**proposed development: 2 towers**

- **building A - 13 storeys**
  Provides visual link to strathfield triangle and framing of view line down leicester avenue from parramatta road.

- **building B - 11 storeys**
  Modulates scale to pilgrim avenue, references town centre buildings, provides corner element to site and provides a view line towards strathfield town centre along albert road.

- **building C - 16 storeys**
  Addresses town centre buildings opposite, frames entry to strathfield from ‘north’ and completes raw square.

- **building D - 11 storeys**
  Addresses view lines along raw square and provides a corner element on albert road and raw square.

### Building Massing - Interfaces

<table>
<thead>
<tr>
<th>Building</th>
<th>Height in Storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>13</td>
</tr>
<tr>
<td>B</td>
<td>11</td>
</tr>
<tr>
<td>C</td>
<td>16</td>
</tr>
<tr>
<td>D</td>
<td>11</td>
</tr>
</tbody>
</table>

### Perimeter Block

Perimeter block development addresses context & streetscape and provides maximum street exposure for commercial and residential uses.

- 11 storey buildings at street edges modulate scale and massing.

### Courtyard

Substantial north-east facing internal courtyard at podium level, located above railway line provides building separation and amenity to occupants.

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**proposed mixed use development:©

2-6 Pilgrim Ave &11-13 Albert Rd, Strathfield
kennedy associates architects level 3 / 1 booth street annandale 2038  p + 61 2 9557 6666  f + 61 2 9557 6677 nominated architect: steve kennedy registration no. 5828

Updated Planning Proposal 21/4/17 A
### Site 1: Subject Site
- **Total Area:** 2868 sqm
- **FSR:** 5:1
- **GFA:** 14340 sqm

<table>
<thead>
<tr>
<th>Building</th>
<th>Height in Storeys</th>
<th>GFA</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Podium</td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>44 m high</td>
<td>555 sqm</td>
<td>7 units</td>
</tr>
<tr>
<td>B</td>
<td>44 m high</td>
<td>770 sqm</td>
<td>9 units</td>
</tr>
<tr>
<td>Subject Site Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Total Proposed FSR
- **Site 1:** 2868 sqm
- **Site 2:** 2017 sqm
- **Total:** 4885 sqm

#### Unit Mix Summary
- **Site 1:**
  - 168 (60%) 1B
  - 113 (40%) 2B+S

- **Site 2:**
  - 51 x 1B (30%)
  - 99 x 2B (59%)
  - 18 x 2B+S (11%)

#### Unit Mix - Plan
- **Site 1:**
  - 168 x 2B

- **Site 2:**
  - 113 x 2B

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### Site 2: Adjoining Site
- **Total Area:** 2017 sqm
- **FSR:** 5:1
- **GFA:** 10085 sqm

<table>
<thead>
<tr>
<th>Building</th>
<th>Height in Storeys</th>
<th>GFA</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Podium</td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>340 sqm 5 units</td>
<td>430 sqm</td>
<td>15 units</td>
</tr>
<tr>
<td>D</td>
<td>340 sqm 4 units</td>
<td>9614sqm</td>
<td>10 units</td>
</tr>
<tr>
<td>Subject Site Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Total Proposed FSR
- **Site 2:** 2017 sqm
- **Total:** 10085 sqm

#### Unit Mix Summary
- **Site 01_subject site:** 168 (60%)
- **Site 02:** 113 (40%)

**Total:** 280

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**Indicative Development - Plan**

2-6 Pilgrim Ave &11-13 Albert Rd, Strathfield

Kennedy Associates Architects, level 3 / 1 Booth Street, Camperdown, NSW 2050

p: +61 2 9357 6636, f: +61 2 9357 6677

Nominated Architect: Steve Kennedy, registration no. 5828
RESIDENTIAL ZONE

typical section detail_1:100

ROOF ARTICULATION ZONE

COMMERCIAL ZONE

PROPOSED BUILDING A HEIGHT 37 m

PROPOSED BUILDING C HEIGHT 54 m

PROPOSED BUILDING B HEIGHT 44 m

indicative development - pilgrim road elevation

kennedy associates architects
level 3 / 1 booth street
annandale, 2038

p: +61 2 9557 6696
f: +61 2 9557 6677
nominated architect - steve kennedy
registration no. 5926