

5.0 DESIGN STUDY

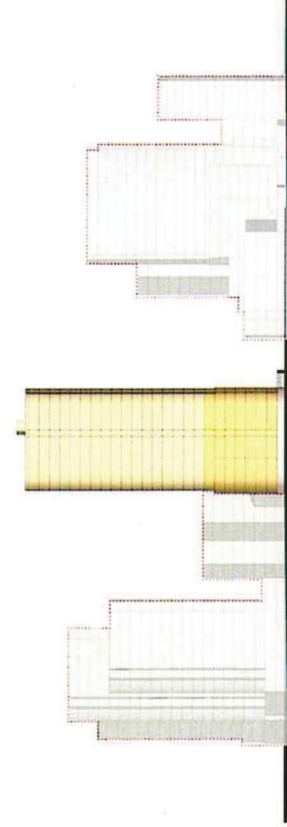
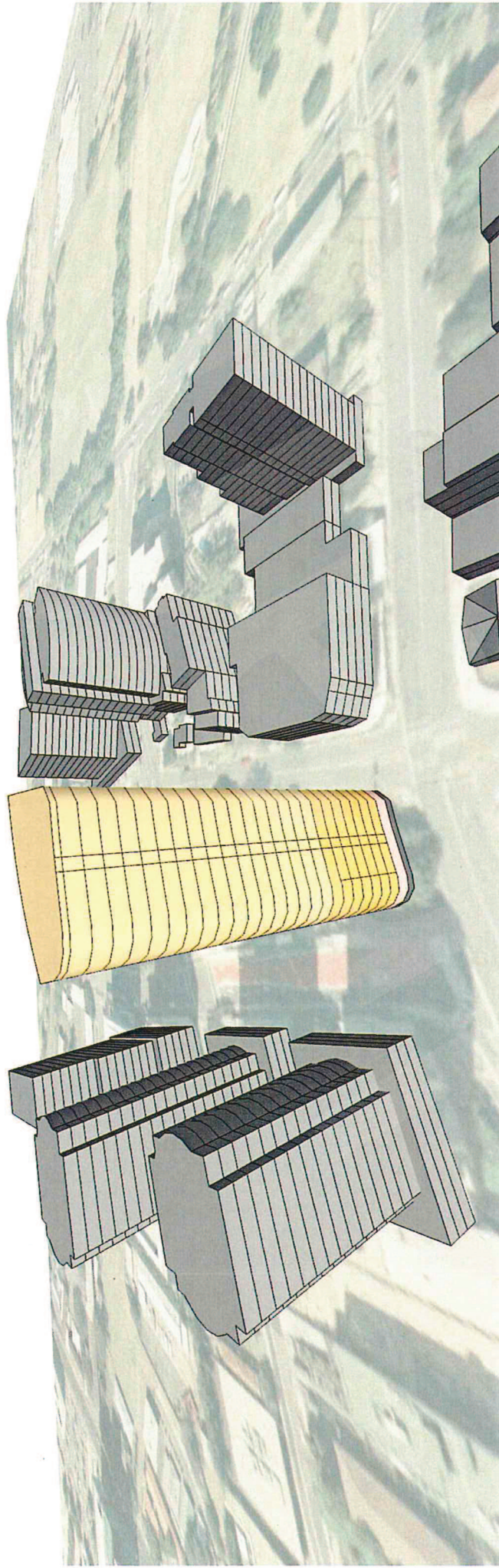


Nominated Architect: TONYLEUNG
NSW Architects Registration No. 7133

DISCLAIMER: All information contained within this document is preliminary and is subject to further design development, council consultation and approval.

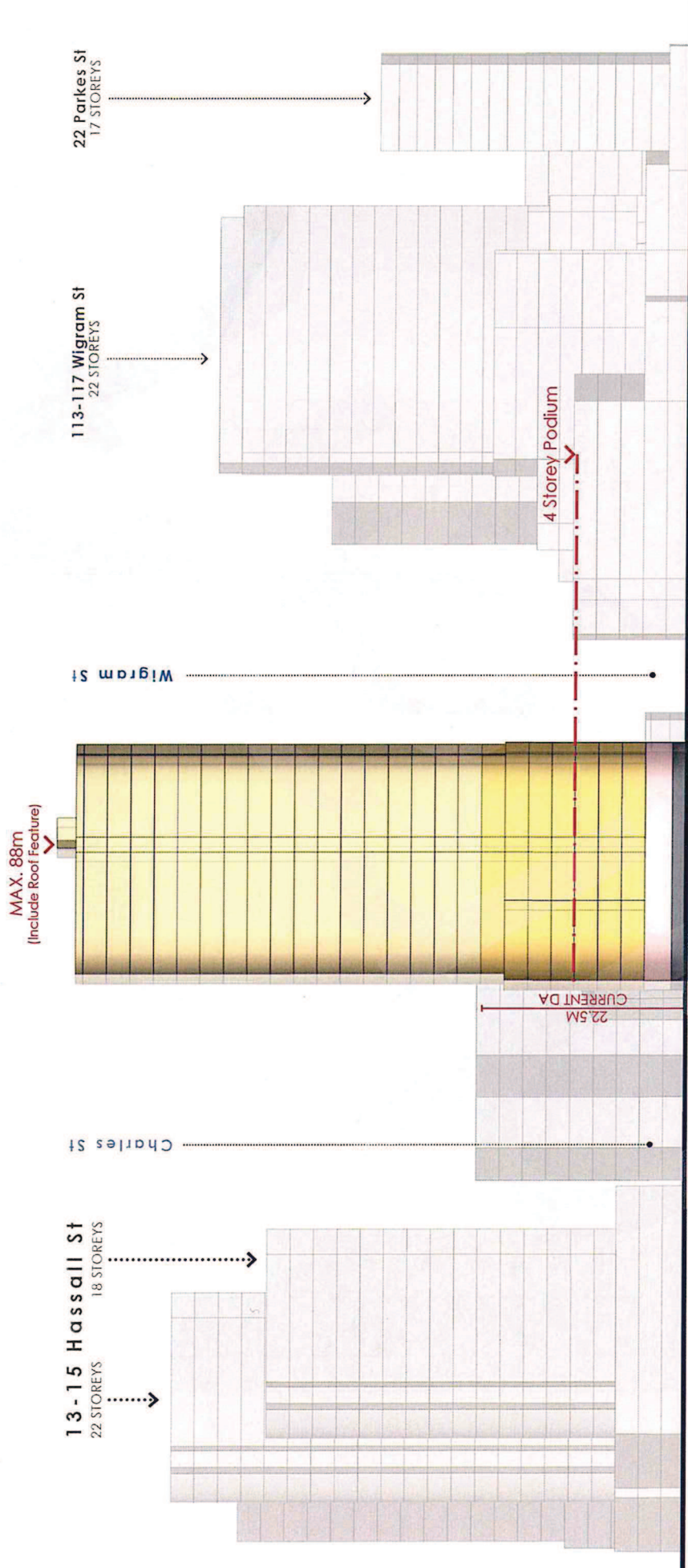
122 Wigram Street, **HARRIS PARK**

5.1 BUILDING HEIGHT



5.1 BUILDING HEIGHT

PARKES STREET ELEVATION



5.2 STREETSCAPE

13-15 Hassall St
18 STOREYS

17-21 Hassall St & 124 Wigram St
(potential development)
32 STOREYS

25 STOREYS

16 Parkes St

22 Parkes St
17 STOREYS

CURRENT DA
8 storeys

5.2 STREETSCAPE

17-21 Hassall St & 124 Wigram St
(potential development)
32 STOREYS

Hassall St

Charles St

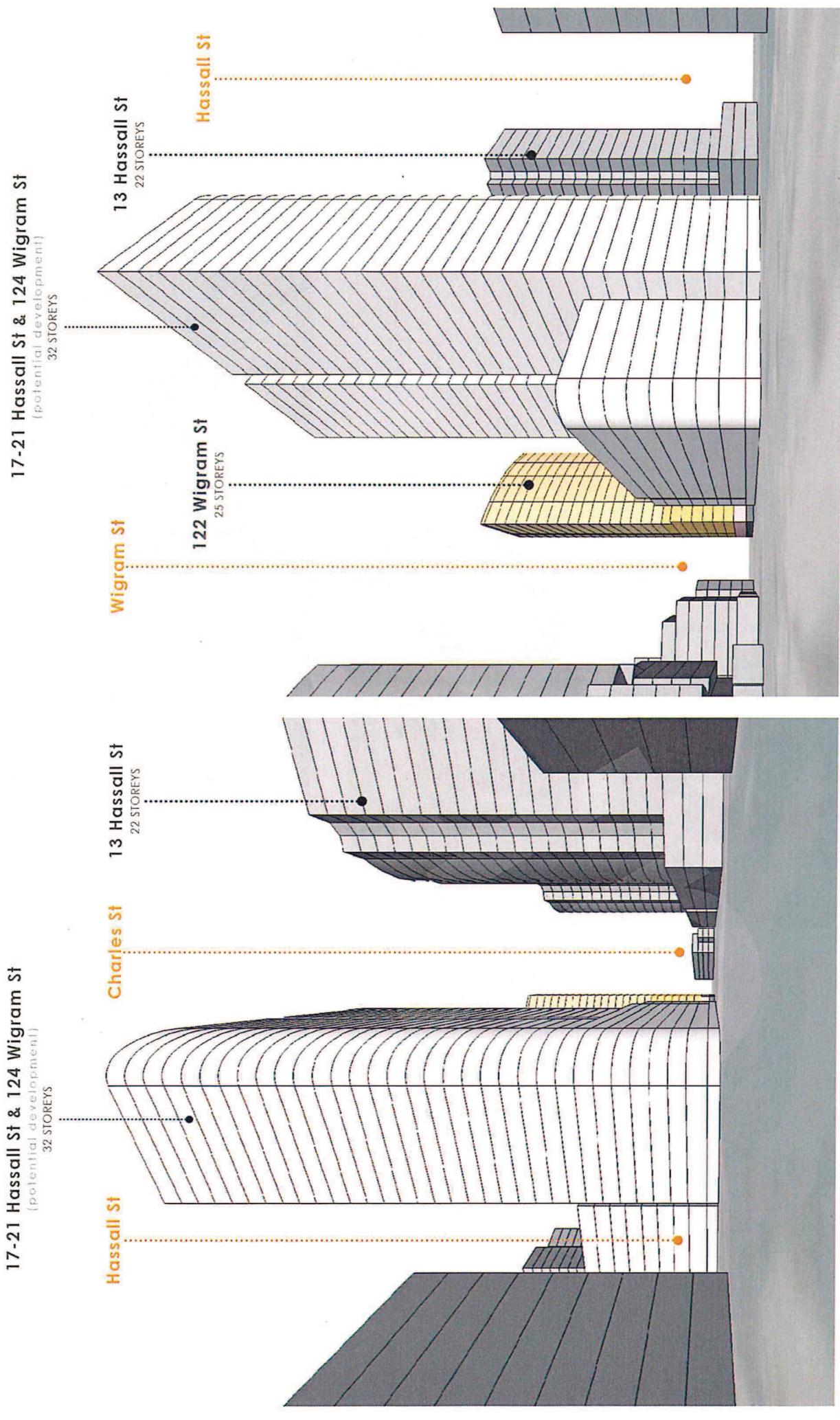
13 Hassall St
22 STOREYS

Wigram St

122 Wigram St
25 STOREYS

13 Hassall St
22 STOREYS

Hassall St



DISCLAIMER: All information contained within this document is preliminary and is subject to further design development, council consultation and approval.

5.3 SHADOW ANALYSIS

Shadow analysis shows that the shadow of the proposed building aligns with the shadow line of the surrounding existing buildings without creating significant additional overshadowing.

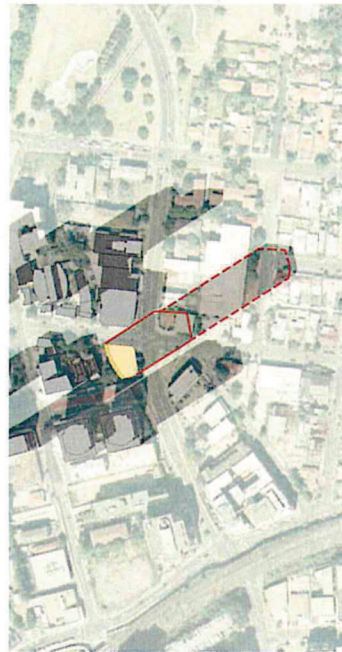
The shadow diagram also shows that there is no additional overshadowing to the pocket park to the south of Parkes Street by this planning proposal scheme compared to DA.



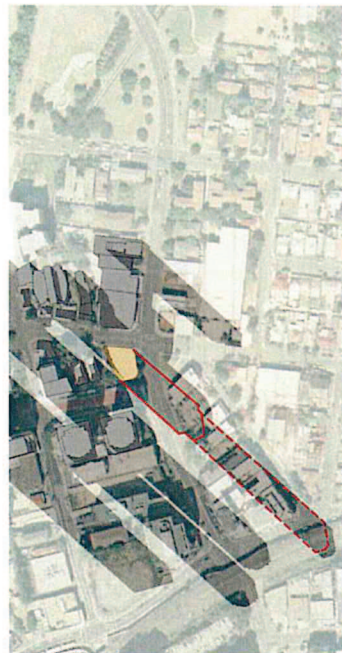
10 AM



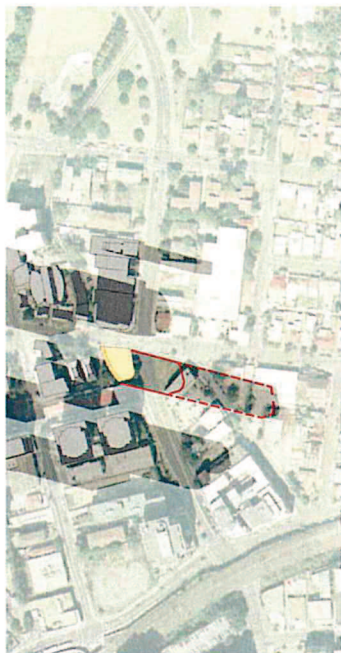
12 PM



2 PM



9 AM



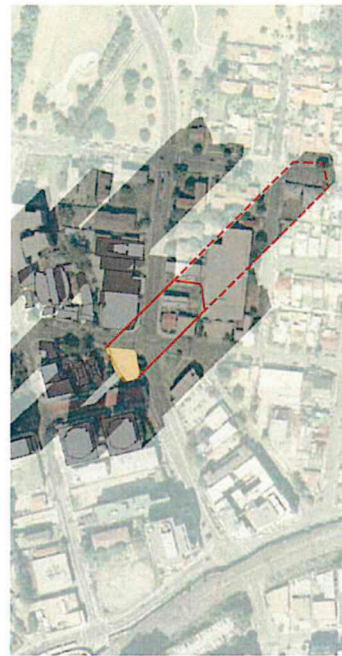
11 AM



1 PM

— APPROVED DA SHADOW

- - - PROPOSED SHADOW



3 PM

122 Wigram Street, HARRIS PARK

①

DISCLAIMER: All information contained within this document is preliminary and is subject to further design development, council consultation and approval.

Nominated Architect: TONY LEUNG
NSW Architects Registration No. 7133

Q+ design group

5.4 SITE AMALGAMATION



TWO DEVELOPMENT SITES ON THE BLOCK

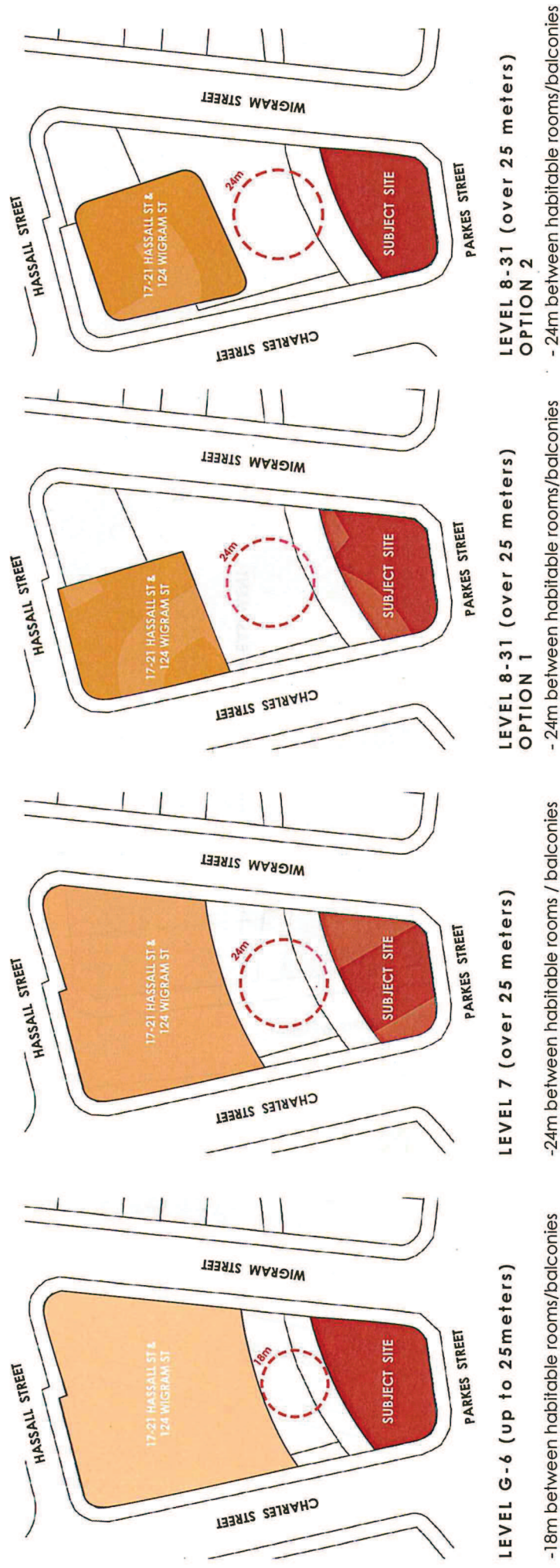
SUBJECT SITE IS STAND ALONE DUE TO PHYSICAL BARRIER BEING STORMWATER CULVERT

SITES ON NORTH CAN BE AMALGAMATED

5.5 BUILDING SEPARATION

Buildings to the north of the subject site (no. 124 Wigram Street) are already strata buildings, which is unlikely to be re-developed.

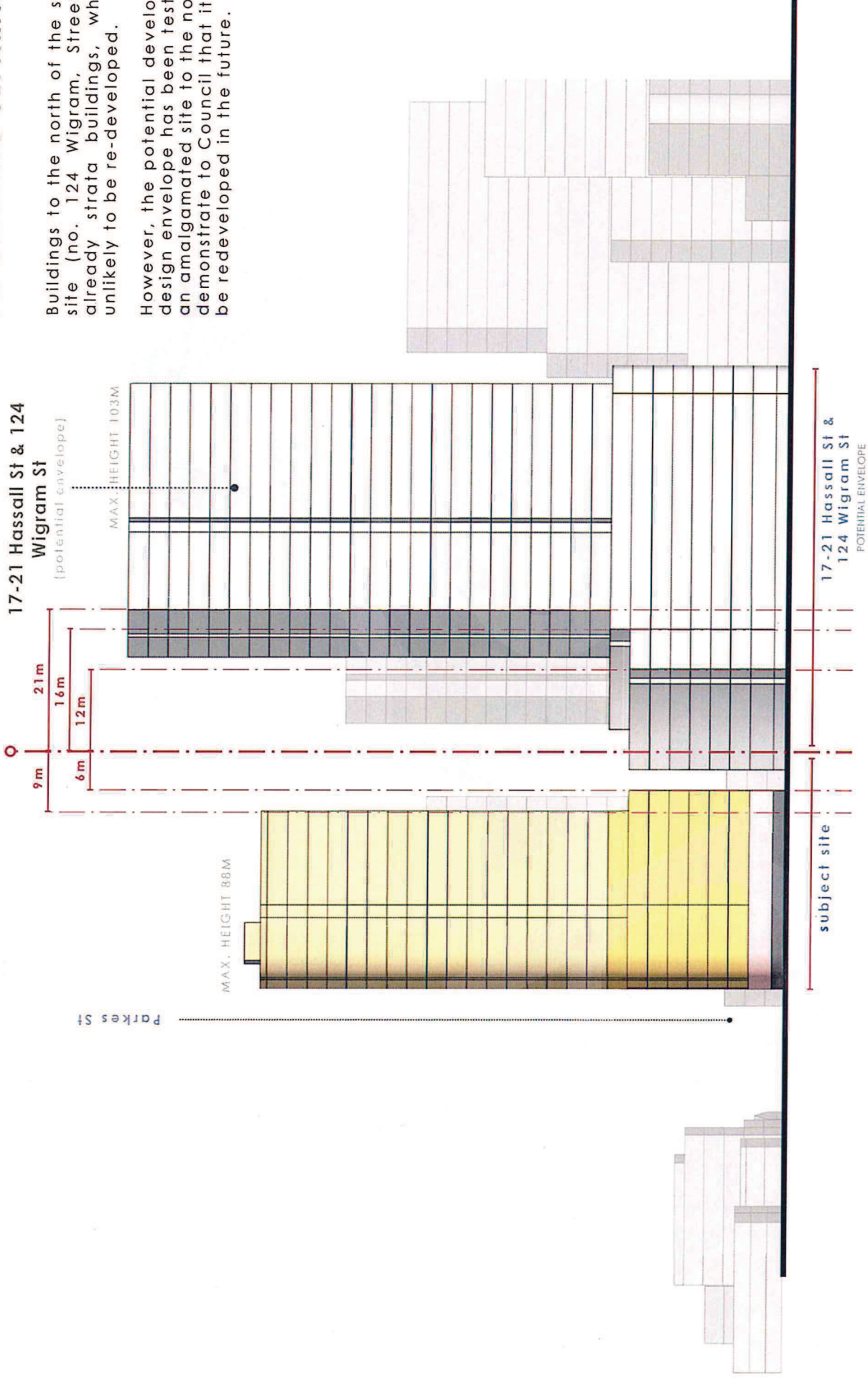
However, the potential development design envelope has been tested for an amalgamated site to the north, to demonstrate to Council that it could be redeveloped in the future.



5.5 BUILDING SEPARATION

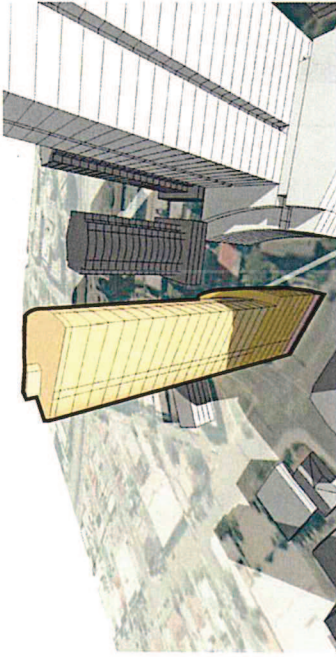
Buildings to the north of the subject site (no. 124 Wigram, Street) are already strata buildings, which is unlikely to be re-developed.

However, the potential development design envelope has been tested for an amalgamated site to the north, to demonstrate to Council that it could be redeveloped in the future.

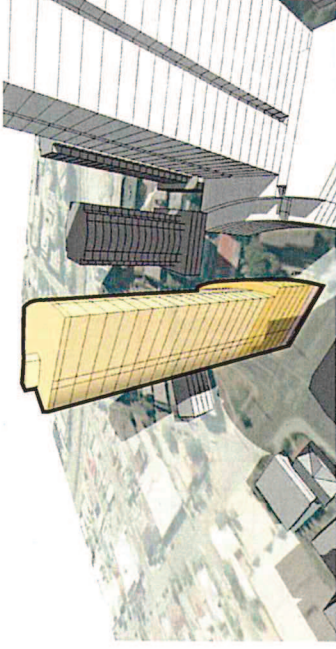


5.6 SOLAR ACCESS

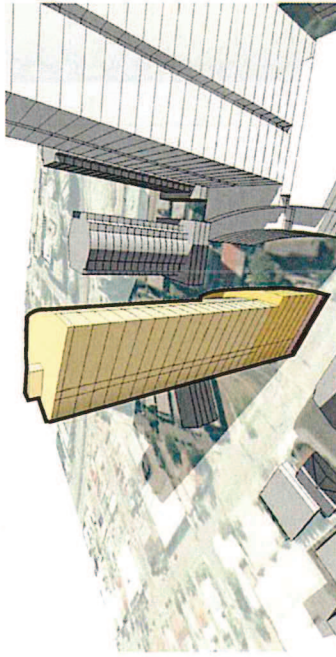
EAST FACADE - 22nd June



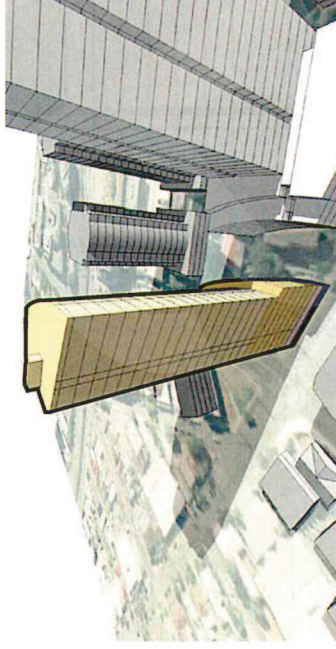
9 AM



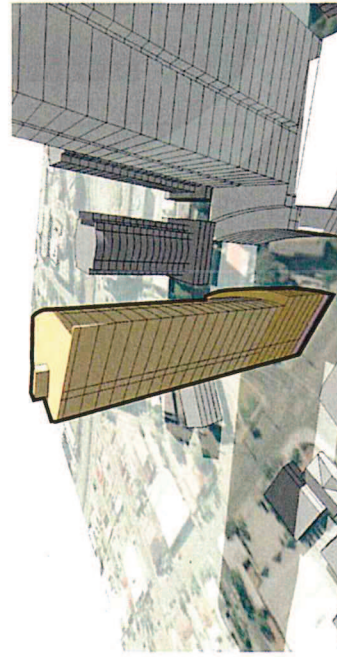
10 AM



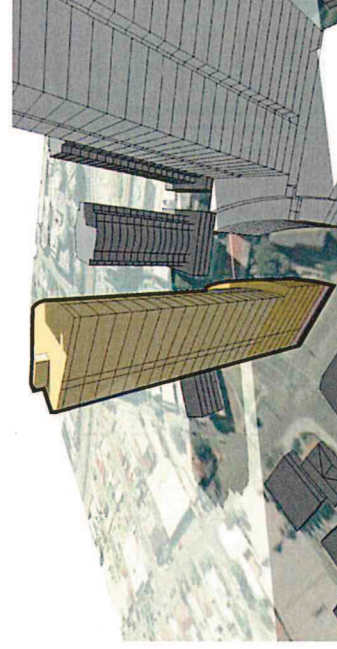
11 AM



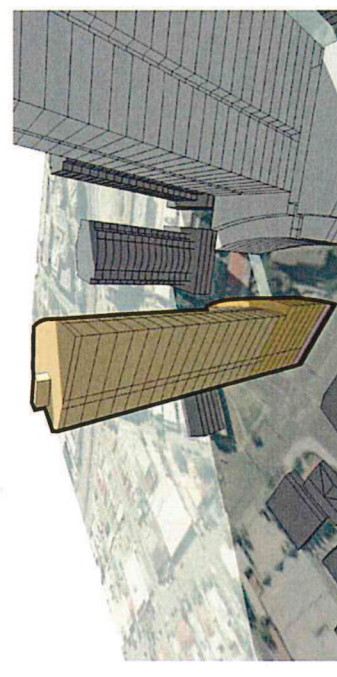
12 PM



1 PM



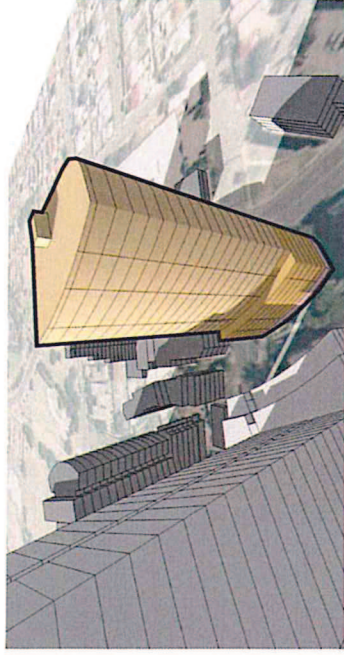
2 PM



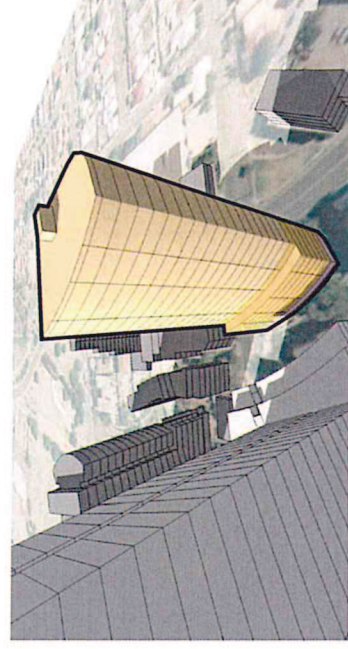
3 PM

5.6 SOLAR ACCESS

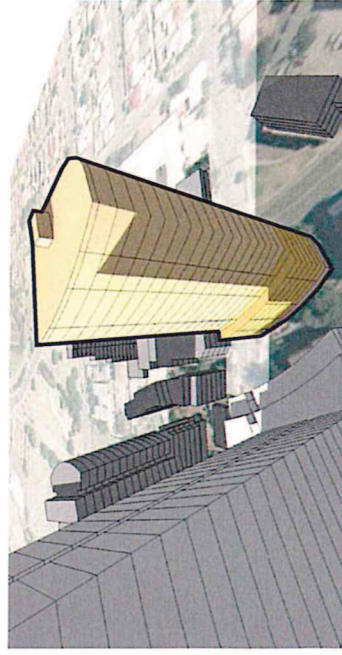
NORTH/WEST FACADES - 22nd June



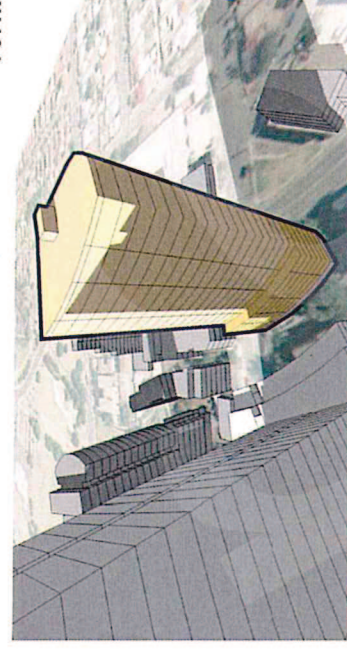
9 AM



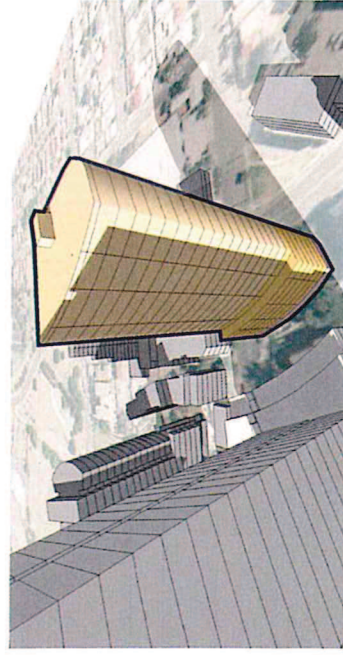
10 AM



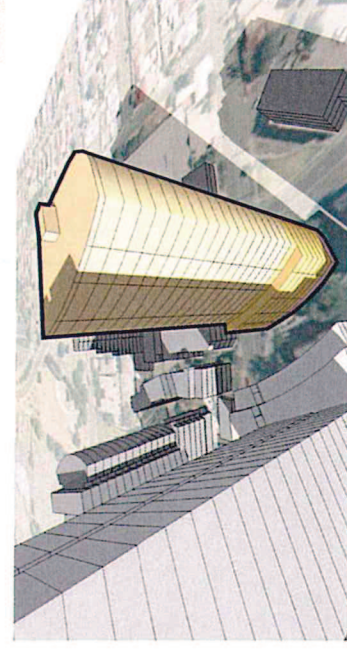
11 AM



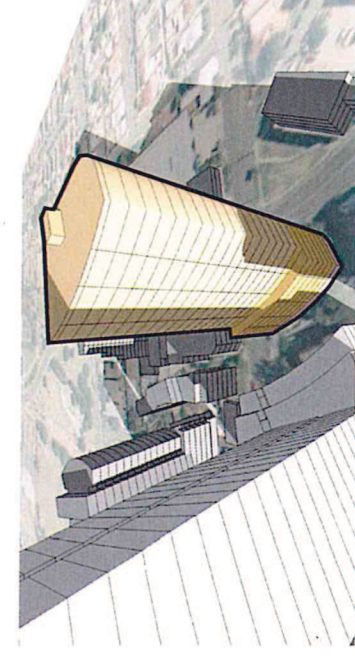
12 PM



1 PM



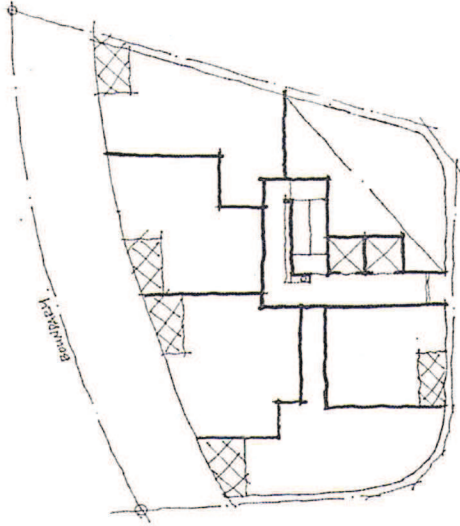
2 PM



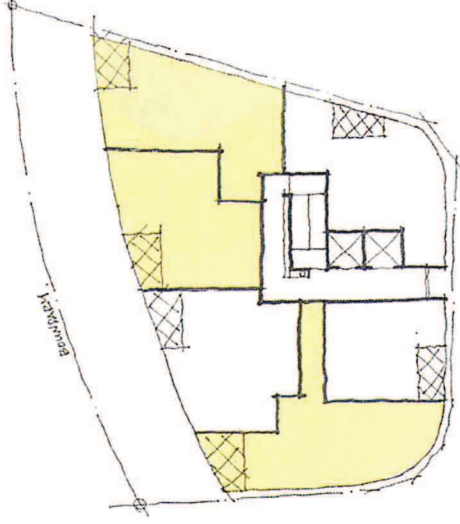
3 PM

5.6 SOLAR ACCESS

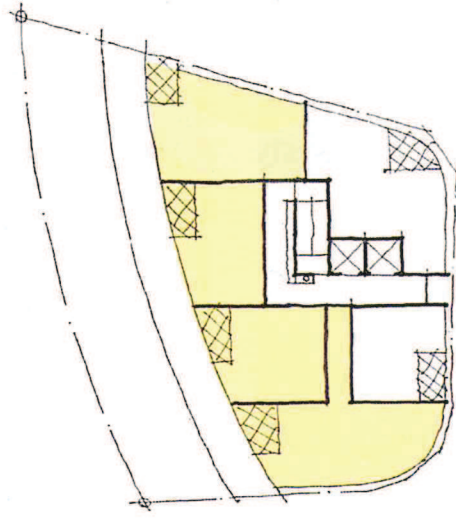
INDICATIVE PLANS - 22nd June



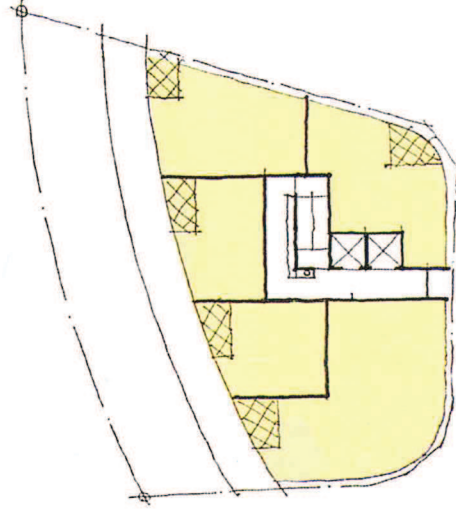
LEVEL 1-2 PLAN



LEVEL 3-6 TYPICAL PLAN



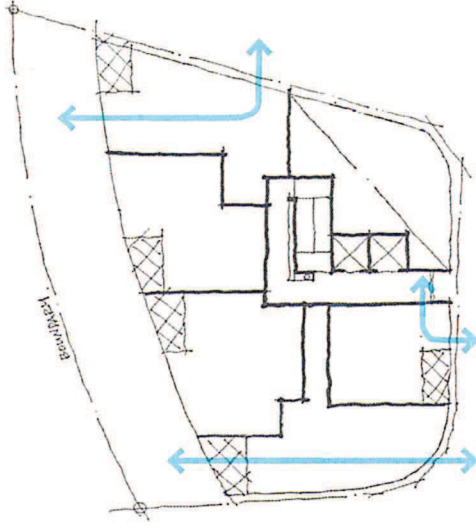
LEVEL 7-11 TYPICAL PLAN



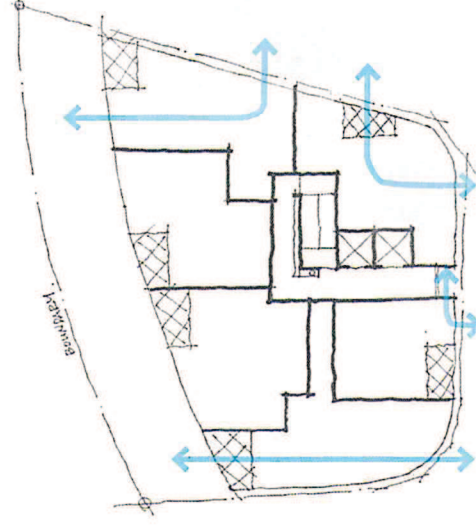
LEVEL 12-25 TYPICAL PLAN

Based on the analysis, it has been calculated that **77.4%** of the proposed apartments will receive min. two hours of sunlight between 9am to 3pm on the 22nd June, which complies with SEPP 65 requirement of minimum 70%.

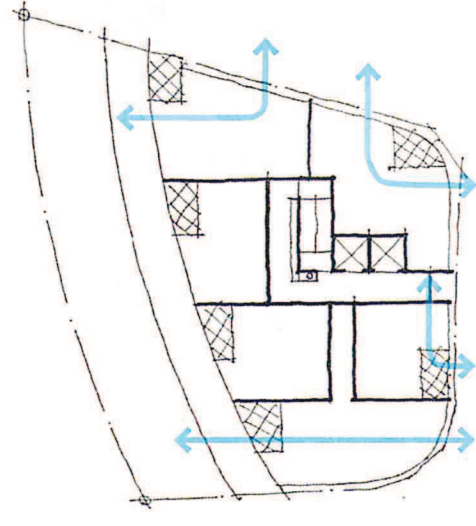
5.7 CROSS VENTILATION



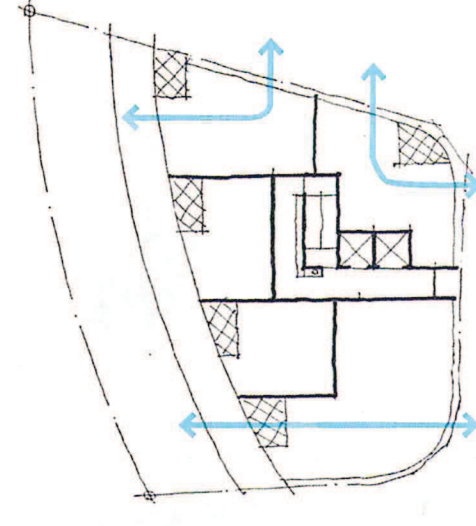
LEVEL 1 PLAN



LEVEL 2-6 TYPICAL PLAN



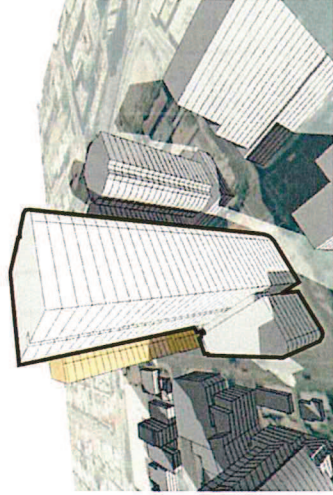
LEVEL 7-11 TYPICAL PLAN



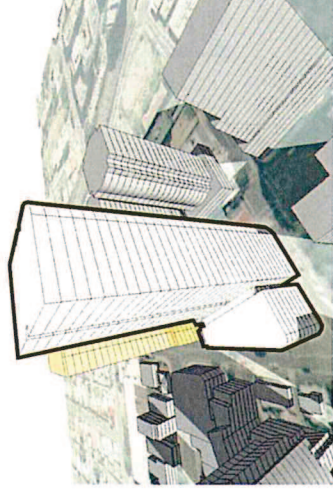
LEVEL 12-25 TYPICAL PLAN

Based on the analysis, it has been calculated that **62.9%** of the proposed apartments are cross ventilated, which complies with SEPP 65 requirement of minimum 60%.

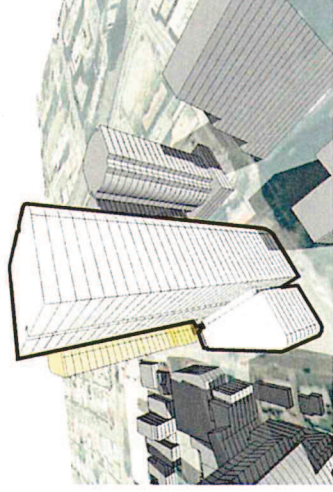
**5.8 No. 17-21 HASSALL ST
& No. 124 WIGRAM ST. STUDY**
SOLAR ACCESS ANALYSIS_NORTHEAST
22nd June



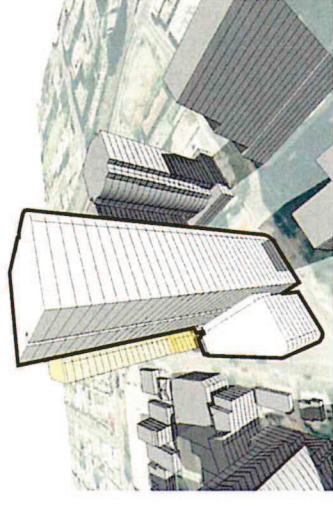
9 AM



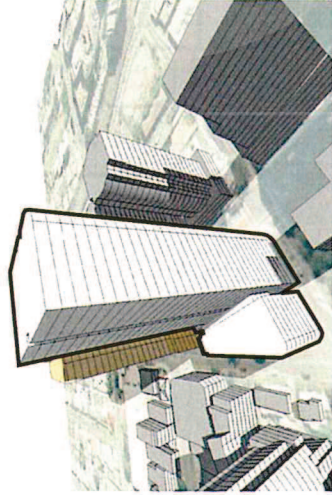
10 AM



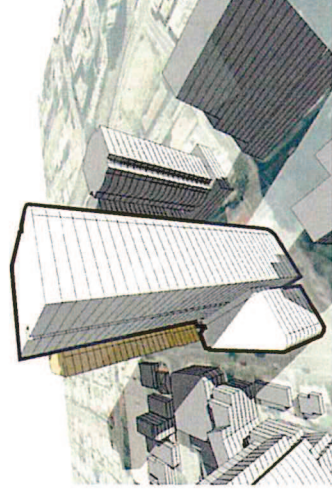
11 AM



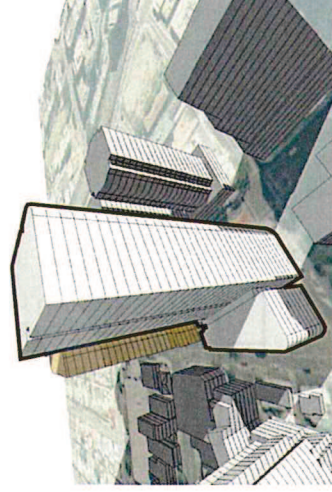
12 PM



1 PM

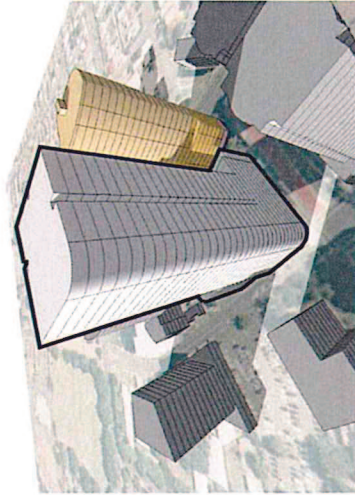


2 PM

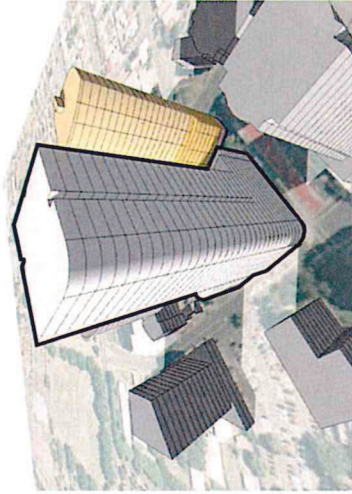


3 PM

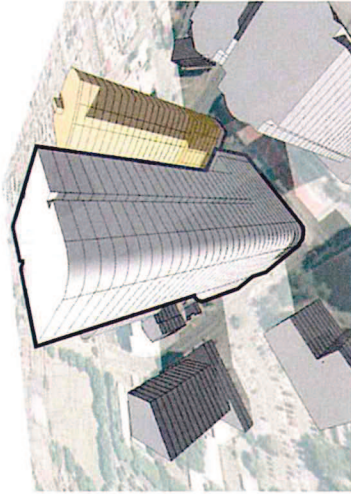
5.8 No. 17-21 HASSALL ST & No. 124 WIGRAM ST. STUDY SOLAR ACCESS ANALYSIS_NORTHWEST 22nd June



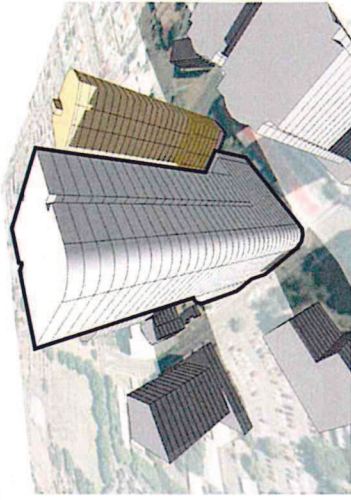
9 AM



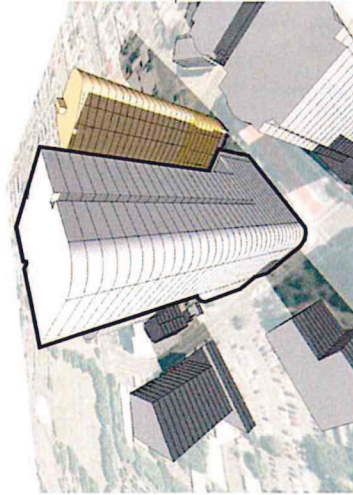
10 AM



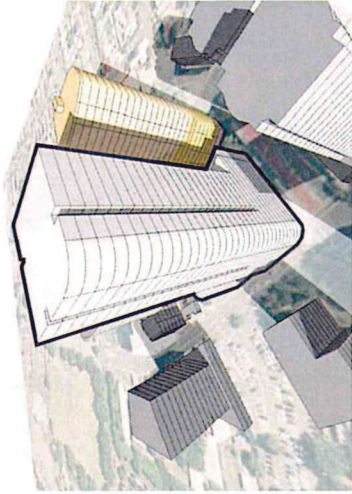
11 AM



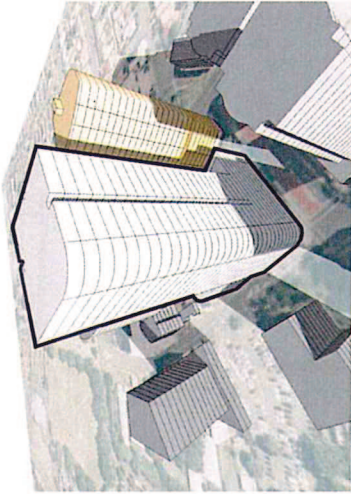
12 PM



1 PM

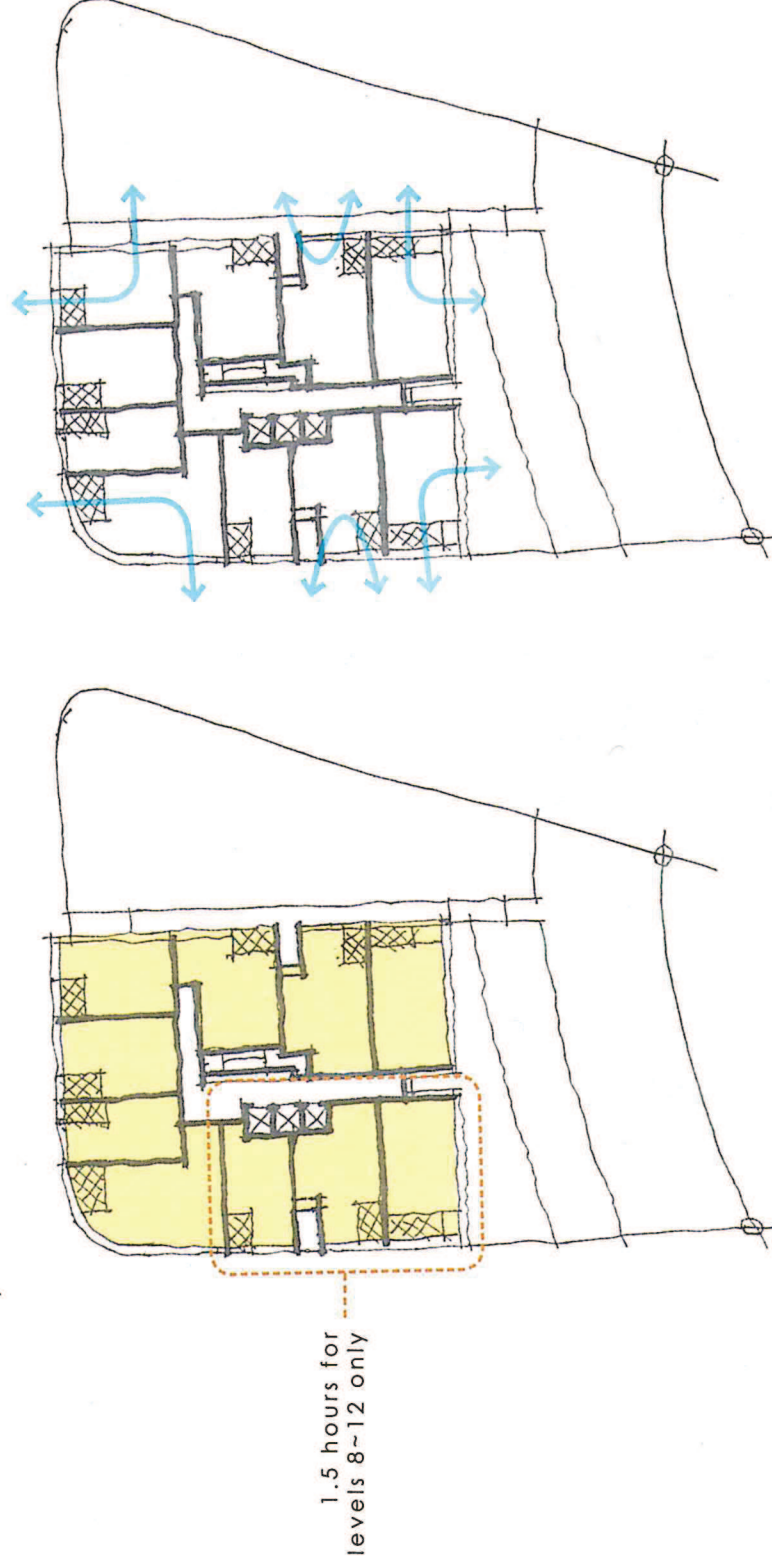


2 PM



3 PM

5.8 No. 17-21 HASSALL ST & No. 124 WIGRAM ST. STUDY SOLAR ACCESS & CROSS VENTILATION TYPICAL TOWER PLAN L8~L31 (GBA APPROX. 1050M²)



93.7% of the proposed apartments of typical tower plan L8~L31 will receive min. two hours of sunlight between 9am to 3pm on the 22nd June.

60% of the proposed apartments of typical tower plan L8~L31 are cross ventilated.

DEVELOPMENT SUMMARY

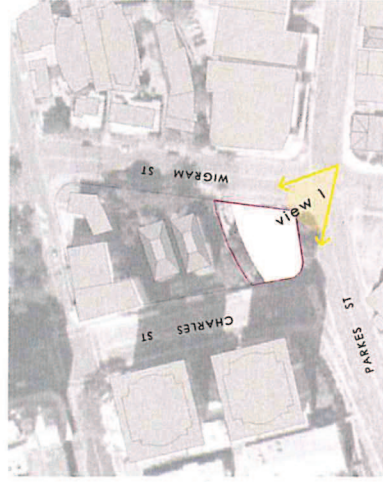
17-21 Hassall St. and 124 Wigram St. Harris Park

Site Area:	2,790.0 sqm approx.
GFA Total:	32,085.0 sqm
FSR:	11.5 :1 (10:1 plus 1.5:1)
Height:	103 m approx.

5.9 VIEW ANALYSIS



EXISTING CONDITION



5.9 VIEW ANALYSIS

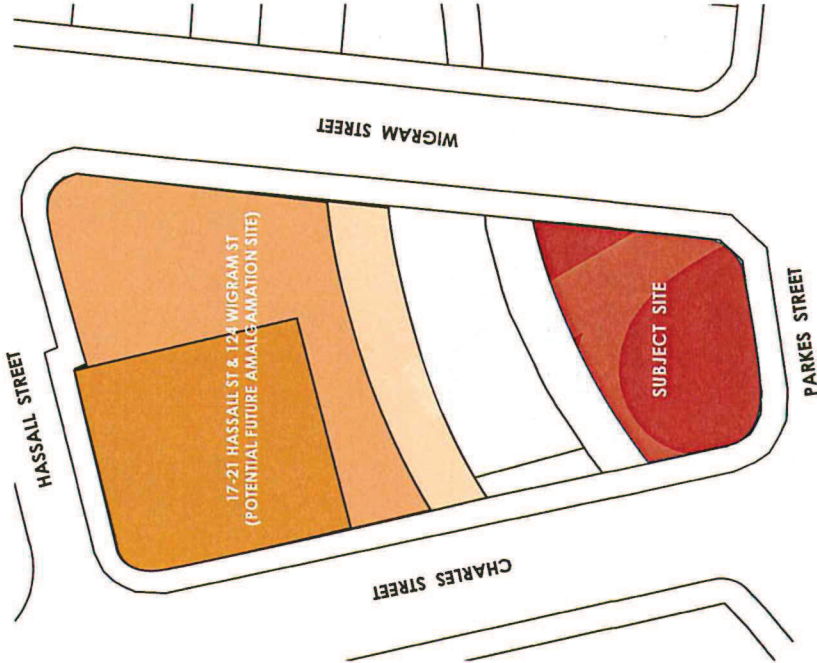


EXISTING CONDITION



6.0 DEVELOPMENT SUMMARY

6.0 DEVELOPMENT SUMMARY



122 Wigram St. Harris Park

Site Area:	888.6 sqm
GFA Total:	10,224.0 sqm
GFA Commercial:	80.0 sqm
FSR:	11.5 :1 (10:1 plus 1.5:1 for design excellence bonus)
Height:	88 m max. (include roof feature)



www.apjtsdg.com.au
architect: TONY LEUNG

