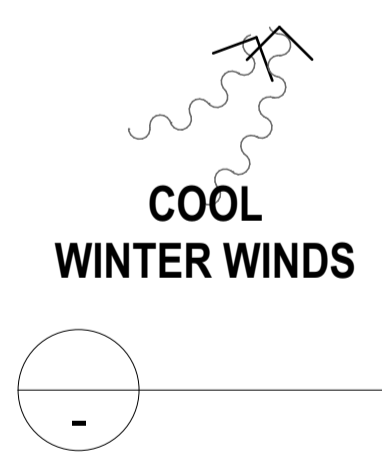


BUILDING	A	B	C	D	E	F	G	H
ZONING	AS PER DA	AS PER DA	ZONE R1 GENERAL RESIDENTIAL	ZONE R1 GENERALRESIDENTIAL	ZONE R1 GENERAL RESIDENTIAL	ZONE R1 GENERAL RESIDENTIAL	ZONE R1 GENERAL RESIDENTIAL	ZONE R1 GENERAL RESIDENTIAL
SITE AREA(M ²)			4800		4427		6311	
LOT NO	LOT 25		LOT 24		Lot 23		Lot 22	
BUILDING ENVELOPE FOOTPRINT AREA (M ²)			925	1060	1040	1040	1091	732
HEIGHT			3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS
TOTAL ENVELOPE AREA			2602	3050	3020	3025	2560	1753
DEVELOPMENT MIX			1 BED – 2 2 BED – 6 3 BED - 6	1 BED – 0 2 BED – 8 3 BED - 11	1 BED – 2 2 BED – 10 3 BED - 12	1 BED – 2 2 BED – 8 3 BED - 10	1 BED – 2 2 BED - 9 3 BED - 9	1 BED – 3 2 BED – 4 3 BED - 6
TOTAL UNITS			14	19	24	20	20	13
RESIDENTIAL PARKING SPACES			23	34	41	34	34	21
RETAIL/COMMERCIAL PARKING SPACES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BUILDING	I	J	K	L	M	N	O
ZONING	ZONE R1 GENERAL RESIDENTIAL & B4 MIX USE	ZONE B4 MIX USE	ZONE B4 MIX USE	ZONE B4 MIX USE	ZONE B4 MIX USE	ZONE B4 MIX USE	ZONE B4 MIX USE
SITE AREA(m2)	6311	3699	4428		4420		3024
LOT NO	Lot 22	Lot 29	Lot 28		Lot 27		Lot 26
BUILDING ENVELOPE FOOTPRINT AREA(m2)	885	1990	1113	1113	1113	1113	1321
HEIGHT	3 STOREYS	2 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS
TOTAL ENVELOPE AREA (m2)	2260	3164	3340	2866	3340	2866	3570
DEVELOPMENT MIX	1 BED – 3 2 BED – 6 3 BED - 8	2 BED – 9 3 BED – 1 COMMERCIAL/RETAIL –1990sqm	1 BED – 0 2 BED – 9 3 BED – 15	2 BED – 6 3 BED - 10	2 BED – 9 3 BED – 12	2 BED – 5 3 BED - 12	1 BED – 0 2 BED – 3 3 BED - 19
TOTAL UNITS	17	10	24	16	21	17	22
RESIDENTIAL PARKINGSPACES	28	20	44	29	38	32	41
RETAIL/COMMERCIAL PARKING SPACES	N/A	66	N/A	N/A	N/A	N/A	N/A

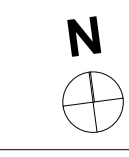


Site and Analysis Plan
1:750



LOT	Site Area m ²	COS	DPZ
LOT22	6,311m ²	2094m ²	2331m ²
LOT23	4,427m ²	1,280m ²	1489m ²
LOT24	4,800m ²	1565m ²	2269m ²
LOT25	As Per Approved DA		
LOT26	3,024m ²	1013m ²	1374m ²
LOT27	4,420m ²	1324m ²	1680m ²
LOT28	4,428m ²	1188m ²	1698m ²
LOT29	3,699m ²	945m ²	1605m ²

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Site Plan with Overall Building Footprint
1:500

LEGEND - BUILDING HEIGHT

- Ground Floor Level
- First Floor Level
- Second Floor Level
- Retail/Commercial on Ground Floor Level
- Site Boundary
- DPZ - Deep Soil Zone
- Dense Urban Planting
- COS Communal Open Space

NOTES:

- n1 - 2 STOREY COMPONENT ON ANSON STREET. MAY HAVE DISTINCTIVE ROOF FORM, BUT NOT TO EXCEED 8.5 M HEIGHT PLANE
- n2 - BALCONIES FACING ANSON ST. CAN PROJECT UP TO 3M INTO 9M FRONT SETBACK

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FOR REVIEW AND INFORMATION

SHOBHA DESIGNS
ARCHITECTS & URBAN DESIGNERS

Suite 21, 1 - 7 Jordan St, Gladesville NSW 2111
PHONE : 02 98790020
MOBILE : 0418112677
EMAIL : nilesh@shobhadesigns.com.au

PROJECT
MASTER PLAN - BUILDING ENVELOPE AND MASSING FOR LOTS 22 TO 29, DP 1082382, ANSON STREET, ST. GEORGES BASIN NSW

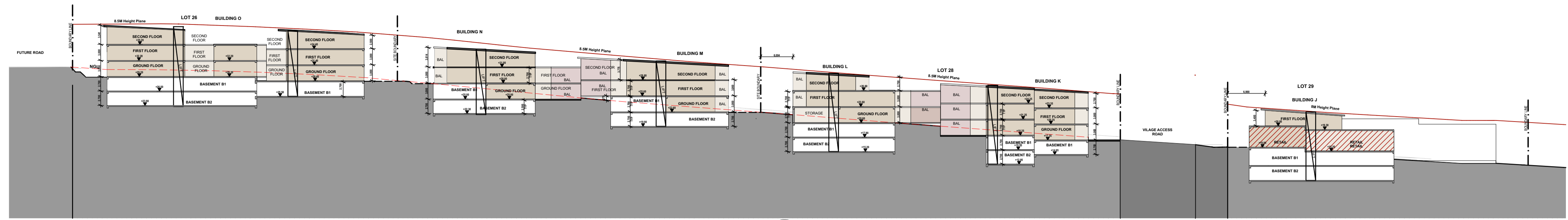
CLIENT
David De Battista

Drawing Name
URBAN DESIGN STRATEGY & BUILDING ENVELOPE PLAN

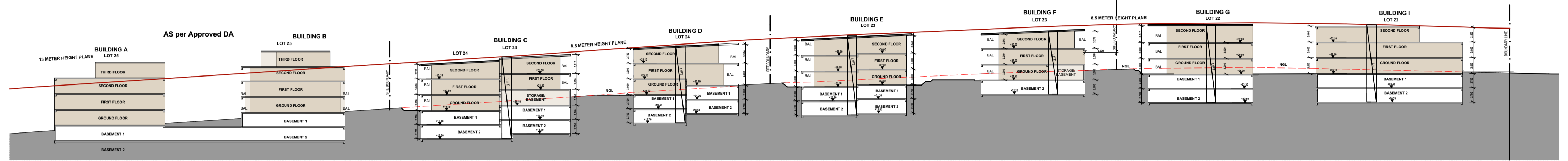
Drawn By : MUNIRA M & JACK D
Checked By: NILESH MUNOT

Issue No.	Amendments	Drawn By	Date	Comments
P1	For Client Review	MM	24-Jun-2020	
P2	For Client Review with revised first floor setback to Building E, F, G & I	MM	30-Jun-2020	

Date of Issue	30-Jun-20
Drawing Scale @ A1	1:500
Layout ID	M02
Revision	P2

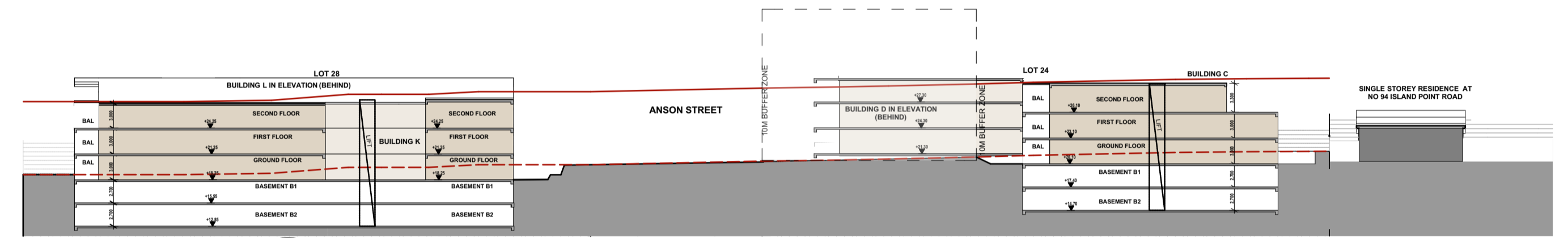


Section A - Longitudinal Section Through Lot 26 to Lot 29
1:500

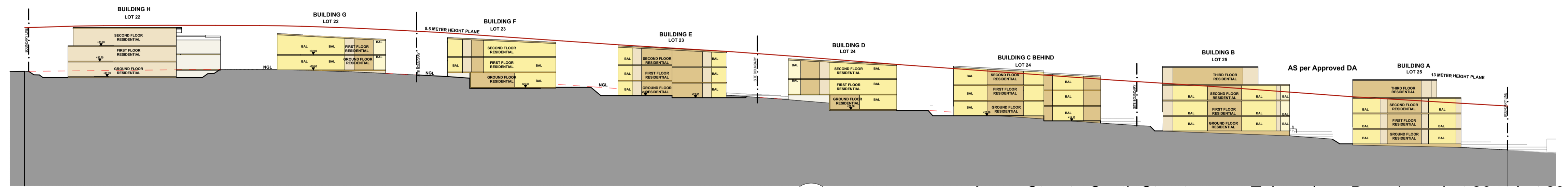


Section B - Longitudinal Section Through Lot 22 to Lot 25
1:500

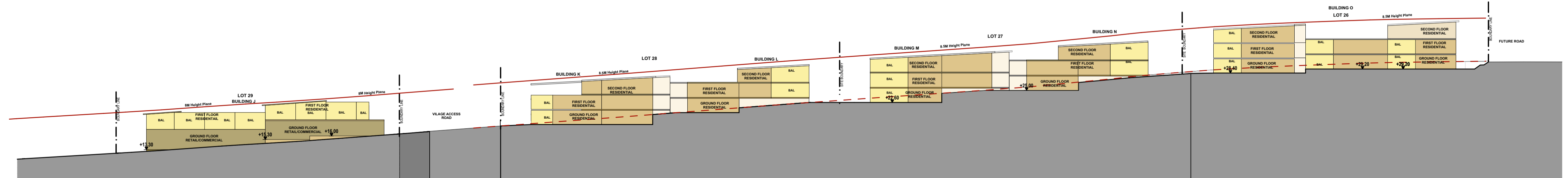
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Section C - Cross Section Through Lot 24 and Lot 28
1:500



Anson Street - South Streetscape - Taken along Boundary - Lot 26 to Lot 29
1:500



Anson Street North Streetscape - Taken along Boundary - Lot 22 to Lot 25
1:500

FOR REVIEW AND INFORMATION

SHOBHA DESIGNS
ARCHITECTS & URBAN DESIGNERS

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PROJECT
MASTER PLAN - BUILDING ENVELOPE AND MASSING FOR LOTS 22 TO 29, DP 1082382, ANSON STREET, ST. GEORGES BASIN NSW

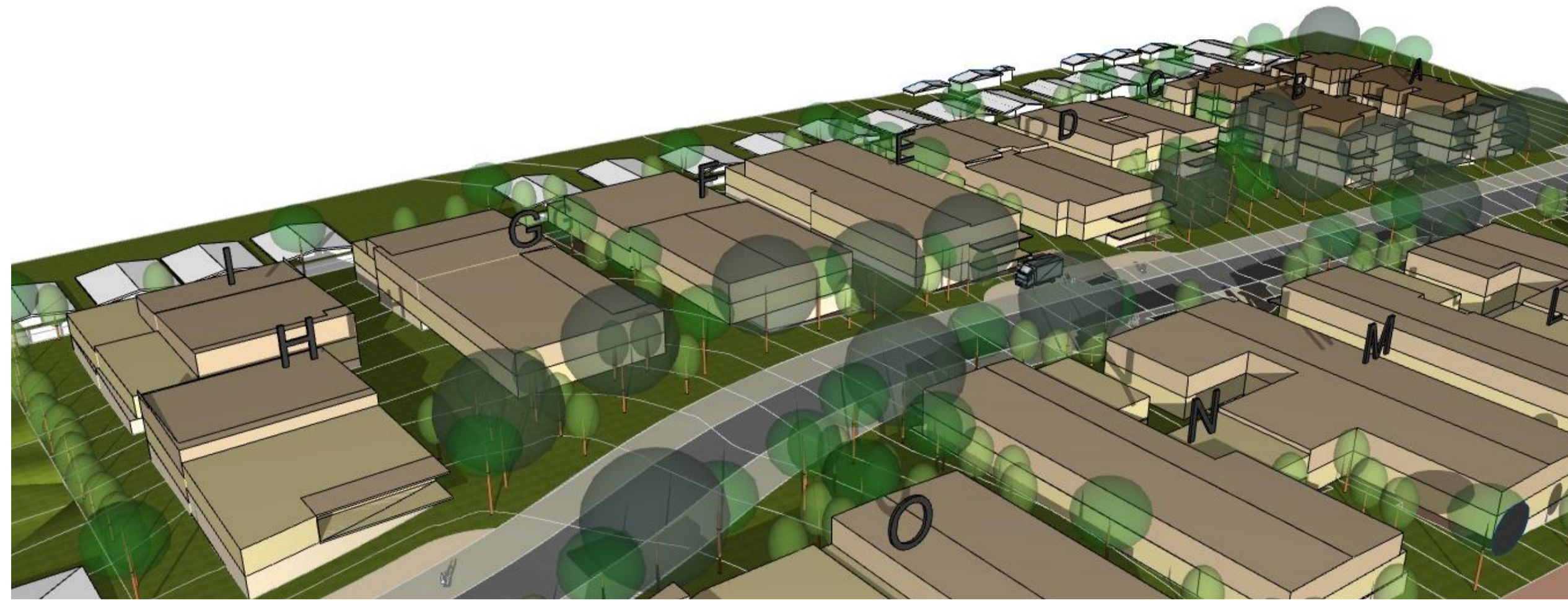
CLIENT
David De Battista

Drawing Name
SECTIONS AND ELEVATIONS

Drawn By : **MUNIRA M & JACK D**
Checked By : **NILESH MUNOT**

Issue No.	Amendments	Drawn By	Date	Comments
P1	For Client Review	MM	24-Jun-2020	
P2	For Client Review with revised first floor setback to Building E, F, G & I	MM	30-Jun-2020	

Date of Issue	Revision
30-Jun-20	
Drawing Scale @ A1 1:500	
Layout ID M03	Revision P2



Shadow Analysis - 9AM



Shadow Analysis - Noon



Shadow Analysis - 10 AM



Shadow Analysis - 1 PM



Shadow Analysis - 11 AM

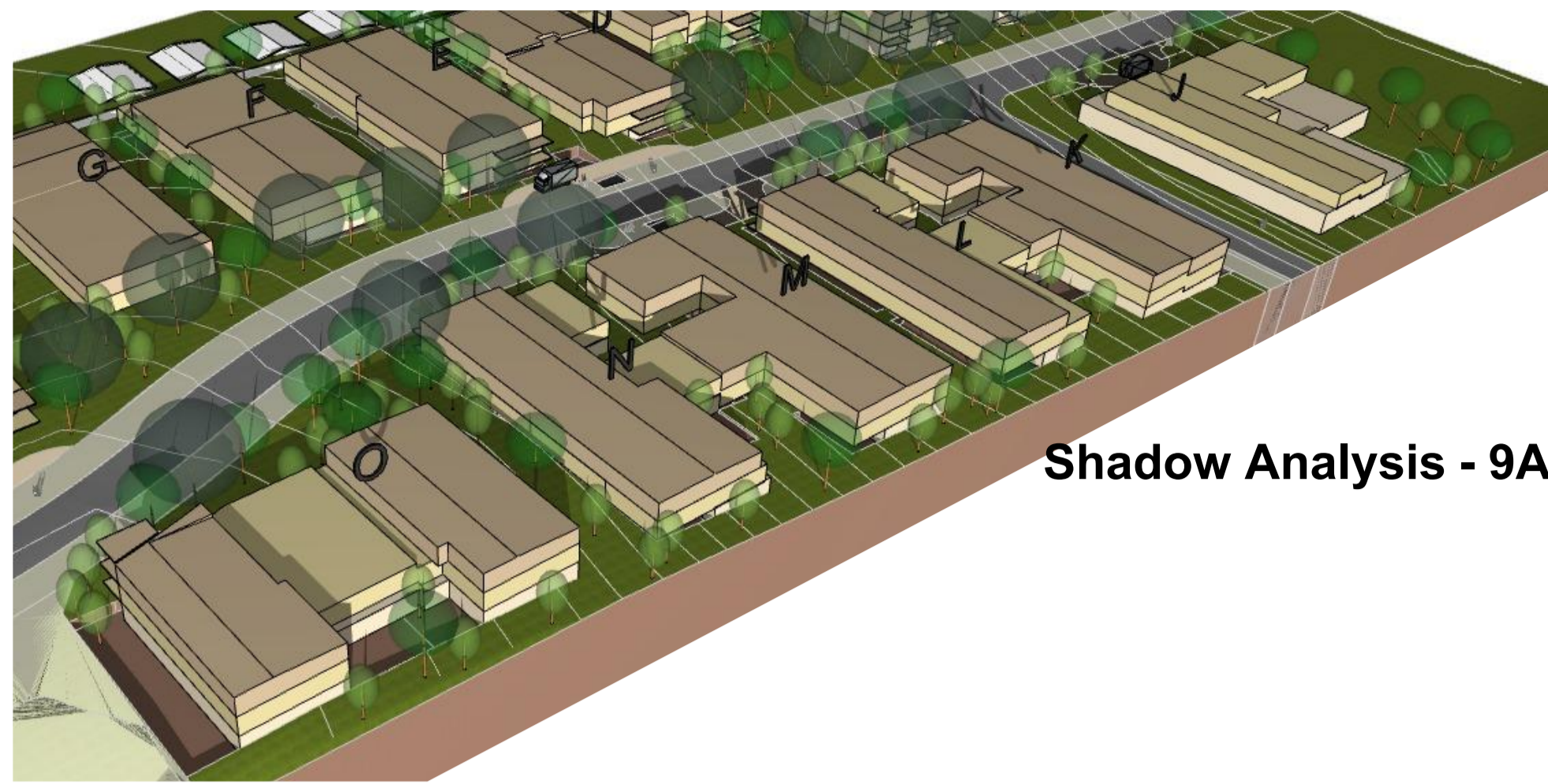


Shadow Analysis - 2 PM

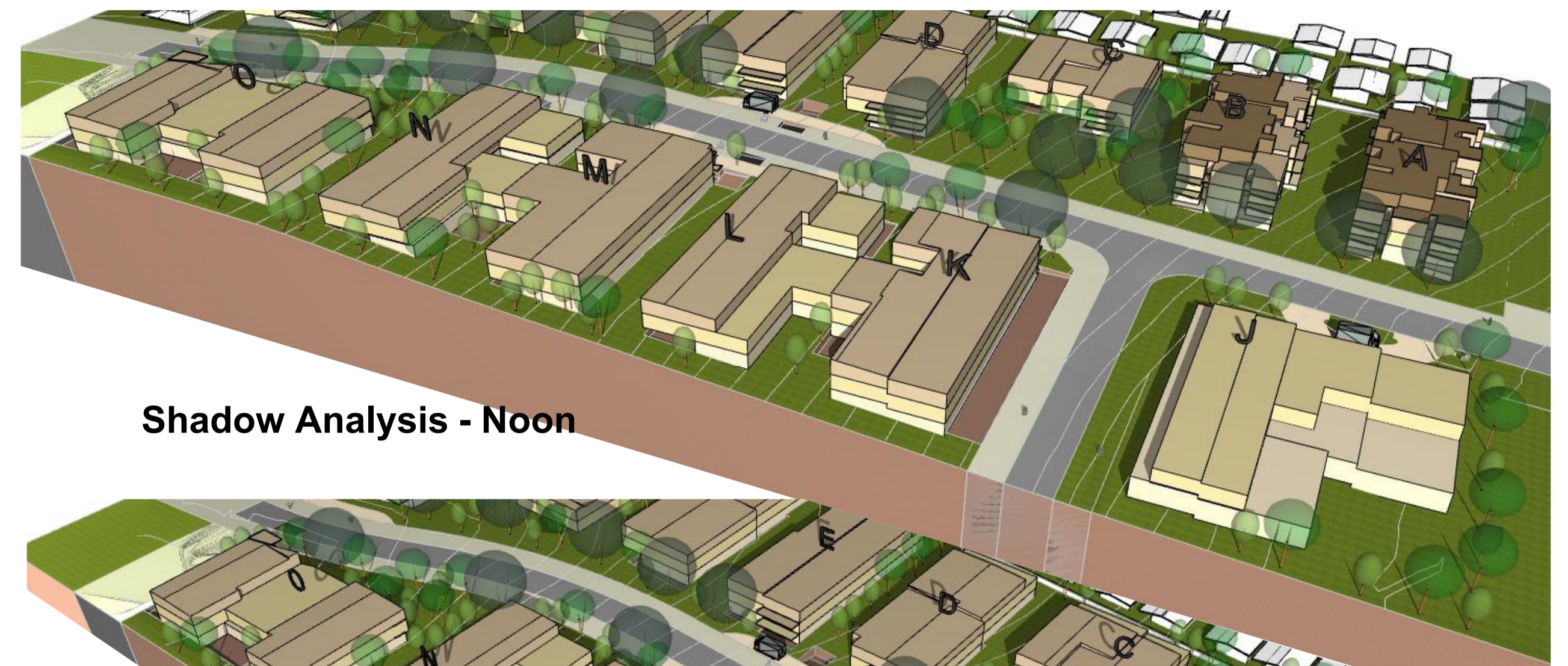


Shadow Analysis - 3 PM

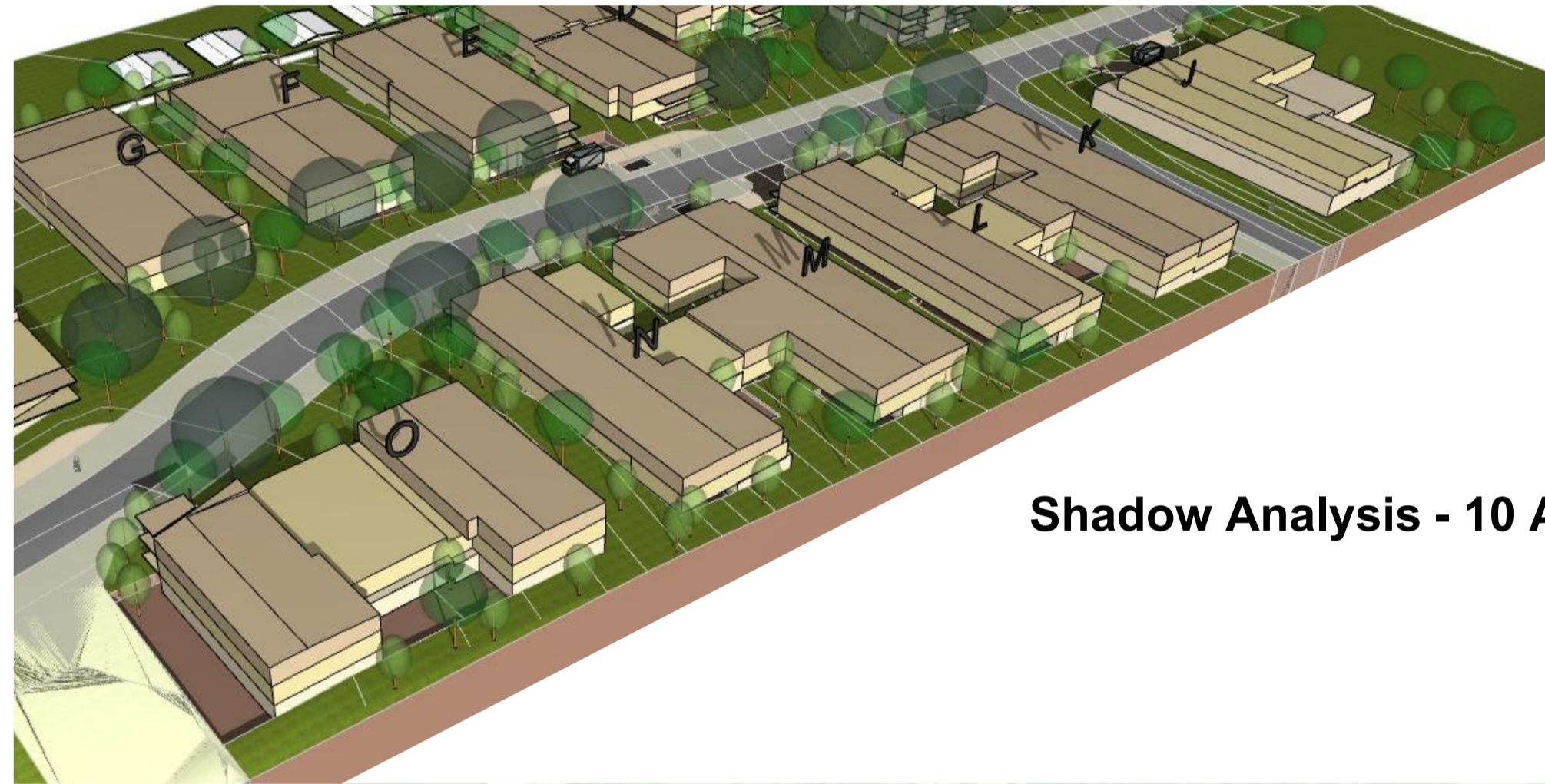
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Shadow Analysis - 9AM



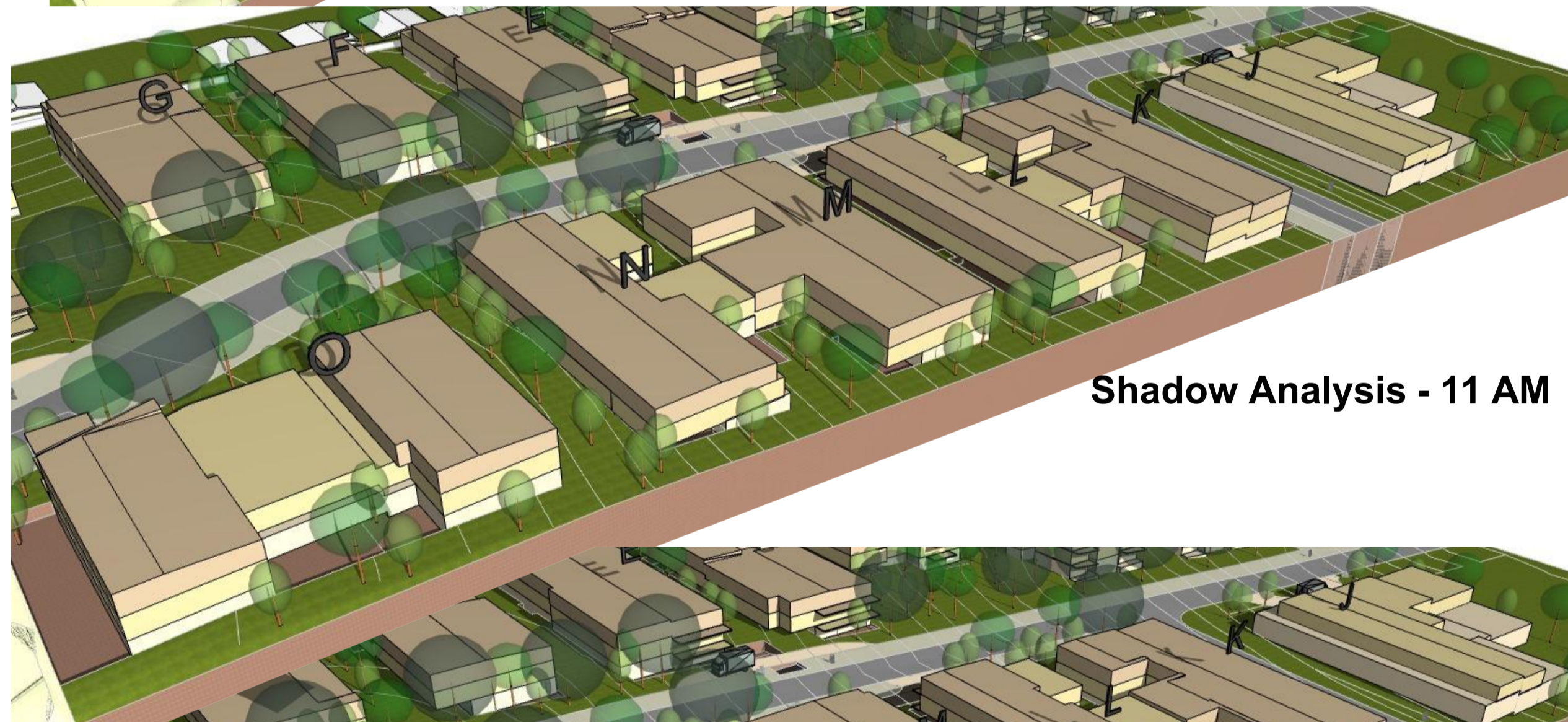
Shadow Analysis - Noon



Shadow Analysis - 10 AM



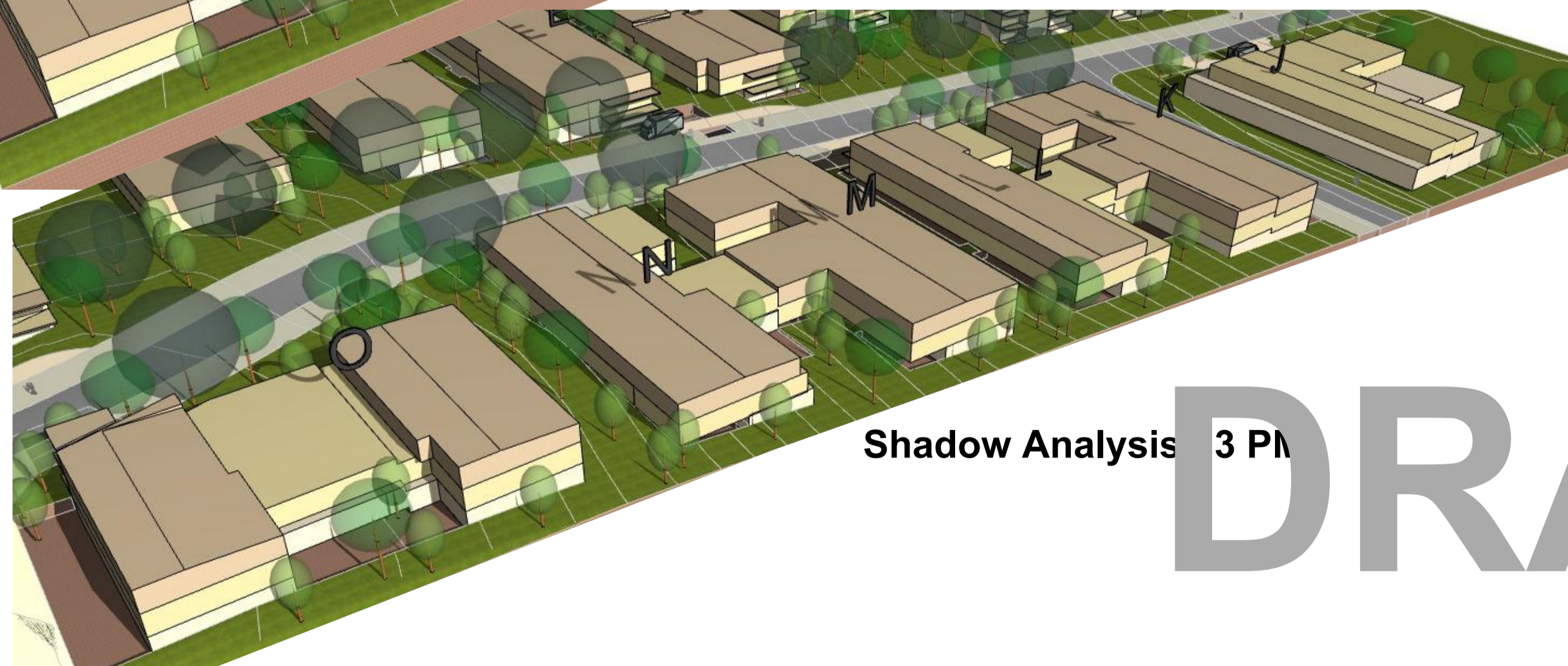
Shadow Analysis - 1 PM



Shadow Analysis - 11 AM



Shadow Analysis - 2 PM



Shadow Analysis - 3 PM

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LEGEND - BUILDING HEIGHT

- Ground Floor Level
- First Floor Level
- Second Floor Level
- Retail/Commercial on Ground Floor Level
- Site Boundary



Shadow Diagram - 21 June - 9 AM
1:750



Shadow Diagram - 21 June - 10 AM
1:750

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Issue No.	Amendments	Drawn By	Date	Comments
P1	For Client Review	MM	24-Jun-2020	
P2	For Client Review with revised first floor setback to Building E, F, G & I	MM	30-Jun-2020	

Date of Issue	Revision
30-Jun-20	
Drawing Scale @ A1 1:750,	
Layout ID M06	Revision P2

LEGEND - BUILDING HEIGHT

- Ground Floor Level
- First Floor Level
- Second Floor Level
- Retail/Commercial on Ground Floor Level
- Site Boundary



Shadow Diagram - 21 June - 11 AM
1:750



Shadow Diagram - 21 June - 12 Noon
1:750

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Issue No.	Amendments	Drawn By	Date	Comments
P1	For Client Review	MM	24-Jun-2020	
P2	For Client Review with revised first floor setback to Building E, F, G & I	MM	30-Jun-2020	

Date of Issue	Revision
30-Jun-20	
Drawing Scale @ A1 1:750,	
Layout ID M07	Revision P2

LEGEND - BUILDING HEIGHT

- Ground Floor Level
- First Floor Level
- Second Floor Level
- Retail/Commercial on Ground Floor Level
- Site Boundary



Shadow Diagram - 21 June - 1 PM
1:750



Shadow Diagram - 21 June - 2 PM
1:750

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Issue No.	Amendments	Drawn By	Date	Comments
P1	For Client Review	MM	24-Jun-2020	
P2	For Client Review with revised first floor setback to Building E, F, G & I	MM	30-Jun-2020	

Date of Issue	Revision
30-Jun-20	
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Layout ID	
M08	P2

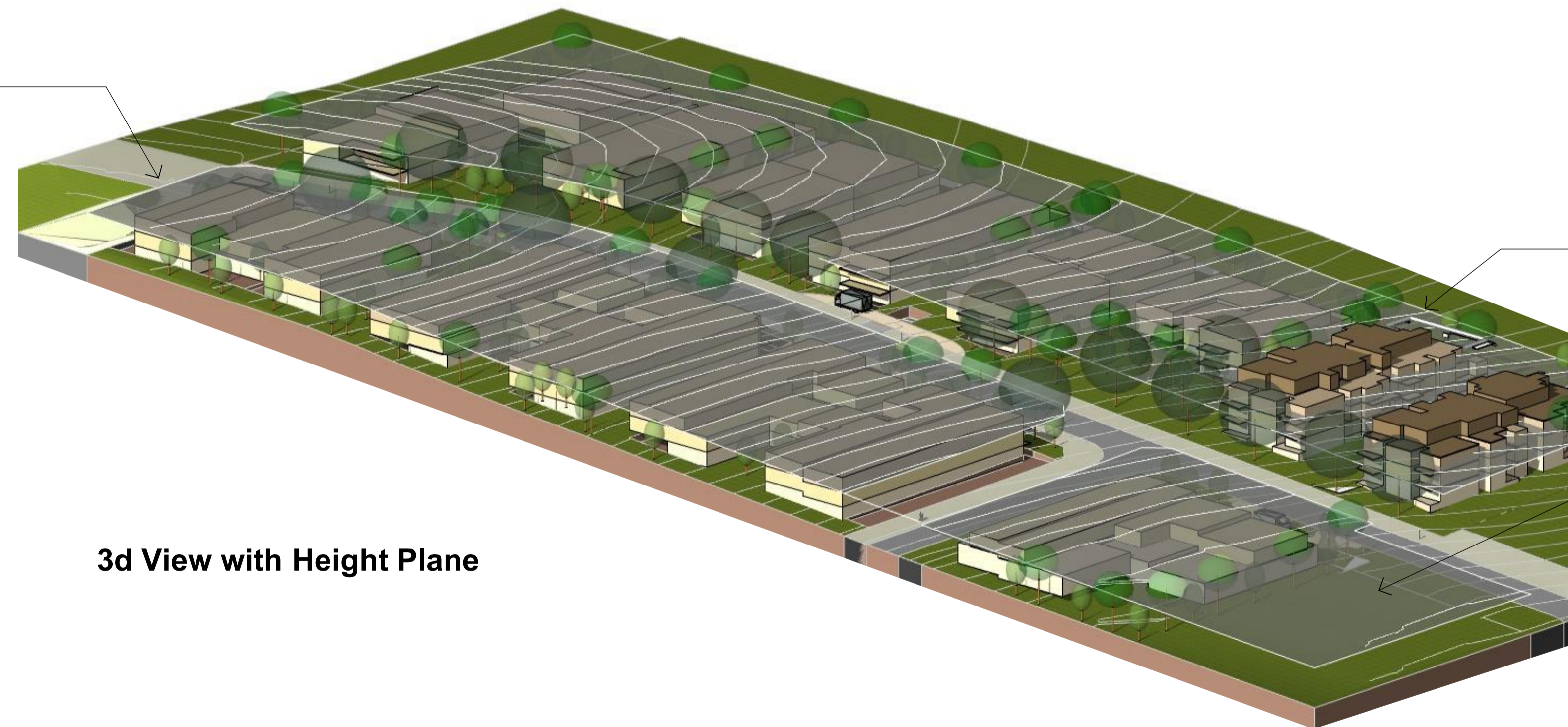
LEGEND - BUILDING HEIGHT

- Ground Floor Level
- First Floor Level
- Second Floor Level
- Retail/Commercial on Ground Floor Level
- Site Boundary



Shadow Diagram - 21 June - 3 PM
1:750

8.5M HEIGHT PLANE



8.5M HEIGHT PLANE

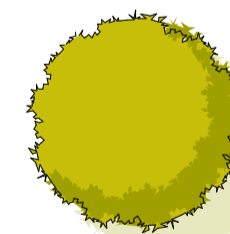



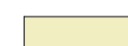





8M HEIGHT PLANE

3d View with Height Plane

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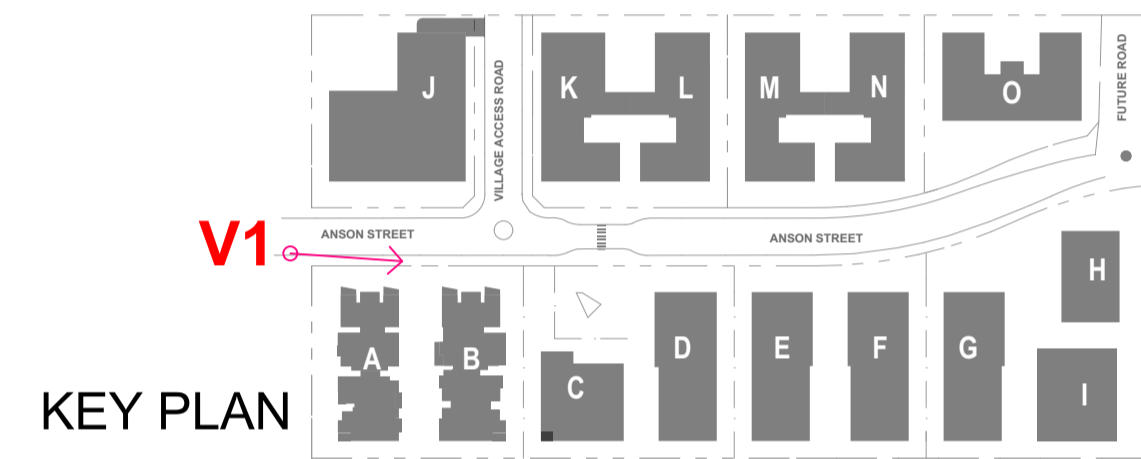
LEGEND

-  **TYPICAL LARGE TREE**
Height - 13-18m
Spread - 16m
Soil Volume - 80m³
-  **TYPICAL MEDIUM TREE**
Height - 9-12m
Spread - 8m
Soil Volume - 35m³
-  **TYPICAL SMALL TREE**
Height - 6-8m
Spread - 4m
Soil Volume - 15m³
-  **PRIVATE PATHWAY**
-  **NATURE STRIP ON STREET**
-  **SHARED BICYCLE WAY/FOOTPATH**
-  **MASSED SHRUBS**
HEIGHT 1.5M TO 2M
-  **COS OVER BASEMENT**
-  **DEEP SOIL ZONE**
-  **URBAN PLANTING STRIP/DEEP SOIL AREA**

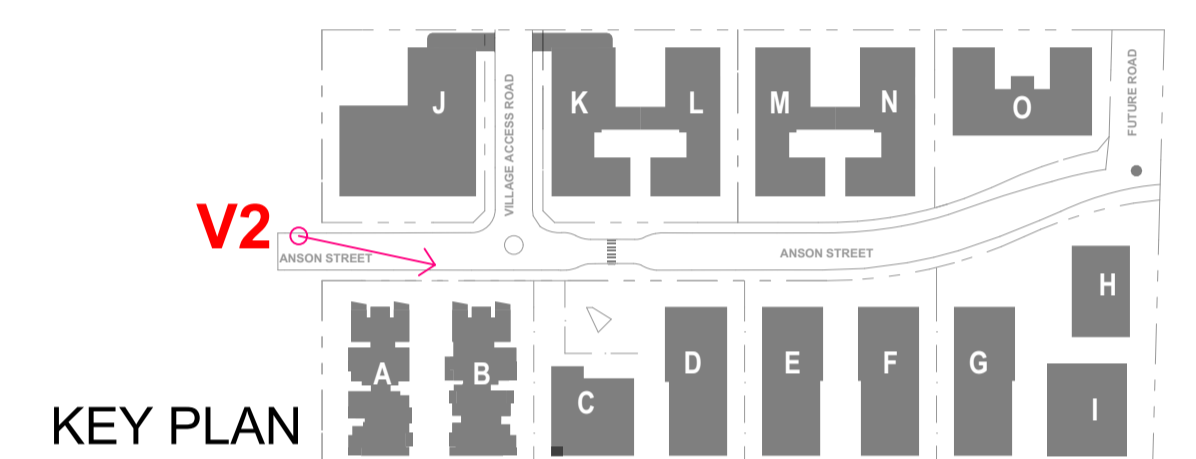
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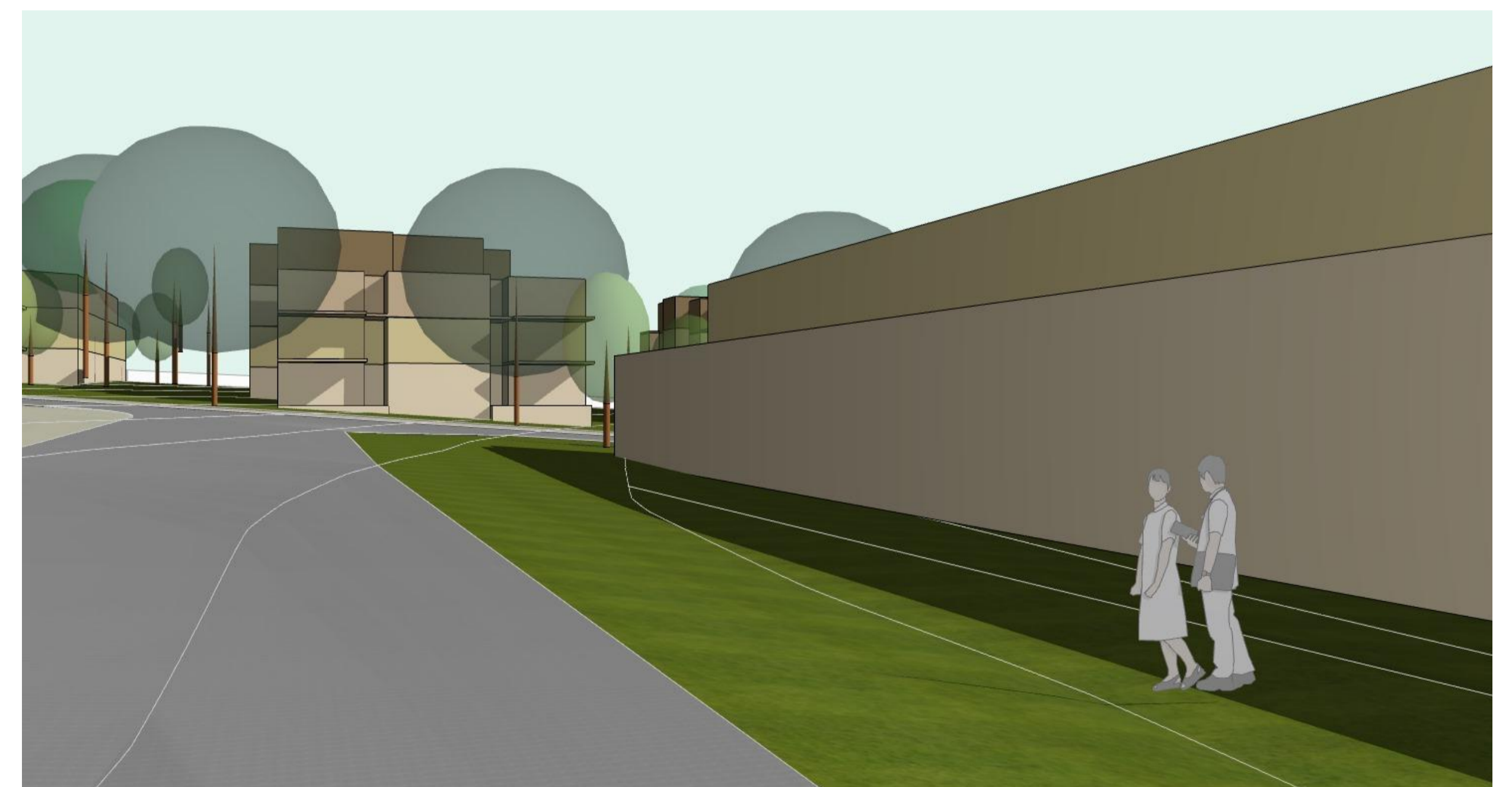
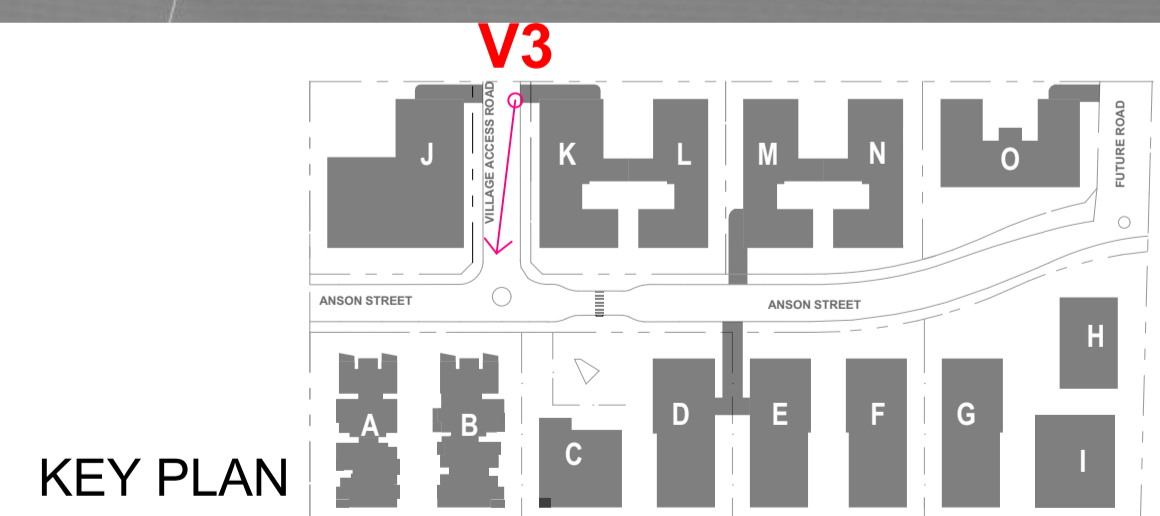
PERSPECTIVE VIEW - V1



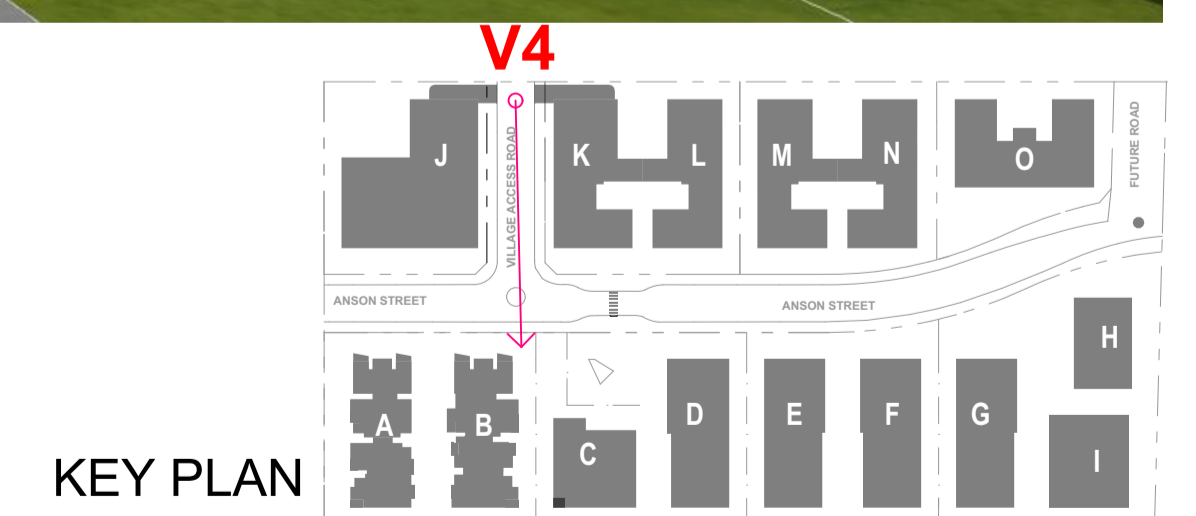
PERSPECTIVE VIEW - V2



PERSPECTIVE VIEW - V3



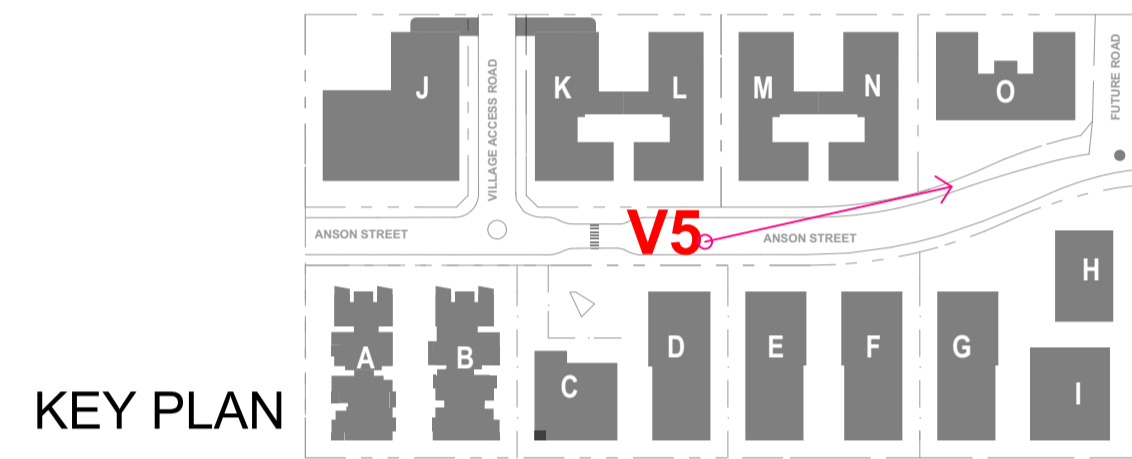
PERSPECTIVE VIEW - V4



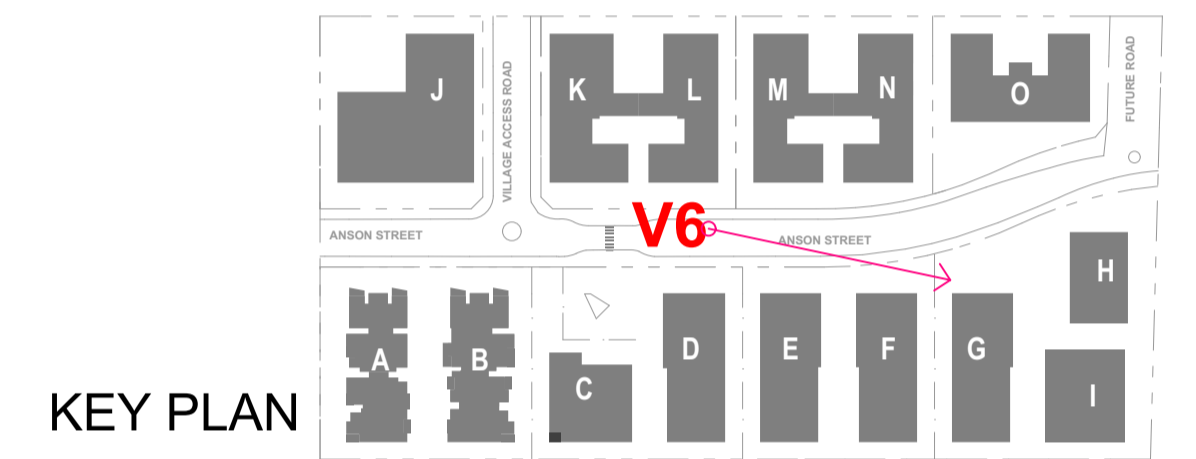
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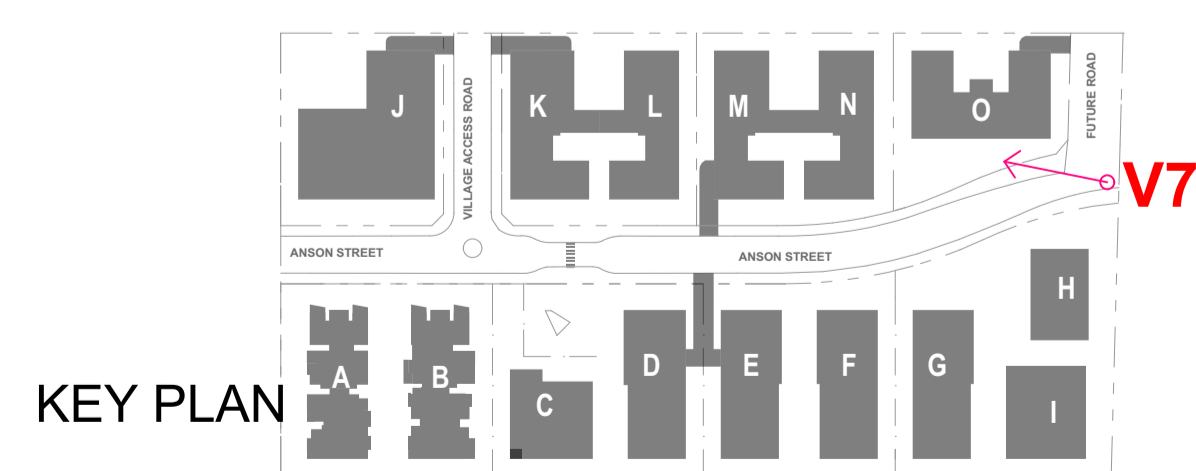
PERSPECTIVE VIEW - V5



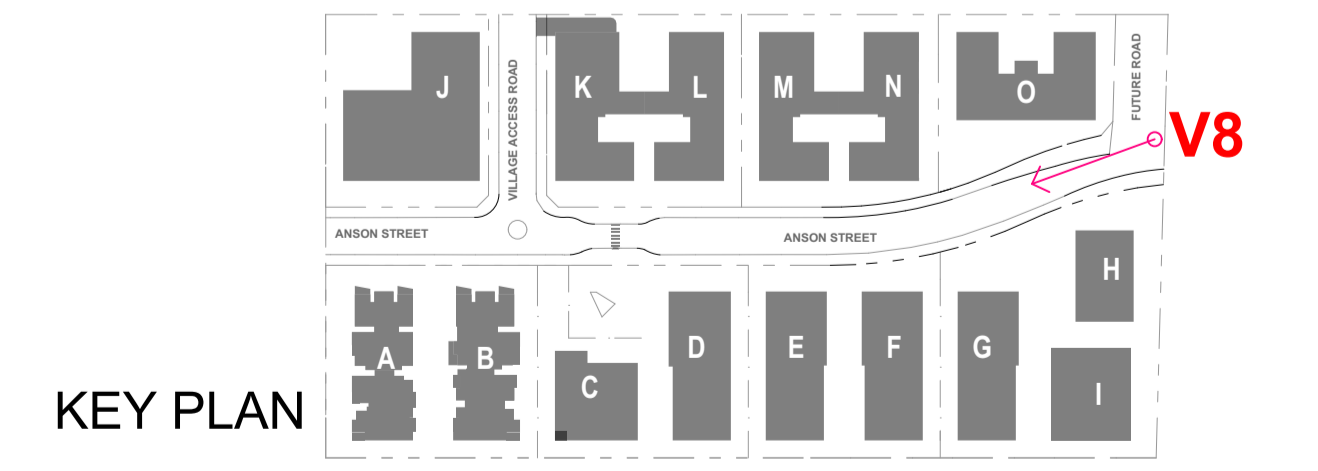
PERSPECTIVE VIEW - V6



PERSPECTIVE VIEW - V7



PERSPECTIVE VIEW - V8



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