

BLACKTOWN WORKERS SPORTS CLUB

ILU AND RACF DEVELOPMENT

SITE COMPATIBILITY CERTIFICATE

FEBRUARY 2018

DRAWING LIST

SK0001	COVER SHEET
SK0100	SITE ANALYSIS
SK0900	BASEMENT PLAN
SK1000	GROUND PLAN
SK1001	TYPICAL LEVEL PLAN
SK1002	ROOF PLAN
SK1003	TYPICAL BUILDING PLANS
SK2000	SECTIONS
SK3000	CONTEXTUAL ELEVATIONS
SK5000	PRECEDENT IMAGES
SK8000	PERSPECTIVES
SK8001	PHOTOMONTAGES

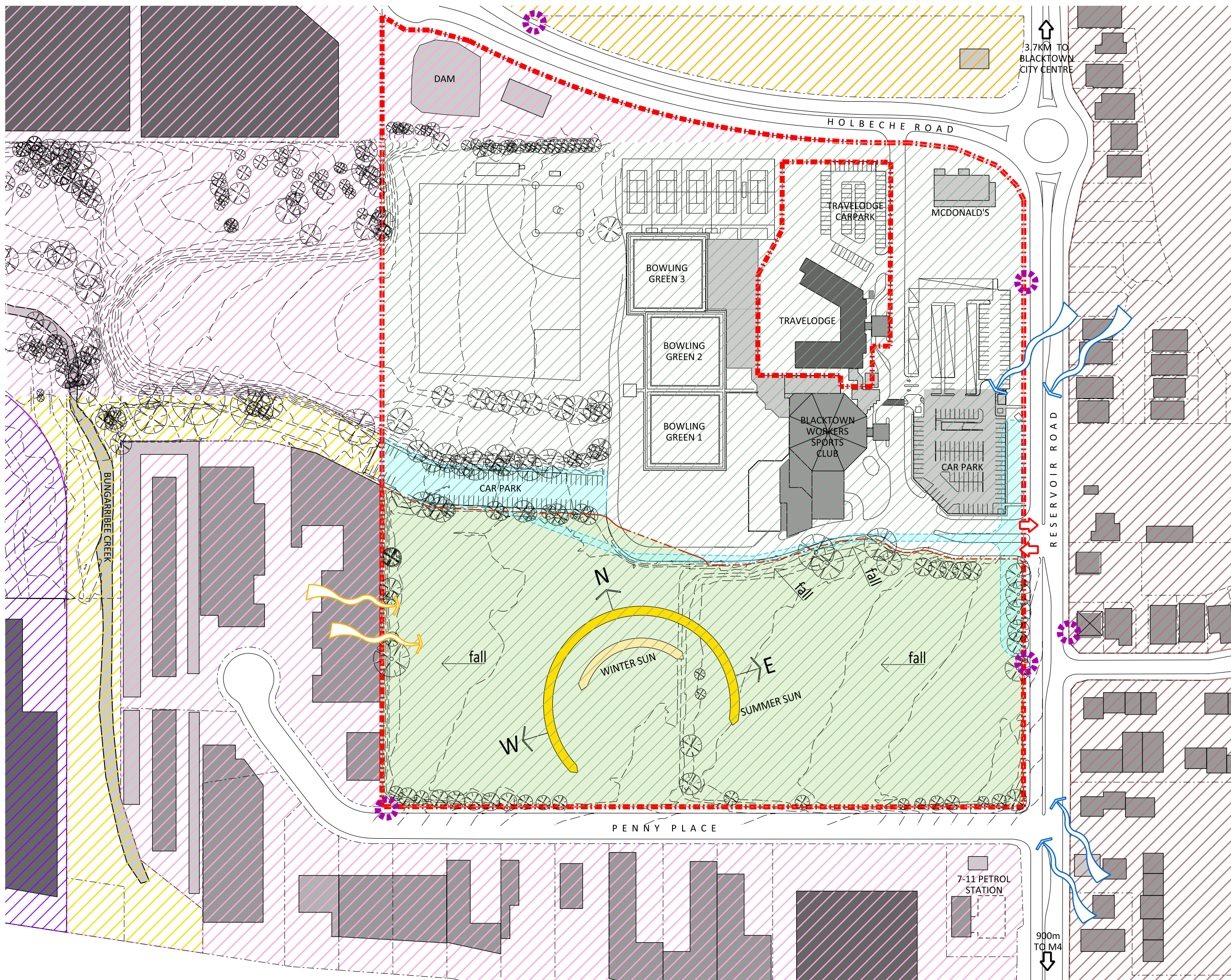
SITE SUMMARY

SITE AREA	53,500m ²
GFA - Total	104,977m ²
GFA - ILUs	97,984m ²
GFA - RACF	5,532m ²
GFA - Community Use	1,461m ²
FSR	1.96 : 1
No. of ILUs	800
No. of RACF SOUs	160
No. of ILU Cars	829
ILU Carpark GBA	34,818m ²
No. of RACF Cars	51
RACF Carpark GBA	2,450m ²
Common Open Space on Ground	9,550m ²
Deep Soil Area	7,740m ²



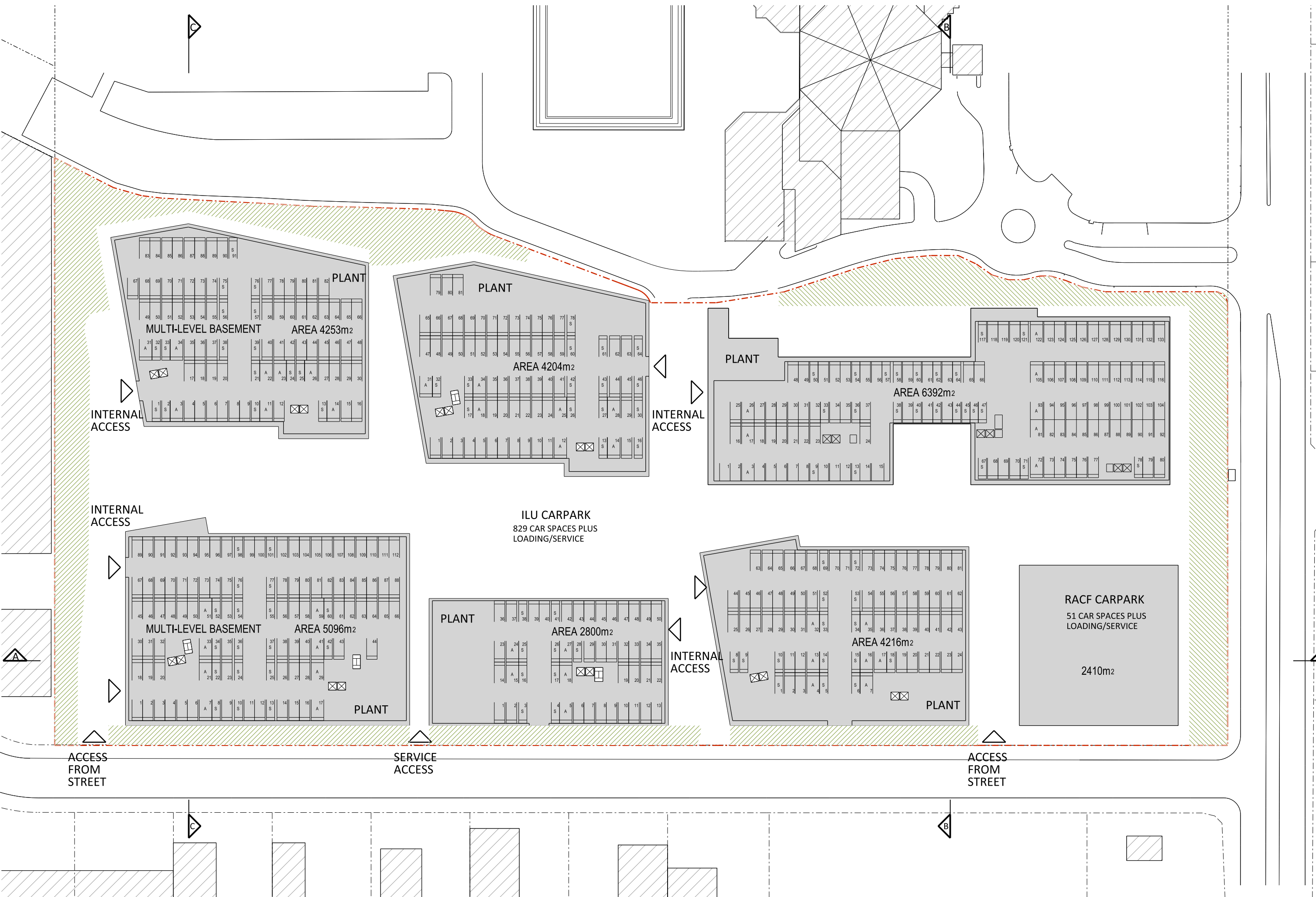
LOCATION PLAN





- LEGEND
- SITE BOUNDARY (LOT 2065 DP 880404)
 - SUBJECT SITE
 - RE2 - PRIVATE RECREATION ZONE
 - IN1 - GENERAL INDUSTRIAL ZONE
 - IN2 - LIGHT INDUSTRIAL ZONE
 - R2 - LOW DENSITY RESIDENTIAL ZONE
 - E2 - ENVIRONMENTAL CONSERVATION ZONE
 - SP 2 - INFRASTRUCTURE
 - 1 STOREY / APPROX 3 - 5M
 - 2 STOREY / 6 - 7M
 - 3 STOREY / 8 - 10 M
 - EASEMENT
 - 0.5M CONTOURS
 - FALL OF LAND
 - COOL EASTERLY AND SOUTHERLY BREEZES
 - WARM WESTERLY BREEZES
 - MAIN ACCESS TO SITE
 - BUS STOP
 - EXISTING TREES







LEGEND

ILUs

RACF

COMMUNITY FACILITY

LANDSCAPE - ON STRUCTURE

LANDSCAPE - DEEP SOIL

HARDSCAPE - FOOTPATH / ROAD



BASEMENT CARPARK ENTRY/EXIT



PEDESTRIAN ENTRY/EXIT

SK1000 GROUND PLAN



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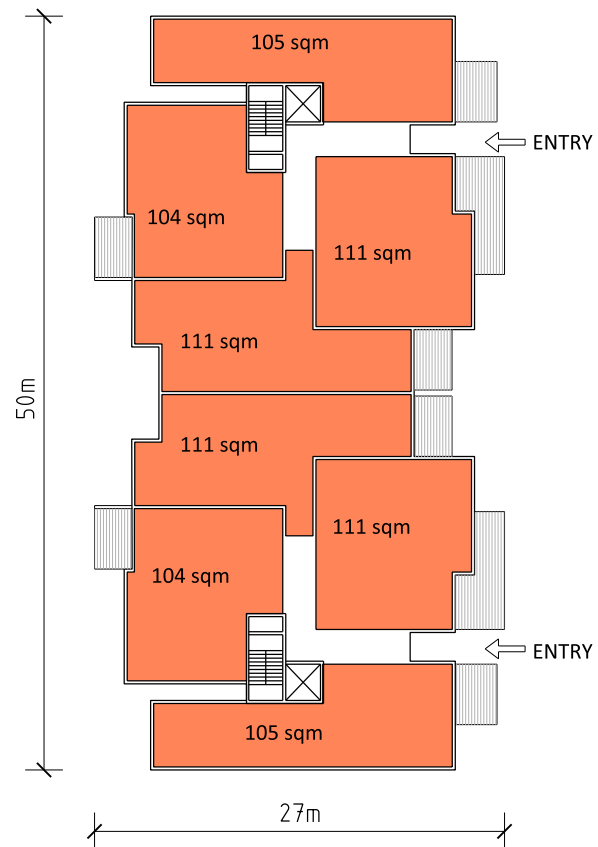
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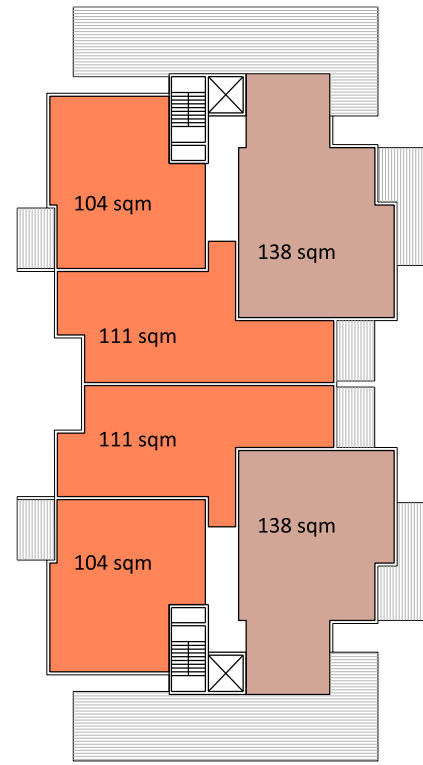




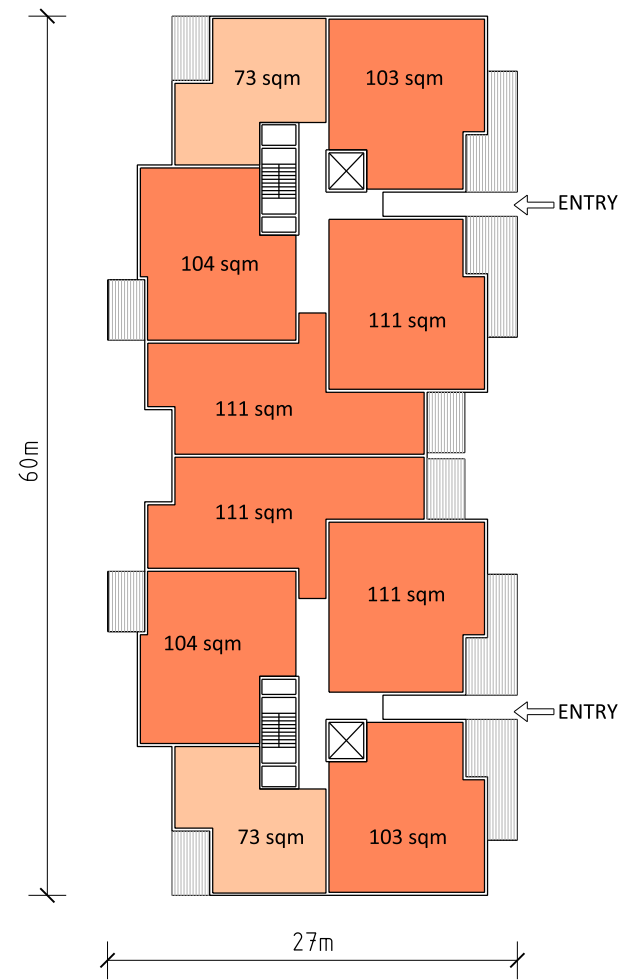
8 UNIT FLOOR PLATE
TYPICAL



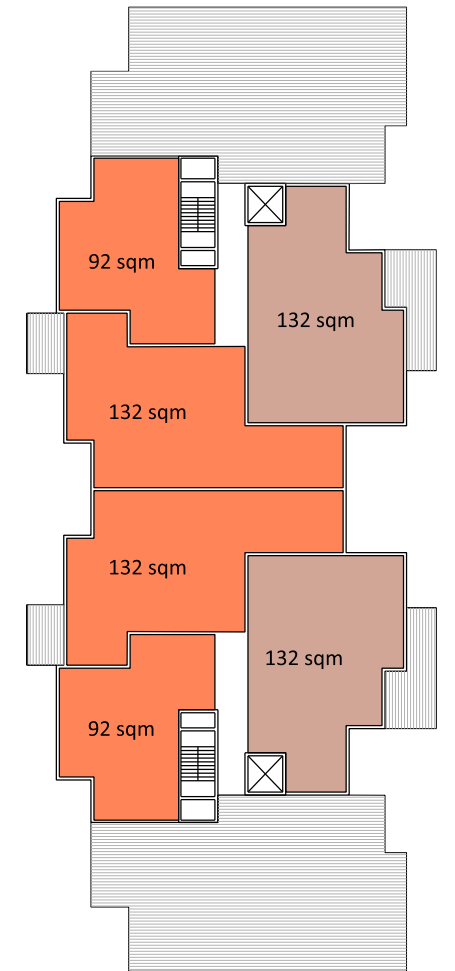
PENTHOUSE - WITH SETBACK



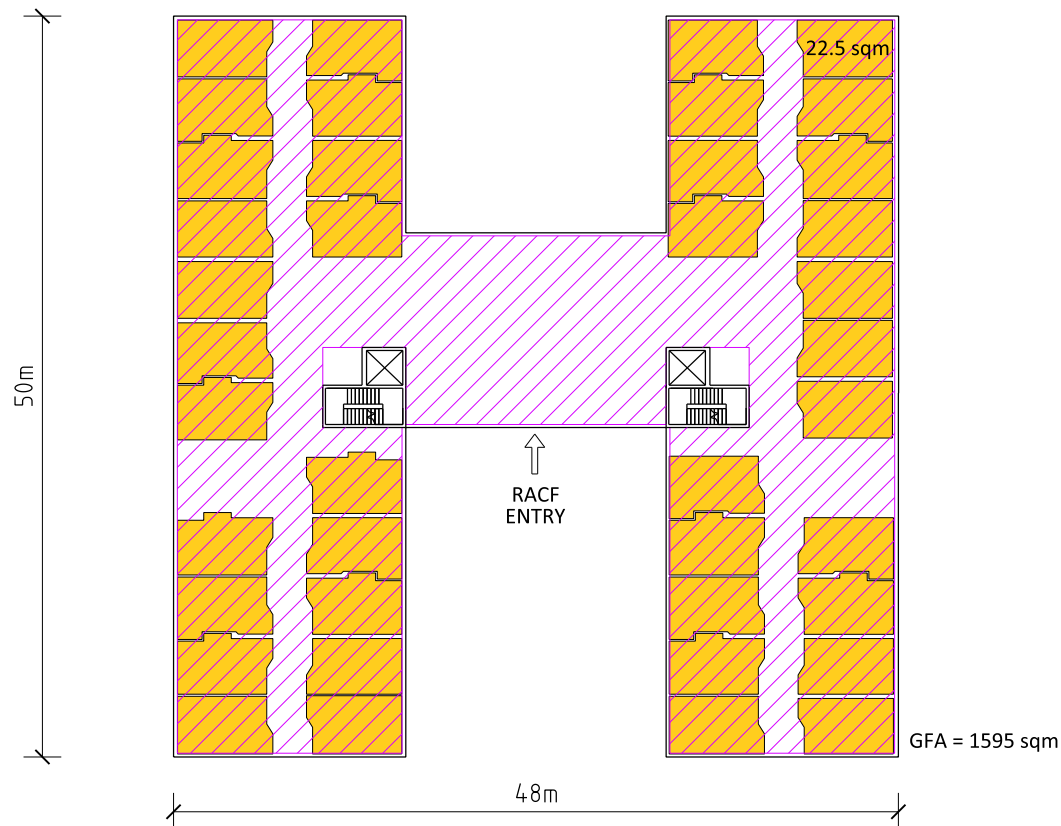
10 UNIT FLOOR PLATE
TYPICAL



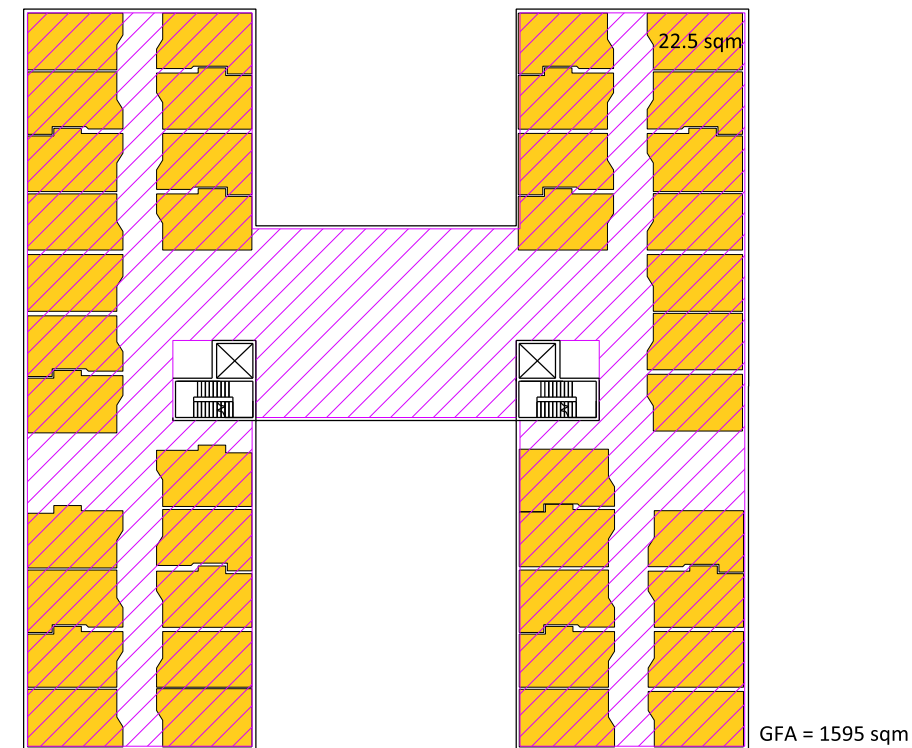
PENTHOUSE - WITH SETBACK



RACF
GROUND FLOOR



TYPICAL FLOOR - RACF SOU'S



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LEGEND

- ILU - 1 BED
- ILU - 2 BED
- ILU - 3 BED
- RACF SOU'S

SK1003 TYPICAL BUILDING PLANS

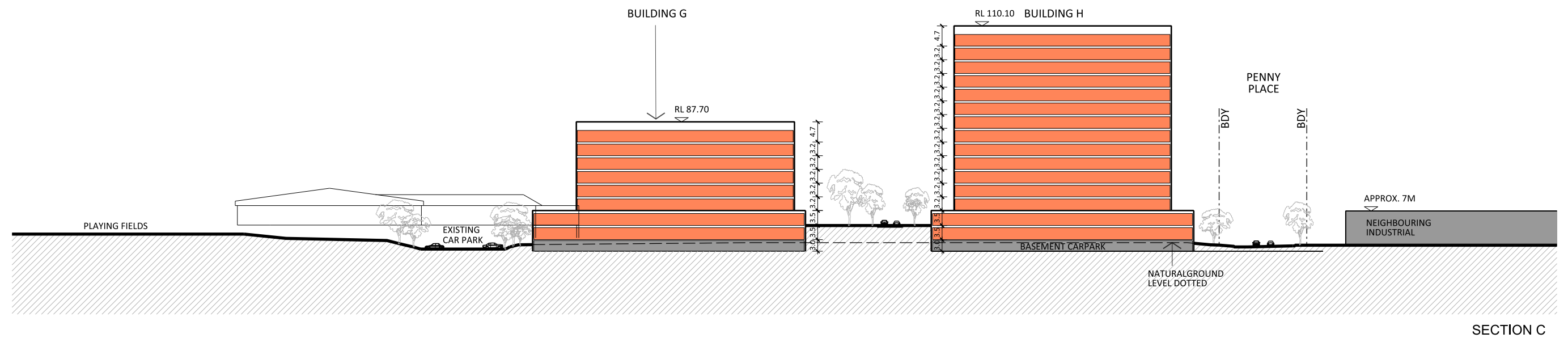
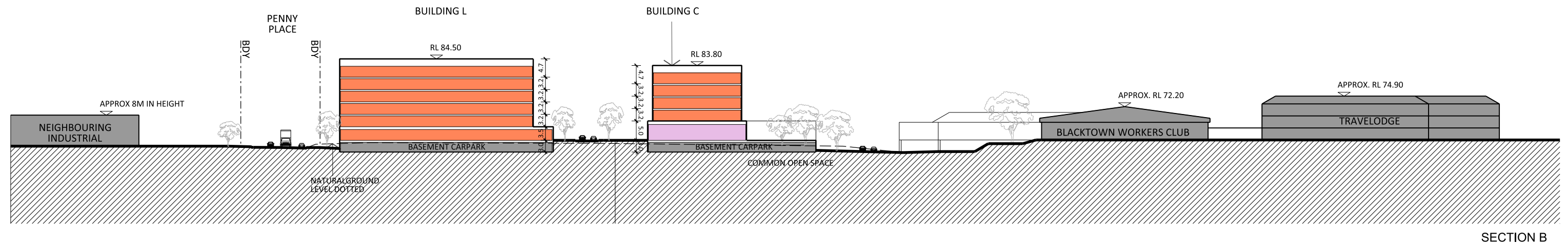
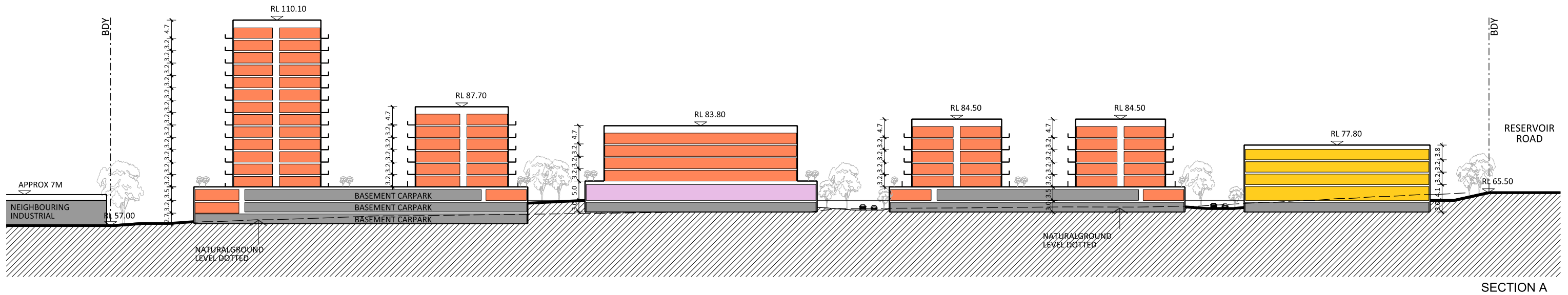


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AJ+C
ALLEN JACK+COTTIER



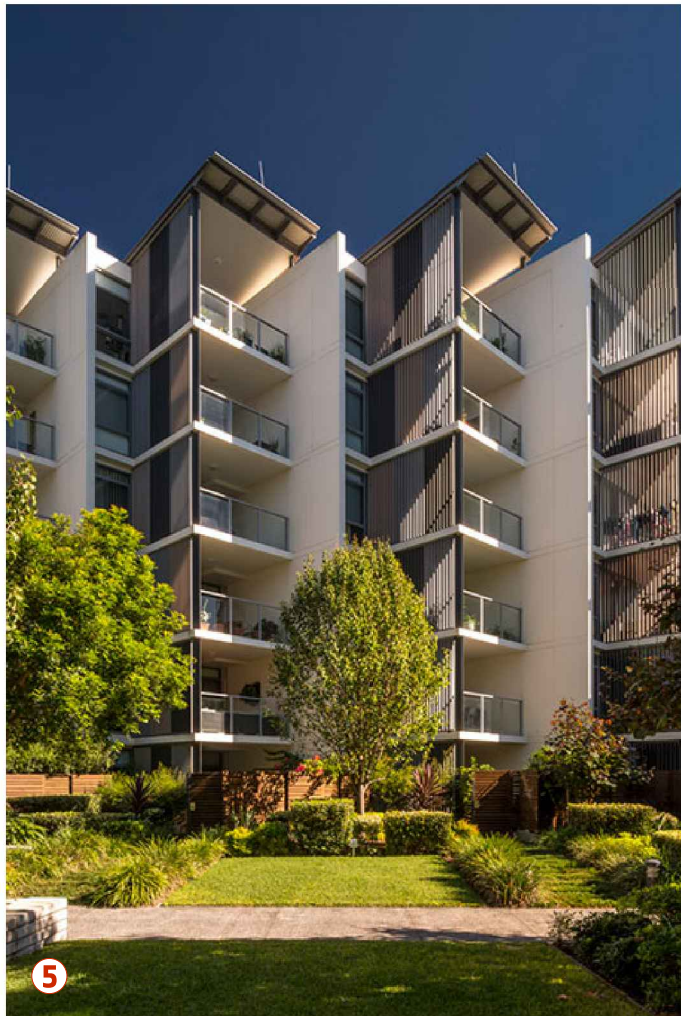


ELEVATION - PENNY PLACE



ELEVATION - RESERVOIR ROAD







SURROUNDING CONTEXT



COMMON OPEN SPACE

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SK8000 PERSPECTIVES



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VIEW LOOKING NORTH ON RESERVOIR ROAD*



VIEW LOOKING SOUTH ON RESERVOIR ROAD*

* Photomontages are indicative only to provide an artistic impression of the proposal

