
WOODS BAGOT™
conquest
food therapy
86 CENTENARY DRIVE
STRATHFIELD

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.....Connecting a community

01. Introduction

Development Summary

This Design report has been prepared on behalf of Conquest for the site located at 86 Centenary Drive, Strathfield. The purpose of the report is to illustrate a concept design and building envelopes consistent with the hight sought in the Planning Proposal.

The proposed development consists of 297 total apartments with the following mix:

- 91 1 Bed Apartments
- 168 2 Bed Apartments
- 38 3 Bed Apartments

The total overall site area is 20,268m² with the GFA of the two buildings combined with the approved town houses coming to a total of 36,964m², which returns an FSR of 1.8:1.

WOODS BAGOT AUSTRALIA ASIA MIDDLE EAST EUROPE NORTH AMERICA

PP-Option 1

Project: 86 Centenary Drive, Strathfield

Project No: 121086
Date: Sep-17

Site Controls (Strathfield LEP 2012)

		Existing GFA
Site area (m²):	20268 m²	
FSR - Allowable	1.8 :1	FSR - Allowable 1.2 :1
GFA-Difference	12,477 m²	

Stage 1 Development Summary - Townhomes

Stage 1 (R3 Zone)	12132.5	m²			
Stage 1 Allowable Height	24	m			
			GFA	FSR	
Townhomes (2 storey)	23	Dwellings	4116 m²		
Townhomes (3 storey)	27	Dwellings	4926 m²		
Total	50	Dwellings	9042 m²	0.75 :1	

Stage 2 Development Summary - Towers

Stage 2 (B4 Zone)		8135.4	m²				
Stage 2 Allowable Height		28	m				
				GFA	FSR	TOTAL FSR	
Tower A	58.890 m	124	Units	11,828 m²			
Tower B	81.100 m	173	Units	16,394 m²			
Total		297	Units	27,922 m²	3.43 :1	1.8 :1	
Total Residential				27,165 m²			
Total Retail				333 m²			
Total Food+Bev				116 m²			
Suggested GFA				21,099 m²			

SEPP 65 Compliance

	Tower A	Tower B				Total
Solar Access	69%	82%				77%
Cross Ventilation	69%	67%	Total units up to level 09	109	63.5%	
South Facing	6%	5%				6%

Target Parking

Rate	Units	DCP	Total (DCP)	CONQUEST	Total	RMS	Total (RMS)
studio	0	1 per unit	0				
1 Bed	91	1 per unit	91	1 per unit	91	0.6 per unit	54.6
2 Bed	178	1.5 per unit	264	1 per unit	178	0.9 per unit	158.4
3 Bed	30	2 per unit	60	2 per unit	60	1.40 per unit	42
Visitor		0.2 per unit	59.4	AS PER DCP	59.4	1.1 per 5 units	59.4
Retail (sqm)	333	6.2 per 100m²	20.6	AS PER DCP	20.6	6.1 per 100m2	20.3
Food+Beverage (sqm)	116	1 per 40m²	2.9	AS PER DCP	2.9	12 per 100m2	13.9
Car Share	0	tbd	0	tbd	0	tbd	0
Bicycles	0	tbd	0	tbd	0	tbd	0
MAdies	0	tbd	0	tbd	0	tbd	0
Total Units	297		498		410		349

Total Development Summary

Total FSR	1.8 :1	Silver Level	20%
		ADG - 4Q-1	
Communal Open Space (%25)		5,067	
Deep Soil Zone (%15)		3,040	
Proposed Adaptable Units		29/178	16%

Note: all amounts are approximate with a potential variance of up to 5%

SOUTH TOWER

Tower A (incl. communal)

Level	GEA	GBA	Residential GFA	Gym & Pool	Retail	Anchor Retail	Studio Units	1 bdm units	1 bdrm + units	2 bdrm/1 bath	2 bdrm/2 bath	2 bdrm + units	3 bdrm units	Unit Totals	Solar	Cross	South
			78% of GFA			wl											
Level 18			281														
Level 17			423							2		3	5	5			
Level 16		842	652					3		5	0	0	8	5	1		
Level 15		842	652					3		5	0	0	8	5	1		
Level 14		842	652					3		5	0	0	8	5	1		
Level 13		842	652					3		5	0	0	8	5	1		
Level 12		842	652					3		5	0	0	8	5	1		
Level 11		842	652					3		5	0	0	8	5	1		
Level 10		842	652					3		5	0	0	8	5	1		
Level 09		842	652					3		5	0	0	8	5	1		
Level 08		842	652					2		4	1	1	7	5	4	0	
Level 07		842	652					2		4	1	1	7	5	4	0	
Level 06		842	652					2		4	1	1	7	5	4	0	
Level 05		842	652					2		4	1	1	7	5	4	0	
Level 04		842	652					2		4	1	1	7	5	4	0	
Level 03		842	652					2		4	1	1	7	5	4	0	
Level 02		842	652					2		4	1	1	7	5	4	0	
Level 01			153														
Ground			548		100	233				4		2	6	4	4	0	
Basement Level 1																	
Basement Level 2																	
Basement Level 3																	
Basement Level 4																	
Total		12,630	11,195	0	100	233	0	38	0	0	74	0	12	124	86	34	8
Unit Mix							0.0%	30.6%	0.0%	0.0%	59.7%	0.0%	9.7%	100.0%	69%	69%	6%
Total Units			124														
Total GFA			11,828														
FSR			1.42														

NORTH TOWER

Tower B

Level	GBA AREA	Residential GFA	Pool & Gym	Food & Beverage	Studio Units	1 bdm units	1 bdm + units	2 bdrm/1 bath	2 bdrm/2 bath	2 bdrm + units	3 bdrm units	Unit Totals	Solar	Cross	South
		78% of GFA													
Level 25		281													
Level 24		423							2		3	5			
Level 23	842	652					3		5		0	8	4		1
Level 22	842	652					3		5		0	8	4		1
Level 21	842	652					3		5		0	8	4		1
Level 20	842	652					3		5		0	8	4		1
Level 19	842	652					3		5		0	8	4		1
Level 18	842	652					3		5		0	8	4		1
Level 17	842	652					3		5		0	8	4		1
Level 16	842	652					3		5		0	8	4		1
Level 15	842	652					3		5		0	8	4		1
Level 14	842	652					2		4		1	7	4		0
Level 13	842	652					2		4		1	7	4		0
Level 12	842	652					2		4		1	7	4		0
Level 11	842	652					2		4		1	7	4		0
Level 10	842	652					2		4		1	7	4		0
Level 09	842	652					2		4		1	7	4		0
Level 08	842	652					2		4		1	7	4	4	0
Level 07	842	652					2		4		1	7	4	4	0
Level 06	842	652					2		4		1	7	4	4	0
Level 05	842	652					2		4		1	7	4	4	0
Level 04	842	652					2		4		1	7	4	4	0
Level 03	842	652					2		4		1	7	4	4	0
Level 02	842	652					2		4		1	7	4	4	0
Level 01		256													
Ground		656	308	116					3		2	5	3	3	0
Basement Level 1															
Basement Level 2															
Basement Level 3															
Basement Level 4															
Total		15,570	308	116	0	53	0	0	102	0	18	173	142	33	9
Unit Mix					0.0%	30.6%	0.0%	0.0%	59.0%	0.0%	10.4%	100.0%	82%	67%	5%
Total Units		173													
Total GFA		16,394													
FSR		2.02													

02. Vision

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“Seeking to invigorate the site + its immediate context the concept for this proposal aims to improve residential amenity + outlook whilst providing compelling ground floor activation + a real sense of community.....”

03. Location + Context

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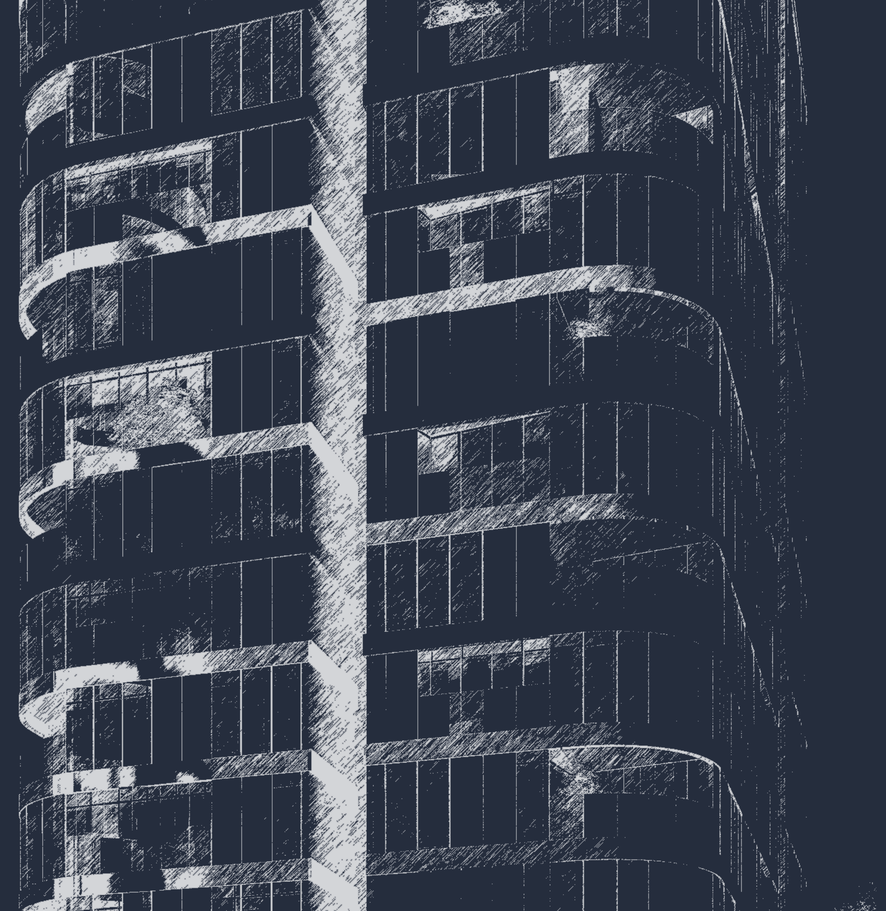
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03 Location + Context

1 .1 Site + Context

The proposed development site is located at 86 Centenary Drive Strathfield. Directly to the north of the site is a large green corridor provided by Strathfield Golf Club and to the south the site is bound by Strathfield South High School. Located approximately 4km from Sydney Olympic Park, the site is also within 2km from Flemington train station.

Opportunities

- Lovely green aspect to the North and North-east
- Large open site allowing for communal outdoor spaces and deep soil planting.
- Unencumbered views across greater Sydney for all upper levels
- Connected to major arterial road

Constraints

- Centenary Drive directly to the West of the development.
- Potential overshadowing to the High school site to the south

Site

1 Strathfield Golf Club

2 Strathfield South Highschool





04. Site Analysis

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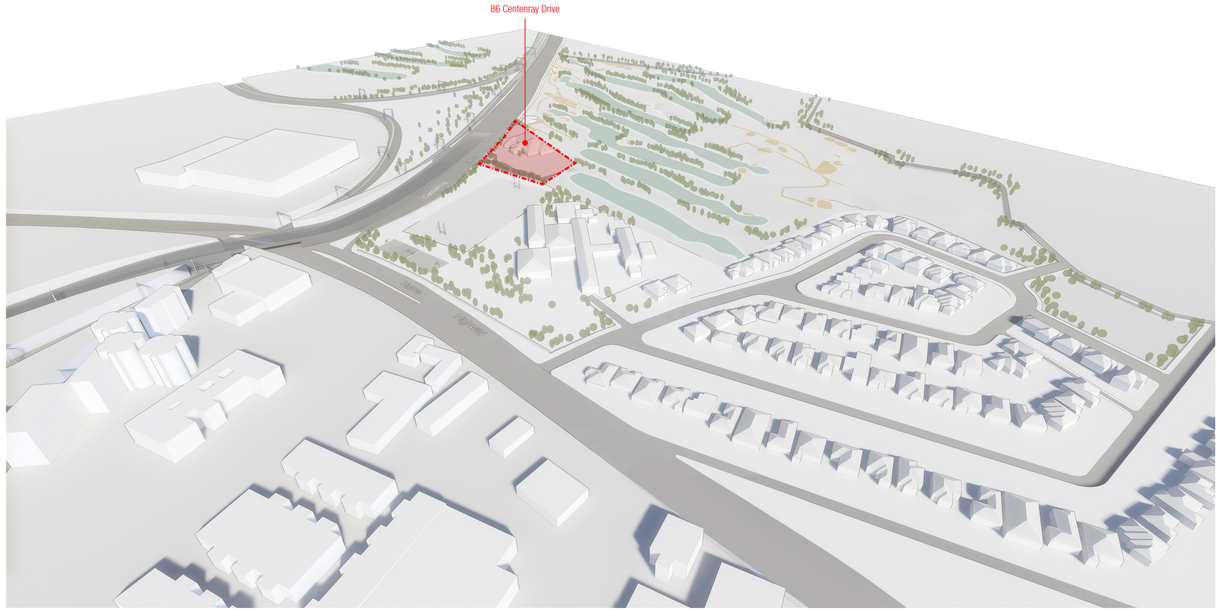
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04 Site Analysis

4.1 Site

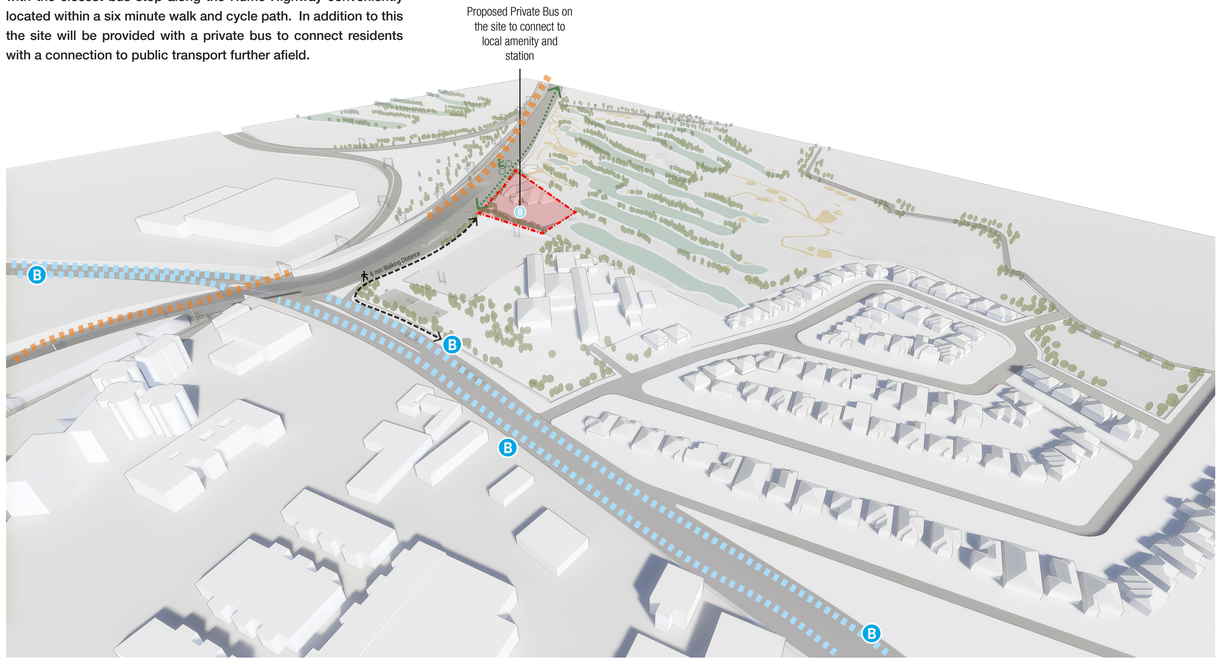
The proposed development site is located approximately 14km from the CBD and is surrounded by a golf course, a school, a major arterial road and a series of new two and three storey town houses.



04 Site Analysis

4.2 Site Connections

The site is located within walking distance of a public transport with the closest bus stop along the Hume Highway conveniently located within a six minute walk and cycle path. In addition to this the site will be provided with a private bus to connect residents with a connection to public transport further afield.



04 Site Analysis

4.3 Local Amenity

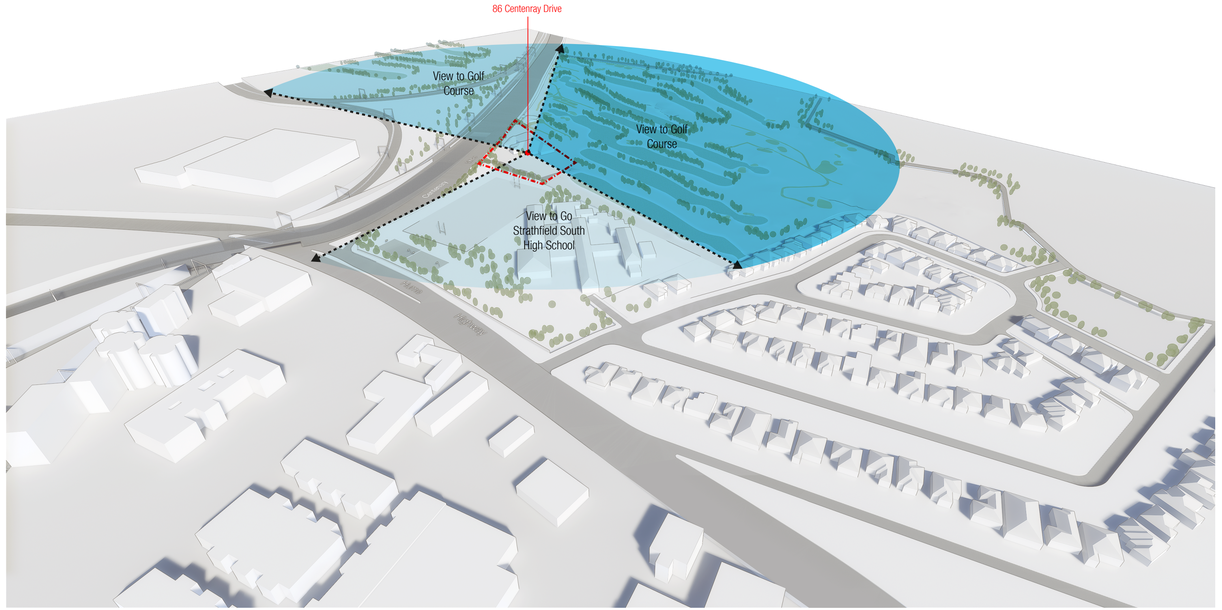
Located directly to the north and east of the site the Strathfield Golf Course site provides lovely green connectivity and opportunity for views for future residents. Directly to the south lies the Strathfield South High School site



04 Site Analysis

4.4 Visual Access

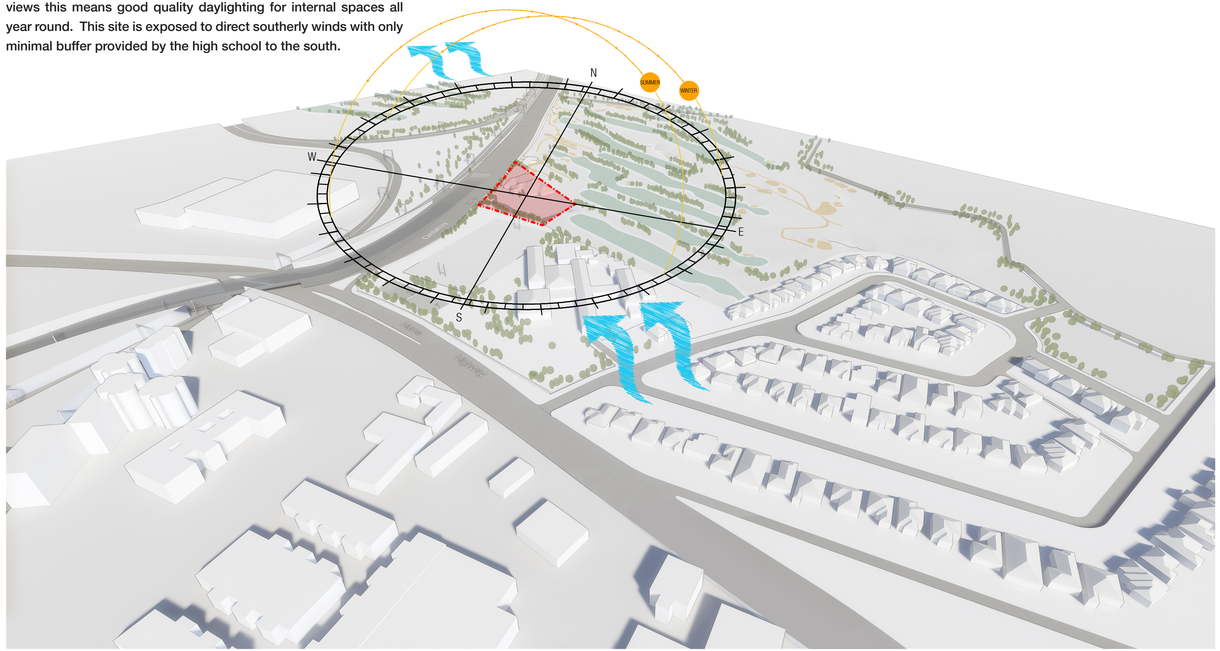
The site offers 360° views across greater Sydney and beyond.



04 Site Analysis

4.5 Sun Path + Prevailing Winds

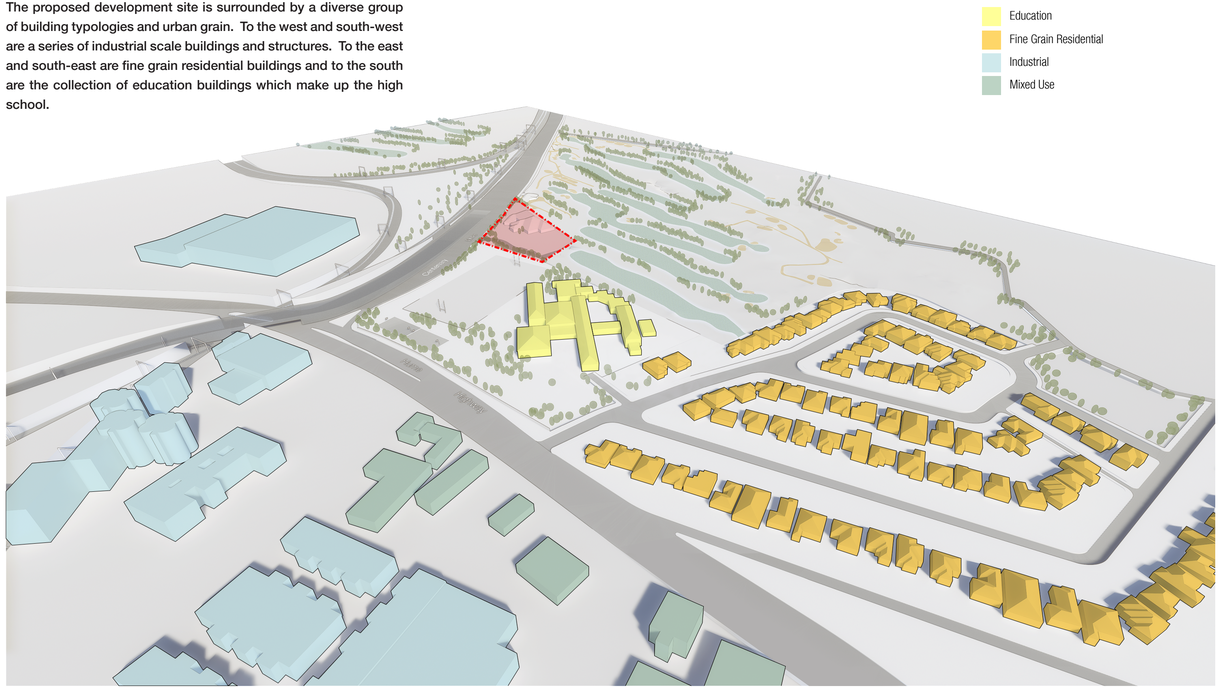
The site enjoys extensive northerly aspects with no interrupted daylight due to neighbouring buildings. As well as allowing for long views this means good quality daylighting for internal spaces all year round. This site is exposed to direct southerly winds with only minimal buffer provided by the high school to the south.



04 Site Analysis

4.6 Urban Grain + Building Typologies

The proposed development site is surrounded by a diverse group of building typologies and urban grain. To the west and south-west are a series of industrial scale buildings and structures. To the east and south-east are fine grain residential buildings and to the south are the collection of education buildings which make up the high school.



05. Design Process

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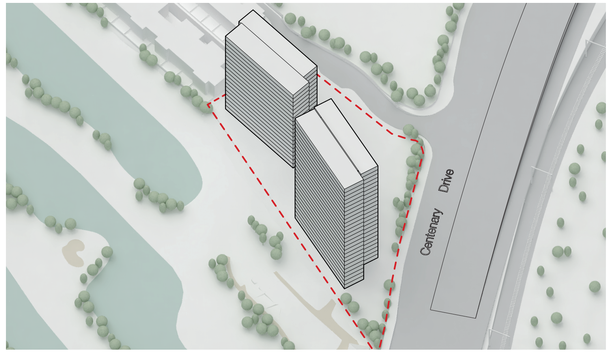
07 Design Description

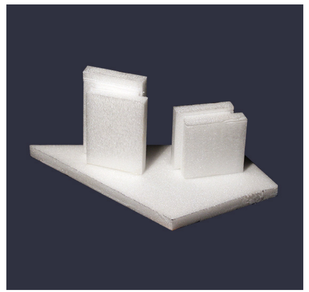
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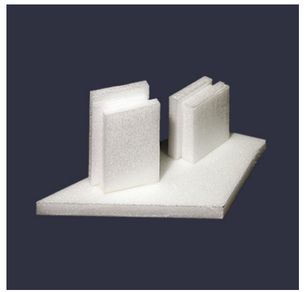


05 Design Process
Form Iterations + Testing

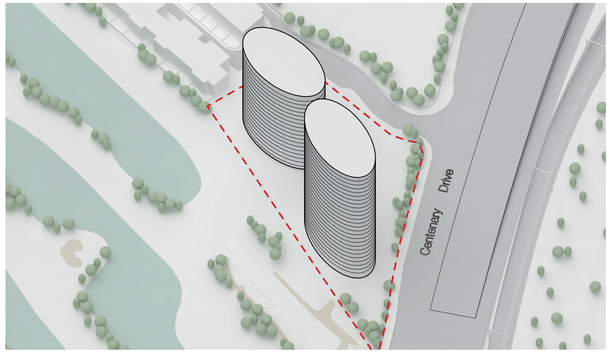
Option 1: Sliding Rectangles

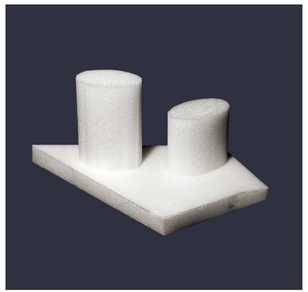






Option 2: Oval

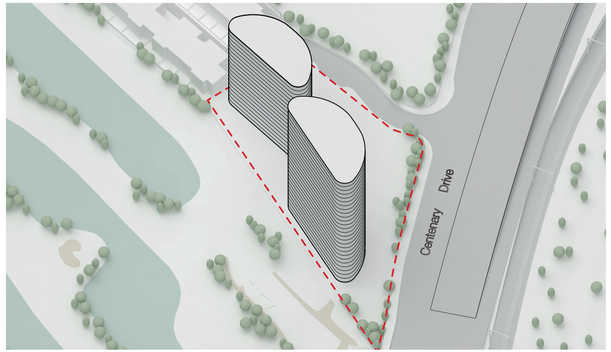


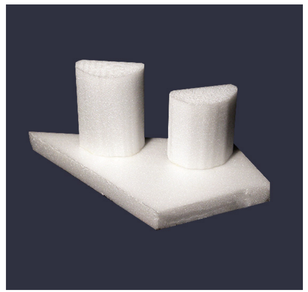


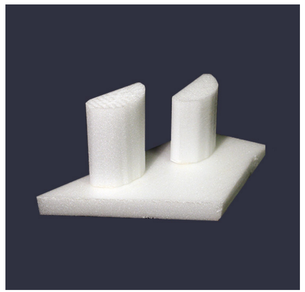


05 Design Process
Form Iterations + Testing

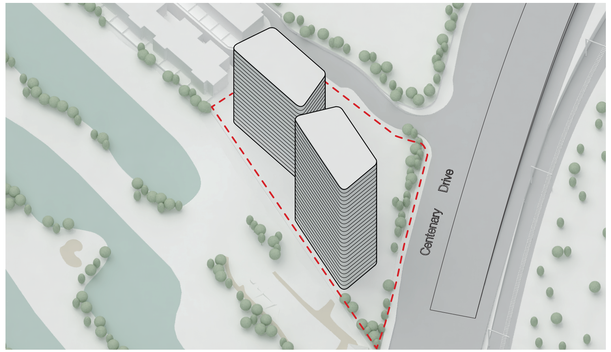
Option 3: Semi-Circular

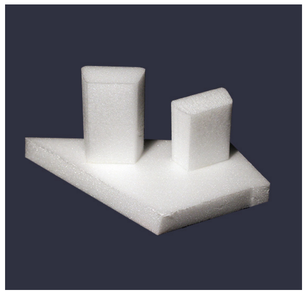






Option 4: Trapezoid ✓



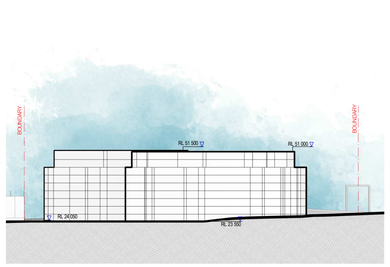




05 Design Process
FSR Study

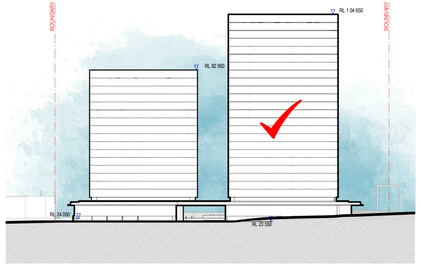
5.2 Preferred Scheme

As part of the process of testing architectural forms a series of different building heights, density and unit mixes were also reviewed against the site controls.



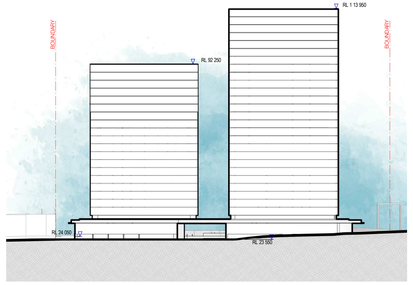
APPROVED DA

Total FSR (Proposed)		1.20:1
Total GFA (Proposed)		24,321 m²
Total Towers GFA (Proposed)		15,279 m²
Total Apartment units		178 units
Total Levels	Tower A	8 levels + GF
	Tower B	8 levels + GF



PP OPTION 1

Total FSR (Proposed)		1.8:1
Total GFA (Proposed)		36,964 m²
Total Towers GFA (Proposed)		27,922 m²
Total Apartment units		297 units
Total Levels	Tower A	18 levels + GF
	Tower B	25 levels + GF



PP OPTION 2

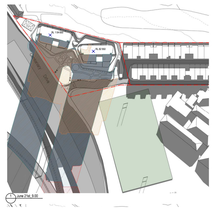
Total FSR (Proposed)		2:1
Total GFA (Proposed)		40,876 m²
Total Towers GFA (Proposed)		31,834 m²
Total Apartment units		339 units
Total Levels	Tower A	21 levels + GF
	Tower B	28 levels + GF

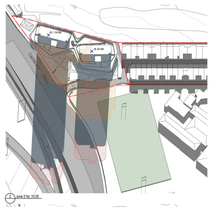
05 Design Process
FSR Option Study- Shadow Impact

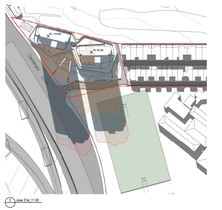
5.3 Shadow Impact Studies

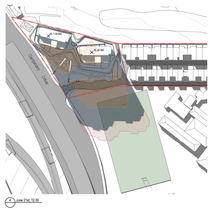
Further to the process of testing different architectural forms the shadow impact of each of the options was also tested and reviewed against the current approved development application. In the case of both the mass and the height the FSR of 1.8:1 was deemed to be the option most worth pursuing.

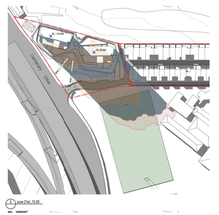


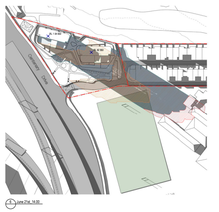


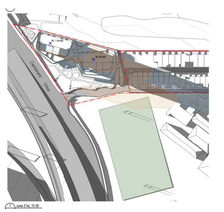












06. Design Strategy

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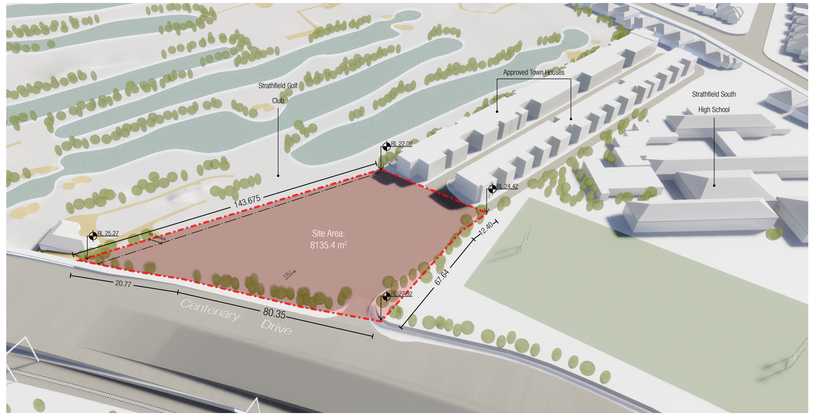
Perspective.



06 Design Strategies
Strategy Diagrams

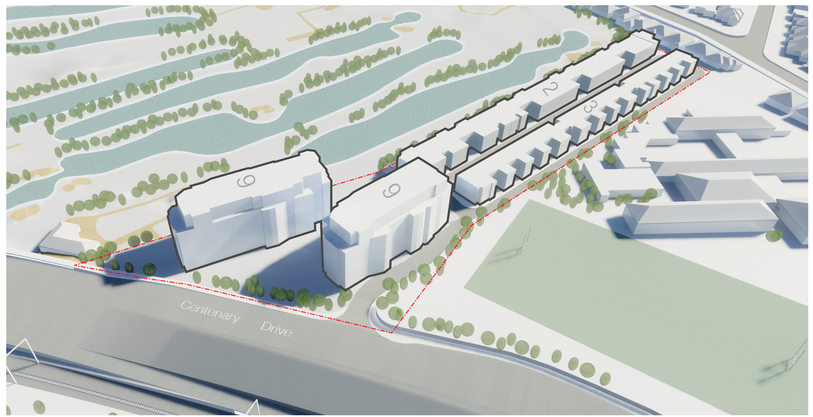
6.1 Site + Context

The development site is accessed directly via the slip lane from Centenary Drive which is the highest point of the site at RL 27.92. From here the site falls down towards the north-east corner. The overall site area for this part of the site is 8,135m² however the overall site area including the town houses is 20,268m².



6.2 Approved DA Massing

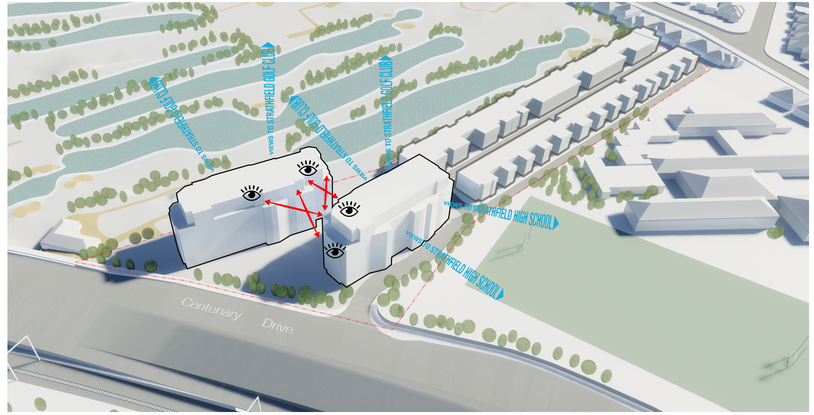
The site for the proposed development is currently approved with two nine storey buildings and a series of town houses ranging from two to three storeys.



06 Design Strategies
Strategy Diagrams

6.3 Overlooking

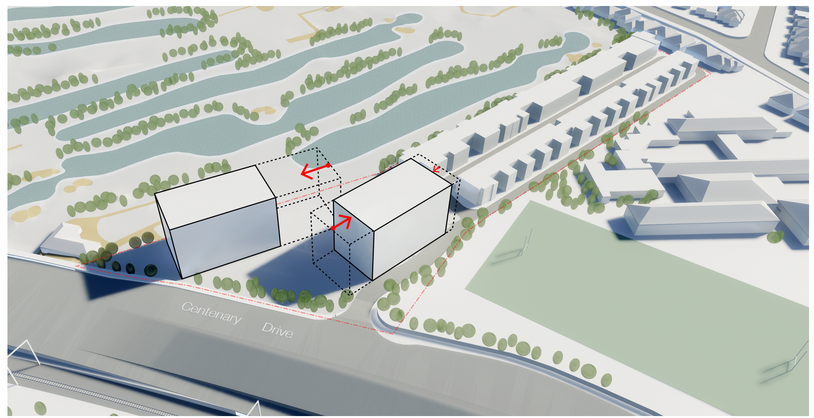
The current approved massing shows two long buildings with the building to the south being impacted by the long floor plate of the front building to the North. The length of this front building is disrupting the views of a large number of apartments in the southern building and creating overlooking problems for the scheme.



6.4 Reducing Building Footprint

In order to provide better residential amenity across the site a strategy of reducing both of the building footprints has been undertaken.

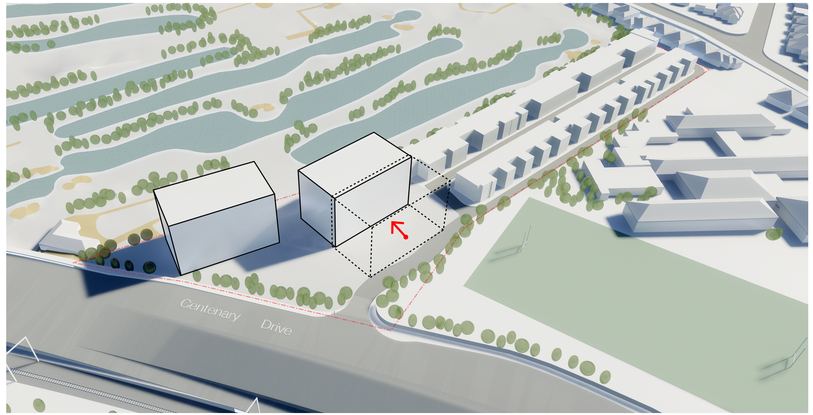
For Building A this means a change from a floor plate area of 1225m² to 842m² with the length reducing by approximately 13m on the western end and 5.5m on the eastern end. At Building B the changes are from a floor plate area of 1345m² to 842m² with the length reducing by approximately 28.5m.



06 Design Strategies
Strategy Diagrams

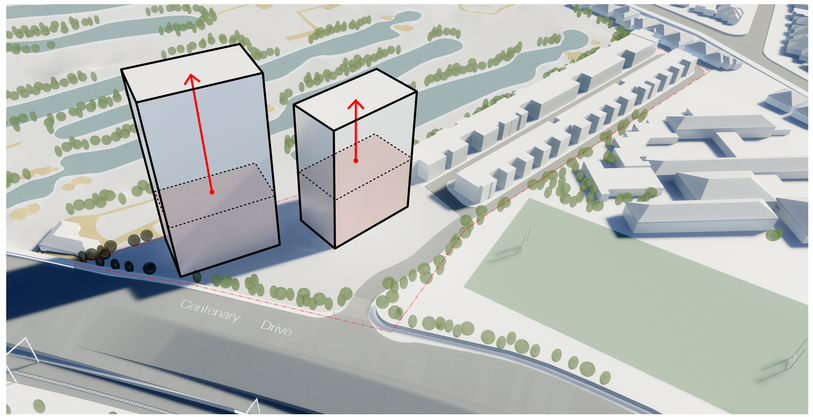
6.5 Pushing Building B North | Releasing the Ground Plane

In order to provide better residential amenity to the overall site the reduced building footprints have been pushed towards the northern site boundary and reconfigured to unlock key views and reduce overlooking. Each of the smaller footprint buildings touch the site lightly and release the ground floor for outdoor activity and usage.



6.6 Returning GFA + Minimising Overshadowing

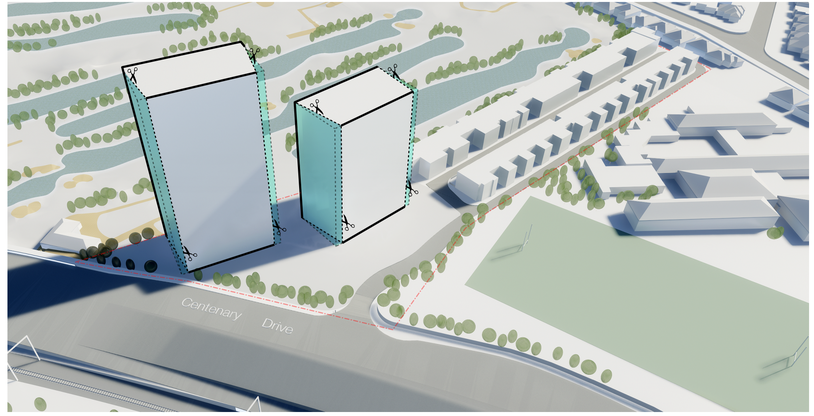
As a consequence of reducing the scale of the floor plates a certain amount of GFA must be returned to the development in height. These new taller forms show a really nice proportion + due to being located towards the northern site boundary minimise overshadowing to the southern part of the site and the adjoining high school.



06 Design Strategies
Strategy Diagrams

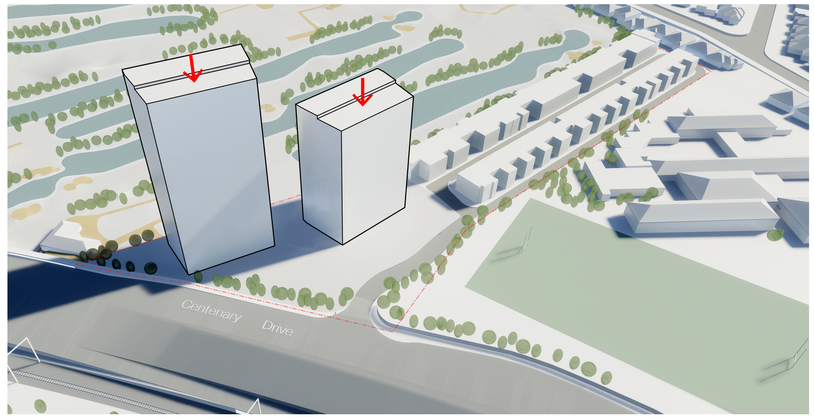
6.7 Shaping the Mass

To further break down the overall mass of the proposal the resulting mass has been carved and shaped to add to its sleek proportions. Both masses have their southern elevation reduced creating a series of trapezoidal forms that sit lighter across the horizon.



6.8 Height to the North

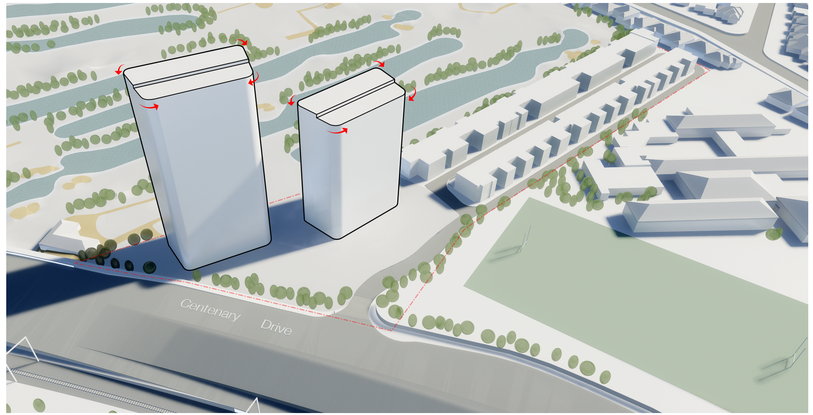
With overshadowing directly to the south a concern each of the residential volumes have been pushed lower on their southern elevation significantly reducing their impact to the oval.



06 Design Strategies
Strategy Diagrams

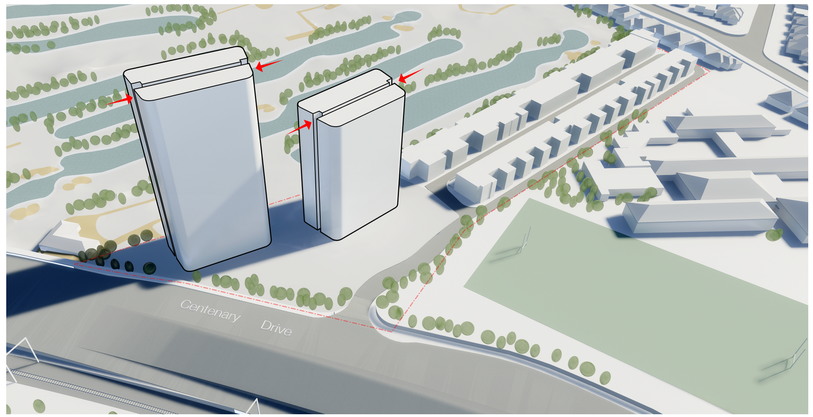
6.9 Filleting the Corners

In addition to the reduction in weight to the southern elevation each of the two buildings has had its corners filleted softening the shapes and allowing them to rest gently in the skyline.



6.10 Articulating the Mass

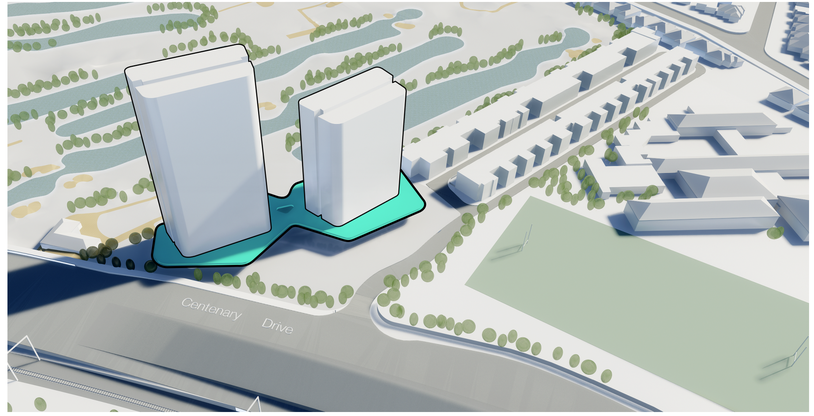
A recess shadow line has been added to the east and west of each of the towers to express thinner more elegant forms. Each of these recesses in addition to a series of smaller vertical shadow lines at the lift cores help to reduce the overall mass and bulk of the project and delivering a scheme which reads as a smaller cluster of towers.



06 Design Strategies
Strategy Diagrams

6.11 Providing Podium Amenity

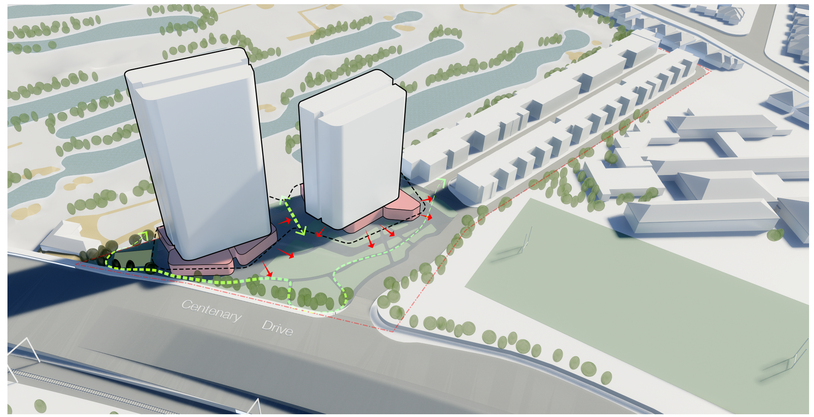
The concept proposal has developed with a low level podium providing a series of outdoor green spaces for the on-site residents including communal outdoor spaces, planting and gardens. The podium spaces deliver semi-private outdoor areas which can be used by both the residents and their visitors but are not accessible to the public.



6.12 Activating the Ground Plane

The final project strategy is to activate the ground plane by bringing together the right balance of residential accommodation, retail and hospitality spaces in combination with a well designed external green.

The amenity created by this variety of space and uses will be supported by walking and cycle paths, playgrounds and outdoor activity equipment with basement car spaces being provided for visitors to the site.

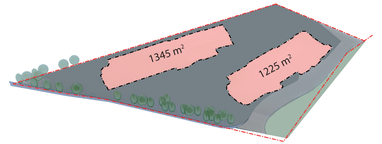


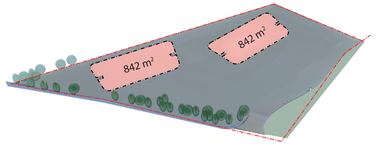


06 Design Strategies Performance

6.13 Reducing the Footprint

As a side by side diagram it is easy to see the benefit a reduction in the footprint delivers. Smaller floor plates deliver less overlooking, better views for residents and a larger ground floor area dedicated to the community. The proposed design delivers floor plates which are approximately two thirds the size of the approved DA.

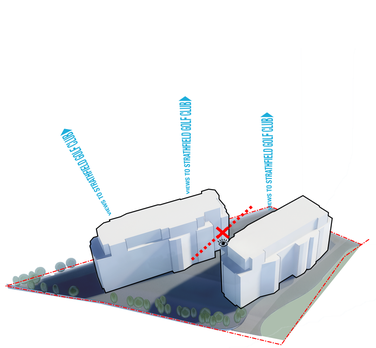


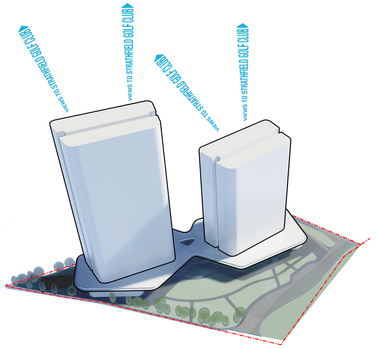


6.14 Better Outlook

The approved DA illustrates the problem with longer shorter buildings when the site configuration forces the floor plates to overlap. As shown in the diagram there are a significant amount of units which have both their northern aspect and views disrupted by the other building forms.

In delivering taller smaller footprint buildings nearly all of the residents are afforded better outlook and amenity.



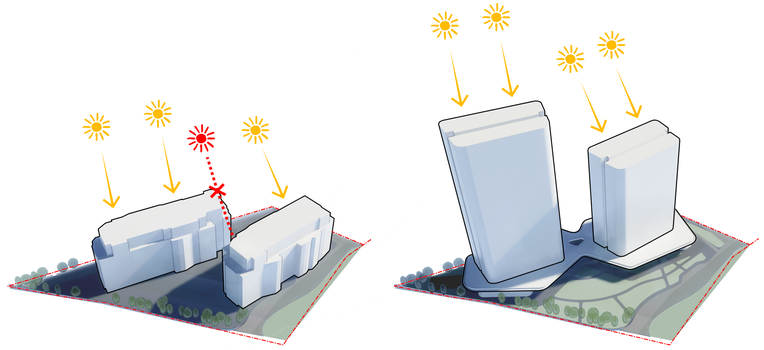


06 Design Strategies
Performance

6.15 Access to Light

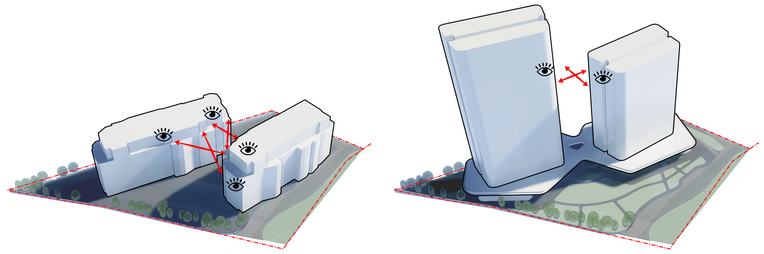
As with views a series of smaller footprints means less apartments are directly overshadowed by the building directly in front.

The proposed scheme allows for longer, more direct access to northern winter sun.



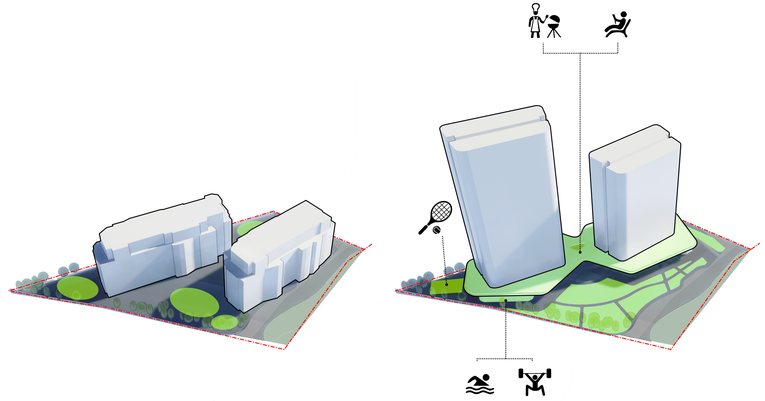
6.16 Resident Overlooking

In addition to the benefits of solar access smaller building footprints in their current configuration mean far less overlooking between residents. In the current approved DA a significant amount of the southern residents in the front building and northern residents in the rear building are directly facing each other from their main elevations. In the proposed scheme, this scenario has been avoided with minimal overlooking happening between the two buildings across their secondary facade.



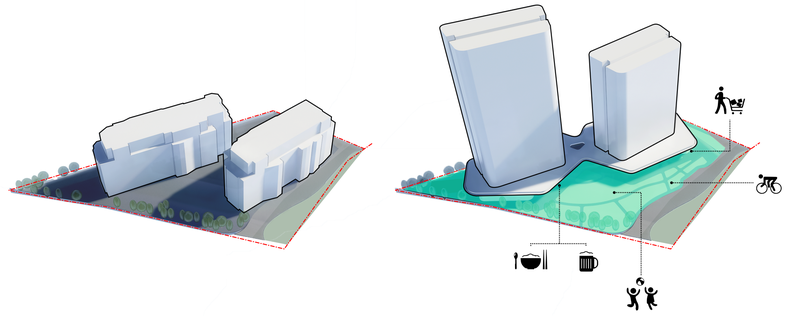
6.17 Residential Amenity

The proposed development makes use of a raised podium to provide a level of semi-private outdoor space for residents as well as delivering semi-public ground floor spaces for the greater community.



6.18 Public Domain

One of the key design principles for the project is to deliver a generously activated ground plane and public domain. It is envisaged that the retail and commercial offerings at the base of the towers would help to activate the site and support the communal green spaces and outdoor areas in order to create a destination for the local community.



07. Design Description

01 Introduction

02 Vision

03 Location + Context

04 Site Analysis

05 Design Process

06 Design Strategy

07 Design Description

08 Appendix A



07 Design Description
Indicative Design Overview

07.1 Ground Floor

The ground floor concept looks to provide a good balance of accommodation, retail and green outdoor amenity spaces.

To the northern boundary two storey units have been provided with access via the residential tower lobbies and views out onto the golf course. To the south of the towers the site opens up into outdoor green spaces and a plaza which supports some retail spaces and access to both tower lobbies.



07 Design Description
Indicative Design Overview

07.2 Podium Level

The current concept design makes use of a podium to provide semi-private outdoor spaces for building residents as well as dedicated private spaces for some of the apartments.



07.3 Typical Lower levels

The concept for the typical lower levels has been designed to provide the required building separation in conjunction with a mix of units that provide the required solar and cross ventilation.



07 Design Description
Indicative Design Overview

07.4 Typical Upper Levels

Similar to the lower the levels the unit mix and design at the upper levels delivers a diverse mix of apartments that respond directly to the requirements of residential amenity including solar, ventilation and aspect.



07.5 Penthouse Levels

In order to reduce overshadowing impact from the southern facades double storey penthouse apartments have been located along the north of each of the towers.



07 Design Description
Indicative Design Overview

07.6 Penthouse Second Levels

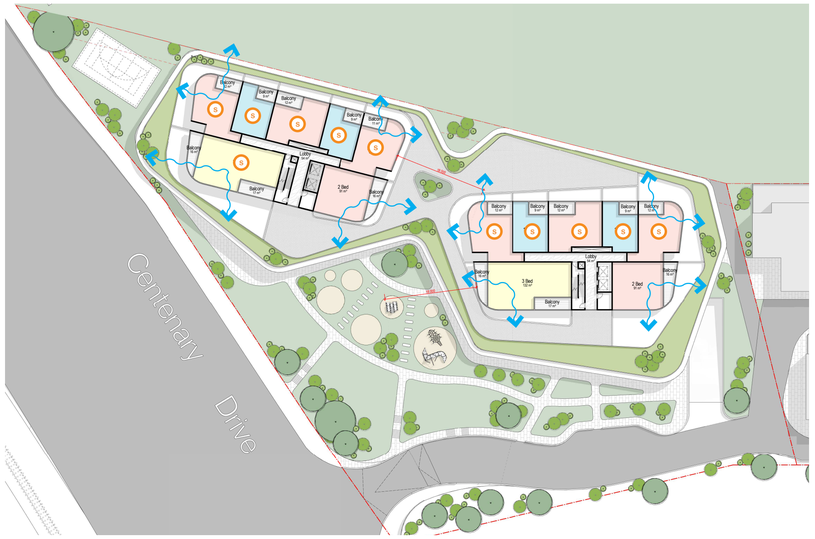
The top level of the double storey penthouses deliver stunning views to the north across the golf club with large covered outdoor decks providing great external entertaining spaces.



07 Design Description
Indicative Design Overview

07.7 Lower Levels
Indicative ADG Compliance

The scheme shown for the planning proposal is indicative only however as a typical scheme it demonstrates that compliance with the ADG is possible. In the current lower level layouts the northern apartments all achieve a minimum of 2hrs solar in mid-winter across both towers and in most cases achieve far more. The corner apartments are all cross ventilated and up to level 9 as set out in the ADG provision for a minimum of 60% cross ventilated can be achieved. Due to the shape and layout of the towers there are a minimum of south facing units as there are larger corner units toward the back which catch light along their edges.



S Achieves minimum 2hrs solar between 9am-3pm mid winter

S.F Receives no direct sunlight between 9am-3pm mid winter

Achieves cross-ventilation (required only to L9)

07 Design Description
Indicative Design Overview

07.6 Upper Levels
Indicative ADG compliance

The scheme shown for the planning proposal is indicative only however as a typical scheme it demonstrates that compliance with the ADG is possible. In the current upper level layouts the northern apartments all achieve a minimum of 2hrs solar in mid-winter across both towers and in most cases achieve far more. The corner apartments are all cross ventilated and up to level 9 as set out in the ADG provision for a minimum of 60% cross ventilated can be achieved. Due to the shape and layout of the towers there are a minimum of south facing units although when the three bed layouts change to two bed and 1 bed options the rear facing one bedrooms become south facing apartments. The number of these apartments however is still below the maximum 15% setout in the ADG



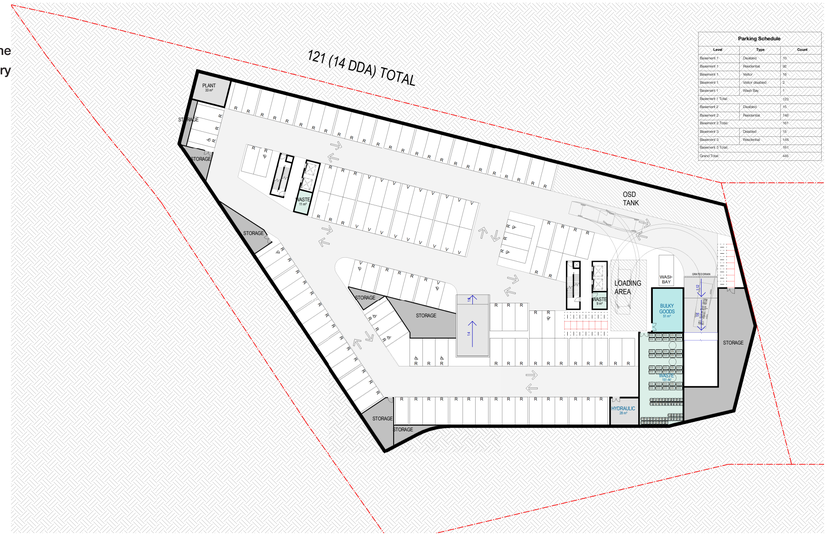
S Achieves minimum 2hrs solar between 9am-3pm mid winter

S.F Receives no direct sunlight between 9am-3pm mid winter

Achieves cross-ventilation (required only to L9)

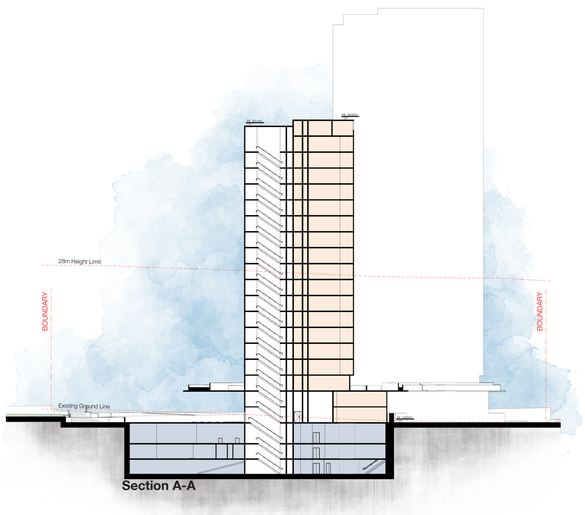
07.7 Basement

Access to the basement car park is located to the south-east of the site via a driveway. Located directly adjacent to the carpark entry is the loading area and required waste rooms.

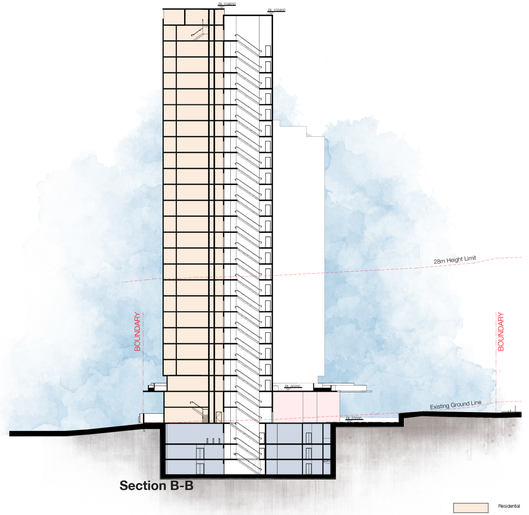


Basement 1

07.8 Sections



Section A-A

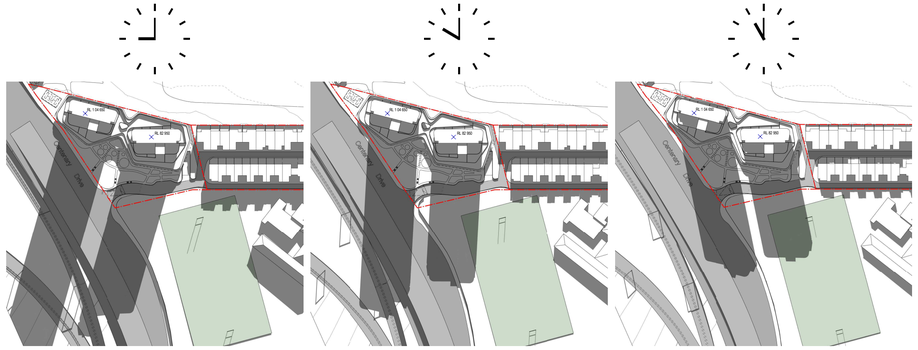


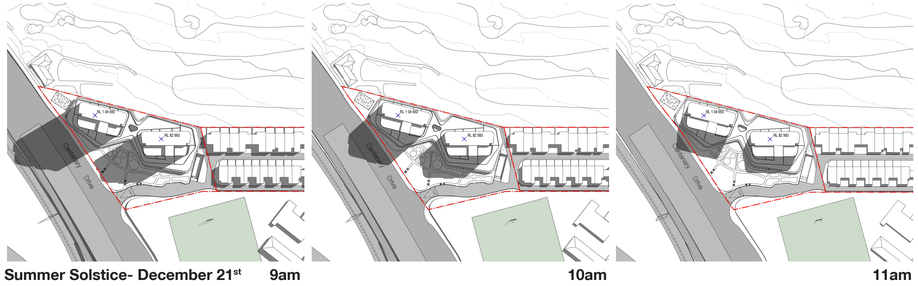
Section B-B

07 Design Description
Shadow Studies

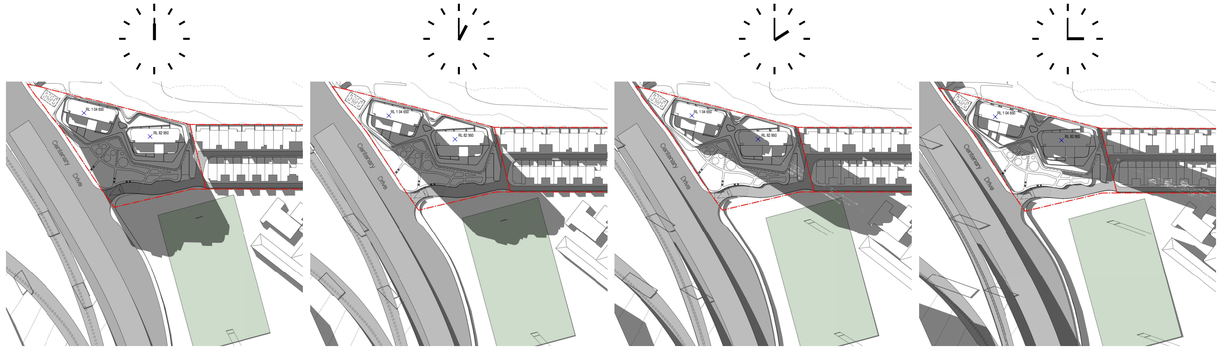
07.9 Shadow Analysis

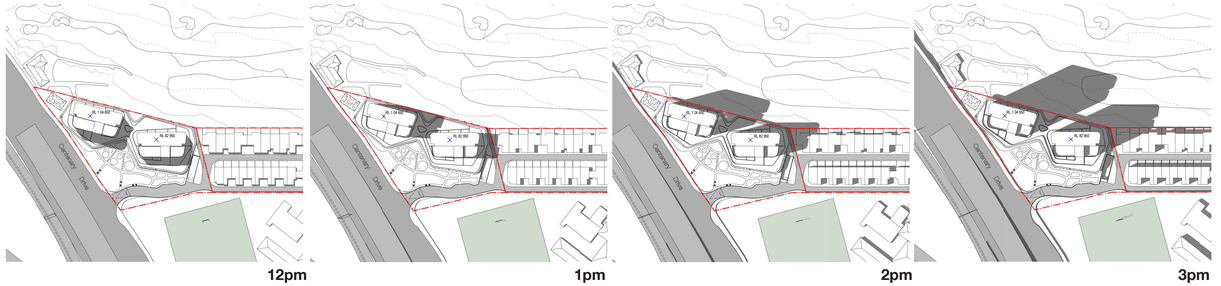
The following diagrams compare the projection of shadows cast by the concept plan prepared for this Planing Proposal.





07 Design Description
Shadow Studies

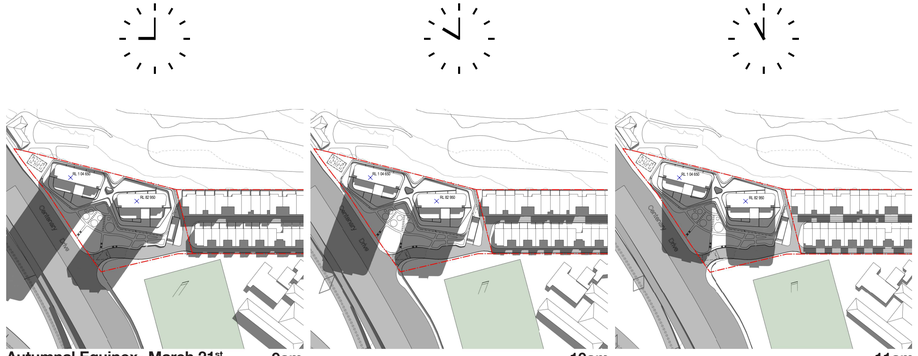




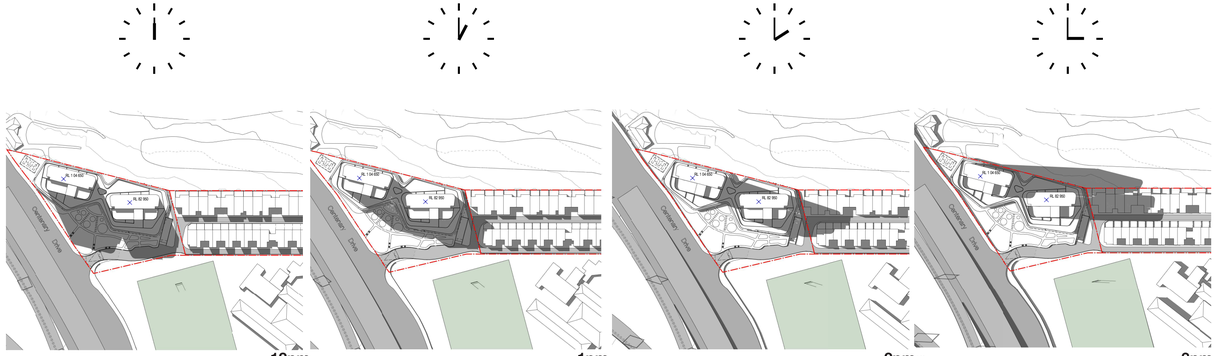
07 Design Description
Shadow Studies

07.9 Shadow Analysis

The following diagrams compare the projection of shadows cast by the concept plan prepared for this Planing Proposal.



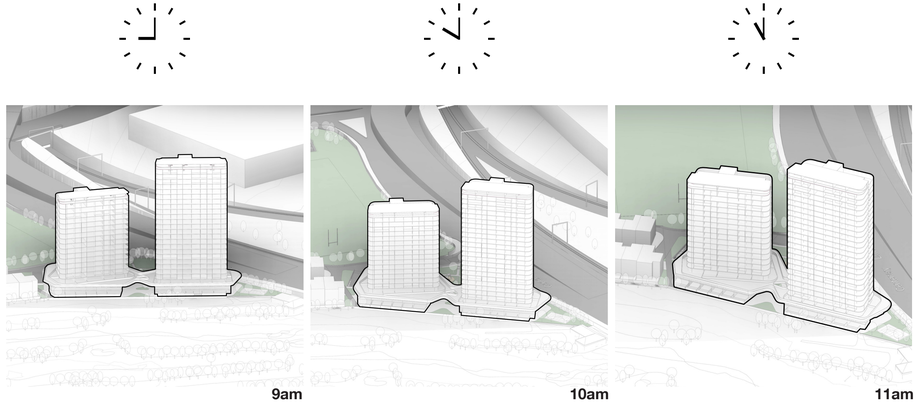
07 Design Description
Shadow Studies



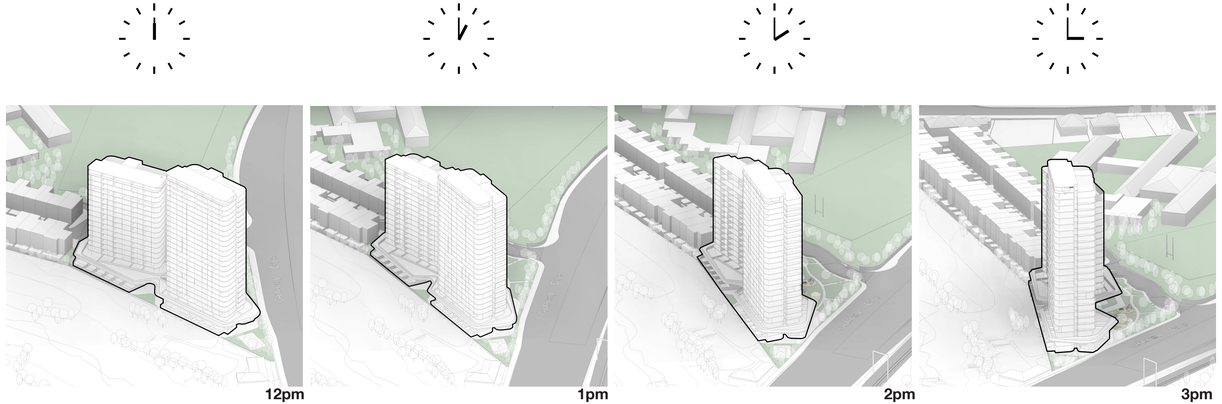
07 Design Description
Sun’s Eye Diagram

Sun’s Eye Diagrams

The following diagrams demonstrate the solar access achieved by the proposal between 9am and 3pm on the June 21st (Winter Solstice).



07 Design Description
Sun’s Eye Diagram



07 Design Description
Built Form

07.10 Design Priorities

Although not equally applicable to every project Woods Bagot evaluate all projects against 8 Key Design Criteria

- Regional Neighbourhood Context
- City Scale / Place-making Permeability
- Environmental Viability
- Craft & Materiality
- Human Dimension
- Future Proof & Adaptive Re-use
- Connected to Narrative
- Client Enterprise Partnership

We would approach the design of the planning proposal so as best to maintain key moves on building length, site porosity, creation / activation of public domain, view maximisation whilst looking to improve building separation, residential amenity and relationship to adjoining massing


Mooreban, Woodsbagot


Liverpool, NSW - Paper Mill Precinct | WOODS BAGOT


Hafencity, Hamburg

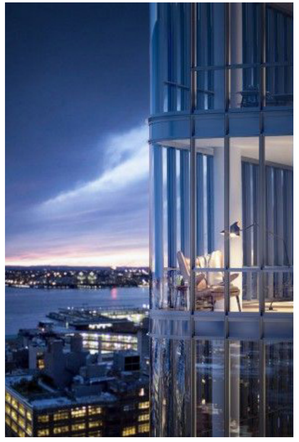

Liverpool, NSW - Paper Mill Precinct | WOODS BAGOT

07 Design Description
FacadeTypologies

07.11 Facade Understanding

The proposal will be desgined with considered massing and elegant forms which will be complimented by simple and honest materials that respond to environmental conditions, the existing site and views.









07.12 Durability

Architectural Expression

Carefully considered massing and elegant forms should be complimented by simple and honest materials that respond to environmental conditions and the salt water environment.









07 Design Description
Durability

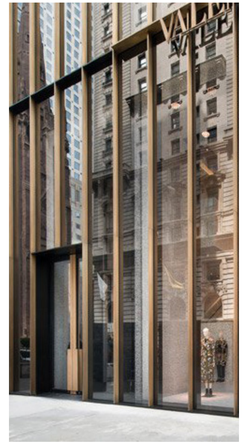
07.11 Facade Materials + Maintenance

Architectural Expression

The design will be supported with durable, economical and sustainable materials which deliver a long-life design that is sympathetic to the site.



Black Steel



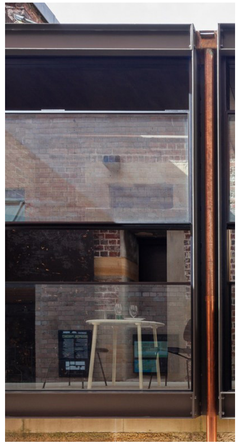
Mullions



Glazing



Metal Cladding

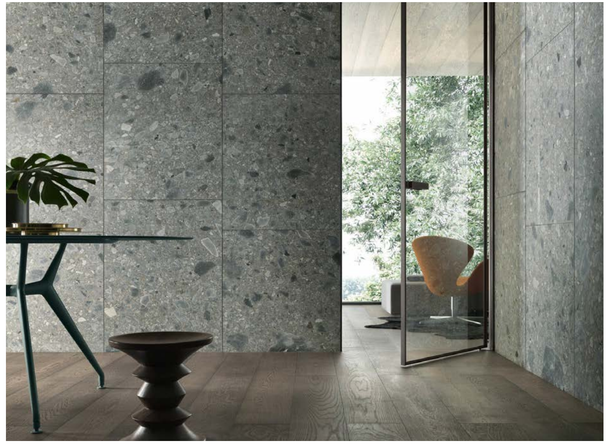


Operable Guillotine Windows

07.12 Interior Scheme | Light

Interior Expression

Carefully considered materials and colour tones can be used in conjuction with good spatial arrangement and design to lighten the feel of the main living spaces.





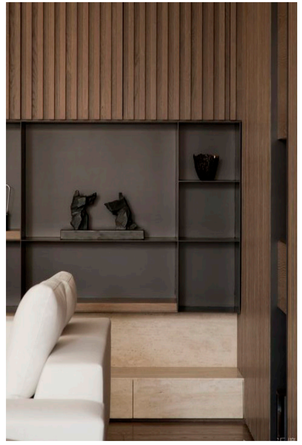


07 Design Description
Residential Interior- Concept Schemes

07.13 Interior Scheme | Dark

Interior Expression

In addition to the light and well lit spaces, darker more moody materials and finishes can provide private cosy spaces for more intimate and comfortable living.









07 Design Description
Public Domain- Precinct

07.12 Public Domain

Activation

Well designed public domain spaces which support the proposal serve to activate the greater site bringing in people and creating a sense of community.





Morebank WoodsBagot

07 Design Description
Public Domain- Mix & Product

07.13 LifeCycle Design

Mixed Use

The site is located to the west of a series of new townhouses and existing low-rise residential precincts which provide potential support for small engaging but well balanced retail products.

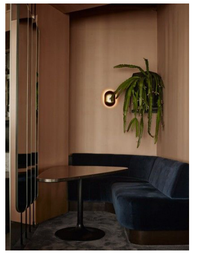
Mix and Product

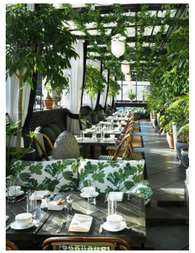
Not only must the mixture of retail and residential uses be well balanced. A rich and diverse mix of housing typologies will encourage good social diversity.

Elegance, Views, Service, Functions









Casual, Friendly, Young, Dynamic











01 Introduction

02 Vision

03 Location + Context

04 Site Analysis

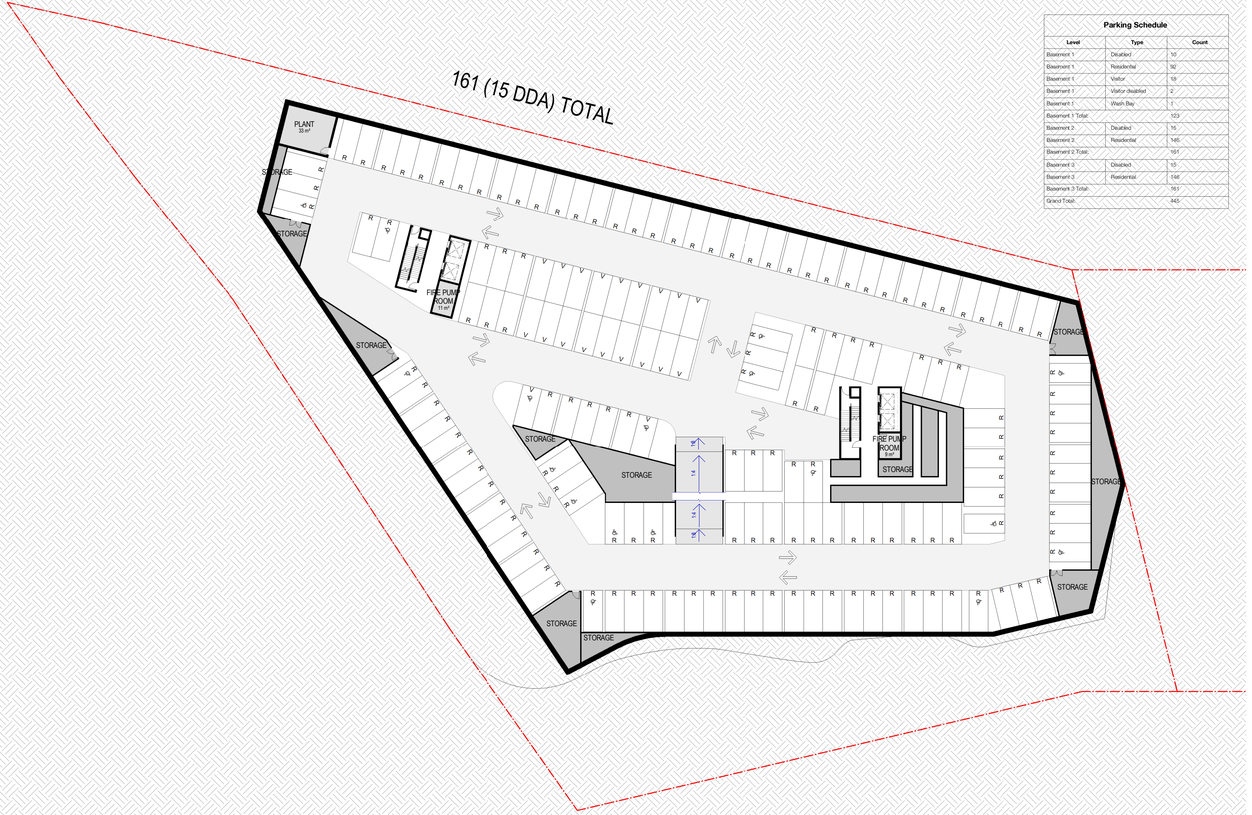
05 Design Process

06 Design Strategy

07 Design Description

08 Appendix A




161 (15 DDA) TOTAL
PLANT
33 m²
STORAGE
FIRE PUMP ROOM
51 m²
FIRE PUMP ROOM
51 m²
STORAGE
STORAGE
STORAGE



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Client
CONQUEST PROPERTY

Project
86 Centenary Drive, Strathfield

Sheet title
Ground Floor Plan

Project number
121086

Sheet number
2200

Scale
1 : 200

Revision

Sheet size
A1

Date

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Project
86 Centenary Drive, Strathfield

Sheet title
Level 02- Podium

Project number
121086

Sheet number
2201

Scale
1 : 200

Revision

Sheet size
A1

Date

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Project
86 Centenary Drive, Strathfield

Sheet title
Typical Lower Levels

Project number **121086**
Sheet number **2203**
Scale **1 : 200**
Revision
Sheet size **A1**
Date
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Project
86 Centenary Drive, Strathfield

Sheet title
Typical Upper levels

Project number **121086**
Sheet number **2202**
Scale **1 : 200**
Revision
Sheet size **A1**
Date
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Project
86 Centenary Drive, Strathfield

Sheet title
L17-Penthouse (Tower A)

Project number
121086

Scale
1 : 200

Sheet size
A1

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Sheet number
2203

Revision

Date



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Client
CONQUEST PROPERTY

Project
86 Centenary Drive, Strathfield

Sheet title
L18-Penthouse Second Level (Tower A)

Project number
121086

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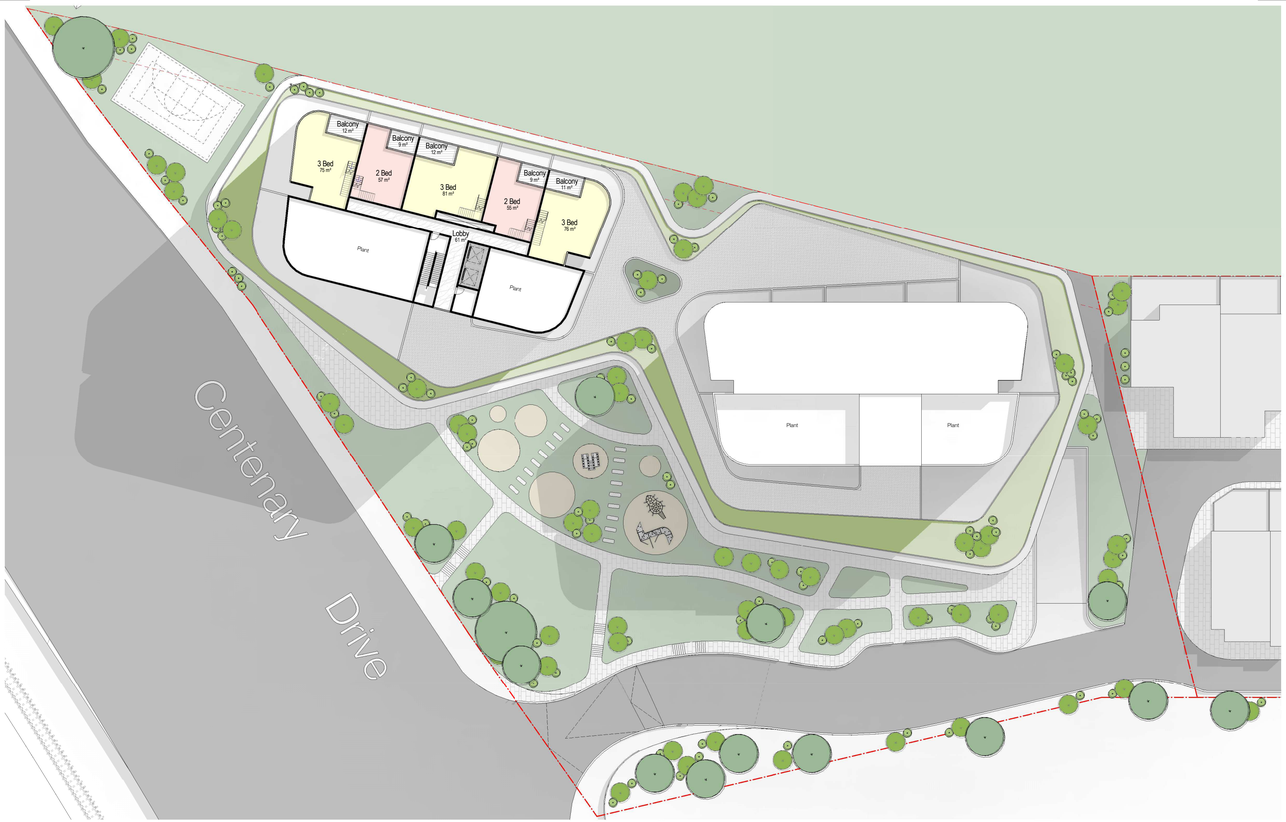
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Sheet number
2204

Revision

Date



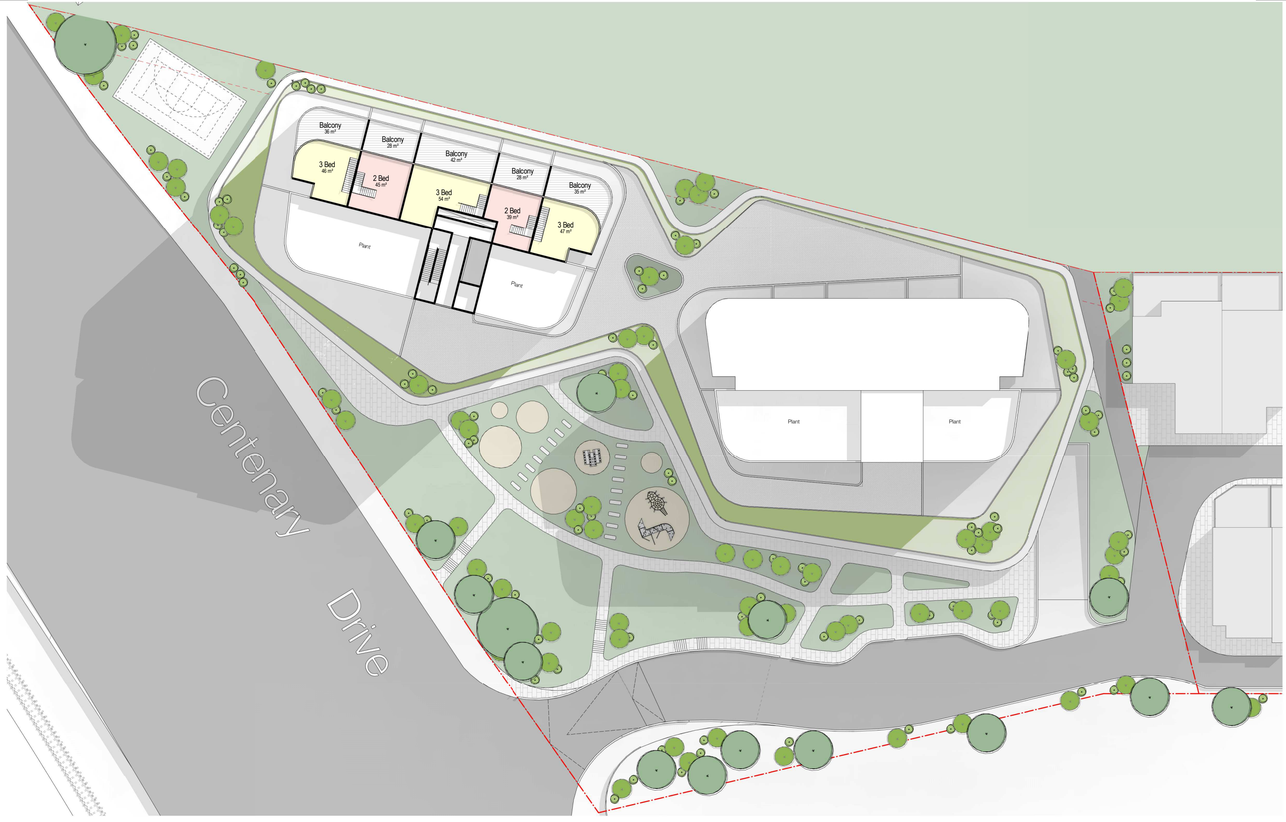
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CONQUEST PROPERTY

Project
86 Centenary Drive, Strathfield

Sheet title
L24- Penthouse Level (Tower B)

Project number	Scale	Sheet size	© Woods Bagot
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Sheet number	Revision	Date	
2205			



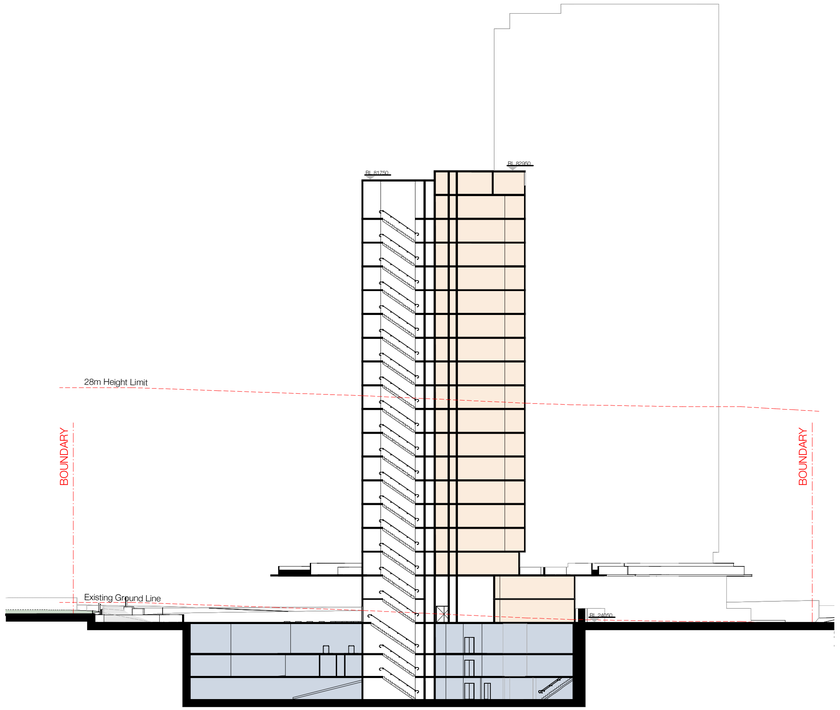
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Client
CONQUEST PROPERTY

Project
86 Centenary Drive, Strathfield

Sheet title
L25- Penthouse Second Level (Tower B)

Project number	Scale	Sheet size	© Woods Bagot
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Sheet number	Revision	Date	
2206			



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CONQUEST PROPERTY

Project
86 Centenary Drive, Strathfield

Sheet title
Section A-A

Project number
121086

Sheet number
2208

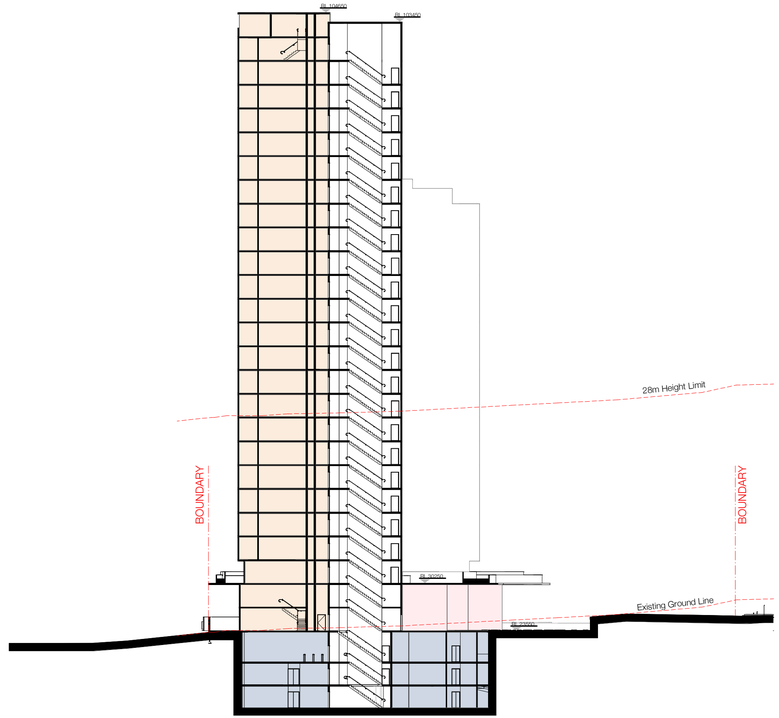
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Revision

Sheet size
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Date

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Client
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Project
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Sheet title
Section B-B

Project number
121086

Sheet number
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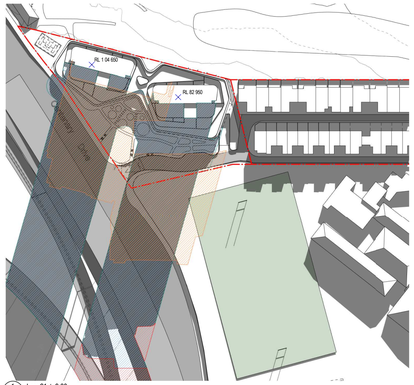
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Revision

Sheet size
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Date

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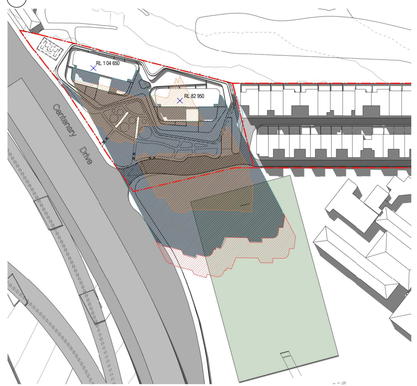
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2 June 21st_10.00



3 June 21st_11.00



4 June 21st_12.00

SHADOW CAST BY APPROVED DA

SHADOW CAST BY PP OPTION1 (FSR 1.6:1)

SHADOW CAST BY PP OPTION2 (FSR 2:1)

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Client
CONQUEST PROPERTY

Project
86 Centenary Drive, Strathfield

Sheet title
SHADOW COMPARISON DIAGRAMS (Winter Solstice) 9AM-12PM

Project number
121086

Sheet number
2210

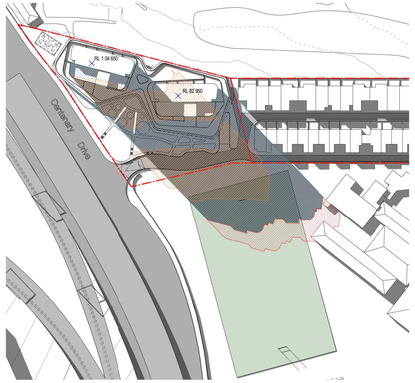
Scale
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Revision

Sheet size
A1

Date

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5 June 21st_13.00



6 June 21st_14.00



7 June 21st_15.00

SHADOW CAST BY APPROVED DA

SHADOW CAST BY PP OPTION1 (FSR 1.6:1)

SHADOW CAST BY PP OPTION2 (FSR 2:1)

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Client
CONQUEST PROPERTY

Project
86 Centenary Drive, Strathfield

Sheet title
SHADOW COMPARISON DIAGRAMS (Winter Solstice) 1PM-3PM

Project number
121086

Sheet number
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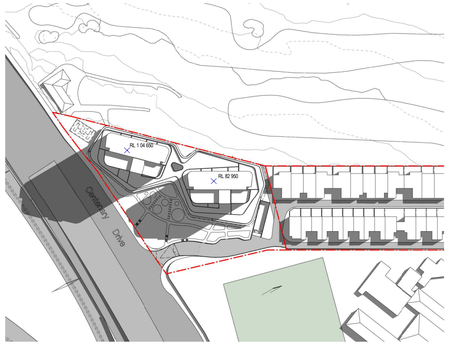
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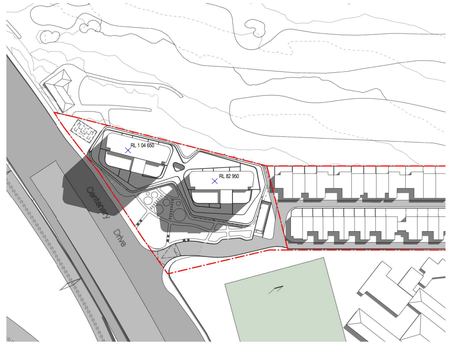
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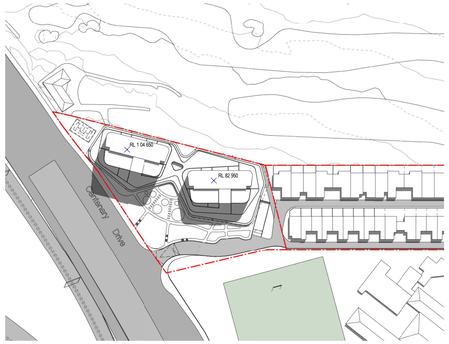
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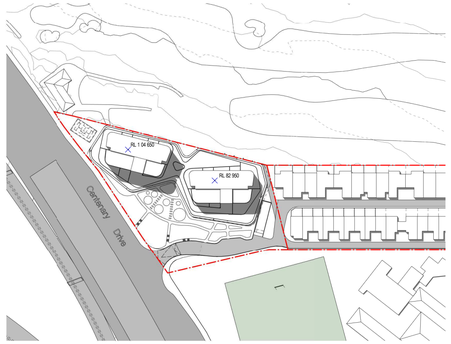
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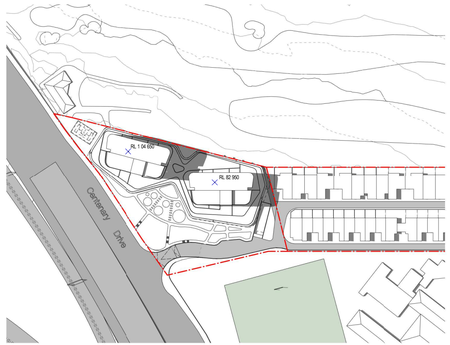
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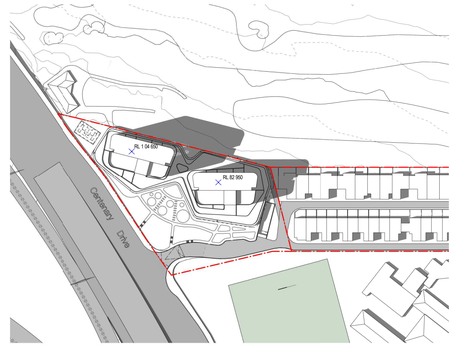
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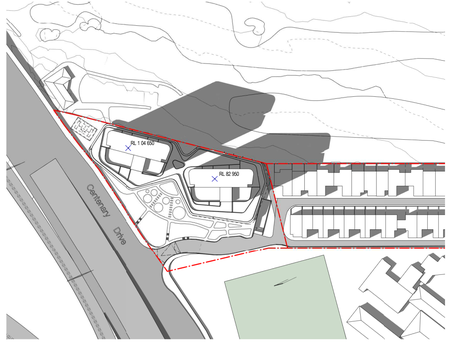
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5 December 21st_13.00



6 December 21st_14.00



7 December 21st_15.00

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Client
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Project
86 Centenary Drive, Strathfield

Sheet title
Shadow Study- Summer Solstice (9am- 12pm)

Project number	Scale	Sheet size	© Woods Bagot
121086	**1 : 1000**	**A1**	
Sheet number	Revision	Date	
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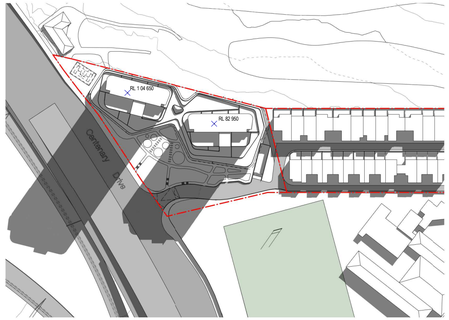
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Client
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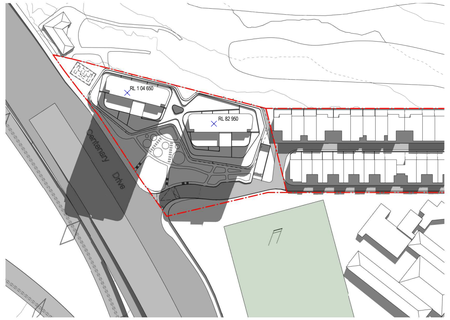
Project
86 Centenary Drive, Strathfield

Sheet title
Shadow Study- Summer Solstice (1pm- 3pm)

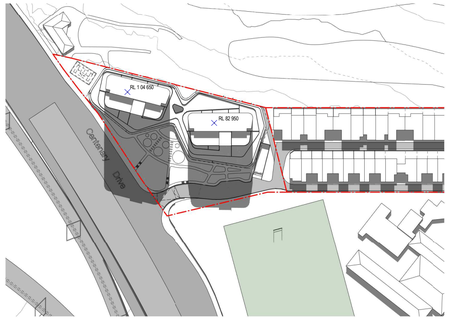
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Sheet number	Revision	Date	
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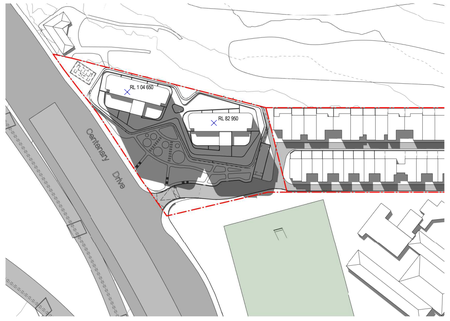
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2 March 21st_10.00



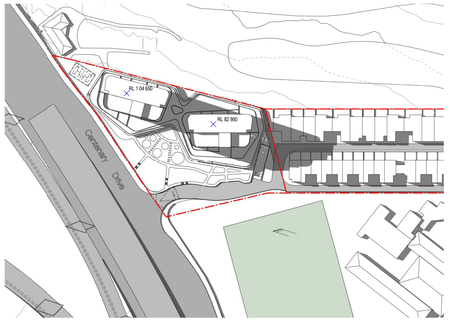
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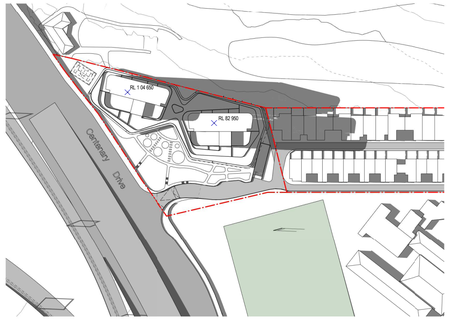
4 March 21st_12.00



5 March 21st_13.00



6 March 21st_14.00



7 March 21st_15.00

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Client
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Project
86 Centenary Drive, Strathfield

Sheet title
Shadow Study- Equinox (9am- 12pm)

Project number
121086

Sheet number
2302

Scale
1 : 1000

Revision

Sheet size
A1

Date

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Client
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Project
86 Centenary Drive, Strathfield

Sheet title
Shadow Study- Equinox (1pm- 3pm)

Project number
121086

Sheet number
2303

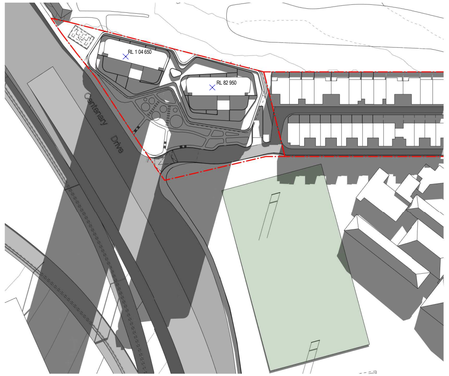
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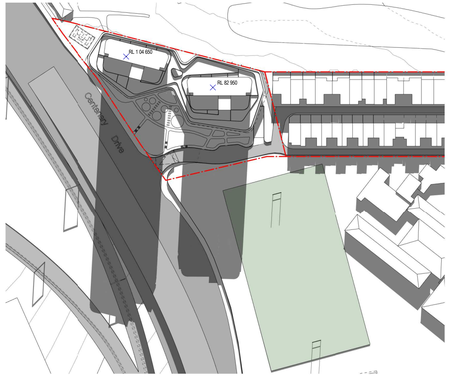
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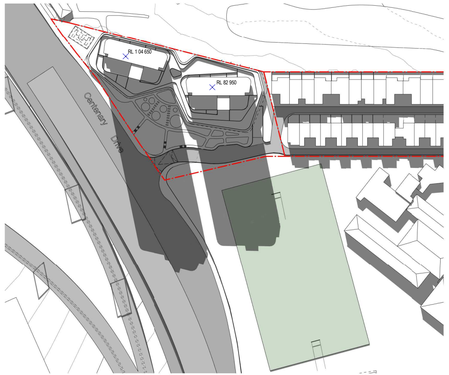
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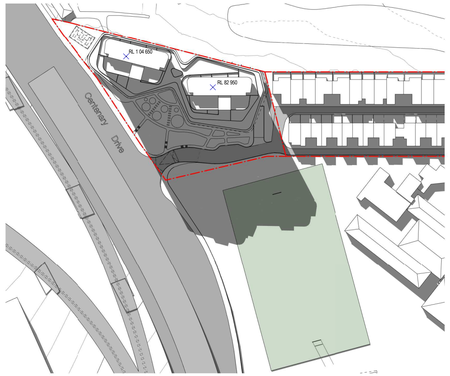
1 June 21st_ 9 am



2 June 21st_ 10 am



3 June 21st_ 11 am



4 June 21st_ 12 pm

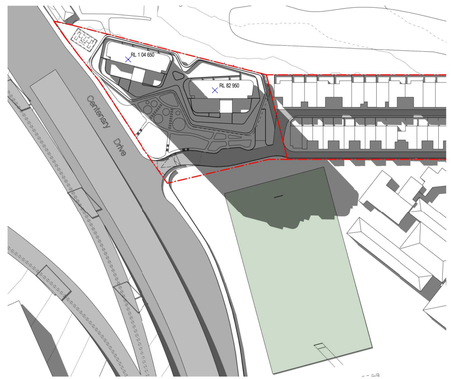
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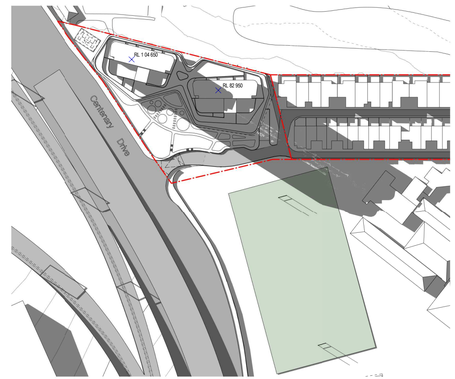
Project
86 Centenary Drive, Strathfield

Sheet title
Shadow Study_ Winter Solstice (9am- 12pm)

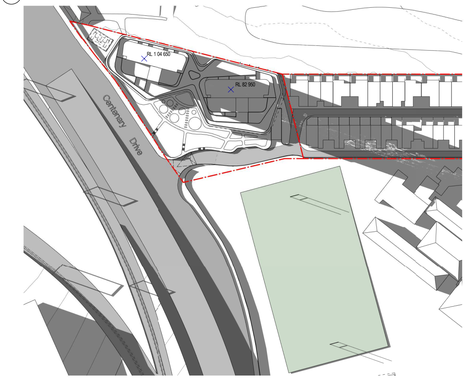
Project number	Scale	Sheet size	© Woods Bagot
121086	**1 : 1000**	**A1**	
Sheet number	Revision	Date	
2304			



1 June 21st_ 1 pm



2 June 21st_ 2 pm



3 June 21st_ 3 pm

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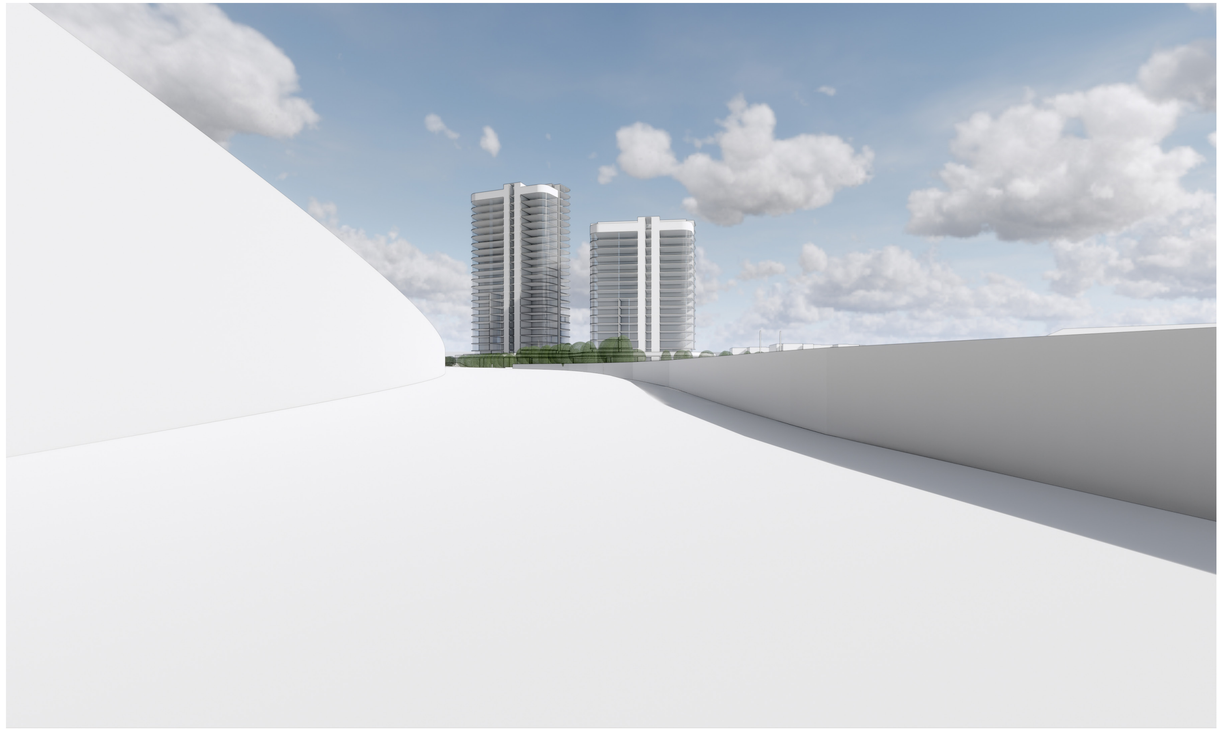
Project
86 Centenary Drive, Strathfield

Sheet title
Shadow Study_ Winter Solstice (1pm-3pm)

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Sheet number	Revision	Date	
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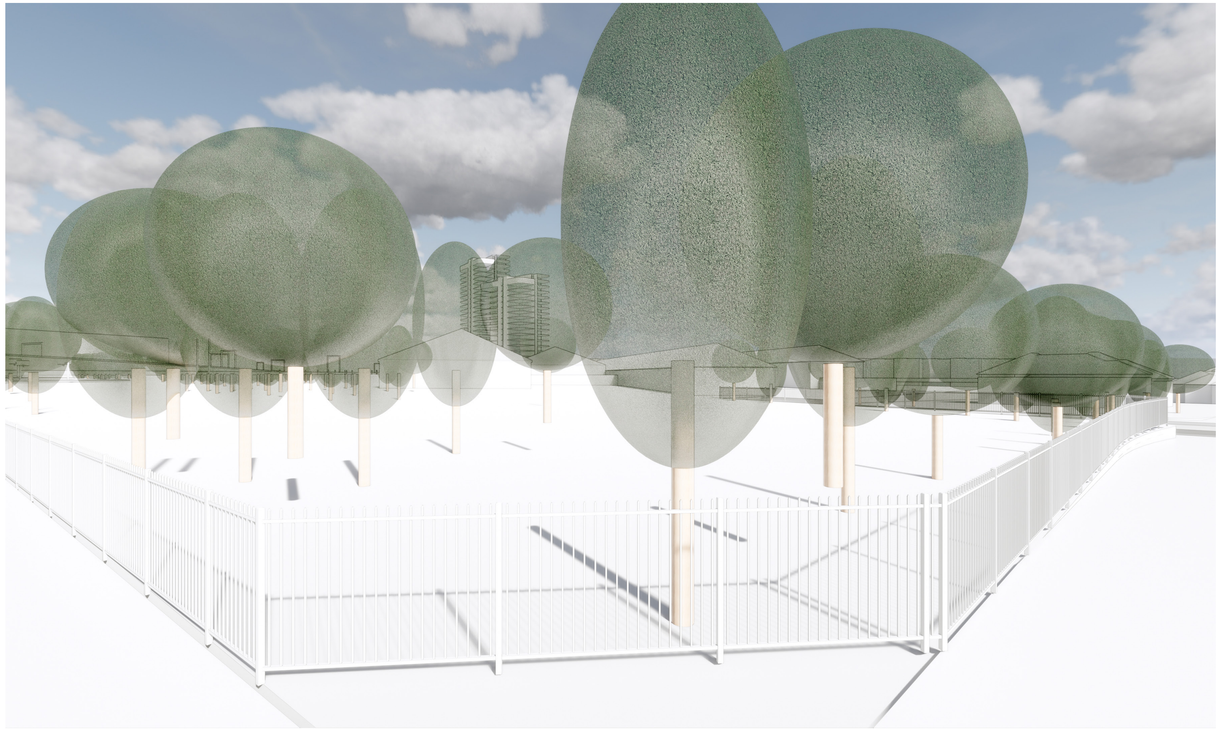
NEIGHBOURHOOD VISUAL ANALYSIS





VIEW A
Looking north from signalised intersection at Liverpool Road/Centenary Drive

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470-474 CHURCH ST.
PARRAMATTA. 2/50.
Project
84 Centenary Drive,
Strathfield



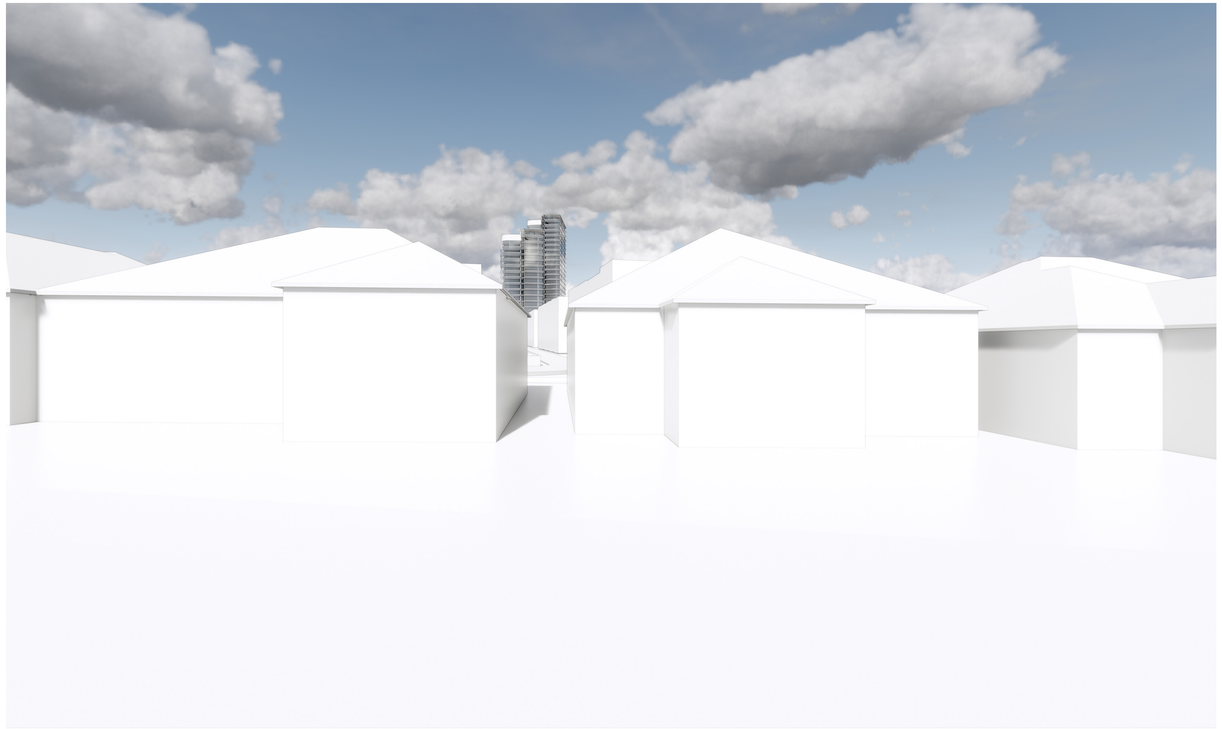
VIEW B

Looking north-west from intersection of Hedges Avenue and Liverpool Road

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CONQUEST PROPERTY
470-474 CHURCH ST.
PARRAMATTA. 2/50.

Project
84 Centenary Drive,
Strathfield



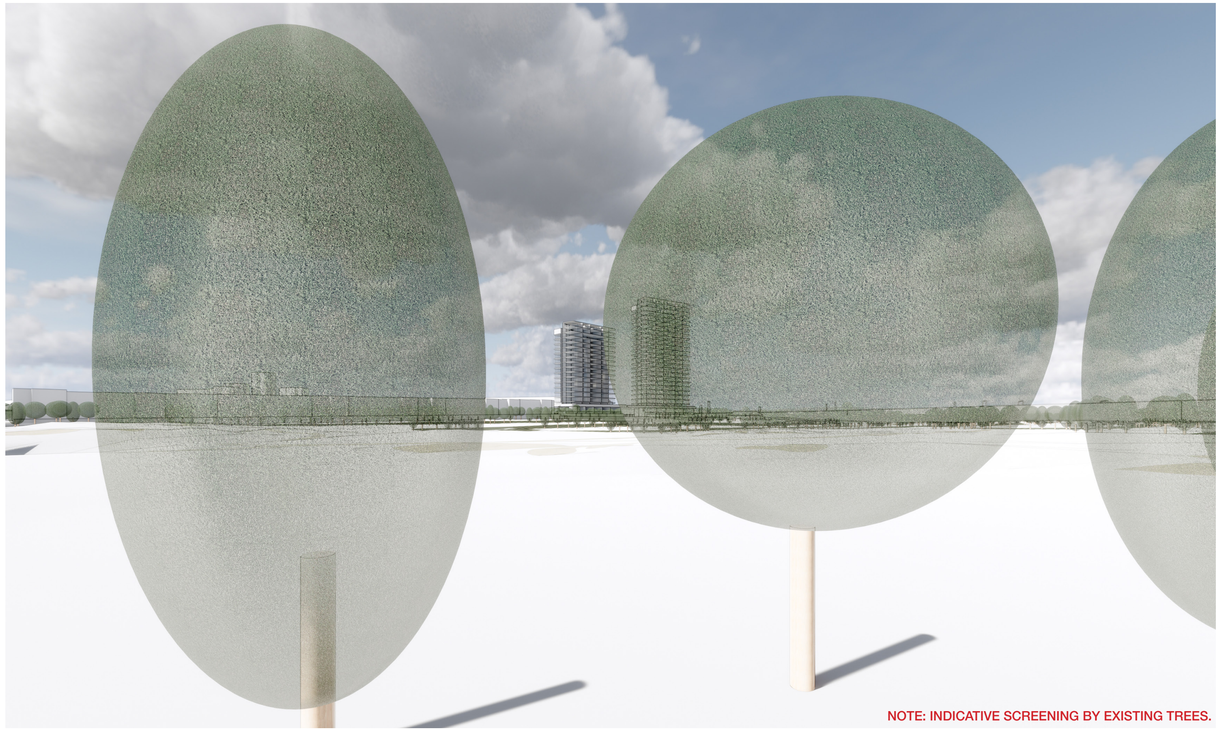
VIEW C

Looking west from Hedges Avenue between Nos.31 and 29

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470-474 CHURCH ST.
PARRAMATTA. 2/50.

Project
84 Centenary Drive,
Strathfield



NOTE: INDICATIVE SCREENING BY EXISTING TREES.

VIEW D

Looking south-west from intersection of Yarrowee Road and Wilson Street

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CONQUEST PROPERTY
470-474 CHURCH ST.
PARRAMATTA. 2/50.

Project
84 Centenary Drive,
Strathfield



NOTE: TREES ARE HIDDEN IN THIS VIEW.

VIEW D_ WITHOUT TREES

Looking south-west from intersection of Yarrowee Road and Wilson Street

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PARRAMATTA. 2/50.

Project
84 Centenary Drive,
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RESTAURANT