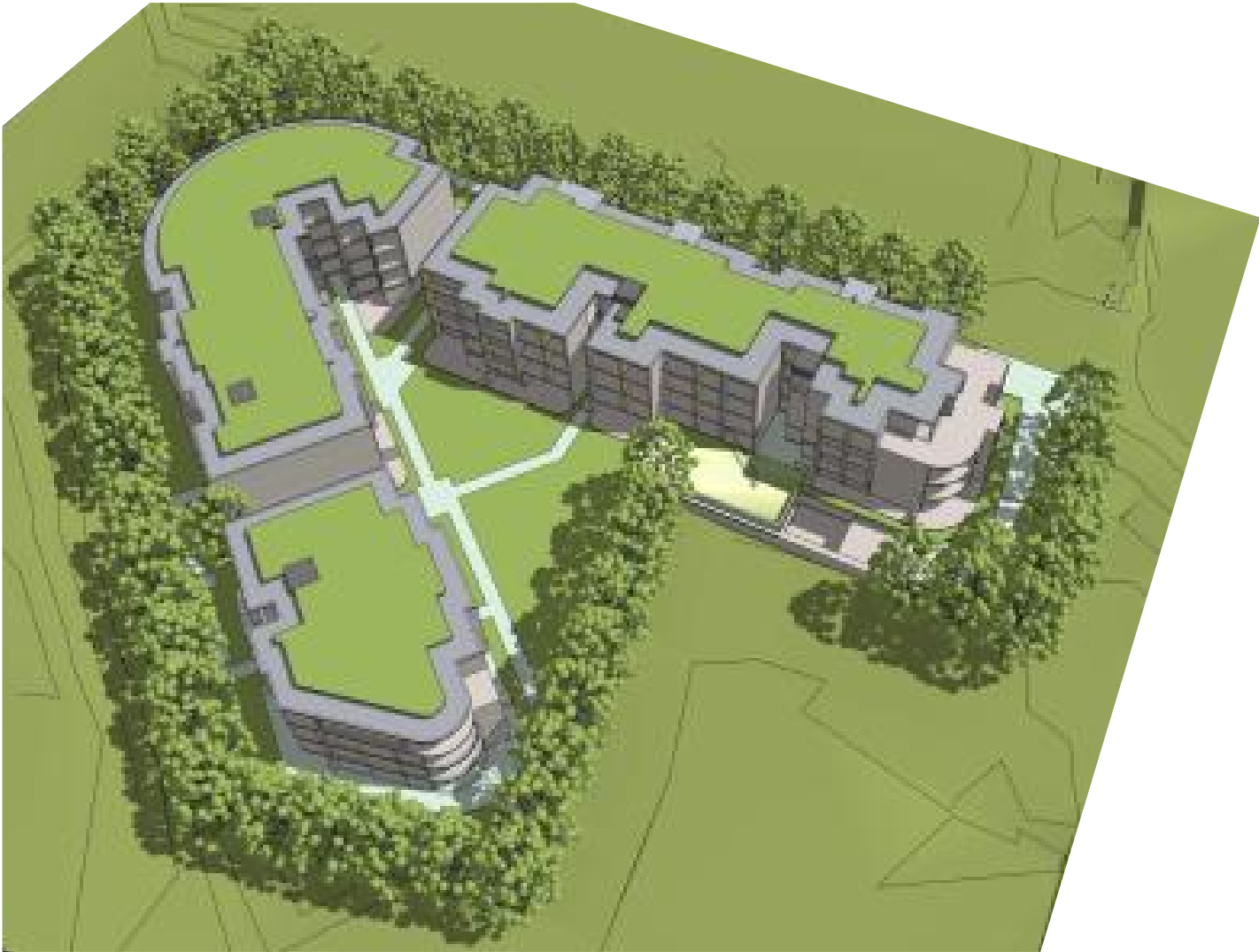


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26 TUPIA STREET, BOTANY, NSW

REVISED PLANNING PROPOSAL - 02 MAY 2023



CONTENTS

SK0101	-	LOCATION PLAN
SK0102	-	SITE LOCATION PLAN
SK0103	-	SURVEY PLAN
SK0104	-	SITE ANALYSIS
SK0105	-	RESIDENTIAL FLAT BUILDING & TOWNHOUSE SITING OPTIONS
SK2001	-	SITE / GROUND FLOOR PLAN
SK2002	-	FLOOR PLAN - TYPICAL - LEVEL 1 & LEVEL 2
SK2003	-	FLOOR PLAN - LEVEL 3
SK2004	-	FLOOR PLAN - BASEMENT 01
SK2005	-	FLOOR PLAN - BASEMENT 02
SK2801	-	VIEW ANALYSIS FROM 19 LIVINGSTONE AVE
SK2802	-	AREA SCHEDULE
SK2803	-	3D MODEL VIEWS
SK2804	-	HEIGHT PLANE ANALYSIS
SK2805	-	SHADOW ANALYSIS - WINTER SOLSTICE
SK2806	-	SHADOW ANALYSIS - SUMMER SOLSTICE
SK2807	-	SHADOW ANALYSIS - SEPT/ MARCH EQUINOX
SK2808	-	SOLAR ACCESS DIAGRAMS
SK2809	-	CROSS VENTILATION 7 SOLAR ANALYSIS
SK2810	-	SITE & DEEP SOIL COVERAGE
SK3001	-	ELEVATION
SK3101	-	SITE SECTION





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REVISED PLANNING PROPOSAL
26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP
TITLE

LOCATION PLAN

A PLANNING PROPOSAL 02/05/23 NK NT NT
GK

ISSUE PURPOSE DATE D. C. A.

SK

JOB No

6641

DWG No

SK0101

ISSUE

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-  SUBJECT SITE
-  4 / 4+ STOREY BUILDING
-  3 STOREY BUILDING
-  COMMERCIAL / RETAIL ZONE
-  BUS STOPS
-  SCHOOL

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REVISED PLANNING PROPOSAL
26 TUPIA STREET, BOTANY
CLIENT - ARCHICORP

TITLE
SITE LOCATION PLAN

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ISSUE PURPOSE DATE D. C. A.

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JOB No

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DWG No

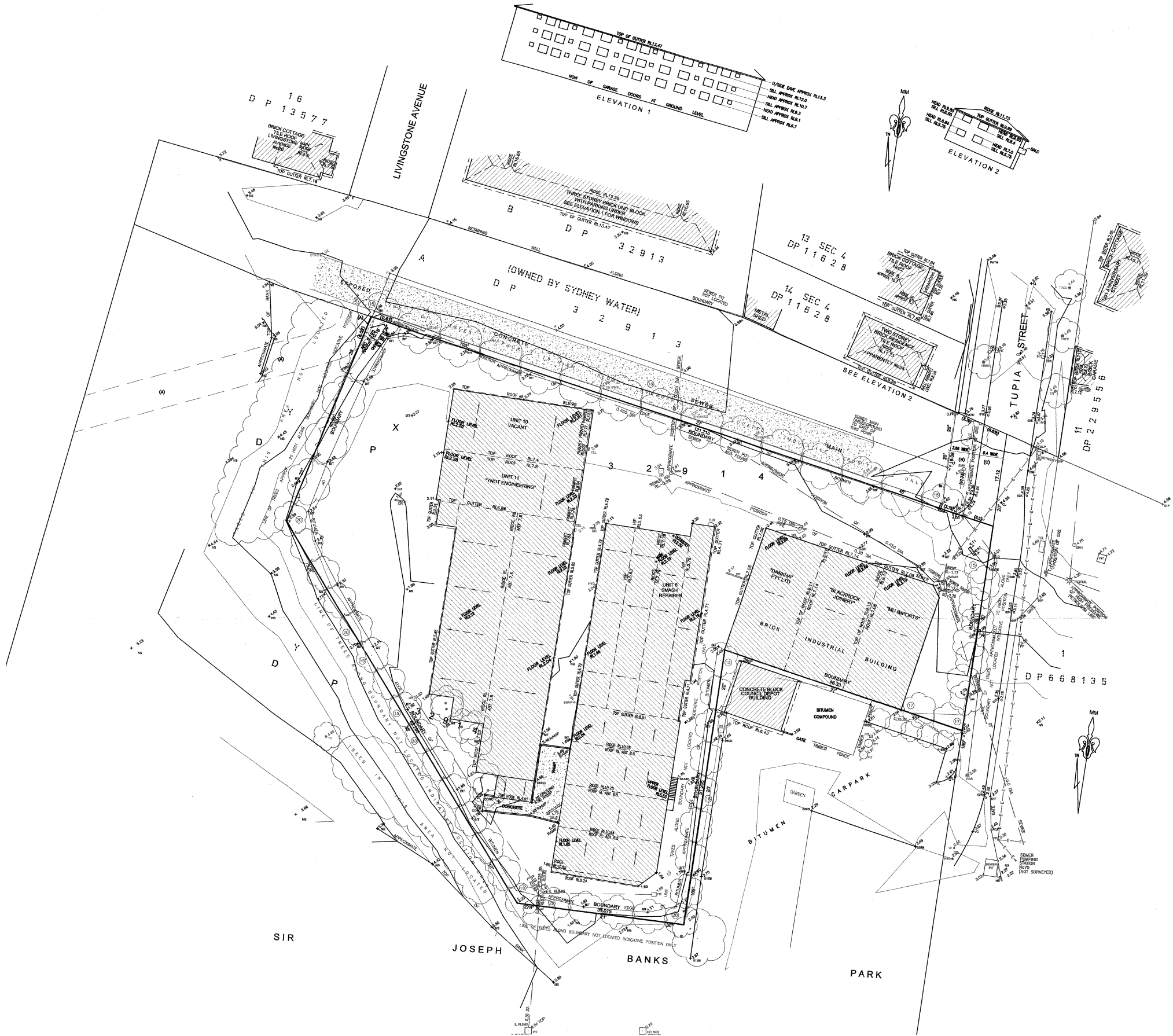
SK0102

ISSUE

A

(A) DENOTES EASEMENT FOR DRAINAGE (VIDE DP32914
(B) DENOTES RIGHT OF FOOTWAY (VIDE DP32914
(C) DENOTES RIGHT OF CARRIAGEWAY (VIDE DP32914

(18) DENOTES APPROXIMATE TREE HEIGHT IN METRES



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STREET, SYDNEY

CLIENT - CLIENT

TITLE

SURVEY PLAN

ISSUE PURPOSE

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DATE

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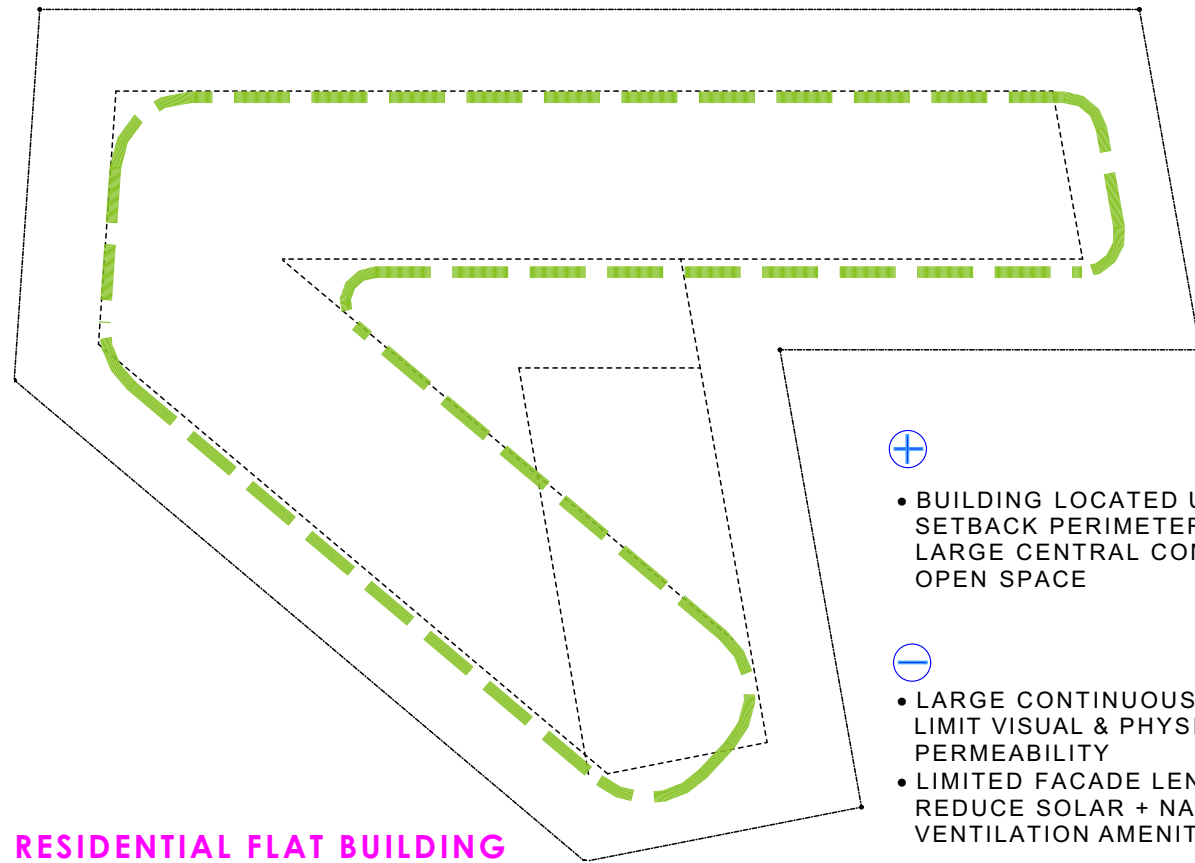


REVISED PLANNING PROPOSAL
26 TUPIA STREET, BOTANY
CLIENT - ARCHICORP
TITLE
SITE ANALYSIS
ISSUE
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A	PLANNING PROPOSAL	02/05/23	NK	NT	NT
ISSUE PURPOSE	DATE	D.	C.	A.	
SK					

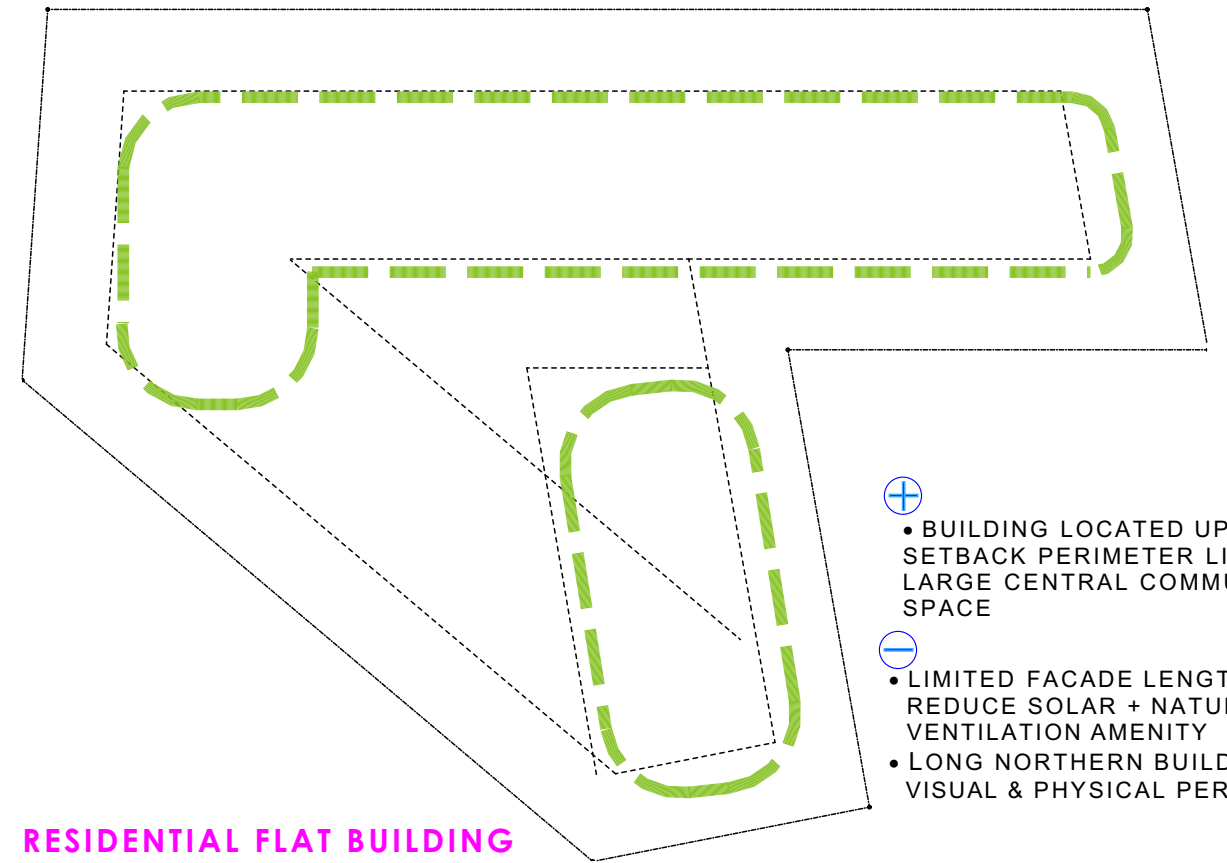
JOB No
6641

DWG No
SK0103



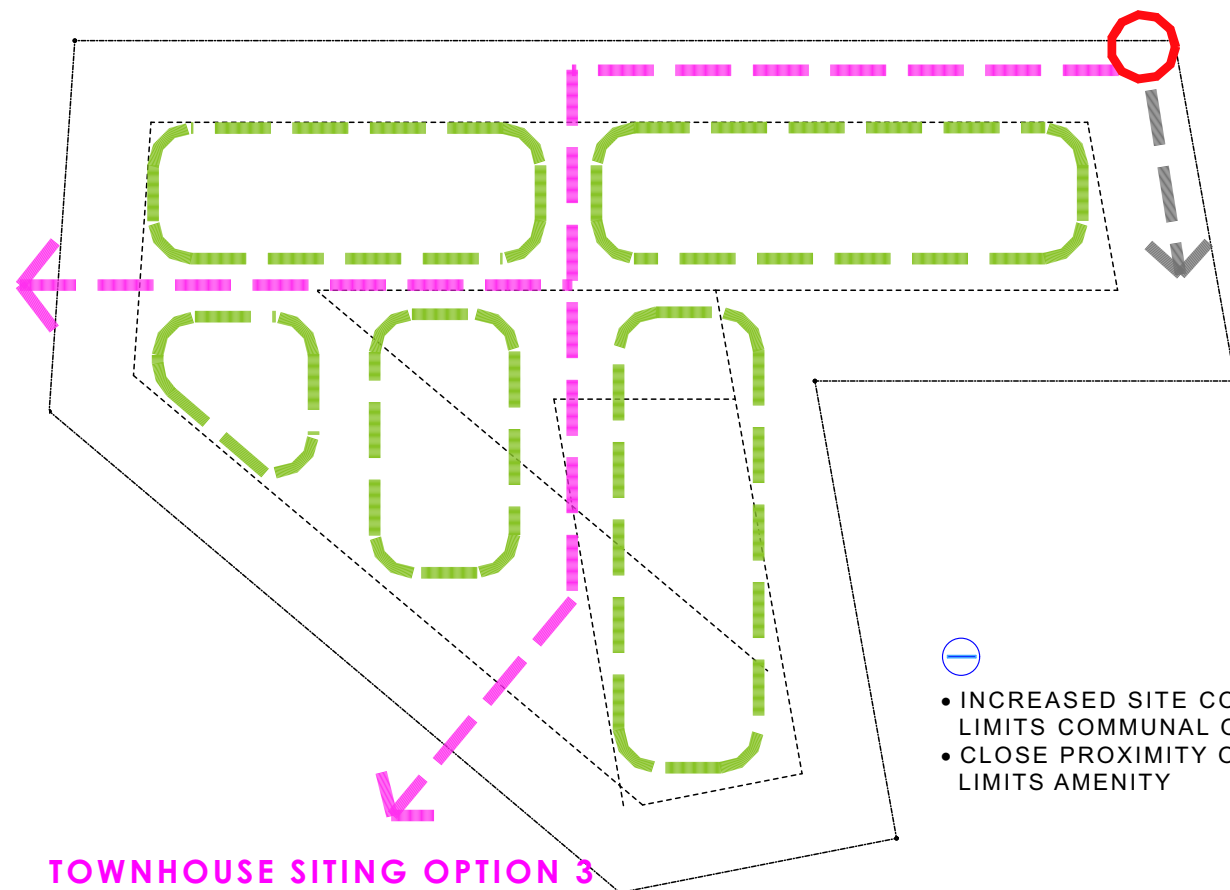
RESIDENTIAL FLAT BUILDING
SITING OPTION 1

- BUILDING LOCATED UP TO SETBACK PERIMETER LIBERATES LARGE CENTRAL COMMUNAL OPEN SPACE
- LARGE CONTINUOUS BUILDING LIMIT VISUAL & PHYSICAL PERMEABILITY
- LIMITED FACADE LENGTHS REDUCE SOLAR + NATURAL VENTILATION AMENITY



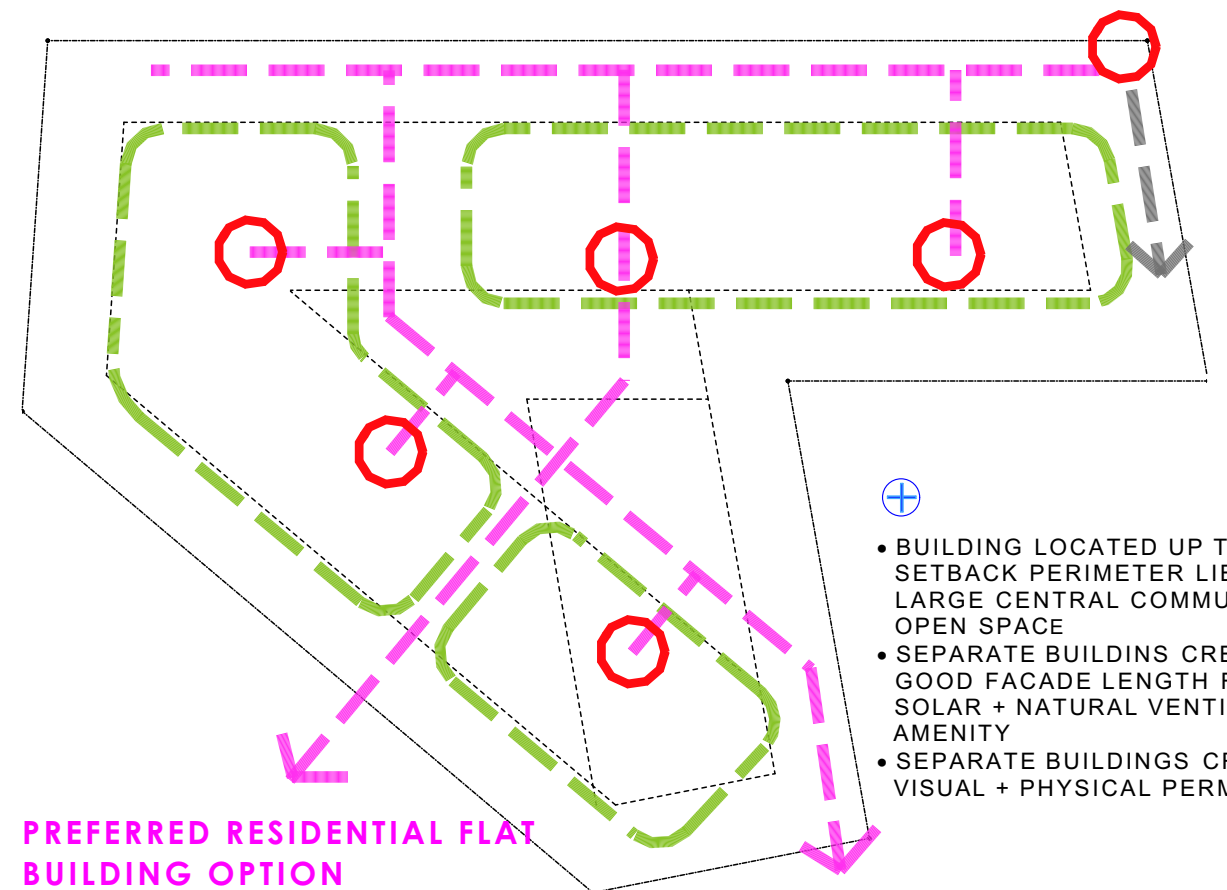
RESIDENTIAL FLAT BUILDING
SITING OPTION 2

- BUILDING LOCATED UP TO SETBACK PERIMETER LIBERATES LARGE CENTRAL COMMUNAL OPEN SPACE
- LIMITED FACADE LENGTHS REDUCE SOLAR + NATURAL VENTILATION AMENITY
- LONG NORTHERN BUILDING LIMIT VISUAL & PHYSICAL PERMEABILITY



TOWNHOUSE SITING OPTION 3

- INCREASED SITE COVERAGE LIMITS COMMUNAL OPEN SPACE
- CLOSE PROXIMITY OF BUILDINGS LIMITS AMENITY



PREFERRED RESIDENTIAL FLAT
BUILDING OPTION

- BUILDING LOCATED UP TO SETBACK PERIMETER LIBERATES LARGE CENTRAL COMMUNAL OPEN SPACE
- SEPARATE BUILDINGS CREATE GOOD FACADE LENGTH FOR SOLAR + NATURAL VENTILATION AMENITY
- SEPARATE BUILDINGS CREATE VISUAL + PHYSICAL PERMEABILITY

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REVISED PLANNING PROPOSAL

26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP

RESIDENTIAL FLAT BUILDING & TOWNHOUSE SITING

OPTIONS

ISSUE PURPOSE	DATE	D.	C.	A.	JOB No	DWG No	ISSUE
SK	02/05/23	NK, GK	NT	NT	6641	SK0104	A

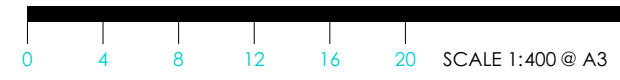


- LEGEND**
- 1 BED APARTMENTS
 - 2 BED APARTMENTS
 - 3 BED APARTMENTS
 - LIFTS & STAIRS
 - PRIVATE OPEN SPACE
 - CORRIDOR
- EXISTING TREES
- EXISTING TREES TO BE REMOVED

1 FLOOR PLAN - GROUND FLOOR
SCALE 1:400 @ A3

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ISSUE PURPOSE	DATE	D.	C.	A.	
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REVISED PLANNING PROPOSAL
26 TUPIA STREET, BOTANY
CLIENT - ARCHICORP
TITLE
SITE / GROUND FLOOR PLAN
JOB No 6641
DWG No SK2001
ISSUE A



LEGEND

- 1 BED APARTMENTS
- 2 BED APARTMENTS
- 3 BED APARTMENTS
- LIFTS & STAIRS
- PRIVATE OPEN SPACE
- CORRIDOR



A	PLANNING PROPOSAL	02/05/23	NK, GK	NT	NT
ISSUE PURPOSE	DATE	D.	C.	A.	
SK					

REVISED PLANNING PROPOSAL			26 TUPIA STREET, BOTANY		
			CLIENT - ARCHICORP		
			TITLE		
FLOOR PLAN - TYPICAL - LEVEL 1 & LEVEL 2					
JOB No	DWG No	ISSUE			
6641	SK2002	A			



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LEGEND

- BICYCLE SOTAGE
- APARTMENT STORAGE
- PLANT ROOM FOR MECHANICAL EXHAUST
- HYDRANT & SPRINKLER PUMP ROOM
- LIFTS& STAIRS

1 FLOOR PLAN - BASEMENT 01
SCALE 1:400 @ A3

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ISSUE PURPOSE	DATE	D.	C.	A.	
SK					

REVISED PLANNING PROPOSAL			26 TUPIA STREET, BOTANY		
			CLIENT - ARCHICORP		
			TITLE		
FLOOR PLAN - BASEMENT 01			JOB No	DWG No	ISSUE
			6641	SK2004	A

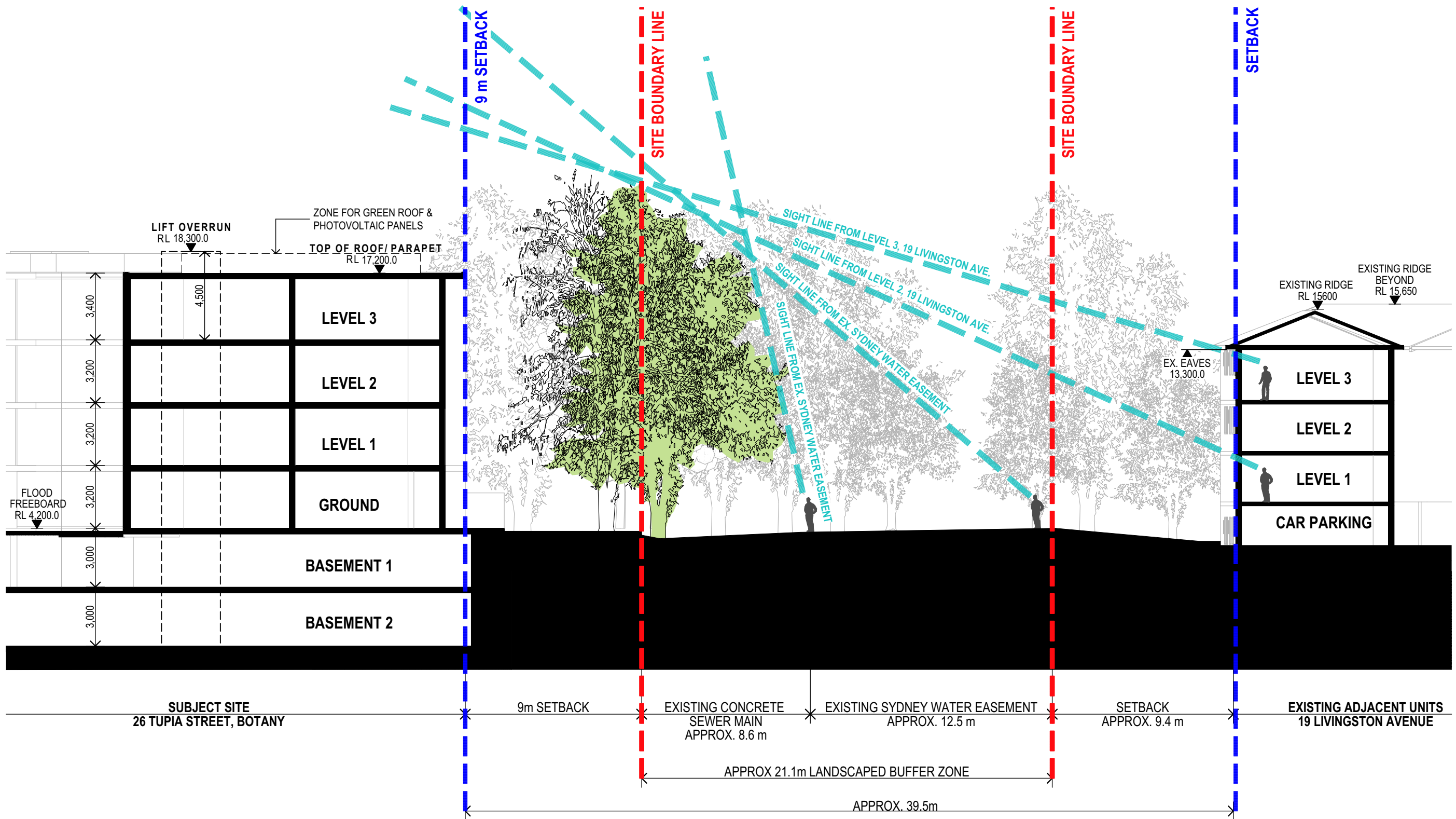


LEGEND

- BICYCLE SOTAGE
- APARTMENT STORAGE
- PLANT ROOM FOR MECHANICAL EXHAUST
- HYDRANT & SPRINKLER PUMP ROOM
- LIFTS& STAIRS



PERIMETER TREES EITHER SIDE OF THE BOUNDARY TO BE RETAINED



1 SECTION - VIEW ANALYSIS FROM 19 LIVINGSTON AVE.
SCALE 1:200 @ A3

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26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP

TITLE

VIEW ANALYSIS FROM 19 LIVINGSTONE AVE

A PLANNING PROPOSAL 02/05/23 NK GK NT NT

ISSUE PURPOSE DATE D. C. A.

SK

JOB No DWG No ISSUE

6641 SK2801 A

PROPOSAL - 4 STOREYS WITH STEP DOWN TO 3 STOREYS AT BUILDING ENDS

SITE AREA - 8000 sqm

SCHEME GFA - 9200 sqm

SCHEME FSR - 1.15 : 1

	1 BED	2 BED	3 BED	TOTAL	APARTMENT	HALLWAY	TOTAL	PARKING PROVIDED	2 hr SOLAR ACCESS	NO DIRECT SUNLIGHT	CROSS VENT	COMMUNAL OPEN SPACE (M2)	C.O.S. SOLAR ACCESS	DEEP SOIL (6M)	LANDSCAPED AREA	SITE COVERAGE
									ADG - MIN 70%	ADG - MAX 15%	ADG - MIN 60%	ADG - MIN 25%	ADG - MIN 50%	ADG - MIN 15%		
												2000	1731	1200		
BASEMENT 01								110								
BASEMENT 02								110								
GROUND LEVEL	9	17	2	28	2106	220	2326		20	6	16	3461	2000	3288	2953	3833
LEVEL 1	6	20	2	28	2159	175	2334		21	5	16					
LEVEL 2	6	20	2	28	2159	175	2334		23	4	16					
LEVEL 3	5	16	4	25	2036	170	2206		25	0	25					
TOTAL	26	73	10	109	8460	740	9200	220	89	15	73	3461	2000	3288	2953	3833
	24%	67%	9%						81%	13%	70%	43%	57%	41%	37%	48%

PARKING REQUIRED	26	146	20	21.8				214
PARKING ACHIEVED								220

SOLAR ACCESS REQUIRED (ADG)	70%
SOLAR ACCESS ACHIEVED	81%

COS REQUIRED (ADG)	25%
COS ACHIEVED	43%

DEEP SOIL REQUIRED (ADG)	15%
DEEP SOIL ACHIEVED	41%

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26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP

TITLE

AREA SCHEDULE

A PLANNING PROPOSAL

02/05/23

NK, NT, NT
GK

ISSUE PURPOSE

DATE

D. C. A.

JOB No

6641

DWG No

SK2802

ISSUE

A

SK



1 3D VIEW- NORTH EAST
-



2 3D VIEW- NORTH WEST
-



4 3D VIEW- SOUTH EAST
-



3 3D VIEW- SOUTH WEST
-

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REVISED PLANNING PROPOSAL

26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP

TITLE

3D MODEL VIEWS

A PLANNING PROPOSAL 02/05/23 NK NT NT
GK

ISSUE PURPOSE DATE D. C. A.

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DWG No

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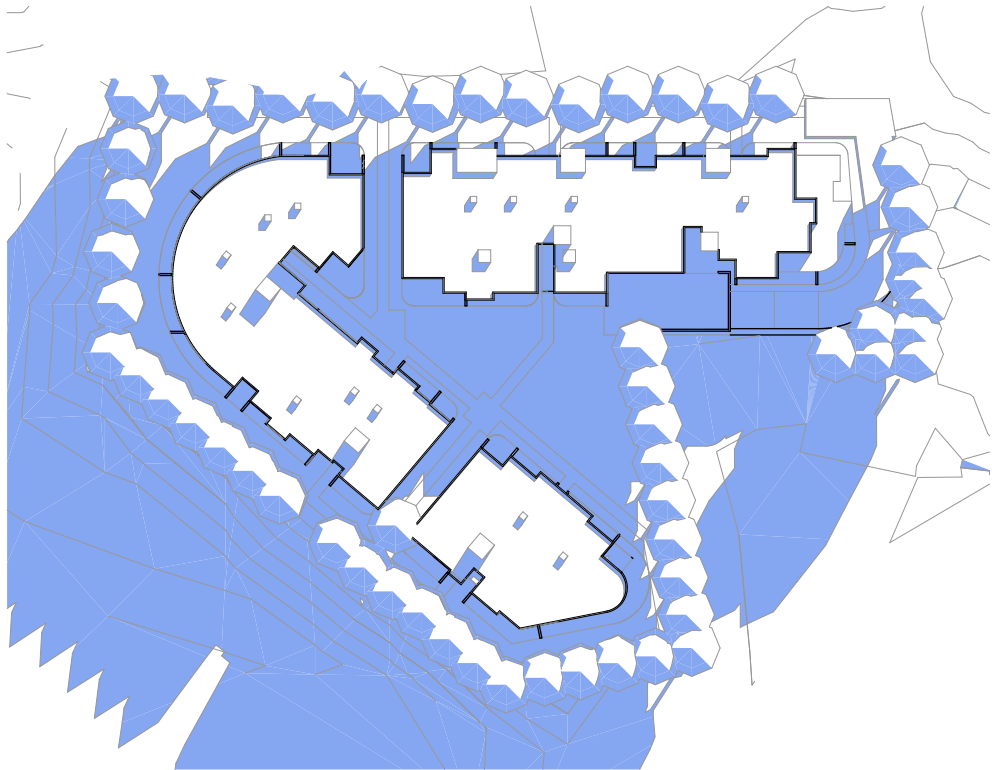


1 3D VIEW - 10m HEIGHT PLANE
-



1 3D VIEW - 10m HEIGHT PLANE
-





1 21 JUN 9:00AM - PROPOSED
-

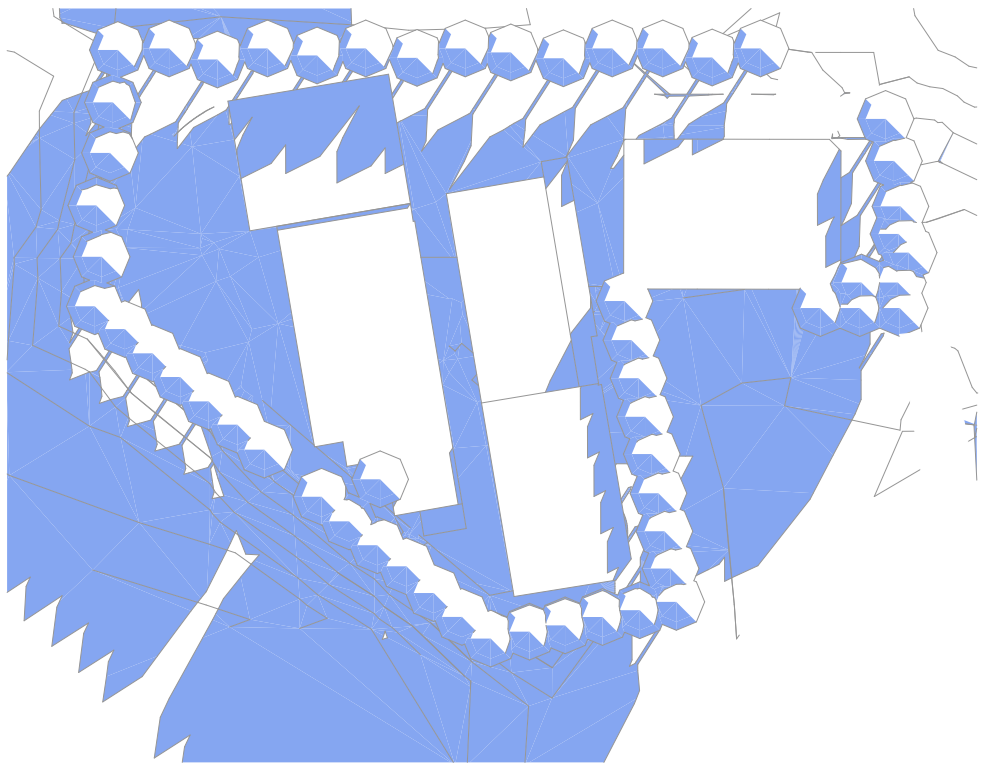


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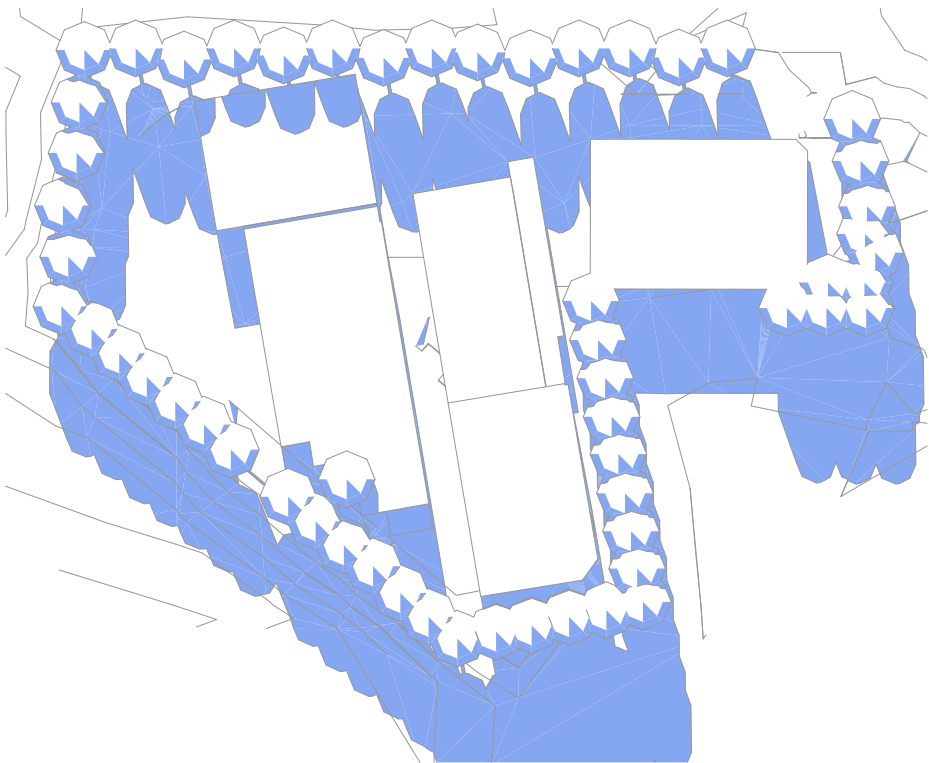


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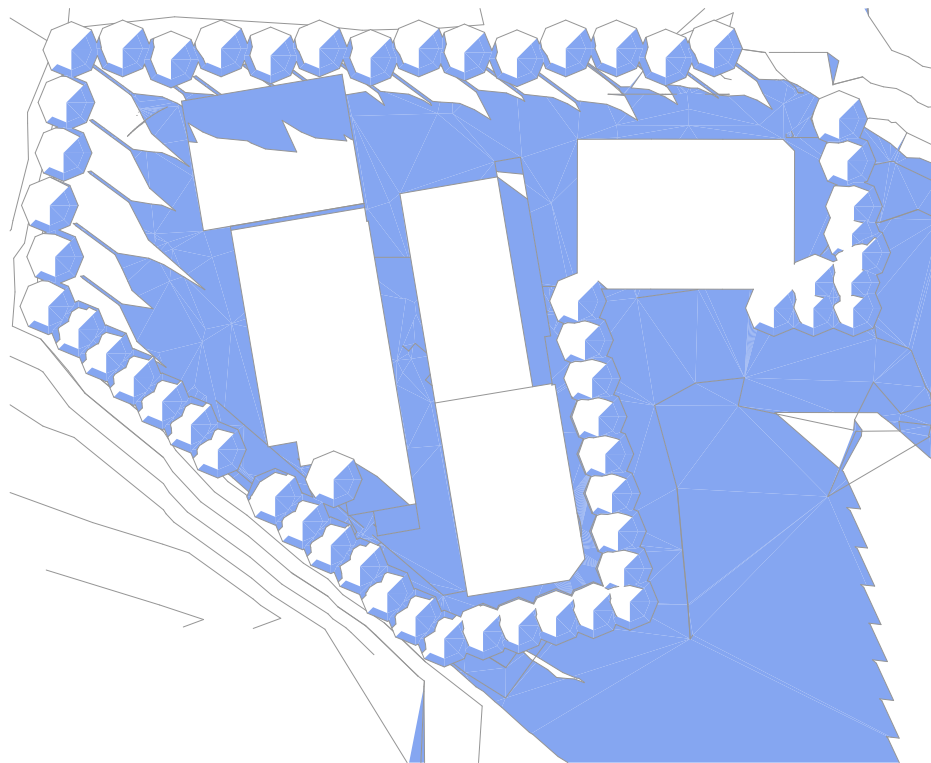
BUILDING SHADOWS MOSTLY FALL WITHIN THE SHADOWS OF THE RETAINED TREES



4 21 JUN 9:00AM - EXISTING
-



5 21 JUN 12:00PM - EXISTING
-



6 21 JUN 3:00PM - EXISTING
-

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26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP

TITLE

SHADOW ANALYSIS- WINTER SOLSTICE

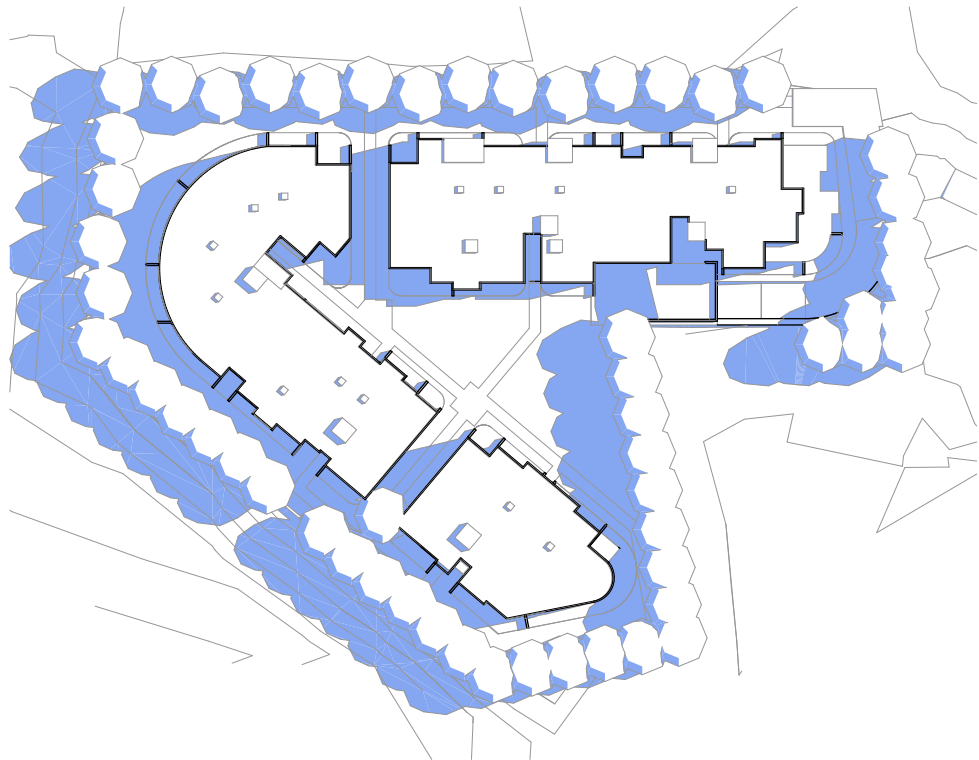
A PLANNING PROPOSAL 02/05/23 NK GK NT NT

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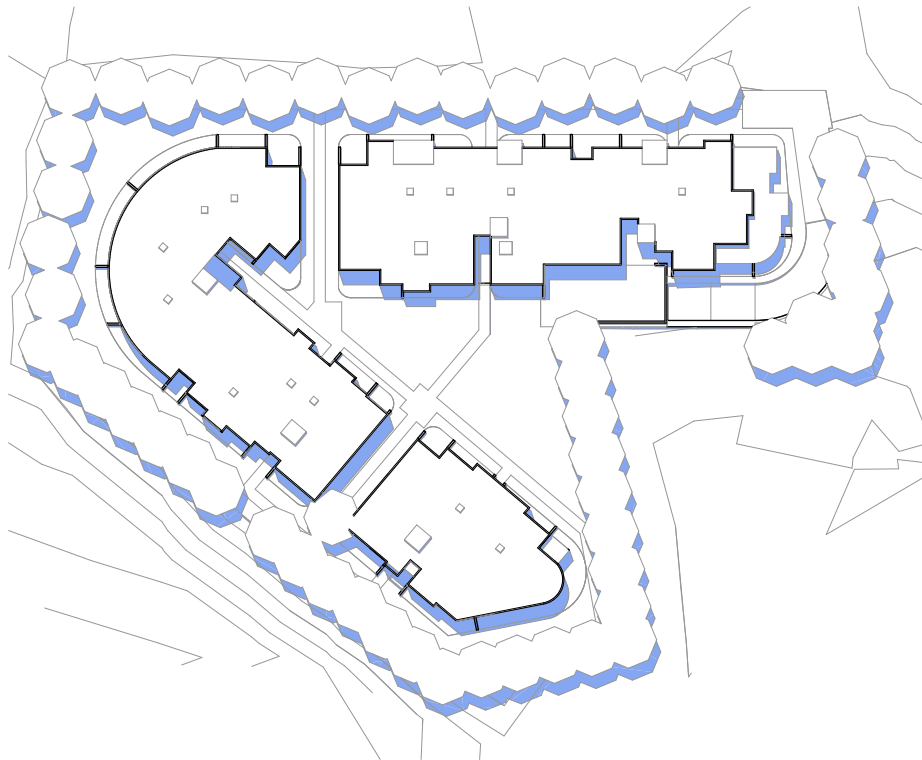
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JOB No DWG No ISSUE

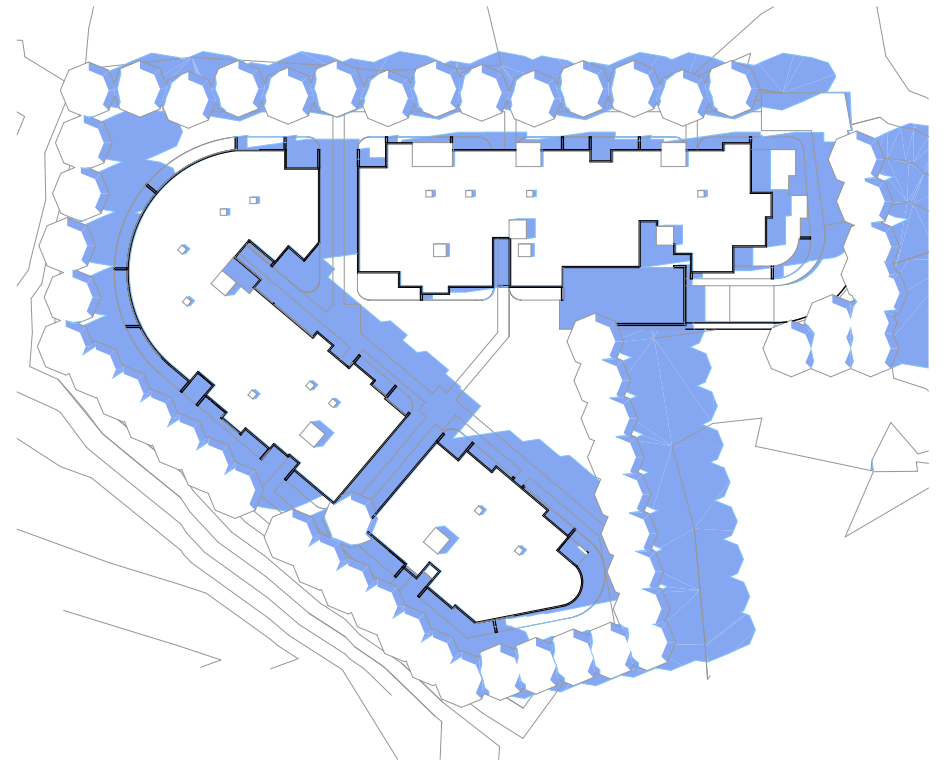
6641 SK2805 A



1 21 DEC 9:00AM
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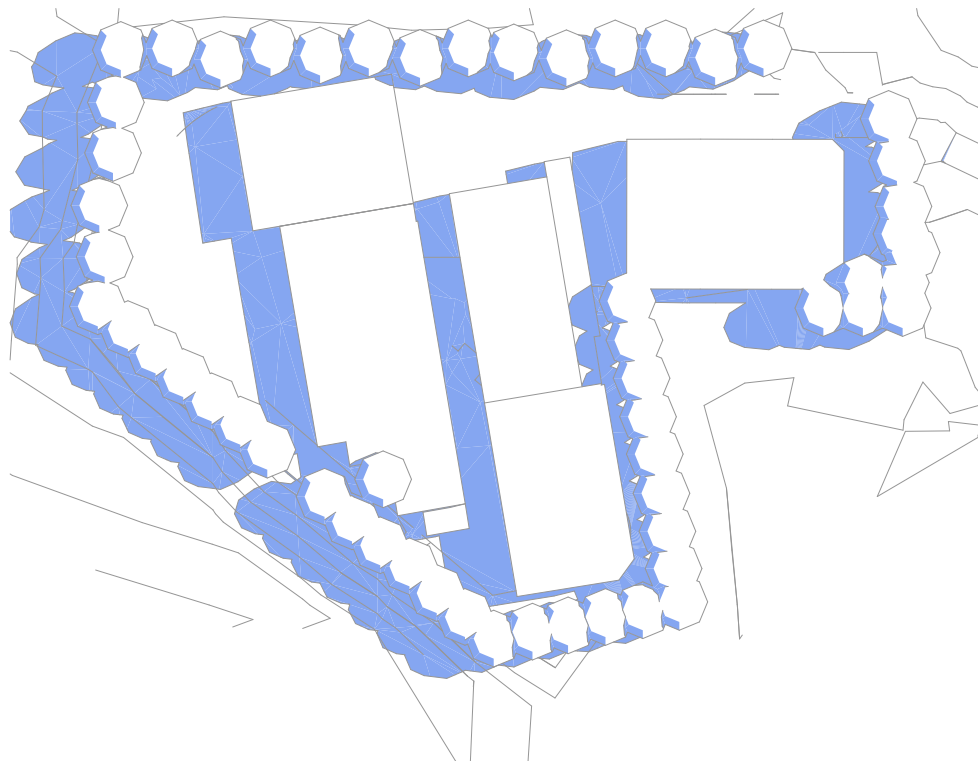


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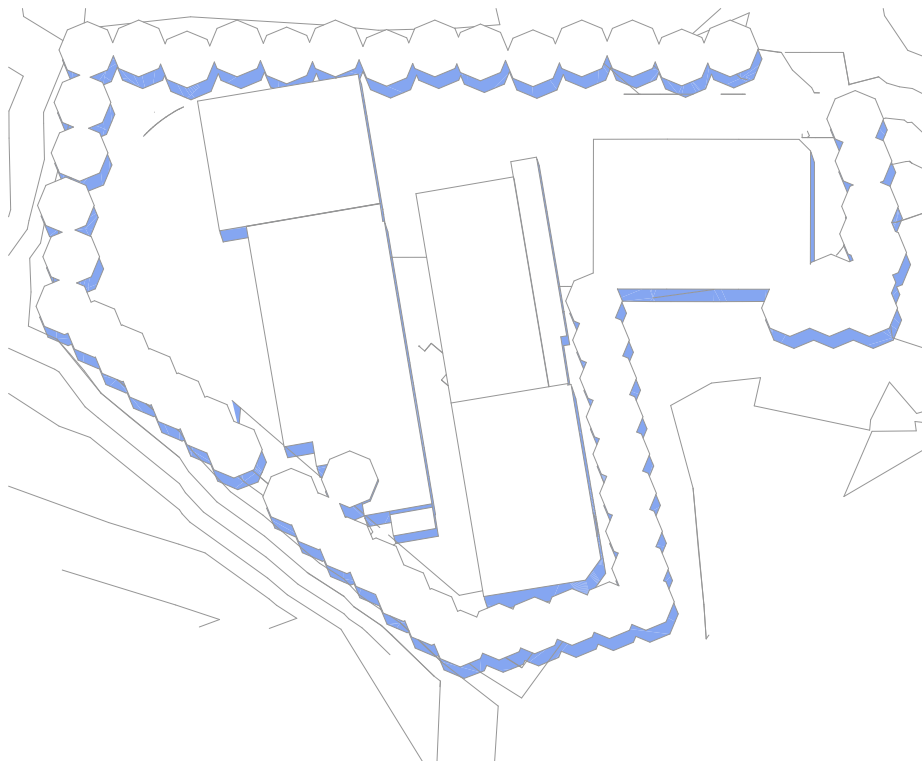


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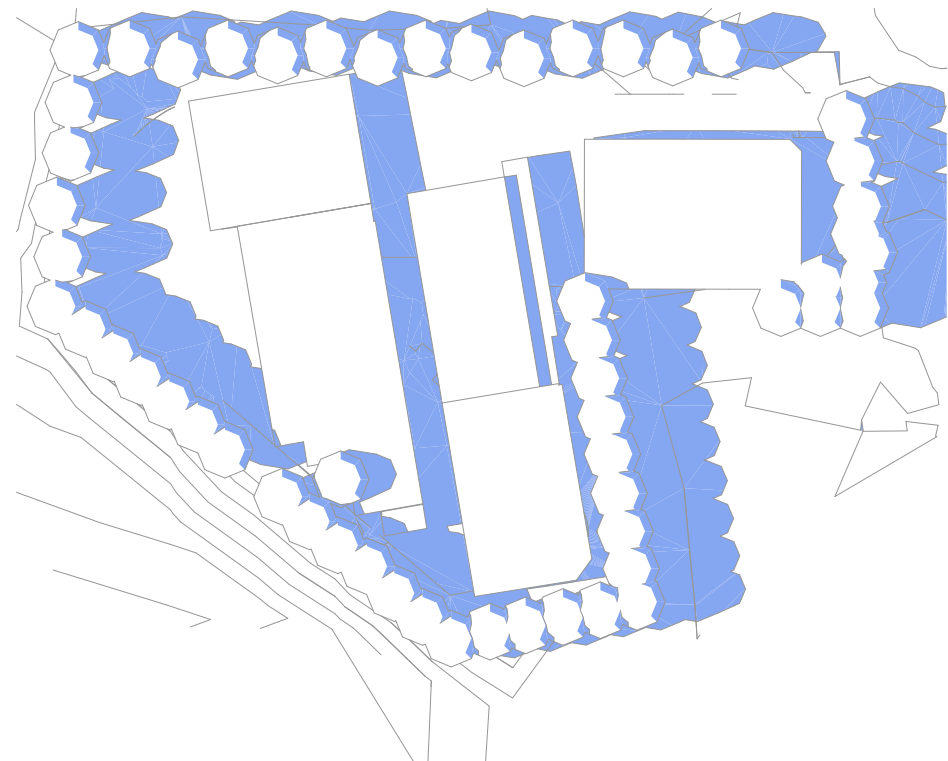
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-



6 21 DEC 3:00PM - EXISTING
-

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26 TUPIA STREET, BOTANY
CLIENT - ARCHICORP

TITLE

SHADOW ANALYSIS - SUMMER SOLSTICE

A PLANNING PROPOSAL 02/05/23 NK GK NT NT

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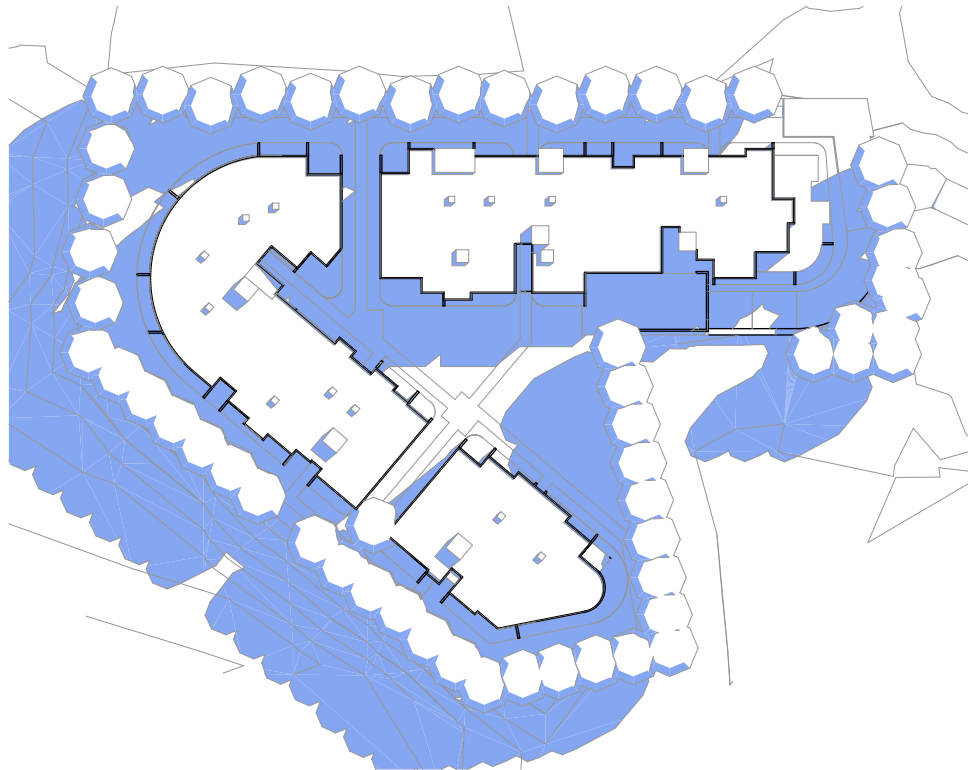
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JOB No
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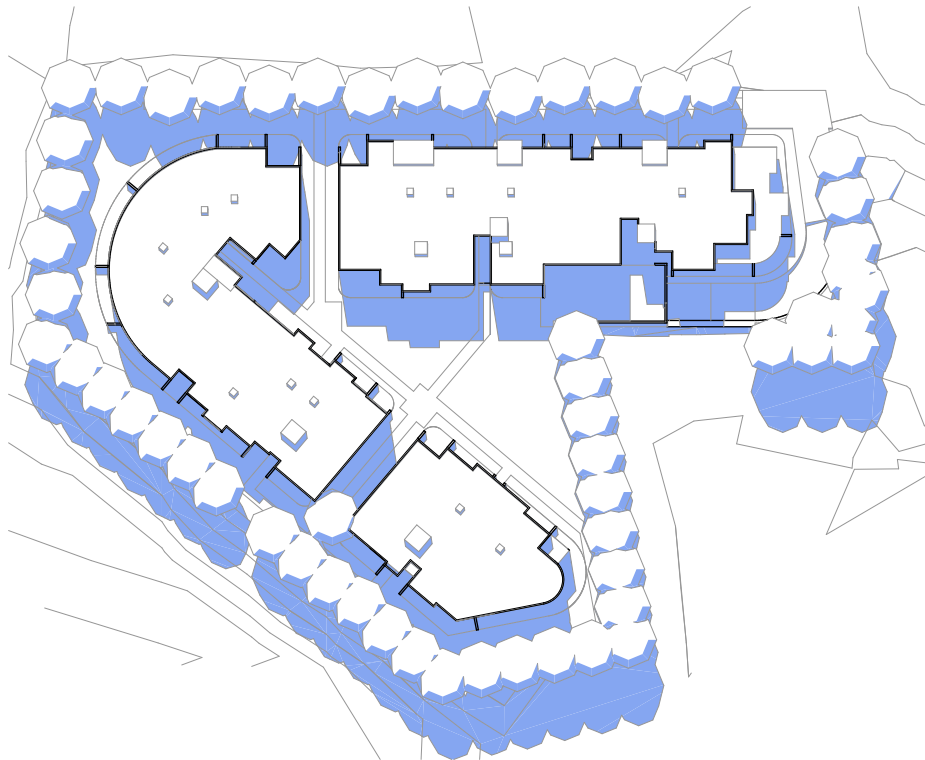
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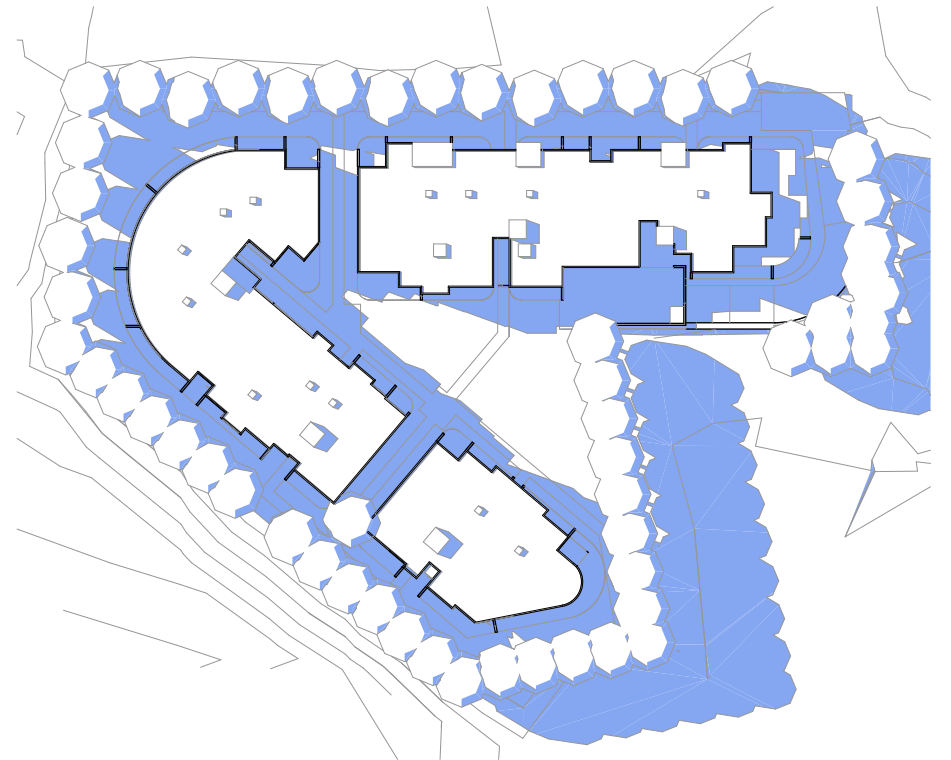
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1 21 MAR/SEPT 9:00AM - PROPOSED
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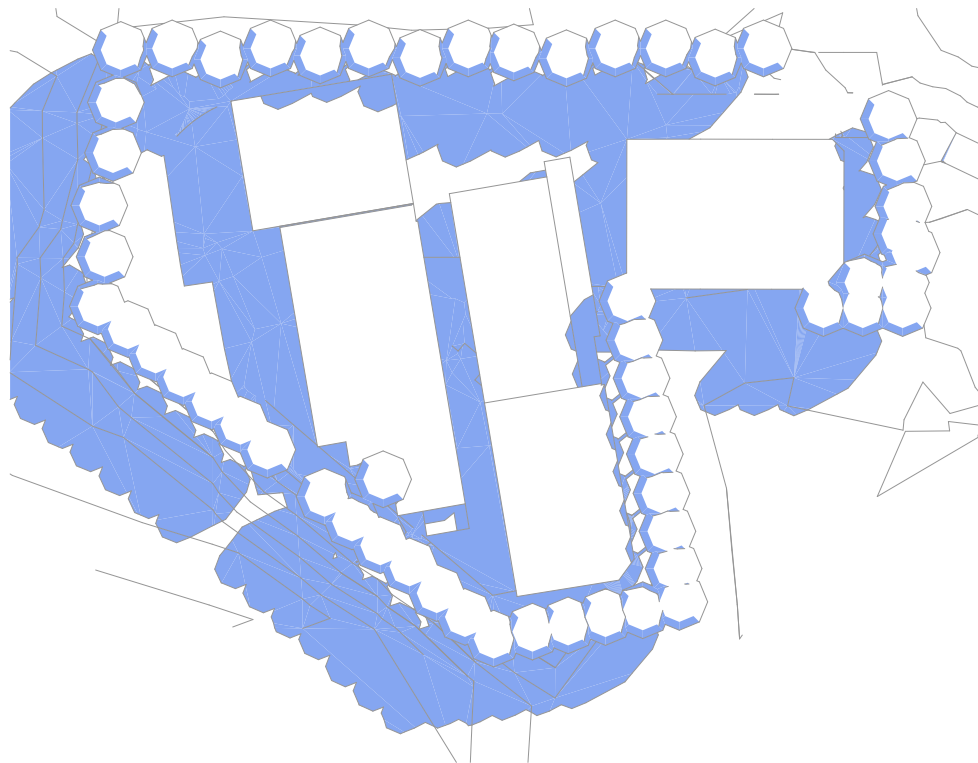


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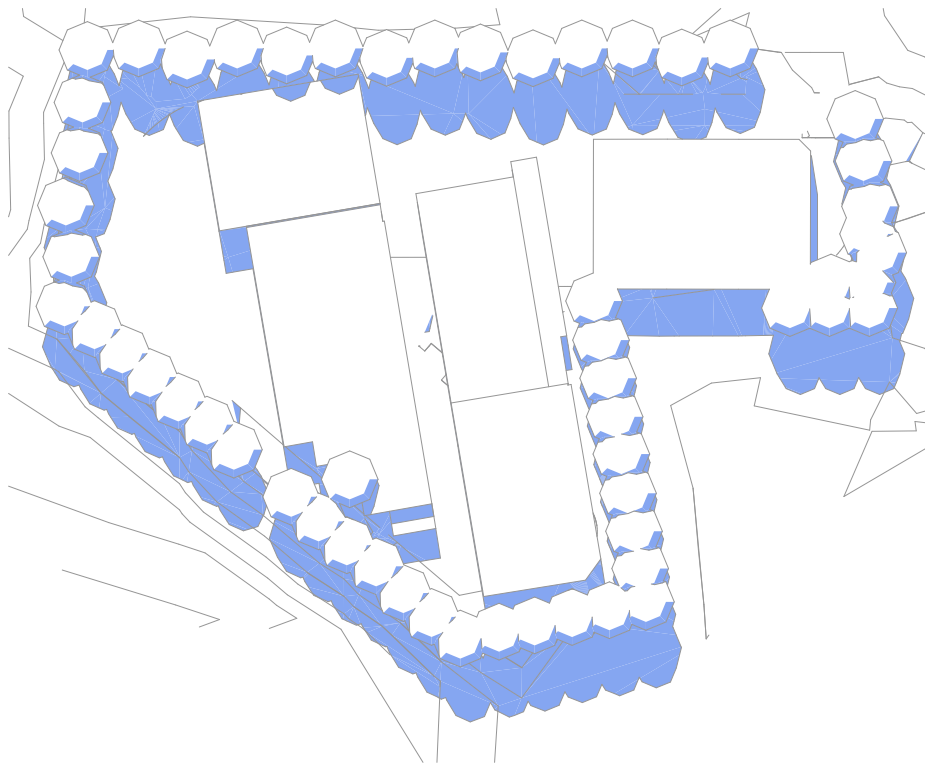


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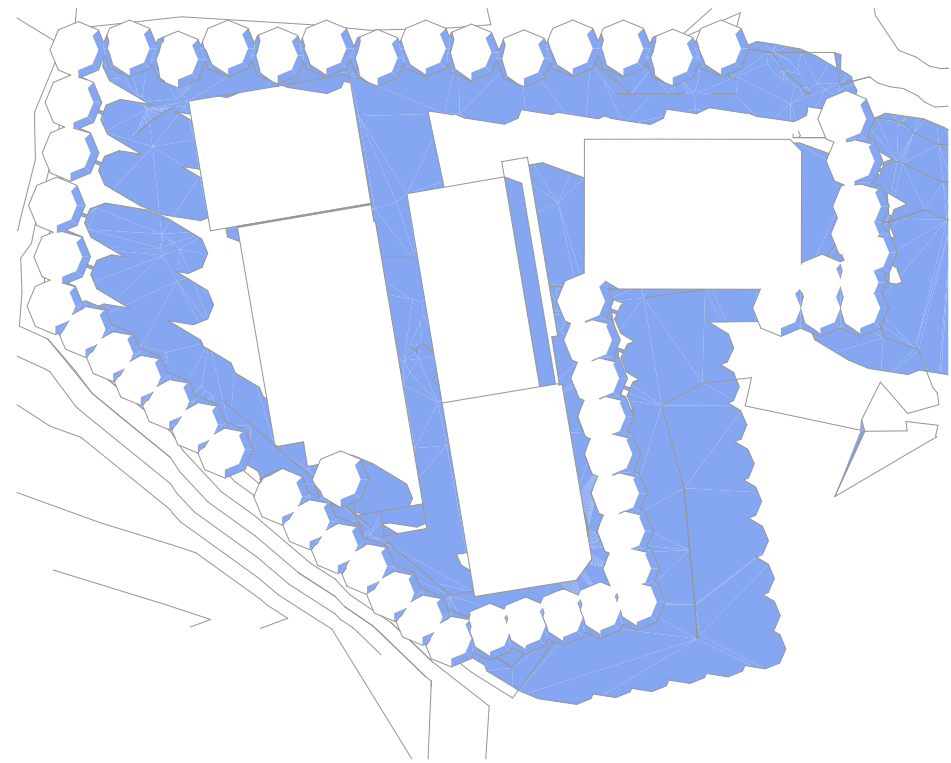
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4 21 MAR/SEPT 9:00AM - EXISTING
-



5 21 MAR/SEPT 12:00PM - EXISTING
-



6 21 MAR/SEPT 3:00PM - EXISTING
-

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REVISED PLANNING PROPOSAL

26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP

TITLE

SHADOW ANALYSIS - MARCH / SEPT EQUINOX

A PLANNING PROPOSAL

02/05/23

NK NT NT
GK

ISSUE PURPOSE

DATE

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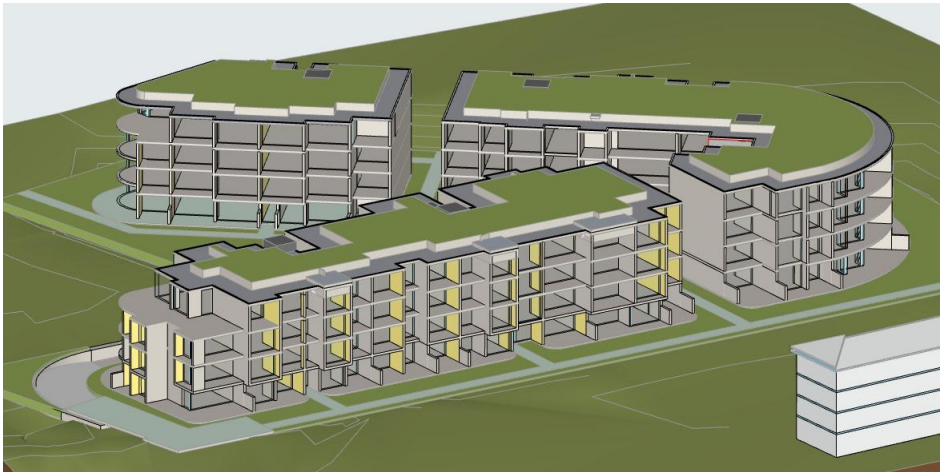
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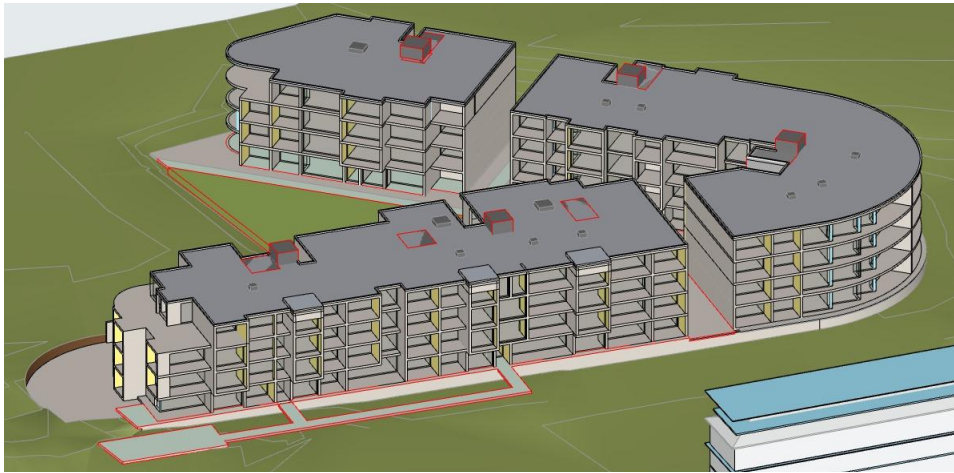
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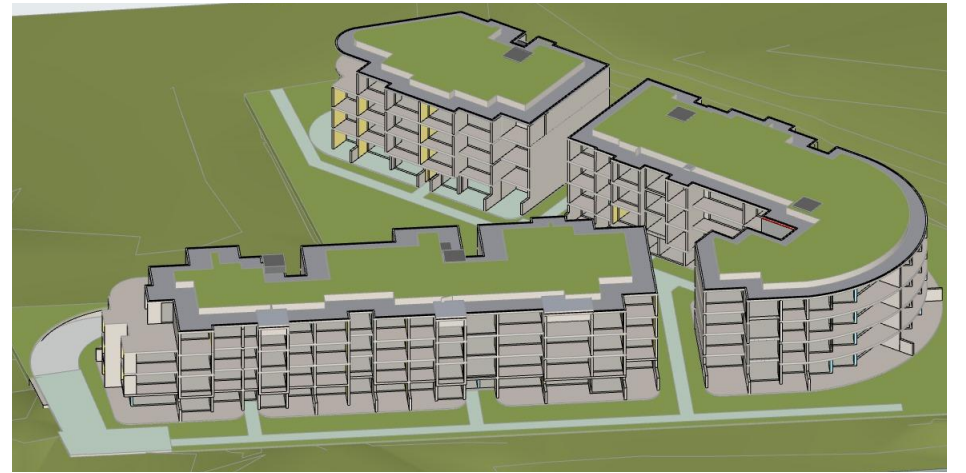
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1 9am Camera
-



2 10am Camera
-



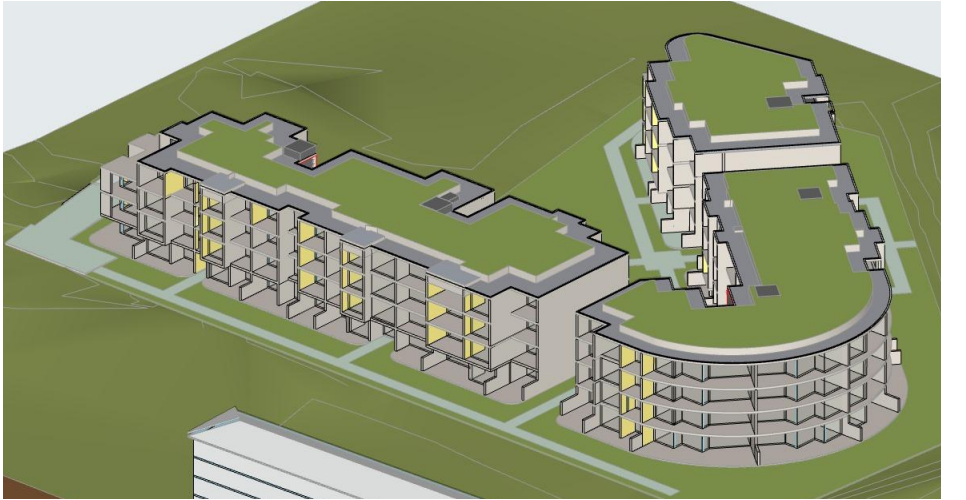
3 11am camera
-



4 12pm camera
-



5 1pm camera
-



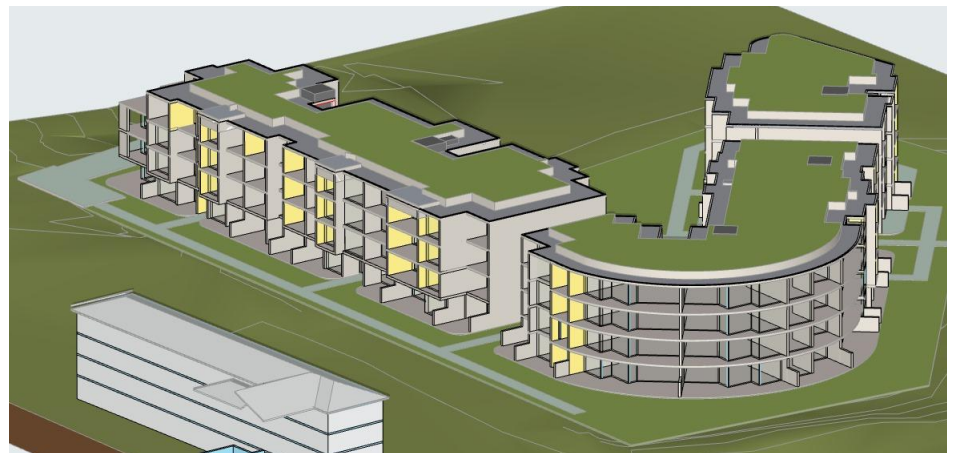
6 2pm camera
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SEPP 65 SUMMARY FOR SOLAR ACCESS APARTMENTS

Number of apartments receiving 2 hours of daylight = 89 (81%) - ADG requires only 70%

Number of apartments receiving minimum 15 minutes of daylight = 94 (86%)

Number of apartments not receiving daylight = 15 (13%)



7 3pm camera
-

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REVISED PLANNING PROPOSAL

26 TUPIA STREET, BOTANY

CLIENT - ARCHICORP

TITLE

SOLAR ACCESS DIAGRAMS

A PLANNING PROPOSAL 02/05/23 NK GK NT NT

ISSUE PURPOSE DATE D. C. A.

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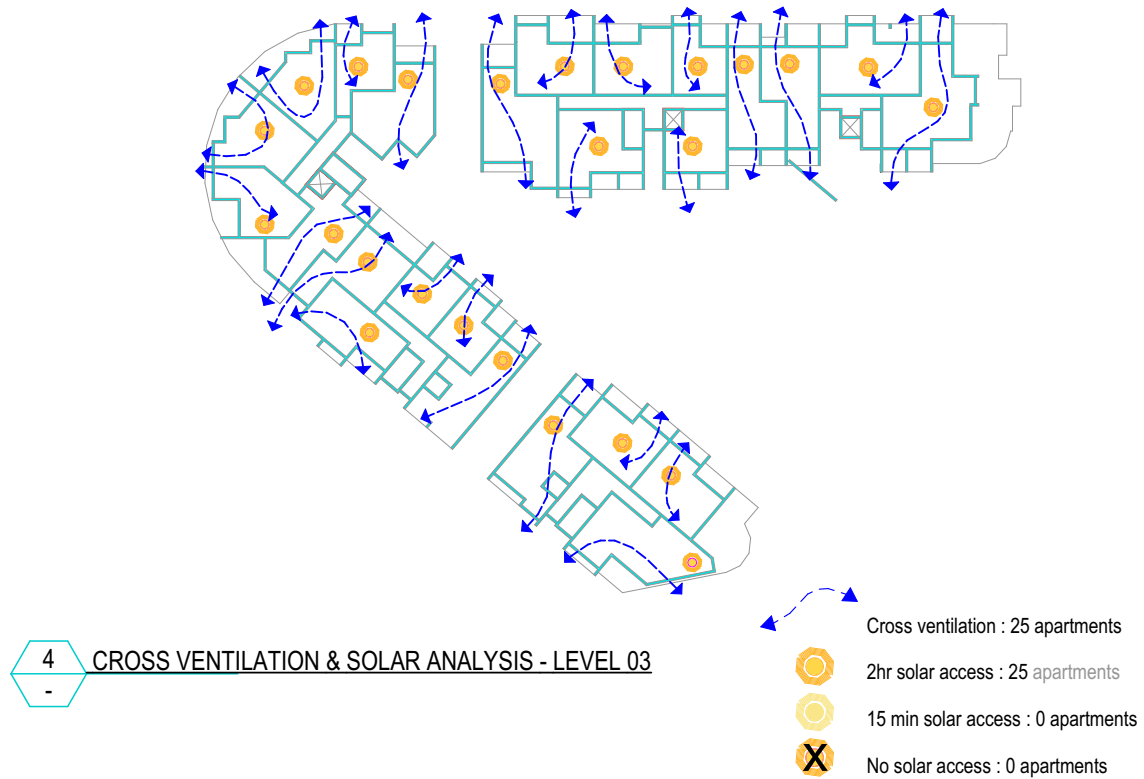
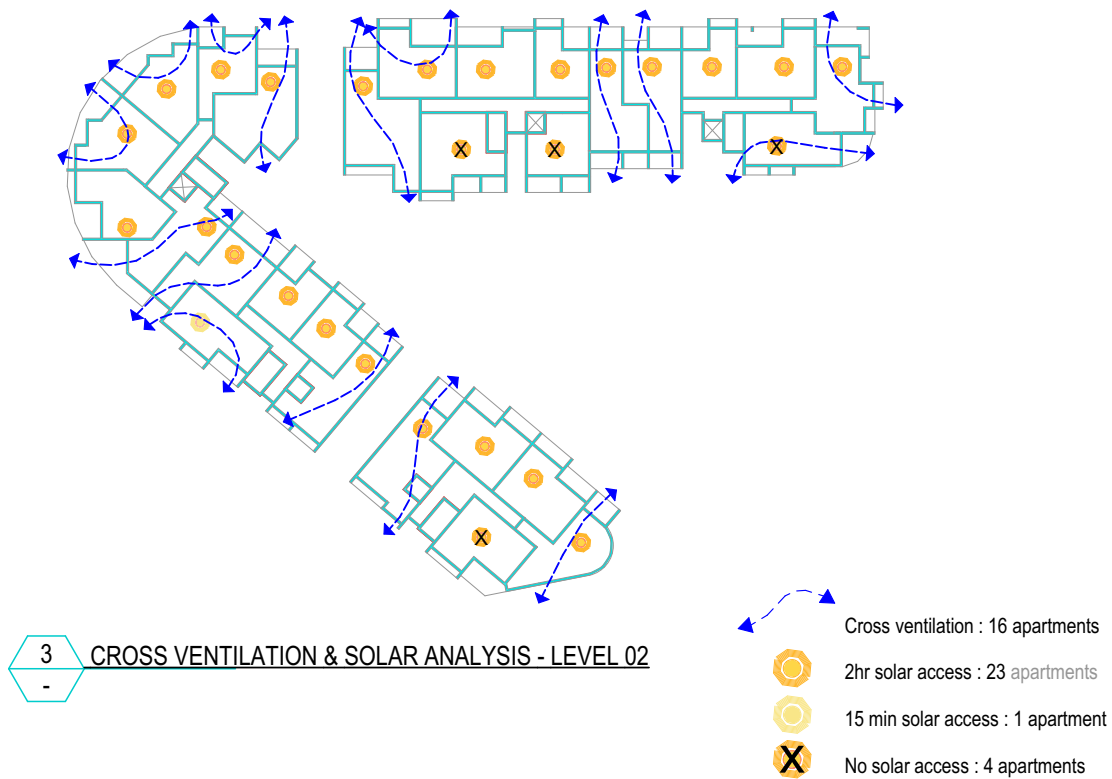
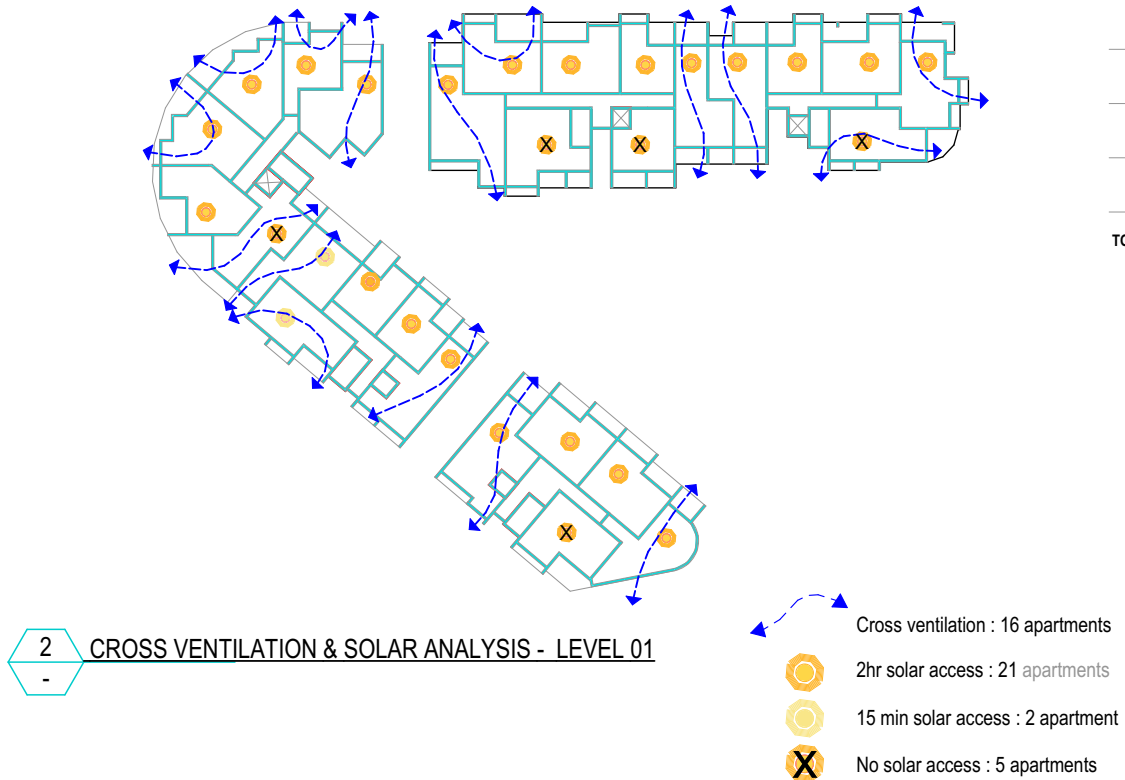
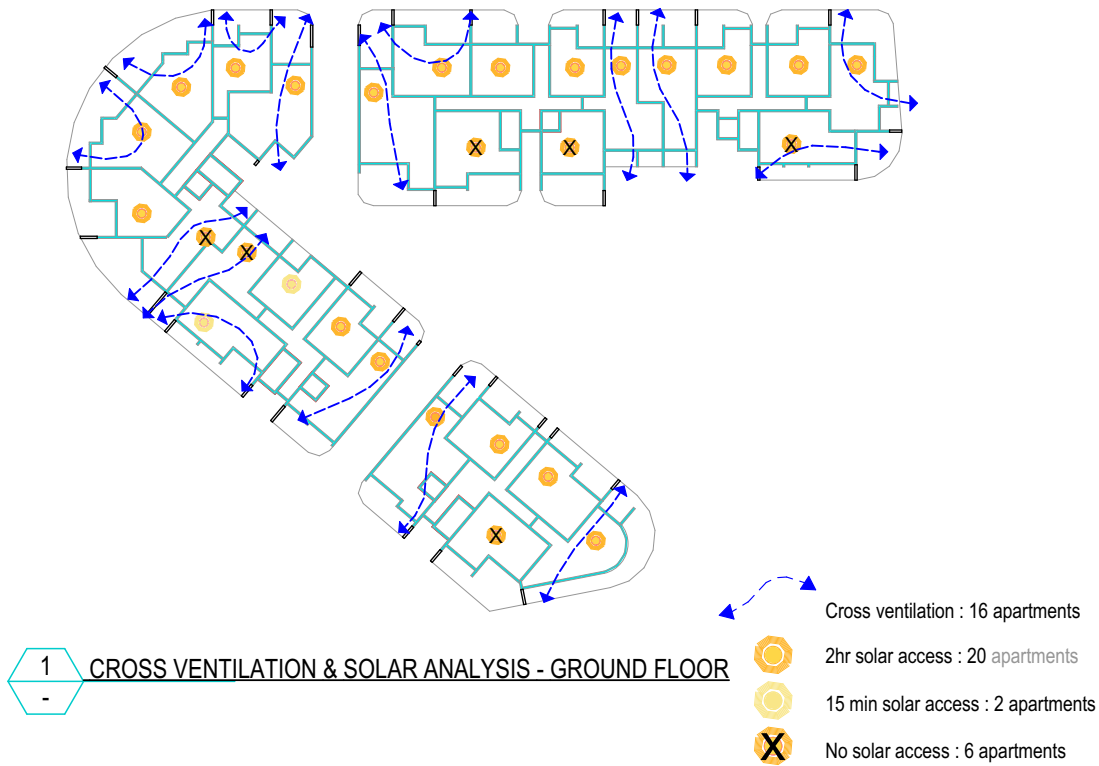
SK2809

ISSUE

A

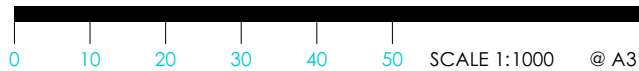
	REQUIRED	ACHIEVED
 CROSS VENTILATION	66 (60%)	73 (67%)
 SOLAR ACCESS FOR 2 HRS	76 (70%)	89 (81%)
 SOLAR ACCESS FOR MIN. 15 MINUTES		94 (86%)
 NO SOLAR ACCESS	17 (15%)	15 (13%)

TOTAL NO. OF APARTMENTS = 109



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REVISED PLANNING PROPOSAL

26 TUPIA STREET, BOTANY
CLIENT - ARCHICORP

TITLE

CROSS VENTILATION & SOLAR ANALYSIS

A PLANNING PROPOSAL 02/05/23 NK NT NT
GK

ISSUE PURPOSE DATE D. C. A.

SK

JOB No

6641

DWG No

SK2810

ISSUE

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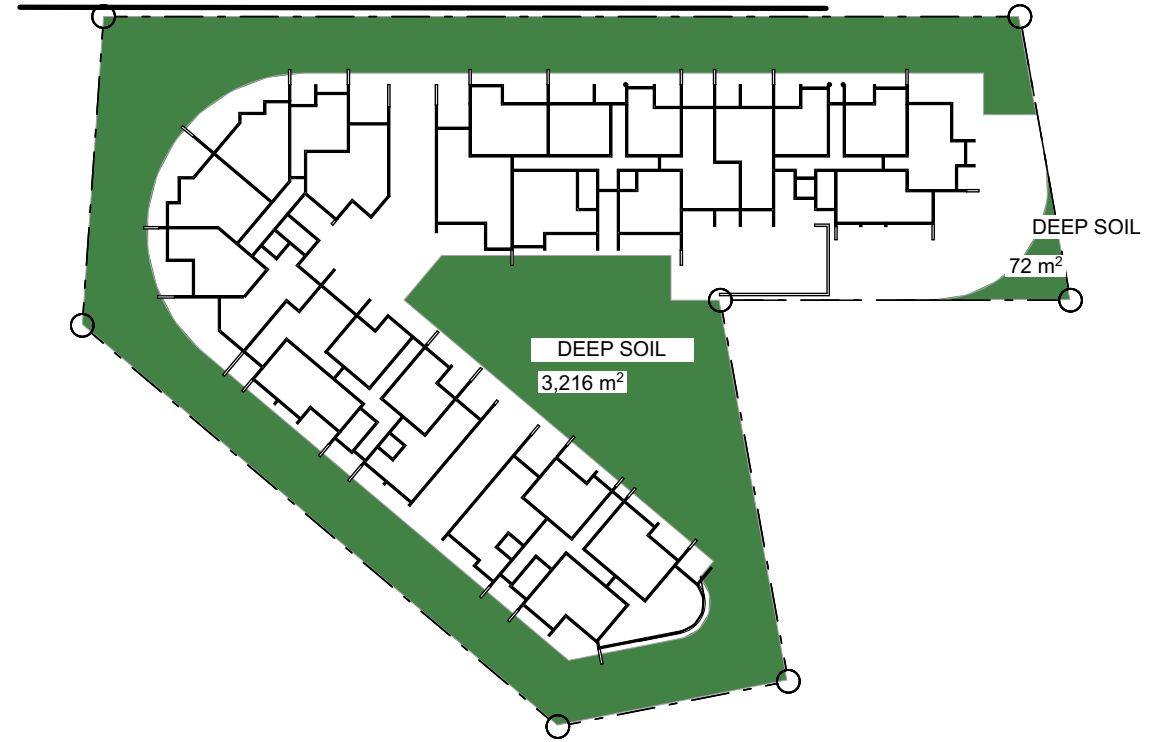


1 SITE COVERAGE
-

SITE COVERAGE :

TOTAL SITE AREA: 8000 SQM

PROPOSED - 48% SITE = 3833 SQ.M



2 DEEP SOIL COVERAGE
-

DEEP SOIL :

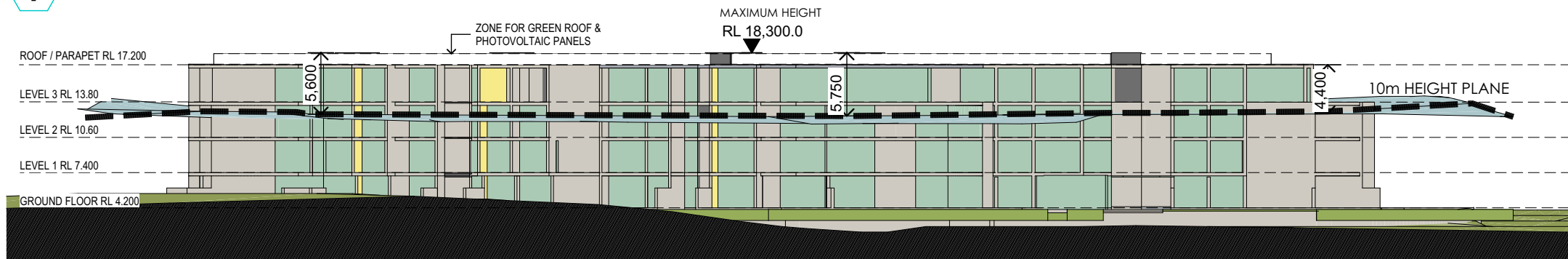
TOTAL SITE AREA: 8000 SQM

PROPOSED - 41.1% SITE = 3288 SQ.M

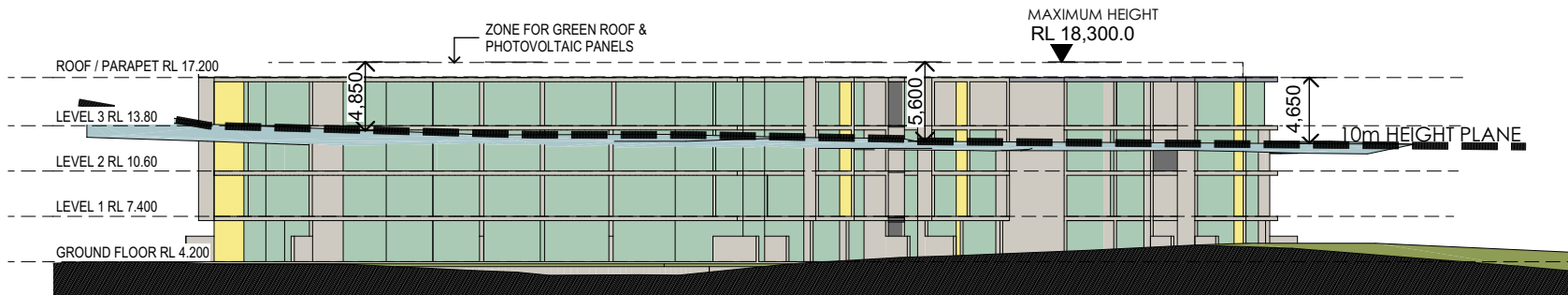




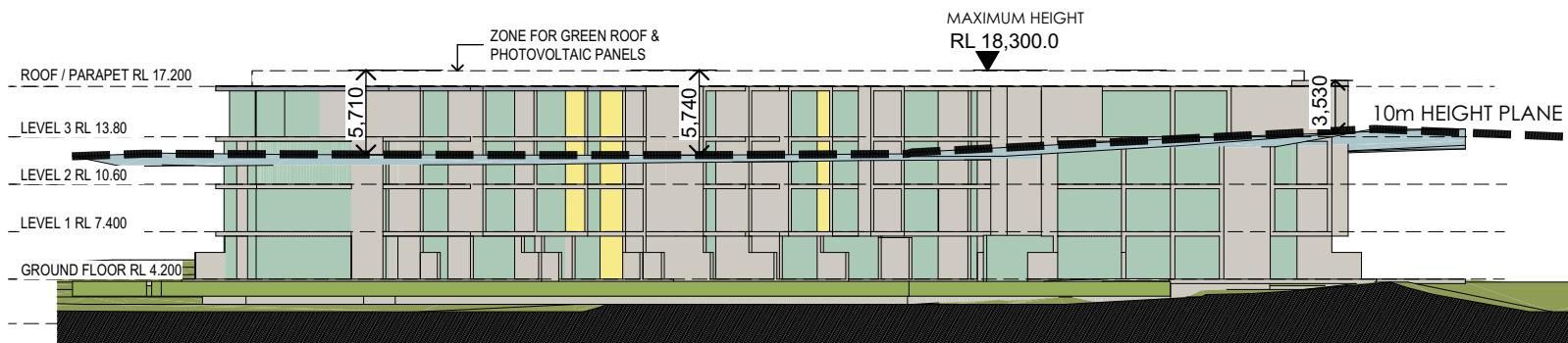
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

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A PLANNING PROPOSAL 02/05/23 NK GK NT NT

ISSUE PURPOSE DATE D. C. A.

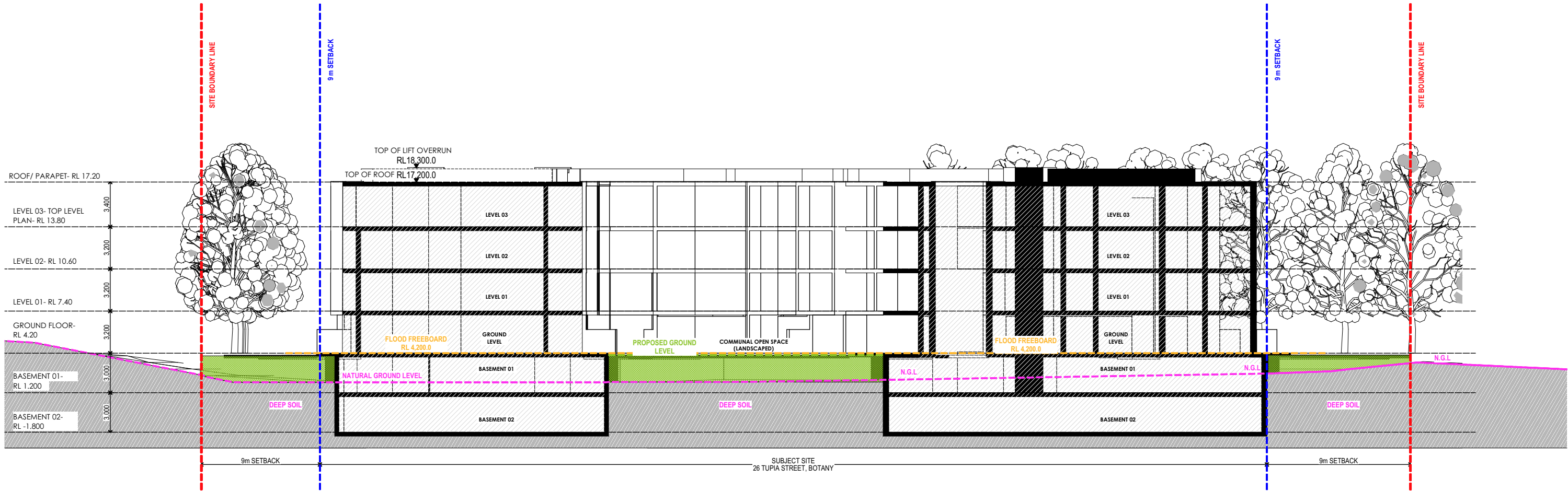
SK

JOB No
6641

26 TUPIA STREET, BOTANY
CLIENT - ARCHICORP
TITLE

ELEVATIONS

DWG No
SK3001
ISSUE
A



01 SITE SECTION
SCALE 1:300 @ A3

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REVISED PLANNING PROPOSAL
26 TUPIA STREET, BOTANY
CLIENT - ARCHICORP
TITLE
SITE SECTION
DWG No **SK3101**
ISSUE **A**

A	PLANNING PROPOSAL	02/05/23	NK, GK	NT	NT
ISSUE PURPOSE	DATE	D.	C.	A.	
SK					

JOB No
6641