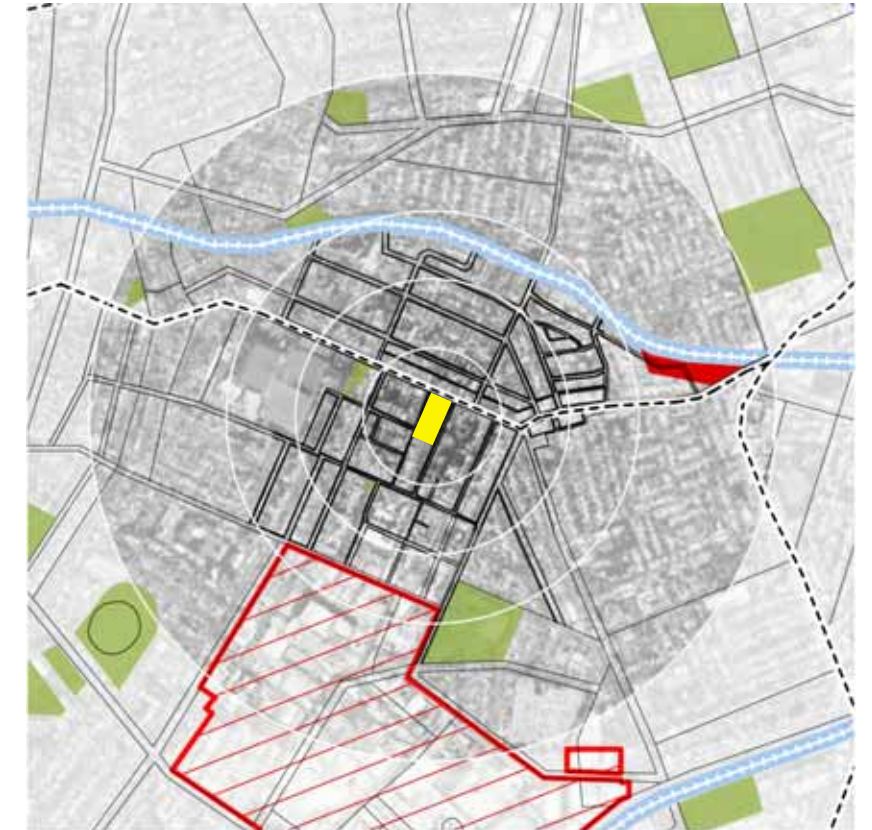


PLANNING PROPOSAL

58-76 STANMORE ROAD, STANMORE



kennedy associates
architects



view from stanmore road

view from stanmore road

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

1446 — PP 001

March 2018

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contents

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

introduction

urban design study

This study has been prepared by Kennedy Associates Architects to assist with the preparation of a planning proposal for the redevelopment the site known as 58-76 Stanmore Road, Stanmore. The subject site is the amalgamation of 12 lots located between Tupper Street and Alma Avenue, Stanmore and has frontages to Stanmore Road to its north, Alma Avenue to its west and Tupper Street to its east.

The total urban block has an area of approximately 9130 m2. There is a fall of approximately 11m across the site from North West (Stanmore Road) to South East (Tupper Street)

The site is currently occupied by The Cyprus Community Club of NSW (the Cyprus Club) fronting onto Stanmore Road, 6 single storey residential buildings facing Tupper Street and a small early 20th C electricity substation building facing Alma Avenue, which is a heritage item. The remainder, and majority, of the site is unoccupied and undeveloped and is currently used as an informal carpark by the club and others.

This study provides an urban design assessment of the development potential for the subject site.

The study examines the site with respect to its potential to accommodate both new premises for the Cyprus Club and a high density residential development, with limited commercial space facing onto Stanmore Road. The study is based on the premise that the site is suitable for high density residential use and that the issues to address primarily relate to what the development should be and how it should be configured.

The study provides analysis of the physical characteristics of the site and its urban and local context. This analysis identifies key contextual and environmental influences on the site and through assessing these identifies appropriate strategies for the location and massing of both the club and housing.

The study addresses the need to widen Alma Avenue to better accommodate vehicular movement and proposes a 5m (600m2) road widening dedication for the length of the site.

The study also proposes the provision of two shared lanes / thru site links between Alma Avenue and Tupper Street to facilitate both vehicular and pedestrian access as well as entry and exit to onsite parking and access for service vehicles such as garbage collection. These lanes provide missing cross site access for residents of the surrounding area as well as the occupants of the proposed development. They also facilitate the subdivision of the site into three discrete parcels reflecting more closely the existing development pattern of the area and providing the opportunity for three separate uses / building typologies.

The study identifies that the subject site is at a transition between existing medium and high density development and low density housing, has complex issues relating to solar access due to its orientation and topography, vehicular and pedestrian access, the future location of the club and its relationship with the residential component and the capacity to develop the project in stages.

The study proposes a number of measures to address these issues including splitting the zoning on the three portions defined by the thru site links, with the northern portion (Site A) having a Mixed Use (B4) Zoning and the lower portions (Sites B & C) having a General Residential (R1) Zoning.

The study proposes that Site B be developed as residential flat development of up to 6 storeys whilst Site C be developed up to 4 storeys.

density and height

Sydney is currently undergoing a significant change in its urban character including a shift in what are considered acceptable densities and building heights.

This 'uplift' is occurring across the entire metropolitan area. The need for higher density development to address Sydney's significant housing requirements is now well documented and densities, building heights, building form and building typologies are all being re-evaluated to address not only the new demographic and infrastructure pressures, but also the change in thinking about what is the appropriate urban character and scale for the future of Greater Metropolitan Sydney, including throughout the Inner West of Sydney, where densities of between 2:1 and 5:1 and buildings heights of up to 10 and more storeys are now not uncommon, even in highly visible locations.

The rules are changing.

Taller buildings are no longer unusual or seen as out of place or disruptive in the urban landscape, particularly on larger redevelopment sites and, based on current activity, it can be assumed that this process of evolution of the character, scale and height of development across Sydney will continue continuing.

These changes are impacting on the broader community's expectations for the Desired Future Character of Sydney as a whole.

They are also making the ability to establish a clear set of guidelines or principles on what the appropriate density, character and height of the city should be extremely difficult.

What was unthinkable a few years ago is now the new normal.

On that basis the issue of building height, in particular, can be shifted from a discussion of 'what is an acceptable height' to 'what is NOT an acceptable height'.

The answer to this question is currently more easy to address as it can be based on an assessment of the impacts a taller building may or may not have on its environment, both immediate and broader, being primarily, density, traffic, visibility, overshadowing and overlooking and whether those impacts are reasonable and acceptable.

This study has approached the appropriate urban model for the subject site from this perspective.

The site is a 9000m2 portion of land in an area characterized by parcels of between approximately 200m2 (single dwelling lots) and 1000m2 (walk up flats).

To that extent it is an anomaly and any development on the site will by its very nature be different to that of its context,

The site is also unusual in that it is both largely vacant, is not part of an industrial zone and has a long history of non residential use and, as has also been identified, sits at the interface of differing urban and building typologies.

As such its 'context' is more flexible than might at first appear, which allows the potential to develop a site specific identity that, whilst respecting and addressing its surroundings, does not need to be fixed by them.

This applies equally to the urban planning, building form, massing, architectural expression and scale of the development.

Within this is the assessment of an appropriate overall height for the development.

The immediately surrounding area is characterised by 1 to 4 storey buildings and the question to be addressed in a development of this type is whether it is necessary to continue that scale or whether a more flexible and potentially larger scale is acceptable.

This study identifies that there is capacity to accommodate buildings of a height greater than the adjoining context or current planning controls within specific locations on the subject site, without resulting in unacceptable impacts on the local environment or urban character.

building form & character

This study addresses the development potential of the subject site from an urban design basis.

Its analysis and recommendations focus on the overall scale and character of the site rather than the specifics of its built form. However, to achieve that analysis it was necessary to undertake a level of study beyond generic massing to establish realistic principles for the development, including building location, form, unit layout, unit mix and performance. That work, contained in the indicative scheme section of this report, is included to show the basis for the report's recommendations and demonstrate that the recommendations are capable of being achieved. It is not intended to depict the final design or layout of the development, which will be subject to a separate body of work at Development Application Stage.

Similarly the report includes a series of images showing the potential visual impact, character and quality of the development. These images, whilst the location and scale of the buildings in them are accurate with respect to the work contained in this study, are not intended to depict the final design for the site. Their purpose is to demonstrate the general scale and character of a development based on the recommendations in this report and in particular the visual impacts such as development would have.

introduction

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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March 2018

site data

Site:	58-76 Stanmore Road, Stanmore 2 - 20 Tupper Street, Stanmore 1-9 Alma Avenue, Stanmore
Site Area	9129 m ² (original site area) 8529m ² (after land dedication to Alma Avenue)
Site Dimensions	66.5m to Stanmore Road 139.5m to Alma Avenue 140m to Tupper Street

proposed development

Zoning	part Mixed Use (B4), part General Residential (R1) and part Medium Density Residential (R3)		
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		
Use:	approx	1000m ² of club building over 2 levels	
	approx	350 - 500m ² of commercial space at ground level facing Stanmore Road	
	approx	140 - 160 residential units, including residential flat buildings and townhouses	
Road Dedication Avenue (5m wide)	approx	700 m ² of land dedicated for road widening along Alma Avenue	
Public Open Space	approx	350 - 400m ² public plaza located at the northern end of the site facing Stanmore Road	
Communal Open Space	approx	1100m ² of internal communal open space to Site B	
Thru Site Link	Lane A:	extend Harrington Street. Approx. 700m ² of land provided as publicly accessible shared two way through street link connecting Alma Avenue and Tupper Street	
	Lane B:	500m ² of land provided as 8m wide publicly accessible shared vehicular / pedestrian zone & thru site link connecting Alma Avenue and Tupper Street	
Parking	Site A:	50 - 100 spaces over three levels	
	Site B:	150 - 200 spaces over two levels	
	Site C:	10 - 15 spaces on 1 level	
Height	3 - 6 storeys		
Setbacks	2 - 5m		
GFA	approx	14,000 m ²	
FSR	excluding alma dedication	approx	1.67 : 1
	including alma dedication	approx	1.54 : 1

recommendations

The study proposes (refer 1446 - PP 402 SUMMARY):

- a) 5m wide / 700m² of land dedicated for road widening along Alma Avenue
- b) i) extension of Harrington Street to Tupper Street – LANE A
ii) 8m wide / 500m² publicly accessible thru site link connecting Alma Avenue and Tupper Street – LANE B
- c) Subdivision of the site into 3 parcels (Sites A, B & C)
- d) setbacks to Stanmore Road of 4.5m

setbacks to Tupper Street of between 2m and 5m

setbacks to Alma Avenue between 2m and 3m, excluding 5m road dedication
- e) 350 - 400m² of public plaza at the northern end of the site facing Stanmore Road

1100m² internal residential courtyard extending the length of the Site B
- f) Mixed Use (B4) Zoning to upper portion of site (Site A) and General Residential (R1) Zoning to the middle portion site (Site B) and Medium Density Residential (R3) to the lower portion of the site (Site C)
- g) maximum building heights of:
- SITE A - 21m
- SITE B - 20-23m
- SITE C - 11m
- h) building heights of 4-5 storeys fronting Stanmore Road with the upper most storey setback 3m on all sides from the external wall of the floor below

building heights of 4 - 5 storeys fronting Alma Avenue with the upper most storey setback 3m from the Alma Avenue external wall of the floor below

building heights of 5 - 6 storeys fronting Tupper Street with the upper storey setback 3m from the Tupper Street external wall of the floor below and 6m from the Lane A external wall of the floor below
- i) maximum ADH building heights as setout on 1446 - PP 412
- j) permissible Gross Floor area of up to 14,000m² (excluding carparking)
permissible Floor Space Ratio of up to 1.8:1 (excluding carparking)

core recommendations

- 1) Subdivision of the site into 3 parcels (Sites A, B & C)
- 2) Mixed Use (B4) Zoning to Site A and General Residential (R1) Zoning to Sites B & Medium Density Residential to Site C
- 3) extension of Harrington Street to Tupper Street – LANE A
- 4) 8m wide publicly accessible thru site link connecting Alma Avenue and Tupper Street – LANE B
- 5) Floor Space Ratio 1.8:1 (excluding carparking)
- 6) building heights of 4 - 5 storeys fronting Stanmore Road
- 7) building heights of 4 - 6 storey fronting Alma Avenue & Tupper Street based on ADG requirements

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

- a) 140-160 residential units and townhouses
- b) the relocation of the Cyprus Club to the corner of Stanmore Road and Alma Avenue
- c) 800 - 1000m² of club space over 2 floors facing Stanmore Road
- d) 350 - 500m² of ground level commercial space on the corner of Stanmore Road and Tupper Street
- e) pedestrian and resident access from Stanmore Road, Tupper Street and Alma Avenue
- f) 2 – 3 levels of basement carparking to Site A accessed via Alma Avenue off the thru site link and exiting to Tupper Street
- g) 2 – 3 levels of basement carparking to Site B accessed via Alma Avenue off the thru site link and exiting to Tupper Street
- h) 2 levels of basement carparking to Site C accessed off Tupper Street
- i) retention of 50% of the site as open space

recommendations

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

CONTEXT + SITE

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

1446 - PP 100

March 2018



view from tupper street

view from tupper street

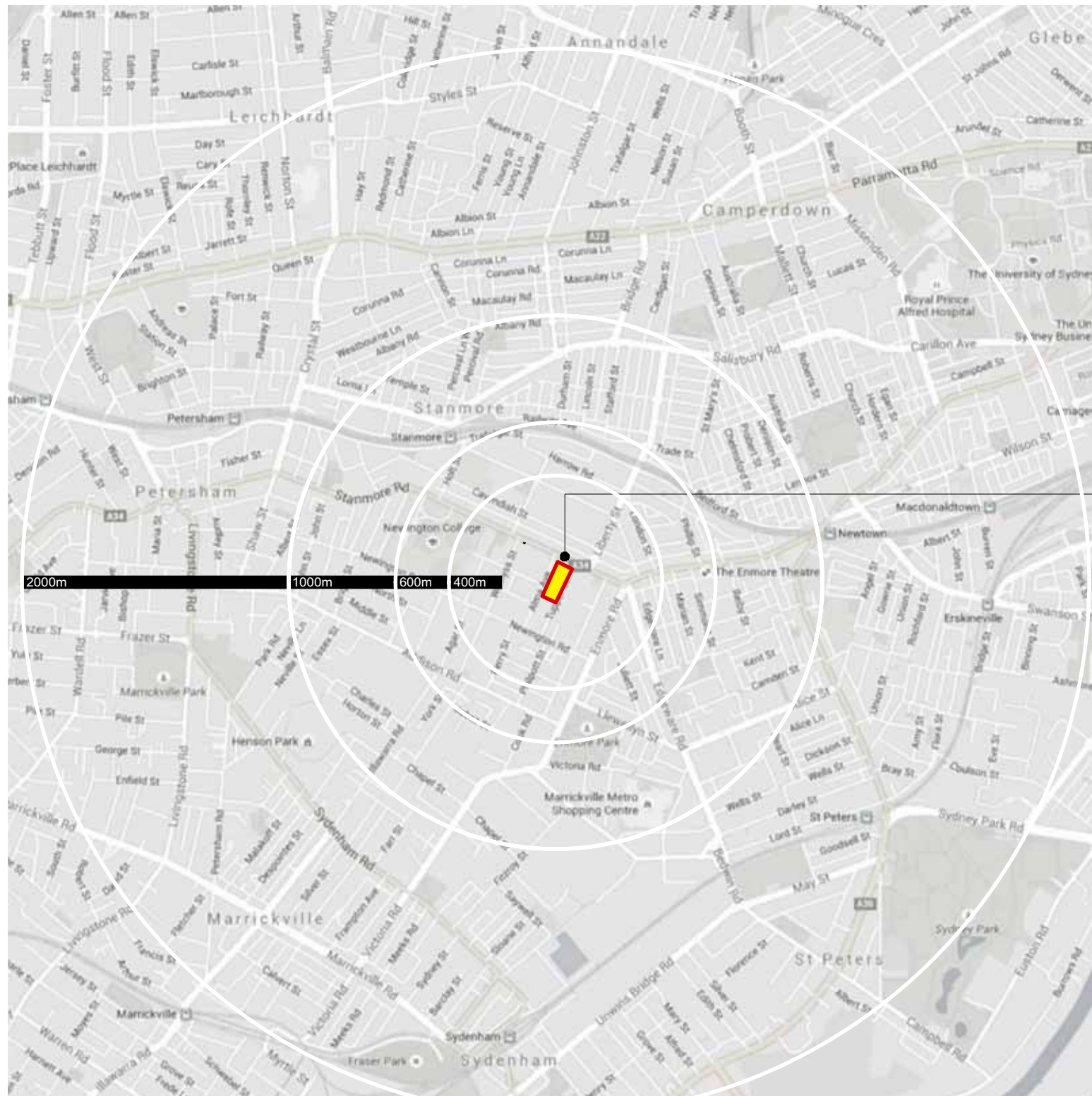
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1446 — PP 101

March 2018



subject site

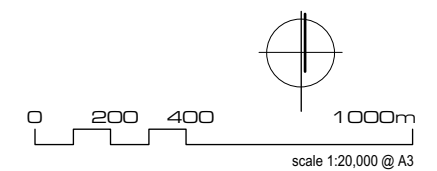
source google maps 2015

context + site - locality

urban design study / planning proposal for proposed redevelopment of:

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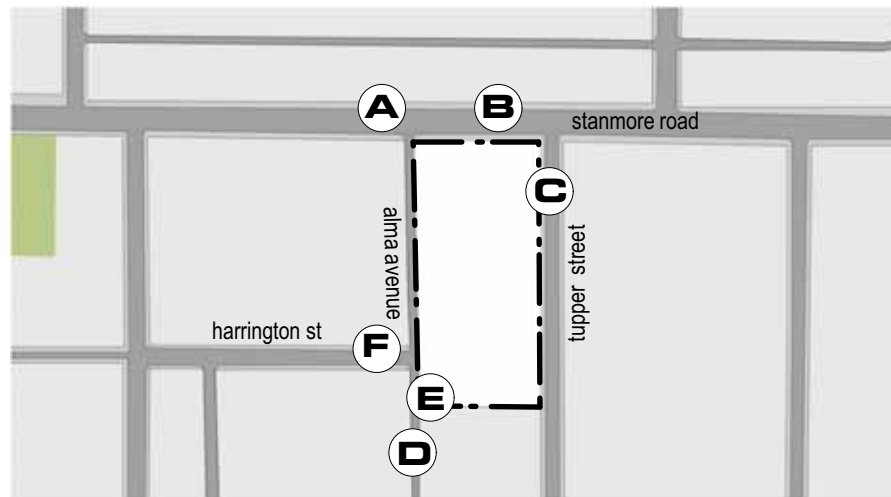
A - stanmore road facing east



B - cyprus club fronting stanmore road



C - tupper street facing south



F - harrington street avenue facing east



D - informal carparking southern portion of site



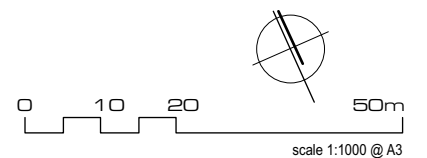
C - alma avenue facing north

context + site - site photos

urban design study / planning proposal for proposed redevelopment of:

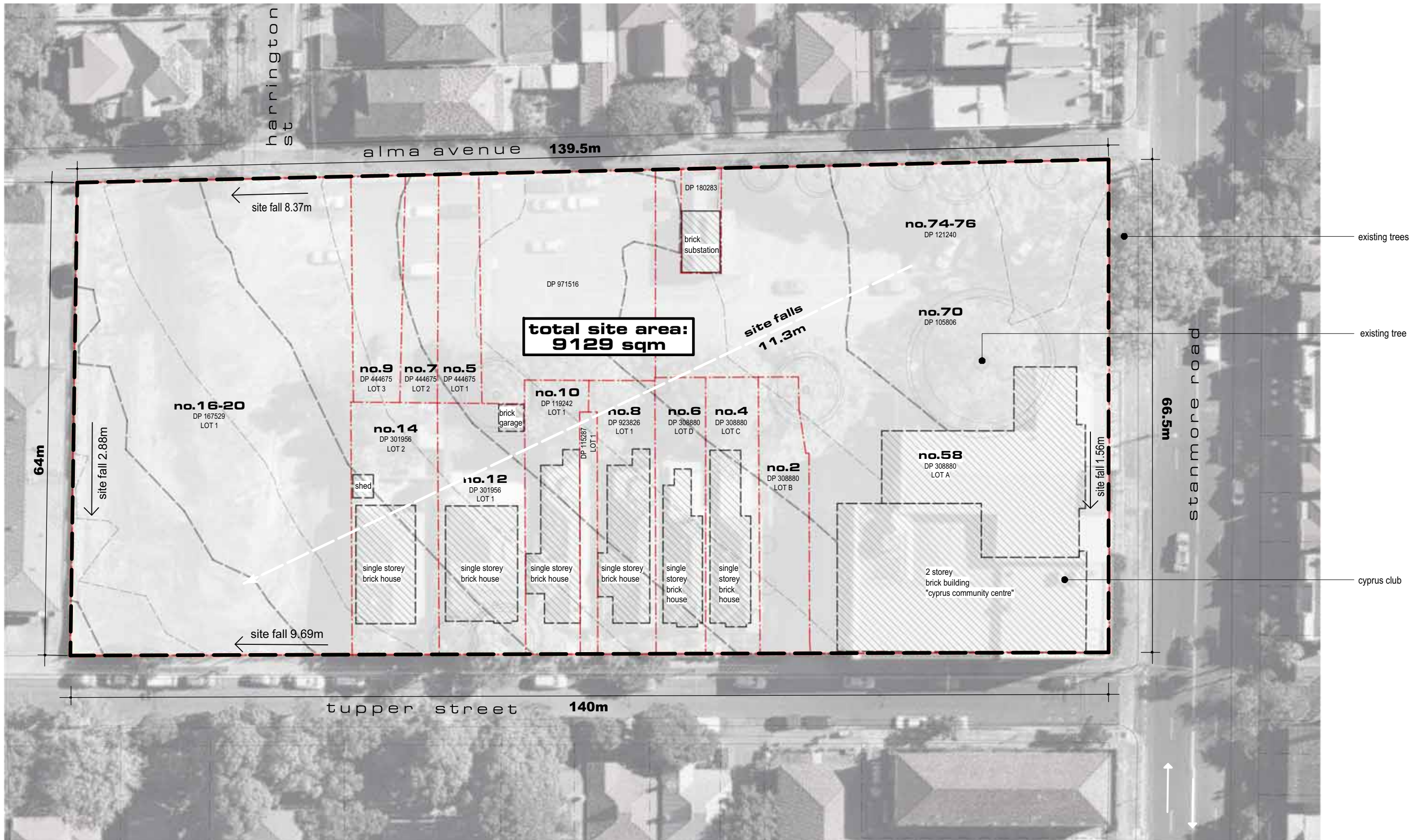
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1446 - PP 104

March 2018

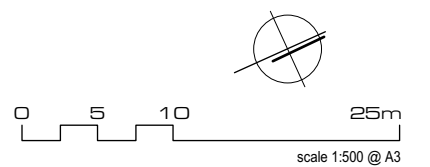


context + site - existing site

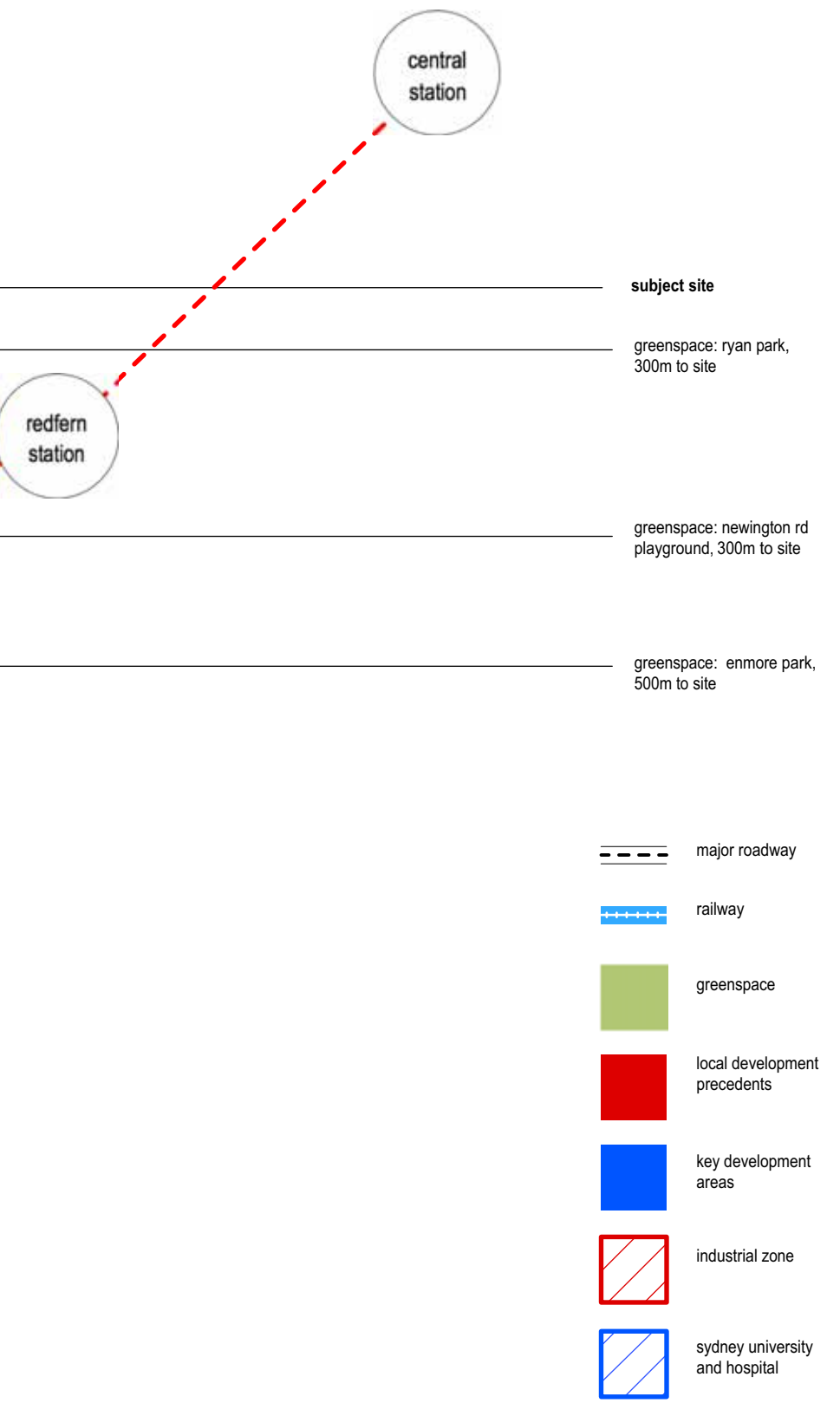
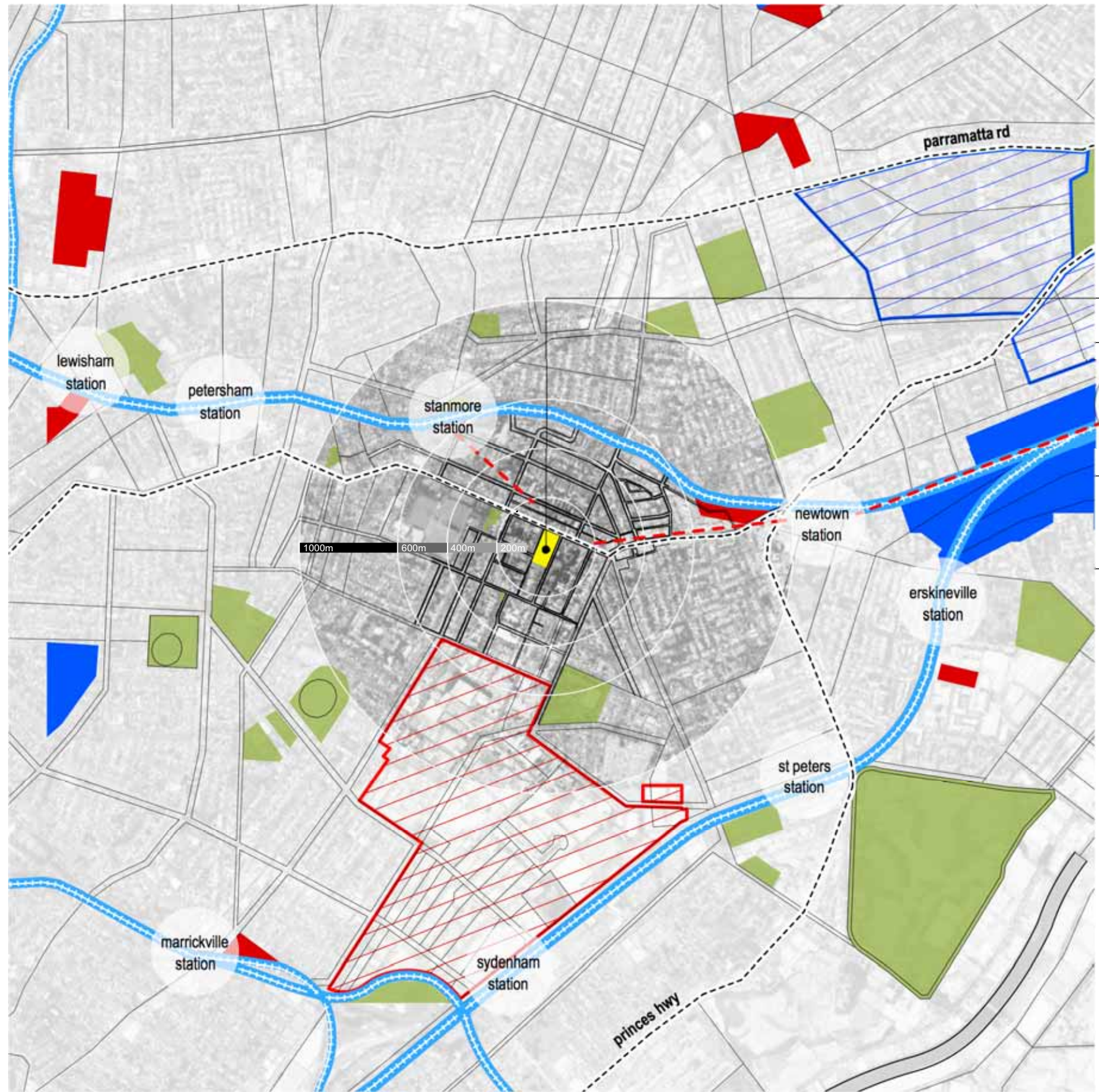
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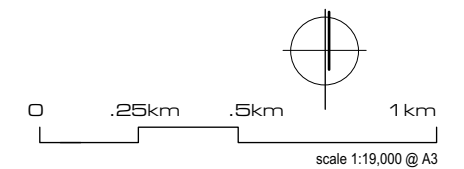
SITE ANALYSIS

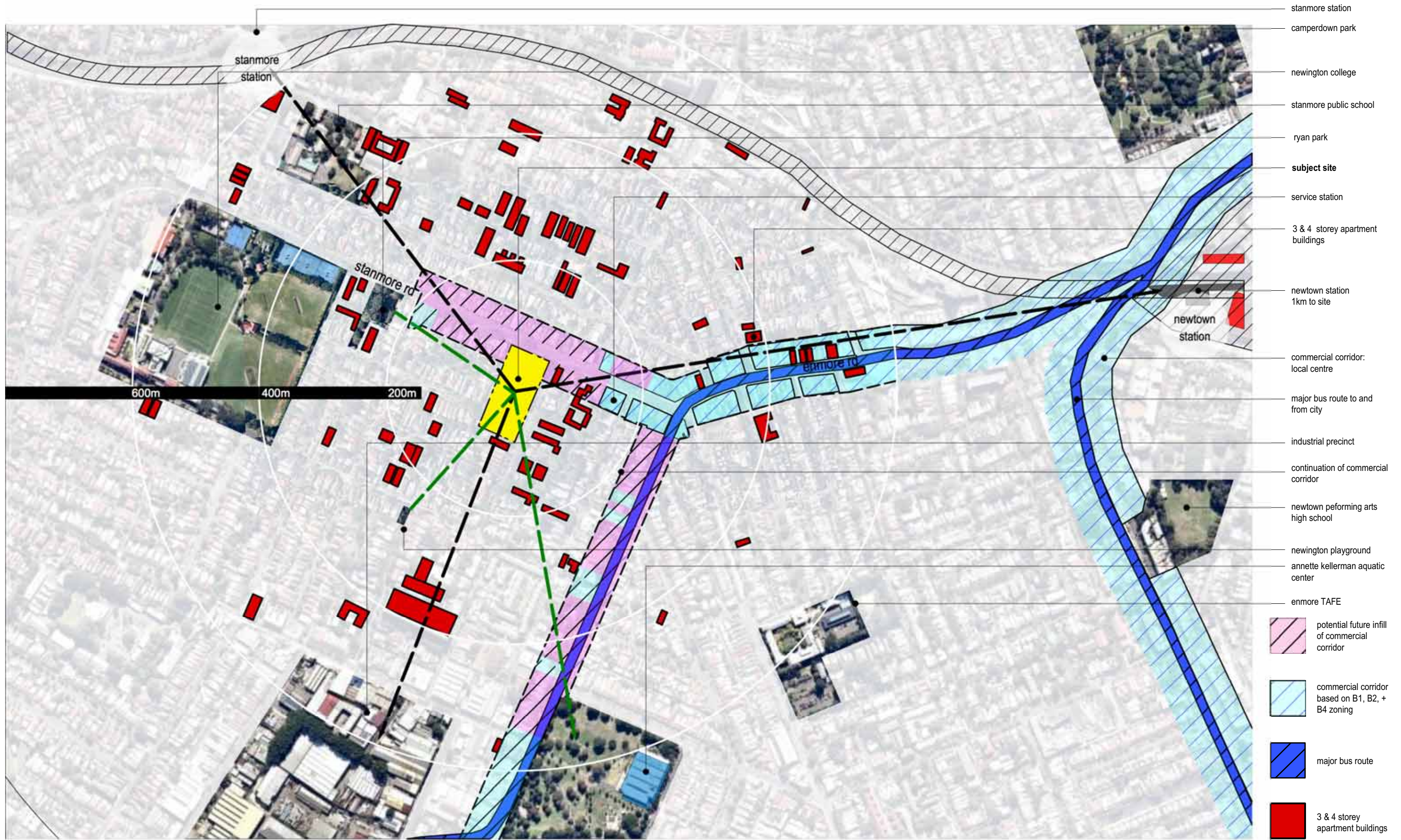


site analysis - greater context

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



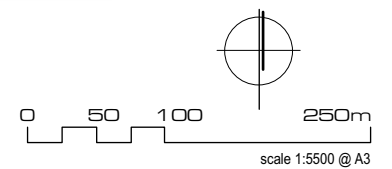


site analysis - immediate context

urban design study / planning proposal for proposed redevelopment of:

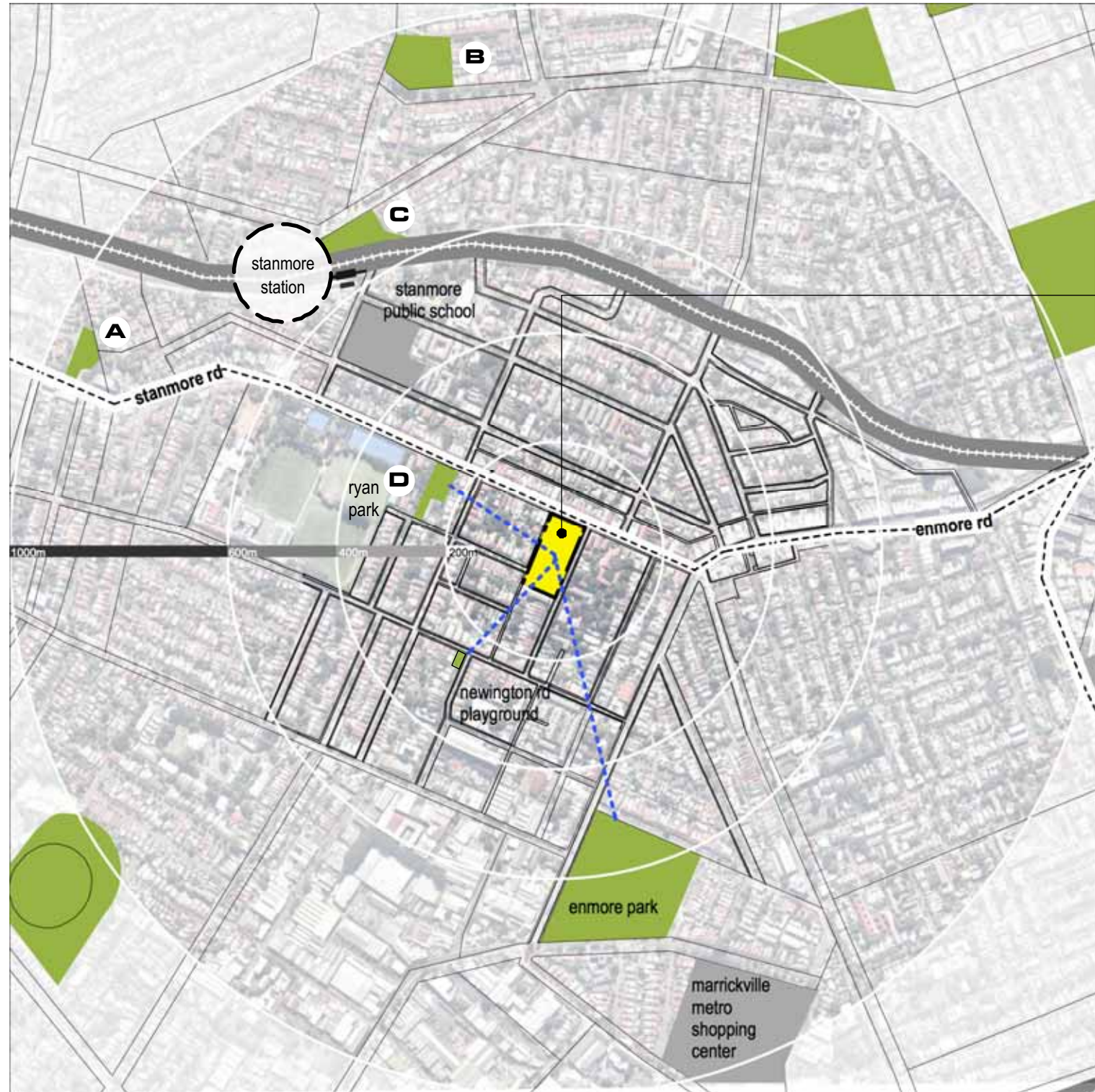
58-76 stanmore road, STANMORE

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1446 - PP 202

March 2018



subject site

COMMENT

opportunity to use development to contribute to upgrading of adjacent public open space and provide additional public open space as well as improve circulation around and across site

PRE PLANNING PROPOSAL ADVICE FROM MARRICKVILLE COUNCIL (JANUARY 2016)

The document submitted with the Pre Planning Proposal suggests that there is an opportunity to create a public park approximately 1,200sqm in area adjacent to the southern boundary of the site via a Voluntary Planning Agreement.

Council's Cultural and Recreation Section have viewed the proposal and raised concerns about the location of the proposed park. They have suggested that a range of other facilities/infrastructure opportunities that redevelopment of the site could facilitate including:

- improvements to other areas of open space in the vicinity of the development, i.e. Enmore Park and Ryan Playground.
- improvements to the public domain surrounding the site, i.e. key movement routes such as Stanmore & Enmore Roads
- allocation of affordable housing on site
- dedicated space for community use to meet needs identified in the Facilities Needs Research - Strategic Directions for Marrickville report (June 2012)

subject site: approx 9095 sqm

A
maundrell park: approx 3245 sqm 915m from site

B
weekley park: approx 10618 sqm 890m from site

C
stanmore library greenspace: approx 5582 sqm 700m from site

D
ryan park: approx 2862 sqm 230m from site

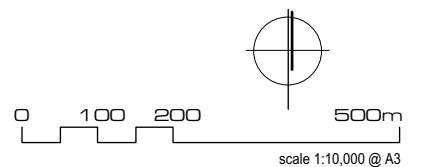
E
newington playground: approx 480 sqm 250m from site

site analysis - greenspace

urban design study / planning proposal for proposed redevelopment of:

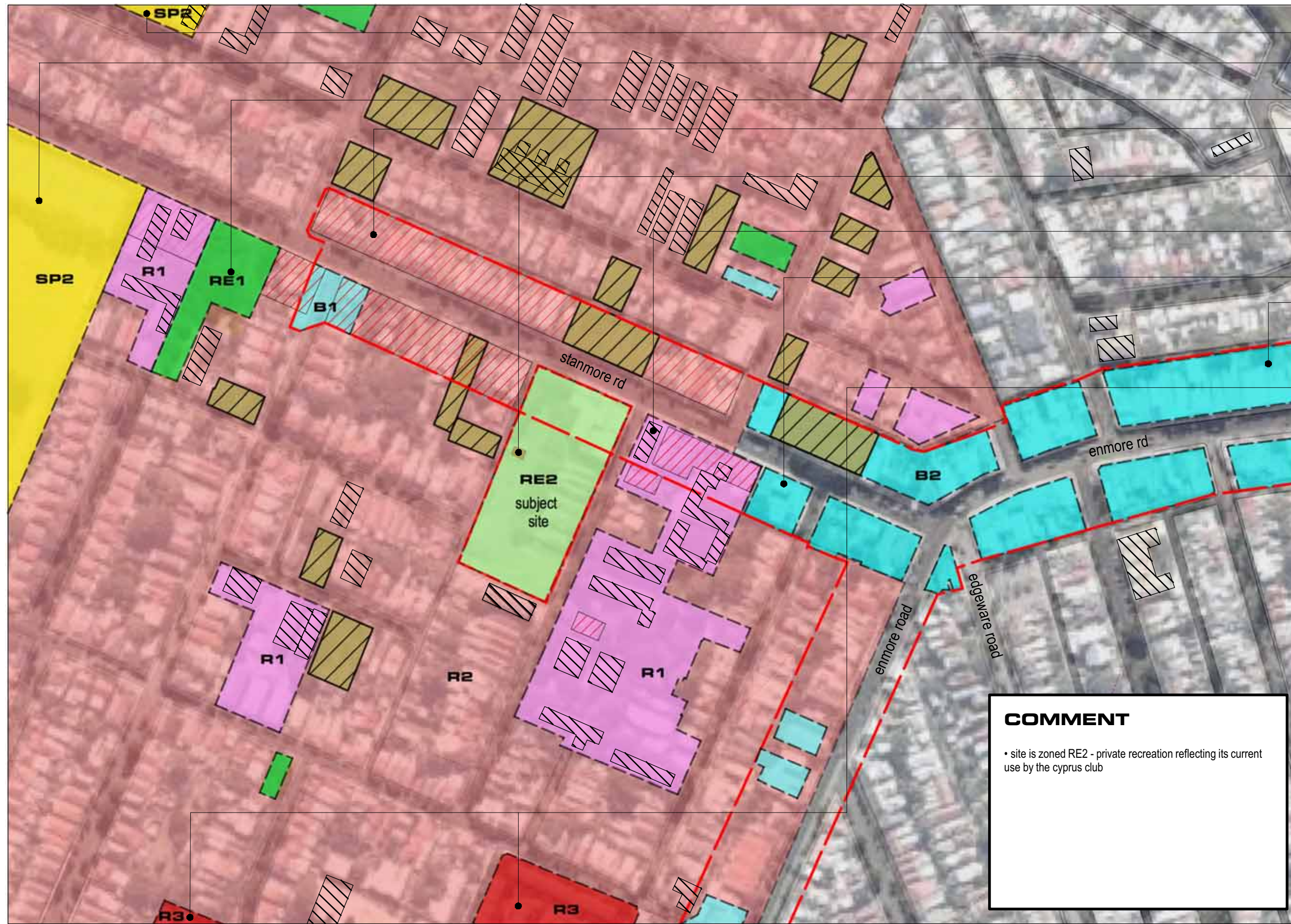
58-76 stanmore road, STANMORE

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1446 - PP 203

March 2018



- stanmore public school SP2
- newington college SP2
- ryan park RE1
- 2-3 storey terraces & units
- heritage item: substation
- existing 4 storey units
- service station
- major commercial corridor: B2 local centre
- R3 medium density residential

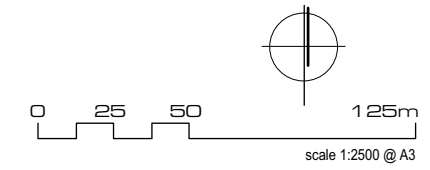
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways

COMMENT

- site is zoned RE2 - private recreation reflecting its current use by the cyprus club

- 4 storey RFB
- heritage item
- 2-3 storey terraces & units
- continuation of commercial corridor

source: Marrickville council LEP 2011

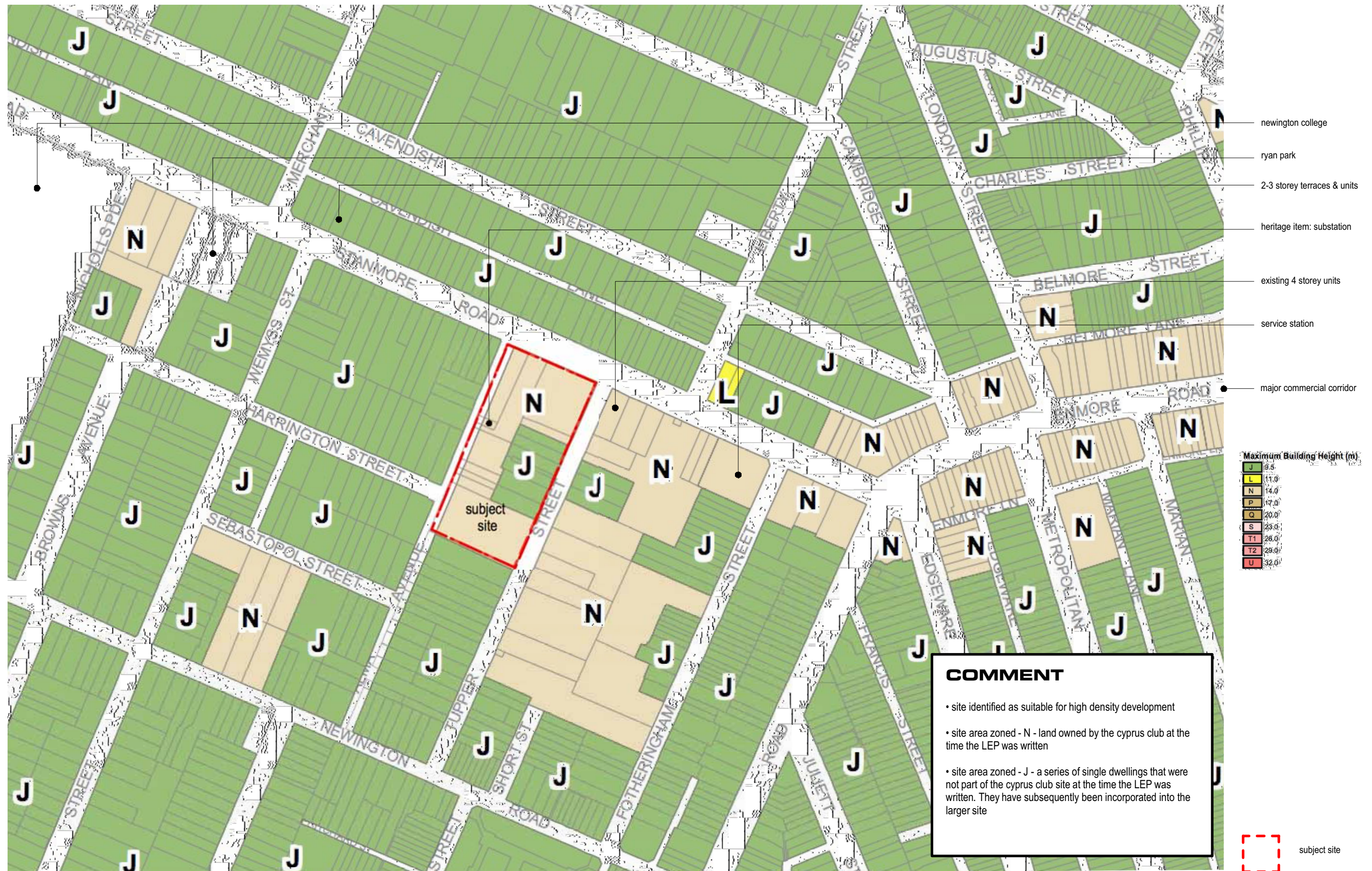


site analysis - zoning

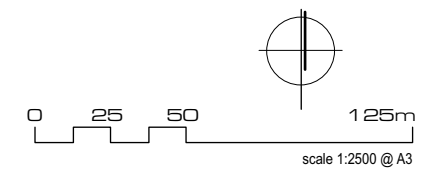
urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

1446 - PP 204



source: Marrickville council LEP 2011



site analysis - building heights

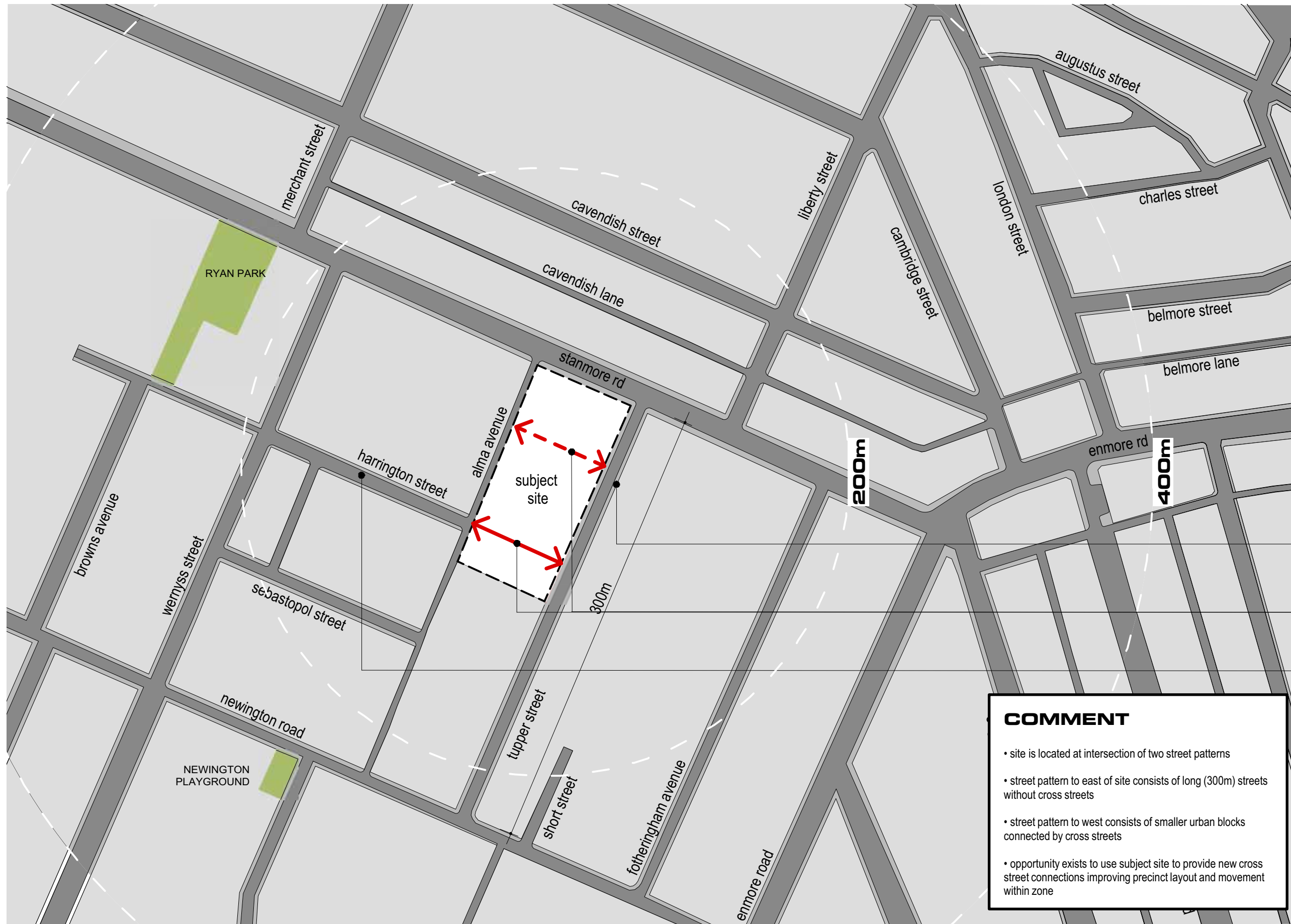
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1446 - PP 205

March 2018



street pattern defined by long (300m) streets without connection to cross streets

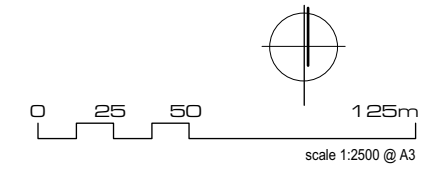
potential to provide through site access to improve circulation within zone

street pattern includes cross streets

COMMENT

- site is located at intersection of two street patterns
- street pattern to east of site consists of long (300m) streets without cross streets
- street pattern to west consists of smaller urban blocks connected by cross streets
- opportunity exists to use subject site to provide new cross street connections improving precinct layout and movement within zone

source: Marrickville council LEP 2011



site analysis - street pattern

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



SINGLE DWELLINGS

- 1 + 2 storey dwellings fronting tupper street + alma avenue
- single storey dwellings facing stanmore road + harrington street
- 2 storey dwellings facing stanmore
- residential flat buildings



RESIDENTIAL FLAT BUILDINGS

- A:** three storey RFB
 - B:** two storey RFB
 - C:** four storey RFB
 - D:** four storey RFB
 - E:** two storey RFB
 - F:** four storey RFB
- residential flat building
 - RFB driveways

COMMENT

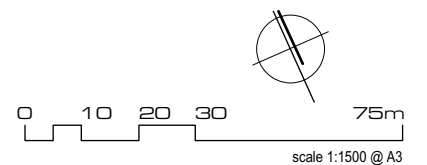
- site located at interface between low density 1 + 2 storey developments, primarily victorian and federation dwellings and 3 + 4 storey mid to late 20th C residential flat buildings
- existing built context results in only 7 dwellings and 3 residential flat buildings having their primary street frontage facing directly on to the subject site in tupper street and alma avenue

site analysis - adjoining context

urban design study / planning proposal for proposed redevelopment of:

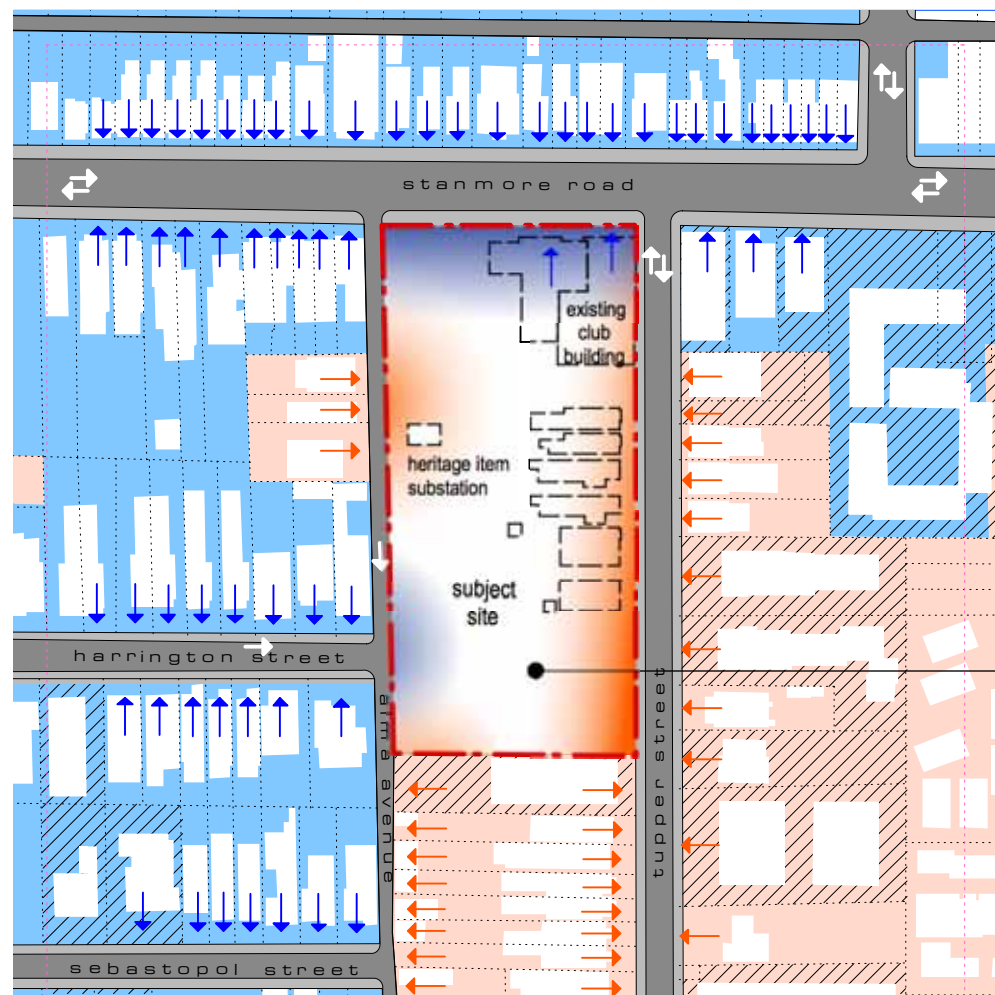
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





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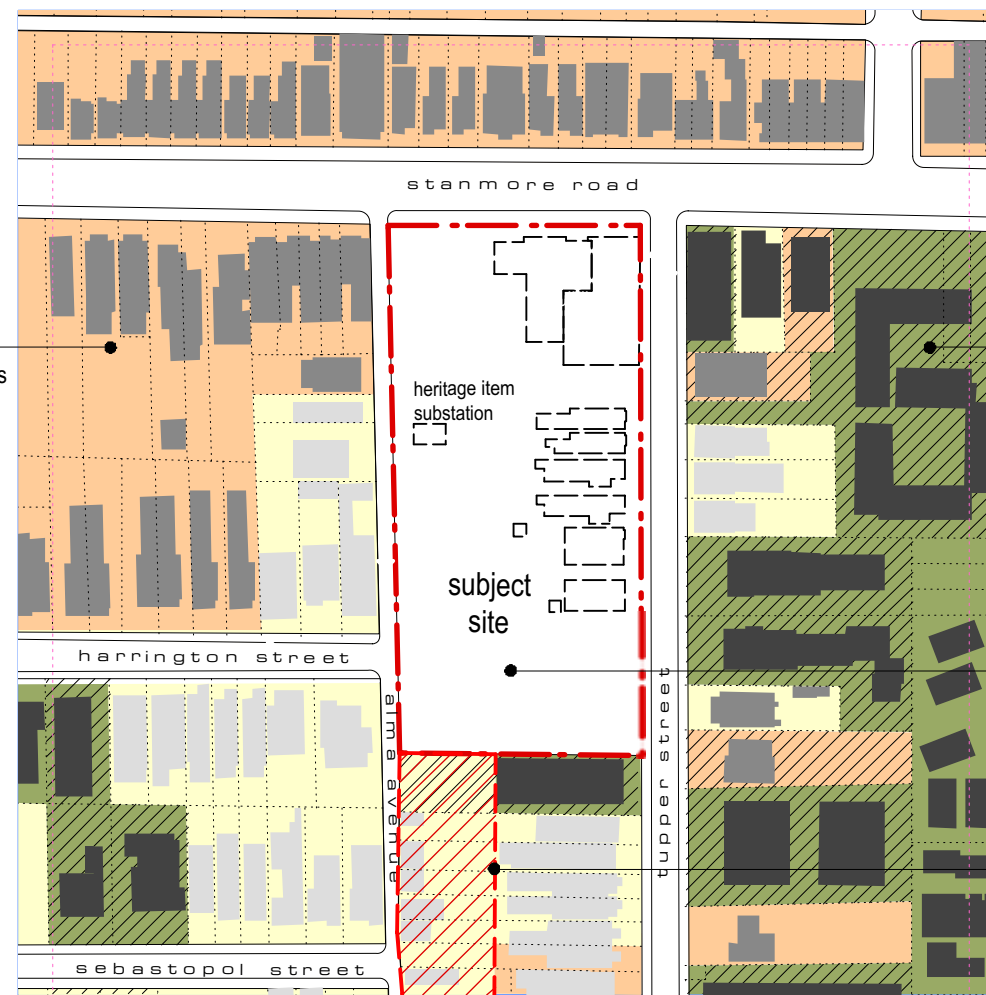
March 2018



BLOCK DIRECTIONALITY

-  east / west street frontage
-  north / south street frontage

the subject site is at an intersection / interface between block and lot directionalities



BUILDING HEIGHTS / TYPOLOGIES

-  single storey
-  2 storeys
-  3+ storeys
-  residential flat buildings
-  rear allotment zone

high density RFB's

subject site is at an intersection / interface between building typologies and densities

rear lane currently undergoing change from garages to medium density housing

COMMENT

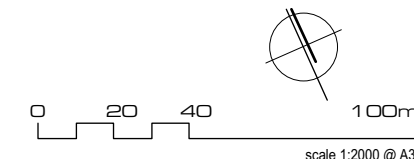
- subject site is at an intersection / interface between block and lot directionalities
- subject site is at an intersection / interface between building typologies and densities
- opportunity to use site to reconnect two precincts

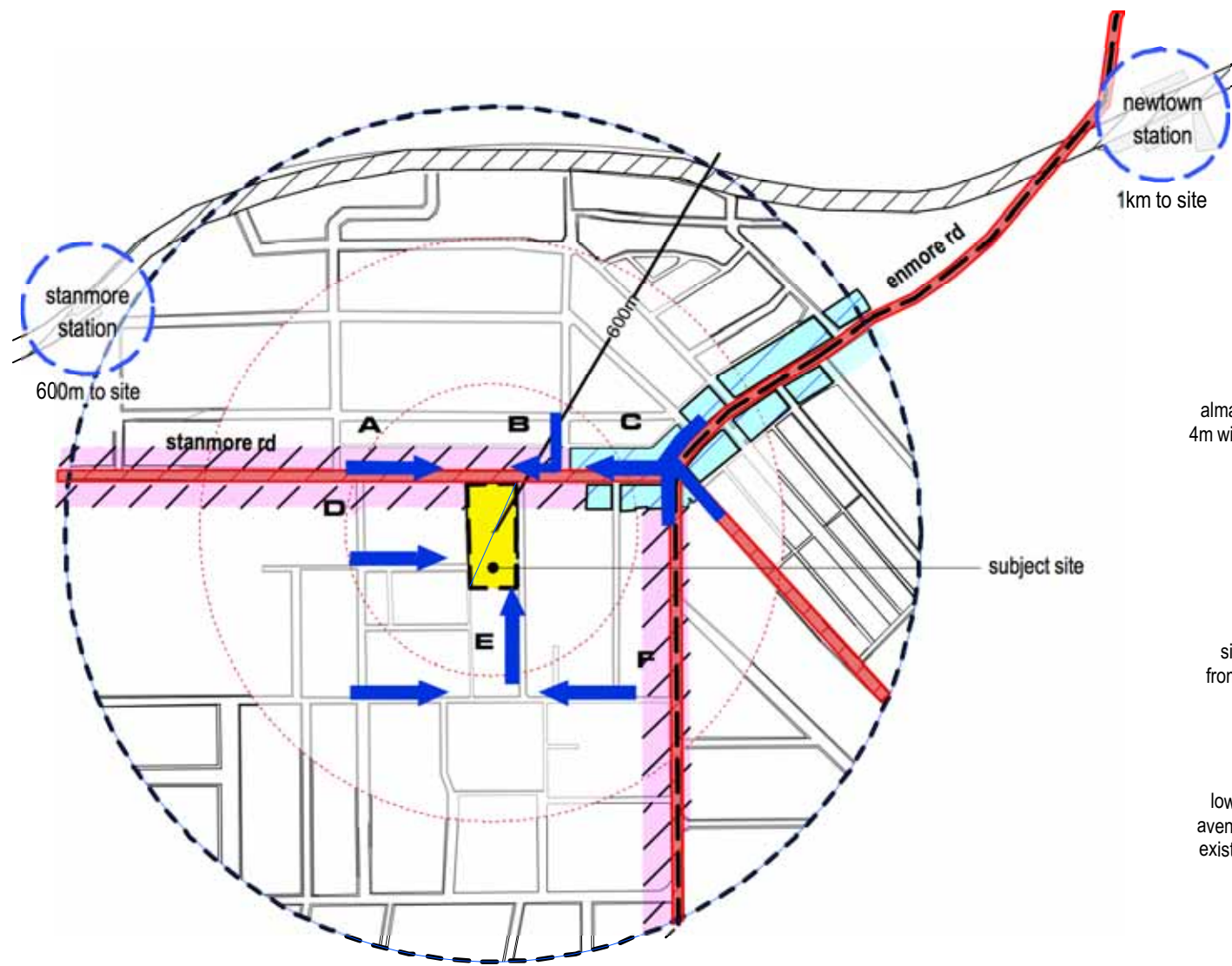
site analysis - block directionality / building heights

urban design study / planning proposal for proposed redevelopment of:

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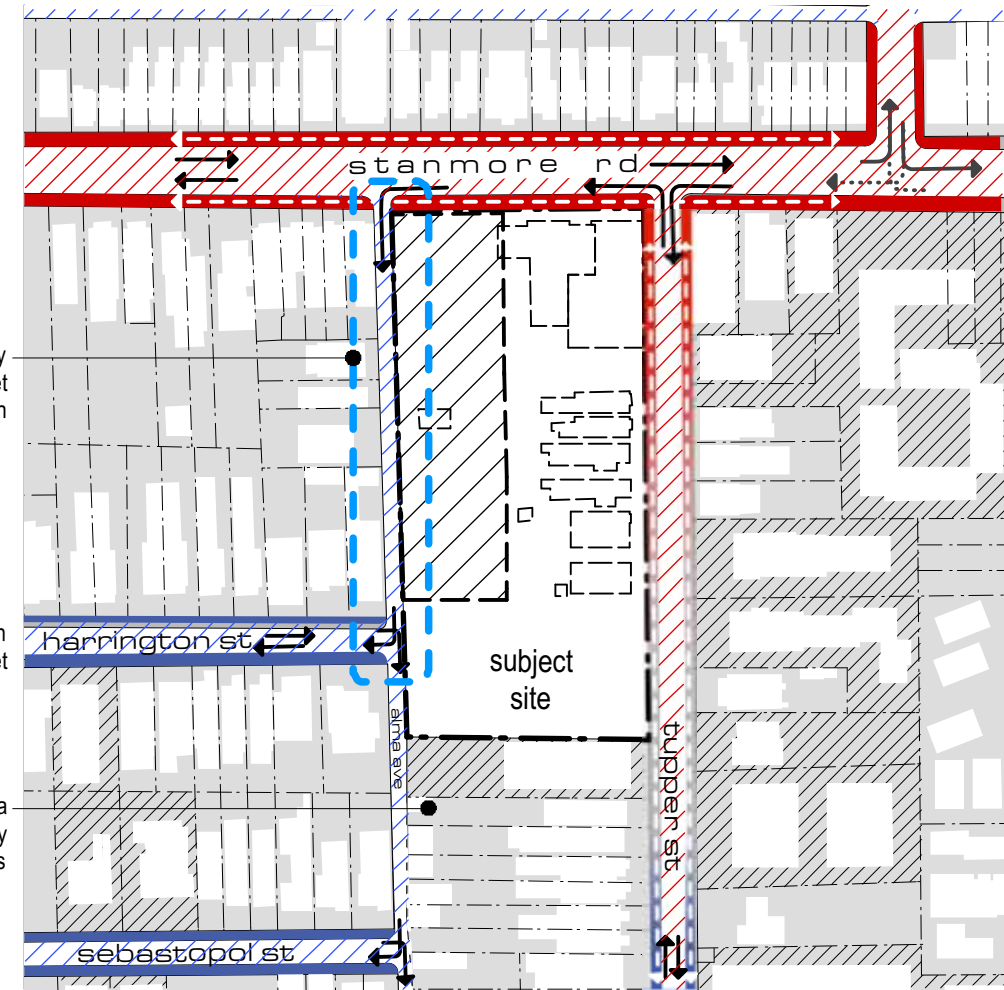




SITE APPROACH - TRAFFIC

- commercial corridor based on B1 + B2 zoning
- main roads
- potential infill of commercial corridor
- major bus roads

A	B	C	D	E	F
stanmore road	liberty street	stanmore / enmore / edgeware road	harrington street	tupper street	newington road
traffic travelling east along Stanmore Road difficult to turn right to access site	traffic turning to Stanmore Road from Liberty Street left turn from Stanmore Road into Tupper Street & Alma Avenue	junction of 3 major roads access to site from Stanmore Road	connects to Alma Avenue at south western corner of site	connects to Stanmore Road and Newington Road	connects to Enmore Road



CIRCULATION - PEDESTRIAN + TRAFFIC

- heavily trafficked footpaths
- low traffic footpaths
- heavy traffic vehicular circulation
- low traffic vehicular circulation
- existing site area used as carparking

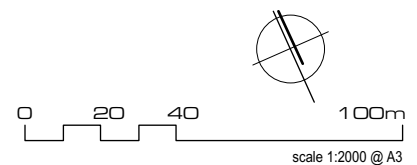
COMMENT

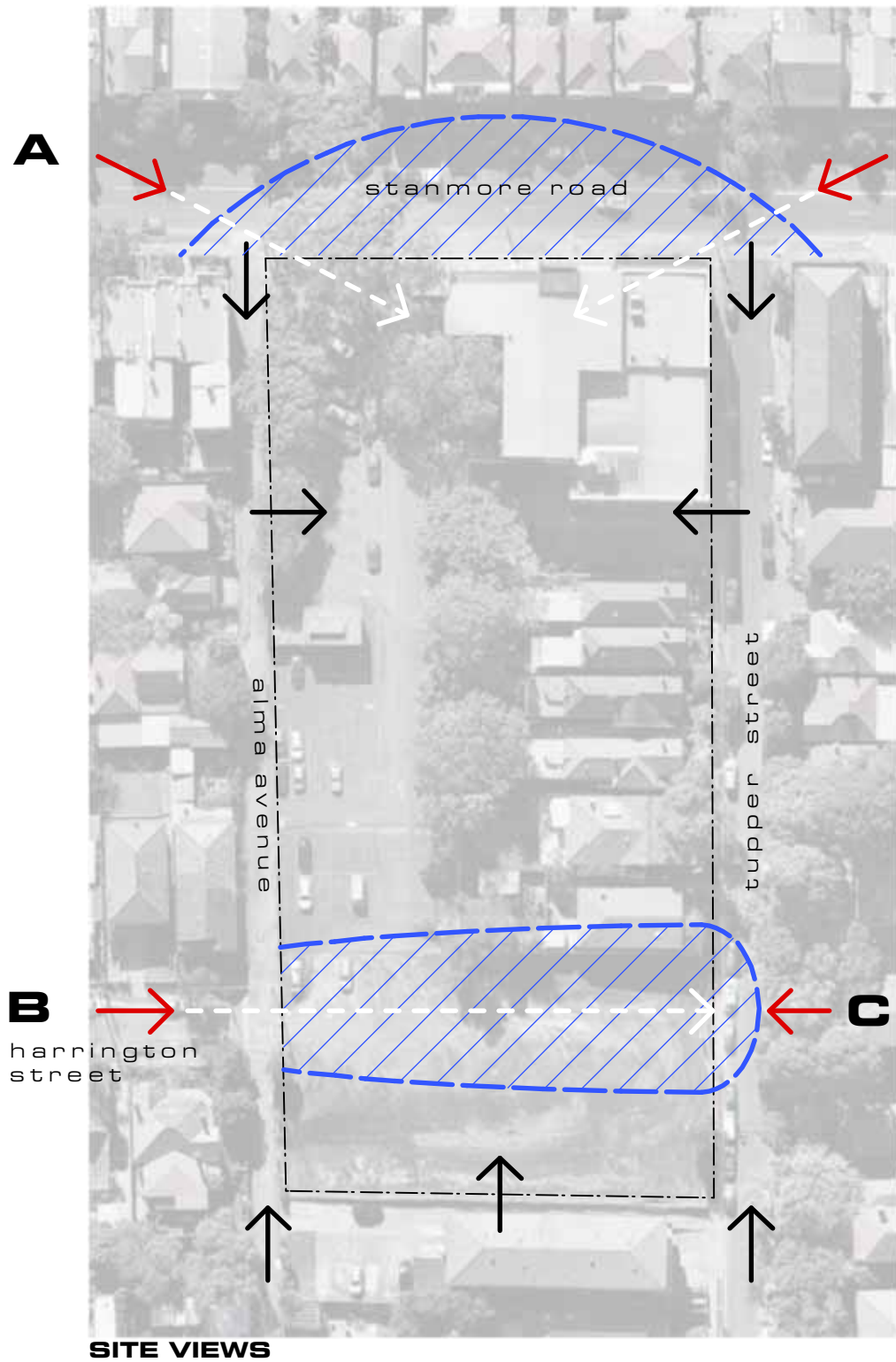
- site access available from several directions & major roads including Enmore Road and Stanmore Road.
- site approach + circulation constrained by narrowness of alma avenue + lack of cross site access between Alma Avenue + Tupper Street.
- alma avenue is currently a 4m wide street. one way street there is an opportunity to upgrade alma avenue and improve circulation around and across the site between stanmore road and harrington street

site analysis - approach / circulation

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





A - from stanmore road facing east



A - from stanmore road facing west



B - from harrington street



C - from tupper street

COMMENT

- due to context - street pattern, site falls, street width + intensity of development site has low visibility generally

- key view points are:

- A** - stanmore road looking towards site when traveling along stanmore road
- B** - harrington street looking towards + across site from harrington street

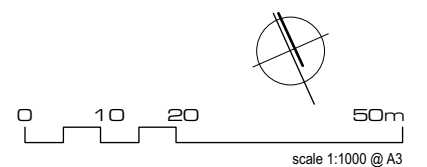
- existing views into site from tupper street and alma avenue are primarily a function of the fact that the site is currently primarily undeveloped + vacant land

site analysis - views and visibility

urban design study / planning proposal for proposed redevelopment of:

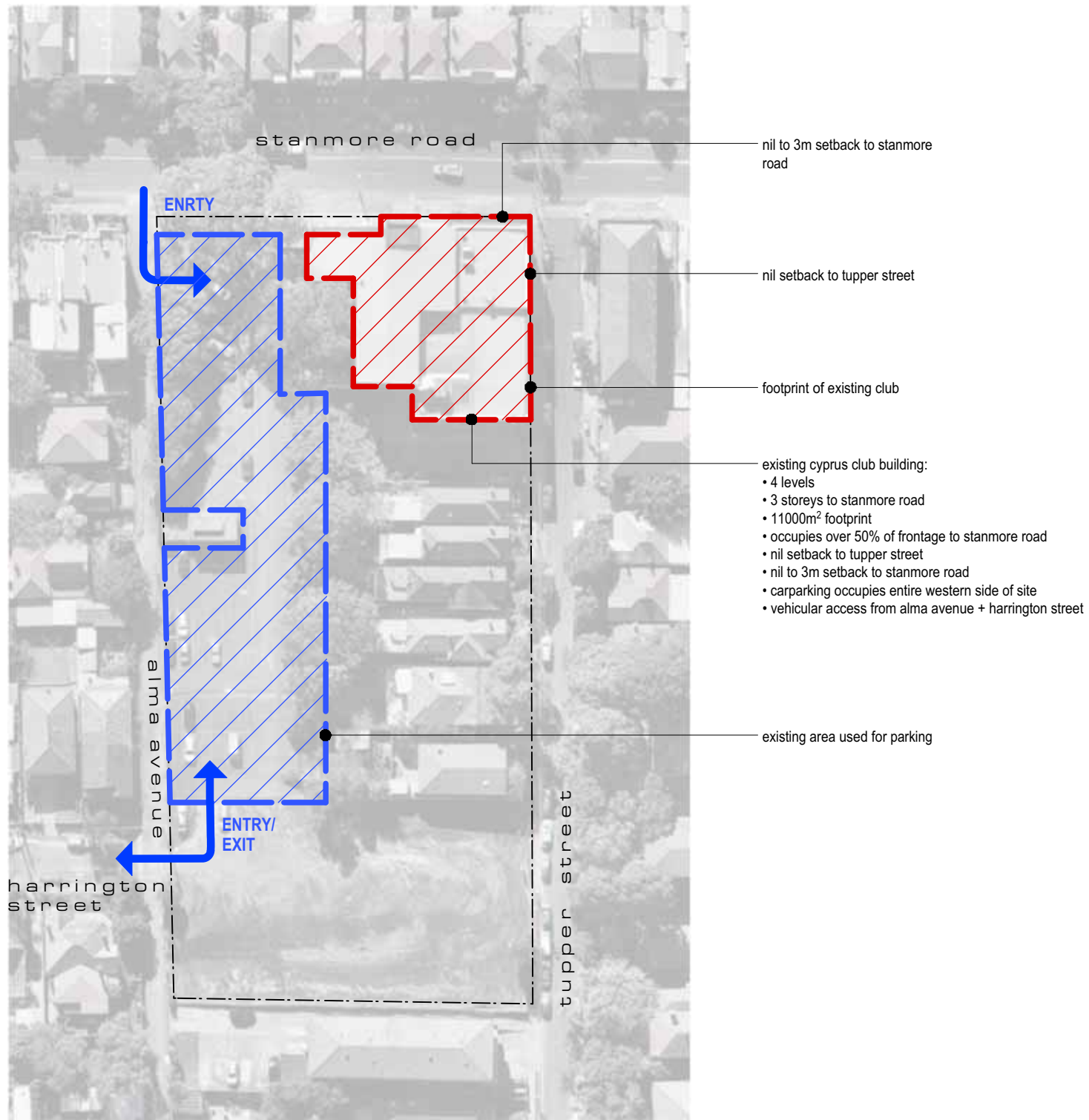
58-76 stanmore road, STANMORE

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PLAN - EXISTING CYPRUS CLUB



VIEW - cyprus club fronting stanmore road

COMMENT

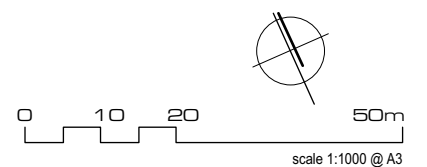
- club well established in local area
- existing building oversized for current usage
- currently makes poor use of site + site area
- opportunity to provide new club facilities in new building on site with reduced footprint + basement parking

site analysis - club / existing use

urban design study / planning proposal for proposed redevelopment of:

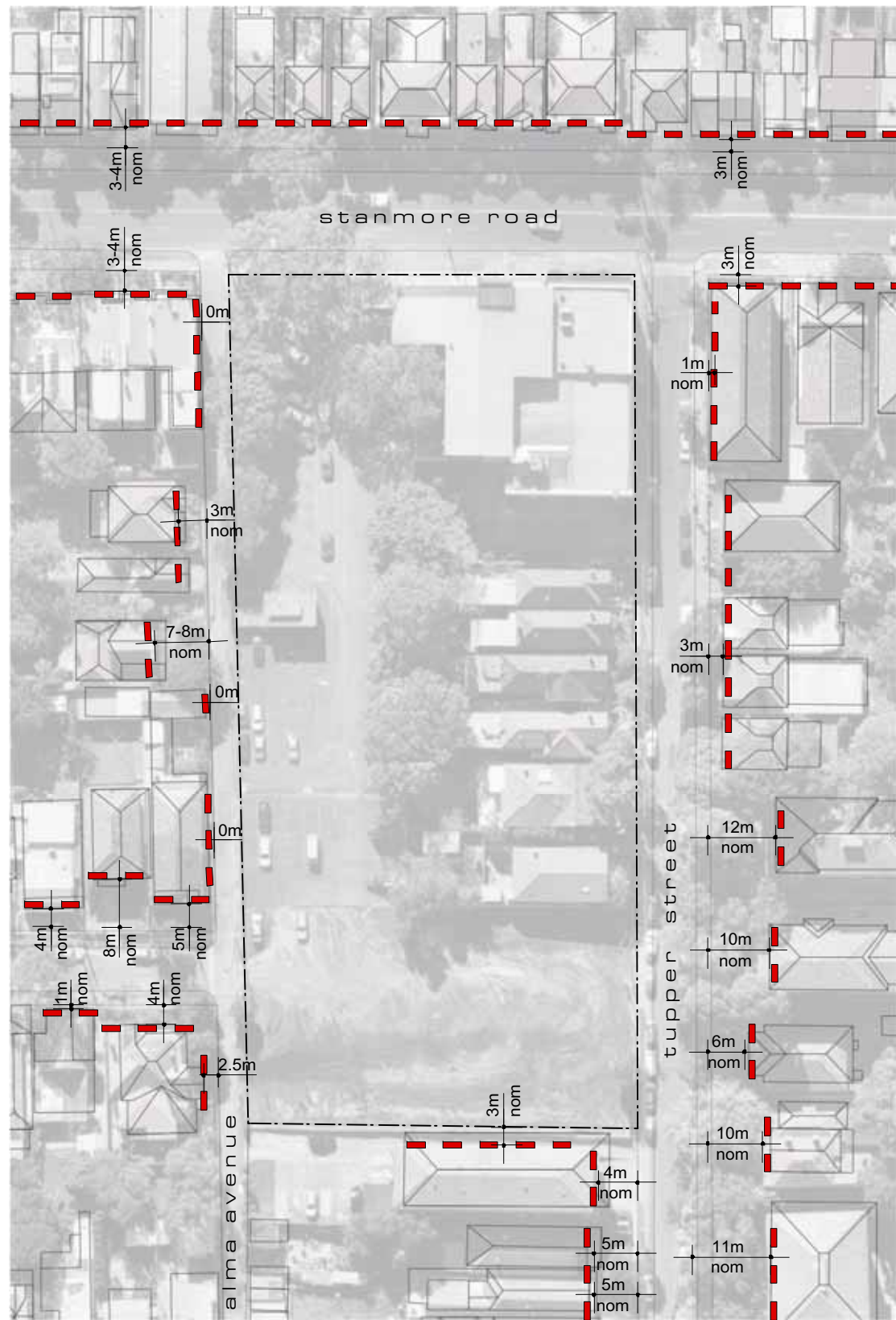
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



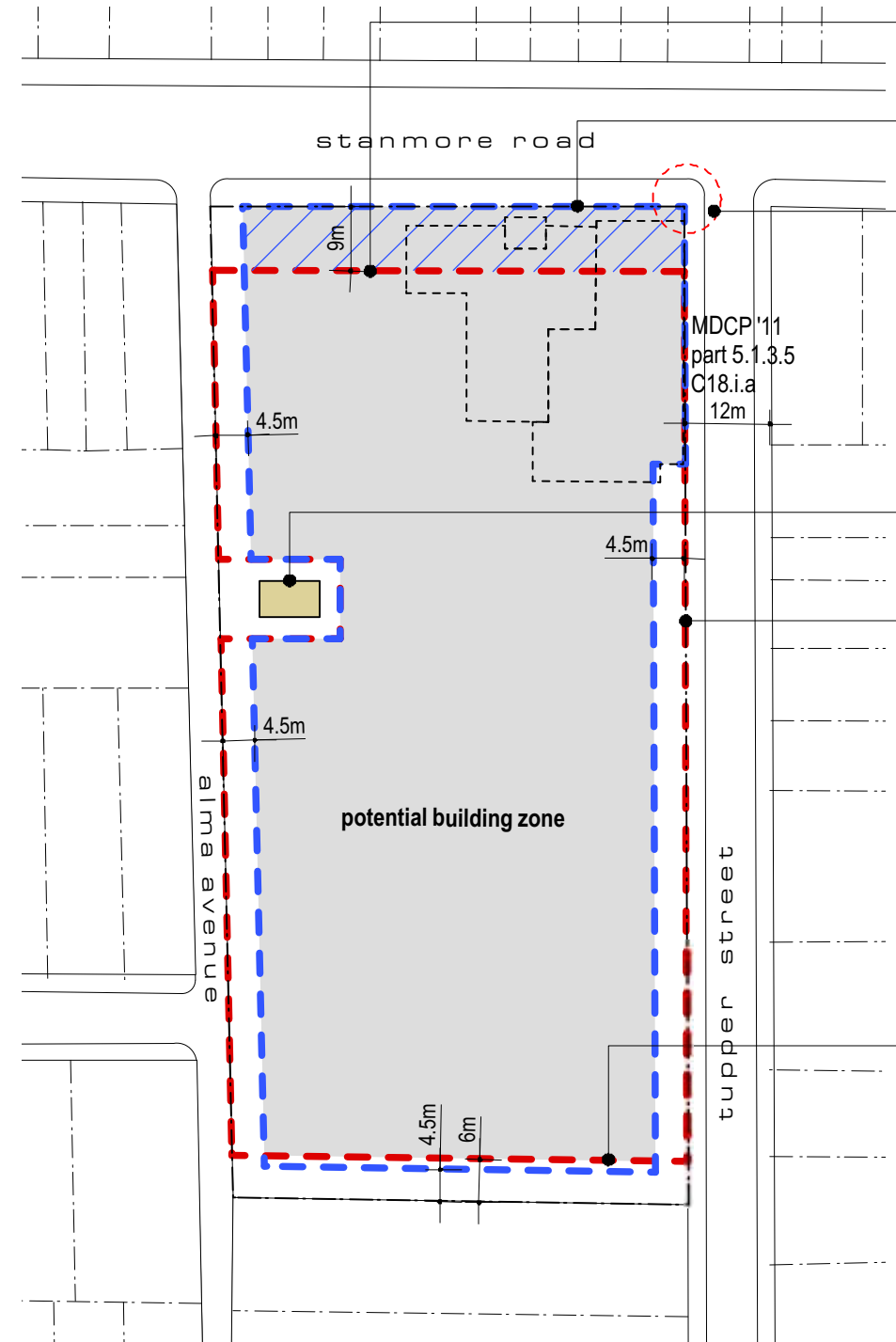
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SETBACKS - EXISTING

--- neighbouring setbacks



SETBACKS - LEP / ADG

- potential building zone
- heritage item
- marrickville council DCP 2011 setback controls
- apartment design guide 2015 setback controls

DCP requires minimum 9m front setback for residential flat buildings.

commercial allocation. zero front setback MDCP '11 part 5.1.3.3. C8

also abides by part 5.1.3.6 C24 & C25 corners, landmarks, gateways

MDCP '11 part 5.1.3.5 C18.i.a 12m

heritage item

ADG silent on street setbacks

building height 0-4 storeys - 6m setback from boundary. ADG part 3F

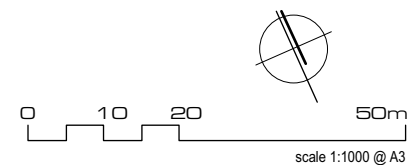
COMMENT

- existing setbacks vary considerably in both Tupper Street and Alma Avenue from zero to approximately 12m
- setbacks do not fully match LEP
- corner buildings tend to have zero side setback

site analysis - setbacks

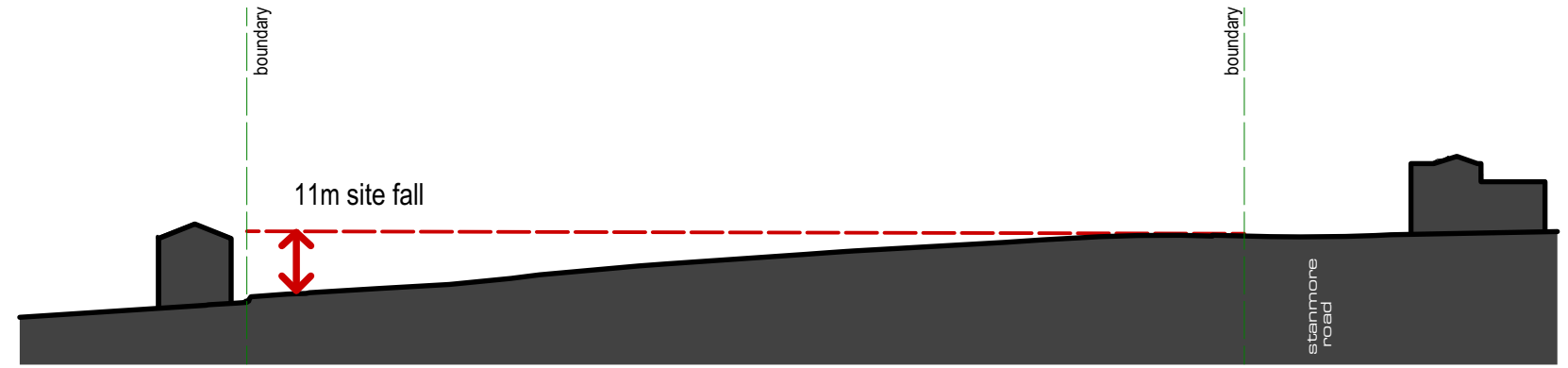
urban design study / planning proposal for proposed redevelopment of:

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plan - site falls



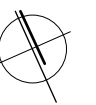
COMMENT

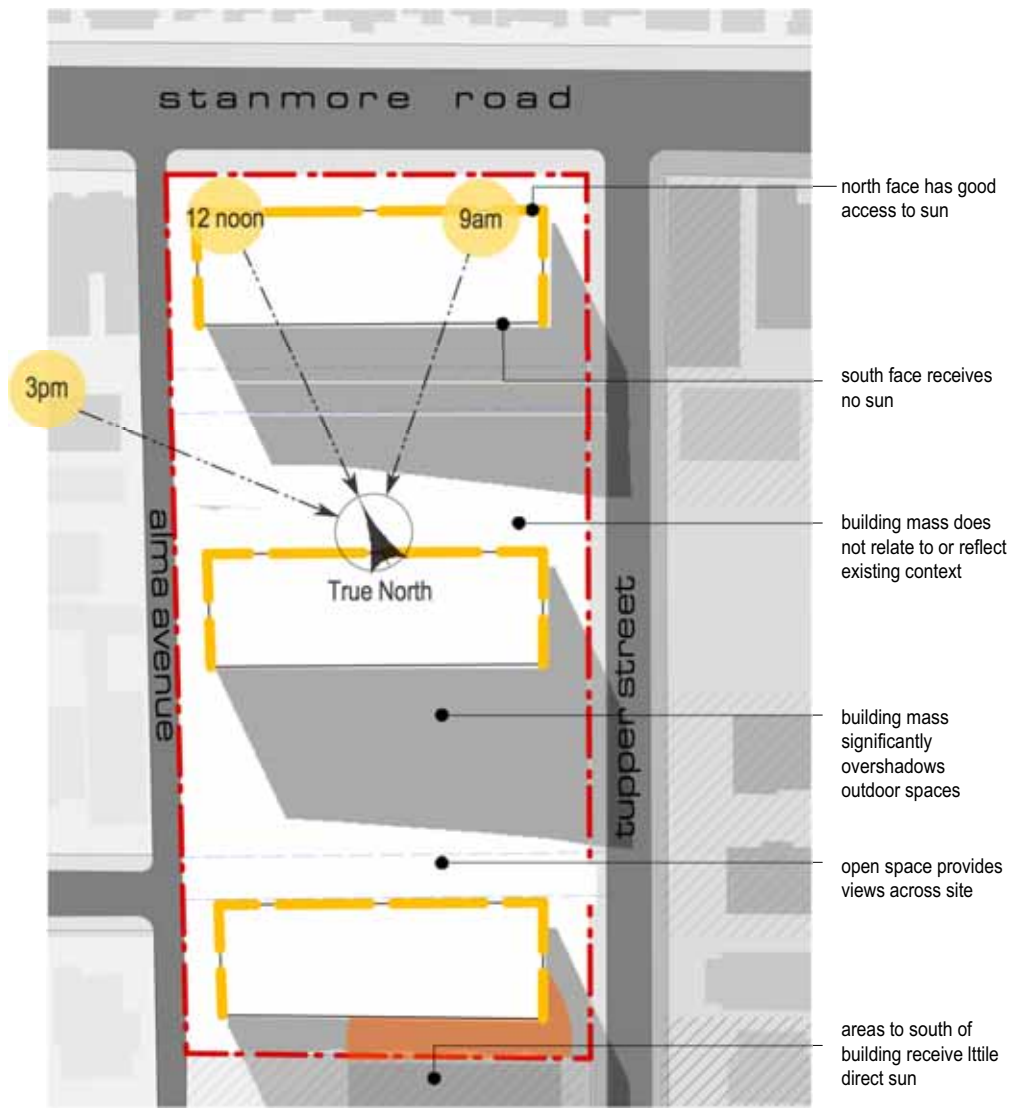
- the site has a substantial site fall of 11m across the length of the site
- the site falls diagonally across the site from northern corner to the southern corner

site analysis - topography

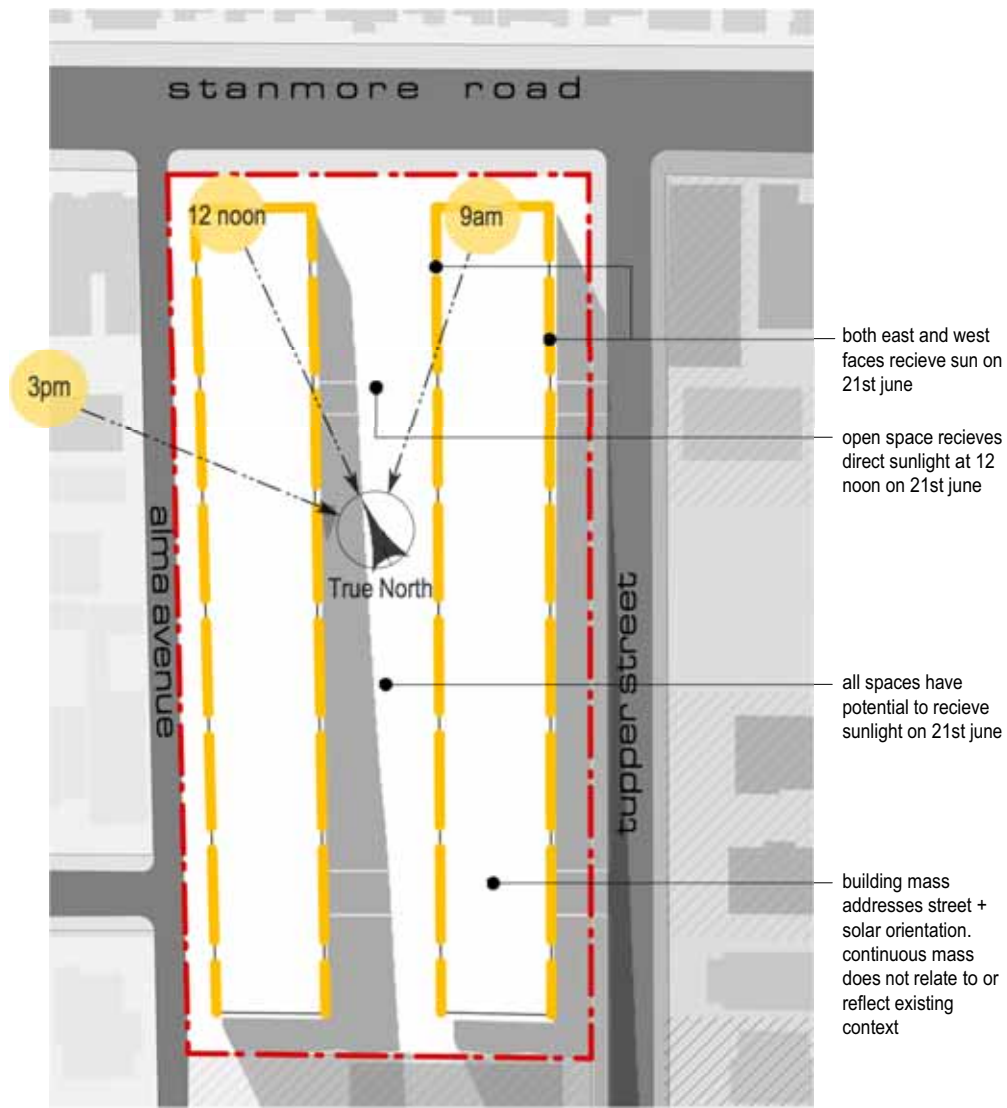
urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

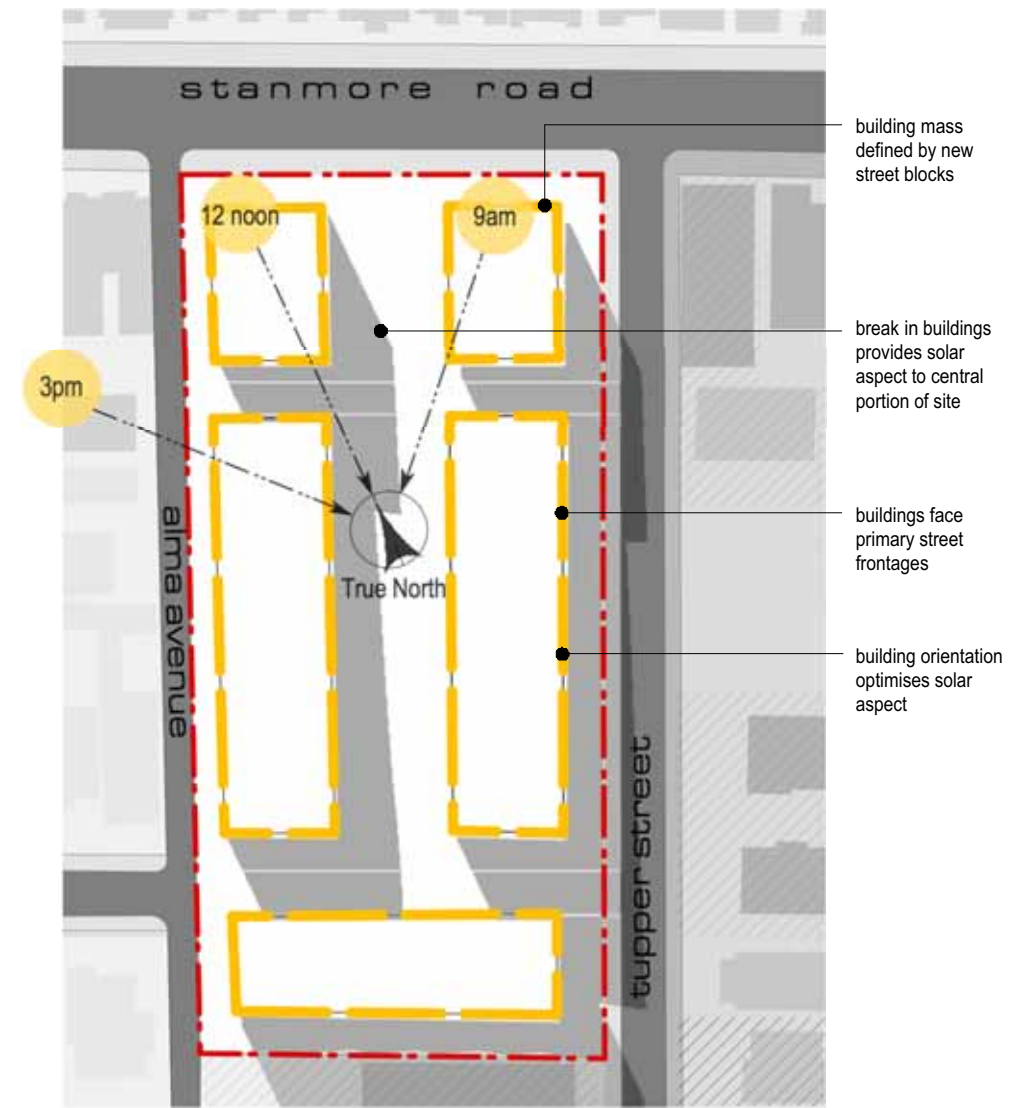




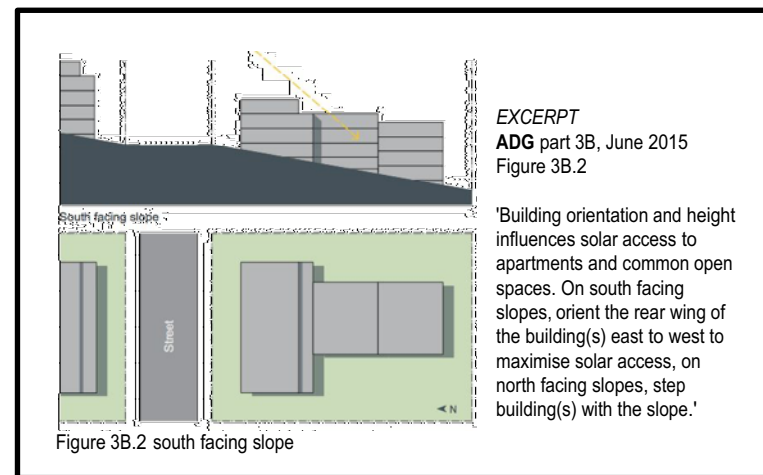
A - NORTH SOUTH ORIENTATION



B - EAST WEST ORIENTATION



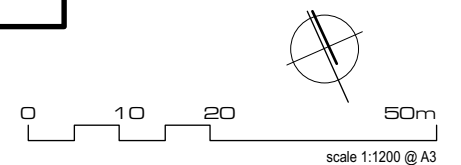
C - HYBRID



COMMENT

- east west orientation delivers preferable building orientation for both streetscape and building performance
- hybrid model achieves benefits of both north south and east west orientations

shadows shown at 12pm, 21st june. 6 storey mass



site analysis - solar access

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

PRECEDENTS



GLEBE, harold park - 298 dwellings - 7 storeys
2km to subject site

A



GLEBE, mezzo - 189 dwellings - 9 storeys
3km to subject site

B



LEICHHARDT, kolotex site - 330 dwellings - 8 storeys
2.5km to subject site

C



CAMPERDOWN, city quarter - 500+ dwellings - 10-17 storeys
1.7km to subject site

D



CAMPERDOWN, dna - 123 dwellings - 6 storeys
2km to subject site

E



SUMMER HILL, flour mill - 200+ dwellings - 4-10 storeys
2km to subject site

F



NEWTOWN, silo apartments - 59 dwellings - 14 storeys
1km to subject site

G



ERSKINEVILLE, eve - 200 dwellings - 6 storeys
1.7km to subject site

H



MARRICKVILLE, revolution apartments - 180 dwellings - 7 storeys
1.7km to subject site

I



DULWICH HILL, arlington grove - 256 dwellings - 8 storeys
3.2km to subject site



WOLLI CREEK, southbank - 316 dwellings - 13 storeys
4.3km to subject site



ROZELLE, union balmain - 199 dwellings - 6 storeys
5km to subject site

precedents

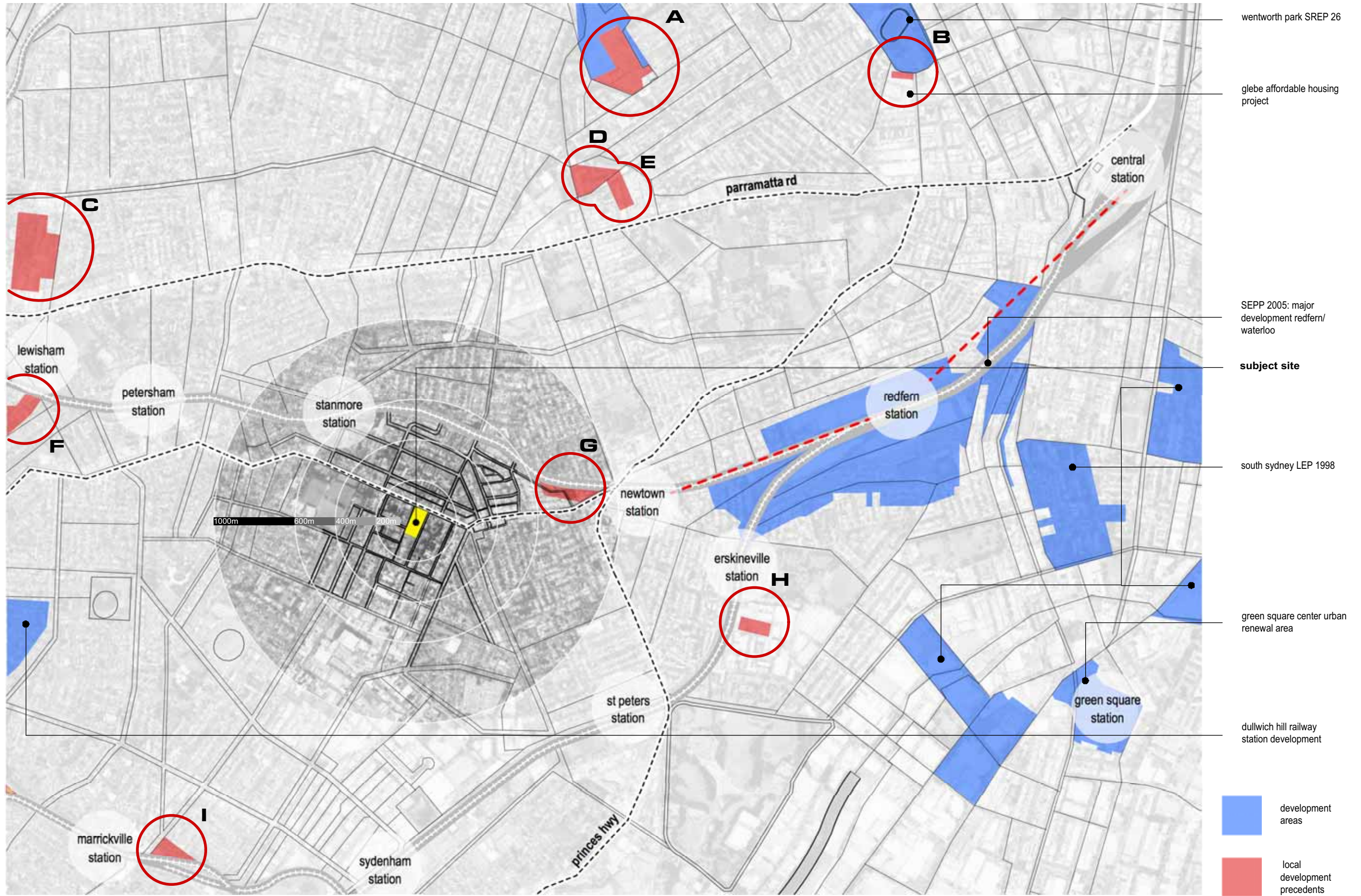
urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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precedent locations

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

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PROPOSAL

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

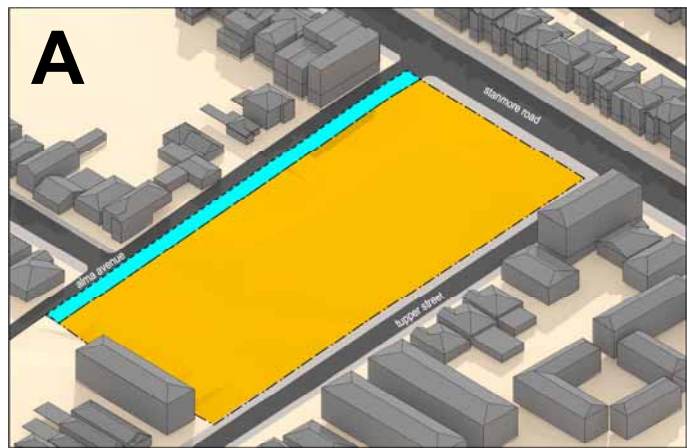
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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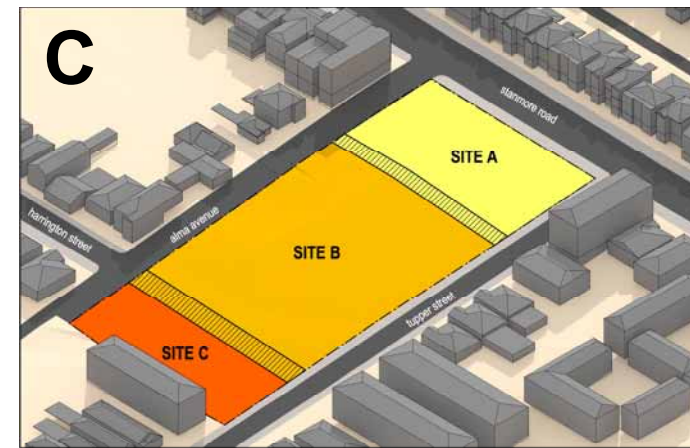
view from harrington street



A
ROAD DEDICATION



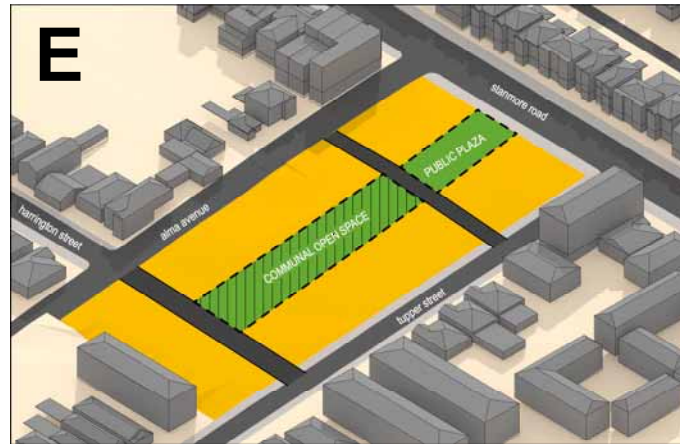
B
LANES



C
SUBDIVISION



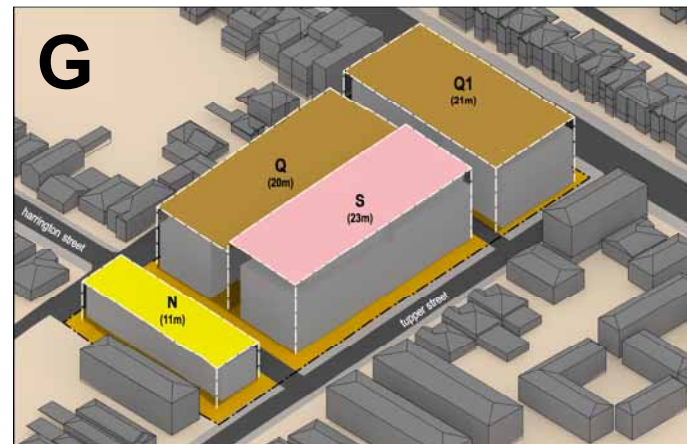
D
SETBACKS



E
OPEN SPACE



F
ZONING



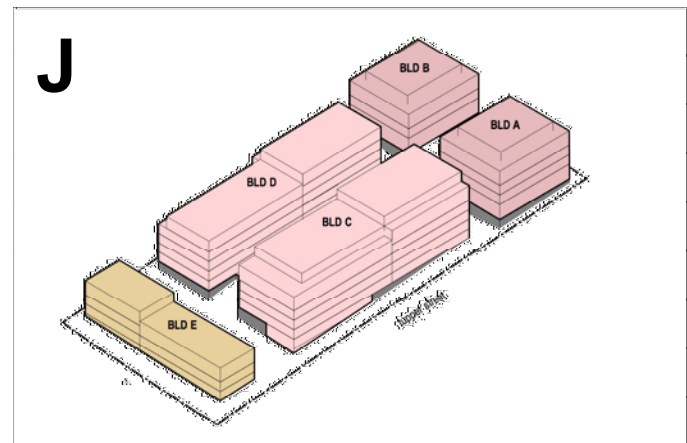
G
HEIGHT - LEP



H
HEIGHT - DCP



I
HEIGHT - AHD



J
GFA / FSR

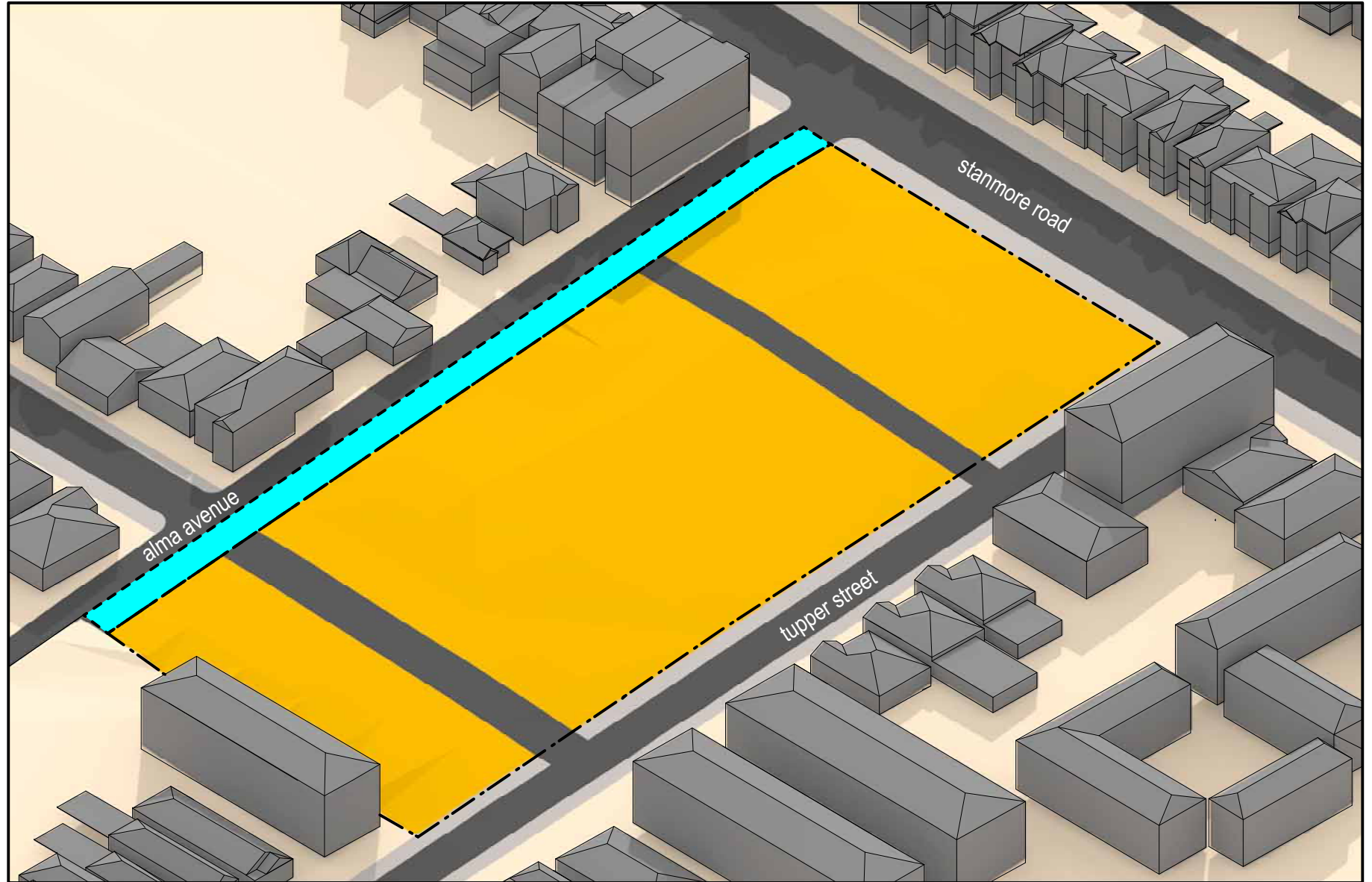
summary

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



ALMA AVENUE
VIEW FACING NORTH



ROAD DEDICATION

location	width	area (m ²)
ALMA AVENUE	5m	697

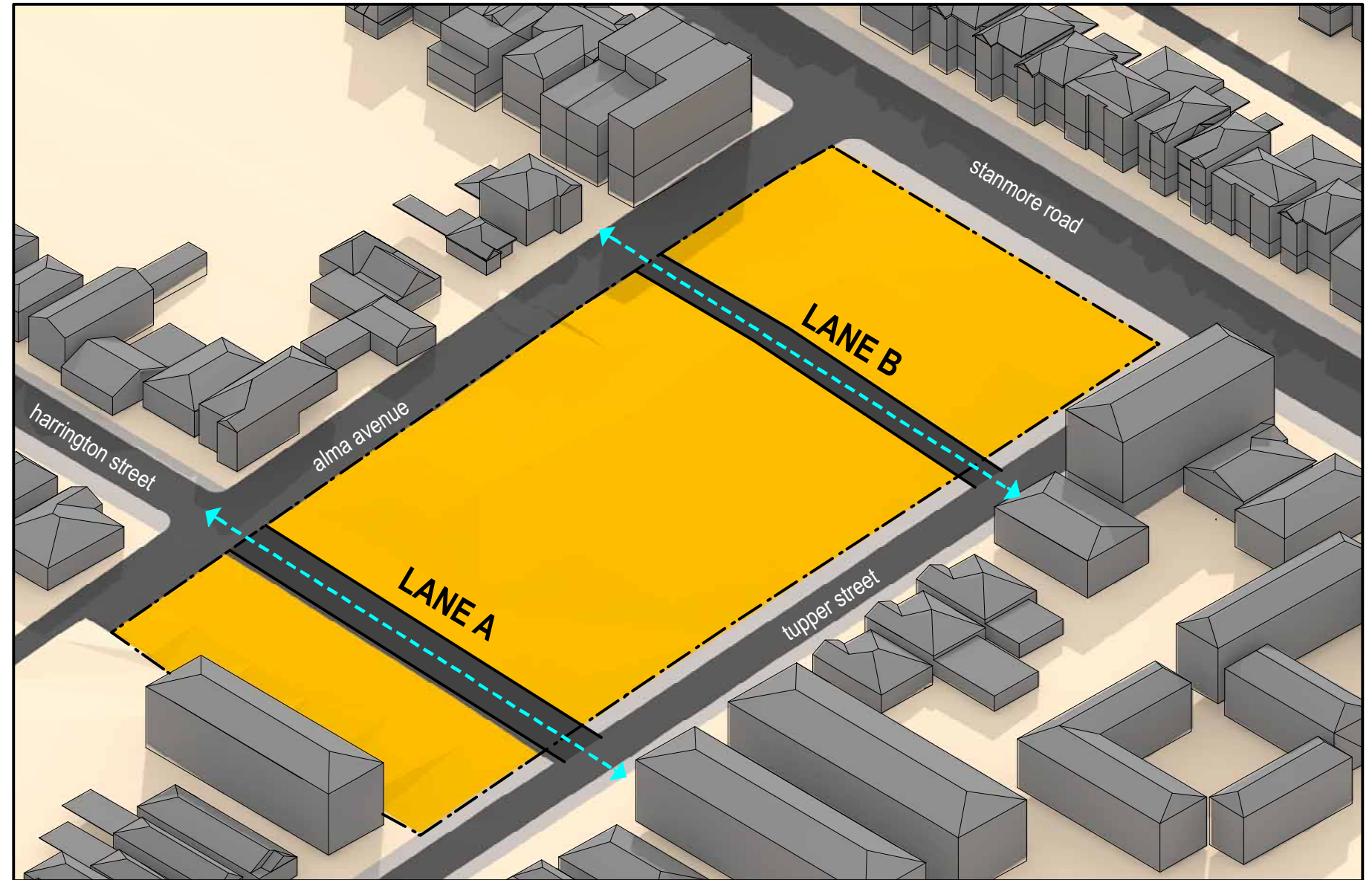
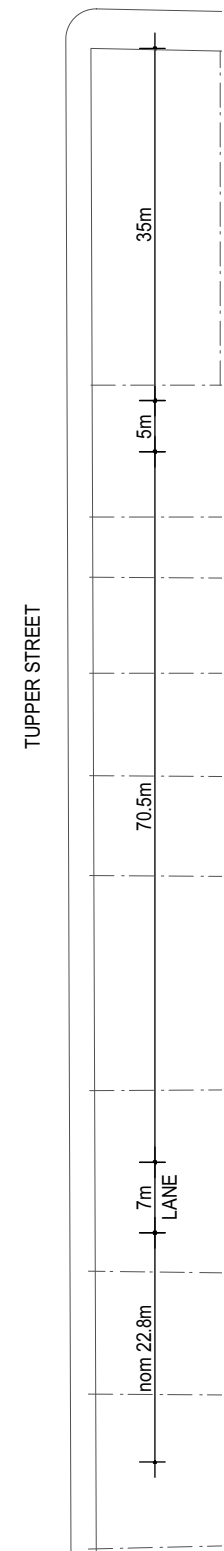
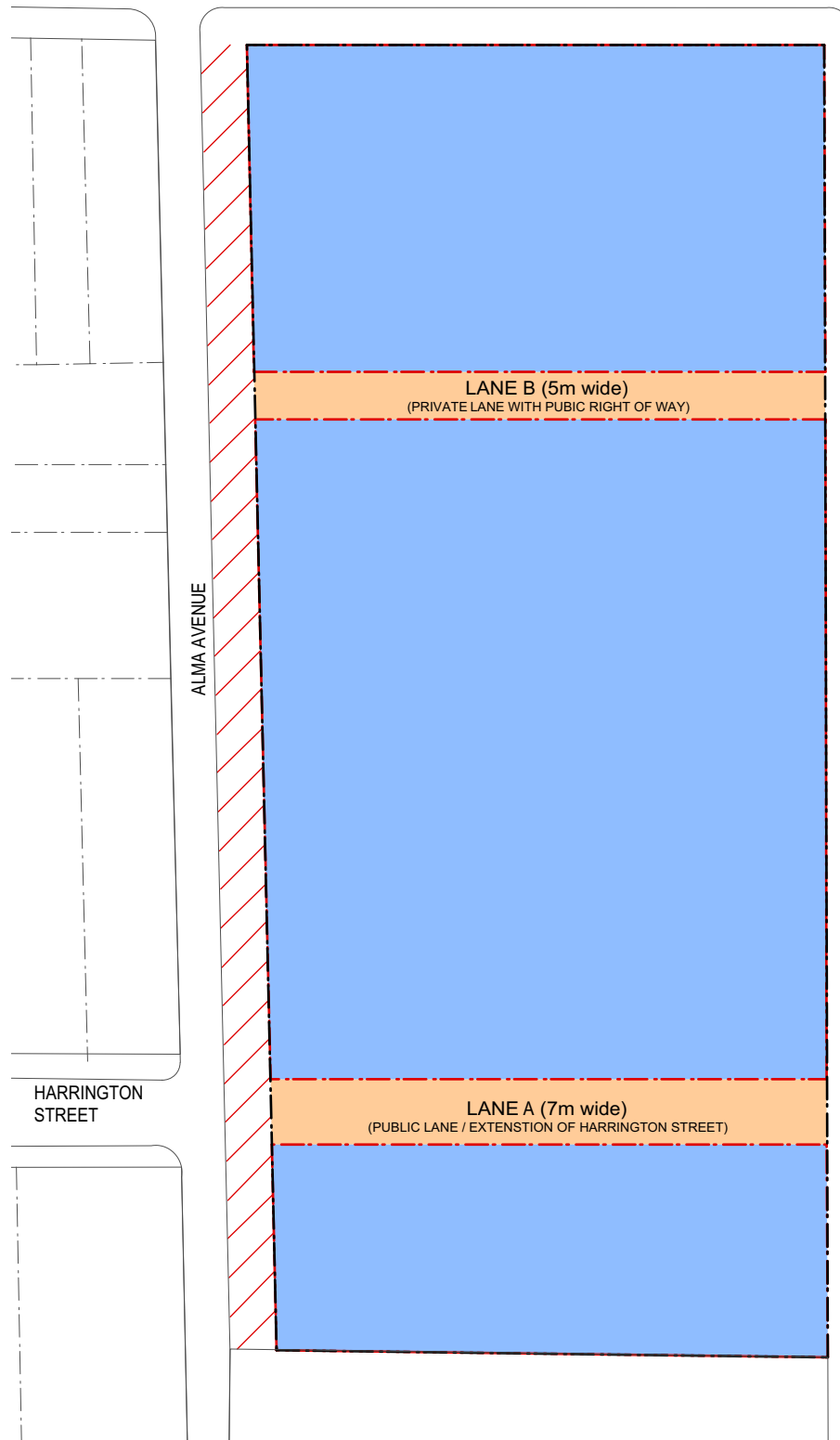
A

road dedication

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

STANMORE ROAD



LANES

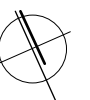
name	width	domain
LANE A	7m	public road extension of harrington street
LANE B	5m	private with public right of way

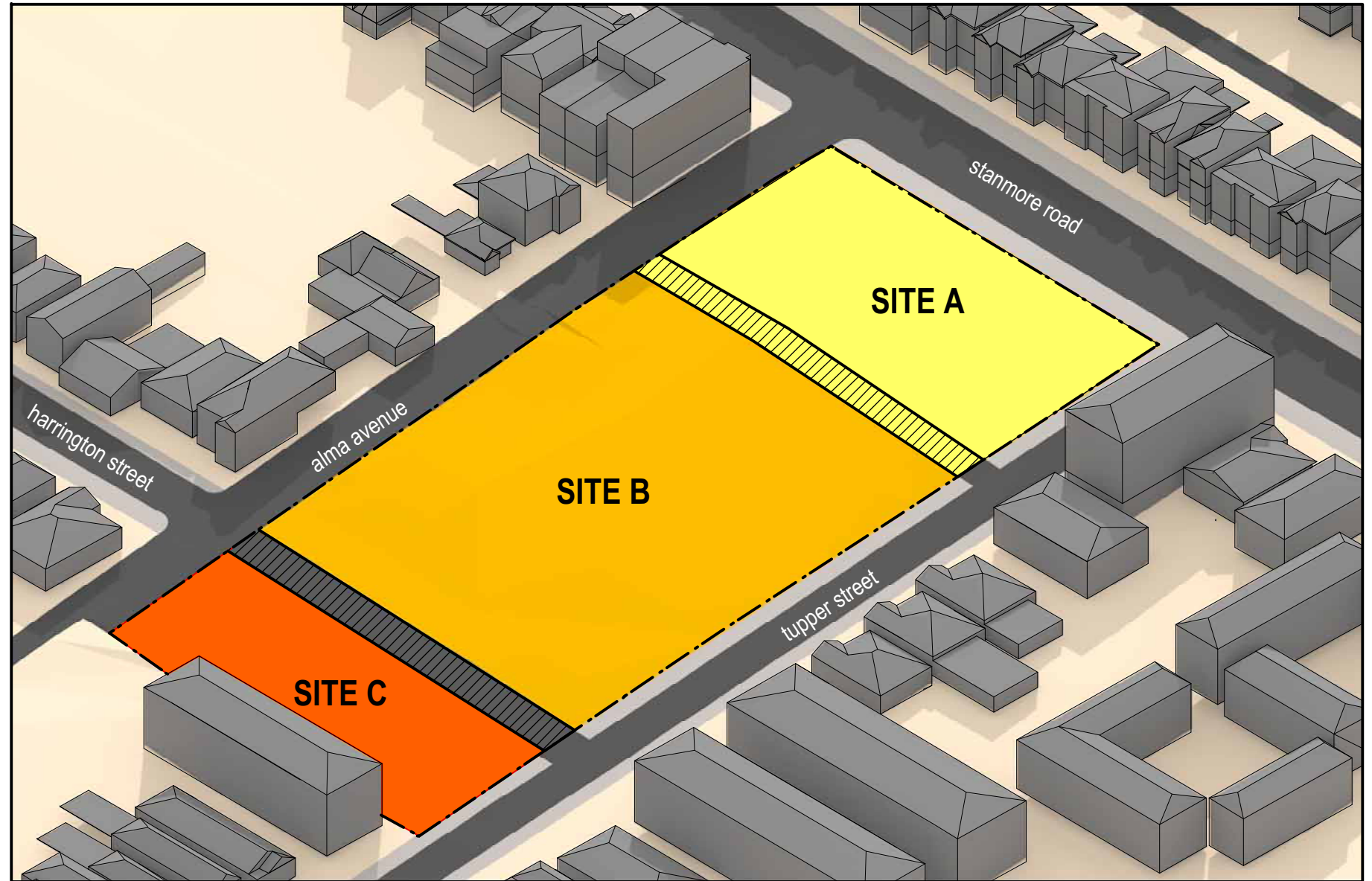
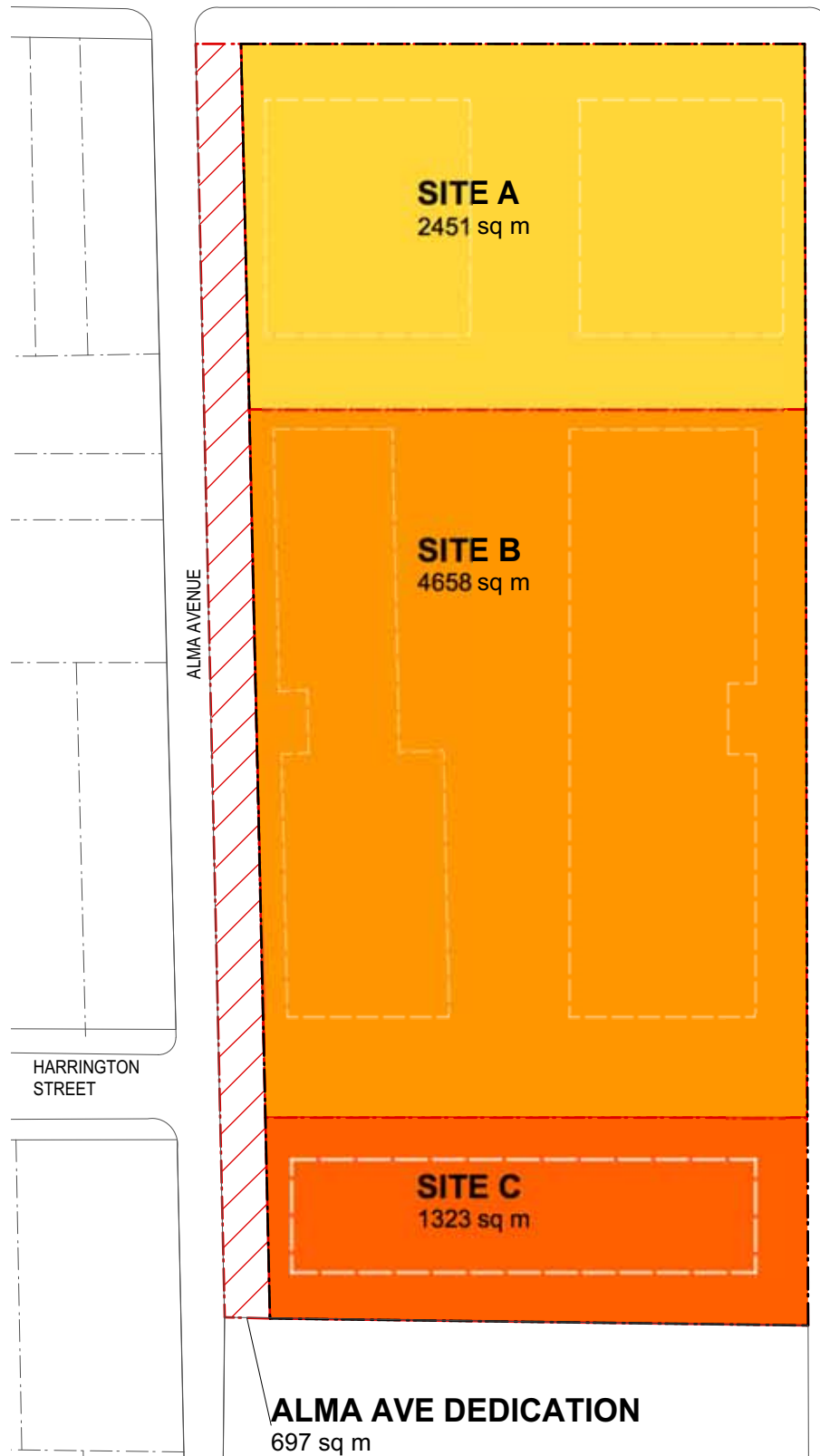
B

lanes

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





SITES

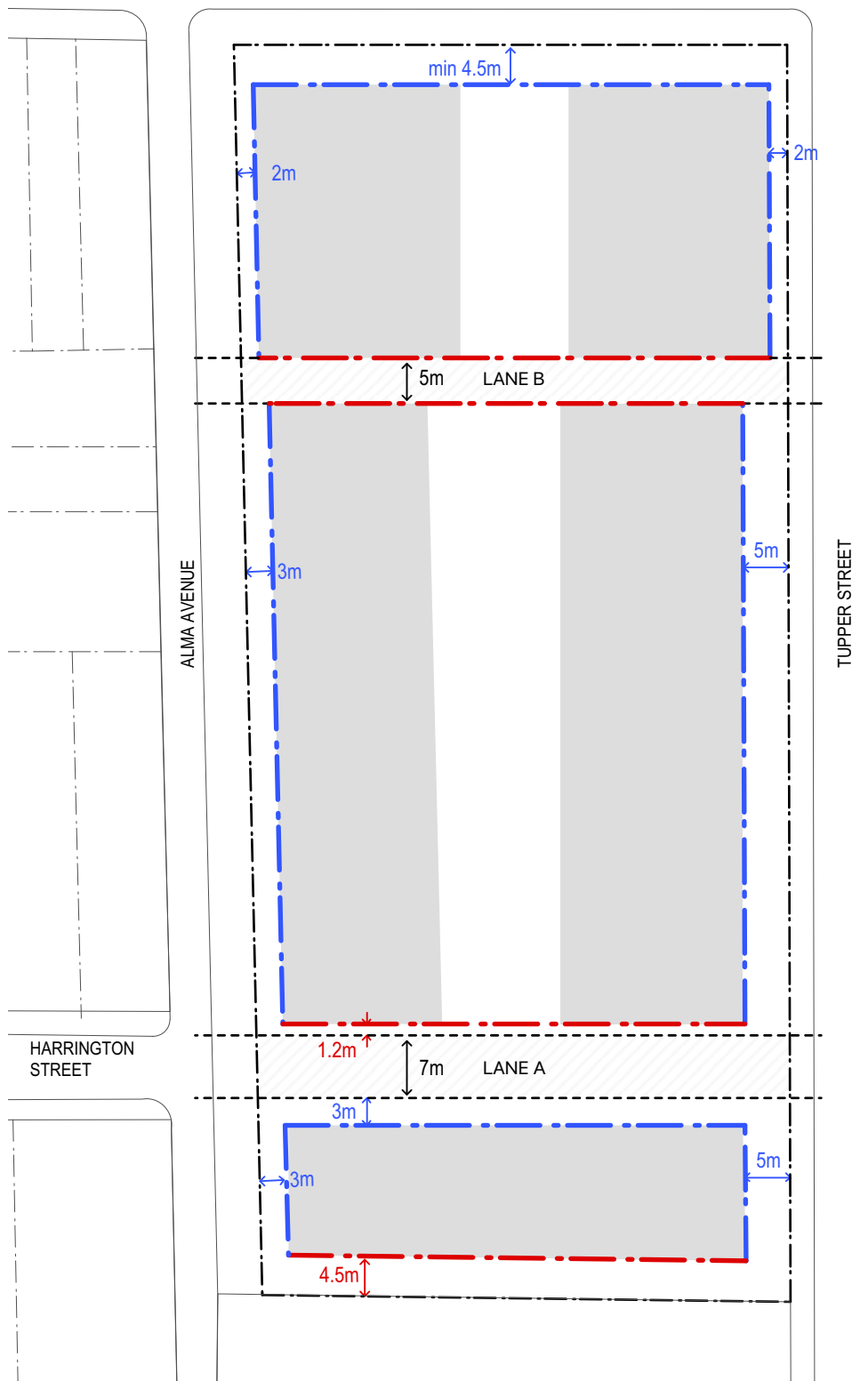
name	location	area (m ²)	notes
SITE A	northern (upper) portion	2451	a 5m wide public right of way is proposed over the southern portion of this site
SITE B	central portion	4658	the southern portion of the site is proposed as to be dedicated for the extension of harrington street
SITE C	southern (lower) portion	1323	

C

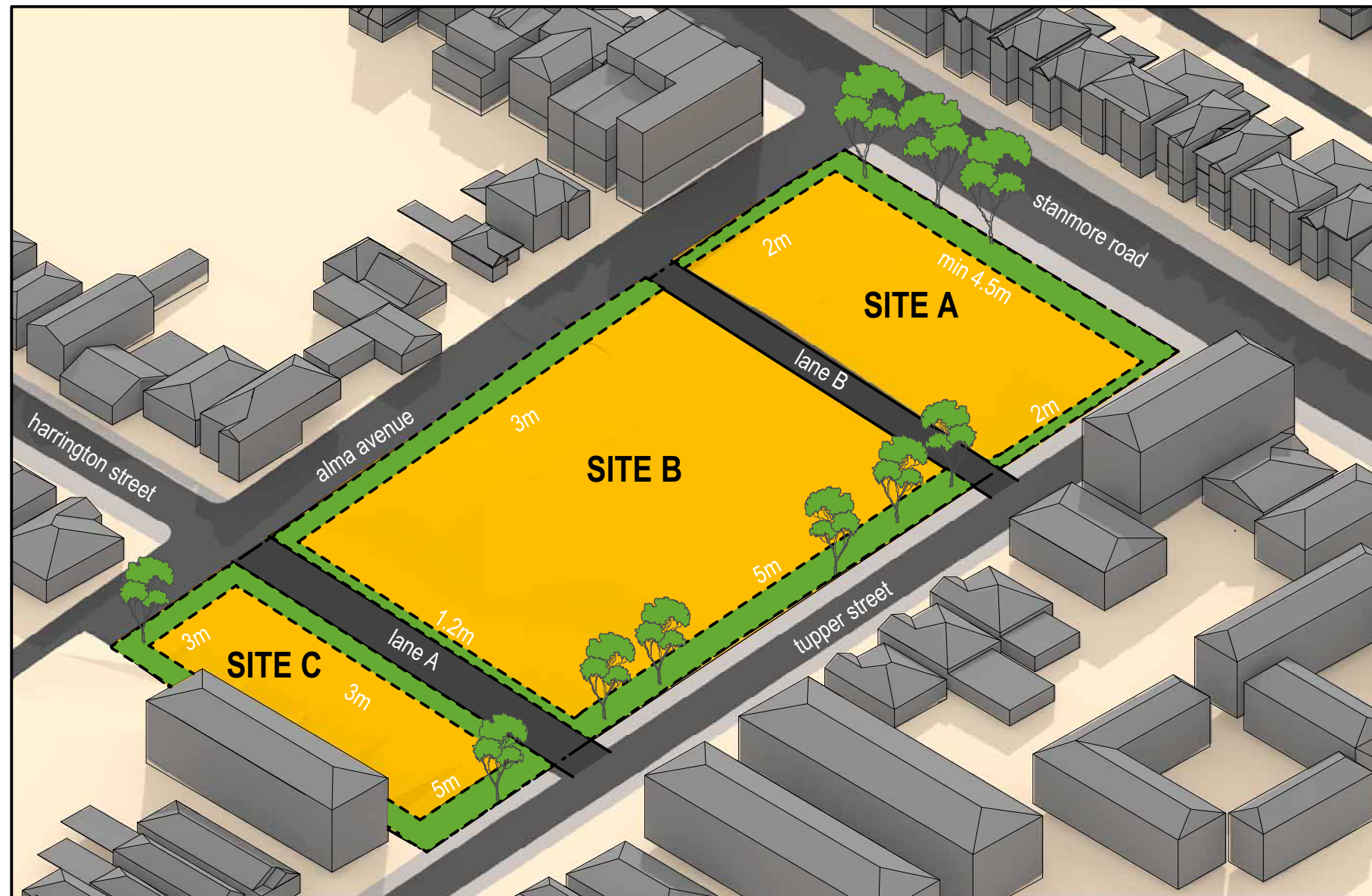
subdivision

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

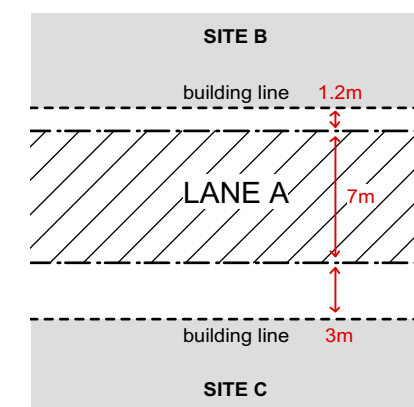


- - - council recommended setback
- - - proposed additional setbacks

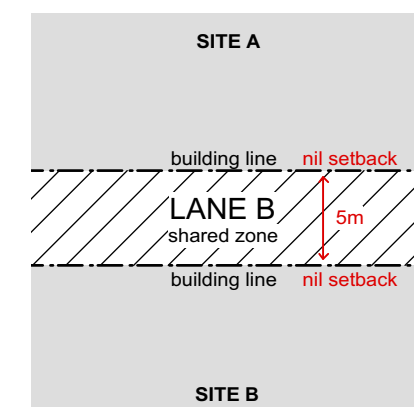


SETBACKS

name	frontage	setback
SITE A	stanmore road	4.5m
	tupper street	2m
	alma avenue	2m
	lane B	nil
SITE B	tupper street	5m
	alma avenue	3m
	lane A	1.2m
	lane B	nil
SITE C	tupper street	5m
	alma avenue	3m
	lane A	3m
	rear	4.5m



SETACK DIAGRAM LANE A



SETACK DIAGRAM LANE B

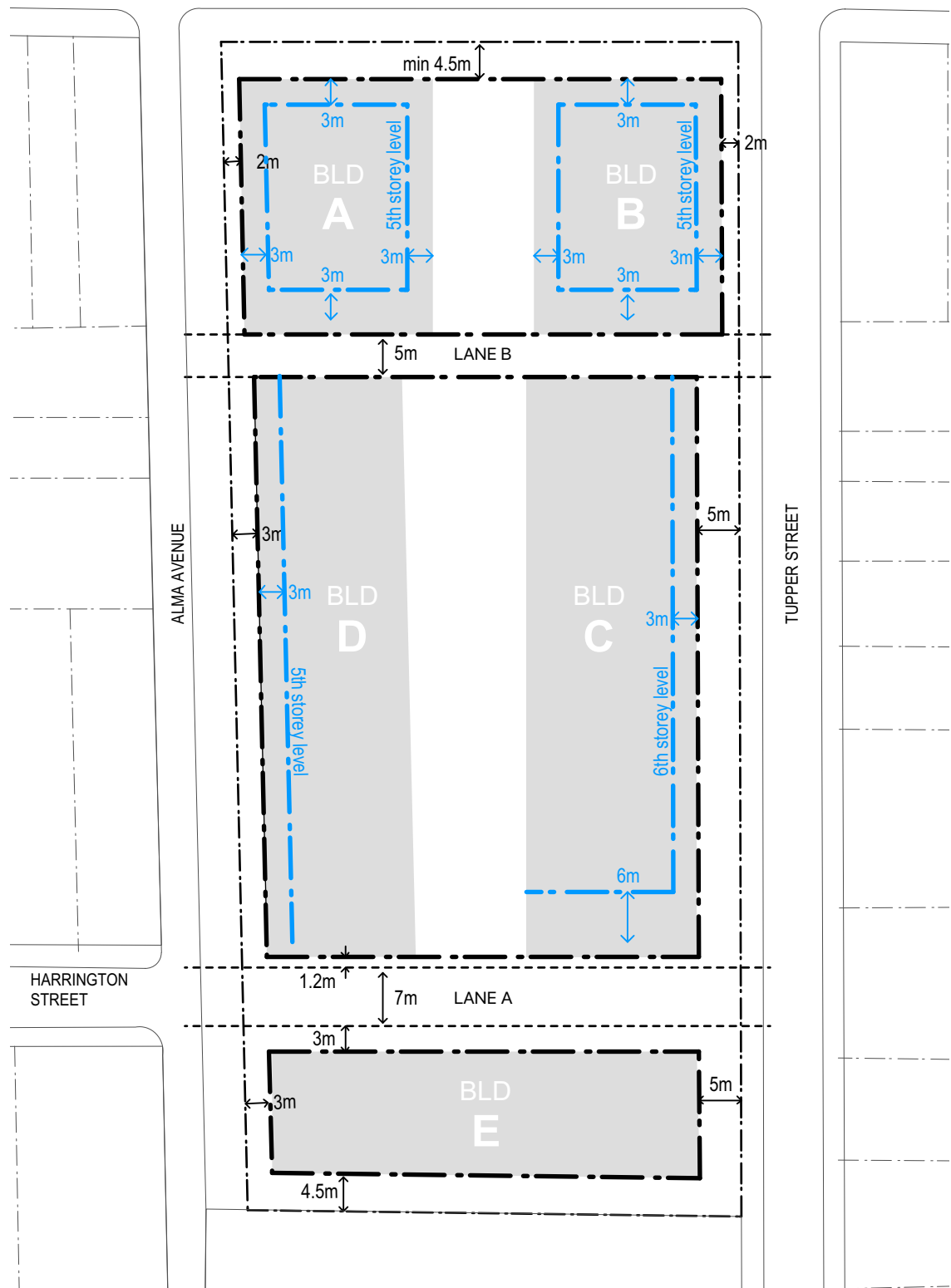
D.1

setbacks - street level

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





- - - council recommended upper level setbacks
- - - proposed street level setbacks

SETBACKS TO UPPER MOST STOREY

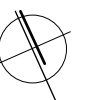
location	setback	frontage
SITE A	building A	3m on all sides
	building B	3m on all sides
SITE B	building C	3m tupper street 6m lane A
	building D	3m alma avenue
SITE C	building E	n/a n/a

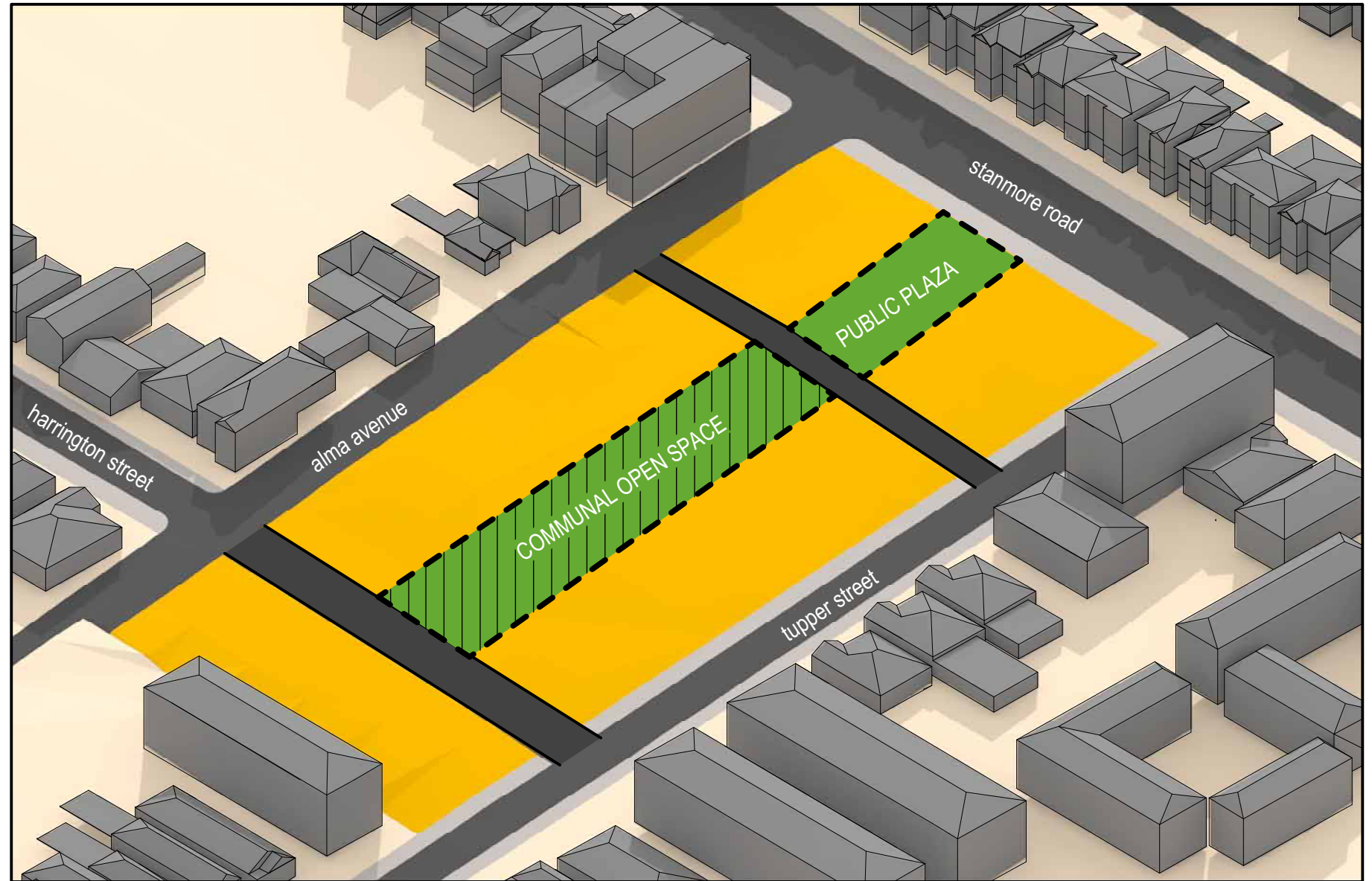
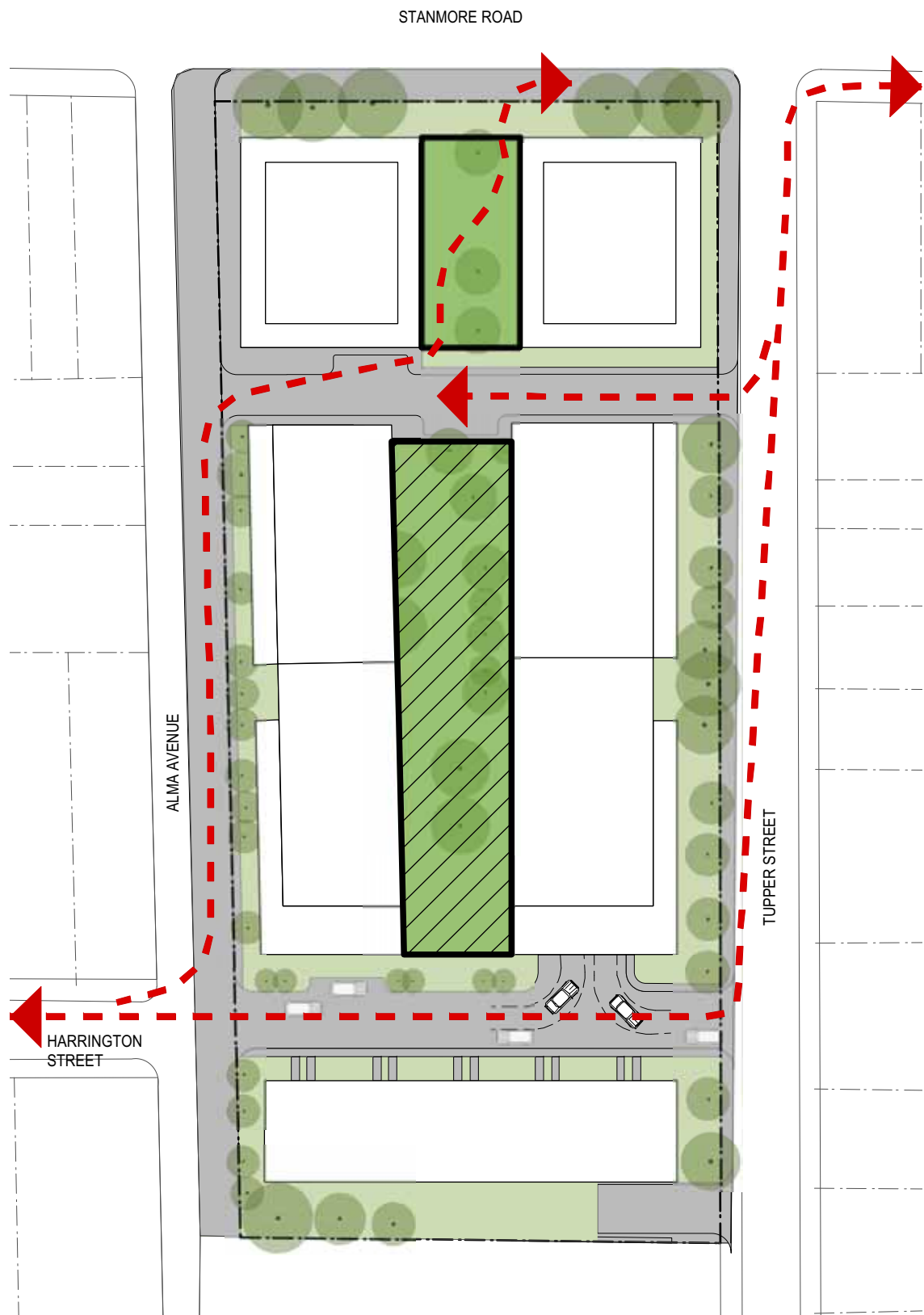
D.2

setbacks - upper level

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





OPEN SPACE

name	location	area (m ²)
PUBLIC PLAZA	stanmore road level	400
COMMUNAL OPEN SPACE	podium level	1100

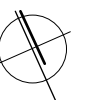
E

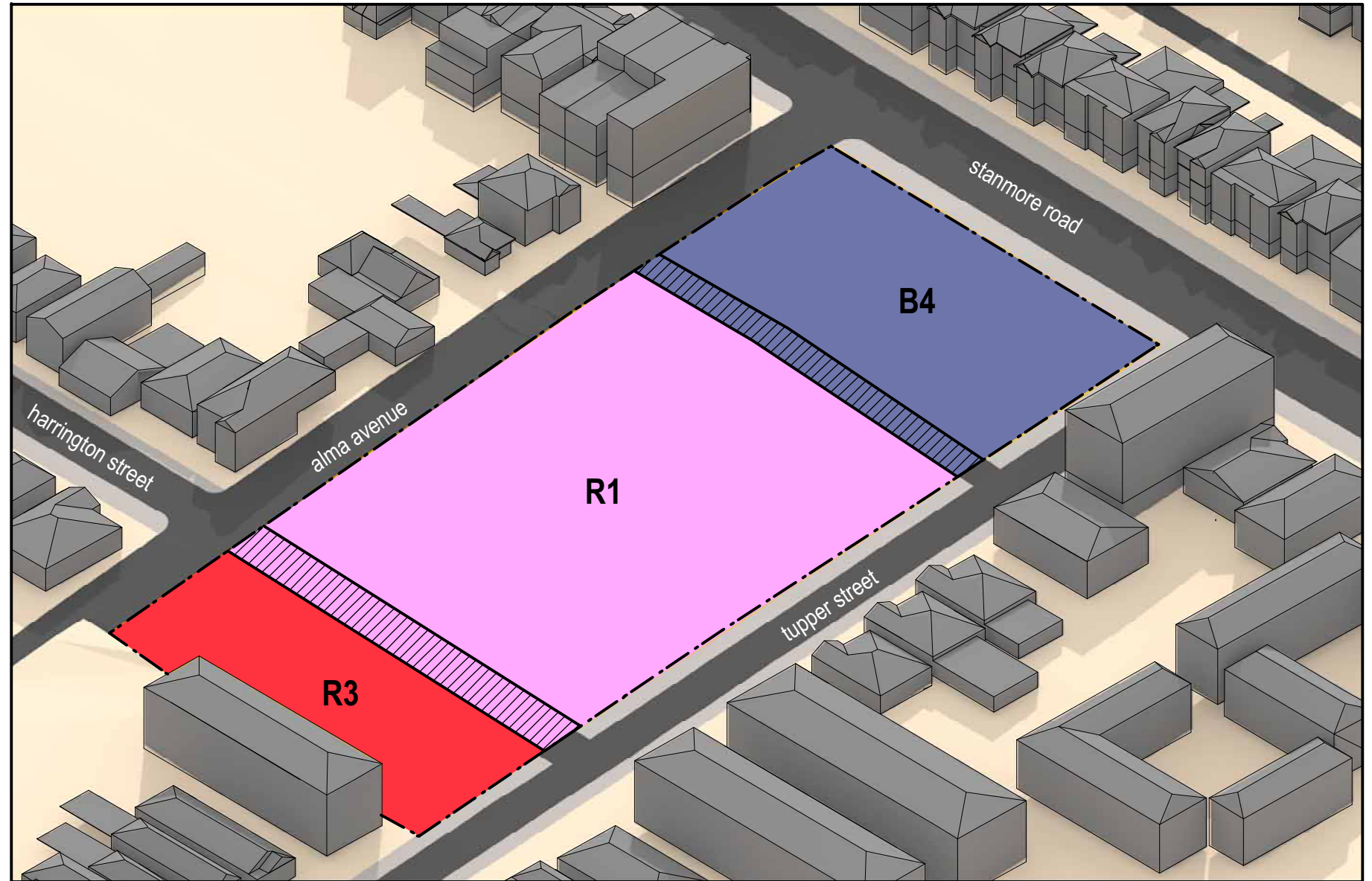
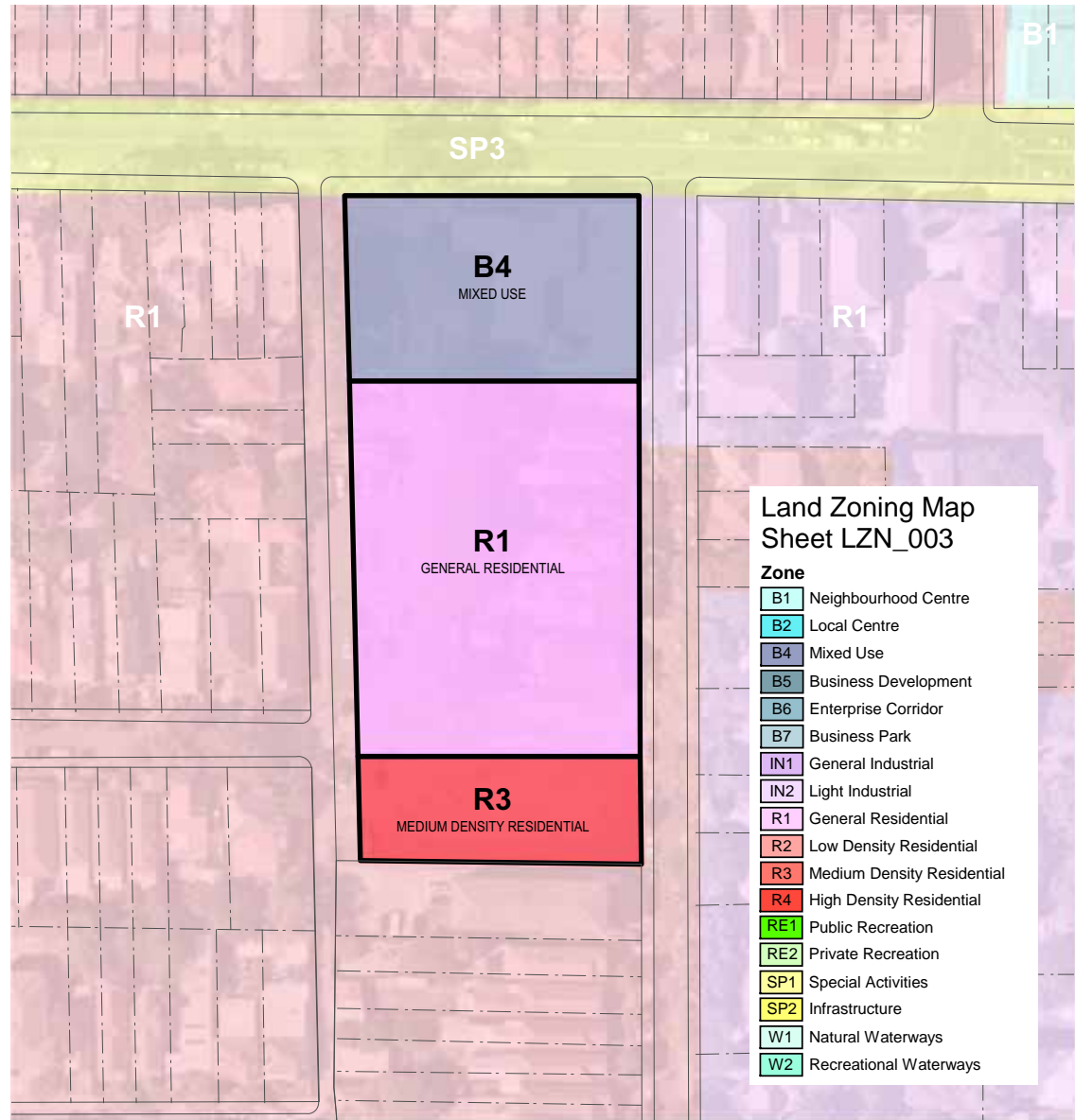
open space

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





ZONING

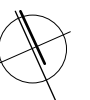
location	zoning	proposed use
SITE A	B4 - mixed use <i>note: Site A to be included on MLEP schedule 1 with additional permitted use of a 'residential flat building' as part of a mixed use development</i>	BLD A registered club (ground + first floor) residential apartments above (upper floors) BLD B commercial (ground floor) residential apartments (upper floors)
SITE B	R1 - General Residential	BLD A + B residential flat buildings
SITE C	R3 - Medium Density Residential	TERRACE HOUSING

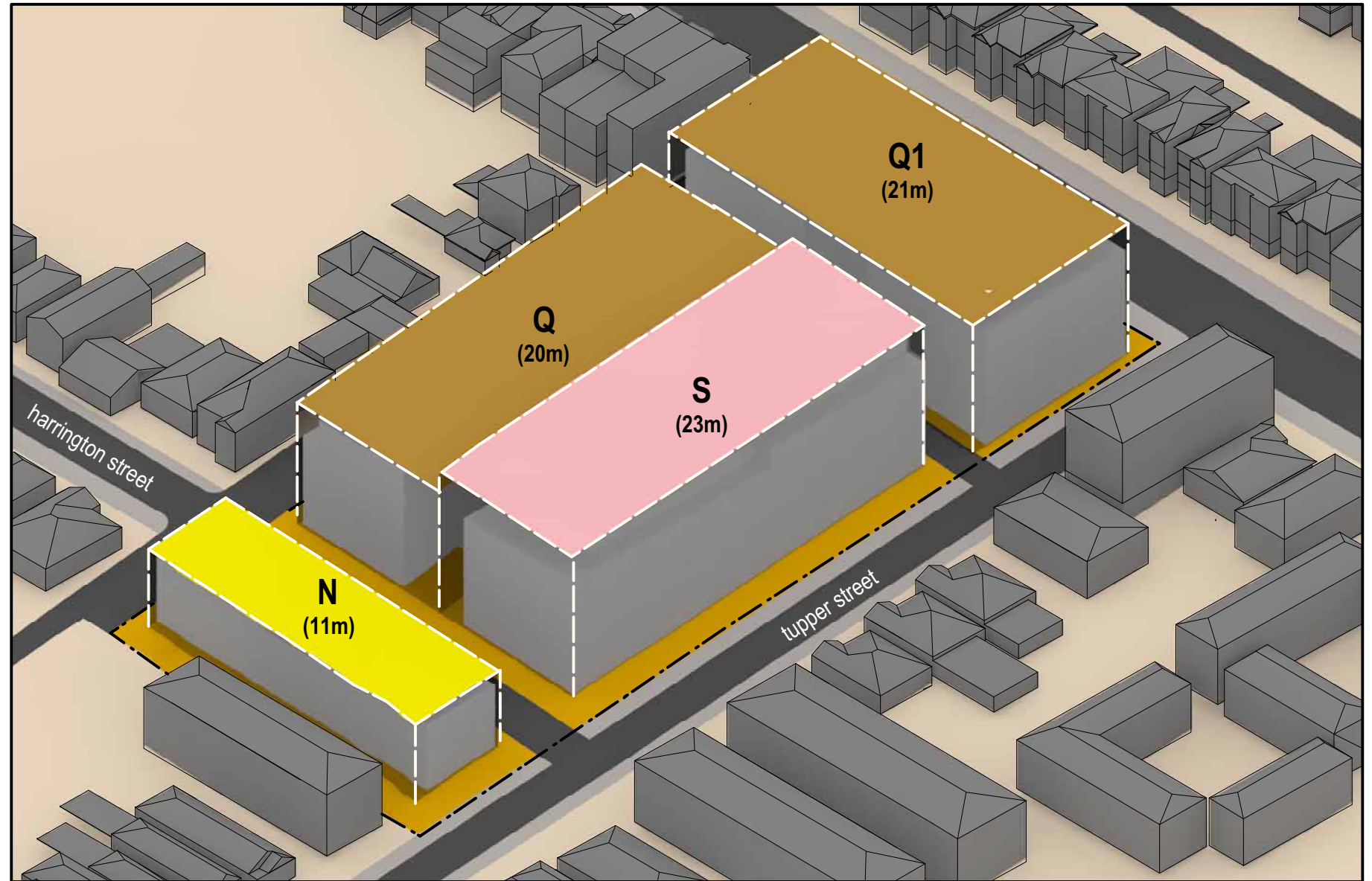
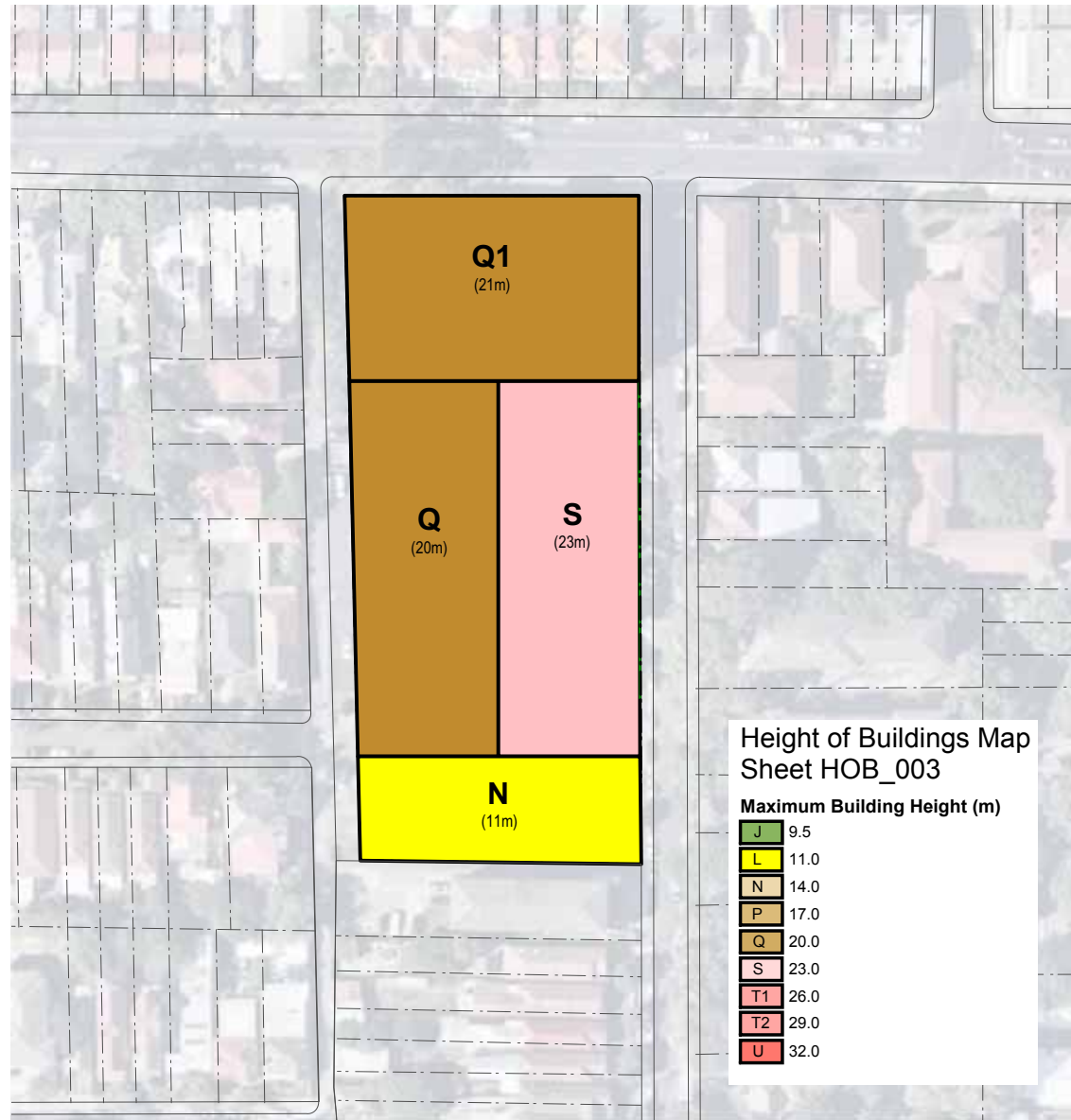
F

LEP zoning

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





LEP DEFINITION

building height
(or height of building) means:

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

LEP HEIGHT OF BUILDING

location	maximum building height (m)
SITE A	21m
SITE B	20m western portion 23m eastern portion
SITE C	11m

NOTE:

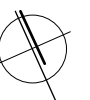
height of building includes lift over runs and structures associated with communal open space and roof terraces

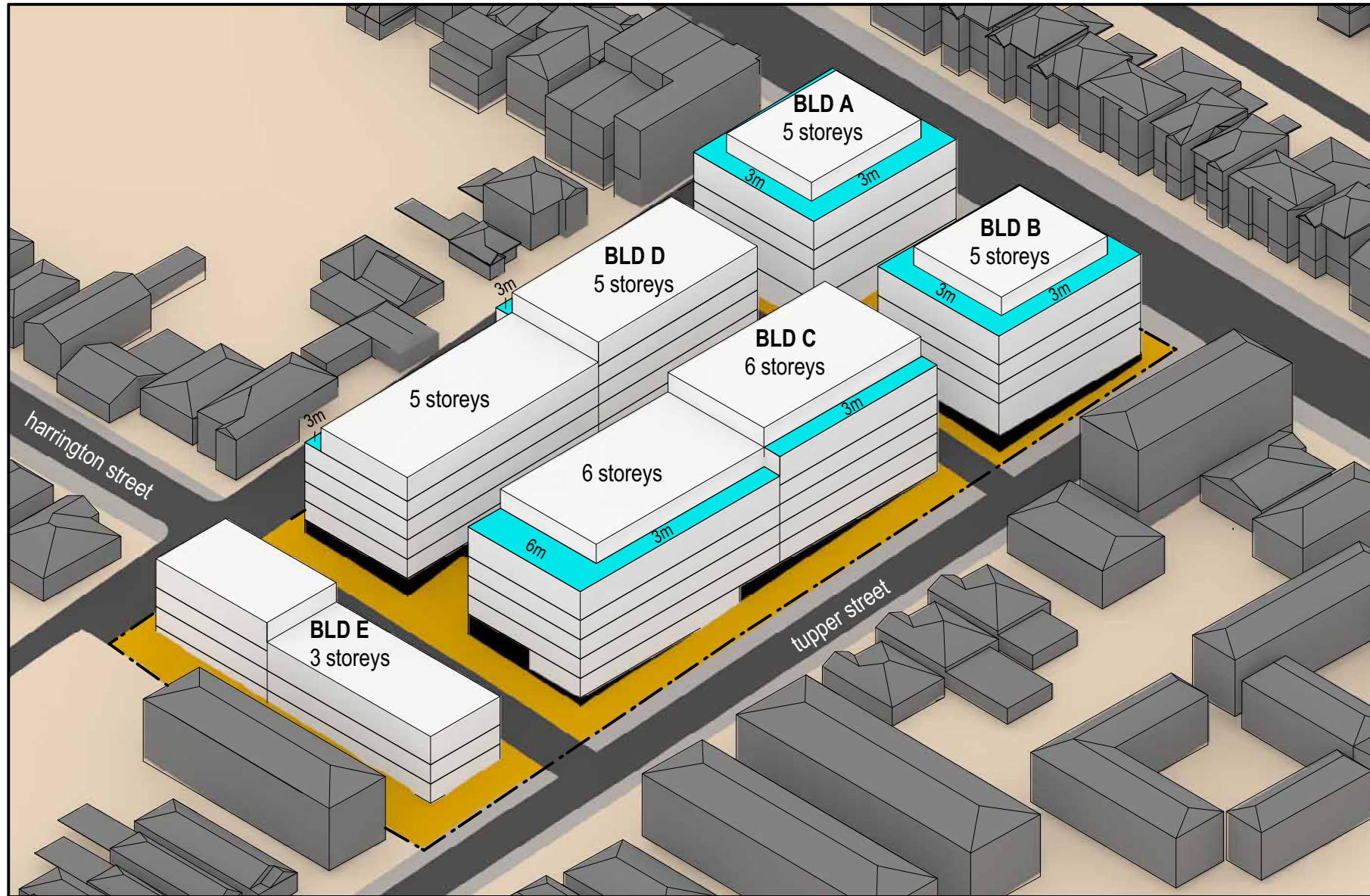
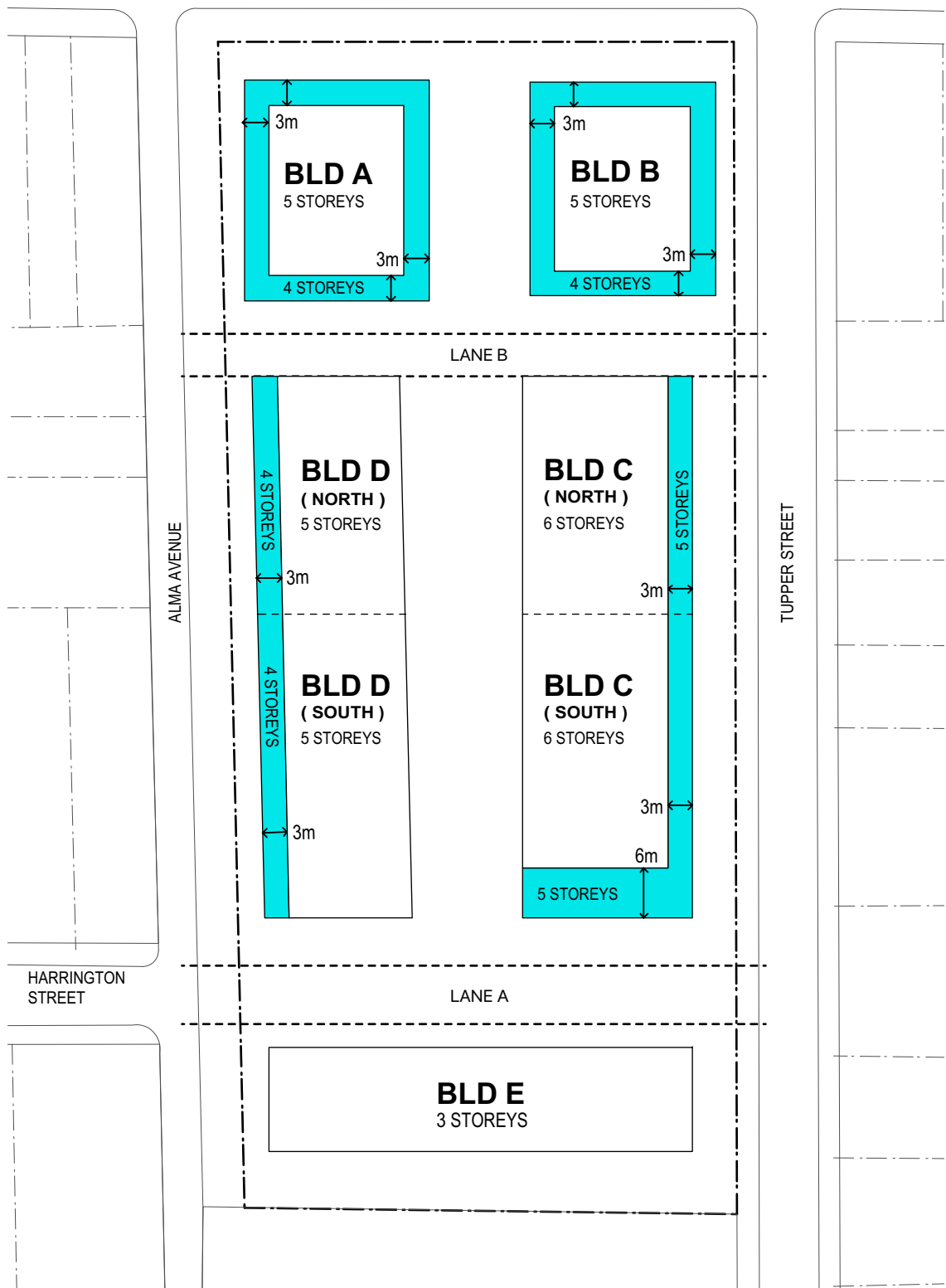


LEP height of building

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





BUILDING HEIGHT IN STOREYS

location	no. storeys	additional setbacks to uppermost storey
SITE A	building A	5 storeys 3m on all sides
	building B	5 storeys 3m on all sides
SITE B	building C	6 storeys 3m from Tupper Street 6m from Lane A
	building D	5 storeys 3m from Alma Avenue
SITE C	building E	3 storeys N/A

NOTE:

number of storeys excluded basement carparking including where parts of basement is raised more than 1m above ground level due to site falls

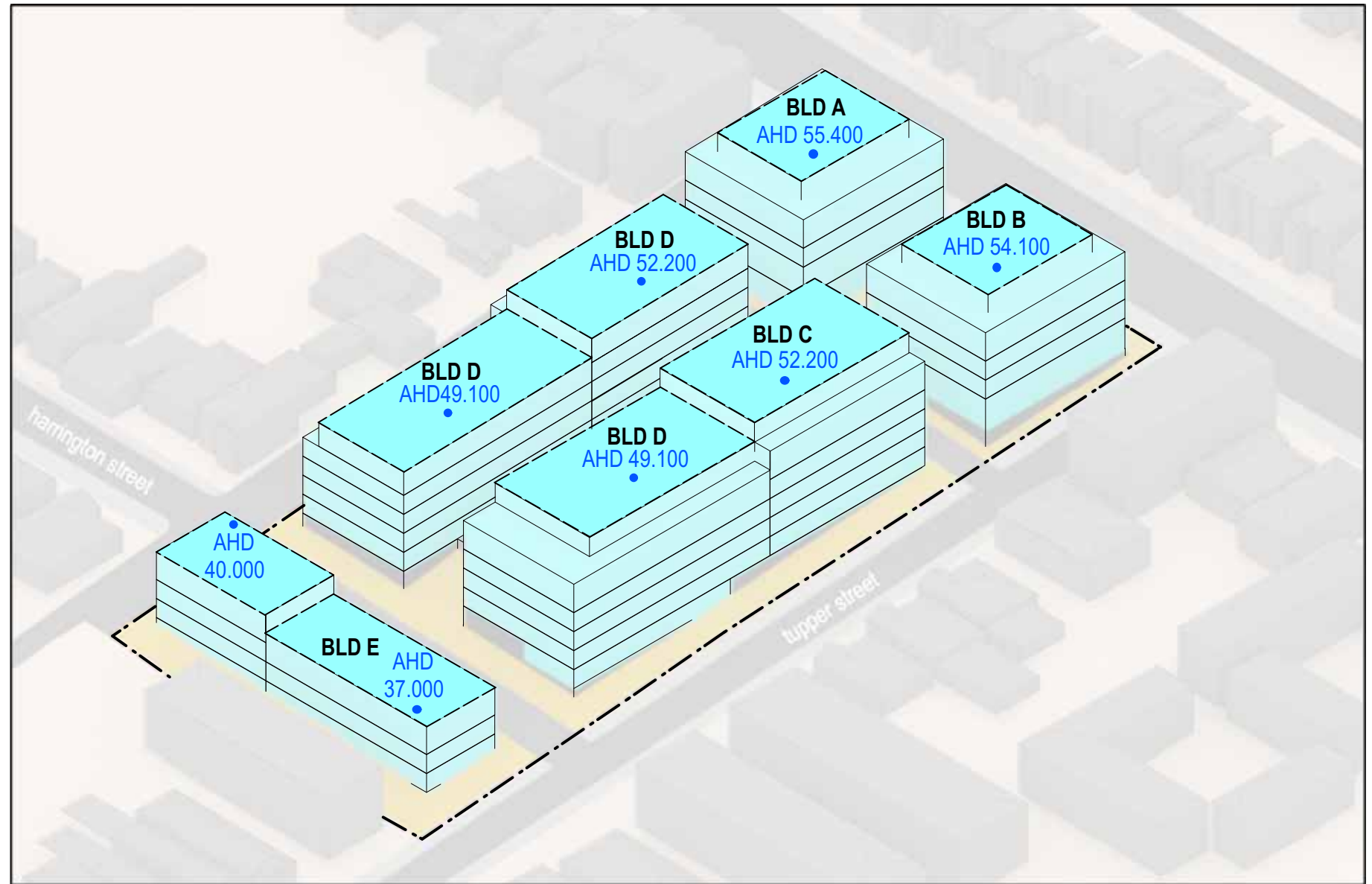
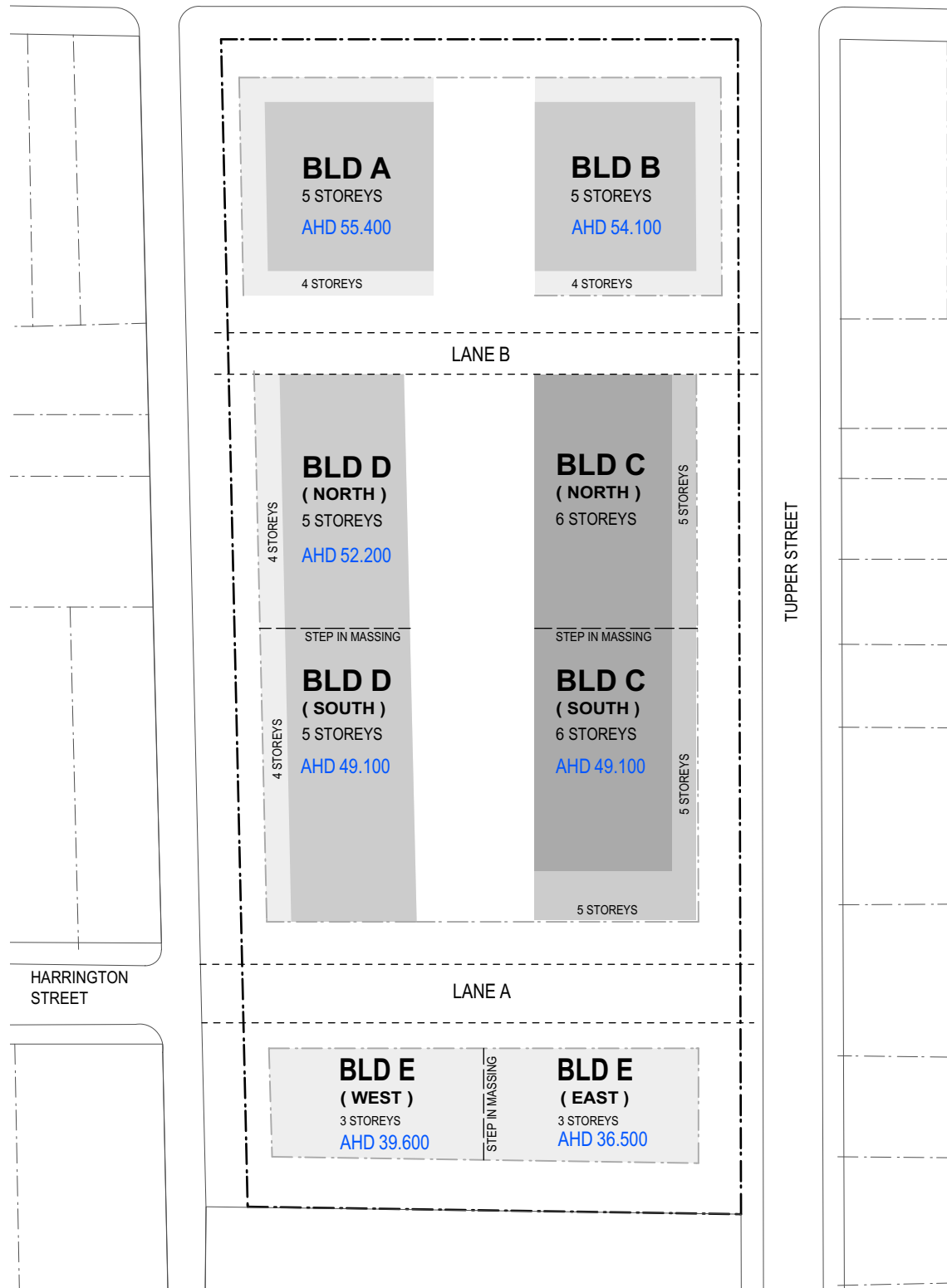


height - site specific DCP contours

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





BUILDING HEIGHTS AHD

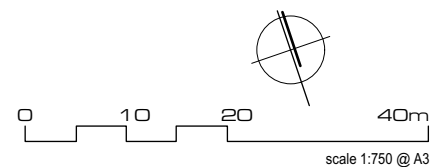
location	australian height datum (AHD)
SITE A	building A 55.400
	building B 54.100
SITE B	building C 52.200 (northern portion) 49.100 (southern portion)
	building D 52.200 (northern portion) 49.100 (southern portion)
SITE C	building E 40.000 (western portion) 37.000 (eastern portion)

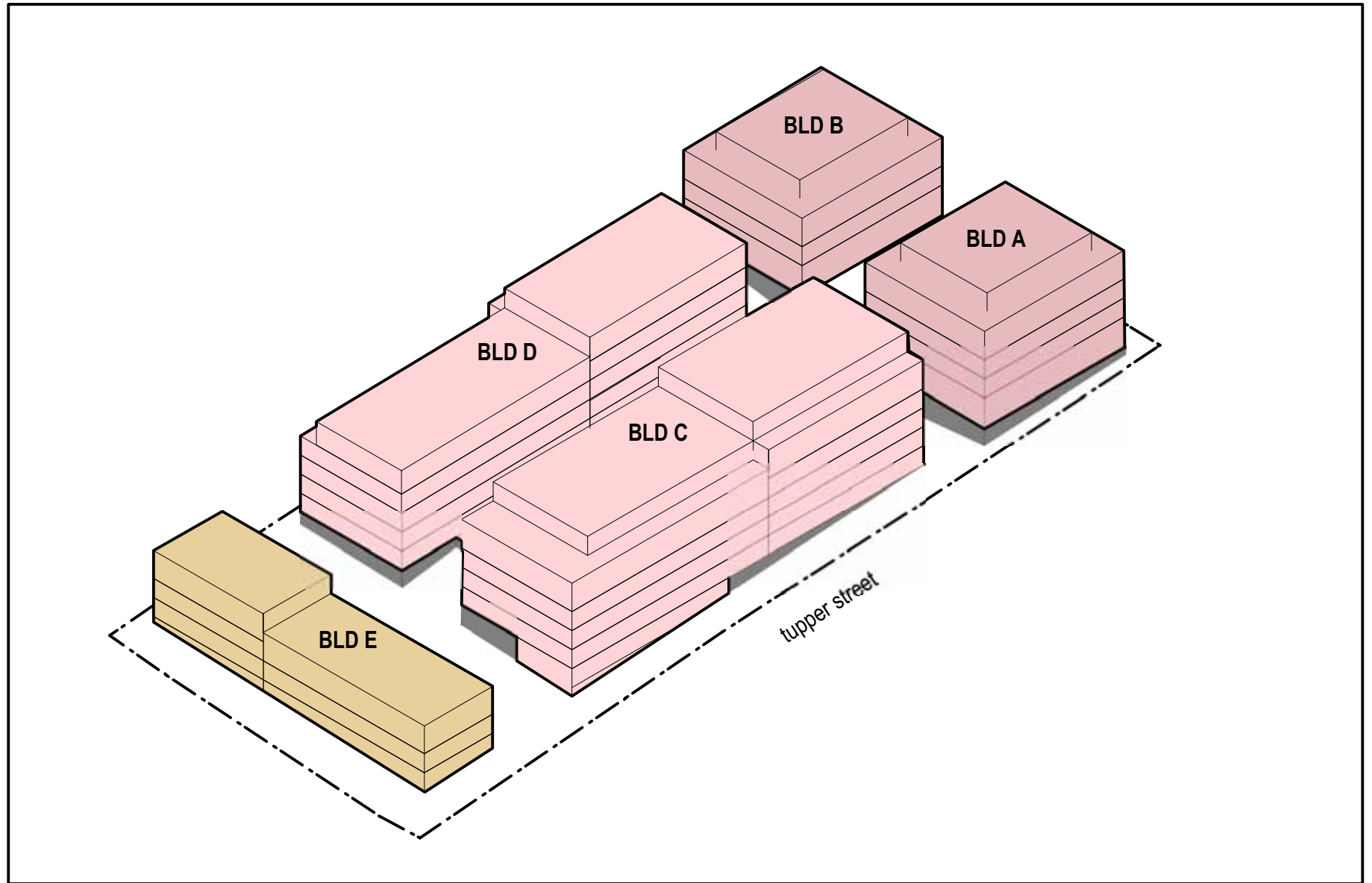
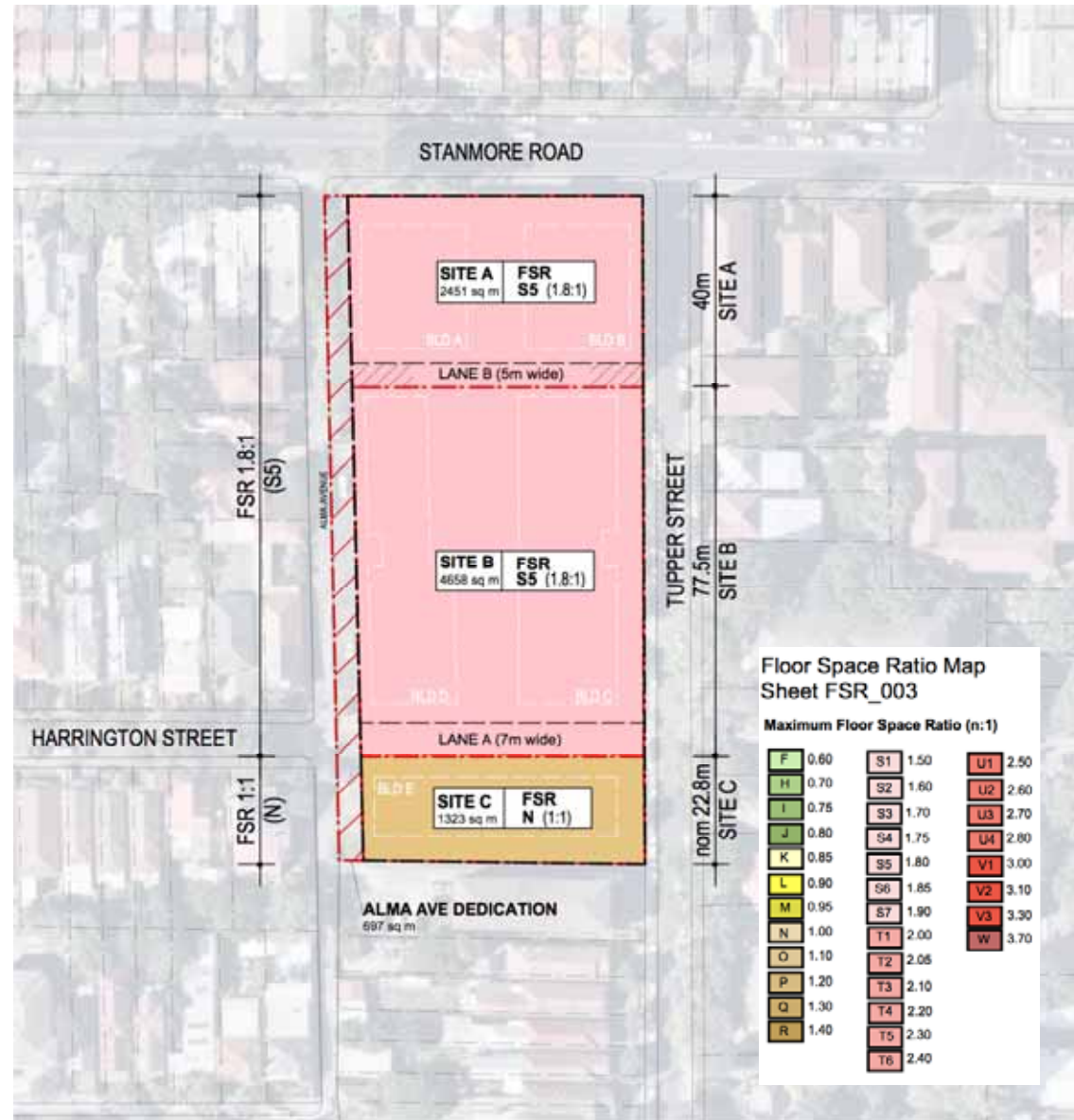


building heights - AHD

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





FLOOR SPACE RATIO (anticipated)

site	site area (m2)	anticipated GFA (m2)	FSR approx
SITE A	2451	4350	1.77 : 1
SITE B	4658	8400	1.80 : 1
SITE C	1323	1323	1 : 1
ALMA	697	N/A	N/A
A+B	7109	12750	1.79 : 1
A+B+C	8432	14073	1.7 : 1
A+B+C + ALMA	9129	14073	1.57 : 1

NOTE:
calculations based on floor areas achieved in indicative scheme
REFER: 1446 - PP 701

J

GFA / FSR

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

INDICATIVE SCHEME



view from public plaza

view from public plaza

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

1446 — PP 501

March 2018



site plan

INDICATIVE SCHEME SUMMARY

SITE	SITE AREA	PROPOSED GFA	PROPOSED FSR	PARKING	YIELD
A	nom 2450m ²	nom 4,340m ²	1.77 : 1	nom 100 spaces	35-40 units 1000m ² club 500m ² commercial

SITE	SITE AREA	PROPOSED GFA	PROPOSED FSR	PARKING	YIELD
B	nom 4,660m ²	nom 8,390m ²	1.8 : 1	nom 200 spaces	95 - 105 units

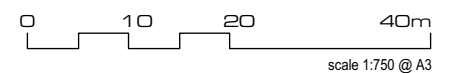
SITE	SITE AREA	PROPOSED GFA	PROPOSED FSR	PARKING	YIELD
C	nom 1,325m ²	nom 1,325m ²	1 : 1	nom 15 spaces	10 terraces houses

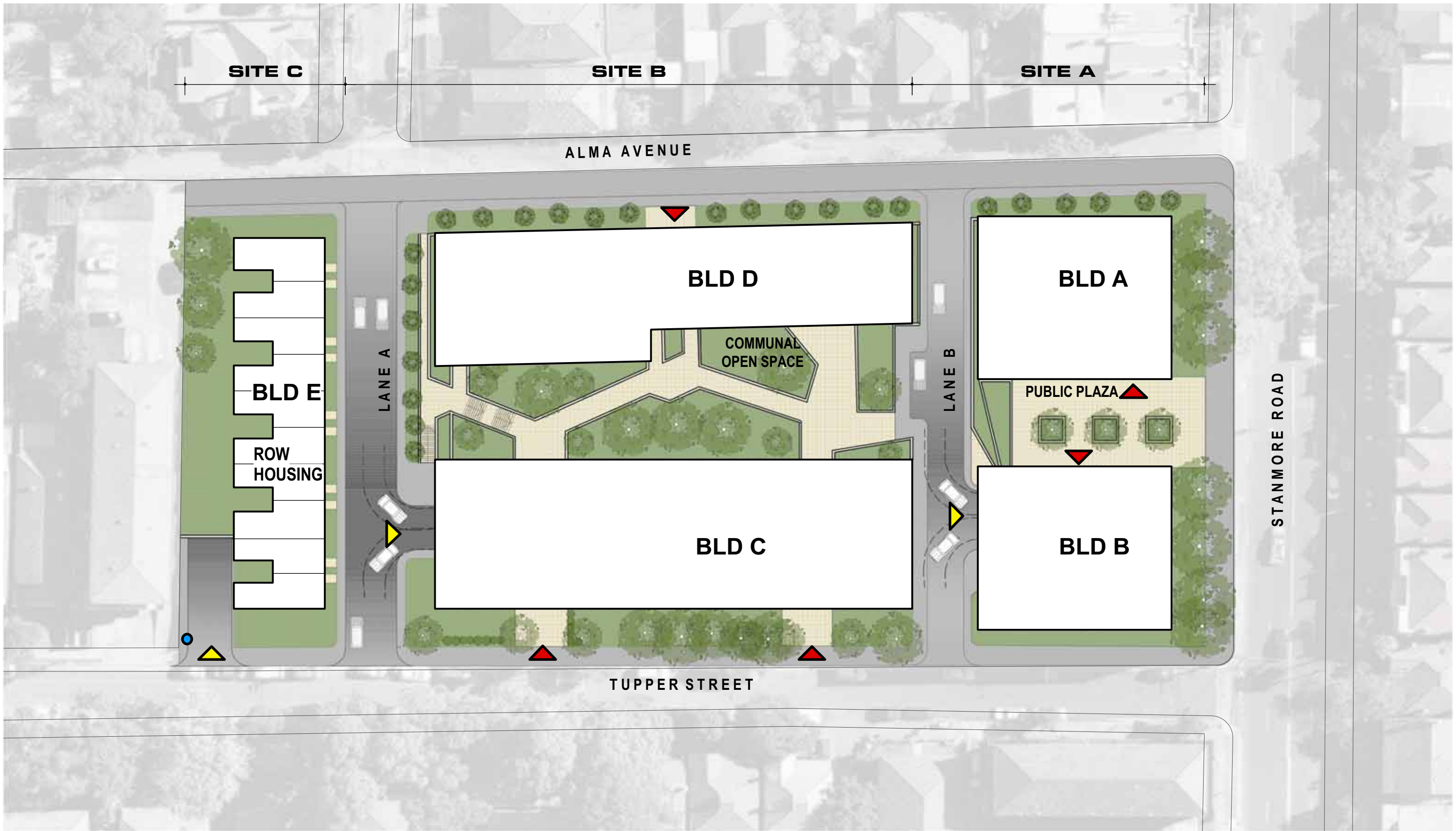
SITE	SITE AREA	PROPOSED GFA	PROPOSED FSR	PARKING	YIELD
TOTAL (A+B+C)	nom 8,430m ² (excluding dedicated road widening to alma)	nom 14,050m ²	1.67 : 1	nom 300+ spaces	135-145 units 10 row houses 1000m ² club 500m ² commercial





indicative scheme - summary

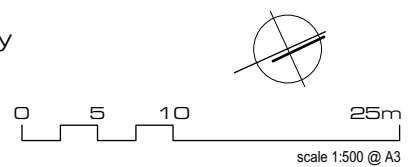
urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





-  indicates low point on site
-  indicates location of vehicular entry
-  indicates location of pedestrian entry
-  indicates landscaped areas



indicative scheme - site plan

urban design study / planning proposal for proposed redevelopment of:




58-76 stanmore road, STANMORE




kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

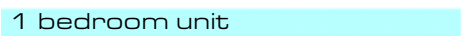


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March 2018



-  indicates low point on site
-  indicates location of vehicular entry
-  indicates location of pedestrian entry

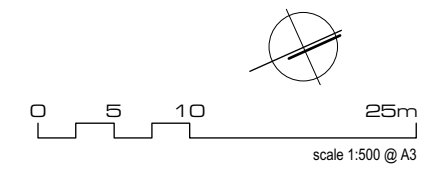
-  indicates commercial zone
-  indicates landscaped areas
-  indicates road dedication

-  1 bedroom unit
-  2 bedroom unit
-  3 bedroom unit




indicative scheme - lower ground level 03




urban design study / planning proposal for proposed redevelopment of:

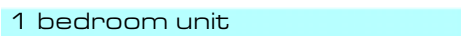


58-76 stanmore road, STANMORE

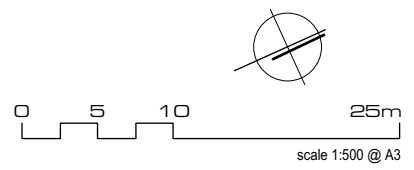




-  indicates low point on site
-  indicates location of vehicular entry
-  indicates location of pedestrian entry

-  indicates commercial zone
-  indicates landscaped areas
-  indicates road dedication

-  1 bedroom unit
-  2 bedroom unit
-  3 bedroom unit



indicative scheme - lower ground level 02

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



- indicates low point on site
- ▲ indicates location of vehicular entry
- ▲ indicates location of pedestrian entry

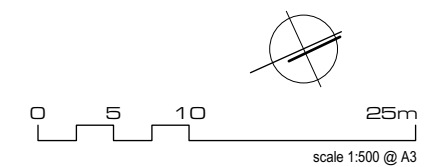
- indicates commercial zone
- indicates landscaped areas
- indicates road dedication

- 1 bedroom unit
- 2 bedroom unit
- 3 bedroom unit

indicative scheme - lower ground level 01

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE





- indicates low point on site
- ▲ indicates location of vehicular entry
- ▲ indicates location of pedestrian entry

- indicates commercial zone
- indicates landscaped areas
- indicates road dedication

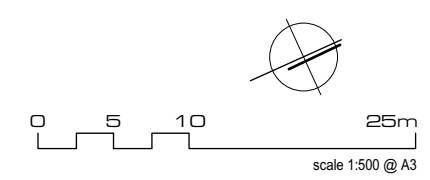
- 1 bedroom unit
- 2 bedroom unit
- 3 bedroom unit

indicative scheme - ground level - stanmore road




urban design study / planning proposal for proposed redevelopment of:

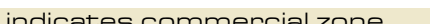

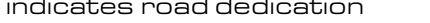
58-76 stanmore road, STANMORE



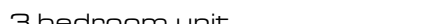
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





-  indicates low point on site
-  indicates location of vehicular entry
-  indicates location of pedestrian entry

-  indicates commercial zone
-  indicates landscaped areas
-  indicates road dedication

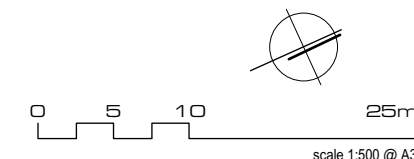
-  1 bedroom unit
-  2 bedroom unit
-  3 bedroom unit

indicative scheme - level 01

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





- indicates low point on site
- ▲ indicates location of vehicular entry
- ▲ indicates location of pedestrian entry

- indicates commercial zone
- indicates landscaped areas
- indicates road dedication

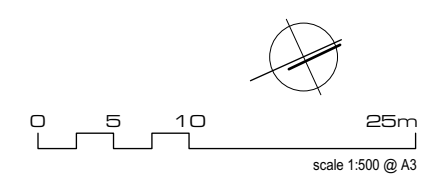
- 1 bedroom unit
- 2 bedroom unit
- 3 bedroom unit

indicative scheme - level 02

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





- indicates low point on site
- ▲ indicates location of vehicular entry
- ▲ indicates location of pedestrian entry

- indicates commercial zone
- indicates landscaped areas
- indicates road dedication

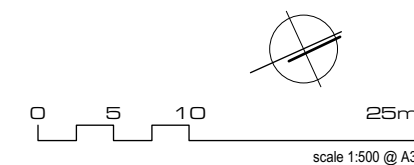
- 1 bedroom unit
- 2 bedroom unit
- 3 bedroom unit

indicative scheme - level 03




urban design study / planning proposal for proposed redevelopment of:




58-76 stanmore road, STANMORE



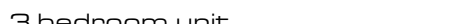
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





-  indicates low point on site
-  indicates location of vehicular entry
-  indicates location of pedestrian entry

-  indicates commercial zone
-  indicates landscaped areas
-  indicates road dedication

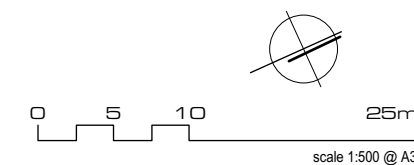
-  1 bedroom unit
-  2 bedroom unit
-  3 bedroom unit

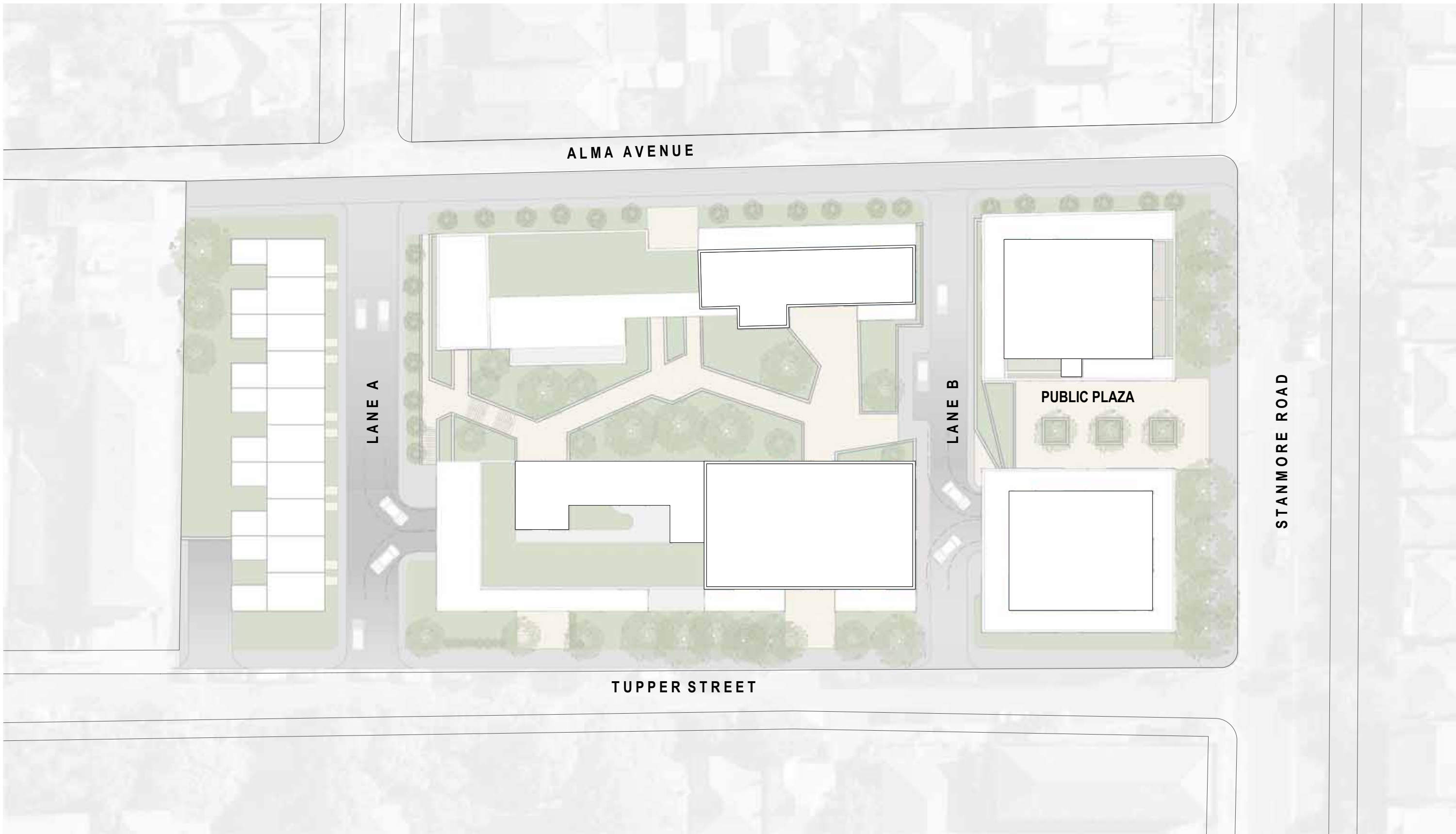
indicative scheme - level 04




urban design study / planning proposal for proposed redevelopment of:




58-76 stanmore road, STANMORE




kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





-  indicates low point on site
-  indicates location of vehicular entry
-  indicates location of pedestrian entry

-  indicates commercial zone
-  indicates landscaped areas
-  indicates road dedication

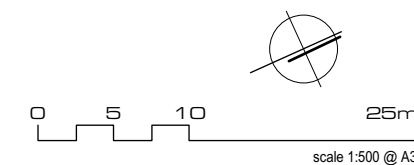
-  1 bedroom unit
-  2 bedroom unit
-  3 bedroom unit

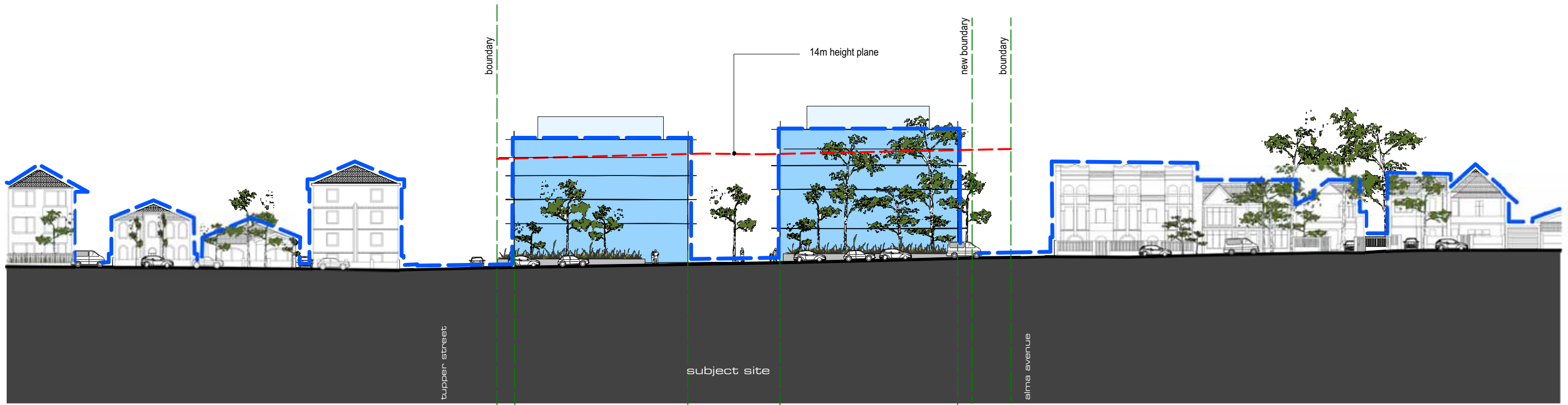
indicative scheme - level 05

urban design study / planning proposal for proposed redevelopment of:

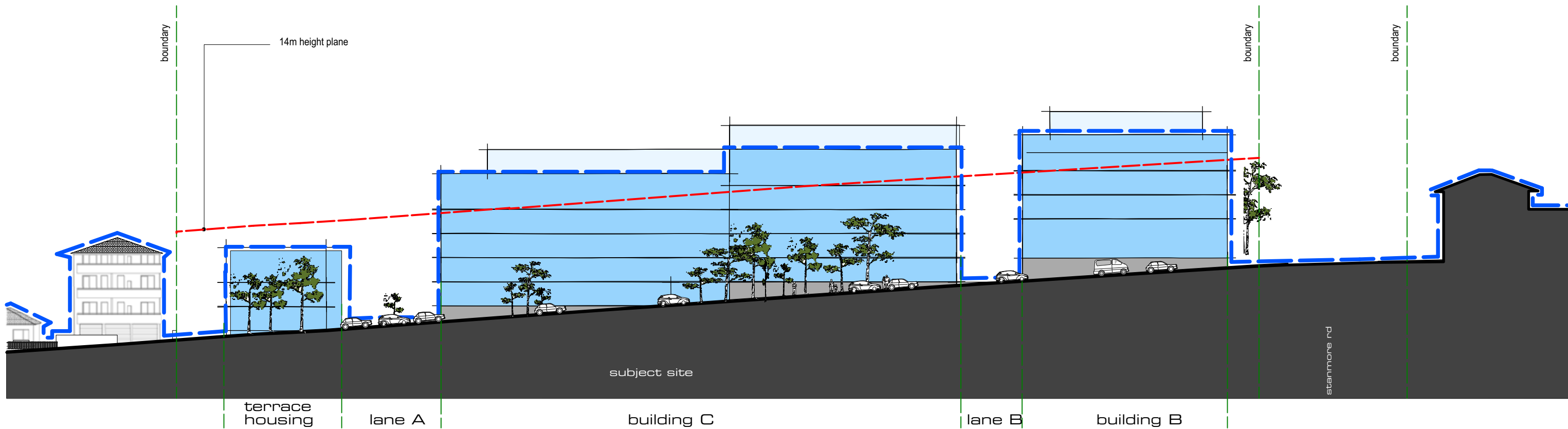
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828





elevation 01 - stanmore road



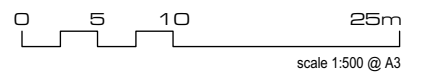
elevation 02 - tupper street

indicative scheme - elevations - stanmore road & tupper street

urban design study / planning proposal for proposed redevelopment of:

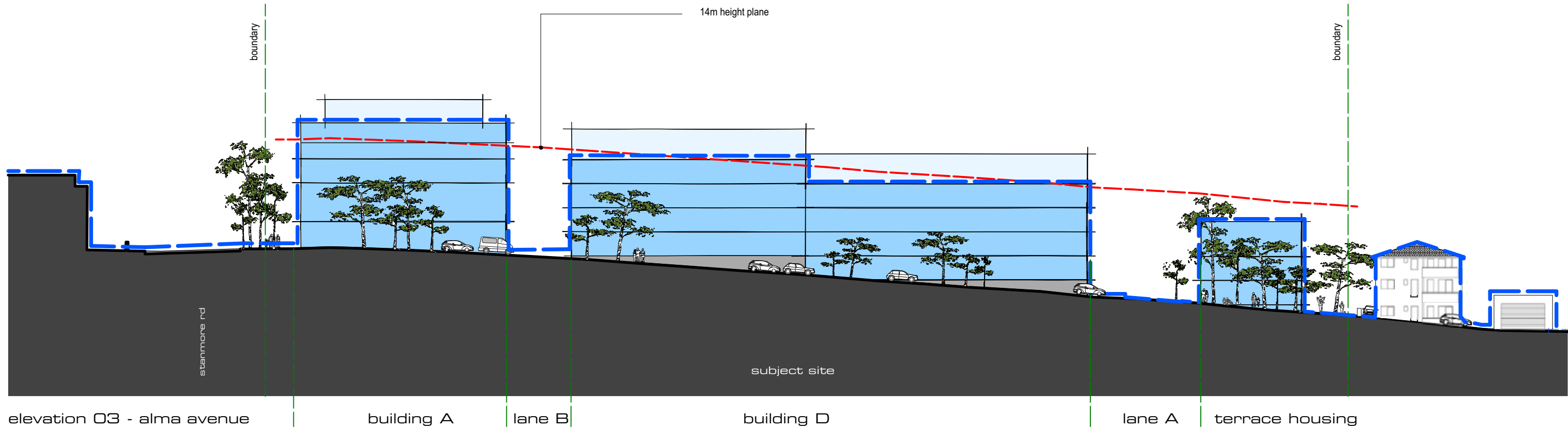
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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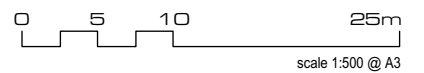


indicative scheme - elevation - alma avenue

urban design study / planning proposal for proposed redevelopment of:

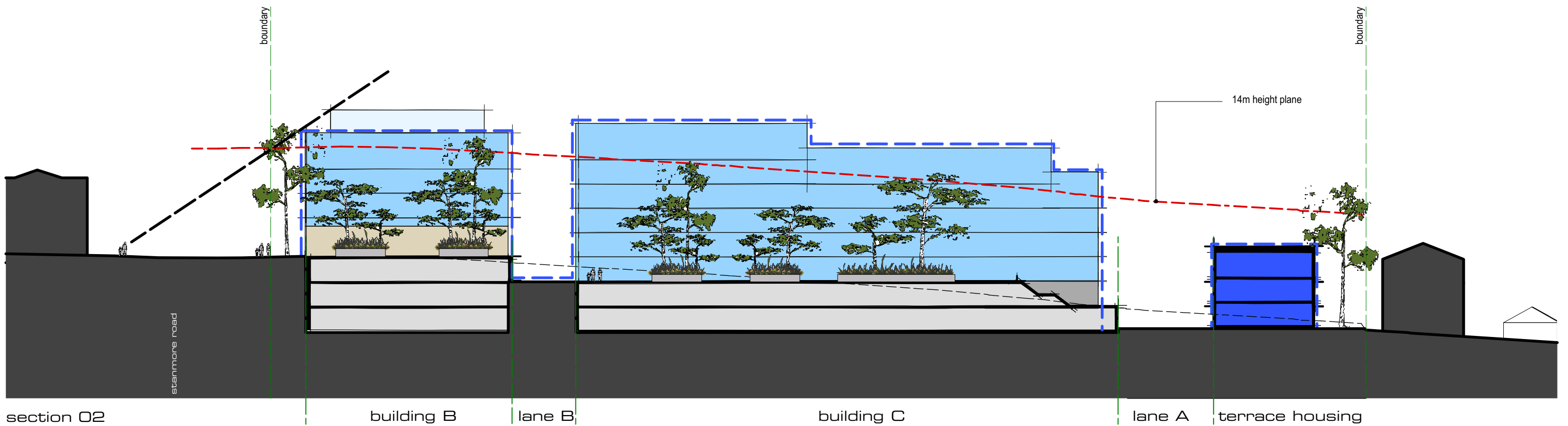
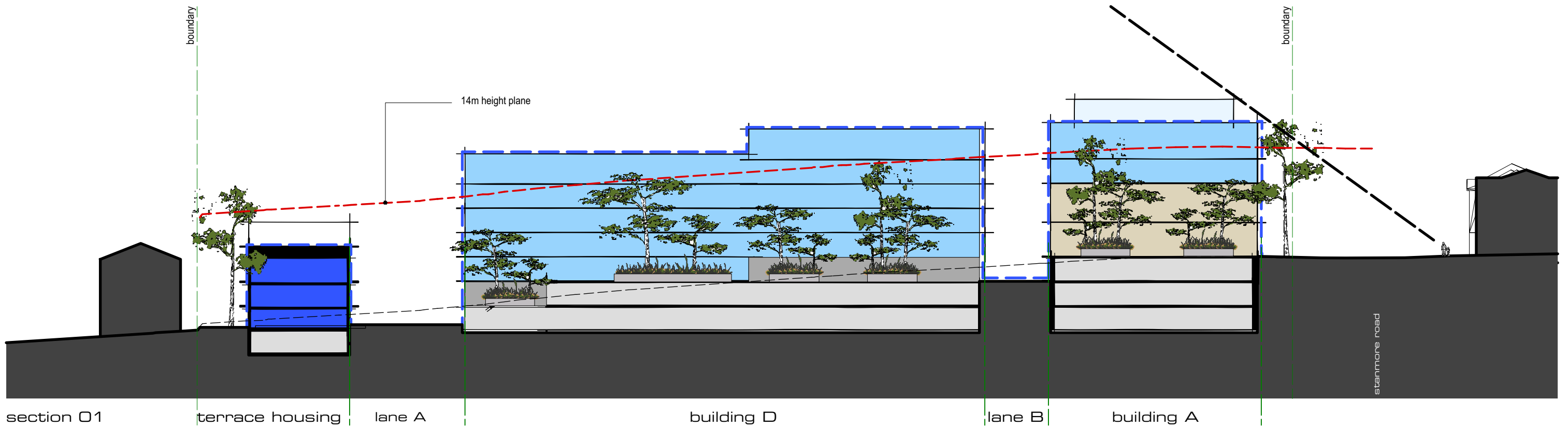
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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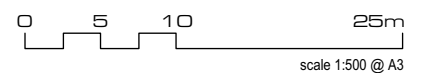


indicative scheme - sections 1 + 2

urban design study / planning proposal for proposed redevelopment of:

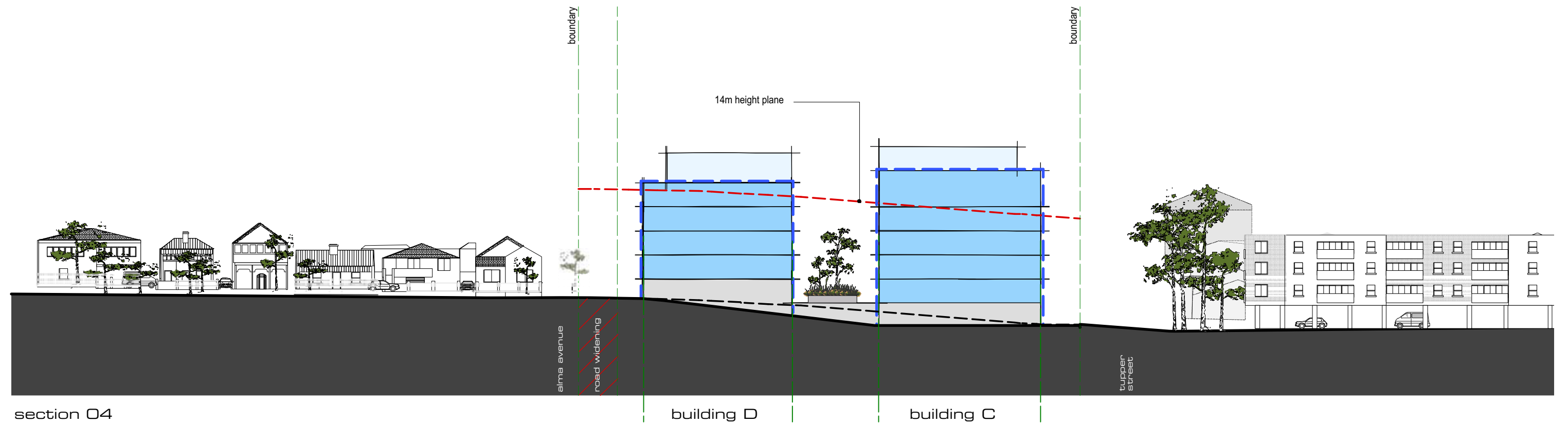
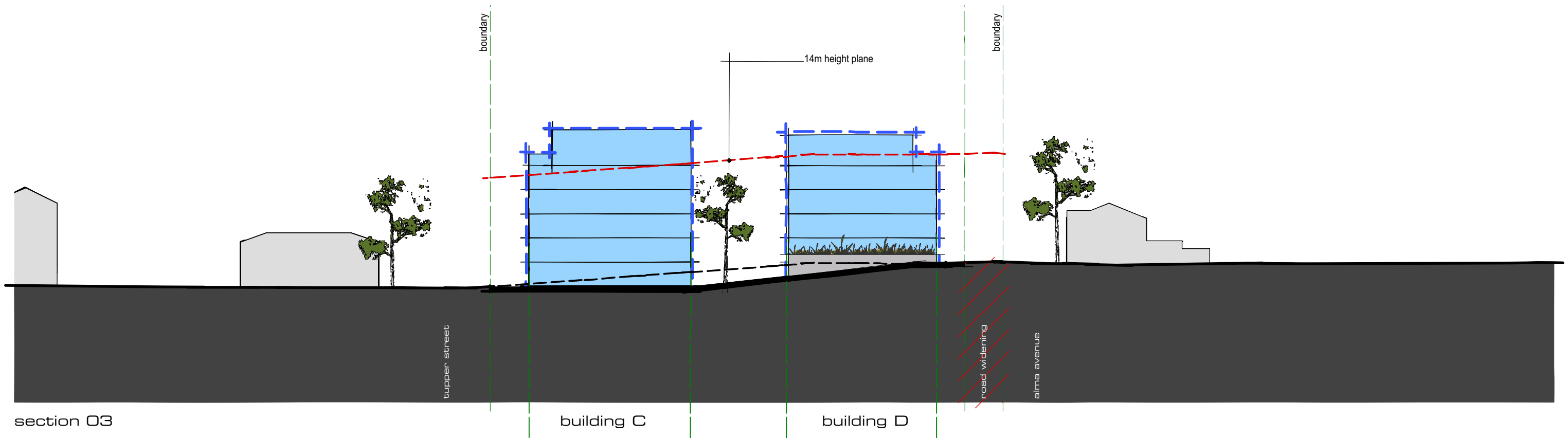
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



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March 2018

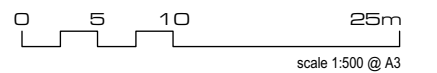


indicative scheme - sections 3 + 4

urban design study / planning proposal for proposed redevelopment of:

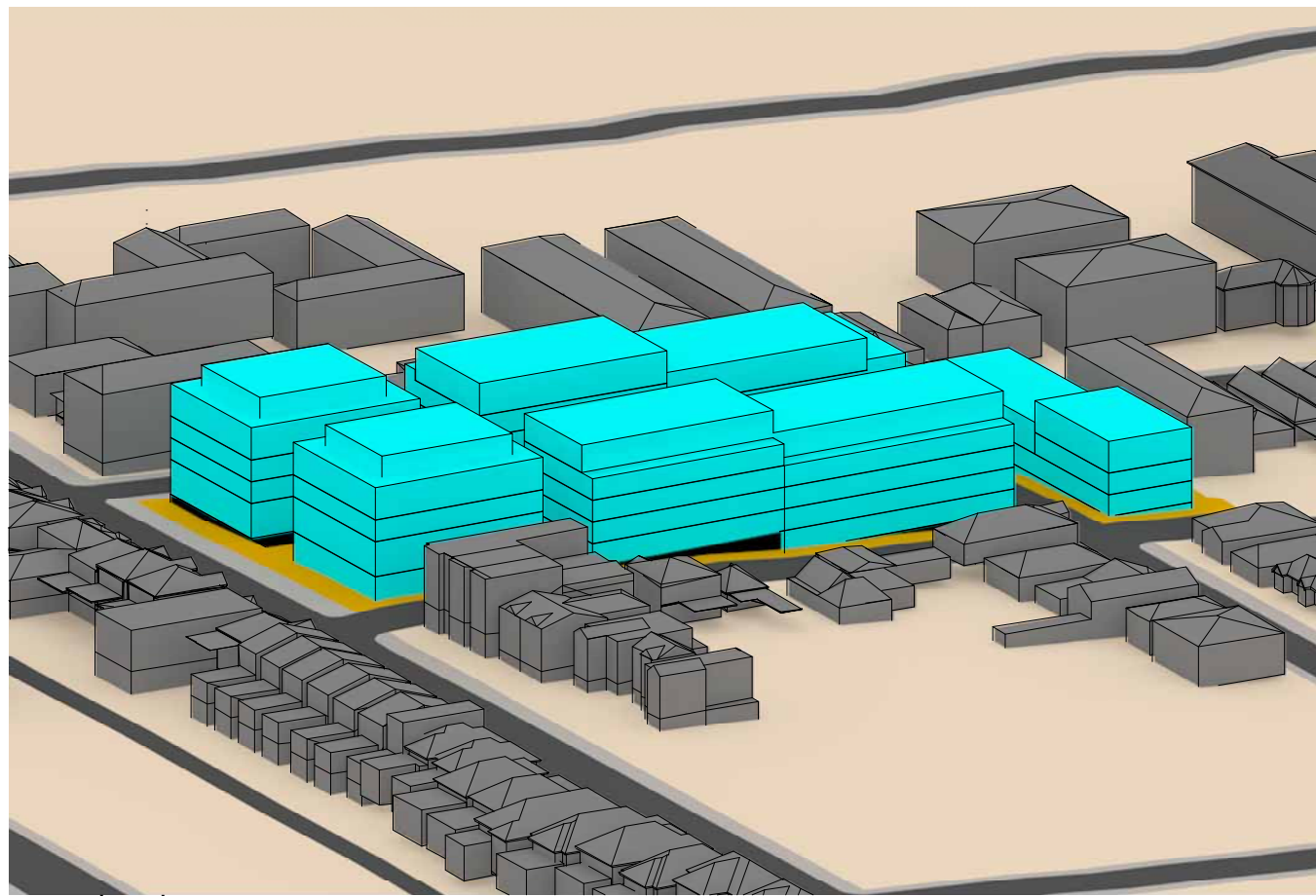
58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

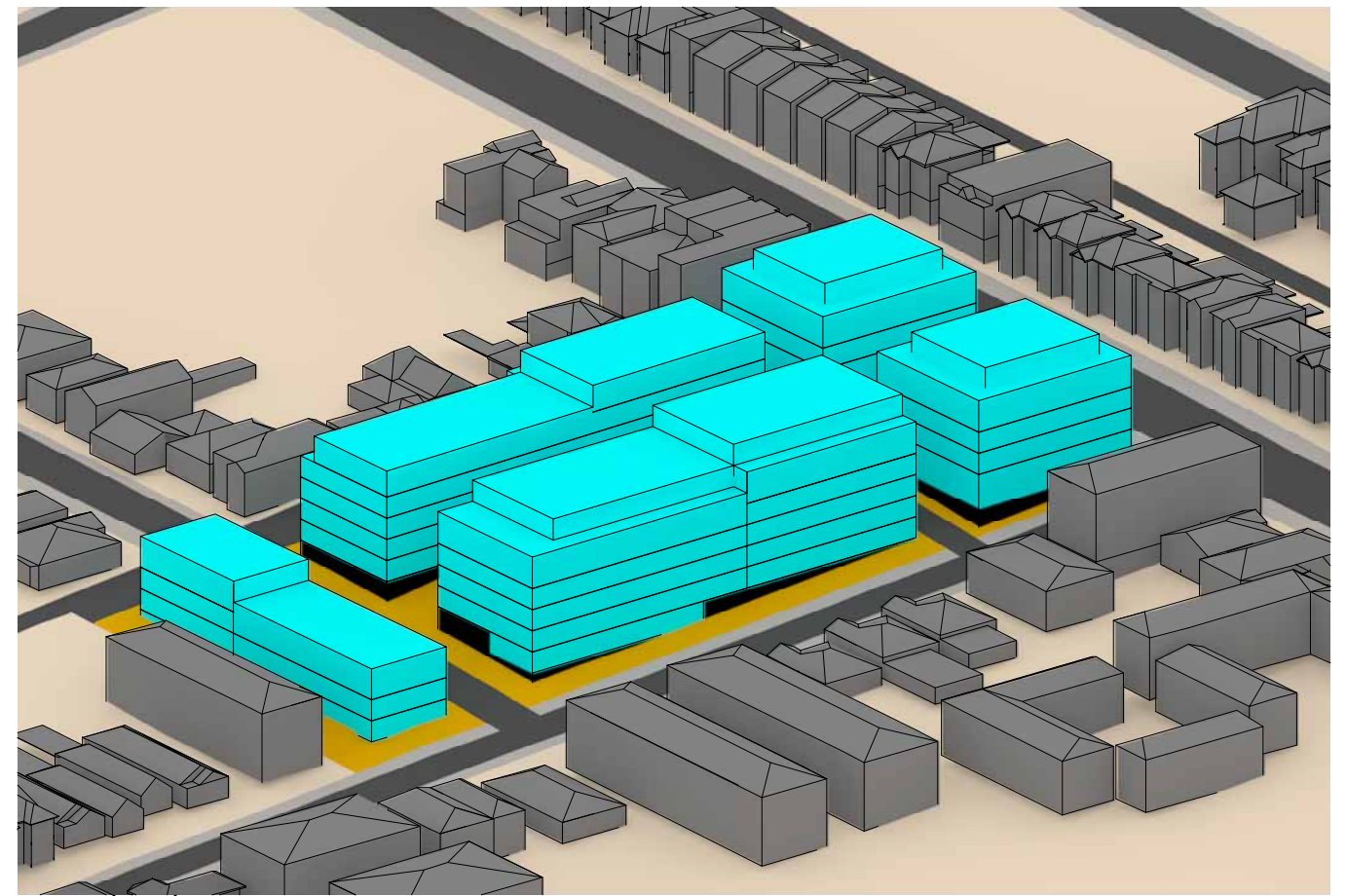


1446 - PP 517

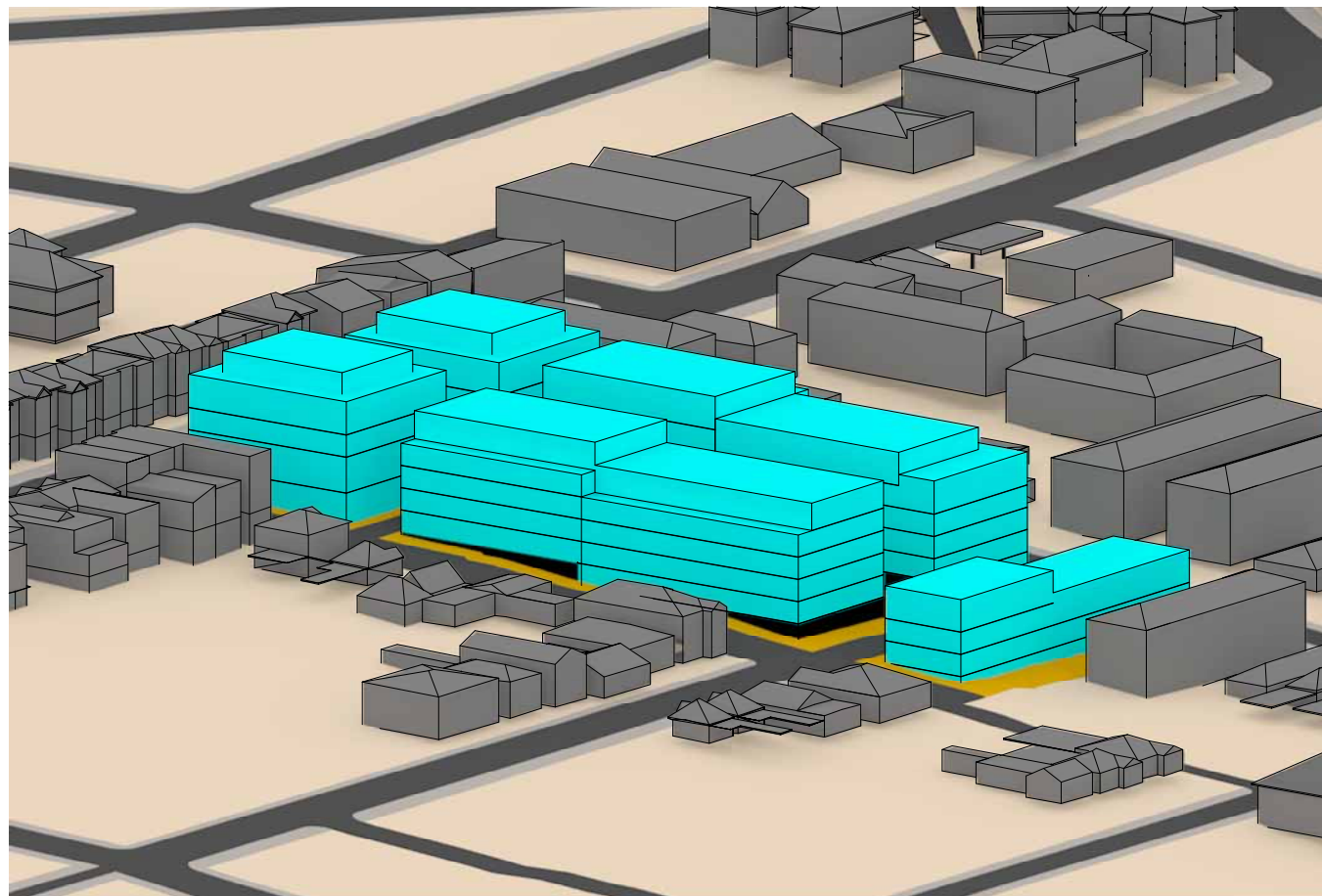
March 2018



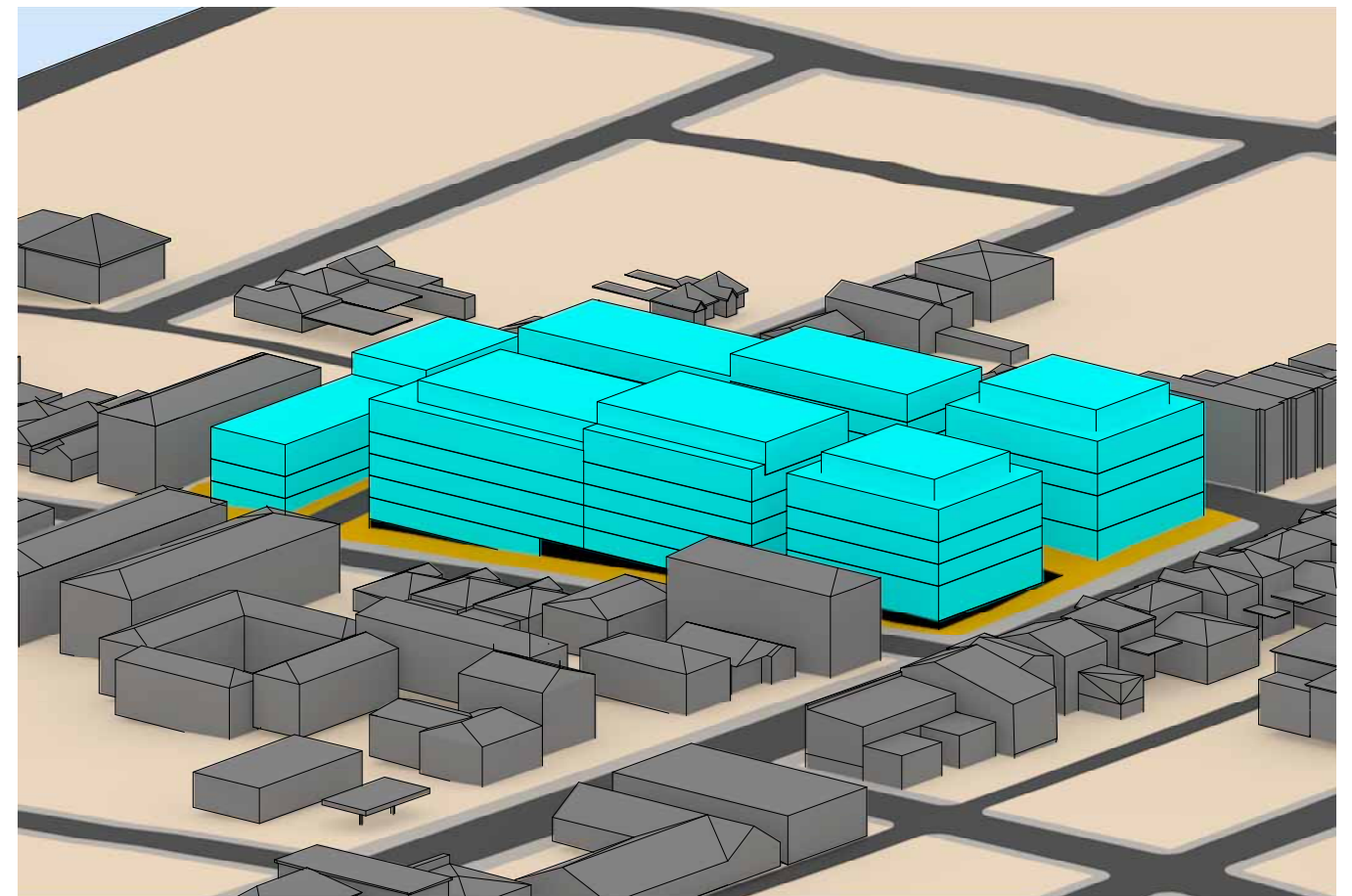
north view



south view



west view



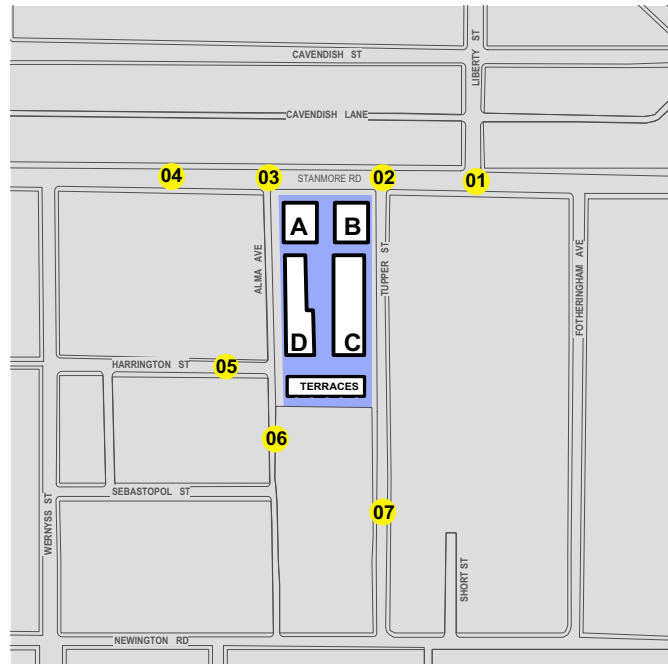
east view

indicative scheme - massing views

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

INDICATIVE SCHEME VIEW ANALYSIS



view locations

The following View Analysis diagrams have been prepared by Digital Line Pty Ltd, to provide verifiably accurate computer generated photomontage images of the proposed development.

The images show the proposed development from 7 key locations, as shown on the accompanying map, providing a comprehensive assessment of the visual impacts of the proposal.

To the right is a copy of the statement prepared by Digital Line Pty Ltd, verifying the accuracy of the images.



Digital Line Pty Ltd
 ABN 79 085 185 833
 PO Box 860, Neutral Bay NSW 2089
 Ph. 02 9953 2312
 Fax 02 8003 9708
 e-mail info@digitalline.com.au
 website www.digitalline.com.au

15/09/2017

Robin Lloyd
 Kennedy Associates Architects
 Level 3 / 1 Booth Street, Annandale, NSW, 2038

Re: Project 58-76 Stanmore Road STANMORE, NSW

Dear Robin,

The photomontages provided for the buildings proposed at the 58-76 Stanmore Road STANMORE, NSW were prepared utilizing the latest technology and the following methodology:

1. Digital Line Pty Ltd was created in Sydney, NSW in November 1998. The company creates 3D computer generated graphics, including photomontages for the analysis of visual impacts of Development Applications..
2. Photomontages created by Digital Line have been successfully used by our clients in Randwick, Woollahra, Waverley and other NSW councils. In 2009 and in 2013, Digital Line was announced as a winner of the tender for the preferred supplier of DA photomontages for Randwick City Council.
3. For creating photomontages Digital Line Pty Ltd uses specialized software 3DStudio 2015, created by Autodesk®. Software is licensed and registered with Autodesk®, S/N 391-03075907.
4. We use the "Camera Match utility" for creating the photomontages:
 - 4.1. The following input information was required for creating the photomontages:
 - High resolution digital photograph of the site, taken from each viewing place.
 - Architectural plans and elevations in DWG format.
 - Certified survey plans.
 - 4.2. The Camera Match utility uses a bitmap background photo and five or more special "CamPoint" objects to create or modify a camera match so that its position, orientation, and field-of-view matches that of the camera that originally created the photo.
 - 4.3. An accurate 3d model is created from the architectural drawings and this is then superimposed on the original photograph
 - 4.4. After determining the position of the camera match we check accuracy by comparing the photograph and 3d model with existing objects (such as height poles, buildings, trees, light rail poles and other objects, the locations and heights of which can be derived from survey data)
 - 4.5. For a detailed explanation of the processes involved, please call Digital Line Pty Ltd
5. The "Camera Match utility" currently is the most accurate system for creating images used in the preparation of photomontages.

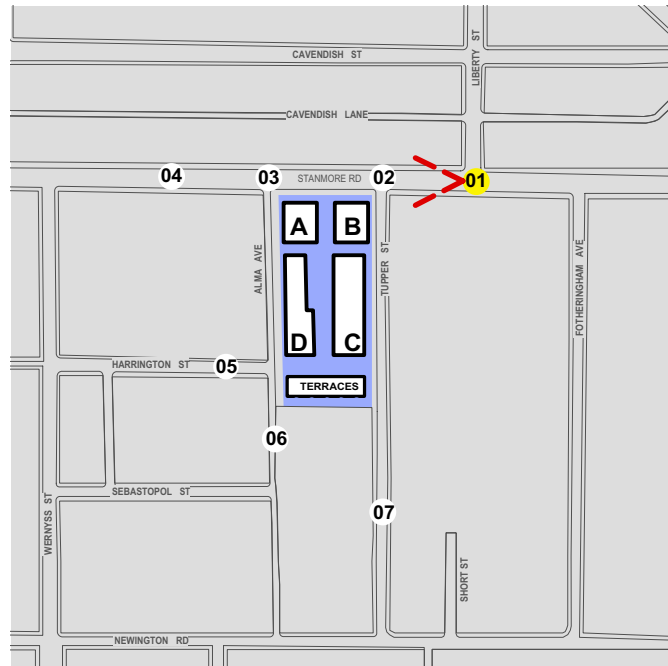
Yours sincerely

Leonid Medvedskiy
 Digital Line Pty Ltd

view analysis introduction

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



view locations

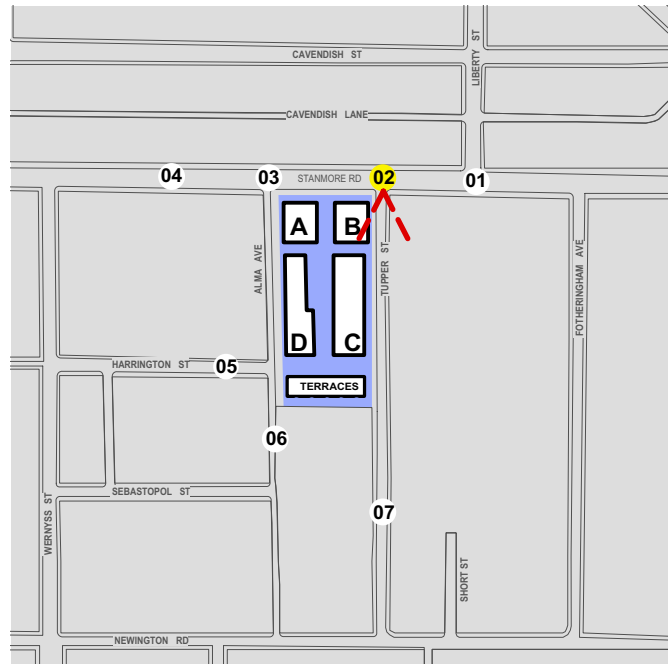


source: Digital Line Pty Ltd

massing view 01 - stanmore road (eastern approach)

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



view locations

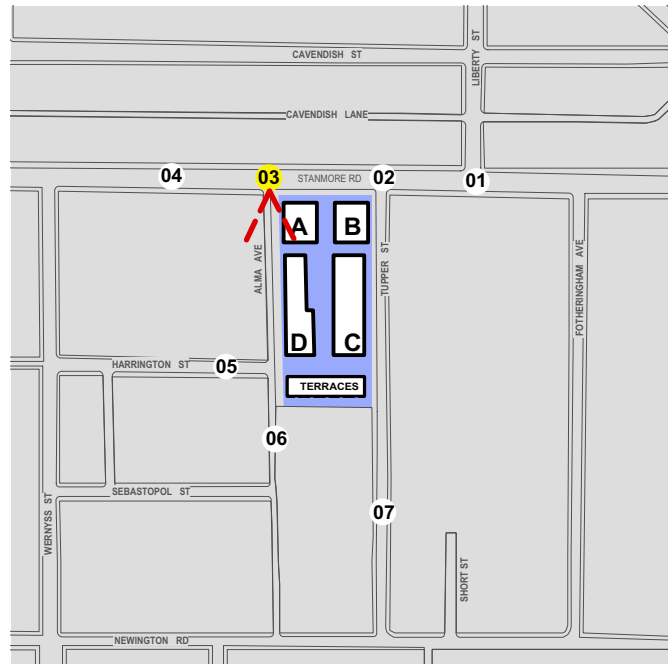


source: Digital Line Pty Ltd

massing view 02 - cnr stanmore road + tupper street

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



view locations



source: Digital Line Pty Ltd

massing view 03 - cnr stanmore road + alma avenue

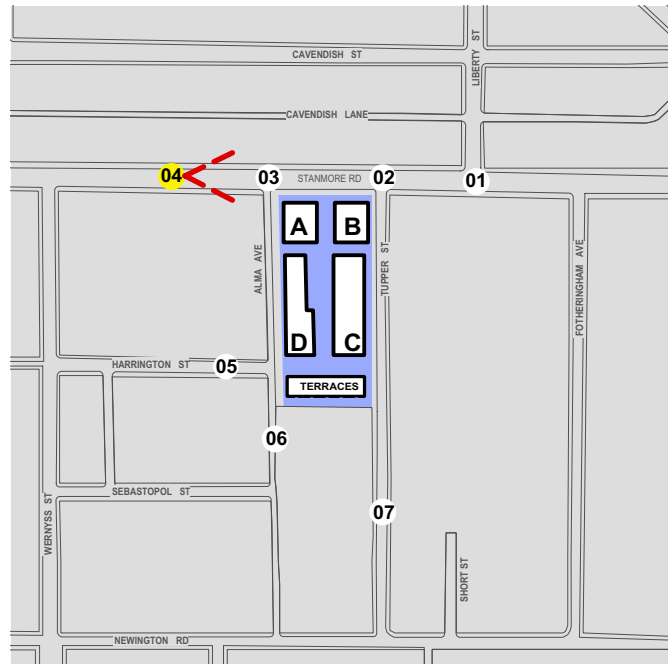
urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

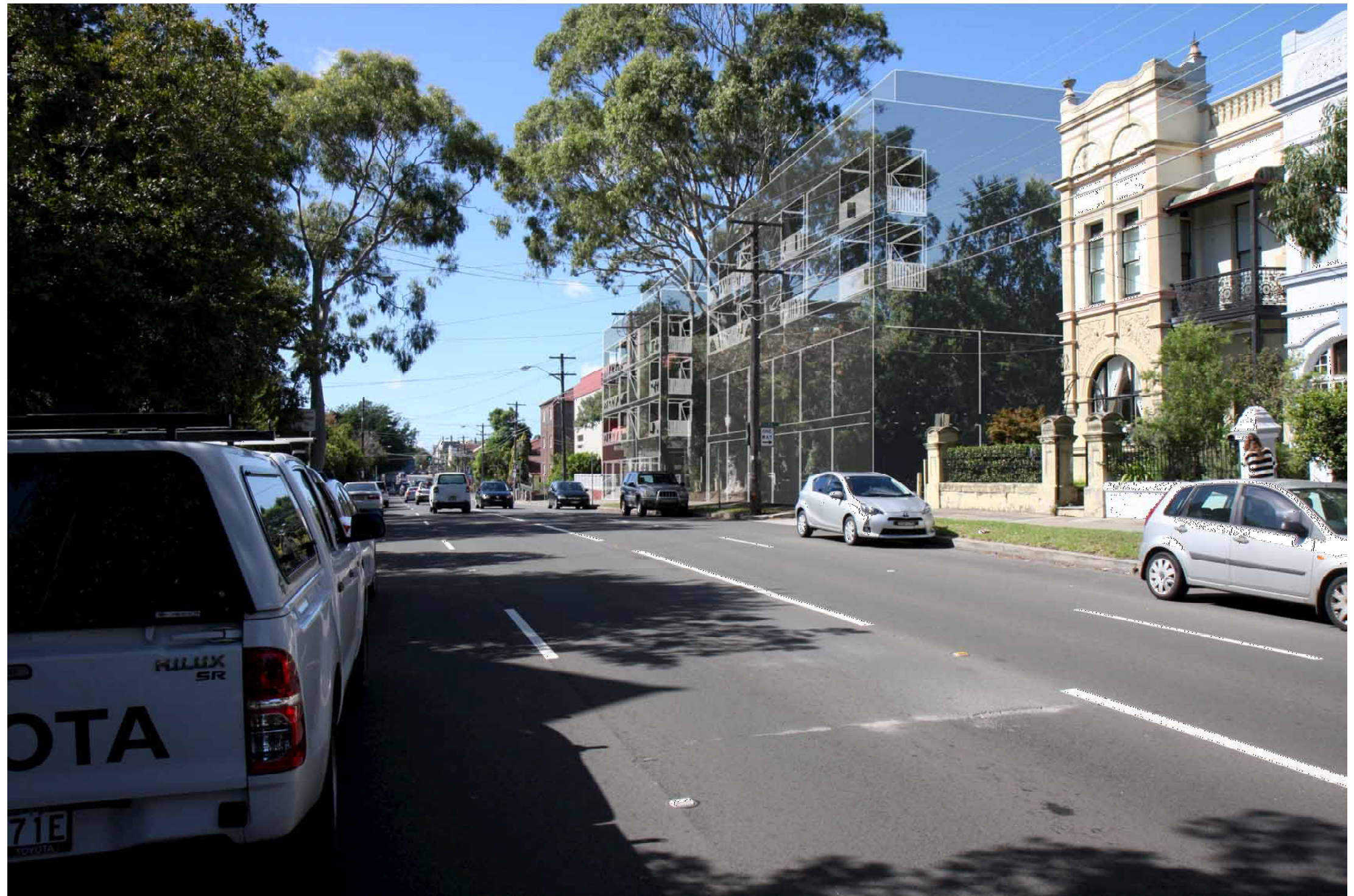
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

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March 2018



view locations

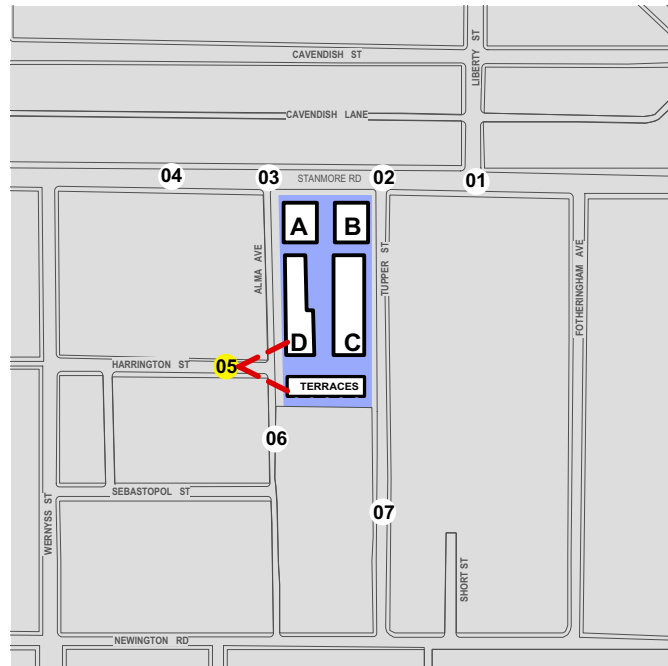


source: Digital Line Pty Ltd

massing view 04 - stanmore road (western approach)

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



view locations

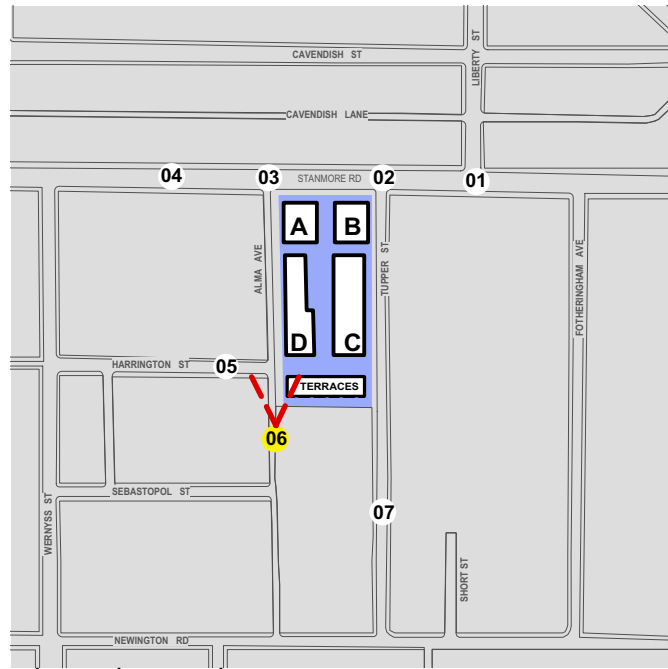


source: Digital Line Pty Ltd

massing view 05 - harrington street

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



view locations

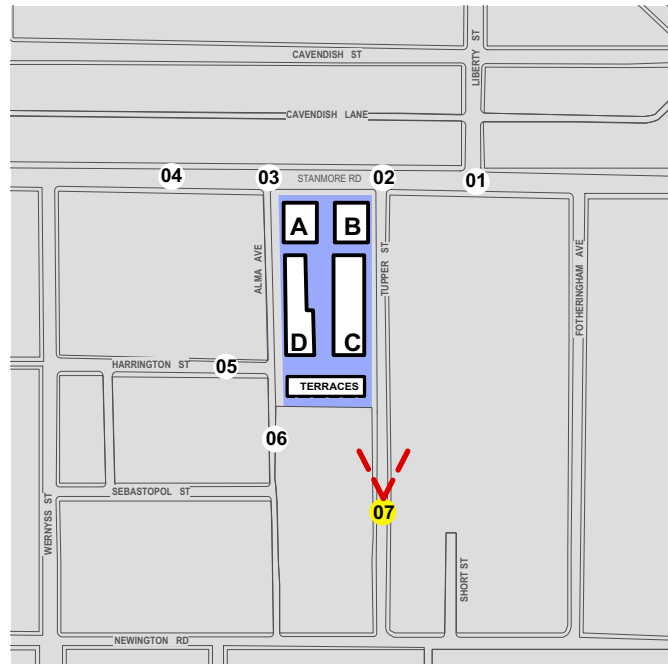


source: Digital Line Pty Ltd

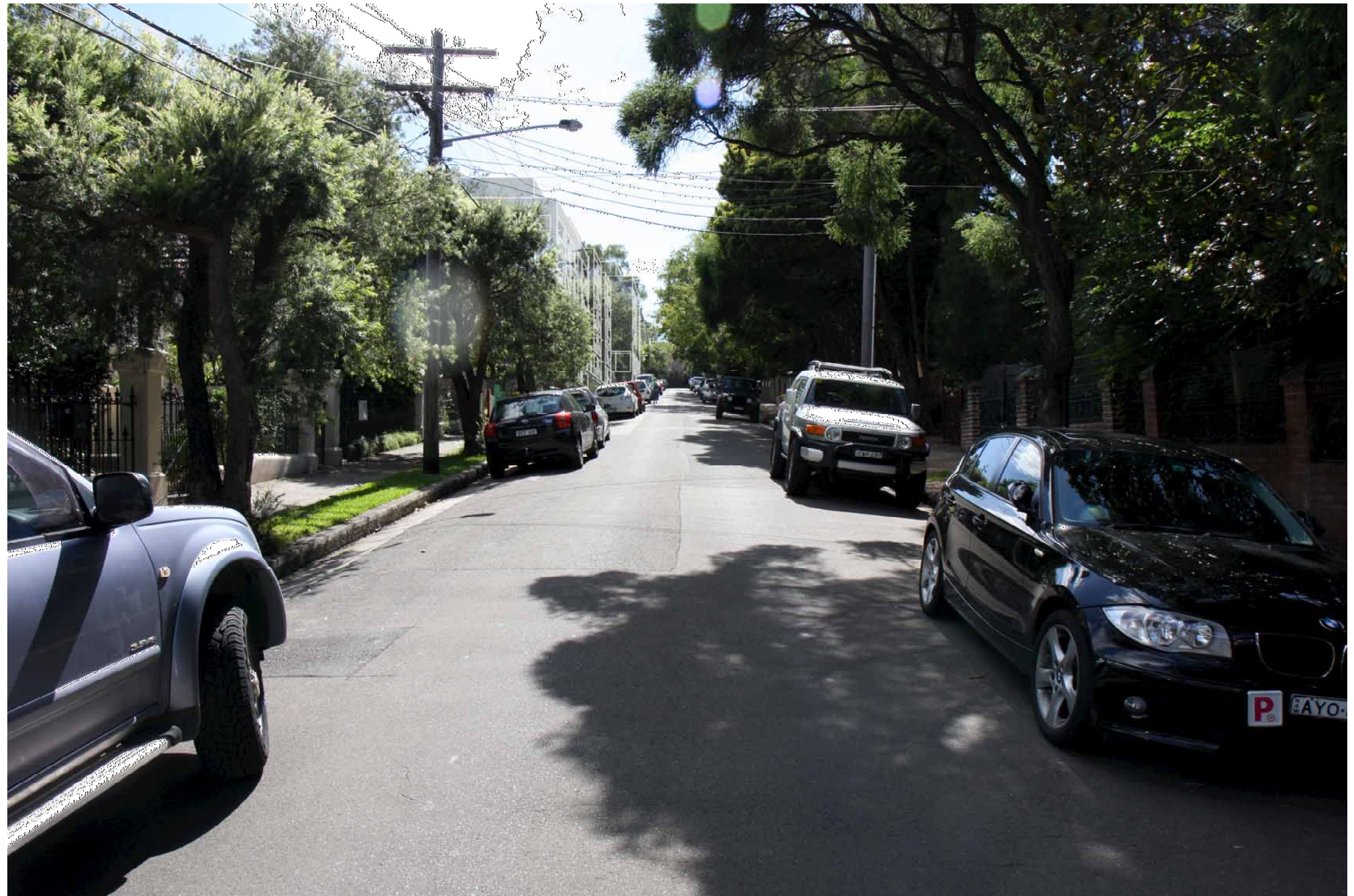
massing view 06 - alma avenue

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE



view locations



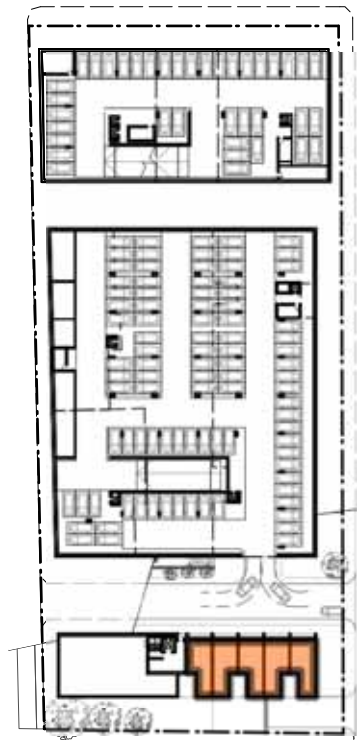
source: Digital Line Pty Ltd

massing view 07 - tupper street

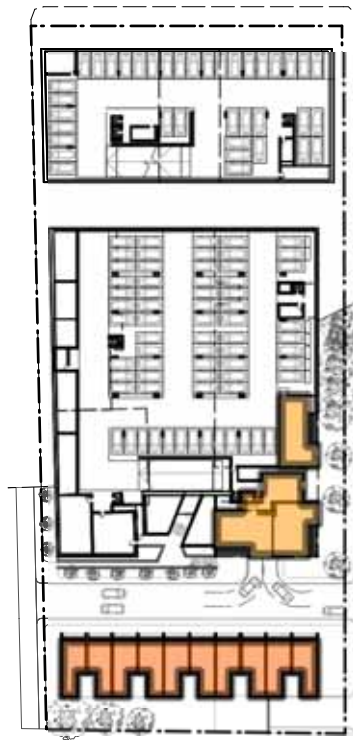
urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

INDICATIVE SCHEME DATA



LOWER GROUND LVL 3
(BASEMENT LEVEL 3)



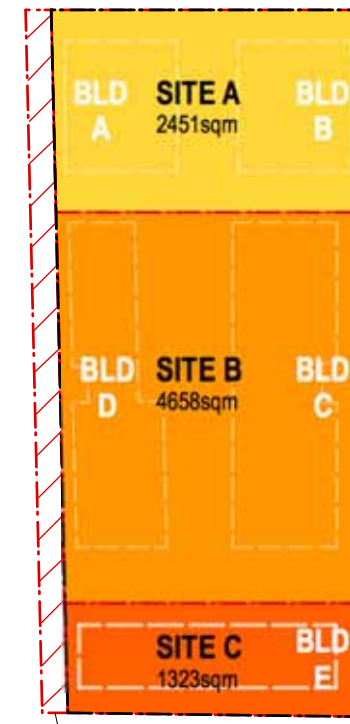
LOWER GROUND LVL 2
(BASEMENT LEVEL 2)



LOWER GROUND LVL 1
(BASEMENT LEVEL 1)

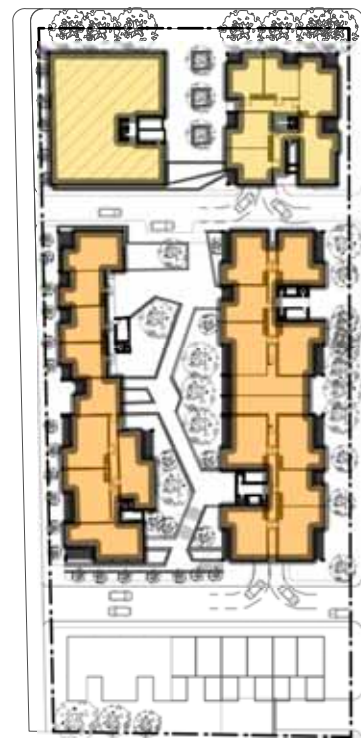


GROUND LEVEL
(STANMORE ROAD)



YIELD SUMMARY

site	building	1 bed	2 bed	3 bed	sub total
site A	building A	10	6	-	16
	building B	13	8	-	21
site B	building C	29	35	1	65
	building D	17	21	-	38
site C	building E	-	-	10 (terrace houses)	10
total		69	70	11	150
		%	46%	46%	8%



LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04

SITE CALCULATION SUMMARY

EXISTING SITE AREA	9129 sq m
ROAD ACQUISITION AREA	697 sq m
PROPOSED SITE AREA	8432 sq m

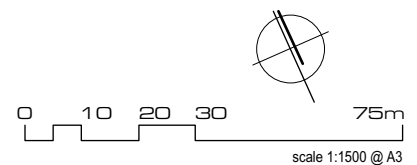
LOCATION	SITE AREA	BUILDING	GFA	TOTAL GFA	FSR
SITE A INC LANE B	2451 sq m	BLD A - CLUB	1050 sq m	4339 sq m	1.77 : 1
		BLD A - UNITS	1201 sq m		
		BLD B - COMMERCIAL	489 sq m		
		BLD B - UNITS	1598 sq m		
SITE B INC LANE A	4658 sq m	BLD C - UNITS	5541 sq m	8388 sq m	1.80 : 1
		BLD D - UNITS	2847 sq m		
SITE C	1323 sq m	TERRACE HOUSING	1335 sq m	1335 sq m	1.01 : 1
TOTAL A+B+C EXCLUDING ALMA	8432 sq m			14062 sq m	1.67 : 1

indicative scheme - GFA FSR count

urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828



1446 - PP 701

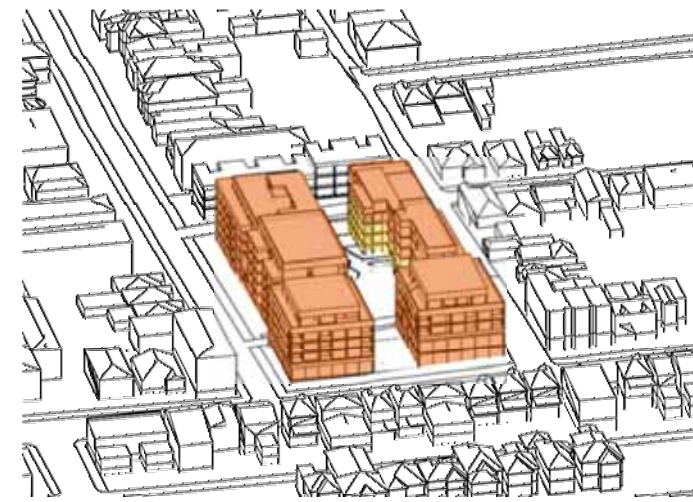
March 2018



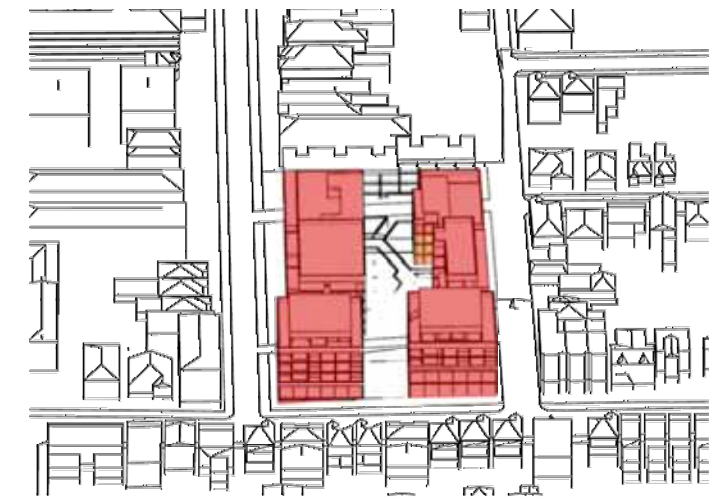
view 9 am - 21st june



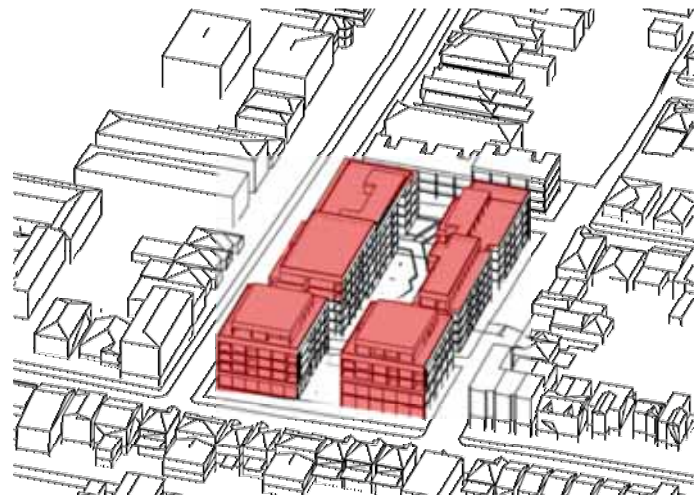
view shadows 9.15 am - 21st june
9 am - 21st june



view shadows 10 am - 21st june
9 am - 21st june



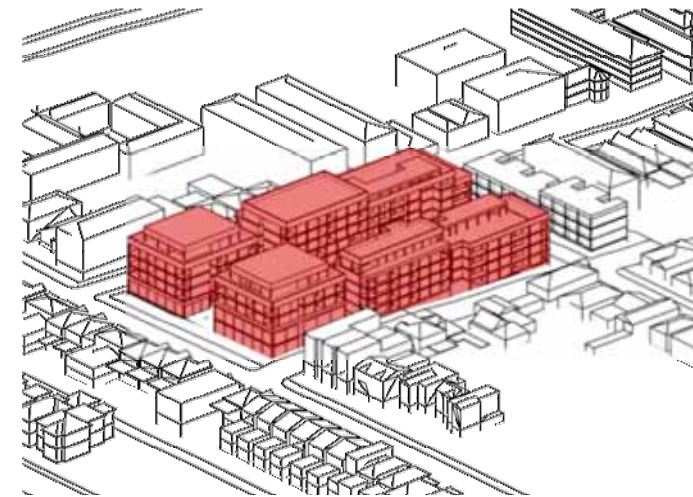
view shadows 11 am - 21st june
9 am - 21st june



view 12 pm - 21st june



view 1 pm - 21st june



view shadows 2 pm - 21st june
1 pm - 21st june

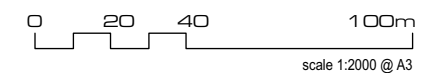


view shadows 3 pm - 21st june
1 pm - 21st june

RFB UNIT YIELD - approx 140 UNITS				
ADG objective	Required	Proposed	Complies	Legend
max 15% units to achieve less than 15mins winter sun between 9am - 3pm	max 21 units	less than 20 units	Yes	receives min 15mins of sun
min 70% units to achieve min 2hrs winter sun between 9am - 3pm	min 98 units	min 98 units	Yes	receives min 1 hour sun receives min 2 hours sun

indicative scheme - view from sun

all visible surfaces in image receive sun at noted time



urban design study / planning proposal for proposed redevelopment of:

58-76 stanmore road, STANMORE

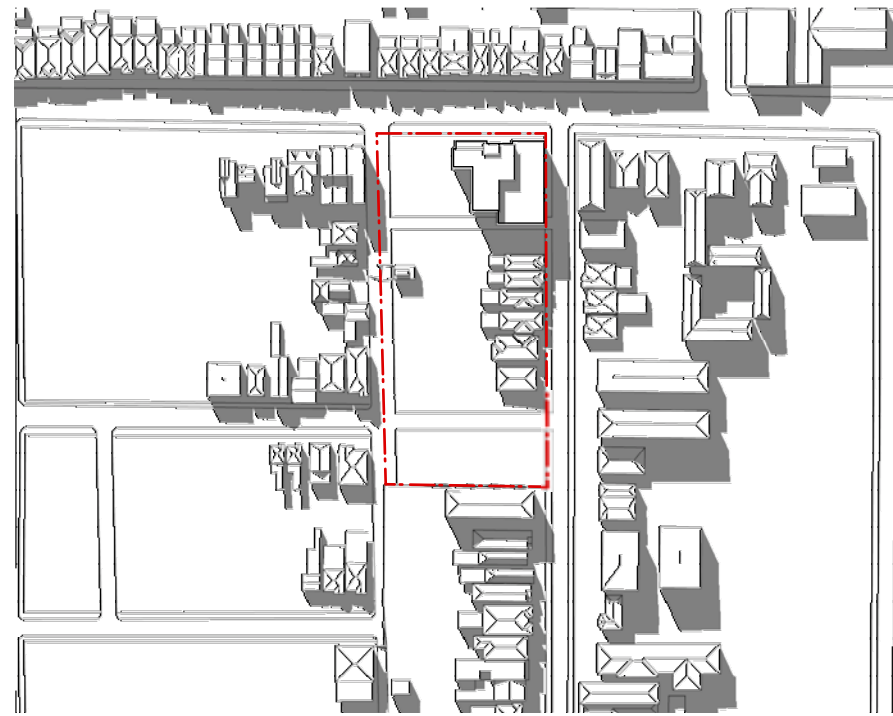
kennedy associates architects level 3 / 1 booth street annandale 2038 p + 61 2 9557 6466 f + 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828

1446 - PP 702

March 2018



9am - 21st june



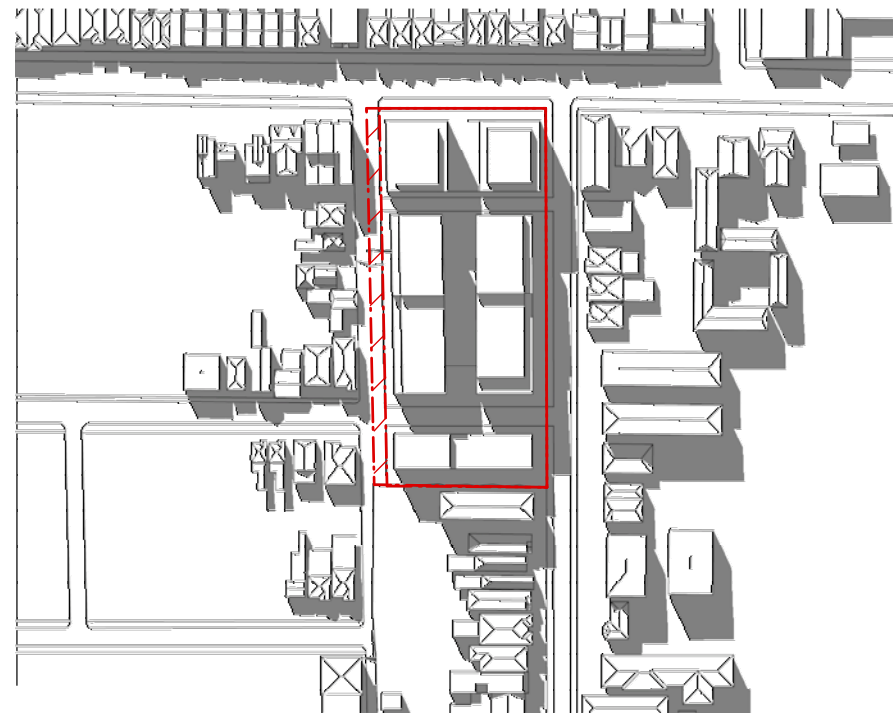
12 pm - 21st june



3 pm - 21st june



9am - 21st june



12 pm - 21st june



3 pm - 21st june

indicative scheme - shadows

urban design study / planning proposal for proposed redevelopment of:

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shadows cast by
14m height mass
following contours



shadows cast by
proposed
development

