



Appendix 3 – Planning Proposal Drawings



FENDER KATSALIDIS

CARLINGFORD APARTMENTS, MERITON 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD SYDNEY 2118

PROJECT NO: 20188

PLANNING PROPOSAL

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REVISION		REVISION
-	PLANNING PROPOSAL	RL 25.08.2023

DRAWINGS ISSUED ON: 11.09.2023



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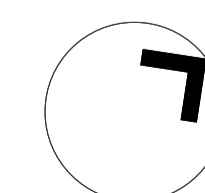
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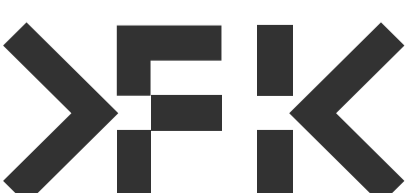
PROJECT

CARLINGFORD APARTMENTS, MERITON
263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
COVER

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ISSUE PURPOSE
PLANNING PROPOSAL



REV.
-

DRAWING NO.
PP01.0

LEGEND

■ BLOCK AREA

THIS DOCUMENT IS INDICATIVE ONLY.
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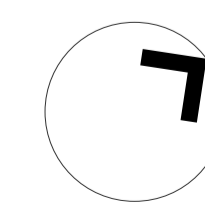
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PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
SETOUT - BLOCK PLAN

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ISSUE PURPOSE
PLANNING PROPOSAL



REV. **DRAWING NO.**
- **PP01.1**



LEGEND

- RE1 ZONE (REMAINED) - 2819 sqm
- RE1 ZONE (REMOVED) - 3310 sqm
- RE1 ZONE (ADDITIONAL) - 2760 sqm
- STREETS - VEHICULAR + CAR PARKING
- PEDESTRIAN STREETS
- PUBLIC ACCESS EASEMENT

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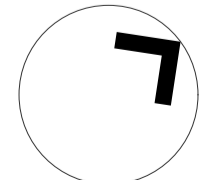


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PROJECT
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 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
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DRAWING TITLE
SETOUT - PUBLIC DOMAIN

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ISSUE PURPOSE
PLANNING PROPOSAL



REV.	DRAWING NO.
-	PP01.2



LEGEND

- BLOCK SETOUT
- EXISTING EASEMENT - TO BE RETAINED
- EXISTING EASEMENT - TO BE EXTINGUISHED

VARIOUS OLD COVENANTS AND A RESTRICTION BURDEN VARIOUS FORMER PARCELS WITHIN LOT 1 DP1219291. THE LOCATION OF THESE OLD COVENANTS AND THE RESTRICTION HAVE NOT BEEN SHOWN AS PART OF THIS SURVEY.

VARIOUS EASEMENTS BENEFIT & BURDEN VARIOUS FORMER PARCELS WITHIN LOT 1 DP1219291. THE LOCATION OF THE DOMINANT TENEMENT FOR THESE EASEMENTS HAVE NOT BEEN SHOWN AS PART OF THIS SURVEY.

NOTE
DRAINAGE AND SERVICES EASEMENTS HAVE NOT BEEN SHOWN AND MAY BE REQUIRED TO ACCOMPANY THE DEVELOPMENT APPLICATION

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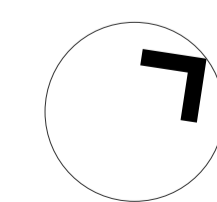
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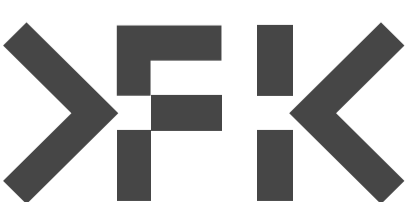


PROJECT
CARLINGFORD APARTMENTS, MERITON
263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
SETOUT - EASEMENTS

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
PLANNING PROPOSAL



REV.
-

DRAWING NO.
PP01.3



LEGEND

- DEDICATION - PUBLIC (5.623 sqm)
- DEDICATION - SP2 (57 sqm)
- ZONE R4 (22.303 sqm)
- PUBLIC ACCESS EASEMENT INCLUDED INTO ZONE R4

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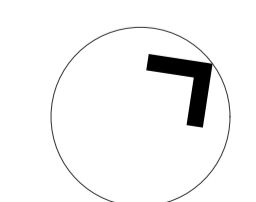
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PROJECT
CARLINGFORD APARTMENTS, MERITON
263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
SETOUT - ZONING PLAN

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ISSUE PURPOSE
PLANNING PROPOSAL



REV. **DRAWING NO.**
- **PP01.4**



LEGEND

- STAGE 01
- STAGE 02

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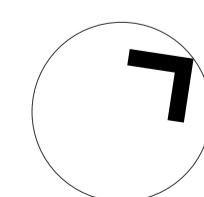


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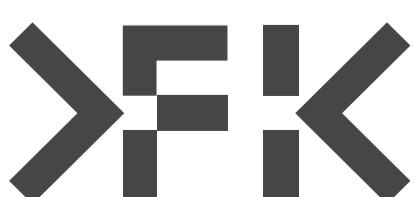


PROJECT
 CARLINGFORD APARTMENTS, MERITON
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DRAWING TITLE
 STRUCTURE PLAN - STAGING

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ISSUE PURPOSE
 PLANNING PROPOSAL



REV.
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DRAWING NO.
 PP01.5



LEGEND

- BLOCK SETOUT
- ACTIVE STREET FRONTAGE - ASF

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LEVELS PENDING GFA REVIEW & STRUCTURE REVIEW

CARPARK NUMBERS PENDING GFA REVIEW & STRUCTURE REVIEW

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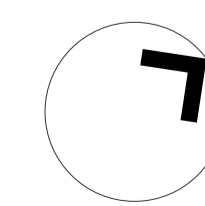
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DRAWING TITLE
LEP - ACTIVE STREET FRONTAGES

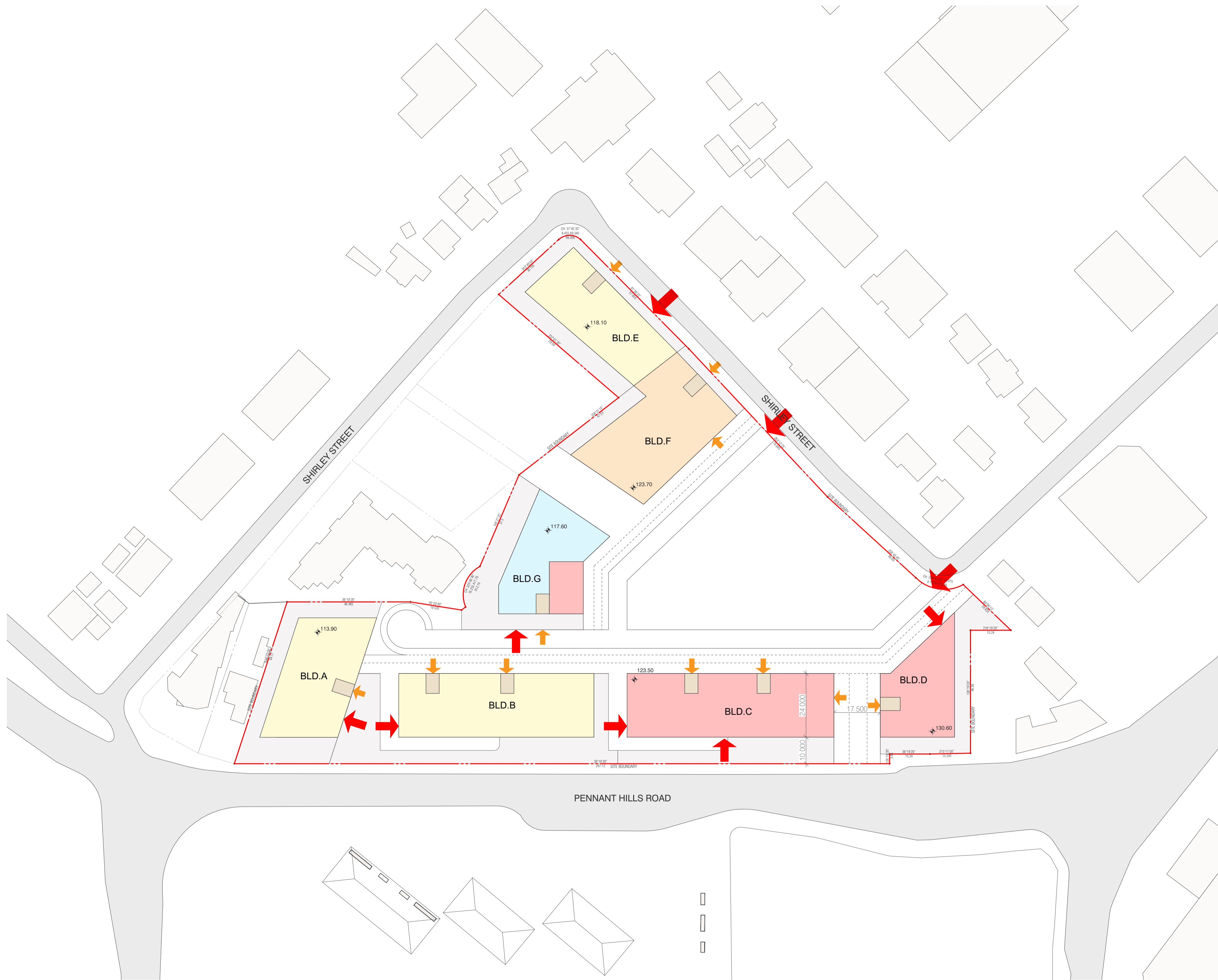
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ISSUE PURPOSE
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




REV.
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DRAWING NO.
PP01.6



LEGEND

-  VEHICULAR ACCESS
-  PEDESTRIAN ACCESS
-  RESIDENTIAL
-  CHILD CARE + RESIDENTIAL
-  COMMUNITY CENTRE
-  RETAIL

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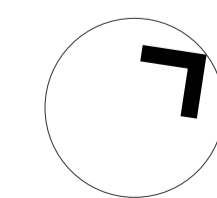


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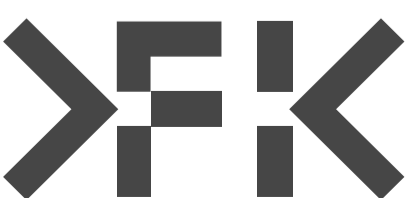


PROJECT
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SCALE	DRAWING TITLE
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ISSUE PURPOSE
 PLANNING PROPOSAL



REV. **DRAWING NO.**
 - **PP01.7**



LEGEND

- DCP SETBACK - 0m
- DCP SETBACK - 1m
- DCP SETBACK - 3m
- DCP SETBACK - 4m
- DCP SETBACK - 5m
- DCP SETBACK - 6m
- DCP SETBACK - 9m
- DCP SETBACK - 10m+

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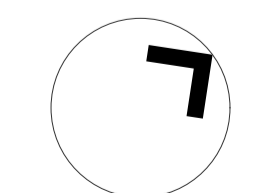


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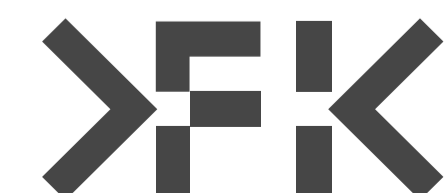


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
 SYDNEY NSW 2118

SCALE	DRAWING TITLE
AS SHOWN@A1	SETBACKS - GROUND/PODIUM

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 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 PLANNING PROPOSAL



REV. **DRAWING NO.**
 - **PP01.8**



LEGEND

- DCP SETBACK - 0m
- DCP SETBACK - 1m
- DCP SETBACK - 3m
- DCP SETBACK - 4m
- DCP SETBACK - 5m
- DCP SETBACK - 6m
- DCP SETBACK - 9m
- DCP SETBACK - 10m+

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REVISION	DATE	BY
PLANNING PROPOSAL	25.08.2023	KB

REVISION

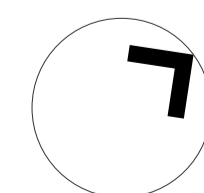


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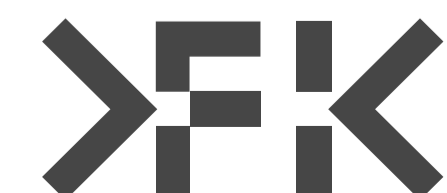


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 SETBACKS - TOWER

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 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
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ISSUE PURPOSE
 PLANNING PROPOSAL



REV. **DRAWING NO.**
 - **PP01.9**



LEGEND

- ALLOWABLE ENVELOPE
- GROUND FLOOR ENVELOPE
- LOWER TOWER ENVELOPE
- UPPER TOWER ENVELOPE
- ROOF PLANT ENVELOPE

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REVISION	DATE	BY	REVISION
1	25.08.2023	KB	PLANNING PROPOSAL

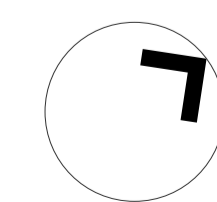


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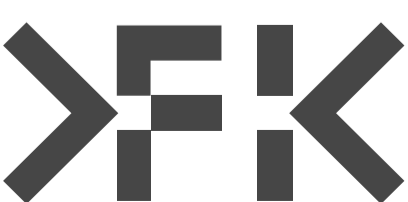


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 ENVELOPES - GROUND/PODIUM

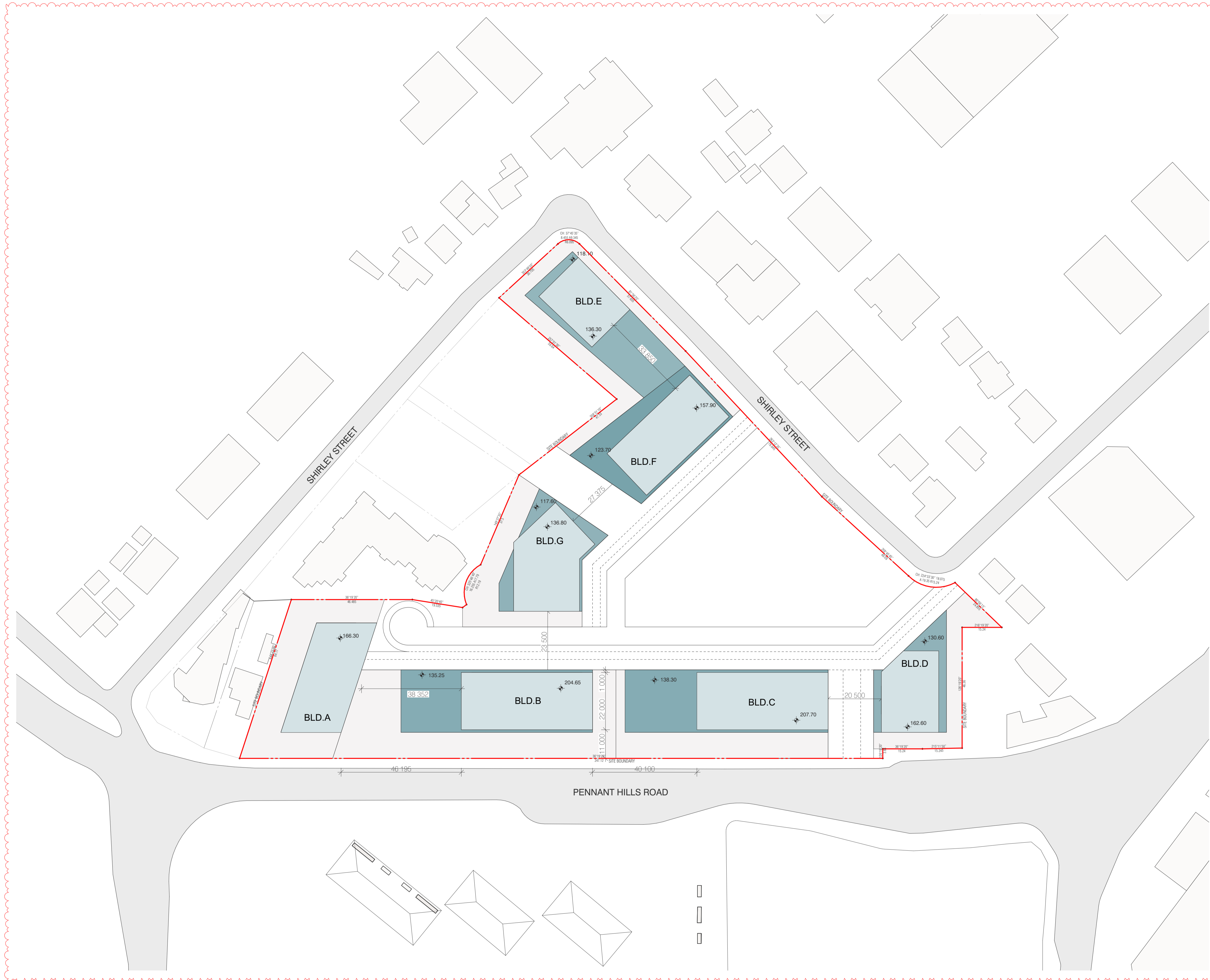
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ISSUE PURPOSE
 PLANNING PROPOSAL



REV.
 -

DRAWING NO.
 PP01.10



LEGEND

- ALLOWABLE ENVELOPE
- GROUND FLOOR ENVELOPE
- LOWER TOWER ENVELOPE
- UPPER TOWER ENVELOPE
- ROOF PLANT ENVELOPE

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REVISION	DATE	BY	REVISION
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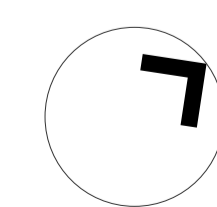


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PROJECT
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 263-281 PENNANT HILLS ROAD, CARLINGFORD
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DRAWING TITLE
 ENVELOPES - TOWER

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ISSUE PURPOSE
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REV.
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LEGEND

- PRIMARY GREEN SPACE
- SECONDARY GREEN SPACE
- ROOFTOP GREEN SPACE TBC
- HARDSCAPE

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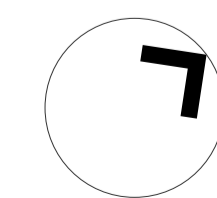


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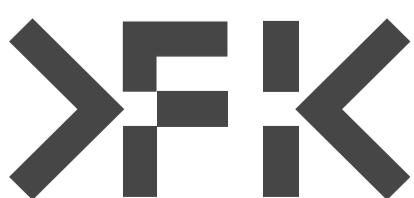


PROJECT
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 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 STRUCTURE PLAN - OPEN SPACE

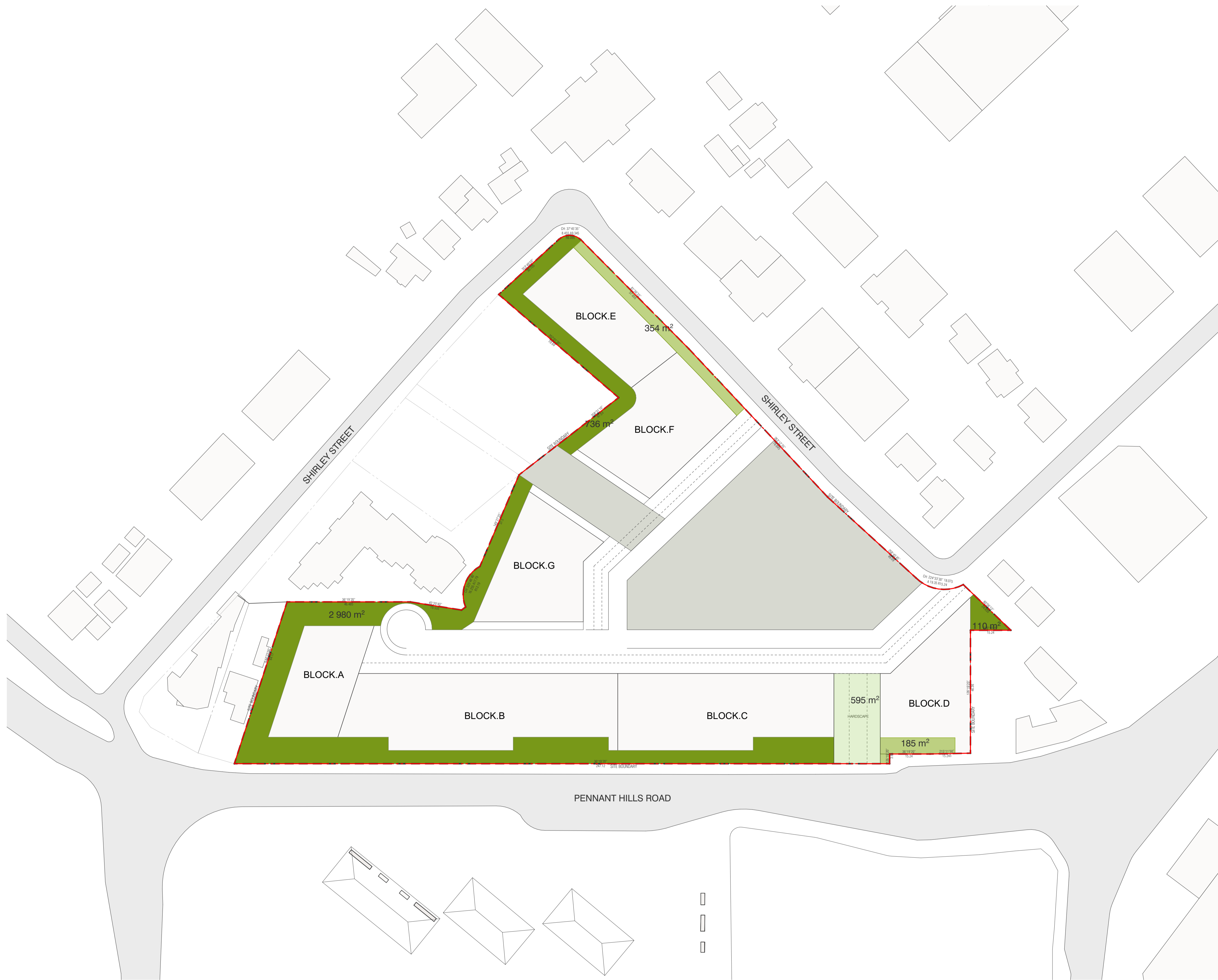
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ISSUE PURPOSE
 PLANNING PROPOSAL



REV.
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DRAWING NO.
 PP01.12



LEGEND

- DEEP SOIL (MORE THAN 6M DIMENSION)
- DEEP SOIL (LESS THAN 6M DIMENSION)
- DEEP SOIL WITH PERMEABLE PAVING
- RE1 ZONE

	% OF SITE AREA INC. RE1 ZONE	% OF SITE AREA EXCL. RE1 ZONE
SITE AREA: 27986		SITE AREA: 22344
^Ka bbmpl fi t fqe -Sā j fkr j r j a bngē ^ēē~ P-UCSIN	13.7%	17.1%
_Ka bbmpl fi t l j f k ^ēē~ RPVO	1.9%	2.4%
`Kerboj b^_i b-m's f k d ^ēē~ RVRM	2.1%	2.6%
TOTAL	17.7%	22.1%

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REVISION	DATE	REVISION
PLANNING PROPOSAL	25.08.2023	

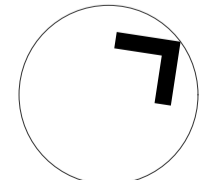


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PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
STRUCTURE PLAN - DEEP SOIL

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 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
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ISSUE PURPOSE
PLANNING PROPOSAL



REV.	DRAWING NO.
-	PP01.13



LEGEND
 CARPARKING

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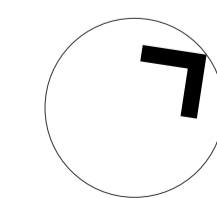


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PROJECT
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 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
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DRAWING TITLE
 PARKING - BASEMENT

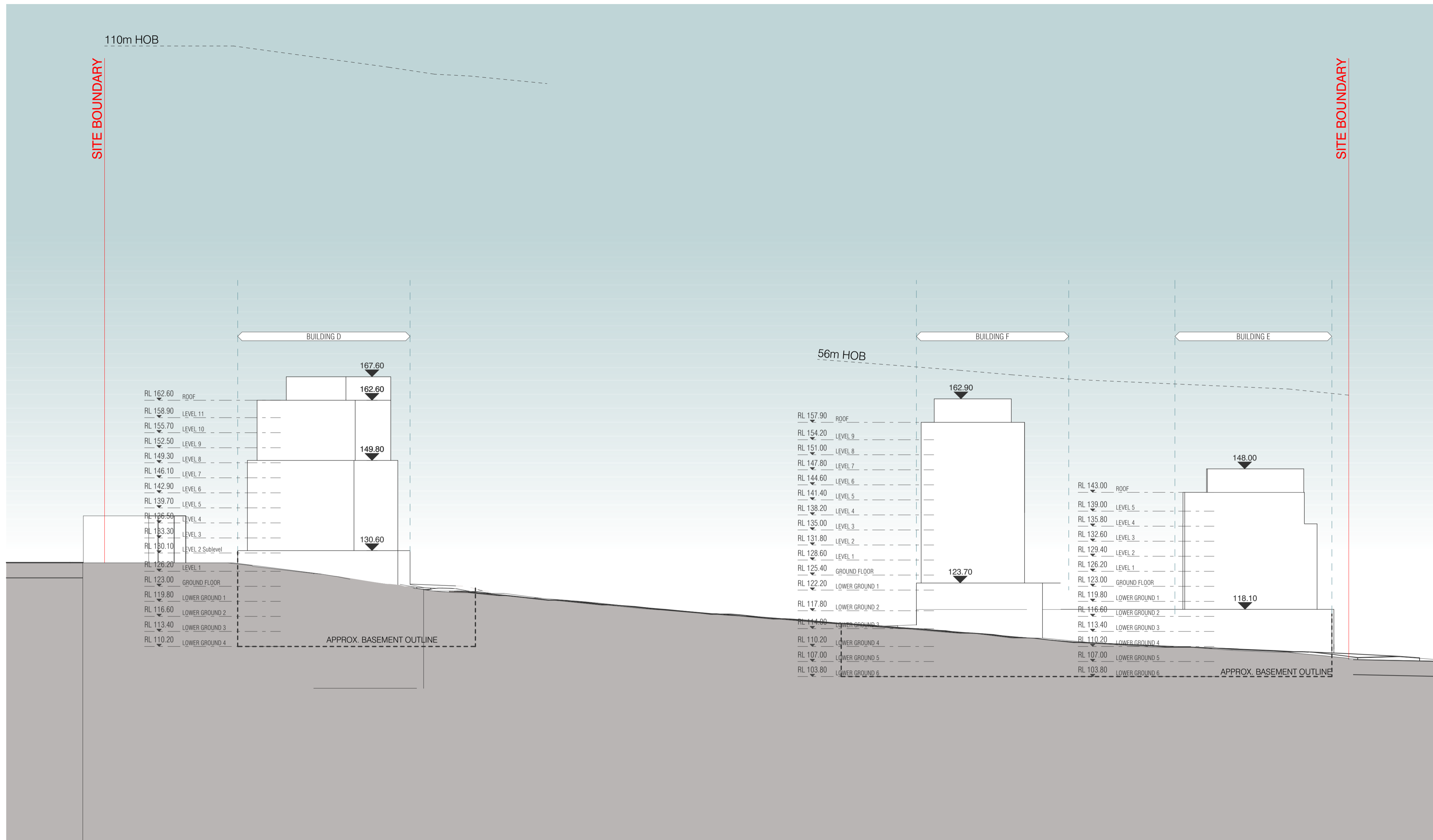
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ISSUE PURPOSE
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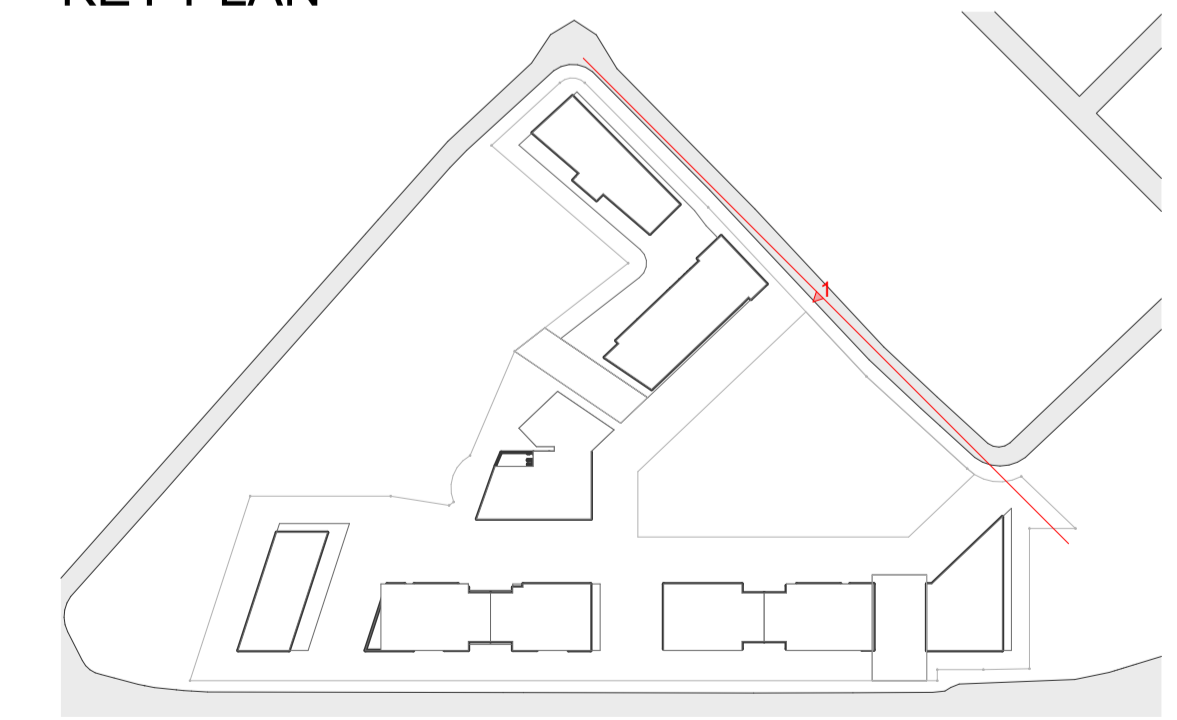
REV.
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DRAWING NO.
 PP01.14



1 SITE ELEVATION - NORTH
SCALE 1:500@A1

KEY PLAN



U:\20188 263-281 Pennant Hills Road Carlingford\Model\SD-TP_DA\BIM_Arch\Cardesign Studies\230917 PP RFI's model\20188 PP REF's (GH).pln

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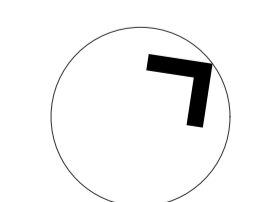
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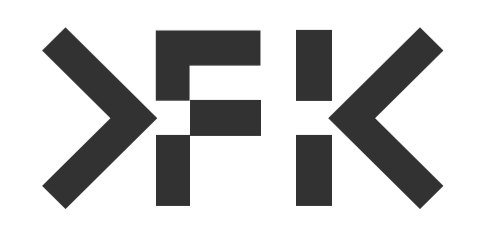
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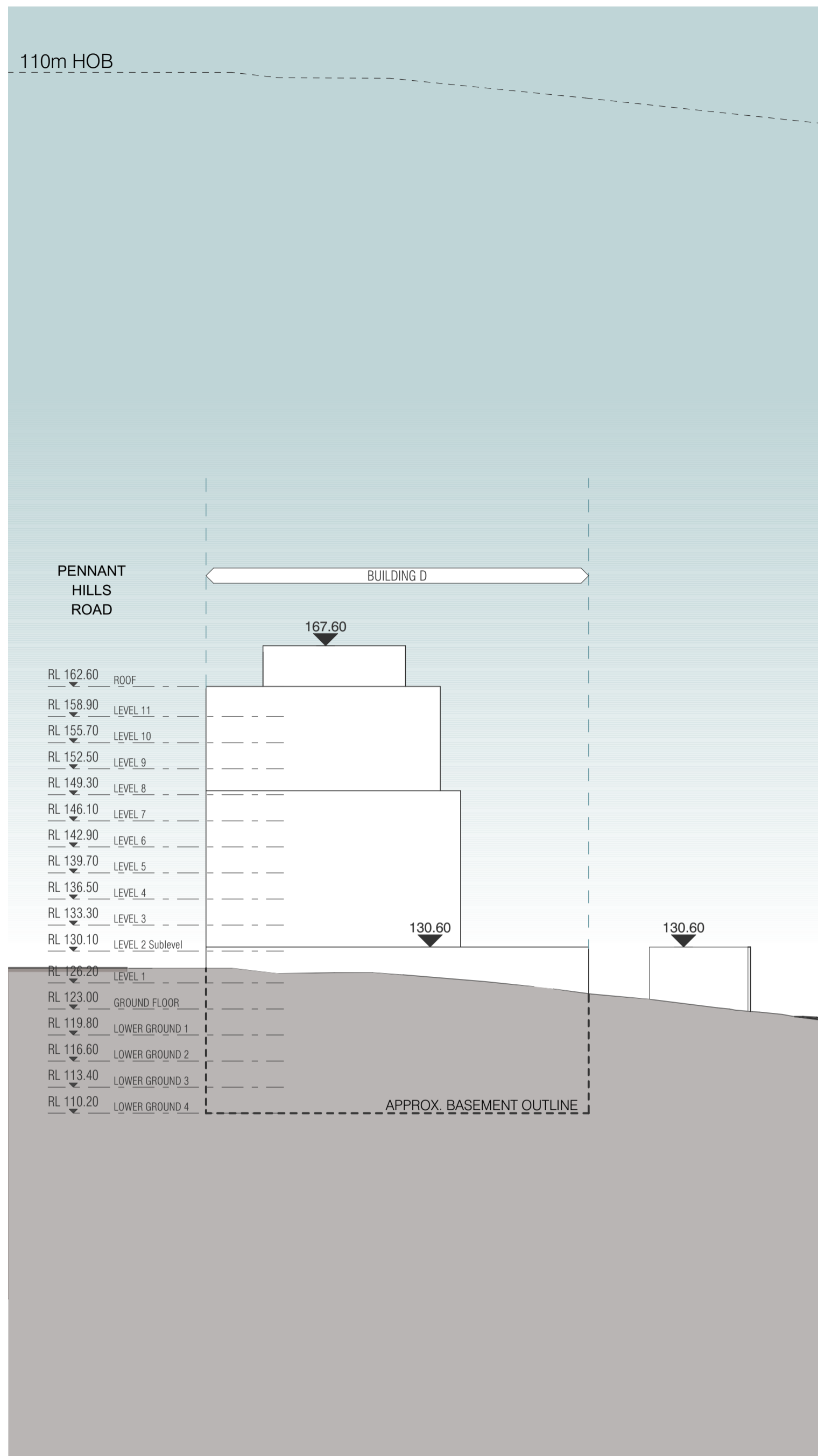
PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
SITE ENVELOPE ELEVATIONS - SHEET 01

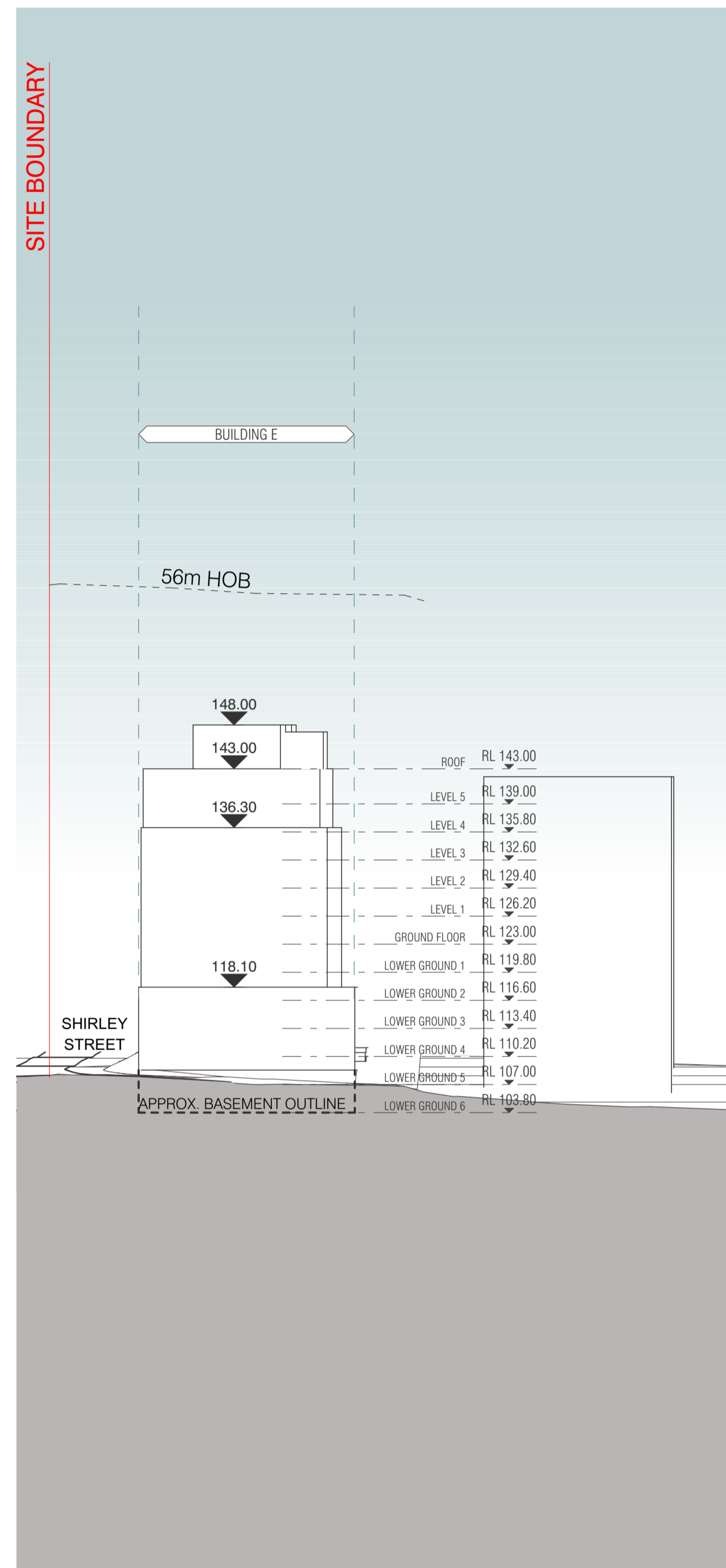
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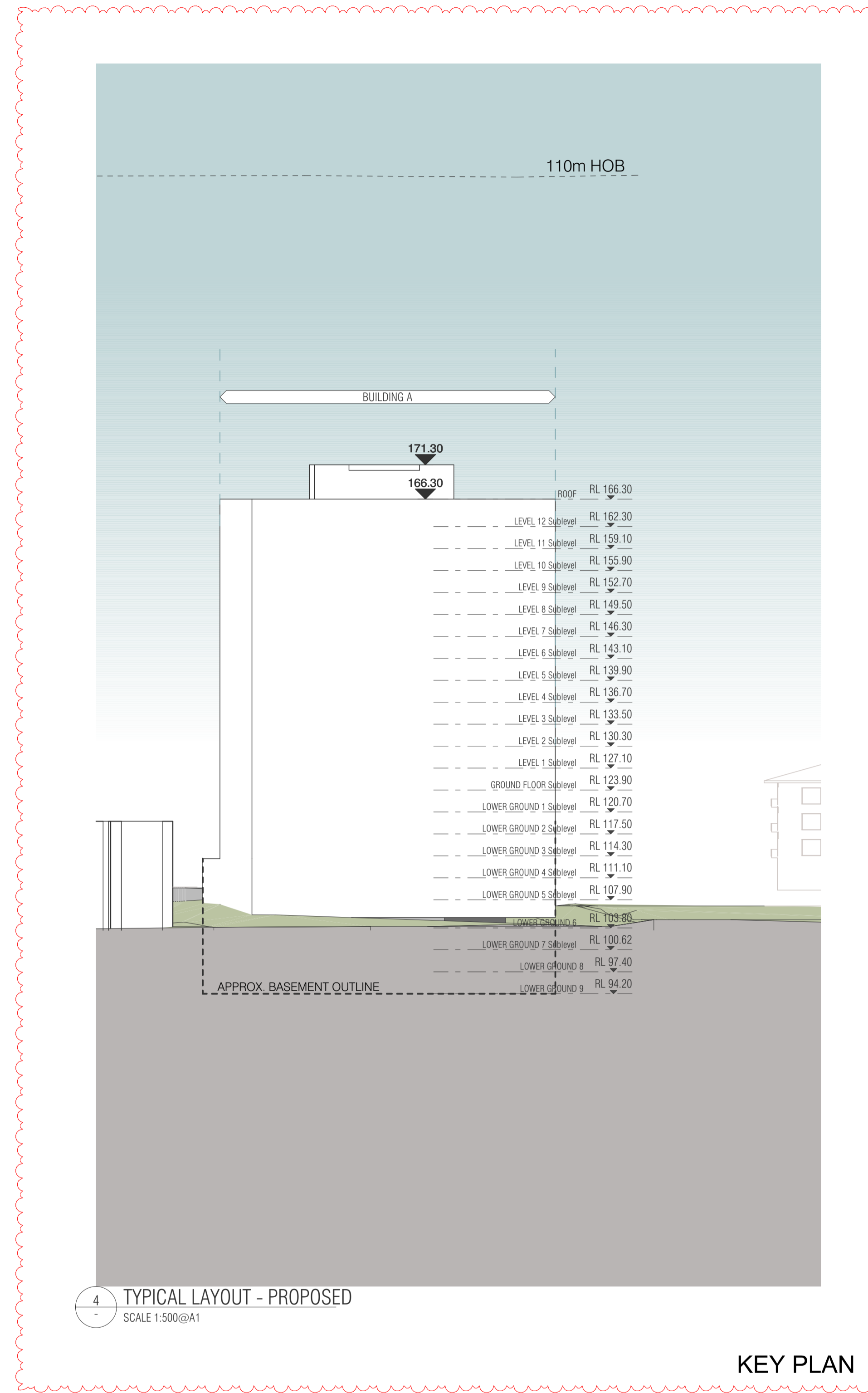
ISSUE PURPOSE	REV.	DRAWING NO.
PLANNING PROPOSAL	-	PP01.15



2 SITE ELEVATION - EAST
SCALE 1:500@A1

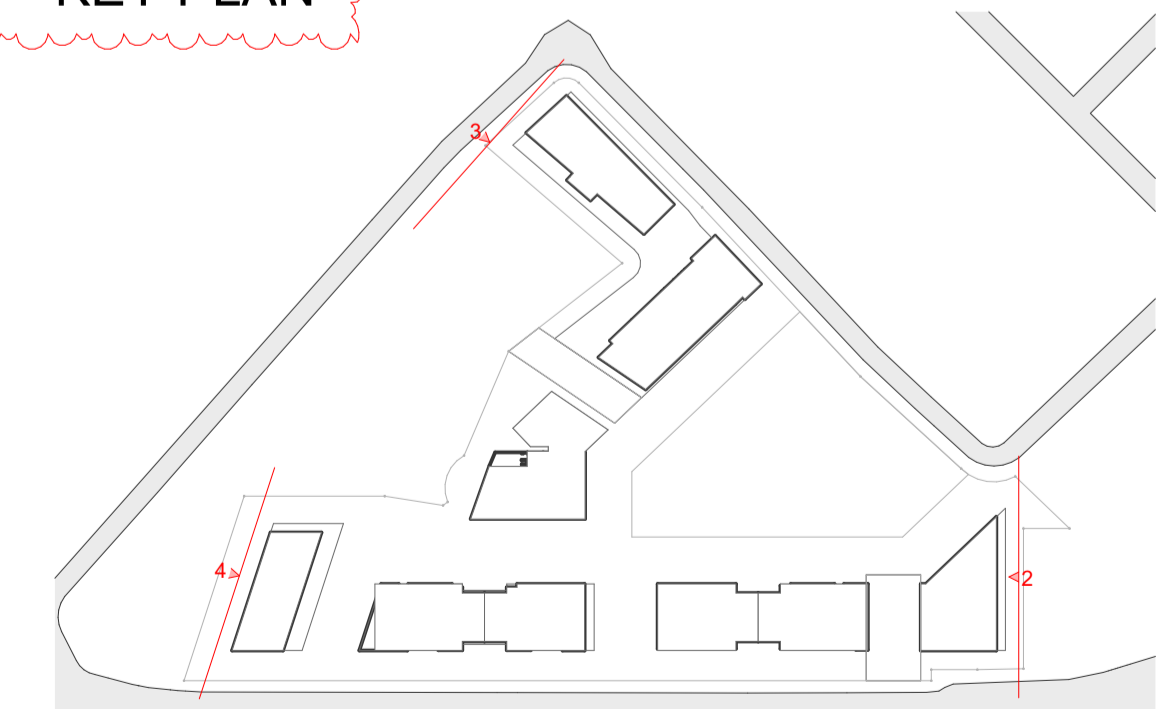


3 SITE ELEVATION - WEST
SCALE 1:500@A1



4 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1

KEY PLAN



U:\20188 263-281 Pennant Hills Road Carlingford\Model\SD-TP_DA\BIM_Archi\Car\Design Studies\230917 PP RFI's model\20188 PP RFI's (GH).pln

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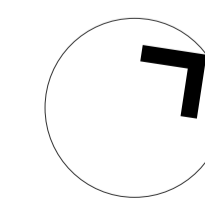
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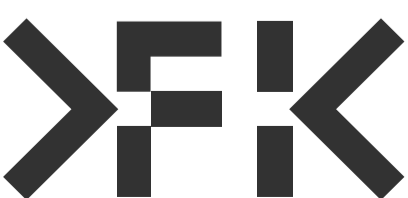


PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
SITE ENVELOPE ELEVATIONS - SHEET 02

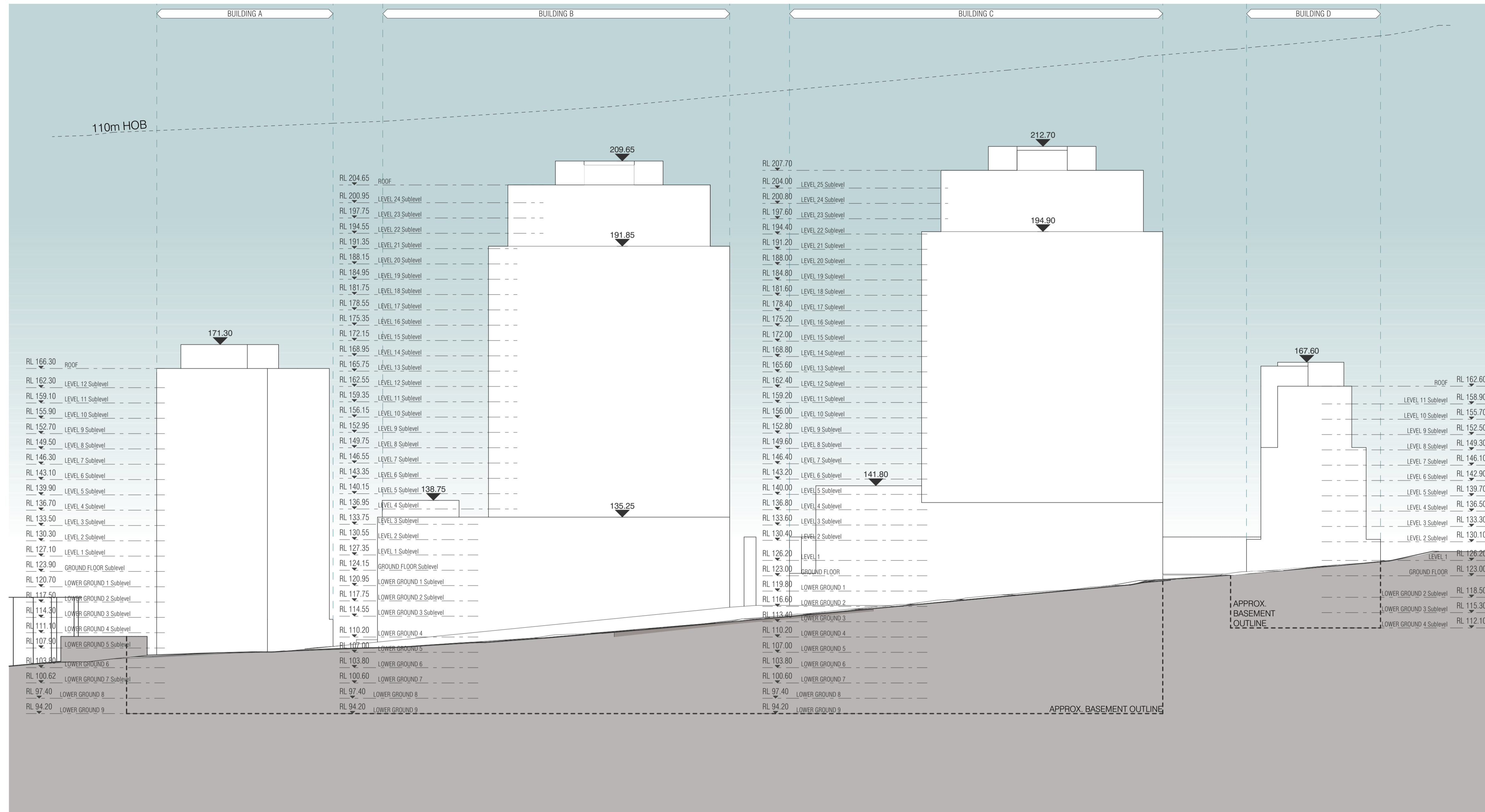
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FENDER KATSLALIDIS (AUST) PTY LTD ACN 092 943 032

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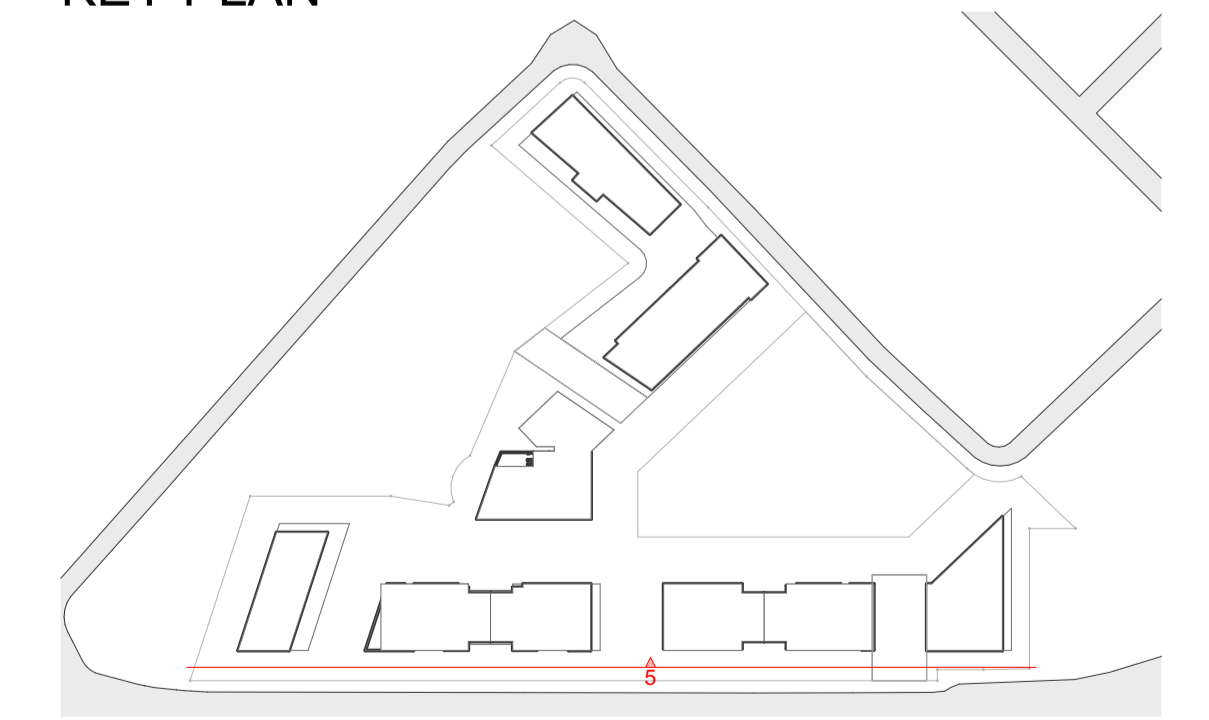
REV.
-

DRAWING NO.
PP01.16



5 SITE ELEVATION - SOUTH
SCALE 1:500@A1

KEY PLAN



U:\20188 263-281 Pennant Hills Road Carlingford\Model\SD-TP_DA\BIM_Arch\Cardesign Studies\230917 PP RFI's model\20188 PP RFI's (GH).pln

REVISION	DATE	BY
PLANNING PROPOSAL	25.08.2023	KB

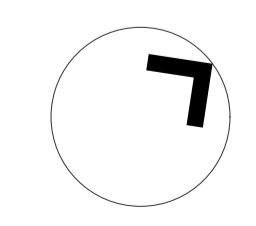


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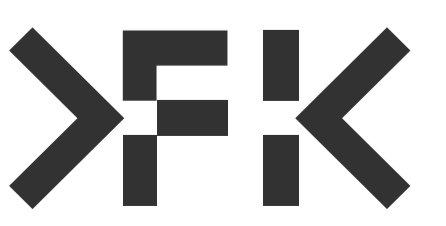
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TA	25.08.2023	AV	09.10.2023	20188	AS SHOWN@A1



PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 SITE ENVELOPE ELEVATIONS - SHEET 03

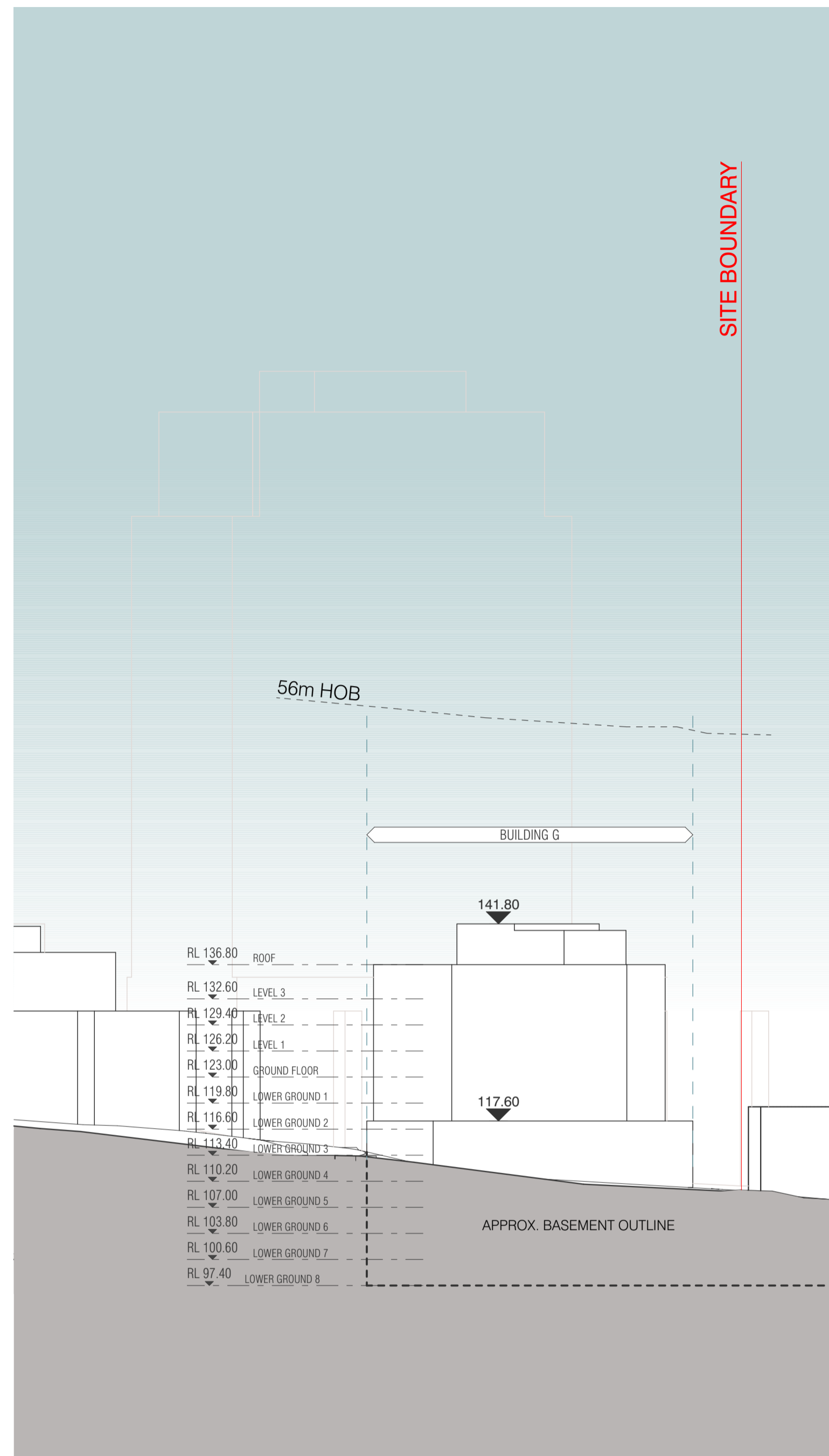
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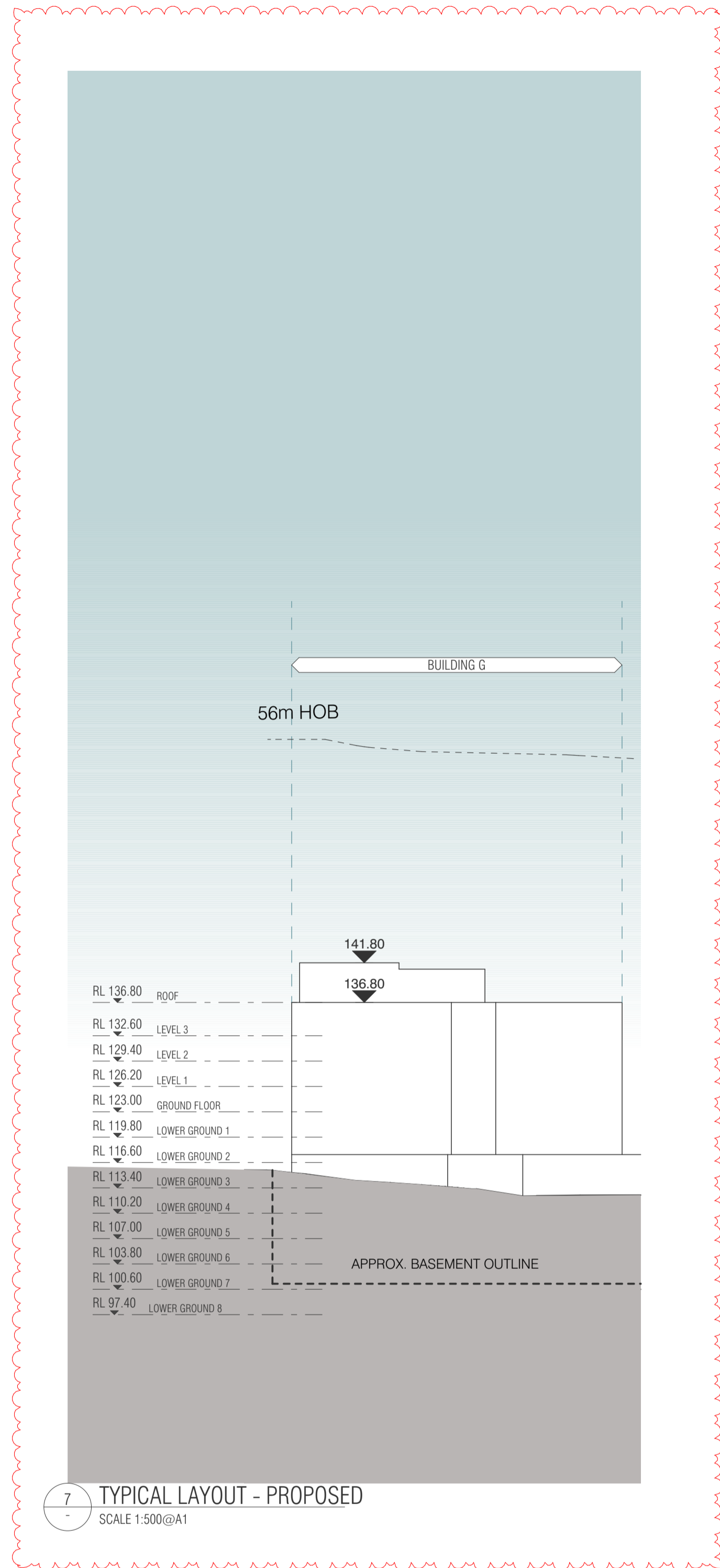
ISSUE PURPOSE
 PLANNING PROPOSAL

REV.
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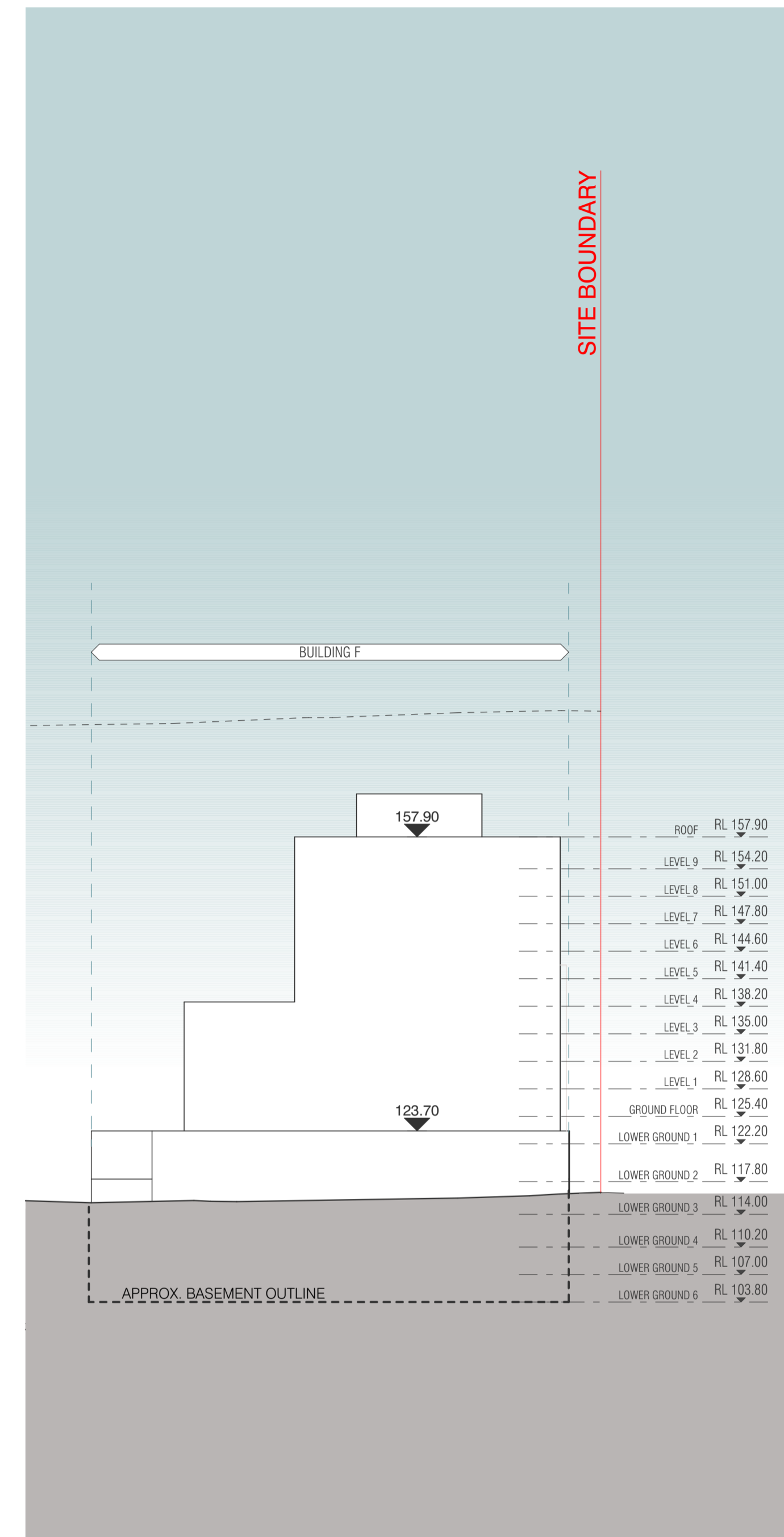
DRAWING NO.
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6 SITE ELEVATION - INTERNAL NORTH
SCALE 1:500@A1

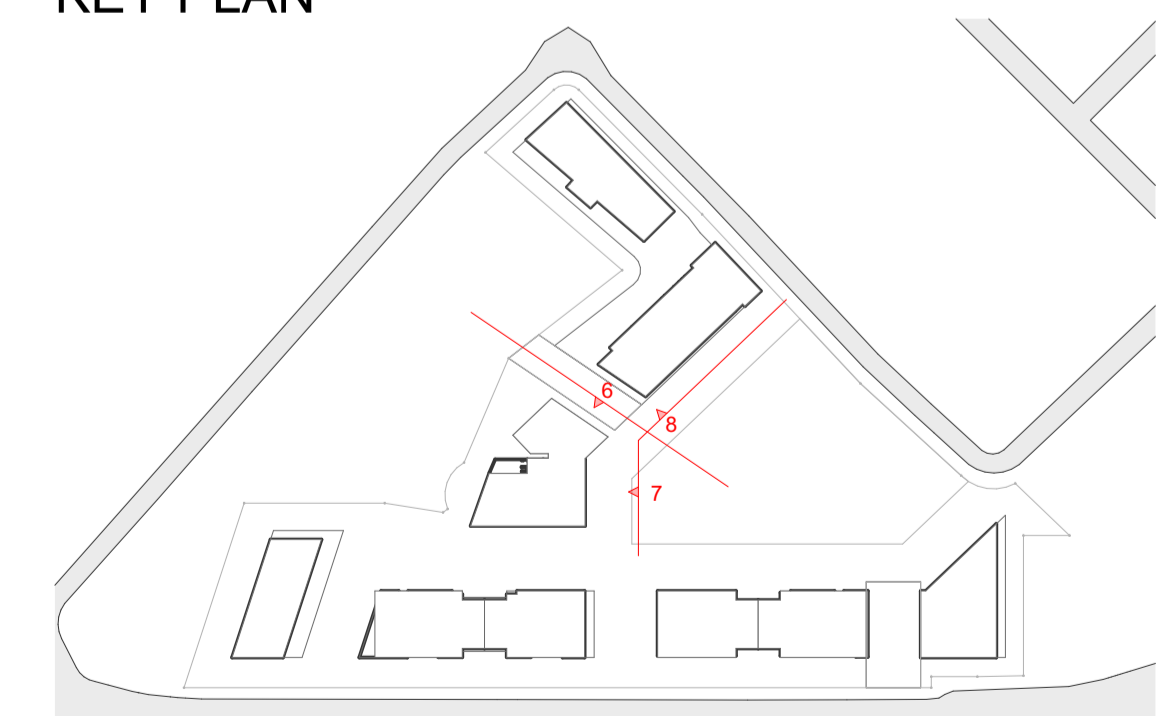


7 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1



8 SITE ELEVATION - INTERNAL EAST
SCALE 1:500@A1

KEY PLAN



U:\20188 263-281 Pennant Hills Road Carlingford\Model\SD-TP_DA\BIM_Arch\Cardesign Studies\230917 PP RFI's model\20188 PP RFI's (GH).pln

REVISION	DATE	DESCRIPTION
GH	06.10.2023	PLANNING PROPOSAL

REVISION



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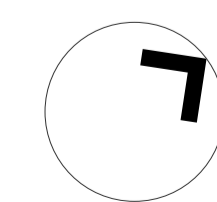
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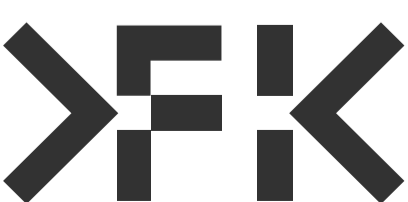
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TA	06.10.2023	AV	09.10.2023	20188	AS SHOWN@A1



PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

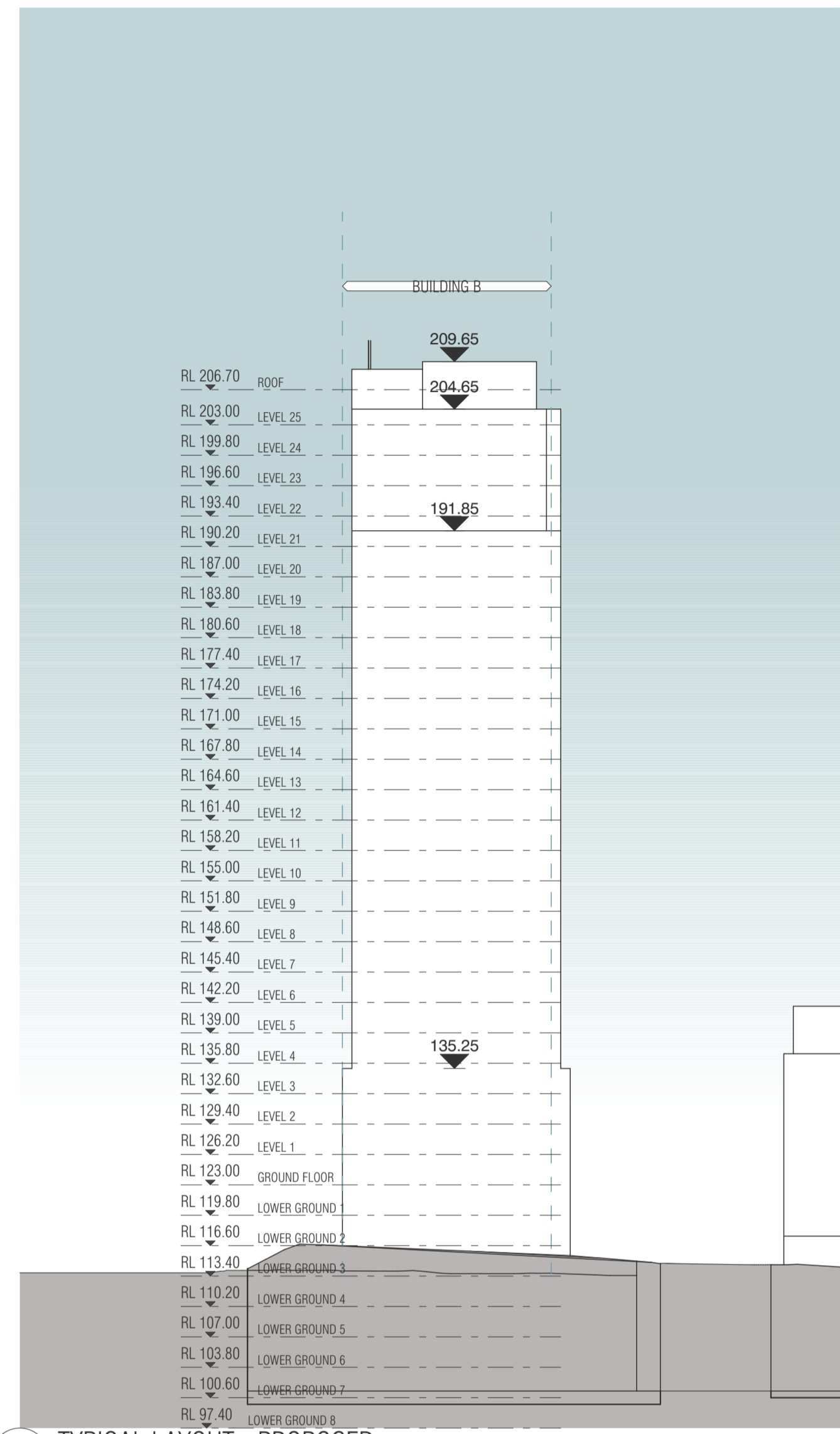
DRAWING TITLE
SITE ENVELOPE ELEVATIONS - SHEET 04

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

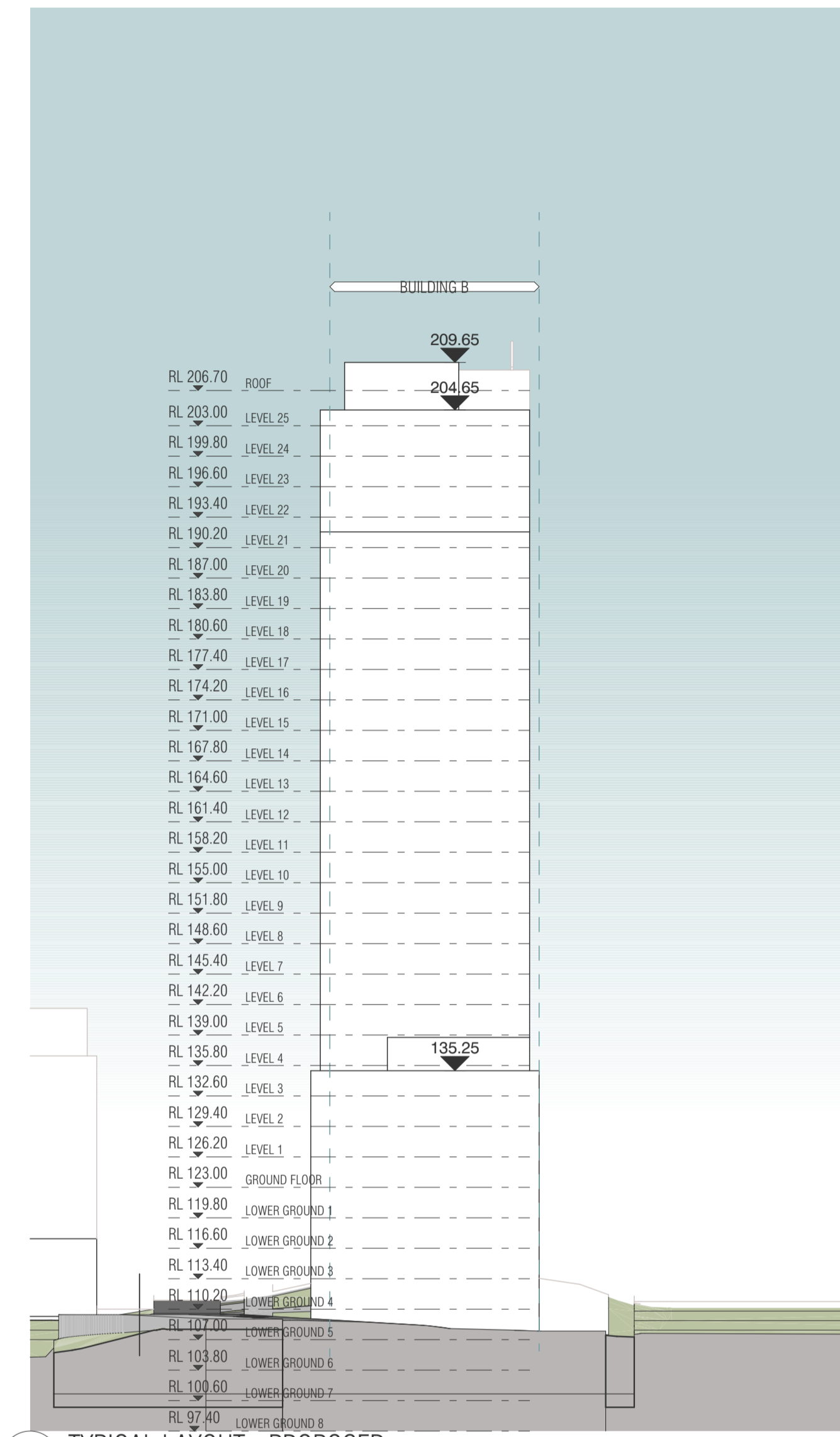


ISSUE PURPOSE
PLANNING PROPOSAL

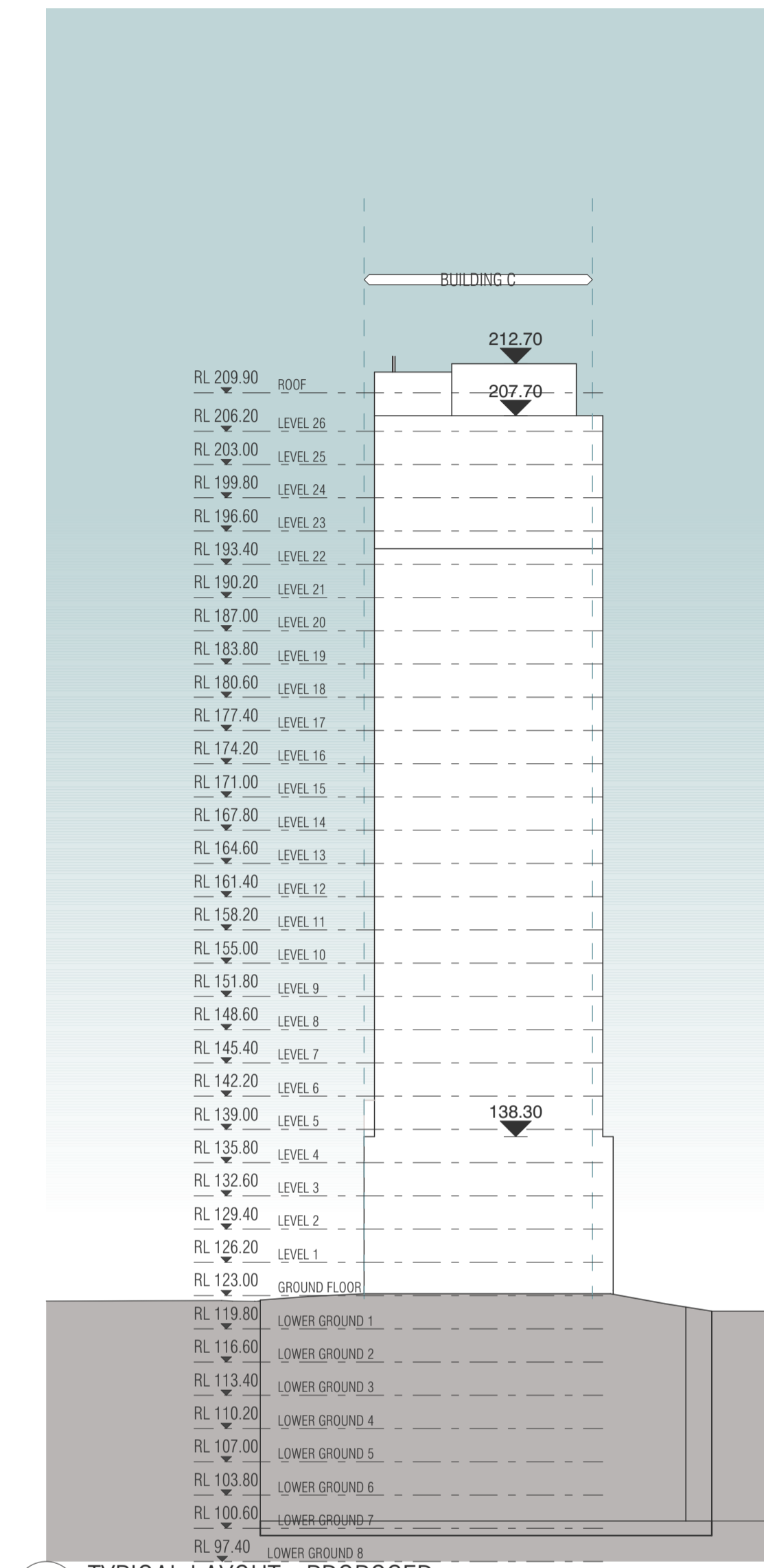
REV.
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DRAWING NO.
PP01.18.01



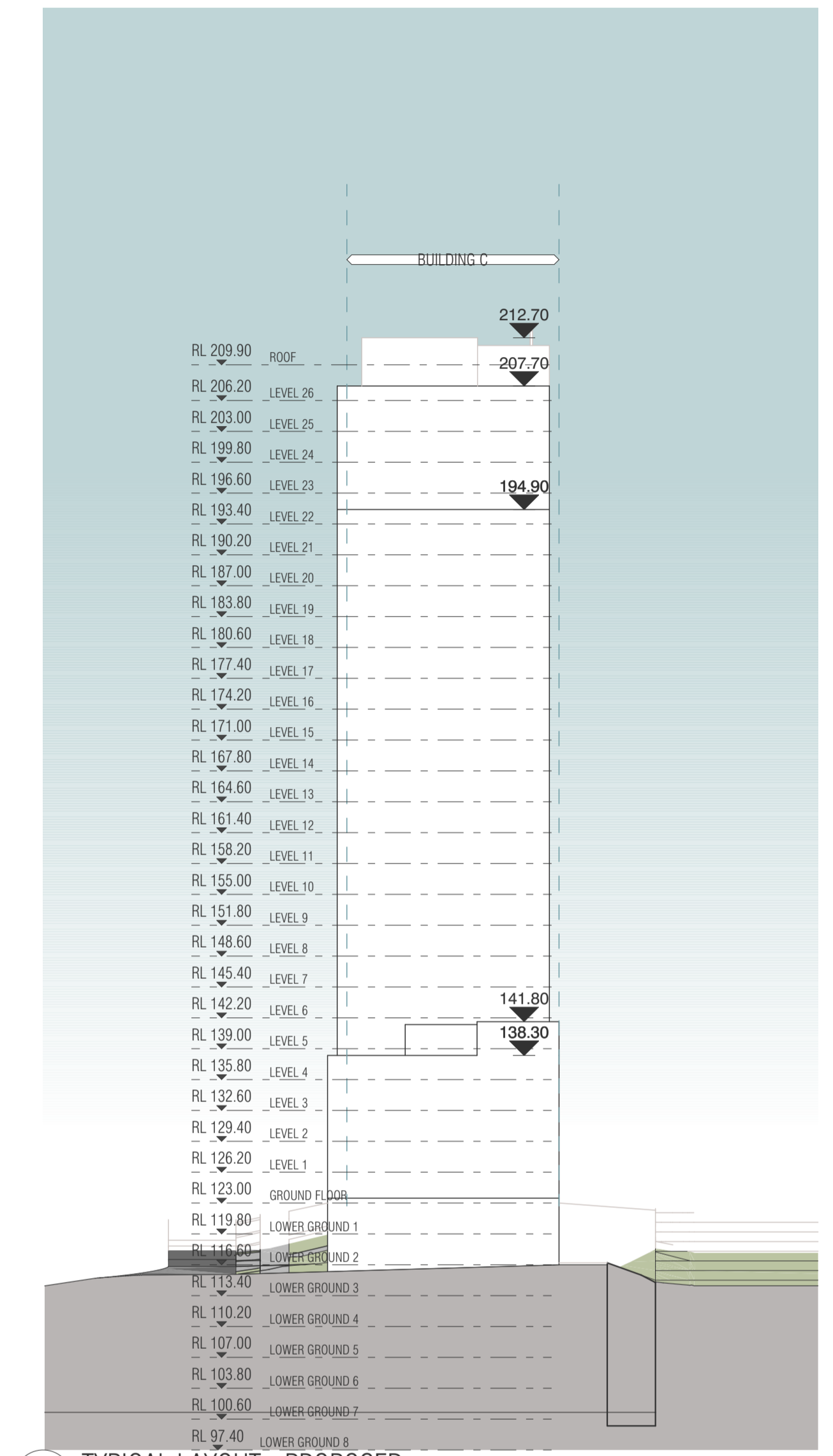
9 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1



10 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1

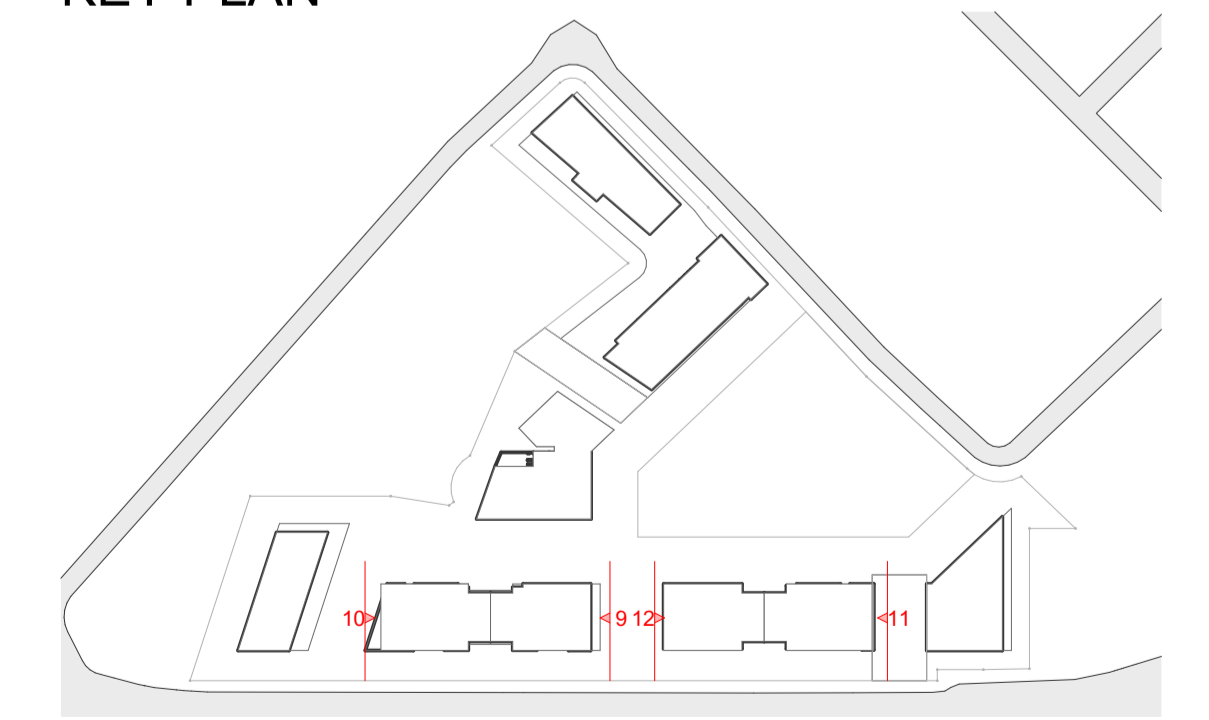


11 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1



12 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1

KEY PLAN



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REVISION	DATE	DESCRIPTION
-	GH 06.10.2023	PLANNING PROPOSAL

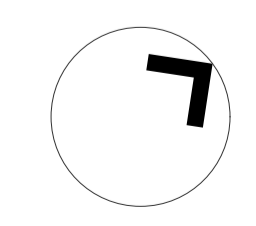


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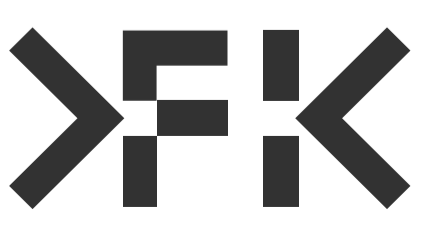
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TA	06.10.2023	AV	09.10.2023	20188	AS SHOWN@A1



PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 SITE ENVELOPE ELEVATIONS - SHEET 05

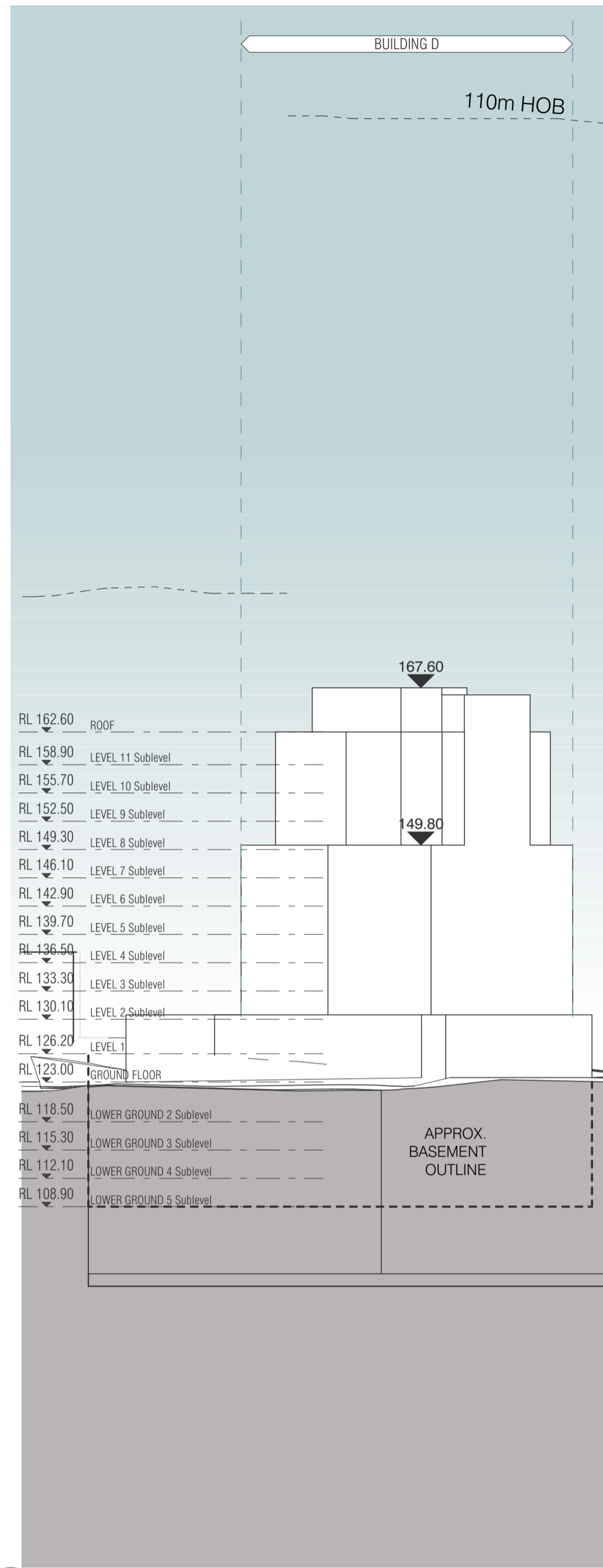
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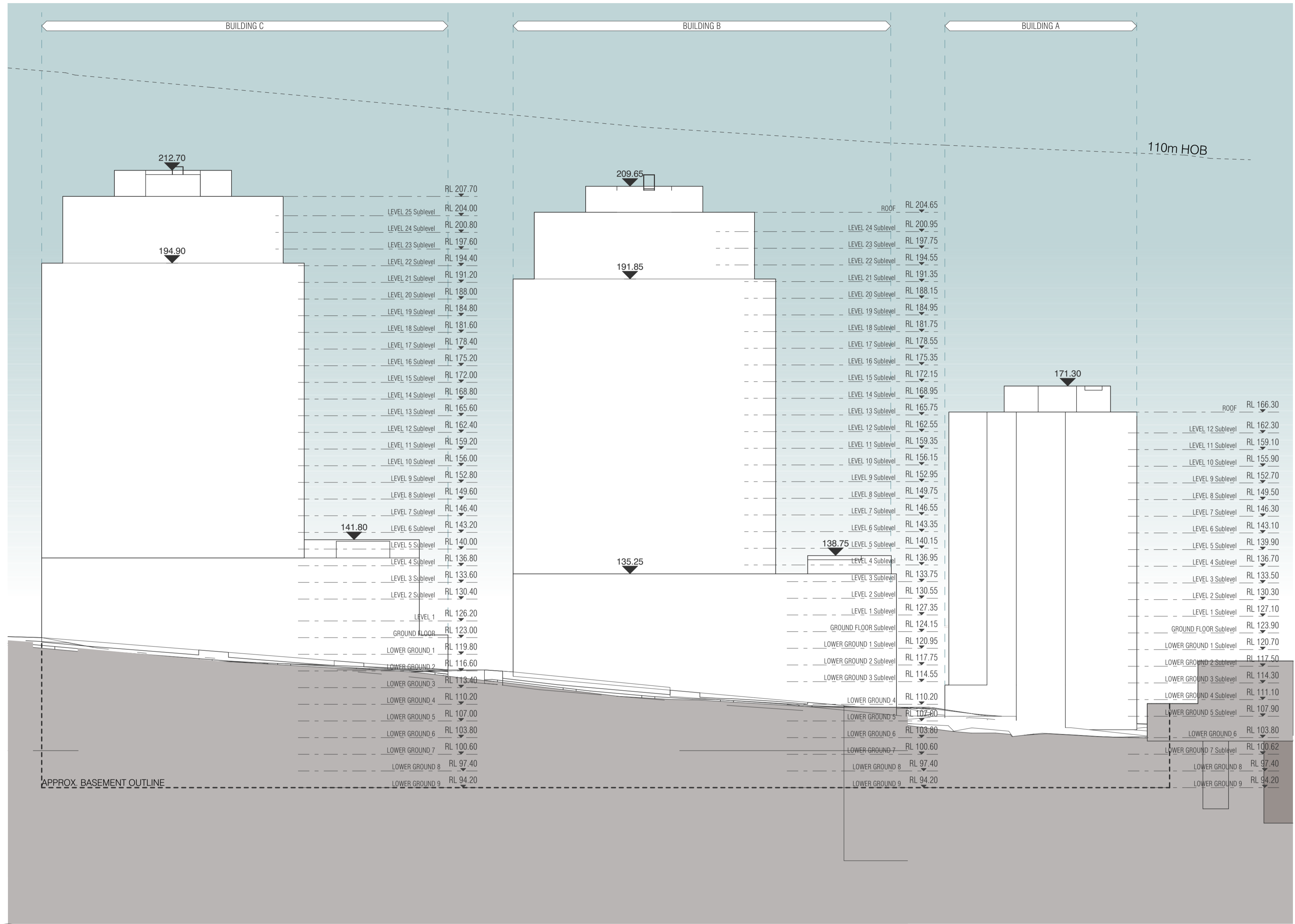
ISSUE PURPOSE
 PLANNING PROPOSAL

REV.
 -

DRAWING NO.
 PP01.18.02

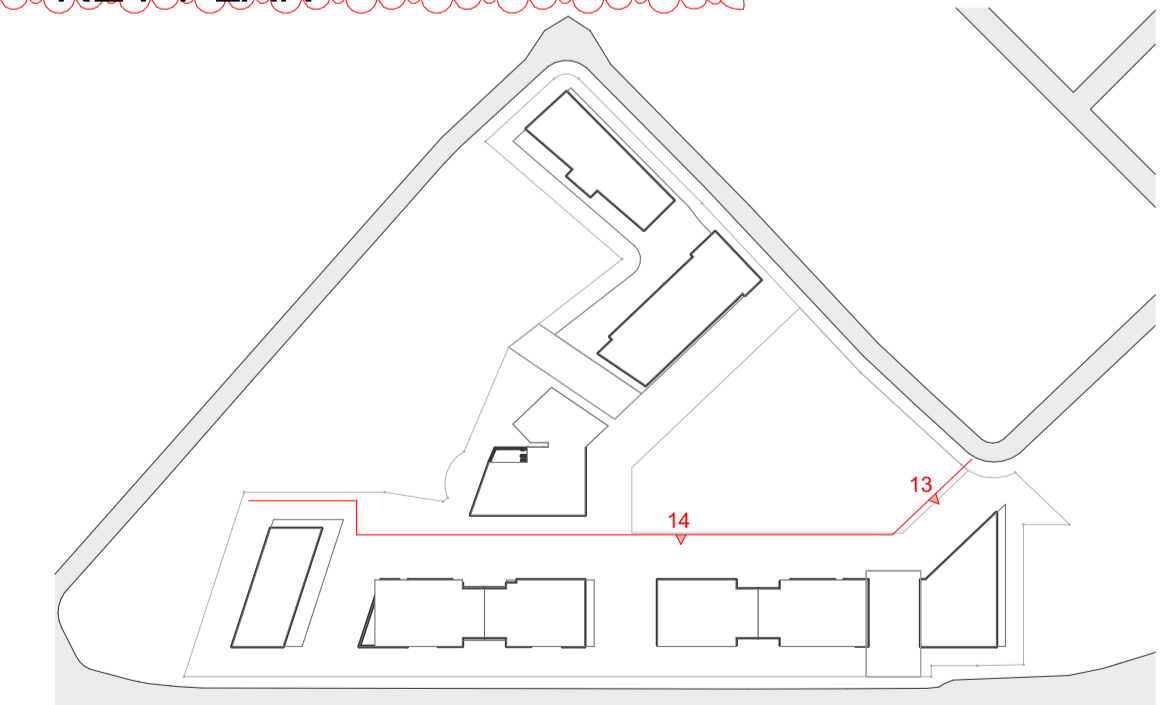


13 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1



14 TYPICAL LAYOUT - PROPOSED
SCALE 1:500@A1

KEY PLAN



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-	06.10.2023	PLANNING PROPOSAL



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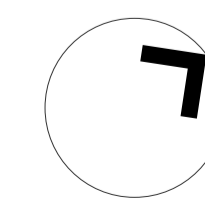
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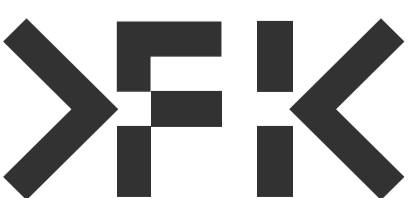
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TA	06.10.2023	AV	09.10.2023	20188	AS SHOWN@A1



PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

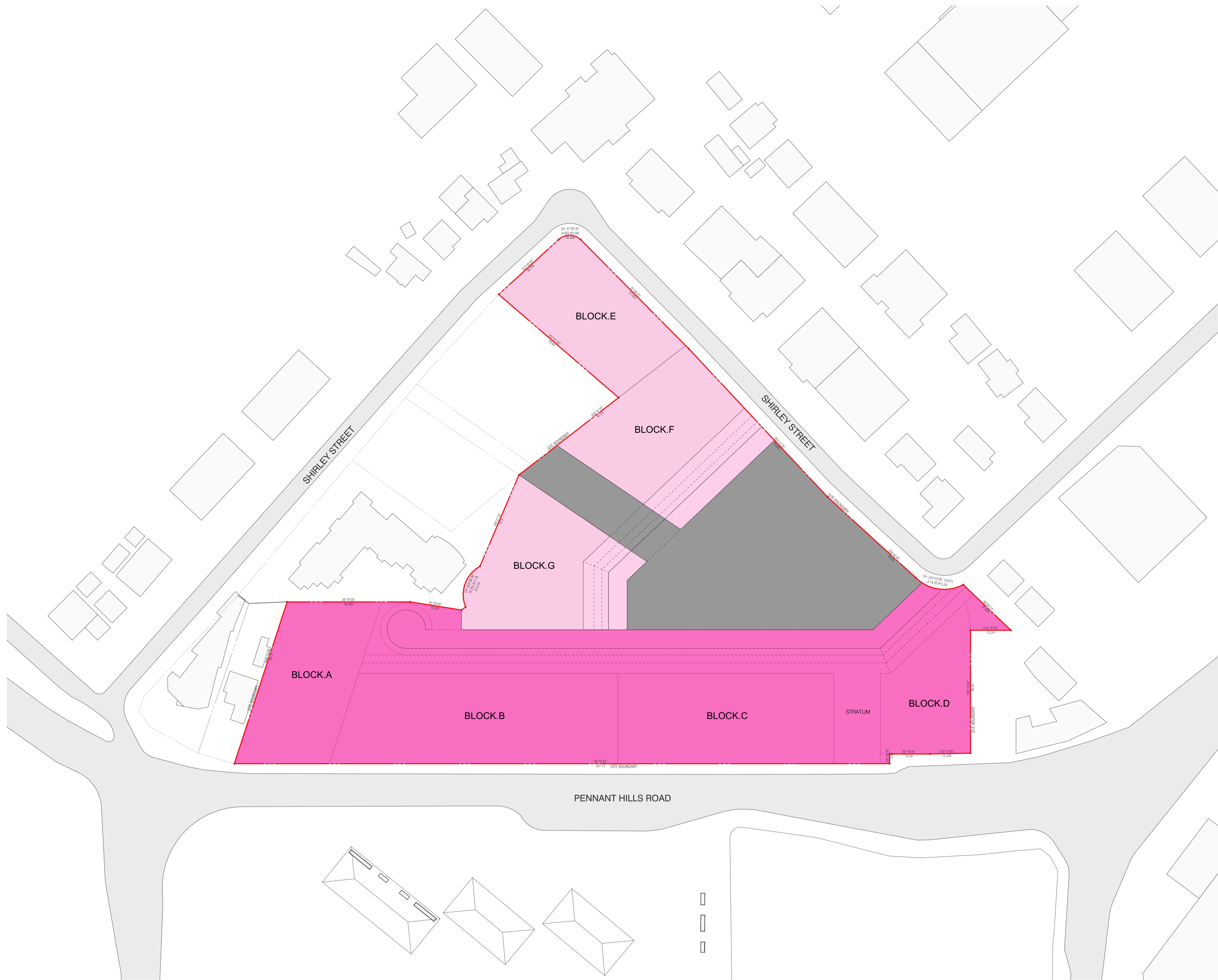
DRAWING TITLE
SITE ENVELOPE ELEVATIONS - SHEET 06

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ISSUE PURPOSE
PLANNING PROPOSAL

REV. **DRAWING NO.**
- **PP01.18.03**



LEGEND

- BUILDING HEIGHT LIMIT: 56M ABOVE NGL
- BUILDING HEIGHT LIMIT: 110M ABOVE NGL
- NO STRUCTURE ABOVE NGL

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REVISION	DATE	BY
PLANNING PROPOSAL	29.08.2023	KB

REVISION

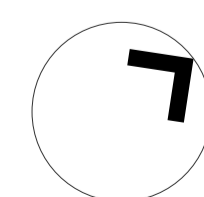


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TA	29.08.2023	AV	11.09.2023	20188	AS SHOWN@A1

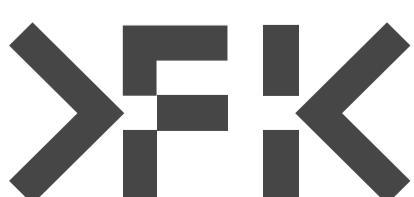


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 BUILDING HEIGHT PLAN

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ISSUE PURPOSE
 PLANNING PROPOSAL



REV.
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DRAWING NO.
 PP01.19



- LEGEND**
- 3 STORIES
 - 6 STORIES
 - 7 STORIES
 - 10 STORIES
 - 12 STORIES
 - 13 STORIES
 - 18 STORIES
 - 28 STORIES
 - 29 STORIES

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REVISION	DATE	BY
PLANNING PROPOSAL	29.08.2023	KB

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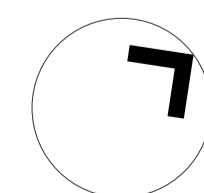


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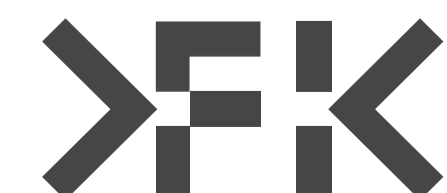


PROJECT
 CARLINGFORD APARTMENTS, MERITON
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DRAWING TITLE
 BUILDING STOREY PLAN

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 PP01.20



LEGEND

- FSR 3.53:1
- FSR 0

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-	PLANNING PROPOSAL
RL	31.08.2023



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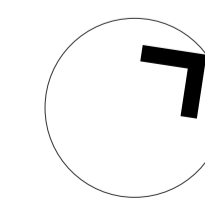
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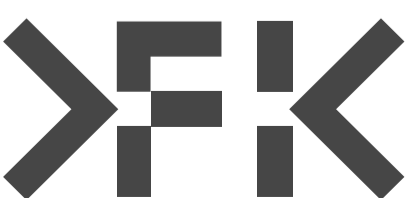


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-273 & 277-281 PENNANT HILLS RD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 FSR PLAN

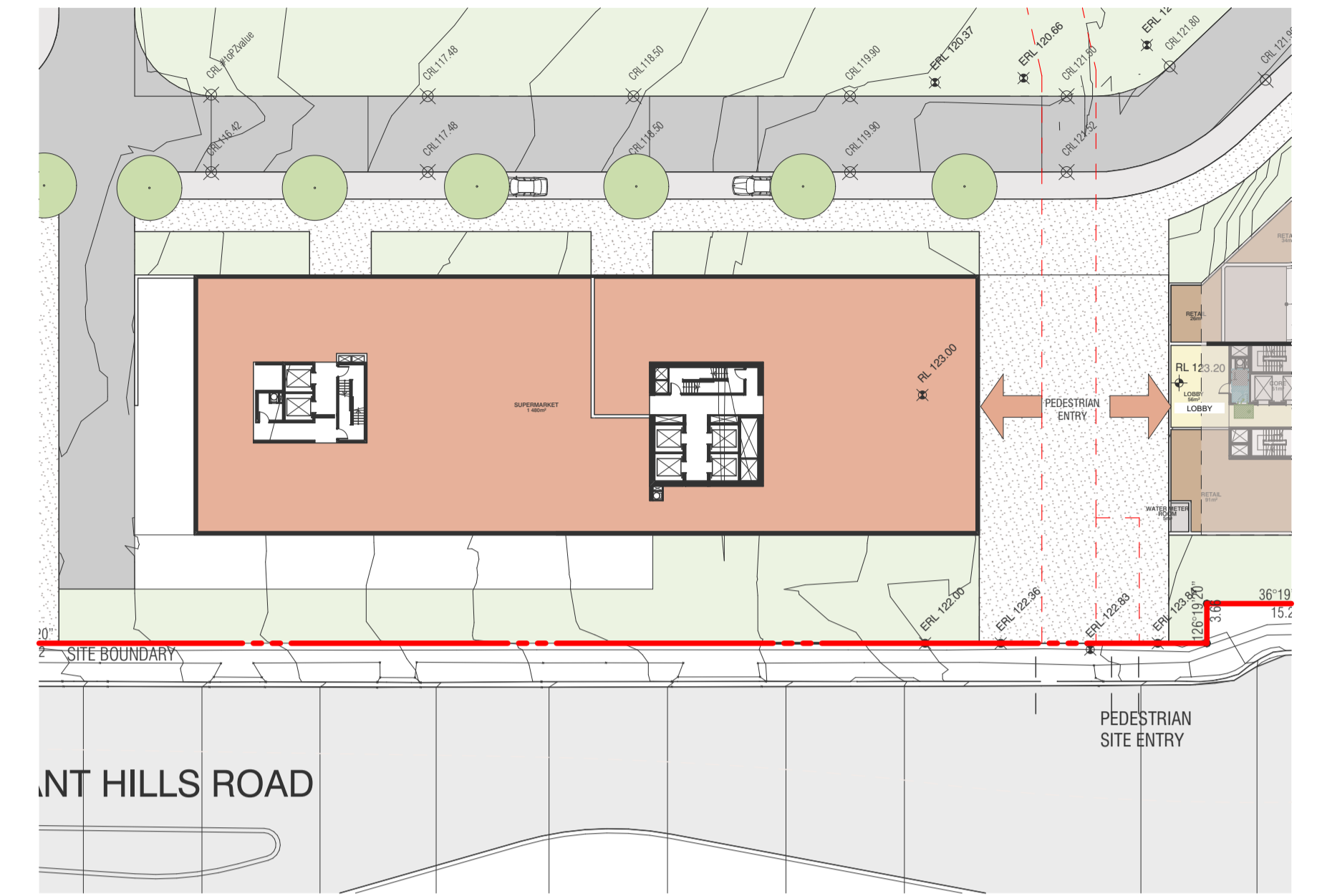
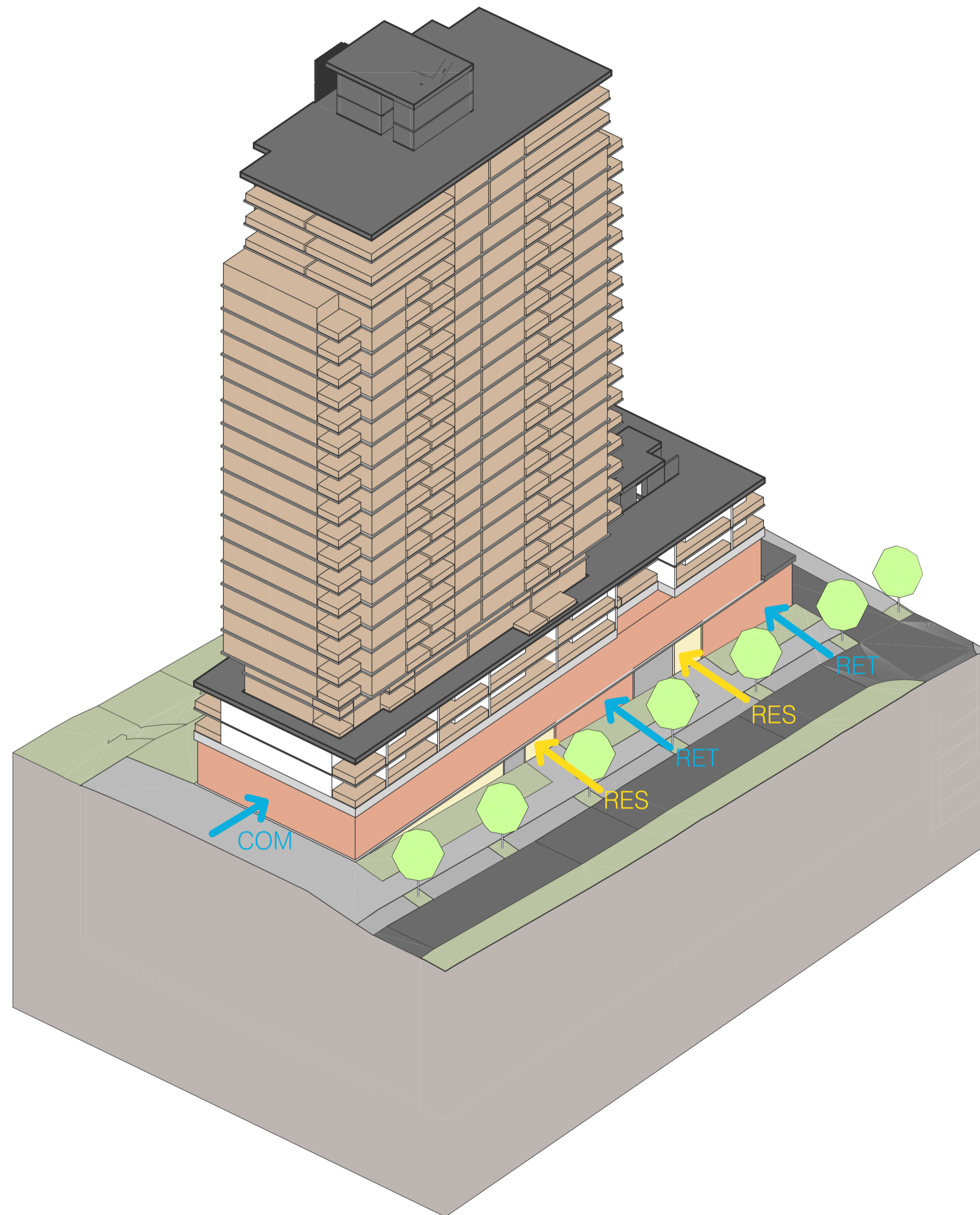
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ISSUE PURPOSE
 PLANNING PROPOSAL

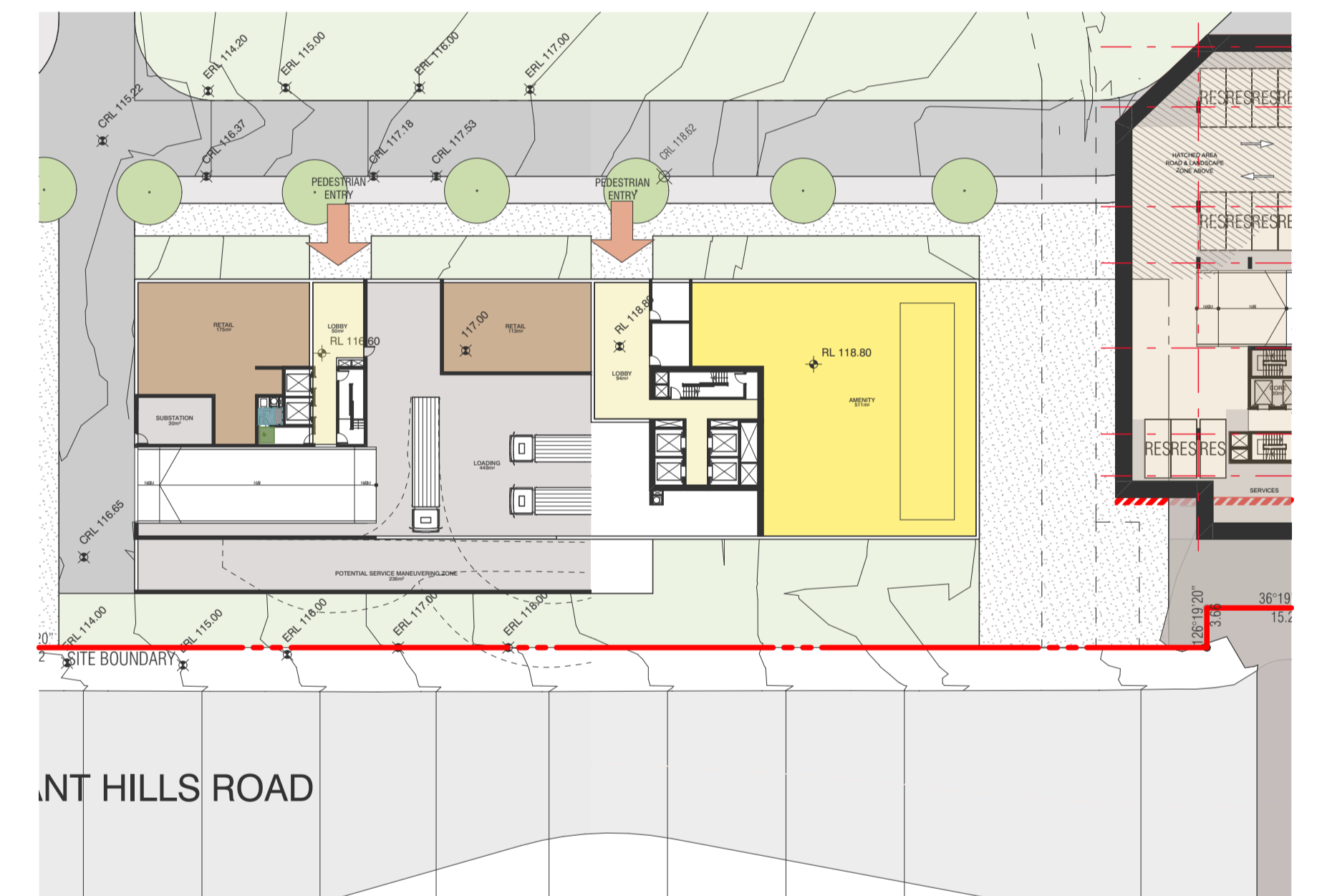


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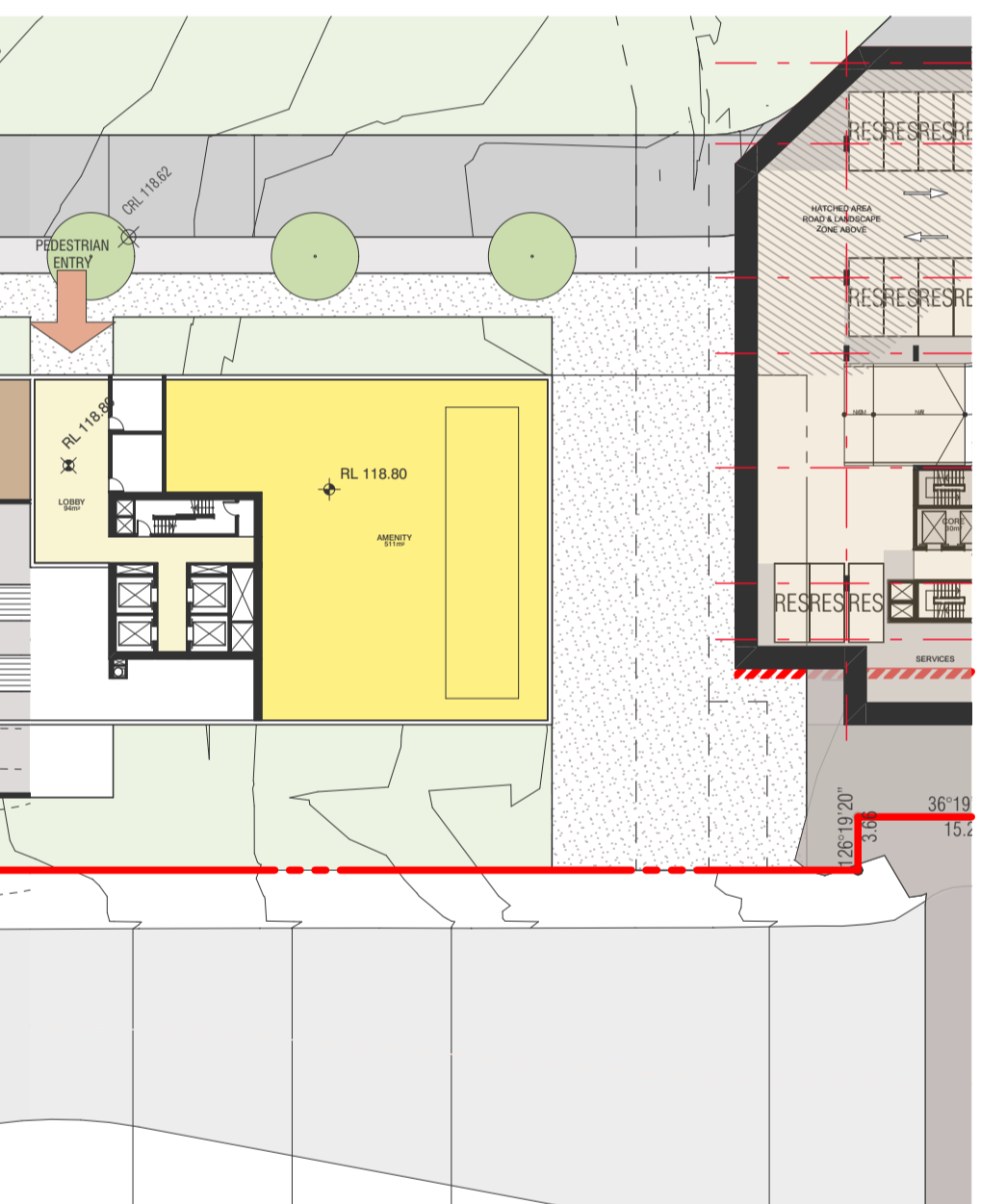
DRAWING NO.
 PP01.21



1 GROUND FLOOR - SUPERMARKET
SCALE 1:500@A1



2 LOWER GROUND 2 - RESIDENTIAL LOBBY
SCALE 1:500@A1



3 LOWER GROUND 1 - RESIDENTIAL LOBBY
SCALE 1:500@A1

KEY PLAN

