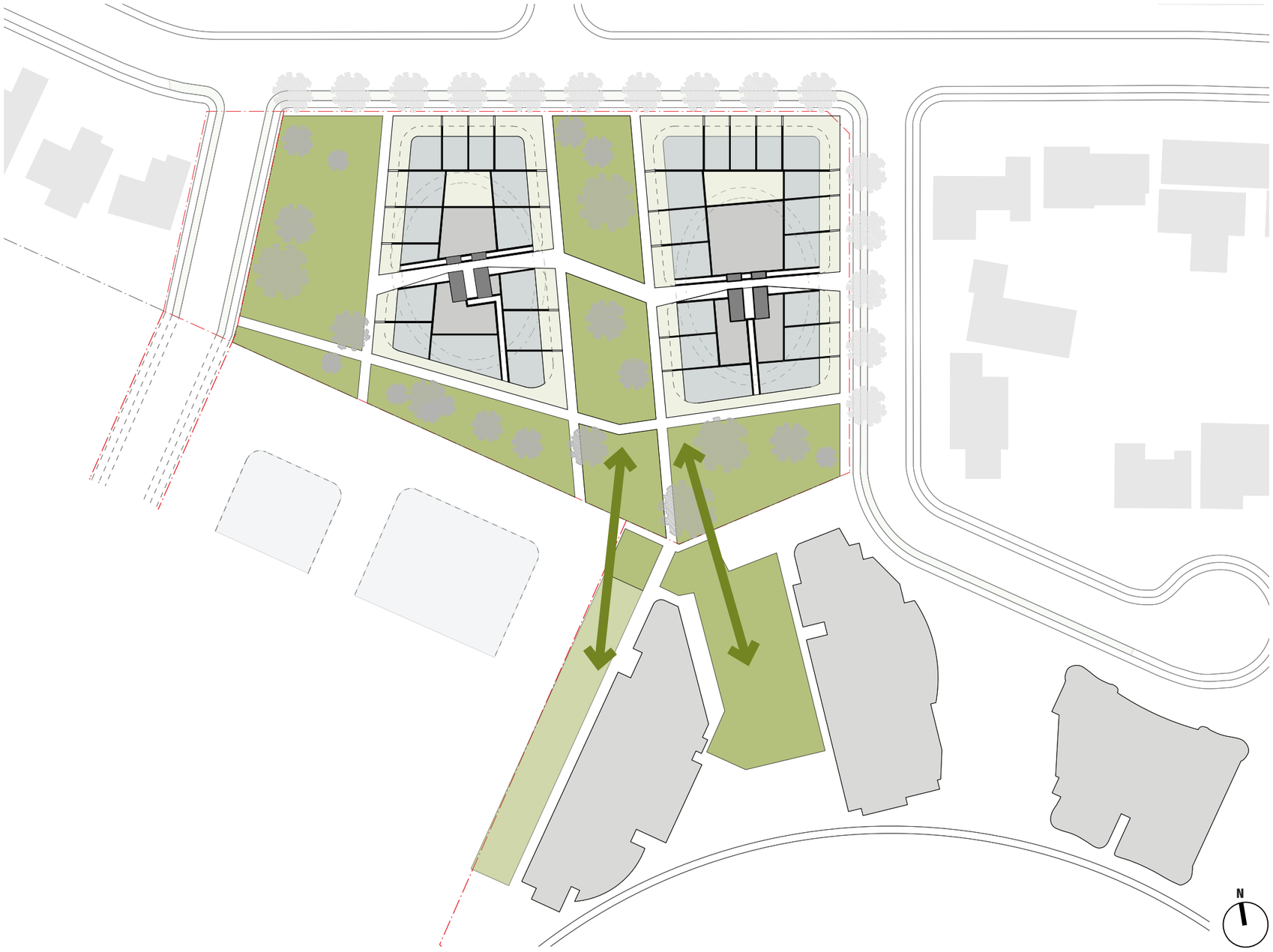
06 DESIGN PRINCIPLES

6.5 OPEN SPACE CONNECTIVITY

A significant additional benefit of the proposal is the potential for increased open space provision and amenity for the future residents of the Toplace site. These residents currently have access to a relatively small proportion of open communal landscaped space.

The ability to effectively link the green spaces between the two sites will therefore greatly enhance the overall amenity of residents of Toplace, providing them with a wider variety of passive and active recreation areas. It will also held engender a sense of community, encouraging social interaction between residents of both sites.



CONNECTIVITY BETWEEN DEVELOPMENTS

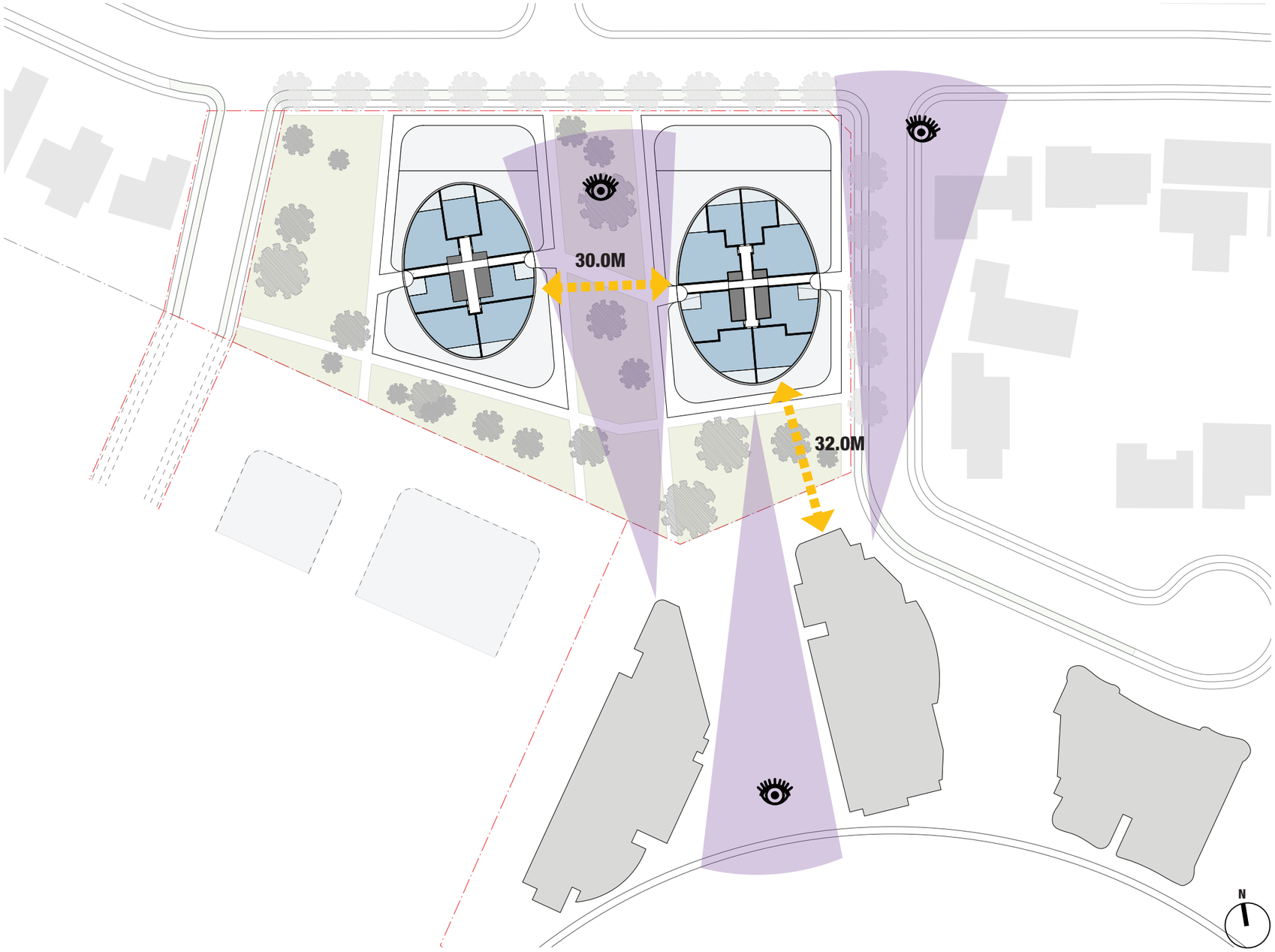
06 DESIGN PRINCIPLES

6.6 VIEW SHARING + SEPARATION

The location of the towers has been carefully considered such that views and outlook are equitably shared between the Vivien Place and Toplace developments.

The offsetting of towers is a simple but highly effective mechanism that helps to break down the visual scale of the overall precinct, whilst also facilitating sunlight penetration to all building faces and allowing outlook and views to be shared equitably between developments.

These principles are further improved by the generous separation between towers. The minimum ADG seperation required for towers of this height is 24 metres, a requirement which is significatly exceeded under the proposed building massing.



TOWER SEPARATION DISTANCE

TOWER VIEW CORRIDOR

06 DESIGN PRINCIPLES

6.5 AMENITY | SOLAR & CROSS VENT POTENTIAL

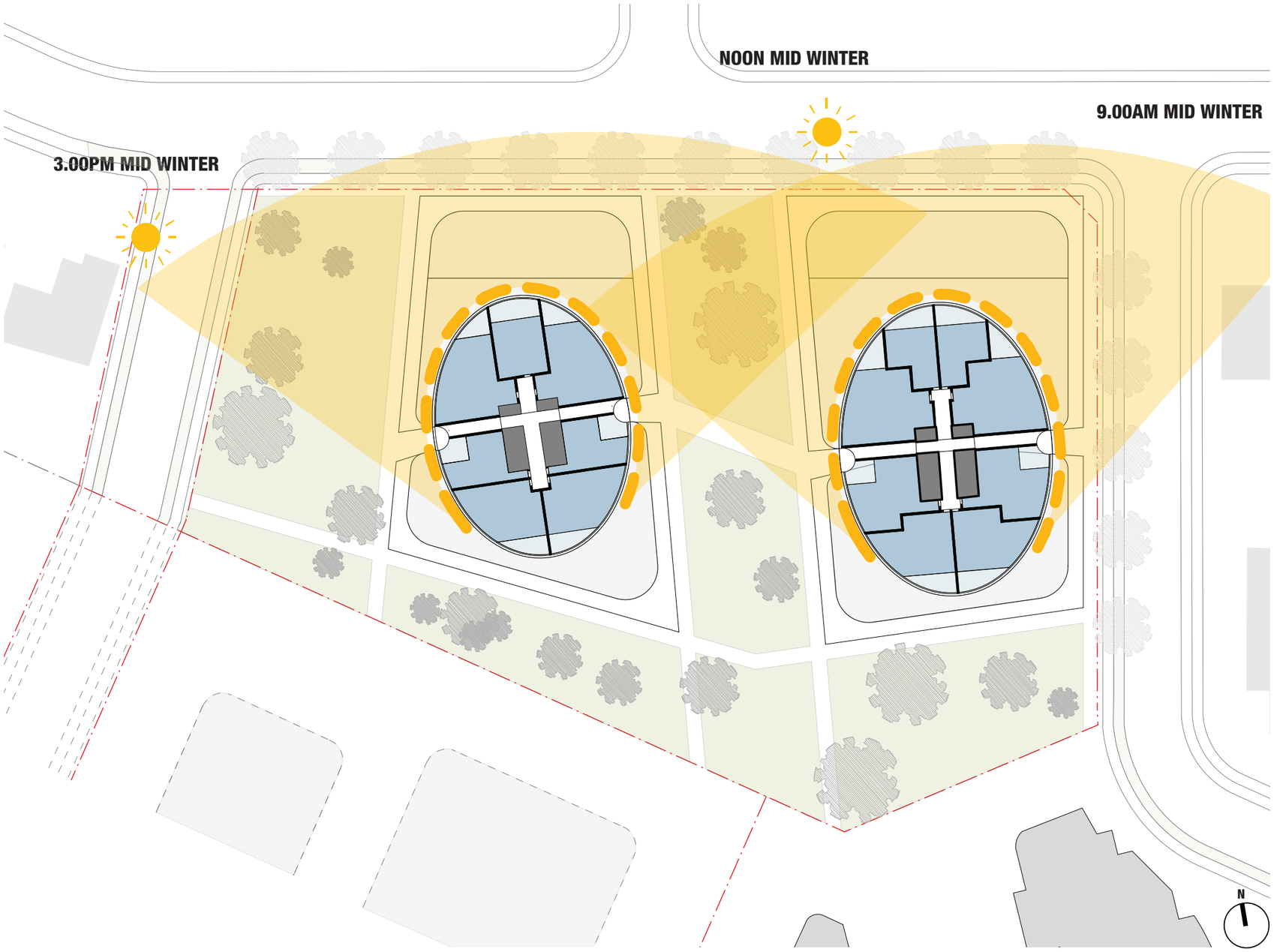
The orientation of the site allows excellent solar access for apartments and dwellings on the site.

At ground level, the terraces fronting onto Gilham Street will recieve full winter sun from 9am through 3pm.

Within the towers, floorplates can be configured to maximise the number of apartments with a northerly aspect, which again maximises winter sun exposure.

The towers also offer the opportunity for excellent natural and cross ventilation. This is facilitated by the curved tower forms, and the central break through each tower floorplate which is designed to allow air and light to penetrate though open lobbies.

In total, the proposed development and building envelopes have the ability to exceed the requirements of the ADG and council standards.

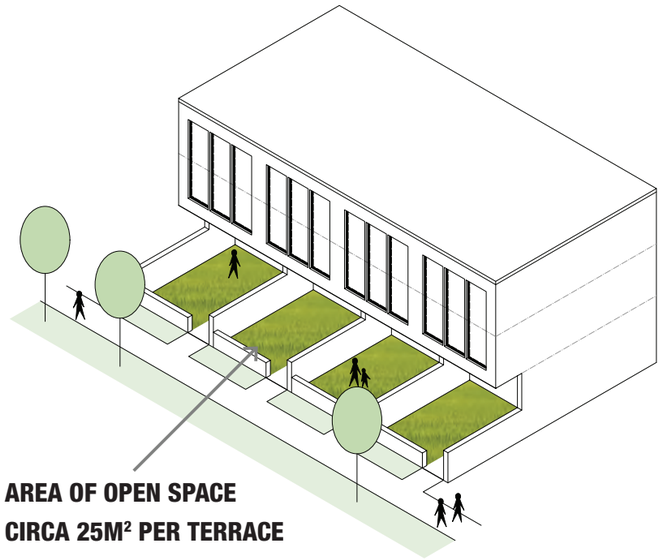


MID WINTER SOLAR EXPOSURE

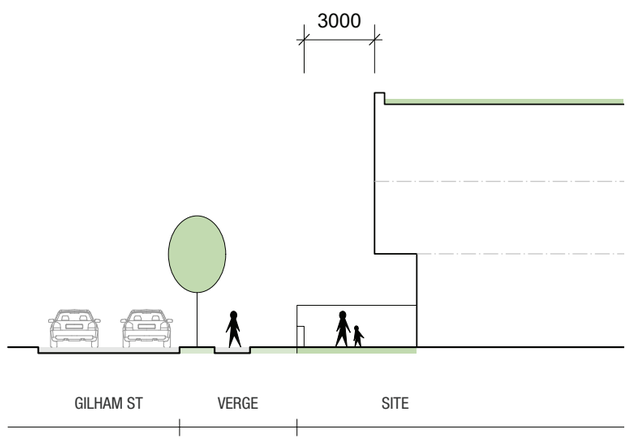
07 SUPPLEMENTARY INFORMATION

07 SUPPLEMENTARY INFORMATION

7.1 TERRACE HOUSING DETAILS

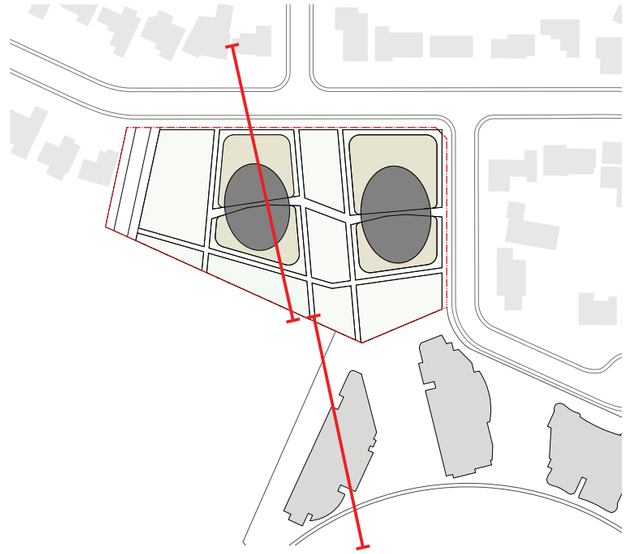


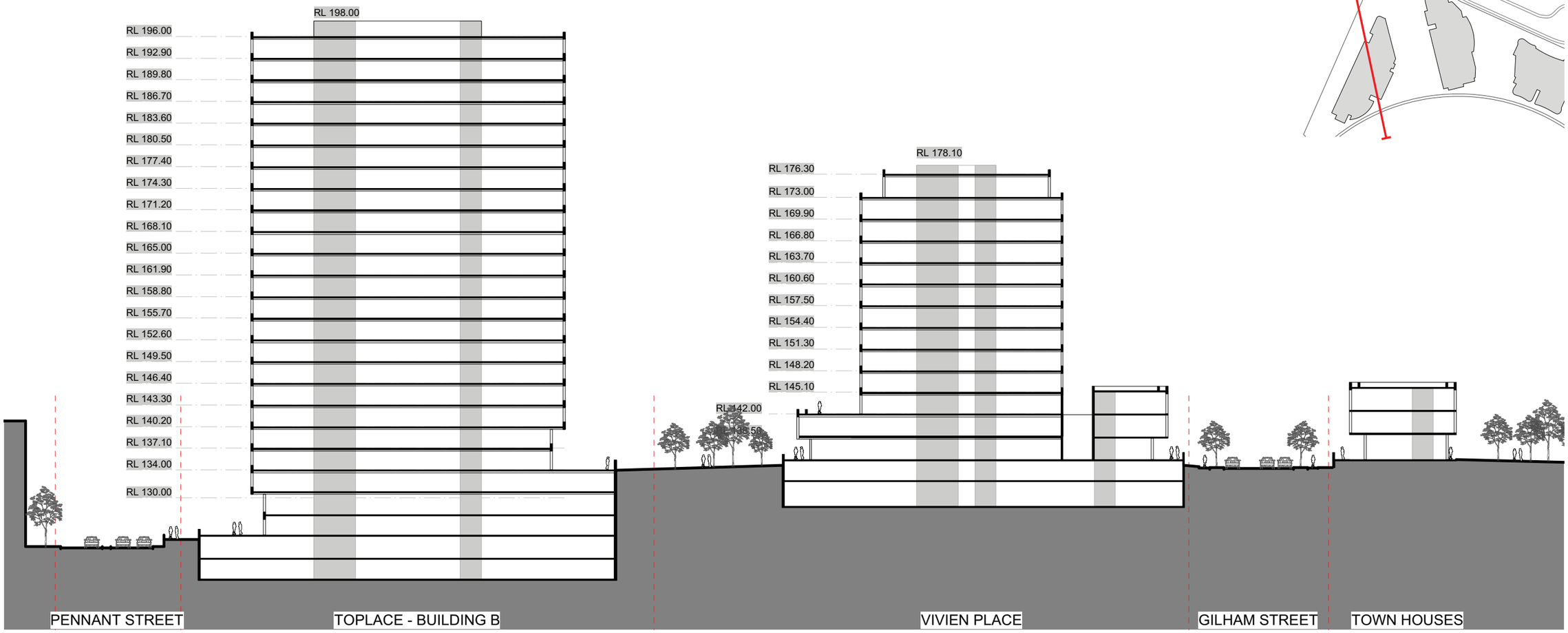
AREA OF OPEN SPACE
CIRCA 25M² PER TERRACE



07 SUPPLEMENTARY INFORMATION

7.2 PRECINCT SECTIONS

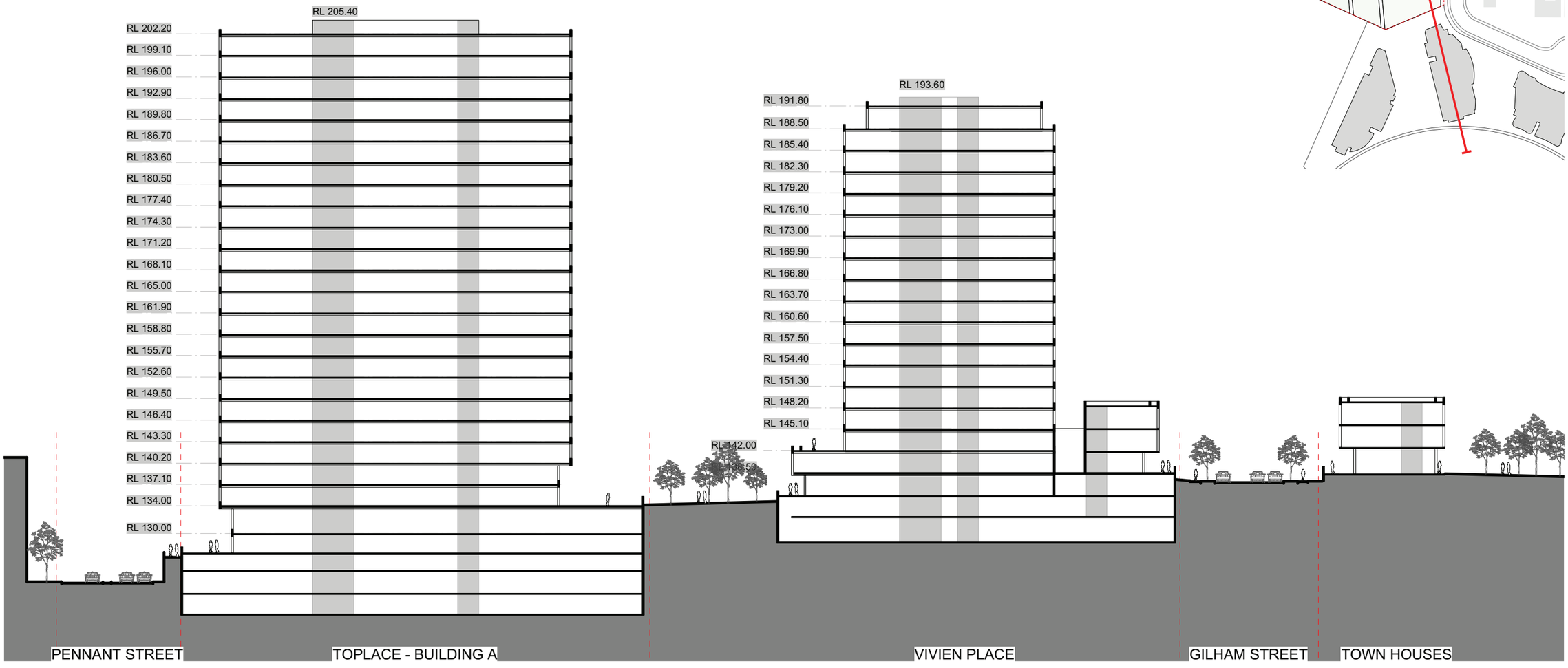


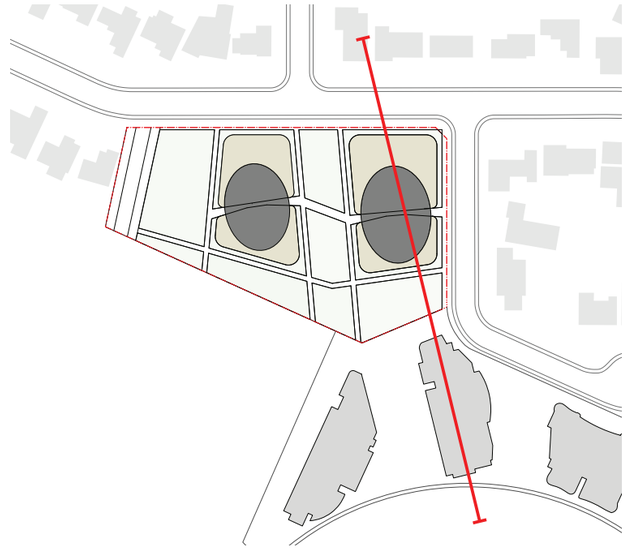


SECTION AA

07 SUPPLEMENTARY INFORMATION

7.2 PRECINCT SECTIONS





SECTION BB

07 SUPPLEMENTARY INFORMATION

7.3 EXISTING OVERSHADOWING ANALYSIS | COMMUNAL OPEN SPACE

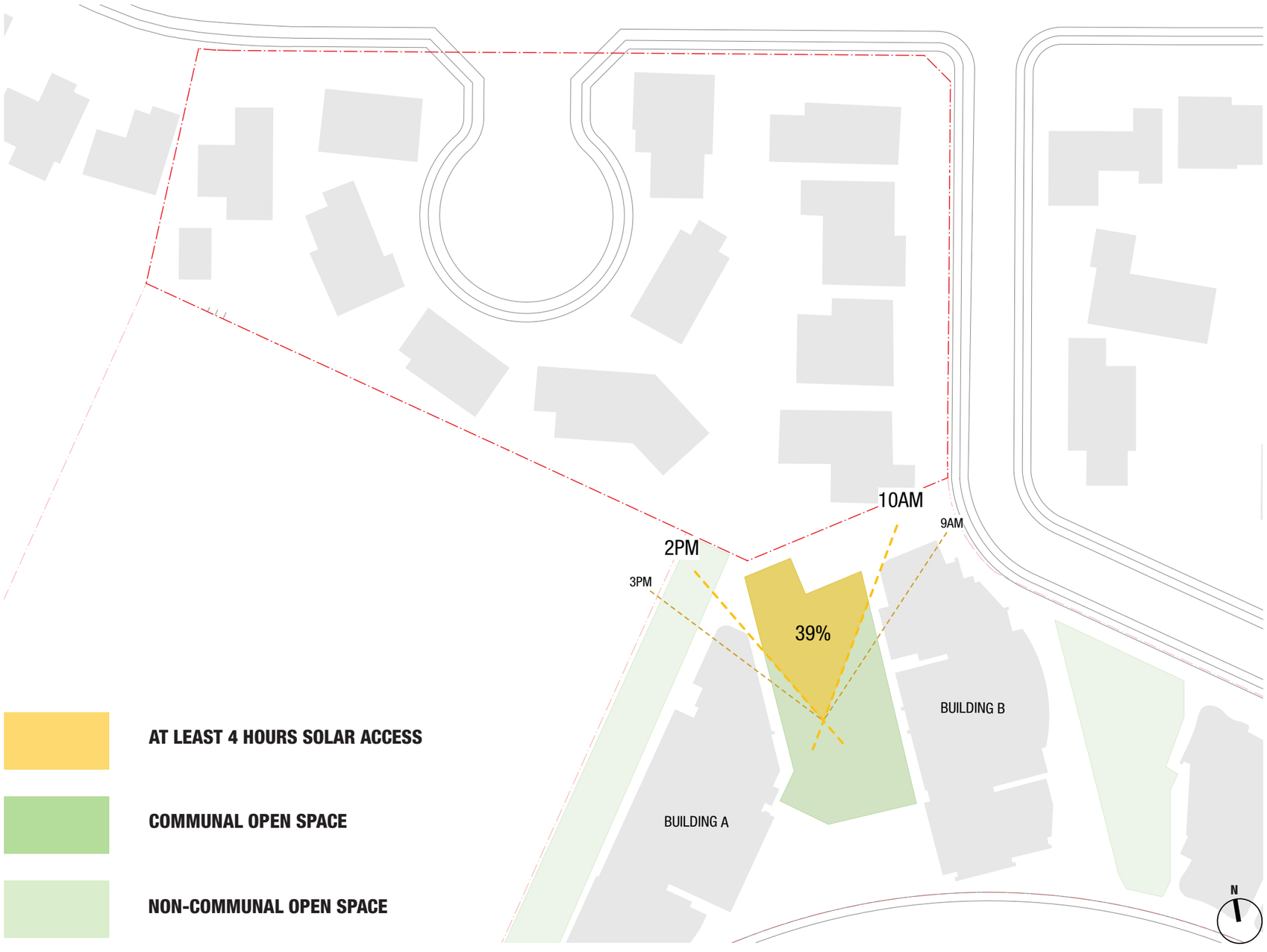
The following pages investigate the solar access potential of the common open space areas to the Toplace site. The key communal open space area that is impacted by the Vivien Place development is the area located between Buildings A and B as indicated opposite.

The diagram opposite summarises the existing condition, where approximately 39% of the communal open space has the potential to receive a full 4 hours sunlight between 9am and 3pm mid winter.

The solar diagrams over pages 44 and 45 summarise the condition taking into account the proposed Vivien Place development. These diagrams demonstrate that the open space to Toplace continues to receive 4 hours of sunlight from 9am - 3pm on June 21st.

It is worth noting between the key lunch time period of 12.00pm and 2.00pm, well over 50% of the open space is receiving full sunlight in mid winter.

Further, the proposed development to Vivien place provides generous publicly accessible open space areas that directly adjoin the smaller open space communal area to the Toplace site. These open areas enjoy excellent solar access and will significantly increase the accessible amenity available to the residents of Toplace.



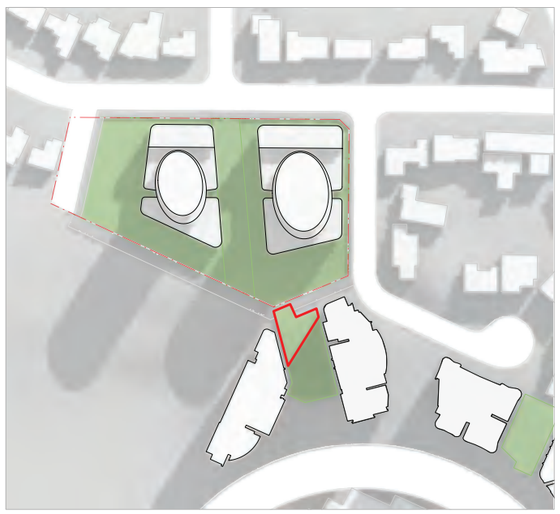
AT LEAST 4 HOURS SOLAR ACCESS

COMMUNAL OPEN SPACE

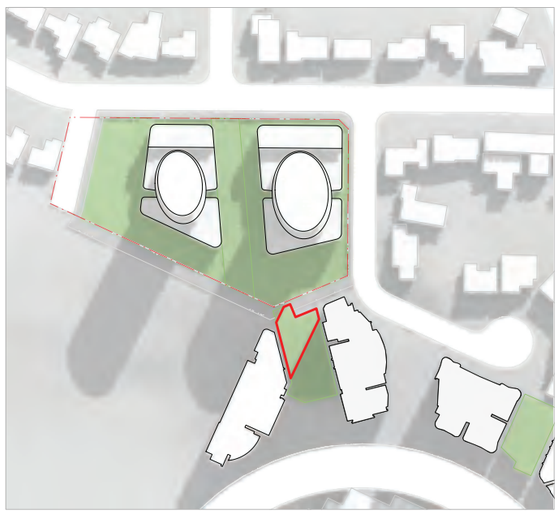
NON-COMMUNAL OPEN SPACE

07 SUPPLEMENTARY INFORMATION

7.3 PROPOSED OVERSHADOWING ANALYSIS | COMMUNAL OPEN SPACE



June 21 9:00am



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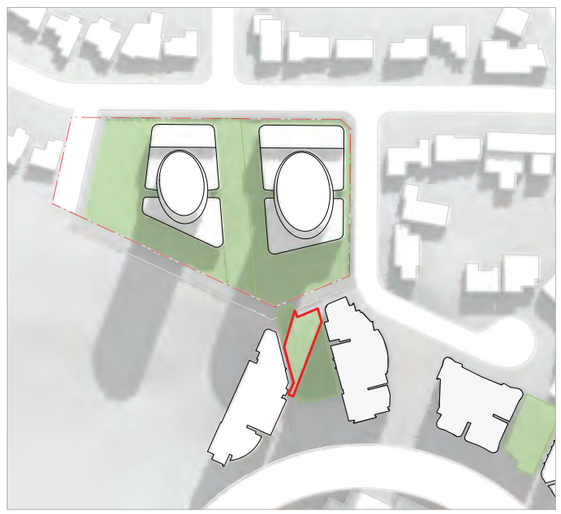

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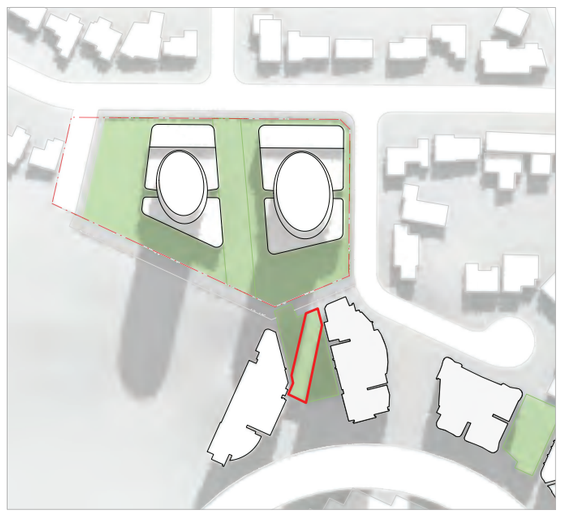

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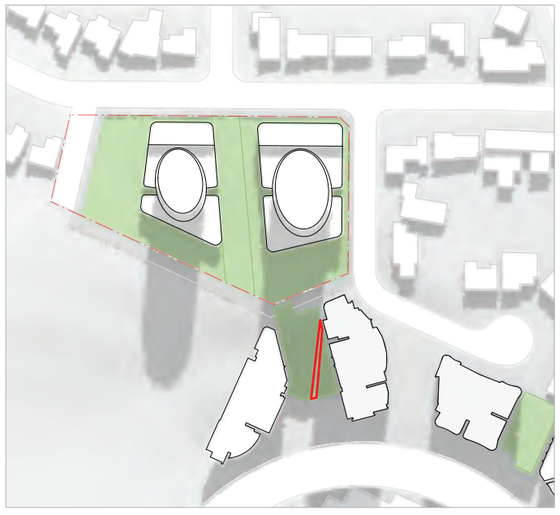

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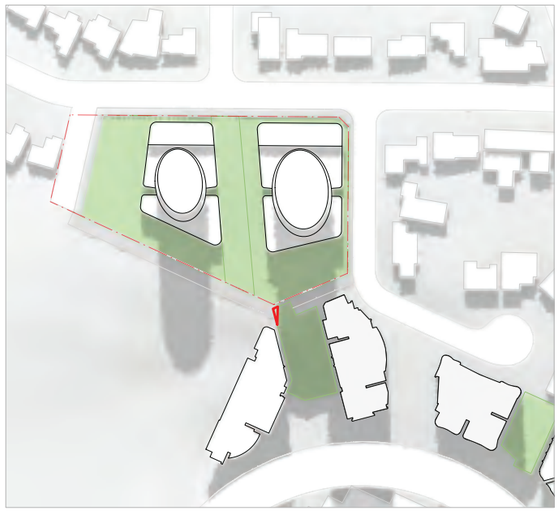

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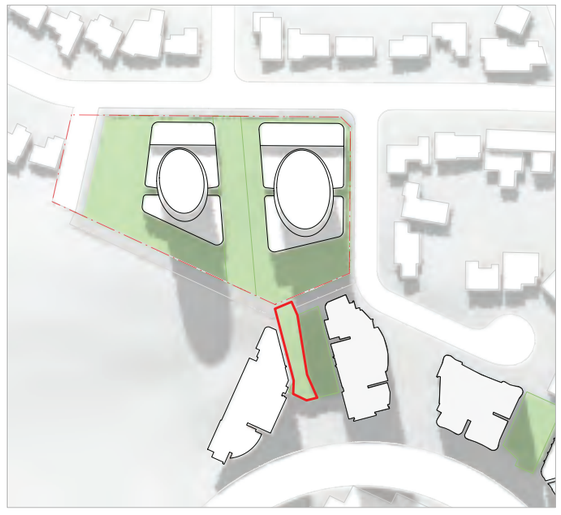

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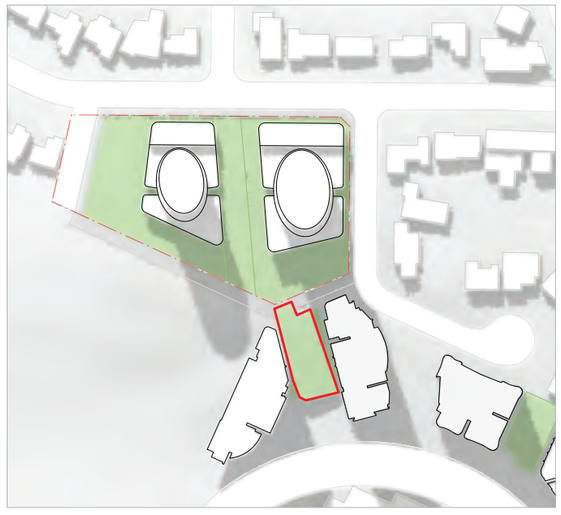
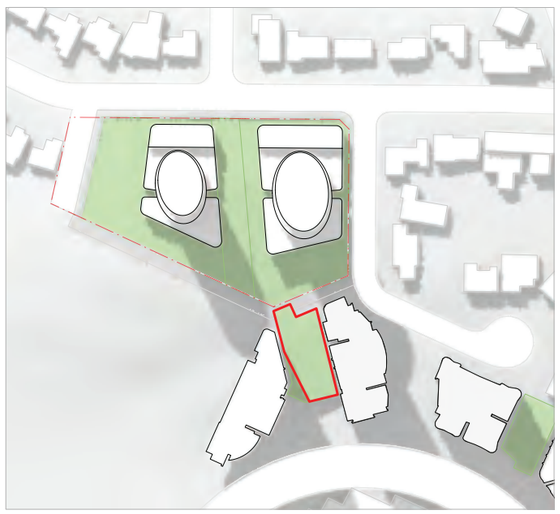


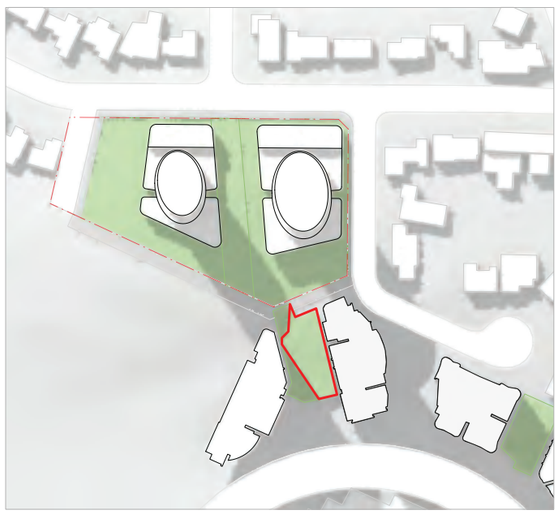
June 21 12:30pm

07 SUPPLEMENTARY INFORMATION

7.3 PROPOSED OVERSHADOWING ANALYSIS | COMMUNAL OPEN SPACE



June 21 1:00pm



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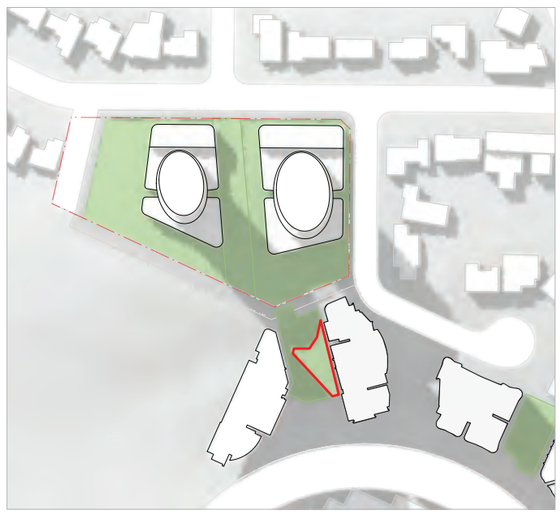
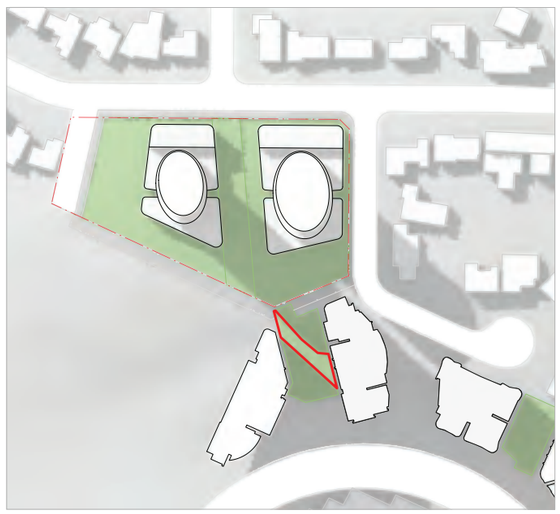


June 21 2:00pm



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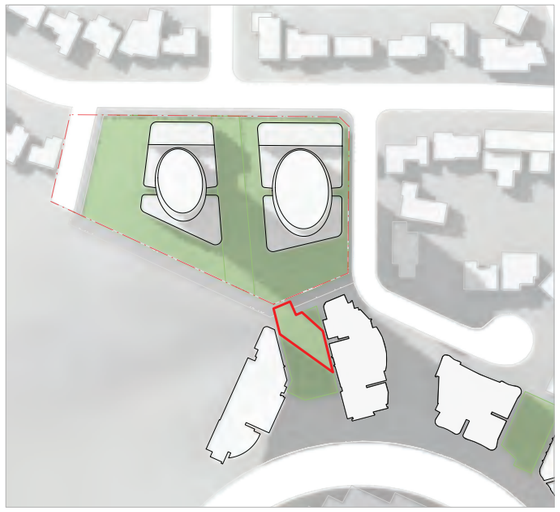


June 21 3:00pm

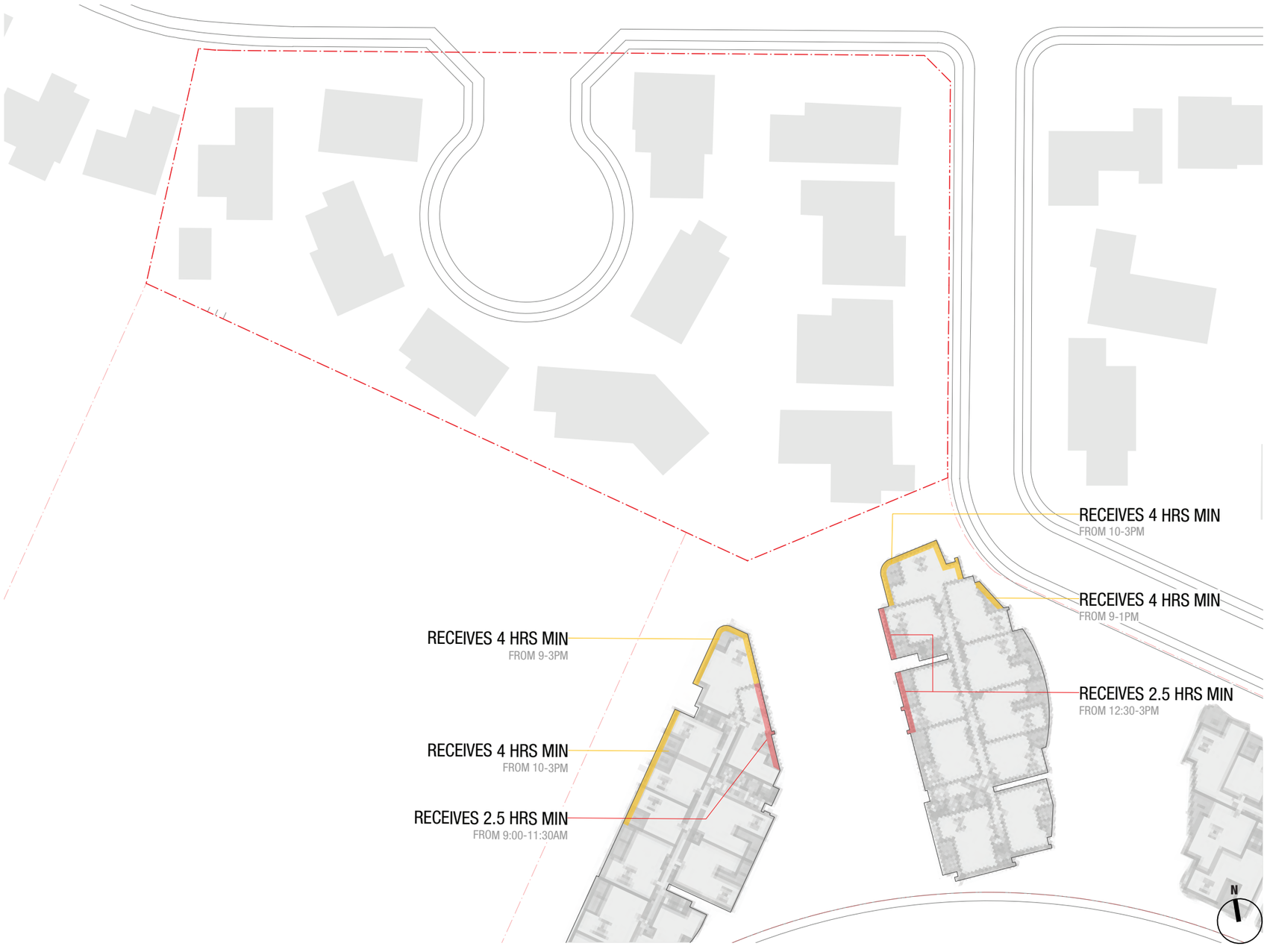
07 SUPPLEMENTARY INFORMATION

7.4 EXISTING OVERSHADOWING ANALYSIS | APARTMENT SOLAR ACCESS

The following pages investigate the solar access potential to apartments within the Toplace development site. The key apartments that are potentially impacted by the Vivien Place development are located within Buildings A and B, as indicated opposite.

The diagram opposite summarises the existing condition. It is worth noting that the majority of apartments to the Toplace site are orientated principally east or west, and therefore by default can only ever receive a maximum of approximately 2-3 hours of direct sunlight measured June 21st.

The solar diagrams over pages 48 and 49 summarise the additional impacts taking into account the proposed Vivien Place development. The methodology used in these diagrams is view from the sun. In essence, if a building surface can be seen in the diagram it is receiving full sunlight, and if a building surface is not visible it is by definition completely overshadowed.



AT LEAST 4 HRS SOLAR ACCESS

AT LEAST 2 HRS SOLAR ACCESS

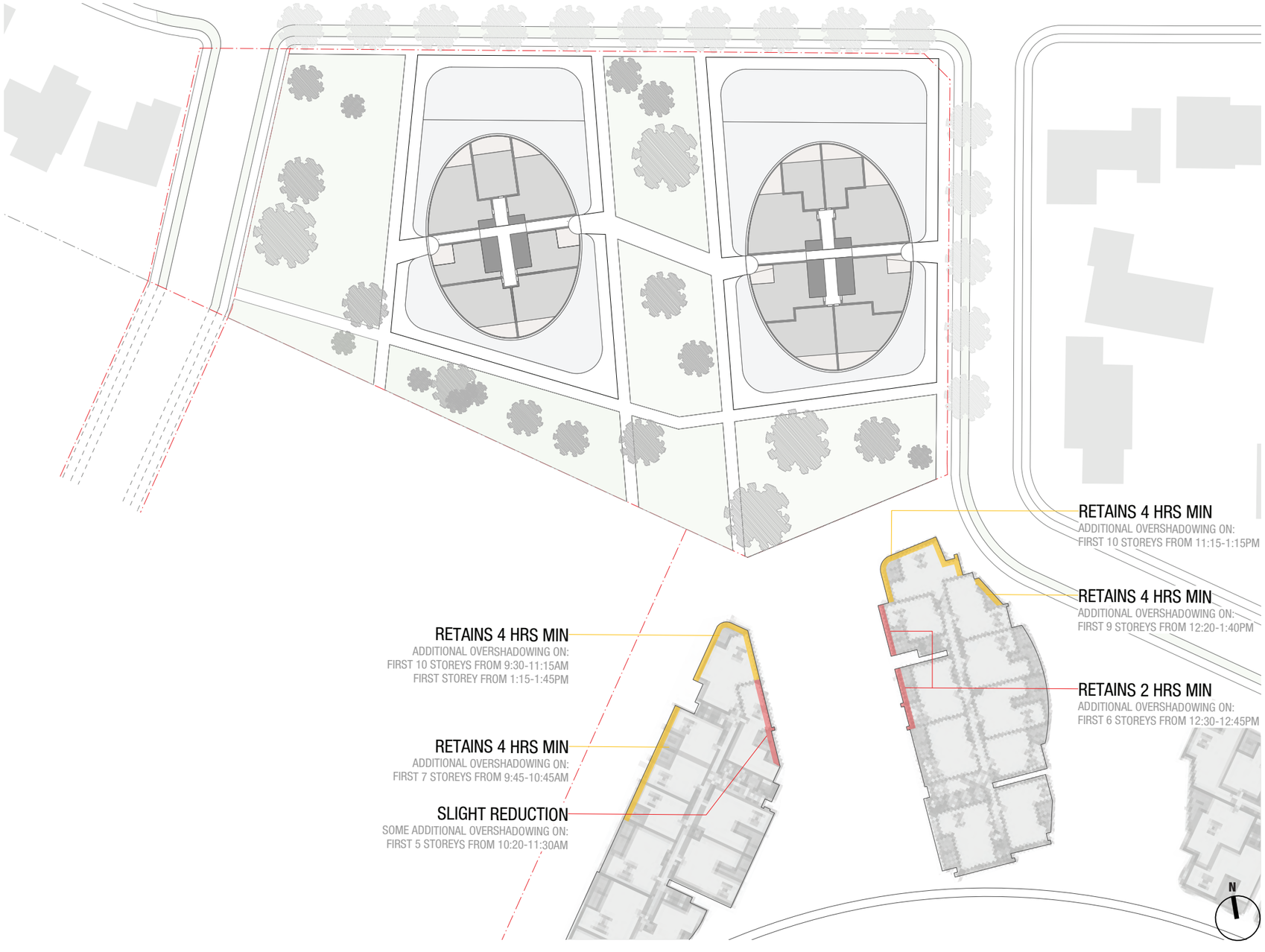
07 SUPPLEMENTARY INFORMATION

7.4 PROPOSED OVERSHADOWING ANALYSIS

The diagram on this page provides a summary of the solar access potential to Toplace taking into account the proposed Vivien Place development.

In summary, those apartments that currently enjoy a minimum of 4hrs sunlight retain this access. Further, the internal east / west facing apartments that currently receive at least 2 hours sunlight likewise retain this minimum level of access.

There is a slight reduction to 5 apartments in Building A below 2 hours mid winter sunlight. In the overall context of an emerging and denser new precinct, this slight loss of mid winter sunlight does not seem unreasonable, and is balanced by benefits such as direct access to new high quality green spaces.

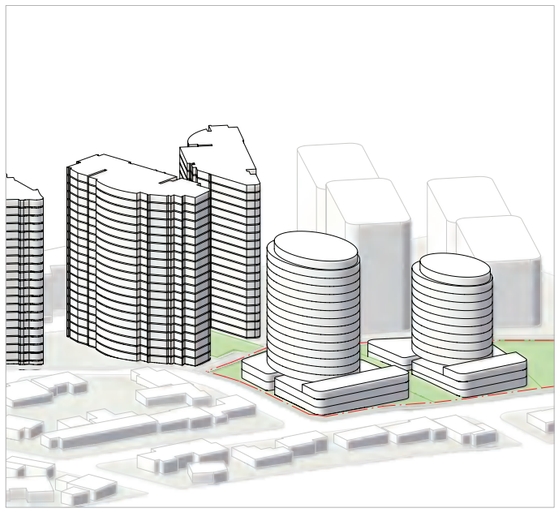


AT LEAST 4 HRS SOLAR ACCESS

AT LEAST 2 HRS SOLAR ACCESS

07 SUPPLEMENTARY INFORMATION

7.4 PROPOSED OVERSHADOWING ANALYSIS | APARTMENT SOLAR ACCESS



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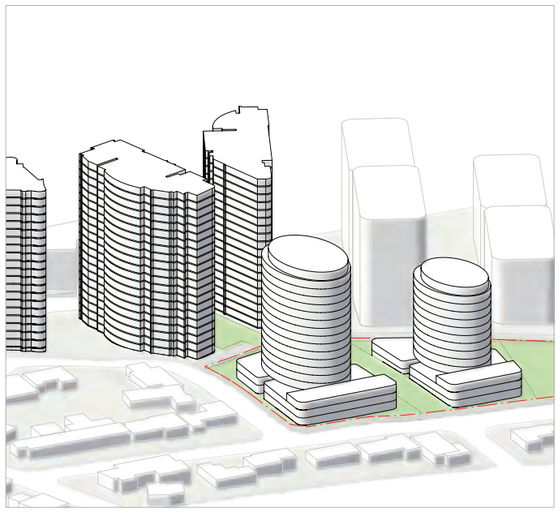

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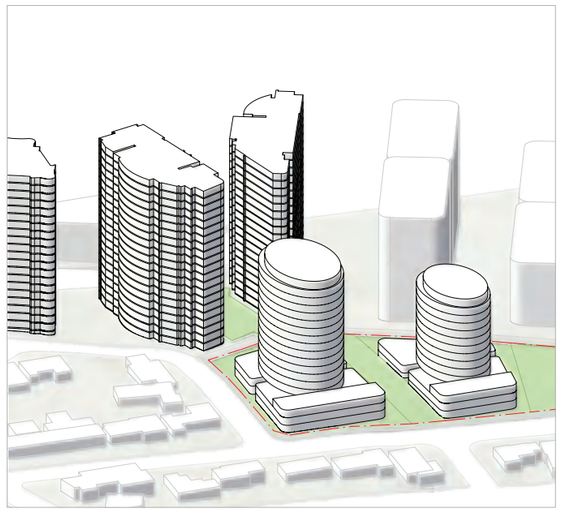
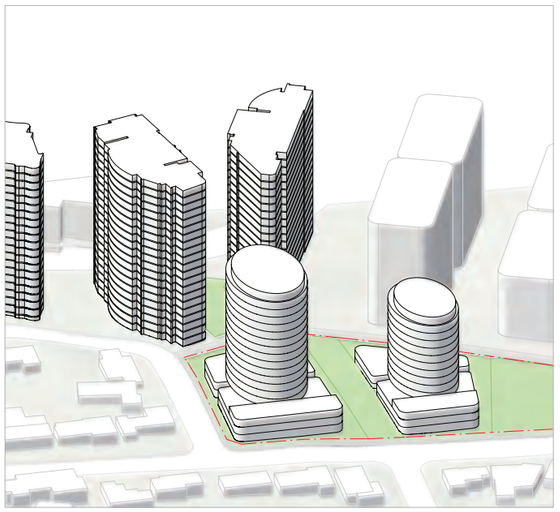


June 21 10:00am



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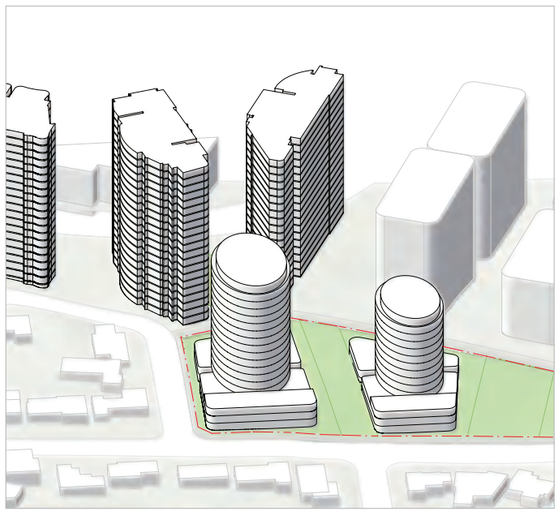

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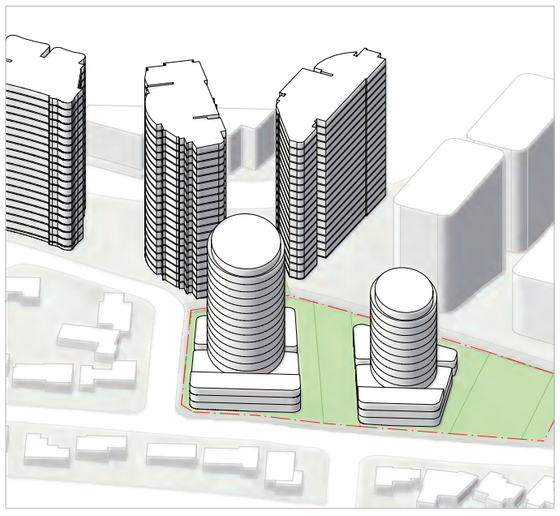

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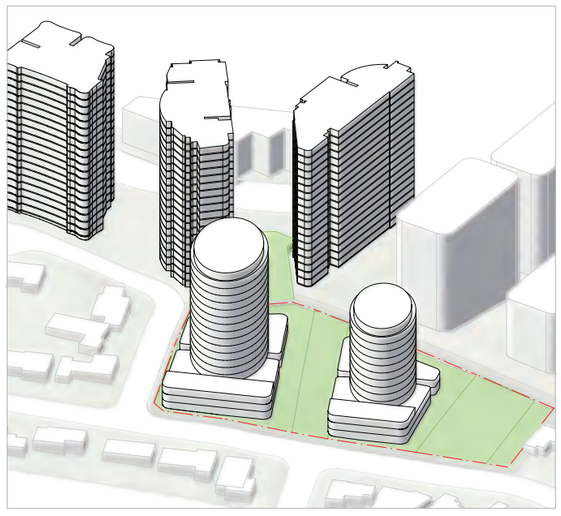
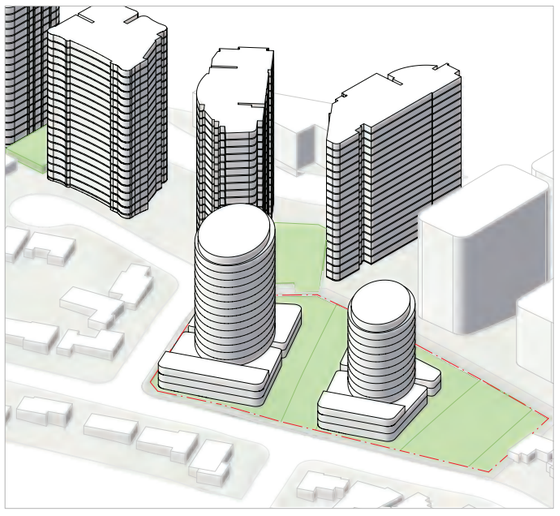


June 21 12:00pm



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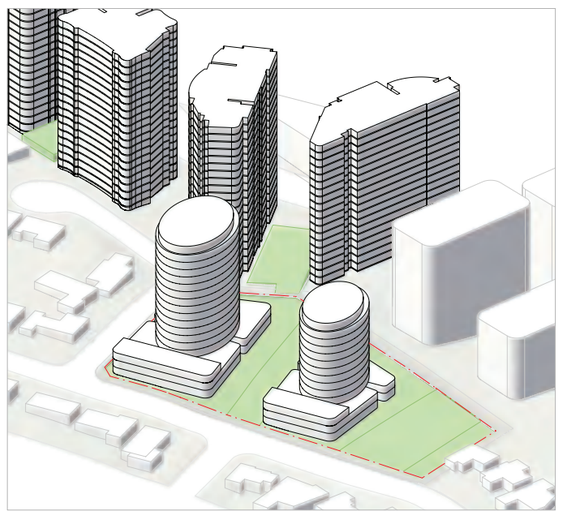
07 SUPPLEMENTARY INFORMATION

7.4 PROPOSED OVERSHADOWING ANALYSIS | APARTMENT SOLAR ACCESS



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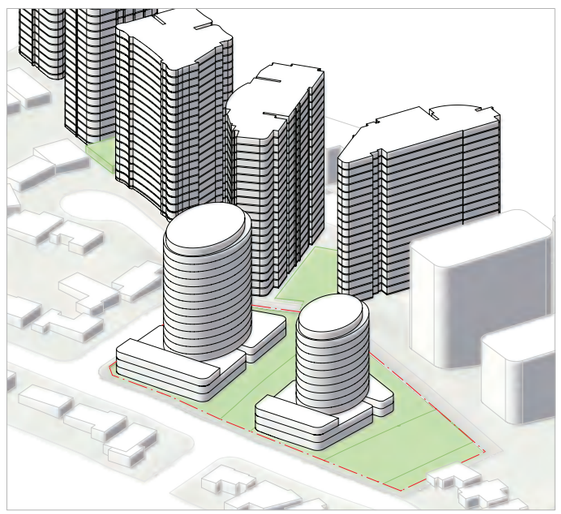

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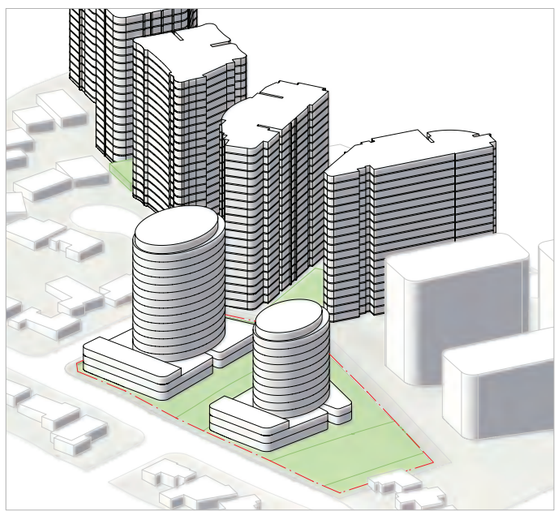

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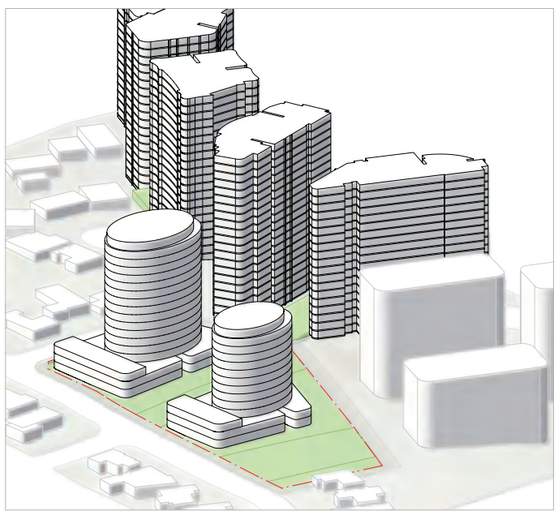

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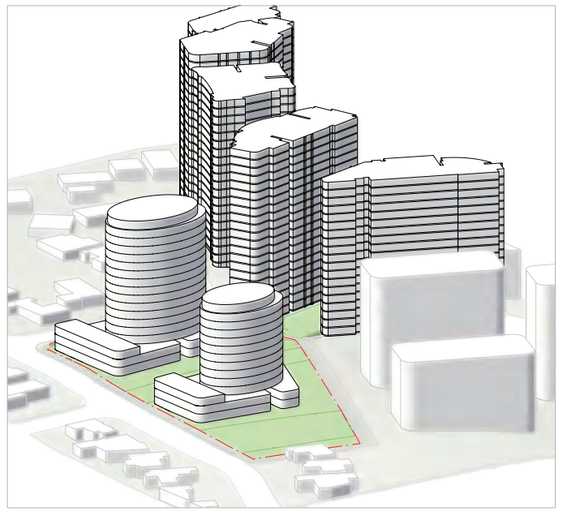

June 21 3:00pm

UP ARCHITECTS

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