

46-50 COWAN RD

St. Ives Sydney, Traders In Purple

DA Design Report [A]

PLUS ARCHITECTURE

1st August 2025



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Country, the Cultural Landscape that we are working upon, We acknowledge the custodianship of its people and the privilege and responsibility to Connect with Country.

We acknowledge the Durramurragal and Gu-rin-gai people, and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise and acknowledge the surrounding clans to the North, South, East and West whilst honouring and celebrating their Elders past, present and emerging.

We are part of the system of Country, our actions must always be Country positive. Being connected to Country transcends language and culture - a connected system of action, emotion, and experience.



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This design statement supports the proposed residential development at 46-50 Cowan Road, St Ives. The following objectives have been identified as forming the basis of the Proposal:

- Provide well proportioned residential apartments that achieve a high level of amenity
- Enhance the public domain and street character of both Cowan Road and Pymble Golf Course through active uses and landscaping
- Establish a built form scale and expression that clearly responds to the human scale and manages the topography changes throughout the site.
- Establish a built form that is appropriately composed to transition scale within the urban fabric.
- Create a variety of architectural expression based on material and textures reflecting the character of St Ives.
- Create an environment and public amenity which can sustain increased density of living.
- Engender a sense of community both with the residents in the building and with the wider community.

Through a process of careful consideration of these objectives, the design team has come to an outcome that is a well-balanced design solution in which both the proposed built form and the current setting of St Ives are in harmony.

This report has been prepared by Plus Architecture for Traders in Purple.

Kind regards,

Rido Pin
NSW Reg. 11286
Director, Plus Architecture

Project: 46-50 Cowan Road, St Ives

Client: Traders in Purple

Architecture: Plus Architecture

Rido Pin (11286) _ Director

Amit Julka (10002) _ Director



DISCLAIMER

This document has been prepared as a vision for the purposes of a Development Application. It is subject to town-planning approval. The information contained should be verified by the recipient to satisfy themselves of its accuracy and viability. The recipient of this document should verify this document with Plus Architecture when it is received from a third-party or indirectly.

0.0 DESIGN STATEMENT



1.0 INTRODUCTION

This DA Design Report is submitted to Ku-ring-gai Council on behalf of Traders in Purple in support of a Development Application for a residential development at 46-50 Cowan Road, St Ives (the site).



2.0 THE SITE

The site is located at 46–50 Cowan Road, St Ives, within the Ku-ring-gai Local Government Area (LGA), approximately 18 kilometres north of the Sydney Central Business District. The site is legally described as Lot 234 in Deposited Plan 1289200 and comprises an area of approximately 5,900 square metres.

The site falls within the St Ives Low and Mid-Rise Housing Inner Area as identified under Chapter 6 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). It is positioned within an existing residential area, in a unique setting, adjoining Pymble Golf Course to the west and fronting Cowan Road and William Cowan Reserve to the east. The St Ives Shopping Centre is located further to the east and functions as a key retail and commercial hub.

The site benefits from high accessibility, being within walking distance of regular bus services that connect to major destinations including Gordon Station, Mona Vale, Macquarie University, Hornsby, and the Sydney CBD (QVB).

There is an existing DA applicable to the site – DA0270/22. DA0270/22 was determined for approval in 2023 for the demolition of existing structures on the site and the construction of a multi-dwelling housing development containing 25 dwellings, basement parking and associated works at 46 Cowan Road. The site has been cleared in accordance with this approval and contains only a small number of trees primarily located along its boundaries.

3.0 THE PROPOSED DEVELOPMENT

This development application seeks approval for the construction of a residential development that will utilise the provisions afforded under Chapter 6 – Low and Mid-Rise Housing of the Housing SEPP.

Specifically, consent is sought for:

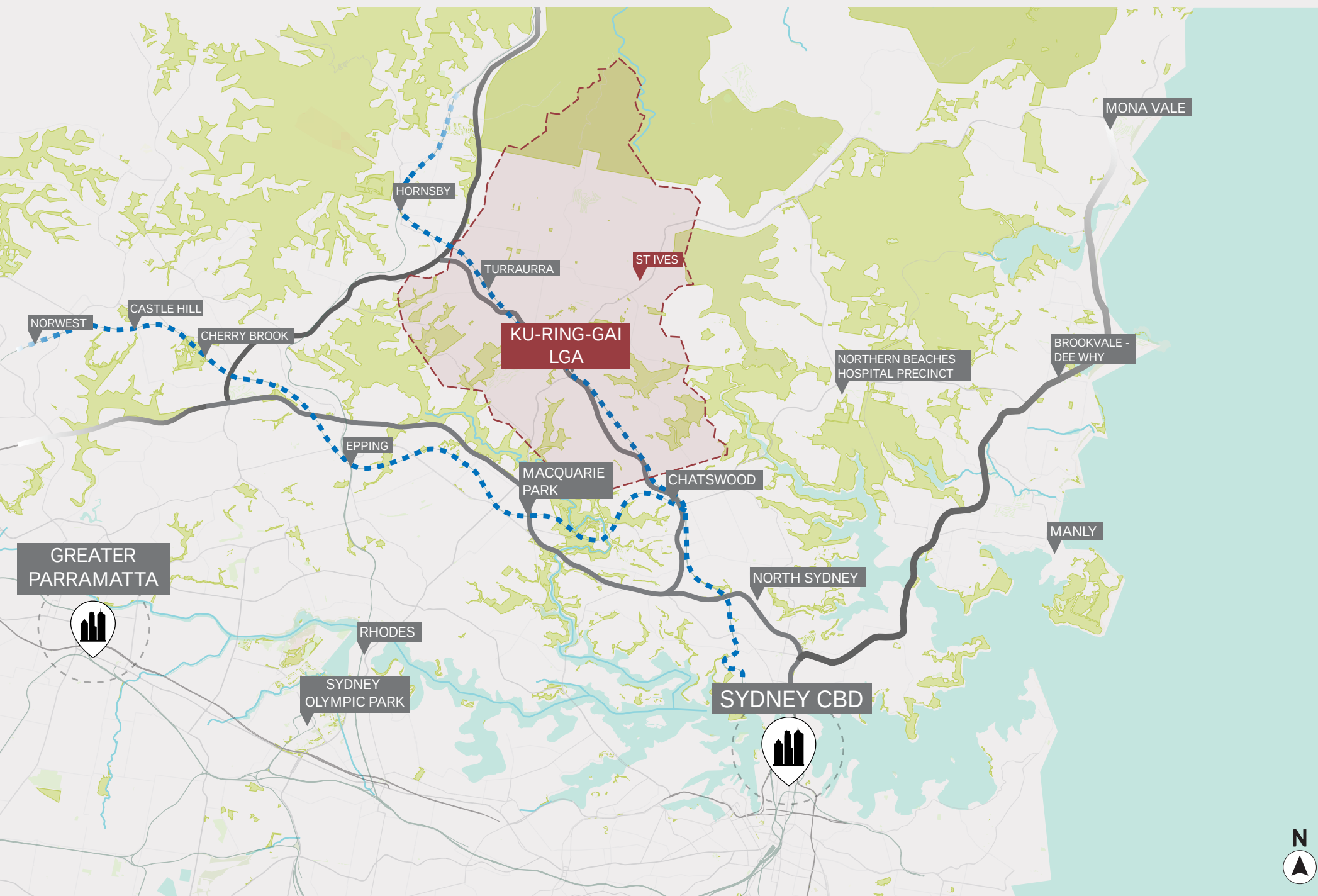
- Site preparation works including tree removal and tree relocation
- Bulk excavation to accommodate the three (3) storey basement structure.
- Construction of two (2) x six (6) storey residential flat buildings.
- On-site car parking and loading within three (3) basement levels, accessed from Cowan Road.
- Landscaping.
- Extension and augmentation of infrastructure and utilities as required.

0.1 PROJECT OVERVIEW



1 . 0 S I T E A N D C O N T E X T

analysing the surrounds



St Ives is located to the north of Sydney, within the Ku-ring-gai LGA. It enjoys easy accessibility via public transport to surrounding suburbs such as Chatswood and Macquarie Park. It is also within driving distance to the northern beaches, particularly Dee Why and Narrabeen.

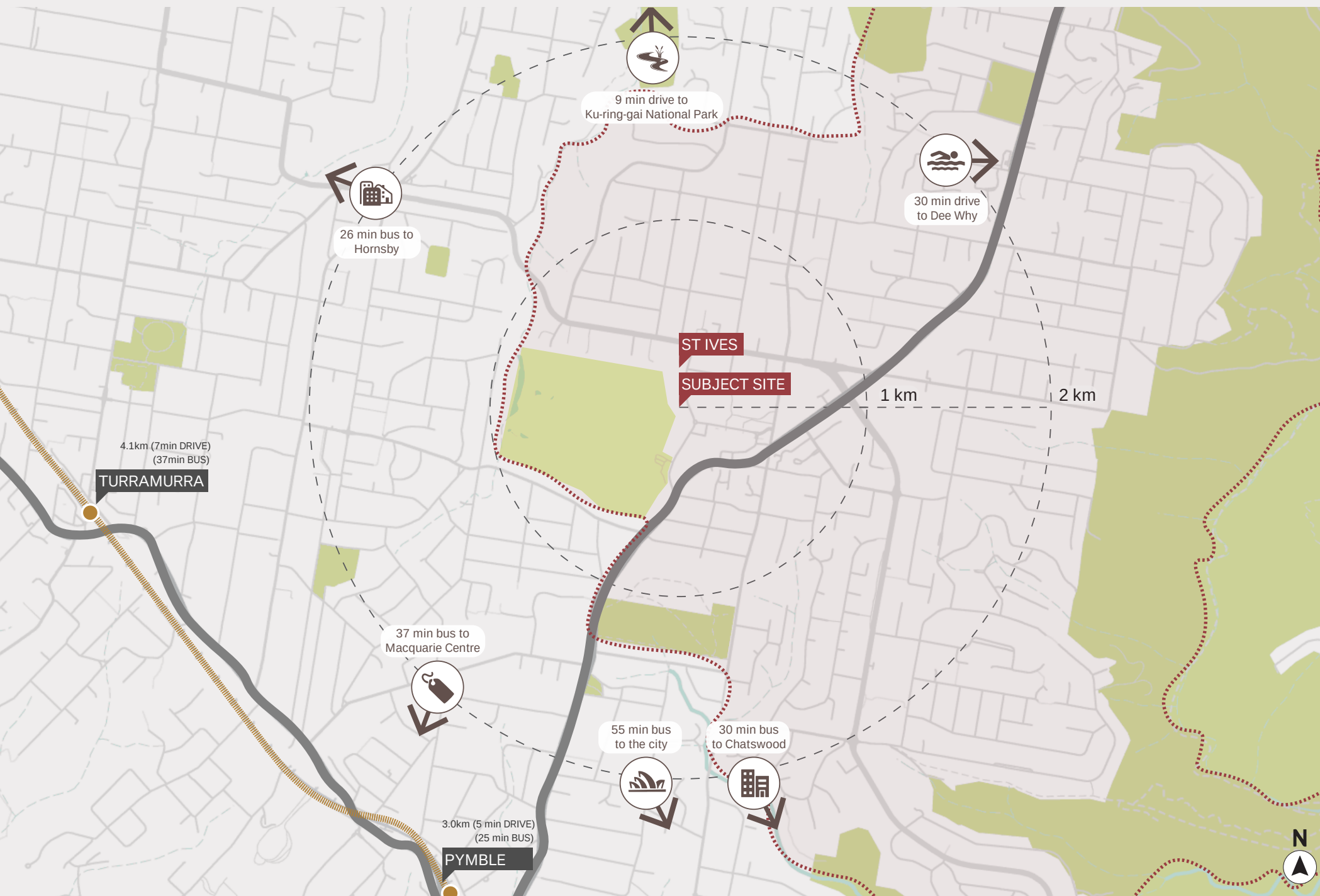
To the north of St Ives is Ku-ring-gai National Park, which is only a 9 min drive away.

-  55 min bus to the city
-  30 min bus to Chatswood
-  37 min bus to Macquarie Centre

-  30 min drive to Dee Why & Narrabeen
-  26 min bus to Hornsby
-  9 min drive to Ku-ring-gai National Park

SYDNEY CONTEXT

analysing the surrounds



REGIONAL CONTEXT

of St Ives

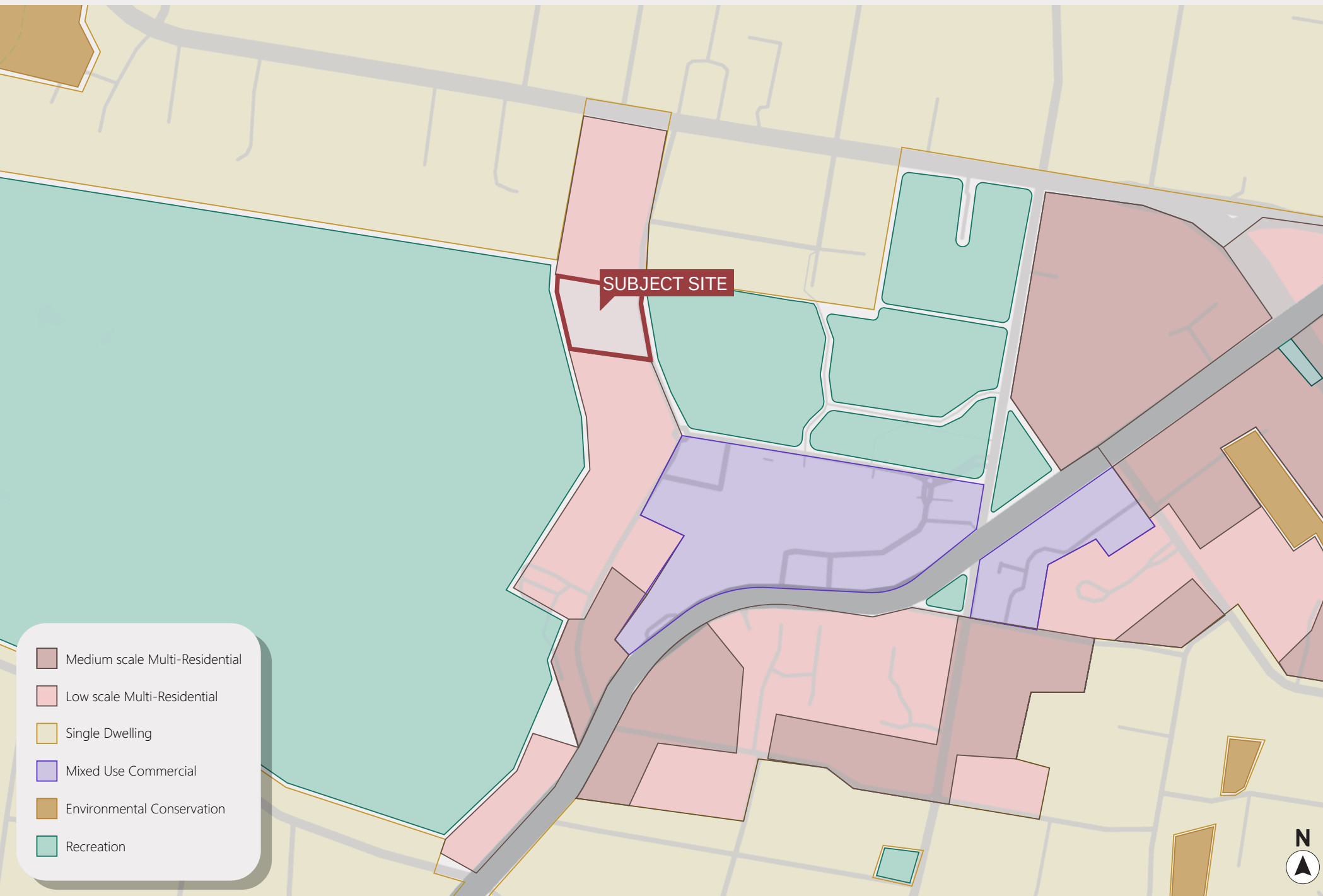
- | | |
|--|--|
| 0 min walk to Pymble Golf Course | 5 min walk to bus stop to the city |
| 1 min walk to Cowan Oval | 22 min walk to St Ives Church |
| 5 min walk to St Ives Shopping Village | 8 min drive to Garigal National Park |
| 8 min walk to St Ives Club | 9 min drive to Ku-ring-gai National Park |



- | | |
|--|--|
| 0 min walk to Pymble Golf Course | 5 min walk to bus stop to the city |
| 1 min walk to Cowan Oval | 22 min walk to St Ives Church |
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LOCAL CONTEXT

of St Ives



1. single dwelling



2. low scale multi-resi



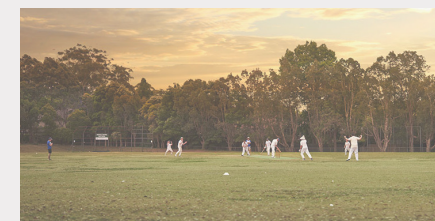
3. mid scale multi-resi



4. mixed use commercial

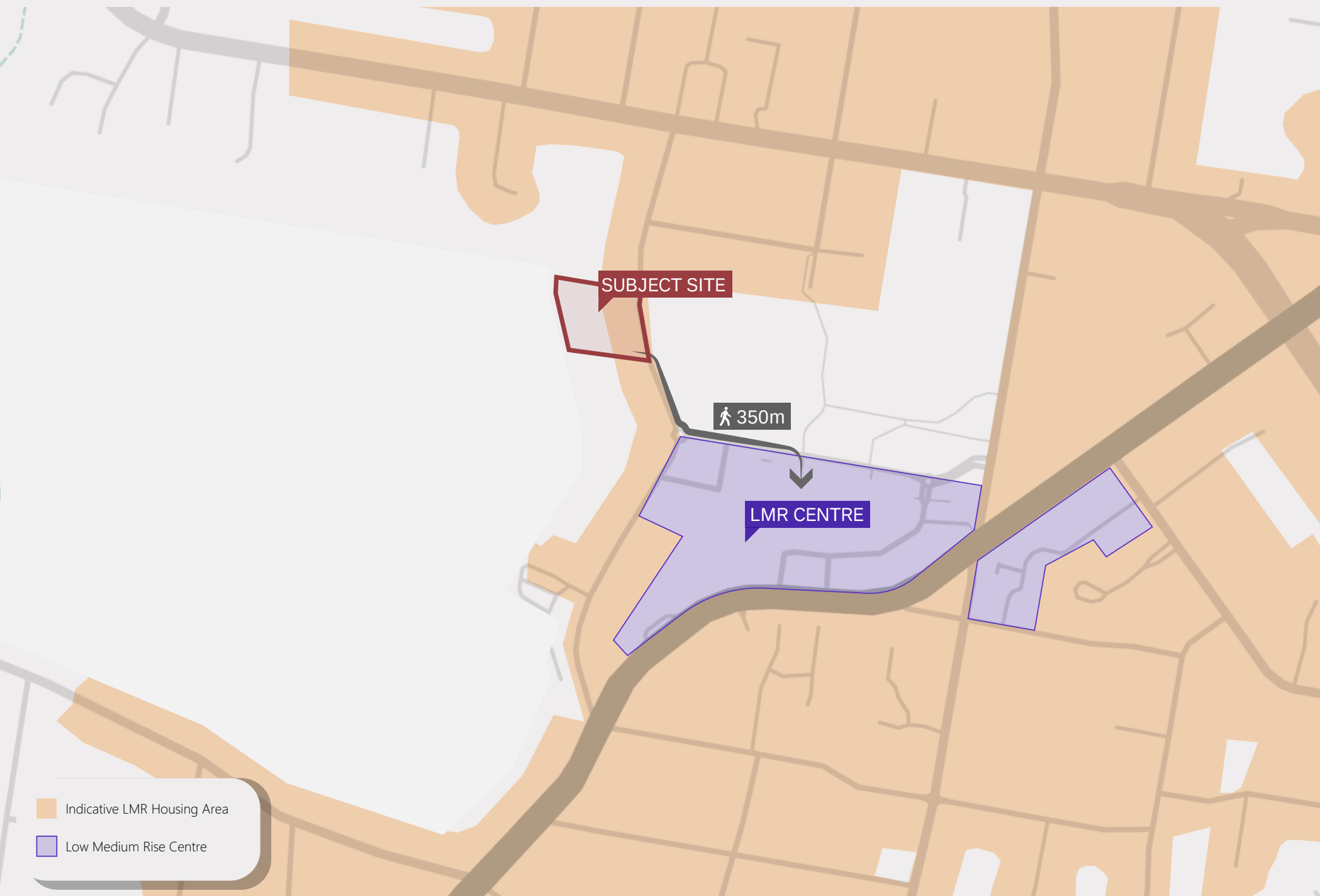


5. recreational



EXISTING SITE CHARACTER

mapping



Low and Mid-Rise Housing inner areas
(0-400m from a nominated station/centre):

- FSR: **Max 2.2:1**
- Height of building: **Max 22m**
- Storeys: **Max 6**
- No minimum lot size or width

SEPP (Housing) 2021

Low and Mid-Rise Housing definition:

“Low-rise housing is generally 1 to 2 storey and includes dual occupancies (2 dwellings on the same lot), terraces, townhouses, and low-rise apartment buildings (for example manor homes. It does not include freestanding houses.”

“Mid-rise housing is generally 3-6 storey apartment buildings and mixed-use buildings with ground floor shops and apartments above.”

LOW MID RISE HOUSING AREA

future uplift



THE SITE

aerial view





PYMBLE GOLF COURSE

unencumbered views



William Cowan Park



William Cowan Oval

WILLIAM COWAN OVAL + PARK

at our doorstep



At your front door



Variety of F&B offerings



Supporting health and wellbeing



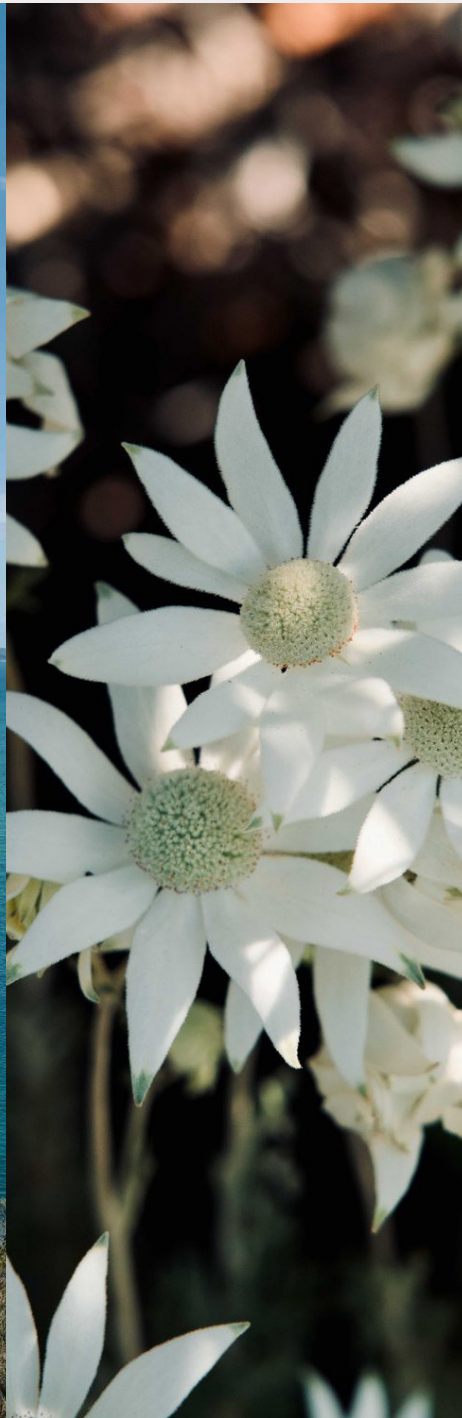
Shopping at your fingertips

ST IVES SHOPPING VILLAGE

offering unparalleled amenity



Mackarel Beach
Ku-ring-gai National Park



Flora and Fauna



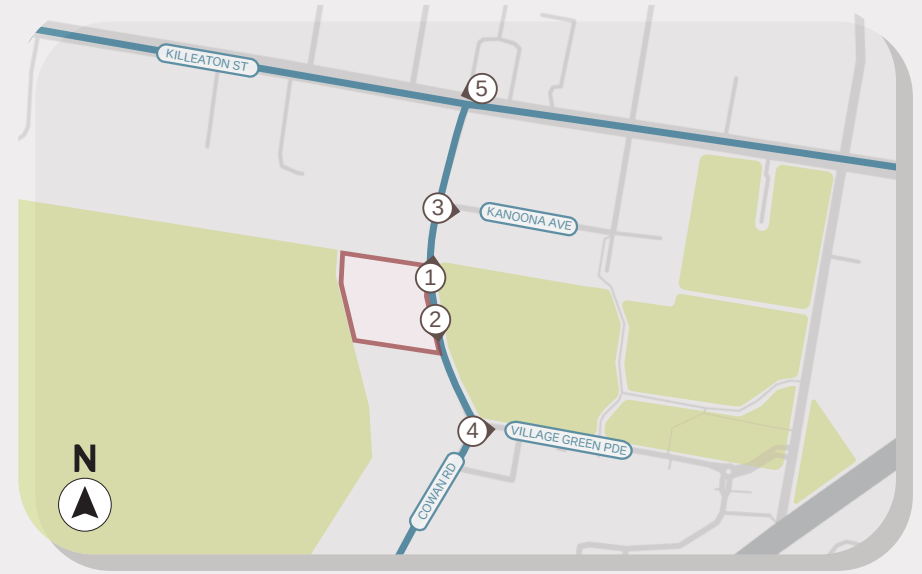
America Bay Track, Ku-ring-gai National Park



Mangroves, Garigal National Park

VARIETY OF PARKLANDS

supporting health and wellbeing



EXISTING SITE PHOTOS

along Cowan Road



28



30 - 32



52



54

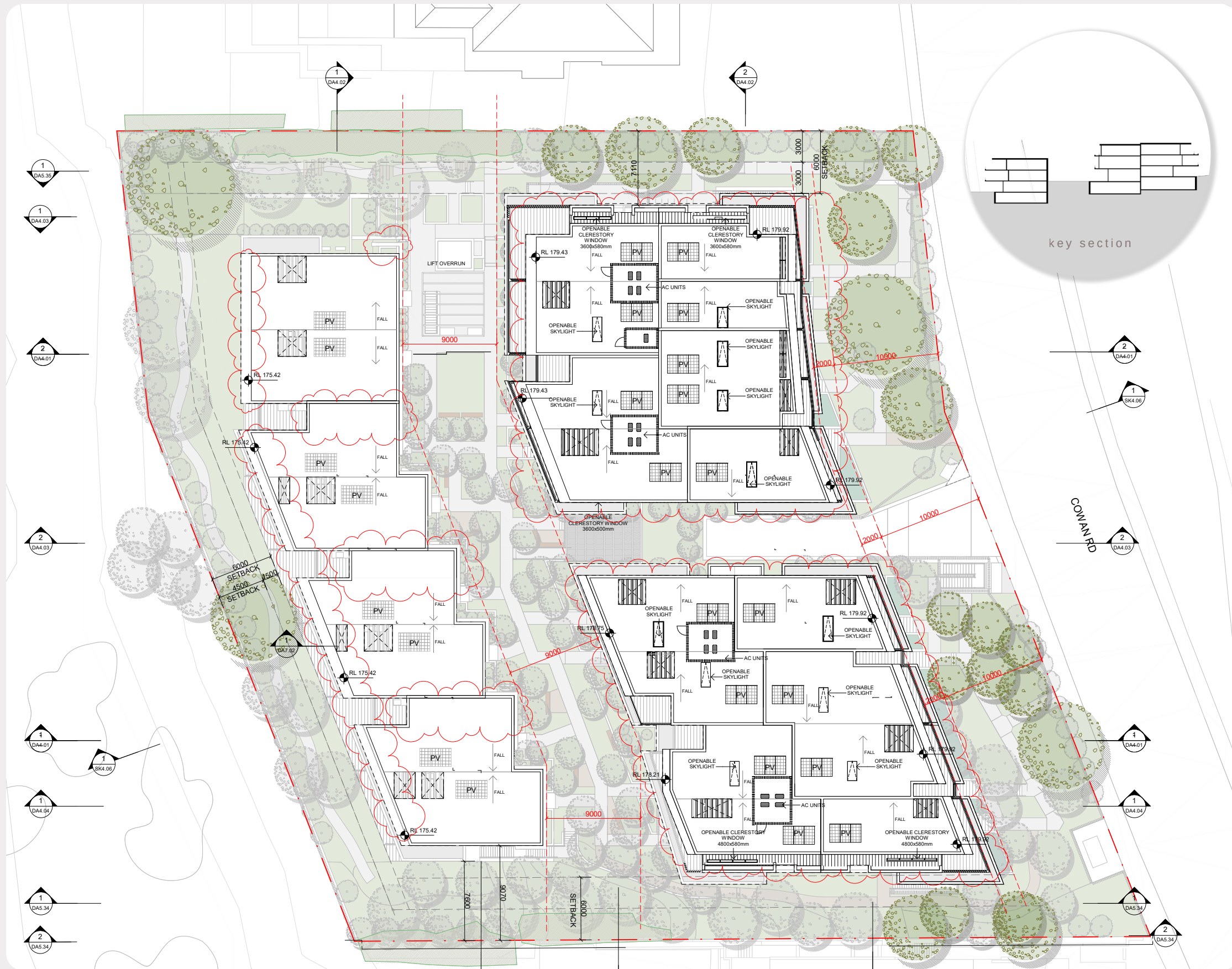
EXISTING STREET PROFILE

along Cowan Road



2.0 PLANNING FRAMEWORK

LEP, DCP and LOW MID RISE REFORMS



multi dwelling housing

25 dwellings: 3 storeys + basement
below max. 11.5m height



0.79:1 fsr

equates to 4706m²



40% deep soil

min.40% as required as per dcp



40% site coverage

max.30% as required as per dcp

CURRENT APPROVED DA

dated 27/04/2023 by MARCHESE PARTNERS



0.8:1

FSR

11.5 M

MAX.HEIGHT

50%

MIN.DEEP SOIL



R3 medium density
LEP zoning



30% max site coverage
required as per DCP



maximise solar access
to neighbours

PLANNING CONTROLS

KU-RING-GAI LEP 2015 / DCP 2024



2.2:1

FSR
for RFB @ 400m
walking distance to
nominated centre

22 M

MAX.HEIGHT
for RFB @ 400m
walking distance to
nominated centre

3 x 3 M

MIN. AREA
AND THE PROVISION OF AT
LEAST 7% DEEP SOIL

15% IS DESIRED
(TREE CANOPY GUIDE)



Min. 15% tree canopy
Recommended 20%
for sites greater than 1,500 sqm

LOW MID HOUSING REFORMS

refined policy



3 . 0 D E S I G N D R I V E R S

defining our strategy



EXISTING CONDITIONS

design diagram



BOUNDARY SETBACKS

design diagram



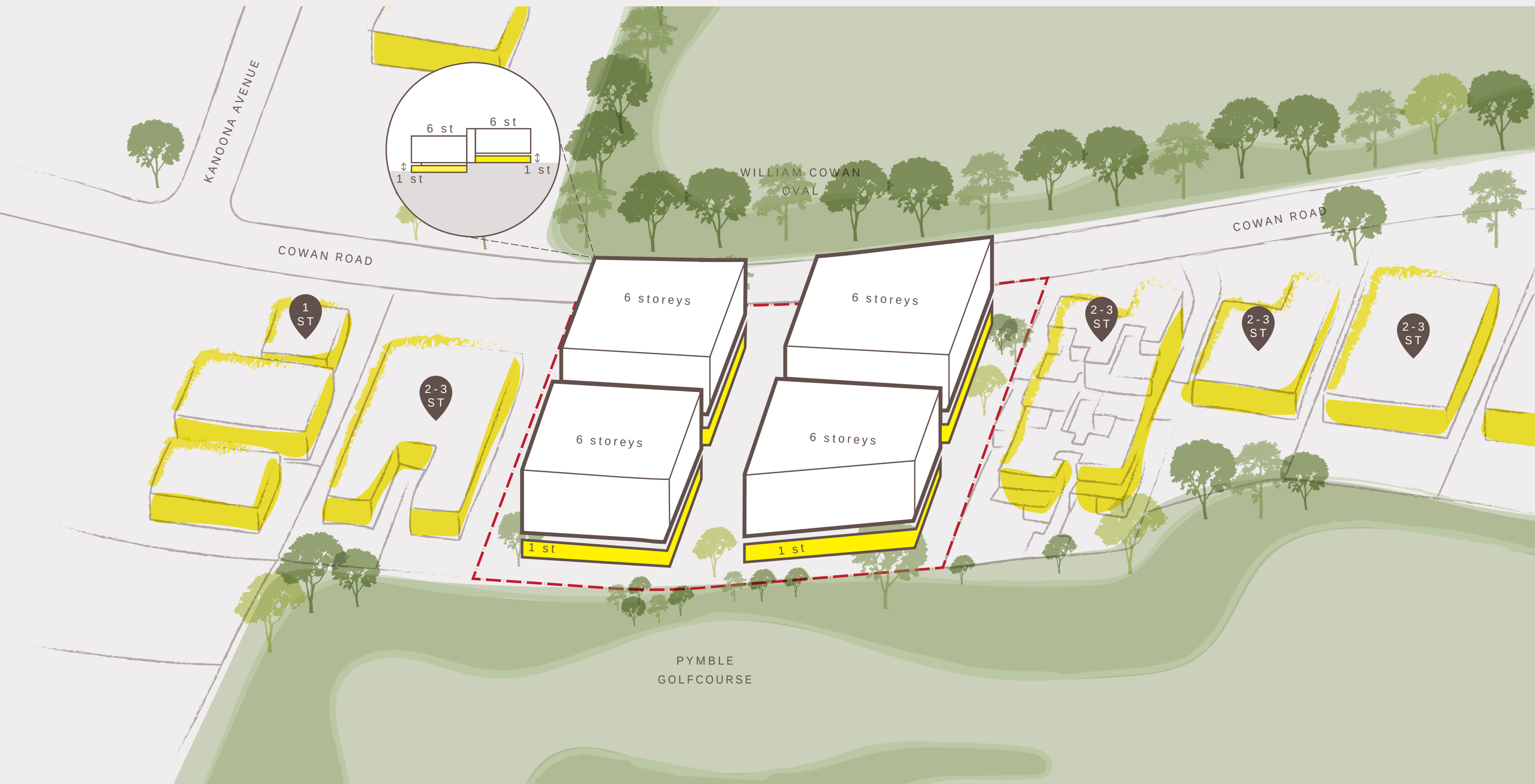
A PAIR OF BUILDINGS

design diagram



STEPPING THE FORM

design diagram



PODIA SCALE

design diagram



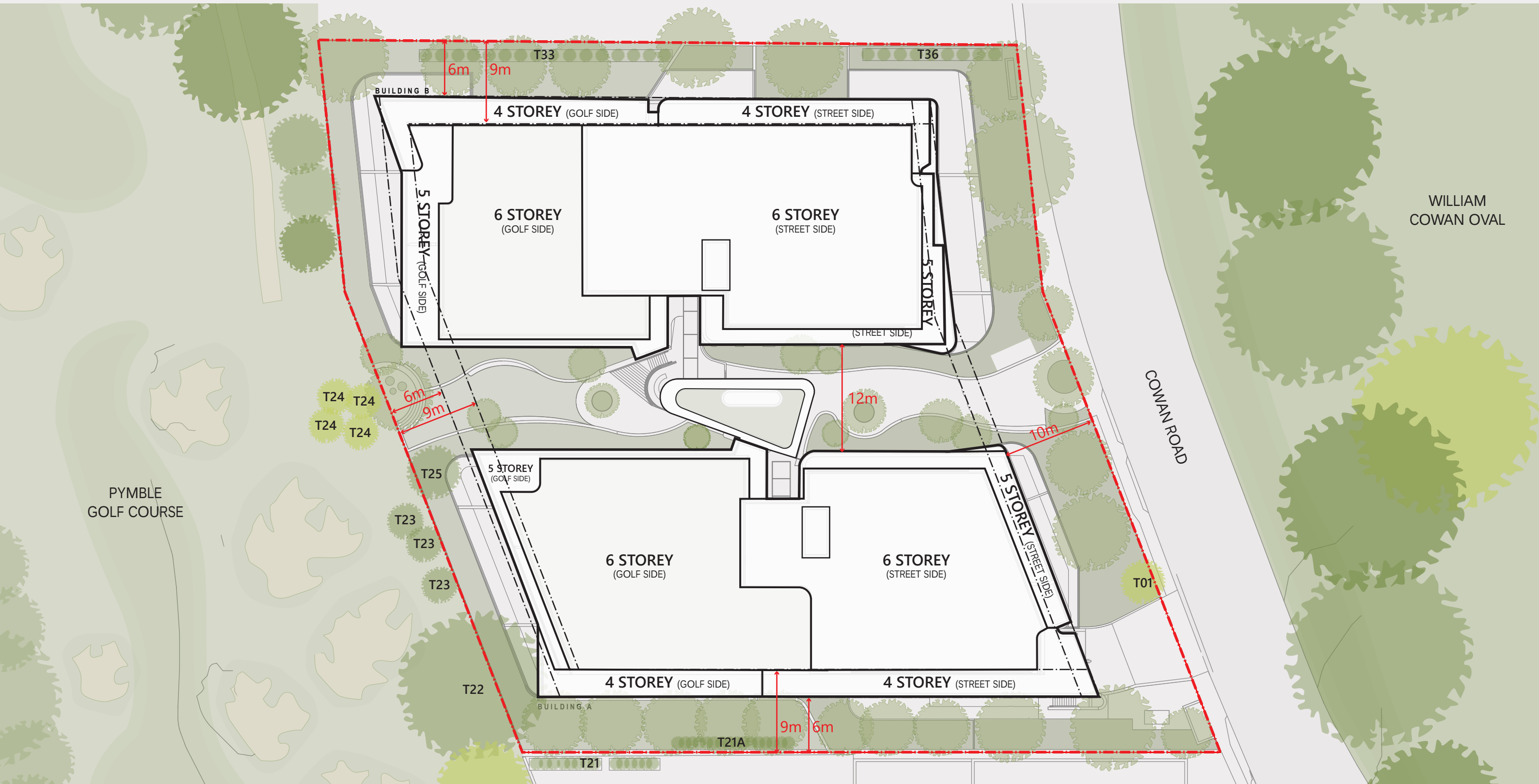
STREET WALL SCALE

design diagram



FACADE CHARACTERS

design diagram



PROPOSED SITE PLAN

indicative only

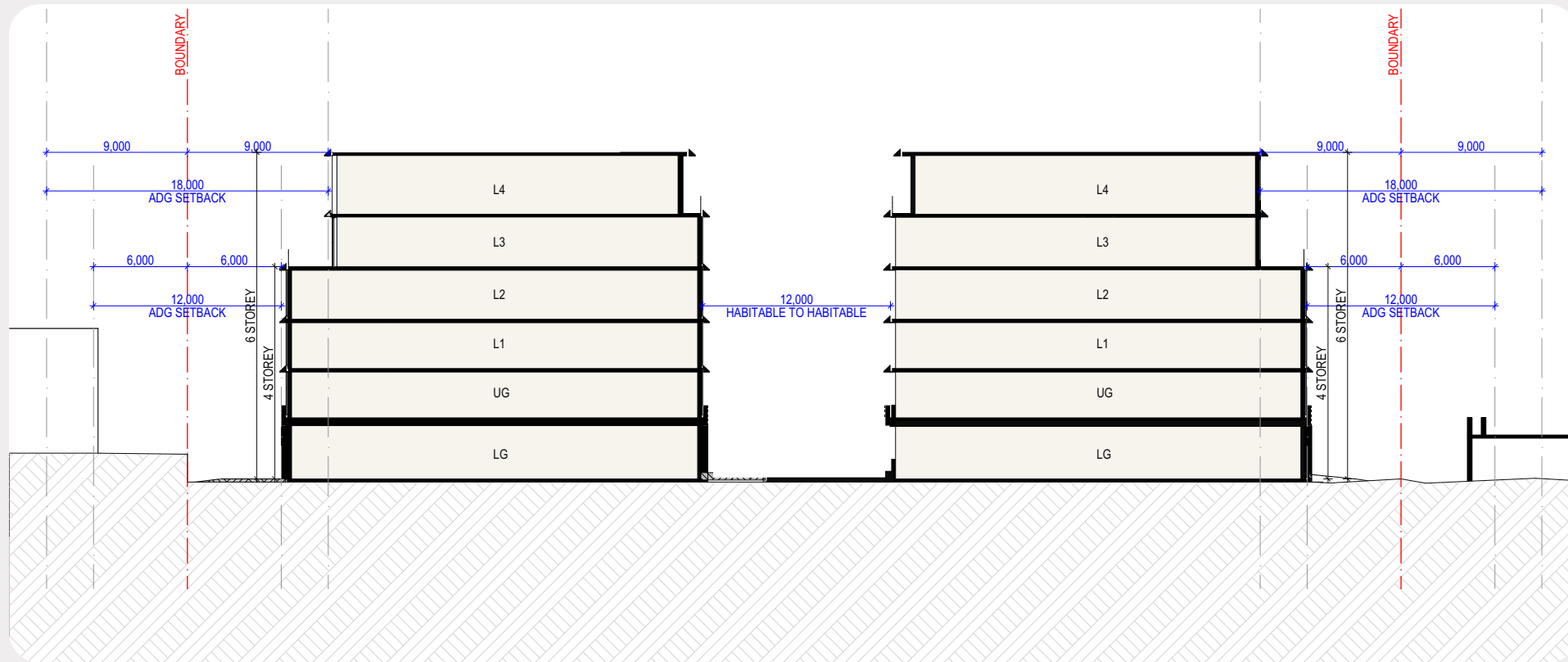


N.T.S@ a3

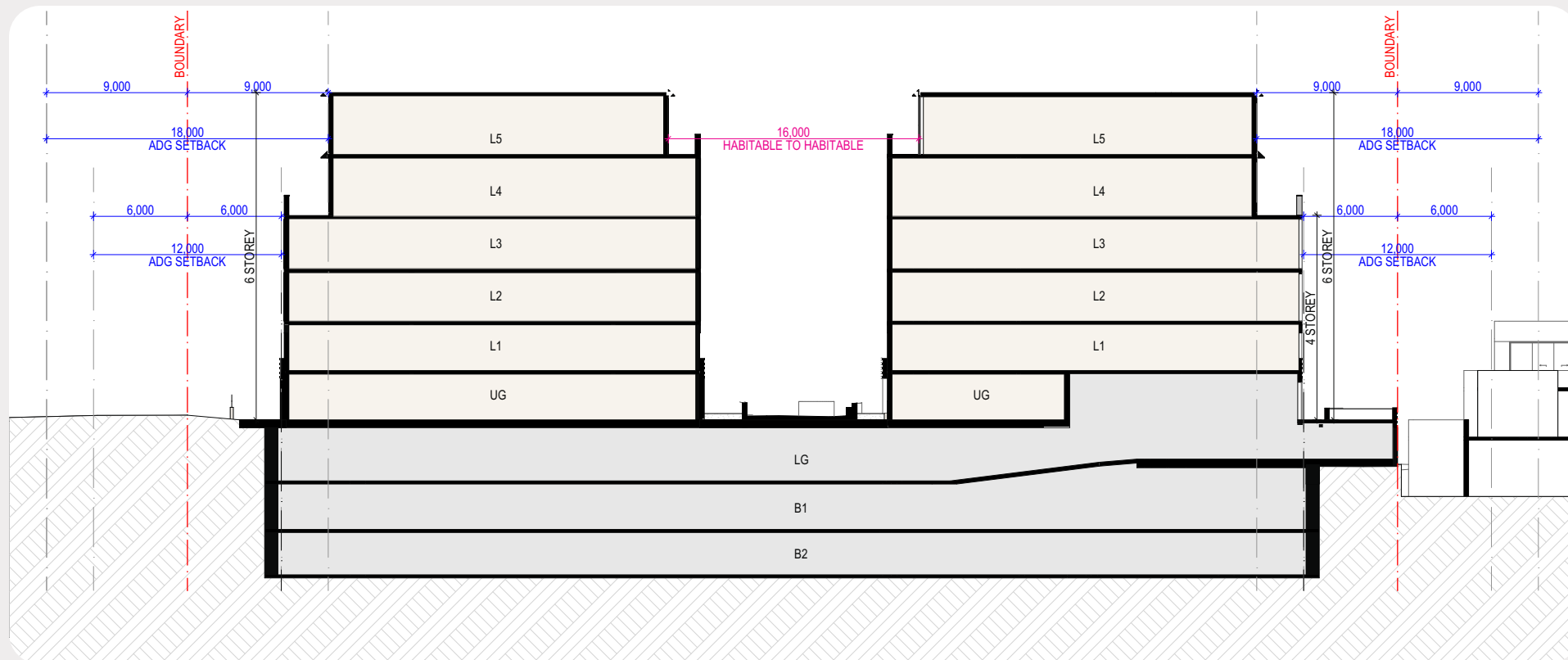


4 . 0 C O M P L I A N C E D I A G R A M S

D C P & A D G



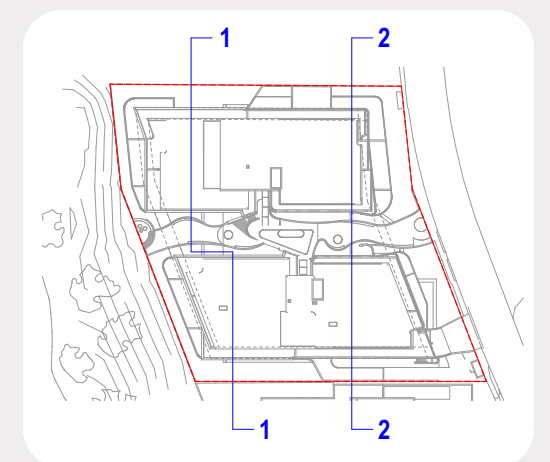
section 01

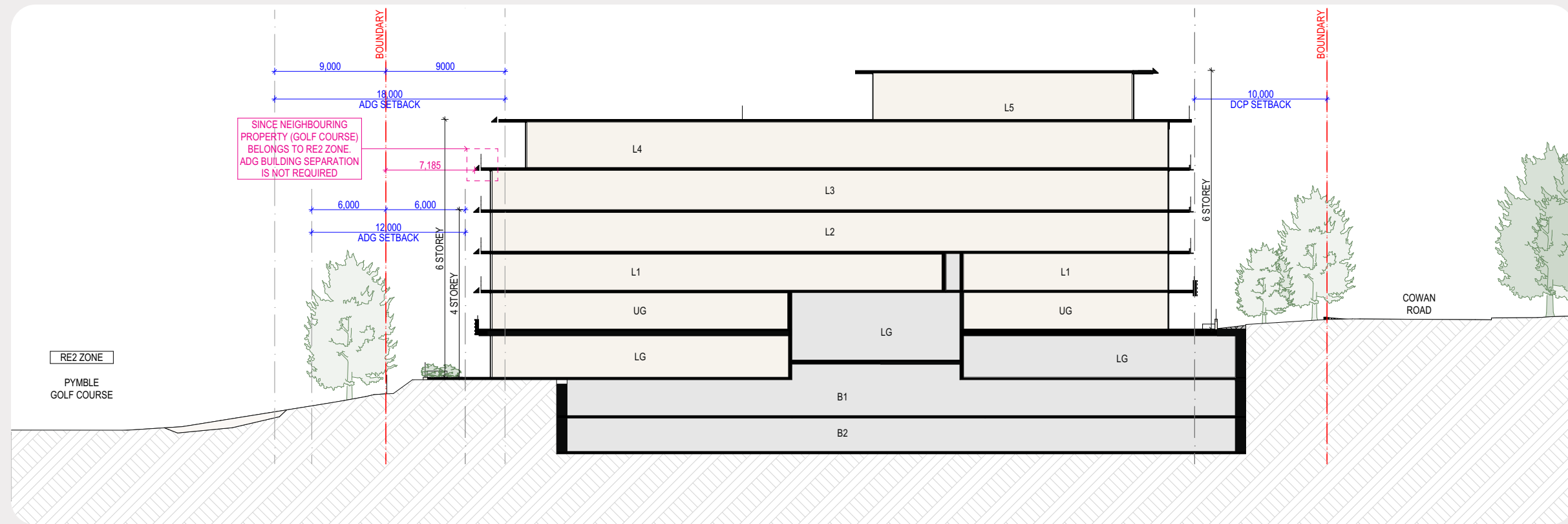


section 02

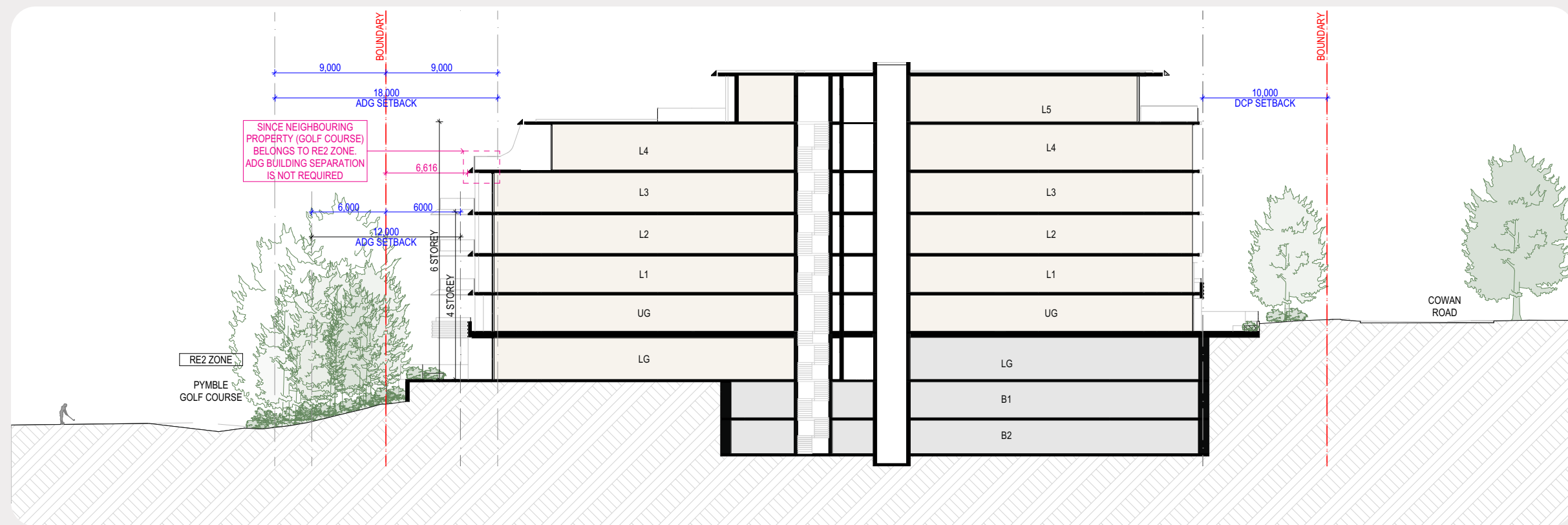
BUILDING SEPARATION

DCP & ADG

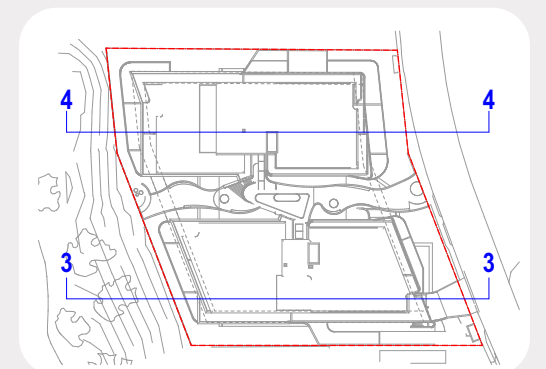




section 03



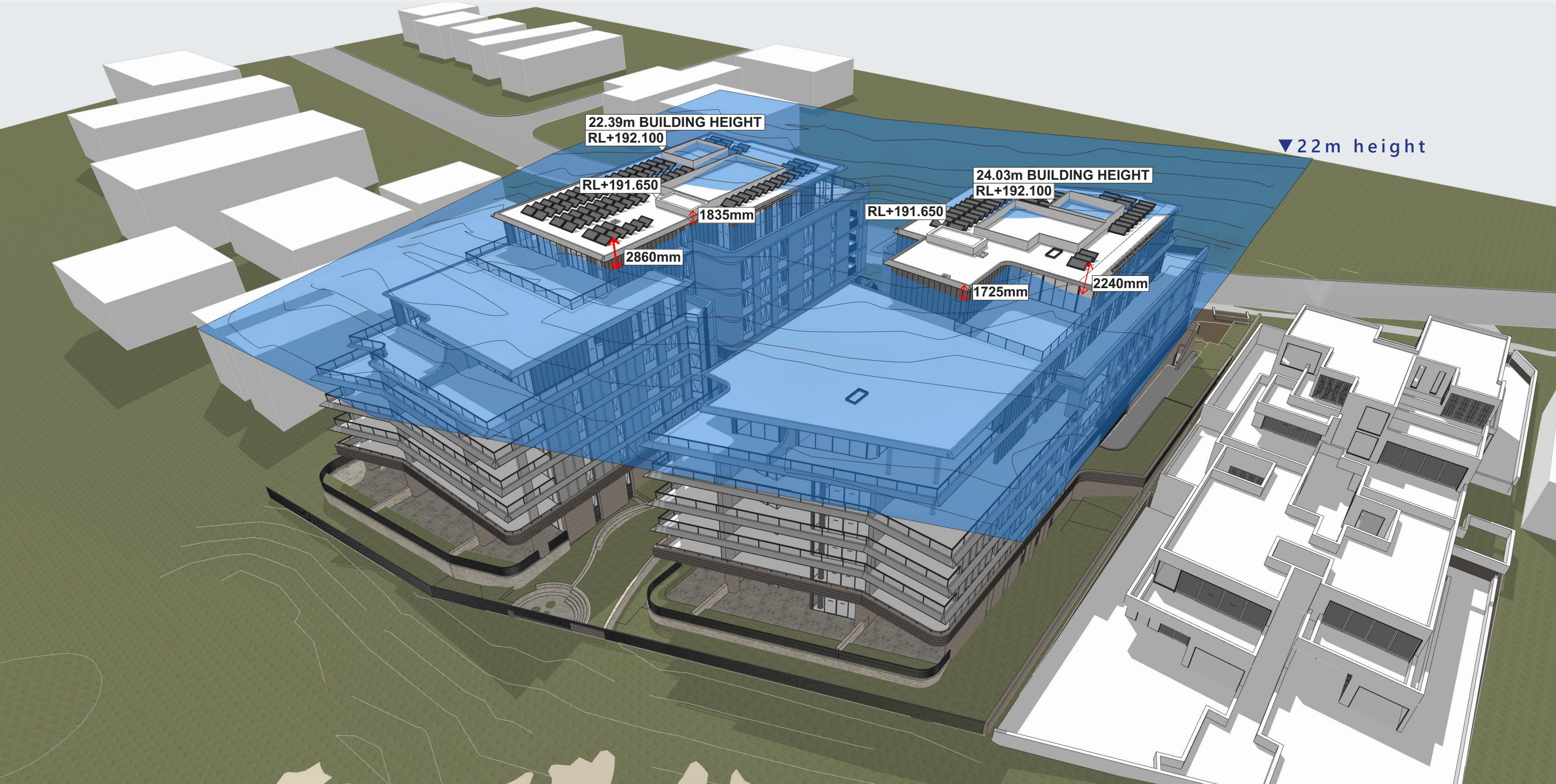
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BUILDING SEPARATION

DCP & ADG

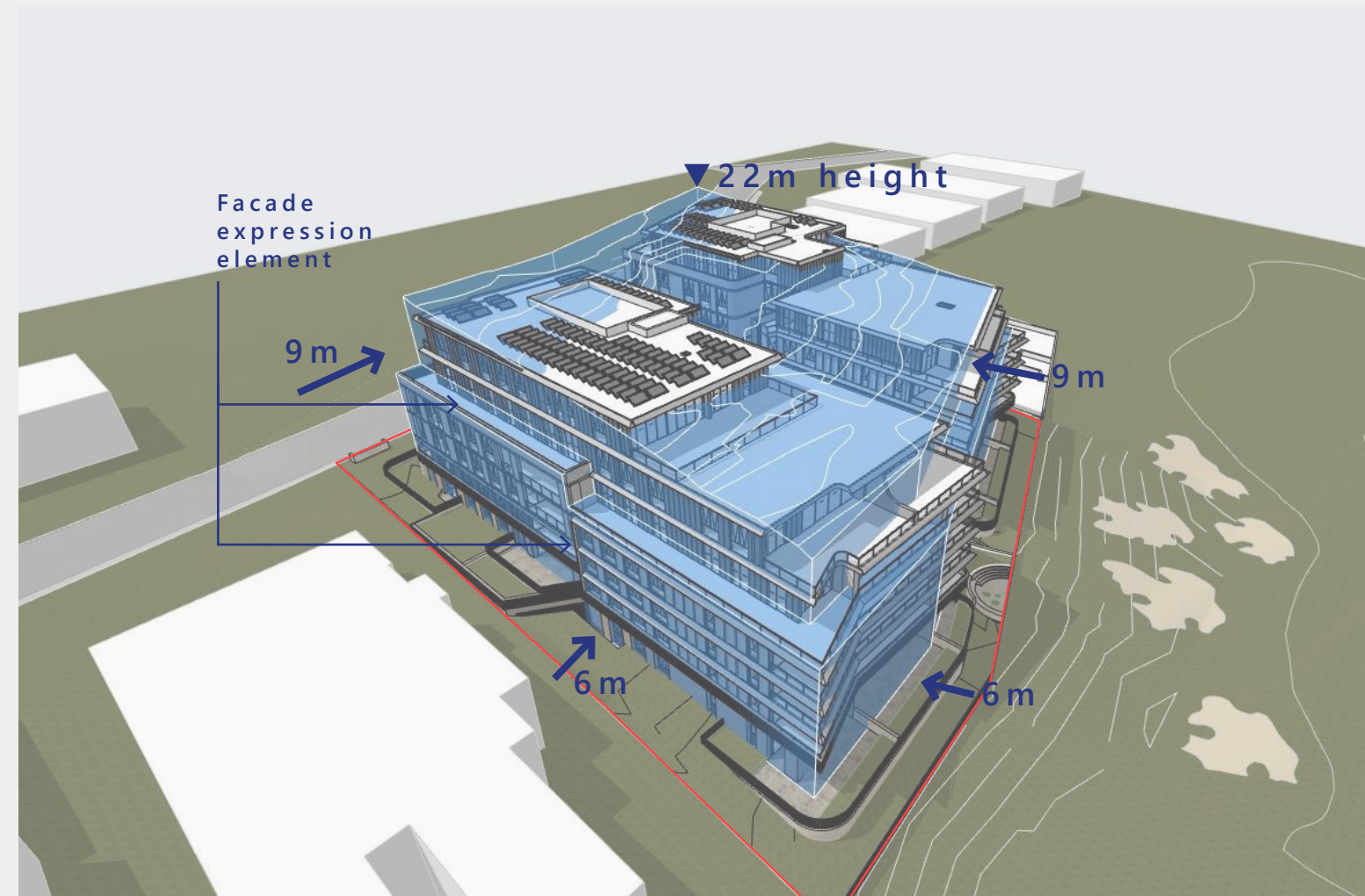
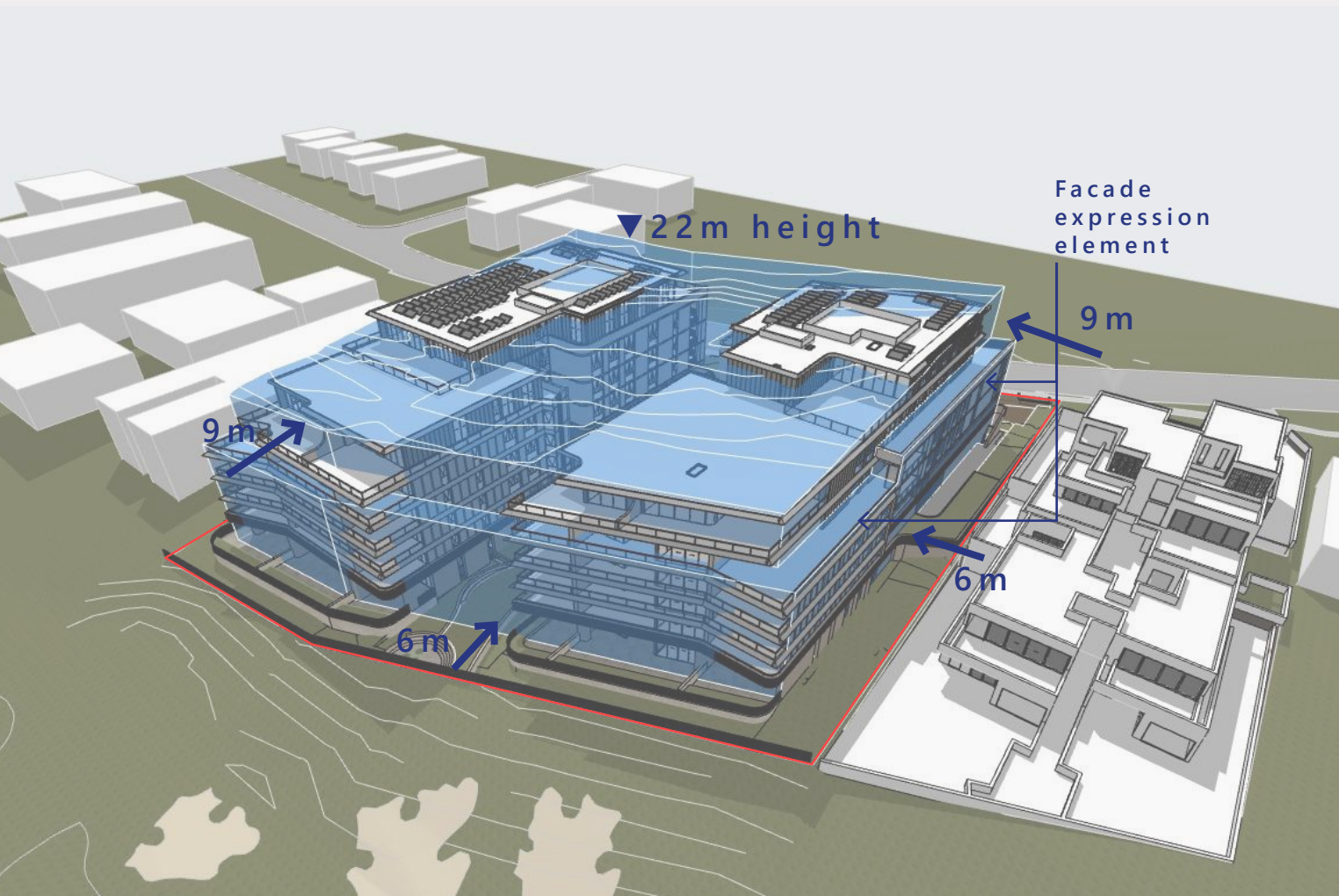
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22 m HEIGHT PLANE

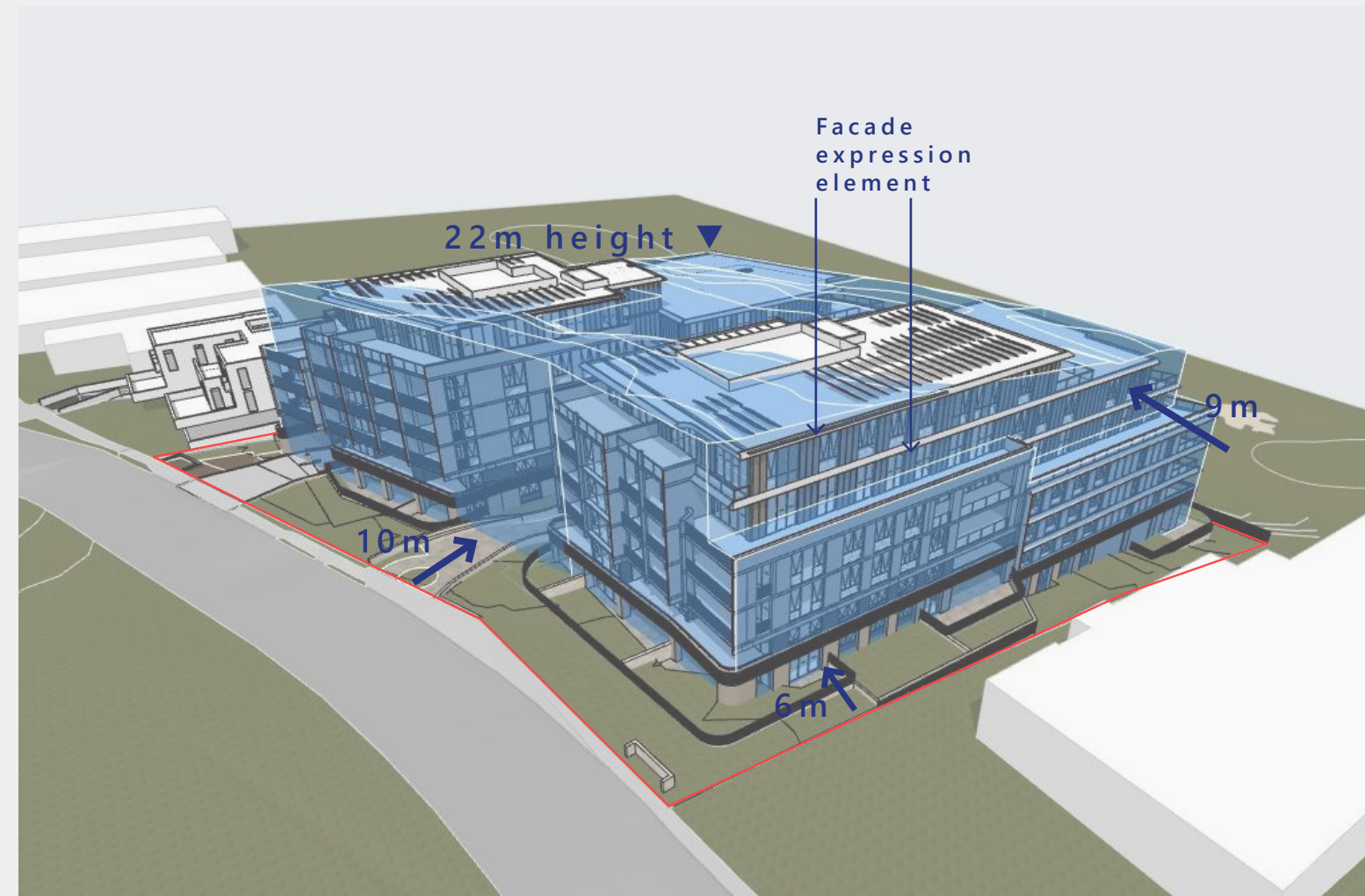
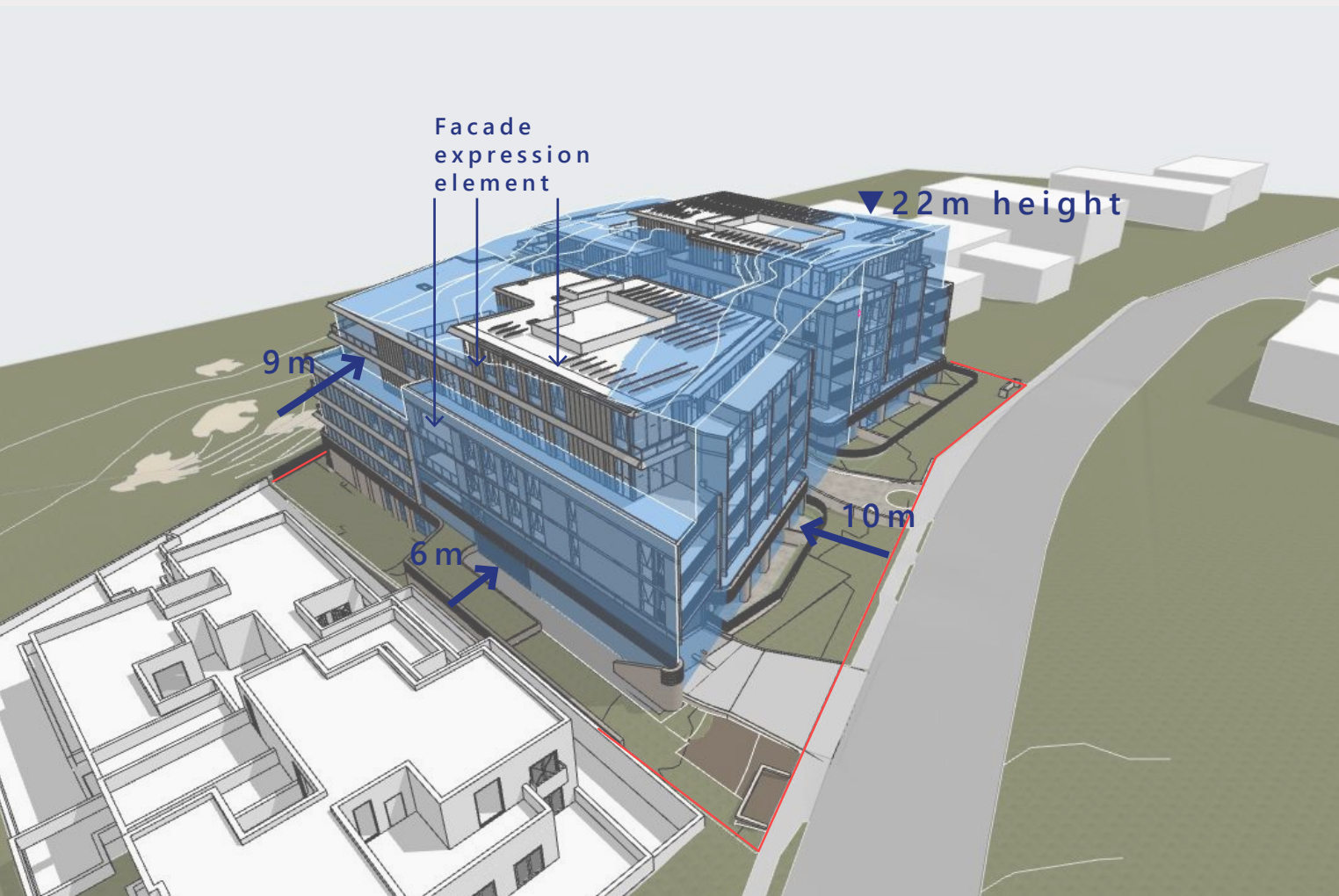
3d view

note: refer to survey by ATS Land & Engineering Surveyor (03/06/2025)



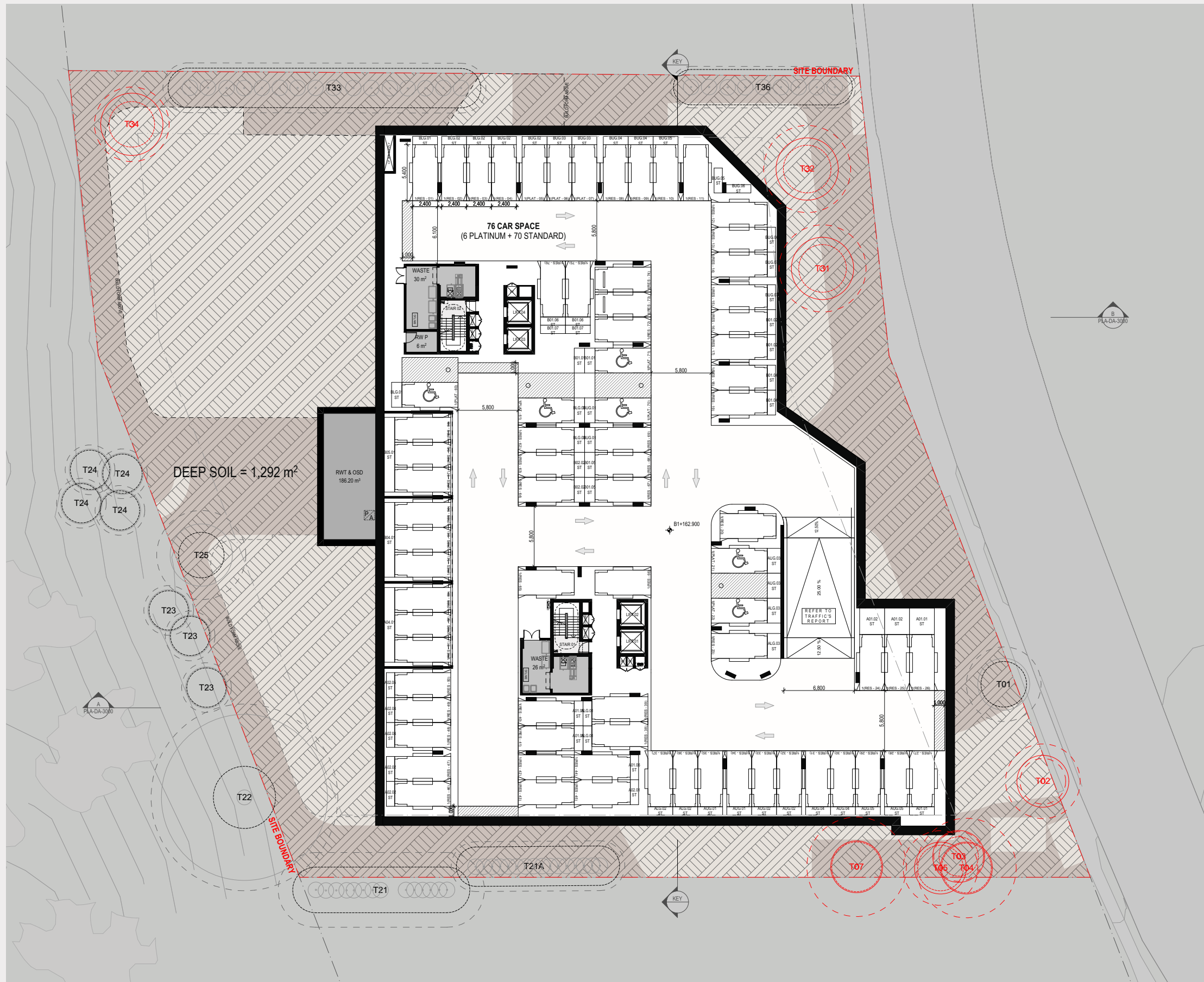
BUILDING ENVELOPE

3d building envelope of dcp setback + 22m height plane
note: refer to survey by ATS Land & Engineering Surveyor (03/06/2025)



BUILDING ENVELOPE

3d building envelope of dcp setback + 22m height plane
note: refer to survey by ATS Land & Engineering Surveyor (03/06/2025)



DEEP SOIL

diagram



22% deep soil

3m in every horizontal direction

Tree Canopy Guide for Low and Mid Rise Housing definition:

"A landscaped area connected horizontally to the soil system and local ground water system beyond and is unimpeded by any building or structure above or below ground with the exception of minor structures.

Deep soil zones with a minimum dimension of 3m allows sufficient space for the planting and healthy growth of new trees that provide canopy cover and assist with urban cooling and infiltration of rainwater to the water table. Deep soil also allows for the retention of existing trees."



2.2:1 fsr
equates to 13,018m²



45% site coverage

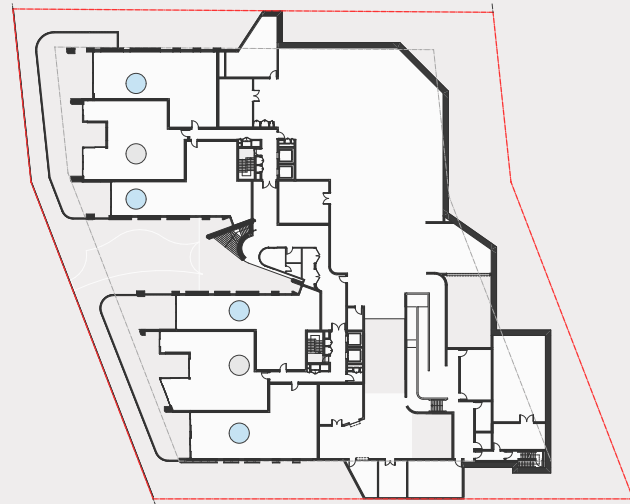
DCP definition:

"Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

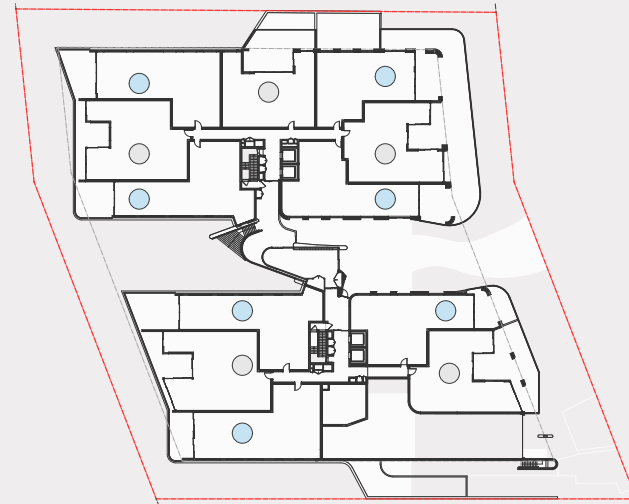
- any basement,
- any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- any eaves,
- unenclosed balconies, decks, pergolas and the like."

SITE COVERAGE (DCP)

diagram



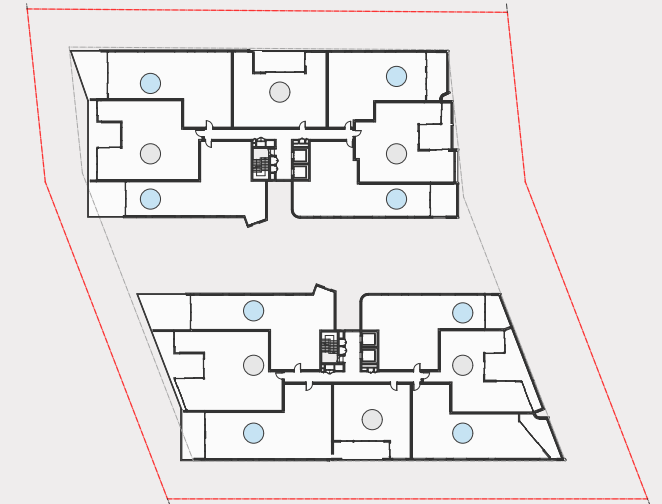
LOWER GROUND



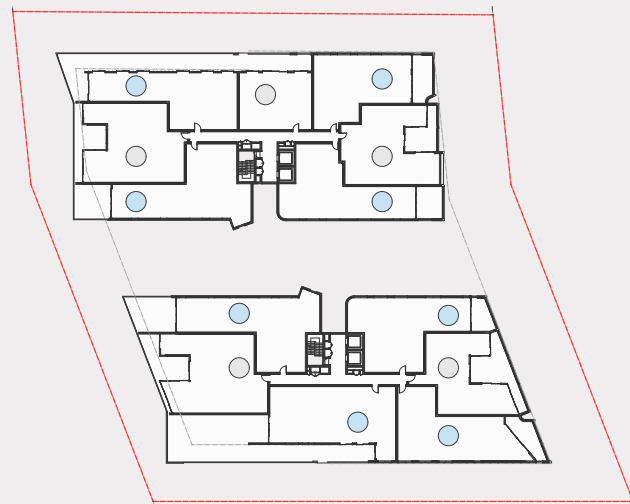
UPPER GROUND



LEVEL 01



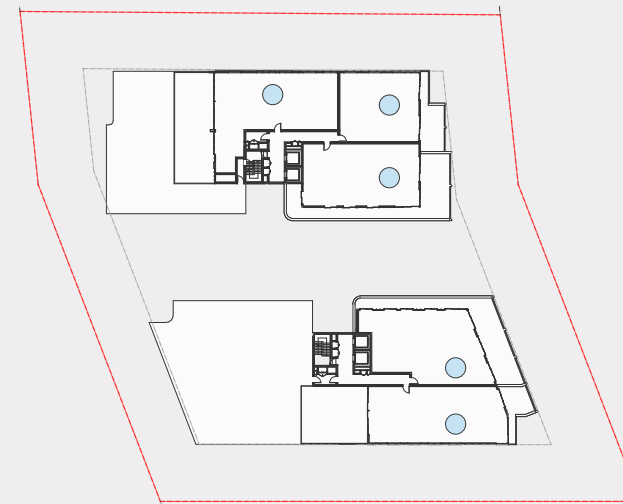
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

LEGEND

-  CROSS VENTILATION
-  NO CROSS VENTILATION

LEVELS	# APT	CV
05	5	5
04	12	8
03	13	8
02	14	8
01	13	7
UG	12	7
LG	6	4
	75	47
		63%



63% achieved

Q M R

V I U Y M V I H E W T I V

CROSS VENTILATION (ADG)

analysis



LOWER GROUND



UPPER GROUND



LEVEL 01



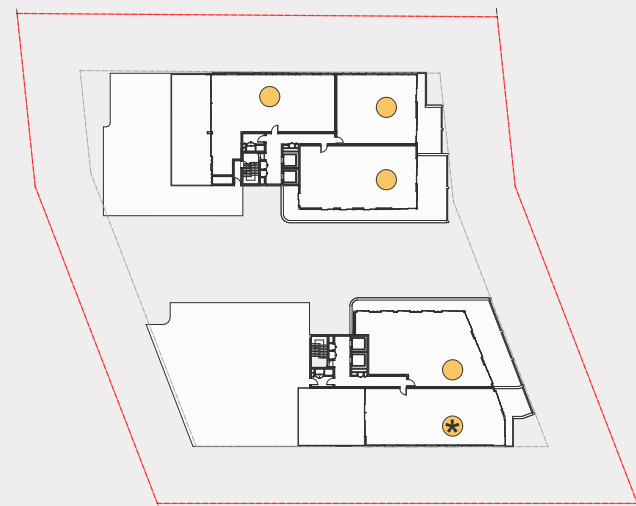
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

LEGEND

- * SKYLIGHT FOR SOLAR ACCESS
- 2 HOUR OF SOLAR ACCESS
- MORE THAN 0 HOUR, LESS THAN 2 HOUR OF SOLAR ACCESS
- 0 HOUR OF SOLAR ACCESS

LEVELS	# APT	2H SOLAR	0<X<2H S	0H SOLAR
05	5	5	0	0
04	12	9	1	2
03	13	10	1	2
02	14	10	2	2
01	13	8	3	2
UG	12	8	3	1
LG	6	3	3	0
	75	53	13	9
		71%	17%	12%



71% achieved

between 9am - 3pm

min. 60% required as per ADG

SOLAR ACCESS

ERE P J W M W



UNIT 02 LIVING:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

UNIT 01 TERRACE:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

UNIT 02 TERRACE:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

UNIT 01 TERRACE:
SOLAR ACCESS
ACHIEVED FROM 1-3PM

UNIT 01 LIVING:
SOLAR ACCESS
ACHIEVED FROM 2-3PM

UNIT 02 LIVING:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

UNIT 02 TERRACE:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

UNIT 01 LIVING:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

UNIT 01 TERRACE:
SOLAR ACCESS ACHIEVED
FROM 2-3PM

UNIT 02 LIVING:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

UNIT 02 TERRACE:
SOLAR ACCESS ACHIEVED
FROM 1-3PM

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

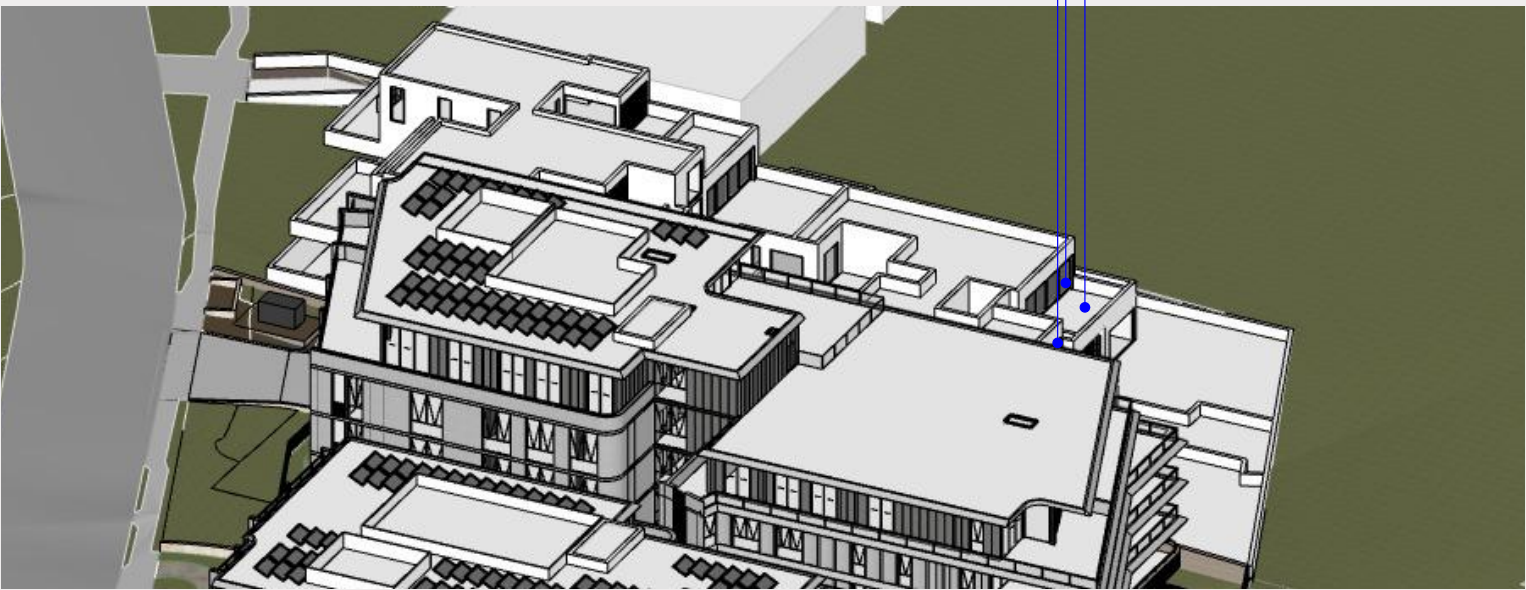
	SOLAR ACCESS TO LIVING	SOLAR ACCESS TO BALC / TERRACE
UNIT 01	1H ACHIEVED	2H ACHIEVED
UNIT 02	2H ACHIEVED	2H ACHIEVED
UNIT 03	2H ACHIEVED	1H ACHIEVED
UNIT 04	2H ACHIEVED	2H ACHIEVED
UNIT 05	0H ACHIEVED	0H ACHIEVED
UNIT 06	2H ACHIEVED	2H ACHIEVED
UNIT 07	3H ACHIEVED	3H ACHIEVED

5/7 UNITS (71%) UNITS
ACHIEVE 2H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE

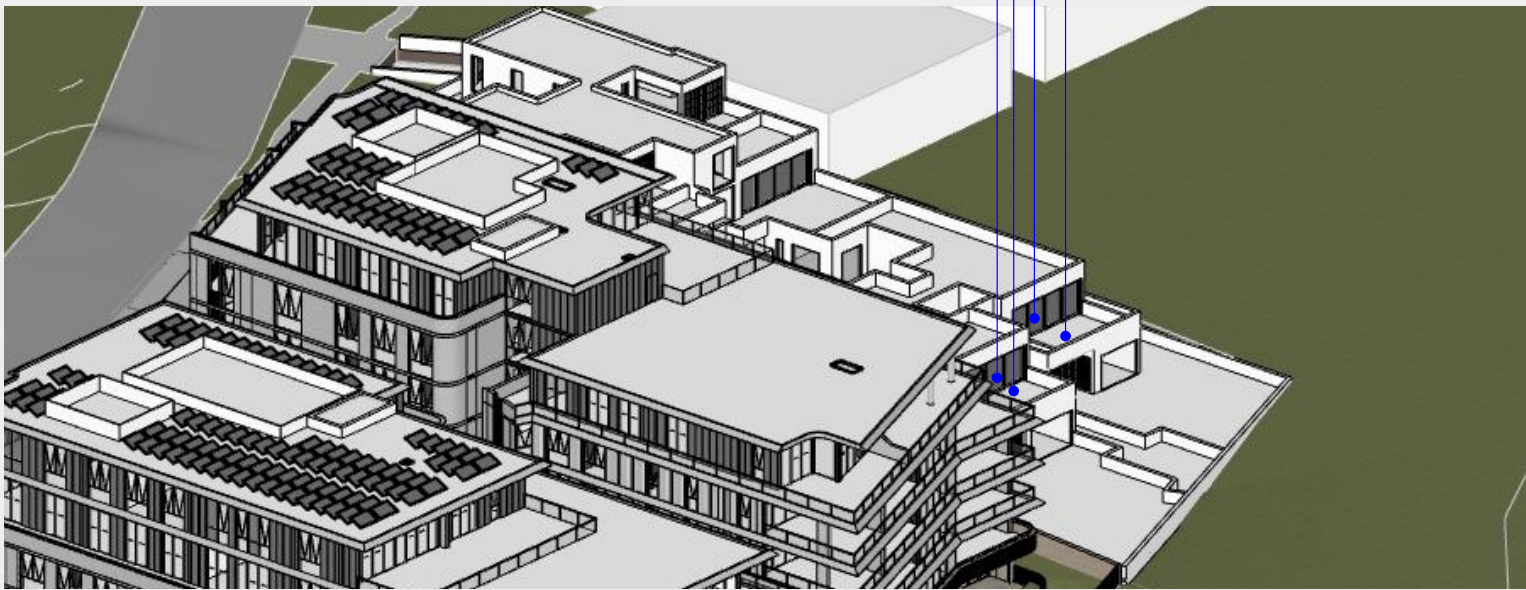
5/7 UNITS (71%)
ACHIEVE 2H SOLAR
ACCESS TO
OUTDOOR SPACES
DURING WINTER
SOLSTICE

SOLAR ACCESS TO NEIGHBOURING SITE

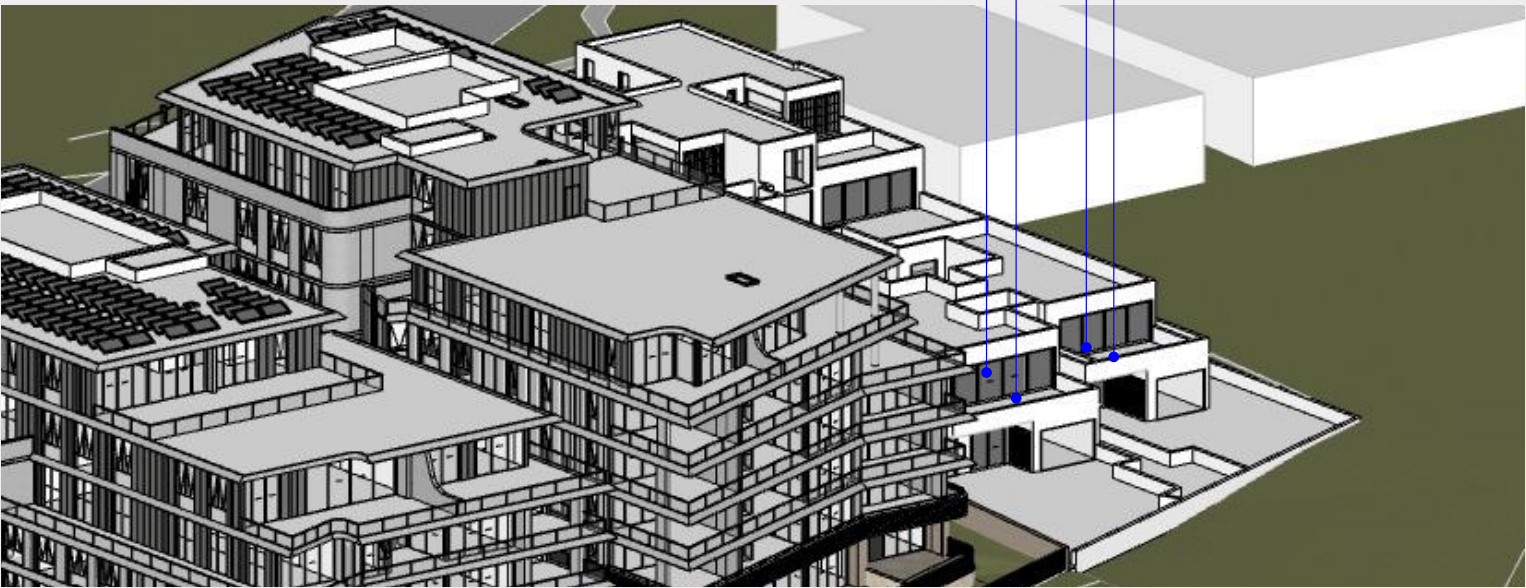
analysis



01 JUNE 21 - 1PM
SCALE: N.T.S.



02 JUNE 21 - 2PM
SCALE: N.T.S.



03 JUNE 21 - 3PM
SCALE: N.T.S.

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

	SOLAR ACCESS TO LIVING	SOLAR ACCESS TO BALC / TERRACE
UNIT 01	1H ACHIEVED	2H ACHIEVED
UNIT 02	2H ACHIEVED	2H ACHIEVED
UNIT 03	2H ACHIEVED	1H ACHIEVED
UNIT 04	2H ACHIEVED	2H ACHIEVED
UNIT 05	0H ACHIEVED	0H ACHIEVED
UNIT 06	2H ACHIEVED	2H ACHIEVED
UNIT 07	3H ACHIEVED	3H ACHIEVED

5/7 UNITS (71%) UNITS
ACHIEVE 2H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE

5/7 UNITS (71%)
ACHIEVE 2H SOLAR
ACCESS TO
OUTDOOR SPACES
DURING WINTER
SOLSTICE

SOLAR ACCESS TO NEIGHBOURING SITE
analysis



UNIT 06 LIVING:
SOLAR ACCESS
ACHIEVED FROM 1-3PM

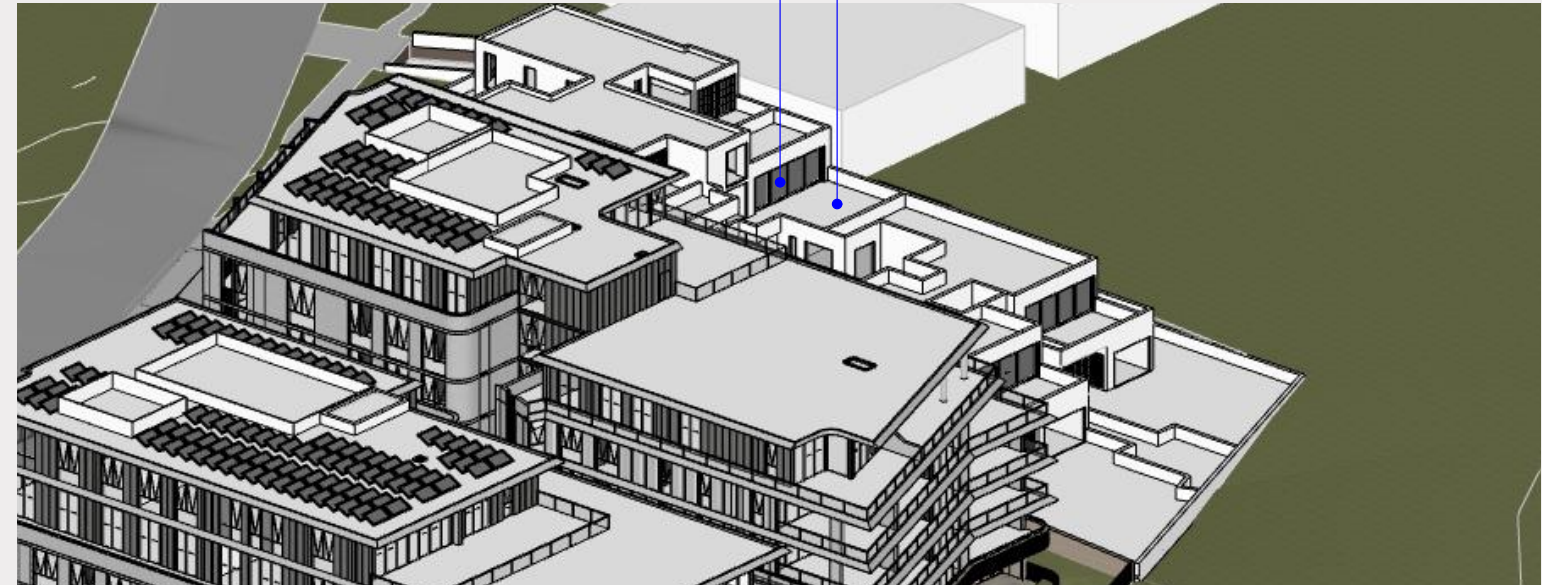
UNIT 06 BALC:
SOLAR ACCESS
ACHIEVED FROM 1-3PM



01 JUNE 21 - 1PM
SCALE: N.T.S.

UNIT 06 LIVING:
SOLAR ACCESS
ACHIEVED FROM 1-3PM

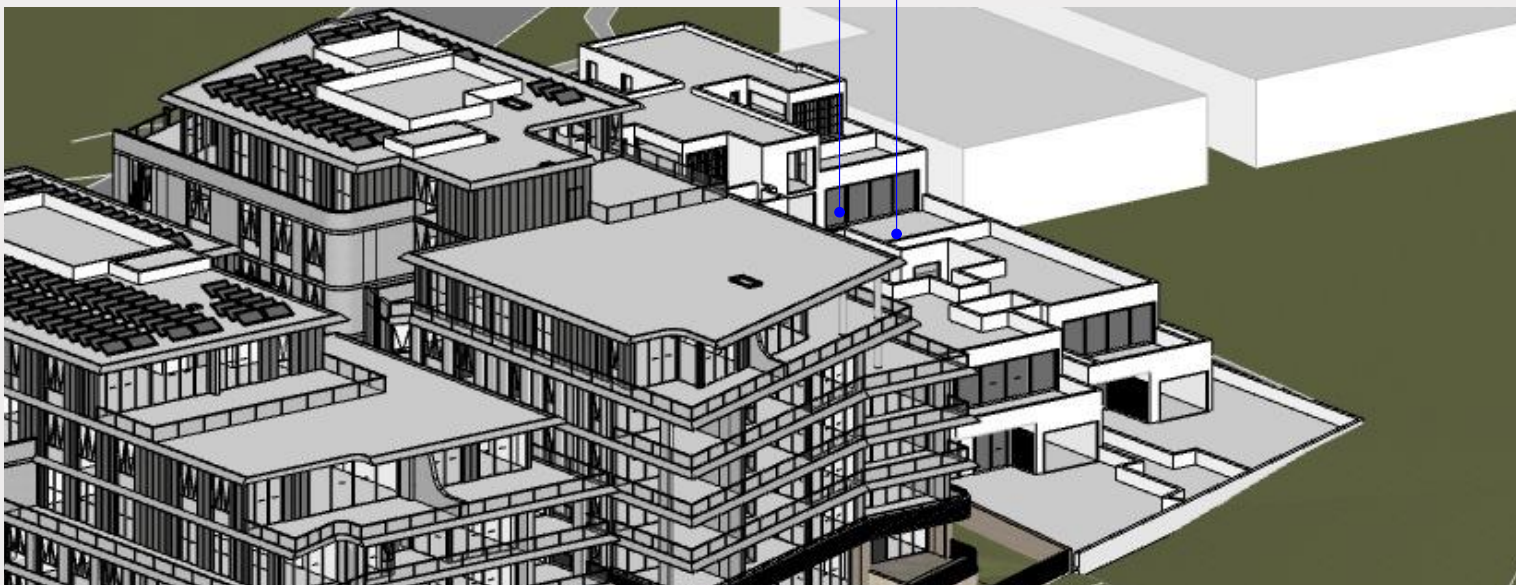
UNIT 06 BALC:
SOLAR ACCESS
ACHIEVED FROM 1-3PM



02 JUNE 21 - 2PM
SCALE: N.T.S.

UNIT 06 LIVING:
SOLAR ACCESS
ACHIEVED FROM 1-3PM

UNIT 06 BALC:
SOLAR ACCESS
ACHIEVED FROM 1-3PM



03 JUNE 21 - 3PM
SCALE: N.T.S.

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

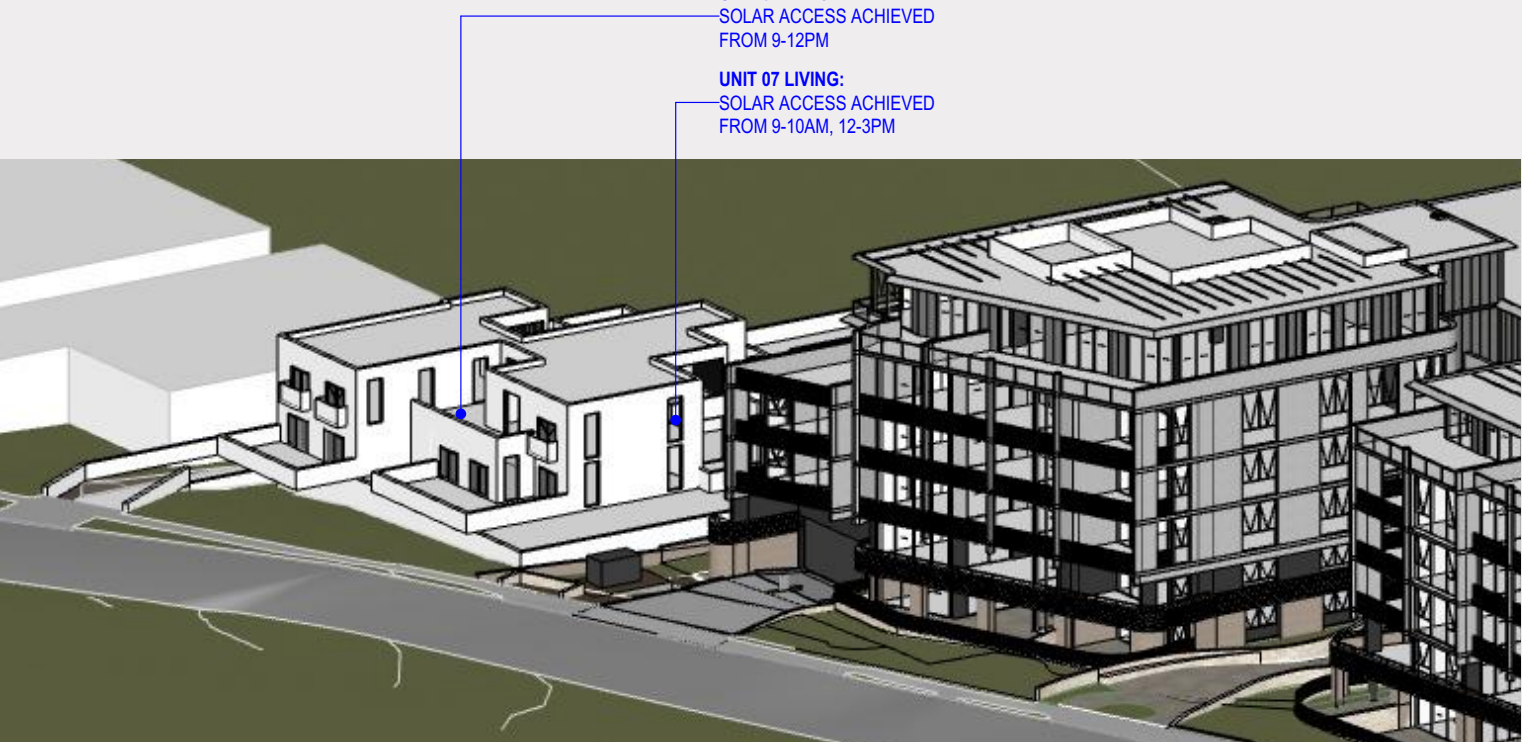
	SOLAR ACCESS TO LIVING	SOLAR ACCESS TO BALC / TERRACE
UNIT 01	1H ACHIEVED	2H ACHIEVED
UNIT 02	2H ACHIEVED	2H ACHIEVED
UNIT 03	2H ACHIEVED	1H ACHIEVED
UNIT 04	2H ACHIEVED	2H ACHIEVED
UNIT 05	0H ACHIEVED	0H ACHIEVED
UNIT 06	2H ACHIEVED	2H ACHIEVED
UNIT 07	3H ACHIEVED	3H ACHIEVED

5/7 UNITS (71%) UNITS
ACHIEVE 2H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE

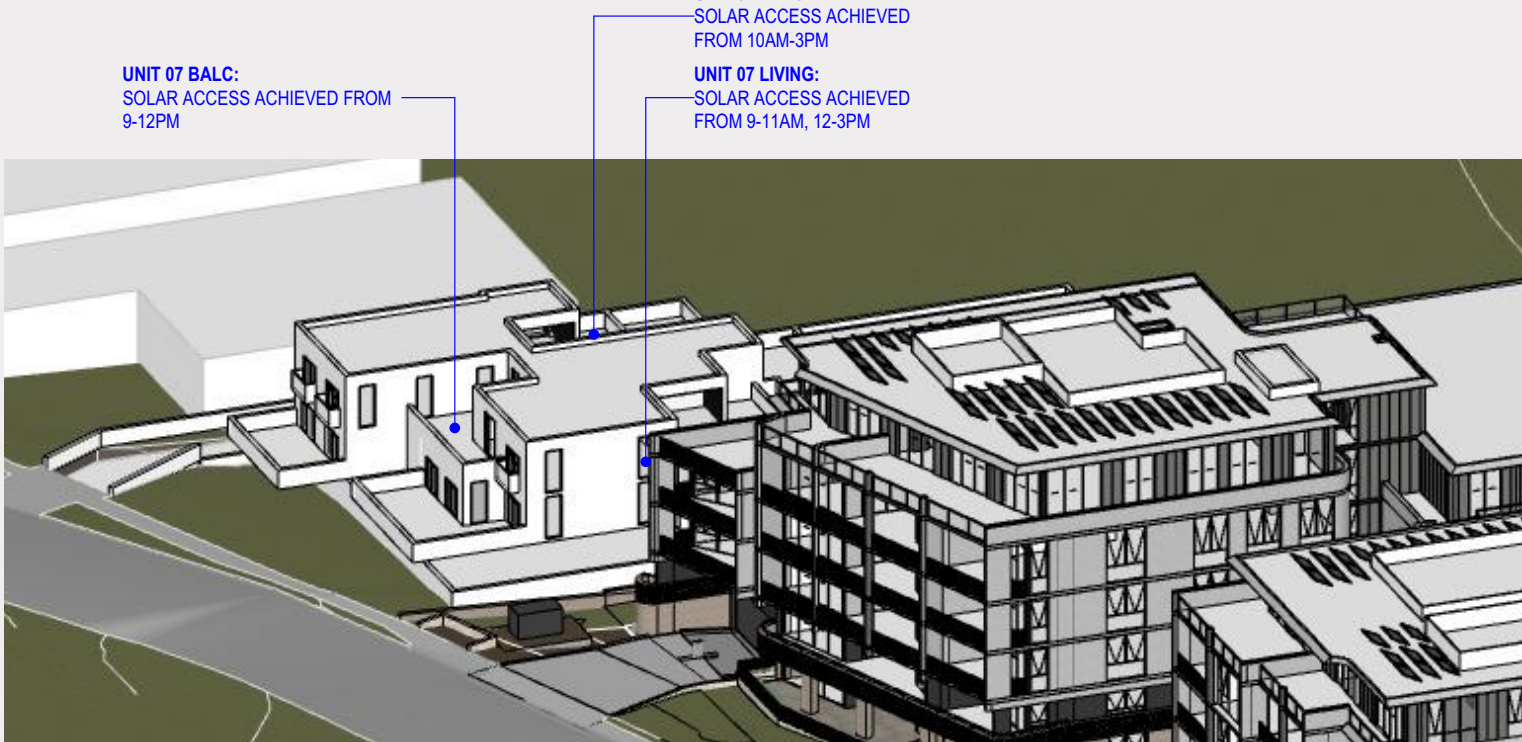
5/7 UNITS (71%)
ACHIEVE 2H SOLAR
ACCESS TO
OUTDOOR SPACES
DURING WINTER
SOLSTICE

SOLAR ACCESS TO NEIGHBOURING SITE

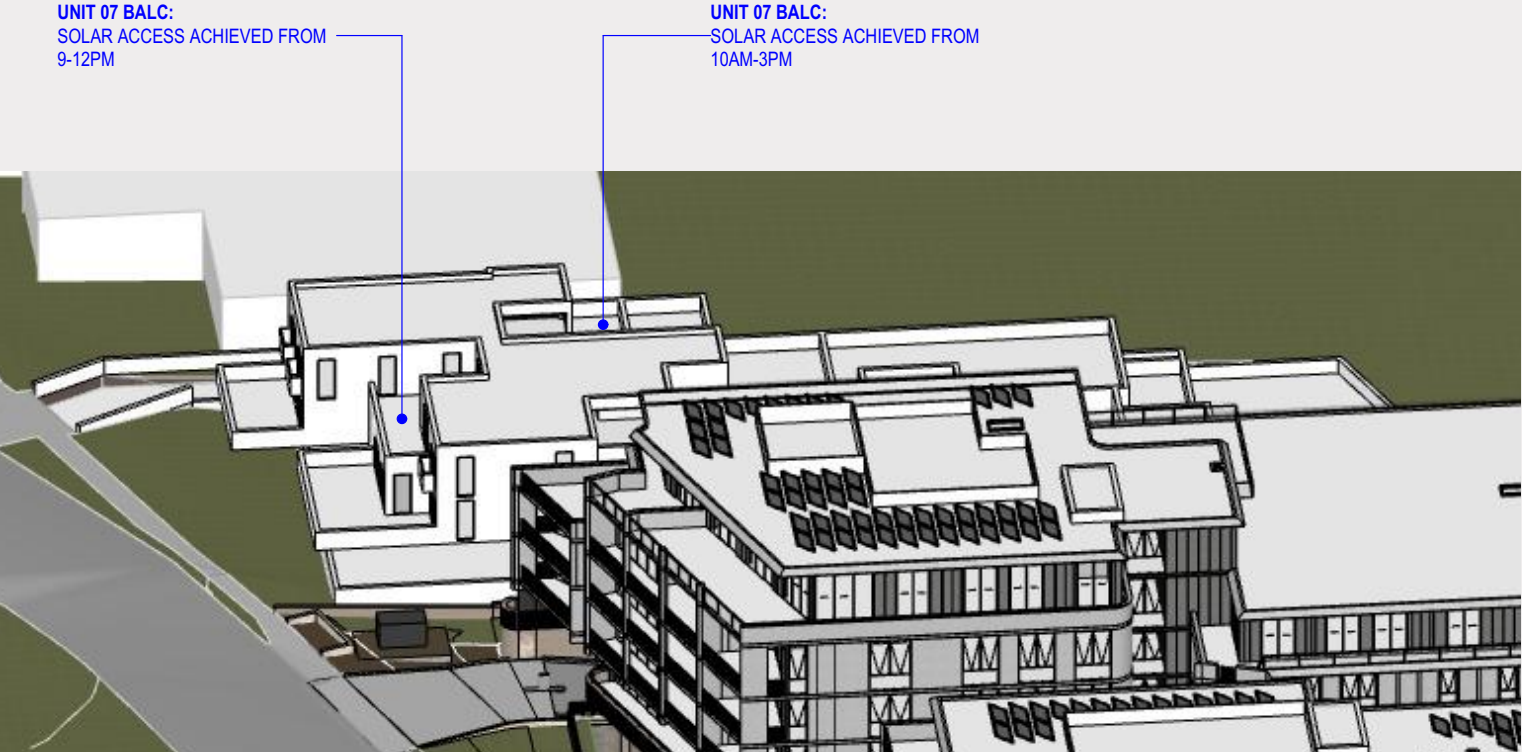
analysis



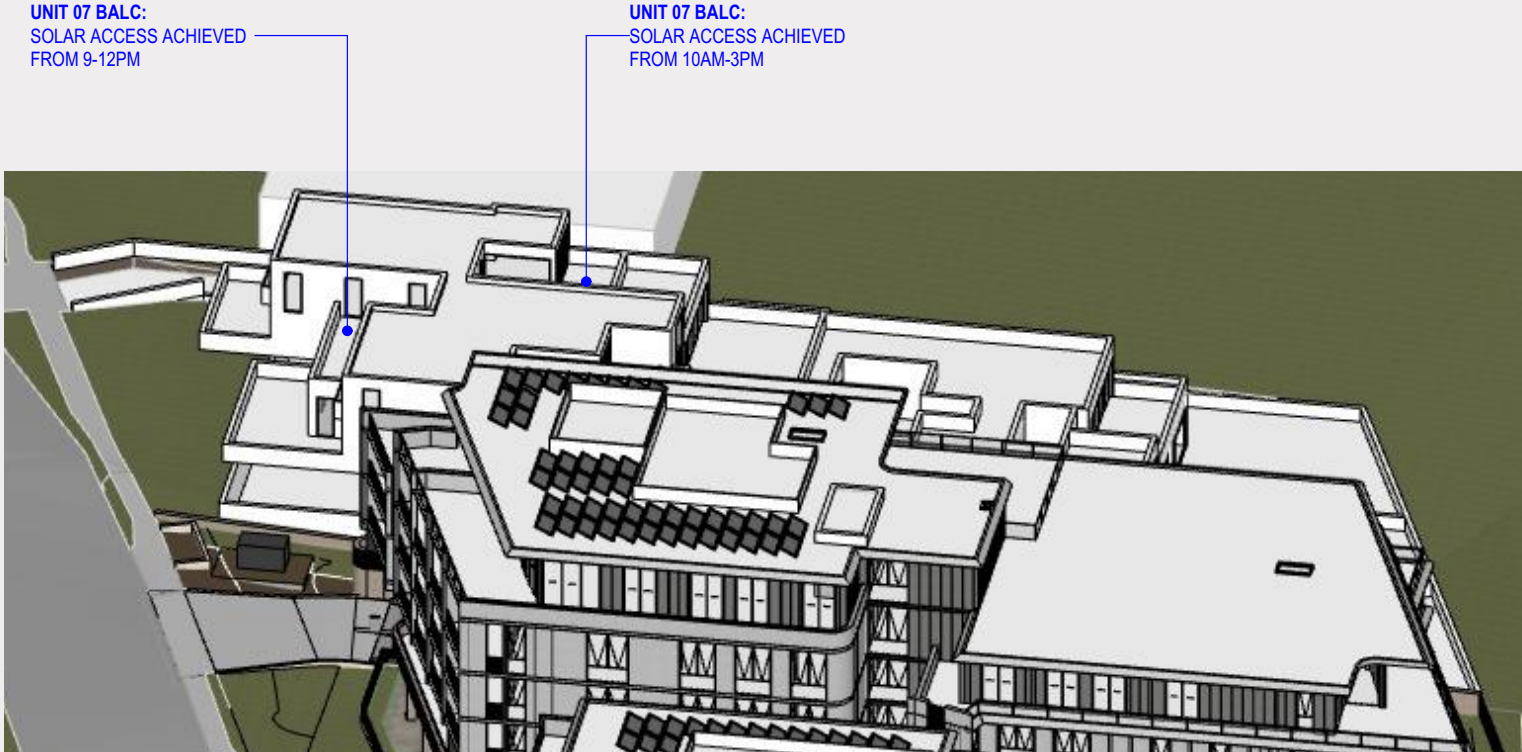
01 JUNE 21 - 9AM
SCALE: N.T.S.



02 JUNE 21 - 10AM
SCALE: N.T.S.

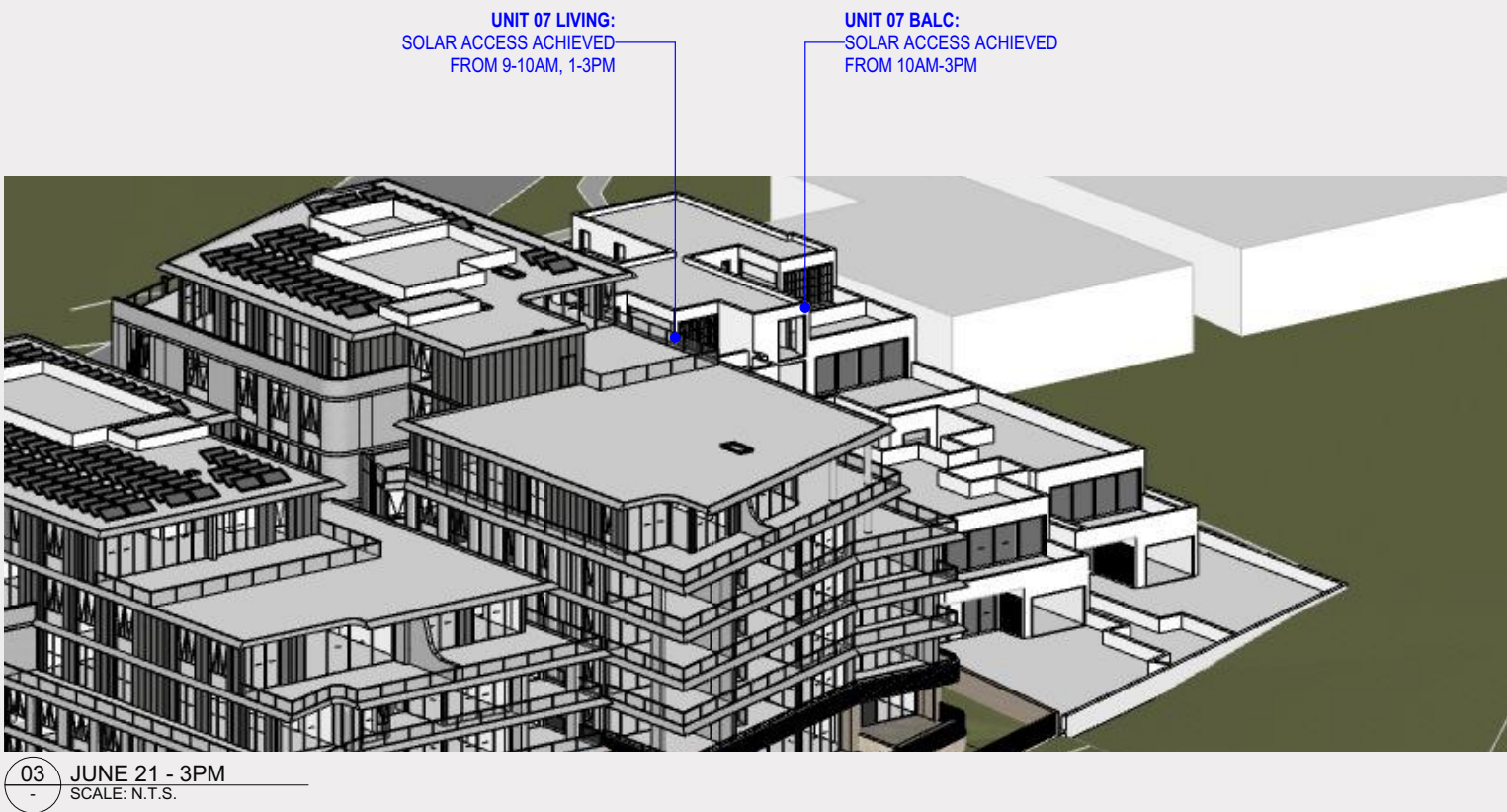
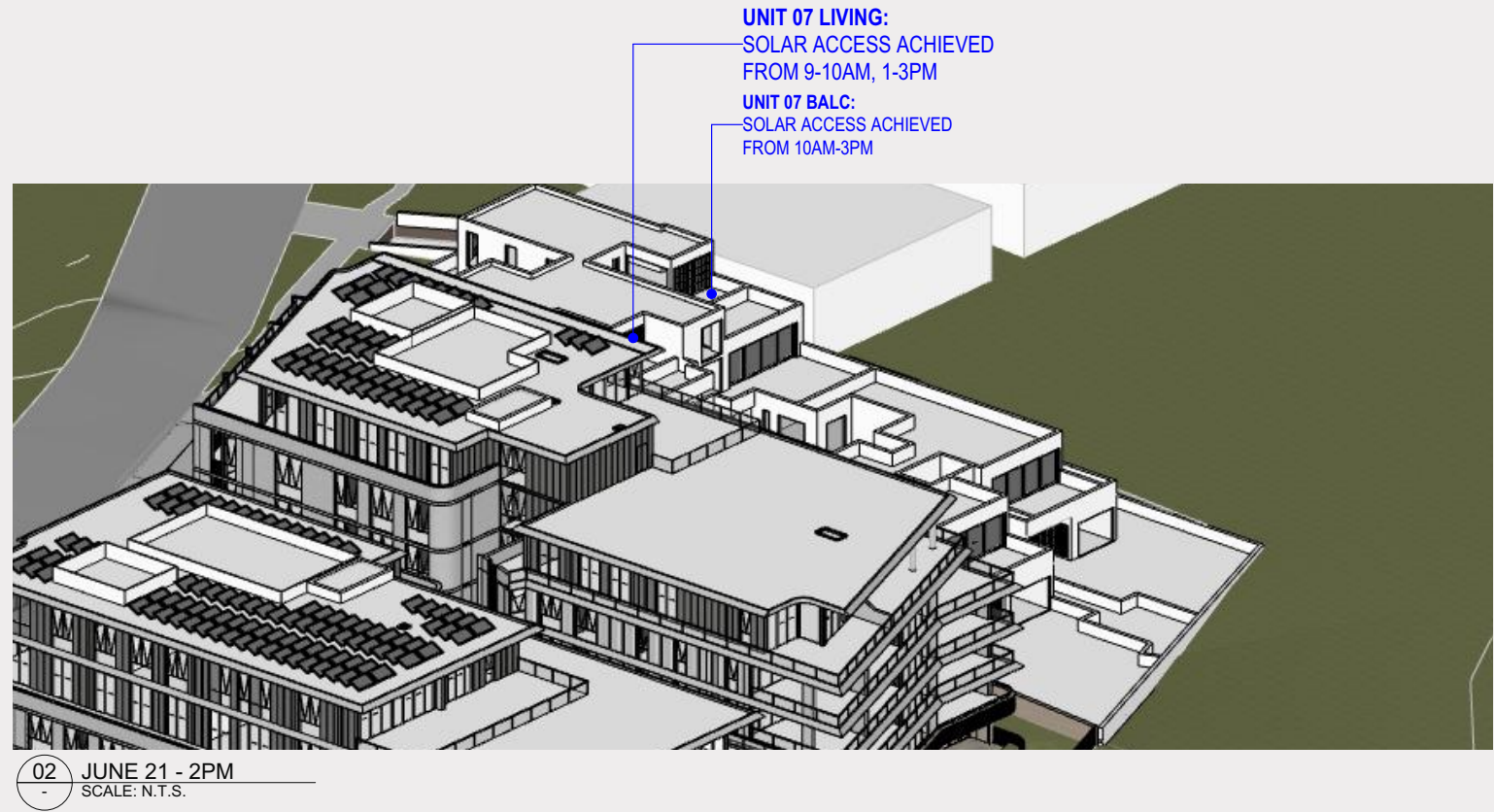
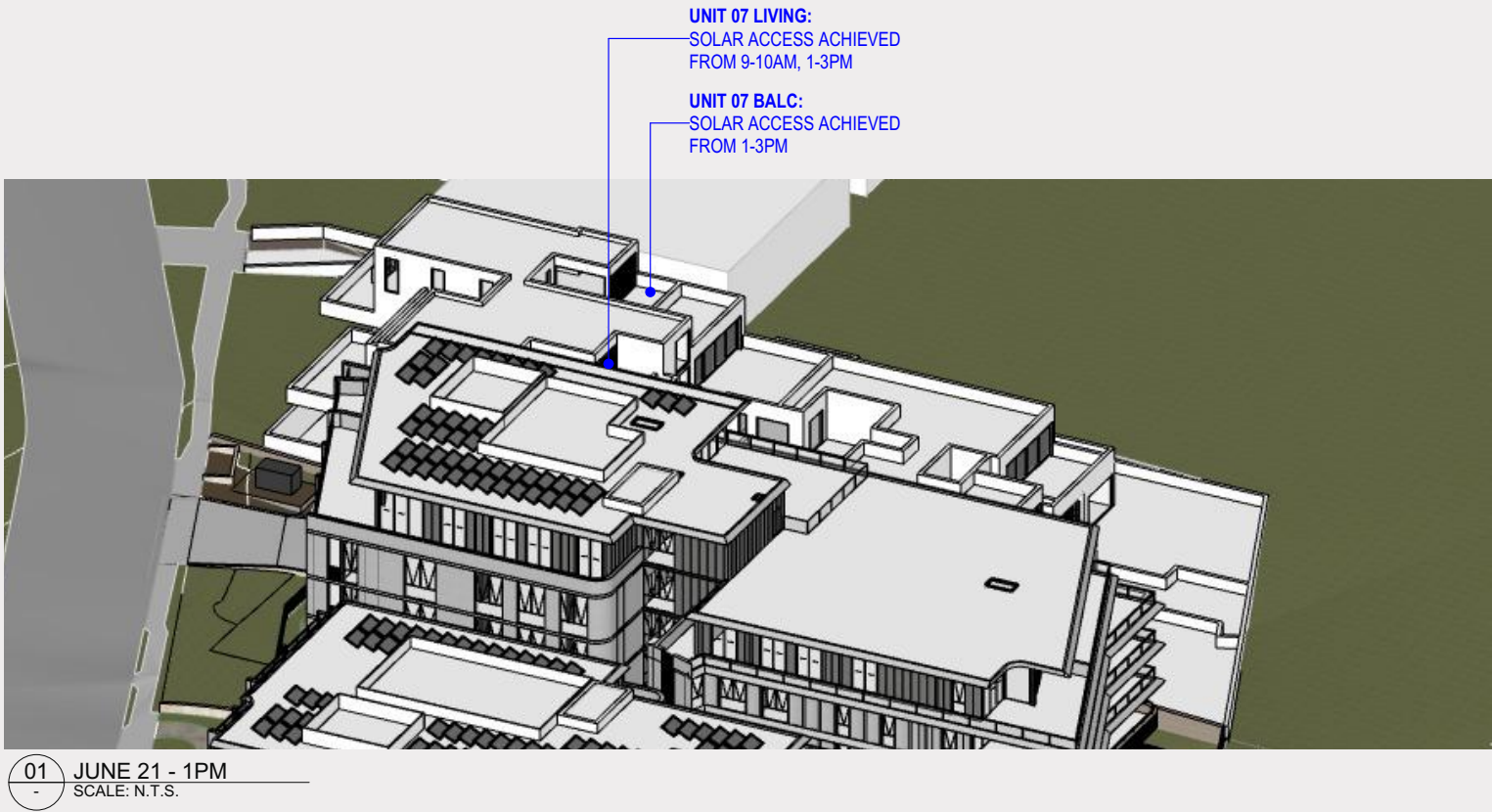


03 JUNE 21 - 11AM
SCALE: N.T.S.



04 JUNE 21 - 12PM
SCALE: N.T.S.

SOLAR ACCESS TO NEIGHBOURING SITE
analysis



SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

	SOLAR ACCESS TO LIVING	SOLAR ACCESS TO BALC / TERRACE
UNIT 01	1H ACHIEVED	2H ACHIEVED
UNIT 02	2H ACHIEVED	2H ACHIEVED
UNIT 03	2H ACHIEVED	1H ACHIEVED
UNIT 04	2H ACHIEVED	2H ACHIEVED
UNIT 05	0H ACHIEVED	0H ACHIEVED
UNIT 06	2H ACHIEVED	2H ACHIEVED
UNIT 07	3H ACHIEVED	3H ACHIEVED

5/7 UNITS (71%) UNITS
ACHIEVE 2H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE

5/7 UNITS (71%)
ACHIEVE 2H SOLAR
ACCESS TO
OUTDOOR SPACES
DURING WINTER
SOLSTICE

SOLAR ACCESS TO NEIGHBOURING SITE

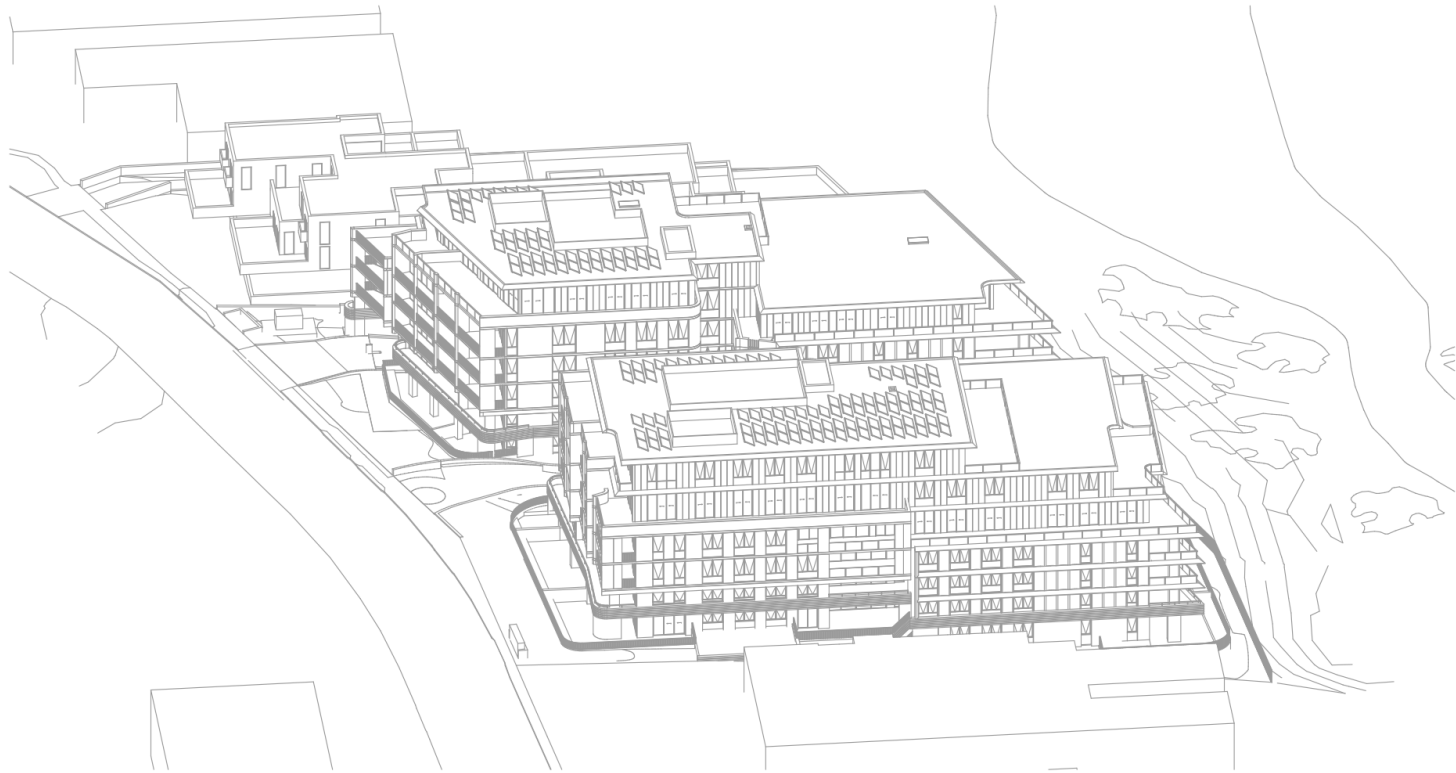
analysis



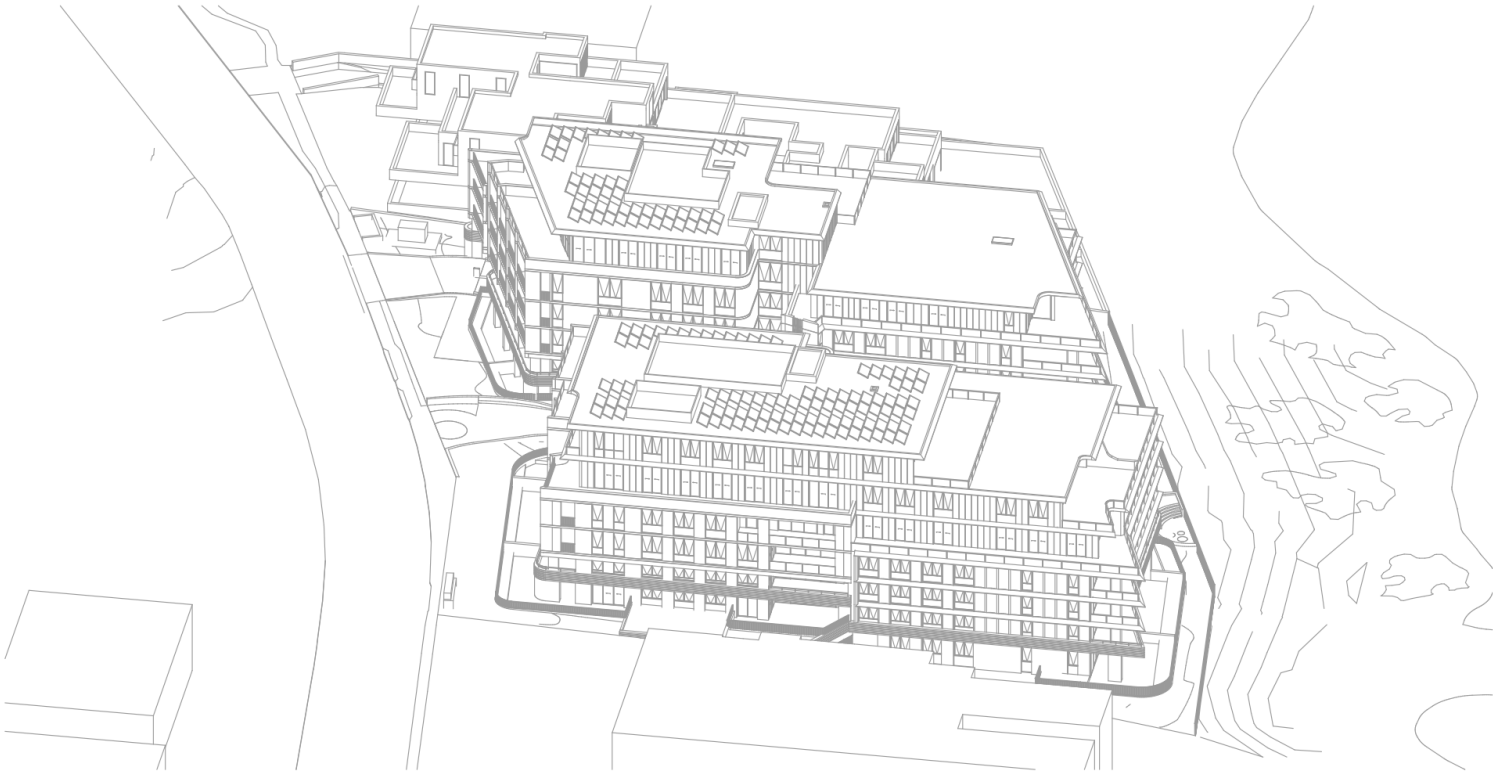
9am



10am

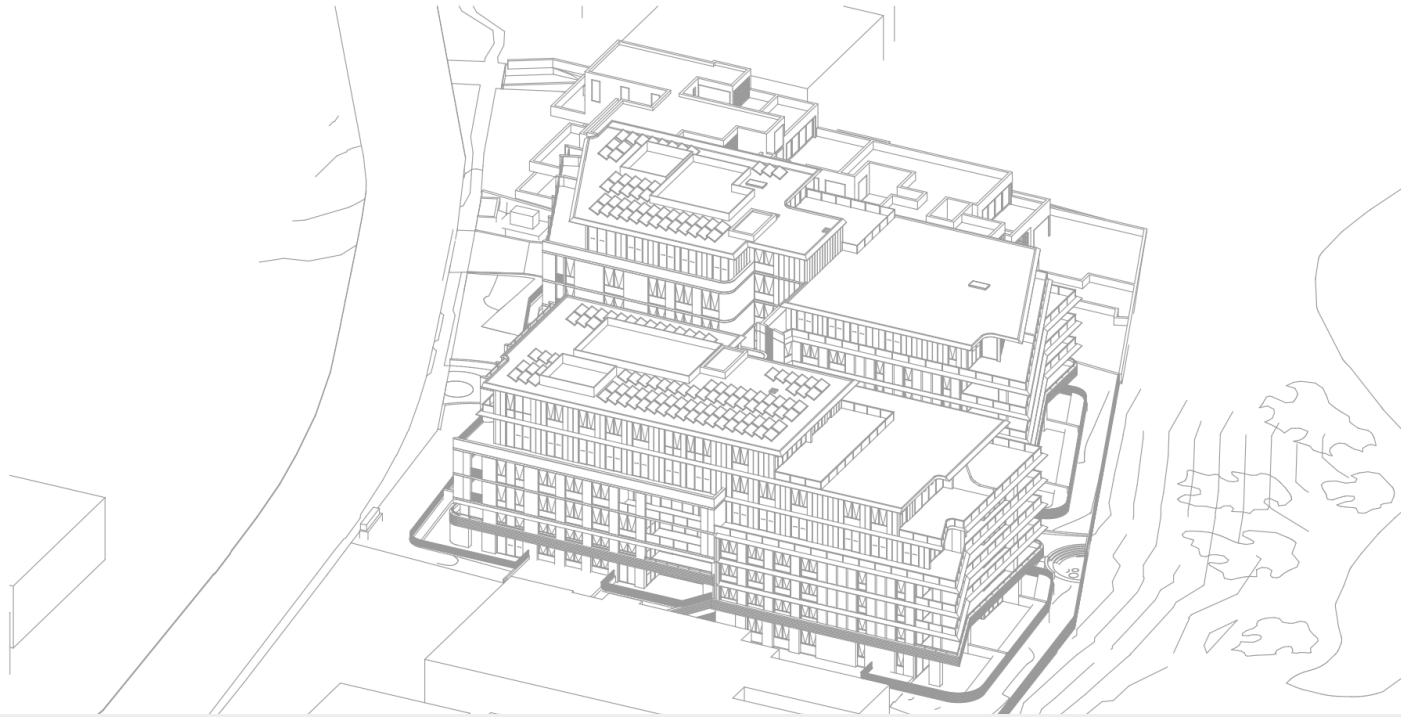


11am

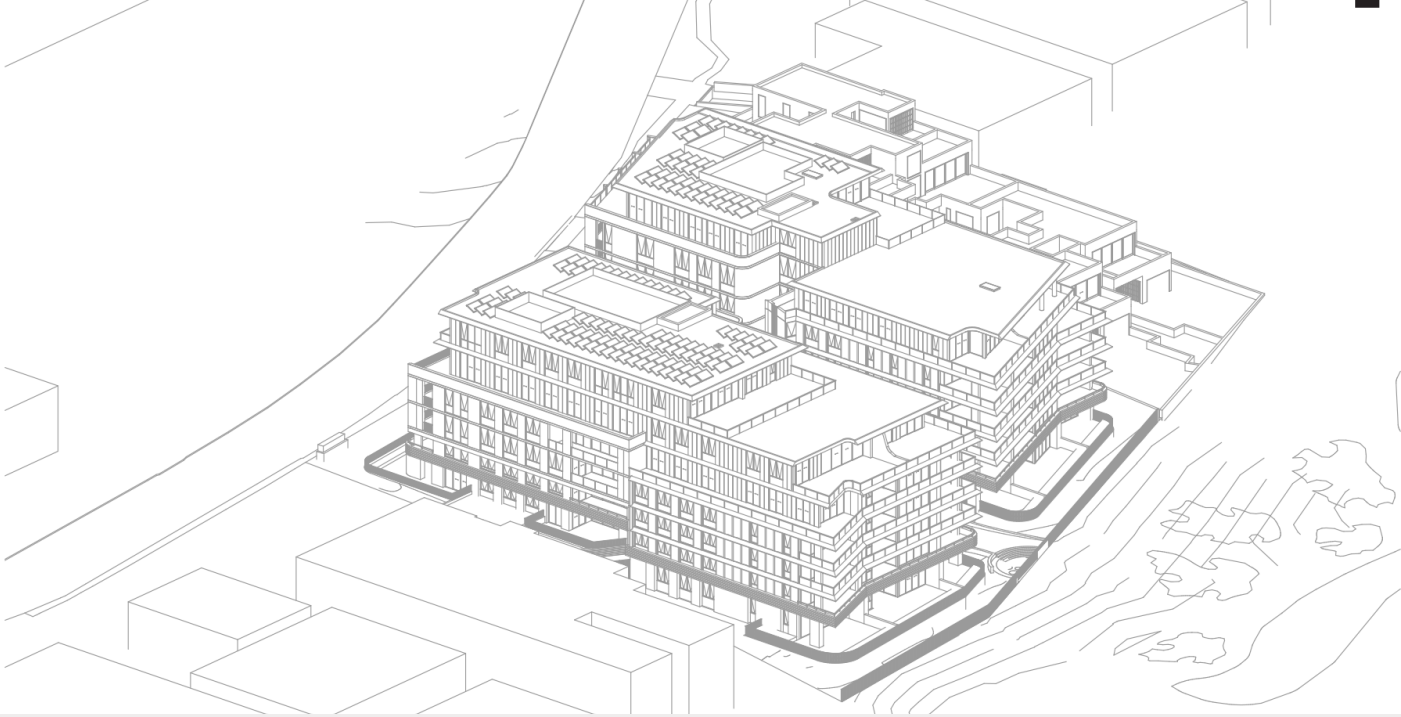


12pm

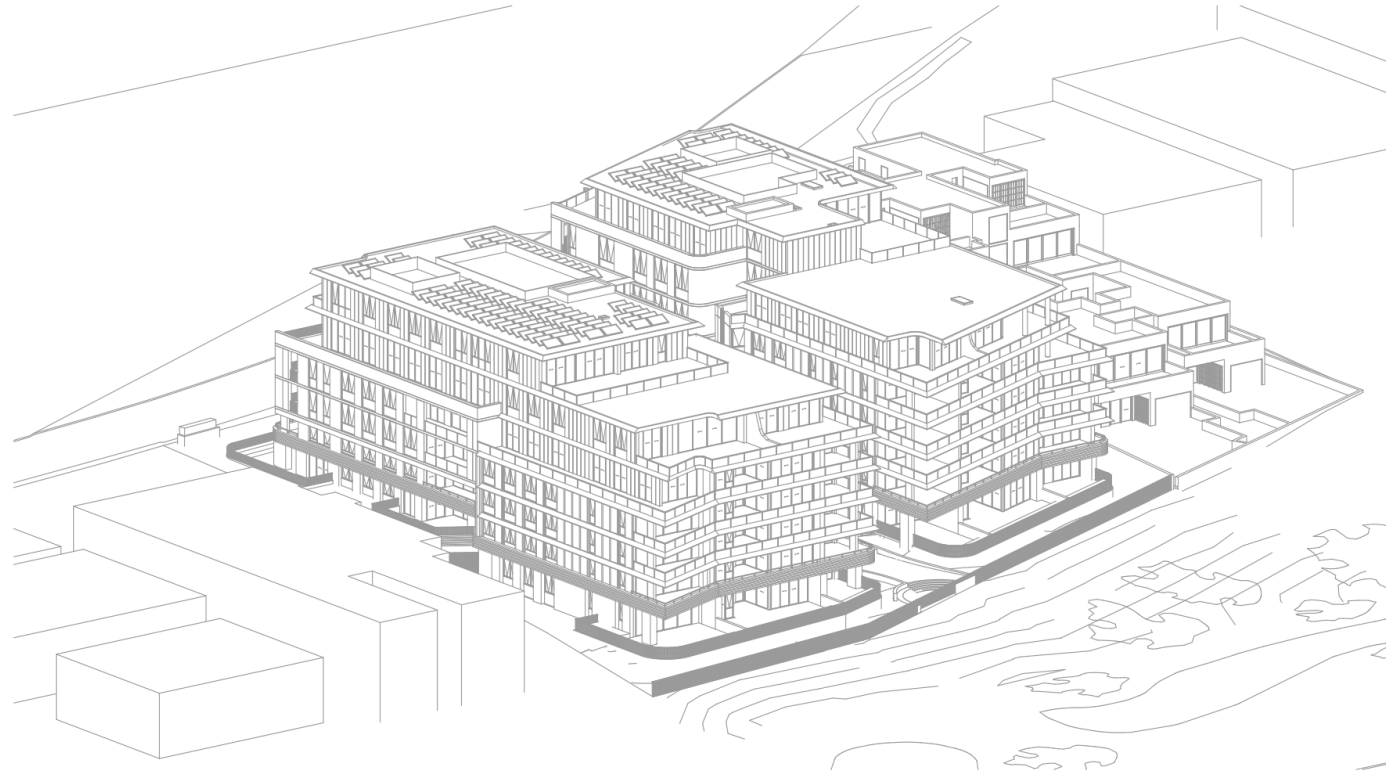
SUN EYE VIEWS
analysis



1 p m

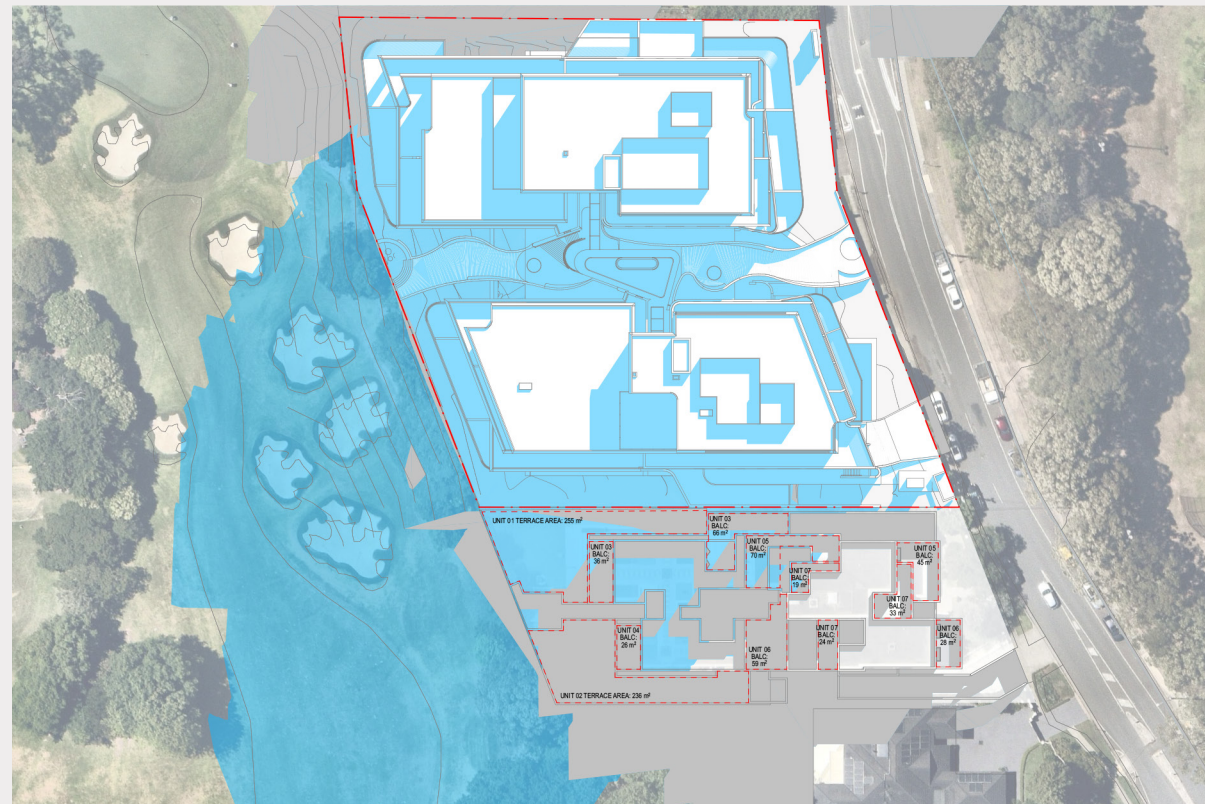


2 p m

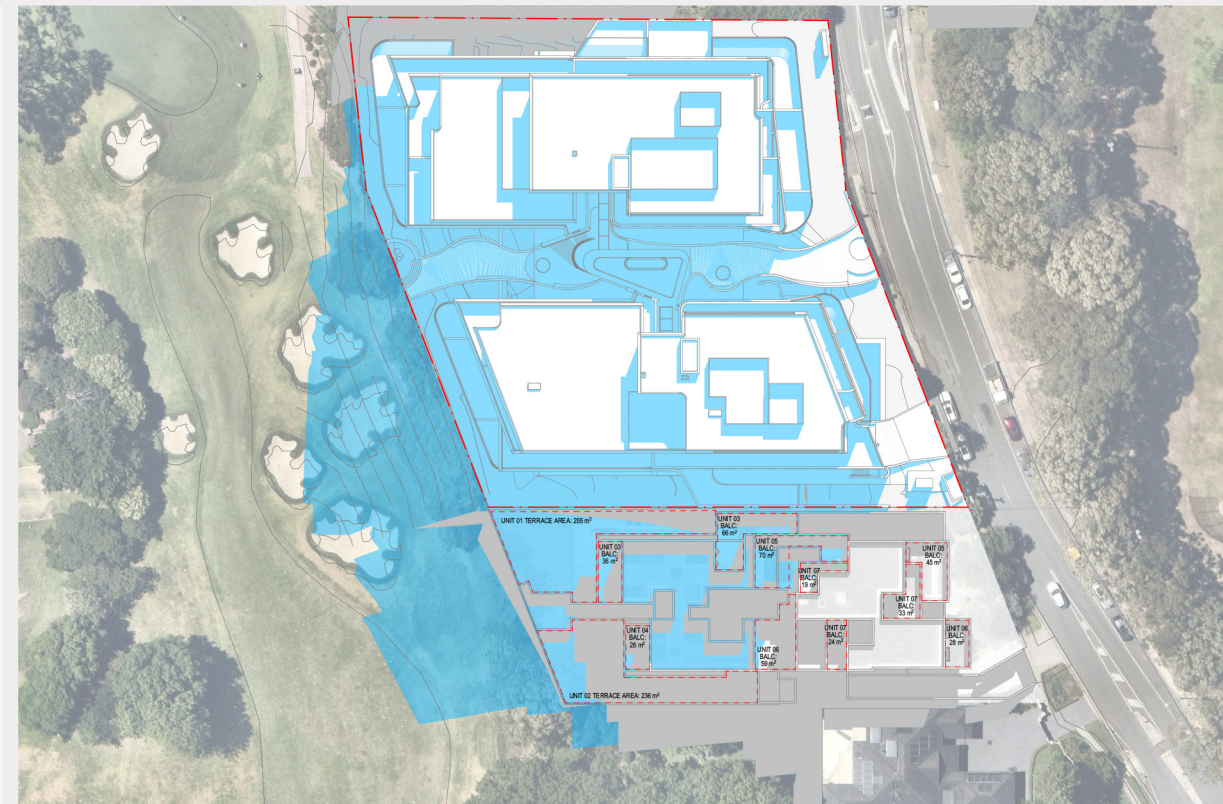


3 p m

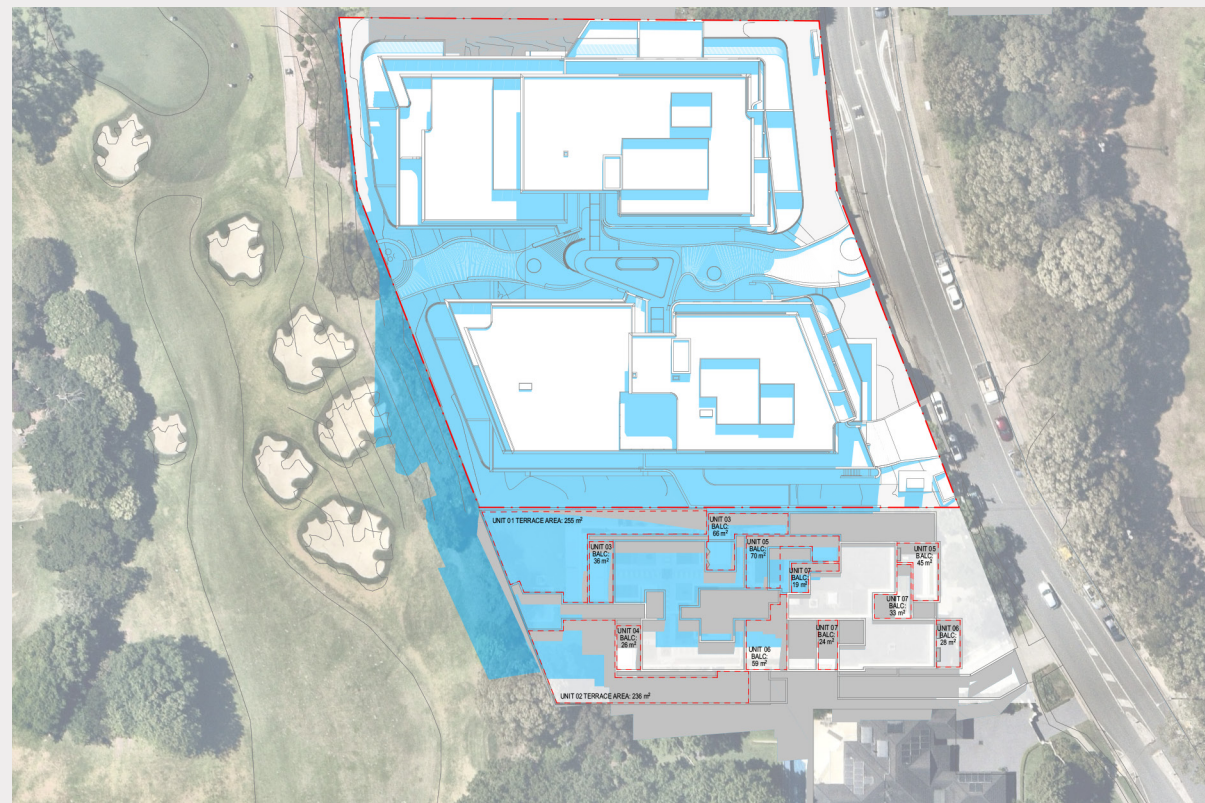
SUN EYE VIEWS
analysis



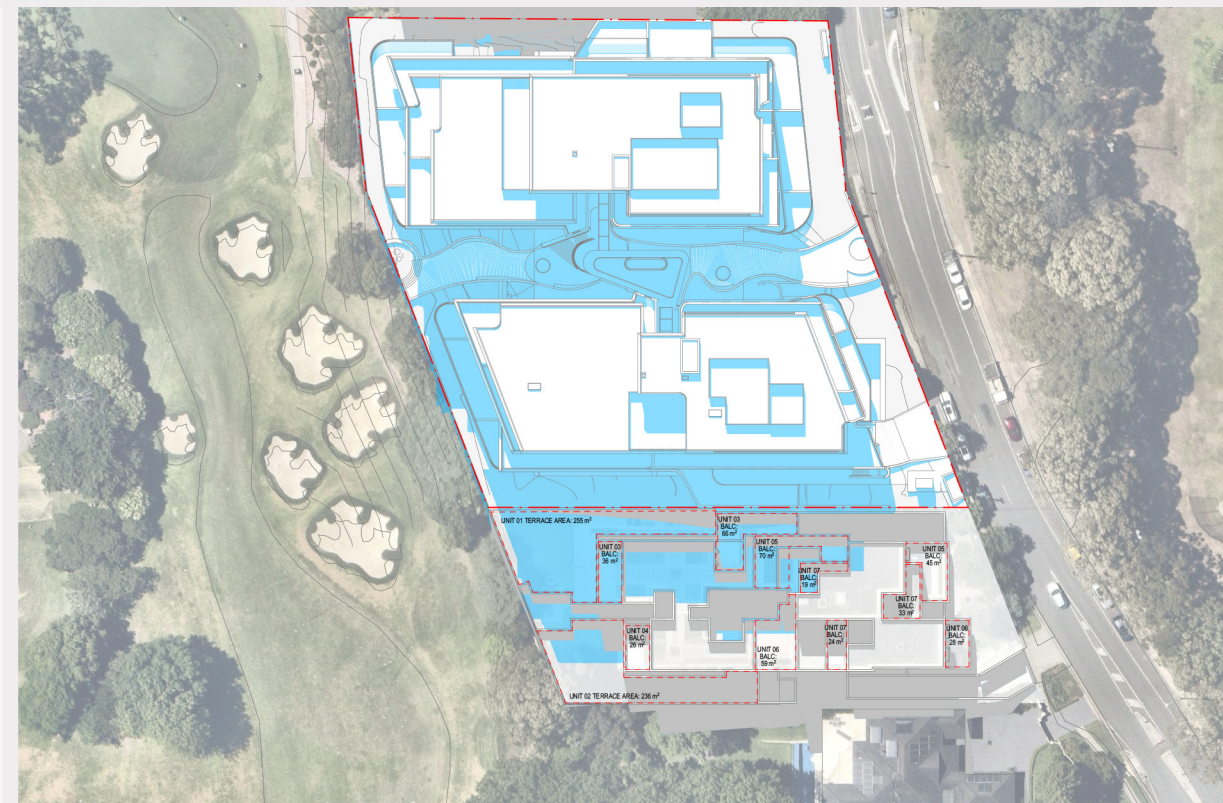
9 am



10 am



11 am



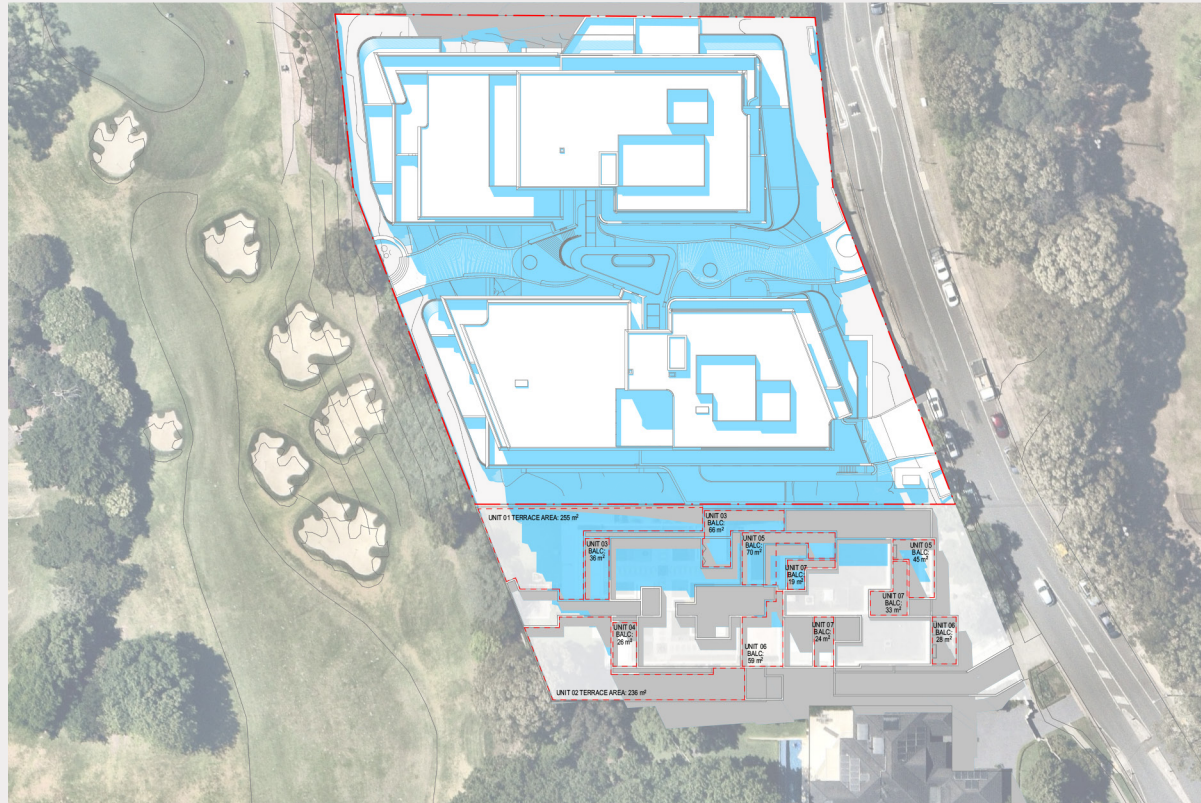
12 pm

SHADOW DIAGRAMS (WINTER SOLSTICE)

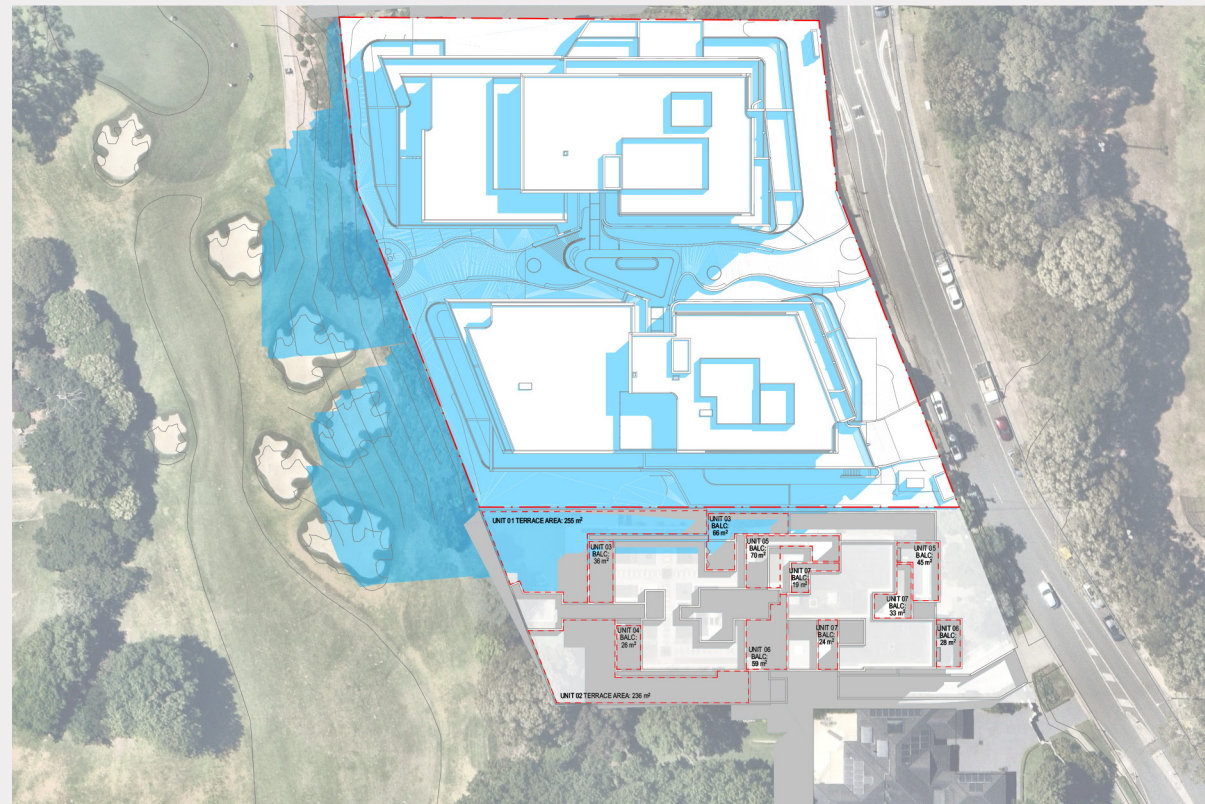
june 21st

LEGEND

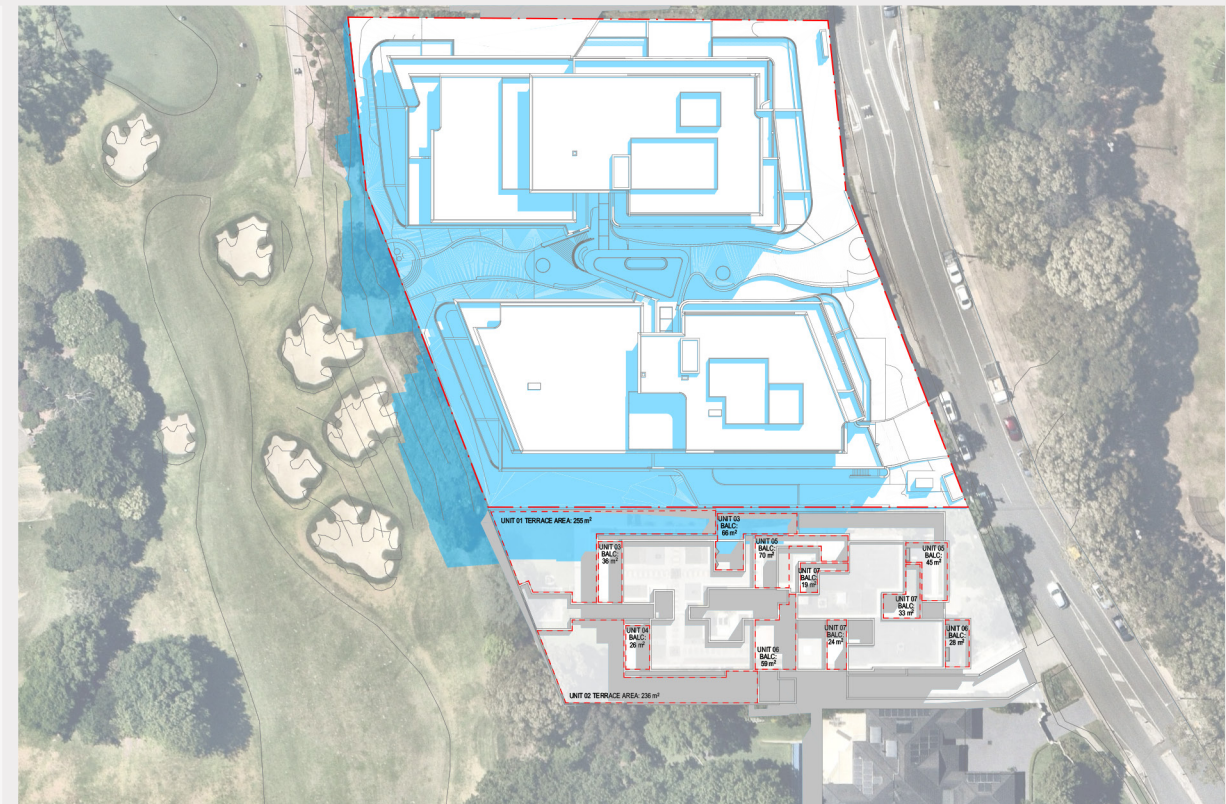
- EXISTING SHADOWS
- PROPOSED SHADOWS



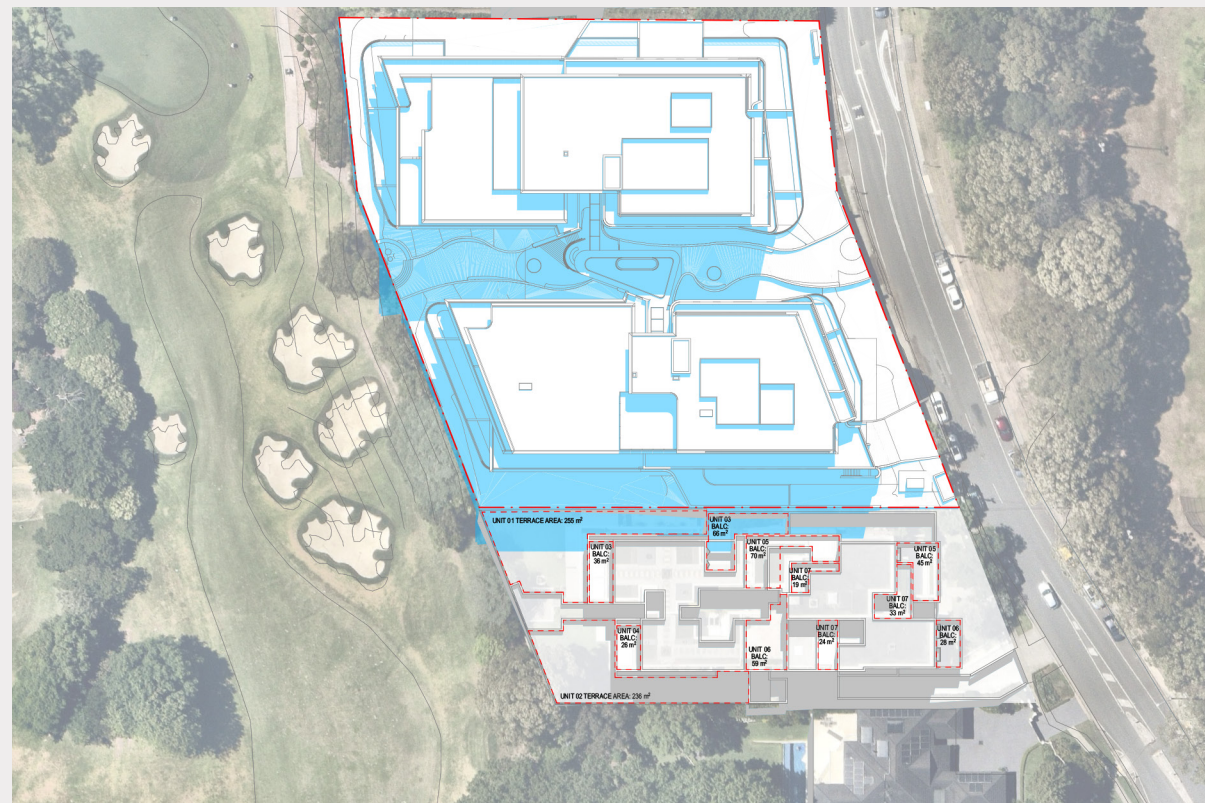
Plus Architecture Sydney



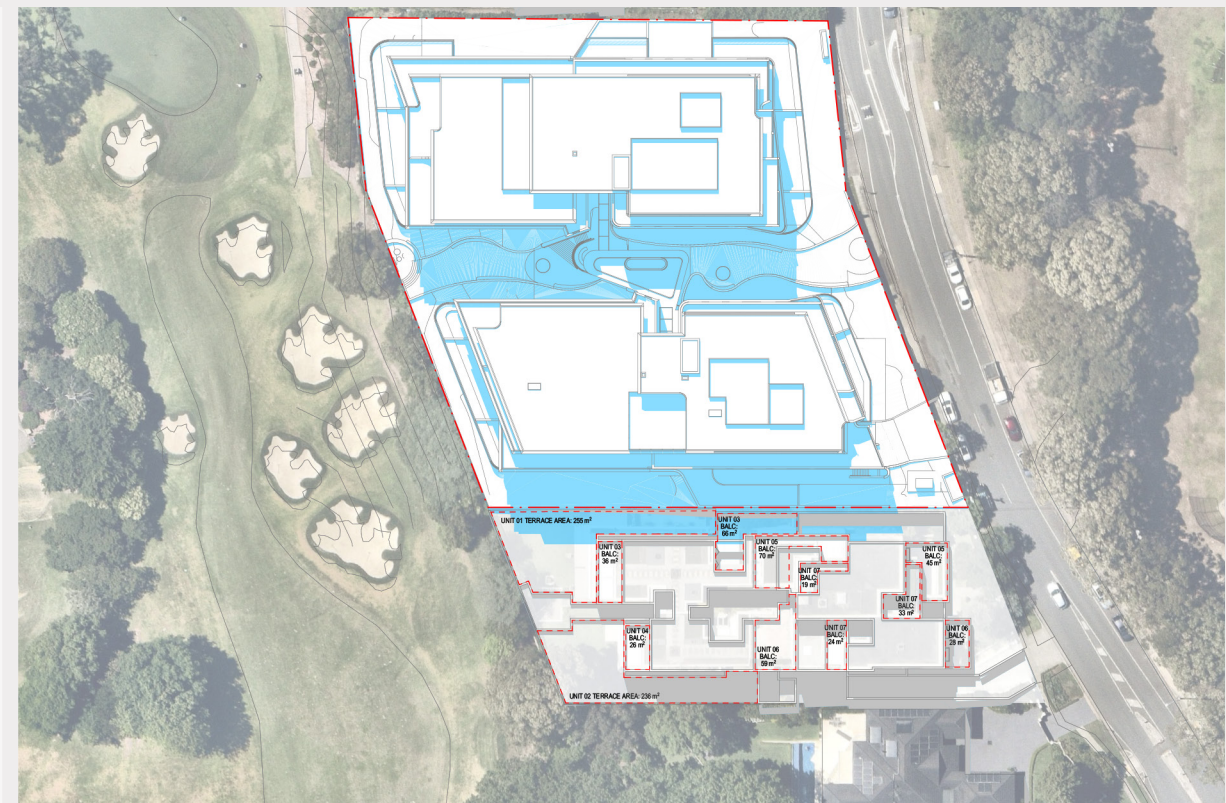
9 a m



10 a m



11 a m



12 p m

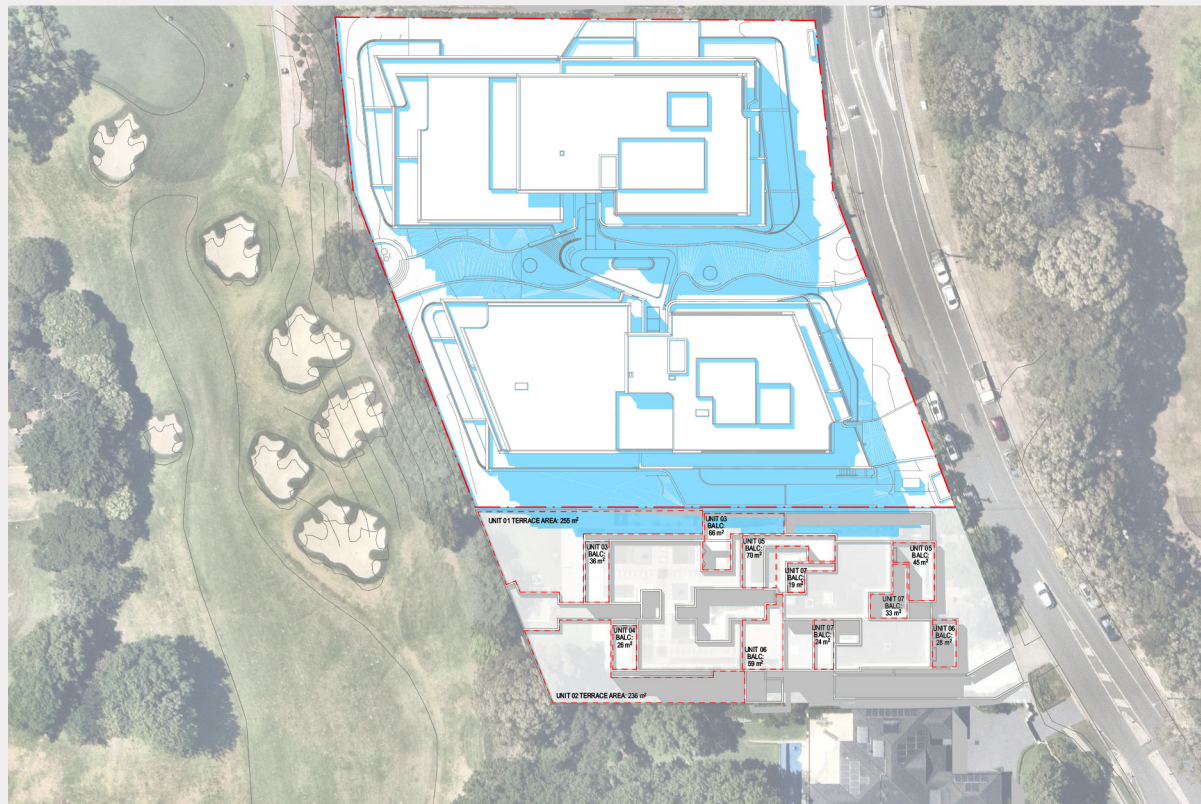
SHADOW DIAGRAMS (EQUINOX)

march/september 21st

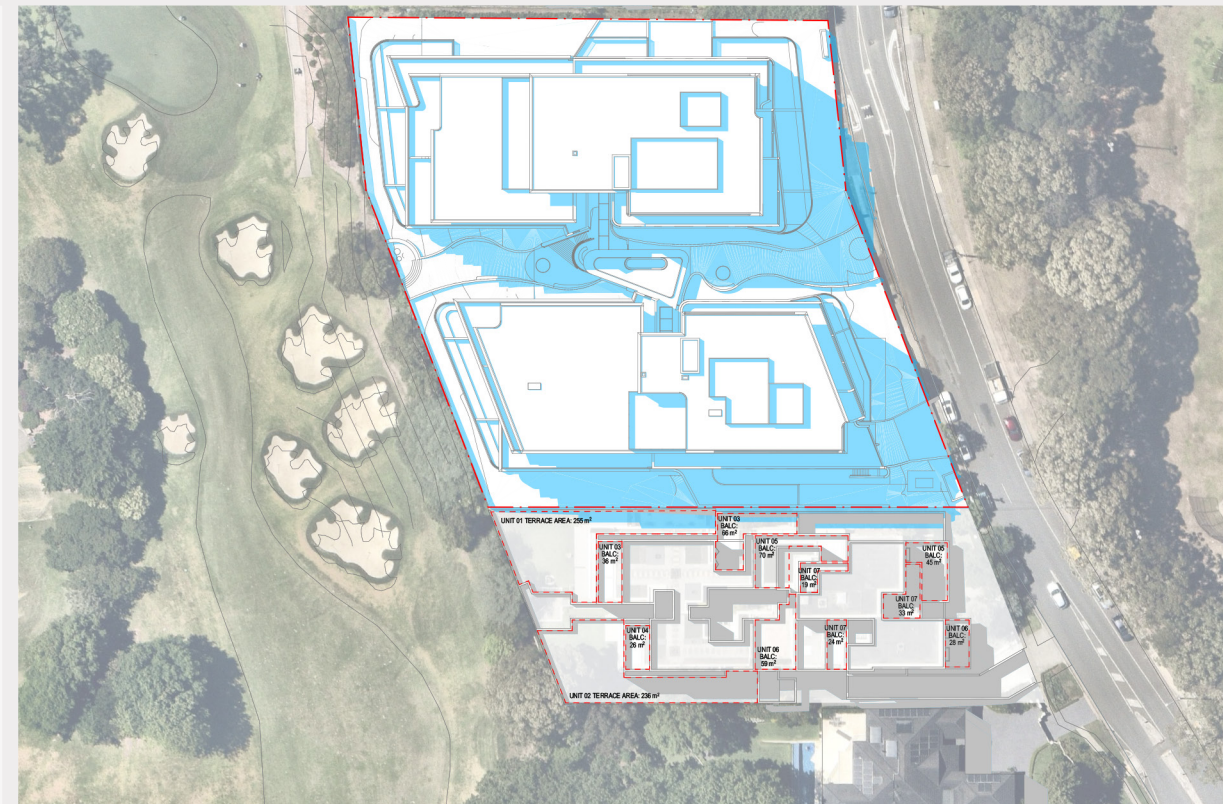
LEGEND

EXISTING SHADOWS

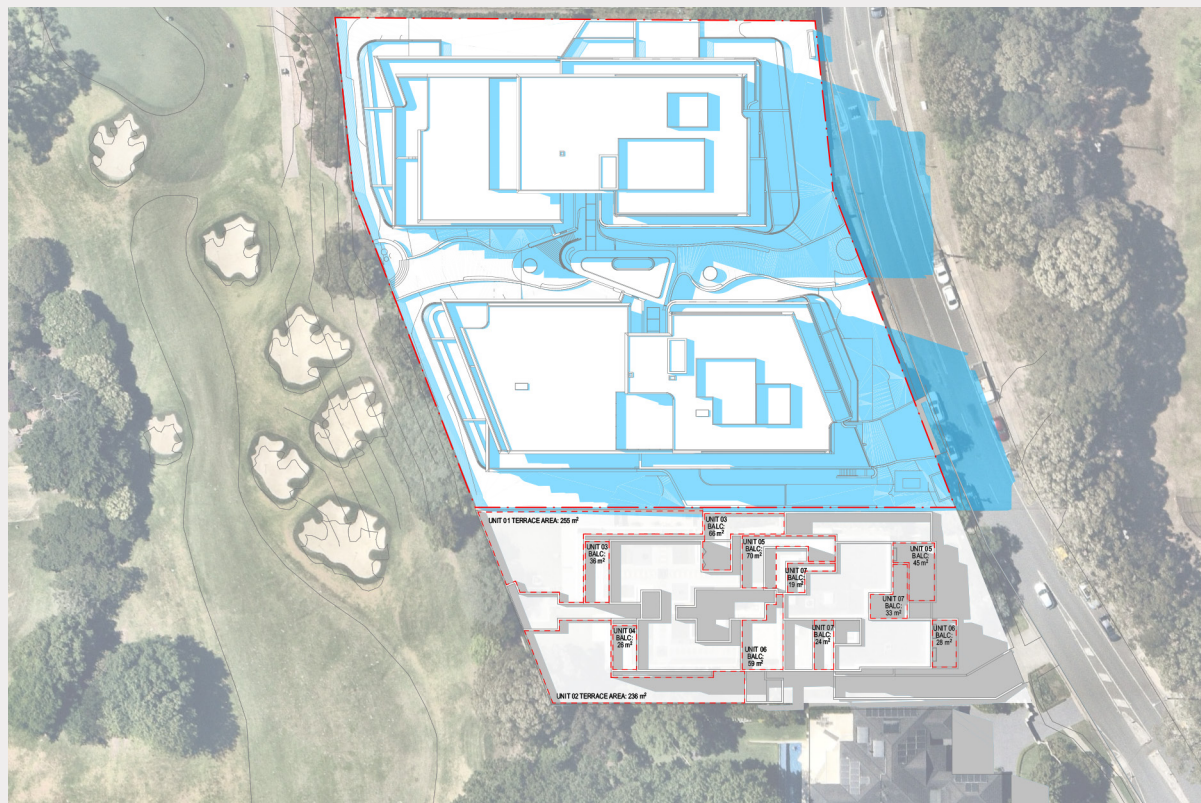
PROPOSED SHADOWS



1 p m



2 p m



3 p m

SHADOW DIAGRAMS (EQUINOX)

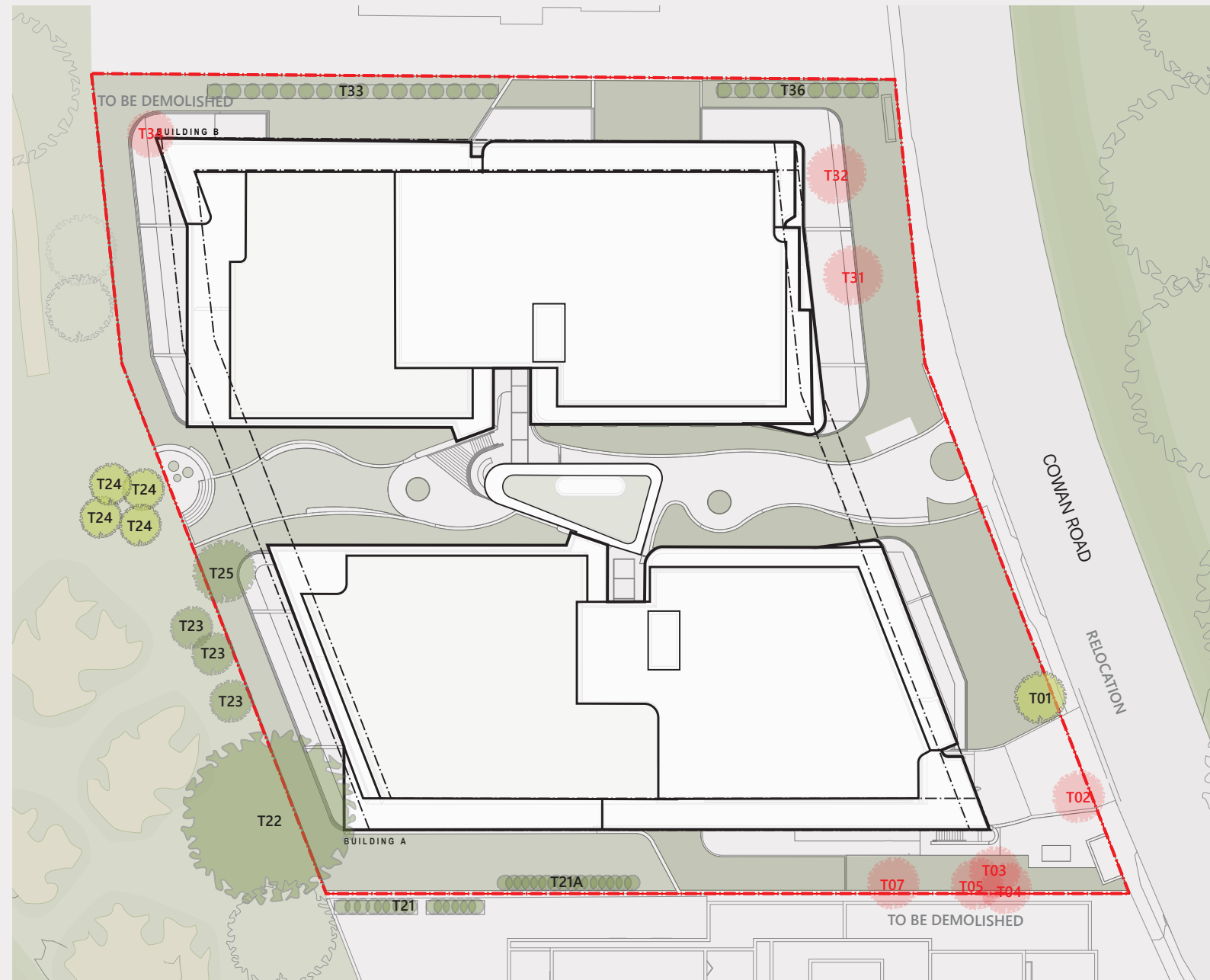
march/september 21st

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS



15 trees retained
approved DA



9 trees retained
proposed development:
-removal of tree 2,3,4,5,7,31,32,34

TREE MANAGEMENT PLAN

indicative only



1:400@a3



PAVILION CONCEPT



outdoor seating



north
building
entry
lobby

GLASS AWNING

CANOPY ABOVE

OUTDOOR
SEATING

MAIL BOXES

ENTRANCE

RECEPTION

MAIL STG
4 m²

FCC

INTERCOM

WNING

south
building
entry
lobby

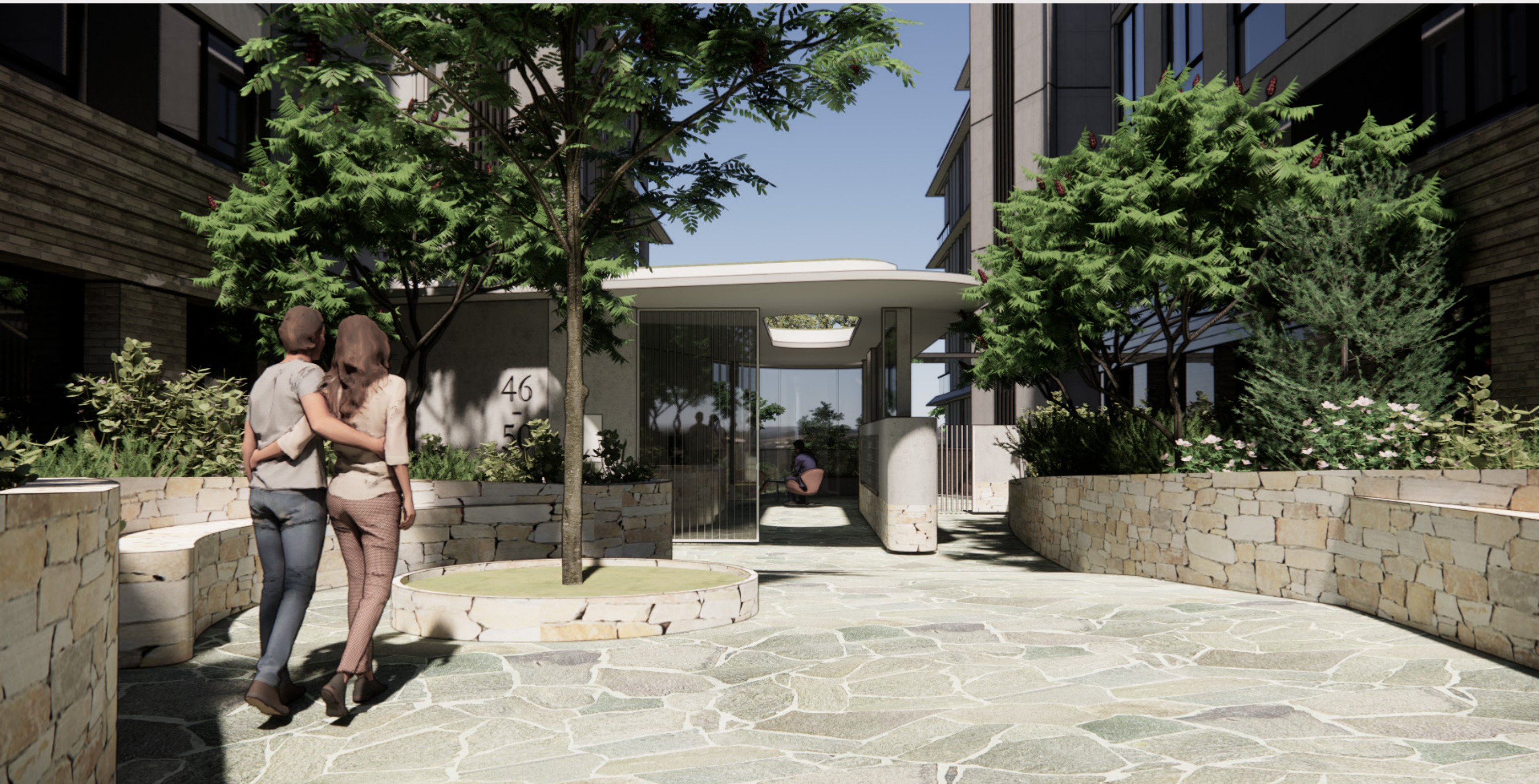
Cowan Rd

PLAN

indicative layout



green roof w/
skylight for
natural light



VIEW 01



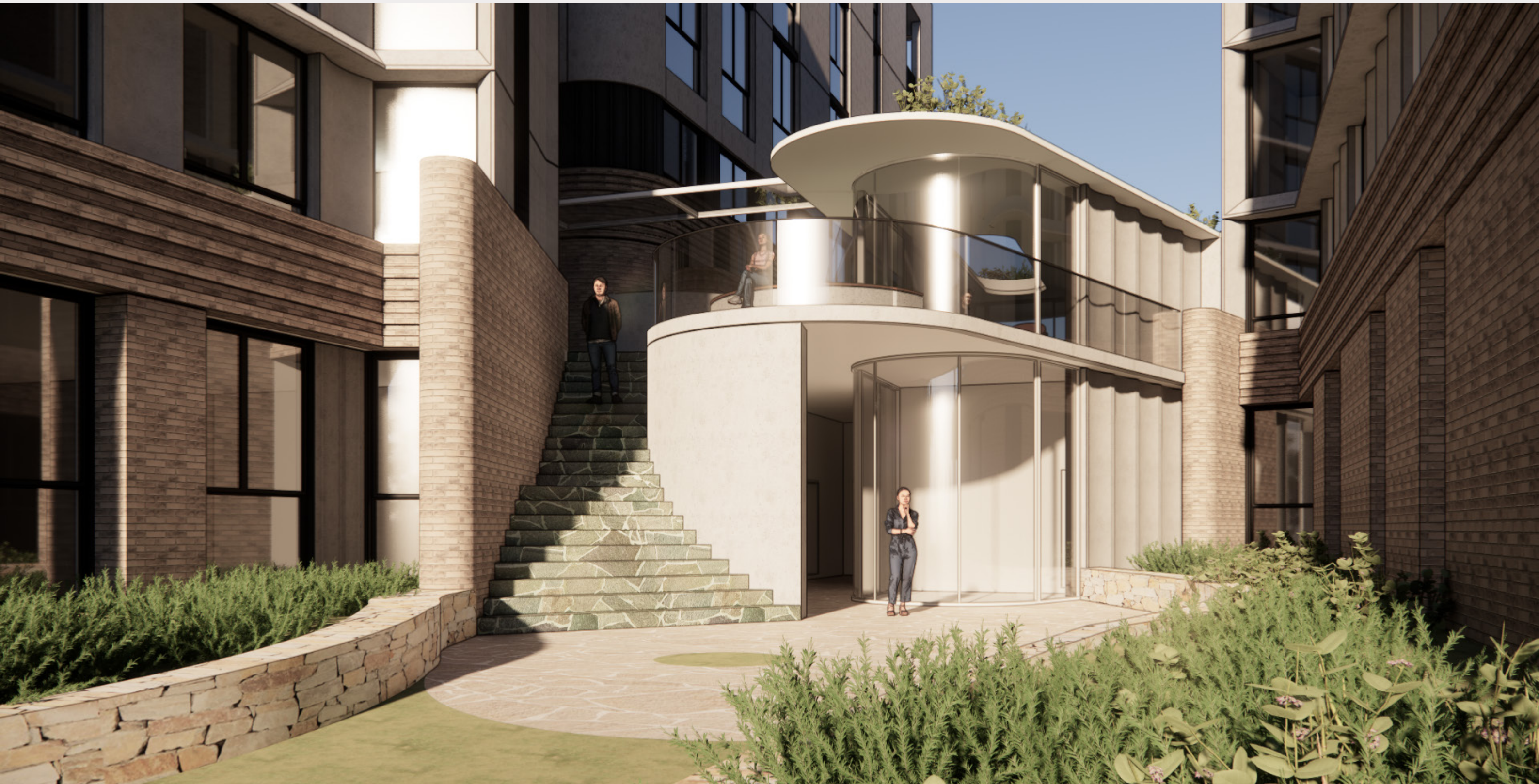
VIEW 02



VIEW 03



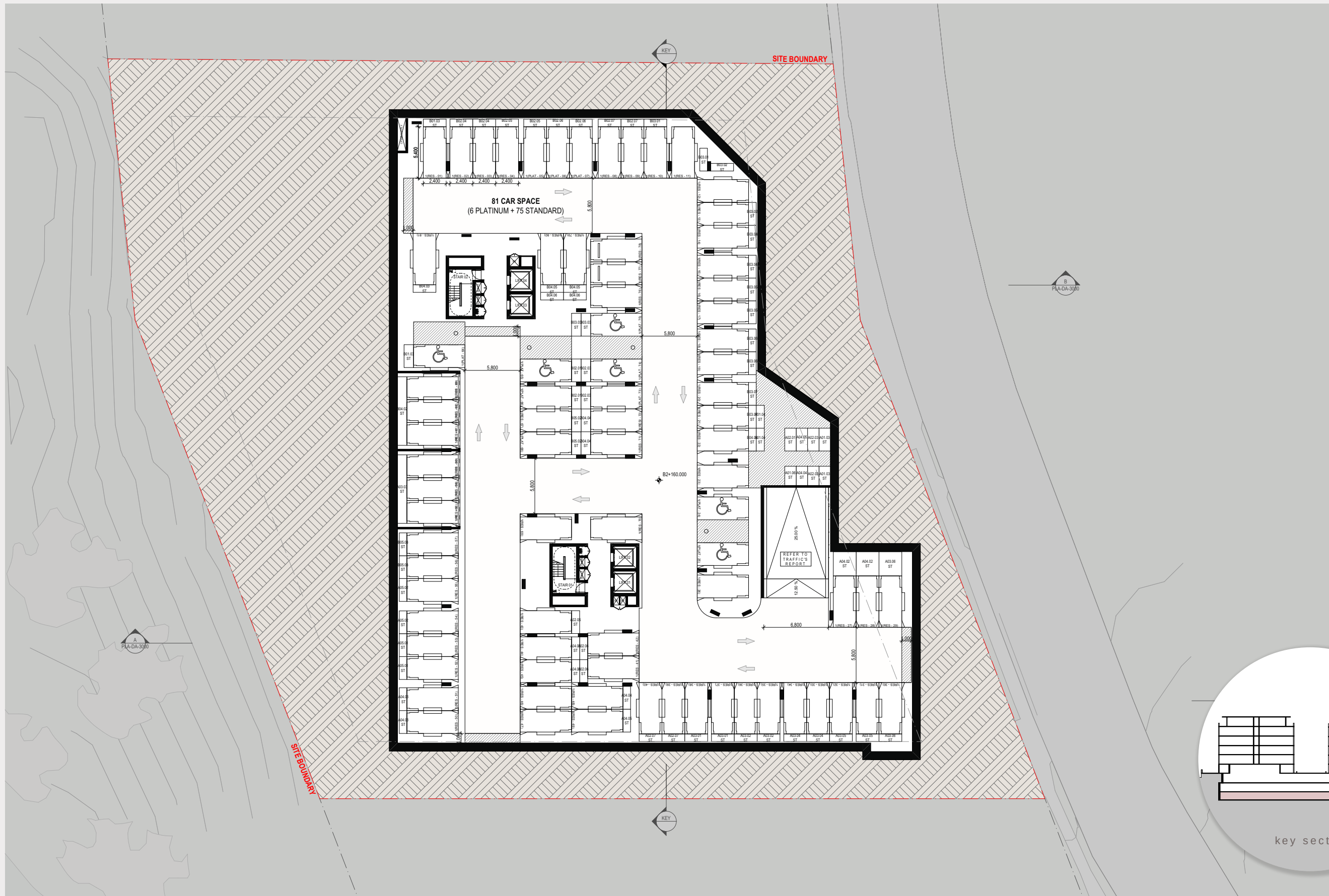
VIEW 04



VIEW 05



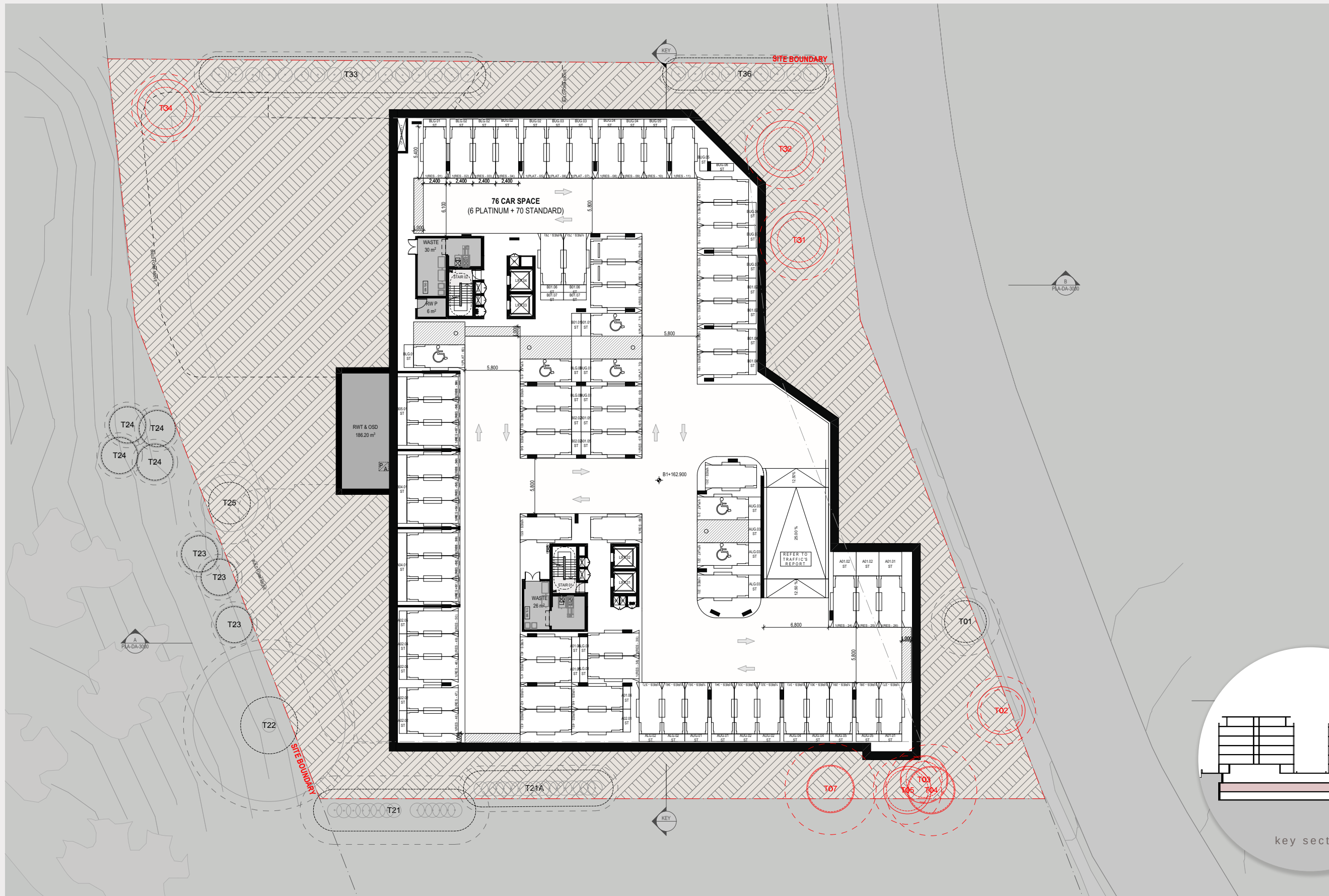
P R O P O S E D S C H E M E



BASEMENT 02



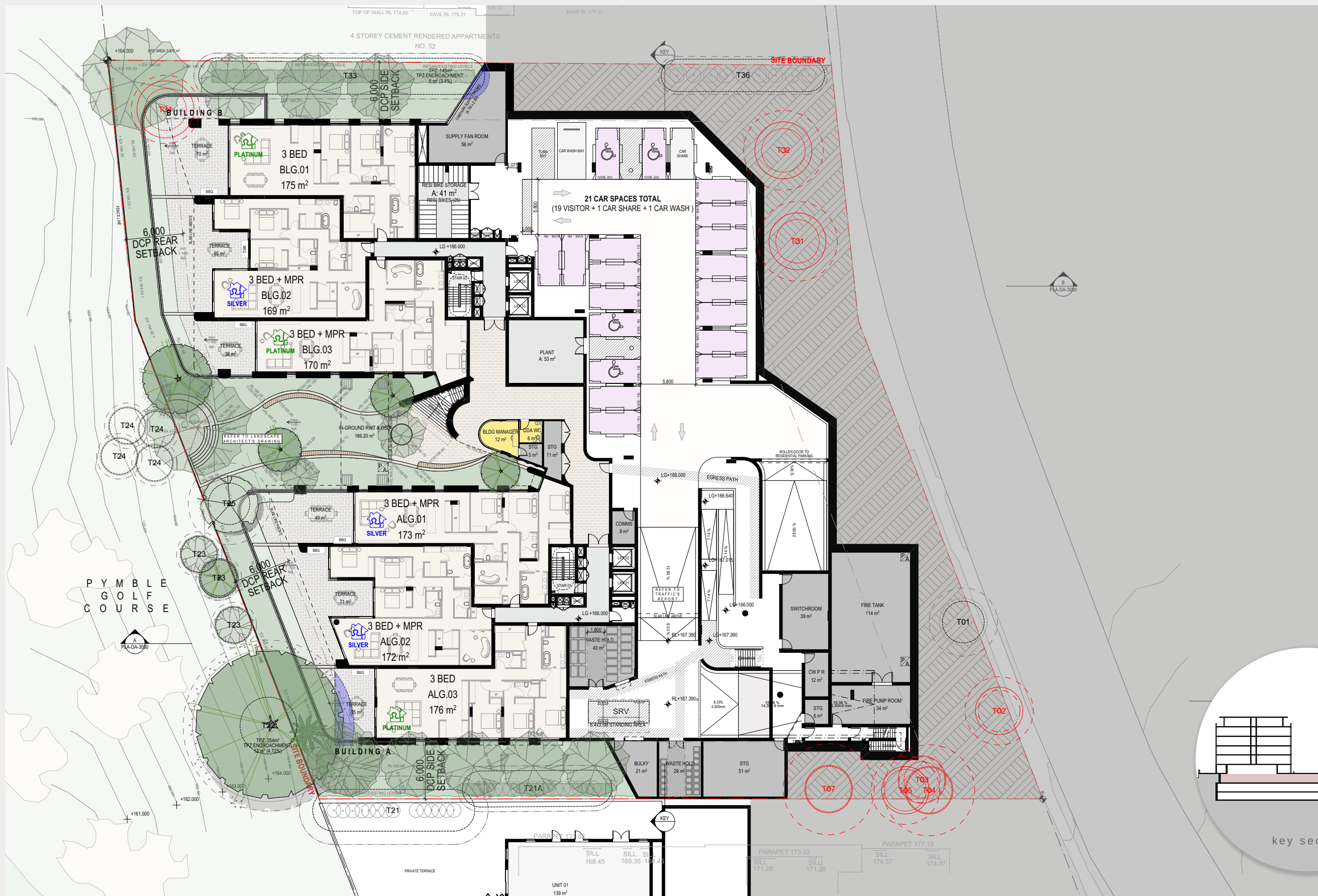
1:400@a3



BASEMENT 01



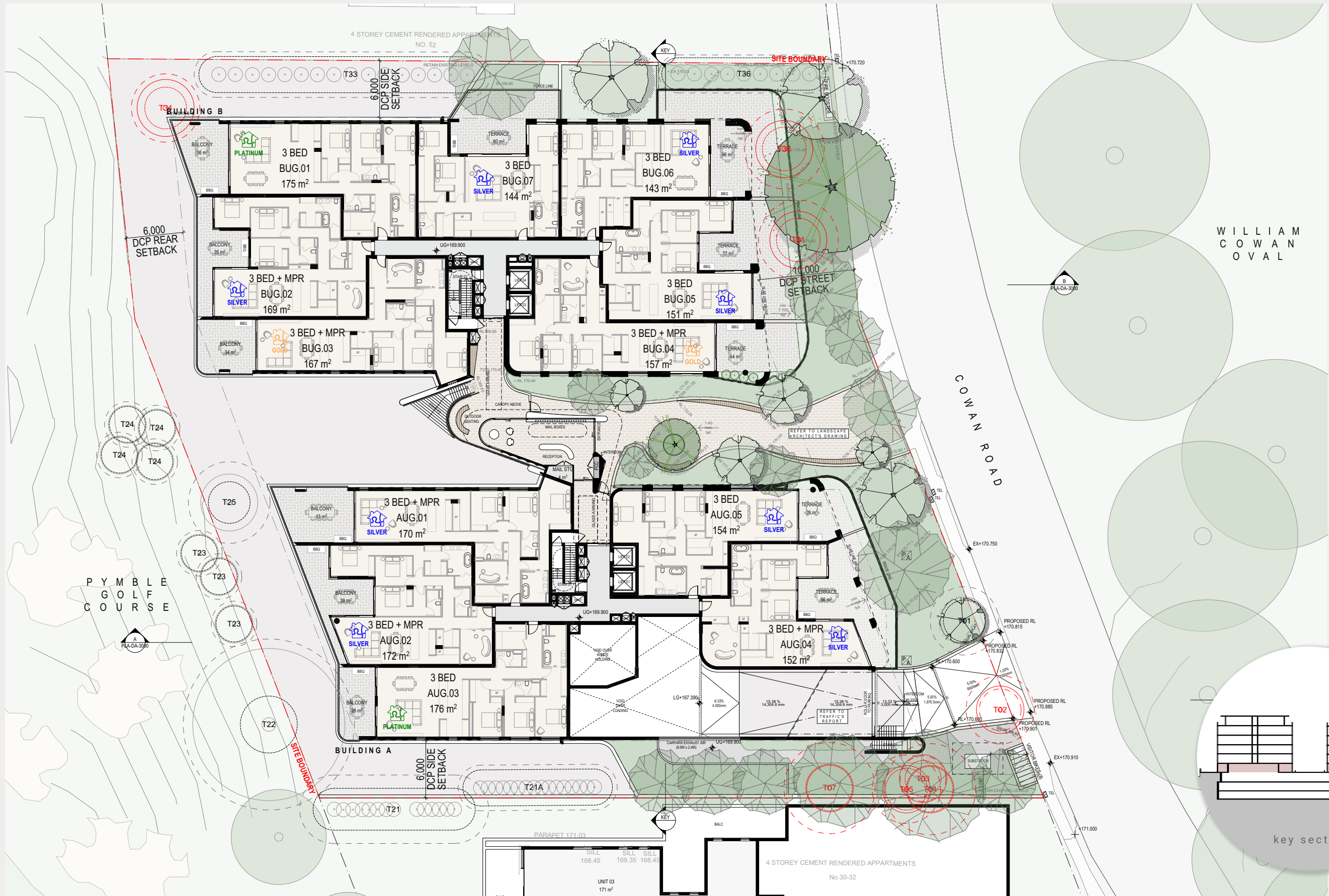
1:400 @ a3



LOWER GROUND



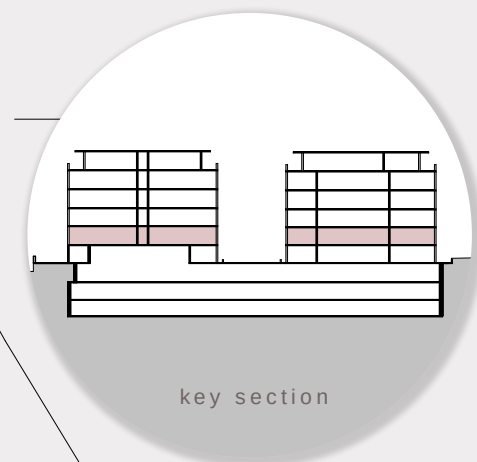
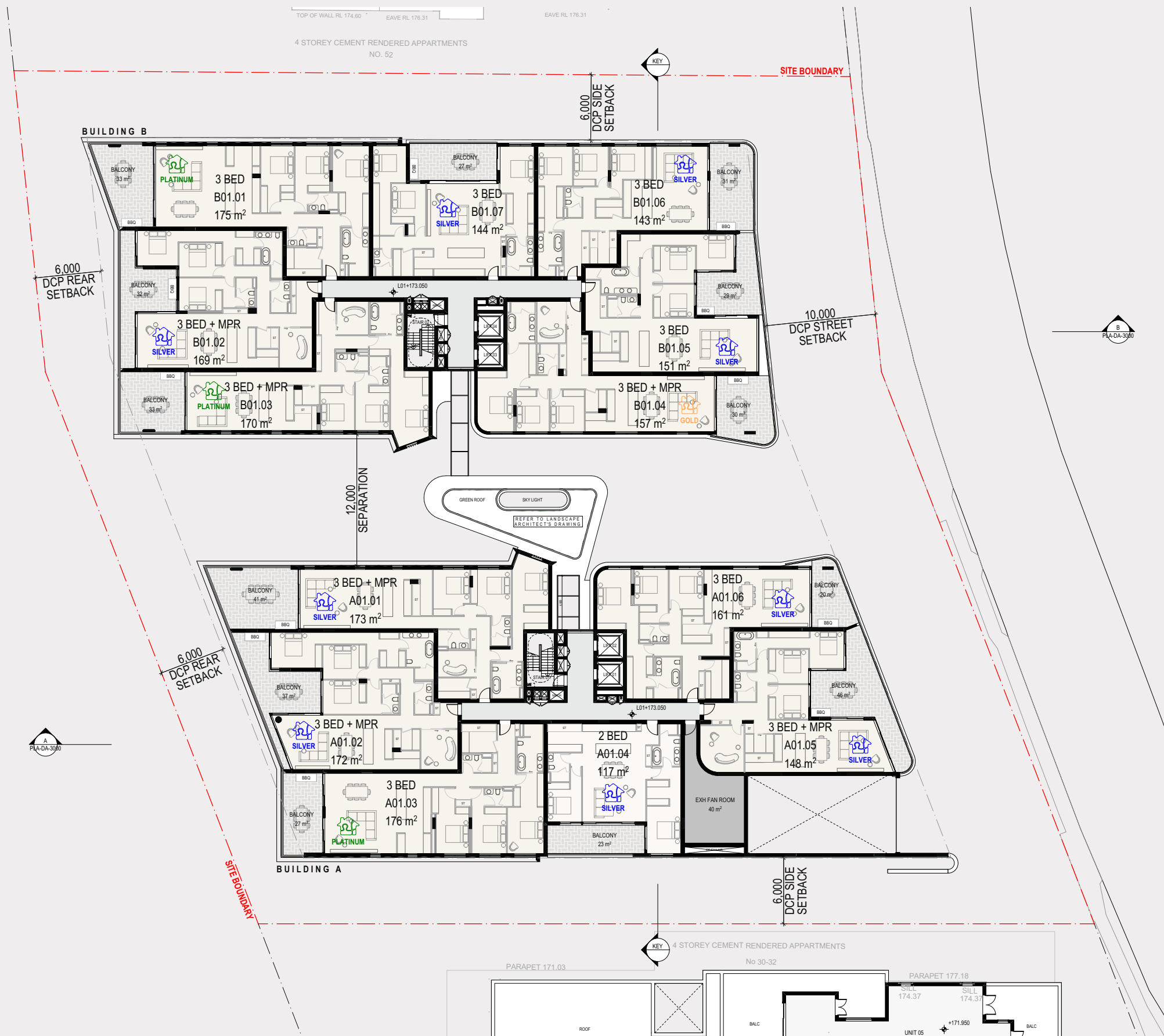
1:400 @ a3



A schematic key section of the building facade, showing the internal structure of the two towers and the base. The towers are depicted with horizontal lines representing floors and vertical lines representing structural elements. The base is shown as a thick, solid horizontal band. The diagram is labeled "key section" at the bottom.



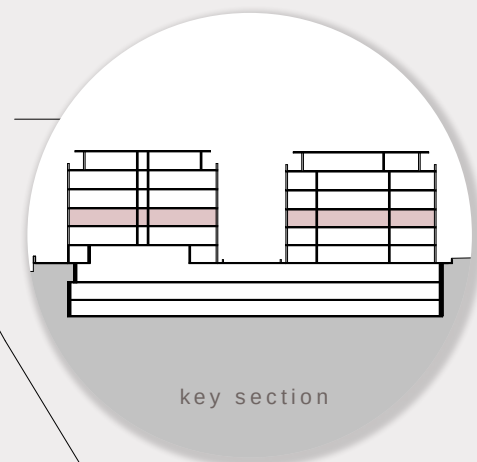
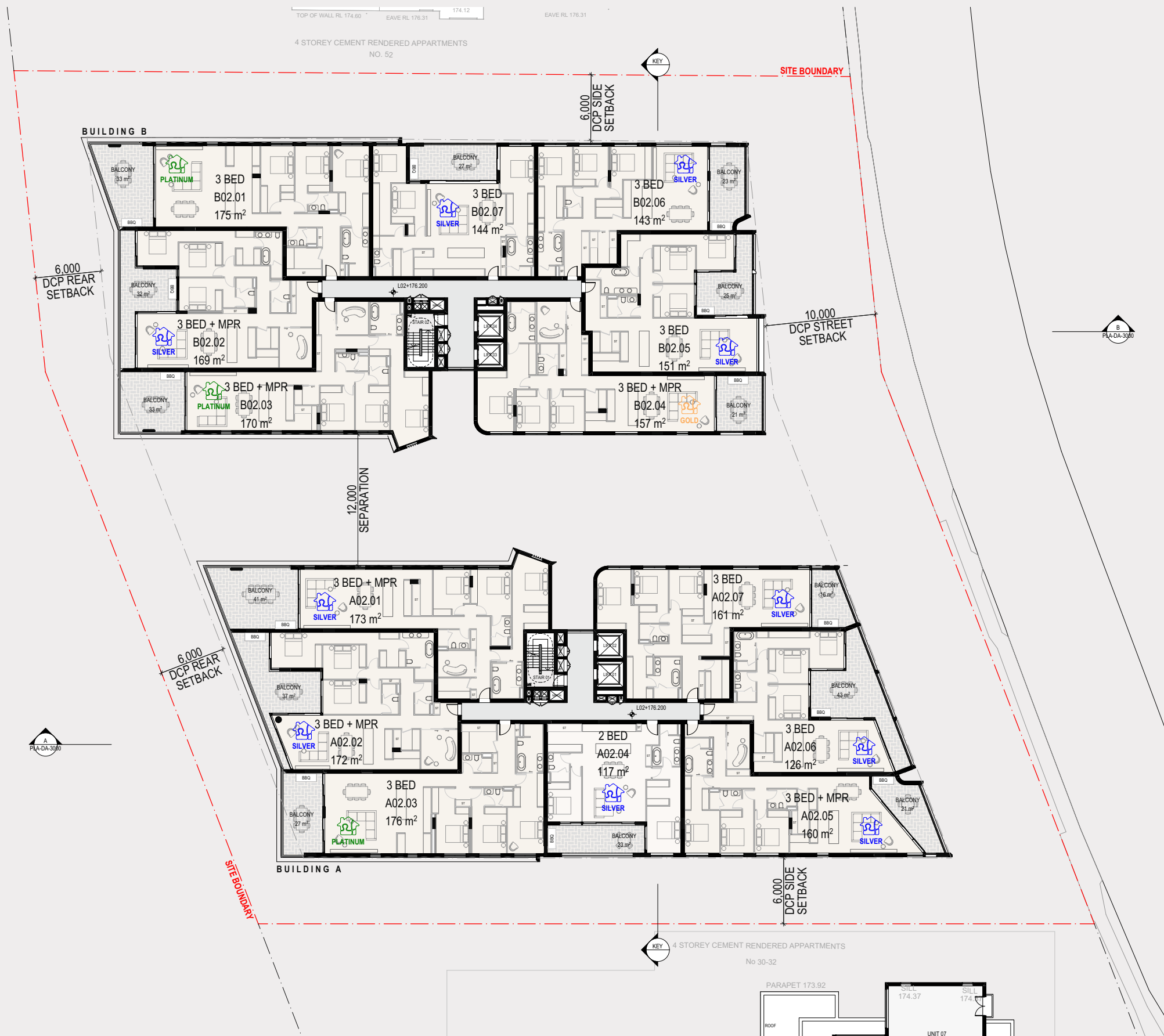
Loci Design Collective Plus Architecture Sydney



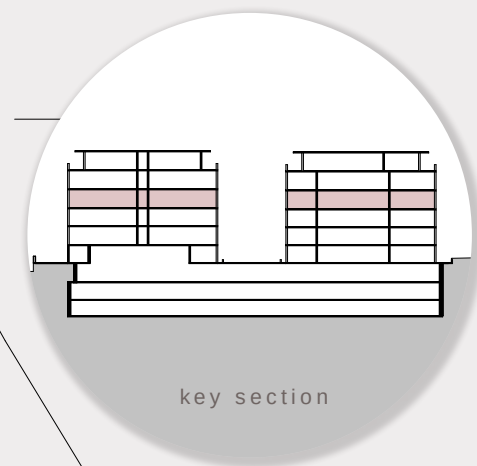
LEVEL 01



1:400 @ a3



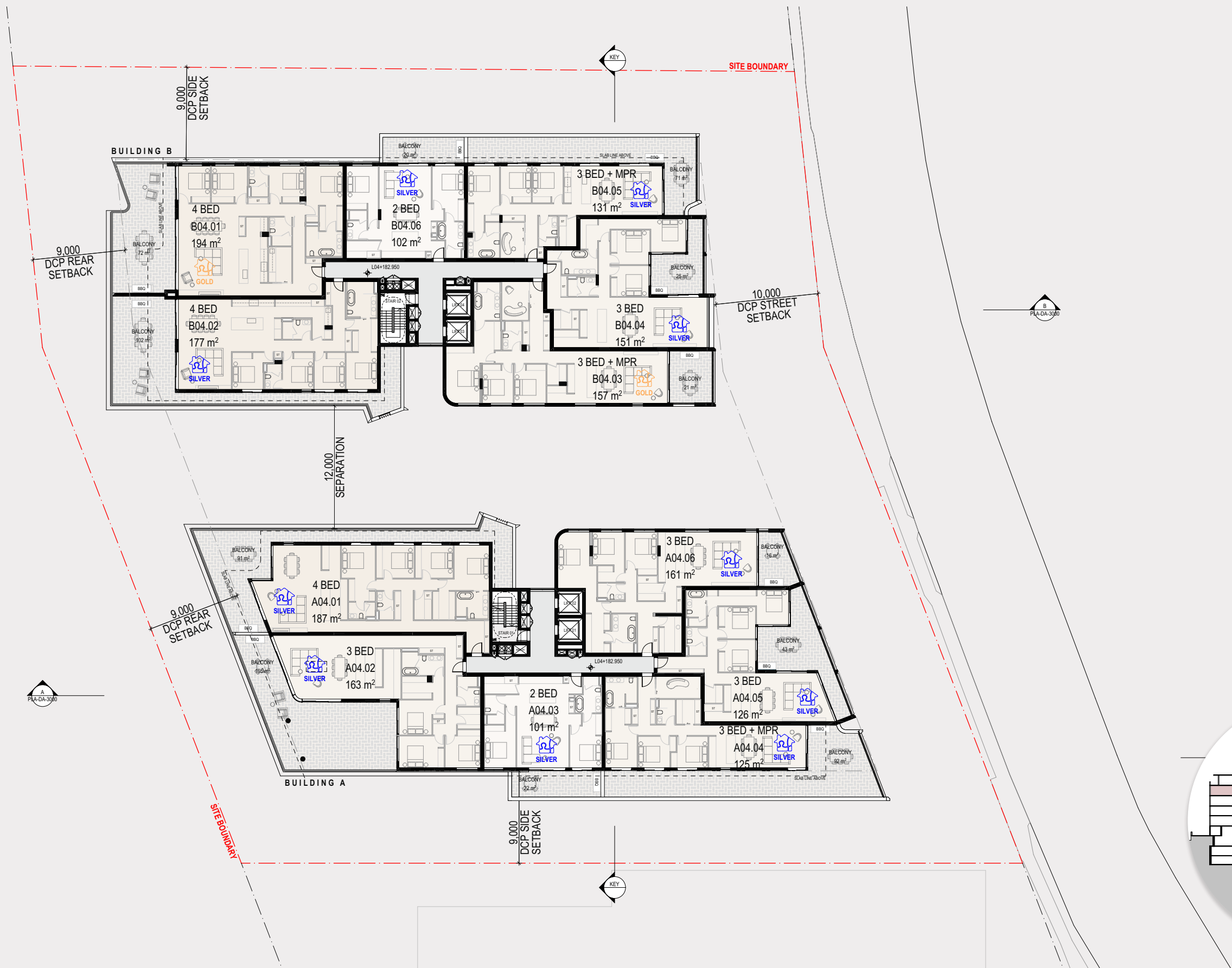
1:400 @ a3



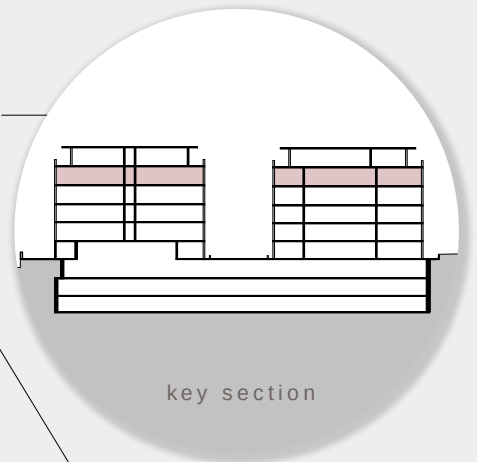
LEVEL 03



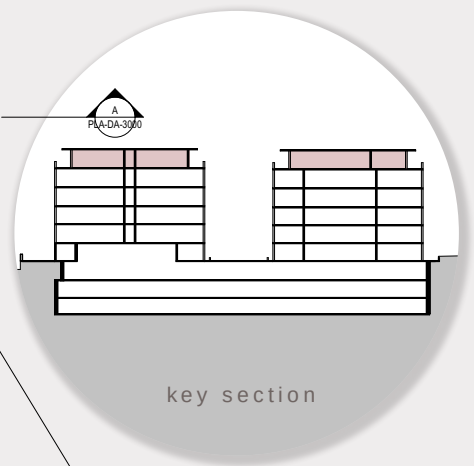
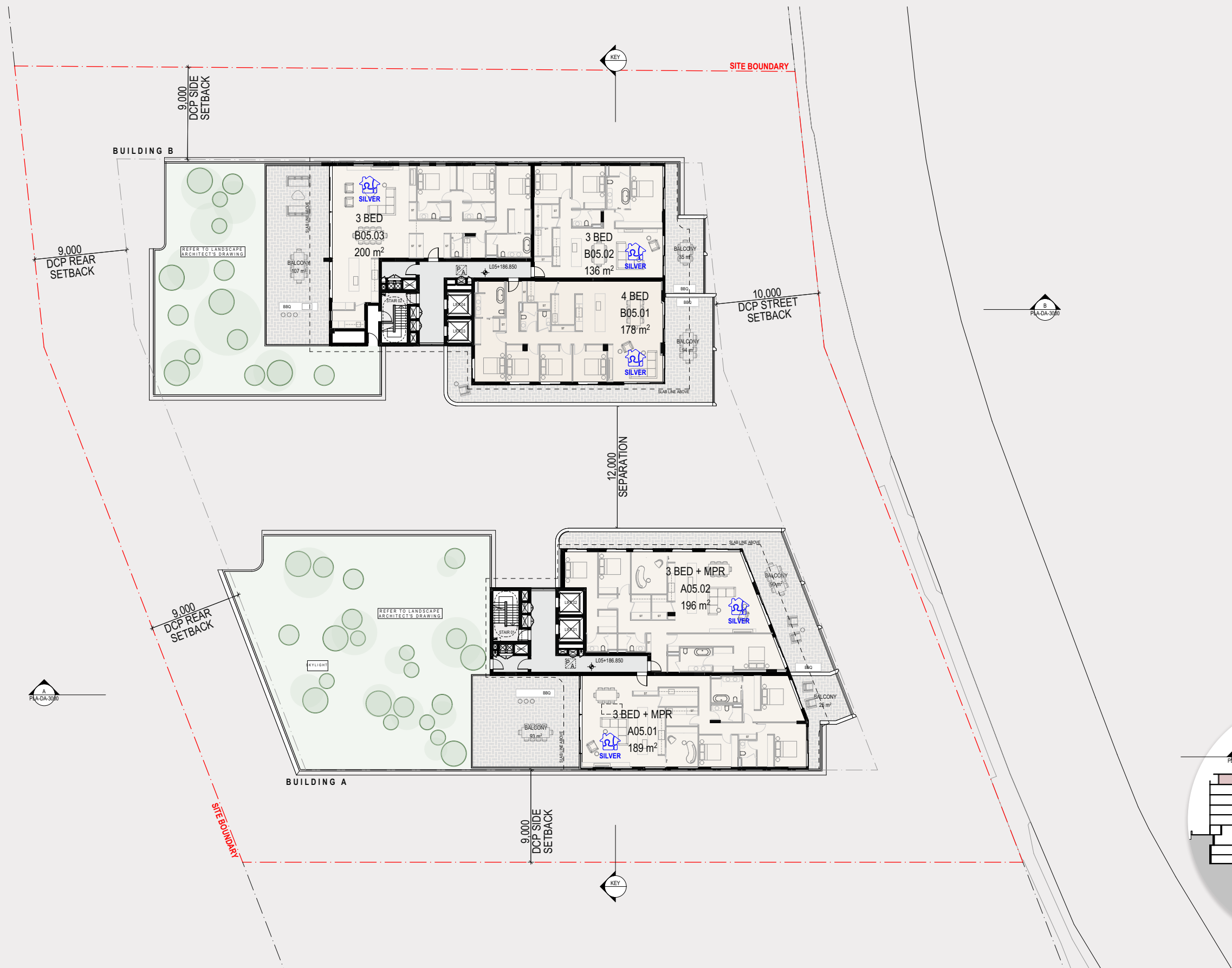
1:400 @ a3



LEVEL 04



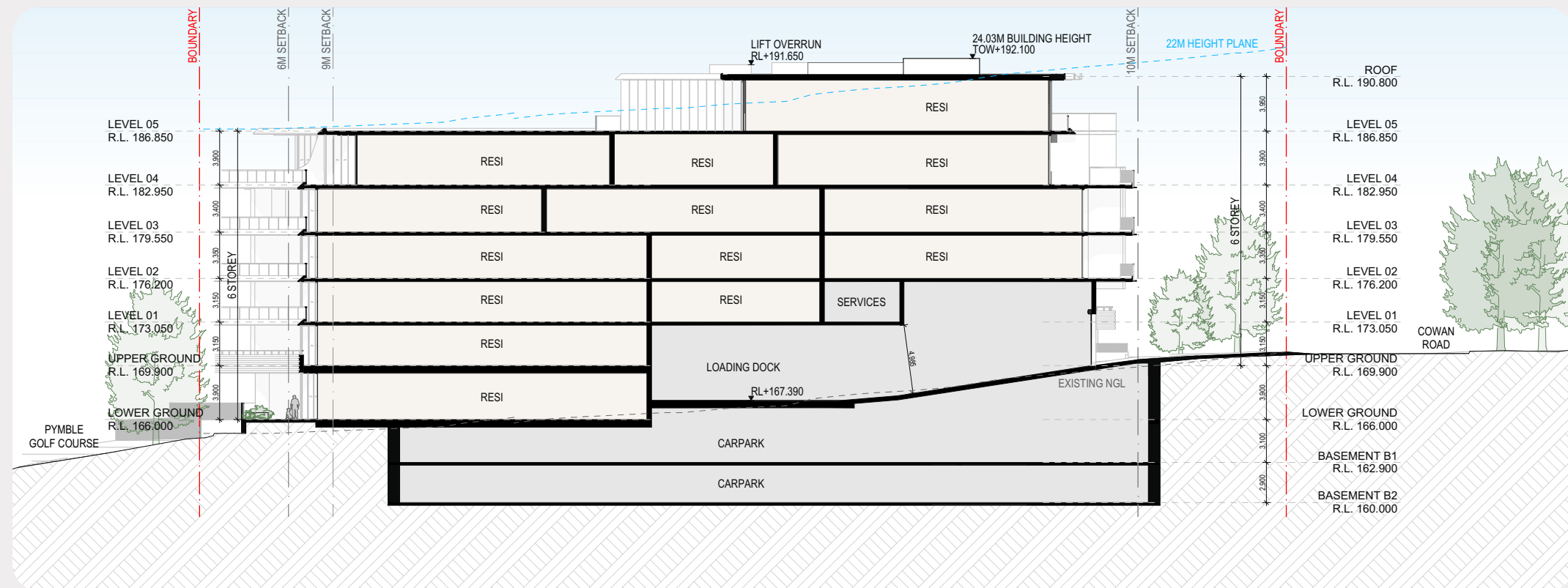
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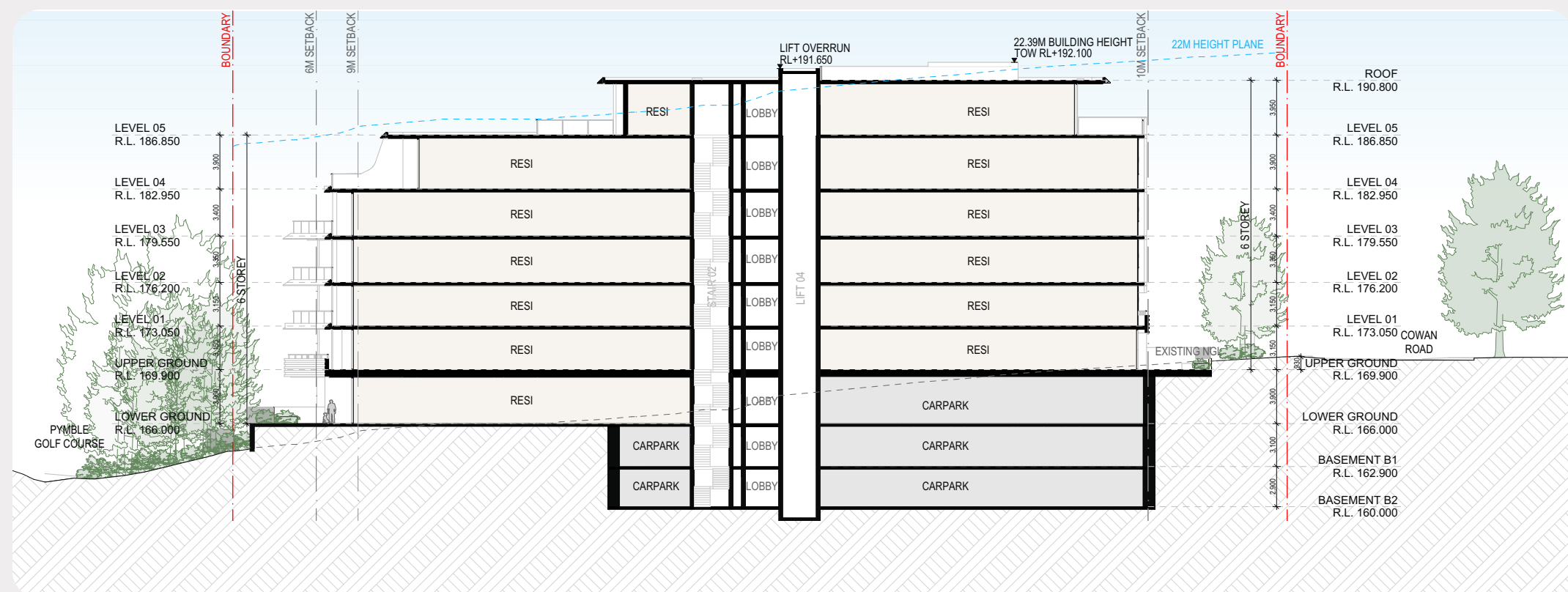
LEVEL 05



1:400 @ a3

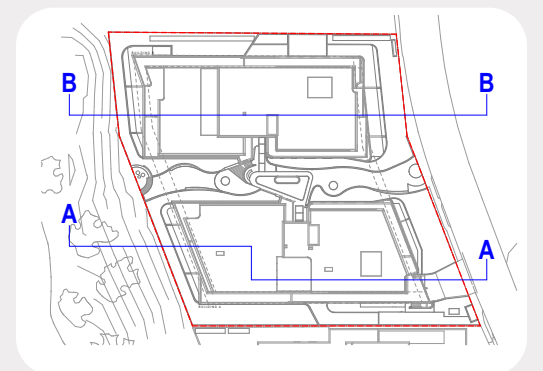


section A



section B

SECTIONS





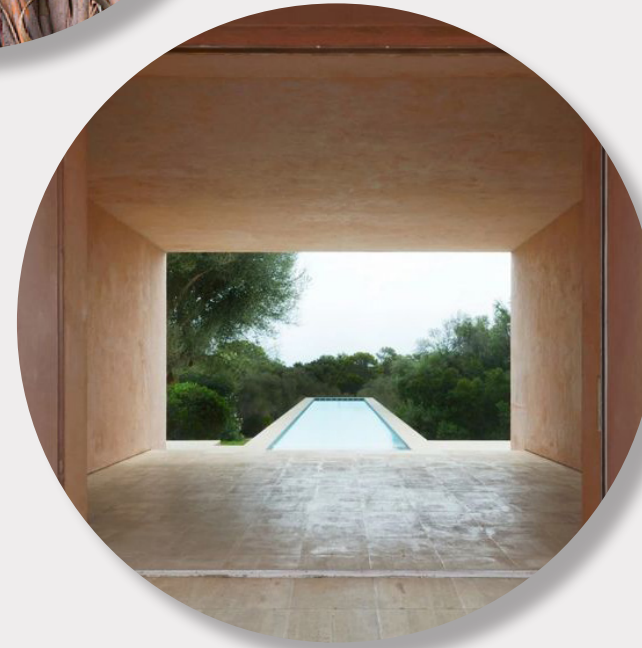
FACADE CONCEPT



MEMORY OF BLUE GUMS
REFERENCING THE LEGACY OF
ST IVES



CONTRASTING EDGES
CELEBRATING THE SITE'S
DIFFERENT INTERFACES



CURATED VIEWS
CAREFULLY SCULPTING
TOWARDS EACH VISTA

FACADE CONCEPT
THE THREE PILLARS



ST IVE'S HISTORY STARTS WITH TIMBER

St Ives' origins as a settlement began when the region was identified as a source of prime timber, known as Blue Gum High Forest because it featured the tall, straight and highly sought-after Sydney blue gum.

The wood, which is hard, even-textured and easy to shape, was also highly prized for boatbuilding, wall panelling, flooring and furniture production because of its rich dark honey colouring.

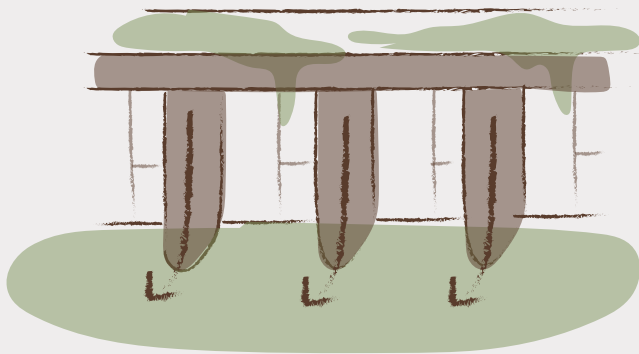
The design aims to reflect this legacy of the Blue Gums at both the scale of the forest, and at the scale of the tree.



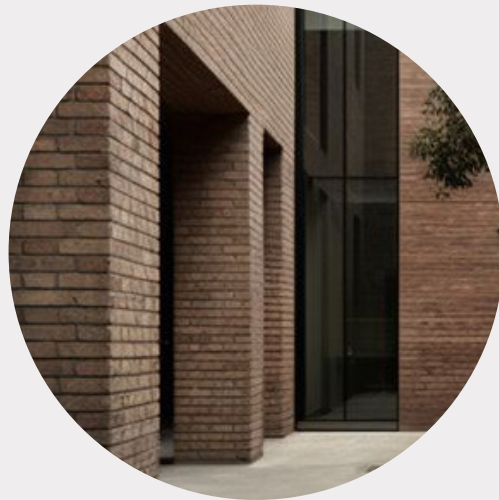
macro - at the scale of the forest



micro - at the scale of the tree



vertical sculptural brick pillars evokes the shapes of tree trunks and grounds the podium within the landscape



materials inspired by the colours and layering of the bark

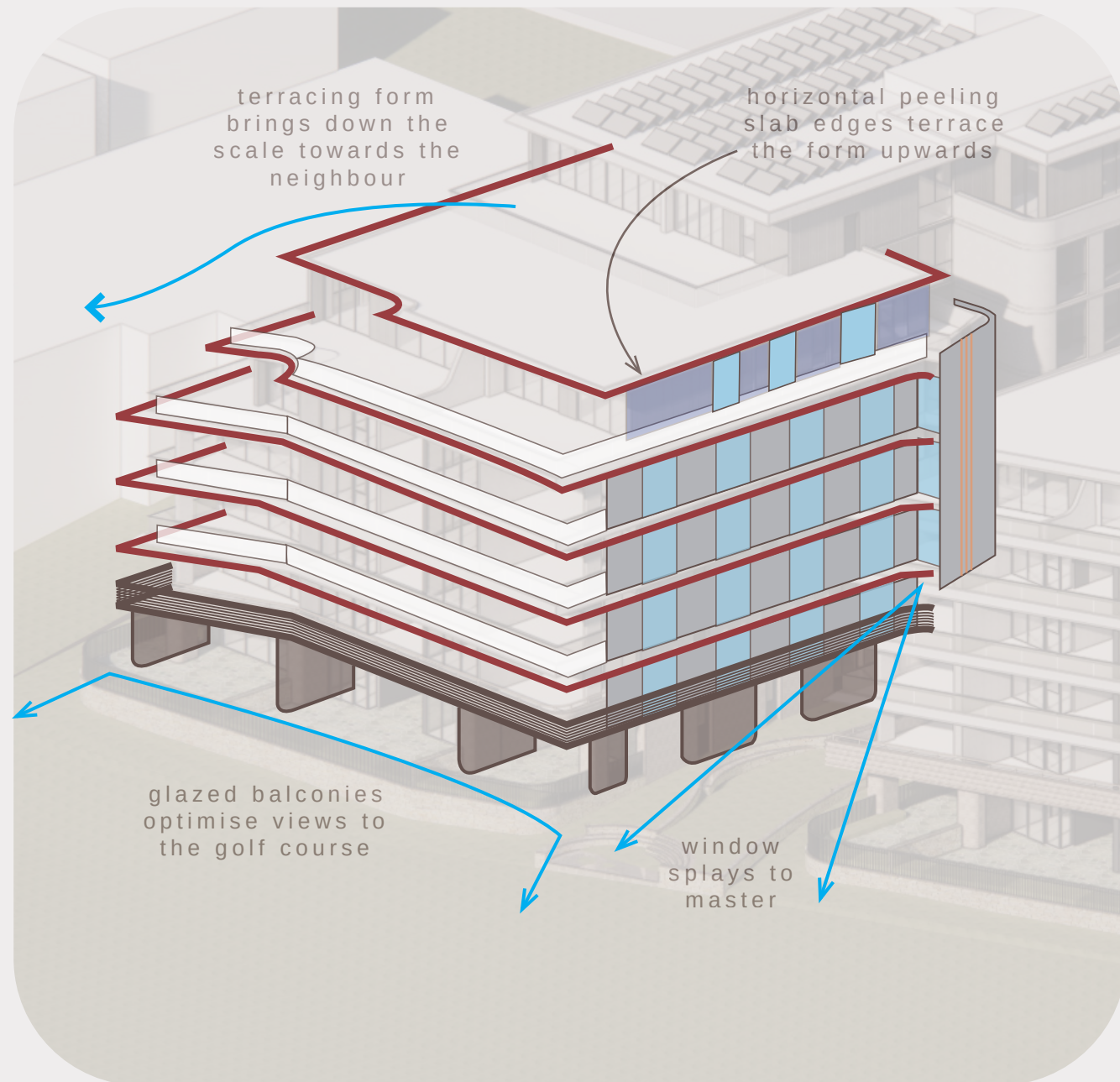
MEMORY OF BLUE GUMS

design diagram

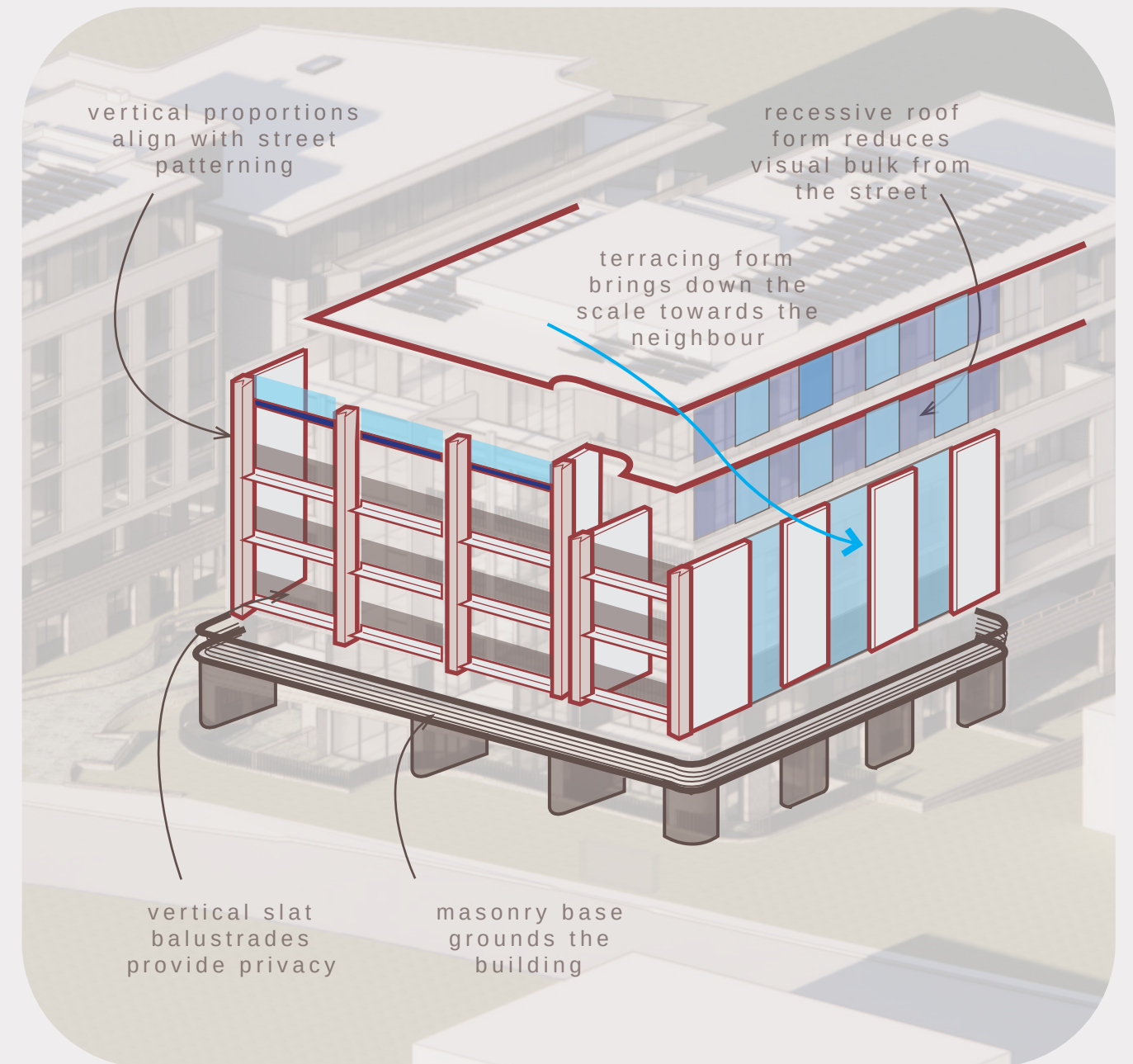


CONTRASTING EDGES

design diagram



golf course side

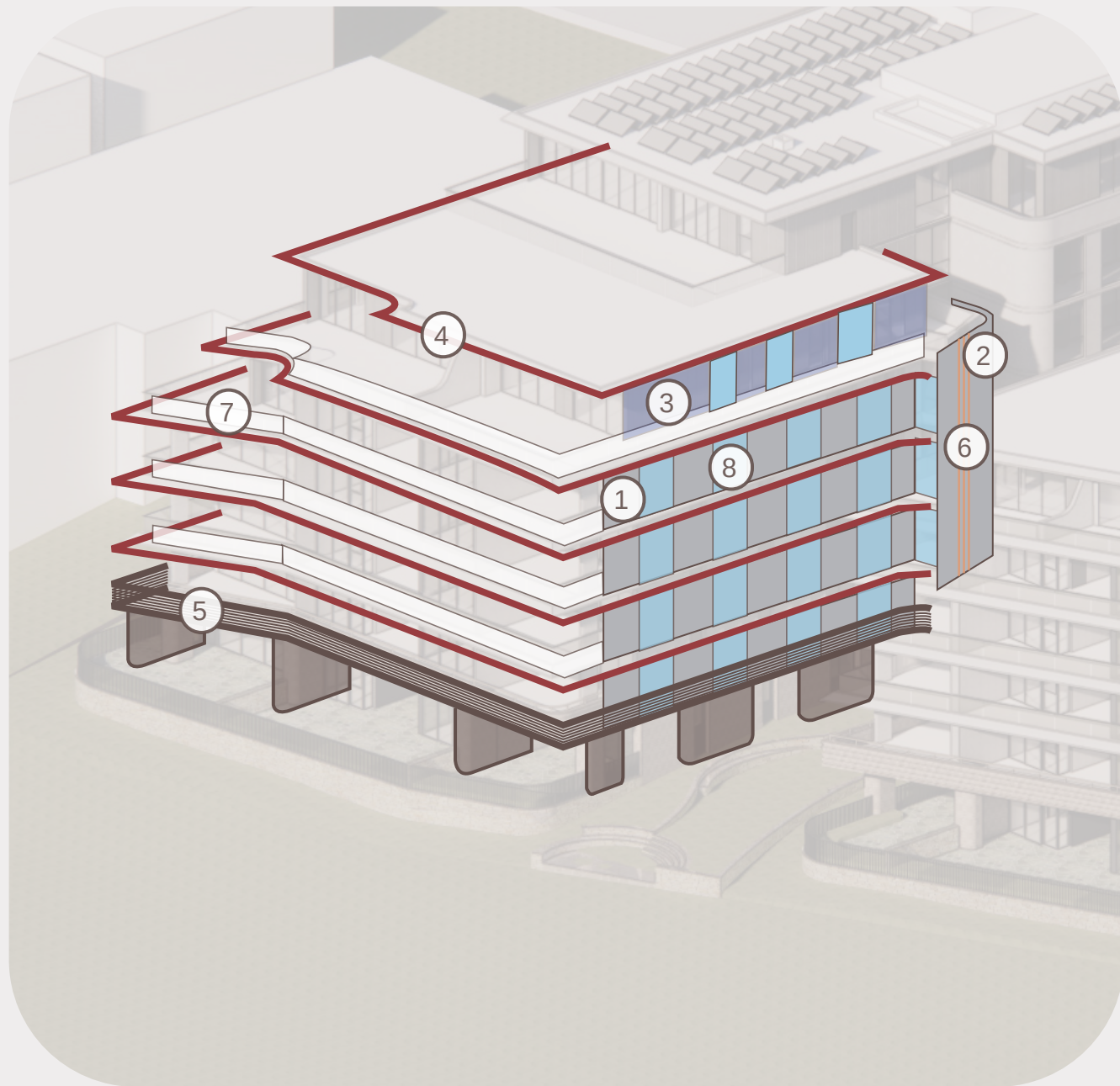


cowan road side

THE DIAGRAM



FACADE LOOK AND FEEL



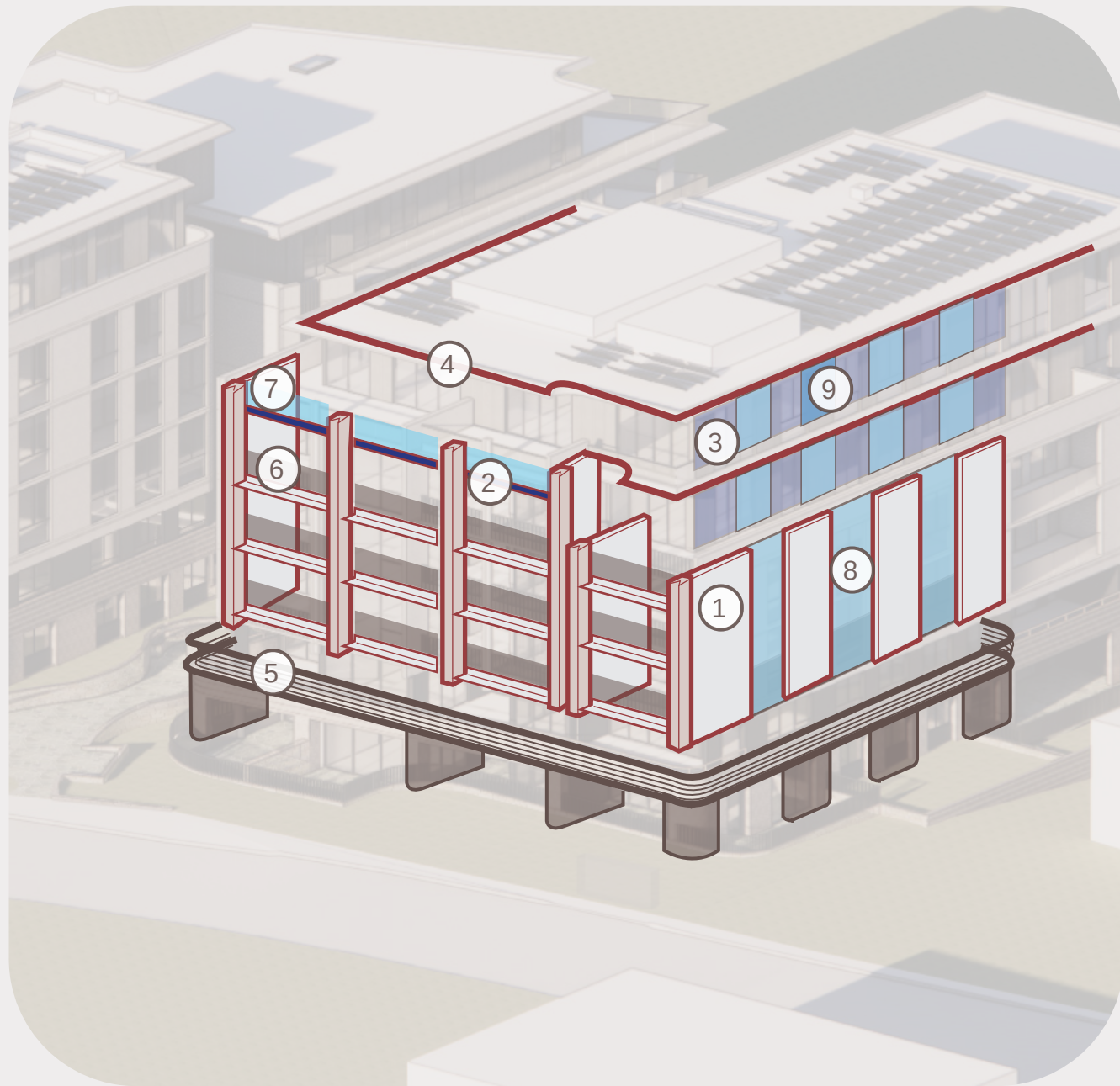
golf course side



- AF01 applied finish (flat - light grey)
- AF02 applied finish (flat - dark grey)
- 1 PF01 pre-finished panel (fluted - grey)
- 2 PF02 pre-finished cladding (flat - light grey)
- 3 PF03 pre-finished cladding (vertical ribbed - dark grey)
- PF04 pre-finished cladding (vertical ribbed - black grey)
- 4 C01 concrete (applied finish, light grey)
- 5 BR01 brick (brown)
- SS01 sandstone planter walls
- 6 SC01 metal screens (dark grey)
- SC02 metal screens (white)
- BA01 metal slatted balustrade (dark grey)
- 7 BA02 frameless glass balustrade
- 8 GL01 vision glass
- GL02 colourback/spandrel glass

note: indicative imageries above

GOLF COURSE SIDE



cowan road side



- AF01 applied finish (flat - light grey)
- AF02 applied finish (flat - dark grey)
- 1 PF01 pre-finished panel (fluted - grey)
- 2 PF02 pre-finished cladding (flat - light grey)
- 3 PF03 pre-finished cladding (vertical ribbed - dark grey)
- PF04 pre-finished cladding (vertical ribbed - black grey)
- 4 C01 concrete (applied finish, light grey)
- 5 BR01 brick (brown)
- SS01 sandstone planter walls
- 6 SC01 metal screens (dark grey)
- SC02 metal screens (white)
- BA01 metal slatted balustrade (dark grey)
- 7 BA02 frameless glass balustrade
- 8 GL01 vision glass
- GL02 colourback/spandrel glass

note: indicative imageries above

COWAN ROAD SIDE



VIEWS



VIEW 01

Golf course side



VIEW 02

Golf course side



VIEW 03

Cowan Road side



VIEW 04

side elevation



VIEW 05-06

communal area



	RESIDENTIAL G.B.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	RESIDENTIAL N.S.A. (m ²)	NSA/GFA
L5	1169	984	899	91.4%
L4	2146	1934	1775	91.8%
L3	2430	2204	2024	91.8%
L2	2645	2383	2194	92.1%
L1	2545	2237	2056	91.9%
UG	2641	2101	1930	91.9%
LG	3485	1141	1035	90.7%
B01	3192			
B02	3117			
	23370	12984	11913	

SITE AREA (m ²)	5904	
	F. S. R	G.F.A. (m ²)
TARGET	2.20 :1	12988.80 sqm
PROPOSED	2.20 :1	12984.00 sqm

	DEEP SOIL	SITE COVERAGE
MINIMUM	885.60 sqm (15%)	1771.20 sqm (Max. 30%)
PROPOSED	1292.00 22%	2676.00 45%

	COMMUNAL OPEN SPACE	SOLAR ACHIEVED
MINIMUM	1476.00 sqm (25%)	755.00 sqm (50%)
PROPOSED	1510.00 26%	828.00 55%

LIVEABLE			
SILVER	GOLD	PLATINUM	TOTAL
			0
5	0	0	5
10	2	0	12
11	1	1	13
10	1	3	14
9	1	3	13
8	2	2	12
3		3	6
56	7	12	75

75% 9% 16%

RESIDENTIAL							
2 BED	3 BED	4 BED	TOTAL	CV	SA (09AM-03PM)		
					2H	0H<X<2H	0H
0	4	1	5	5	5	0	0
2	7	3	12	8	9	1	2
1	11	1	13	8	10	1	2
1	13	0	14	8	10	2	2
1	12	0	13	7	8	3	2
0	12	0	12	7	8	3	1
0	6	0	6	4	3	3	0
5	65	5	75	47	53	13	9

Cars Required per Dwelling (based on client brief)				63% ACHIEVED	71% ACHIEVED	17%	12%
2.0 PER APT	2.0 PER APT	3.0 PER APT	1 per 4 FOR VISITORS	60% REQUIRED	70% REQUIRED		
10.0 CARS REQUIRED	130.0 CARS REQUIRED	15.0 CARS REQUIRED	18.8 CARS REQUIRED				
155 Resi Cars Required		25 Resi bicycles Required					
19 Visitor Cars Required		8 Visitor bicycles Required					
1 Car wash Required		33 Total Bicycles Required					
0 Service Car Required		33 Total Bicycles Provided					
1 Car Share Required							
176 Total Cars Req							
178 Total Cars Prov							

DEFINITIONS

GFA	GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES: *THE AREA OF A MEZZANINE *HABITABLE ROOMS IN A BASEMENT OR ATTIC *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC BUT EXCLUDES: *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING) *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT) *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE
GEA	DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES
GBA	DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS, AND <u>INCLUSIVE</u> OF BALCONIES
FLOOR EFFICIENCY	DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

DEVELOPMENT SUMMARY



THANK YOU

plus