



**PLUS[®]
STUDIO**

46-50 COWAN ROAD
ST IVES, NSW

DESIGN REPORT

18.03.2026
REVISION B

ACKNOWLEDGEMENT OF COUNTRY

In Australia, we acknowledge the Traditional Owners of Country, Whose deep relationship with this land is etched into its landscapes and passed through generations. We pay our respects to Elders past and present.

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.

With respect for the past and responsibility for the future, we design with awareness, shaping places that honour these enduring legacies.

Mangrove Boardwalk, Ku-ring-gai Chase National Park



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DESIGN STATEMENT

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 Studio for Traders in Purple.

Kind regards,



Rido Pin (NSW Reg. 11286)

Director, Plus Studio

Project: 46-50 Cowan Road, St Ives

- Client: Traders in Purple
- Architecture: Plus Studio
 - 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.

PROJECT OVERVIEW

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.

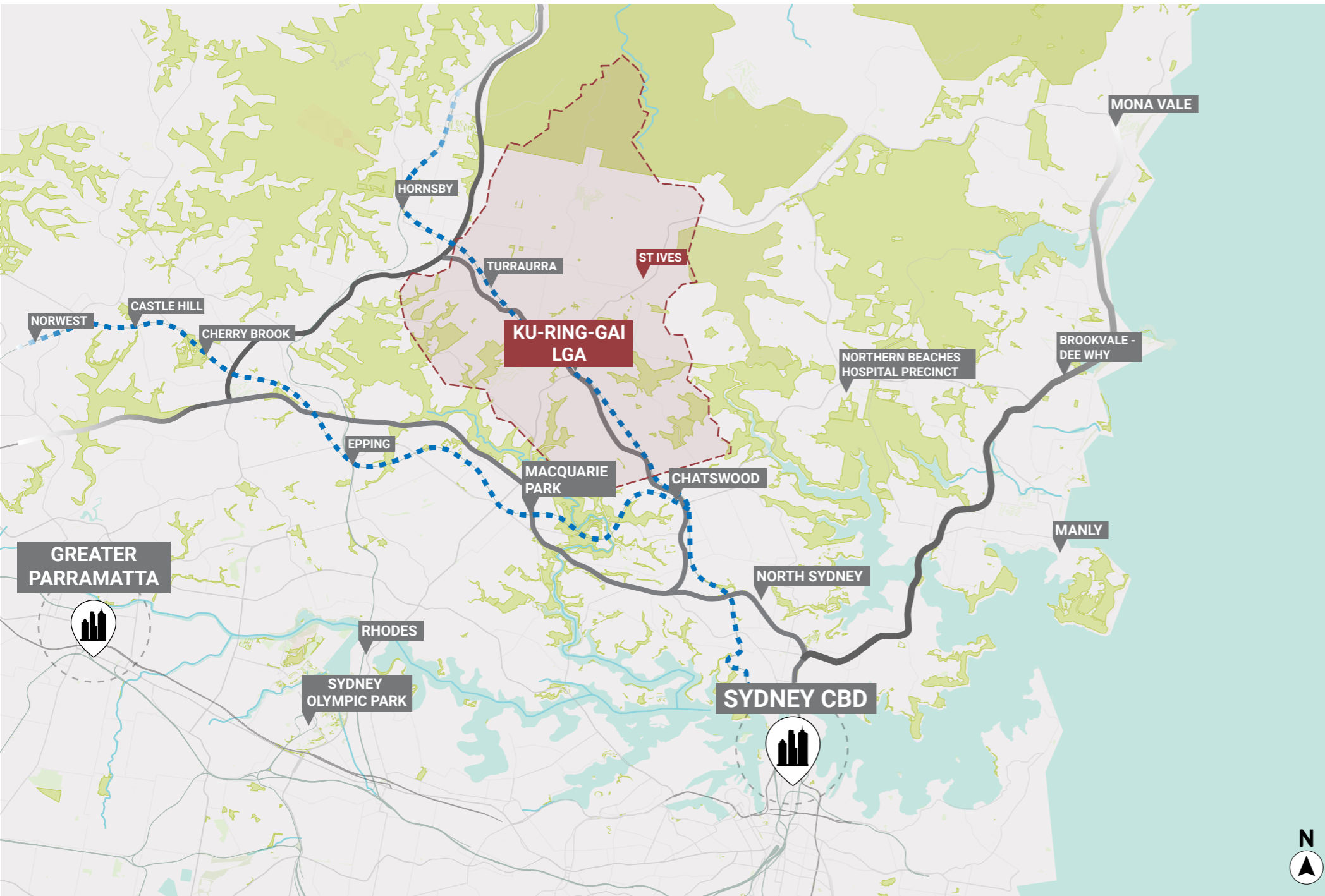
Specifically, consent is sought for:

- 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.

SITE + CONTEXT


Site + Context

WITHIN THE SYDNEY CONTEXT



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

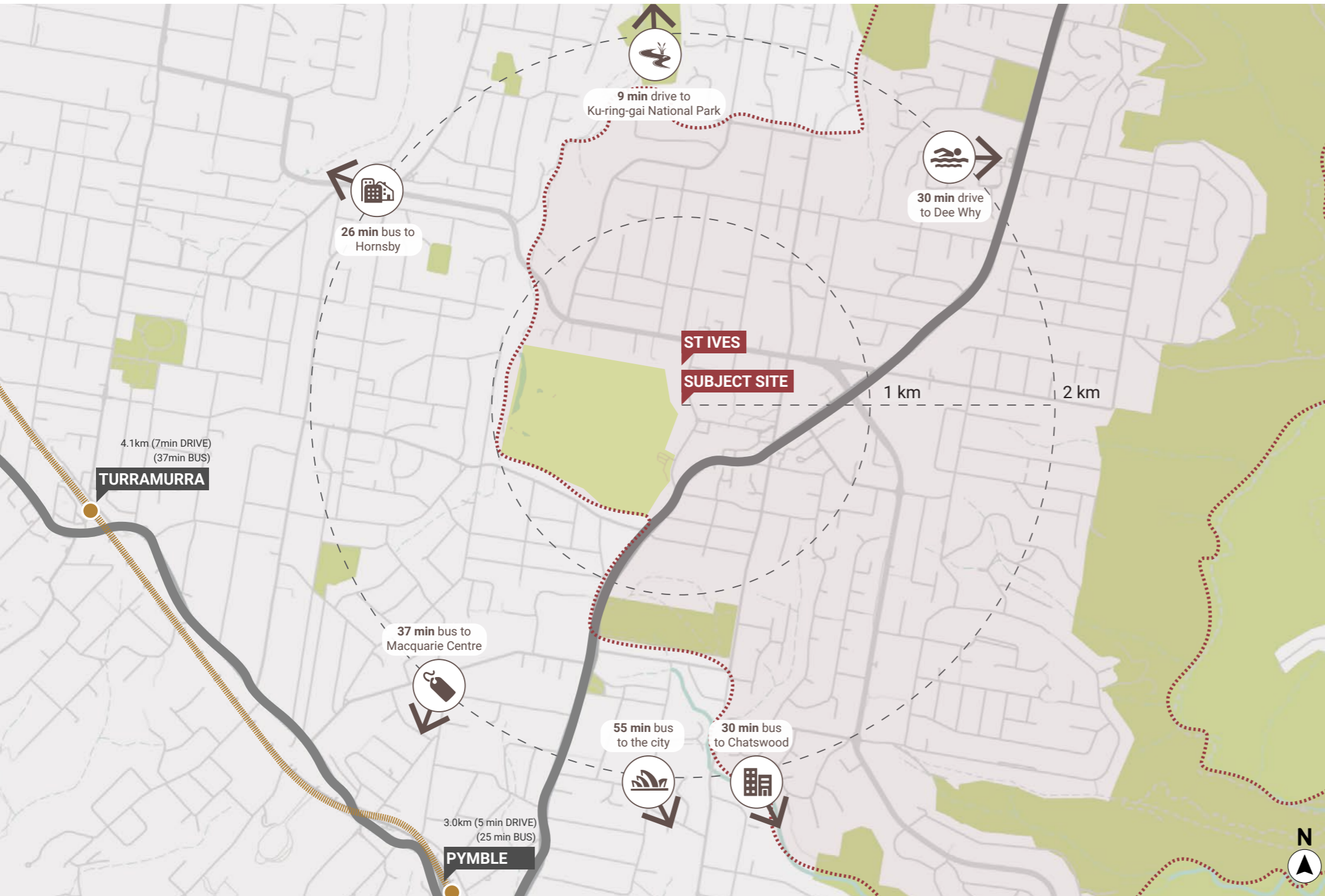
 **30 MIN DRIVE**
to Dee Why & Narrabeen

 **26 MIN BUS**
to Hornsby

 **9 MIN DRIVE**
to Ku-ring-gai National Park

Site + Context

WIDER SCALE



-  **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

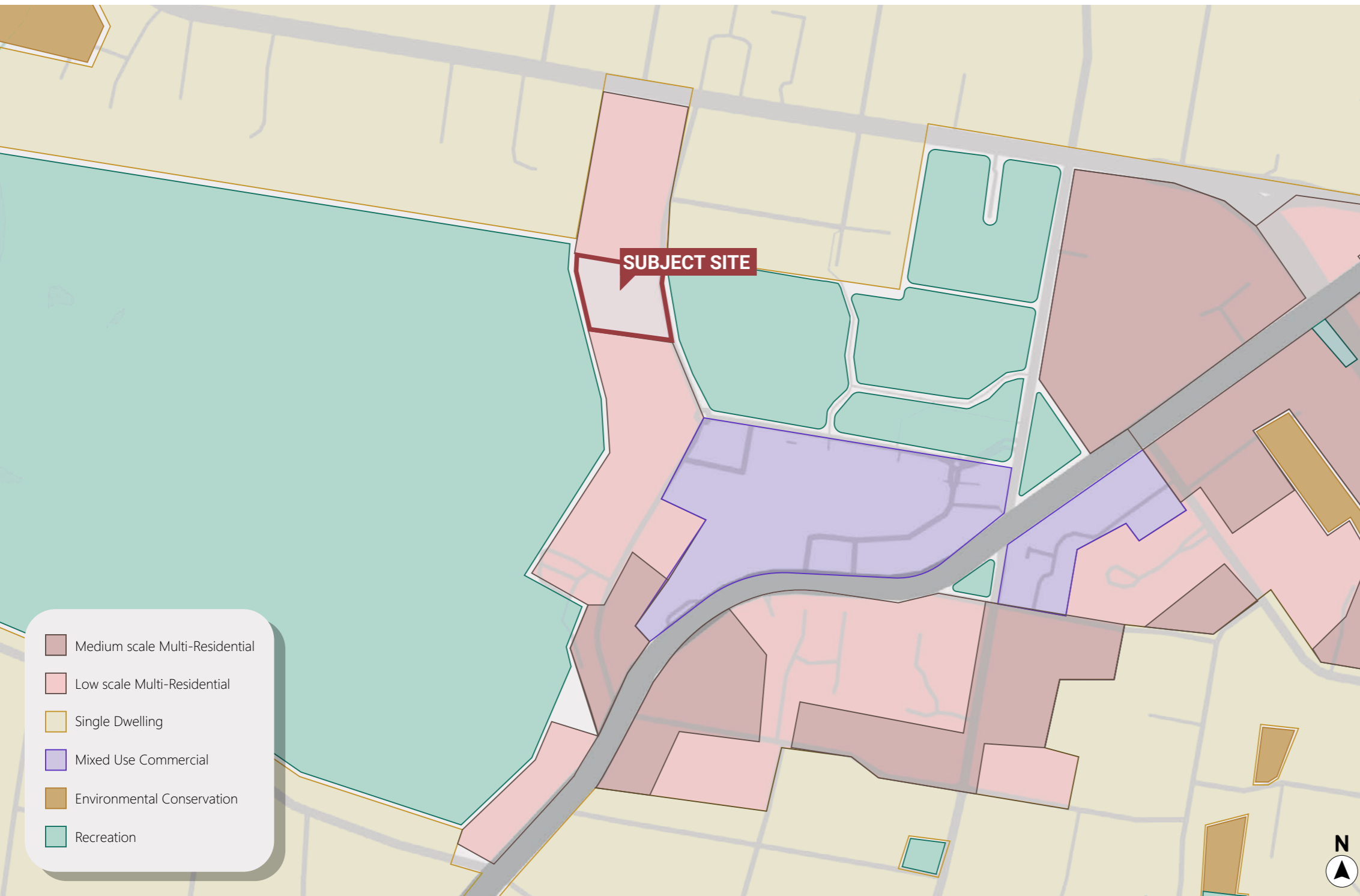
Site + Context

NEIGHBOURHOOD SCALE



Site + Context

ESTABLISHED LOCAL CONTEXT CHARACTER



1. SINGLE DWELLING



2. LOW SCALE MULTI-RESI



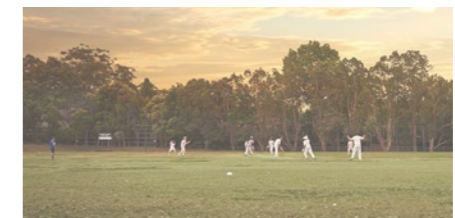
3. MID SCALE MULTI-RESI



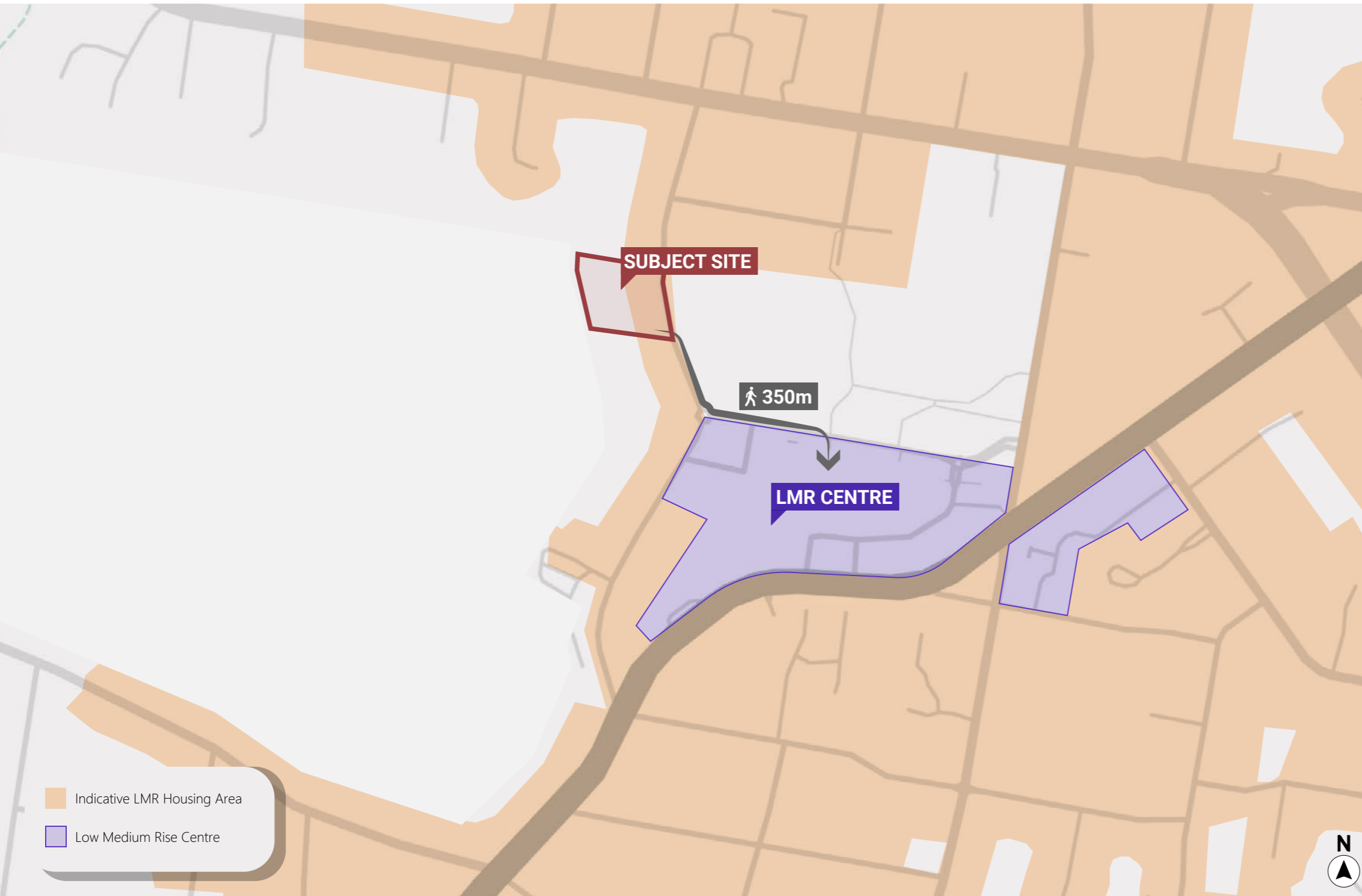
4. MIXED USE COMMERCIAL



5. RECREATIONAL



LMR: AREAS IDENTIFIED FOR CHANGE



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.”

Site + Context

LOW MID RISE HOUSING REFORMS

2.2:1 FSR

For RFB @ 400m walking distance to nominated centre

22M HEIGHT

For RFB @ 400m walking distance to nominated centre

15% DEEP SOIL

As per Low Mid Rise Housing Tree Canopy Guide, 3mx3xm dimensions

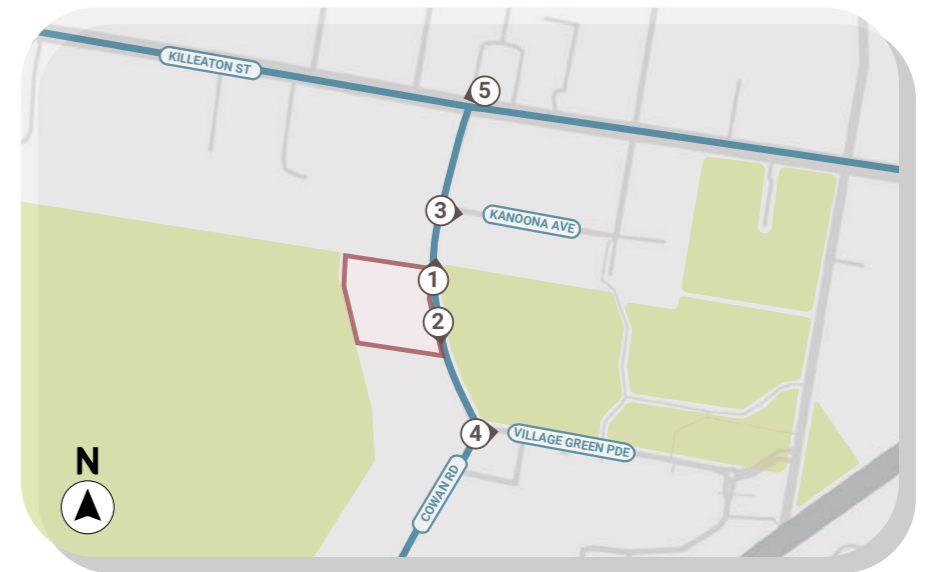
MIN 15% TREE CANOPY

As per Low Mid Rise Housing Tree Canopy Guide, for sites greater than 1,500sqm



Site + Context

STREETSCAPE PHOTOS



Site + Context

STREETSCAPE SCALE + CHARACTER



28 COWAN ROAD

30-32 COWAN ROAD

46-50 COWAN ROAD
SUBJECT SITE

52 COWAN ROAD

54 COWAN ROAD



28



30 - 32



52



54



PYMBLE GOLF COURSE.

Pymble Golf Club is a long-standing recreational space in St Ives that provides a significant green open space within the suburban fabric.

It contributes to the area's character through its extensive tree canopy, recreational use, and role as a landscape buffer adjacent to residential neighbourhoods and the St Ives Village Green precinct.

WILLIAM COWAN OVAL AND PARK

At our doorstep.

William Cowan Oval is a major local sports field and park located across the site.

It forms part of an important district open space for the local community and contributes to the civic identity of St Ives.

The park is centrally positioned within the suburb, making it a key recreational space for nearby residential neighbourhoods.



ST IVES SHOPPING VILLAGE

OFFERING UNPARALLELED AMENITY

St Ives Shopping Village is the primary retail and social hub of St Ives, providing convenient access to supermarkets, specialty shops, cafés, and essential services for the surrounding community. Its village-scale retail and dining offerings support everyday needs while encouraging local social interaction.

Variety of F&B Offerings



Easily accessible



Supporting health and wellbeing



Shopping at your fingertips



VARIETY OF PARKLANDS

SUPPORTING HEALTH AND WELLBEING



Mackarel Beach, Ku-ring-gai National Park



Flora and Fauna



America Bay Track, Ku-ring-gai National Park



Mangroves, Garigal National Park



DESIGN DRIVER DIAGRAMS

Design Driver Diagrams

EXISTING CONDITIONS



Design Driver Diagrams

BOUNDARY SETBACKS



Design Driver Diagrams

A PAIR OF BUILDINGS



Design Driver Diagrams

STEPPING THE FORM



Design Driver Diagrams

PODIA SCALE



Design Driver Diagrams

STREET WALL SCALE



Design Driver Diagrams

FACADE CHARACTERS

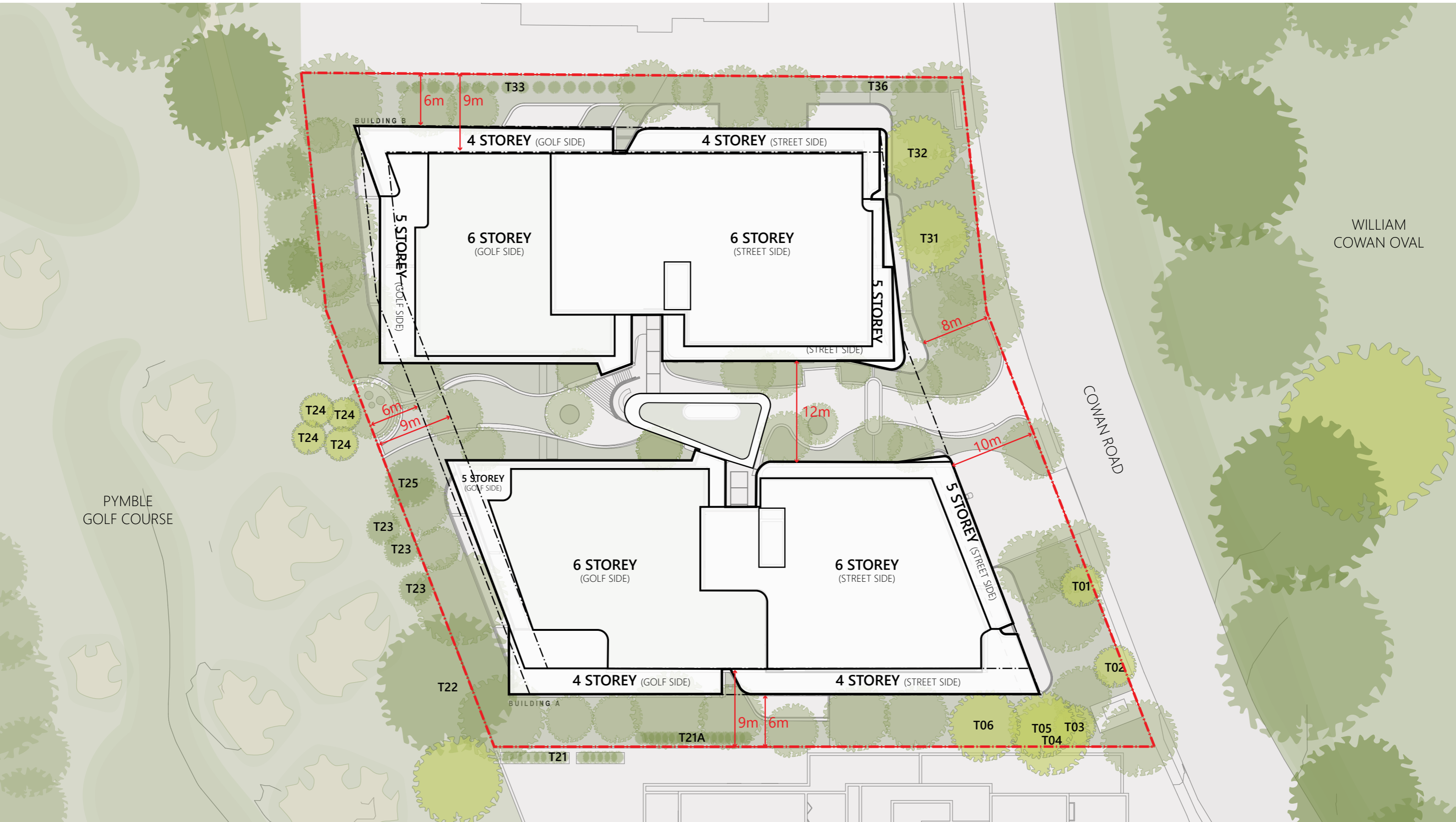


Design Driver Diagrams

PROPOSED SITE PLAN



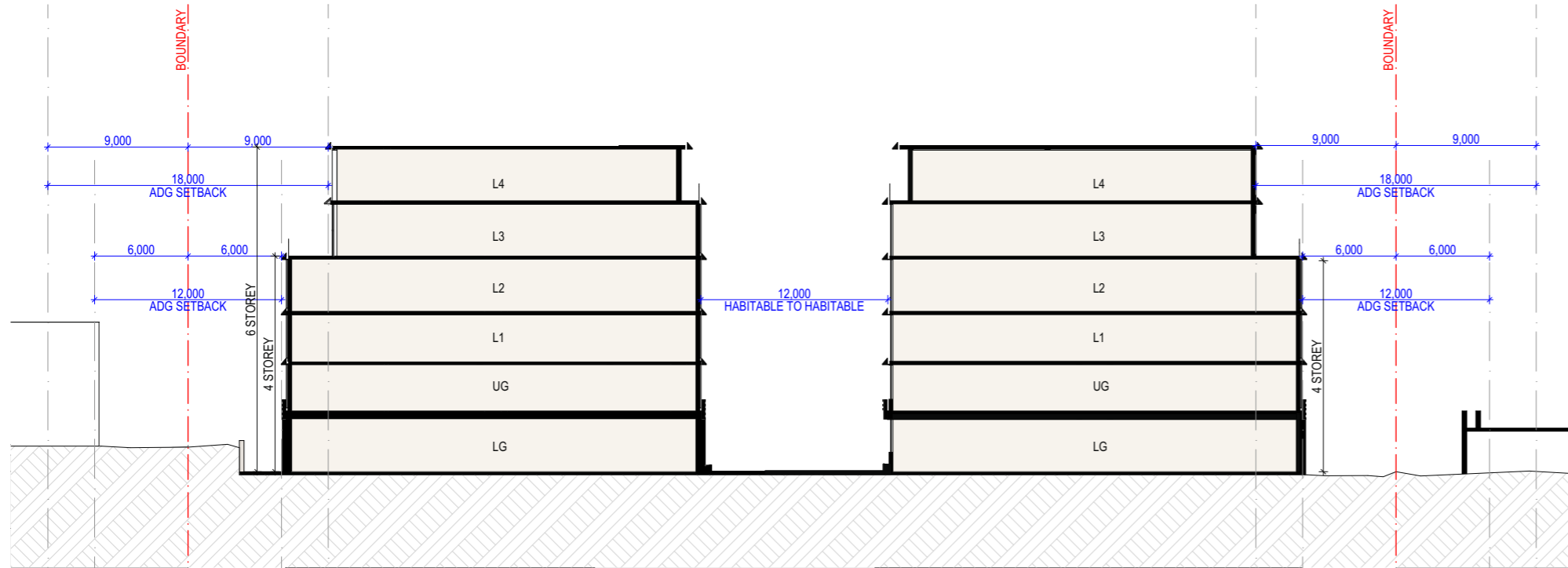
N.T.S@A3



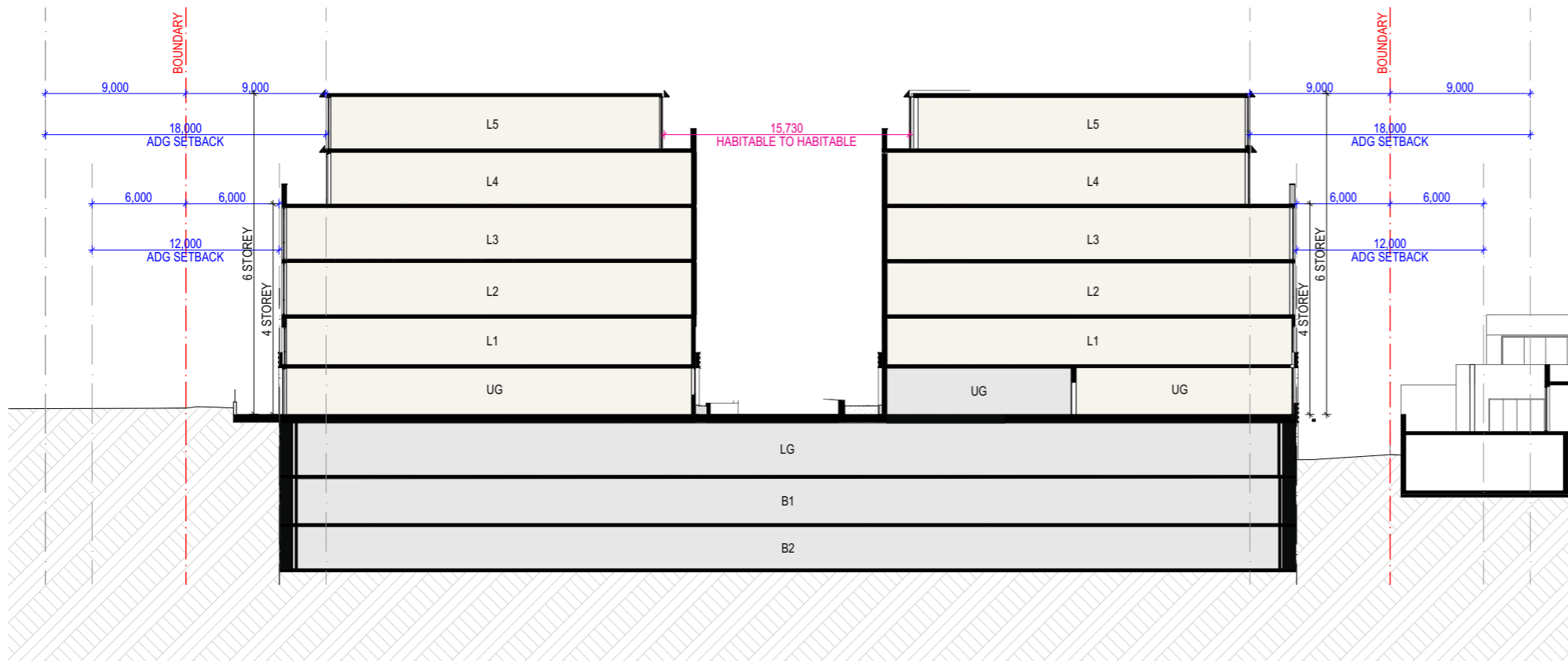
COMPLIANCE DIAGRAMS

Compliance Diagrams

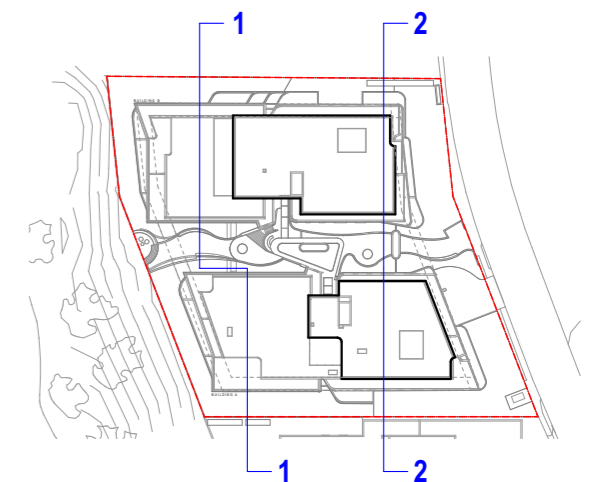
BUILDING SEPARATION



Section 01

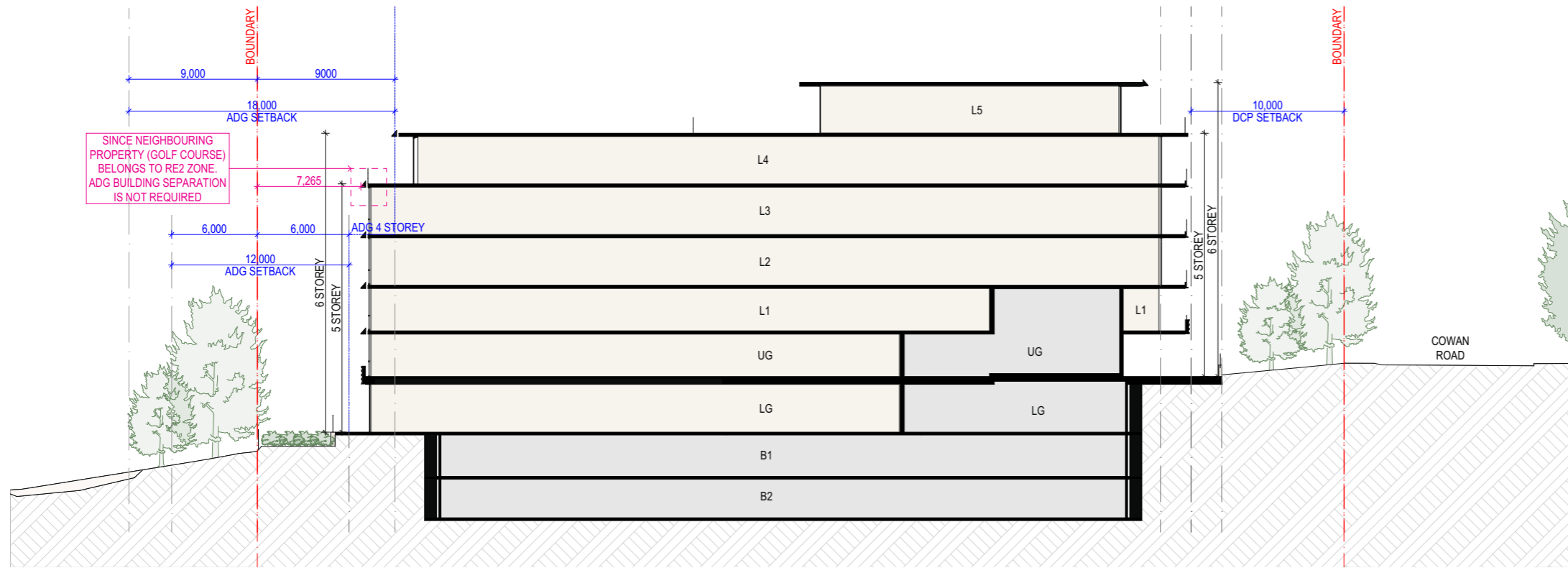


Section 02

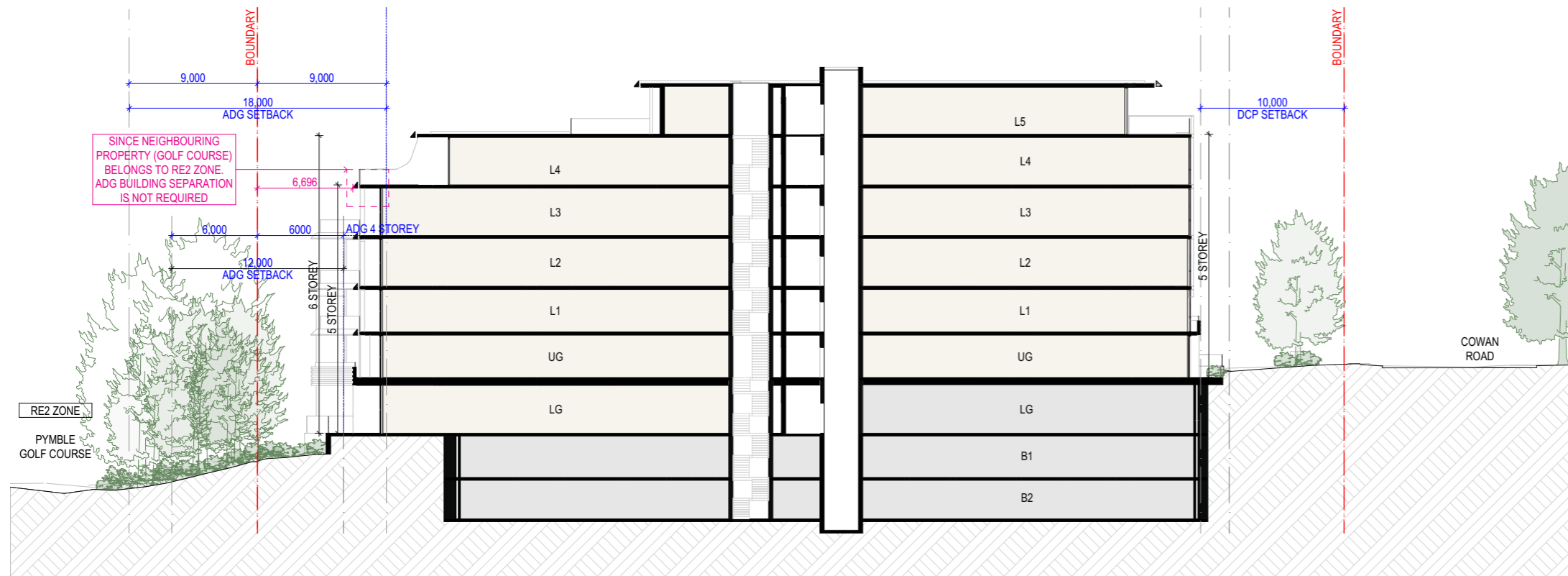


Compliance Diagrams

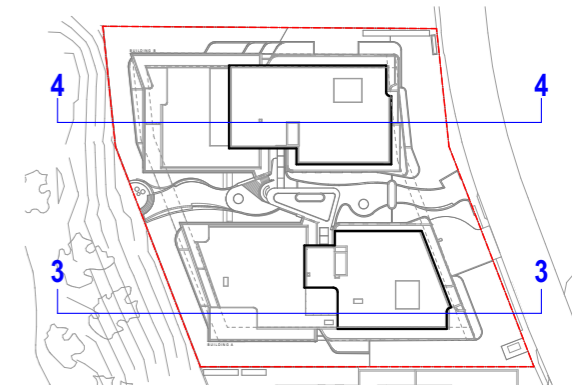
BUILDING SEPARATION



Section 03



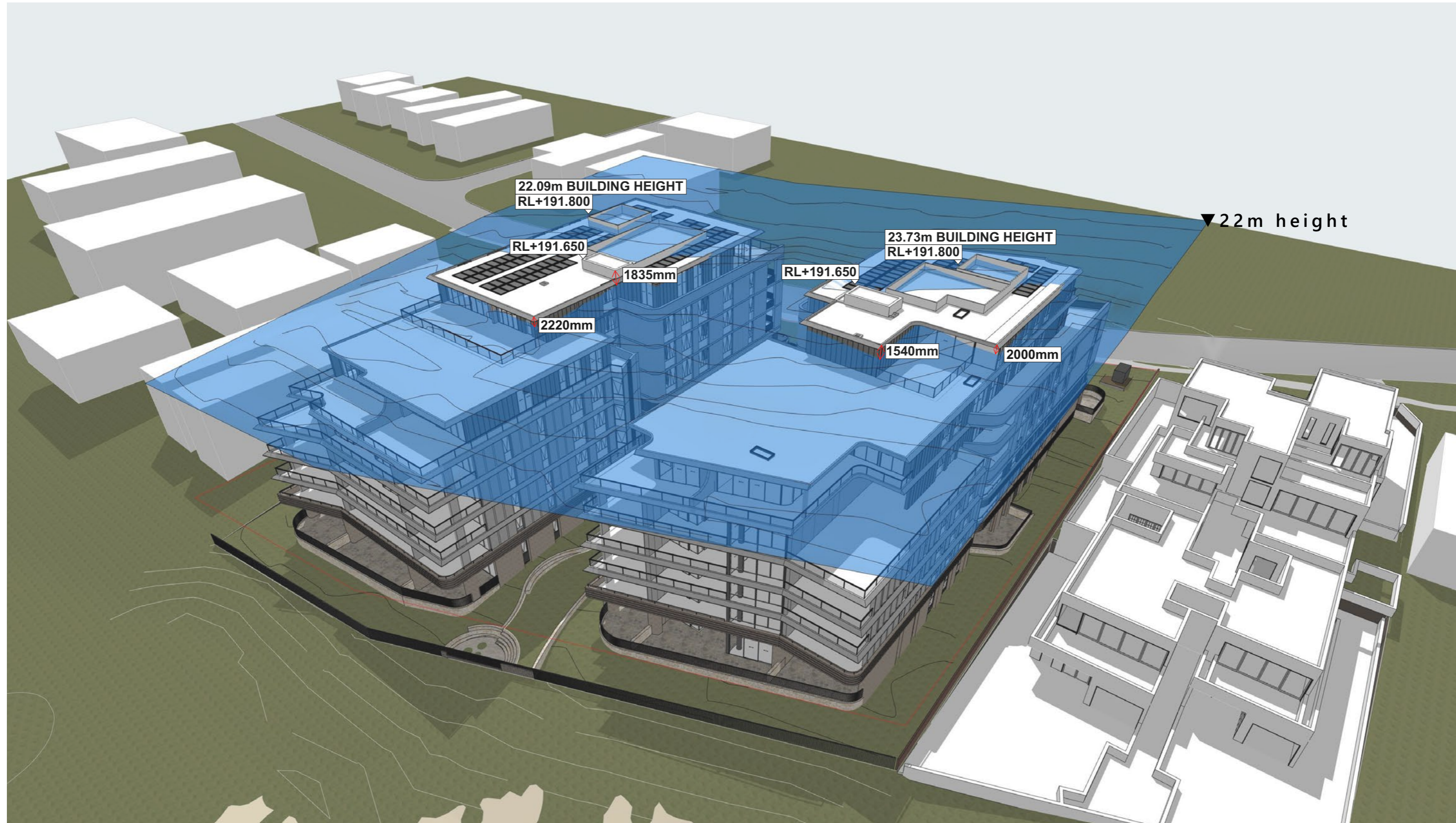
Section 04



Compliance Diagrams

22M HEIGHT PLANE

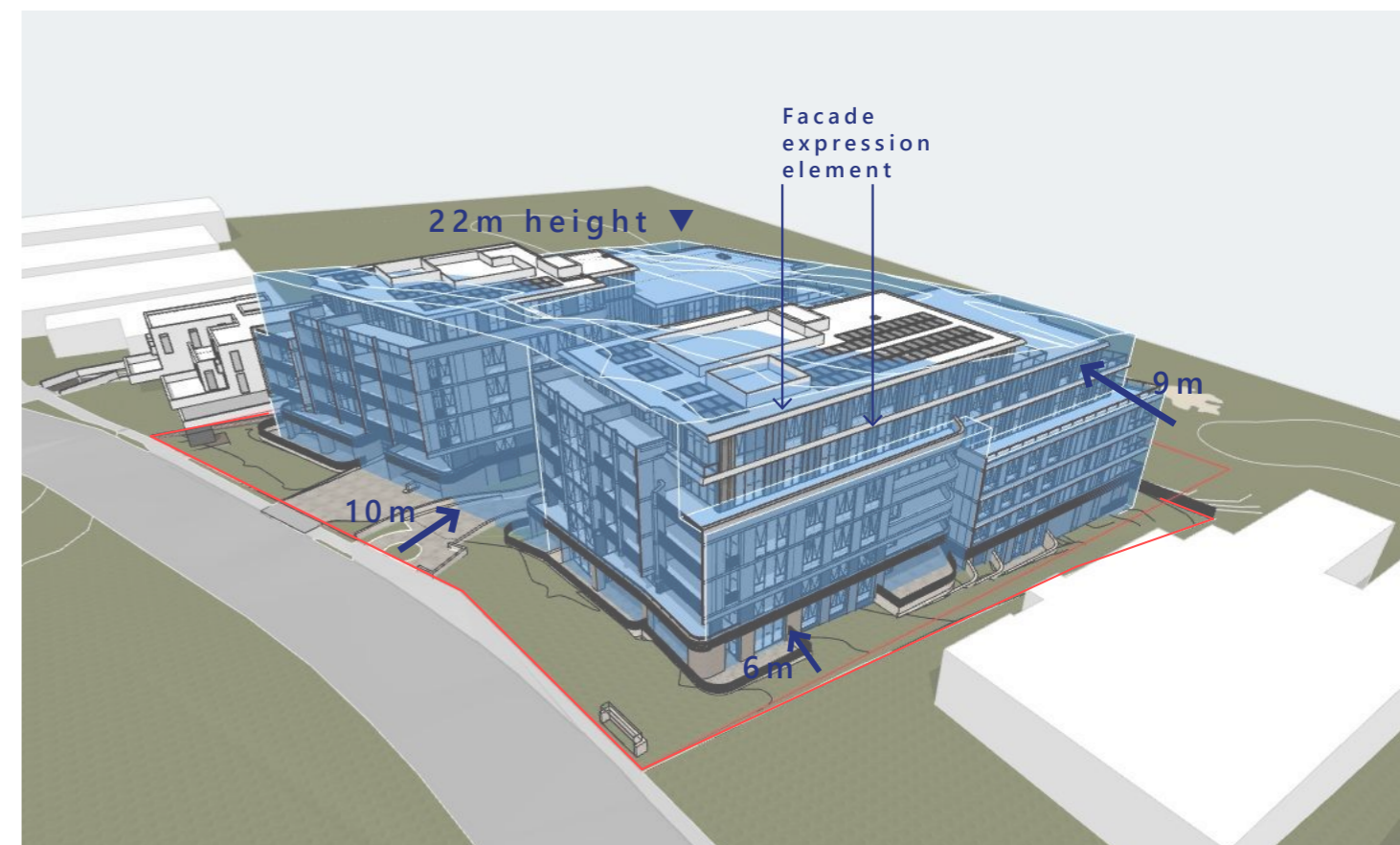
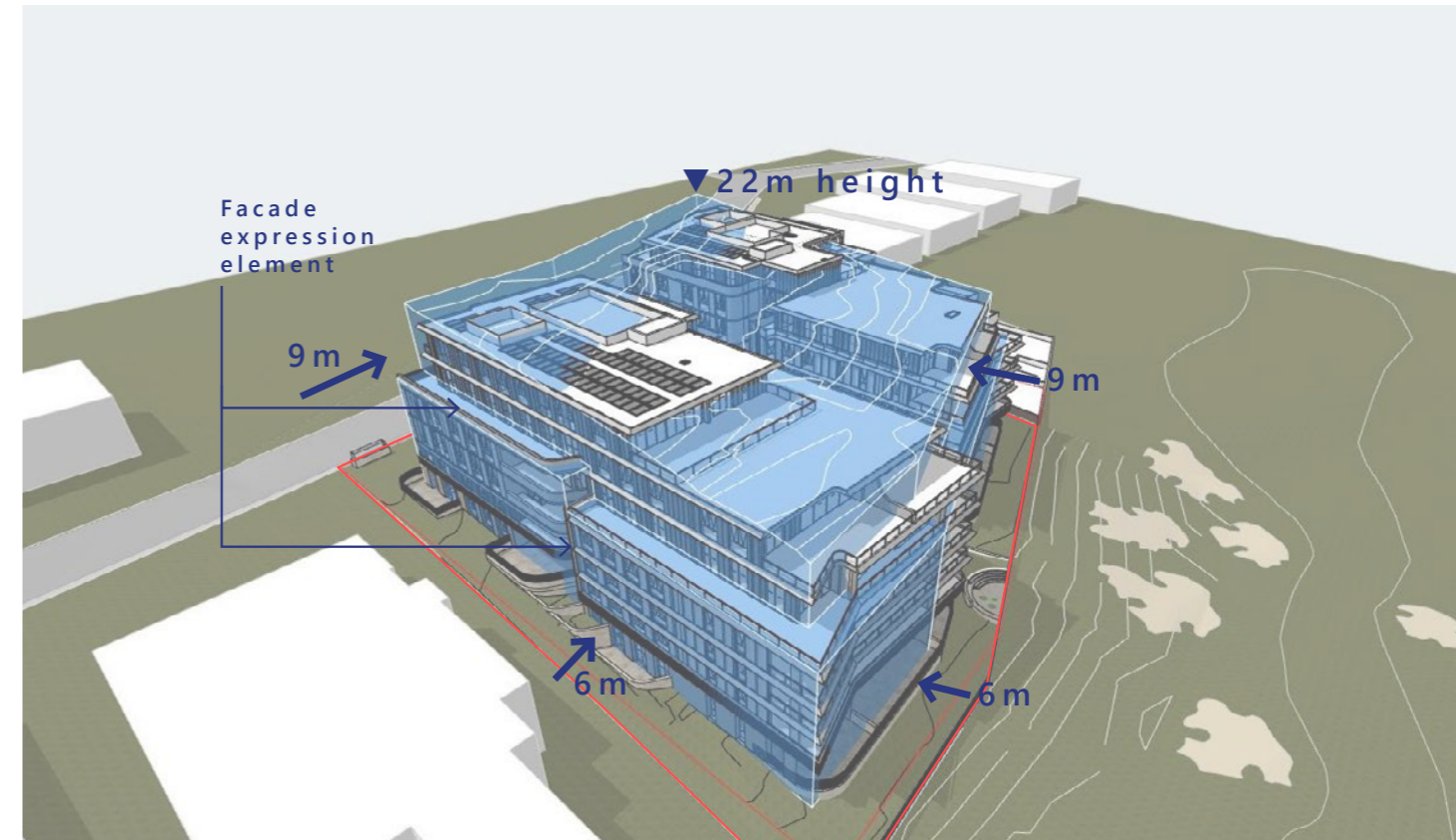
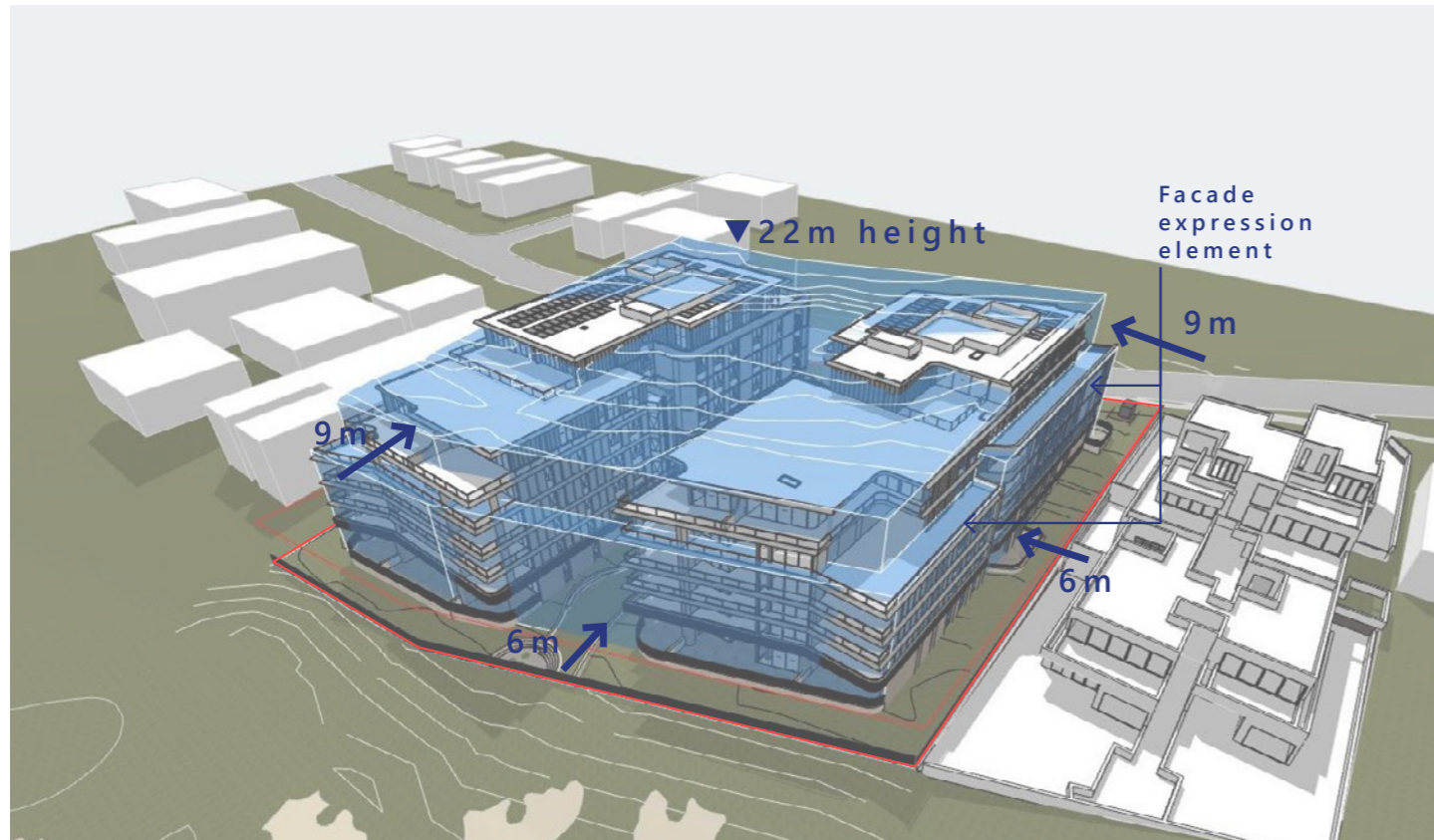
Note: 22m height plane is based from the survey by
ATS Land & Engineering Surveyor (03/06/2025)



Compliance Diagrams

BUILDING ENVELOPE + DCP SETBACKS

Note: 22m height plane is based from the survey by
ATS Land & Engineering Surveyor (03/06/2025)



Compliance Diagrams

DEEP SOIL



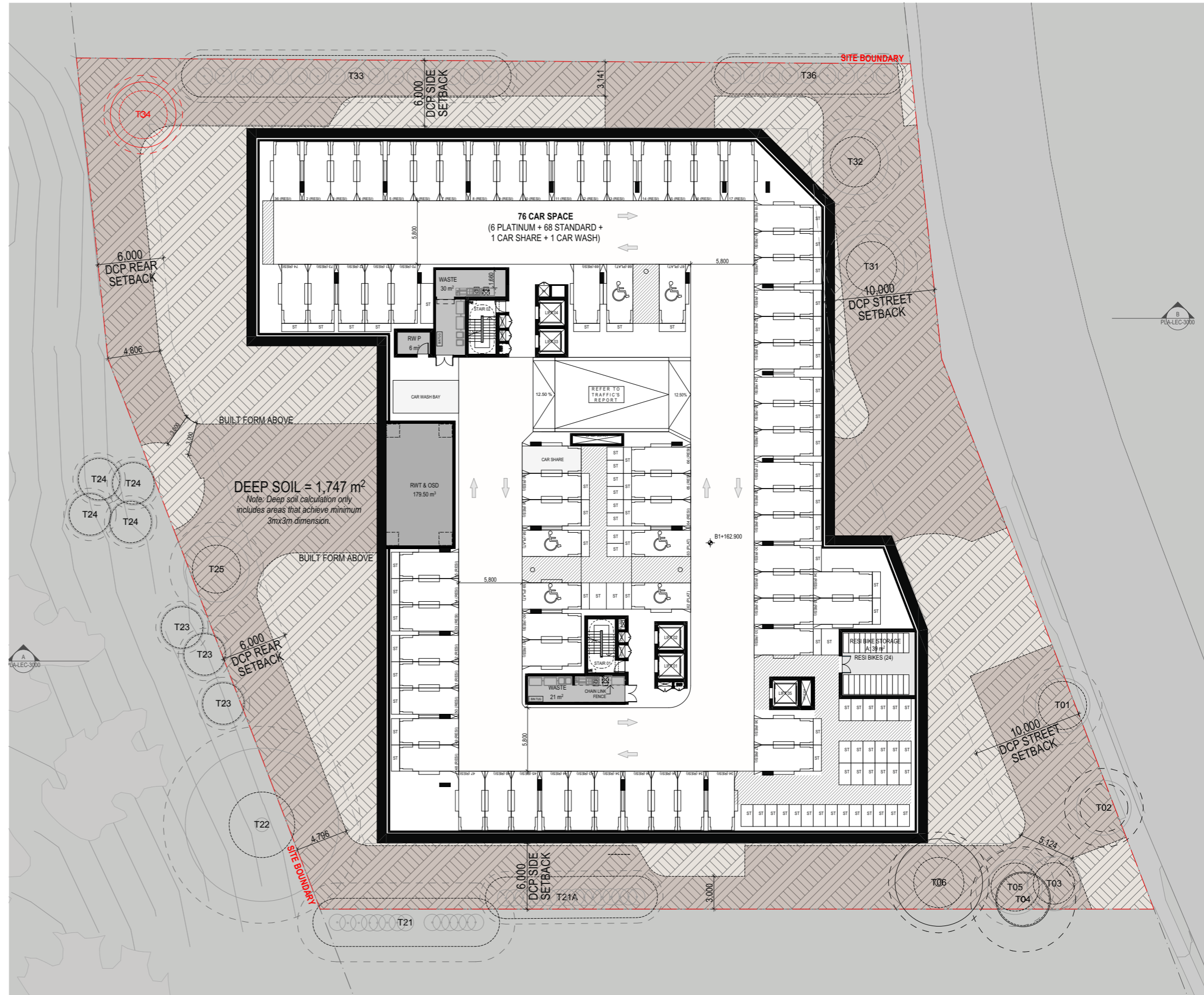
29.6% DEEP SOIL

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.”



Compliance Diagrams

SITE COVERAGE



2.2:1 FSR

equates to 12,986sqm



44% SITE COVERAGE

30% max allowable as per DCP

DCP DEFINITION:

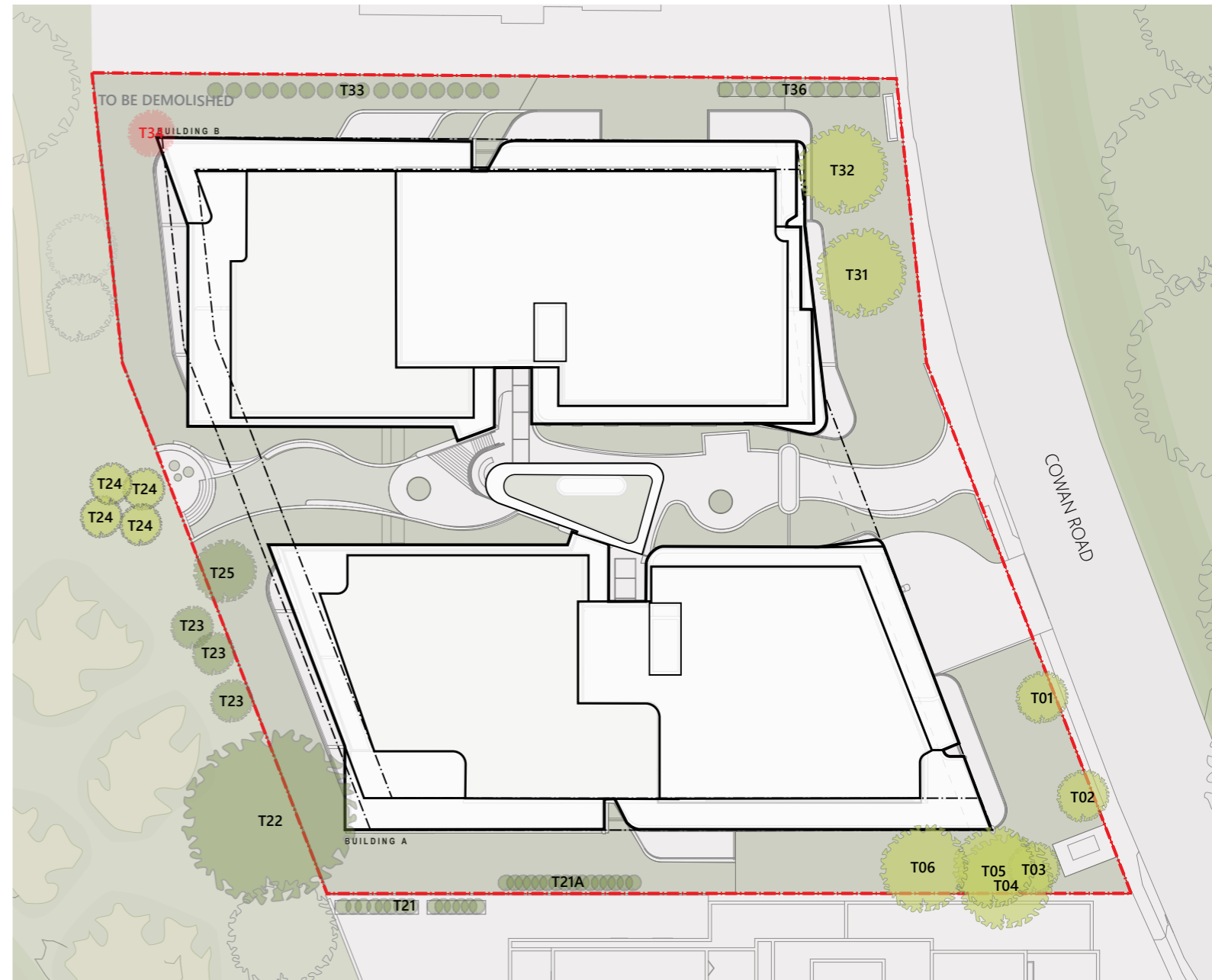
“Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- 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.”



Compliance Diagrams

TREE MANAGEMENT PLAN



 **15 TREES RETAINED**
Approved DA

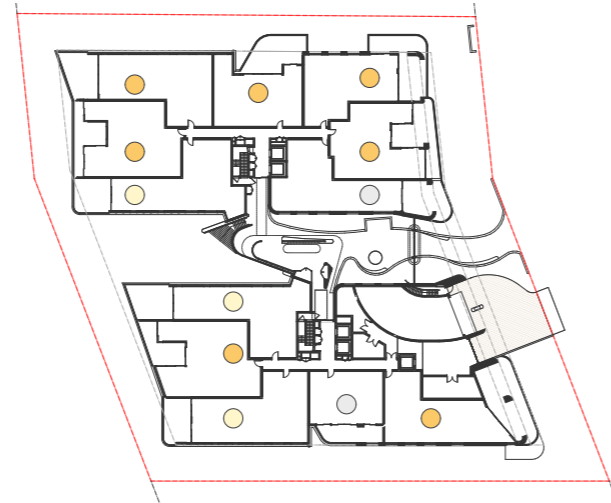
 **16 TREES RETAINED (1 REMOVED)**
Proposed Development

Compliance Diagrams

SOLAR ACCESS



LOWER GROUND



UPPER GROUND



LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

LEGEND

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

LEVELS	# APT	2H SOLAR	0H SOLAR
05	5	5	0
04	12	10	2
03	13	10	2
02	14	10	2
01	13	8	2
UG	12	7	2
LG	7	3	1
	76	53	11
		70%	14%

70% ACHIEVED SOLAR ACCESS

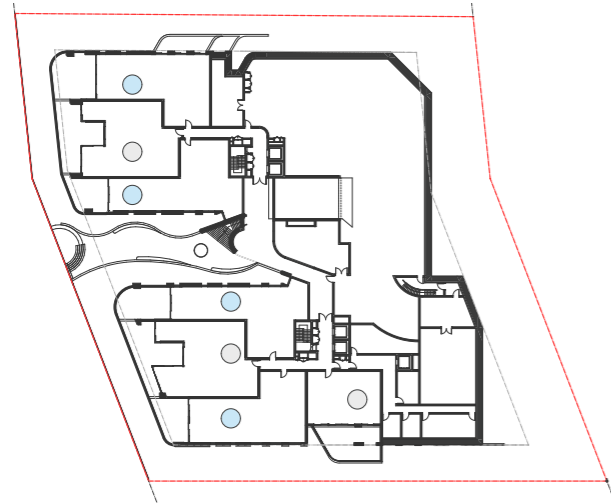


70% ACHIEVED

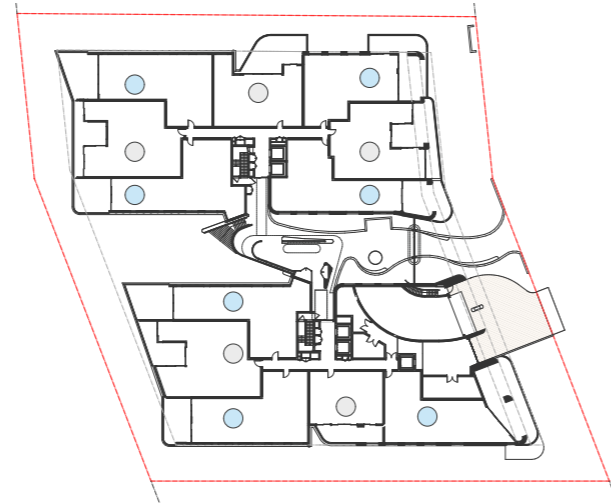
between 9am - 3pm
(min. 70% required as
per ADG)

Compliance Diagrams

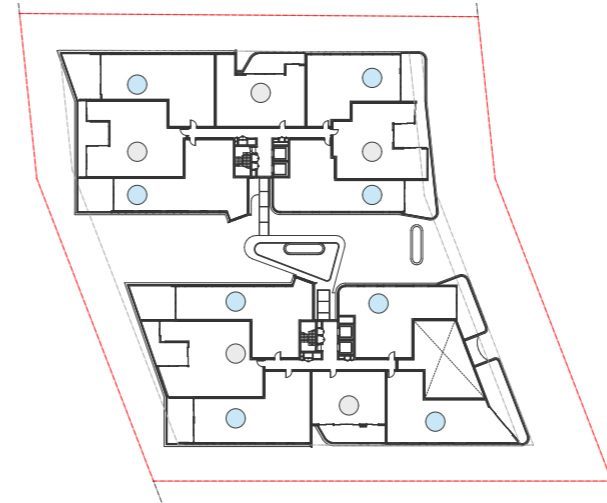
CROSS VENTILATION



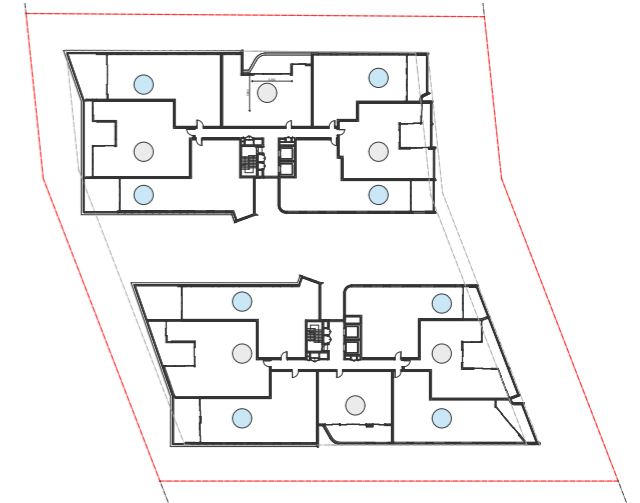
LOWER GROUND



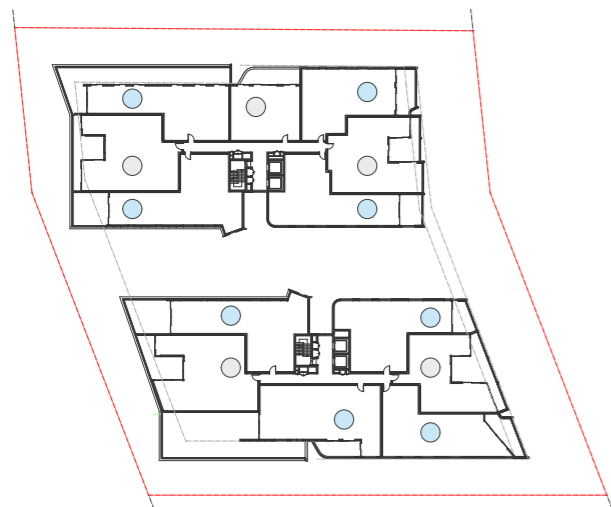
UPPER GROUND



LEVEL 01



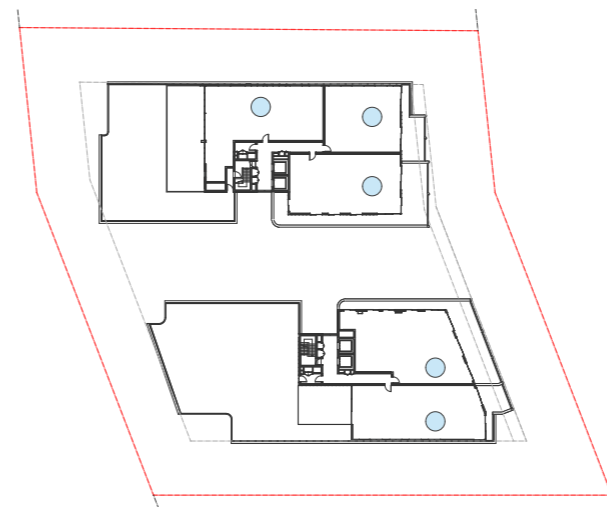
LEVEL 02



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	8
UG	12	7
LG	7	4
	76	48
		63%

63% ACHIEVED CROSS VENTILATION

63% ACHIEVED
min. 60% required as per ADG

Compliance Diagrams

SOLAR ACCESS TO 30-32 COWAN RD

Unit 01-02 (9am-3pm winter solstice analysis)

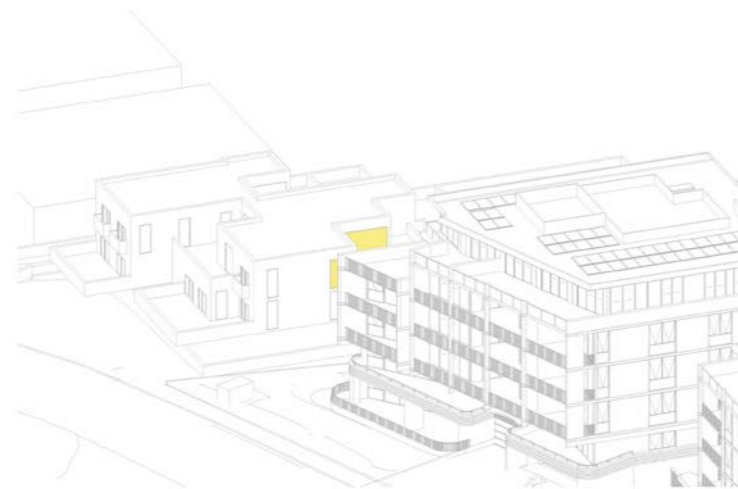
Detailed sun eye view analysis has been prepared to analyse solar access to the apartments within 30-32 Cowan Road. The sun eyes consider the proposed development as part of the solar analysis. In addition, glazing to living spaces at 30-32 Cowan Road have been identified as part of the study.

The analysis concludes that:

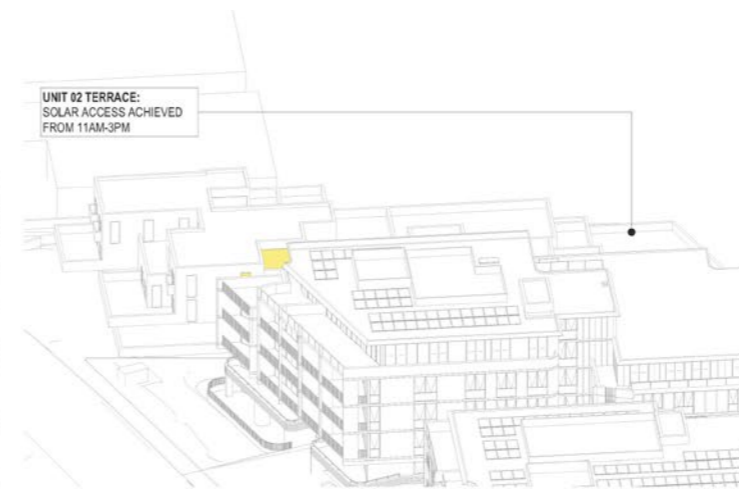
86% of apartments achieve 2 hours solar access from 9am-3pm.



9AM



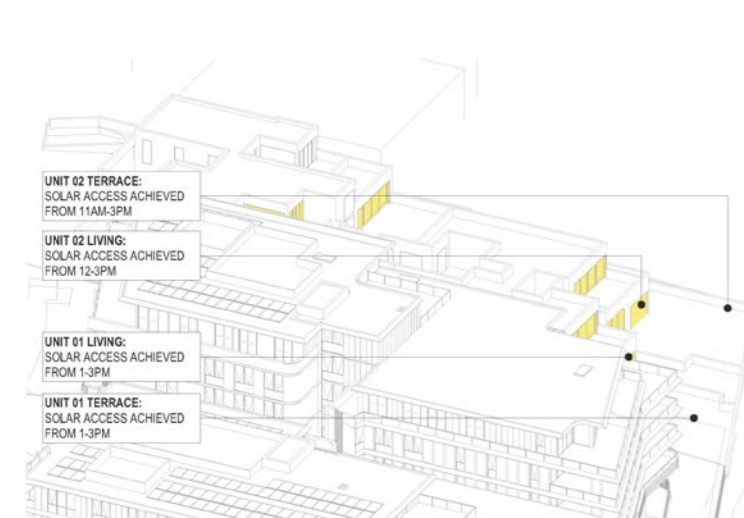
10AM



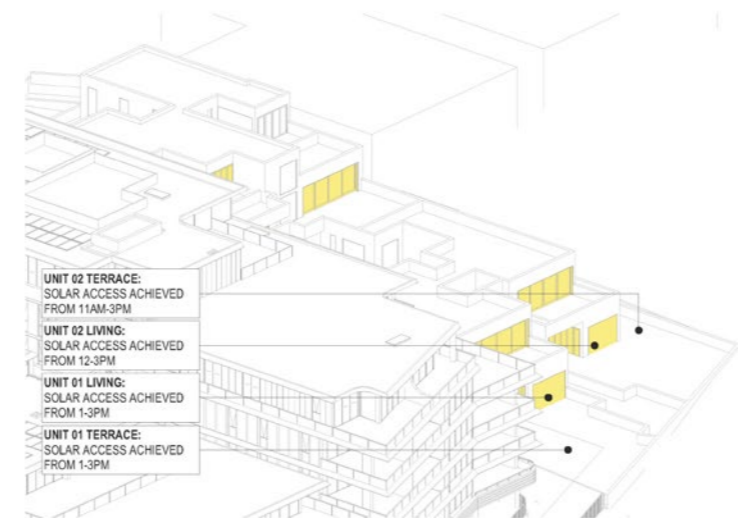
11AM



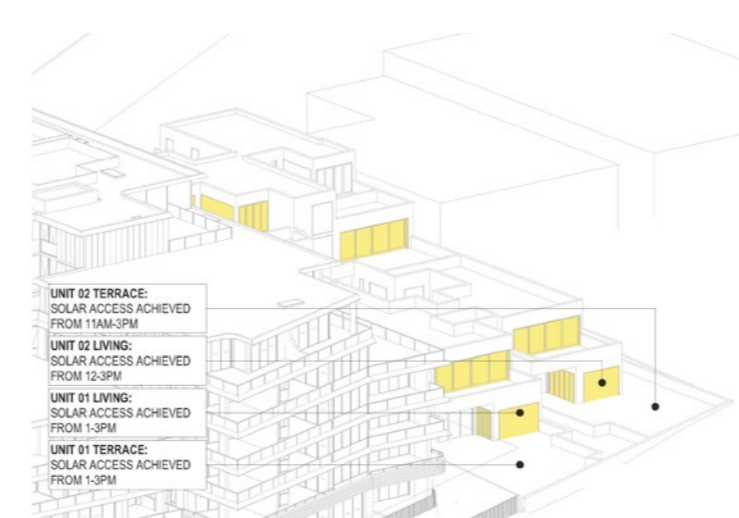
12PM



1PM



2PM



3PM

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

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

6/7 UNITS (86%)
ACHIEVE 2H SOLAR ACCESS TO LIVING AREAS DURING WINTER SOLSTICE (9AM-3PM)

7/7 UNITS (100%)
ACHIEVE 2H SOLAR ACCESS TO OUTDOOR SPACES DURING WINTER SOLSTICE (9AM-3PM)

NOTE: SUN EYE VIEW TAKEN ON WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE: ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

Compliance Diagrams

SOLAR ACCESS TO 30-32 COWAN RD

Unit 03-04 (9am-3pm winter solstice analysis)

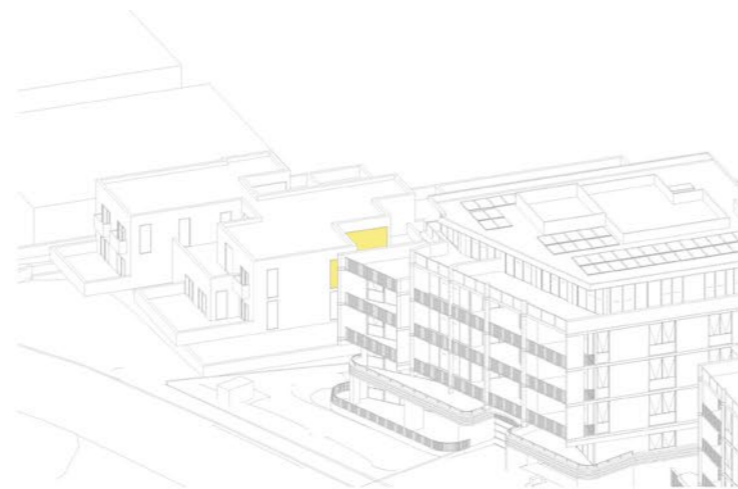
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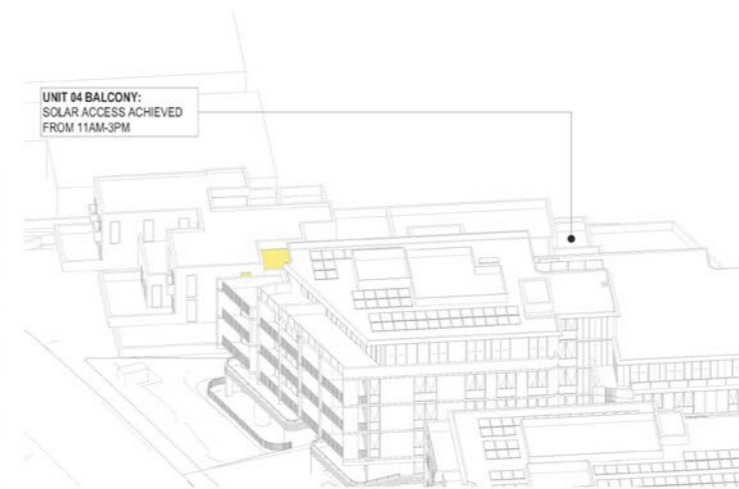
86% of apartments achieve 2 hours solar access from 9am-3pm.



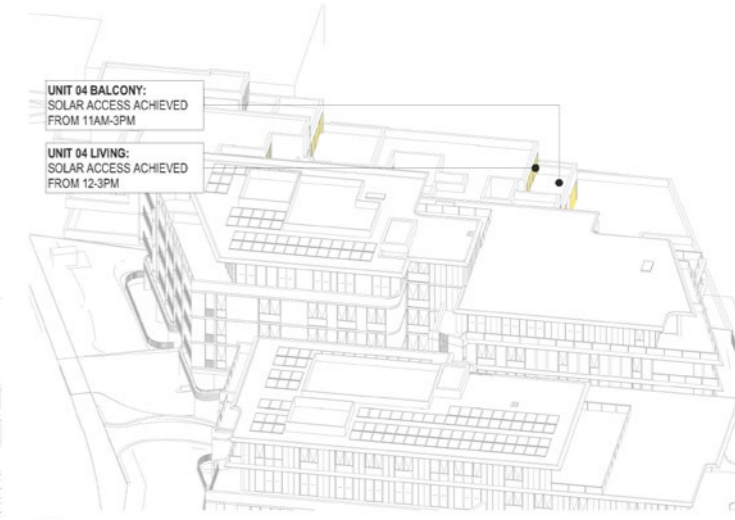
9AM



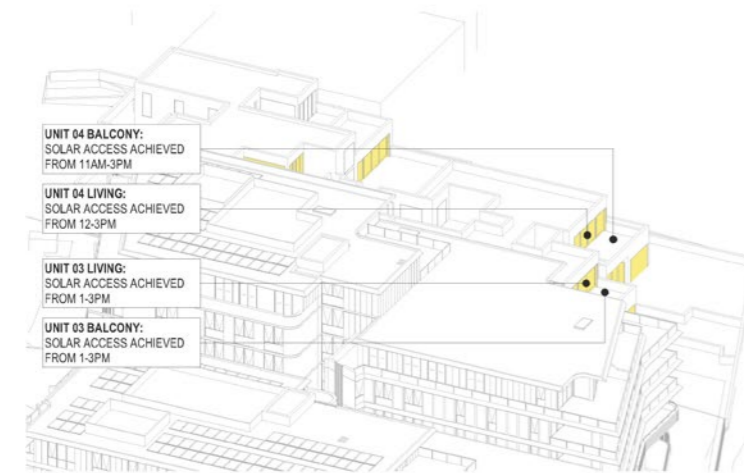
10AM



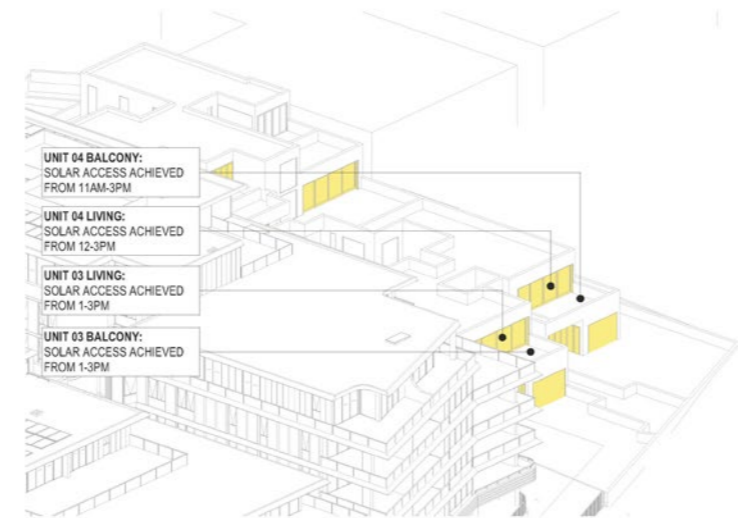
11AM



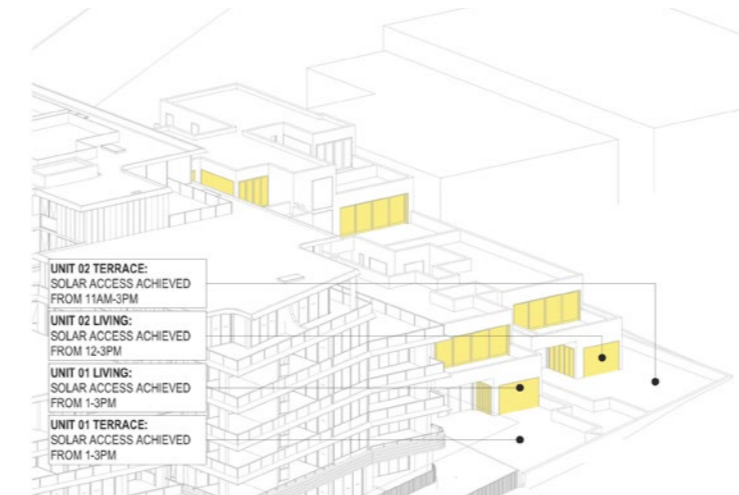
12PM



1PM



2PM



3PM

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

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

6/7 UNITS (86%)
ACHIEVE 2H SOLAR ACCESS TO LIVING AREAS DURING WINTER SOLSTICE (9AM-3PM)

7/7 UNITS (100%)
ACHIEVE 2H SOLAR ACCESS TO OUTDOOR SPACES DURING WINTER SOLSTICE (9AM-3PM)

NOTE: SUN EYE VIEW TAKEN ON WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE: ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

Compliance Diagrams

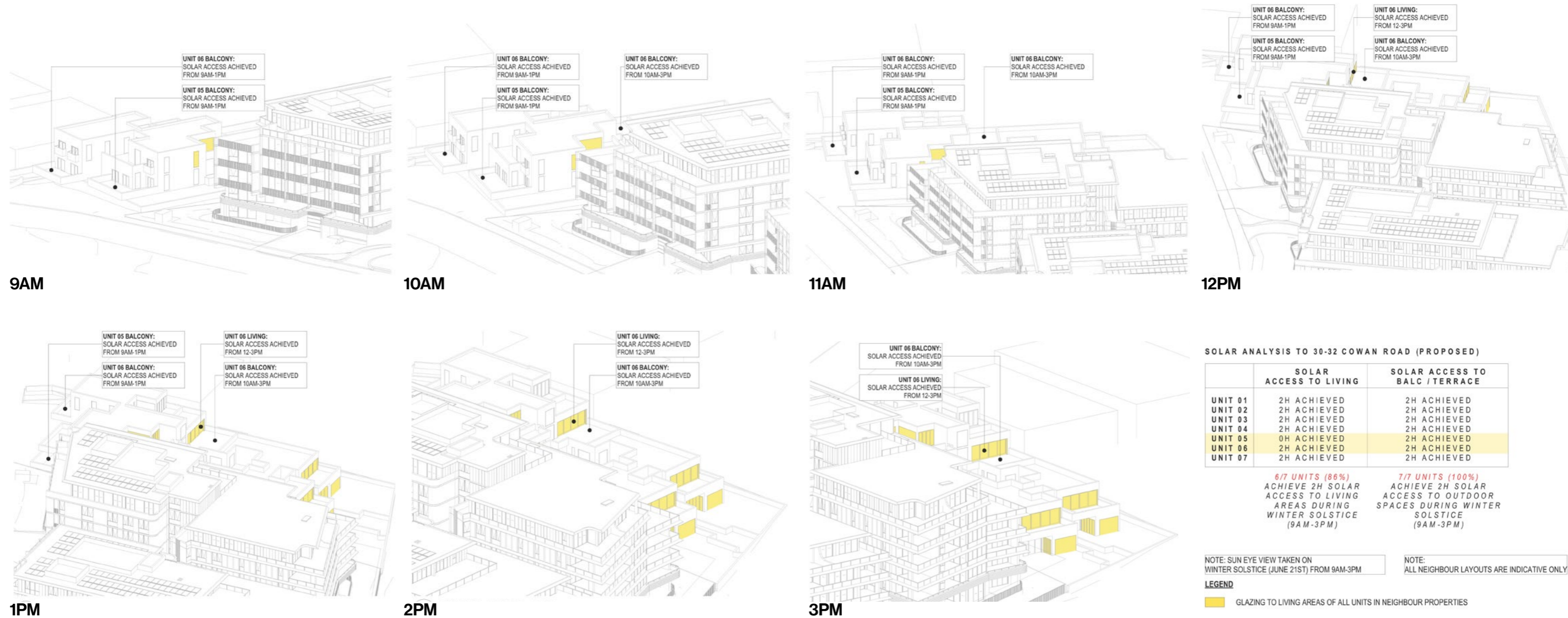
SOLAR ACCESS TO 30-32 COWAN RD

Unit 05-06 (9am-3pm winter solstice analysis)

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The analysis concludes that:

86% of apartments achieve 2 hours solar access from 9am-3pm.



Compliance Diagrams

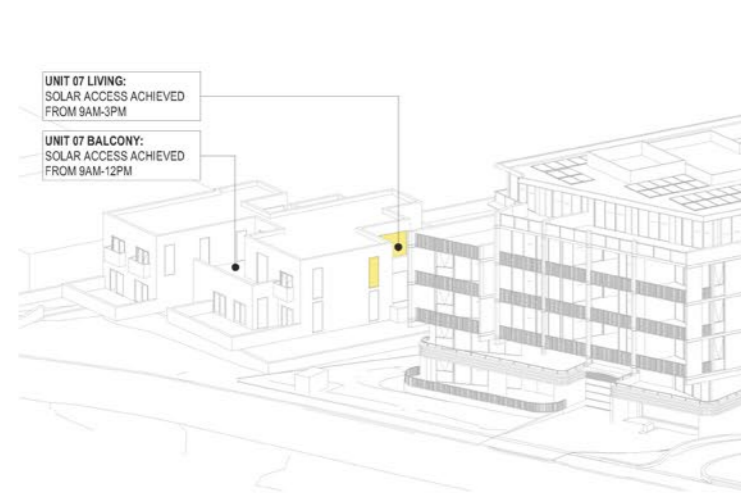
SOLAR ACCESS TO 30-32 COWAN RD

Unit 07 (9am-3pm winter solstice analysis)

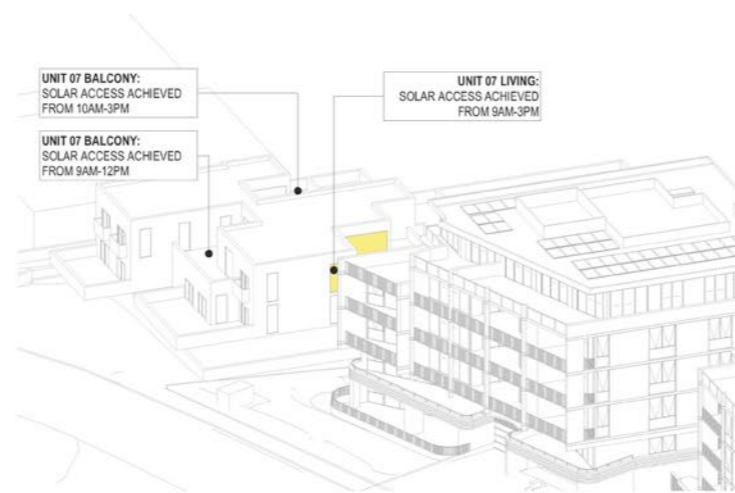
Detailed sun eye view analysis has been prepared to analyse solar access to the apartments within 30-32 Cowan Road. The sun eyes consider the proposed development as part of the solar analysis. In addition, glazing to living spaces at 30-32 Cowan Road have been identified as part of the study.

The analysis concludes that:

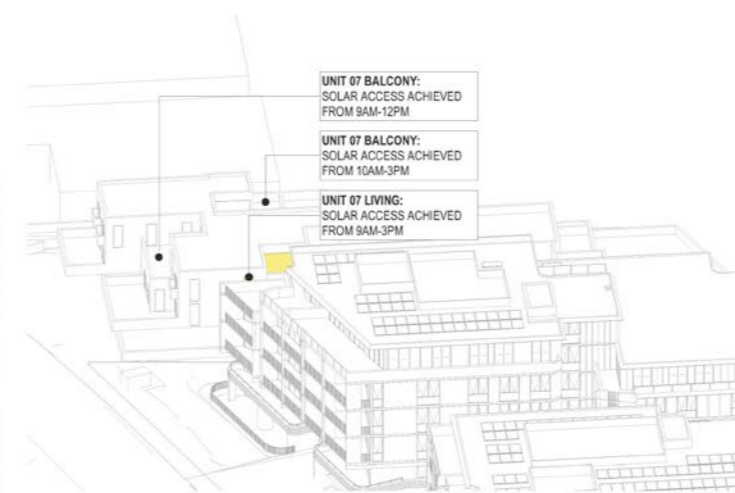
86% of apartments achieve 2 hours solar access from 9am-3pm.



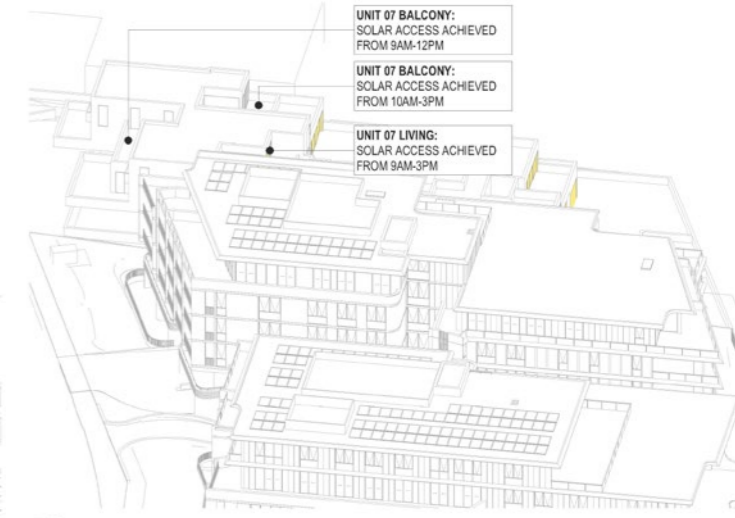
9AM



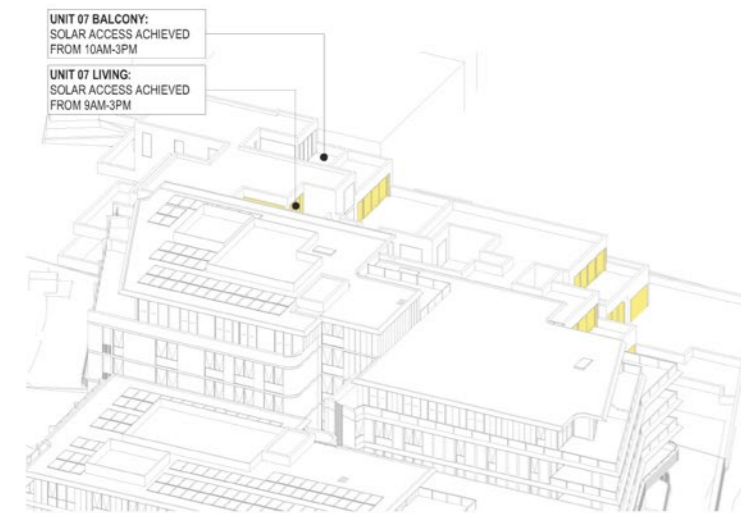
10AM



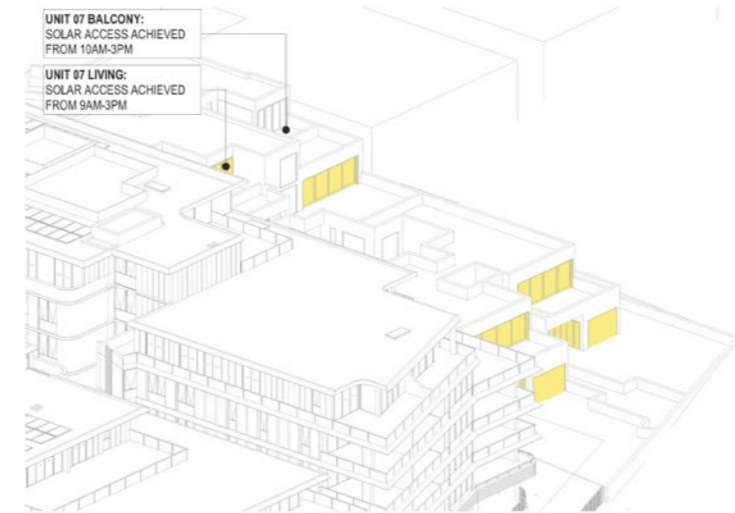
11AM



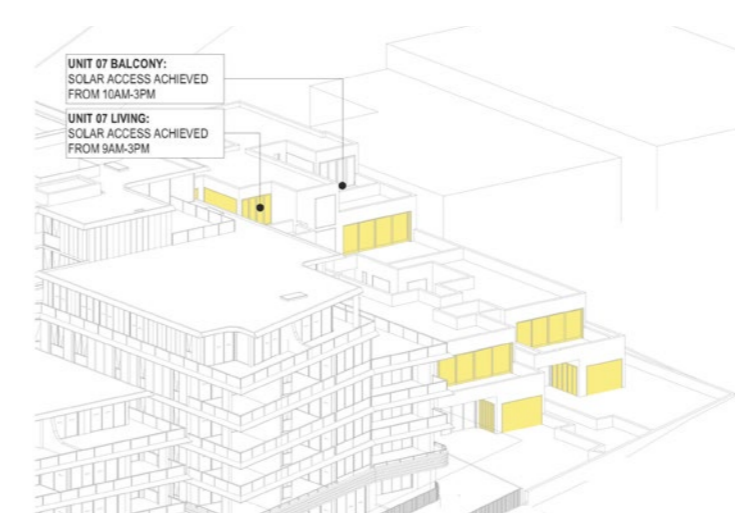
12PM



1PM



2PM



3PM

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

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

6/7 UNITS (86%)
ACHIEVE 2H SOLAR ACCESS TO LIVING AREAS DURING WINTER SOLSTICE (9AM-3PM)

7/7 UNITS (100%)
ACHIEVE 2H SOLAR ACCESS TO OUTDOOR SPACES DURING WINTER SOLSTICE (9AM-3PM)

NOTE: SUN EYE VIEW TAKEN ON WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE: ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

Compliance Diagrams

SOLAR ACCESS TO 30-32 COWAN RD

Unit 01-02 (7am-5pm winter solstice analysis)

Detailed sun eye view analysis has been prepared to analyse solar access to the apartments within 30-32 Cowan Road. The sun eyes consider the proposed development as part of the solar analysis. In addition, glazing to living spaces at 30-32 Cowan Road have been identified as part of the study.

The analysis concludes that:

86% of apartments achieve 3 hours solar access from 7am-5pm.



7AM



8AM



9AM



10AM



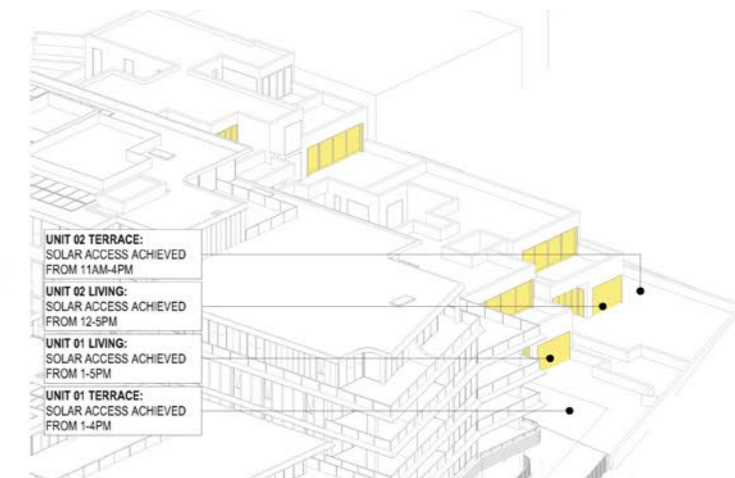
11AM



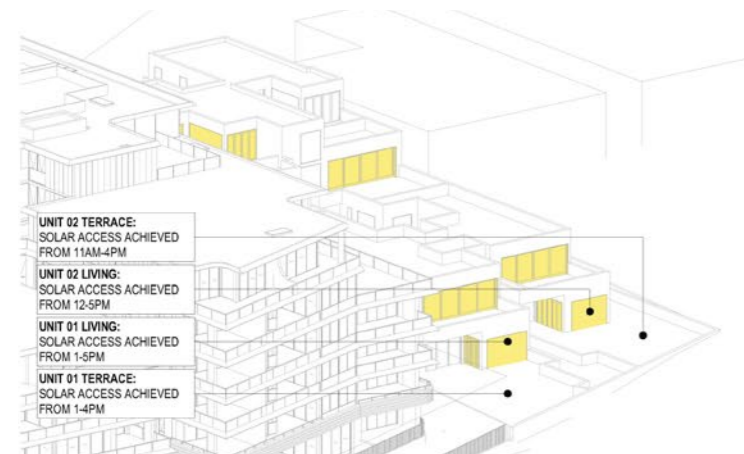
12PM



1PM



2PM



3PM



4PM



5PM

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

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

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE
(7AM-5PM)

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO OUTDOOR
SPACES DURING WINTER
SOLSTICE
(7AM-5PM)

NOTE: SUN EYE VIEW TAKEN ON
WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE: ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

Compliance Diagrams

SOLAR ACCESS TO 30-32 COWAN RD

Unit 03-04 (7am-5pm winter solstice analysis)

Detailed sun eye view analysis has been prepared to analyse solar access to the apartments within 30-32 Cowan Road. The sun eyes consider the proposed development as part of the solar analysis. In addition, glazing to living spaces at 30-32 Cowan Road have been identified as part of the study.

The analysis concludes that:

86% of apartments achieve 3 hours solar access from 7am-5pm.



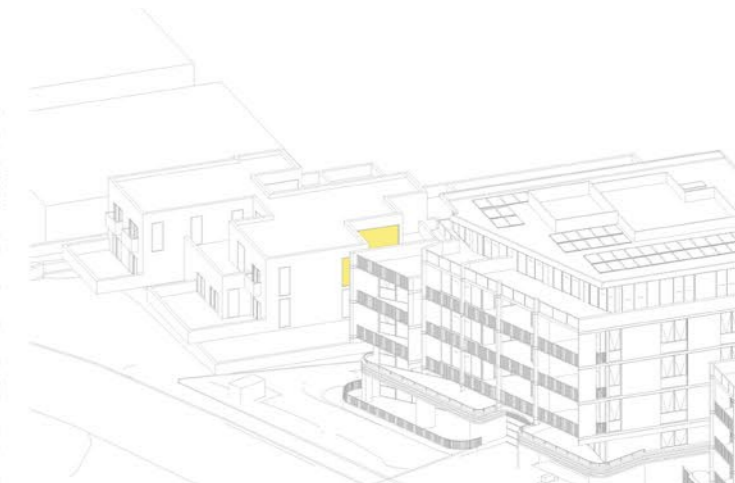
7AM



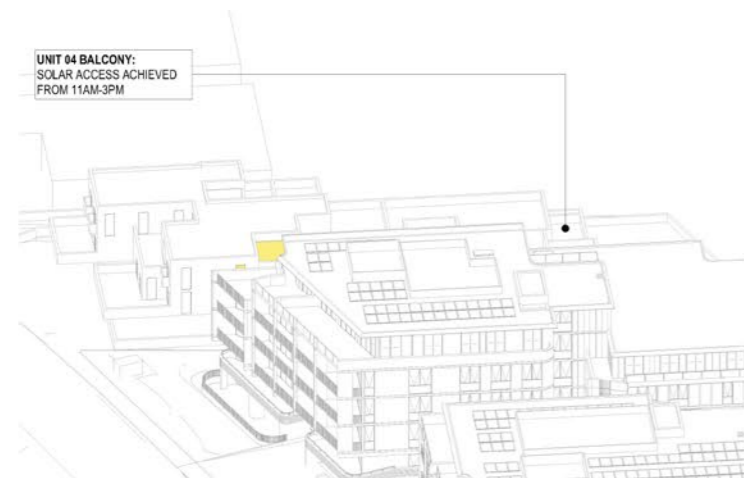
8AM



9AM



10AM



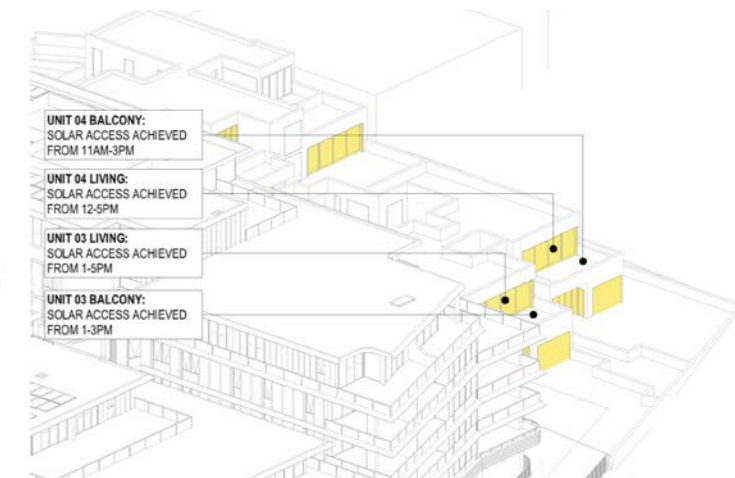
11AM



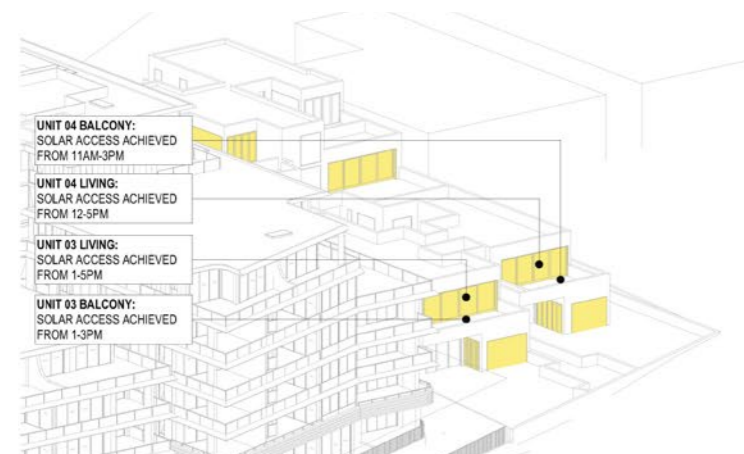
12PM



1PM



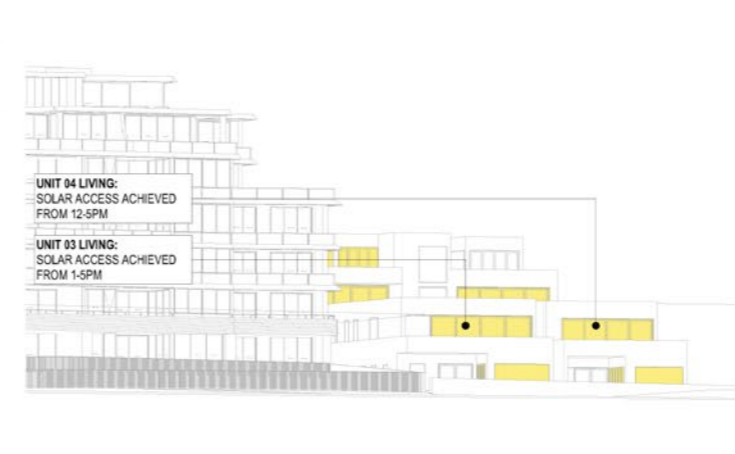
2PM



3PM



4PM



5PM

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

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

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO LIVING
AREAS DURING
WINTER SOLSTICE
(7AM-5PM)

6/7 UNITS (86%)
ACHIEVE 3H SOLAR
ACCESS TO OUTDOOR
SPACES DURING WINTER
SOLSTICE
(7AM-5PM)

NOTE: SUN EYE VIEW TAKEN ON WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE: ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

Compliance Diagrams

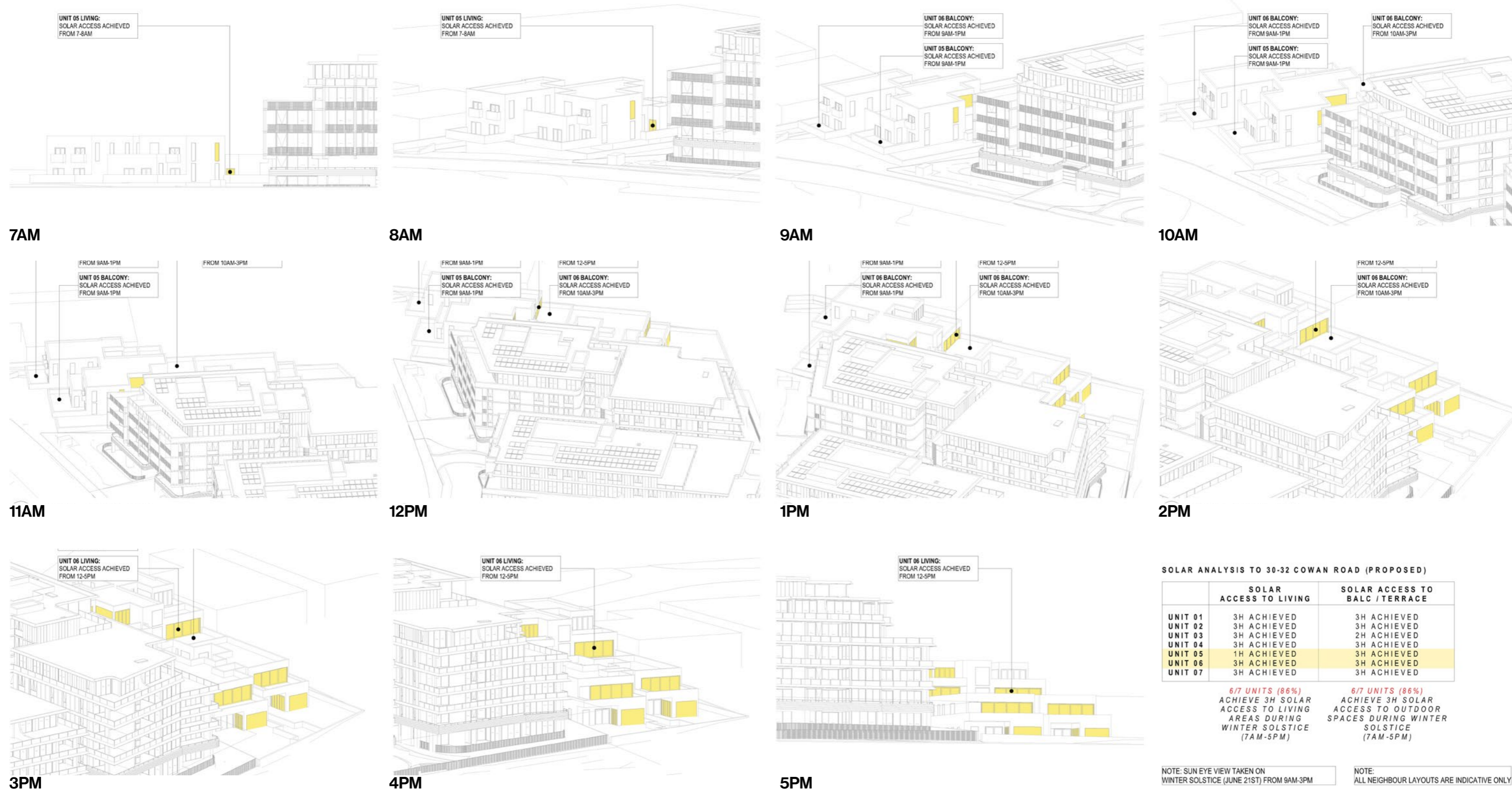
SOLAR ACCESS TO 30-32 COWAN RD

Unit 05-06 (7am-5pm winter solstice analysis)

Detailed sun eye view analysis has been prepared to analyse solar access to the apartments within 30-32 Cowan Road. The sun eyes consider the proposed development as part of the solar analysis. In addition, glazing to living spaces at 30-32 Cowan Road have been identified as part of the study.

The analysis concludes that:

86% of apartments achieve 3 hours solar access from 7am-5pm.



SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

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

6/7 UNITS (86%) ACHIEVE 3H SOLAR ACCESS TO LIVING AREAS DURING WINTER SOLSTICE (7AM-5PM)

6/7 UNITS (86%) ACHIEVE 3H SOLAR ACCESS TO OUTDOOR SPACES DURING WINTER SOLSTICE (7AM-5PM)

NOTE: SUN EYE VIEW TAKEN ON WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE: ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

Compliance Diagrams

SOLAR ACCESS TO 30-32 COWAN RD

Unit 07 (7am-5pm winter solstice analysis)

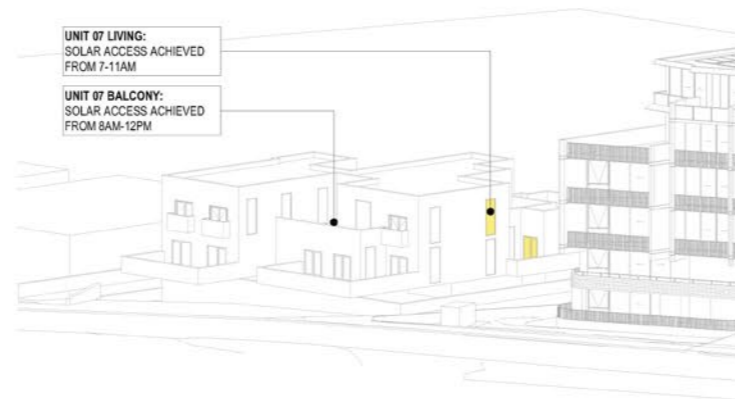
Detailed sun eye view analysis has been prepared to analyse solar access to the apartments within 30-32 Cowan Road. The sun eyes consider the proposed development as part of the solar analysis. In addition, glazing to living spaces at 30-32 Cowan Road have been identified as part of the study.

The analysis concludes that:

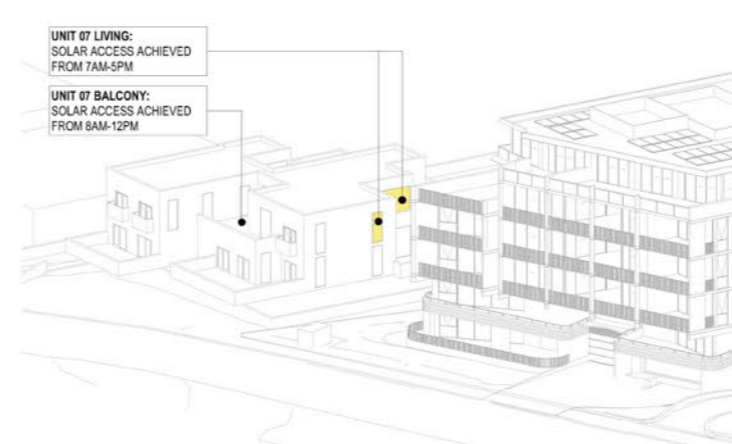
86% of apartments achieve 3 hours solar access from 7am-5pm.



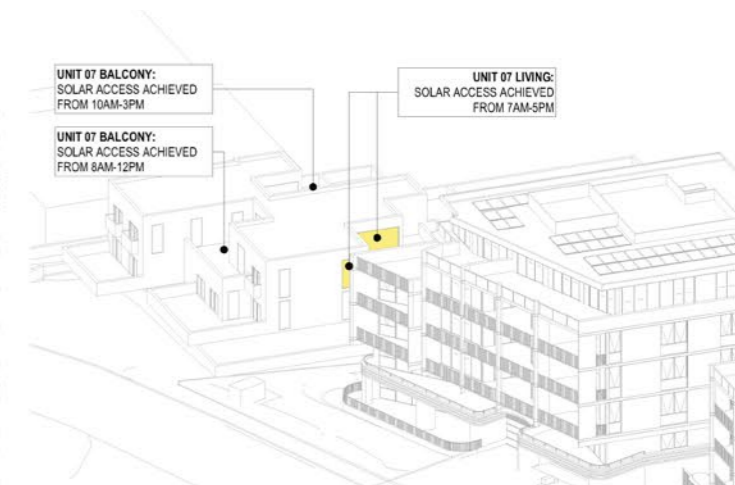
7AM



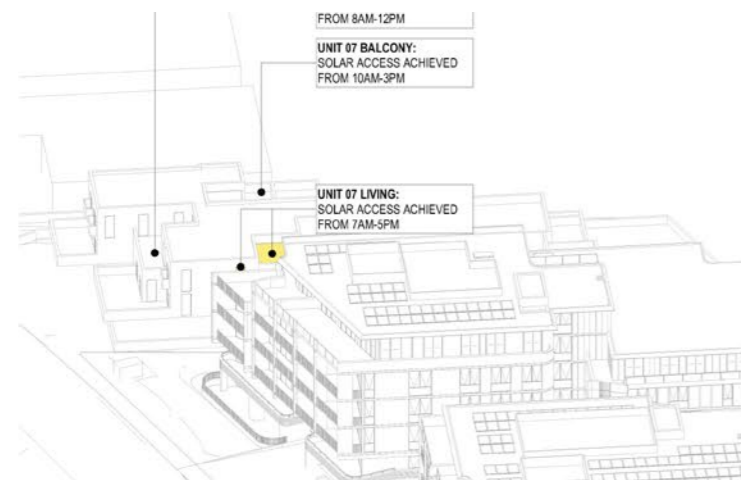
8AM



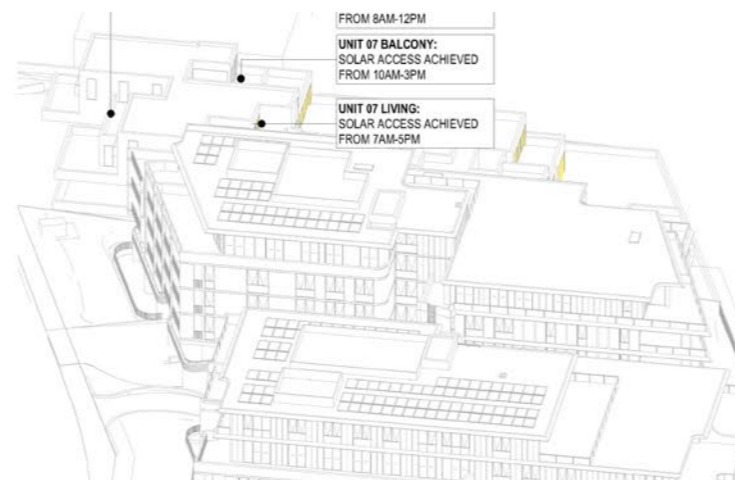
9AM



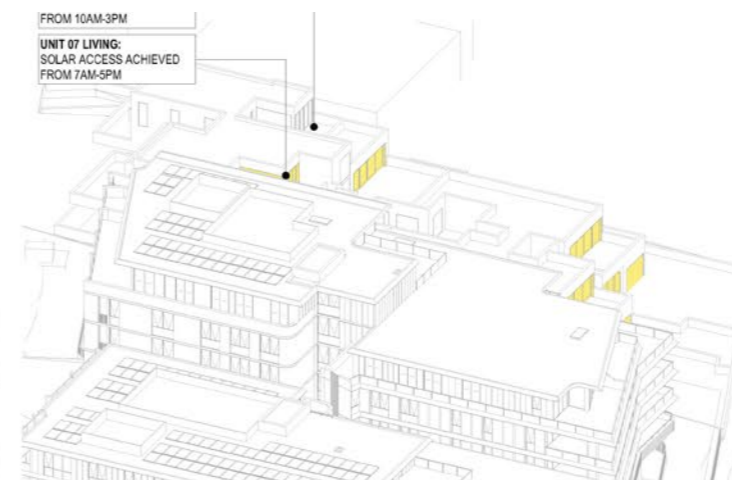
10AM



11AM



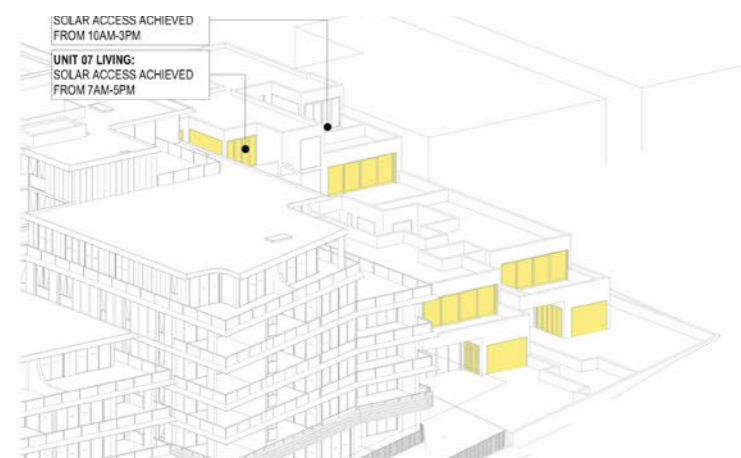
12PM



1PM



2PM



3PM



4PM



5PM

SOLAR ANALYSIS TO 30-32 COWAN ROAD (PROPOSED)

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

6/7 UNITS (86%) ACHIEVE 3H SOLAR ACCESS TO LIVING AREAS DURING WINTER SOLSTICE (7AM-5PM)

6/7 UNITS (86%) ACHIEVE 3H SOLAR ACCESS TO OUTDOOR SPACES DURING WINTER SOLSTICE (7AM-5PM)

NOTE: SUN EYE VIEW TAKEN ON WINTER SOLSTICE (JUNE 21ST) FROM 9AM-3PM

NOTE: ALL NEIGHBOUR LAYOUTS ARE INDICATIVE ONLY

LEGEND

GLAZING TO LIVING AREAS OF ALL UNITS IN NEIGHBOUR PROPERTIES

Compliance Diagrams

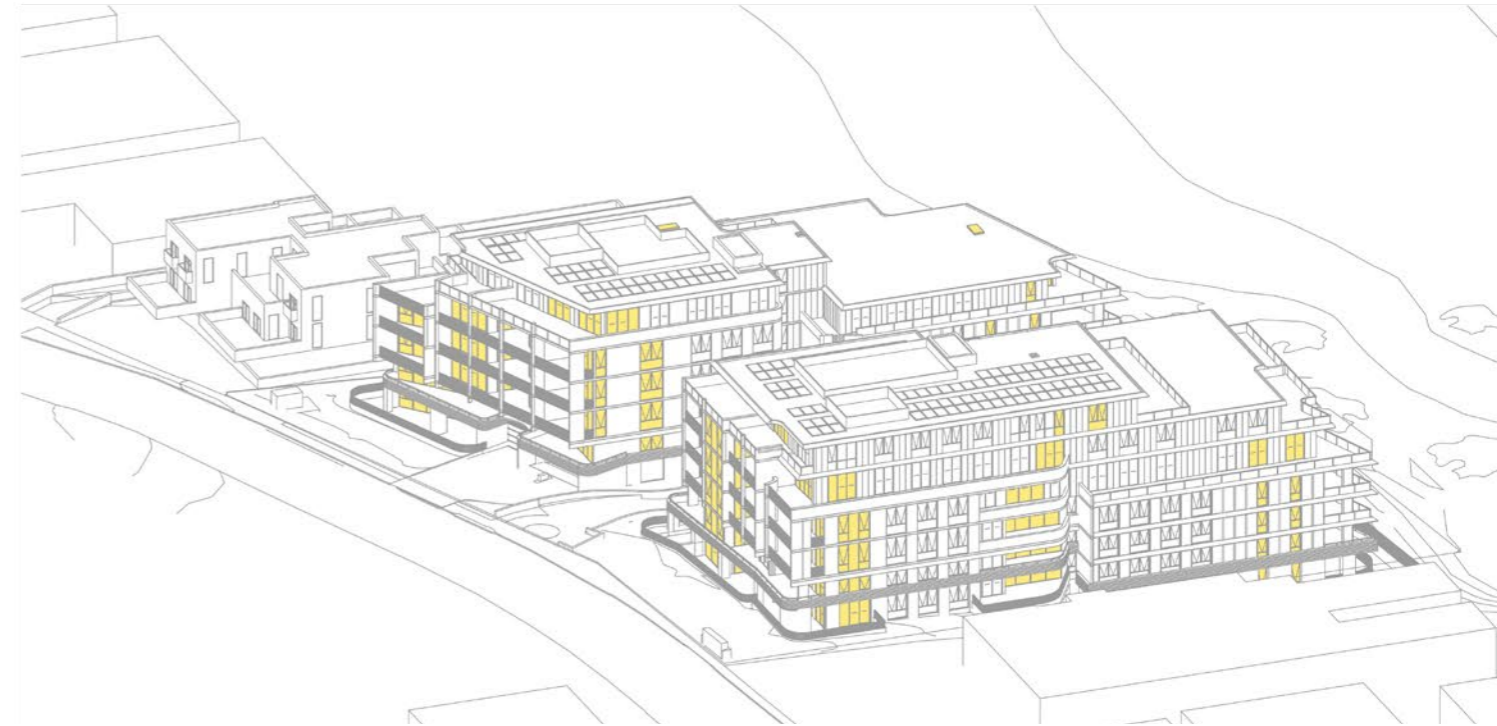
SUN EYE VIEWS (WINTER SOLSTICE)

LEGEND

GLAZING TO LIVING ROOM AREA



9am



10am



11am



12pm

Compliance Diagrams

SUN EYE VIEWS (WINTER SOLSTICE)

LEGEND

GLAZING TO LIVING ROOM AREA



1pm



2pm



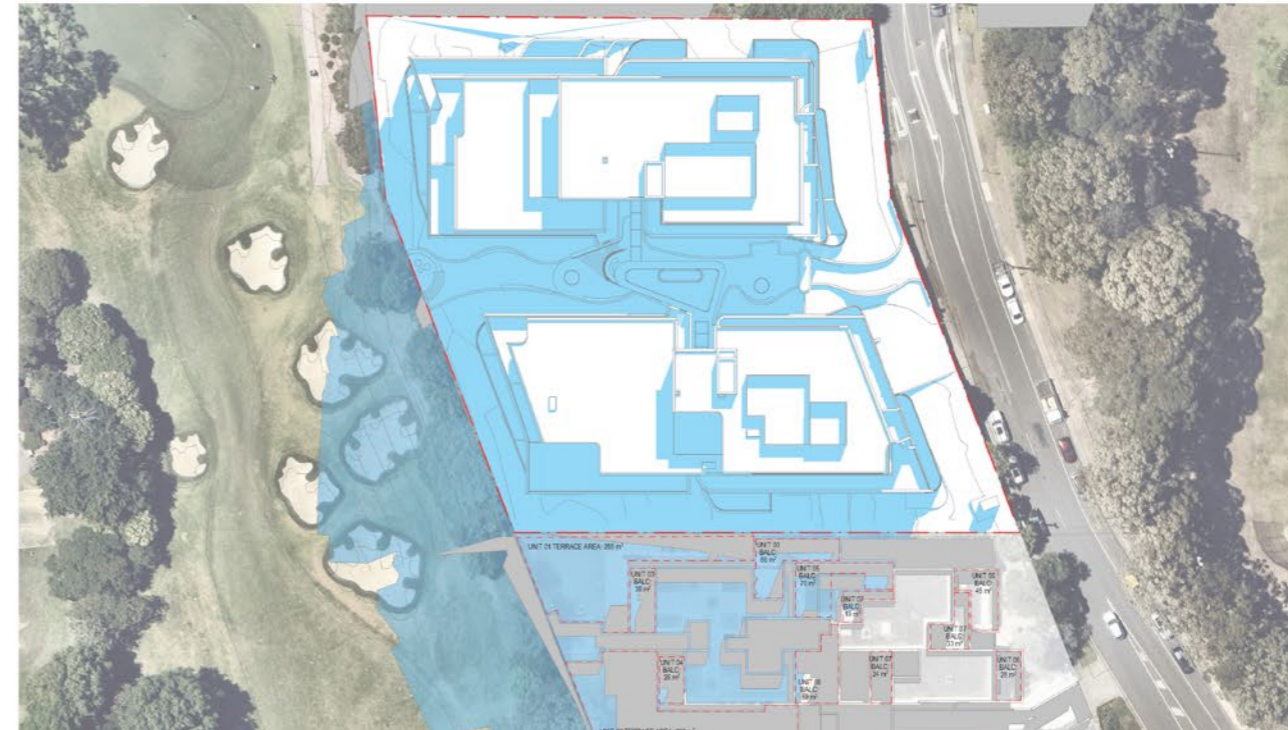
3pm

Compliance Diagrams

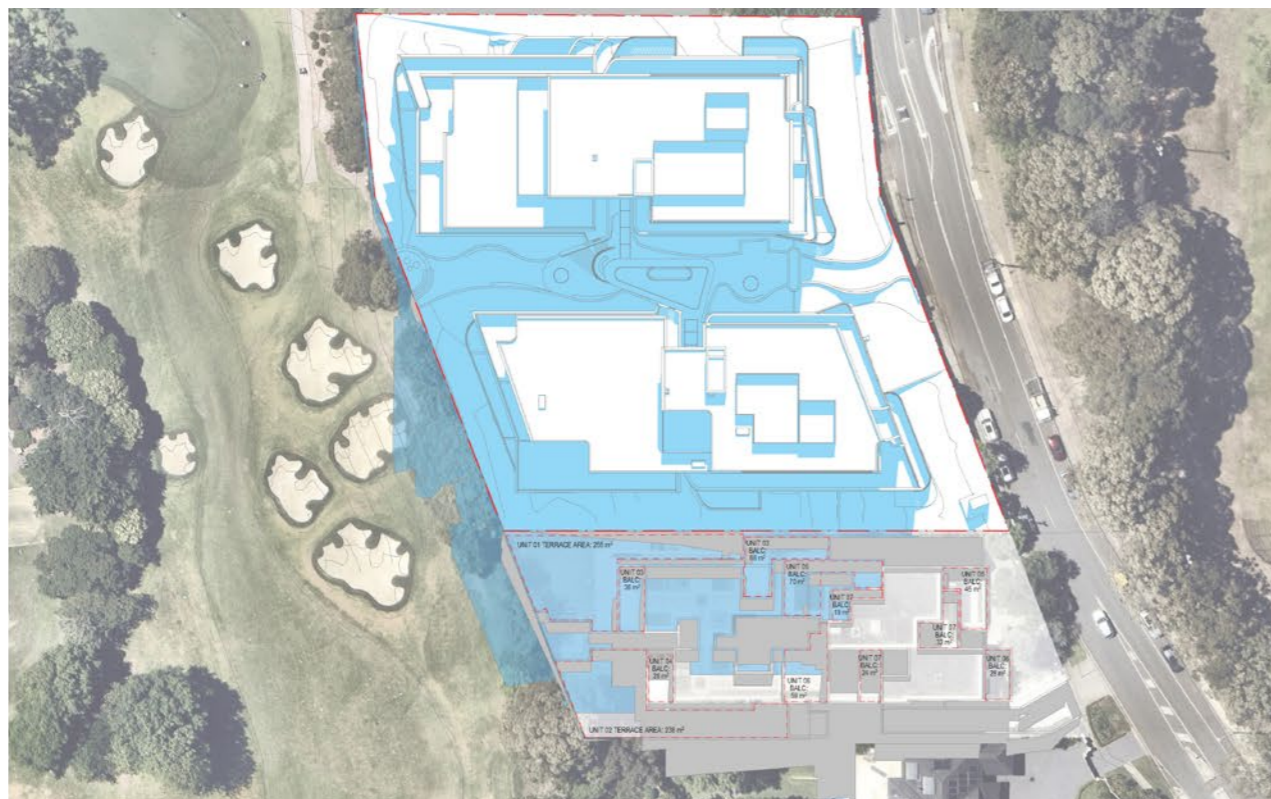
SHADOW DIAGRAMS (WINTER SOLSTICE)



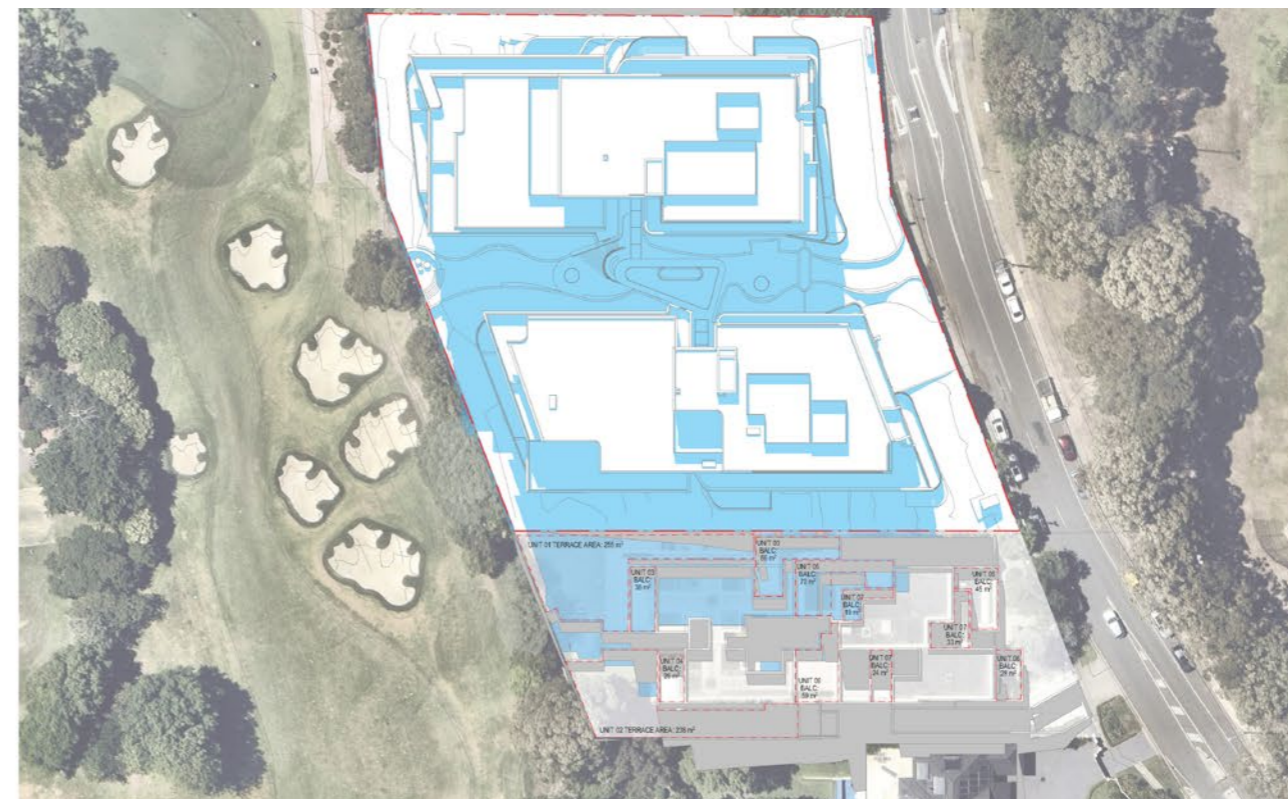
9am



10am




11am



12pm

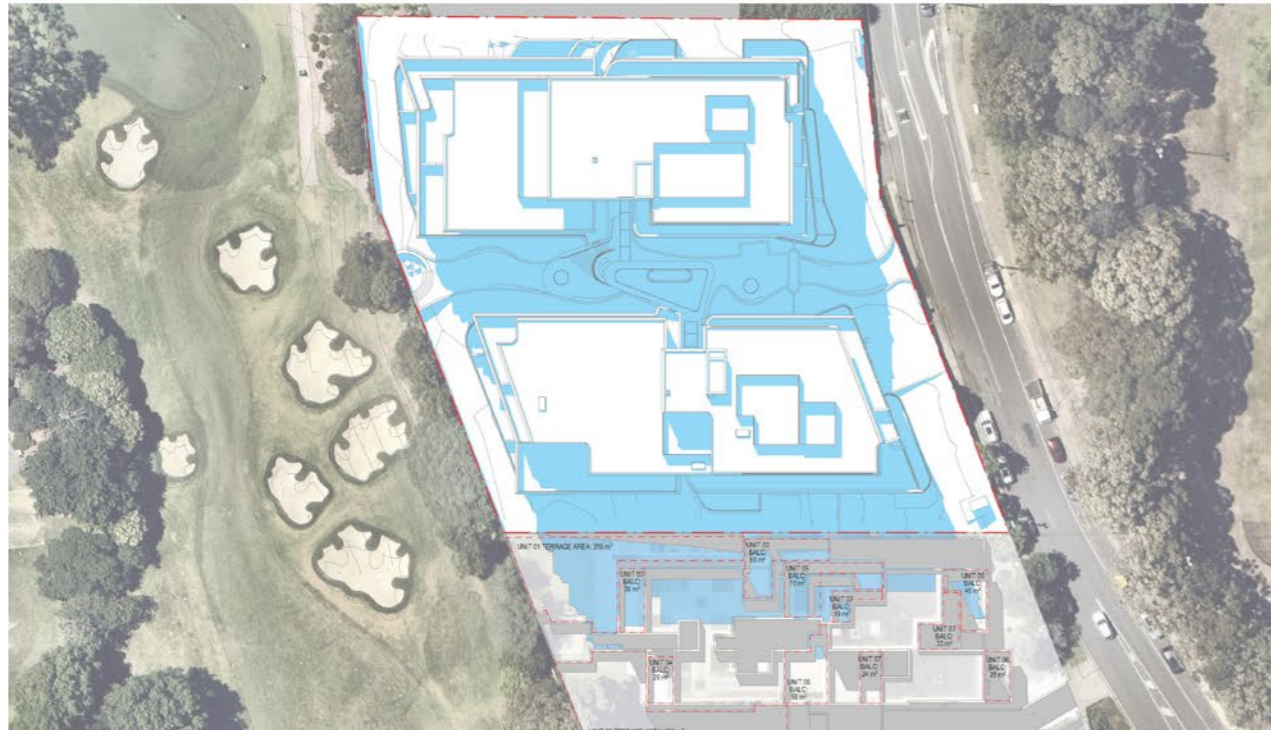
LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

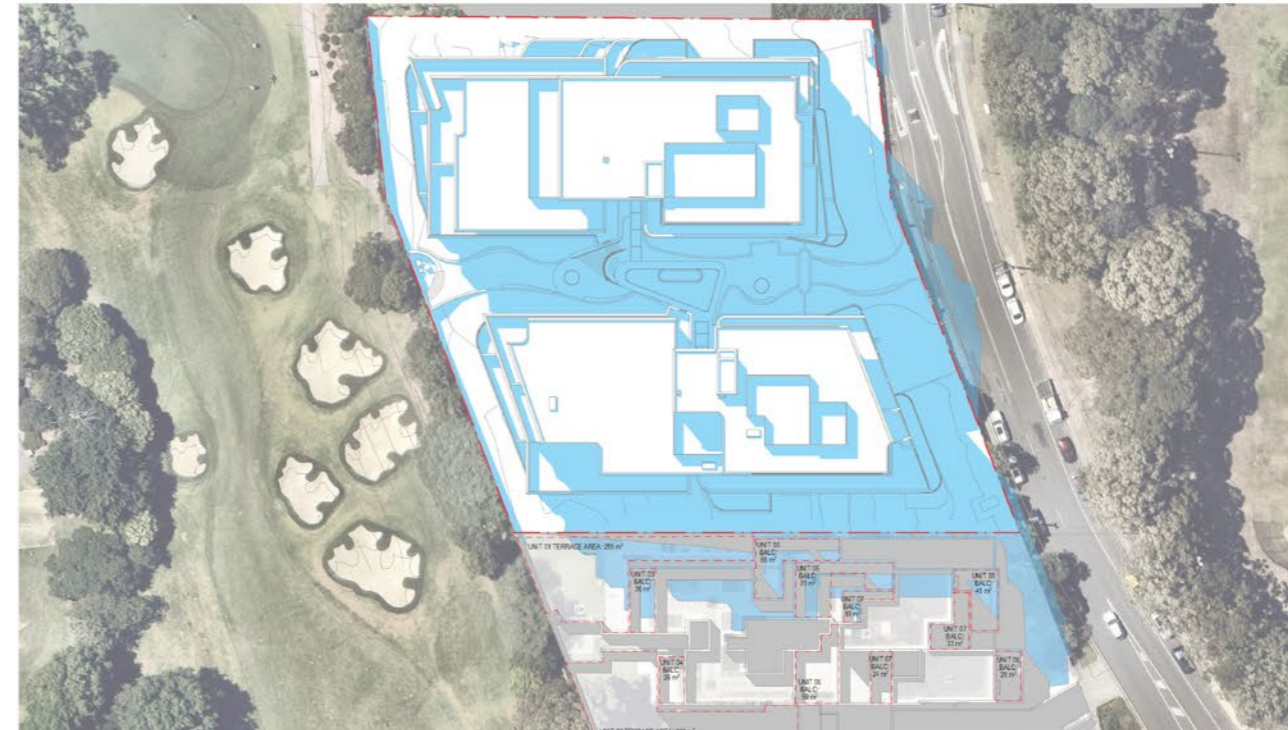


Compliance Diagrams

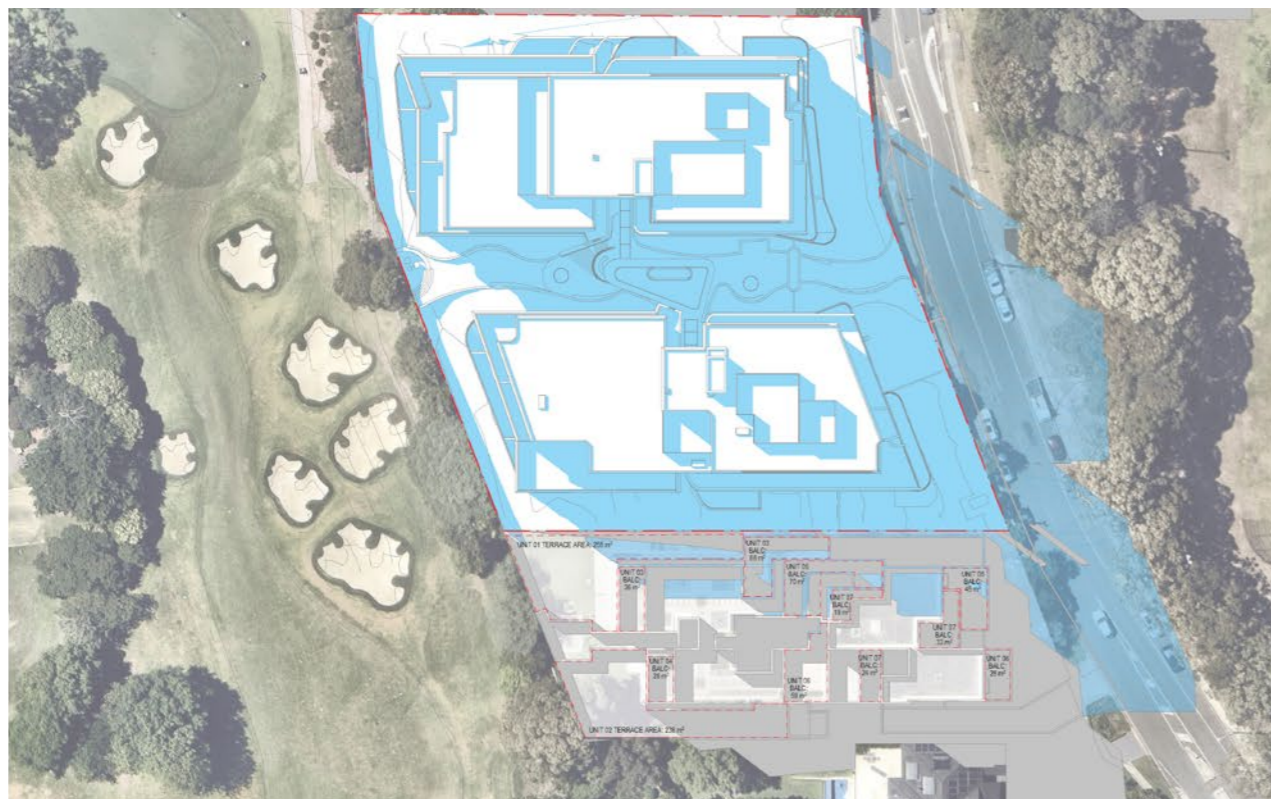
SHADOW DIAGRAMS (WINTER SOLSTICE)



1pm




2pm



3pm

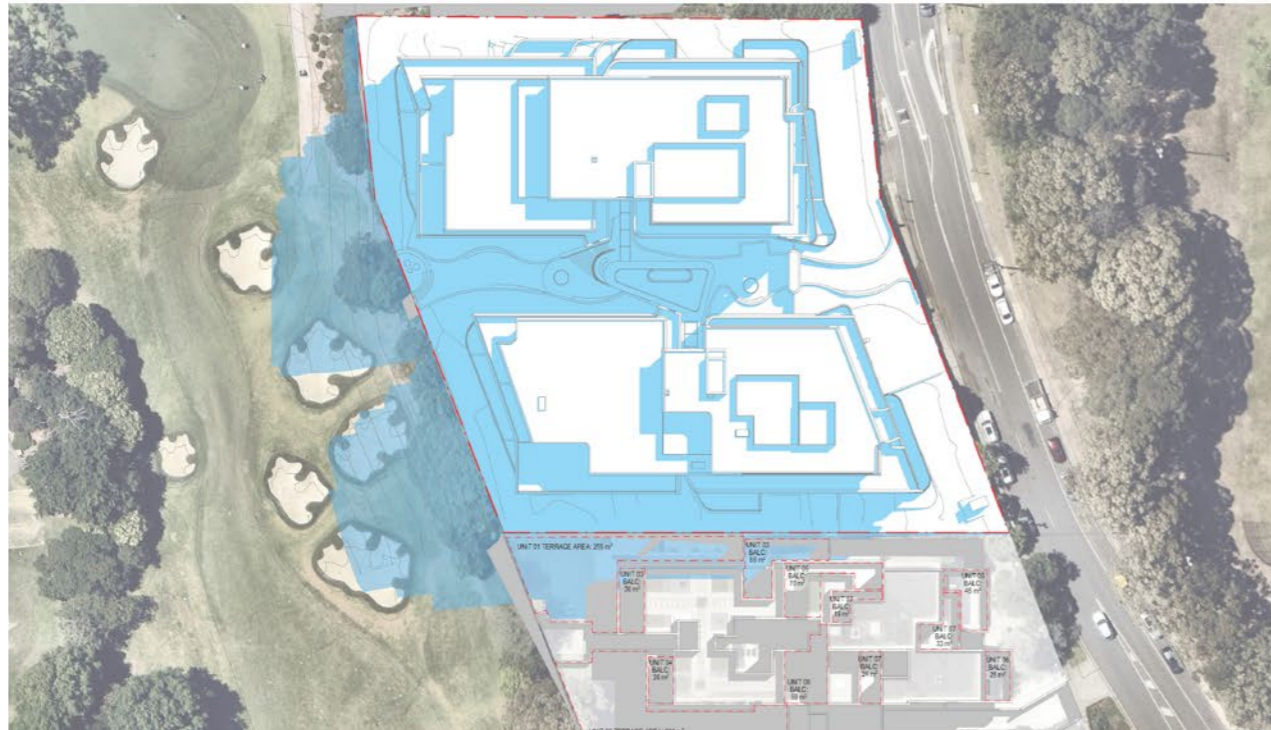
LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

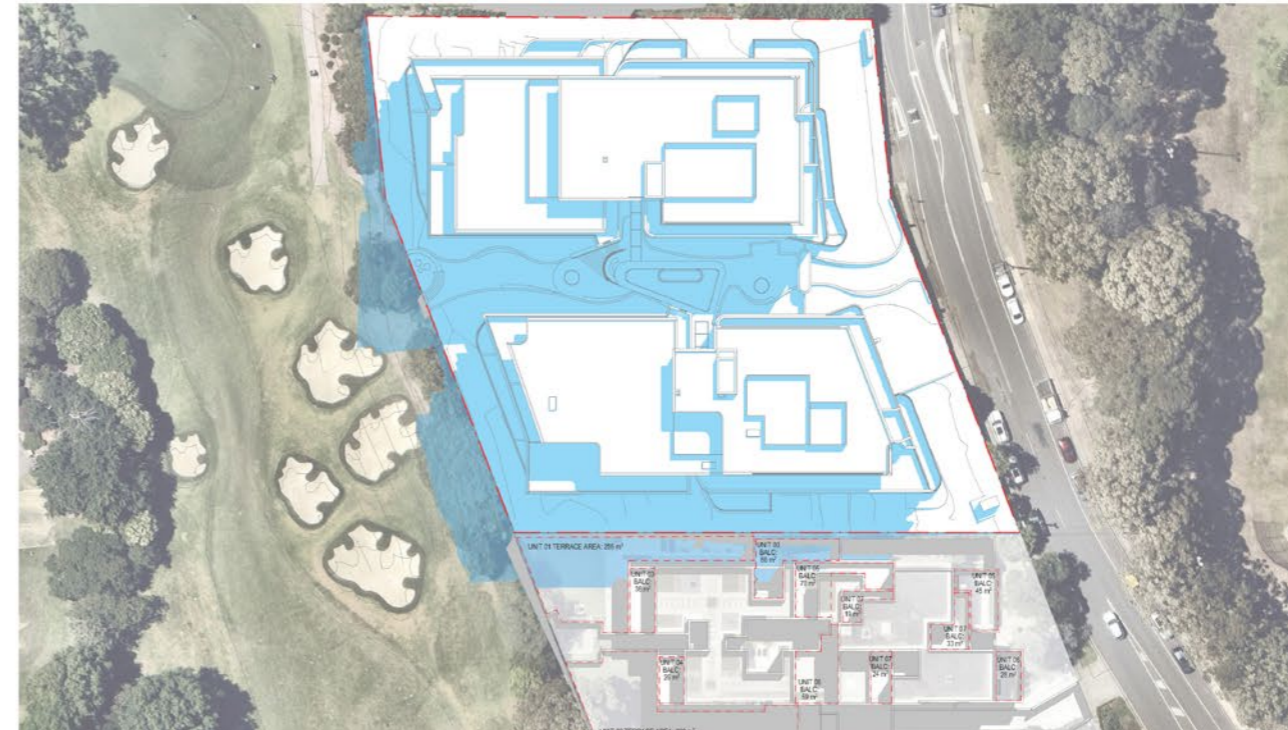


Compliance Diagrams

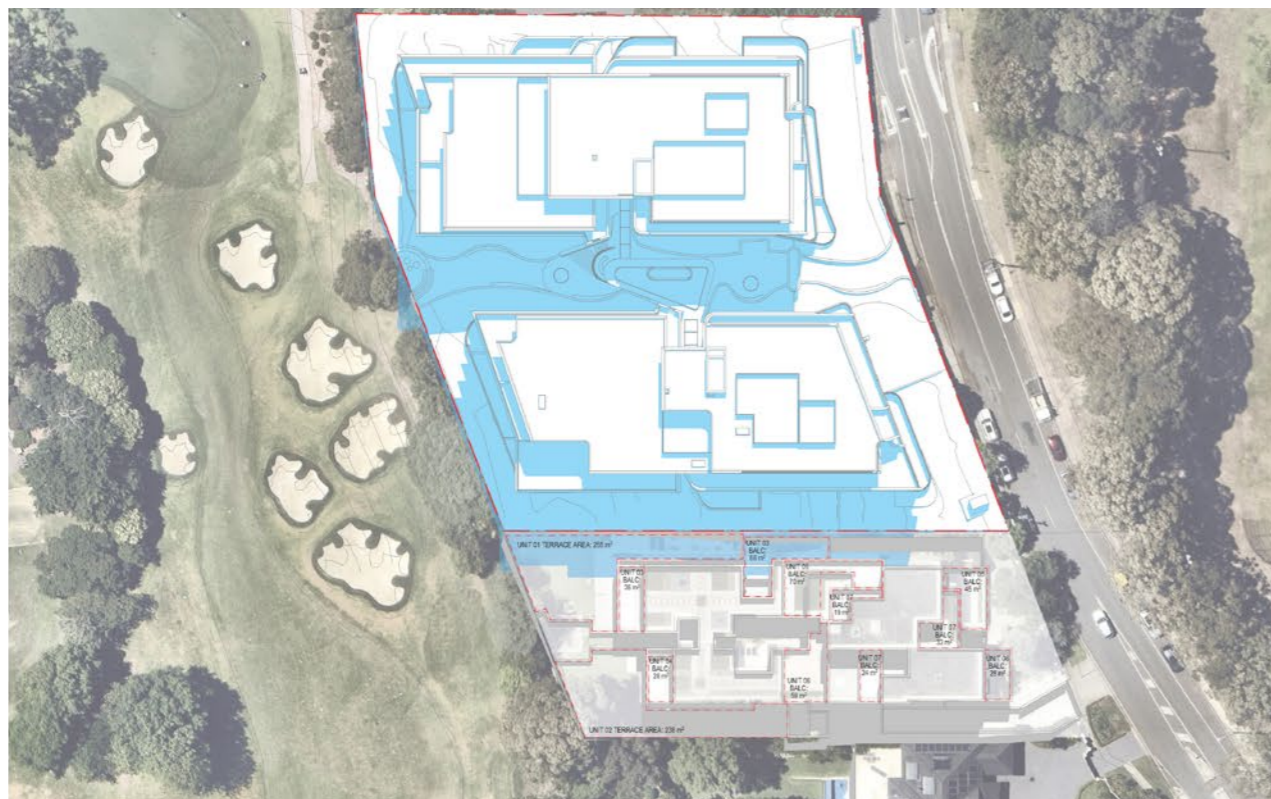
SHADOW DIAGRAMS (SEPTEMBER EQUINOX)



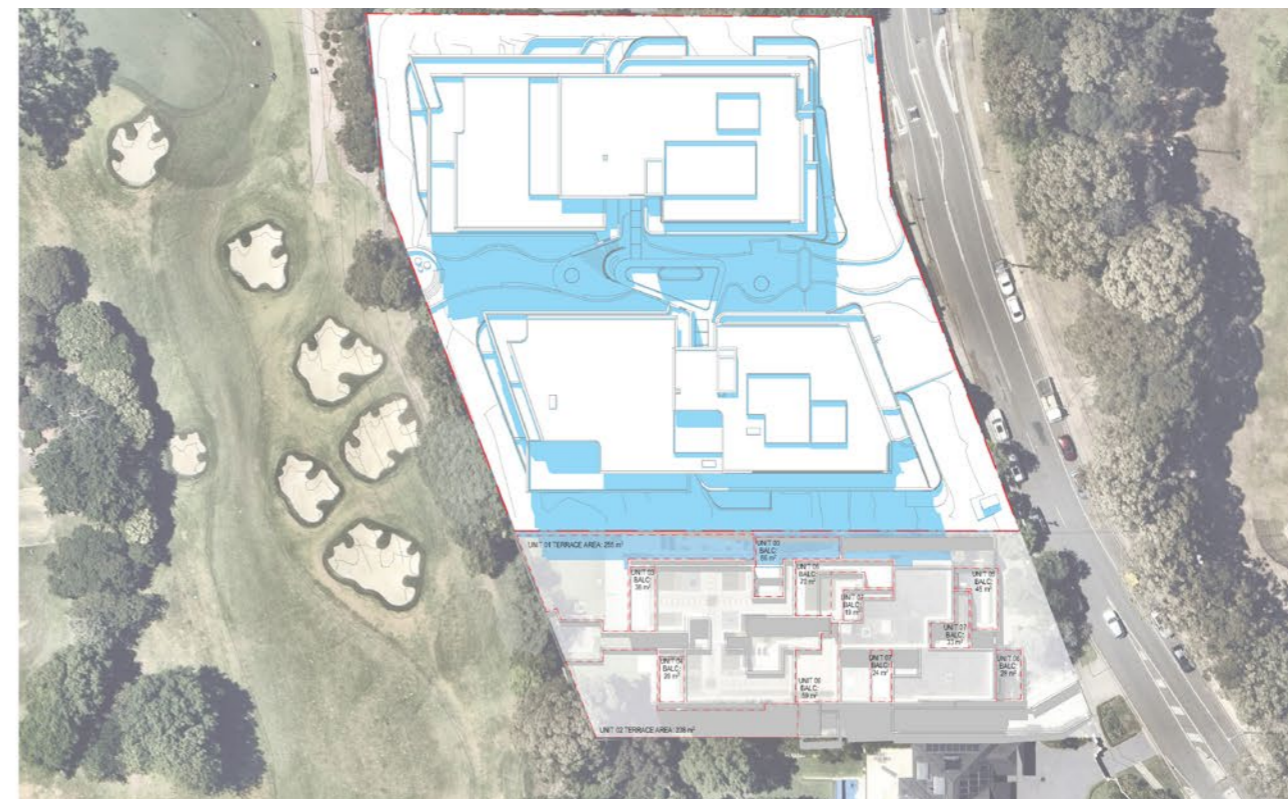
9am



10am



11am



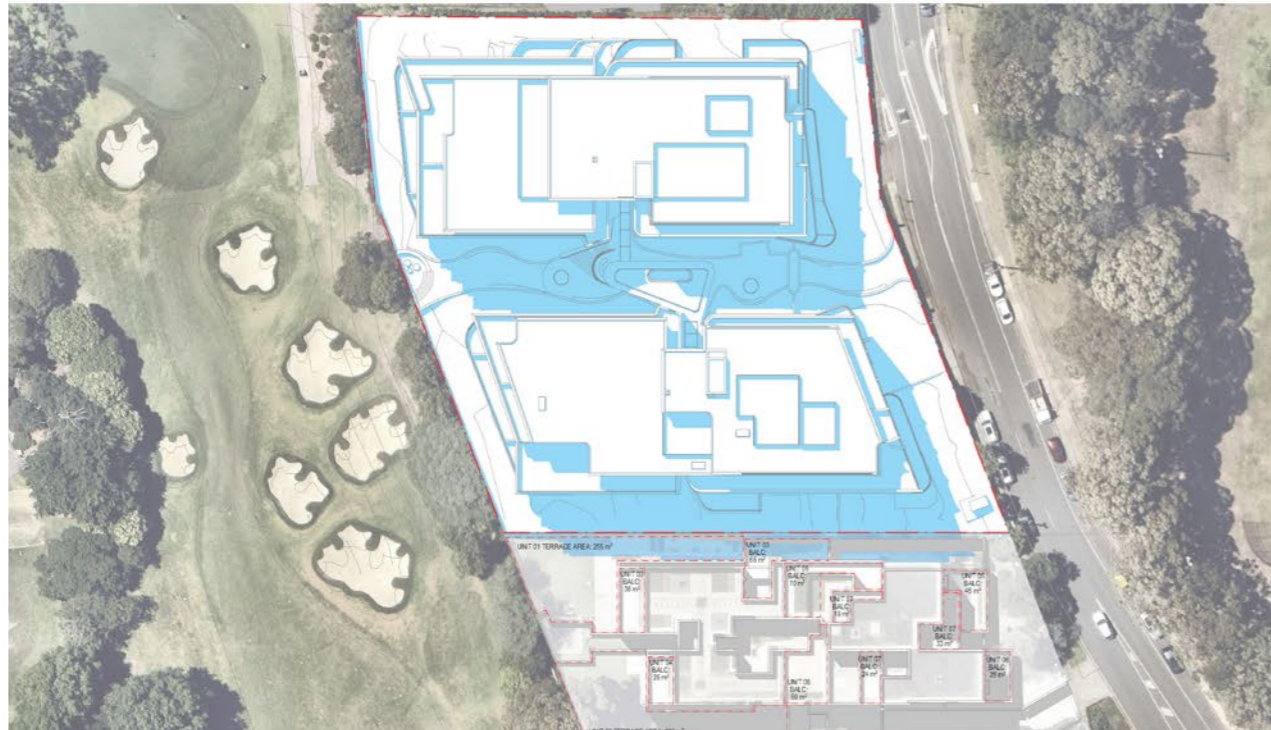
12pm

LEGEND

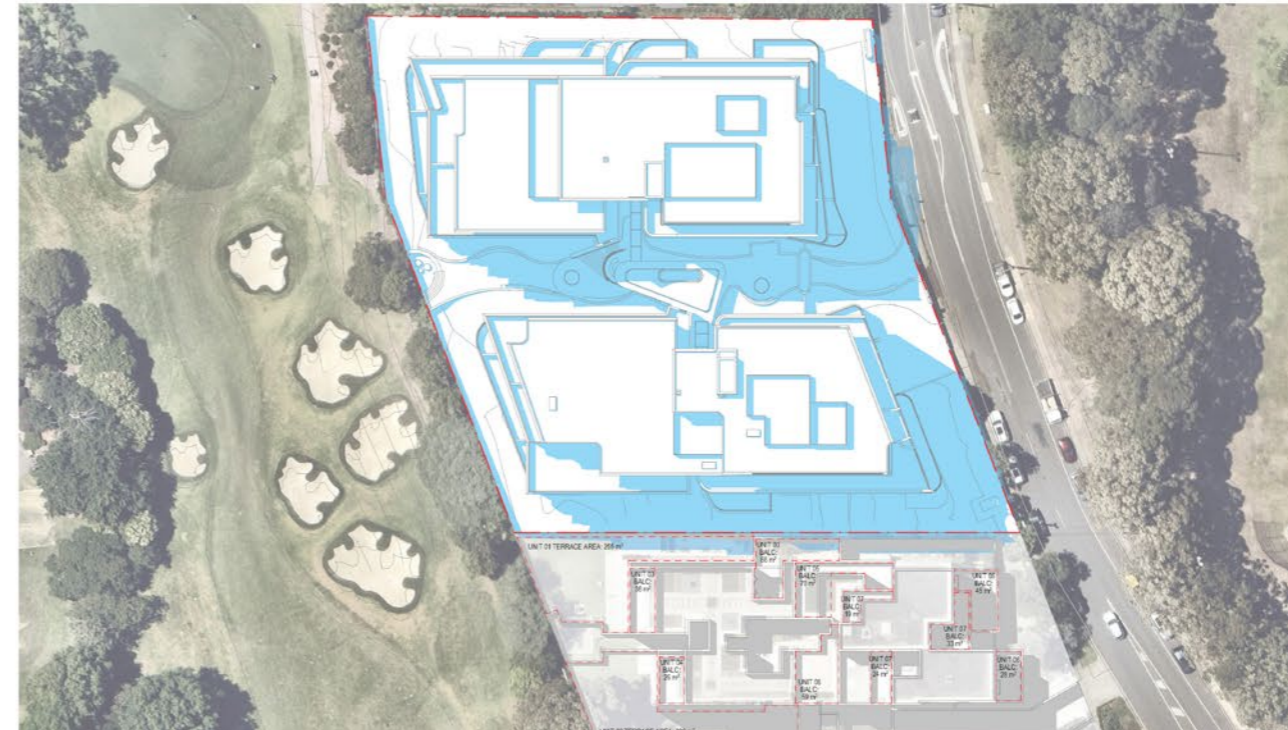
- EXISTING SHADOWS
- PROPOSED SHADOWS

Compliance Diagrams

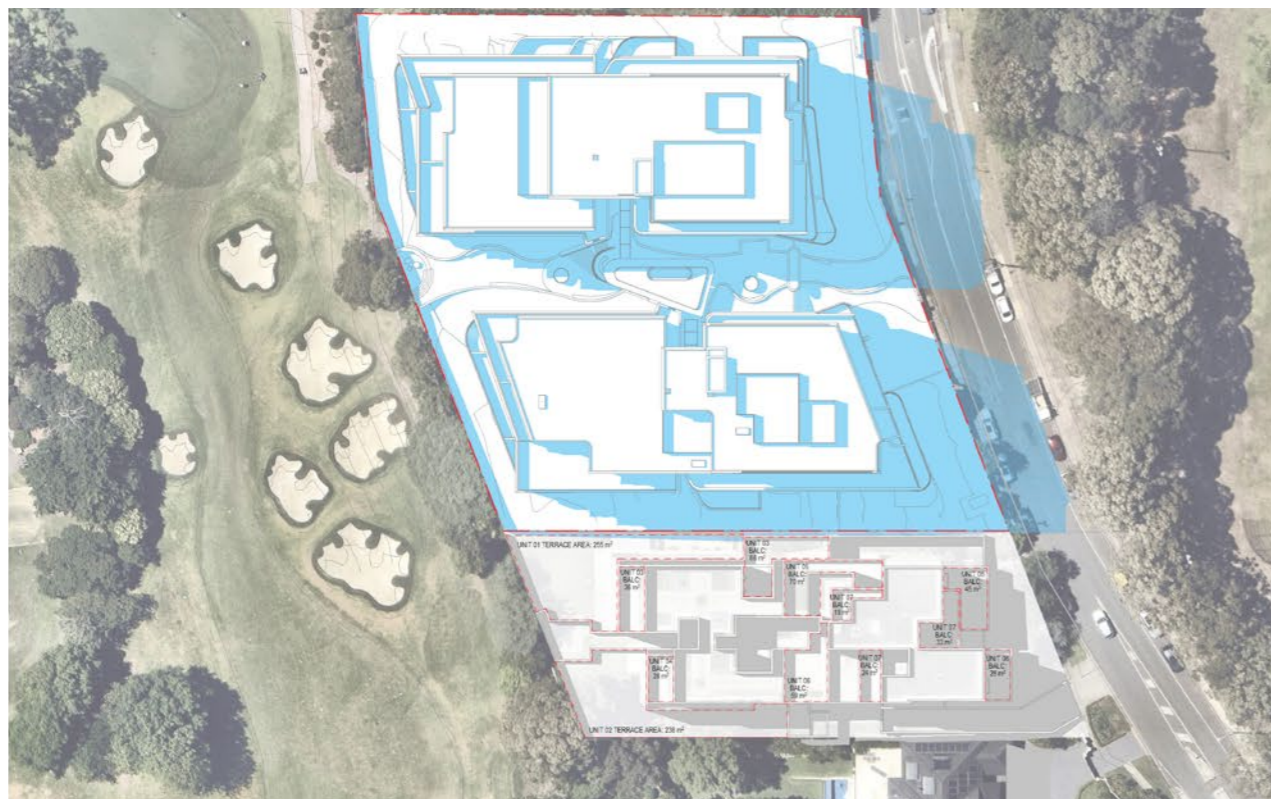
SHADOW DIAGRAMS (SEPTEMBER EQUINOX)



1pm



2pm



3pm

LEGEND

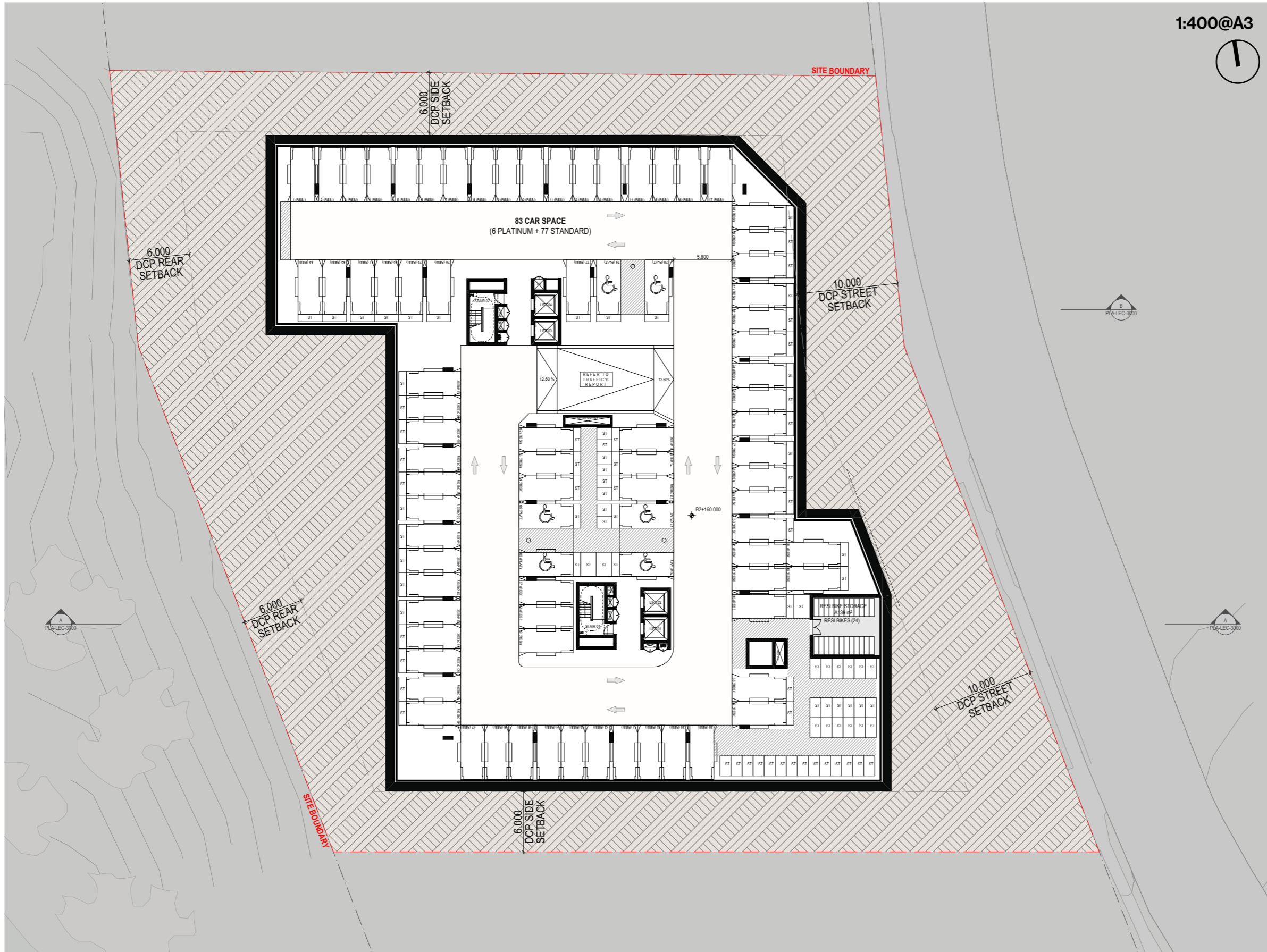
- EXISTING SHADOWS
- PROPOSED SHADOWS

PROPOSED SCHEME

Proposed Scheme

BASEMENT 02

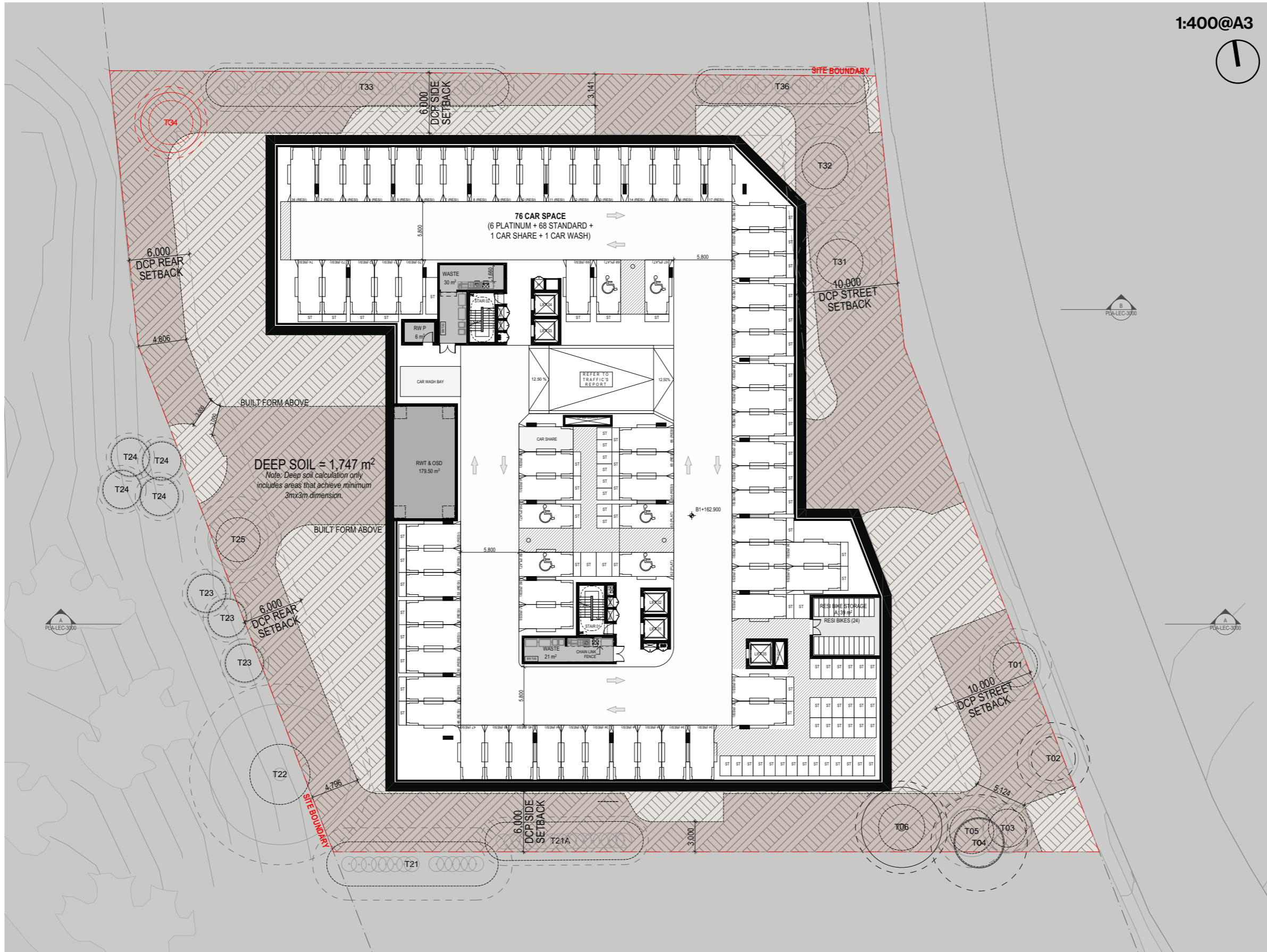
1:400@A3



Proposed Scheme

BASEMENT 01

1:400@A3



Proposed Scheme

LOWER GROUND

1:400@A3



Proposed Scheme

UPPER GROUND

1:400@A3



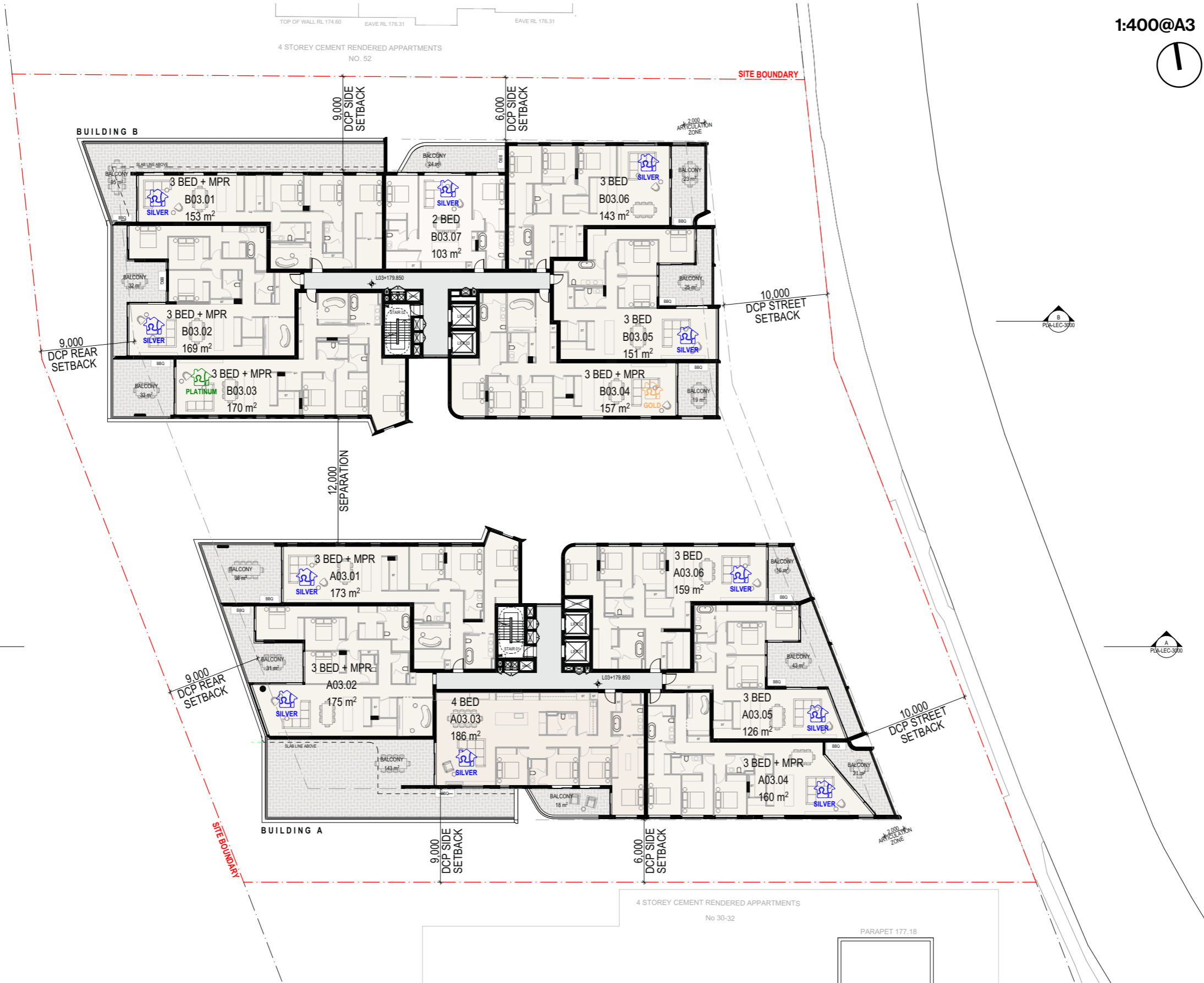
Proposed Scheme LEVEL 02

1:400@A3



Proposed Scheme LEVEL 03

1:400@A3



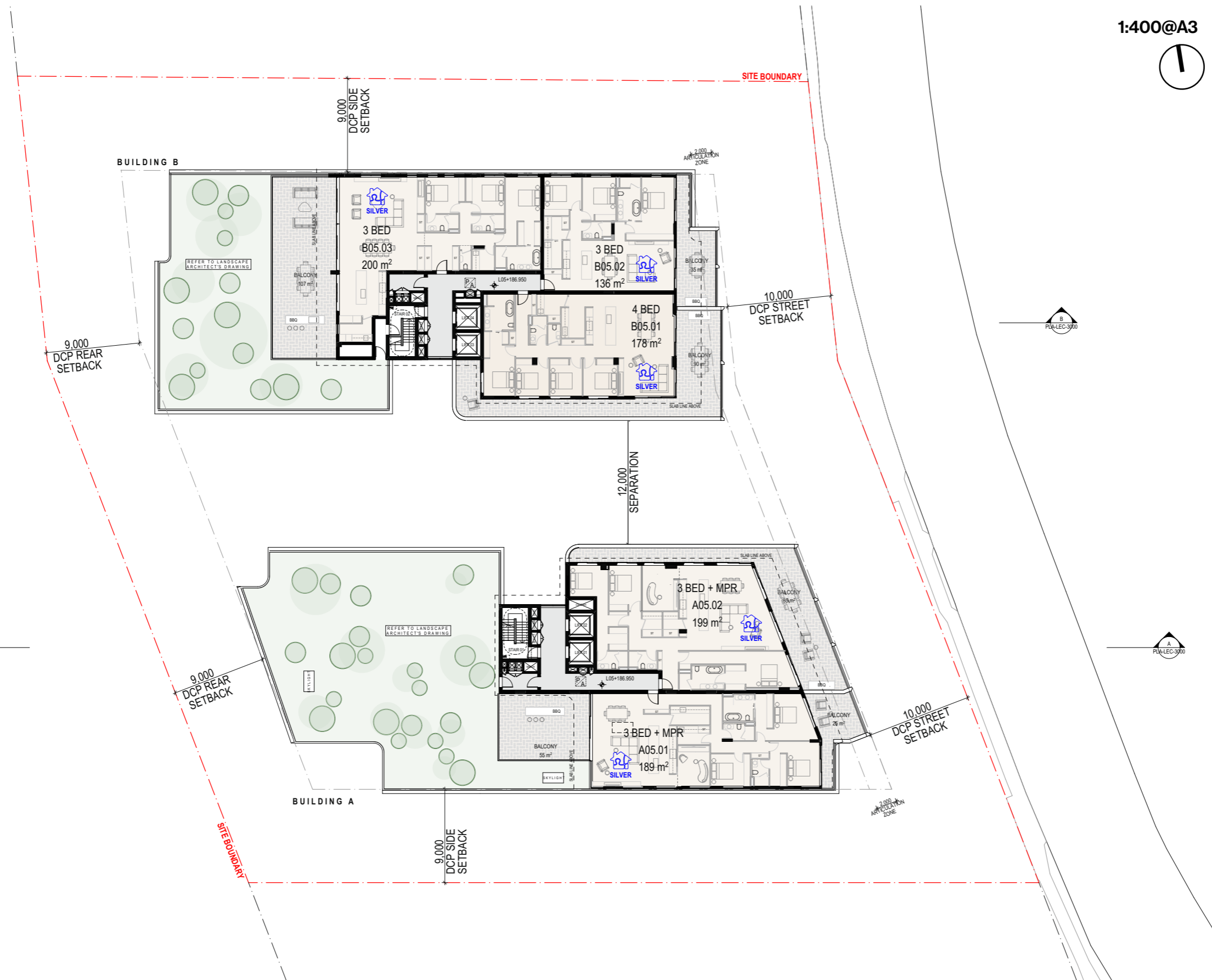
Proposed Scheme LEVEL 04

1:400@A3



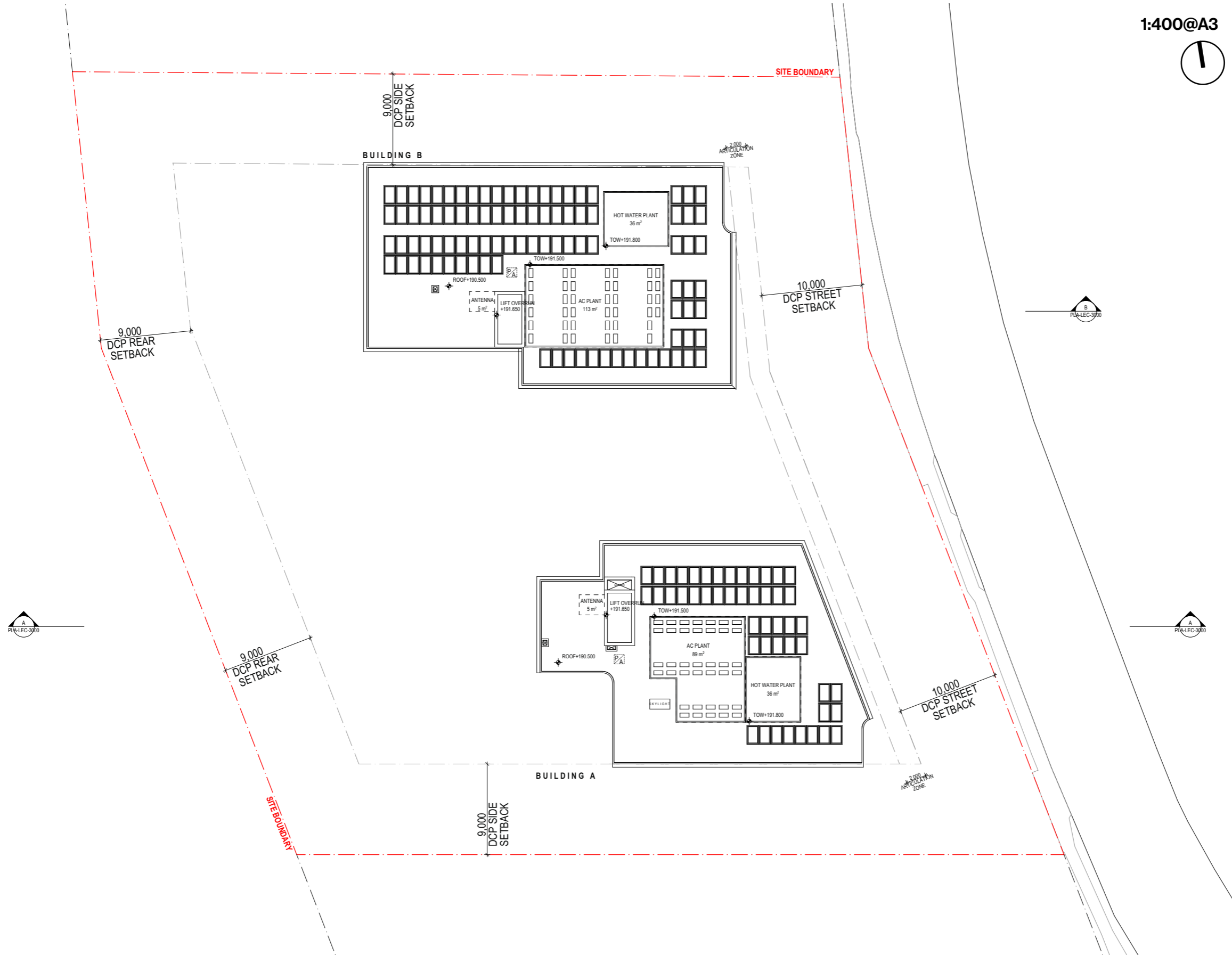
Proposed Scheme LEVEL 05

1:400@A3

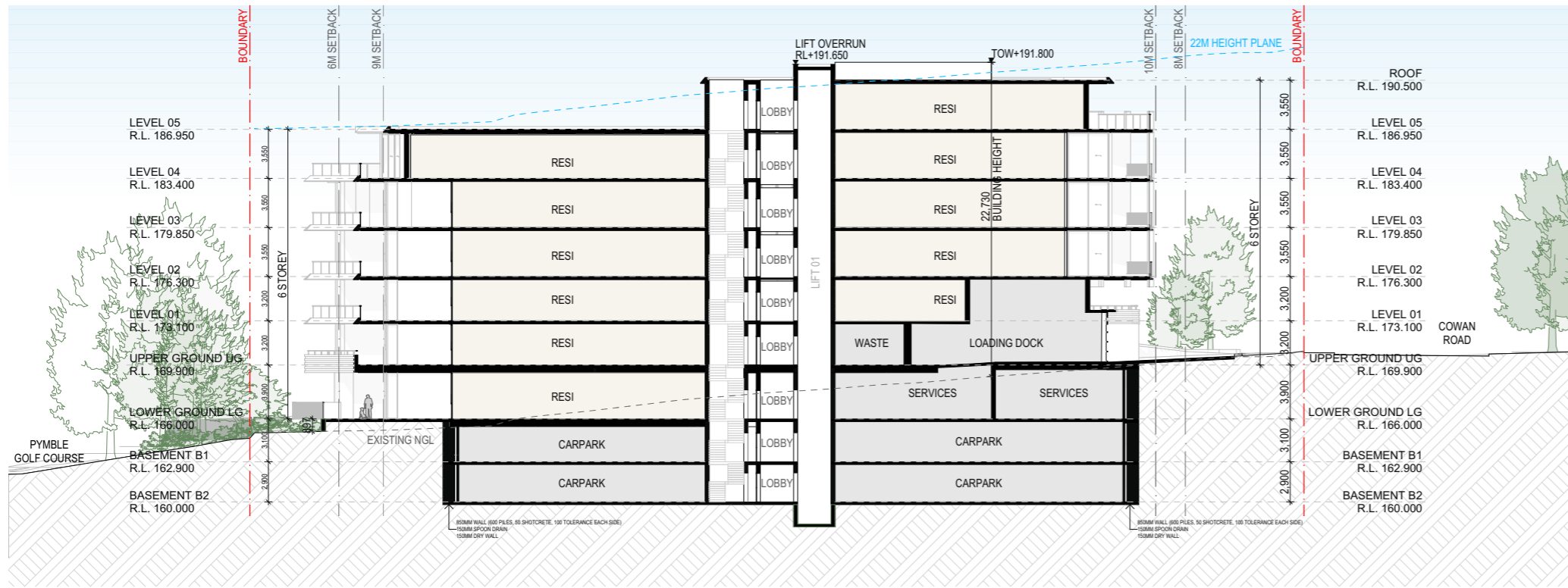


Proposed Scheme ROOF

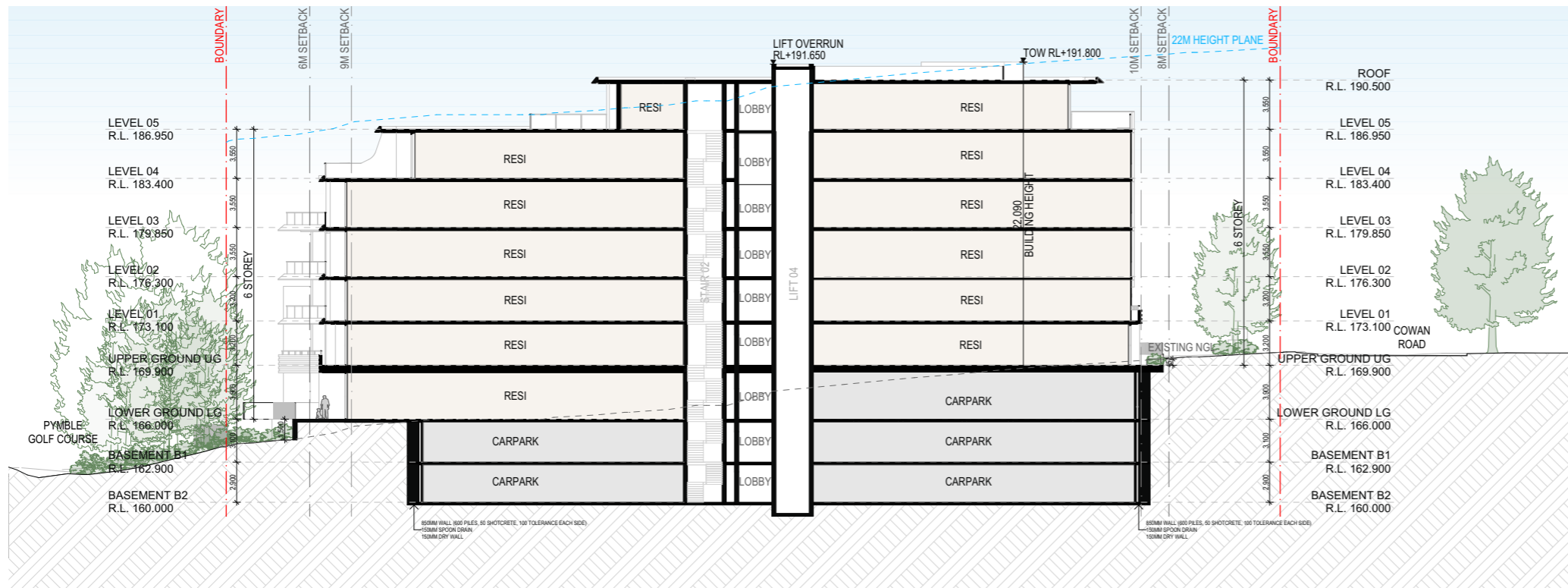
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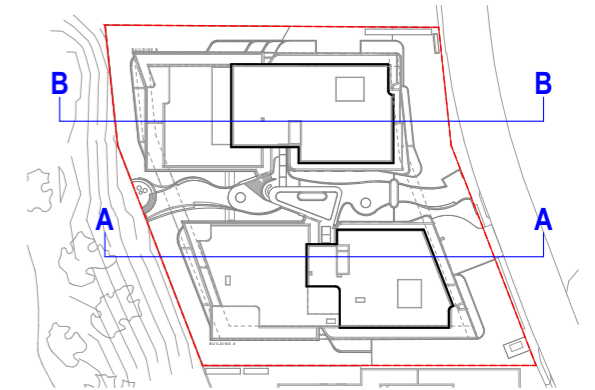
Proposed Scheme SECTIONS



Section A



Section B



FACADE CONCEPT

Facade Concept

THREE PILLARS

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

MEMORY OF BLUE GUMS

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.

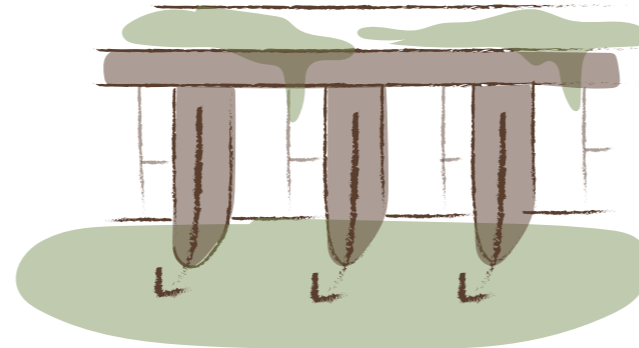


macro - at the scale of the forest



micro - at the scale of the tree

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.



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

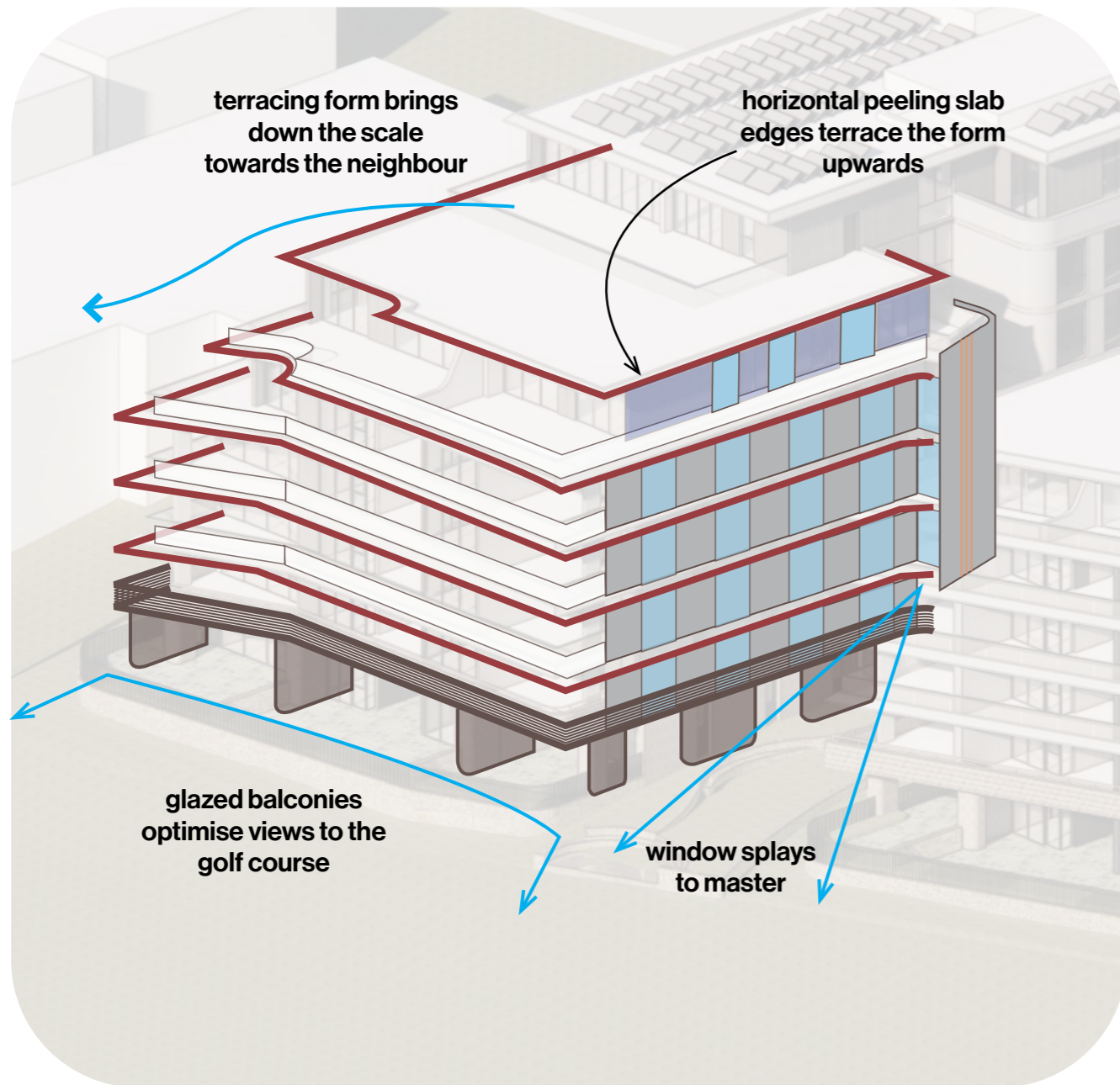
Facade Concept

CONTRASTING EDGES

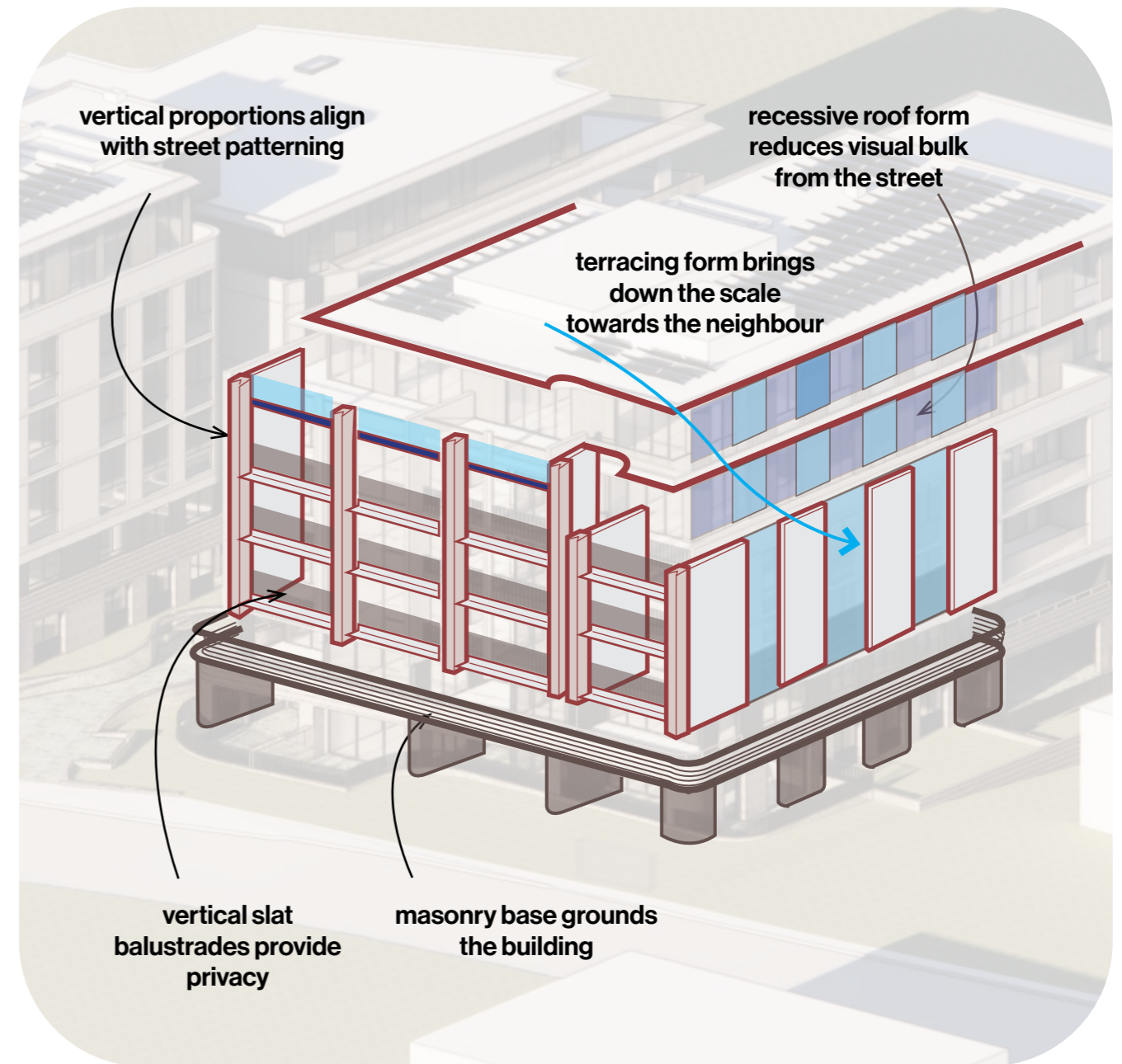


Facade Concept

FACADE RESPONSE



GOLF COURSE SIDE



COWAN ROAD SIDE

Facade Concept
VIEW 01 - FROM GOLF COURSE



Facade Concept

VIEW 03- FROM COWAN ROAD





DEVELOPMENT SUMMARY

Development SUMMARY

	RESIDENTIAL G.B.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	RESIDENTIAL N.S.A. (m ²)	NSA/GFA
L5	1176	988	902	91.3%
L4	2146	1934	1775	91.8%
L3	2433	2205	2025	91.8%
L2	2588	2352	2166	92.1%
L1	2454	2216	2040	92.1%
UG	2595	2050	1875	91.5%
LG	3029	1241	1131	91.1%
B01	3166			
B02	3166			
	22753	12986	11914	

LIVEABLE			
SILVER	GOLD	PLATINUM	TOTAL
5	0	0	5
10	2	0	12
11	1	1	13
10	1	3	14
9	1	3	13
8	2	2	12
4	0	3	7
57	7	12	76

75% 9% 16%

RESIDENTIAL						
2 BED	3 BED	4 BED	TOTAL	CV	SA (09AM-03PM)	
					2H	0H
0	4	1	5	5	5	0
2	7	3	12	8	10	2
1	11	1	13	8	10	2
1	13	0	14	8	10	2
1	12	0	13	8	8	2
1	11	0	12	7	7	2
1	6	0	7	4	3	1
7	64	5	76	48	53	11

SITE AREA (m ²)	5,903	
	F. S. R	G.F.A. (m ²)
TARGET	2.20 :1	12,986.60 sqm
PROPOSED	2.20 :1	12,986.00 sqm

	DEEP SOIL	SITE COVERAGE
MINIMUM	885.45 sqm (15%)	1,770.90 sqm (Max. 30%)
PROPOSED	1,747.00 30%	2,588.00 44%

	COMMUNAL OPEN SPACE	SOLAR ACHIEVED
MINIMUM	1,475.75 sqm (25%)	755.00 sqm (50%)
PROPOSED	1,510.00 26%	878.00 58%

Cars Required per Dwelling (based on client brief)				63%	70%	14%
2.0 PER APT	2.0 PER APT	3.0 PER APT	1 per 4 FOR VISITORS	ACHIEVED	ACHIEVED	
14.0 CARS REQUIRED	128.0 CARS REQUIRED	15.0 CARS REQUIRED	19.0 CARS REQUIRED	60% REQUIRED	70% REQUIRED	15% MAXIMUM
157 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						
178 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

GFA 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 INCLUSIVE OF BALCONIES

FLOOR EFFICIENCY DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

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