proposed development - massing

view looking south east towards strathfield town centre

proposed mixed use development

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

- massing

adjoining site
area bounded by elva st, albert rd & pilgrim ave - massing stepping down from town centre

subject site
proposed development on subject site

- 8 storey
- 5 storey

- 11 storey
- 16 storey
- 13 storey

proposed development
elevations are intended to demonstrate the potential of the proposed development and are indicative only

- anticipated podium to tower buildings in town centre

viewpoint
All images taken at eye level (nom 1.5m) above ground level

A - view from leicester avenue looking south
B - view from albert road looking south east
C - view from raw square looking north
D - view from albert road looking north west
sectional perspective - proposed & anticipated developments in relation to LEP height limits

proposed mixed use development

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield
proposed mixed use development

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

A1 - left footpath

A2 - carriageway centre

A3 - right footpath

albert road / homebush road intersection

view to site 01
proposed mixed use development

view to site 02 - albert road / duke street junction

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield
kennedy associates architects level 3 / 1 booth street, annandale, 2038

outlines of proposed building shown dotted
proposed mixed use development

view to site 03 - albert road / elva street junction

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

kennedy associates architects level 3 / 1 booth street annandale 2038  p: 61 2 9557 6466  f: 61 2 9557 6477 nominated architect - steve kennedy - registration no. 5828
proposed mixed use development

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

view to site 04

proposed mixed use development

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

view to site 04

proposed mixed use development

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

view to site 04

proposed mixed use development
view to site 05 - raw square / redmyre road junction

E1 - carriageway left

raw square / redmyre road intersection

E2 - carriageway centre

F1 - carriageway centre

neighbouring site massing shown dotted (blue)

Raw square / churchil avenue intersection

outline of proposed building shown dotted (white)

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

1361 - PP 57 A
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 6777 nominated architect - steve kennedy - registration no. 5828

outlines of proposed building shown dotted

view to site 06

proposed mixed use development

G1 - left footpath

G2 - carriageway centre

G3 - right footpath

albert road bus interchange
proposed mixed use development

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

view to site 07

H1 - left footpath
H2 - carriageway centre
H3 - right footpath

leicester avenue - midpoint

outline of proposed building shown dotted

strathfield station

H1 - left footpath
H2 - carriageway centre
H3 - right footpath

Updated Planning Proposal 21/4/17
proposed mixed use development

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield
PROPOSAL
plans, shadow analysis & solar analysis

This section provides:

• indicative layouts of a possible development on the site compliant with this planning proposal
• detailed demonstration of the potential development of Site 1, including entry, egress, parking, communal open space and the like
• demonstration of how the indicative development would meet compliance with the Apartment Design Guide for solar access and cross ventilation
• demonstration of how a development on the site would achieve the recommended FSR of 5:1
• demonstration of how a development on the site would result in acceptable shadow impacts on adjoining properties
indicative development - typical basement [site 1]
indicative development - level 01-08 [site 1]

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield
kennedy architects, architects level 3 / 1 booth street, annandale 2038 p: +61 2 9557 6760 f: +61 2 9557 6777 nominated architect - steve kennedy - registration no. 5589
indicative development - level 09 [site 1]

proposed mixed use development

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

kennedy associates architects level 3 / 1 booth street annandale 2038
p: 02 9557 6366 f: 02 9557 6377 nominated architect - steve kennedy - registration no. 59288
indicative development - level 10 [site 1]

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 6838  f: +61 2 9557 6837 nominated architect: steve kennedy - registration no. 5828
indicative development - level 11-12 [site 1]

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

Kennedy Associates Architects, level 3 / 1 Booth Street, Annandale, NSW
p: +61 2 9557 6566 f: +61 2 9557 6577 nominated architect - Steve Kennedy - registration no. 5828
indicative development - level 13-16 [site 1]
indicative development - GFA summary

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<thead>
<tr>
<th>Site 1</th>
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<td>Gross Floor Area COMMERCIAL</td>
<td>1359 sq m</td>
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indicative development - ADG compliance [site 1]

Solar access
- 124 units out of 167 can achieve at least 2 hours of direct sun light [74.2%]
- 26 units out of 167 can achieve at least 15 minutes of direct sun light [15.6%]
- 17 units out of 167 may not receive direct sun light [10.2%]

Cross ventilation [only first nine storeys]
- 80 units out of 128 can achieve cross ventilation [62.5%]
shadow analysis A - shadows cast by 10 storey development as permissible under current planning controls (perspective view)
shadow analysis B - shadows cast by proposed development

proposed mixed use development

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield
shadow analysis C - view from north west looking towards pilgrim avenue 8am - 1pm

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield
shadow analysis D - view from north west looking towards pilgrim avenue 2pm - 4pm

proposed mixed use development

2-6 Pilgrim Ave & 11-13 Albert Rd, Strathfield
shadow analysis E - view from south east looking towards intersection of albert road & raw square 8am - 1pm
shadow analysis F - view from south east looking towards intersection of albert road & raw square 2pm - 4pm

2-6 Pilgrim Ave &11-13 Albert Rd, Strathfield
proposed solar diagrams 8am - 4pm

shadow analysis G - shadows cast by proposed development & hours of sunlight for adjoining development at front of 36 - 40 albert road

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<th>unit</th>
<th>8am - 9am</th>
<th>9am - 3pm</th>
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table C
hours of sunlight at winter solstice for 38 - 40 albert rd, strathfield allowing for overshadowing of proposed development at 11-13 albert road