1-20 RAILWAY RD & CONSTITUTION RD
MEADOWBANK

S4.55 APPLICATION
[REV F]
NOVEMBER 2023



RAILWAY ROAD
27 RAILWAY RD
MEADOWBANK 2114

PROJECT NO: 21022

S4.55 APPLICATION

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D404	D	ELEVATIONAL SHADOWS-FARADAY LN	S4.55 APPLICATION
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D406	D	ELEVATIONAL SHADOWS-FARADAY LN	S4.55 APPLICATION
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BUILDING A

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DA102	C	LEVEL 2	DEVELOPMENT APPLICATION
DA103	C	LEVEL 3	DEVELOPMENT APPLICATION
DA104	C	LEVEL 4	DEVELOPMENT APPLICATION
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DA107	C	LEVEL 7	DEVELOPMENT APPLICATION
DA108	C	LEVEL 8	DEVELOPMENT APPLICATION
DA501	C	YIELD ANALYSIS- BUILDING A	DEVELOPMENT APPLICATION
DA502	C	DDA ADAPTABLE& LIVABLE APARTMENTS- BUILDING A	DEVELOPMENT APPLICATION
DA503	C	DDA ADAPTABLE& LIVABLE APARTMENTS- BUILDING A	DEVELOPMENT APPLICATION

BUILDING B

DB000	C	BUILDING B COVER PAGE	DEVELOPMENT APPLICATION
DB101	C	LEVEL 1	DEVELOPMENT APPLICATION
DB102	C	LEVEL 2	DEVELOPMENT APPLICATION
DB103	C	LEVEL 3	DEVELOPMENT APPLICATION
DB104	C	LEVEL 4	DEVELOPMENT APPLICATION
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DB106	D	LEVEL 6	DEVELOPMENT APPLICATION
DB107	C	LEVEL 7	DEVELOPMENT APPLICATION
DB108	C	LEVEL 8	DEVELOPMENT APPLICATION
DB501	C	YIELD ANALYSIS- BUILDING B	DEVELOPMENT APPLICATION
DB502	C	DDA ADAPTABLE& LIVABLE APARTMENTS- BUILDING B	DEVELOPMENT APPLICATION

BUILDING C

DC000	C	BUILDING C COVER PAGE	DEVELOPMENT APPLICATION
DC101	D	LEVEL 1	DEVELOPMENT APPLICATION
DC102	C	LEVEL 2	DEVELOPMENT APPLICATION
DC103	C	LEVEL 3	DEVELOPMENT APPLICATION
DC104	C	LEVEL 4	DEVELOPMENT APPLICATION
DC105	C	LEVEL 5	DEVELOPMENT APPLICATION
DC106	C	LEVEL 6	DEVELOPMENT APPLICATION
DC107	C	LEVEL 7	DEVELOPMENT APPLICATION
DC108	C	LEVEL 8	DEVELOPMENT APPLICATION
DC501	C	YIELD ANALYSIS- BUILDING C	DEVELOPMENT APPLICATION
DC502	C	DDA ADAPTABLE& LIVABLE APARTMENTS- BUILDING C	DEVELOPMENT APPLICATION

BUILDING D

DD000	C	BUILDING D COVER PAGE	DEVELOPMENT APPLICATION
DD101	C	LEVEL 1	DEVELOPMENT APPLICATION
DD102	C	LEVEL 2	DEVELOPMENT APPLICATION
DD103	C	LEVEL 3	DEVELOPMENT APPLICATION
DD104	C	LEVEL 4	DEVELOPMENT APPLICATION
DD105	C	LEVEL 5	DEVELOPMENT APPLICATION
DD106	C	LEVEL 6	DEVELOPMENT APPLICATION
DD107	C	LEVEL 7	DEVELOPMENT APPLICATION
DD108	C	LEVEL 8	DEVELOPMENT APPLICATION
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REVISION

A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	11.01.2022
E	S4.55 APPLICATION	KC	13.11.2023
F	S4.55 APPLICATION	KC	15.11.2023
G	S4.55 APPLICATION	KC	16.11.2023
> H	S4.55 APPLICATION	KC	21.11.2023

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PROJECT

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CURZON AND PARTNERS PTY LTD ACN 649993377

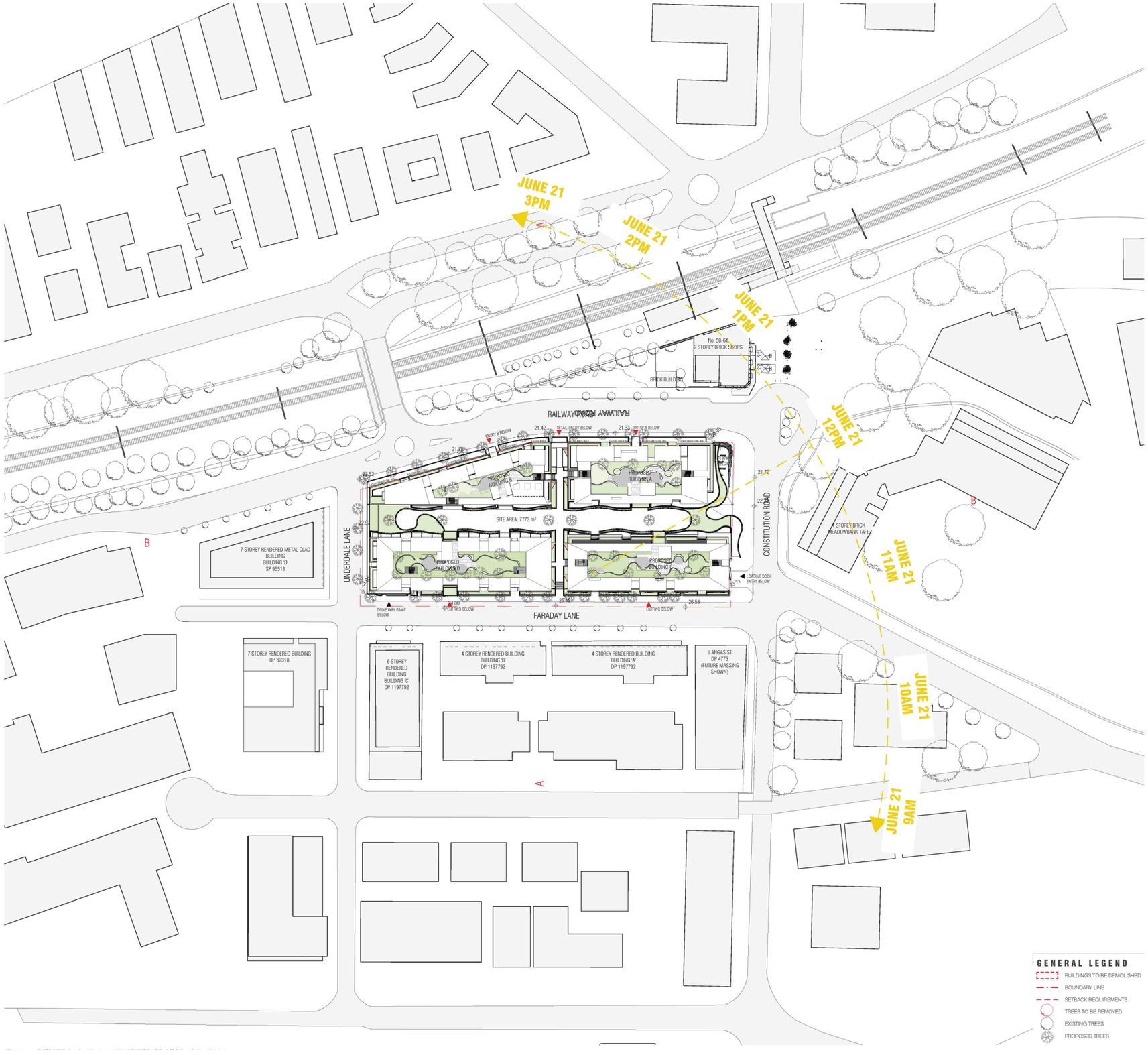
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
KC	21.11.2023	MC	11.01.2022	21022	N.T.S.@A3

DRAWING TITLE
DRAWING REGISTER

ISSUE PURPOSE
S4.55 APPLICATION

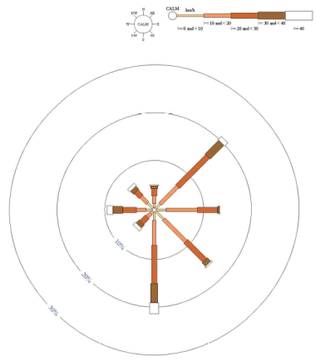
REV. H

DRAWING NO.
D001



ANNUAL WIND ROSE

SYDNEY WIND ROSE, SOURCE: BUREAU OF METEROLOGY



GEOTECHNICAL INVESTIGATION

Bulk excavation likely to comprise of fill, residual soils and sandstone bedrock ranging from extremely low to high strenght. Refer to Geotechnical Investigation Reposrt, by Benvirongroup

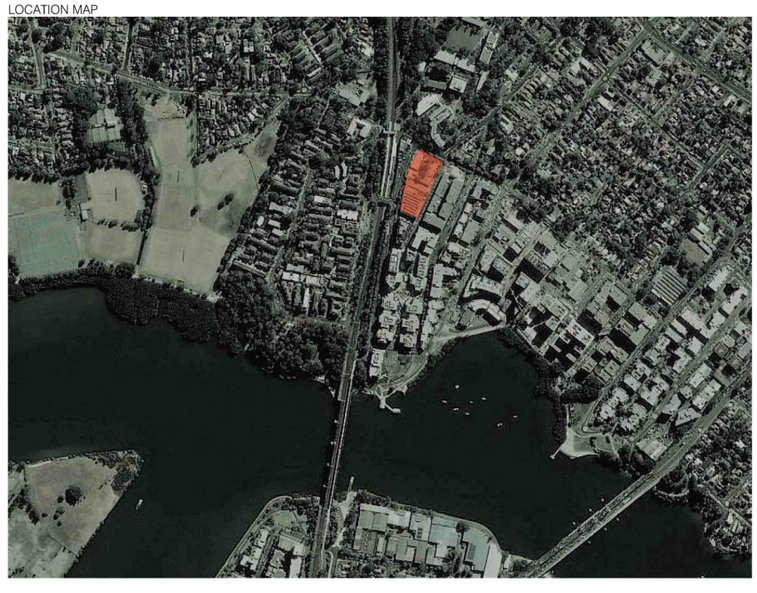


SECTION AA



SECTION BB

LOCATION MAP



REVISION			
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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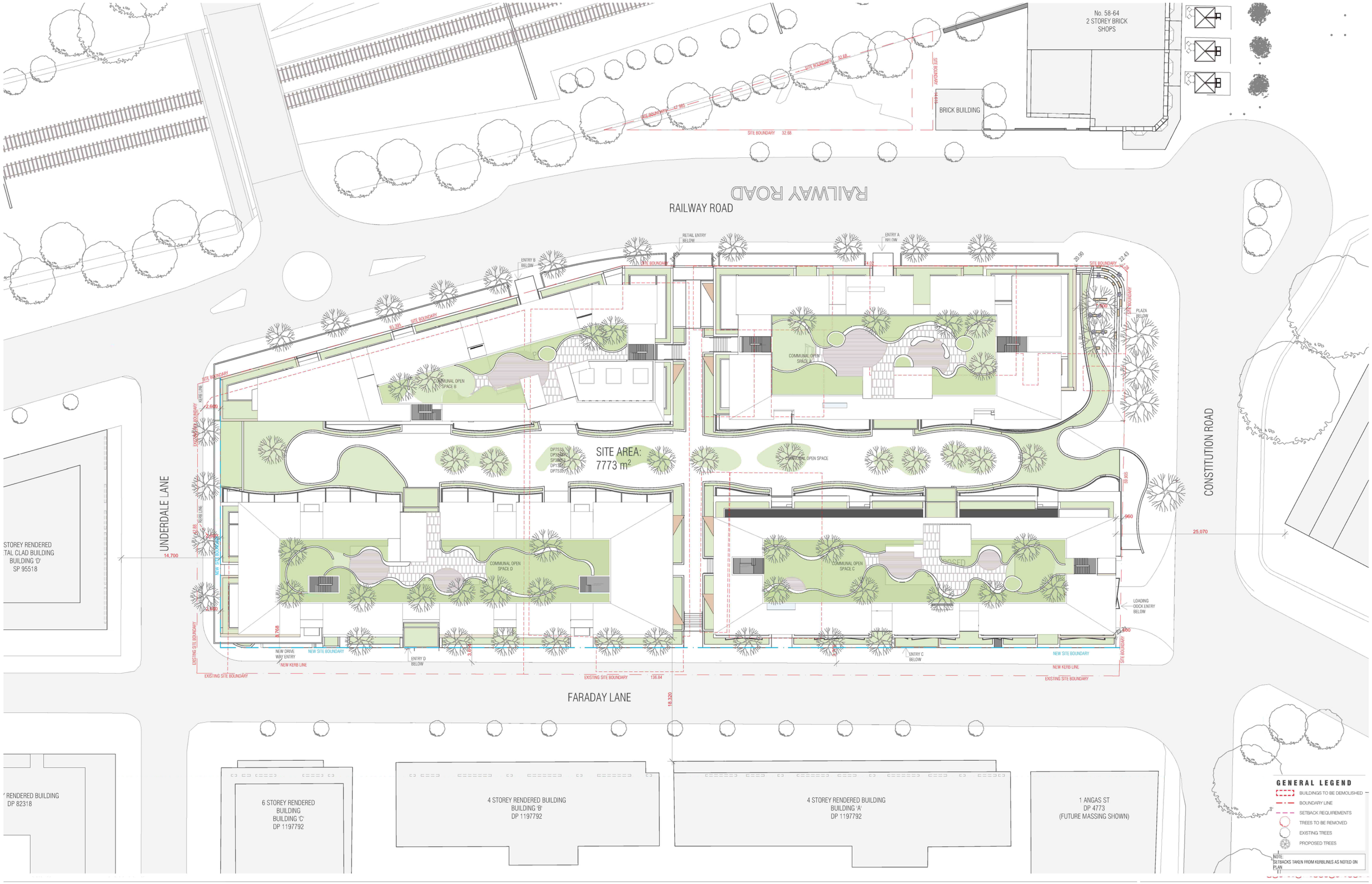
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3

DRAWING TITLE: SITE ANALYSIS

ISSUE PURPOSE: S4.55 APPLICATION

REV.: D

DRAWING NO.: D004



REVISION

A	DEVELOPMENT APPLICATION	CA	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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PROJECT

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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3	SITE PLAN	S4.55 APPLICATION	D	D008

Building A				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	1	2	1	
2	2	5	1	
3	2	5	1	
4	2	5	1	
5	1	3	2	
6	1	3	2	
7				
8				
TOTAL	9	23	8	40
	22%	58%	20%	

Building B				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	2	4	2	
2	2	4	2	
3	1	5	2	
4	1	5	2	
5	3	1	1	
6	2	1	1	
7	0	0	0	
8				
TOTAL	11	20	10	41
	27%	49%	24%	0%

Building C				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	2	5	1	
2	2	7	1	
3	2	7	1	
4	2	7	1	
5	1	1	3	
6	1	1	3	
TOTAL	10	28	10	48
	21%	58%	21%	0%

Building D			
Apartments	SINGLE ROC	DOUBLE RO	3BDR	TOTAL
1	0	30		
2	4	28		
3	4	28		
4	4	28		
5	2	16		
6	2	16		
TOTAL	16	146	0	162
	10%	90%	0%	0%

GFA	BUILDING A	BUILDING B	BUILDING C	BUILDING D	Retail	Apartments
(Retail) G					4325	
1	712	717	753	992		
2	718	720	899	992		
3	718	728	902	1034		
4	718	728	899	992		
5	606	396	559	731		
6	606	337	538	675		
7	0	0	0	0		
8	0	0	0	0		
Total(All)	**4078**	**3626**	**4550**	**5416**	**21995**	**129**
				ALLOWED GFA (2.7:1)	20987.1	
				ALLOWED GFA WITH BONUS)	**21967**	
				GFA OVER/UNDER	28	

TOTAL BUILDING				
Apartments	1BDR	2BDR	3BDR	TOTAL
1	5	11	4	
2	6	16	4	
3	5	17	4	
4	5	17	4	
5	5	5	6	
6	4	5	6	
7	0	0	0	
8				
TOTAL	30	71	28	129
	23%	55%	21%	

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE AREA SCHEDULE

Communal open space & Communal rooms					
	Communal open space			Communal rooms	
	Required (m2)	Proposed (m2)		Required (m2)	Proposed (m2)
		GF	ROOF		
Building A		242	343		615
Building_B		325	191		
Building C		228	389		
Buildind D- Co-living		288	398	-	292
		1083	**1321**		
Total Building A,B, C&D	1943.25		2404		

Carparking Schedule		
LEVEL	TYPE	QTY
BASEMENT 02	---	132
BASEMENT 02	Disabled Space	3
		135
BASEMENT 01	---	133
BASEMENT 01	Disabled Space	3
		136
		271

Amended - See Condition 220.

REVISION			
A	DEVELOPMENT APPLICATION	CA	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

REVISION

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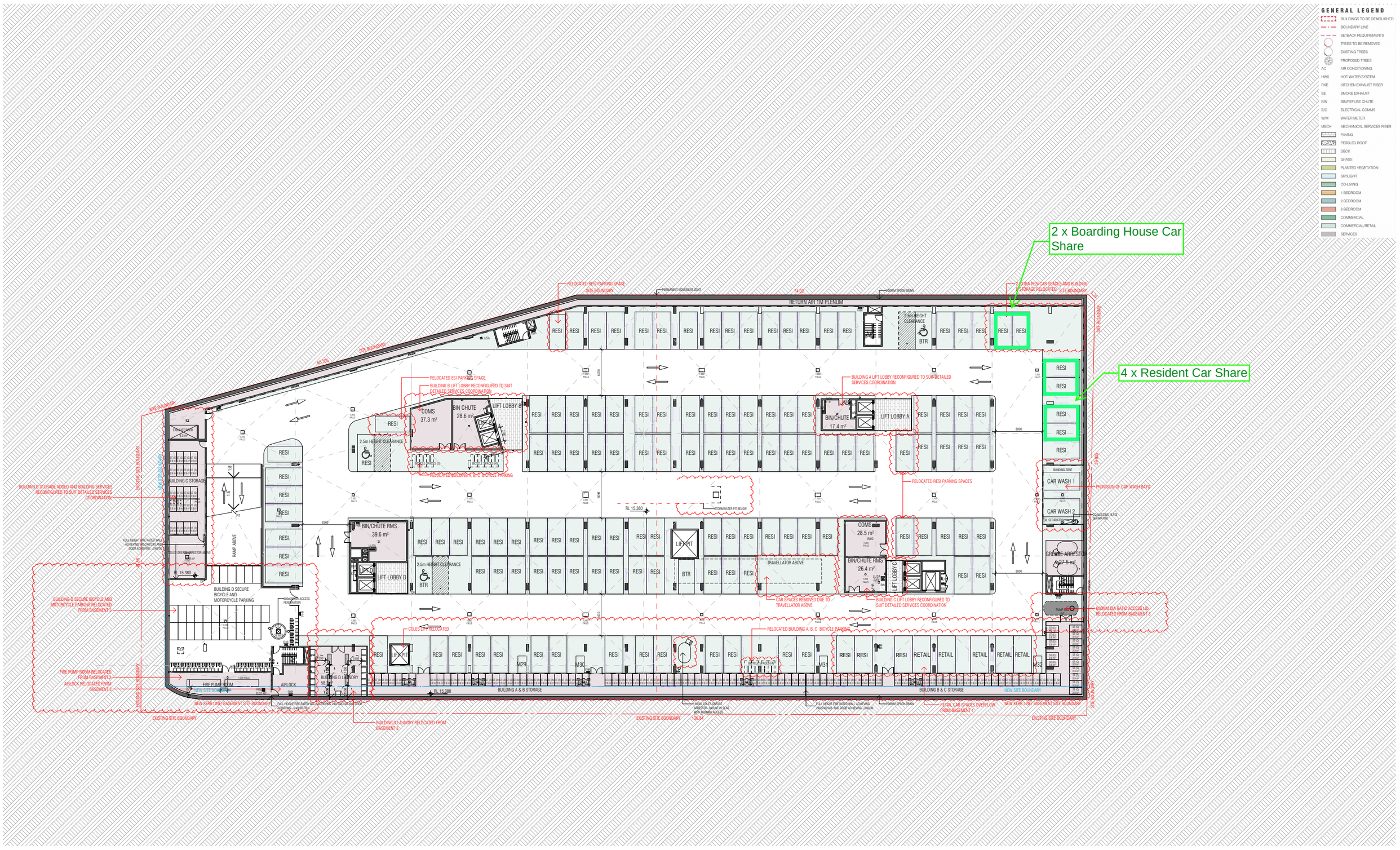
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3	YIELD & SCHEDULES	S4.55 APPLICATION	D	**D009**



REVISION

C	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	26.11.2021
D	S4.55APPLICATION	10.11.2023
E	S4.55APPLICATION	15.11.2023
F	S4.55 APPLICATION	21.11.2023
G	S4.55 APPLICATION	28.08.2024



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PROJECT

1-20 RAILWAY RD, MEADOWBANK

CLIENT

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	21022	1 : 250 @A1

DRAWING TITLE

BASEMENT 02 FLOOR PLAN

CURZON + PARTNERS
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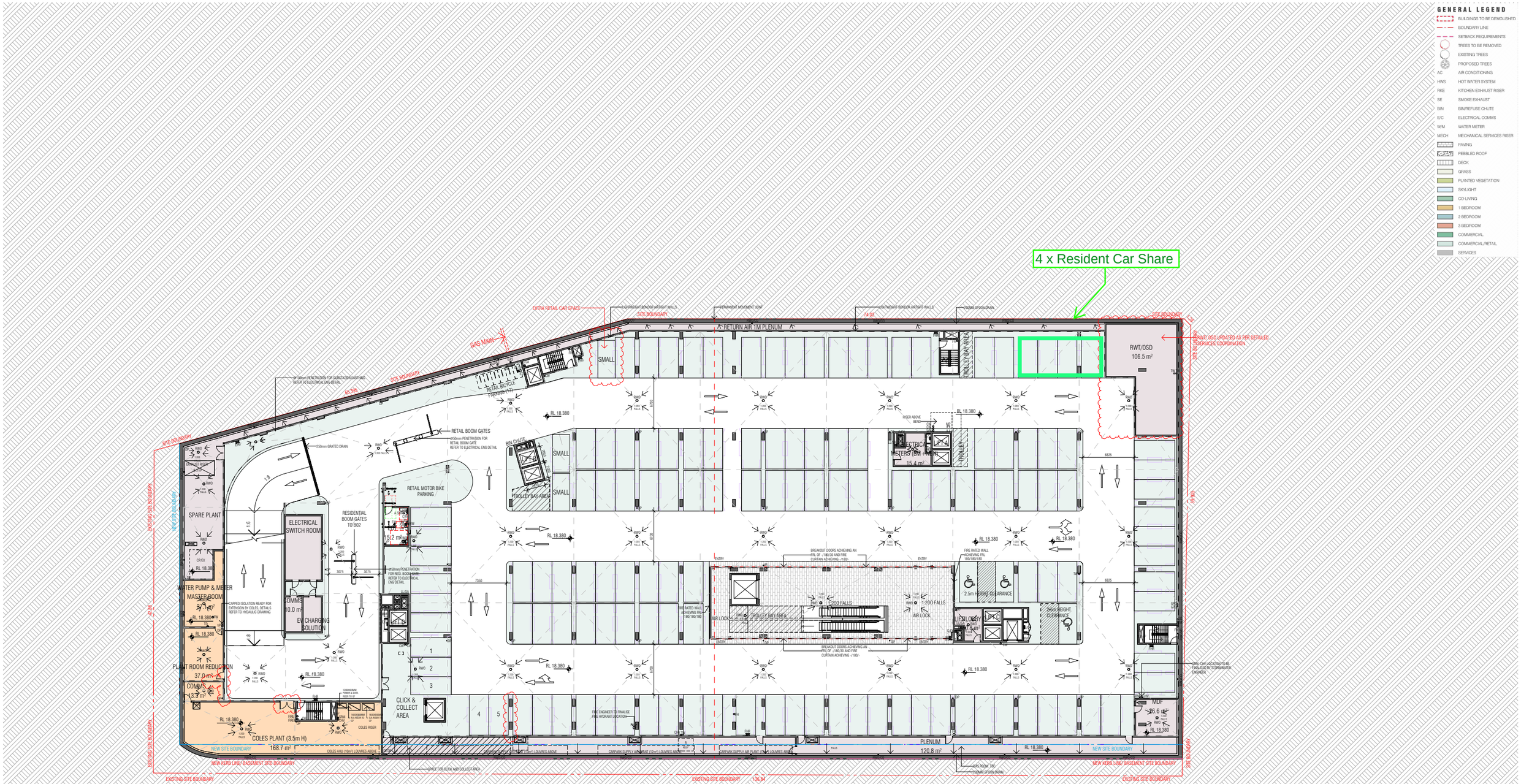
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
S4.55 APPLICATION	G	**D098**

21/11/2023 6:43:16 PM



REVISION		
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	02.12.2020
C	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	26.11.2021
D	S4.55 APPLICATION	10.11.2023
E	S4.55 APPLICATION	13.11.2023
F	S4.55 APPLICATION	28.08.2024



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PROJECT: 1-20 RAILWAY RD, MEADOWBANK

CLIENT: apt.

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	21022	1 : 250 @A1

DRAWING TITLE: BASEMENT 01 FLOOR PLAN

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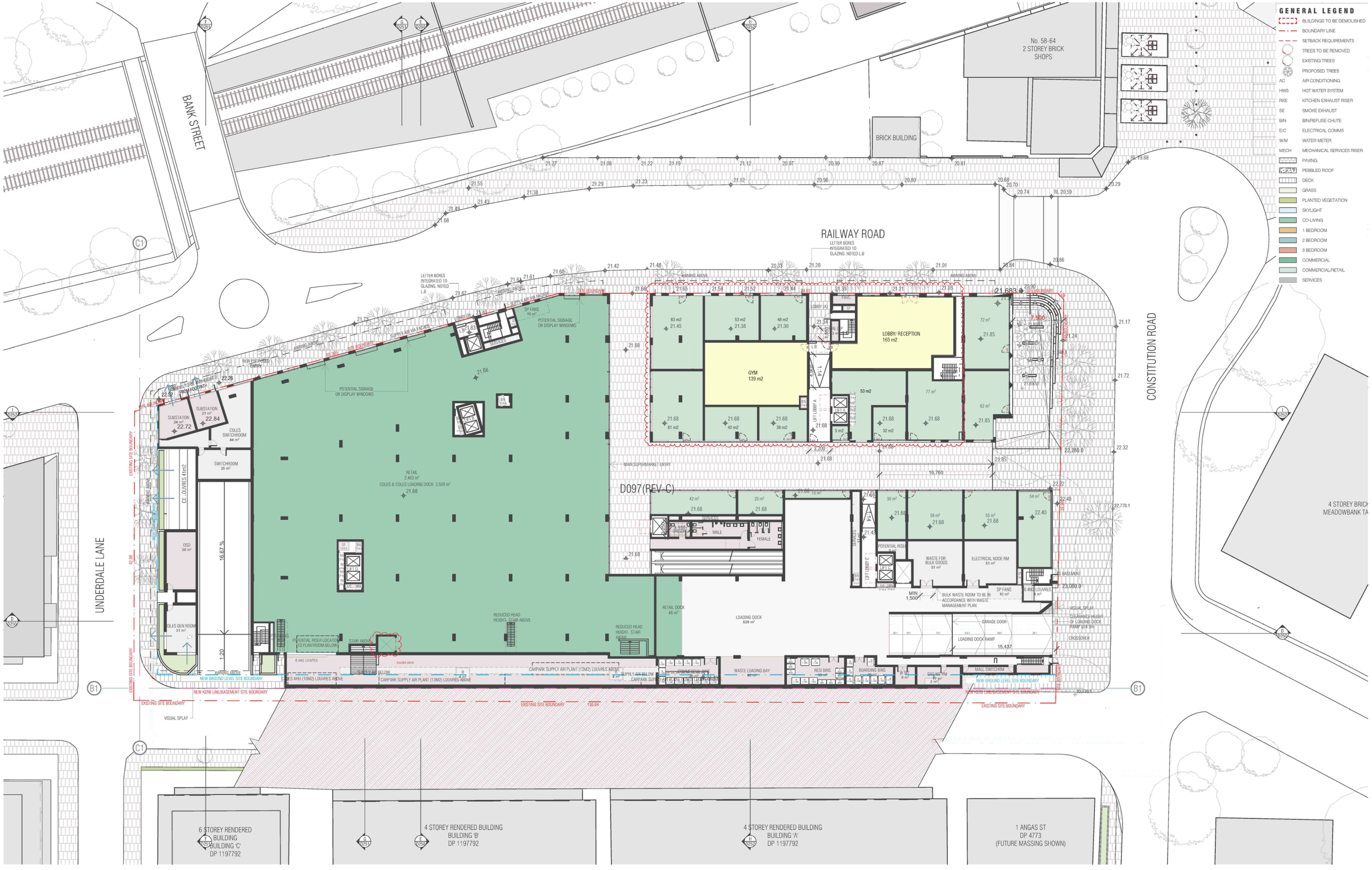
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: S4.55 APPLICATION

REV: F

DRAWING NO.: **D099**

13/11/2023 3:52:41 PM


BANK STREET
RAILWAY ROAD
CONSTITUTION ROAD
UNDERDALE LANE
No. 58-64
2 STOREY BRICK
SHOPS
BRICK BUILDING
LETTER BOXES
INTEGRATED TO
GLAZING. NOTED
L8
AWNING ABOVE
NEW ENTRANCE
ENTRY
SITE BOUNDARY
SUBSTATION
24 m²
22.72
SUBSTATION
21 m²
22.84
COLES
SWITCHROOM
44 m²
SWITCHROOM
35 m²
CE. LOUVRES 41m2
OSD
38 m²
COLES GEN ROOM
31 m²
16.67 %
1:20
RETAIL
2,463 m²
COLES & COLES LOADING DOCK: 2,509 m²
POTENTIAL SIGNAGE
OR DISPLAY WINDOWS
SP FANS
10 m²
LIFT 1
LIFT 2
LIFT 3
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GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE
- SETBACK REQUIREMENTS
- TREES TO BE REMOVED
- EXISTING TREES
- PROPOSED TREES
- AC — AIR CONDITIONING
- HWS — HOT WATER SYSTEM
- RKE — KITCHEN EXHAUST RISER
- SE — SMOKE EXHAUST
- BIN — BIN/REFUSE CHUTE
- E/C — ELECTRICAL COMMS
- W/M — WATER METER
- MECH — MECHANICAL SERVICES RISER
- PAVING
- PEBBLED ROOF
- DECK
- GRASS
- PLANTED VEGETATION
- SKYLIGHT
- CO-LIVING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMERCIAL
- COMMERCIAL/RETAIL
- SERVICES

REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	WIP FOR COUNCIL DISCUSSION	JG	06.10.2021
D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
E	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	11.01.2022
> F	S4.55 APPLICATION	KC	13.11.2023

REVISION

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PROJECT

RAILWAY ROAD
27 RAILWAY RD
MEADOWBANK NSW 2114

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
KC	13.11.2023	MC	11.01.2022	21022	1:500@A3

DRAWING TITLE

LEVEL 1 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: S4.55 APPLICATION

REV.: F

DRAWING NO.: **D101**

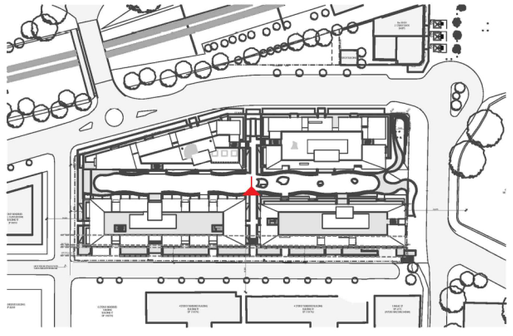


GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE

FINISHES SCHEDULE

- (St1) SANDSTONE GUINEA GOLD 1000MMX450MM
- (Br1) WHITE BRICK RECESSED JOINTS
- (M1) RAISED SEAM ZINC CLADDING/SOFFITS DARK BRONZE
- (Lv1) DARK BRONZE ANODISED BATTENS &SLIDING &BYFOLD SCREENS
- (Lv3) TIMBER EFFECT ALUMINIUM BATTENS &SLIDING &BYFOLD SCREENS
- (T1)TIMBER EFFECT ALUMINIUM CLADDING
- (Ln)LANDSCAPE
- (Lv2) WHITE ALUMINIMUM BATTENS &SLIDING &BYFOLD SCREENS
- (Rn1) WHITE ROUGHCAST RENDER
- (Ba1) (G2) CLEAR GLASS
- (G1) TINTED GLASS



REVISION			
01	DRAFT	MK	03.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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PROJECT

RAILWAY ROAD
27 RAILWAY RD
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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
KC	13.11.2023	MC	26.11.2021	21022	1:500@A3

DRAWING TITLE: NORTH-WEST INTERNAL ELEVATION - BUILDING C&D

ISSUE PURPOSE: S4.55 APPLICATION

REV.: D

DRAWING NO.: **D204**

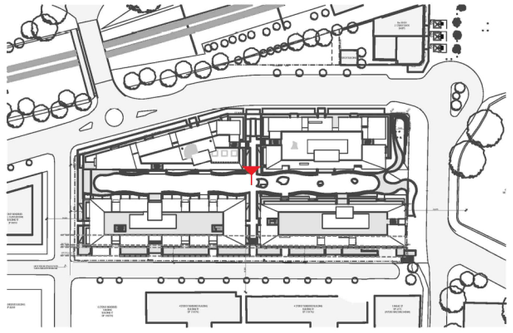


GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE

FINISHES SCHEDULE

- (St1) SANDSTONE GUINEA GOLD 1000MMX450MM
- (Br1) WHITE BRICK RECESSED JOINTS
- (M1) RAISED SEAM ZINC CLADDING/SOFFITS DARK BRONZE
- (Lv1) DARK BRONZE ANODISED BATTENS &SLIDING &BYFOLD SCREENS
- (Lv3) TIMBER EFFECT ALUMINIUM BATTENS &SLIDING &BYFOLD SCREENS
- (T1)TIMBER EFFECT ALUMINIUM CLADDING
- (Ln)LANDSCAPE
- (Lv2) WHITE ALUMINIMUM BATTENS &SLIDING &BYFOLD SCREENS
- (Rn1) WHITE ROUGHCAST RENDER
- (Ba1) (G2) CLEAR GLASS
- (G1) TINTED GLASS



REVISION

-	DEVELOPMENT APPLICATION	MK	03.02.2020
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
D	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	11.01.2022
> E	S4.55 APPLICATION	KC	13.11.2023

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PROJECT

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SYDNEY NSW 2000
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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	11.01.2022	21022	1:500@A3	SOUTH EAST INTERNAL ELEVATION - BUILDING A&B	S4.55 APPLICATION	E	D205



NORTH-EAST INTERNAL ELEVATION (BUILDING B&D)

SCALE 1:500@A3



SOUTH-WEST INTERNAL ELEVATION (BUILDING A & C)

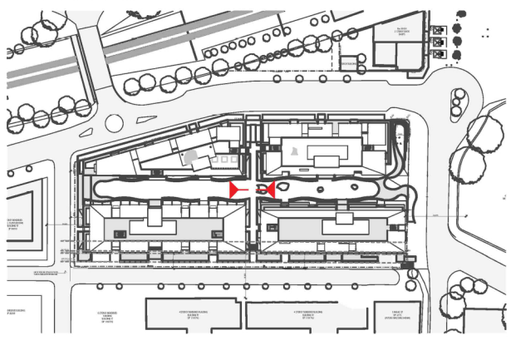
SCALE 1:500@A3

GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE

FINISHES SCHEDULE

- (St1) SANDSTONE GUINEA GOLD 1000MMX450MM
- (Br1) WHITE BRICK RECESSED JOINTS
- (M1) RAISED SEAM ZINC CLADDING/SOFFITS DARK BRONZE
- (Lv1) DARK BRONZE ANODISED BATTENS &SLIDING &BYFOLD SCREENS
- (Lv3) TIMBER EFFECT ALUMINIUM BATTENS &SLIDING &BYFOLD SCREENS
- (T1)TIMBER EFFECT ALUMINIUM CLADDING
- (Ln)LANDSCAPE
- (Lv2) WHITE ALUMINIMUM BATTENS &SLIDING &BYFOLD SCREENS
- (Rn1) WHITE ROUGHCAST RENDER
- (Ba1) (G2) CLEAR GLASS
- (G1) TINTED GLASS



REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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27 RAILWAY RD
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CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
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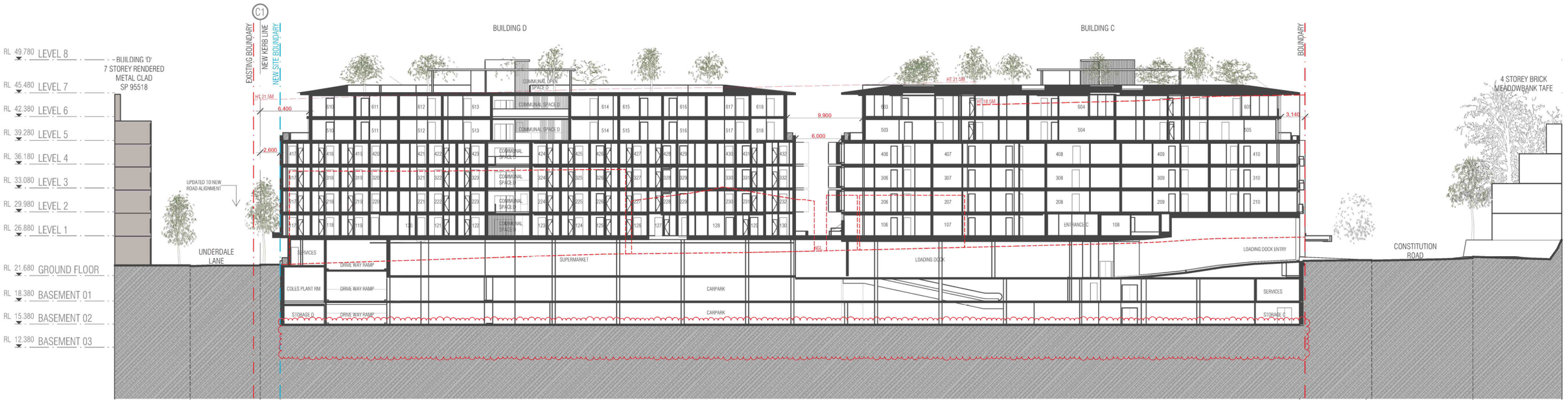
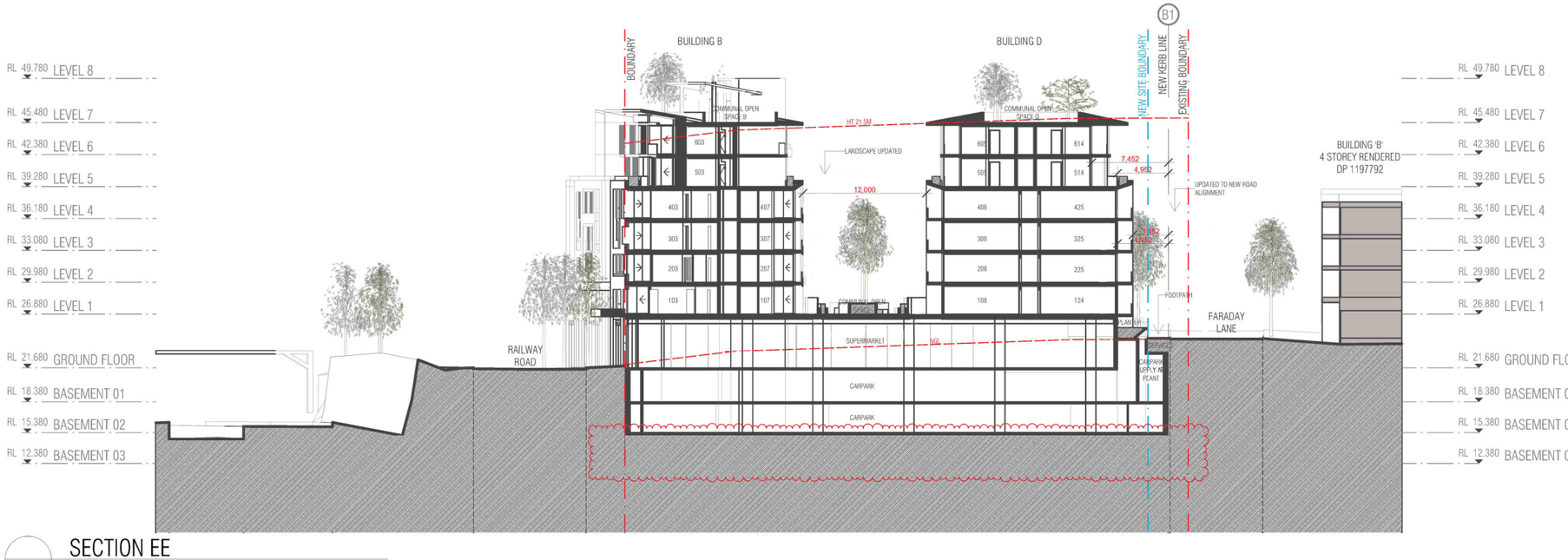
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	1:500@A3	INTERNAL ELEVATIONS	S4.55 APPLICATION	D	D206



4 - SECTION DD- LOADING DOCK

SCALE 1:500@A3

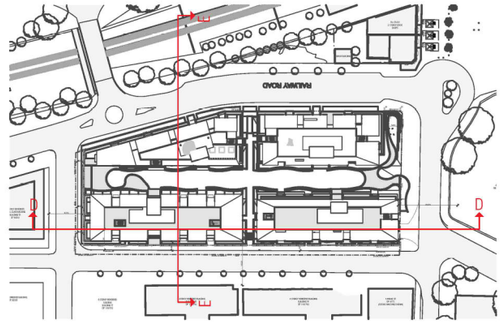


- SECTION EE

SCALE 1:500@A3

GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE
- SETBACK REQUIREMENTS



REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
› D	S4.55 APPLICATION	KC	13.11.2023

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PROJECT

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27 RAILWAY RD
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L 13, 234 GEORGE STREET
SYDNEY NSW 2000
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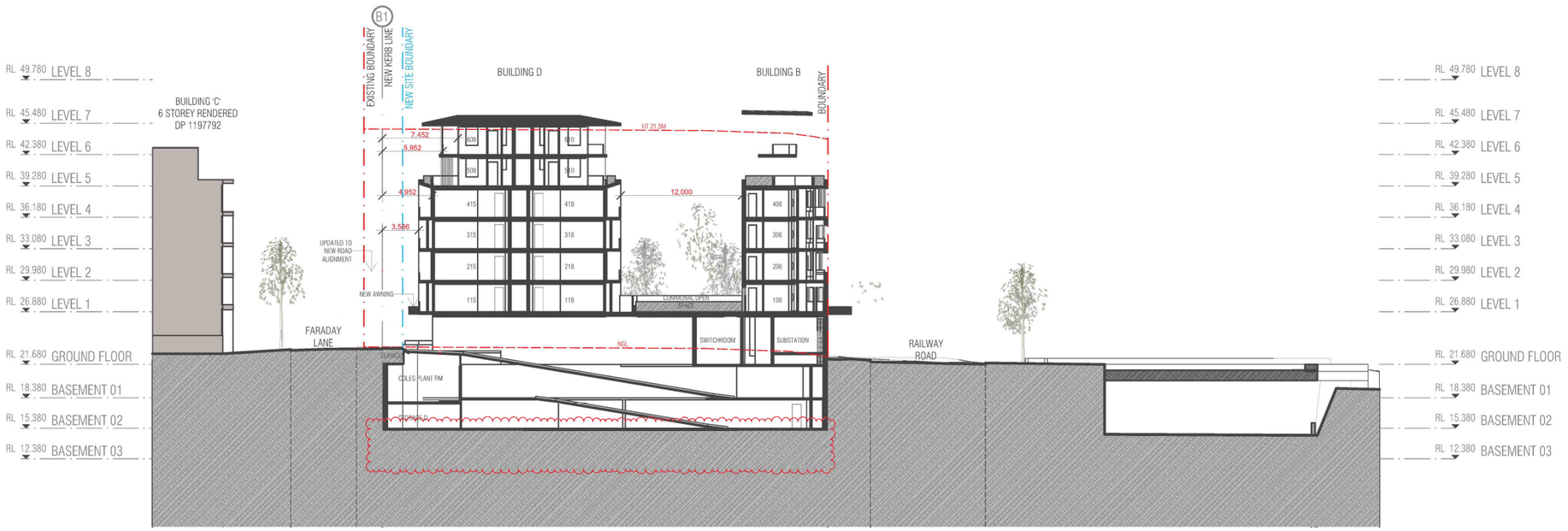
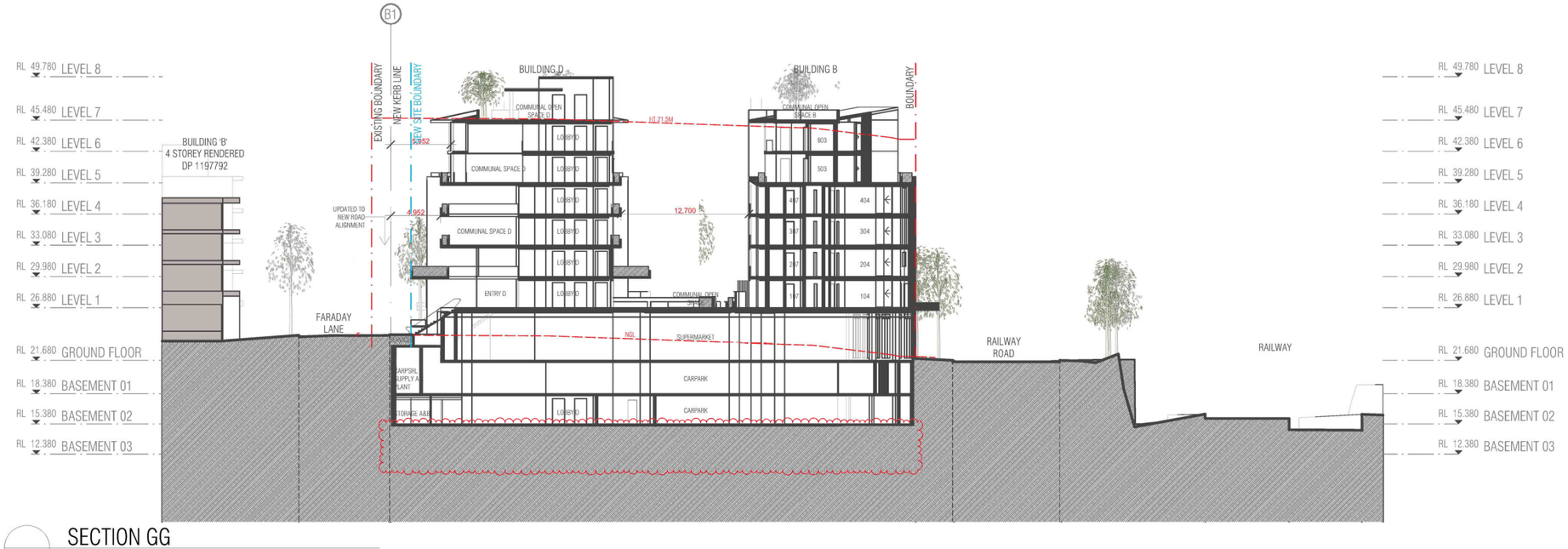
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	1:500@A3	SECTIONS	S4.55 APPLICATION	D	D250



SECTION FF - DRIVE WAY

SCALE 1:500@A3

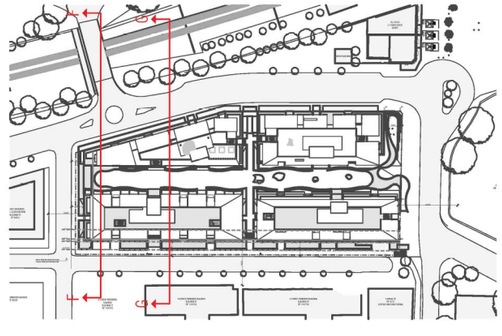


SECTION GG

SCALE 1:500@A3

GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE
- SETBACK REQUIREMENTS



REVISION

01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
› D	S4.55 APPLICATION	KC	13.11.2023

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PROJECT

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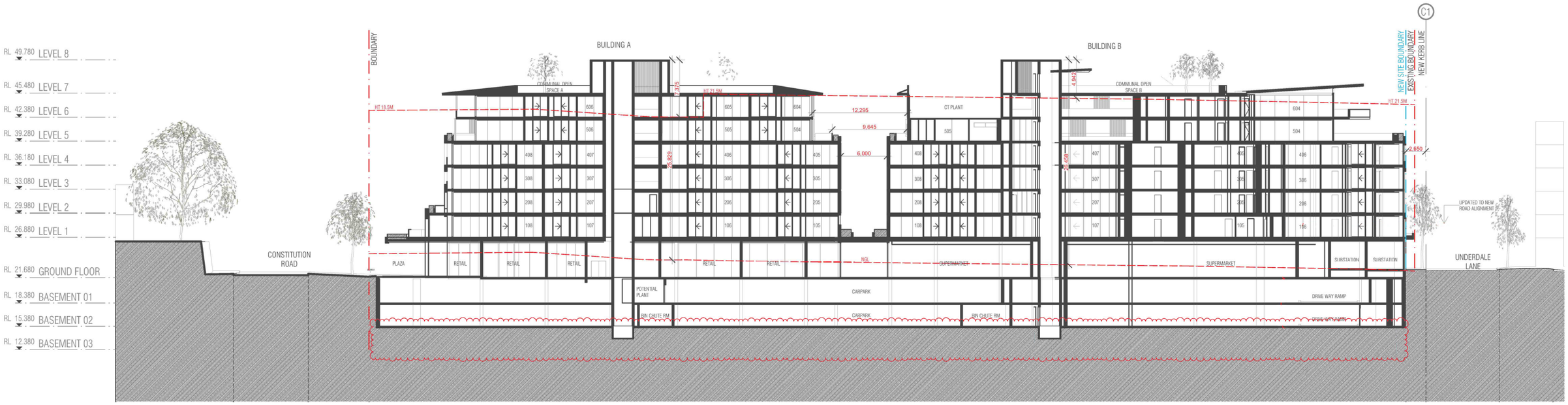
27 RAILWAY RD
MEADOWBANK NSW 2114

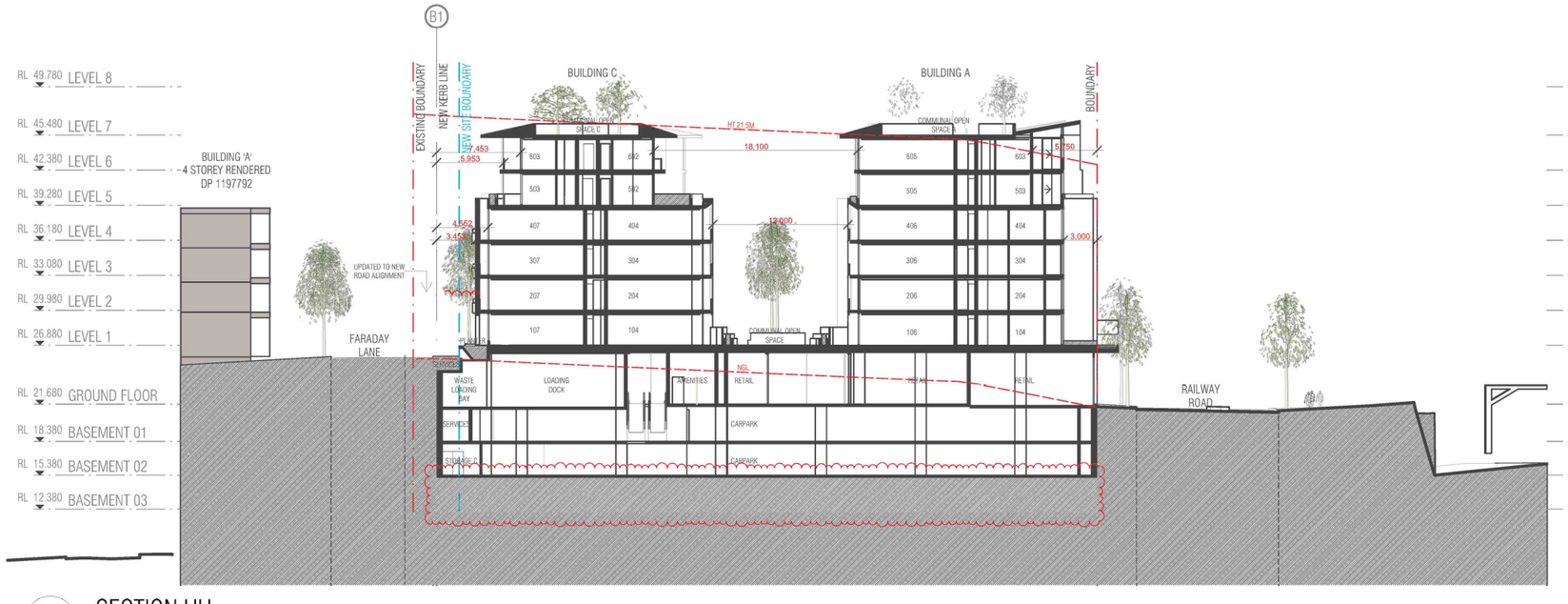
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	1:500@A3	SECTIONS	S4.55 APPLICATION	D	D251



SECTION II

SCALE 1:500@A3

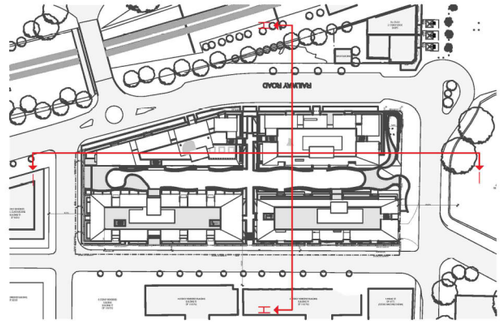


SECTION HH

SCALE 1:500@A3

GENERAL LEGEND

- BUILDINGS TO BE DEMOLISHED
- BOUNDARY LINE
- SETBACK REQUIREMENTS



REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

REVISION

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PROJECT

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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	1:500@A3	SECTIONS	S4.55 APPLICATION	D	D252



LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

SOLAR

REQUIRED: 93 UNITS 70%

PROPOSED : 93 UNITS 70%

>= 2 HOURS

< 2 HOURS

CROSS VENTILATION

REQUIRED: 80 UNITS 60%

PROPOSED: 80 60%

CROSS VENTILATION

REVISION			
01	DRAFT	MK	06.02.2020
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
› D	S4.55 APPLICATION	KC	13.11.2023

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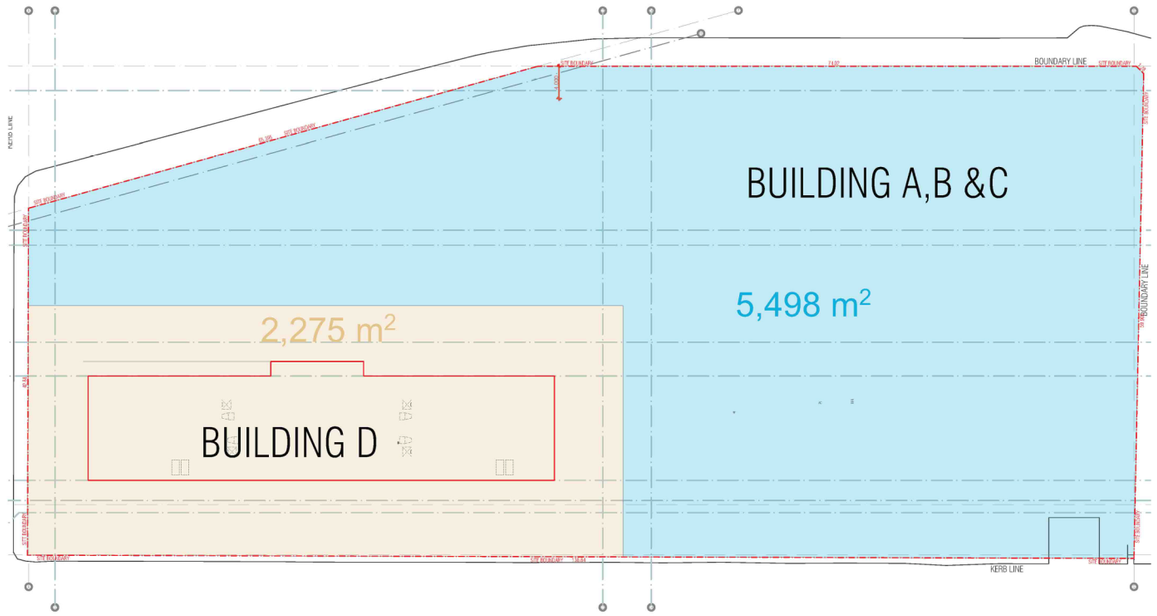
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	1:1000@A3	SOLAR & VENTILATION ANAYSIS	S4.55 APPLICATION	D	D503



SITE A+B+C - RESIDENTIAL APARTMENTS

SITE AREA	X	FSR	=	ALLOWABLE AREA
5498	X	2.7	=	14844.6

ALLOWABLE GFA	-	RETAIL GFA	=	ALLOWABLE RESIDENTIAL GFA
14844.6	-	2975	=	11869.6

SITE D - BOARDING HOUSE

SITE AREA	X	FSR	=	ALLOWABLE AREA
2275	X	2.7	=	6142.5

ALLOWABLE AREA	-	RETAIL GFA	=	BOARDING GFA
6142.5	-	1268	=	4874.5

ALLOWABLE BONUS (20%)	X	BOARDING GFA	=	BONUS GFA SITE D
20%	X	4874.5	=	974.9

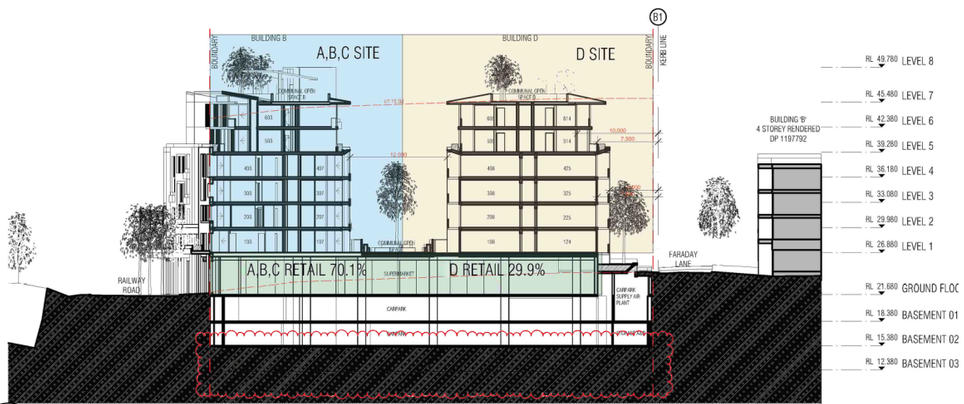
BOARDING GFA	+	BONUS GFA SITE D	=	ALLOWABLE BOARDING GFA
4874.5	+	974.9	=	5849.4

SITE TOTALS (m2)

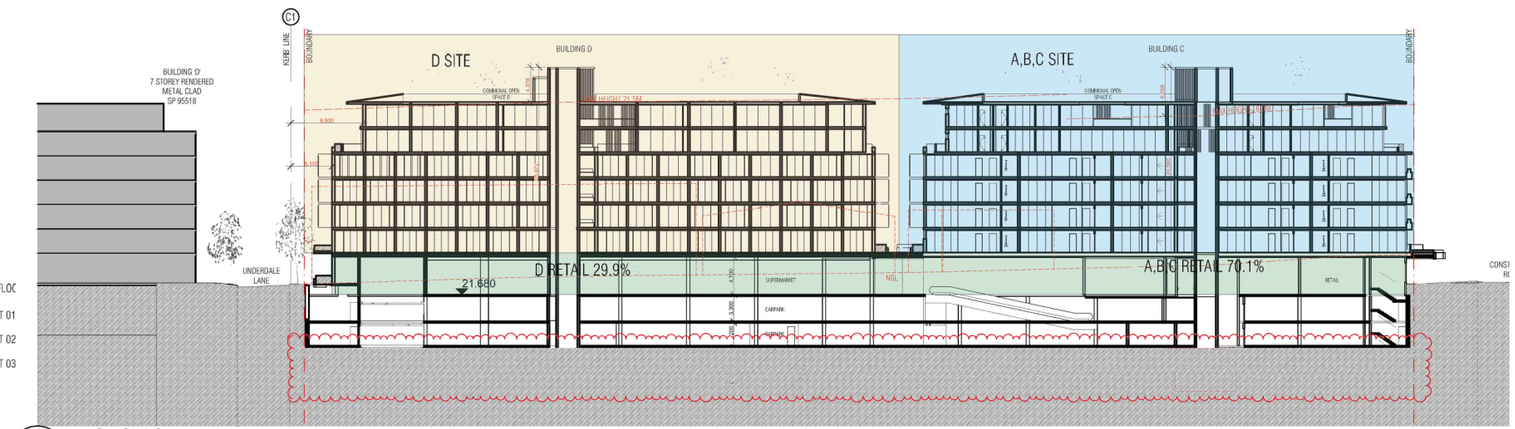
ALLOWABLE GFA	(SITE AREA X 2.7 FSR)	=	20987.1
ALLOWABLE RESIDENTIAL GFA	(ALLOWABLE GFA - RETAIL)	=	16744.1
TOTAL SITE BONUS	(SITE D BONUS)	=	974.9
TOTAL SITE RESIDENTIAL GFA	(SITE A,B&C+SITE D)	=	17670
TOTAL SITE RETAIL	(SITE A+ SITE B + SITE C)	=	4325
TOTAL SITE GFA	(4+5)	=	21995

RETAIL DISTRIBUTION

A+B+C	70.1%	3032
D	29.9%	1293



E
SECTION EE
SCALE @A3



SECTION AA
SCALE @A3

REVISION			
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

REVISION

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3	GFA BONUS CALCULATIONS	S4.55 APPLICATION	D	D508



LEVEL 1

SCALE 1:600@A3



LEVEL 2

SCALE 1:600@A3



LEVEL 3

SCALE 1:600@A3



LEVEL 4

SCALE 1:600@A3



LEVEL 5

SCALE 1:600@A3



LEVEL 6

SCALE 1:600@A3

ST3 Internal Storage

ST1 External Storage

BUILDING	APT NUMBER	INT. VOLUME (m^3)	FLOOR	APT NUMBER	QTY	EXT. VOLUME (m^3)
A						
	103	4.4	BASEMENT 02	103	1	3.9
	104	7.2	BASEMENT 02	104	1	3.9
	105	5.0	BASEMENT 02	105	1	3.9
	106	8.1	BASEMENT 02	106	1	3.9
	201	7.7	BASEMENT 02	201	1	3.9
	202	4.1	BASEMENT 02	202	1	3.9
	203	4.0	BASEMENT 02	203	1	3.9
	204	5.0	BASEMENT 02	204	1	3.9
	205	5.0	BASEMENT 02	205	1	3.9
	206	8.1	BASEMENT 02	206	1	3.9
	207	3.4	BASEMENT 02	207	1	3.9
	208	4.8	BASEMENT 02	208	1	3.9
	301	7.8	BASEMENT 02	301	1	3.9
	302	4.1	BASEMENT 02	302	1	3.9
	303	4.0	BASEMENT 02	303	1	3.9
	304	7.2	BASEMENT 02	304	1	3.9
	305	5.0	BASEMENT 02	305	1	3.9
	306	8.1	BASEMENT 02	306	1	3.9
	307	3.4	BASEMENT 02	307	1	3.9
	308	4.8	BASEMENT 02	308	1	3.9
	401	7.8	BASEMENT 02	401	1	3.9
	402	4.1	BASEMENT 02	402	1	3.9
	403	4.0	BASEMENT 02	403	1	3.9
	404	7.2	BASEMENT 02	404	1	3.9
	405	5.0	BASEMENT 02	405	1	3.9
	406	8.1	BASEMENT 02	406	1	3.9
	407	3.4	BASEMENT 02	407	1	3.9
	408	4.8	BASEMENT 02	408	1	3.9
	501	11.3	BASEMENT 02	501	1	3.9
	502	5.0	BASEMENT 02	502	1	3.9
	503	6.5	BASEMENT 02	503	1	3.9
	504	3.4	BASEMENT 02	504	1	3.9
	505	8.1	BASEMENT 02	505	1	3.9
	506	6.9	BASEMENT 02	506	1	3.9
	601	11.3	BASEMENT 02	601	1	3.9
	602	5.0	BASEMENT 02	602	1	3.9
	603	6.5	BASEMENT 02	603	1	3.9
	604	3.4	BASEMENT 02	604	1	3.9
	605	8.1	BASEMENT 02	605	1	3.9
	606	6.9	BASEMENT 02	606	1	3.9

ADG Storage Requirements
Minimum 50% Internal
1 BDR = $6m^3$ ($3m^3$ Int.)
2 BDR = $8m^3$ ($4m^3$ Int.)
3 BDR = $10m^3$ ($5m^3$ Int.)

REVISION

A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3	STORAGE VOLUMES- BUILDING A	S4.55 APPLICATION	D	D509



LEVEL 1

SCALE 1:600@A3



LEVEL 2

SCALE 1:600@A3



LEVEL 3

SCALE 1:600@A3



LEVEL 4

SCALE 1:600@A3



LEVEL 5

SCALE 1:600@A3



LEVEL 6

SCALE 1:600@A3

ST3 Internal Storage

ST1 External Storage

BUILDING	APT NUMBER	INT. VOLUME (m³)	FLOOR	APT NUMBER	QTY	EXT. VOLUME (m³)
B						
	101	4.1	BASEMENT 02	101	1	3.9
	102	4.1	BASEMENT 02	102	1	3.9
	103	4.5	BASEMENT 02	103	1	3.9
	104	4.0	BASEMENT 02	104	1	3.9
	105	4.0	BASEMENT 02	105	1	3.9
	106	5.3	BASEMENT 02	106	1	3.9
	107	6.9	BASEMENT 02	107	1	3.9
	108	6.7	BASEMENT 02	108	1	3.9
	201	4.1	BASEMENT 02	201	1	3.9
	202	4.1	BASEMENT 02	202	1	3.9
	203	9.3	BASEMENT 02	203	1	3.9
	204	4.1	BASEMENT 02	204	1	3.9
	205	9.0	BASEMENT 02	205	1	3.9
	206	5.3	BASEMENT 02	206	1	3.9
	207	6.9	BASEMENT 02	207	1	3.9
	208	6.7	BASEMENT 02	208	1	3.9
	301	4.1	BASEMENT 02	301	1	3.9
	302	4.1	BASEMENT 02	302	1	3.9
	303	5.5	BASEMENT 02	303	1	3.9
	304	4.1	BASEMENT 02	304	1	3.9
	305	8.1	BASEMENT 02	305	1	3.9
	306	5.3	BASEMENT 02	306	1	3.9
	307	6.9	BASEMENT 02	307	1	3.9
	308	6.7	BASEMENT 02	308	1	3.9
	401	4.1	BASEMENT 02	401	1	3.9
	402	4.1	BASEMENT 02	402	1	3.9
	403	5.5	BASEMENT 02	403	1	3.9
	404	4.1	BASEMENT 02	404	1	3.9
	405	8.1	BASEMENT 02	405	1	3.9
	406	5.3	BASEMENT 02	406	1	3.9
	407	6.9	BASEMENT 02	407	1	3.9
	408	6.7	BASEMENT 02	408	1	3.9
	501	6.8	BASEMENT 02	501	1	3.9
	502	3.1	BASEMENT 02	502	1	3.9
	503	3.2	BASEMENT 02	503	1	3.9
	504	5.6	BASEMENT 02	504	1	3.9
	505	4.4	BASEMENT 02	505	1	3.9
	601	6.8	BASEMENT 02	601	1	3.9
	602	3.1	BASEMENT 02	602	1	3.9
	603	3.2	BASEMENT 02	603	1	3.9
	604	5.6	BASEMENT 02	604	1	3.9

ADG Storage Requirements
Minimum 50% Internal
1 BDR = 6m³ (3m³ Int.)
2 BDR = 8m³ (4m³ Int.)
3 BDR = 10m³ (5m³ Int.)

REVISION

A	DEVELOPMENT APPLICATION	JG	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3	STORAGE VOLUMES- BUILDING B	S4.55 APPLICATION	D	D510



LEVEL 1

SCALE 1:600@A3



LEVEL 2

SCALE 1:600@A3



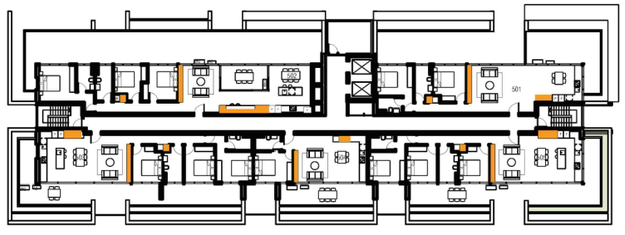
LEVEL 3

SCALE 1:600@A3



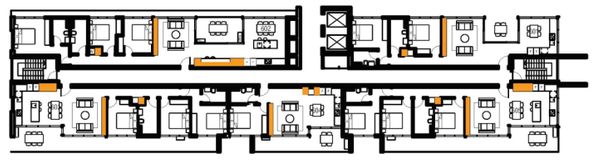
LEVEL 4

SCALE 1:600@A3



LEVEL 5

SCALE 1:600@A3



LEVEL 6

SCALE 1:600@A3

ADG Storage Requirements
Minimum 50% Internal
1 BDR = 6m³ (3m³ Int.)
2 BDR = 8m³ (4m³ Int.)
3 BDR = 10m³ (5m³ Int.)

ST3 Internal Storage			ST1 External Storage		
BUILDING	APT NUMBER	INT. VOLUME (m³)	FLOOR	APT NUMBER	QTY	EXT. VOLUME (m³)
C						
	101	4.3	BASEMENT 02	101	1	3.9
	102	4.4	BASEMENT 02	102	1	3.9
	103	3.1	BASEMENT 02	103	1	3.9
	104	4.4	BASEMENT 02	104	1	3.9
	105	4.3	BASEMENT 02	105	1	3.9
	106	4.3	BASEMENT 02	106	1	3.9
	107	5.8	BASEMENT 02	107	1	3.9
	108	3.0	BASEMENT 02	108	1	3.9
	201	4.3	BASEMENT 02	201	1	3.9
	202	4.4	BASEMENT 02	202	1	3.9
	203	3.1	BASEMENT 02	203	1	3.9
	204	4.4	BASEMENT 02	204	1	3.9
	205	4.3	BASEMENT 02	205	1	3.9
	206	4.3	BASEMENT 02	206	1	3.9
	207	5.8	BASEMENT 02	207	1	3.9
	208	5.1	BASEMENT 02	208	1	3.9
	209	4.4	BASEMENT 02	209	1	3.9
	210	4.3	BASEMENT 02	210	1	3.9
	301	4.3	BASEMENT 02	301	1	3.9
	302	4.4	BASEMENT 02	302	1	3.9
	303	3.1	BASEMENT 02	303	1	3.9
	304	4.4	BASEMENT 02	304	1	3.9
	305	4.3	BASEMENT 02	305	1	3.9
	306	4.3	BASEMENT 02	306	1	3.9
	307	5.8	BASEMENT 02	307	1	3.9
	308	5.1	BASEMENT 02	308	1	3.9
	309	4.4	BASEMENT 02	309	1	3.9
	310	4.3	BASEMENT 02	310	1	3.9
	401	4.3	BASEMENT 02	401	1	3.9
	402	4.4	BASEMENT 02	402	1	3.9
	403	3.1	BASEMENT 02	403	1	3.9
	404	4.4	BASEMENT 02	404	1	3.9
	405	4.3	BASEMENT 02	405	1	3.9
	406	4.3	BASEMENT 02	406	1	3.9
	407	5.8	BASEMENT 02	407	1	3.9
	408	5.1	BASEMENT 02	408	1	3.9
	409	4.4	BASEMENT 02	409	1	3.9
	410	4.3	BASEMENT 02	410	1	3.9
	501	5.3	BASEMENT 02	501	1	3.9
	502	7.0	BASEMENT 02	502	1	3.9
	503	5.3	BASEMENT 02	503	1	3.9
	504	3.0	BASEMENT 02	504	1	3.9
	505	5.6	BASEMENT 02	505	1	3.9
	601	3.9	BASEMENT 02	601	1	3.9
	602	7.0	BASEMENT 02	602	1	3.9
	603	5.3	BASEMENT 02	603	1	3.9
	604	3.0	BASEMENT 02	604	1	3.9
	605	5.6	BASEMENT 02	605	1	3.9

REVISION

A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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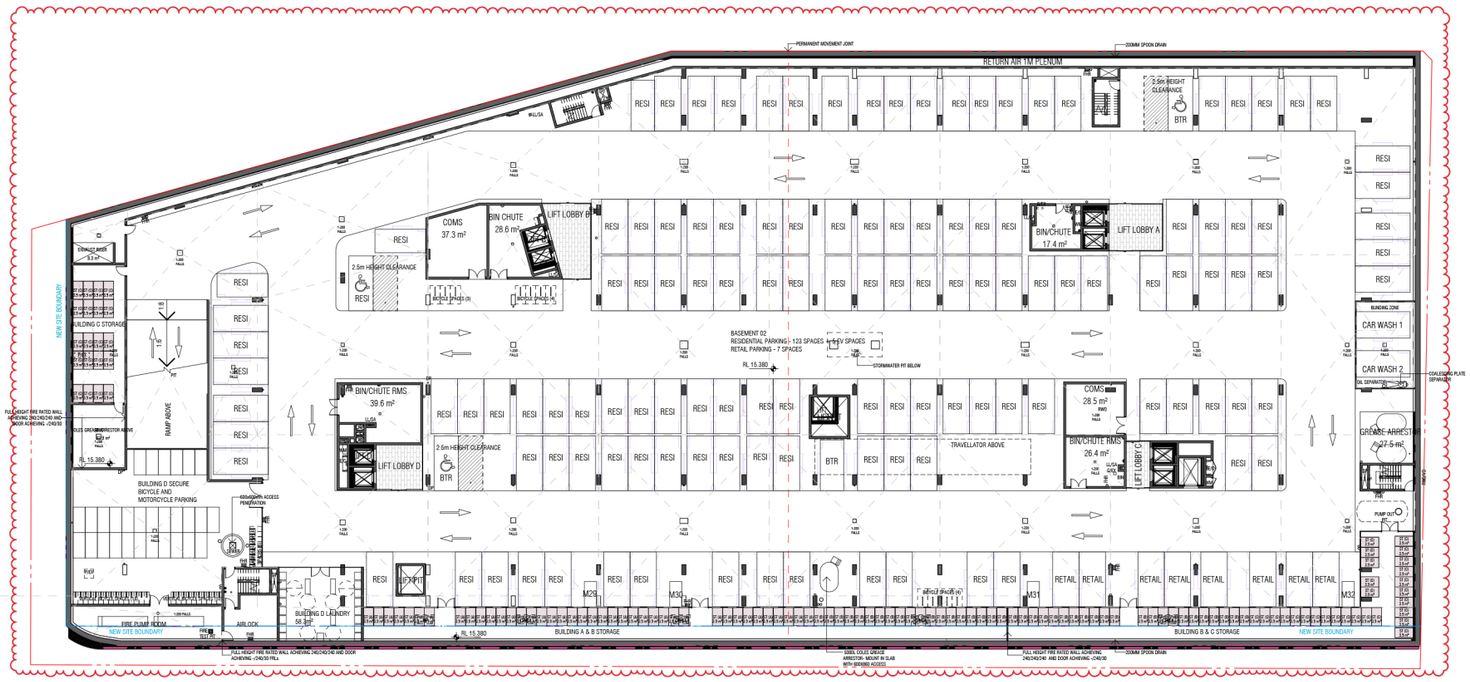
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3	STORAGE VOLUMES- BUILDING C	S4.55 APPLICATION	D	D511



BASEMENT 02

SCALE 1:600@A3

ST4 Storage Cage Numbers

BUILDING ALLOCATION	FLOOR	QTY	VOLUME (m³)
ST (A)			
	BASEMENT 02	40	156.0
ST (B)			
	BASEMENT 02	41	159.9
ST (C)			
	BASEMENT 02	48	187.2

REVISION			
A	DEVELOPMENT APPLICATION	MK	18.05.2020
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C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

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KC	13.11.2023	MC	26.11.2021	21022	N.T.S.@A3	STORAGE VOLUMES- BASEMENT	S4.55 APPLICATION	D	D512



GROUND FLOOR



LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

REVISION			
-	DRAFT	MK	30.01.2020
01	DRAFT	MK	20.02.2020
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

REVISION

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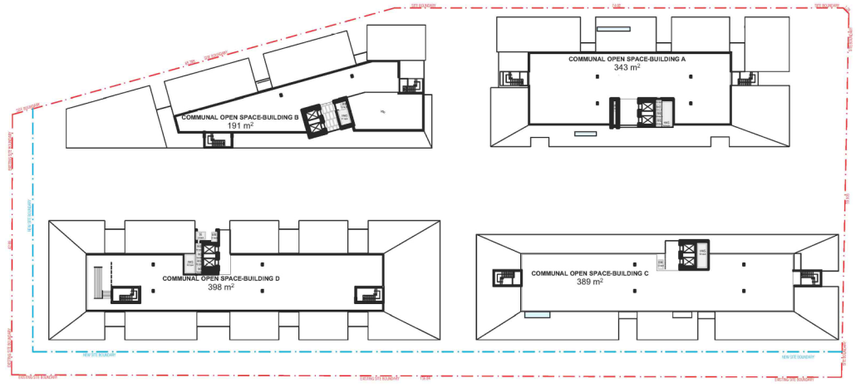
KC	13.11.2023	MC	26.11.2021	21022	1:1000@A3	FSR CALCULATION	S4.55 APPLICATION	D	D500



LEVEL 6



LEVEL 7

GFA	BUILDING A	BUILDING B	BUILDING C	BUILDING D	Retail	Apartments
(Retail) G					4325	
1	712	717	753	992		
2	718	720	899	992		
3	718	728	902	1034		
4	718	728	899	992		
5	606	396	559	731		
6	606	337	538	675		
7	0	0	0	0		
8	0	0	0	0		
Total(All)	**4078**	**3626**	**4550**	**5416**	**21995**	**129**
				ALLOWED GFA (2.7:1)	20987.1	
				ALLOWED GFA WITH BONUS)	**21967**	
				GFA OVER/UNDER	28	

REVISION

-	DRAFT	MK	03.02.2020
01	DRAFT	MK	20.02.2020
A	DEVELOPMENT APPLICATION	MK	18.05.2020
B	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	CA	02.12.2020
C	DEVELOPMENT APPLICATION- ADDITIONAL INFORMATION	MC	26.11.2021
> D	S4.55 APPLICATION	KC	13.11.2023

REVISION

NOTES

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PROJECT

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
KC	13.11.2023	MC	26.11.2021	21022	1:1000@A3	FSR CALCULATION	S4.55 APPLICATION	D	**D501**