



**SUPPLEMENTARY
URBAN DESIGN STUDY
+ INDICATIVE SCHEME**
58-76 STANMORE ROAD
STANMORE NSW

REV E - MARCH 2022

*THIS SUPPLEMENTARY URBAN DESIGN REPORT HAS BEEN PREPARED
TO DEMONSTRATE THE REVISIONS TO DEVELOPMENT CONCEPT AS
REQUIRED BY PLANNING PROPOSAL (PP_2021_2911)*

INTRODUCTION / INFORMATION

SUPPLEMENTARY 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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SUPPLEMENTARY URBAN DESIGN STATEMENT:

The new design specifically addresses the issues raised in the Gateway Determination, including an overall reduction in dwellings, FSR and in height, to address the context and varying characteristics of development in the surrounding streets.

The key revisions as provided by this study and architectural peer review are:

1 SUBDIVISION AND LAND TENURE

- The original planning proposal envisaged the subdivision of the site into 3 lots for potential divestment by the Club.
- Under the revised planning proposal, the site will not be subdivided and the whole of the land will remain in the Club's ownership.
- This allows for a more flexible approach to the design and siting strategies and has resulted in increased communal and publicly accessible open space, landscaping, and deep soil areas.

2 VEHICULAR ACCESS AND MOVEMENT.

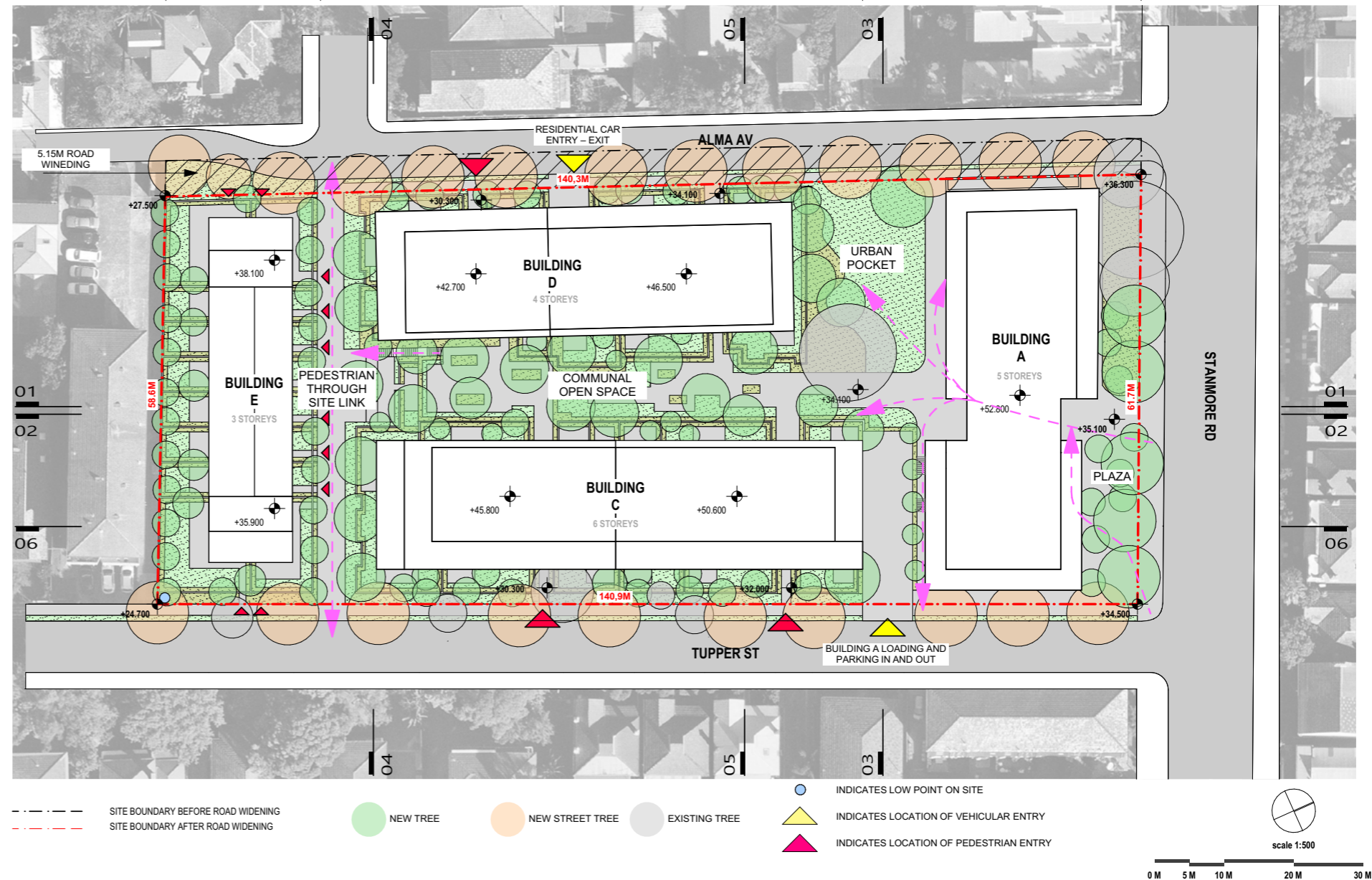
- Vehicular movement has been eliminated through the proposed new laneway between Alma Street and Tupper Street adjacent to the Club.
 - Access to Site A, containing the Club, commercial/retail and residential uses, is from Tupper Street via a basement ramp which accommodates delivery vehicles servicing the Club and retail spaces.
 - Provision is made for a loading dock and waste management, which was not present in the original proposal.
 - This arrangement reduces the amount of hard surface and road space, increases landscaped area, publicly accessible open space and improves connectivity to Stanmore Road.
 - Provision is also made for some lower ground space, to reduce visible floor space and is in line with the current club's lower ground level.
- Access to Sites B & C, containing residential uses, is located on Alma Avenue.
- This arrangement will distribute traffic concentrations and reduce the distance vehicles travel down Alma Avenue and Tupper Street, minimising adverse traffic effects. Note - in the original proposal, access to Site B parking was from the through site link 100m further to the south.
- The lane way extending Harrington Street to Tupper Street is now a landscaped and paved pedestrian and cycle share-way reducing 'rat run' traffic consistent with Council's suggestions.
- The revised proposal also details how road widening of Alma Avenue is proposed with footpaths on both sides of the road and a two-way road as endorsed by the traffic consultant. (Note: Presently there is no footpath on the western side of Alma Avenue). This is shown in the urban design architectural pack **PP312 and PP314**.

3 NEW PUBLICLY ACCESSIBLE OPEN SPACE (URBAN POCKET PARK) – ADDRESSING ALMA AVENUE

- The revised proposal includes a new publicly accessible open space – or urban pocket park addressing Alma Street.
- The centrepiece of the pocket park will be a large existing tree (not previously proposed to be retained) and confirmed by the arborist consultant as worthy of retention.
- The park will have cafés and restaurants opening onto it, allowing patrons to supervise children in a children's playground or from public seating and gardens in the park.
- The space will be a quiet haven, separated from Stanmore Road by the Club building on Site A.
- It will be publicly accessible and also available to residents, providing passive surveillance.

4 NEW PLAZA AND COMMUNAL OPEN SPACE

- The previously proposed plaza between the buildings addressing Stanmore Road has been relocated to directly address Stanmore Road with large trees equivalent to a height of 20 metres at maturity in front of the building.
- This previously proposed Central Plaza was overshadowed during significant parts of the day, and wind consultants have indicated wind may at certain times concentrate and tunnel wind between the buildings.
- The new publicly accessible plaza, a civic square called "The Plateia" will be used for outdoor dining and will provide a much-needed north facing urban space in the local area.
- Rooftop communal open space in the original proposal was of concern to the Department of Planning due to it being adversely affected by aircraft noise and difficult to access. This communal open space has been relocated to ground level addressing Alma Avenue and adjacent to the Pocket Park, where it receives good solar access and is better shielded from aircraft noise.



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5 DESIGN RESPONDS TO TOPOGRAPHY

The site has substantial fall both across and along the length of the site. There is a 3 to 3.5m difference in level between Alma Street and Tupper Street. There is an approx. 11.5m fall from north to south along Alma Street and Tupper Street.

- The revised proposal now follows the slope of the land more closely.
- Communal open space between the buildings parallel to Alma Street and Tupper Street is relatively level, designed to be universally accessible.
- This communal area will have a minimum of 900mm soil depth above basement structures, allowing for the growth of substantial landscape. This is demonstrated in **PP607**.

6 BUILDING BULK ON SITE B

- The proposed Floor Space Ratio on Site B only has been reduced from 1.80:1 to 1.64:1 (in a like for like comparison).
- The building form, scale and bulk of residential buildings on Site B have been significantly reduced.

Site B now contains approximately 78 residential units while the original scheme envisaged 98 units. This change is a result of creating more product variety and providing a product that is more suitable to the demographics in the area as the research carried out by the developer demonstrates a demand for larger apartments by older residents of the Inner West. The development has been designed to satisfy the owner occupier market, including members of the Cyprus Club.

In providing a supply of apartments and townhouses of different typologies, the current concept scheme will add to housing diversity in the area than in the previous scheme. The previous scheme included a dwelling mix with 40% one bed, 59% two bed and 1% three bed, with the current scheme more equally weighted and more product variety types, with 20% one bedroom, 40-45% two bedroom and 30-35% three bedroom.

The revised scheme proposes a mix of units types meeting the targets set out in the ADG - 4K. The revised scheme has resulted in an approximately 22% reduction in the number of dwellings on Site B.

- The Maximum Building Heights (MBH) have reduced for Building C from 23m to 21m and Building B from 20m to 17m, and both allow for lift overruns to be contained within the MBH. (Note: The actual building heights will be 2.5m lower).
- As indicated in the Section Diagrams (**PPS101 to PPS105**), relative to the original proposal, an entire storey along Alma Avenue has been removed, while a storey has also been removed from the upper level of the southern end of the Tupper Street building as it transitions down the slope from Stanmore Road.
- The reduction in the number of dwellings, and more variety in unit types increases flexibility in design and meets targets set out in the Apartment Design Guidelines (ADG) (**PP602 to PP610**) with respect to solar access and cross ventilation.
- Average apartment size is now approximately 95sqm rather than 75sqm in the original scheme.
- Residential apartments also include a higher percentage of flow through apartments and dual aspect apartments consistent with ADG - 4A, 4D and 4K.

INTRODUCTION / INFORMATION 2

SUPPLEMENTARY URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

- Building forms are further set back from the south, and the through site share-way helps to facilitate a more gradual transition to the lower density area to the south

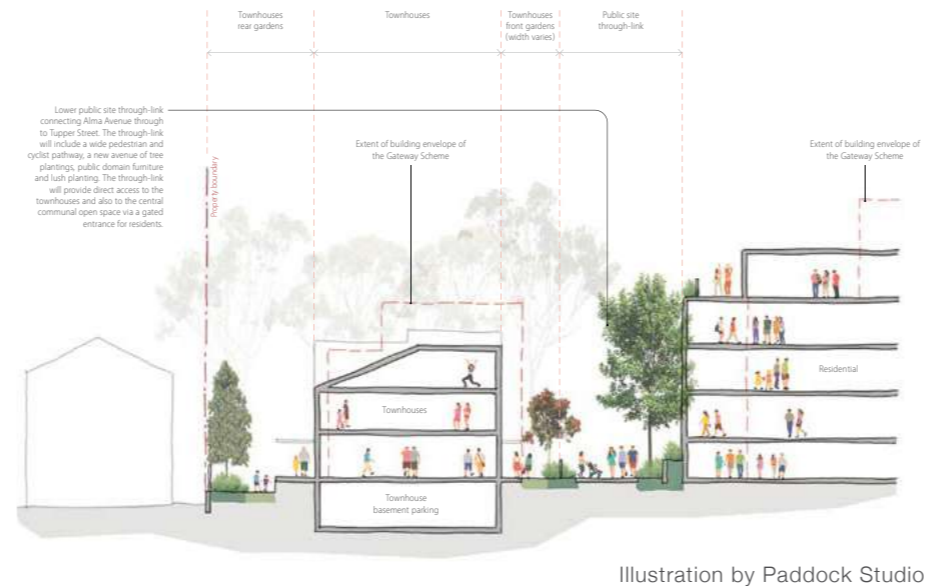


Illustration by Paddock Studio

- In this way, building forms have been sited to take advantage of the fall of the site in order to provide height transitions that follow the topography.

j) Tupper Street and interface with proposed middle R1 zone

The predominant character of Tupper St has been determined by three and four Storey buildings in the existing R1 zone. There are also three houses encircled by the R1 zone which do not establish the predominant scale as demonstrated in Drawing **PP418** (South view). These factors are relevant in urban design terms in setting the appropriate sympathetic building scale for the street. 6 storeys are proposed with the upper two levels are set back by 4m, in addition to a 5m street setback. Noting the proposed buildings will naturally be a different residential flat building typology, this resulting increased scale is proportionate to the 4 Storey existing flats.

The proposed visually predominant 4 Storeys along Tupper Street will naturally equate within the existing 4 storeys. In addition, a 5-metre-wide deep soil area within the site in the foreground, will ameliorate the building sale and provide a beneficial "green infrastructure" with large canopy tall trees. The large existing canopy tall trees combined with the new street trees on maturity will be a similar height to the built form.

k) Solar Access and Overshadowing

Houses on the west side of Alma Avenue will receive in mid-winter over 5 hours of solar access as demonstrated in the shadow diagrams in (**PP604**) noting many of the west facing windows are shaded by verandahs and that the outdoor living areas of the houses are unaffected.

As also shown in the shadow diagrams in (**PP604**), in winter, the existing houses to the east in Tupper Street receive more than 3 hours of solar access to their affected dwelling windows meeting current ADG standards and have high levels of solar access to their entire sites of up to 5 hours.

7 TOWNHOUSES ON SITE C

- Town houses which are 2 and part 3-storey are proposed on Site C, which had previously contained a residential apartment building.
- These town houses will provide a more appropriate interface between the more compact residential apartment development on Site B and the traditional lower density residential areas to the south.
- Four of the 10 town houses address Alma Avenue and Tupper Street. This more traditional approach is more appropriate to the existing urban context.
- The built form will appear as modest two storey buildings to Alma Avenue and buildings to the south. A low 3 storey appearance will form a transition to Site B to the north and the three storey apartment building and associated outdoor parking area to the south.
- The upper levels of the town houses contain bedrooms reducing overlooking into the adjacent apartment building to the south.
- The car park entrance and associated driveway have been removed from Tupper Street, reducing the number of kerb crossings and vehicle entry points.
- The town house parking is now accessed from the main carpark on Site B resulting in an increased amount of landscaped area and reduced vehicle movements deep into the site.
- Site C provides a height reduction to what is currently permissible today minimising impact on the adjoining residential to what may currently be developed.



The town houses will address, overlook and provide surveillance of the shareway & through site link. (Crime Prevention Through Environmental Design - CPTED)

8 MEETING ADG TARGETS

- The revised proposal is for approximately 106 apartments and 10 town houses. The previous scheme envisaged 160 residential units. This represents a 30% reduction in total dwelling numbers.
- The revised proposal is for building forms capable of meeting the solar access and cross ventilation targets set out in the ADG. Compared with the original scheme, the proposed reduction in the number of dwellings has assisted in this regard.

9 CONSULTANT INPUT

The revised proposal incorporates the advice of traffic, arborist, landscape architect, urban design, acoustic, heritage and environmental consultants, who have each contributed to the preparation of the revised proposal.

10 DENSITY AND HEIGHT

Context - Stanmore Road

The existing club building is located in 4 storey / part 5 storey building with tall floor to ceiling heights, standing approximately 16m in height and built to the boundary of Tupper Street.

The East side of the club is similar in height to the 4 storey apartment building on the other side of Tupper Street, on the corner of Stanmore Road. To the West, the club building rises another 1.5 storeys. The existing club building is setback from Stanmore Road behind an uninviting concrete paved area which has no practical use.

There is a 4-storey Inter-war brick flat building on the eastern side of Tupper Street on the corner with Stanmore Road and a Victorian mansion at 78-82 Stanmore Road on the western side of Alma Avenue.

Stanmore Road is a wide and busy road and can accommodate substantial additional height without resulting in any adverse affects on residential buildings.



Existing Buildings Facing Stanmore Road

Elevation of Proposal Facing Stanmore Road

The substantial exiting trees on West side of the site will be retained.

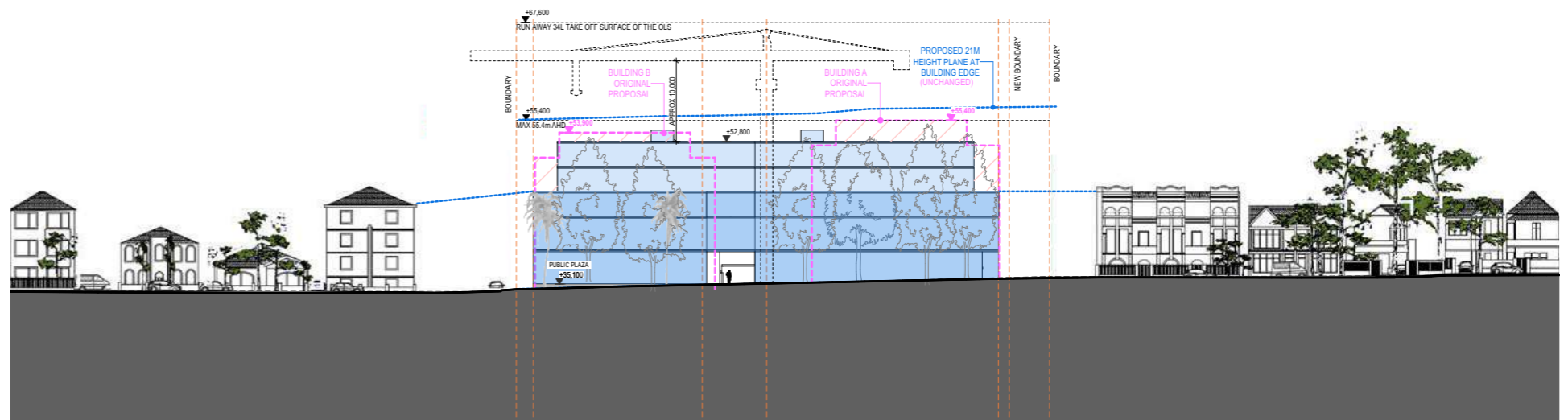
The new building will be set back further from Stanmore Road than the exiting club building allowing for substantial 18-25m high trees on maturity, a height of the new development.

The subject site is also in the vicinity the Kingston South Heritage Conservation Area (C17), but will have no adverse effect on Area 17 as outlined in our heritage report.

The 3 storey podium of the new club building will align with the 4 storey apartment building to the East of the Club, and the large Victorian mansion to the West.

Two lower scale floors will be set back from the podium to reduce the impression of scale, improve fine grain articulation and allow for space for the crowns of large eucalyptus and street trees to be planted in the plaza.

A Letter from the Airport's Protection of Airspace Regulations (appendix G) confirms that consent will likely be granted for cranes that exceed the maximum building height. Architectural drawing **PP413 and PP612** demonstrate cranes are capable of complying with a lower height than 67.6m AHD.



Elevation of Proposal Facing Stanmore Road

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Context - Tupper Street

Tupper Street is characterised by higher density development than Alma Street. Tupper Street contains several 4 storey (3 storey above ground parking) residential flat buildings constructed between 1960 and 1972.

Existing 1970's Flat Buildings Facing Tupper Street

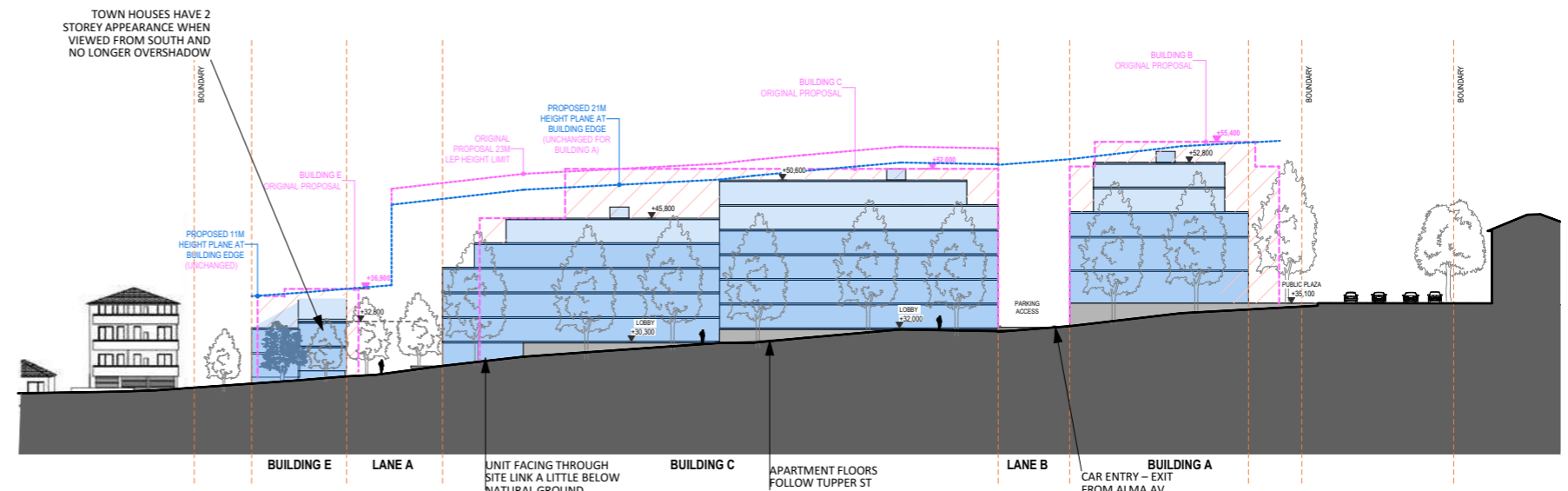
These buildings establish a context which is higher and denser than development on the Western side of Alma Street, which is predominantly characterised by smaller more fine grain 2 storey dwellings, (including the heritage item at 6 Alma Avenue and the rather splendid Victorian mansion at 78-82 Stanmore Road). We note that the density of development generally reduces to the West (away from the Central Sydney City).

For these reasons, the proposal Tupper Street can accommodate taller development than Alma Avenue.



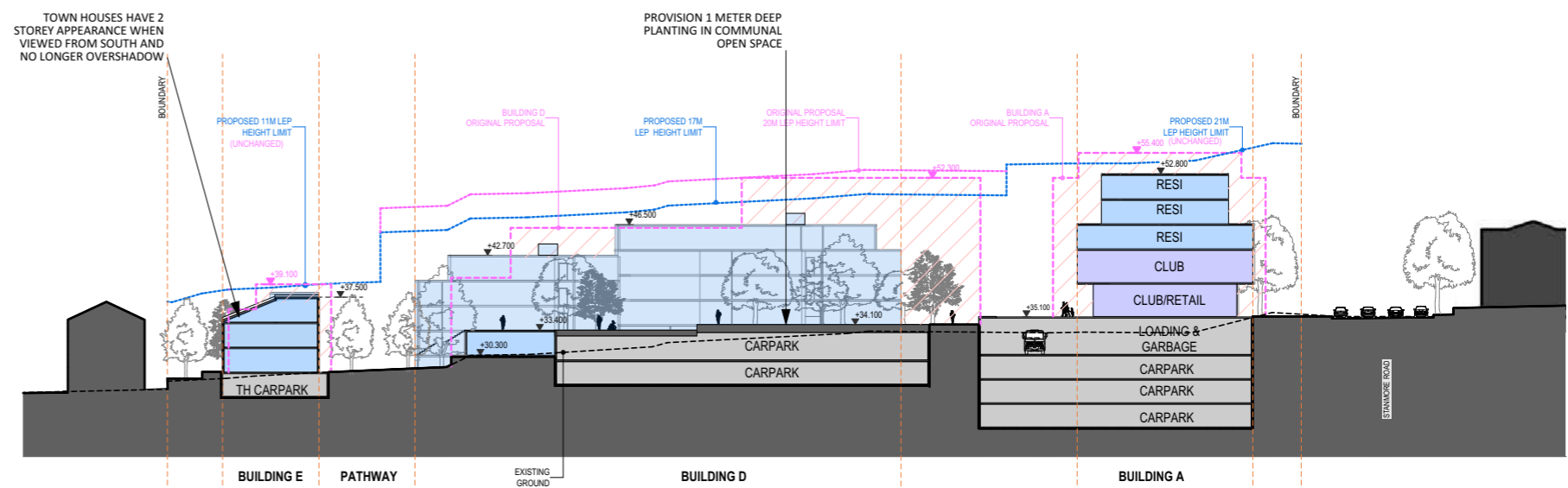
Elevation of Proposal Facing Tupper Street - Compared to Original Proposal

The proposed development along Tupper Street now follows the slope of the land. Whilst higher than the predominant form of development along Tupper Street, the top floors of all buildings are to be set back from the floors below. The scale of development along Tupper Street will be ameliorated by the generous setbacks along Tupper Street which will be able to accommodate street trees which on maturity reach a height similar to the new apartment buildings.



Section Through Centre of Site - Compared to Original Proposal

The central communal open space will meander and terrace down to follow the slope of the site and connect from the upper public open space and through site link to the lower public through site link. The generous setbacks on either sides of the lower through site link will ensure a smooth transition from medium density residential buildings to low density houses further south of the site.



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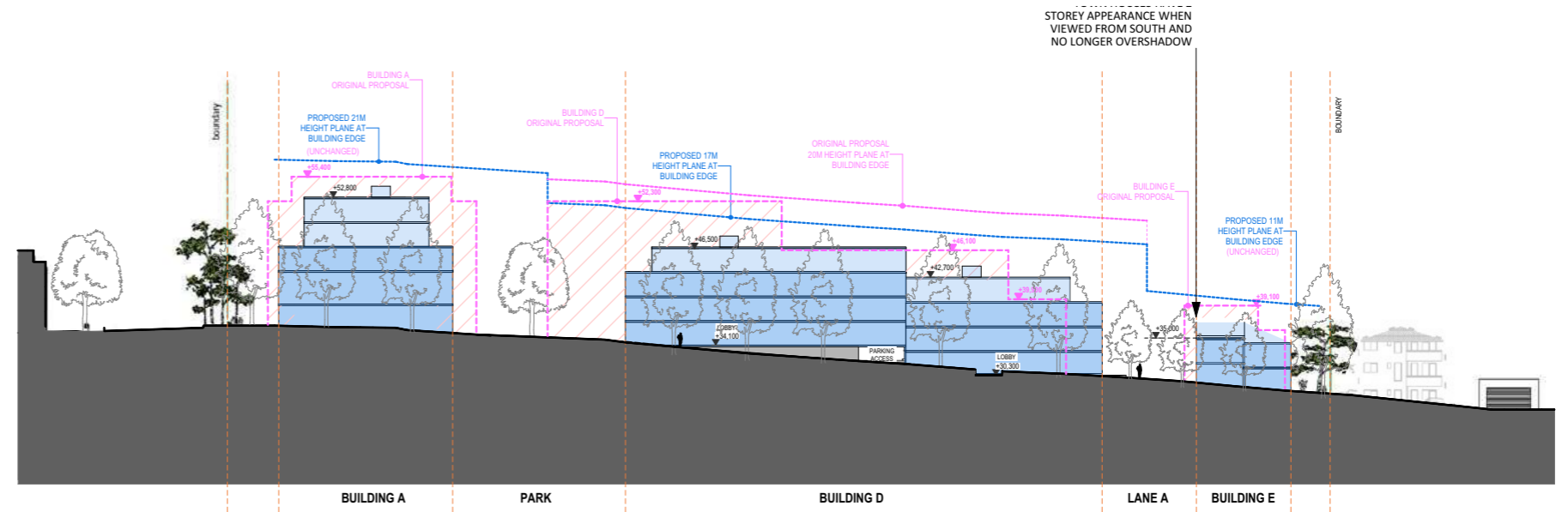
PPS 004

Context - Alma Avenue

Elevation of Proposal Alma Avenue - Compared to Original Proposal

Existing development along Alma Avenue has a lower scale than Tupper Street. It is noted that several dwellings along Tupper Street, on street corners, do not face Alma Avenue but front no. 1 and 2 Harrington Street and 78 Stanmore Road.

The new development along Alma Avenue will be 1-2 storeys higher than the predominant developments facing Alma Avenue. The new development will be mostly 3 storeys high, with an upper level set-back reducing the scale impact and will follow the slope of the street. The impact of these buildings will be greatly reduced because of the road widening, the provision of a new footpaths along Alma Avenue and the provision of new street trees in the setback area, which will on maturity reach a height similar to the new apartment buildings.



Site C - Tupper Street - Alma Avenue

Site C has a common boundary with a residential area. The lower part of the site south of Harrington Street transitions into a lower scale residential area. The scale of development reduces as one travels south from Harrington Street along Alma Avenue.

A three storey apartment building with above ground parking at 22 Tupper Street is located immediately to the south of the site. A parking area (facing Alma Avenue) associated with the 3 storey apartment building facing Tupper Street adjoins the site.

Development to the South of Harrington Street, should address the Tupper Street, Alma Avenue and a through site link. Development should provide a 2 storey appearance when viewed from the south, to provide a visual transition from the lower scale areas to the south.



Town Houses

The small apartment building has been replaced with town houses to provide a transition to the lower scale development to the south and west as well as to provide greater product diversity. The town houses are designed to address Tupper Street and Alma Avenue as well as the shareway. The new concept will result in a more fine-grained approach which reduces overlooking in the adjacent apartment building as upper floors will only contain bedrooms.

The new development will have minimal impact on adjoining properties (ground + three storey apartment building), by way of overshadowing or loss of solar access as demonstrated in the shadow diagrams (PP610).

Town houses of similar style, as demonstrated will address the shareway, Tupper Street and Alma Avenue.



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11 LANDSCAPING

Detail of landscape concept is provided on page 24 to 27 of the landscape report.

To facilitate large canopy trees, all power cables will be relocated underground.

The development and planting has been designed to allow for substantial canopy trees that on maturity will be similar to the height of the buildings. The set back top floors will allow for the expansion of canopies and allow tree to reach full size on maturity.

Stanmore Road

Large trees along Stanmore Road will be retained. The Stanmore Road plantings will include canopy trees (18m to 25m high on maturity) and tall feature native palms (15 - 25m high on maturity) that can provide scale and interest within the new plaza.

Alma Avenue

The widened Alma Avenue will become a tree lined street. Planting will include native canopy trees (20m high on maturity) with infill medium sized trees with glossy leaves (10-12m high on maturity).

Tupper St

Existing street trees along Tupper Street will be retained and supplemented with new plantings of the same species. While there is space for taller canopy trees, the exiting planting is extensive and valuable and should not be disturbed. Condition may be added to provide a large canopy tree near the entrance of the parking area.

Thru Site Link

A new avenue of evergreen native trees will provide a green-link from the neighbouring street with canopy on one north side of through site link (18m to 20m on maturity). Trees on the south side of the link will be smaller (7m to 12m on maturity).

Urban Pocket Park and Communal Landscaped Areas

The pocket park retains the significant *Ulmus Parviflora*. Feature planting of a deciduous *Jacarandas* and evergreen columnar trees and native palms will provide separation and screening to the new residential buildings.

12 DESIGN & CONCLUSION

The design will be contemporary as there are no design cues from the current buildings or the surrounding low scale residential development.

The buildings are higher than the current height limits but have good setbacks to the street frontages allowing for landscaping along the main streets to reinforce the street plantings, and the eastern and western blocks follow the slope of the site providing division in the blocks.

The new proposal:

- varies the heights of the buildings to respond to the context
- sets back the top floors
- carefully follows the slope of the land?
- increases setbacks to allow for better landscaping
- introduces town houses

These changes made respond to the Gateway conditions which are a reflection of the broader community's expectations for the Desired Future Character of Sydney as a whole.

A peer review report is provided as part of our planning proposal submission.

Legend

- A Existing trees.
- B Public frontage / plaza.
- C Public Square.
- D Public lawn.
- E Playspace.
- F Outdoor dining / active edge to groundfloor retail or commercial.
- G Groundfloor retail and club entry.
- H Groundfloor retail.
- I Upper public site through-link.
- J Communal open space areas, terraced down to lower public site through-link.
- K Lower public site through-link.
- L Multi-unit residential.
- M Multi-unit residential groundfloor private terraces.
- N Townhouses.
- O Townhouse groundfloor private gardens.
- P Basement access.
- Q Building access.



Landscape Plan by Paddock Studio

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COMPARISON TO PREVIOUS PROPOSAL

	Previous Scheme	Current Proposal
Site	56-78 Stanmore Road, Stanmore 2-20 Tupper Street, Stanmore 1-9 Alma Avenue, Stanmore	No Change
Site Area	9129 m2 (original site area) 8529 m2 (after road widening to Alma Avenue)	9129 m2 (original site area) 8438 m2 (after road widening to Alma Avenue)
Site Dimensions	66.5 m to Stanmore Road 139.5 m to Alma Avenue 140 m to Tupper Street	No Change

PROPOSAL SUMMARY

	Previous Scheme	Current Proposal
Zoning	Part Mixed Use (B4) and part General Residential (R1)	No Change
Massing	Perimeter block massing consisting of buildings facing Stanmore Road, Tupper Street and Alma Avenue highly articulated building forms in both plan and elevation buildings step to reflect site falls	No Change
Use	<ul style="list-style-type: none"> approx. 1000m2 of club building over 2 levels 350-500 m2 of commercial space at ground level facing Stanmore Road 160 residential units 	<ul style="list-style-type: none"> approx. 1,600 - 2000 m2 of club building over 2 levels approx. 500-700 m2 of commercial /retail space at ground level facing Stanmore Road approx. 106 residential units + 10 Terrace Houses
Road Widening	Approx. 700 m2 of land dedicated for road widening along Alma Avenue (5.15m wide)	Approx. 700 m2 of land dedicated for road widening along Alma Avenue (5.m wide)
Public Open Space	Approx. 350 - 400 m2 public plaza located at the northern end of the site facing Stanmore Road	<ul style="list-style-type: none"> approx. 400 m2 public plaza located at the northern end of the site facing Stanmore Road approx. 600 m2 of a public park off Alma street as shown
Communal Open Space (COS)	Approx 2000+ m2 of communal open space at ground and roof levels. Significant COS on roof	approx. 2215 m2 of communal open space at ground levels, as per ADG guidelines. Roof level areas removed
Thru Site Link	<ul style="list-style-type: none"> Lane A: 700 m2 of land provided as 7 m wide publicly accessible shared vehicular / pedestrian zone & thru site link extending Harrington Street. Potential for dedication to Council (subject to Council consideration) Lane B: 500 m2 of land provided as 8 m wide publicly accessible shared vehicular / pedestrian zone 	<ul style="list-style-type: none"> Lane A: Publicly accessible shared pedestrian / vehicular zone & thru site link extending Harrington Street. Potential for dedication to Council (subject to Council consideration) Lane B: Publicly accessible shared pedestrian zone & thru site link connecting Alma Avenue and Tupper Street
Parking	<ul style="list-style-type: none"> Site A: 50 - 100 spaces over three levels Site B: 150 - 200 spaces over two levels Site C: 10 - 15 spaces on 1 level 	<ul style="list-style-type: none"> Site A: approx. 150 spaces over four levels Site B: approx. 90 spaces over two levels Site C: approx. 20 spaces
Height	Site A – 5 Stories Site B – Alma Street – 5 Stories Site B – Tupper Street – 6 Stories Site C – 3 Stories	Site A – 5 Stories, upper two levels setback Site B – Alma Street – 4 Storey with level 4 setback Site B – Tupper Street – 6 Storey with level 5 & 6 setback Site C – Terrace Housing
Setbacks	2-5m	2-5m

RECOMMENDATIONS

Previous Scheme	Current Scheme
The study proposed (refer 1446 - PP 402 SUMMARY):	The planning proposal summary:
1. 5.15 m wide / 697 m2 of land dedicated for road widening along Alma Avenue	1. 5.15 m wide / 697 m2 of land dedicated for road widening along Alma Avenue, in addition to new footpath of 1.8 m adjoining the site and 1.7 m on the opposite side of Alma Avenue
2. i) 7 m wide publicly accessible thru site link extending Harrington Street with potential for dedication to Council – LANE A ii) 8 m wide publicly accessible thru site link connecting Alma Avenue and Tupper Street – LANE B	2. i) publicly accessible thru site link extending Harrington Street with potential for dedication to Council – LANE A ii) publicly accessible thru site link connecting Alma Avenue and Tupper Street – LANE B
3. Subdivision of the site into 3 parcels (Sites A, B & C)	3. Site is not subdivided – Land remains owned into perpetuity by the Cyprus Club
4. Setbacks to Stanmore Road of 4.5 m Setbacks to Tupper Street of between 2m and 5 m Setbacks to Alma Avenue between 2 m and 3 m, excluding road dedication	4. No Change
5. Designated Common Open space on Ground Floor Not Provided	5. Approx. 600 m ² Common Open Space (Urban Pocket Park) adjacent to Alma St. Landscaping, children's playground, public seating area provided. The centrepiece of the Urban Pocket Park will be a large existing tree (not previously proposed to be retained) and confirmed by our Arborist consultant as worthy of retention
6. 350 - 400 m2 of public plaza at the northern end of the site facing Stanmore Road	6. Approx. 400 m ² of public plaza at the northern end of the site facing Stanmore Road
7. Nom. 1000 m ² internal residential courtyard extending the length of the Site B	7. Nom. 1000 m ² internal residential courtyard extending the length of the Site B
8. Mixed Use (B4) Zoning to upper portion of site (Site A) and General Residential (R1) Zoning to the middle and lower portions of the site (Site B + Site C)	8. No Change
9. Maximum building heights of: - SITE A - 21 m - SITE B - West side 20m, East side 23 m - SITE C - 11 m (current zoning permits 14 m)	9. Maximum building heights of: - SITE A - 21 m - SITE B - West side 17m, East side 21 m - SITE C - 11 m (current zoning permits 14 m)
10. i) building heights of 4-5 storeys fronting Stanmore Road with the uppermost storey setback 3 m on all sides from the external wall of the floor below ii) building heights of 4 - 5 storeys fronting Alma Avenue with the upper most storey setback 3 m from the Alma Avenue external wall of the floor below iii) building heights of 4 - 6 storeys fronting Tupper Street with the upper 2 storeys setback 9 m from the Tupper Street external wall of the floor below and 6 m from the lane A external wall of the floor below	10. i) No Change ii) building heights of 4 storeys fronting Alma Avenue with the uppermost storey setback 3 m from the Alma Avenue external wall of the floor below iii) building heights of 4 - 6 storeys fronting Tupper Street with the upper storey (small area) setback 9 m from the Tupper Street external wall of the floor below and 6 m from the lane A external wall of the floor below. Half storey removed
11. Maximum AHD building heights as setout on 1446 - PP 412	11. Maximum AHD building heights as setout in PP 412
12. Permissible Floor Space Ratio of - SITE A - 1.8 : 1 - SITE B - 1.8 : 1 - SITE C - 1.0 : 1	12. Permissible Floor Space Ratio of - SITE A & SITE B COMBINED - 1.75-1 - SITE C - 1.0 : 1

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SUMMARY

PREVIOUS SCHEME

The indicative scheme parts of this proposal demonstrate the above recommendations would be capable of supporting a development that consists of:

1. 160 residential units
2. The relocation of the Cyprus Club to the corner of Stanmore Road and Alma Avenue
3. 800 - 1000 m² of club space over 2 floors facing Stanmore Road
4. 350 - 500m² of ground level commercial space on the corner of Stanmore Road and Tupper Street
5. Pedestrian and resident access from Stanmore Road, Tupper Street and Alma Avenue
6. 2 - 3 levels of basement carparking to Site A accessed via Alma Avenue off the thru site link and exiting to Tupper Street
7. 2 - 3 levels of basement carparking to Site B accessed via Alma Avenue off the thru site link and exiting to Tupper Street
8. 2 levels of basement carparking to Site C accessed off Tupper Street
9. Retention of approx. 50% of the site as open space
10. Compliance with the Design Principles, Design Criteria and Design Guidance of SEPP 65 and the Apartment Design Guide (When all buildings are aggregated together)

CURRENT SCHEME

The indicative scheme parts of this proposal demonstrate the above recommendations would be capable of supporting a development that consists of:

1. Approx. 106 residential units + 10 Terrace houses
2. The relocation of the Cyprus Club to Stanmore Road
3. 1,600 -2,000 m² of club space over 2 floors facing Stanmore Road
4. 500m² -700 m² lower / ground level commercial space on the corner of Stanmore Road and Tupper Street
5. No Change
6. 4 levels of basement carparking to Site A accessed via Tupper Street and exiting to Tupper Street
7. 2 levels of basement carparking to Site B accessed via Alma Avenue and exiting to Alma Avenue
8. 2 levels of basement carparking to Site C accessed off Alma Avenue
9. Retention of approx. 50% of the site as open space
10. Compliance with the Design Principles, Design Criteria and Design Guidance of SEPP 65 and the Apartment Design Guide (Allows compliance on an individual building basis)

INTRODUCTION / INFORMATION 8

SUPPLEMENTARY 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

PPS 008

CONTENTS

- INTRODUCTION / INFORMATION
- ELEVATIONS & SECTIONS COMPARISON
- SHADOW ANALYSIS COMPARISON
- 3D VIEWS COMPARISONS

DRAWING SCHEDULE

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PPS 002	INTRODUCTION / INFORMATION 2
PPS 003	INTRODUCTION / INFORMATION 3
PPS 004	INTRODUCTION / INFORMATION 4
PPS 005	INTRODUCTION / INFORMATION 5
PPS 006	INTRODUCTION / INFORMATION 6
PPS 007	INTRODUCTION / INFORMATION 7
PPS 008	INTRODUCTION / INFORMATION 8
PPS 009	CONTENTS
PPS 100	ELEVATIONS & SECTIONS COMPARISON
PPS 101	ELEVATIONS - STANMORE ROAD & TUPPER STREET
PPS 102	ELEVATION - ALMA AVENUE
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PPS 201	SHADOW ANALYSIS - ORIGINAL PROPOSAL
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SUPPLEMENTARY 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

PPS 009

ELEVATIONS & SECTIONS COMPARISON

ELEVATIONS AND SECTIONS ARE PROVIDED TO COMPARE THE PREVIOUS SCHEME (FEB 21) WITH THE CURRENT INDICATIVE SCHEME. IT IS ACKNOWLEDGED THAT THESE DIAGRAMS ARE COMPLEX BUT HIGHLIGHT THE AMENDMENTS MADE TO SATISFY THE GATEWAY CONDITIONS

SUPPLEMENTARY 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

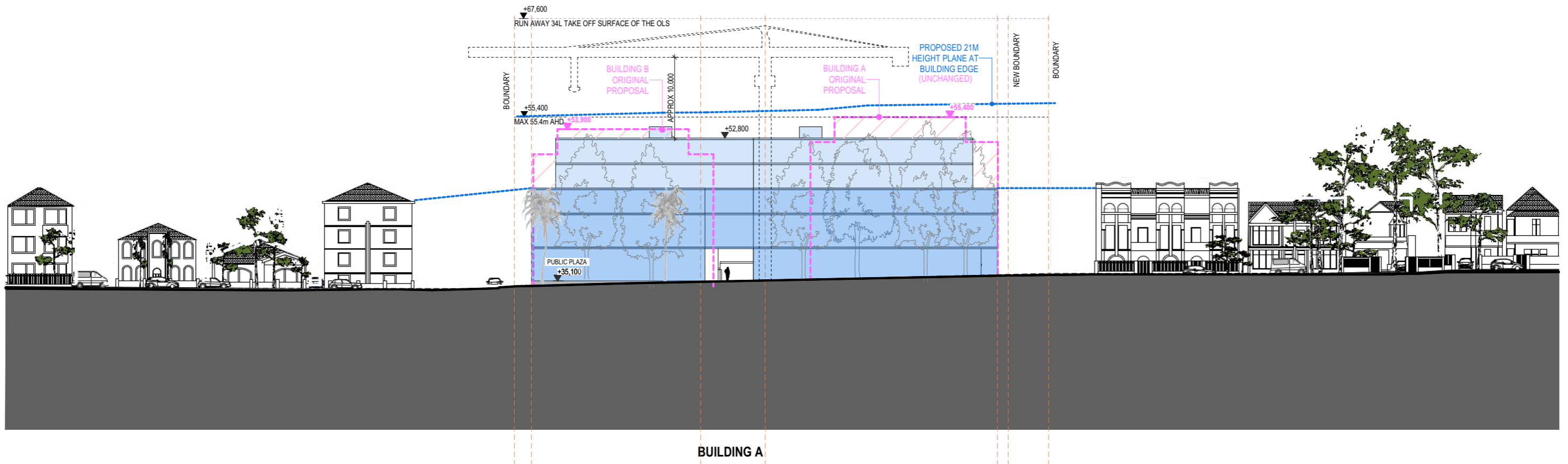
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

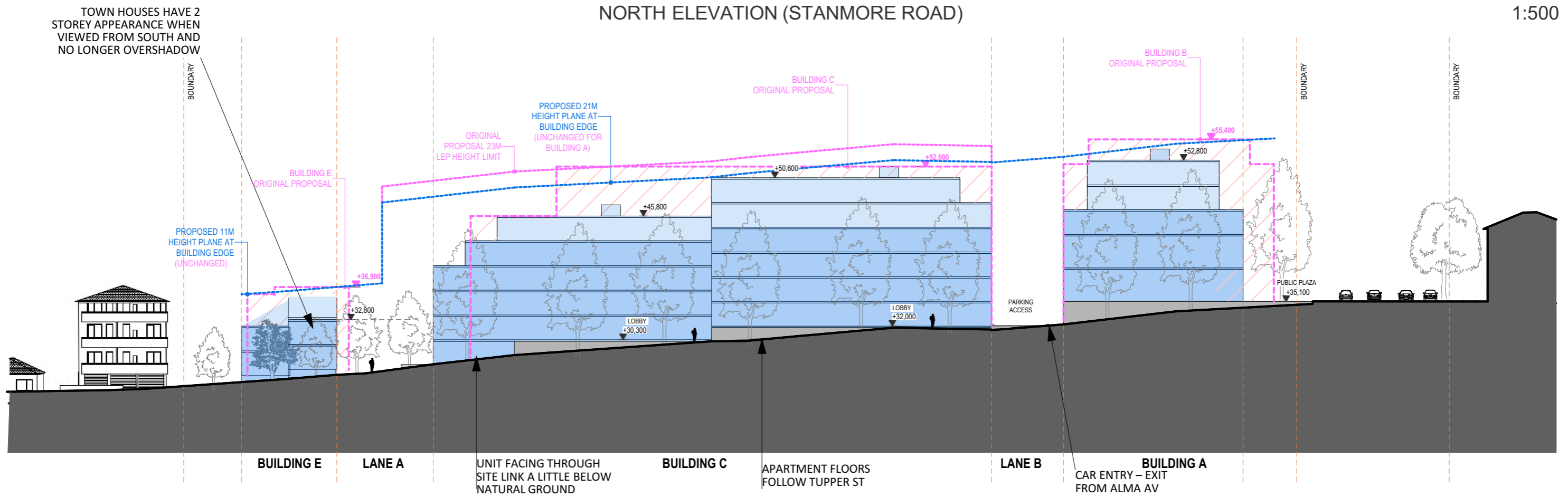
REV E

PPS 100



NORTH ELEVATION (STANMORE ROAD)

1:500



EAST ELEVATION (TUPPER STREET)

1:500

ELEVATIONS - STANMORE ROAD & TUPPER STREET

SUPPLEMENTARY 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

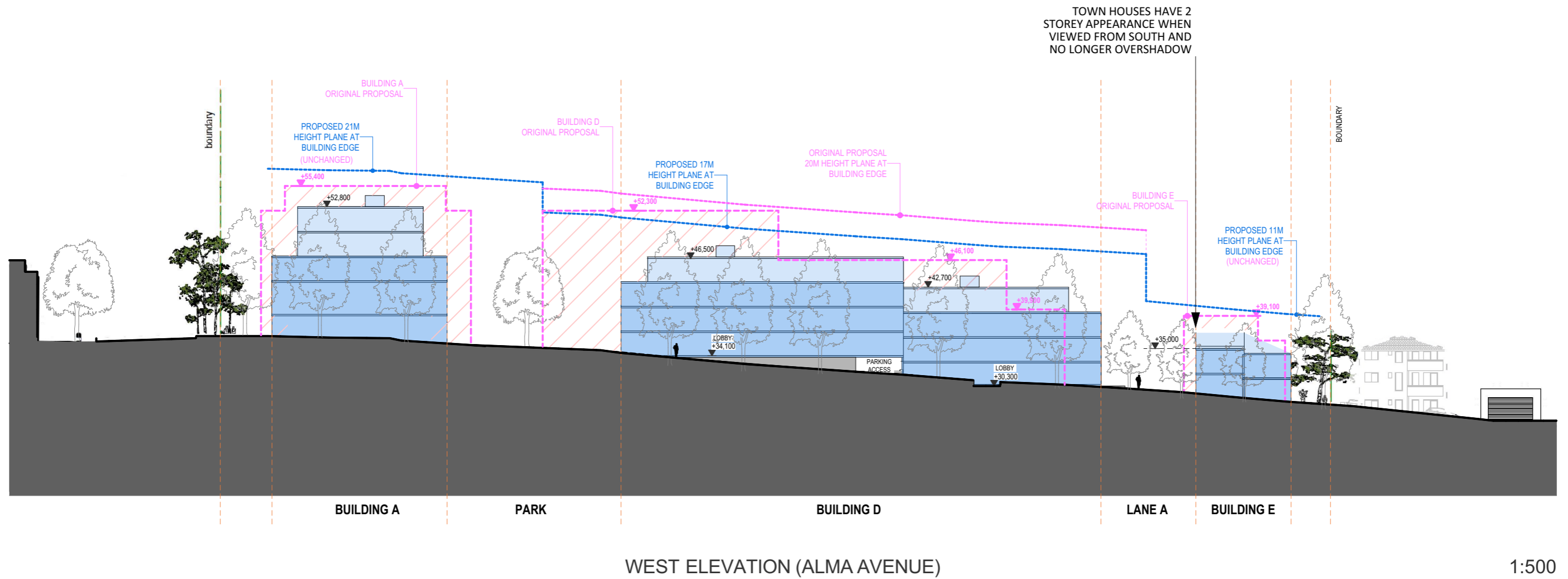
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

PPS 101



ELEVATION - ALMA AVENUE

SUPPLEMENTARY 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

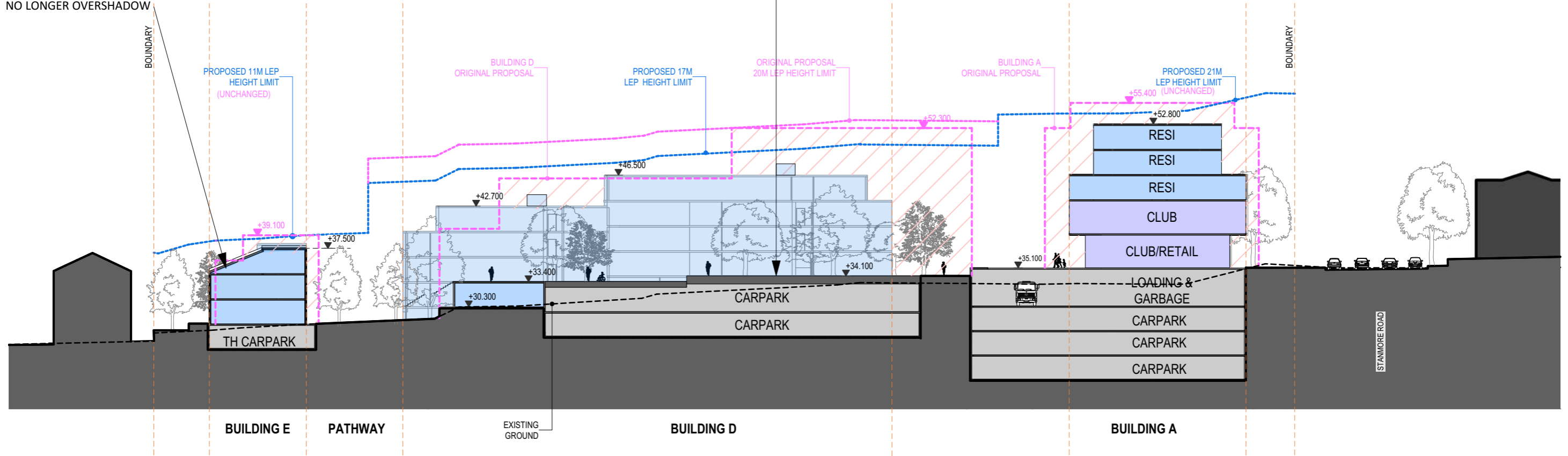
MARCH 2022

REV E

PPS 102

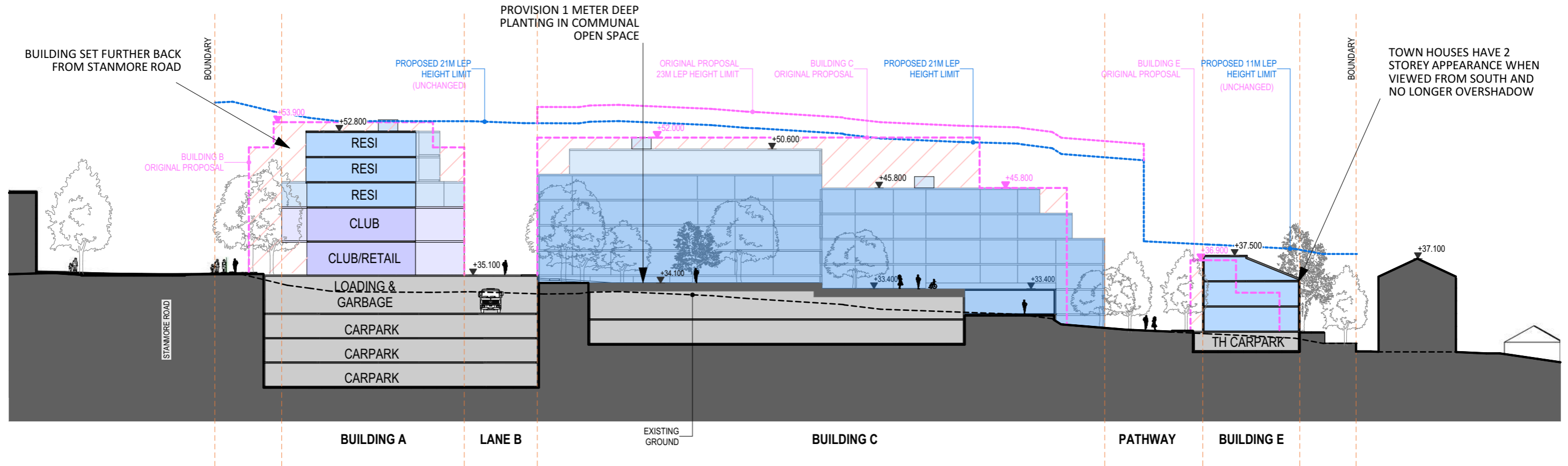
TOWN HOUSES HAVE 2 STOREY APPEARANCE WHEN VIEWED FROM SOUTH AND NO LONGER OVERSHADOW

PROVISION 1 METER DEEP PLANTING IN COMMUNAL OPEN SPACE



SECTION 01 (FROM CENTRE OF SITE TO WEST)

1:500



SECTION 02 (FROM CENTRE OF SITE TO EAST)

1:500

SECTIONS 1 + 2

SUPPLEMENTARY 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

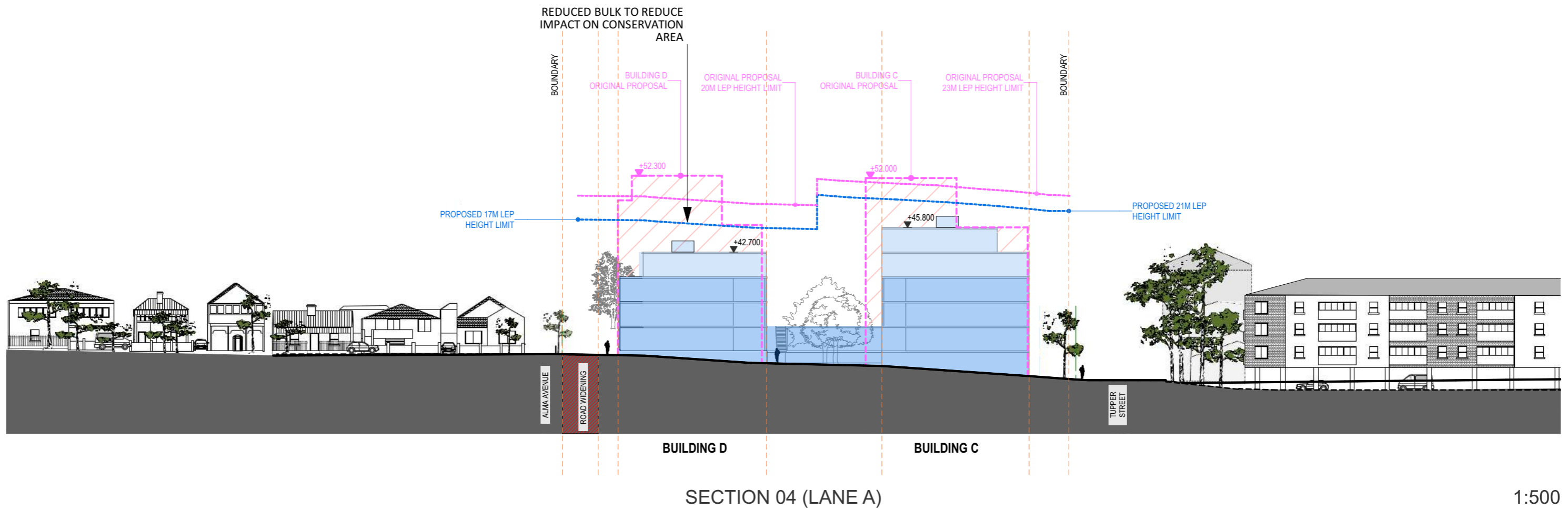
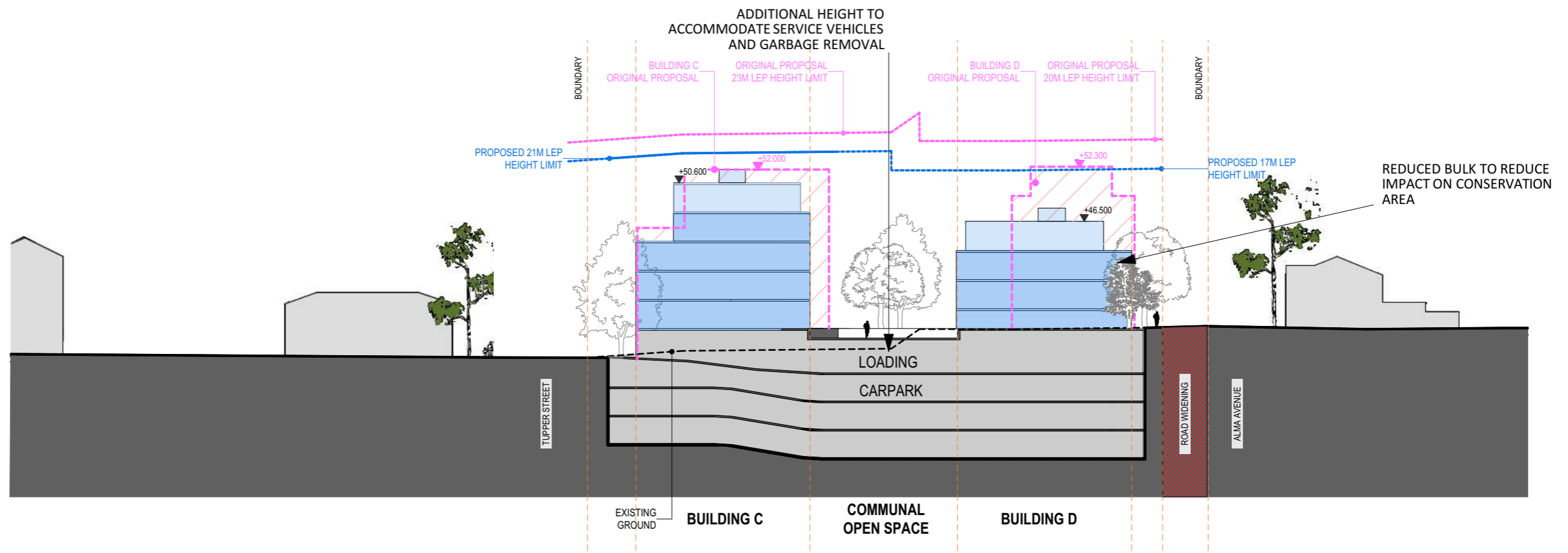
NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E



PPS 103



SECTIONS 3 + 4

SUPPLEMENTARY 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

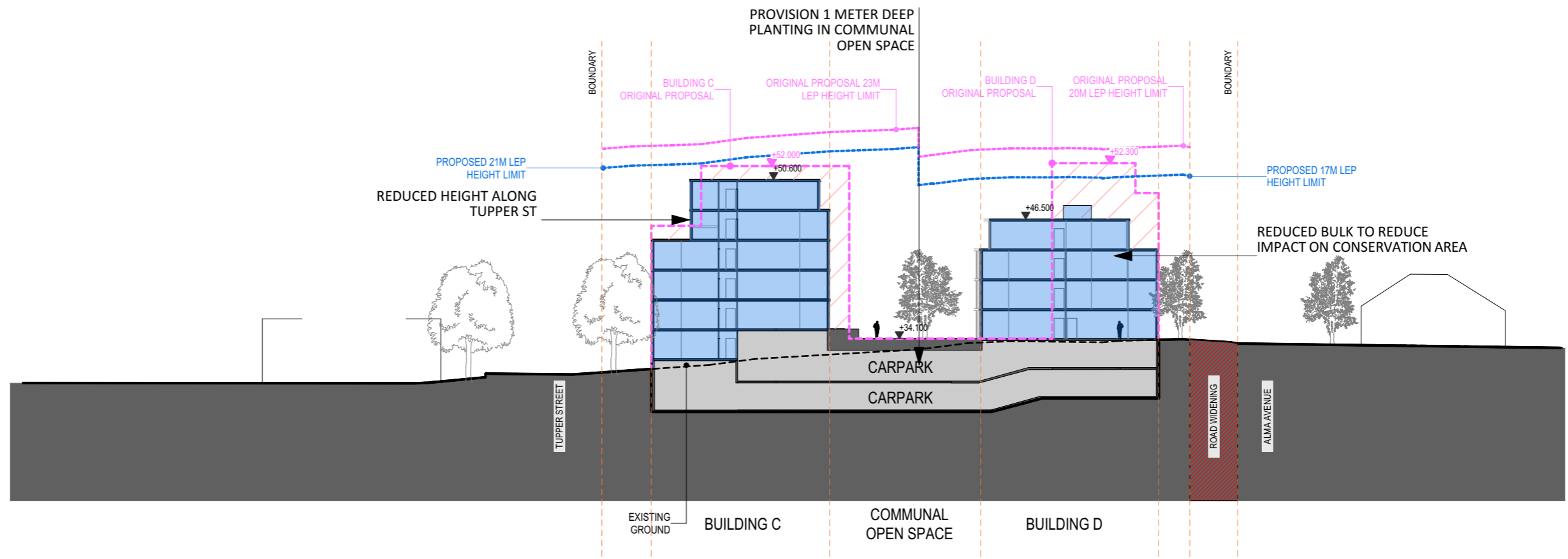
NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

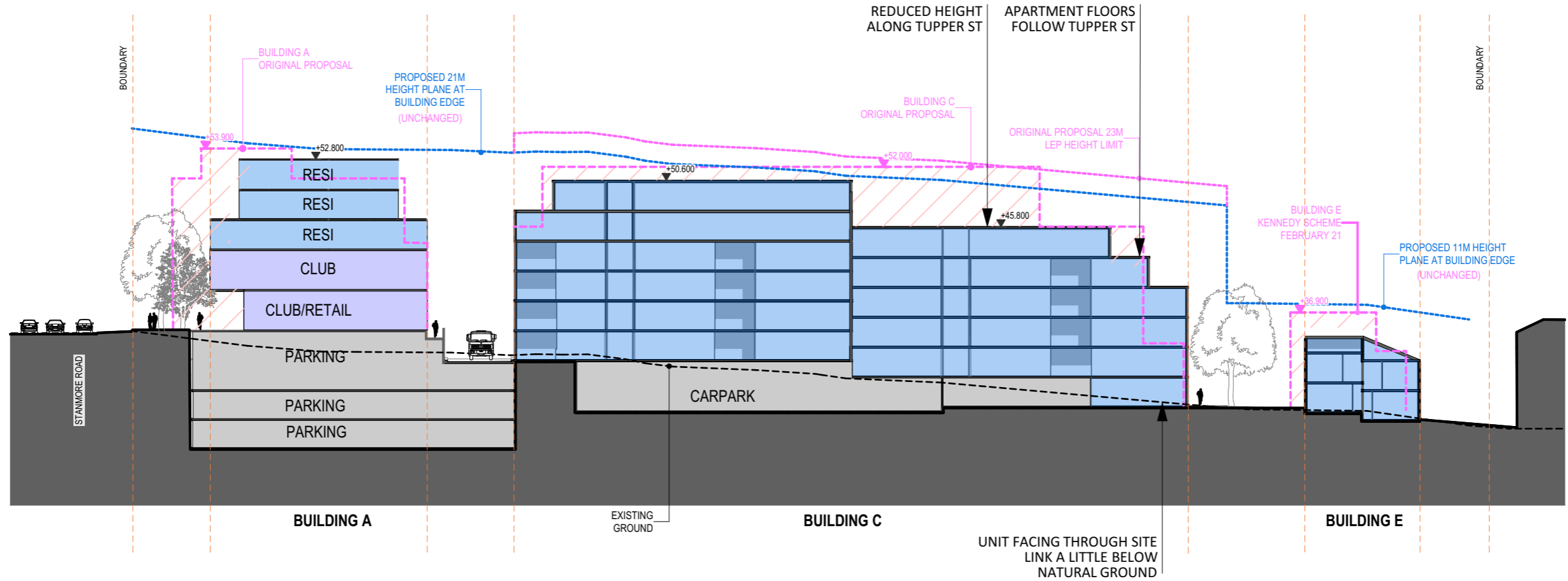


PPS 104



SECTION 05

1:500



SECTION 06

1:500



SECTIONS 5 + 6

SUPPLEMENTARY 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

PPS 105

SHADOW ANALYSIS COMPARISON

SHADOW ANALYSIS ARE PROVIDED TO COMPARE THE PREVIOUS SCHEME (21 FEB) WITH THE CURRENT INDICATIVE SCHEME.

SUPPLEMENTARY 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

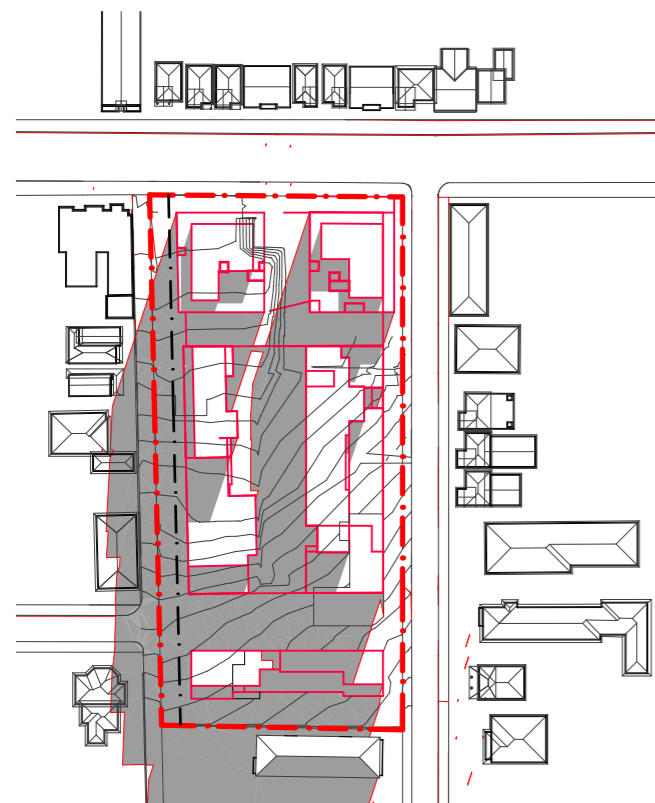
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

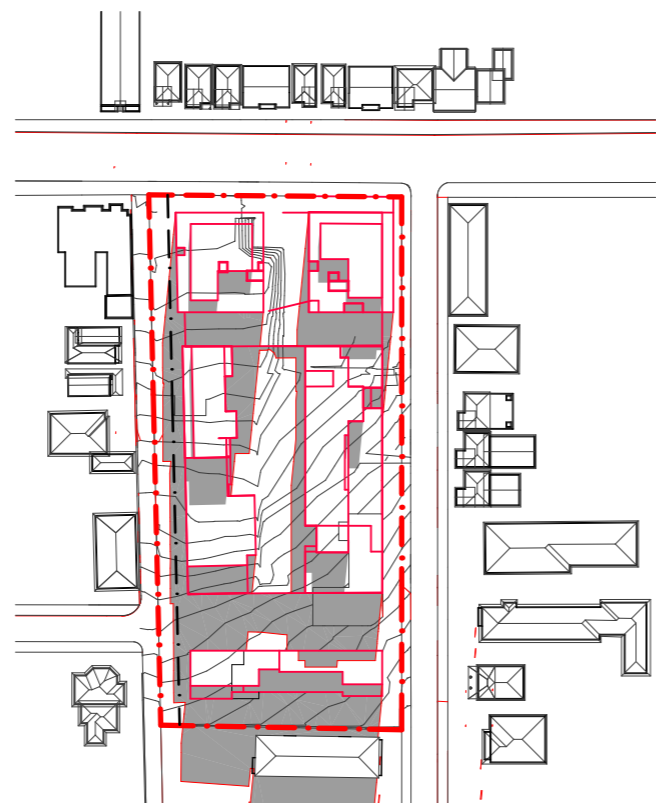
MARCH 2022

REV E

PPS 200



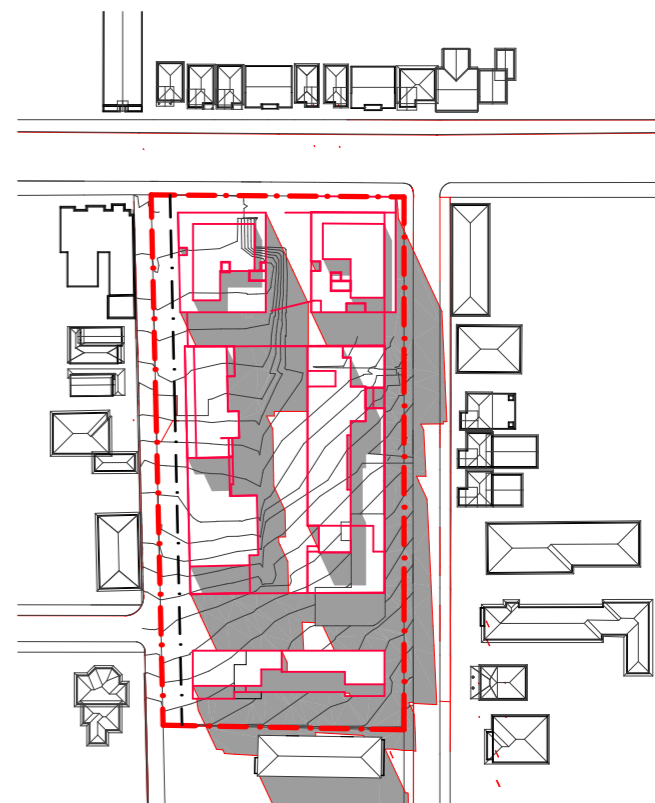
01 9AM



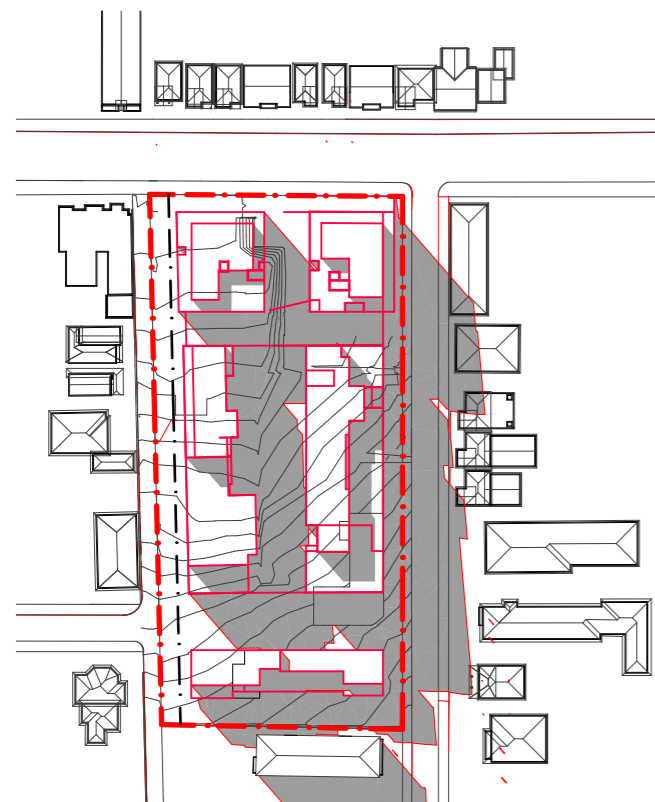
02 10AM



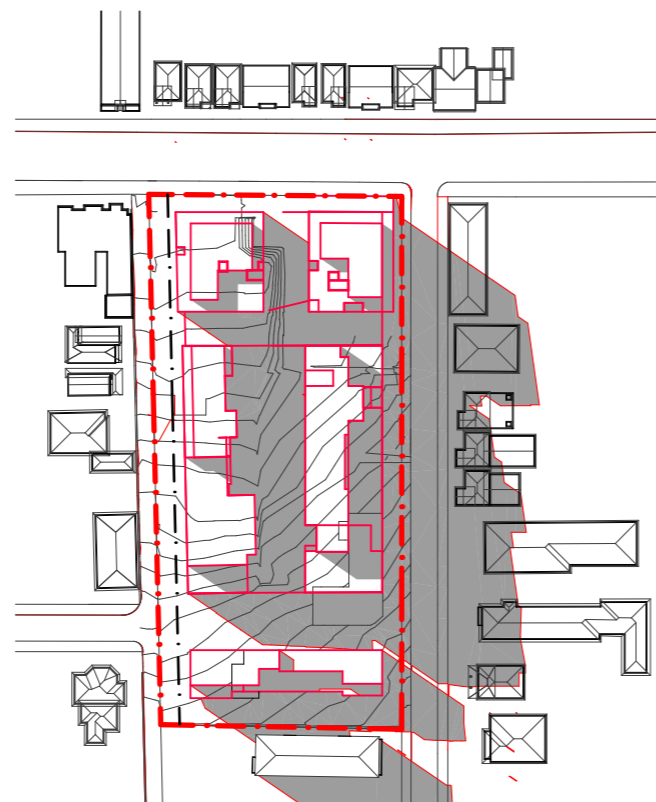
03 11AM



04 12PM



05 1PM



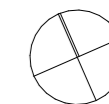
06 2PM



07 3PM

SHADOW ANALYSIS - ORIGINAL PROPOSAL (FEB 21 - 21 OF JUNE - SUMMER SOLSTICE*)

SUPPLEMENTARY 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

58-76 Stanmore Road Stanmore NSW

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

TEL: 8968 1900 FAX: 8968 1999

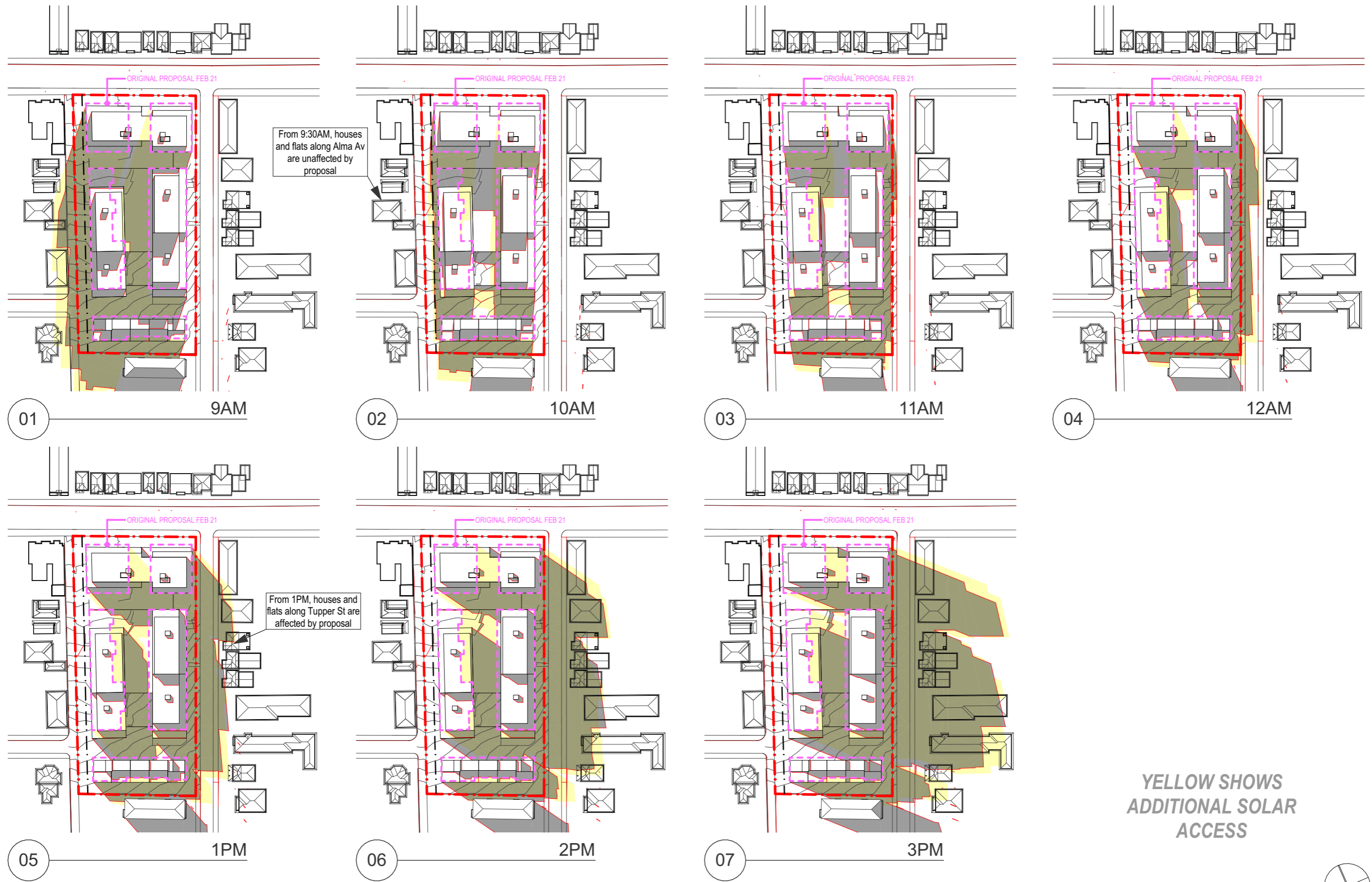
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

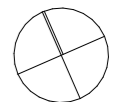
MARCH 2022

REV E

PPS 201



YELLOW SHOWS
ADDITIONAL SOLAR
ACCESS



scale 1:2000

SHADOW DIAGRAM - PROPOSED SCHEME (21 OF JUNE - SUMMER SOLSTICE*)

SUPPLEMENTARY URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

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

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

PPS 202

3D VIEWS COMPARISON

3D VIEWS ARE PROVIDED TO COMPARE THE PREVIOUS SCHEME (21 FEB) WITH THE CURRENT INDICATIVE SCHEME.

SUPPLEMENTARY 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

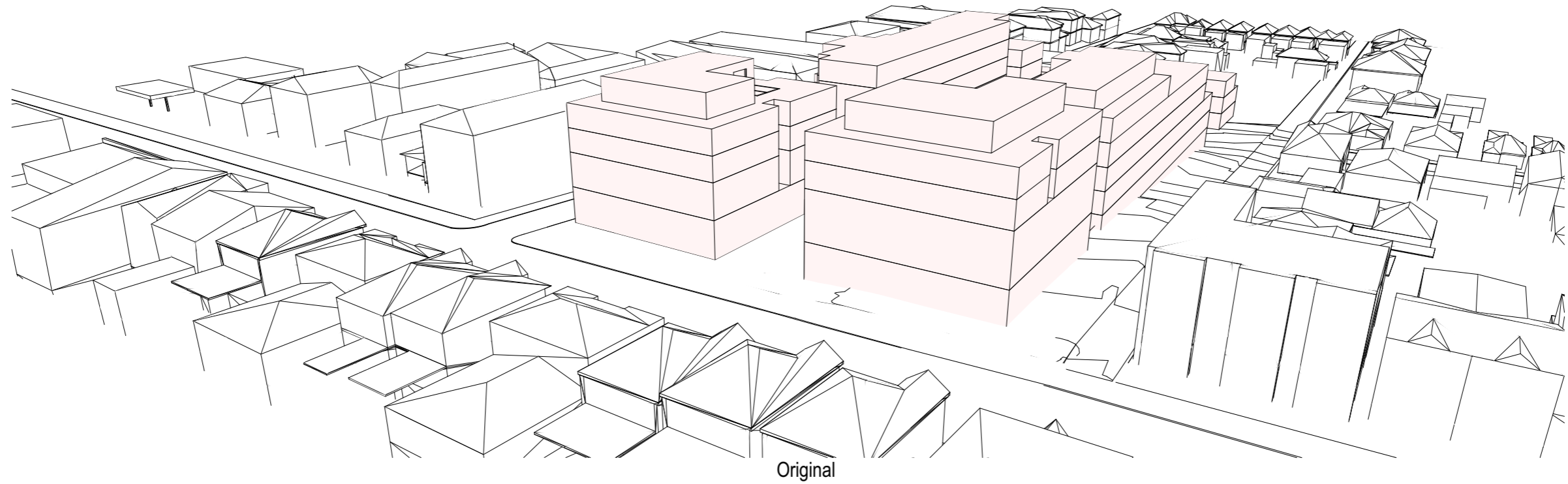
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NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

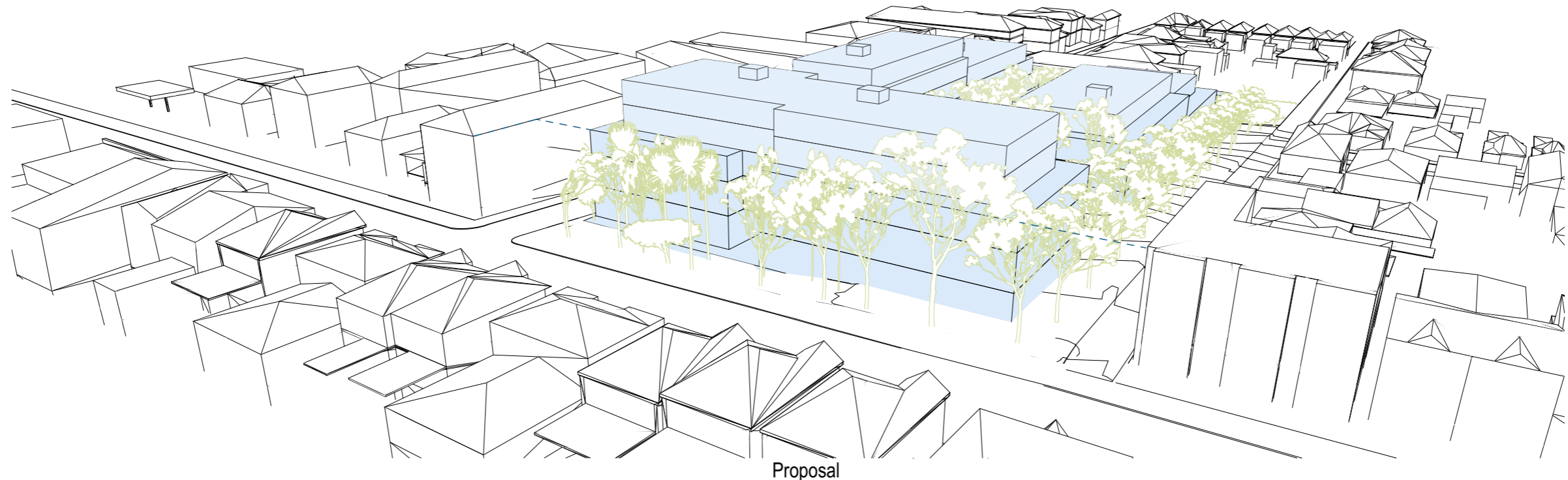
MARCH 2022

REV E

PPS 300



Original



Proposal

AERIAL VIEW FROM STANMORE RD

3D VIEWS COMPARISON SHEET 1

SUPPLEMENTARY 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

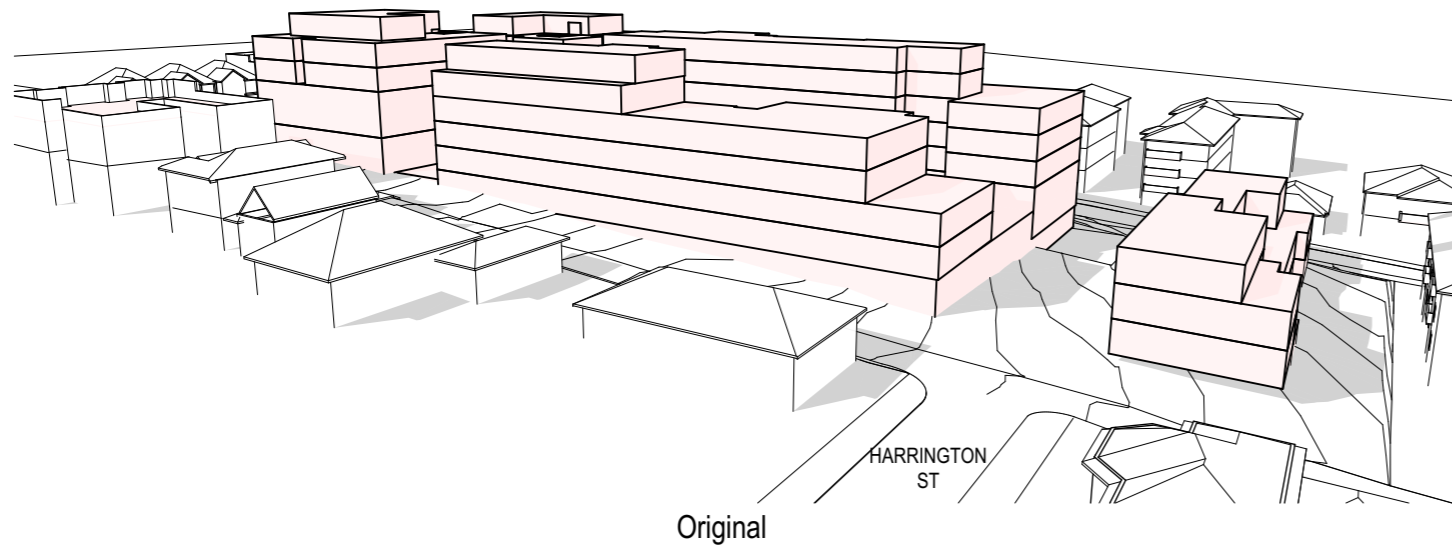
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

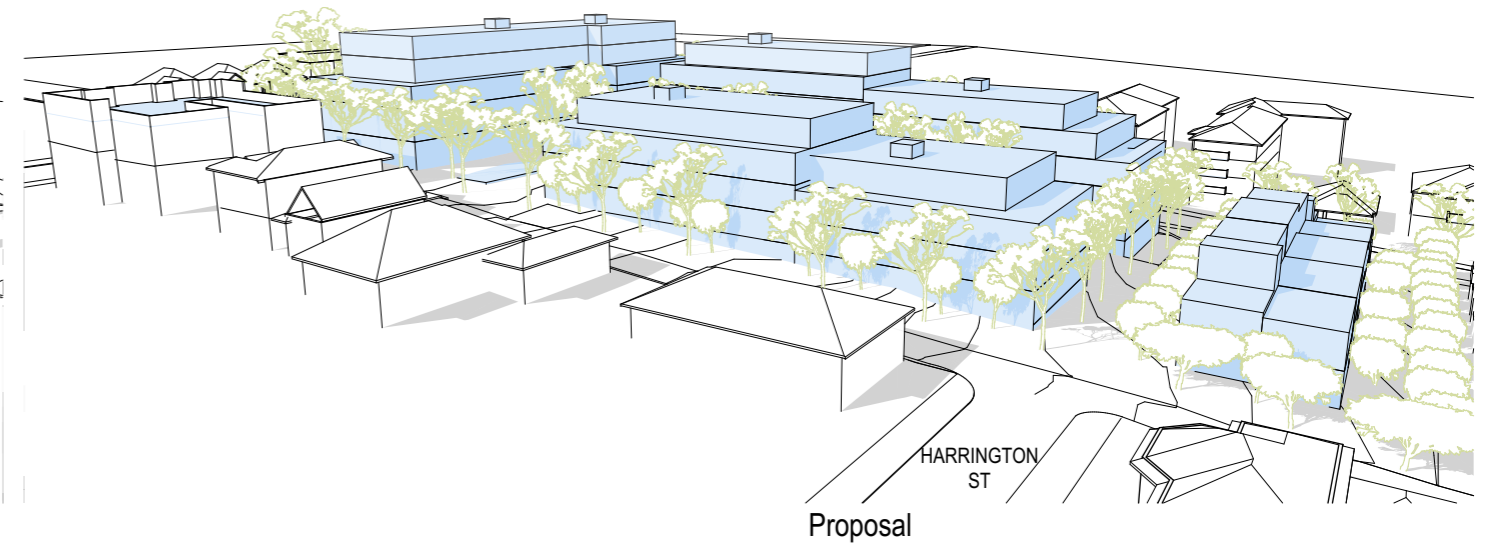
MARCH 2022

REV E

PPS 301

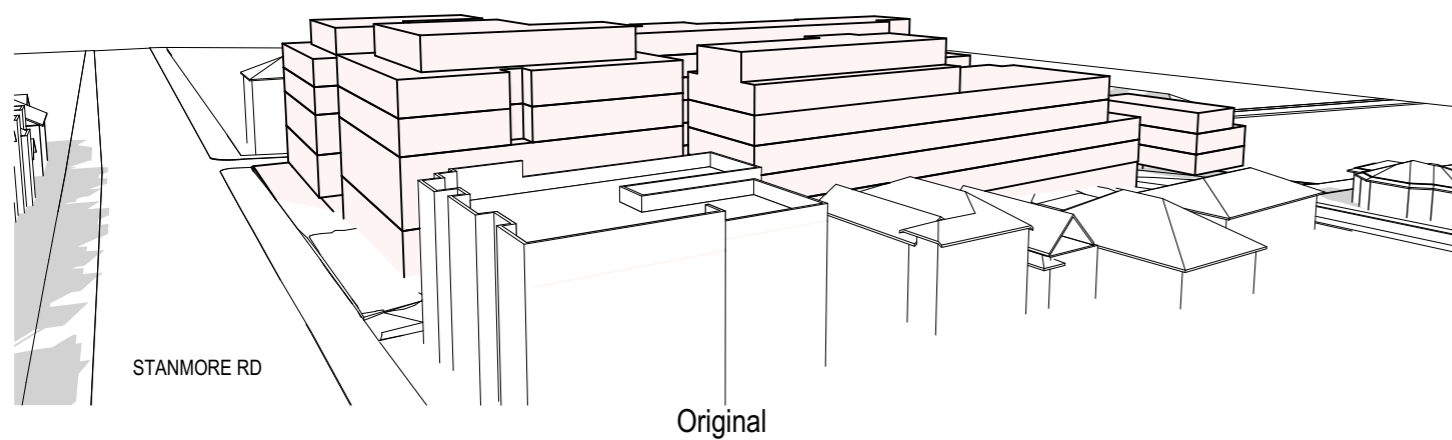


Original

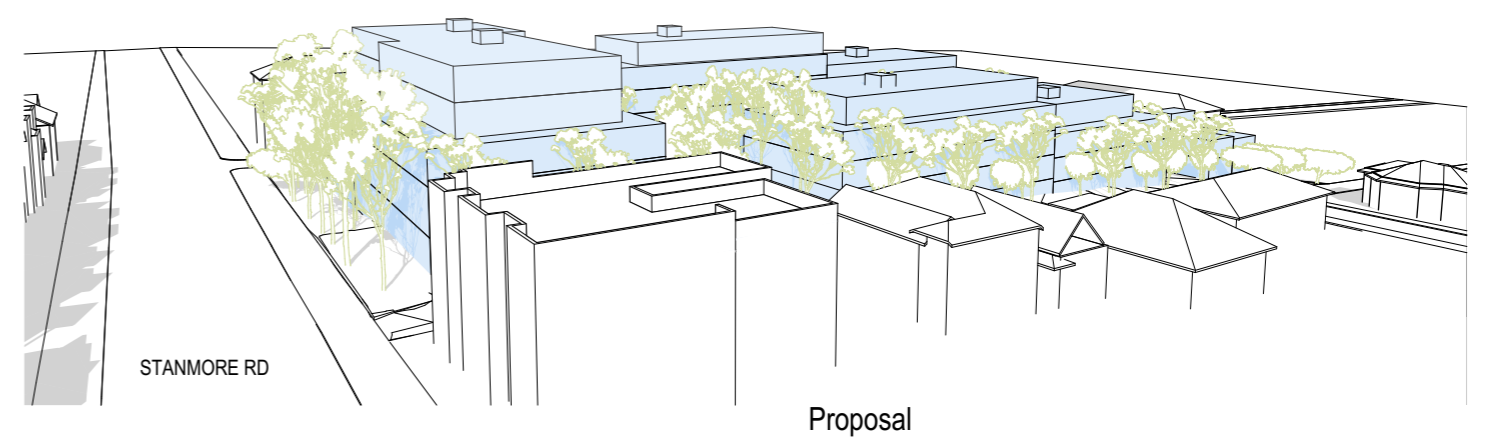


Proposal

LOOKING EAST ALONG ALMA AV



Original



Proposal

LOOKING SOUTH ALONG STANMORE RD

3D VIEWS COMPARISON SHEET 2

SUPPLEMENTARY 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

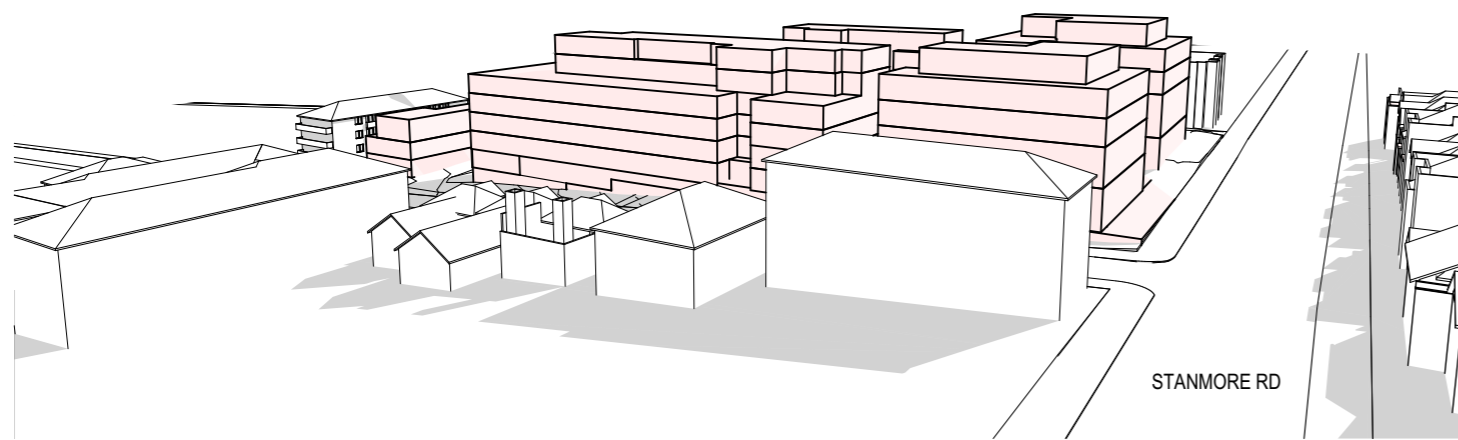
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

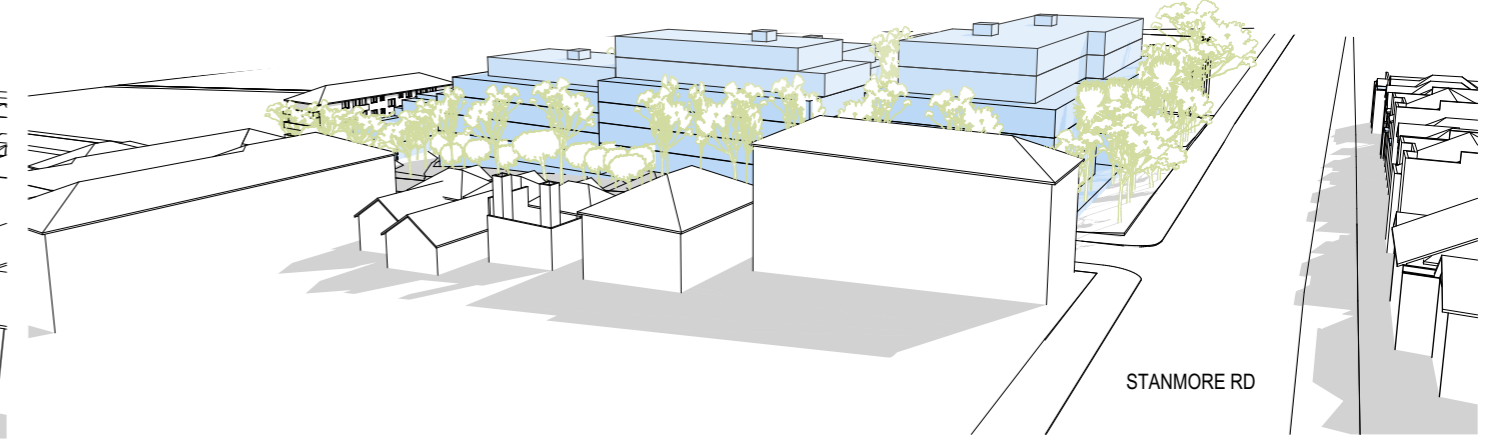
NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

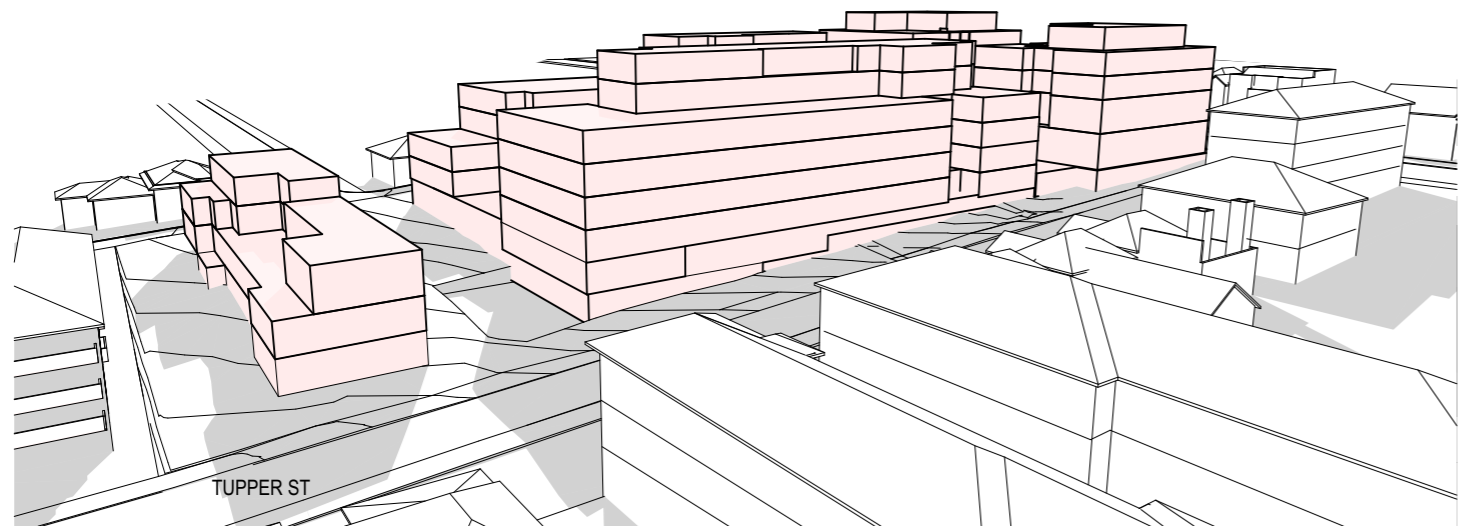


Original

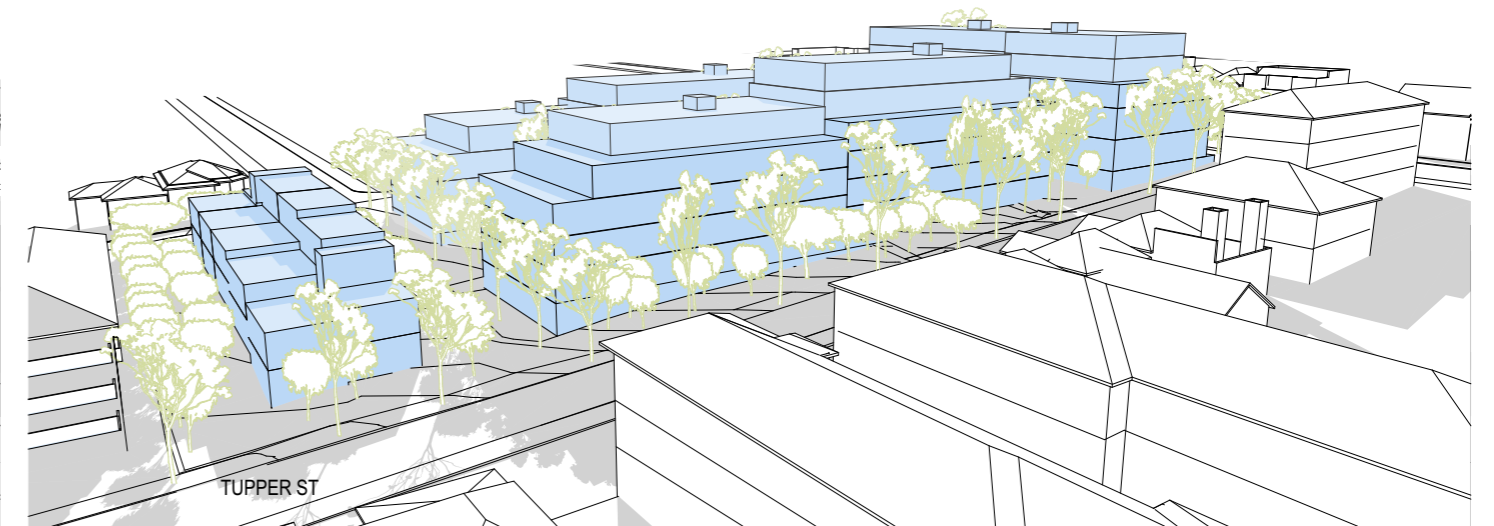


Proposal

LOOKING SOUTH ALONG STANMORE RD



Original



Proposal

LOOKING WEST ALONG TUPPER ST

3D VIEWS COMPARISON SHEET 3

SUPPLEMENTARY 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

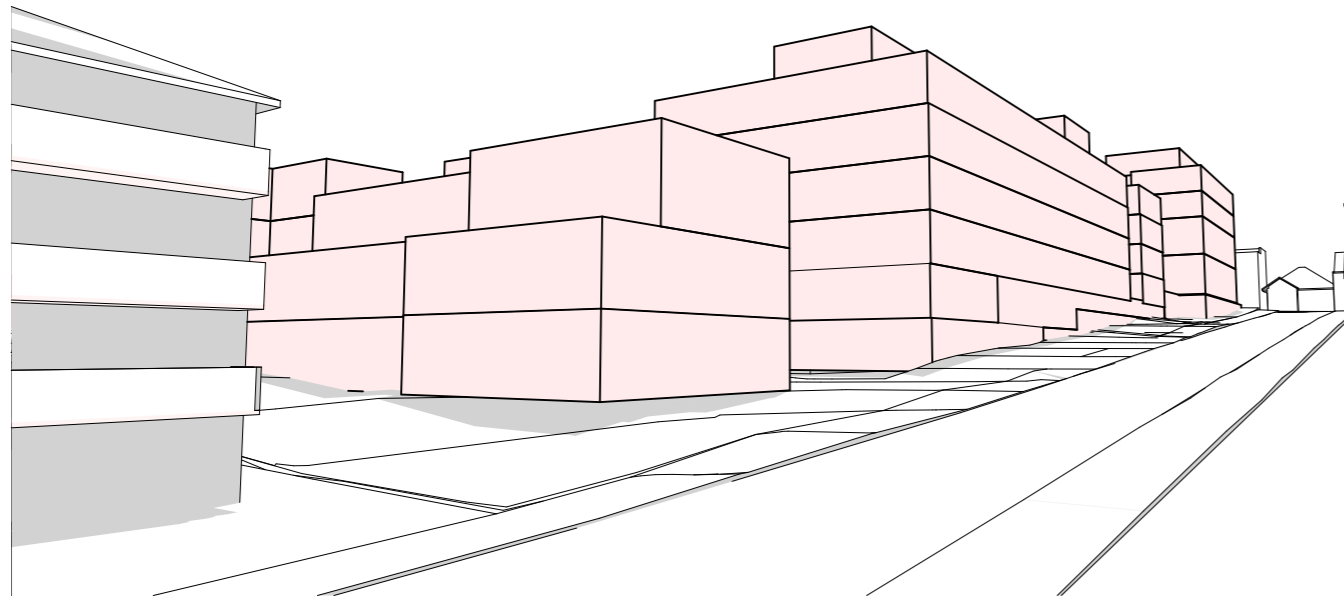
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

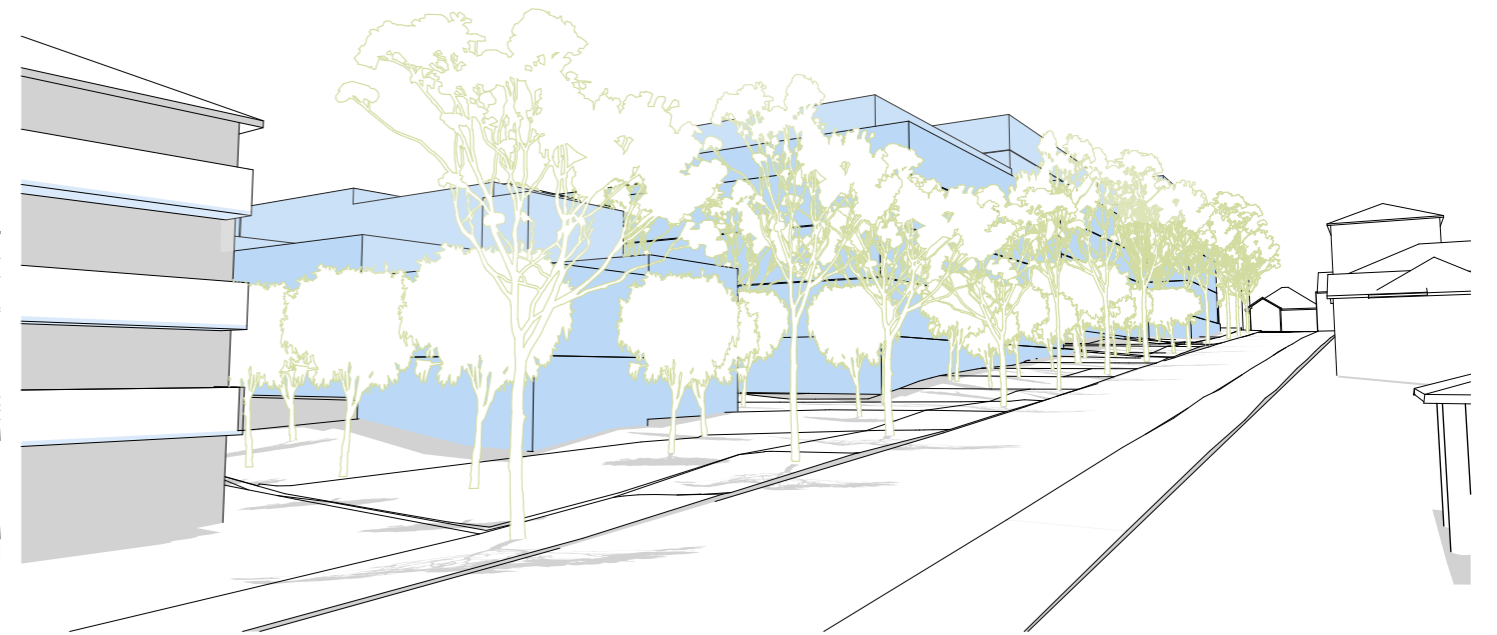
MARCH 2022

REV E

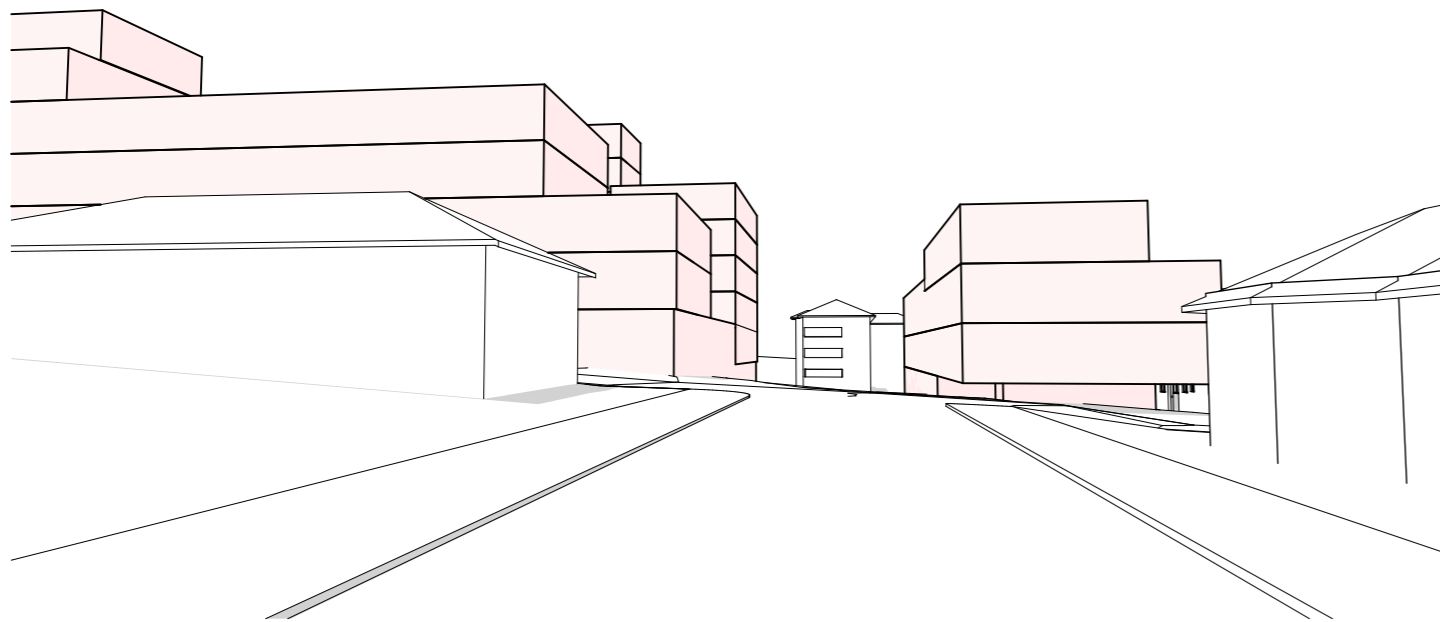


Original

VIEW FROM TUPPER ST

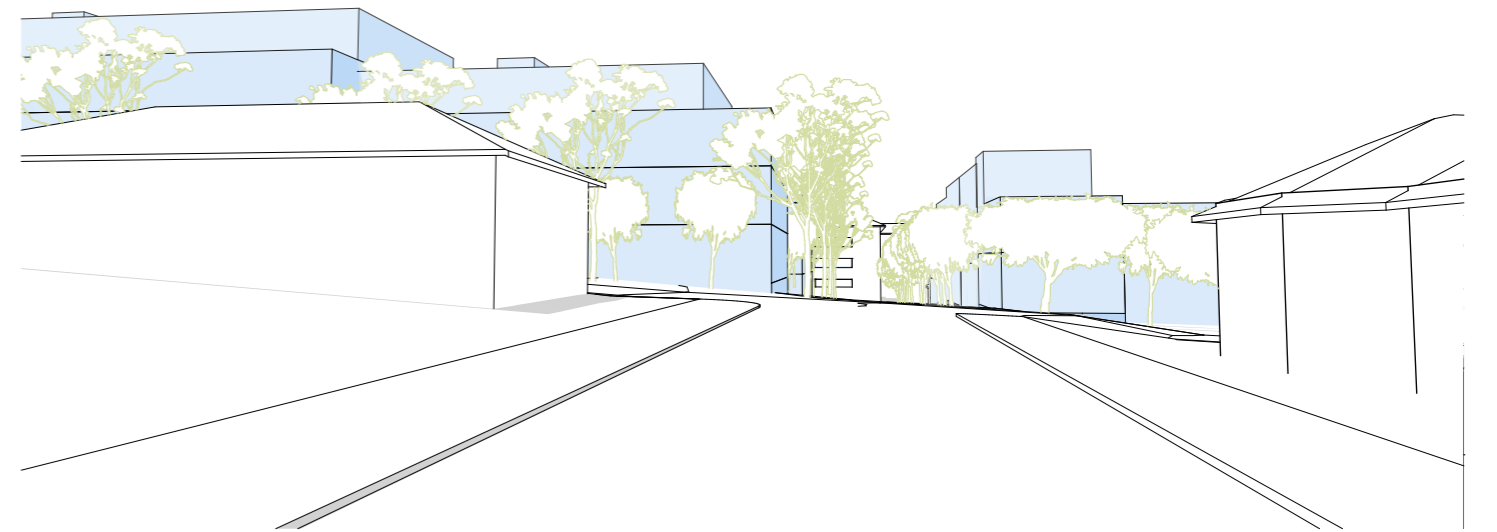


Proposal



Original

VIEW FROM HARRINGTON ST



Proposal

3D VIEWS COMPARISON SHEET 4

SUPPLEMENTARY 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

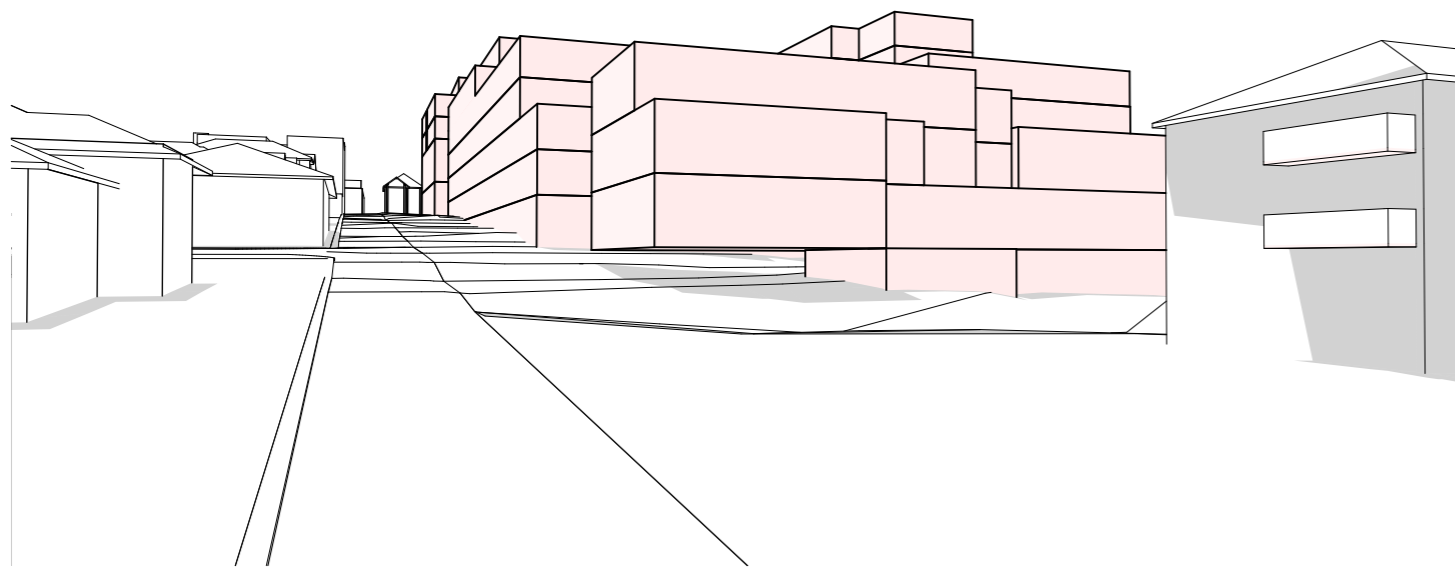
TEL: 8968 1900 FAX: 8968 1999

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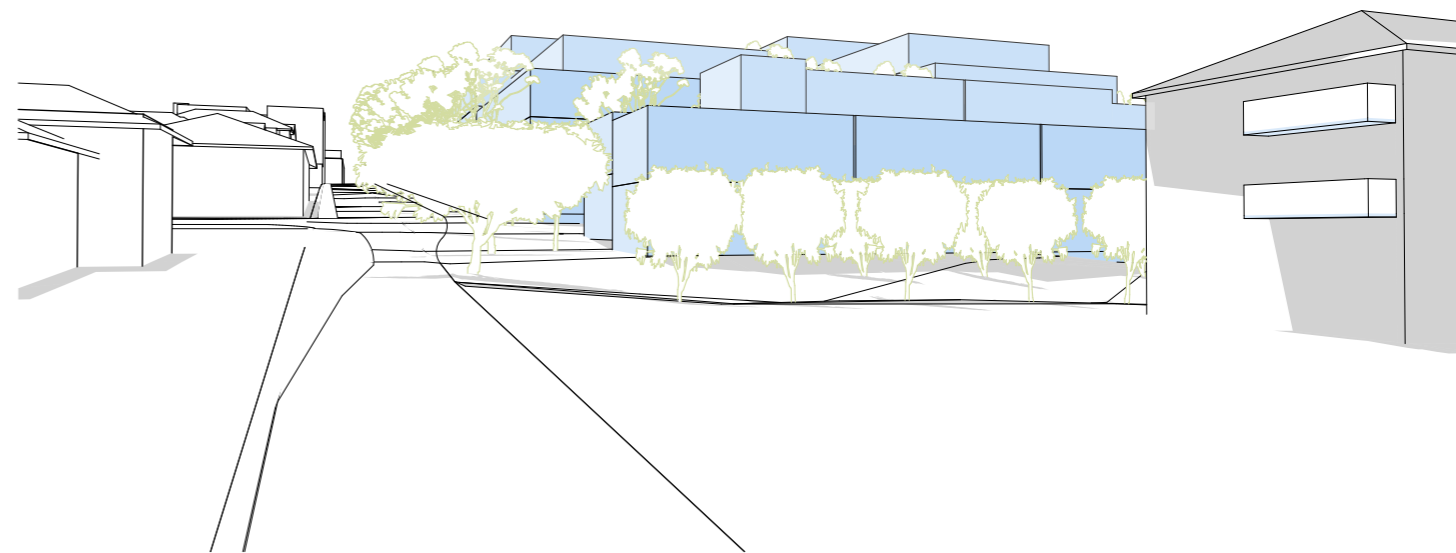
NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

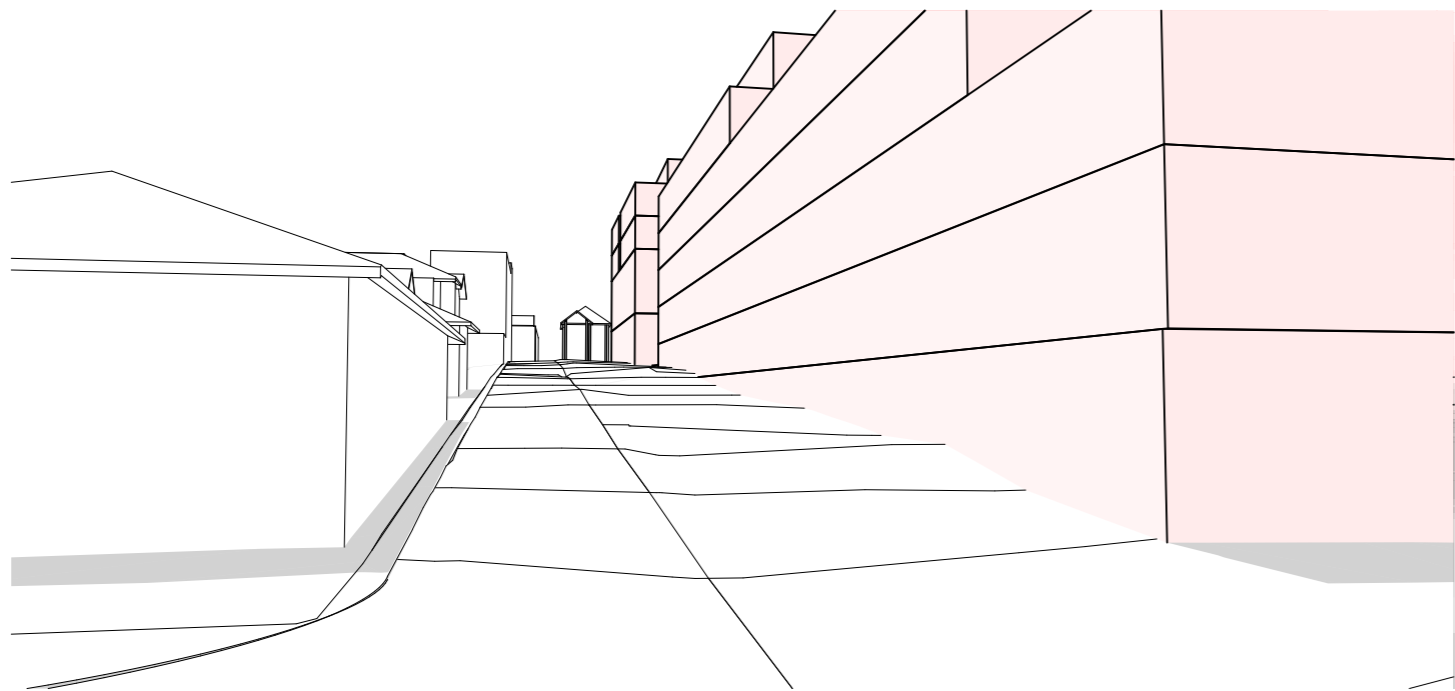


Original

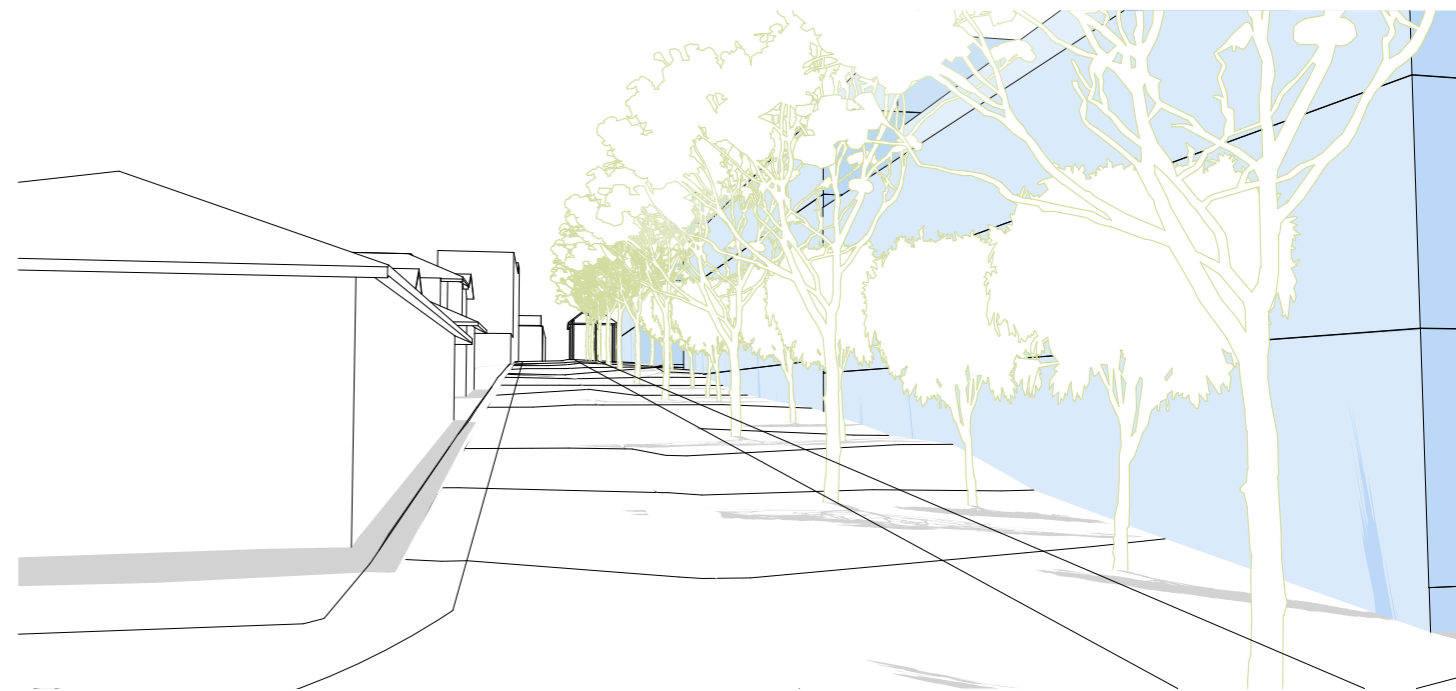


Proposal

VIEW FROM ALMA AV 1



Original



Proposal

VIEW FROM ALMA AV 2

3D VIEWS COMPARISON SHEET 5

SUPPLEMENTARY 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

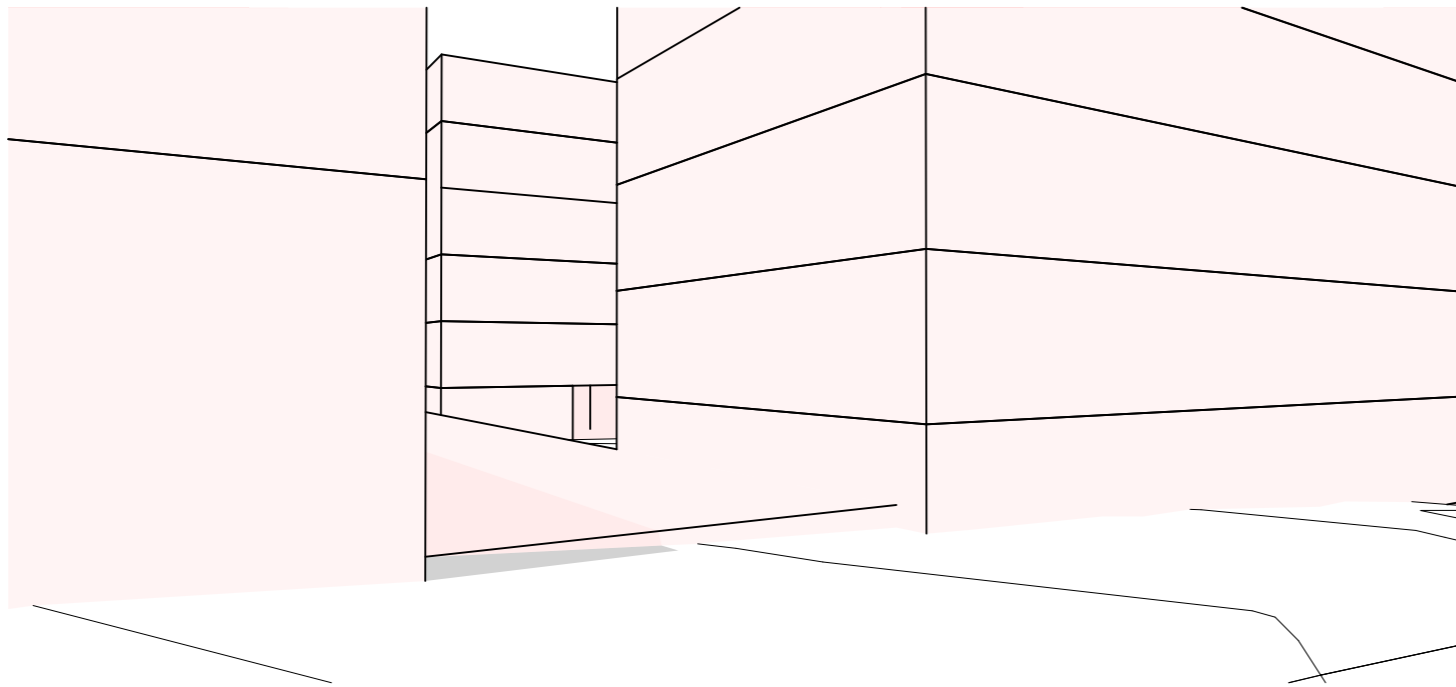
ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

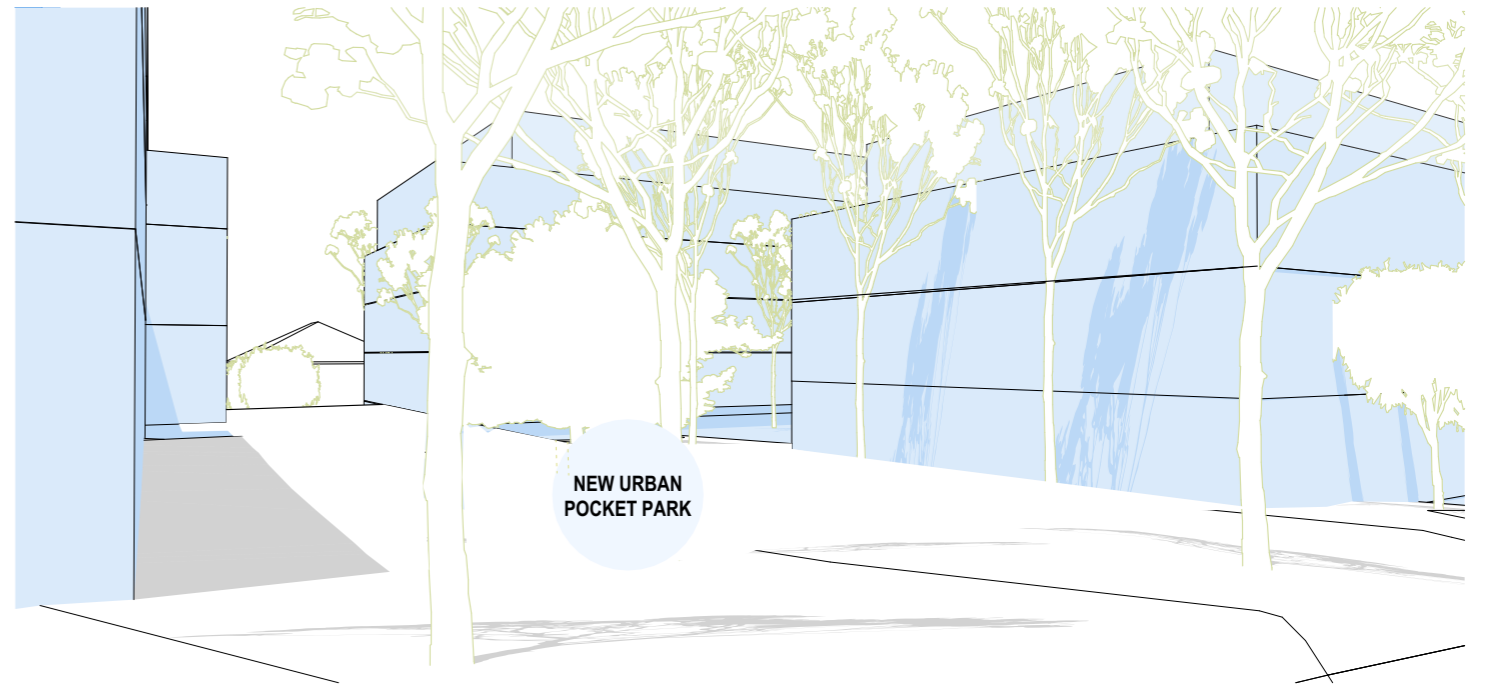
MARCH 2022

REV E

PPS 305

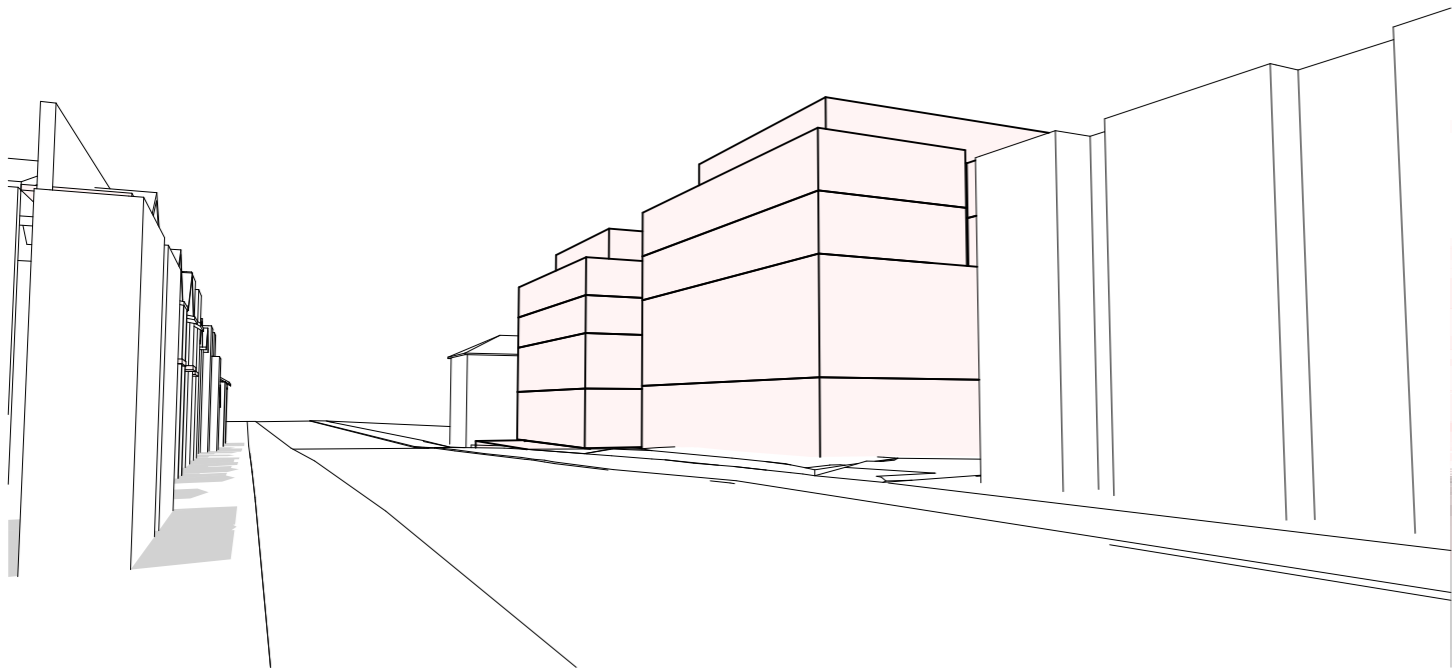


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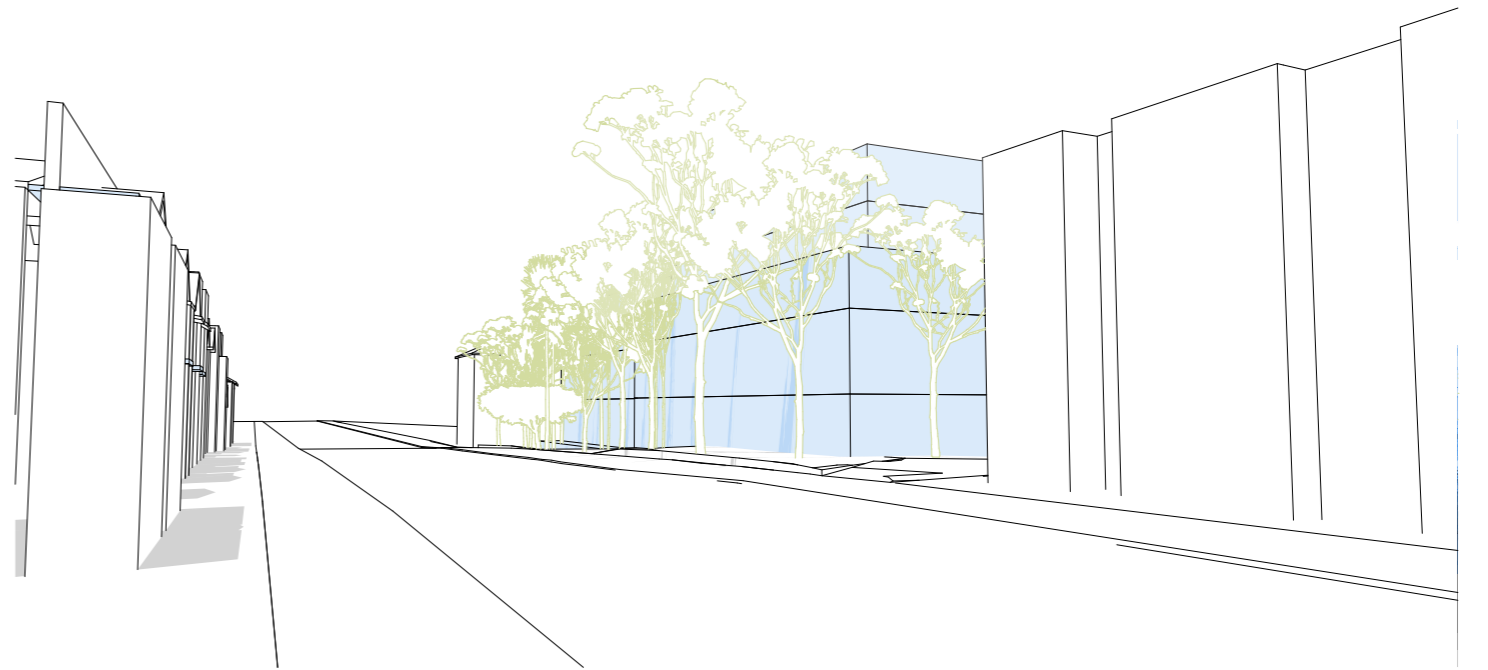


Proposal

VIEW FROM ALMA AV 3



Original



Proposal

VIEW FROM STANMORE RD

3D VIEWS COMPARISON SHEET 6

SUPPLEMENTARY 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

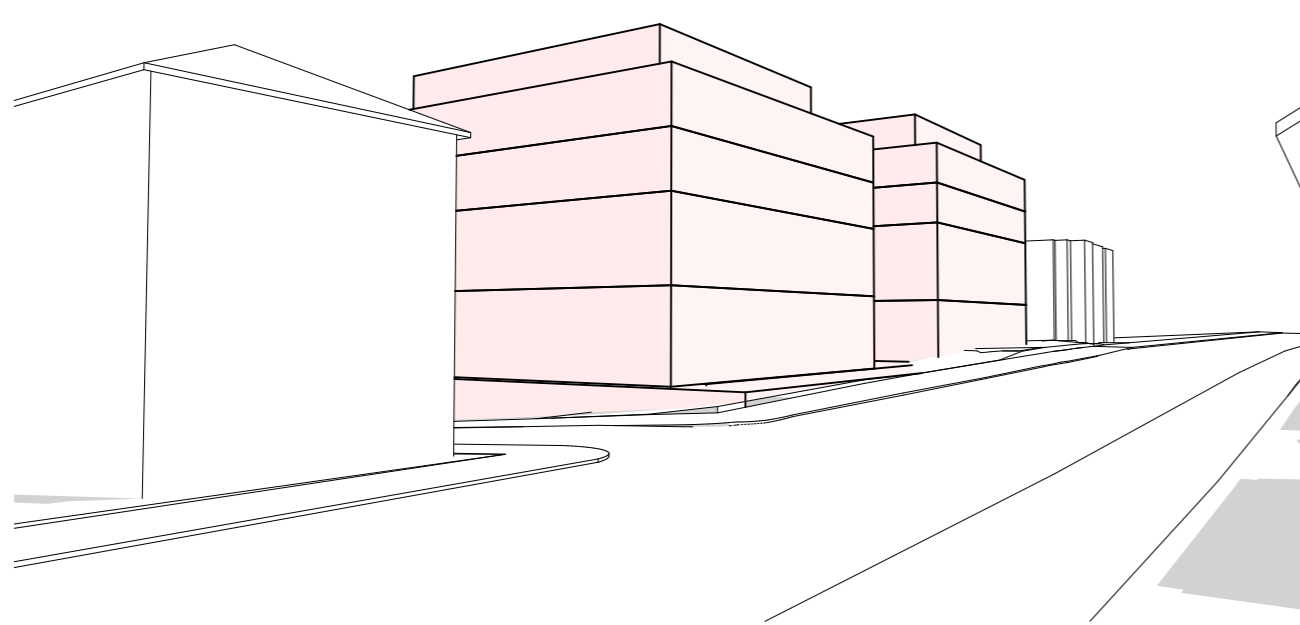
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

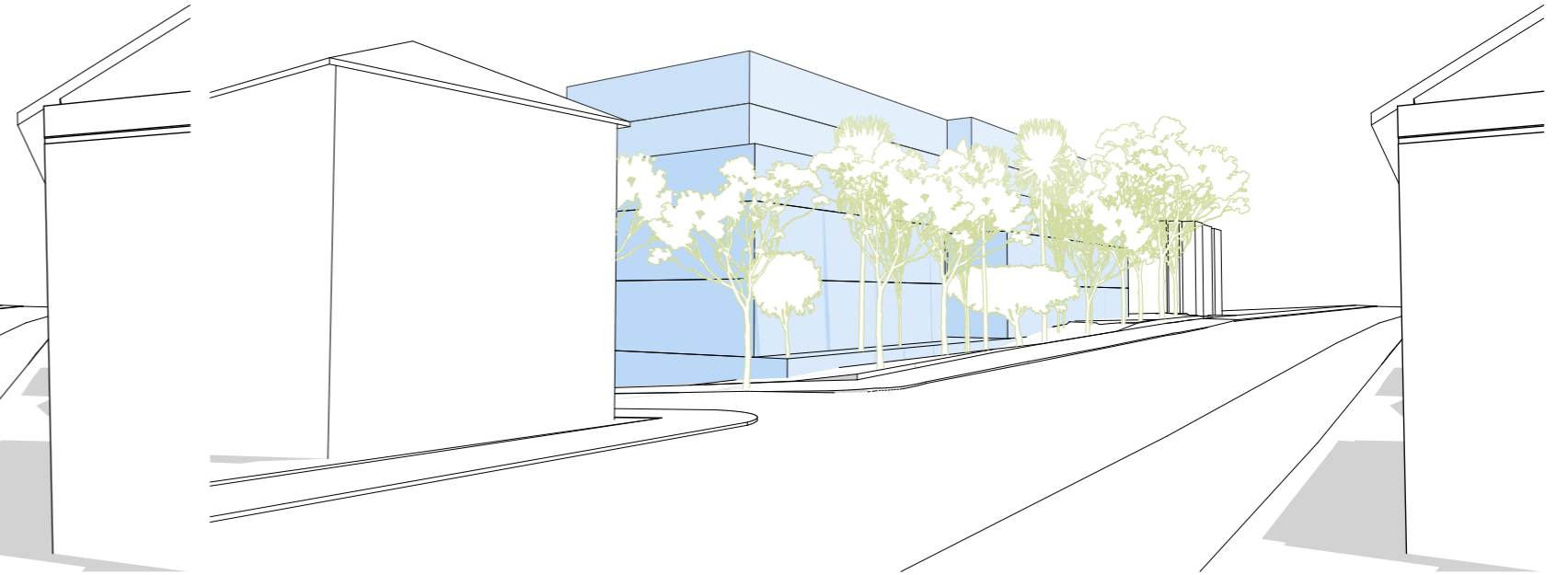
NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E

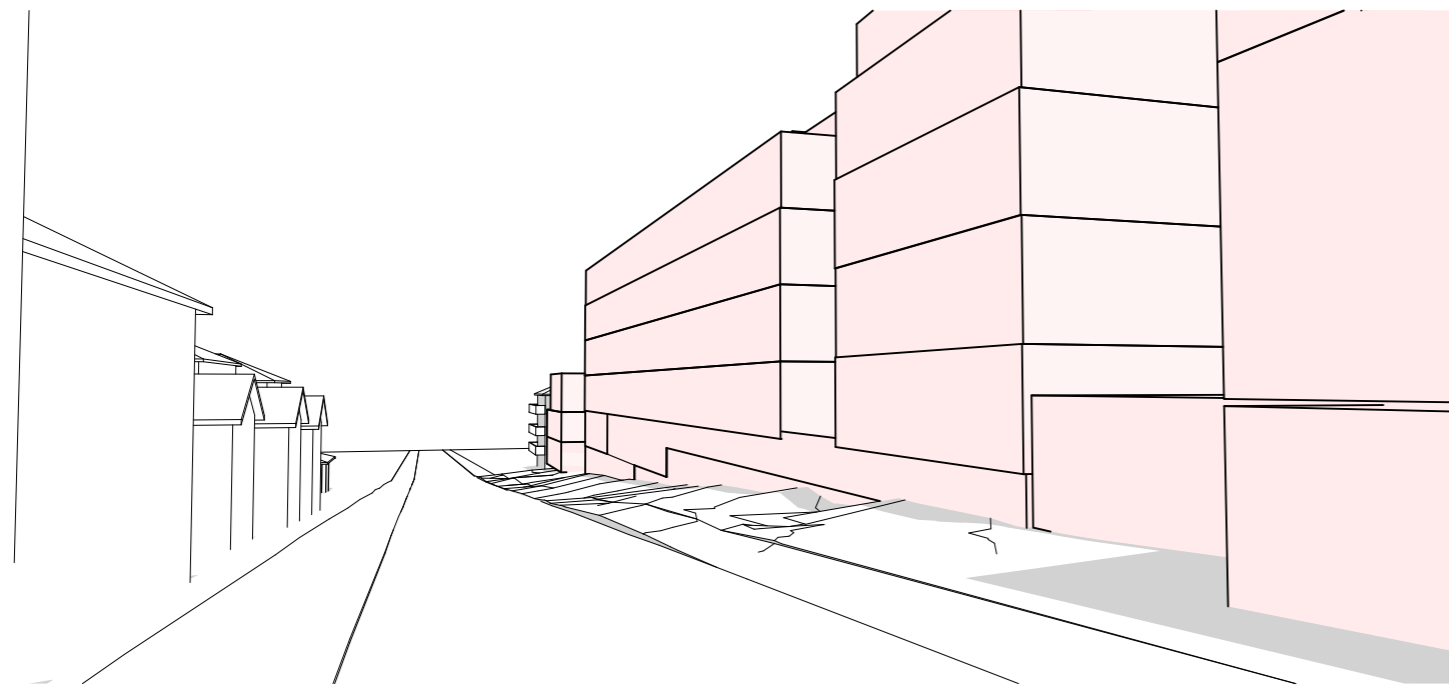


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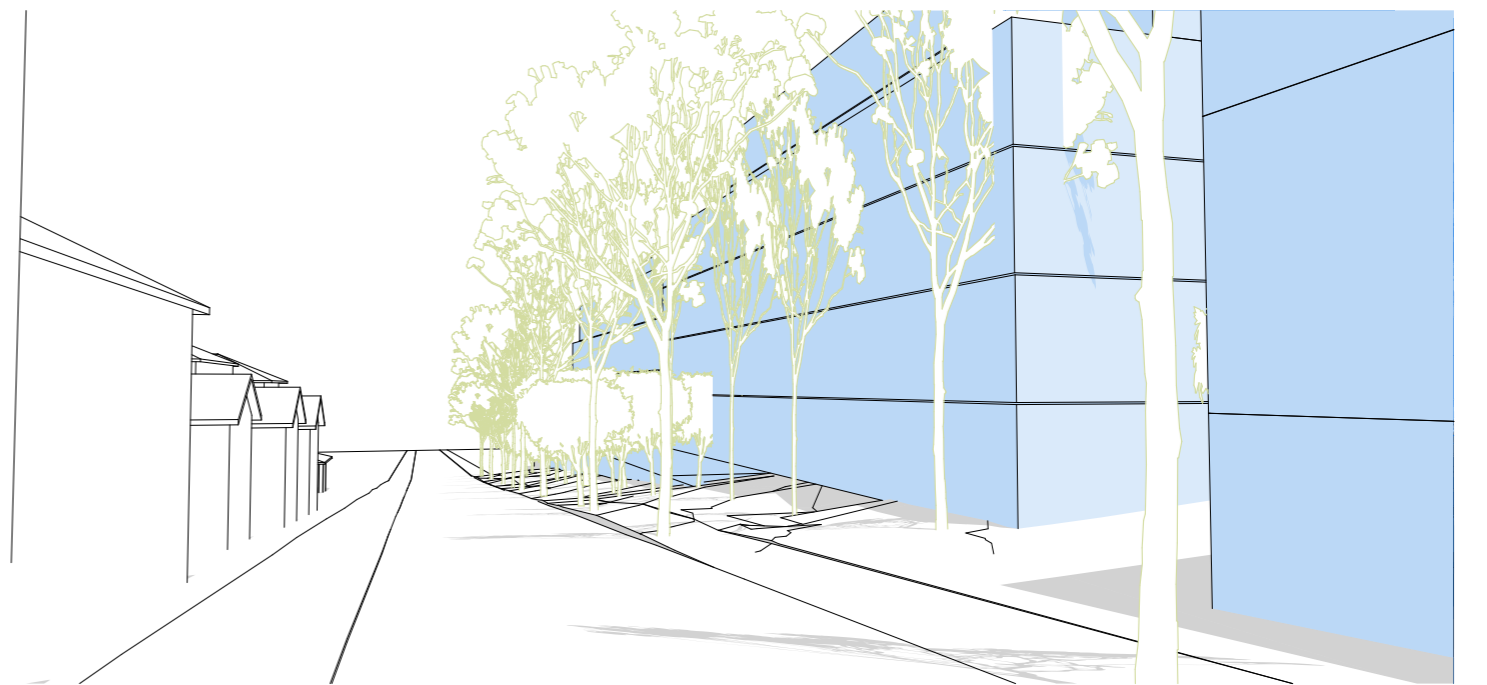


Proposal

VIEW FROM STANMORE RD 2



Original



Proposal

VIEW FROM TUPPER ST

3D VIEWS COMPARISON SHEET 7

SUPPLEMENTARY 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

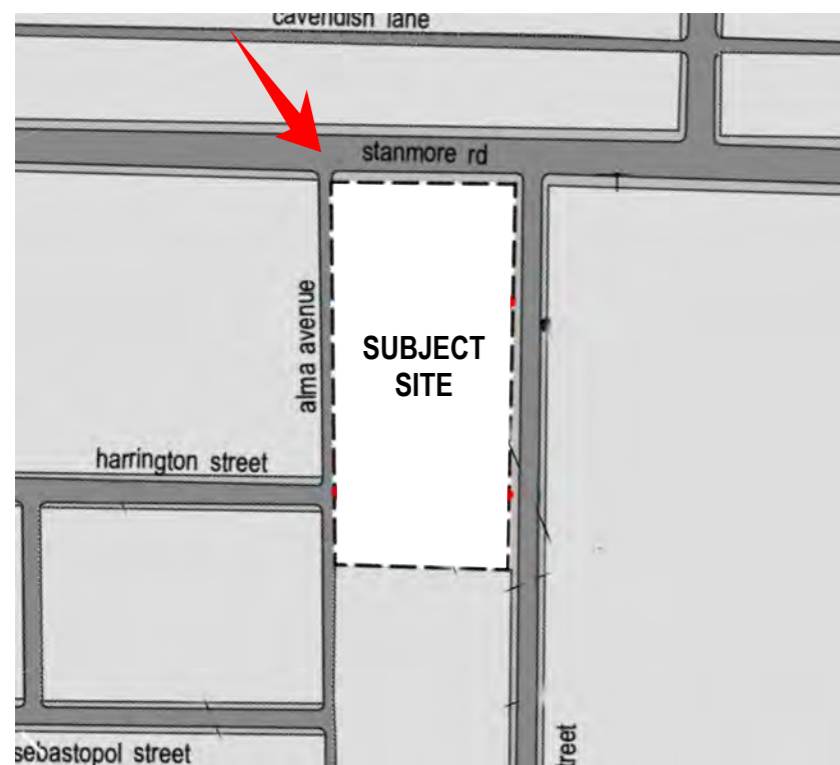
REV E



ORIGINAL



PROPOSED



3D VIEWS COMPARISON SHEET 8

SUPPLEMENTARY 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

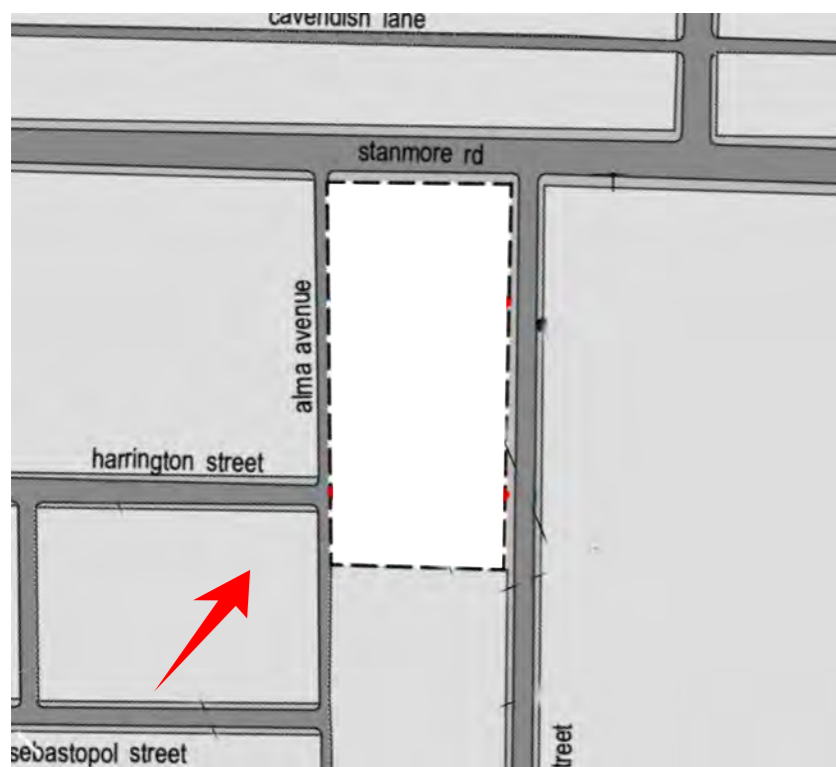
TEL: 8968 1900 FAX: 8968 1999

ACN: 603 389 288

NOMINATED ARCHITECT - GEORGE REVAY REG. NO. 3954

MARCH 2022

REV E



3D VIEWS COMPARISON SHEET 9

SUPPLEMENTARY URBAN DESIGN STUDY / INDICATIVE SCHEME FOR PLANNING PROPOSAL AT :

58-76 Stanmore Road Stanmore NSW

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3D VIEWS COMPARISON SHEET 10

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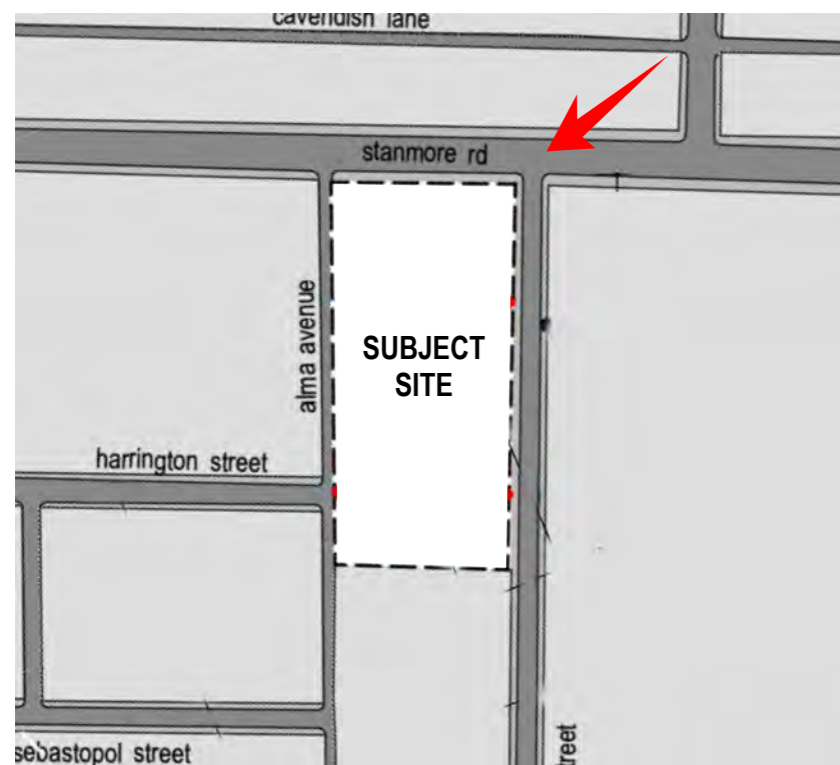
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ORIGINAL



PROPOSED



3D VIEWS COMPARISON SHEET 11

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