

PLANNING PROPOSAL  
7 CITY VIEW ROAD  
PENNANT HILLS  
JANUARY 2022



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## ARCHITECTURAL DESIGN STATEMENT

This document illustrates a master plan and preliminary building concept design for the site at 7 City View Road. It has been created to accompany a Planning Proposal for the site.

The proposal is to demolish a vacant commercial building on site and create a new vibrant building of mixed use, including community, commercial and retail space together with residential apartments and Independent Living Units (ILUs). These are combined with several outdoor terraces with direct access from commercial and communal uses. A pocket park is proposed for the prominent City View Road and Boundary Road / Wongala Crescent corner. A pedestrian link passes through this park to enhance access for Boundary Road residents to Pennant Hills station and town centre. A communal rooftop terrace area is also proposed without visual impact to dwellings opposite.

The site is situated within an area containing a significant stand of Blue Gum High Forest. These trees have been surveyed and the majority preserved where possible. Landscape architects Arcadis have designed subtle landscape solutions around the site and on the building. This work is illustrated in a separate report.

Planning controls on the site have been analysed and adopted in this proposal. A number of building setbacks apply to the site and have been applied. The proposed building sets back considerably further than required as seen in the east west section across the site. This approach maintains daylight access for residential dwellings opposite on Boundary Road and mitigate overshadowing to these and dwellings opposite the railway corridor on Azalea Grove. The alignment of built form directs views to the east and with privacy screens, prevents overlooking to those dwellings opposite on Boundary Road .

The site has a substantial fall in gradient from City View Road to the railway corridor to the east. Design work has embraced this fall and created a built form which follows the form of existing site topography. A height plane of 23.5m exists on the site. This height has been respected. Elements of the proposed building fall below and some areas project just above it. This is achieved without detrimental effect upon neighbouring sites.

The area schedule illustrates a proposed Gross Floor Area (GFA) of 17,345m<sup>2</sup>. This represents a Floor Space Ratio (FSR) of 2.71. This exceeds the current FSR control of 1.5:1 for the site. This planning proposal illustrates a case that responsible design can offer a successful outcome for the site and the community with this increase in FSR. Over 20% of the building is proposed for commercial and community use, including a start up / incubator space. This retains employment opportunity on the site and offers the local community space for gatherings.

Approximately 105 residential apartments are proposed for the site. These are split into an appropriate mix of 1, 2 and 3 bed apartments, allowing for a diverse mix of residents. Importantly, 20% of apartments are dedicated as ILU's. Car parking for commercial, community and residential use is provided to local code requirements. This occurs at basement levels and is accessed via the existing shared vehicular entry off City View Road and ramp down from it. Loading and waste management will occur within the building and accessed via an existing crossover on Boundary Road .

Ecologically Sustainable Design (ESD) initiatives have been embedded in the design proposal for the site. Minimising use of energy, optimising use of water and responsible use of resources will be a priority. These initiatives are illustrated in a separate report by EMF Griffiths.

The building volume has been designed to compliment site topography but also to sit within the context of existing mature trees of the Blue Gum High Forest. The building is well articulated and has a number of terraced levels, which reduce apparent bulk and scale. Visualisations within this report illustrate intent to provide high quality architecture for the site and the precinct. A range of natural materials have been selected to compliment the natural environment surrounding the site and are illustrated in this report. Good design is good development. This philosophy will offer a project of great benefit to the Pennant Hills precinct and the local community.



Design work for this site has therefore been informed by a number of Key Principles which underly the proposal.

- |   |  |
|---|--|
| Respect the existing topography   | Orientate views away from neighbouring dwellings and towards the CBD                               |
| Retain the majority of existing Blue Gum High Forest trees                      | Mitigate additional overshadowing of neighbouring residential dwellings                            |
| Maintain existing site entry points   | Design a good range commercial, community and residential spaces with access to daylight and views |
| Contain proposed building within three sides of the existing building footprint | Design accessible and attractive landscapes on the site and around the building                    |
| Respect all setback and height controls where practical                         | Integrate ESD principles for the building  |
| Provide a real mixed use precinct   | Provide good architectural design with appropriate materials, sympathetic to the local environment |
| Include communal terraces and landscapes  |  |
| Create a new pocket park  |  |
| Provide a rooftop terrace and a potential swimming pool                         |  |



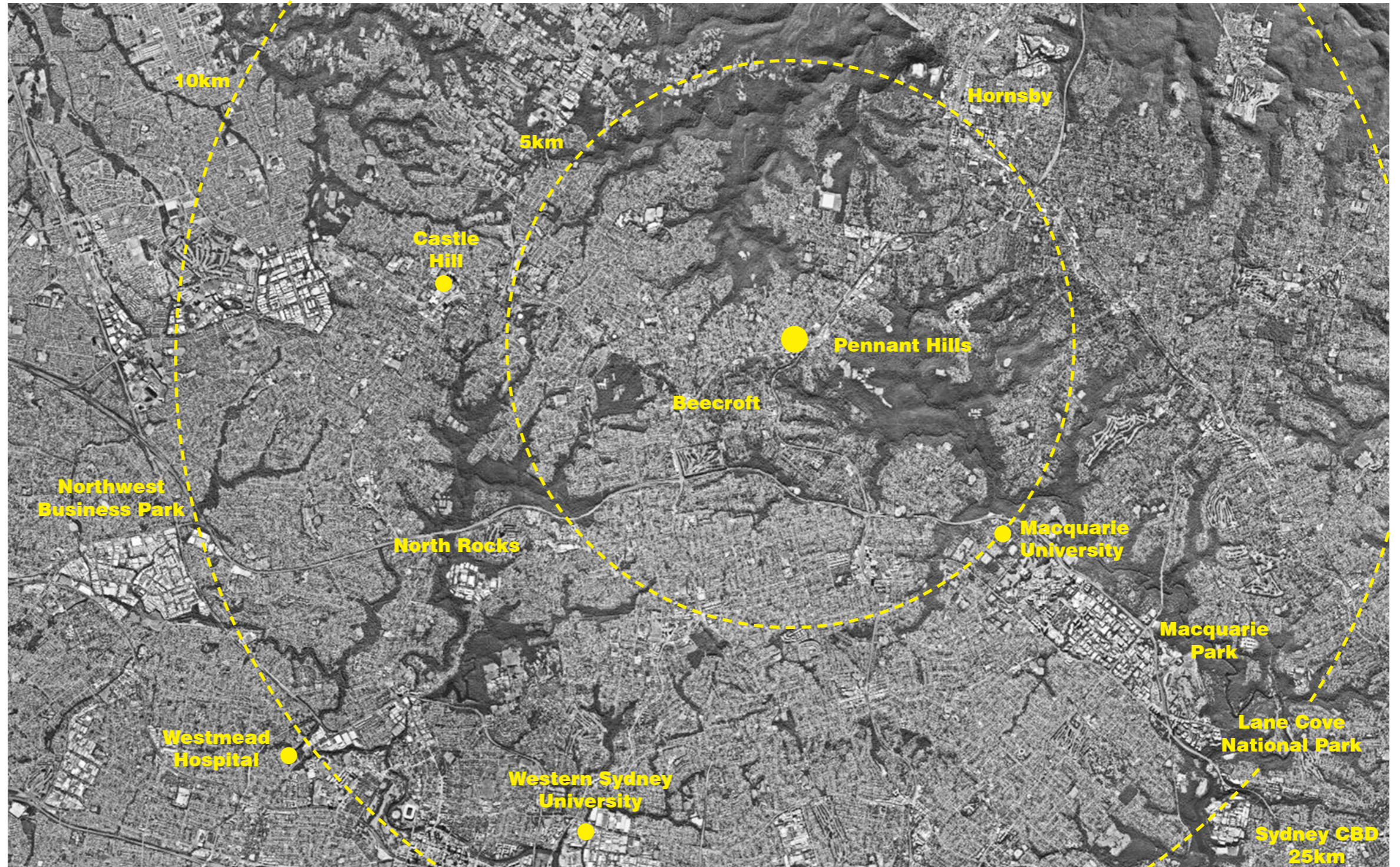
**SECTION 1**  
**SITE ANALYSIS**

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## LOCATION

This planning proposal is for a site located in Pennant Hills, 25kms north west of the Sydney CBD. The closest strategic centre is Hornsby which is just over 5km away. It is within 10kms of Parramatta, the Western Sydney University campus and Westmead Hospital. Closer still is the Macquarie University campus 5km away.





## SITE CONTEXT LOCATION

The site is under a minutes walk from Pennant Hills Road and 5 minutes walk from Pennant Hills Station. It is also within an easy walking distance to the Pennant Hills retail precinct, community centre, public school and bowling club.





## SITE CONTEXT PRECINCT

The property is located within an established residential and commercial tower precinct and forms part of the Pennant Hills Town Centre.

The precinct comprises three existing commercial tower buildings (including 7 City View Road), a serviced apartment hotel, a Telstra exchange and a 10 level residential apartment building

The site is bounded by City View Road, Boundary Road and the railway corridor. It contains a vacant six storey commercial building with basement parking for 186 cars accessed from a shared vehicular ramp off City View Road.

It lies within a precinct of existing density and height. To the north are seven and nine storey commercial and residential buildings. To the west is a six storey residential apartment hotel. To the south and east, over the railway corridor, are free standing residential dwellings.

A number of existing mature trees surround the site mainly along the City View Road and Boundary Road .

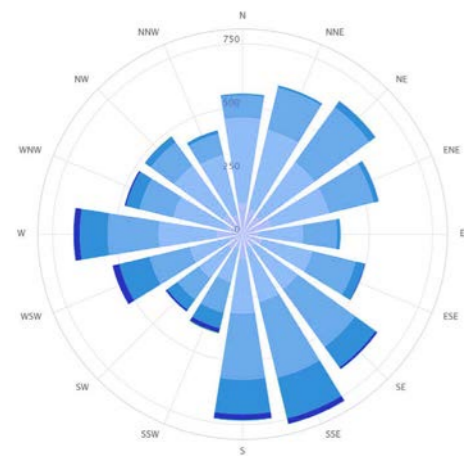
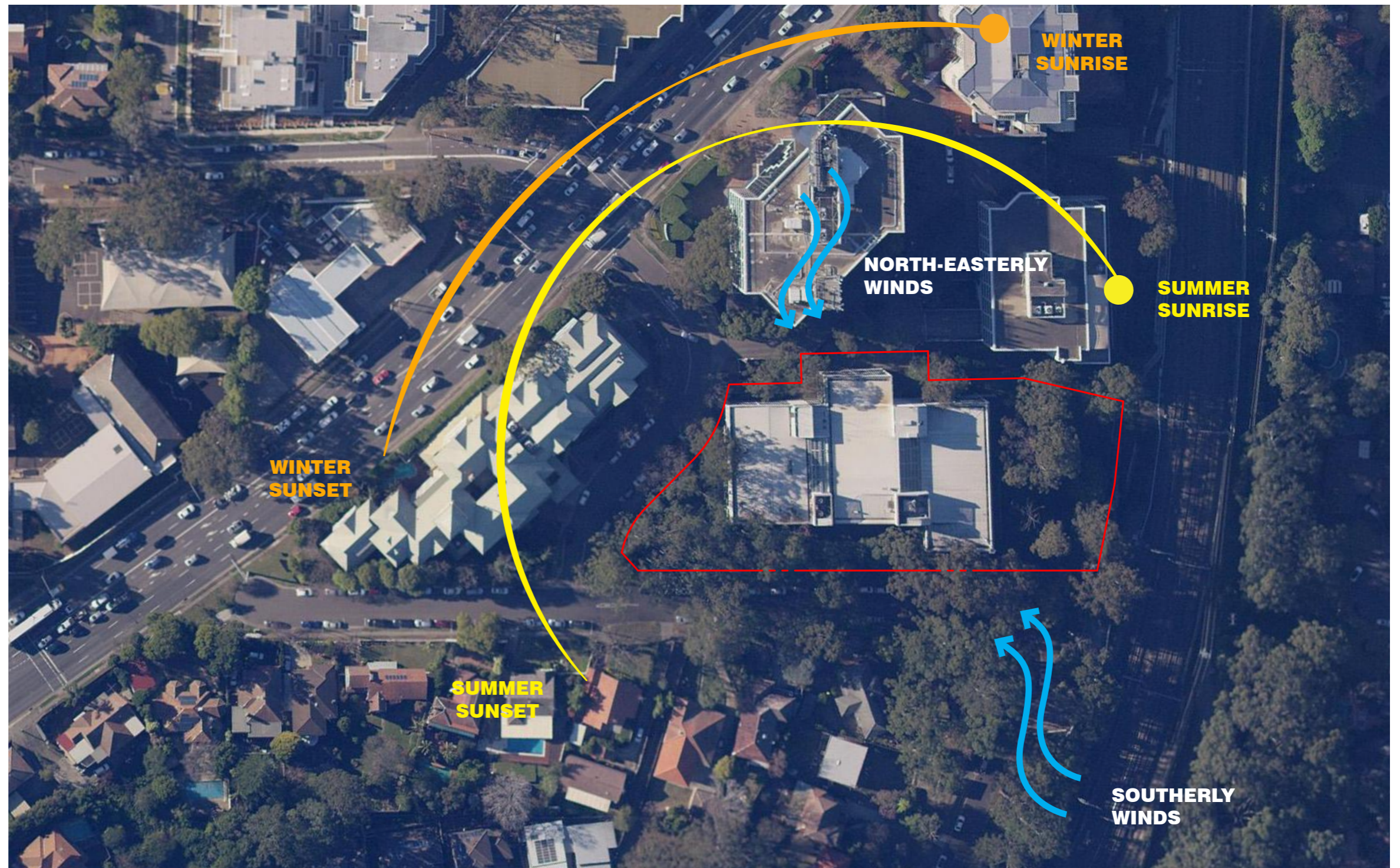




## SITE ANALYSIS CLIMATIC CONDITIONS

Local climatic conditions have been considered for this planning proposal. The site is exposed to prevailing southerly winds and more protected from summer northerly winds. It has an east west orientation which presents long north and south facing boundaries.

The challenge is to optimise northern daylight into new accommodation proposed for the site. This must be balanced by preventing overshadowing of low density residential to the south.



AVERAGE ANNUAL WIND ROSE



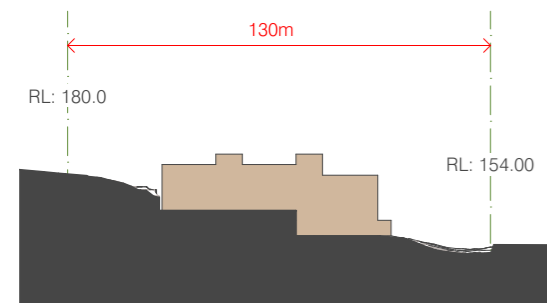


## SITE ANALYSIS

The site is 6476m<sup>2</sup> and has a considerable gradient falling from west to east. This fall is 20% or rather 1:5 grade, falling approximately 26 metres over the length of 130m

High level views are best in an easterly direction over the railway corridor towards the CBD. It will also be important to mitigate overlooking of low density residential to the south.

The diagramme below illustrates the sloping site as a cross section taken through the existing building close to Boundary Road.





## SITE PHOTOS

These views show approaches to the site from City View Road and Boundary Road. They also illustrate the gradient falling from west to east across the site. The density of Blue Gum High Forest trees are also evident in these images.



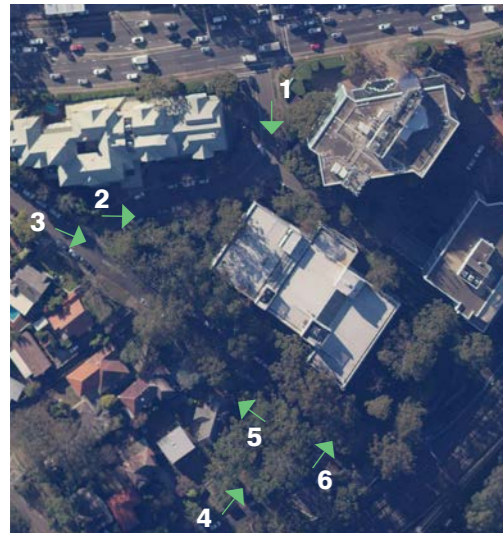
1. CITY VIEW ROAD



2. CITY VIEW ROAD FROM BOUNDARY ROAD



3. CITY VIEW ROAD AND BOUNDARY ROAD



KEY PLAN



4. BOUNDARY ROAD



5. BOUNDARY ROAD



6. SOUTHERN BOUNDARY



## SITE PHOTOS

The existing building and access ramps are illustrated here. A vehicular ramp stems from City View Road and is shared by the three existing commercial buildings in the precinct.

A pedestrian ramp also stems from City View Road, bridging the site between several Blue Gum High Forest trees. The eastern boundary is illustrated at the lowest part of the site, along the railway corridor.



1. ACCESS FROM CITY VIEW ROAD



2. EXISTING SITE AT LOWER GROUND



3. EXISTING SITE AT LOWER GROUND



KEY PLAN



4. VEHICLE ACCESS TO EXISTING SITE



5. VEHICLE ACCESS TO ADJACENT BUILDING



6. RAILWAY AT SOUTHERN BOUNDARY



**SECTION 2**  
**MASTERPLAN**

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## MASTERPLAN PROPOSED

The proposed masterplan enhances pedestrian amenity to the Pennant Hills commercial precinct and railway station by dedicating a pathway through the site towards dwellings in Boundary Road. New pedestrian barriers are possible at the City View and Pennant Hills Road intersection. Potential for further acoustic buffers along the railway corridor and at the west end of Boundary Road abutting Pennant Hills Road are illustrated here. \*Subject to VPA or agreement with Council

The proposed building is carefully scaled to fit within the existing building footprint as it faces City View Road and Boundary Road. It passes beyond this in the area of least impact towards the eastern boundary. The built form is orientated to direct views towards the east, away from neighbouring dwellings to the south. It is shaped specifically to mitigate overshadowing of residential dwellings to the south and east.



### LEGEND

-  Existing Building Footprint
-  Site Boundary
-  Existing Tree
-  Proposed Tree



# MASTERPLAN PROPOSED

The proposed building volume has been designed to offer best amenity to future site dwellers through allocation of a diverse set of uses at appropriate levels.

Commercial and community levels are aligned with existing ground lines with access to a new pocket park, communal terraces and regenerated Blue-Gum High Forest.

A through site pedestrian link passes through a communal landscaped terrace.

Residential apartments and ILUs are dedicated to upper levels for optimum views and daylight. These levels are oriented in such a way as to direct views away from residential dwellings to the south and towards the CBD to the east.

The massing of these levels is also designed to allow maximum solar penetration and minimise any additional overshadowing to dwellings to the south.

Rooftop outdoor communal space is also dedicated to the eastern part of the site where impact is mitigated to neighbours.

KEY PLAN

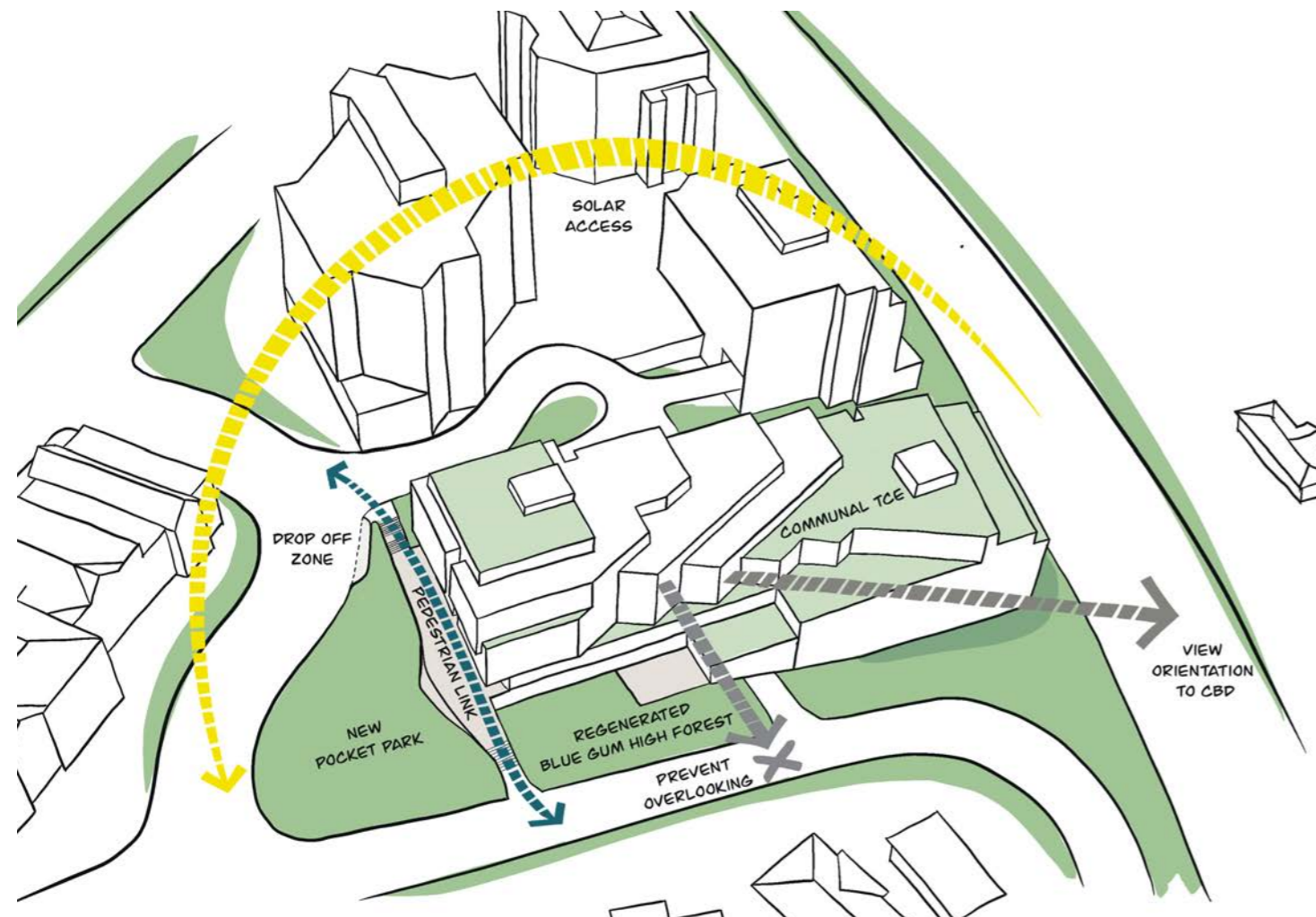


Figure 1

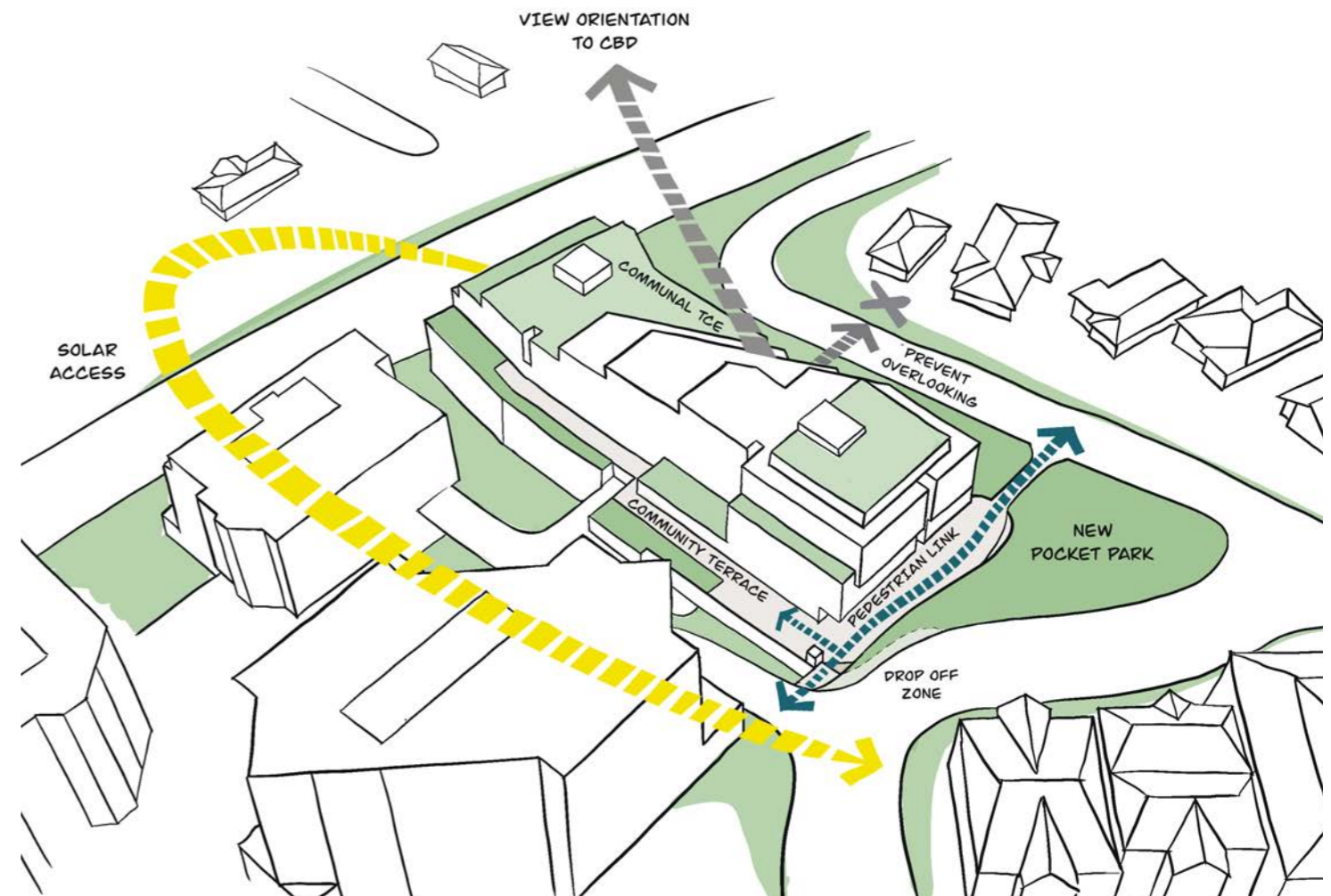


Figure 2

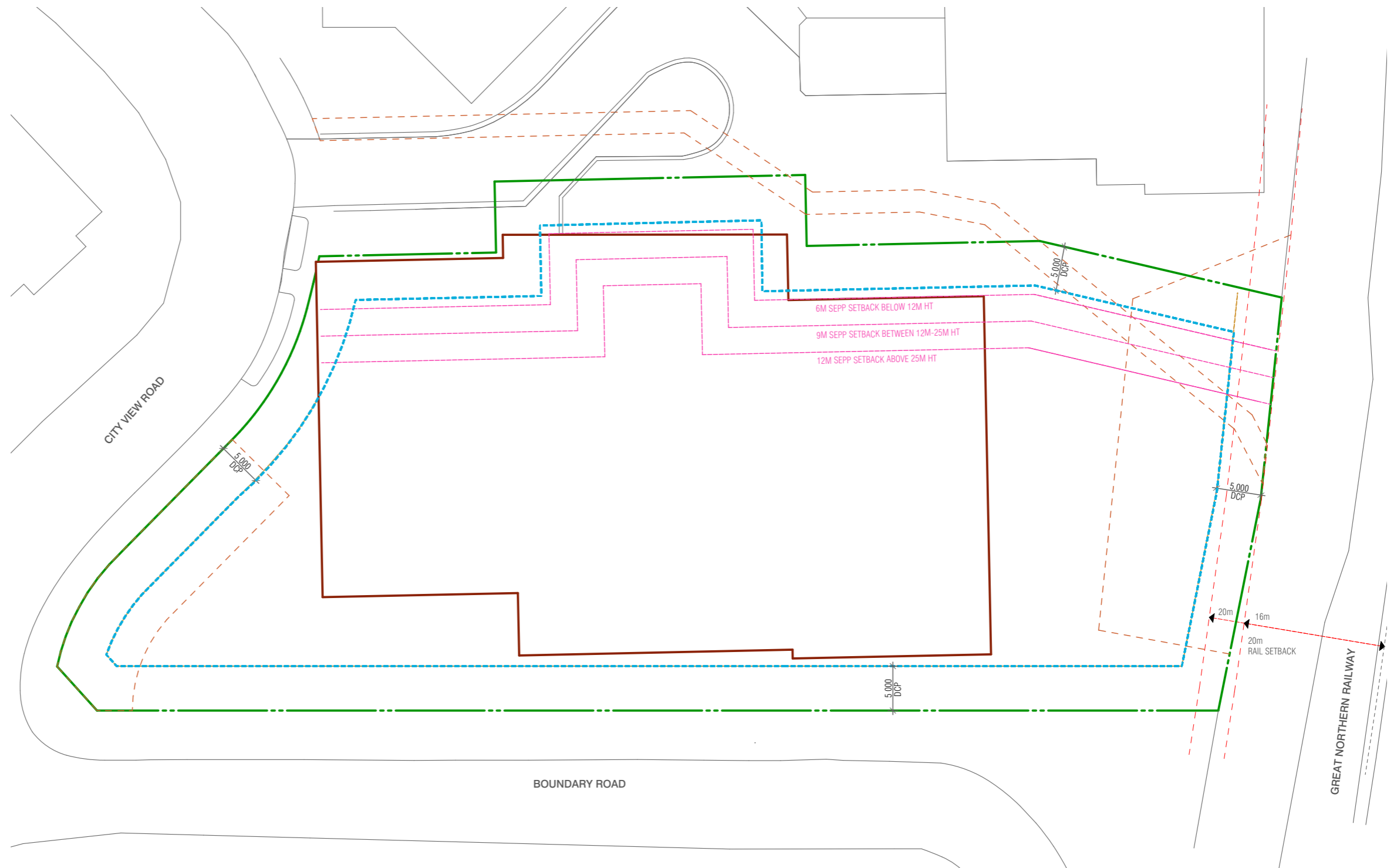


# SITE ANALYSIS PLANNING CONTROLS

Several setback controls dictate potential location of new built form on the site. The Hornsby DCP setbacks are illustrated in blue and railway corridor setback in pink.

The Apartment Design Guidelines (ADG) within the SEPP 65 code mandate separation of residential built form from neighbouring sites. These are illustrated in pink along the northern boundary and increase in distance with height. Site easements are also illustrated here.

Proposed new built form sits within all these setback controls over the site.



**LEGEND**

- Existing Building Footprint
- Site Boundary
- Site Easements
- Hornsby DCP Setback
- SEPP 65 Setback (residential)











## BUILDING FOOTPRINT PROPOSED

The proposed footprint closely follows that of the existing building, effectively minimising its impact on the existing landscape. The existing tree groups on site form areas of Blue-Gum High Forest. The proposal retains a high number of these existing trees with the intent to grow and plant more.

The sloped site lends itself to a partly cantilevered ground floor, allowing for understorey planting. A 20 x 20 metre flora quadrat has been proposed to rectify the removal of existing trees.



### LEGEND

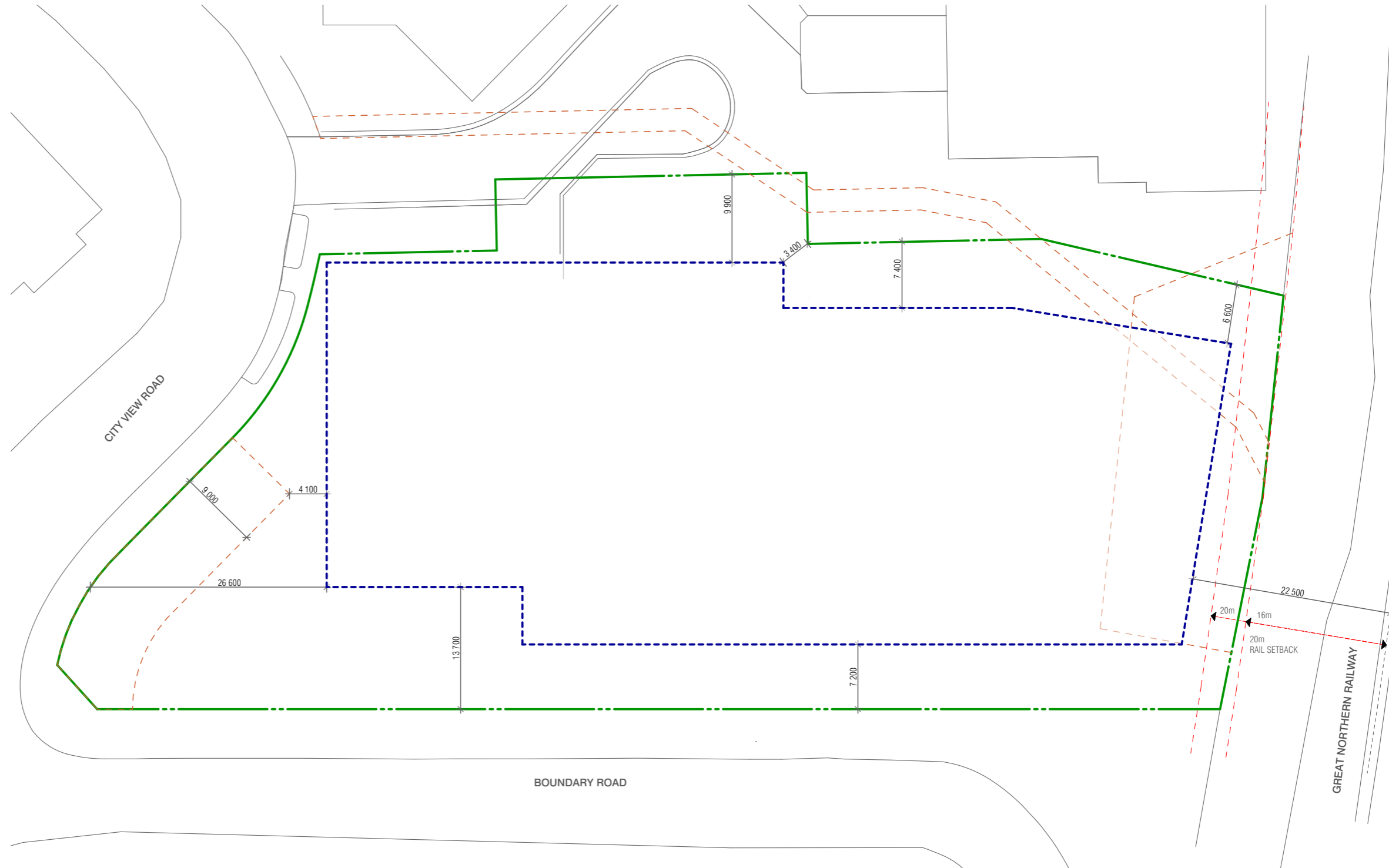
-  Footprint of existing building
-  Footprint of proposed building
-  Area of Blue-Gum high forest
-  20x20 Metre Flora Quadrat
-  Existing Tree - Retained
-  Existing Tree - Removed





# BUILDING FOOTPRINT PLANNING CONTROLS

This diagramme shows the proposed building footprint against the site boundary and easements, demonstrating generous, self imposed setbacks, particularly at the corner of Boundary Road and City View Road.



## LEGEND

- Footprint of proposed building
- Site Boundary
- Site Easements





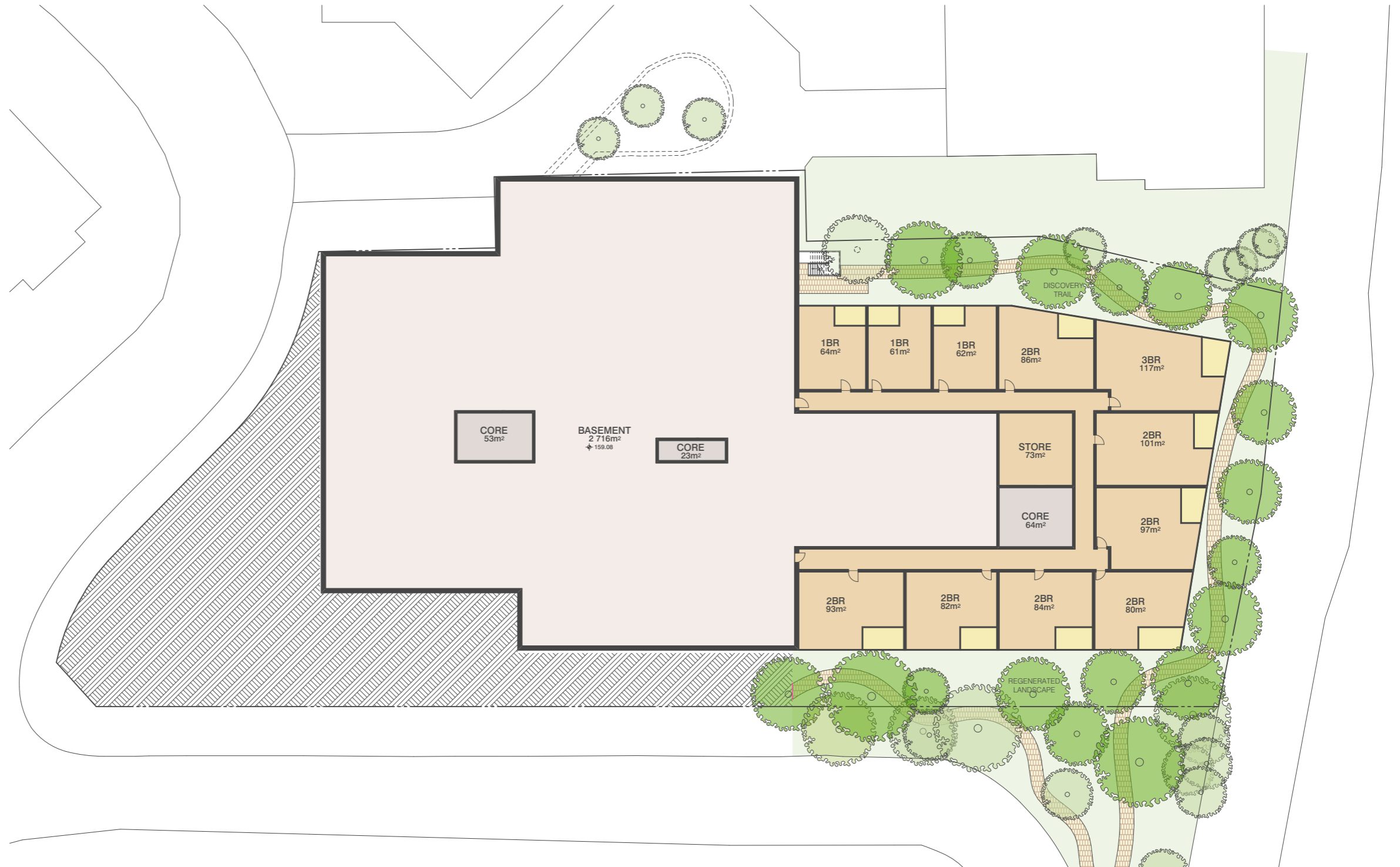
**SECTION 3**  
**BUILDING DESIGN**

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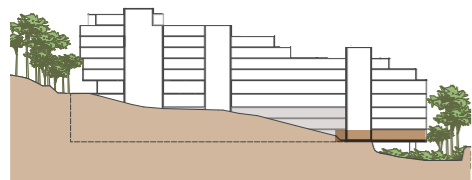


# FLOOR PLAN LOWER GROUND LEVEL 4

Lower ground Level 4 is the lowest level of the building and contains basement parking with plant space in excavated area. As the site falls to the west, the building begins to rise above existing ground and allows residential apartments to exist with access to views and daylight.



- Existing Tree
- Proposed Tree
- Residential



KEY PLAN

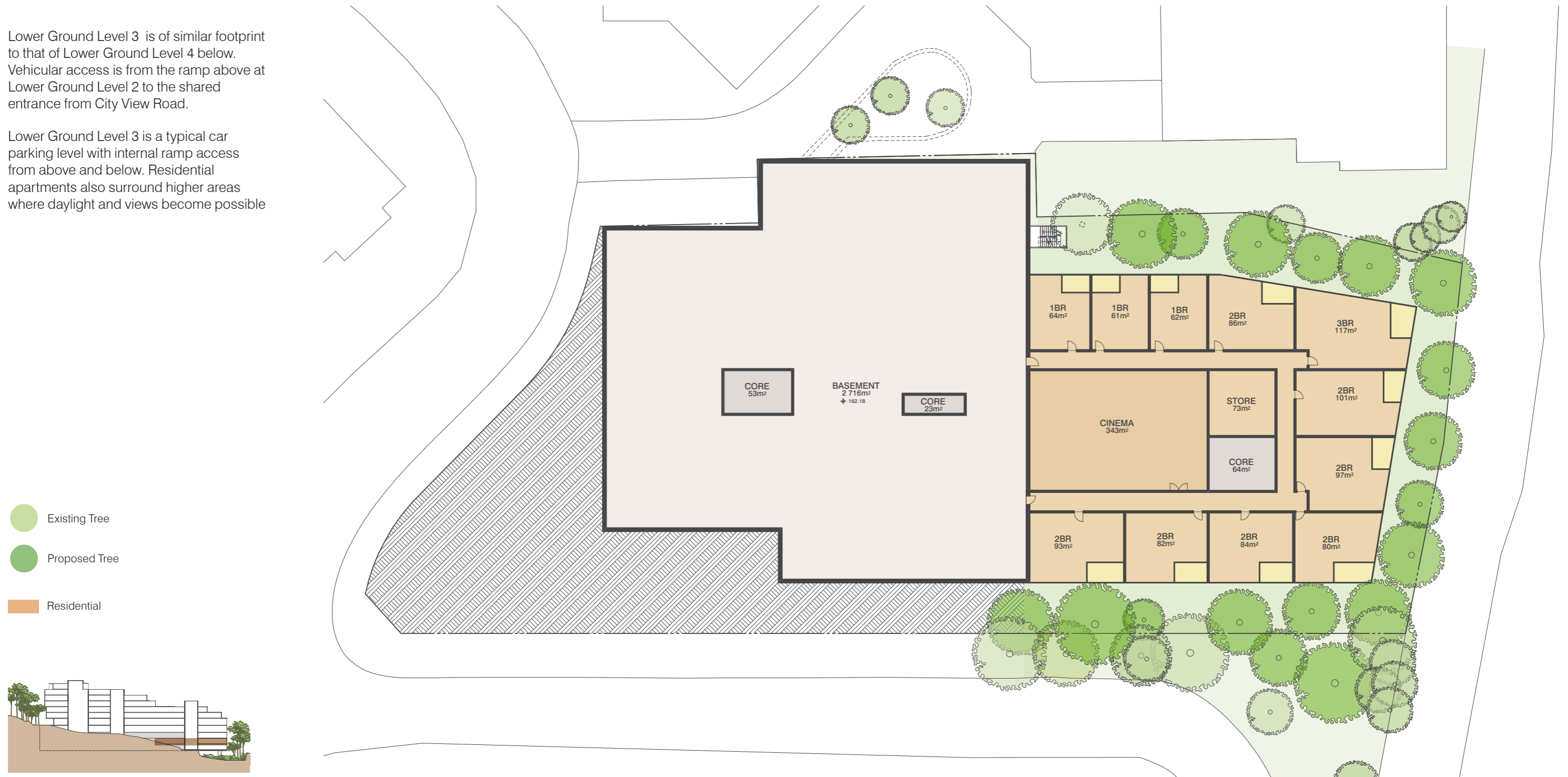




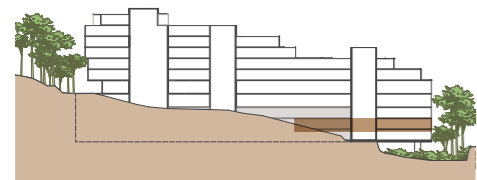
# FLOOR PLAN LOWER GROUND LEVEL 3

Lower Ground Level 3 is of similar footprint to that of Lower Ground Level 4 below. Vehicular access is from the ramp above at Lower Ground Level 2 to the shared entrance from City View Road.

Lower Ground Level 3 is a typical car parking level with internal ramp access from above and below. Residential apartments also surround higher areas where daylight and views become possible



- Existing Tree
- Proposed Tree
- Residential



KEY PLAN

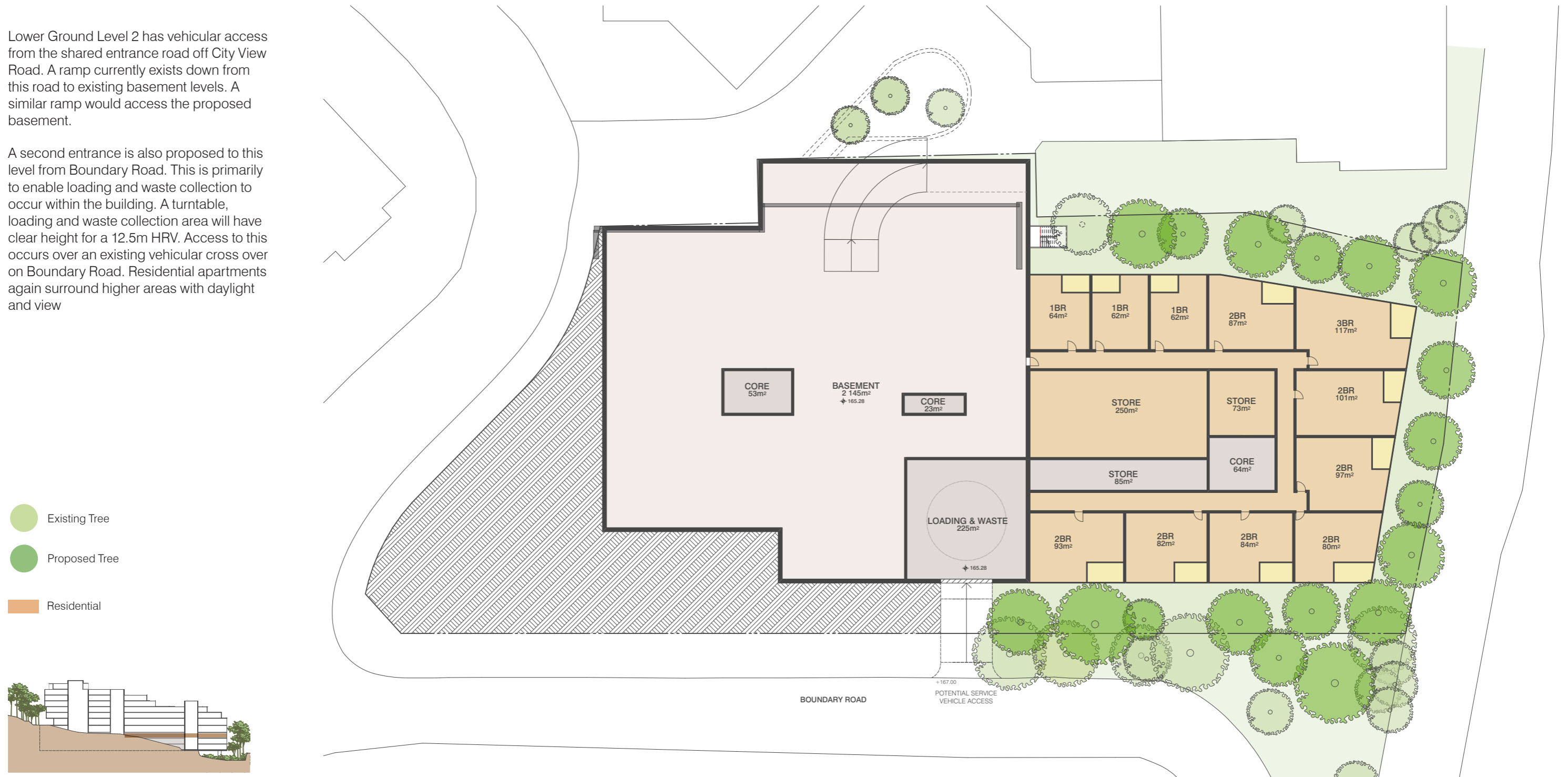




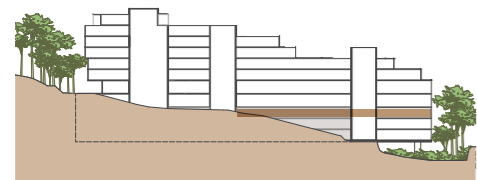
# FLOOR PLAN LOWER GROUND LEVEL 2

Lower Ground Level 2 has vehicular access from the shared entrance road off City View Road. A ramp currently exists down from this road to existing basement levels. A similar ramp would access the proposed basement.

A second entrance is also proposed to this level from Boundary Road. This is primarily to enable loading and waste collection to occur within the building. A turntable, loading and waste collection area will have clear height for a 12.5m HRV. Access to this occurs over an existing vehicular cross over on Boundary Road. Residential apartments again surround higher areas with daylight and view



- Existing Tree
- Proposed Tree
- Residential



KEY PLAN





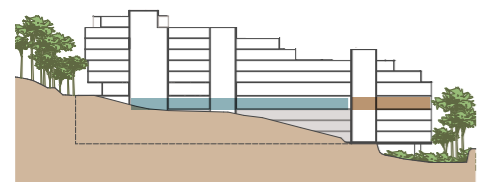
# FLOOR PLAN LOWER GROUND LEVEL 1

A full commercial floorplate is proposed at this level as it has immediate contact with the shared vehicular access road. Vehicle drop off can occur to service this level.

A number of commercial floorplate options are possible around a central lobby. These have potential access to external terrace areas.



- Existing Tree
- Proposed Tree
- Commercial
- Residential



KEY PLAN





# FLOOR PLAN GROUND

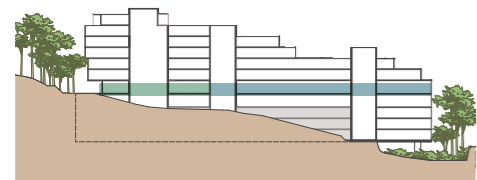
This level is closest to City View Road and gives rise to a pedestrian link through the site. A pocket park emerges as a real public benefit and amenity along this link and within regenerated Blue Gum High Forest landscape. Quiet gatherings and children's play equipment is imagined here.

Community space is dedicated to this level with direct access to the pedestrian link, pocket park and a north facing community terrace. A start up / incubator space offers excellent opportunity for new business activity. Further commercial space enjoys views to the east over the rail corridor.

North facing residential lobbies access two separate lift and stair cores from the community terrace area. This allows access from a residential vehicular drop off area along City View Road, separate to that of commercial or community below.



- Existing Tree
- Proposed Tree
- Community
- Commercial
- Landscaped area
- Residential



KEY PLAN

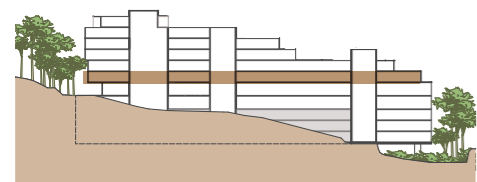




# FLOOR PLAN LEVEL 1

This is the first full residential floor plate of the building. The western half is potentially dedicated to Seniors Living or Independent Living Units (ILU) with separate core access from residential apartments to the east. These begin to have higher level views towards the CBD to the east. ILUs would have district views to the west.

The floorplate is configured to direct views from the southern façade away from dwellings to the south and towards the CBD to the east. Landscape setback zones feature to soften the building above larger community and commercial floorplates below.



KEY PLAN



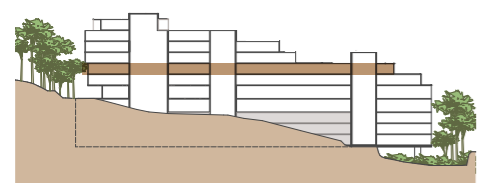


# FLOOR PLAN LEVEL 2

A repetition of efficient residential floorplates now occur with additional landscape setbacks. These reduce visual scale and bulk of the building and also mitigate overshadowing of residential neighbours.



- ILU Senior's Living
- Residential
- Landscaped area



KEY PLAN



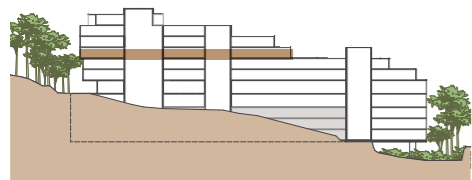


## FLOOR PLAN LEVEL 3

An opportunity arises at this level for a communal rooftop garden and terrace area to be shared by all residential accommodation. It is located at the eastern end to avoid any overlooking of dwellings to the south and prevent any acoustic issues. It receives northern sunlight and has good eastern views. Hard and soft landscapes with shade structure and a potential swimming pool feature here.



- Proposed Tree
- ILU Senior's Living
- Residential
- Landscaped area



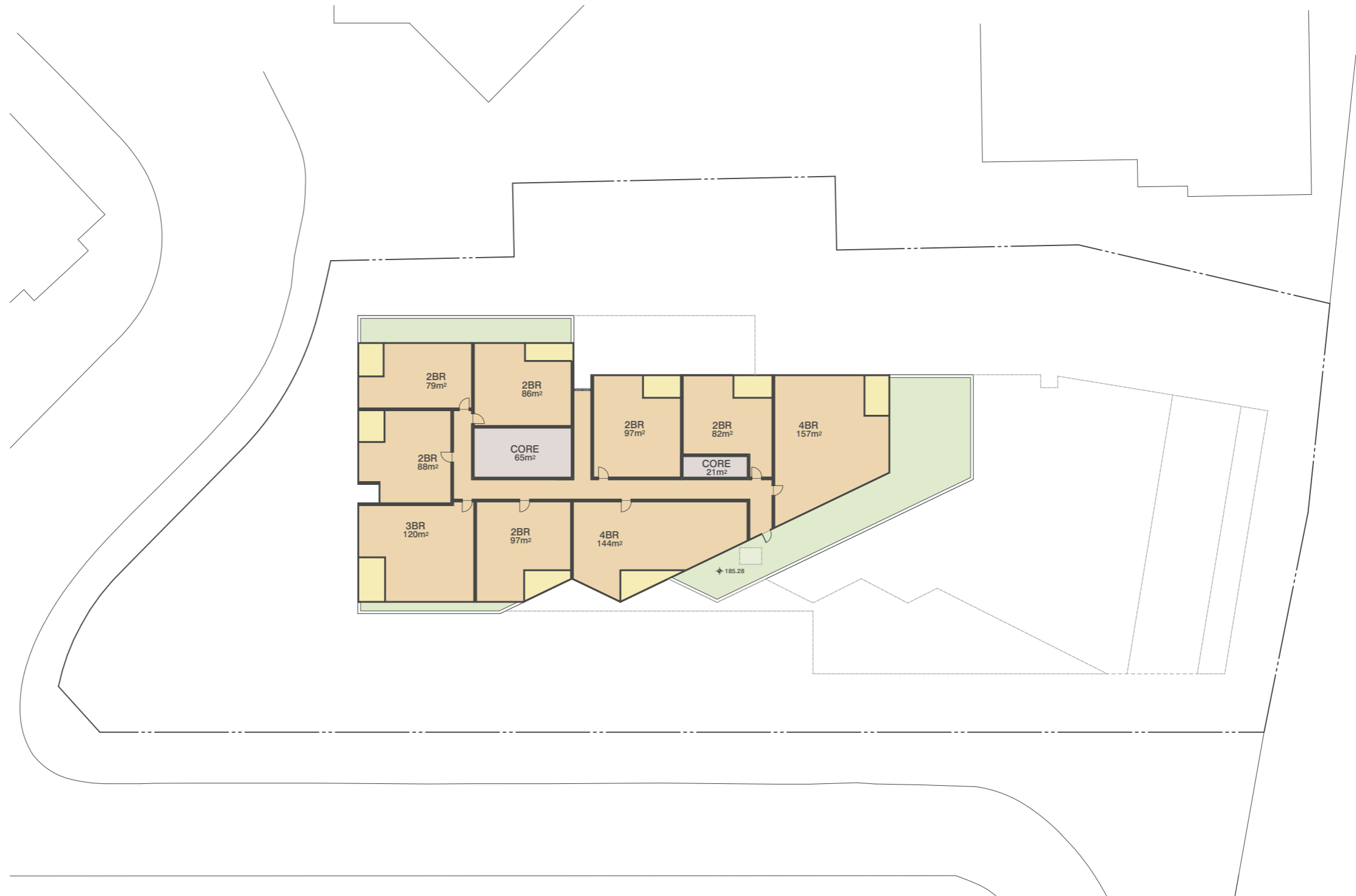
KEY PLAN



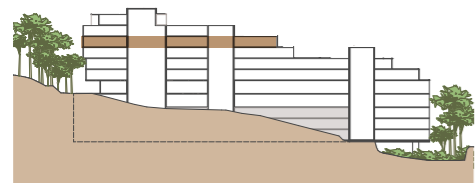


# FLOOR PLAN LEVEL 4

Further setbacks occur to built form at this level with landscaped planter areas. View continue to be directed to the east rather than south.



- Residential
- Landscaped area



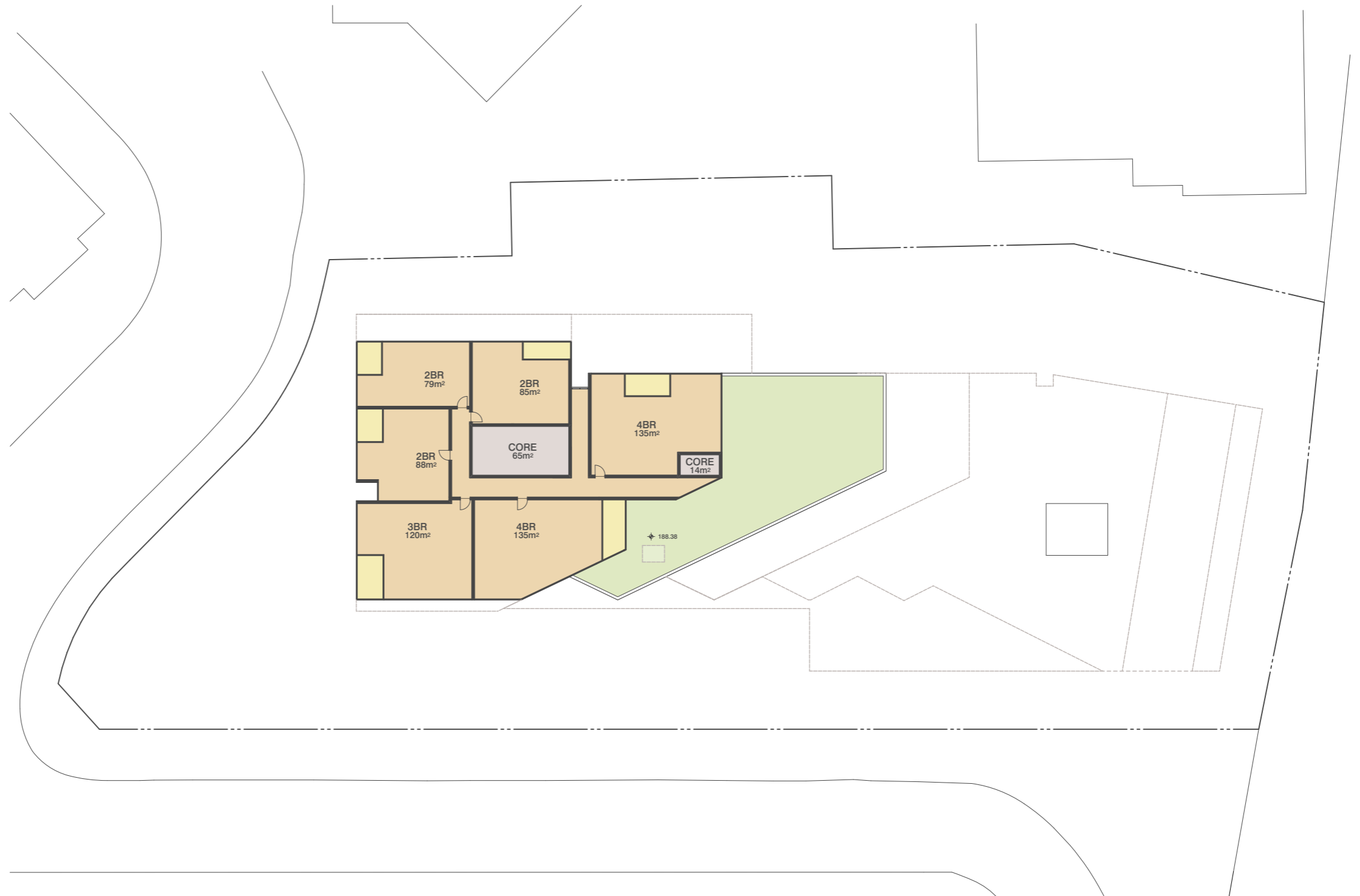
KEY PLAN



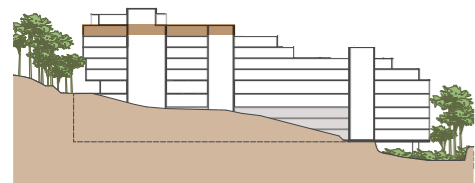


# FLOOR PLAN LEVEL 5

The building mass continues to diminish in size at higher levels with large landscaped planter areas which mitigate overlooking.



- Residential
- Landscaped area



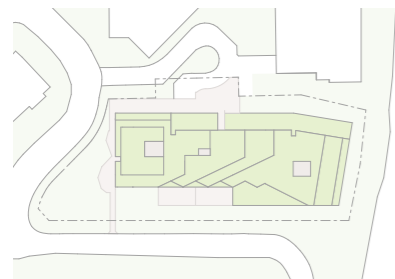
KEY PLAN



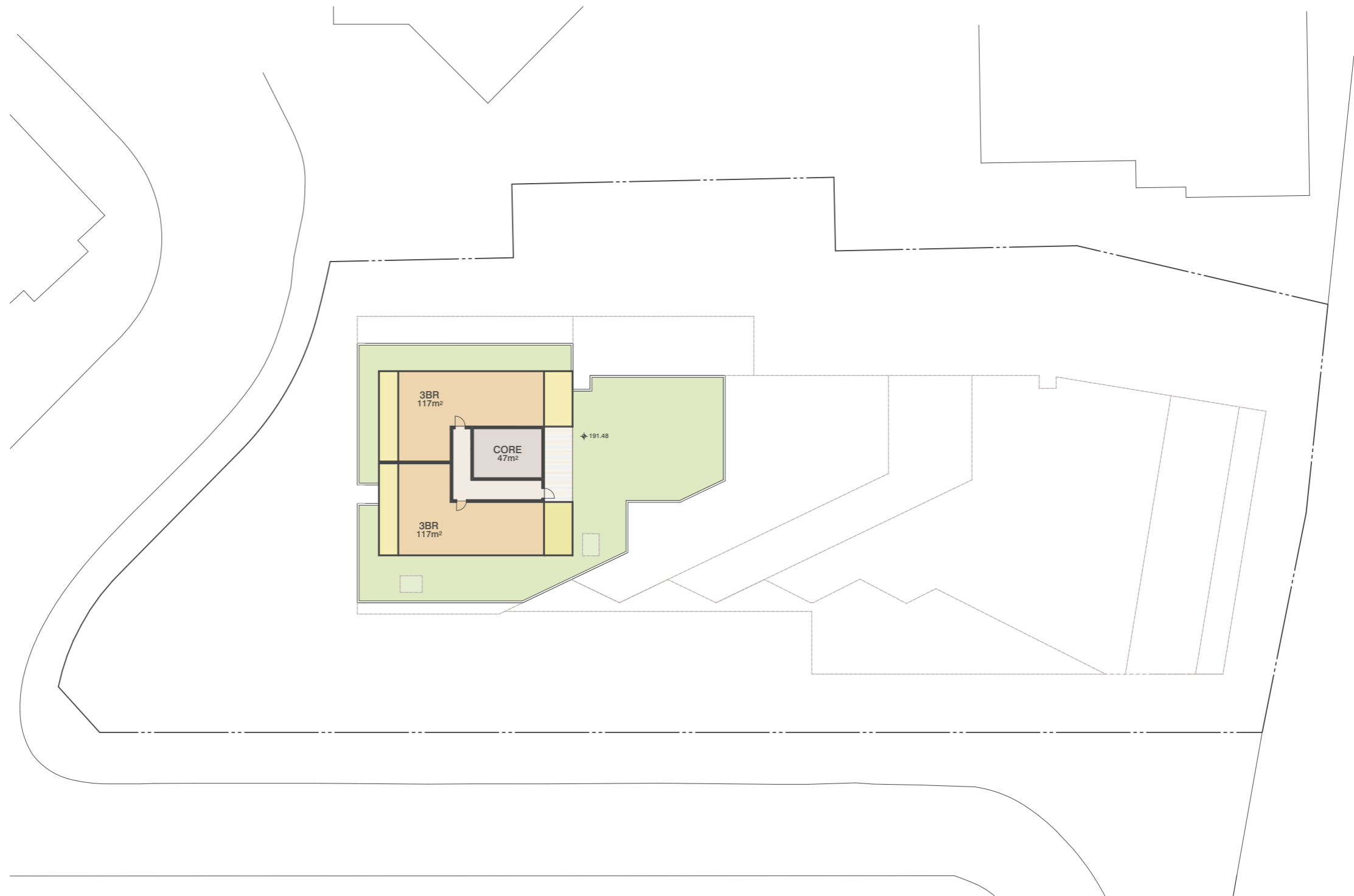
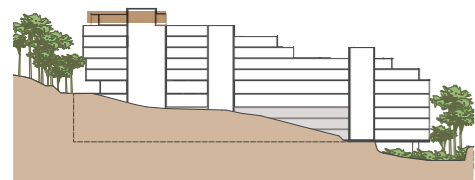


# FLOOR PLAN LEVEL 6

The highest level of the building is setback from all sides and also surrounded by landscape planters to reduce scale and bulk.



- Residential
- Landscaped area



KEY PLAN





## SECTION BUILDING USES

This section illustrates the diverse range of proposed building uses by level. Residential floor to floor heights are 3.1m allowing for 2.7m ceilings to living areas. Commercial and community floor heights are 3.8m to enable higher ceilings over larger span open plan areas.

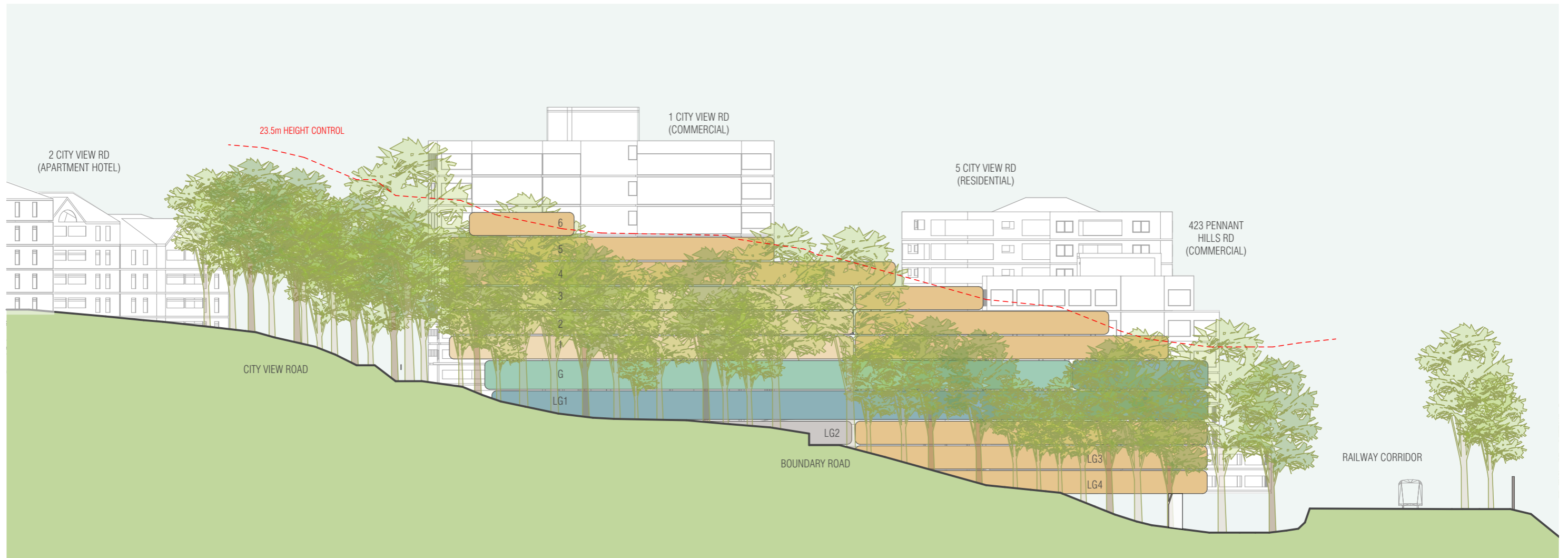
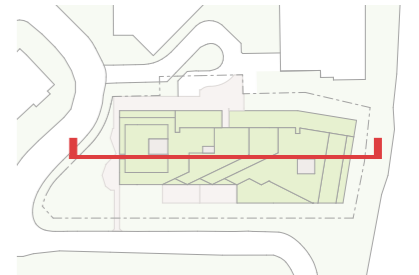
The site is subject to a height control of 23.5m. This height plane is shown as a dotted line running parallel to the original ground plane. The proposed building is generally in accordance with this height plane, with some minor incursions above and some areas well below.

The neighbouring commercial and residential buildings are visible behind and considerably higher in comparison to the proposed building.

- Residential
- Seniors Living ILU
- Commercial
- Community
- Car park



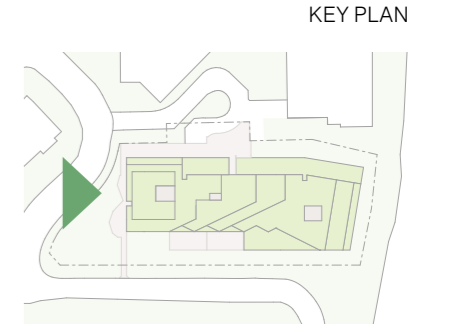
KEY PLAN





# ELEVATION NORTH-WEST

This elevation is along the City View Road frontage. It shows the majority of proposed built form sitting well below street level with much also behind existing tree canopies. The scale built form is also seen well below that of 1 City View Road adjacent.





## ELEVATION SOUTH-WEST

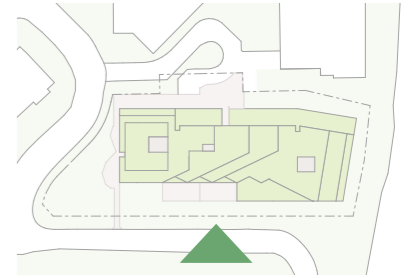
Building elevations are illustrated here to show the relationship to existing tall Blue Gum High Forest trees along the southern boundary.

The neighbouring commercial and residential buildings are again visible behind and considerably higher in comparison to the proposed building.

A significant proportion of the proposed built form along Boundary Road is below the existing tree heights and a smaller proportion just above it.

The lowest level is shown to rise above the existing topography and easement below.

KEY PLAN





# ELEVATION SOUTH-EAST

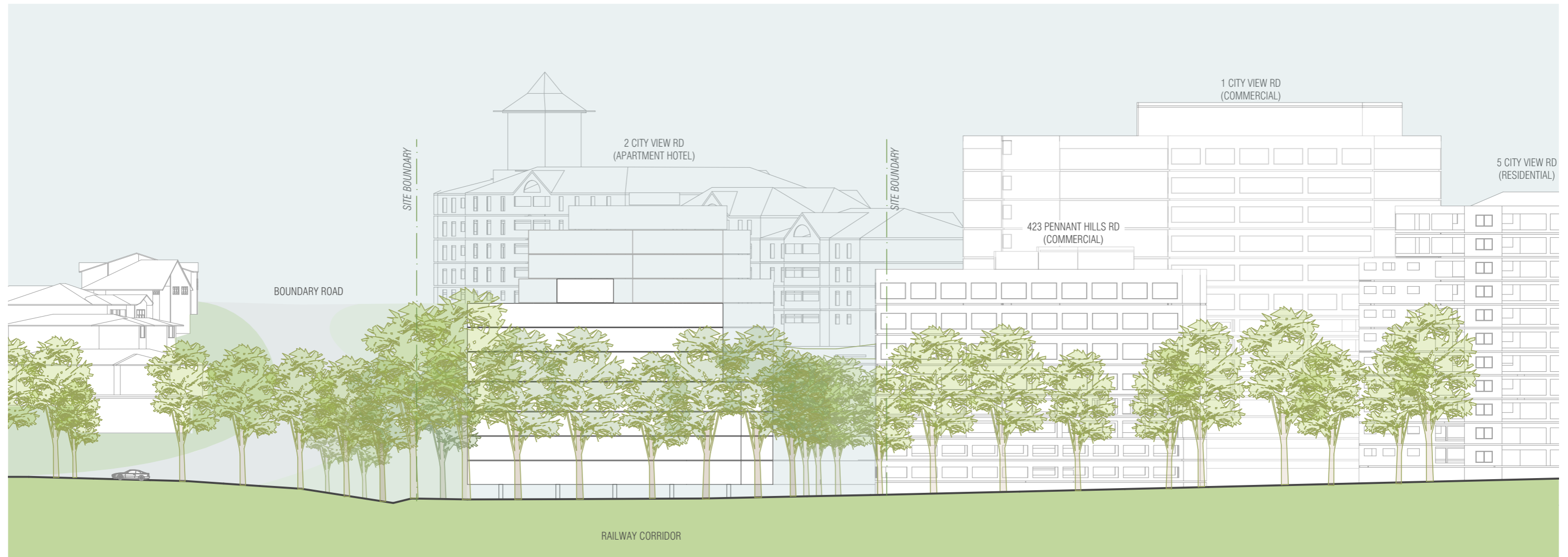
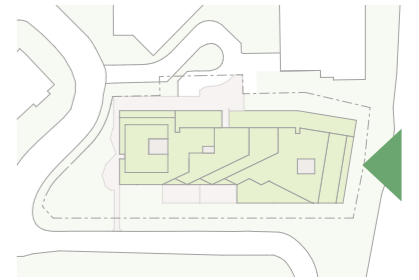
As the site topography descends to the south east the proposed building form descends with it.

This elevation shows the entire building which would recede in appearance over building height. The existing commercial building adjacent is more dominant as it rises vertically over seven levels closer to the boundary.

Residential dwellings opposite on Boundary Road are separated from the proposed building by a dense mass of Blue Gum High Forest trees. These dwellings rise up Boundary Road as it moves towards City View Road.



KEY PLAN

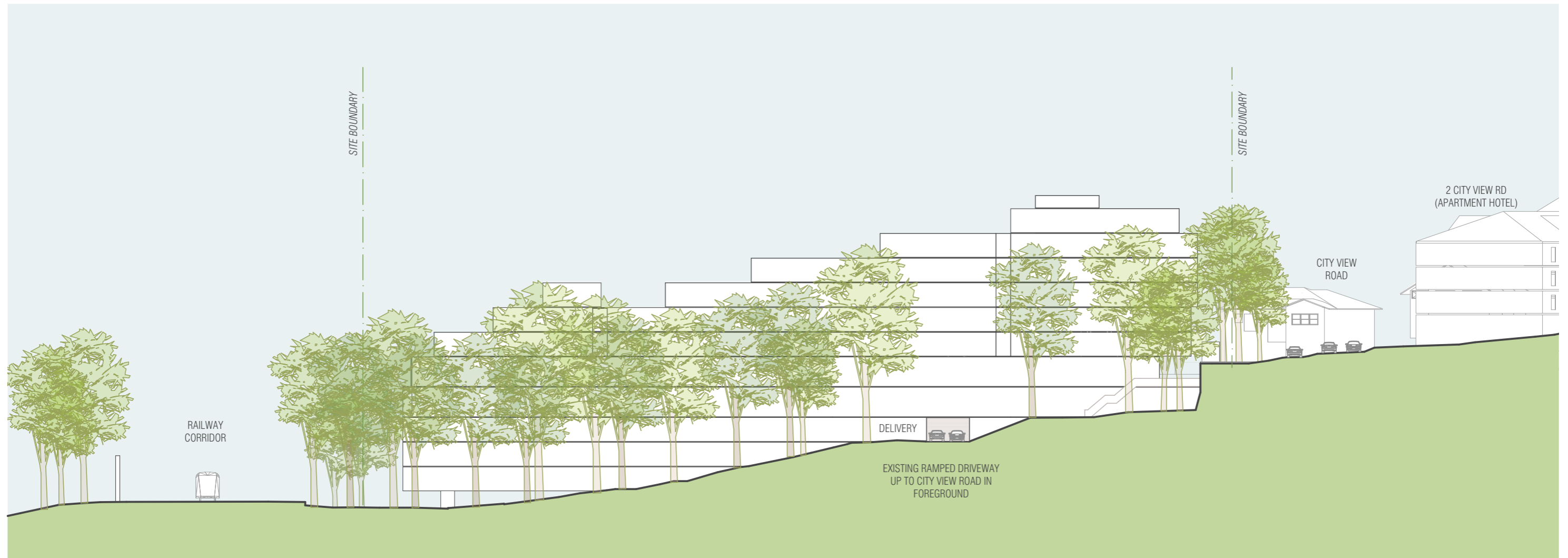
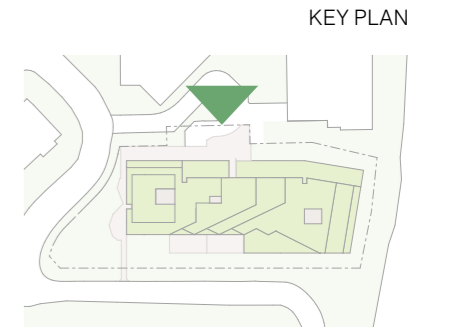




# ELEVATION NORTH-EAST

This north east elevation would only be seen from adjacent existing commercial buildings.

The proposed building is shown to terrace down the site in respect of the 23.5m height control. Vehicular access to basement levels is shown from the existing ramp and pedestrian access from City View Road.

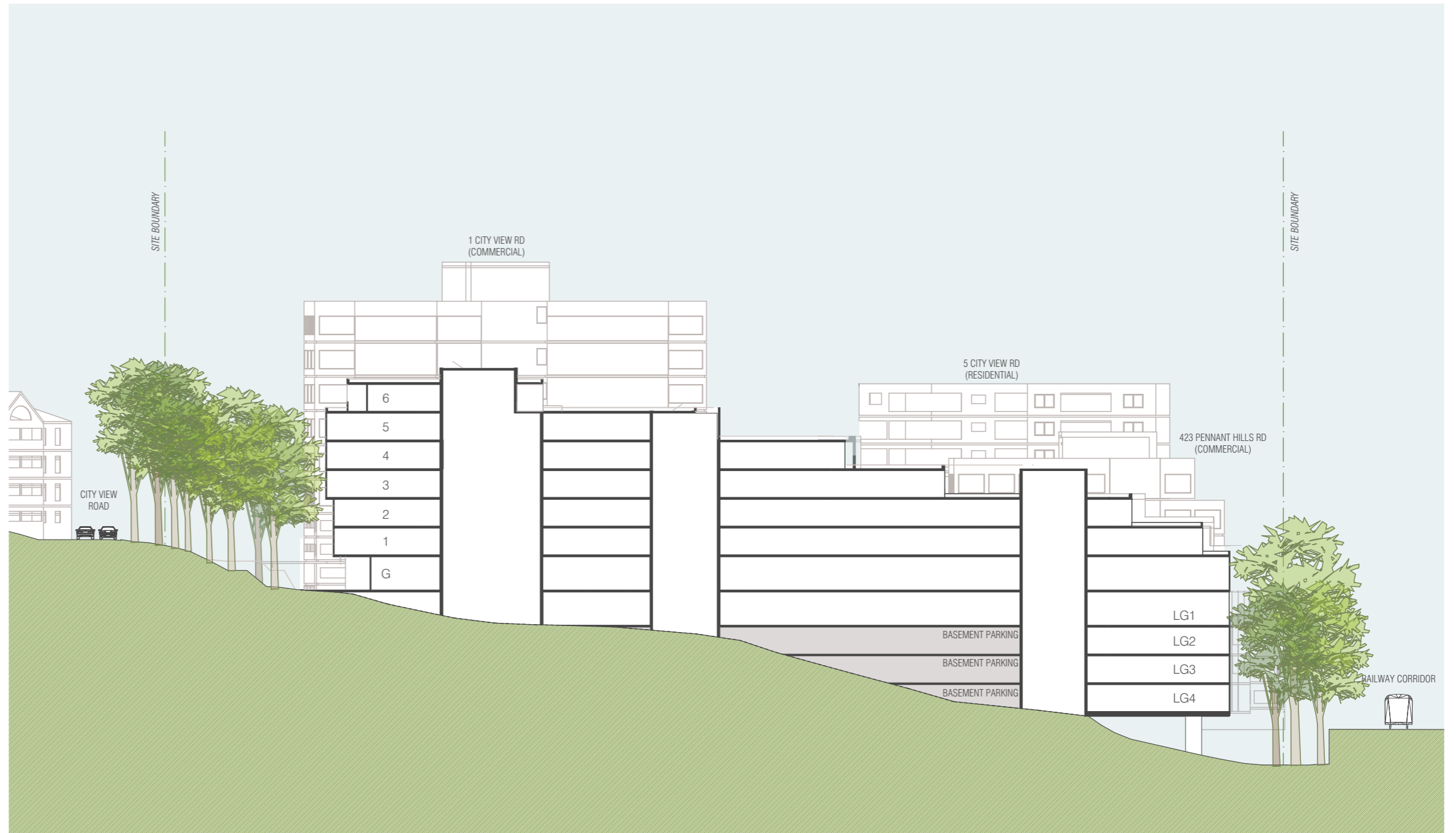




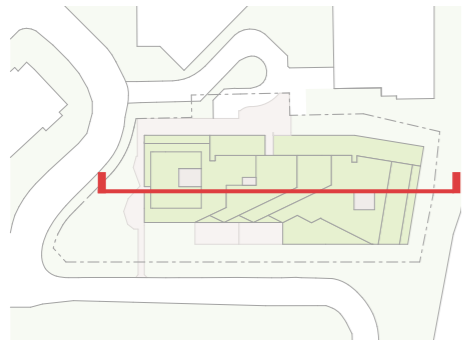
## SECTION EAST-WEST

The long section runs through the proposed building and shows the extent of basements and tapering built form following the line existing site topography.

The height plane illustrates the proposed building has some minor incursions above and some areas well below 23.5m. The neighbouring commercial and residential buildings are visible behind and considerably higher in comparison to the proposed building.



--- Natural Ground Level

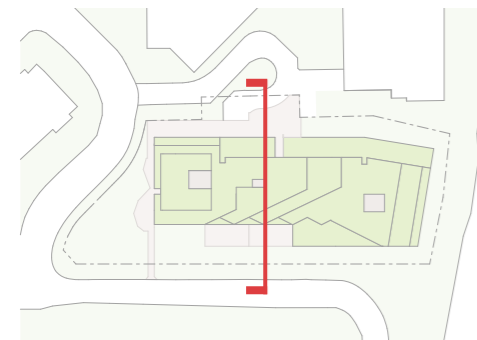
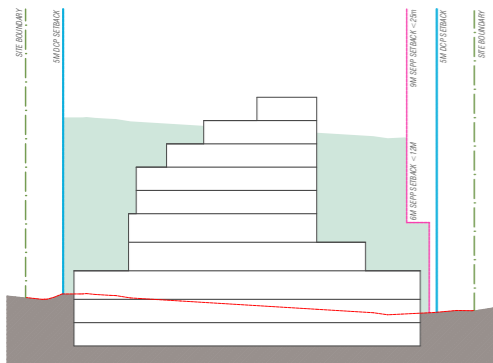


KEY PLAN

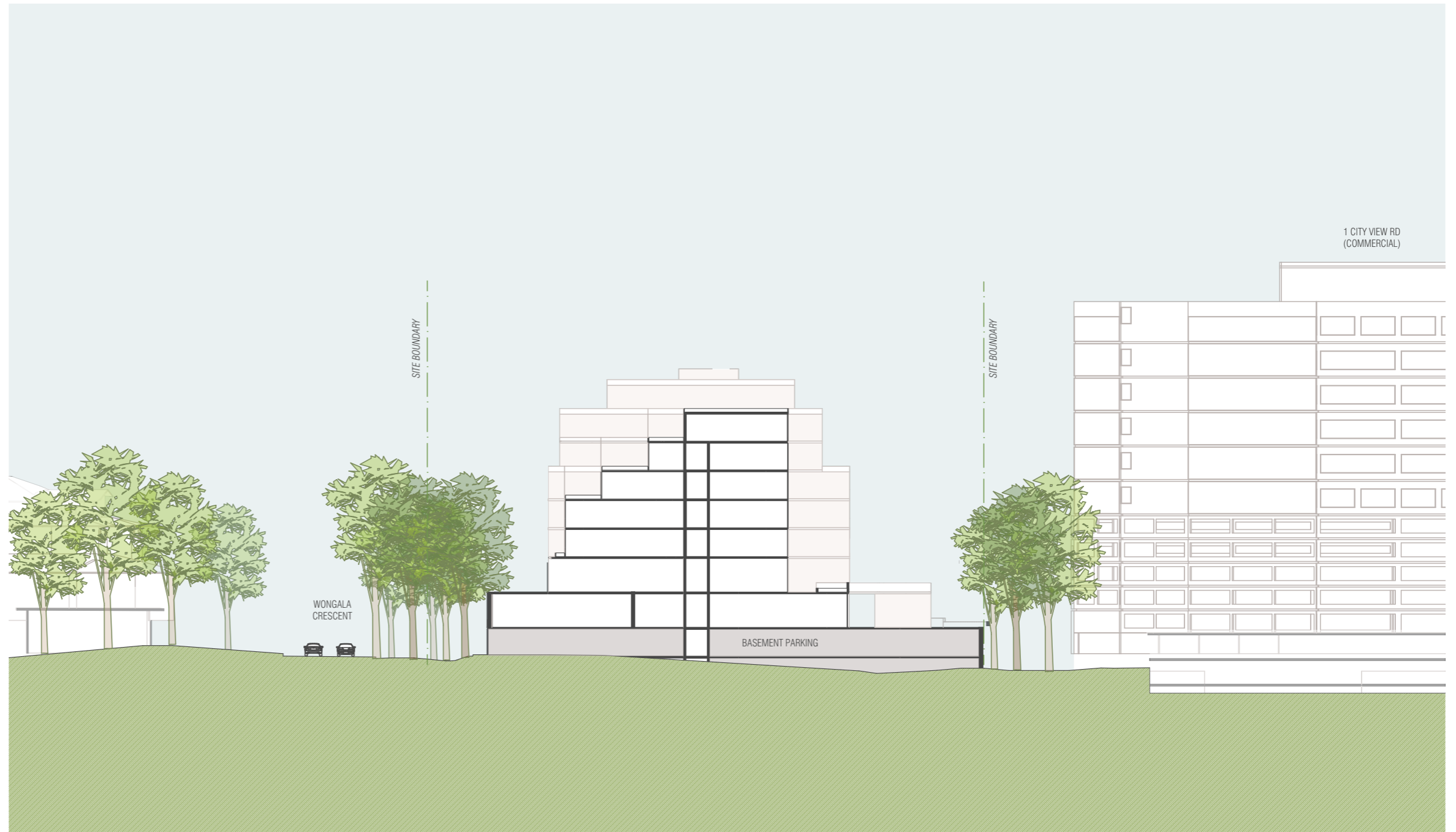
## SECTION NORTH-SOUTH

This section illustrates the way in which the proposed building reduces in height and mass towards Boundary Road, which mitigates overshadowing of neighbouring residential dwellings. Basement areas fill site extents while the accommodation above

The diagramme below illustrates how the built form is setback from both side boundaries and has a volume substantially less than that allowable. Separation from dwellings is important to the south and potential site redevelopment to the north. The proposed built form therefore sits comfortably between the two.



KEY PLAN





**SECTION 4**  
**VISUALISATIONS**

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## VISUALISATIONS DESIGN INTENT



Following are a series of perspective views created from key locations around the site. The design intent is to deliver a building which sits comfortably in its surroundings by respecting the natural topography of the site and maintaining its forest landscape character. Building massing is well articulated with setbacks to lower levels to reduce building footprint and to higher levels to reduce appearance of built form.

View 1 illustrates the approach to the building from City View Road. The shared vehicular ramp is seen and vehicular drop area. Access to the commercial, community and residential lobbies is clearly visible. The pocket park with terraced seating, play equipment and pedestrian link are also evident. The proposed building forms a backdrop to this activity and nestles in behind a number of mature existing trees.

View 2 shows the building from the City View Road and Boundary Road intersection. This is its highest vantage point. The proposed building will be veiled through existing mature trees, which are illustrated with more transparency to enable visibility of the building. In reality, these trees will shroud the building which will be barely visible. At lower levels tree foliage this and the ground plane becomes more visible than those behind tree canopies. The pocket park and pedestrian link become apparent and inviting here.

View 3 has been created from within the site boundary and inside the canopy of trees. It illustrates the potential character of the pocket park and pedestrian link. It also illustrates an intimate relationship between the community space inside and public open space outside. This community space is screened along the south façade to mitigate any overlooking into dwellings opposite along Boundary Road.

View 4 illustrates the voluntary setback area along the northern edge of the site facing the commercial precinct. It shows potential for a wonderful community outdoor terrace area at level 4 with northern light, landscaping and BBQ areas. This has good acoustic protection from dwellings on the other side of the building along Boundary Road. This space has direct contact to community space and the start up incubator space. It also forms the entrance to residential apartment lobbies and will become a social heart of the precinct.

View 5 is an aerial perspective from the upper section of Boundary Road. This illustrates the unique terraced form of the proposed building as it responds to existing site topography. It also shows how these terraces direct views from living areas away from dwellings opposite on Boundary Road and towards the CBD to the east. Timber look privacy screens populate the southern façade to soften the building within its woodland context and to further mitigate overlooking. A communal rooftop landscape at level 7 will add great amenity to the building and is further to the east than any dwellings along Boundary Road and will be screened with landscape to mitigate overlooking. Its is also setback from the eastern boundary to prevent any overlooking of dwellings on the other side railway on Azalea Grove.























## MATERIALS

**OFF-FORM  
IN-SITU CONCRETE**



**NATURAL STONE**



**TIMBER**



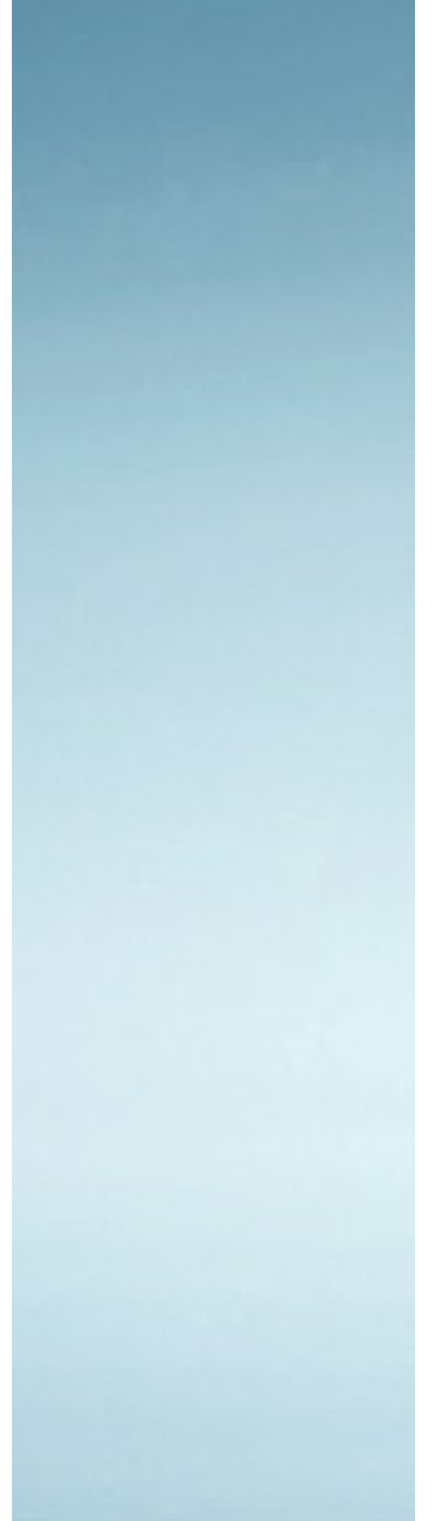
**BRONZE  
POWDERCOAT**



**CHARCOAL GREY  
POWDERCOAT**



**GLAZING**



Materials have been selected to compliment the woodland character of the site with natural stone interlocked with timber look facades. Glazing is recessive in charcoal aluminium frames.



**SECTION 5**  
**COMPLIANCE**

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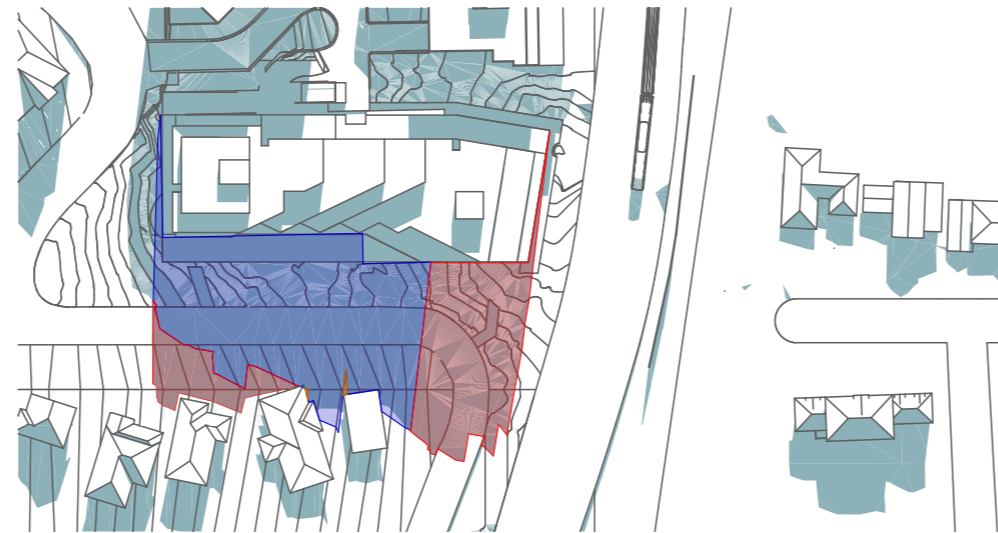


## COMPLIANCE MITIGATING OVERSHADOWING

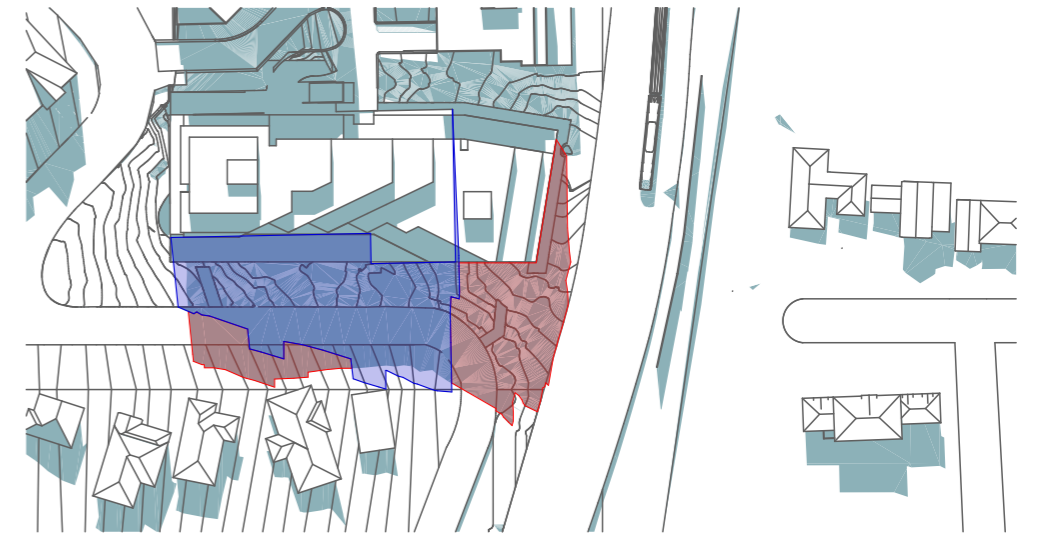
Digital surveying was commissioned of the site, the existing building, neighbouring buildings to the north east and dwellings to the south and west. These have been modelled in CAD 3D to accurately analyse shadow projections from existing and proposed built form.

Diagrammes opposite illustrate the shadows cast by the existing building in blue and additional shadows cast by the proposed building in purple from 9am each hour to 12pm on June 21st.

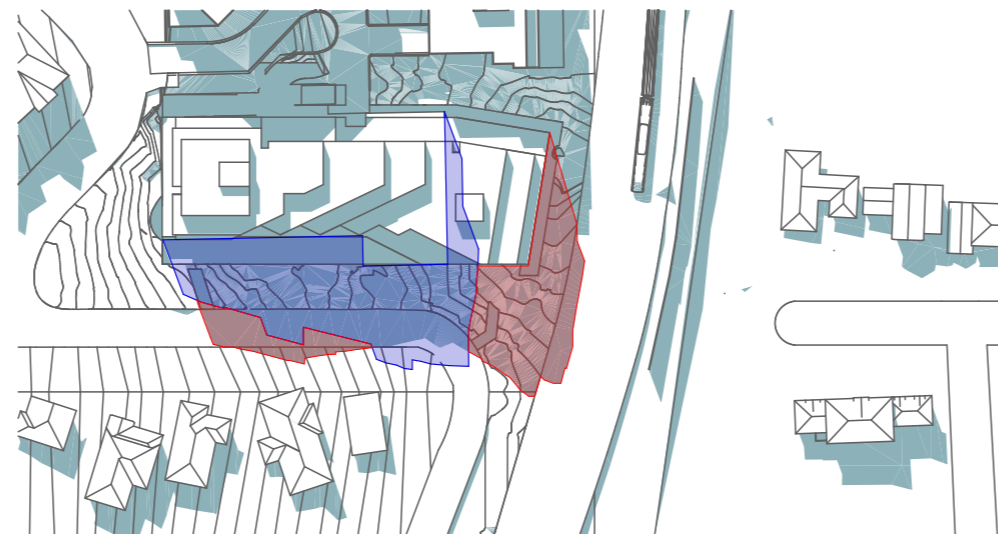
The building volume has been designed to mitigate any overshadowing of rooftops and primary living areas of dwellings to the south.



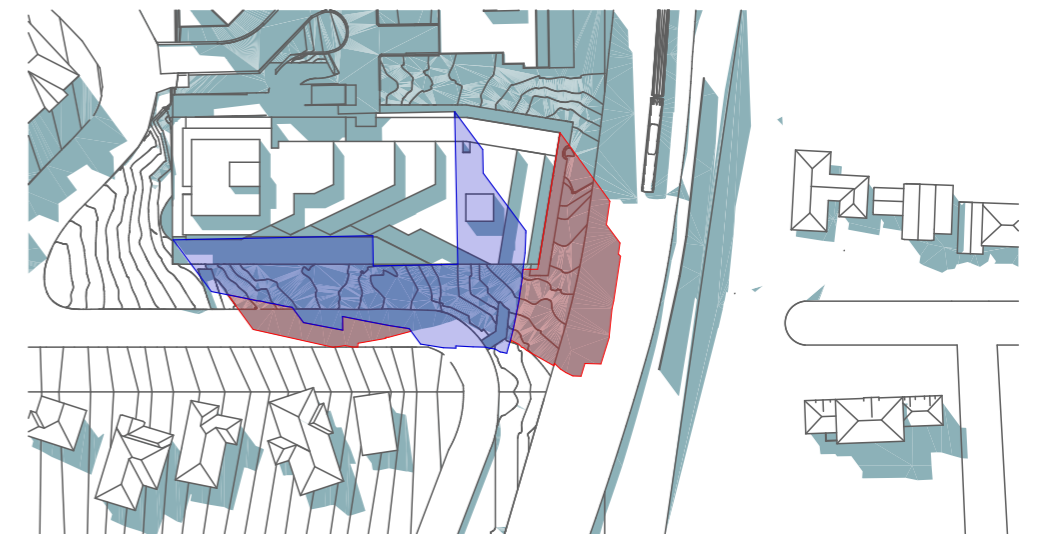
OVERSHADOWING 9 AM



OVERSHADOWING 10 AM





OVERSHADOWING 11 AM



OVERSHADOWING 12 PM

### LEGEND

-  Shadow of existing building
-  Additional shadow of proposed building

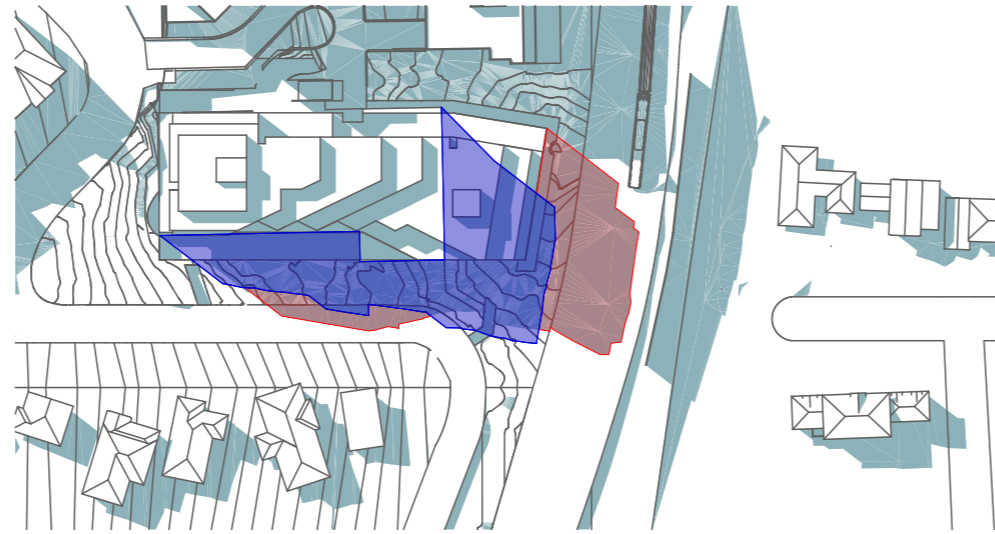
Note: No overshadowing on neighbouring rooftops



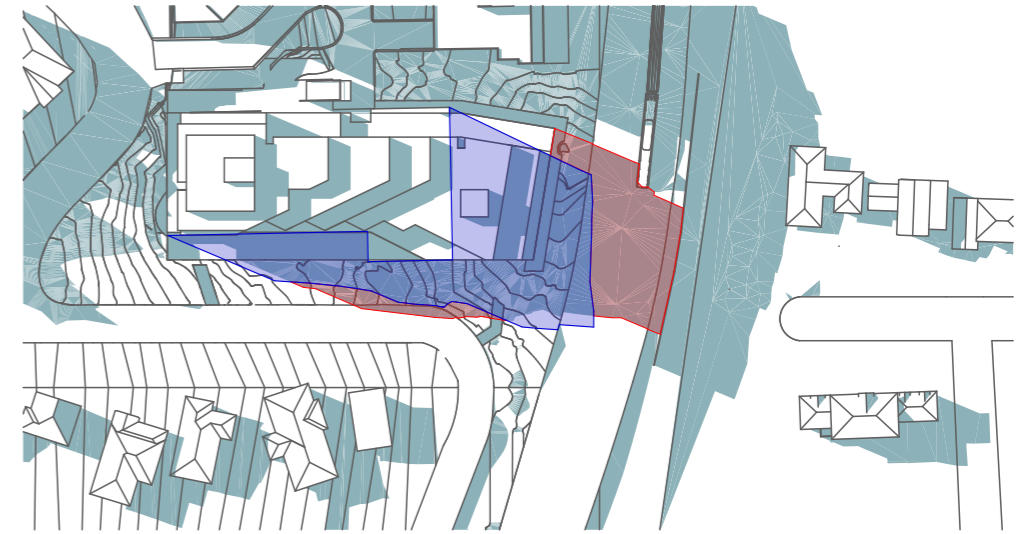
## COMPLIANCE MITIGATING OVERSHADOWING

Diagrammes opposite illustrate the shadows cast by the existing building in blue and additional shadows cast by the proposed building in purple from 1pm, 2pm, 2.30pm and 3pm on June 21st.

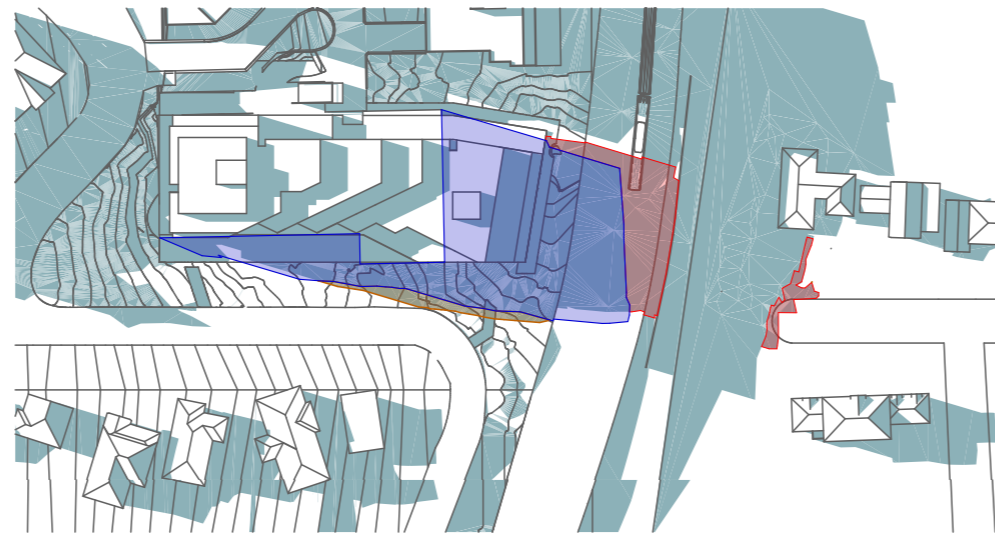
The building volume has been designed to mitigate any overshadowing of rooftops and primary living areas of dwellings to the east.



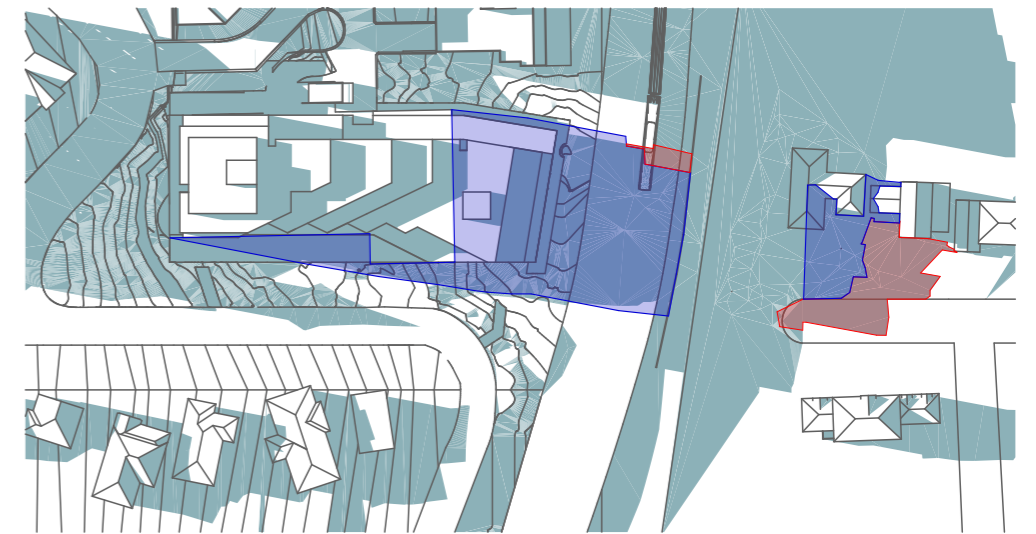
OVERSHADOWING 1 PM



OVERSHADOWING 2 PM





OVERSHADOWING 2.30 PM



OVERSHADOWING 3 PM

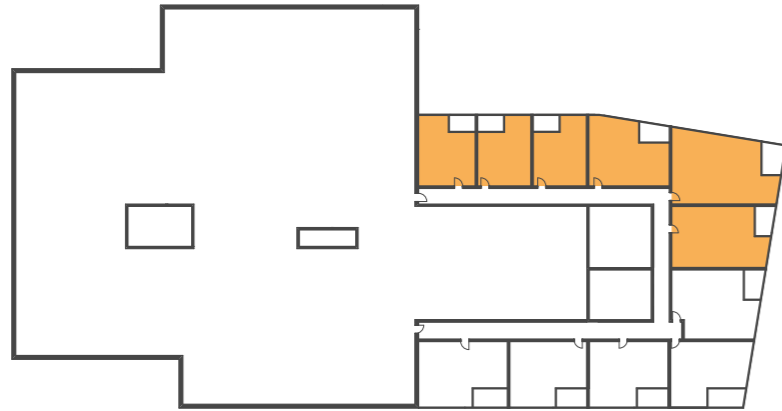
### LEGEND

-  Shadow of existing building
-  Additional shadow of proposed building

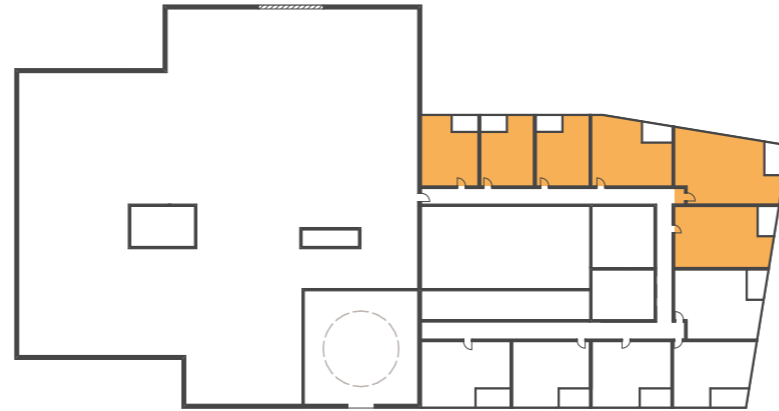
Note: No overshadowing on neighbouring rooftops



## COMPLIANCE SOLAR ACCESS



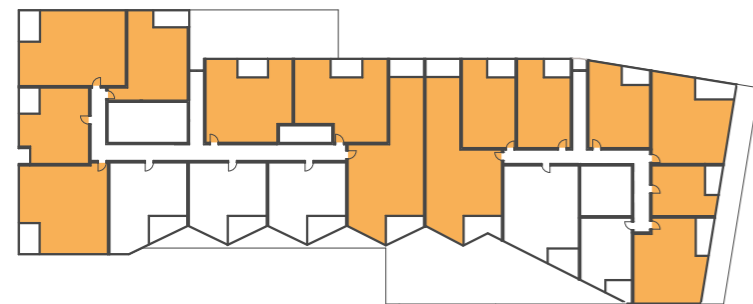
TYPICAL LOWER GROUND LEVELS 3&4



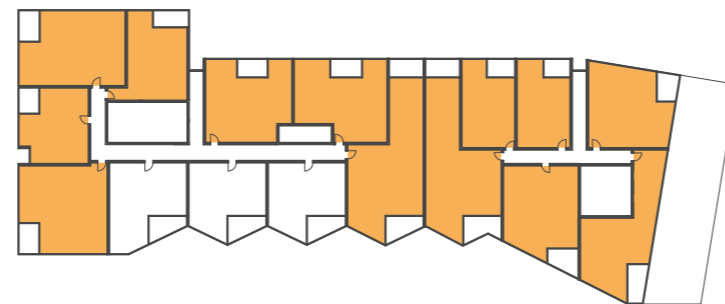
LOWER GROUND LEVEL 2



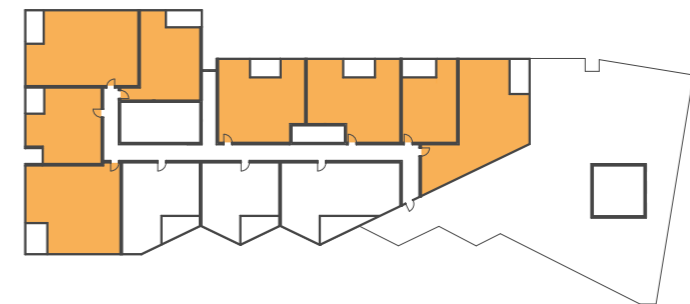
LOWER GROUND LEVEL 1



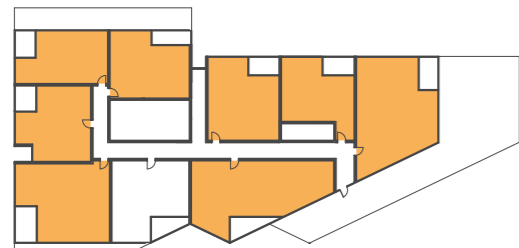
LEVEL 1



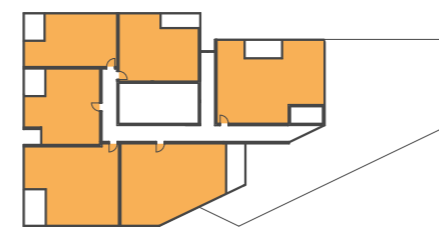
LEVEL 2



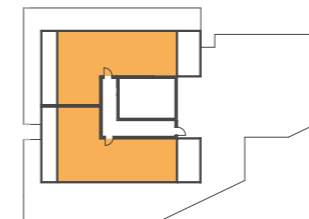
LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6

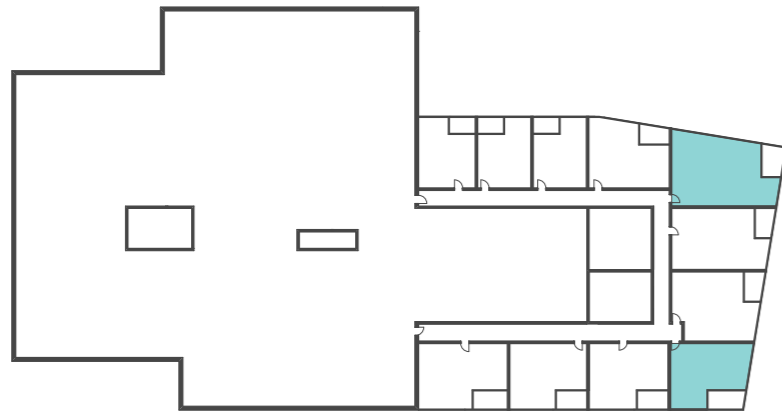
The Apartment Design Guidelines (ADG's) under the SEPP 65 code mandate solar access requirements to residential apartments and ILUs.

Preliminary analysis shows that the building envelope proposed can achieve the required 70% of apartments with 2 hours solar access between 9am and 3pm on June 21st. This can be achieved in upper level, south-facing apartments with the integration of skylights.

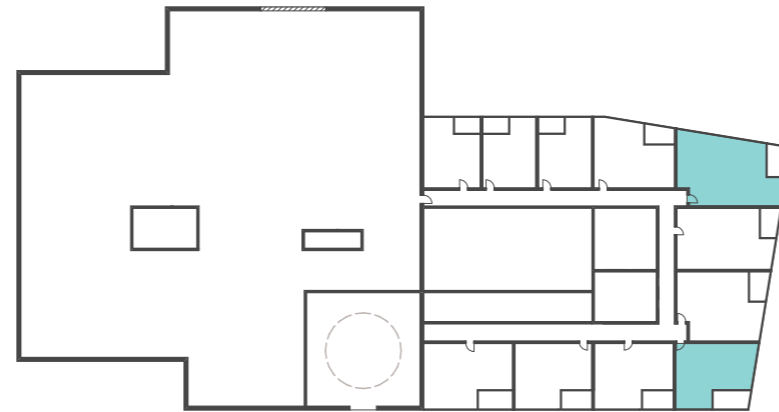
APARTMENT ACHIEVES 2 HRS OF SUN 9-3 (JUNE 21)



## COMPLIANCE NATURAL VENTILATION



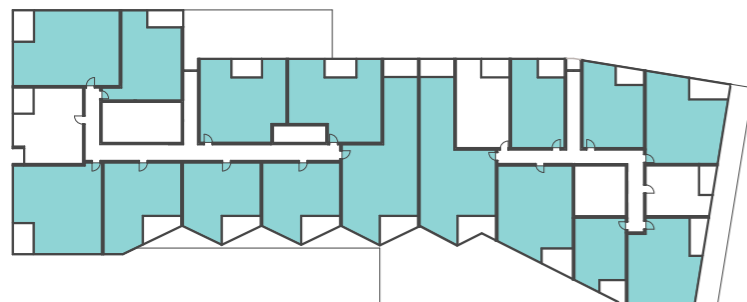
TYPICAL LOWER GROUND LEVELS 3&4



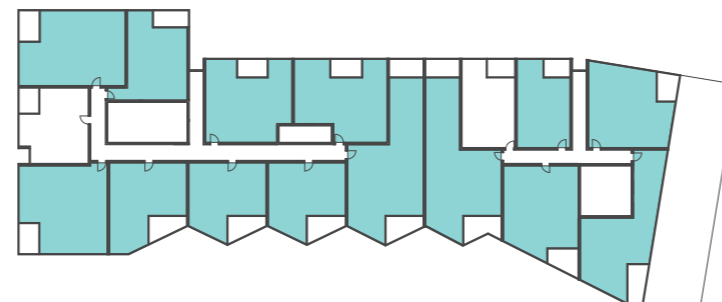
LOWER GROUND LEVEL 2



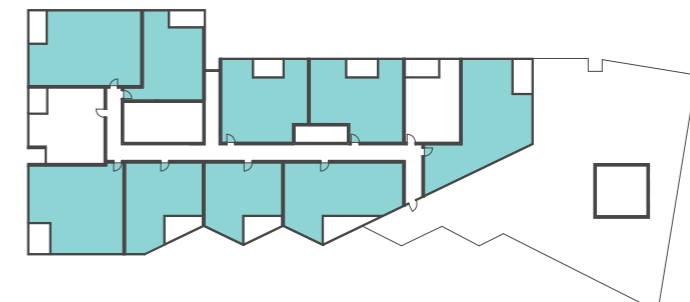
LOWER GROUND LEVEL 1



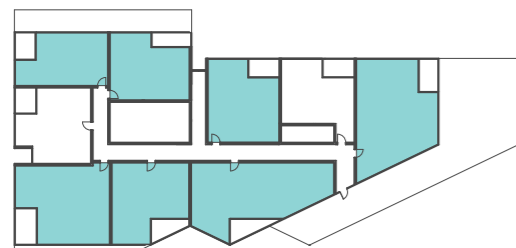
LEVEL 1



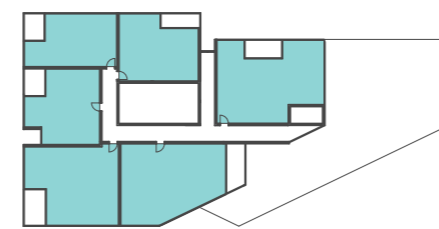
LEVEL 2



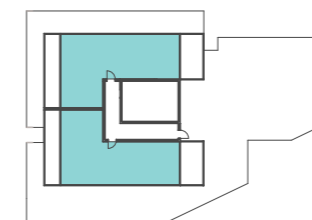
LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6

The Apartment Design Guidelines (ADG's) under the SEPP 65 code mandate cross ventilation to residential apartments and ILUs.

Preliminary analysis shows that the building envelope proposed can achieve the required 60% of apartments with cross ventilation. This can be achieved with a mixture of natural cross-ventilation through typical levels and stack effect ventilation through upper levels.

APARTMENT ACHIEVES ACCESS TO CROSS VENTILATION



**SECTION 6**  
**AREA SCHEDULE**

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## AREA SCHEDULE

*(indicative only)*

The yield summary is indicative only and illustrates a vibrant mix of uses proposed for the building. 23% of the GFA is dedicated to commercial and community use. 58% is dedicated to residential apartments and 19% to ILU's.

The overall GFA proposed is a result of responsible planning and massing for highest and best use for the site.

An overall FSR of 2.7:1 is proposed and is appropriate given the scale of the site, the context of density in its precinct and the public benefit it can achieve.

**SITE AREA** 6 476m<sup>2</sup>

**FSR** 2.7:1

**GFA** 17 485m<sup>2</sup>

Use	Area (sqm)	Mix (%)
Commercial	3,448	20%
Community	571	3%
Residential	10,076	58%
ILU	3,390	19%
<b>TOTAL</b>	<b>17,485</b>	

Car Parking	Spaces
Commercial	72
Community	13
Residential	75
ILU	32
Visitors	15
<b>TOTAL</b>	<b>187</b>

Residential Mix	Apartments	Mix (%)
1BDR	21	27%
2BDR	38	49%
3BDR	15	19%
4BDR	5	6%
<b>TOTAL</b>	<b>77</b>	

ILU Mix	Apartments	Mix (%)
2BDR	20	71%
3BDR	2	7%
4BDR	6	21%
<b>TOTAL</b>	<b>28</b>	