



PROPOSED AFFORDABLE RENTAL HOUSING

1 PANORAMA AVENUE

WOOLLOOWARE NSW

SKETCH DESIGN

DRAWING NO.	DRAWING NAME	REVISION DATE	
000 SERIES: CONTEXT, SITE + DEVELOPMENT DATA			
DA 000	COVER SHEET	B	28.05.25
DA 001	DEVELOPMENT DATA	B	28.05.25
DA 002	CONTEXT PLAN	B	28.05.25
DA 003	SITE ANALYSIS PLAN	B	28.05.25
DA 004	SITE PLAN	B	28.05.25
100 SERIES: FLOOR PLANS			
DA 101	LEVEL 1 (GROUND) PLAN	B	28.05.25
DA 102	LEVEL 2 - 8 PLAN	B	28.05.25
DA 104	LEVEL 09 (ROOF TERRACE)	B	28.05.25
200 SERIES: ELEVATIONS + SECTIONS			
DA 201	SOUTH ELEVATION	A	28.05.25
DA 202	NORTH ELEVATION	A	28.05.25
DA 203	WEST ELEVATION	A	28.05.25
DA 205	EAST ELEVATION	A	28.05.25
DA 210	SECTION BB	B	28.05.25
300 SERIES: DIAGRAMS			
DA 303	HOB 'FOG' DIAGRAM	B	28.05.25
400 SERIES: MASSING VIEWS			
DA 411	MASSING VIEW - INDICATIVE FUTURE CONTEXT - NORTH EAST	B	28.05.25
DA 412	MASSING VIEW - EXISTING CONTEXT - NORTH EAST	B	28.05.25
DA 413	MASSING VIEW - INDICATIVE FUTURE CONTEXT - SOUTH EAST	B	28.05.25
DA 414	MASSING VIEW - EXISTING CONTEXT - SOUTH EAST	B	28.05.25
500 SERIES: SHADOW DIAGRAMS			
DA 500	SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 1	B	28.05.25
DA 501	SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 2	B	28.05.25
DA 502	SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 3	B	28.05.25
DA 503	SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 4	B	28.05.25
DA 504	SHADOW DIAGRAMS (EQUINOX) - SHEET 1	B	28.05.25
DA 505	SHADOW DIAGRAMS (EQUINOX) - SHEET 2	B	28.05.25
DA 510	SHADOW DIAGRAMS - FUTURE (WINTER SOLSTICE) - SHEET 1	B	28.05.25
DA 511	SHADOW DIAGRAMS - FUTURE (WINTER SOLSTICE) - SHEET 2	B	28.05.25
DA 512	SHADOW DIAGRAMS - FUTURE (WINTER SOLSTICE) - SHEET 3	B	28.05.25
DA 513	SHADOW DIAGRAMS - FUTURE (WINTER SOLSTICE) - SHEET 4	B	28.05.25
600 SERIES: SUN EYE VIEW DIAGRAMS			
DA 601	SUN EYE VIEWS - WINTER SOLSTICE - SHEET 1	B	28.05.25
DA 602	SUN EYE VIEWS - WINTER SOLSTICE - SHEET 2	B	28.05.25
DA 610	SUN EYE VIEWS (FUTURE) - WINTER SOLSTICE- SHEET 1	B	28.05.25
DA 611	SUN EYE VIEWS (FUTURE) - WINTER SOLSTICE - SHEET 2	B	28.05.25
800 SERIES: DIAGRAMS			
DA 801	GFA DIAGRAMS	B	28.05.25
DA 802	COS & DEEPSOIL DIAGRAM	B	28.05.25
DA 830	CROSS VENTILATION DIAGRAMS	B	28.05.25
DA 840	SOLAR ACCESS DIAGRAMS	B	28.05.25
900 SERIES: VISUALIZATIONS			
DA 900	STREET VIEW - FUTURE CONTEXT - VIEW 01	A	28.05.25
DA 901	STREET VIEW - FUTURE CONTEXT - VIEW 02	A	28.05.25
DA 902	STREET VIEW - FUTURE CONTEXT - VIEW 03	A	28.05.25
DA 903	STREET VIEW - FUTURE CONTEXT - VIEW 04	A	28.05.25

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

architect

stanisic architects

Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9356 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client



Pacific Community Housing

north

tn

project

checked

FS

drawing

scale

1:600@A1
1:1200@A3

drawn

scale bar

0 1.5 3 4.5 6 7.5 m

project no

24 010

drawing no

AFFORDABLE RENTAL HOUSING

1 PANORAMA AVE WOOLLOOWARE

COVER SHEET

B

DA 000

SITE AREA: 674m²			
PROPOSED BUILDING HEIGHT: 25.0M (8 STOREYS)		ALLOWABLE H.O.B: 31.2 M (24M + 30% AFFORDABLE BONUS)	
PROPOSED FSR : 2.86 : 1		ALLOWABLE FSR: 2.86 : 1 (2.2:1 + 30% AFFORDABLE BONUS)	
PROPOSED GFA: 1927.0M²		ALLOWABLE GFA: 1927.6M²	

GROSS FLOOR AREA		
LEVEL	USE	GFA (m²)
LEVEL 01 (G)	NON-RESIDENTIAL GFA	62
LEVEL 01 (G)	RESIDENTIAL GFA	64
LEVEL 02	RESIDENTIAL GFA	248
LEVEL 03	RESIDENTIAL GFA	248
LEVEL 04	RESIDENTIAL GFA	248
LEVEL 05	RESIDENTIAL GFA	248
LEVEL 06	RESIDENTIAL GFA	248
LEVEL 07	RESIDENTIAL GFA	248
LEVEL 08	RESIDENTIAL GFA	248
LEVEL 09 (ROOF TERRACE)	RESIDENTIAL GFA	67
TOTAL PROPOSED GFA : 1927M²		

LANDSCAPE AREA (COMMUNAL OPEN SPACE)	
LEVEL	AREA (m²)
COS AREA (LEVEL 1)	142
COS AREA (LEVEL 9)	64
PROPOSED : 206M² (31%)	
REQUIRED : 202M² (30% X 674M)	

DEEP SOIL	
LEVEL	DEEP SOIL AREA (m²)
LEVEL 01 (G)	183
PROPOSED : 183M² (27%)	
REQUIRED : 101M² (15% X 674M)	

CROSS VENT:
PROPOSED: 21/28 (75%)
REQUIRED : 17/28 (60%)

SOLAR ACCESS (9AM - 3PM):
PROPOSED: 28/28 (100%)
REQUIRED : 20/28 (70%)

UNIT MIX				
LEVEL	STUDIO	1 BED	2 BED	TOTAL
LEVEL 01 (G)				
LEVEL 02	1	2	1	4
LEVEL 03	1	2	1	4
LEVEL 04	1	2	1	4
LEVEL 05	1	2	1	4
LEVEL 06	1	2	1	4
LEVEL 07	1	2	1	4
LEVEL 08	1	2	1	4
LEVEL 09 (ROOF TERRACE)				

TOTAL UNITS : 28

3

6

MIN. 10%
LIVABLE

MIN. 20%
ADAPTABLE

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.

1.

Create visual connection across railway line on Woollooware Road to reinforce its heritage significance as the first road in the Sutherland Shire.
2.

Reinforce heritage significance of Woollooware Road with street tree planting and an landscaped interface to the street.
3.

Create a publicly accessible pedestrian pathway by extending Panorama Road alignment to the west to increase permeability and create an address for future buildings to the north of the block.
4.

Reinforce Swan Street as a primary local street that connects Wills Road and the Woollooware Local Centre to the north of the railway line. Locate shops with a nil setback along Swan Street with the potential for a small public square at the southern corner of Swan Street and Panorama Road where a small park was once located.
5.

Increased setbacks along Kingsway with supplementary street tree planting (Port Jackson Figs) to reinforce Kingsway as the Avenue.
6.

Increase pedestrian safety and protect trees by removing existing footpath to the north of Kingsway and replacing it with a wide boardwalk adjacent to the face of future buildings forms that are activated by terrace-style apartments at ground level.
7.

Future built forms with a 6 storey street wall, and additional storeys that are setback 3m above.
8.

Local communal open spaces at ground level as landscaped open space and roof terraces.
9.

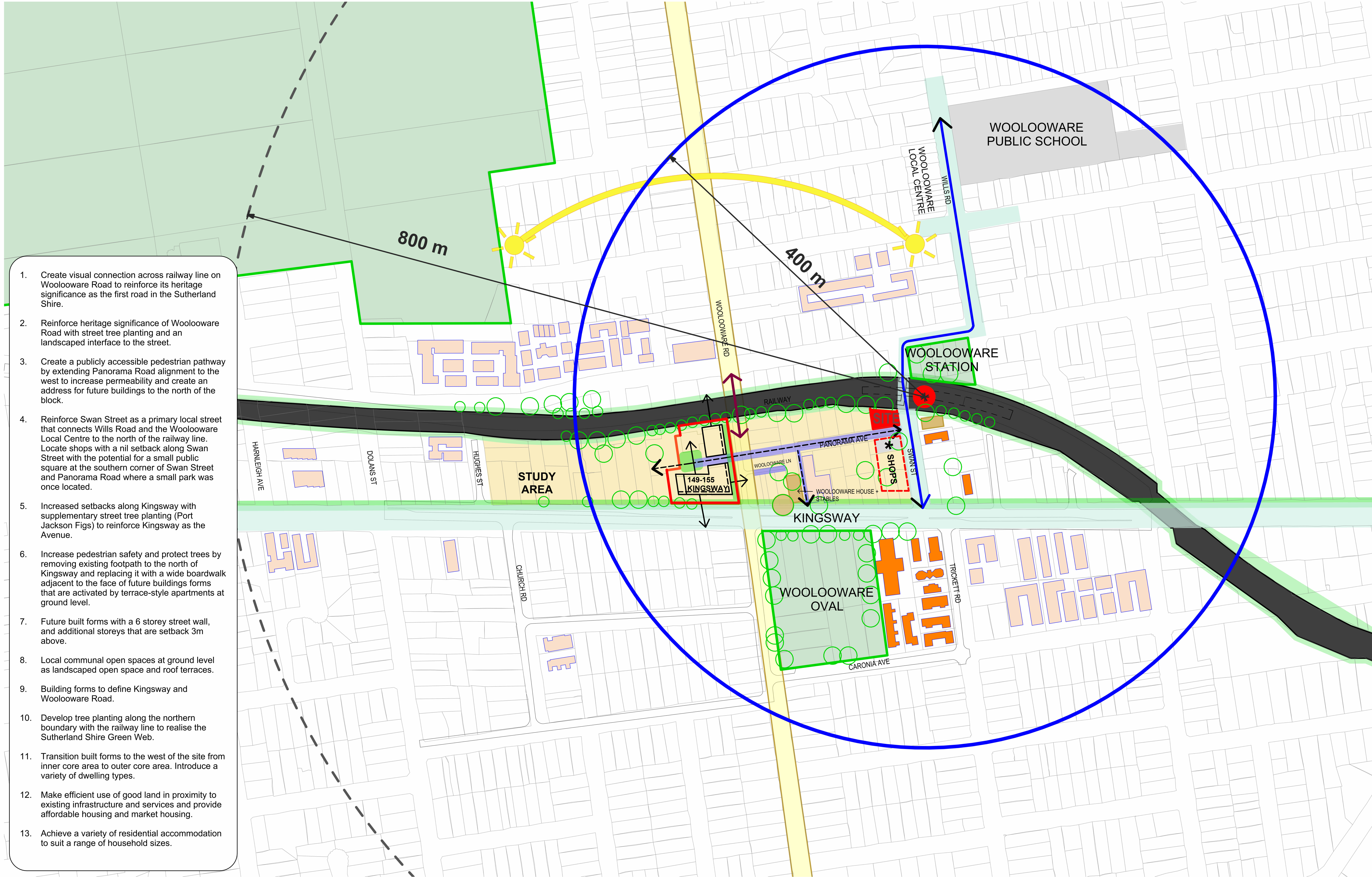
Building forms to define Kingsway and Woollooware Road.
10.

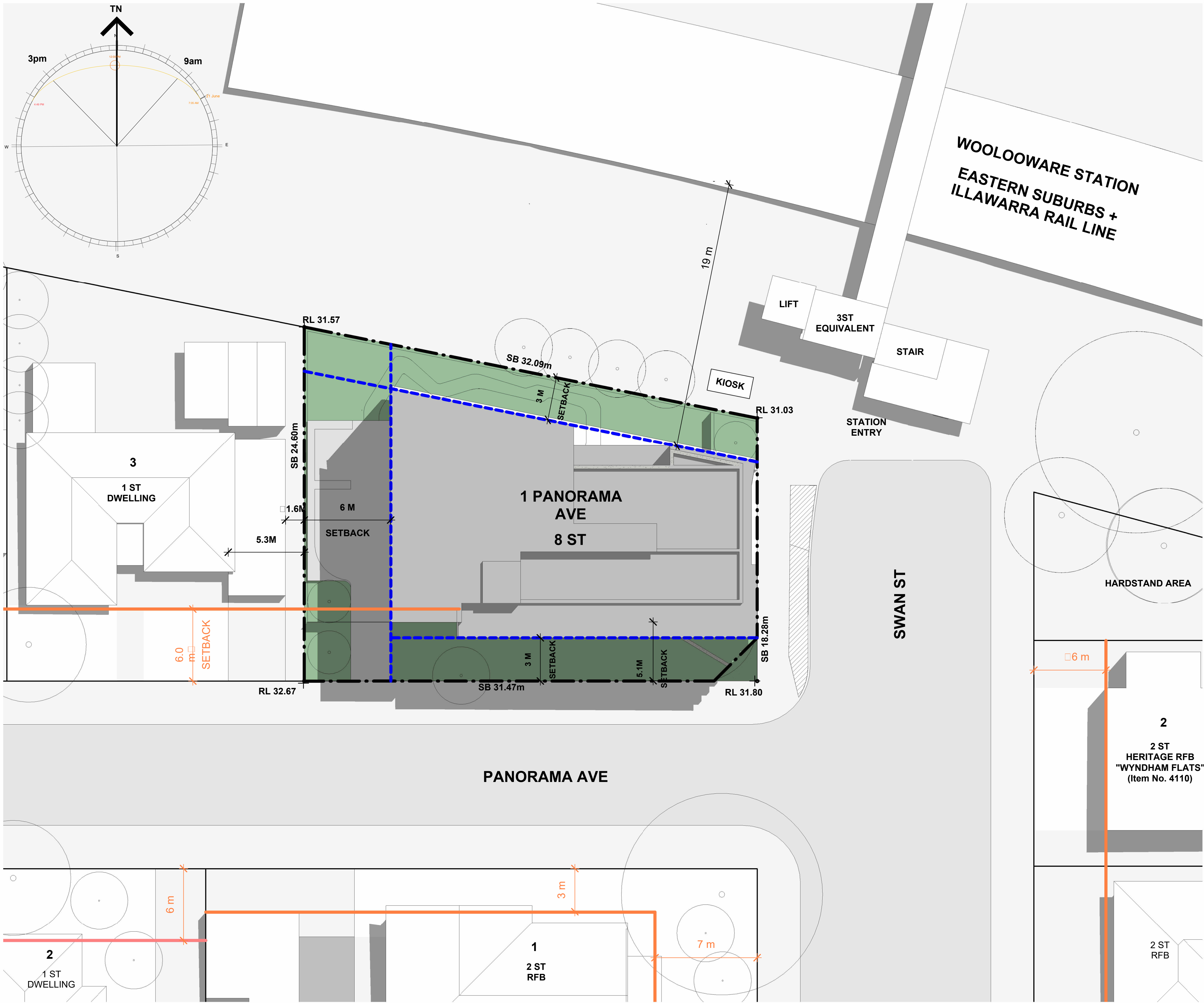
Develop tree planting along the northern boundary with the railway line to realise the Sutherland Shire Green Web.
11.

Transition built forms to the west of the site from inner core area to outer core area. Introduce a variety of dwelling types.
12.

Make efficient use of good land in proximity to existing infrastructure and services and provide affordable housing and market housing.
13.

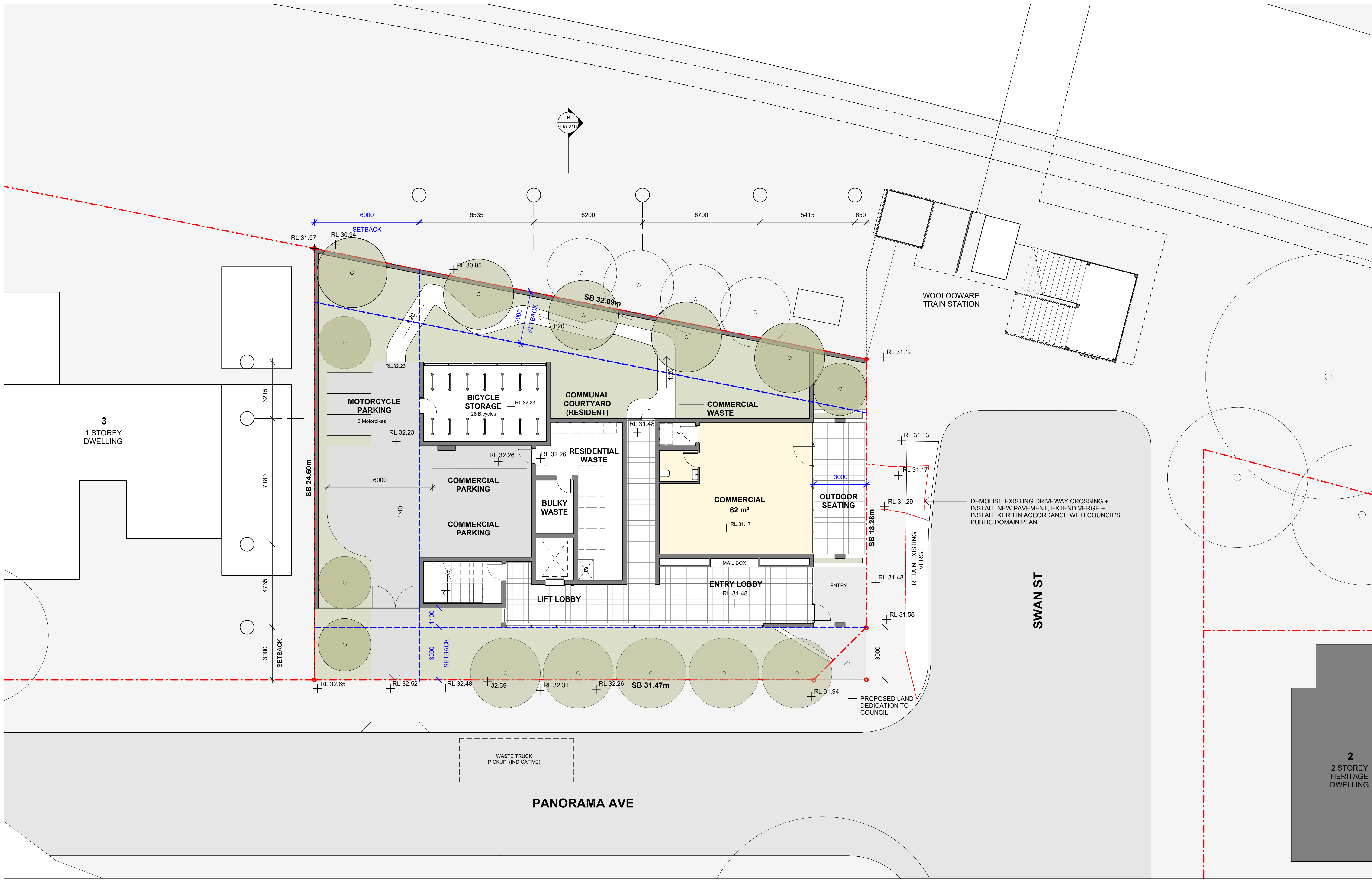
Achieve a variety of residential accommodation to suit a range of household sizes.





issue		amendment	date	legend	architect	client	north	tn	project					
A	STAGE 1 + 2 : SKETCH DESIGN		28.04.25		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				AFFORDABLE RENTAL HOUSING 1 PANORAMA AVE WOOLLOOWARE					
B	STAGE 1 + 2 : FINAL SKETCH DESIGN		28.05.25											
do not scale from drawings.					the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.									
					scale bar 0 1.5 3 4.5 6 7.5 m									
					scale					1:150@A1 1:300@A3	drawn	JN	issue	B
					scale bar					0 1.5 3 4.5 6 7.5 m	project no	24 010	drawing no	DA 004

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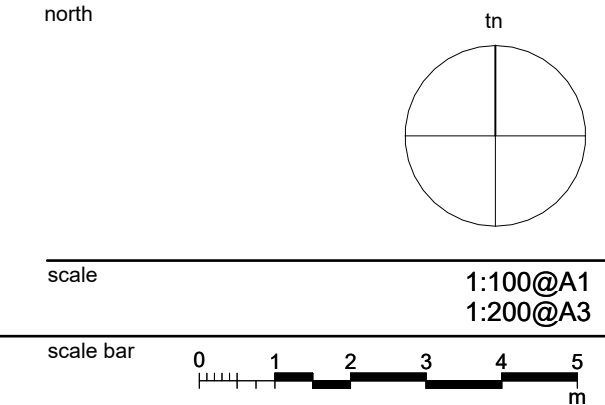


issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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

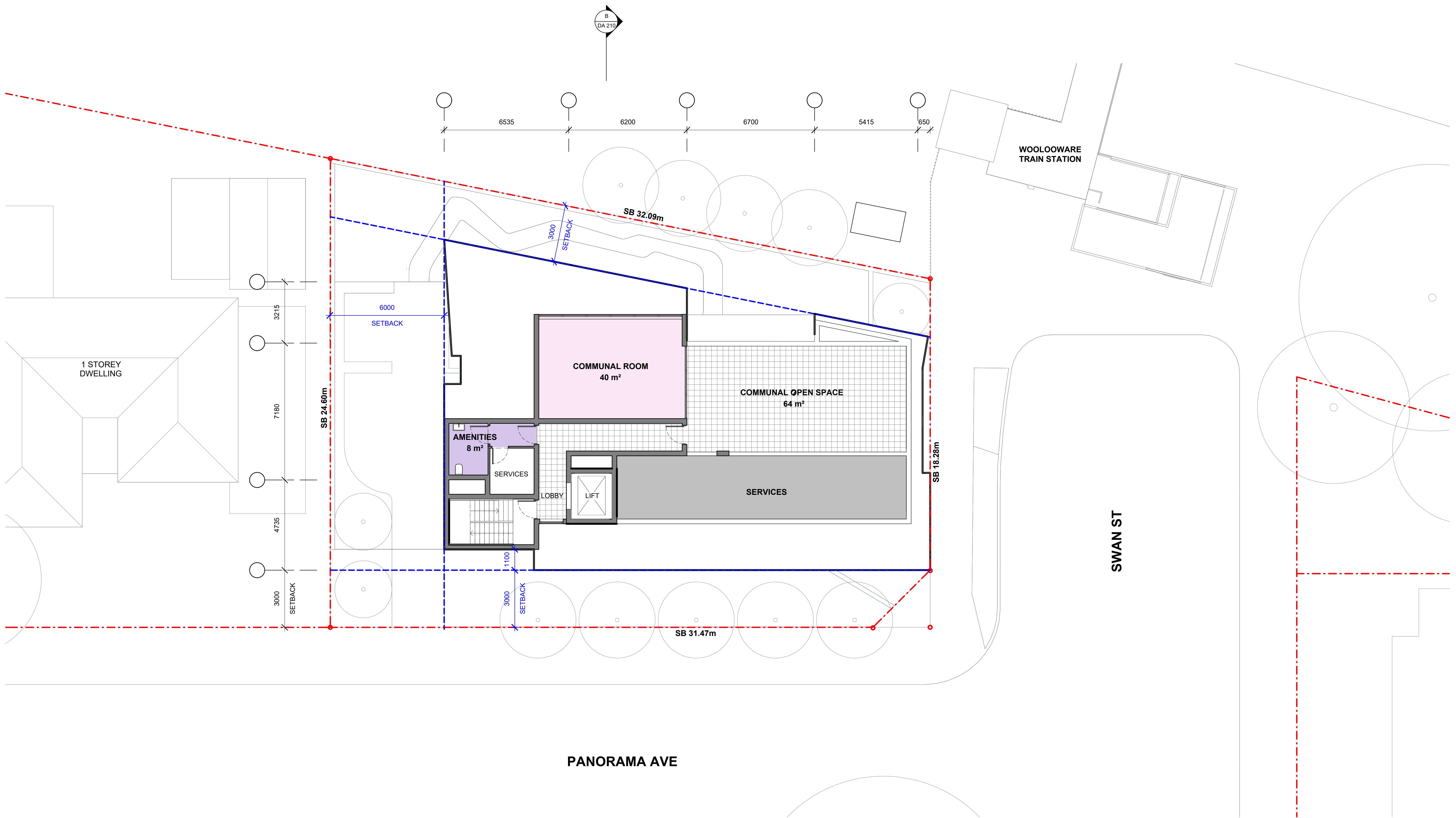
Pacific Community Housing



AFFORDABLE RENTAL HOUSING 1 PANORAMA AVE WOOLLOOWARE			
LEVEL 1 (GROUND) PLAN			
checked	FS	drawing	
drawn	JN	issue	
project no	24 010	drawing no	

28/05/2025 4:06:08 PM





issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
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architect
stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
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www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

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Pacific Community Housing

north

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE
LEVEL 09 (ROOF TERRACE)

checked	FS	drawing	
drawn	JN	issue	B
project no	24 010	drawing no	DA 104

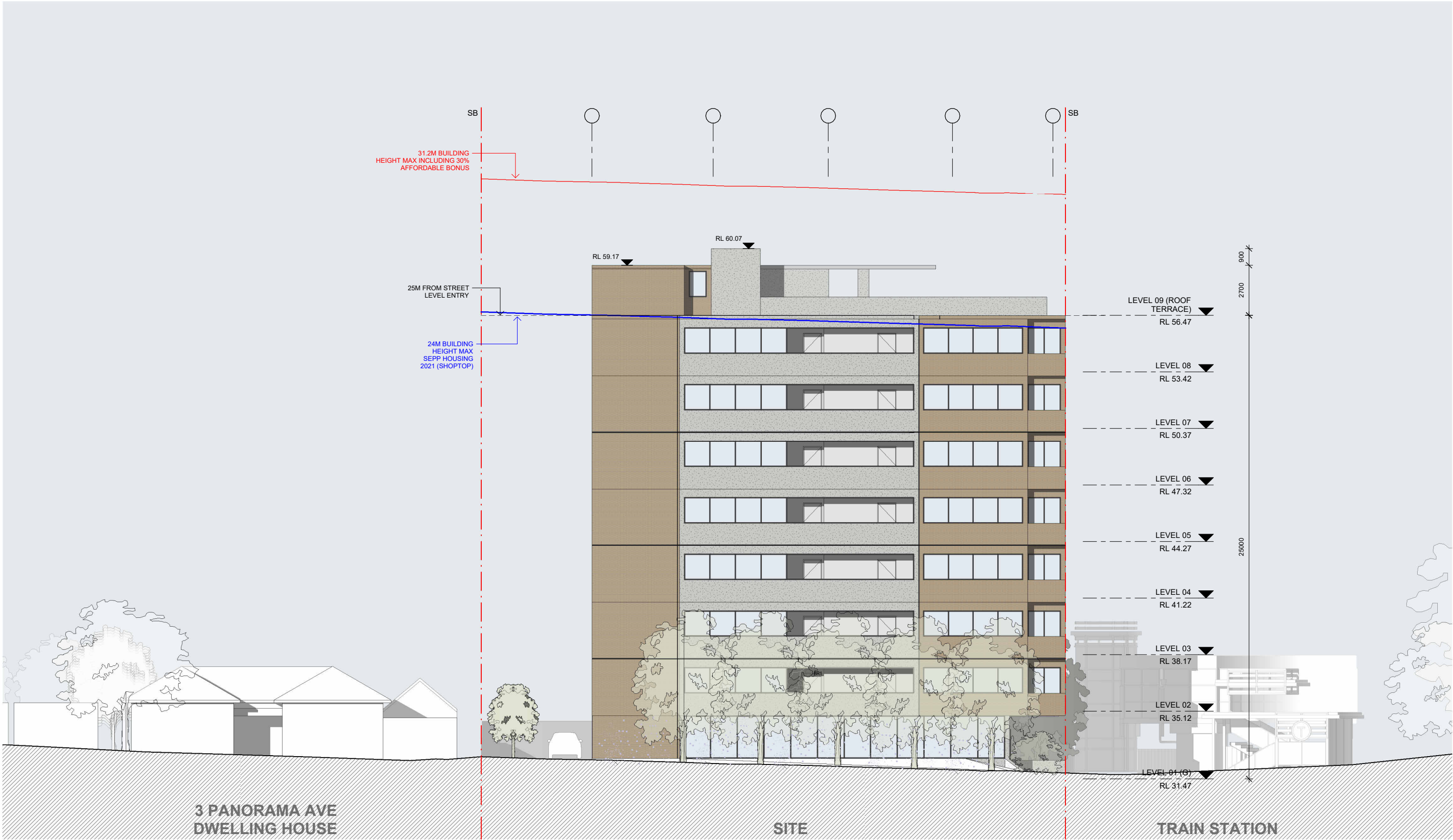
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1:200@A3

scale bar
0 1 2 3 4 5
m

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do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



1

SOUTH ELEVATION (PANORAMA AVE)

1 : 100

issue	amendment	date	legend
A	STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25	

architect

stanisic architects

Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9356 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

Pacific Community Housing

project

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked	drawing
FS	SOUTH ELEVATION

drawn	issue
JN	A

project no	drawing no
24 010	DA 201

scale

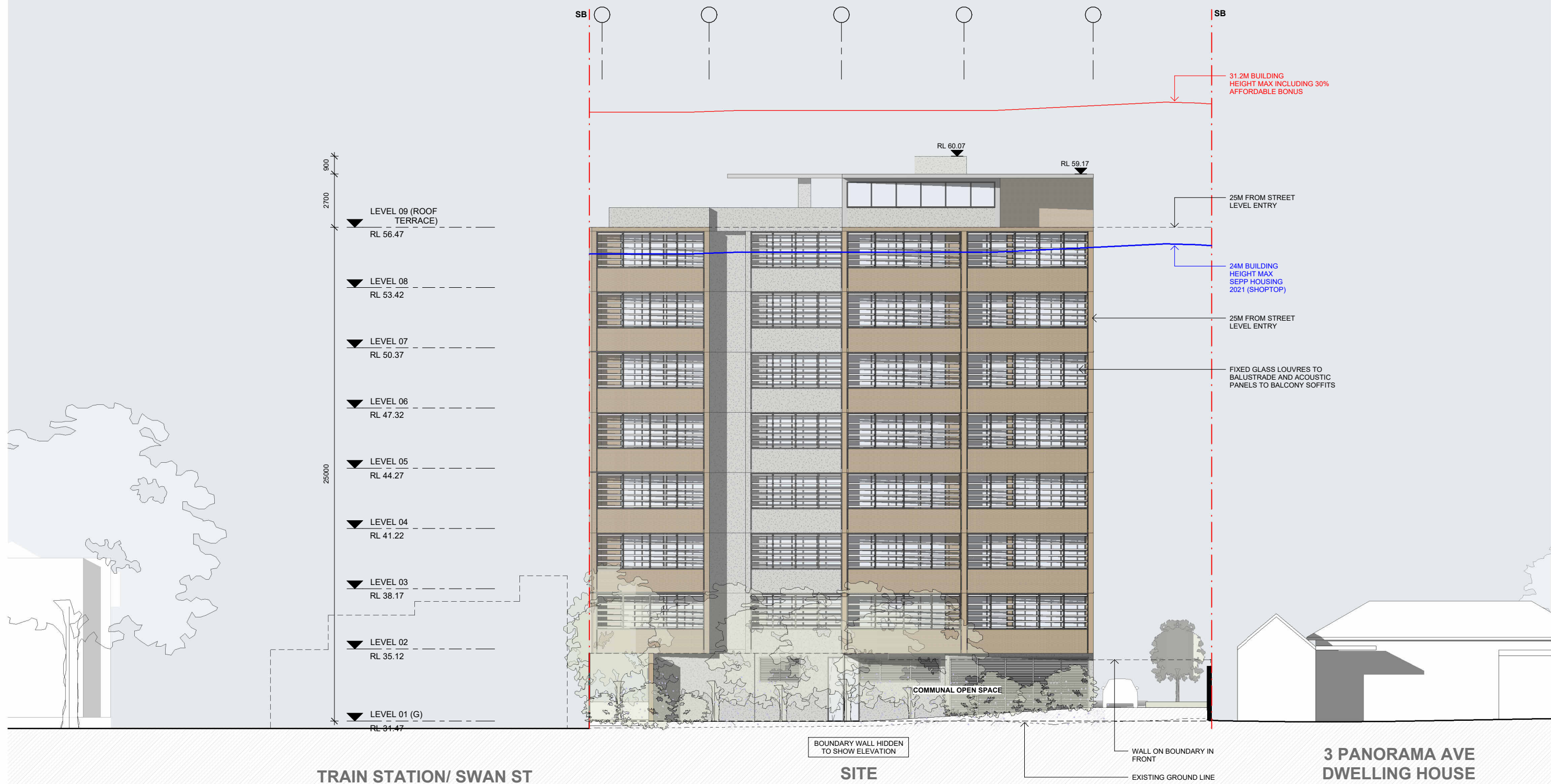
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1:200@A3

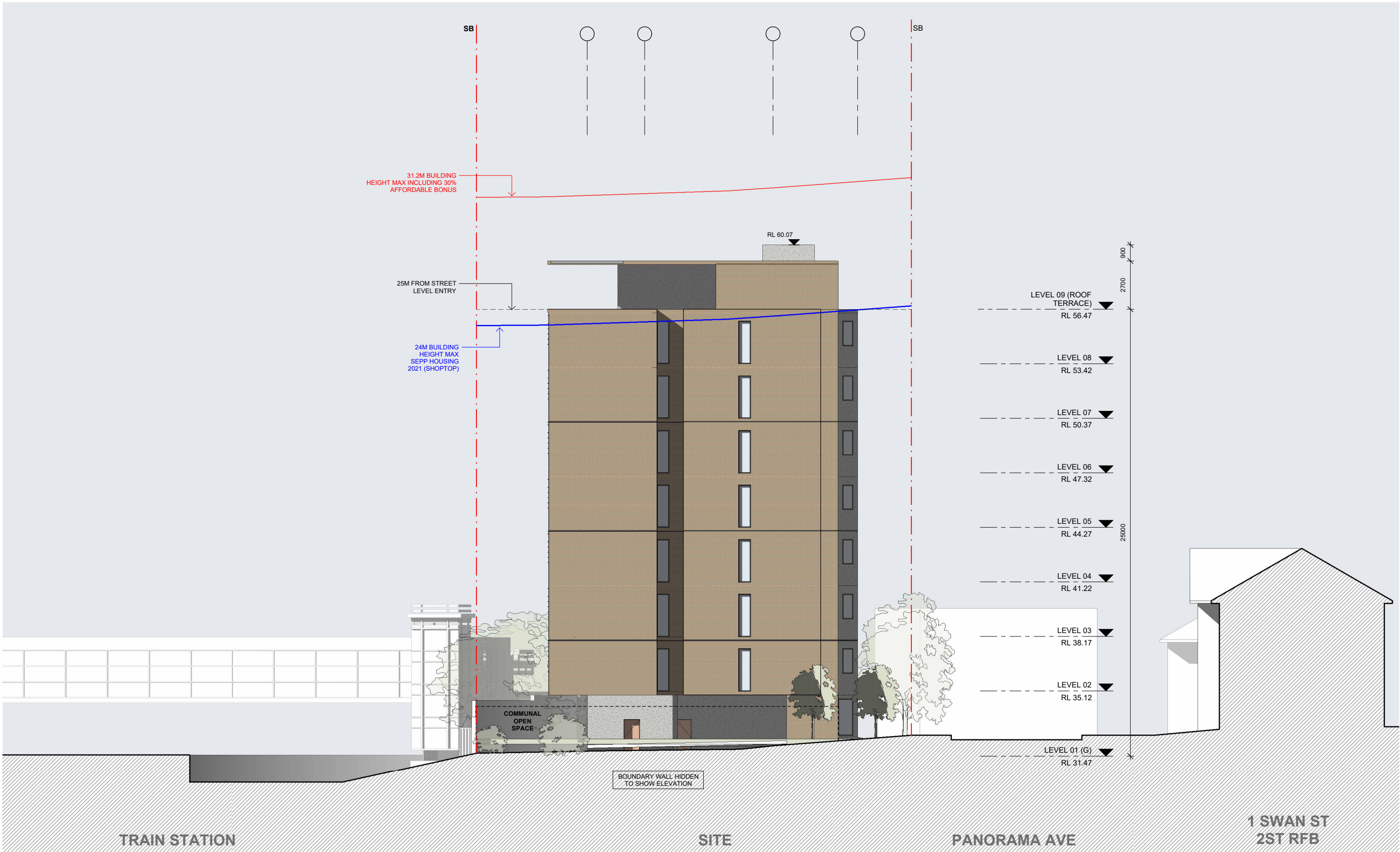
scale bar

0 1 2 3 4 5 m

do not scale from drawings.

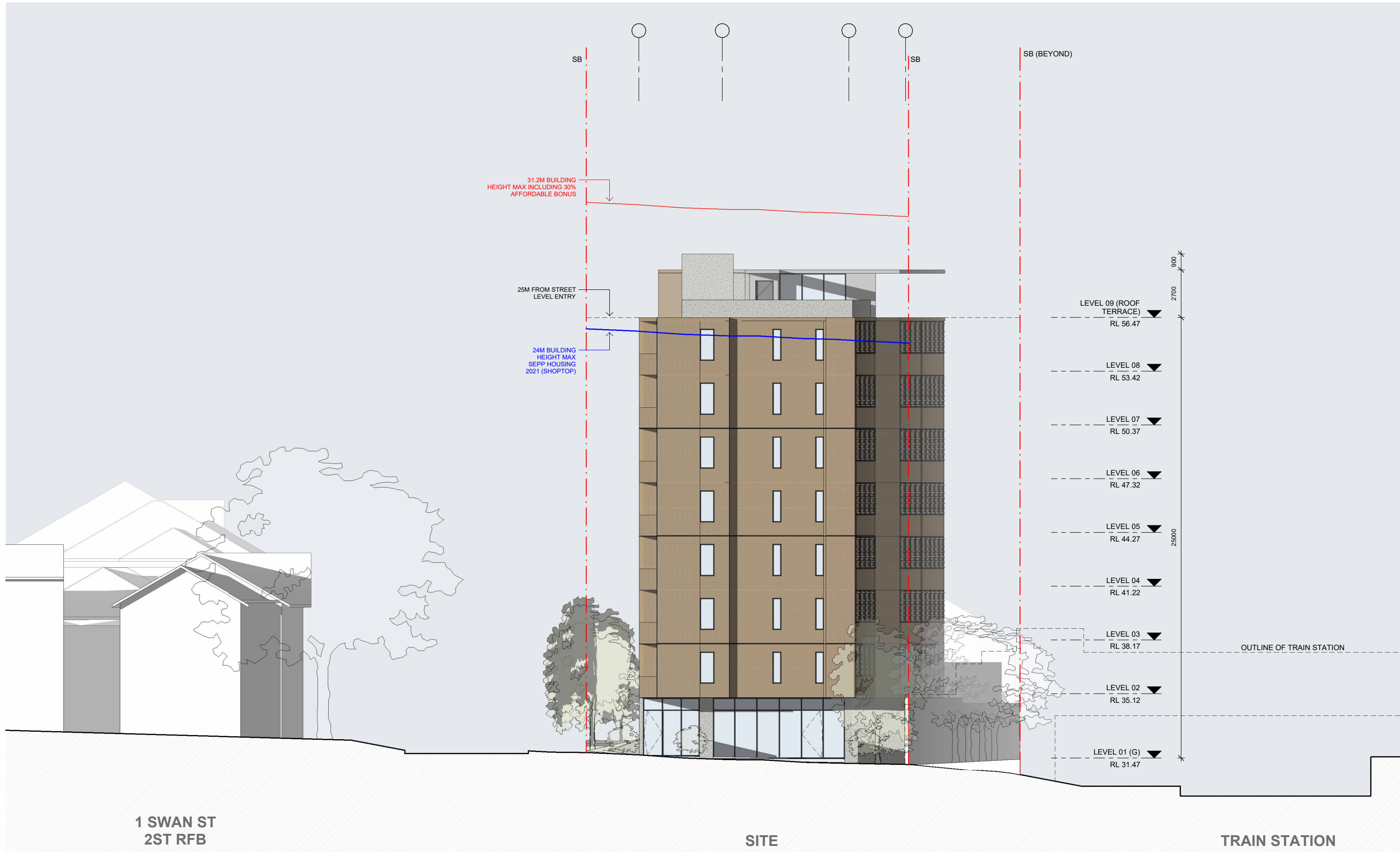
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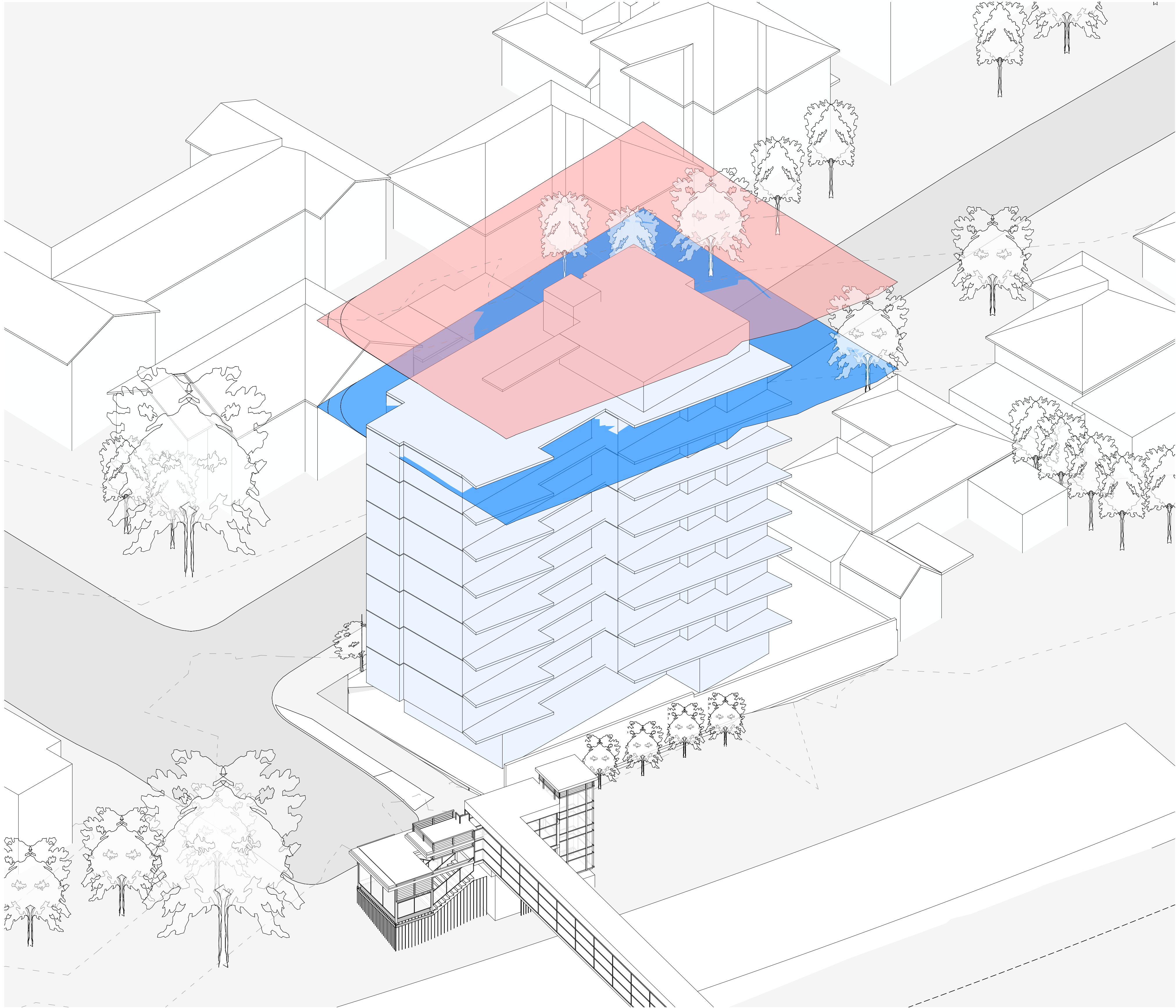
1 WEST ELEVATION
1 : 100

issue		amendment	date	legend		architect	project
A		STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25	BR1	FACE BRICK	stanisic architects Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9356 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanisic 4480	AFFORDABLE RENTAL HOUSING 1 PANORAMA AVE WOOLLOOWARE
				BL	BALLAST		
				P01	PAINT FINISH TO MATCH BR1		
				AL1	ALUMINIUM FRAMED WINDOWS + DOORS		
				AL2	ALUMINIUM LOUVRED SCREENS + PLANT SCREEN		
				AL3	ALUMINIUM LOUVRES WITH FIRE DAMPER		
				AL4	ALUMINIUM HORIZONTAL BAR LOUVRE 1.39M TO 1.8M HIGH ABOVE FFL		
				CN1	INSITU CONCRETE		
				GL1	CLEAR GLASS, BRONZE, FIXED OPEN		
				GL2	TRANSLUCENT GLASS (OBSCURE), FIXED OPEN		
				HR1	HANDRAIL TIMBER	client  Pacific Community Housing	checked FS drawing WEST ELEVATION
				VN	VINES ON STEEL CABLES		
						scale 1:100@A1 1:200@A3	drawn JN issue A
						scale bar 0 1 2 3 4 5 m	project no 24 010 drawing no
							DA 203



1 EAST ELEVATION (SWAN ST)
1 : 100

issue		amendment	date	legend	architect		project	
A		STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25		stanisic architects		AFFORDABLE RENTAL HOUSING 1 PANORAMA AVE WOOLLOOWARE	
					client		checked	
					Pacific Community Housing		FS	
							drawing	
							EAST ELEVATION	
							scale	
							1:100@A1 1:200@A3	
							drawn	
							JN	
							issue	
							A	
							project no	
							24 010	
							drawing no	
							DA 205	



FOR INFORMATION ONLY

issue		amendment	date	legend	architect	client	project				
A	STAGE 1 + 2 : SKETCH DESIGN		28.04.25	<div><div></div>24.0M MAXIMUM BUILDING HEIGHT (SEPP HOUSING 2021 FOR SHOPTOP)</div> <div><div></div>31.2M MAXIMUM BUILDING HEIGHT (INCLUDING 30% AFFORDABLE BONUS)</div>	<div>stanisic architects<div>Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanisic 4480</div></div> <div><div><div></div></div><div>Pacific Community Housing</div></div>	<div><div></div></div>	checked	drawing	AFFORDABLE RENTAL HOUSING		
B	STAGE 1 + 2 : FINAL SKETCH DESIGN		28.05.25				FS	1 PANORAMA AVE WOOLLOOWARE			
do not scale from drawings.				scale			NTS	drawn	issue	HOB 'FOG' DIAGRAM	
the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.				scale bar			project no	24 010	drawing no	B DA 303	



issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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 Community Housing

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked	FS	drawing	MASSING VIEW - INDICATIVE FUTURE
drawn	JN	issue	CONTEXT - NORTH EAST
project no	24 010	drawing no	B





issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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NSW ARB Frank Stanisic 4480

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Pacific Community Housing

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked FS drawing
drawn JN issue
project no 24 010 drawing no
B





issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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NSW ARB Frank Stanisic 4480

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Pacific Community Housing

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AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked	FS	drawing	MASSING VIEW - INDICATIVE FUTURE
drawn	JN	issue	CONTEXT - SOUTH EAST
project no	24 010	drawing no	B

scale
1:100@A1
1:200@A3
scale bar
0 1 2 3 4 5
m



issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
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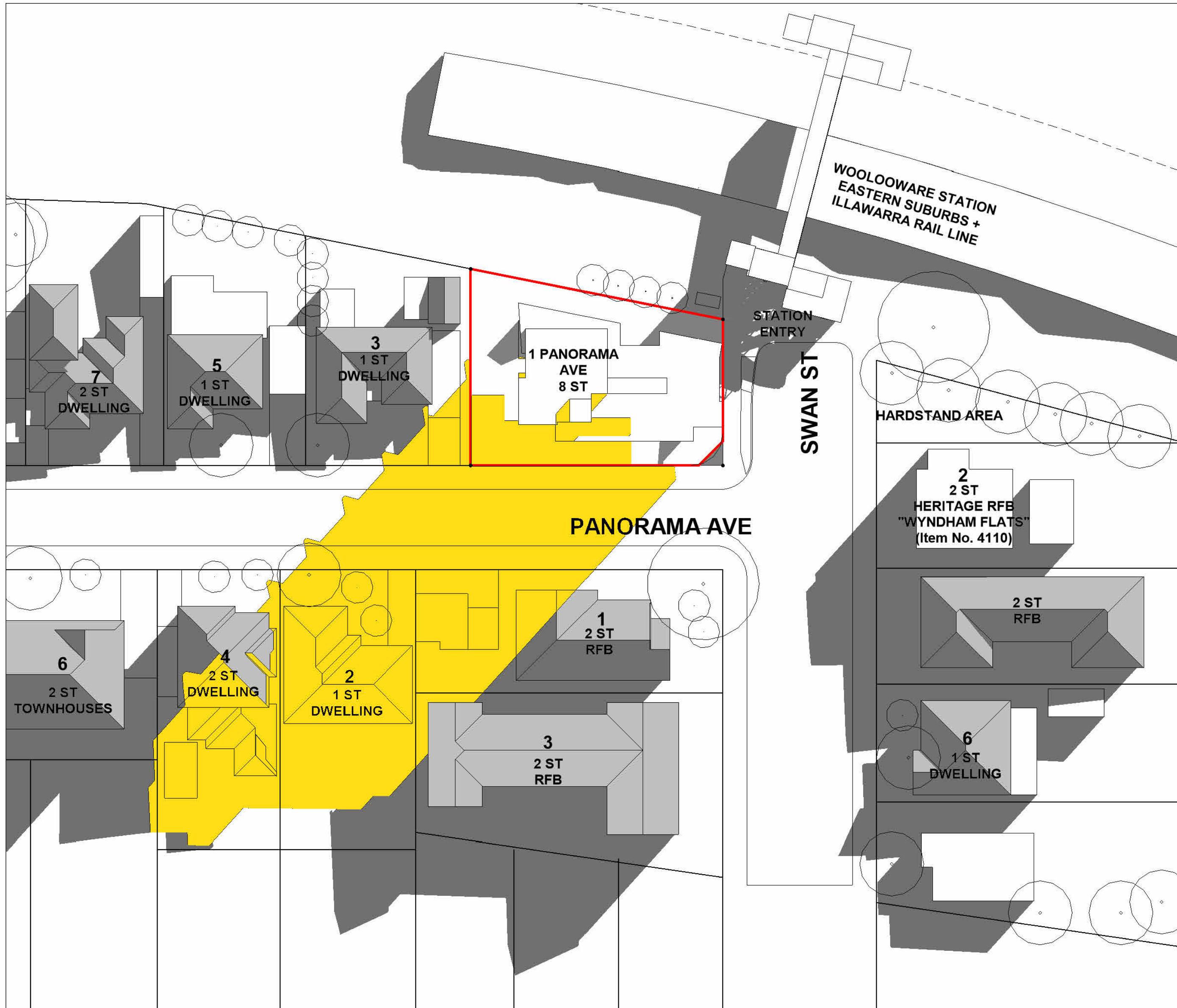
project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked	FS	drawing	MASSING VIEW - EXISTING CONTEXT
drawn	JN	issue	- SOUTH EAST
project no	24 010	drawing no	B

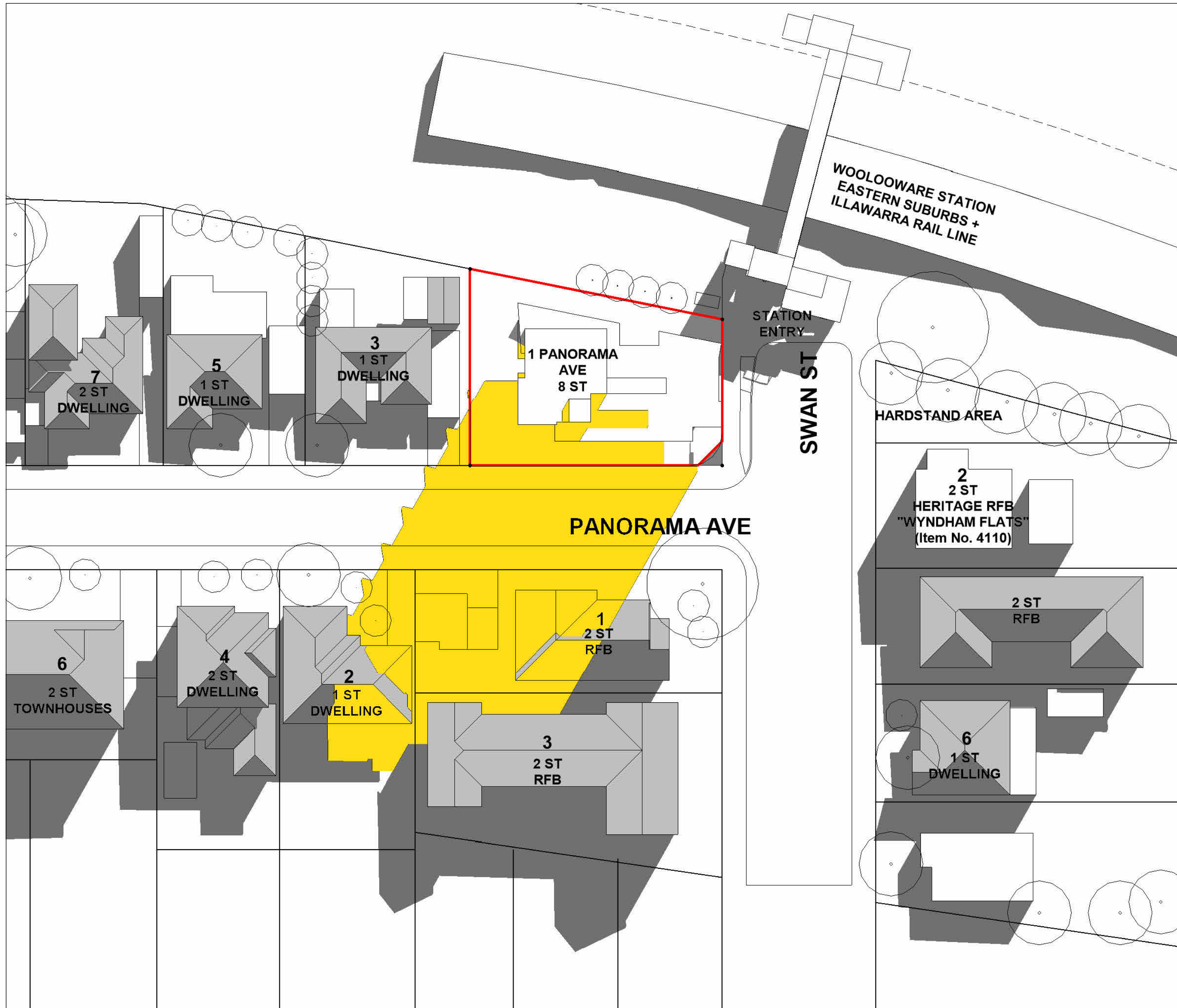
scale
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1:200@A3
scale bar
0 1 2 3 4 5
m

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DA 414



1 SHADOW ANALYSIS - JUNE 9AM



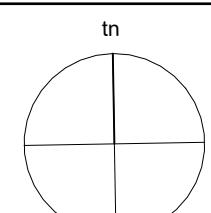
2 SHADOW ANALYSIS - JUNE 10AM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PROPOSED SHADOW
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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

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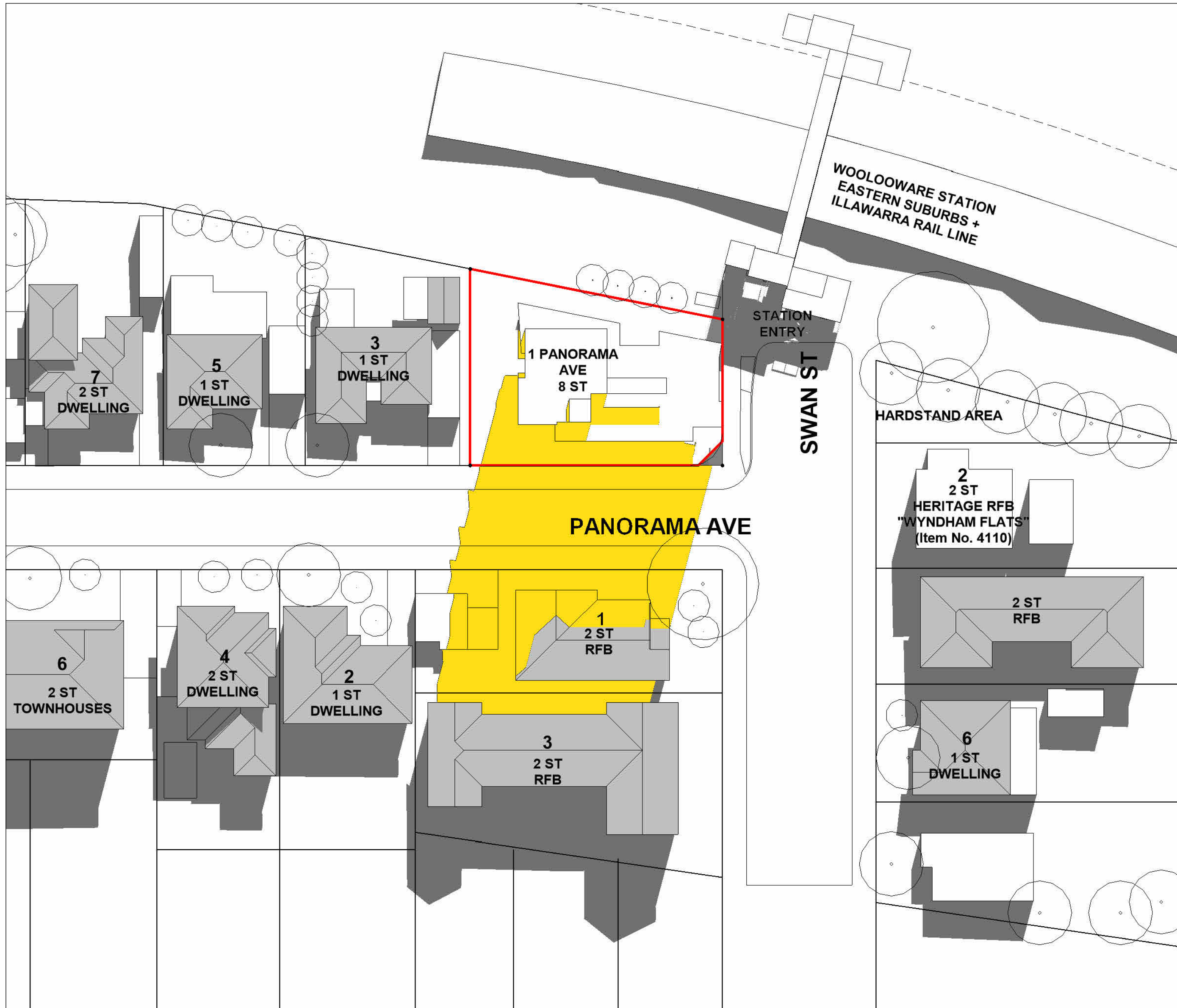
Pacific Community Housing

north

scale
NTS
scale bar

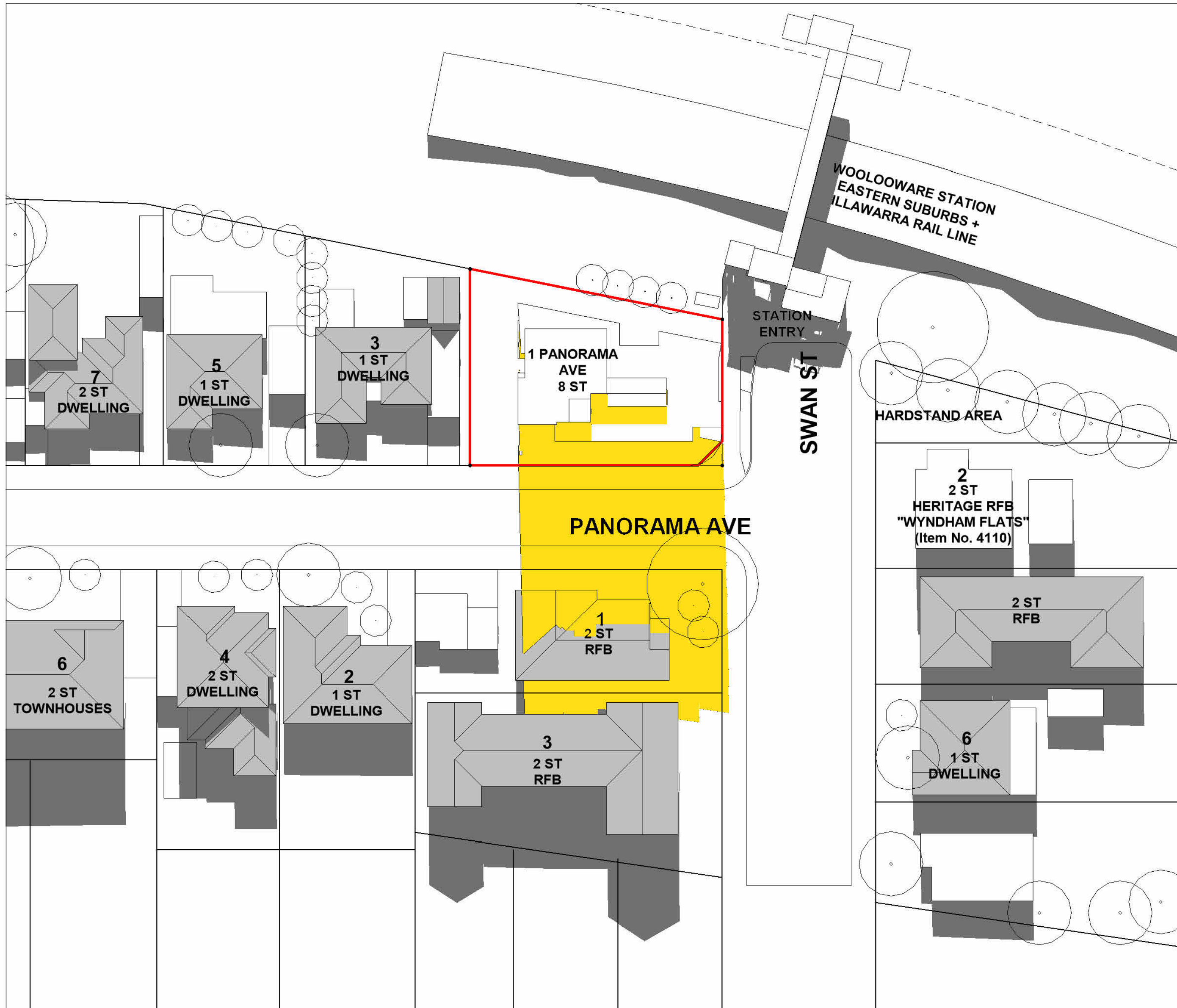
project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE
checked FS / JN drawing
drawn JT issue
project no 24 010 drawing no
B
DA 500

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do not scale from drawings. the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



1 SHADOW ANALYSIS - JUNE 11AM



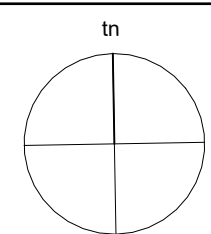
2 SHADOW ANALYSIS - JUNE 12PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PROPOSED SHADOW
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

architect
stanisic architects
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T (61 2) 9358 2588
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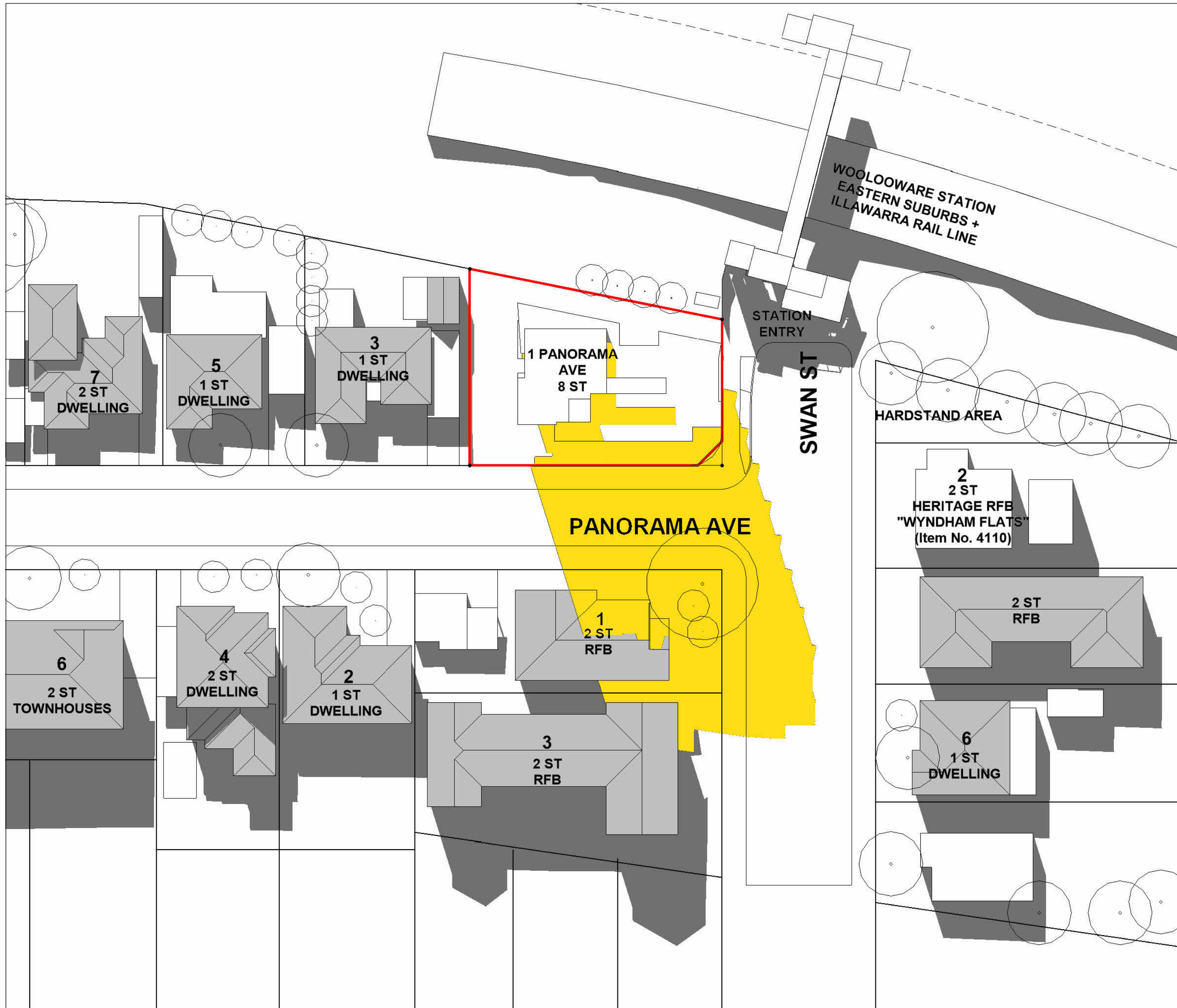
Pacific Community Housing

north

scale
NTS
scale bar

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE
checked FS / JN drawing
drawn JT issue
project no 24 010 drawing no
B
DA 501

28/05/2025 4:08:46 PM

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1 SHADOW ANALYSIS - JUNE 1PM



2 SHADOW ANALYSIS - JUNE 2PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	<div style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></div> PROPOSED SHADOW
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

architect
stanisic architects
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NSW ARB Frank Stanisic 4480

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Pacific Community Housing

north

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked FS / JN drawing
drawn JT issue
project no 24 010 drawing no

scale NTS

scale bar

B

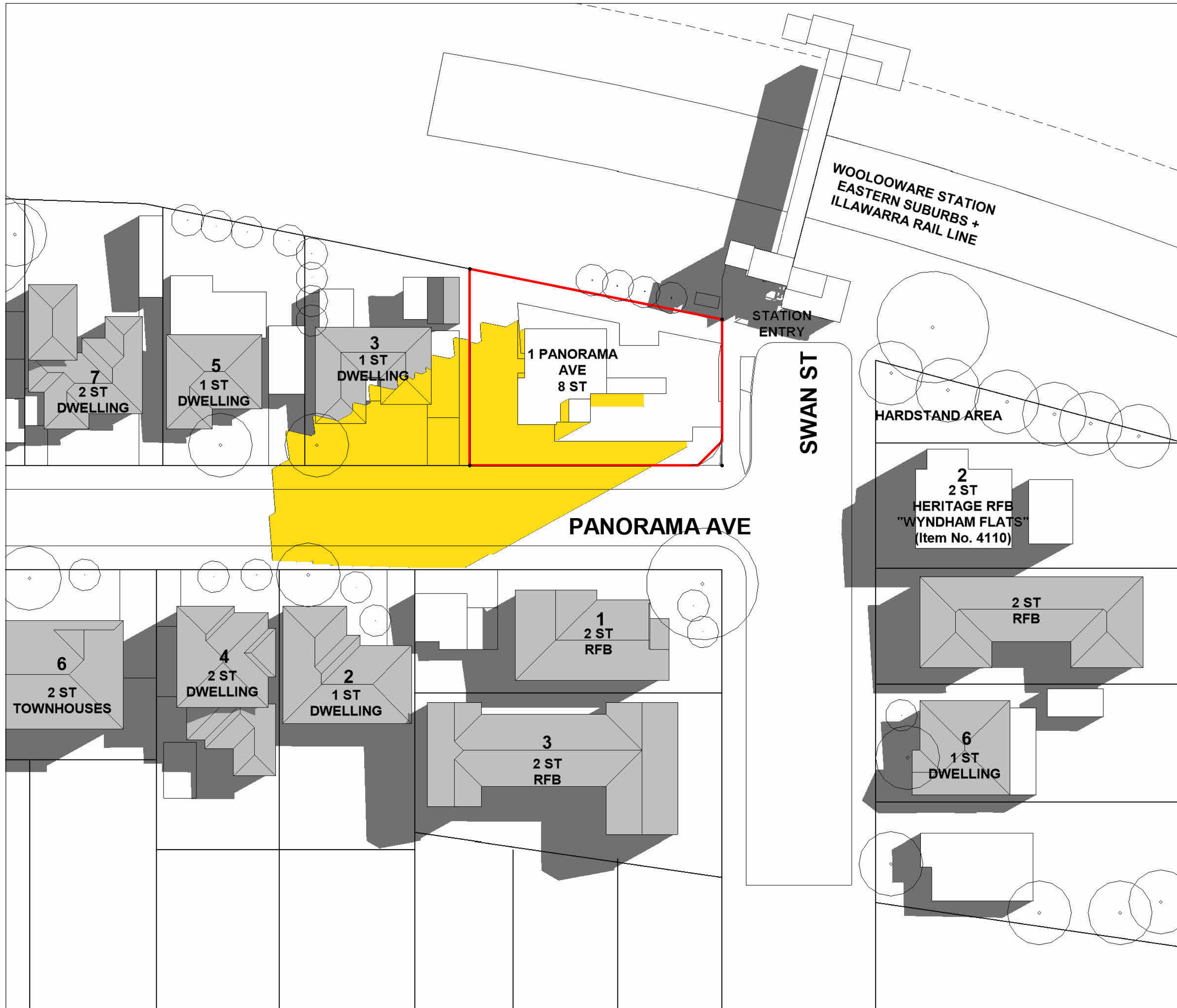
DA 502

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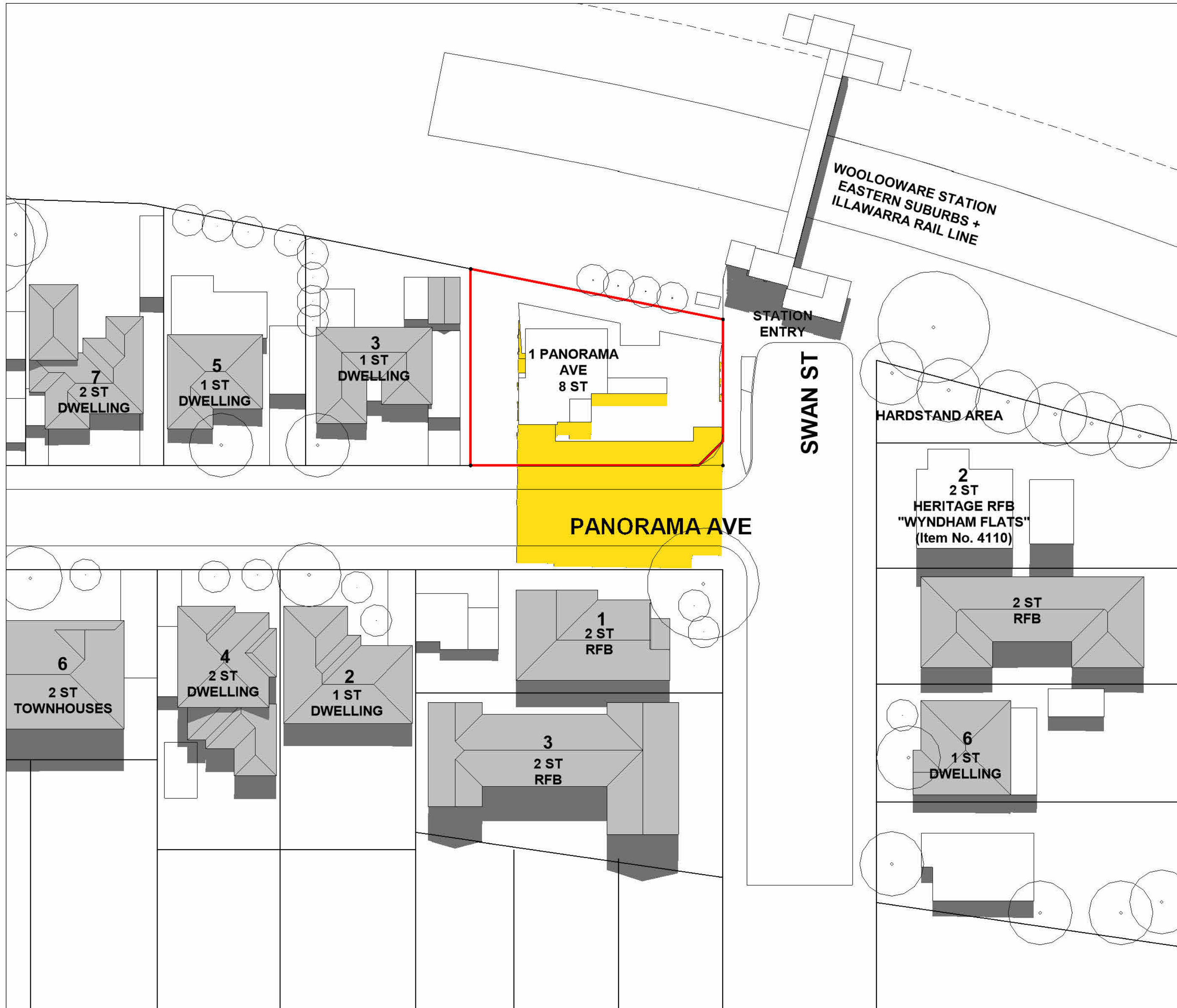
do not scale from drawings. the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



1 SHADOW ANALYSIS - JUNE 3PM



1 SHADOW ANALYSIS - MARCH 9AM



2 SHADOW ANALYSIS - MARCH 12PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PROPOSED SHADOW
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

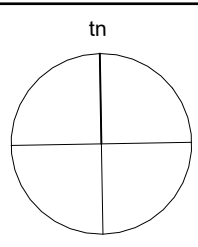
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architect
stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

Pacific Community Housing

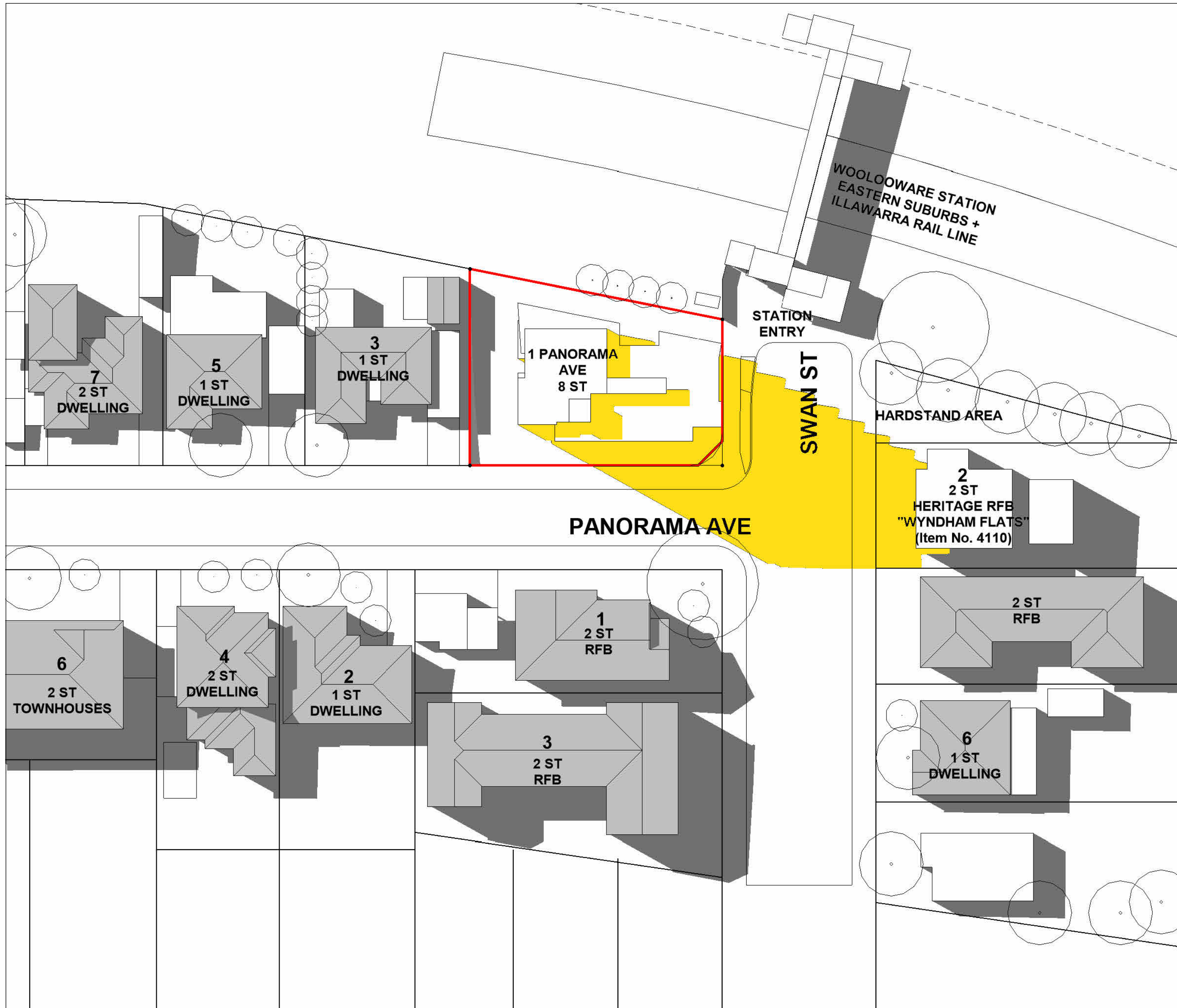
north

scale
NTS
scale bar

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked
FS / JN
drawing
SHADOW DIAGRAMS (EQUINOX) - SHEET 1
issue
JT
drawing no
24 010

B
DA 504

28/05/2025 4:06:46 PM



1 SHADOW ANALYSIS - MARCH 3PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	<div></div> PROPOSED SHADOW
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

architect

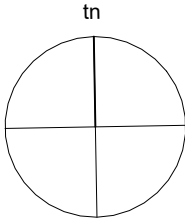
stanisic architects

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


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north



project

AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked

FS / JN

drawing

SHADOW DIAGRAMS (EQUINOX) - SHEET 2

scale

NTS

drawn

JT

issue

B

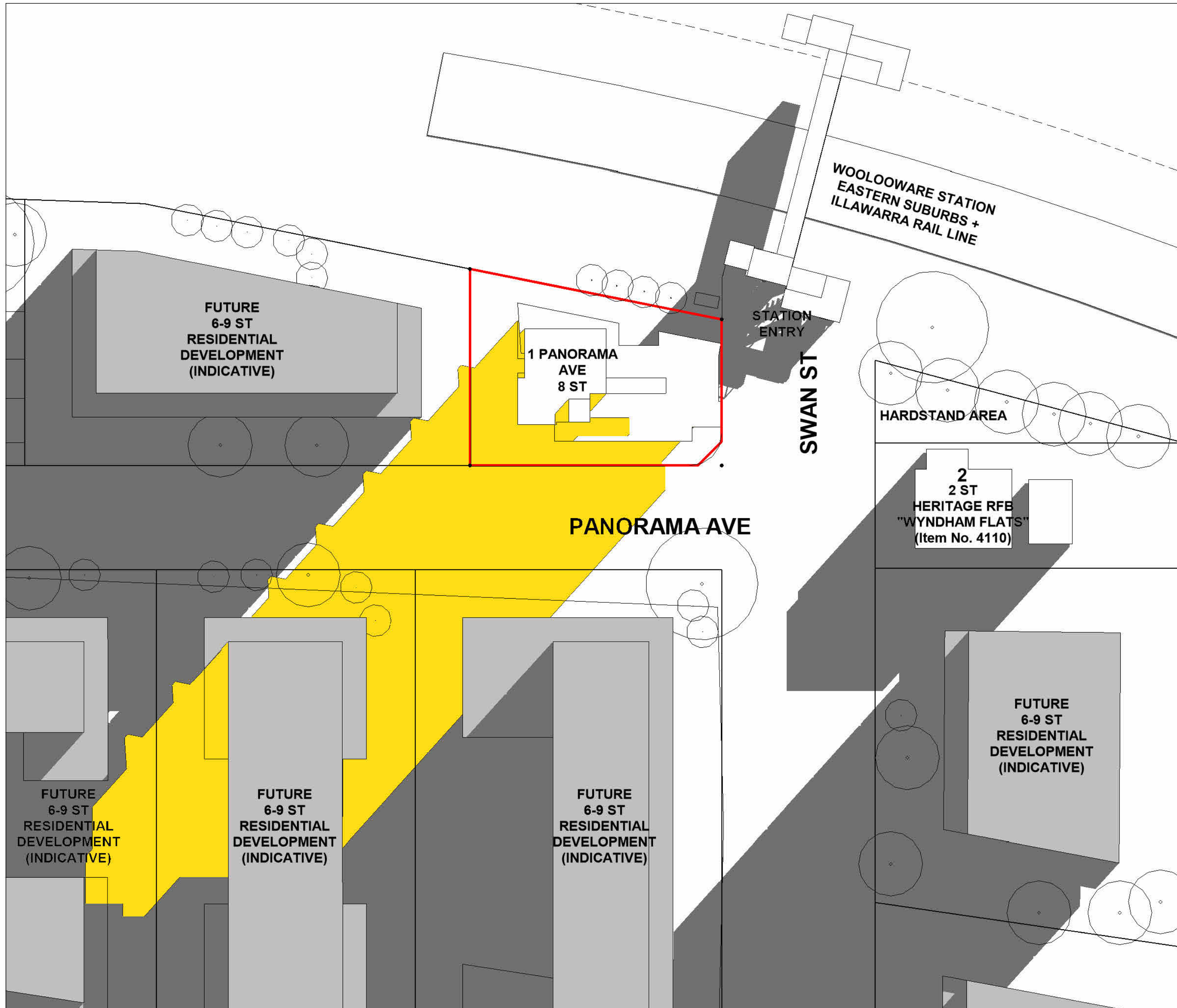
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project no

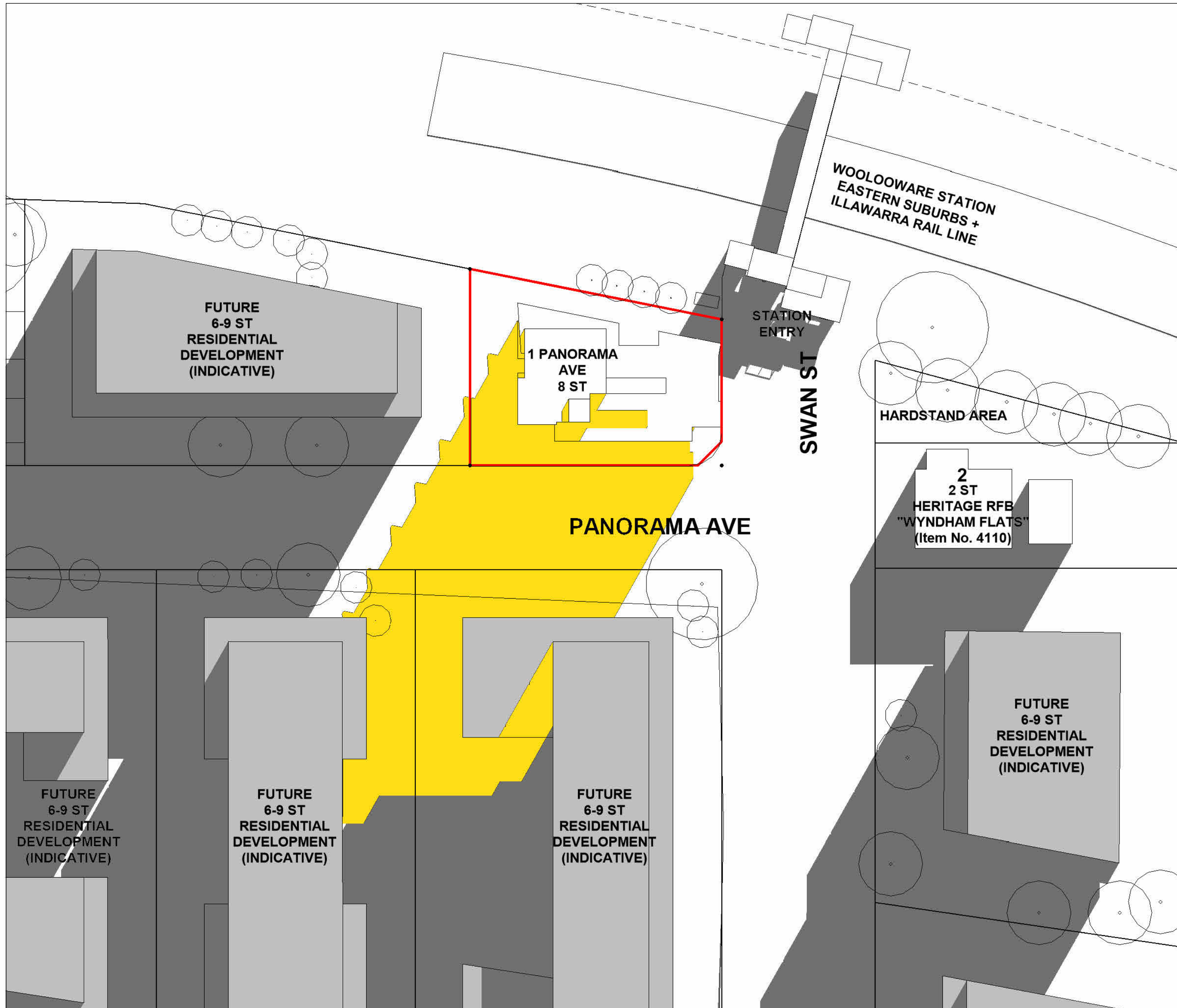
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drawing no

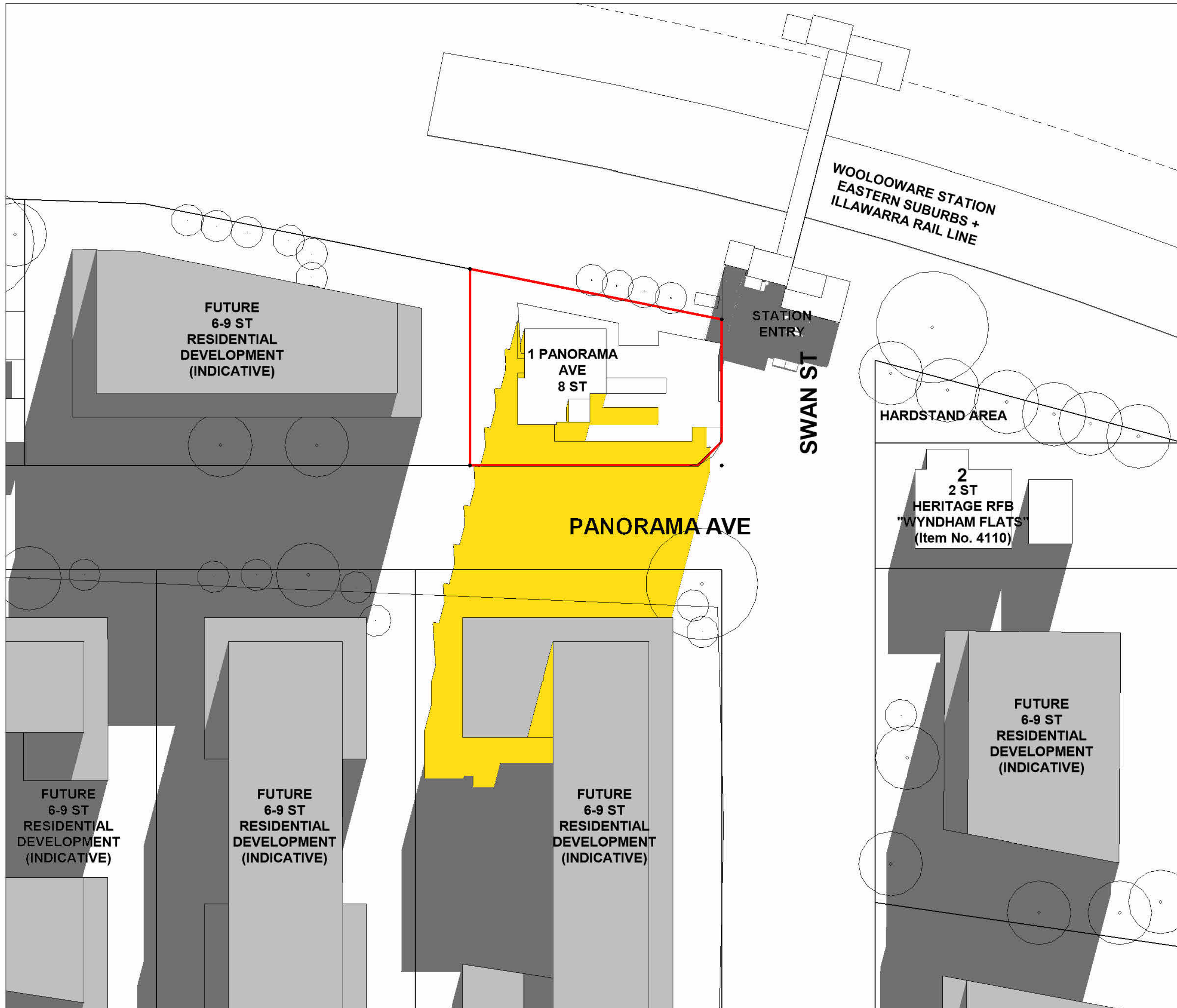
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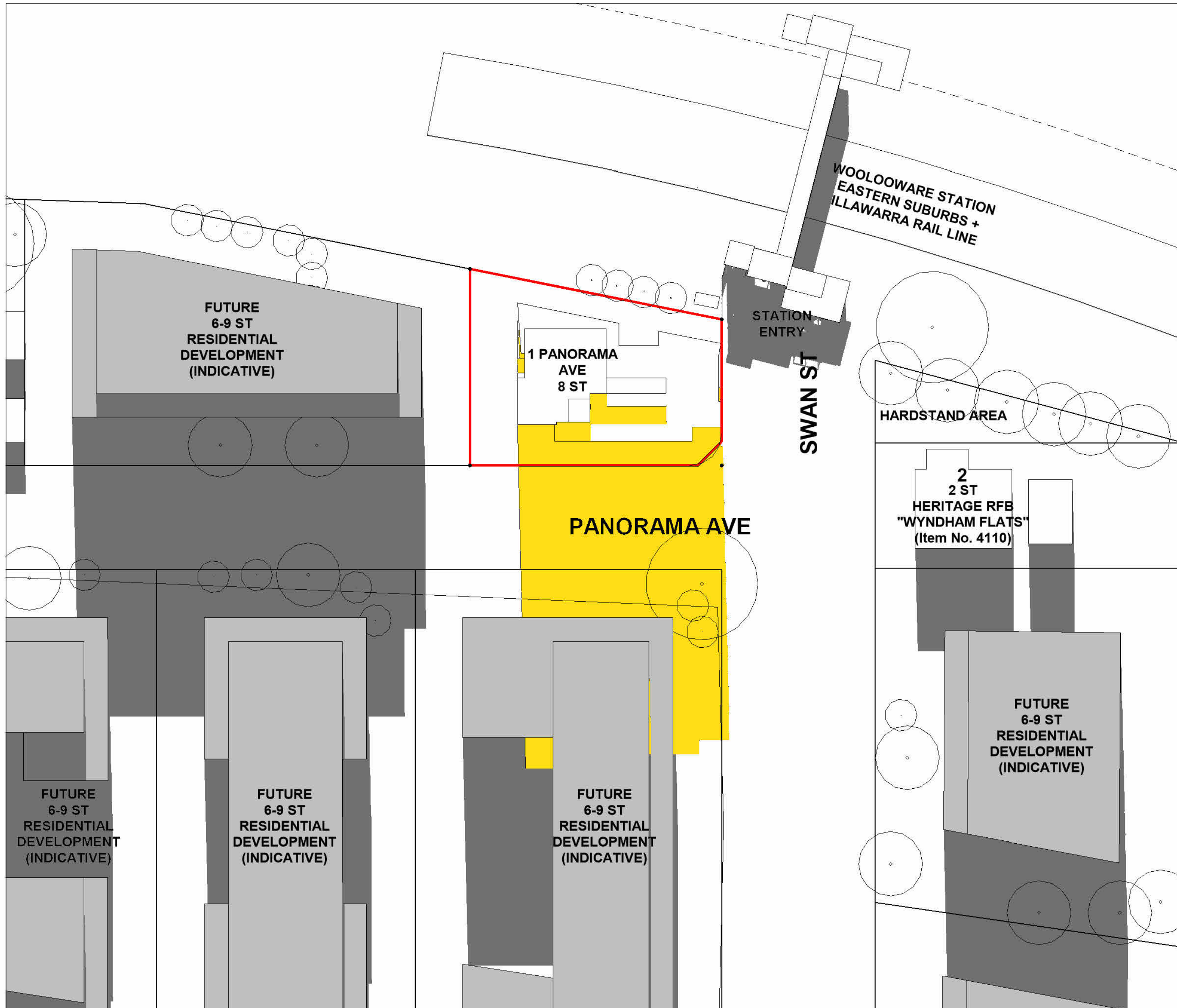
1 SHADOW ANALYSIS (FUTURE) - JUNE 9AM



2 SHADOW ANALYSIS (FUTURE) - JUNE 10AM



1 SHADOW ANALYSIS (FUTURE) - JUNE 11AM



2 SHADOW ANALYSIS (FUTURE) - JUNE 12PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	<div style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></div> PROPOSED SHADOW
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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

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north

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked FS / JN drawing
 drawn JT issue
 project no 24 010 drawing no

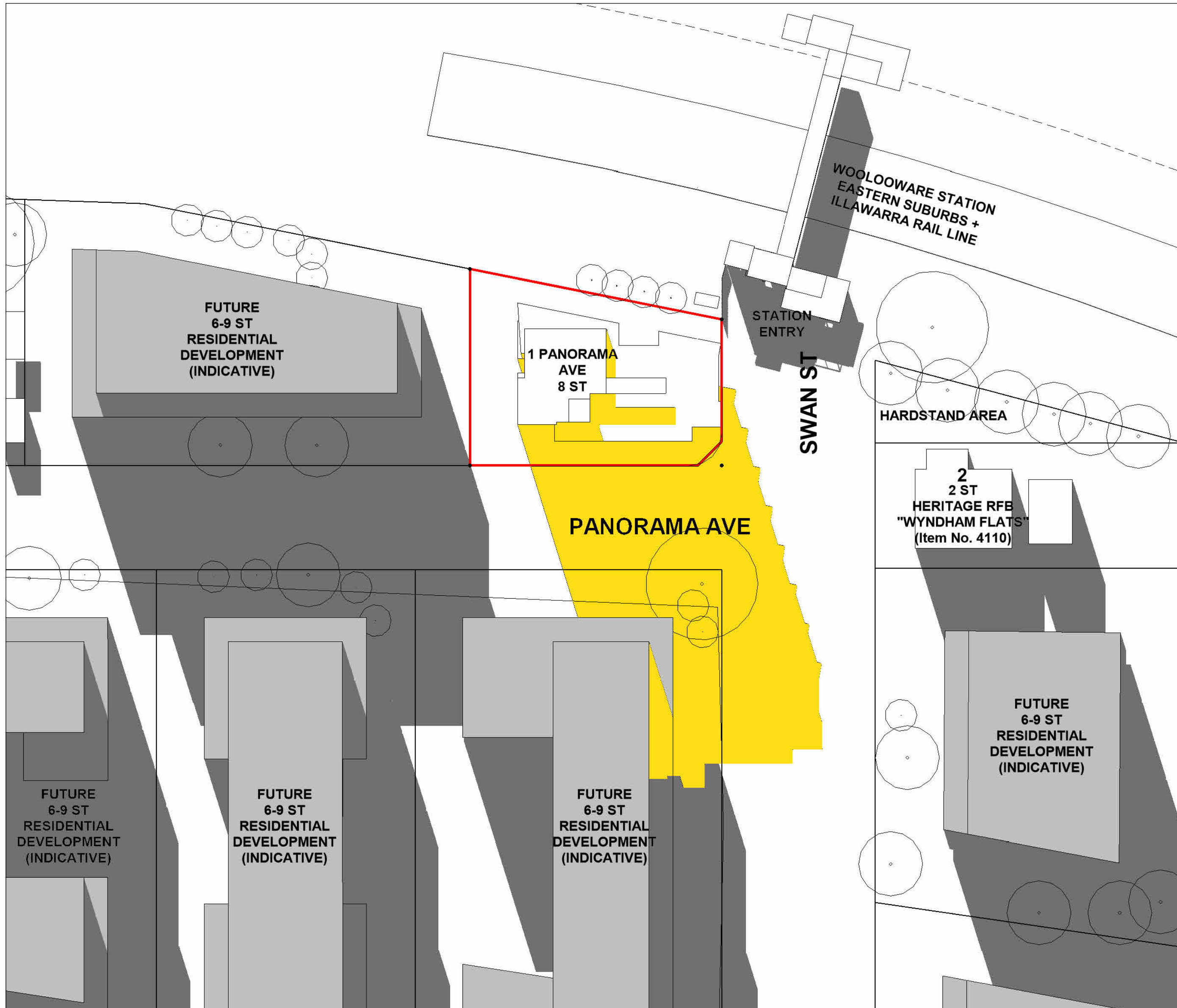
scale NTS

scale bar

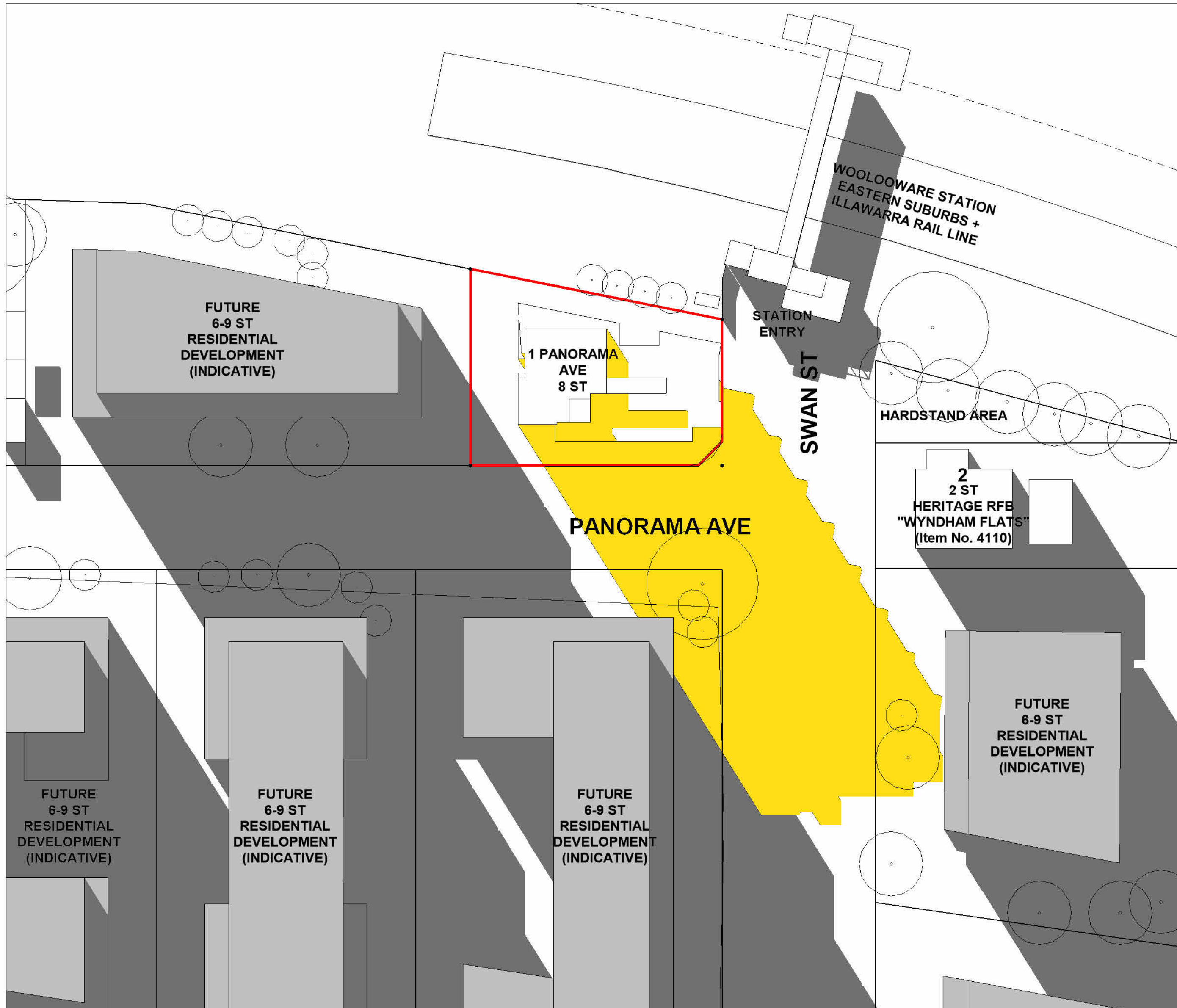
B

28/05/2025 4:06:50 PM

do not scale from drawings. the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



1 SHADOW ANALYSIS (FUTURE) - JUNE 1PM



2 SHADOW ANALYSIS (FUTURE) - JUNE 2PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PROPOSED SHADOW
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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

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AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked FS / JN drawing
drawn JT issue
project no 24 010 drawing no

scale NTS

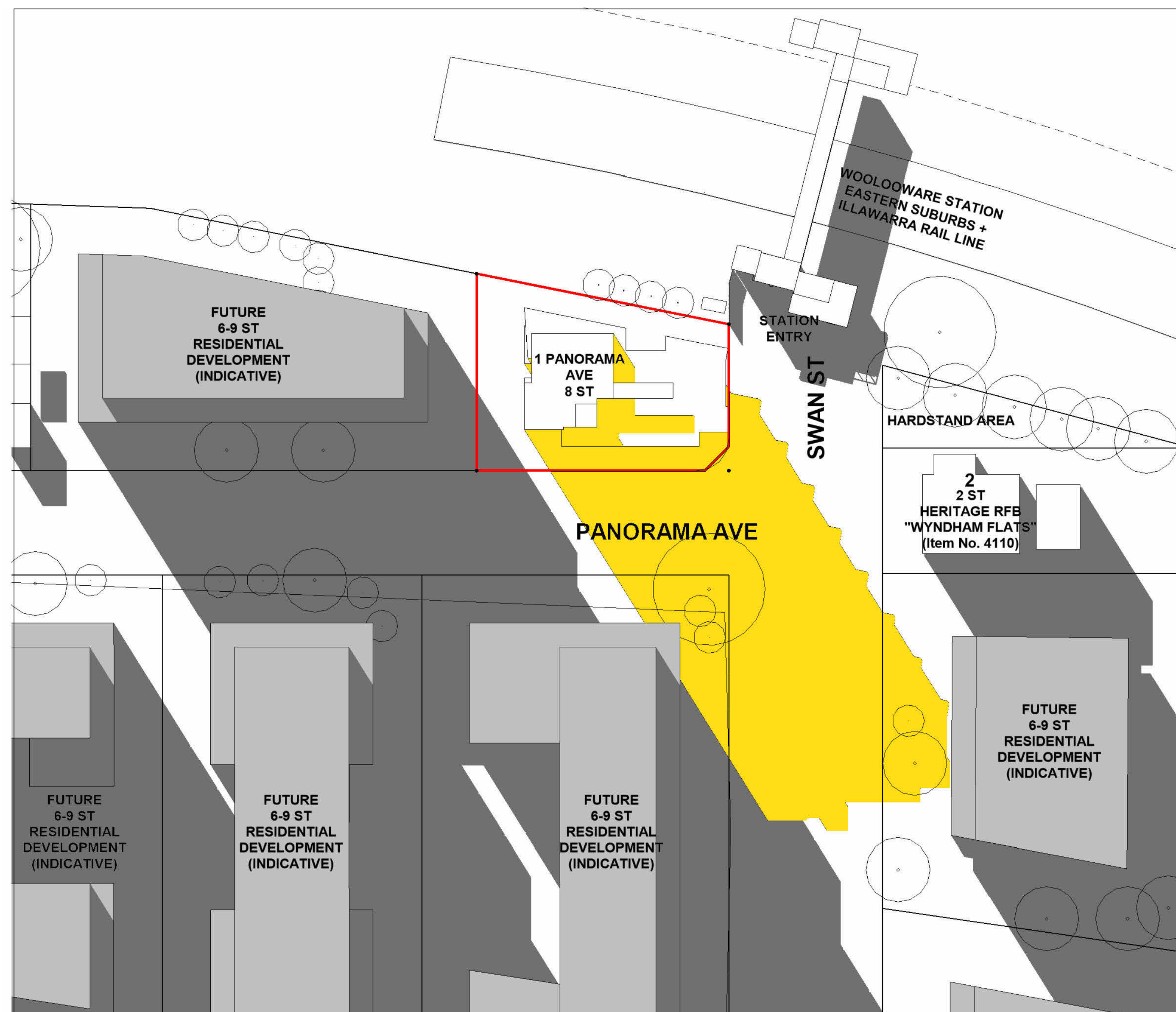
scale bar

B

DA 512

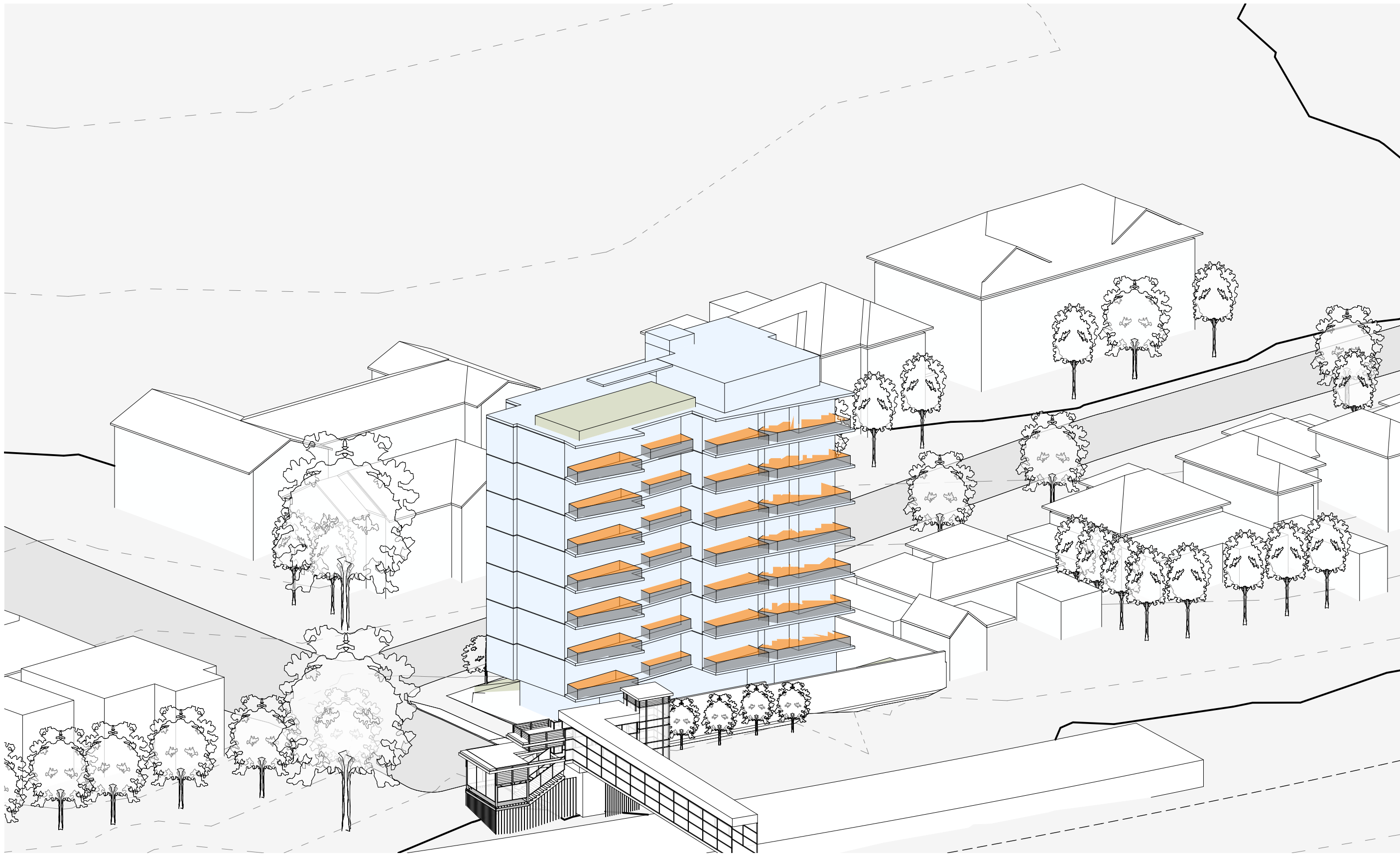
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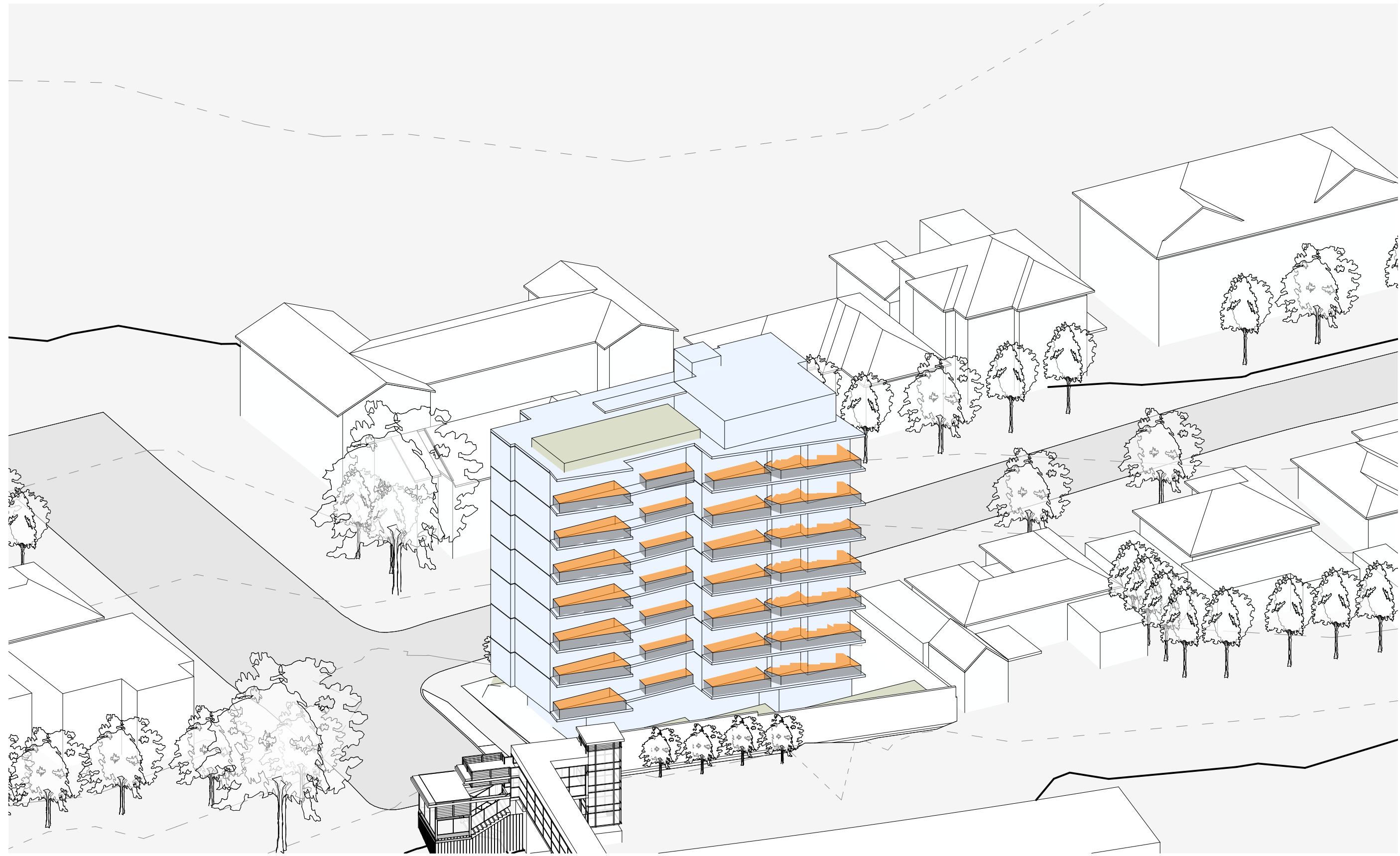


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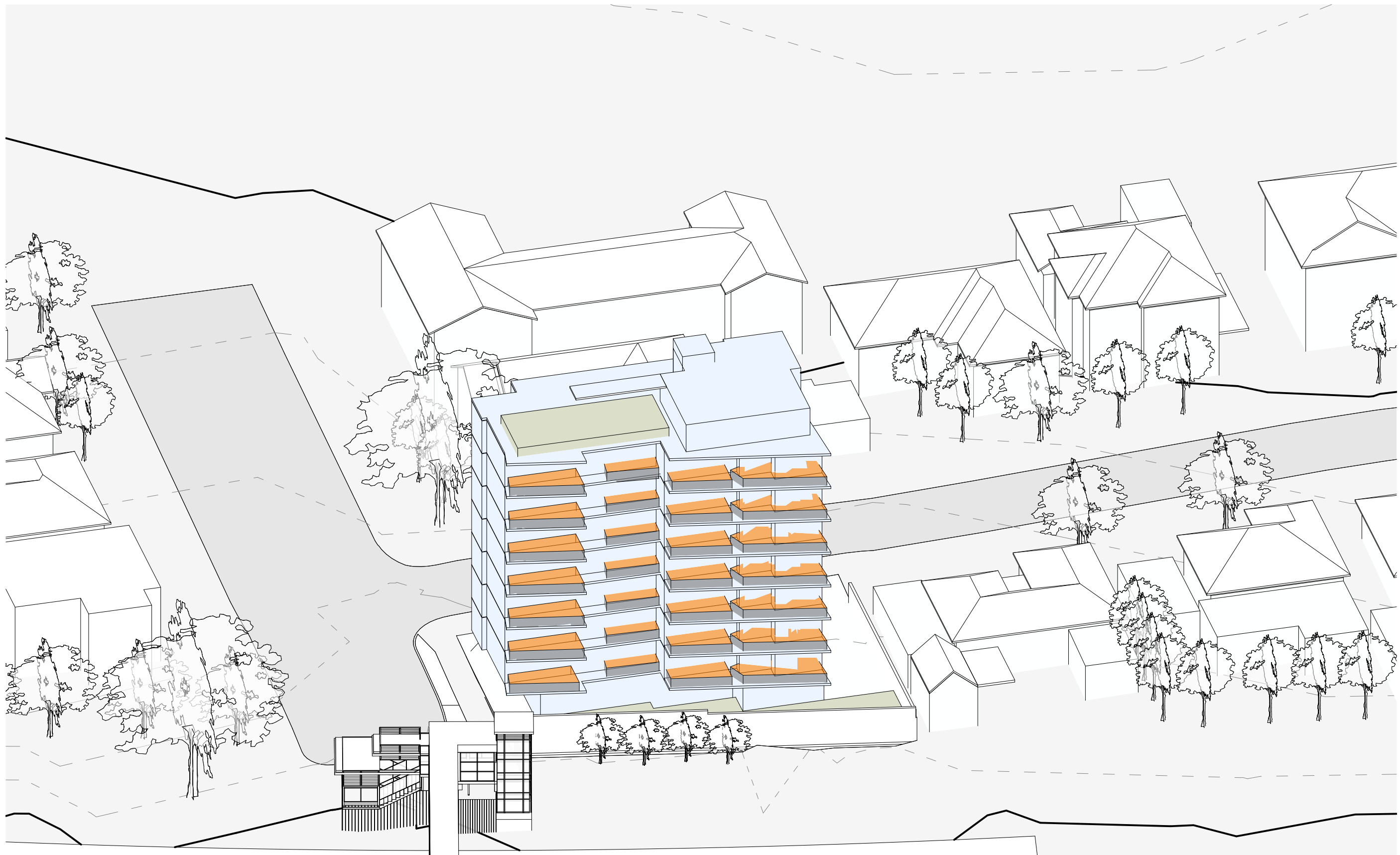
issue	amendment	date	legend	client	architect	north	project	AFFORDABLE RENTAL HOUSING 1 PANORAMA AVE WOOLLOOWARE		
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	<div><div></div>PROPOSED SHADOW</div>	<div><div></div><div>Pacific Community Housing</div></div>	<div><div>stanisic architects</div><div>Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanisic 4480</div></div>	<div><div></div></div>	checked	drawing	SHADOW DIAGRAMS - FUTURE (WINTER SOLSTICE) - SHEET 4	
B	STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25								
do not scale from drawings.				the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.		scale	NTS	drawn	issue	
						scale bar	project no	drawing no		
							24 010		DA 513	



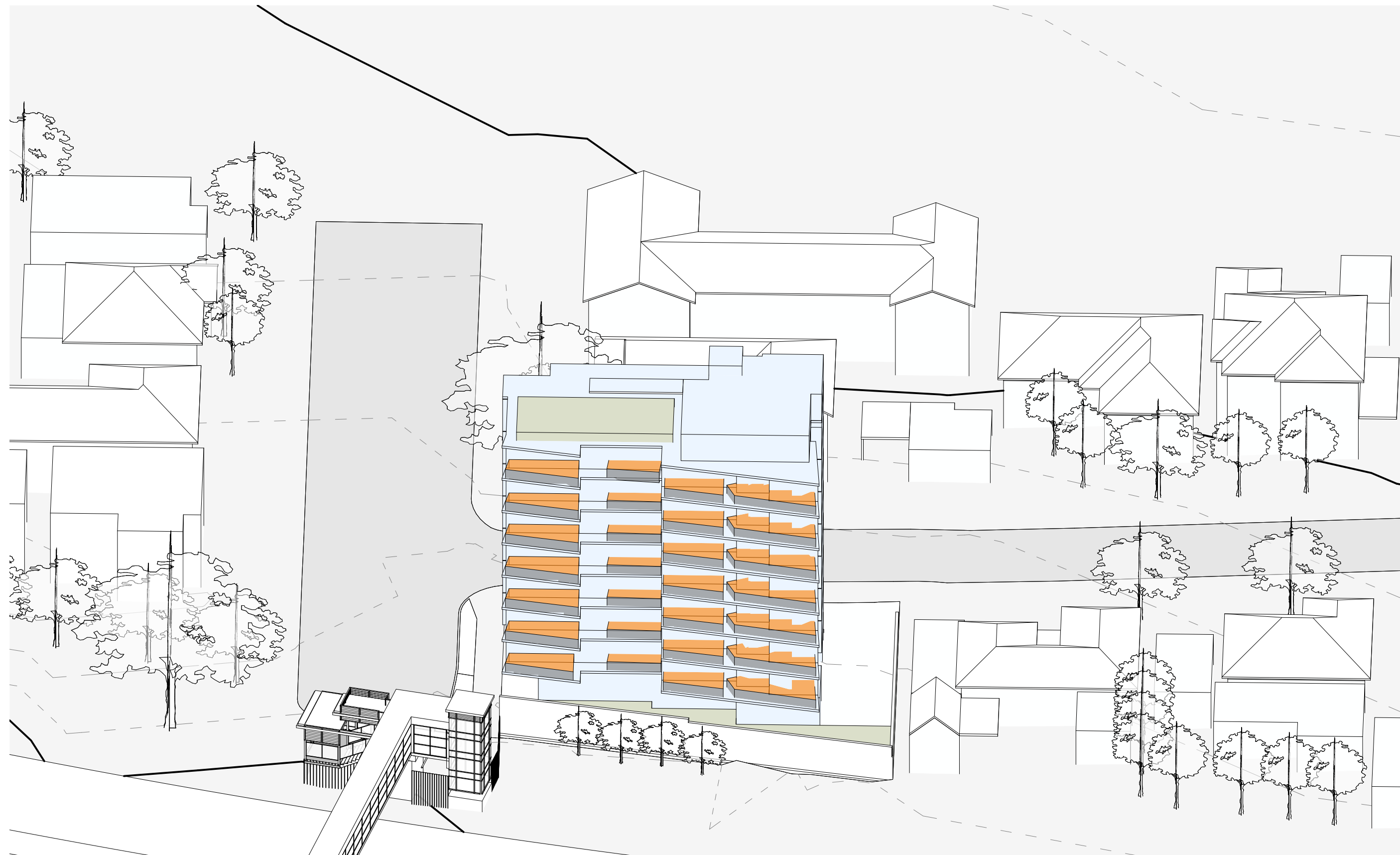
1 SUN EYE VIEW 9AM



2 SUN EYE VIEW 10AM



3 SUN EYE VIEW 11PM



4 SUN EYE VIEW 12PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - PRIVATE OPEN SPACE
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - COMMUNAL OPEN SPACE

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

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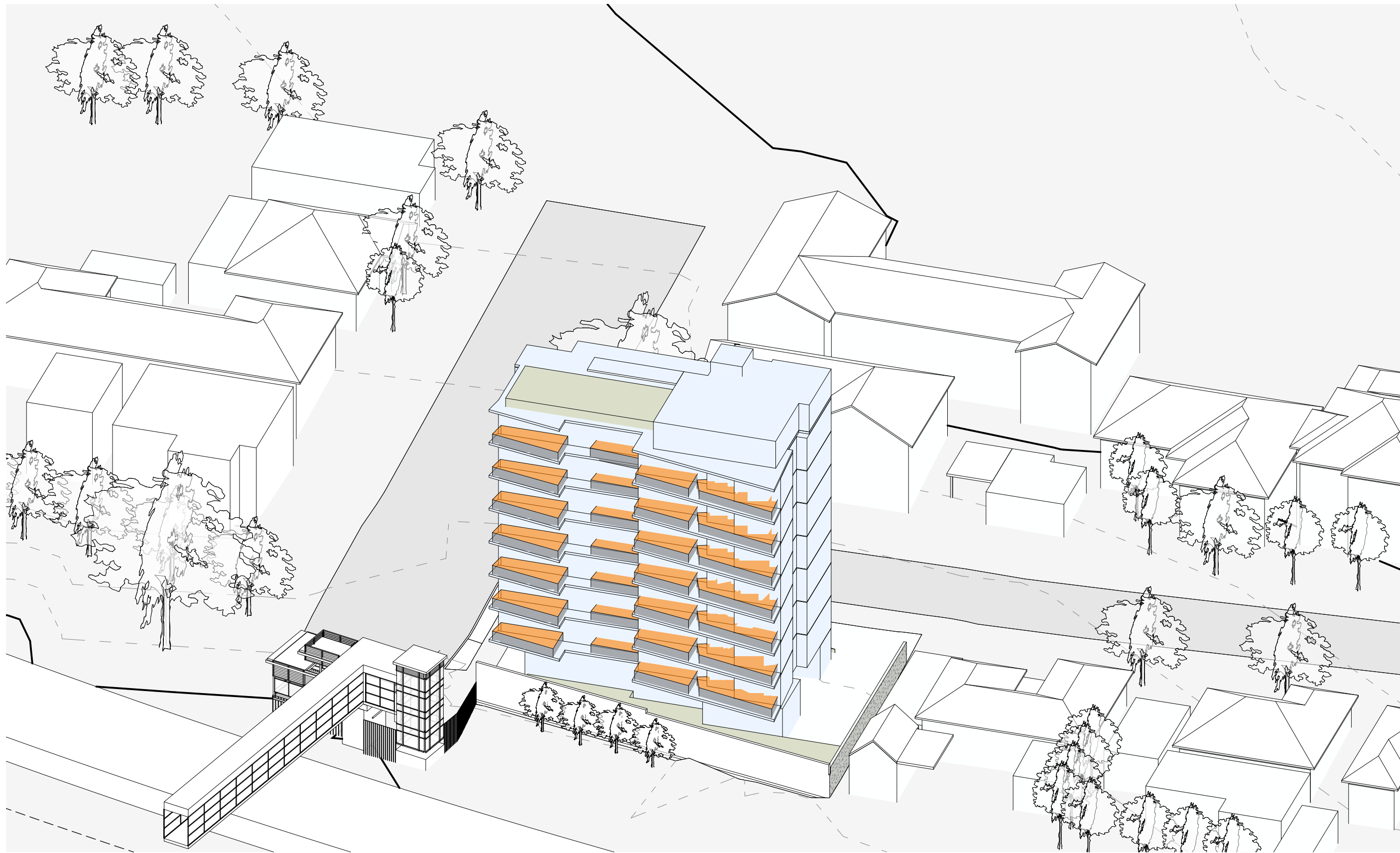
project
**AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE**

checked FS drawing **SUN EYE VIEWS - WINTER SOLSTICE
- SHEET 1**

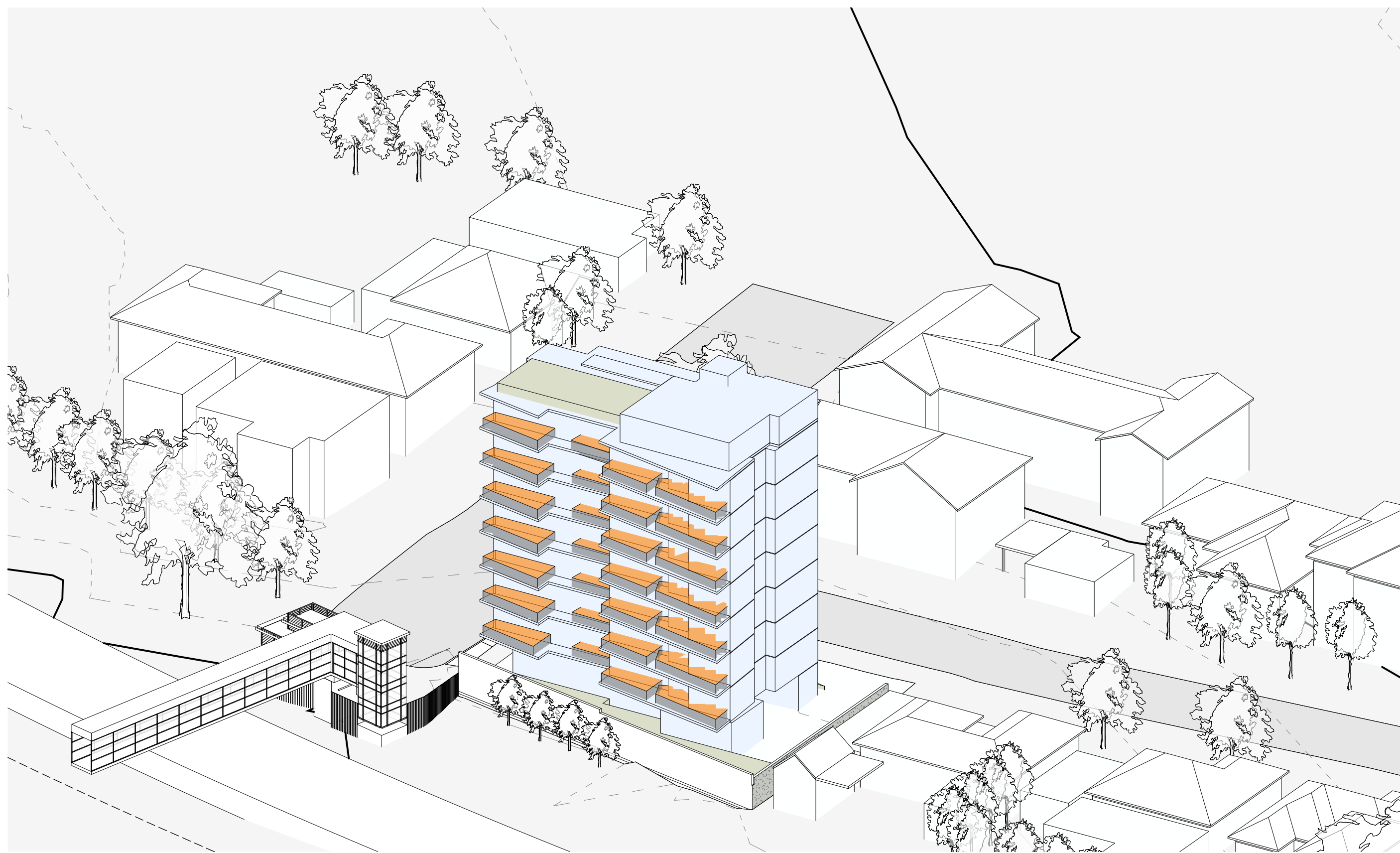
drawn JN issue **B**

project no 24 010 drawing no **DA 601**

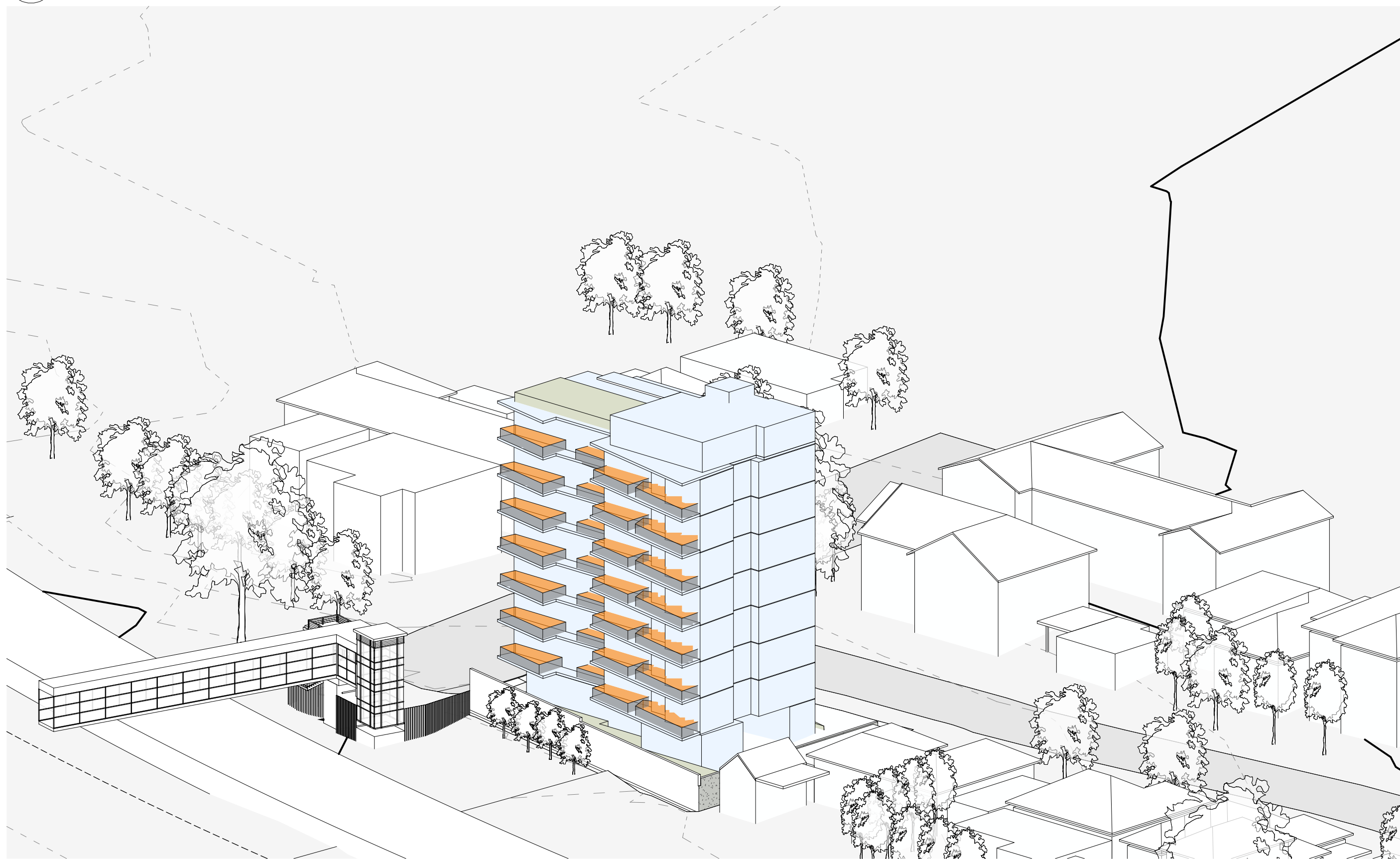
do not scale from drawings.
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1 SUN EYE VIEW 1PM



2 SUN EYE VIEW 2PM



3 SUN EYE VIEW 3PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - PRIVATE OPEN SPACE
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - COMMUNAL OPEN SPACE

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stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
www.stanisic.com.au ABN 11002633481
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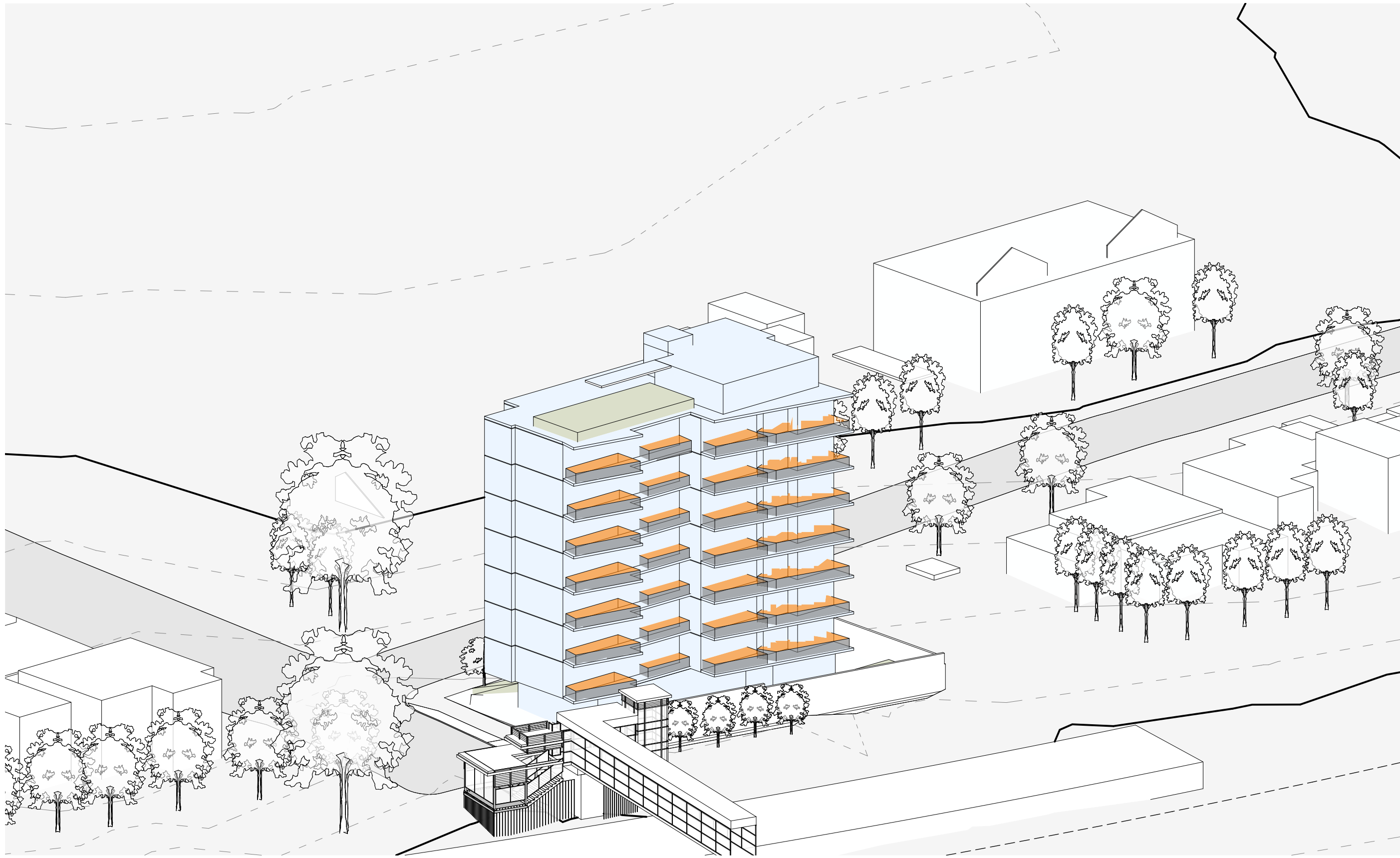
client

Pacific Community Housing

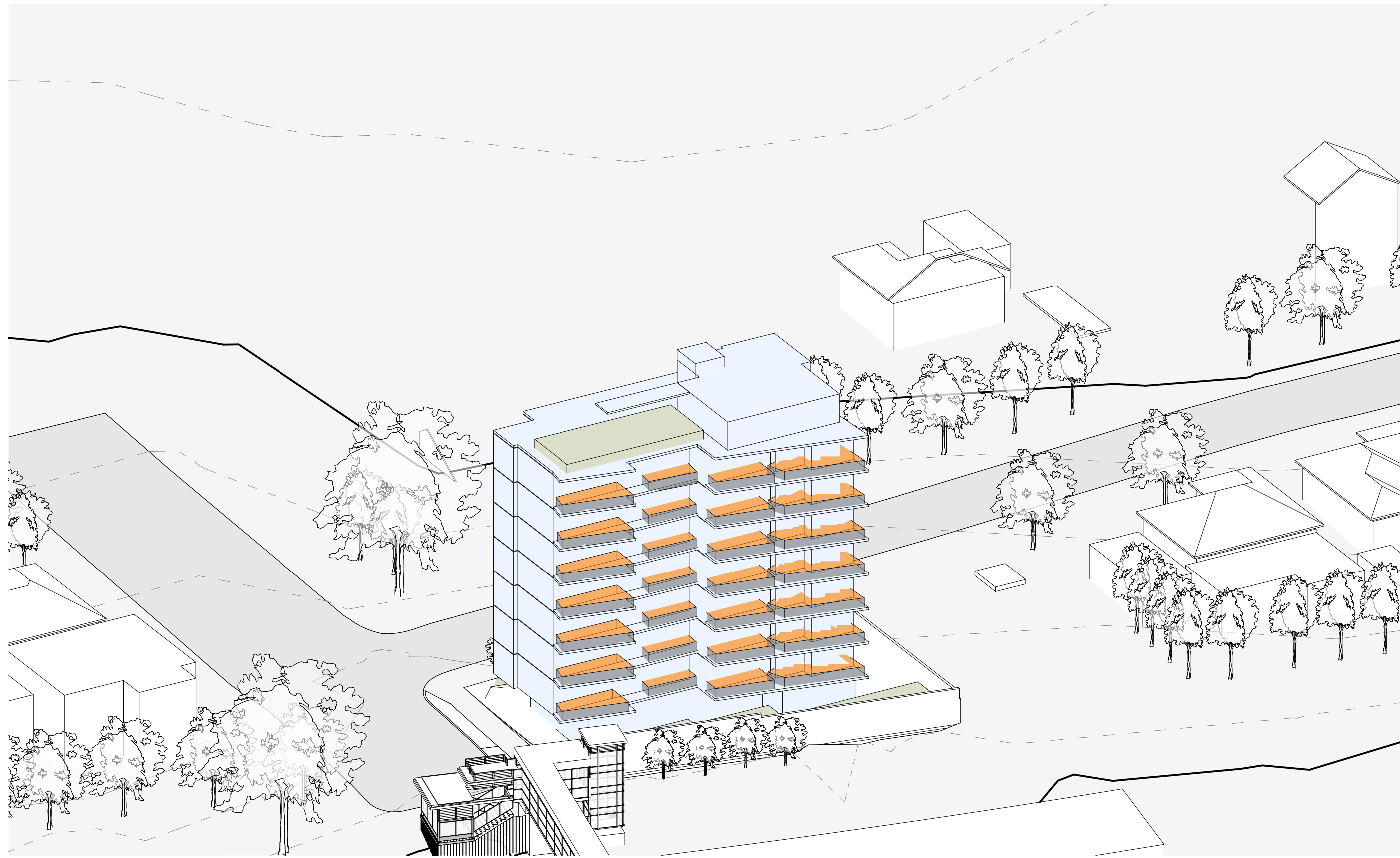
project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked FS drawing **SUN EYE VIEWS - WINTER SOLSTICE**
drawn JN issue **- SHEET 2**

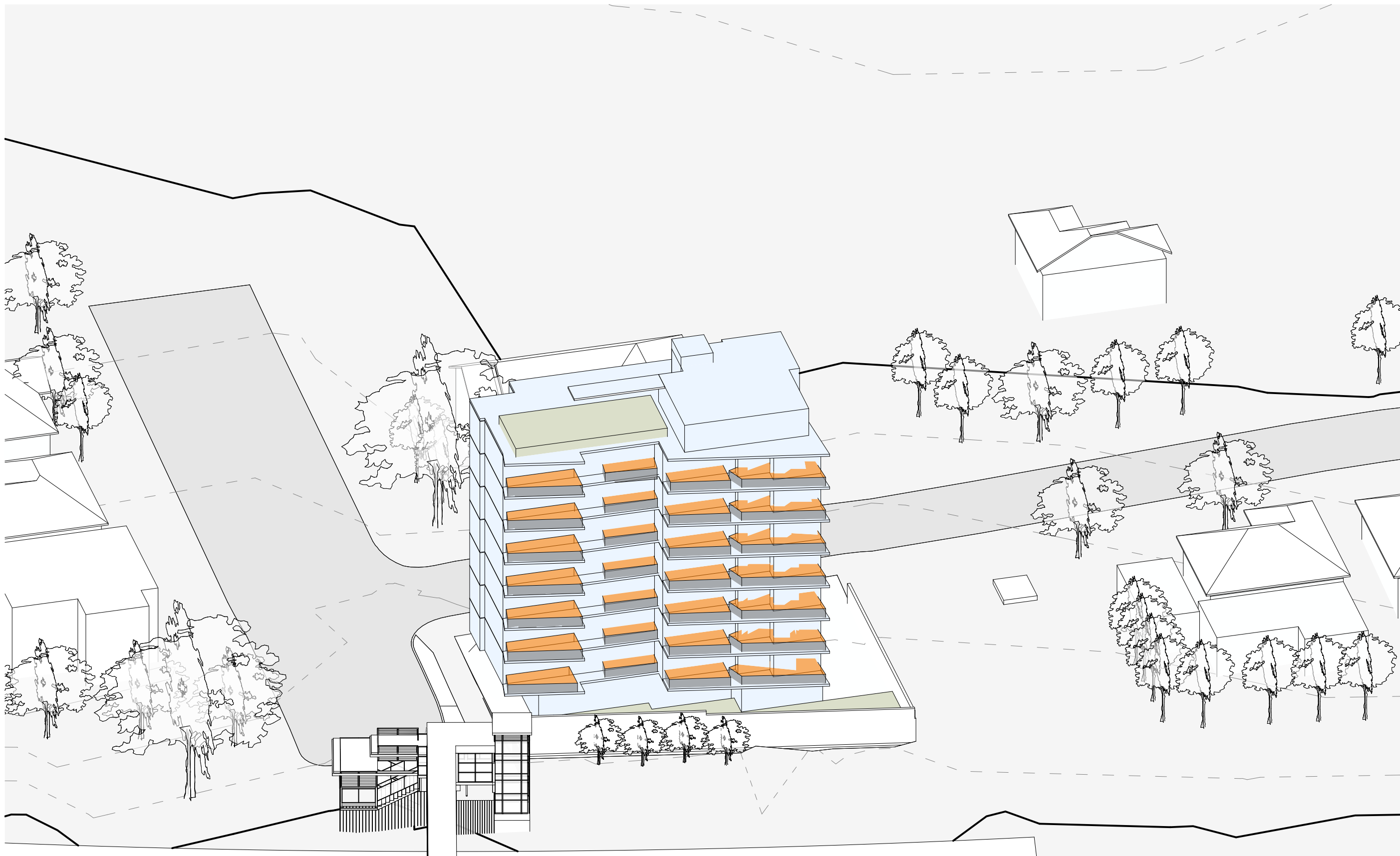
scale bar project no 24 010 drawing no **B**
DA 602



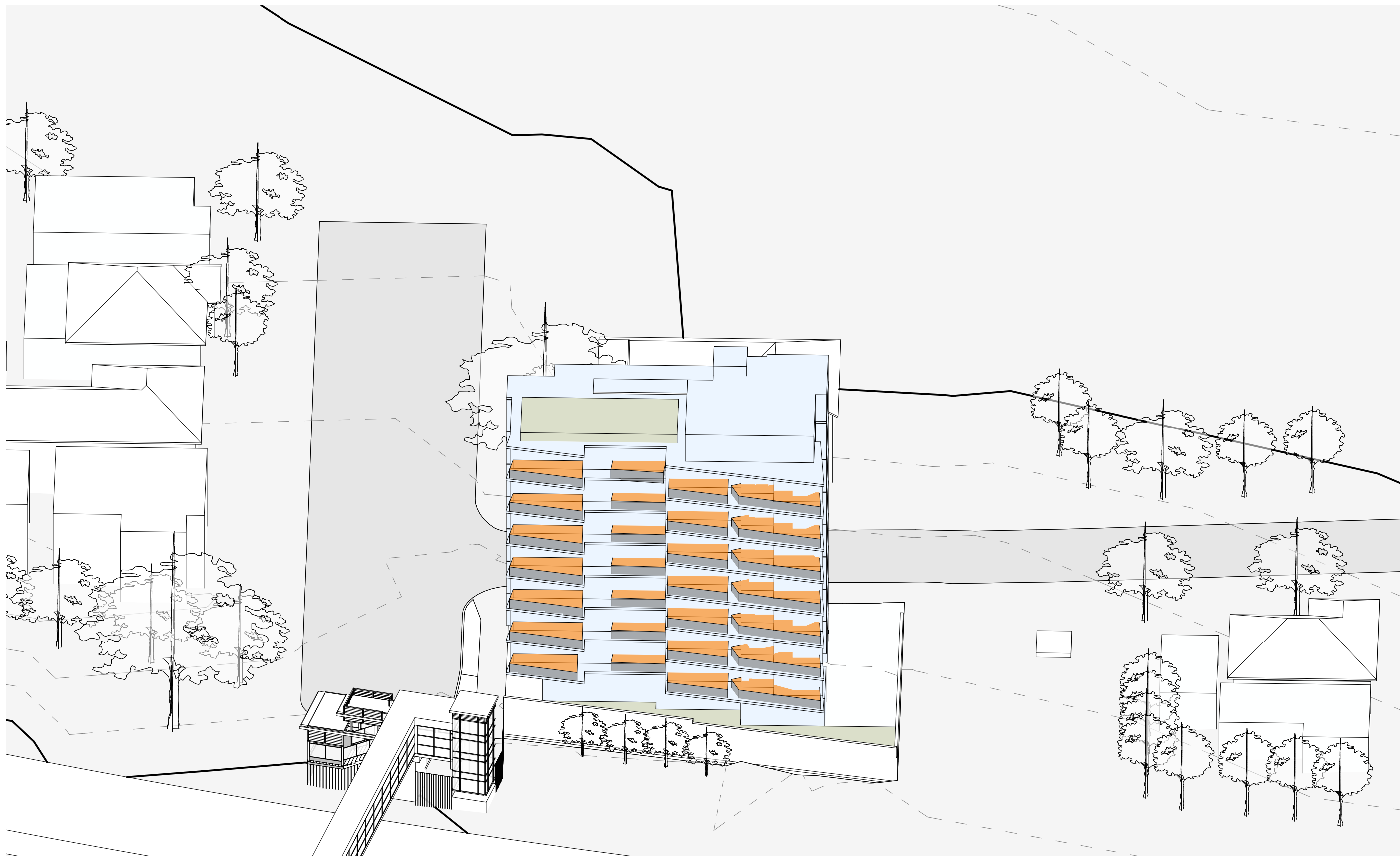
1 SUN EYE VIEW (FUTURE) 9AM



2 SUN EYE VIEW (FUTURE) 10AM



3 SUN EYE VIEW (FUTURE) 11AM



4 SUN EYE VIEW (FUTURE) 12PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - PRIVATE OPEN SPACE
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - COMMUNAL OPEN SPACE

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

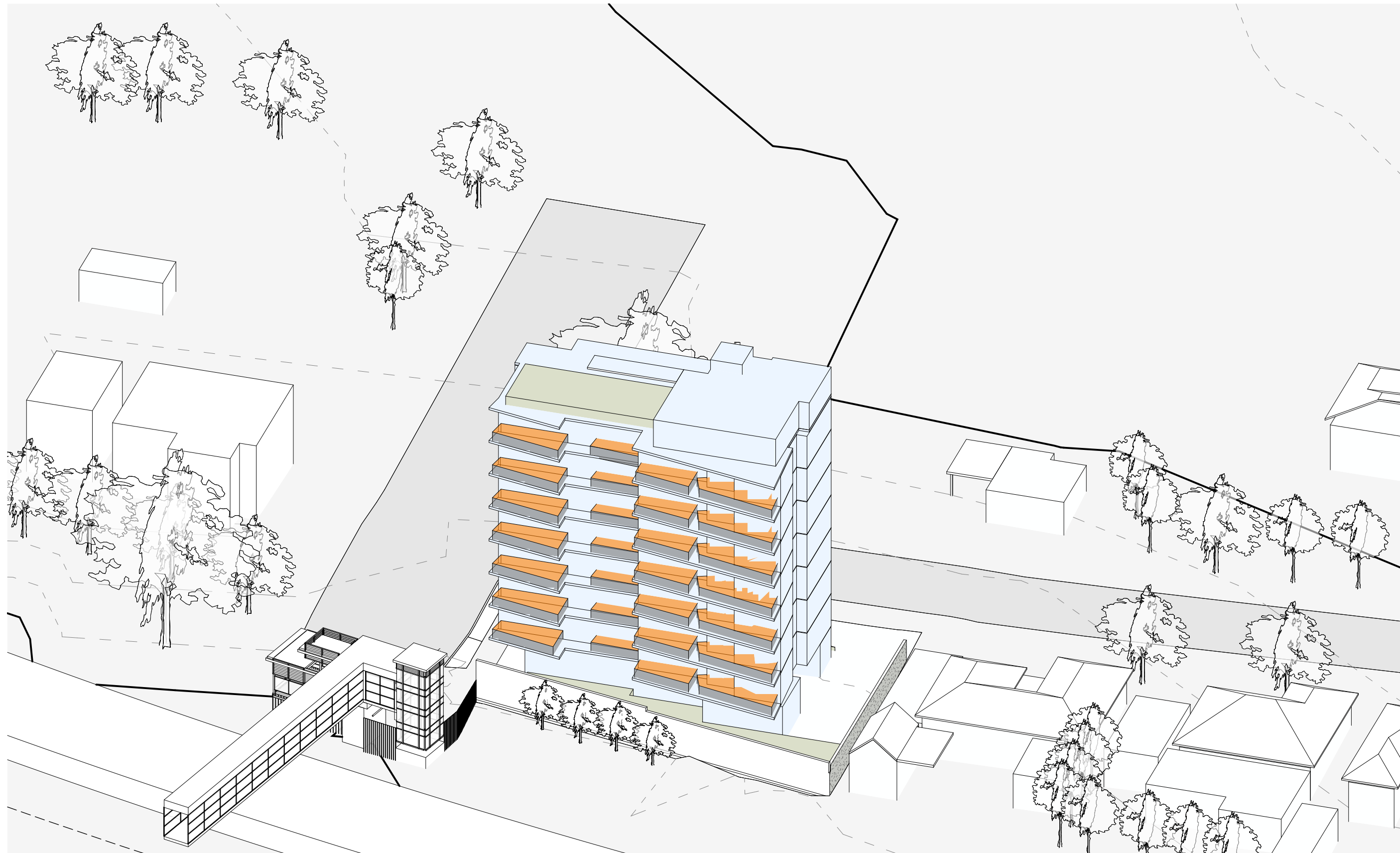
Pacific Community Housing

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

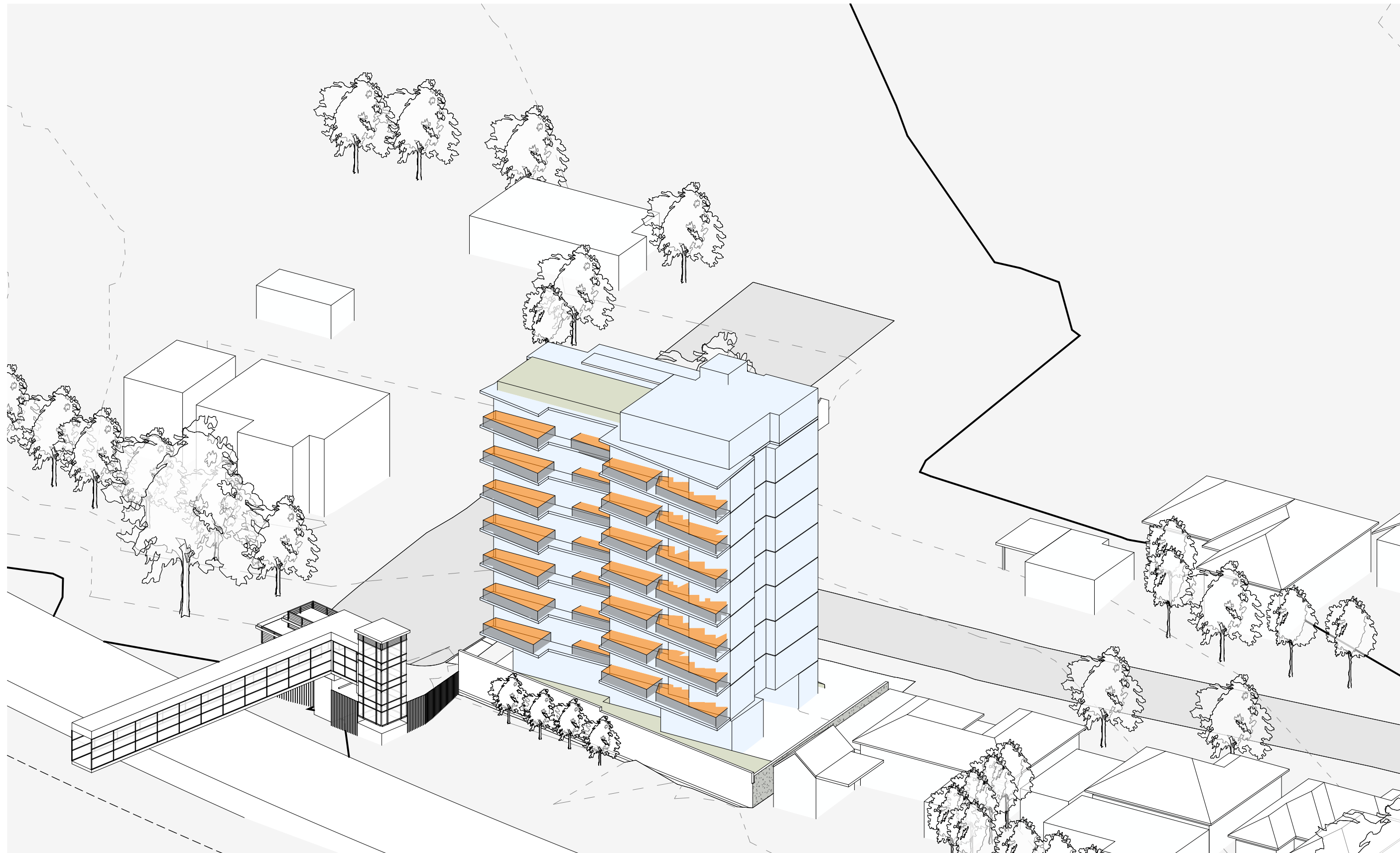
checked FS drawing **SUN EYE VIEWS (FUTURE) - WINTER
SOLSTICE- SHEET 1**

drawn JN issue **B**
project no 24 010 drawing no **DA 610**

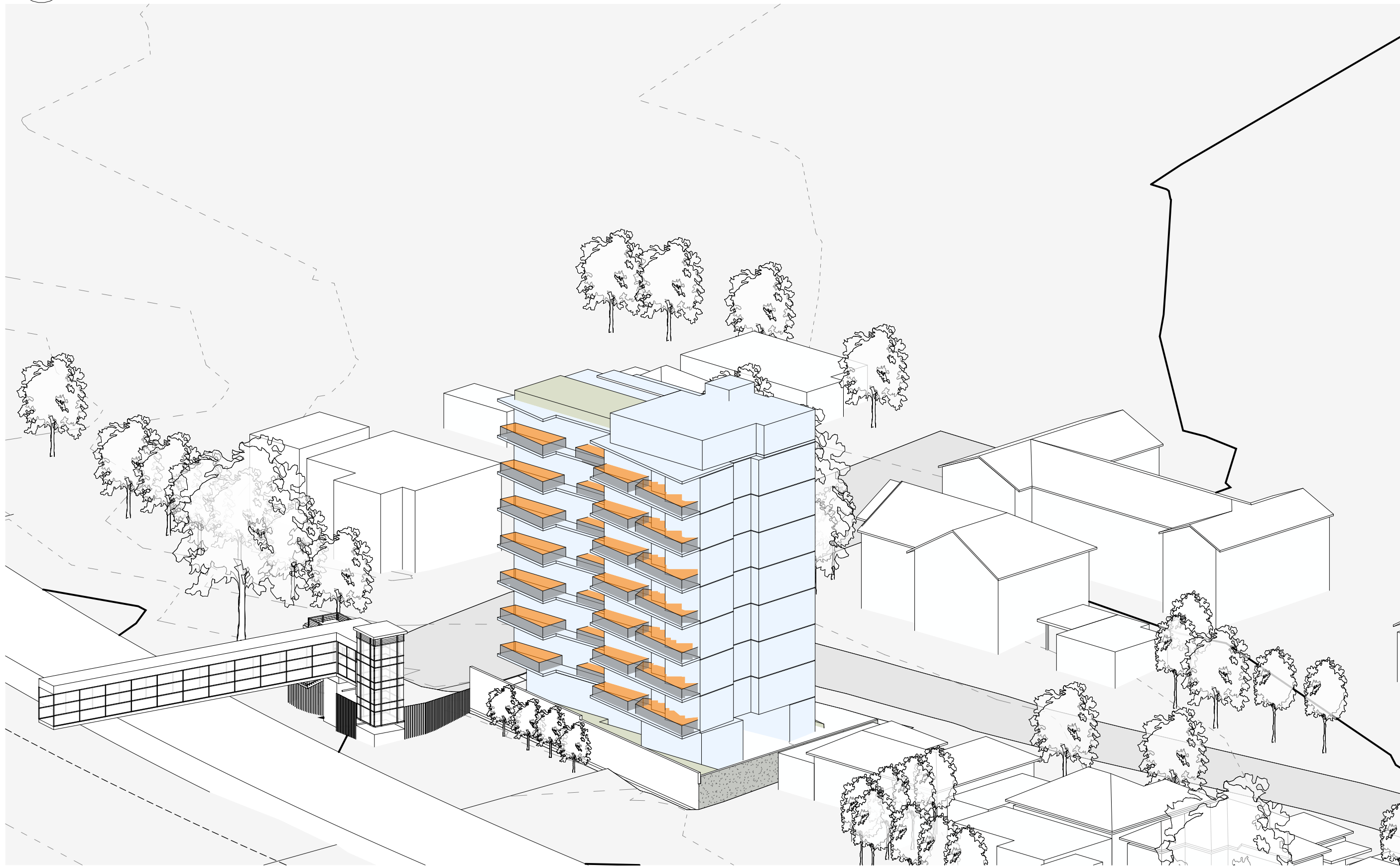
do not scale from drawings.
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1 SUN EYE VIEW (FUTURE) 1PM



2 SUN EYE VIEW (FUTURE) 2PM



3 SUN EYE VIEW (FUTURE) 3PM

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - PRIVATE OPEN SPACE
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	PLANE MEASURED AT 1M ABOVE FLOOR LEVEL - COMMUNAL OPEN SPACE

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

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1 PANORAMA AVE WOOLLOOWARE

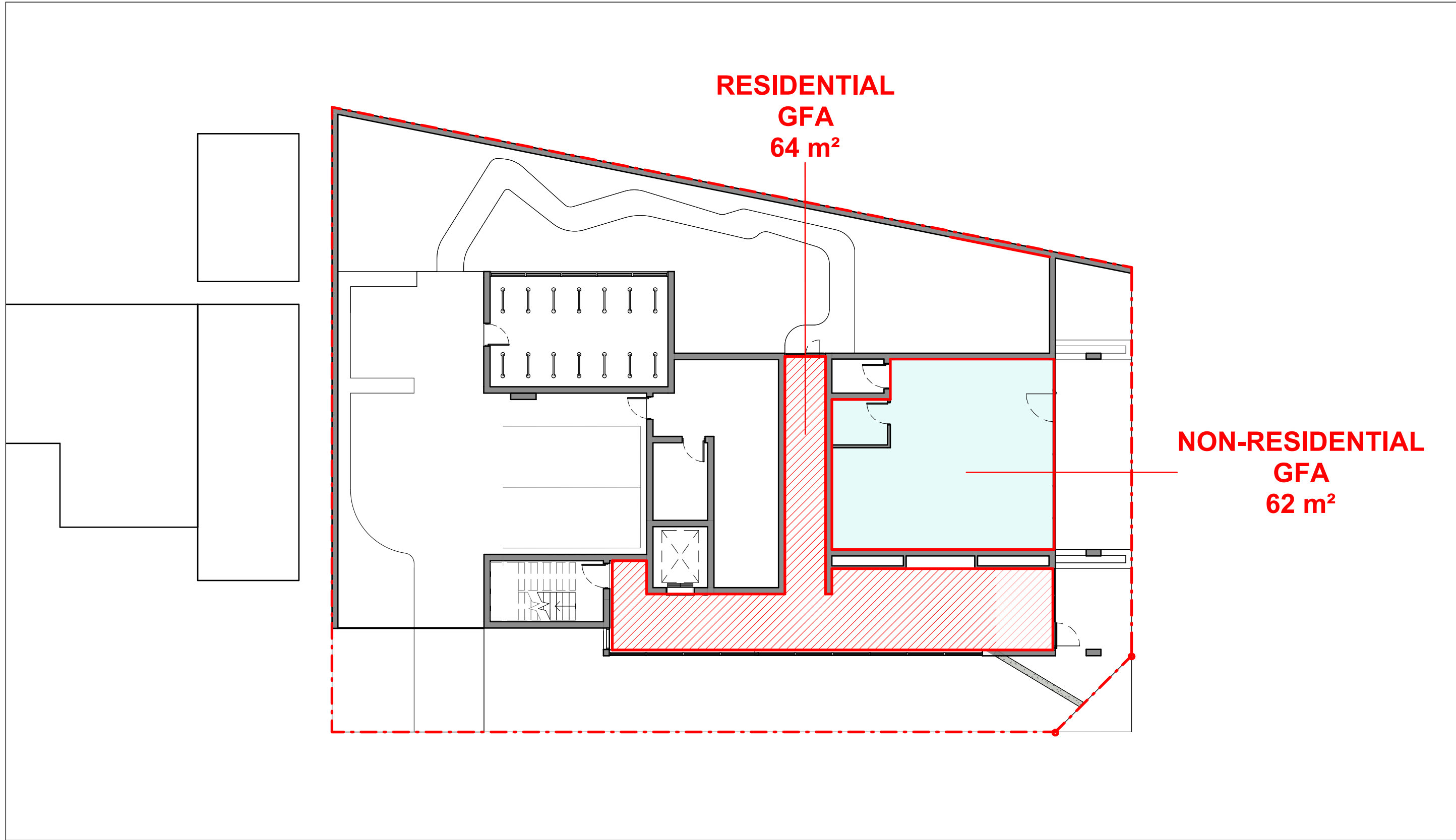
checked FS drawing
SUN EYE VIEWS (FUTURE) - WINTER SOLSTICE - SHEET 2

drawn JN issue
B

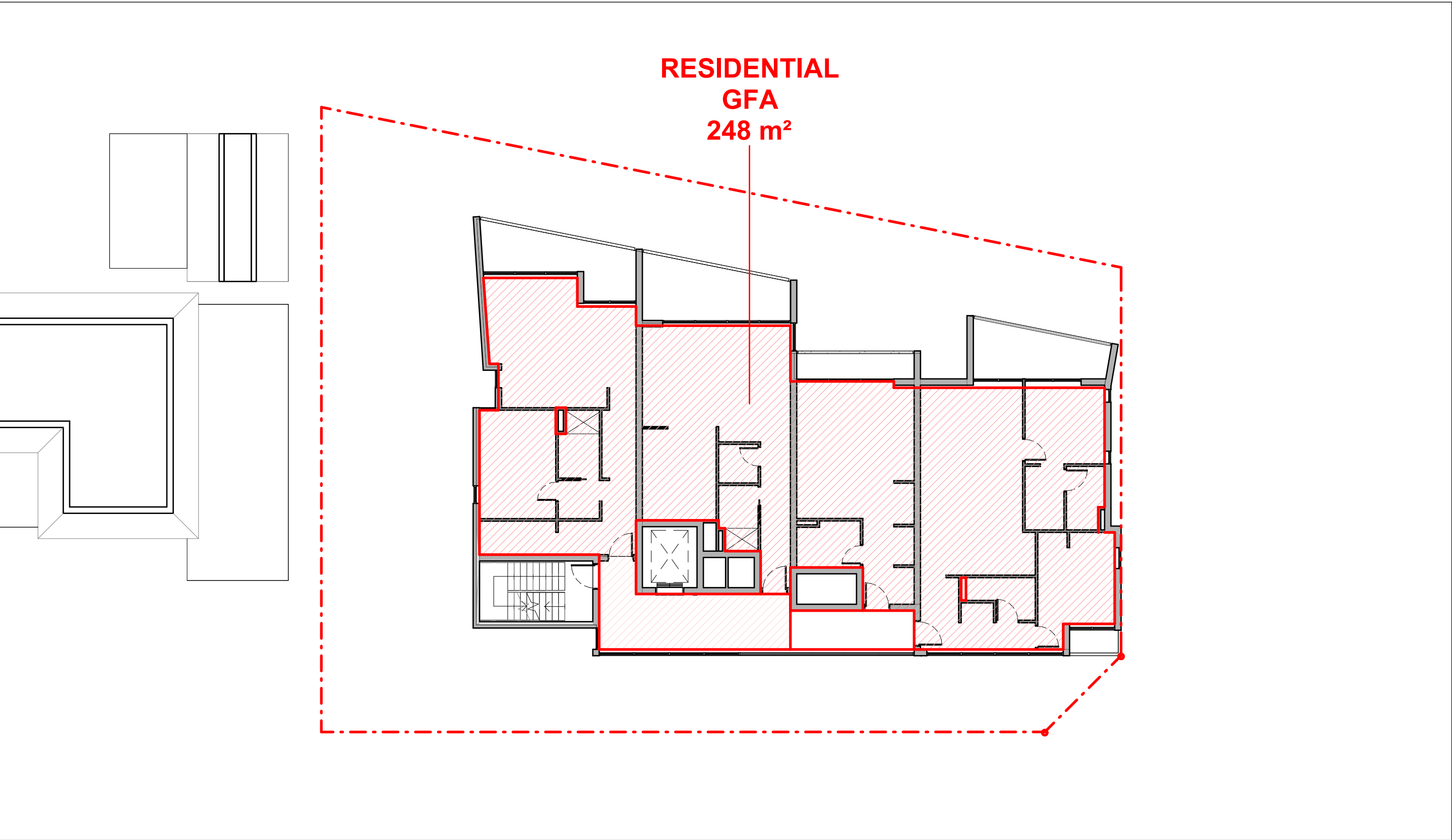
project no 24 010 drawing no
DA 611

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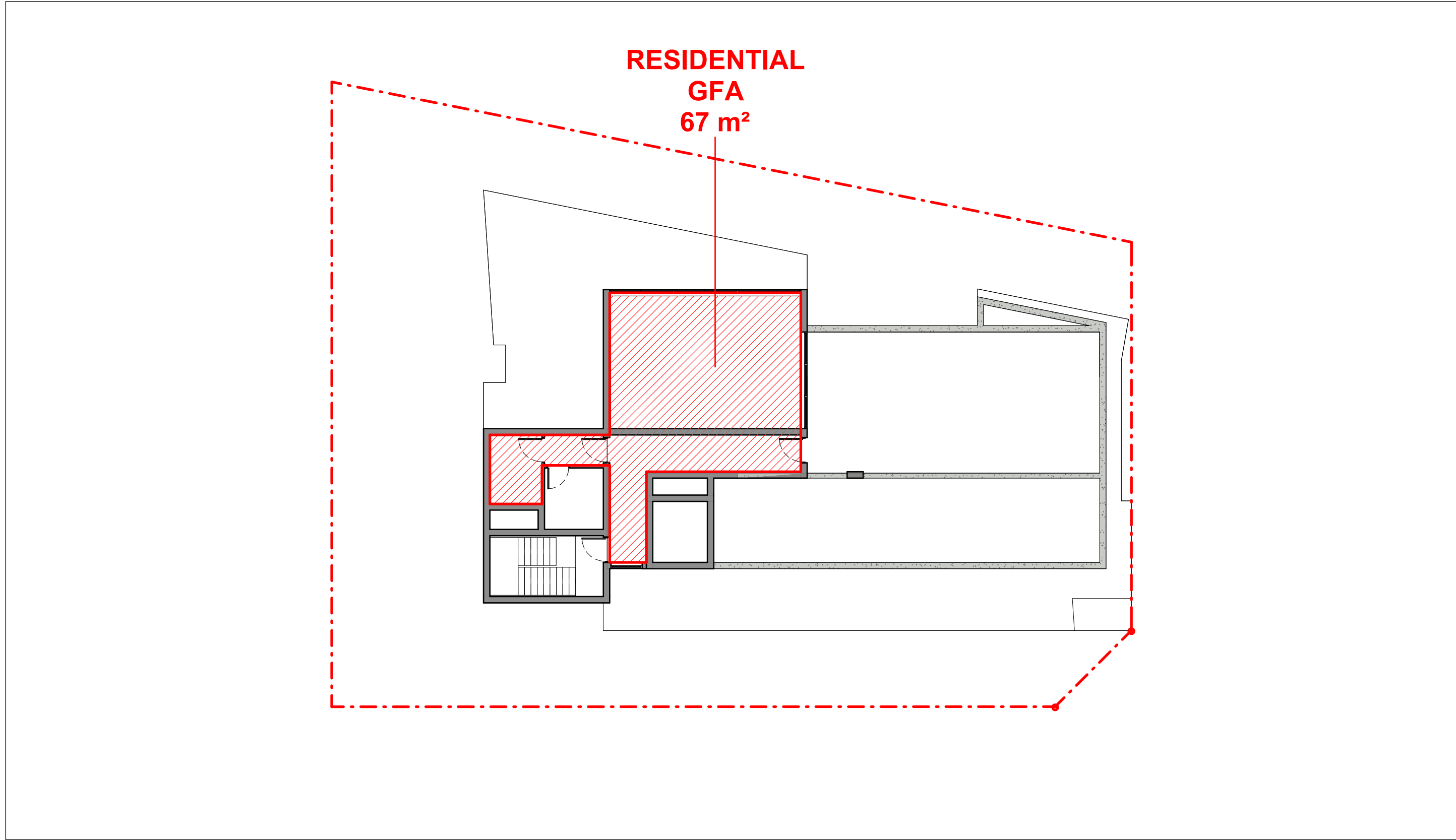
28/05/2025 4:08:14 PM



1 LEVEL 01 (G)
1 : 150



2 LEVEL 02 - 08 PLAN
1 : 150



4 LEVEL 09 (ROOF TERRACE)
1 : 150

issue	amendment	date	legend
A	STAGE 1 + 2 : SKETCH DESIGN	28.04.25	
B	STAGE 1 + 2 : FINAL SKETCH DESIGN	28.05.25	

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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

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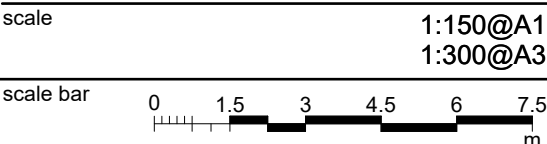
Pacific Community Housing

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked FS drawing
GFA DIAGRAMS

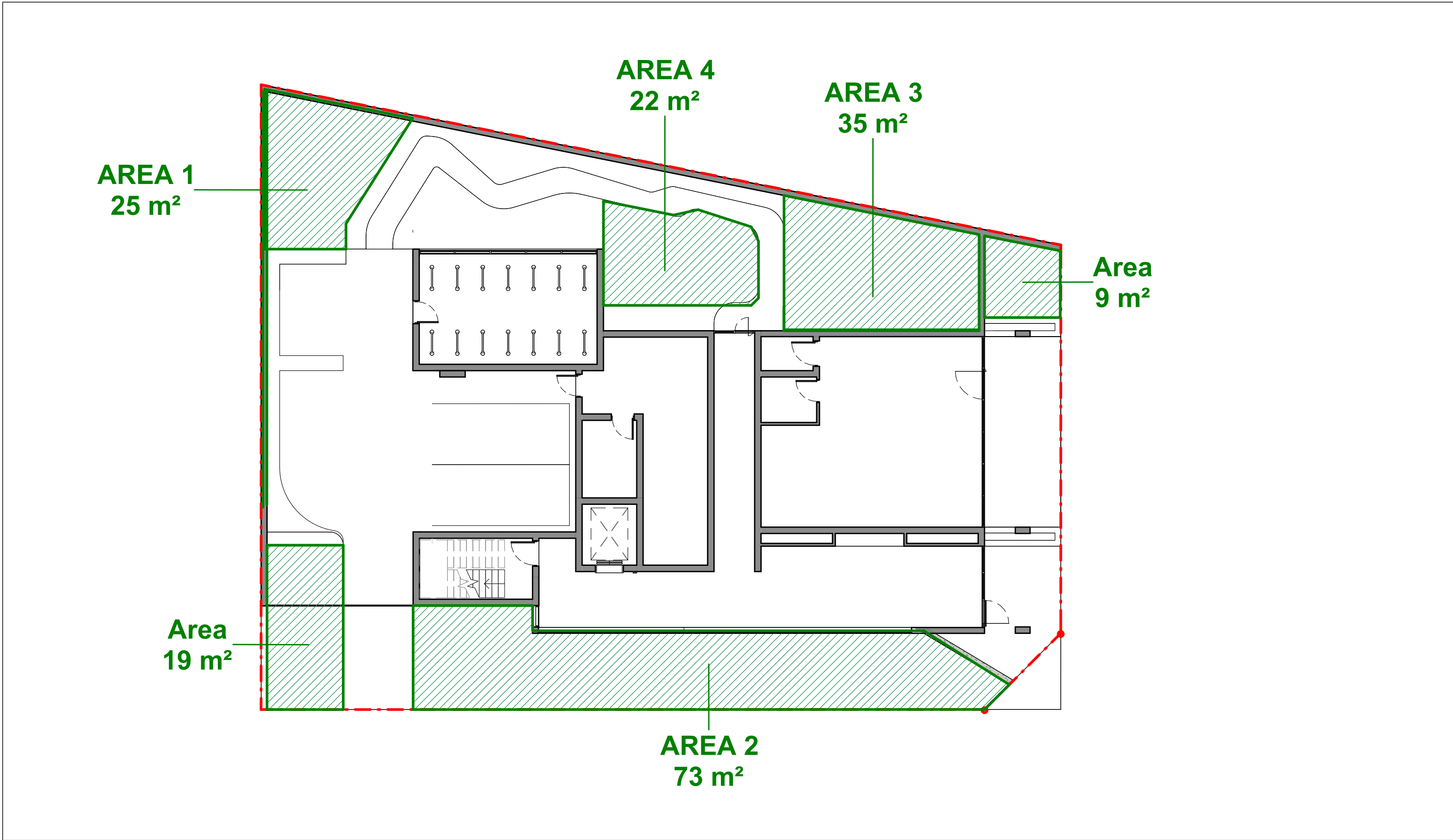
drawn JN issue
B

project no 24 010 drawing no
DA 801

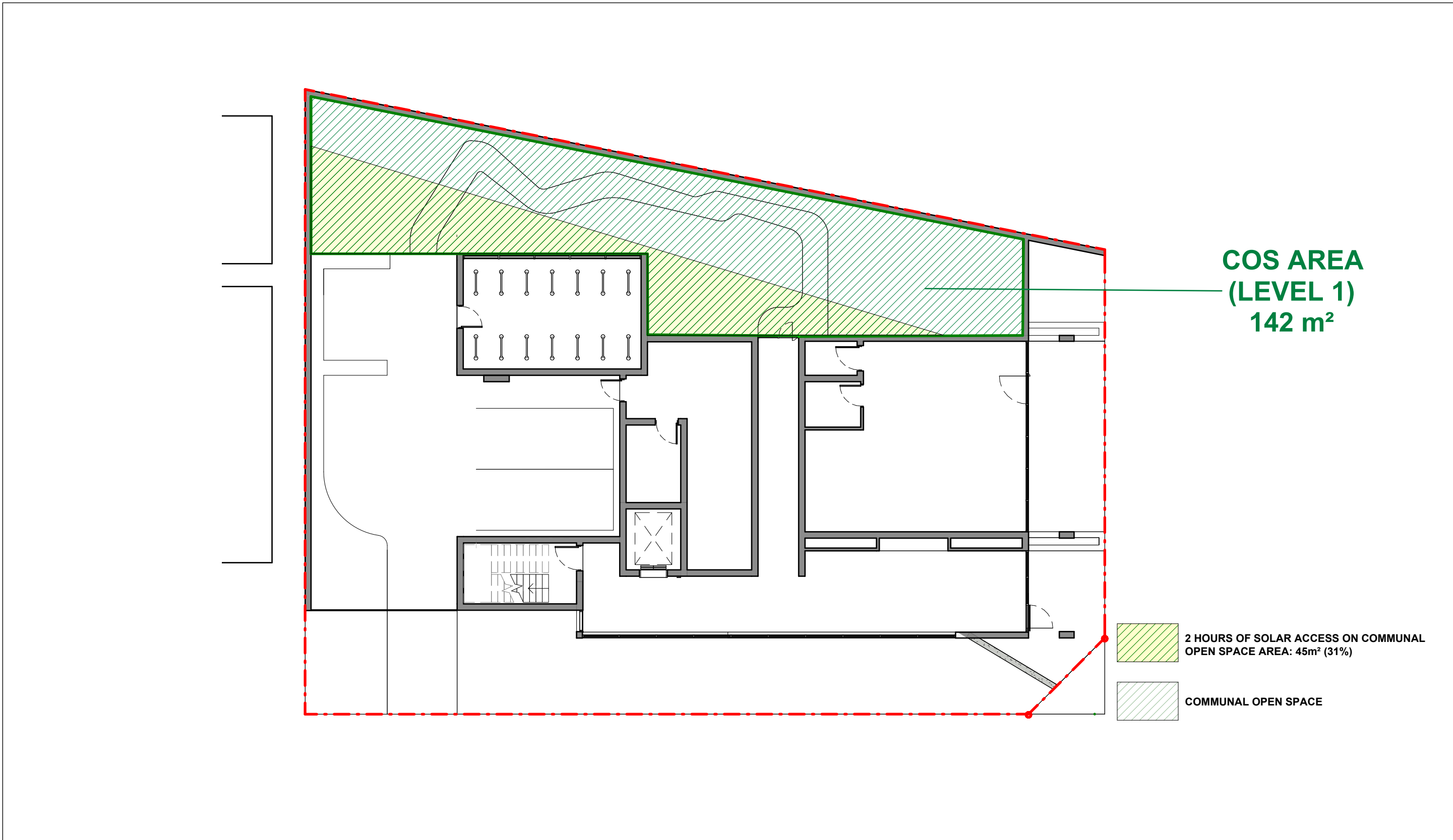


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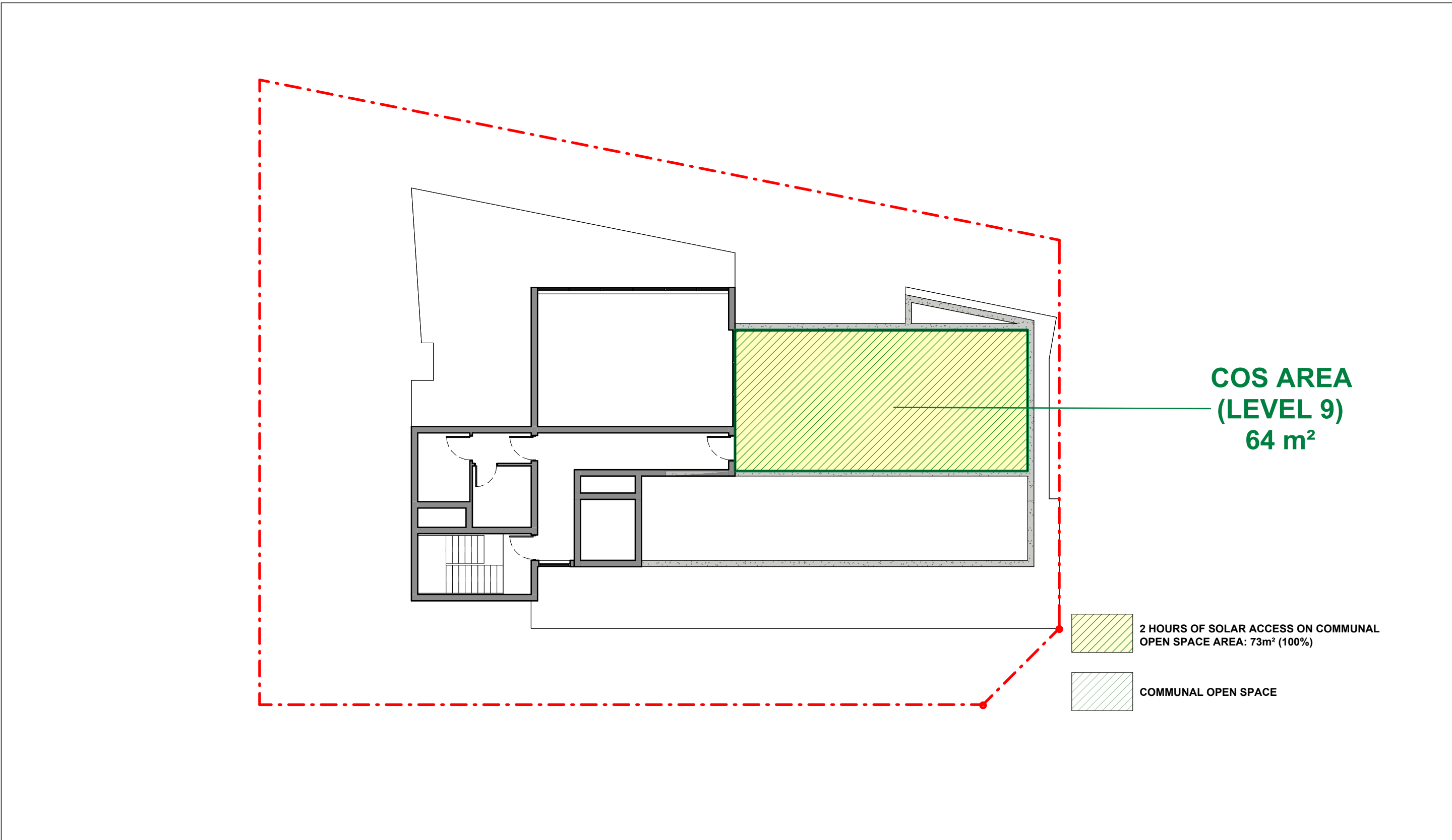
do not scale from drawings. the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



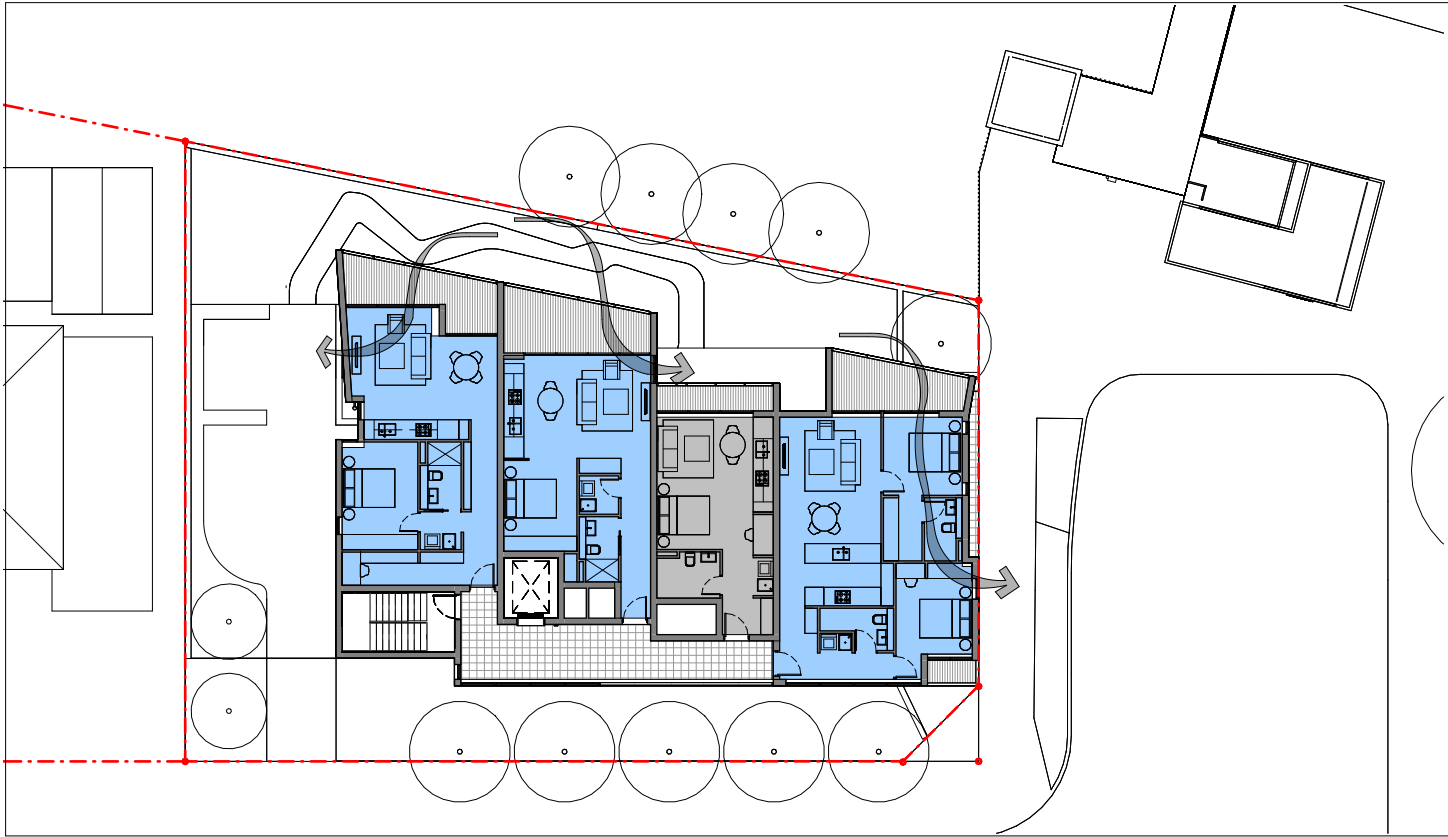
2 DEEP SOIL AREA
1 : 150



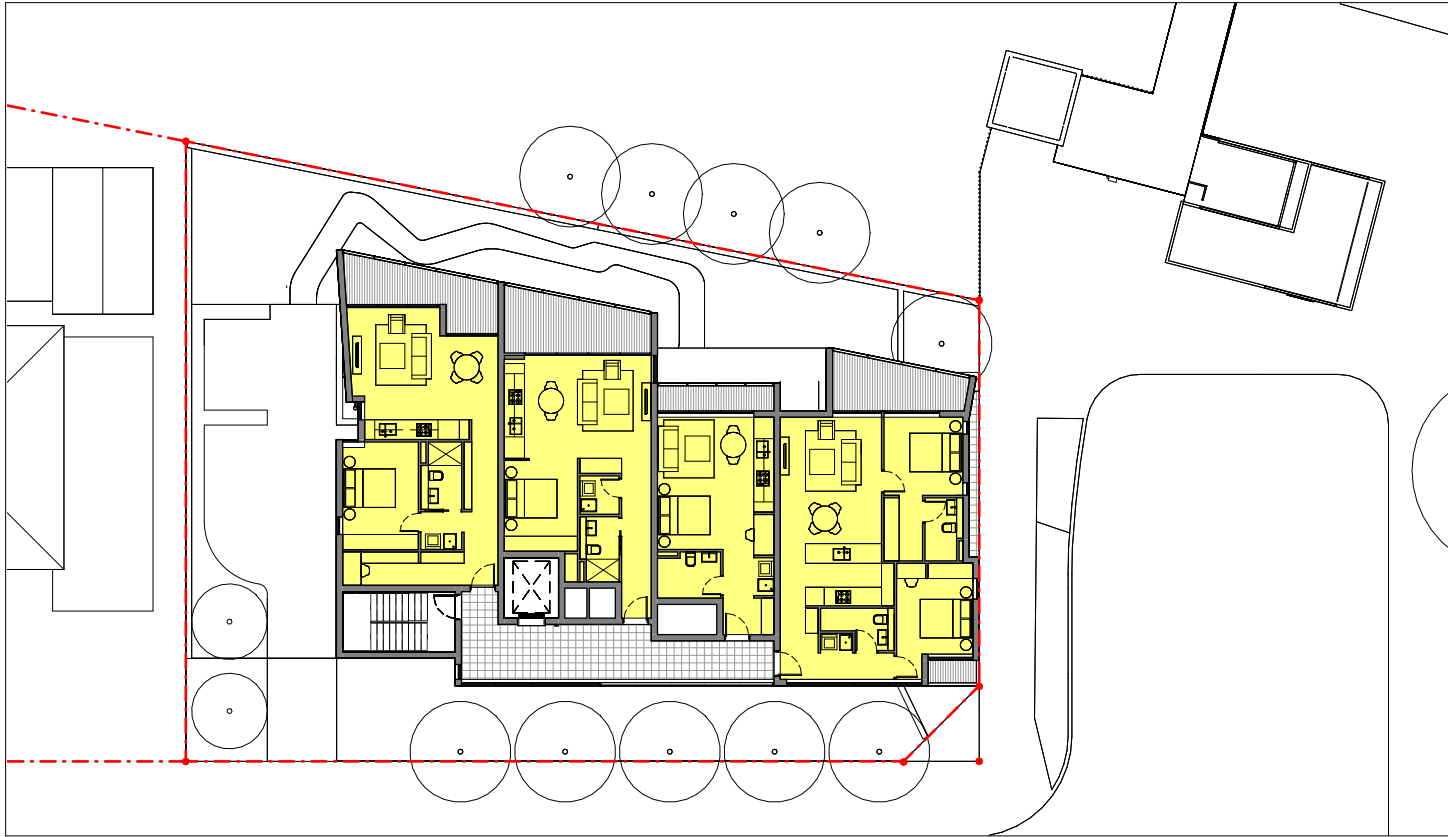
3 LANDSCAPED AREA (COS) - LEVEL 1(G)
1 : 150



4 LANDSCAPED AREA (COS) - LEVEL 9 (ROOF)
1 : 150



1 CROSS VENTILATION - LEVEL 2 - 8
1 : 150



2 SOLAR ACCESS LEVEL 2-8
1 : 150



issue	amendment	date	legend
A	STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25	

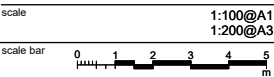
architect
stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9356 2588
www.stanisic.com.au ABN 11002633481
NSW ARB Frank Stanisic 4480

client

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1 PANORAMA AVE WOOLLOOWARE

checked	FS	drawing	STREET VIEW - FUTURE CONTEXT - VIEW 01
drawn	JN	issue	A
project no	24 010	drawing no	DA 900



30/05/2025 2:21:58 PM



issue	amendment	date	legend
A	STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25	

architect
stanisic architects
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T (61 2) 9356 2588
www.stanisic.com.au ABN 11002633481
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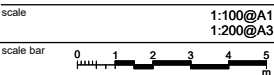
client

Pacific Community Housing

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AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked	FS	drawing	issue
	JN		A

project no 24 010 drawing no **DA 901**



30/05/2025 2:22:00 PM

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issue	amendment	date	legend
A	STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25	

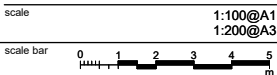
architect
stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9358 2588
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1 PANORAMA AVE WOOLLOOWARE

checked	FS	drawing	STREET VIEW - FUTURE CONTEXT - VIEW 03
drawn	JN	issue	A



project no	24 010	drawing no	DA 902
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30/05/2025 2:22:00 PM

do not scale from drawings.

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issue	amendment	date	legend
A	STAGE 1 + 2: FINAL SKETCH DESIGN	28.05.25	

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stanisic architects
Level 10 257 Clarence Street, Sydney NSW 2000
T (61 2) 9356 2588
www.stanisic.com.au ABN 11002633481
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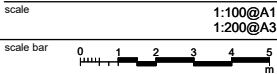
client

Pacific Community Housing

project
AFFORDABLE RENTAL HOUSING
1 PANORAMA AVE WOOLLOOWARE

checked	FS	drawing	STREET VIEW - FUTURE CONTEXT - VIEW 04
drawn	JN	issue	A

project no	24 010	drawing no	DA 903
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30/05/2025 2:22:01 PM

do not scale from drawings.

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