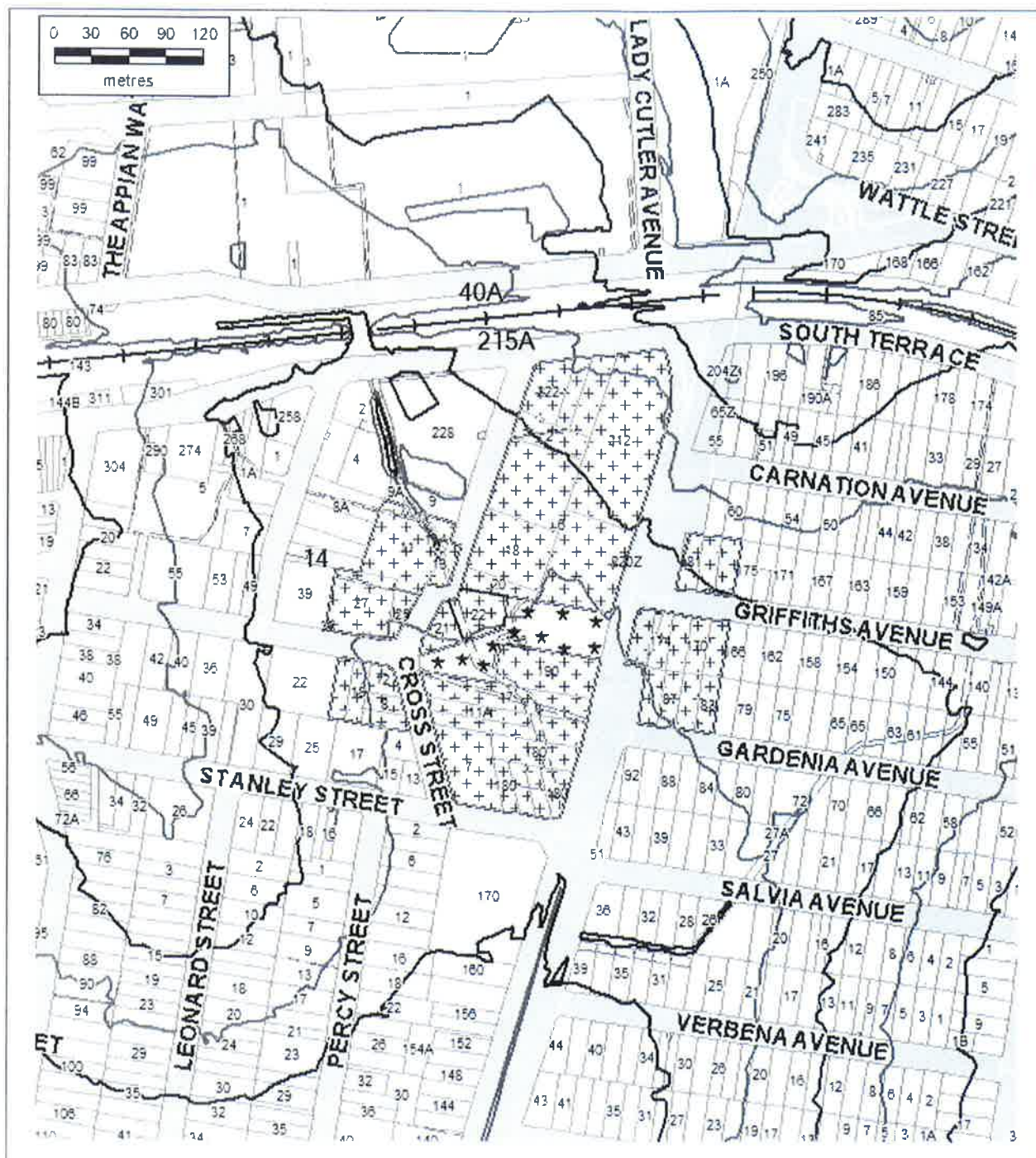


Item 1
DA1119/2013
196 Stacey Street
Bankstown
JRPP 2014SYW003
Attachments A-W



196 Stacey Street, Bankstown



TARGET PROPERTY

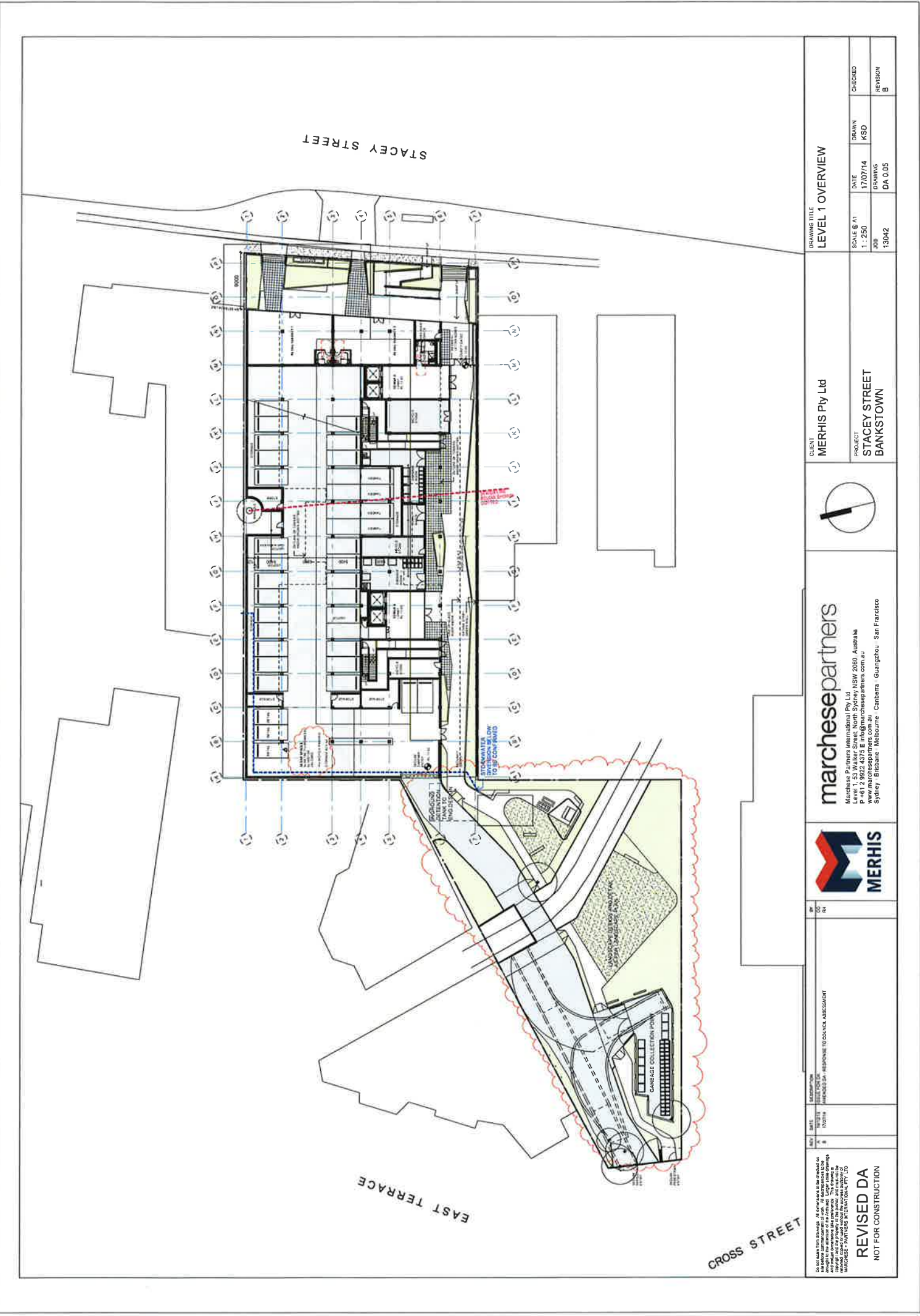


NOTIFIED PROPERTIES



1:4,643
8 January 2014





DRAWING TITLE LEVEL 1 OVERVIEW		CLIENT MERHIS Pty Ltd		PROJECT STACCY STREET BANKSTOWN		DRAWING TITLE LEVEL 1 OVERVIEW	
SCALE @ A1 1 : 250	DATE 17/07/14	DRAWN KSD	CHECKED	SCALE @ A1 1 : 250	DATE 17/07/14	DRAWN KSD	CHECKED
13042	DA 0.05	13042	DA 0.05	13042	DA 0.05	13042	DA 0.05
REVISED DA NOT FOR CONSTRUCTION		REVISION B		REVISION B		REVISION B	

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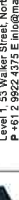


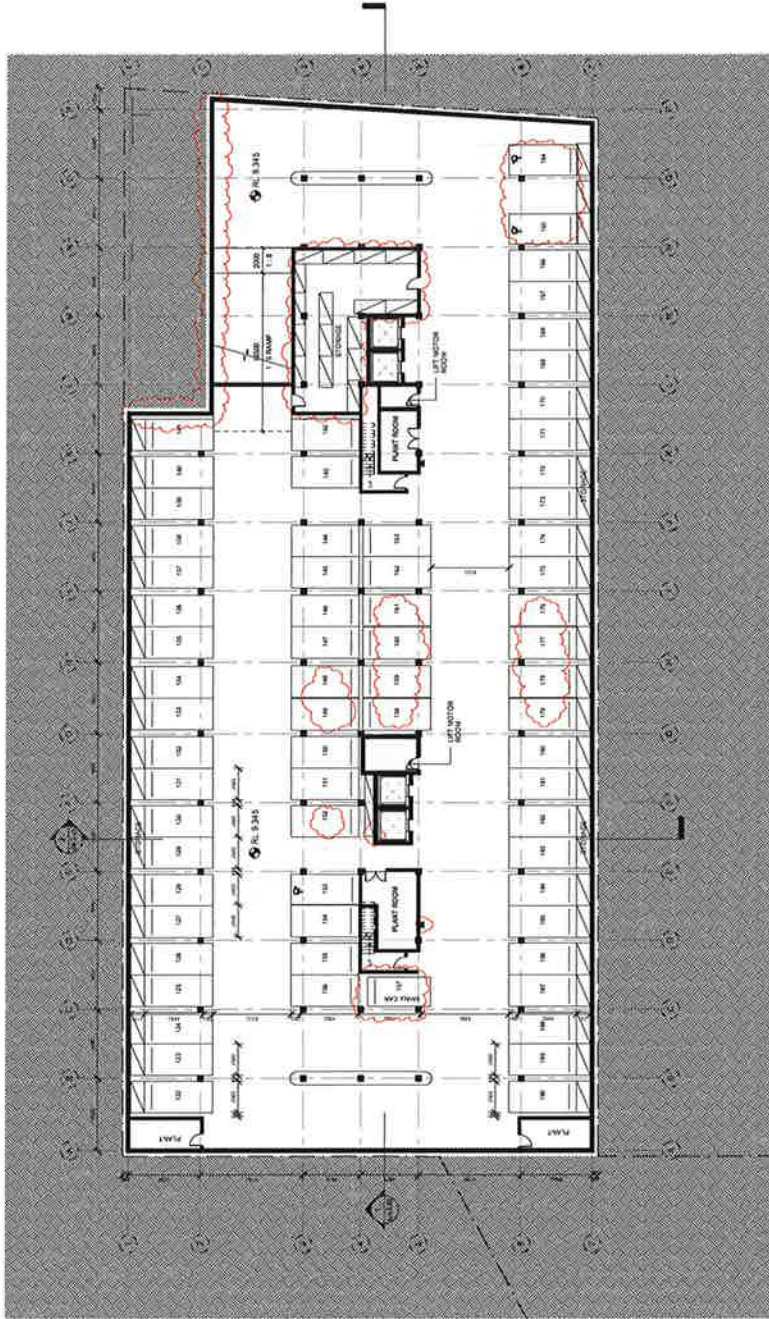
REVISIONS

REVISIONS

REVISIONS

BASE
11,200

Do not take from structure. All measurements to be taken on the face of the structure. REVISD DA NOT FOR CONSTRUCTION	DATE: 13/01/14 REVISION: 1	 MARCHESA PARTNERS Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney NSW 2060 Australia P +61 2 9522 4379 E info@marchesepartners.com.au Sydney Brisbane Melbourne Canberra Guangzhou San Francisco		CLIENT: MERHIS Pty Ltd PROJECT: STACEY STREET BANKSTOWN	DRAWING TITLE: BASEMENT LEVEL 1 SCALE @ A1: 1 : 200 DATE: 17/07/14 DRAWING: RH JOB: 13042 REVISION: B
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14 CAR SPACES
14 SMALL CAR
6x6 CARS
STORAGE: 214.2 SQM



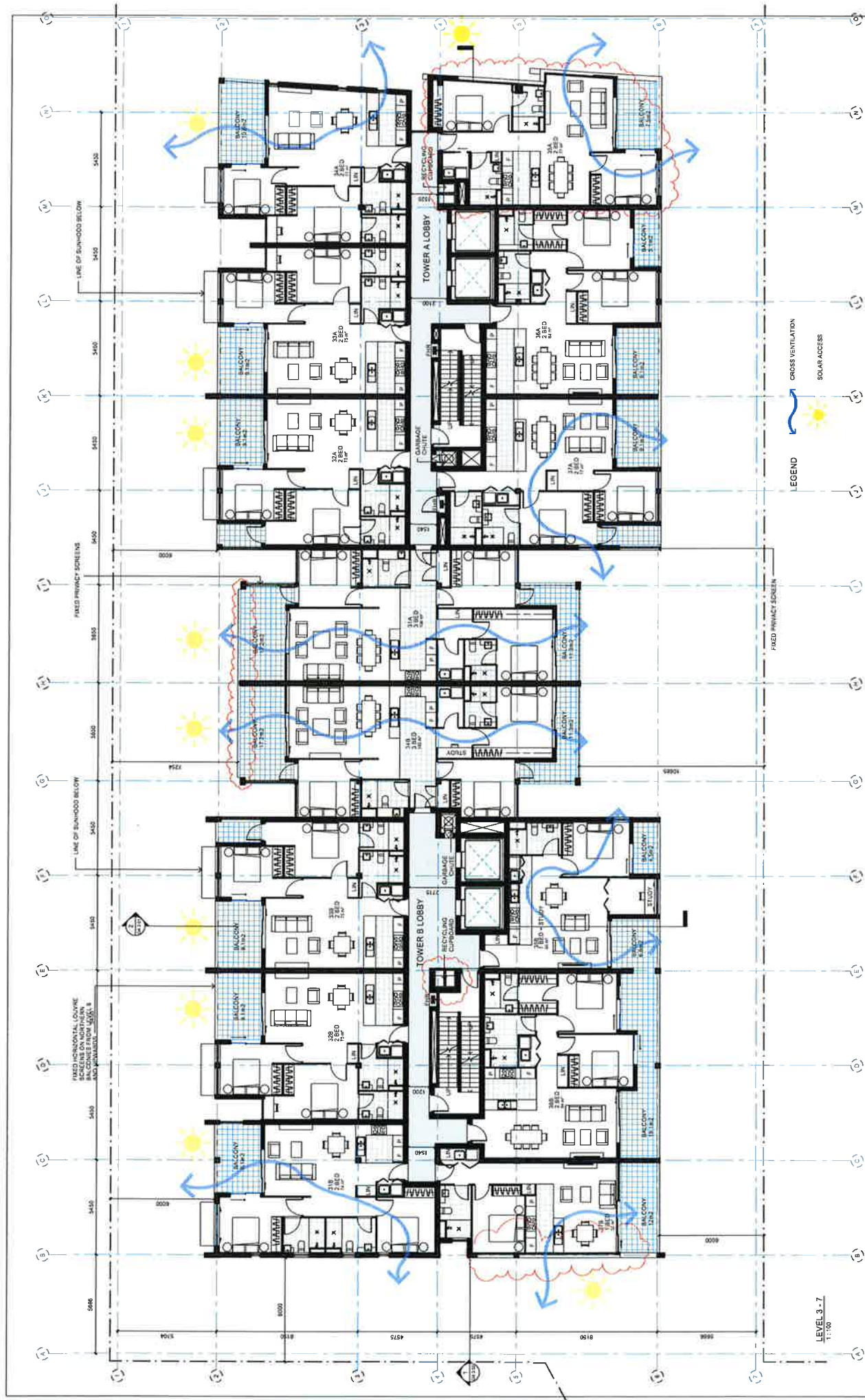
BASEMENT LEVEL 2
1:200

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DATE 17/07/14	SCALE @ A1 1:200	DATE 17/07/14	SCALE @ A1 1:200	PROJECT STACEY STREET BANKSTOWN	CLIENT MERHIS Pty Ltd	DRAWING DA 1.03	DRAWING RH	CHECKED KSD	REVISION B



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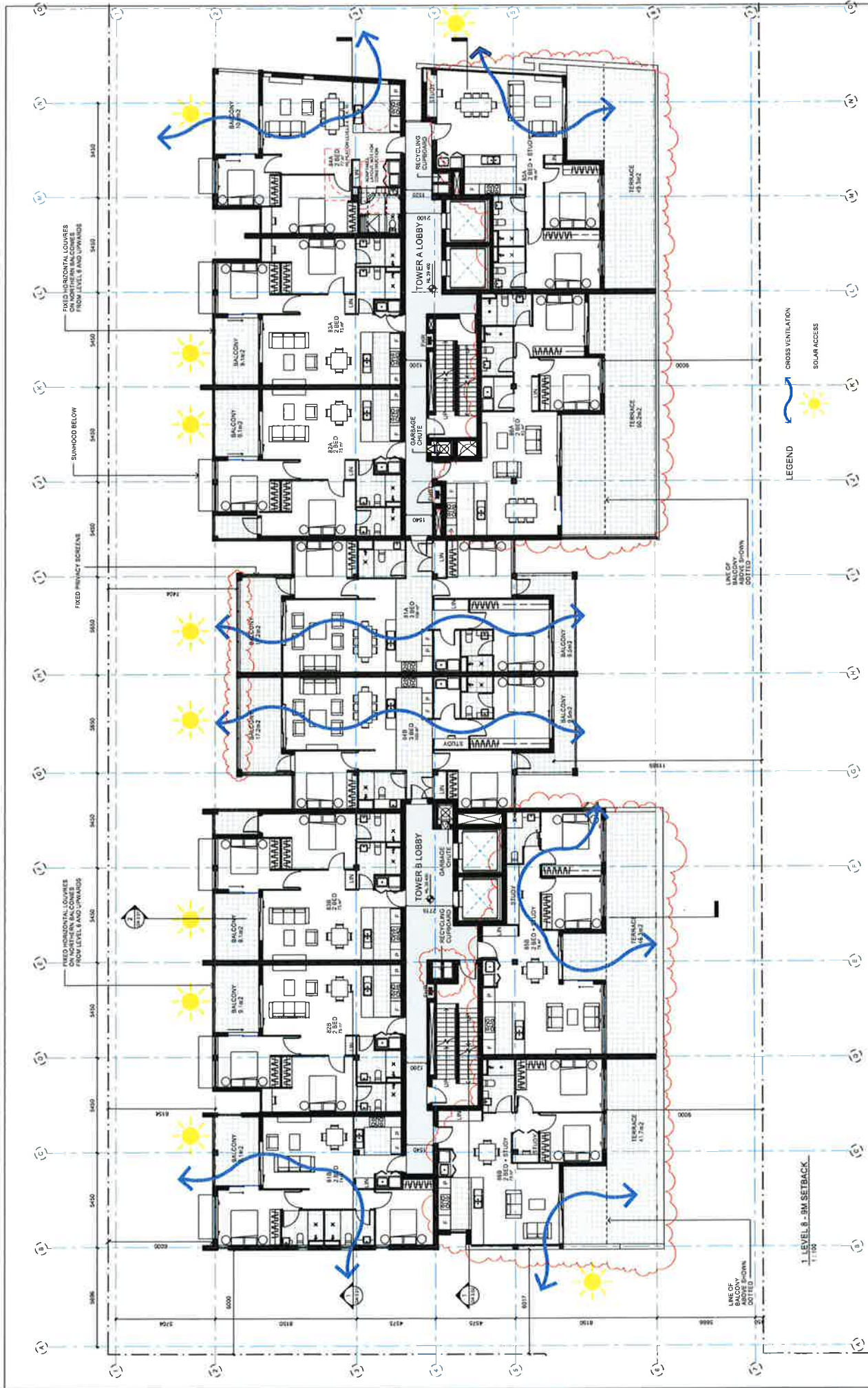




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Scale: 1:100		Project: 13042		Client: MERHIS Pty Ltd		Project: STACEY STREET BANKSTOWN		Drawing Title: TYPICAL LEVEL 3 - 7 FLOOR PLANS	
Scale: 1:100		Project: 13042		Client: MERHIS Pty Ltd		Project: STACEY STREET BANKSTOWN		Drawing Title: TYPICAL LEVEL 3 - 7 FLOOR PLANS	

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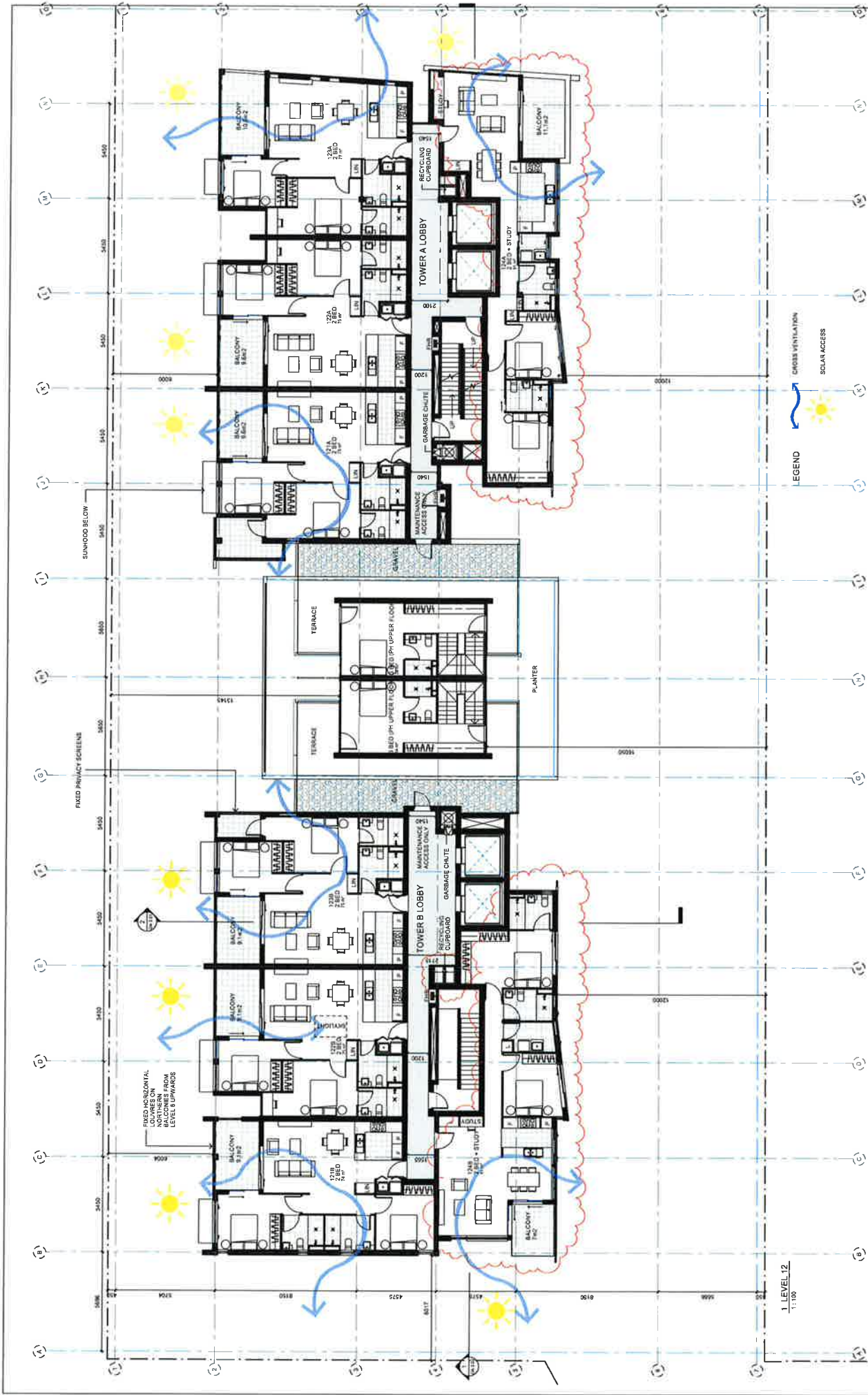


NOT FOR CONSTRUCTION REVISED DA REVISION B	DATE: 17/07/14 SCALE: 1:100 PROJECT: STACEY STREET BANKSTOWN	CLIENT: MERHIS Pty Ltd PROJECT: STACEY STREET BANKSTOWN	DRAWING TITLE: LEVEL 8 FLOOR PLAN
REVISION B	DATE: 17/07/14 SCALE: 1:100 PROJECT: STACEY STREET BANKSTOWN	CLIENT: MERHIS Pty Ltd PROJECT: STACEY STREET BANKSTOWN	DRAWING TITLE: LEVEL 8 FLOOR PLAN
REVISION B	DATE: 17/07/14 SCALE: 1:100 PROJECT: STACEY STREET BANKSTOWN	CLIENT: MERHIS Pty Ltd PROJECT: STACEY STREET BANKSTOWN	DRAWING TITLE: LEVEL 8 FLOOR PLAN



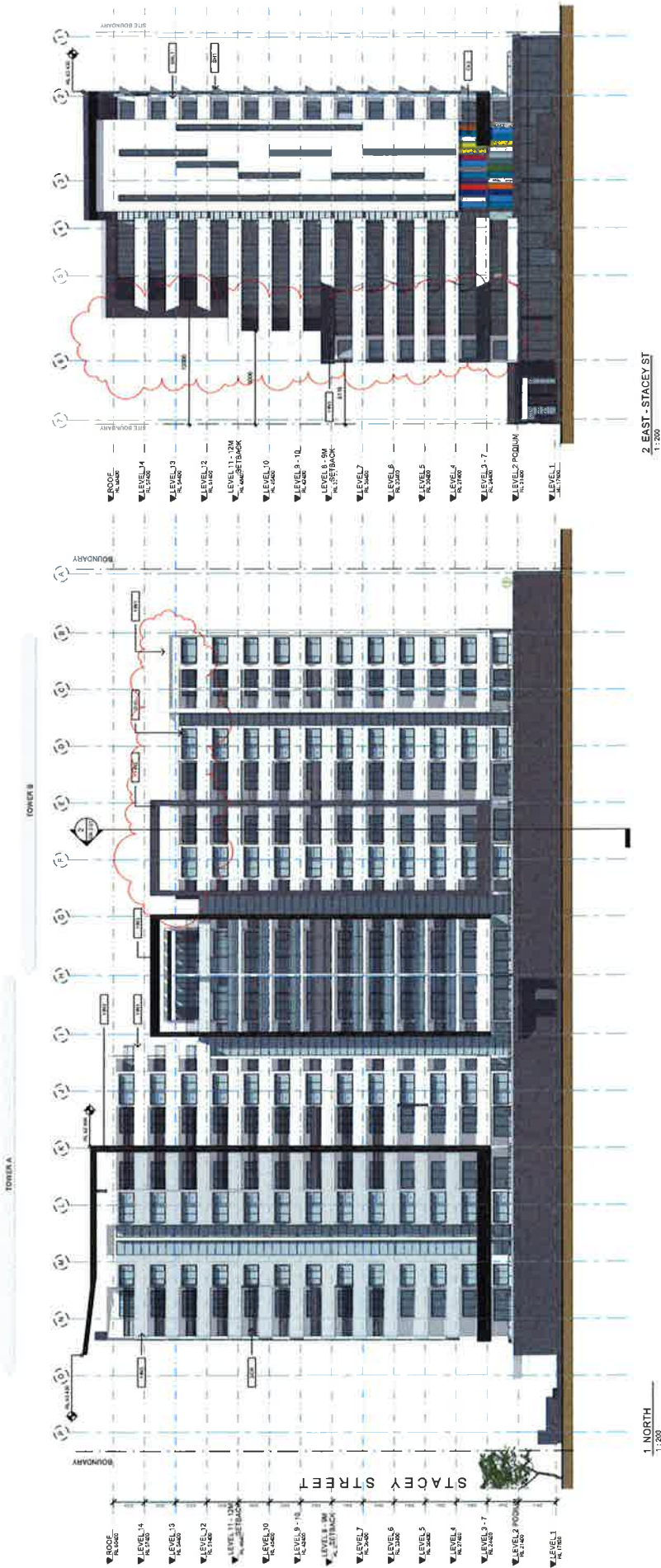
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CLIENT: MERHIS Pty Ltd		DRAWING TITLE: LEVEL 12 FLOOR PLAN
PROJECT: STACEY STREET BANKSTOWN		SCALE @ A1: NTIS 00 DATE: 17/07/14 DRAWN: RH CHECKED: KSD REVISION: B
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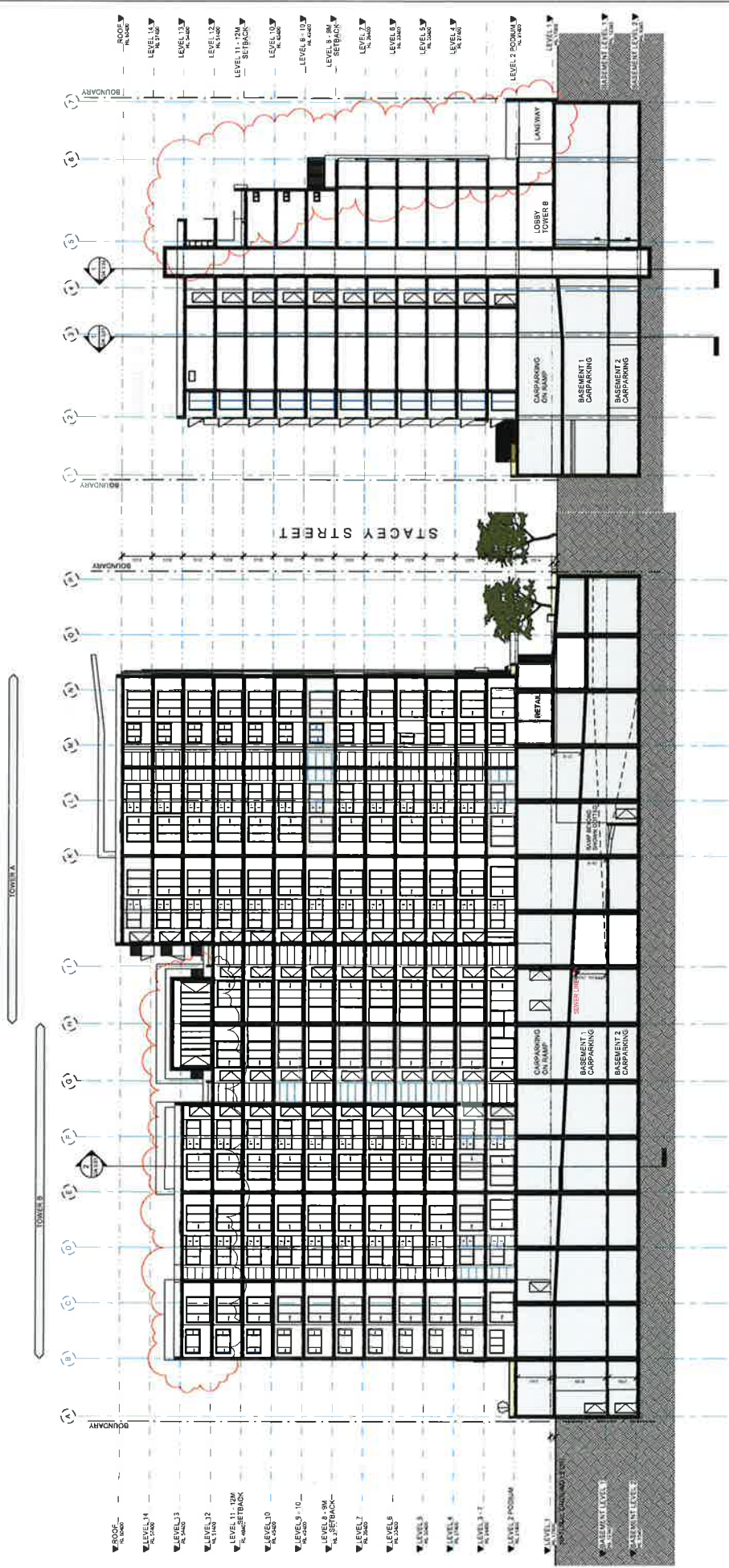
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PA3	SELECTED CHOCOLATE PAINT FINISH	
PA4	SELECTED CHOCOLATE PAINT FINISH	
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EAST WEST SECTION
1:200

NORTH SOUTH SECTION
1:200

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REVISIONS
DATE
BY
REASON



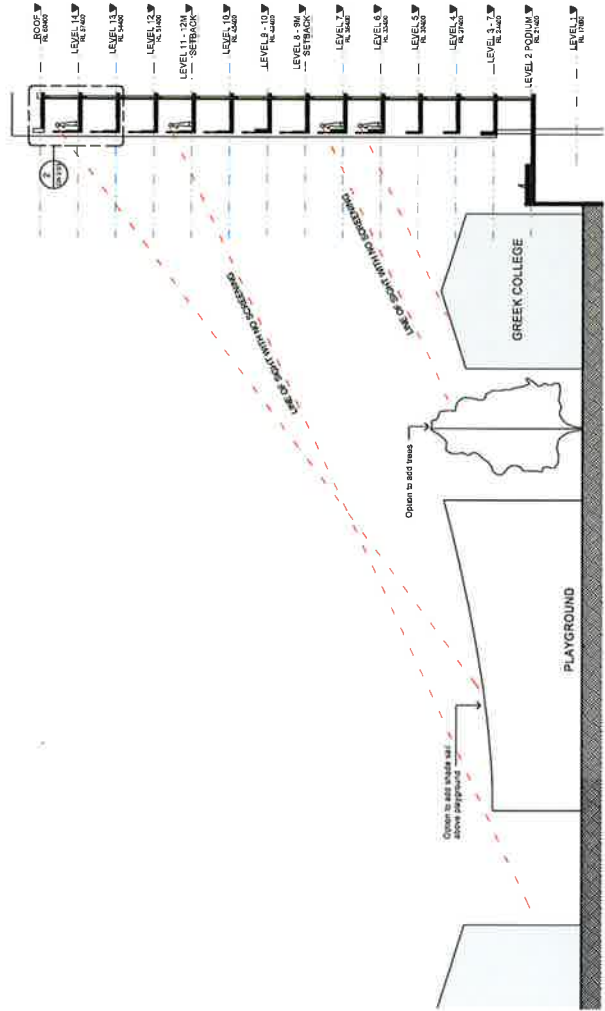
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CLIENT
MERHIS Pty Ltd

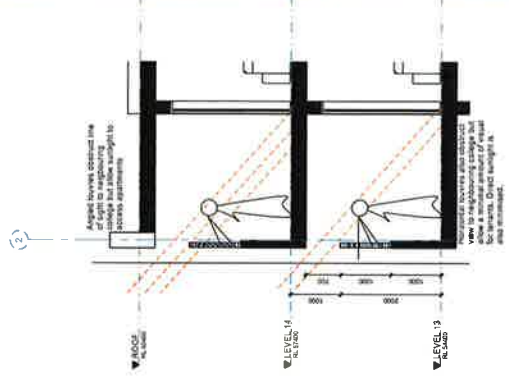
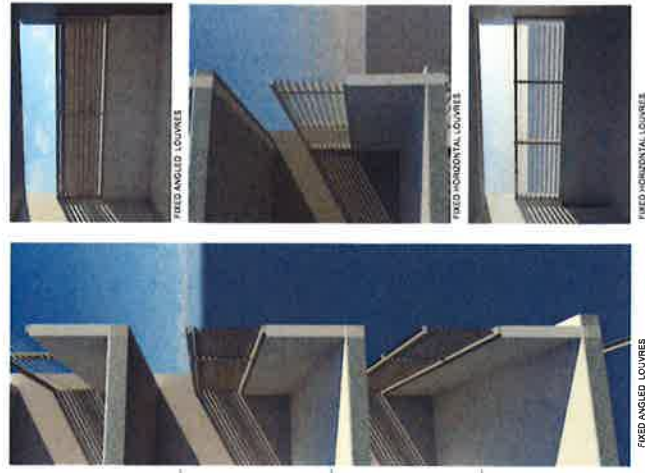
PROJECT
**STACEY STREET
BANKSTOWN**

DRAWING TITLE
TYPICAL SECTIONS

SCALE @ A1	DATE	DRAWN	CHECKED
1:200	17/07/14	RH	Checker
REVISION	DATE	BY	REASON
13042	DA 3.01		B



1. SECTION THROUGH NORTH FACADE AND ADJACENT SCHOOL
1:200



2. DETAIL SECTION 1
1:150

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MARCHESSE PARTNERS INTERNATIONAL PTY LTD

DATE: 17/07/14
PROJECT: STACEY STREET
DRAWING: DA 3.03

REVISION
B

PROJECT: STACEY STREET
BANKSTOWN

CURRY: MERHIS Pty Ltd

DATE: 17/07/14
DRAWN: RH
CHECKED: KSD

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REVISION
B



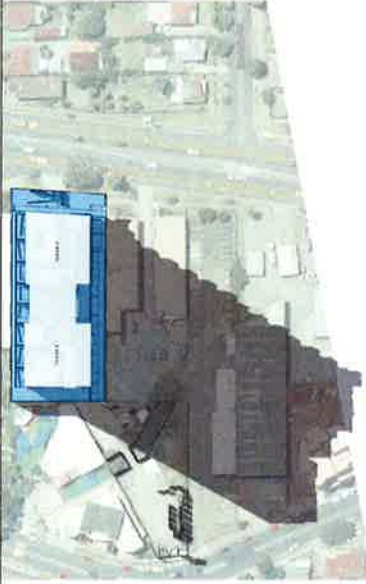
1 SUMMER SOLSTICE 9AM
1:1000



2 SUMMER SOLSTICE 12PM
1:1000



3 SUMMER SOLSTICE 3PM
1:1000



4 WINTER SOLSTICE 9AM
1:1000



5 WINTER SOLSTICE 12PM
1:1000



6 WINTER SOLSTICE 3PM
1:1000



7 SPRING SOLSTICE 9AM
1:1000



8 SPRING SOLSTICE 12PM
1:1000



9 SPRING SOLSTICE 3PM
1:1000

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REVISED DA NOT FOR CONSTRUCTION						JOB 13042	DRAWING DA 4.01		REVISION B

A.1 URBAN DESIGN + SEPP 65 REVIEW

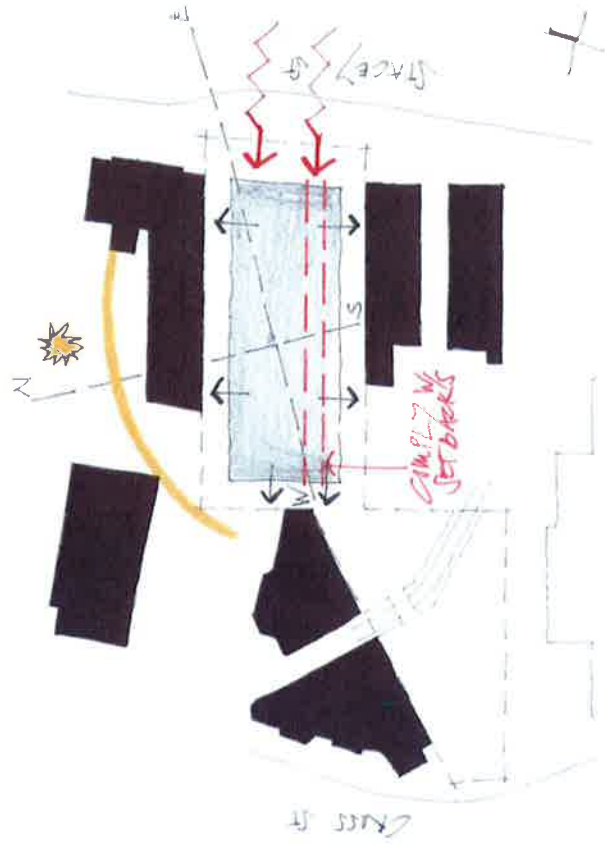
DESIGN CONSIDERATIONS

PROPOSED SCHEME

DEFINING THE RESIDENTIAL FLAT BUILDING TYPE

DESIGN REASONS:

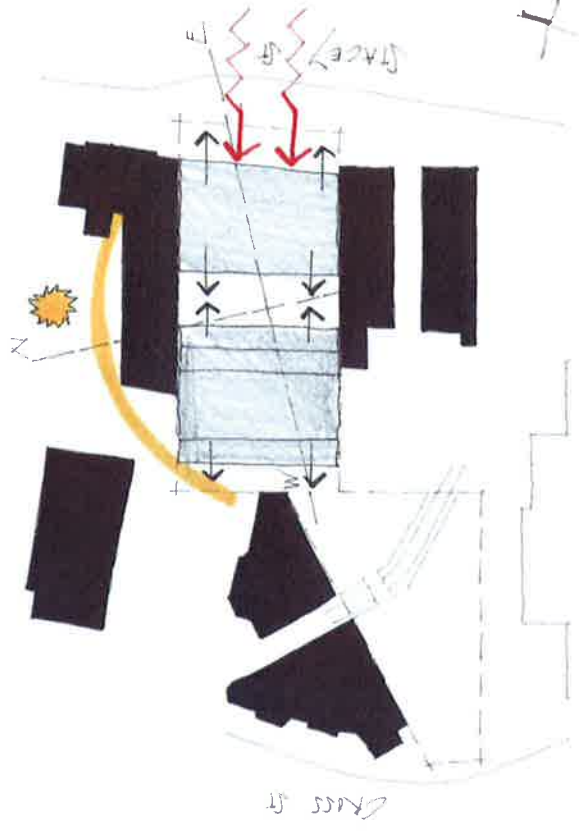
- The existing context is an urban area – towers within the CBD
- Use of towers should reinforce a regional urban form strategy
- Higher density desired
- A strong urban form is desired to reinforce an important precinct and define an edge
- Large development sites are available
- Dwelling units with dual aspect and natural ventilation are desired
- Maximisation of the number of apartments with northern orientation
- Accommodation contextual constraints – noise from Stacey Street
- Mixed use is desired; street-edge alignment for commercial/ retail uses on lower levels
- Contribution to the public domain by enhancing streetscape character and setting for the building
- Define edges between public and private land



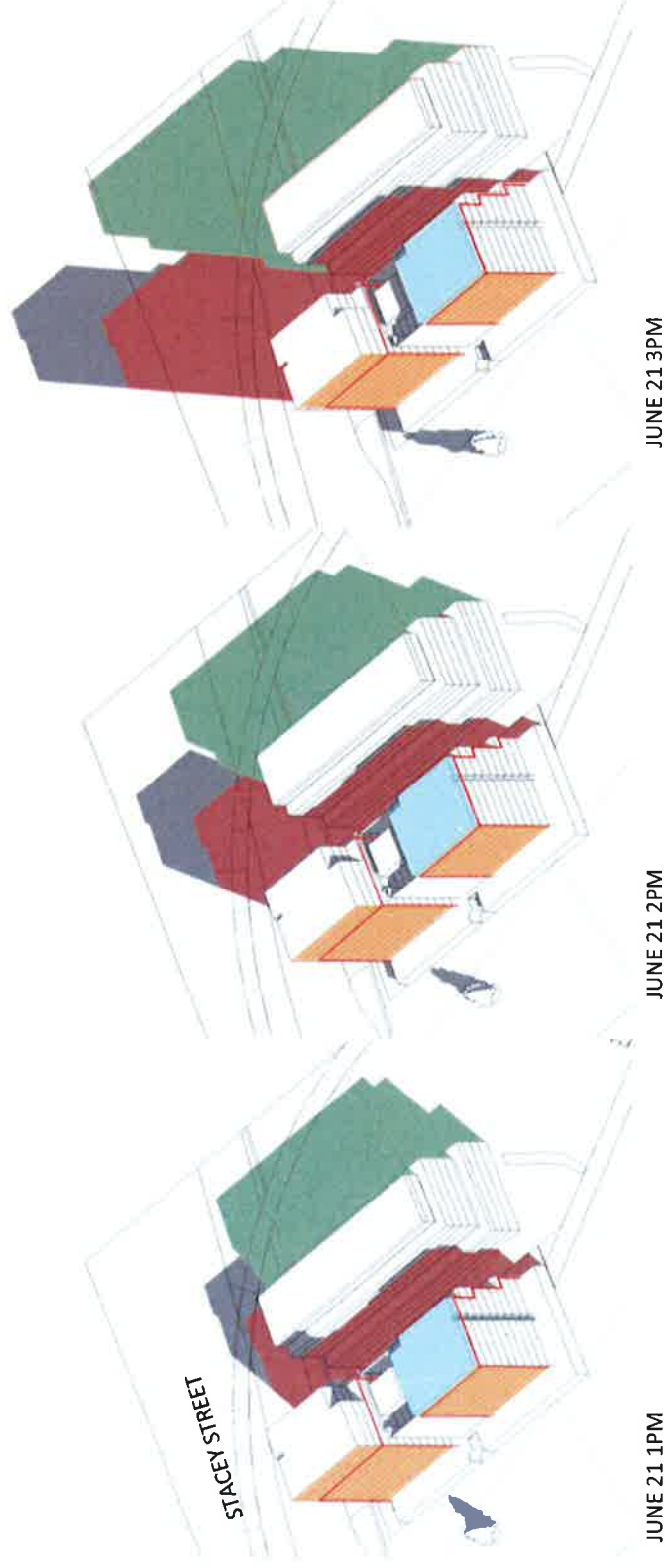
ALTERNATIVE LAYOUT

CONS:

- Adjacent context of large buildings or abutting building forms - NO
- Street edge aligned infill – NO
- Zero set backs north and south
- Setting urban design massing for future site to south
- Does not comply with cross ventilation or solar access
- 25% of apartments face Stacey Street – issues with acoustic and visual outlook



WINTER SOLSTICE SUN STUDIES JULY 1PM - 3PM



- PRIVACY SCREENS
- ADDITIONAL LEVEL
- RED OUTLINE INDICATES RFDC SETBACK AND 30M HEIGHT COMPLIANCE
- SHADOWS CAST FROM COMPLIANT DESIGN - 196 STACEY ST
- SHADOWS CAST FROM ADJACENT COMPLIANT SCHEME - 180 STACEY ST
- SHADOW CAST FROM PROPOSED SCHEME

NATURAL SURVEILLANCE OF COMMUNAL OPEN SPACES

