







Club Marconi ILU SCC 19.06.2019





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1 ILU Massing Section AA Scale: 1 : 500 2 STOREY FRONTAGE AT RESTWELL ROA FROM STREET LEVEL OF 4 STOREY ILU A



2 ILU Massing Section BB Scale: 1 : 500



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	Development Manager Restifa & Partners
	Suite 302 123 Walker St North Sydney NSW 2060
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	CLUB MARCONI
	121 Prairie Vale Rd, Bossley Park, NSW 2176
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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 experiene 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.











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2 ILU Massing Section DD Scale:1:300

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



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

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SITE IMAGES - RESTWELL ROAD



SITE IMAGES - GRANDSTAND



SITE IMAGES - PARK



SITE IMAGES - SWIAA









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