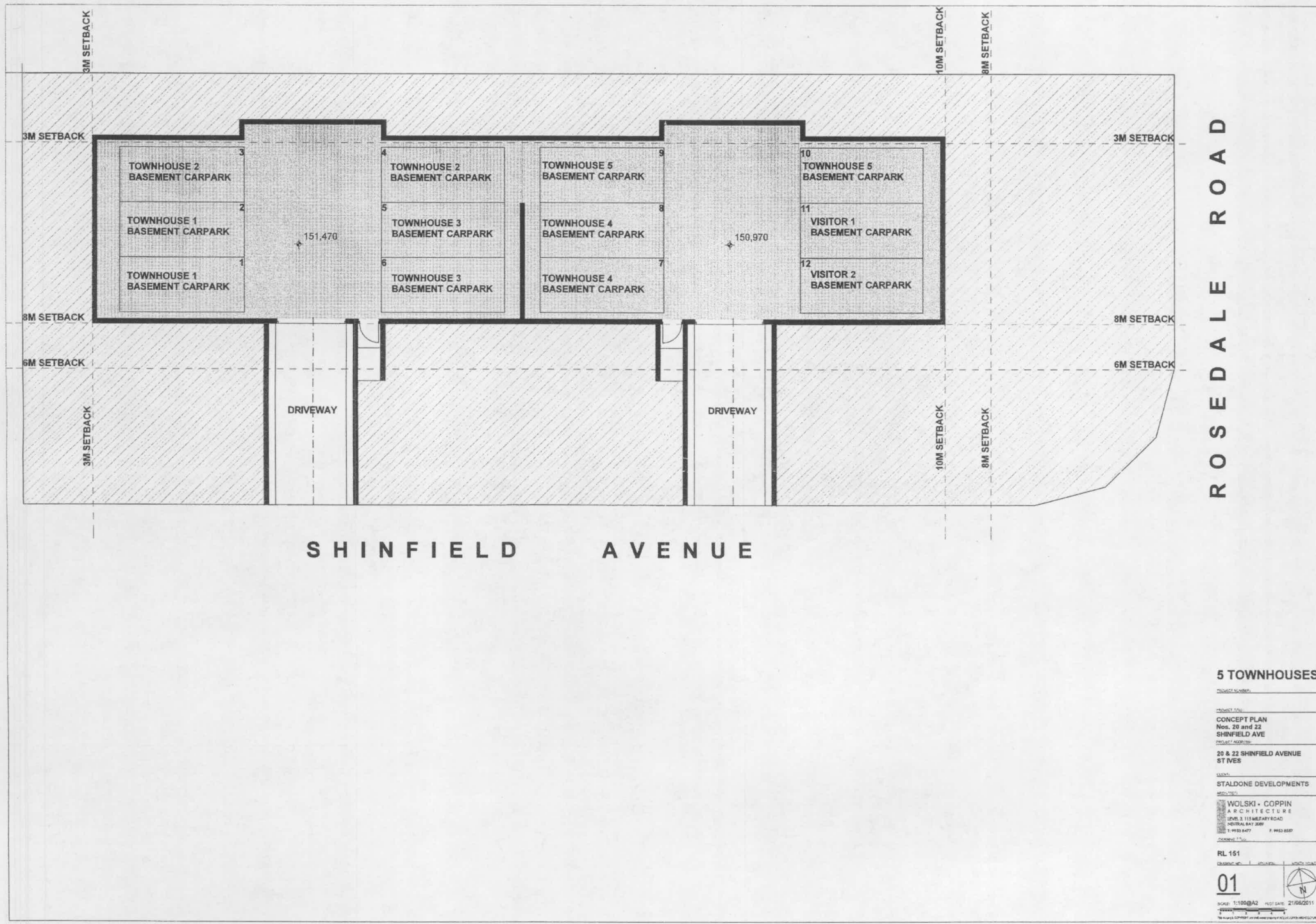




SHINFIELD AVENUE

ROSEDALE ROAD

5 TOWNHOUSES

PROJECT NUMBER: _____

CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

PROJECT ADDRESS:
20 & 22 SHINFIELD AVENUE
ST IVES

CLIENT:
STALDONE DEVELOPMENTS

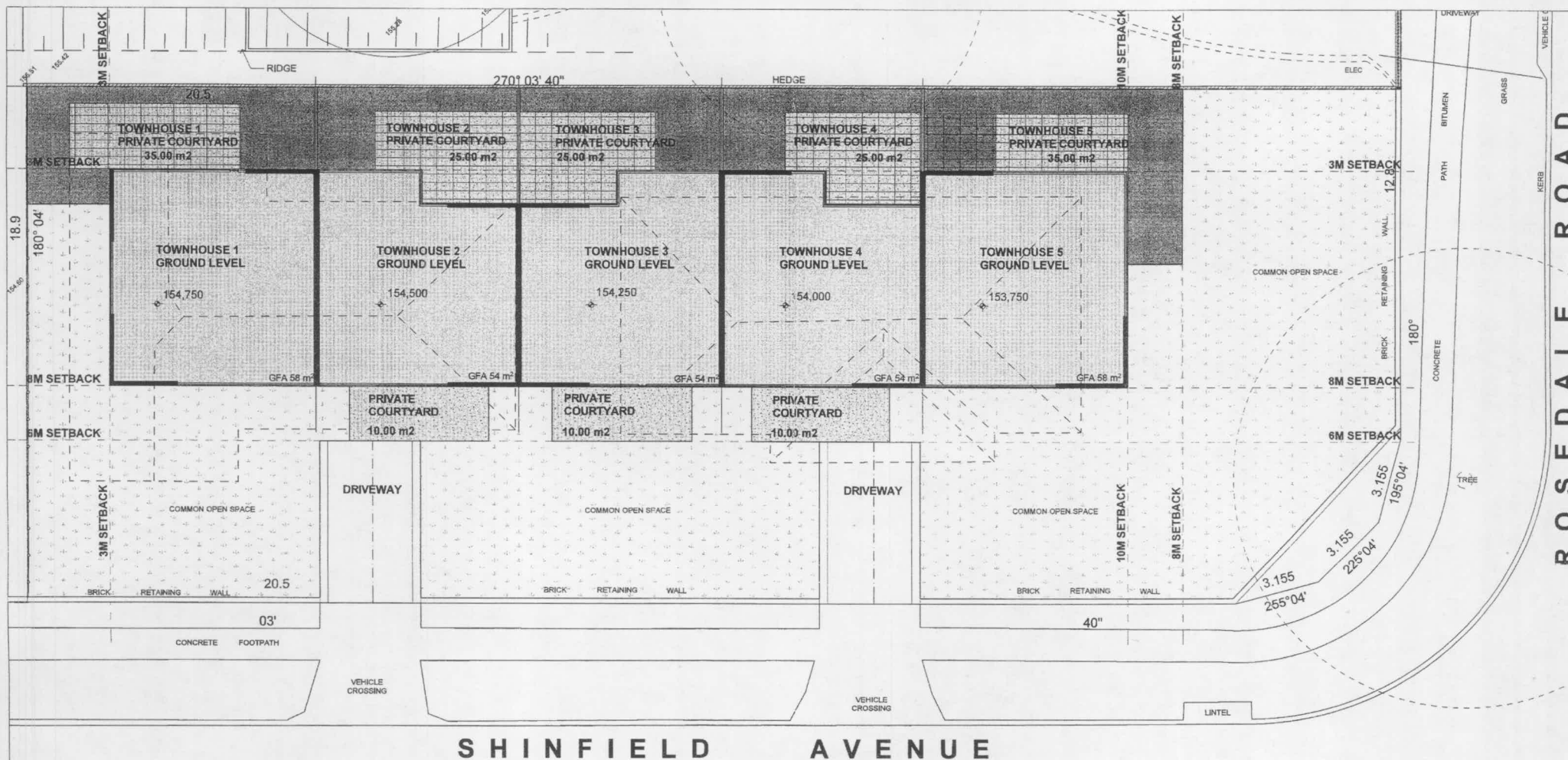
DESIGNED BY:
WOLSKI - COPPIN
ARCHITECTURE
LEVEL 3/113 MELBAY ROAD
NORTH LAKE BOHEM
T: 9531 6477 F: 9531 6587
DESIGNED BY: _____

RL 151

01

SCALE: 1:100 @ A2 PLOT DATE: 21/06/2011

THESE PLANS ARE THE PROPERTY OF WOLSKI - COPPIN ARCHITECTURE



SHINFIELD AVENUE

TOWNHOUSE	1	2	3	4	5	TOTAL
GROUND LEVEL	58	54	54	54	58	278
FIRST LEVEL	61	58	58	58	61	296
SECOND LEVEL	29	37	37	37	29	169
TOTAL AREAS	148 m ²	149 m ²	149 m ²	149 m ²	148 m ²	743 m ²

COMPLIANCE SCHEDULE	TC LEP/DCP	PROPOSED	COMPLIANCE
SITE AREA	N/A	930 M ²	N/A
FLOOR SPACE RATIO GFA: 743m ² /930m ²	0.8 : 1 (MAX.)	0.8 : 1	COMPLIES
SITE COVER: 296m ² /930 m ²	40 % (MAX.)	32 %	COMPLIES
DEEP SOIL: 503m ² /930m ²	30 % (MIN.)	54 %	COMPLIES
PRIVATE COURTYARD IN FRONT SETBACK: 43m ² /491 m ²	15 % (MAX.)	9 %	COMPLIES
DEEP SOIL IN FRONT SETBACK: 431m ² /491 m ²	60 % (MIN.)	88 %	COMPLIES
CAR PARKING MIN = 1/ UNIT + 1 VIS (DCP)	6 CARS	12 CARS	COMPLIES
STREET SETBACK -PRIMARY (ROSEDALE) -SECONDARY (SHINFIELD)	10 8	10 8	COMPLIES COMPLIES

5 TOWNHOUSES

PROJECT LOCATION

CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

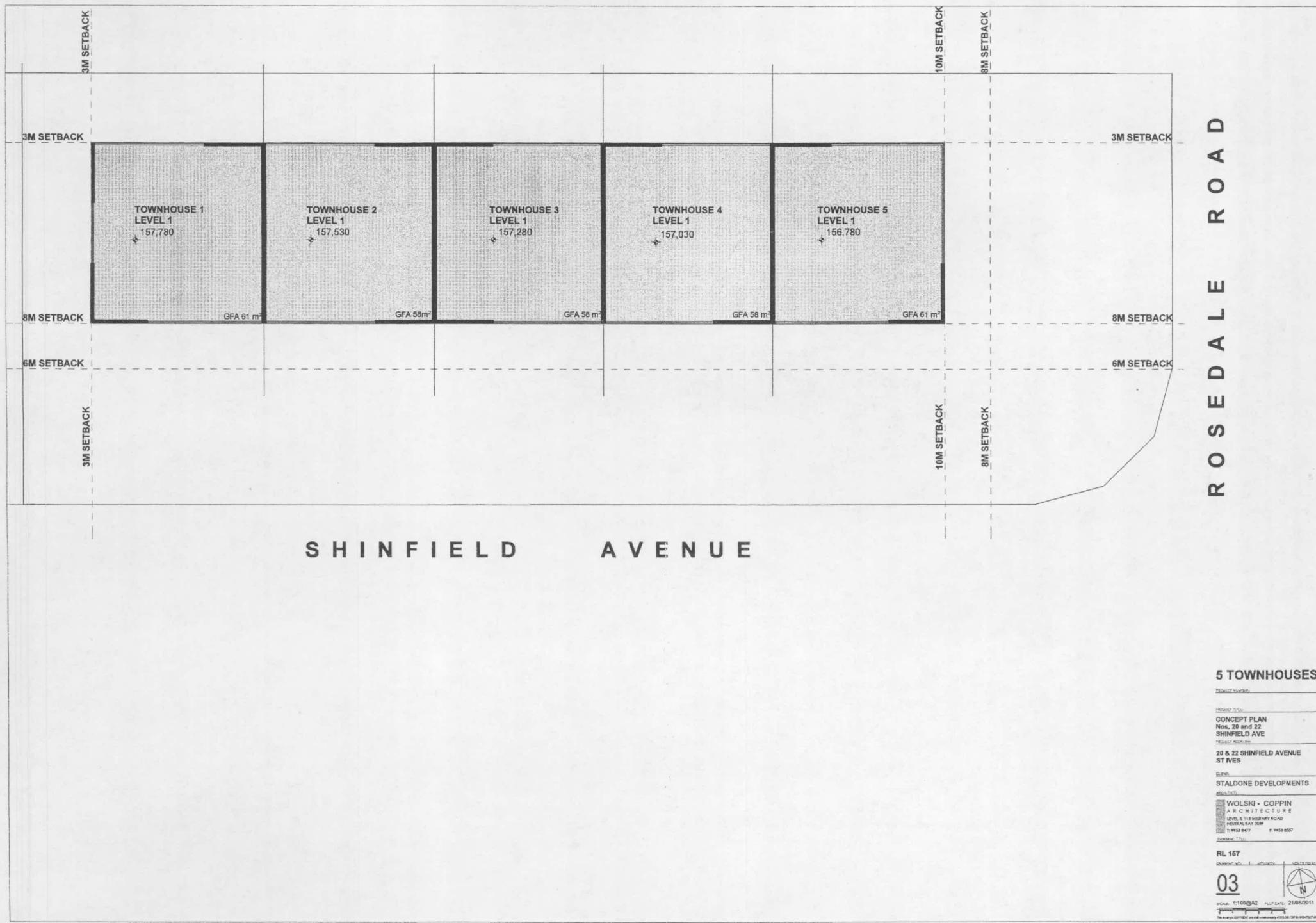
20 & 22 SHINFIELD AVENUE
ST IVES

STALDONE DEVELOPMENTS

WOLSKI, COPPIN
ARCHITECTURE
LEVEL 3, 111A MURRAY ROAD
MURRAY HILL NSW
P. 9523 8337

RL 154

02
SCALE: 1:100@A2
DATE: 21/05/2011



ROSEDALE ROAD

SHINFIELD AVENUE

5 TOWNHOUSES

PROJECT NUMBER: _____

DESIGNED BY: _____

CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

PROJECT ADDRESS: _____

20 & 22 SHINFIELD AVENUE
ST IVES

CLIENT: _____

STALDONE DEVELOPMENTS

DESIGNED BY: _____

WOLSKI - COPPIN
ARCHITECTURE

LEVEL 3, 113 MURRAY ROAD
ST IVES NSW 2157

T: 02 953 8477 F: 02 953 8527

DATE: 11/11/11

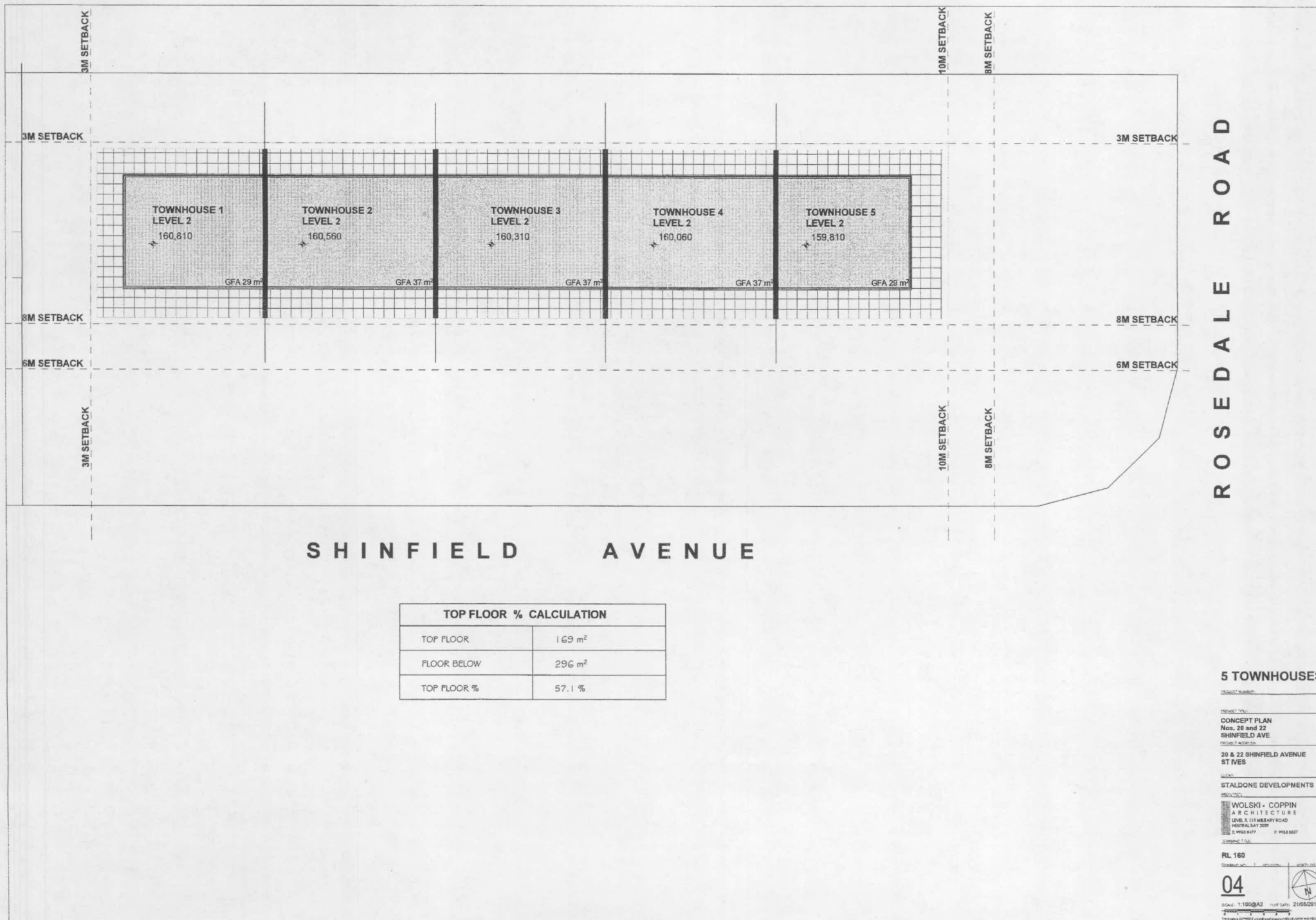
RL 157

QUANTITY: _____

03

SCALE: 1:100 @ A2 PLOT DATE: 21/06/2011

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SHINFIELD AVENUE

ROSEDALE ROAD

TOP FLOOR % CALCULATION	
TOP FLOOR	169 m²
FLOOR BELOW	296 m²
TOP FLOOR %	57.1 %

5 TOWNHOUSES

PROJECT TITLE:
CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

PROJECT ADDRESS:
20 & 22 SHINFIELD AVENUE
ST IVES

CLIENT:
STALDONE DEVELOPMENTS

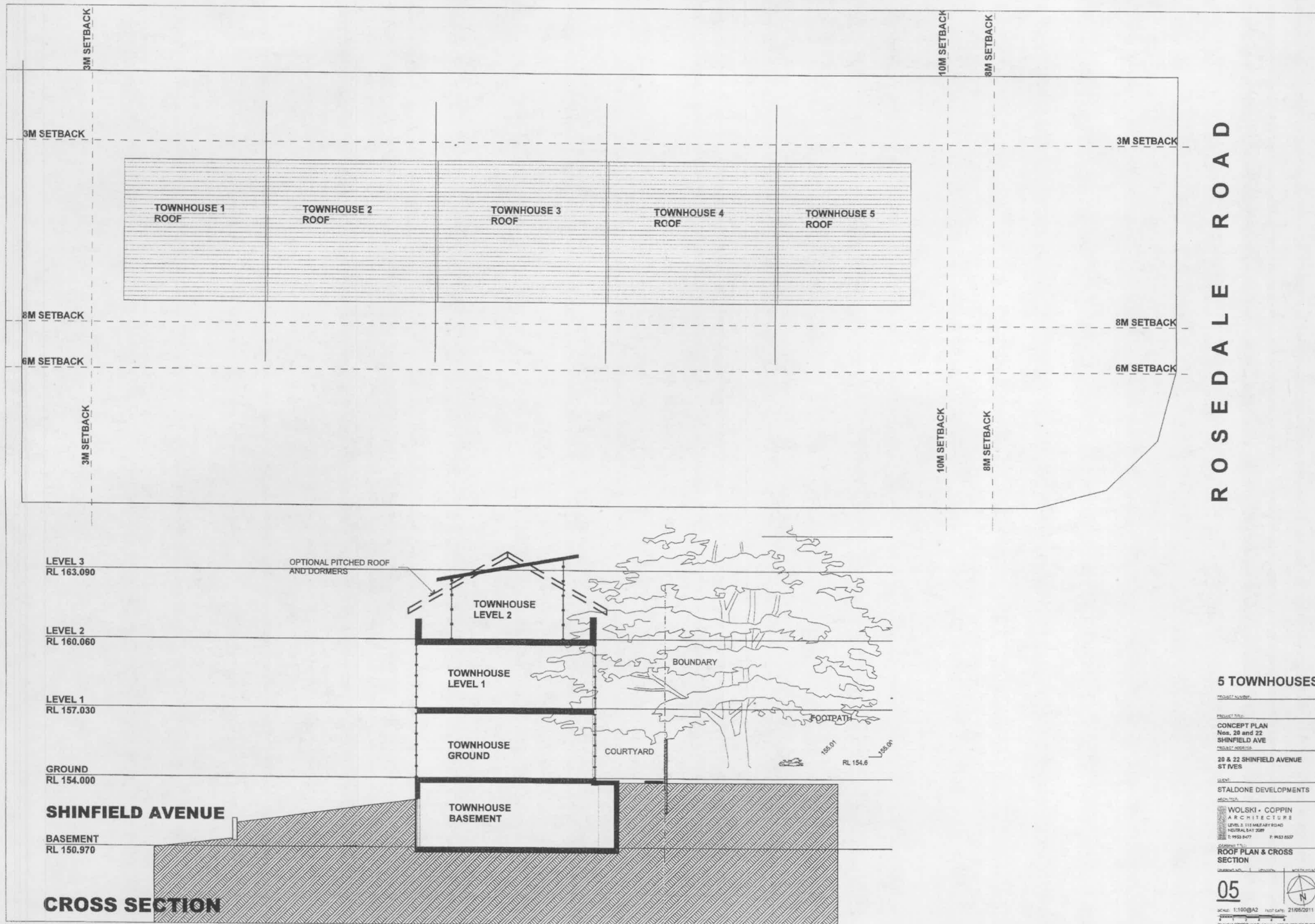
DESIGNER:
WOLSKI - COPPIN
ARCHITECTURE
LEVEL 3, 111 MELBURY ROAD
NORFOLK ISLAND
T: 0800 807 777 F: 0800 807 777

DATE:
04

SCALE: 1:100 @ A3

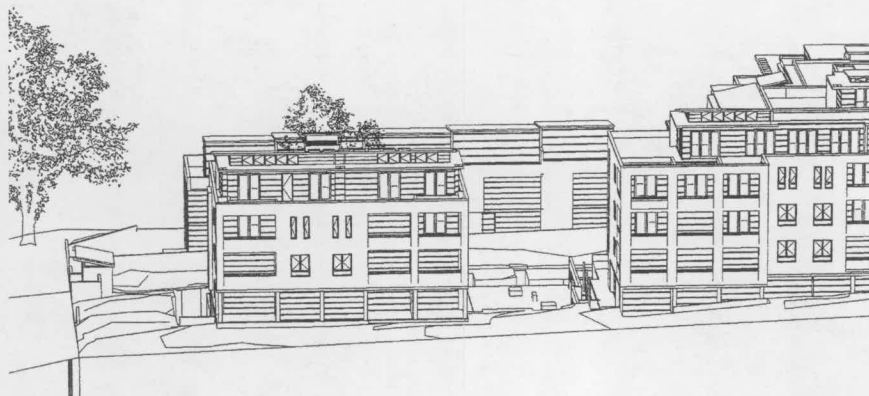
PLANT DATE: 21/05/2011

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5 TOWNHOUSES

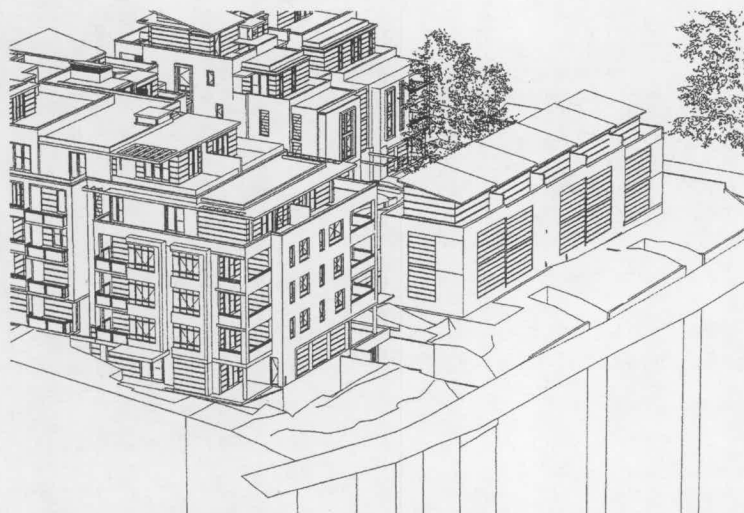
Project Title:
CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE
ST IVES
STALDONE DEVELOPMENTS
WOLSKI + COPPIN
ARCHITECTURE
LEVEL 3, 115 HARTFORD ROAD
NORTH SYDNEY
1155 5017 P. 0433 6557
05
SCALE: 1:100 @ A3
DATE: 21/05/2011



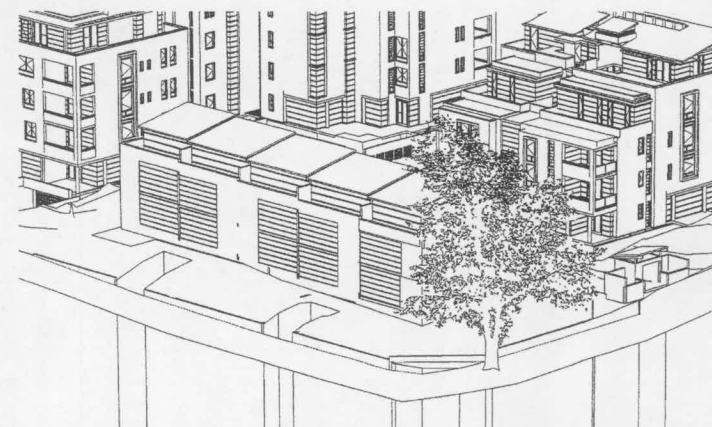
1 LOOKING FROM NORTH 1:300



2 LOOKING FROM NORTHEAST 1:300



4 LOOKING FROM SOUTHWEST 1:300



3 LOOKING FROM SOUTHEAST 1:300

5 TOWNHOUSES

PROJECT NUMBER

CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

PROJECT ADDRESS
20 & 22 SHINFIELD AVENUE
ST IVES

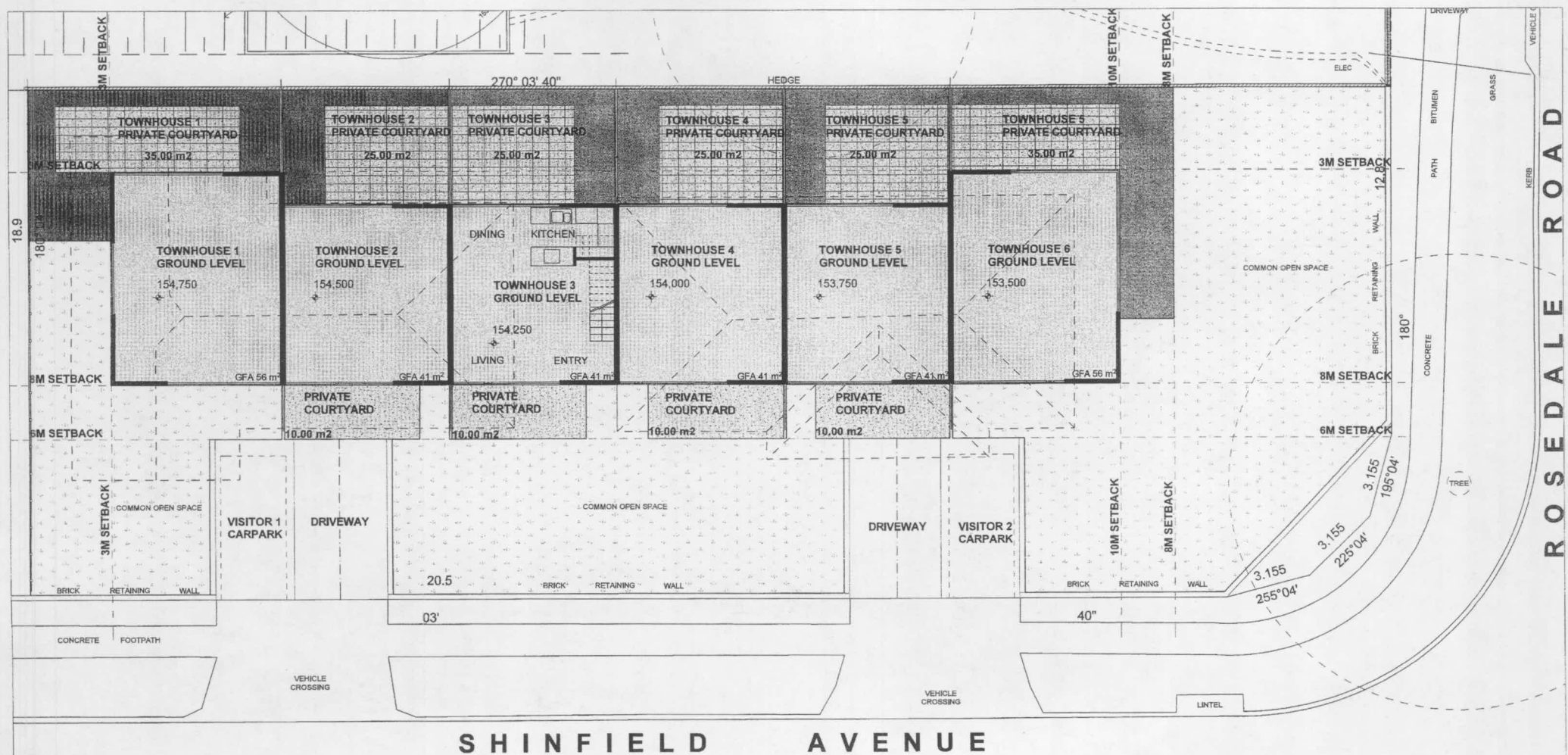
CLIENT
STALDONE DEVELOPMENTS

ARCHITECT
WOLSKI - COPPIN
ARCHITECTURE
LEVEL 3, 118 MILBURN ROAD
MIDLAND WA 6050
T: 9458 8477 F: 9458 8557
(COMMERCIAL ONLY)

PERSPECTIVE
DRAWING NO. 1 SITE PLAN

06

SCALE: 1:300@A2 PLOT DATE: 21/06/2011
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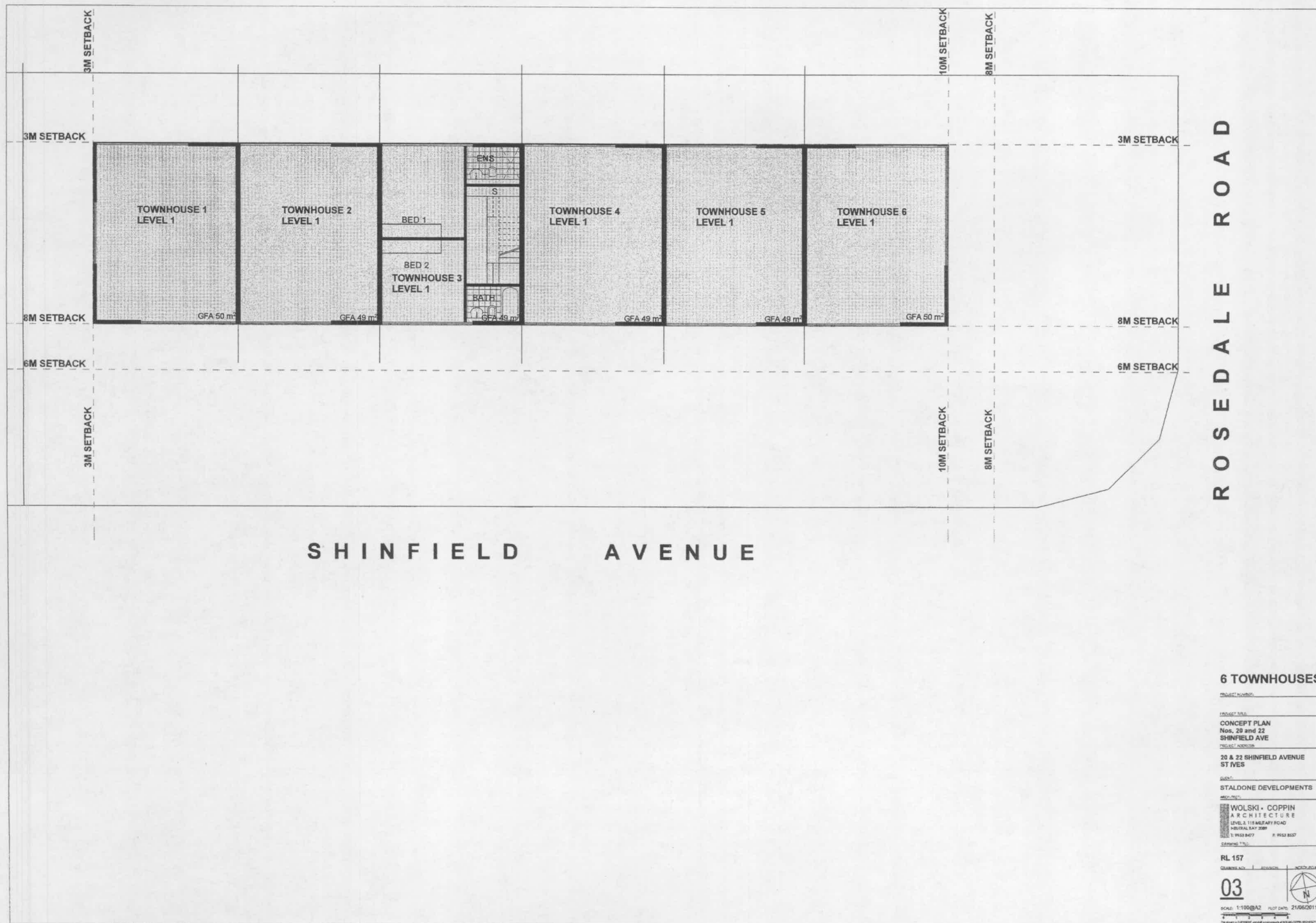


TOWNHOUSE	1	2	3	4	5	6	TOTAL
GROUND LEVEL	56	41	41	41	41	56	276
FIRST LEVEL	50	49	49	49	49	50	296
SECOND LEVEL	24	31	31	31	31	24	172
TOTAL AREAS	130 m²	121 m²	121 m²	121 m²	121 m²	130 m²	744 m²

COMPLIANCE SCHEDULE	TC LEP/DCP	PROPOSED	COMPLIANCE
SITE AREA	N/A	930 m²	N/A
FLOOR SPACE RATIO GFA: 744m²/930m²	0.8 : 1 (MAX.)	0.8 : 1	COMPLIES
SITE COVER: 296m²/930m²	40 % (MAX.)	32 %	COMPLIES
DEEP SOIL: 439m²/930m²	30 % (MIN.)	48 %	COMPLIES
PRIVATE COURTYARD IN FRONT SETBACK: 57m²/491 m²	15 % (MAX.)	12 %	COMPLIES
DEEP SOIL IN FRONT SETBACK: 383m²/491 m²	60 % (MIN.)	78 %	COMPLIES
CAR PARKING: MIN = 1/ UNIT + 2 VIS. (DCP)	8 CARS	14 CARS	COMPLIES
STREET SETBACK -PRIMARY (ROSEDALE) -SECONDARY (SHINFIELD)	10 5	10 5	COMPLIES COMPLIES

6 TOWNHOUSES

PROJECT TITLE
CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE
PROJECT ADDRESS
20 & 22 SHINFIELD AVENUE
ST IVES
CLIENT
STALDONE DEVELOPMENTS
ARCHITECT
WOLSKI - COPPIN
ARCHITECTS
LEVEL 2, 115 MURRAY ROAD
MURRAY ROAD 2009
ST IVES NSW 2157
F: 02 953 8537
CONSULTANT
RL 154
SCALE: 1:100@A2
PLOT DATE: 21/06/2011
DRAWING NUMBER
02
N



6 TOWNHOUSES

PROJECT NUMBER

PROJECT TITLE: _____

CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

PROJECT ADDRESS

20 & 22 SHINFIELD AVENUE
ST IVES

Page 1

STAI DONE DEVELOPMENTS

STY
METS

FERENC MOLSKI, GORDIN

WOLSKI • COPPIN
ARCHITECTURE

LEVEL 3, 115 MILITARY ROAD

NEUTRAL BAY 2009
T: 905.3 8477 F: 905.3 8557

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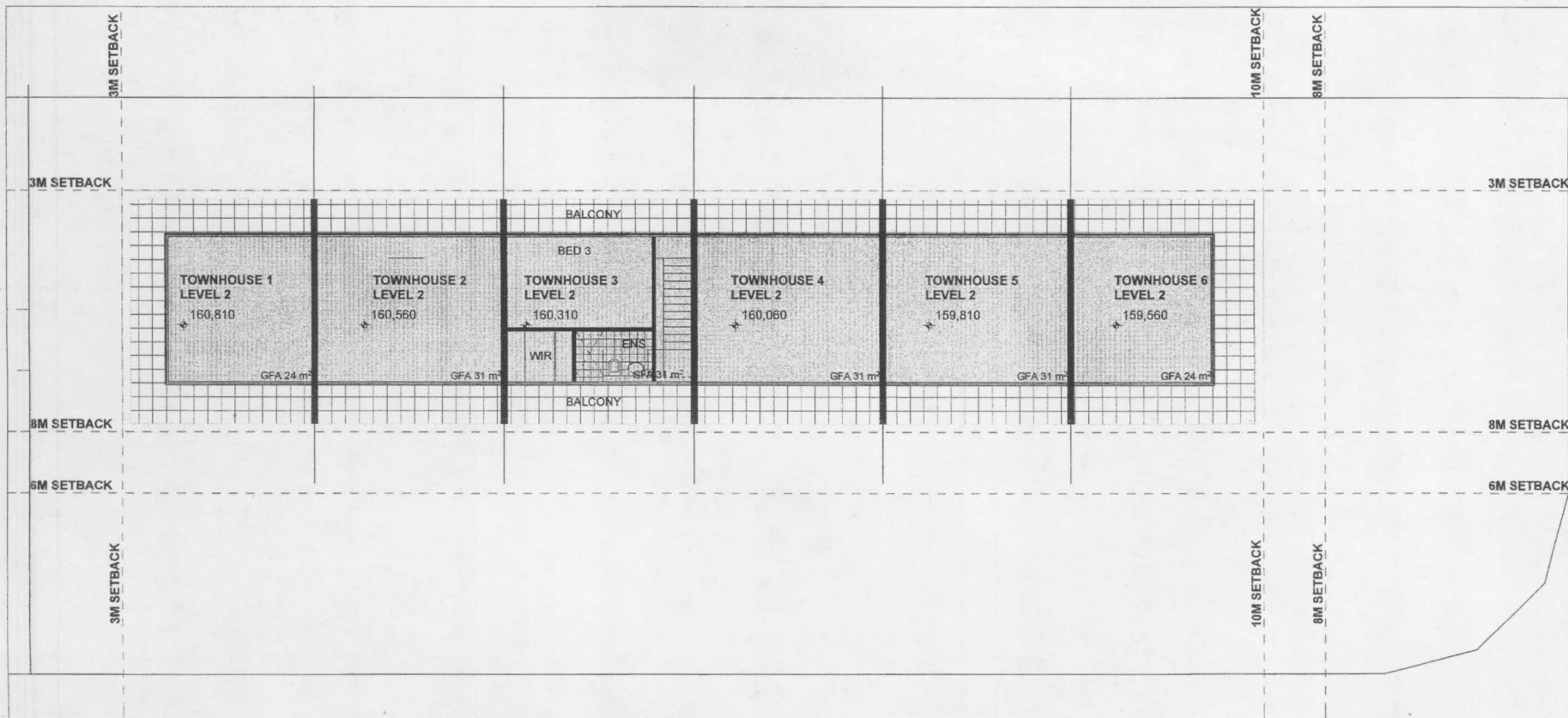
RL 157

CRABIN, NC	REVISION	NO. OF
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03

Scale: 1:100000 Date: 21/05/2001

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TOP FLOOR % CALCULATION	
TOP FLOOR	172 m²
FLOOR BELOW	296 m²
TOP FLOOR %	58.1 %

6 TOWNHOUSES

PROJECT NUMBER

PROJECT TITLE

CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

PROJECT ADDRESS

20 & 22 SHINFIELD AVENUE
ST IVES

CLIENT

STALDONE DEVELOPMENTS

ARCHITECT

WOLSKI + COPPIN

ARCHITECTURE

LEVEL A 115 MILBURY ROAD

NEUTRAL NAT 500

115 MILBURY ROAD

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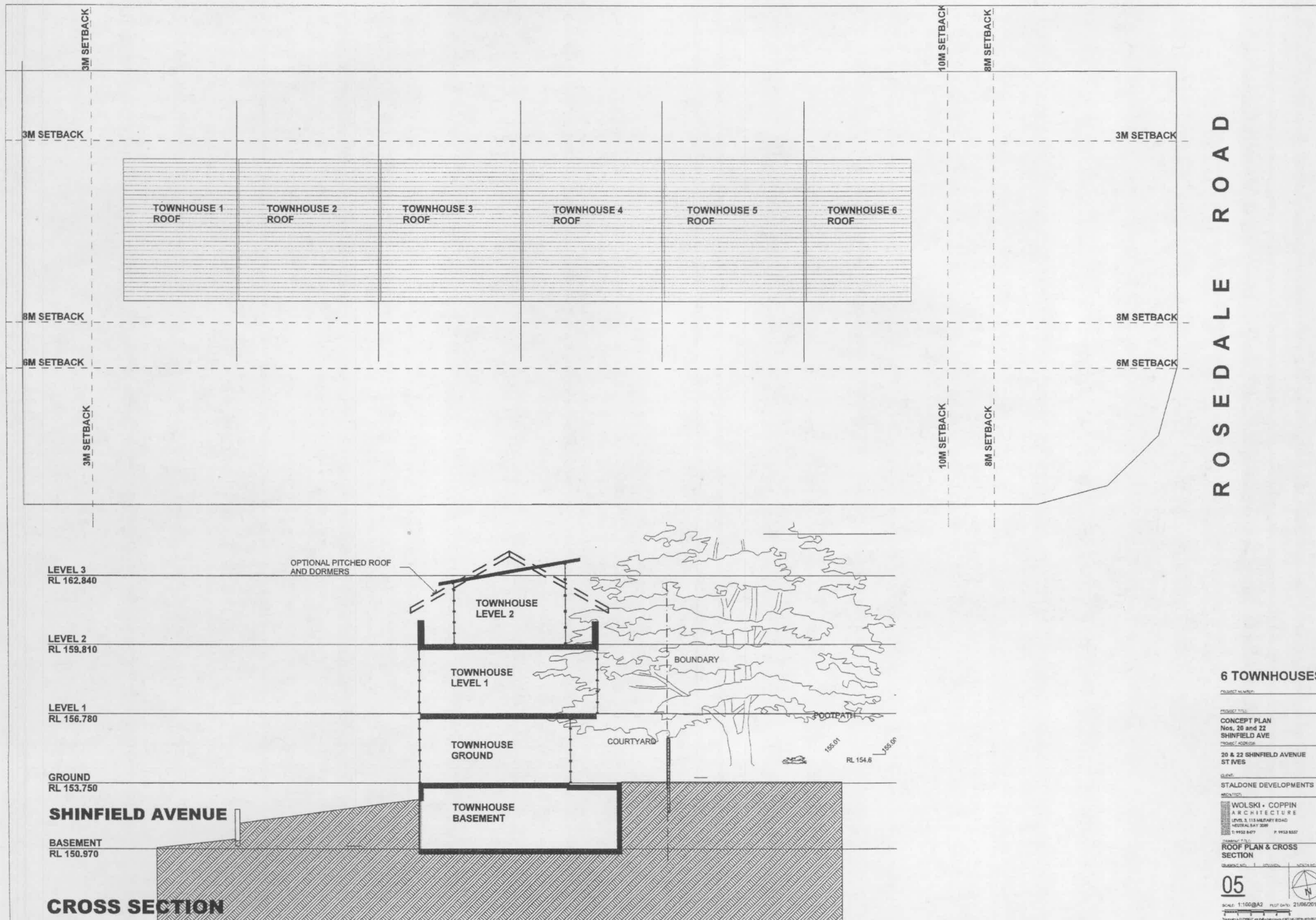
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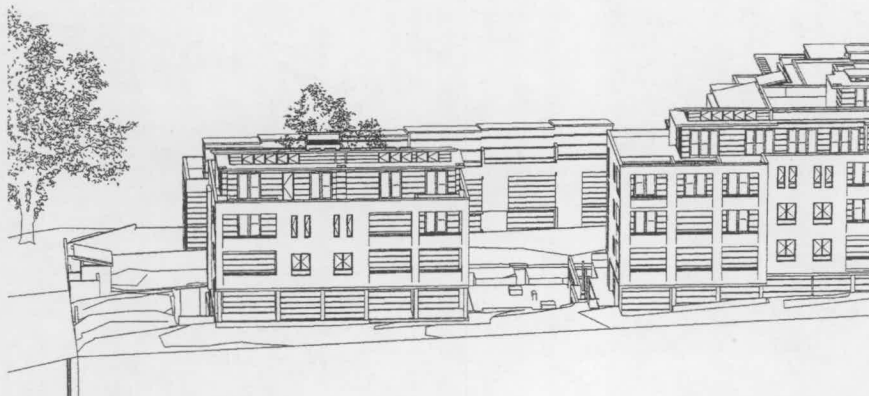
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04

04

RL 100





1

LOOKING FROM NORTH

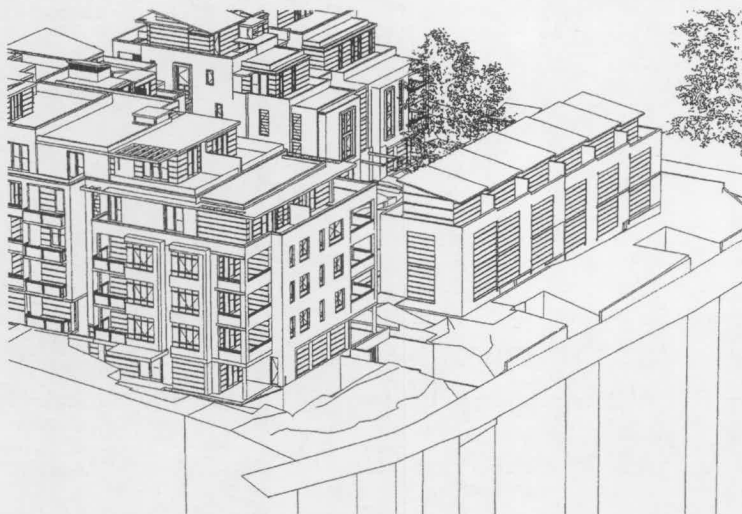
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2

LOOKING FROM NORTHEAST

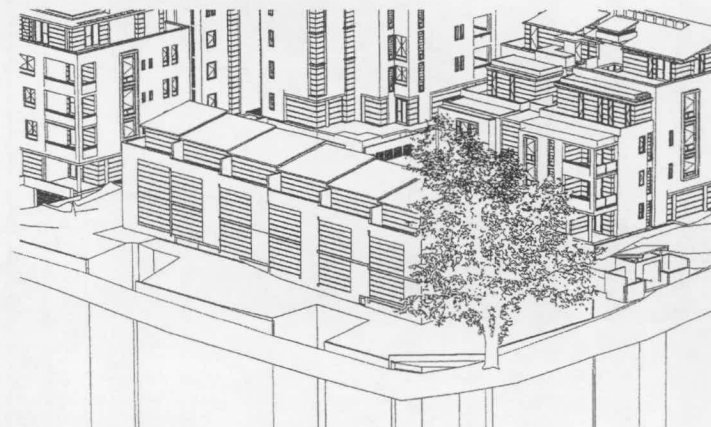
1:300



4

LOOKING FROM SOUTHWEST

1:300



3

LOOKING FROM SOUTHEAST

1:300

6 TOWNHOUSES

PROJECT NUMBER

CONCEPT TITLE

CONCEPT PLAN
Nos. 20 and 22
SHINFIELD AVE

PROJECT ADDRESS

20 & 22 SHINFIELD AVENUE
ST IVES

CLIENT

STALDONE DEVELOPMENTS

ARCHITECT

WOLSKI + COPPIN

ARCHITECTURE

LEVEL 1 110 BAYVIEW ROAD

NEUTRAL BAY 200P

1:1000 BAY 1:1000 BAY

CONCEPT PLAN

PERSPECTIVE

GRAPHIC SCALE 1:3000 1:3000 1:3000

06

SCALE 1:3000@A3 PLOT DATE 21/06/2011

STALDONE DEVELOPMENTS

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