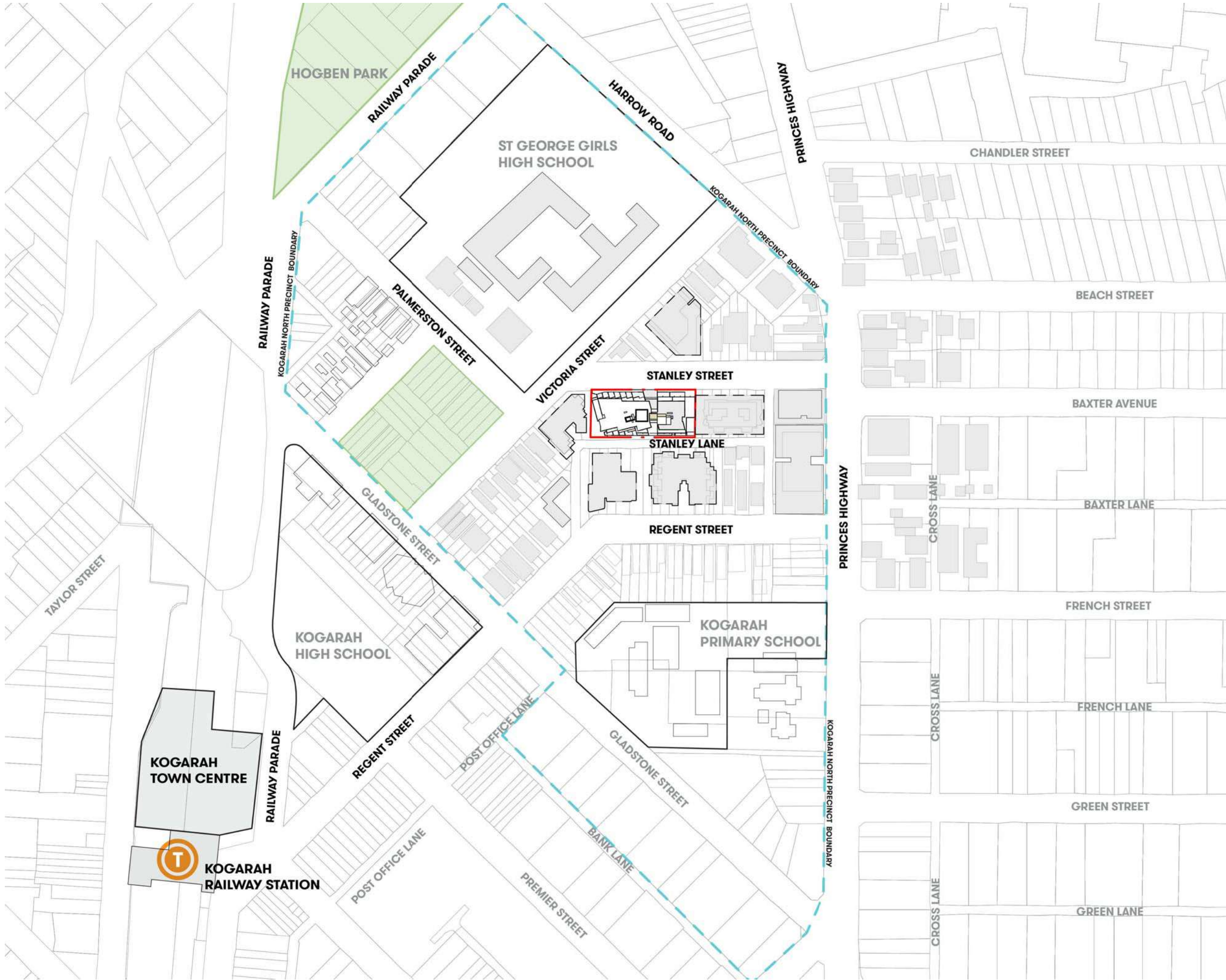




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SHEET NAME	SHEET NUMBER
COVER PAGE	AD-DA000
LOCATION PLAN	AD-DA001
DEMOLITION PLAN	AD-DA002
SITE PLAN/ SITE ANALYSIS PLAN	AD-DA003
BASEMENT 3	AD-DA101
BASEMENT 2	AD-DA102
BASEMENT 1	AD-DA103
GROUND FLOOR PLAN	AD-DA104
LEVEL 01	AD-DA105
LEVEL 02	AD-DA106
LEVEL 03	AD-DA107
LEVEL 04	AD-DA108
LEVEL 05	AD-DA109
LEVEL 06	AD-DA110
LEVEL 07	AD-DA111
LEVEL 08	AD-DA112
LEVEL 09	AD-DA113
LEVEL 10	AD-DA114
LEVEL 11	AD-DA115
NORTH ELEVATION - STANLEY STREET	AD-DA201
SOUTH ELEVATION - STANLEY LANE	AD-DA202
EAST ELEVATION	AD-DA203
WEST ELEVATION	AD-DA204
STREETSCAPE ELEVATION - STANLEY STREET	AD-DA205
STREETSCAPE ELEVATION - STANLEY LANE	AD-DA206
LONG SECTION	AD-DA221
SHORT SECTION	AD-DA222
SKY BRIDGE SECTIONS	AD-DA225
VEHICLE ENTRY RAMP	AD-DA251
SUN EYE VIEW ISO	AD-DA901
SHADOW PLAN - WINTER SOLSTICE	AD-DA902
SHADOW PLAN - SUMMER SOLSTICE	AD-DA903
PRE AND POST ADAPTABLE LAYOUT - SHEET 1	AD-DA920
PRE AND POST ADAPTABLE LAYOUT - SHEET 2	AD-DA921
PRE AND POST ADAPTABLE LAYOUT - SHEET 3	AD-DA922
VENTILATION COMPLIANCE - SHEET 1	AD-DA950
VENTILATION COMPLIANCE - SHEET 2	AD-DA951
SOLAR COMPLIANCE - SHEET 1	AD-DA952
SOLAR COMPLIANCE - SHEET 2	AD-DA953
GFA PLANS - SHEET 1	AD-DA954
GFA PLANS - SHEET 2	AD-DA955
ARTIST IMPRESSION - STANLEY STREET	AD-DA970
ARTIST IMPRESSION - STANLEY LANE	AD-DA971

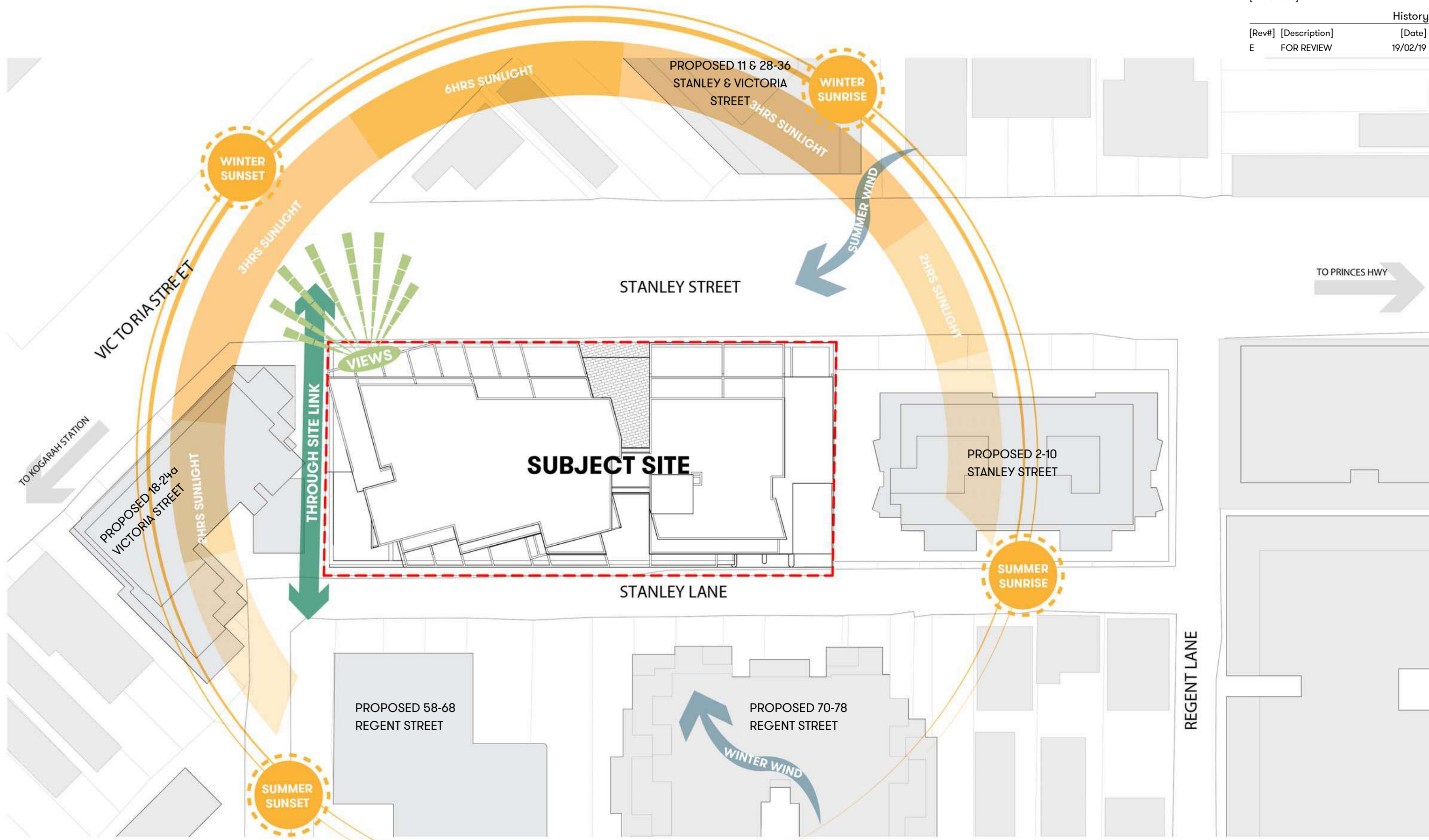


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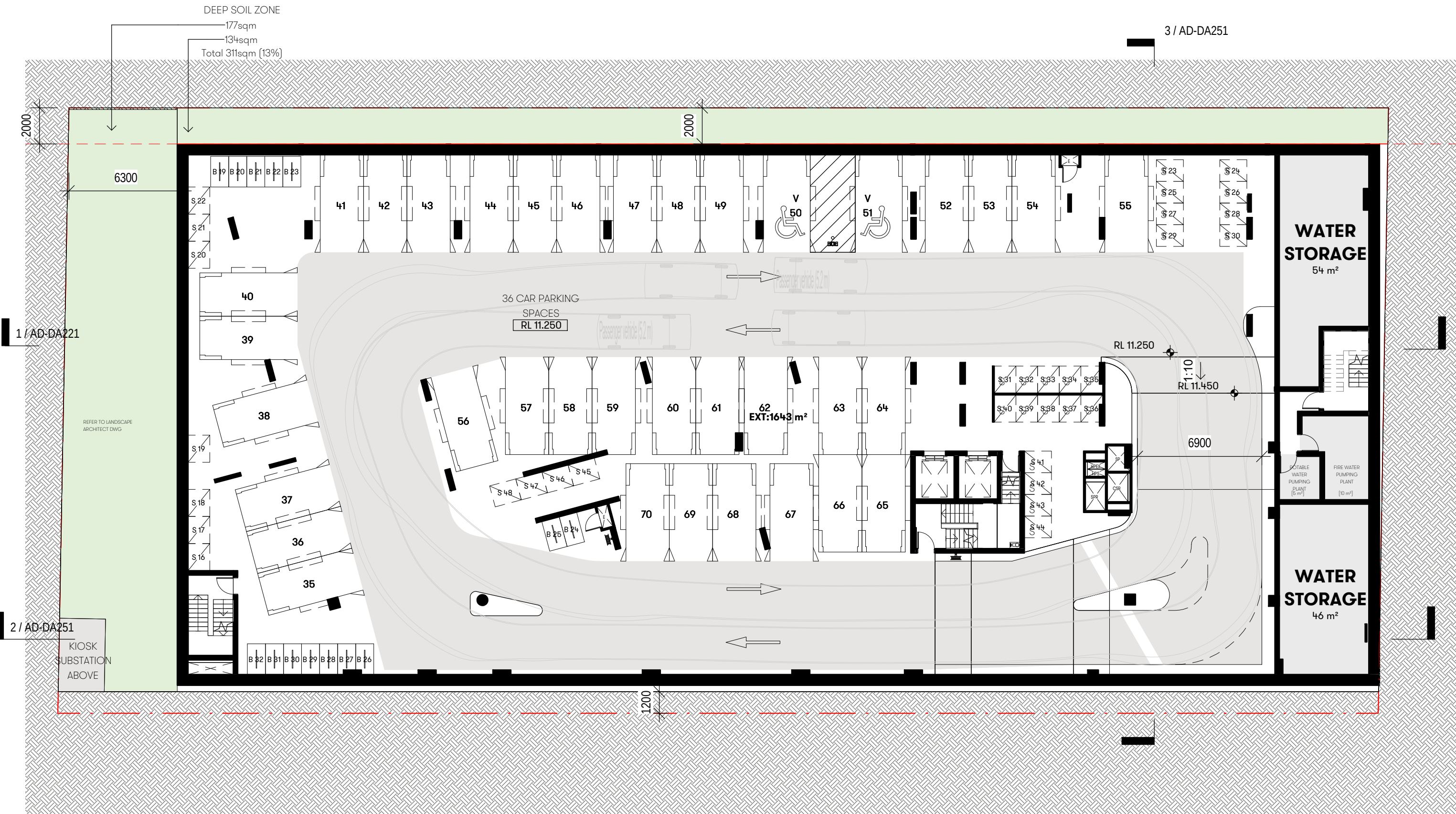


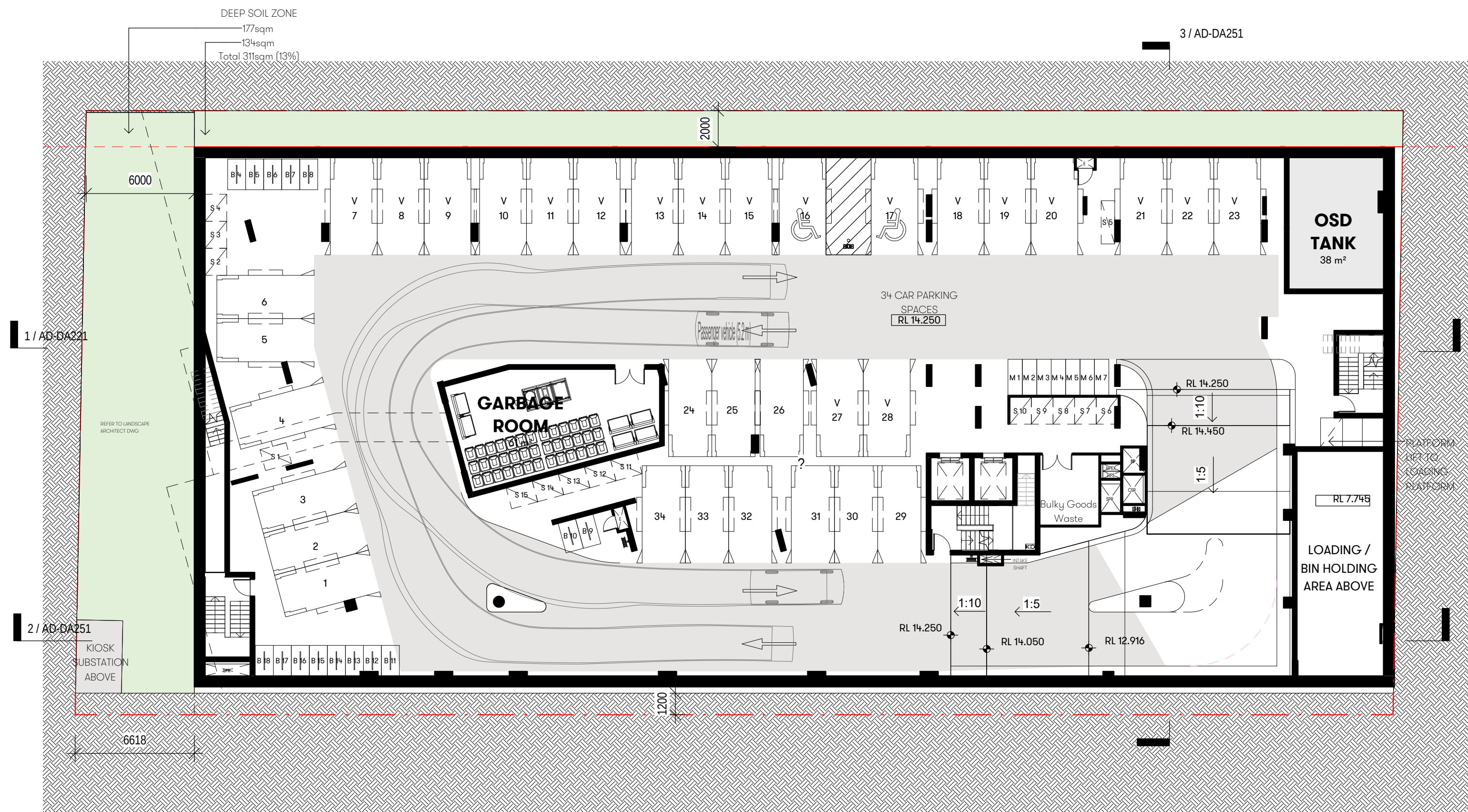
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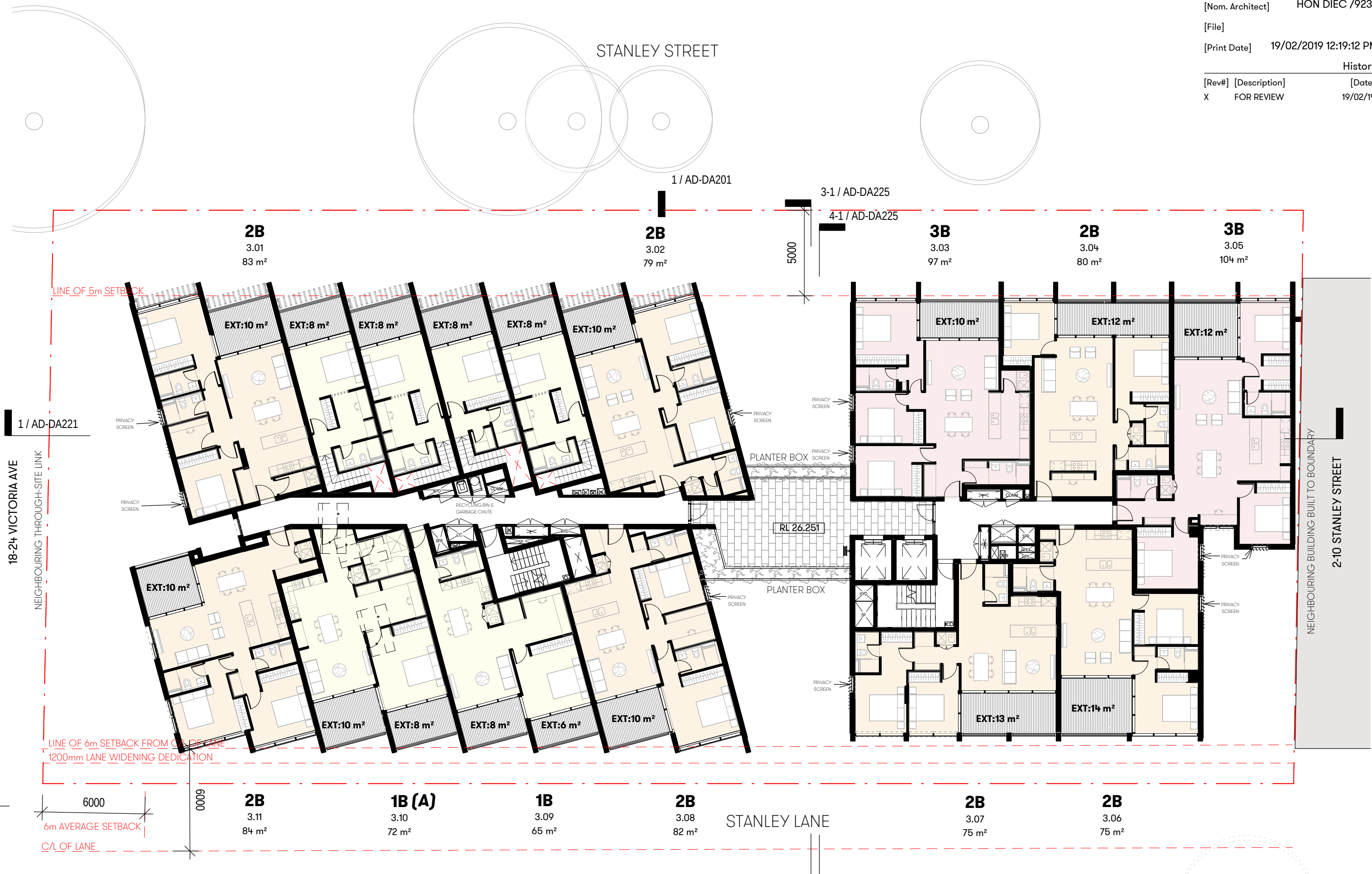
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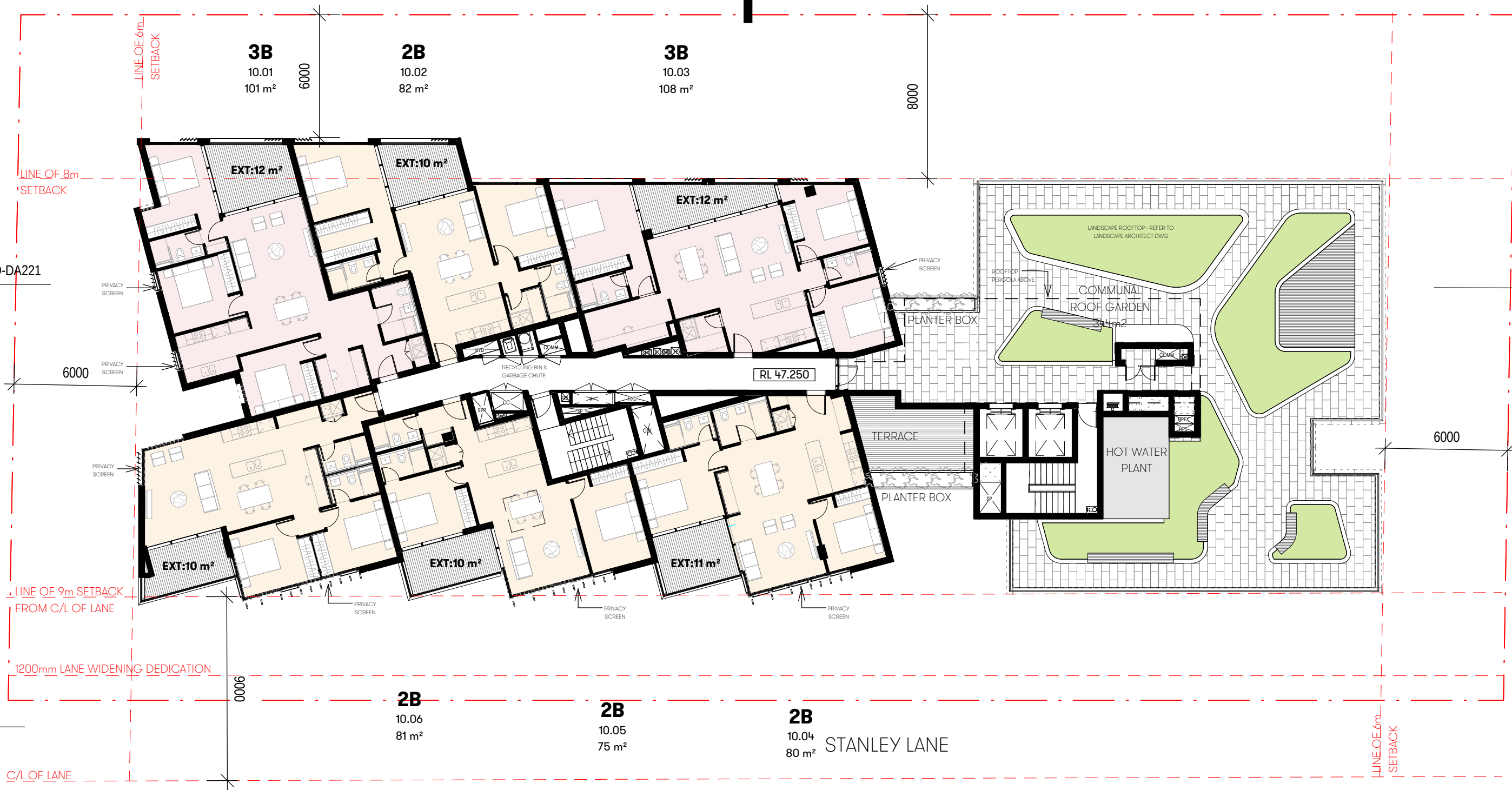
STANLEY STREET

1 / AD-DA201

1 / AD-DA221

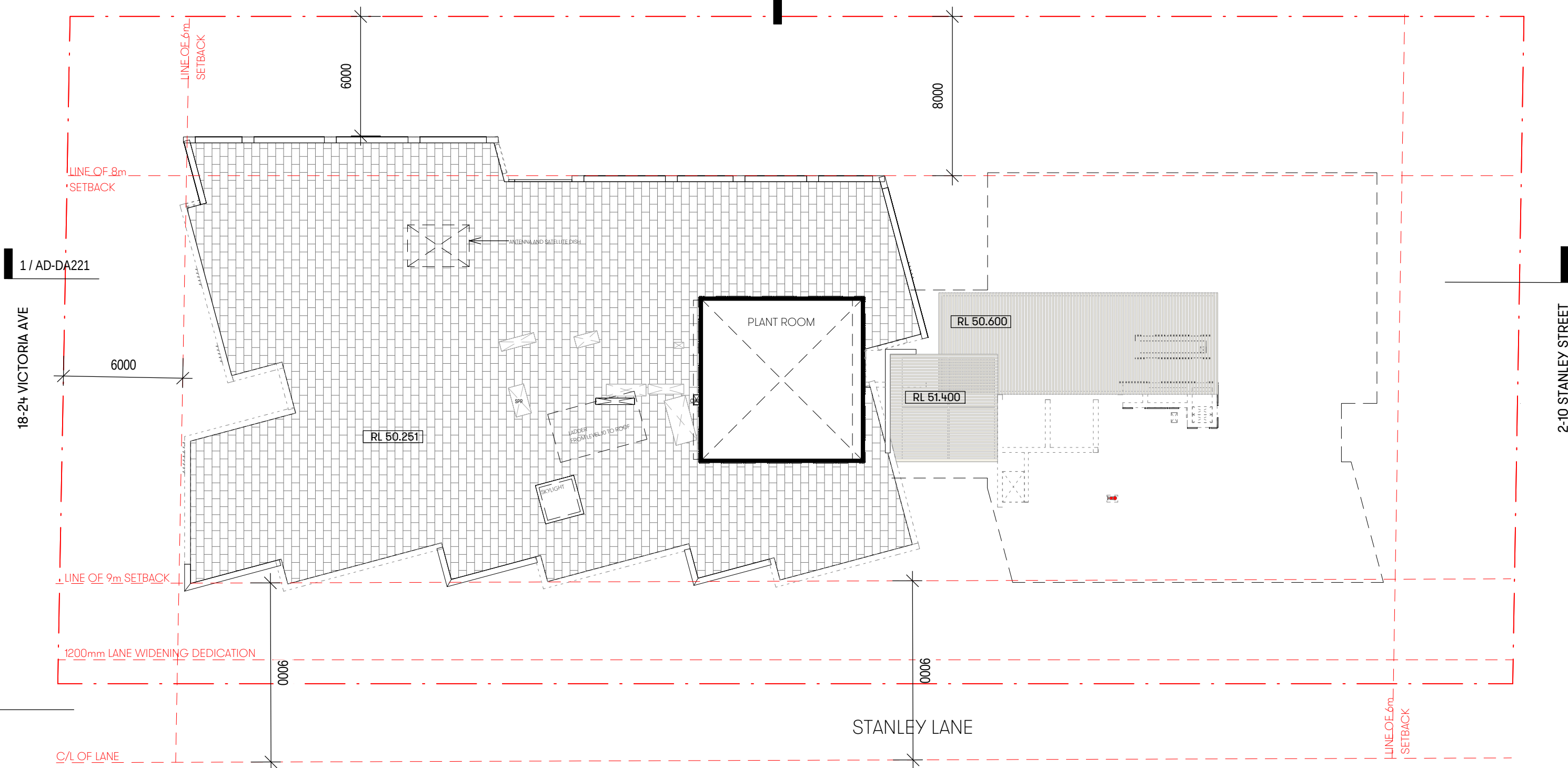
18-24 VICTORIA AVE

2-10 STANLEY STREET



STANLEY STREET

1 / AD-DA201





1000 GLAZED FINISHES

1001-Clear Glass

2000 PAINTED FINISHES

2001-WHITE-VINTAGE LINEN

2002-CHARCOAL-WAYWARD GREY

2003-BROWN-AFRICAN AMBUSH

3000 FIXINGS

3001-ALUMINIUM LOUVRES-AFRICAN AMBUSH

3002-ALUMINIUM LOUVRES-WAYWARD GREY

4000 BALUSTRADES

4001-BALUSTRADE GLASS

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1000 GLAZED FINISHES

1001-Clear Glass

2000 PAINTED FINISHES

2001-WHITE-VINTAGE LINEN

2002-CHARCOAL-WAYWARD GREY

2003-BROWN-AFRICAN AMBUSH

3000 FIXINGS

3001-ALUMINIUM LOUVRES-AFRICAN AMBUSH

3002-ALUMINIUM LOUVRES-WAYWARD GREY

4000 BALUSTRADES

4001-BALUSTRADE GLASS

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1000 GLAZED FINISHES

1001-Clear Glass

2000 PAINTED FINISHES

2001-WHITE-VINTAGE LINEN

2002-CHARCOAL-WAYWARD GREY

2003-BROWN-AFRICAN AMBUSH

3000 FIXINGS

3001-ALUMINIUM LOUVRES-AFRICAN AMBUSH

3002-ALUMINIUM LOUVRES-WAYWARD GREY

4000 BALUSTRADES

4001-BALUSTRADE GLASS

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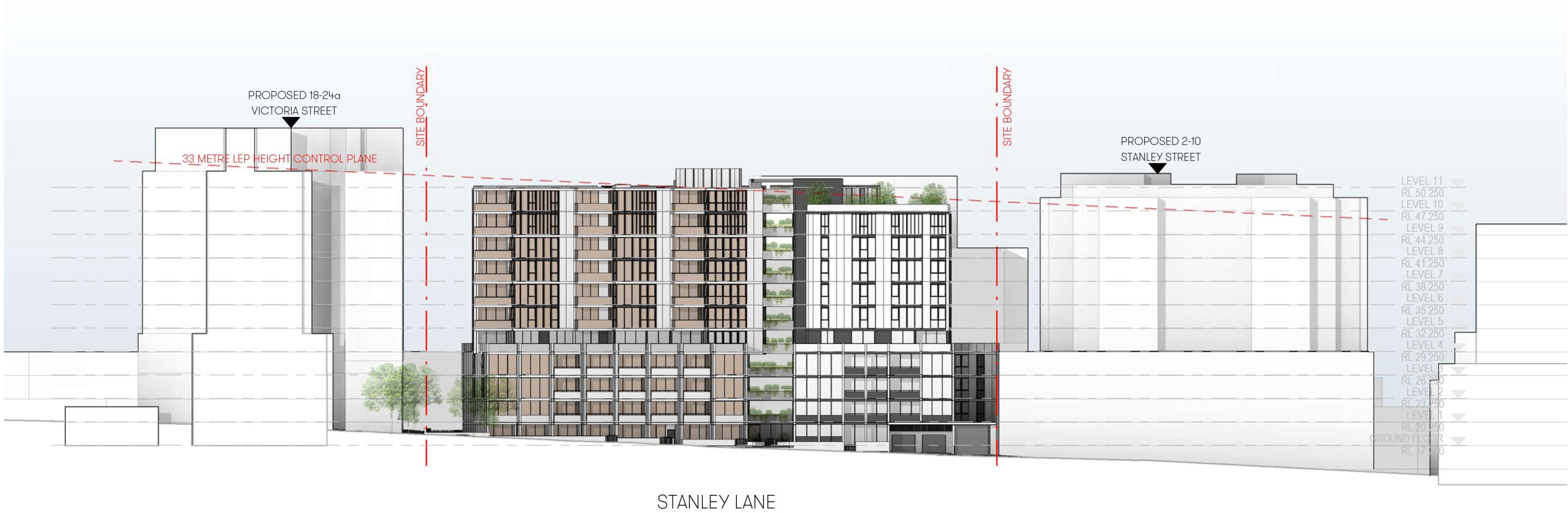
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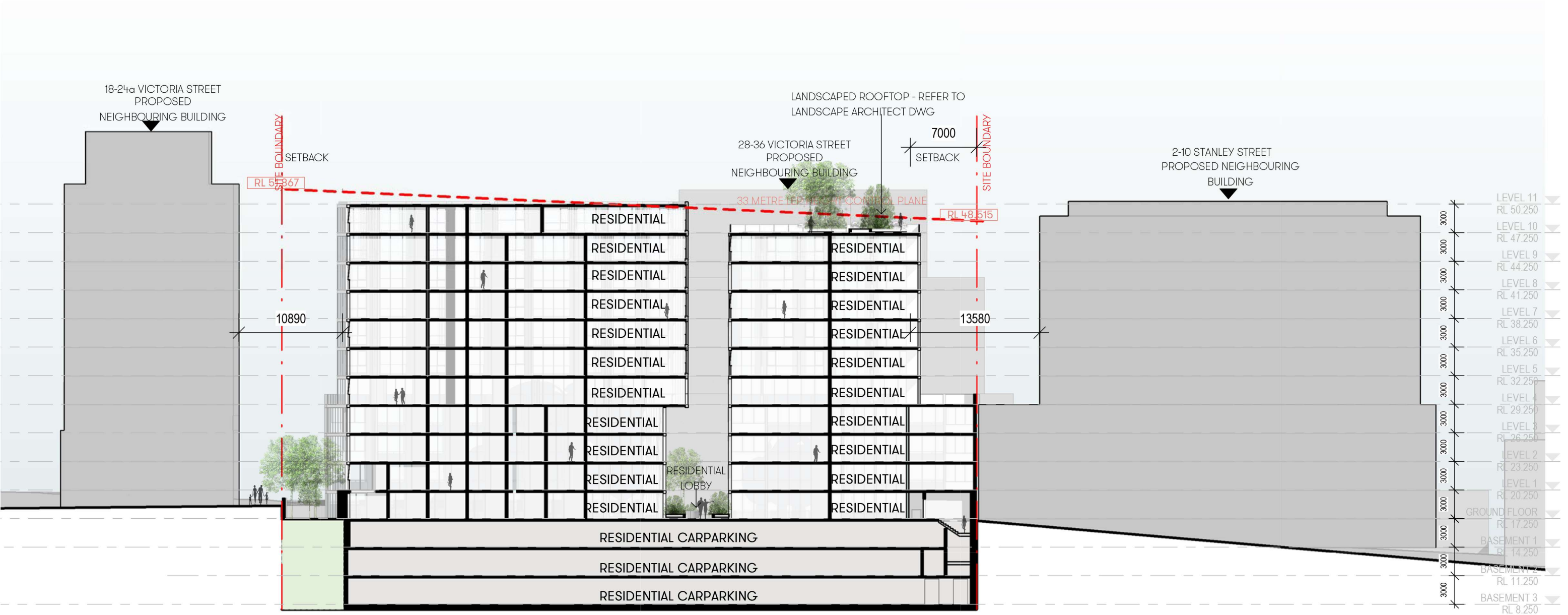
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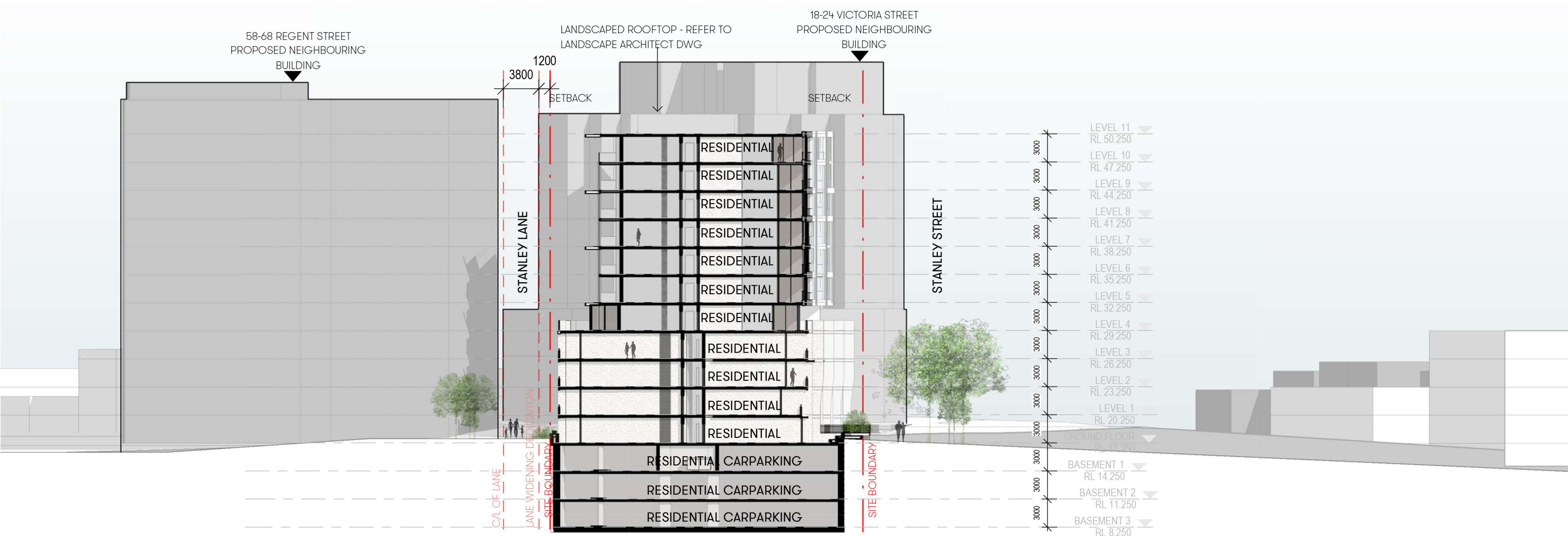
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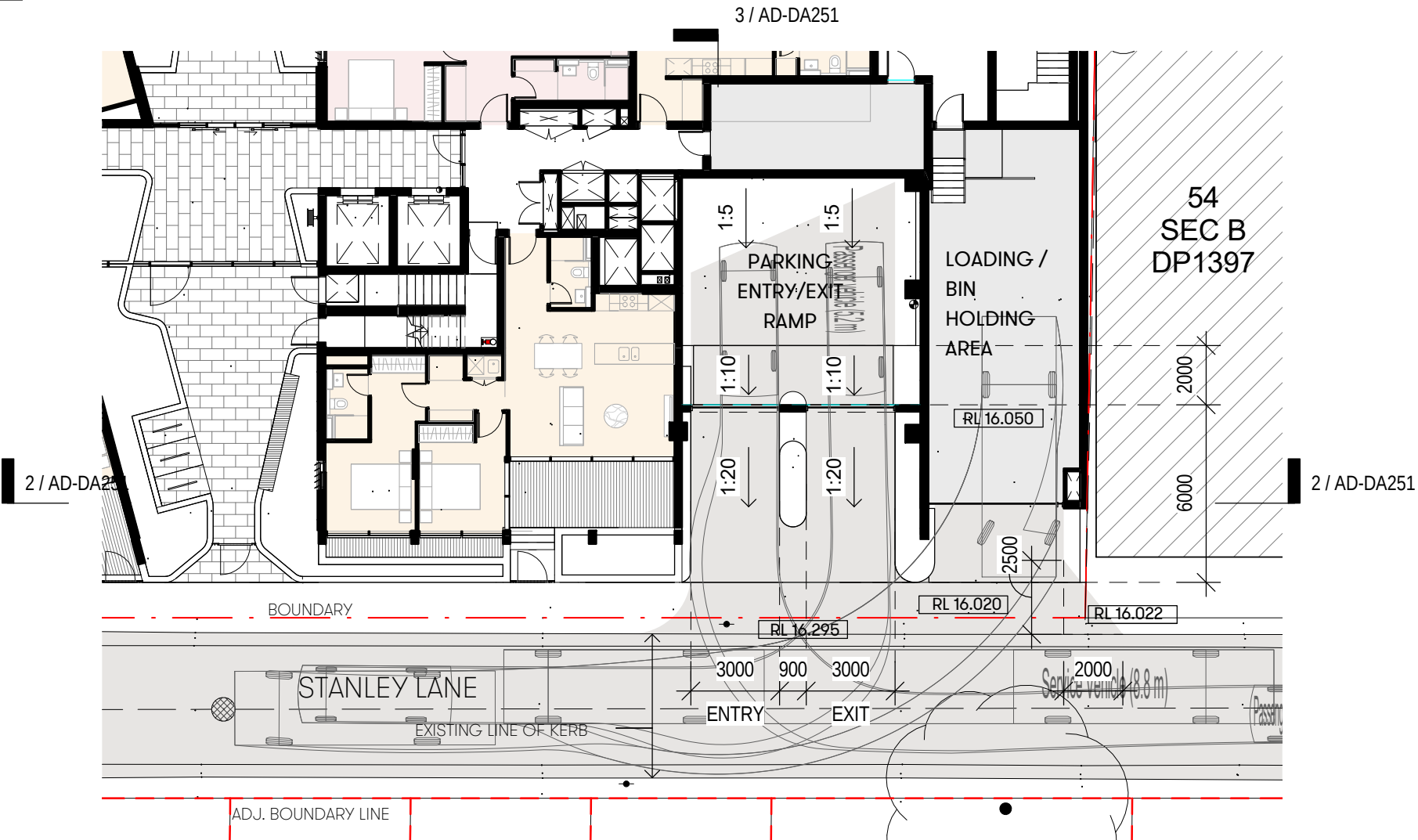




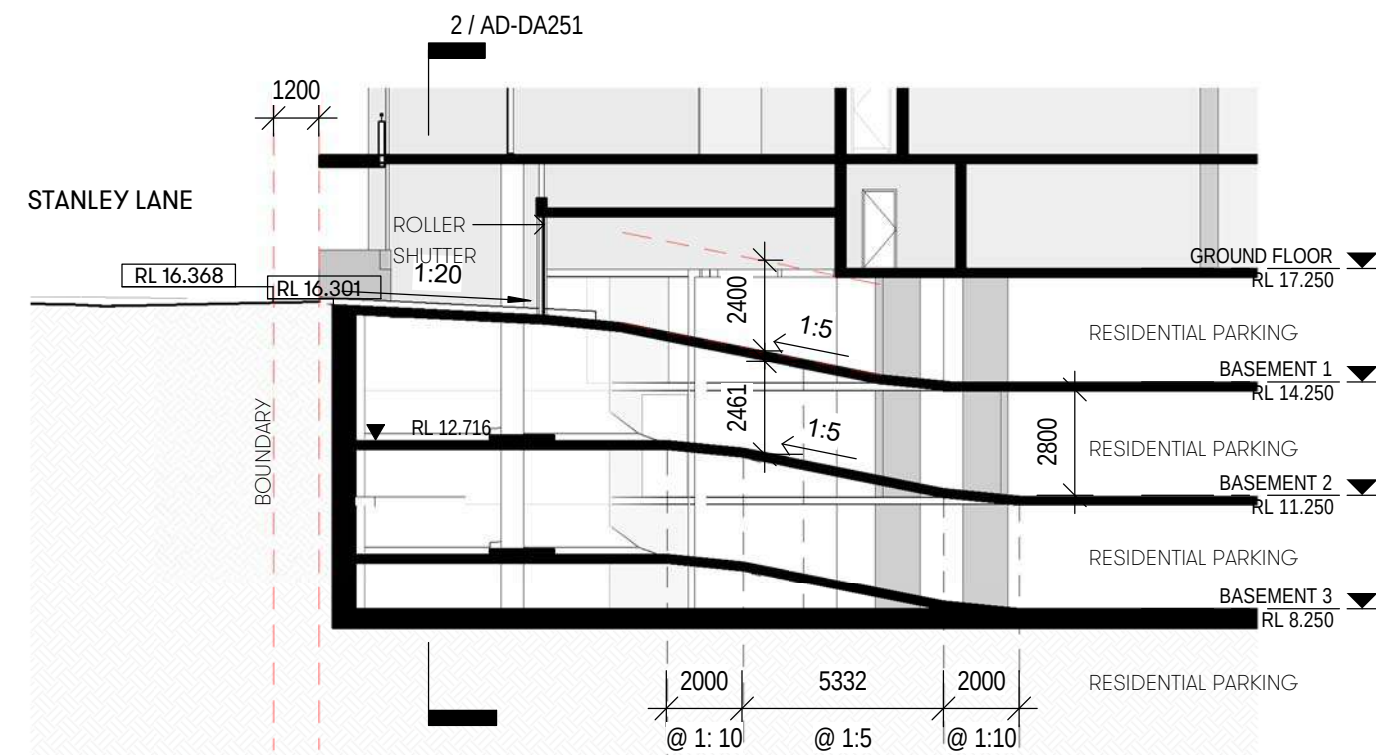
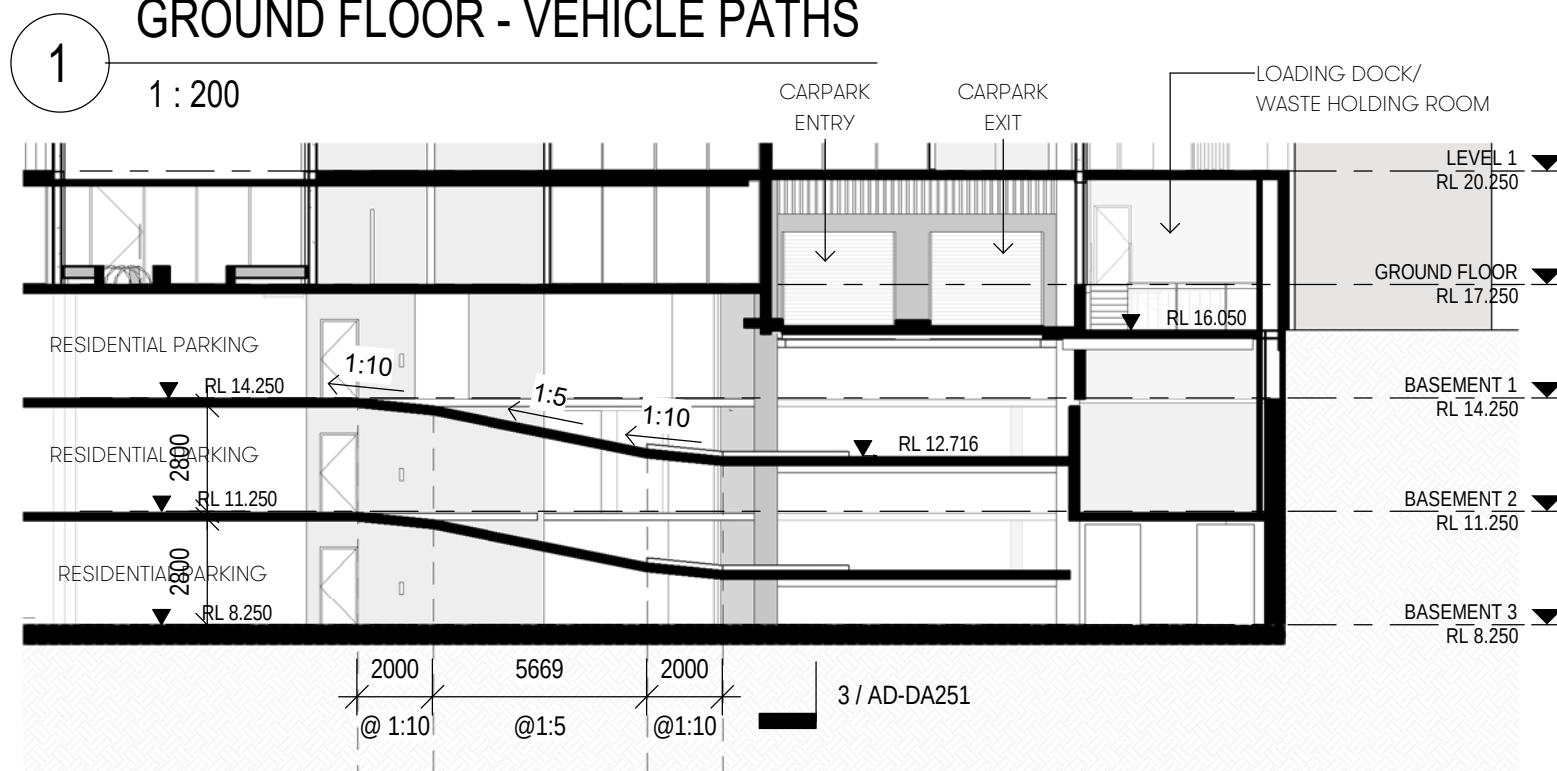


BREEZEWAY - EAST SECTION

BREEZEWAY - WEST SECTION



GROUND FLOOR - VEHICLE PATHS

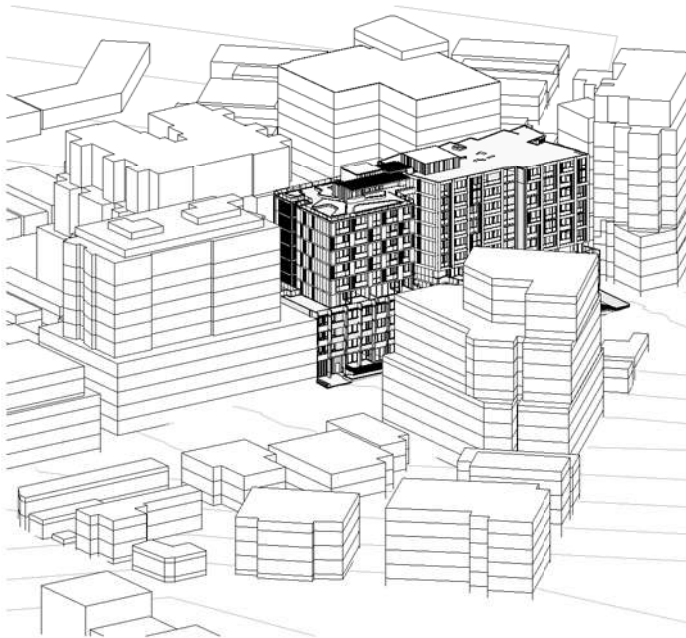


RAMP SECTION - LONG

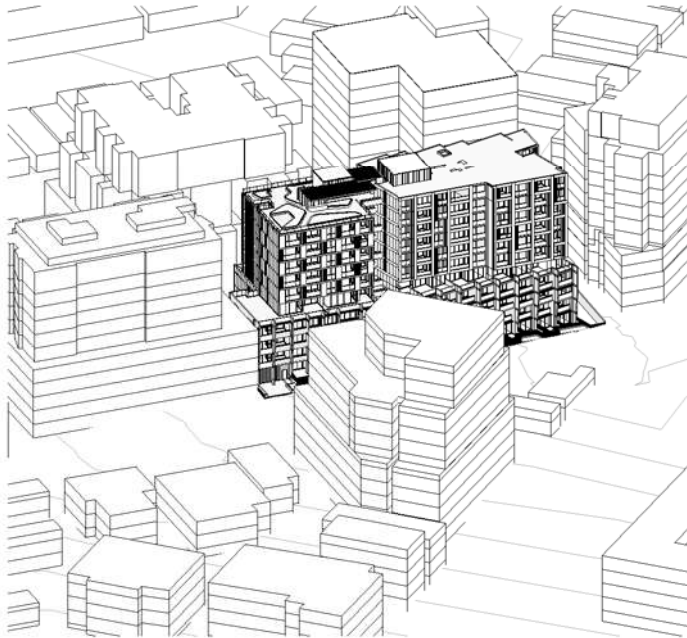


RAMP SECTION - SHORT

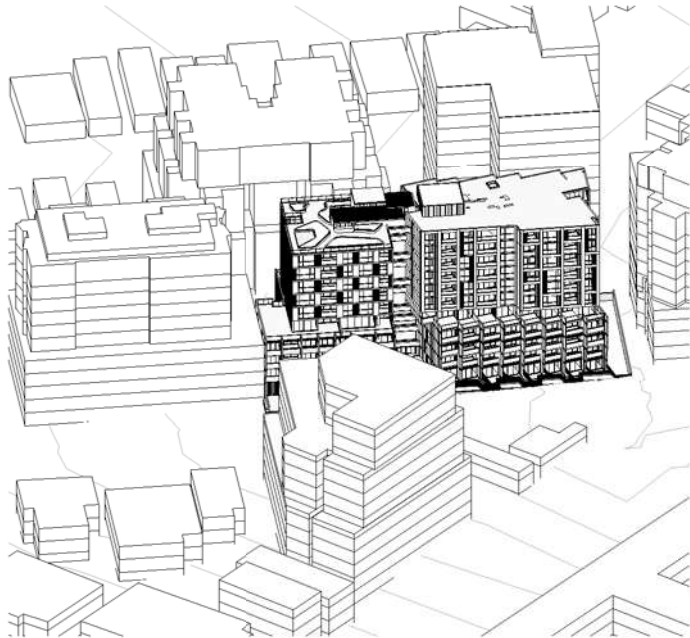




9am



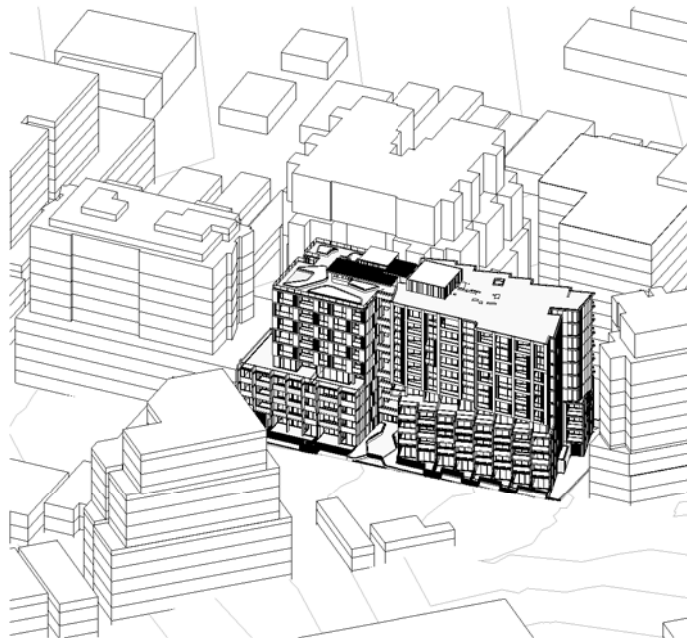
10am



11am



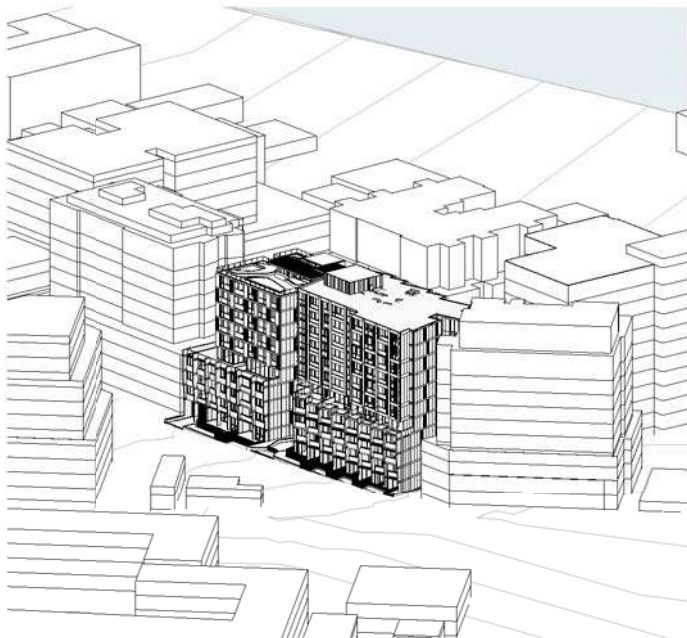
12pm



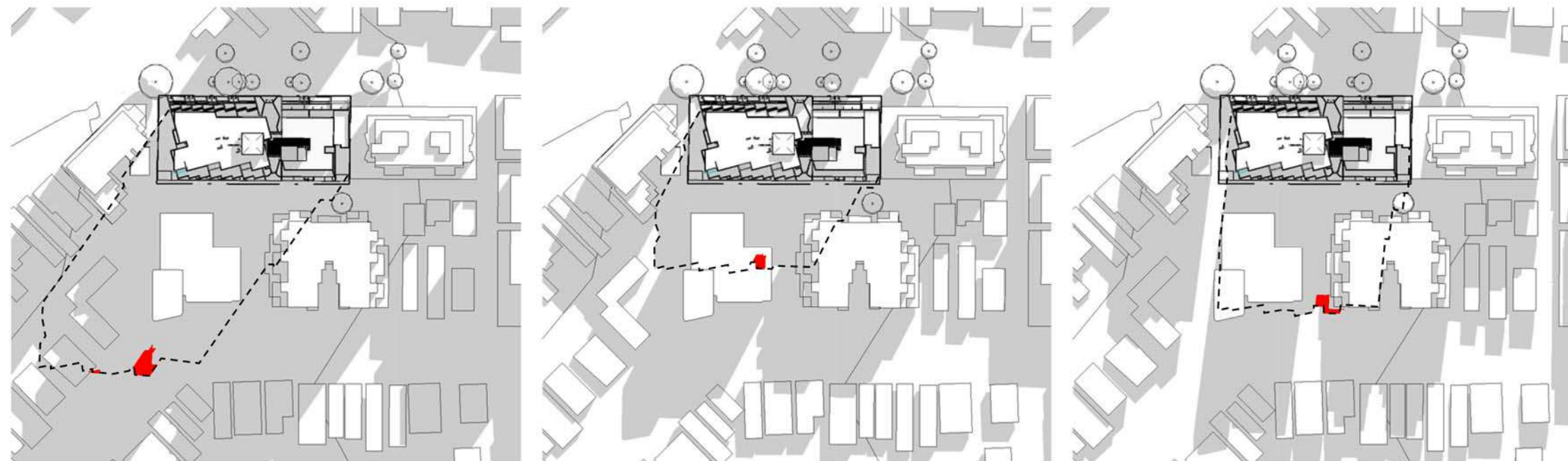
1pm



2pm



3pm



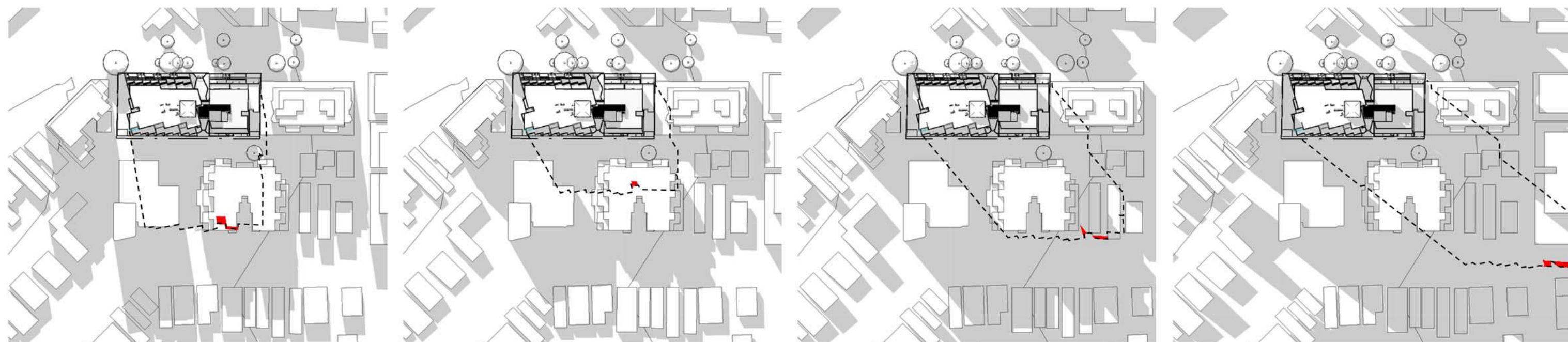
9am

10am

11am

LIFT OVERRUN AND PLANT ROOM
ADDITIONAL SHADOW ON GROUND PLANE

PROPOSED BUILDING SHADOW PROFILE
ON GROUND PLANE



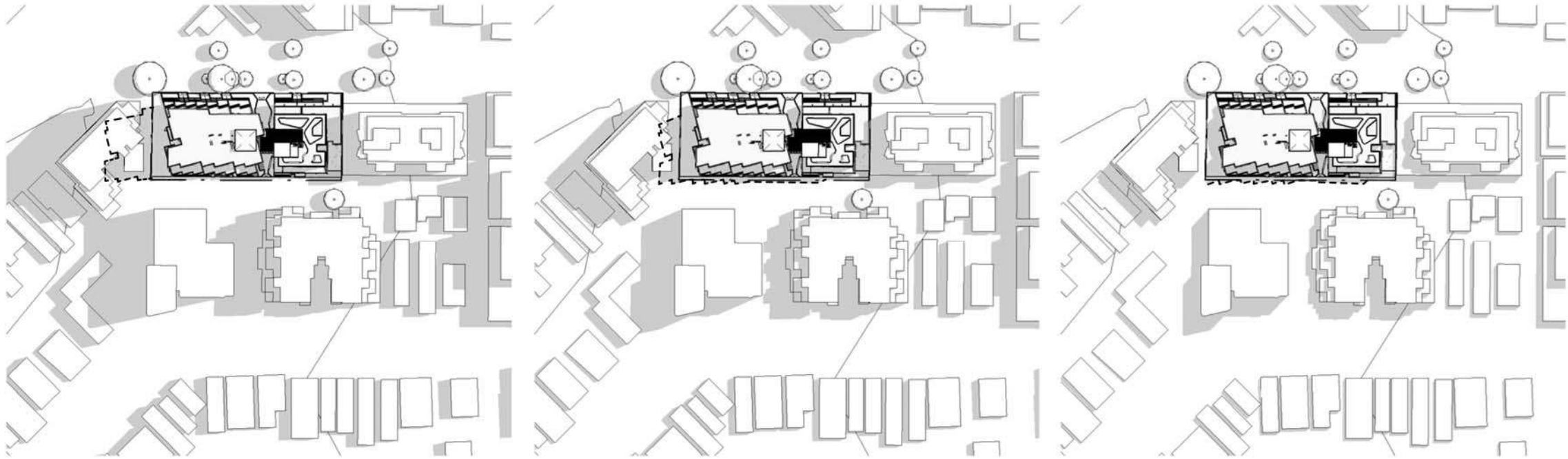
12pm

1pm

2pm

3pm

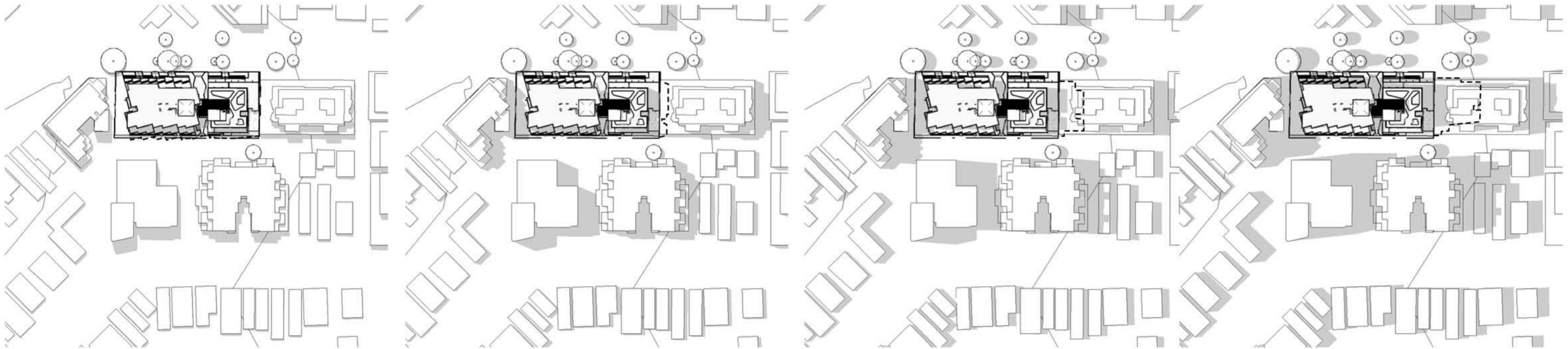




9am

10am

11am



12pm

1pm

2pm

3pm

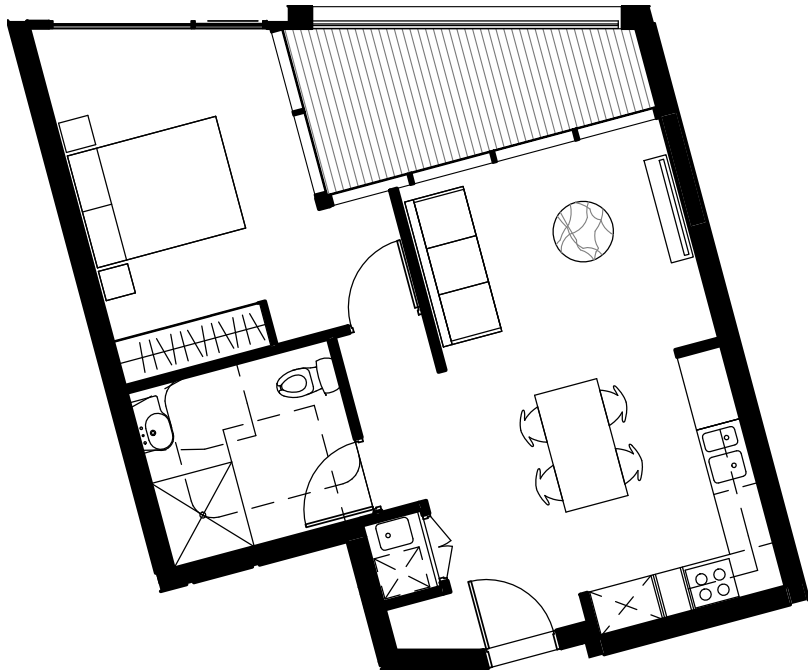




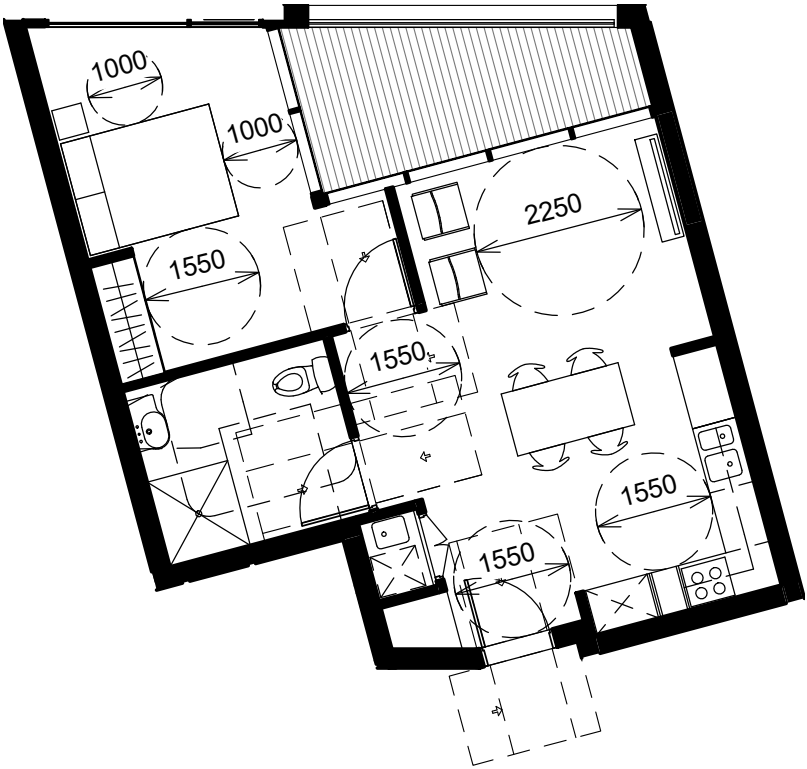
PRE ADAPTION

POST ADAPTION

1 Bed Type: G.13
1.09
2.14
3.10

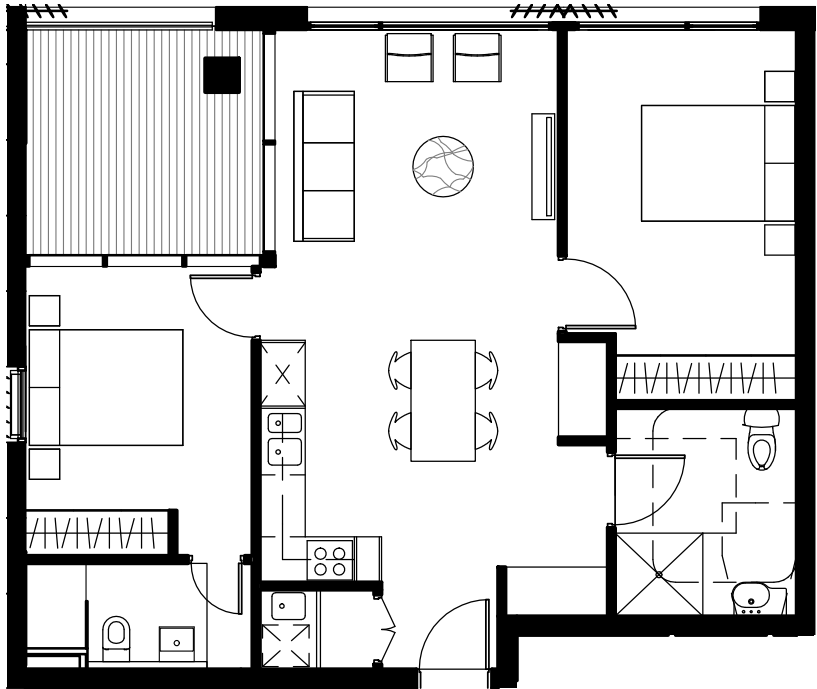


PRE ADAPTION

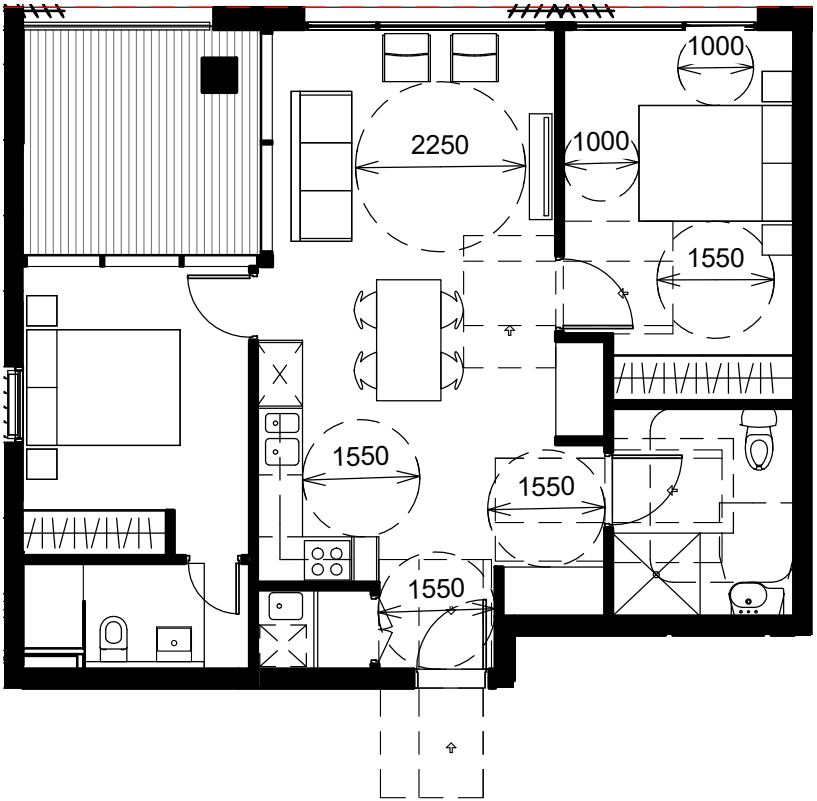


POST ADAPTION

1 Bed Type: 5.03
6.03
7.03
8.03
9.03



PRE ADAPTION

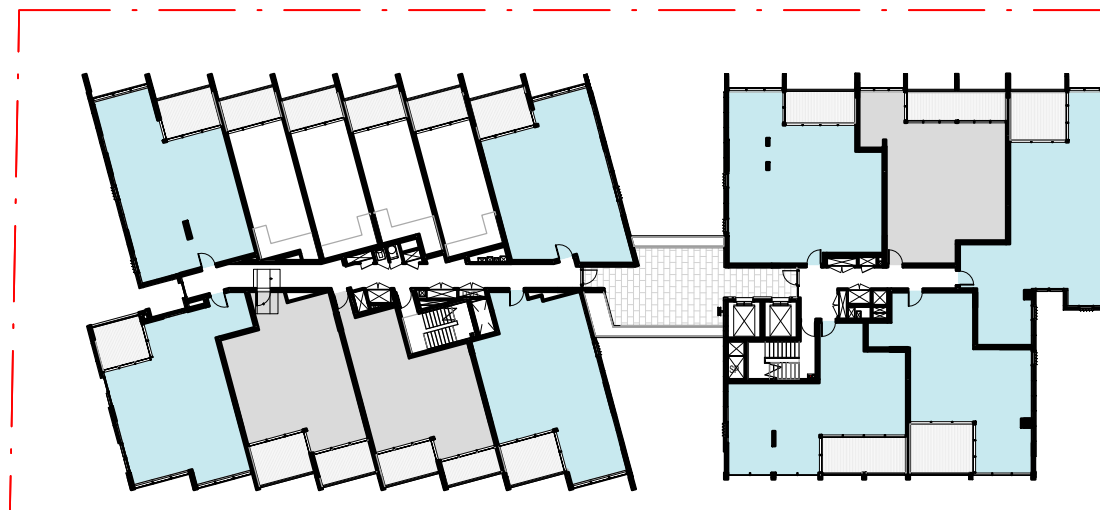


POST ADAPTION

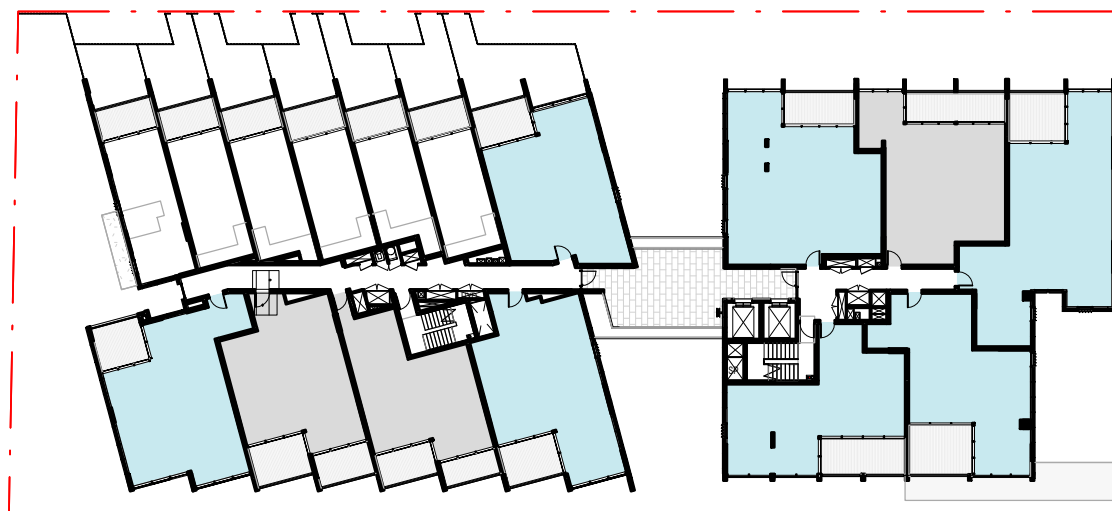
2 Bed Type: 5.05
6.05
7.05
8.05



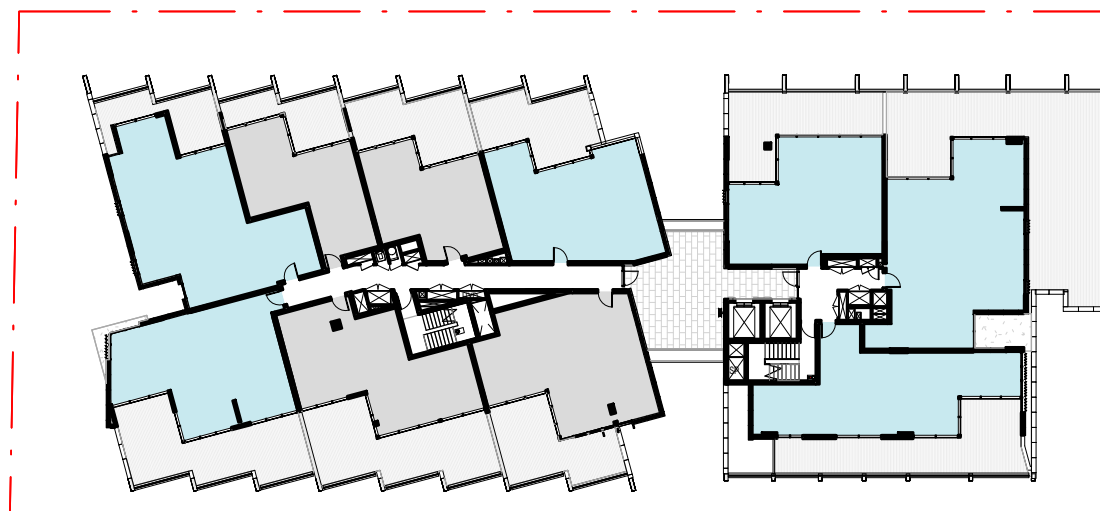
GROUND FLOOR - VENTILATION COMPLIANCE



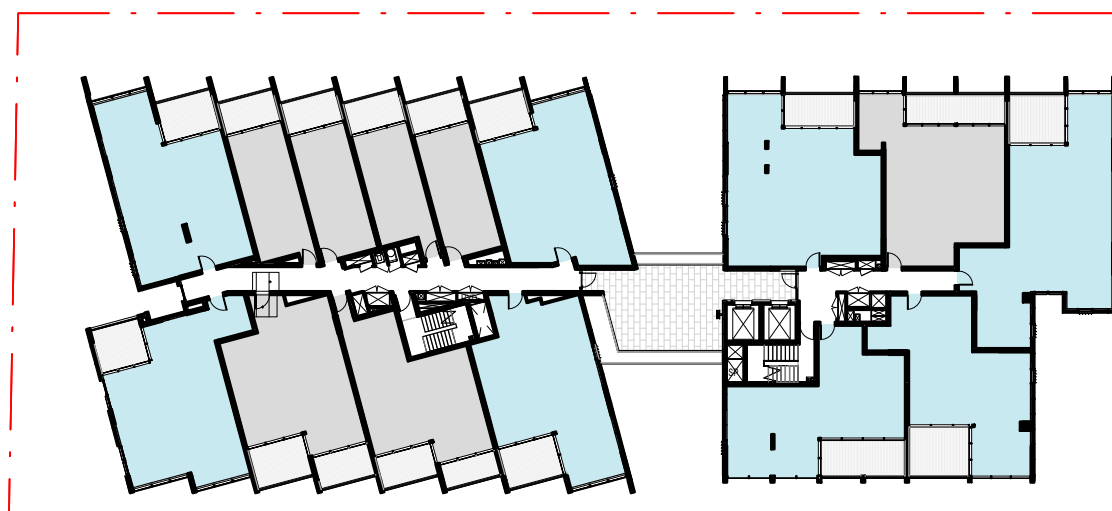
LEVEL 3 - VENTILATION COMPLIANCE



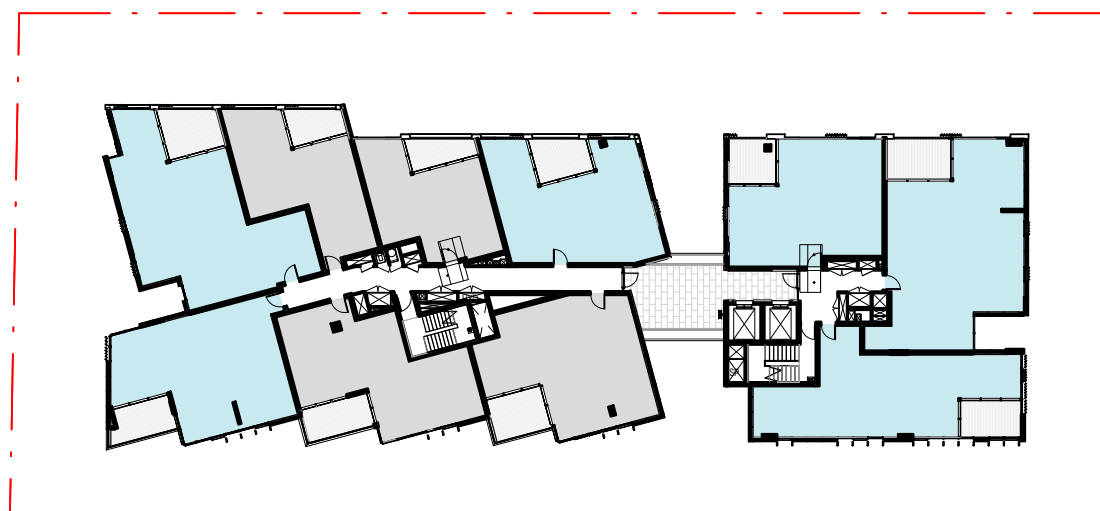
LEVEL 1 - VENTILATION COMPLIANCE



LEVEL 4 - VENTILATION COMPLIANCE



LEVEL 2 - VENTILATION COMPLIANCE



LEVEL 5 - VENTILATION COMPLIANCE

 CROSS VENTILATION
 NO CROSS VENTILATION





LEVEL 6 - VENTILATION COMPLIANCE



LEVEL 7 - VENTILATION COMPLIANCE

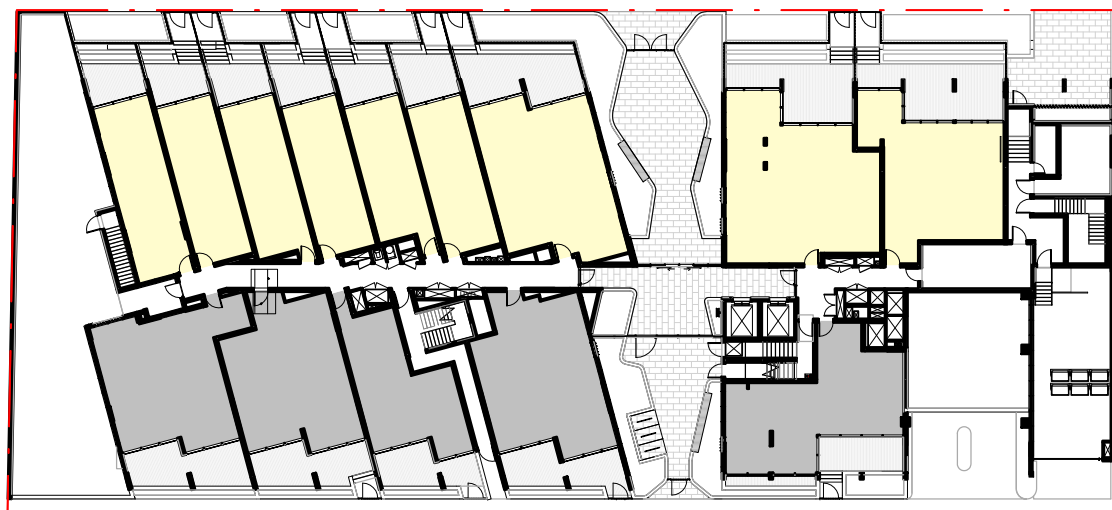


LEVEL 8 - VENTILATION COMPLIANCE

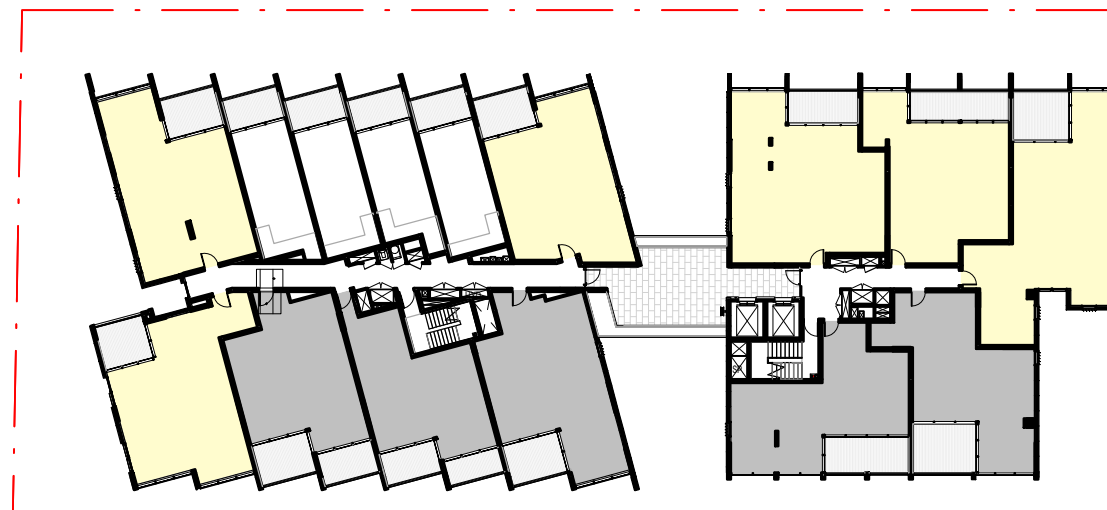
VENTILATION COMPLIANCE		
CROSS VENTILATION	Count	Percentage Mix
CROSS VENTILATION	59	60%
NO CROSS VENTILATION	41	40%
Grand total: 100	100	

CROSS
VENTILATION

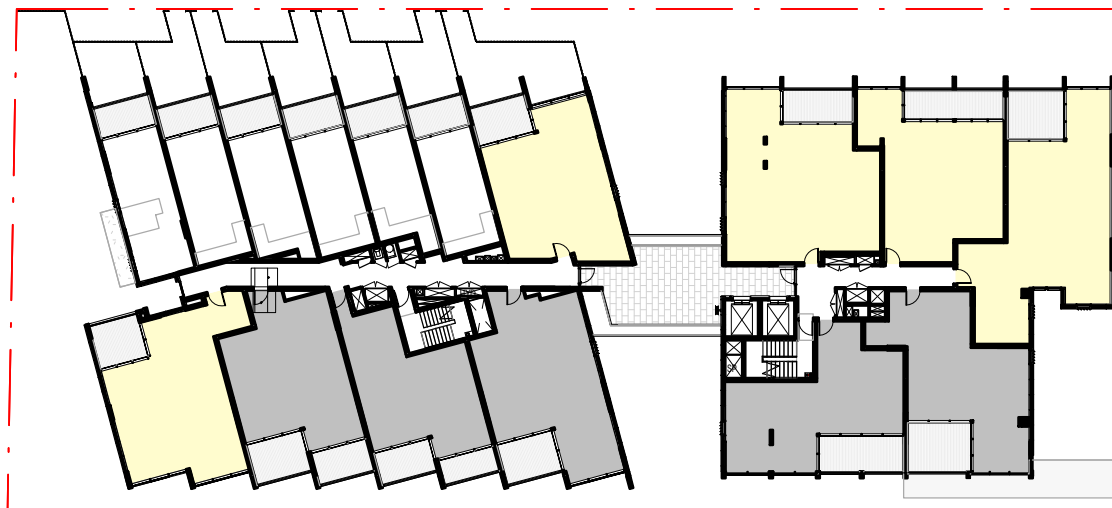
NO CROSS
VENTILATION



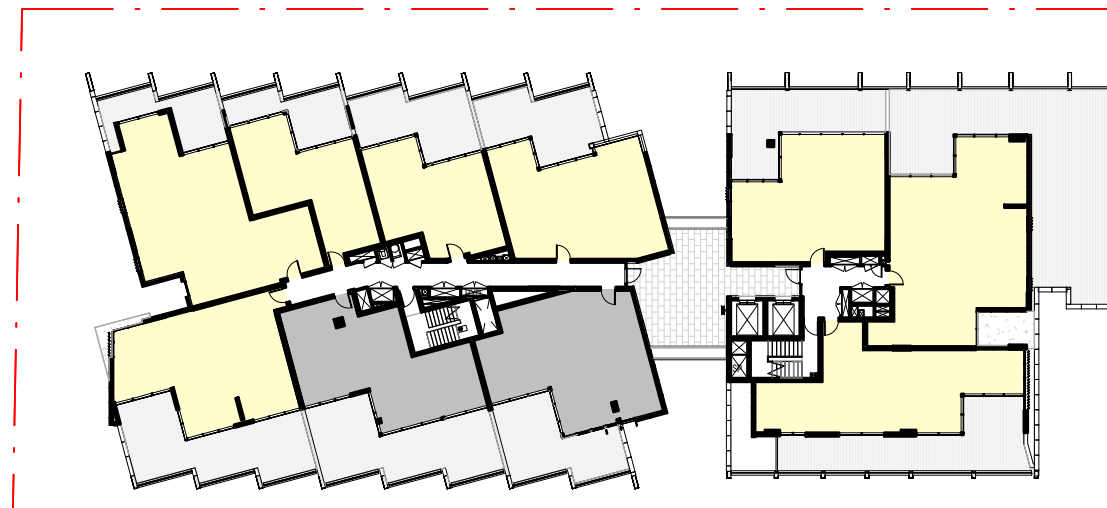
GROUND FLOOR - SOLAR COMPLIANCE



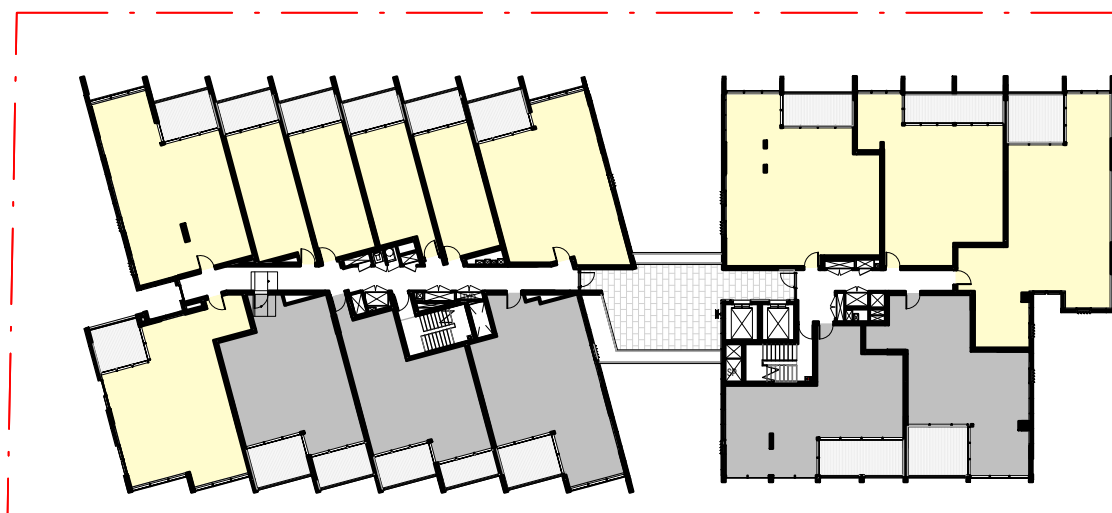
LEVEL 3 - SOLAR COMPLIANCE



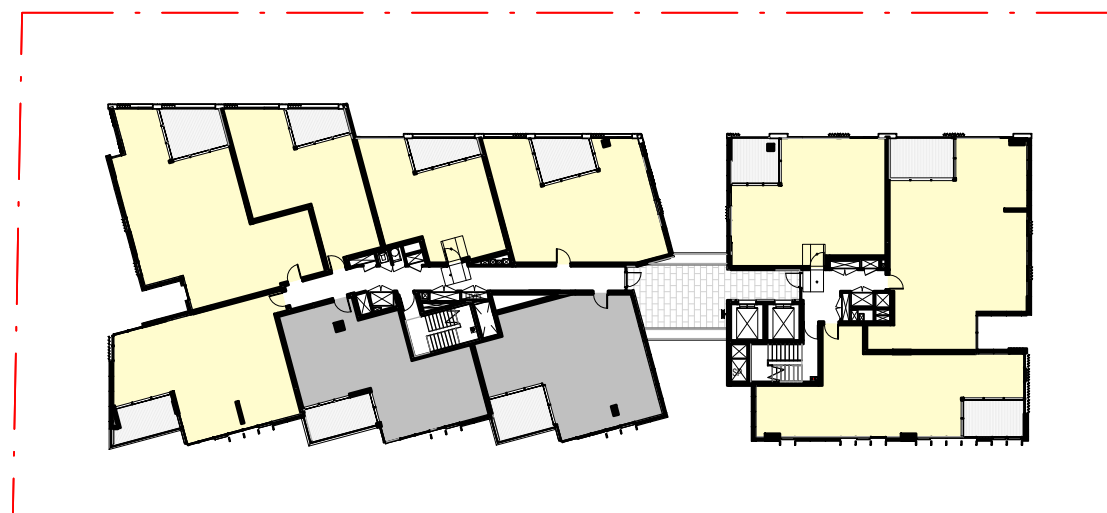
LEVEL 1 - SOLAR COMPLIANCE



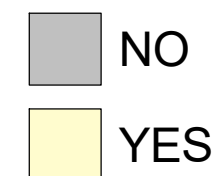
LEVEL 4 - SOLAR COMPLIANCE



LEVEL 2 - SOLAR COMPLIANCE



LEVEL 5 - SOLAR COMPLIANCE

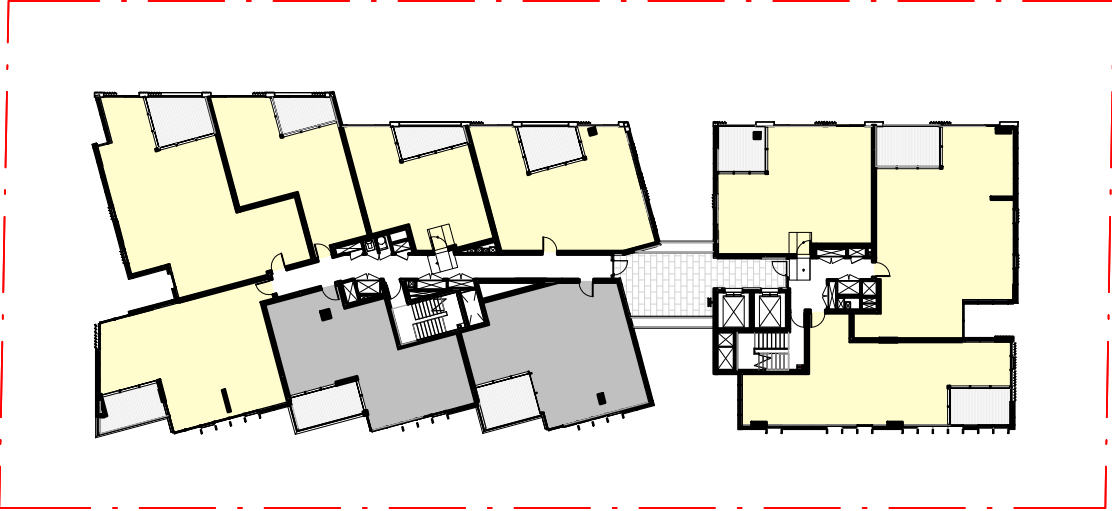




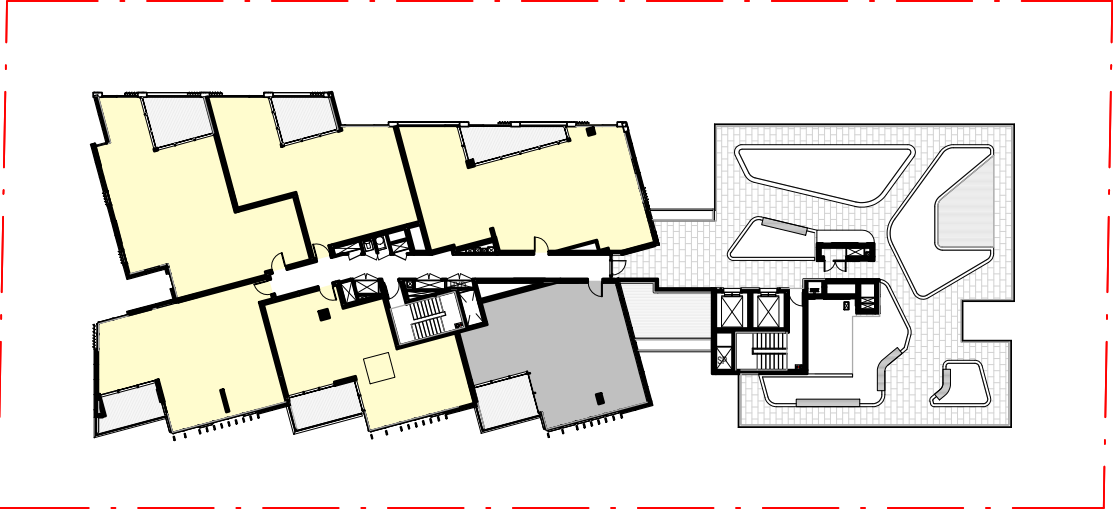
LEVEL 6 - SOLAR COMPLIANCE



LEVEL 9 - SOLAR COMPLIANCE



LEVEL 7 - SOLAR COMPLIANCE



LEVEL 10 - SOLAR COMPLIANCE



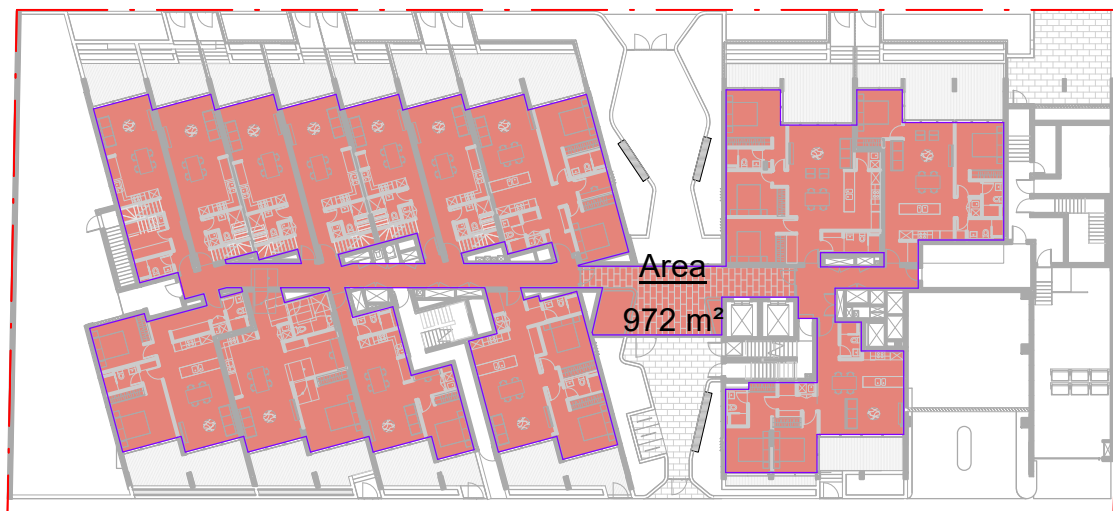
LEVEL 8 - SOLAR SOLAR COMPLIANCE

SOLAR ACCESS COMPLIANCE		
SOLAR COMPLIANCE	Count	Percentage Mix
NO	33	28%
YES	83	72%
Grand total	116	

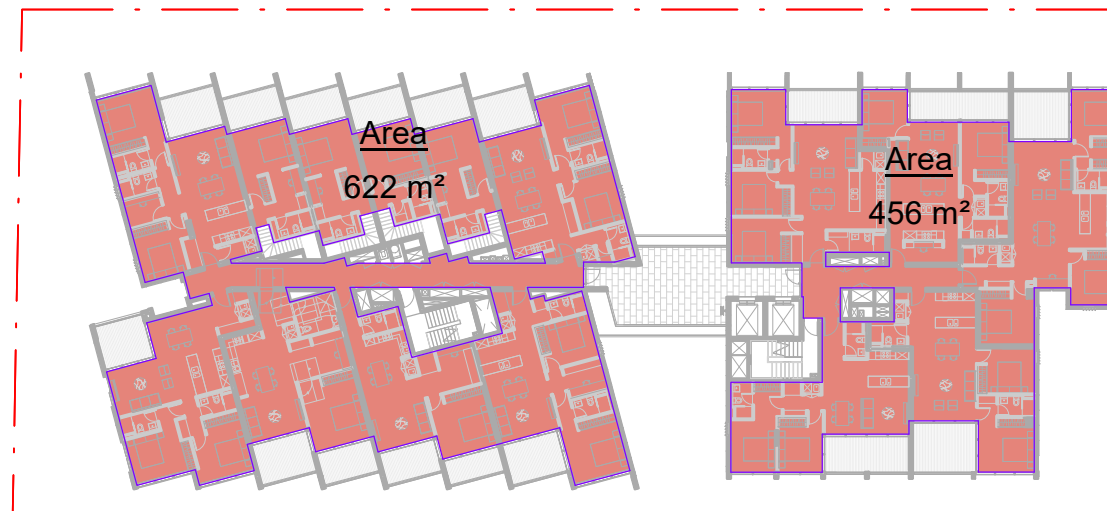
NO

YES

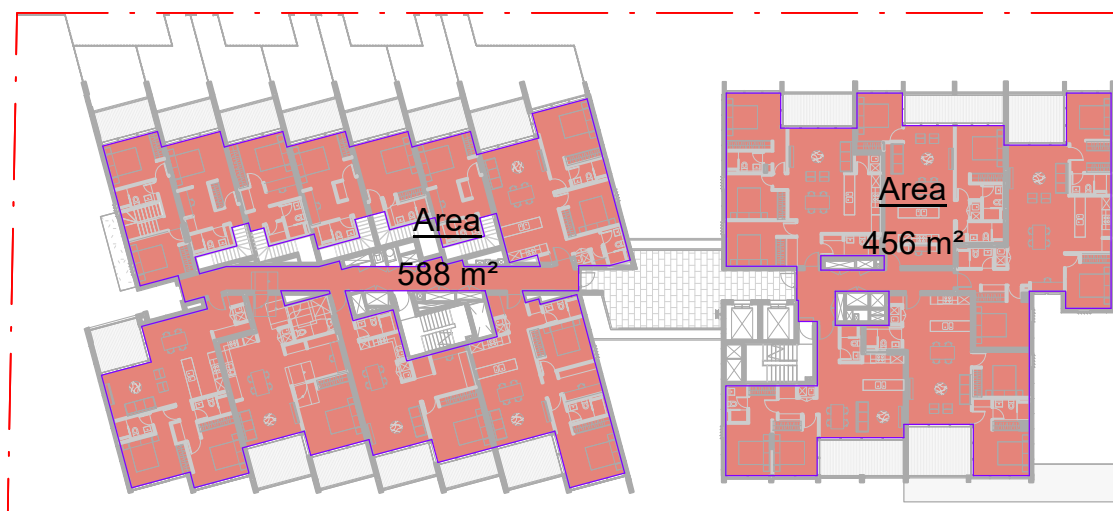




GROUND FLOOR



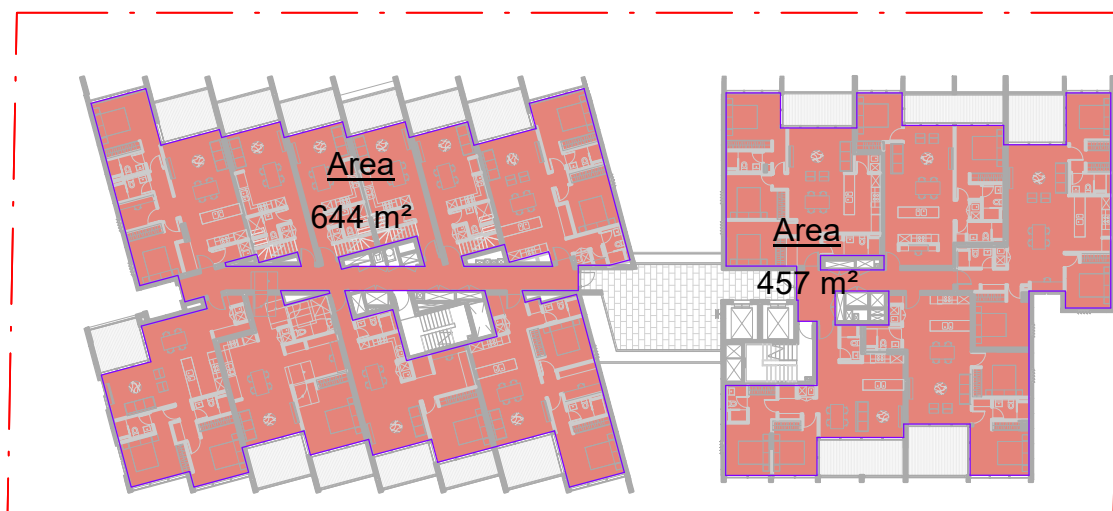
LEVEL 3



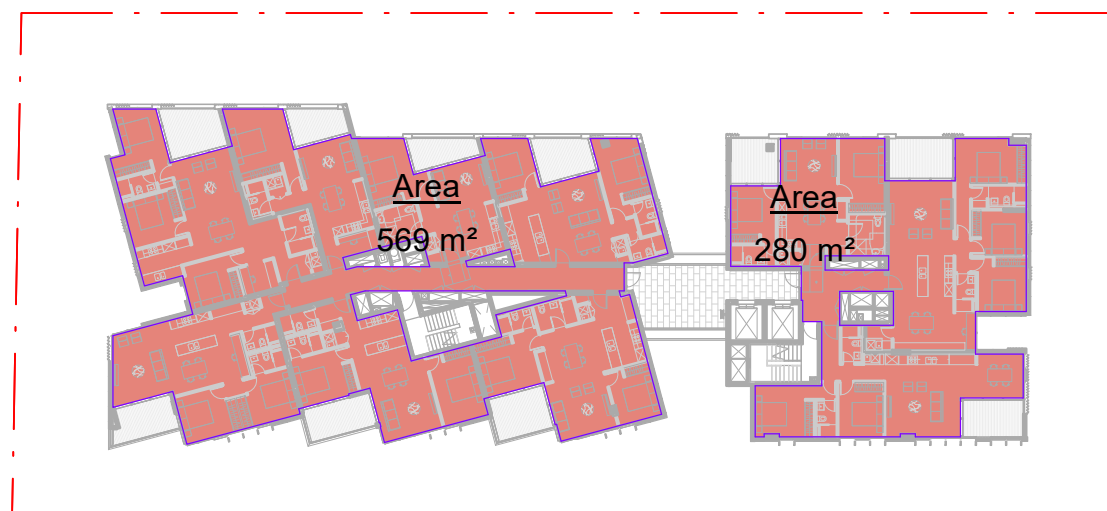
LEVEL 1



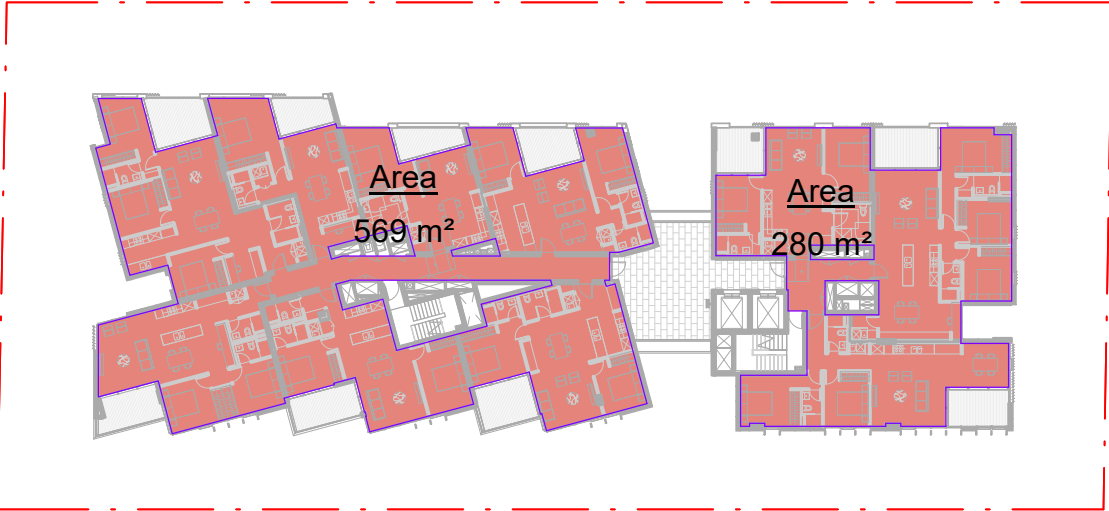
LEVEL 4



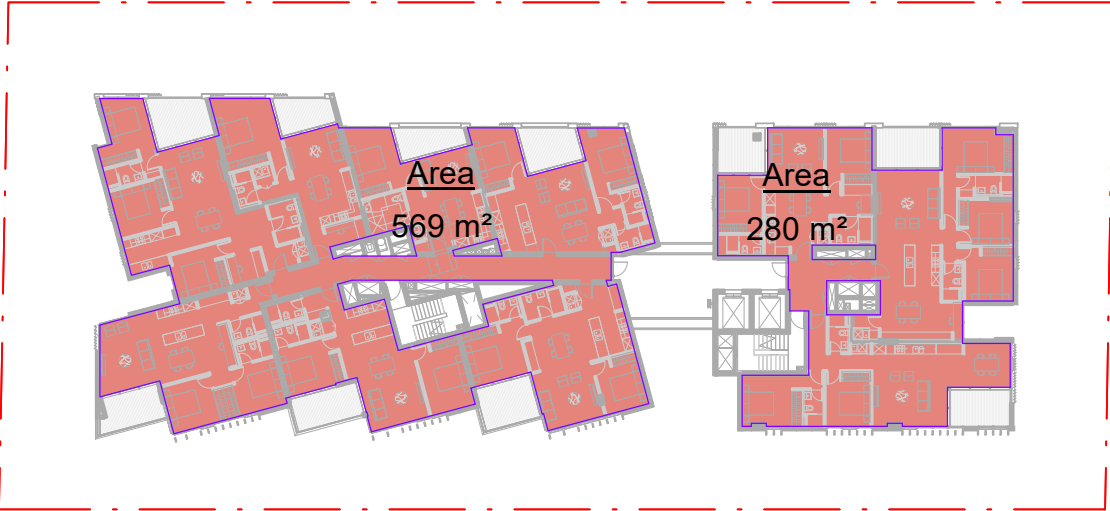
LEVEL 2



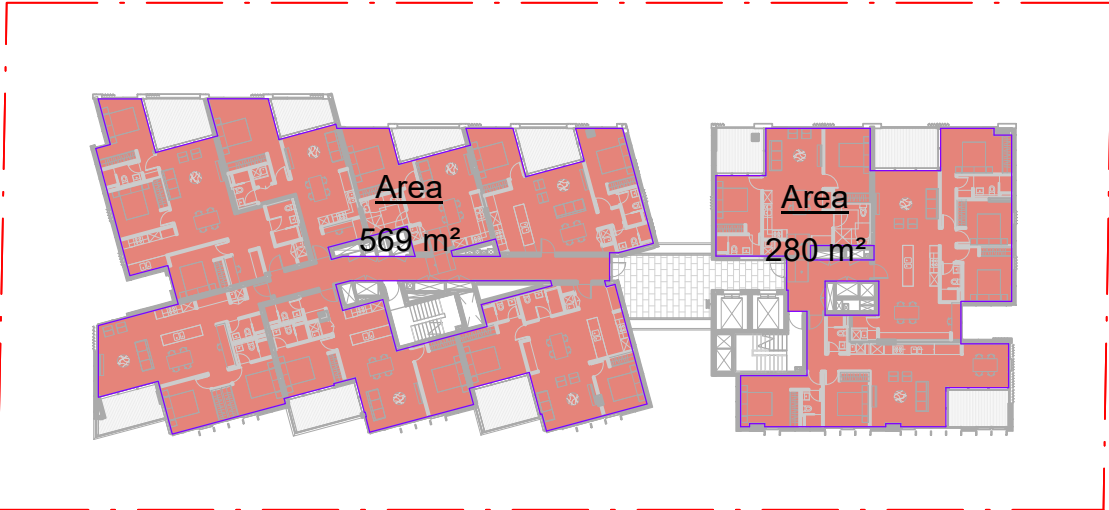
LEVEL 5



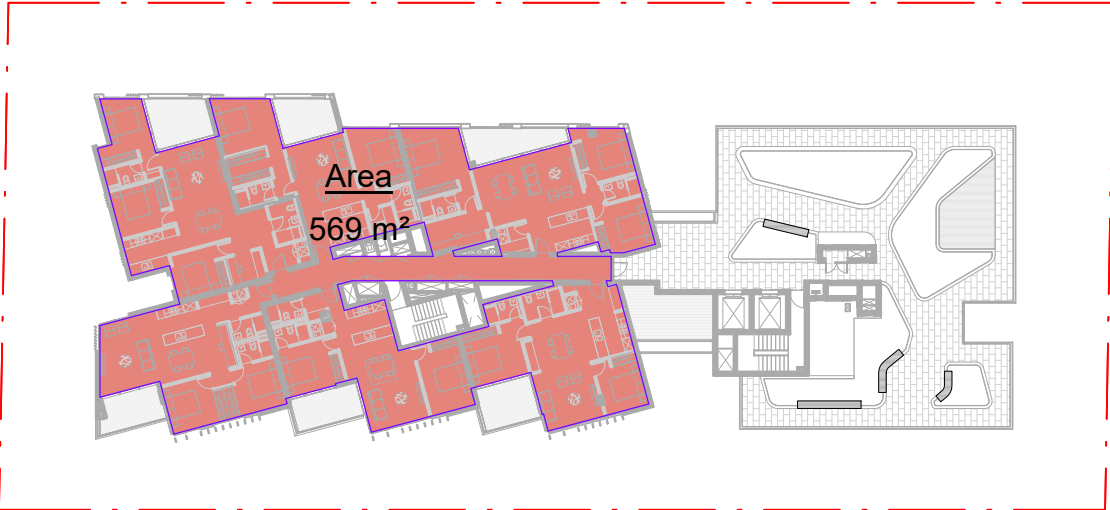
LEVEL 6



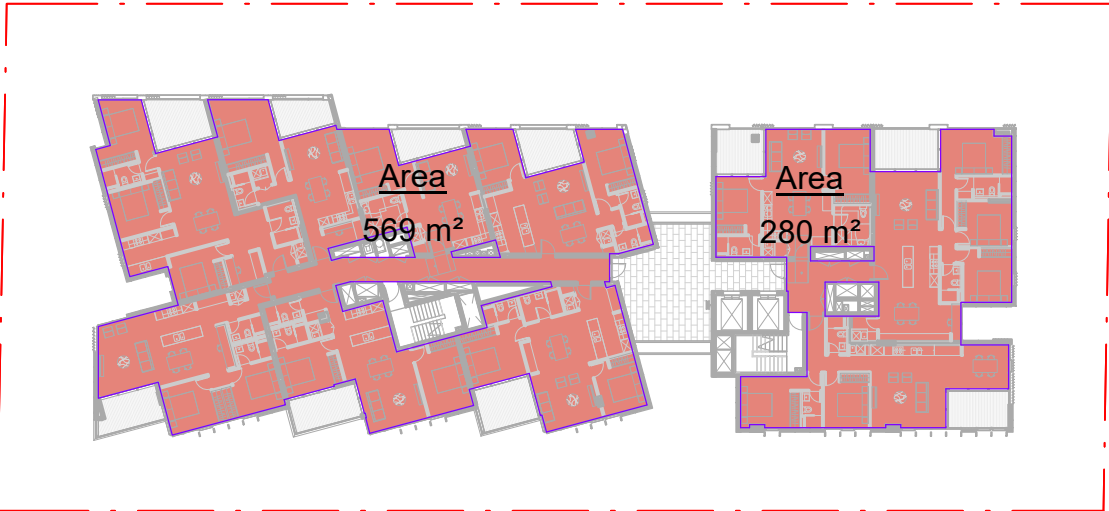
LEVEL 9



LEVEL 7



LEVEL 10



LEVEL 8

GFA SCHEDULE	
Level	Area
GROUND FLOOR	972 m²
LEVEL 1	1045 m²
LEVEL 2	1101 m²
LEVEL 3	1078 m²
LEVEL 4	840 m²
LEVEL 5	849 m²
LEVEL 6	849 m²
LEVEL 7	849 m²
LEVEL 8	849 m²
LEVEL 9	849 m²
LEVEL 10	569 m²
Grand total	9852 m²

FSR SCHEDULE		
Site Area	Area	FSR
2452 m²	9852 m²	4.0





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Level One, One Chifley Square Sydney NSW 2000 Australia [www.scottcarver.com.au]
Scott Carver Pty Ltd [ABN 38 002 570 854] +61 2 9957 3988

To Whom It May Concern

19th Feb 2019



**Project [20170107] = Proposed Residential Development
Revised DA - 12-24 Stanley Street, Kogarah NSW
SEPP 65 Design Verification Statement.**

I, Hon Diec, confirm that Scott Carver has undertaken the design of the proposed residential development located at 12-24 Stanley Street, Kogarah, NSW

This team is familiar with, and has worked to achieve the quality principles set out in Part 2 of State Environmental Planning Policy No 65-Design for Quality of Residential Flat Development. We have also achieved the objectives in Parts 3 and 4 of the Apartment Design Guide.

Regards,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Hon Diec
[Nominated Architect NSW 9232]
hond@scottcarver.com.au



PERSPECTIVE VIEW FROM STANLEY STREET

Stanley Street Residential Development

[12-24 Stanley Street, Kogarah, NSW]

Revised Design Report

[Key Changes to address council comments February 2019]