



PROPOSED BUILD TO RENT + AFFORDABLE
HOUSING RESIDENTIAL DEVELOPMENT
2A GREGORY PLACE
HARRIS PARK NSW

CONCEPT DA

DRAWING NO	DRAWING NAME	REVISION	DATE
0000 SERIES: DRAWING LIST, CONTEXT + SITE			
CD 0001	LOCATION PLAN + COVER SHEET	B	08.06.22
CD 0002	DEVELOPMENT DATA	B	08.06.22
CD 0003	SITE ANALYSIS PLAN	B	08.06.22
CD 0004	PLACEMAKING + PRINCIPLES	B	08.06.22
CD 0005	SITE PLAN	B	08.06.22
CD 0006	STAGING PLAN	B	08.06.22
CD 0007	CONTEXTUAL LINKAGES	B	08.06.22
1000 SERIES: CONCEPT ENVELOPE			
CD 1001	CONCEPT ENVELOPE PLAN	B	08.06.22
CD 1002	CONCEPT ENVELOPE NORTH + WEST ELEVATIONS	A	08.06.22
CD 1003	CONCEPT ENVELOPE SECTION AA + BB	B	08.06.22
CD 1004	CONCEPT ENVELOPE - NORTH WEST VIEW	B	08.06.22
CD 1005	CONCEPT ENVELOPE - SOUTH WEST VIEW	B	08.06.22
CD 1006	CONCEPT ENVELOPE - SOUTH EAST VIEW	B	08.06.22
CD 1007	CONCEPT ENVELOPE - NORTH EAST VIEW	B	08.06.22
2000 SERIES: GENERAL ARRANGEMENT PLANS			
CD 2001	BASEMENT 2 PLAN	B	08.06.22
CD 2002	BASEMENT 1 PLAN	B	08.06.22
CD 2003	LEVEL 1 (G) PLAN	B	08.06.22
CD 2004	LEVELS 2-4 PLAN	B	08.06.22
CD 2005	LEVEL 5 PLAN	B	08.06.22
CD 2006	LEVEL 6 PLAN	B	08.06.22
CD 2007	LEVEL 7 PLAN	B	08.06.22
CD 2008	LEVEL 8 PLAN	B	08.06.22
CD 2009	ROOF PLAN	B	08.06.22
3000 SERIES: SHADOW STUDIES			
CD 3001	SHADOWS (ADJOINING PROPERTIES) - WINTER SOLSTICE (0900-1200)	C	08.06.22
CD 3002	SHADOWS (ADJOINING PROPERTIES) - WINTER SOLSTICE (1300-1500)	C	08.06.22
4000 SERIES: DIAGRAMS			
CD 4001	NATURAL CROSS VENTILATION DIAGRAMS - LEVELS 1-4	B	08.06.22
CD 4002	NATURAL CROSS VENTILATION DIAGRAMS - LEVELS 5-6	B	08.06.22
CD 4003	NATURAL CROSS VENTILATION - LEVELS 7-8	B	08.06.22
CD 4004	SOLAR ACCESS DIAGRAMS - LEVELS 1-4	B	08.06.22
CD 4005	SOLAR ACCESS DIAGRAMS - LEVELS 5-6	B	08.06.22
CD 4006	SOLAR ACCESS DIAGRAMS - LEVELS 7-8	B	08.06.22
CD 4007	COMMON OPEN SPACE DIAGRAM - COURT + ROOF	B	08.06.22
CD 4008	HEIGHT OF BUILDING DIAGRAM	A	08.06.22
5000 SERIES: DIAGRAMS			
CD 5001	GFA DIAGRAM - LEVEL 1(G)	B	08.06.22
CD 5002	GFA DIAGRAM - LEVEL 2	B	08.06.22
CD 5003	GFA DIAGRAM - LEVEL 3	B	08.06.22
CD 5004	GFA DIAGRAM - LEVEL 4	B	08.06.22
CD 5005	GFA DIAGRAM - LEVEL 5	B	08.06.22
CD 5006	GFA DIAGRAM - LEVEL 6	B	08.06.22
CD 5007	GFA DIAGRAM - LEVEL 7	B	08.06.22
CD 5008	GFA DIAGRAM - LEVEL 8	B	08.06.22
6000 SERIES: SHADOW STUDIES			
CD 6001	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 0830	B	08.06.22
CD 6002	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 0900	B	08.06.22
CD 6003	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 0930	B	08.06.22
CD 6004	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1000	B	08.06.22
CD 6005	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1030	B	08.06.22
CD 6006	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1100	B	08.06.22
CD 6007	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1130	B	08.06.22
CD 6008	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1200	B	08.06.22
CD 6009	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1230	B	08.06.22
CD 6010	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1300	B	08.06.22
CD 6011	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1330	B	08.06.22
CD 6012	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1400	B	08.06.22
CD 6013	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1430	B	08.06.22
CD 6014	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1500	B	08.06.22
CD 6015	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1530	B	08.06.22

issue	amendment	date	legend
1	PCG MEETING #2	04.08.21	
2	ISSUE FOR PEER REVIEW #2	06.08.21	
3	PCG MEETING #3	19.08.21	
4	ISSUE FOR PEER REVIEW #3	03.09.21	
A	ISSUE FOR SCOPING REPORT	30.09.21	
B	ISSUE FOR EIS	08.06.22	

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client

HALLMARK

Pacific Community Housing

project

2A GREGORY PLACE
HARRIS PARK

checked

FS

drawing

LOCATION PLAN + COVER SHEET

drawn

JN

issue

B

project no

14 004

drawing no

CD 0001

UNIT TYPES

1 BED
186 (38.5%)
2 BED
258 (53.4%)
3 BED
39 (8.1%)
Grand total: 483

NATURAL CROSS VENTILATION

YES
A: 123
YES
B: 104
YES
C: 65
292/483 (60.5%)
ADG GUIDELINE = 289.8 (60%)

SOLAR ACCESS (8.30AM-3.30PM)

YES
A: 151
YES
B: 103
YES
C: 86
340/483 (70.4%)
ADG GUIDELINE = 338.1 (70%)

GFA SCHEDULE	
LEVEL	GFA
BUILDING A:	
L1 (G)	2815.79m²
L2	3414.72m²
L3	3414.72m²
L4	3414.72m²
L5	3115.84m²
L6	2509.57m²
L7	1739.13m²
L8	1776.13m²
	22200.62m²
BUILDING B:	
L1 (G)	2143.23m²
L2	2417.90m²
L3	2417.90m²
L4	2417.90m²
L5	2115.21m²
L6	1510.10m²
L7	1095.92m²
L8	1090.68m²
	15208.84m²
BUILDING C:	
L1 (G)	1297.42m²
L2	1481.00m²
L3	1483.21m²
L4	1483.00m²
L5	1483.00m²
L6	1483.00m²
L7	1483.00m²
L8	1082.04m²
	11275.67m²
PROPOSED GFA	48685.13m²
PROPOSED FSR	2.5:1
SITE AREA	19,480.00m²

UNIT TYPES - BLD A

1 BED
63 (30.5%)
2 BED
130 (62.4%)
3 BED
15 (7.1%)
Grand total: 208 (43.0% OF TOTAL)

UNIT TYPES - BLD B

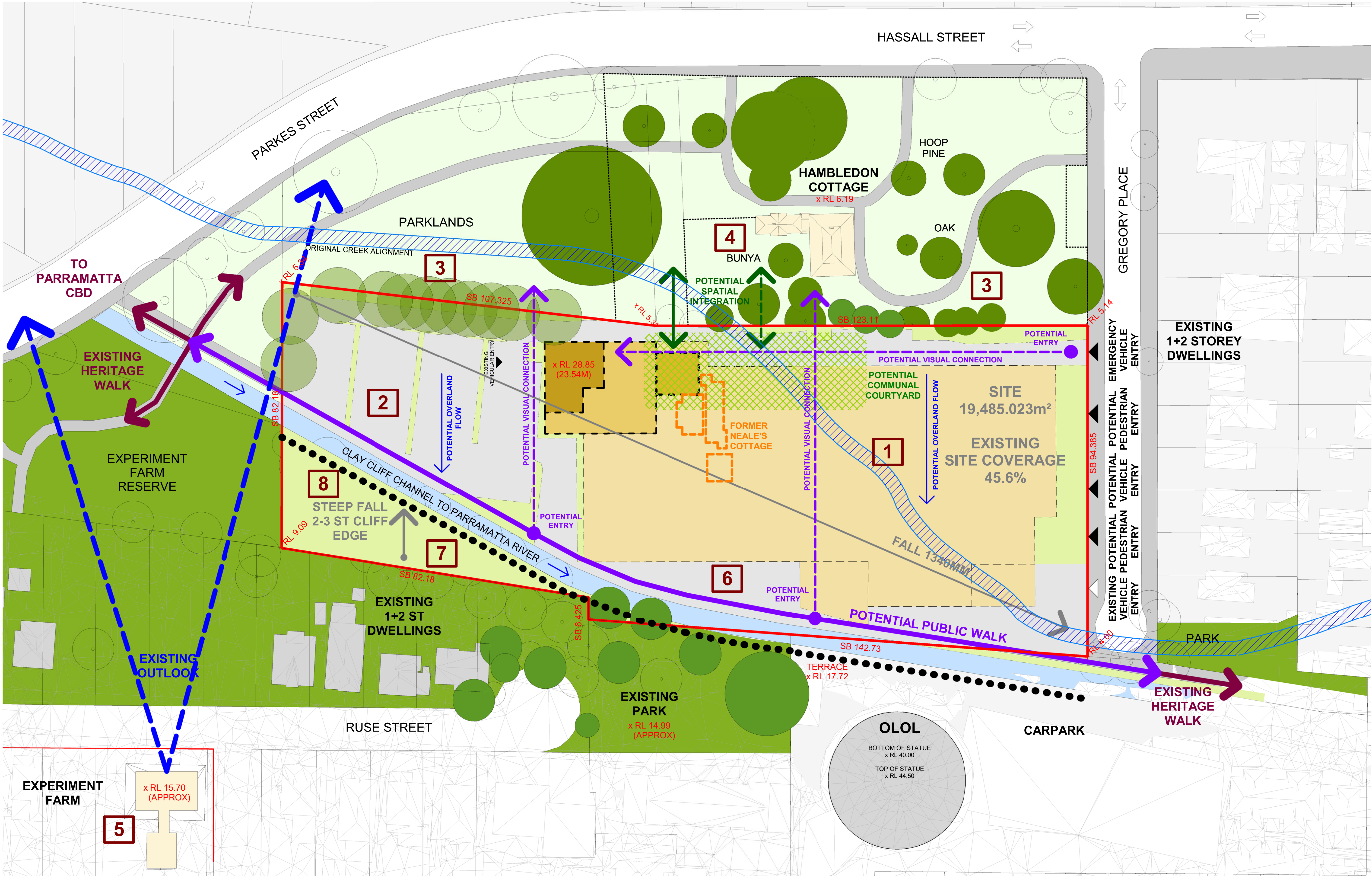
1 BED
97 (58.6%)
2 BED
58 (35.0%)
3 BED
12 (6.4%)
Grand total: 167 (34.6% OF TOTAL)

UNIT TYPES - BLD C

1 BED
26 (24.0%)
2 BED
70 (64.9%)
3 BED
12 (11.1%)
Grand total: 108 (23.4% OF TOTAL)

COMMON OPEN SPACE

SITE AREA	19,480m²
ADG GUIDELINE : MINIMUM COMMUNAL OPEN SPACE REQUIRED IS 25% OF SITE AREA (25% x 19,480 = 4,870m²)	
MINIMUM DIRECT SUNLIGHT REQUIRED TO 50% PRINCIPAL USABLE COS (50% x 4,870m²=2,435m²)	
COURTYARD, PASSAGES + ACCESSWAYS	7,737m²
CHANNEL WALK	943m²
RESERVE	1,530m²
TOTAL (AT GROUND)	10,210m² (52.4%)
ROOF TERRACES	1,982m²
GREEN ROOFS	5,561m²
TOTAL (GREEN ROOFS)	7,543m² (38.7%)
TOTAL LANDSCAPED AREA	17,753m² (91.13%)



issue	amendment	date	legend	architect	client	scale	project	checked	FS	drawing	issue	B
1	PCG MEETING #2	04.08.21	1. DEMOLISH EXISTING INDUSTRIAL BUILDINGS	stanisic architects	HALLMARK	1:500@A1	2A GREGORY PLACE					
2	ISSUE FOR PEER REVIEW #2	06.08.21	2. DEMOLISH EXISTING HARDSTAND AREA			1:1000@A3	HARRIS PARK					
3	PCG MEETING #3	19.08.21	3. EXISTING SCREEN PLANTING				SITE ANALYSIS PLAN					
4	ISSUE FOR PEER REVIEW #3	03.09.21	4. HAMBLETON COTTAGE									
5	ISSUE FOR SCOPING REPORT	30.09.21	5. EXPERIMENT FARM									
6	ISSUE FOR EIS	08.06.22	6. POTENTIAL PUBLIC CHANNEL WALK									
7			7. CLAY CLIFF EDGE									
8			8. EXTENSION TO EXPERIMENT FARM CURTLAGE									

do not scale from drawings.

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HALLMARK Pacific Community Housing

scale bar 0 5 10 15 20 25 m

project no 14 004

drawing no

CD 0003



issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #2	06.08.21	
4	PCG MEETING #3	19.08.21	
5	ISSUE FOR PEER REVIEW #3	03.09.21	
6	ISSUE FOR SCOPING REPORT	30.09.21	
7	ISSUE FOR EIS	08.06.22	

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stanisic architects

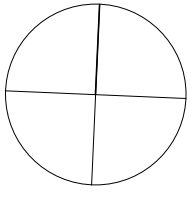
client

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Pacific Community Housing

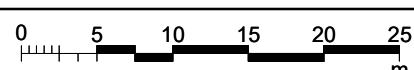
north



scale

1:500@A1
1:1000@A3

scale bar



project

2A GREGORY PLACE
HARRIS PARK

checked

FS

drawn

JN

project no

14 004

drawing

issue

B

drawing no

CD 0005

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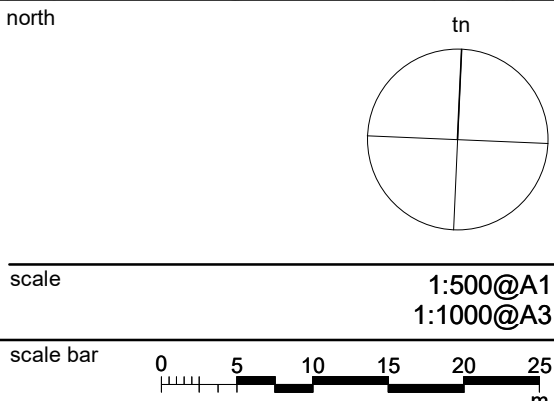


issue	amendment	date	legend
1	PCG MEETING #2	04.08.21	
2	ISSUE FOR PEER REVIEW #2	06.08.21	
3	PCG MEETING #3	19.08.21	
4	ISSUE FOR PEER REVIEW #3	03.09.21	
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6	ISSUE FOR EIS	08.06.22	

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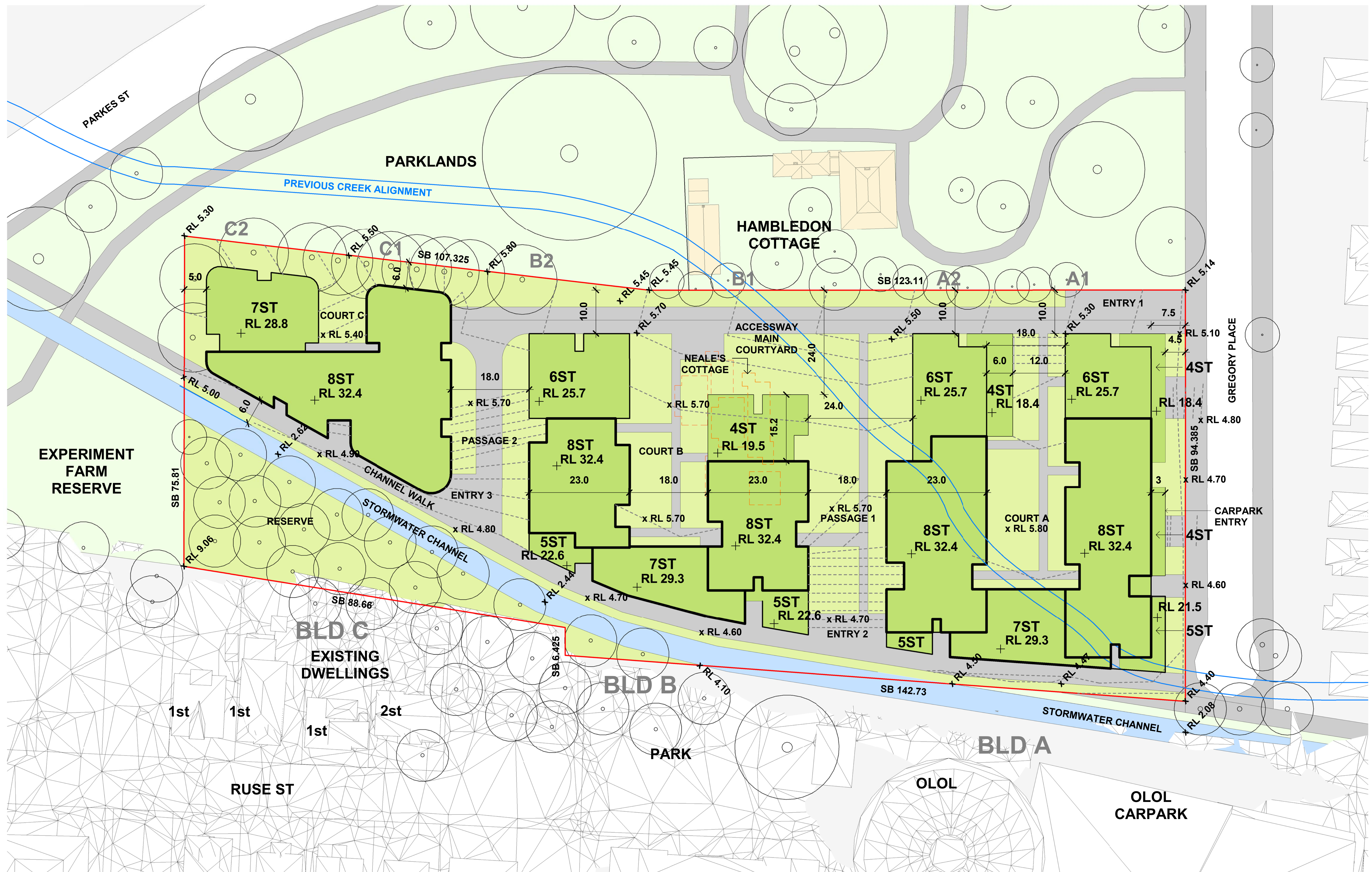
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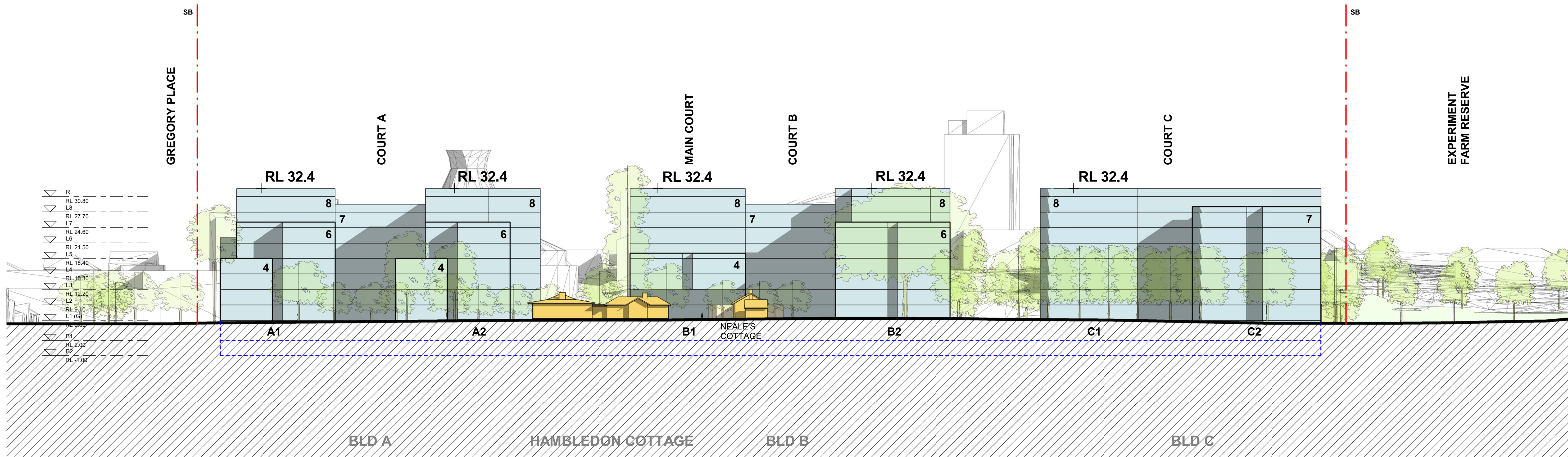
client
HALLMARK Pacific Community Housing



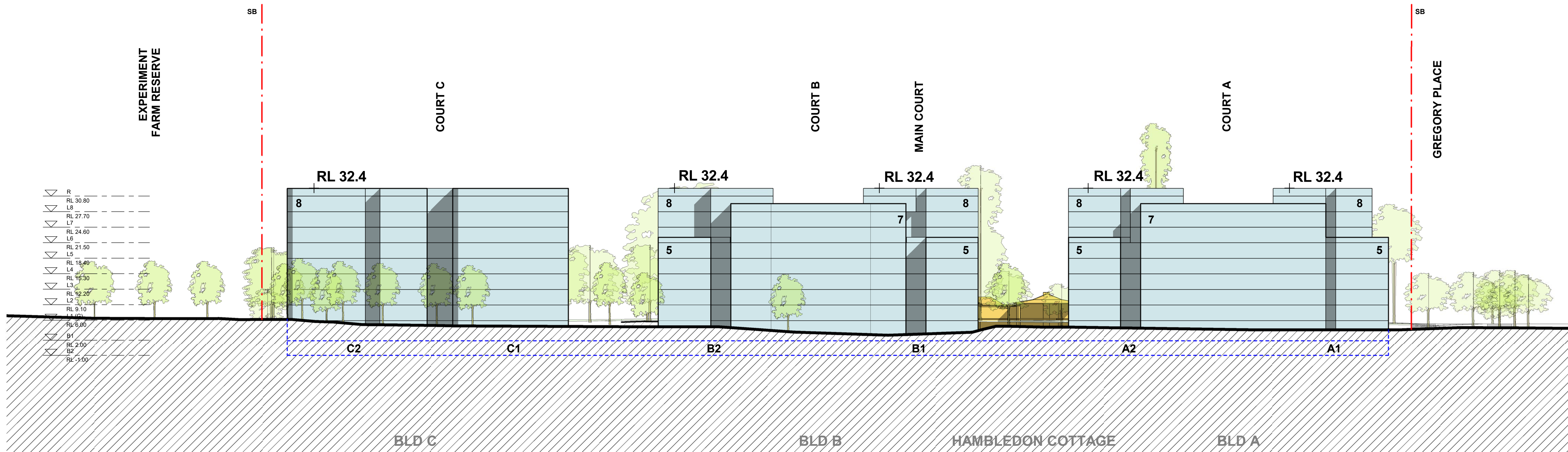
project	2A GREGORY PLACE HARRIS PARK
checked	FS
drawing	issue
drawn	JN
project no	14 004
drawing no	CD 0006





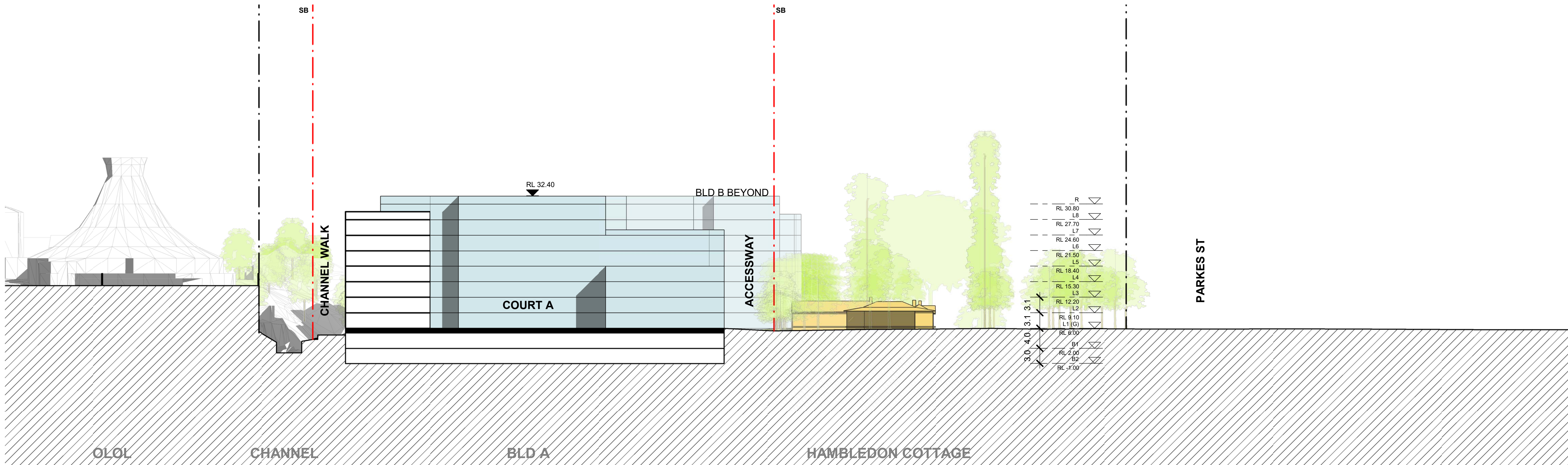


1 ENVELOPE NORTH ELEVATION
1 : 400

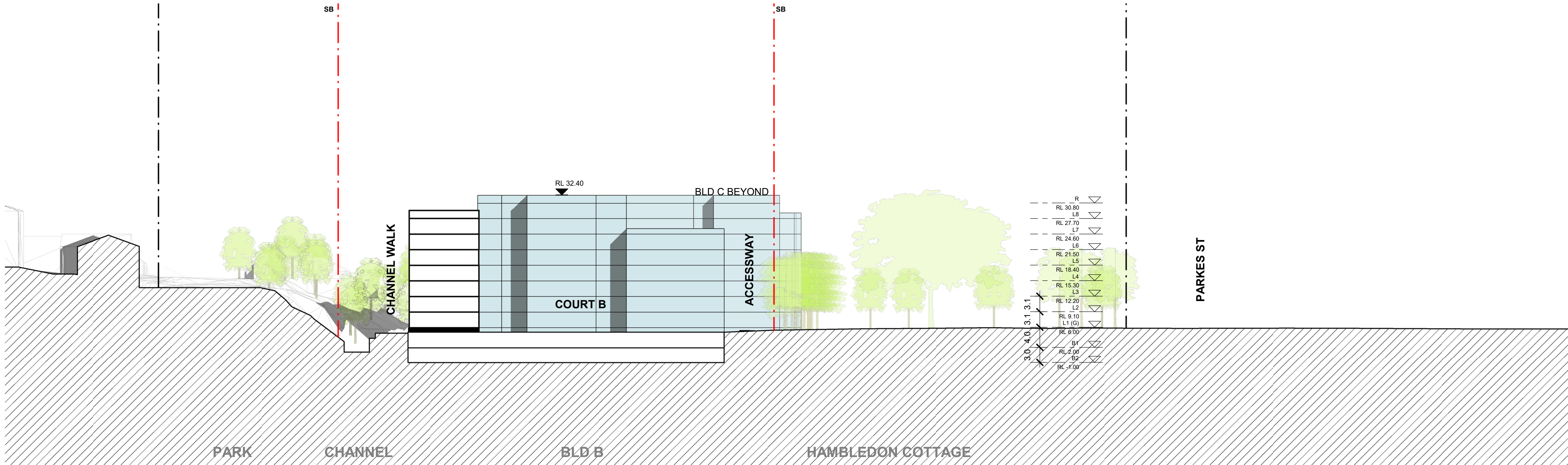


2 ENVELOPE SOUTH ELEVATION
1 : 400

issue			project		
amendment	date	legend	2A GREGORY PLACE HARRIS PARK		
1	PCG MEETING #2	04.08.21	checked FS drawing CONCEPT ENVELOPE NORTH + WEST ELEVATIONS drawn JN issue A project no 14 004 drawing no		
2	ISSUE FOR PEER REVIEW #2	06.08.21			
3	PCG MEETING #3	19.08.21			
4	ISSUE FOR PEER REVIEW #3	03.09.21			
A	ISSUE FOR EIS	08.06.22			
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			HALLMARK Pacific Community Housing		
scale			1:400@A1 1:800@A3		
scale bar			0 4 8 12 16 20 m		
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
SECTION - BUILDING A
1 : 400



2
SECTION - BUILDING B
1 : 400

issue			amendment	date	legend	architect	client	project	checked			drawing	scale			scale bar	project no	drawing no	project		
1	PCG MEETING #2	04.08.21				stanisic architects	HALLMARK	2A GREGORY PLACE													
2	ISSUE FOR PEER REVIEW #2	06.08.21						HARRIS PARK													
3	PCG MEETING #3	19.08.21																			
4	ISSUE FOR PEER REVIEW #3	03.09.21																			
A	ISSUE FOR SCOPING REPORT	30.09.21																			
B	ISSUE FOR EIS	08.06.22																			

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scale 1:400@A1
1:800@A3

scale bar 0 4 8 12 16 20 m

project no 14 004

drawing no

CD 1003



issue		amendment	date	legend	architect	project	
1	PCG MEETING #1		21.07.21		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 HALLMARK Pacific Community Housing	2A GREGORY PLACE	
2	PCG MEETING #2		04.08.21			HARRIS PARK	
3	ISSUE FOR PEER REVIEW #2		06.08.21			checked FS drawing	
4	PCG MEETING #3		19.08.21			CONCEPT ENVELOPE - NORTH WEST VIEW	
5	ISSUE FOR PEER REVIEW #3		03.09.21			scale NTS drawn JN issue	
A	ISSUE FOR SCOPING REPORT		30.09.21		scale bar	project no	14 004
B	ISSUE FOR EIS		08.06.22			drawing no	CD 1004
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.			



issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #2	06.08.21	
4	PCG MEETING #3	19.08.21	
5	ISSUE FOR PEER REVIEW #3	03.09.21	
6	ISSUE FOR SCOPING REPORT	30.09.21	
7	ISSUE FOR EIS	08.06.22	

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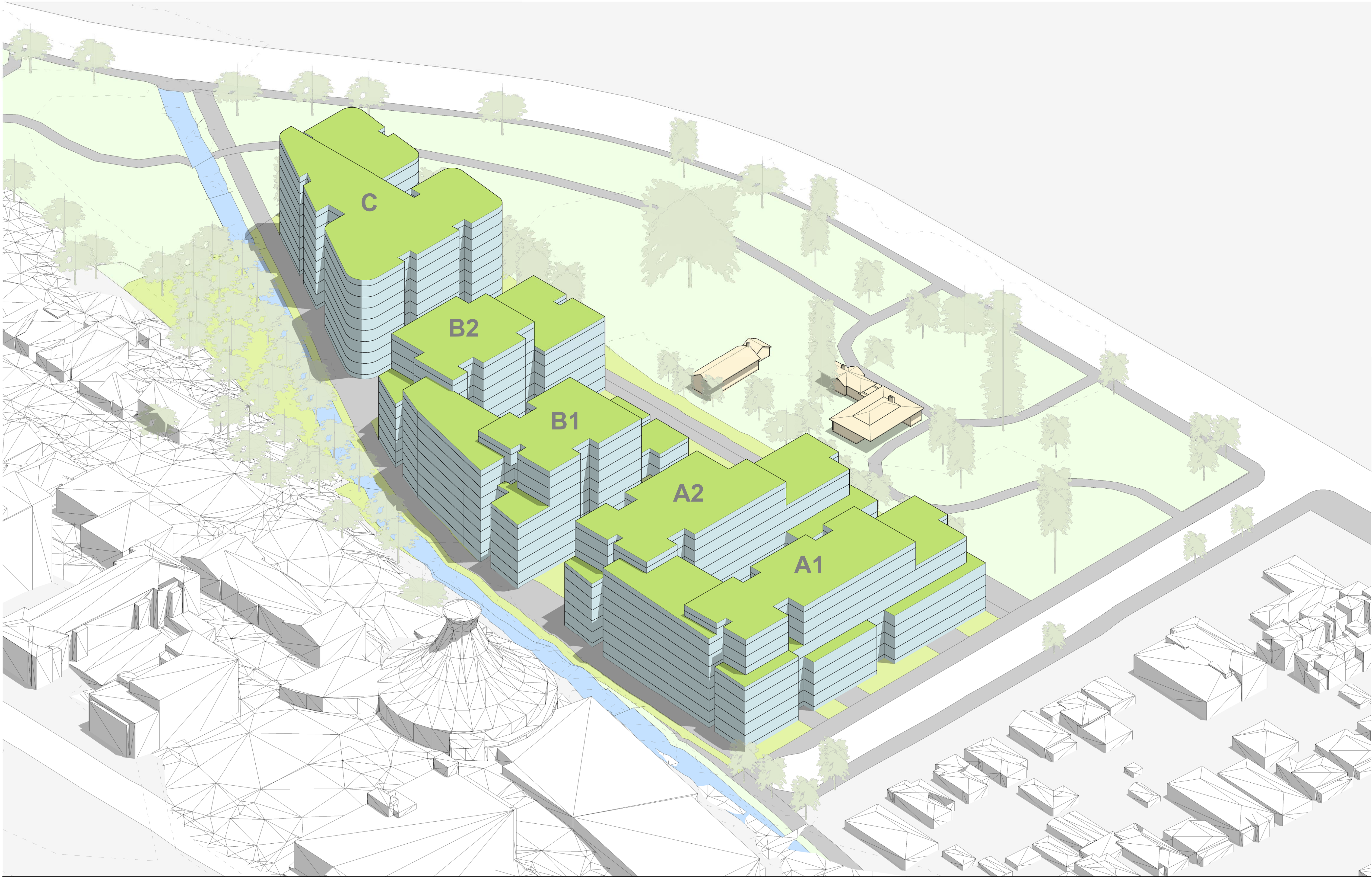
project
**2A GREGORY PLACE
HARRIS PARK**

checked	FS	drawing	CONCEPT ENVELOPE - SOUTH WEST VIEW
drawn	JN	issue	B
project no	14 004	drawing no	CD 1005

16/06/2022 11:46:38 AM

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issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #2	06.08.21	
4	PCG MEETING #3	19.08.21	
5	ISSUE FOR PEER REVIEW #3	03.09.21	
6	ISSUE FOR SCOPING REPORT	30.09.21	
7	ISSUE FOR EIS	08.06.22	

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project
2A GREGORY PLACE
HARRIS PARK

checked FS drawing **CONCEPT ENVELOPE - SOUTH EAST VIEW**

drawn NTS issue **B**

project no 14 004 drawing no **CD 1006**

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issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #2	06.08.21	
4	PCG MEETING #3	19.08.21	
5	ISSUE FOR PEER REVIEW #3	03.09.21	
6	ISSUE FOR SCOPING REPORT	30.09.21	
7	ISSUE FOR EIS	08.06.22	

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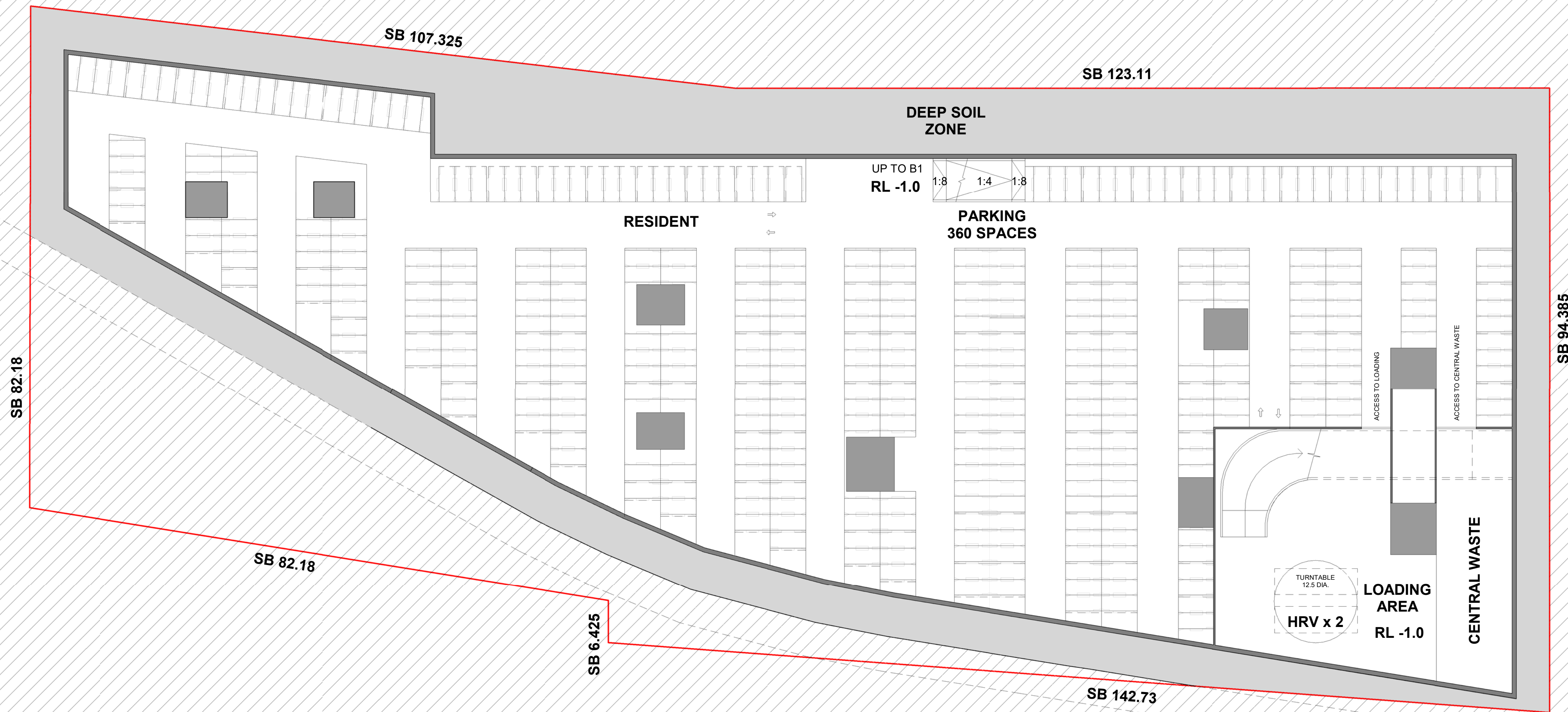
client
HALLMARK Pacific Community Housing

project
**2A GREGORY PLACE
HARRIS PARK**

checked	FS	drawing	CONCEPT ENVELOPE - NORTH EAST VIEW
drawn	JN	issue	B
project no	14 004	drawing no	CD 1007

16/06/2022 11:47:40 AM

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issue	amendment	date	legend
1	PCG MEETING #2	04.08.21	
2	ISSUE TO TRAFFIC ENGINEER FOR COMMENT	23.07.21	
3	ISSUE FOR PEER REVIEW #2	06.08.21	
4	PCG MEETING #3	19.08.21	
5	ISSUE FOR PEER REVIEW #3	03.09.21	
6	ISSUE FOR SCOPING REPORT	30.09.21	
7	ISSUE FOR EIS	08.06.22	

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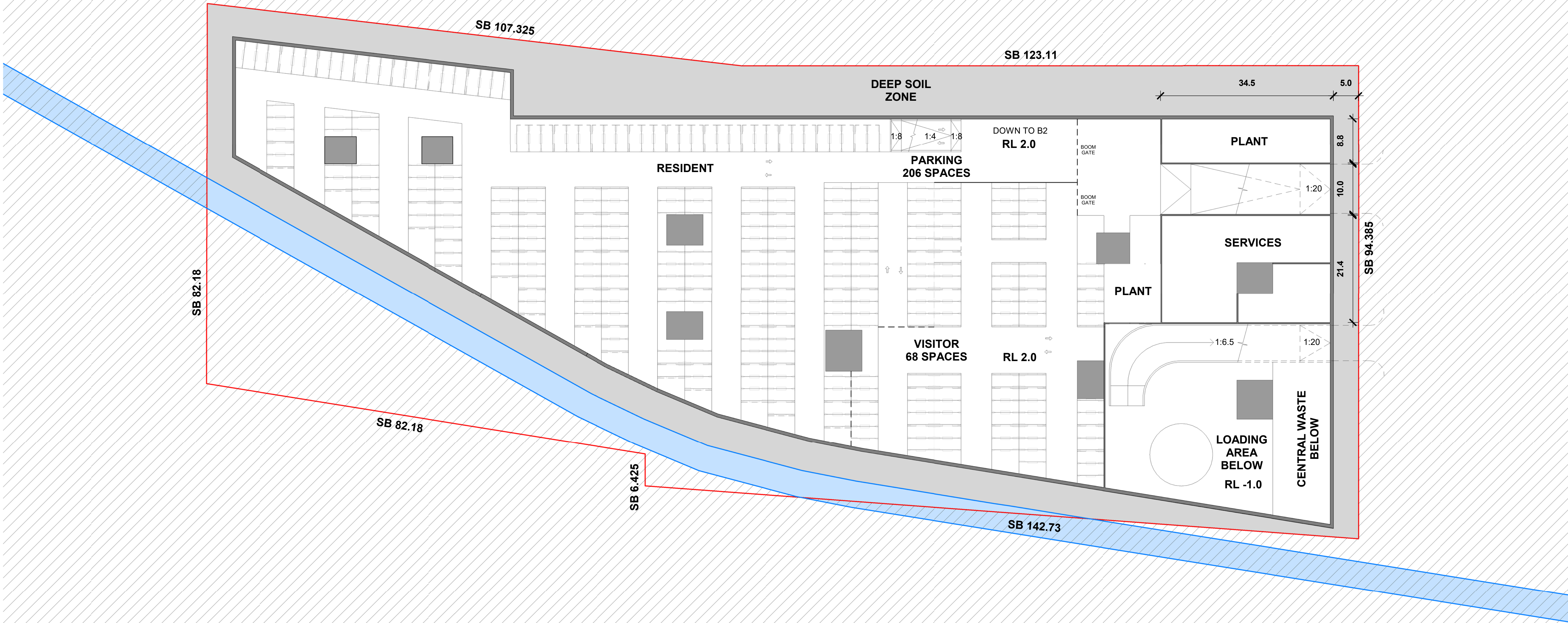
client
HALLMARK Pacific Community Housing

scale
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1:800@A3

scale bar
0 4 8 12 16 20 m

project
**2A GREGORY PLACE
HARRIS PARK**

checked	FS	drawing	BASEMENT 2 PLAN
drawn	JN/AN	issue	B
project no	14 004	drawing no	CD 2001



issue	amendment	date	legend
1	PCG MEETING #2	04.08.21	
2	ISSUE TO TRAFFIC ENGINEER FOR COMMENT	23.07.21	
3	ISSUE FOR PEER REVIEW #2	06.08.21	
4	PCG MEETING #3	19.08.21	
5	ISSUE FOR PEER REVIEW #3	03.09.21	
6	ISSUE FOR SCOPING REPORT	30.09.21	
7	ISSUE FOR EIS	08.06.22	

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client
HALLMARK Pacific Community Housing

scale
1:400@A1
1:800@A3

scale bar
0 4 8 12 16 20 m

north
↑

project
**2A GREGORY PLACE
HARRIS PARK**

checked
FS

drawing
BASEMENT 1 PLAN

drawn
JN/AN

issue
B

project no
14 004

drawing no
CD 2002



issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE TO TRAFFIC ENGINEER FOR COMMENT	23.07.21
4	ISSUE FOR PEER REVIEW #2	06.08.21
5	PCG MEETING #3	19.08.21
6	ISSUE TO LANDSCAPE	03.09.21
7	ISSUE FOR PEER REVIEW #3	03.09.21
A	ISSUE FOR SCOPING REPORT	30.09.21
B	ISSUE FOR EIS	08.06.22

legend
1 BED
2 BED
3 BED

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client

HALLMARK

Pacific Community Housing

scale

1:400@A1
1:800@A3

scale bar

0 4 8 12 16 20 m

project

2A GREGORY PLACE
HARRIS PARK

checked

FS

drawing

LEVEL 1 (G) PLAN

drawn

JN/AN

issue

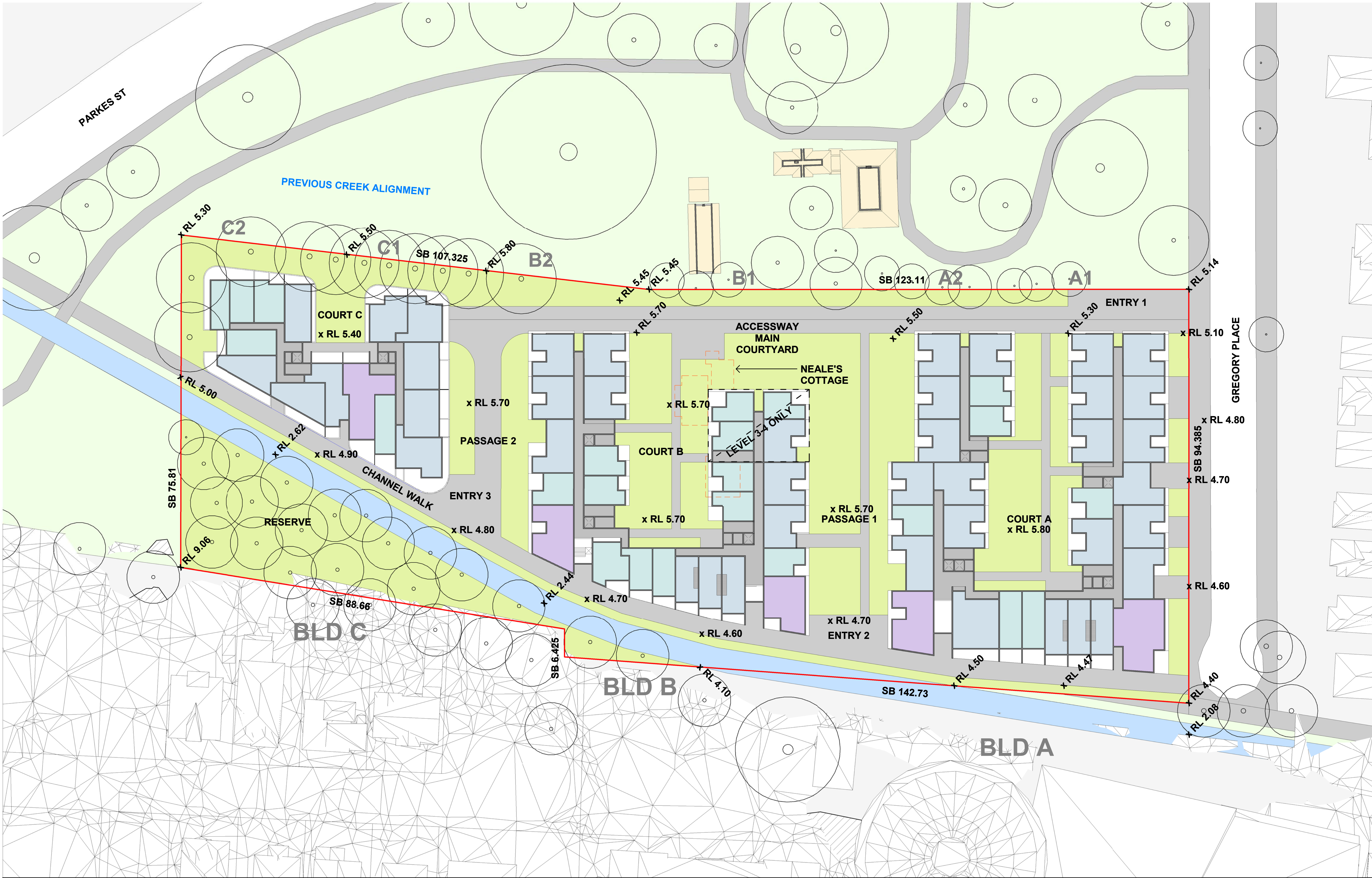
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project no

14 004

drawing no

CD 2003





issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE FOR PEER REVIEW #2	06.08.21
4	PCG MEETING #3	19.08.21
5	ISSUE FOR PEER REVIEW #3	03.09.21
6	ISSUE FOR SCOPING REPORT	30.09.21
7	ISSUE FOR EIS	08.06.22

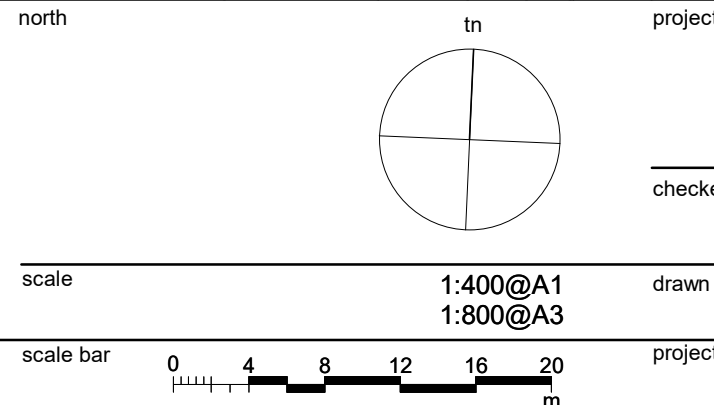
legend
1 BED
2 BED
3 BED

architect
stanisic architects

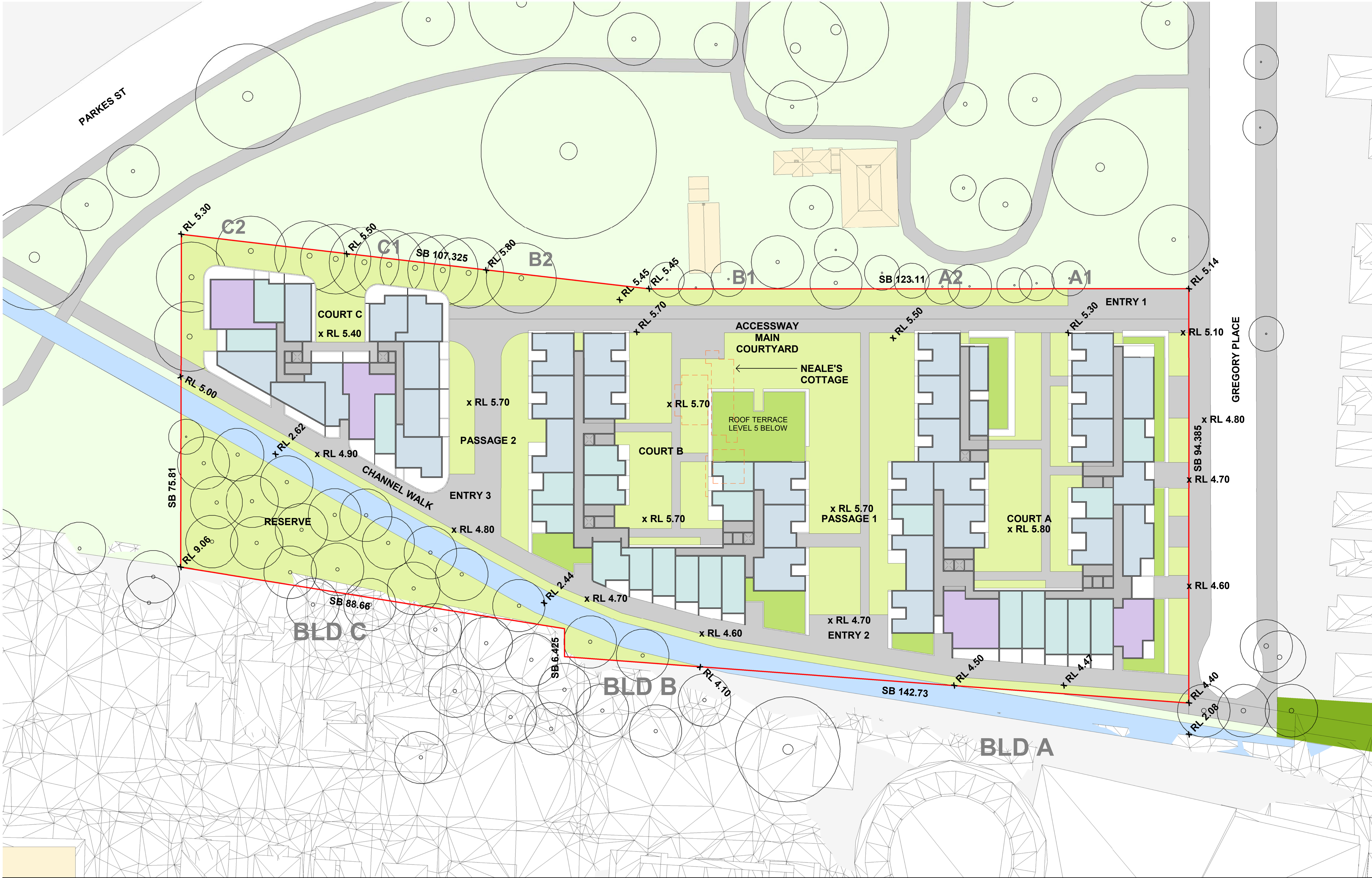
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NSW ARB Frank Stanisic 4480

client
HALLMARK


Pacific Community Housing



project		2A GREGORY PLACE HARRIS PARK	
checked	FS	drawing	LEVEL 5 PLAN
drawn	JN/AN	issue	B
project no	14 004	drawing no	CD 2005



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #2
4	PCG MEETING #3
5	ISSUE FOR PEER REVIEW #3
6	ISSUE FOR SCOPING REPORT
7	ISSUE FOR EIS

date
21.07.21
04.08.21
06.08.21
19.08.21
03.09.21
30.09.21
08.06.22

legend
1 BED
2 BED
3 BED

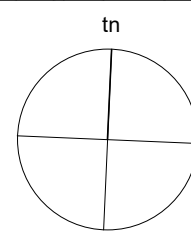
architect
stanisic architects

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client
HALLMARK


Pacific Community Housing

north



project

**2A GREGORY PLACE
HARRIS PARK**

LEVEL 6 PLAN

checked FS drawing

drawn JN/AN issue

project no 14 004 drawing no

scale 1:400@A1
1:800@A3

scale bar 0 4 8 12 16 20 m

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.

B

CD 2006

16/06/2022 11:48:52 AM









1 WINTER SOLSTICE 0900
1 : 1000



2 WINTER SOLSTICE 1000
1 : 1000



3 WINTER SOLSTICE 1100
1 : 1000



4 WINTER SOLSTICE 1200
1 : 1000



1 WINTER SOLSTICE 1300
1 : 1000



2 WINTER SOLSTICE 1400
1 : 1000



3 WINTER SOLSTICE 1500
1 : 1000

Summary

1. No shadow between on pocket park (4) between 10.15am-1.45pm.
2. No shadow on heritage (6) park between 9.00am-2.30pm.
3. No shadow on Experiment Farm between 9.00am to 3.00pm.
4. No shadow on private open space of dwellings to east of Gregory Place between 9.00am-2.45pm.

issue	amendment	date	legend
1	ISSUE FOR PEER REVIEW #2	06.08.21	1. EXPERIMENT FARM RESERVE
2	PCG MEETING #3	19.08.21	2. EXPERIMENT FARM
3	ISSUE FOR PEER REVIEW #3	03.09.21	3. EXISTING 2 + 3 STOREY HOUSES
A	ISSUE FOR SCOPING REPORT	30.09.21	4. EXISTING POCKET PARK LAWN
B	ISSUE FOR SDRP #2	10.05.22	5. FENCED SLOPING AREA - NO ACCESS
C	ISSUE FOR EIS	08.06.22	6. OLOL
			7. CARPARK
			8. EXISTING PARK + HERITAGE WALK
			9. 1 + 2 STOREY HOUSES
			10. HAMBLEDON COTTAGE
			11. CHANNEL WALK

architect

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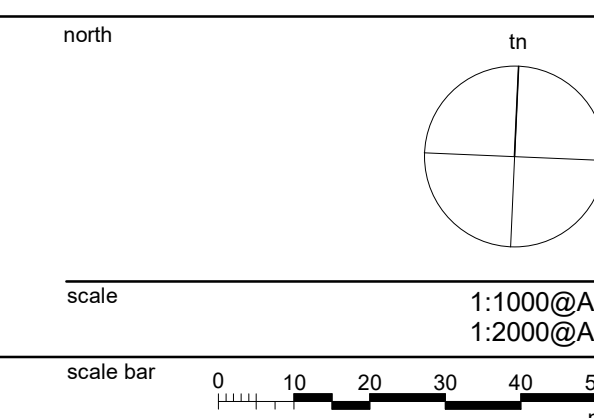
client

HALLMARK



Pacific Community Housing

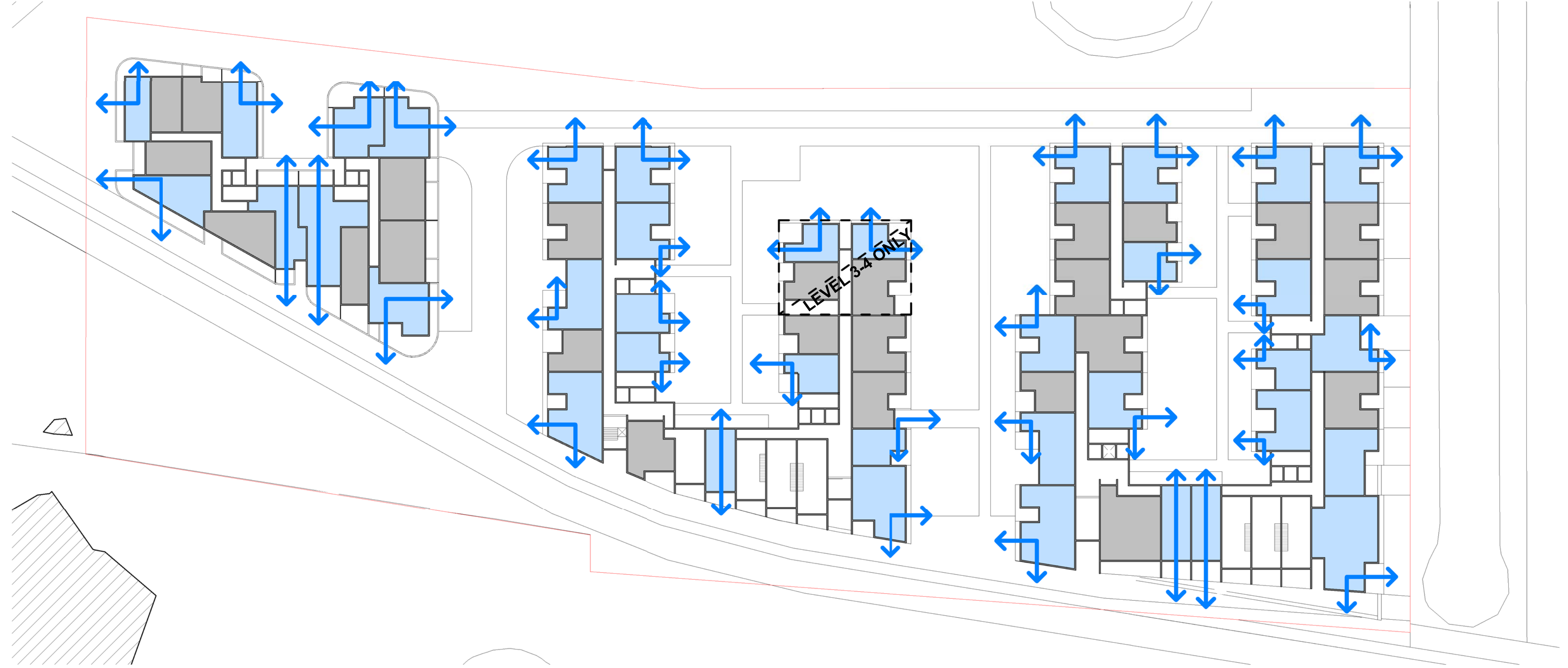
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NSW ARB Frank Stanisic 4460



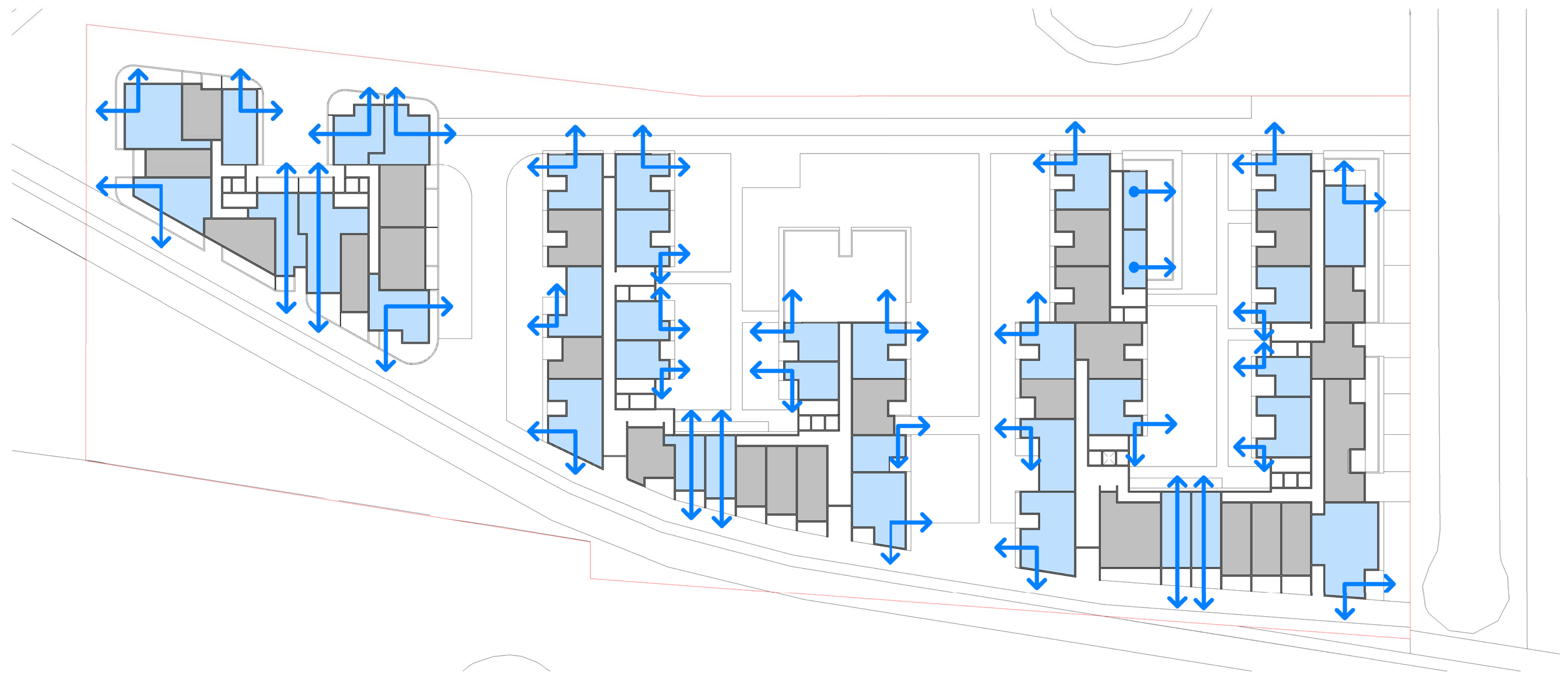
project	2A GREGORY PLACE		
	HARRIS PARK		
checked	drawing	SHADOWS (ADJOINING PROPERTIES) - WINTER SOLSTICE (1300-1500)	
	FS		
drawn	issue		C
	JN		
project no	drawing no		
	14 004		CD 3002



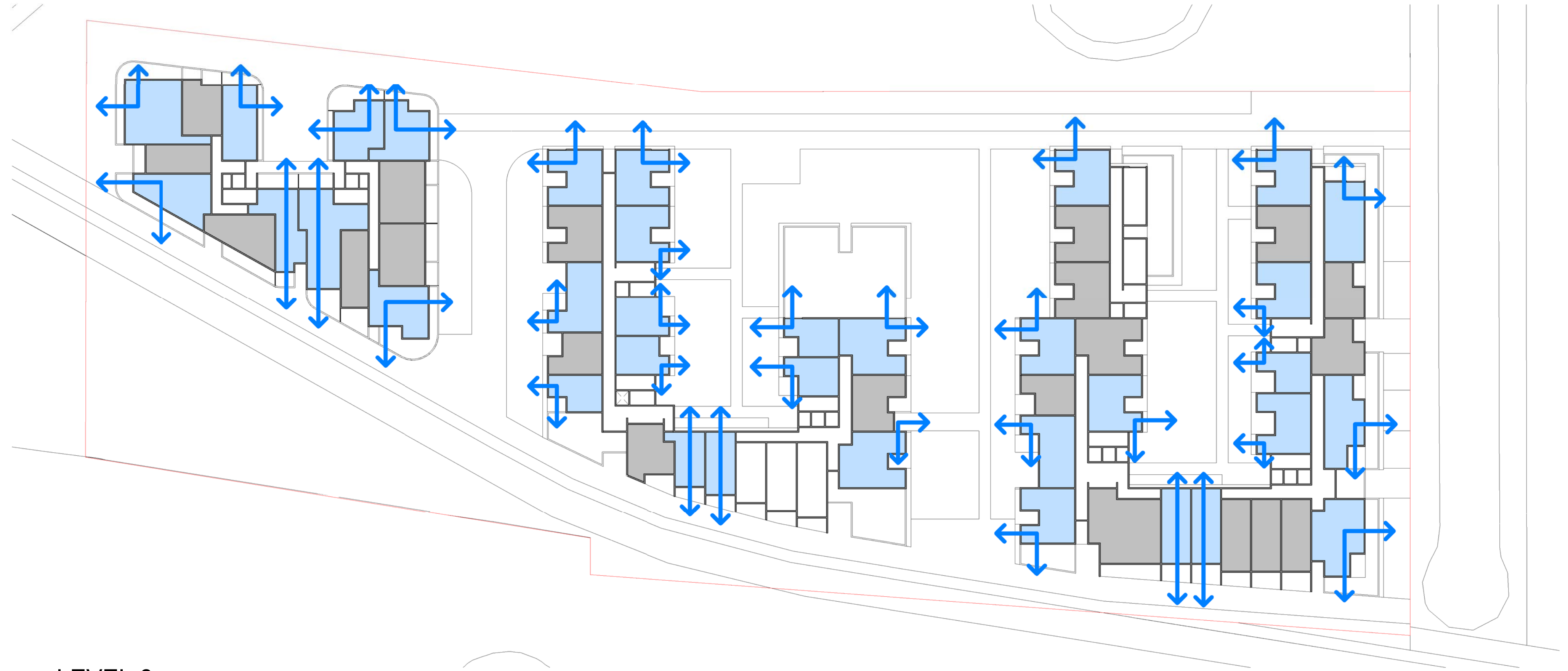
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1 : 500



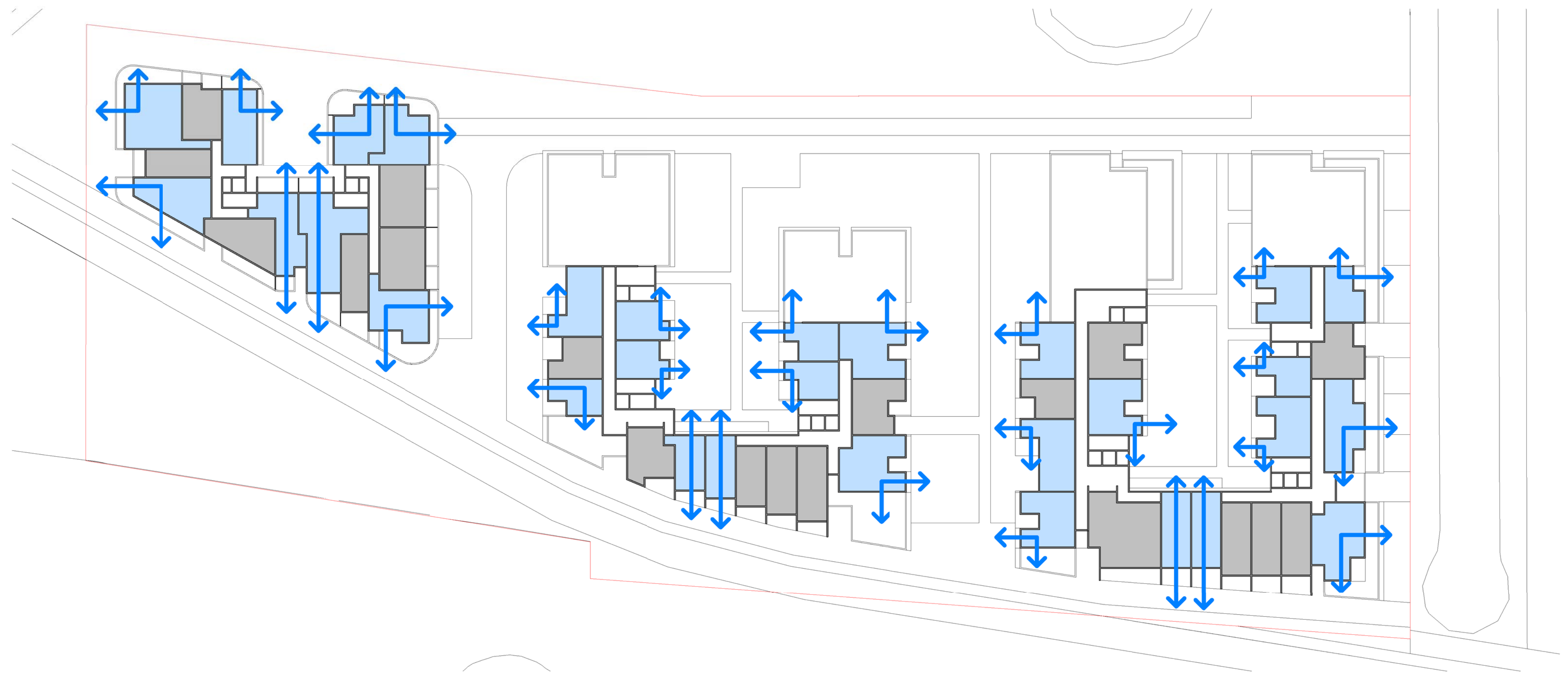
2 LEVELS 2-4
1 : 500



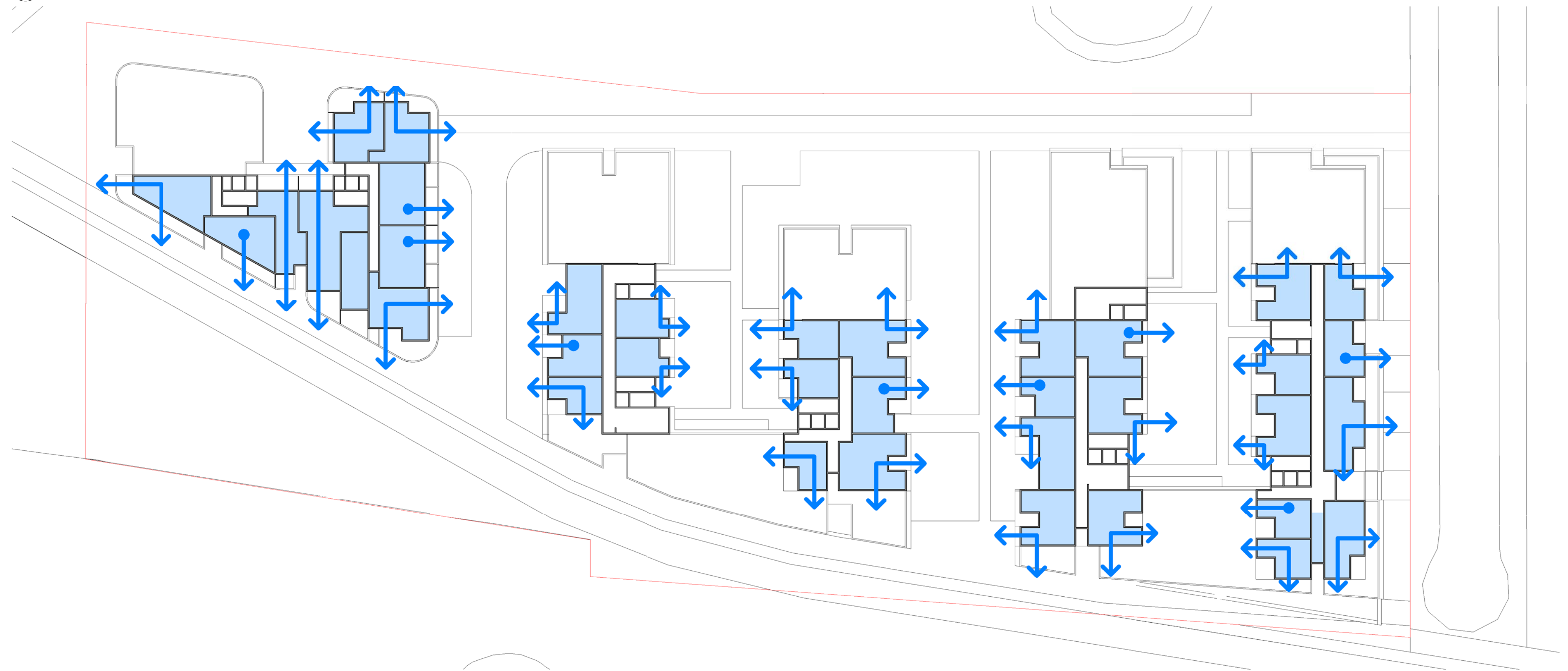
1 LEVEL 5
1 : 500



2 LEVEL 6
1 : 500



1 LEVEL 7
1 : 500



2 LEVEL 8
1 : 500

issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE FOR PEER REVIEW #2	06.08.21
4	PCG MEETING #3	19.08.21
5	ISSUE FOR PEER REVIEW #3	03.09.21
6	ISSUE FOR SCOPING REPORT	30.09.21
7	ISSUE FOR EIS	08.06.22

legend	
	NATURALLY CROSS VENTILATED
	ROOF WINDOW VENTILATED
	CORNER OR THROUGH VENTILATED

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HALLMARK Pacific Community Housing

north

scale
1:500@A1
1:1000@A3

scale bar
0 5 10 15 20 25 m

project
**2A GREGORY PLACE
HARRIS PARK**

checked	FS	drawing	NATURAL CROSS VENTILATION - LEVELS 7-8
drawn	AN	issue	
project no	14 004	drawing no	

B
CD 4003



1 LEVEL 1(G)
1 : 500



2 LEVELS 2-4
1 : 500

issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE FOR PEER REVIEW #2	06.08.21
4	PCG MEETING #3	19.08.21
5	ISSUE FOR PEER REVIEW #3	03.09.21
6	ISSUE FOR SCOPING REPORT	30.09.21
7	ISSUE FOR EIS	08.06.22

legend	
	CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
S	SKYLIGHT

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north

scale
1:500@A1
1:1000@A3

scale bar 0 5 10 15 20 25 m

project
**2A GREGORY PLACE
HARRIS PARK**

checked	FS	drawing	SOLAR ACCESS DIAGRAMS - LEVELS 1-4
drawn	AN	issue	B
project no	14 004	drawing no	CD 4004



1 LEVEL 5
1 : 500



2 LEVEL 6
1 : 500



1 LEVEL 7
1 : 500



2 LEVEL 8
1 : 500

issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #2
4	PCG MEETING #3
5	ISSUE FOR PEER REVIEW #3
6	ISSUE FOR SCOPING REPORT
7	ISSUE FOR EIS

date
21.07.21
04.08.21
06.08.21
19.08.21
03.09.21
30.09.21
08.06.22

legend
CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
s SKYLIGHT

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client

HALLMARK



north

tn

project

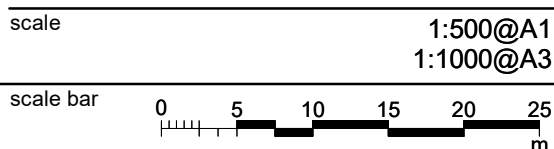
2A GREGORY PLACE
HARRIS PARK

checked	drawing	issue
FS		
AN		
project no	drawing no	
14 004		

B
CD 4006

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COMMON OPEN SPACE

SITE AREA	19,480m ²
ADG GUIDELINE :	
MINIMUM COMMUNAL OPEN SPACE REQUIRED	IS 25% OF SITE AREA (25% x 19,480 = 4,870m ²)
MINIMUM DIRECT SUNLIGHT REQUIRED TO 50%	PRINCIPAL USABLE COS (50% x 4,870m ² =2,435m ²)
COURTYARD, PASSAGES + ACCESSWAYS	7,737m ²
CHANNEL WALK	943m ²
RESERVE	1,530m ²
TOTAL (AT GROUND)	10,210m ² (52.4%)
ROOF TERRACES	1,982m ²
GREEN ROOFS	5,561m ²
TOTAL (GREEN ROOFS)	7,543m ² (38.7%)
TOTAL LANDSCAPED AREA	17,753m ² (91.13%)

EXISTING 1+2 STOREY DWELLINGS



BUILDING ELEMENT HEIGHT SCHEDULE

ITEM	ELEMENT	RL AT GROUND	RL AT TOP	HEIGHT OF ELEMENT (m)	HEIGHT ABOVE HOB (m)
1	POTENTIAL TOP OF LIFT SHAFT	5.15	32.40	27.25	18.05
2	POTENTIAL TOP OF LIFT SHAFT	4.50	32.40	27.90	18.70
3	POTENTIAL TOP OF LIFT SHAFT	4.53	32.40	27.87	18.67
4	POTENTIAL TOP OF LIFT SHAFT	5.20	32.40	27.20	18.00
5	POTENTIAL TOP OF LIFT SHAFT	5.20	32.40	27.20	18.00
6	POTENTIAL TOP OF LIFT SHAFT	5.20	32.40	27.20	18.00
7	POTENTIAL TOP OF LIFT SHAFT	5.14	32.40	27.26	18.06
8	POTENTIAL TOP OF LIFT SHAFT	5.20	32.40	27.20	18.00
9	POTENTIAL TOP OF LIFT SHAFT	5.20	32.40	27.20	18.00
10	POTENTIAL TOP OF LIFT SHAFT	4.79	32.40	27.61	18.41
11	POTENTIAL TOP OF LIFT SHAFT	4.80	32.40	27.62	18.42
12	POTENTIAL TOP OF LIFT SHAFT	5.20	32.40	27.20	18.00
13	POTENTIAL TOP OF LIFT SHAFT	5.20	32.40	27.20	18.00
14	POTENTIAL TOP OF LIFT SHAFT	5.21	32.40	27.21	18.01
15	POTENTIAL TOP OF LIFT SHAFT	5.08	32.40	27.30	18.12
16	POTENTIAL TOP OF LIFT SHAFT	5.11	32.40	27.29	18.09
17	POTENTIAL TOP OF LIFT SHAFT	5.32	32.40	27.08	17.88
18	POTENTIAL TOP OF LIFT SHAFT	4.75	32.40	27.65	18.45
19	POTENTIAL TOP OF LIFT SHAFT	5.30	32.40	27.10	17.90
20	POTENTIAL TOP OF LIFT SHAFT	5.24	32.40	27.16	17.96

NOTES:

1. 9.2m MAXIMUM HEIGHT OF BUILDING (HOB) 'PARRAMATTA LEP 2011'

issue	amendment	date	legend
A	ISSUE FOR EIS	08.06.22	MAXIMUM HEIGHT OF BUILDING

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project		2A GREGORY PLACE HARRIS PARK	
checked	FS	drawing	HEIGHT OF BUILDING DIAGRAM
drawn	JN	issue	A
project no	14 004	drawing no	CD 4008

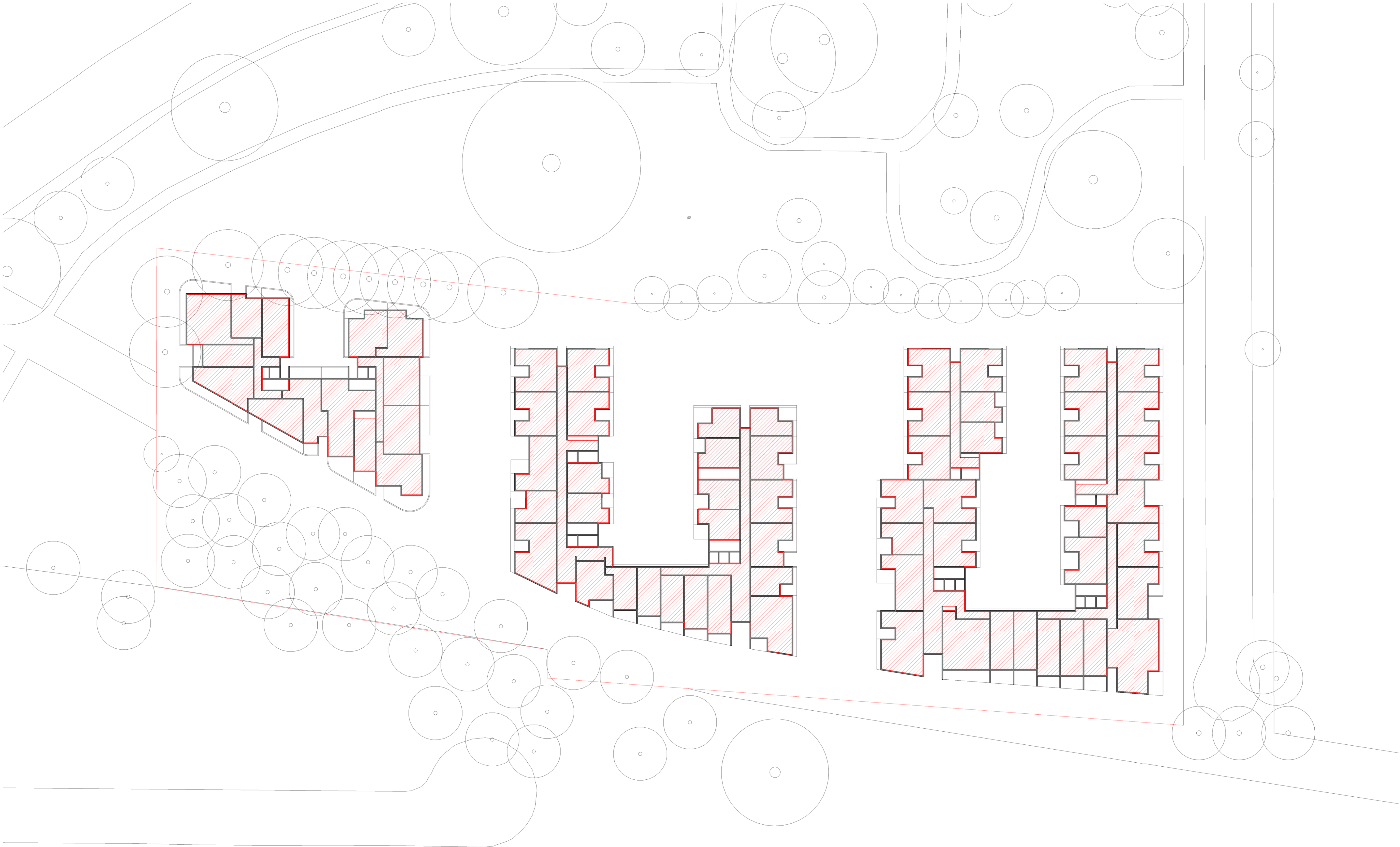


<table><tr><th>issue</th><th>amendment</th><th>date</th><th>legend</th></tr><tr><td>1</td><td>PCG MEETING #1</td><td>21.07.21</td><td></td></tr><tr><td>2</td><td>PCG MEETING #2</td><td>04.08.21</td><td></td></tr><tr><td>3</td><td>ISSUE FOR PEER REVIEW #3</td><td>03.09.21</td><td></td></tr><tr><td>A</td><td>ISSUE FOR SCOPING REPORT</td><td>30.09.21</td><td></td></tr><tr><td>B</td><td>ISSUE FOR EIS</td><td>08.06.22</td><td></td></tr></table>	issue	amendment	date	legend	1	PCG MEETING #1	21.07.21		2	PCG MEETING #2	04.08.21		3	ISSUE FOR PEER REVIEW #3	03.09.21		A	ISSUE FOR SCOPING REPORT	30.09.21		B	ISSUE FOR EIS	08.06.22		<table><tr><td>architect</td><td>stanisic architects</td><td>Level 10 257 Clarence Street, Sydney NSW 2000 T (61 2) 9358 2588 www.stanisic.com.au ABN 11002633481 NSW ARB Frank Stanisic 4480</td></tr><tr><td>client</td><td>HALLMARK Pacific Community Housing</td><td></td></tr></table>	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	HALLMARK Pacific Community Housing		<table><tr><td>north</td><td>in</td><td>project</td></tr><tr><td></td><td></td><td></td></tr><tr><td>scale</td><td>1:400@A1 1:800@A3</td><td>checked FS drawn JN project no 14 004</td></tr><tr><td>scale bar</td><td></td><td>drawing no</td></tr></table>	north	in	project				scale	1:400@A1 1:800@A3	checked FS drawn JN project no 14 004	scale bar		drawing no	<table><tr><td>2A GREGORY PLACE HARRIS PARK</td></tr><tr><td>GFA DIAGRAM - LEVEL 1(G)</td></tr><tr><td>B</td></tr><tr><td>CD 5001</td></tr></table>	2A GREGORY PLACE HARRIS PARK	GFA DIAGRAM - LEVEL 1(G)	B	CD 5001
issue	amendment	date	legend																																														
1	PCG MEETING #1	21.07.21																																															
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north	in	project																																															
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B																																																	
CD 5001																																																	

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issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #3	03.09.21	
A	ISSUE FOR SCOPING REPORT	30.09.21	
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architect

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Pacific Community Housing

scale

scale bar

0 4 8 12 16 20 m

1:400@A1
1:800@A3

north

North arrow symbol

project

2A GREGORY PLACE
HARRIS PARK

GFA DIAGRAM - LEVEL 3

checked

FS

drawn

JN

project no

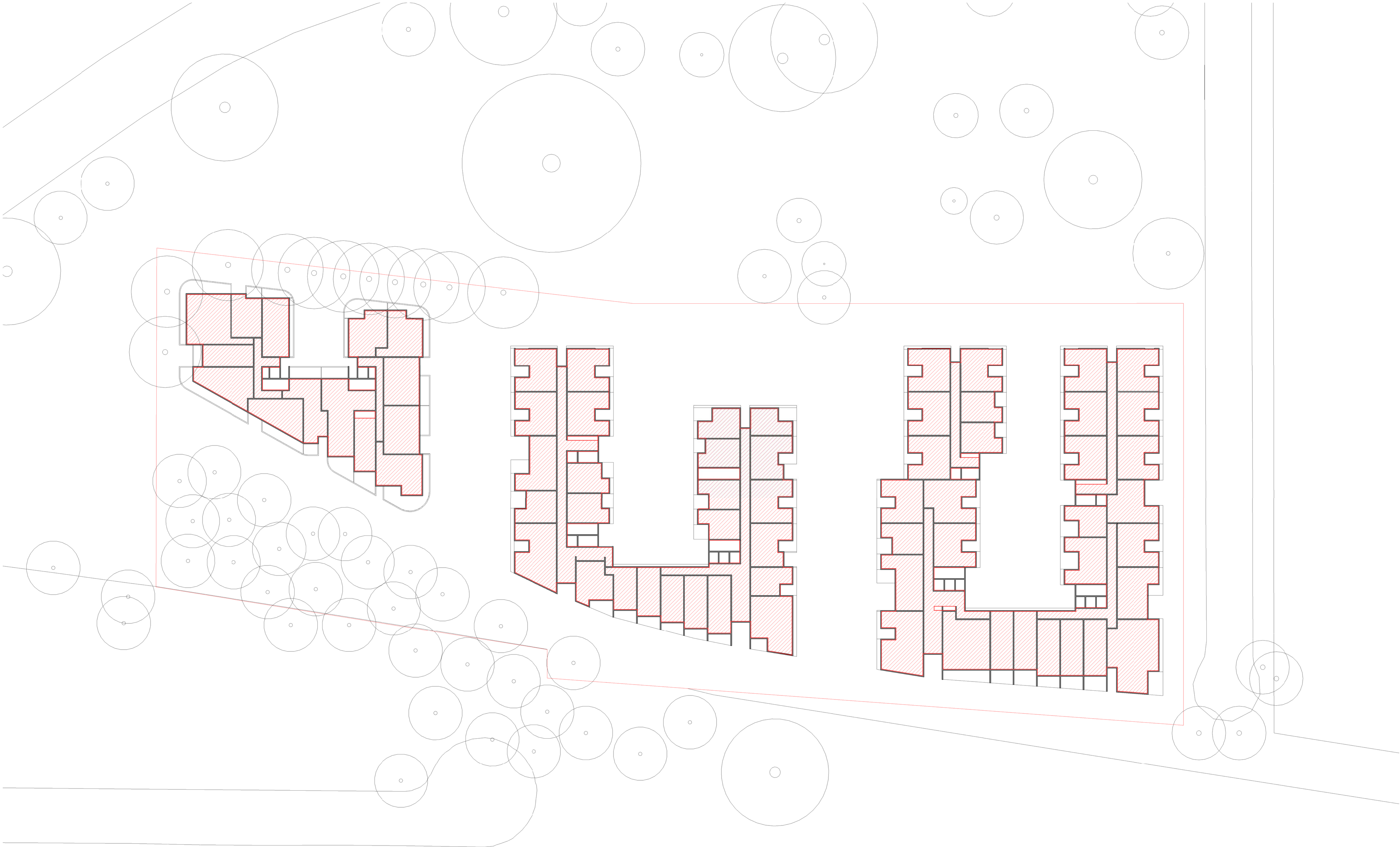
14 004

issue

B

drawing no

CD 5003



issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
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client

HALLMARK

Pacific Community Housing

north

04

08

12

16

20

m

scale bar

project

2A GREGORY PLACE
HARRIS PARK

GFA DIAGRAM - LEVEL 4

checked

FS

drawn

JN

project no

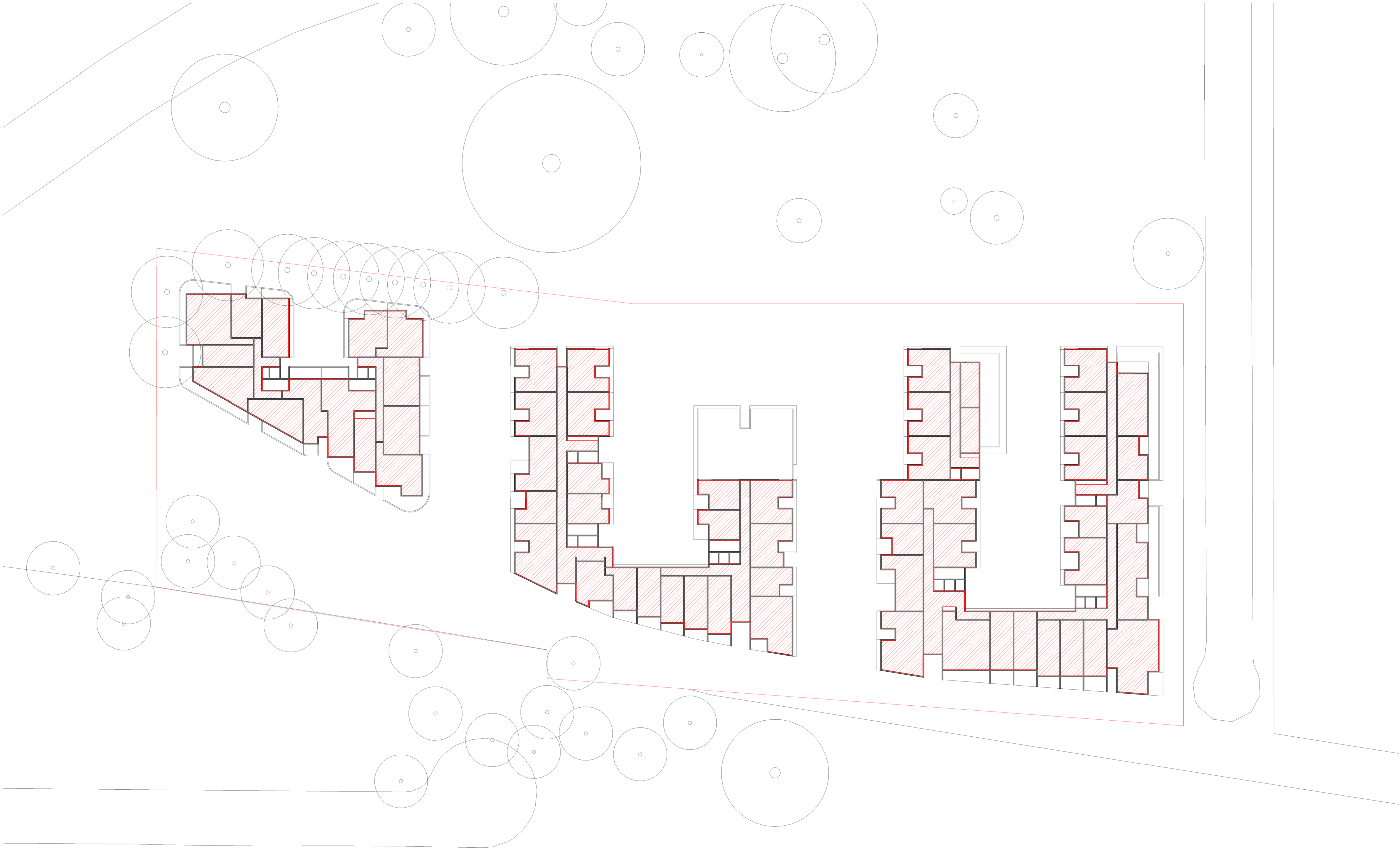
14 004

issue

B

drawing no

CD 5004



issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
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client

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north

tn

scale

1:400@A1
1:800@A3

scale bar

0 4 8 12 16 20 m

project

2A GREGORY PLACE
HARRIS PARK

checked

FS

drawing

GFA DIAGRAM - LEVEL 5

drawn

JN

issue

B

project no

14 004

drawing no

CD 5005



issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #3	03.09.21	
A	ISSUE FOR SCOPING REPORT	30.09.21	
B	ISSUE FOR EIS	08.06.22	

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client

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north

04

08

12

16

20

m

scale bar

0

4

8

12

16

20

m

project

2A GREGORY PLACE

HARRIS PARK

checked

FS

drawing

GFA DIAGRAM - LEVEL 6

drawn

JN

issue

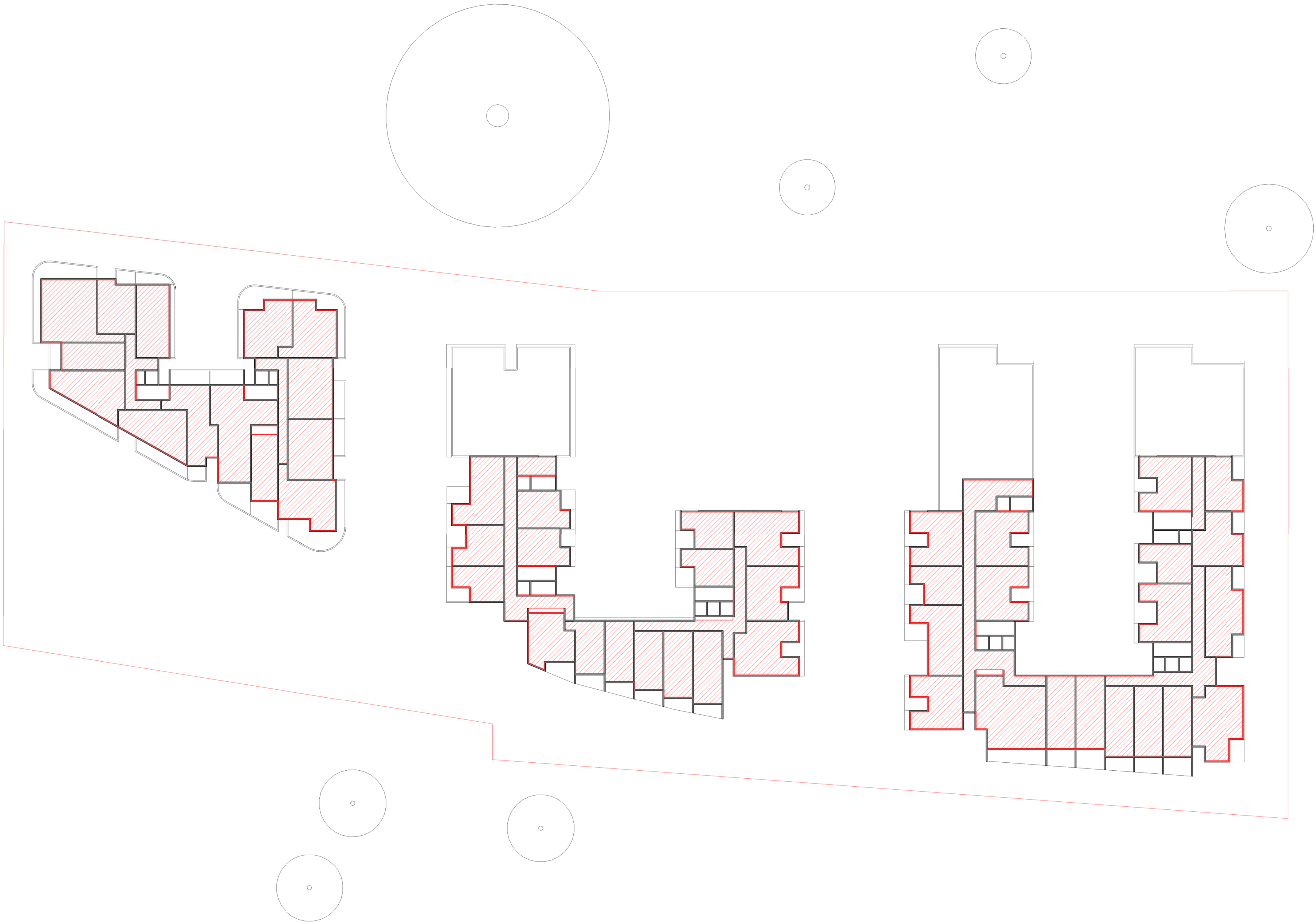
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project no

14 004

drawing no

CD 5006



issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #3	03.09.21	
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architect

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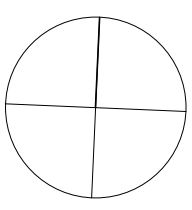
client

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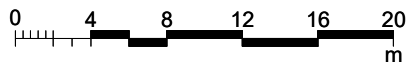
north



scale

1:400@A1
1:800@A3

scale bar



project

2A GREGORY PLACE
HARRIS PARK

checked

FS

drawing

GFA DIAGRAM - LEVEL 7

drawn

JN

issue

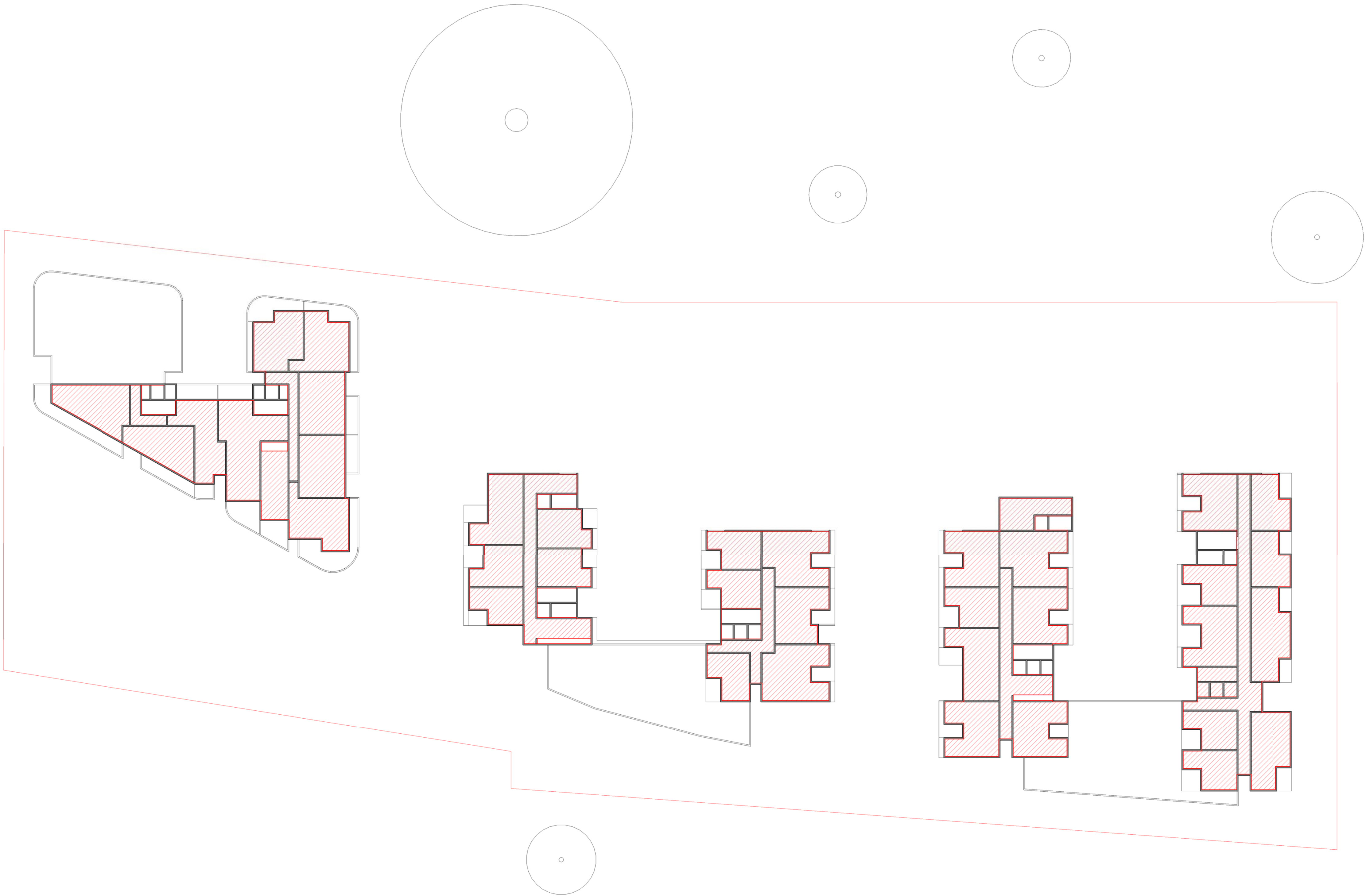
B

project no

14 004

drawing no

CD 5007



issue	amendment	date	legend
1	PCG MEETING #1	21.07.21	
2	PCG MEETING #2	04.08.21	
3	ISSUE FOR PEER REVIEW #3	03.09.21	
A	ISSUE FOR SCOPING REPORT	30.09.21	
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architect

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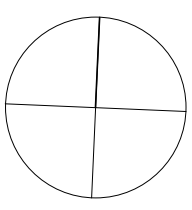
client

HALLMARK

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Pacific Community Housing

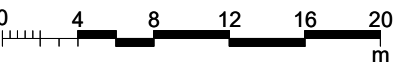
north



scale

1:400@A1
1:800@A3

scale bar



project

2A GREGORY PLACE
HARRIS PARK

checked

FS

drawing

GFA DIAGRAM - LEVEL 8

drawn

JN

issue

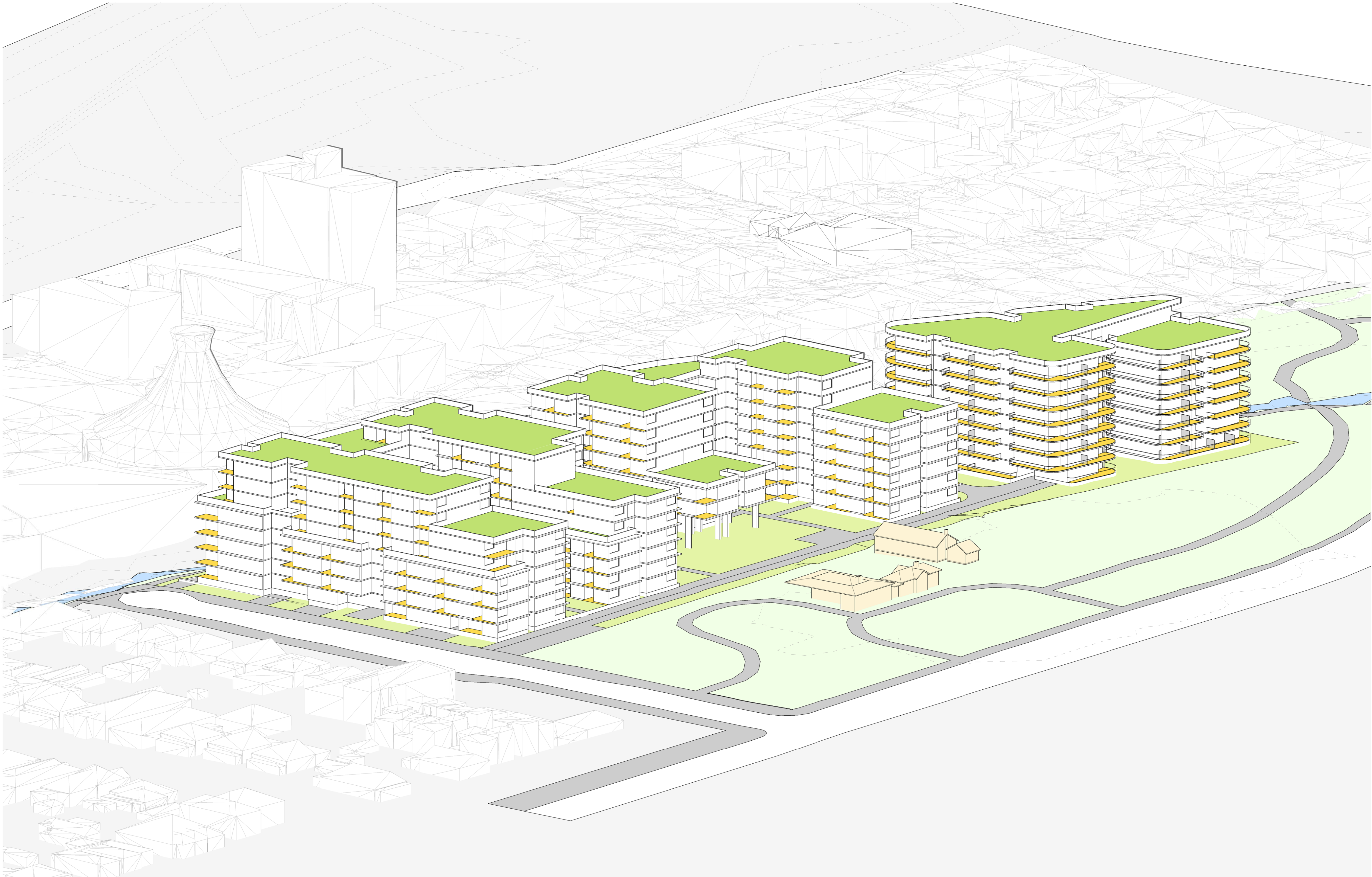
B

project no

14 004

drawing no

CD 5008



issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE FOR PEER REVIEW #3	03.09.21
A	ISSUE FOR SCOPING REPORT	30.09.21
B	ISSUE FOR EIS	08.06.22

legend
 CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
 SKYLIGHT

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NSW ARB Frank Stanisic 4480

client
HALLMARK Pacific Community Housing

project
2A GREGORY PLACE
HARRIS PARK

checked	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 0830
scale	NTS	issue
scale bar	project no	drawing no
	14 004	

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.

B
CD 6001

16/06/2022 11:52:43 AM



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

legend
 CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
 SKYLIGHT

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client

HALLMARK



Pacific Community Housing

project

2A GREGORY PLACE
HARRIS PARK

checked	drawing
	FS
drawn	issue
	JN

SUN EYE VIEW DIAGRAMS - WINTER
SOLSTICE 0900

B

scale NTS

scale bar project no 14 004

drawing no

CD 6002

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.

16/06/2022 11:53:02 AM



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date	legend
21.07.21	 CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
04.08.21	
03.09.21	 SKYLIGHT
30.09.21	
08.06.22	

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client
HALLMARK  Pacific Community Housing

project
2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 0930
drawn	JN	issue	B
project no	14 004	drawing no	CD 6003

scale
1:400@A1
1:800@A3
scale bar
0 4 8 12 16 20 m

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.

16/06/2022 11:53:21 AM



issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE FOR PEER REVIEW #3	03.09.21
A	ISSUE FOR SCOPING REPORT	30.09.21
B	ISSUE FOR EIS	08.06.22

legend
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SKYLIGHT

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HALLMARK Pacific Community Housing

project
2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1000
drawn	JN	issue	B
project no	14 004	drawing no	CD 6004



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

legend
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Pacific Community Housing

project

2A GREGORY PLACE
HARRIS PARK

checked	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1030
	FS	
drawn	issue	B
	JN	
project no	drawing no	CD 6005
	14 004	

16/06/2022 11:53:59 AM

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
scale bar



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

legend
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project

2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1100
drawn	JN	issue	B
project no	14 004	drawing no	CD 6006

16/06/2022 11:54:18 AM

do not scale from drawings.

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scale

scale bar



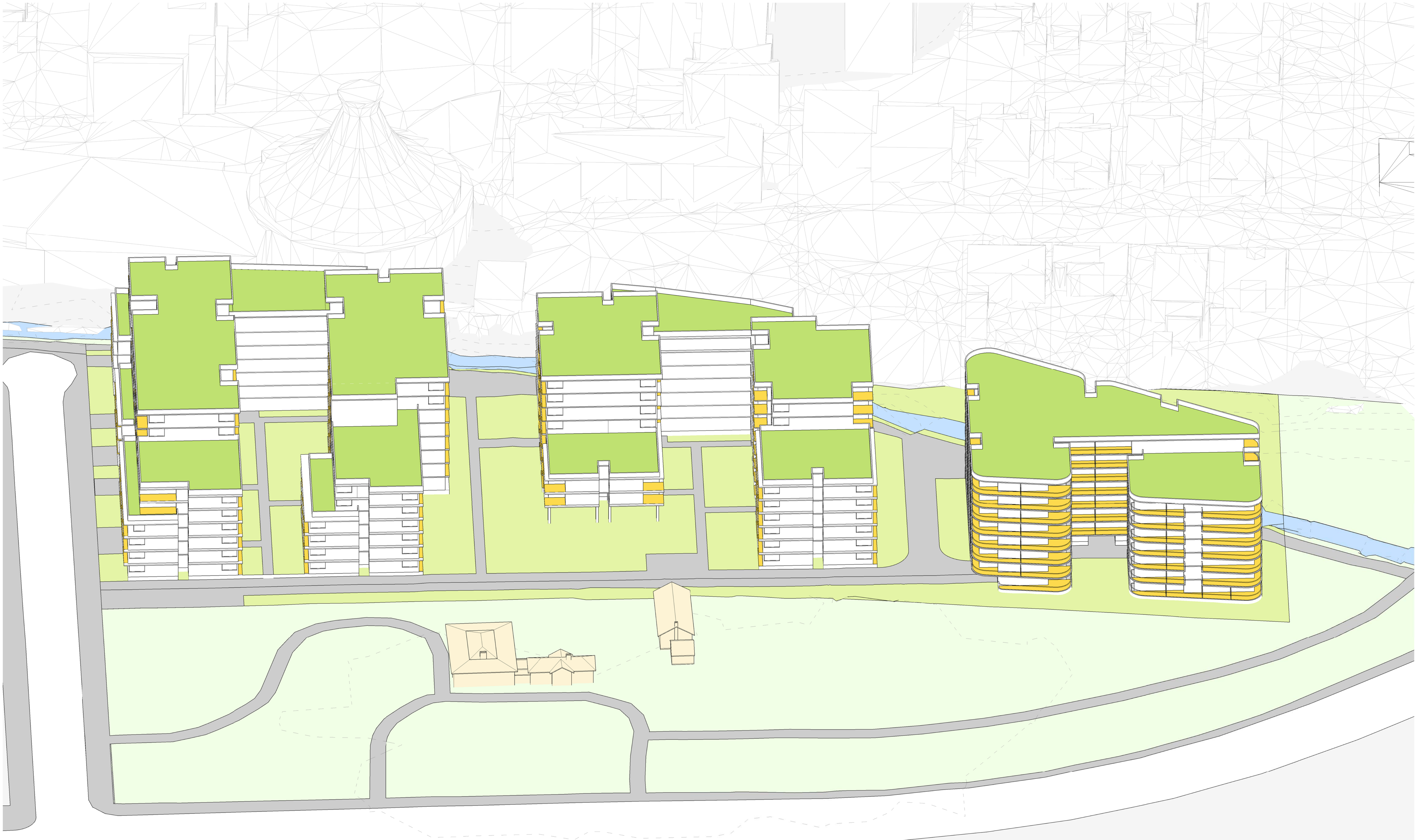
issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE FOR PEER REVIEW #3	03.09.21
A	ISSUE FOR SCOPING REPORT	30.09.21
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HALLMARK Pacific Community Housing

project			
2A GREGORY PLACE HARRIS PARK			
checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1130
drawn	JN	issue	B
project no	14 004	drawing no	CD 6007



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

legend
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SKYLIGHT

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client
HALLMARK Pacific Community Housing

project
2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1200
drawn	JN	issue	B

project no 14 004
drawing no

CD 6008



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

legend
CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
SKYLIGHT

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client

HALLMARK



project

2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1230
drawn	JN	issue	B
project no	14 004	drawing no	CD 6009

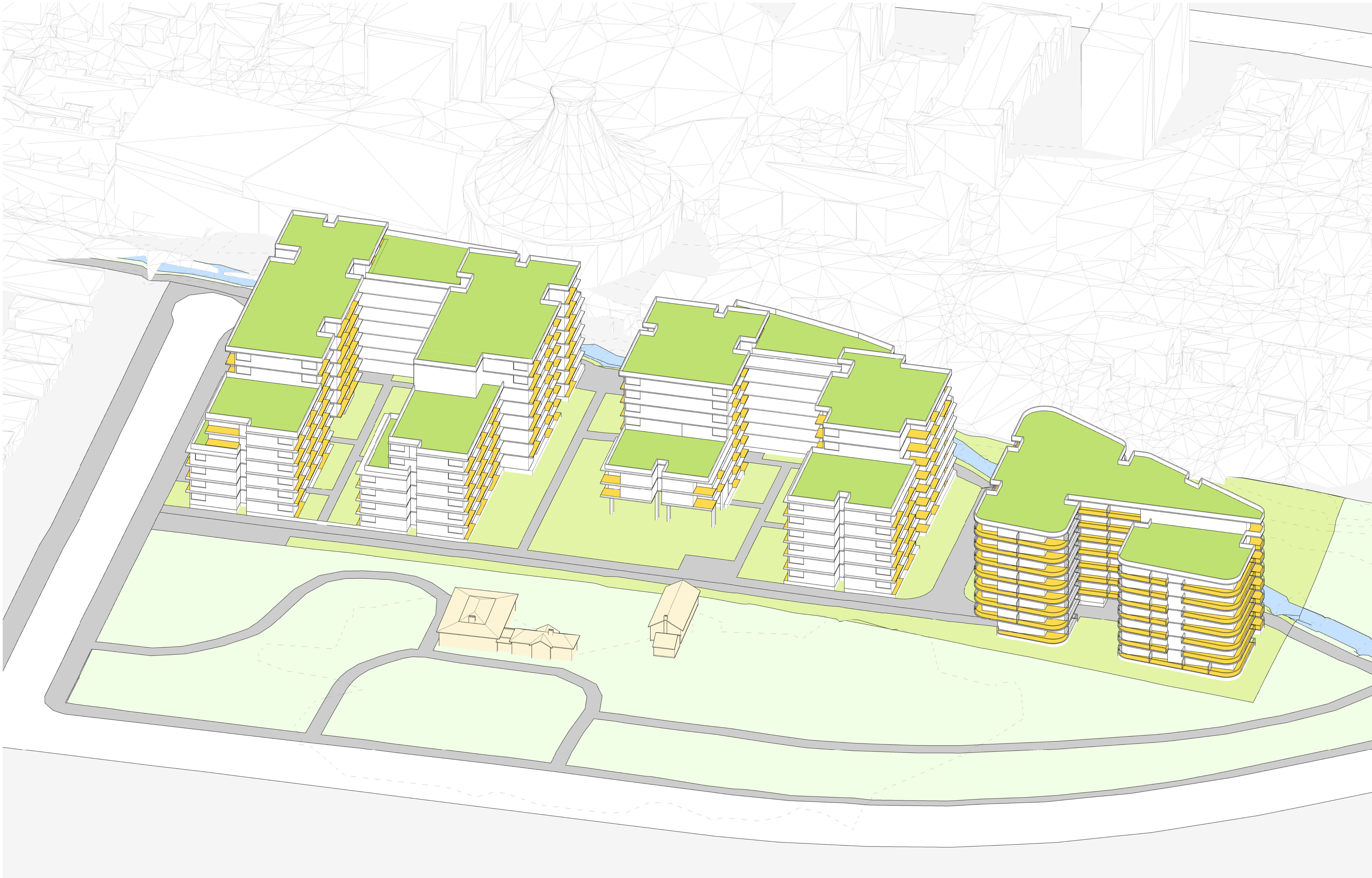
16/06/2022 11:55:14 AM

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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

scale bar



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

legend
 CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
 SKYLIGHT

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project

2A GREGORY PLACE
HARRIS PARK

checked	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1300
FS		
drawn	issue	B
JN		
project no	drawing no	CD 6010
14 004		

B
CD 6010

16/06/2022 11:55:33 AM

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issue	amendment	date
1	PCG MEETING #1	21.07.21
2	PCG MEETING #2	04.08.21
3	ISSUE FOR PEER REVIEW #3	03.09.21
A	ISSUE FOR SCOPING REPORT	30.09.21
B	ISSUE FOR EIS	08.06.22

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client
HALLMARK Pacific Community Housing

project	2A GREGORY PLACE HARRIS PARK
checked	FS
drawn	JN
project no	14 004
drawing no	14 004

B
CD 6011



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

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client

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project

2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1400
drawn	JN	issue	B
project no	14 004	drawing no	CD 6012

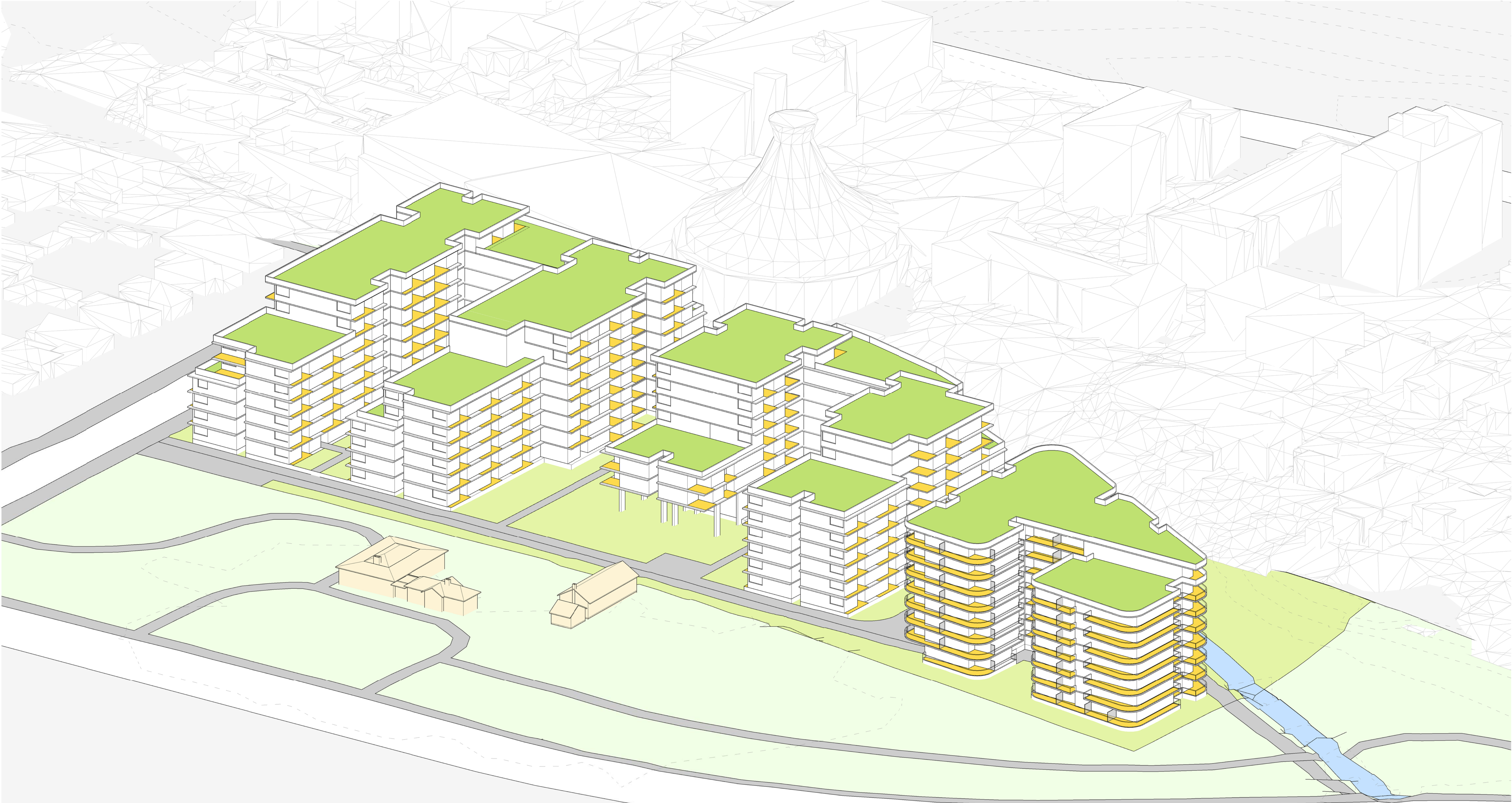
16/06/2022 11:56:10 AM

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scale

scale bar



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
08.06.22

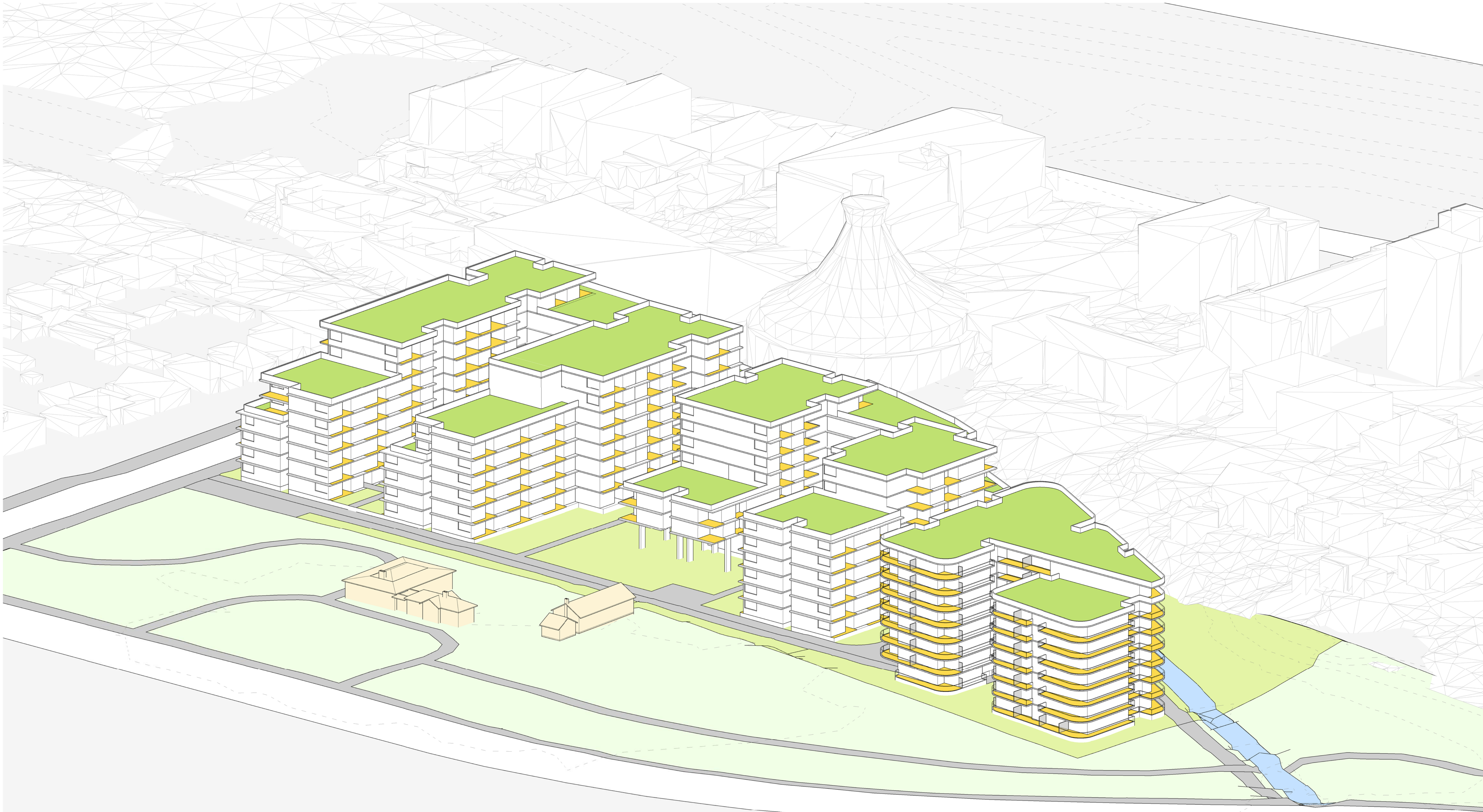
legend
CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
SKYLIGHT

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client
HALLMARK Pacific Community Housing

project
2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1430
drawn	JN	issue	B
project no	14 004	drawing no	CD 6013



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date
21.07.21
04.08.21
03.09.21
30.09.21
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client

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project

2A GREGORY PLACE
HARRIS PARK

checked	FS	drawing
drawn	JN	issue
project no	14 004	drawing no

SUN EYE VIEW DIAGRAMS - WINTER
SOLSTICE 1500

B

CD 6014

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16/06/2022 11:56:46 AM



issue	amendment
1	PCG MEETING #1
2	PCG MEETING #2
3	ISSUE FOR PEER REVIEW #3
A	ISSUE FOR SCOPING REPORT
B	ISSUE FOR EIS

date	legend
21.07.21	CAPABLE OF RECEIVING 2 HOURS SOLAR ACCESS TO LIVING ROOM + PRIVATE OPEN SPACE
04.08.21	
03.09.21	SKYLIGHT
30.09.21	
08.06.22	

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client

HALLMARK

Pacific Community Housing

2A GREGORY PLACE			
HARRIS PARK			
checked	FS	drawing	SUN EYE VIEW DIAGRAMS - WINTER SOLSTICE 1530
drawn	JN	issue	B
project no	14 004	drawing no	CD 6015



