



Suite 22 19-23 Bridge Street  
PYMBLE NSW 2073 AUSTRALIA  
T +61 2 9440 2455  
E [info@gelder.com.au](mailto:info@gelder.com.au)

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## Urban Design Study

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Planning Proposal  
For

8A, 14 & 16 Buckingham Road, KILLARA

May 2022 - Revision 4  
1909

## CONTENTS

INTRODUCTION.....	3
SITE ANALYSIS.....	4
ZONING.....	5
HEIGHT OF BUILDING.....	6
FLOOR SPACE RATIO.....	6
BIODIVERSITY.....	7
HERITAGE.....	7
EXISTING SITE PHOTOGRAPHS.....	9
URBAN DESIGN PRINCIPLES.....	10
1. Context and Neighbourhood Character.....	10
2. Built form and scale.....	11
3. Density.....	11
4. Landscape.....	11
5. Amenity.....	11
6. Building setbacks, site coverage and deep soil landscaping.....	11
EXISTING BUILT FORM.....	12
THE PROPOSED BUILT FORM.....	13
1. Neighbourhood Character.....	13
3. Density.....	18
5. Landscaping.....	19
6. Shadow Analysis.....	20
7. Privacy.....	22
CONCLUSION.....	22
APPENDIX:.....	23
Council LEP Maps:.....	23
Survey Plans.....	25
Site Photos.....	26
Site Analysis.....	27
Built Form - Existing.....	28
Built Form - Proposed.....	29
Proposed Envelope Plan - 1.....	30
Proposed Envelope Plan - 2.....	31
Maximum Height Diagram.....	32
Site Sections 1.....	33
Site Sections 2.....	34
Site Sections 3.....	35
Site Sections 4.....	36
Site Sections 5.....	37
Shadow Analysis – June 21 – 9am.....	38
Shadow Analysis – June 21 – 12noon.....	39
Shadow Analysis – June 21 – 3pm.....	40
3D views from No 10 Buckingham Road towards the subject site – taken at eye level from terrace RL 113.50.....	41
3D views from Buckingham Road (taken at the driveway entrance) towards the subject site – as seen at eye level RL 114.5 for 8A Buckingham Road & RL 105.50 for 14 & 16 Buckingham road.....	42
Possible Options for Floor Plans.....	43
SURVEY PLAN – 8A & 14 Buckingham Road.....	50
SURVEY PLAN – 16 Buckingham Road.....	51
LANDSCAPE PLANS.....	52

## INTRODUCTION

An Urban Design Study was undertaken by Gelder Group Architects at the request of the owners of the properties 8A, 14 and 16 Buckingham Road Killara, hereinafter referred to as No. 8A, No.14 and No.16 respectively (the subject site), in response to the changing nature of the surrounding area as well as to cater to the housing requirements of the locality.

Located within 15km from Sydney CBD with access to good amenities including public transport, Killara is a very popular suburb in the Greater Metropolitan Sydney area. This study forms a part of the supporting documents for the Planning Proposal submission.

The objective of the study is to address the requirements detailed by Council in the Checklist of submitted information in response to the Draft Planning Proposal for the subject sites. It considers SEPP 65 Design Quality Principle objectives and identifies the potential of the subject site in regard to the future dwelling capacity under rezoning. This is carried out through a detailed site analysis and assessment of potential impacts of the proposed rezoning within a local context.

The study includes;

- The existing urban planning context and site analysis with reference to Council's Local Environmental Plan (LEP);
- Description of the adopted urban design principles;
- An indicative Masterplan showing the site context, access points, existing vegetation and parking; (2 Options with possible vehicular and pedestrian access)
- Built form analysis of height and massing in relation to the surrounding area;
- General planning of the site including dwelling yield within an R2 Low Density and R4 High Density development;
- Shadow Analysis Diagrams;
- Indicative site sections; and
- Indicative landscape plans.



## **SITE ANALYSIS**

The subject site (No.8A, 14 and 16 Buckingham Road, Killara) is situated in close proximity to the rapidly developing Pacific Highway corridor and within a 10-minute walking distance of the Killara railway station. Recreational facilities and schools are located within easy walking distance; and local centres of Gordon and Lindfield are a short drive away (refer Figure-2).

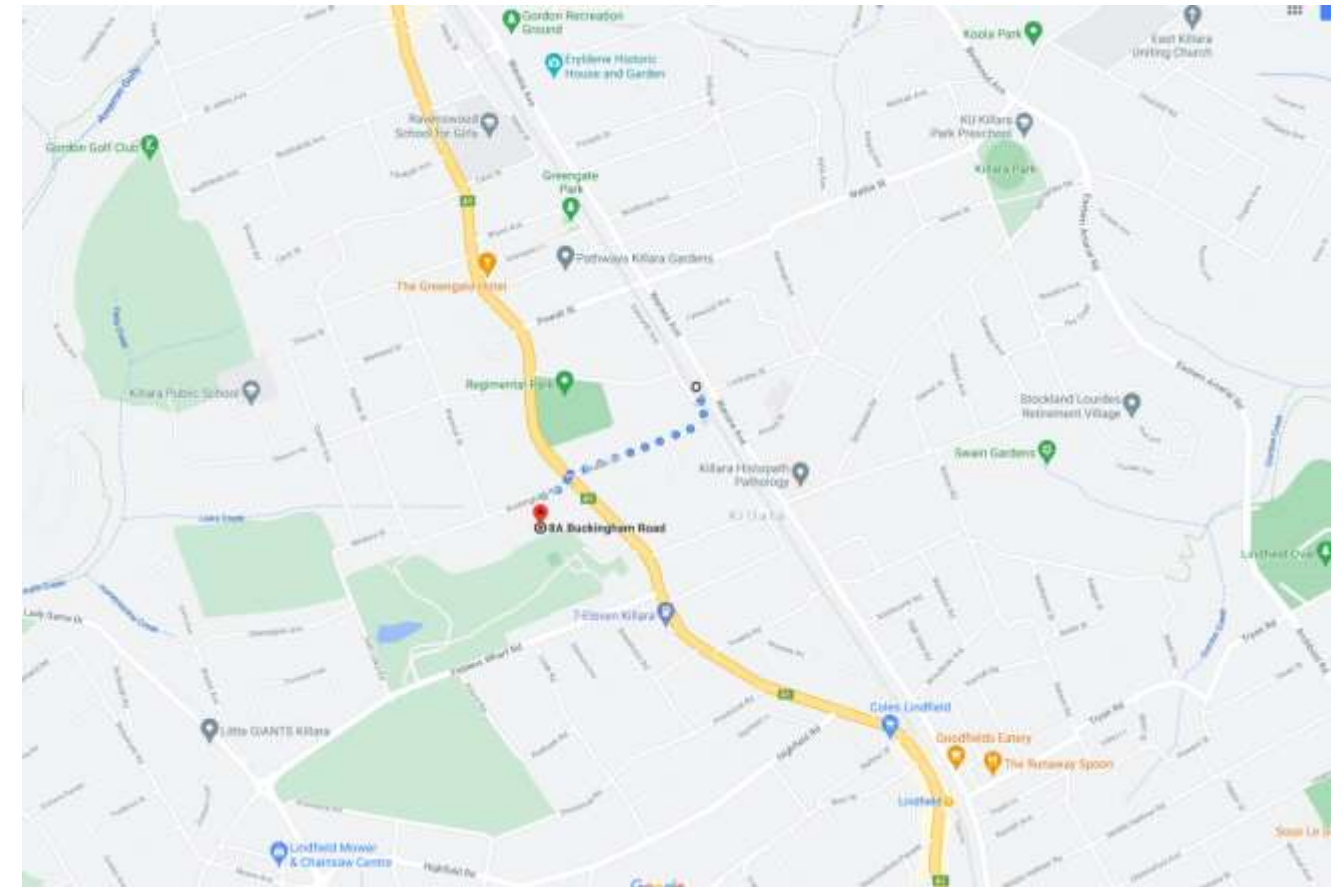


Figure-2 Site Context Plan (source – Google.com/maps)

All three sites are battle-axe properties bordering the bowling green of the Killara Golf club to the south and 5-storey residential development to the east and northeast. To the west and north are two heritage listed dwellings with further low-density residential developments continuing towards the west. The subject site slopes towards the south, with Buckingham Road at the entry to No.8A being 8m above the average natural ground level of the site and increasing to 13m at the south eastern corner. The floor level of the single storey heritage listed residence at No.10 is 7m above the average ground level of the subject site. The Killara Golf Club and bowling green site to the south was rezoned to R4 high density residential development and will eventually be developed into another apartment complex. This will result in the subject site being surrounded by high density developments (to the east and south) and low-density residential dwellings at a much higher elevation (to the north and west). Refer Figure 3 below.

Currently the three properties have their individual driveways from Buckingham Road. The access handle to No.8A is adjacent to the driveways of No.10 and No.12 and the driveways of No.14 and No.16 run parallel at varying ground levels with mature vegetation in-between.



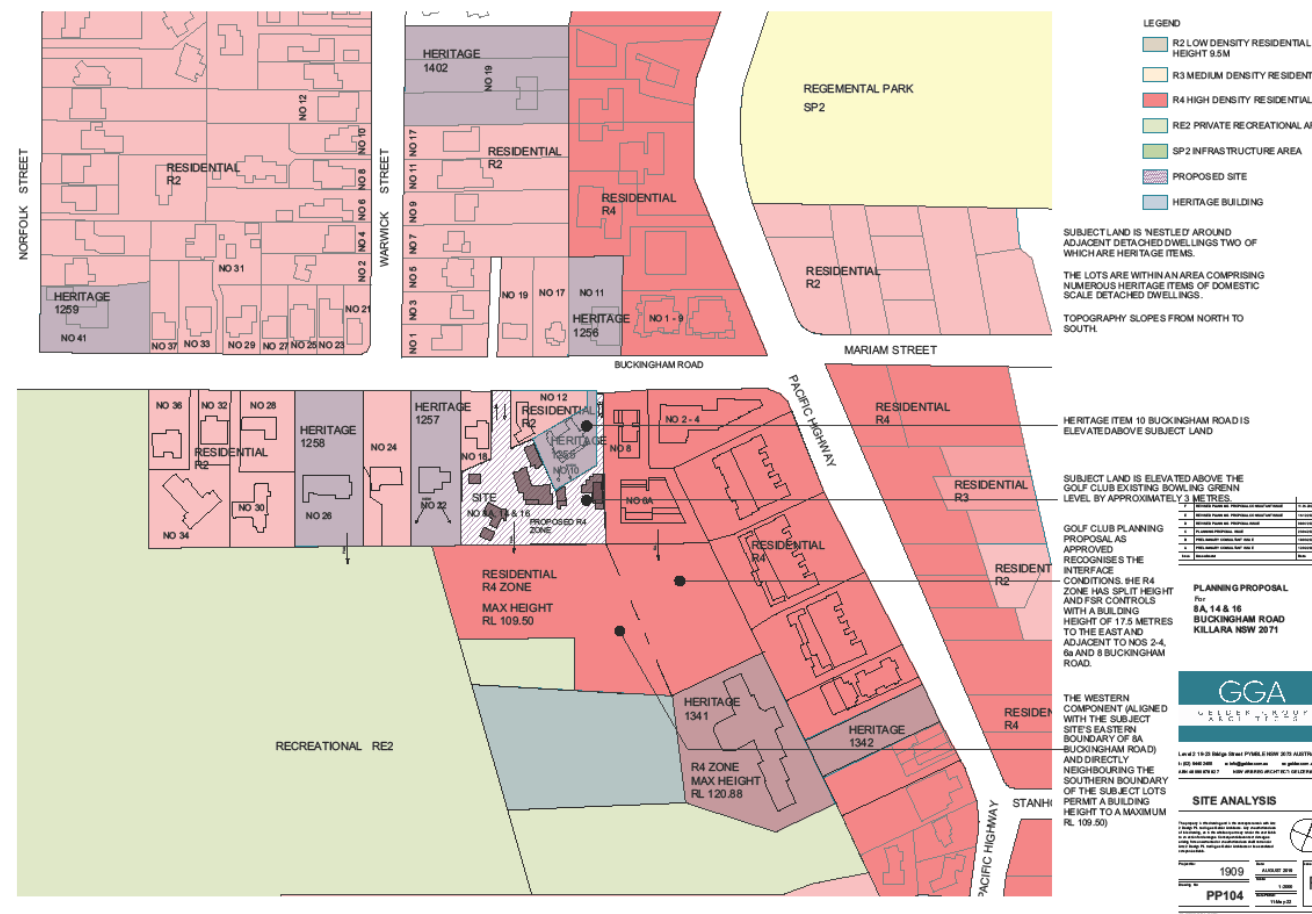


Figure-3 Site Analysis Plan

## ZONING

As evident from the Land Zoning Map Figure 4, the properties on either side of the Pacific Highway and part of the existing Golf Club are zoned R4 high density residential. The subject site is presently zoned R2 low density residential; and two residential heritage properties and two other dwellings zoned R2 low density residential surround the subject site.

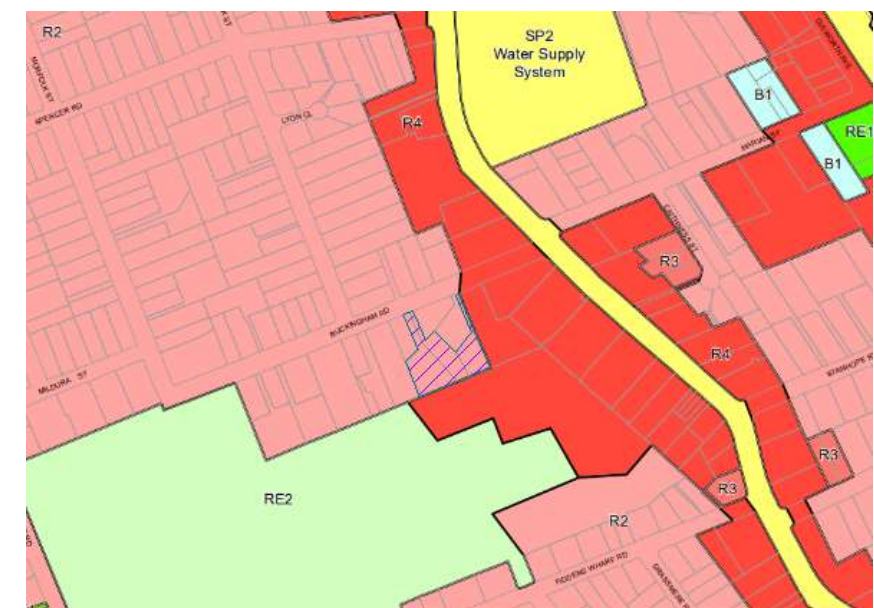


Figure-4 Land Zoning Map (source: Ku-ring-gai Council LEP Maps)

## HEIGHT OF BUILDING

According to the Ku-ring-gai Council LEP height of building map, the area to the south of the subject site has a defined maximum height limit of RL 109.5. To the east and southeast the height limit is 17.5m which is also applicable to some areas along Pacific Highway. The low density residential areas to the north and west have a height limit of 9.5m.

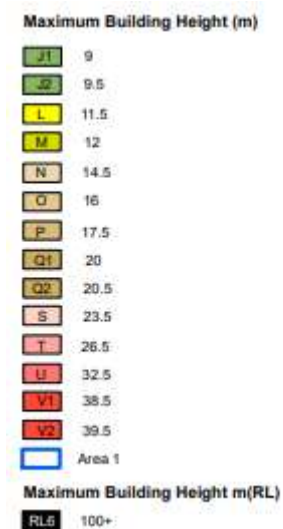


Figure-5 Height of Building Map (source: Ku-ring-gai Council LEP Maps)

## FLOOR SPACE RATIO

Ku-ring-gai Council LEP Maps indicate that the subject site has an FSR of 0.3 while the FSR of adjoining sites (to the east and south) range from 1.05 to 1.3 for those demarcated 'N1 & Q' in Figure-6.

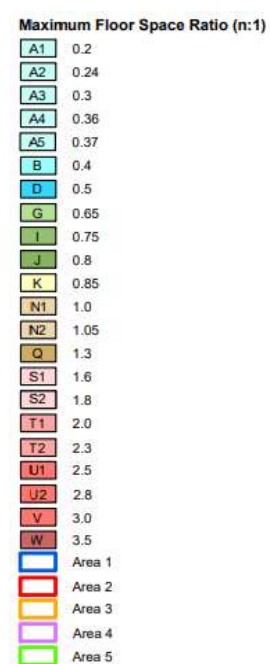


Figure-6 Floor space ratio Map (source – Ku-ring-gai Council LEP Maps)



## BIODIVERSITY

Part of the subject site (No.16) has been identified as having vegetation that could impact future development options. Indicative areas of high significance has been identified in the Council's Terrestrial Biodiversity Map (Refer to Planning Proposal Supporting Study 2D - the Ecological Constraints Assessment prepared by Cumberland Ecology).



Figure-7 Terrestrial Biodiversity Map (source: Ku-ring-gai Council LEP Maps)

## HERITAGE

There are three (3) heritage listed items in the vicinity of the subject site. Of these, heritage item 1256 at No.11 Buckingham Road will not be impacted by this planning proposal as the subject site is located further to the south and at a relatively lower level. Consequently, there are no significant views nor curtilage that will be negatively impacted by the development of the subject site.

No.10 Buckingham Road (heritage item 1255) has very limited views to the south due to extensive vegetation as evident in the site photographs (refer Figure-9). At present there are restricted distant views to the golf course framed by the dense vegetation on this property and existing residences at No.14 & No.16 Buckingham Road. The existing residence at No.14 is located in close proximity to the southern boundary of No.10 Buckingham Road, the carport of No.8A and established vegetation, restricting its curtilage. An existing five (5) storey residential flat building also restricts any views to the east and south east from No.10 Buckingham Road.

Both residences at No.10 and No.22 Buckingham Road are partially obscured from the street with the entry to No.10 facing the side boundary rather than the street front. Currently there is a tennis court with surrounding vegetation obscuring the views from No. 22 (west of subject site) towards the Killara Golf Club to the southeast. The proposed development on the golf course site will further obstruct these views.



Figure-8 Heritage Map (source: Ku-ring-gai Council LEP Maps)





No.10 Buckingham Road  
Item 1255



No 11.Buckingham Road  
Item 1256



No.22 Buckingham Road  
Item 1257

Figure-9 Existing Heritage Items



Figure-10 Images showing Heritage item 1257 (No.22) with existing surroundings (source – Google.com/maps)



## EXISTING SITE PHOTOGRAPHS



Existing No.8A Buckingham Road



Existing No.14 Buckingham Road



Existing No.16 Buckingham Road

Figure-11 Existing Site Photographs (Refer Appendix for additional images of subject site)



## URBAN DESIGN PRINCIPLES

The urban design study explores the design principles of SEPP 65 and Council's DCP to derive a set of suitable guidelines for the future development of the subject site. It analyses the context in terms of neighbourhood character, existing built form and scale, density, landscape, amenities and housing diversity. The study also considers the DCP requirements with respect to building setbacks, site coverage, landscaping and parking.

### 1. Context and Neighbourhood Character

Buckingham Road and the surrounding area has a considerable extent of vegetation including native and exotic species. The dense vegetation canopy on either side of the street towards the western end obscuring the existing residences provides the area with a unique character. The high density apartments near Pacific Highway are contemporary in design while the individual residences are of an older era having evolved over the years with no identifiable style. The area is currently undergoing significant change with more high density residential developments of up to five (5) storeys adjoining Pacific Highway and the areas surrounding the Killara railway station.

Buildings vary from dark red facebrick to rendered and painted walls with tile roofs. No definite character could be identified closer to the subject site.

The heritage items (at No.10, No.11 and No.22 Buckingham Road) in the vicinity of the subject site also contribute to the character of the area and need consideration in the proposed built form. Refer to the Heritage section above.



Buckingham Road looking East



Buckingham Road looking West



Entry to Buckingham Road from Pacific Highway

Figure-12 - Buckingham Road Photographs (source – Google.com/maps)

## 2. Built form and scale

As evident from Figures 11 and 12, the residential developments along Buckingham Road varies from three (3) to five (5) storeys in proximity to Pacific Highway to large two (2) storey residences further down to the west of Buckingham Road.

The apartment developments have a wider setback from the street than the low density residences which have more dense vegetation along the street frontage. The contemporary style of the apartment blocks have pedestrian entrances and private open spaces facing the street. Apartment roof forms are not visible from the public domain, whereas the large individual residences have steep tile roofs.

The Killara Golf Club and bowling greens, proposed for future re-development, are not visible from the public domain.



Figure-13 Adjacent apartment block (source – Google.com/maps)

## 3. Density

The developing area of Killara within 15km of the Sydney CBD has a changing density pattern. The more recent developments maximise the allowable floor space ratio with sites being consolidated to achieve better outcomes. These include off-street basement parking and deeper setbacks. The single residences on larger blocks are being consolidated to facilitate higher density in the area. The availability of good recreational facilities, public transport and popular schools attract many people to this area.

This is consistent with the Greater Sydney Regional Plan – A Metropolis of Three Cities which aims to increase the density of this area, which has easy access to transport infrastructure, services and facilities.

## 4. Landscape

The landscape character of the area is an important aspect for consideration. When viewed from the public domain, the land slopes down from Buckingham Road towards the subject site with mature vegetation on either side of the access handles to No.8A, No.14 and No.16 (the subject site). Being battle-axe properties, only these three (3) driveways and the driveways to No.10 & No.12 Buckingham Road are visible from the street.

It is important to retain as much of the native vegetation on the subject site within the area demarcated as biodiversity on the Council's LEP map.

## 5. Amenity

Being located on the south side of Buckingham Road and at a lower elevation the proposed development on the subject site will have a minimal impact on the solar access to the existing properties. This aspect is further discussed through the shadow diagram analysis. Any proposed development on Killara Golf Club property would be impacted by the development of the subject site.

The privacy of No.10 and No.22 (heritage items) will need to be considered for any development within the subject site. The apartment blocks to the east of the subject site have less open areas; and windows and terraces are installed with privacy screens. There is a side setback of 9m towards No.8A providing a greater buffer zone.

## 6. Building setbacks, site coverage and deep soil landscaping

Ku-ring-gai Council's DCP requires an additional 3m setback in an interface area for high density developments. This will provide additional privacy, better solar access and opportunity for more buffer landscaping between any future development and the adjoining individual residences. In addition, stipulated site coverage and provision of deep soil landscaping will ensure that the proposed development is appropriate for the subject site. Provision of off-street parking for residents and visitors will reduce the number of vehicles parked on streets.



## EXISTING BUILT FORM

The existing built form is shown in Figure-14 and analysed above. No 2 – 4 and 6 – 8 have a maximum building height of 17.5m according to Council maps.

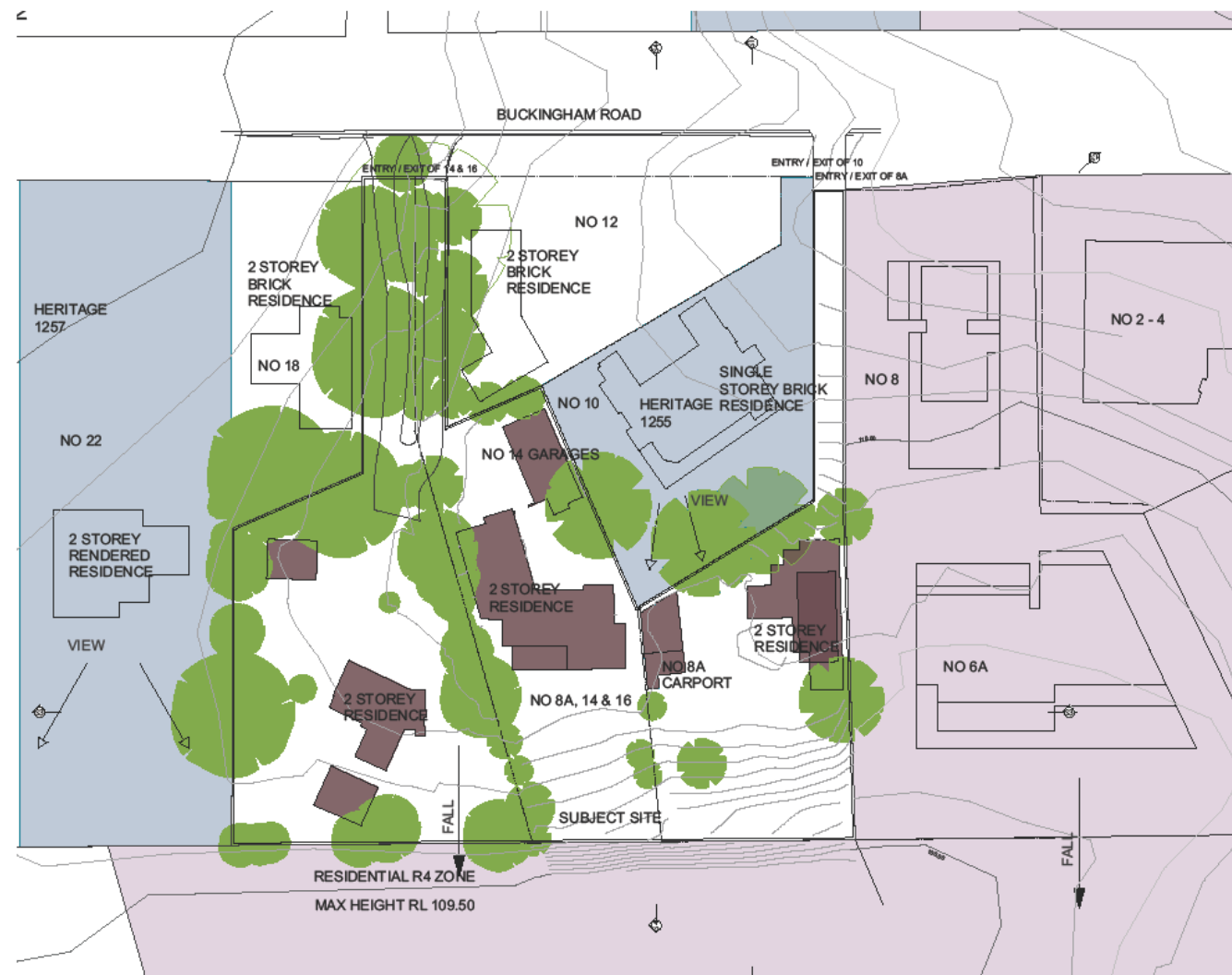


Figure-14 Existing Built Form



## THE PROPOSED BUILT FORM

From the above analysis it could be deduced that the following areas need consideration;

1. Neighbourhood character – Being sympathetic to the heritage items on adjoining sites.
2. Built form and scale – Setbacks within a residential interface zone. Scale, height and positioning of the built form. Proposed heights in relation to the existing developments. Orientation, articulation and views to the golf course.
3. Density – No of units and carparking appropriate to the locality and site.
4. Landscape – Retaining existing vegetation within the biodiversity area and additional landscaping to complement the landscape character of the area.
5. Amenity – Maintain privacy and solar access with shadow analysis.

### 1. Neighbourhood Character

Proposed re-development of the Killara Golf Club will result in the subject site being surrounded by high density developments to the east and south.

The heritage listed item at No.10 to the north is located at a higher elevation above the average ground level of the subject site which slopes down towards the golf course. In addition, the existing vegetation on the property obscures most of the views towards the golf course, while the existing house at No.14 being in very close proximity further reduces the distant views of the golf course. Instead of retaining these obscured views, it is proposed to consider a wider curtilage for the heritage item at No.10.

The proposed design intends to respond to the existing local character of the area with due consideration of the adjoining heritage properties. Allowing for view corridors will also maximise solar access to all properties.

It is proposed to locate the future building envelope closer to the southern boundary of the subject site thereby enabling a wider curtilage to No.10. This will also allow for increased interface setbacks.

Based on the above analysis, a built form of three (3) separate blocks with the centre block being of a lower height is considered a good outcome. This would enable distant views over the lower block with a sense of openness to the increased curtilage. View corridors between blocks breaks up the massing. (Refer figure 15 & 16).

The finished floor level of No.10 at RL112.0 and a centre level RL slightly lower would achieve this objective. This will provide a wider view corridor from No.10 that is not presently available.

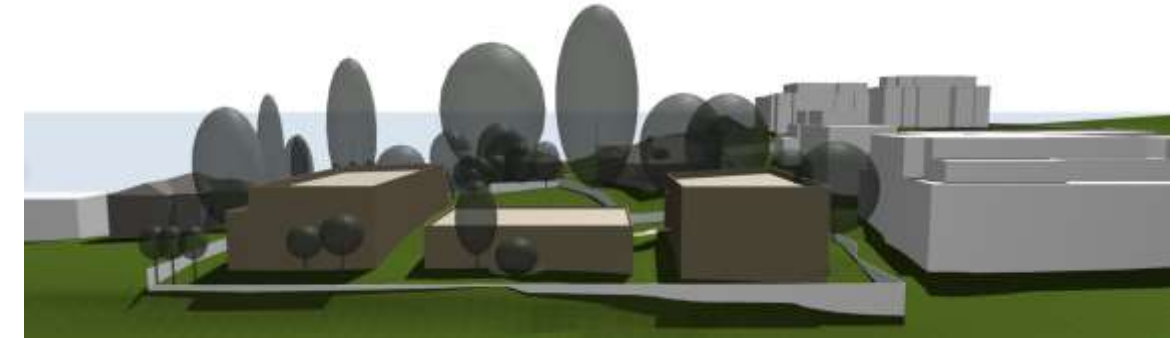
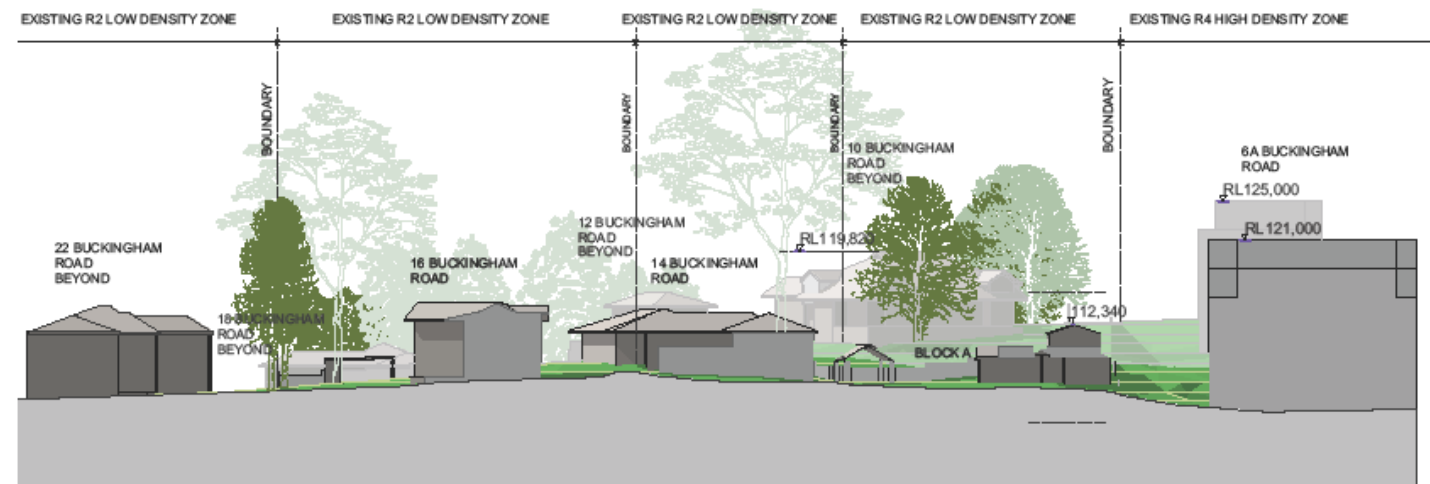


Figure-15 Proposed built form



Figure-16 Plan - Proposed built form

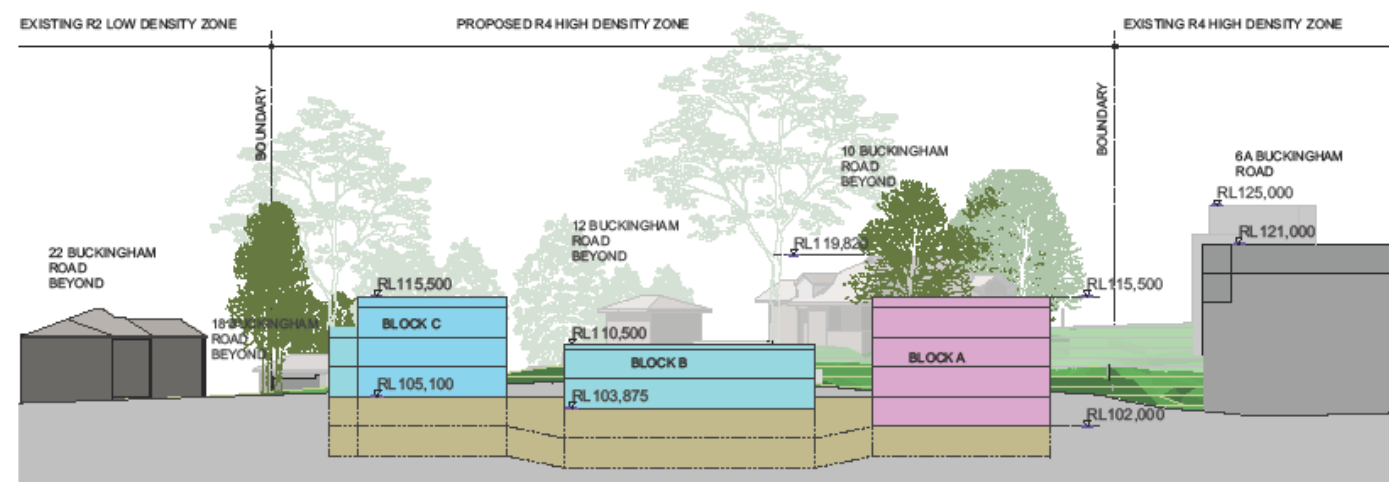


SECTION S3 - EXISTING



KEY PLAN

ALL BUILDINGS AND LOT FOOTPRINTS ARE INDICATIVE ONLY



SECTION S3 - PROPOSED

1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE
6	REVISION	DATE
7	REVISION	DATE
8	REVISION	DATE
9	REVISION	DATE
10	REVISION	DATE

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



Level 2 19-25 Bridge Street PYRMONT NSW 2055 AUSTRALIA  
T: (02) 9440 2400 E: info@ggagroup.com.au W: ggagroup.com.au  
ABN: 68 606 475 457 NSW ARCHITECTURE ACT 1971 REG. NO. 10088 2008

#### SITE SECTIONS 3

Project: 1909 Date: 11/01/2018  
Drawing No: PP203 Title: 11/01/2018  
Scale: 1:1000  
Author: GGA  
Check: GGA  
Date: 11/01/2018  
Project: 1909 Date: 11/01/2018  
Drawing No: PP203 Title: 11/01/2018  
Scale: 1:1000  
Author: GGA  
Check: GGA  
Date: 11/01/2018

Figure-17 Site sections

The Apartment blocks at No.6A and No.8 have a height limit of 17.5m above natural ground and presently overlooks the residence at No.8A. It is proposed to develop the subject site to a lesser

height limit, establishing maximum RL's of 115.50 for the higher blocks on either side and a maximum RL of 110.5 to the centre block. This would create a more appropriate urbanscape within a transition site.



Figure-18 Aerial view – Proposed built form

## 2. Built form and scale

The proposed built form consists of three (3) blocks with the central block at a lower height allowing distant views (from No 10 Buckingham) across to the golf course. Two small towers on either side with a terraced form towards the central low level podium will reduce the bulk and scale of the building.

The blocks are located within the setbacks stipulated in the Ku-rin-gai Council DCP. Maintaining a two storeys to the interface setbacks of the northern and western periphery allows for greater buffer zones with the R2 residential areas and the adjoining heritage properties. The increased setbacks towards the north also allow for better solar access to the built form and usable common open space.

Locating the built form towards the southern end of the subject site with a lower ground level enables the top RL to be much lower than the ridge level of No.10 at RL119.800.

The proposed height of RL 115.50 & 110.50 would be much lower than the adjacent apartments at No.6A and No.8. The height stipulated in Council's DCP for the development of the Golf Club site at RL 109.00 will enable the proposed development to have some views towards the golf course and the club house.

The proposed built form would be of a smaller scale than the adjacent developments, creating a better interface to the R2 residential areas. (Refer Fig. 19)

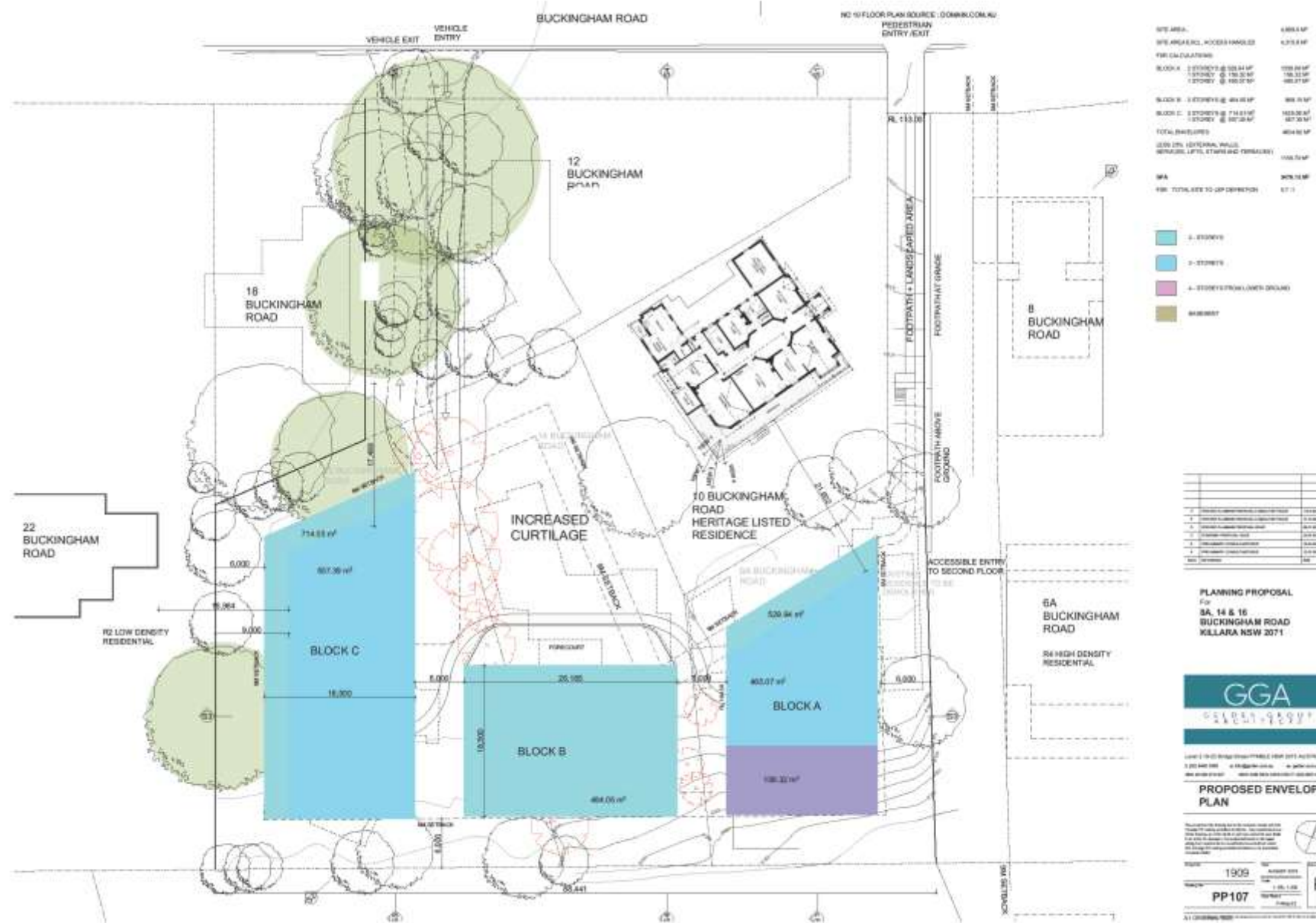
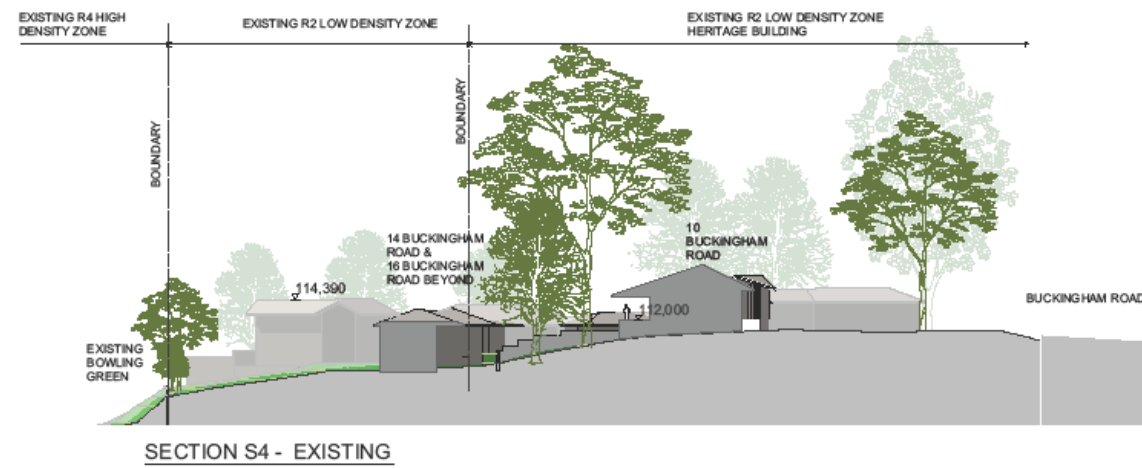


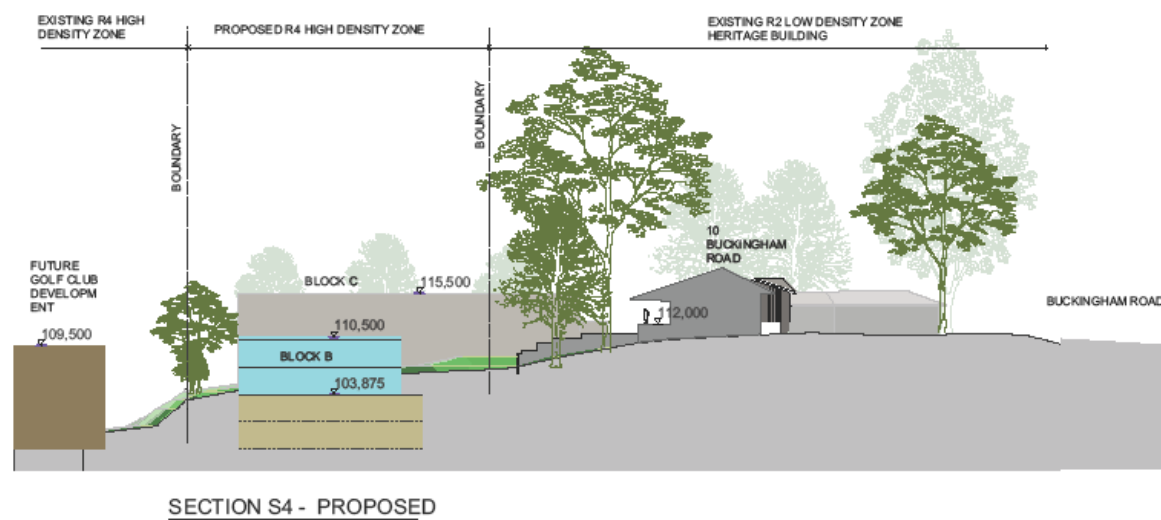
Figure-19 Proposed Built Form

Maintaining a two storey stepped development towards No 10, 18 & 22 and retaining the existing trees within the setbacks will soften the built form.





ALL BUILDINGS AND LOT  
FOOTPRINTS ARE INDICATIVE  
ONLY



1	EXISTING R4 HIGH DENSITY ZONE	100%
2	EXISTING R2 LOW DENSITY ZONE	100%
3	EXISTING R2 LOW DENSITY ZONE HERITAGE BUILDING	100%
4	PROPOSED R4 HIGH DENSITY ZONE	100%
5	PROPOSED R2 LOW DENSITY ZONE	100%
6	PROPOSED R2 LOW DENSITY ZONE HERITAGE BUILDING	100%
7	PROPOSED R4 HIGH DENSITY ZONE	100%
8	PROPOSED R2 LOW DENSITY ZONE	100%
9	PROPOSED R2 LOW DENSITY ZONE HERITAGE BUILDING	100%
10	PROPOSED R4 HIGH DENSITY ZONE	100%

PLANNING PROPOSAL  
Plot  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



Level 15-20 Bridge Street PTMELB 31000 AUSTRALIA  
T: 03 9593 3000 E: info@ggagroup.com.au W: ggagroup.com.au  
ABN 48 606 676 617 NSW ARCHITECTS ACT 2010 10000 1000

#### SITE SECTIONS 4



Figure-20 Site section – views over the central block.

### 3. Density

The proposal is based on an approximate yield between thirty four (36) to forty (40) apartments (including a mix of 2, 3 & 4 bedrooms) with car spaces within a multi level basement parking area; which also includes accessible and visitor parking.

The proposed yield based on the indicative built form is 1:0.7 as given in the Table 1. (Refer Fig. 19 and Appendix for full calculation breakdown of areas) The Apartment Design Guide 2B stipulates a range of 25% - 30% for "A Building envelop should be 25-30% greater than the achievable floor area ... to allow for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space." For the purpose of this calculation we have used the lower limit of 25% as by separate calculation it could be demonstrated that a lesser percentage is possible (17% - Refer individual floor plans given in the appendix.)

	Existing	Proposed
Site area	4,989.0 sq.m.	
Access handles	673.1 sq.m.	
Net site area	4,315.9 sq.m.	
No of dwellings	3	36 – 40
Parking	8	85 – 100
Height	9.5m	RL 115.50 for Block A & C and RL110.50 for Block B
FSR	0.3 : 1	0.7 :1

Table-1 Yield calculation

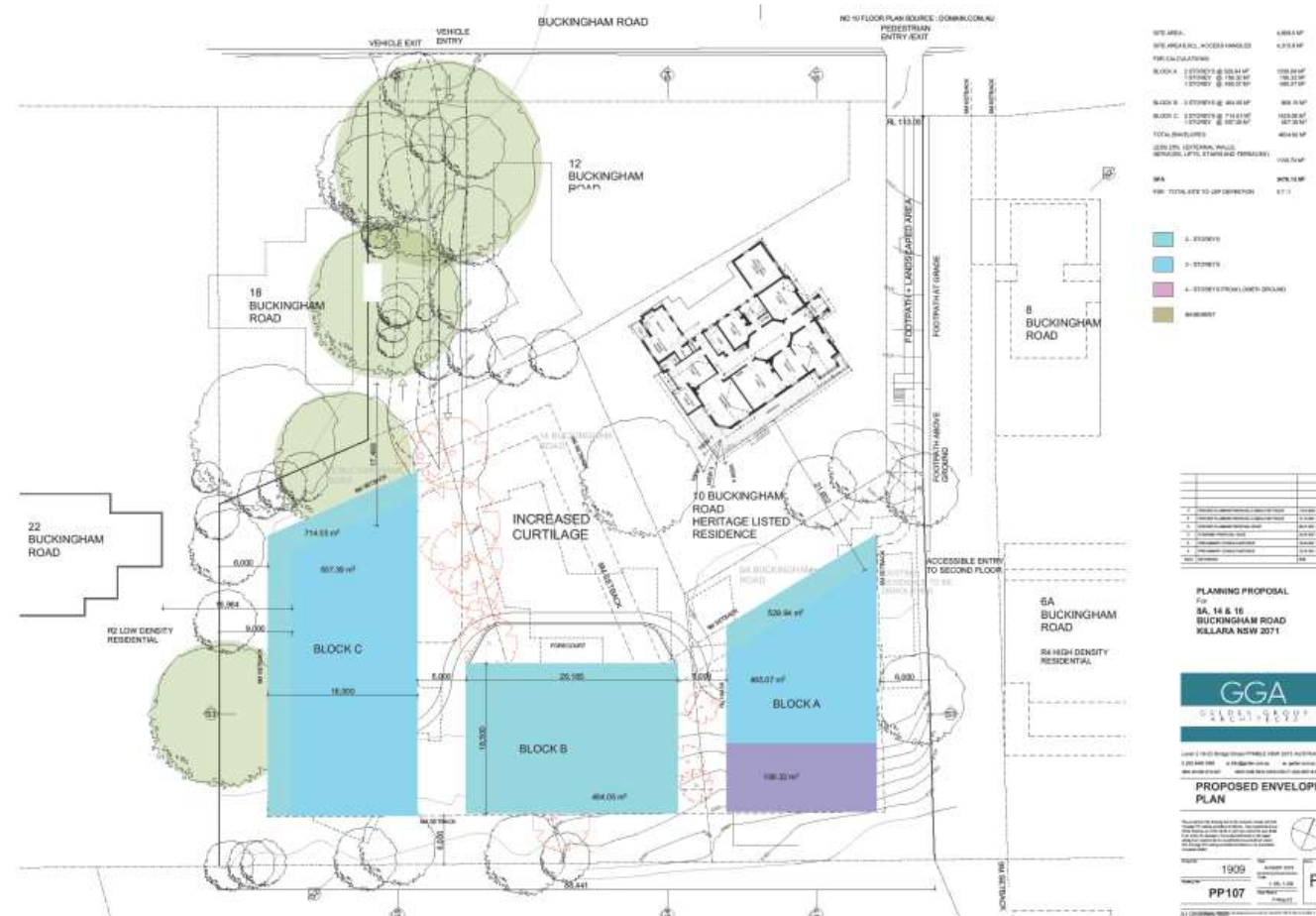


Figure-21 Proposed Envelope Plan with FSR distribution.

#### 4. Building Height

The proposed height limit based on the indicative proposal would be a maximum RL of 115.50 for the two end blocks and an RL of 110.50 for the centre. Present 8A Buckingham Road is proposed to have a maximum RL of 115.50 along with the major portion of 16 Buckingham road. The dividing line being the continuation of the property boundary between 14 and 16 Buckingham Road. The balance of 16 Buckingham and the entirety of 14 Buckingham road proposed to be the maximum RL of 110.50.

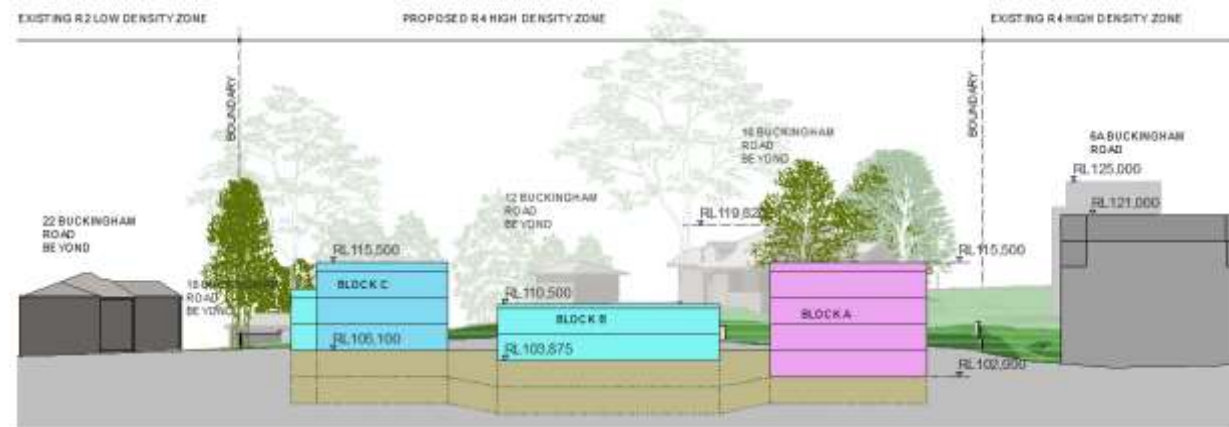


Fig. 22 – Proposed indicative section with maximum RL's proposed.



Fig. 23 – Proposed height map.

#### 5. Landscaping

One possible option is to convert the existing access handle to No.8A into a landscaped pedestrian accessway that provides an enhanced aspect for the entry to the heritage property at No.10. The existing driveways to No.14 and No.16 are proposed to be used as accessways (entry and exit) for the future development. An alternative would be to have the vehicular access entry from the 8A access handle with the exit through the existing driveway of no 16. Pedestrians via 14 driveway.

Majority of the vegetation is to be retained specifically to the west within the mapped biodiversity area. Vegetation to be retained and removed are indicated in the Arboricultural Report (Refer Supporting Document 2E of the Planning Proposal).

The landscaped area designated as curtilage for No.10 will be used as common open space (Refer to Landscape plans in the Appendix).

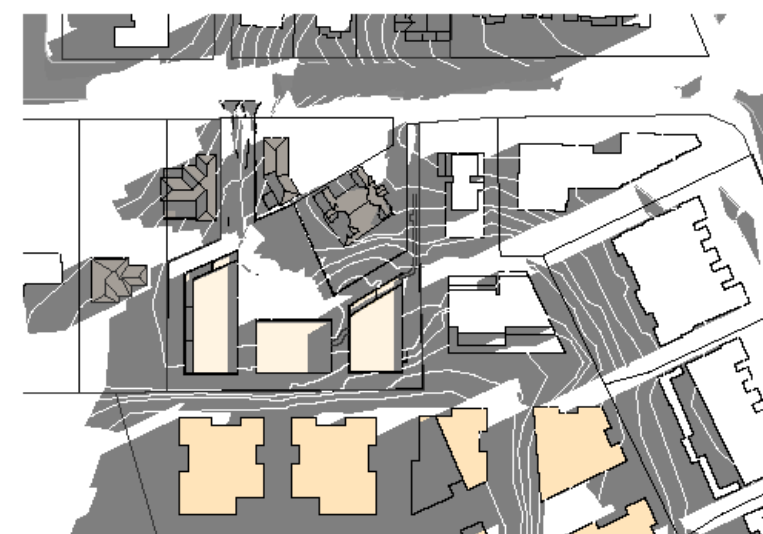
All trees on the western and north-western boundaries are to be retained; thus maintaining the existing outlook of the heritage property at No.22. Additional screen planting is proposed along this boundary for improved privacy.

## 6. Shadow Analysis

It can be observed from the shadow diagrams in Figures-22 - 24 that the solar access to existing residences will not be affected by the proposed built form. The existing apartment block at No.6A has a greater impact on the solar access to the heritage property at No.10 than that of the proposed built form. Having a lower height at the centre of the complex will also allow for solar access to any future development on the golf course site.



SHADOW DIAGRAM EXISTING - JUNE 21 9AM



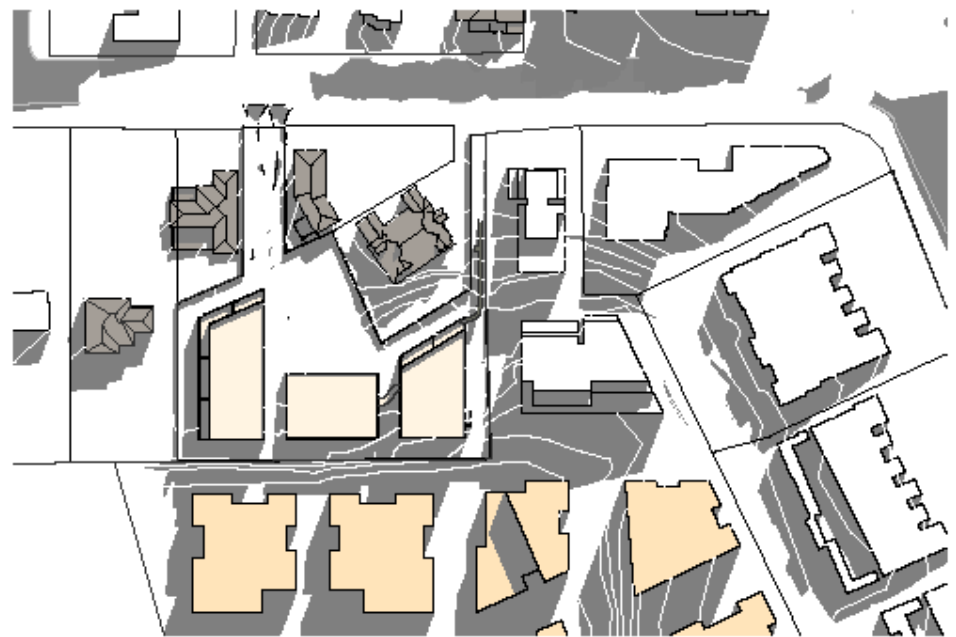
SHADOW DIAGRAM PROPOSED - JUNE 21 9AM

Figure- 24 Shadow diagrams June 21 at 9am





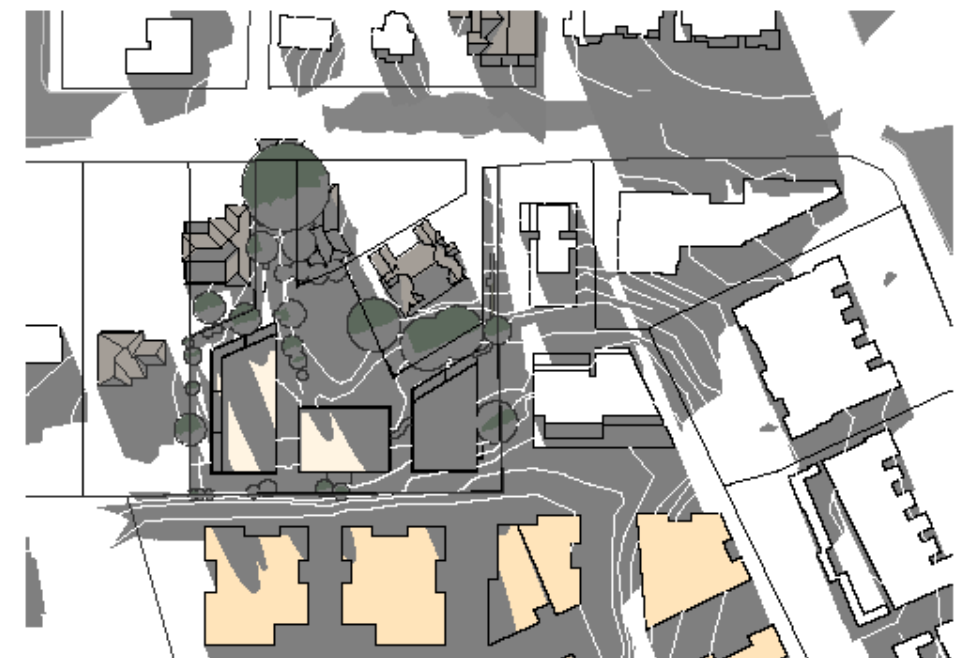
SHADOW DIAGRAM EXISTING - JUNE 21 12NOON



SHADOW DIAGRAM PROPOSED - JUNE 21 12NOON



SHADOW DIAGRAM EXISTING - JUNE 21 3PM



SHADOW DIAGRAM PROPOSED - JUNE 21 3PM

Figure- 25 Shadow diagrams June 21 at 12noon

Figure-26 Shadow Diagram June 21 at 3pm

## 7. Privacy

The apartments at No.8 Buckingham Road to the east of the subject site has provided a 9m setback. A further 6m setback with screen planting for the proposed built form will be adequate for

good privacy. The increased interface setbacks of 9m for floors above 2 storeys and the topography of the ground sloping down will also enable privacy to the surrounding low density residences.

## CONCLUSION

The Planning Proposal seeks an R4 high density residential zone with a maximum building height of RL 115.50 for the two end blocks (8A & 16 Buckingham Road) and RL 110.50 for the centre (14 Buckingham Road) with a floor space ratio of 1: 0.7 is considered a reasonable outcome based on the following;

- Two storeys towards the R2 interface areas with the three story block stepped back with a part 4 storey to the lower most level of the site. The proposed built form consists of three blocks with the centre at RL 110.50 (being much lower than the existing floor level of RL 112.0 of no 10) allowing for future views across to the golf course. The landscaped separation between the blocks reduces the bulk and scale of the buildings;
- The shadow diagrams indicate that solar access to the existing residences will not be affected by the proposed built form. Having a reduced height at the centre of the building complex also allows for solar access to any future development on the Killara Golf Club property;
- The indicative-built form has been designed to retain views, outlook and curtilage of heritage properties to the immediate north and west of the subject site; with views and curtilage of No.10 expected to improve;
- The apartments at No.8 Buckingham Road, to the east of the subject site has provided a 9m setback. The proposed built form will be setback a further 6m with screen planting to provide improved privacy. In addition, the increased interface setbacks of 9m to the third level from the other boundaries would enable privacy to the surrounding low density residences;
- Retaining significant vegetation and proposing improved deepsoil areas with additional landscaping will minimise impacts on the established landscape character of the area; and
- There will be minimum visual impact on the existing streetscape, as the subject site is at a significantly lower level with a deep setback from both Buckingham Road and Pacific Highway and screened by existing mature vegetation.

It can be concluded from this study that the indicative built-form resulting from developing the subject site (in accordance with the proposed planning controls) has acceptable impacts on streetscape, heritage, and amenity while catering to the housing requirements of the area.



## **APPENDIX:**

Council LEP Maps:

KU-RING-GAI COUNCIL LAND ZONING MAP

KU-RING-GAI COUNCIL FLOOR SPACE RATIO MAP

LOCATION PLAN - SOURCE MAPS.SIX.NSW.GOV.AU

KU-RING-GAI COUNCIL LOT SIZE MAP

KU-RING-GAI COUNCIL BIODIVERSITY MAP

KU-RING-GAI COUNCIL HEIGHT MAP

KU-RING-GAI COUNCIL HERITAGE MAP

[illegible]

**PLANNING PROPOSAL**  
For  
**8A, 14 & 16**  
**BUCKINGHAM ROAD**  
**KILLARA NSW 2071**



Livestock & Poultry Science Department  
University of Arkansas  
Fayetteville, AR 72701-6801  
USA  
Tel.: +1 479 575 2400  
Fax: +1 479 575 2401  
E-mail: [info@guides.com.au](mailto:info@guides.com.au)  
[www.guides.com.au](http://www.guides.com.au)

## COUNCIL LEP MAPS

Figure 1 is illustrating it in the diagrammatic way. In Figure 1A, the diagrammatic way, any combination of  $\alpha$ -amino acids, in the  $\alpha$ -amino group, is the first link in a chain of amino acids. The amino group of the amino acid, which is the amino group of the amino acid, is the first link in a chain of amino acids. The amino group of the amino acid, which is the amino group of the amino acid, is the first link in a chain of amino acids.

Project No.	1909	Date	AUGUST 20 1966
Issued to	PP101	Scale	AS SHOWN
Issued by		Drawn by	13 May 66

83. **PROBABLY TRUE:** The author states that the majority of the world's population is still dependent on agriculture for their livelihood.



Original survey for 8A & 14 by Osum Surveying and for 16 by Surveyplus.



## Site Photos



BUCKINGHAM ROAD  
LOOKING SOUTHWEST



GOLF CLUB HOUSE FROM 8A  
BUCKINGHAM ROAD GARDEN



VIEW OF BOWLING  
GREEN



VIEW TOWARDS PROJECT SITE FROM ACROSS  
THE BOWLING GREEN



VIEW OF 8A & 14 BUCKINGHAM ROAD FROM  
THE BOWLING GREEN



GOLF CLUB HOUSE - COURTESY GOOGLE  
IMAGES



8A BUCKINGHAM ROAD RESIDENCE  
FROM SOUTH



8A BUCKINGHAM ROAD RESIDENCE  
FROM NORTH



10 BUCKINGHAM ROAD RESIDENCE FROM SOUTH



10 BUCKINGHAM ROAD RESIDENCE  
TERRACE



10 BUCKINGHAM ROAD RESIDENCE  
AS VIEWED FROM 8A



12 BUCKINGHAM ROAD RESIDENCE  
FROM SOUTHWEST



14 BUCKINGHAM ROAD  
FRONT VIEW



14 BUCKINGHAM ROAD  
REAR VIEW



16 BUCKINGHAM ROAD  
DRIVEWAY



16 BUCKINGHAM ROAD  
VIEW FROM DRIVEWAY



16 BUCKINGHAM ROAD  
FRONT VIEW



16 BUCKINGHAM ROAD  
DRIVEWAY



16 BUCKINGHAM ROAD AS VIEWED  
FROM BOWLING GREEN



16 BUCKINGHAM ROAD REAR VIEW



20 BUCKINGHAM ROAD AS  
VIEWED FROM 16 DRIVEWAY



20 BUCKINGHAM ROAD VIEW  
FROM EAST



20 BUCKINGHAM ROAD VIEW OF  
TENNIS COURT



20 BUCKINGHAM ROAD REAR  
VIEW

1. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	1. 16/17/18
2. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	2. 16/17/18
3. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	3. 16/17/18
4. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	4. 16/17/18
5. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	5. 16/17/18
6. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	6. 16/17/18
7. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	7. 16/17/18
8. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	8. 16/17/18
9. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	9. 16/17/18
10. BUCKINGHAM ROAD, PROPOSED DEVELOPMENT	10. 16/17/18

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



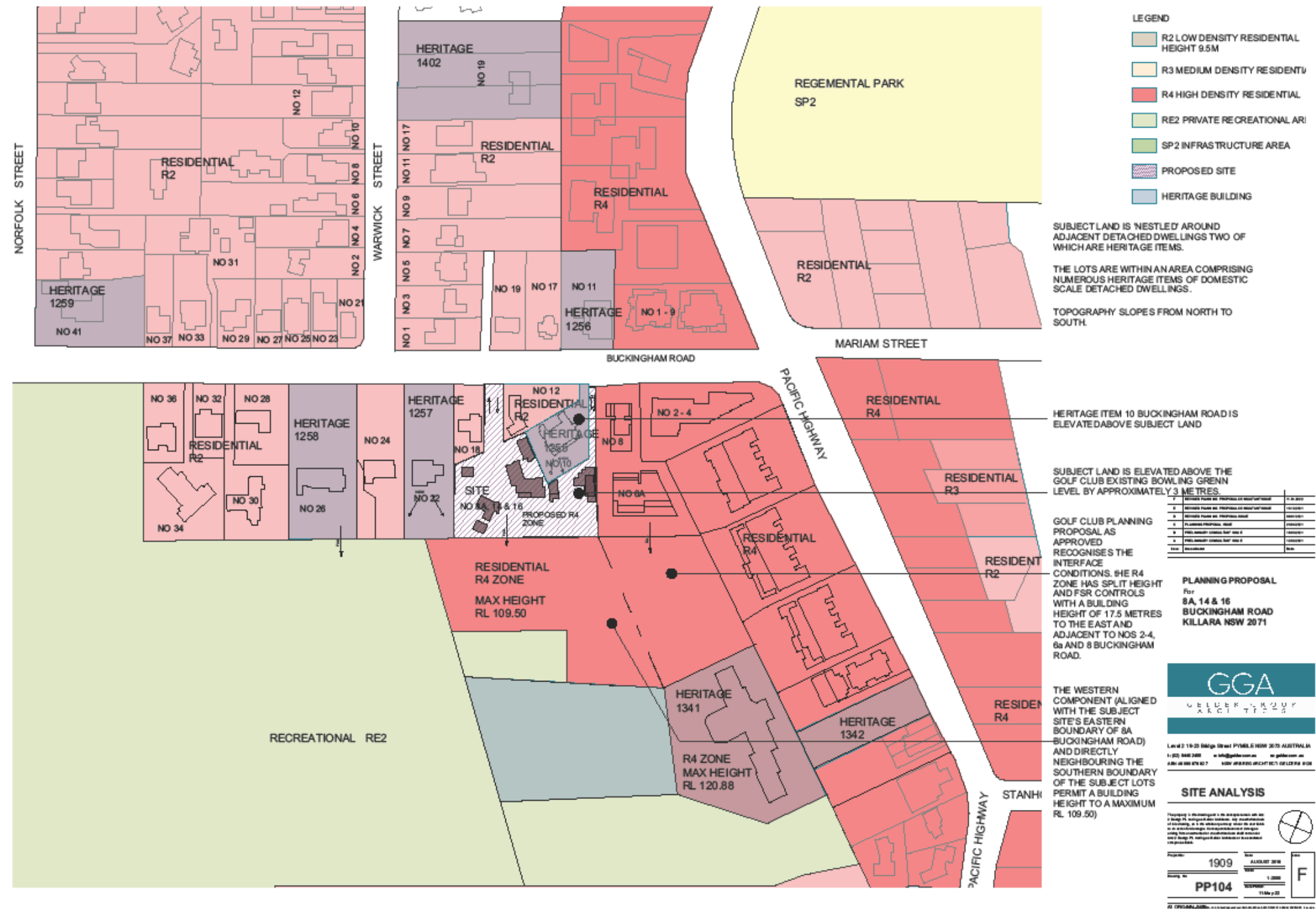
Level 1 19-21 Ridge Street PYRMONT NSW 2009 AUSTRALIA  
t: (02) 9427 2888 e: info@gga.com.au w: gga.com.au  
ABN: 48 000 078 927 GGA GROUP ARCHITECTS (NSW) PTY LTD

### SITE PHOTOS

Project: 1909 Date: AUGUST 2019  
Drawing: PP103 Scale: 1:100  
11 May 2020

20/08/2020

## Site Analysis







Built Form - Proposed



1	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
2	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
3	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
4	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
5	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
6	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
7	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
8	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
9	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017
10	Revised Plan for Proposed Lot 8A, 14 & 16	10/10/2017

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



Lot 42 19-25 Bridge Street PYMBLE NSW 2071 AUSTRALIA  
t: 02 9440 2400 e: info@gga.com.au w: gga.com.au  
ABN 68 606 876 827 1000 BRIDGE STREET PYMBLE NSW 2071

**BUILT FORM -  
PROPOSED**

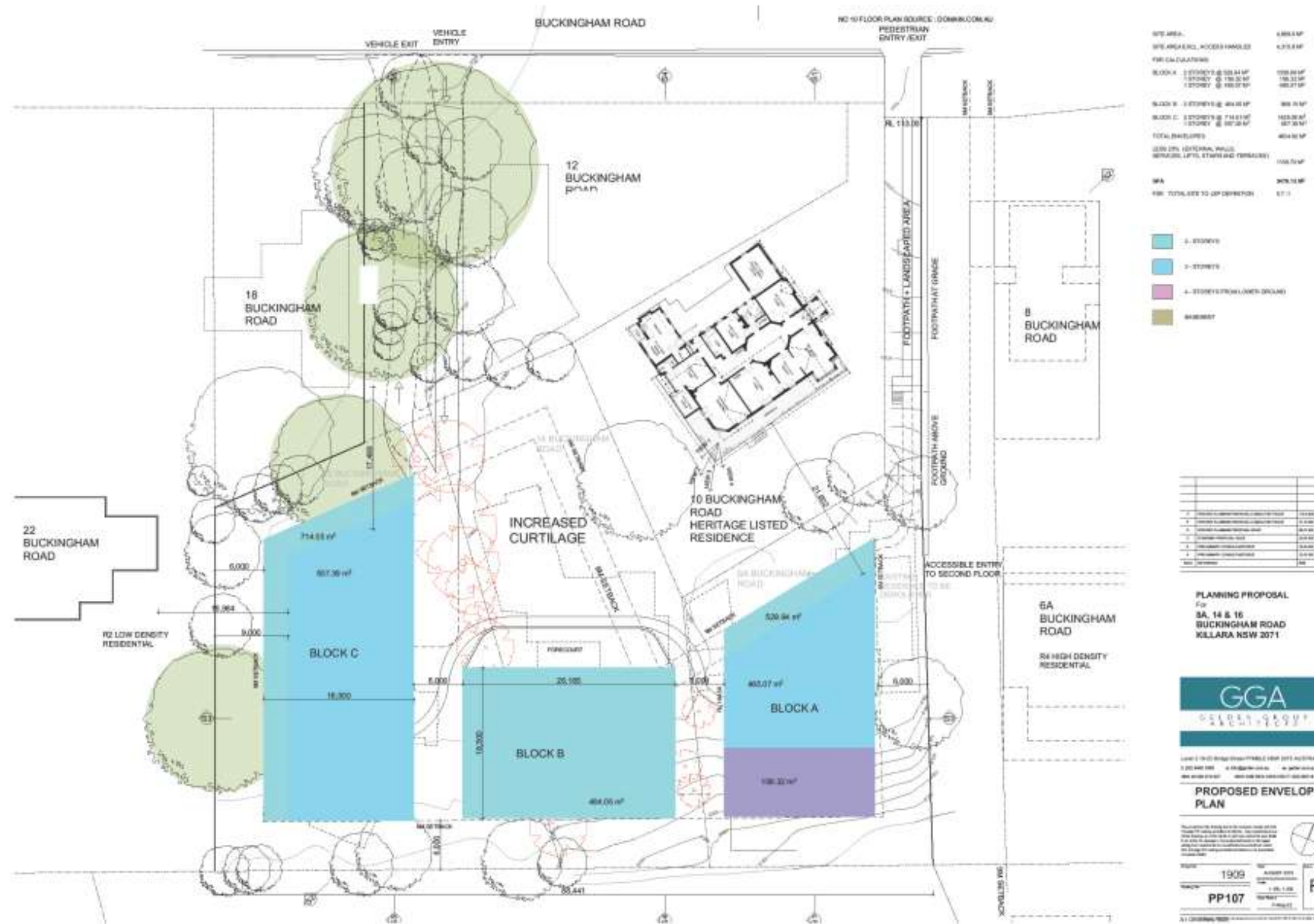
This drawing is a preliminary sketch and is not to be used for construction purposes. It is for informational purposes only and is not a final design. It is subject to change without notice. It is not to be used for any other purpose without the written consent of GGA.

Project: 1909  
Drawing No: PP106  
Scale: 1:100  
Date: 11 May 2017

Author: [Signature]  
Check: [Signature]  
Date: 11 May 2017

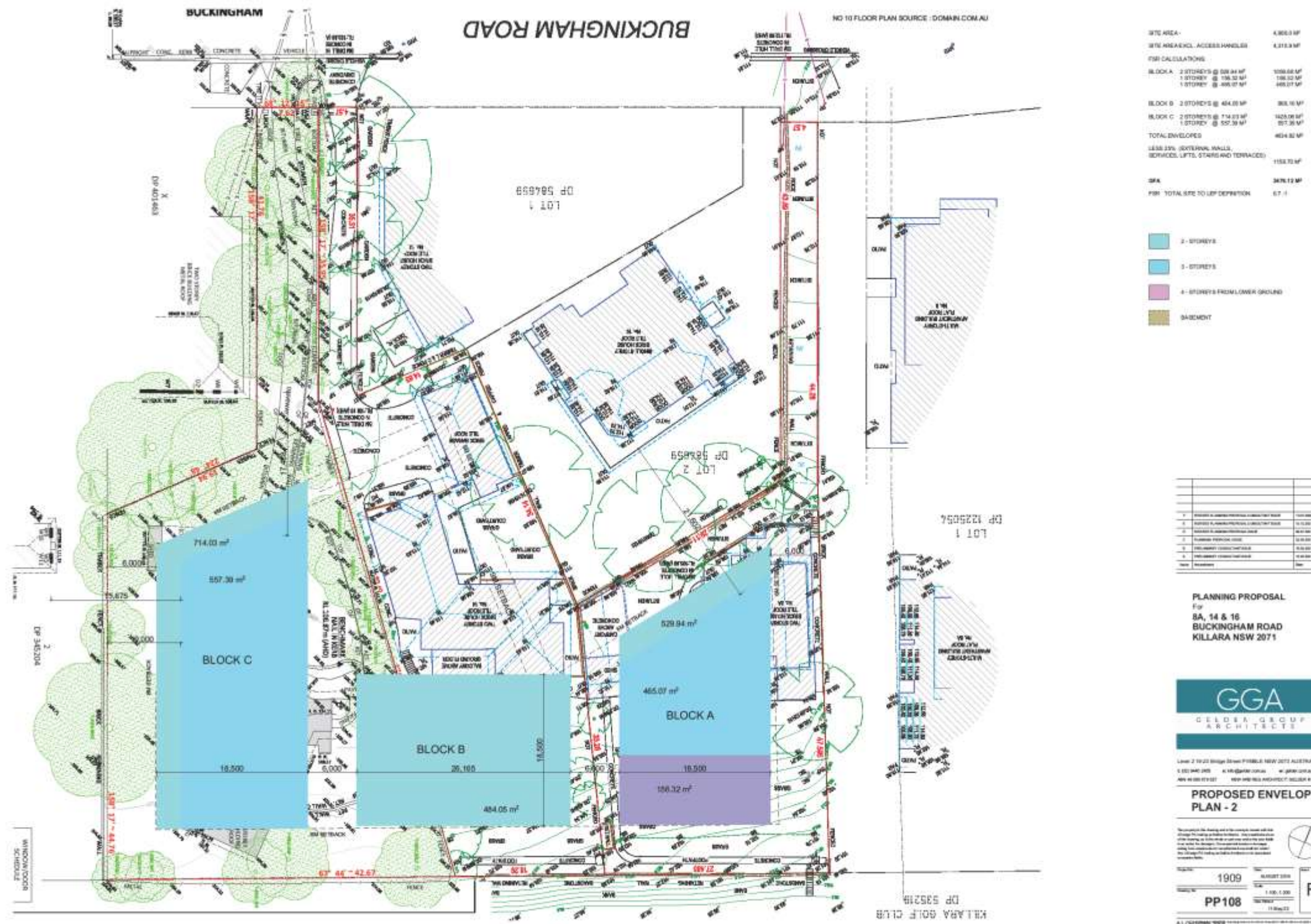
1:100

Proposed Envelope Plan - 1





Proposed Envelope Plan - 2

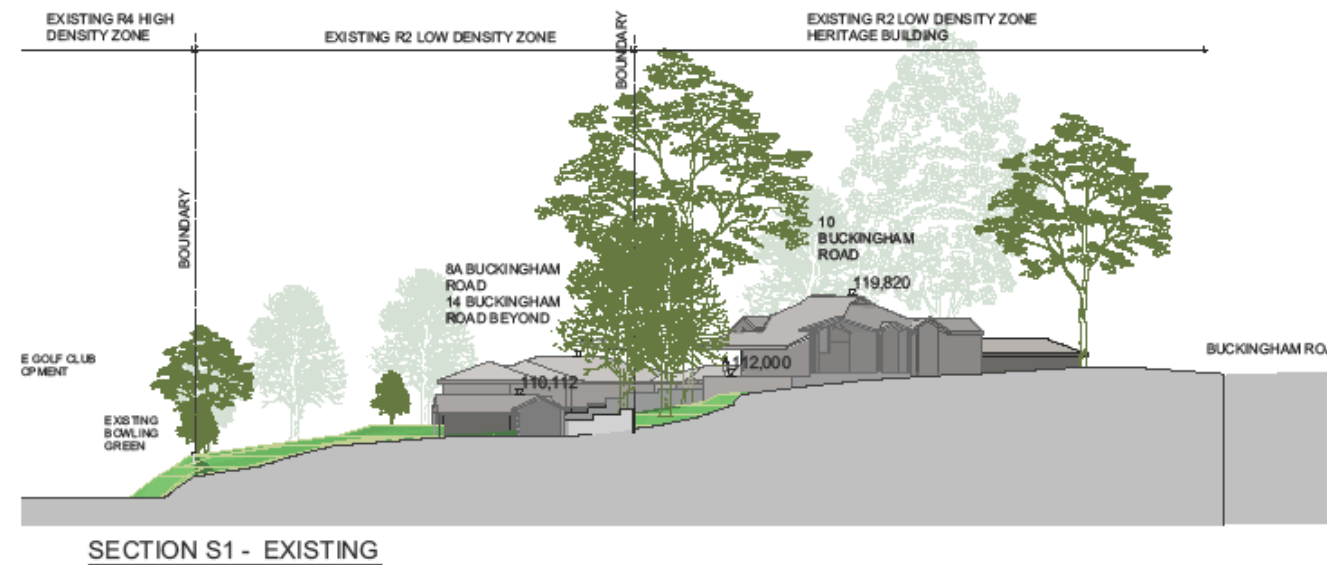




Maximum Height Diagram

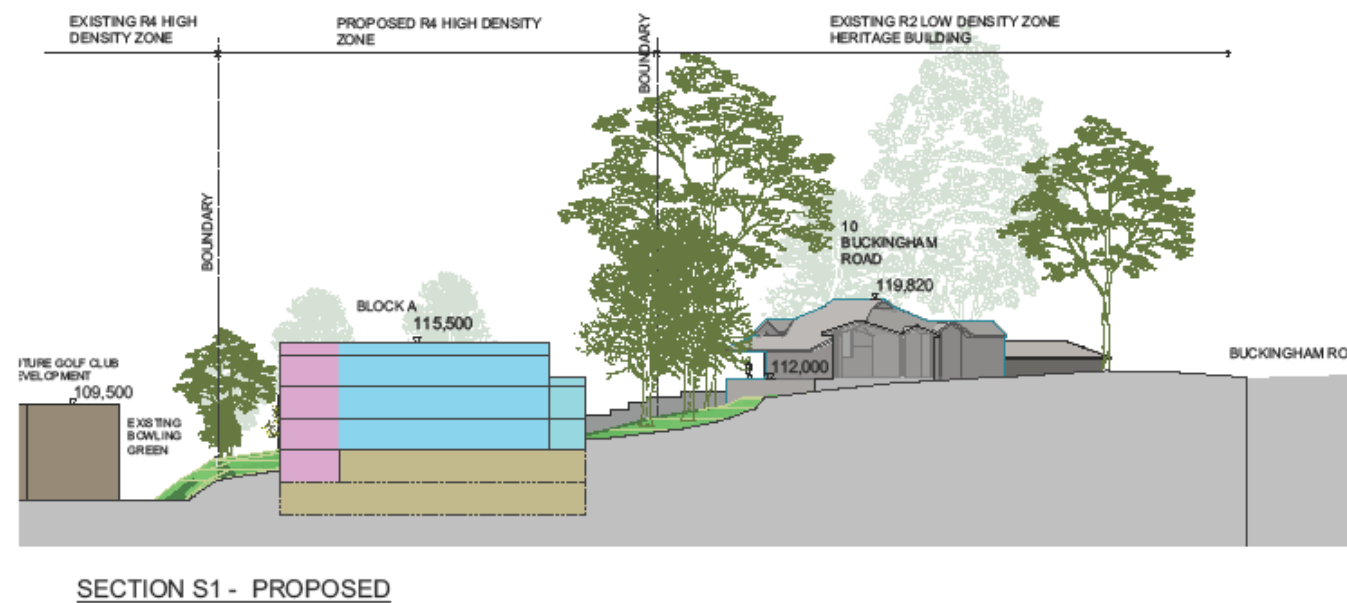


## Site Sections 1



KEY PLAN

ALL BUILDINGS AND LOT  
FOOTPRINTS ARE INDICATIVE  
ONLY



1	PROPOSED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
2	REMOVED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
3	REMOVED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
4	PLANNING PROPOSAL - NEW	11.01.2017
5	PROPOSED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
6	PROPOSED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
7	PROPOSED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
8	PROPOSED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
9	PROPOSED FROM AN EXISTING LOT FOOTPRINT	11.01.2017
10	PROPOSED FROM AN EXISTING LOT FOOTPRINT	11.01.2017

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



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ABN 48 000 875 027 NEW ARCHITECTURAL PROJECTS DELIVERED SINCE 1999

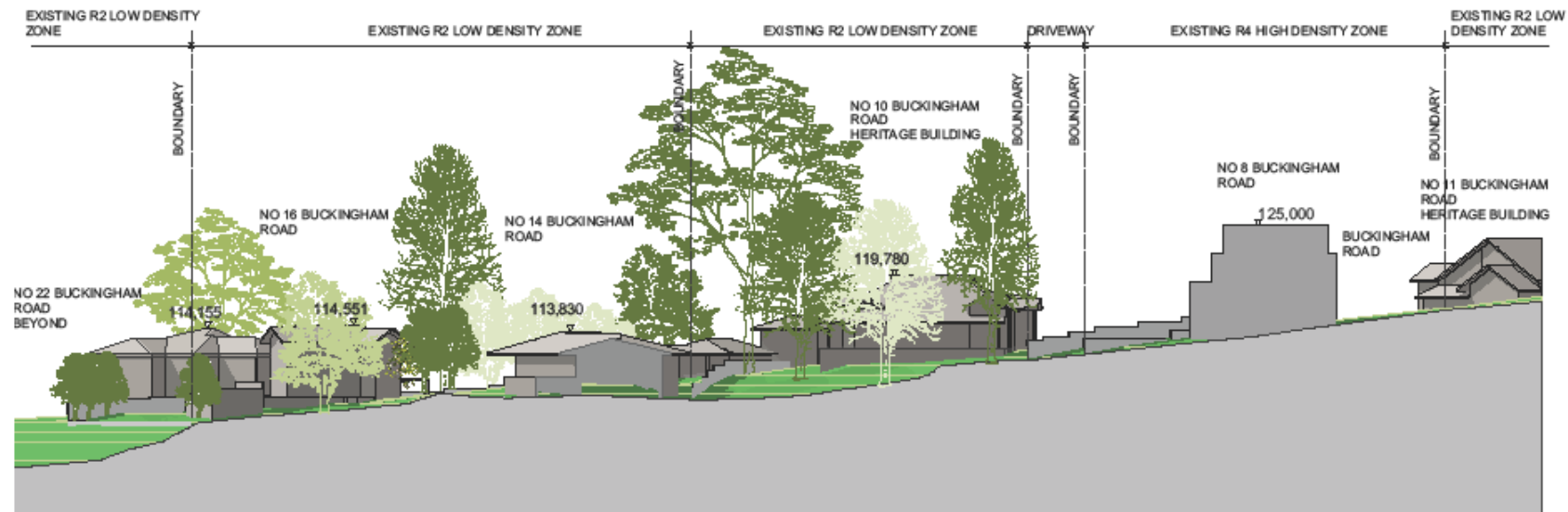
### SITE SECTIONS 1

This drawing is a preliminary design and is not to be used for construction purposes. It is intended to provide a visual representation of the proposed development and is not a final design. All dimensions and details are subject to change without notice. The client acknowledges that the design is preliminary and that the final design may differ from this preliminary design.

Project:	1909	Date:	11.01.2017	Page:	1
Client:	PP201	Scale:	1:100	Sheet:	F
Drawn by:		Check:		Scale:	1:100

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## Site Sections 2

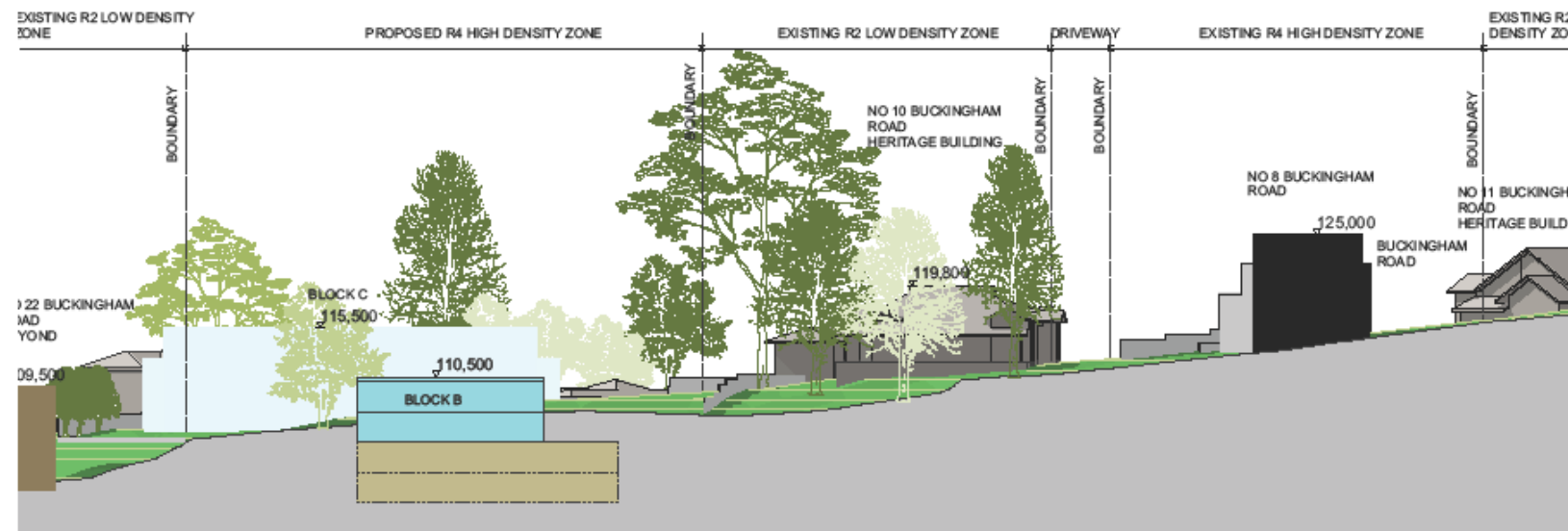


SECTION S2 - EXISTING



KEY PLAN

ALL BUILDINGS AND LOT FOOTPRINTS ARE INDICATIVE ONLY



SECTION S2 - PROPOSED

1	REVISION FROM NO. PREVIOUS OR NEW VERSION	1. 11. 2019
2	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
3	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
4	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
5	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
6	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
7	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
8	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
9	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019
10	REVISION FROM NO. PREVIOUS OR NEW VERSION	11. 2019

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071

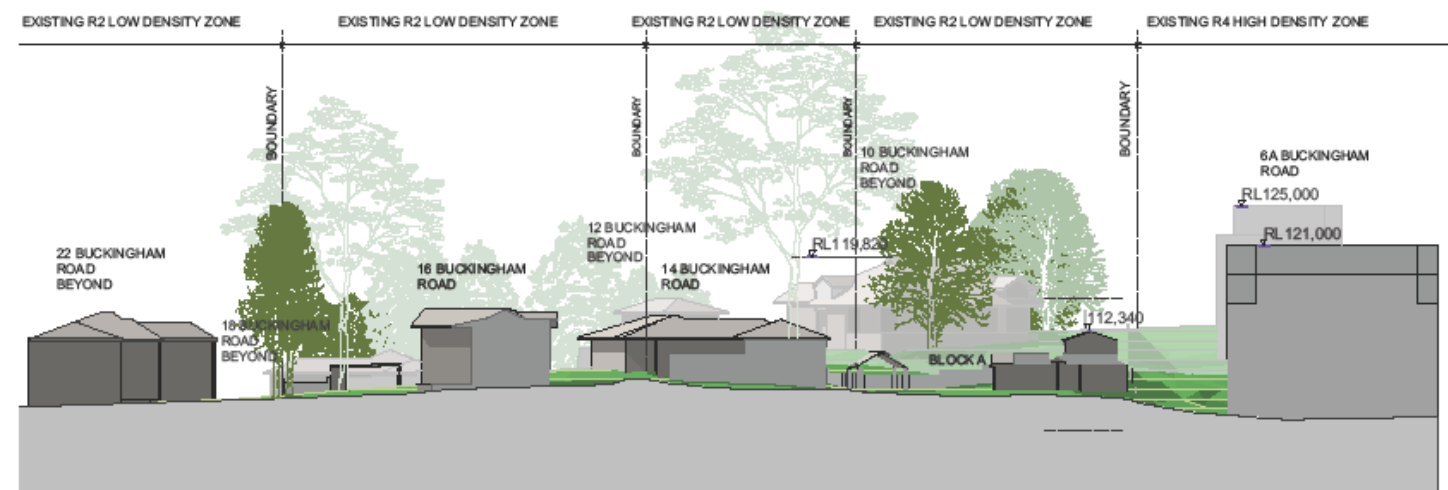


### SITE SECTIONS 2

Project No.	1909	Date	AUGUST 2019
Project Name	PP202	Version	11 May 2020
Project Location		Scale	F



### Site Sections 3

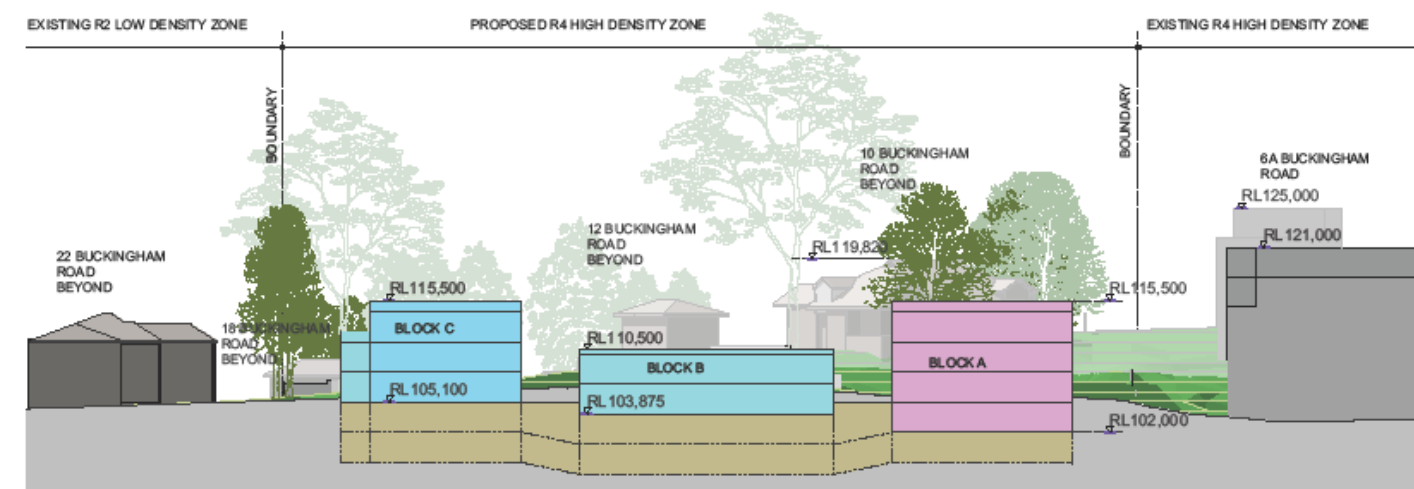


SECTION S3 - EXISTING



KEY PLAN

ALL BUILDINGS AND LOT FOOTPRINTS ARE INDICATIVE ONLY



SECTION S3 - PROPOSED

1	Site Plan	1:100
2	Section S3 - Existing	1:100
3	Section S3 - Proposed	1:100
4	Key Plan	1:100
5	Planning Proposal	1:100
6	Site Plan	1:100
7	Section S3 - Existing	1:100
8	Section S3 - Proposed	1:100
9	Key Plan	1:100
10	Planning Proposal	1:100

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



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ABN: 48 666 676 617 NSW ARCHITECTS REG. NO. 101284 10/18

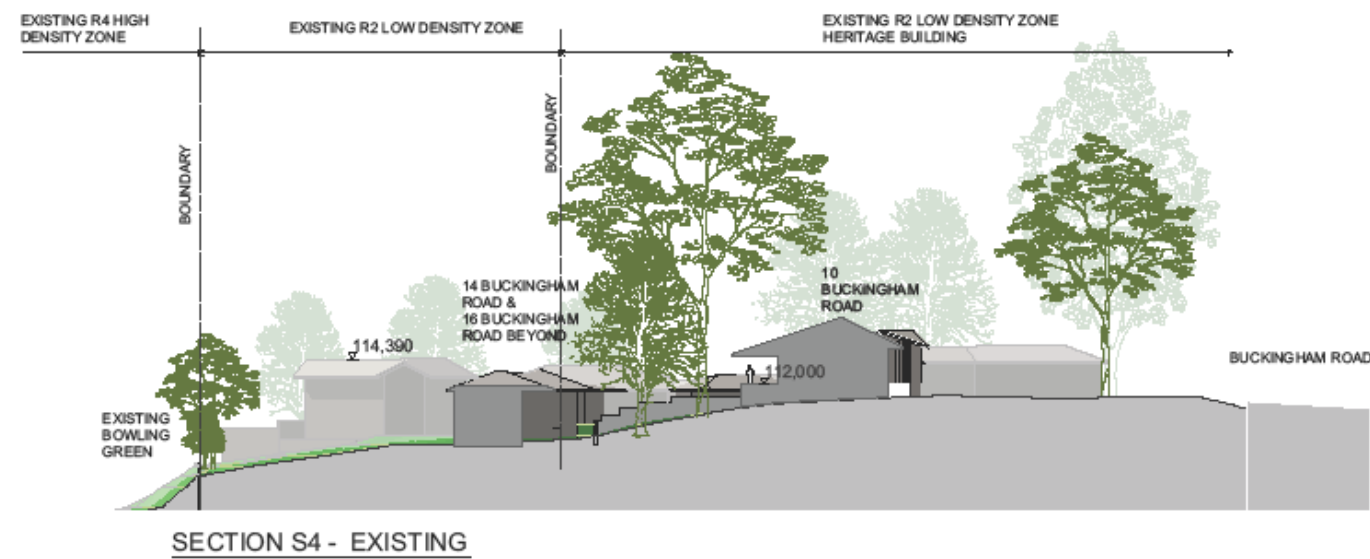
#### SITE SECTIONS 3

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Project:	1909	Scale:	AS APPLICABLE
Client:	PP203	Drawn by:	11/11/18 p.03
Check:		Reviewed:	

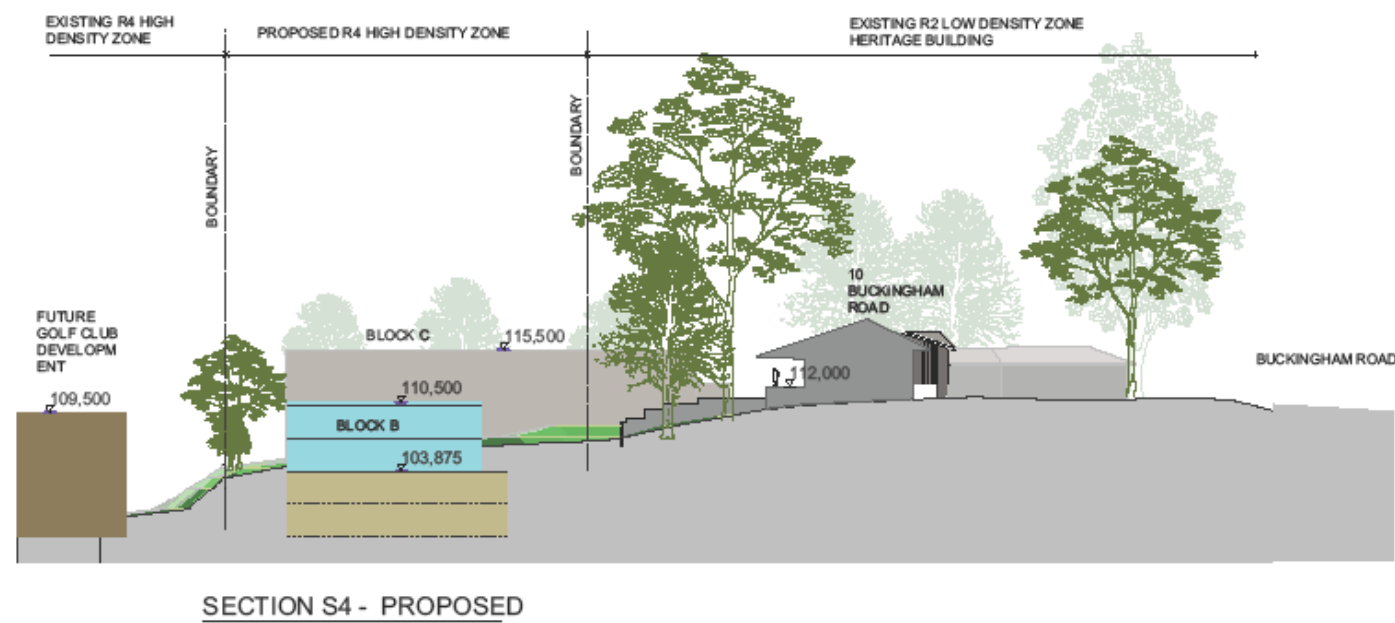


## Site Sections 4



KEY PLAN

ALL BUILDINGS AND LOT  
FOOTPRINTS ARE INDICATIVE  
ONLY



1	EXISTING R4 HIGH DENSITY ZONE	100%
2	EXISTING R2 LOW DENSITY ZONE	100%
3	EXISTING R2 LOW DENSITY ZONE HERITAGE BUILDING	100%
4	EXISTING BOWLING GREEN	100%
5	EXISTING BUILDING	100%
6	EXISTING BUILDING	100%
7	EXISTING BUILDING	100%
8	EXISTING BUILDING	100%
9	EXISTING BUILDING	100%
10	EXISTING BUILDING	100%
11	EXISTING BUILDING	100%
12	EXISTING BUILDING	100%

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



Level 2 118-220 Bridge Street PYRMONT NSW 2055 AUSTRALIA  
t: (02) 9440 0400 e: info@gelder.com.au w: gelder.com.au  
A/NZ 48 686 876 817 NSW ARCHITECT NO: 1012384 10/08

### SITE SECTIONS 4

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Project:	1909	Date:	11/08/2018
Client:	PP204	Scale:	1:100
Drawn by:	11/08/2018	Check by:	11/08/2018

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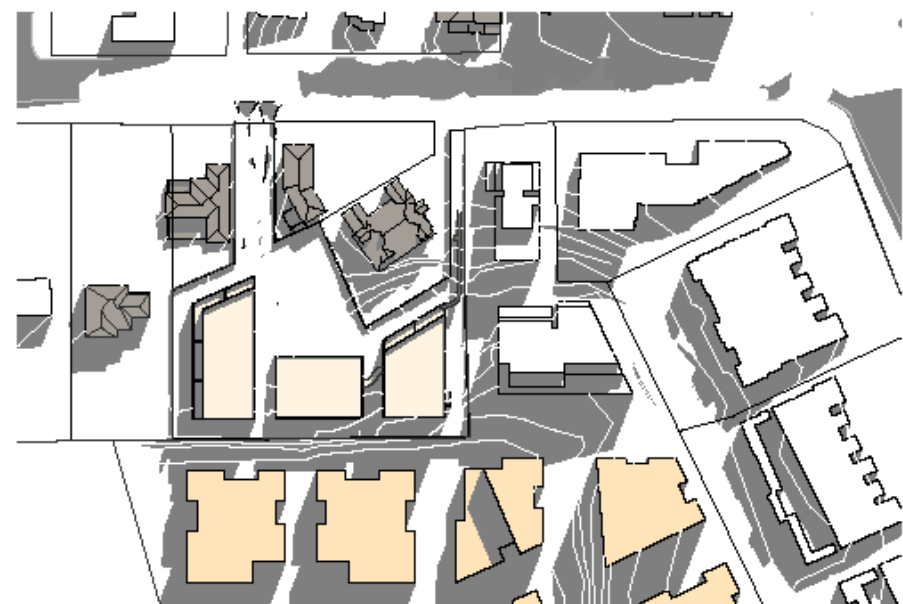




Shadow Analysis – June 21 – 12noon



SHADOW DIAGRAM EXISTING - JUNE 21 12NOON



SHADOW DIAGRAM PROPOSED - JUNE 21 12NOON

1	Proposed Project No. 1909/2019	1909/2019
2	Proposed Project No. 1909/2019	1909/2019
3	Proposed Project No. 1909/2019	1909/2019
4	Proposed Project No. 1909/2019	1909/2019
5	Proposed Project No. 1909/2019	1909/2019
6	Proposed Project No. 1909/2019	1909/2019
7	Proposed Project No. 1909/2019	1909/2019
8	Proposed Project No. 1909/2019	1909/2019
9	Proposed Project No. 1909/2019	1909/2019
10	Proposed Project No. 1909/2019	1909/2019

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



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A/NZ 66 580 876 8 27 KILLARA ARCHITECTS CONSULTING PTY LTD

SHADOW ANALYSIS -  
JUNE 21 12NOON

This diagram is a representation of the shadows cast by the proposed buildings at 12 noon on June 21. It is not a guarantee of the accuracy of the shadows cast, as the diagram is based on a computer-generated model. The diagram is for informational purposes only and should not be used for any other purpose.

Project: 1909 Date: 19/06/2019  
Drawing No: PP302 Scale: 1:500  
11/06/2019

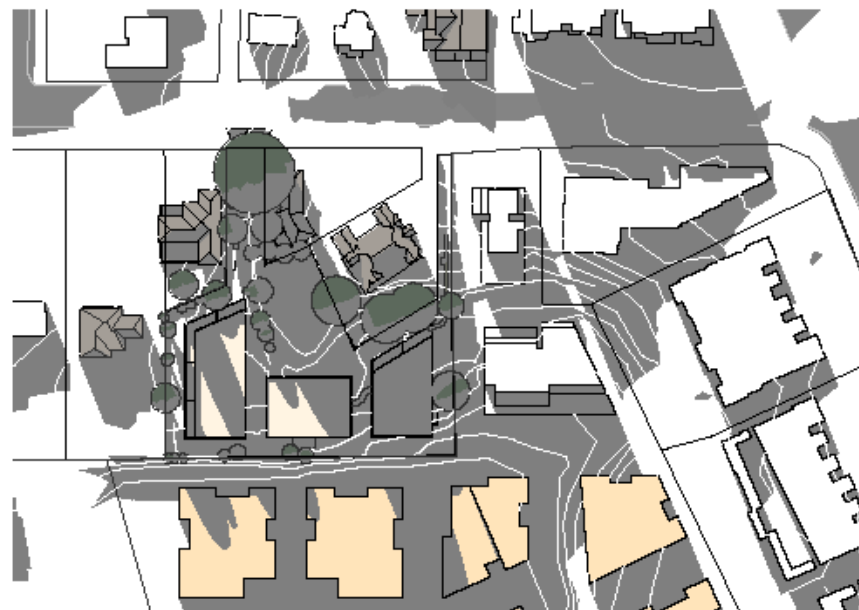


F

# Shadow Analysis – June 21 – 3pm



SHADOW DIAGRAM EXISTING - JUNE 21 3PM



SHADOW DIAGRAM PROPOSED - JUNE 21 3PM

1	Proposed Building Footprint	1:100
2	Proposed Building Footprint	1:100
3	Proposed Building Footprint	1:100
4	Proposed Building Footprint	1:100
5	Proposed Building Footprint	1:100
6	Proposed Building Footprint	1:100
7	Proposed Building Footprint	1:100
8	Proposed Building Footprint	1:100
9	Proposed Building Footprint	1:100
10	Proposed Building Footprint	1:100

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



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t: 02 9550 2000 e: info@gelder.com.au w: gelder.com.au  
ABN 68 000 075 127 GELDER GROUP ARCHITECTS (AUSTRALIA) PTY LTD

SHADOW ANALYSIS -  
JUNE 21 3PM

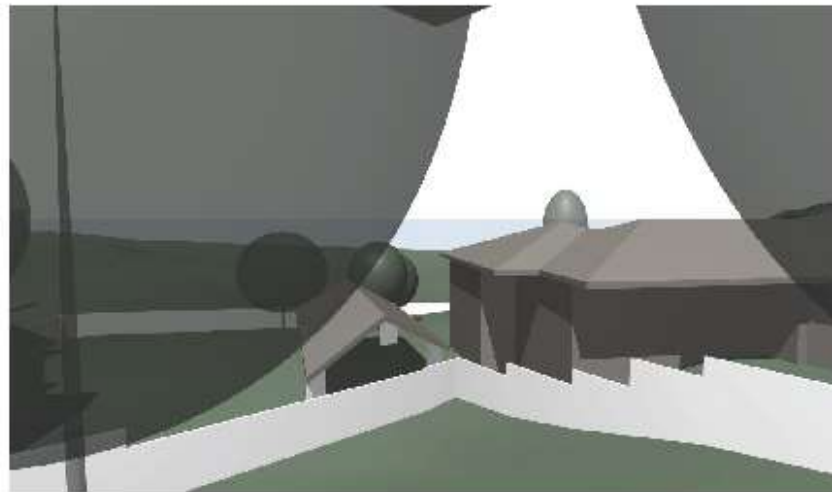
This diagram is intended to show the impact of the proposed development on the surrounding area. It is not intended to show the impact of the proposed development on the surrounding area. It is not intended to show the impact of the proposed development on the surrounding area.

Project:	1909	Date:	AUGUST 2019
Client:	PP303	Scale:	1:1000
Sheet:		Page:	F

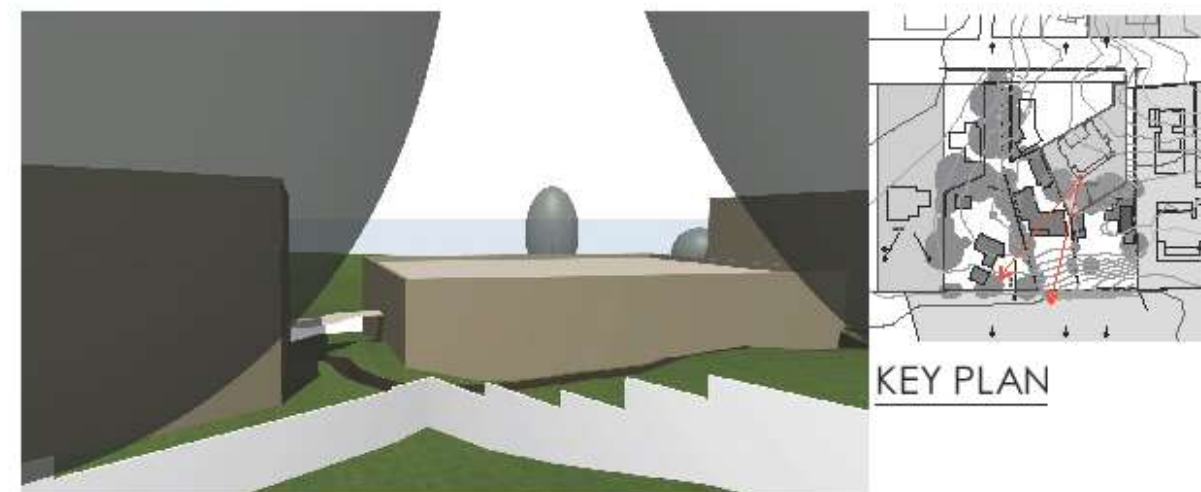
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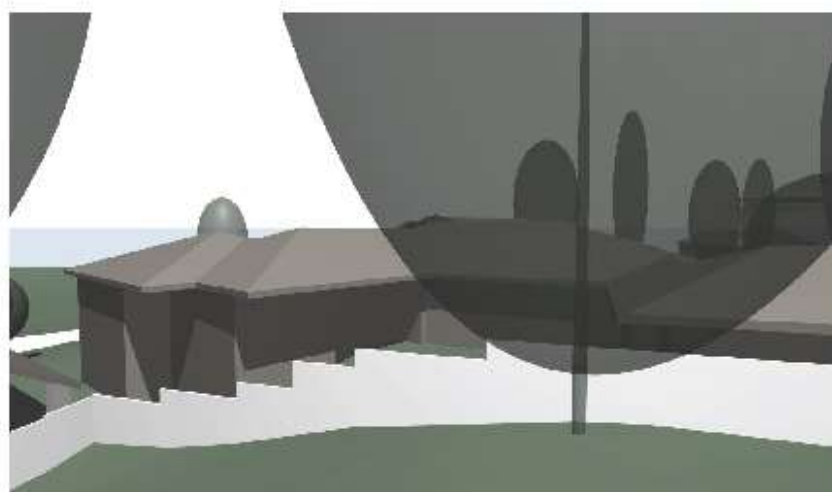
3D views from No 10 Buckingham Road towards the subject site – taken at eye level from terrace RL 113.50



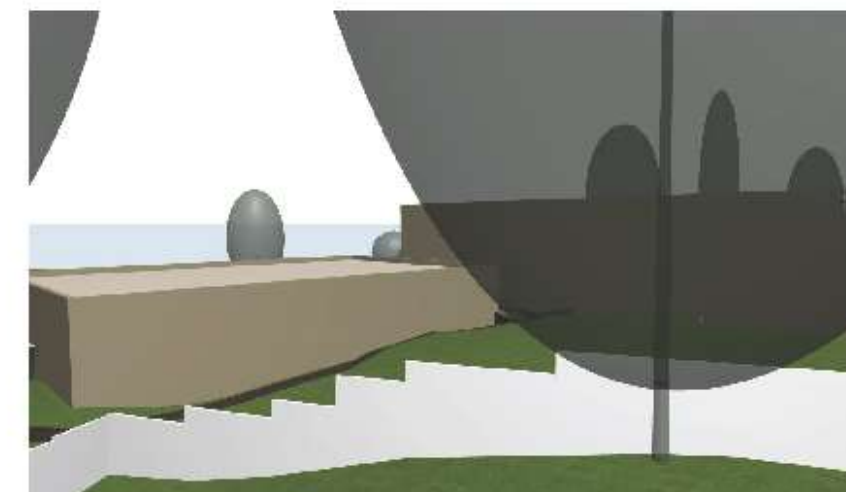
3D VIEW - EXISTING FROM NO 10 TOWARDS 8A & 14



3D VIEW - PROPOSED FROM NO 10



3D VIEW - EXISTING FROM NO 10 TOWARDS 14 & 16



3D VIEW - PROPOSED FROM NO 10

[illegible]

**PLANNING PROPOSAL**  
For  
**8A, 14 & 16**  
**BUCKINGHAM ROAD**  
**KILLARA NSW 2071**



Law 21-19-23 Bridge Street PYRENEAN HOTEL ALSTRAALIA  
1-800-844-7400 or info@golden.com.au or golden.com.au  
JAN 20 09 07 52 7 NOW WE'RE RIGHT ON THE GOLFERS' SIDE

3D VIEWS 1 FROM NO  
10

Thompson is the managing director of the development unit for the 2000 Olympic Games, and is also the managing director of the Olympic Development Unit. He is also the managing director of the Olympic Development Unit.



Project No.	1909	Date	AUGUST 20 1968
Drawing No.	PP401	Scale	AS SHOWN
		Title	11 Mile x 23

3D views from Buckingham Road (taken at the driveway entrance) towards the subject site – as seen at eye level RL 114.5 for 8A Buckingham Road & RL 105.50 for 14 & 16 Buckingham road



EXISTING 3D VIEW FROM NO 8A DRIVEWAY



3D VIEW - PROPOSED FROM NO 8A DRIVEWAY



EXISTING 3D VIEW FROM NO 14 & 16 DRIVEWAY



PROPOSED 3D VIEW FROM NO 14 & 16 DRIVEWAY

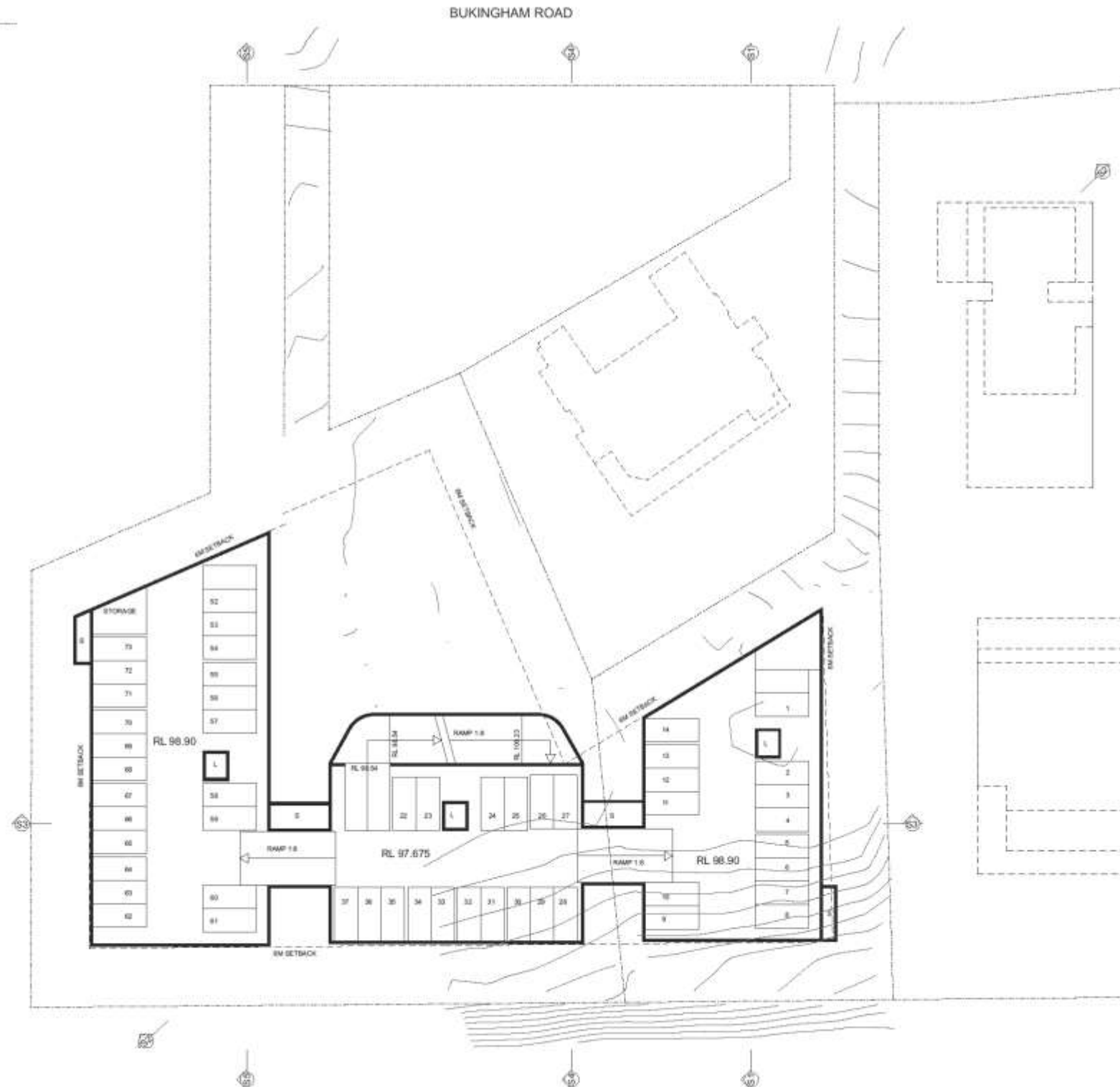
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2	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
3	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
4	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
5	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
6	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
7	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
8	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
9	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019
10	REVISION FROM NO. 14/16 DRIVEWAY	15.10.2019

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



L 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 2220 2230 2240 2250 2260 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Possible Options for Floor Plans  
Basement Floor Plan



1	CONCEPT & DESIGN DEVELOPMENT CONSULTANT	10/10/2019
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99	CONCEPT & DESIGN DEVELOPMENT CONSULTANT	10/10/2019
100	CONCEPT & DESIGN DEVELOPMENT CONSULTANT	10/10/2019

PLANNING PROPOSAL  
FOR  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



Level 2 15-21 Bridge Street PYRMONT NSW 2070 AUSTRALIA  
P 02 9440 0400 M 02 9440 0400 E info@gelder.com.au W gelder.com.au  
ABN 48 686 073 927 NSW A16 686 073 927 10/10/2019

PROPOSED BASEMENT  
FLOOR PLAN

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Project: 1909 Date: 10/10/2019  
Drawing No: PP501 Scale: 1:200  
Sheet: 1 of 1





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First Floor Plan



1	EXISTING RESIDENCE TO BE DEMOLISHED	116.45
2	EXISTING RESIDENCE TO BE DEMOLISHED	92.27
3	EXISTING RESIDENCE TO BE DEMOLISHED	99.82
4	EXISTING RESIDENCE TO BE DEMOLISHED	107.96
5	EXISTING RESIDENCE TO BE DEMOLISHED	484.05
6	EXISTING RESIDENCE TO BE DEMOLISHED	116.45
7	EXISTING RESIDENCE TO BE DEMOLISHED	92.27
8	EXISTING RESIDENCE TO BE DEMOLISHED	99.82
9	EXISTING RESIDENCE TO BE DEMOLISHED	107.96
10	EXISTING RESIDENCE TO BE DEMOLISHED	484.05
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13	EXISTING RESIDENCE TO BE DEMOLISHED	99.82
14	EXISTING RESIDENCE TO BE DEMOLISHED	107.96
15	EXISTING RESIDENCE TO BE DEMOLISHED	484.05
16	EXISTING RESIDENCE TO BE DEMOLISHED	116.45
17	EXISTING RESIDENCE TO BE DEMOLISHED	92.27
18	EXISTING RESIDENCE TO BE DEMOLISHED	99.82
19	EXISTING RESIDENCE TO BE DEMOLISHED	107.96
20	EXISTING RESIDENCE TO BE DEMOLISHED	484.05

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071



Level 2 10-21 Bridge Street SYDNEY NSW 2071 AUSTRALIA  
t 02 9433 1000 e info@gga.com.au w gga.com.au  
ABN 48 000 013 001 1000 AND 1000 1000 1000 1000

PROPOSED FIRST  
FLOOR PLAN

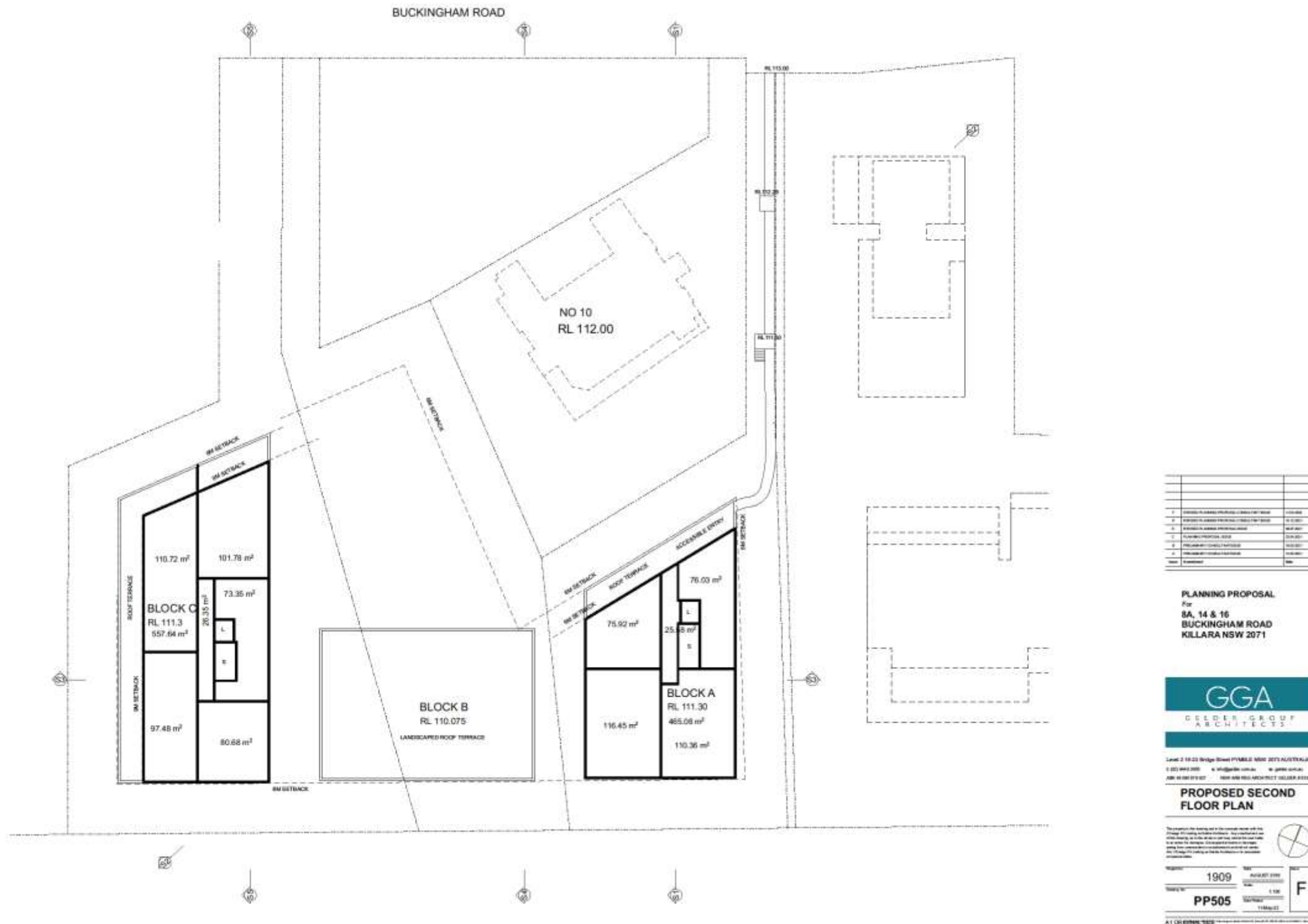
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1909  
PP504  
1:100  
14 May 2023

A1 (INTERNAL VIEW)



Pedestrian access Option 1 from 8A entry to Block A Second floor



The site plan illustrates the proposed development on a triangular plot bounded by Buckingham Road to the north and east. The plan includes the following details:

- Boundaries and Access:** The northern boundary is Buckingham Road (RL 113.00). An "EXIT" is marked at the top left, and a "VEHICULAR ACCESS ENTRY" is located on the eastern boundary (RL 113.00).
- Setbacks and Tracks:** The plan shows various setbacks including "EXISTING DRIVEWAY", "RAIL TRACK", and "RAIL SETBACK".
- Building Footprints and Areas:**
  - A large central building footprint with a total area of 1,050.81 m².
  - A building on the left with a ramp area of 1,054.52 m².
  - A building on the right with a ramp area of 1,054.52 m².
  - A "UNIT" area of 94.65 m² located at the bottom right.
- Parking and Storage:**
  - "TOTAL 16 CAR SPACES INCLUDING 16 ACCESSIBLE SPACES" are indicated on the left side.
  - "STORAGE" and "GARBAGE STORE" areas are shown near the top left.
  - "LOADING" and "RAMP" areas are also depicted.
- Topography and Levels:** The plan includes contour lines and spot levels such as RL 105.551, RL 102.0, RL 100.775, RL 106.25, and RL 113.00.
- Dimensions:** Key dimensions include 18.500, 6.000, 25.155, 6.900, and 18.600.

1909  
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The site plan for 12 Buckingham Road shows a proposed development consisting of three main blocks: Block A, Block B, and Block C. The plan also shows existing structures, including a heritage-listed residence, and surrounding roads (8, 14, 18, and 20 Buckingham Road). Key features include lot areas, setbacks, and a north arrow.

**Proposed Development Blocks:**

- Block A:** RL 105.10, 527.14 m<sup>2</sup>, 110.36 m<sup>2</sup>, 112.36 m<sup>2</sup>, 94.14 m<sup>2</sup>, 29.46 m<sup>2</sup>, 118.46 m<sup>2</sup>. Includes a LOBBY A13 and a ramp to a second floor.
- Block B:** RL 103.875, 484.05 m<sup>2</sup>, 107.96 m<sup>2</sup>, 118.46 m<sup>2</sup>, 86.94 m<sup>2</sup>, 94.35 m<sup>2</sup>, 17.66 m<sup>2</sup>. Includes a terrace.
- Block C:** RL 105.10, 711.90 m<sup>2</sup>, 103.44 m<sup>2</sup>, 115.38 m<sup>2</sup>, 110.92 m<sup>2</sup>, 107.95 m<sup>2</sup>, 75.77 m<sup>2</sup>, 63.37 m<sup>2</sup>. Includes a ramp to a second floor.

**Existing Structures and Features:**

- 12 BUCKINGHAM ROAD:** The main subject of the plan.
- 10 BUCKINGHAM ROAD HERITAGE LISTED RESIDENCE:** An existing structure to the east of the proposed development.
- 14 BUCKINGHAM ROAD:** A road to the east of the proposed development.
- 18 BUCKINGHAM ROAD:** A road to the west of the proposed development.
- 20 BUCKINGHAM ROAD:** A road to the west of the proposed development.
- 8 BUCKINGHAM ROAD:** A road to the east of the proposed development.
- 6A BUCKINGHAM ROAD:** A road to the east of the proposed development, noted as a high-density residential area.
- Setbacks:** Various setbacks are indicated, including 9M, 10M, 12M, and 15M.
- Vehicle Exit/Entry:** Indicated at the top of the plan.
- Pedestrian Entry/Exit:** Indicated at the top of the plan.
- Accessible Entry to Second Floor:** Indicated for Block A.
- Increased Curtilage:** A central area between the proposed blocks.
- North Arrow:** Located in the top right corner.
- Scale:** A scale bar is located in the bottom left corner.

[illegible]

PLANNING PROPOSAL  
For  
8A, 14 & 16  
BUCKINGHAM ROAD  
KILLARA NSW 2071

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Level 2 Tox2x Bridge Street FRYBEE NEWS 2275 AUSTRALIA  
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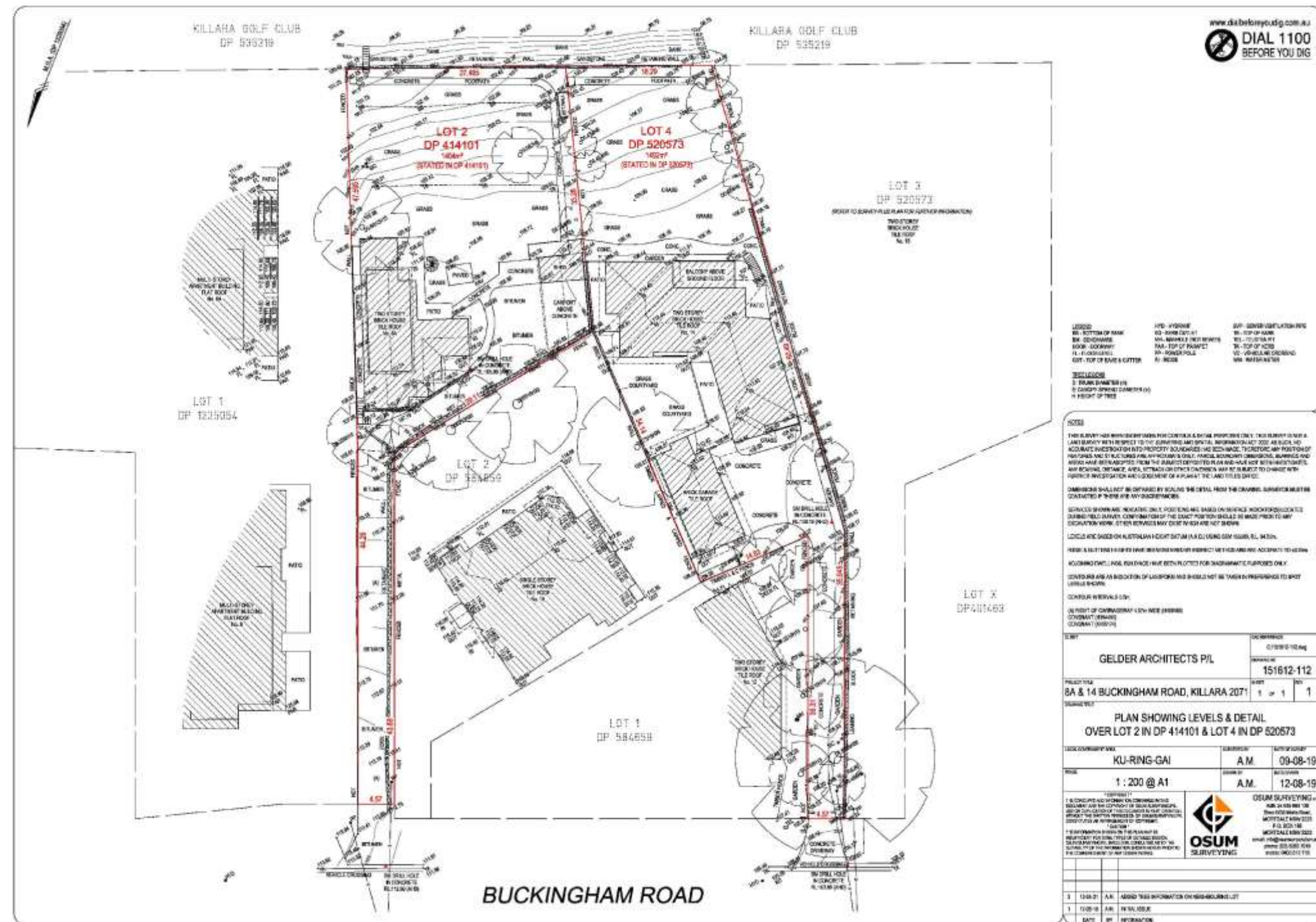
PROPOSED GROUND  
FLOOR PLAN OP2

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Volume		Page	1, 102	
PP602		Number	12 Jan 02	



SURVEY PLAN – 8A & 14 Buckingham Road





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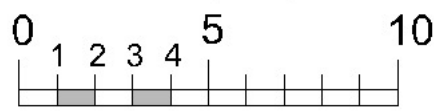












Use existing dual driveway as entry & exit points for vehicles. Maintain existing established trees. Remove weed species as required. Install new to supplement



Ex. Kaffir plum

Ex. Sydney blue gum

Ex. Kaffir plum

Ex. 3X Firewheel trees

Ex. Liquidamber

Ex. Conifer

Remove row Kaffir plums

Ex. Conifer

Ex. residence to be demolished

Ex. Sydney blue gum

Generally maintain existing boundary planting unchanged

Ex. Kaffir plum

Ex. 3X Syzygium paniculata

Boundary line

Ex. English oak

Ex. Kaffir-plum

Ex. screen planting on adjoining property at lower level

Remove Ex. Cripps cypress

Maintain existing lower level wall / planting arrangement unchanged

Ex. Steps

Ex. Pittosporum

Provide soft landscape common use zone. Locate strategically placed trees to enable views from heritage item building (no. 10) towards the S.W in accordance with the proposed building design.

Buckingham

Road

12 Buckingham Road

Ex. 2X Jacaranda

Option for common open space covered BBQ & seating area

10 Buckingham Road

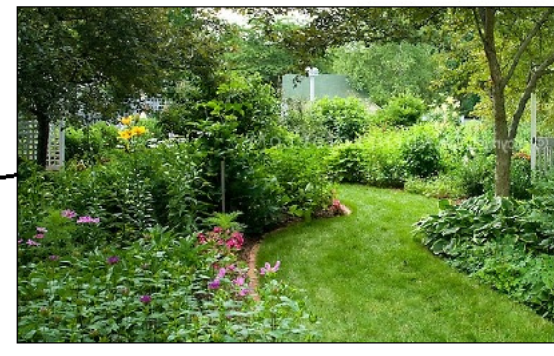
Views over

Block C  
F.F.L.104.9

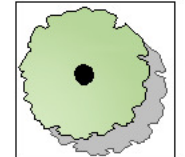
Block B  
F.F.L.103.85

Block A  
F.F.L.105.1

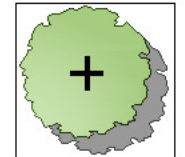
Indicative character images



Legend



Existing trees



Proposed trees canopy tree opportunities



Paths



Planting zones



Turfed open space zones

AMENDMENTS

DPE

B 10.5.2021  
A 9.3.2021



PAUL SCRIVENER

LANDSCAPE

PO Box 813 NEWPORT NSW 2106  
ABN: 627 121 448

PHONE: 02 9907 8011  
WWW.SCRIVENER-DESIGN.COM  
EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: PLANTING PROPOSAL  
8A, 14 & 16 BUCKINGHAM RD  
KILLARA NSW 2071

DWG: LANDSCAPE PLANNING CONCEPT

DATE: 10.5.21 SCALE: 1:100 @A1

JOB REF: 21/2223 SHEET No: 1 of 2

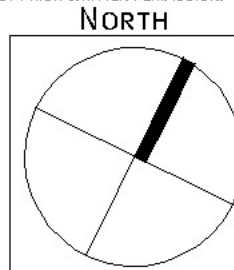
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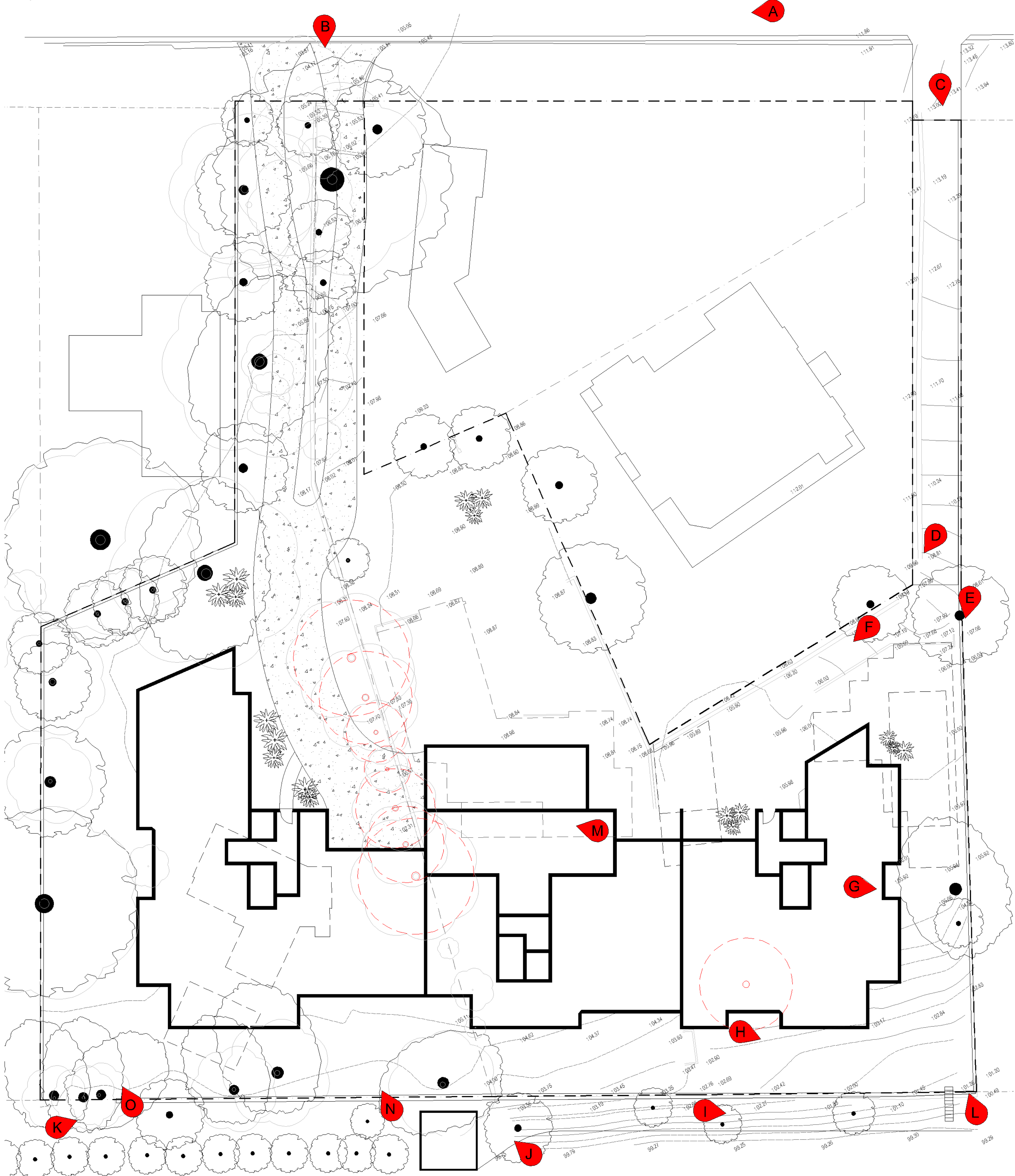
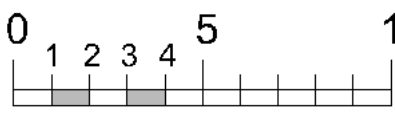
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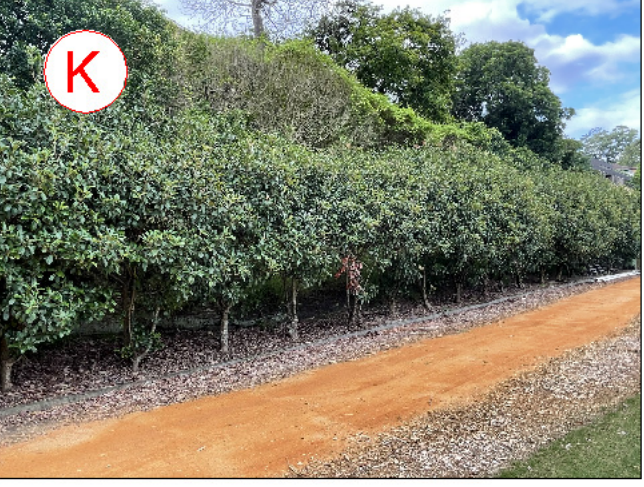
1 of 2  
ISSUE-B







Existing landscape character images



AMENDMENTS **DPE**

B	10.5.2021
A	9.3.2021

  
**PAUL SCRIVENER**  
LANDSCAPE  
PO Box 813 NEWPORT NSW 2106  
ABN: 627 121 448

PHONE: 02 9907 8011  
WWW.SCRIVENER-DESIGN.COM  
EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: PLANTING PROPOSAL  
8A, 14 & 16 BUCKINGHAM RD  
KILLARA NSW 2071

DWG: SITE CONTEXT PLAN  
DATE: 10.5.21 SCALE: 1:200 @A1  
JOB REF: 21/2223 SHEET No: 2 OF 2

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2 OF 2  
ISSUE-B  
