

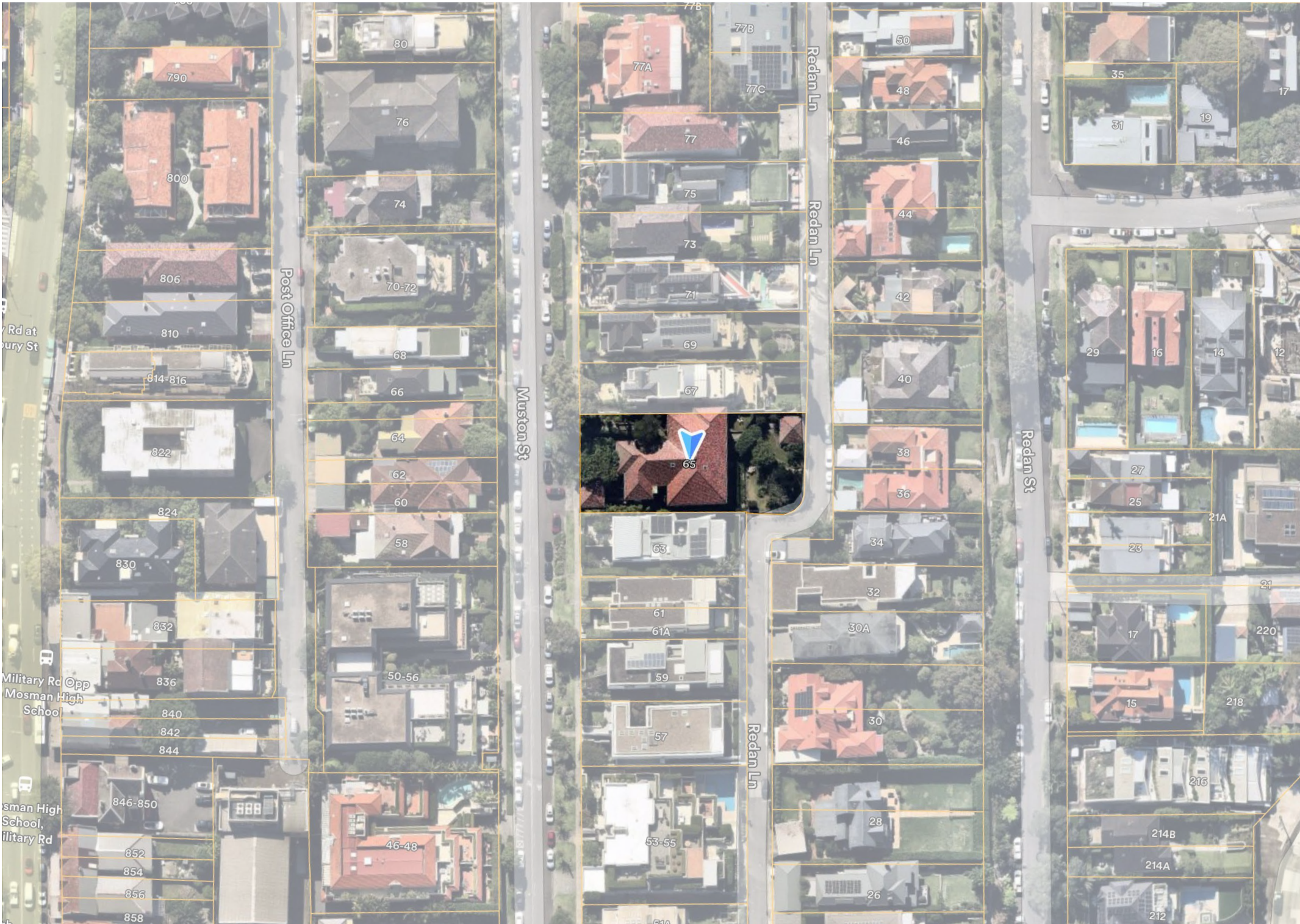
SCOPING REPORT

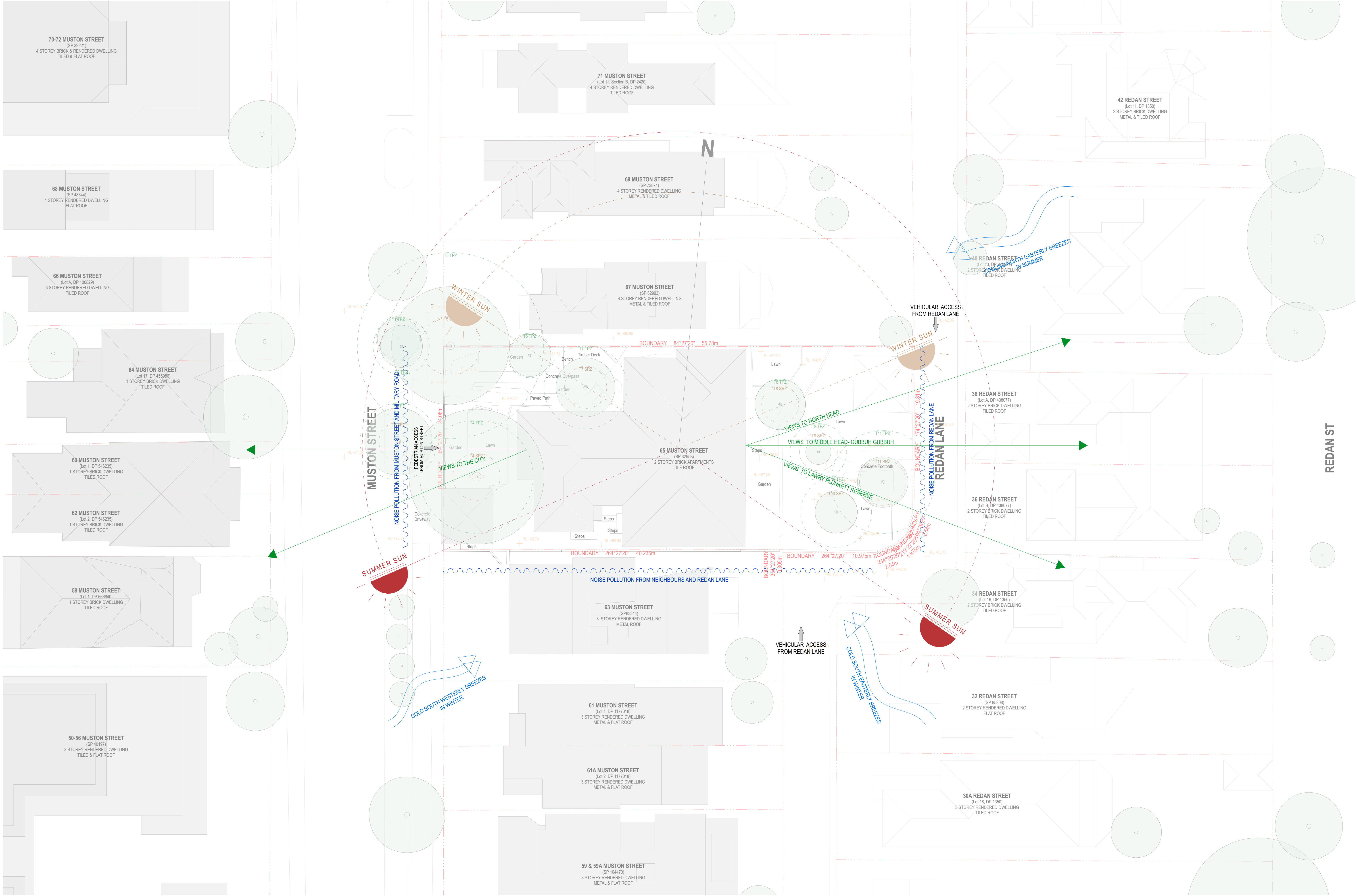
65 Muston Street, Mosman, NSW 2088

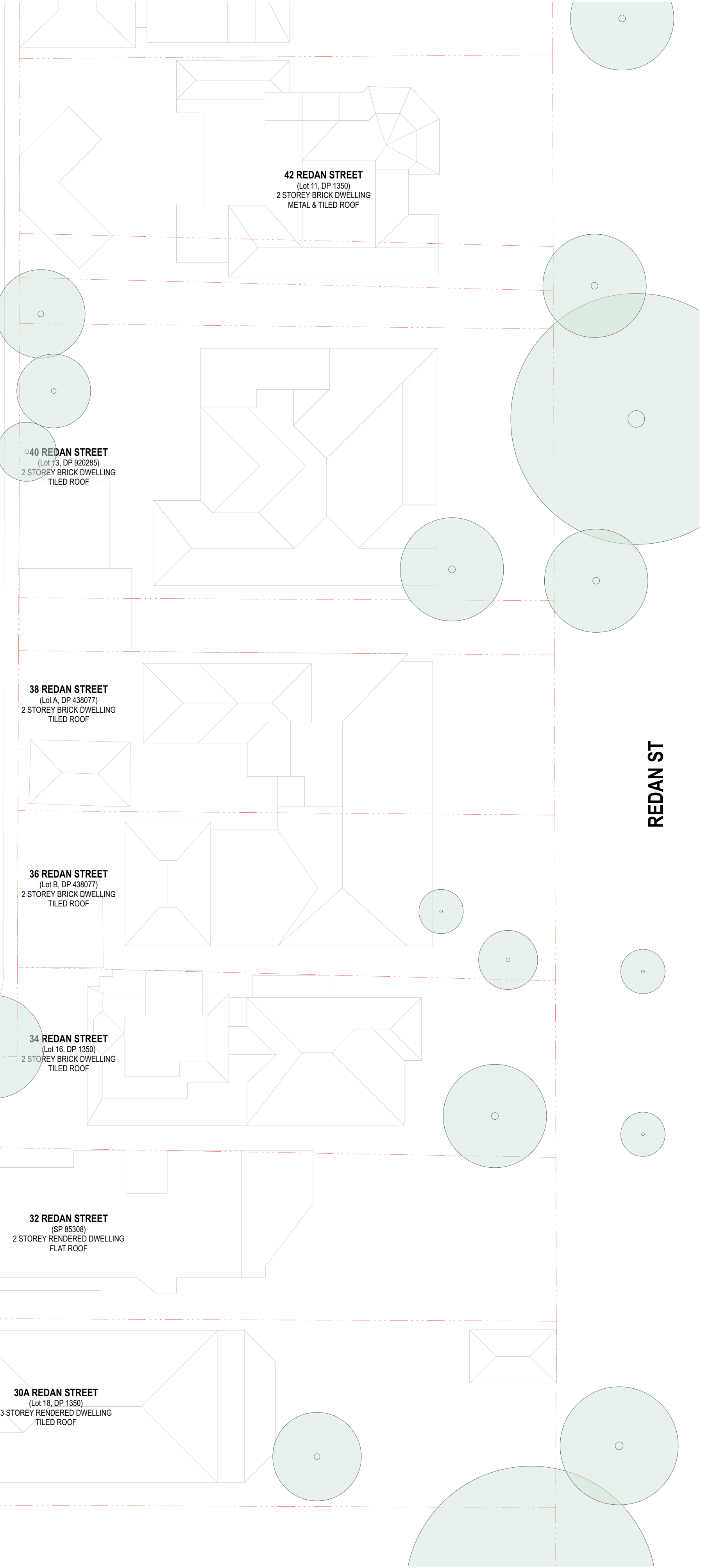
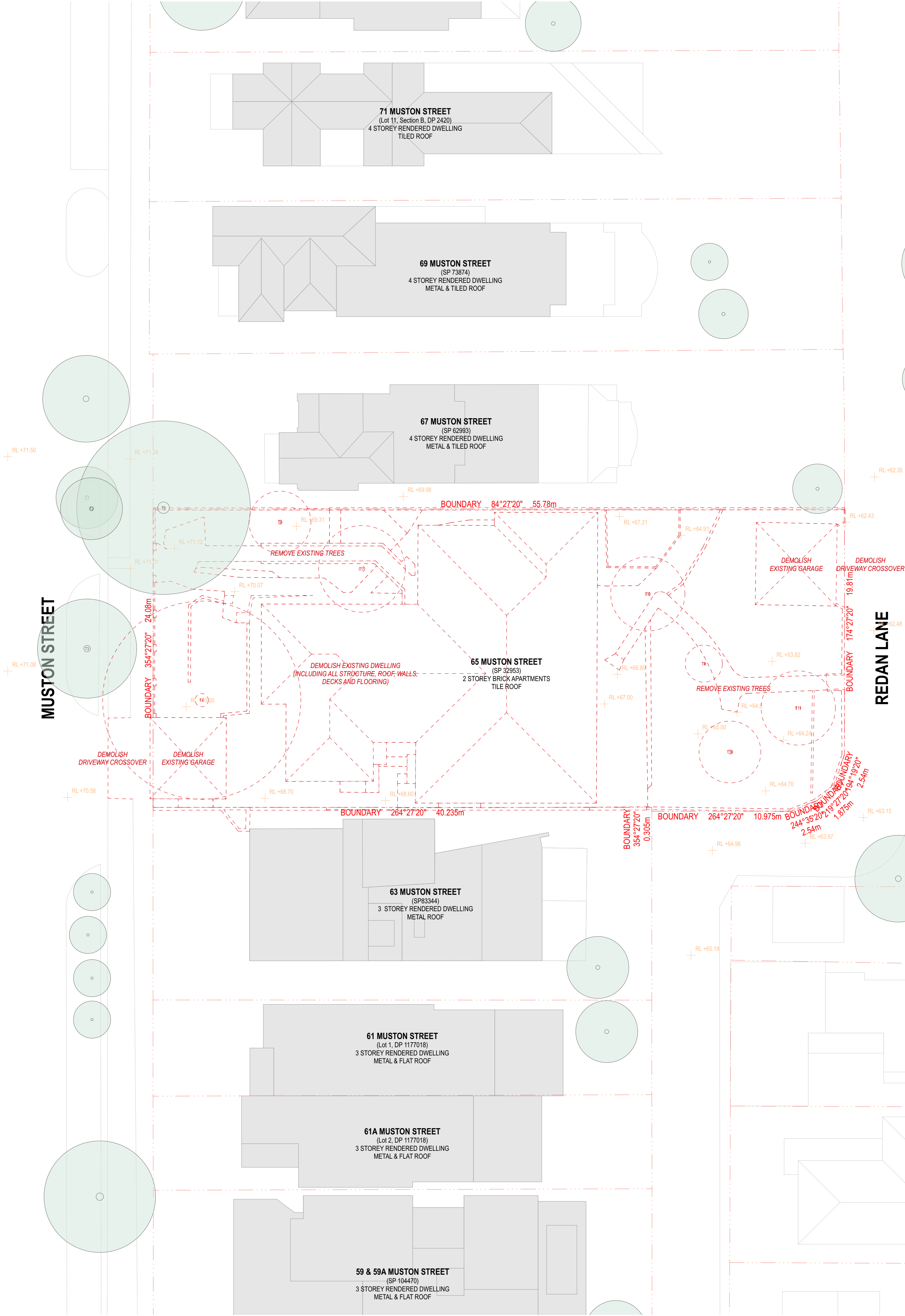
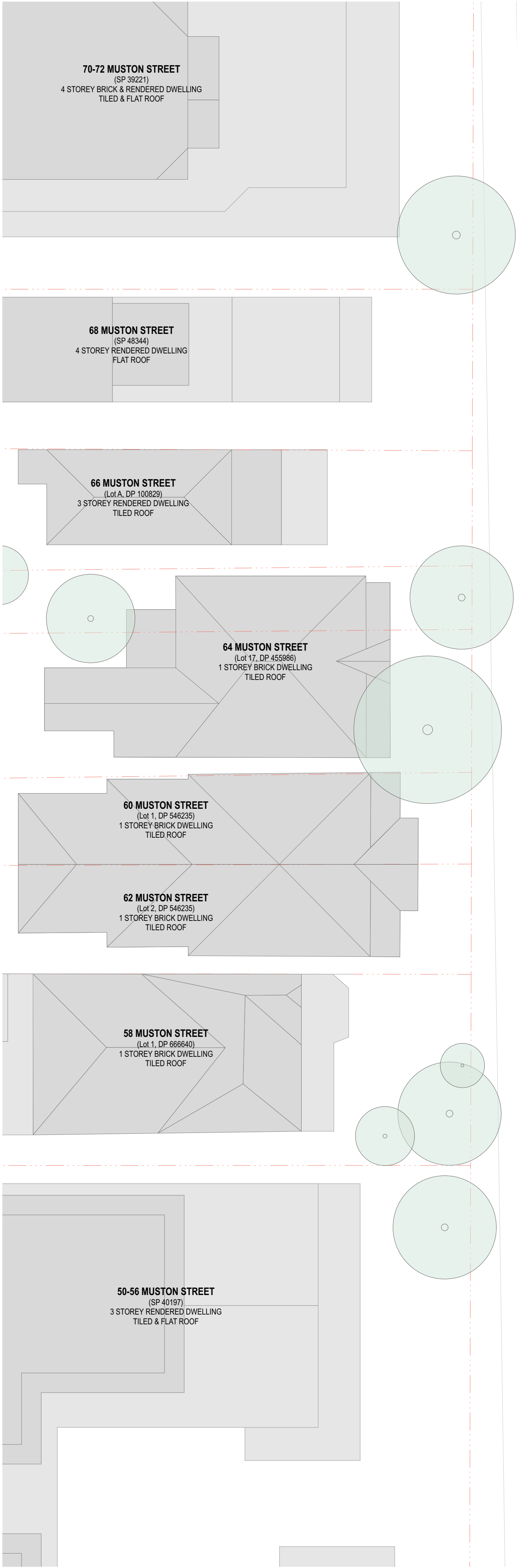
DRAWING REGISTER

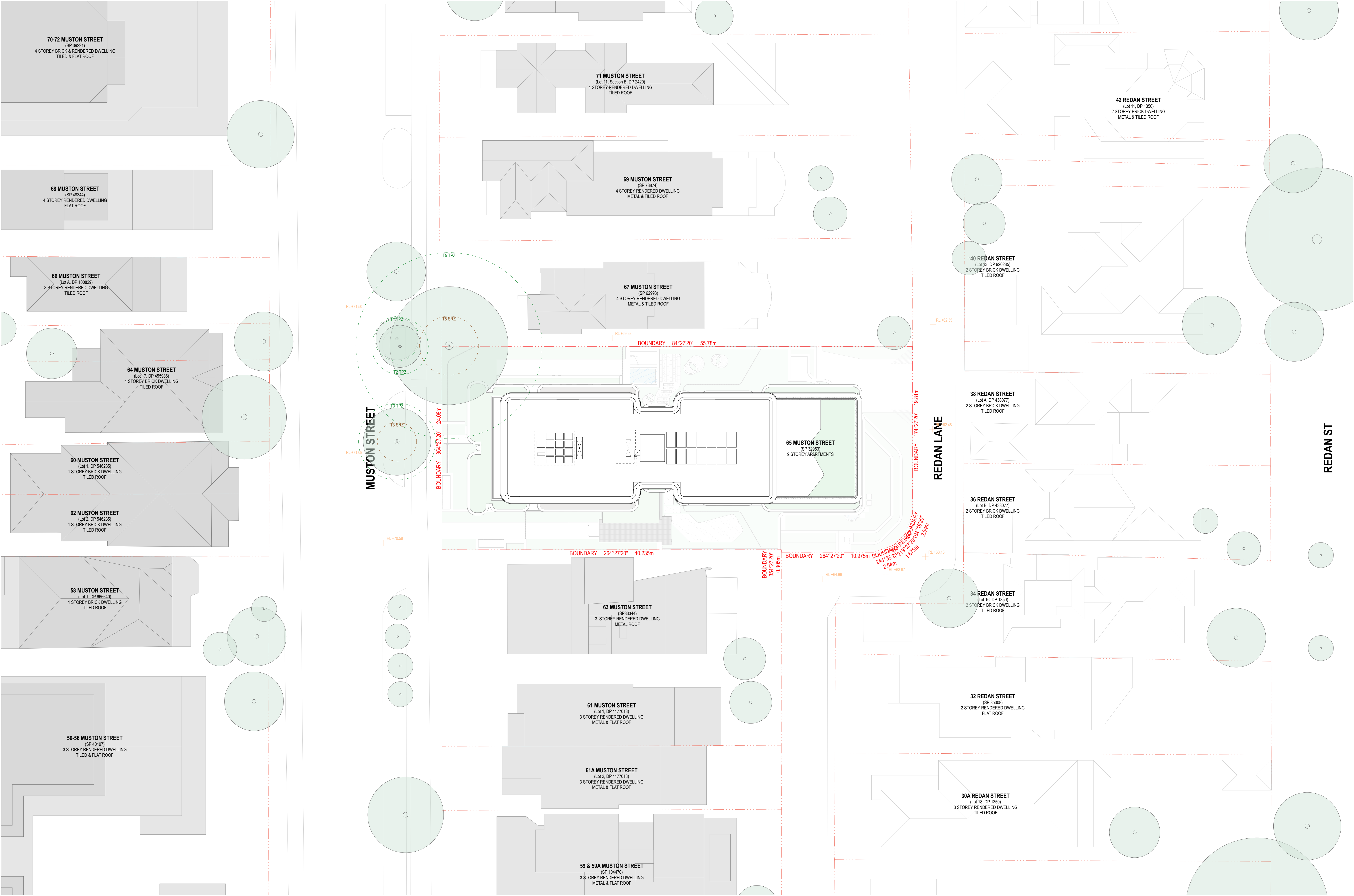
Subset Name	Layout ID	Layout Name	Revision
GENERAL			
	A-000-010	Cover	02
SITE PLANS			
	A-100-010	Site Analysis Plan	02
	A-100-020	Demolition Plan	02
	A-100-030	Proposed Site Plan	02
	A-101-010	Indicative Building Separation and Future Potential Development	02
GA PLANS			
	A-110-010	Basement 02	02
	A-110-020	Basement 01	02
	A-110-030	Lower Ground 02	02
	A-110-040	Lower Ground 01	02
	A-110-050	Ground Level	02
	A-110-060	Level 1	02
	A-110-070	Level 2	02
	A-110-080	Level 3	02
	A-110-090	Level 4	02
	A-110-100	Level 5	02
	A-110-110	Level 6	02
	A-110-120	Roof	02
GA ELEVATIONS			
	A-210-010	North Elevation	02
	A-210-020	South Elevation	02
	A-210-030	East Elevation	02
	A-210-040	West Elevation	02
AREA SCHEDULES			
	A-710-010	GFA Calculations	02
	A-711-010	Deep Soil Calculations	02
	A-712-010	Communal Open Space Calculations	02
SHADOW DIAGRAMS			
	A-720-010	Winter Solstice (June 21) - Existing Conditions - 1	02
	A-720-011	Winter Solstice (June 21) - Existing Conditions - 2	02
	A-720-012	Winter Solstice (June 21) - Existing Conditions - 3	02
	A-721-010	Winter Solstice (June 21) - Future Potential Development - 1	02
	A-721-011	Winter Solstice (June 21) - Future Potential Development - 2	02
	A-722-010	Winter Solstice (June 21) - Future Potential Development with IAH - 1	02
	A-722-011	Winter Solstice (June 21) - Future Potential Development with IAH - 2	02

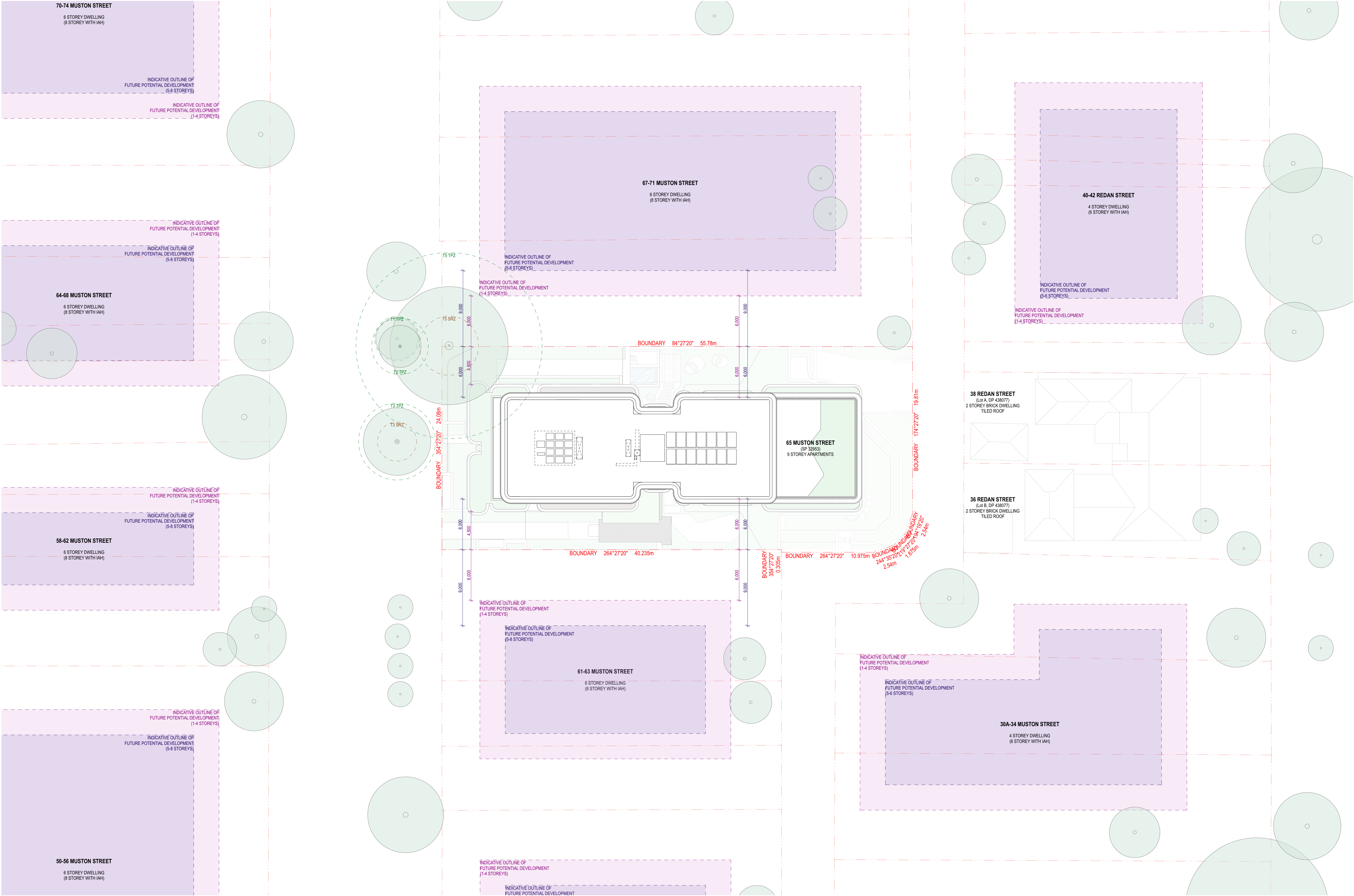
LOCATION AERIAL

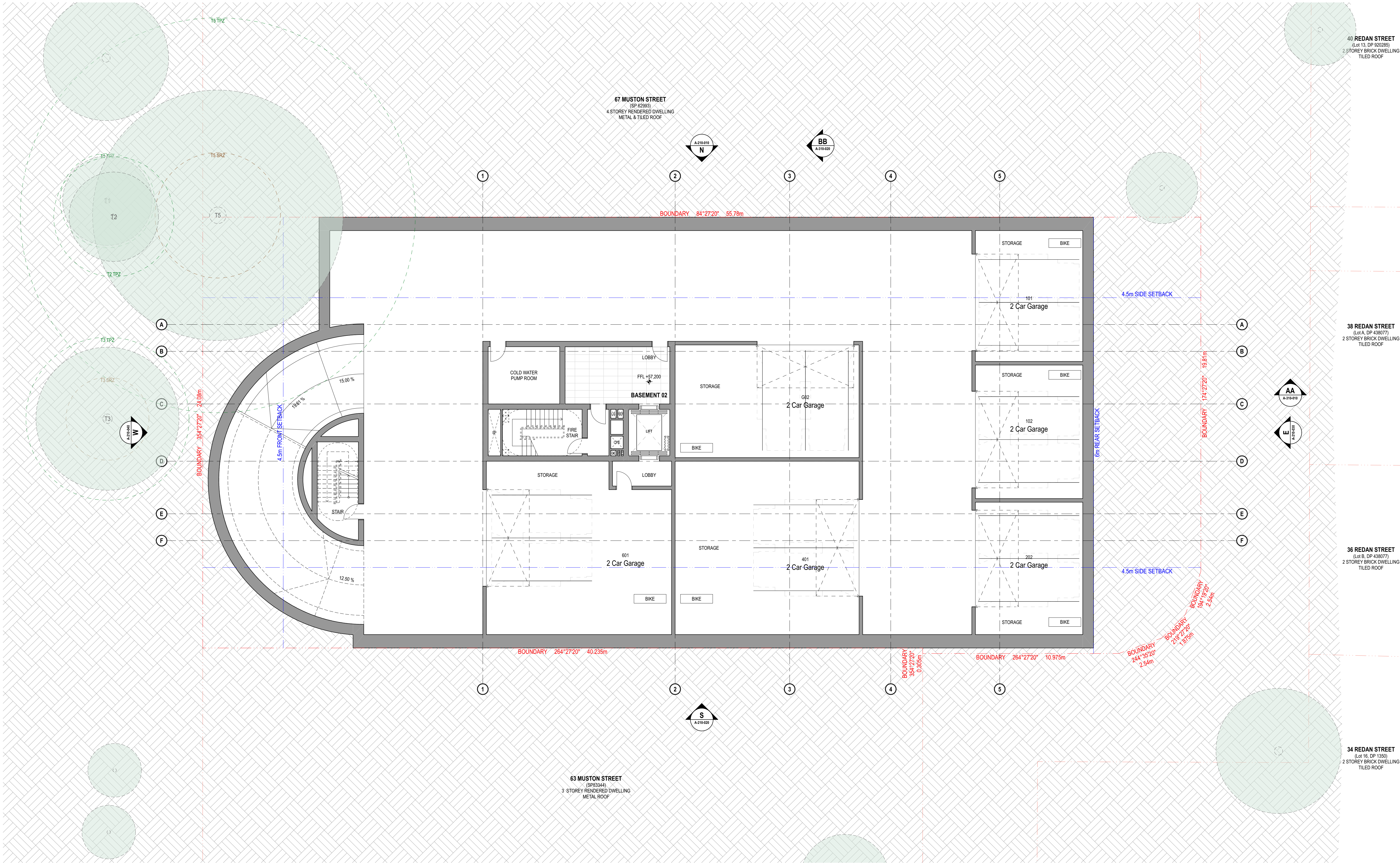


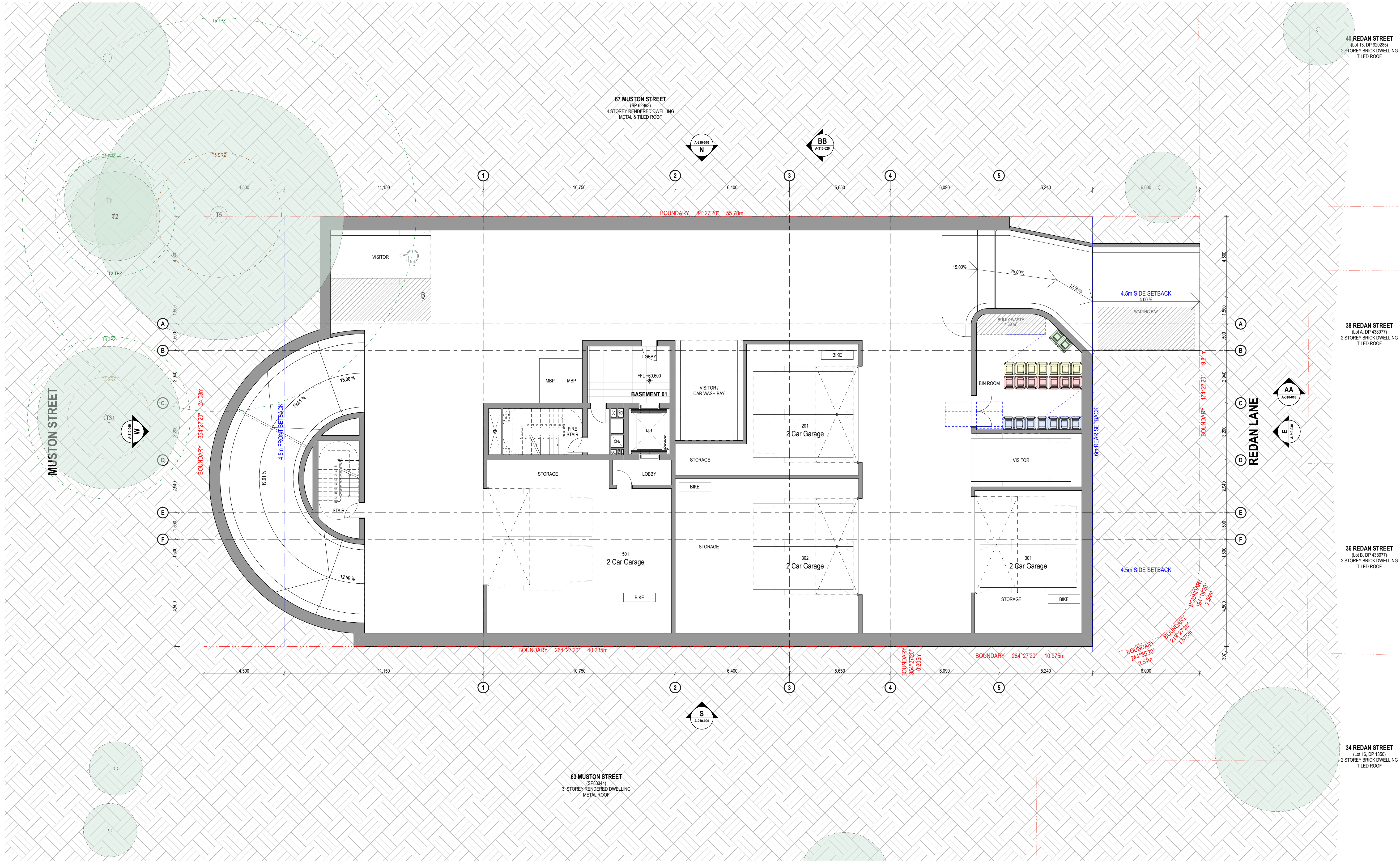


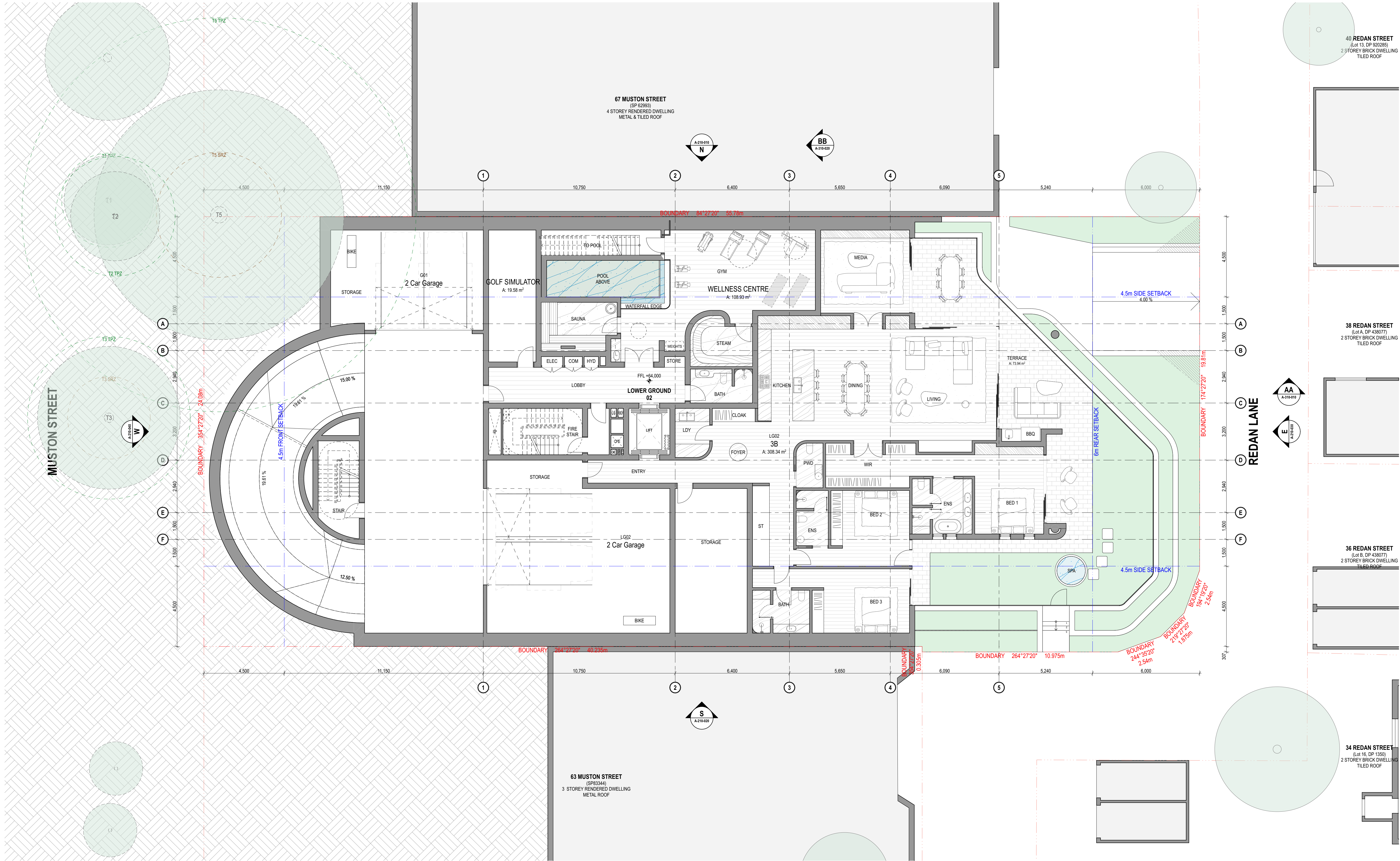


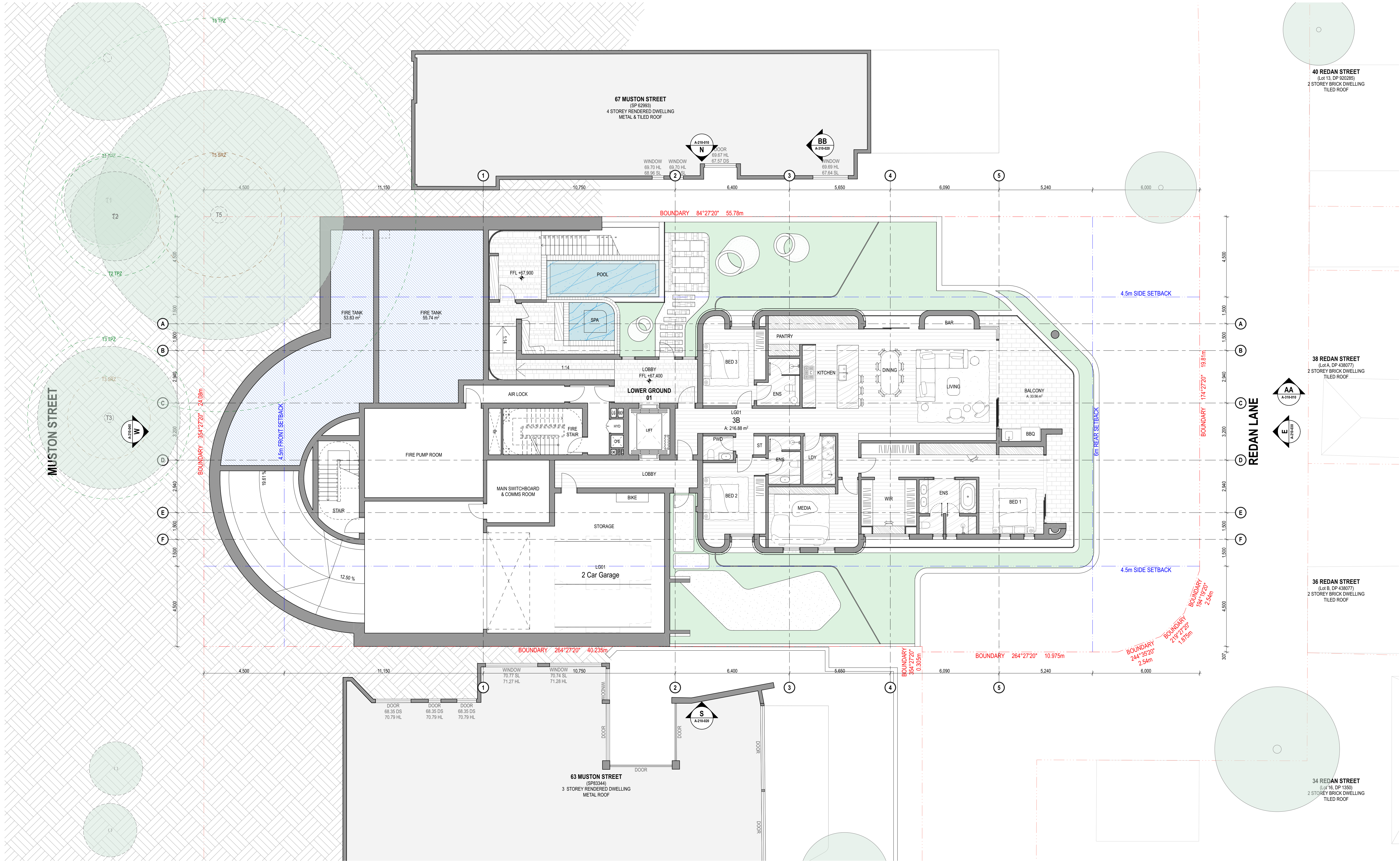


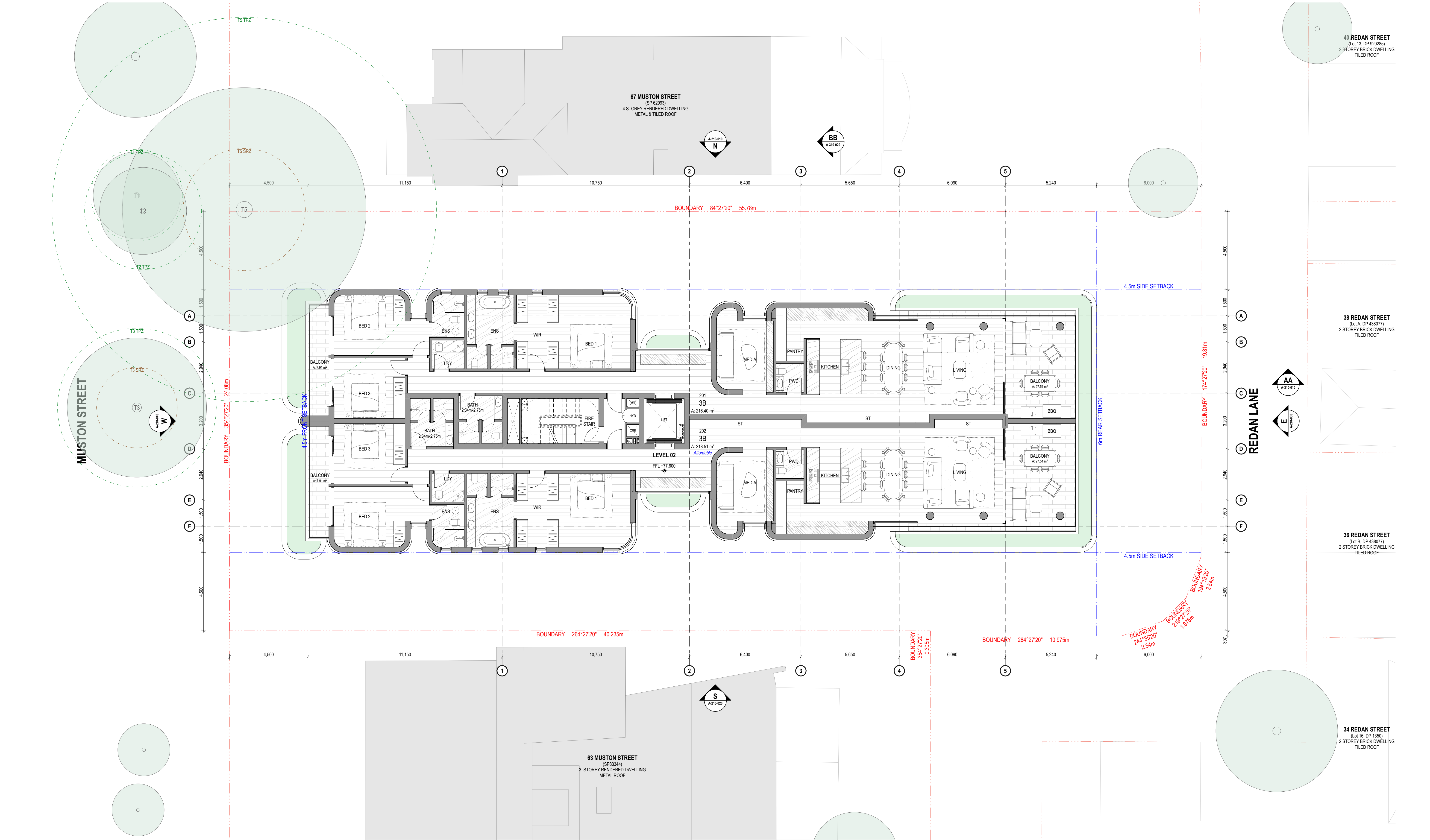


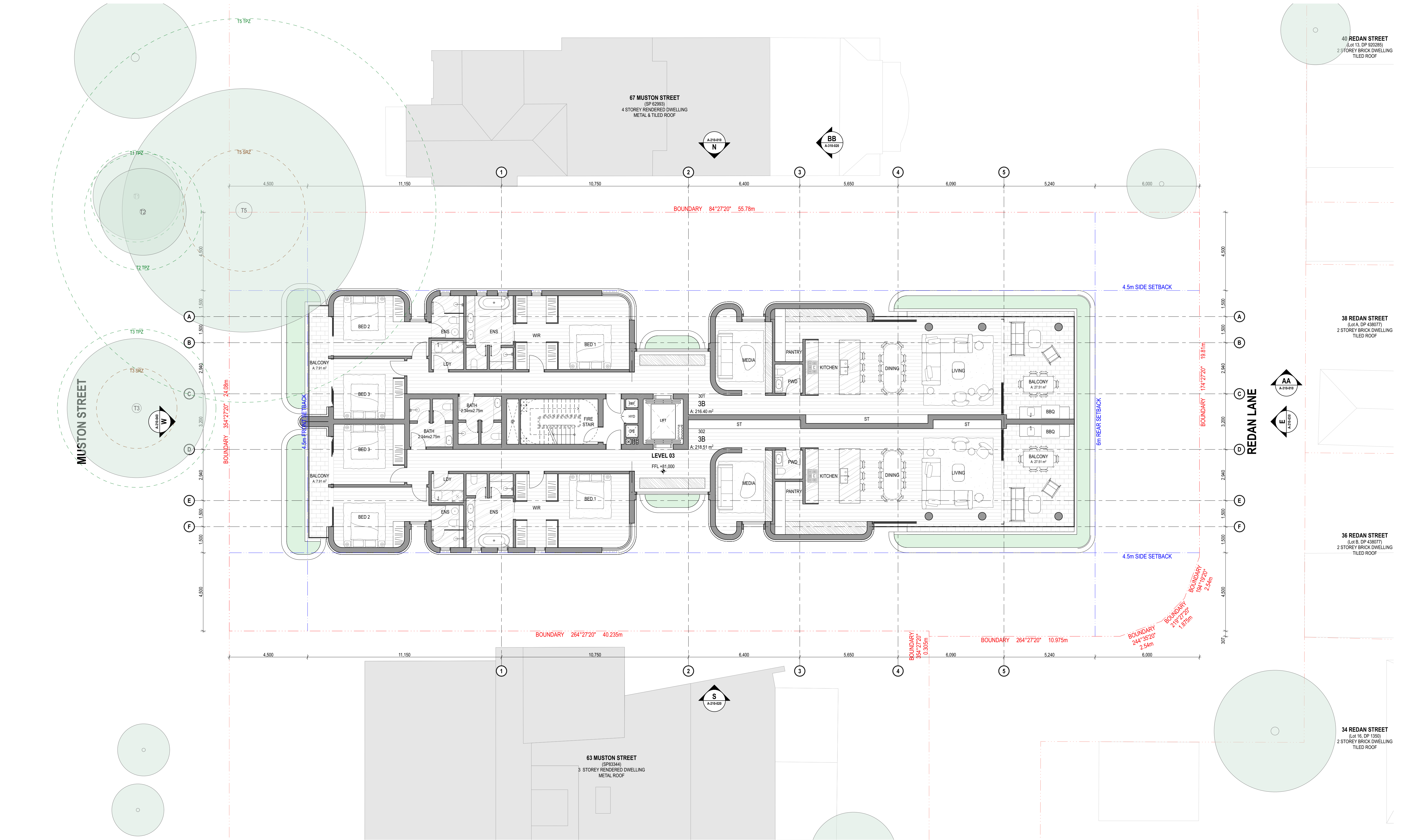


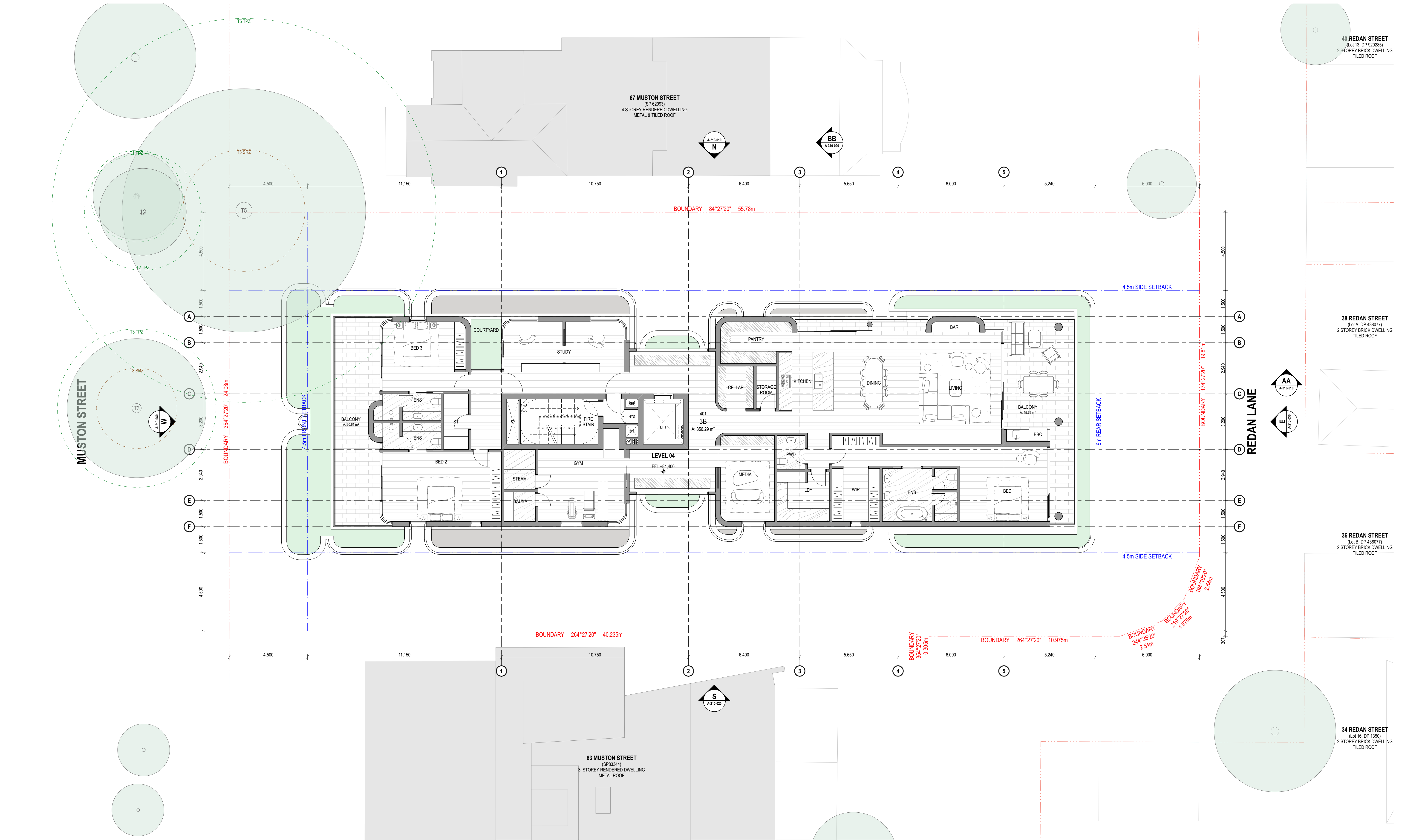


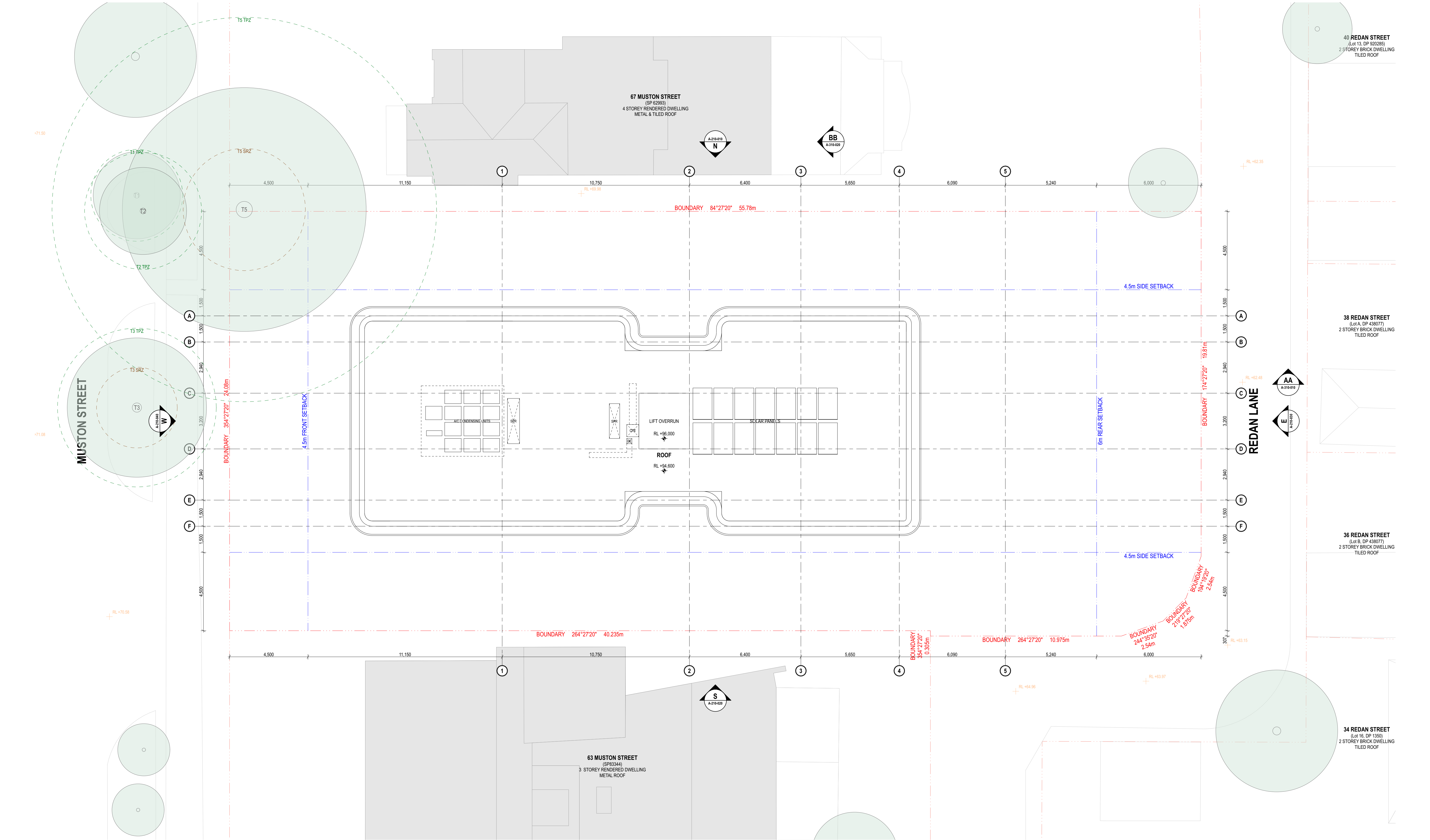


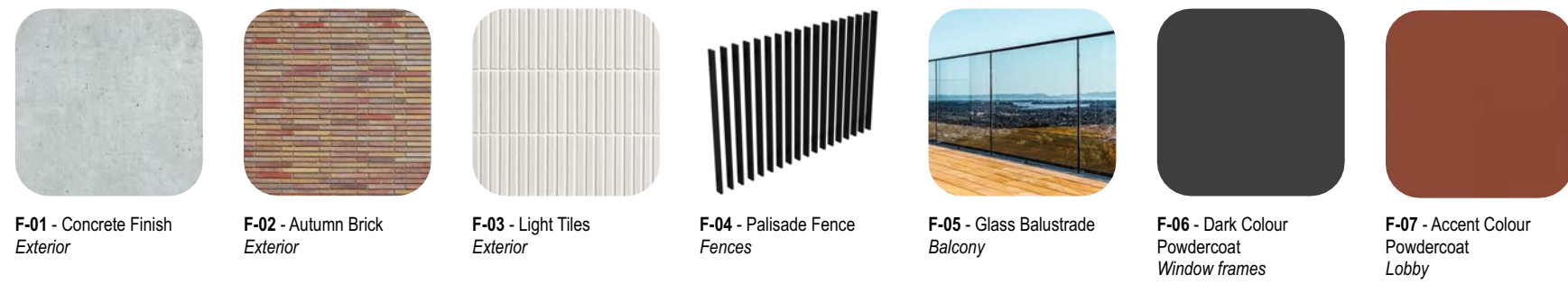


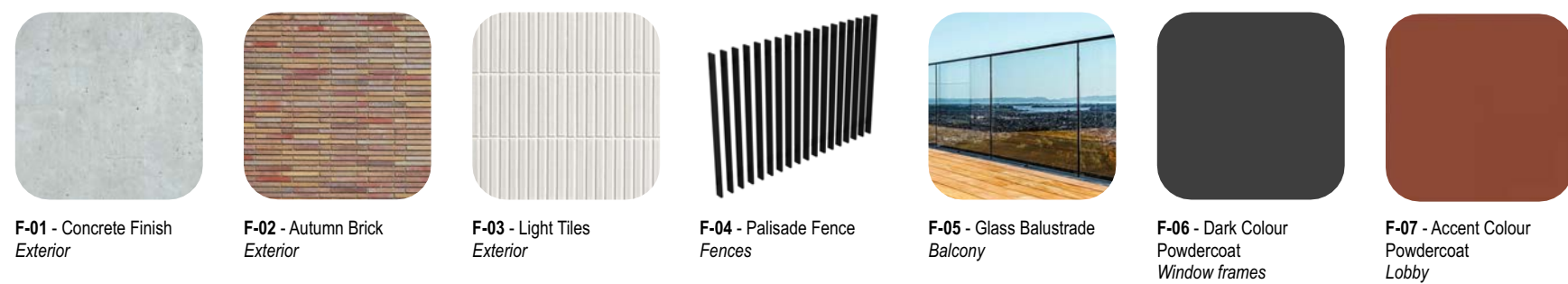


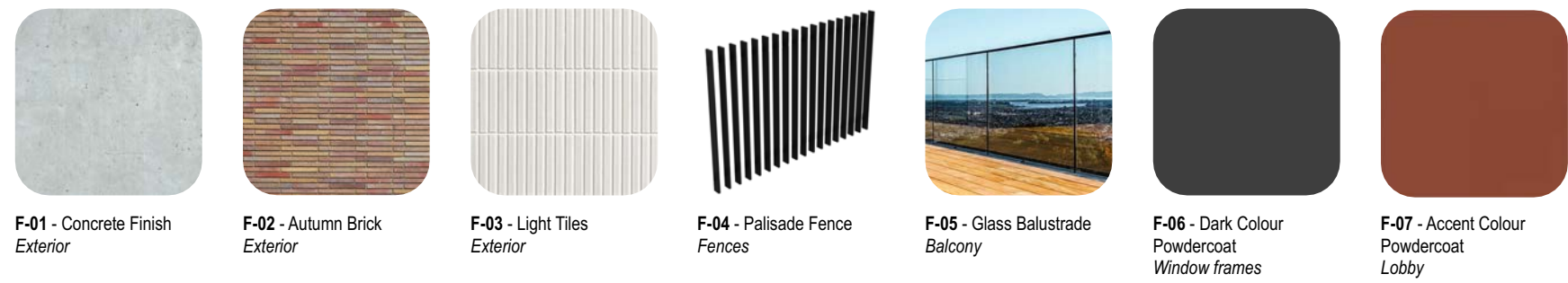


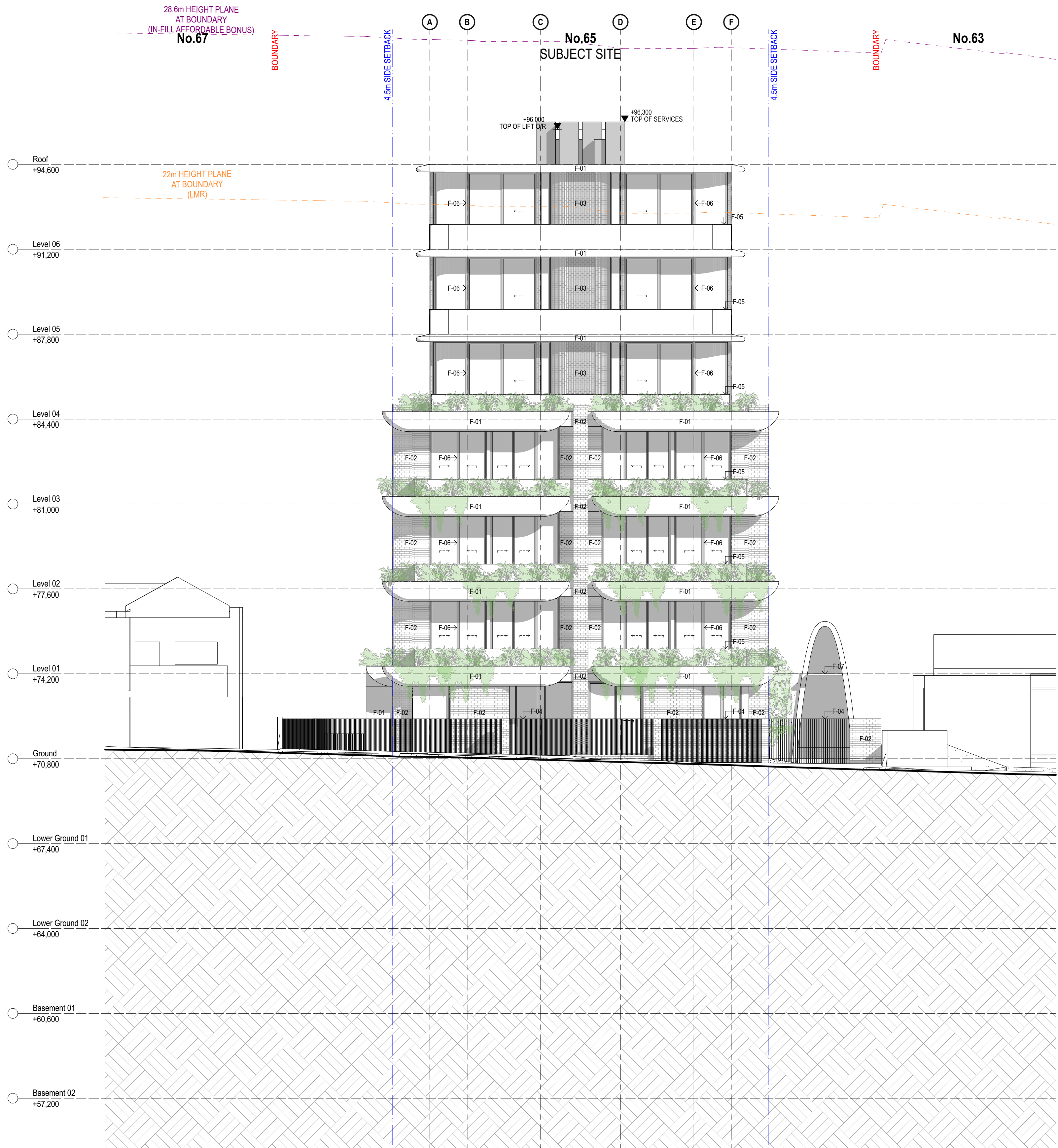












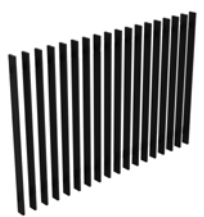
F-01 - Concrete Finish Exterior



F-02 - Autumn Brick Exterior



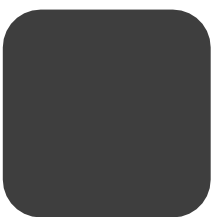
F-03 - Light Tiles Exterior



F-04 - Palisade Fence Fences



F-05 - Glass Balustrade Balcony



F-06 - Dark Colour Powdercoat Window frames



F-07 - Accent Colour Powdercoat Lobby

REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
01	Working Paper Submission	0008	25/02/25				
01	For Coordination	00	15/02/25				

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

DESIGN AND DRAWINGS REMAIN COPYRIGHT OF STUDIO JOHNSTON
NOT TO BE USED FOR CONSTRUCTION

SERIES
GA ELEVATIONS

TITLE
West Elevation

JOB NO. 2509

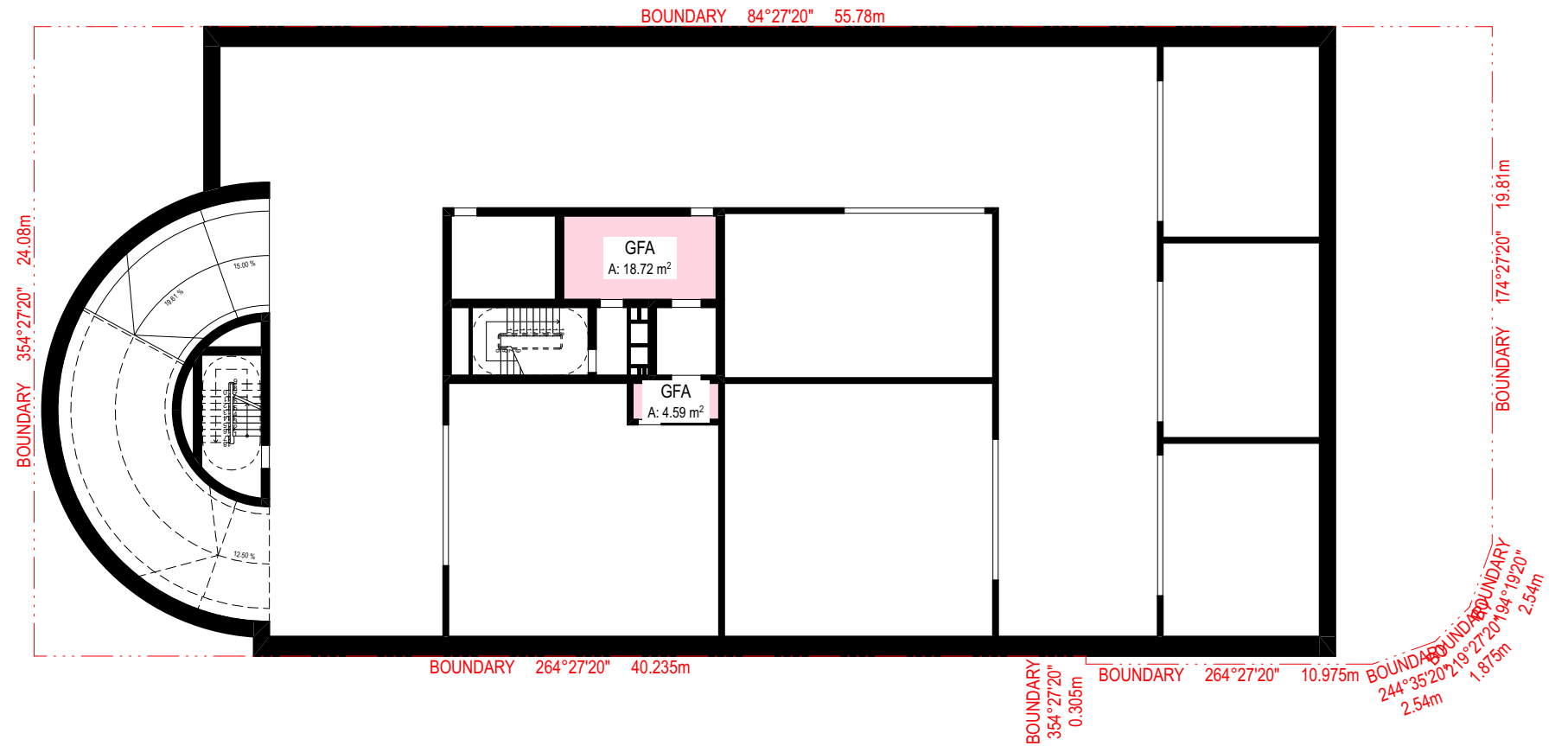
SCALE 1:100 @ A1

DATE 25/02/25

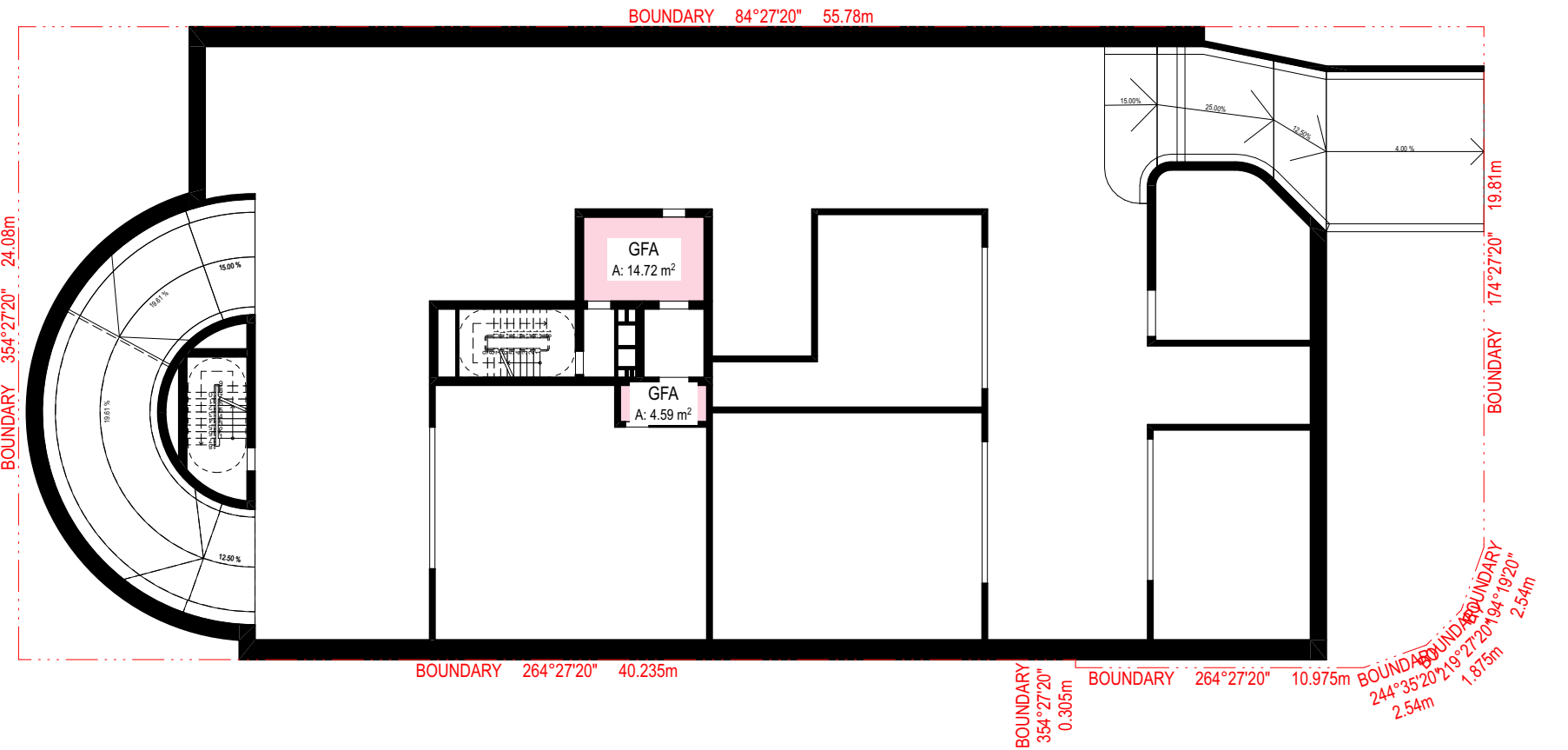
DRAWN/CHECKED OGRSE / CJ

DWG NO.
A-210-040

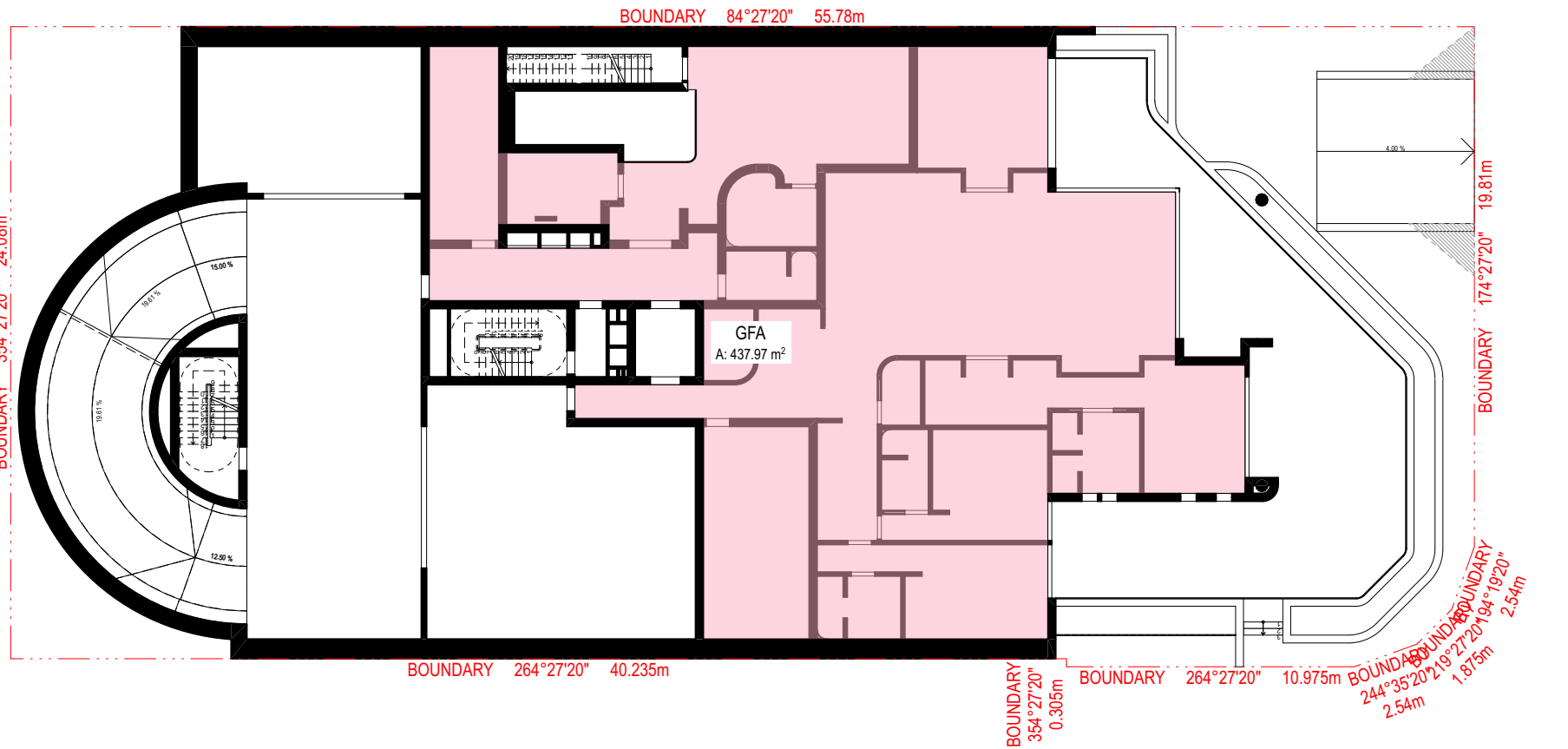
REV.
02



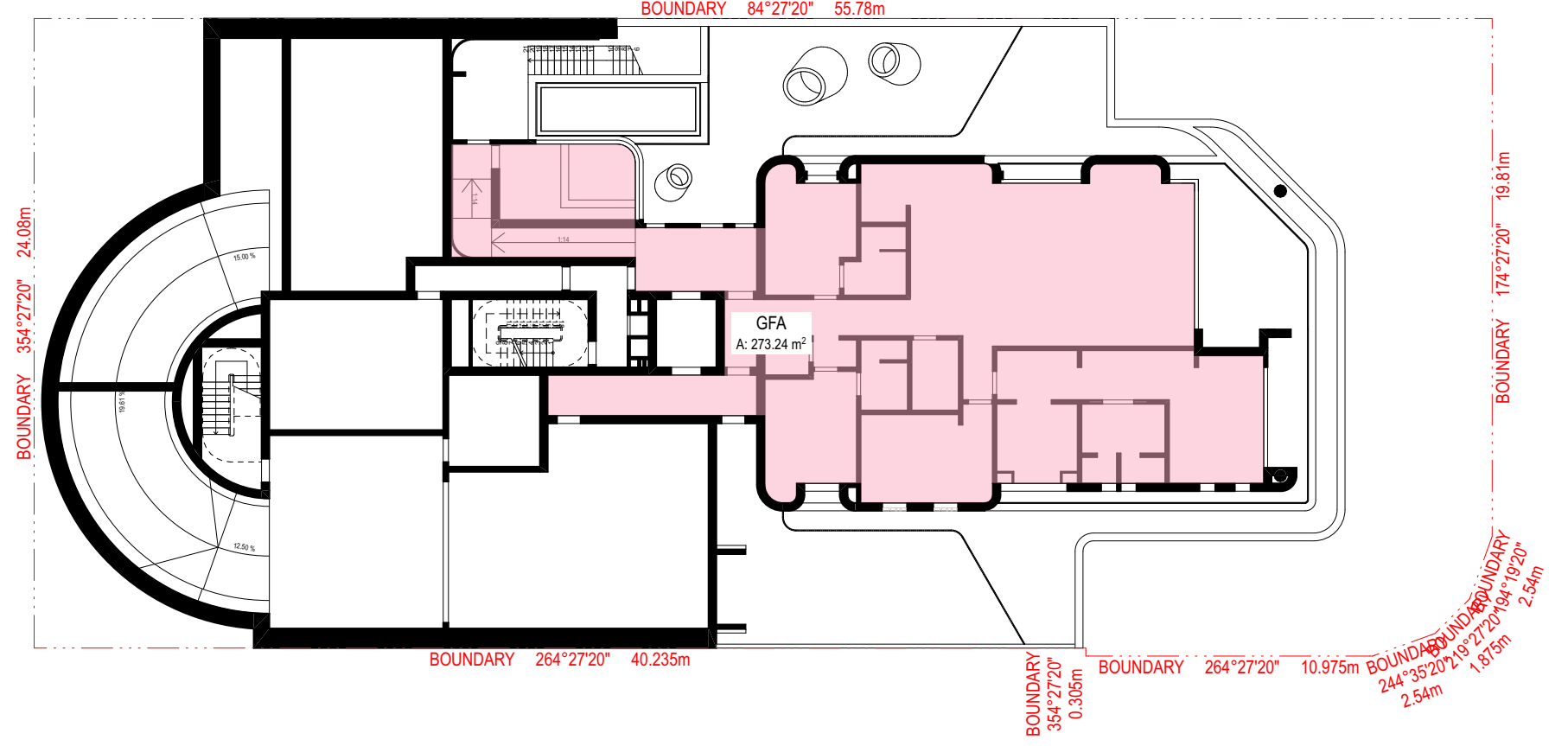
11 Basement 02 1:250



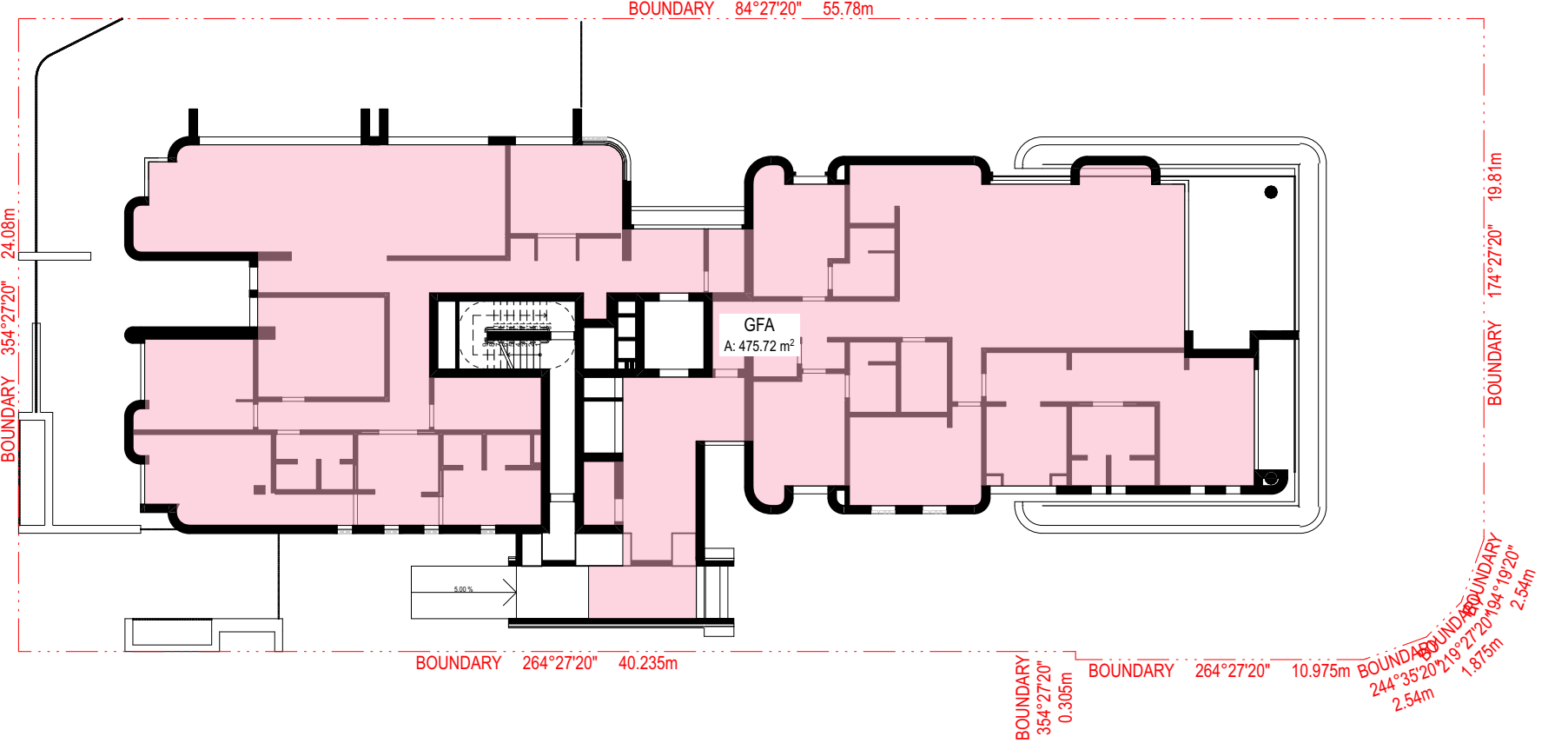
1 Basement 01 1:250



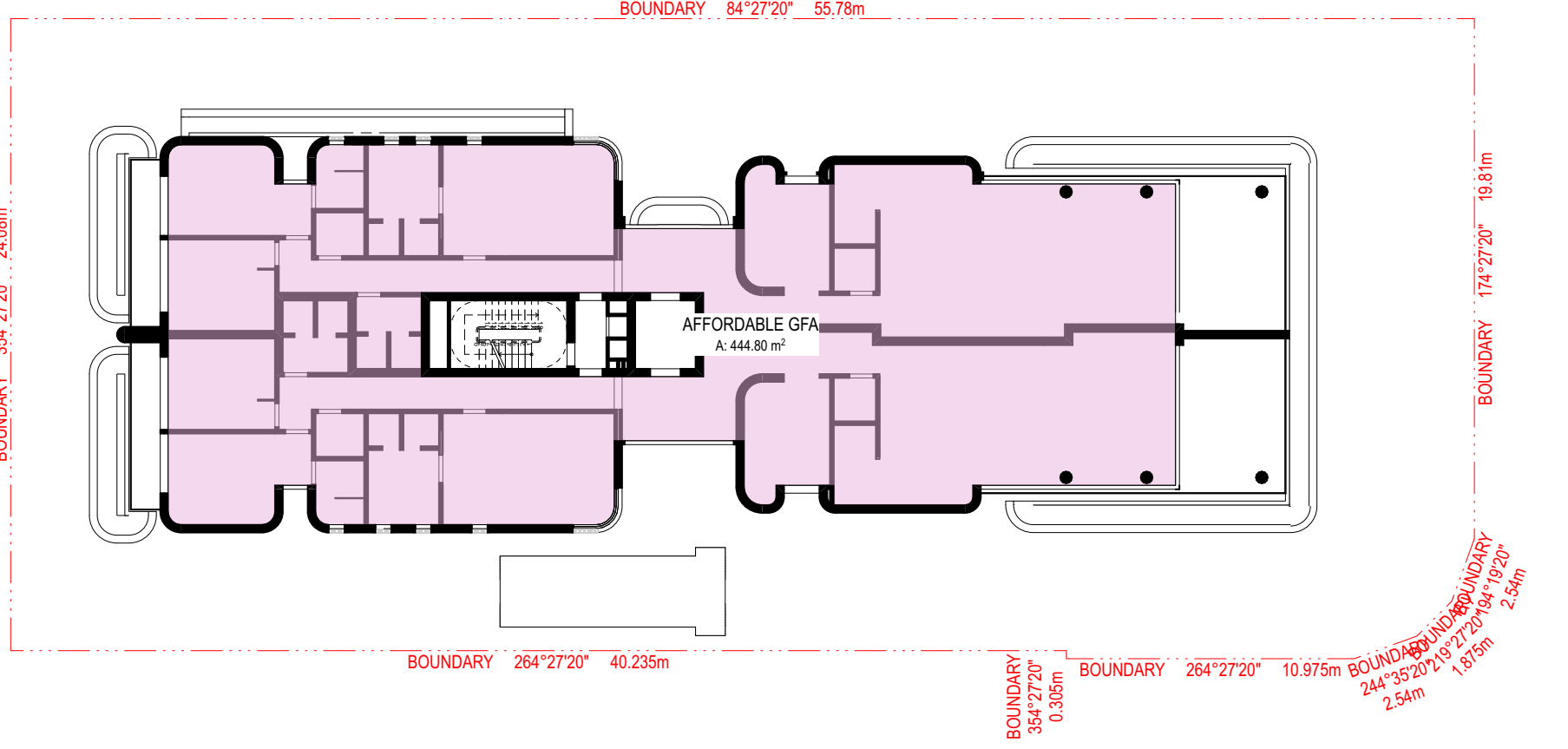
2 Lower Ground 02 1:250



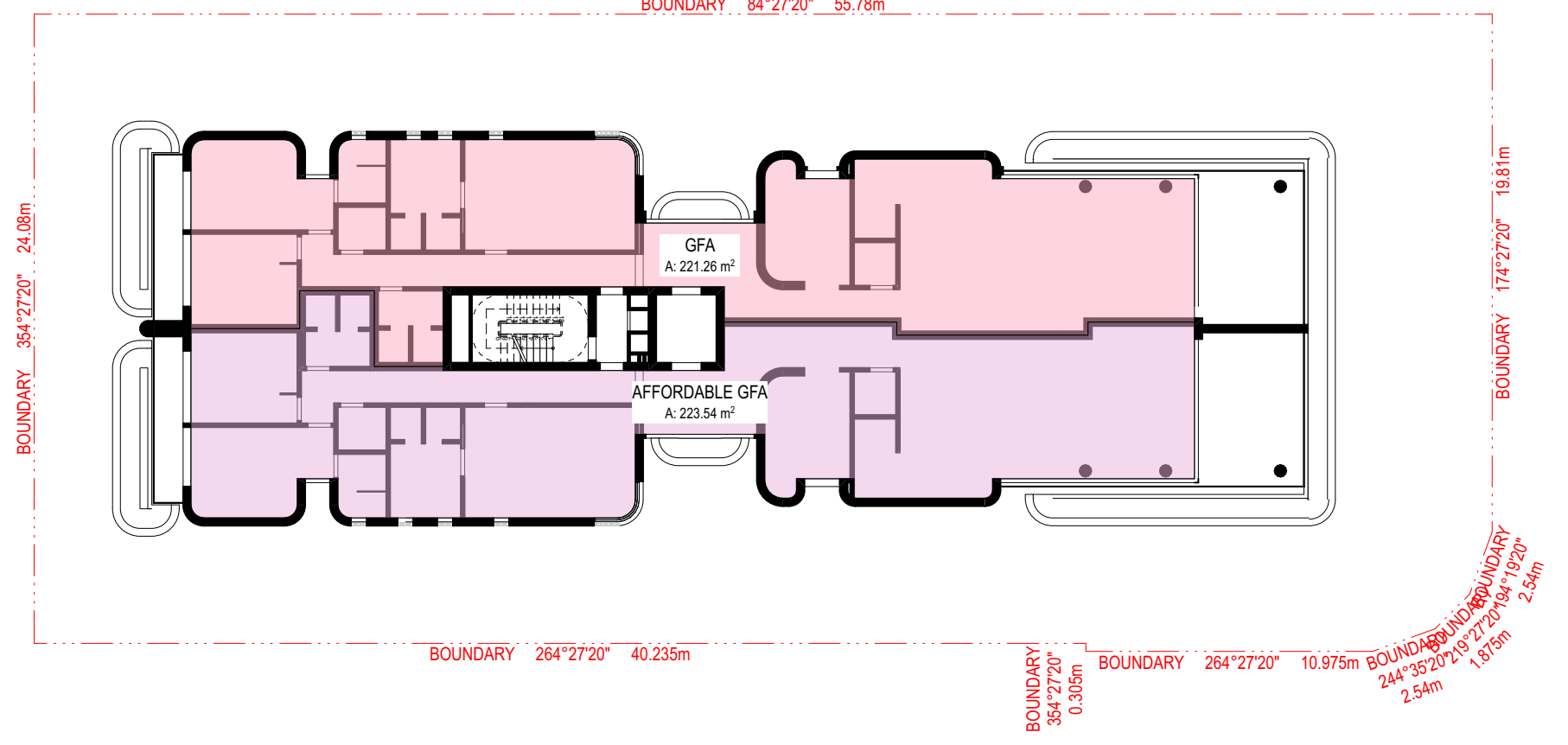
3 Lower Ground 01 1:250



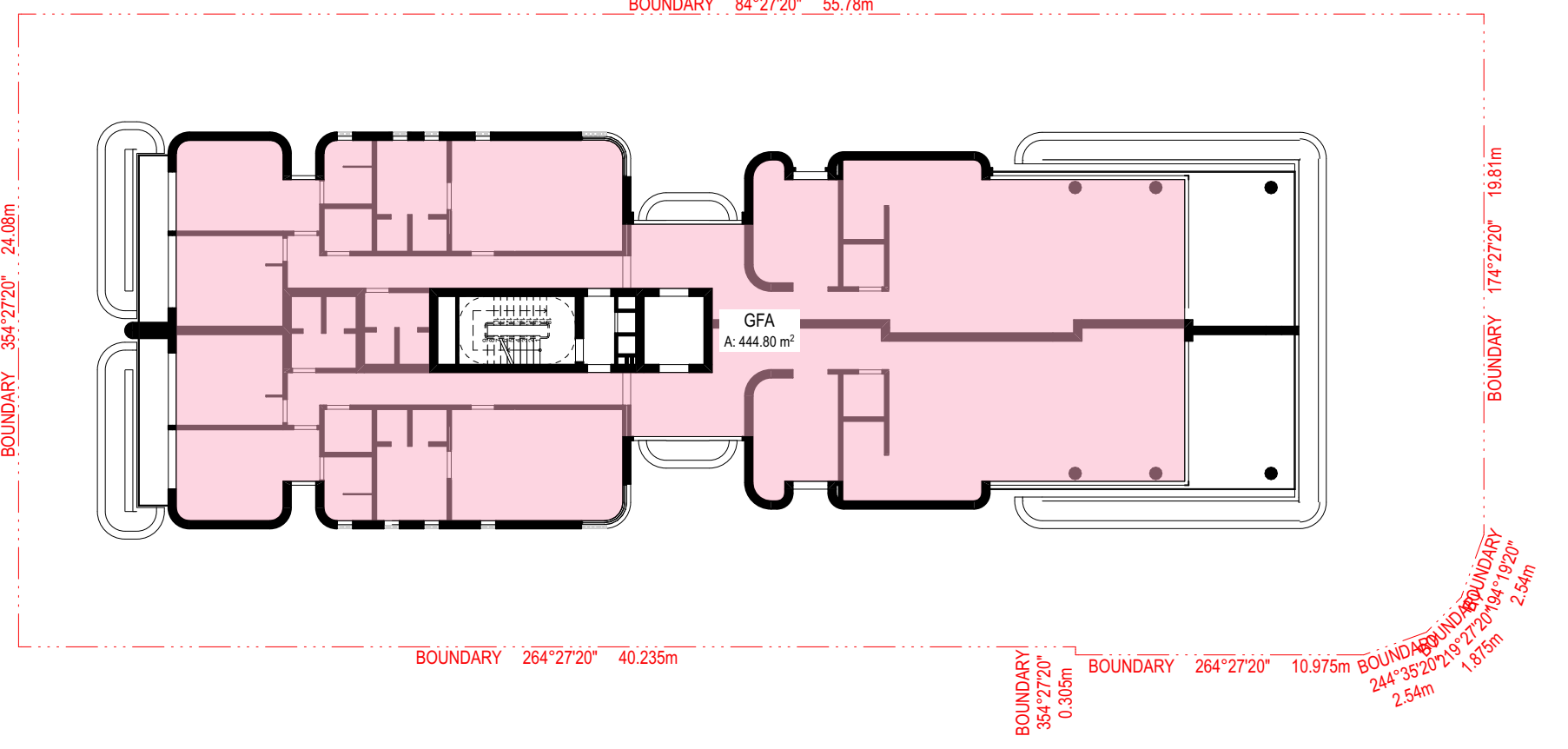
4 Ground 1:250



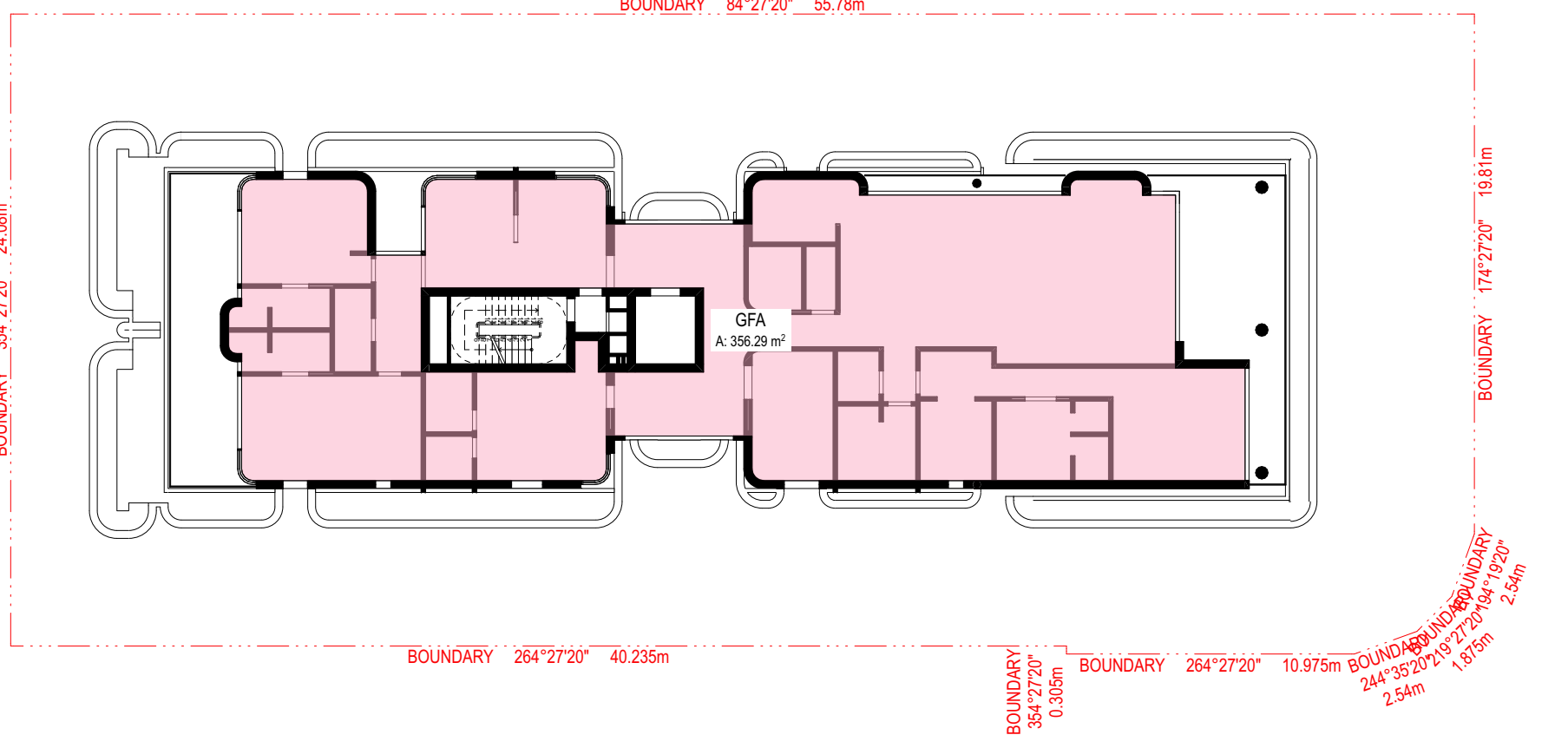
5 Level 01 1:250



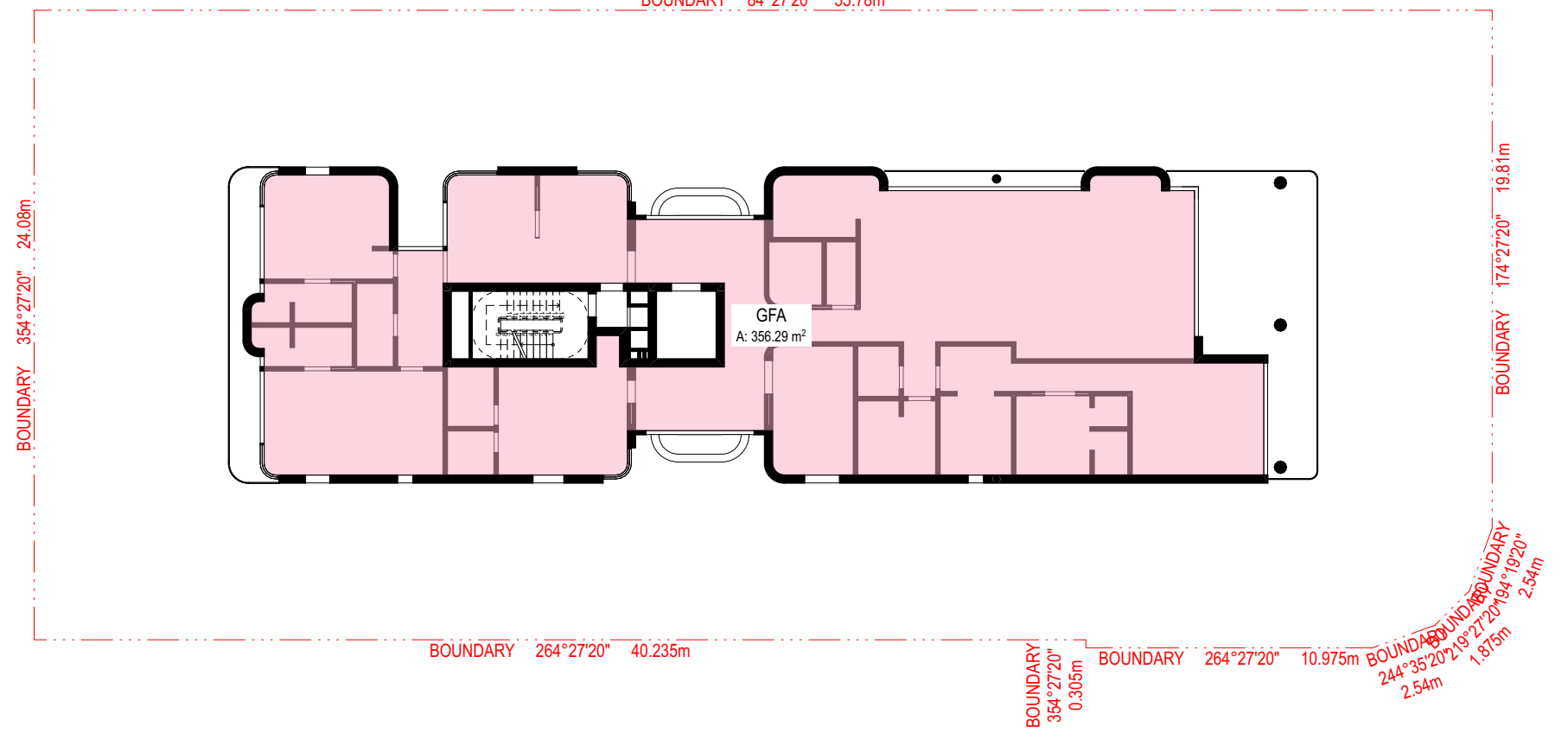
6 Level 02 1:250



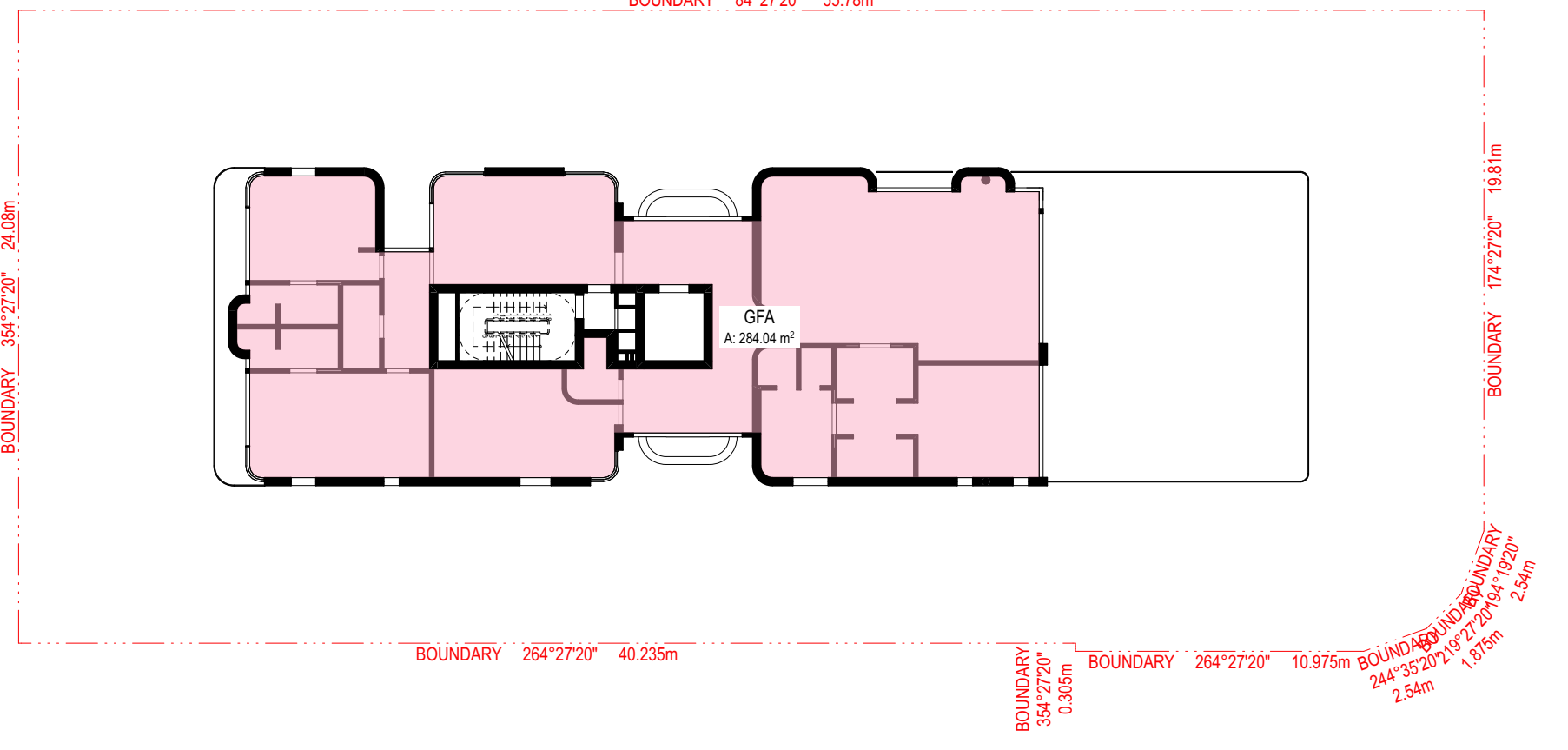
7 Level 03 1:250



8 Level 04 1:250



9 Level 05 1:250



10 Level 06 1:250

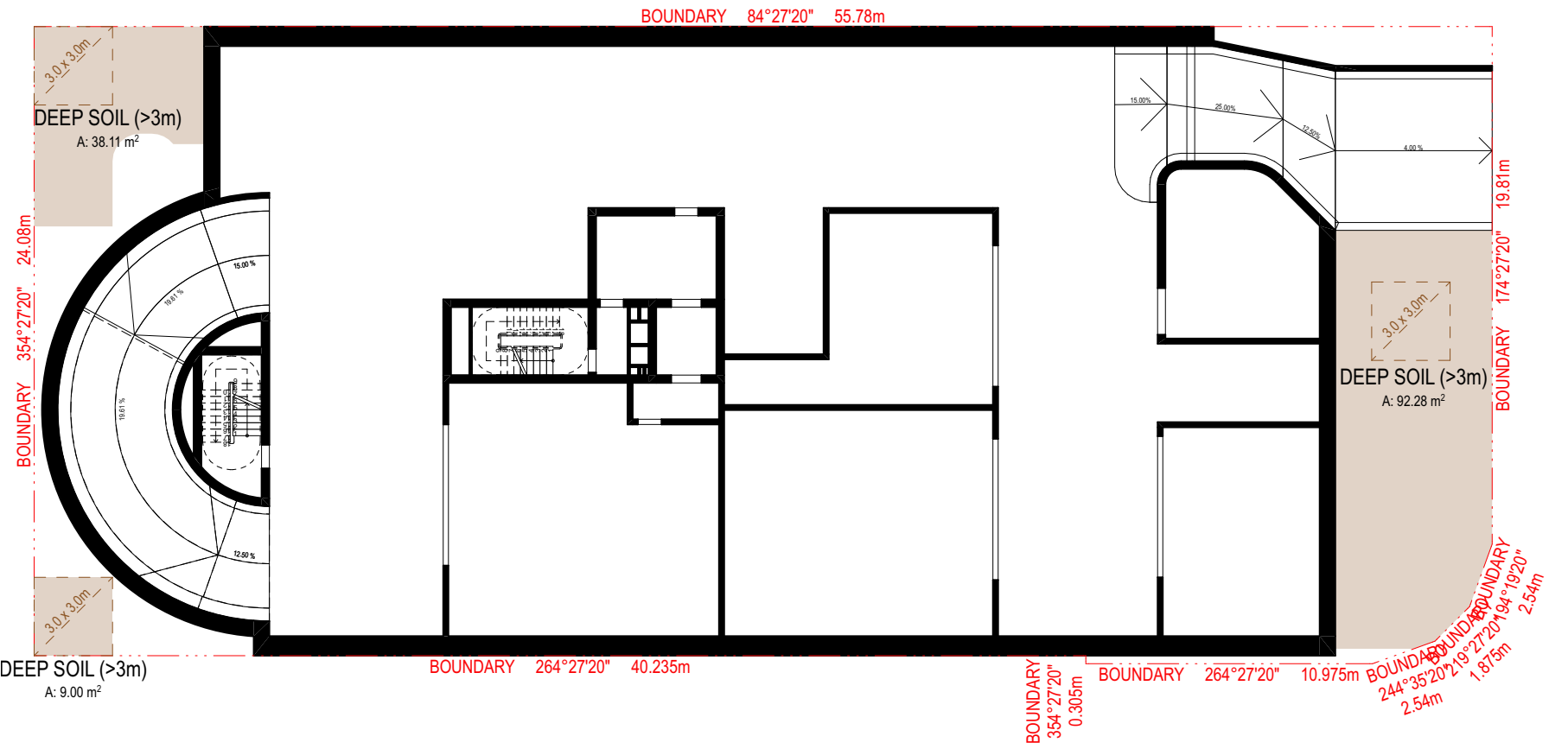
PROPOSED GFA
AFFORDABLE GFA

SITE AREA 1342.0m²	
Max. FSR SEPP (Housing) 2021 Chapter 6 LMR	2.2:1
Max. GFA	2952.4m²
Max. FSR In-fill Affordable Housing Bonus (+30%)	2.86:1
Max. GFA	3838.12m²

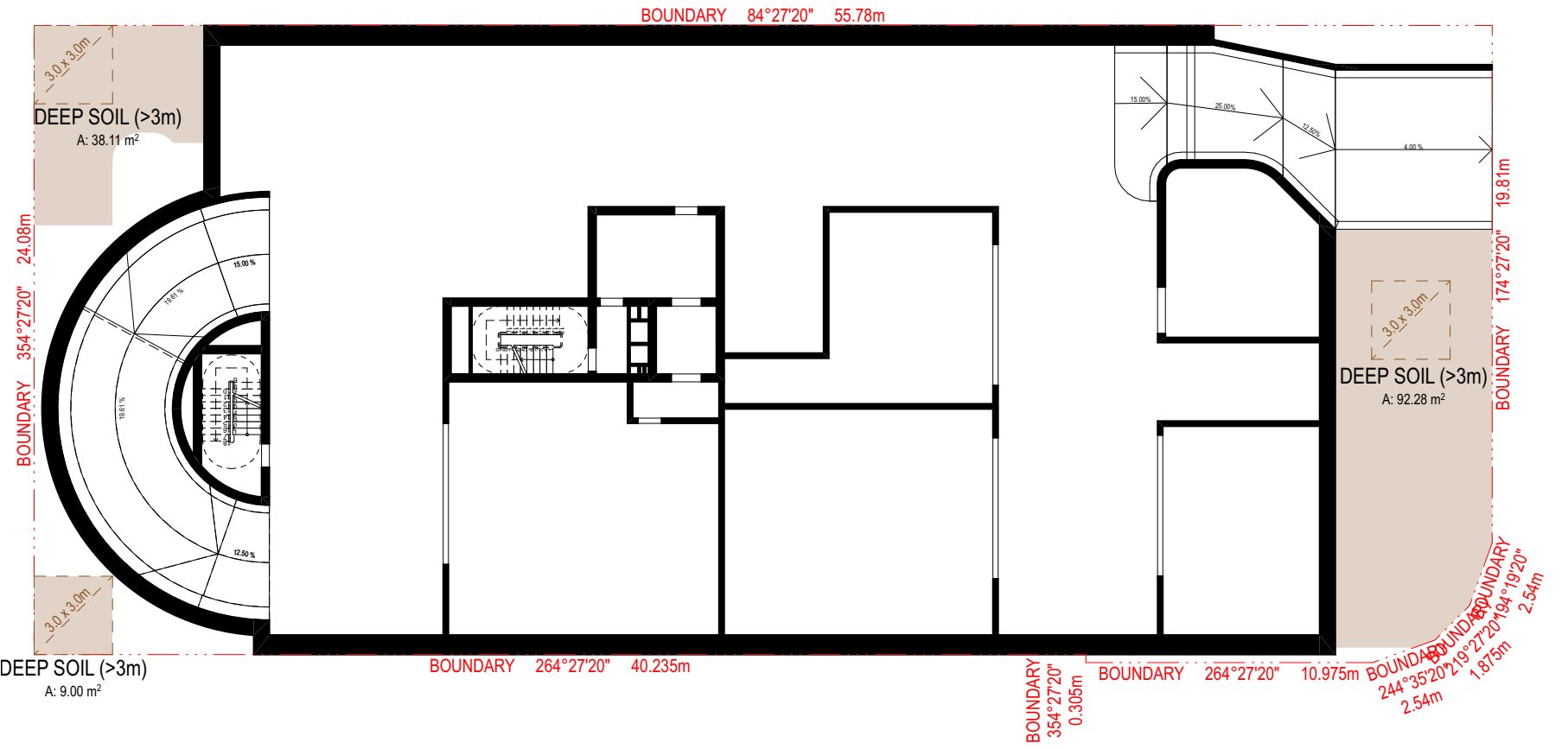
PROPOSED GFA	
Basement 02	23.31
Basement 01	19.31
Lower Ground 02	437.97
Lower Ground 01	273.24
Ground	475.72
Level 01	444.80
Level 02	444.80
Level 03	444.80
Level 04	356.29
Level 05	356.29
Level 06	284.04
Total	3,560.57 m²
Proposed FSR	2.65:1

AFFORDABLE GFA	
Level 01	444.80
Level 02	223.54
Total	668.34 m²
Affordable Component	18.8%

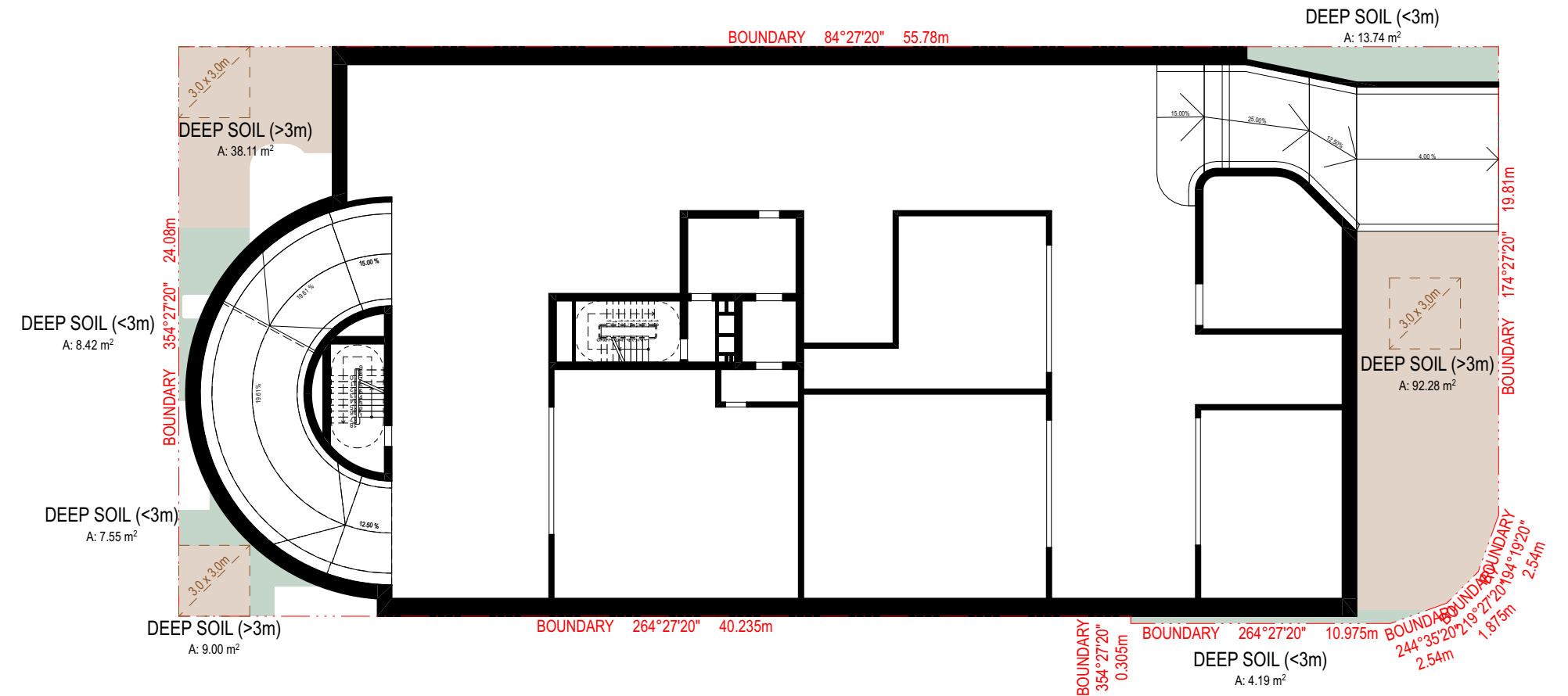
COMPLIES



1 Deep Soil - ADG 1:250



2 Deep Soil - LMR 1:250



3 Deep Soil - Whole Site 1:250

SITE AREA 1342.0m ²	
Min. Required SEPP (Housing) 2021 Chapter 4 ADG	10% - 134.2m ² min 3m dimension

PROPOSED DEEP SOIL - ADG	
DEEP SOIL (>3m)	139.39
Total	139.39 m ²
Proposed	10.4%

COMPLIES

SITE AREA 1342.0m ²	
Min. Required SEPP (Housing) 2021 Chapter 6 LMR	10% - 134.2m ² min 3m dimension

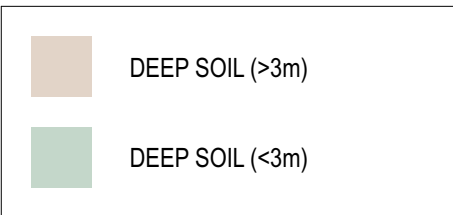
PROPOSED DEEP SOIL - LMR	
DEEP SOIL (>3m)	139.39
Total	139.39 m ²
Proposed	10.4%

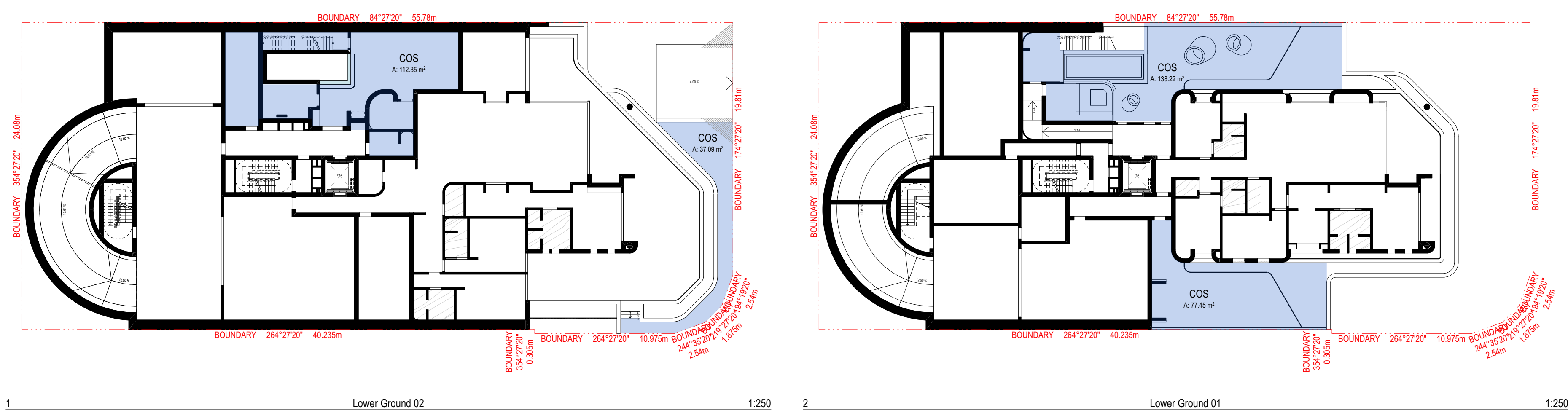
COMPLIES

SITE AREA 1342.0m ²	
--------------------------------	--

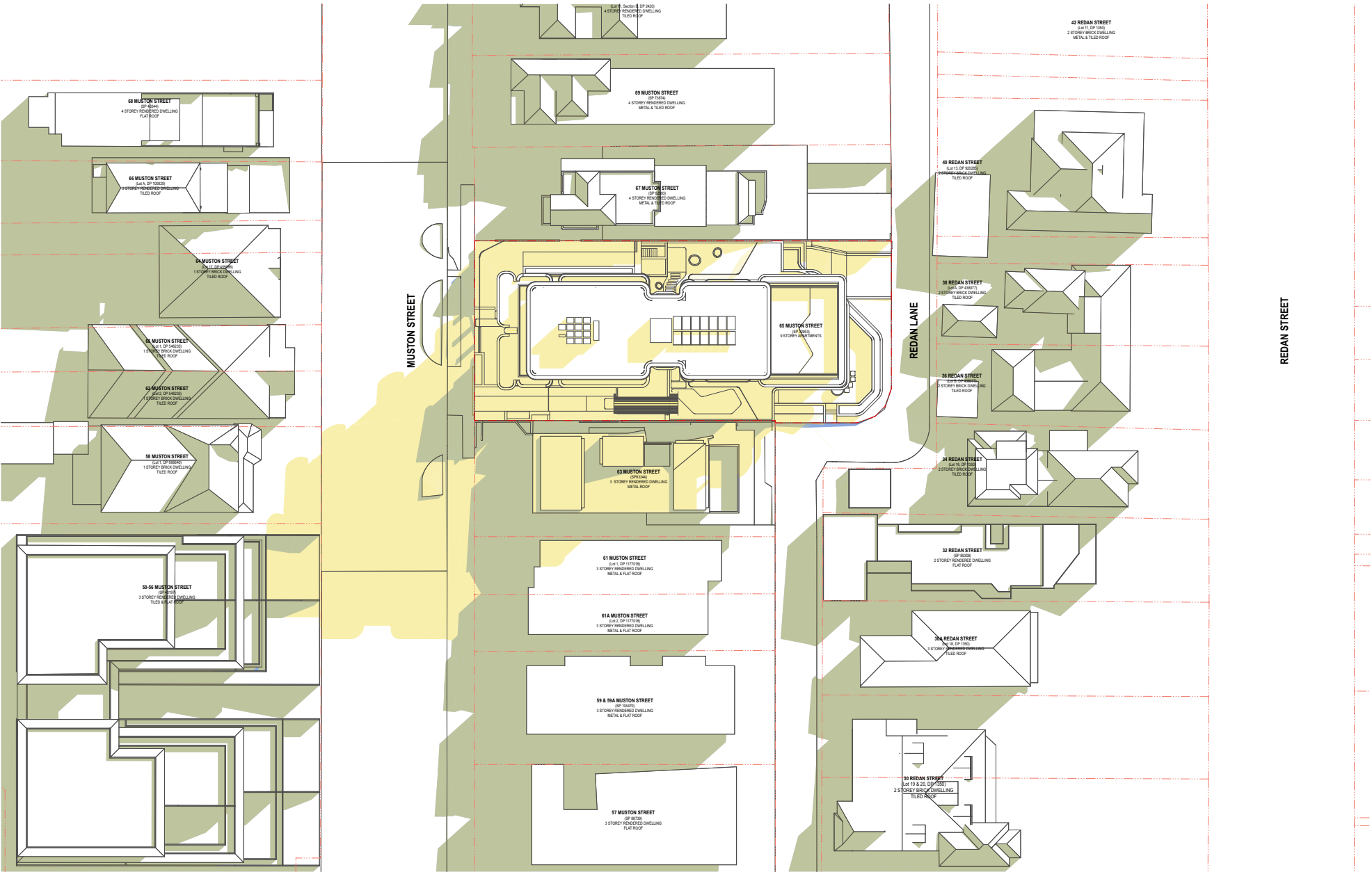
PROPOSED DEEP SOIL	
DEEP SOIL (<3m)	33.90
DEEP SOIL (>3m)	139.39
Total	173.29 m ²
Proposed	12.9%

COMPLIES

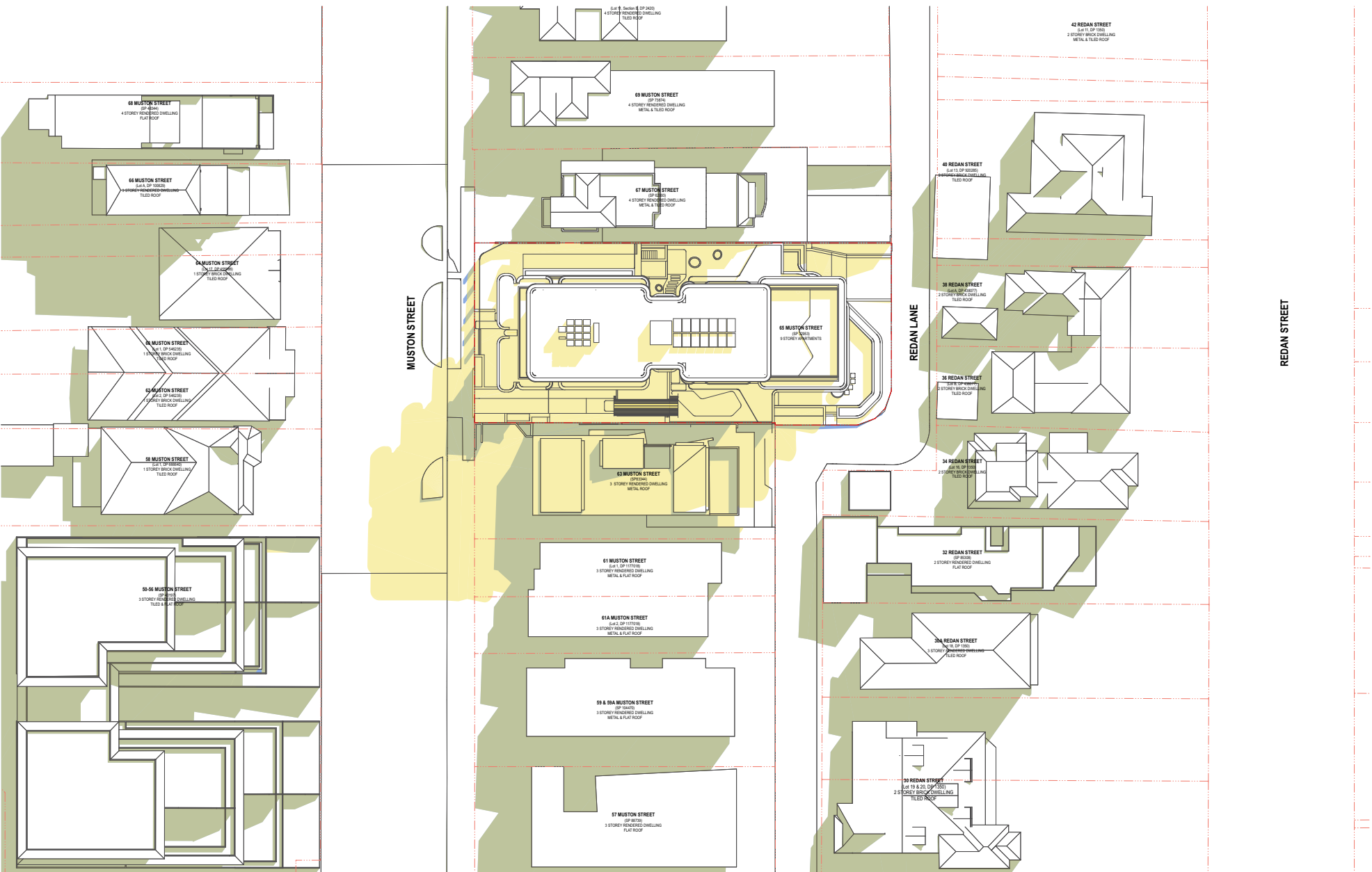




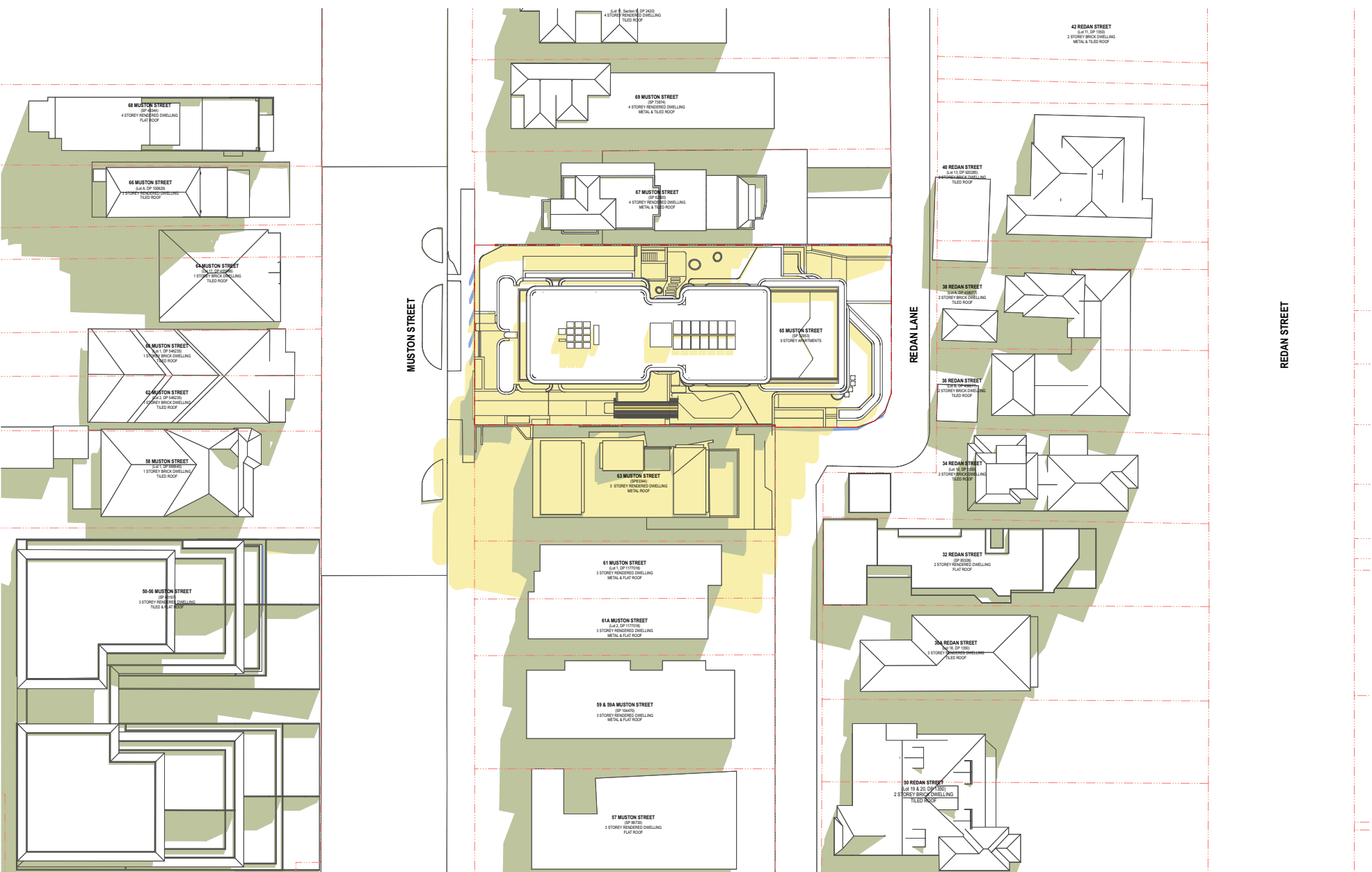
SITE AREA 1342.0m ²	
Min. Required SEPP (Housing) 2021 Chapter 4 ADG	25% - 335.5m ²
PROPOSED COS	
Lower Ground 02	149.44
Lower Ground 01	215.67
Total	365.11 m ²
Proposed	27.2%
COMPLIES	



1 9:00 - MAXIMUM BUILDING HEIGHT (22m)

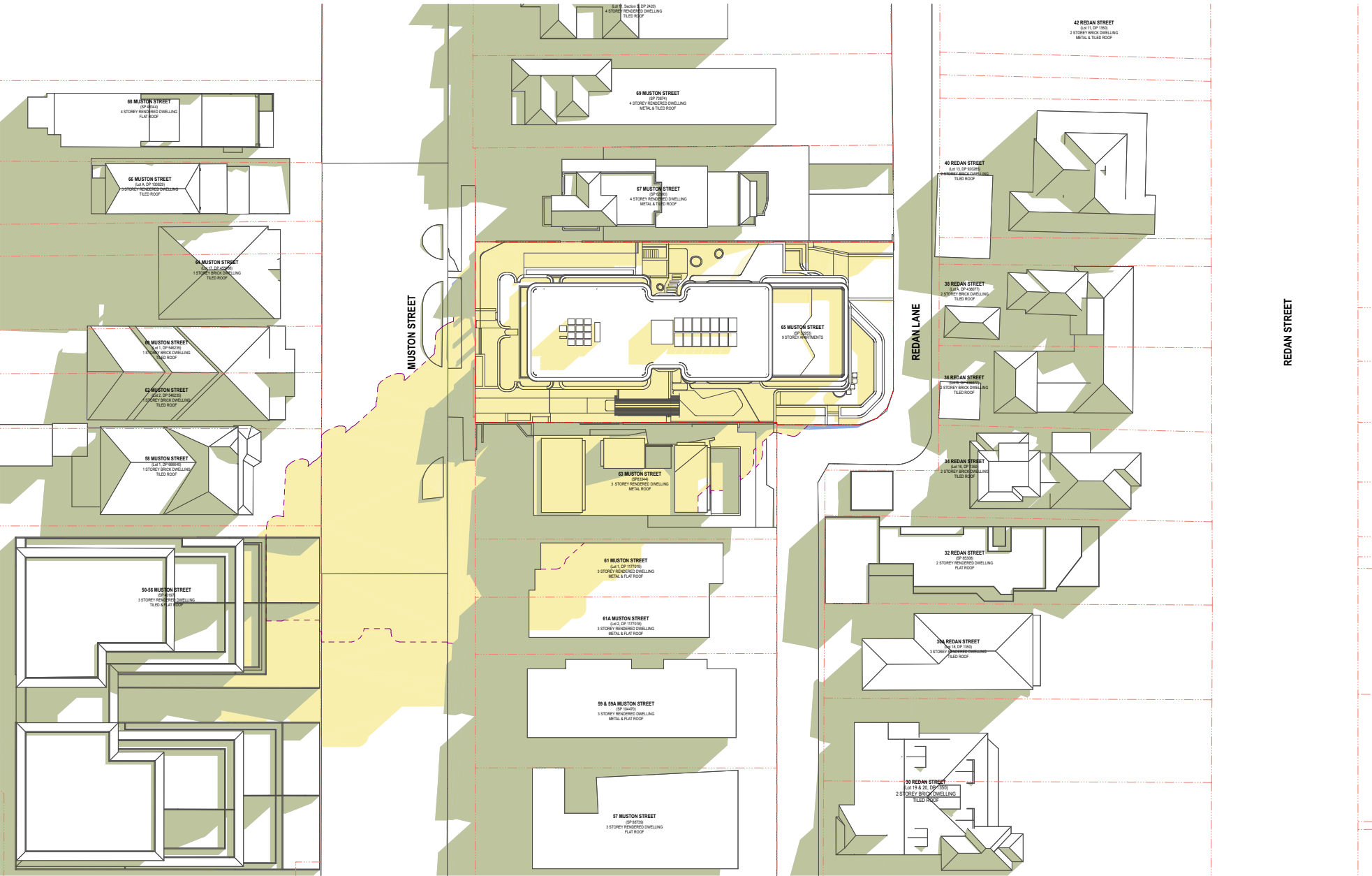


3 10:00 - MAXIMUM BUILDING HEIGHT (22m)

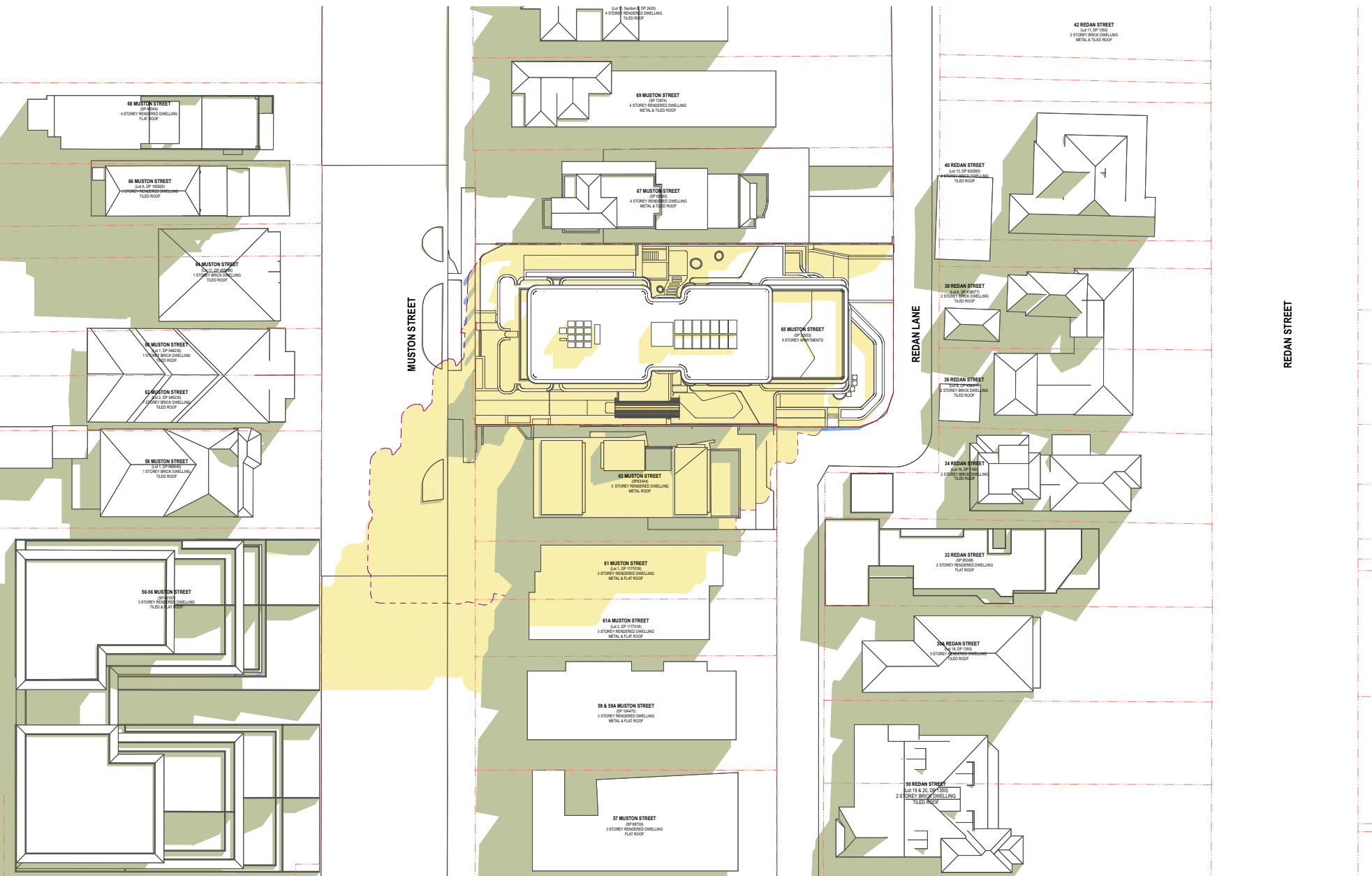


5 11:00 - MAXIMUM BUILDING HEIGHT (22m)

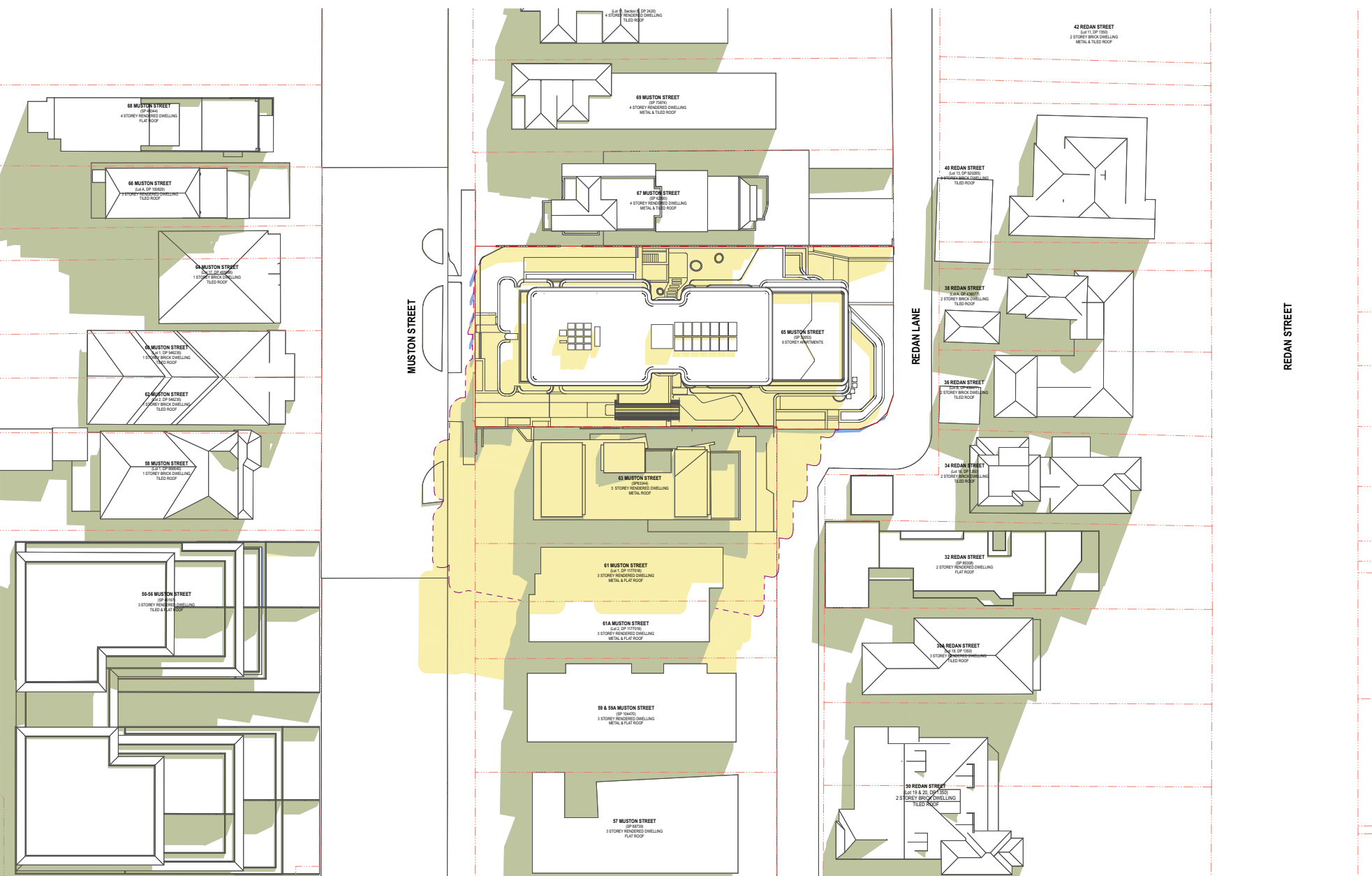
EXISTING SHADOWS
REDUCED SHADOWS
ADDITIONAL SHADOWS



2 9:00 - PROPOSED - MAXIMUM BUILDING HEIGHT + BONUS (28.6m)

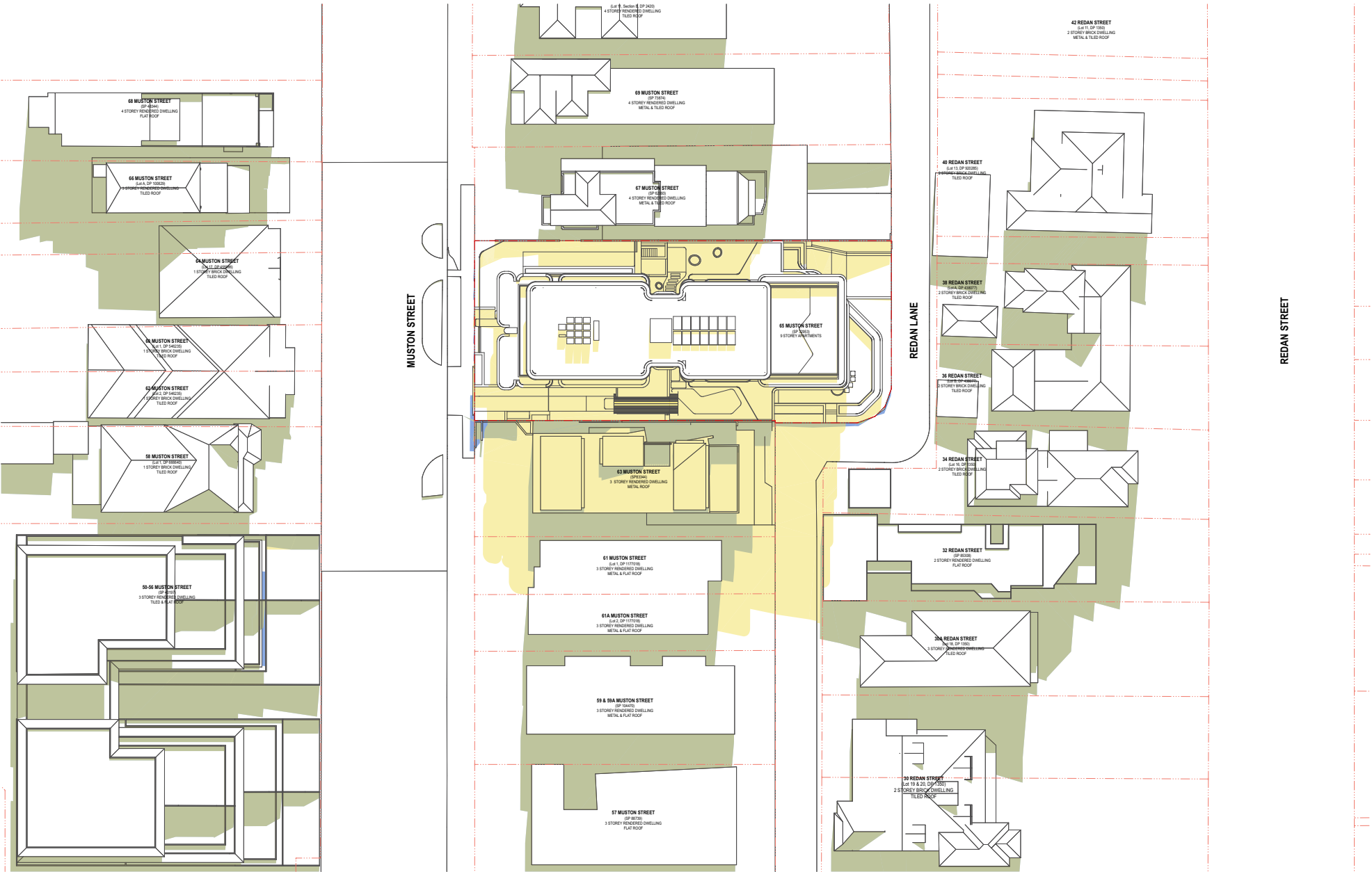


4 10:00 - PROPOSED - MAXIMUM BUILDING HEIGHT + BONUS (28.6m)

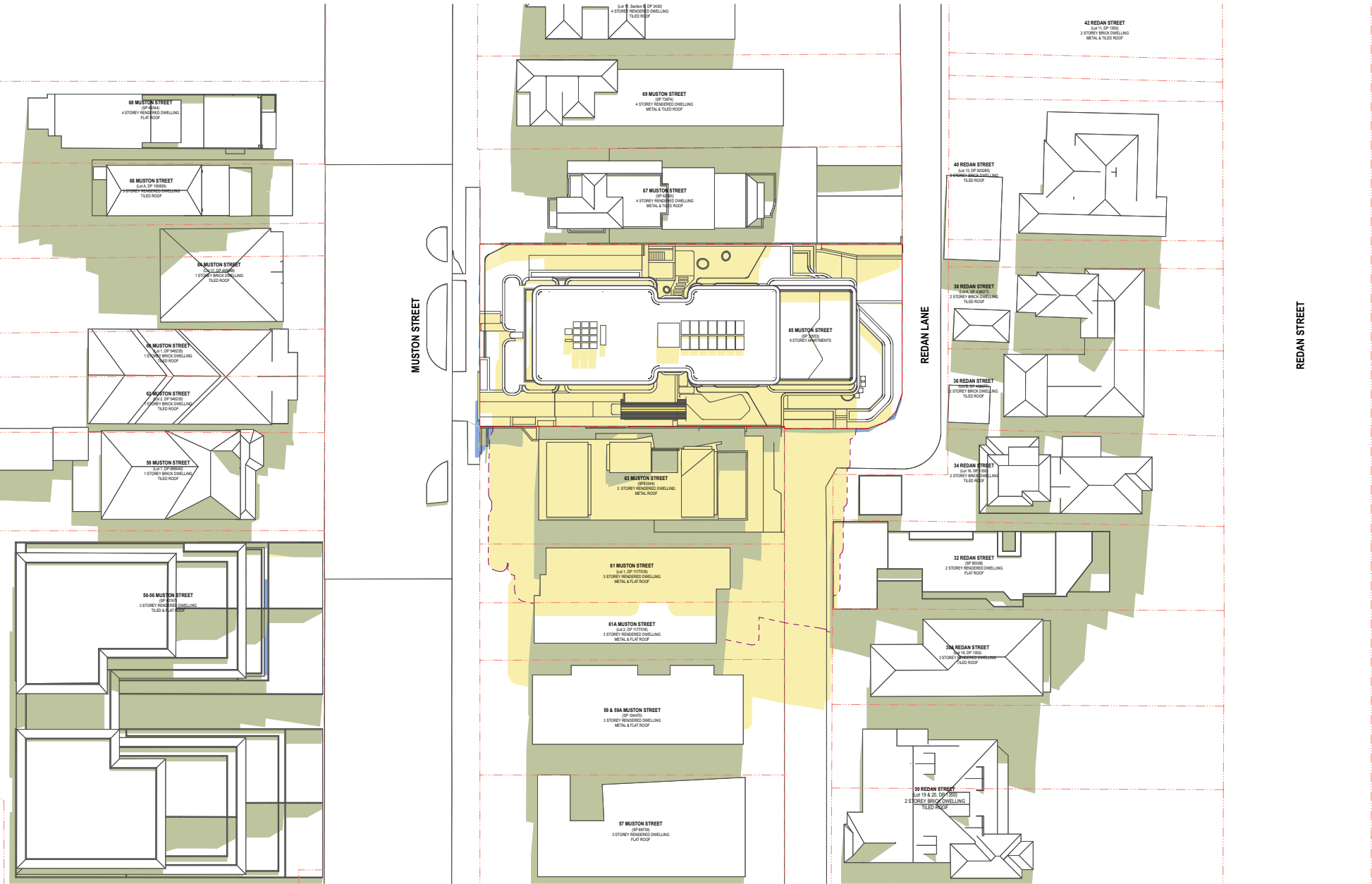


6 11:00 - PROPOSED - MAXIMUM BUILDING HEIGHT + BONUS (28.6m)

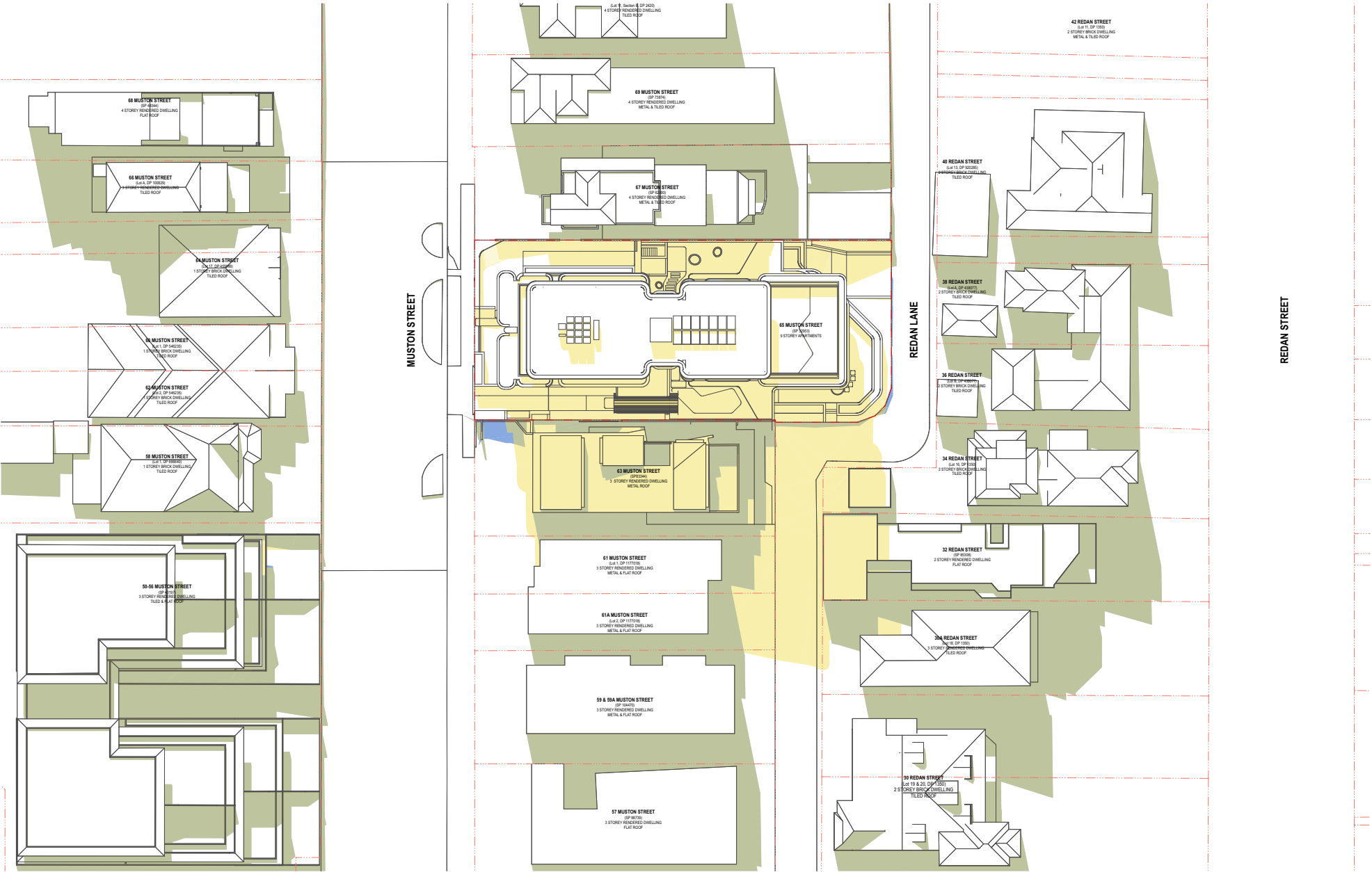
EXISTING SHADOWS
REDUCED SHADOWS
ADDITIONAL SHADOWS
OUTLINE OF 22m MAX BH



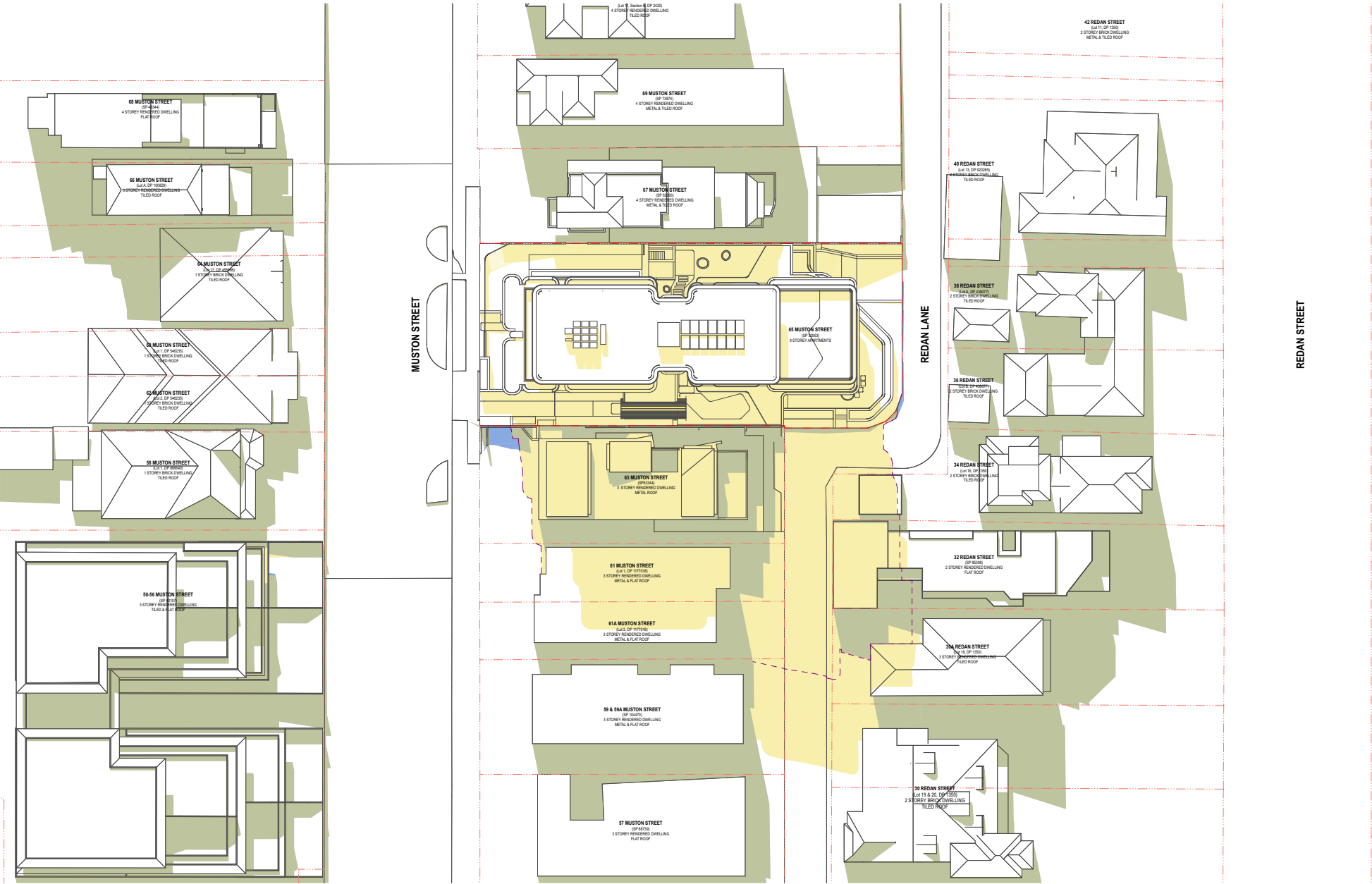
1 12:00 - MAXIMUM BUILDING HEIGHT (22m)



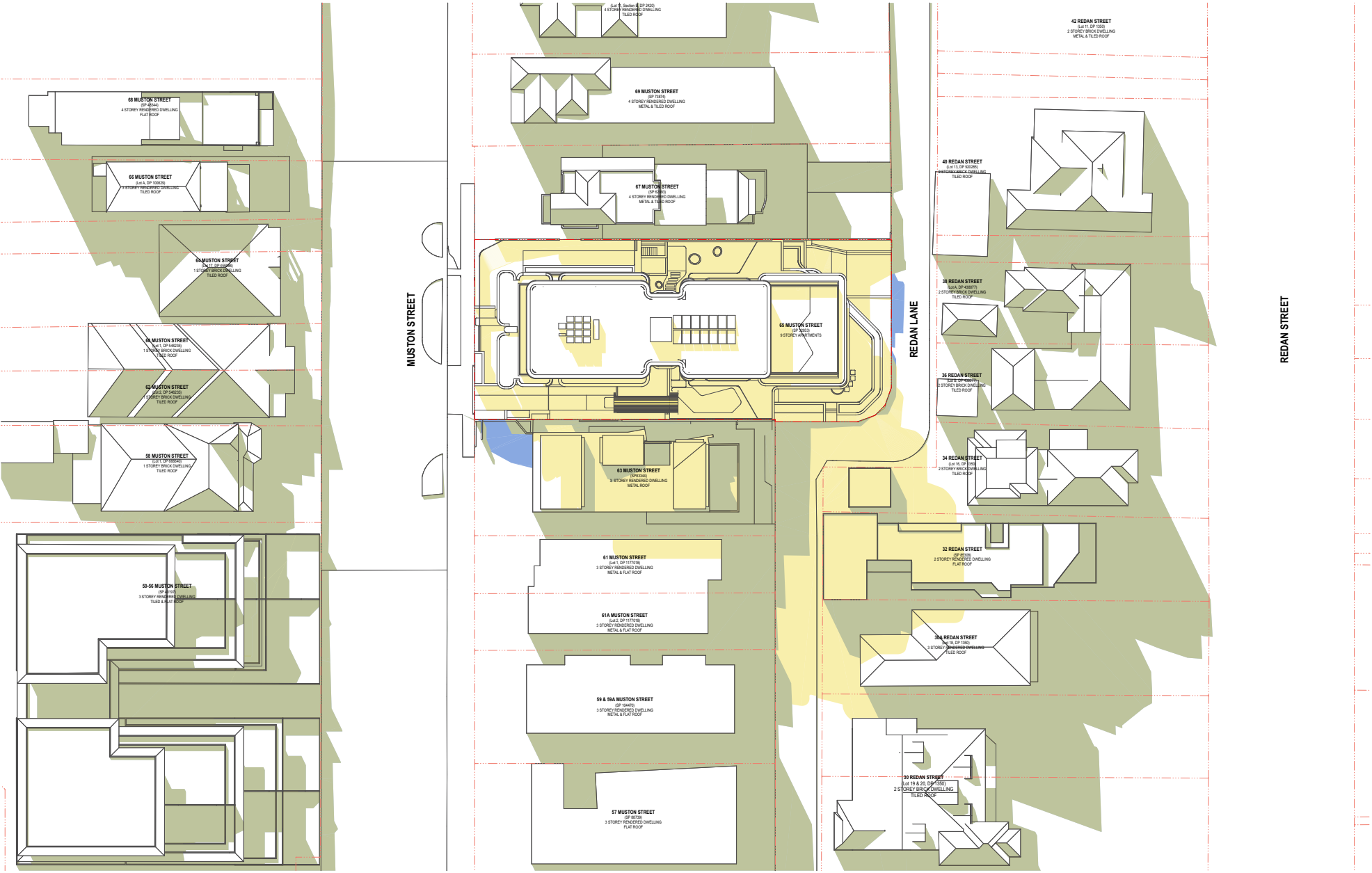
2 12:00 - PROPOSED - MAXIMUM BUILDING HEIGHT + BONUS (28.6m)



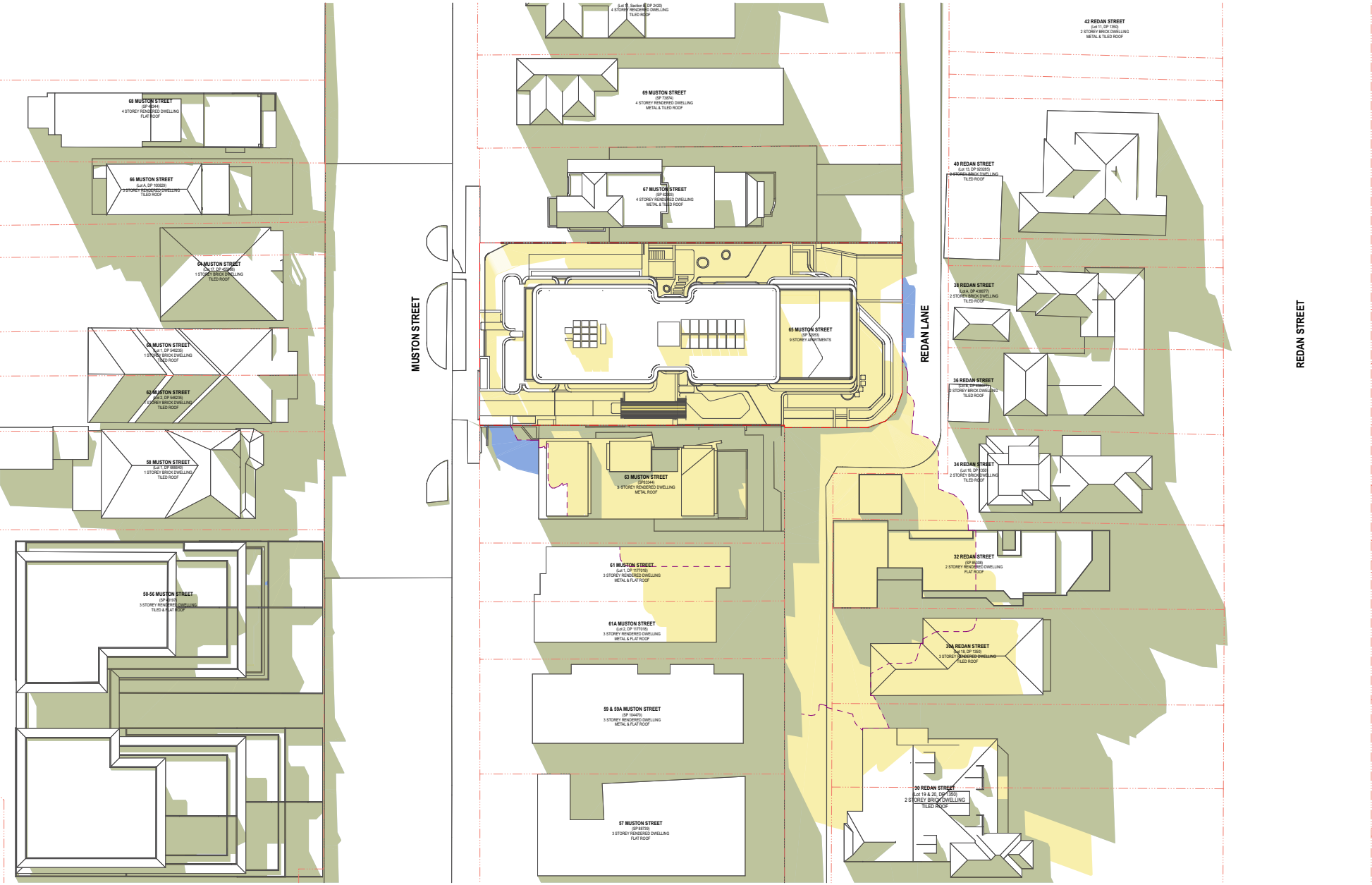
3 13:00 - MAXIMUM BUILDING HEIGHT (22m)



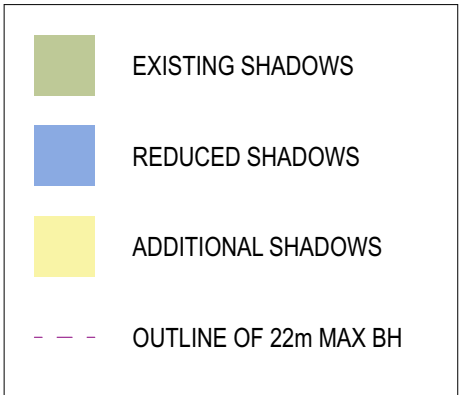
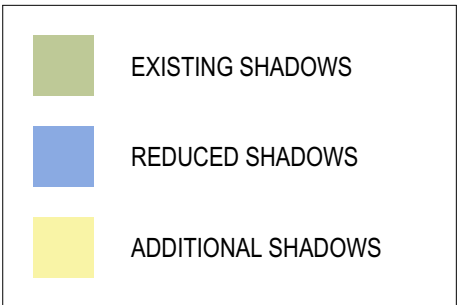
4 13:00 - PROPOSED - MAXIMUM BUILDING HEIGHT + BONUS (28.6m)

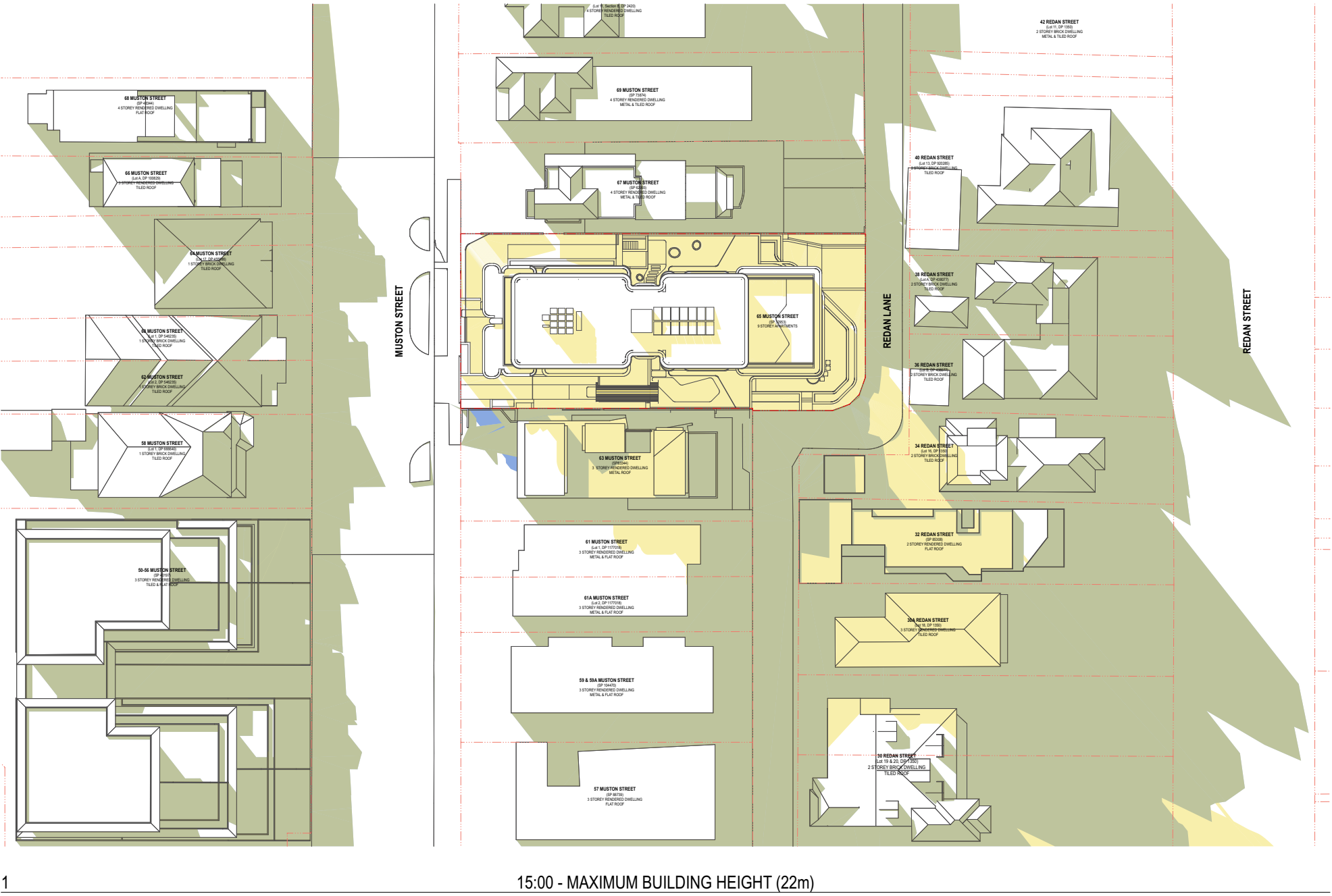


5 14:00 - MAXIMUM BUILDING HEIGHT (22m)

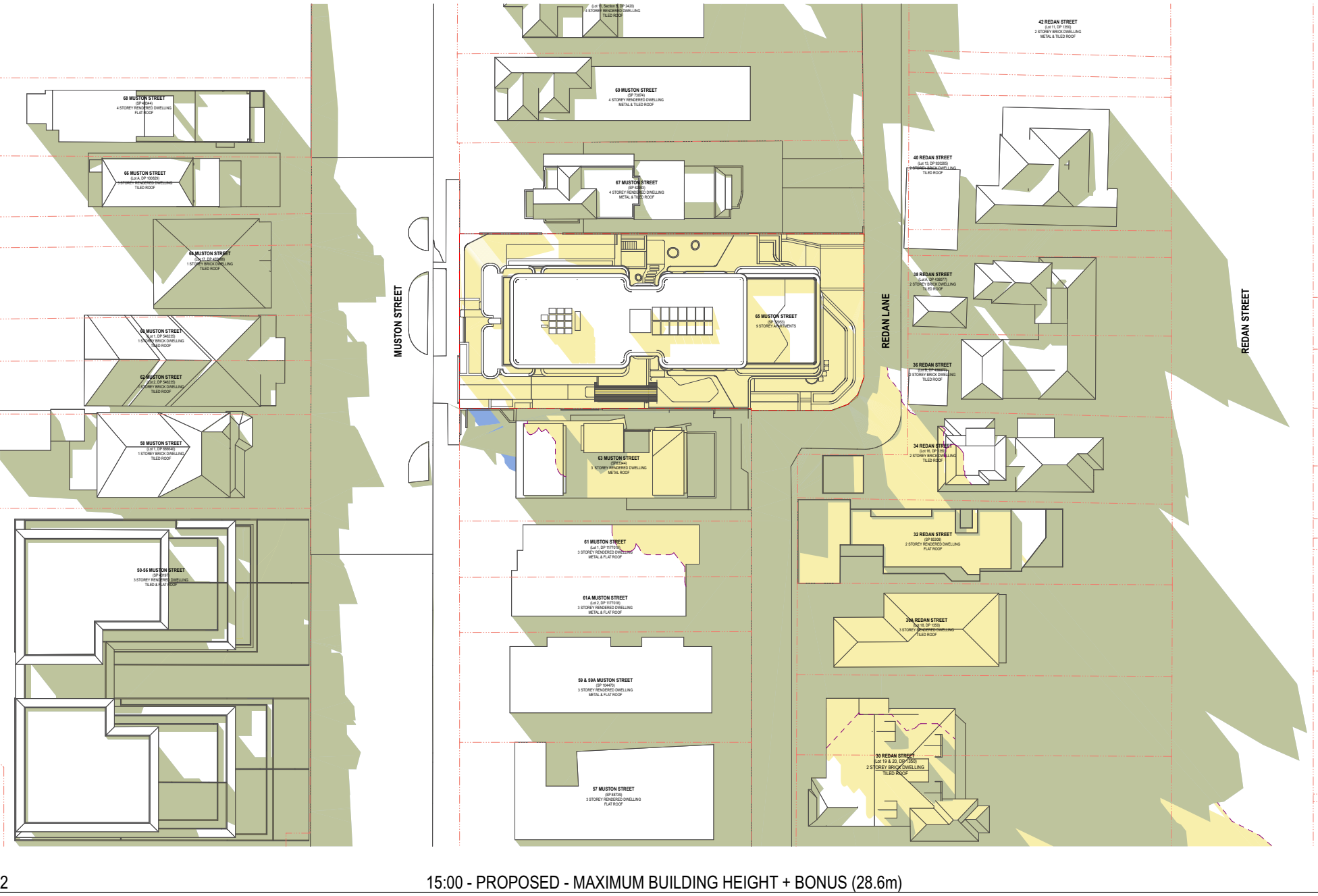


6 14:00 - PROPOSED - MAXIMUM BUILDING HEIGHT + BONUS (28.6m)

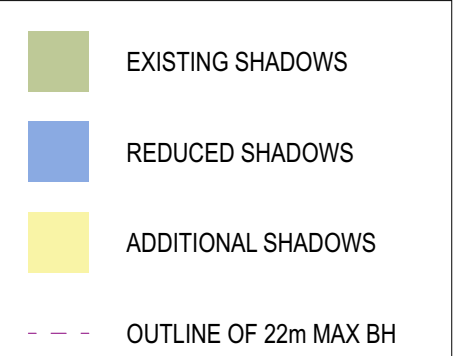
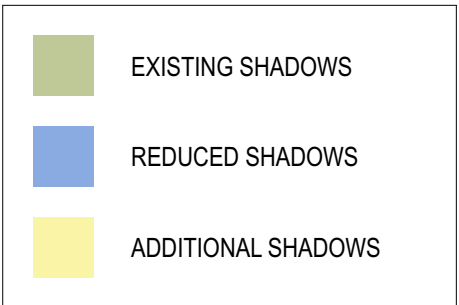


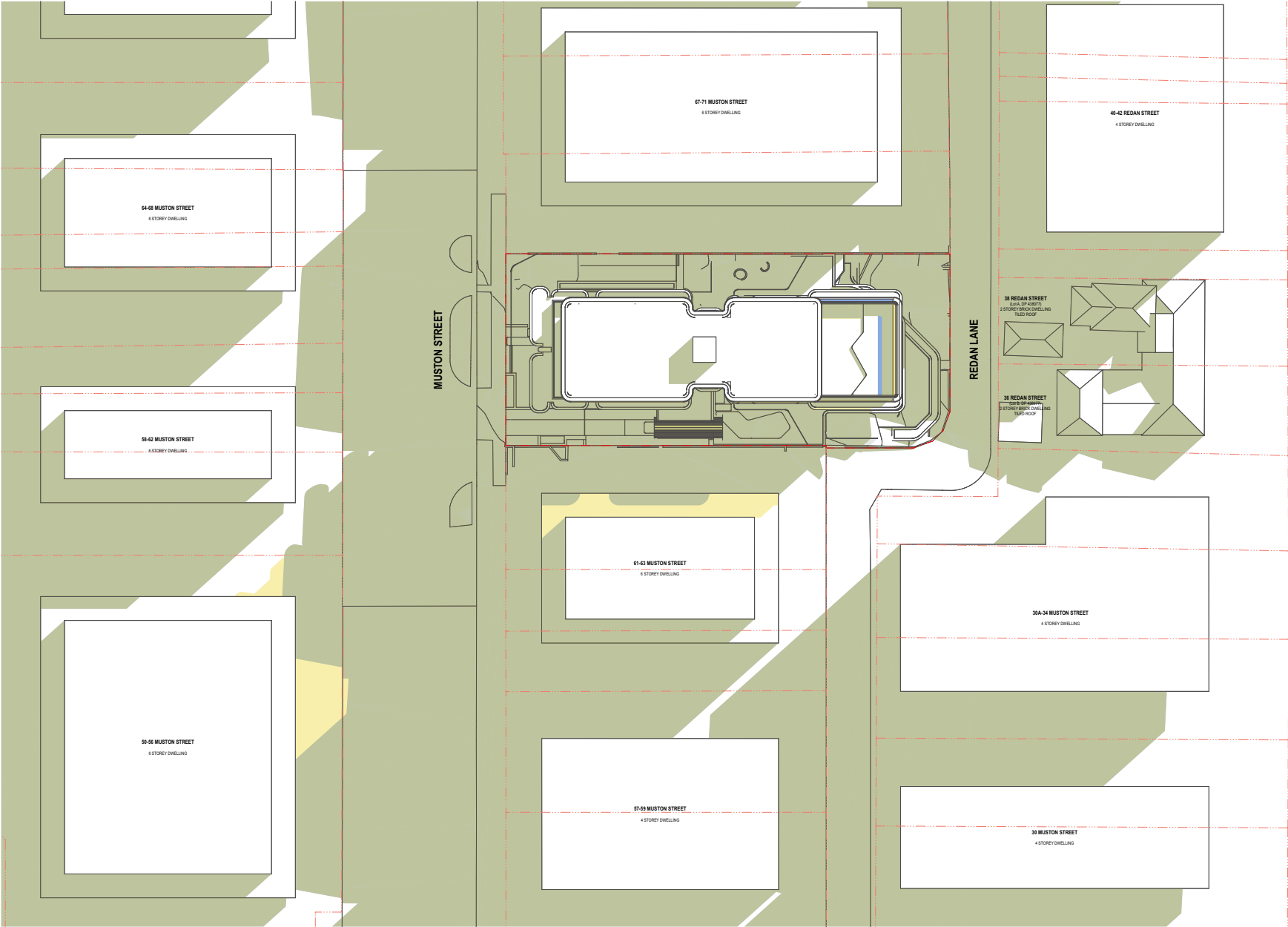


1 15:00 - MAXIMUM BUILDING HEIGHT (22m)

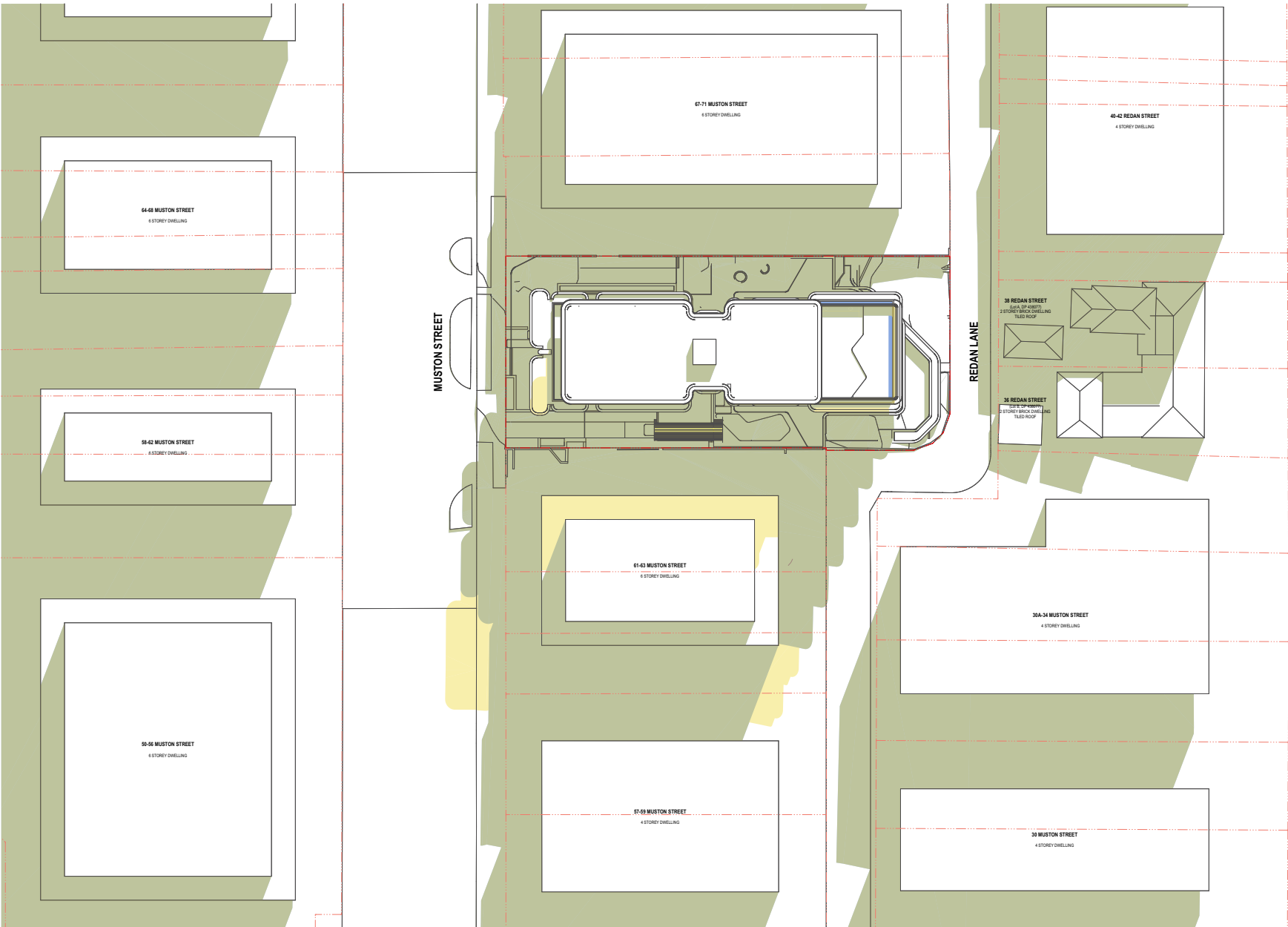


2 15:00 - PROPOSED - MAXIMUM BUILDING HEIGHT + BONUS (28.6m)

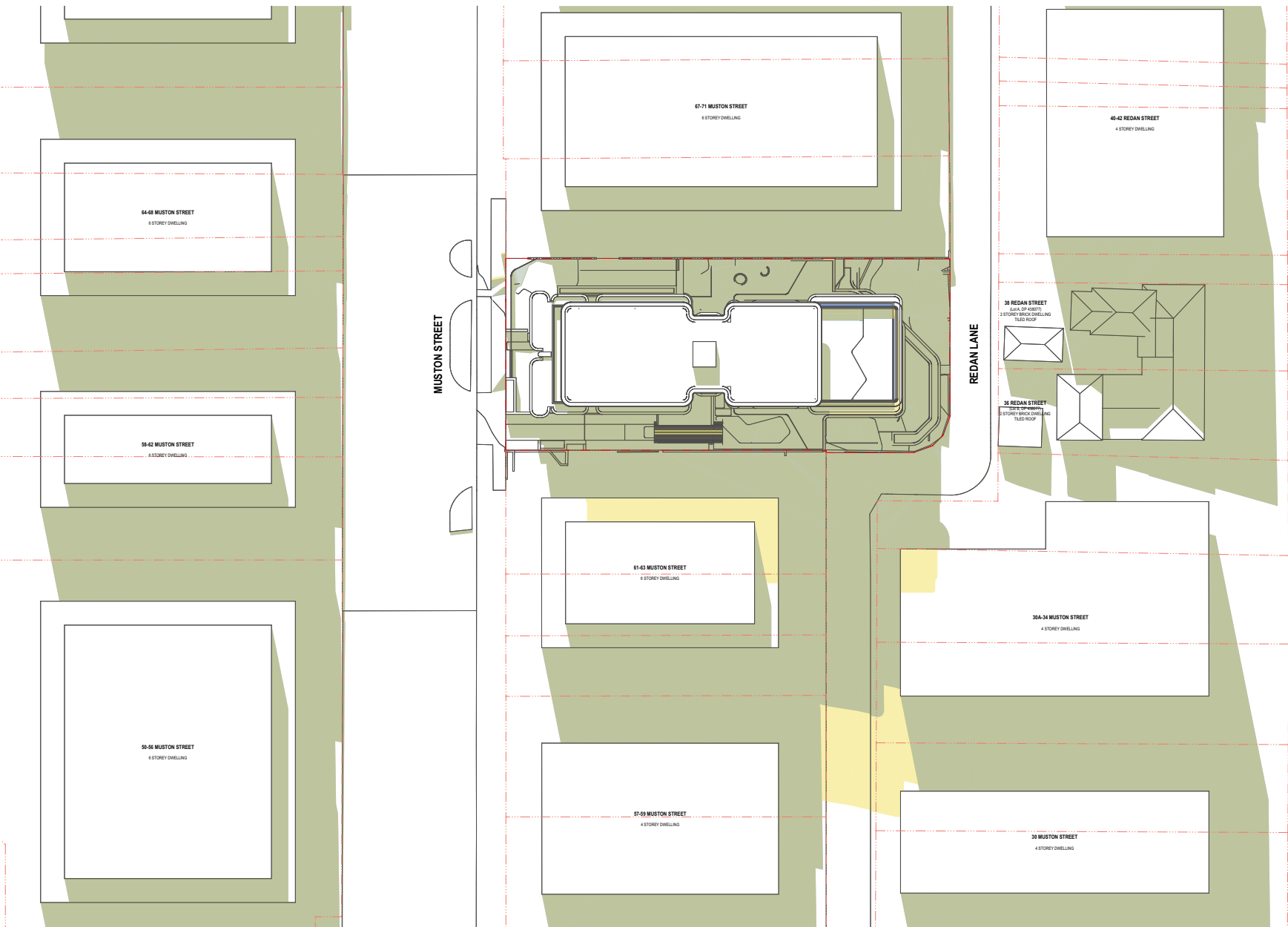




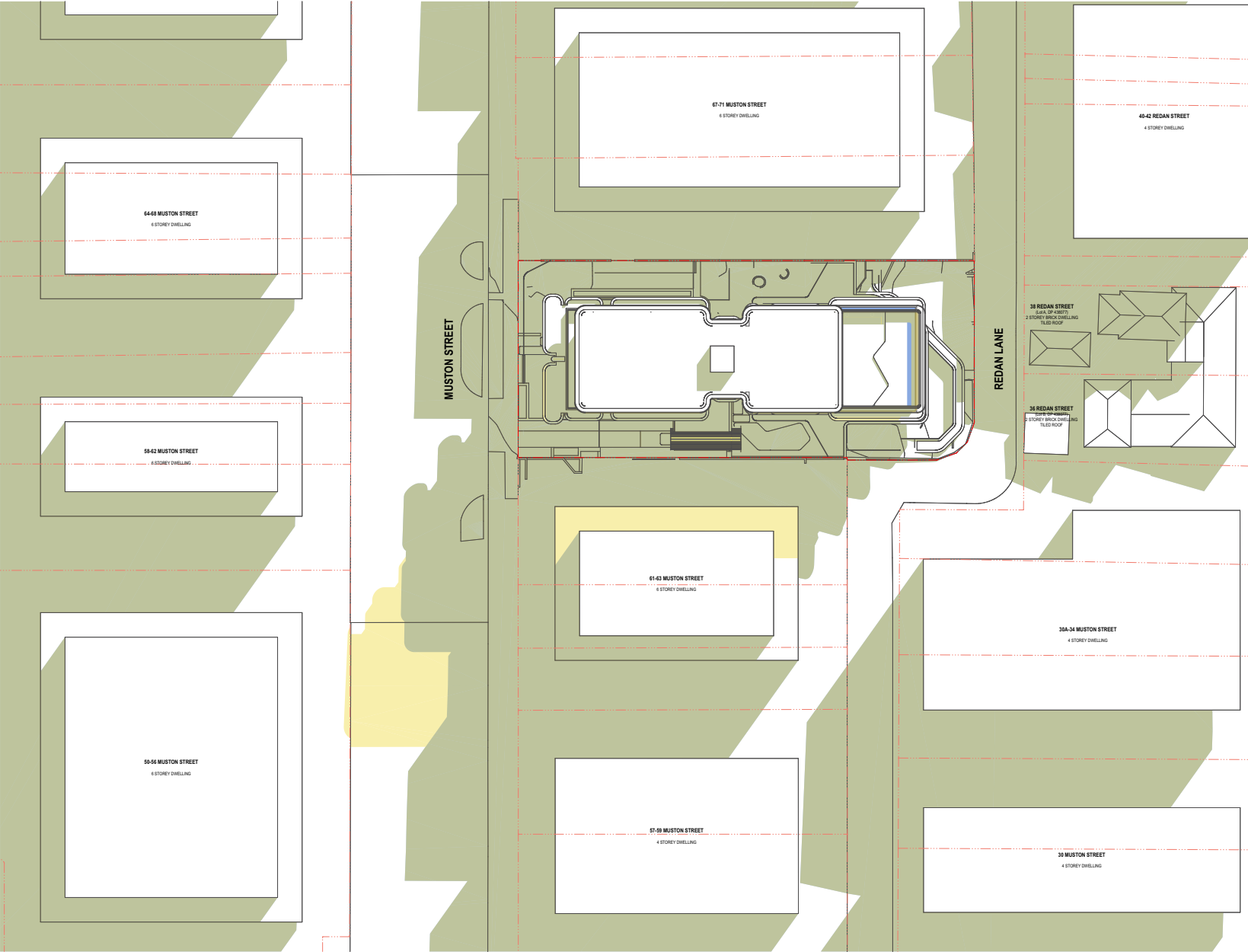
1 9:00 - WITHIN LMR CONTEXT



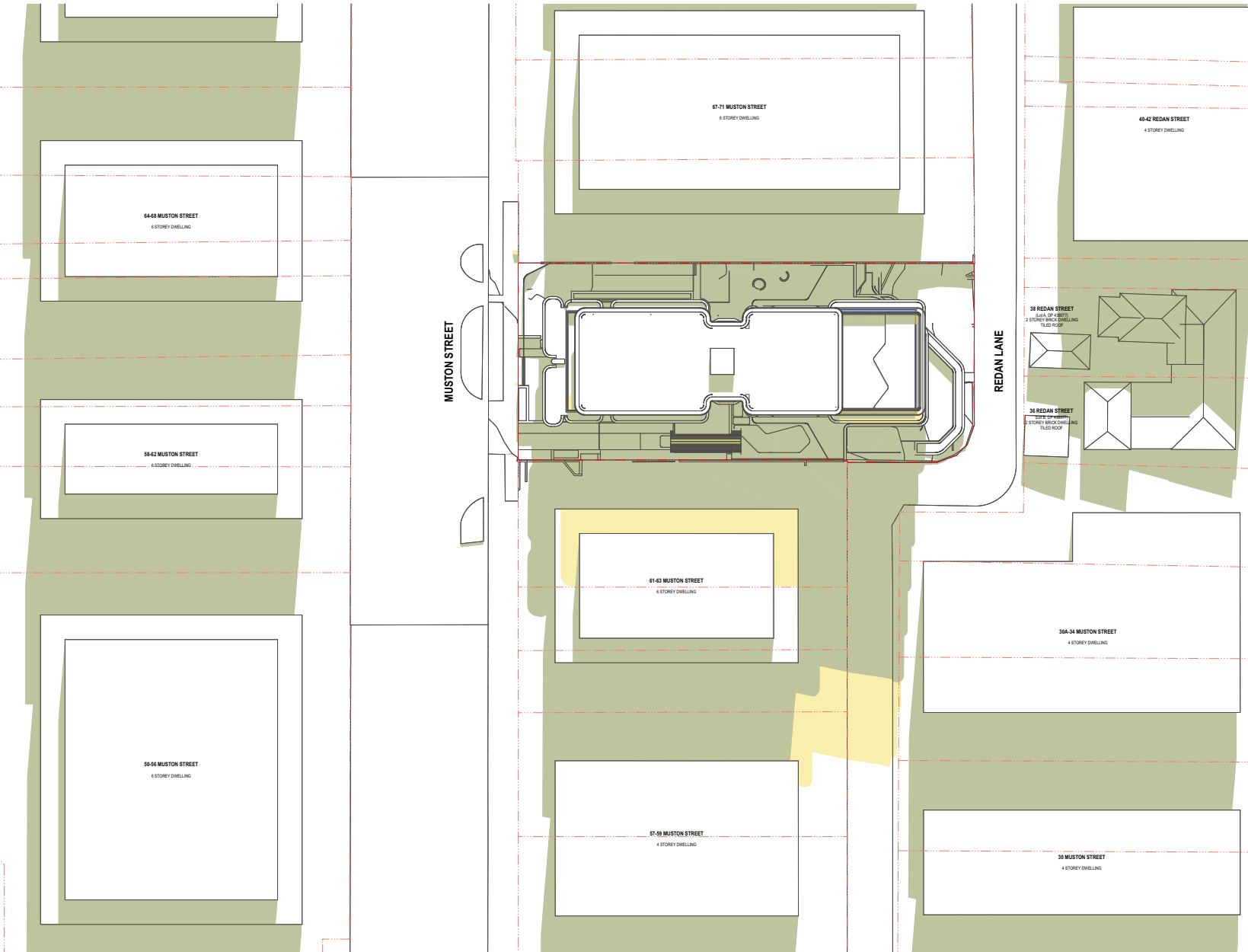
3 11:00 - WITHIN LMR CONTEXT



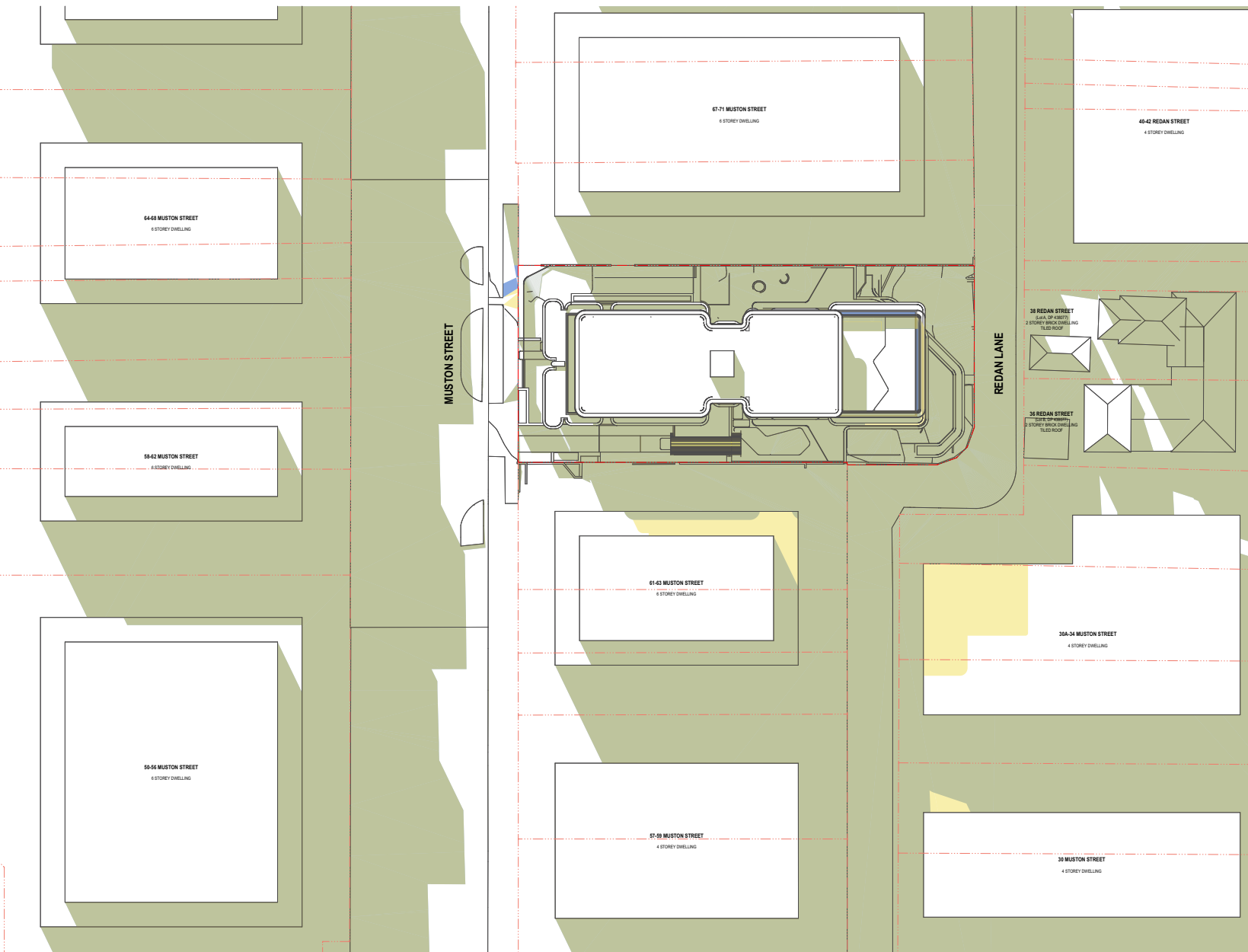
5 13:00 - WITHIN LMR CONTEXT



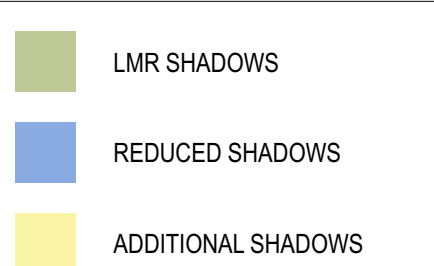
2 10:00 - WITHIN LMR CONTEXT

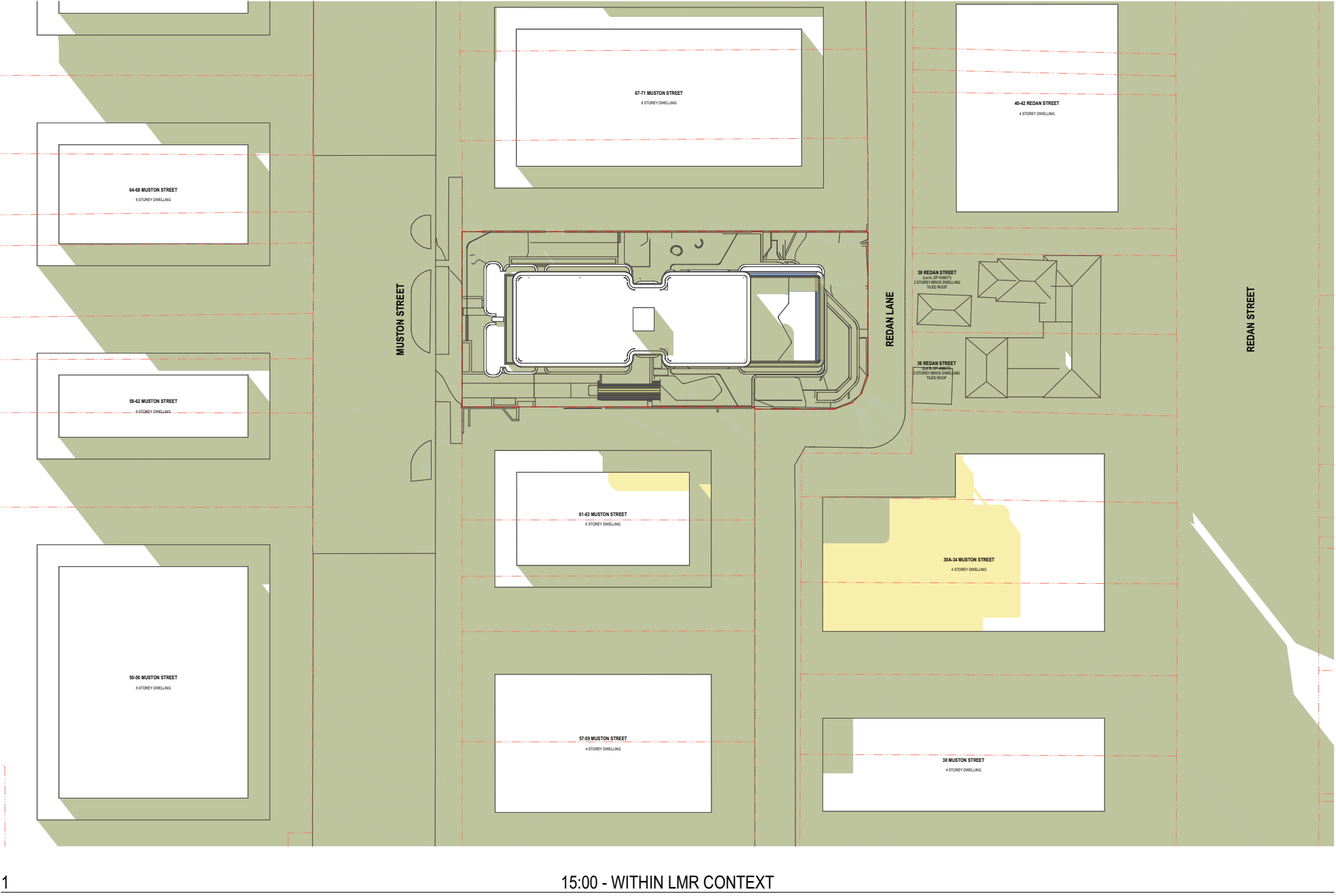


4 12:00 - WITHIN LMR CONTEXT



6 14:00 - WITHIN LMR CONTEXT



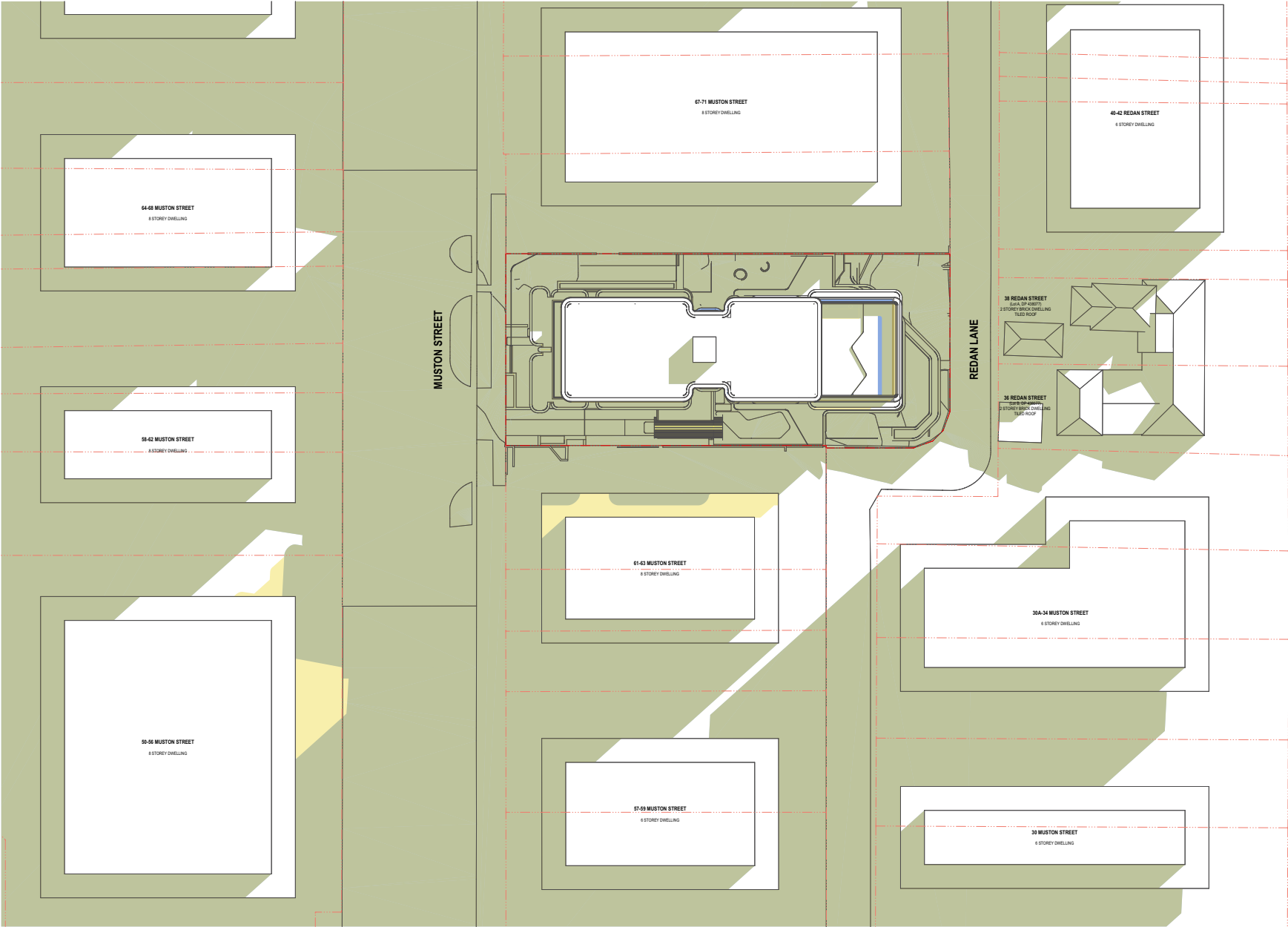


1 15:00 - WITHIN LMR CONTEXT

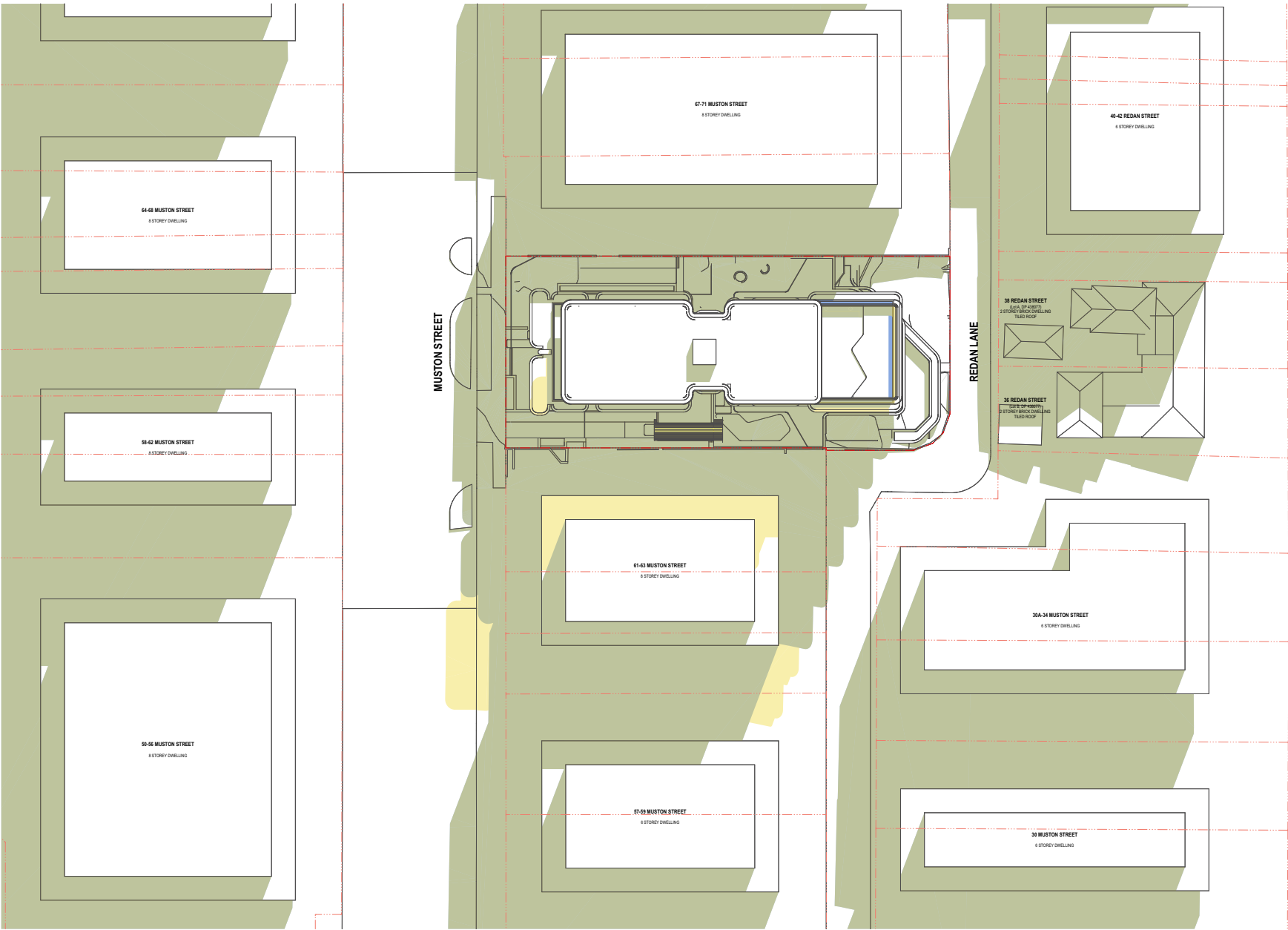
LMR SHADOWS

REDUCED SHADOWS

ADDITIONAL SHADOWS



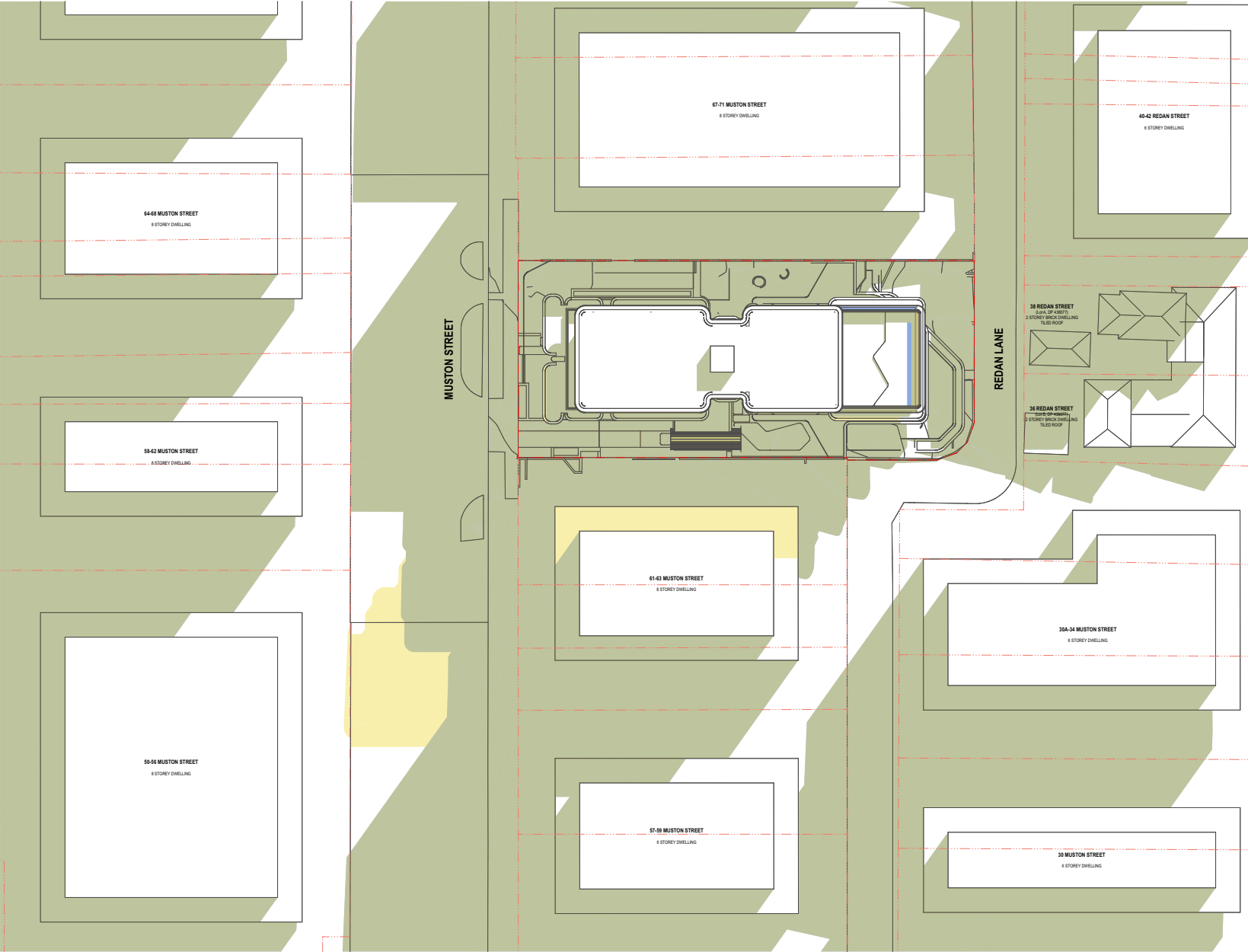
1 9:00 - WITHIN LMR + IAH CONTEXT



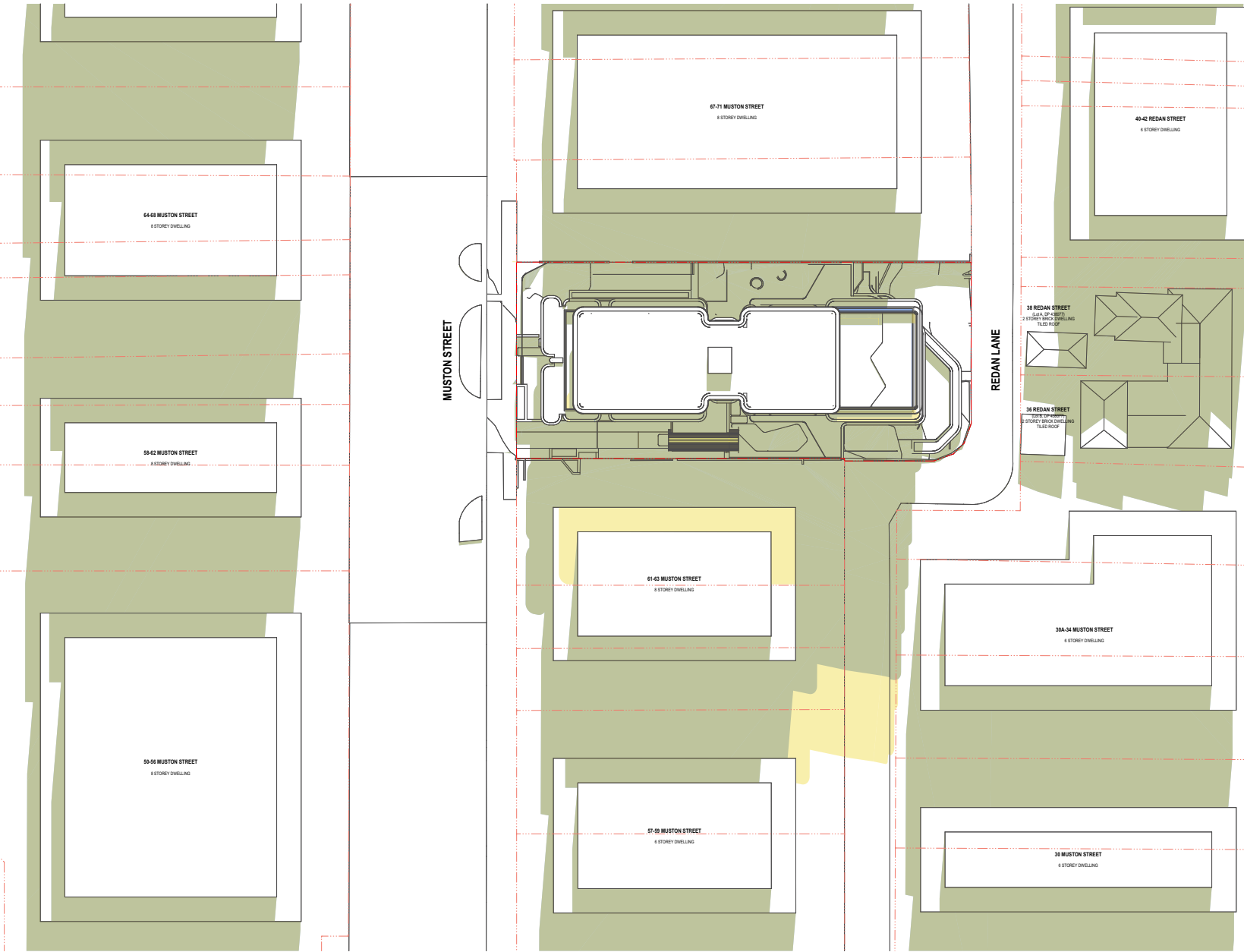
3 11:00 - WITHIN LMR + IAH CONTEXT



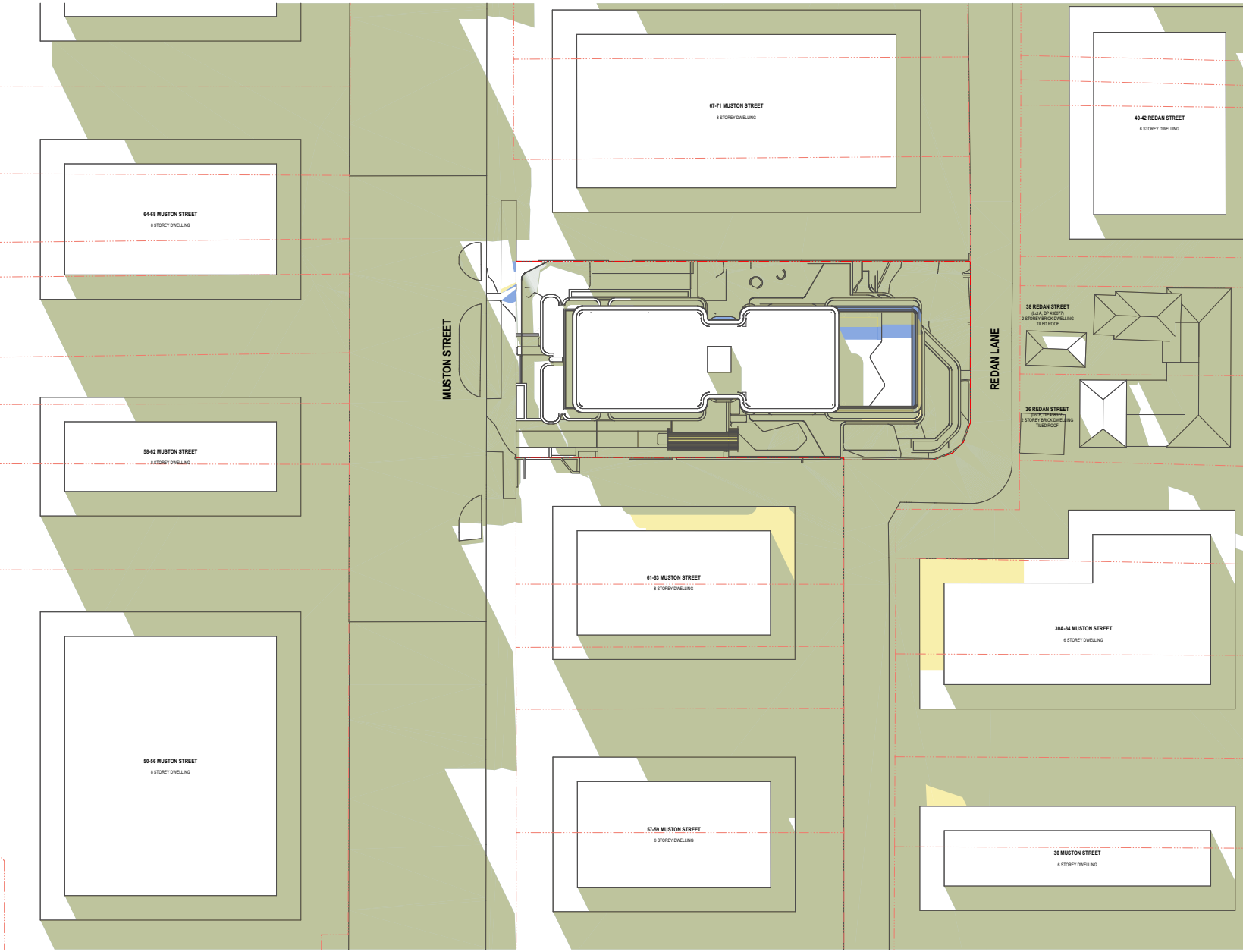
5 13:00 - WITHIN LMR + IAH CONTEXT



2 10:00 - WITHIN LMR + IAH CONTEXT



4 12:00 - WITHIN LMR + IAH CONTEXT

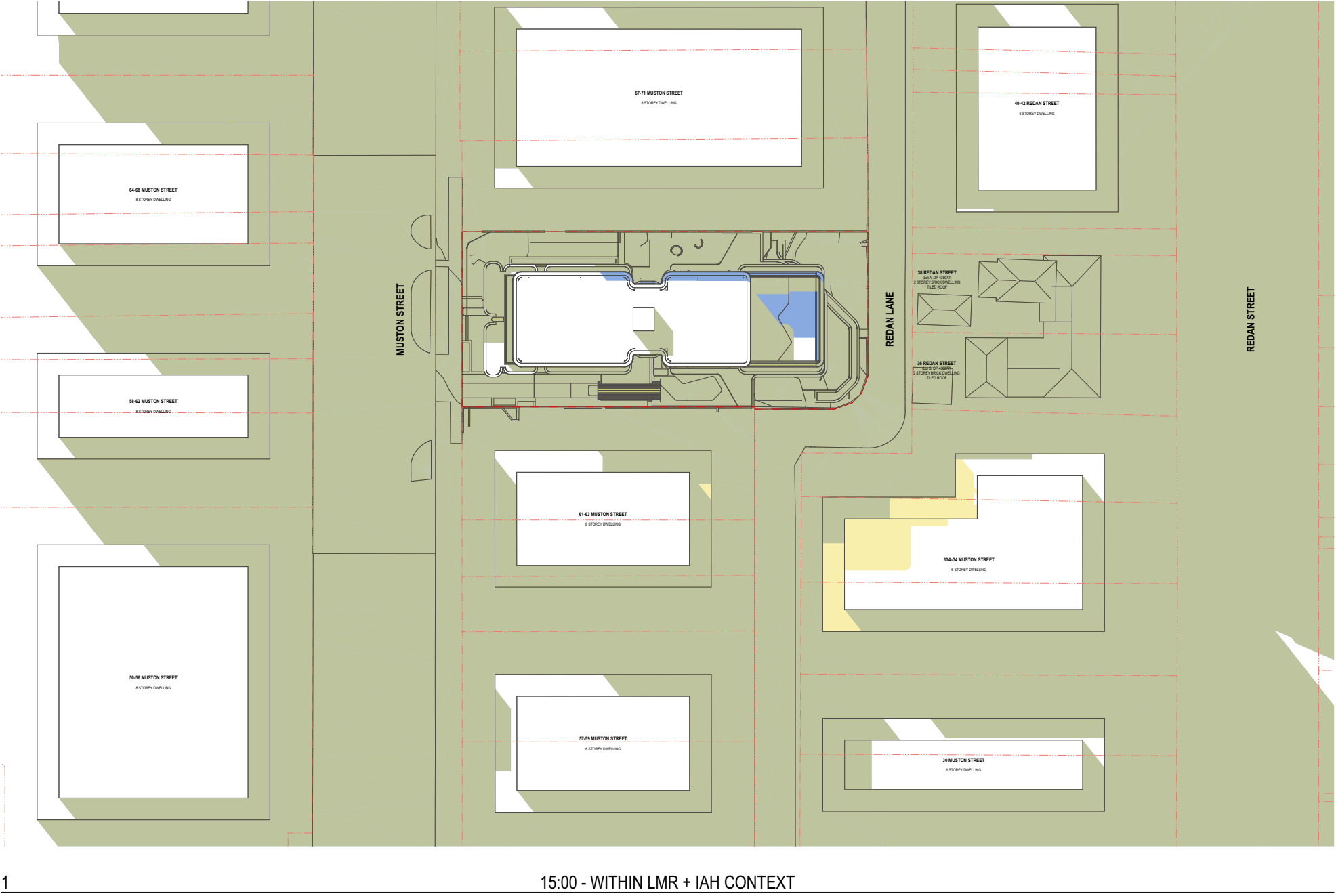


6 14:00 - WITHIN LMR + IAH CONTEXT

LMR + IAH SHADOWS

REDUCED SHADOWS

PROPOSED IAH SHADOWS



LMR + IAH SHADOWS

REDUCED SHADOWS

PROPOSED IAH SHADOWS