

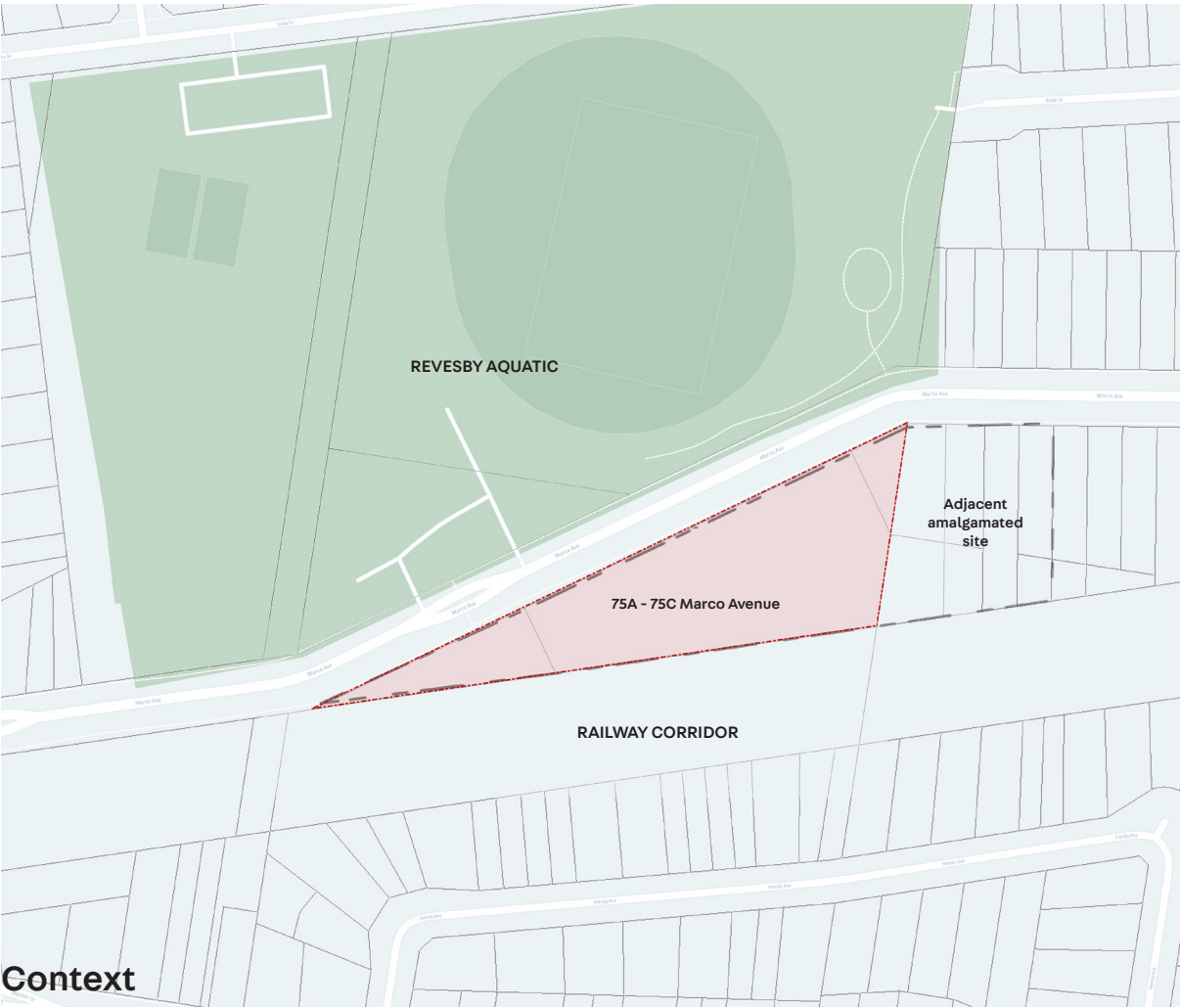


# **75A - 75C MARCO AVENUE**

**Planning Proposal Urban Design Study**

July 2024

# SITE CONTEXT

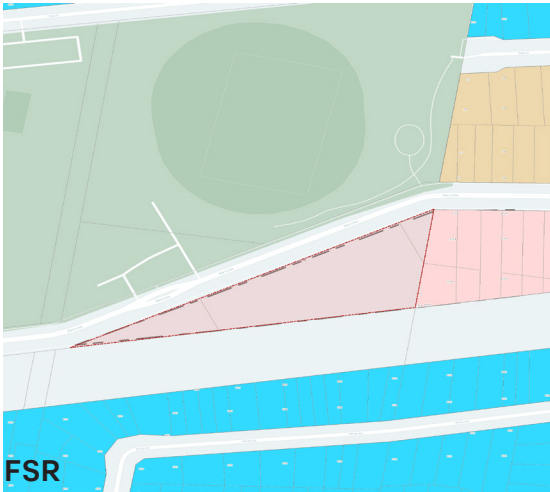
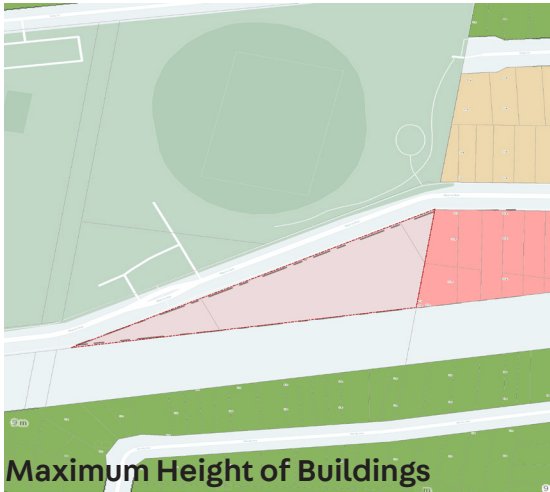
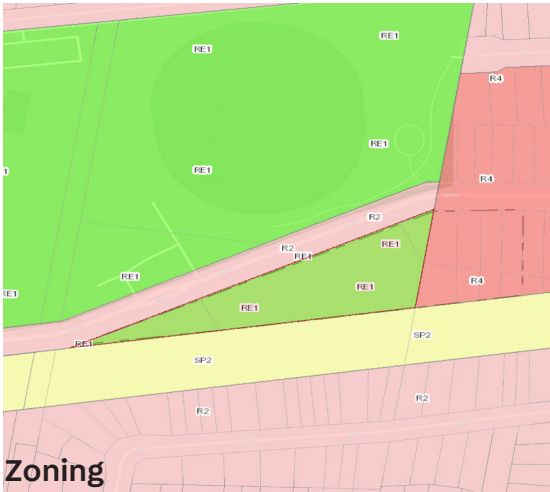


Site Area 6,976 sqm

The site is located in close proximity to Revesby centre and the train station.

Enjoys a site area of 6,976 sqm and frontages along Marco Avenue.

The site is also opposite to Revesby Aquatic Centre



## Assumptions used

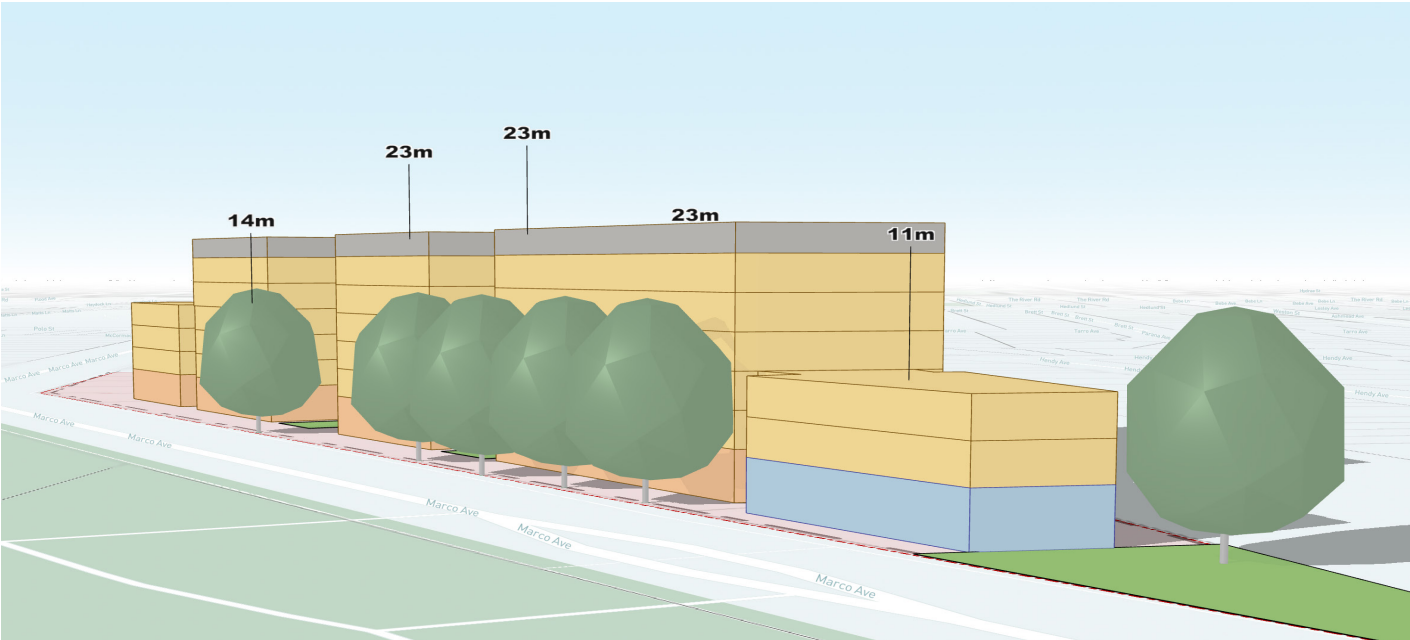
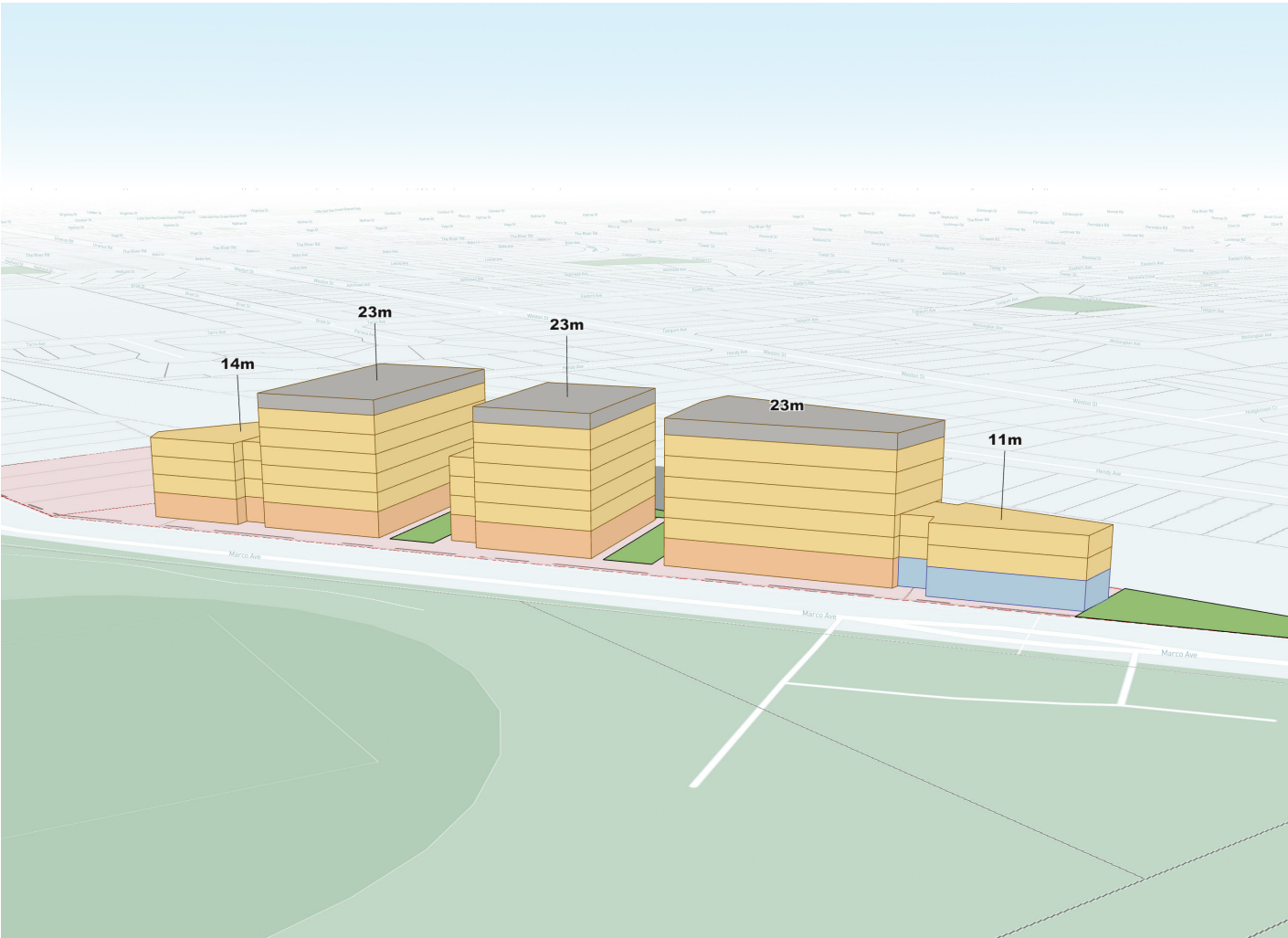
Average apartment size	75 sqm
Building Efficiencies	75% Residential (levels 1-7) 65% Commercial
Carpark	1.3 car spaces per apartment 40 sqm per carspace

	Existing	Proposed
Zoning	RE1	R4
Maximum Height of Buildings	-	25 m
FSR	-	1.75:1

# SCENARIO 1

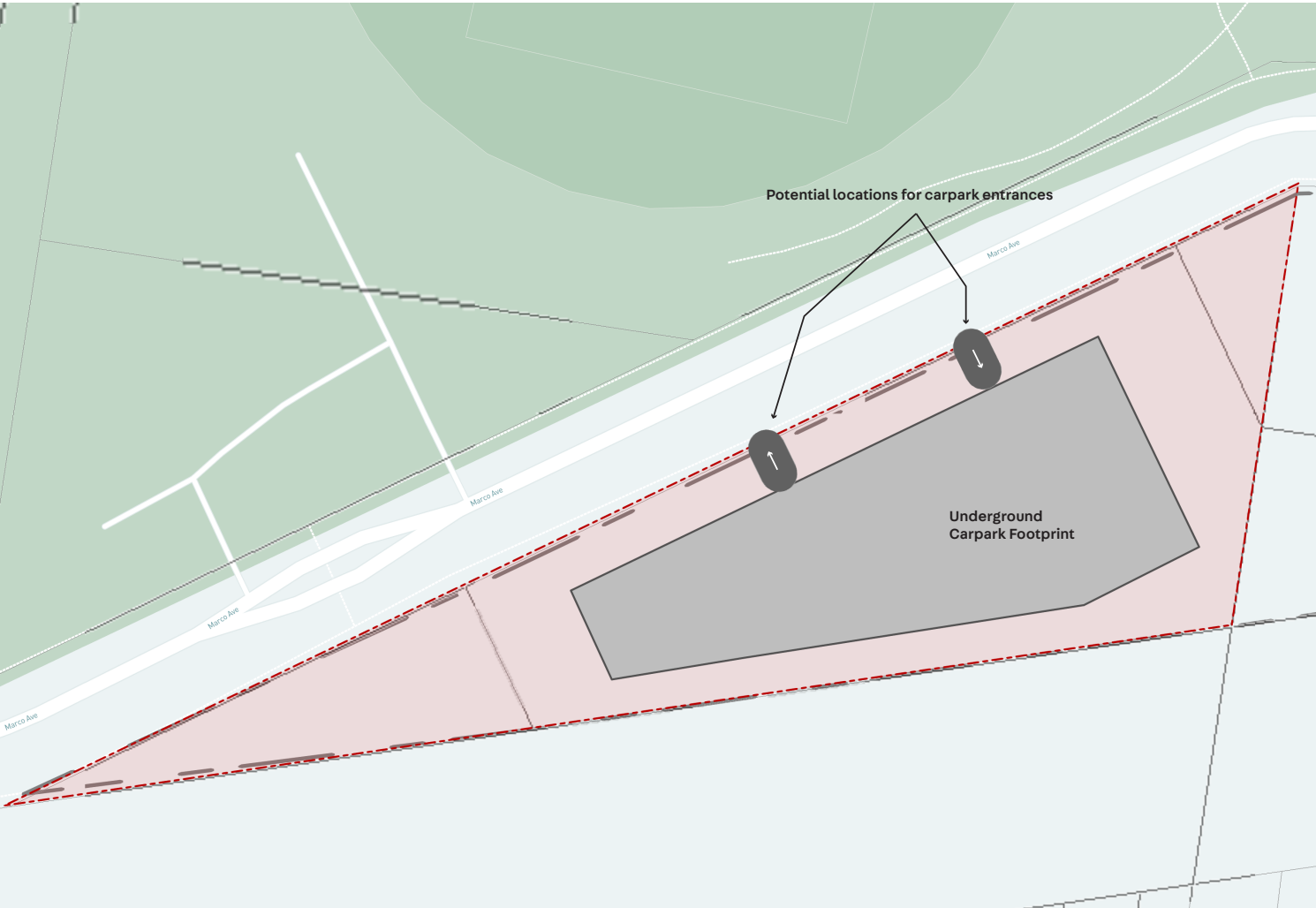


<b>FSR / GFA</b>	1.75:1 / 12,176 sqm
<b>Maximum Height</b>	25 m
<b>Non-Residential Uses</b>	Potential for 201 sqm of commercial GFA
<b>Solar Access</b>	53% of all facades and 62% of all landscape areas receive at least 2h of sunlight from 9am to 3pm on winter solstice.
<b>Landscape Area</b>	1,617 sqm (23%)
<b>Other</b>	Opportunity to break down massing and delivery a mix of building heights. Opportunity to retain existing mature trees





# SCENARIO 1



**Car spaces required**

125 (average of 1.3 per unit)

**Carpark GFA**

5000 sqm (40sqm per carspace)  
2 underground storeys required

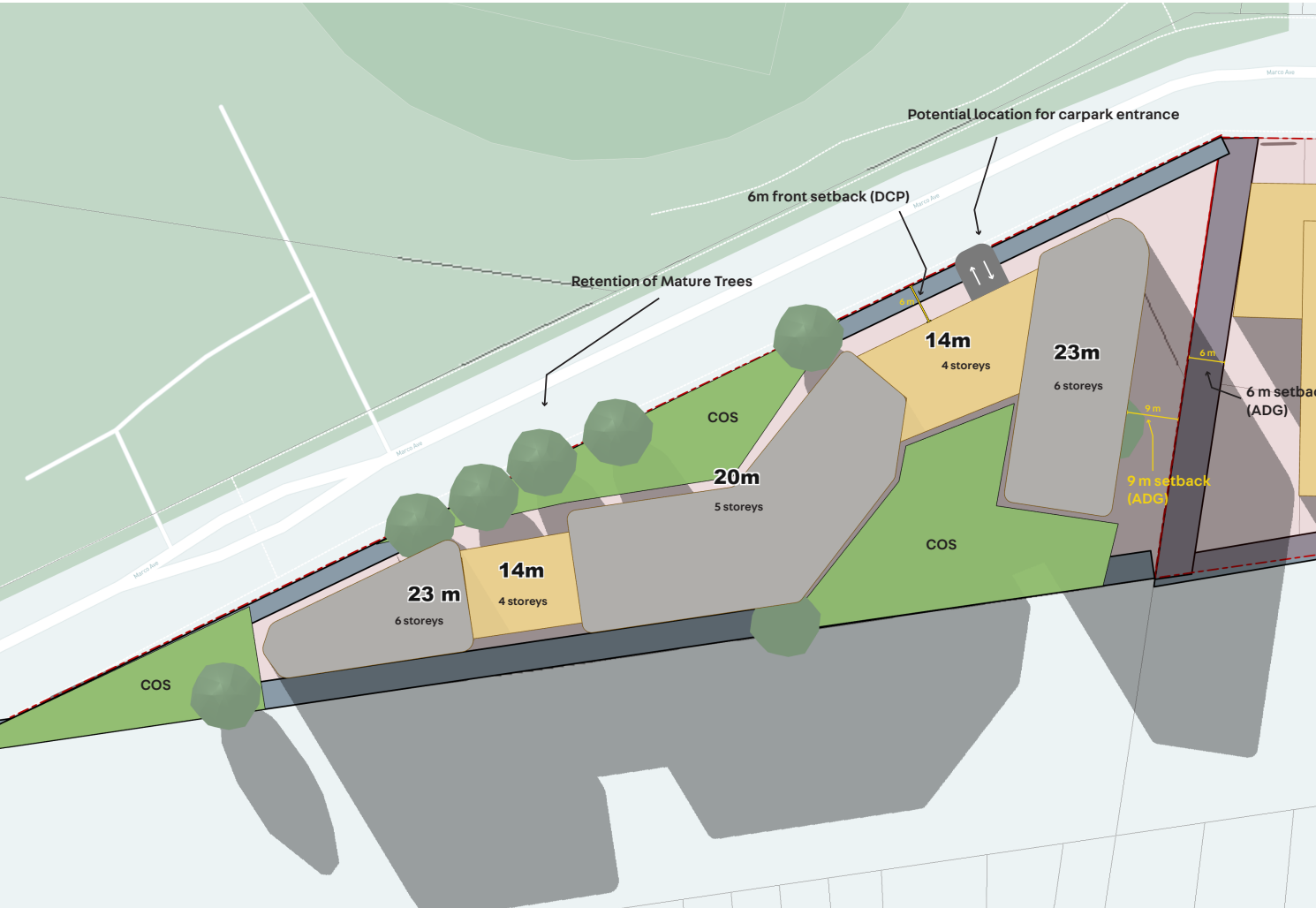
## Solar Access



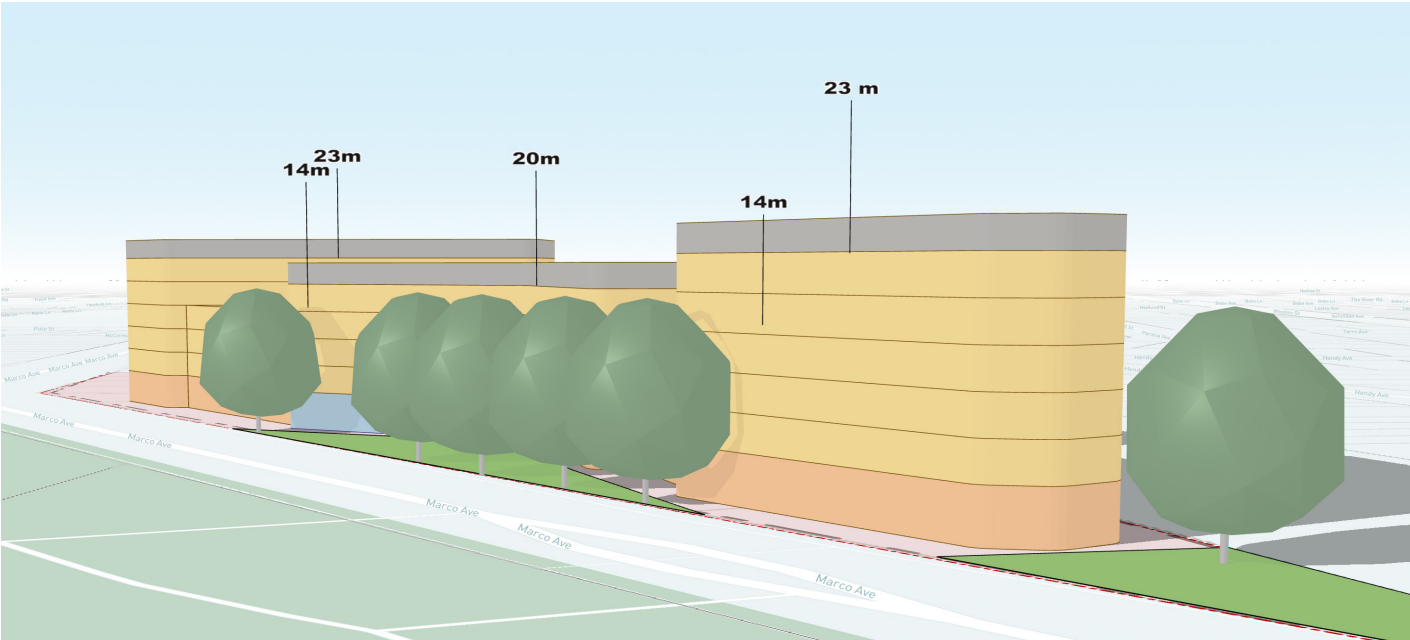
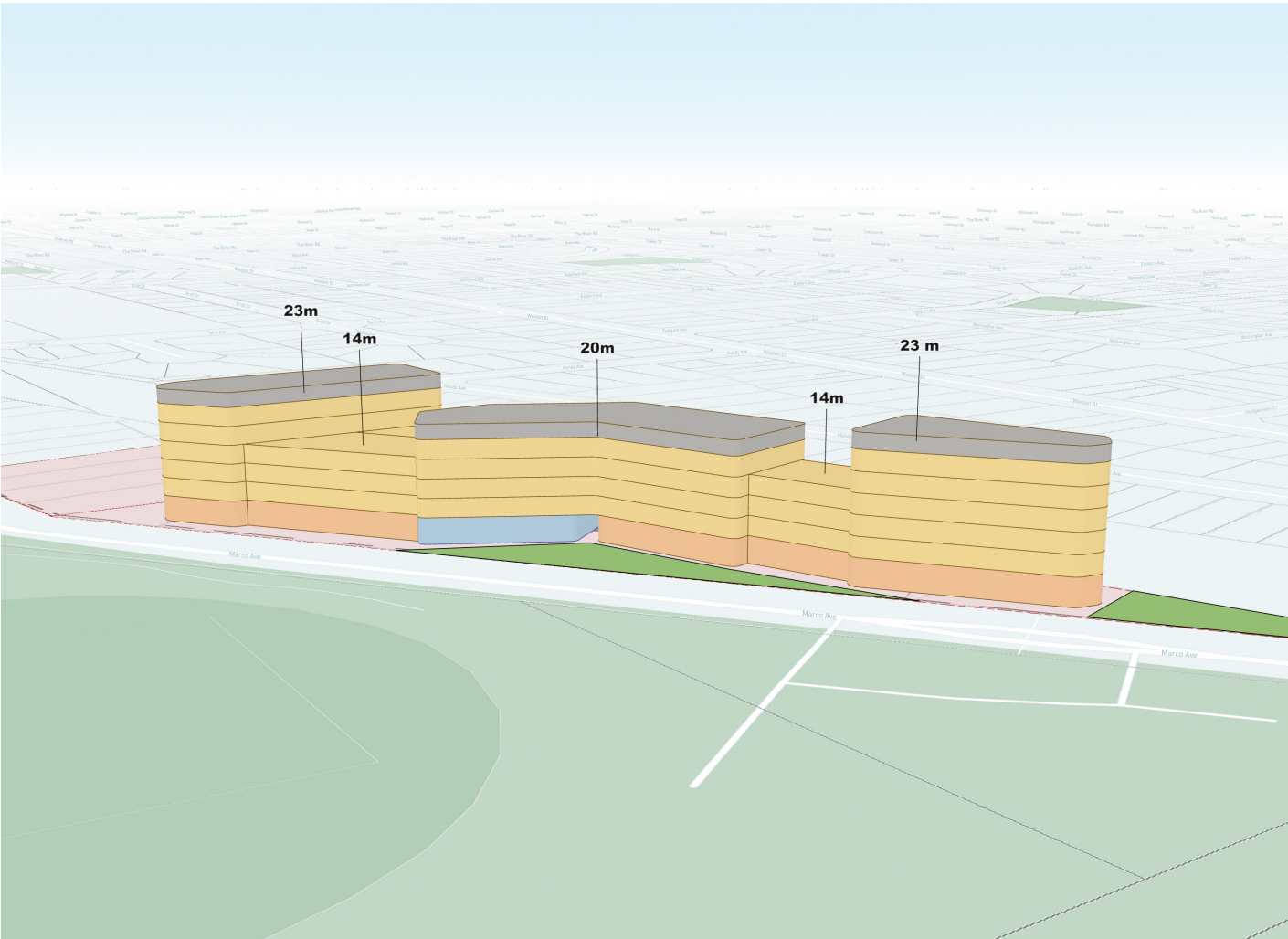
**53%** of all facades and **62%** of all landscape areas receive at least 2 hours of sunlight from 9am to 3pm on winter solstice.



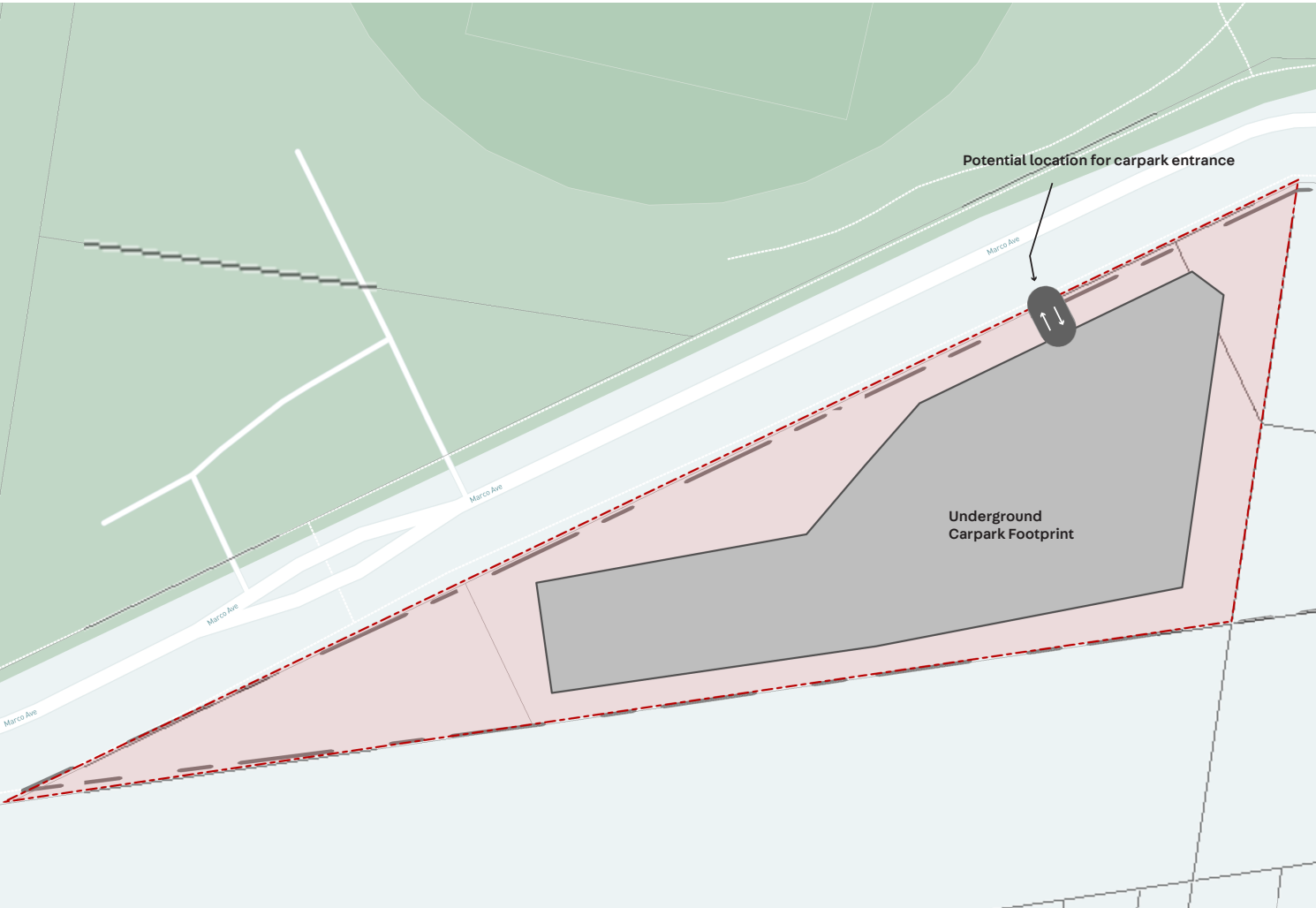
# SCENARIO 2



<b>FSR / GFA</b>	1.75:1 / 12,182 sqm
<b>Maximum Height</b>	25 m
<b>Non-Residential Uses</b>	Potential for 545 sqm of commercial GFA
<b>Solar Access</b>	60% of all facades and 58% of all landscape areas receive at least 2h of sunlight from 9am to 3pm on winter solstice.
<b>Landscape Area</b>	1,919 sqm (27%)
<b>Other</b>	Opportunity to deliver a modulated building with different heights and landmarks addressing the corners. Opportunity to retain existing mature trees.



# SCENARIO 2



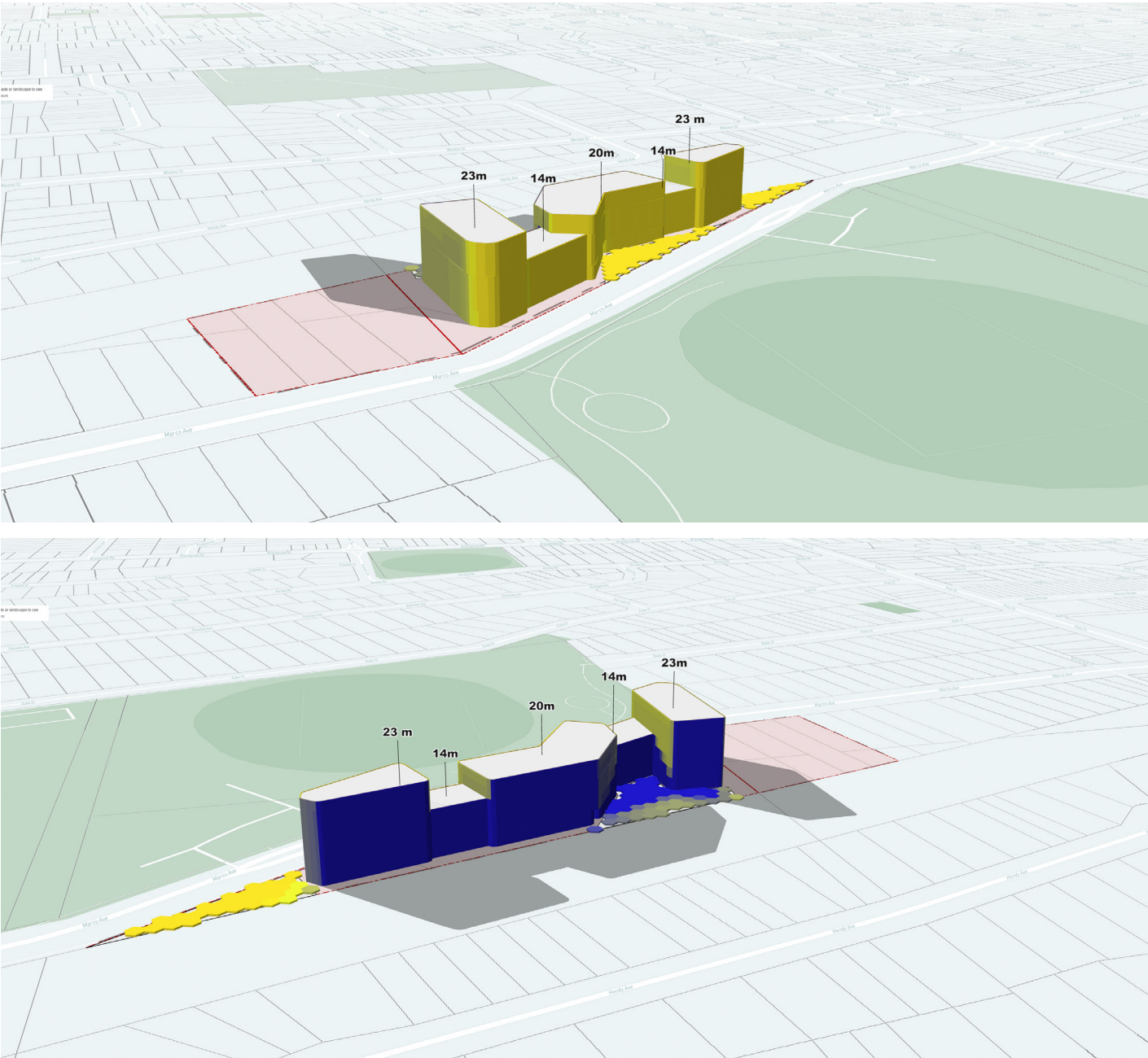
**Car spaces required**

123 (average of 1.3 per unit)

**Carpark GFA**

4930 sqm (40sqm per carspace)  
2 underground storeys required

## Solar Access



**60%** of all facades and **58%** of all landscape areas receive at least 2 hours of sunlight from 9am to 3pm on winter solstice.

# ADG COMPLIANCE

	SCENARIO 1	SCENARIO 2
<b>Communal Open Space</b> 25% of site area (1744 sqm)	<b>Complies</b> - 2012 sqm (25%)	<b>Complies</b> - 1919 sqm (28%)
<b>Deep Soil</b> 7% of site area (488.32 sqm)	<b>Complies</b> - Potential to include 1230 (17.6%) sqm as part of this scenario	<b>Complies</b> - Potential to include 1417 sqm (20.3%) as part of this scenario
<b>Visual Privacy</b> <i>Separation distances</i> up to 12 m (4 storeys) - 6m up to 25 m (5-8 storeys) - 9m over 25 m (9+ storeys) - 12 m	<b>Complies</b> - Scenario 1 was designed to comply with the minimum separation distances for habitable rooms and balconies.	<b>Complies</b> - Scenario 2 was designed to comply with the minimum separation distances for habitable rooms and balconies.
<b>Solar Access</b>	53% of all facades receive at least 2 hours of sunlight from 9am to 3pm on winter solstice.	60% of all facades receive at least 2 hours of sunlight from 9am to 3pm on winter solstice.
<b>Ceiling Height</b>	Elevated ceiling height (4.4 m) on the ground floor for amenity and to promote future flexibility and conversion of uses	Elevated ceiling height (4.4m) on the ground floor for amenity and to promote future flexibility and conversion of uses
<b>Roof Design</b>	Scenarion 1 allows for roof features and to integrate services within the maximum height.	Scenarion 2 allows for roof features and to integrate services within the maximum height.