



PROPOSED AFFORDABLE RENTAL HOUSING
1 PANORAMA AVENUE
WOOLLOOWARE NSW

SITE COMPATIBILITY CERTIFICATE
APPLICATION DESIGN

DRAWING NO.	DRAWING NAME	REVISION	DATE
SK01	LOCATION PLAN + DRAWING LIST	C	05.06.20
SK02	DEVELOPMENT DATA	B	07.05.20
SK03	CONTEXT PLAN	B	07.05.20
SK04	SITE PLAN	B	07.05.20
SK05	LEVEL 1 (GROUND) PLAN	B	07.05.20
SK06	LEVEL 2-3 PLAN	B	07.05.20
SK07	SOUTH + NORTH ELEVATIONS	B	07.05.20
SK08	WEST + EAST ELEVATIONS	B	07.05.20
SK09	SECTION AA + BB	B	07.05.20
SK10	AERIAL VIEW - NORTH EAST	B	07.05.20
SK11	AERIAL VIEW - SOUTH WEST	B	07.05.20
SK12	AERIAL VIEW - SOUTH EAST	B	07.05.20
SK13	AERIAL VIEW - NORTH WEST	B	07.05.20
SK14	HOB 'FOG' DIAGRAM	B	07.05.20
SK15	OUTLINE LANDSCAPE PLAN	B	07.05.20
SK16	PROXIMITY PLAN	C	05.06.20
2007	SITE SURVEY - DC SURVEYING	1	07.03.20

issue	amendment	date
A	CONCEPT DESIGN ISSUE	29.04.20
B	SITE COMPATIBILITY CERTIFICATE APPLICATION DESIGN	07.05.20
C	ADDITIONAL RFB IDENTIFIED	05.06.20

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architect

stanisic architects

Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

PACIFIC PLANNING

north

tn

mn

scale

1:600@A1
1:1200@A3

scale bar

0 1.5 3 4.5 6 7.5 m

project

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked

FS

drawing

LOCATION PLAN + DRAWING LIST

drawn

KT

issue

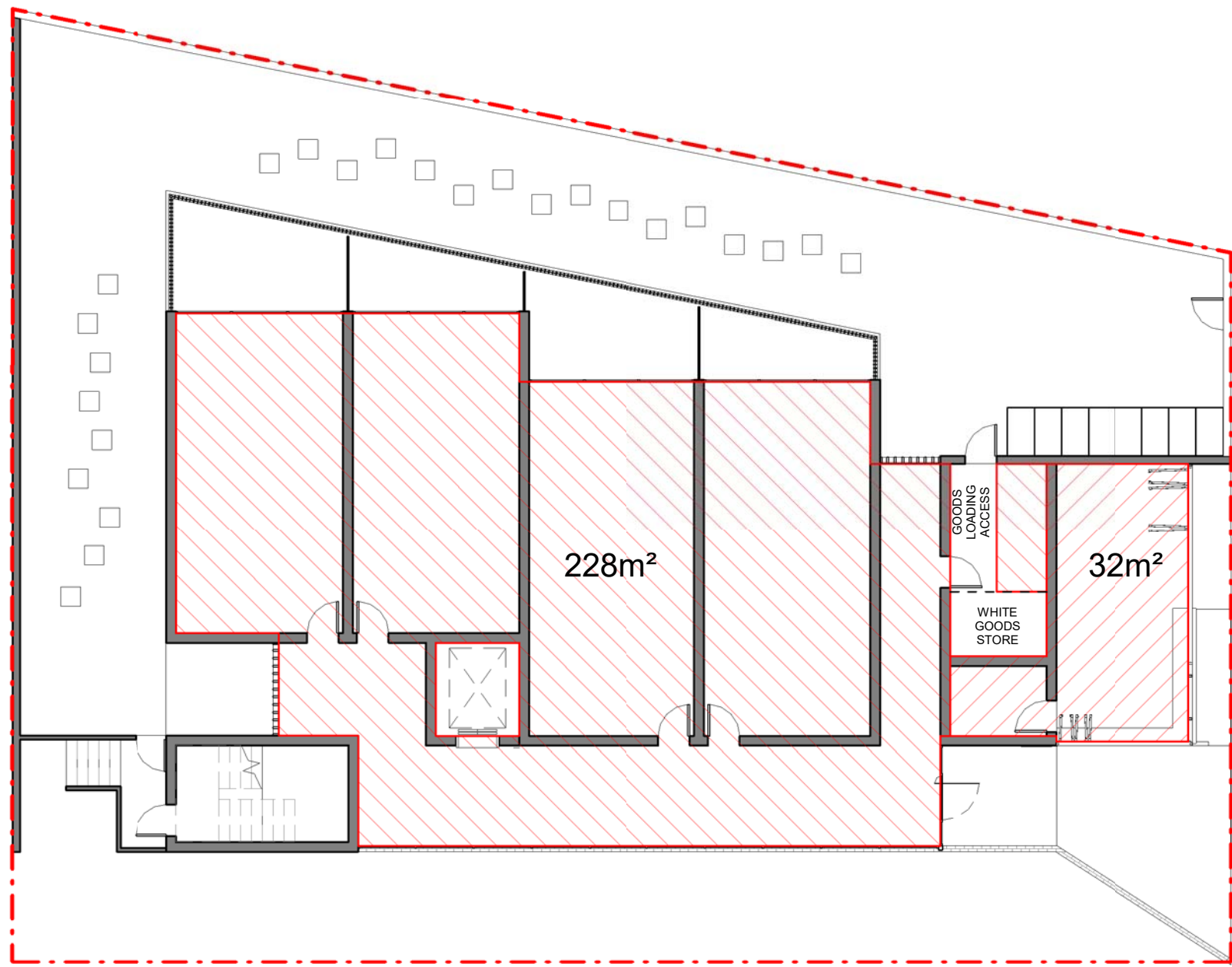
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project no

19 010

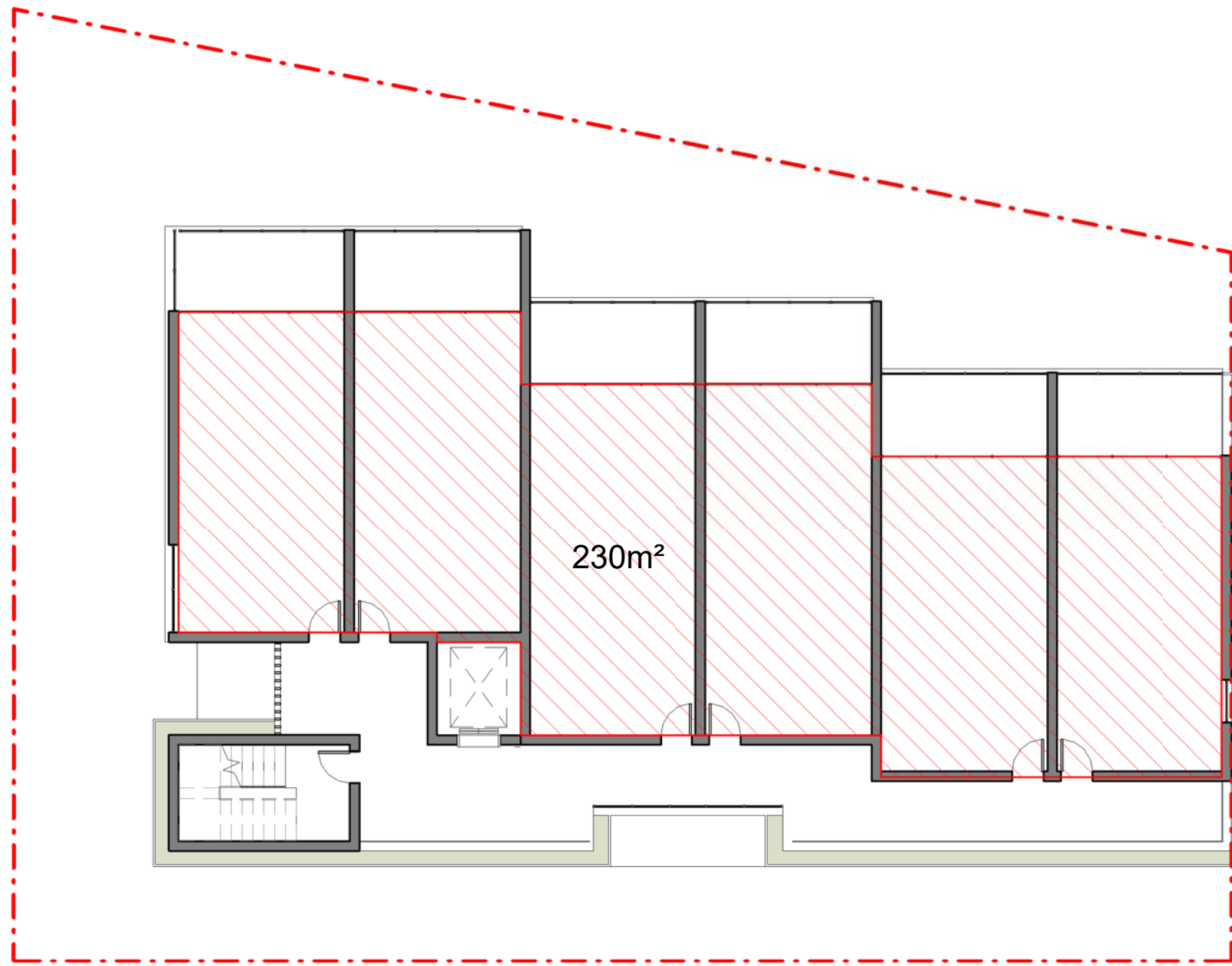
drawing no

SK01



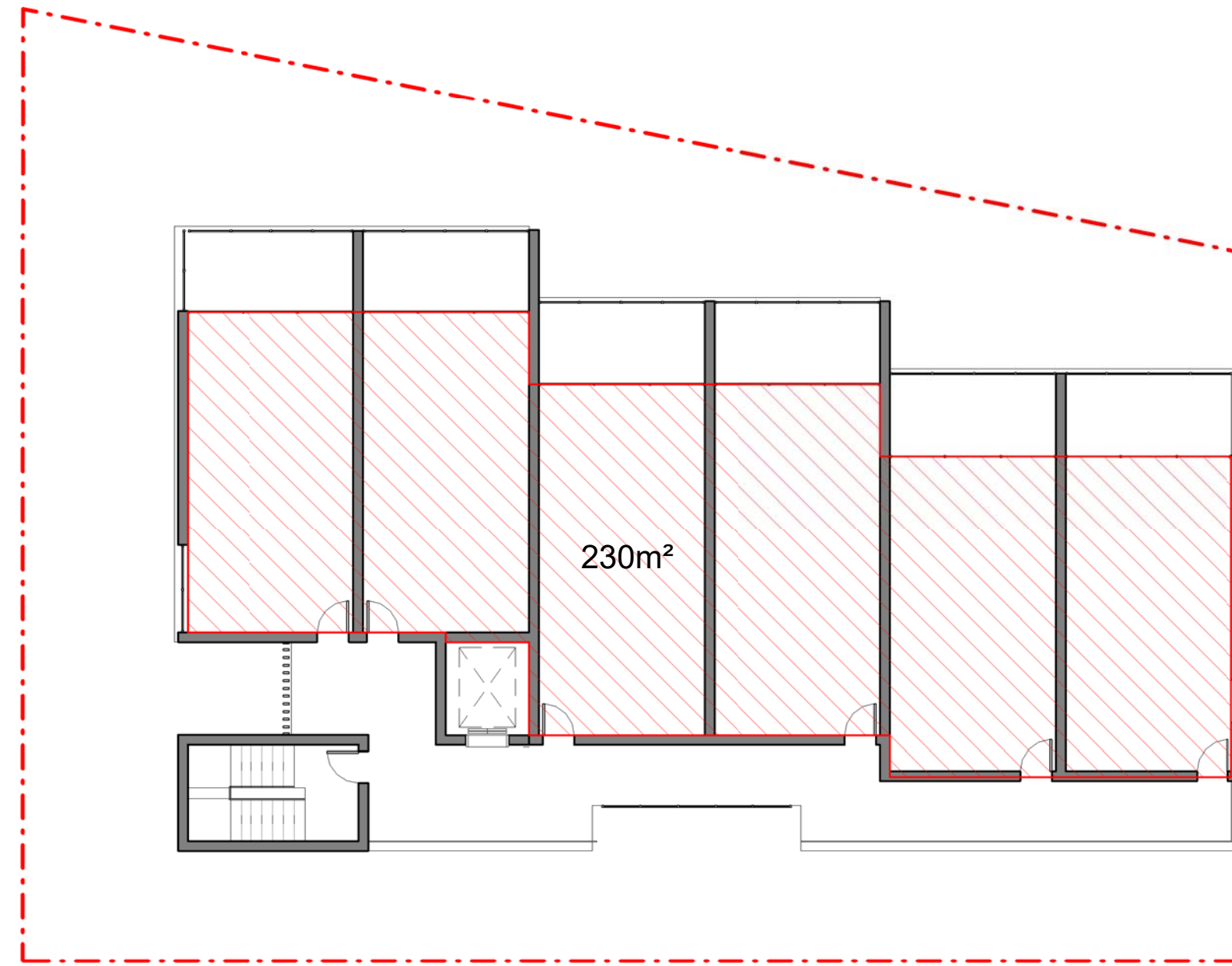
Total: 260m²

1 GFA Level 1 (Ground)
1 : 150



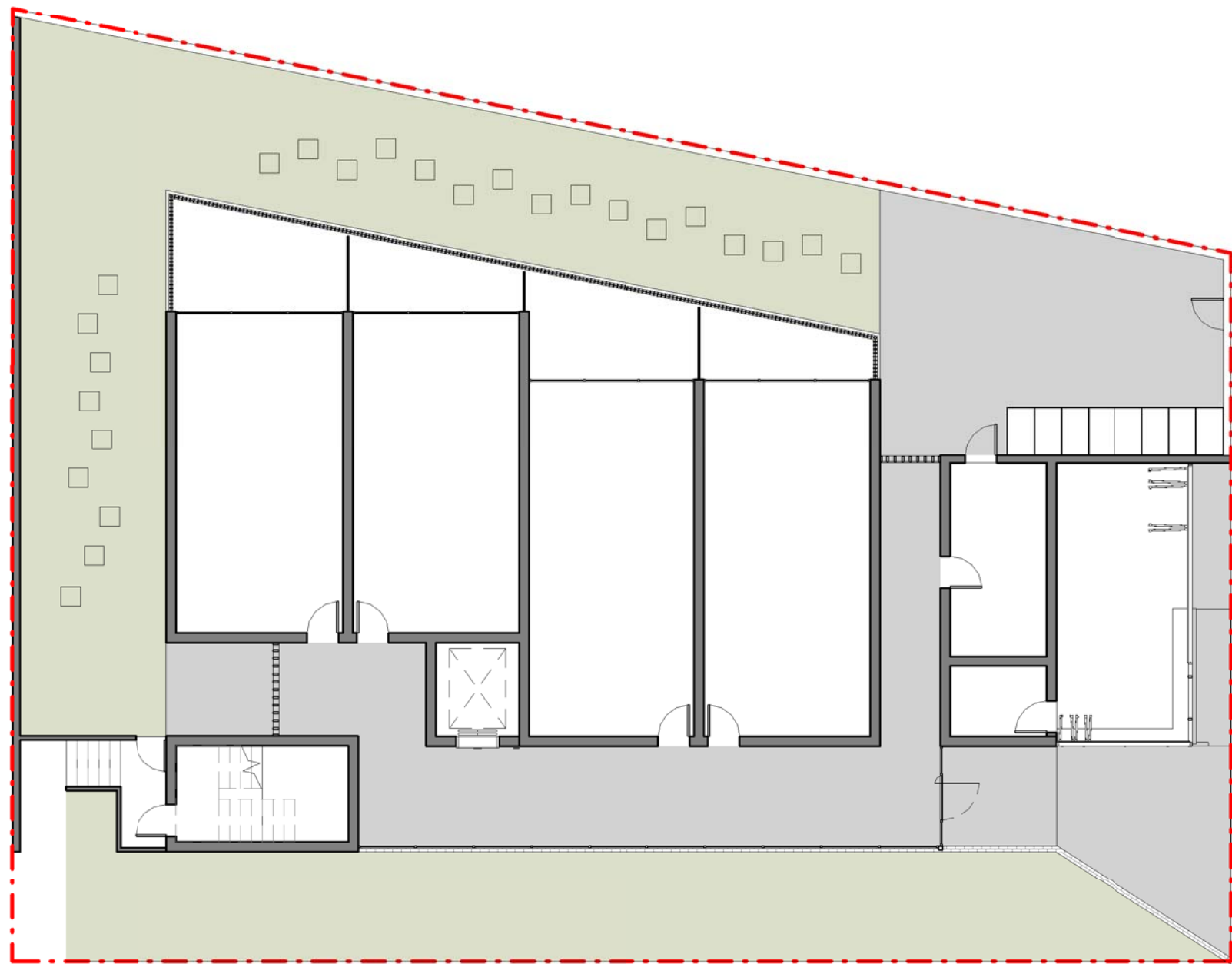
Total: 230m²

2 GFA Level 2
1 : 150



Total: 230m²

3 GFA Level 3
1 : 150



218m² (32% site area)

4 Landscape Level 1 (Ground)
1 : 150

DEVELOPMENT DATA

ALL AREAS & SITE BOUNDARY FIGURES ARE APPROXIMATE

SITE AREA	674m²
MAXIMUM HEIGHT PERMITTED	9m
ZONE	R3 MEDIUM DENS.
FSR	0.7:1 + 0.5:1 (IF CONSIDERED AS AN IN-FILL AFFORDABLE HOUSING DEVELOPMENT) = 1.2:1
GFA MAX PERMITTED (674m²x1.2)	808m²

GFA	
LEVEL 1 (GROUND) GFA	260m²
LEVEL 2 GFA	230m²
LEVEL 3 GFA	230m²
TOTAL GFA	720m²
TOTAL FSR	1.068:1
TOTAL UNITS	16

MINIMUM LANDSCAPED AREA	200m² (30%)
PROPOSED LANDSCAPED AREA	218m² (32%)

SUTHERLAND LEP 2015

gross floor area means the sum of the floor area of each floor 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, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic:

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

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legend	
GROSS FLOOR AREA	
LANDSCAPED AREA	

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stanisic architects

Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
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NSW ARB Frank Stanisic 4480

client

PACIFIC PLANNING

north

tn

mn

project

scale

1:150@A1

1:300@A3

scale bar

0 1.5 3 4.5 6 7.5 m

checked

FS

drawn

KT

project no

19 010

drawing no

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

DEVELOPMENT DATA

B

SK02

08-May-20 3:56:05 PM

do not scale from drawings.

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PACIFIC PLANNING

north

tn

mn

scale

1:600@A1
1:1200@A3

scale bar

0 1.5 3 4.5 6 7.5 m

project

checked

FS

drawn

KT

project no

19 010

drawing

issue

drawing no

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

CONTEXT PLAN

B
SK03



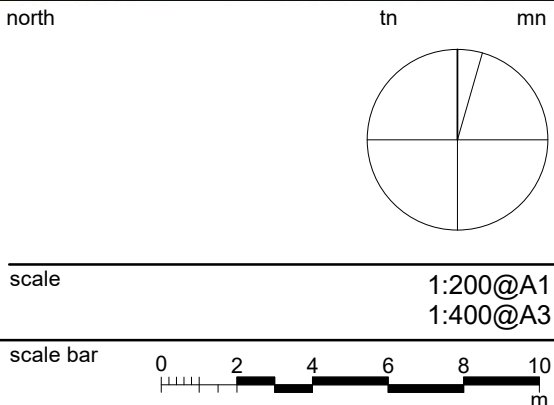
issue	amendment	date	legend
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Level 10 257 Clarence Street, Sydney NSW 2000
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NSW ARB Frank Stanisic 4480

client
PACIFIC PLANNING



AFFORDABLE RENTAL HOUSING 1 PANORAMA AVE WOOLLOOWARE			
SITE PLAN			
checked	FS	drawing	
drawn	KT	issue	
project no	19 010	drawing no	

B
SK04



issue	amendment	date	legend
A	CONCEPT DESIGN ISSUE	29.04.20	
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PACIFIC PLANNING

north

tn

mn

project

checked

drawing

FS

drawn

KT

project no

19 010

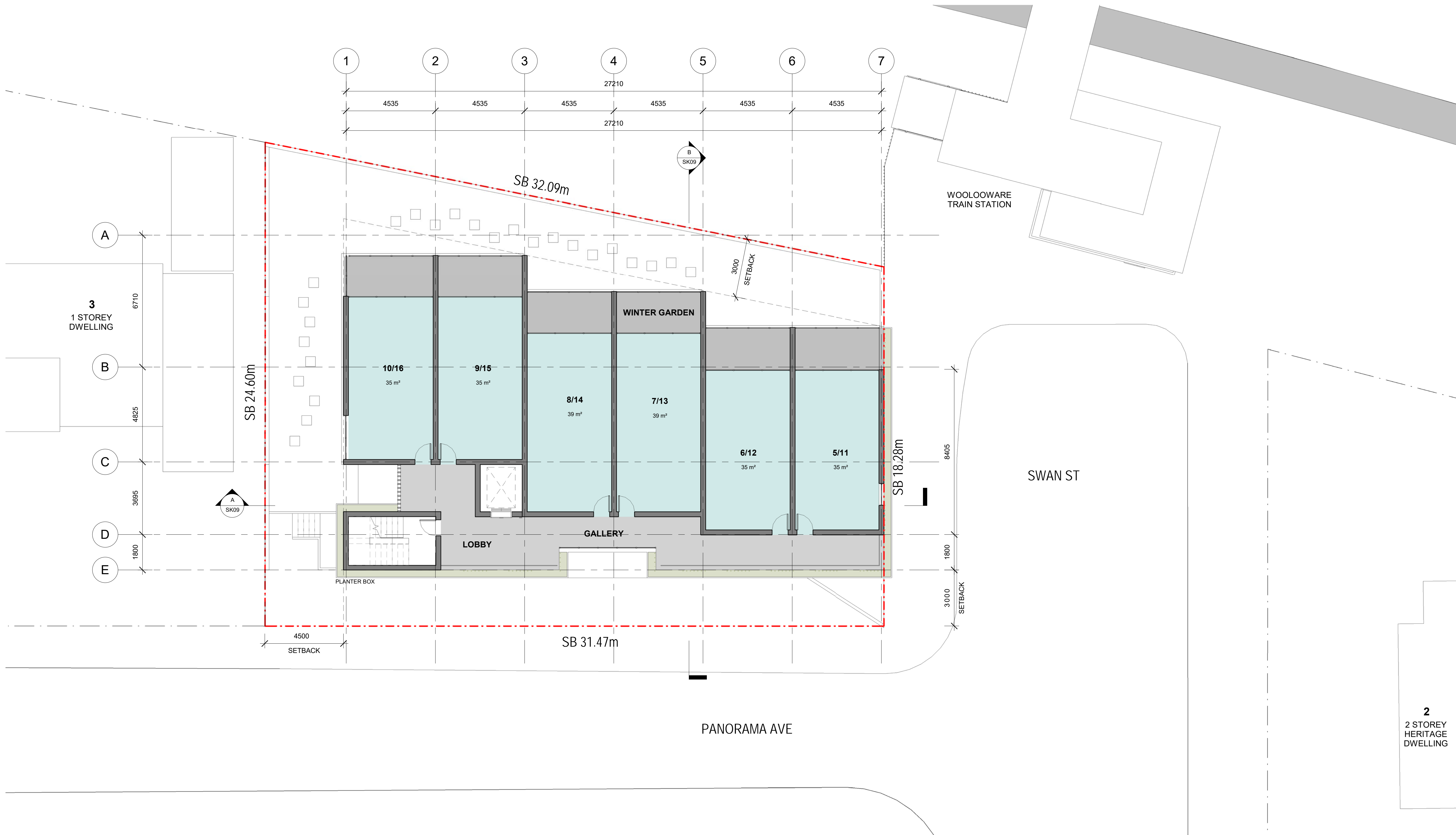
drawing no

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

LEVEL 1 (GROUND) PLAN

B

SK05



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PACIFIC PLANNING

north

tn
mn

project

scale

1:100@A1
1:200@A3

scale bar

0 1 2 3 4 5 m

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked

FS

drawing

issue

KT

project no

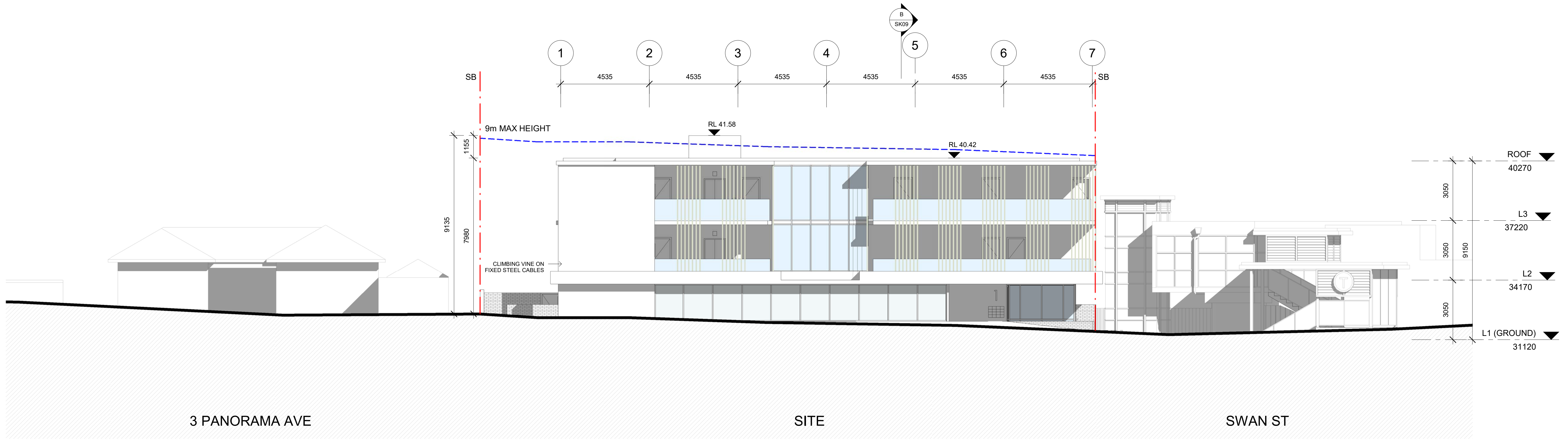
19 010

drawing no

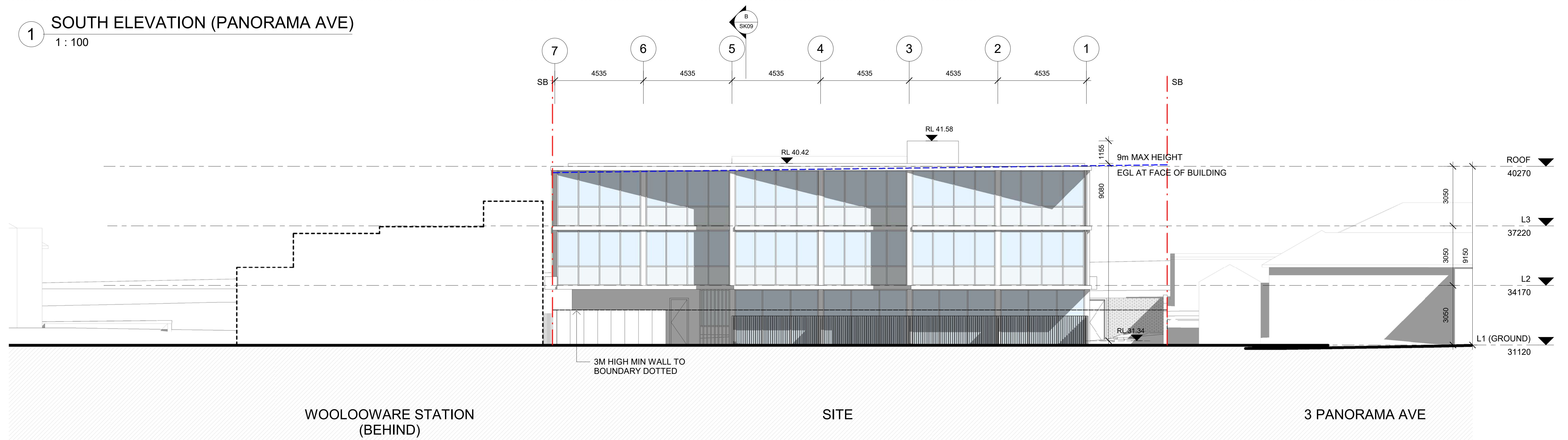
LEVEL 2-3 PLAN

B

SK06



1 SOUTH ELEVATION (PANORAMA AVE)
1 : 100



2 NORTH ELEVATION (RAILWAY)
1 : 100

issue	amendment	date	legend
A	CONCEPT DESIGN ISSUE	29.04.20	
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08-May-20 3:57:19 PM

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T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

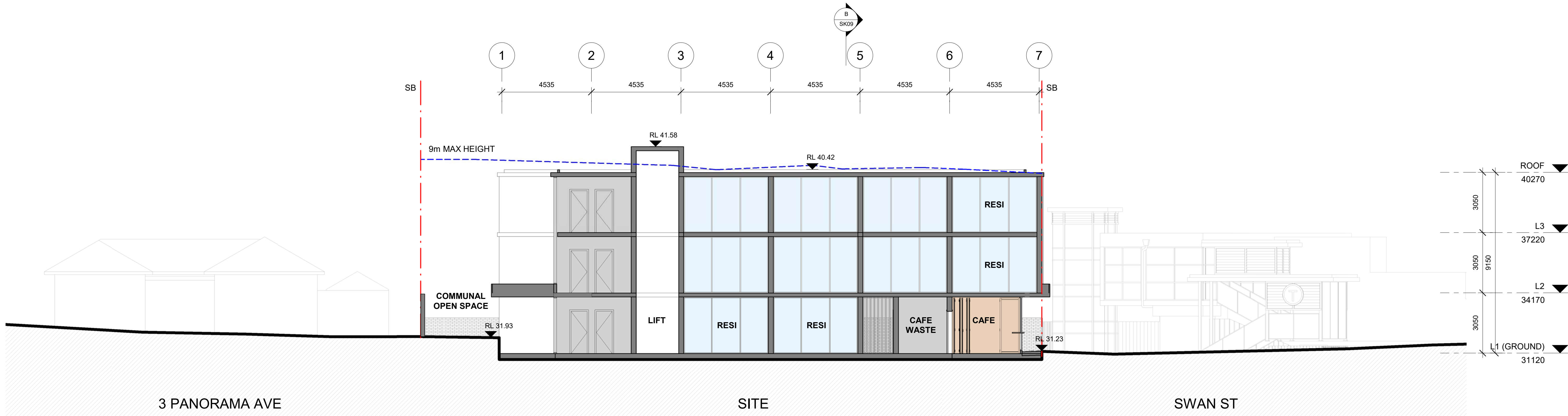
client
PACIFIC PLANNING

project
**AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE**

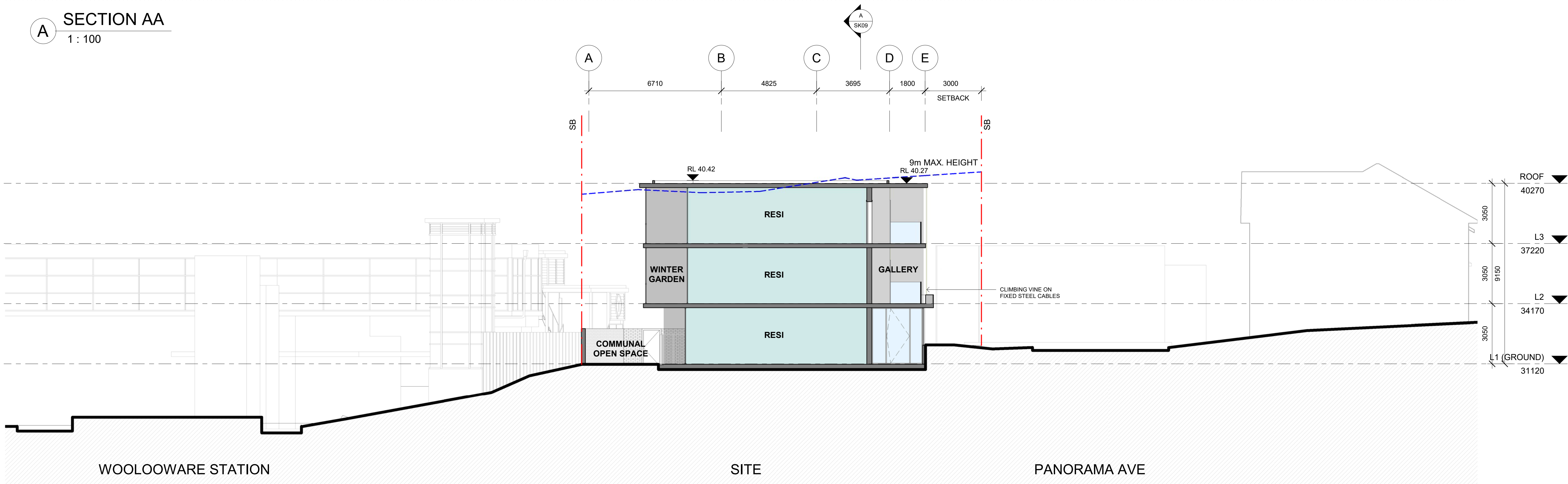
checked FS drawing SOUTH + NORTH ELEVATIONS
drawn KT issue B
project no 19 010 drawing no SK07

scale
1:100@A1
1:200@A3

scale bar
0 1 2 3 4 5 m



A SECTION AA
1 : 100



B SECTION BB
1 : 100

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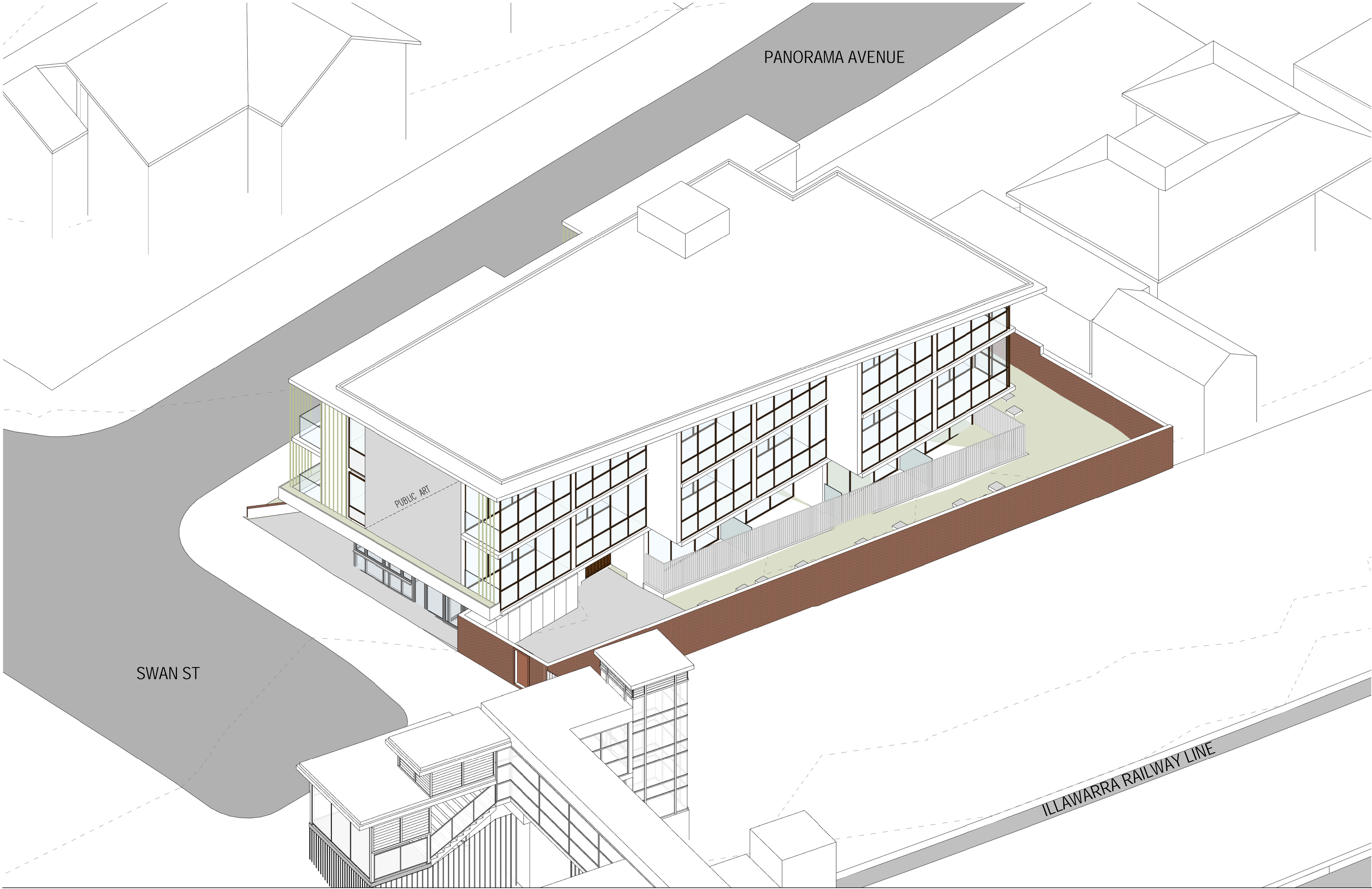
client
PACIFIC PLANNING

project
**AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE**

checked	FS	drawing	SECTION AA + BB
drawn	KT	issue	B
project no	19 010	drawing no	SK09

scale
1:100@A1
1:200@A3

scale bar
0 1 2 3 4 5 m



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PACIFIC PLANNING
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

north

project

scale

scale bar

checked

drawn

project no

drawing

FS

KT

issue

drawing no

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE
AERIAL VIEW - NORTH EAST

B
SK10

08-May-20 3:57:59 PM



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client
PACIFIC PLANNING

checked
drawing
scale
drawn
project no
scale bar

FS
KT
19 010

drawing no

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE
AERIAL VIEW - SOUTH WEST
B
SK11

08-May-20 3:58:08 PM



issue	amendment	date	legend
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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client
PACIFIC PLANNING

north

project

scale

scale bar

checked

drawn

project no

drawing

FS

KT

issue

drawing no

19 010

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

AERIAL VIEW - SOUTH EAST

B
SK12

08-May-20 3:58:18 PM



issue	amendment	date	legend
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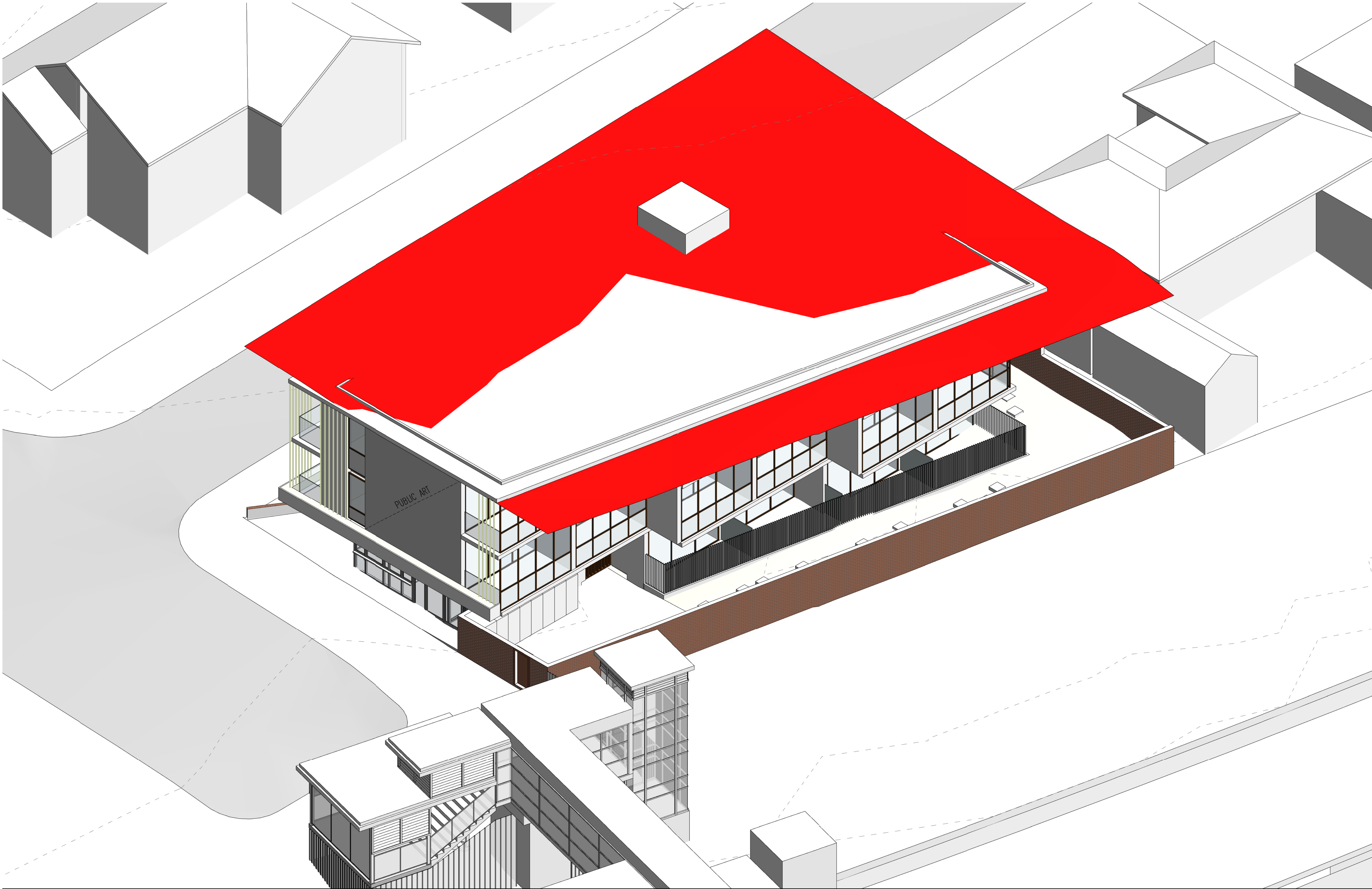
architect
stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
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client
PACIFIC PLANNING

checked
drawing
FS
scale
drawn
KT
project no
19 010

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE
AERIAL VIEW - NORTH WEST
B
SK13

08-May-20 3:59:27 PM



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9.5M MAXIMUM HEIGHT OF BUILDING

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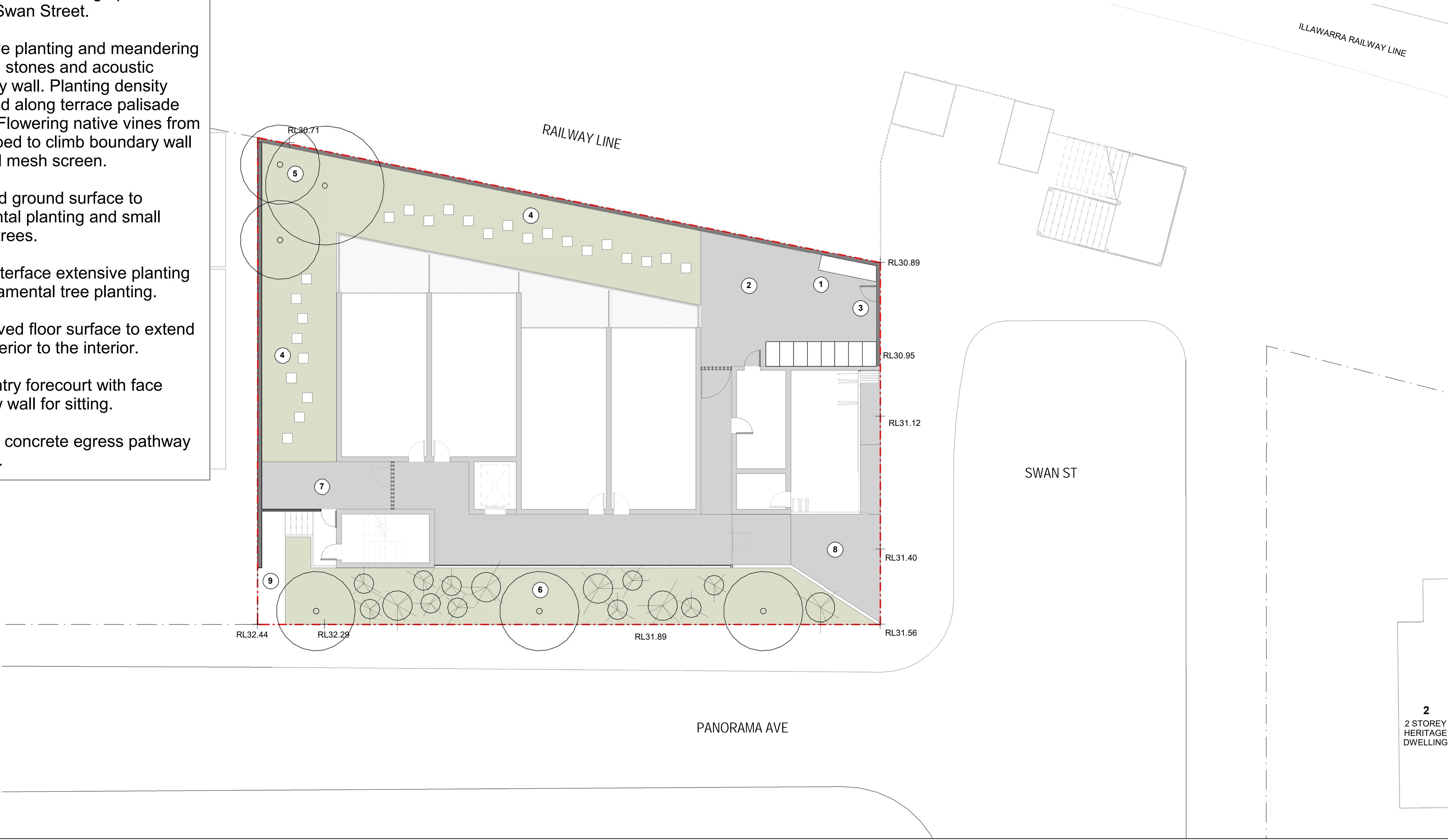
PACIFIC PLANNING

project
checked FS drawing
drawn KT issue
project no 19 010 drawing no
scale bar
scale

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE
HOB 'FOG' DIAGRAM
B
SK14

NOTES

- 1. BBQ and food preparation surfaces
- 2. Picnic and small group passive social areas with permeable gravel
- 3. Service access through palisade gate to Swan Street.
- 4. Extensive planting and meandering stepping stones and acoustic boundary wall. Planting density increased along terrace palisade fences. Flowering native vines from garden bed to climb boundary wall on metal mesh screen.
- 5. Mounded ground surface to ornamental planting and small canopy trees.
- 6. Street interface extensive planting with ornamental tree planting.
- 7. Hard paved floor surface to extend from exterior to the interior.
- 8. Small entry forecourt with face brick low wall for sitting.
- 9. Brushed concrete egress pathway to street.



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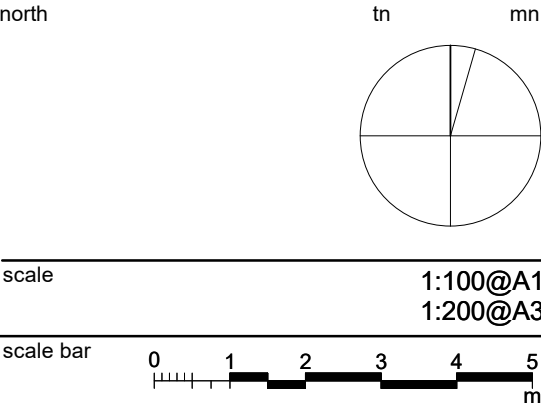
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PACIFIC PLANNING



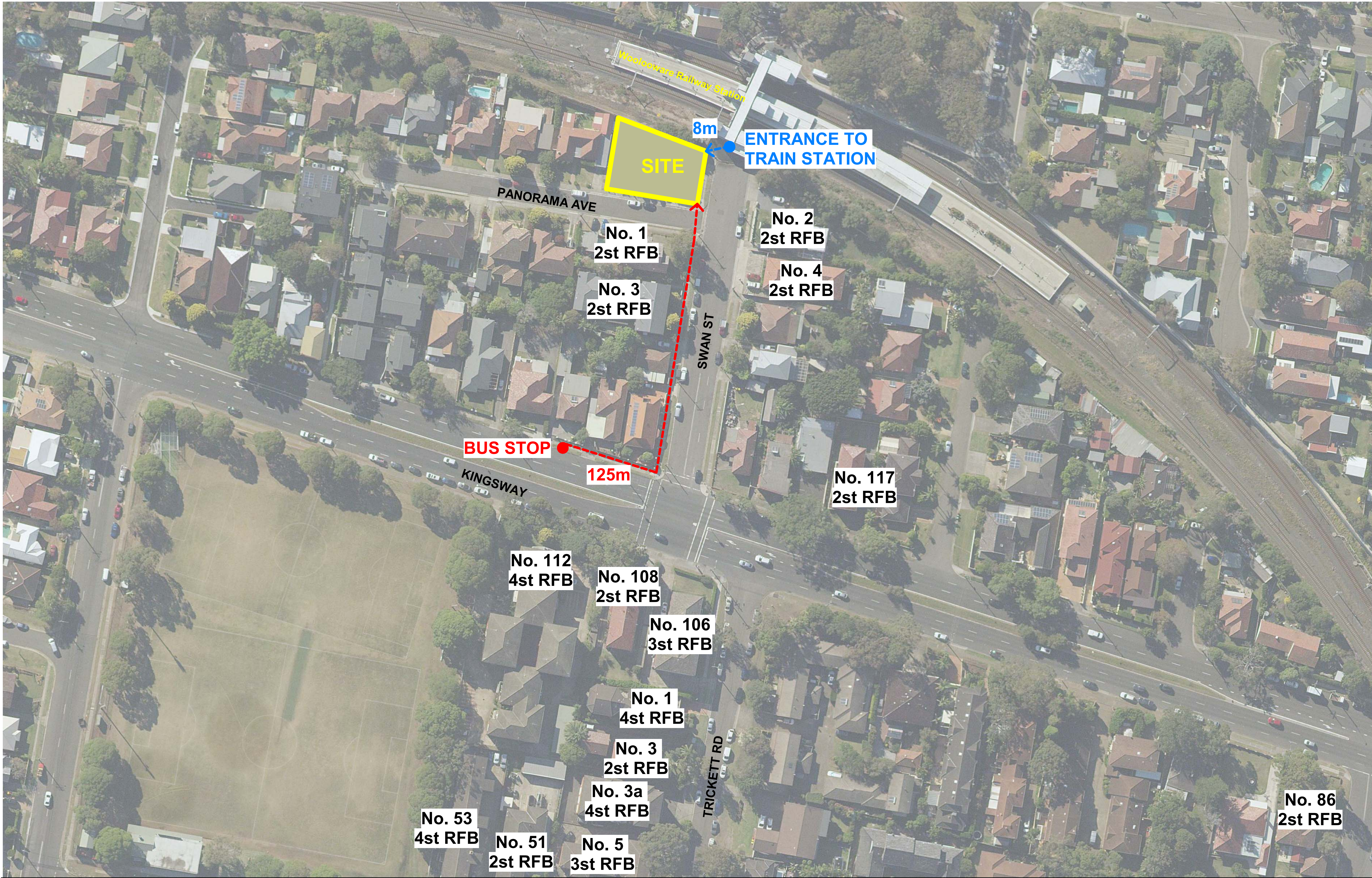
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked JN drawing

drawn FS issue

project no 19 010 drawing no

SK15



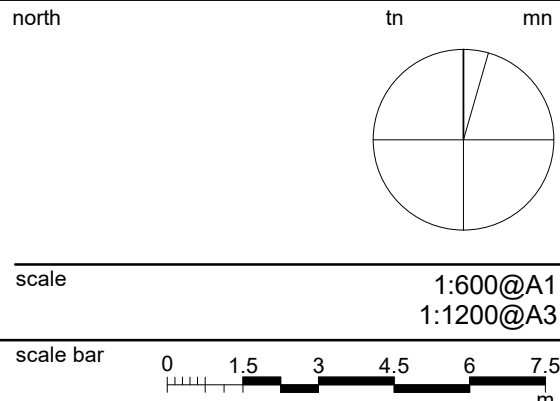
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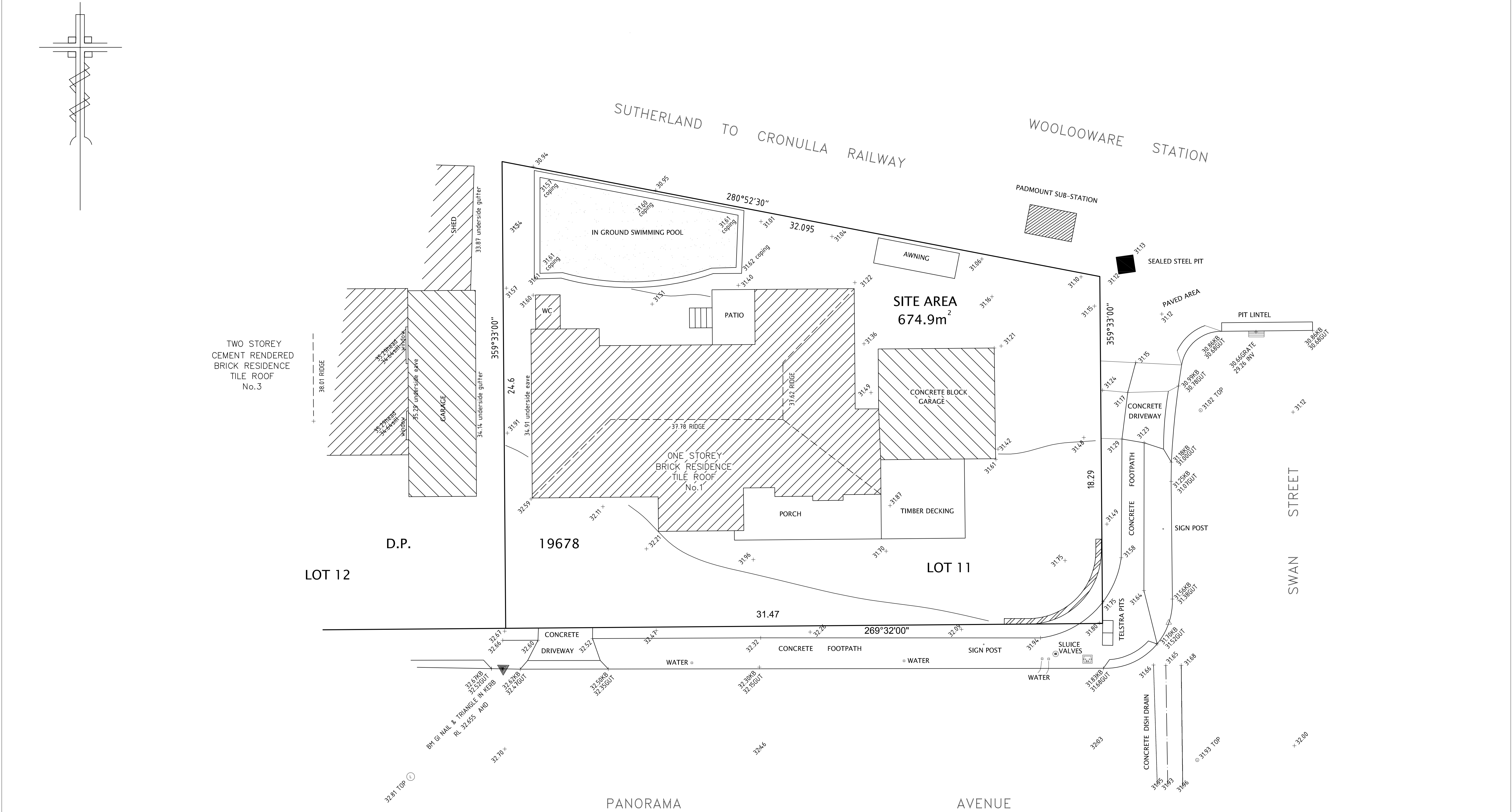
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PACIFIC PLANNING



AFFORDABLE RENTAL HOUSING 1 PANORAMA AVE WOOLLOOWARE			
PROXIMITY PLAN			
checked	FS	drawing	
drawn	JN	issue	
project no	19 010	drawing no	

SK16



NO BOUNDARY DEFINITION HAS BEEN UNDERTAKEN IN COMPILING THIS DETAIL SURVEY.
AN UNDERGROUND SERVICES SEARCH HAS NOT BEEN UNDERTAKEN. CONTACT www.1100.com.au "DIAL BEFORE YOU DIG" PRIOR TO COMMENCEMENT OF ANY WORKS.

NOTE: ORIGIN OF LEVELS SRA MARK No.14983 RL 29.279 A.H.D.
CONTOUR INTERVAL: 0.5m

						NOTES THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. SERVICES WHERE SHOWN, ARE AS NOTED BY FIELD SURVEY. ROOF LINES ARE APPROXIMATE. NO UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. ANY POINT OR FEATURE CRITICAL TO THE DESIGN MUST BE LOCATED ACCURATELY BY SURVEY. ADOPT SPOT LEVELS IN PREFERENCE TO CONTOURS. CONTOURS ARE APPROXIMATE, WHERE SHOWN. DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY. ALL DETAILS AND FEATURES HAVE BEEN PLOTTED IN RELATION TO OCCUPATIONS (FENCES AND/OR WALLS) THESE OCCUPATIONS HAVE NOT YET BEEN LOCATED IN RELATION TO THE BOUNDARIES.	Conditions of Use. "This drawing and all electronic drawings and media shall only be used for the purpose for which it was commissioned and in accordance with the terms of "aggrement of the commission "	DC SURVEYING REGISTERED SURVEYORS 23A WILLIAM ROAD RIVERWOOD 2210 (MOBILE) 0425 255535 (EMAIL) dc006@outlook.com Surveyor; DAVID CAREY Reg No.53	Scale 1:100 @ A1 Date 7/03/2020 Drawn D.C. Client STANISIC AND ASSOCIATES This Drawing must not be used for Construction unless signed as Approved	Approved Survey; DC/WC Datum A.H.D.	Title SURVEY PLAN SHOWING LEVELS AND DETAIL OVER LOT 11 D.P. 19678 AT No 1 PANORAMA STREET WOOLLOOWARE L.G.A: SUTHERLAND SHIRE PARISH: SUTHERLAND	Job Ref. 2007	DO NOT SCALE	SHEET 1 OF 1 SHEETS
1	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date								

