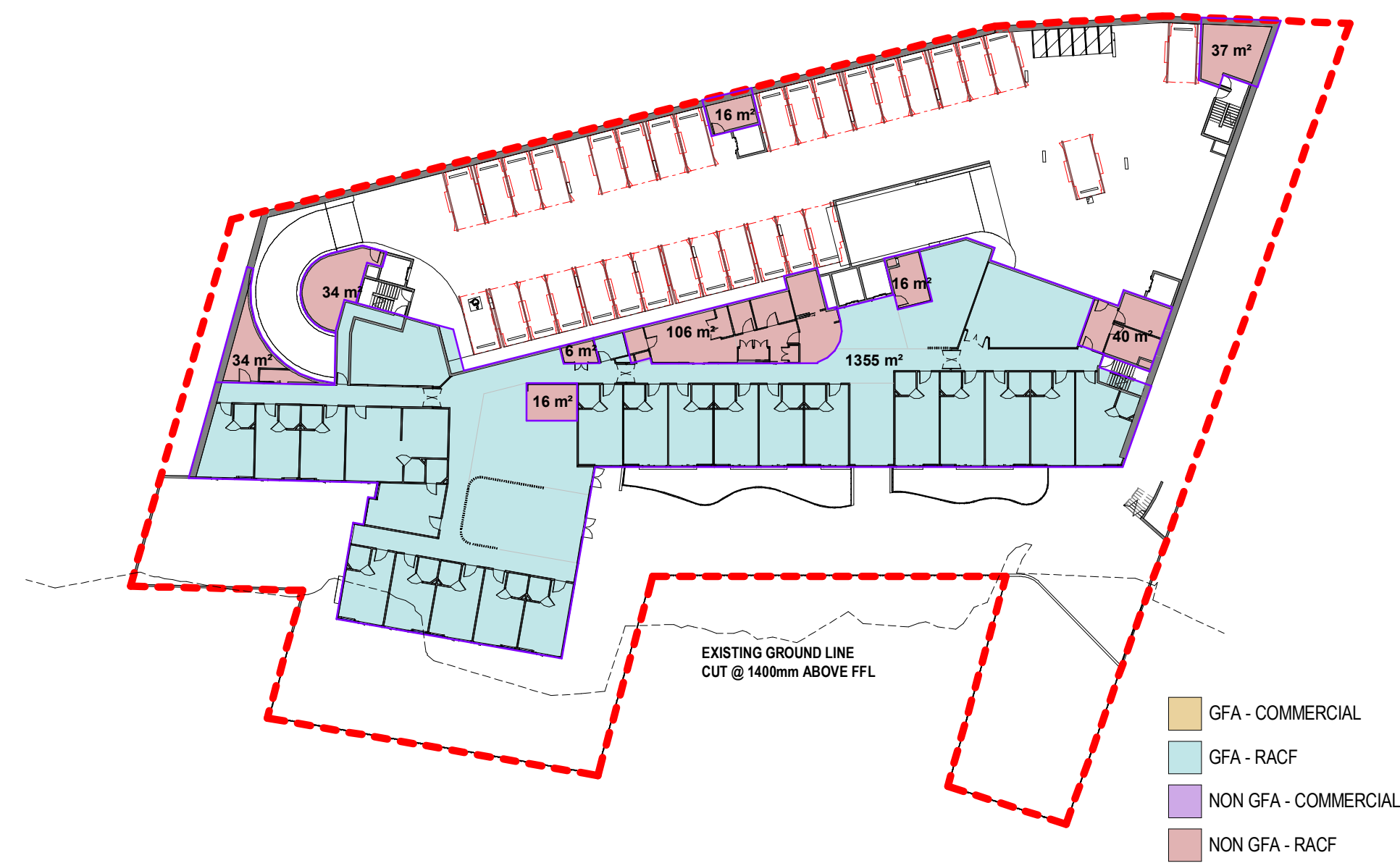
4 Height Plane- Aerial - South West
SCALE



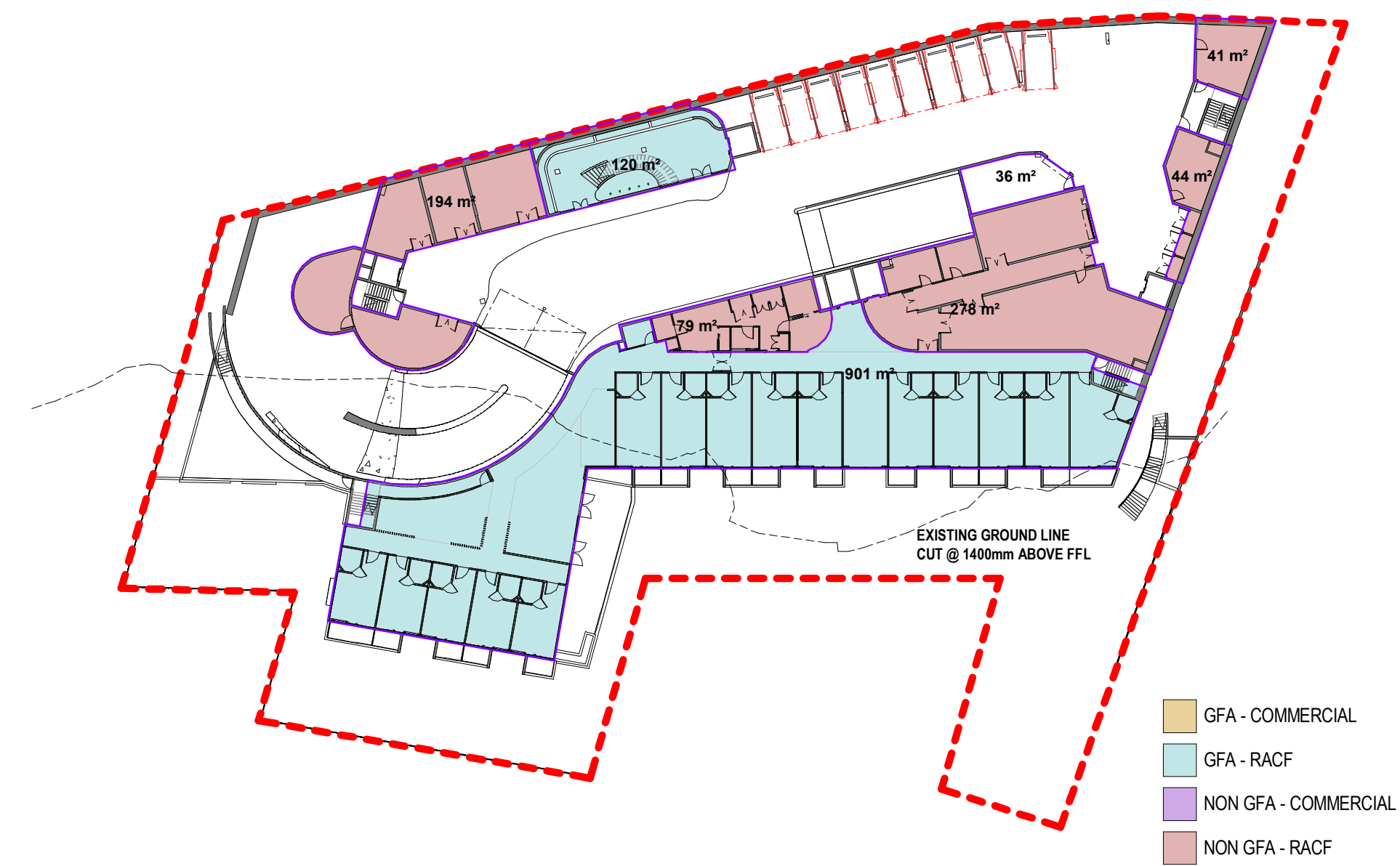
3 Height Plane- Aerial - South East
SCALE



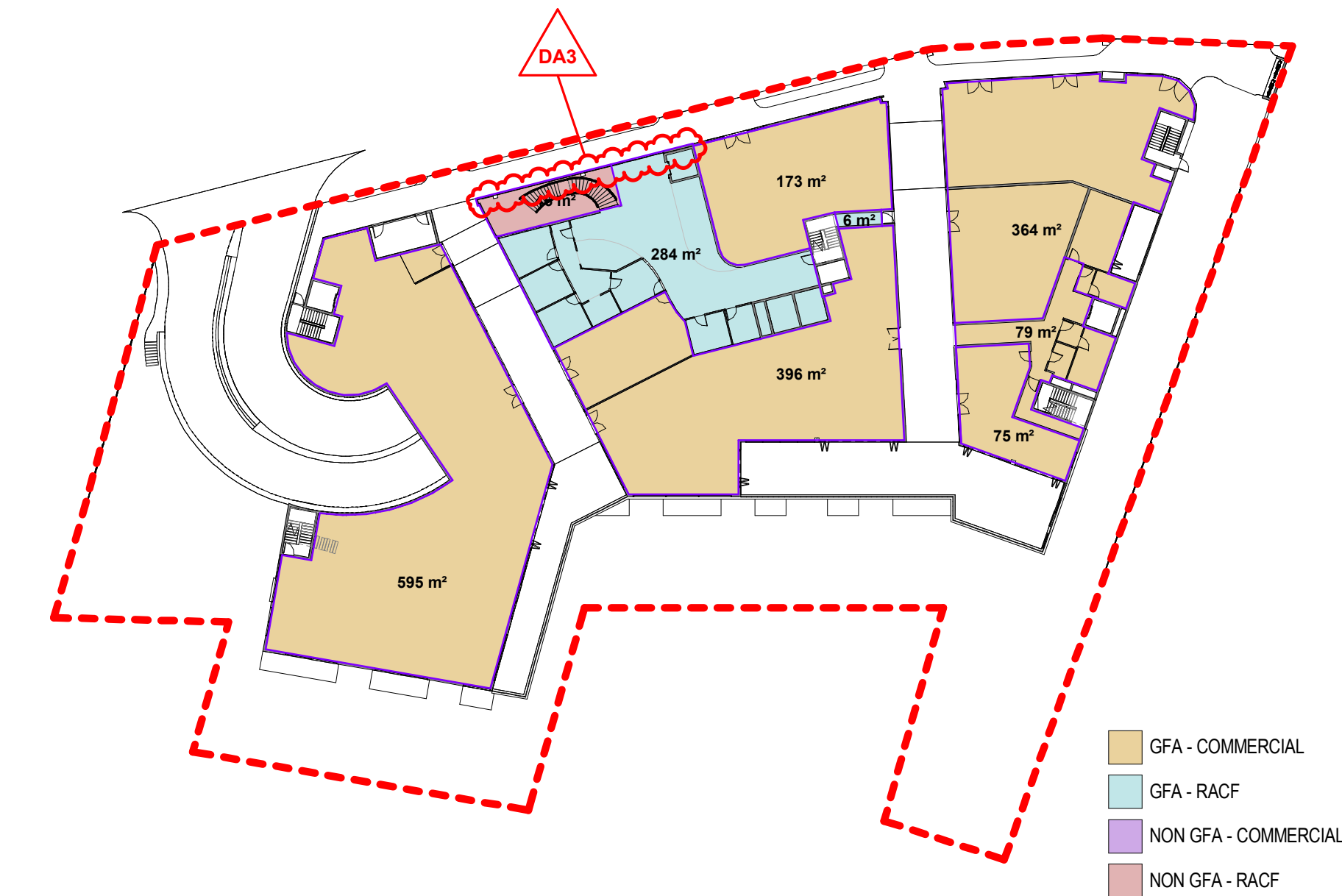
1 BASEMENT LEVEL
SCALE 1 : 500



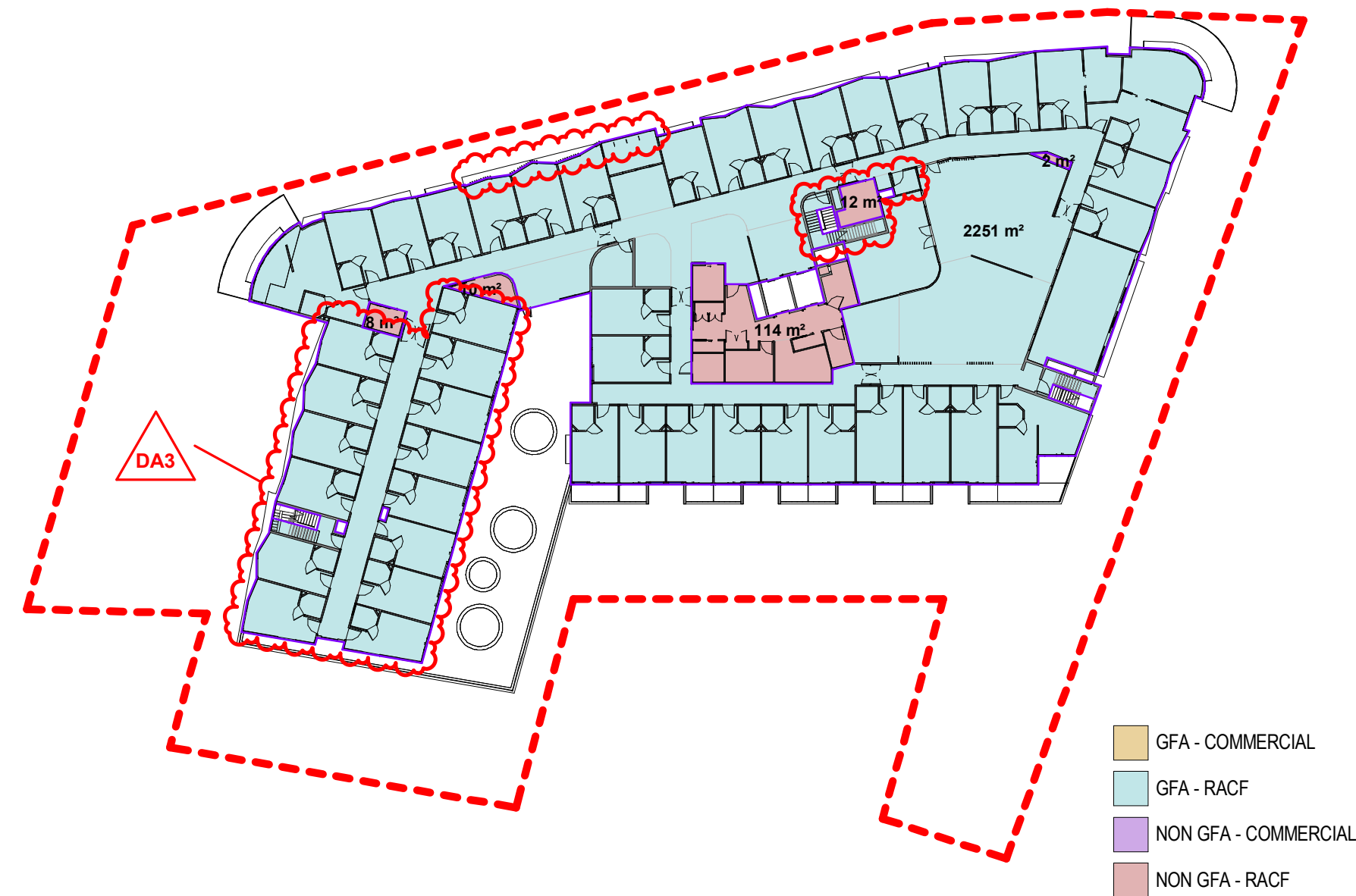
2 LEVEL 2
SCALE 1 : 500



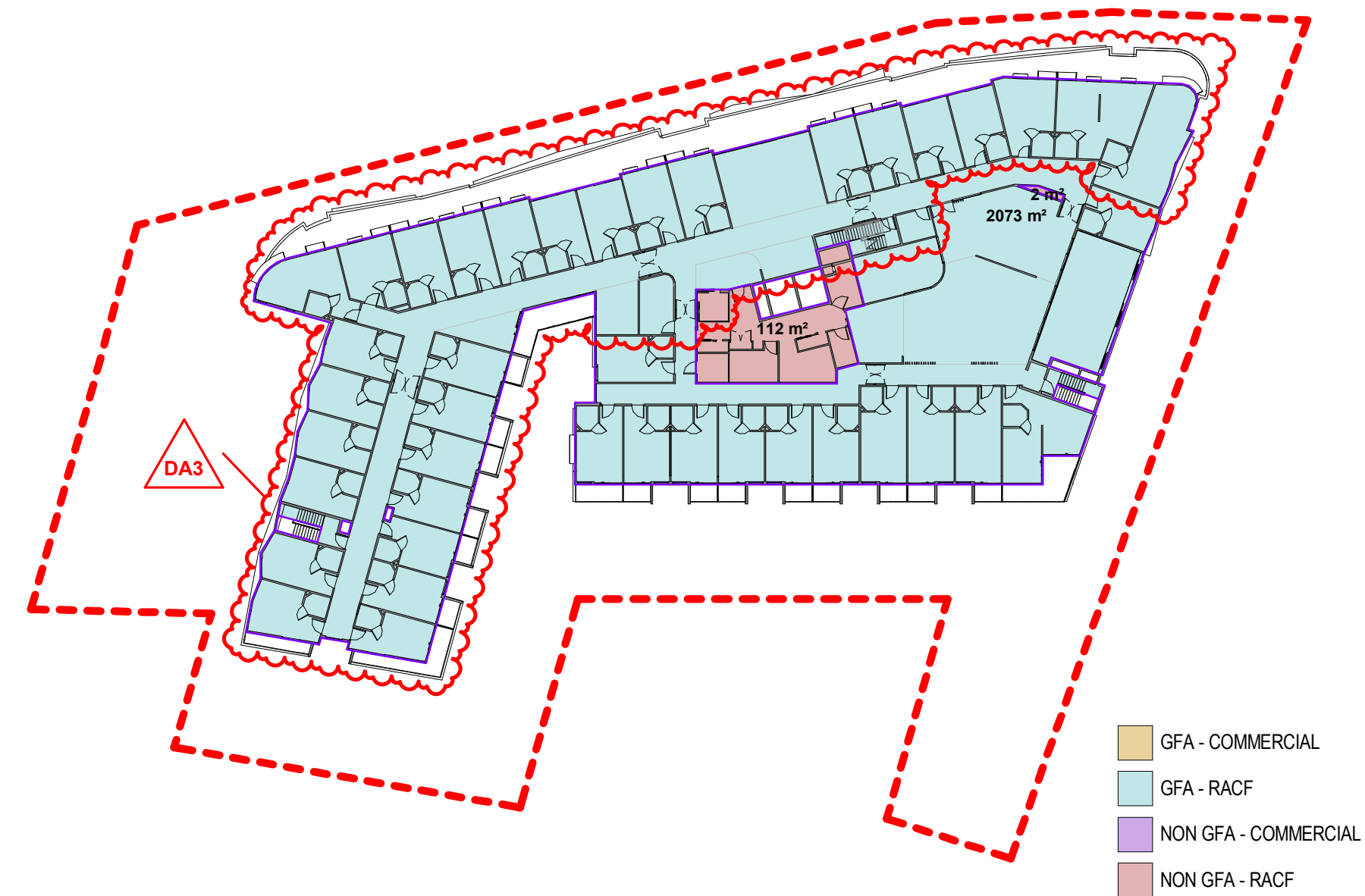
3 LEVEL 3
SCALE 1 : 500



4 LEVEL 4 - GROUND FLOOR
SCALE 1 : 500



5 LEVEL 5
SCALE 1 : 500



6 LEVEL 6
SCALE 1 : 500

REVISION DA3

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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GROSS FLOOR AREA SCHEDULE		
Level	Name	Area
BASEMENT LEVEL	GFA - COMMERCIAL	451 m²
LEVEL 2	GFA - RACF	1355 m²
LEVEL 3	GFA - RACF	901 m²
LEVEL 3	GFA - RACF	120 m²
LEVEL 4 - NORTHWOOD RD	GFA - RACF	284 m²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	173 m²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	396 m²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	364 m²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	75 m²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	79 m²
LEVEL 4 - NORTHWOOD RD	GFA - COMMERCIAL	595 m²
LEVEL 4 - NORTHWOOD RD	GFA - RACF	6 m²
LEVEL 5	GFA - RACF	2251 m²
LEVEL 6	GFA - RACF	2073 m²

GFA - RACF TOTAL		
Name	Area	FSR
GFA - RACF	6991 m²	1.40

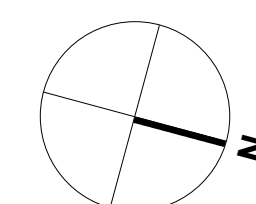
GFA - COMMERCIAL TOTAL		
Name	Area	FSR
GFA - COMMERCIAL	2132 m²	0.43

SITE AREA		5003 m²
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GFA - TOTAL		
Name	Area	FSR
	9123 m²	1.82

NOTE

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REV DATE	AMENDMENT	INITIALS	CHECK
DA1 20-08-18	DA ISSUE	MDP	MR
DA2 20-10-29	COUNCIL REQUESTED CHANGES TO AREA PLANS	JY	MR
DA3 21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA801	DA3
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	



CLIENT

PATHWAYS

RESIDENCES

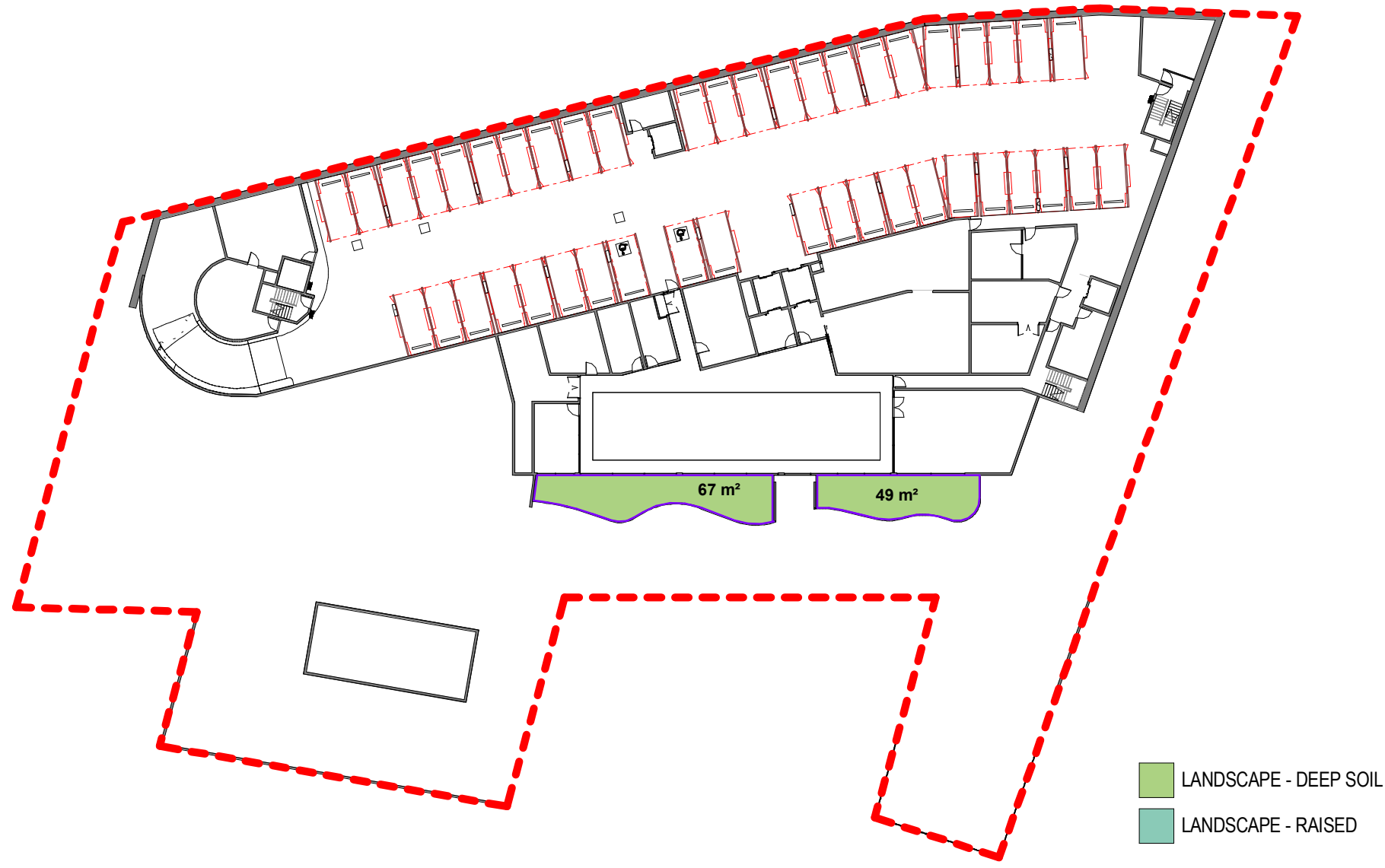
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

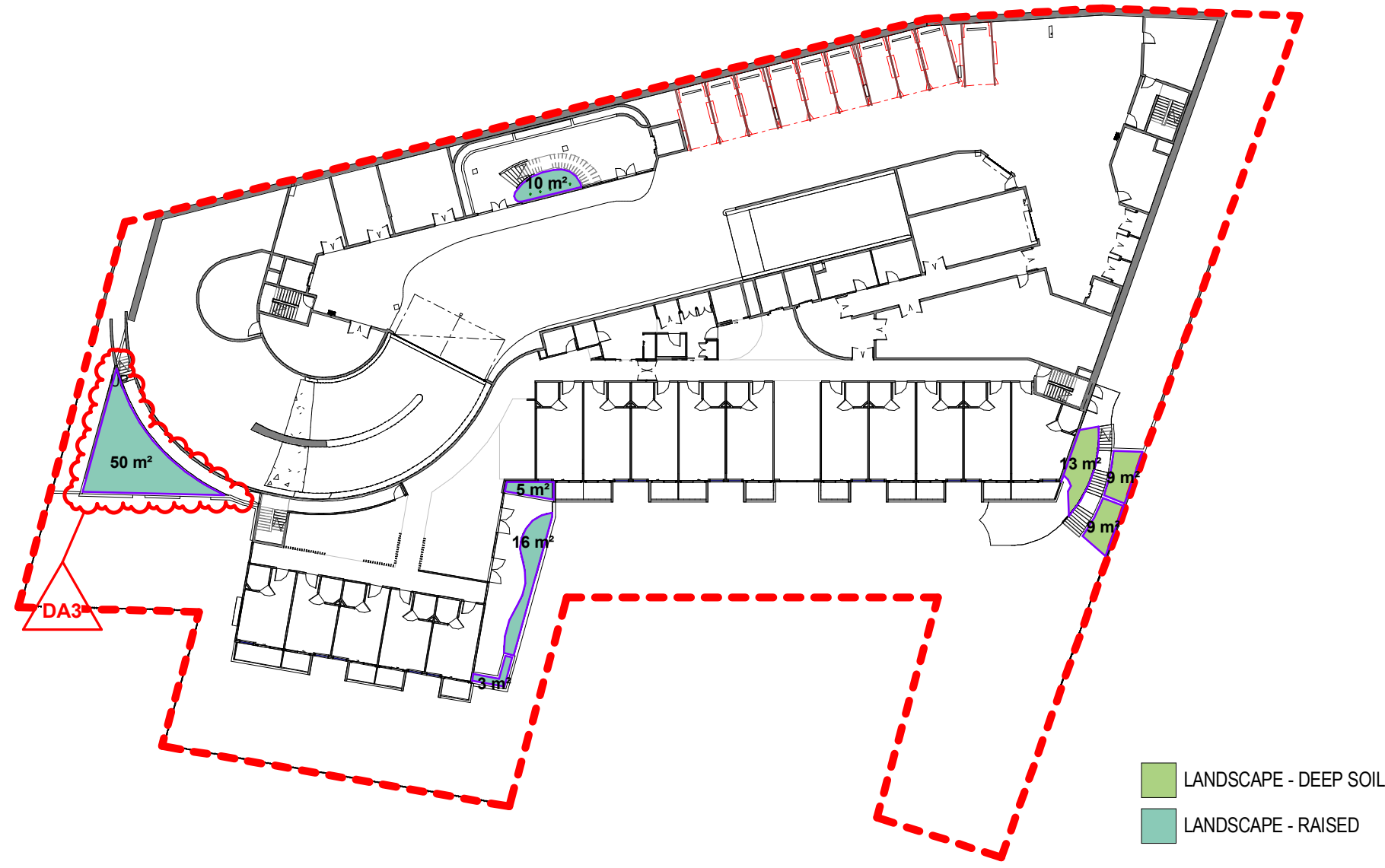
AREA PLAN - FSR



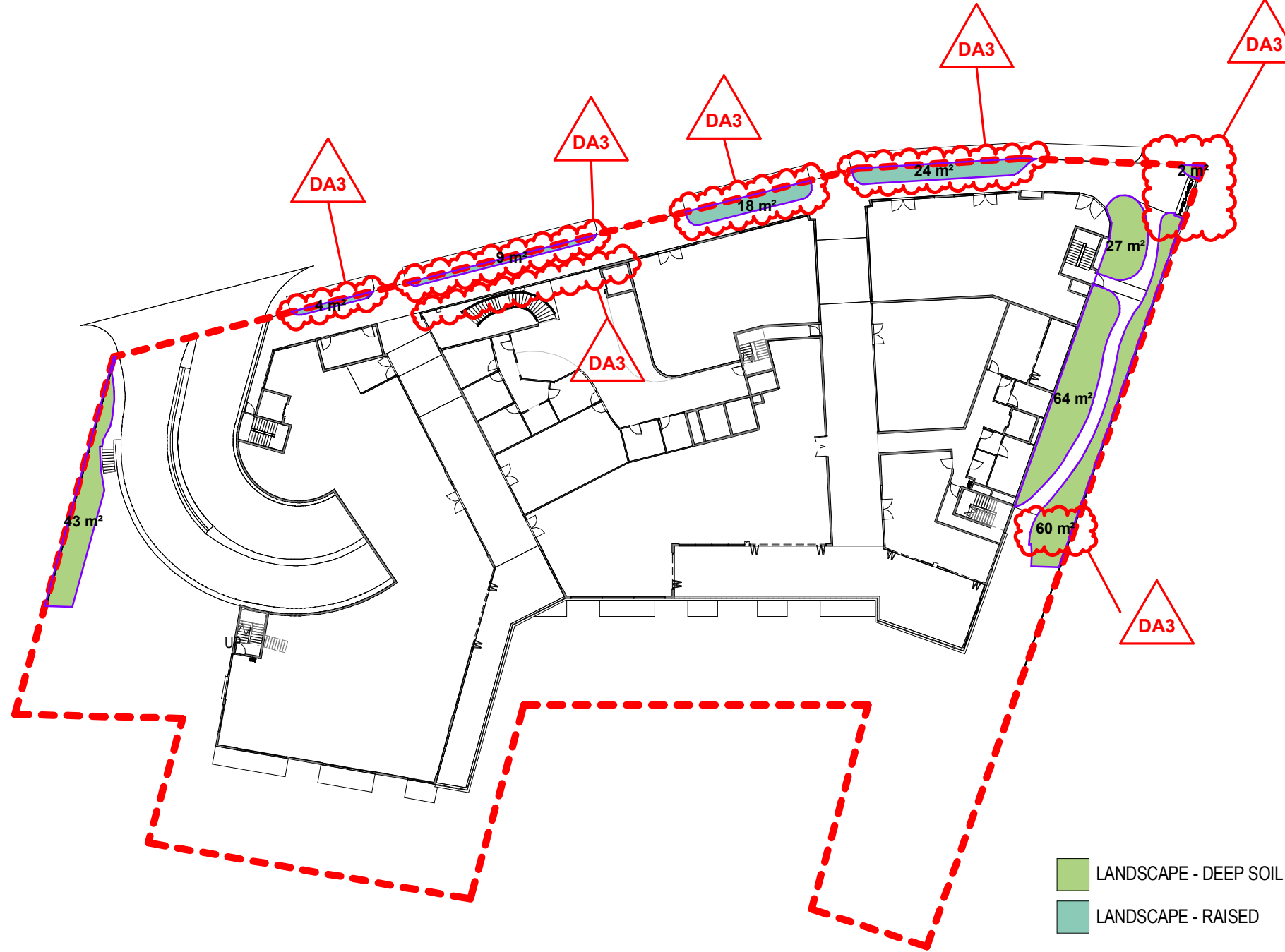
1 LEVEL 1 - BASEMENT
SCALE 1 : 500



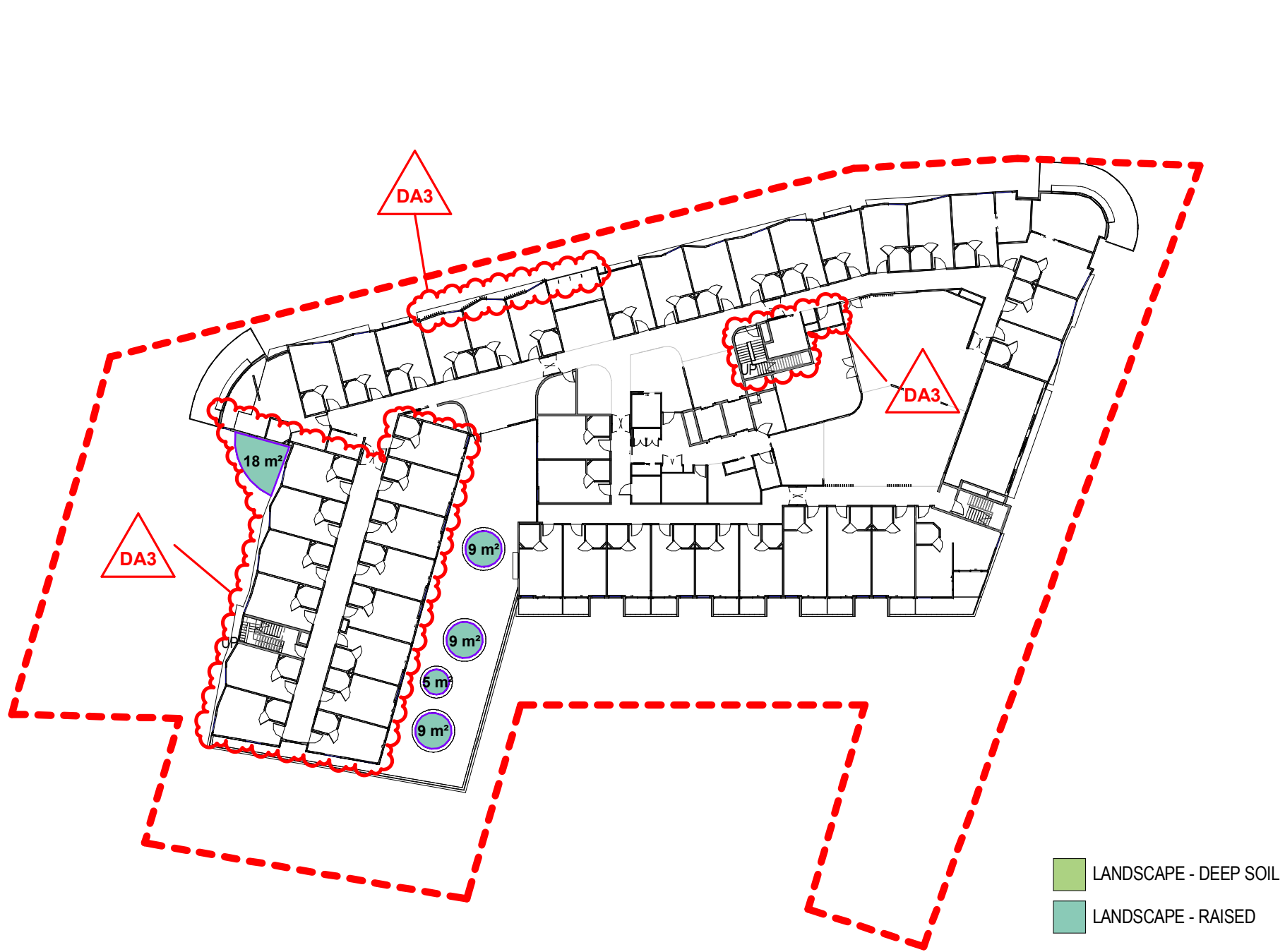
2 LEVEL 2
SCALE 1 : 500



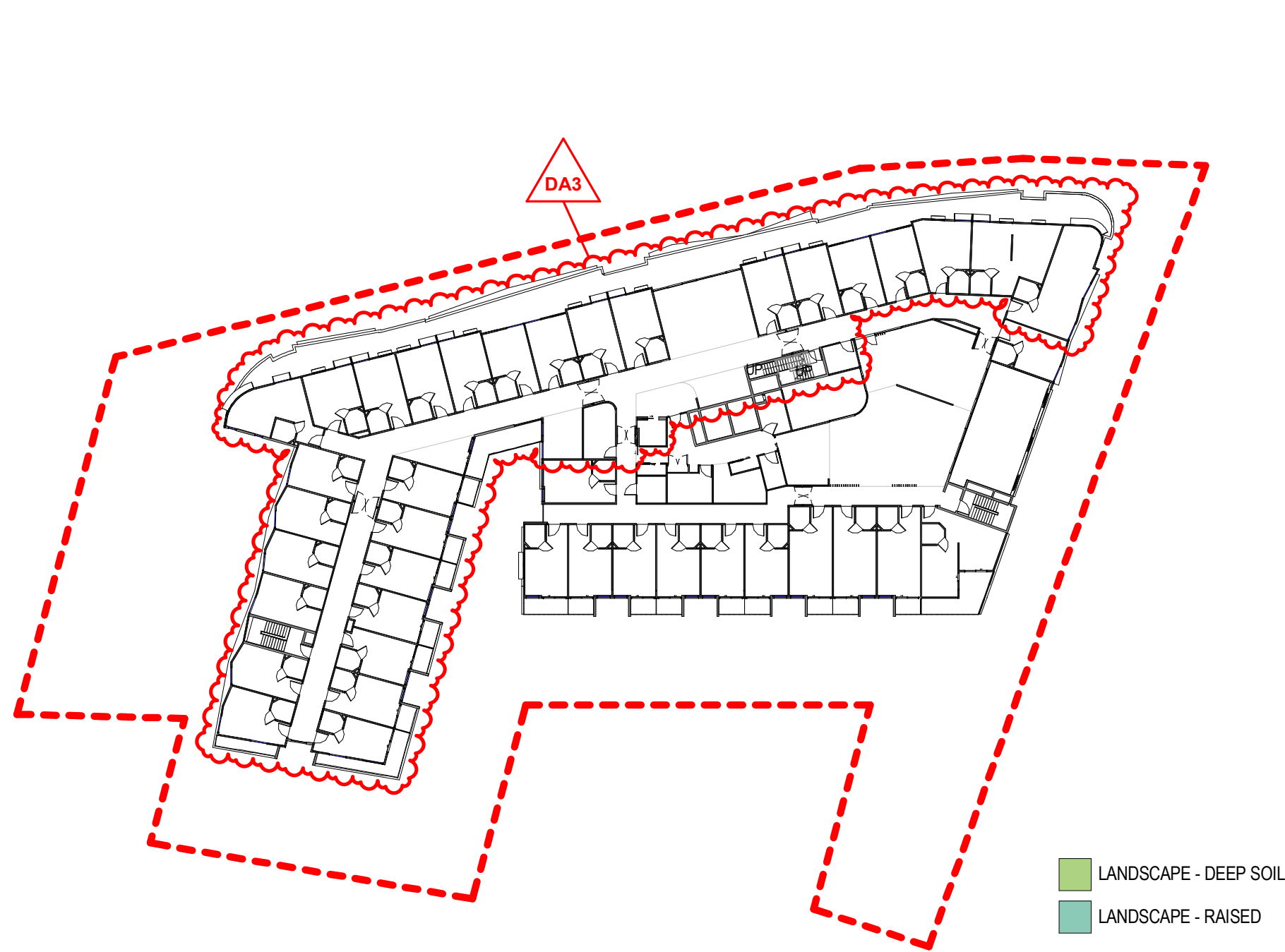
3 LEVEL 3
SCALE 1 : 500



4 LEVEL 4 - GROUND FLOOR
SCALE 1 : 500



5 LEVEL 5
SCALE 1 : 500



6 LEVEL 6
SCALE 1 : 500

REVISION DA3

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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Area Schedule (Area - Landscape)

Level	Name	Area
BASEMENT LEVEL	LANDSCAPE - DEEP SOIL	67 m²
BASEMENT LEVEL	LANDSCAPE - DEEP SOIL	49 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	470 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	4 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	51 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	66 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	154 m²
LEVEL 2	LANDSCAPE - DEEP SOIL	217 m²
LEVEL 3	LANDSCAPE - DEEP SOIL	9 m²
LEVEL 3	LANDSCAPE - DEEP SOIL	9 m²
LEVEL 3	LANDSCAPE - DEEP SOIL	13 m²
LEVEL 3	LANDSCAPE - RAISED	16 m²
LEVEL 3	LANDSCAPE - RAISED	10 m²
LEVEL 3	LANDSCAPE - RAISED	5 m²
LEVEL 3	LANDSCAPE - RAISED	3 m²
LEVEL 3	LANDSCAPE - RAISED	50 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	60 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	43 m²

Area Schedule (Area - Landscape)

Level	Name	Area
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	64 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	27 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - DEEP SOIL	2 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - RAISED	24 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - RAISED	18 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - RAISED	9 m²
LEVEL 4 - NORTHWOOD RD	LANDSCAPE - RAISED	4 m²
LEVEL 5	LANDSCAPE - RAISED	9 m²
LEVEL 5	LANDSCAPE - RAISED	9 m²
LEVEL 5	LANDSCAPE - RAISED	5 m²
LEVEL 5	LANDSCAPE - RAISED	9 m²
LEVEL 5	LANDSCAPE - RAISED	18 m²

LANDSCAPE - DEEP SOIL TOTAL

Name	Area	Ratio
LANDSCAPE - DEEP SOIL	1305 m²	0.26

LANDSCAPE - RAISED TOTAL

Name	Area	Ratio
LANDSCAPE - RAISED	187 m²	0.04

NOTE

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CLIENT

PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

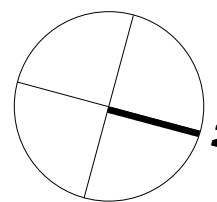
4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

AREA PLANS - LANDSCAPE - SITE
COVERAGE

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	20-08-25	EASTERN RETAINING WALL REMOVED, FENCE ABOVE LOWERED, LANDSCAPE CALCULATIONS	MDP	MR
DA3	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA802	DA3
SCALE	As indicated @ A1	
DRAWN		
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	



SITE AREA

5003 m²

PARKING

PARKING RATES - COMMERCIAL			
Name	Area	Rate	Parking Required
GFA - COMMERCIAL	2132 m²	1 SPACE PER 40m²	53.289477

PARKING RATES - RACF			
Mark	Count	Rate	Parking Required
BED	143	1 SPACE PER 10 BEDS	14.3

PARKING RATES - RACF STAFF			
Name	Count	Rate	Parking Required
STAFF	40	1 SPACE PER 2 STAFF	20
AMBULANCE		1 SPACE FOR AMBULANCE	1

REQUIRED PARKING TOTAL - 87 SPACES

PARKING SCHEDULE	
LEVEL	PARKING COUNT
BASEMENT LEVEL	44
LEVEL 2	32
LEVEL 3	10
Grand total: 86	

PARKING ALLOCATION SCHEDULE	
LEVEL	PARKING TYPE
BASEMENT	24 COMMERCIAL
BASEMENT	20 RACF STAFF
LEVEL 2	27 COMMERCIAL
LEVEL 2	5 RACF VISITOR
LEVEL 3	10 RACF VISITOR

BICYCLE

BICYCLE PARKING RATES	
Name	Spaces
COMMERCIAL VISITORS	12
COMMERCIAL STAFF	31
AGED CARE STAFF	10
REQUIRED BICYCLE PARKING TOTAL 53 SPACES	

BICYCLE PARKING SCHEDULE		
Level	Type Mark	Count
BASEMENT LEVEL	BICYCLE PARKING	12
LEVEL 2	BICYCLE PARKING	17
LEVEL 3	BICYCLE PARKING	36
PARKING TOTAL: 65		

BEDS

TOTAL BEDS	
Mark	Count
BED	143

TOTAL BEDROOMS		
LEVEL	CAREHOUSE	BED COUNT
LEVEL 2	BEDS	21
LEVEL 3	BEDS	15
LEVEL 5	BEDS	45
LEVEL 6	BEDS	41
TOTAL BEDROOMS		122

NOTE

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REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m

- INTERNAL CHANGES TO ACCOMODATE NEW SETBACK LAYOUT

- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS

- OVERALL ADDITION OF 3 BEDROOMS

- ENTRANCE SETBACK 1m TO BE INLINE WITH FRONT SETBACK

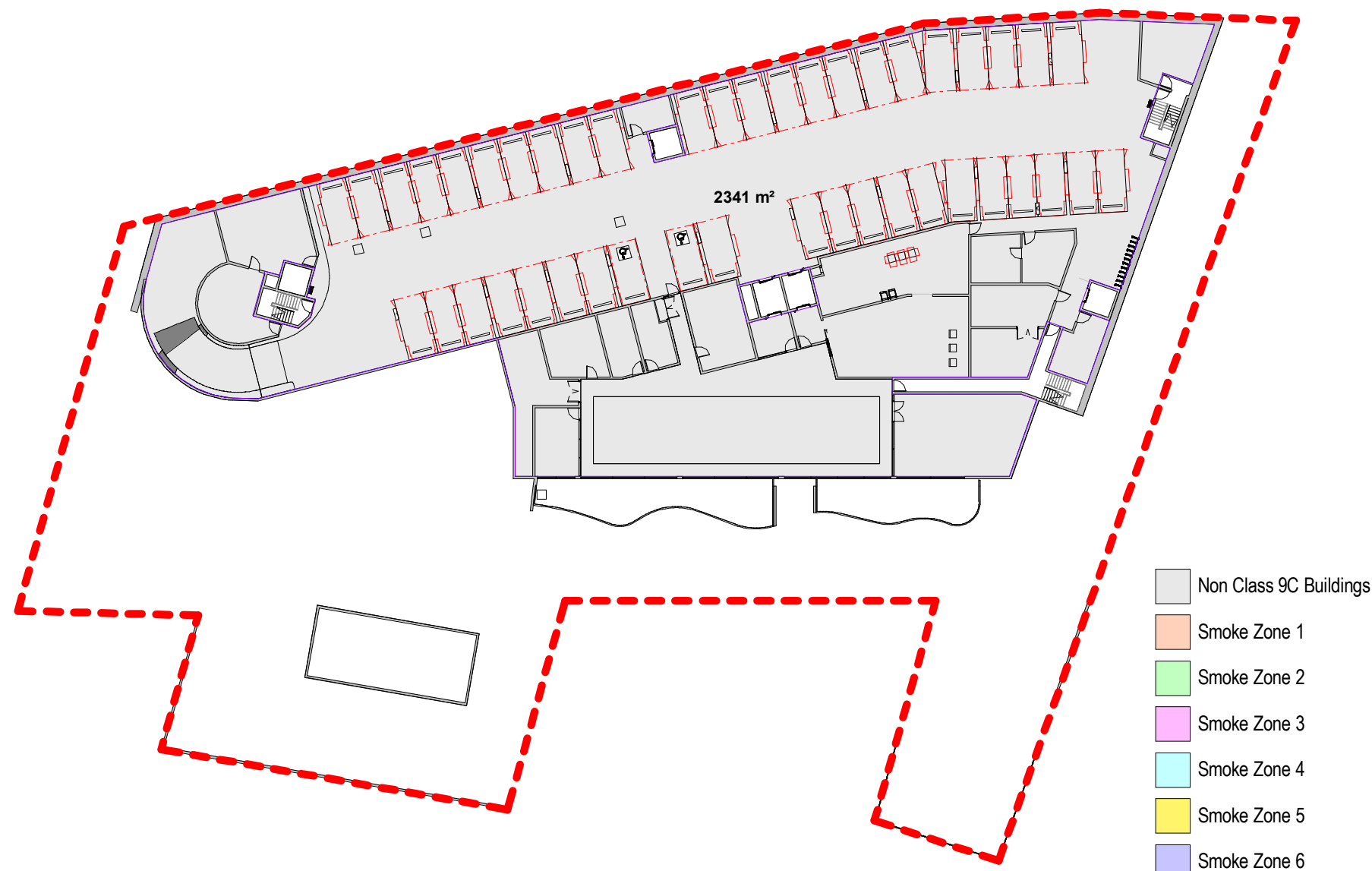
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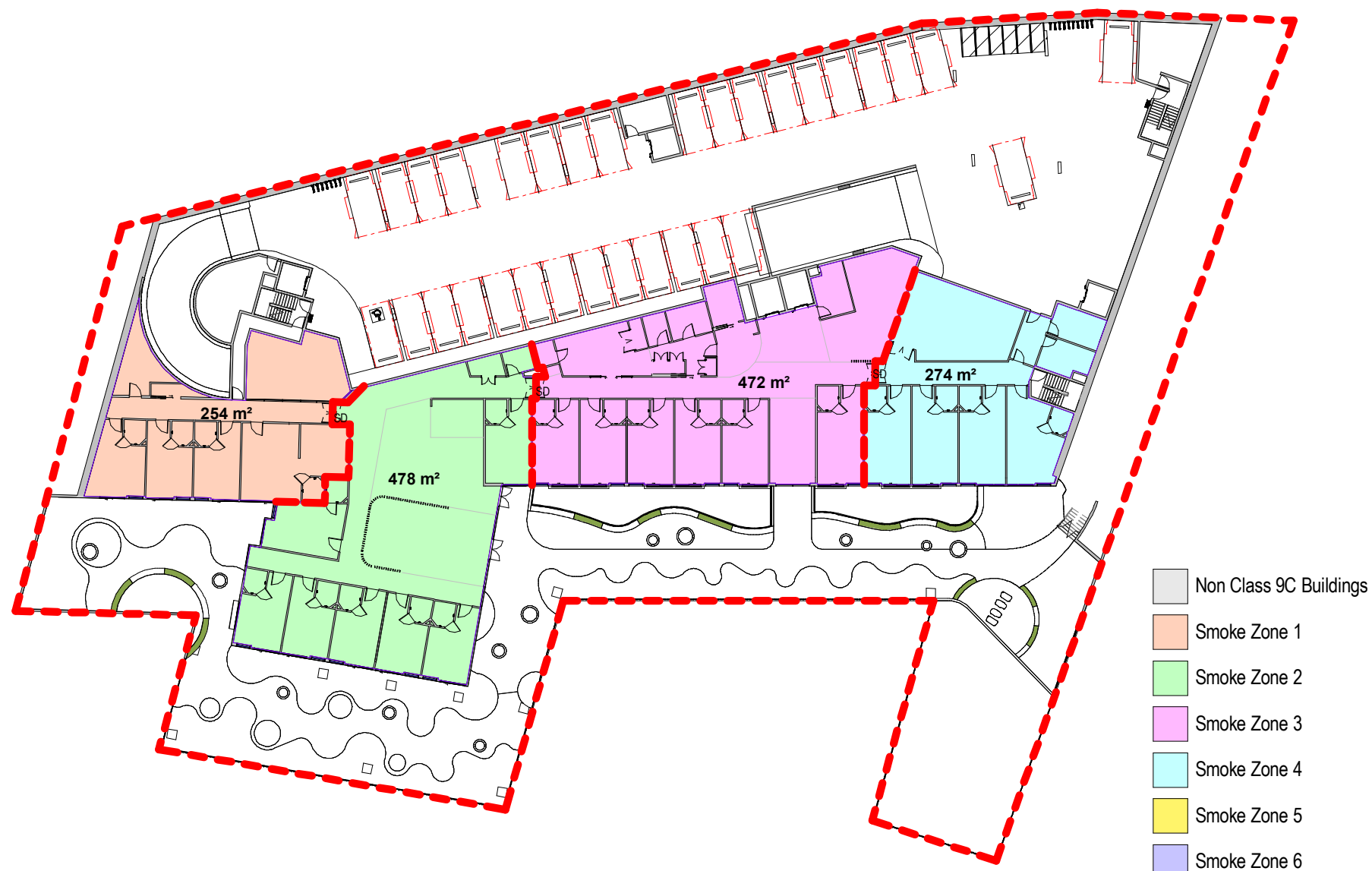
- BUSH REGENERATION AND TERRACE BOUNDARY WALL AMENDED TO ACCOMMODATE TREE PLANTING

- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL

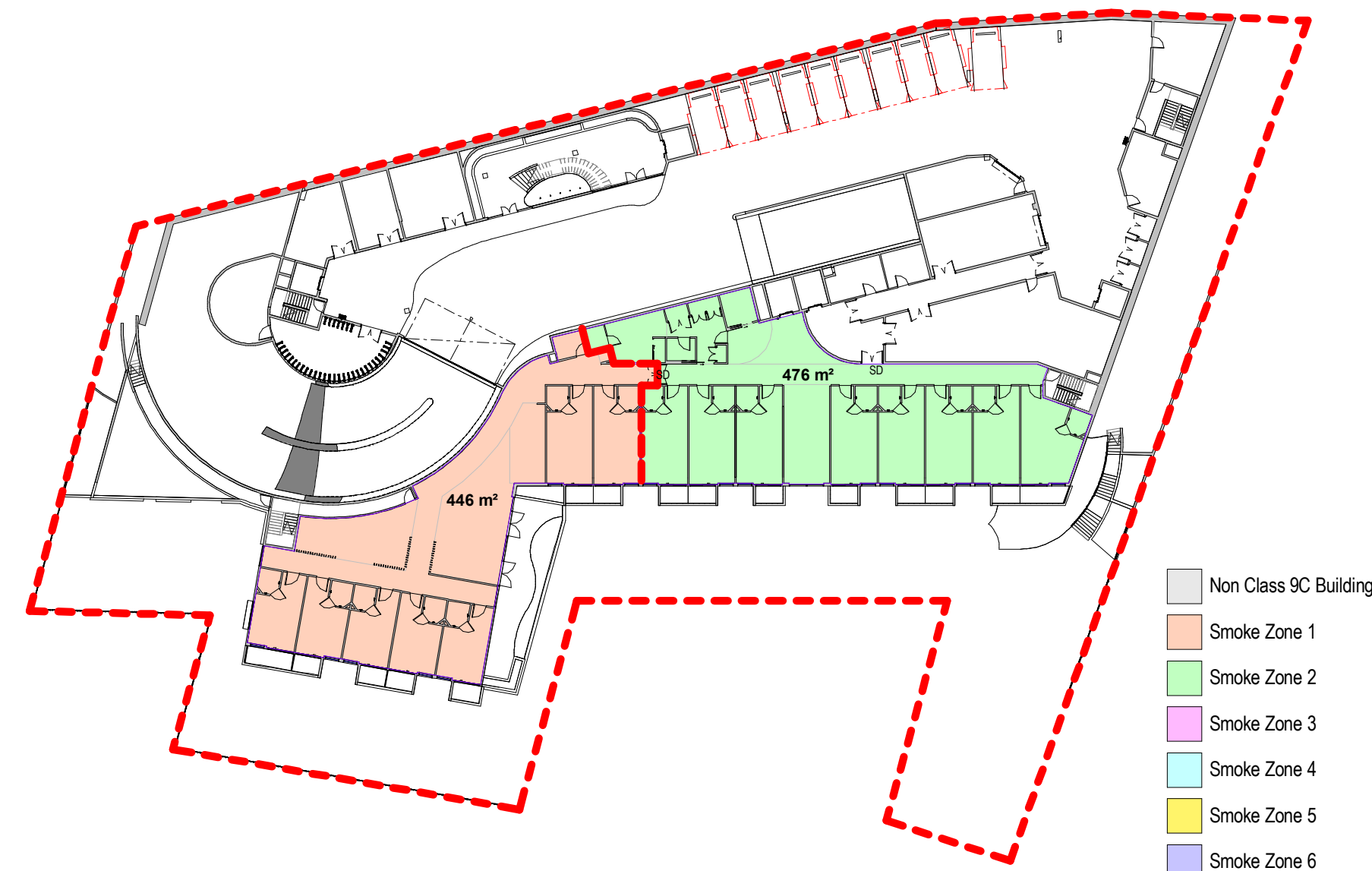
- RAINWATER TANK / PUMP OUT AND OSD AMENDED



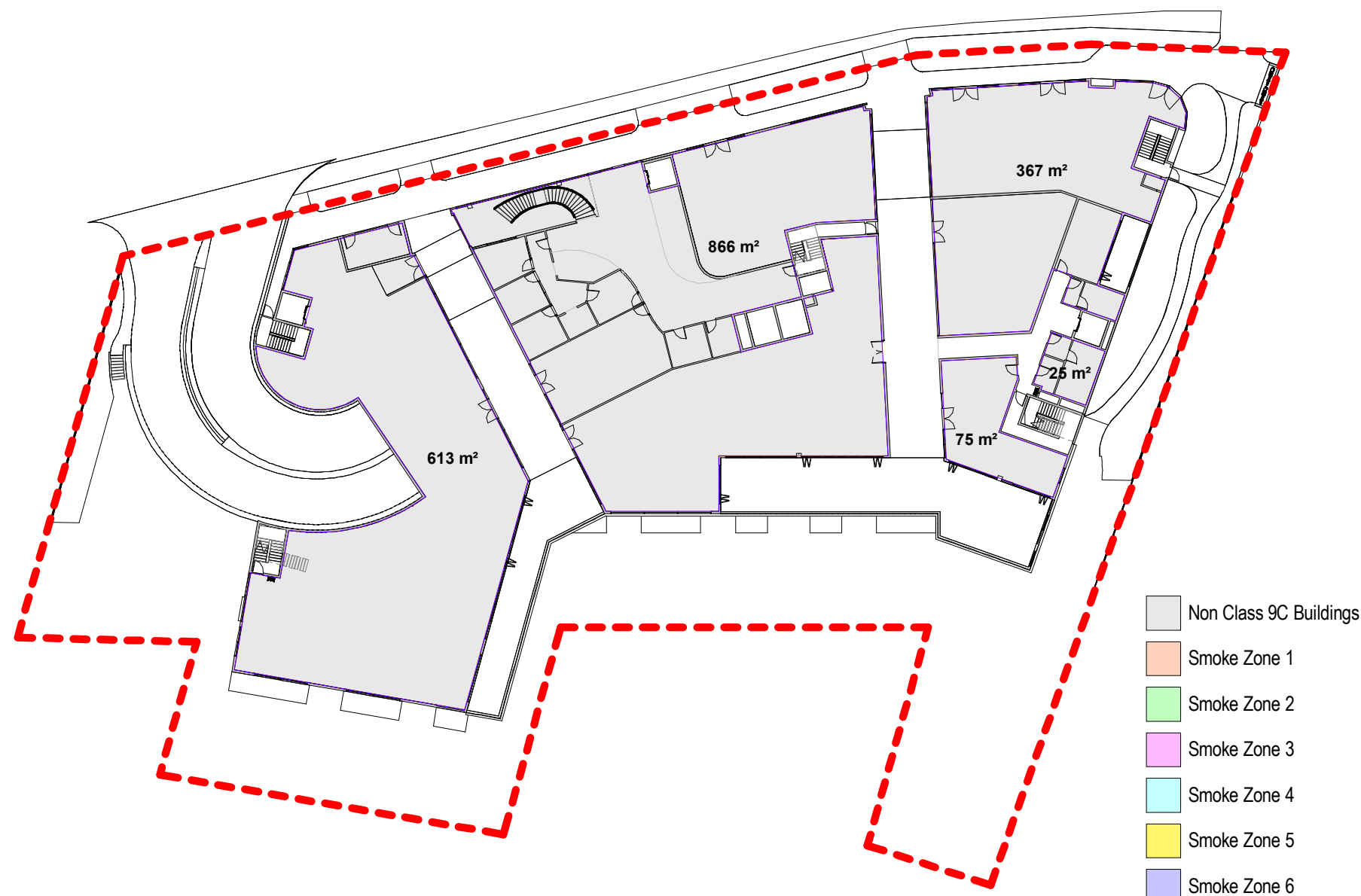
1 BASEMENT LEVEL
SCALE 1:500



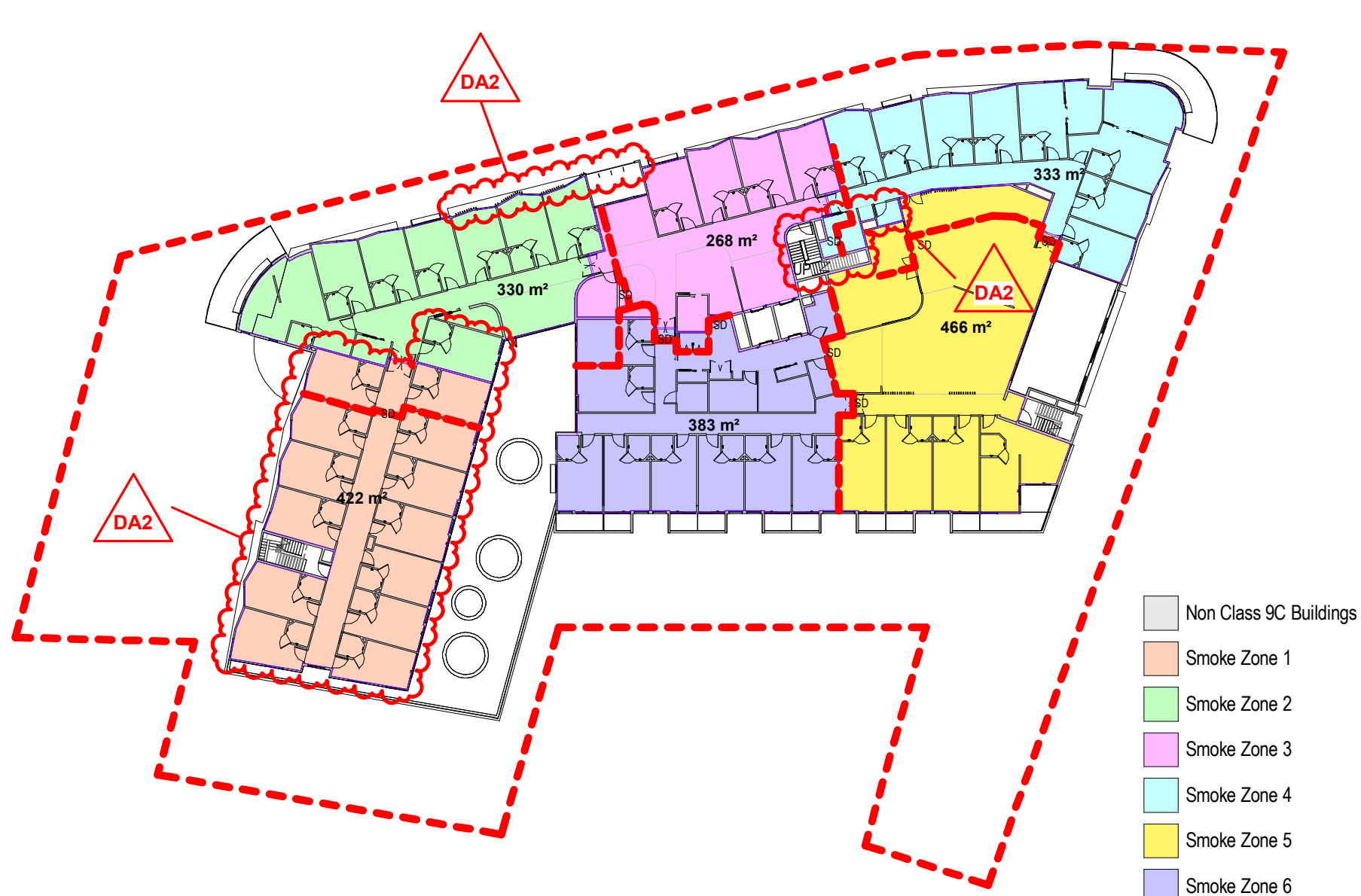
2 LEVEL 2
SCALE 1:500



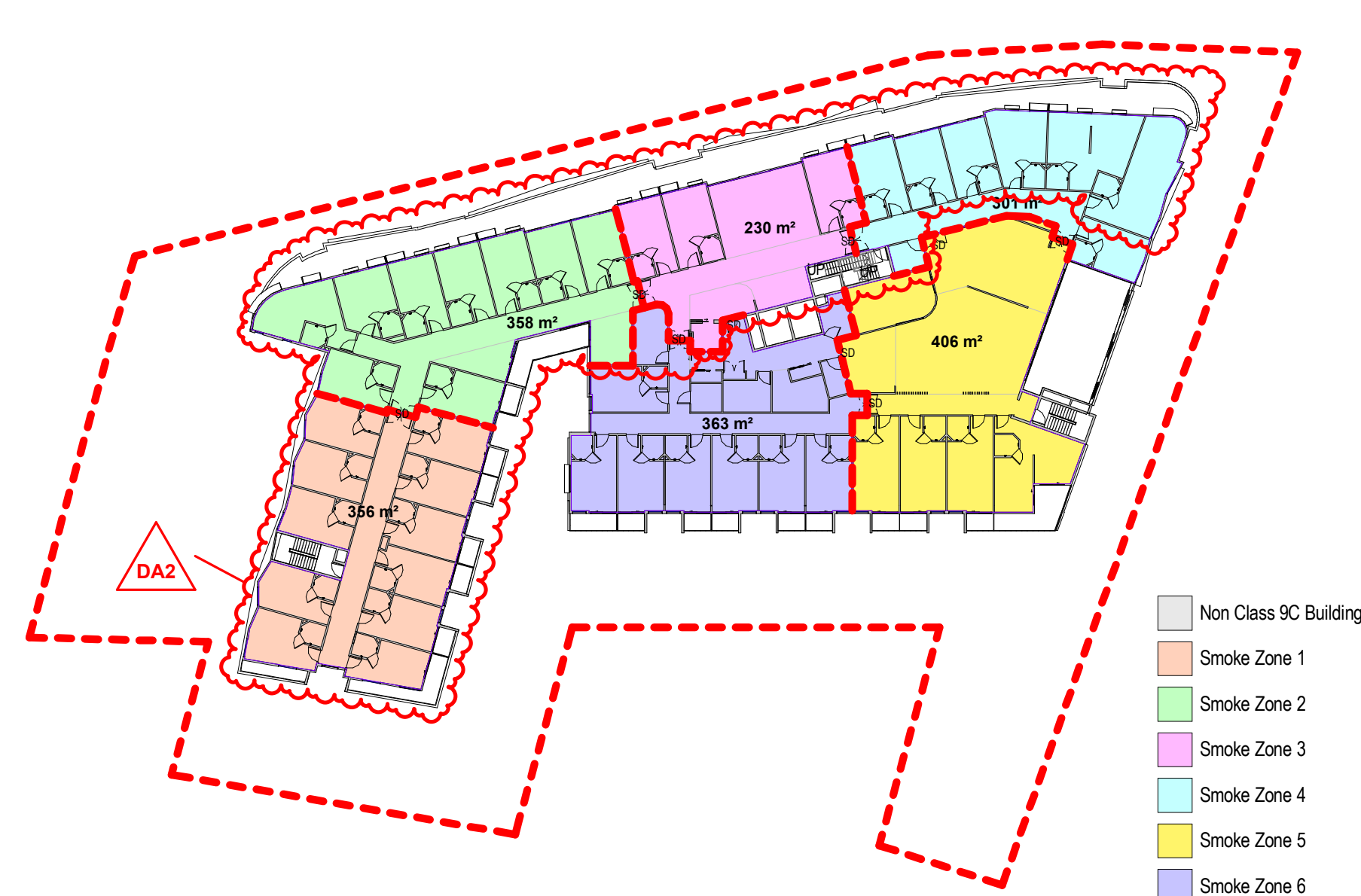
3 LEVEL 3
SCALE 1:500



4 LEVEL 4 - NORTHWOOD RD
SCALE 1:500



5 LEVEL 5
SCALE 1:500



6 LEVEL 6
SCALE 1:500

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
- OVERALL ADDITION OF 3 BEDROOMS
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- SOUTH EAST GABION CAGE WALL AMENDED TO BLOCK RETAINING WALL
- RAINWATER TANK / PUMP OUT AND OSD AMENDED

NOTE

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LEGEND

--- SITE BOUNDARY

--- SMOKE PROOF WALLS COMPLYING WITH NCC-2019 SPECIFICATION C2.5

REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA804	DA2
SCALE	As Indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

architecture
interior design
project management

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PATHWAYS

RESIDENCES

PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SMOKE COMPARTMENTATION PLAN

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LEGEND



SITE BOUNDARY



SHADOWS CAST



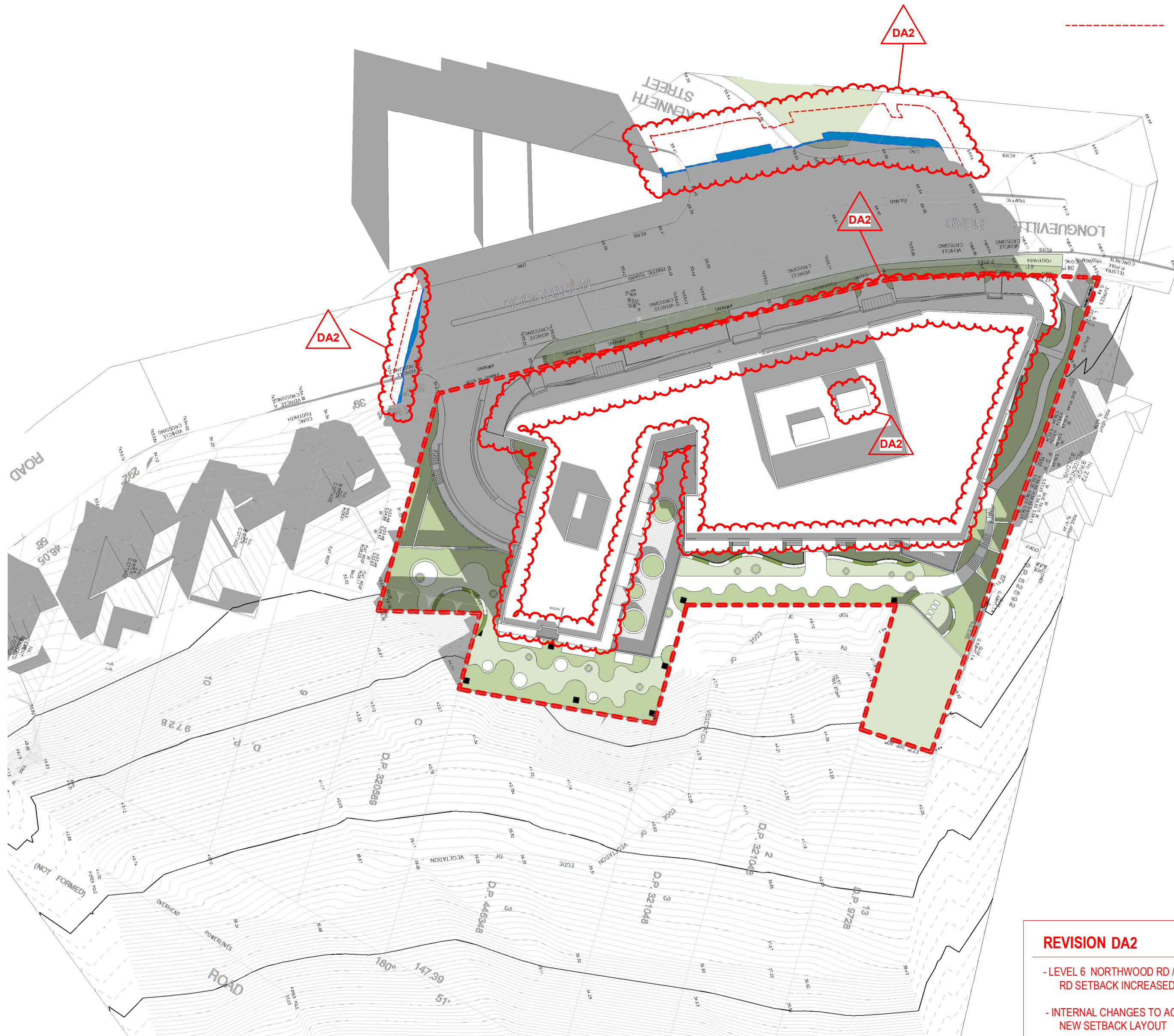
PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



LINE OF ORIGINAL PROPOSAL SHADOW



6 EXISTING SHADOWS - 9am 22 JUNE
SCALE 1:500



1 PROPOSED SHADOWS - 9am 22 JUNE
SCALE 1:500

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

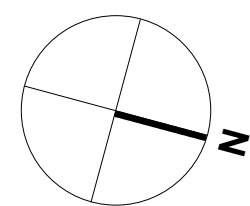
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SHADOW DIAGRAMS - 22 JUNE 9AM



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA901	DA2
SCALE	As indicated @ A1	
DRAWN		
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

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NSW A/B REG ARCHITECT: G. OLLERTON #7621
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NOTE

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LEGEND

SITE BOUNDARY

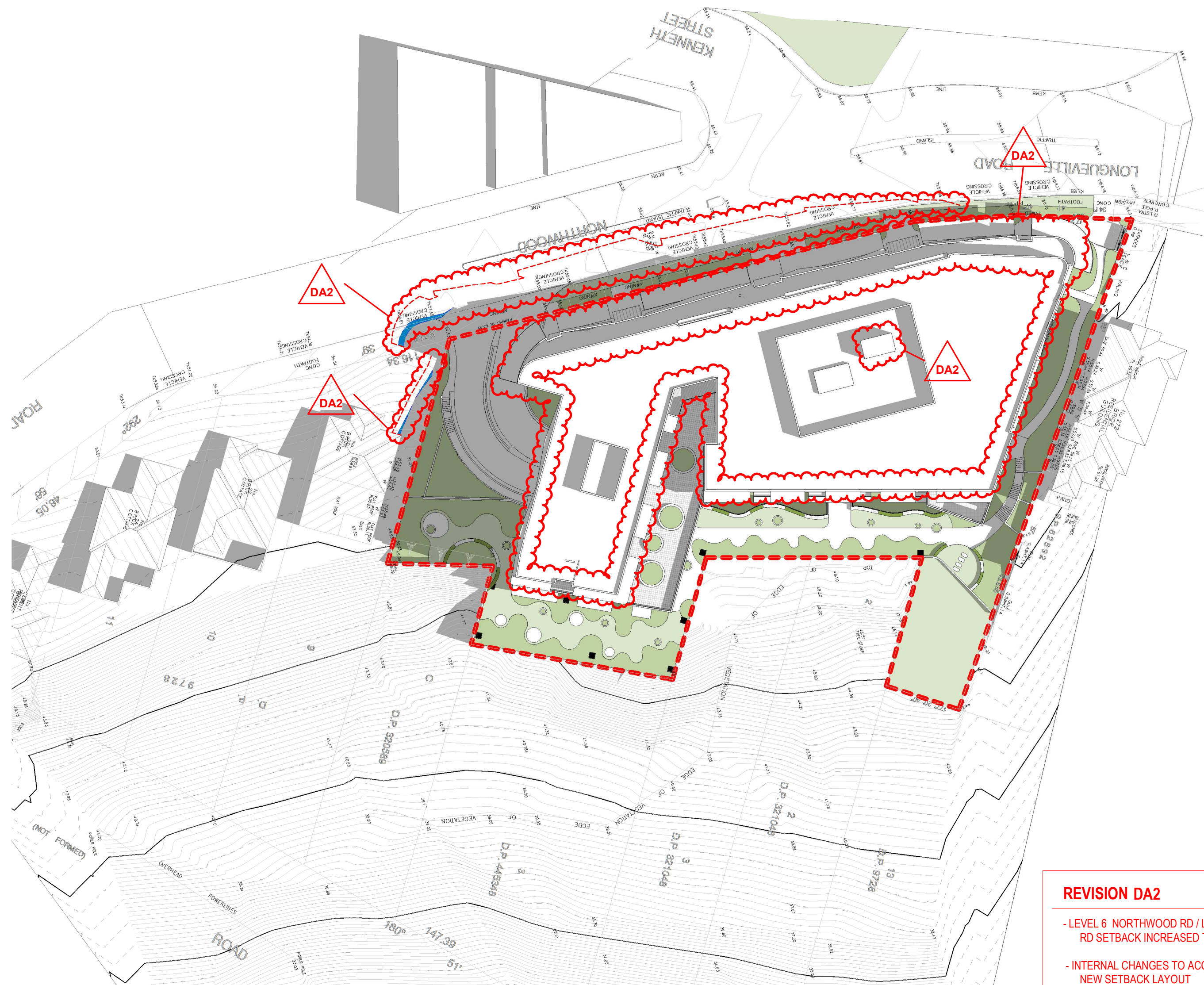
SHADOWS CAST

PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE

LINE OF ORIGINAL PROPOSAL SHADOW



1 EXISTING SHADOWS - 12m 22 JUNE
SCALE 1 : 500



2 PROPOSED SHADOWS - 12pm 22 JUNE
SCALE 1 : 500

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

architecture
interior design
project management

CLIENT

PATHWAYS

RESIDENCES

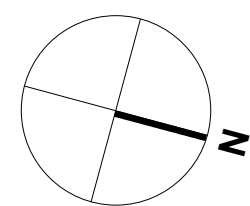
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SHADOW DIAGRAMS - 22 JUNE 12PM



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA902	DA2
SCALE	As Indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

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LEGEND



SITE BOUNDARY



SHADOWS CAST



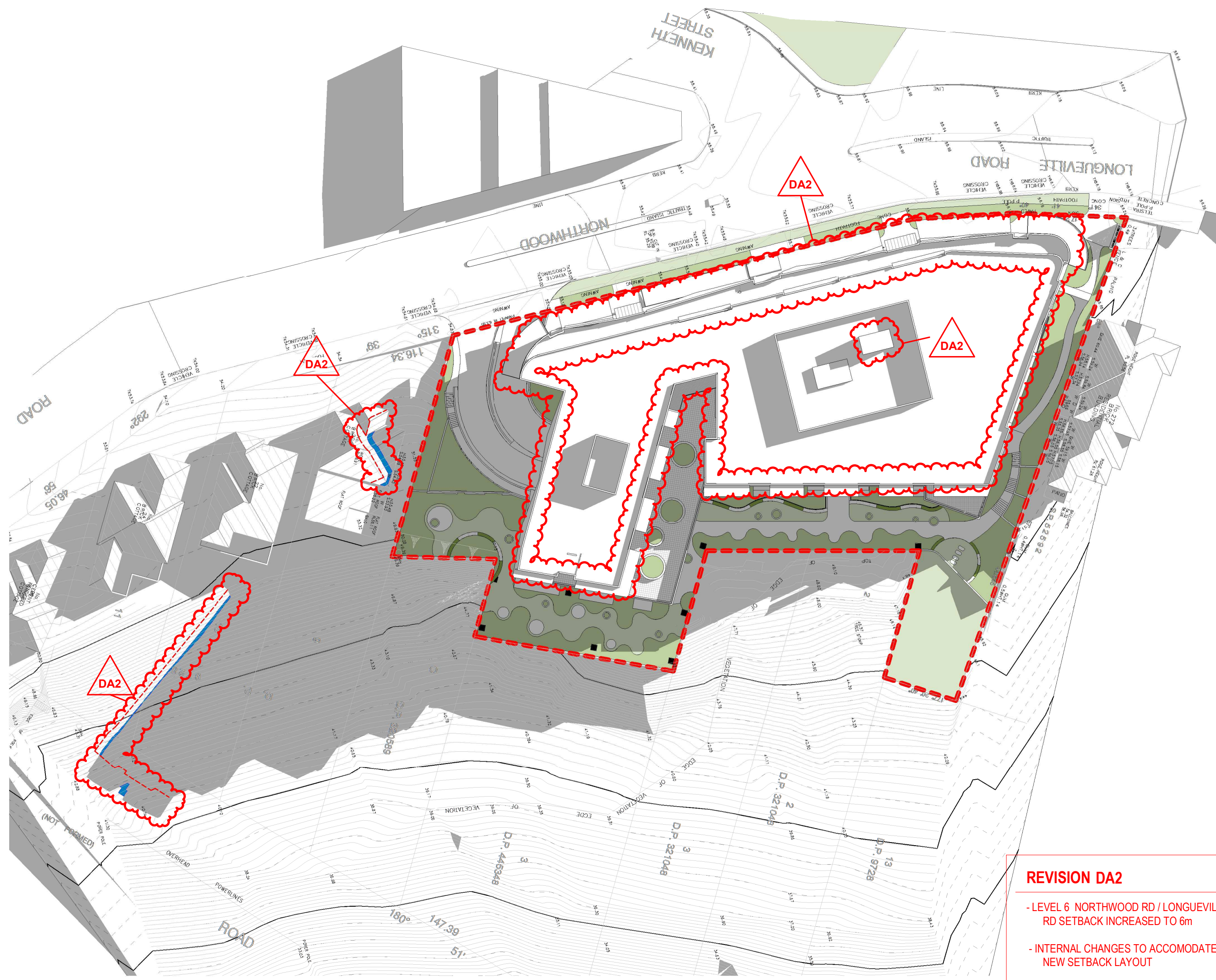
PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



LINE OF ORIGINAL PROPOSAL SHADOW



1 EXISTING SHADOWS - 3PM 22 JUNE
SCALE 1: 500



2 PROPOSED SHADOWS - 3PM 22 JUNE
SCALE 1: 500

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

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interior design
project management

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RESIDENCES

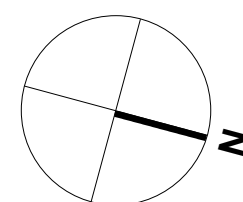
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SHADOW DIAGRAMS - 22 JUNE 3PM



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA903	DA2
SCALE	As Indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

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LEGEND



SITE BOUNDARY



SHADOWS CAST



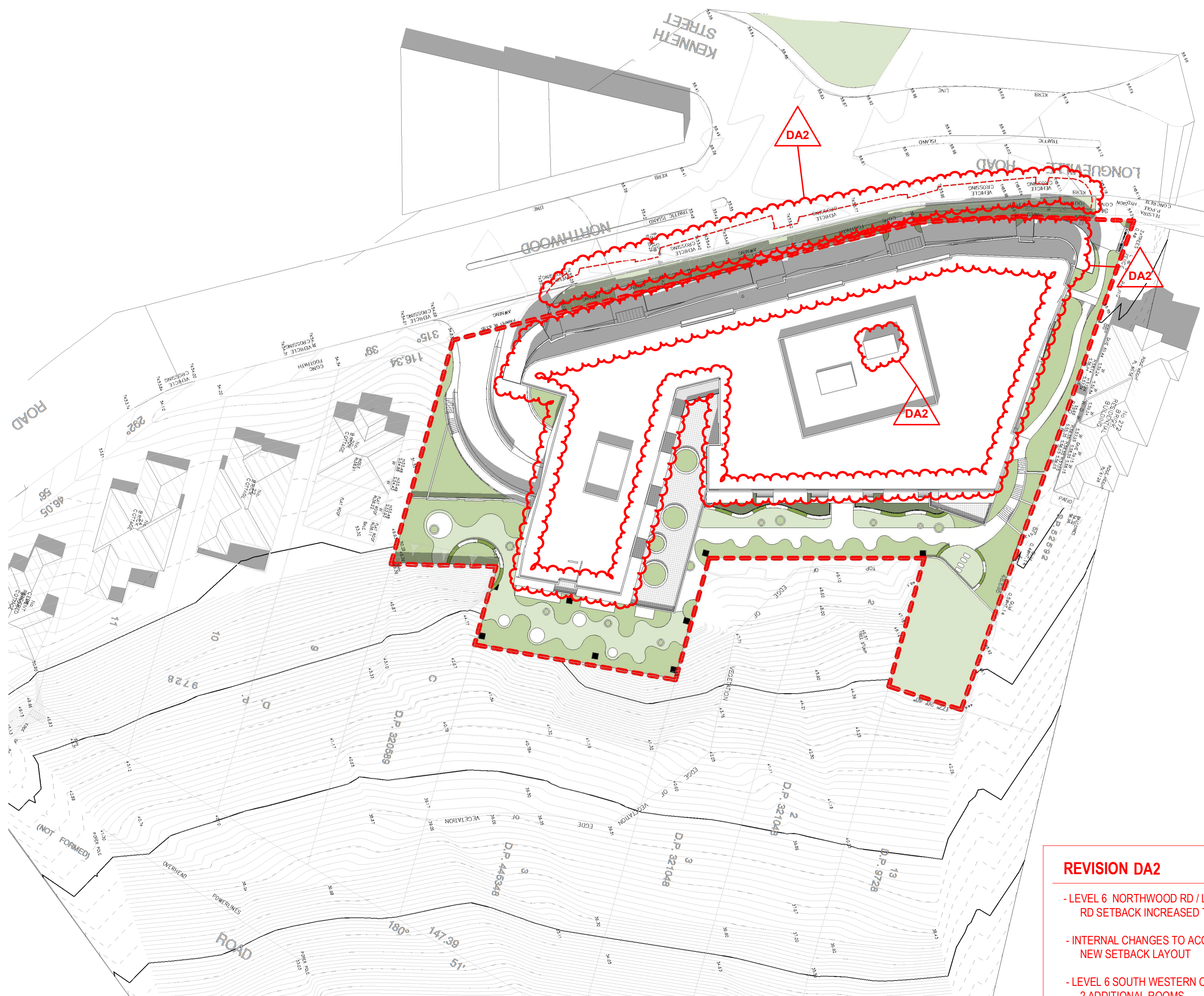
PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



LINE OF ORIGINAL PROPOSAL SHADOW



2 EXISTING SHADOWS - 9AM 22 DECEMBER
SCALE 1 : 500



1 PROPOSED SHADOWS - 9AM 22 DECEMBER
SCALE 1 : 500

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

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RESIDENCES

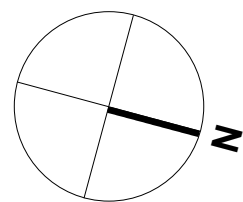
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SHADOW DIAGRAMS - 22 DECEMBER
9AM



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA911	DA2
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

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LEGEND



SITE BOUNDARY



SHADOWS CAST



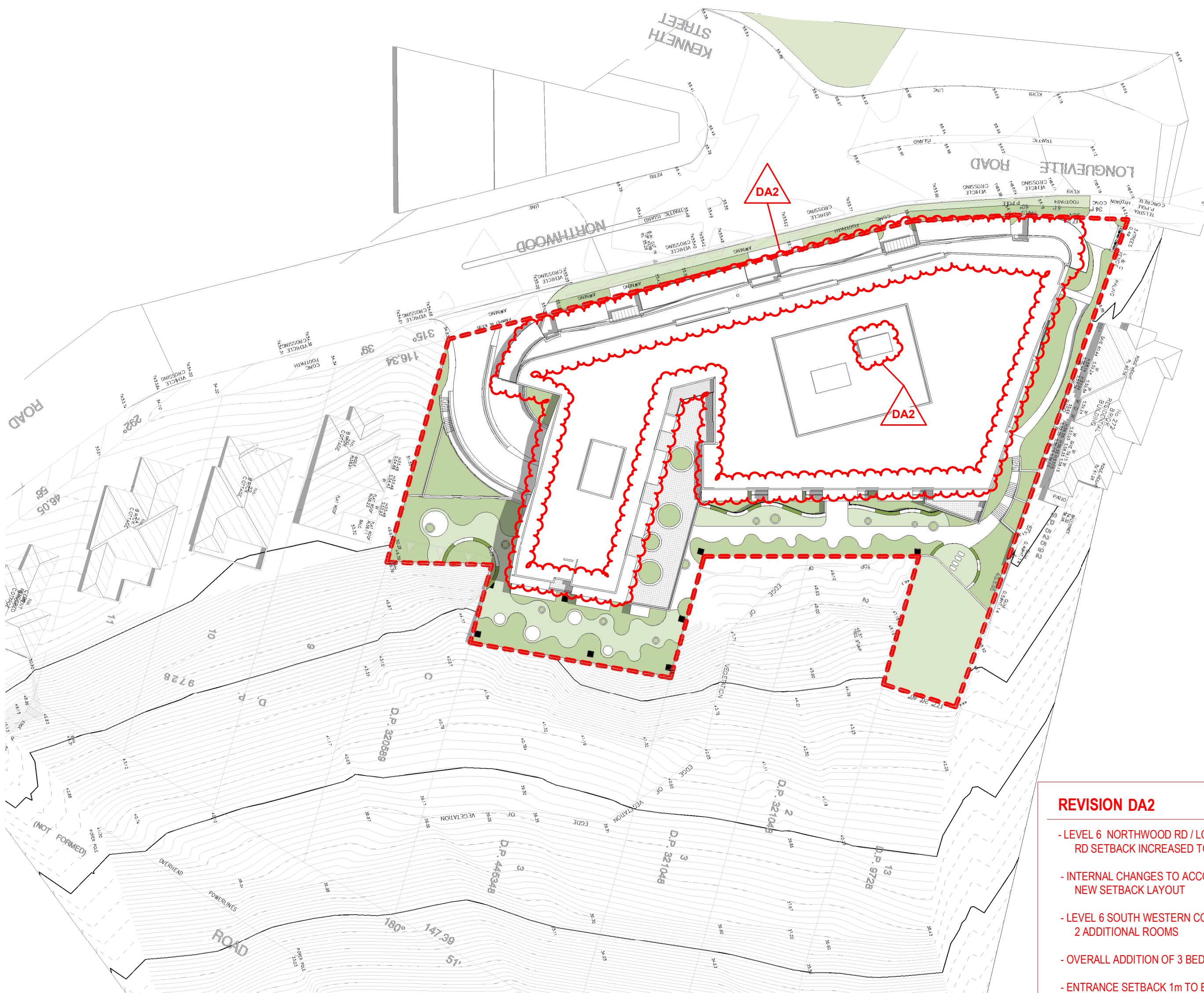
PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



LINE OF ORIGINAL PROPOSAL SHADOW



1 EXISTING SHADOWS - 12PM 22 DECEMBER
SCALE 1 : 500



2 PROPOSED SHADOWS - 12PM 22 DECEMBER
SCALE 1 : 500

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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RESIDENCES

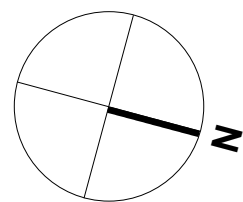
PROJECT

LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

DRAWING TITLE

SHADOW DIAGRAMS - 22 DECEMBER
12PM



REV	DATE	AMENDMENT	INITIALS	CHECK
DA1	20-08-18	DA ISSUE	MDP	MR
DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
2924	DA912	DA2
SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

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NSW A/B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mdp@ondesign@mdpa.com.au
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LEGEND



SITE BOUNDARY



SHADOWS CAST



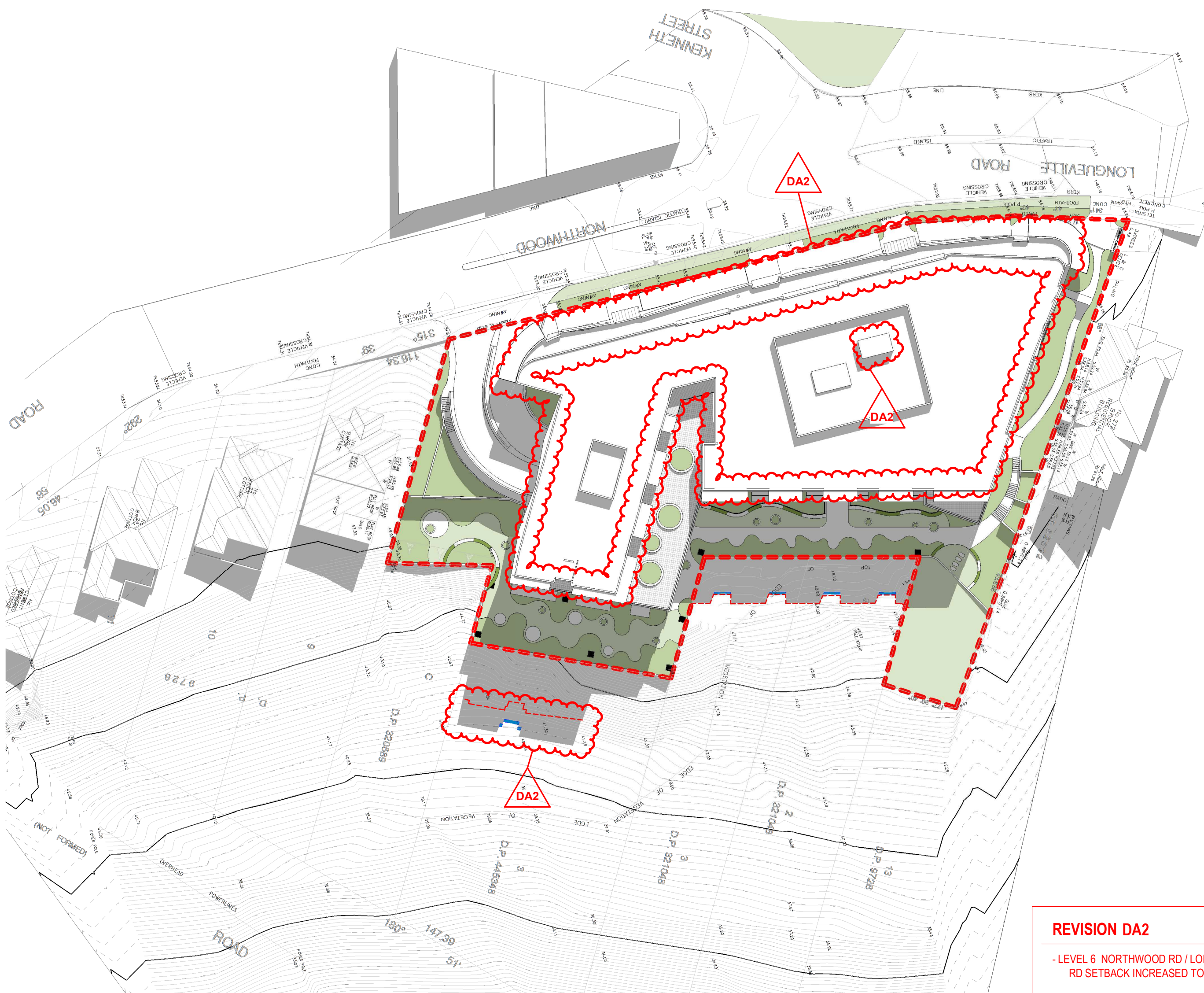
PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE



LINE OF ORIGINAL PROPOSAL SHADOW



1 EXISTING SHADOWS - 3PM 22 DECEMBER
SCALE 1 : 500



2 PROPOSED SHADOWS - 3PM 22 DECEMBER
SCALE 1 : 500

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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- RAINWATER TANK / PUMP OUT AND OSD AMENDED

architecture
interior design
project management

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PATHWAYS

RESIDENCES

PROJECT

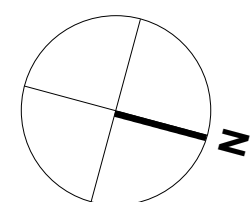
LONGUEVILLE

4 - 18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD
LANE COVE
NSW 2066

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DRAWING TITLE

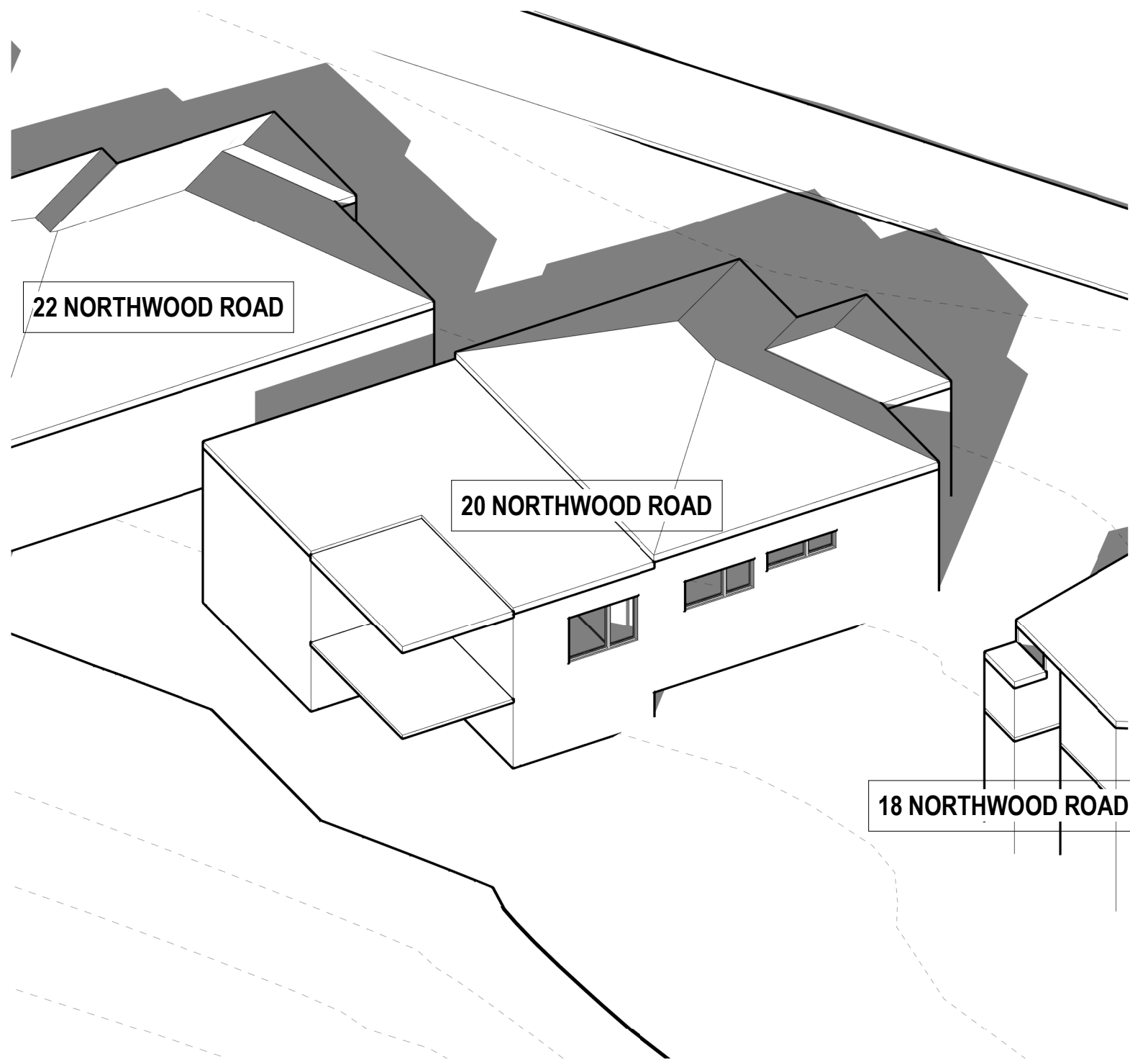
SHADOW DIAGRAMS - 22 DECEMBER
3PM



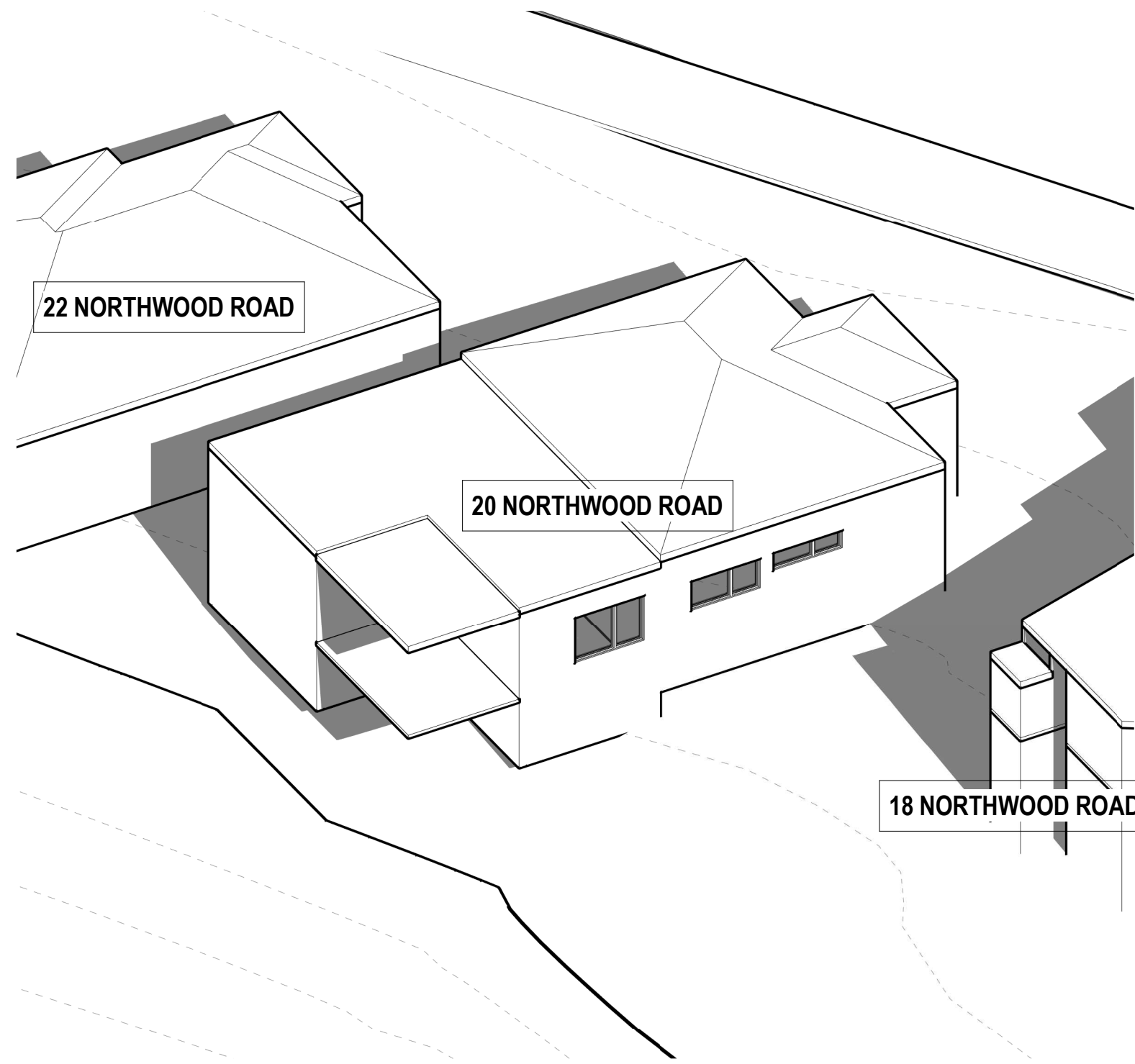
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DA2	21-01-18	PLANNING PANEL ISSUE	JY	MR

PROJECT NO.	DRAWING NO.	REVISION
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SCALE	As indicated @ A1	
DRAWN	Author	
PROJECT PRINCIPLE	M. RALPH	
DATE	31.07.2020	

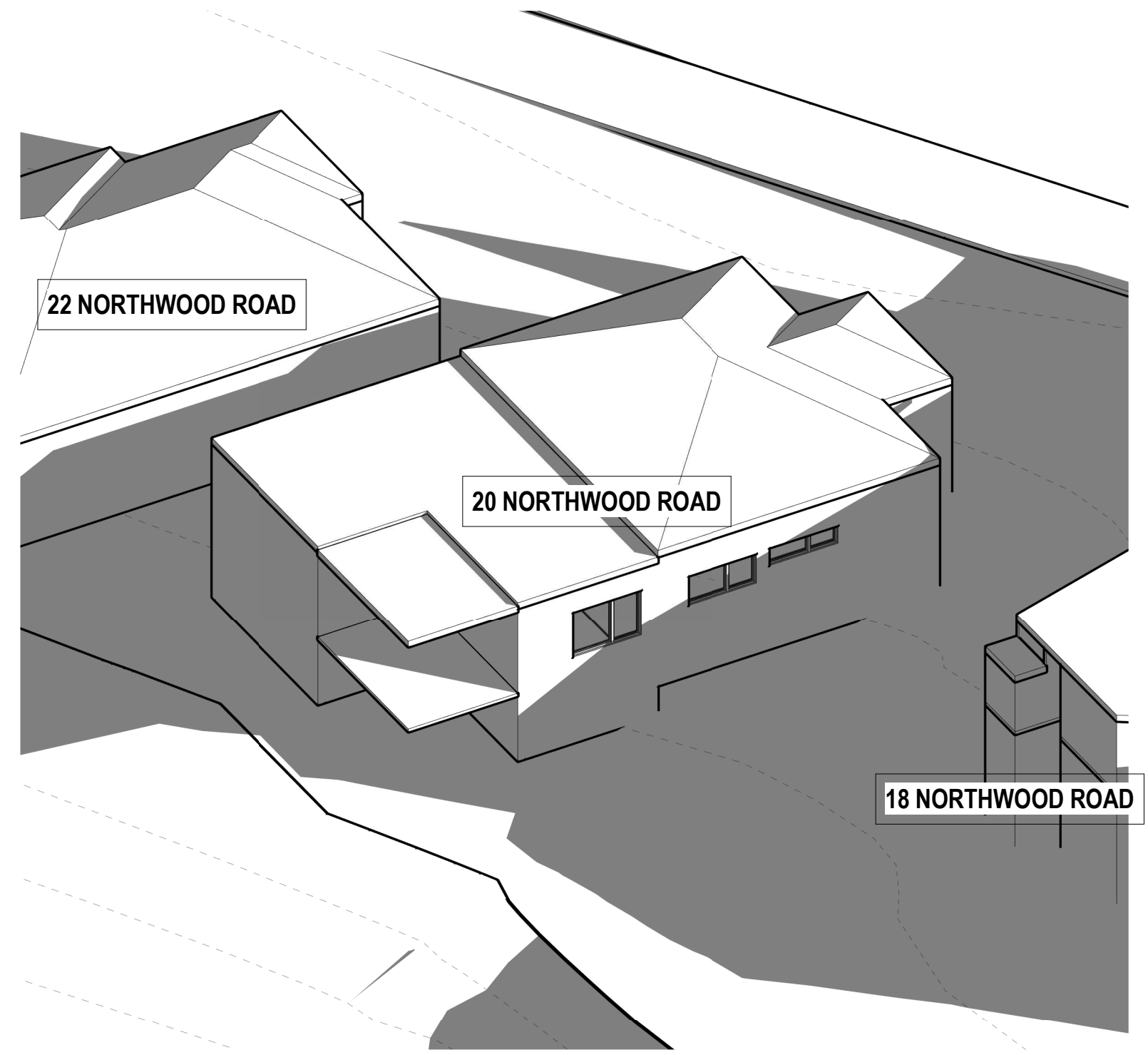
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2 EXISTING 3D SHADOWS - 22 JUNE - 9AM
SCALE

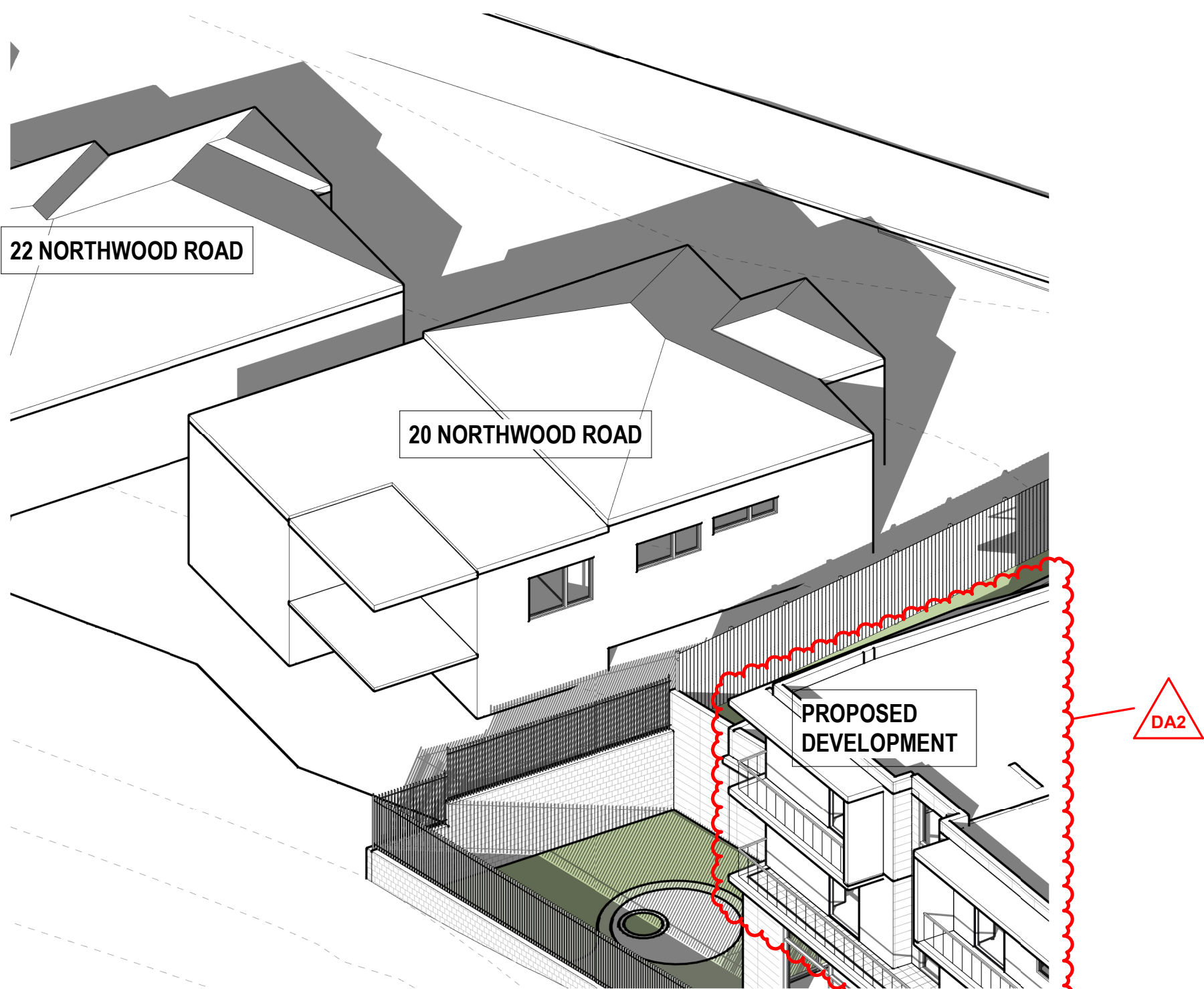


3 EXISTING 3D SHADOWS - 22 JUNE - 12PM
SCALE

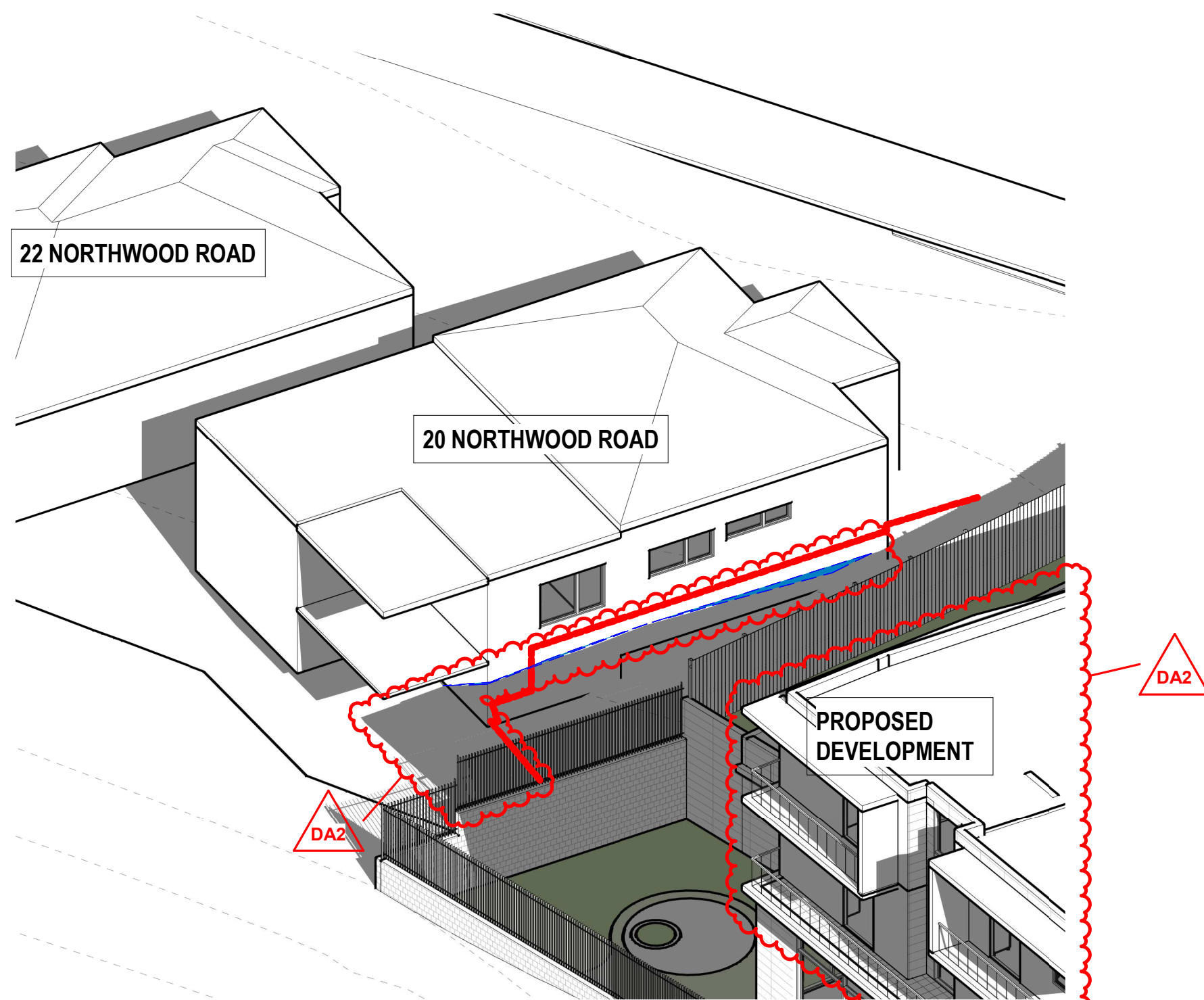


4 EXISTING 3D SHADOWS - 22 JUNE - 3PM
SCALE

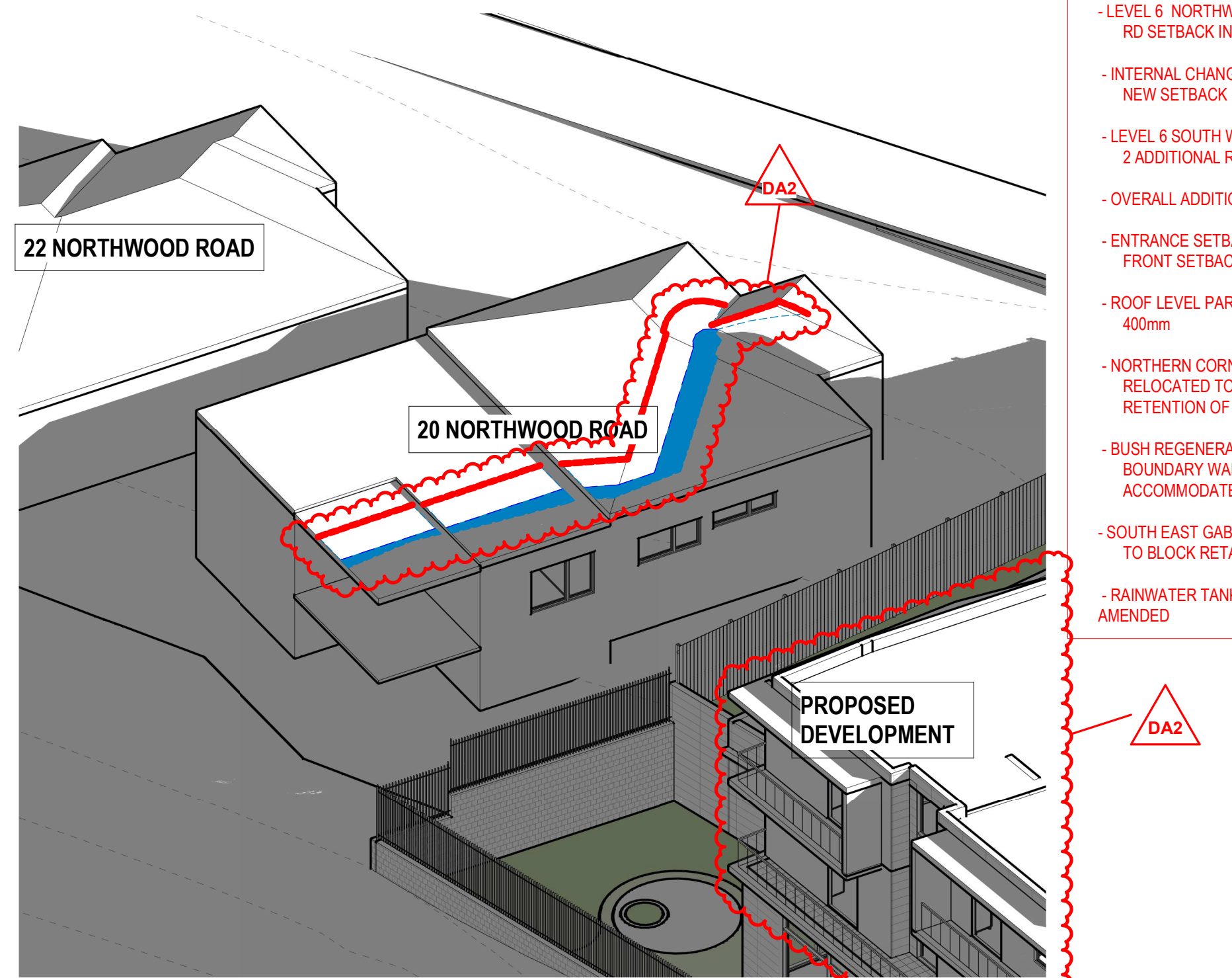
EXISTING SHADOWS



1 PROPOSED 3D SHADOWS - 22 JUNE - 9AM
SCALE



6 PROPOSED 3D SHADOWS - 22 JUNE - 12PM
SCALE



5 PROPOSED 3D SHADOWS - 22 JUNE - 3PM
SCALE

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LEGEND

	SHADOWS CAST		LINE OF ORIGINAL PROPOSED SHADOW
	PROPOSED SHADOWS CAST BY ELEMENTS ABOVE RL 66250 HEIGHT PLANE		

REVISION DA2

- LEVEL 6 NORTHWOOD RD / LONGUEVILLE RD SETBACK INCREASED TO 6m
- INTERNAL CHANGES TO ACCOMMODATE NEW SETBACK LAYOUT
- LEVEL 6 SOUTH WESTERN CORNER ADDED 2 ADDITIONAL ROOMS
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