





# ACKNOWLEDGEMENT OF COUNTRY

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RESPECTFULLY  
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CUSTODIANS OF THE  
LAND, THE CAMERAYGAL  
PEOPLE.

WE PAY OUR RESPECT TO  
ELDERS, PAST PRESENT  
AND EMERGING.

# 177 - 183 Greenwich Road - Greenwich

LOCATION

177 - 183 Greenwich  
Road Greenwich  
NSW 2065

CLIENT

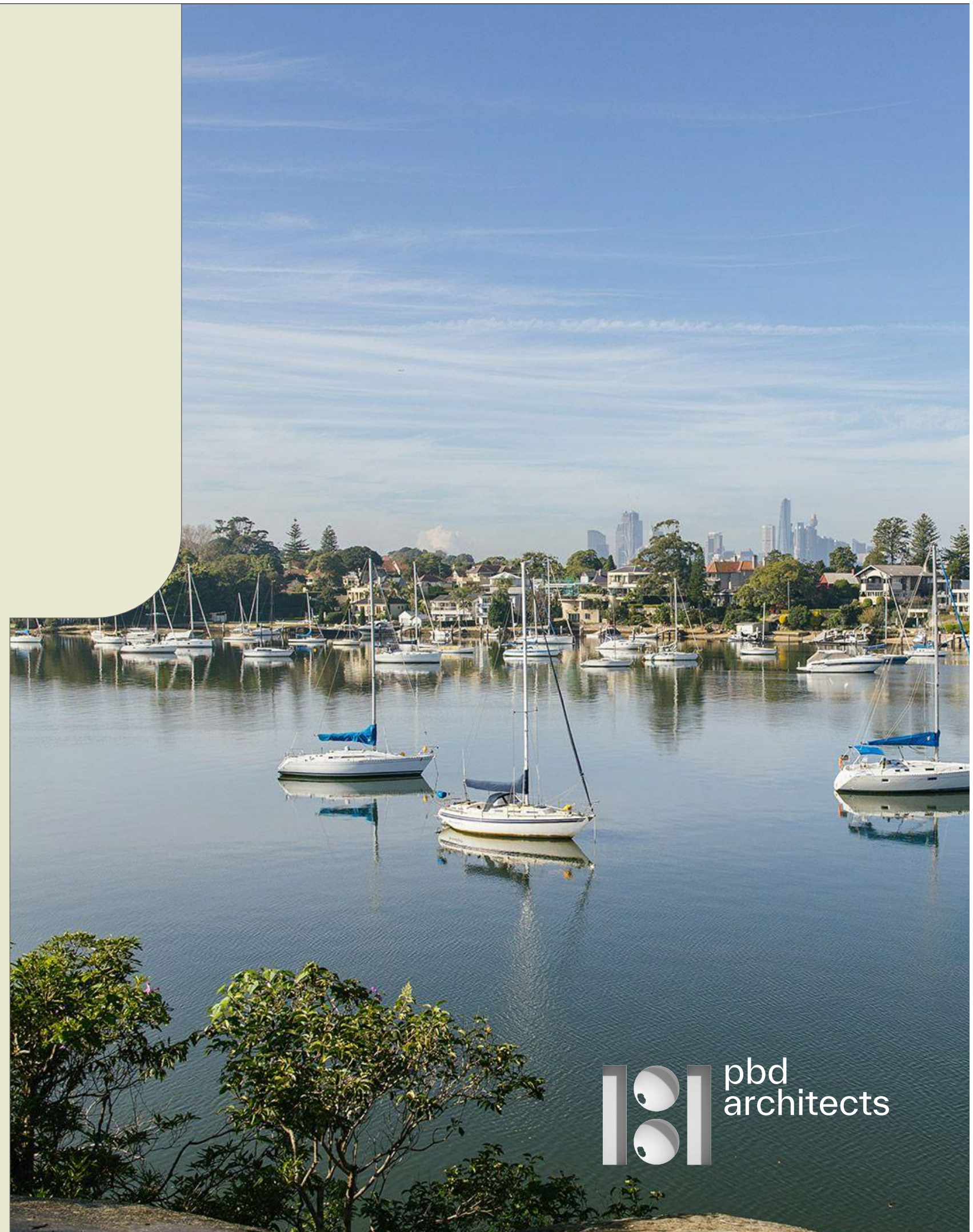
Winten Property  
Group

DATE

5/12/2024

NOMINATED ARCHITECT

PAUL BULJEVIC  
NSW 7768





# CONTENTS

SITE ANALYSIS					
	SITE LOCATION	6		BASEMENT 2	27
	CURRENT CONTROLS	7		BASEMENT 1	28
	CONTEXT CHARACTER	8		LOWER GROUND	29
	STREETSCAPE	9		GROUND FLOOR	30
	VIEW ANALYSIS	10		LEVEL 1	31
	TOPOGRAPHY	11		LEVEL 2	32
	LANDSCAPE ANALYSIS	12		LEVEL 3	33
	ZONING + SETBACK CONTROLS	13		ROOF TERRACE	34
	FORSHORE ACCESS	14		ROOF	35
	SITE SURVEY	15		SECTION + HEIGHTPLANE	36
	BUSHLAND ASSESSMENT	16		STREET PRESENCE	37
	ANALYSIS	17		BUILDING FORM	38
	SITE OPPORTUNITIES + CONSTRAINTS	18	COMPLIANCE DIAGRAMS		
DESIGN PROPOSAL				GFA DIAGRAMS	40
	ADJACENT SITES AND BUILT FORM	20		UNIT MIX DIAGRAMS	41
	MASSING STUDY	21		SOLAR ACCESS DIAGRAMS	42
	ENVELOPE MASSING COMPARISON	22		CROSS VENTILATION DIAGRAMS	43
	REAR SETBACK BUFFER ZONE DIAGRAM	23		COMMUNAL OPEN SPACE	44
ARCHITECTURAL DRAWINGS				DEEP SOIL + LANDSCAPE DIAGRAMS	45
	SITE PLAN	25	DEVELOPMENT SUMMARY		
	BASEMENT 3	26		COMPLIANCE CAPABILITY	47

# SITE ANALYSIS



SITE ANALYSIS

SITE LOCATION



SOURCE: SIX MAPS

The site is located on a peninsula in the suburb of Greenwich. It sits on a water edge C2 zoning area allowing for water views. It is in close proximity to nature reserve areas as well as Wollstonecraft train station and Greenwich Point Wharf. The site is also close to the Sydney harbour giving potential for views.

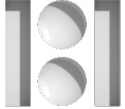
Greenwich

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Scale 1:5000 @ A3

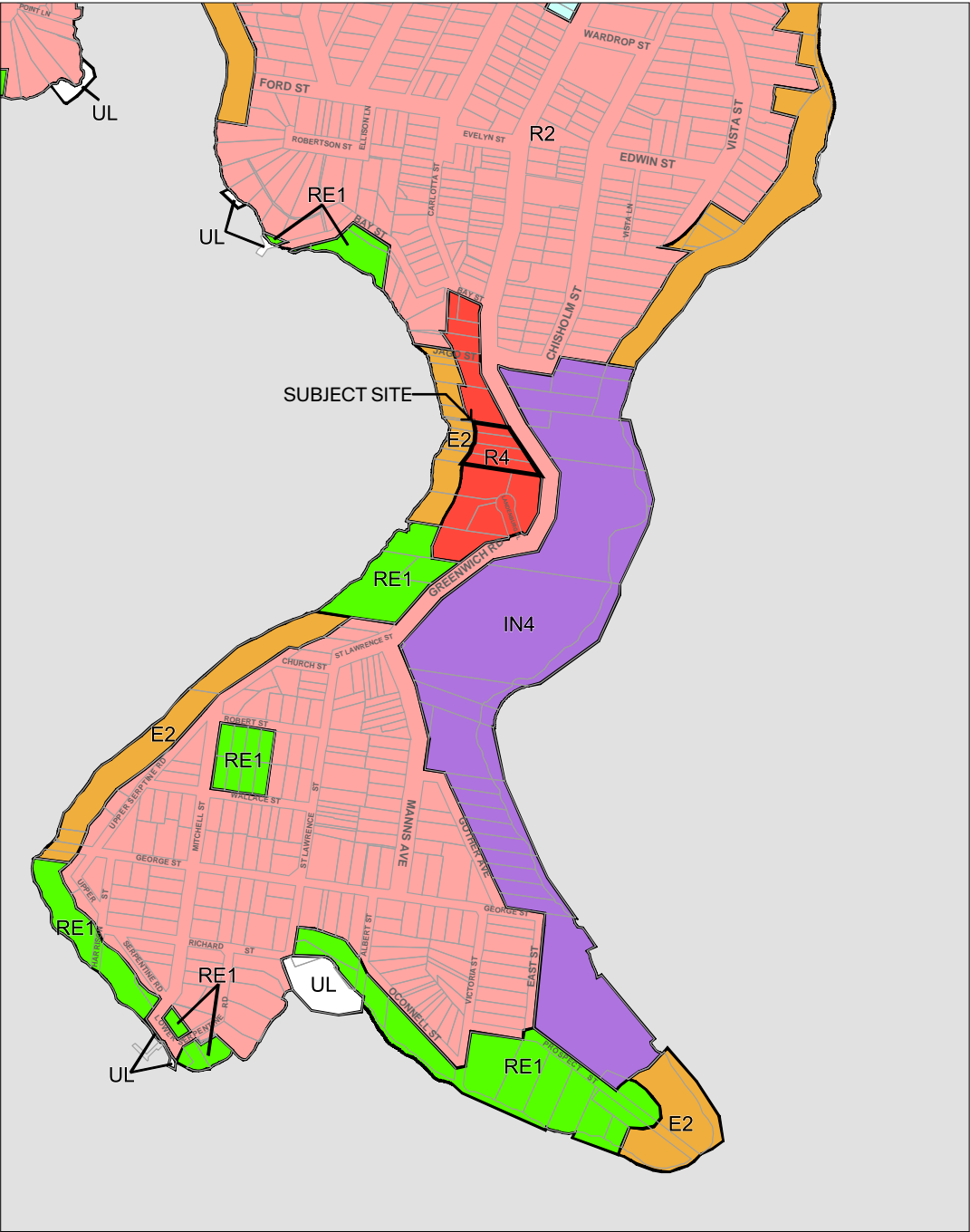
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Nominated Architect: Paul Buljevic NSW 7768  
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SITE ANALYSIS

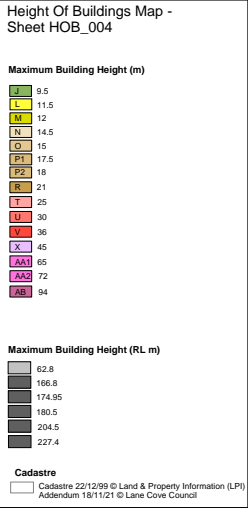
CURRENT CONTROLS



SOURCE: LANE COVE LOCAL ENVIRONMENTAL PLAN 2009



SOURCE: LANE COVE LOCAL ENVIRONMENTAL PLAN 2009



The zoning controls for the peninsula where the site is located is a mix between low density and high density residential buildings. The subject site is located within the high density part of the peninsula whilst also including the environmental conservation area.

The height controls for the current site is 12m on the narrow part of the peninsula with the low density residential are having a height control of 9.5m.



SITE ANALYSIS

CONTEXT CHARACTER



1. 2 Landenburg Street  
SOURCE: GOOGLE MAPS



2. 3 Landenburg Street  
SOURCE: GOOGLE MAPS



3. 4 Landenburg Street  
SOURCE: GOOGLE MAPS



4. 171-175 Greenwich Road  
SOURCE: GOOGLE MAPS



5. 167 Greenwich Road  
SOURCE: GOOGLE MAPS



6. 104 Greenwich Road  
SOURCE: GOOGLE MAPS



7. 205 Greenwich Road  
SOURCE: GOOGLE MAPS



8. 130 Greenwich Road  
SOURCE: GOOGLE MAPS



SOURCE: SIX MAPS

The Greenwich peninsula where the site is located in a mixed low and high density area. Surrounded by low multi story apartment buildings of 4 storeys also surrounded by residential homes of up to 4 storeys high. Street frontages for most apartments and houses in the area is 3-4 storeys through the whole peninsula regardless of building typology.



SITE ANALYSIS

STREETSCAPE



SOURCE: SIX MAPS

The subject site is situated within a multi-storey residential suburban neighborhood characterised by apartment buildings of varying heights. Adjacent to the site's southern end sits a multi-storey apartment building, elevated on ground that is separated from the subject site by a retaining wall, significantly raising its position above the building currently on the site.

On the northern end of the site sits another multi-storey residential building. Unlike the subject site's southern neighbour, this building shares the same ground level, although it stands taller than the current structure on the site.

Directly across from the subject site lies a fuel storage facility. Sunken from street level, the facility maintains a discreet presence. Guarded by a wired fence and surrounded by lush vegetation, it blends into its surroundings.



1. 3-4 Landenburg Place. Southern neighbour elevated above existing building on site. Retaining wall on boundary facing subject site.

SOURCE: GOOGLE MAPS



2. 175 Greenwich Road. Northern neighbour elevated above existing building on site.

SOURCE: GOOGLE MAPS



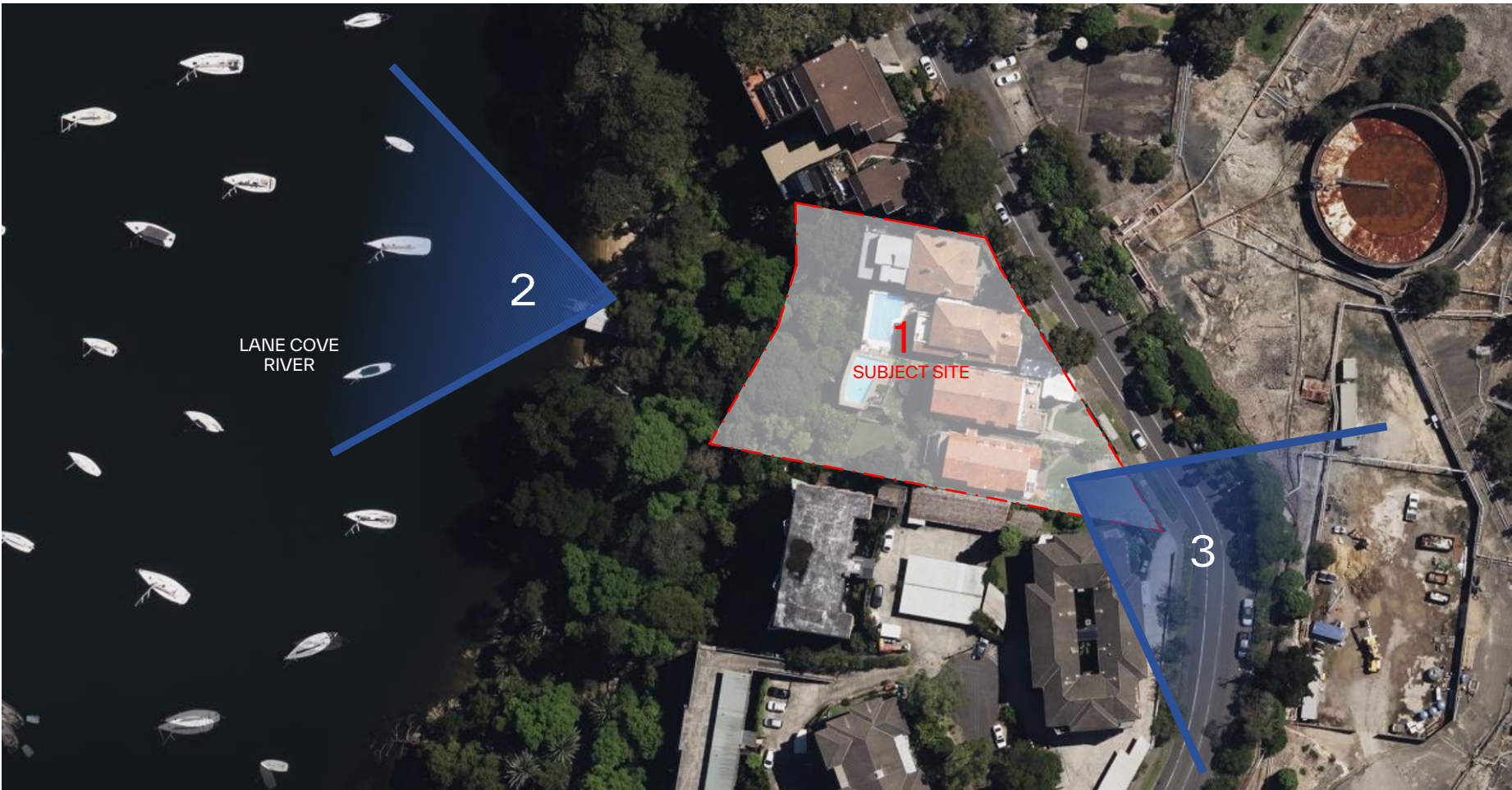
3. Viva Energy Australia Gore Bay Terminal fenced across the road. This site is masked by trees and is sunken and does not obstruct any views of the city.

SOURCE: GOOGLE MAPS



SITE ANALYSIS

VIEW ANALYSIS



SOURCE: SIX MAPS

The subject site sits on a peninsula, offering views of both the eastern and western ends.

View 2 overlooks Lane Cove River and Onions Point, surrounded by abundant greenery that frames the water.

View 3 showcases Sydney's city harbour, with lush vegetation and a visible skyline. Currently, the site's views are photographed from a three-story home, presenting an opportunity for even better views from potential higher levels.



1. Site location  
SOURCE: REALESTATE.COM



2. View facing Western end of site.  
SOURCE: REALESTATE.COM



3. Harbour view facing Eastern end of site.  
SOURCE: REALESTATE.COM



SITE ANALYSIS

TOPOGRAPHY



SOURCE: GOOGLE MAPS

The topography has a steep drop from street level to the rear of the facade. This allows for opportunities to gain views of the Sydney City Harbour and also views of the Lane Cove river. East facing units will obtain views of the city whilst Western facing units will enjoy views of the river. The topography gives the opportunity to have units cascading down towards the end of the site giving uninterrupted views for units.





Zone 1: R4 High Density Residential

The urban - bushland interface is the source of the majority of weed species present on the subject site, of the sixty (60) recorded species, Thirty-four (34) are present in this Zone. The private property boundaries do not exhibit a natural soil profile and is the source of the weeds in this zone including many garden variety weeds and dense exotic vine growth.

The western end of zone one facing east



The eastern end of zone one facing south



Zone 2: C2 Environmental Conservation

The bushland is in poor condition, of the sixty (60) recorded weed species, Thirty-three (33) are present in this Zone. The bushland is steep in areas continuing from the interface zone down to the shoreline. Majority of the area is dominated by exotic grasses and vines.

The Southern end of zone two facing south



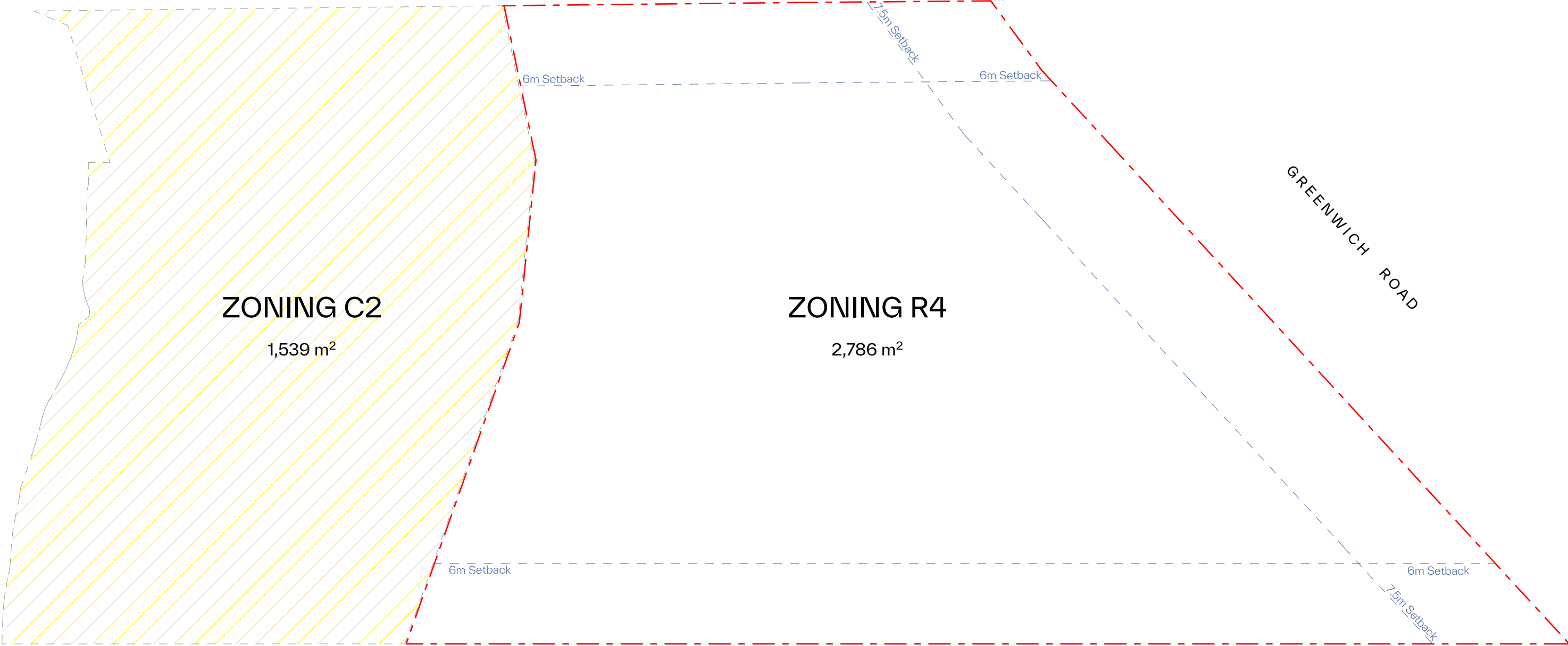
The Northern end of zone two facing north



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SOLUTIONS. REFER TO REPORT  
FOR MORE INFORMATION.

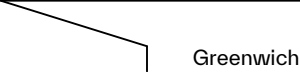
SITE ANALYSIS

ZONING + SETBACK CONTROLS



- [Red dashed line] SITE BOUNDARY
- [Yellow diagonal lines] C2 ZONING
- [Blue dashed line] SETBACKS

The site is divided into two zones. The C2 Zone faces the Lane Cove River, which is an environmentally protected area. The portion of the site directly adjacent to Greenwich Road falls under R4 Zoning for high-density residential buildings. Setback controls have been implemented on the R4 zoning site in accordance with Lane Cove DCP requirements.

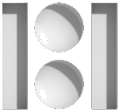


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SITE ANALYSIS

FORSHORE ACCESS



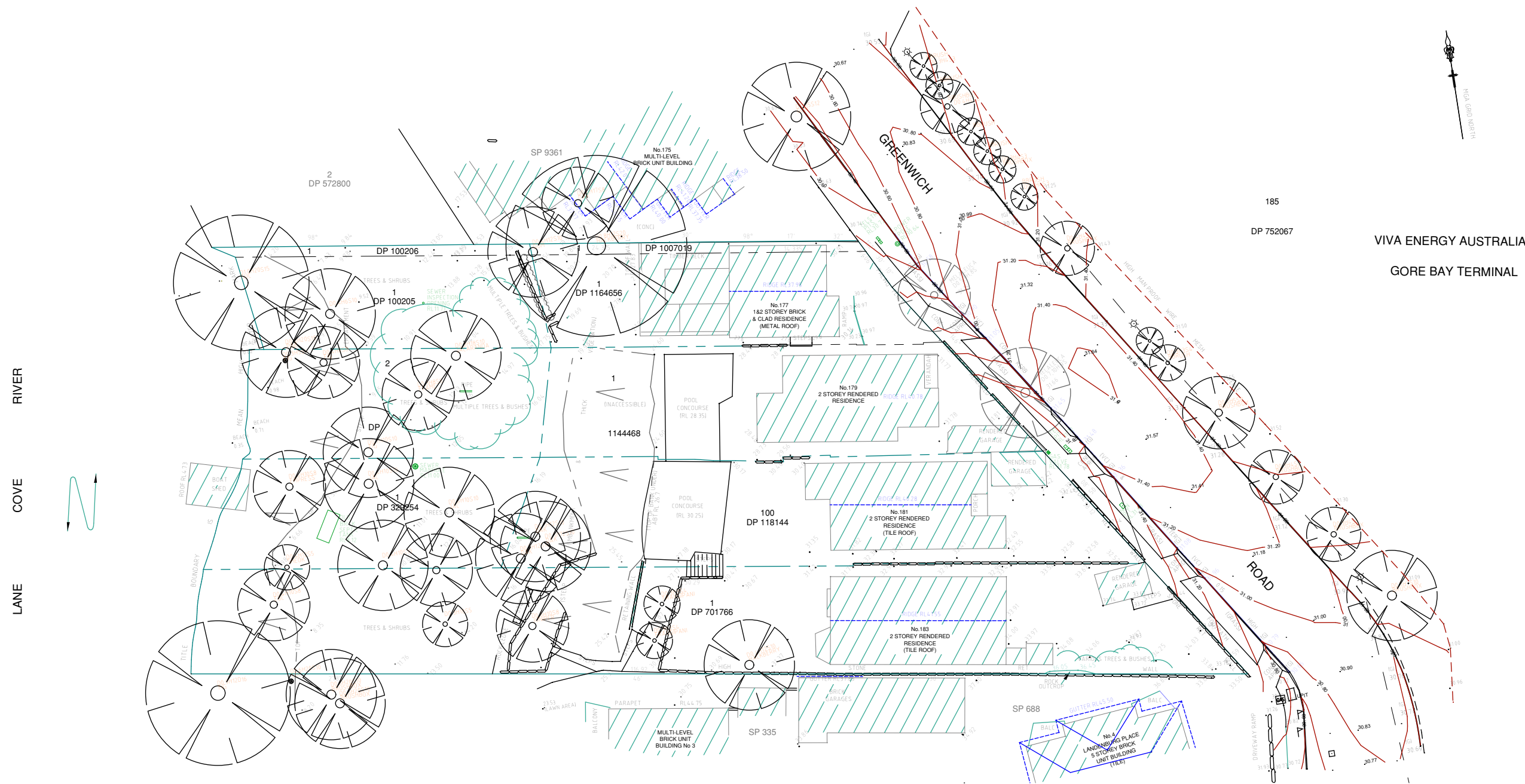
SOURCE: SIX MAPS

The C2 Zone is situated within an environmentally protected reserve known as Jago Street Reserve. Access to the reserve is provided via Jago Street, leading to a 107 metre path to the site's edge. The Lane Cove River Costal Zone Management Plan 2013 recommends investigating potential public access and upgrading of informal access tracks between Jago Street reserve and Shell Park. There is potential for the path to extend through the subject site, facilitating public access towards Shell Park.



SITE ANALYSIS

SITE SURVEY



The current site hosts 4 residential houses with water front views of Lane Cove River. These propterties are the only properties with singling dwelling houses in a high density zoned area. The topography drastrictly drops towards a C2 Zone with plentyful of natural vegetation on the western side of the site. The street front is elevated and faces Sydney City Hardbour allowing for city views. The unique qauities of the subject site is that it contains both nature and city from west to east ends of the site with a unique topography that allows opportunity for both.





LEGEND

- Subject Site
- Bushland Boundary
- 10m Buffer to Bushland
- Zone Boundary
- Bushland Condition
  - Remnant Bushland
  - Exotic Modified Landscape

**HABITAT SOLUTIONS**

Base map: Google  
William Thurston - November 2024  
Coordinate System: GDA94 MGA Zone 56

0 10 20 30 40 m

PRODUCED BY HABITAT SOLUTIONS. REFER TO REPORT FOR MORE INFORMATION.



SITE ANALYSIS

ANALYSIS



SOURCE: SIX MAPS

The site is located on Greenwich Road, surrounded by multi-storey apartment buildings in that specific section. It gains views extending to both the East and West ends, providing opportunities to enjoy sunrise and sunset outlooks. Additionally, the absence of buildings at the front and rear of the site enhances solar exposure and facilitates optimal wind flow.

Directly opposite of the site is a fuel storage facility that is sunken down from street level and not visible to local pedestrians.





SITE ANALYSIS

SITE OPPORTUNITIES + CONSTRAINTS

OPPORTUNITIES

Harbour Views

Views of Sydney Harbour from the eastern end of the site, offering prime opportunities for east-facing units with city views.

Lane Cove River Views

The natural topography slopes westward towards the Lane Cove River, providing water views for residents.

Surrounded by High-Density Housing

Adjacent to multi-storey residential buildings and located in R4 Zoning, the site presents an ideal opportunity to construct a similar building type, ensuring seamless integration into the surrounding suburban fabric.

C2 Zoning Accessible to the Public

The C2 Zoning offers the potential to extend Jago Street access to the reserve area, facilitating the possibility of a future walkway connecting publicly accessible foreshore park areas for community connectivity.

Communal Open Space with Views

The proposed development is to feature communal open space facing the C2 zoning, creating a distinctive communal area for residents to enjoy. Roof terrace allows for full 360 degree views including Sydney Harbour.

Unique Design

Given the topography and streetscape, the design of the building is to incorporate elements to maximize city and water views while paired with the angled street and surrounding context.

Context

Situated on a peninsula in the suburb of Greenwich, the site is near public transport, schools, parks, and community spaces. The proposed multi-residential apartment fits with the context of the suburb, fulfilling its needs effectively.

CONSTRAINTS

Height Plane Restriction

The site's steep topography impacting the height plane presents, necessitating careful design considerations in response to the height restrictions while seamlessly integrating with the existing landscape.

Avoiding Overshadowing

Situated between two residential buildings, it is imperative to consider the solar access of neighbouring properties, ensuring that the proposed development minimises overshadowing the existing buildings' access to sunlight.

Preserving Neighbours' Views

With views extending from the eastern to western ends of the facade, it's essential to design the development in a way that preserves and does not obstruct the views of neighbouring properties.

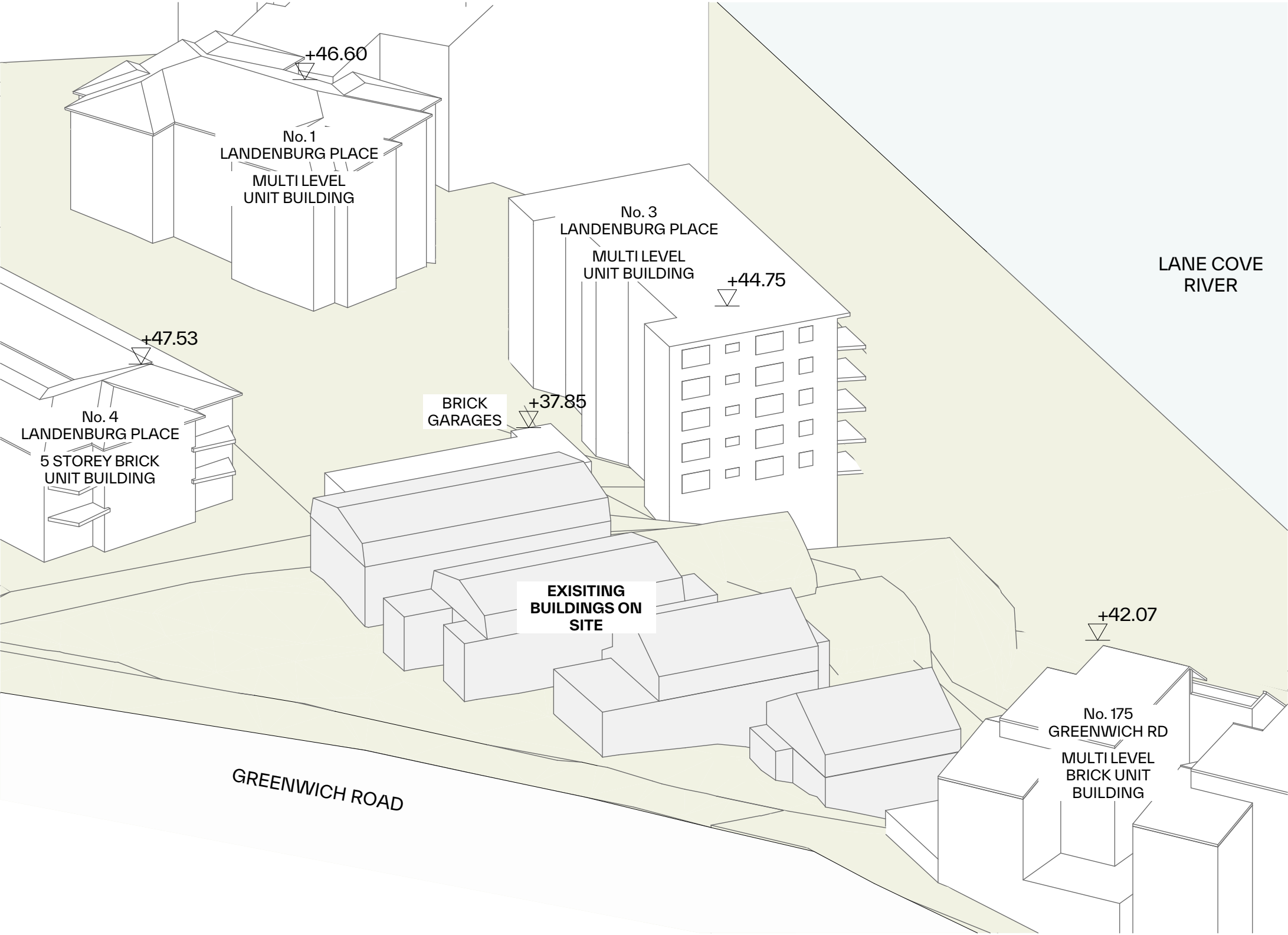
Addressing Steep Topography

The steep terrain introduces variations in design and floorplate, requiring meticulous planning throughout the project to minimise the need for excessive excavation and ensure structural integrity.

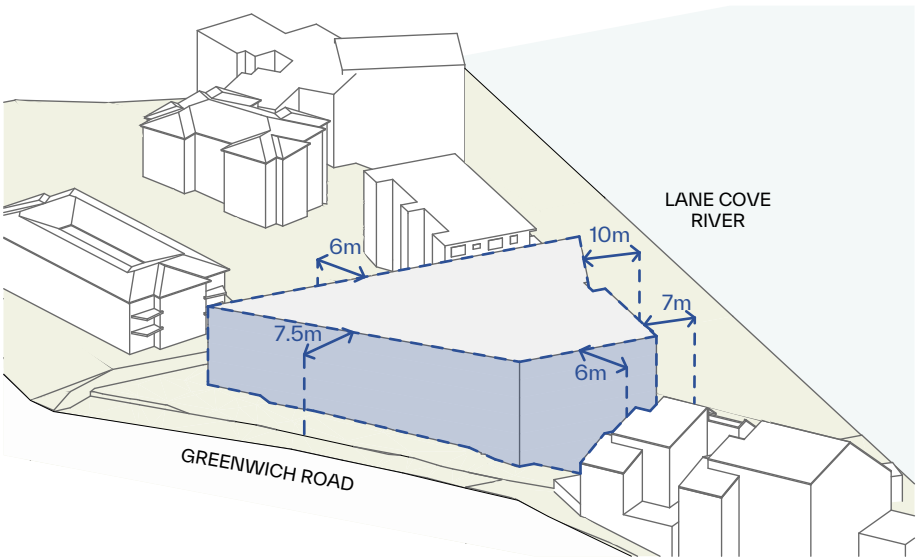
Limited Access to C2 Zoning

Due to the unique terrain, providing direct access to the C2 Zoning presents challenges. While the site offers views, access may be compromised, necessitating alternative solutions for residents' convenience.

# DESIGN PROPOSAL

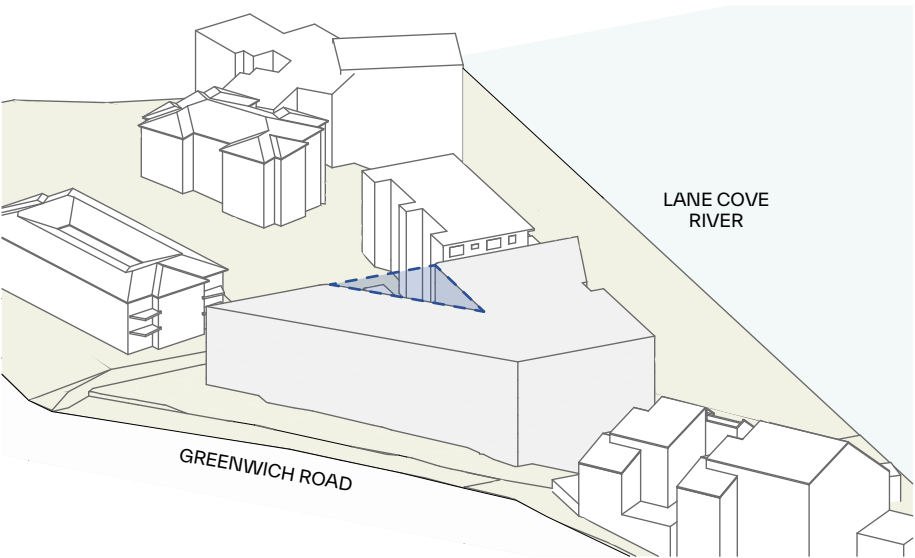


The site is surrounded by multi-residential buildings facing water views. The neighbouring properties all follow the topography allowing for more units at the rear. Four low density properties occupy the subject site surrounded by multi-residential buildings.



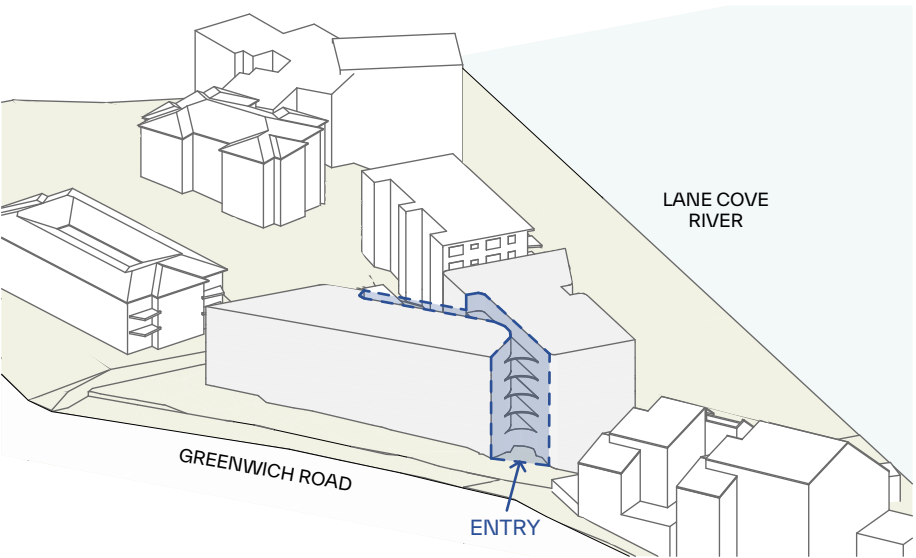
1. RESPONDING TO SETBACKS

Proposed massing to be setback 7.5m from street boundary and 6m from side boundaries. Rear setback is 10m from C2 zoning boundary with the proposal of the northern rear part of the massing to be 7m setback from the rear boundary to improve amenities and ADG compliance.



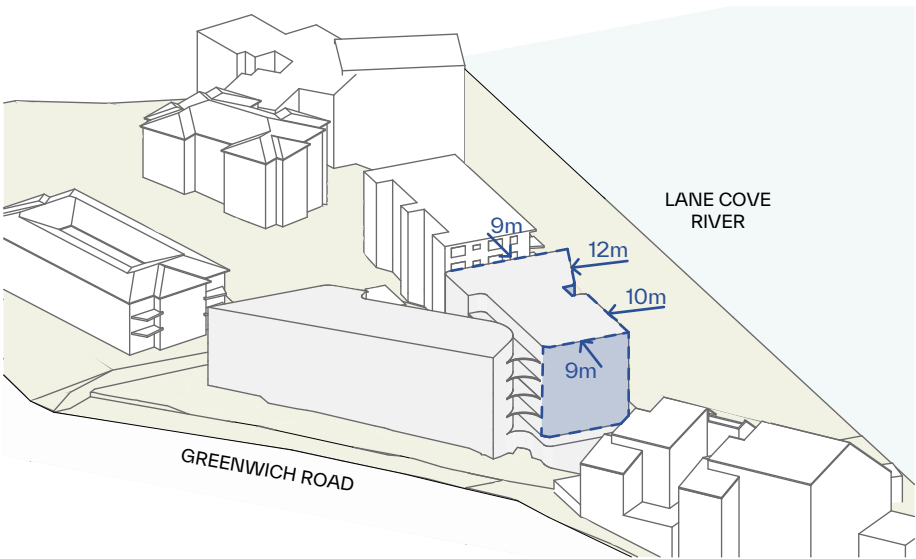
2. BREAKING THE FORM

Breaking the form reduces the scale of the proposed building mass. This keeps similar form to neighbouring buildings and also allows for communal open space opportunities.



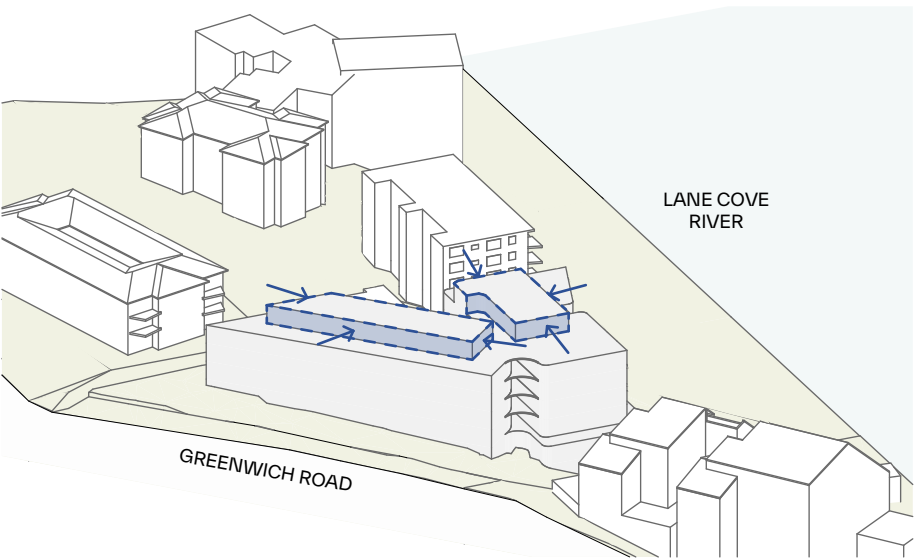
2. CIRCULATION

Creating circulation in the core of the building around the suggested communal open space improves amenities for apartments and engagement with courtyards.



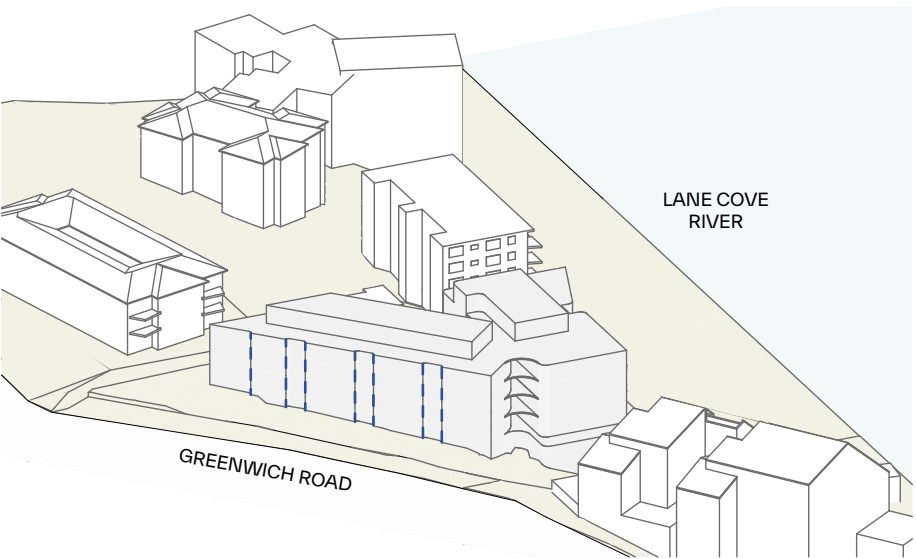
4. STAGGERING FORM TO SITE

Rear of building pushed back on upper levels from the rear and side boundary to follow steep topography. Also allows for greater building separation on upper levels.



5. REDUCED ROOF TERRACE

Top level setback from face reduced impact on street presence and allows for communal open space on rooftop.



6. ARTICULATED FORM

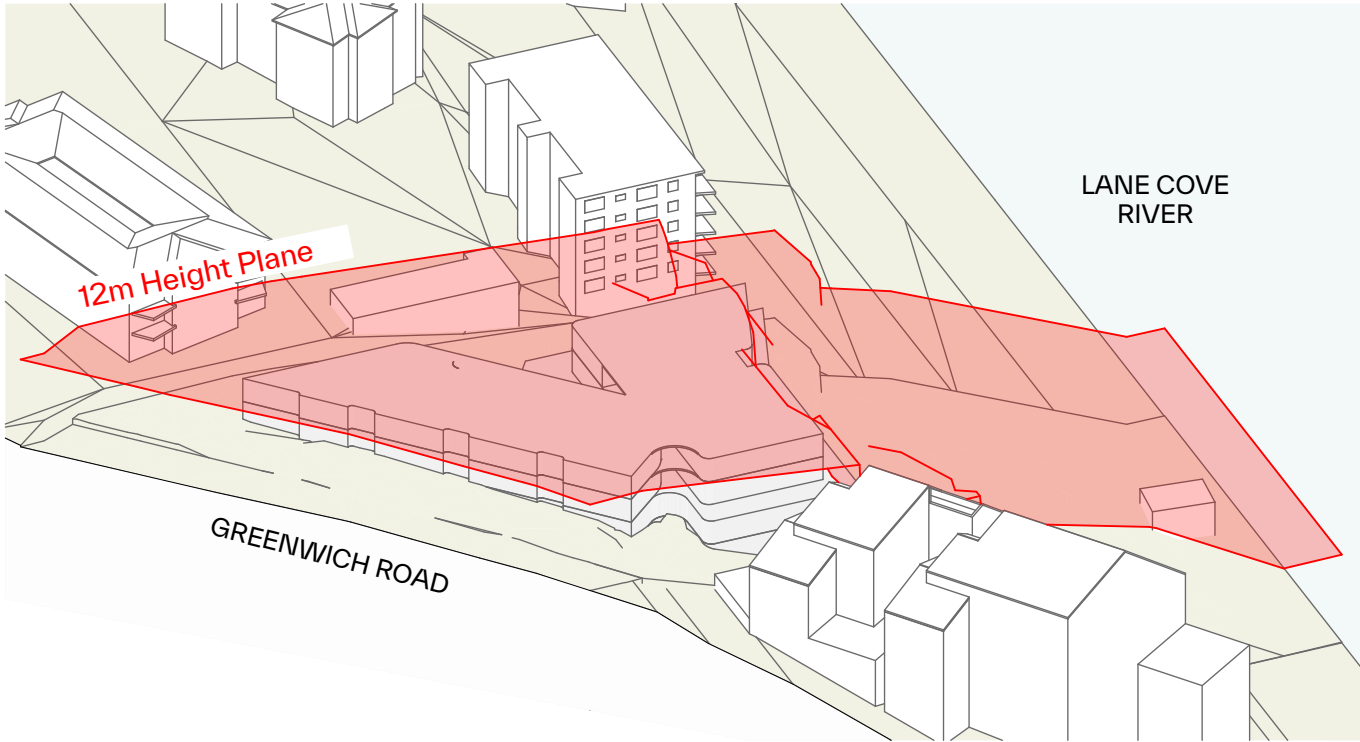
The form gives opportunity for facade articulation giving positive impact to the neighbourhood character.

DESIGN PROPOSAL

ENVELOPE MASSING COMPARISON

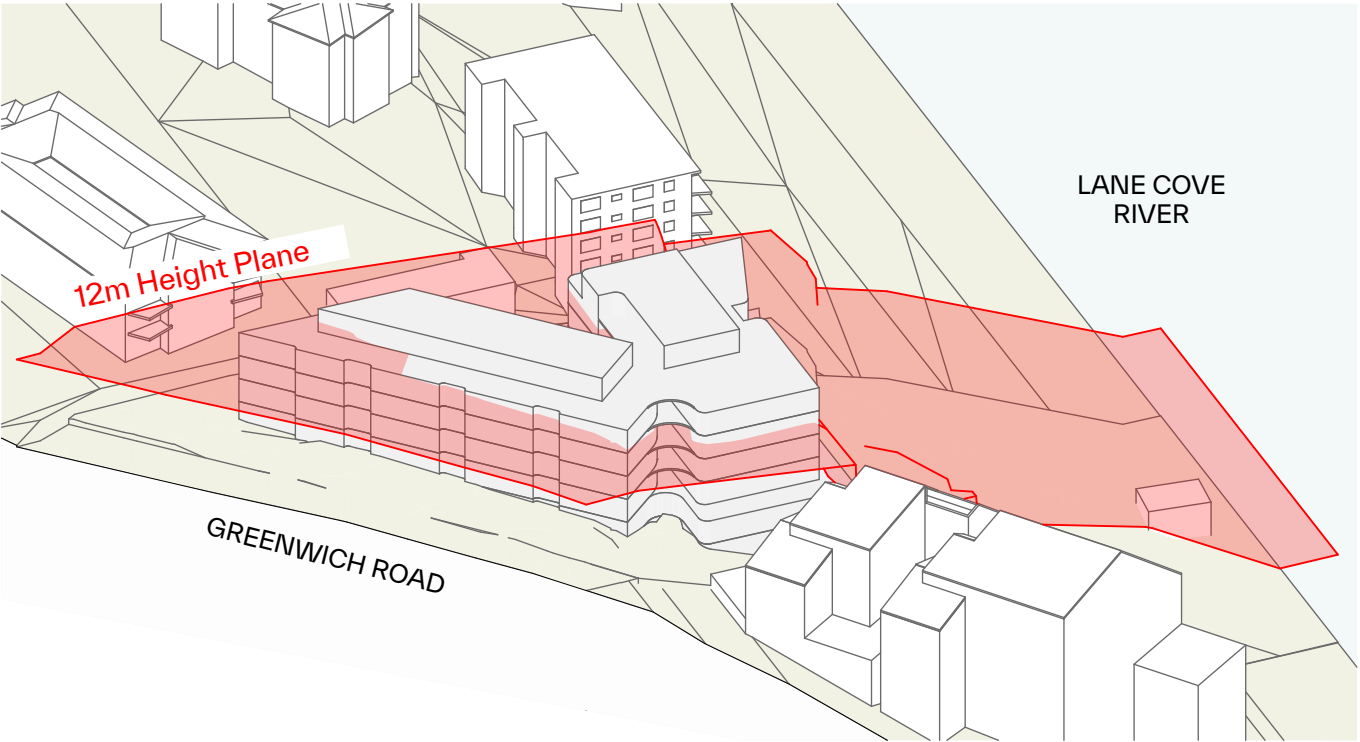
COMPLIANT HEIGHT AND FSR BUILDING MASS

The compliant massing with a 0.8:1 FSR fits under the 12m LEP height limit.



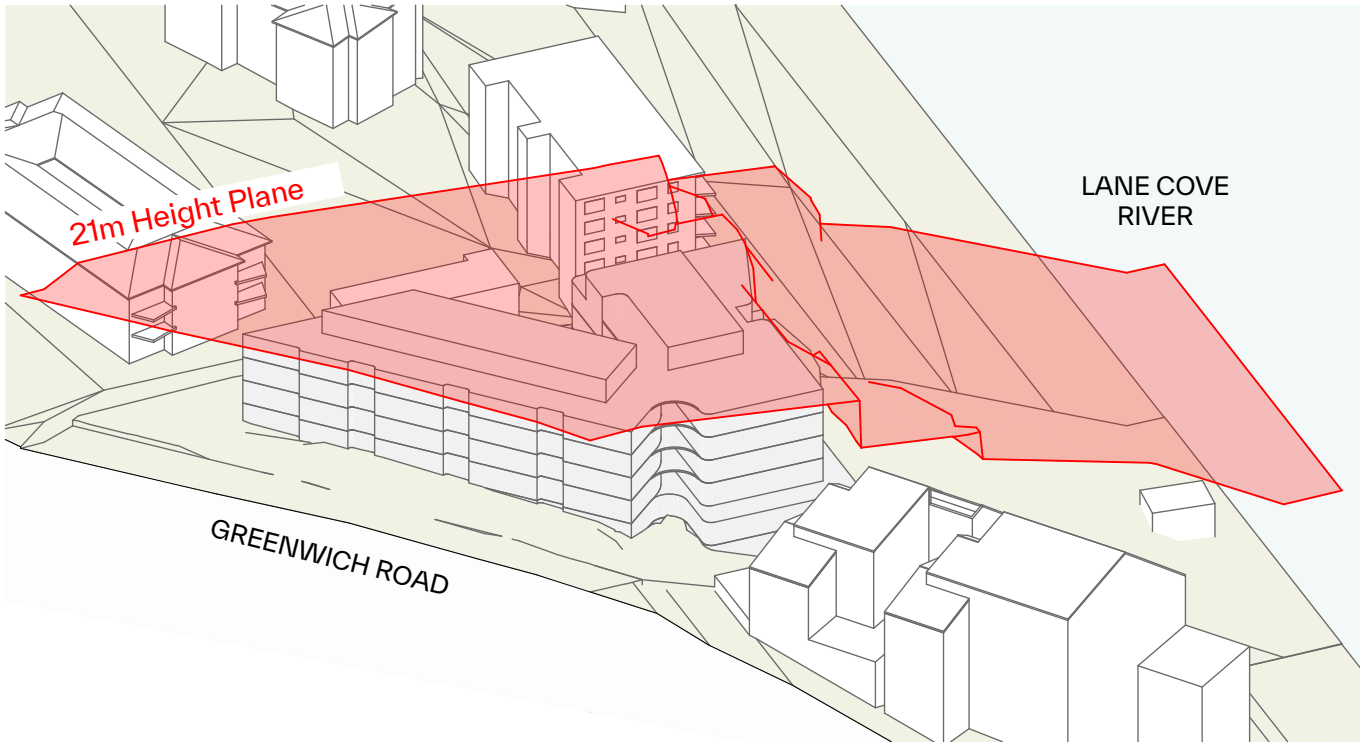
COMPLIANT HEIGHT AND PROPOSED FSR BUILDING MASS

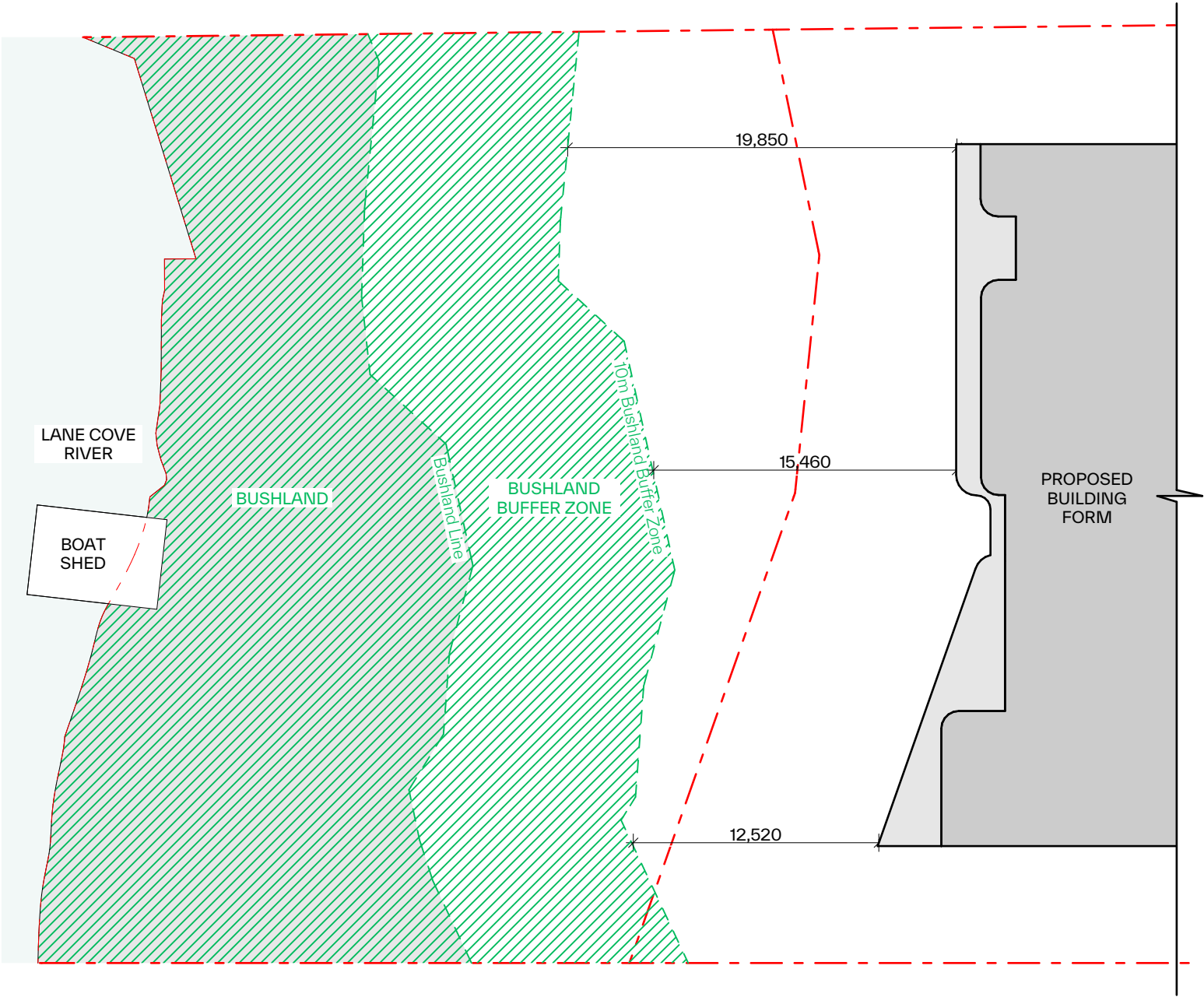
The proposed massing has an additional 3 storeys to achieve an FSR of 1.68:1.



PROPOSED HEIGHT AND FSR BUILDING MASS

The proposed massing fits under a 21m heightplane. The height plane increase allows the building to present as 4 storeys on the street similar to the neighbouring apartment buildings.





**LEGEND:**

- BOUNDARY
- BUILDING SETBACKS
- BUSHLAND SETBACKS
- REMNANT BUSHLAND
- BUFFER ZONE FROM BUSHLAND

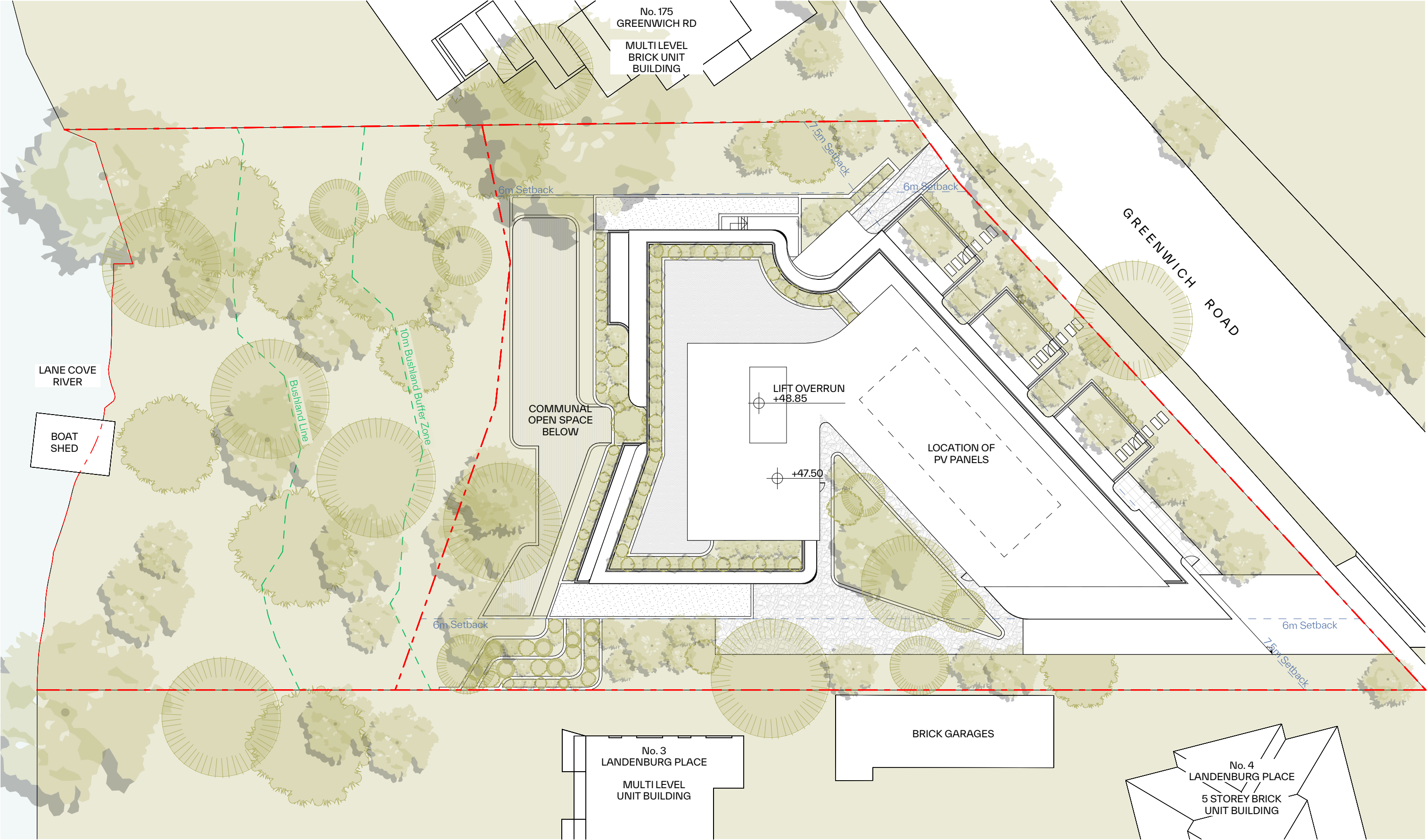
The ground truthing analysis shows the border of the remnant bushland area within the C2 zone. A 10m buffer from the bushland boundary allows for that area to continue to be protected. The proposed building form has been distance from that buffer zone with consideration of current setback requirements.

# ARCHITECTURAL DRAWINGS



ARCHITECTURAL DRAWINGS

SITE PLAN



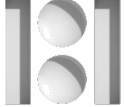
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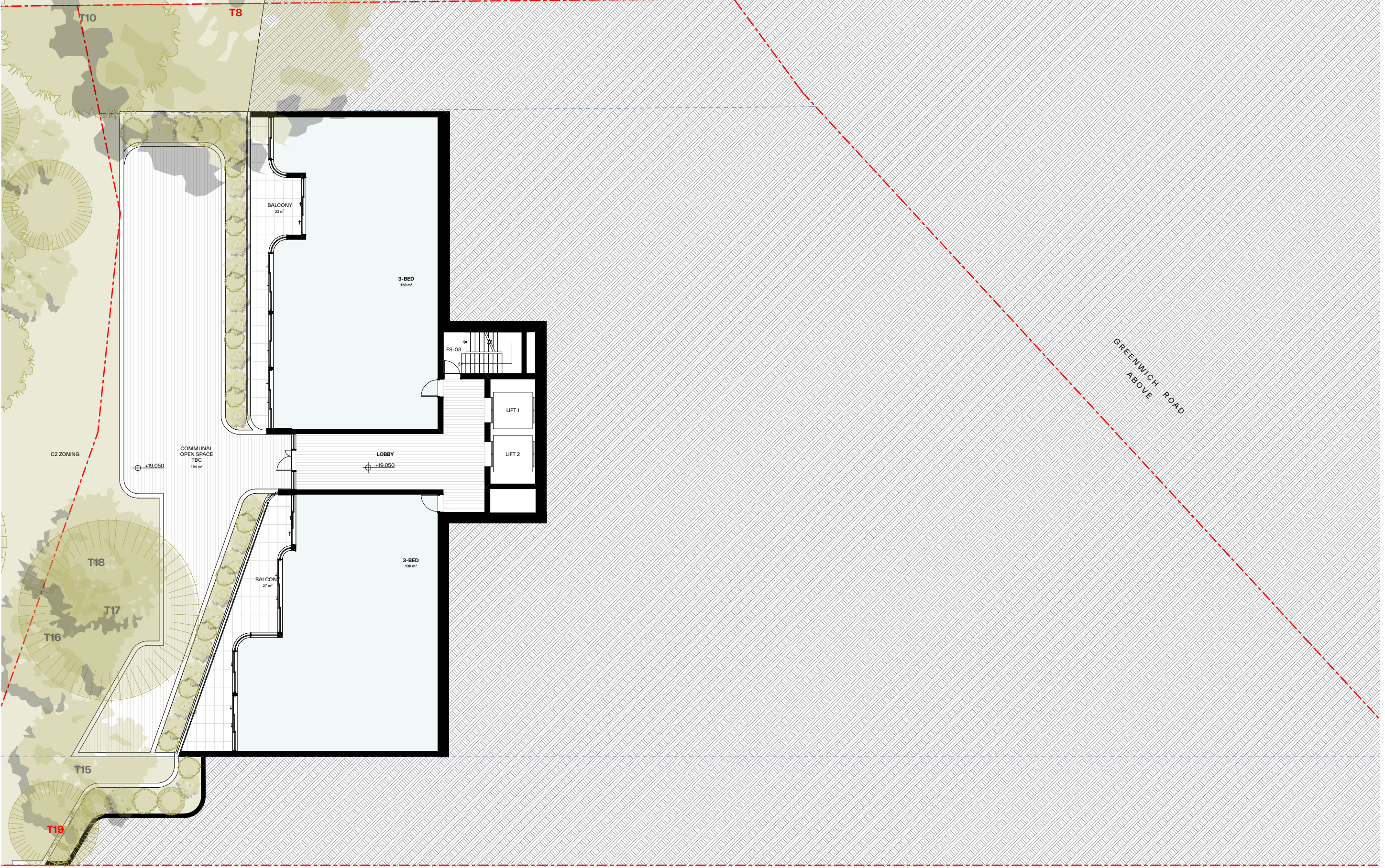


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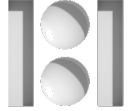
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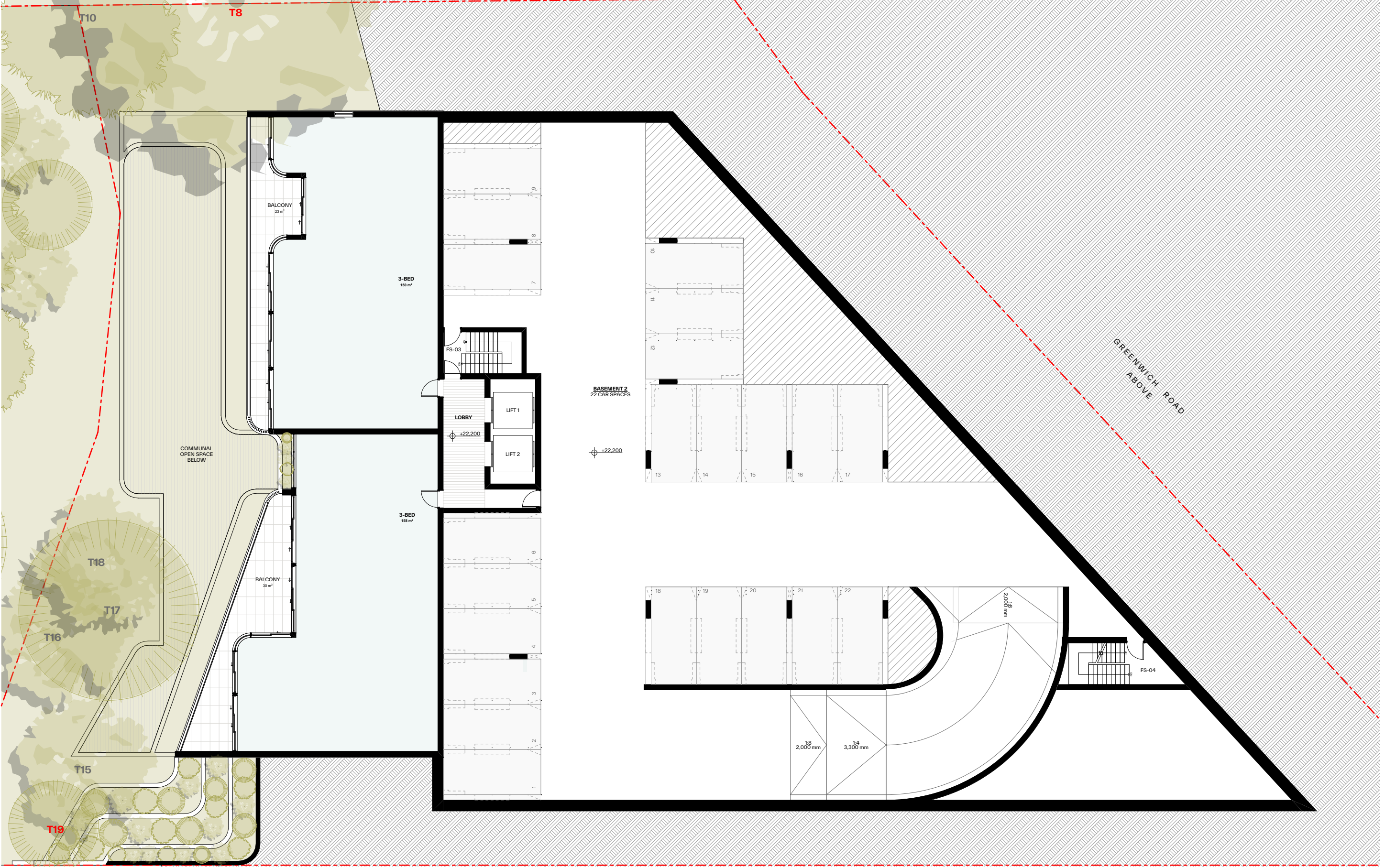


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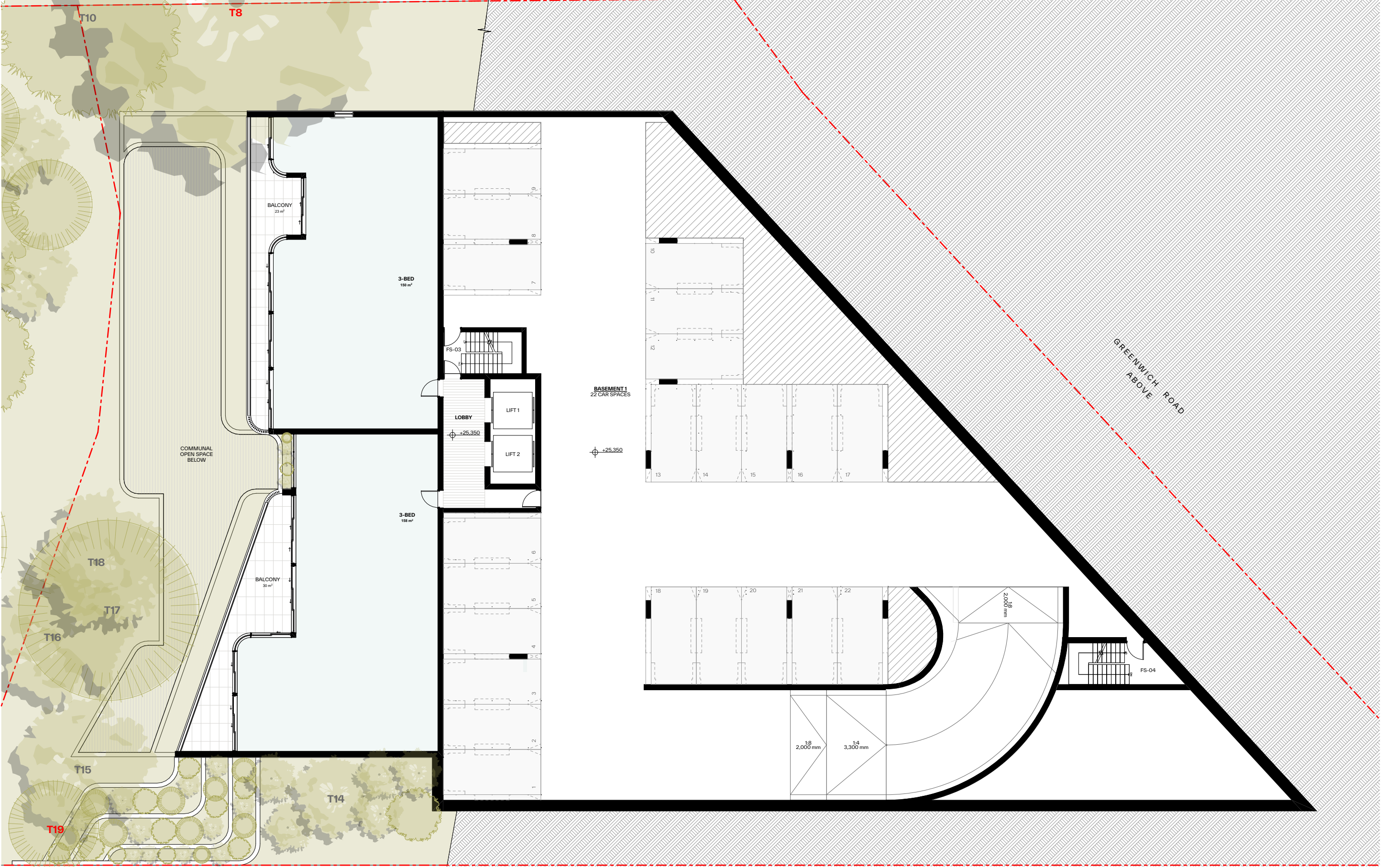
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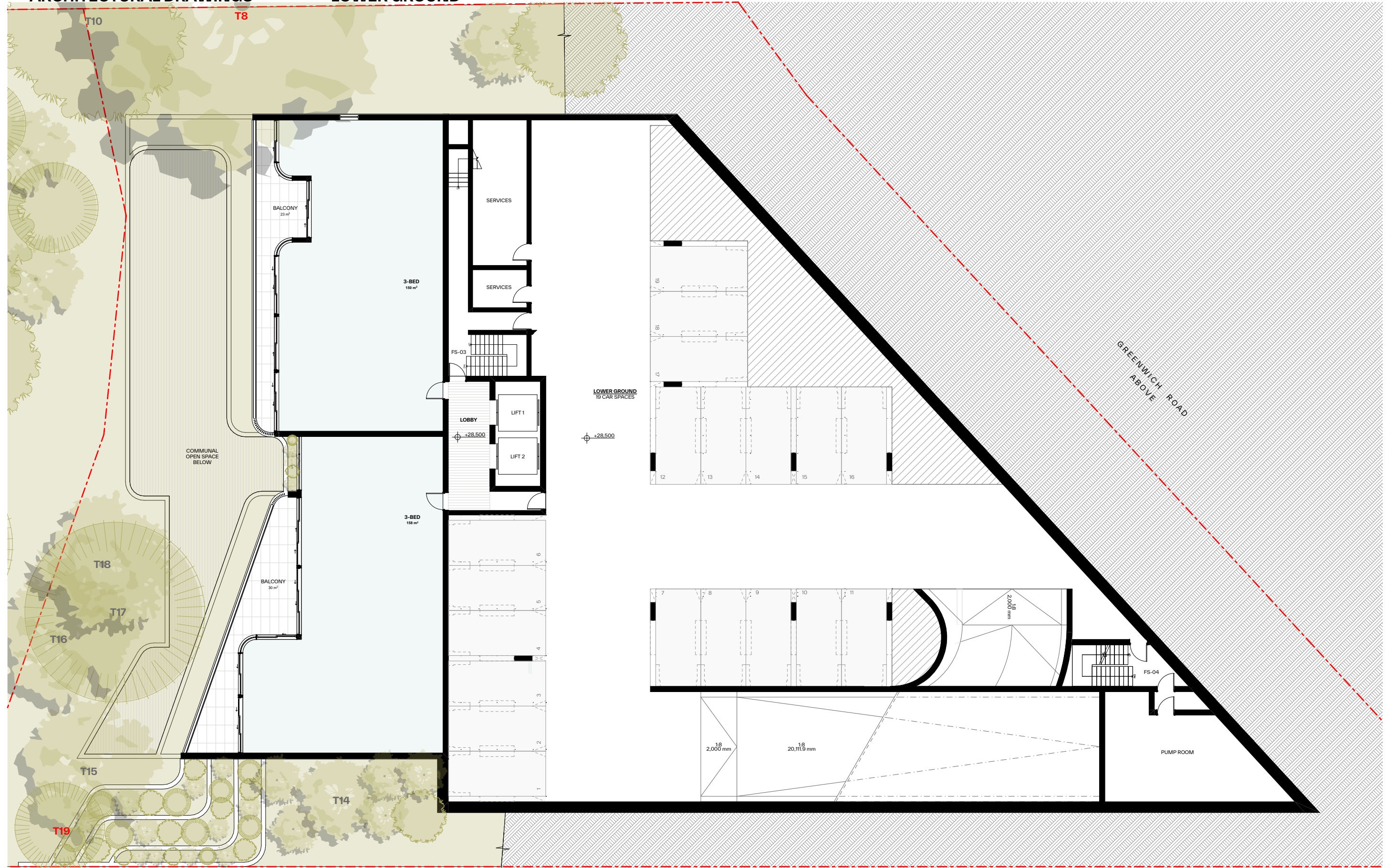






# ARCHITECTURAL DRAWINGS

## LOWER GROUND



Greenwich

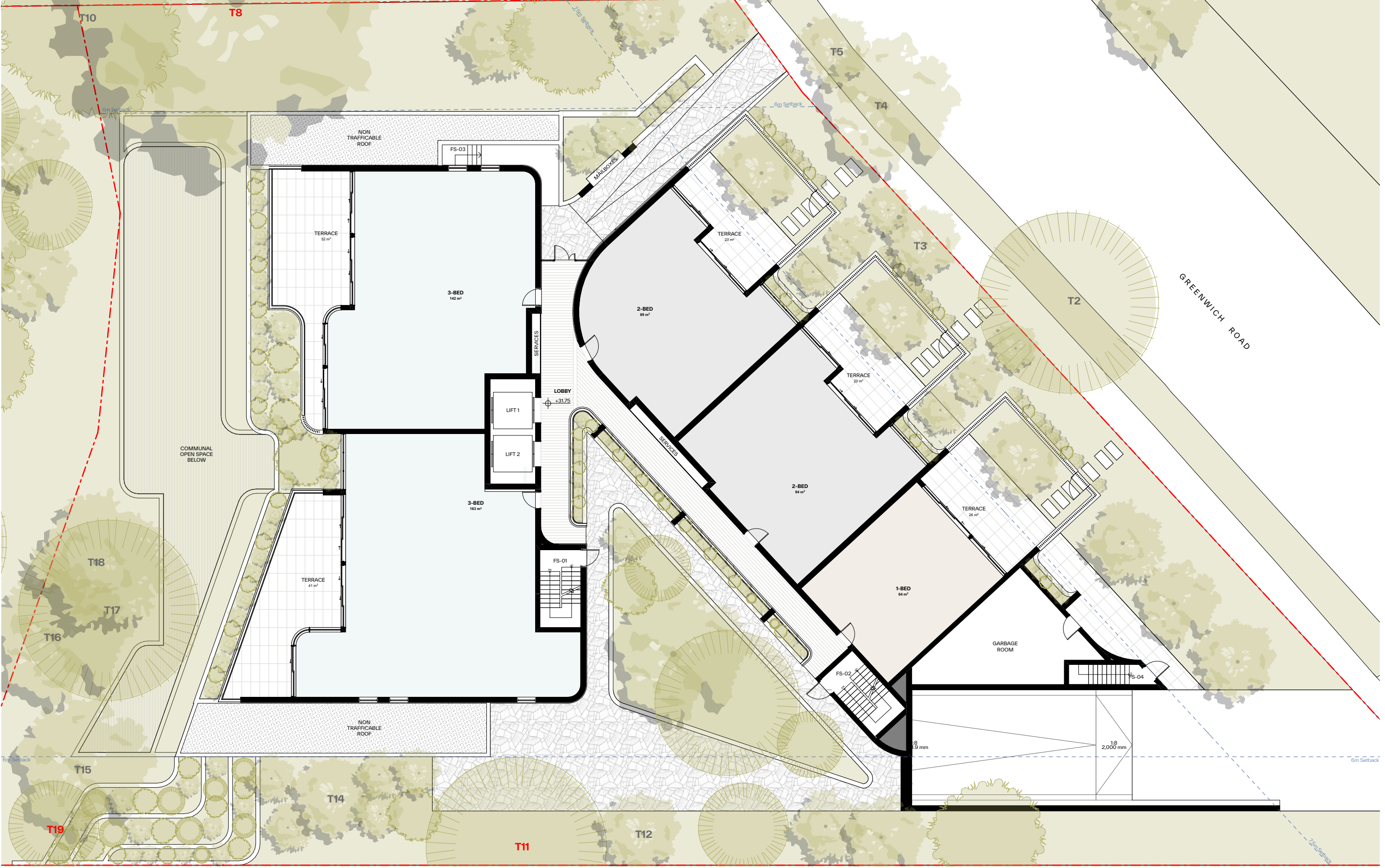
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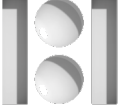
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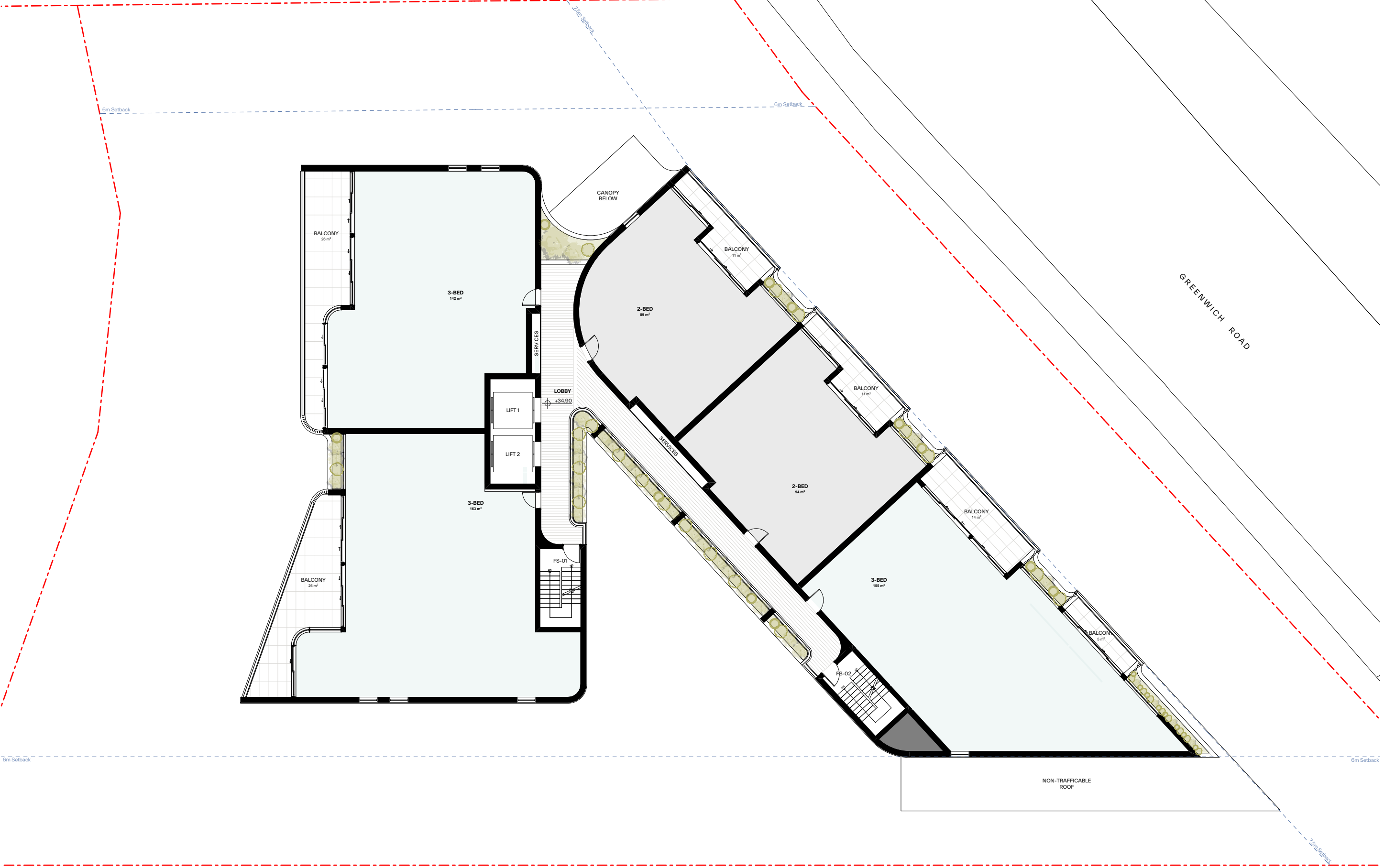
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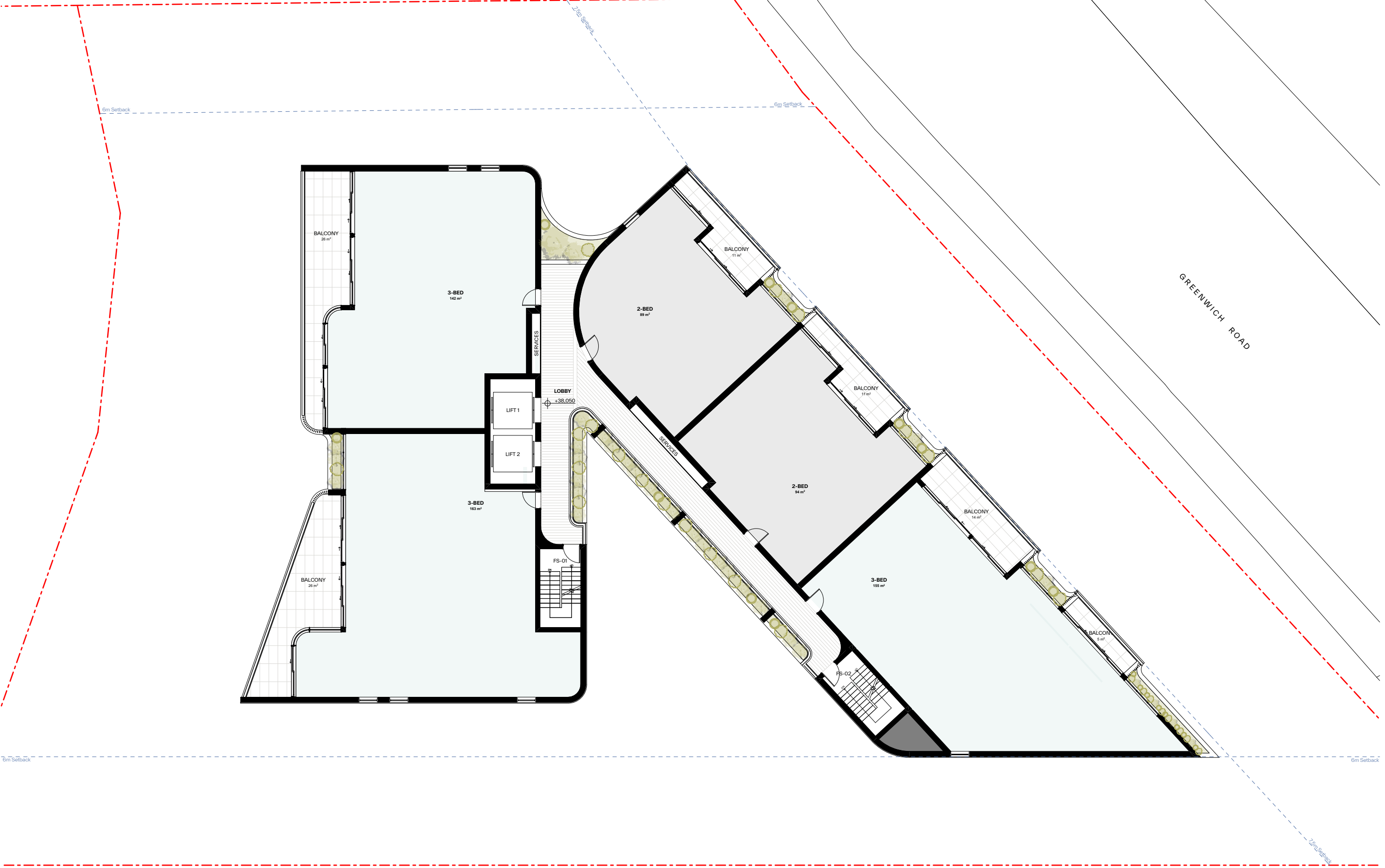


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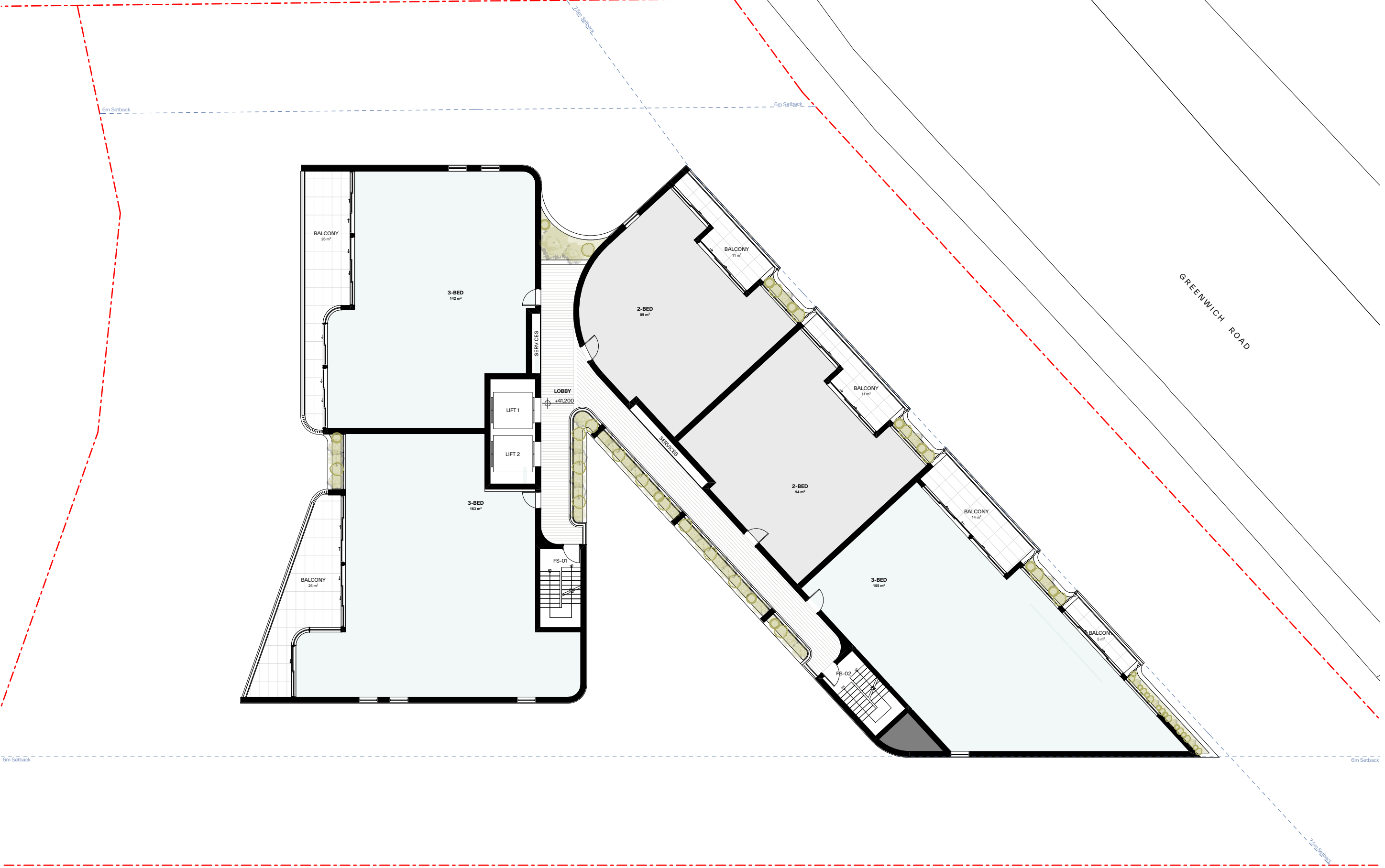
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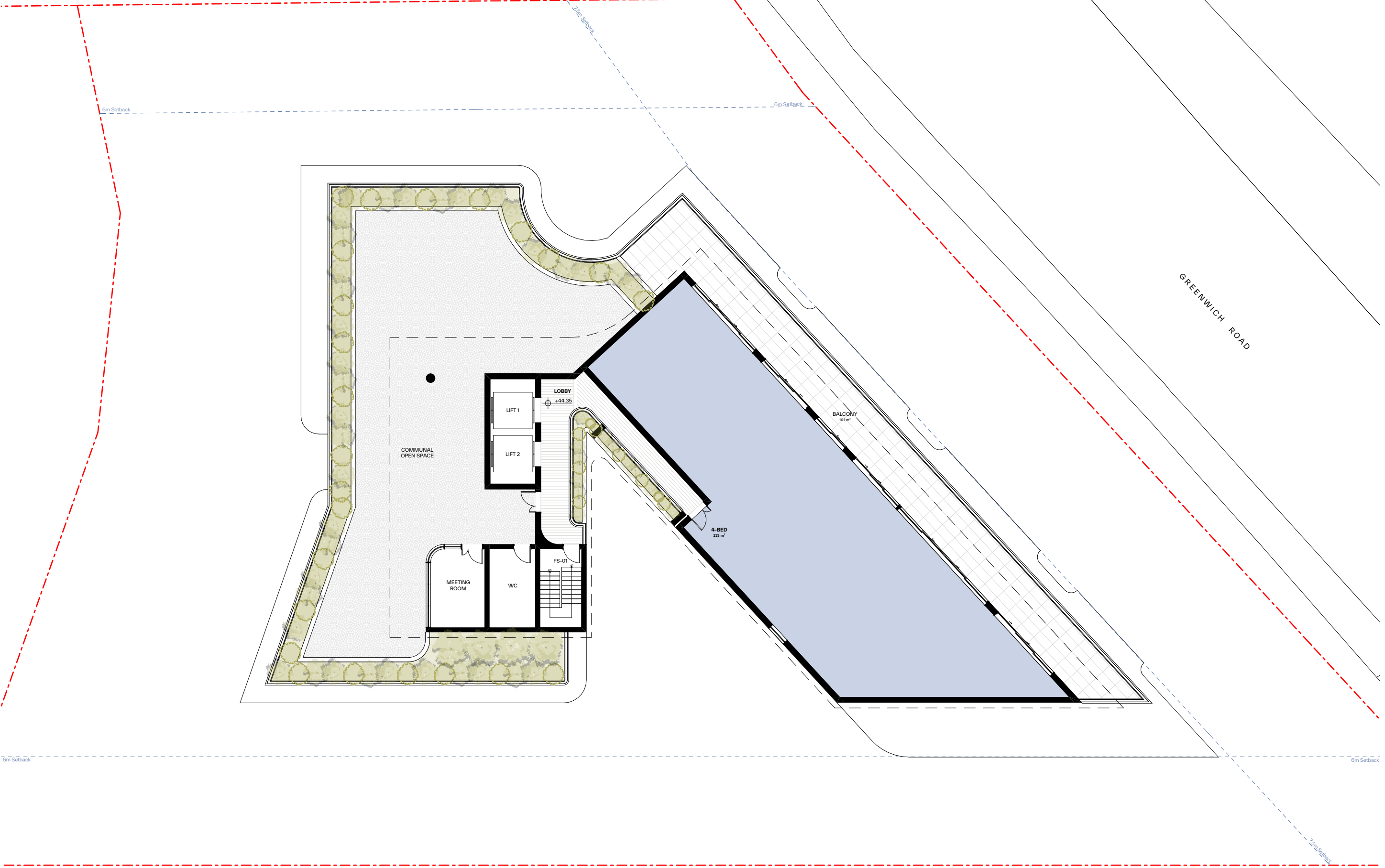






ARCHITECTURAL DRAWINGS

ROOF TERRACE



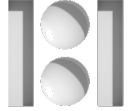
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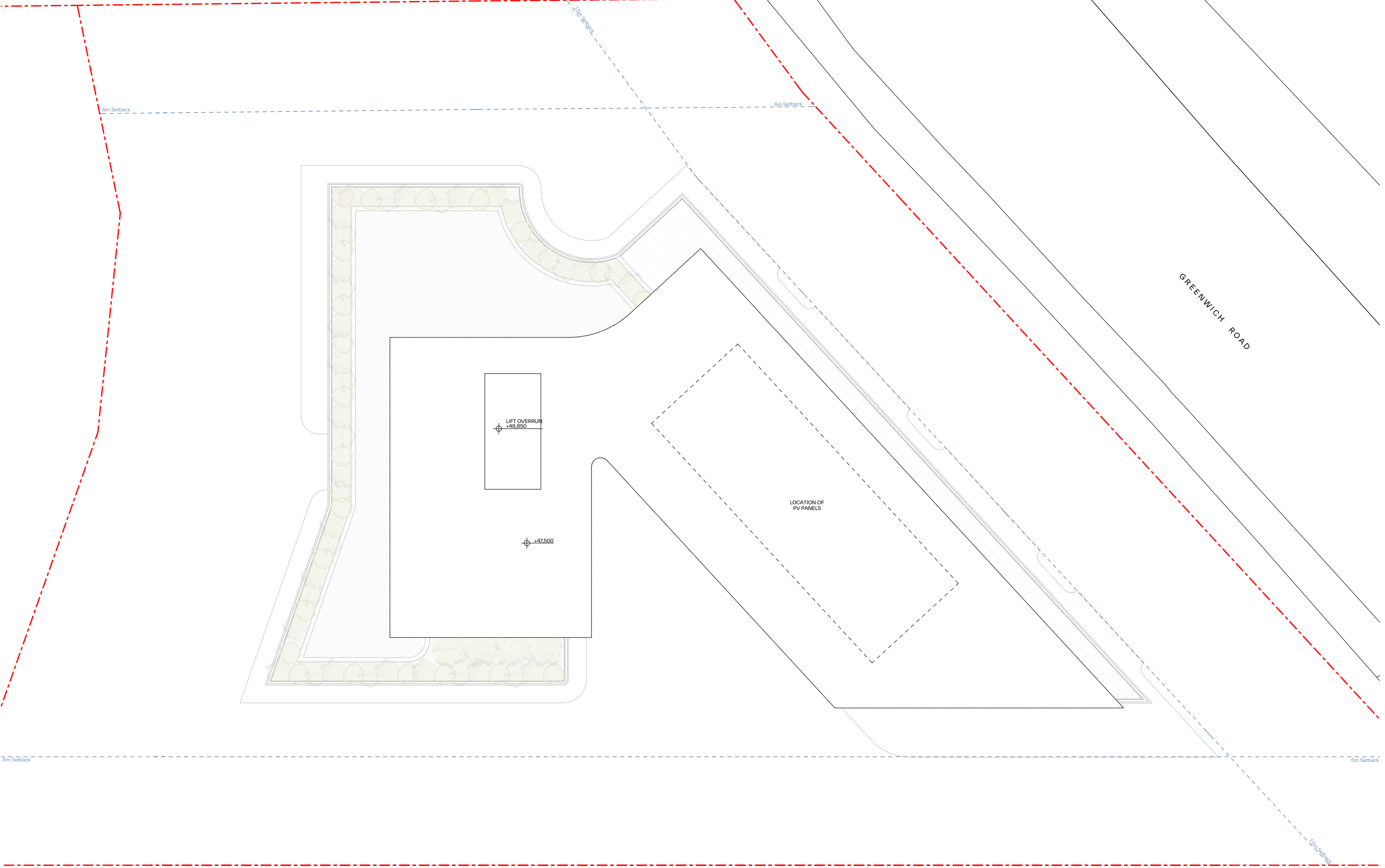
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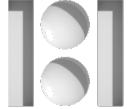
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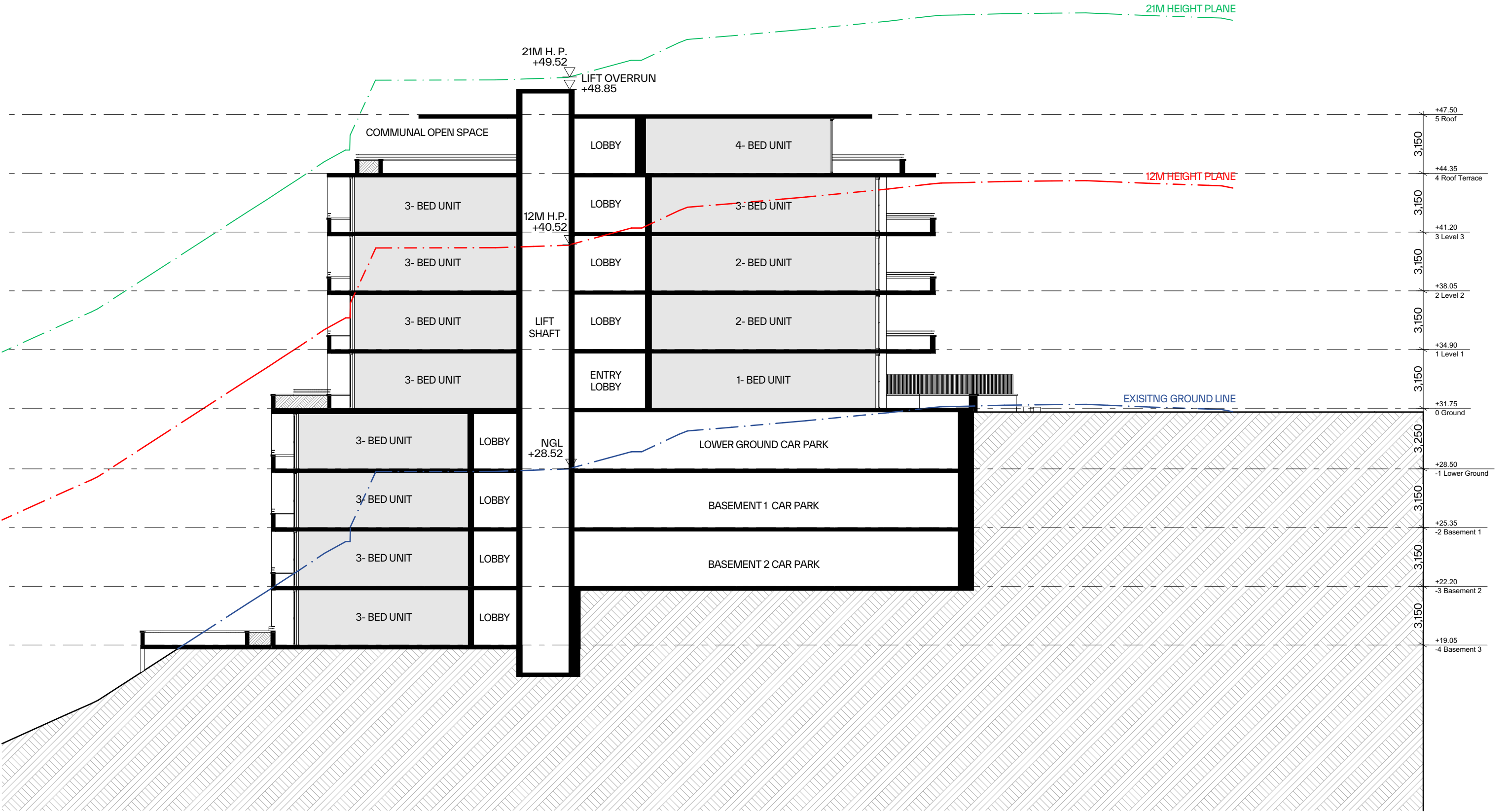


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ARCHITECTURAL DRAWINGS      SECTION + HEIGHTPLANE



1

Section A

1:200

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Scale 1:200 @ A3

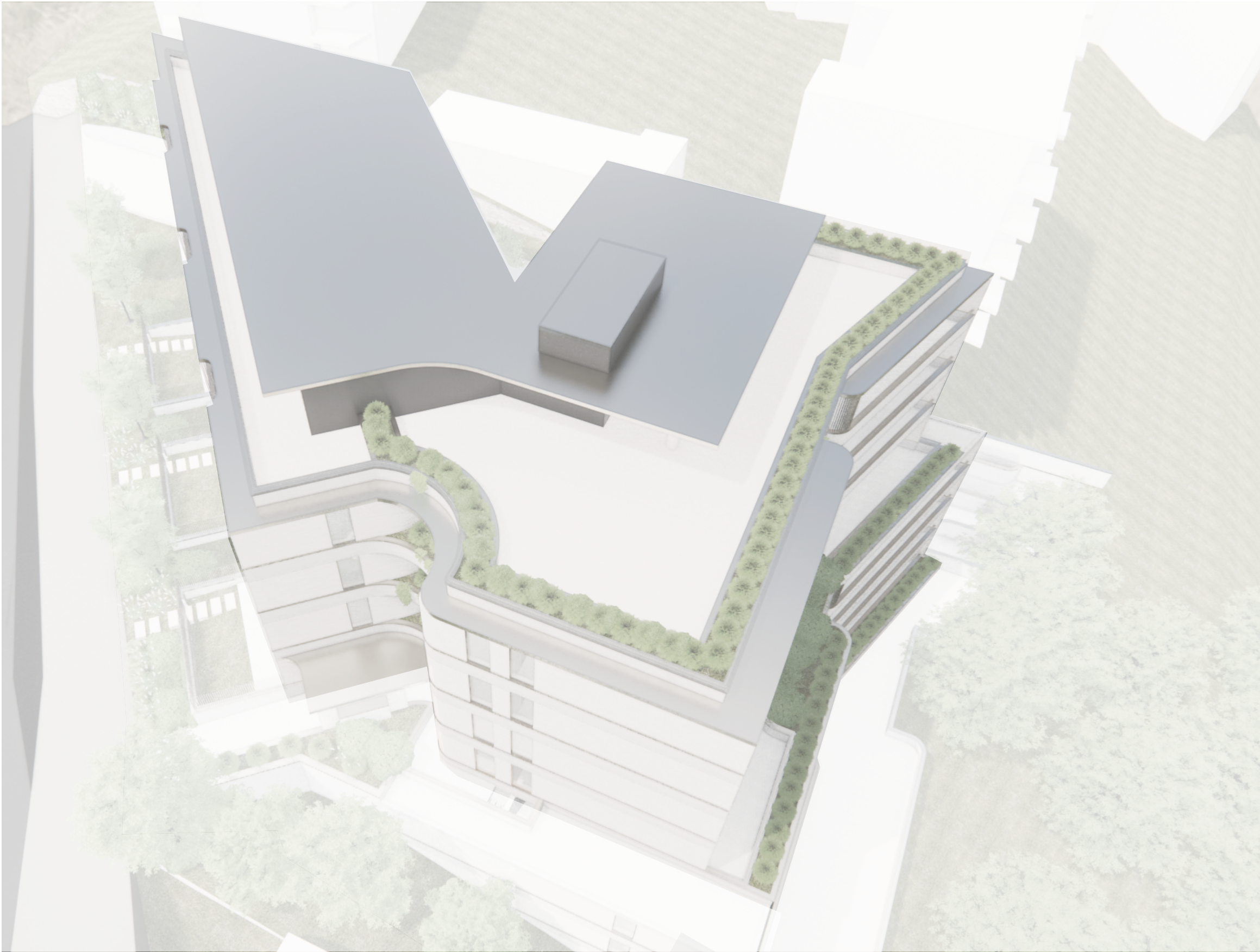
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\*CONCEPTUAL DESIGN ONLY





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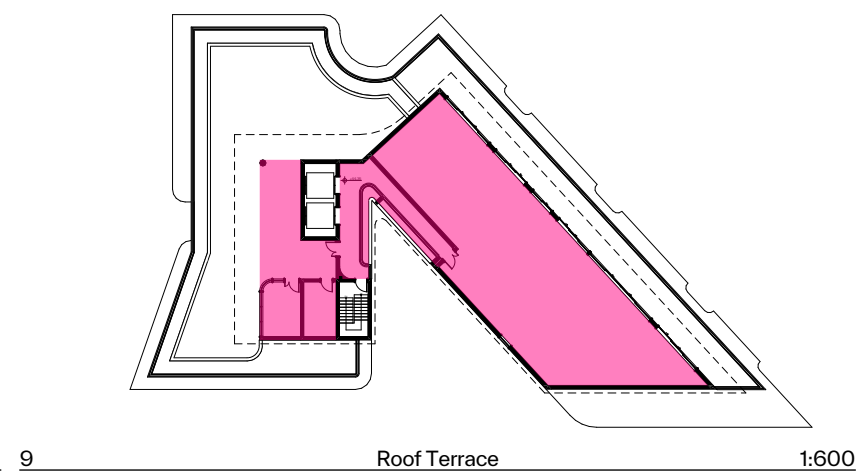
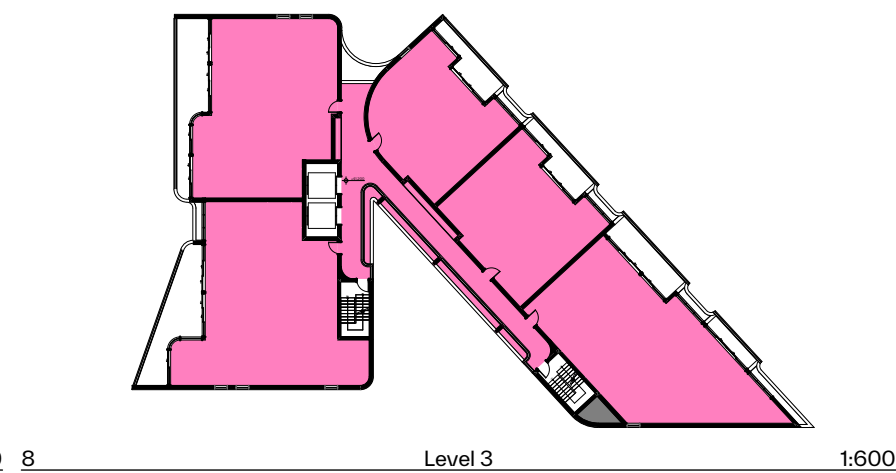
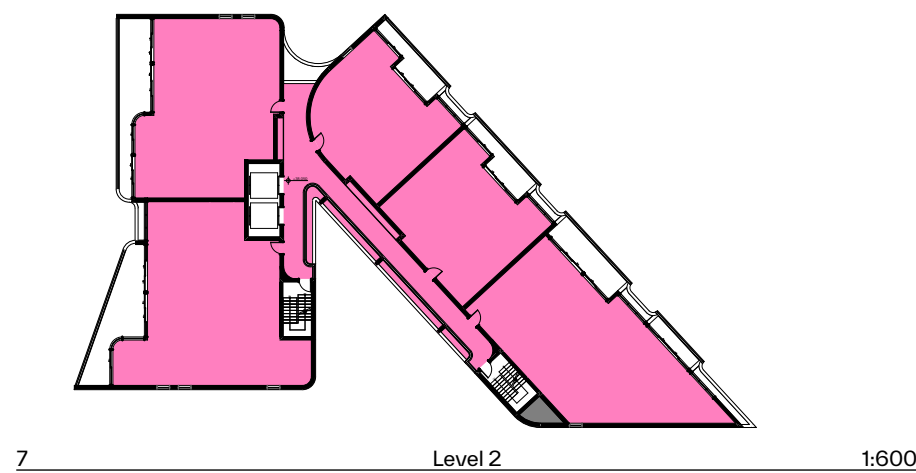
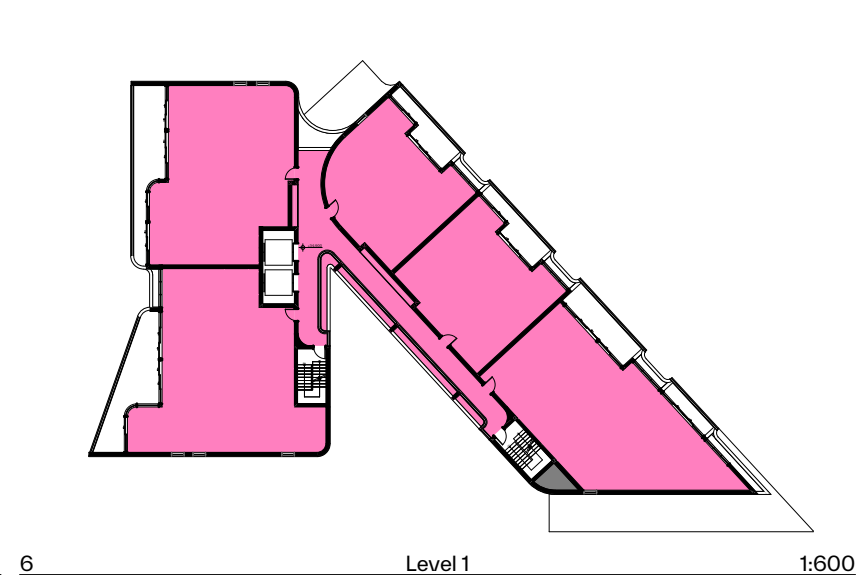
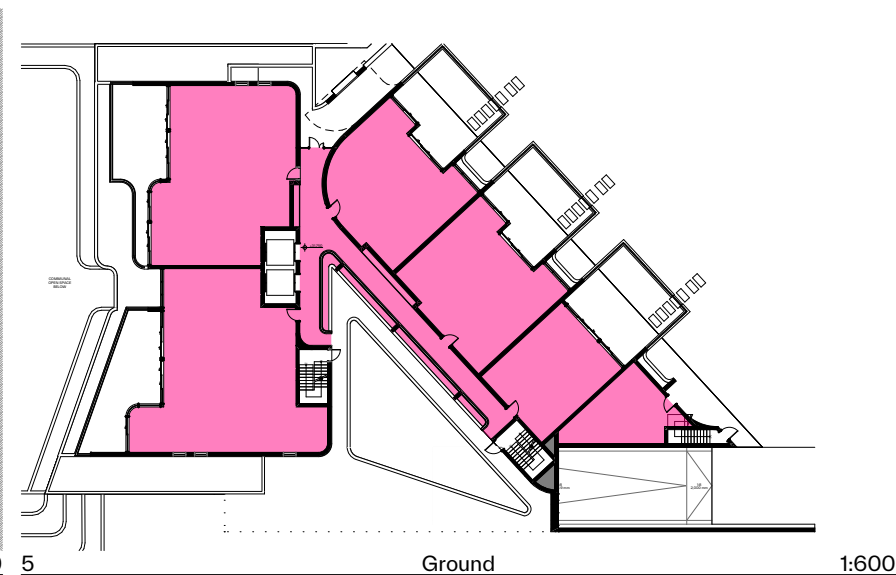
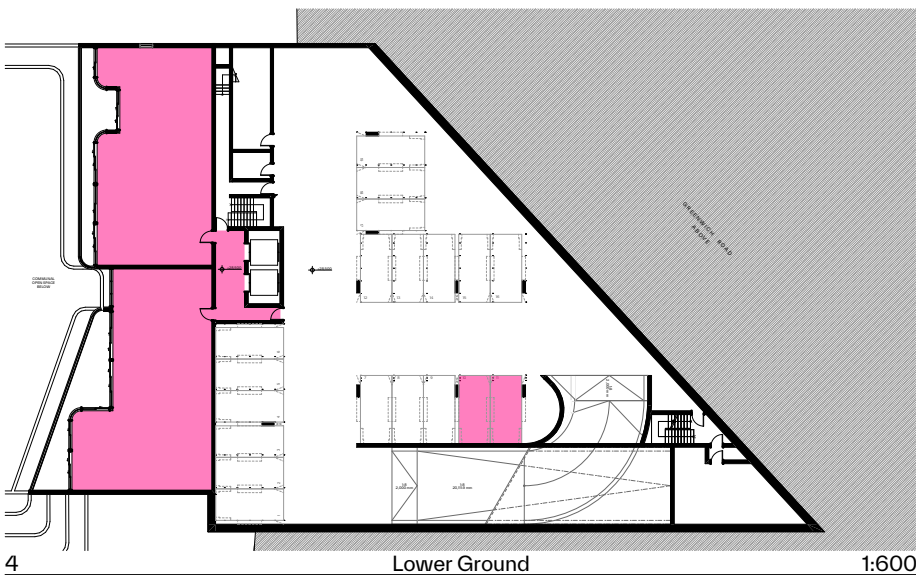
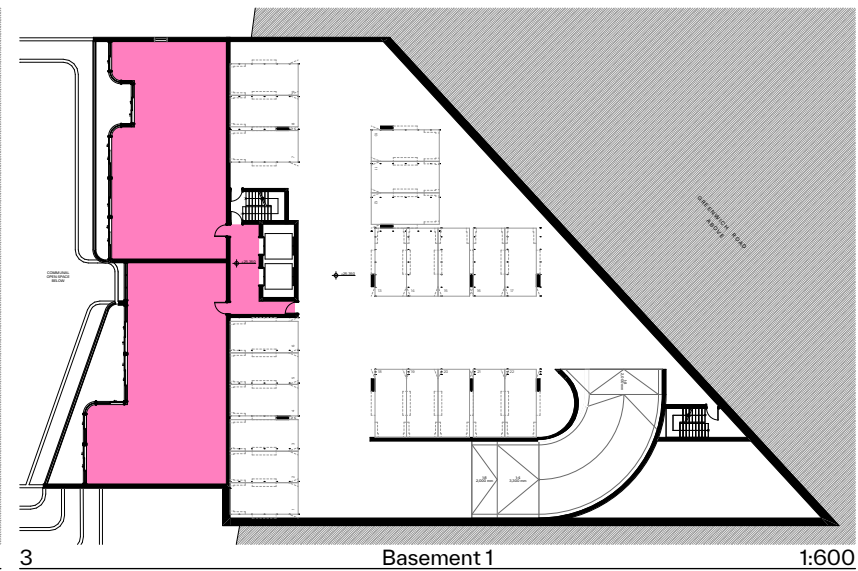
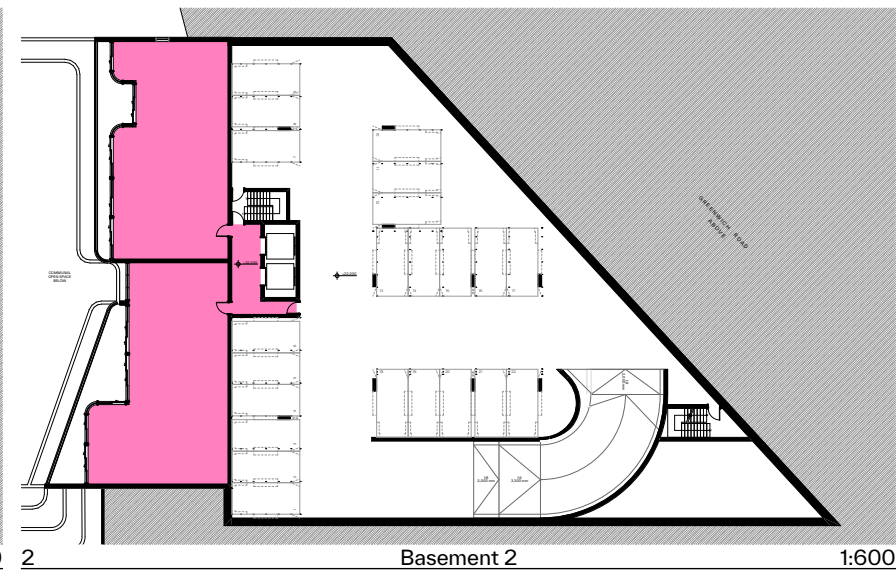
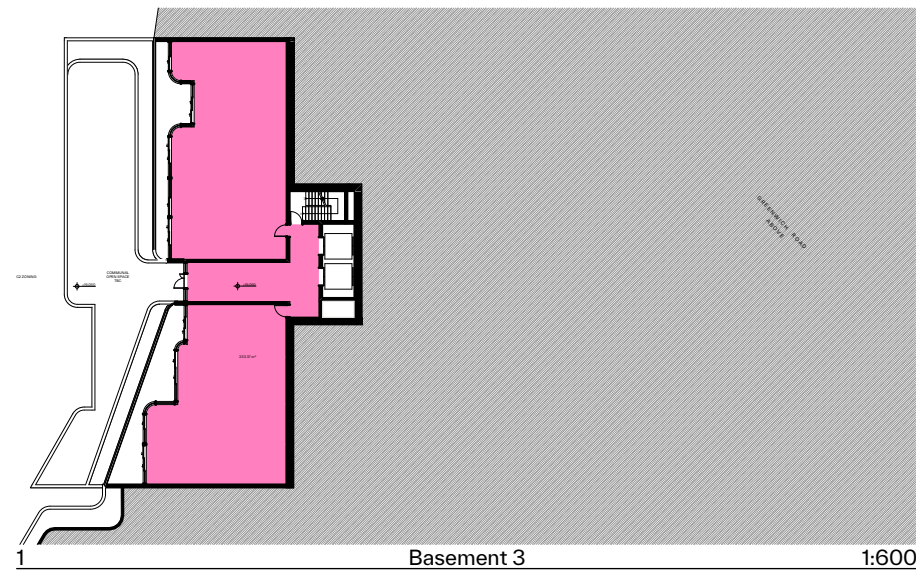
Developed Architectural Concept prepared by PBD ARCHITECTS  
Nominated Architect: Paul Buljevic NSW 7768  
5/12/2024

# COMPLIANCE DIAGRAMS



COMPLIANCE DIAGRAMS

GFA DIAGRAMS



LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:  
AREA: 2,786m<sup>2</sup> (R4 only)  
ZONE: R4 Zoning

PROPOSED FSR:  
1.68 : 1

AREA SCHEDULE SUMMARY

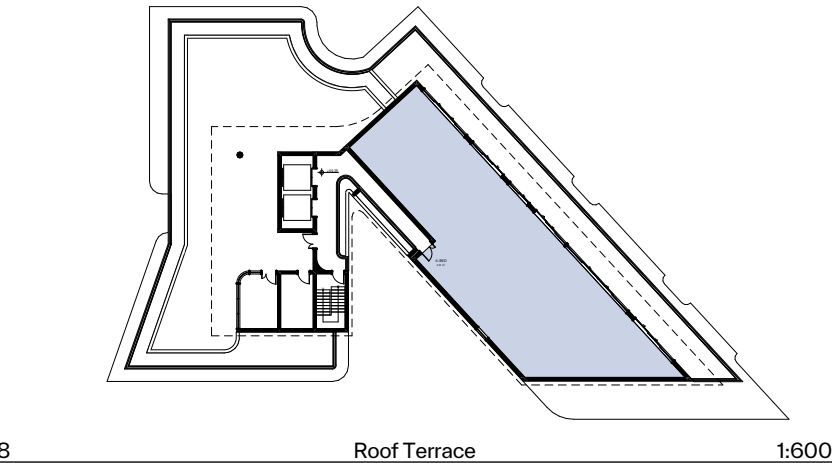
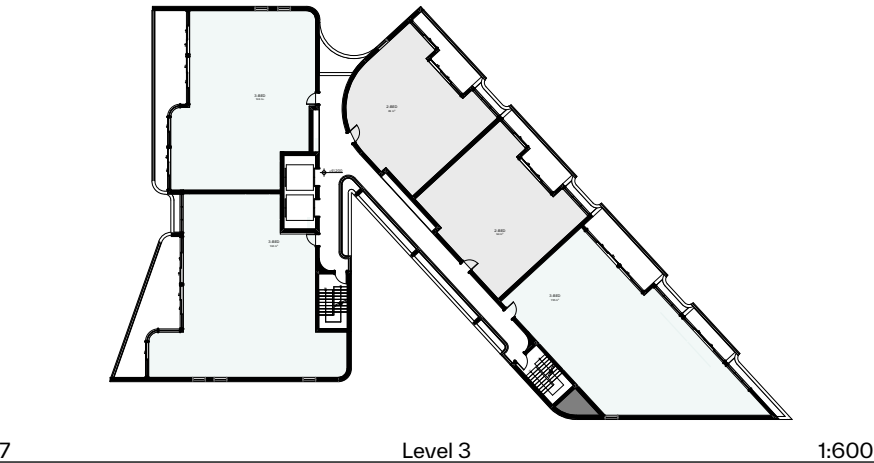
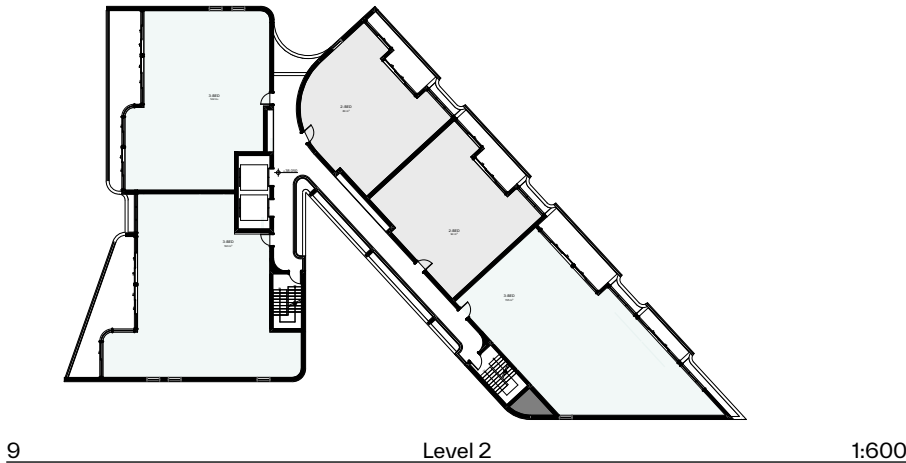
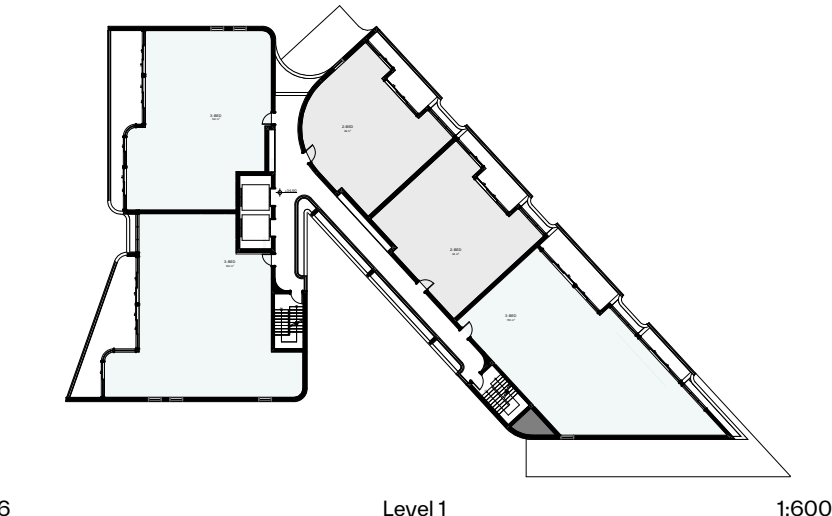
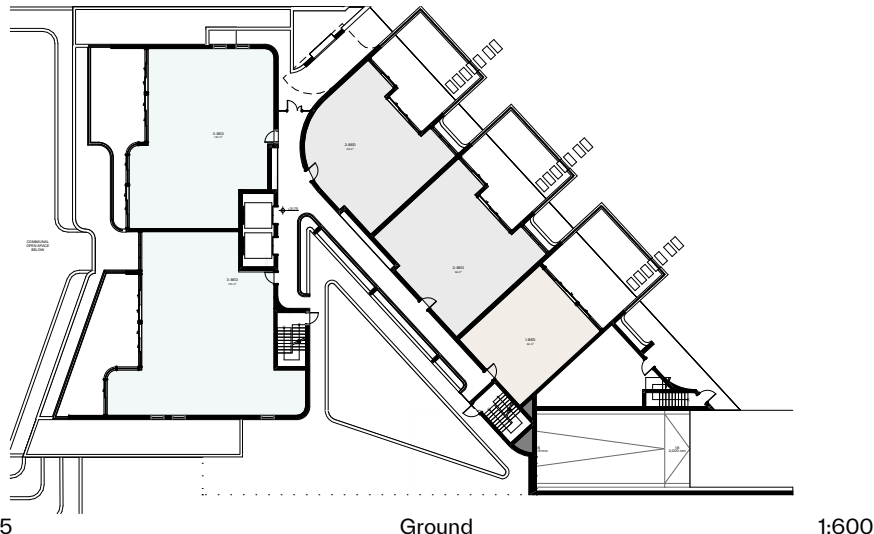
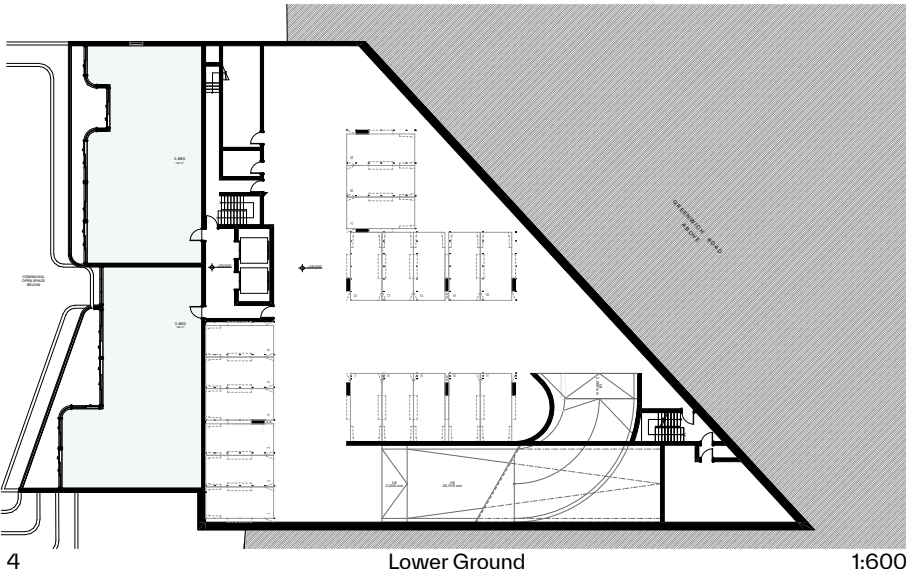
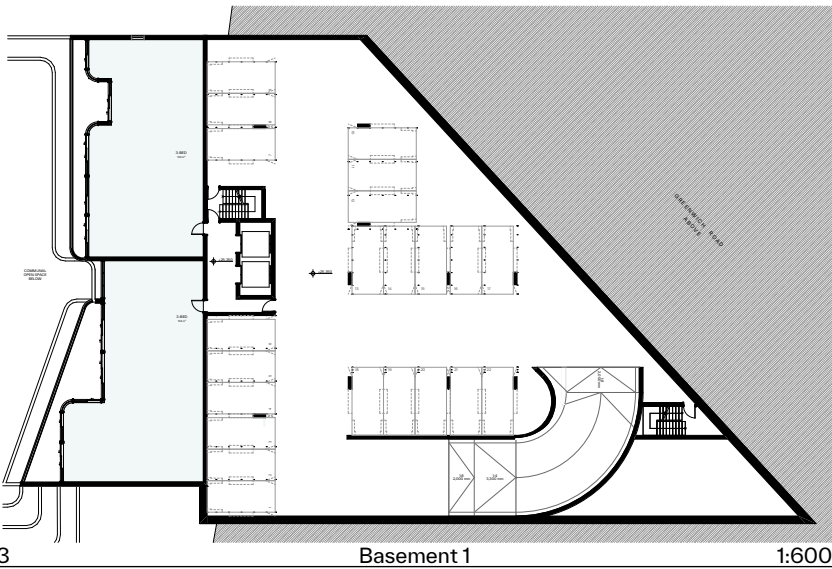
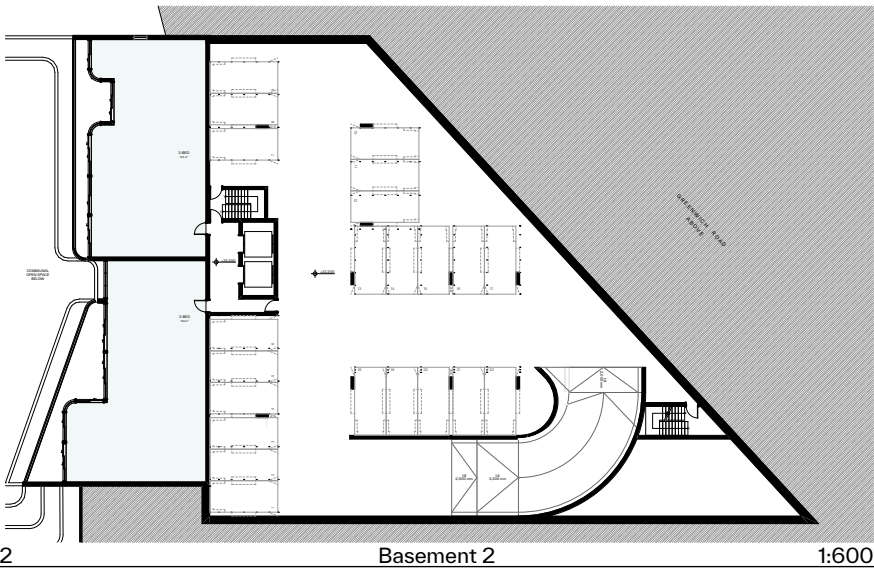
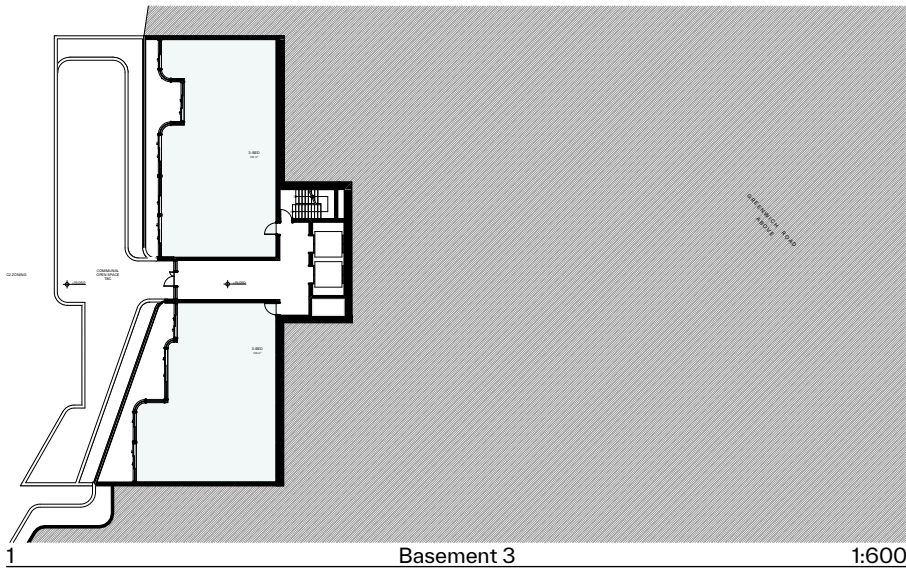
GROSS FLOOR AREA	
Basement 3	333.4
Basement 2	332.2
Basement 1	332.2
Lower Ground	359.2
Ground	700.4
Level 1	757.6
Level 2	757.6
Level 3	757.6
Roof Terrace	344.0
	4,674.2 m <sup>2</sup>

NET SALE AREA (NSA)	
Basement 3	286.1
Basement 2	308.8
Basement 1	308.8
Lower Ground	308.8
Ground	551.1
Level 1	642.6
Level 2	642.6
Level 3	642.6
Roof Terrace	232.8
	3,924.2 m <sup>2</sup>
	EFFICIENCY: 84%



COMPLIANCE DIAGRAMS

UNIT MIX DIAGRAMS

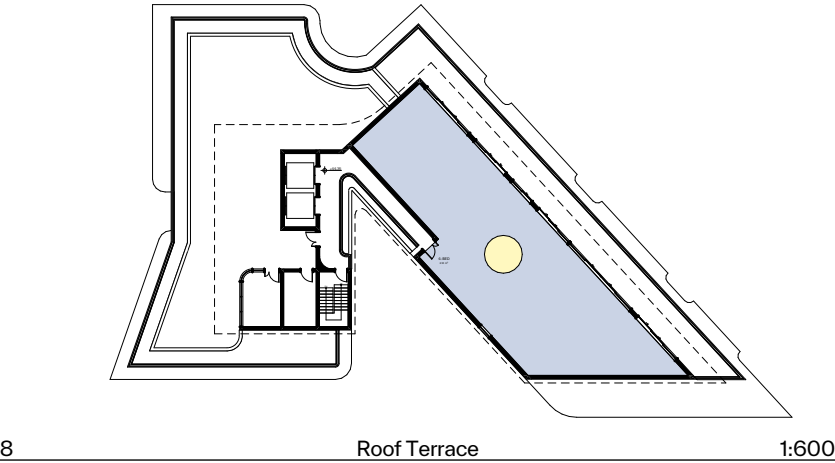
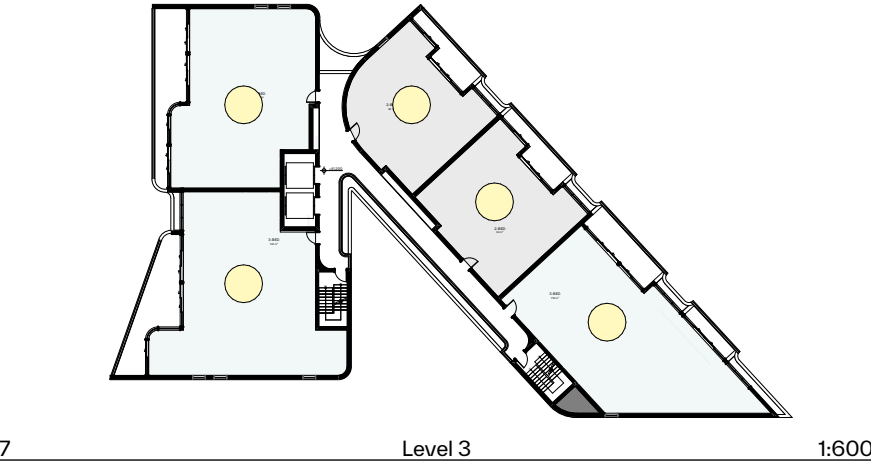
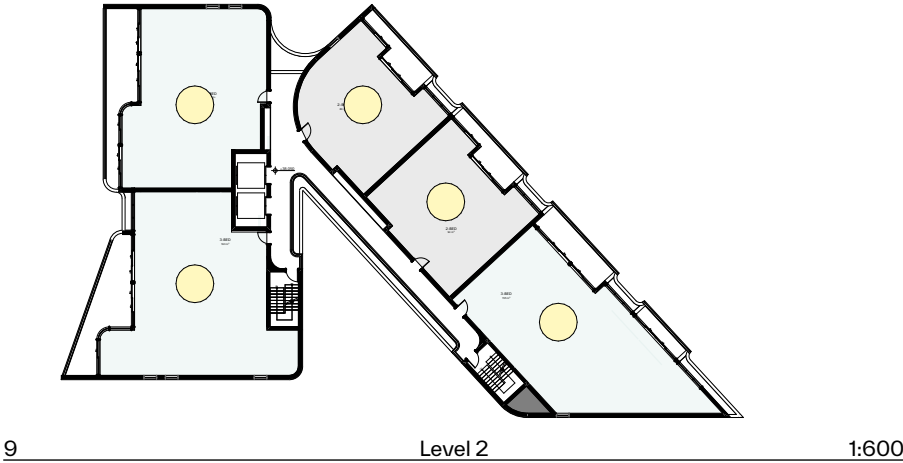
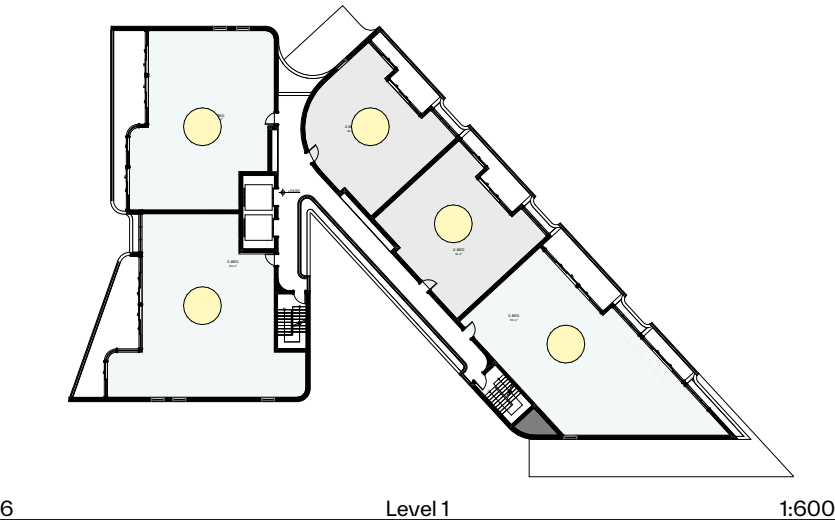
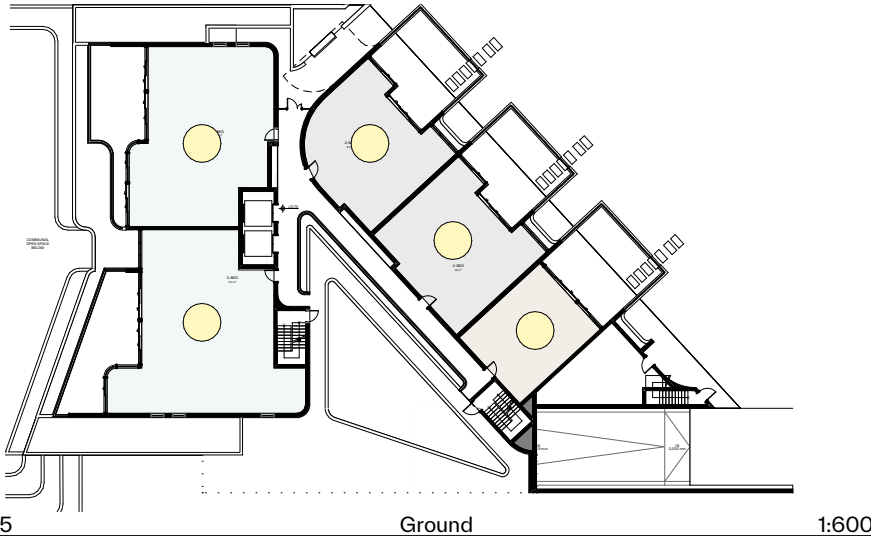
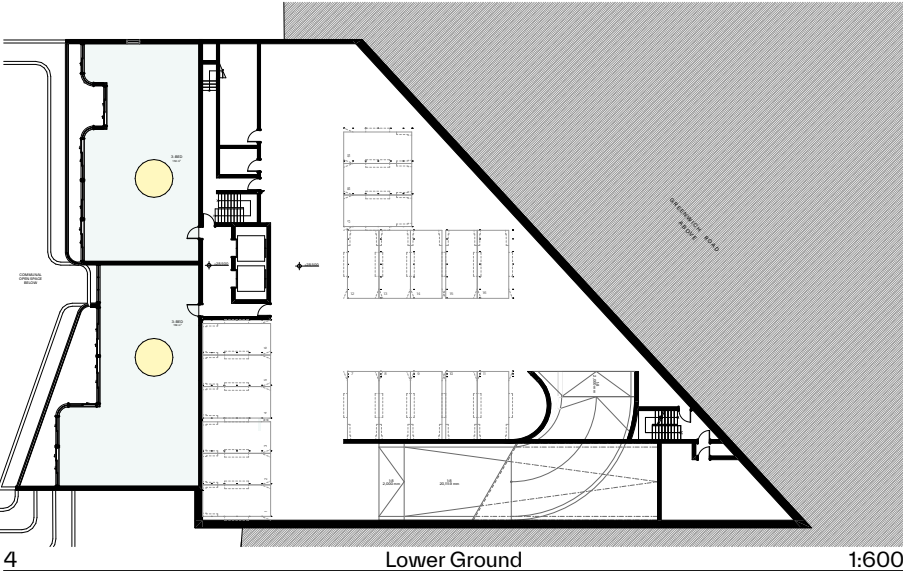
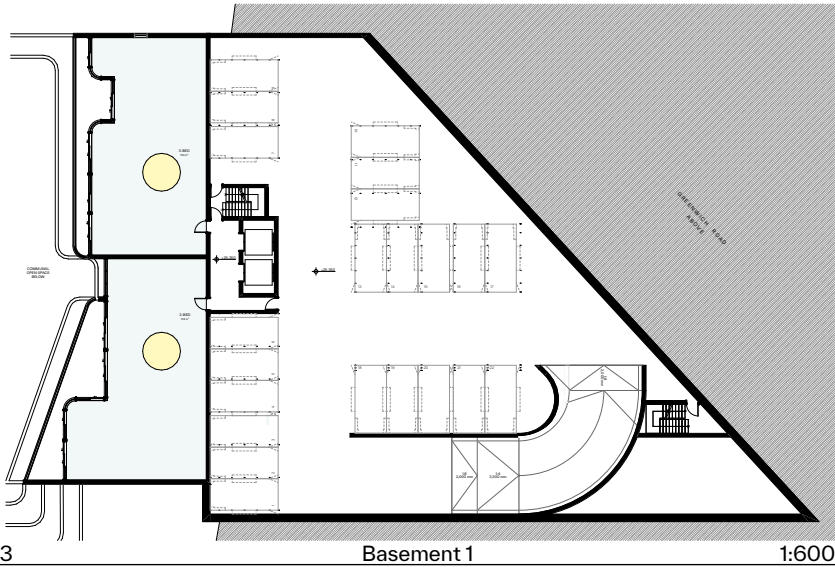
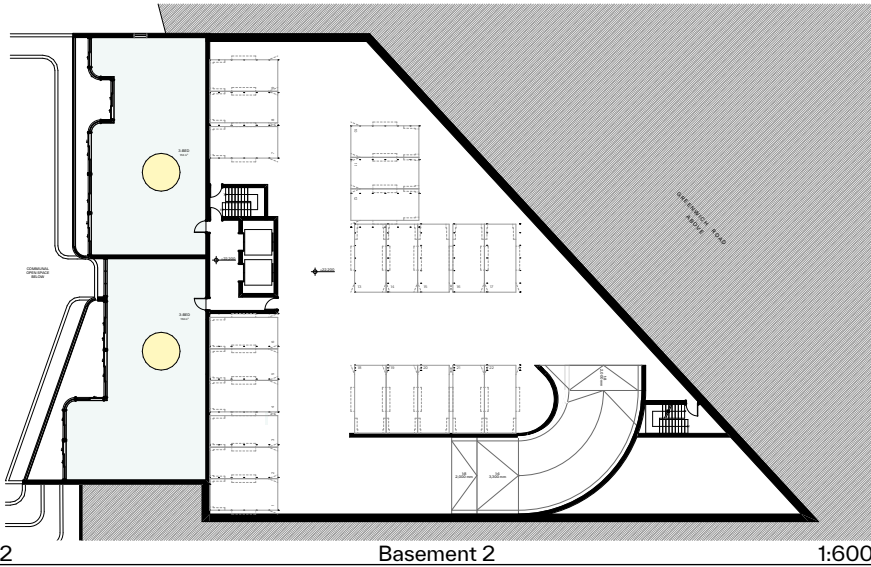
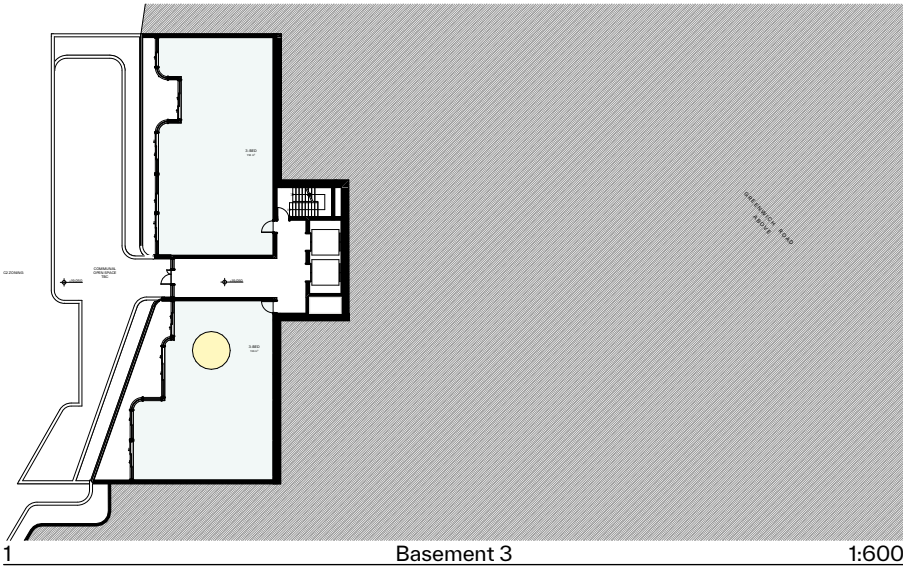


UNIT MIX	
1 BED	1 (3%)
2 BED	8 (28%)
3 BED	19 (66%)
4 BED	1 (3%)
TOTAL	29 UNITS



COMPLIANCE DIAGRAMS

SOLAR ACCESS DIAGRAMS

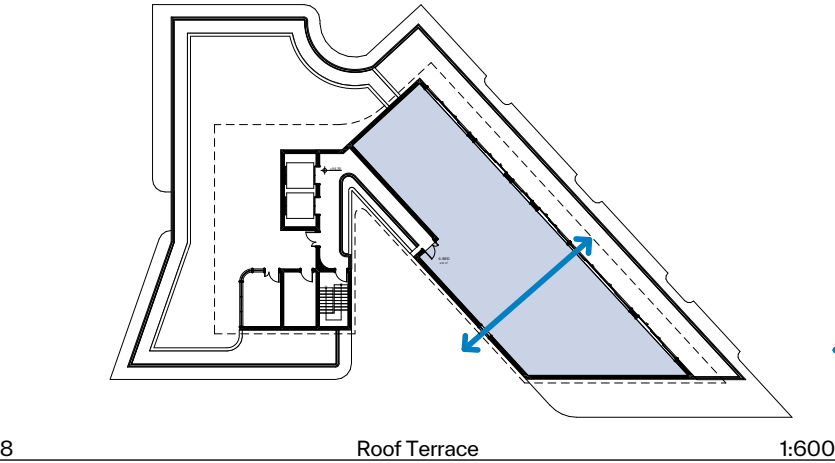
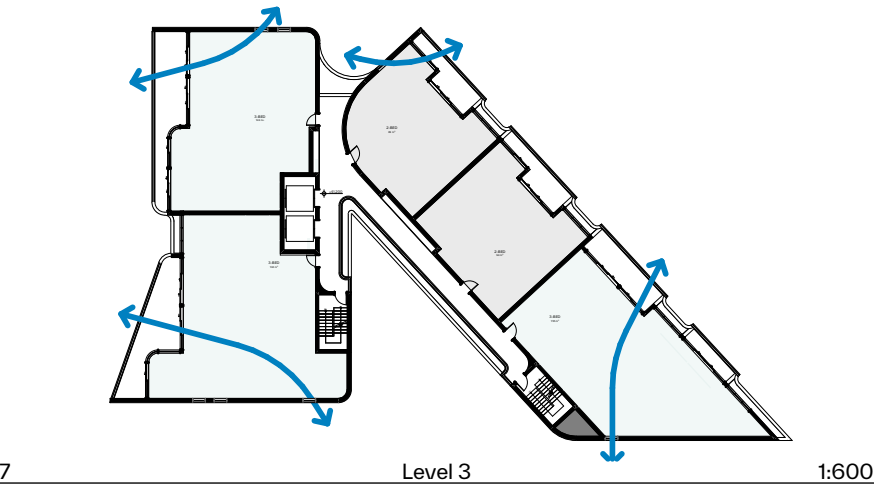
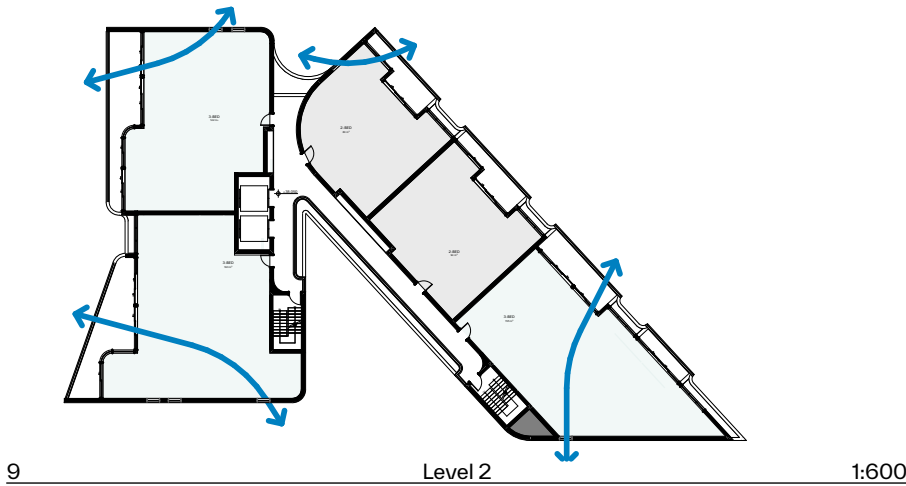
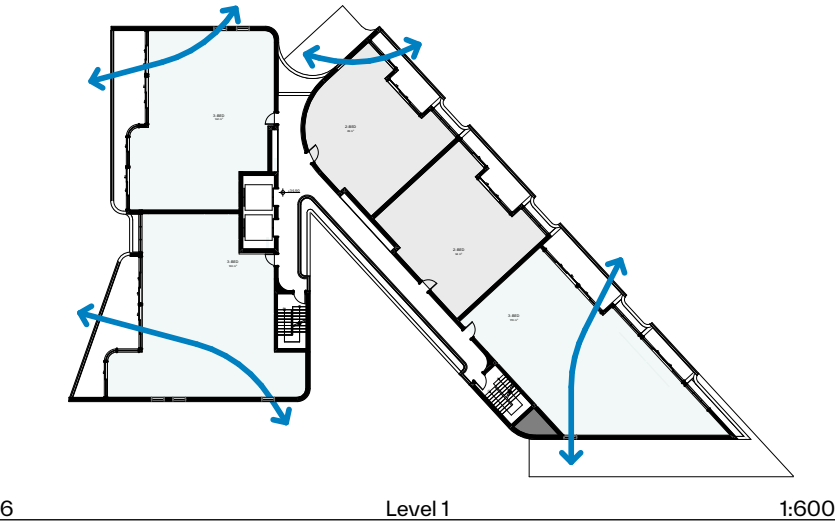
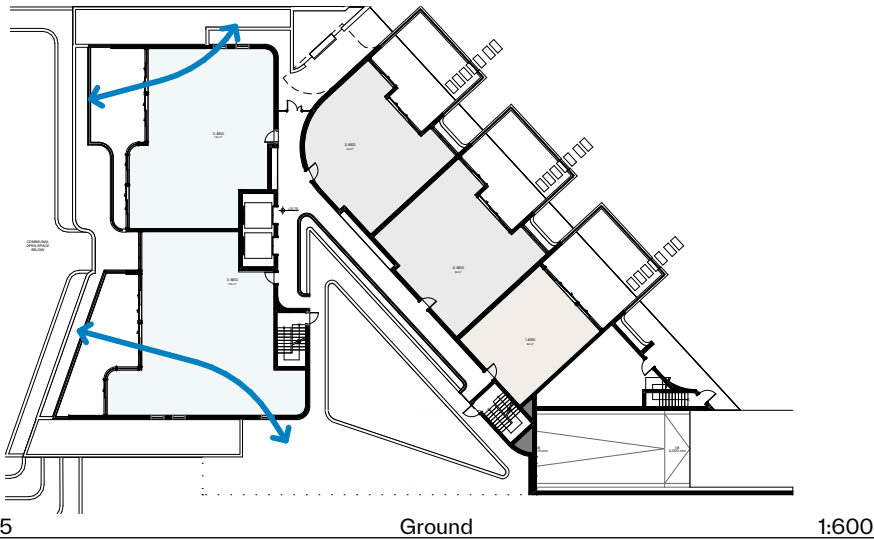
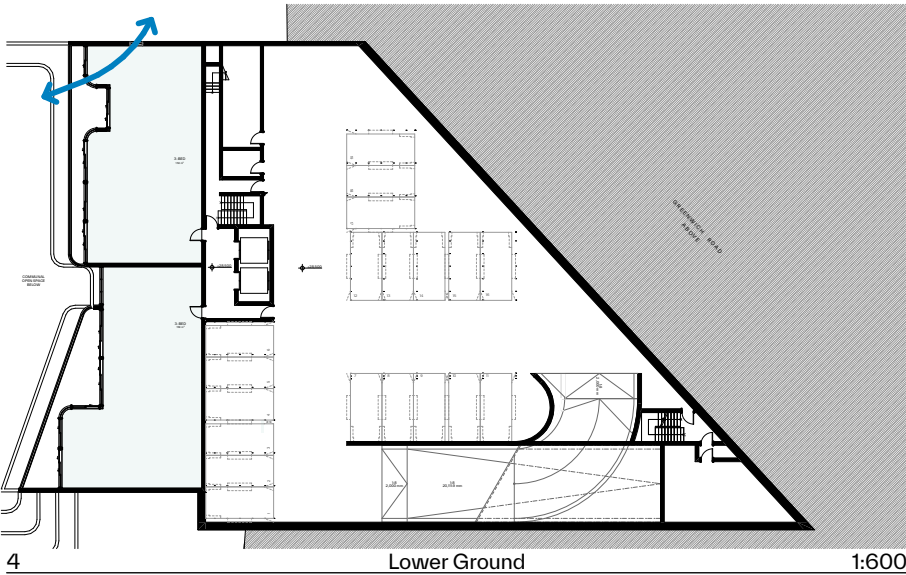
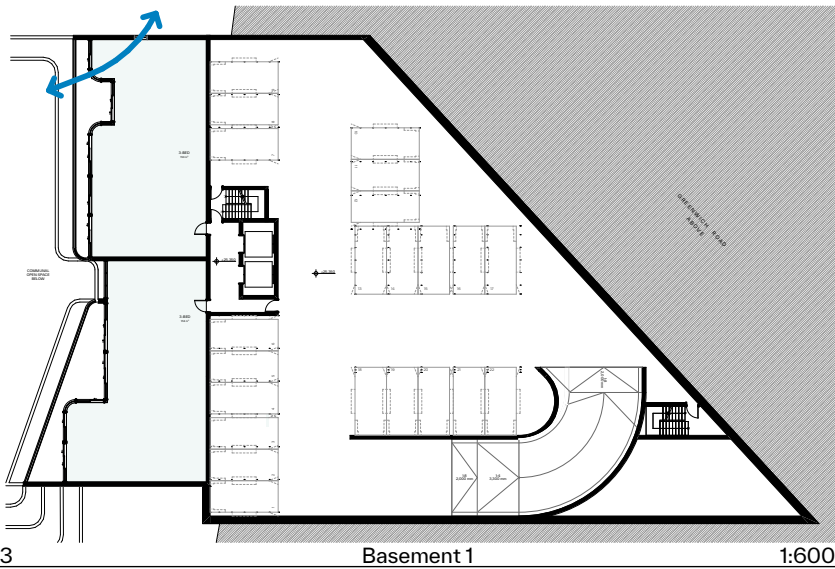
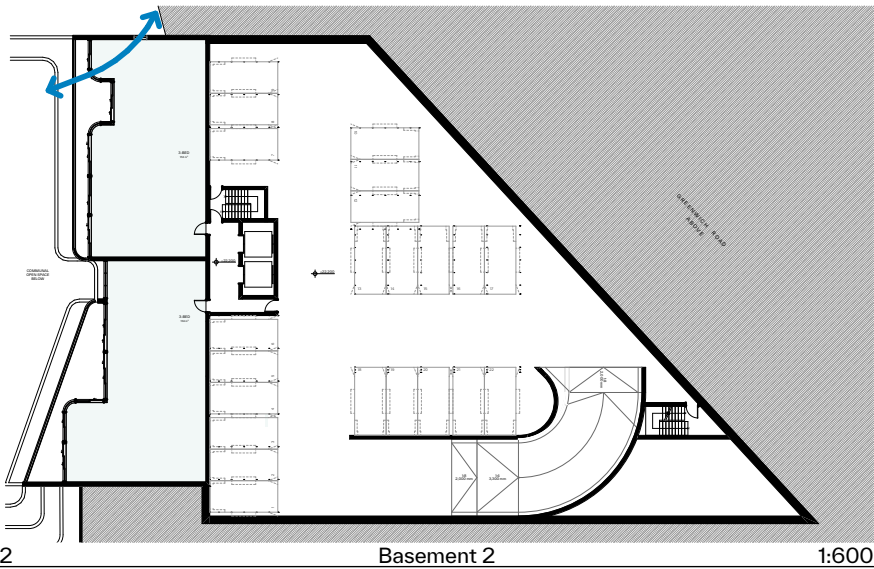
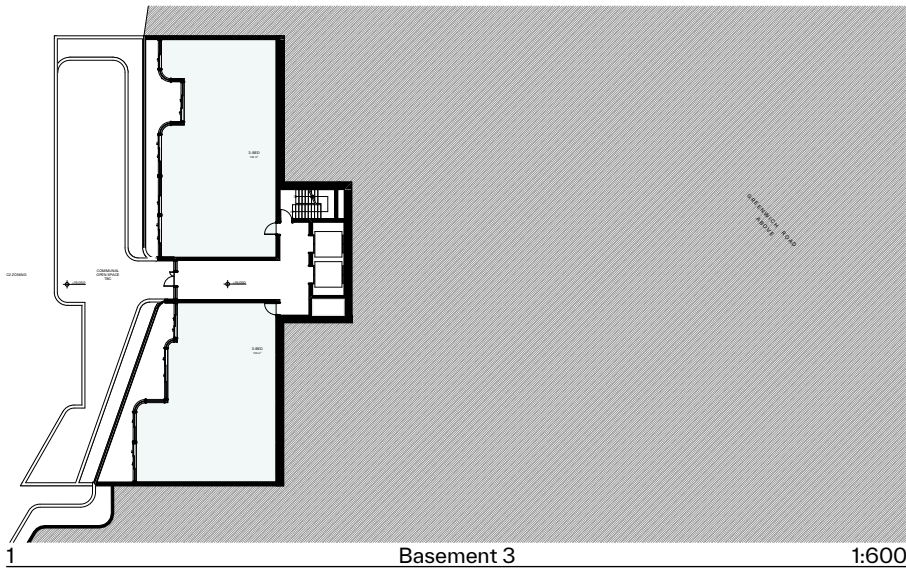


**SOLAR ACCESS**  
● UNITS ACHIEVING MINIMUM  
2 HOURS SOLAR ACCESS  
  
28/29 UNITS  
97%



COMPLIANCE DIAGRAMS

CROSS VENTILATION DIAGRAMS

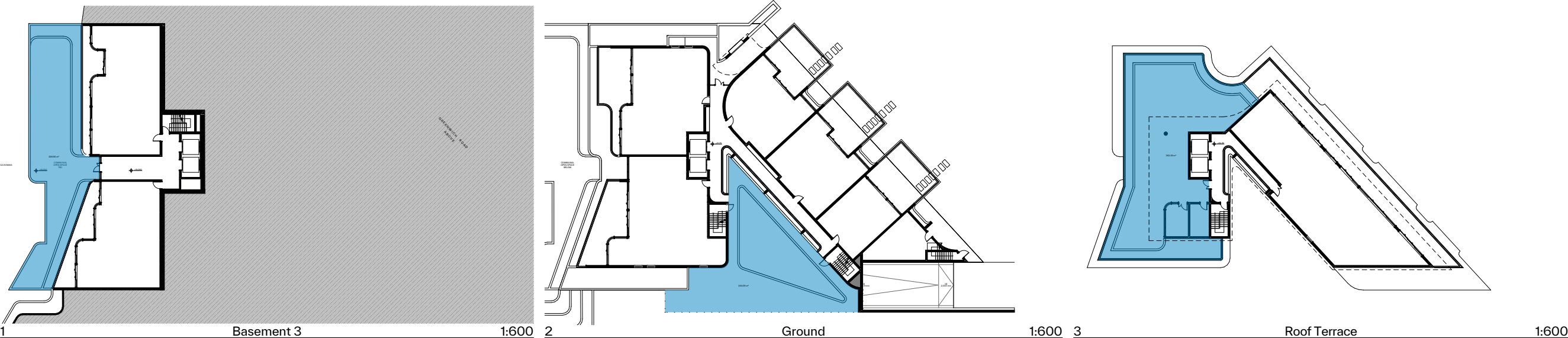


**CROSS VENTILATION**  
UNITS ACHIEVING CROSS  
VENTILATION REQUIREMENT  
18/29 UNITS  
62%



COMPLIANCE DIAGRAMS

COMMUNAL OPEN SPACE



LEGEND:

- COMMUNAL OPEN SPACE
- PRIVATE OPEN SPACE

PROPERTY DETAILS:

AREA: 2,786m<sup>2</sup>  
ZONE: R4 Zoning

DCP:

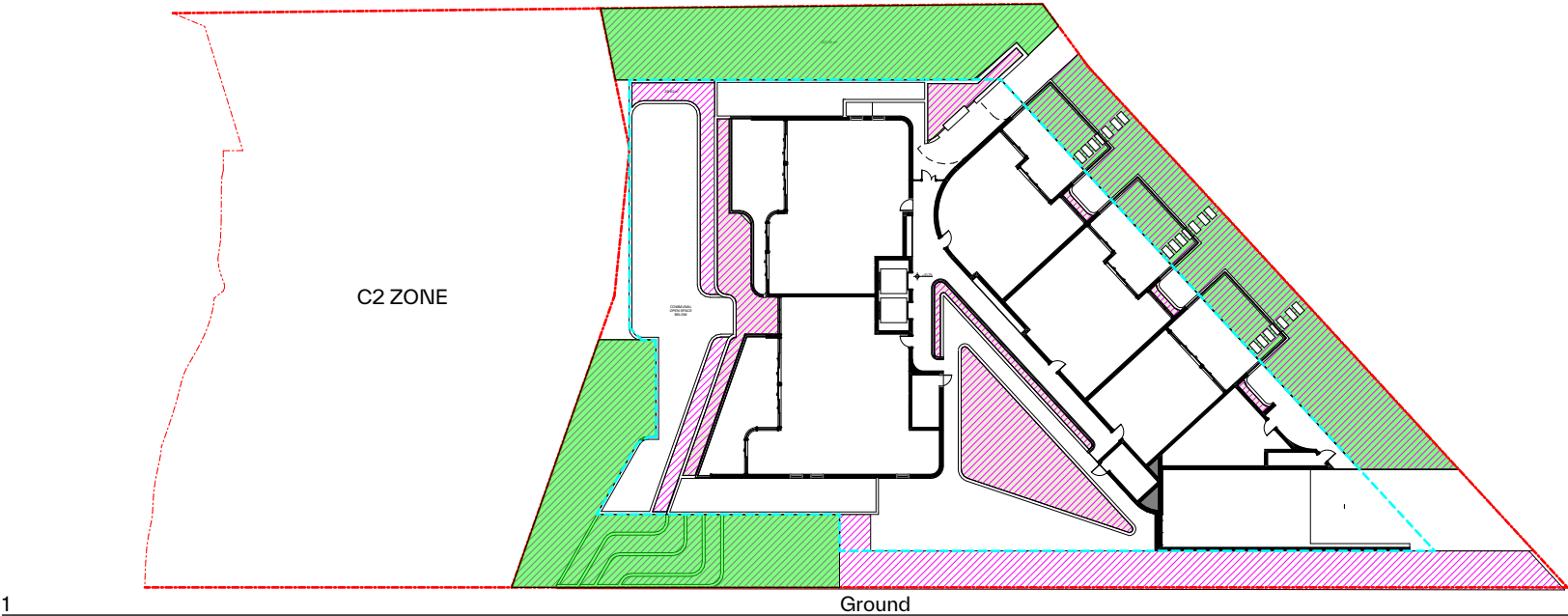
25% OF THE SITE AREA IS TO BE PROVIDED AS COMMUNAL OPEN SPACE (696.5m<sup>2</sup>)

COMMUNAL OPEN SPACE SUMMARY

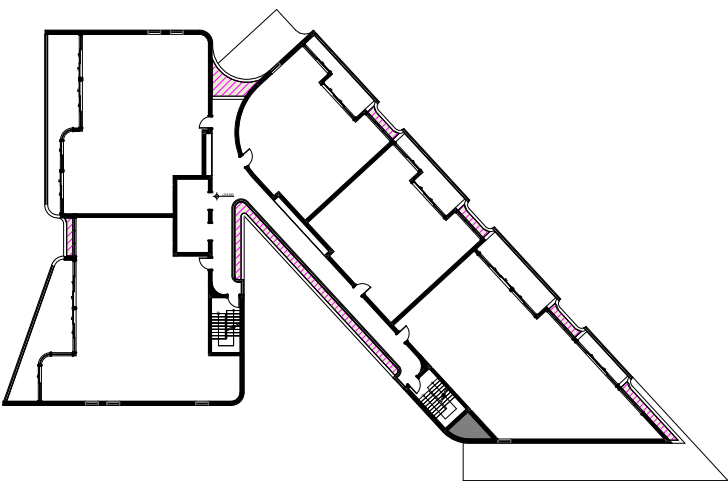
Basement 3	226.9
Ground	244.0
Roof Terrace	352.4
	823.3 m <sup>2</sup>

COMPLIANCE DIAGRAMS

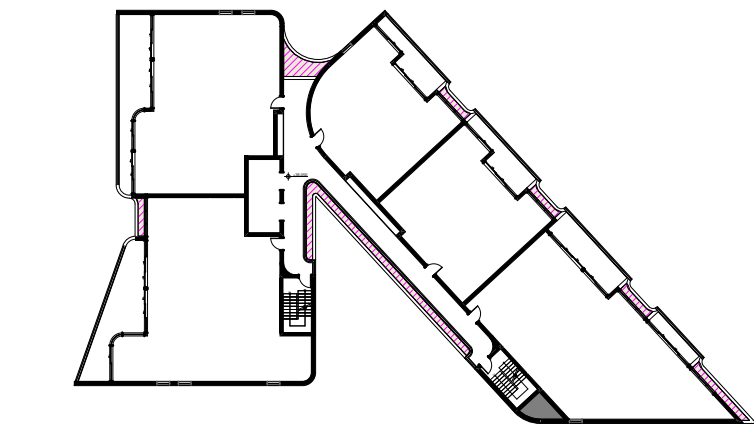
DEEP SOIL + LANDSCAPE DIAGRAMS



1:600 2



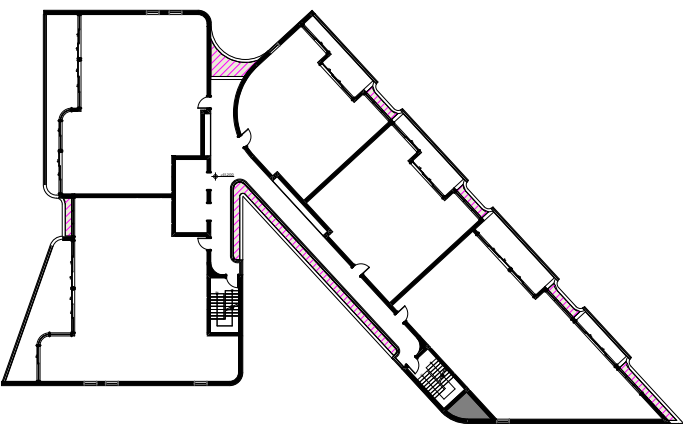
1:600



3

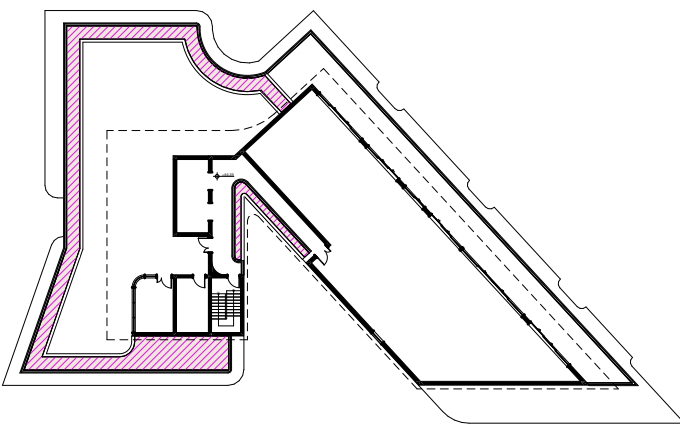
Level 2

1:600 4



Level 3

1:600 5



Roof Terrace

1:600

LEGEND:

- DEEP SOIL AREA
- LANDSCAPE AREA
- EXTENT OF BASEMNET AREA

PROPERTY DETAILS:

AREA: 2,786  
ZONE: R4 Zoning

MINIMUM 7% DEEP SOIL REQUIRED  
AREA CALCULATED MINIMUM 6M WIDE  
LANDSCAPE TO BE MINIMUM 40% OF SITE AREA  
(1,114.4m<sup>2</sup>)  
15% OF TOTALLANDSCAPE ON STRUCTURE  
(167.16m<sup>2</sup>)

DEEP SOIL AREA SUMMARY

LEVEL	AREA
Ground	708.9
	708.9 m <sup>2</sup> 25.0%

LANDSCAPE AREA SUMMARY

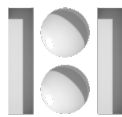
LEVEL	AREA
Ground	1,111.9
Level 1	26.6
Level 2	26.6
Level 3	26.6
Roof Terrace	84.7
	1,276.4 m <sup>2</sup> 45.8%

Greenwich

Winten Property Group  
177 - 183 Greenwich Road Greenwich  
NSW 2065

Scale 1:600 @ A3

Developed Architectural Concept prepared by PBD ARCHITECTS  
Nominated Architect: Paul Buljevic NSW 7768  
5/12/2024





# DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

COMPLIANCE CAPABILITY

PROJECT INFORMATION	
177 - 183 Greenwich Road GREENWICH	
Site Area	2,786m <sup>2</sup>
Zoning	R4 Zoning

FLOOR SPACE RATIO	
Permissible FSR	0.8 : 1 FSR
Proposed FSR	1.68 : 1 FSR - 4,674.2m <sup>2</sup>
Efficiency	84%

HEIGHT CONTROLS	
Permissible Height	12m
Total Proposed Building Height Plane	20.5m

SETBACK CONTROLS		
	Required	Proposed
Front Setback	7.5m	7.5m
Side Setback	6m	6m
Rear Setback	10m	7-10m

APARTMENT MIX					
LEVEL	1 BED	2 BED	3 BED	4 BED	No of Unit
Basement 3	0	0	2	0	2
Basement 2	0	0	2	0	2
Basement 1	0	0	2	0	2
Lower Ground	0	0	2	0	2
Ground Floor	1	2	2	0	5
Level 1	0	2	3	0	5
Level 2	0	2	3	0	5
Level 3	0	2	3	0	5
Level 4	0	0	0	1	1
TOTAL	1	8	19	1	29
	3%	28%	66%	3%	

PARKING REQUIREMENT			
	Rates	Required	Proposed
Residential car parking	1 Bed - 1.0	1	1
	2 Bed - 1.5	12	12
	3+ Bed - 2	40	41
Visitor Parking	1 per 4 units	8	9
Adaptable Parking	1 per adaptable unit	6 (included)	7 (included)
	1 per 50 visitor spaces (min. 1)	1 (included)	1 (included)
TOTAL CAR PARKING		61	63
Motorcycle parking	1 per 15 car spaces	4.2	5
Bicycle parking	1 per 4 units	8	8
Visitor bicycle parking	1 rack + 1 rack per 10 units	4 racks	4 racks

OTHER REQUIREMENT			
	DCP/ADG Requirement	Required	Proposed
Solar Access	70% of total no. apartment	20.3	28 (97%)
Cross Ventilation	60% of total no. apartment	17.4	18 (62%)
Landscape	40% of site area (incl. 15% planting on structure)	1,114 m <sup>2</sup>	1,276.4 m <sup>2</sup> (46%)
Deepsoil	7% of site area as per ADG	195 m <sup>2</sup>	708.9 m <sup>2</sup> (25%)
Communal Open Space	25% of site area	696.5 m <sup>2</sup>	823.3 m <sup>2</sup> (30%)
Livable Units	20% of units	5.8	6
Adaptable Unit	20% of units	5.8	6
Visitable Units	80% of adaptable units	4.6	5



# DIDJURIGURA!

'THANK YOU' ON GADIGAL COUNTRY



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Nominated Architect:  
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