

INDICATIVE SCHEME

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

PP 400



VIEW FROM STANMORE ROAD / TUPPER STREET (ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN)

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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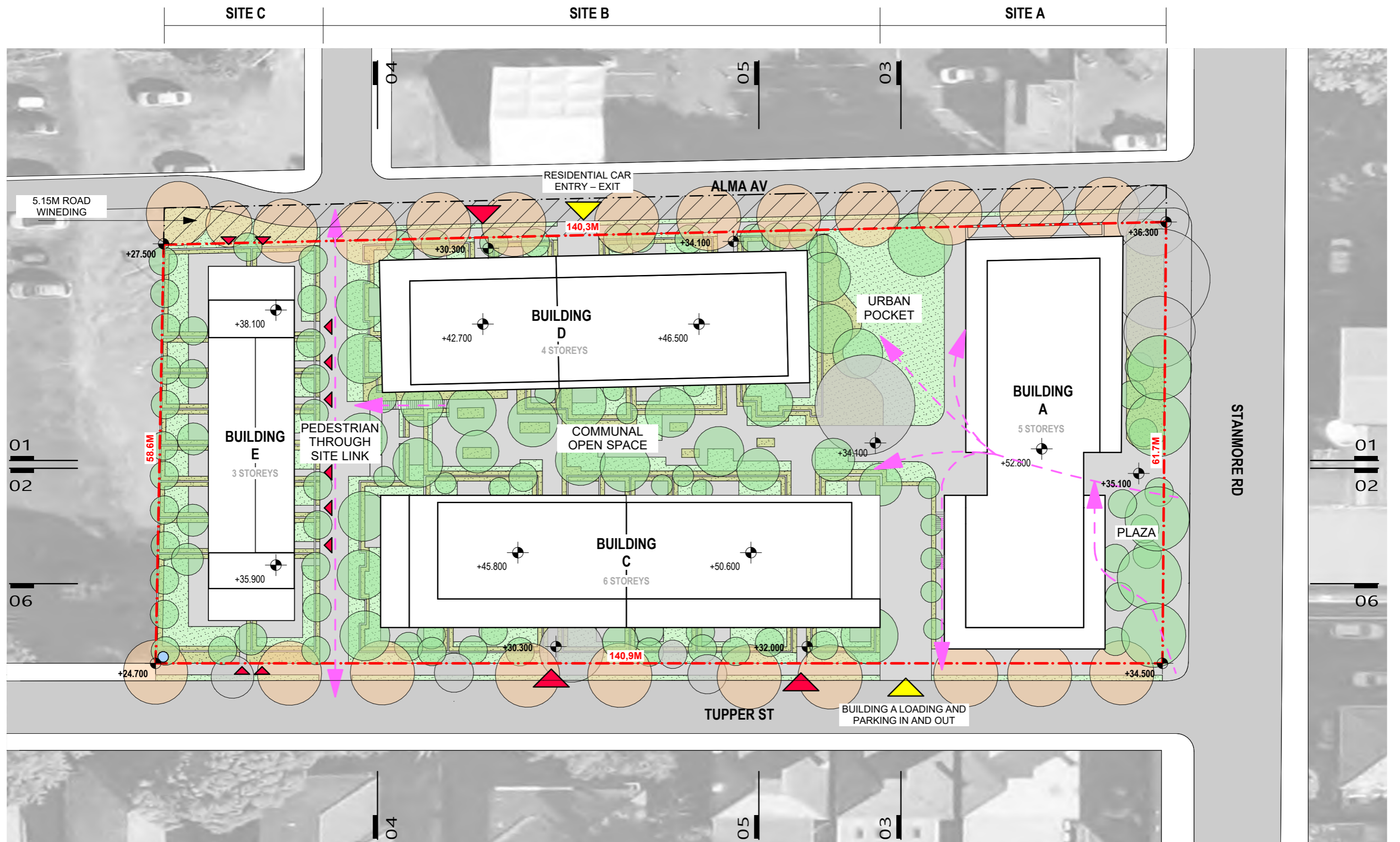
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MARCH 2022

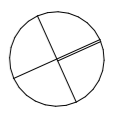
REV E



--- SITE BOUNDARY BEFORE ROAD WINEDING
 - - - SITE BOUNDARY AFTER ROAD WINEDING

● NEW TREE ● NEW STREET TREE ● EXISTING TREE

○ INDICATES LOW POINT ON SITE
 ▲ INDICATES LOCATION OF VEHICULAR ENTRY
 ▲ INDICATES LOCATION OF PEDESTRIAN ENTRY



scale 1:500



SITE PLAN

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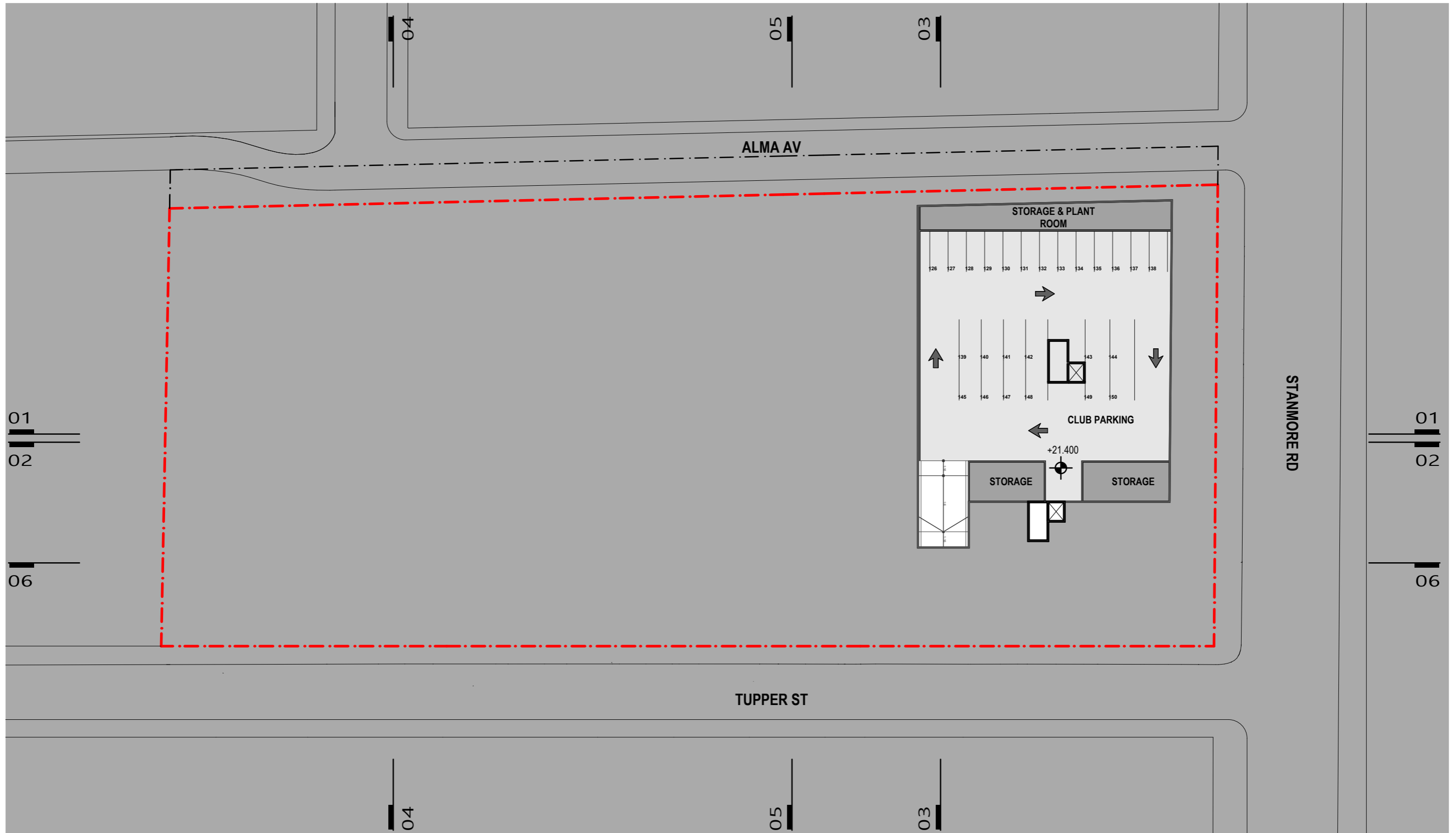
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MARCH 2022 REV E

PP 402

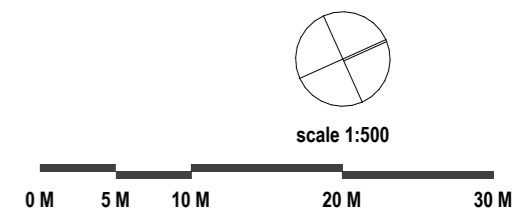


- - - - - SITE BOUNDARY BEFORE ROAD WIDENING
 - . - . - SITE BOUNDARY AFTER ROAD WIDENING

● NEW TREE
 ● NEW STREET TREE
 ● EXISTING TREE

LOWER GROUND FLOOR 5 PLAN

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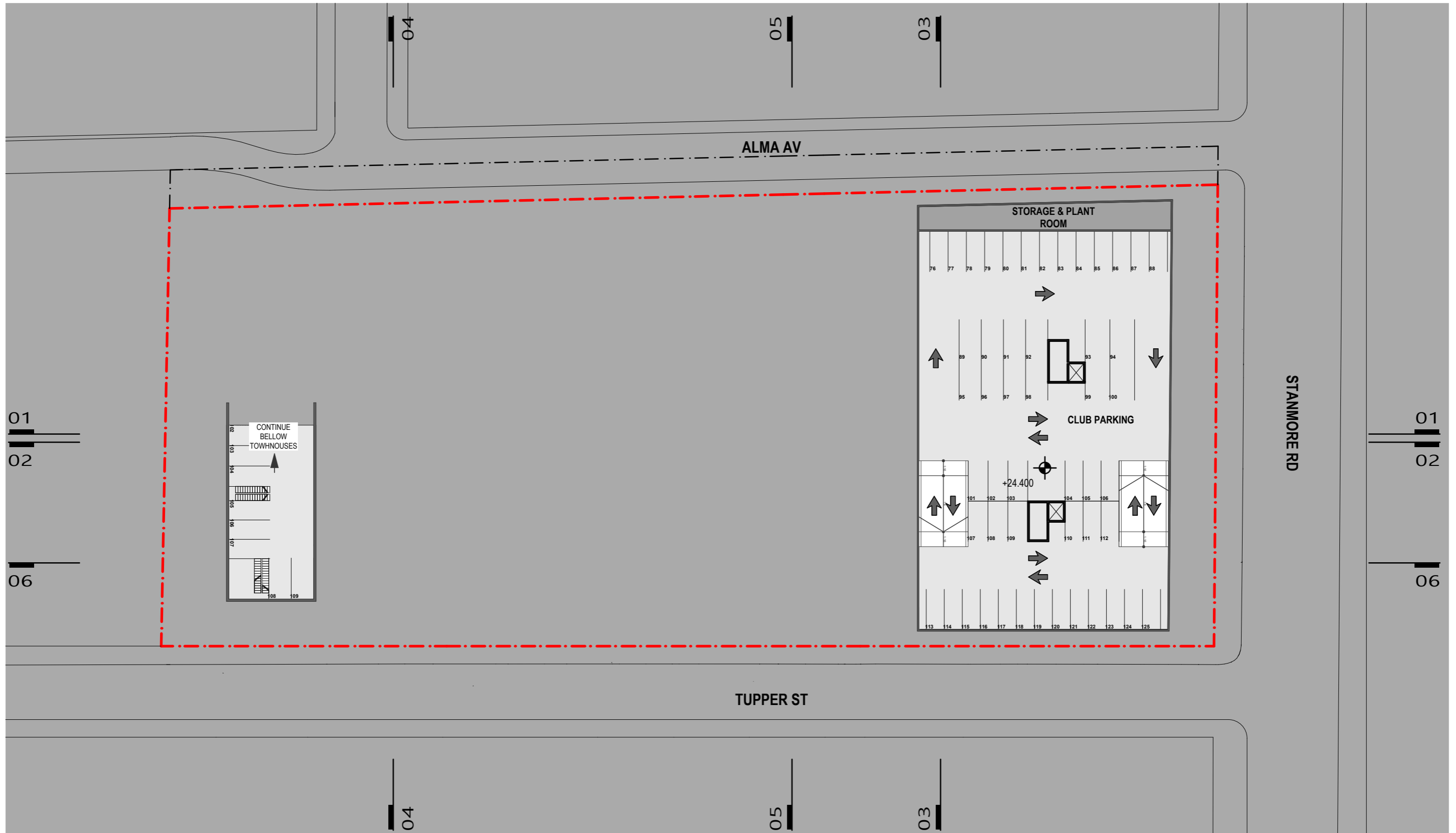
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

PP 403

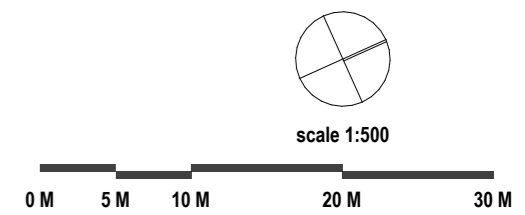


--- SITE BOUNDARY BEFORE ROAD WIDENING
 - - - SITE BOUNDARY AFTER ROAD WIDENING

● NEW TREE ● NEW STREET TREE ● EXISTING TREE

LOWER GROUND FLOOR 4 PLAN

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



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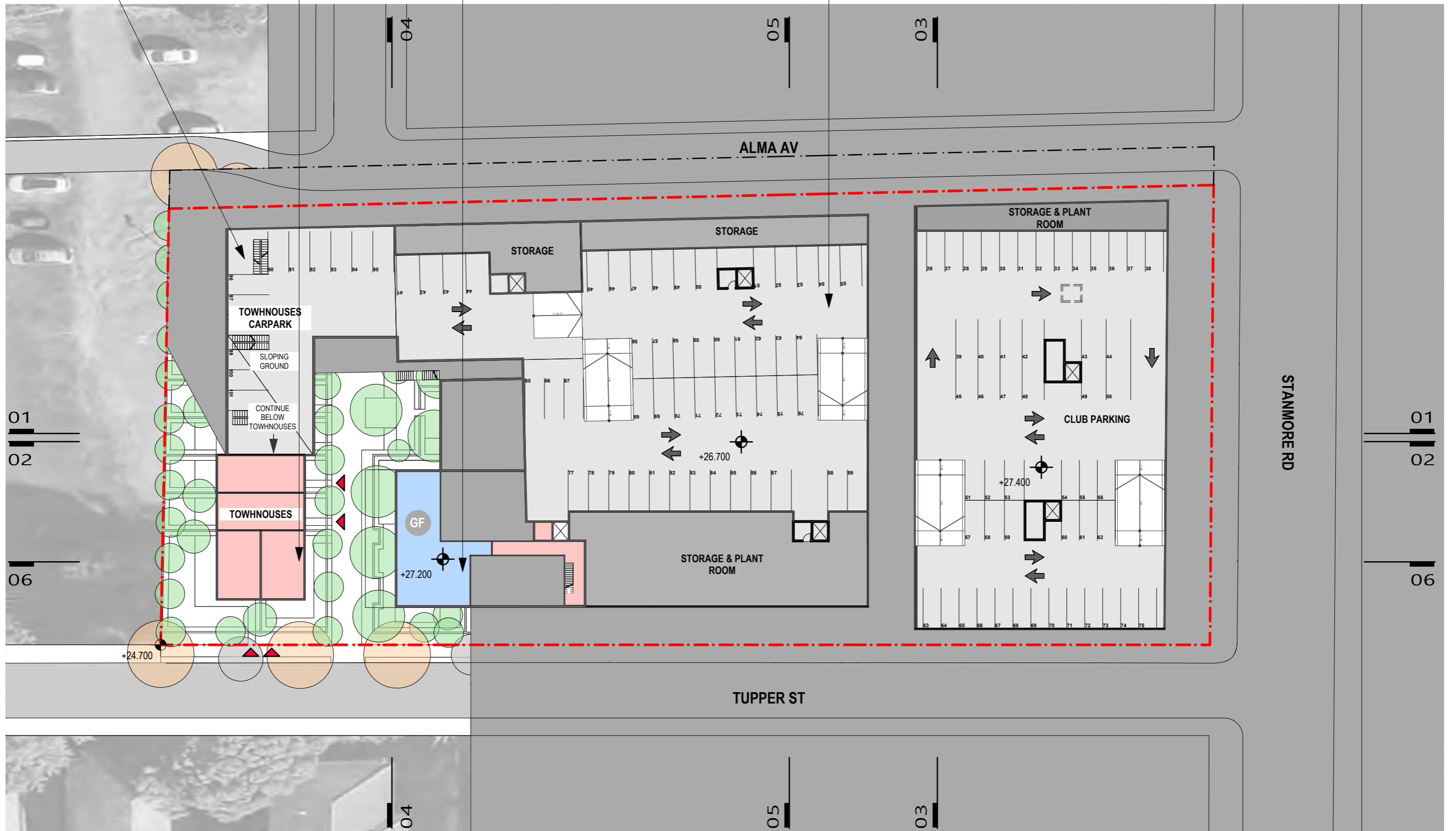
PP 404

PARKING UNDER BUILDING TO MAXIMISE DEEP SOIL

TOWN HOUSES HAVE 2 STOREY APPEARANCE WHEN VIEWED FROM SOUTH AND NO LONGER OVERSHADOW

APARTMENTS FACE THROUGH SITE LINK FOR SURVEILLANCE

SPLIT LEVEL PARKING TO IMPROVE VEHICULAR CIRCULATION AND FOLLOW SLOPE OF LAND

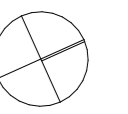


--- SITE BOUNDARY BEFORE ROAD WIDENING
 - - - SITE BOUNDARY AFTER ROAD WIDENING

NEW TREE

NEW STREET TREE

EXISTING TREE



scale 1:500



LOWER GROUND FLOOR 3 PLAN

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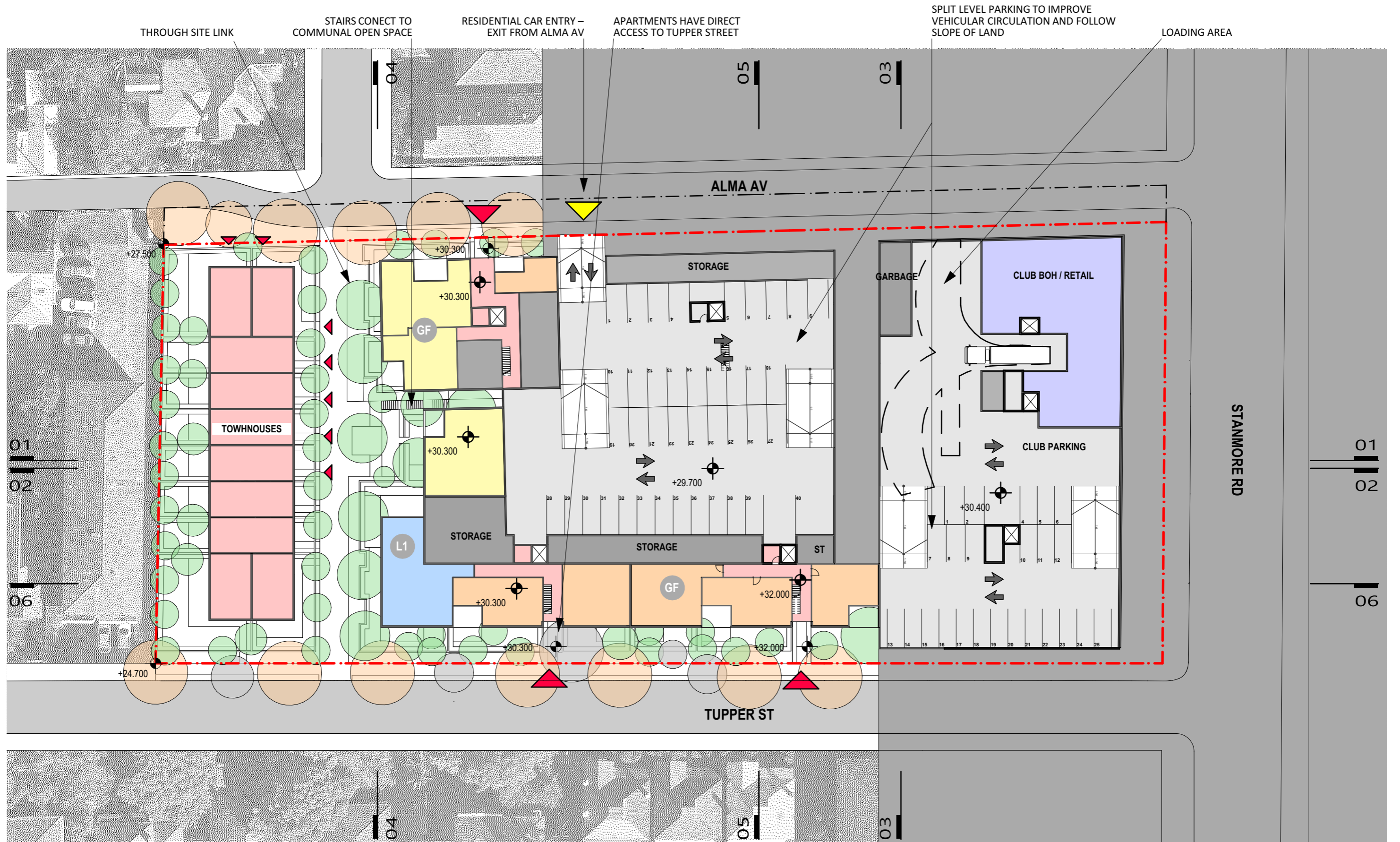
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

PP 405



THROUGH SITE LINK

STAIRS CONECT TO COMMUNAL OPEN SPACE

RESIDENTIAL CAR ENTRY – EXIT FROM ALMA AV

APARTMENTS HAVE DIRECT ACCESS TO TUPPER STREET

SPLIT LEVEL PARKING TO IMPROVE VEHICULAR CIRCULATION AND FOLLOW SLOPE OF LAND

LOADING AREA

ALMA AV

TOWHNOUSES

STORAGE

GARBAGE

CLUB BOH / RETAIL

CLUB PARKING

STORAGE

STORAGE

ST

TUPPER ST

STANMORE RD

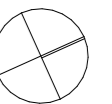
--- SITE BOUNDARY BEFORE ROAD WIDENING
 - - - SITE BOUNDARY AFTER ROAD WIDENING

NEW TREE

NEW STREET TREE

EXISTING TREE

GFA has been removed from the Site B Level 5 Tupper Street Building in order to reduce bulk and scale to this building.
 Part of this GFA has been relocated within the Site A Lower Ground floor and identified as retail / commercial GFA.
 This retail / commercial GFA within the Site A lower ground floor mimics the retail / commercial space within the existing Cyprus Community Club's lower ground floor.



scale 1:500



LOWER GROUND FLOOR 2 PLAN

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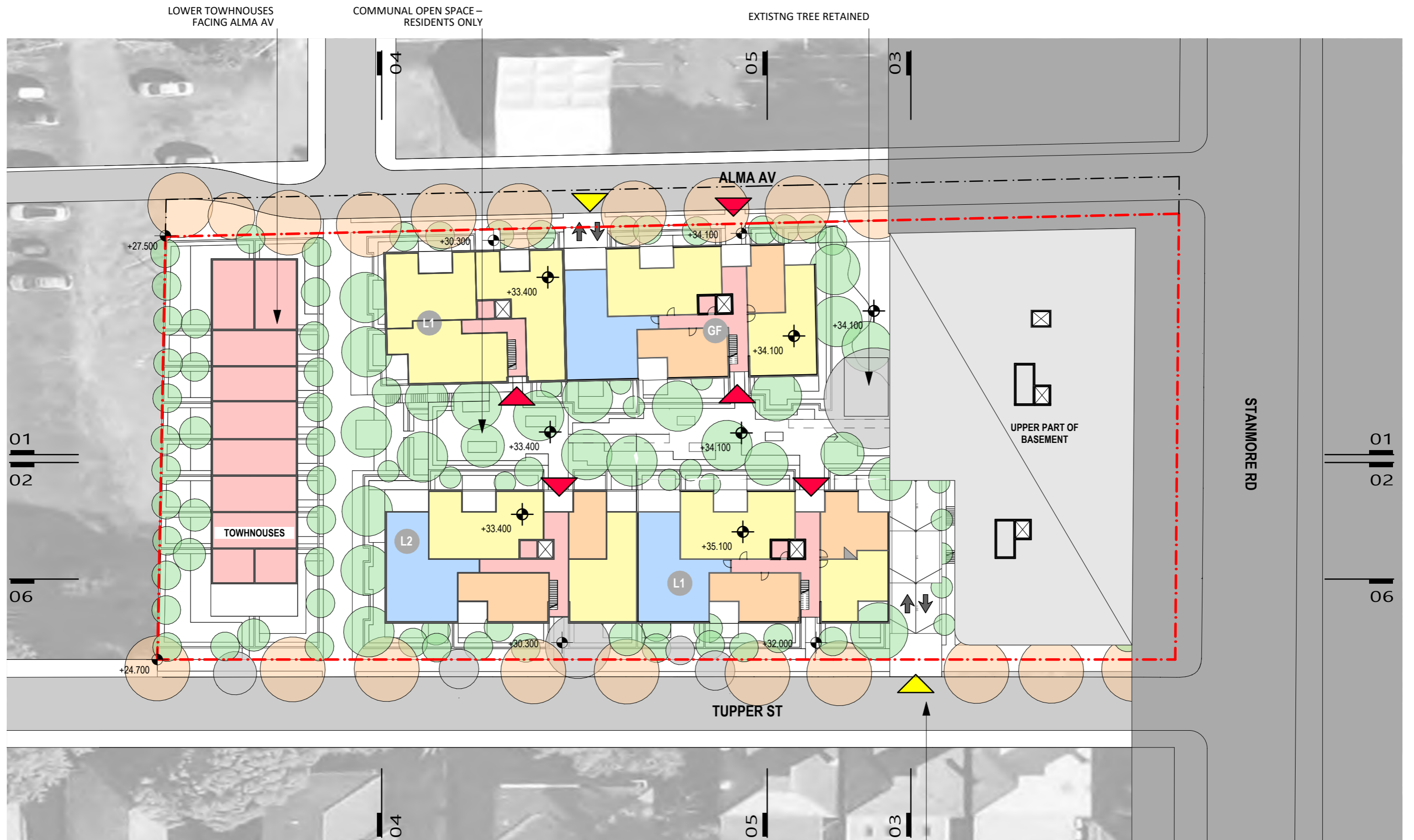
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

PP 406



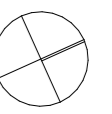
--- SITE BOUNDARY BEFORE ROAD WIDENING
 - - - SITE BOUNDARY AFTER ROAD WIDENING

NEW TREE

NEW STREET TREE

EXISTING TREE

BUILDING A LOADING AND PARKING IN AND OUT



scale 1:500



LOWER GROUND FLOOR 1 PLAN

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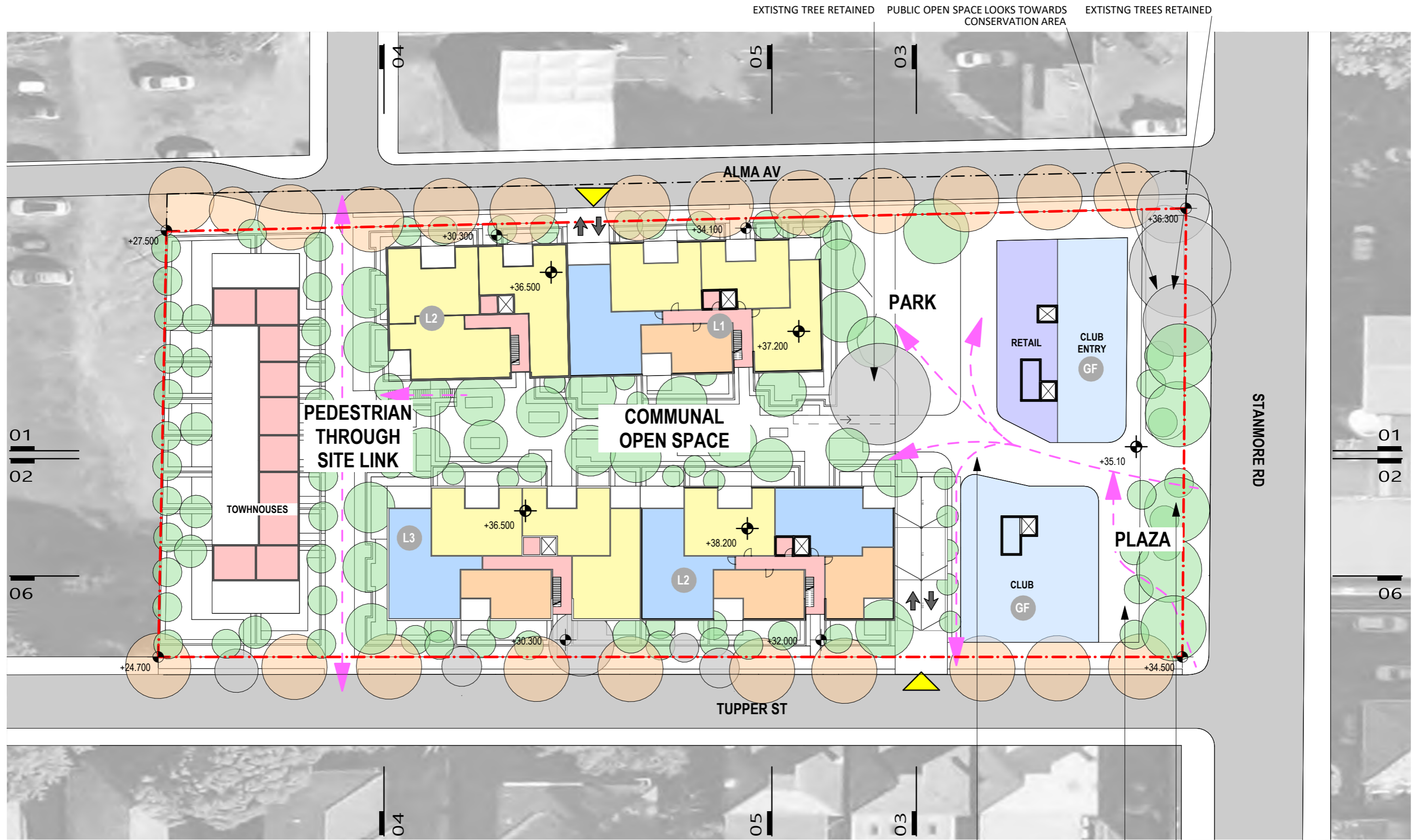
ACN: 603 389 288

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MARCH 2022

REV E

PP 407



--- SITE BOUNDARY BEFORE ROAD WIDENING
 - - - SITE BOUNDARY AFTER ROAD WIDENING

NEW TREE

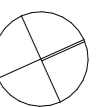
NEW STREET TREE

EXISTING TREE

CONNECTION FROM STANMORE ROAD TO PUBLIC OPEN SPACE

BUILDING SET FURTHER BACK FROM STANMORE ROAD

PUBLIC OPEN SPACE



scale 1:500



GROUND FLOOR PLAN

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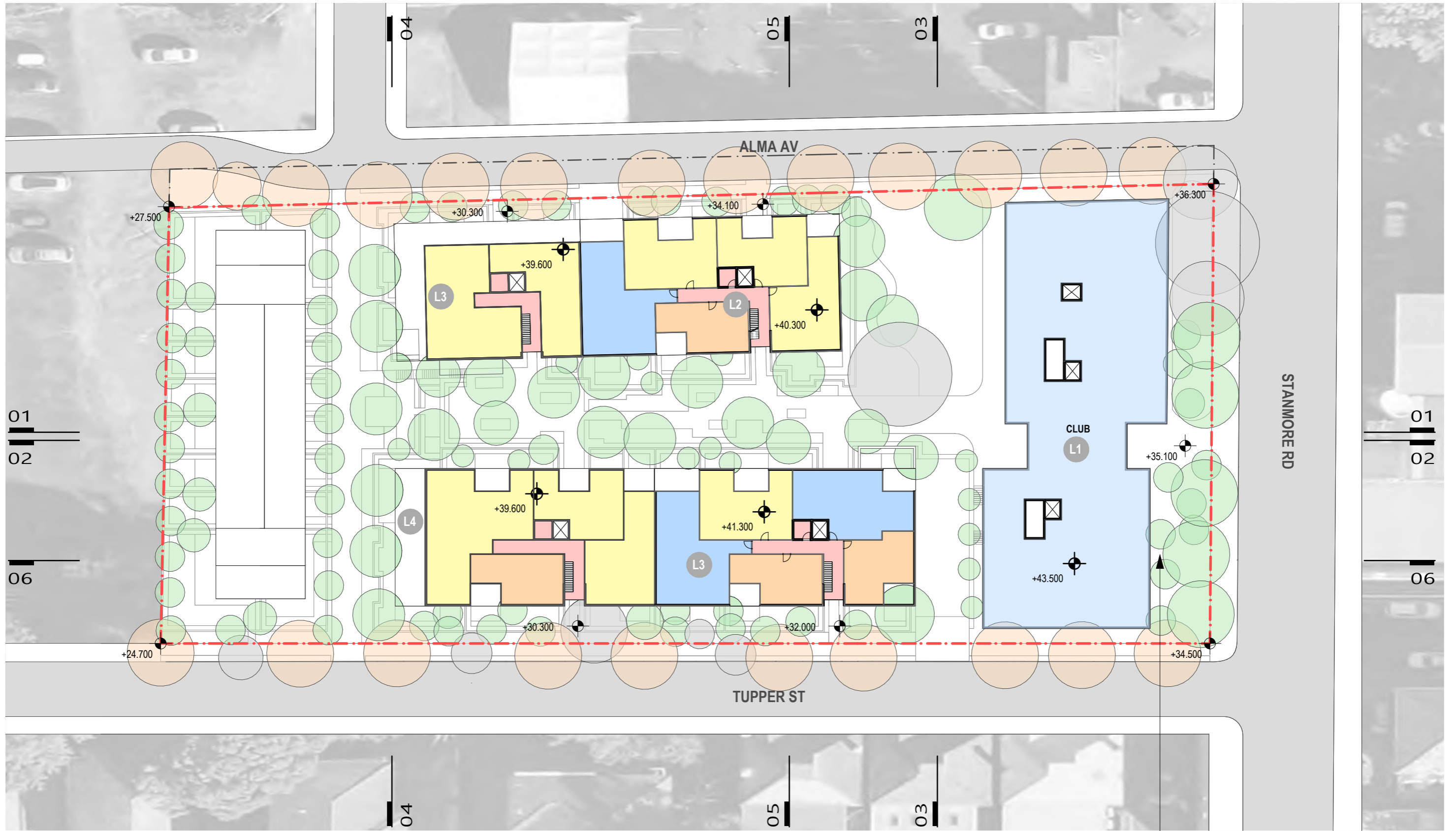
ACN: 603 389 288

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REV E

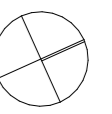
PP 408



--- SITE BOUNDARY BEFORE ROAD WIDENING
 - - - SITE BOUNDARY AFTER ROAD WIDENING

● NEW TREE ● NEW STREET TREE ● EXISTING TREE

BUILDING SET FURTHER BACK FROM STANMORE ROAD



scale 1:500



FIRST FLOOR PLAN

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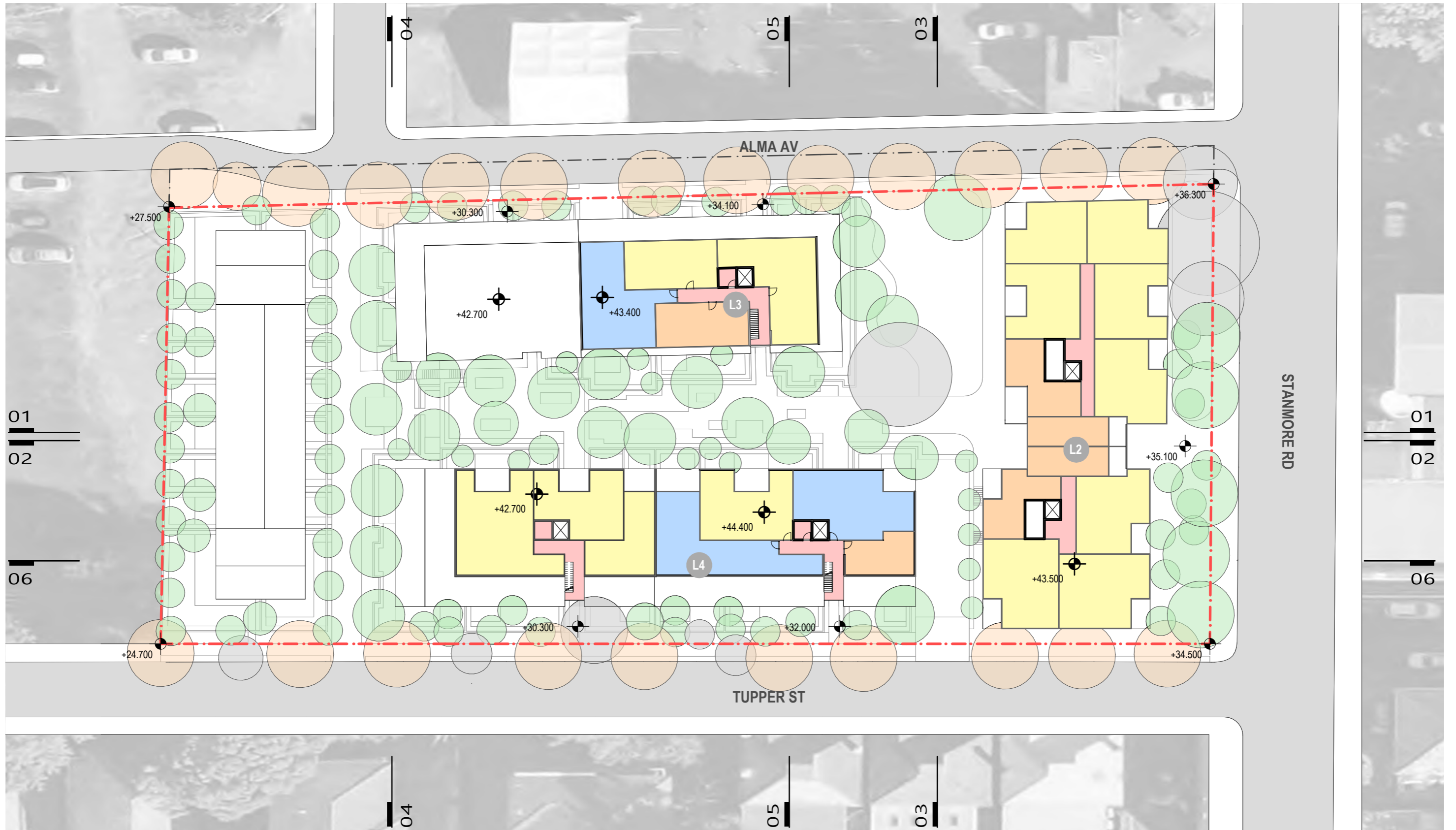
ACN: 603 389 288

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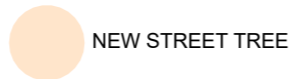
PP 409



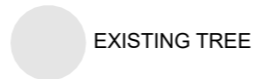
- - - - - SITE BOUNDARY BEFORE ROAD WIDENING
 - . - . - SITE BOUNDARY AFTER ROAD WIDENING



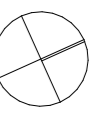
NEW TREE



NEW STREET TREE



EXISTING TREE



scale 1:500



SECOND FLOOR PLAN

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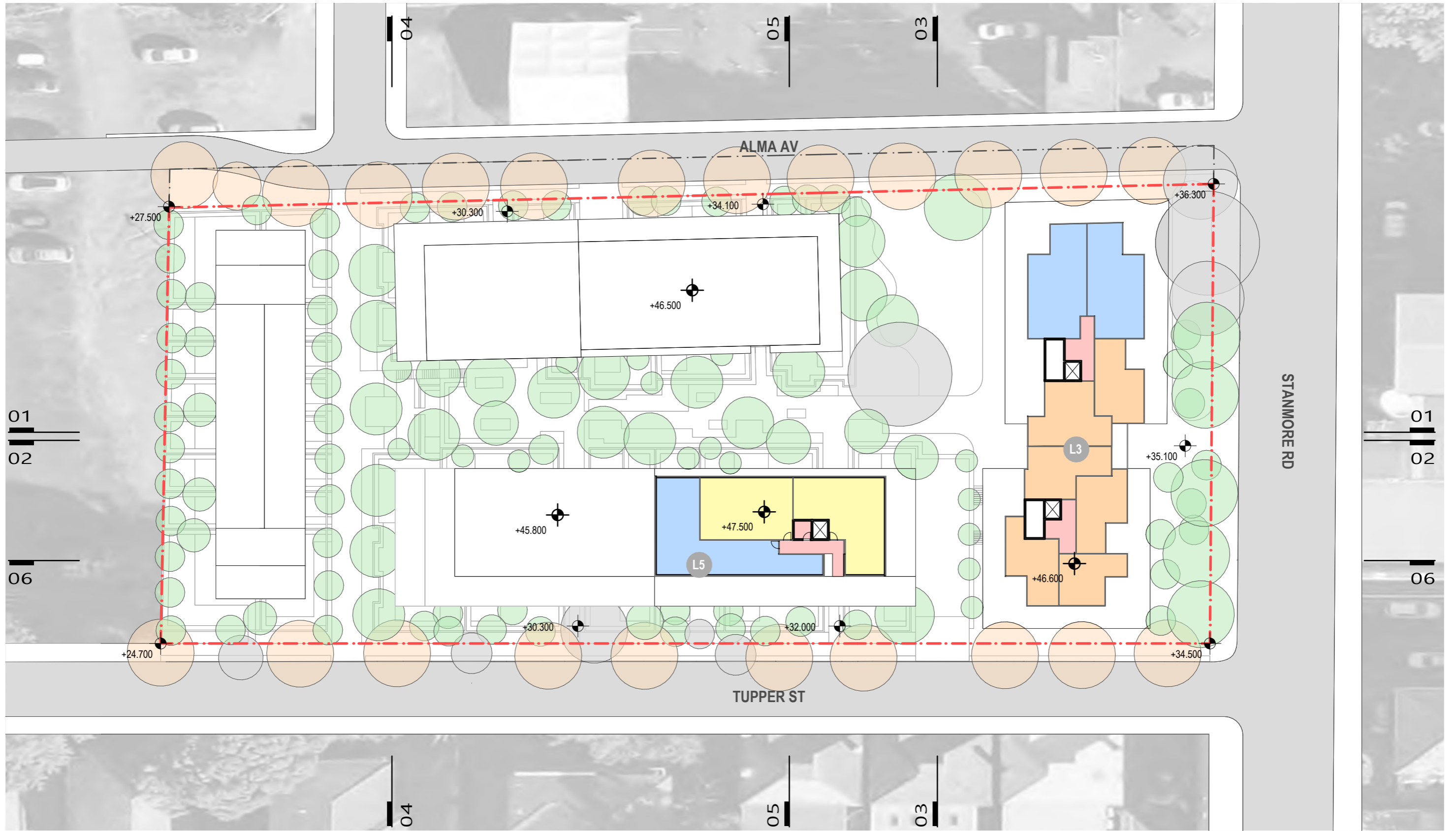
ACN: 603 389 288

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REV E

PP 410

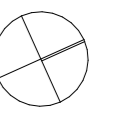


- - - - - SITE BOUNDARY BEFORE ROAD WIDENING
 - . - . - . SITE BOUNDARY AFTER ROAD WIDENING

 NEW TREE

 NEW STREET TREE

 EXISTING TREE



scale 1:500



THIRD FLOOR PLAN

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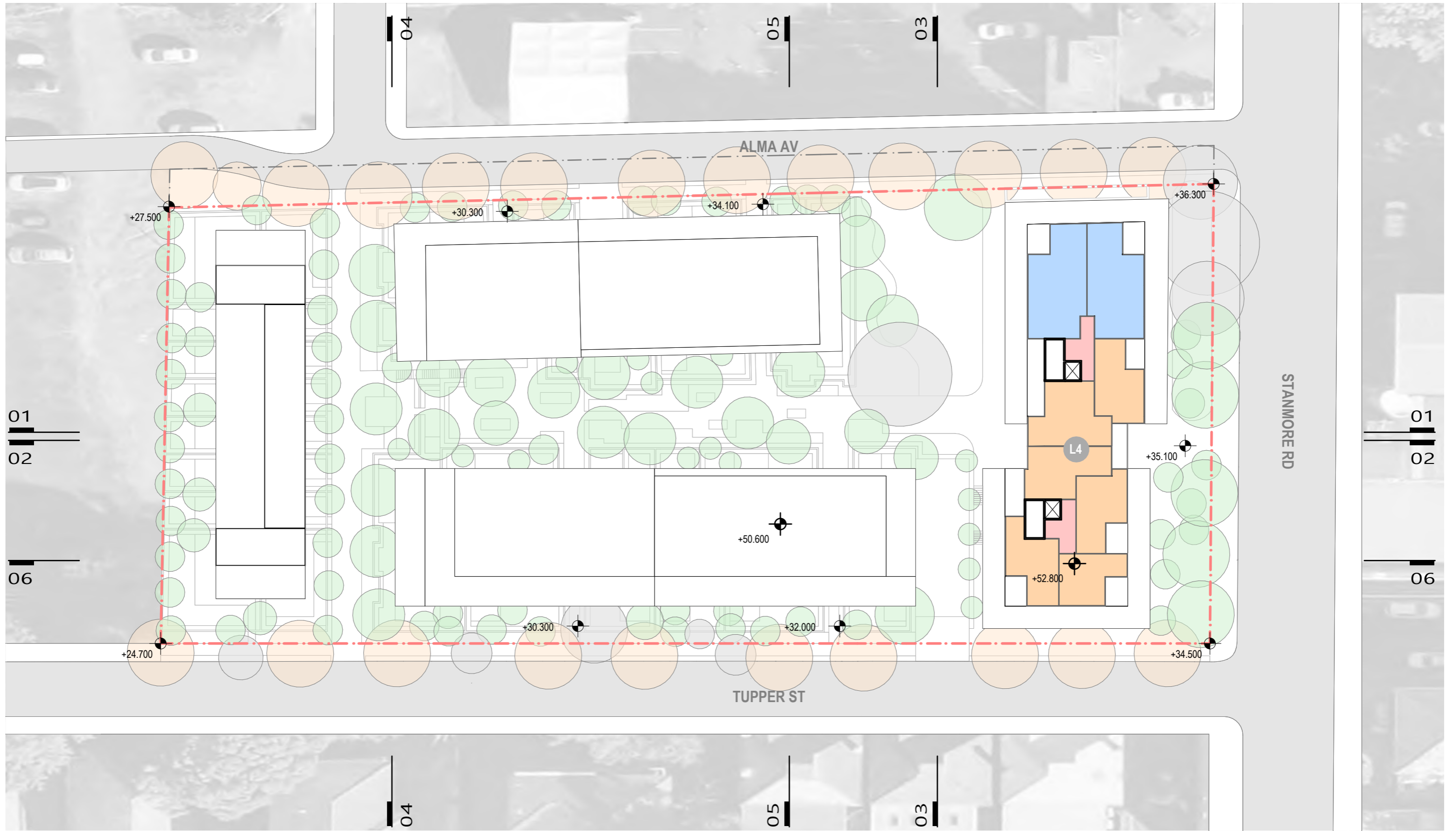
ACN: 603 389 288

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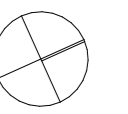
REV E

PP 411



--- SITE BOUNDARY BEFORE ROAD WIDENING
 - - - SITE BOUNDARY AFTER ROAD WIDENING

● NEW TREE ● NEW STREET TREE ● EXISTING TREE



scale 1:500



FOURTH FLOOR PLAN

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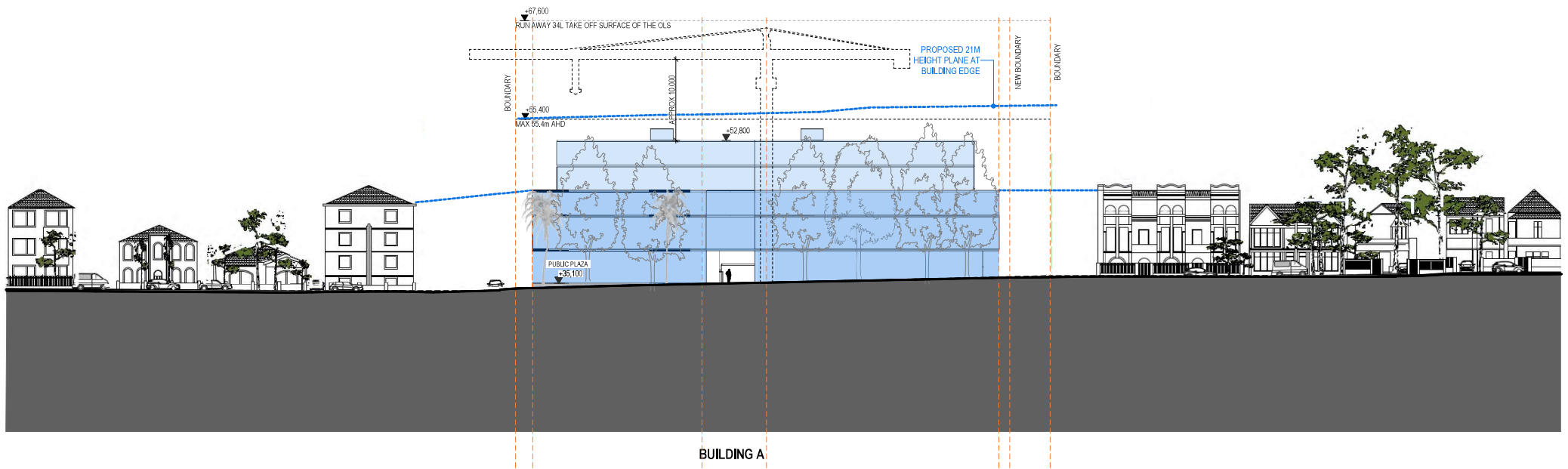
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

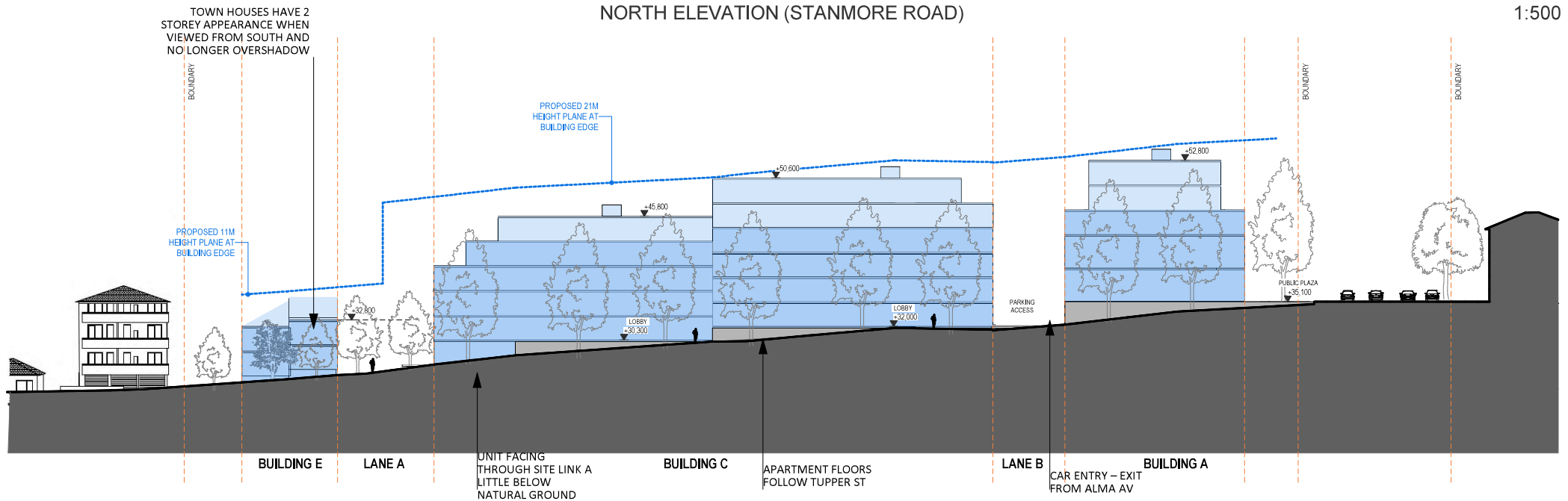
REV E

PP 412



NORTH ELEVATION (STANMORE ROAD)

1:500



EAST ELEVATION (TUPPER STREET)

1:500

ELEVATIONS - STANMORE ROAD & TUPPER STREET

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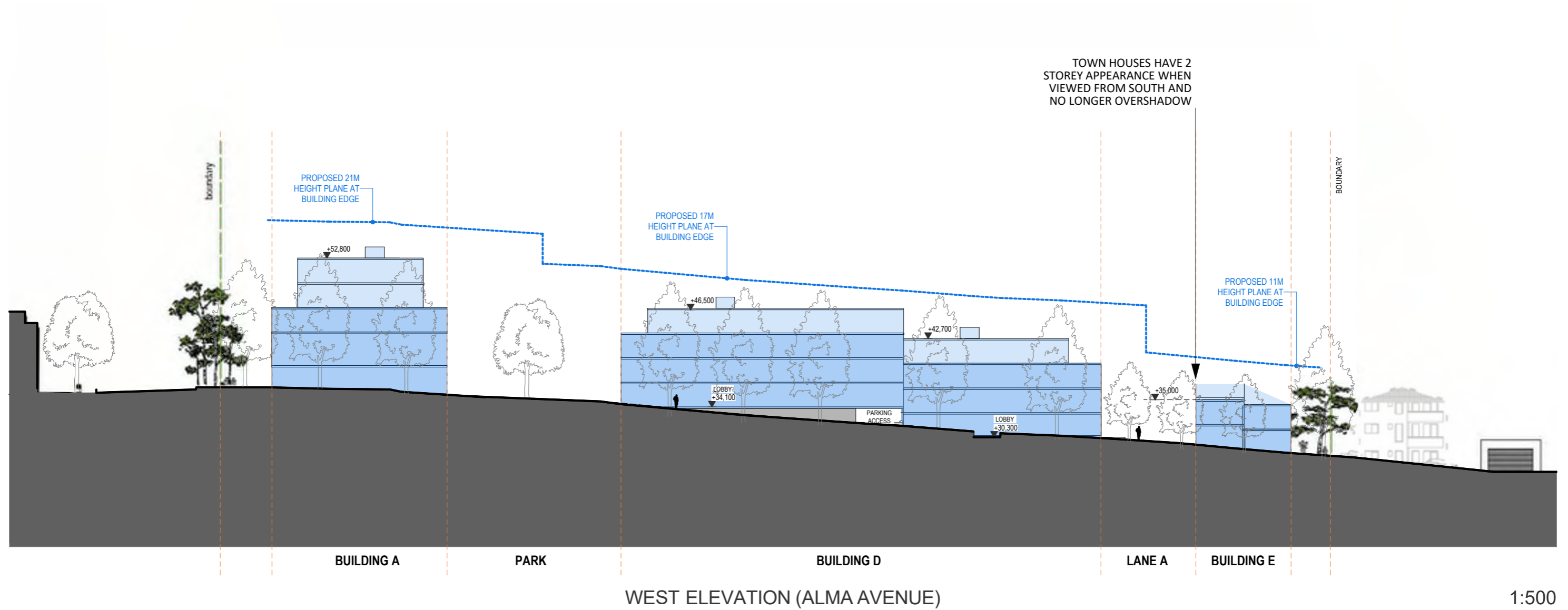
ACN: 603 389 288

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REV E

PP 413



ELEVATION - ALMA AVENUE

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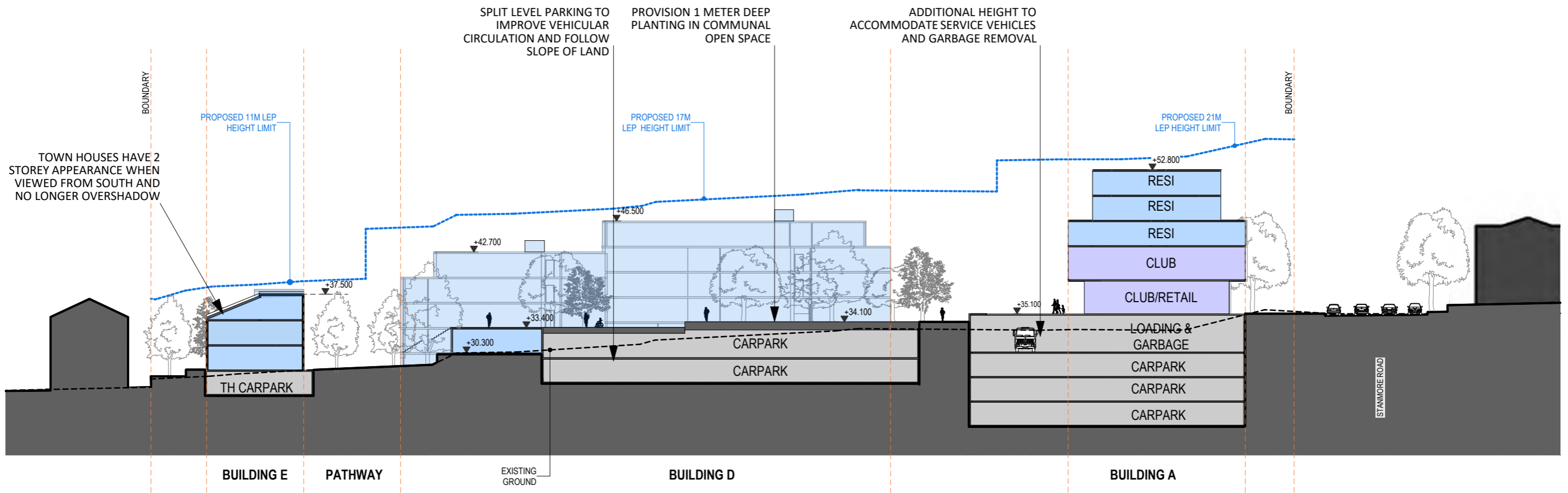
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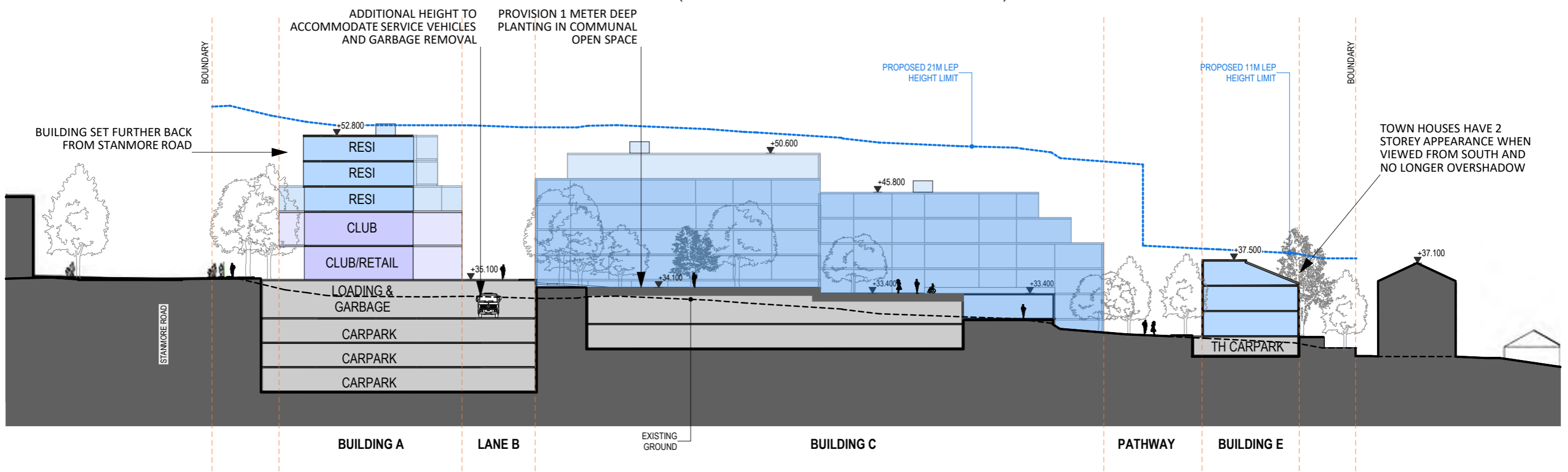
REV E

PP 414



SECTION 01 (FROM CENTRE OF SITE TO WEST)

1:500



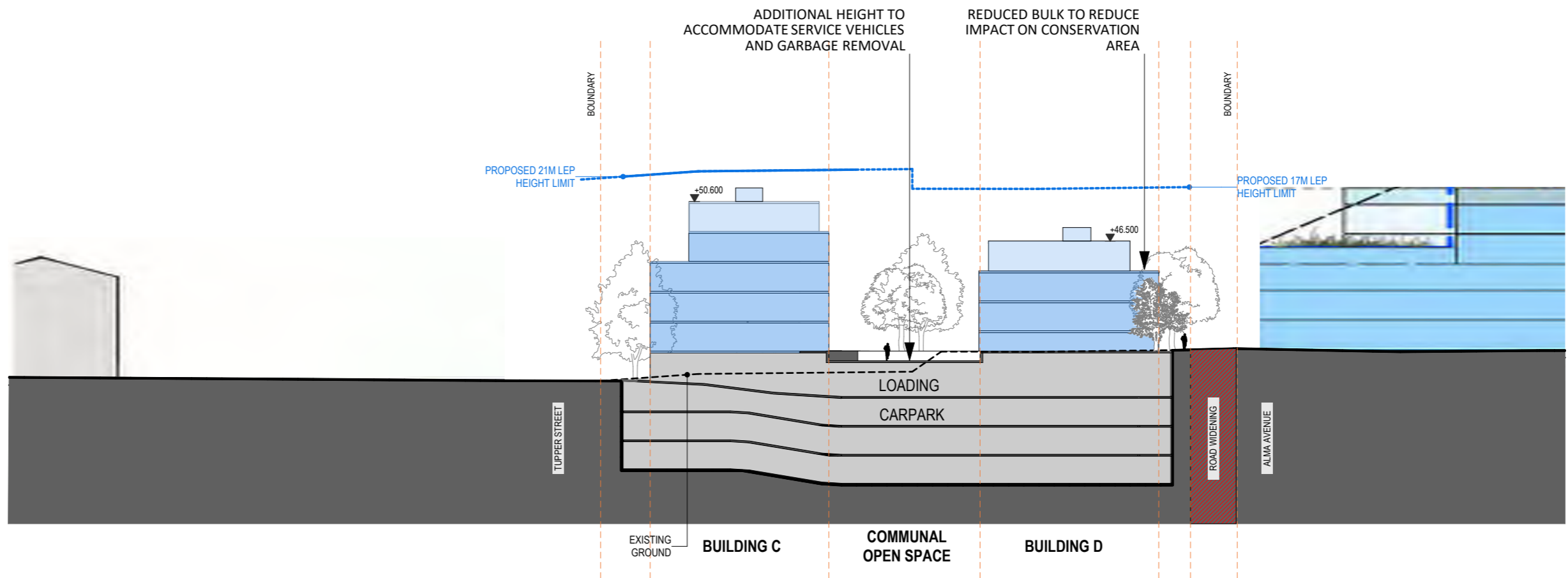
SECTION 02 (FROM CENTRE OF SITE TO EAST)

1:500

SECTIONS 1 + 2

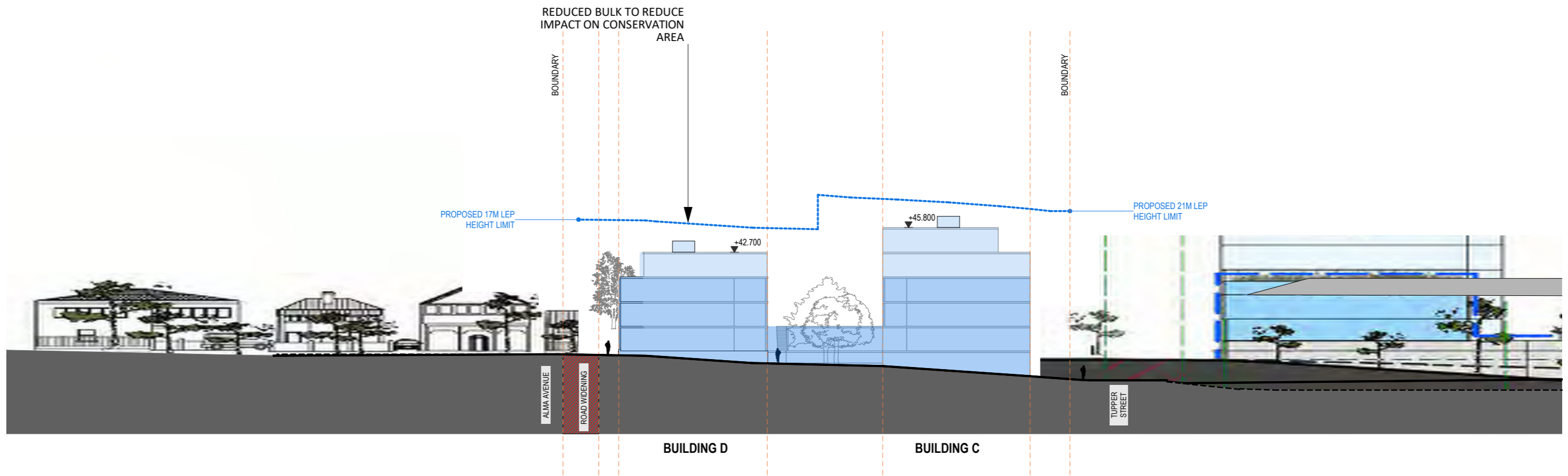
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :





SECTION 03 (LANE B)

1:500



SECTION 04 (LANE A)

1:500



SECTIONS 3 + 4

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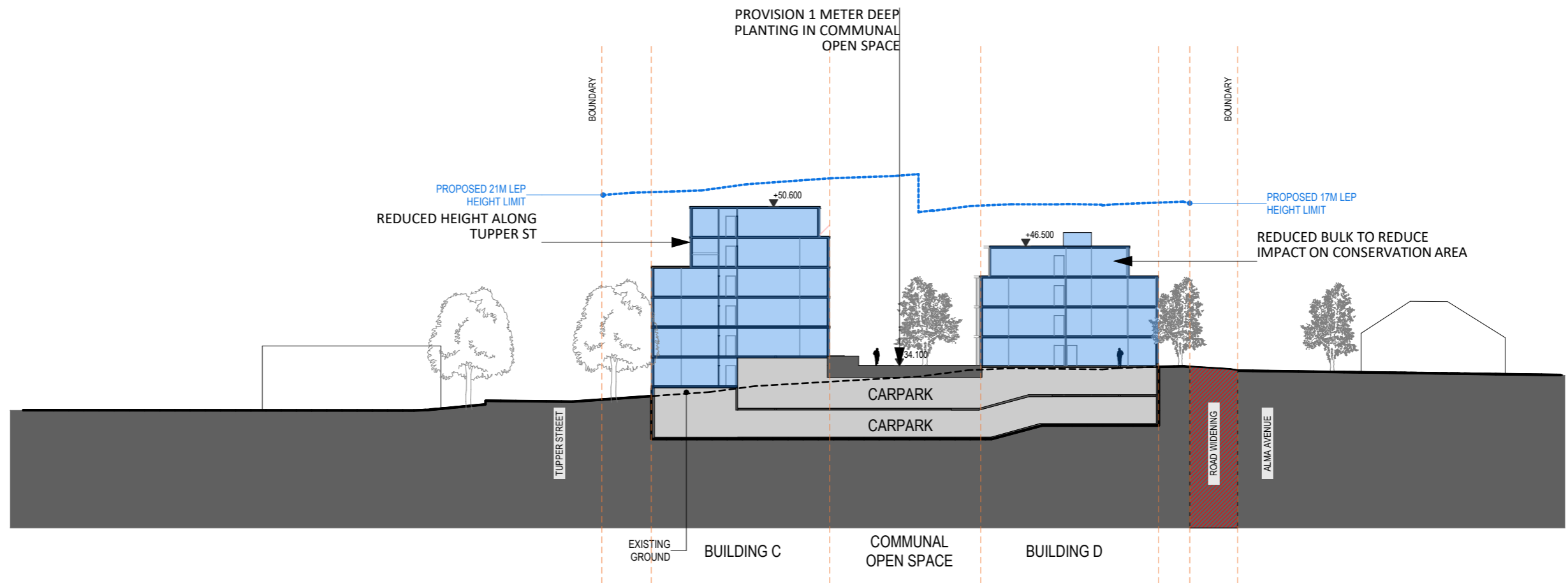
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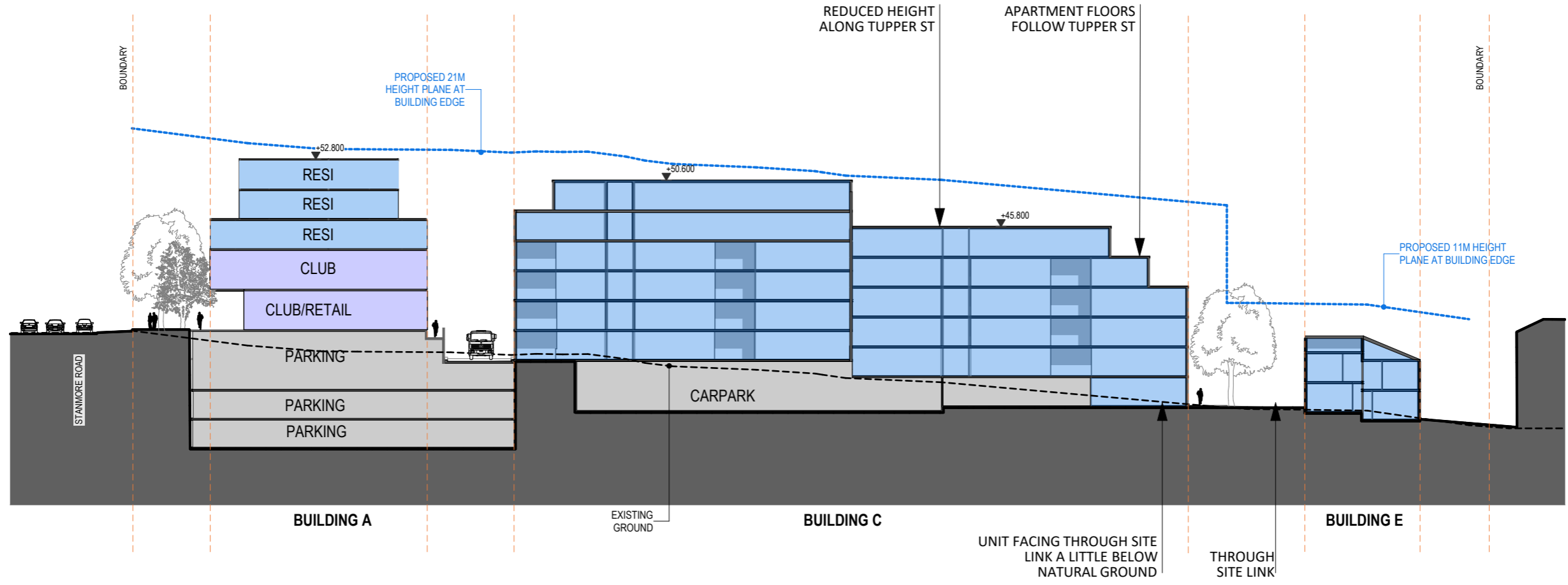
REV E

PP 416



SECTION 05

1:500



SECTION 06

1:500



SECTIONS 5 + 6

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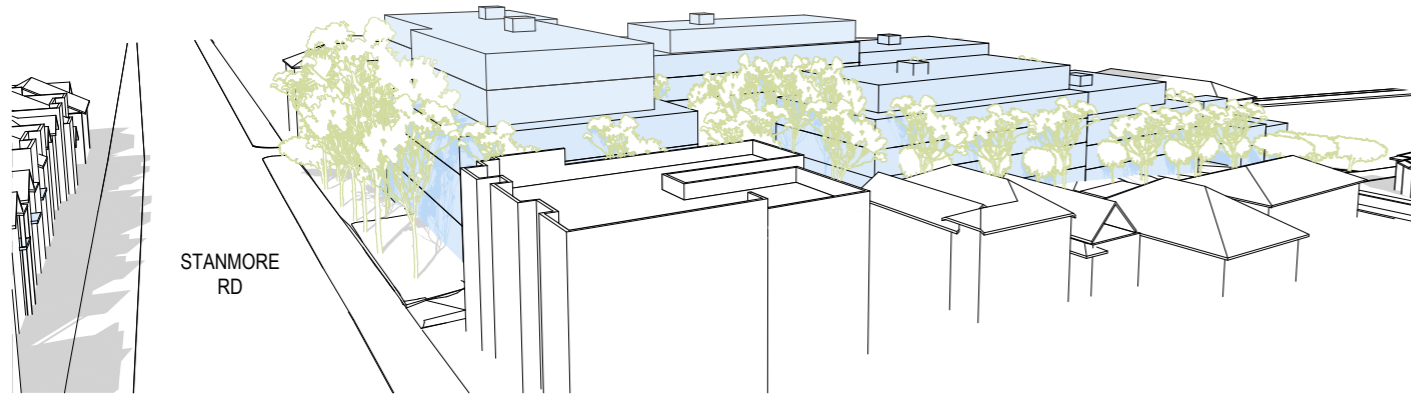
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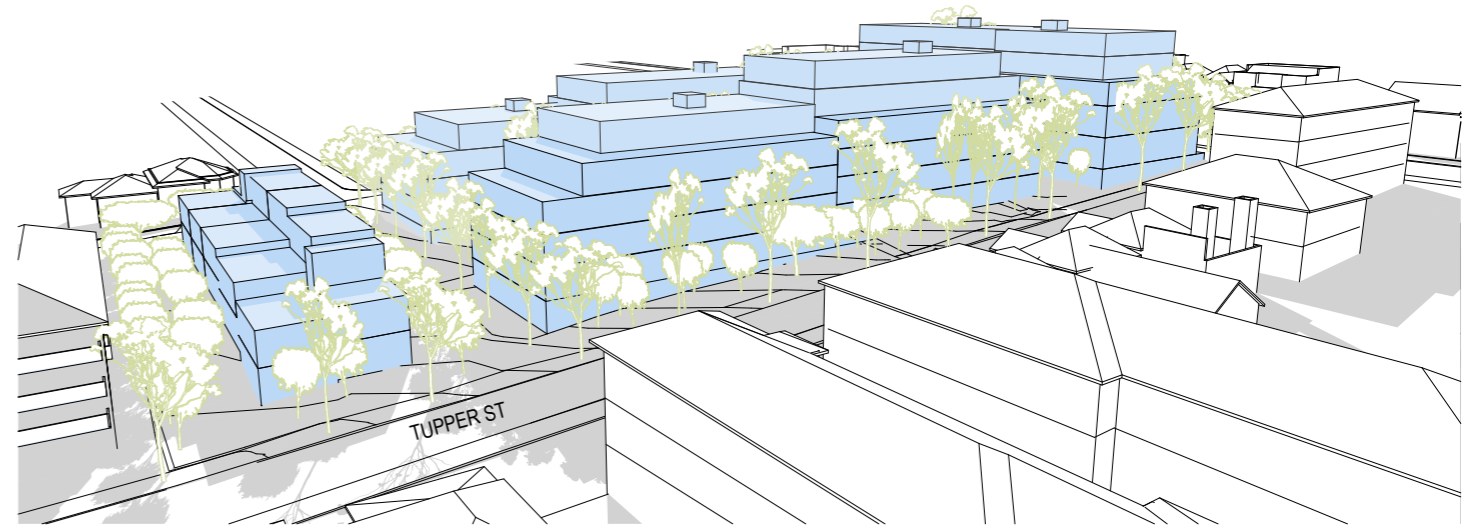
MARCH 2022

REV E

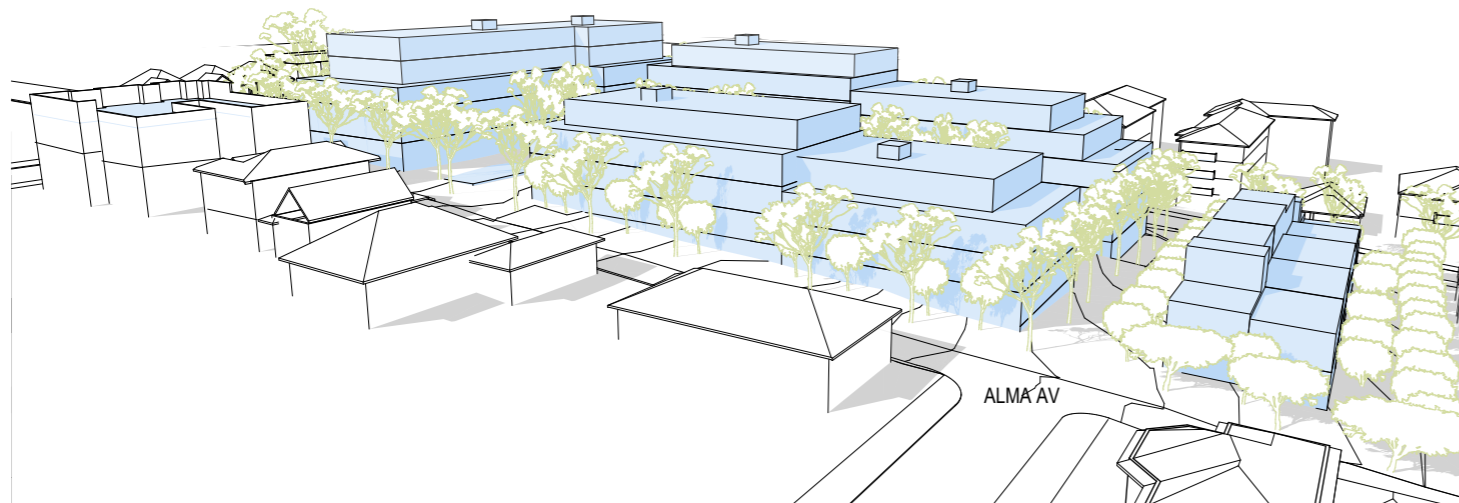
PP 417



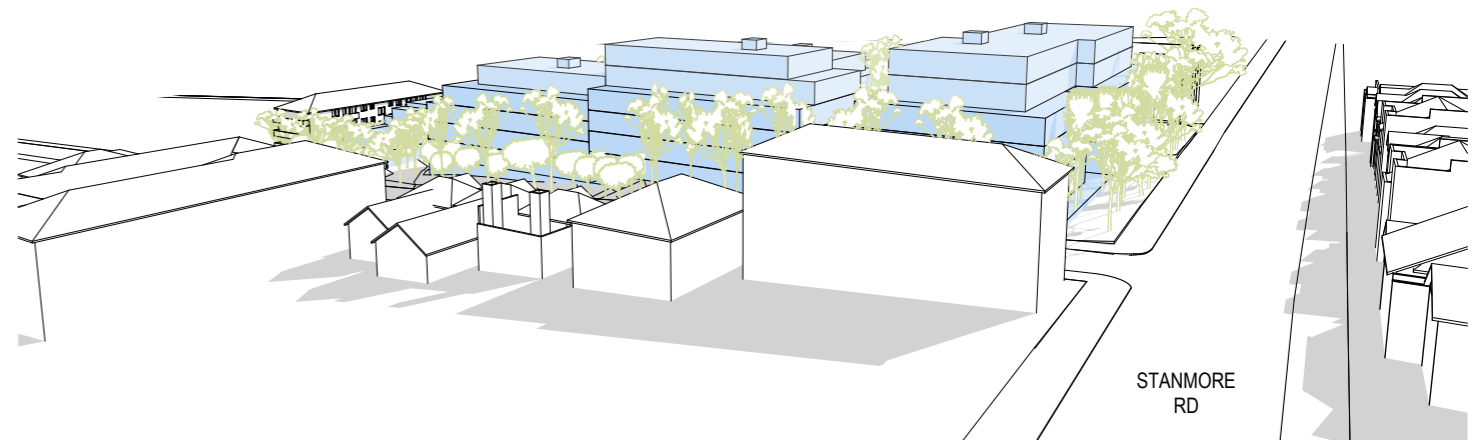
NORTH VIEW



SOUTH VIEW



WEST VIEW



EAST VIEW

MASSING VIEWS SHEET 1

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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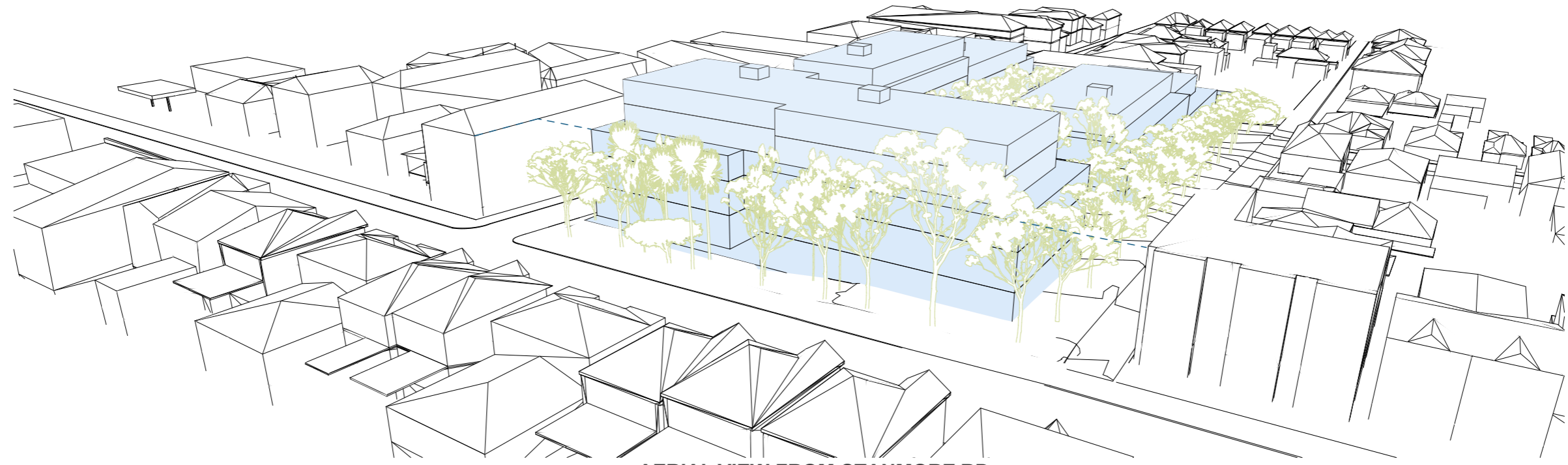
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

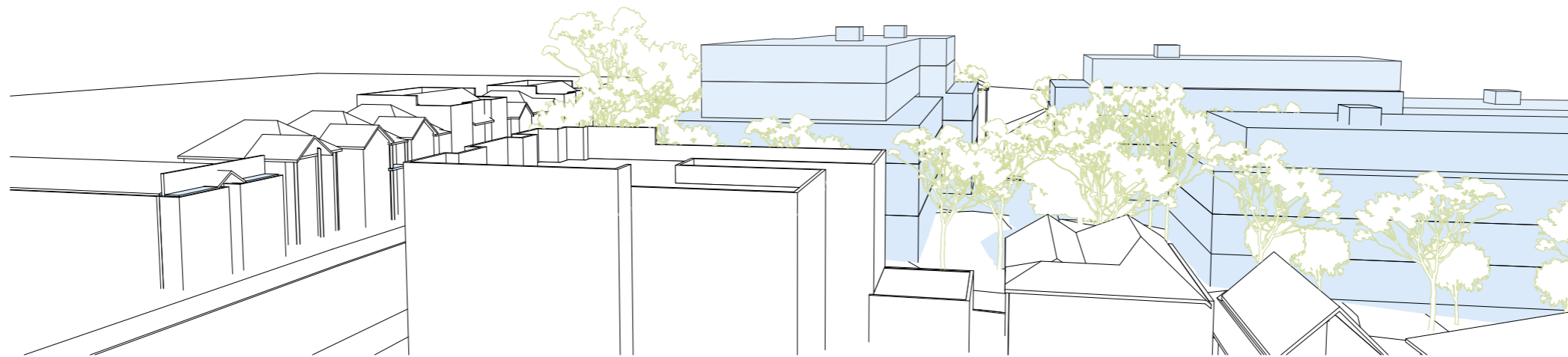
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AERIAL VIEW FROM STANMORE RD



AERIAL VIEW FROM ALMA AV

MASSING VIEWS SHEET 2

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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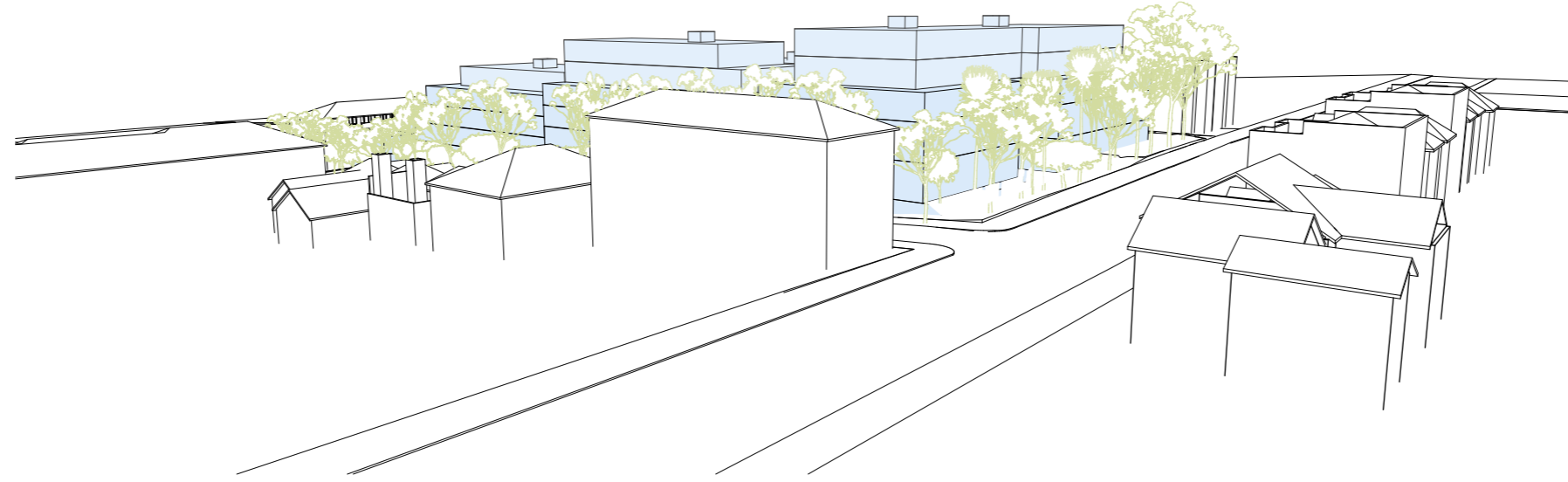
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

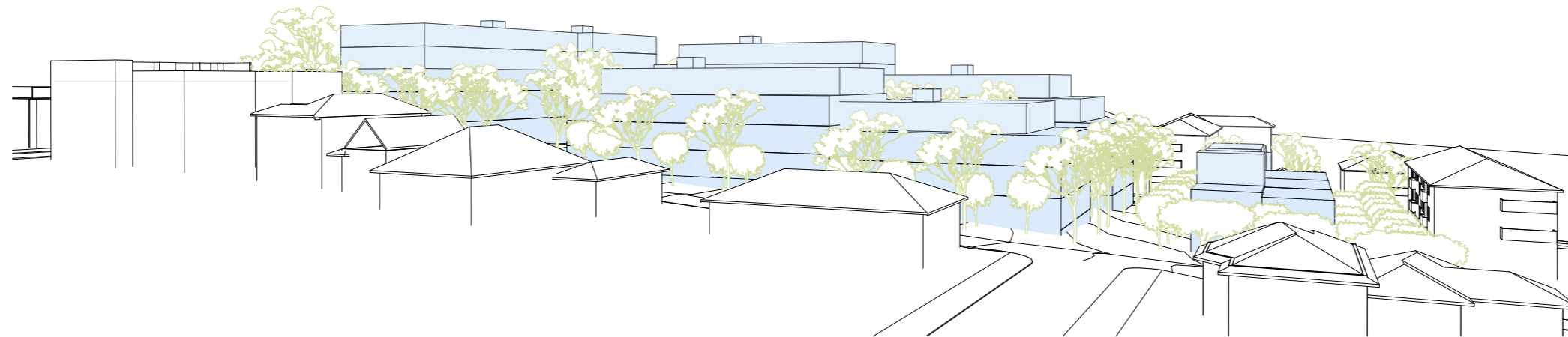
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AERIAL VIEW FROM STANMORE RD



AERIAL VIEW FROM ALMA AV

MASSING VIEWS SHEET 3

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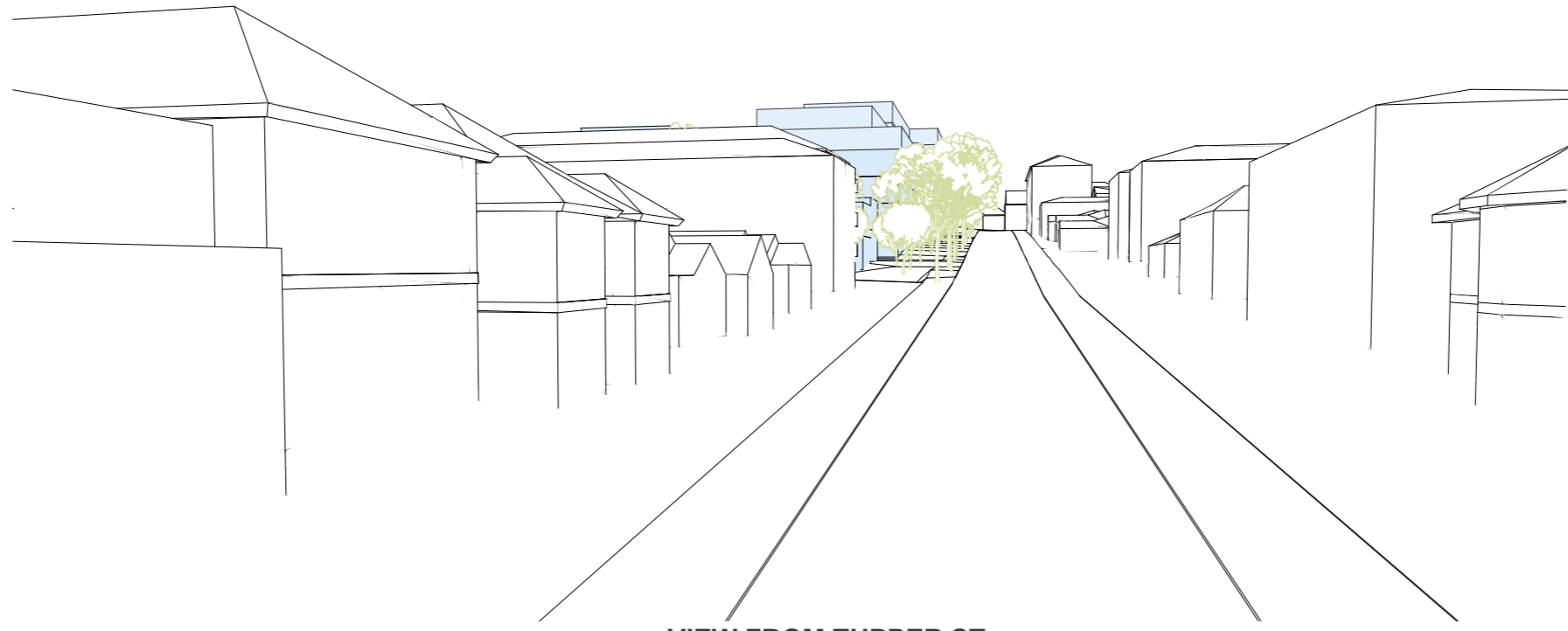
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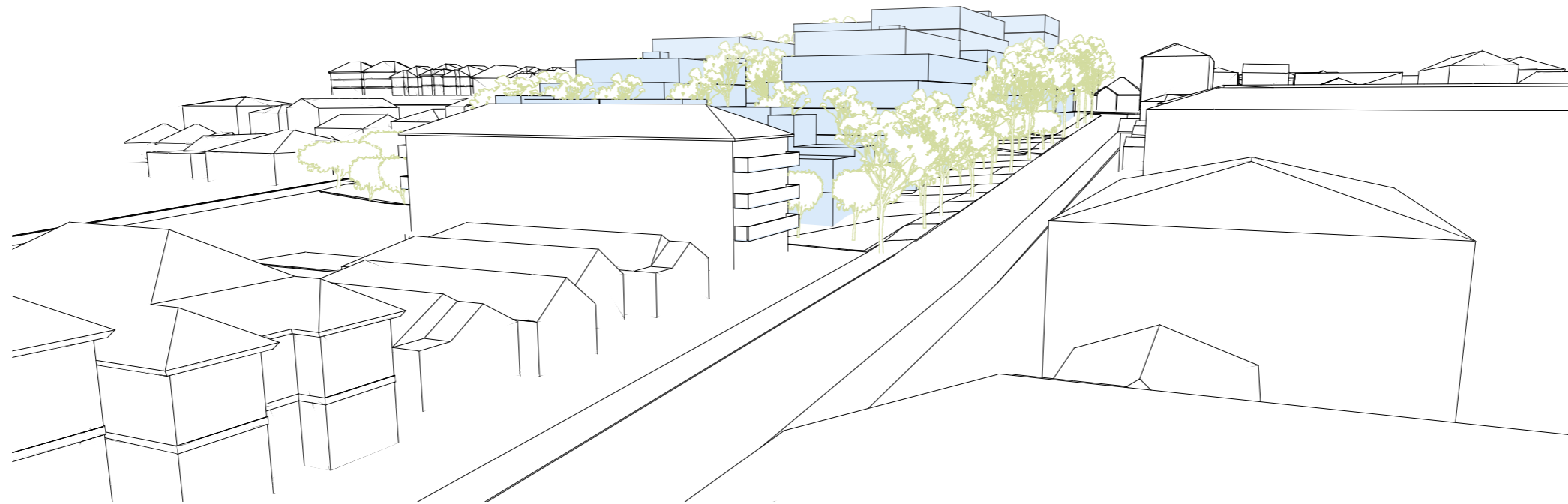
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REV E



VIEW FROM TUPPER ST



AERIAL VIEW FROM TUPPER ST

MASSING VIEWS SHEET 4

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REV E

INDICATIVE SCHEME VIEW ANALYSIS

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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VIEW FROM HARRINGTON STREET / ALMA AVENUE (ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN)

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NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

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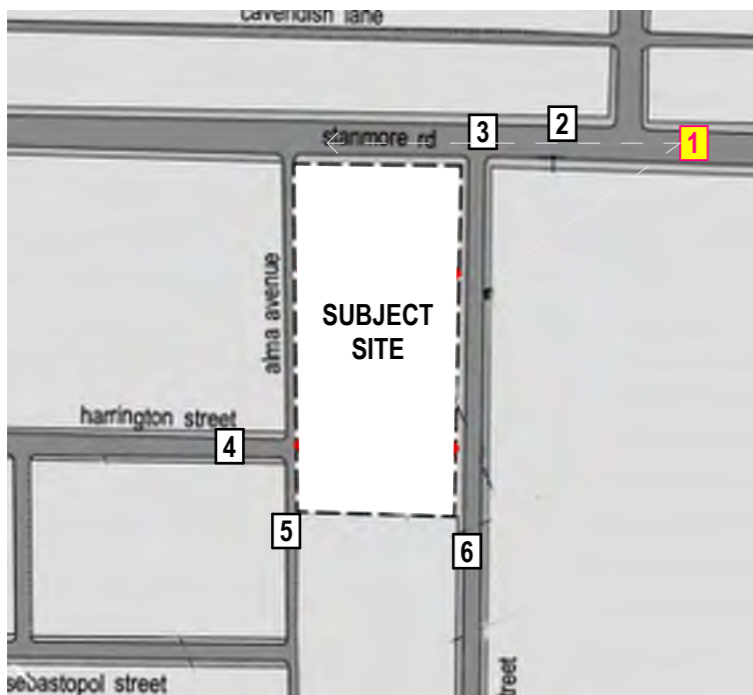
REV E



EXISTING



PROPOSED MASSING



NOTE:

- EXISTING CYPRUS CLUB BUILDING IS CONSTRUCTED ALONG THE NORTHERN BOUNDARY OF THE SITE (STANMORE ROAD FRONTAGE).
- PROPOSED BUILDING ENVELOPE SETS BACK FROM THE NORTHERN BOUNDARY ALLOWING FOR SUBSTANTIAL STREET TREES TO CONTINUE A CONSISTENT TREATMENT ALONG STANMORE ROAD.
- FUTURE BUILDING WILL BE SET BACK FROM STANMORE ROAD BEHIND A PUBLIC PLAZA.
- PODIUM TO LINE UP WITH THE EXISTING BUILDING WITH UPPER LEVELS SET BACK.



ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN

MASSING VIEW 1 - STANMORE ROAD (EASTERN APPROACH)

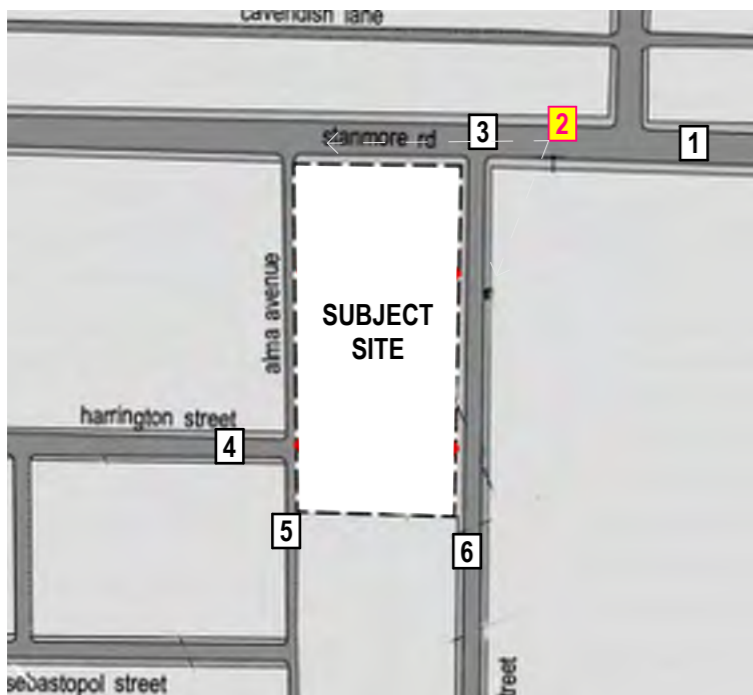
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



EXISTING



PROPOSED MASSING



NOTE:
 - THE BUILDING FORM ON SITE A WILL BE CONSISTENT WITH THE EXISTING CYPRUS CLUB BUILDING, WITH UPPER LEVELS SET BACK TO MINIMISE VISUAL IMPACT AND CREATE A POSITIVE RELATIONSHIP WITH THE URBAN CONTEXT
 - A PUBLIC PLAZA ALONG THE STANMORE ROAD FRONTAGE OF THE SITE WILL ADD VIBRANCY AND ACTIVATE THE SITE
 - STREET TREES WILL PROVIDE A CONSISTENT STREETScape ALONG STANMORE ROAD



ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN

MASSING VIEW 2 - STANMORE ROAD (EASTERN APPROACH)

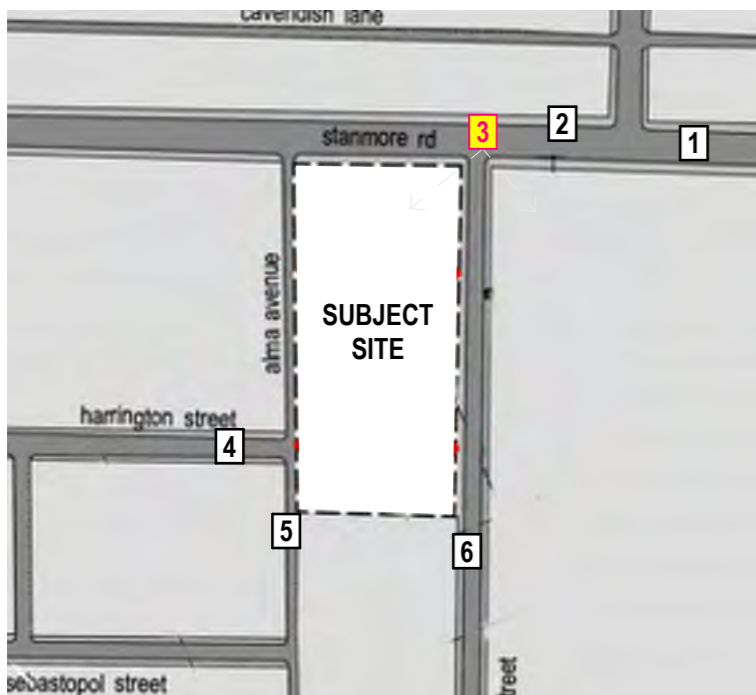
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



EXISTING



PROPOSED MASSING



NOTE:
 - THE PROPOSED BUILDING FORM ON SITE A RESPECTS THE EXISTING RESIDENTIAL FLAT BUILDINGS ADJOINING THE SITE TO THE EAST



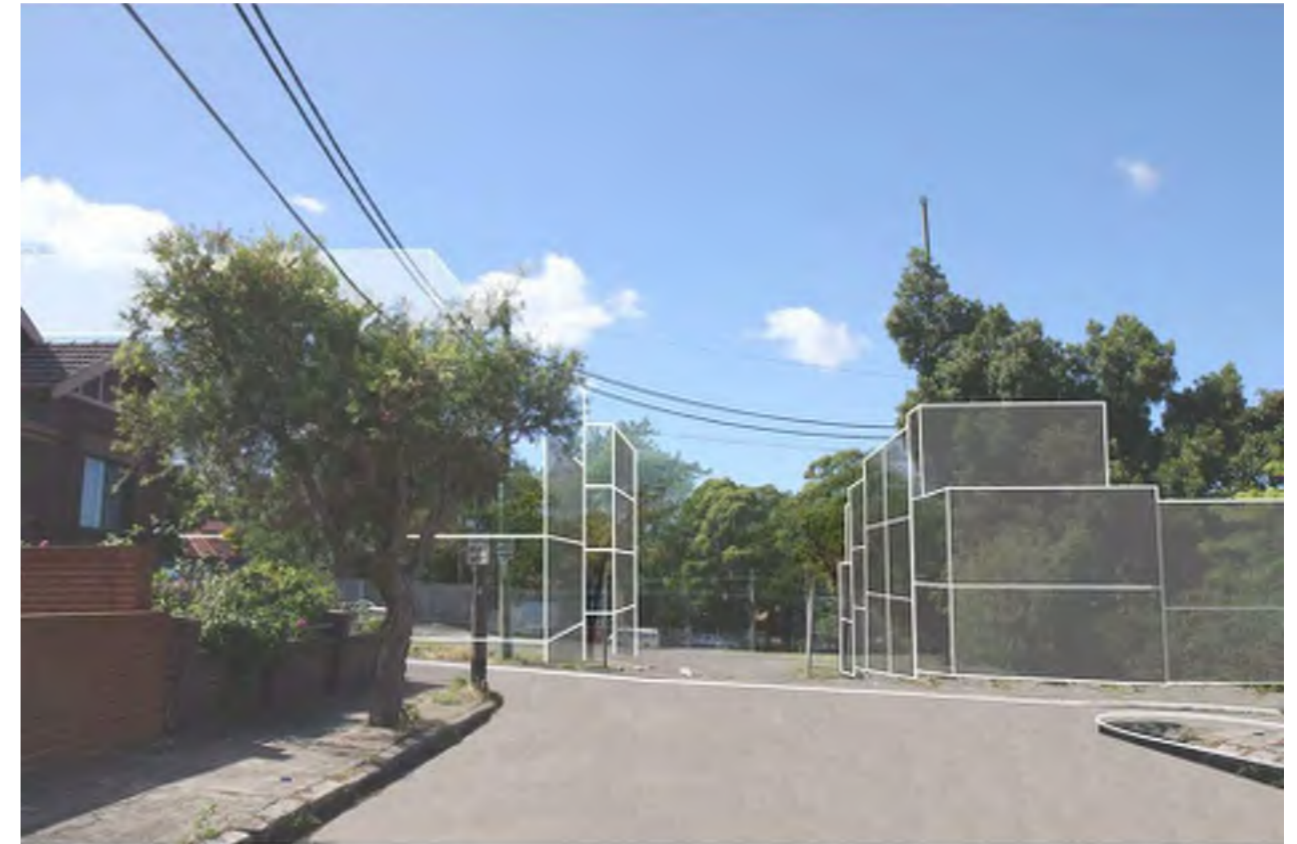
ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN

MASSING VIEW 3 - CNR STANMORE ROAD + TUPPER STREET

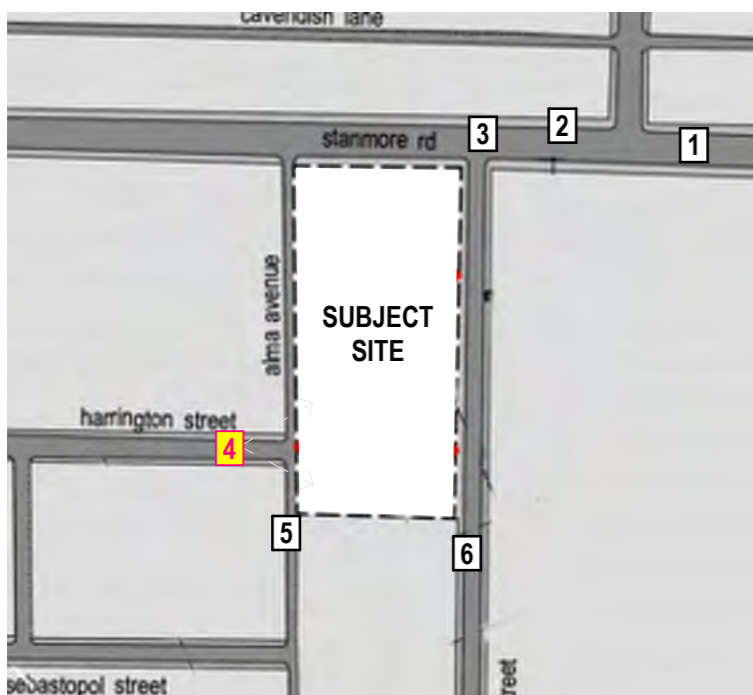
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



EXISTING



PROPOSED MASSING



- NOTE:**
- THE SHAREWAY AND THROUGH SITE LINK BETWEEN SITE B & C WILL CONTINUE THE EXISTING STREET PATTERN OF HARRINGTON STREET,
 - THE THROUGH SITE CONNECTION WILL BE CONSISTENT WITH THE FINE GRAIN NATURE OF THE SURROUNDING NETWORK OF STREETS AND LANEWAYS
 - PEDESTRIANS WILL BE PRIORITISED, AND TRAFFIC CALMING MEASURES WILL LIMIT VEHICLE SPEED AND DISCOURAGE TRAFFIC.
 - THE THROUGH SITE LINK WILL BE LINED WITH 3 STOREY BUILDING ON BOTH SIDES, PROVIDING AN ATTRACTIVE URBAN PATHWAY.
 - THE LOWER SCALE BUILDINGS ON SITE C PROVIDE A SYMPATHETIC TRANSITION TO THE LOWER SCALE RESIDENTIAL AREAS TO THE SOUTH OF THE SITE



ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN

MASSING VIEW 4 - HARRINGTON STREET

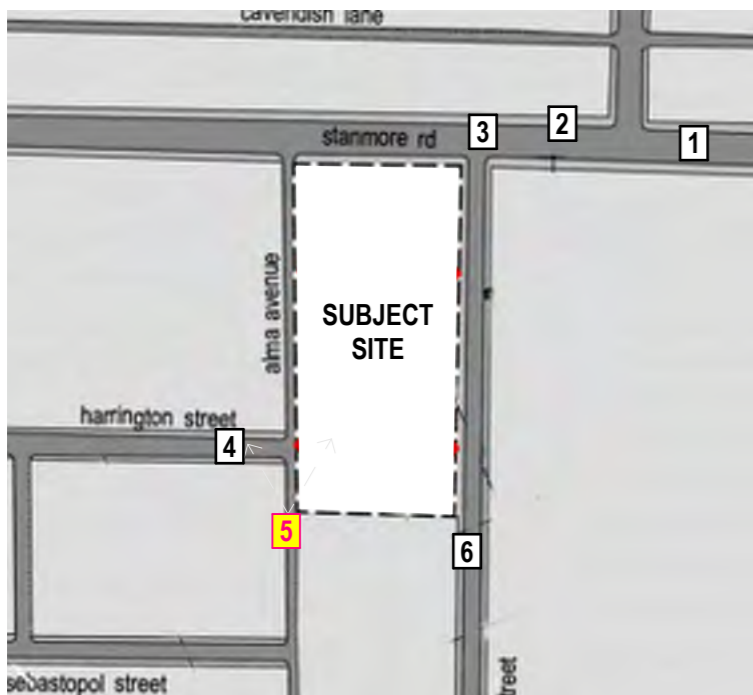
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



EXISTING



PROPOSED MASSING



NOTE:
 - ALMA AVENUE WILL BE WIDENED TO CATER FOR TWO WAY TRAFFIC TO BE ACCOMMODATED
 - BUILDINGS ALONG THE EASTERN SIDE OF ALMA AVENUE WILL BE SET BACK TO PROVIDE FOR A GENEROUS SPACE FOR PEDESTRIAN MOVEMENT HEIGHT AND BUILT FORM ALONG ALMA AVENUE WILL PROVIDE AN APPROPRIATE
 - TRANSITION FROM THE DWELLINGS ON THE WESTERN SIDE OF THE STREET, WITH UPPER LEVELS FURTHER SET BACK



ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN

MASSING VIEW 5 - ALMA AVENUE

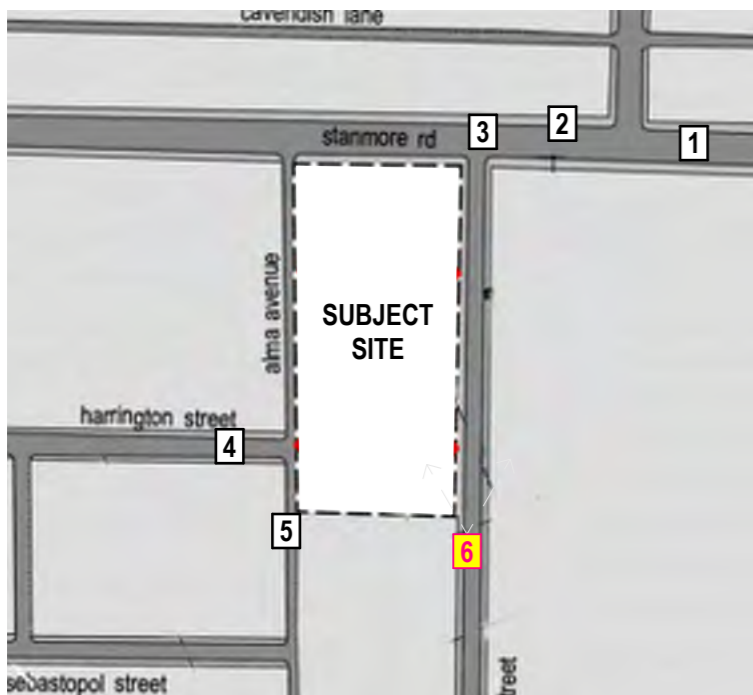
URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



EXISTING



PROPOSED MASSING



NOTE:
 - BUILDING FORM AND SCALE ALONG THE TUPPER STREET FRONTAGE WILL COMPLEMENT THE EXISTING RESIDENTIAL FLAT BUILDINGS ON THE EASTERN SIDE OF THE STREET
 - A GREEN LEAFY CHARACTER WILL BE MAINTAINED WITH CONSISTENT STREET TREE AND LANDSCAPE TREATMENT ON THE SITE
 - COMBINED VEHICULAR ACCESS TOWARDS THE NORTHERN PART OF THE SITE WILL MINIMISE TRAFFIC IMPACTS
 - THE PROPOSED BUILDING ENVELOPES ARE NOT VISIBLE ON THIS DRAWING



ARTISTIC REPRESENTATION OF POTENTIAL CONCEPT DESIGN

MASSING VIEW 6 - TUPPER STREET

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

INDICATIVE SCHEME DATA

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

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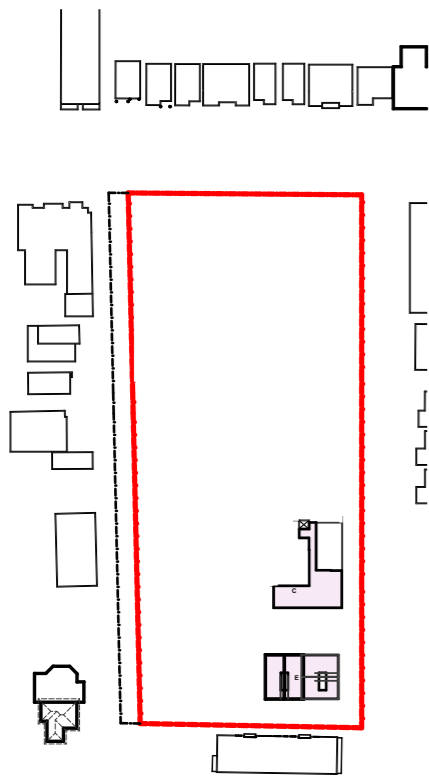
PP 600

INDICATIVE SCHEME DATE - FSR CALCULATIONS (APPROX)

Site calculation summary (approx)

Existing site area	9,129sqm
Road widening area	697sqm
Proposed site area	8,432 sqm

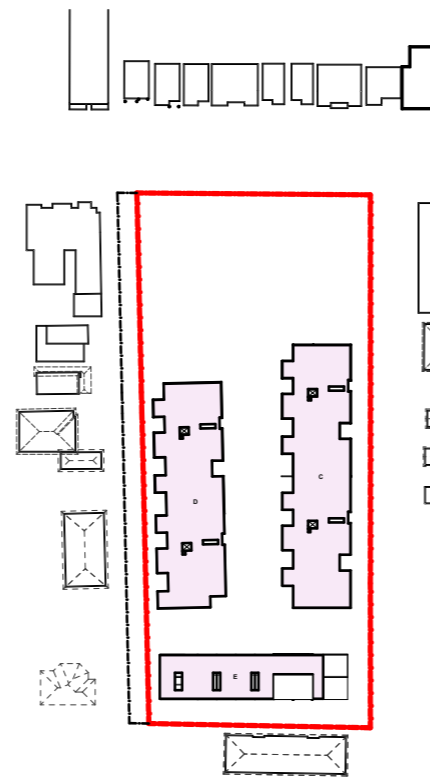
Location	Site area	Building	GFA	FSR
Site A	2,451 sqm	Build A Lower Ground - Retail / Commercial	400 sqm	1.75:1 Site A/B combined
		Build A Ground - Retail / Commercial	250 sqm	
		Build A Club (Ground & Level 1)	1,840 sqm	
		Build A Units	2,300 sqm	
Site B	4,658 sqm	Build C - Residential	4,633 sqm	1.00:1
		Build D - Residential	3,024 sqm	
Site C	1,323 sqm	Townhouses	1,323 sqm	
Total A+B+C		Townhouses	13,770 sqm	1.63:1
Total A+B+C+Alma Av			13,770 sqm	1.51:1



LOWER GROUND FLOOR 03



LOWER GROUND FLOOR 02



LOWER GROUND FLOOR 01



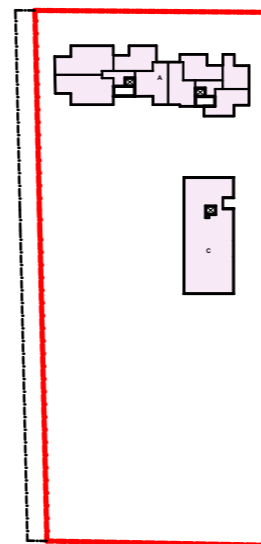
GROUND FLOOR



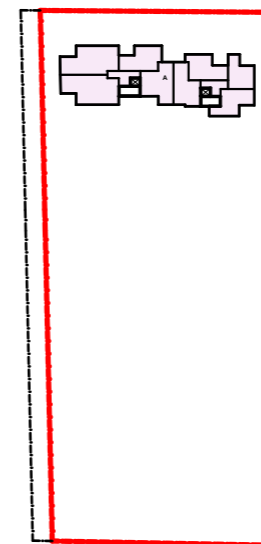
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

GFA FSR COUNT

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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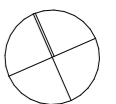
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

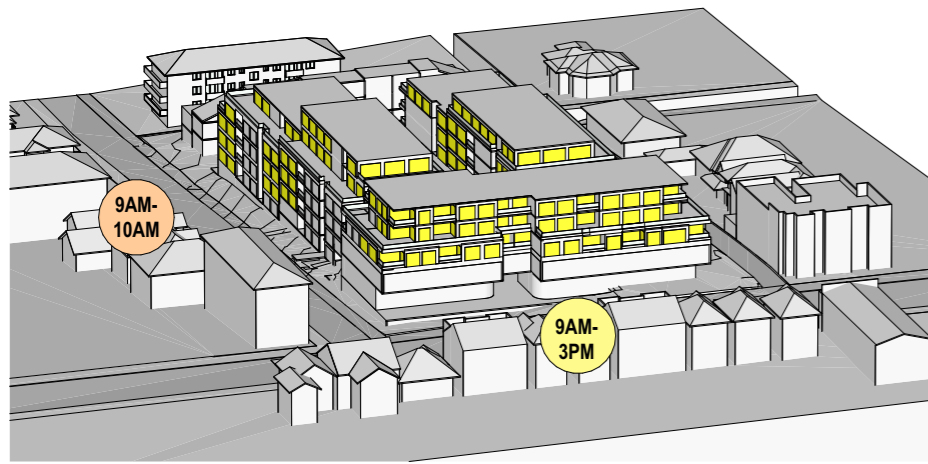
MARCH 2022

REV E



scale 1:2000

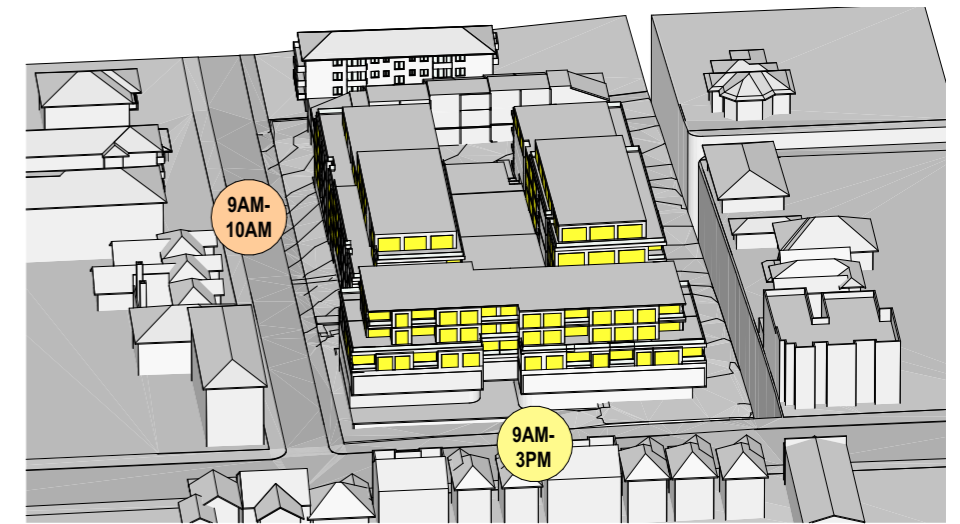
PP 601



9.00am



9.30am



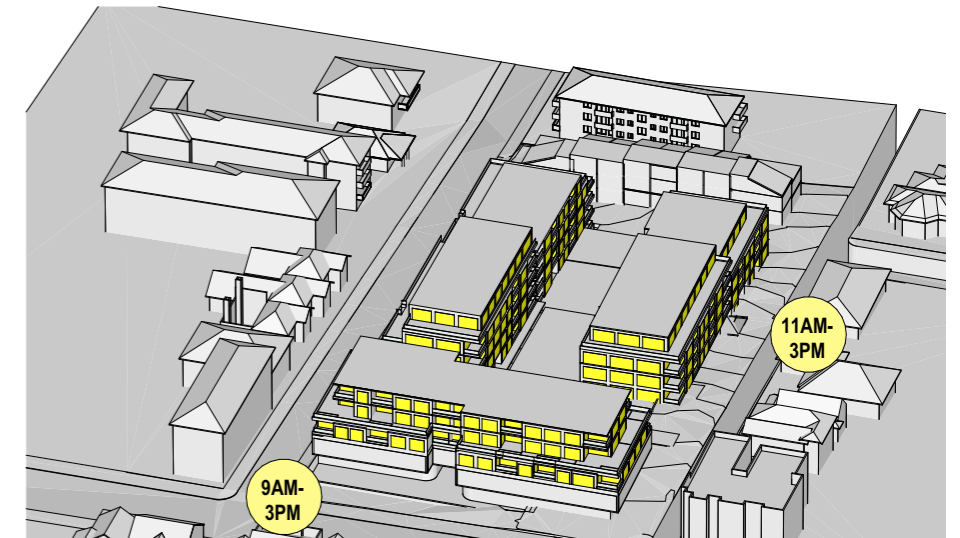
10.00am



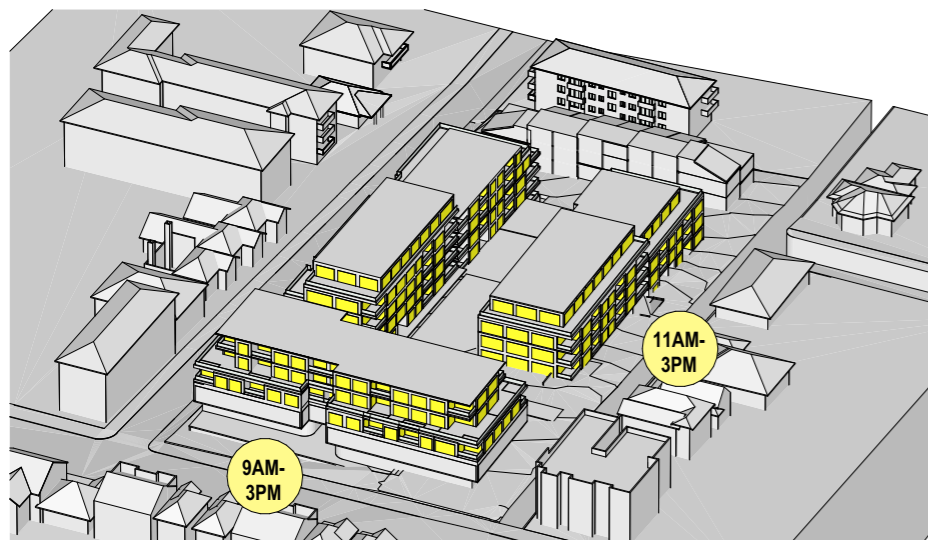
10.30am



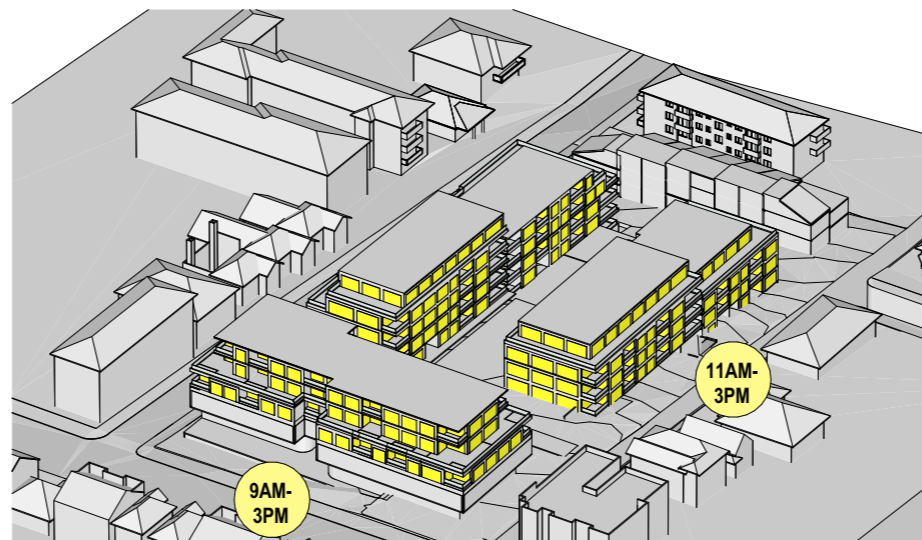
11.00am



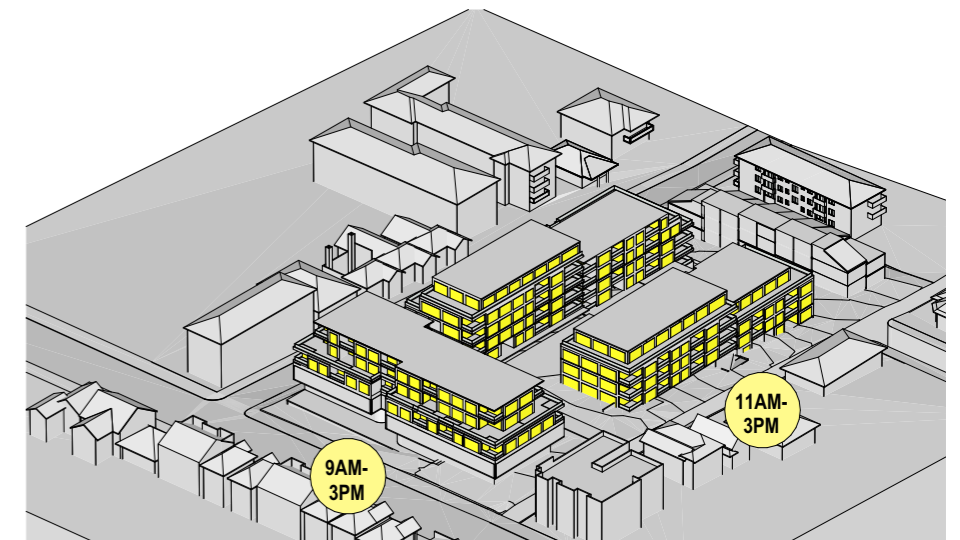
11.30am



12.00pm



12.30pm



1.00pm

VIEW FROM SUN 1 (MIDWINTER)

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

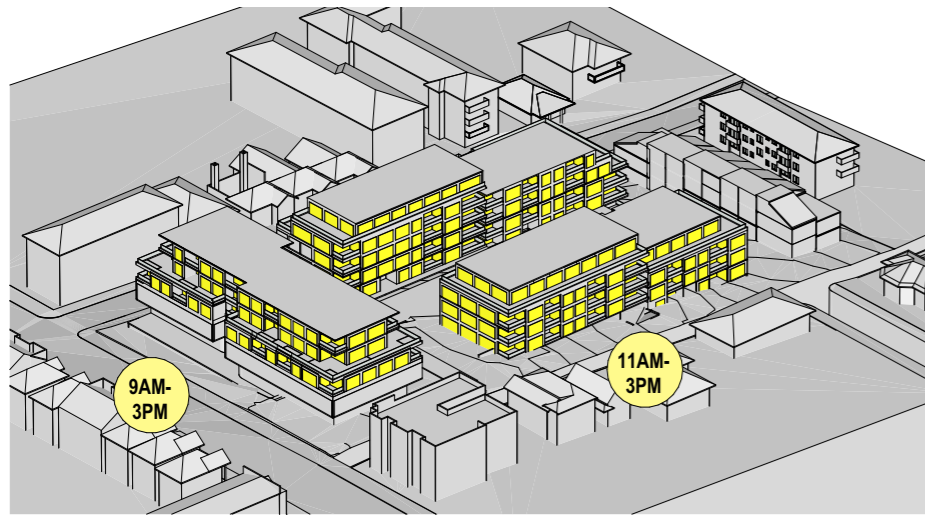
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

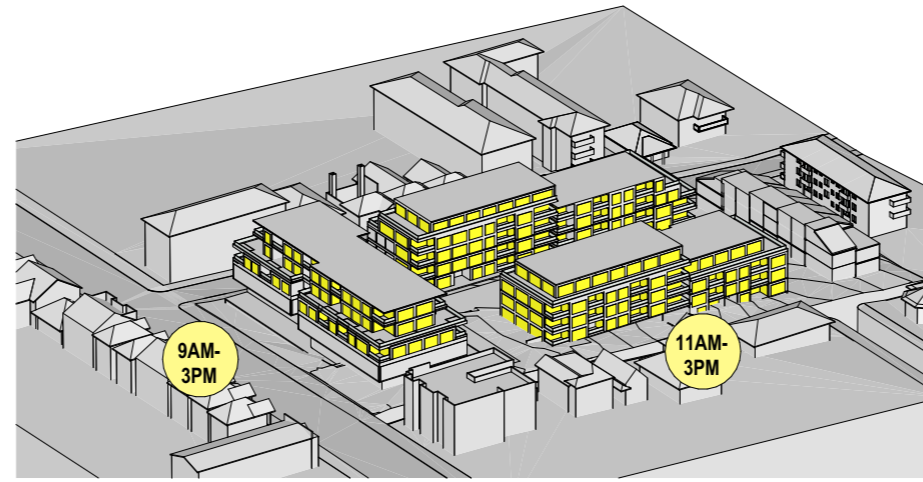
NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

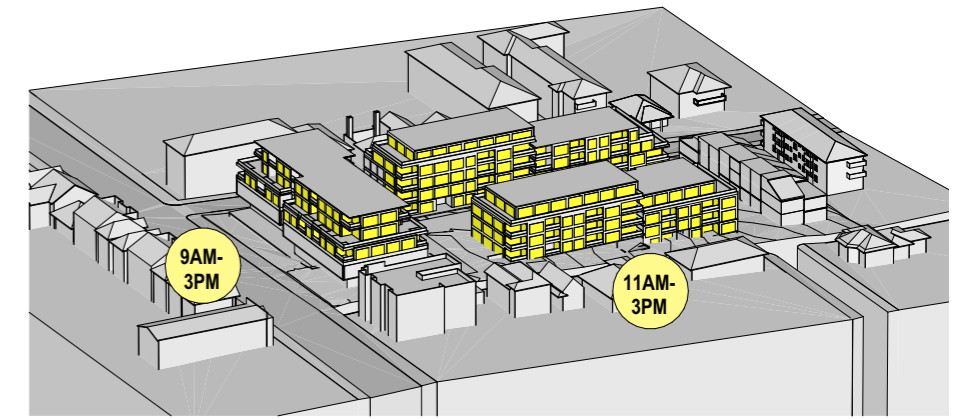
REV E



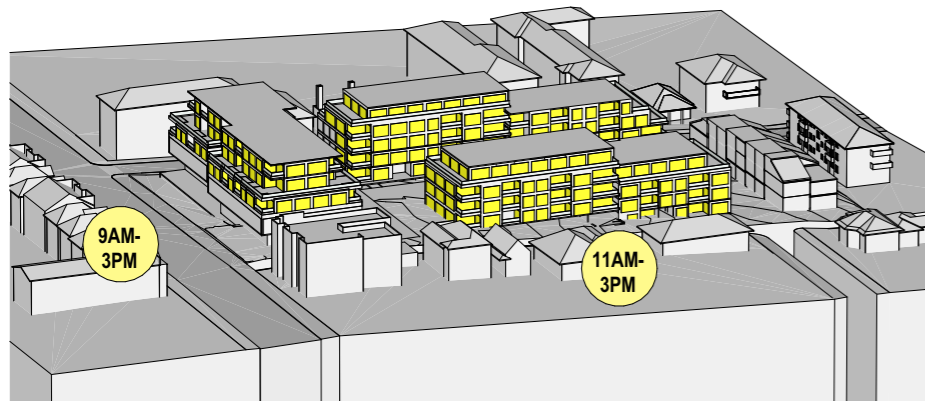
1.30pm



2.00pm



2.30pm



3.00pm

NOTES

- solar access to rear yards + rear rooms of residences along Tupper Street is not impacted by indicative scheme
- indicative scheme has been designed to retain 2 hours of solar access to the front of residences along Tupper Street between 11:30 am - 1:30 pm on 21st June
- indicative scheme has been designed to retain 2 hrs solar access to living rooms & private open spaces of residences at 22 Tupper Street between 9:00 am - 3:00 pm on 21st June (time varies for each dwelling)
- solar access to residences on Alma Street is not impacted after 9:30 am on 21st June

VIEW FROM SUN 2 (MIDWINTER)

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

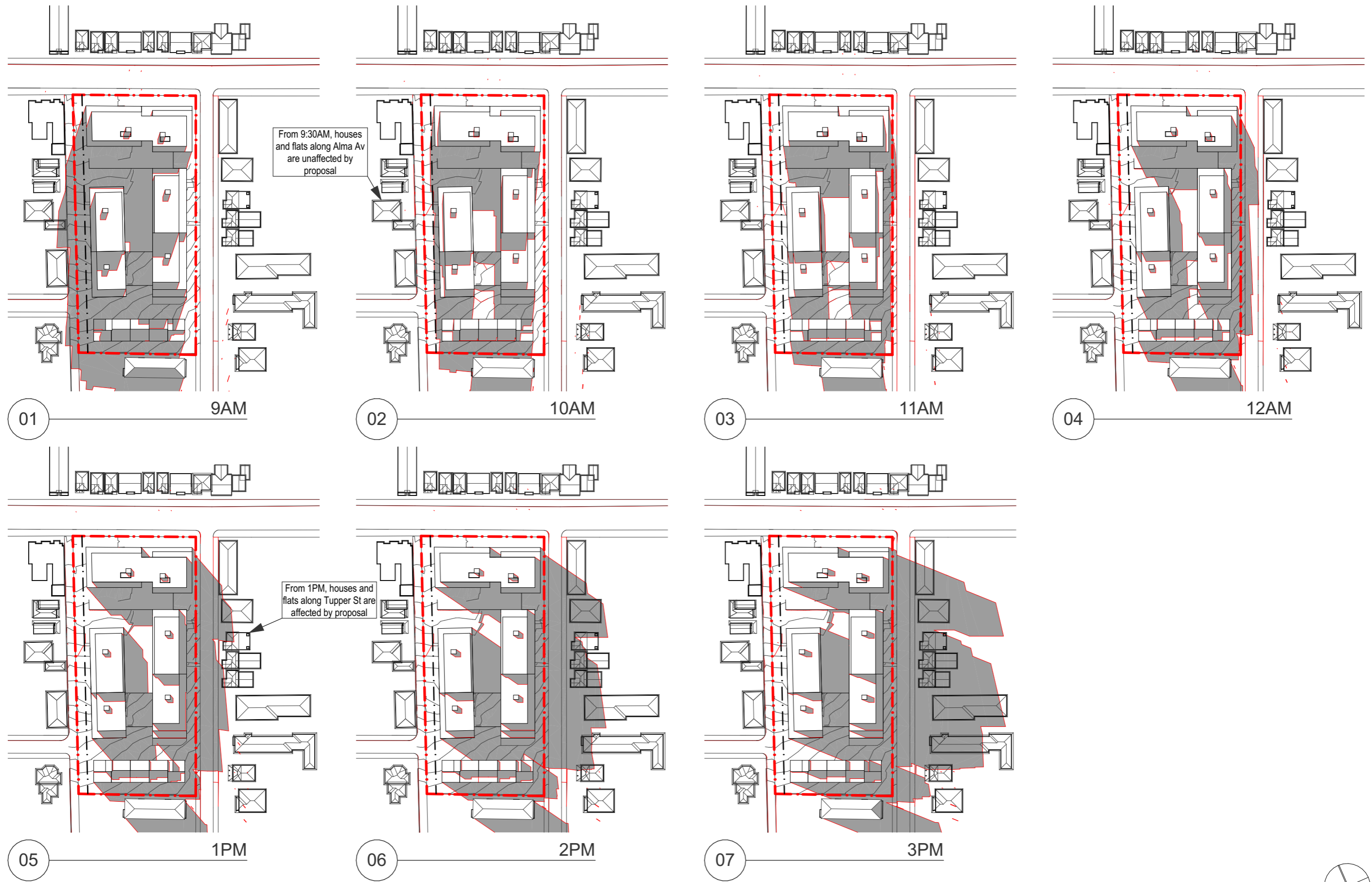
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

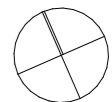
MARCH 2022

REV E



SHADOW DIAGRAM (21 OF JUNE - SUMMER SOLSTICE*)

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :



scale 1:2000

*The day of the June solstice is the shortest day of the year in the Southern Hemisphere



LOWER GROUND FLOOR 03

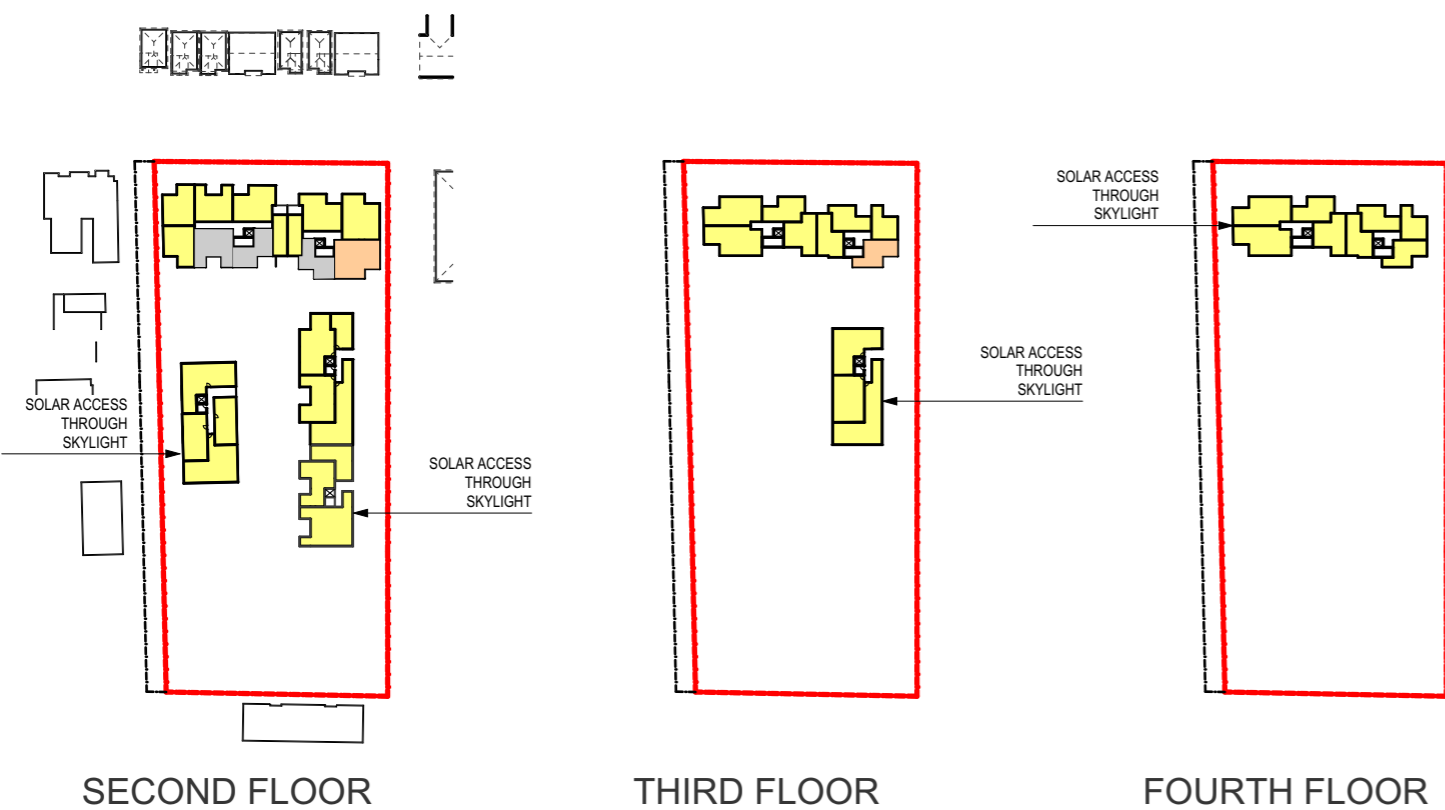
LOWER GROUND FLOOR 02

LOWER GROUND FLOOR 01

GROUND FLOOR

FIRST FLOOR

- ✓ 75% of units receive 2 or more hours of solar access to living room and private open space between 9am and 3pm on winter solstice
- ✓ 21% of units receive some direct sun between 9am and 3pm on winter solstice
- ✓ 4% of units receive 0 hours of solar access to living room and private open space between 9am and 3pm on winter solstice
- ✓ 90% of townhouses receive 2 or more hours of solar access to living room and private open space between 9am and 3pm on winter solstice



SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

SOLAR ACCESS			
BUILDING	STORY	UNIT RECEIVING COMPLIANT SOLAR ACCESS	
SITE A	SECOND FLOOR	8	BUILDING A - NUMBER OF UNITS : 28 SOLAR ACCESS % : 82%
	THIRD FLOOR	7	
	FOURTH FLOOR	8	
		23	
SITE B	LOWER GROUND FLOOR 02	2	BUILDING C - NUMBER OF UNITS : 48 SOLAR ACCESS % : 70%
	LOWER GROUND FLOOR 01	7	
	GROUND FLOOR	7	
	FIRST FLOOR	7	
	SECOND FLOOR	7	
	THIRD FLOOR	3	
	33		
SITE D	LOWER GROUND FLOOR 02	2	BUILDING D - NUMBER OF UNITS : 30 SOLAR ACCESS % : 83%
	LOWER GROUND FLOOR 01	6	
	GROUND FLOOR	6	
	FIRST FLOOR	6	
	SECOND FLOOR	4	
	24		
SITE C	N/A (TOWNHOUSES)		BUILDING E - NUMBER OF TOWNHOUSES : 10

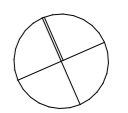
unit receives 0 hours of solar access to living room and private open space between 9am and 3pm on winter solstice
 unit receives some direct sun between 9am and 3pm on winter solstice
 unit receives 2 or more hours of solar access to living room and private open space between 9am and 3pm on winter solstice

4%
21%
75%

ADG SOLAR ACCESS

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW



scale 1:2000



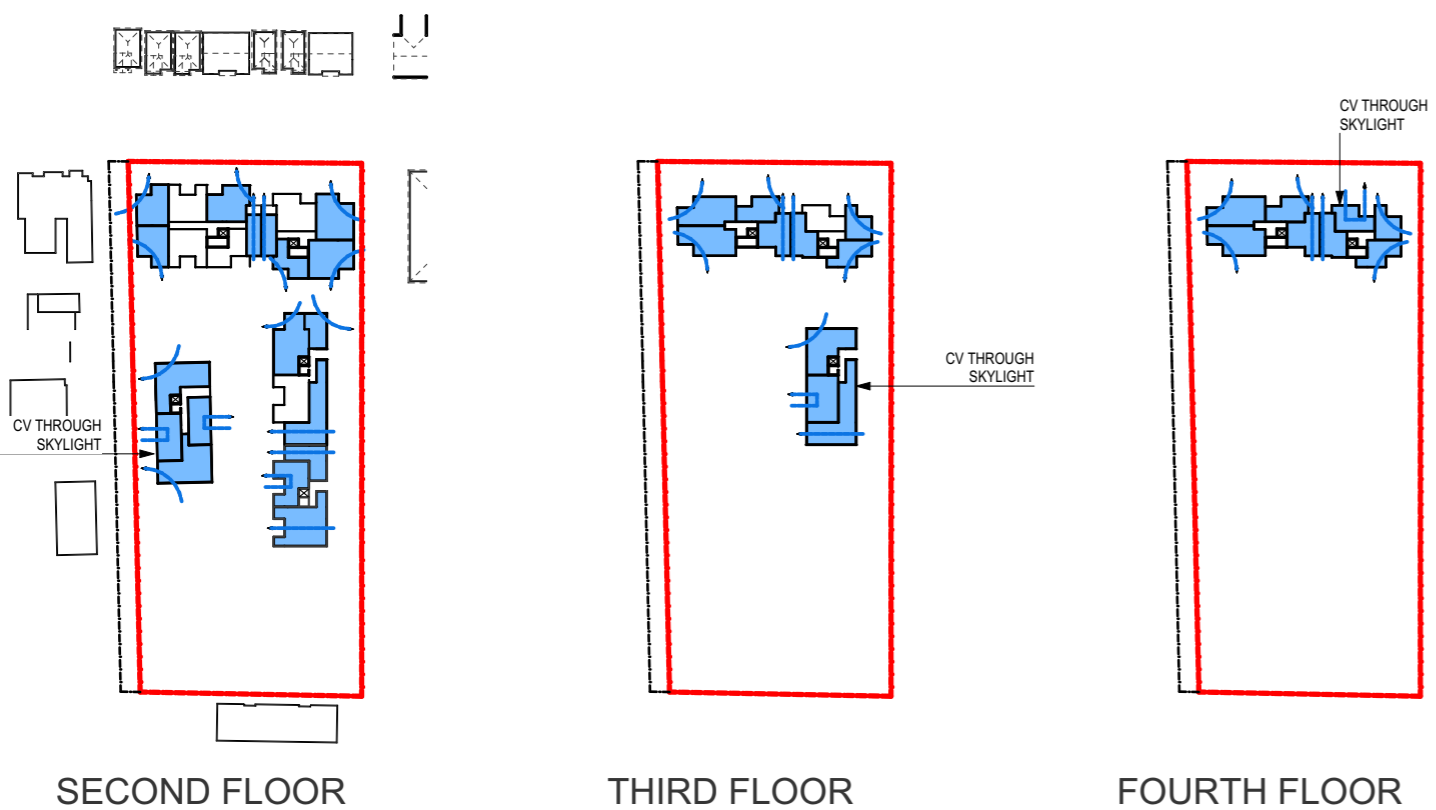
LOWER GROUND FLOOR 03

LOWER GROUND FLOOR 02

LOWER GROUND FLOOR 01

GROUND FLOOR

FIRST FLOOR



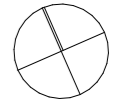
SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

CROSS VENT			BUILDING	STORY	CROSS VENT NUMBER
BUILDING	STORY	CROSS VENT NUMBER			
SITE A	SECOND FLOOR	8	BUILDING A - NUMBER OF UNITS : 28 CROSS VENT % : 82%		
	THIRD FLOOR	7			
	FOURTH FLOOR	8			
		23			
SITE B	LOWER GROUND FLOOR 03	1	BUILDING C - NUMBER OF UNITS : 48 CROSS VENT % : 60%		
	LOWER GROUND FLOOR 02	3			
	LOWER GROUND FLOOR 01	5			
	GROUND FLOOR	5			
	FIRST FLOOR	5			
	SECOND FLOOR	6			
	THIRD FLOOR	3			
	28				
SITE C	LOWER GROUND FLOOR 02	2	BUILDING D - NUMBER OF UNITS : 30 CROSS VENT % : 67%		
	LOWER GROUND FLOOR 01	5			
	GROUND FLOOR	5			
	FIRST FLOOR	4			
	SECOND FLOOR	4			
	20				
SITE E	N/A (TOWNHOUSES)		BUILDING E - NUMBER OF TOWNHOUSES : 10		

unit achieves natural cross ventilation



scale 1:2000

ADG CROSS VENT

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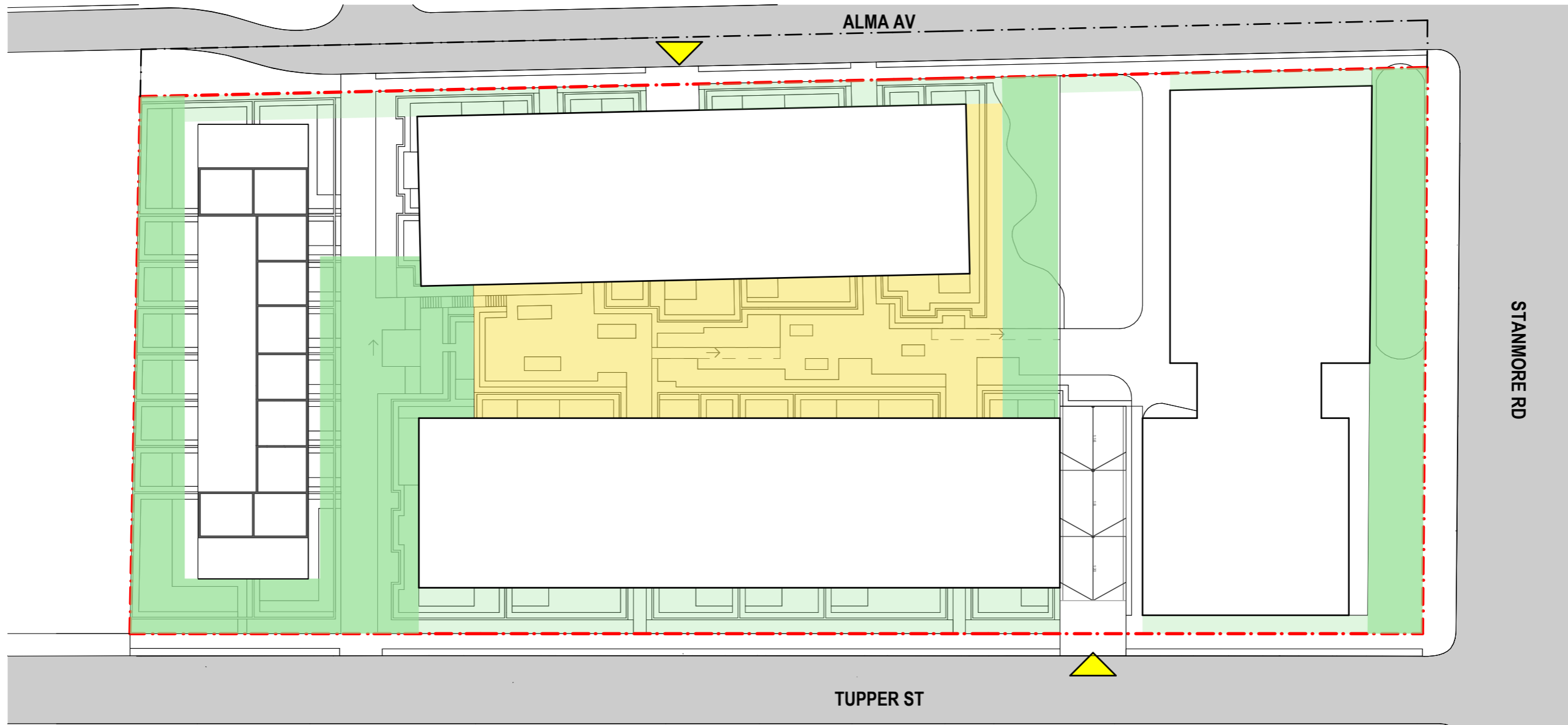
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

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REV E

PP 606



DEEP SOIL

1:500

ADG DEEP SOIL REQUIREMENTS : 15% OF TOTAL SITE AREA
 Site area = 8,432m². Required 1,265m²

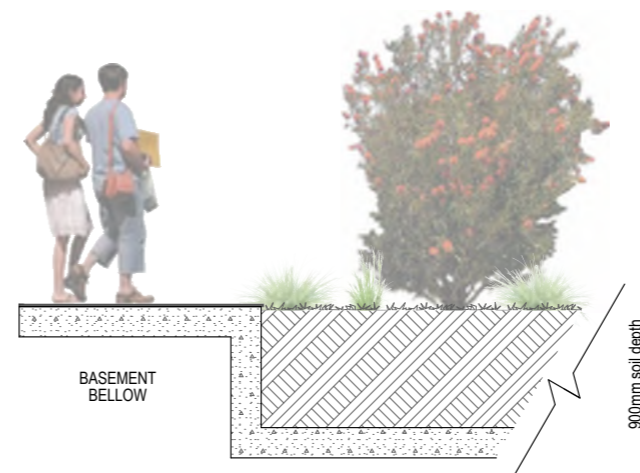
TOTAL DEEP SOIL > 6M = **1,306 m²** (15.5%)

TOTAL DEEP SOIL < 6M = **918 m²** (11%)

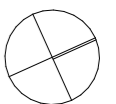
TOTAL = **2,224 m²** (26.5%)

- ADG deep soil requirements (objectives 3E-1, page 61)
- Minimum 7% of site area for site greater than 1500m², minimum 6m dimension
 - On some sites it may be possible to provide larger deep soil zones, depending on the site area and context = 15% of site area
 - Deep soil areas <6 m are continuous with deep soil areas outside the site and can accommodate canopy trees

LANDSCAPED AREA WITH MINIMUM OF 900MM OF SOIL ABOVE CONCRETE SLAB = 943 m²



SECTION THROUGH LANDSCAPE AREA WITH MINIMUM OF 900MM OF SOIL ABOVE CONCRETE SLAB



scale 1:500

DEEP SOIL CALC

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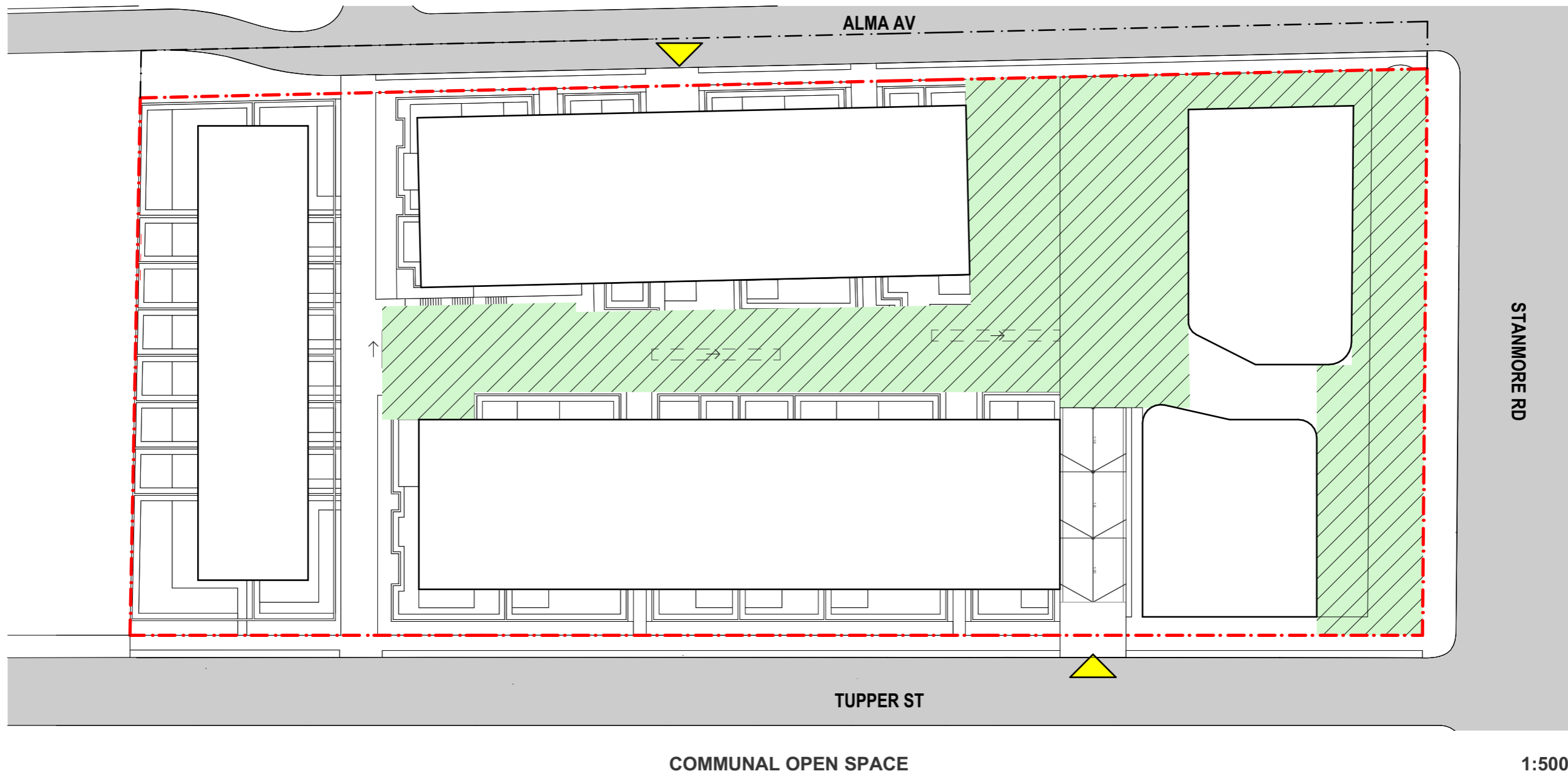
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954


MARCH 2022

REV E

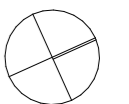
PP 607



ADG COMMON OPEN SPACE REQUIEREMENTS : 25% OF TOTAL SITE AREA
 Site area = 8,432m². Required 2,108m²

 TOTAL PROVIDED >6M = 2,142 m² (25.5%)

ADG Common open space requierement (objectives 3D-1, page 55)
 Communal open space has a minimum area equal to 25% of the site



scale 1:500

COMMUNAL OPEN SPACE AREA CALC

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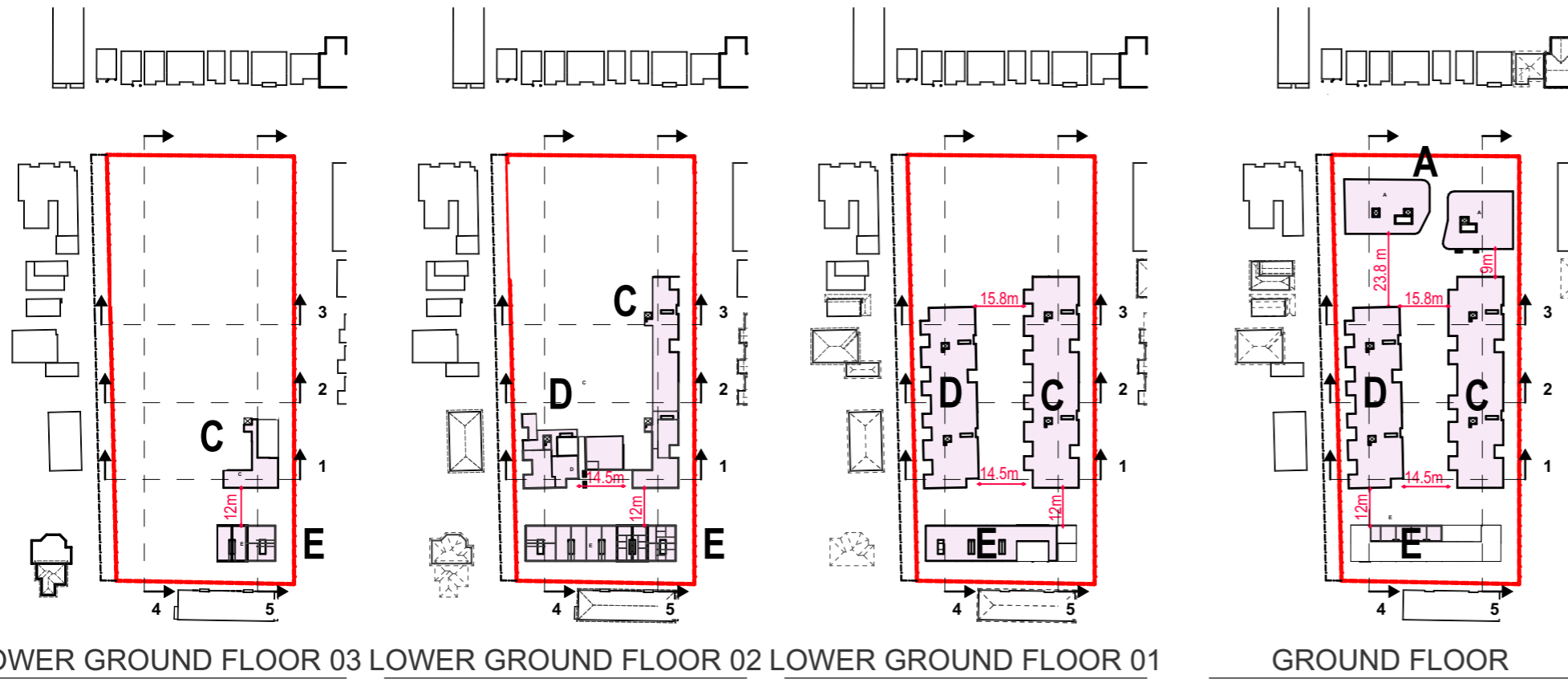
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

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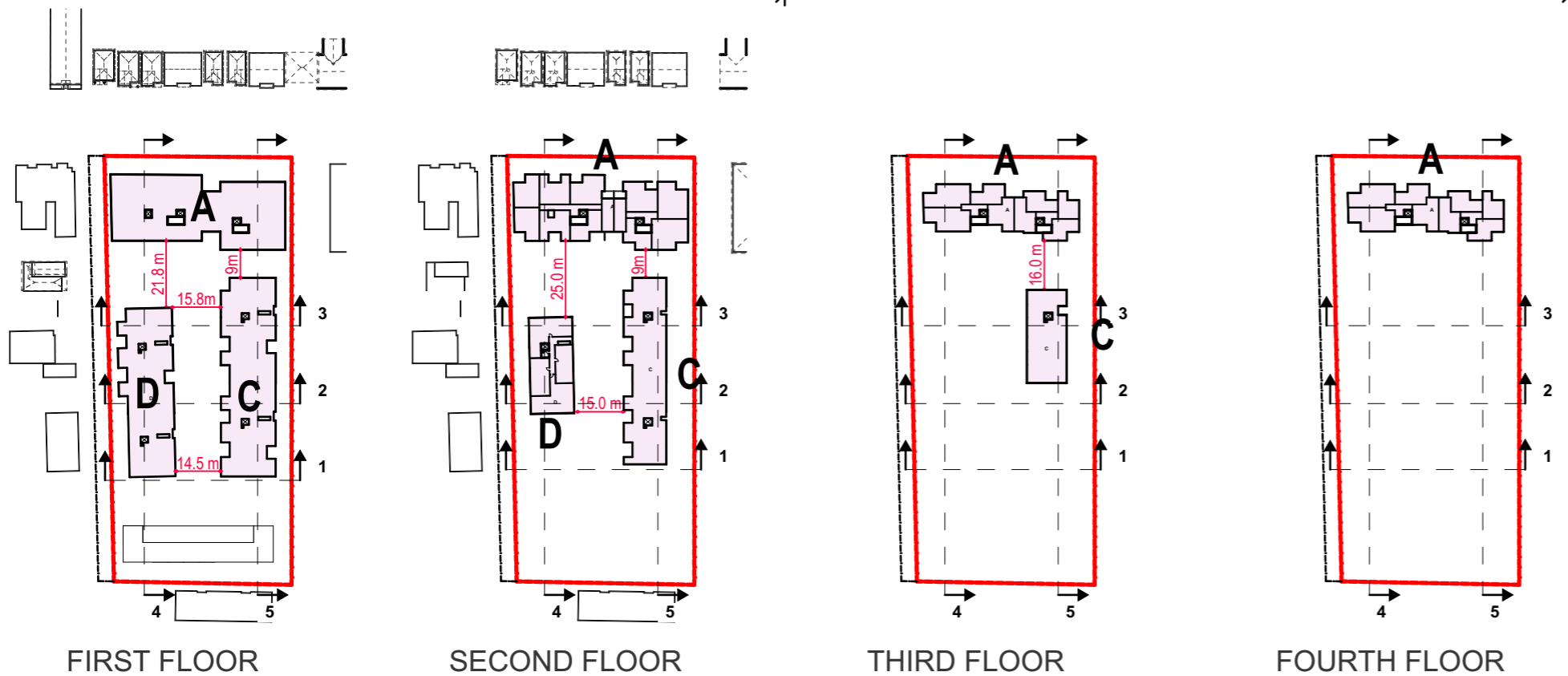
REV E

PP 608



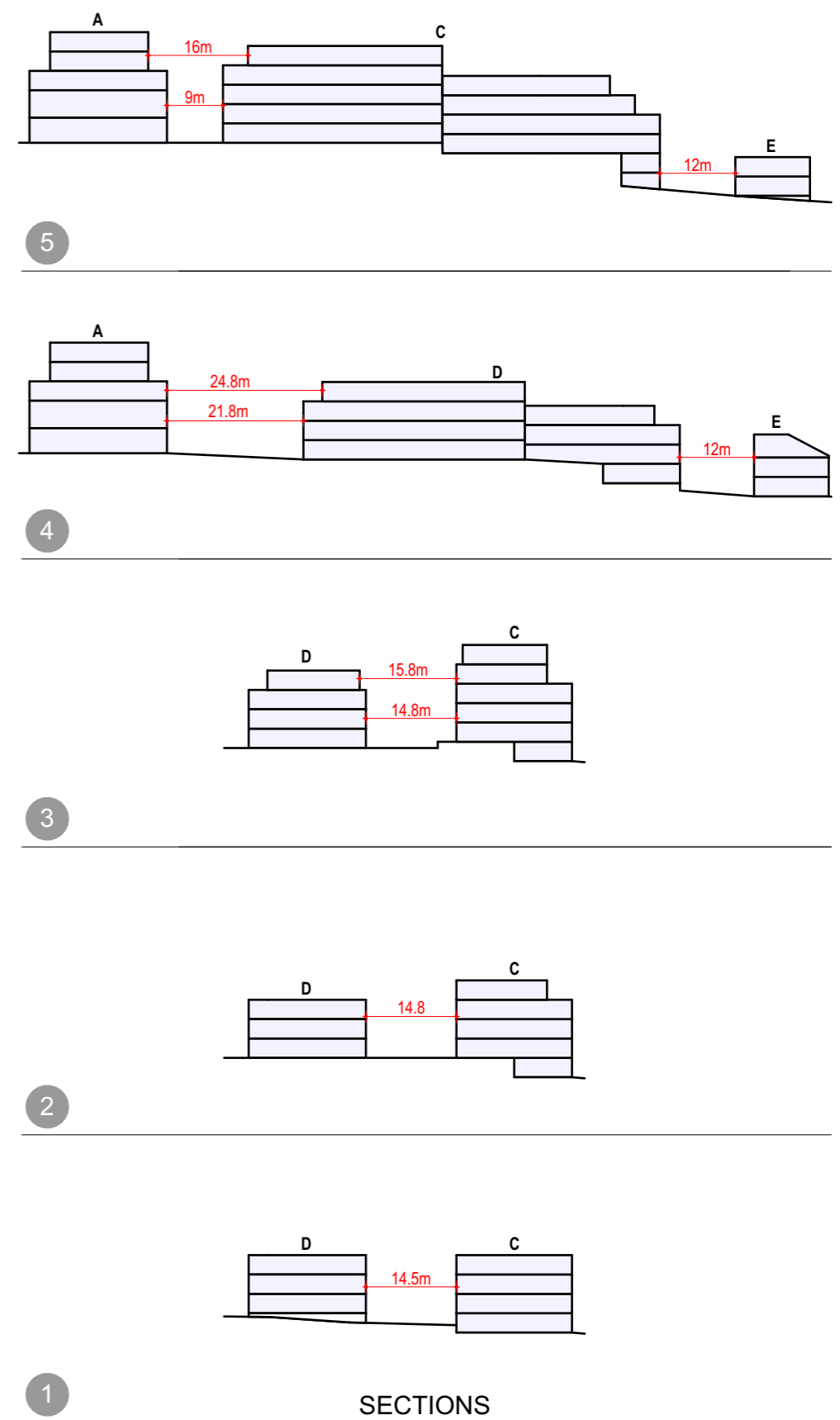
LOWER GROUND FLOOR 03 LOWER GROUND FLOOR 02 LOWER GROUND FLOOR 01 GROUND FLOOR

1 - 4 STOREYS

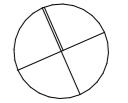


FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR

1 - 4 STOREYS 5 - 6 STOREYS



SECTIONS



scale 1:2000

ADG BUILDING SEPERATION

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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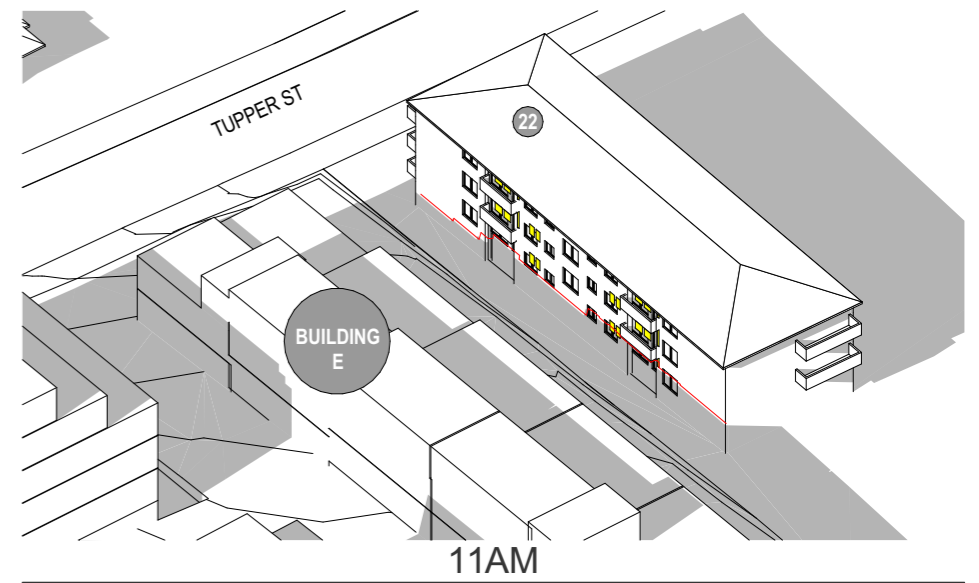
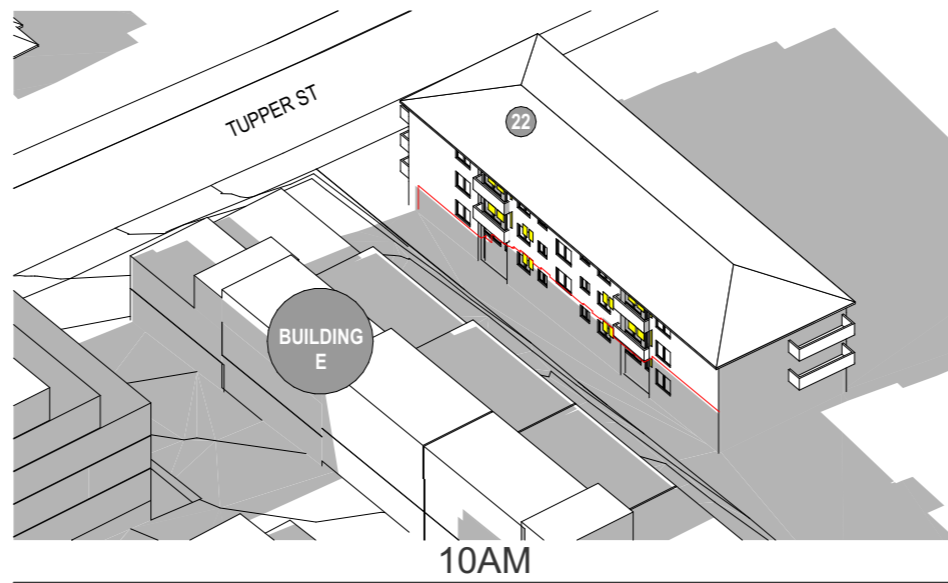
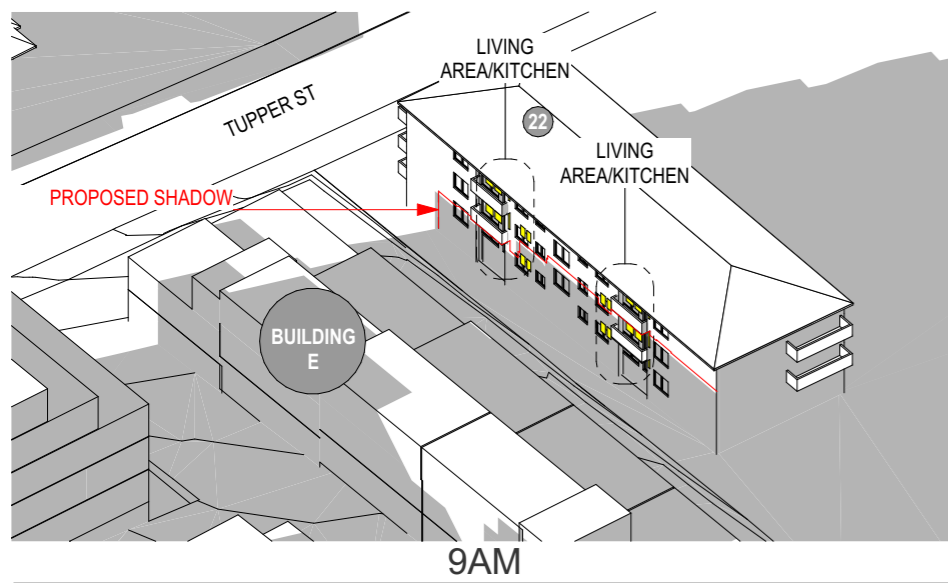
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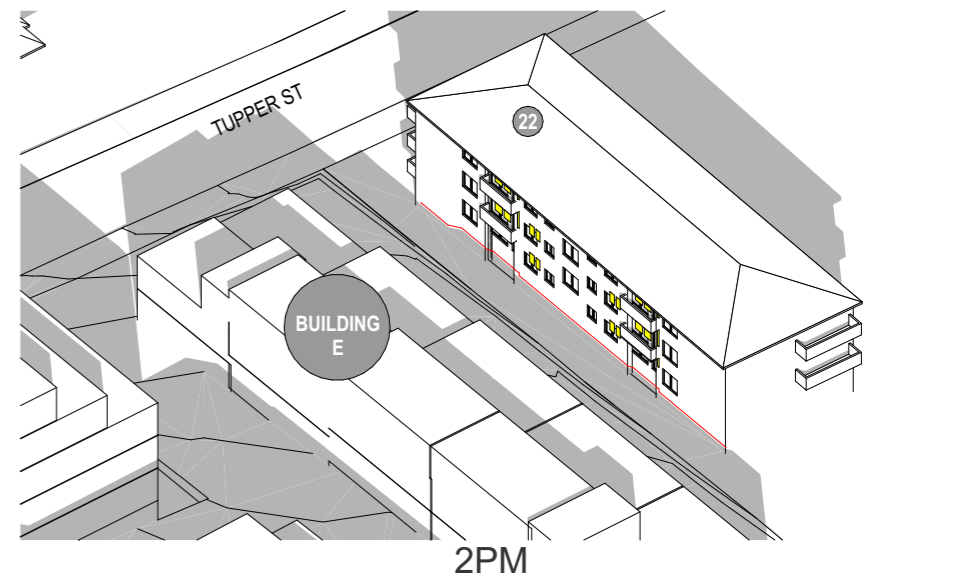
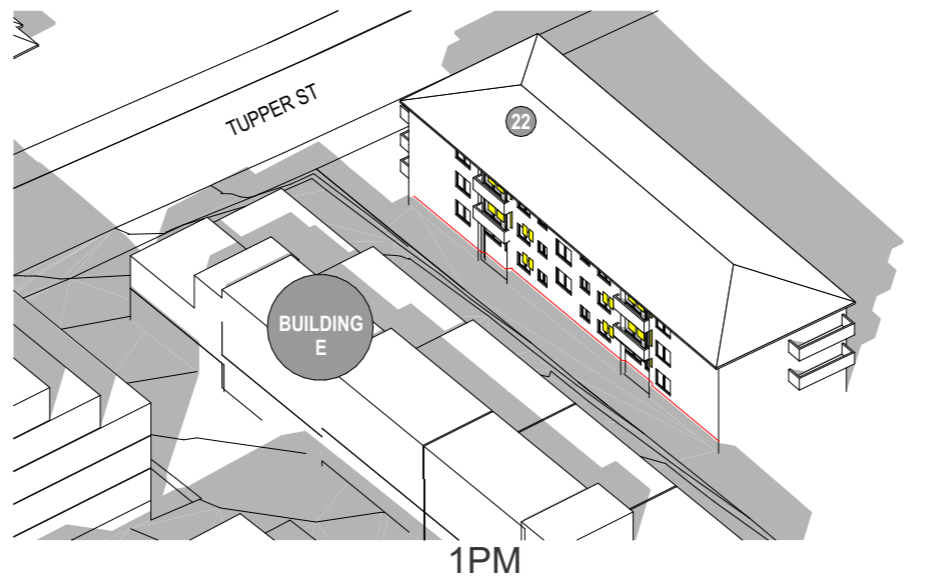
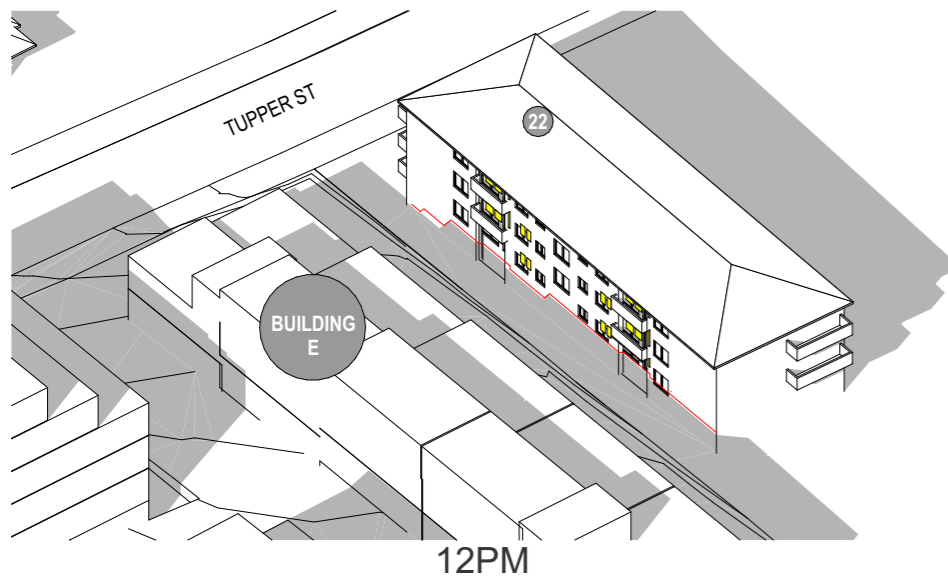
MARCH 2022

REV E

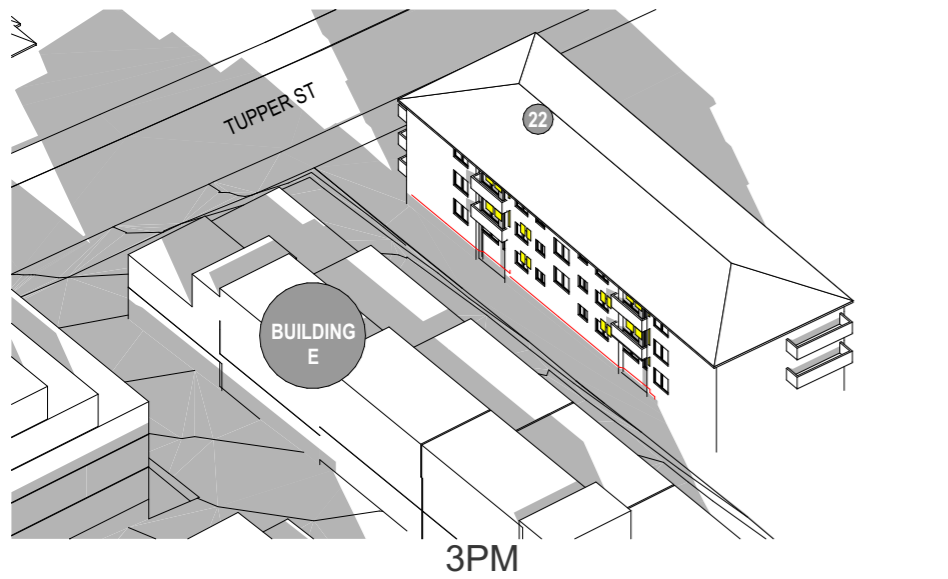
PP 609



3 HOURS OF OVERSHADOWING (9-12PM)



3 HOURS OF DIRECT SOLAR ACCESS (12PM-3PM)



THE LOWEST FLOOR AT 22 TUPPER ST WILL RECEIVE 3 HOURS OF DIRECT SUN LIGHT BETWEEN 12PM AND 3PM.

NOTE : THE LOWEST FLOOR OF THE APARTMENT BUILDING IS LOCATED ABOVE GROUND FLOOR PARKING



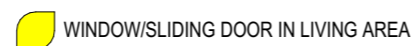
EXISTING APARTMENT BUILDING AT 22 TUPPER ST

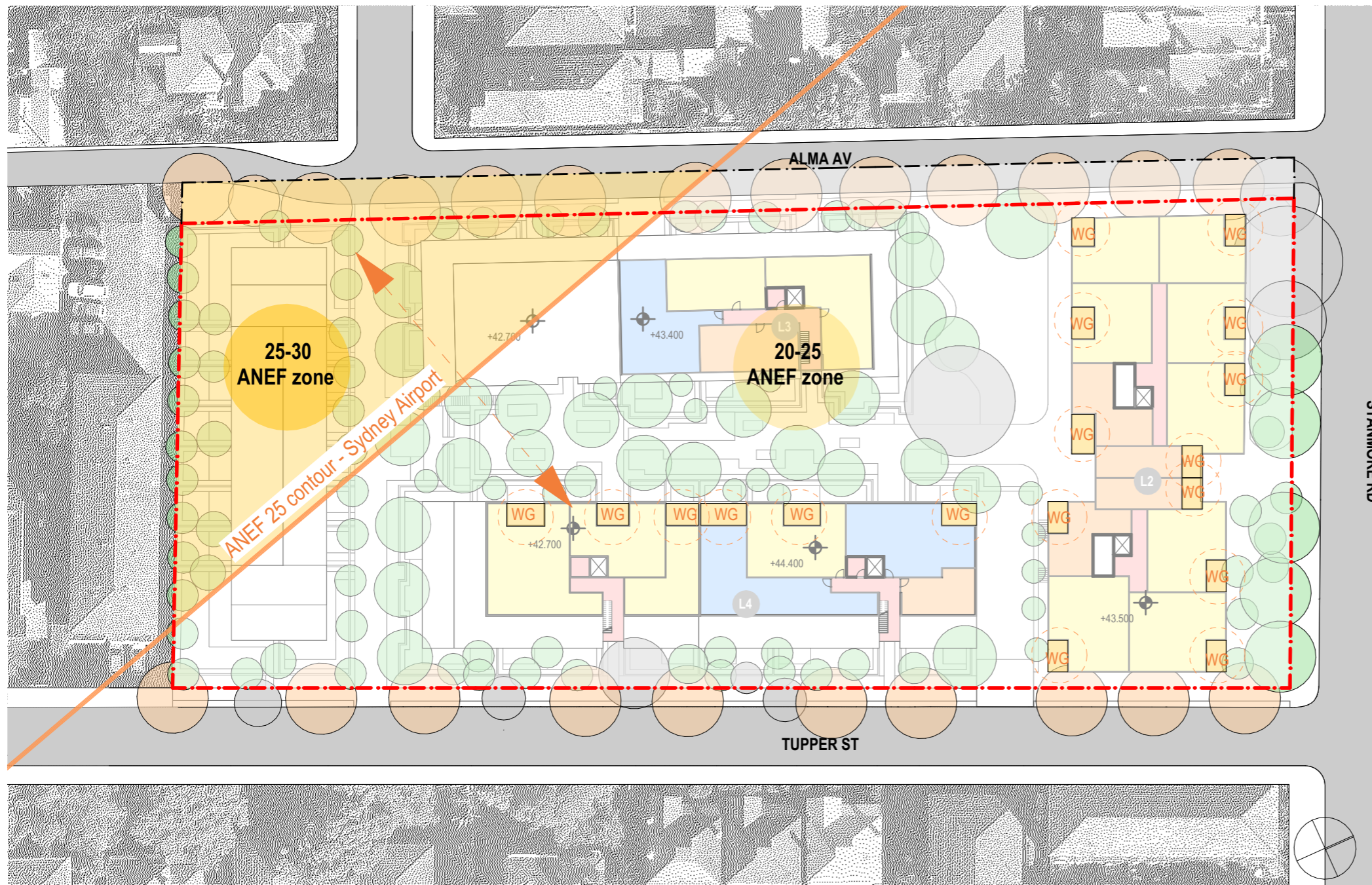


Source: Nearmap

CAST SHADOWS ON 22 TUPPER ST (MIDWINTER)

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :





The site is affected by aircraft noise. Approximately 78% of the site is located in the ANEF 20-25 Zone and 22% is in the ANEF 25-30 Zone.

ACOUSTIC REPORT

Such relatively minor noise impact is managed by incorporation of acoustic measures recommended in the Acoustic Report attached to the Planning Proposal. The Report recommends the provision of acoustic glazing and wintergardens. Balconies can have openable glazing or adjustable glass louvres which can be manually operated to allow some degree of ventilation to adjacent living room glass doorways/panels.

ADG

In relation to noise pollution the ADG states that:

- Properties located near beneath flight paths can be subject to noise and poor air quality and that careful design solutions can help to improve quality of life in affected apartments by minimising potential noise and pollution impacts
- Noisy locations may necessitate different solutions such as enclosed wintergardens, balconies with operable walls, bay windows or Juliet balconies and in noisy or hostile environments, the impacts of external noise and pollution may require enclosing of balconies (e.g. wintergardens).
- Balconies designed as acoustically sealed wintergardens can improve liveability of the balcony and adjoining habitable rooms. In considering how much of the facade is solid or open, the width of the openings needs to be sufficient to allow sunlight and daylight access.
- When setting FSR controls in these situations, consider providing additional area to compensate for the enclosing of balconies.

RESPONSE

Wall design and acoustic glazing.
The development will incorporate the recommendation of the Acoustic Report in relation to wall design and acoustic glazing.

Proposed Wintergardens

Balconies can have openable glazing or adjustable glass louvres which can be manually operated to allow some degree of ventilation to adjacent living room glass doorways/panels.



The wintergarden glazed screens as proposed are hidden from view when open.



When open, the wintergarden balconies appear as unenclosed balconies.



NOISE AFFECTATION BY FLIGHT PATH

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

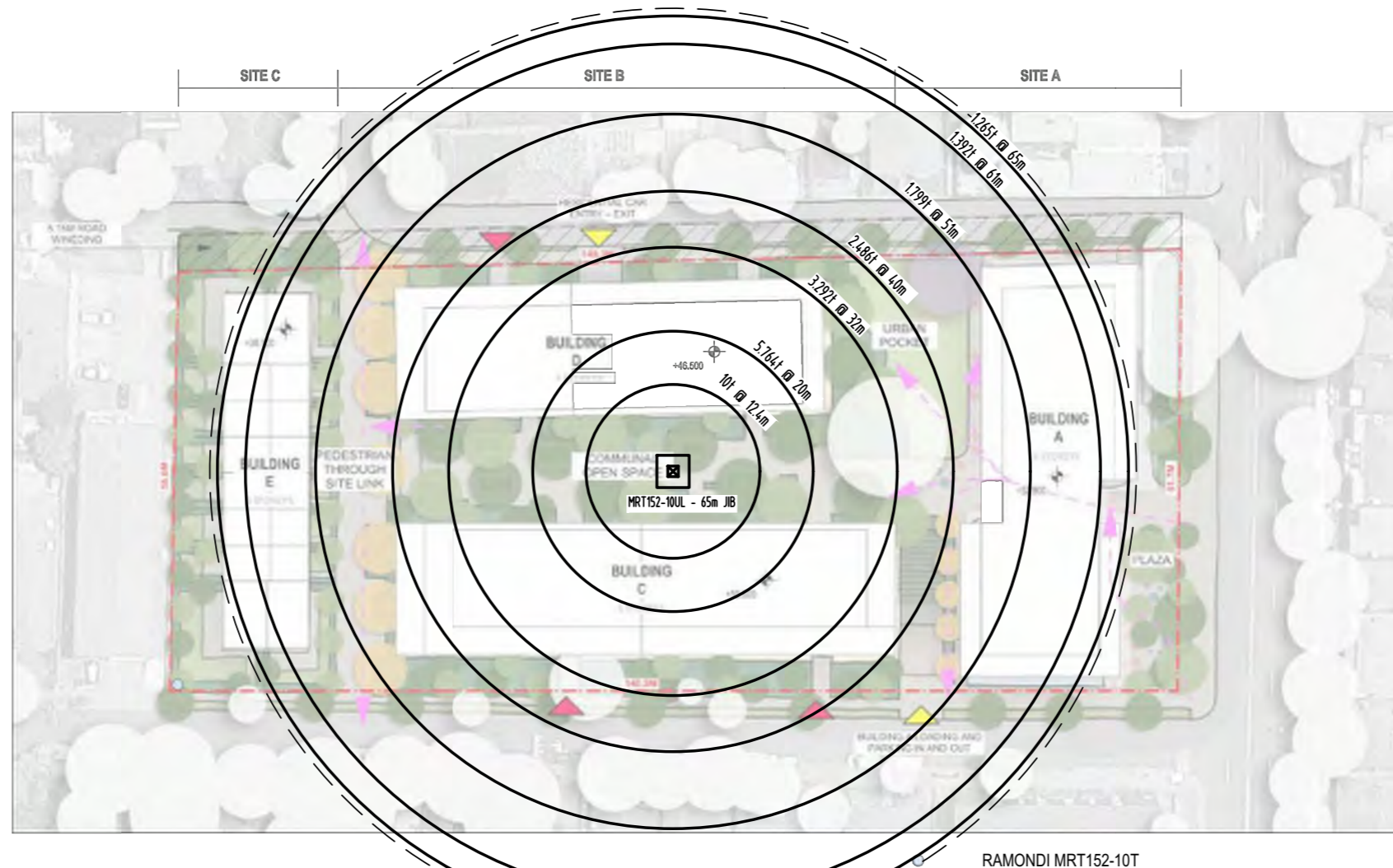
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E



As per correspondence provided by Flysafe Australian Government Dec-20.

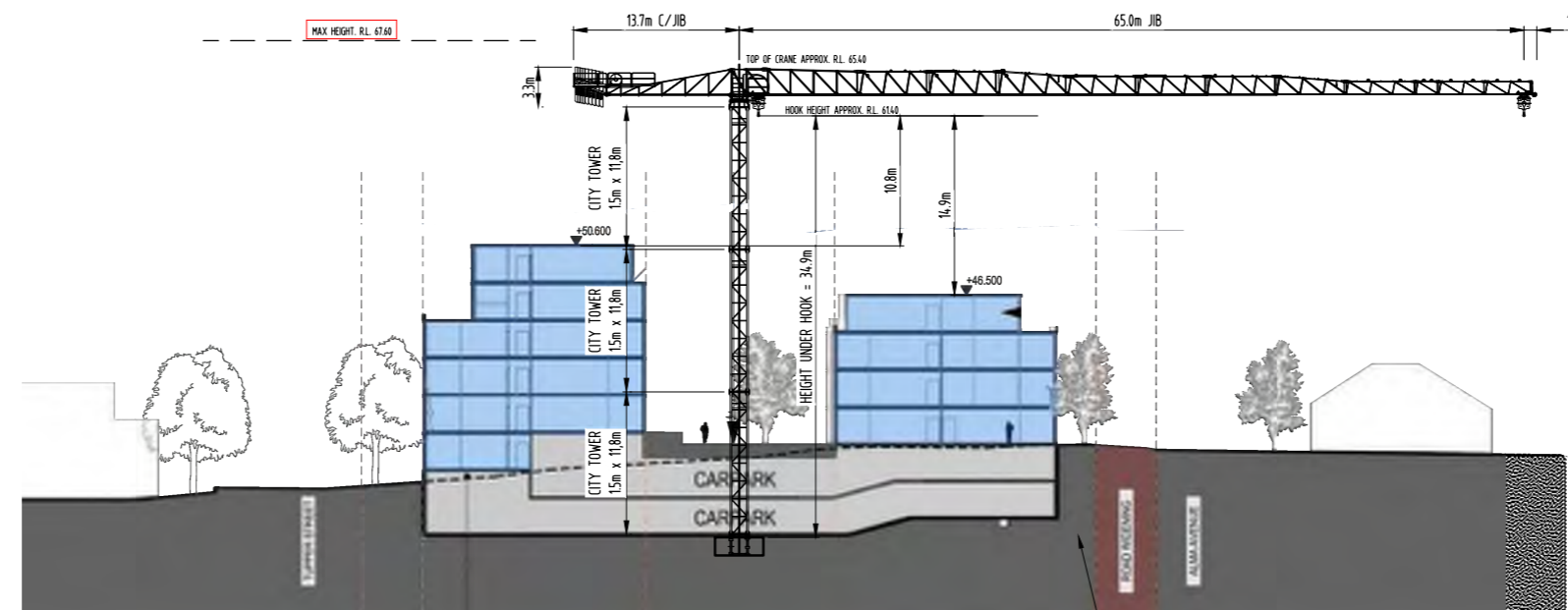
In accordance with regulation 14, I approve the controlled activity for the intrusion of buildings at 58-76 Stanmore Road, Stanmore NSW into prescribed airspace for Sydney Airport to a maximum height of 55.4 metres AHD.

In accordance with regulation 14(1)(b), I impose the following conditions on my approval:

1. The building must not exceed a maximum height of 55.4 metres AHD, this includes all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc. This drawing demonstrates the 55.4m is not exceeded

2. Separate approval must be sought under the Regulations for any equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) be obtained prior to any commitment to construct. It is noted that the Runway 34L Take Off Surface of the OLS above this site is at a height of 67.6 metres AHD. Cranes that infringe the approach or take off surfaces present an unacceptable risk to the safety of aircraft operations at Sydney airport.

This drawing demonstrates the Crane operations do not exceed 67.4m.



CRANE RADIAL AND ELEVATION (PROVIDED BY O'HEARN CONSULTING, CIVIL / STRUCTURAL / CRANE ENGINEERS)

URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

PA STUDIO LEVEL 2 20 YOUNG ST NEUTRAL BAY, NSW 2089

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