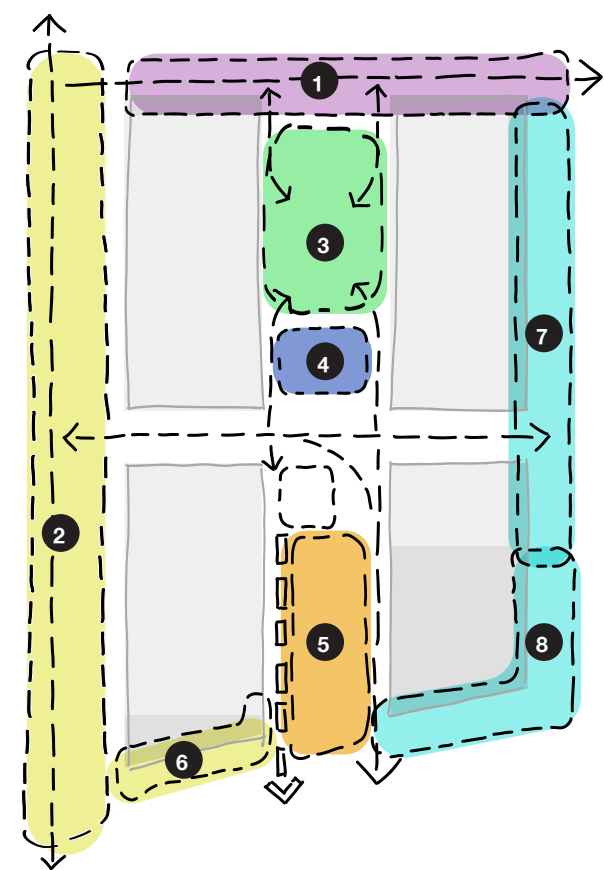


7.3 Landscape Characteristics



01 - Rear access lane and fire escape

The access lane will be a six meter wide easement with landscaped amenity and tree planting to minimise the light spill and acoustic impacts of the sports field to the North.



03 - Public Recreation Space

The RE1 Public Recreation interface will be a meandering pathway with dense planting that creates intimate spaces for people to spill out from the commercial and residential spaces and enjoy a quiet place to sit.



03 - Peaceful Sunken Garden - Private communal open space

The sunken garden will be a peaceful, resident-only space that is brought to life by a curtain of planting that appears suspended over the garden. Industrial trusses that have been reinstated as a unique place based feature will reference the industrial history of the site and celebrate the sawtooth roof that was once on the site.



04 - Belvedere - Elevated platform with seating and outlook space

The belvedere will be a pavilion situated at the centre of the site. The platform will be slightly elevated and separate the public and private communal space. Deep planting will frame an informal seating arrangement that allows people to work outdoors, share a coffee or take a break in a dedicated un-programmed space.



05 - Lawn and Terraced seating with shared street - Public open space

The public open space will be a generous landscape that offers significant community benefit by catering for a range of local users. There will be a lawn for people to spill out from the neighbouring commercial tenancies, space for children to play, and sandstone block seating where people can linger in the public domain. Deep soils that permeate into the middle of the site will allow for trees with wide canopies to establish at the heart of the site.



06 - Cafe Terrace

The terrace will be an elevated verandah that overlooks Lords Road - it will be activated by retail interfaces, making it a prime location for a future cafe and community gathering point where different paths intersect.



07 - Residential terraces with setback for tree canopy - Davies Lane

Davies lane will be enhanced with high quality streetscaping and pedestrian environment. Passive surveillance will be provided by resident that open out onto the lane. Replacement brush box trees will grow to form an avenue of trees.

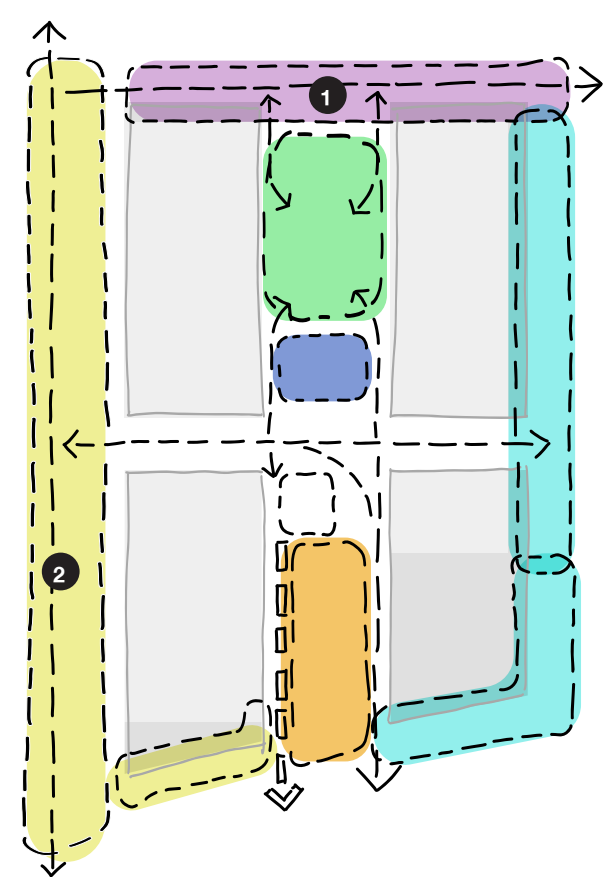


08 - Active frontage with setback

The corner of Davies Lane and Lords Road will be setback from the street to allow for street tree planting and to widen the pedestrian interface with the commercial/retail uses at ground floor.



7.4 Precedent and planting scheme



Linear boardwalk that connects the dwellings on the western facade and provides a through site link



A meandering space with opportunities for people linger



Native Australian rainforest style planting that leverages the moisture of the overland flow and established tree canopy



STROMANTHE TRICOLOUR
stromanthe sanguinea



CORDYLINE
MANNERSUTTONII
palm lily



LICUALA GRANDIS -
Fan Palm



ALPINIA ZERUMBET
shell ginger

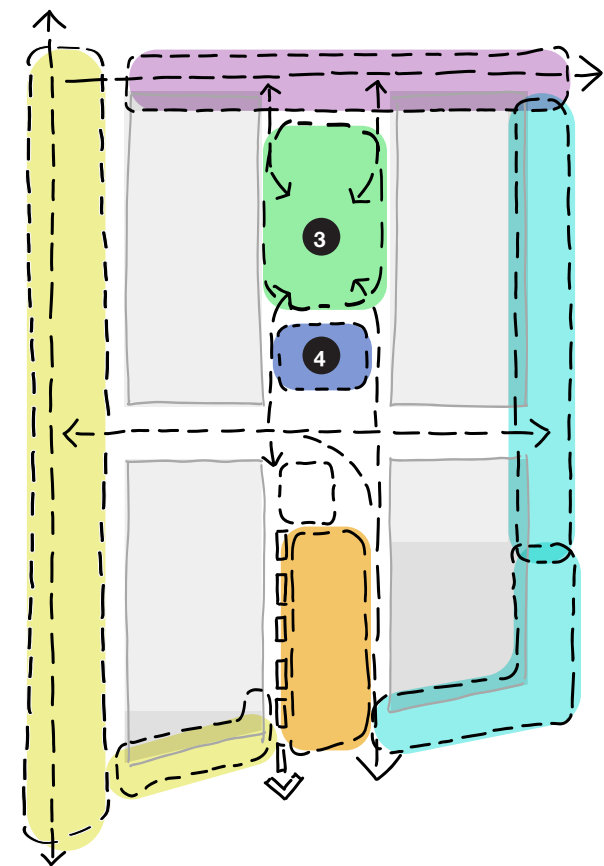


CORDYLINE RUBRA
cordyline fruticosa



ASPLENIUM NIDUS
Birds Nest Fern

Landscape Plan



A curtain of planting that appears suspended over the garden by the trusses above



Reference the industrial history of the site and celebrate the sawtooth roof that was once on the site.



The belvedere will be a pavilion situated at the centre of the site - there will be dense planting around the edge



PYROSTEGIA
orange trumpet vine



CARDBOARD PALM
zamia furfuracea



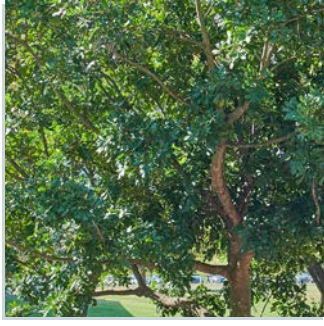
PHILODENDRON XANADU



PHILODENDRON GOLD
BULLION

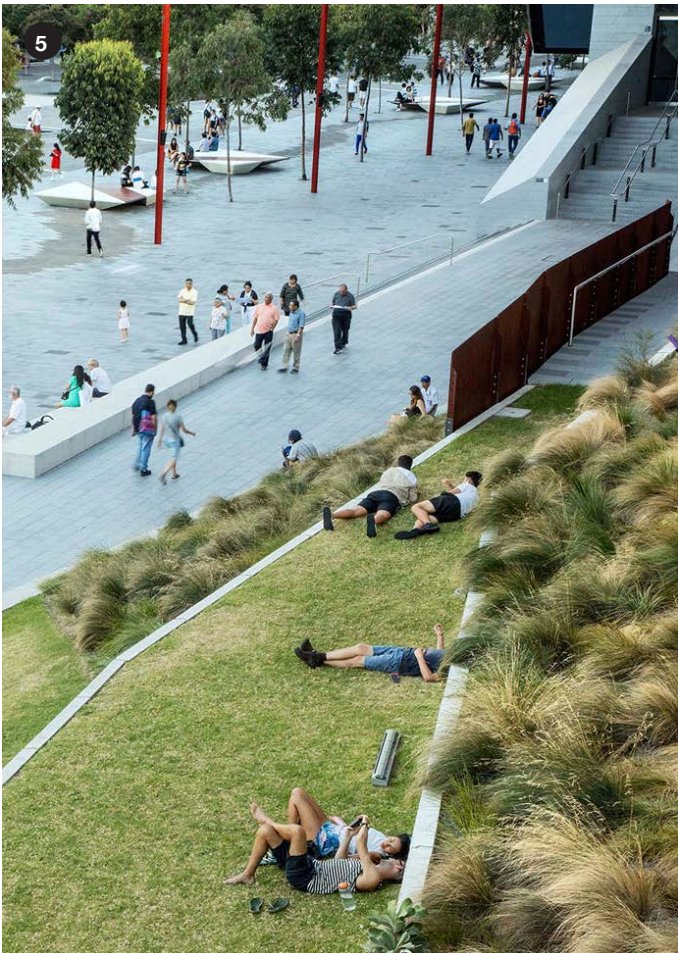
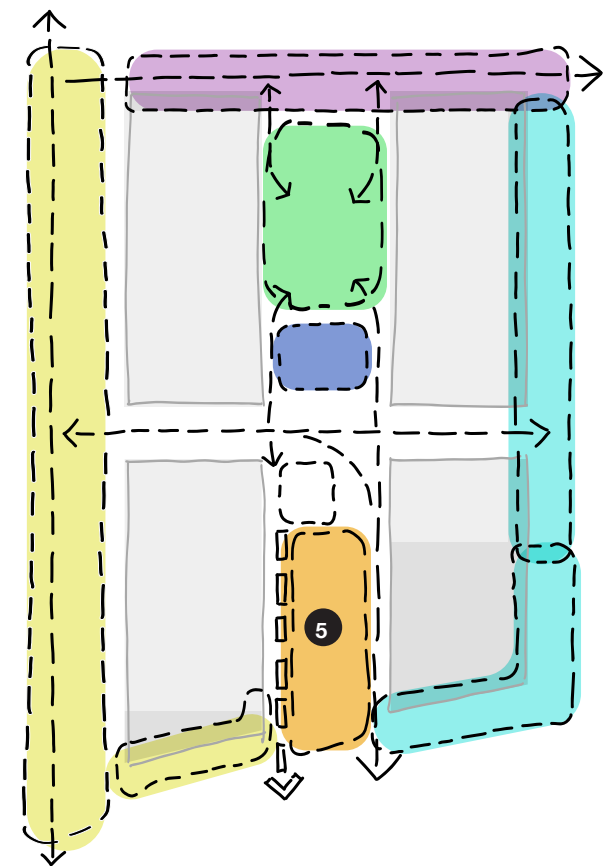


CYCAS REVOLUTA
sago palm



GLOCHIDION FERDINANDI
Cheese Tree

Landscape Plan



Generous grassy lawns where people can sit and linger



Tiered seating to accomodate transition in tography and informal seating spaces



A sculptural piece at the heart that doubles as a childrens play space



DICHONDRA ARGENTEA
silver falls



LEUCADENDRON SALIGNUM
Blush Conebush



AGONIS FLEXUOSA
'after dark' - purple-leaved
willow myrtle



EUPHORBIA CHARACIAS
SSP. WULFENII
silver swan

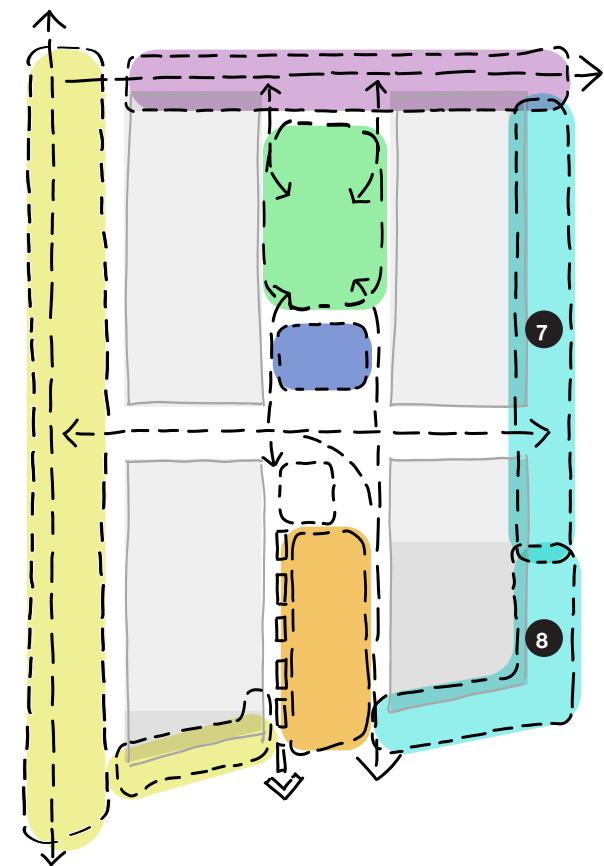


BORONIA MEGASTIGMA



ANGOPHORA COSTATA
Sydney red gum

Landscape Plan



Landscaped interface with residential dwellings



Parking between avenue of brush box trees. Water sensitive urban design will enable passive watering of garden beds.



Active interface with retail tenancies that activates the street



LEUCADENDRON SALIGNUM
Blush Conebush



CARDBOARD PALM
zamia furfuracea



CYCAS REVOLUTA
sago palm



BORONIA MEGASTIGMA



LILLY PILLY

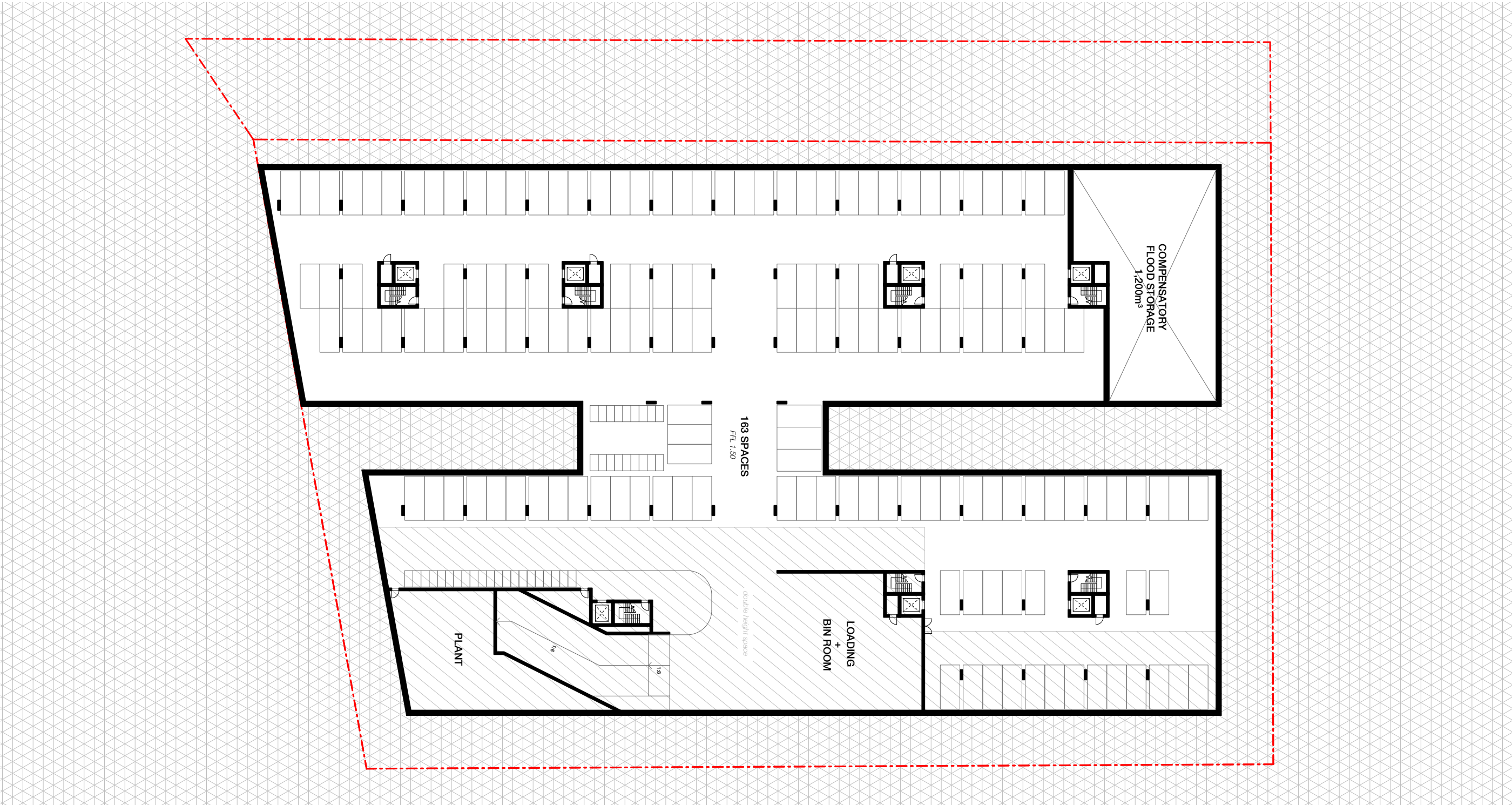


ANGOPHORA COSTATA
Brush Box

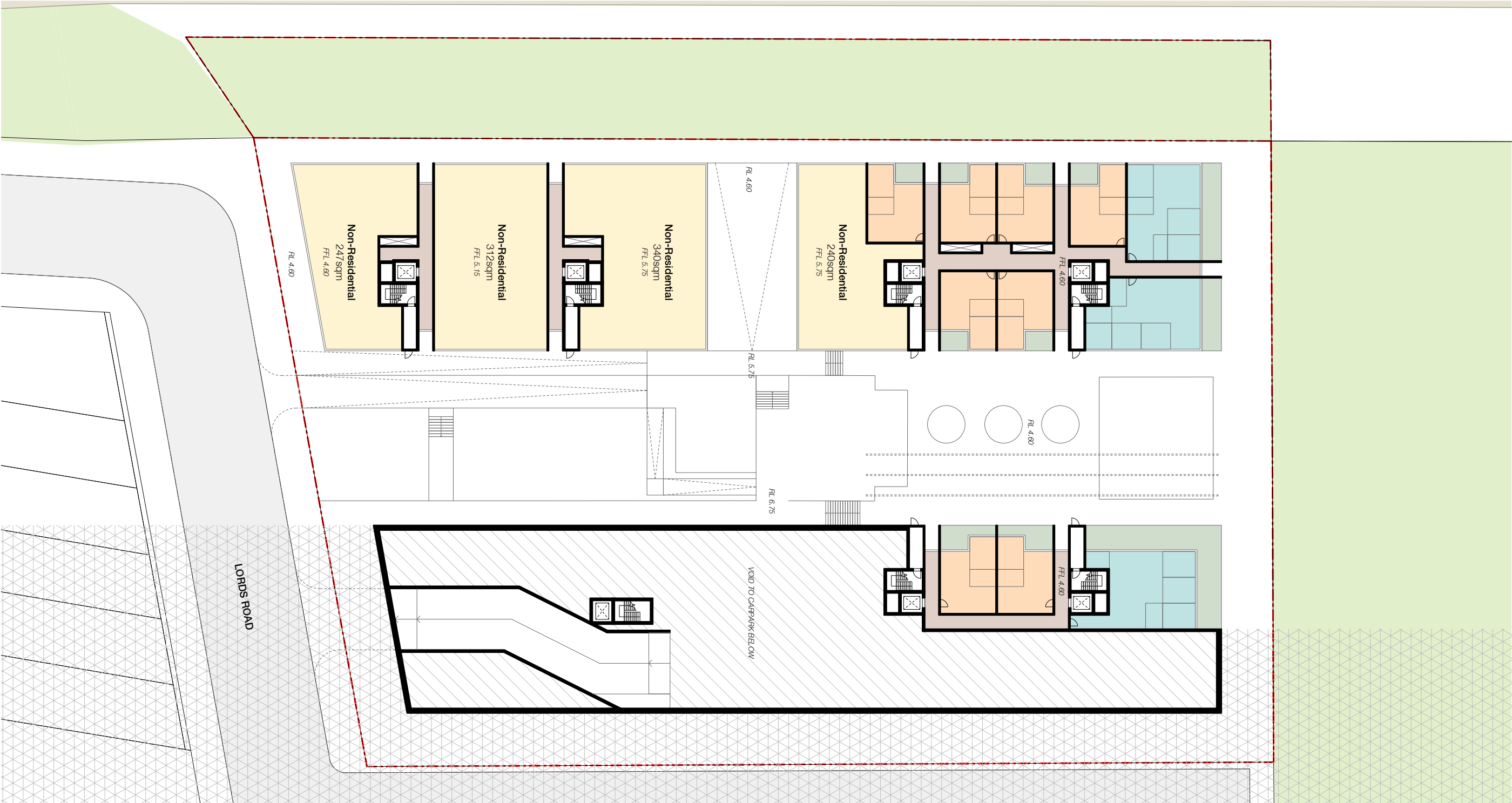
Reference Scheme

8

8.1 Basement Plan



8.2 Ground Floor Plan (WEST)



8.3 Ground Floor Plan (EAST) + Level 1 Plan (WEST)



8.4 Typical Lower Floor Plan



8.5 Typical Upper Floor Plan



8.6 Level 8 Floor Plan (WEST) + Roof Plan (EAST)



Reference Scheme

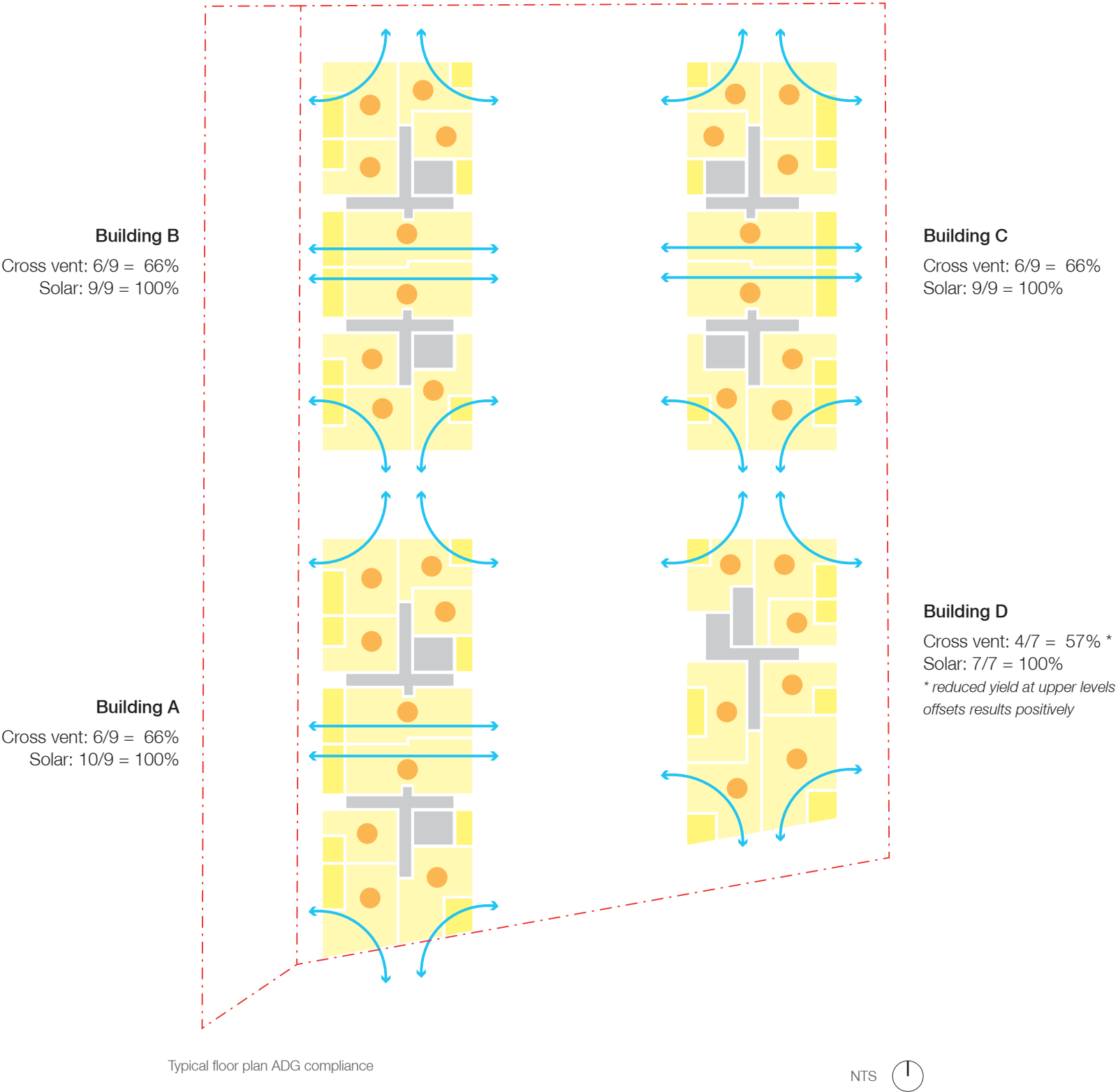
8.7 ADG Compliance

Cross ventilation and solar access compliance has been tested for the reference scheme. To achieve compliance the site would require 60% of dwellings to allow appropriate cross ventilation and 70% to have adequate solar access.

The floor plan to the right shows that any typical floor in the scheme is fully compliant with cross ventilation and solar access on a whole of site basis and per individual building. The following page contains a schedule that provides a detailed breakdown of each buildings compliance.

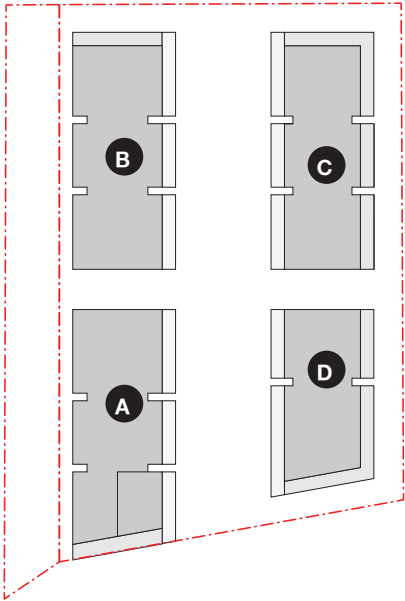
KEY

Site Boundary

Dwelling

Reference Scheme

8.8 Yield schedule



Notes:
- Basement included in schedule for Building D

BUILDING A													
	ALL	RESI	NON-RES	SERVICING	TOTAL		Dwellings					Compliance	
	GBA	GFA	GFA	GBA	GBA	GFA	Studio	1 bed	2 bed	3 bed	Total	CV	Solar
LVL 7	870	783			870	783	1	2	1		4	2	4
LVL 6	986	783			986	783	1	4	2	2	9	6	9
LVL 5	986	783			986	783	1	4	2	2	9	6	9
LVL 4	986	783			986	783	1	4	2	2	9	6	9
LVL 3	1,047	832			1,047	832	1	3	3	2	9	6	9
LVL 2	1,047	832			1,047	832	1	3	3	2	9	6	9
LVL 1	1,190	886			1,190	886	1	4	3	2	10	6	10
GROUND	1,109	80	900		1,109	980					-		
BASEMENT											-		
TOTAL	8,221	5,763	900	-	8,221	6,663	7	24	16	12	59	38	59

BUILDING B													
	ALL	RESI	NON-RES	SERVICING	TOTAL		Dwellings					Compliance	
	GBA	GFA	GFA	GBA	GBA	GFA	Studio	1 bed	2 bed	3 bed	Total	CV	Solar
LVL 7	943	768			943	768	1	2	3	2	8	6	8
LVL 6	943	768			943	768	1	2	3	2	8	6	8
LVL 5	943	768			943	768	1	2	3	2	8	6	8
LVL 4	943	768			943	768	1	2	3	2	8	6	8
LVL 3	1,005	809			1,005	809	1	3	3	2	9	6	9
LVL 2	1,005	809			1,005	809	1	3	3	2	9	6	9
LVL 1	1,148	843			1,148	843	1	3	3	2	9	6	9
GROUND	1,175	750	240		1,175	990		6		2	8	2	8
BASEMENT											-		
TOTAL	8,105	6,282	240	-	8,105	6,522	7	23	21	16	67	44	67

BUILDING C													
	ALL	RESI	NON-RES	SERVICING	TOTAL		Dwellings					Compliance	
	GBA	GFA	GFA	GBA	GBA	GFA	Studio	1 bed	2 bed	3 bed	Total	CV	Solar
LVL 5	802	662			802	662	1	2	2	3	8	6	8
LVL 4	802	662			802	662	1	2	2	3	8	6	8
LVL 3	999	809			999	809	1	3	3	2	9	6	9
LVL 2	999	809			999	809	1	3	3	2	9	6	9
LVL 1	999	809			999	809	1	3	3	2	9	6	9
GROUND	1,141	736	138		1,141	874	1	2	3	2	8	5	8
LOWER GROUND	502	305			502	305		2		1	3	1	3
BASEMENT											-		
TOTAL	6,244	4,793	138	-	6,244	4,931	6	17	16	15	54	36	54

BUILDING D													
	ALL	RESI	NON-RES	SERVICING	TOTAL		Dwellings					Compliance	
	GBA	GFA	GFA	GBA	GBA	GFA	Studio	1 bed	2 bed	3 bed	Total	CV	Solar
LVL 5	591	472			591	472		2	2	1	5	4	5
LVL 4	591	472			591	472		2	2		5	4	5
LVL 3	750	622			750	622	1	2	3	1	7	4	7
LVL 2	750	622			750	622	1	2	3	1	7	4	7
LVL 1	750	622			750	622	1	2	3	1	7	4	7
GROUND	861	165	414	176	1,037	579		2			2	1	2
LOWER GROUND											-		
BASEMENT				6,722							-		
TOTAL	4,293	2,975	414	6,898	4,469	3,389	3	12	13	5	33	21	33

TOTAL													
	ALL	RESI	NON-RES	SERVICING	TOTAL		Dwellings					Compliance	
	GBA	GFA	GFA	GBA	GBA	GFA	Studio	1 bed	2 bed	3 bed	Total	CV	Solar
TOTAL	26,863	19,813	1,692	6,898	27,039	21,505	23	76	66	48	213	139	213
							10.8%	35.7%	31.0%	22.5%		65.3%	100.0%

SITE	9,018
FSR	2.38

Min. DCP Parking Rates							
	Studio	1 bed	2 bed	3 bed	Visitor	Non-Res	Total
Rate	-	3	2	1	11	100	
Required		25	33	48	19	22	148

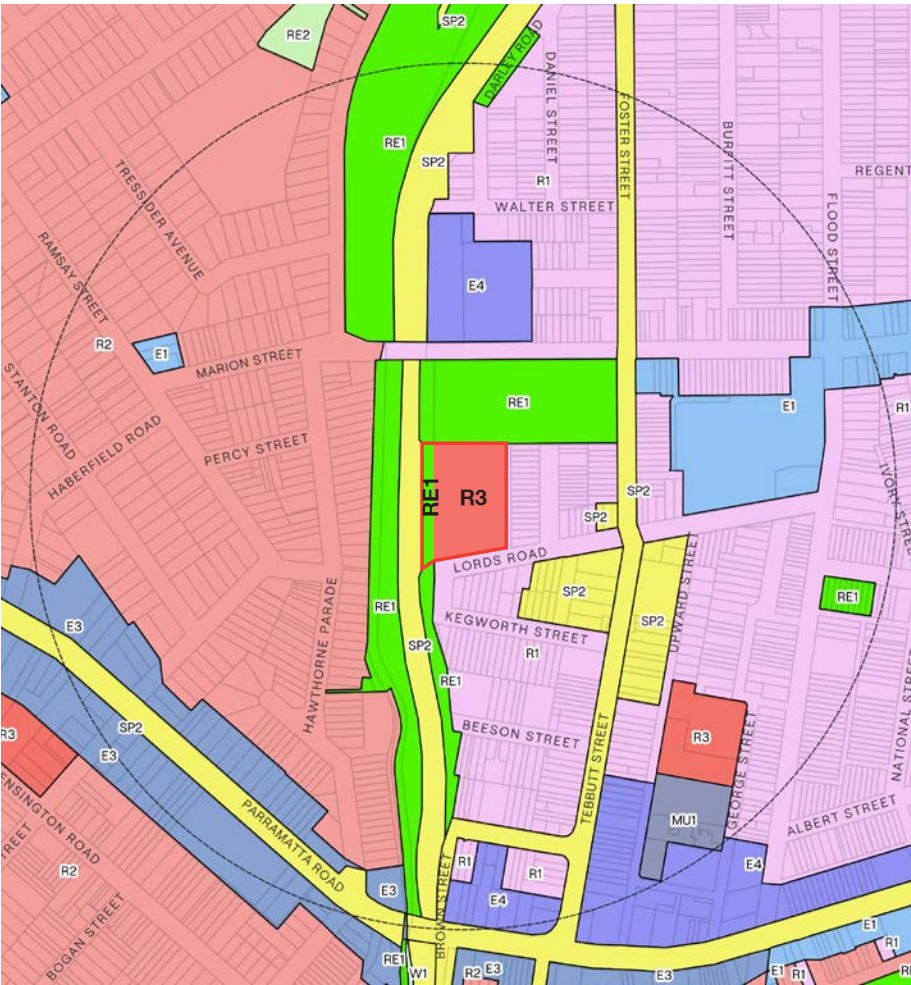
Max. DCP Parking Rates							
	Studio	1 bed	2 bed	3 bed	Visitor	Non-Res	Total
Rate	0.5	0.5	1.0	1.2	0.1	60	
Required	12	38	66	58	21	37	231

Planning Diagrams

9

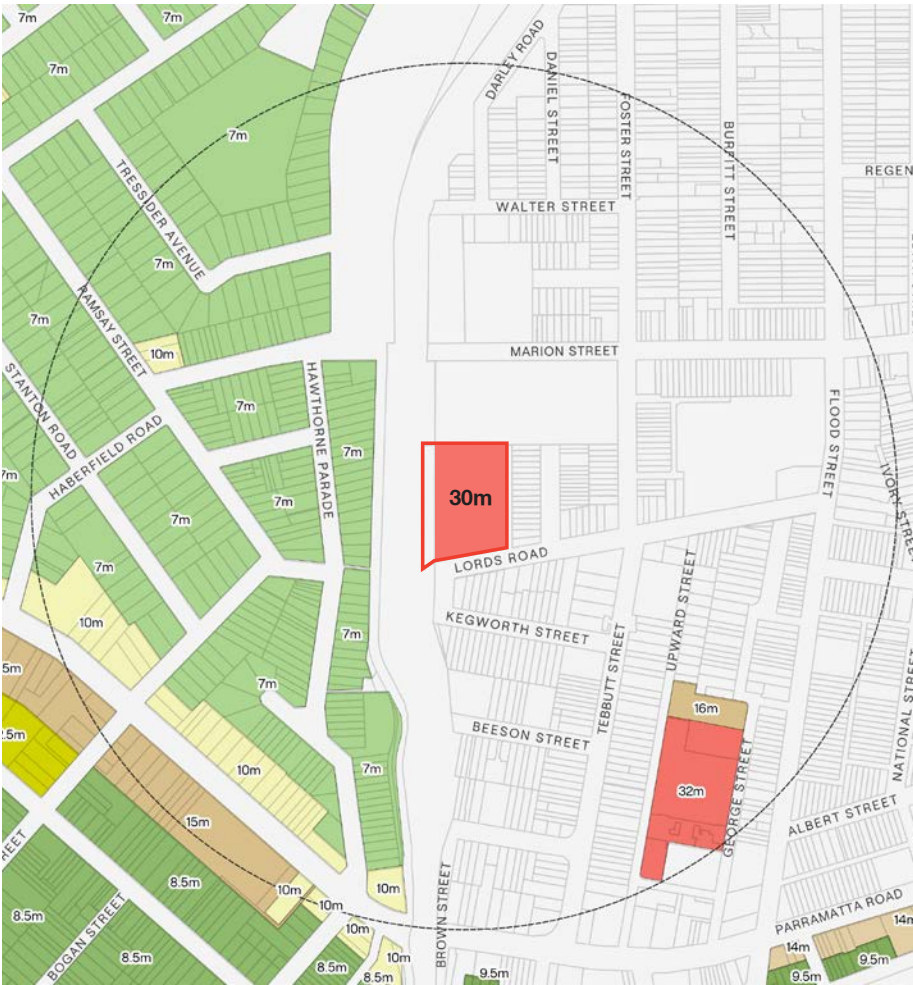
Planning Diagrams

9.1 Proposed LEP Maps



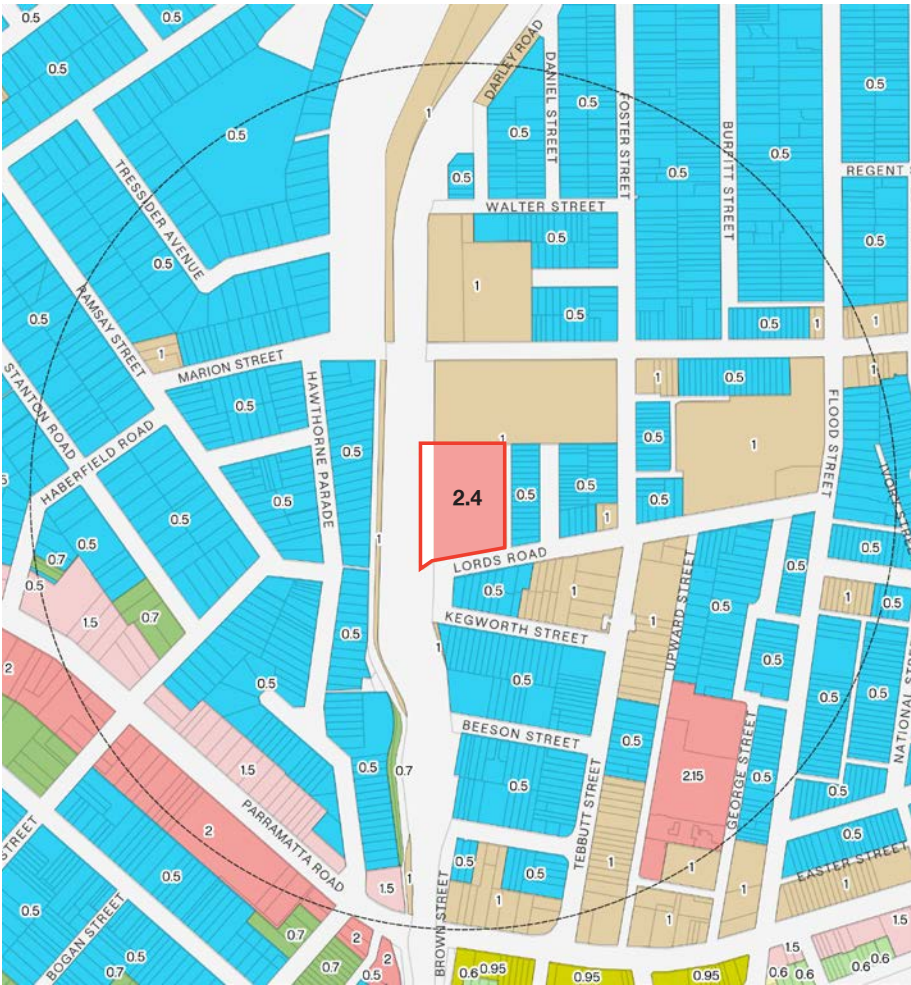
Land Zoning

RE1 Public Recreation
R3 Medium Density Residential



Height of Building

30m



Floor Space Ratio

2.4:1

Planning Diagrams

9.2 Proposed DCP

Land Application Map



KEY

--- Site Boundary

RE1 land

Planning Diagrams

Building Heights

KEY

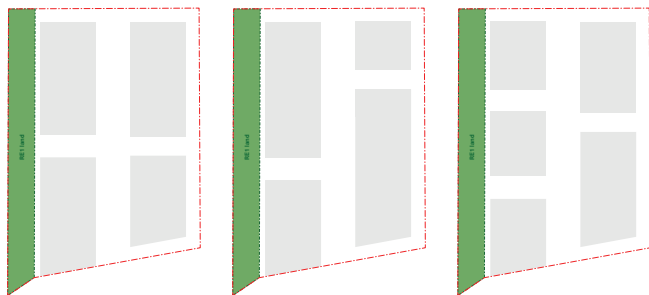
<div></div>	Site Boundary
<div></div>	8 Storeys
<div></div>	6 Storeys
<div></div>	4 Storeys
<div></div>	2 Storeys
<div></div>	1 Storeys
<div></div>	RE1 land
<div></div>	Min. 3m Articulation zone
<div></div>	Flexible Through-Site Link Zone



Planning Diagrams

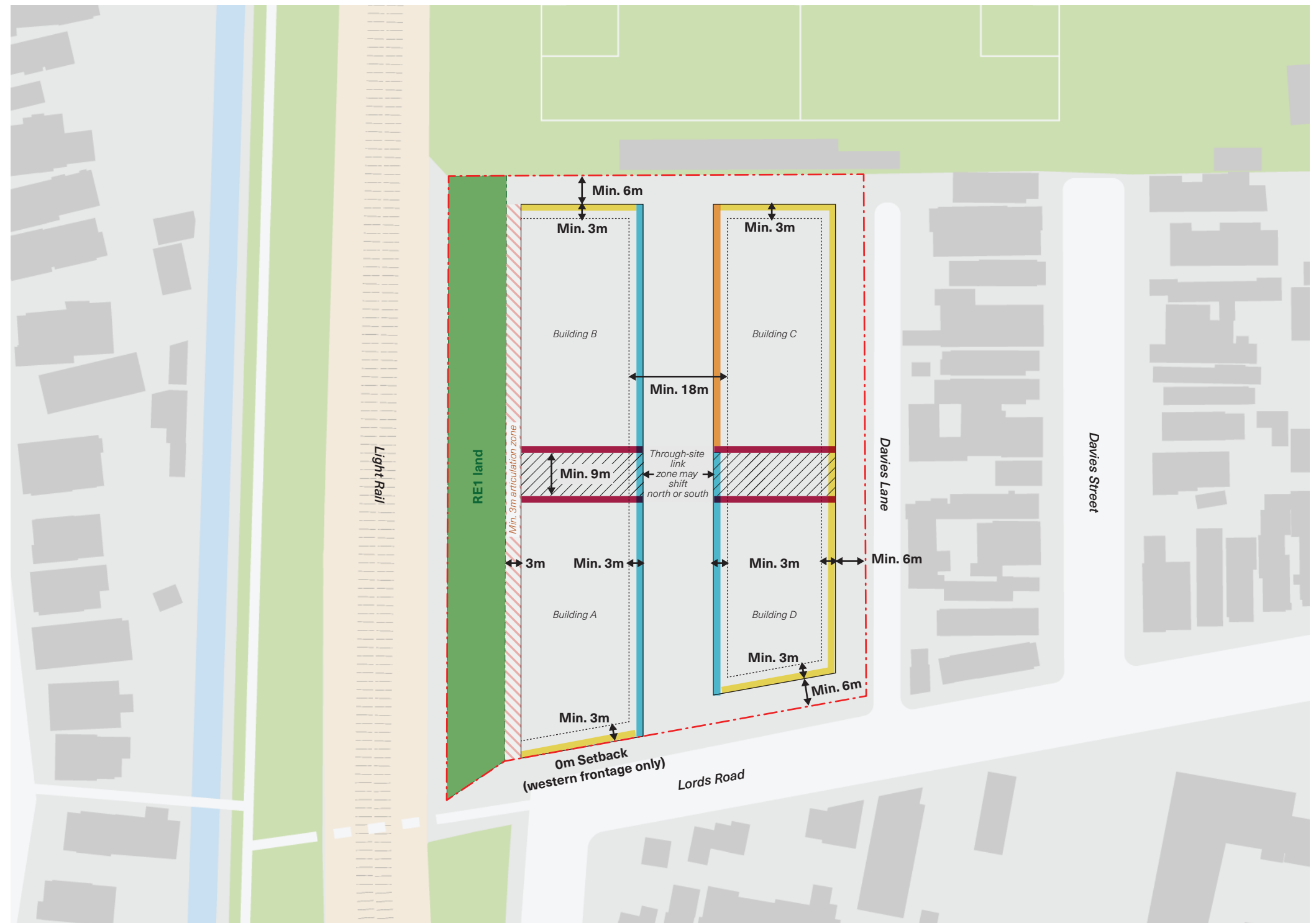
Setbacks & Separation

The following series of diagrams represent various ways in which the built form controls, in particular the through-site link, may be interpreted. Flexibility has been instilled in these controls to allow any future development application/ architectural scheme to approach the site without strict limitations. The below diagrams represent various ways in which the controls may be applied to the site.



KEY

	Site Boundary
	Non-Habitable Facade
	Max 1-Storey Street Wall
	Max 2-Storey Street Wall
	Max 4-Storey Street Wall
	RE1 land
	Flexible Through-Site Link Zone
	Min. 3m Articulation zone
	Above Street Wall Setback



1:1000 @ A3 

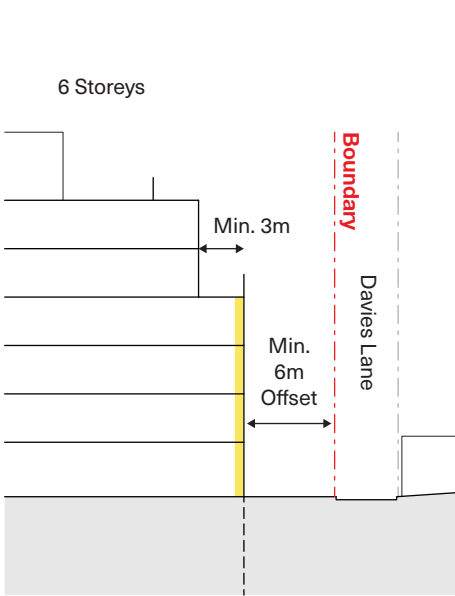
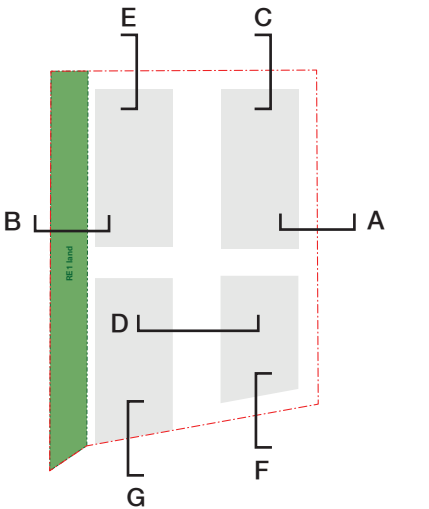
Planning Diagrams

Open Space & Public Domain

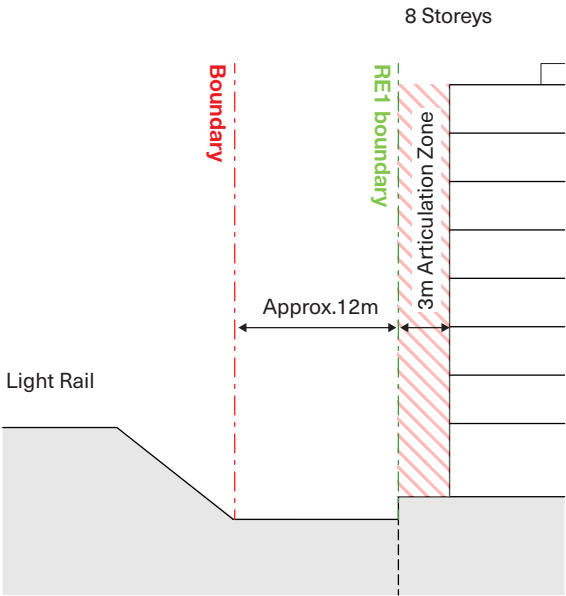
KEY	
	Site Boundary
	Publicly Accessible Area
	Privately Accessible Communal Open Space
	RE1 land
	Shared Zone
	Flexible Through-Site Link Zone
	Min. 3m Articulation zone
	Building with Rooftop Communal Open Space
	Non-Residential Active Edge At Ground
	Residential Edge At Ground with Private Entrance
	Residential Private Open Space At Ground
	Residential Lobby Entrance
	Carpark Entrance
	Vehicular Movement (within Shared Zone only)



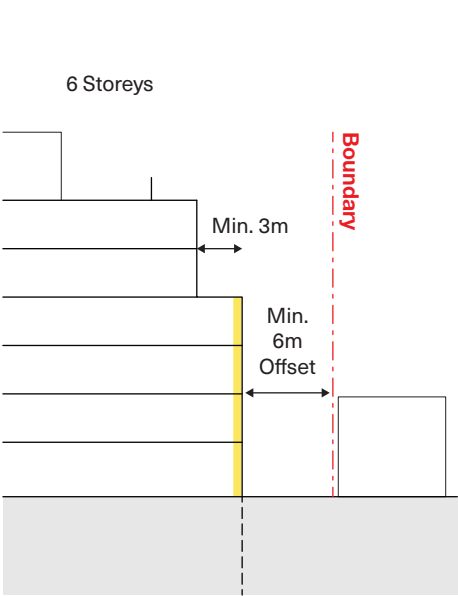
Planning Diagrams



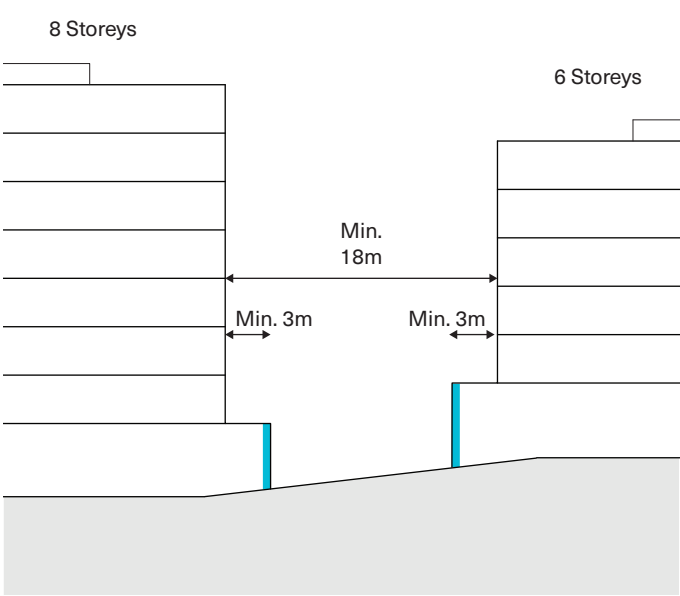
Section A - Davies Lane



Section B - Western Boundary

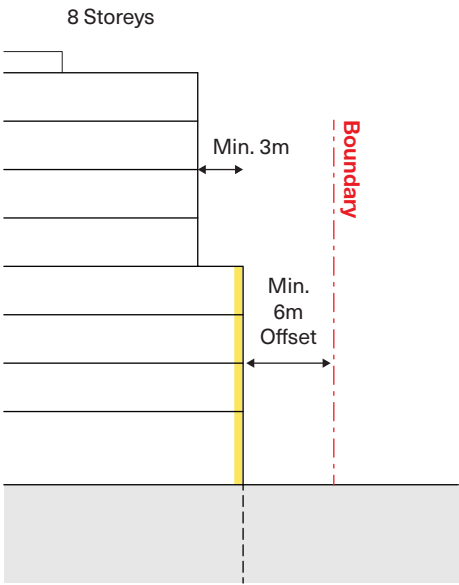


Section C - North-East

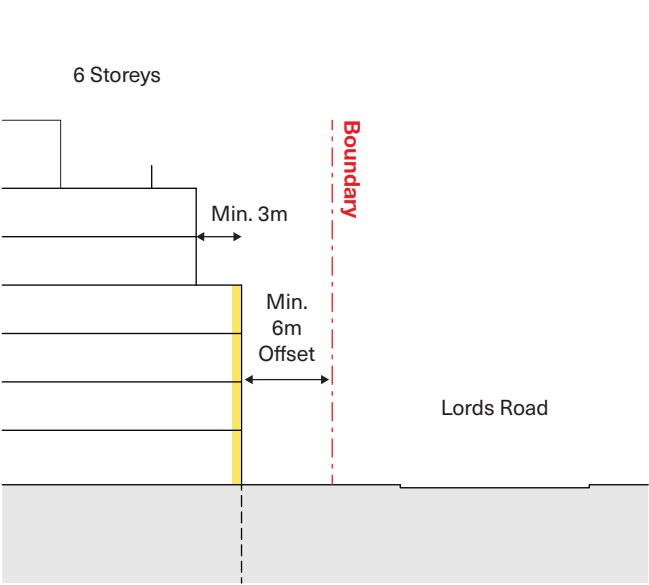


Section D - South Central

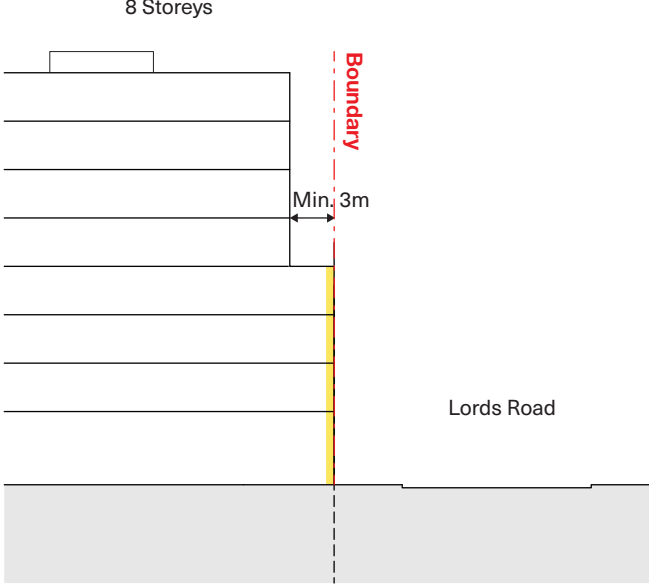
KEY	
- - -	Site Boundary
	Max 4-Storey Street Wall
	Max 1-Storey Street Wall



Section E - North-West



Section F - South-East



Section G - South-West

1:500 @ A3

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