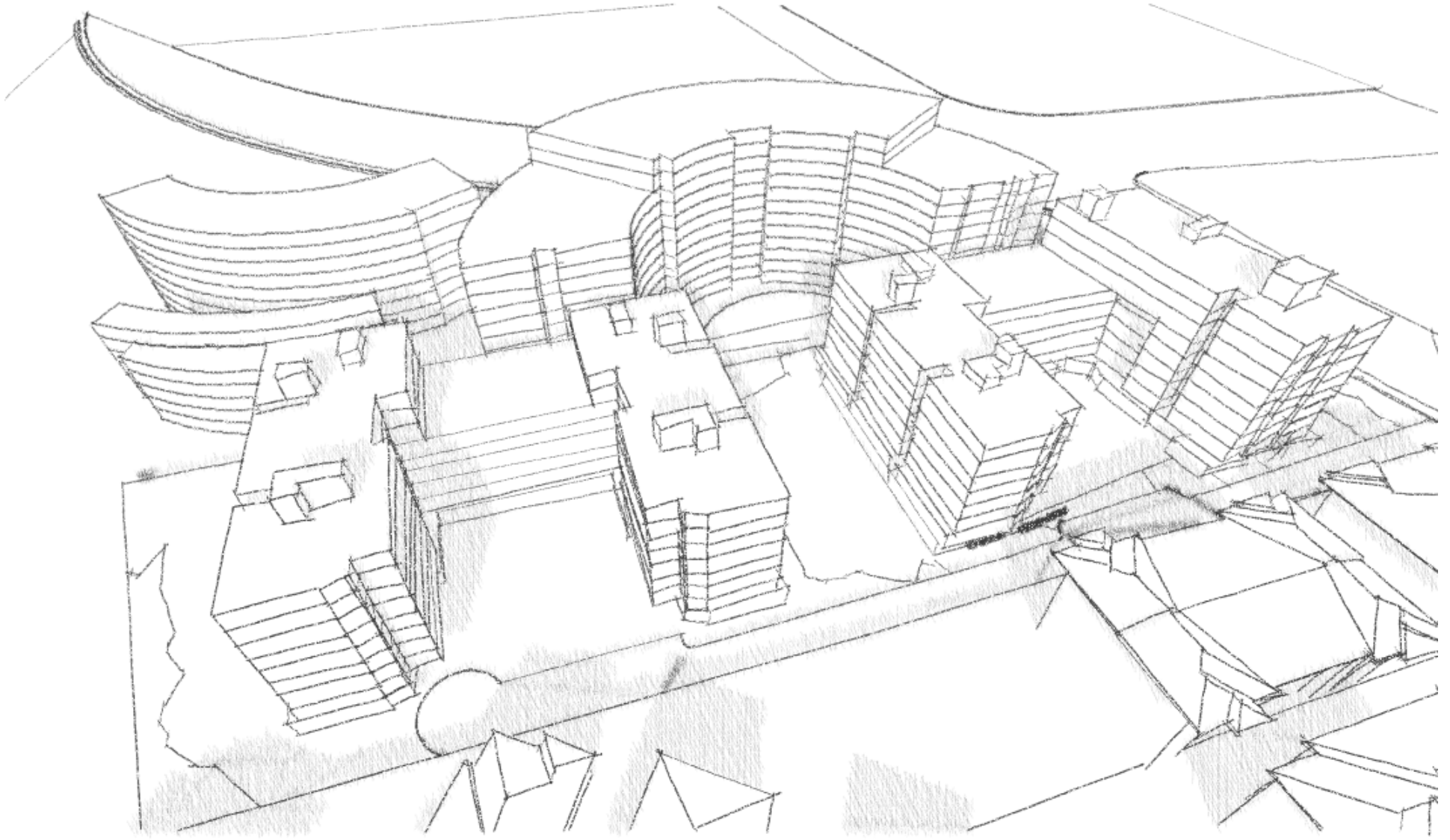


DRAWING LIST

00	COVER SHEET
01	LOCATION PLAN
02	BUILT FORM DEVELOPMENT + SITE ANALYSIS 01
03	BUILT FORM DEVELOPMENT + SITE ANALYSIS 02
04	PROPOSED SITE PLAN
05	OVERALL GROUND FLOOR PLAN
06	GFA DIAGRAMS 01
07	GFA DIAGRAMS 02
08	GFA DIAGRAMS 03
09	GFA DIAGRAMS 04
10	WINDSOR ROAD STREET ELEVATION
11	3D VIEW - NORTH PERSPECTIVE
12	3D VIEW - WEST PERSPECTIVE
13	3D VIEW - SOUTHWEST PERSPECTIVE
14	3D VIEW - NORTHWEST PERSPECTIVE
15	3D VIEW - NORTHWEST STREETSCAPE
16	3D VIEW - NORTHWEST STREETSCAPE
17	SOLAR IMPACT SHADOW ANALYSIS 01
18	SOLAR IMPACT SHADOW ANALYSIS 02
19	GFA + FSR SCHEDULE
20	LANDSCAPE CONCEPT 01
21	LANDSCAPE CONCEPT 02
22	REFERENCE DESIGN WEST BASEMENT 1-2
23	REFERENCE DESIGN WEST LG FLOOR PLAN
24	REFERENCE DESIGN WEST GROUND FLOOR PLAN
25	REFERENCE DESIGN WEST LEVEL 1-5 TYPICAL FLOOR PLAN
26	REFERENCE DESIGN WEST LEVEL 6 FLOOR PLAN
27	REFERENCE DESIGN WEST LEVEL 7 FLOOR PLAN
28	REFERENCE DESIGN WEST LEVEL 8 FLOOR PLAN
29	REFERENCE DESIGN WEST ROOF PLAN
30	REFERENCE DESIGN EAST BASEMENT 2
31	REFERENCE DESIGN EAST BASEMENT 01
32	REFERENCE DESIGN EAST GROUND FLOOR PLAN
33	REFERENCE DESIGN EAST LEVEL 1-5 TYPICAL FLOOR PLAN
34	REFERENCE DESIGN EAST LEVEL 6 FLOOR PLAN
35	REFERENCE DESIGN EAST LEVEL 7 FLOOR PLAN
36	REFERENCE DESIGN EAST LEVEL 8 FLOOR PLAN
37	REFERENCE DESIGN EAST ROOF PLAN
38	SECTIONS
39	ADG COMPLIANCE SCHEDULE 01
40	ADG COMPLIANCE SCHEDULE 02
41	GROSS BUILDING AREA SCHEDULE
42	SALEABLE AREA SCHEDULE
43	SALEABLE AREA DIAGRAM



23-25 WINDSOR RD
NORTHMEAD

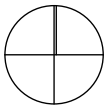
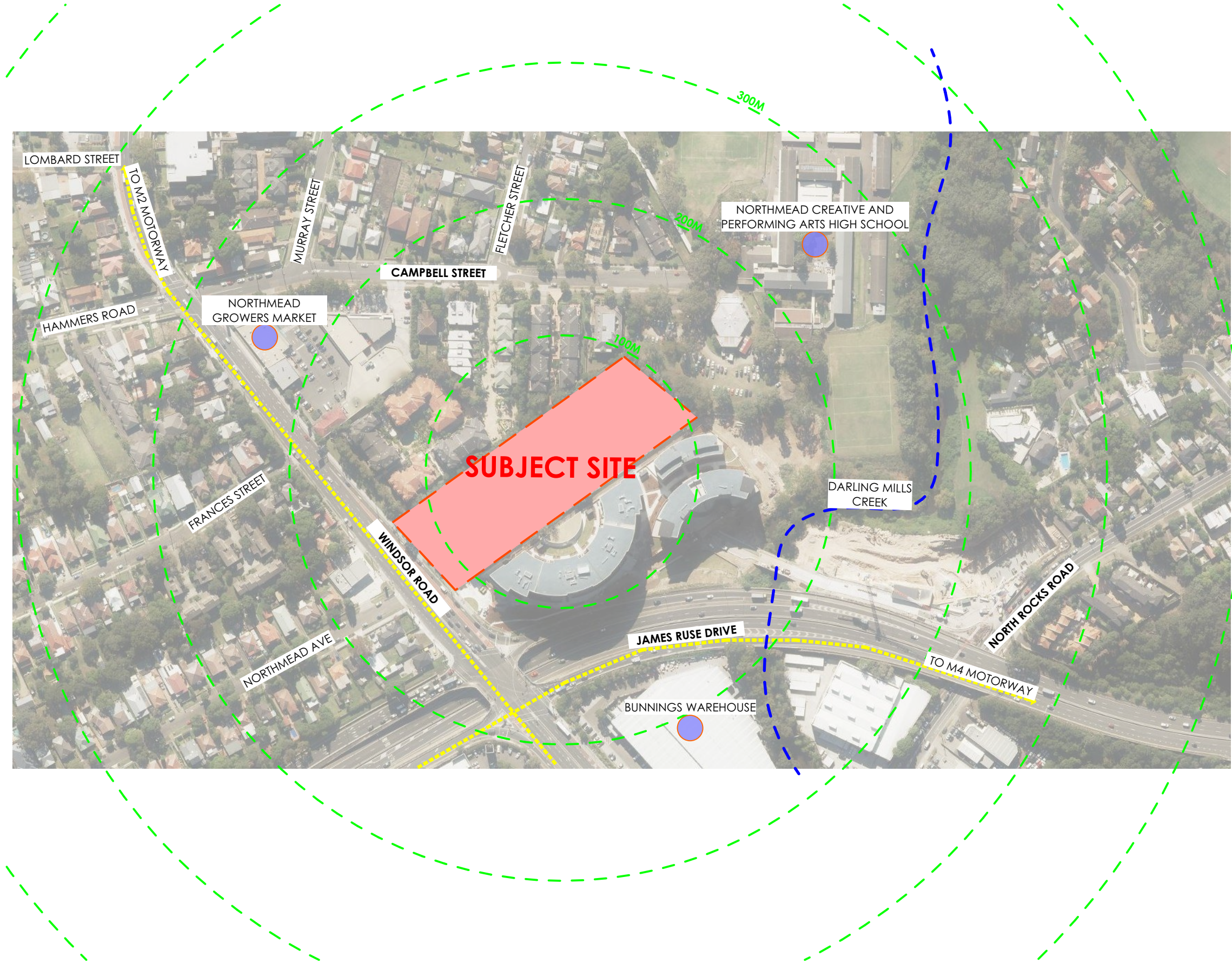
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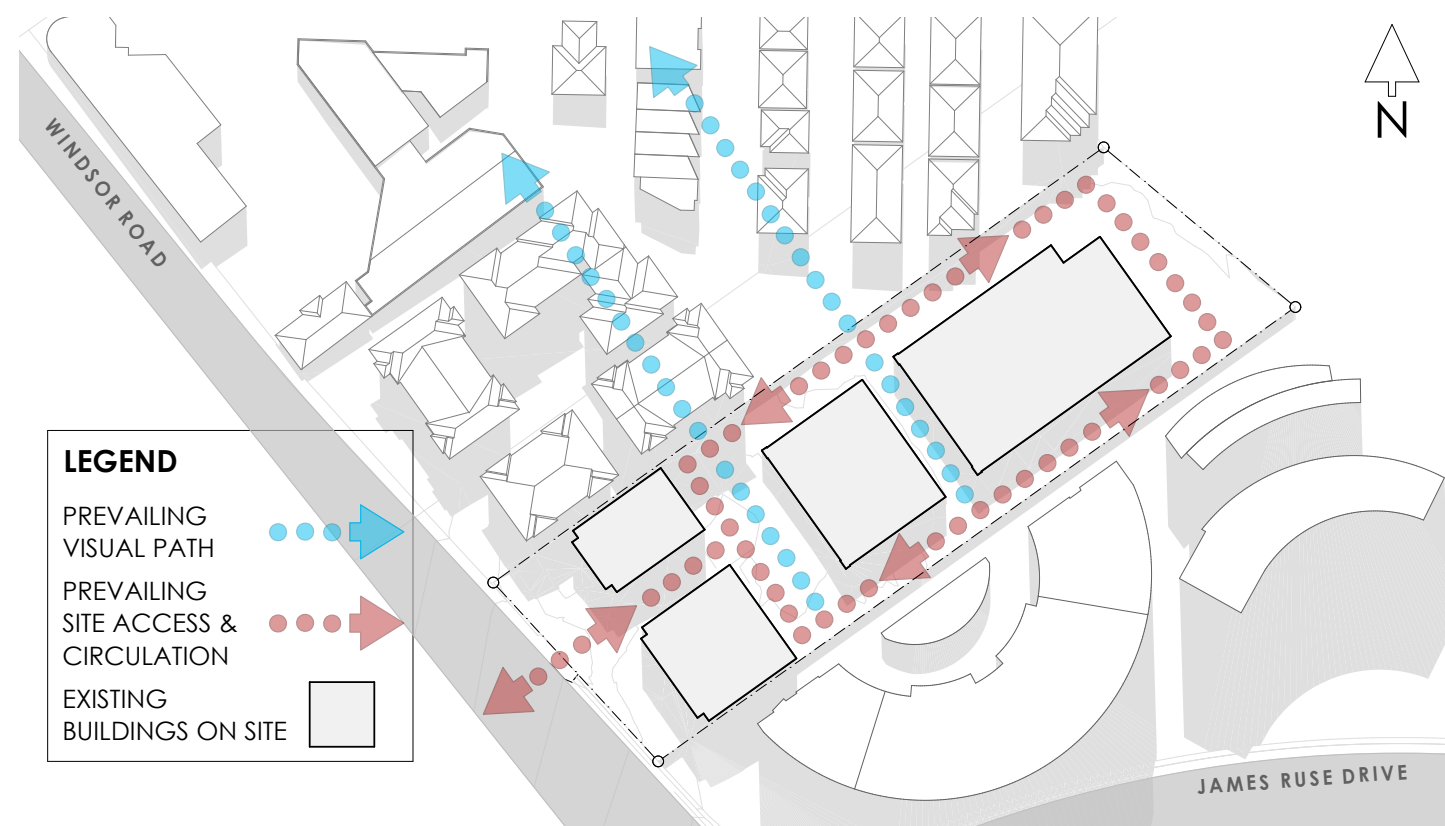
OWNERS CORPORATION STRATA PLAN 47006

MAY 2020



Level 10, 263 Clarence Street, Sydney NSW 2000
+ 61 2 9263 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

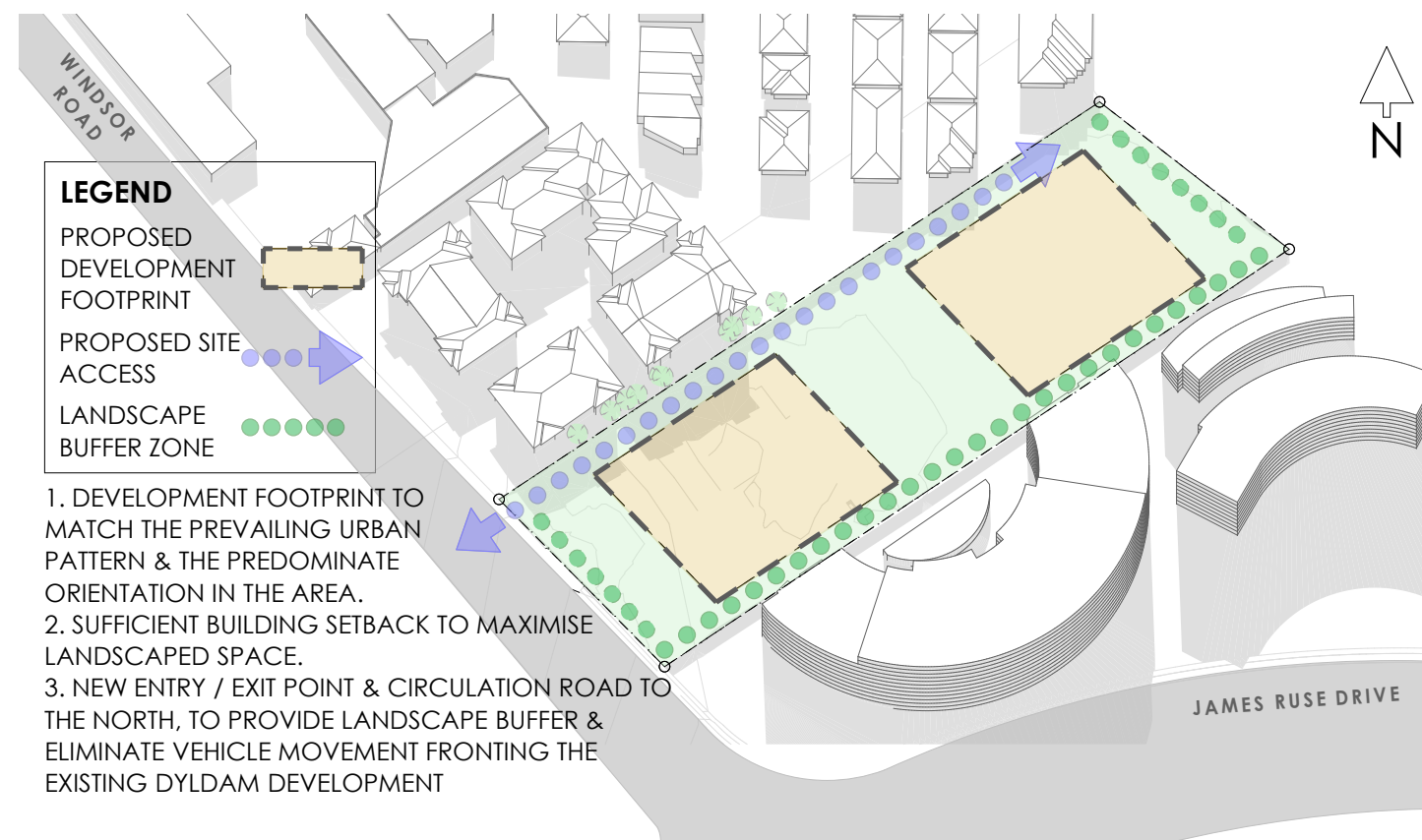




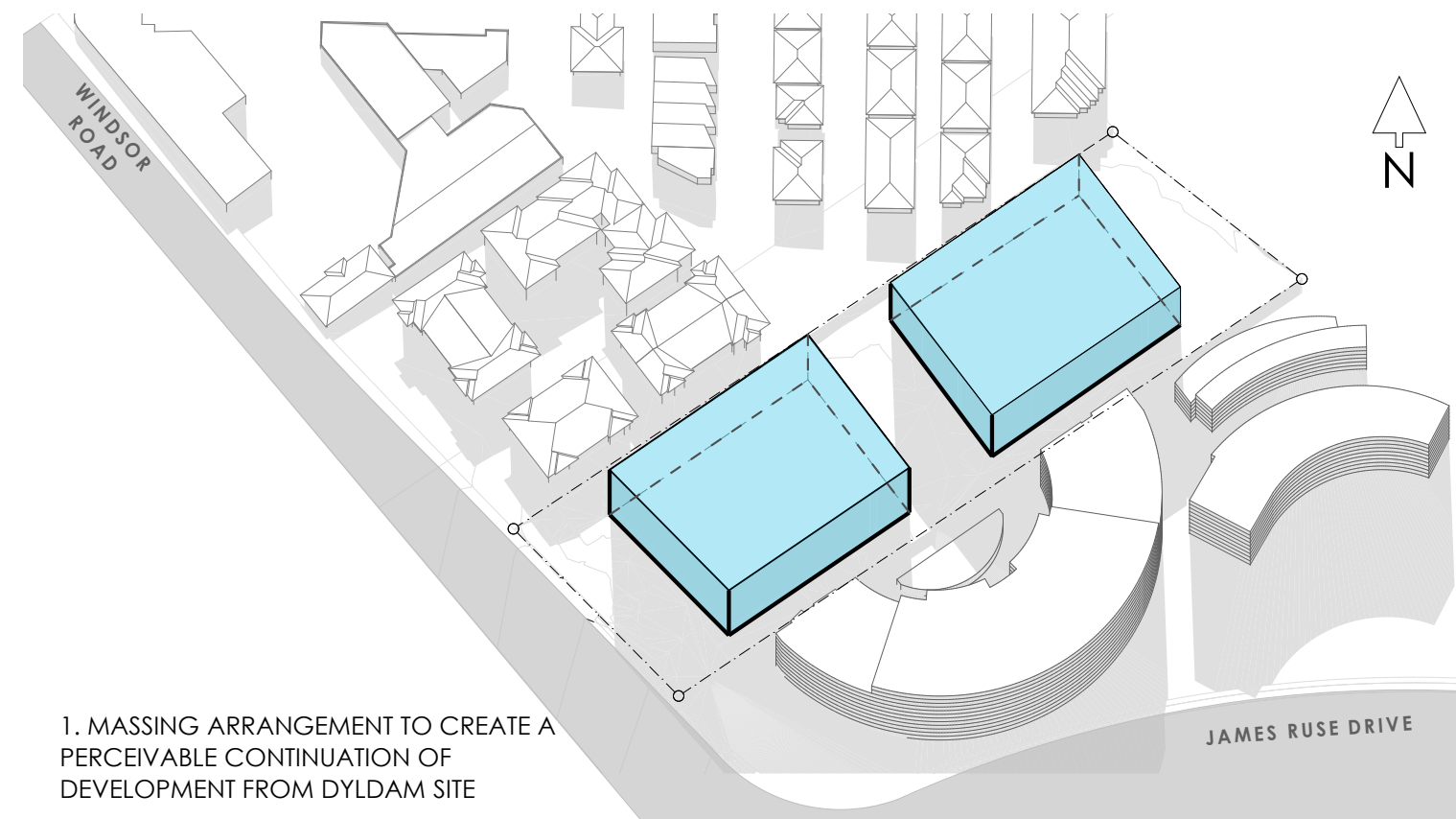
1 PREVAILING URBAN PATTERN
N.T.S



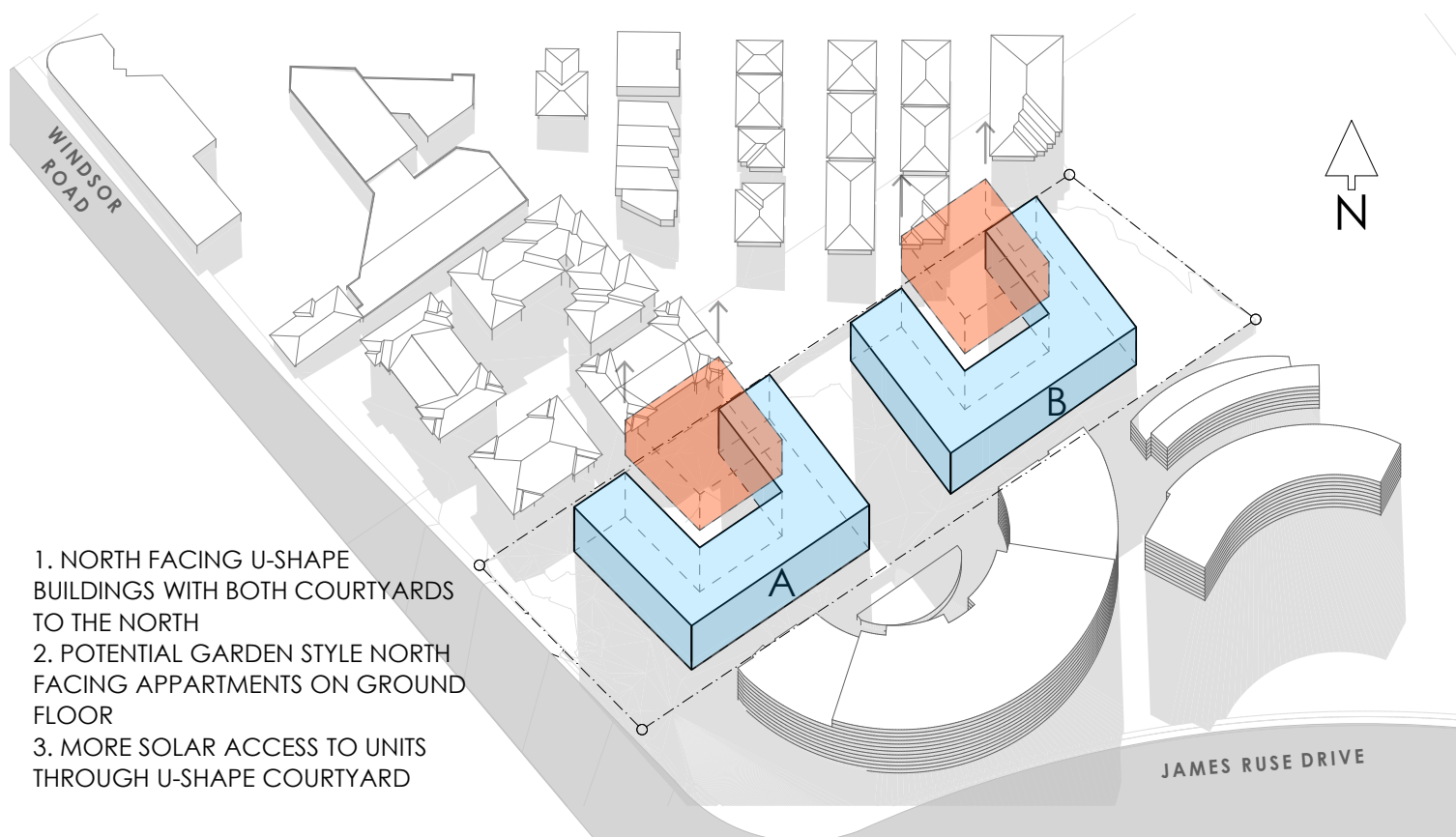
2 THE SITE
N.T.S



3 LANDSCAPE + SETBACK + VEHICLE CIRCULATION
N.T.S

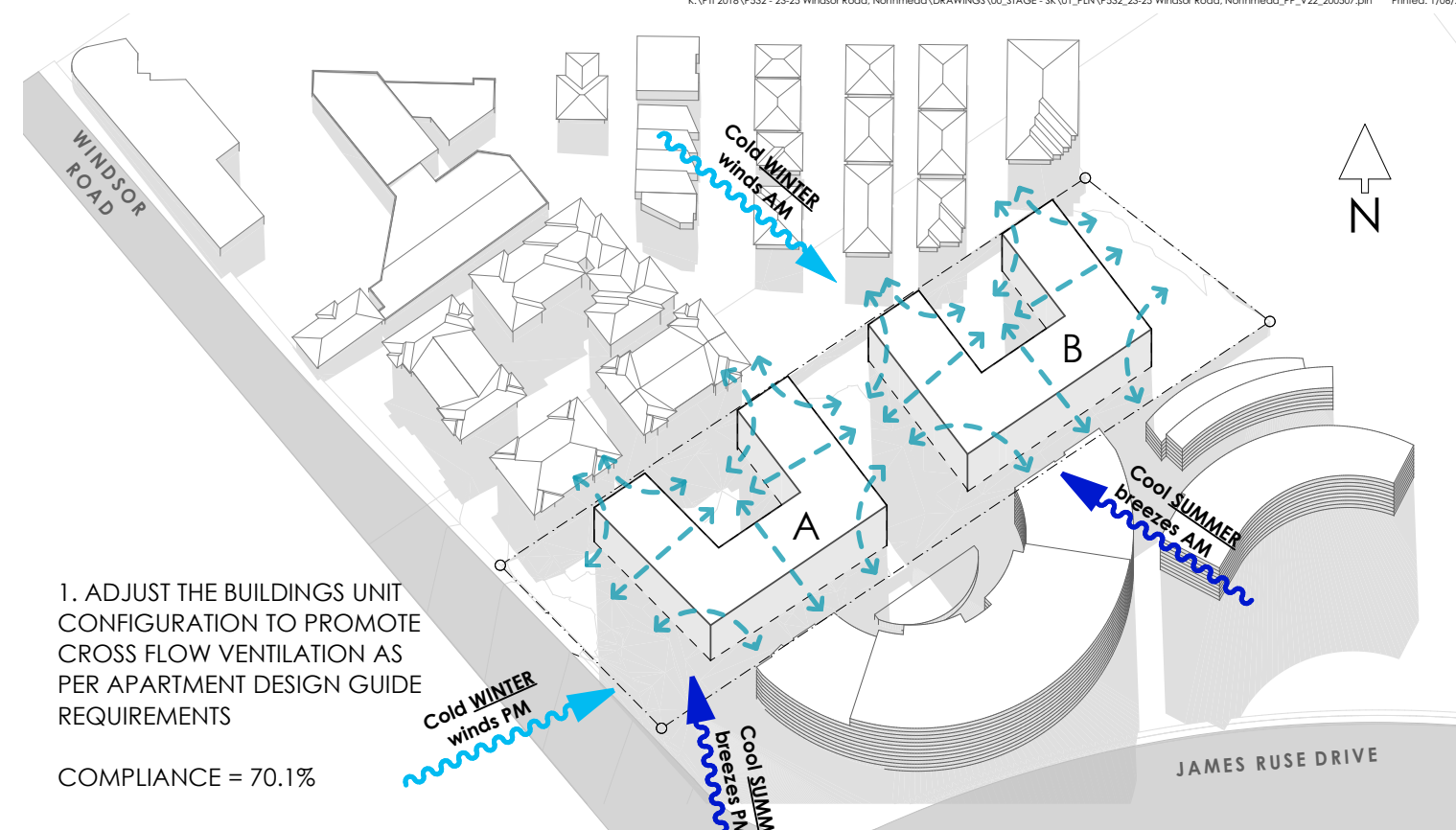


4 INITIAL MASSING FORM
N.T.S



1. NORTH FACING U-SHAPE BUILDINGS WITH BOTH COURTYARDS TO THE NORTH
2. POTENTIAL GARDEN STYLE NORTH FACING APPARTMENTS ON GROUND FLOOR
3. MORE SOLAR ACCESS TO UNITS THROUGH U-SHAPE COURTYARD

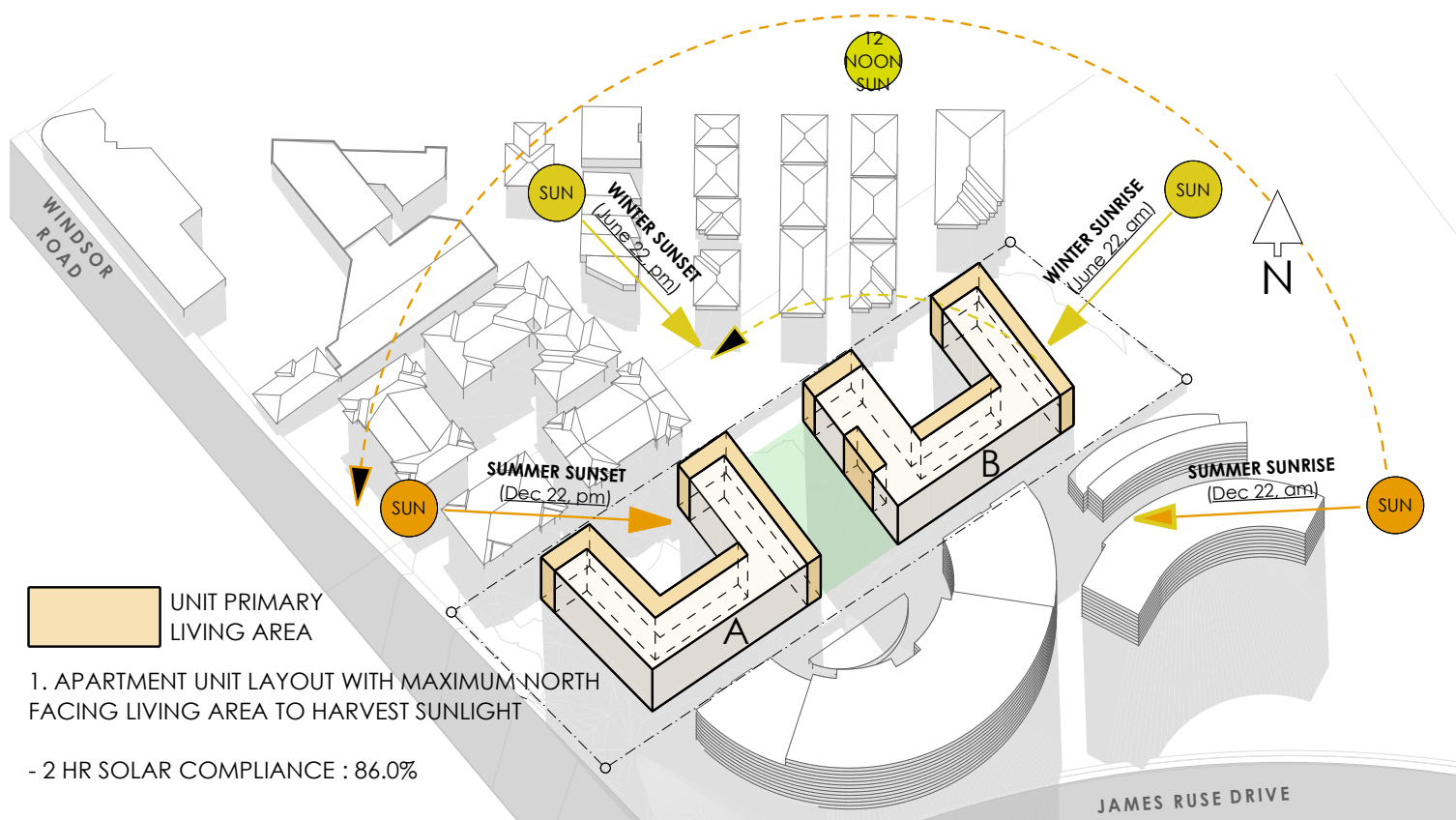
1 BUILT FORM DEVELOPMENT
N.T.S



1. ADJUST THE BUILDINGS UNIT CONFIGURATION TO PROMOTE CROSS FLOW VENTILATION AS PER APARTMENT DESIGN GUIDE REQUIREMENTS

COMPLIANCE = 70.1%

2 CROSS VENTILATION CONCEPT
N.T.S

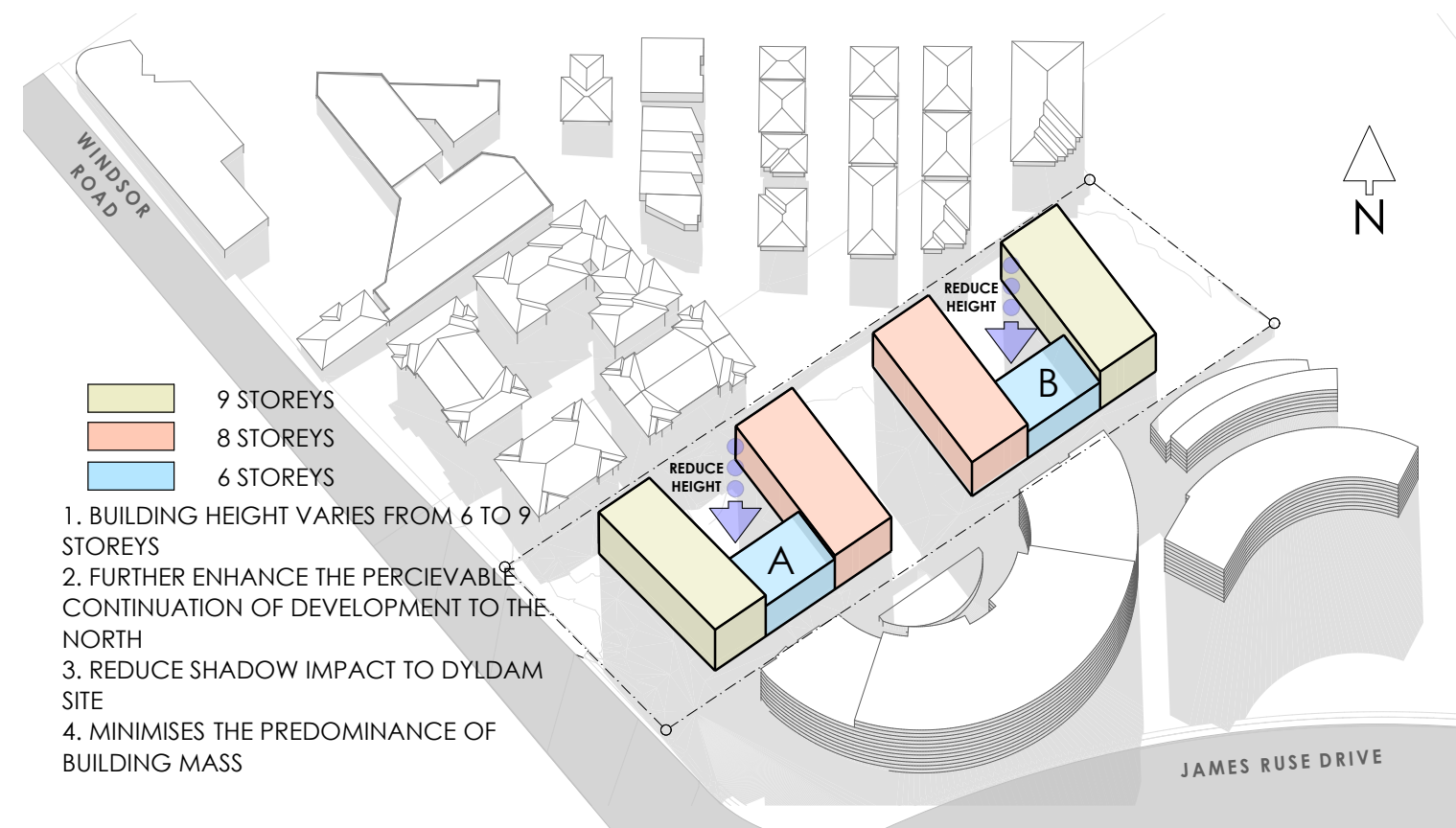


UNIT PRIMARY LIVING AREA

1. APARTMENT UNIT LAYOUT WITH MAXIMUM NORTH FACING LIVING AREA TO HARVEST SUNLIGHT

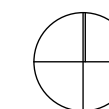
- 2 HR SOLAR COMPLIANCE : 86.0%

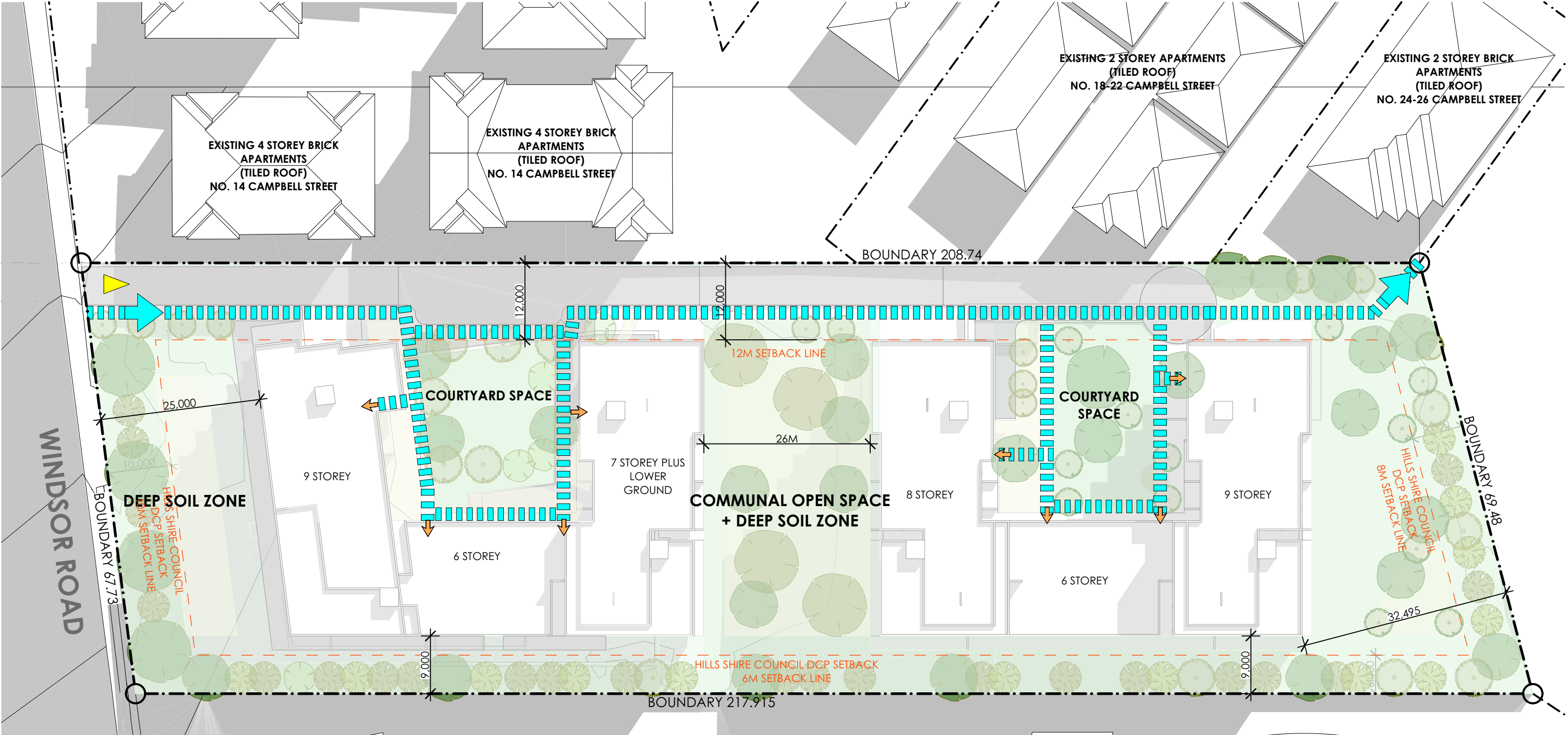
3 MAXIMIZING SOLAR ACCESS
N.T.S



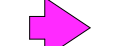
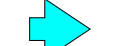
1. BUILDING HEIGHT VARIES FROM 6 TO 9 STOREYS
2. FURTHER ENHANCE THE PERCIEVABLE CONTINUATION OF DEVELOPMENT TO THE NORTH
3. REDUCE SHADOW IMPACT TO DYLDAM SITE
4. MINIMISES THE PREDOMINANCE OF BUILDING MASS

4 BUILDING TRANSITION
N.T.S





SITE PLAN LEGEND

-  SUBJECT SITE
-  SERVICE VEHICLE ACCESS
-  RESIDENT VEHICULAR ACCESS
-  PRINCIPLE PEDESTRIAN ACCESS
-  PEDESTRIAN PATHWAY & FUTURE BICYCLE LINKAGE



MAX PARAPET : RL 51.9

MAX PARAPET : RL 51.9

EXISTING MULTI STOREY
CONCRETE APARTMENTS
MAX PARAPET : RL 36.9
NO. 25 NORTHROCKS ROAD

EXISTING MULTI STOREY CONCRETE APARTMENTS
MAX PARAPET : RL 58.1
NO. 25 NORTHROCKS ROAD

EXISTING MULTI STOREY
CONCRETE APARTMENTS
MAX PARAPET : RL 48.95
NO. 25 NORTHROCKS ROAD



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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION
1	ISSUE FOR PLANNER
2	FOR COUNCIL DCP
3	FOR CLIENT REVIEW

BY	DATE
FW	20.01.2020
LL	11.05.2020
FW	21.05.2020

CLIENT:
OWNERS
CORPORATION STRATA
PLAN 47006

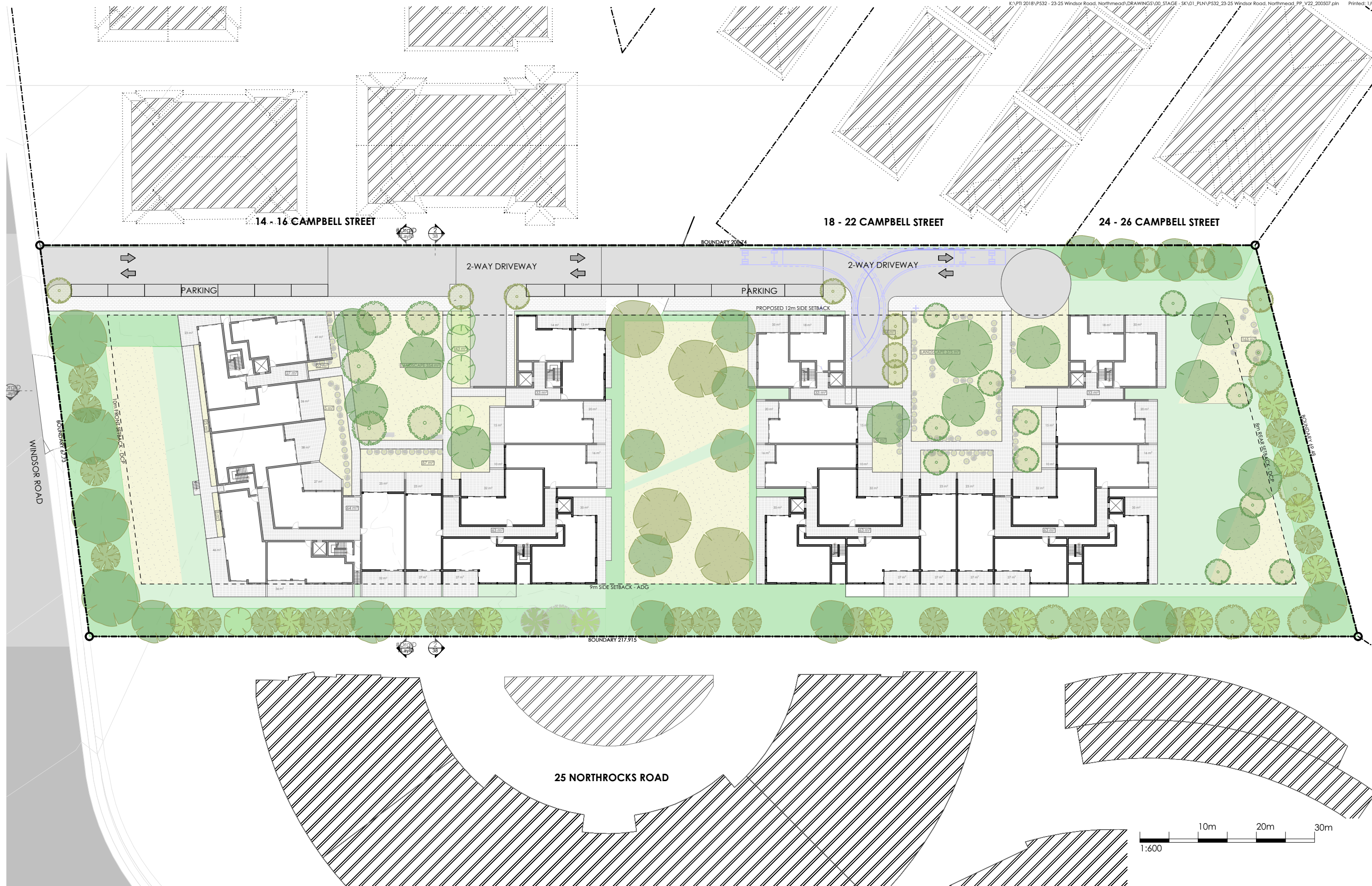
PROJECT TITLE:
23-25 WINDSOR RD
NORTHMEAD

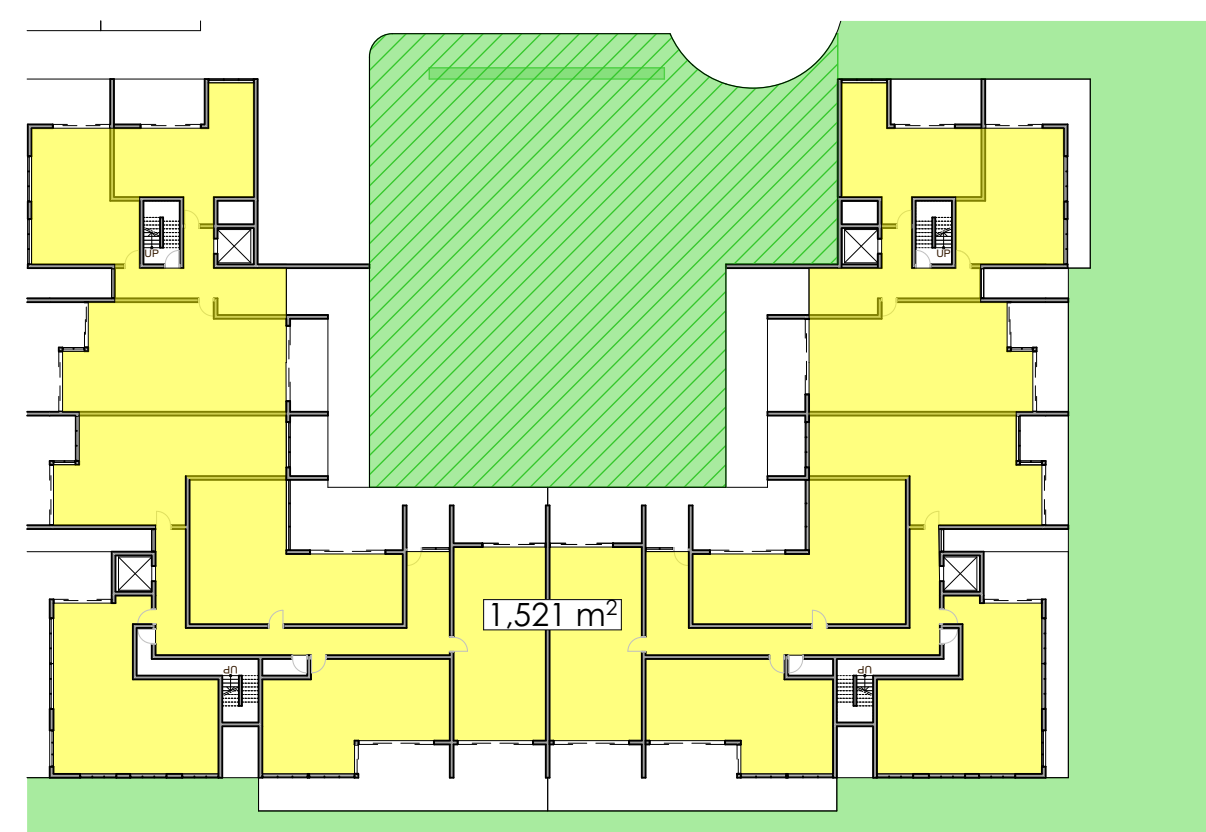
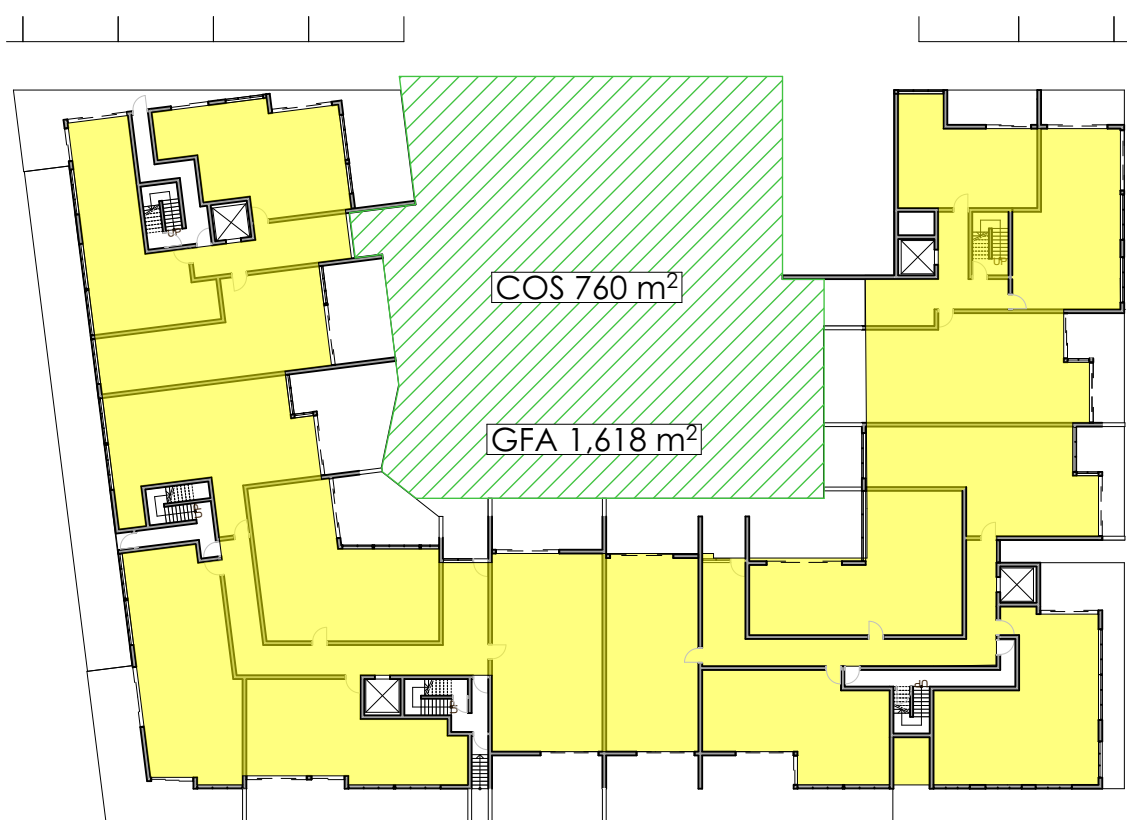
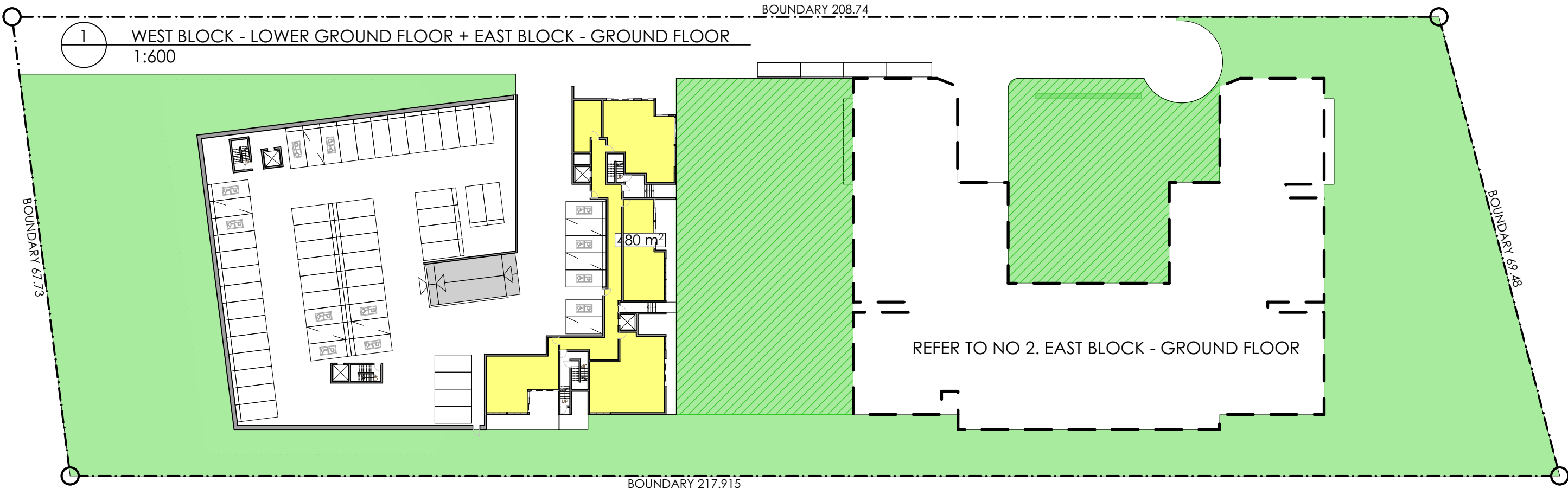
DRAWING TITLE:
PROPOSED SITE PLAN



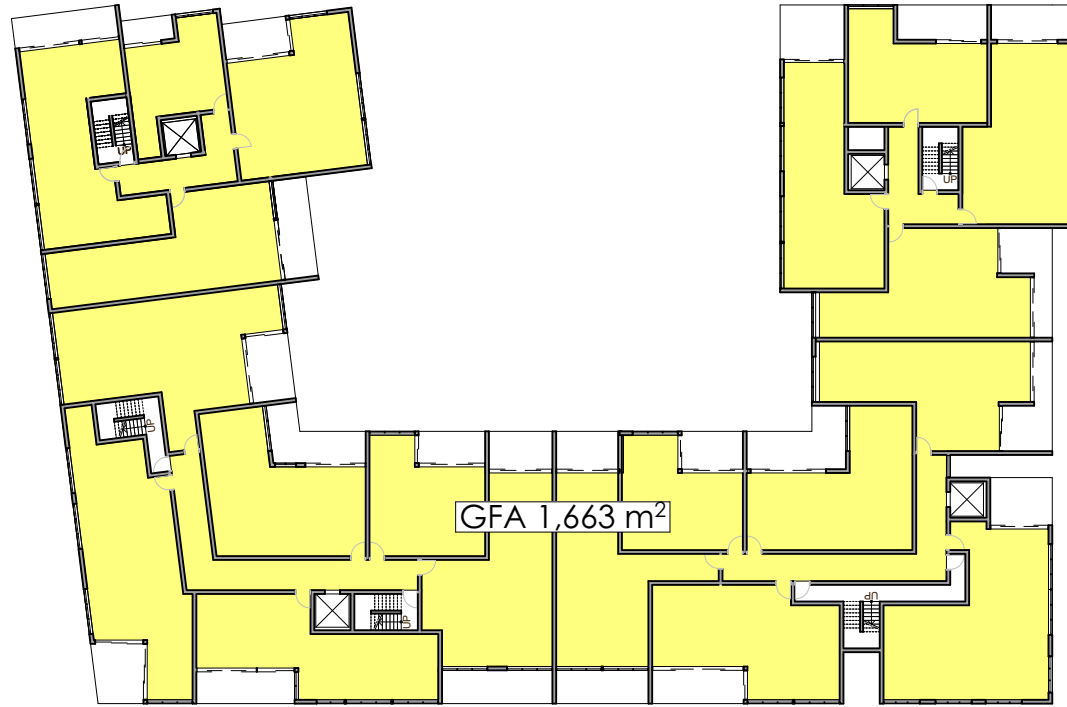
DRAWN BY: VW JW LZ LL
CHECKED BY: PI
SCALE: 1:600 AT A3
PROJECT No: P532

PP 04 3
stage. dwg no. revision

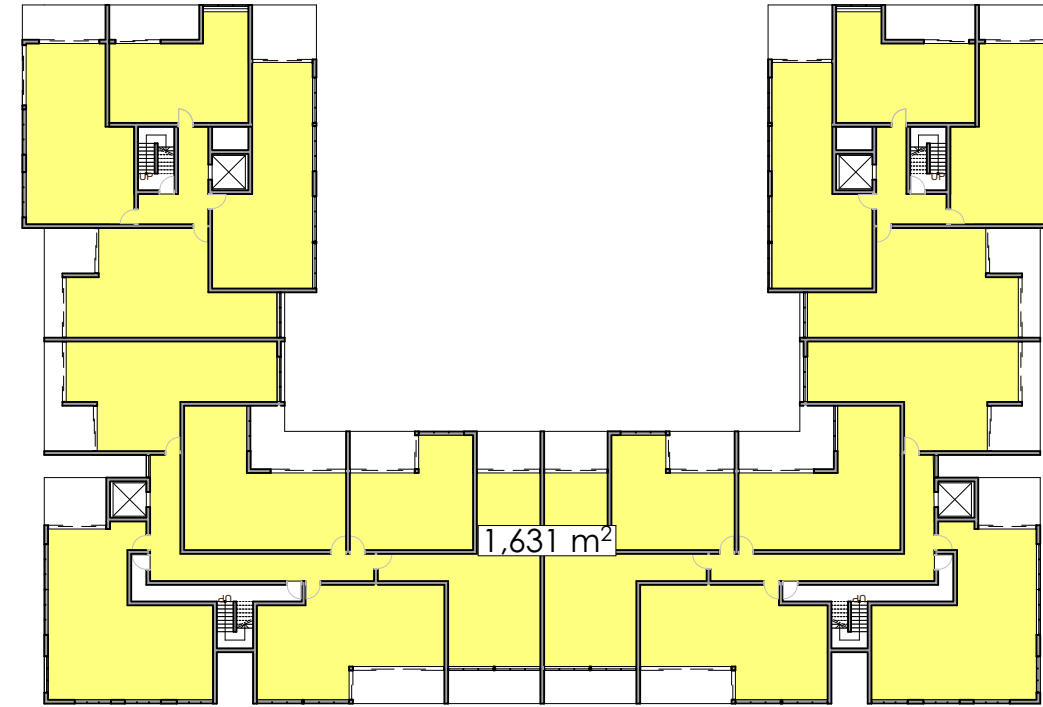




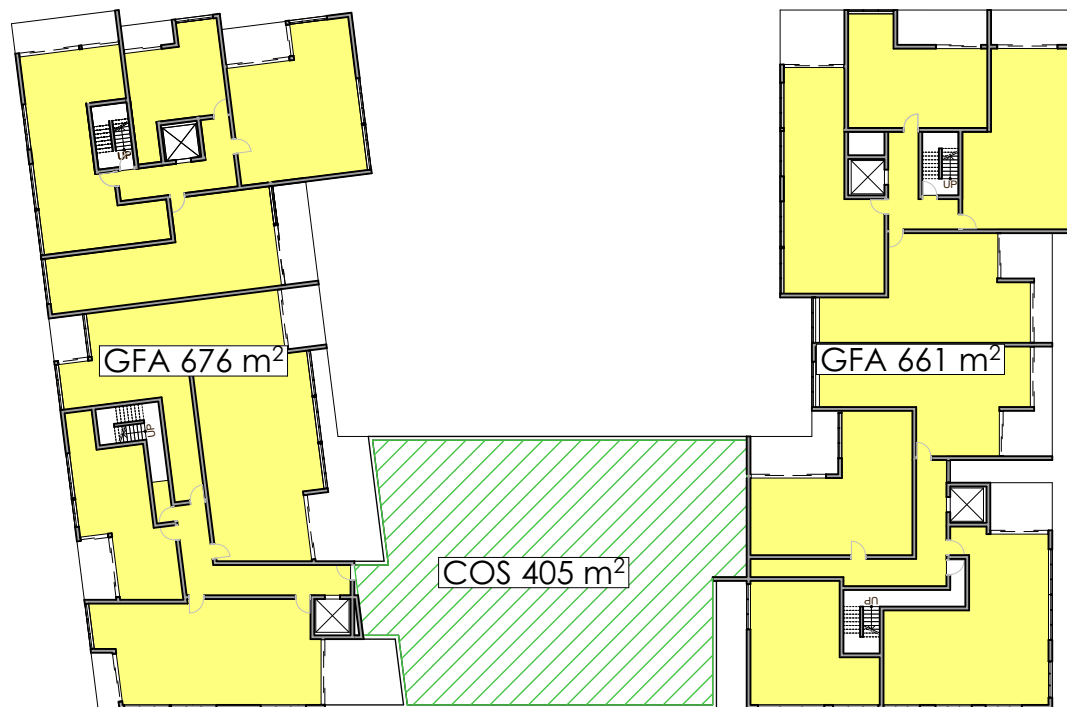
- GFA & FSR LEGEND**
- GFA AREA
 - COMMUNAL OPEN SPACE AREA
 - UNPAVED SOFT LANDSCAPING AREA
 - DEEP SOIL AREA



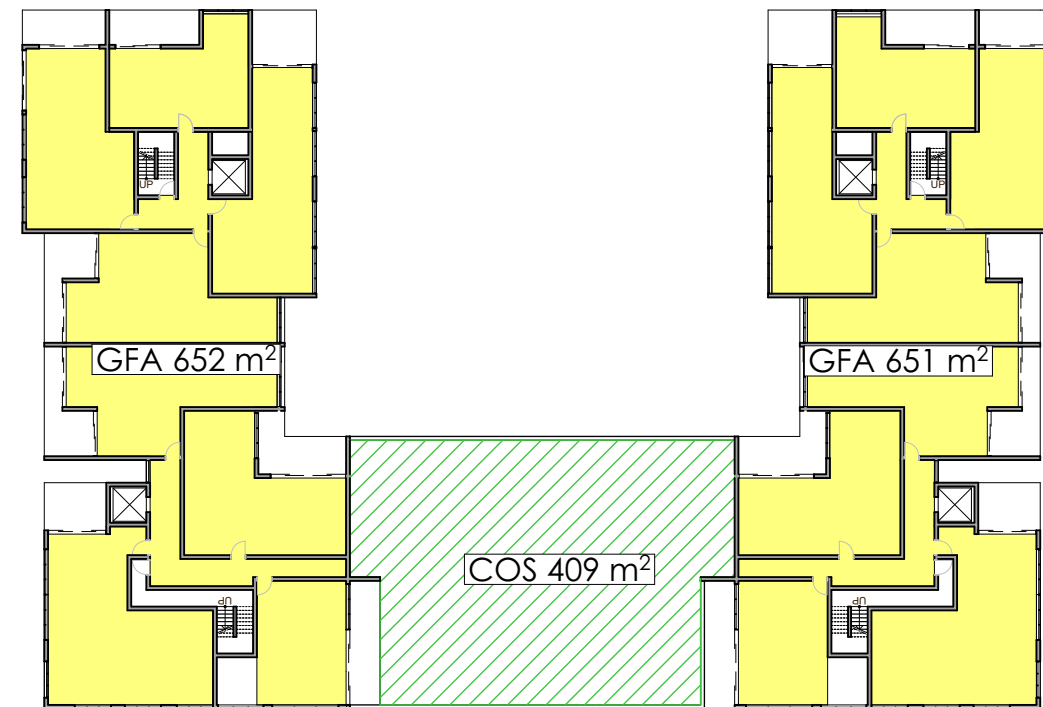
1 WEST BLOCK - LEVEL 1-5 TYPICAL FLOOR PLAN
1:500



2 EAST BLOCK - LEVEL 1-5 TYPICAL FLOOR PLAN
1:500



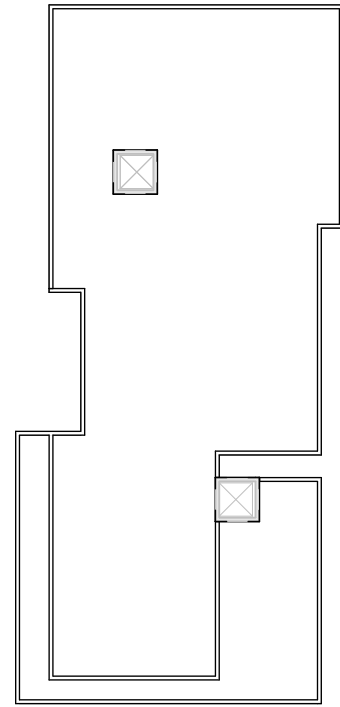
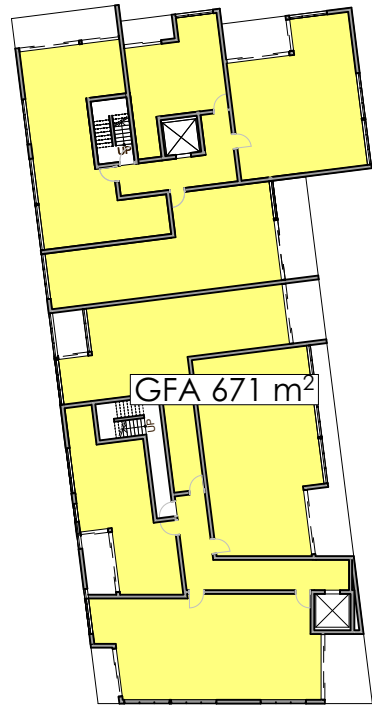
3 WEST BLOCK - LEVEL 6 FLOOR PLAN
1:500



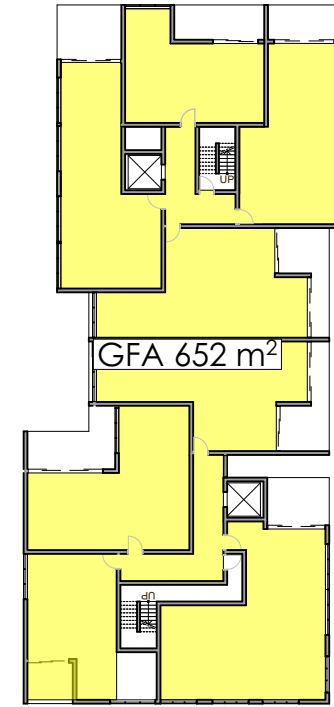
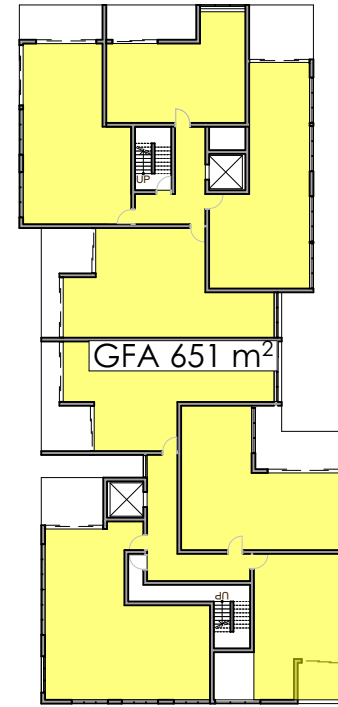
4 EAST BLOCK - LEVEL 6 FLOOR PLAN
1:500

GFA & FSR LEGEND

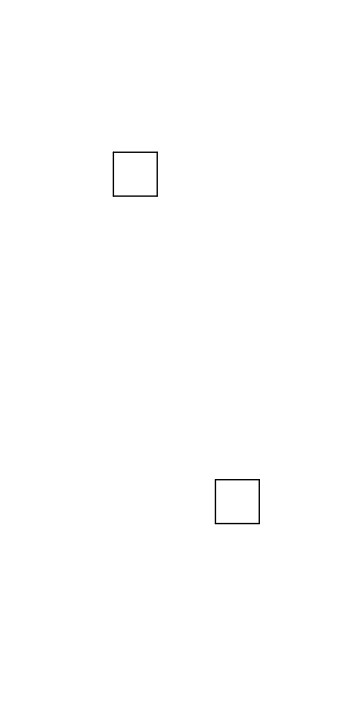
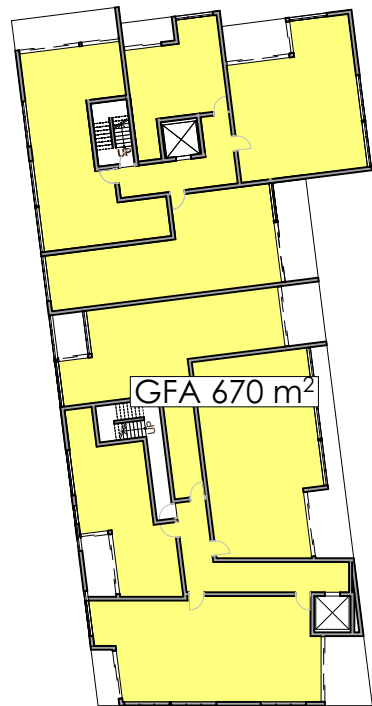
- GFA AREA
- COMMUNAL OPEN SPACE AREA
- UNPAVED SOFT LANDSCAPING AREA
- DEEP SOIL AREA



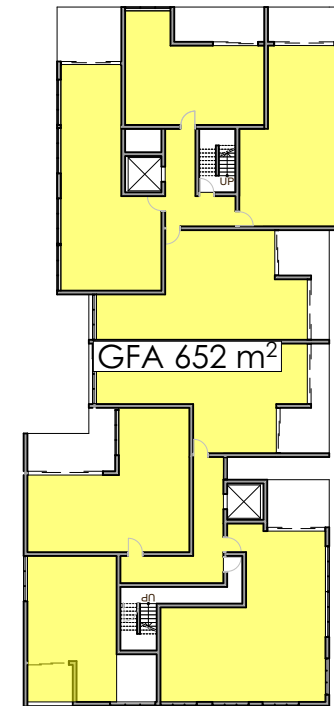
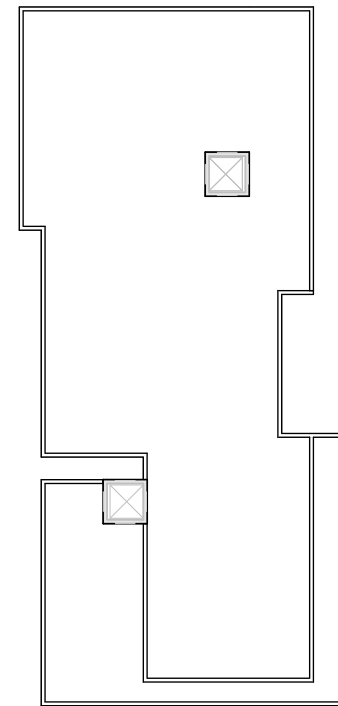
1 WEST BLOCK - LEVEL 7 FLOOR PLAN
1:500



2 EAST BLOCK - LEVEL 7 FLOOR PLAN
1:500



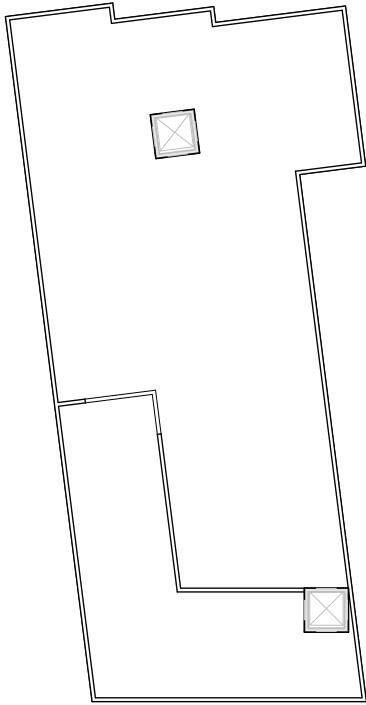
3 WEST BLOCK - LEVEL 8 FLOOR PLAN
1:500



4 EAST BLOCK - LEVEL 8 FLOOR PLAN
1:500

GFA & FSR LEGEND

- GFA AREA
- COMMUNAL OPEN SPACE AREA
- UNPAVED SOFT LANDSCAPING AREA
- DEEP SOIL AREA



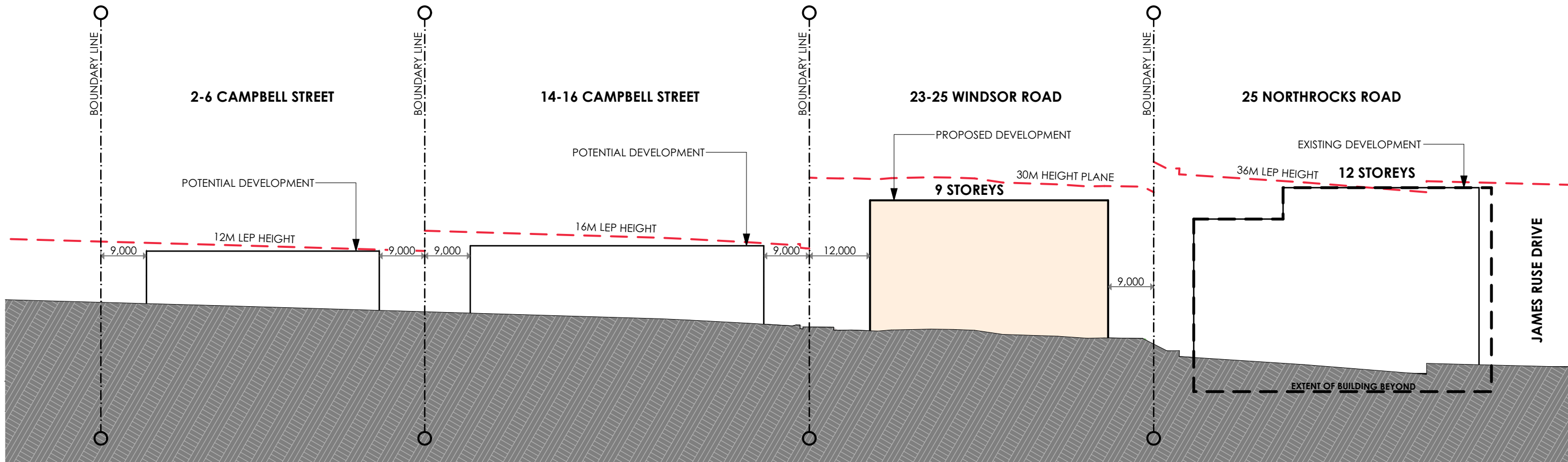
1 WEST BLOCK - ROOF PLAN
1:500

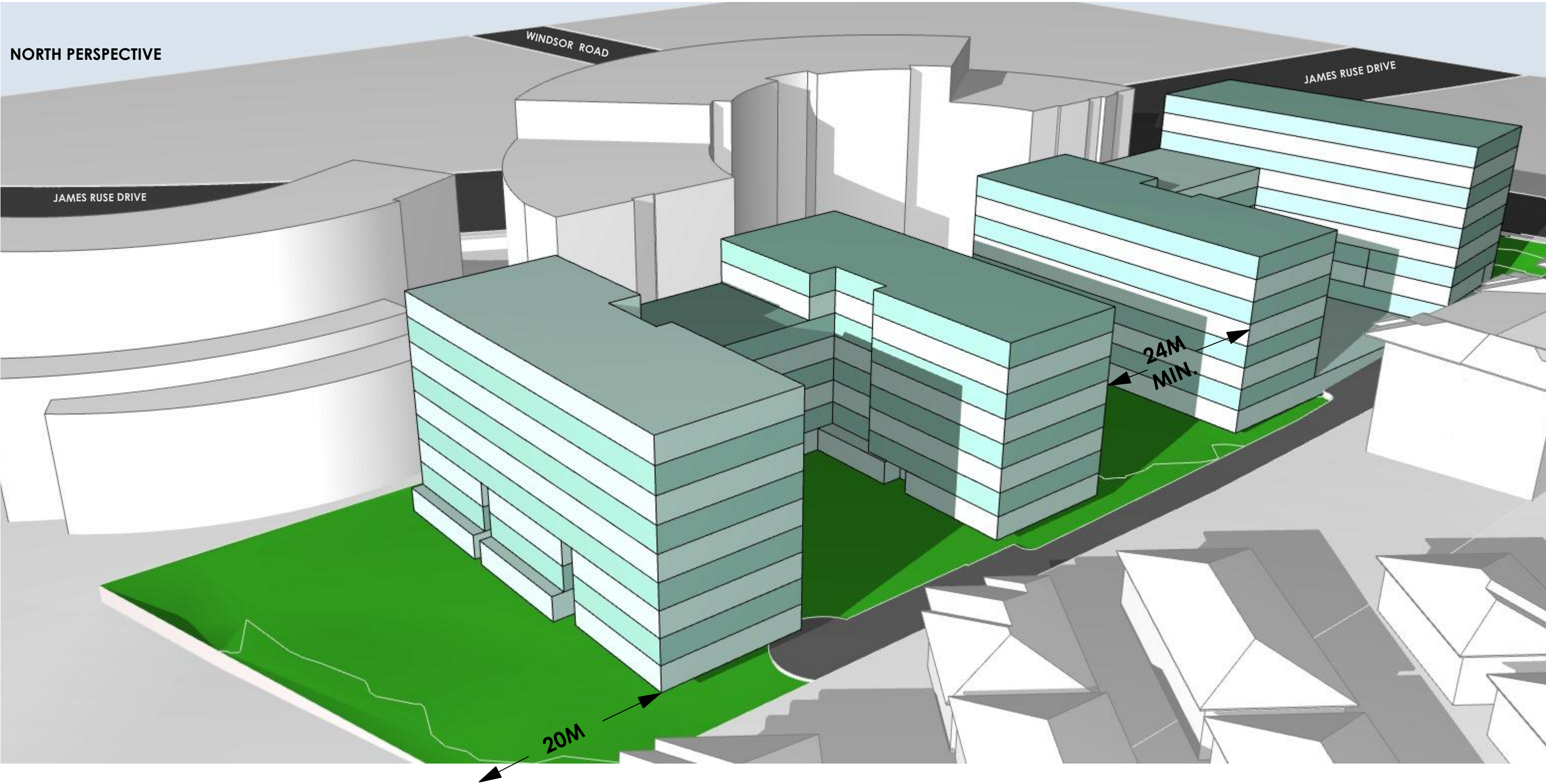


2 EAST BLOCK - ROOF PLAN
1:500

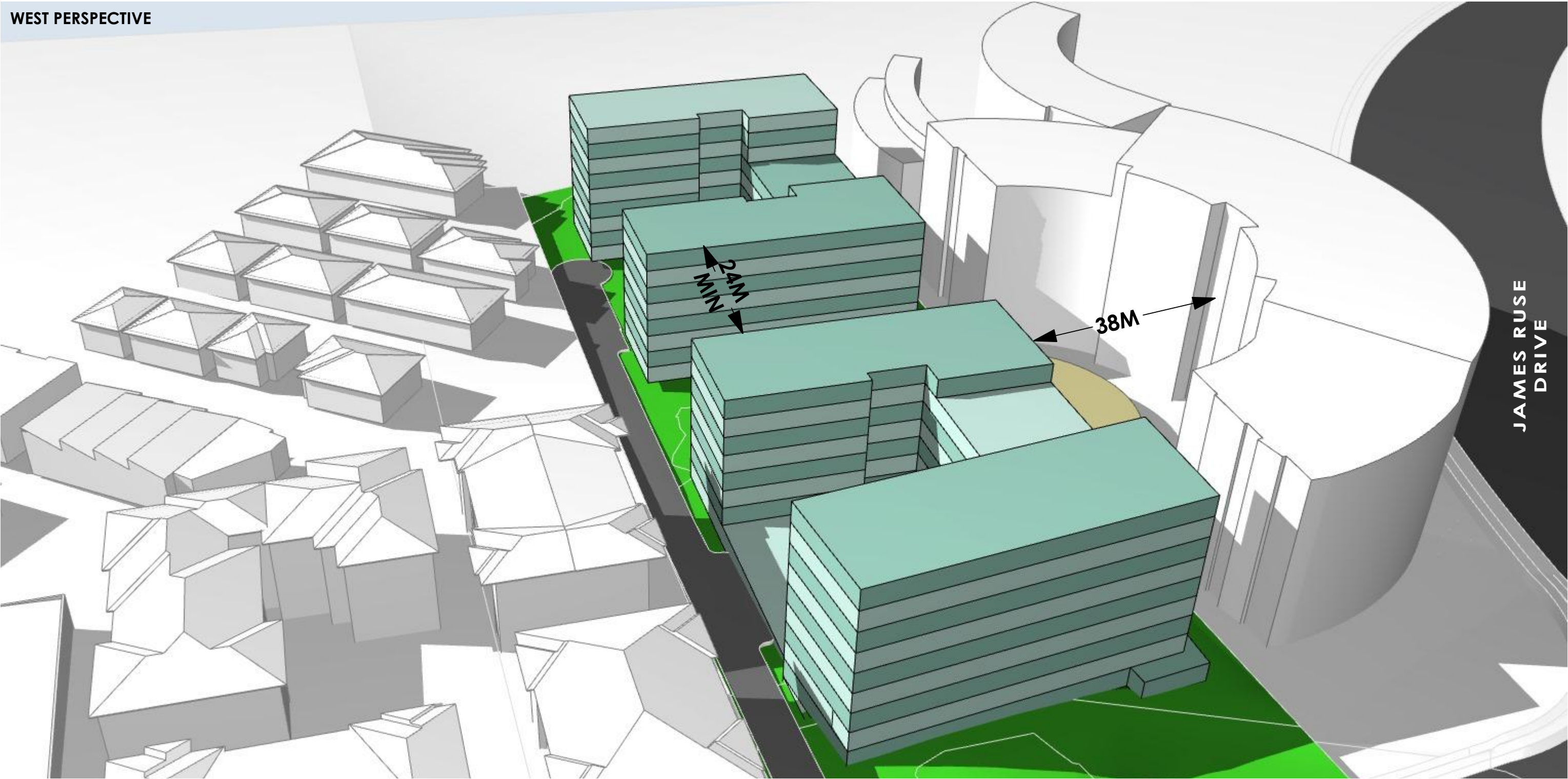
GFA & FSR LEGEND

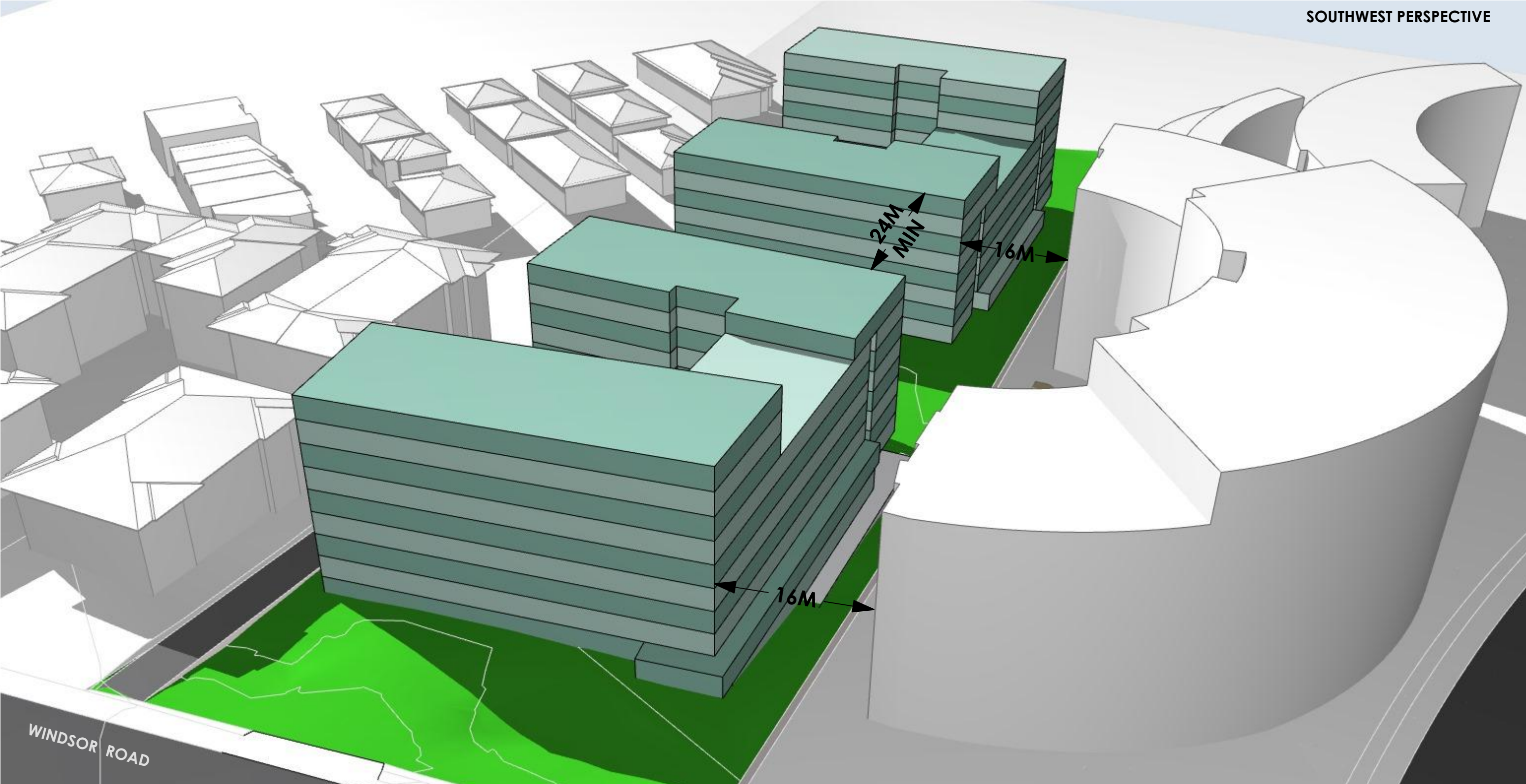
- GFA AREA
- COMMUNAL OPEN SPACE AREA
- UNPAVED SOFT LANDSCAPING AREA
- DEEP SOIL AREA



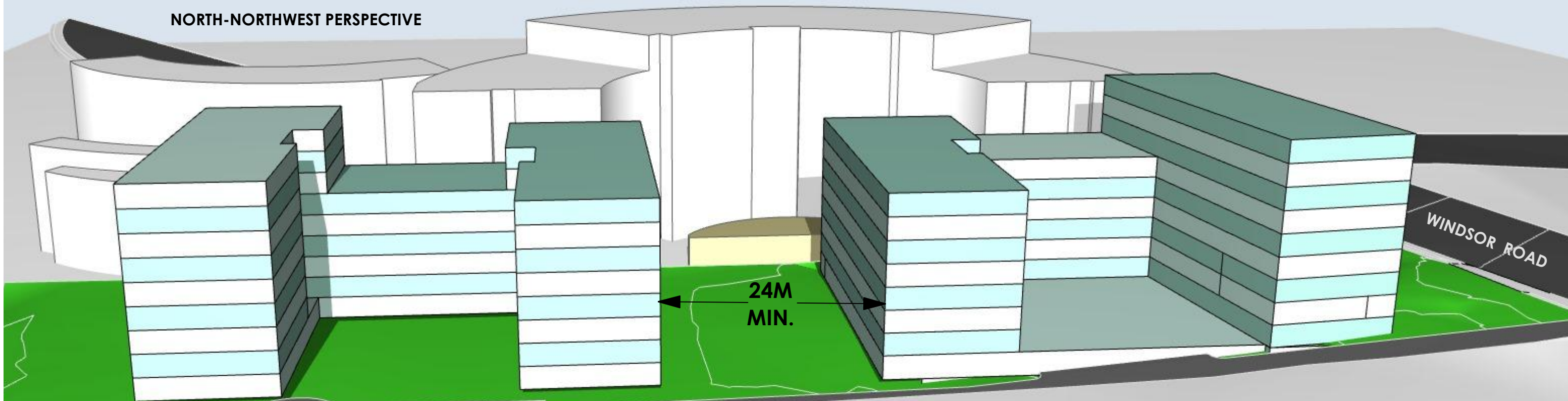


WEST PERSPECTIVE

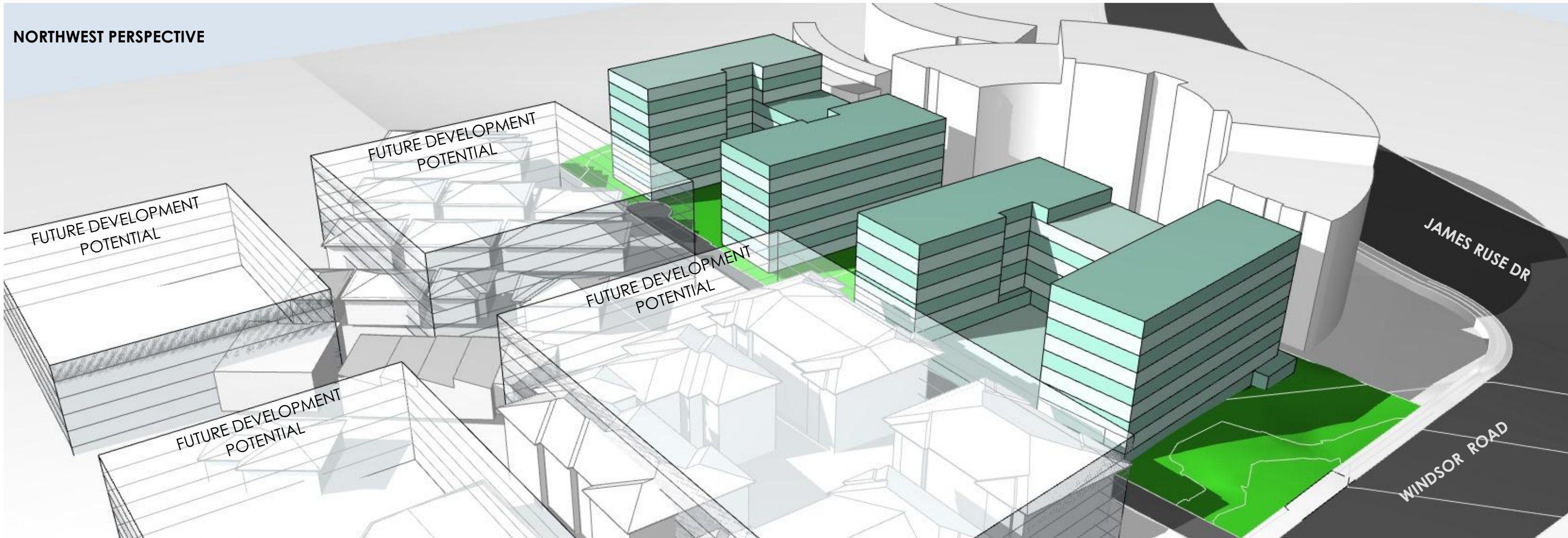




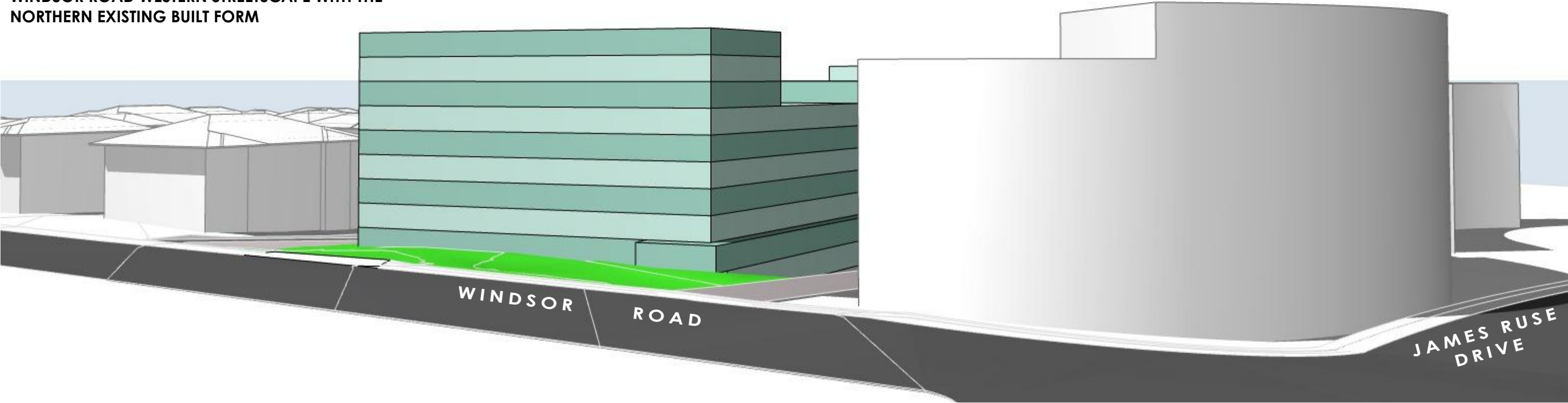
NORTH-NORTHWEST PERSPECTIVE



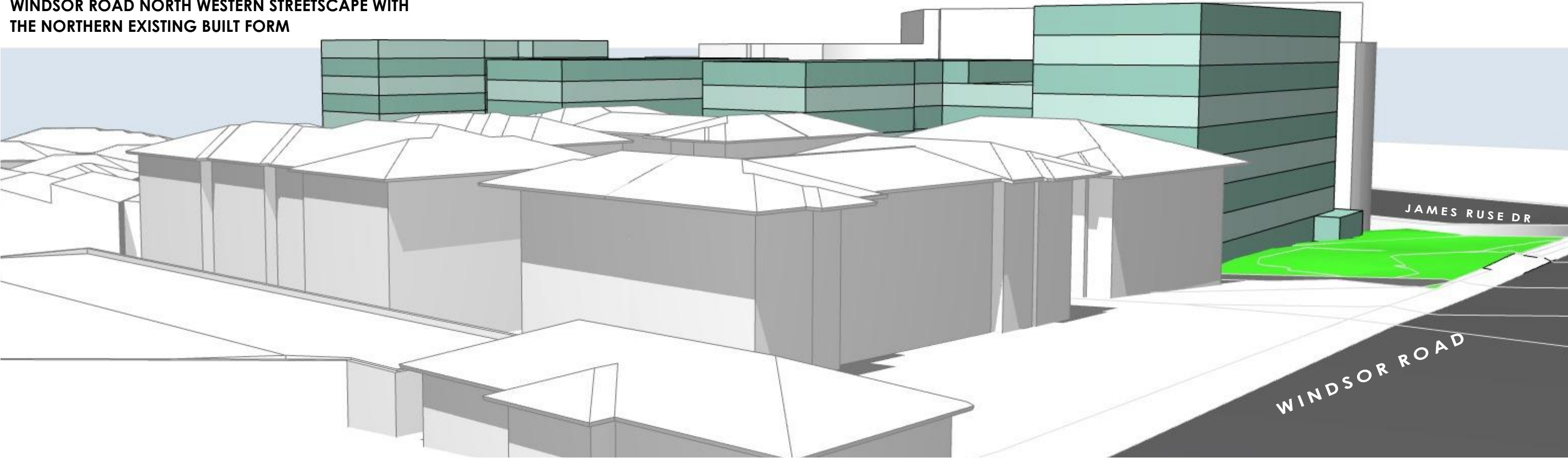
NORTHWEST PERSPECTIVE



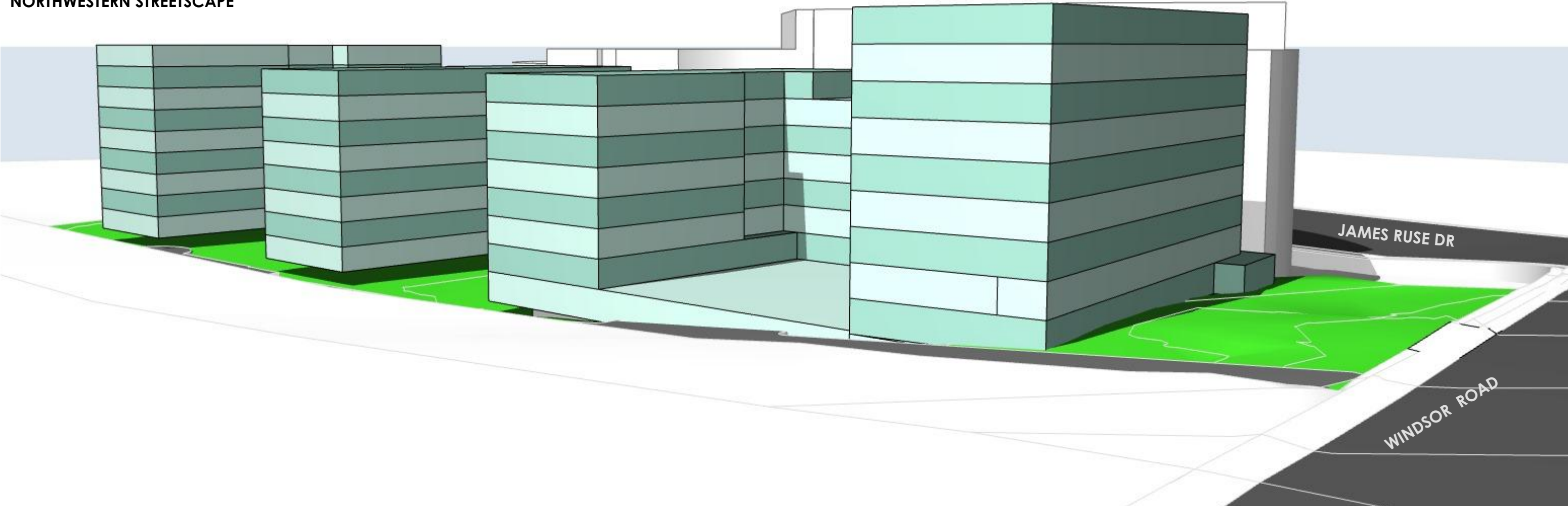
WINDSOR ROAD WESTERN STREETSCAPE WITH THE NORTHERN EXISTING BUILT FORM



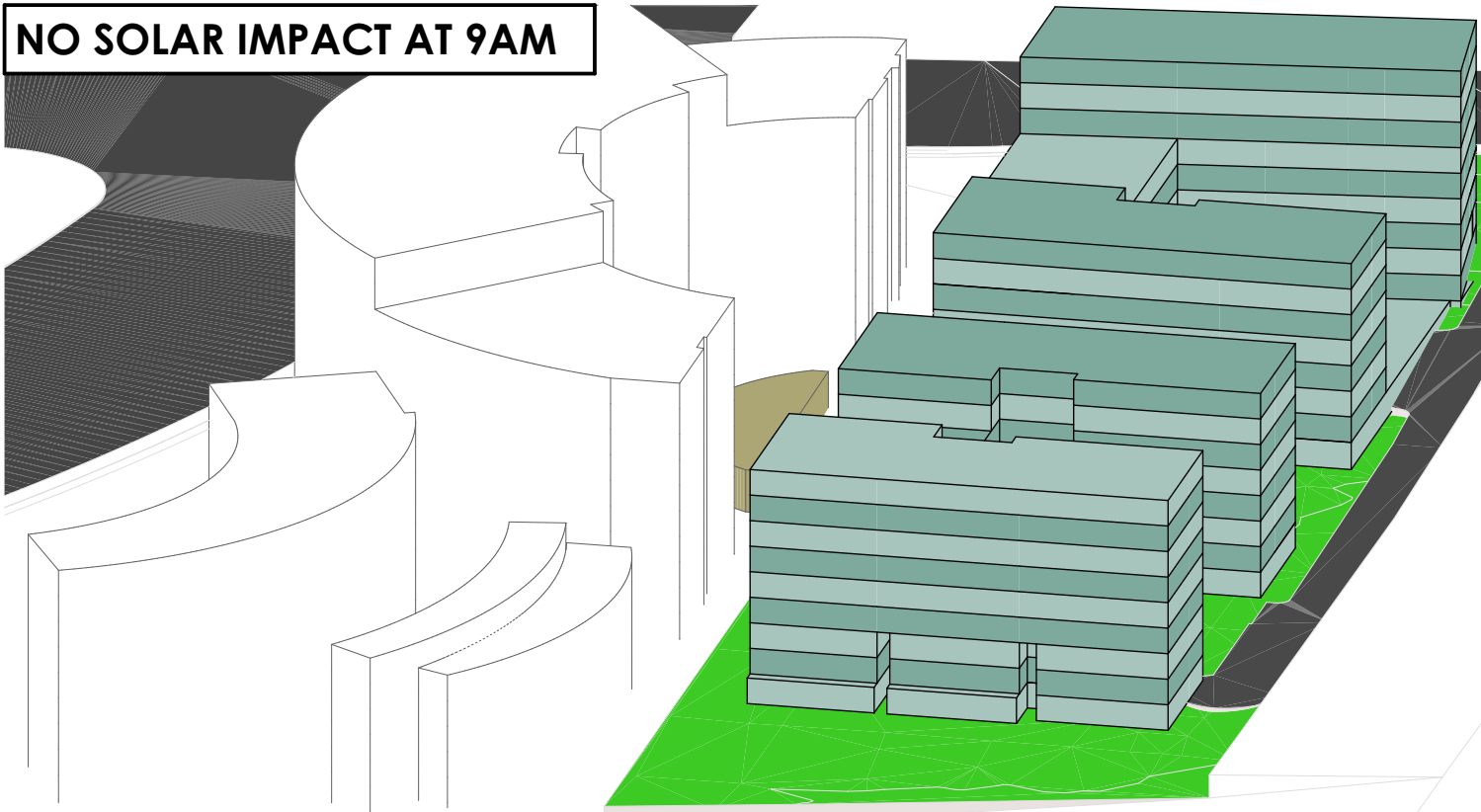
WINDSOR ROAD NORTH WESTERN STREETSCAPE WITH THE NORTHERN EXISTING BUILT FORM



NORTHWESTERN STREETSCAPE



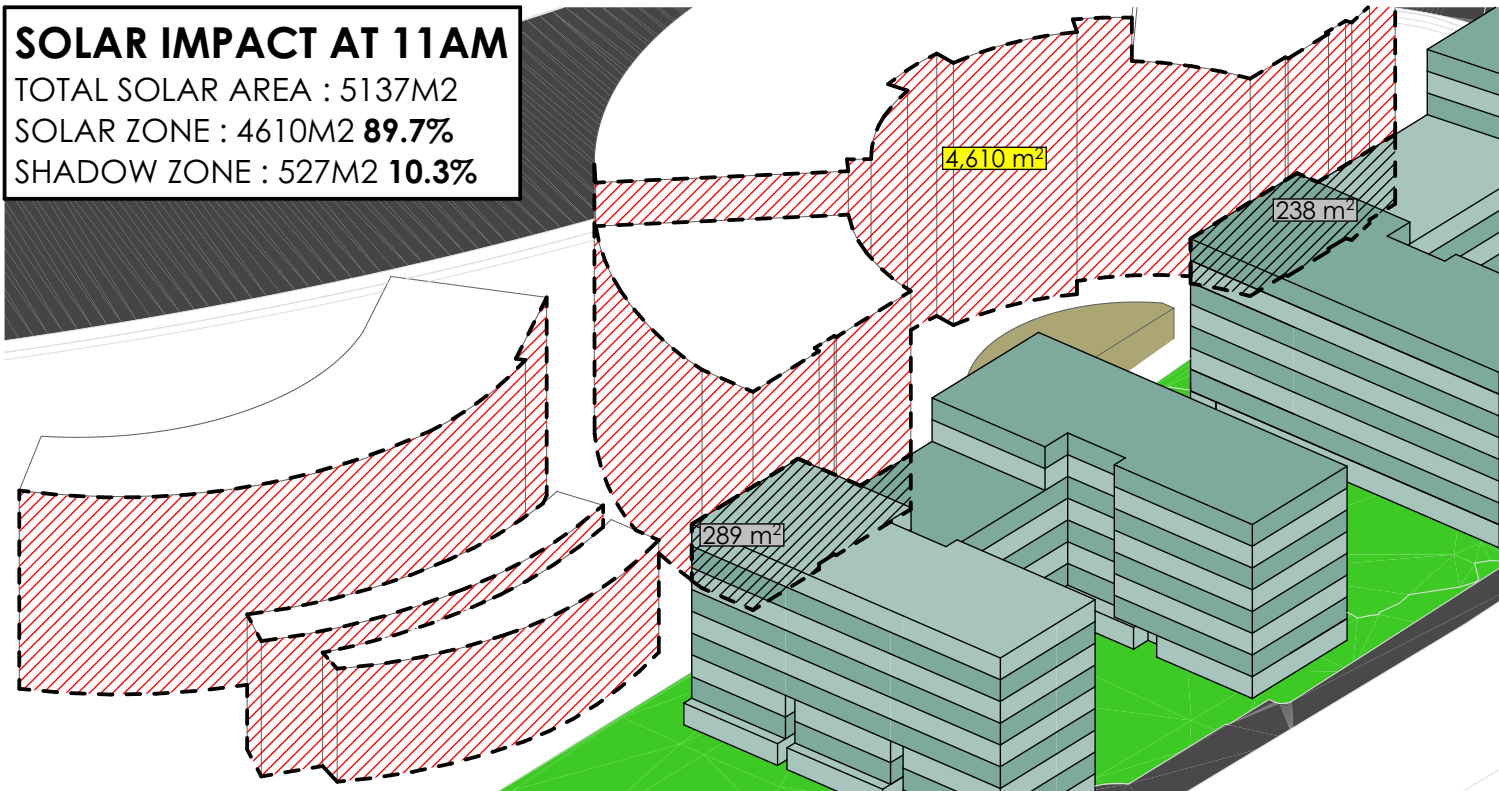
NO SOLAR IMPACT AT 9AM



1 SOLAR IMPACT ANALYSIS - 9AM

SOLAR IMPACT AT 11AM

TOTAL SOLAR AREA : 5137M2
SOLAR ZONE : 4610M2 **89.7%**
SHADOW ZONE : 527M2 **10.3%**



3 SOLAR IMPACT ANALYSIS - 11AM



SHADOW ZONE

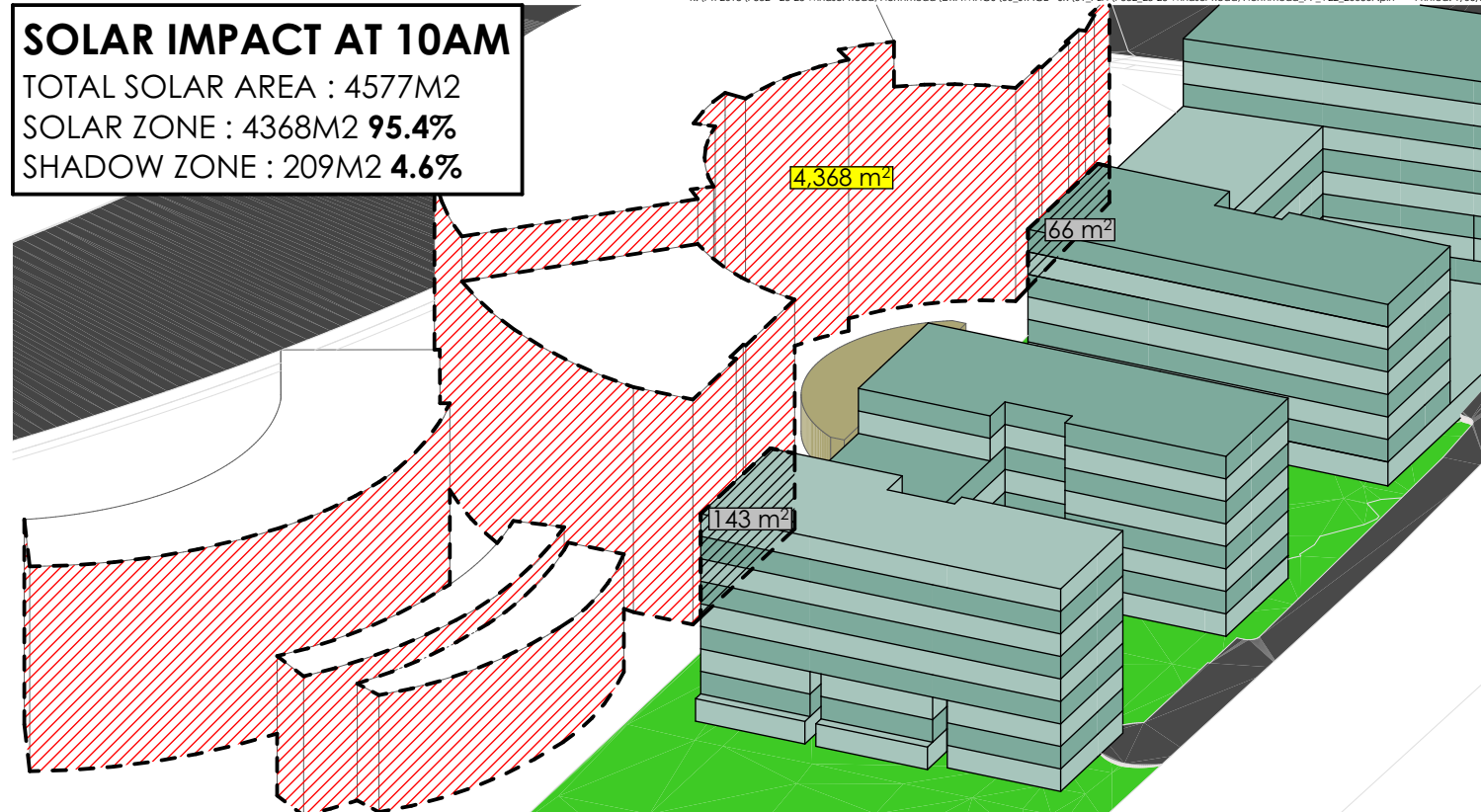


SOLAR ZONE

THIS IS A STUDY OF THE SOLAR IMPACT OF THE PROPOSED DEVELOPMENT ONTO THE SOUTH ADJACENT APARTMENT 23-25 NORTH ROCKS ROAD. USING A SIMPLE PERCENTAGE FIGURE OF EXISTING SOLAR ACCESS COVERAGE TO THE PROPOSED OVERSHADOWING COVERAGE PER HOUR, THE OVERALL MEAN SHADOW IMPACT IS LESS THAN 20%

SOLAR IMPACT AT 10AM

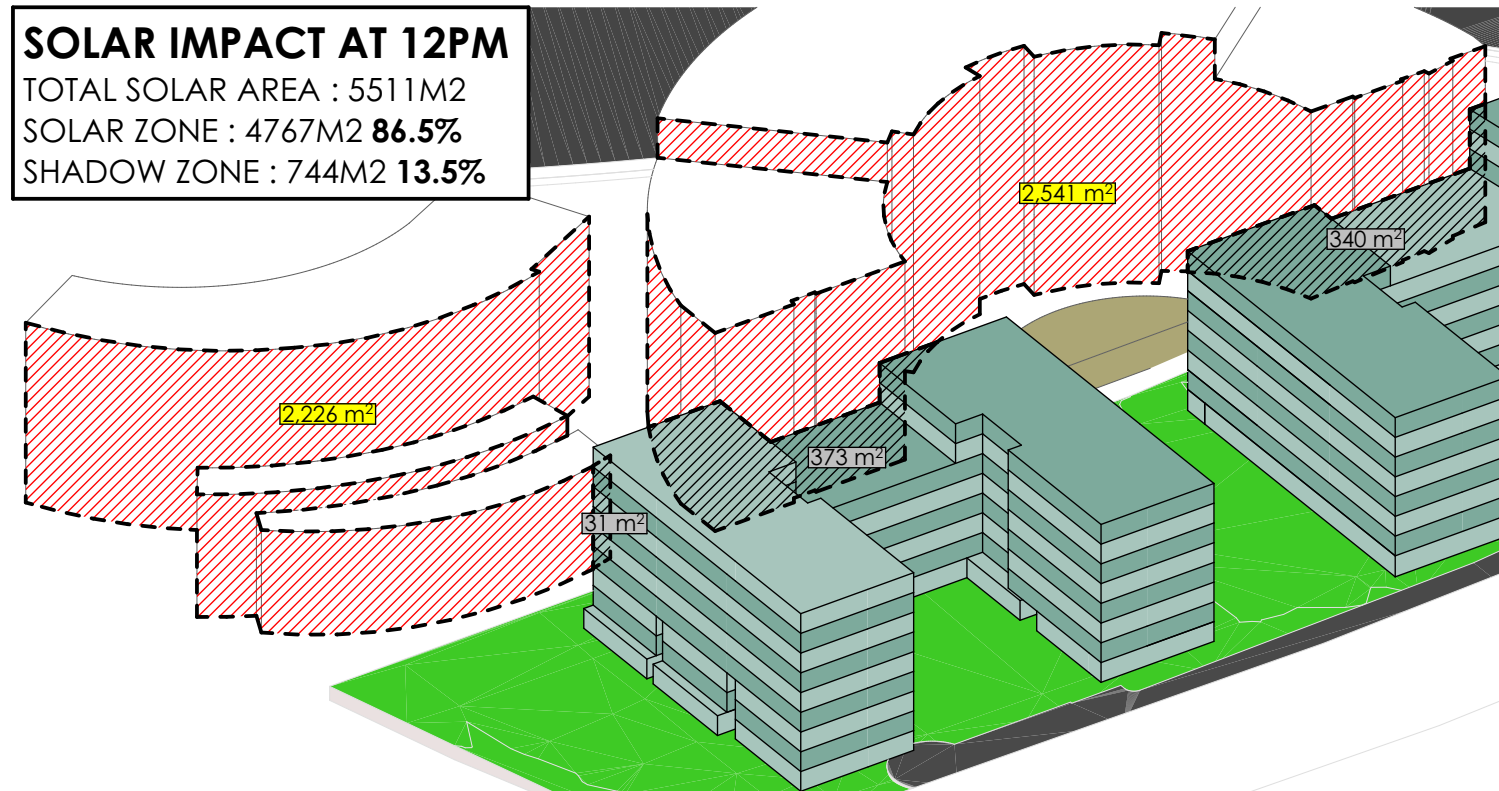
TOTAL SOLAR AREA : 4577M2
SOLAR ZONE : 4368M2 **95.4%**
SHADOW ZONE : 209M2 **4.6%**



2 SOLAR IMPACT ANALYSIS - 10AM

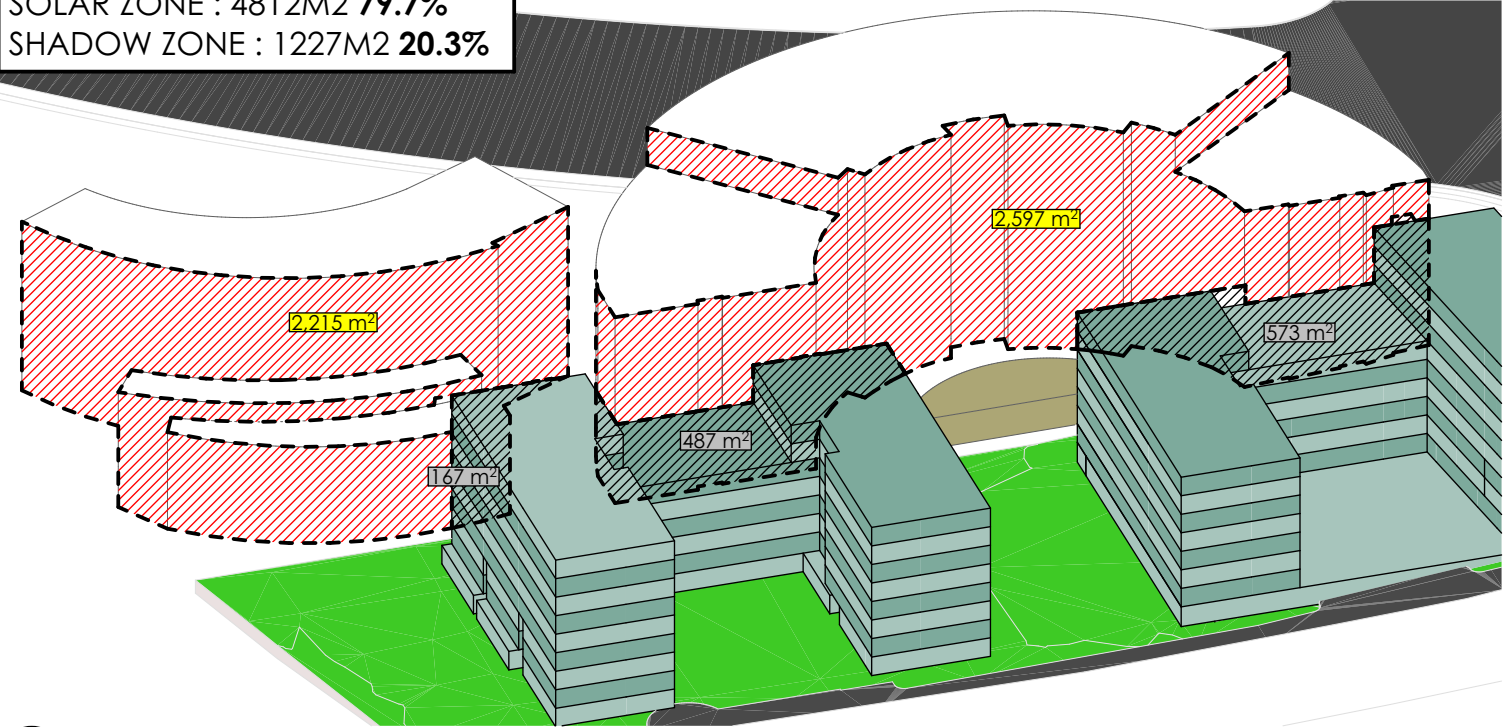
SOLAR IMPACT AT 12PM

TOTAL SOLAR AREA : 5511M2
SOLAR ZONE : 4767M2 **86.5%**
SHADOW ZONE : 744M2 **13.5%**



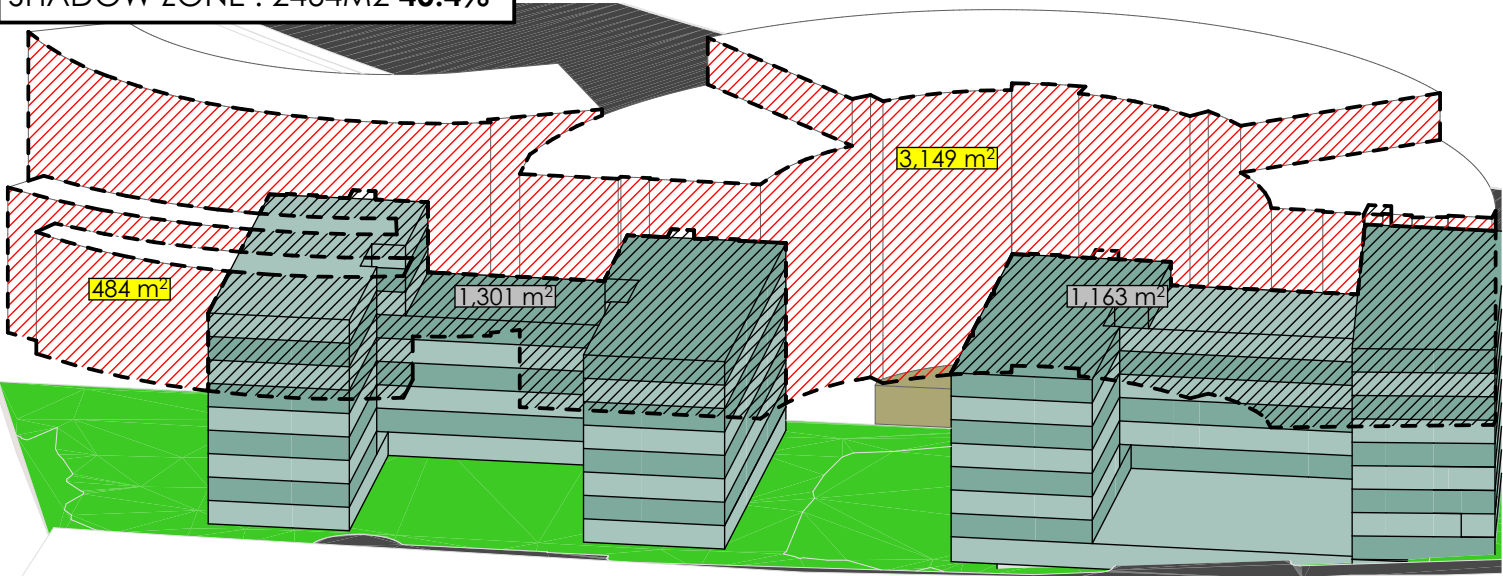
4 SOLAR IMPACT ANALYSIS - 12PM

SOLAR IMPACT AT 1PM
TOTAL SOLAR AREA : 6039M2
SOLAR ZONE : 4812M2 **79.7%**
SHADOW ZONE : 1227M2 **20.3%**

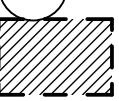
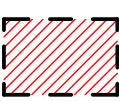


1 SOLAR IMPACT ANALYSIS - 1PM

SOLAR IMPACT AT 3PM
TOTAL SOLAR AREA : 6097M2
SOLAR ZONE : 3633M2 **59.6%**
SHADOW ZONE : 2464M2 **40.4%**

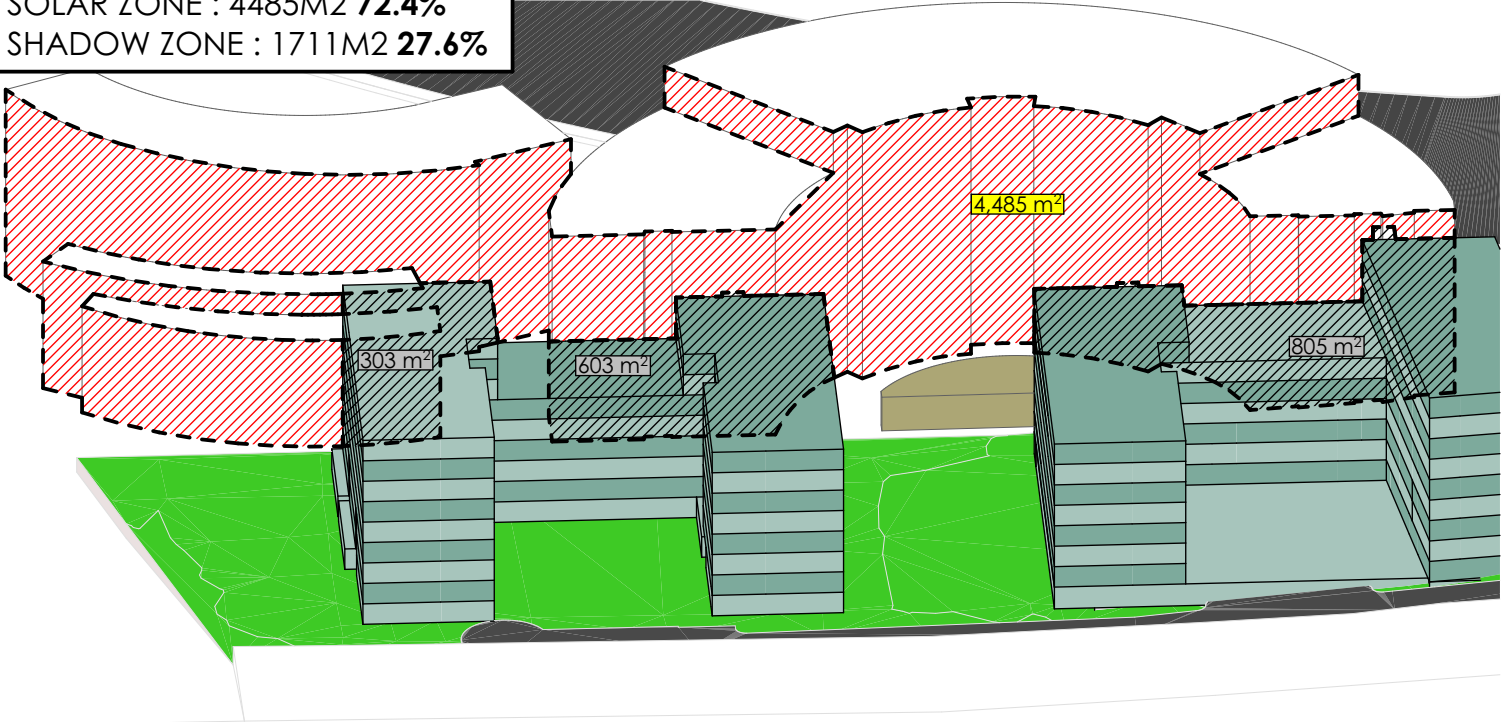


3 SOLAR IMPACT ANALYSIS - 3PM

 SHADOW ZONE  SOLAR ZONE

THIS IS A STUDY OF THE SOLAR IMPACT OF THE PROPOSED DEVELOPMENT ONTO THE SOUTH ADJACENT APARTMENT 23-25 NORTH ROCKS ROAD. USING A SIMPLE PERCENTAGE FIGURE OF EXISTING SOLAR ACCESS COVERAGE TO THE PROPOSED OVERSHADOWING COVERAGE PER HOUR, THE OVERALL MEAN SHADOW IMPACT IS LESS THAN 20%

SOLAR IMPACT AT 2PM
TOTAL SOLAR AREA : 6196M2
SOLAR ZONE : 4485M2 **72.4%**
SHADOW ZONE : 1711M2 **27.6%**



2 SOLAR IMPACT ANALYSIS - 2PM

PROJECT NO.: P537
ADDRESS: 23-35 WINDSOR ROAD, NORTHMEAD
REVISION/ DATE: 30TH JAN 2019

CAR PARKING CALCULATION

DESCRIPTION	
SITE AREA (sqm)	14,330
MAXIMUM RESIDENTIAL FSR	-
MAXIMUM COMMERCIAL FSR	-
PROPOSED RESIDENTIAL FSR	1.8 : 1
PROPOSED COMMERCIAL FSR	
TOTAL FSR	1.8 : 1
COMMUNAL OPEN SPACE AREA (sqm)	7007
MINIMUM REQUIREMENT OF SITE	25%
SITE MIX	49%
COMMUNAL OPEN SPACE WITH 2 HR MIN DIRECT SOLAR ACCESS (sqm)	5733
MIN REQUIRED 50% (sqm)	3503.5
SOFT LANDSCAPE AREA	6913
MINIMUM REQUIREMENT NIL	0%
SITE MIX	48%
DEEP SOIL LANDSCAPE AREA	6913
MINIMUM REQUIREMENT	
SITE MIX	48%

LEVEL	RESIDENTIAL	COMMERCIAL	VISITORS	VISITORS	CAR SPACES
WEST BLOCK					
LG	50	0	0	0	50
B1	83	0	0	0	83
B2	83	0	0	0	83
EAST BLOCK					
B1	86	0	0	0	86
B2	90	0	0	0	90
TOTAL	392	0	0	0	392
TOTAL CAR PARKING REQUIREMENTS AS PER PARRAMATTA DCP 2011 PART 3.6.2.6. WITHIN A 400M WALKING DISTANCE TO A BUSTOP					
UNIT TYPE	STUDIO	1 BED	2 BED	3 BED	VISITORS
QTY	8	55	193	52	308
RATE	0	1	1	1.2	0.25
REQUIRED	0.0	55.0	193.0	62.4	77.0
TOTAL					387.4

Landscape Concept

The landscape provides a comprehensive landscape setting to the buildings, and creates strong separation and greening between adjacent properties. The streetscape is to have a high quality public domain, with strong definition of building entries and distinctive address. Publically accessible common open space is provided in three large areas, with these providing a broad range of amenity areas from playground and exercise, barbeque and seating shelters, passive open lawn areas, and loop walkways throughout. Podium level landscape areas also provide strong amenity with similar programme of lawns, gardens, loop walkways and amenity shelters. Ground floor apartments have been provided courtyards with lush gardens that provide a green edge to adjoining open space areas. The landscape is to be activated by the strong amenity provided, and CPTED principles addressed with overlooking and clear sightlines around open space areas.





SITE IMAGE
Landscape Architects



hamptons
property services



pti
ARCHITECTURE

23-25 Windsor Road, Northmead
Landscape Concept

ClientHamptons Property Services
ArchitectPTI Architecture
Site Image Job NumberSS18-3962

Drawing Number002
IssueC
Date15 July2019

Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600

23-25 Windsor Road, Northmead Landscape Concept



A. Open space presenting to Windsor Road



B. Internal streetscape to have high quality public domain



C. Residential entries to be well defined & have clear identity



D. Tree planting in broad lawns providing shade & greening



E. High quality paths and feature civic nodes / building entries



F. Building Entrances with canopies and secure access



G. Feature landscape to building frontages and courtyards



H. Meandering paths through lawns and gardens

I. Podium landscapes provide lawns and diverse amenity

J. Playground provides for a range of different ages

K. Tall screen planting and dense understorey trees to boundary

L. Outdoor exercise equipment and exercise circuits

M. A series of connected open space areas and loop paths

N. Shade and BBQ canopies throughout provide seating / amenity



SITE IMAGE
Landscape Architects



hamptons
property services



23-25 Windsor Road, Northmead
Landscape Concept

Client Hamptons Property Services Drawing Number 003
Architect PTI Architecture Issue B
Site Image Job Number SS18-3962 Date 4 June 2019

Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600



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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

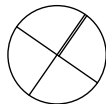
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1	ISSUE FOR PLANNER
2	FOR COUNCIL DCP
3	FOR CLIENT REVIEW

BY	DATE
FW	20.01.2020
LL	11.05.2020
FW	21.05.2020

CLIENT:
OWNERS
CORPORATION STRATA
PLAN 47006

PROJECT TITLE:
23-25 WINDSOR RD
NORTHMEAD
DRAWING TITLE:
LANDSCAPE CONCEPT 02

NORTH POINT:

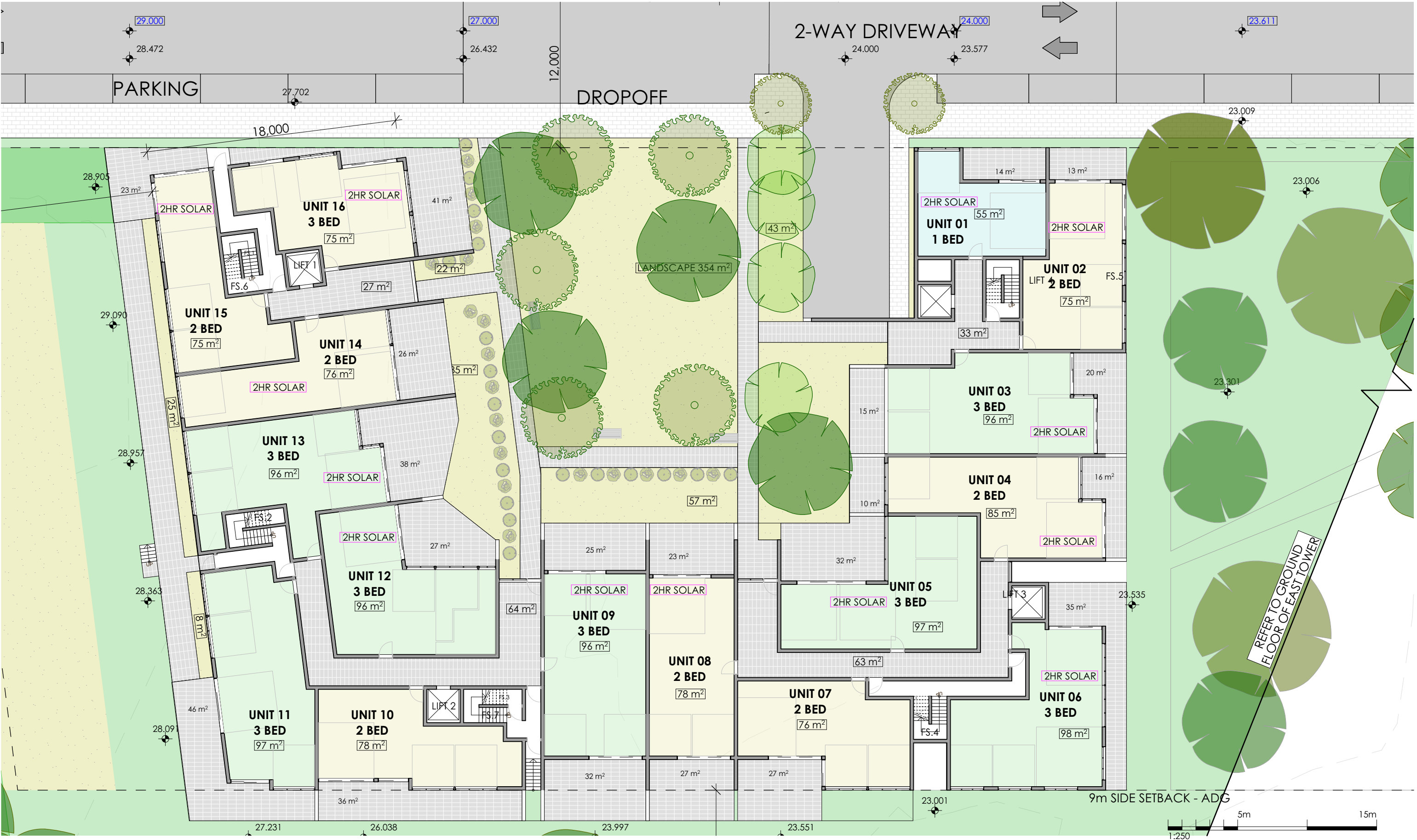


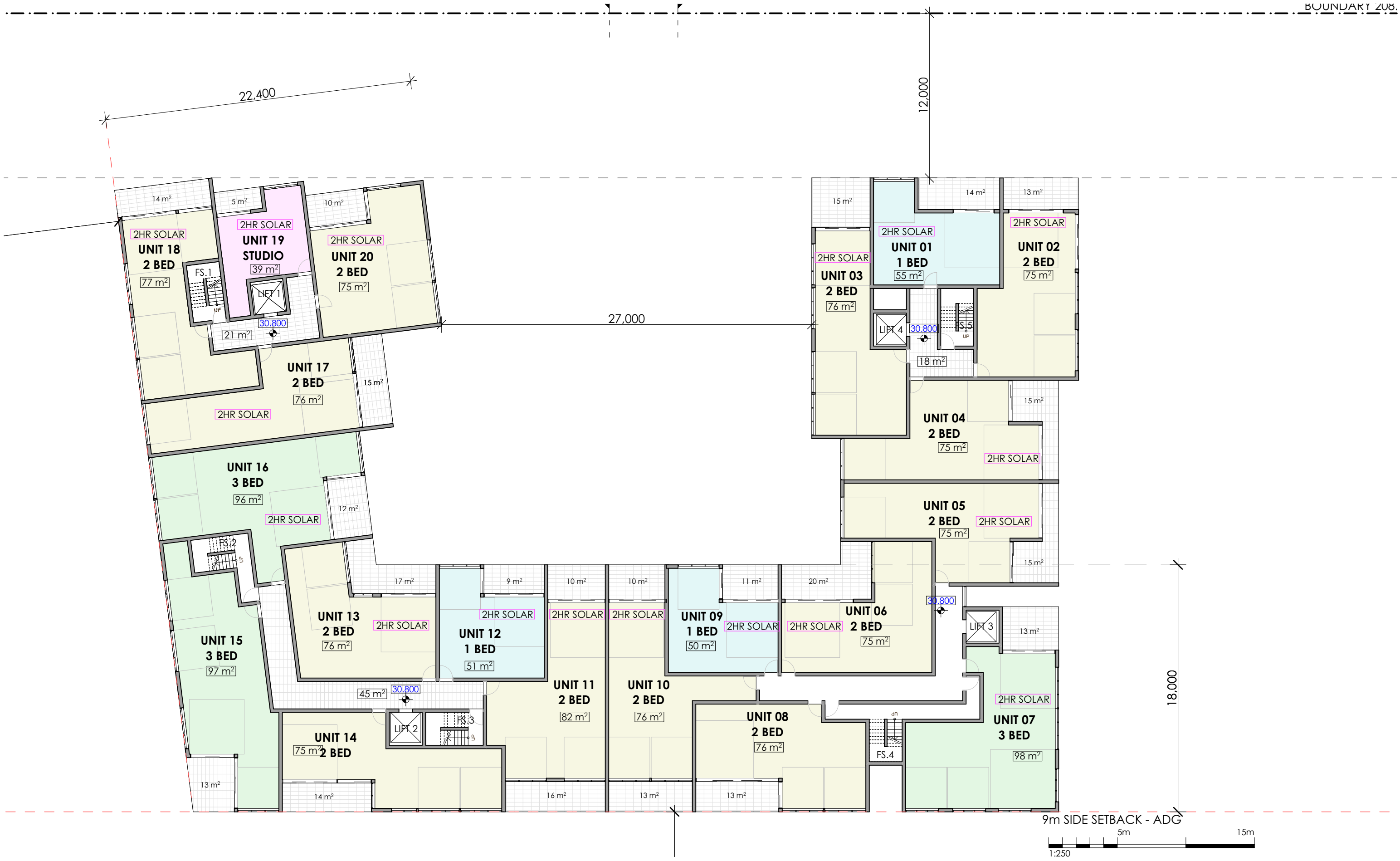
DRAWN BY: VW JW LZ LL
CHECKED BY: PI
SCALE: 1:600 AT A3
PROJECT No: P532

PP 21 3
stage. dwg no. revision









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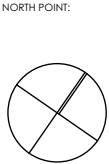
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**OWNERS
CORPORATION STRATA
PLAN 47006**

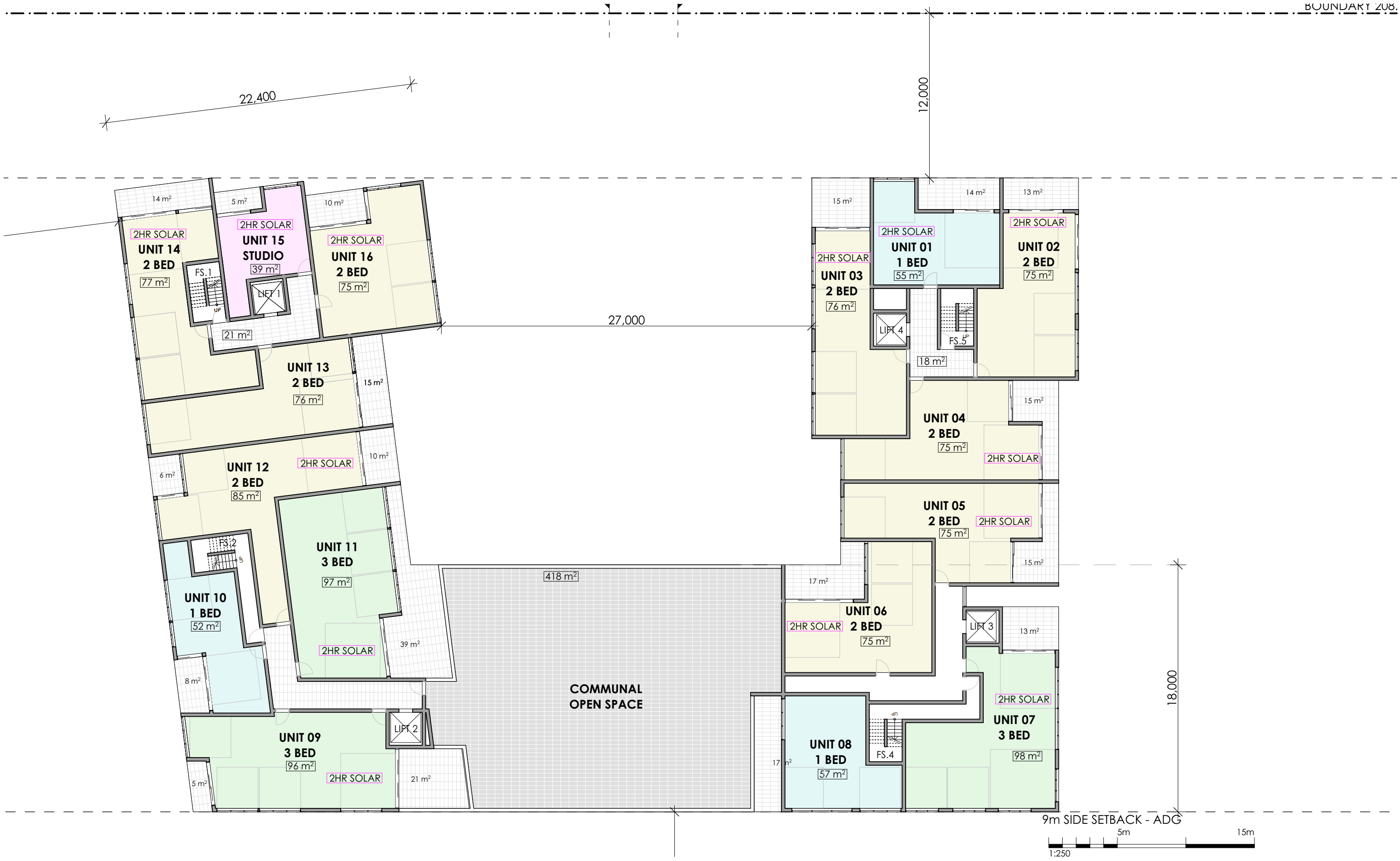
PROJECT TITLE:
**23-25 WINDSOR RD
NORTHMEAD**

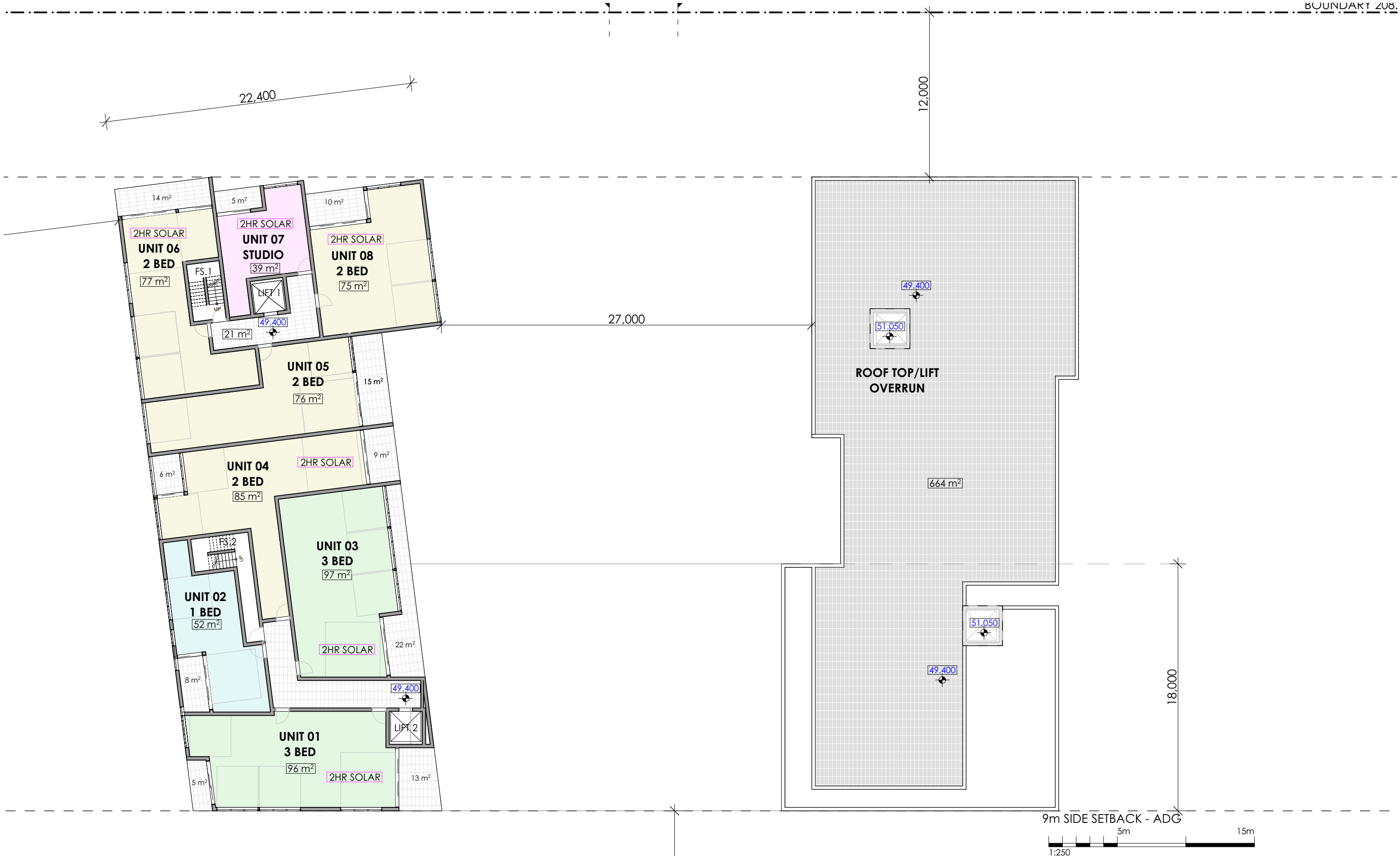
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**REFERENCE DESIGN WEST LEVEL 1-5
TYPICAL FLOOR PLAN**



DRAWN BY: **VW JW LZ LL**
CHECKED BY: **PI**
SCALE: **1:250 AT A3**
PROJECT No: **P532**

PP **25** **3**
stage. dwg no. revision





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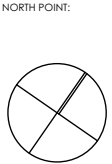
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PLAN 47006**

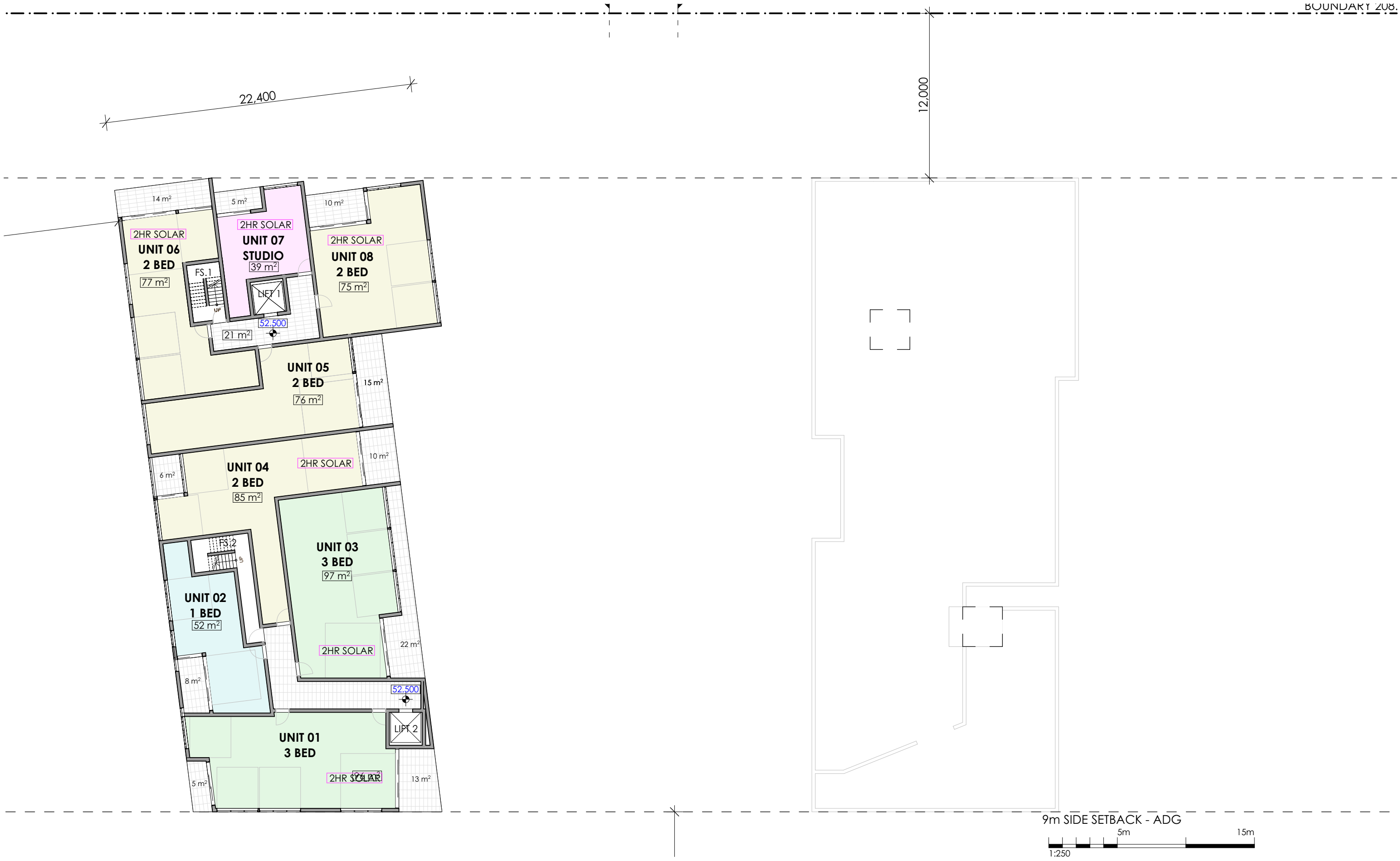
PROJECT TITLE:
**23-25 WINDSOR RD
NORTHMEAD**

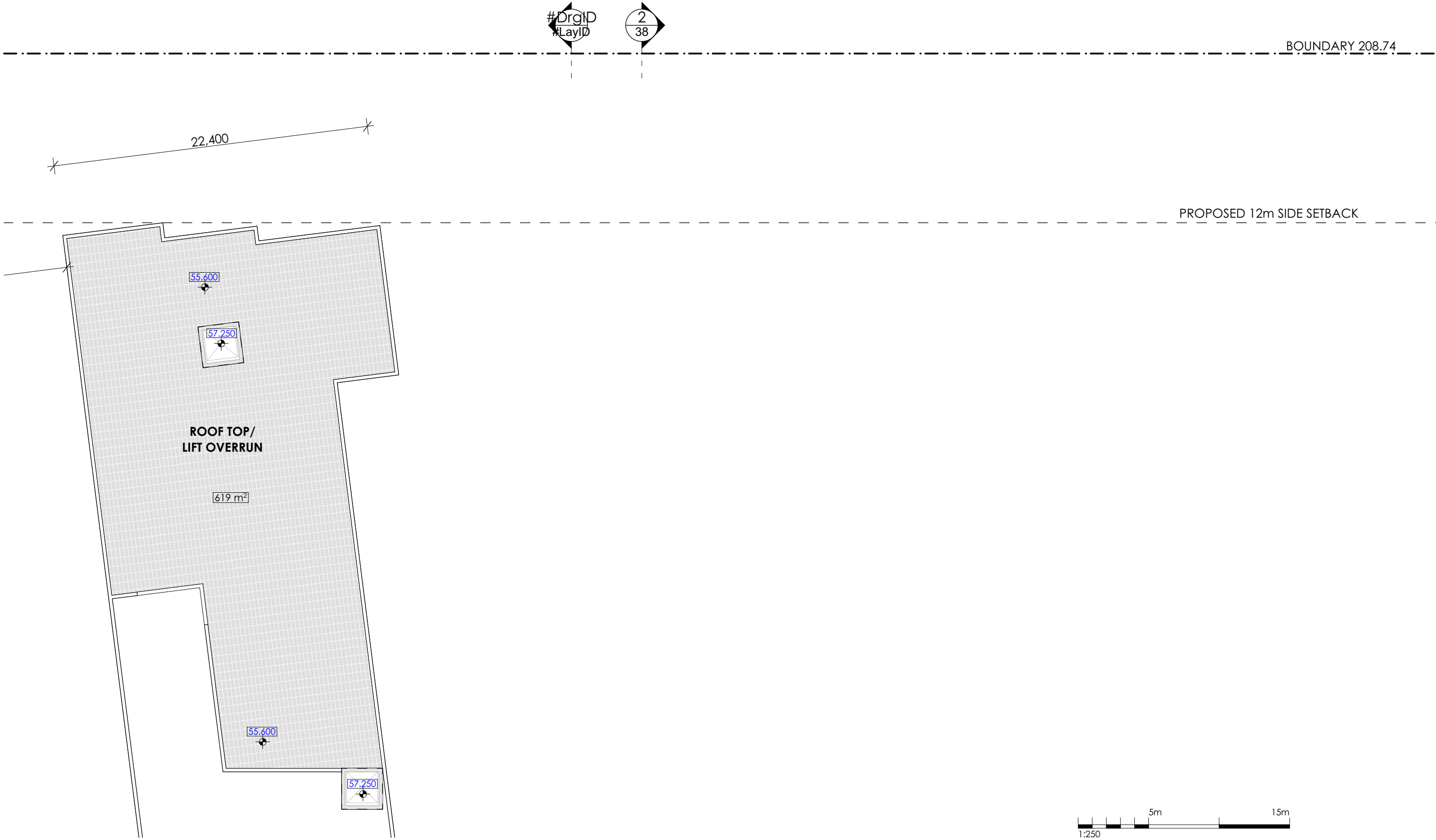
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FLOOR PLAN**



DRAWN BY: **VW JW LZ LL**
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SCALE: **1:250 AT A3**
PROJECT No: **P532**

PP **27** **3**
stage. dwg no. revision





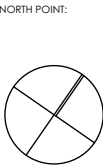
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CORPORATION STRATA
PLAN 47006**

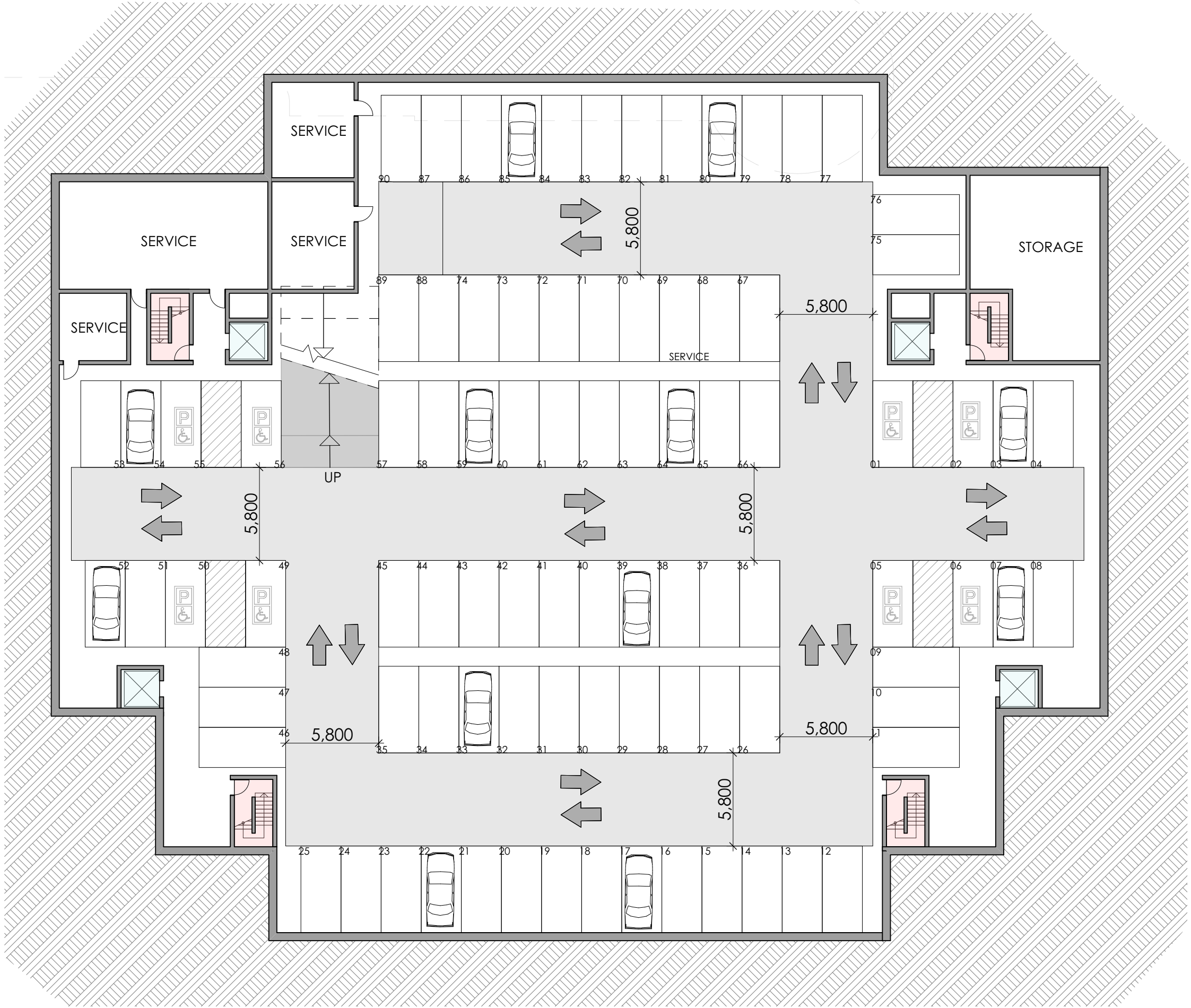
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**23-25 WINDSOR RD
NORTHMEAD**

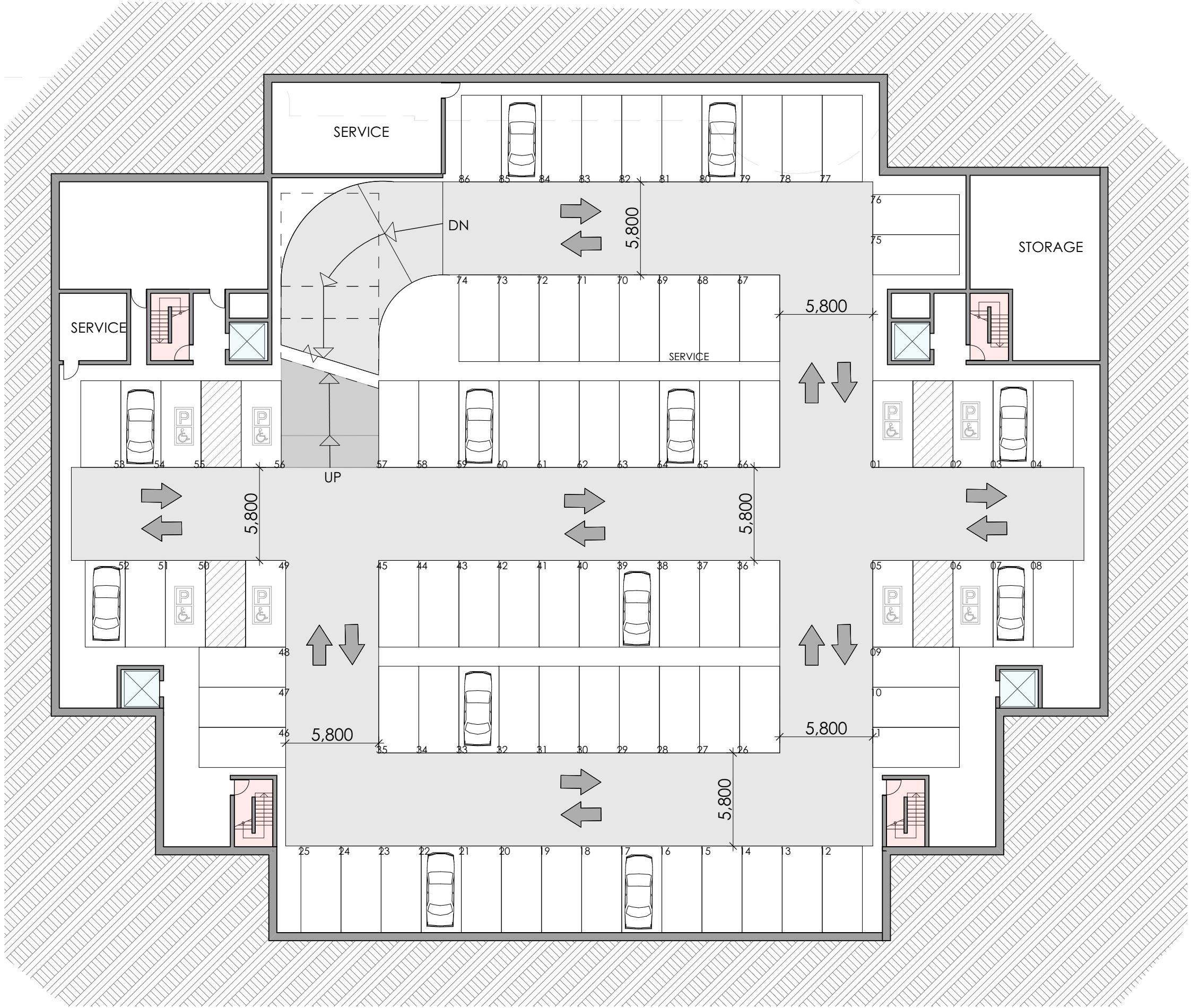
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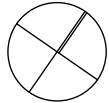
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PROJECT No: **P532**

PP **29** **3**
stage. dwg no. revision





NORTH POINT:



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CHECKED BY: PI
SCALE: 1:250 AT A3
PROJECT No: P532

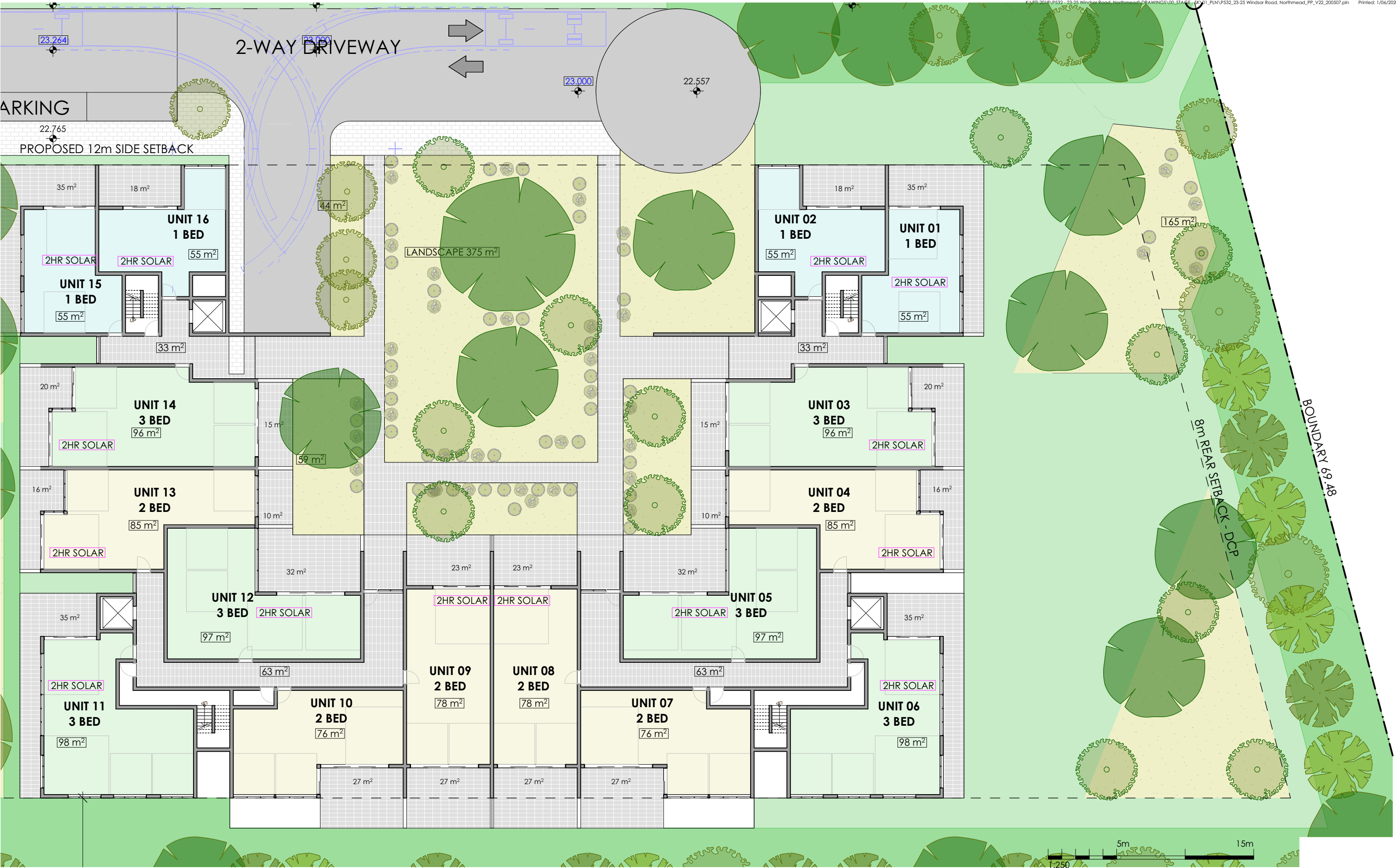
PP 31 3
stage. dwg no. revision

REV	DESCRIPTION
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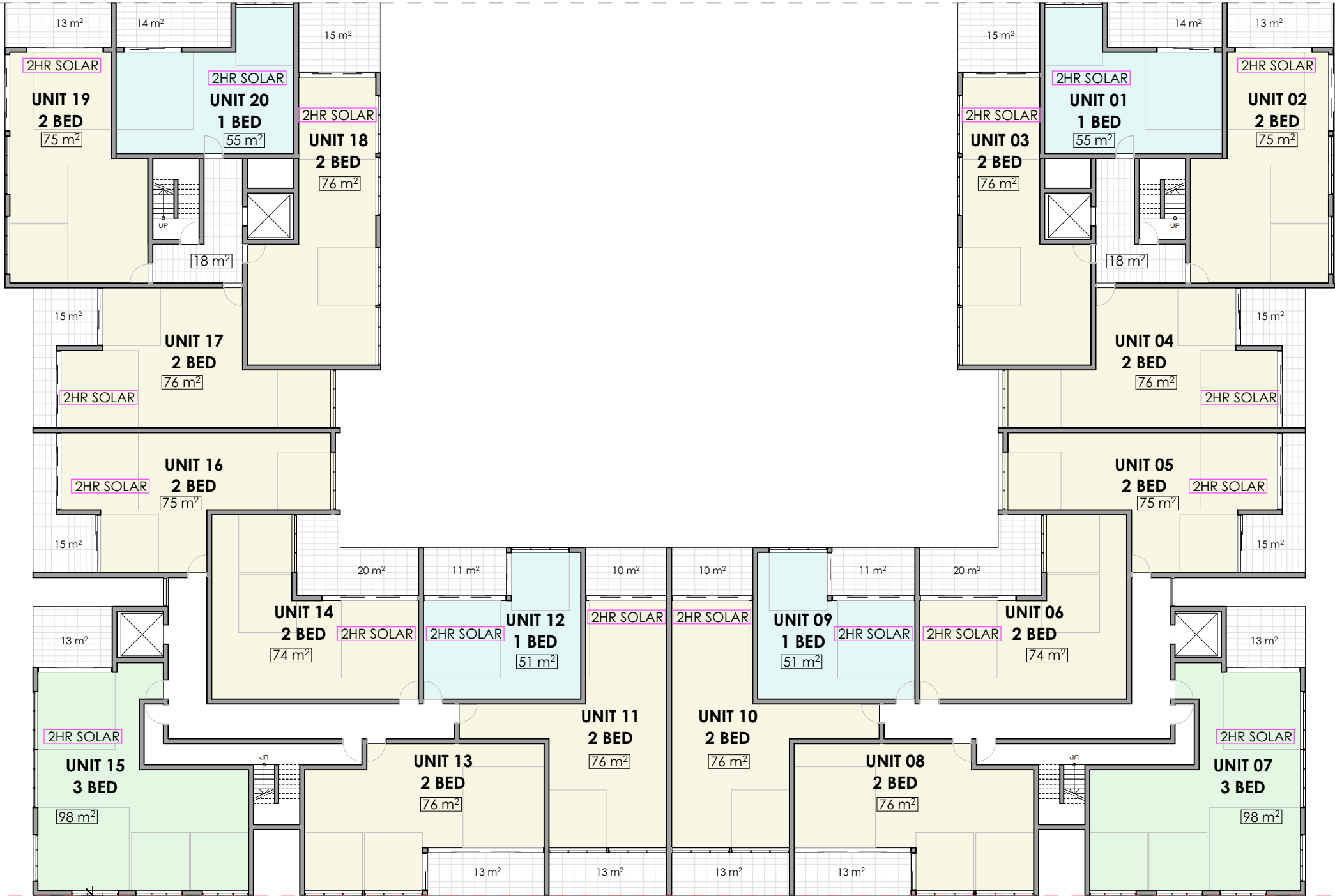
CLIENT:
**OWNERS
CORPORATION STRATA
PLAN 47006**

PROJECT TITLE:
**23-25 WINDSOR RD
NORTHMEAD**
DRAWING TITLE:
REFERENCE DESIGN EAST BASEMENT 01



20,000

PROPOSED 12m SIDE SETBACK



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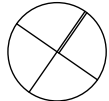
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PROJECT TITLE:
23-25 WINDSOR RD
NORTHMEAD
DRAWING TITLE:
REFERENCE DESIGN EAST LEVEL 1-5
TYPICAL FLOOR PLAN

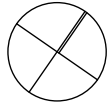
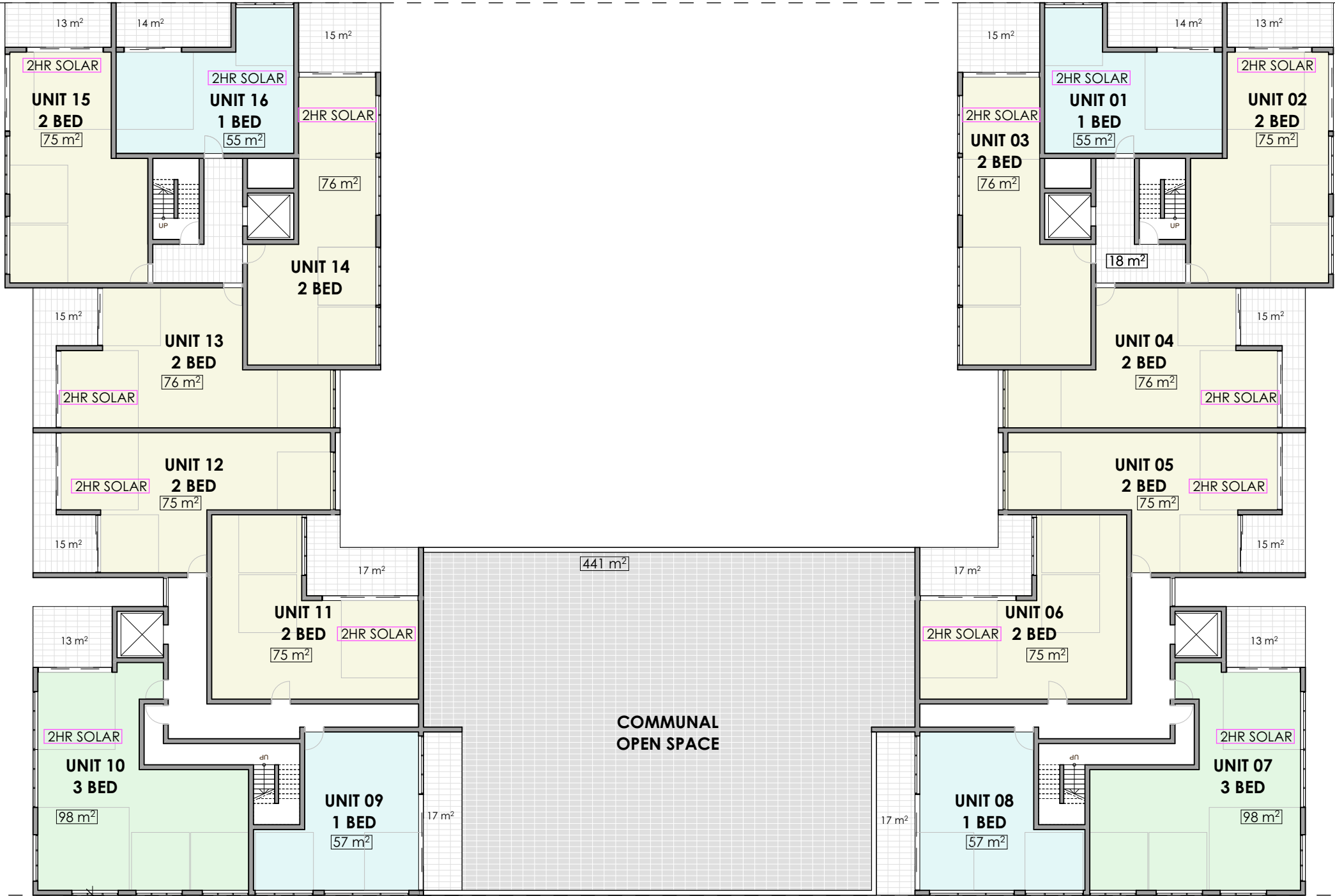
NORTH POINT:
DRAWN BY: VW JW LZ LL
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SCALE: 1:250 AT A3
PROJECT No: P532



PP	33	3
stage	dwg no.	revision

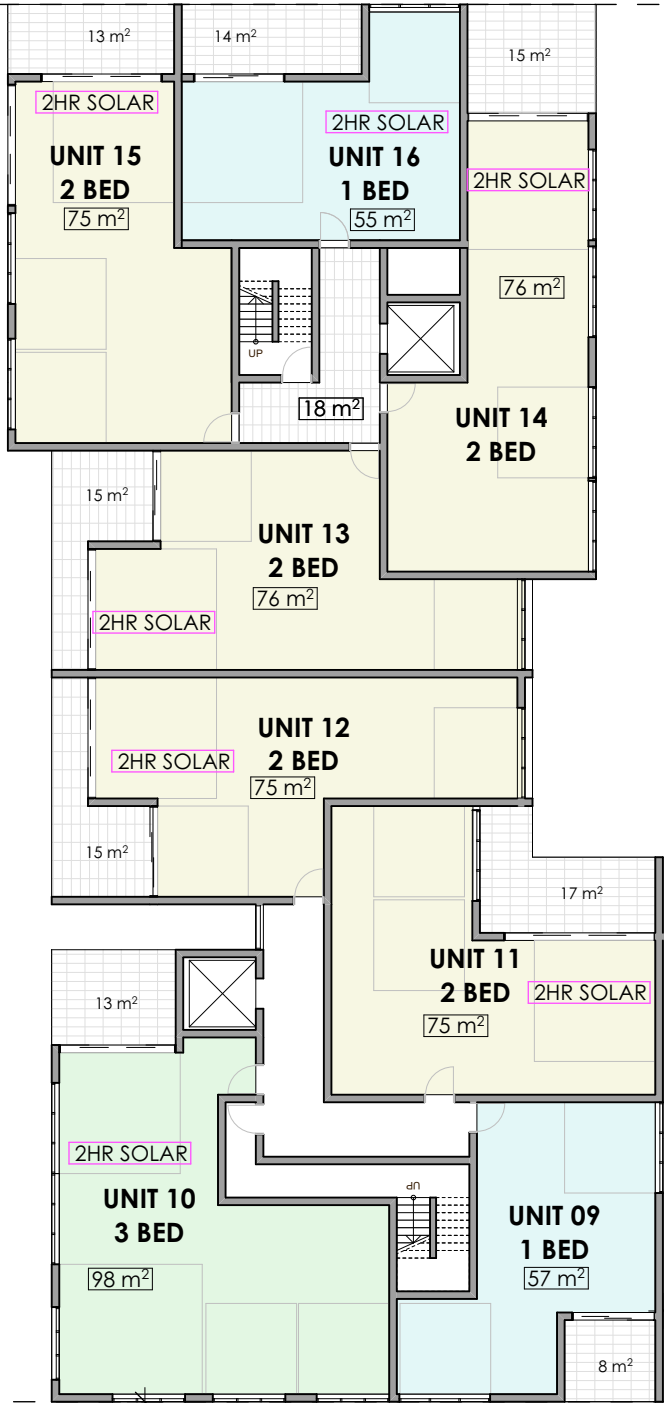
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PROPOSED 12m SIDE SETBACK

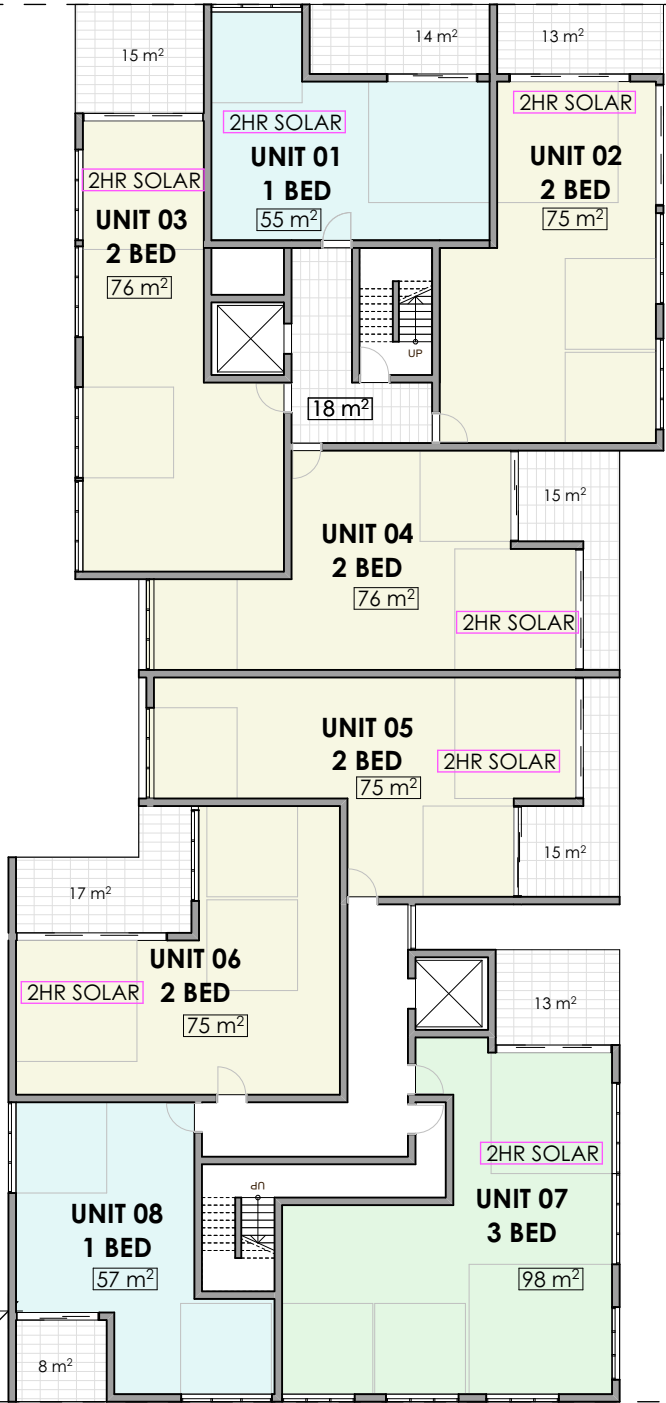


20,000

PROPOSED 12m SIDE SETBACK



25,450



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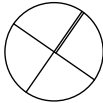
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PROJECT TITLE:
**23-25 WINDSOR RD
NORTHMEAD**

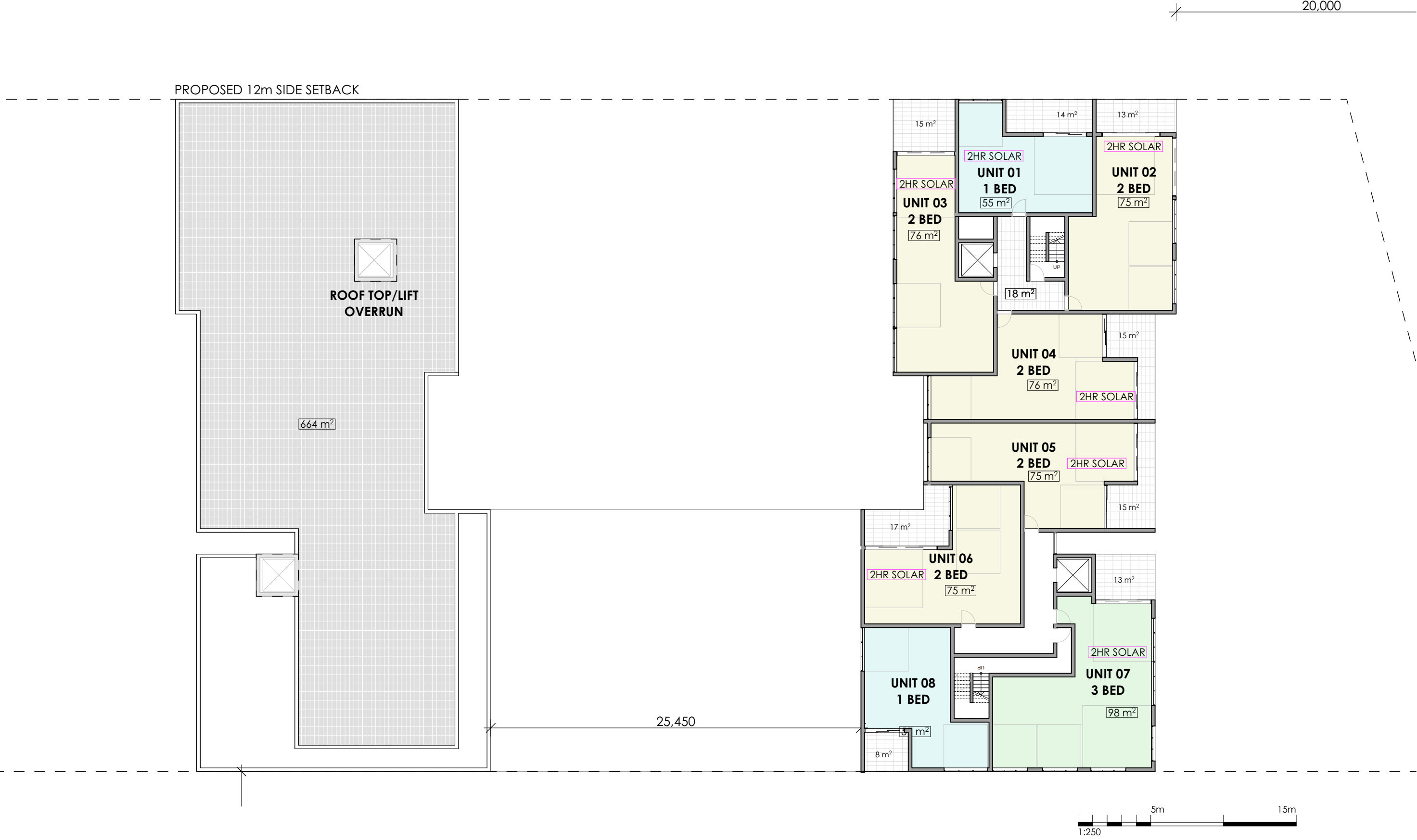
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FLOOR PLAN**

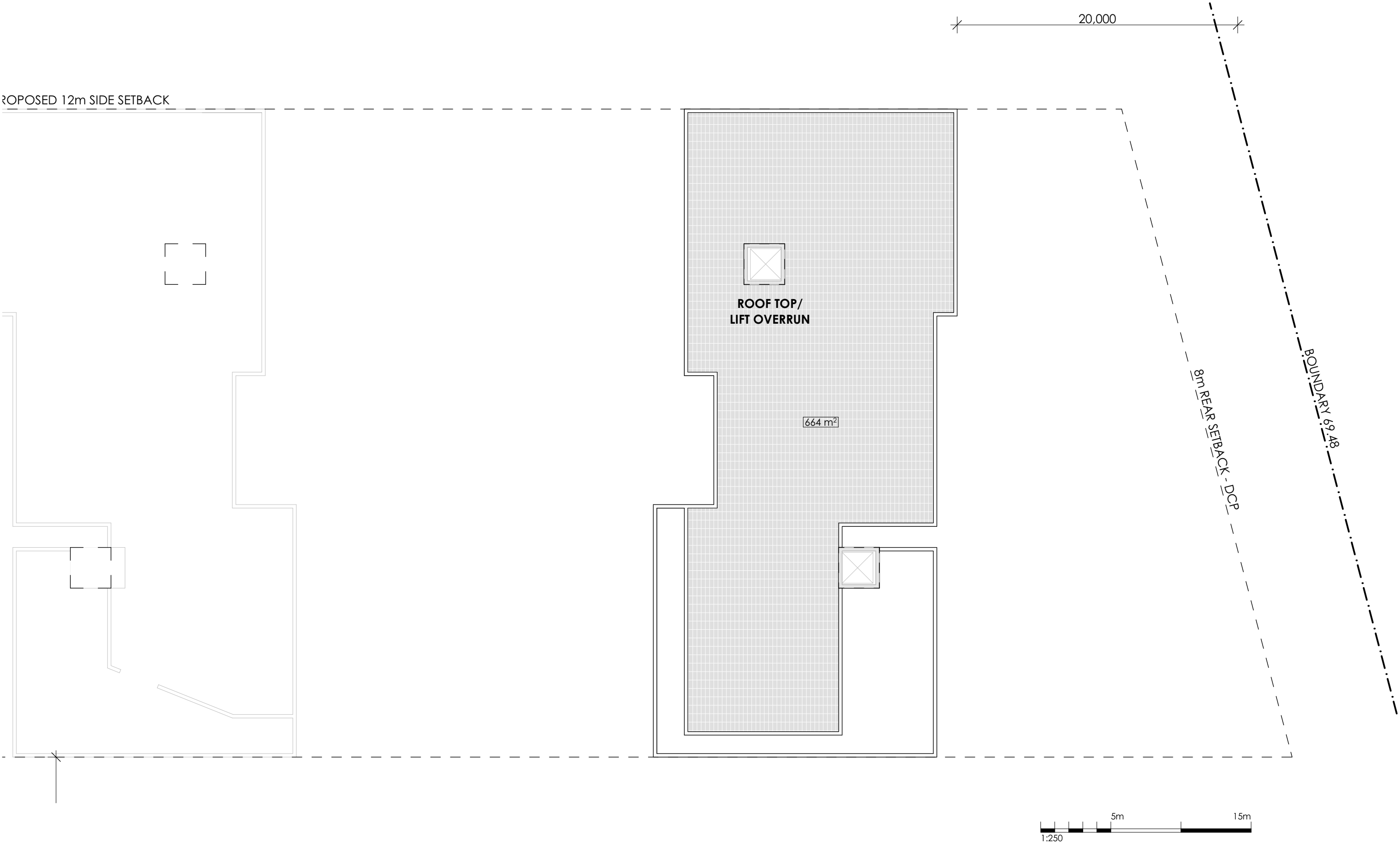
NORTH POINT:



DRAWN BY: VW JW LZ LL
CHECKED BY: PI
SCALE: 1:250 AT A3
PROJECT No: P532

PP	35	3
stage.	dwg no.	revision





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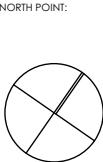
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PROJECT TITLE:
**23-25 WINDSOR RD
NORTHMEAD**

DRAWING TITLE:
REFERENCE DESIGN EAST ROOF PLAN



DRAWN BY: **VW JW LZ LL**
CHECKED BY: **PI**
SCALE: **1:250 AT A3**
PROJECT No: **P532**

PP	37	3
stage.	dwg no.	revision

