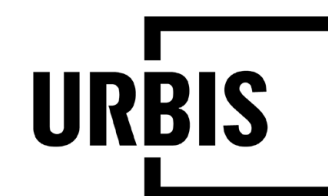




Club Marconi ILU SCC
19.06.2019



RESTIFA & PARTNERS
development managers – project managers



[illegible]

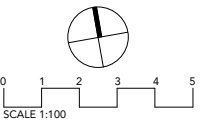
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CLUB MARCONI
121 Prairie Vale Rd, Bossley Park,
NSW 2176

Site Building Footprint Analysis

Project #: 743	Scale: 1 : 1000 @A1	Draw: LH	Check: KD
Drawing #:		Rev:	

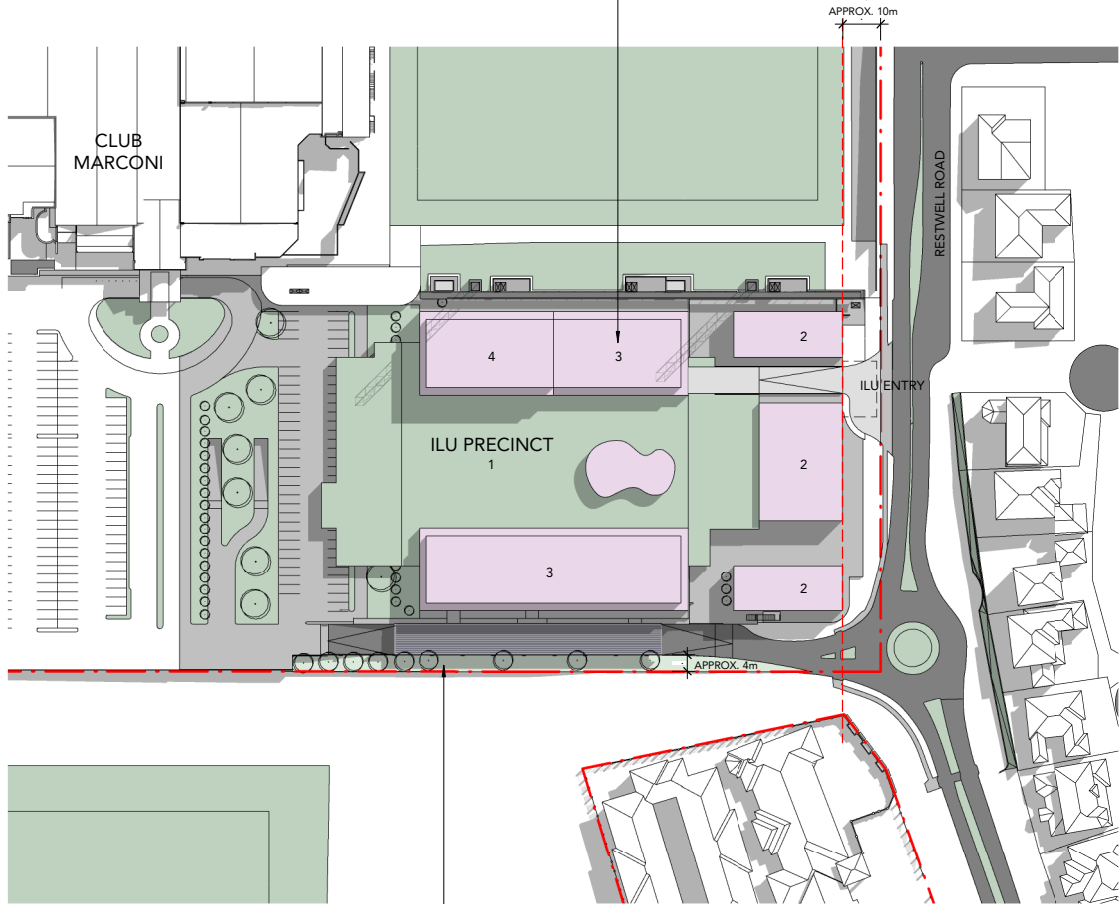
A019

1

HEIGHT AND FOOTPRINT OF BUILDINGS INCREASE THE FURTHER THEY ARE FROM THE BOUNDARIES

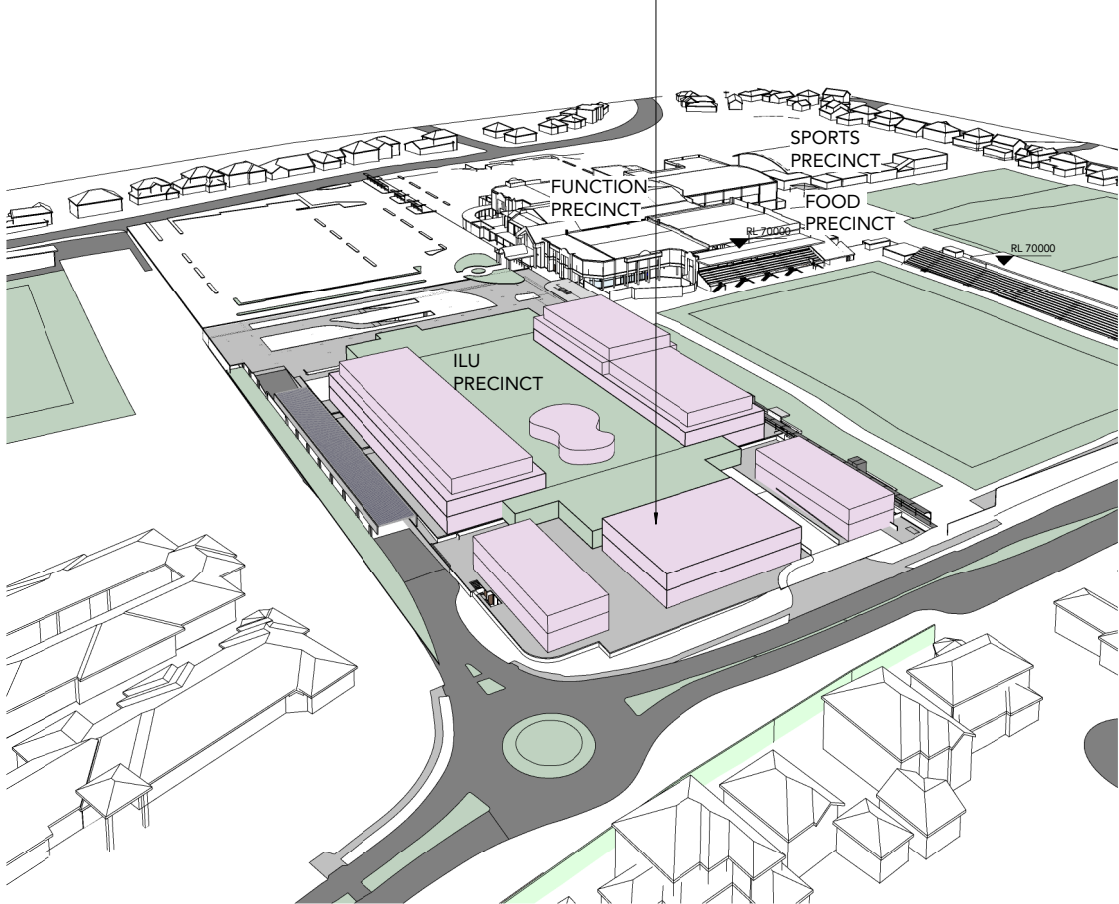
SETBACK TO RESTWELL ROAD ALIGNS WITH NEIGHBOURING SWIAA (APPROX. 10M)

BREAKDOWN OF MASSING TO RESTWELL ROAD

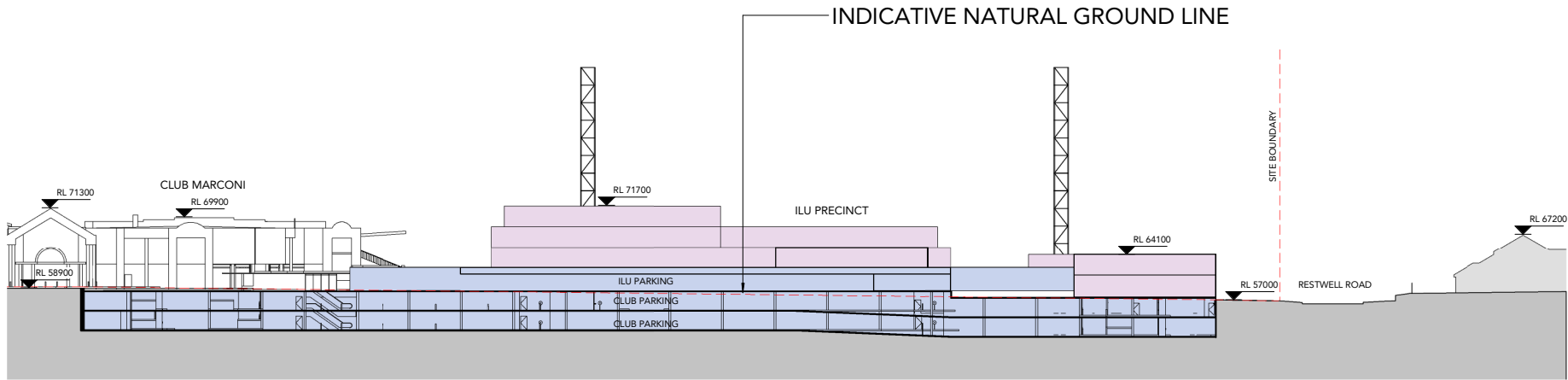


1 ILU Massing Plan
Scale: 1 : 1000

LANDSCAPE BUFFER TO MARCONI PARK (APPROX. 4M)



2 ILU Massing 3D
Scale:



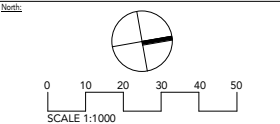
3 ILU Section
Scale: 1 : 500

DRAWING STATUS:		
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Rev	Revision Description	Date
1	Issued For SCC	06/12/17
2	Issued For Planning Review	04/04/19

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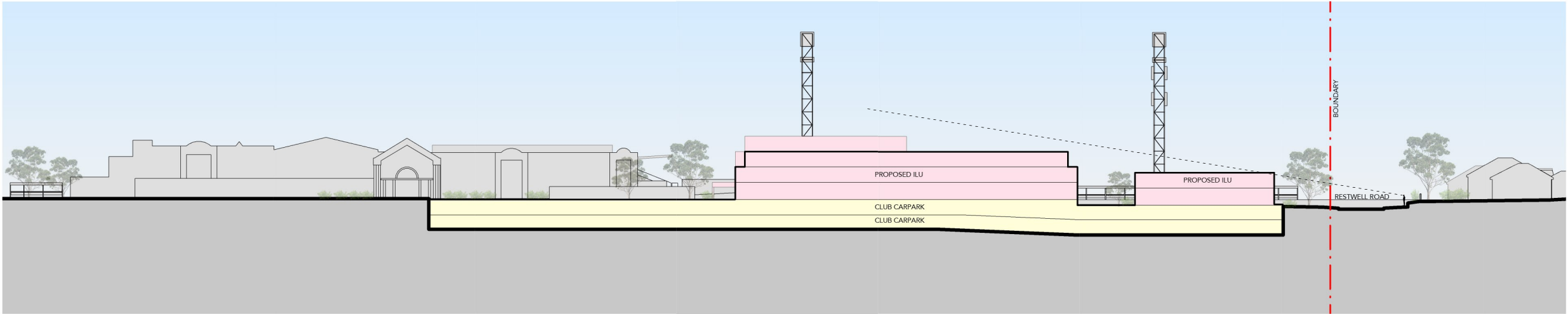
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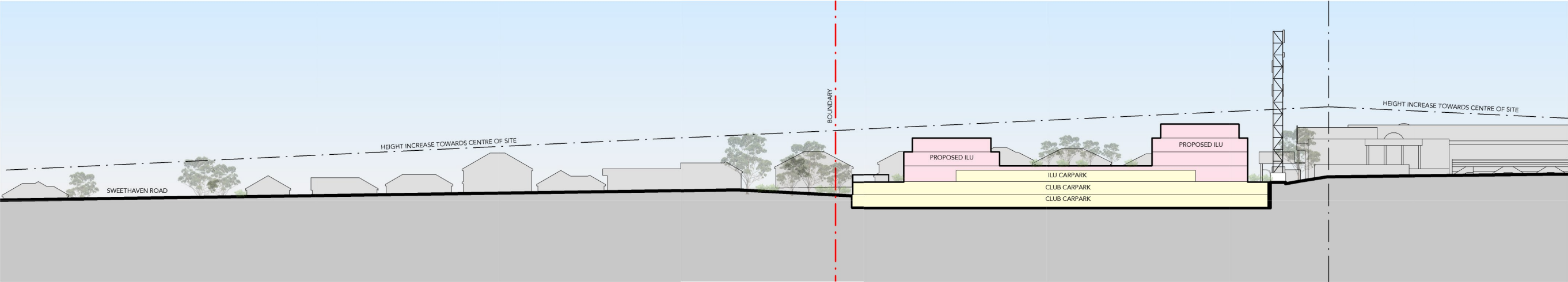
CLUB MARCONI
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NSW 2176

ILU Massing Diagrams				
Project #	Scale	Drawn	Check	
743	As	LH	KD	
Drawing #		Indicated	Rev	
A030			2	



1 ILU Massing Section AA
Scale: 1 : 500

2 STOREY FRONTAGE AT RESTWELL ROAD OBSCURES SIGHTLINES
FROM STREET LEVEL OF 4 STOREY ILU AND EXISTING CLUB



2 ILU Massing Section BB
Scale: 1 : 500



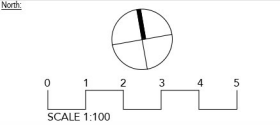
Key Plan

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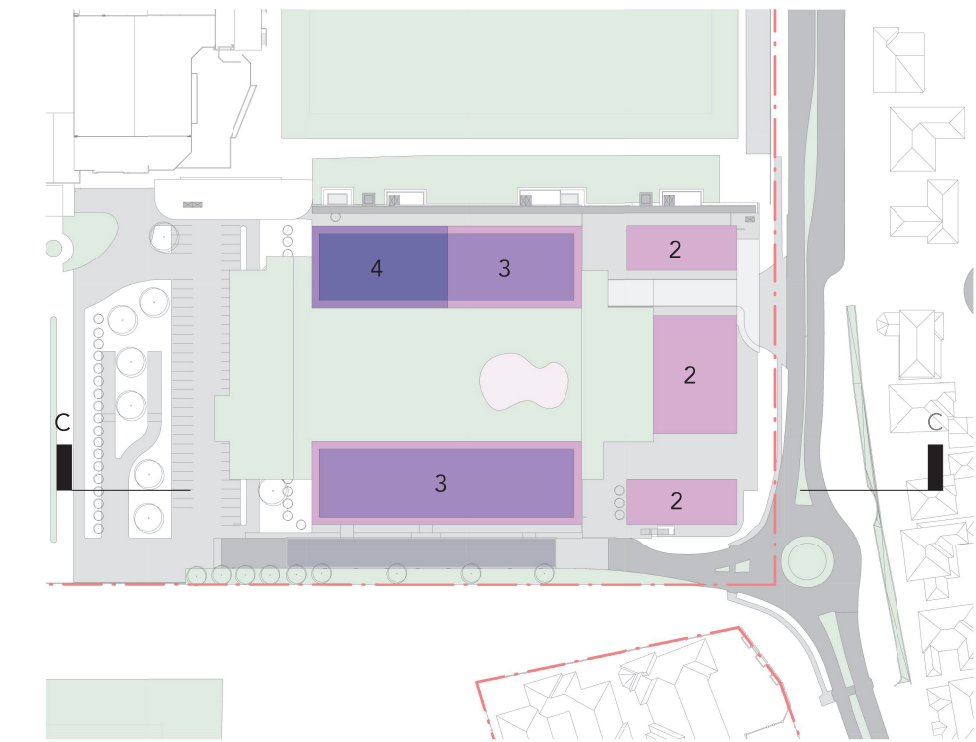
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NSW 2176

ILU Massing Sections				
Project #	Scale	Drawn	Checked	Drawn
743	As	LAH	LH	KD
Drawing # indicated				
A031				1

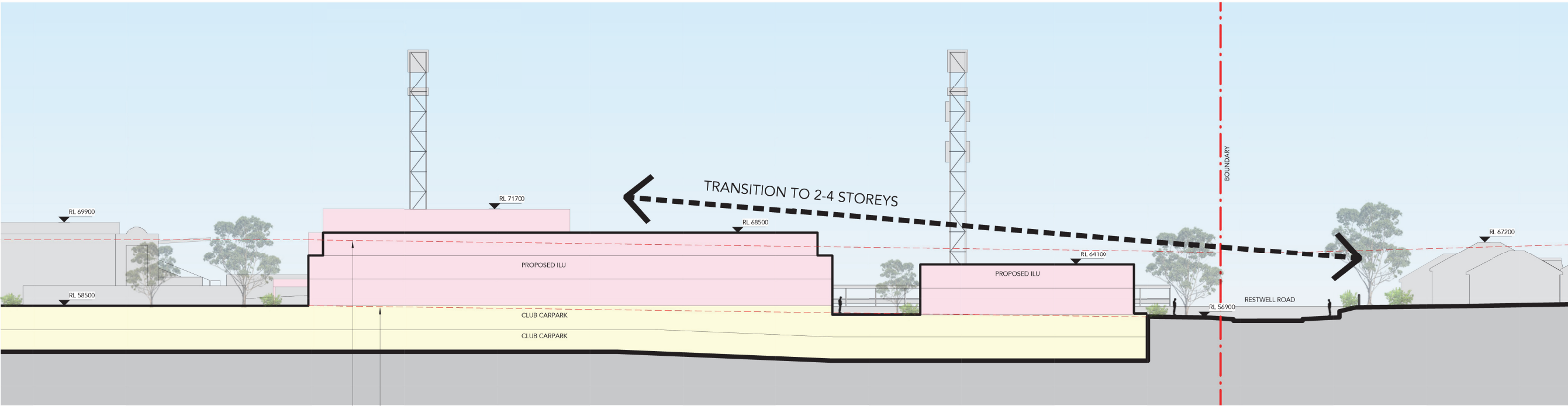
BUILT FORM AND HEIGHT

Built form and building heights are distributed to ensure transition to the neighbouring context with taller buildings towards the centre of the site.

- The proposed ILUs are located adjacent to the seniors living and aged care SWIA facility and will comprise of two storeys fronting Restwell Road to ensure transition from the existing dwellings which turn their back on and are elevated from Restwell Road and will experience no impacts from the proposed ILUs;
- Height transitions up to three-four storeys are acceptable towards the centre of the site to minimise solar impacts to communal open space and provides a defined street edge to Club entrance;
- The expanded conference facility will be located within the existing northern portion of the Club building.



1 ILU Key Plan CC
Scale: 1 : 1000



INDICATIVE NATURAL GROUND LINE
+9M FROM NATURAL GROUND LINE

2 ILU Massing Section CC
Scale: 1 : 300

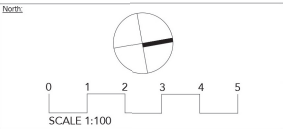
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Title:
ILU Massing Section CC

Project #	Scale	Doc	Clk
743	As	LH	RW
Drawing #	indicated	Rev	

A032

DRAWING STATUS:

PRELIMINARY

Rev	Revision Description	Date

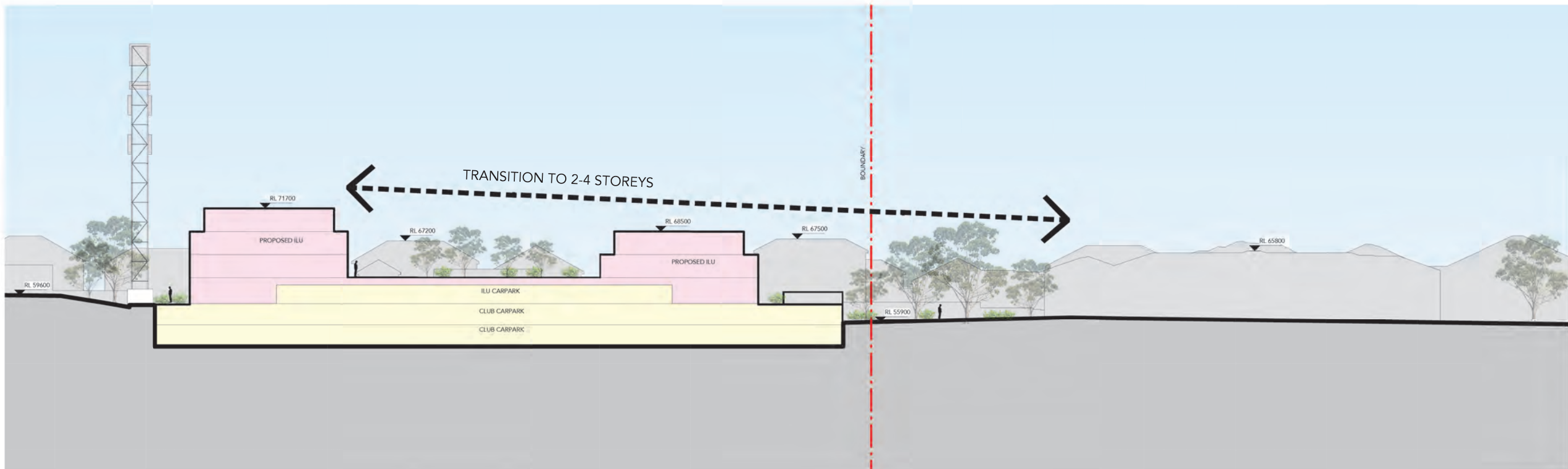
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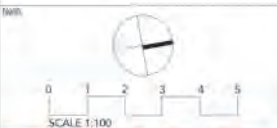


1 ILU Key Plan DD
Scale: 1 : 1000



2 ILU Massing Section DD
Scale: 1 : 300

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CLUB MARCONI
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Title:
ILU Massing Section DD

Project #	Scale	Doc	Clk
743	As	LH	RW
Drawing #	indicated	Rec	

A033

LANDSCAPE BUFFER

Approx. 4m deep (by approx. 140m long) landscape buffer to the Endangered Ecological Communities at Marconi Park.
(To include native species endemic to the area - for details refer to Landscape Architects Proposal)

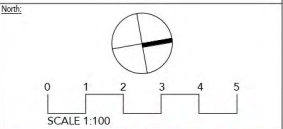


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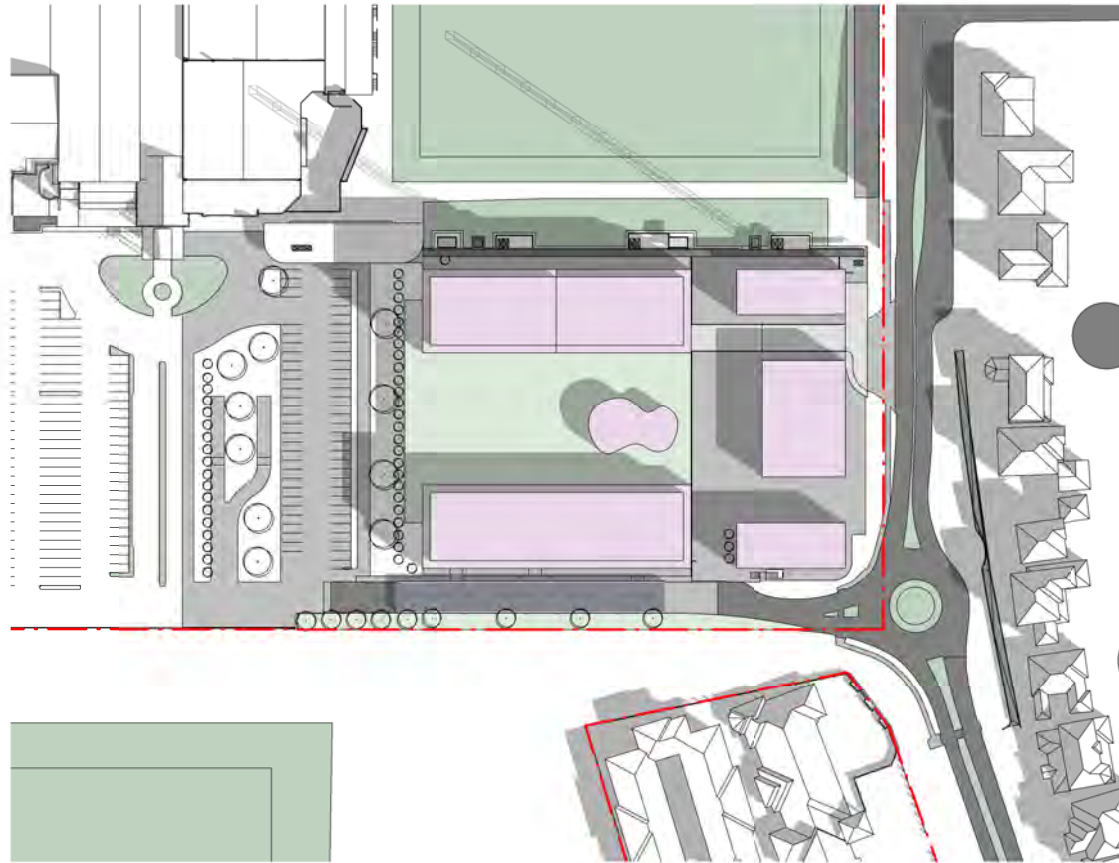
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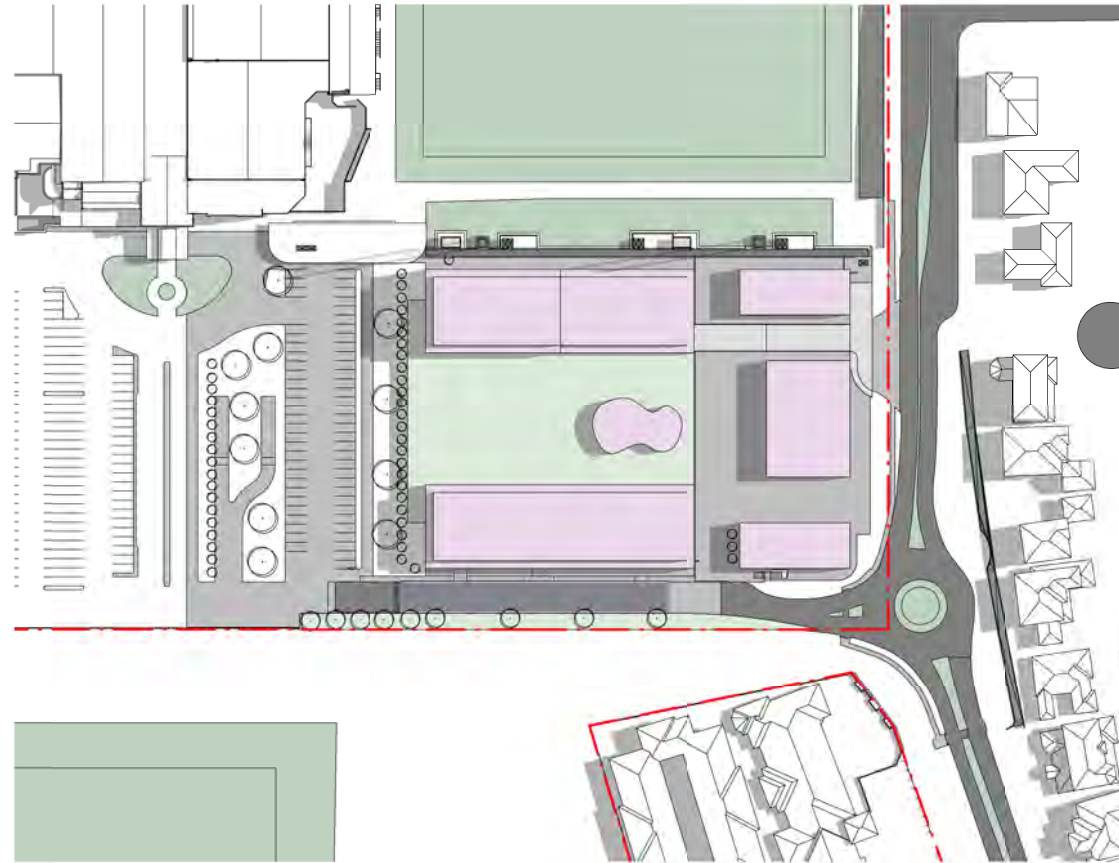
Title:
Landscape Buffer

Project #	Scale	Drawn	Checked
743	1 : 250	LH	RW

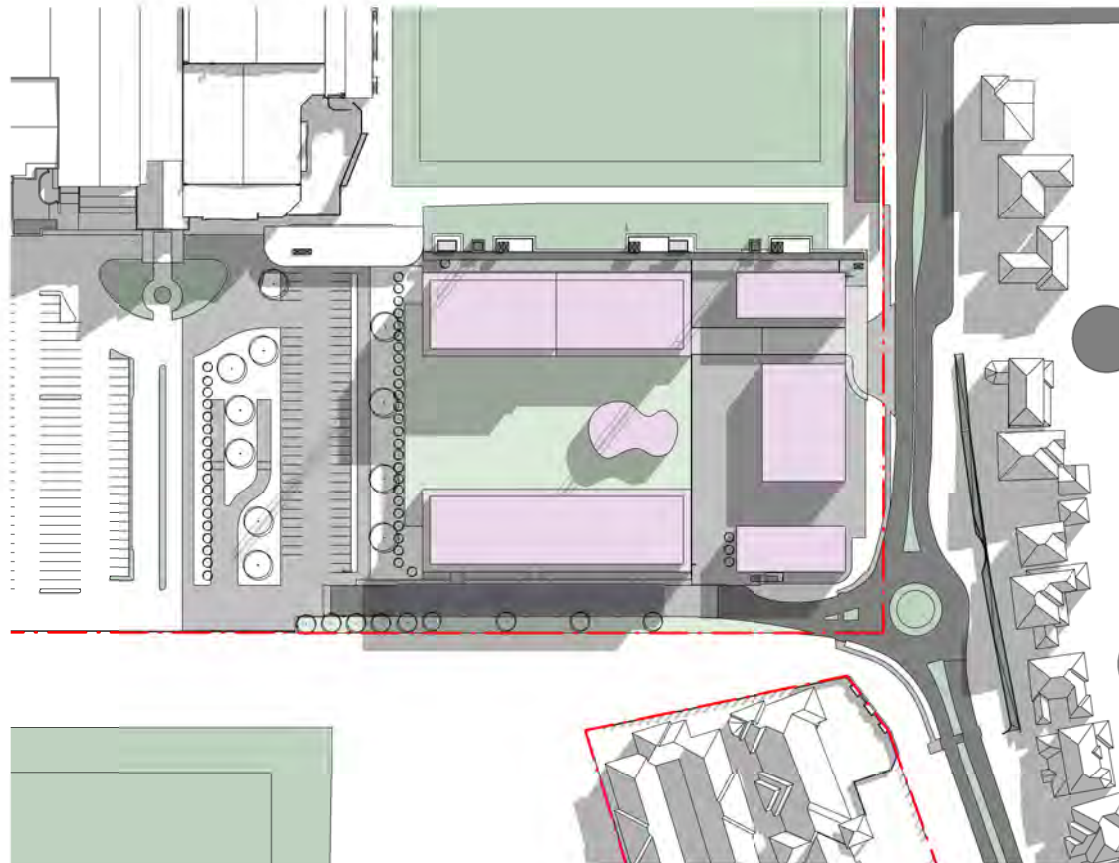
Drawing #:
A034



1 ILU Shadow Diagram - 21st June 9am
Scale: 1 : 1000



2 ILU Shadow Diagram - 21st June 12pm
Scale: 1 : 1000



3 ILU Shadow Diagram - 21st June 3pm
Scale: 1 : 1000

DRAWING STATUS:

PRELIMINARY

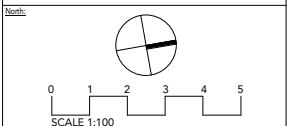
Rev	Revision Description	Date
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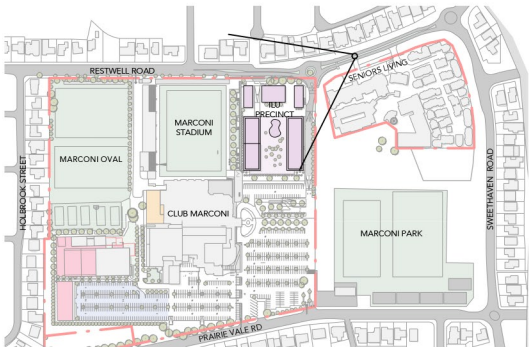
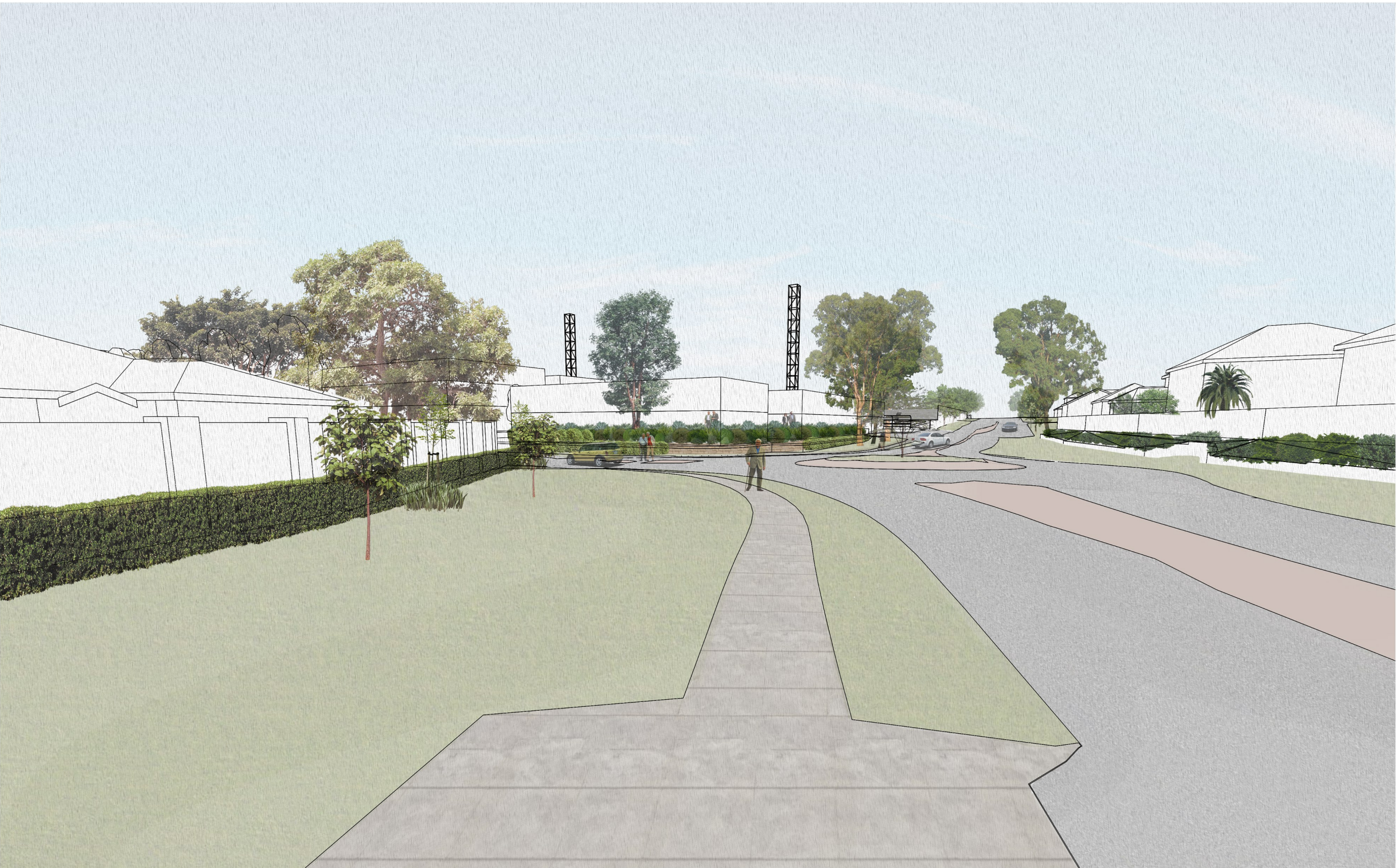
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ILU Shadow Diagrams

Project #	Scale	Doc	Clk
743	1 : 1000 @A1	LH	KD
Drawing #	Rev		

A810

1



Key Plan

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Title:			
Perspective			
Project #	Scale	Draw	Check
743	1 : 5000 @A1	LH	KD
Drawing #:		Rev:	
A900		1	



A photograph showing a covered walkway or ramp area, possibly at a transit station. The structure has a dark metal roof supported by posts. A chain-link fence runs along the side of the walkway. In the background, there are more structures and a clear blue sky.



A wide-angle photograph of a grassy field, likely a park or sports ground. In the foreground, there are several large, mature trees with dense foliage, casting long shadows across the grass. The grass is green but shows some signs of wear and dry patches. In the background, a white fence runs across the middle ground. Beyond the fence, there are more trees and some buildings, including a house with a red roof. The sky is bright blue with a few wispy clouds, and the sun is visible in the upper left corner, creating a strong glare.

[illegible]



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ILU Precedent Images

Project #	Scale	Drawn	Check
743	1:100	LH	KD
Drawing #		Rev	
A911		1	