

# 1 – 31 Walter Street and 452-462 Willoughby Road, Willoughby

## PLANNING PROPOSAL

ISSUE A : 27/09/2019

### Sheet Number Sheet List

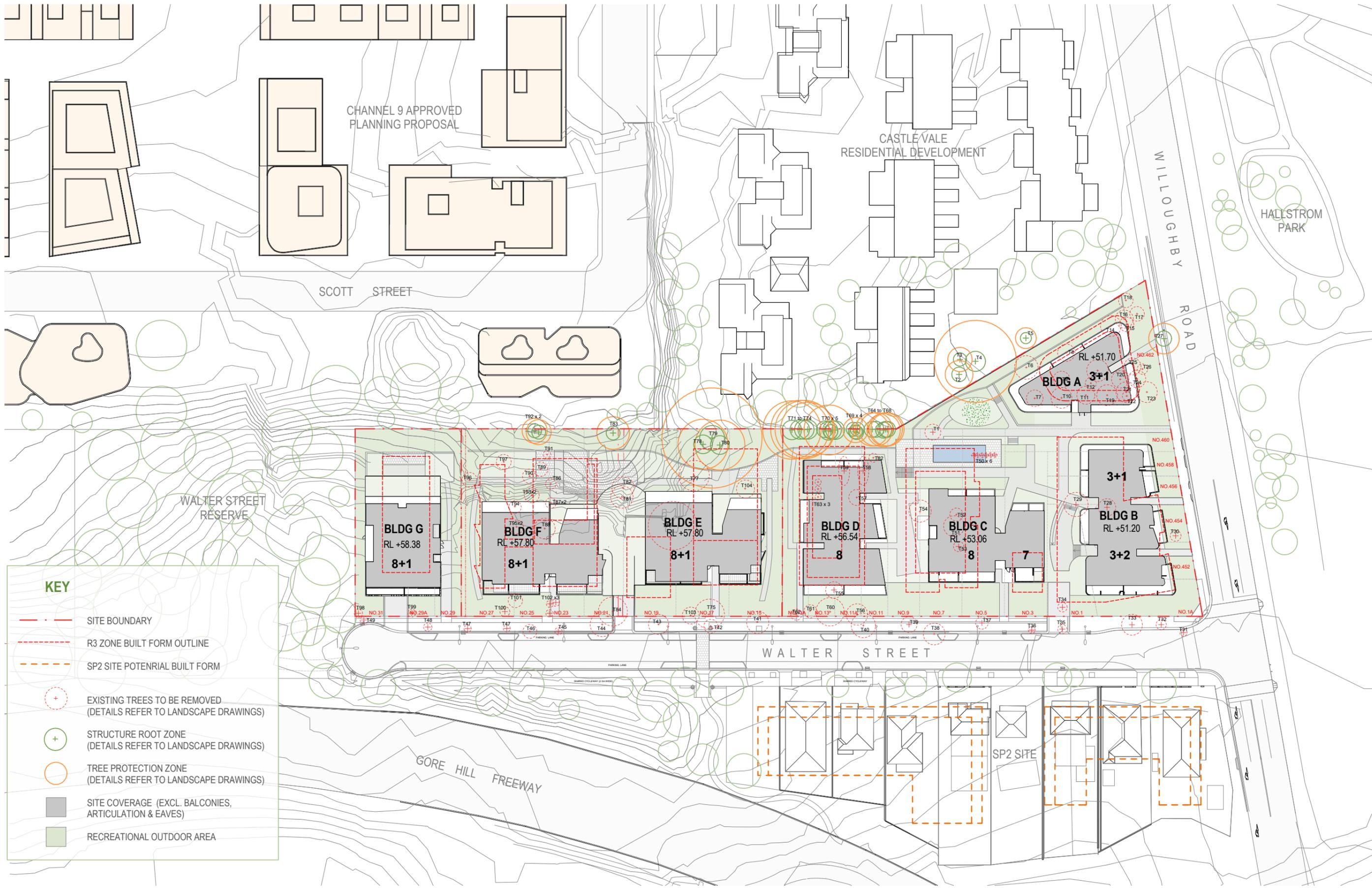
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### Sheet Number Sheet List

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APP 201	SUNVIEW DIAGRAM 9AM
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APP 402	PROPOSED AMENDED LEP EXTRACT MAPS- HEIGHT OF BUILDINGS
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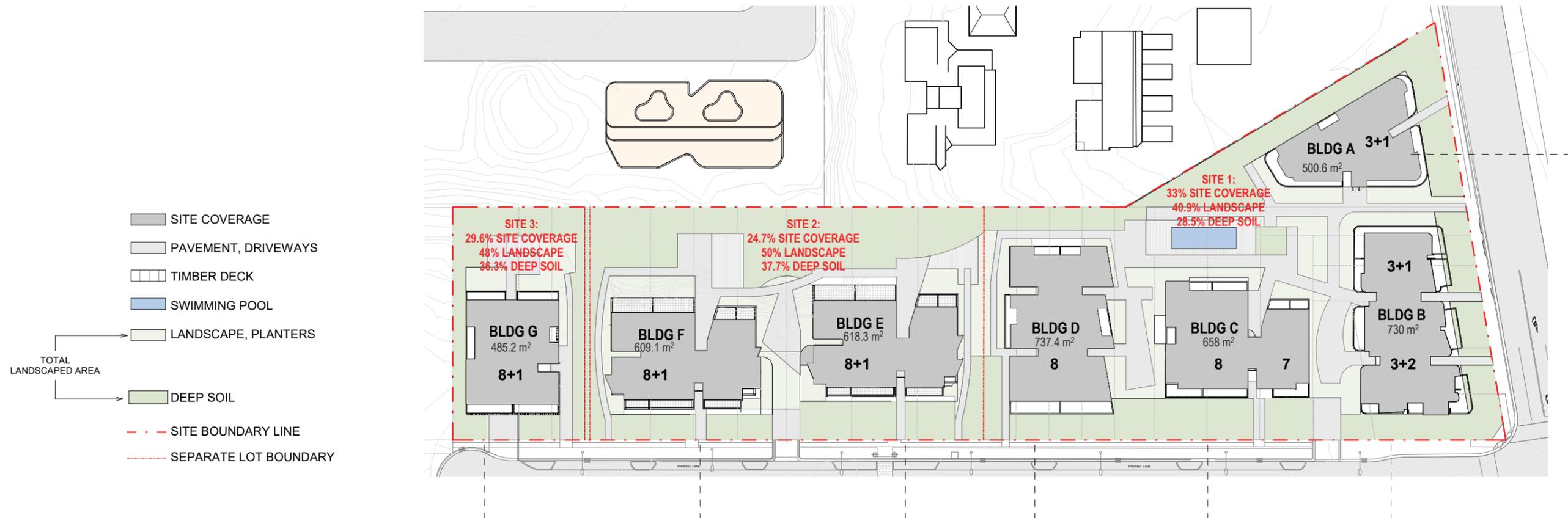
**A.002** **SITE SURVEY**  
1:500 @A1



**KEY**

- SITE BOUNDARY
- R3 ZONE BUILT FORM OUTLINE
- SP2 SITE POTENTIAL BUILT FORM
- EXISTING TREES TO BE REMOVED  
(DETAILS REFER TO LANDSCAPE DRAWINGS)
- STRUCTURE ROOT ZONE  
(DETAILS REFER TO LANDSCAPE DRAWINGS)
- TREE PROTECTION ZONE  
(DETAILS REFER TO LANDSCAPE DRAWINGS)
- SITE COVERAGE (EXCL. BALCONIES, ARTICULATION & EAVES)
- RECREATIONAL OUTDOOR AREA

**A.050** **SITE CONTEXT PLAN**  
1:500 @A1



**TOTAL AMALGAMATED SITE**

TOTAL SITE AREA : 14570.4m<sup>2</sup>  
 SITE COVERAGE: 4,338.6 m<sup>2</sup> (**29.7%**)

TOTAL LANDSCAPED AREA =  
 6,542 m<sup>2</sup> (**44.9%**)

OF WHICH 4,763 m<sup>2</sup> IS DEEP SOIL  
 (**32.7%**)

**SITE 3: BLDG G**  
 (NO. 29-31 WALTER STREET)

SITE AREA : 1641m<sup>2</sup>  
 SITE COVERAGE: 485.2 m<sup>2</sup>(**29.6% OF SITE**)

TOTAL LANDSCAPED AREA =  
 790 m<sup>2</sup>(**48% OF SITE**)

OF WHICH 596 m<sup>2</sup> IS DEEP SOIL  
 (**36.3% OF SITE**)

**SITE 2: BLDG E+F**  
 (NO. 15-27 WALTER STREET)

SITE AREA : 4969 m<sup>2</sup> (Including 66 m<sup>2</sup> Easement)  
 SITE COVERAGE: 1227.4 m<sup>2</sup> (**24.7% OF SITE**)

TOTAL LANDSCAPED AREA =  
 2494 m<sup>2</sup>(**50% OF SITE**)

OF WHICH 1874 m<sup>2</sup> IS DEEP SOIL  
 (**37.7% OF SITE**)

**SITE 1: BLDG A+B+C+D**  
 ( NO. 1-13A WALTER STREET &  
 NO.452-462 WILLOUGHBY ROAD)

SITE AREA : 7960.4m<sup>2</sup>  
 SITE COVERAGE: 2626 m<sup>2</sup> (**33% OF SITE**)

TOTAL LANDSCAPED AREA =  
 3258 m<sup>2</sup> (**40.9% OF SITE**)

OF WHICH 2293 m<sup>2</sup> IS DEEP SOIL  
 (**28.5% OF SITE**)



**A.051 SITE PLAN - SITE COVERAGE CALCULATION**  
 As indicated @A1



CHANNEL 9 APPROVED  
PLANNING PROPOSAL

CASTLE VALE  
RESIDENTIAL DEVELOPMENT

HALLSTROM  
PARK

SCOTT STREET

WILLOUGHBY  
ROAD

WALTER STREET  
RESERVE

WALTER STREET

GORE HILL  
FREEWAY

**KEY**

- SITE BOUNDARY
- SP2 SITE POTENTIAL BUILT FORM (ONLY IF THE SITE IS REZONED)
- + EXISTINGS TREES TO BE REMAINED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + TREE PROTECTION ZONE (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + NEW TREES PROPOSED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- RECREATIONAL OUTDOOR AREA

**Room Legend**

- 1 BED
- 2 BED
- 3 BED
- BALCONY



**A.100**  
1 : 500  
**GROUND FLOOR**  
@A1



**A.101** LEVEL 1 - 2  
 1 : 500 @A1



**KEY**

- SITE BOUNDARY
- SP2 SITE POTENTIAL BUILT FORM (ONLY IF THE SITE IS REZONED)
- + EXISTINGS TREES TO BE REMAINED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + TREE PROTECTION ZONE (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + NEW TREES PROPOSED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- RECREATIONAL OUTDOOR AREA

**Room Legend**

- 1 BED
- 2 BED
- 3 BED
- BALCONY

**A.102** **LEVEL 3**  
 1:500 @A1



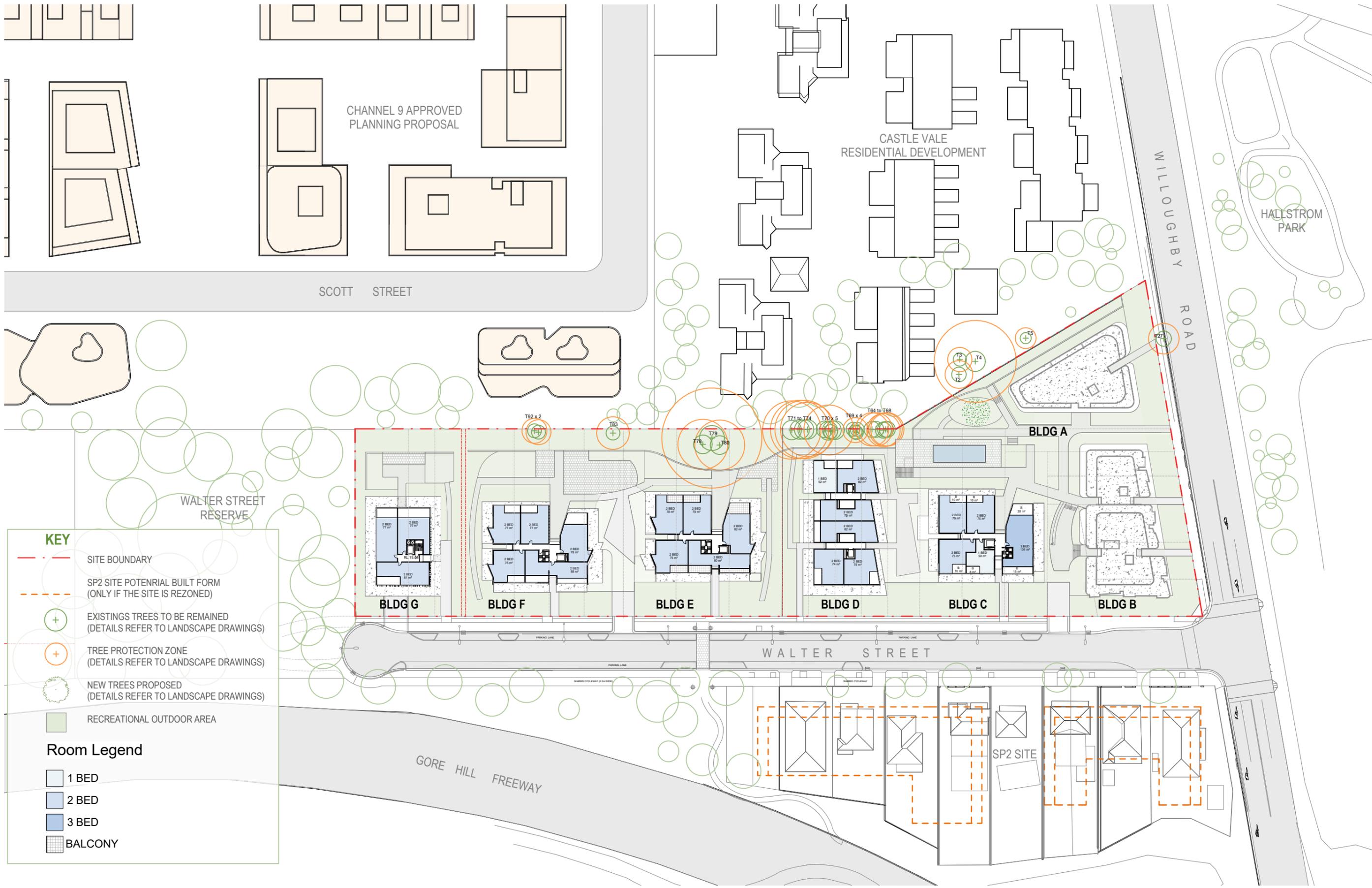
**KEY**

- SITE BOUNDARY
- SP2 SITE POTENTIAL BUILT FORM (ONLY IF THE SITE IS REZONED)
- + EXISTINGS TREES TO BE REMAINED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + TREE PROTECTION ZONE (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + NEW TREES PROPOSED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- RECREATIONAL OUTDOOR AREA

**Room Legend**

- 1 BED
- 2 BED
- 3 BED
- BALCONY

**A.103** **LEVEL 4**  
 1:500 @A1



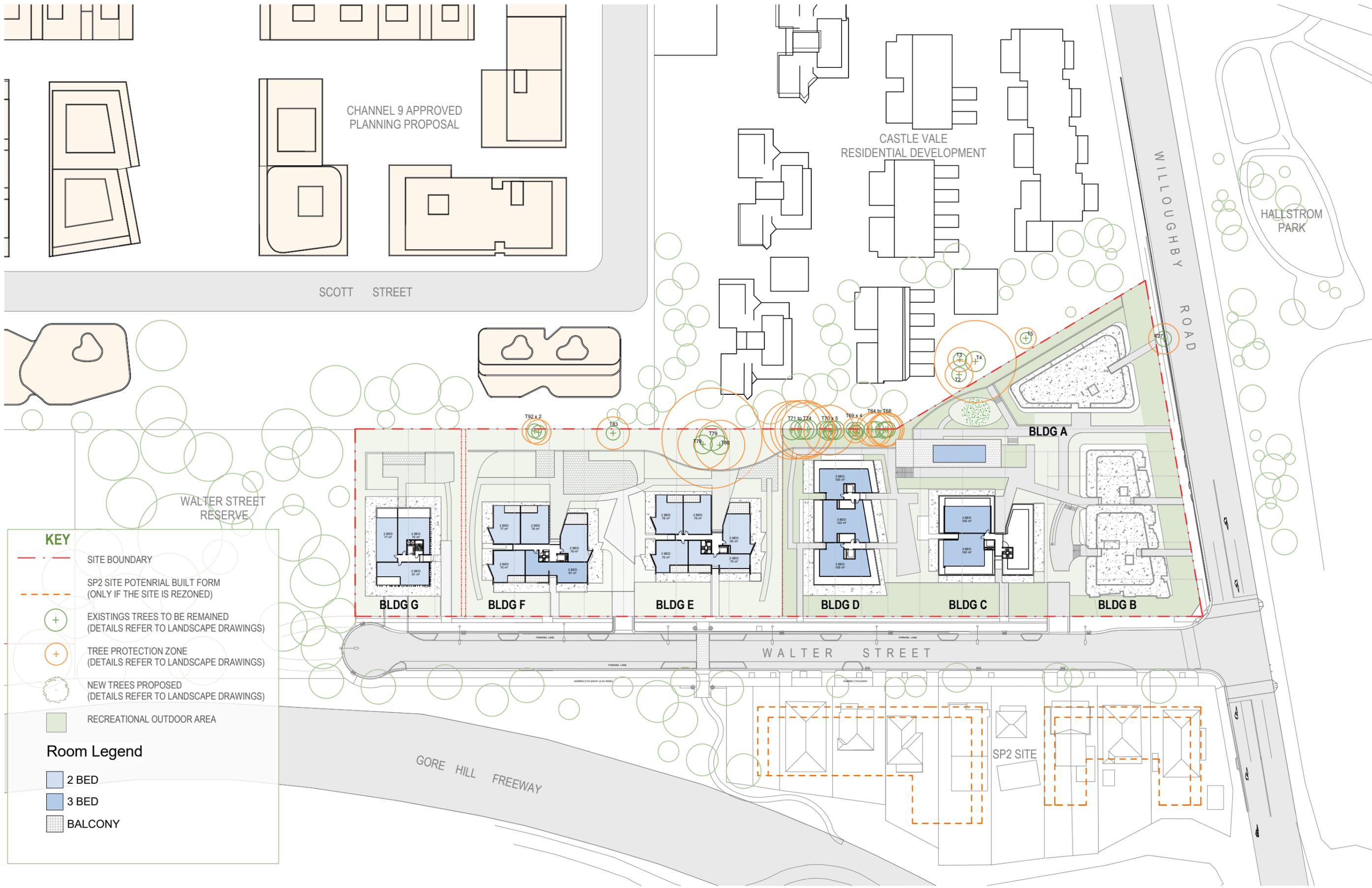
**KEY**

- SITE BOUNDARY
- SP2 SITE POTENTIAL BUILT FORM (ONLY IF THE SITE IS REZONED)
- + EXISTINGS TREES TO BE REMAINED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + TREE PROTECTION ZONE (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + NEW TREES PROPOSED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- RECREATIONAL OUTDOOR AREA

**Room Legend**

- 1 BED
- 2 BED
- 3 BED
- BALCONY

**A.104** **LEVEL 5 - 6**  
 1 : 500 @A1



**KEY**

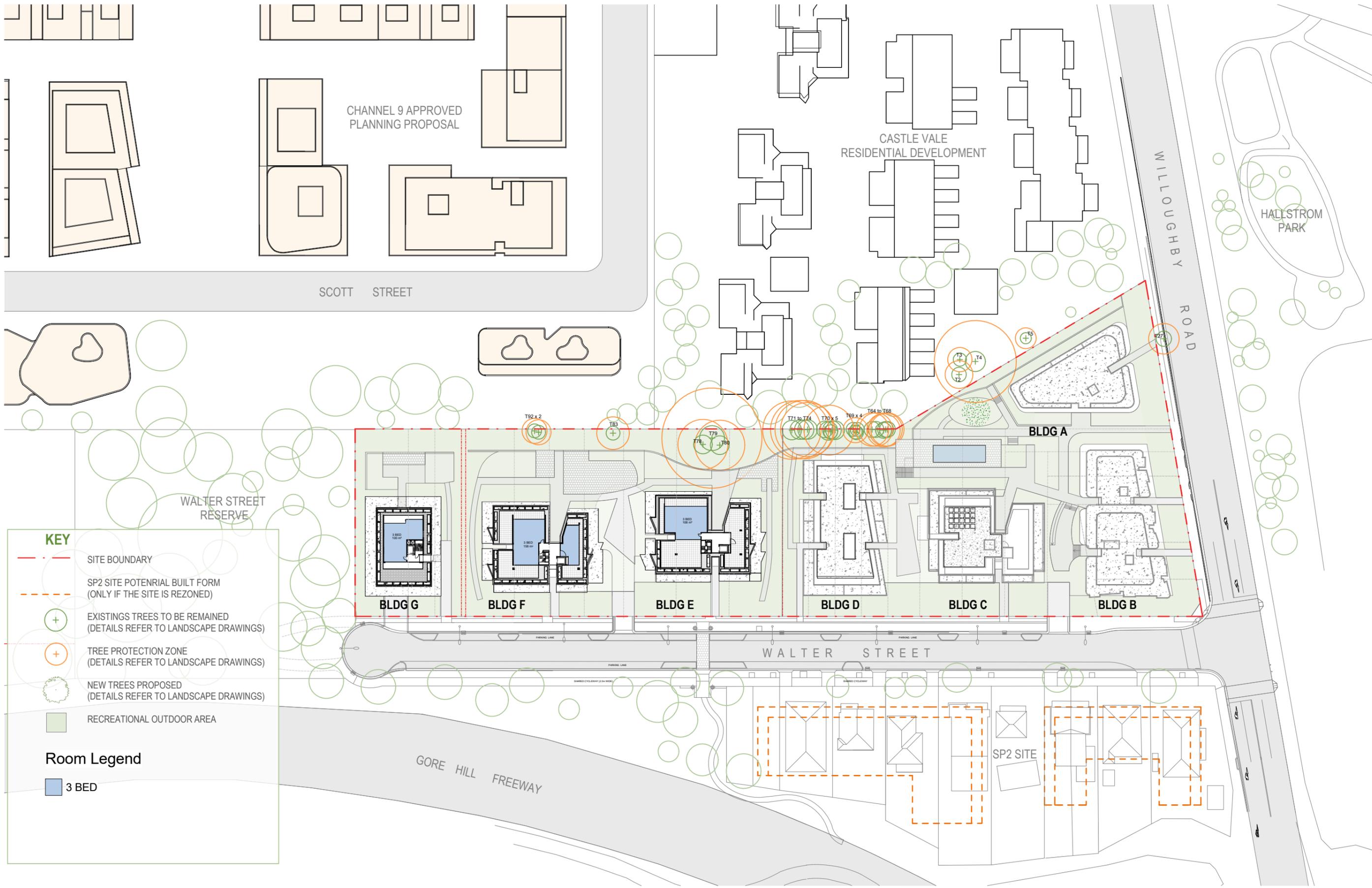
- - - SITE BOUNDARY
- - - SP2 SITE POTENTIAL BUILT FORM (ONLY IF THE SITE IS REZONED)
- + EXISTINGS TREES TO BE REMAINED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + TREE PROTECTION ZONE (DETAILS REFER TO LANDSCAPE DRAWINGS)
- + NEW TREES PROPOSED (DETAILS REFER TO LANDSCAPE DRAWINGS)
- RECREATIONAL OUTDOOR AREA

**Room Legend**

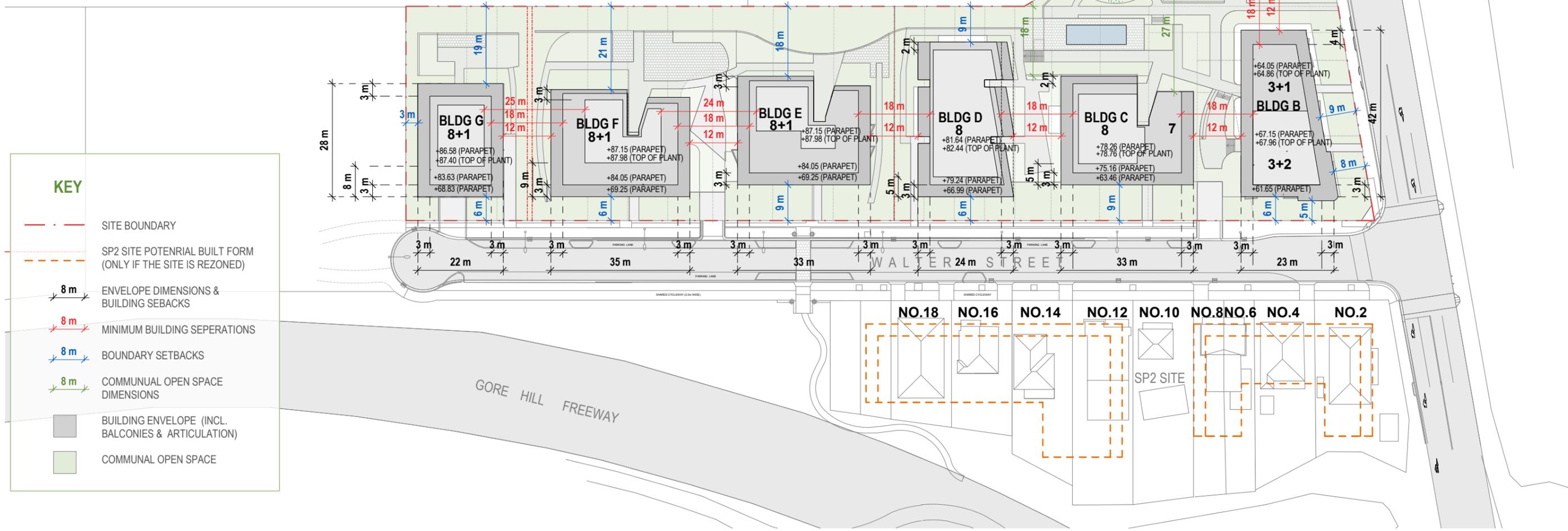
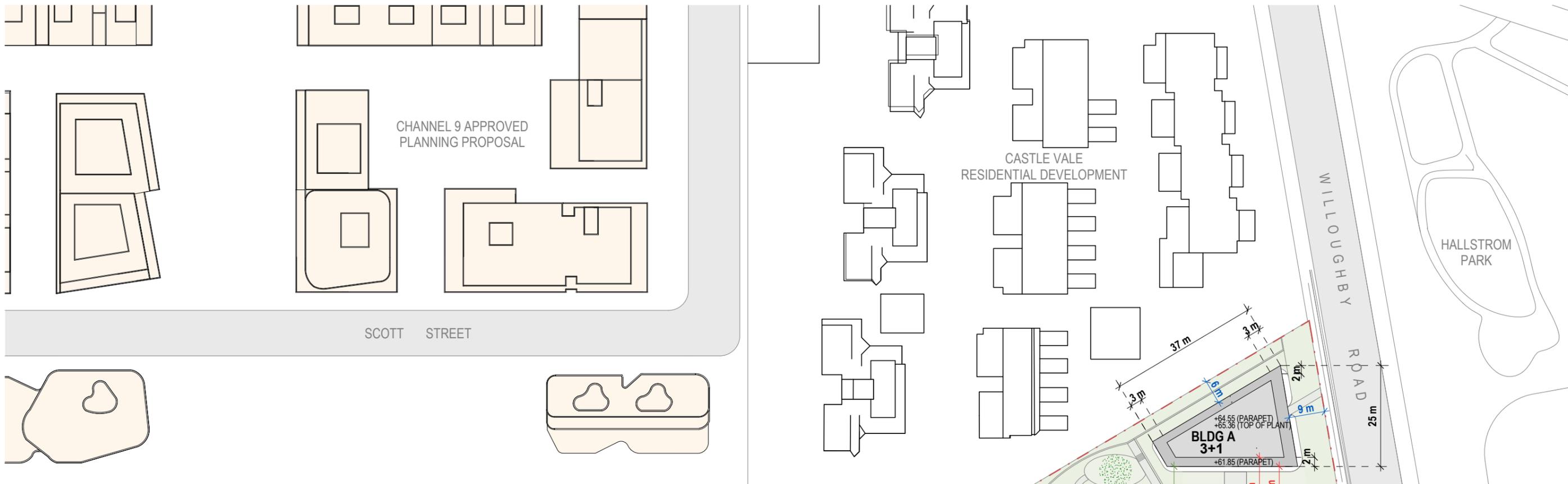
- 2 BED
- 3 BED
- BALCONY

**A.105**  
1:500

**LEVEL 7**  
@A1



**A.106** **LEVEL 8**  
 1:500 @A1

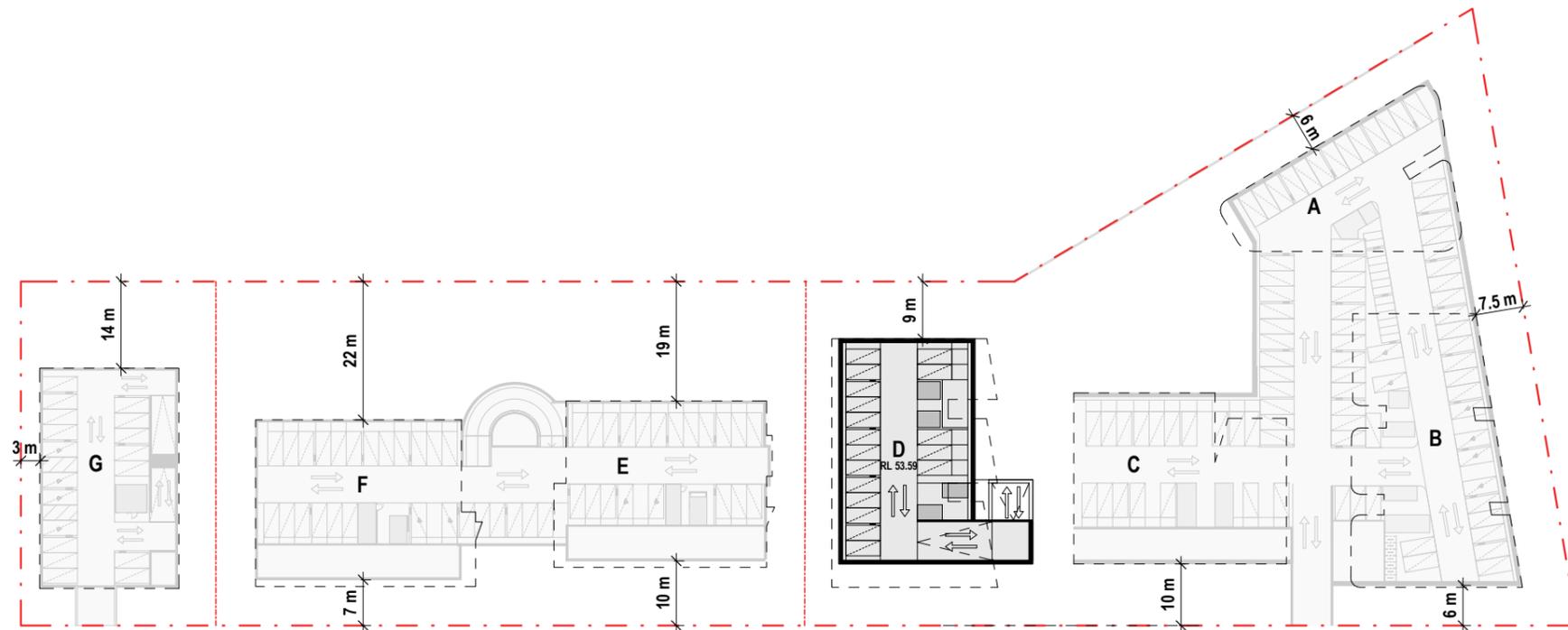


**KEY**

- - - SITE BOUNDARY
- - - SP2 SITE POTENTIAL BUILT FORM (ONLY IF THE SITE IS REZONED)
- 8 m ENVELOPE DIMENSIONS & BUILDING SEBACKS
- 8 m MINIMUM BUILDING SEPERATIONS
- 8 m BOUNDARY SETBACKS
- 8 m COMMUNAL OPEN SPACE DIMENSIONS
- BUILDING ENVELOPE (INCL. BALCONIES & ARTICULATION)
- COMMUNAL OPEN SPACE

**A.107**  
1 : 500

**ROOF PLAN - BUILDING ENVELOPE PLAN**  
@A1



**TOTAL AMALGAMATED SITE**  
 TOTAL CARPARK SPACE: 332

NOTES: CAR PARKING RATE IS BASED ON 1 SPACE PER 1-BED UNIT, 1 SPACE PER 2-BED UNIT, 1.25 SPACE PER 3-BED UNIT, 1 VISITOR PARKING FOR EACH 4 UNITS AND 25% OF ADAPTABLE UNITS SHOULD HAVE DISABLED ACCESSIBLE CARPARK SPACES AS PER WILLOUGHBY DCP.

**SITE 3: BLDG G  
 (NO. 29-31 WALTER STREET)**

GF CARPARK SPACE: 11  
 B1 CARPARK SPACE: 18  
 B2 CARPARK SPACE: 10

TOTAL: 39

**SITE 2: BLDG E+F  
 (NO. 15-27 WALTER STREET)**

GF CARPARK SPACE: 20  
 B1 CARPARK SPACE: 46  
 B2 CARPARK SPACE: 48

TOTAL: 114

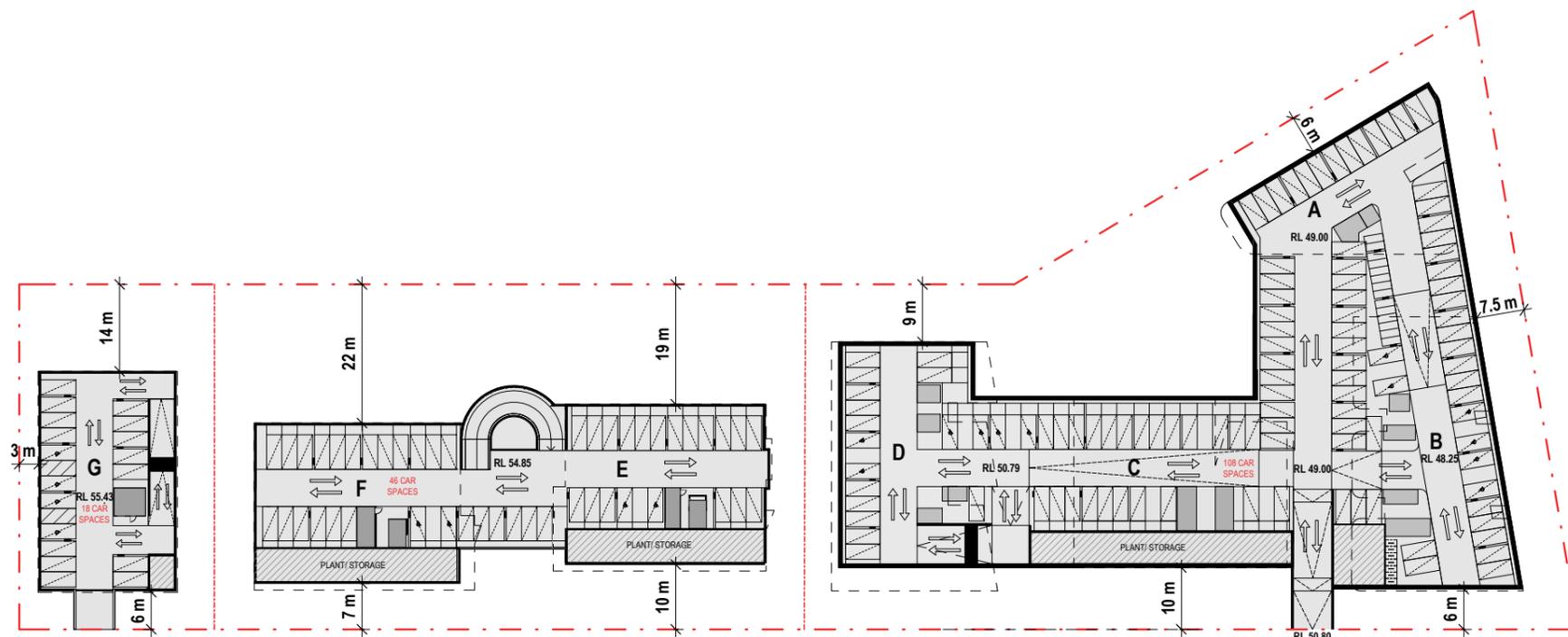
**SITE 1: BLDG A+B+C+D  
 ( NO. 1-13A WALTER STREET &  
 NO.452-462 WILLOUGHBY ROAD)**

B0 CARPARK SPACE: 18  
 B1 CARPARK SPACE: 108  
 B2 CARPARK SPACE: 53

TOTAL: 179



**A.120**  
 1 : 500  
**BASEMENT 0 CARPARK**  
 @A1



**TOTAL AMALGAMATED SITE**  
 TOTAL CARPARK SPACE: 332

NOTES: CAR PARKING RATE IS BASED ON 1 SPACE PER 1-BED UNIT, 1 SPACE PER 2-BED UNIT, 1.25 SPACE PER 3-BED UNIT, 1 VISITOR PARKING FOR EACH 4 UNITS AND 25% OF ADAPTABLE UNITS SHOULD HAVE DISABLED ACCESSIBLE CARPARK SPACES AS PER WILLOUGHBY DCP.

**SITE 3: BLDG G**  
 (NO. 29-31 WALTER STREET)

GF CARPARK SPACE: 11  
 B1 CARPARK SPACE: 18  
 B2 CARPARK SPACE: 10

TOTAL: 39

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 (NO. 15-27 WALTER STREET)

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 B1 CARPARK SPACE: 46  
 B2 CARPARK SPACE: 48

TOTAL: 114

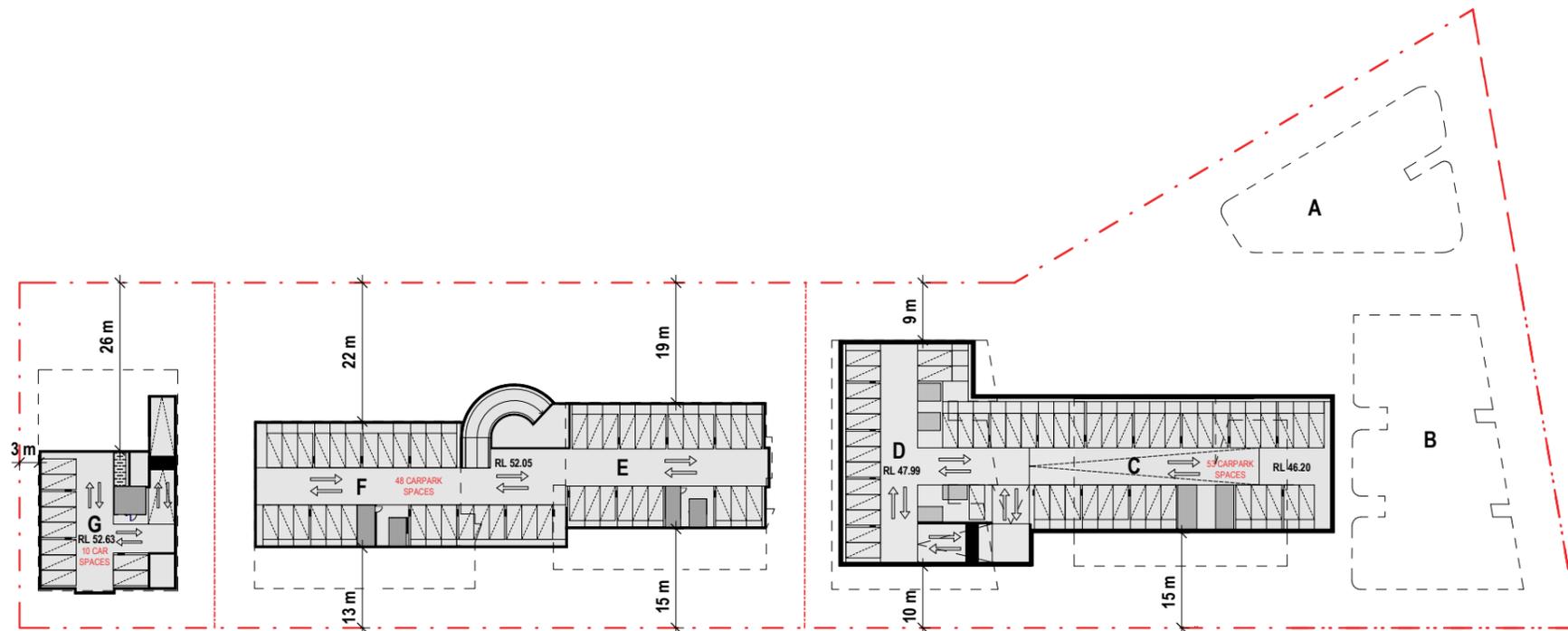
**SITE 1: BLDG A+B+C+D**  
 (NO. 1-13A WALTER STREET &  
 NO.452-462 WILLOUGHBY ROAD)

B0 CARPARK SPACE: 18  
 B1 CARPARK SPACE: 108  
 B2 CARPARK SPACE: 53

TOTAL: 179



**A.121**  
 1 : 500  
**BASEMENT 1 CARPARK**  
 @A1



**TOTAL AMALGAMATED SITE**  
 TOTAL CARPARK SPACE: 332

NOTES: CAR PARKING RATE IS BASED ON 1 SPACE PER 1-BED UNIT, 1 SPACE PER 2-BED UNIT, 1.25 SPACE PER 3-BED UNIT, 1 VISITOR PARKING FOR EACH 4 UNITS AND 25% OF ADAPTABLE UNITS SHOULD HAVE DISABLED ACCESSIBLE CARPARK SPACES AS PER WILLOUGHBY DCP.

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 (NO. 29-31 WALTER STREET)**

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 B1 CARPARK SPACE: 18  
 B2 CARPARK SPACE: 10

TOTAL: 39

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 (NO. 15-27 WALTER STREET)**

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 B1 CARPARK SPACE: 46  
 B2 CARPARK SPACE: 48

TOTAL: 114

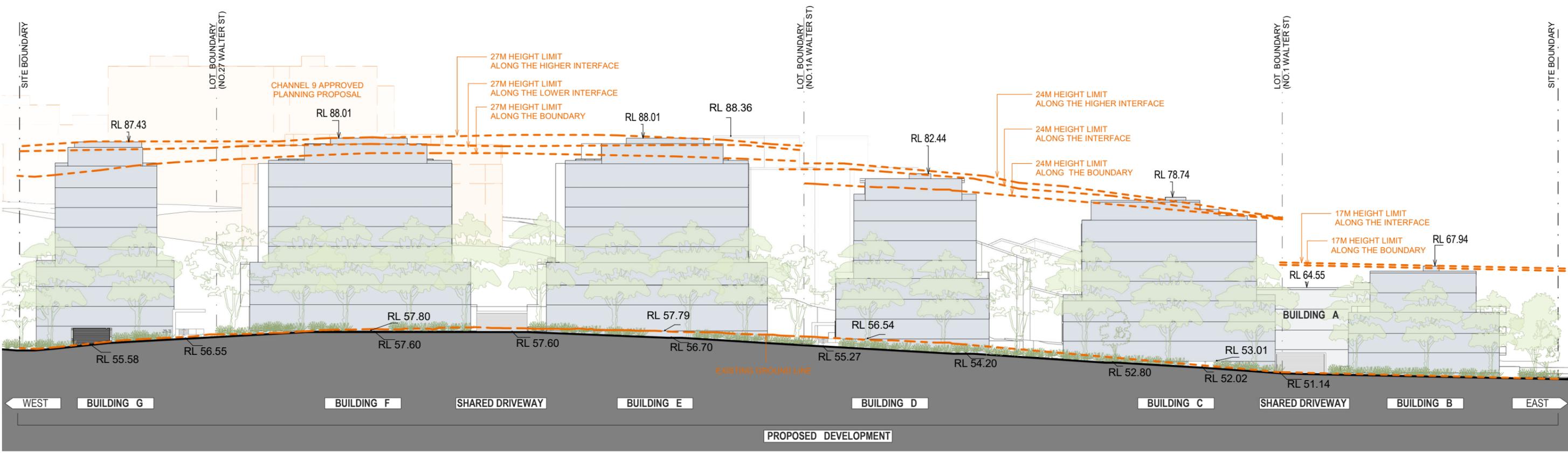
**SITE 1: BLDG A+B+C+D  
 ( NO. 1-13A WALTER STREET &  
 NO.452-462 WILLOUGHBY ROAD)**

B0 CARPARK SPACE: 18  
 B1 CARPARK SPACE: 108  
 B2 CARPARK SPACE: 53

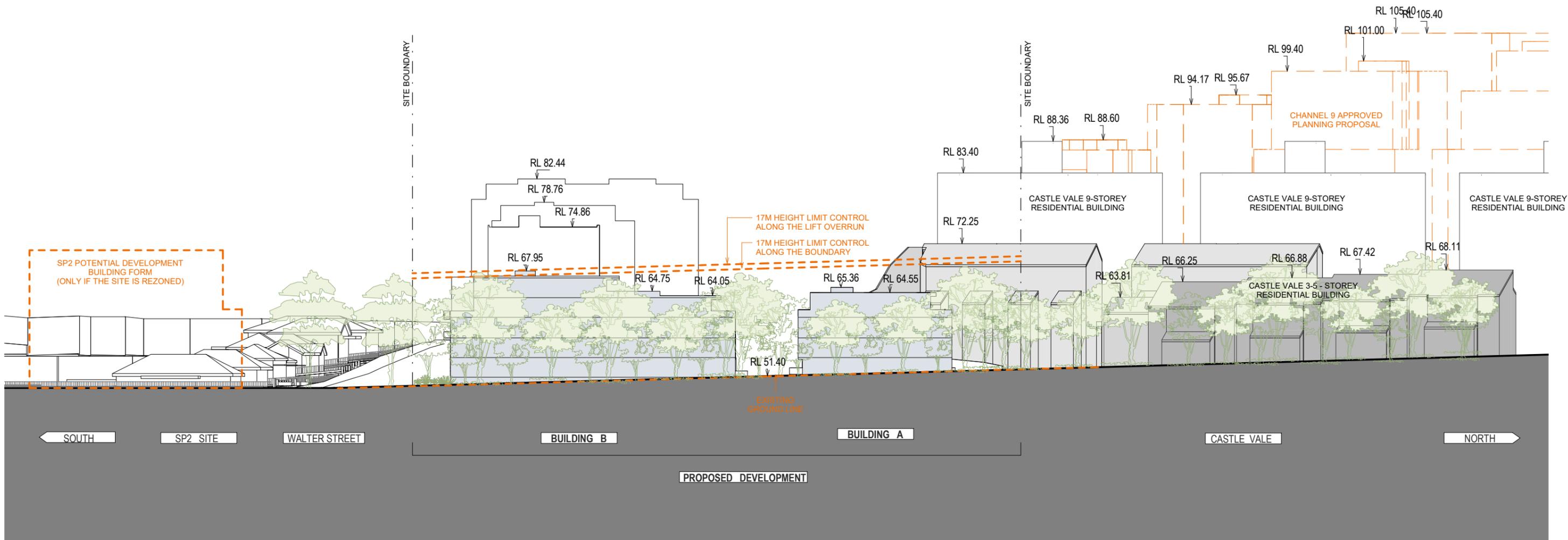
TOTAL: 179



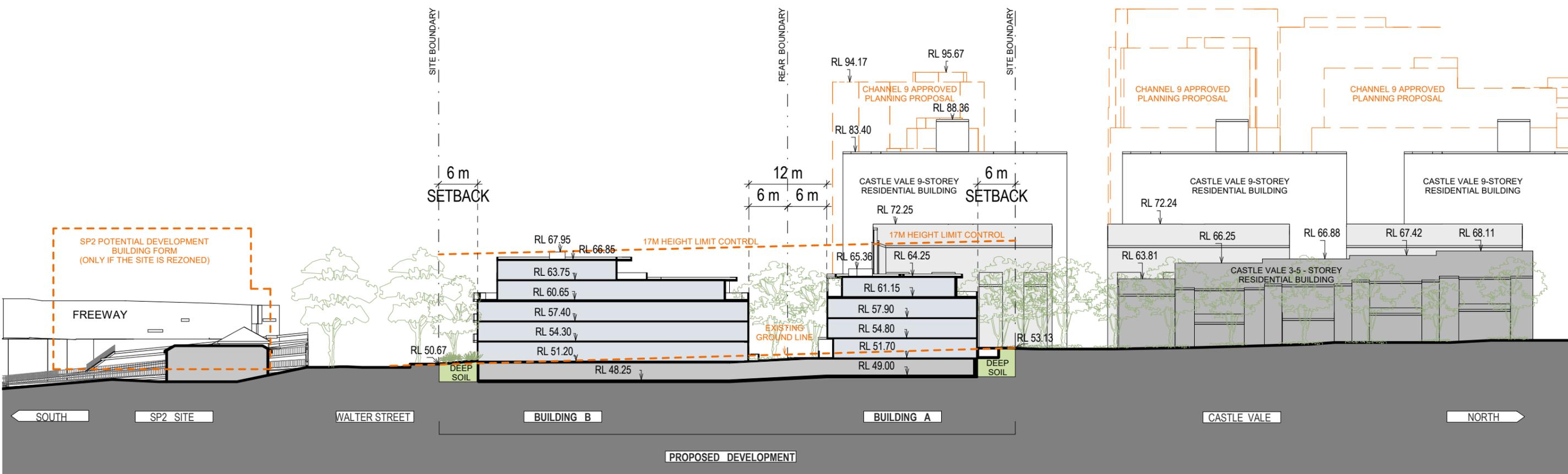
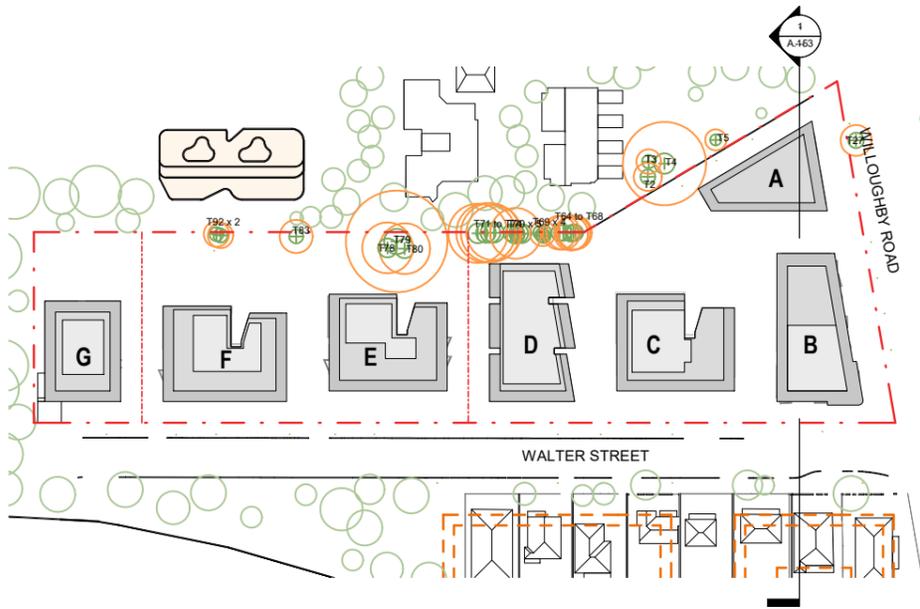
**A.122**  
 1:500  
**BASEMENT 2 CARPARK**  
 @A1



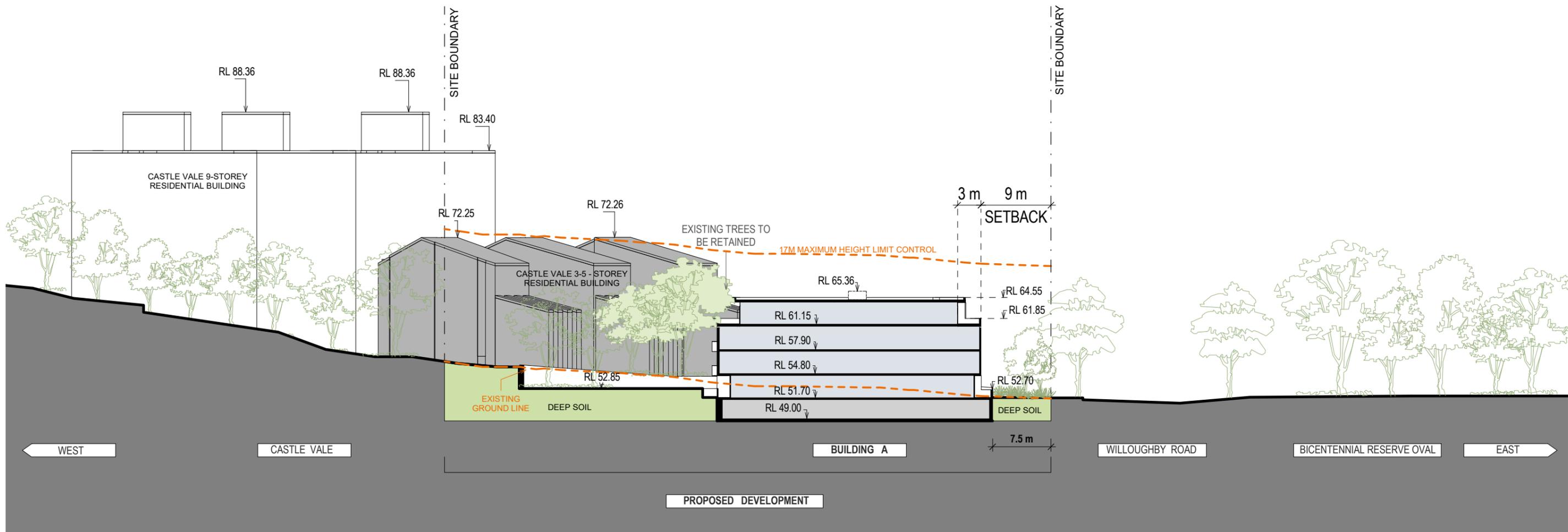
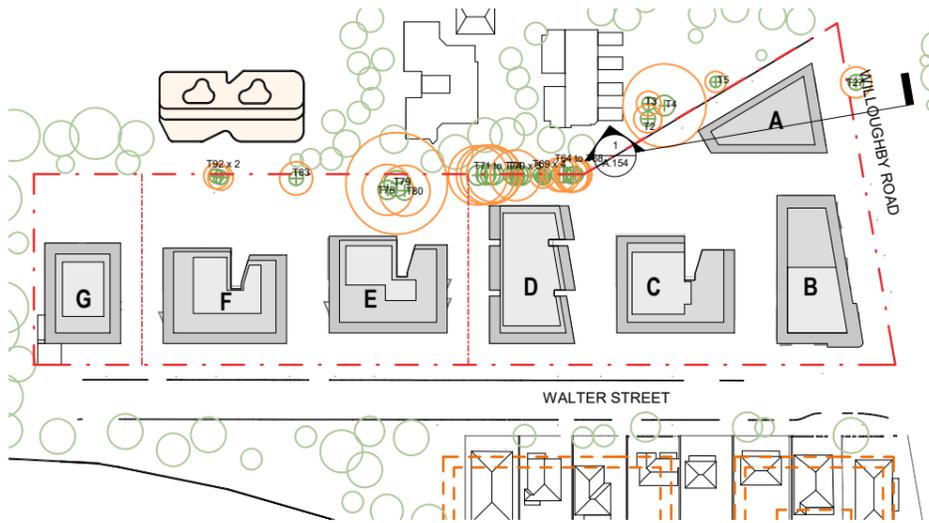
**A.151 WALTER STREET SOUTH ELEVATION**  
 1:300 @A1



**A.152 WILLOUGHBY ROAD EAST ELEVATION**  
 1:300 @A1

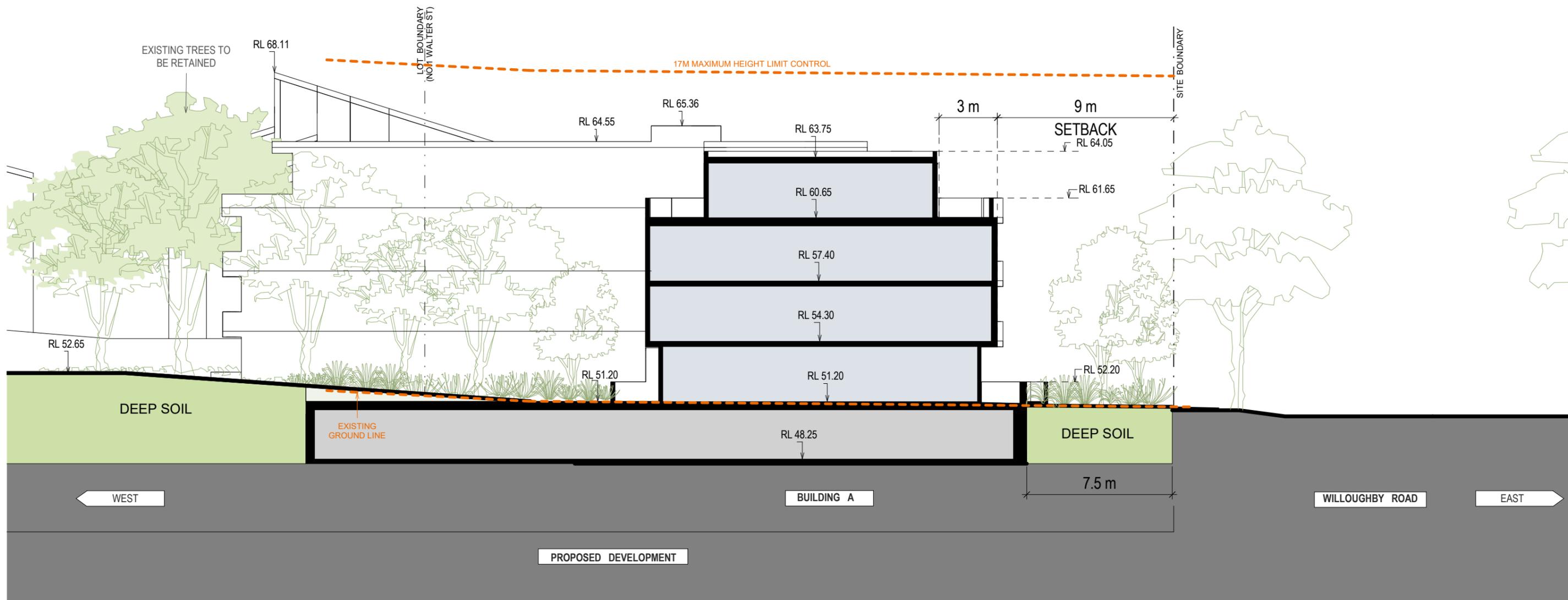
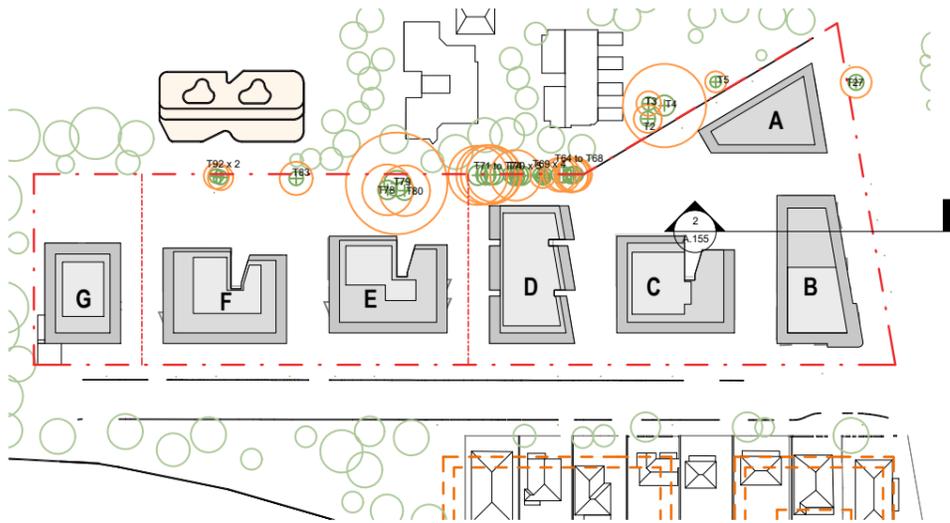


**A.153 LONG SECTION SITE A-B** 1:300 @ A1  
 As indicated @A1 1:600 @ A3

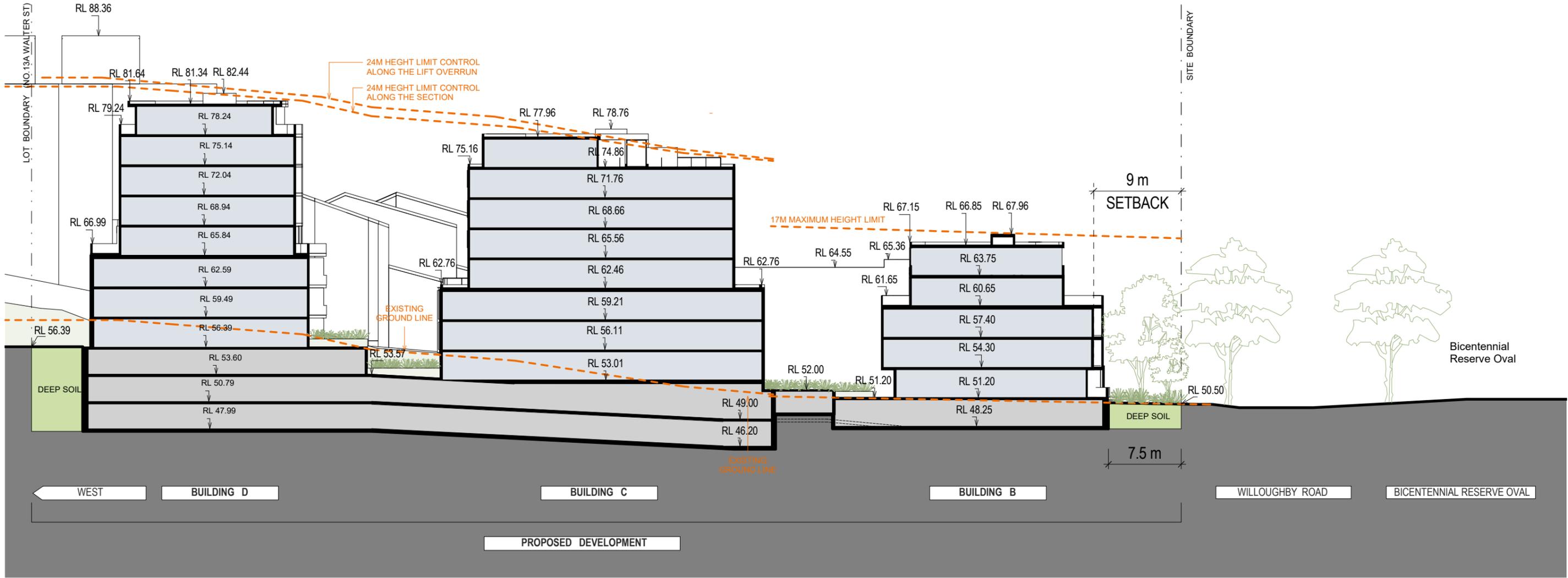
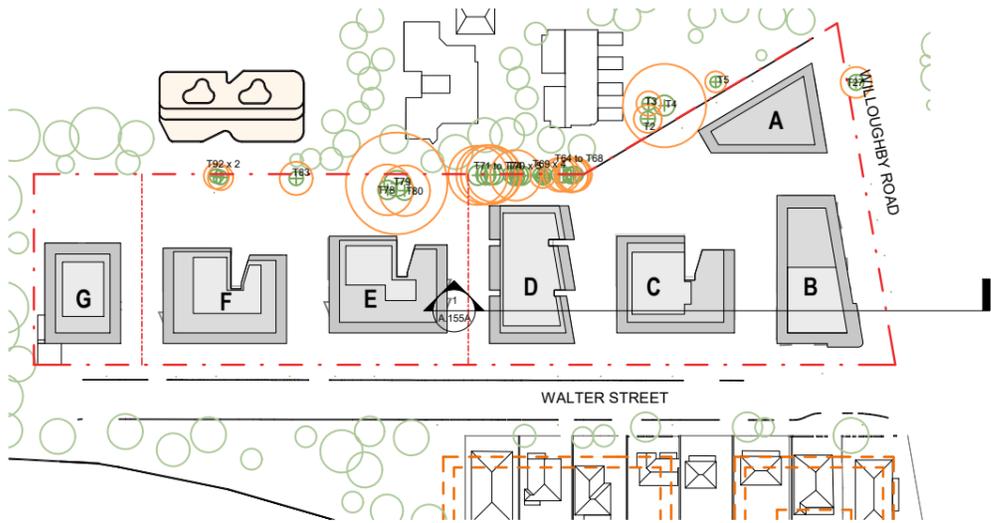


**A.154**  
 As indicated  
**CROSS SECTION A (NO. 462)**  
 @A1

1:250 @ A1  
 1:500 @ A3



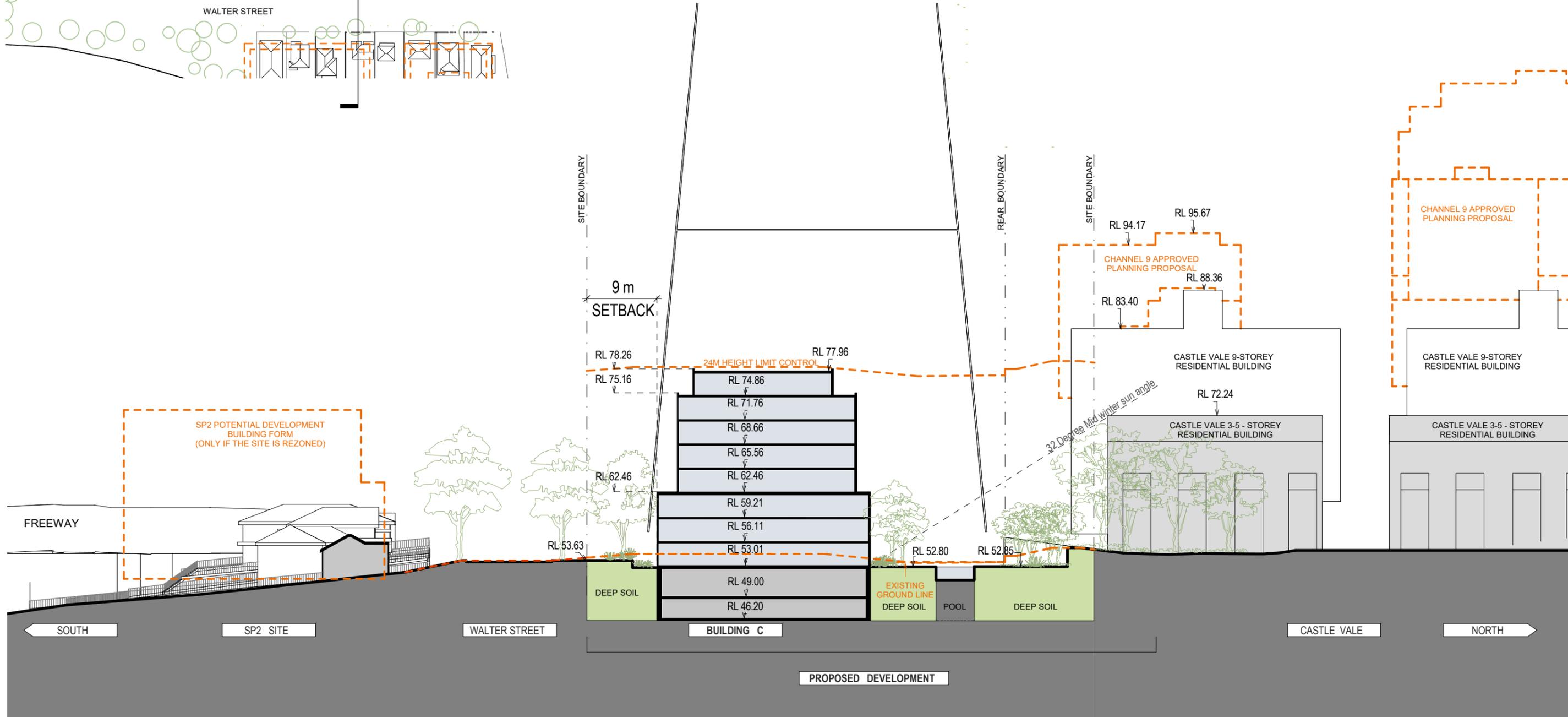
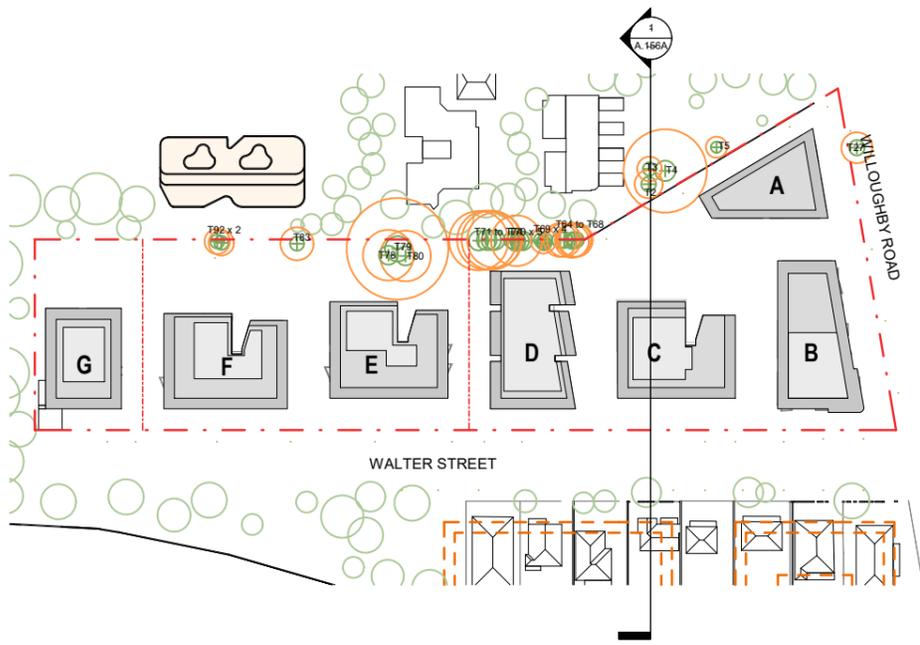
**A.155 CROSS SECTION B-1 ( NO.452-460 )**  
 As indicated @A1



**A.155A CROSS SECTION B-2 ( NO.452-460 )**  
As indicated @A1

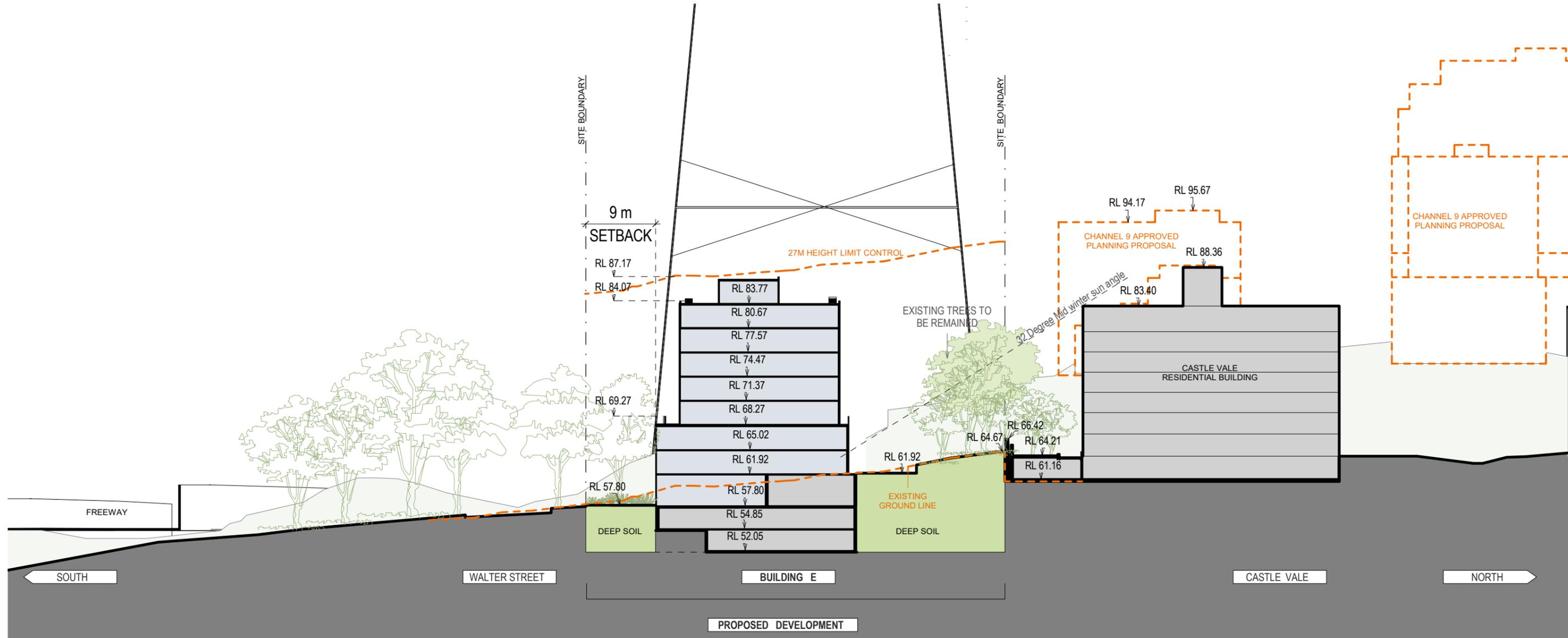
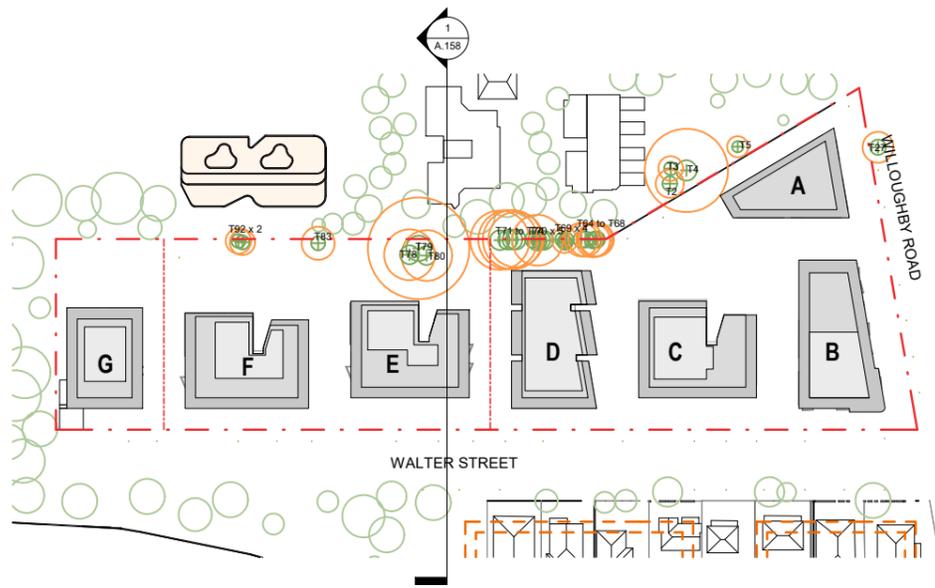
1:200 @ A1  
1:400 @ A3



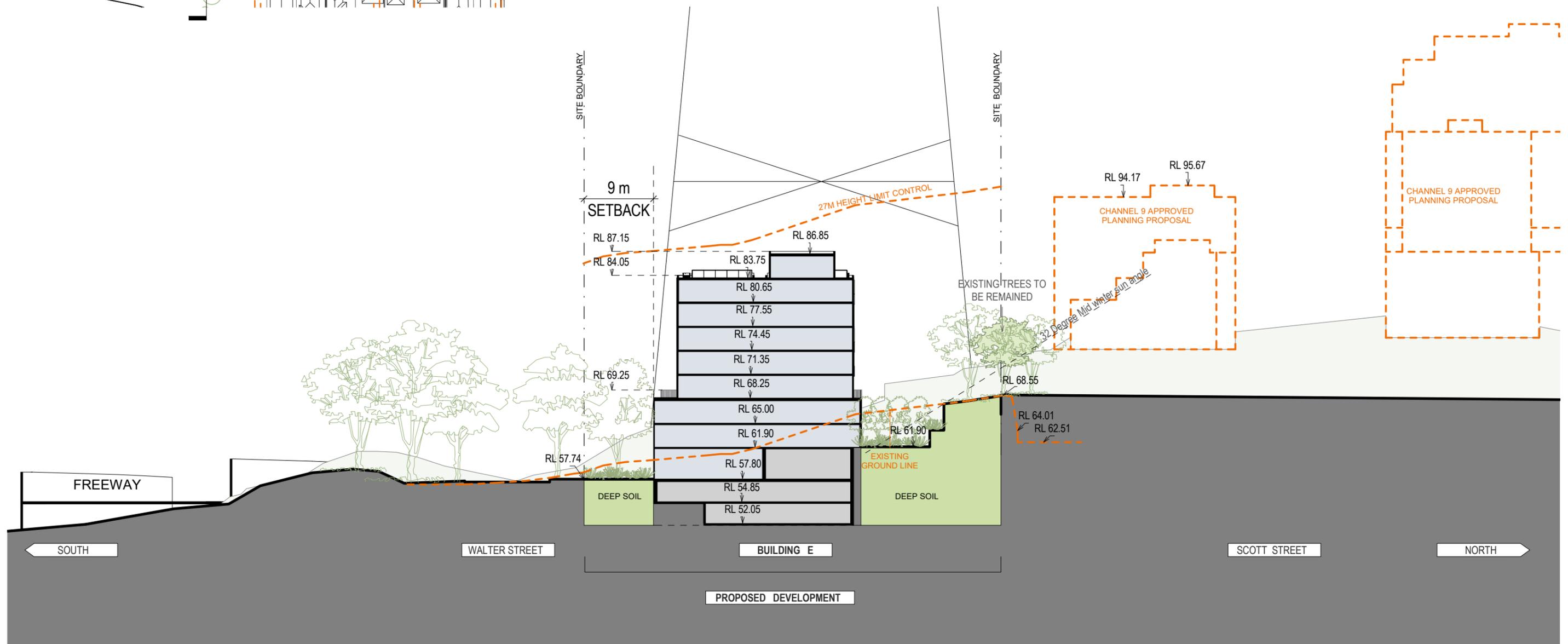
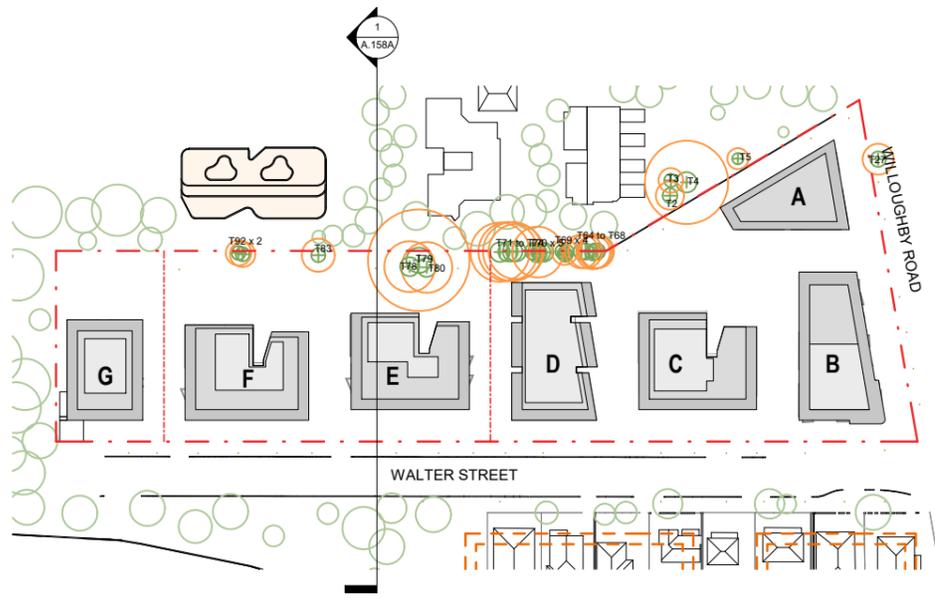


**A.156A CROSS SECTION C-2 ( NO. 3- 9 )** 1:250 @ A1  
 As indicated @A1 1:500 @ A3

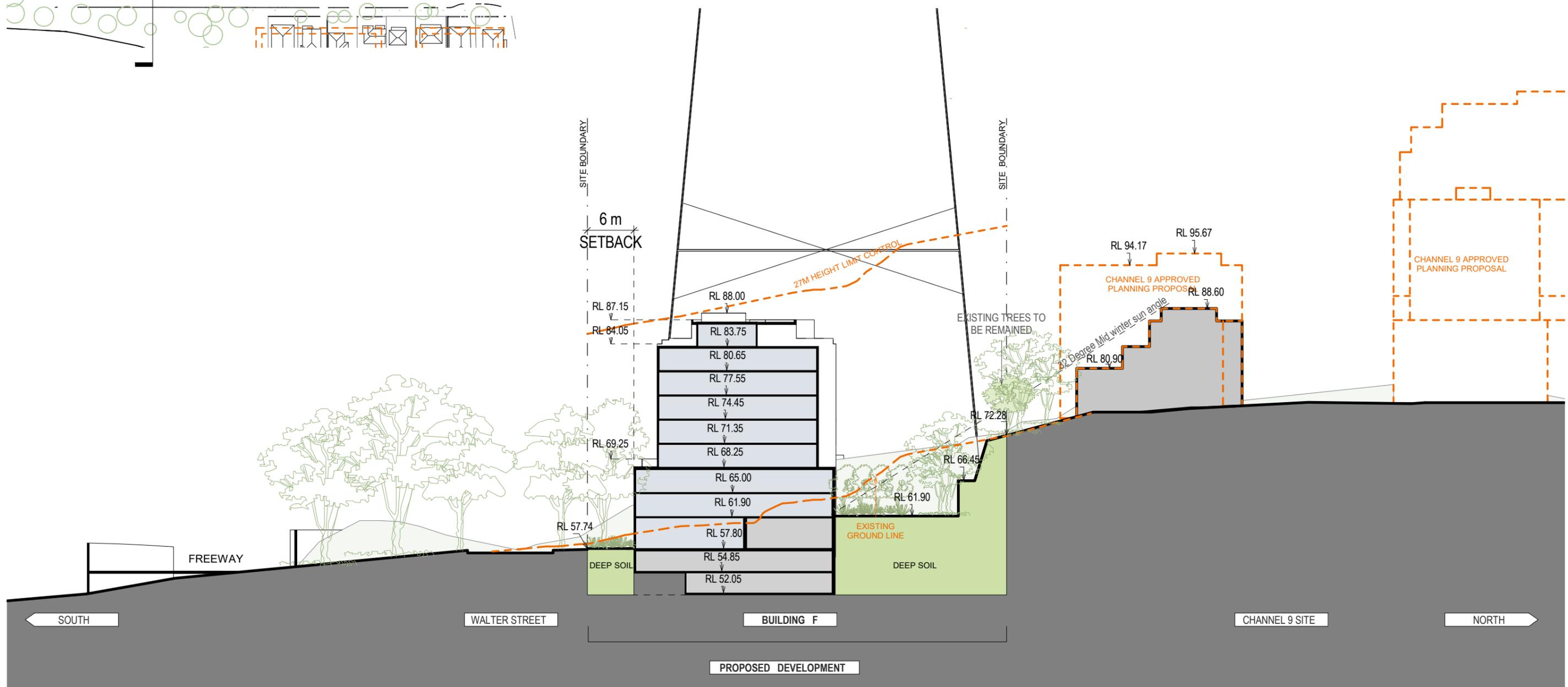
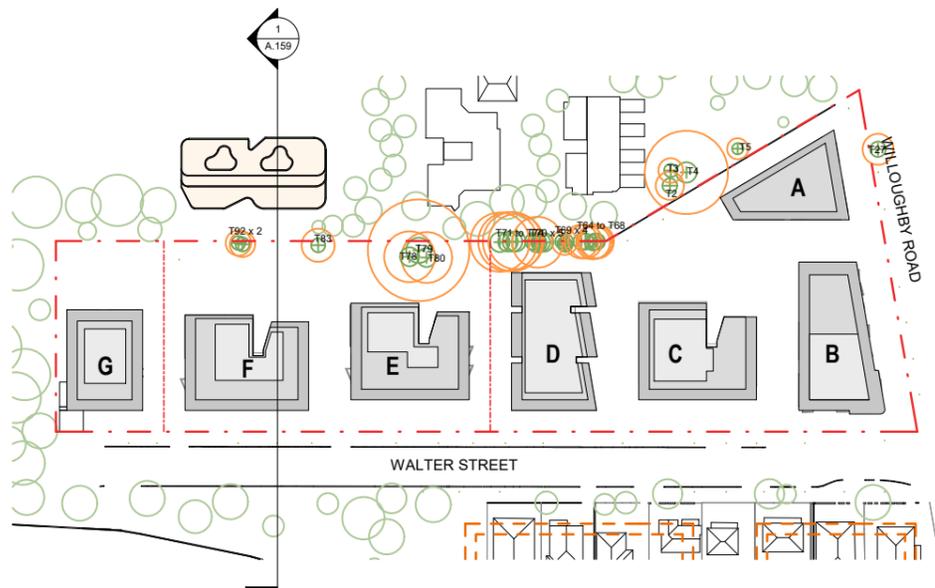




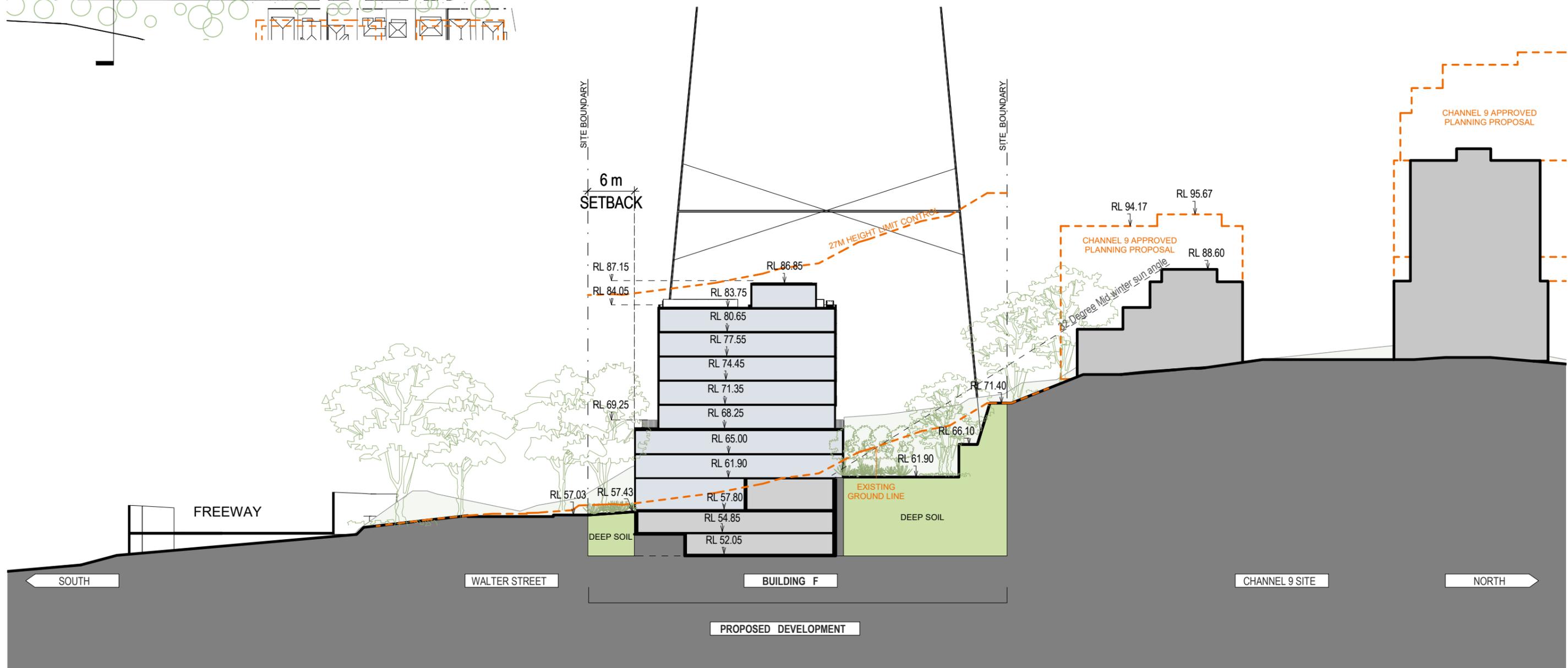
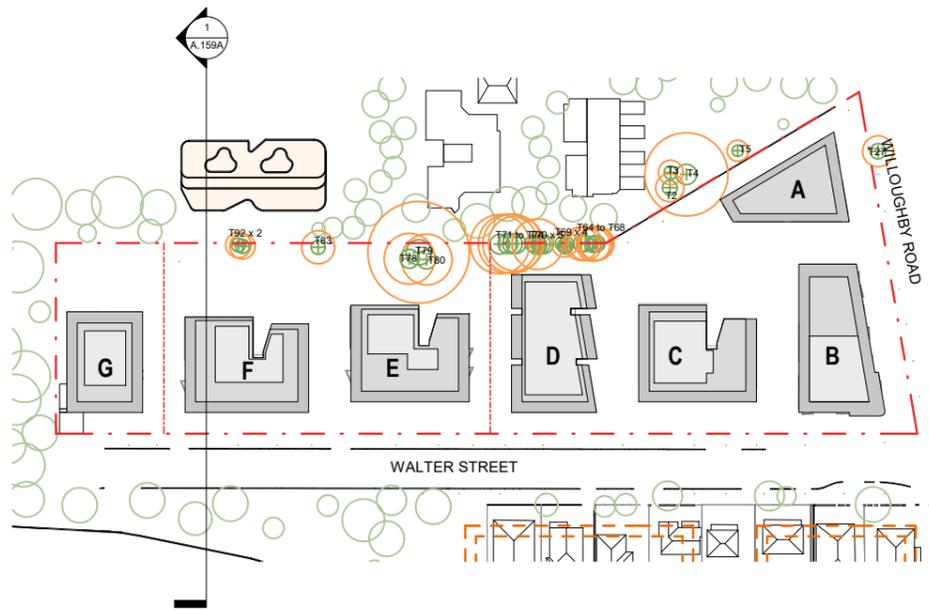
**A.158** CROSS SECTION E-1 ( NO.15-19) 1:250 @ A1  
 As indicated @A1 1:500 @ A3



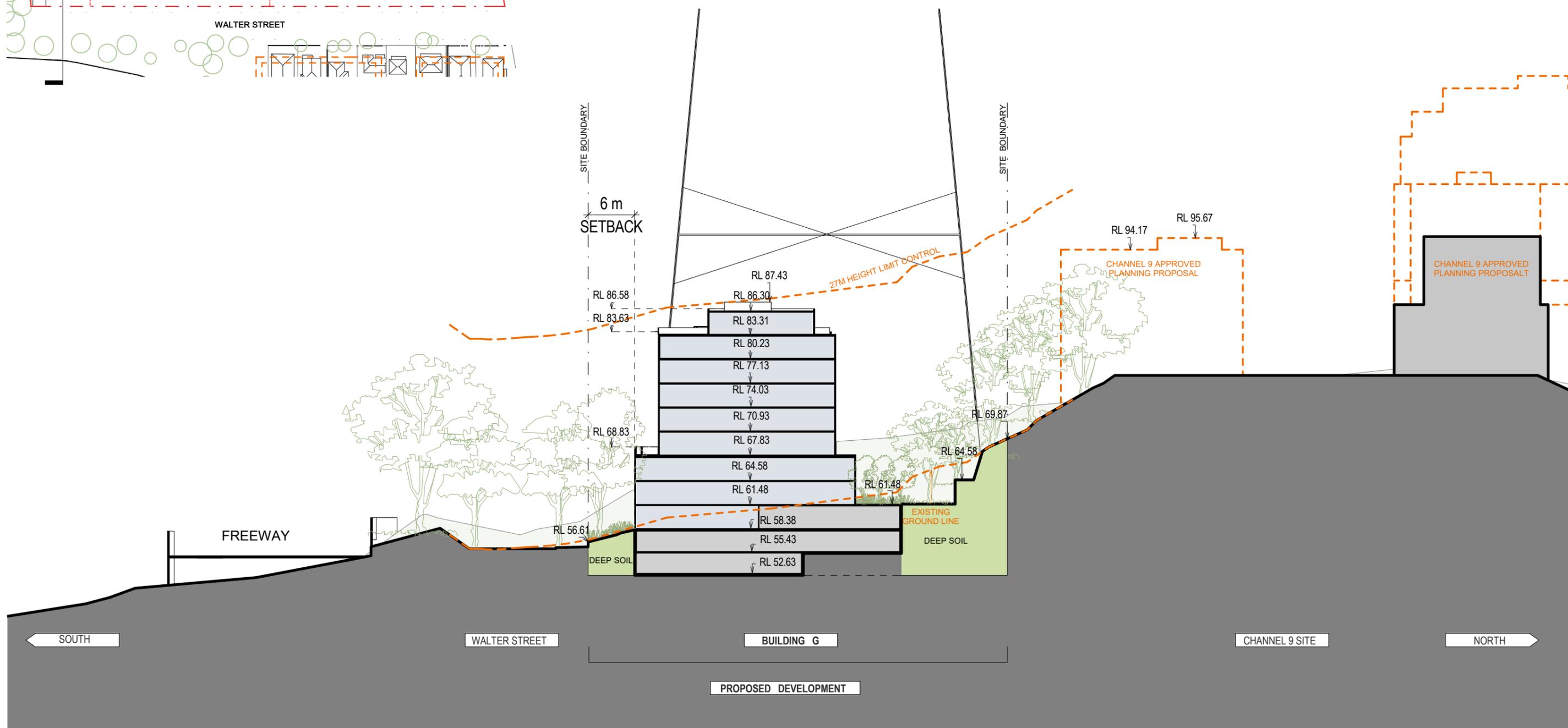
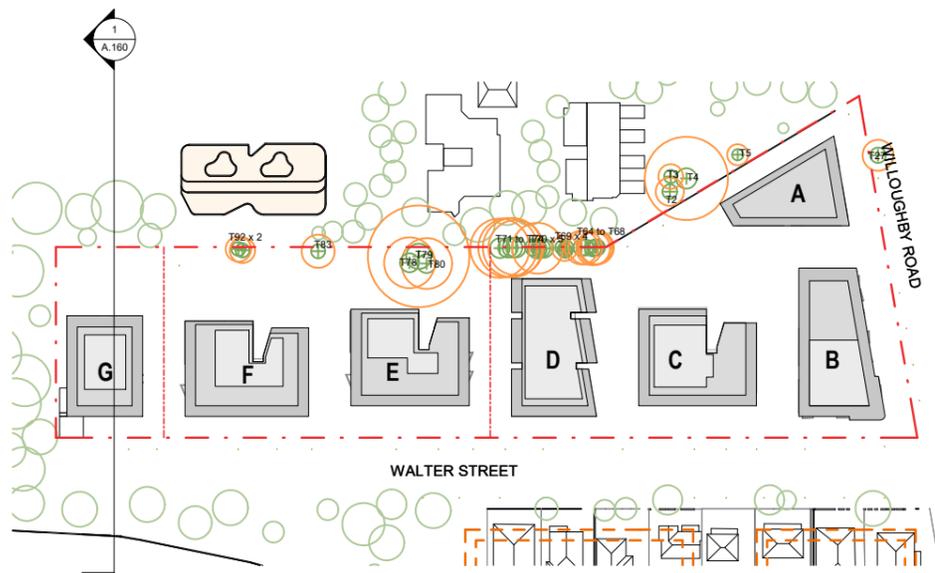
**A.158A** CROSS SECTION E-2 (NO.15-19) 1:250 @ A1  
 As indicated @A1 1:500 @ A3



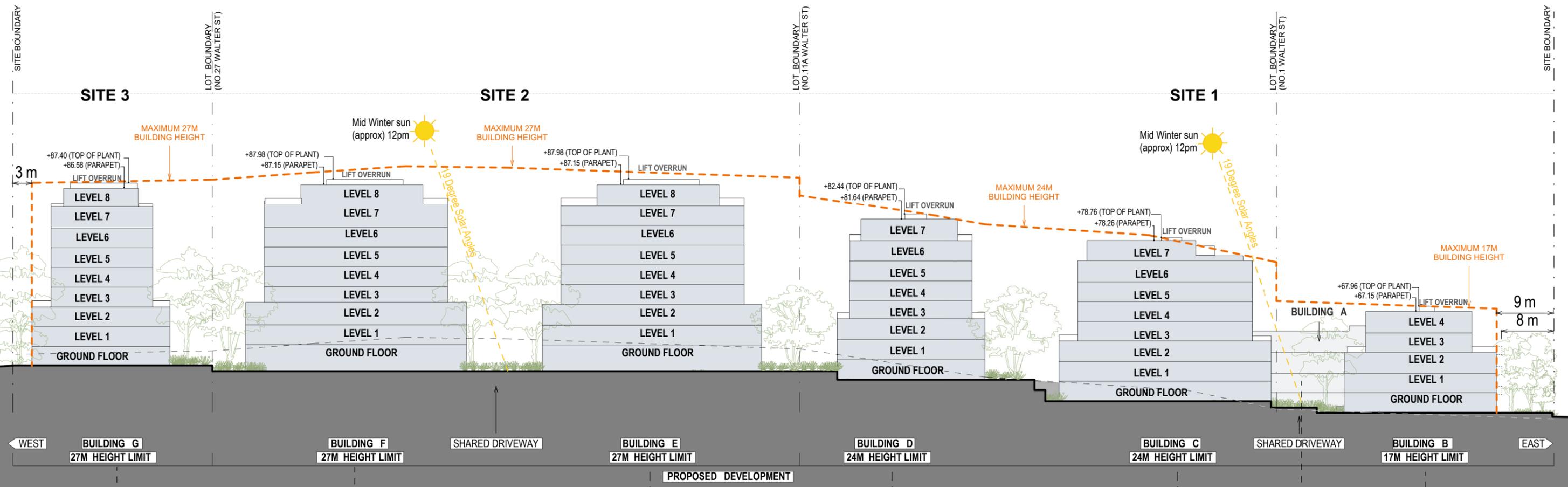
**A.159** CROSS SECTION F-1 (NO. 21-27) 1:250 @ A1  
 As indicated @A1 1:500 @ A3



**A.159A** CROSS SECTION F-2 (NO.21-27) 1:250 @ A1  
 As indicated @A1 1:500 @ A3




**A.160** CROSS SECTION G ( NO.29-31) 1:250 @ A1  
 As indicated @A1 1:500 @ A3



BLDG G				BLDG F				BLDG E				BLDG D				BLDG C				BLDG B				BLDG A				TOTAL AMALGAMATED SITE											
SITE 3: NO.29-31				SITE 2: NO.21-27				SITE 2: NO.15-19				SITE 1: NO.11-13A				SITE 1: NO.3-9 WALTER ST				SITE 1: NO.452-460 WILLOUGHBY RD & NO.1-1A WALTER ST				SITE 1: NO.462 WILLOUGHBY RD				NO.452-462 WILLOUGHBY RD & NO.1-31 WALTER ST											
GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED	GF	1 BED	2 BED	3 BED
239	0	2	0	278	0	3	0	275	3	1	0	632	0	4	2	573	2	4	1	589	0	2	0	373	0	3	1	2959	8	21	5								
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264	0	3	0	447	0	4	1	451	0	4	1	528	0	6	0	440	1	3	1	420	0	0	3	2839	1	22	7												
247	0	3	0	426	0	5	0	426	0	5	0	483	1	5	0	417	1	3	1	226	0	0	2	2225	2	21	3												
247	0	3	0	431	0	5	0	426	0	5	0	483	1	5	0	417	1	3	1					2004	2	21	1												
247	0	3	0	441	0	4	1	426	0	5	0	483	1	5	0	417	1	3	1					2014	2	20	2												
106	0	3	1	441	0	4	1	426	0	5	0	350	0	0	3	220	0	0	2					1684	0	12	6												
2462	7	23	1	3776	4	35	4	3678	7	35	2	4247	11	29	9	3708	12	26	7	2459	8	14	6	1526	0	11	4	21856	49	173	33								
23%	74%	3%		9%	81%	9%		16%	80%	5%		22%	59%	18%		27%	58%	16%		29%	50%	21%		0%	73%	27%		19%	68%	13%									
TOTAL UNIT 31				TOTAL UNIT 43				TOTAL UNIT 44				TOTAL UNIT 49				TOTAL UNIT 45				TOTAL UNIT 28				TOTAL UNIT 15				TOTAL UNIT 255											
CAR PARKING MIN. 39 PROPOSED 39				CAR PARKING MIN. 55 PROPOSED 57				CAR PARKING MIN. 56 PROPOSED 57				CAR PARKING MIN. 64 PROPOSED 64				CAR PARKING MIN. 58 PROPOSED 58				CAR PARKING MIN. 37 PROPOSED 37				CAR PARKING MIN. 20 PROPOSED 20				CAR PARKING MIN. 330 PROPOSED 332											
SITE AREA 1.5 FSR 4% affordable housing 1641 2462 98				SITE AREA 1.5 FSR 4% affordable housing 2513 3770 151				SITE AREA 1.5 FSR 4% affordable housing 2456 3684 147				SITE AREA 1.5 FSR 4% affordable housing 1946 2919 117				SITE AREA 1.5 FSR 4% affordable housing 2084 3127 125				SITE AREA 1.5 FSR 4% affordable housing 2248 3372 135				SITE AREA 1.5 FSR 4% affordable housing 1682 2523 101				SITE AREA 1.5 FSR 4% affordable housing 14570 21856 874											
TOTAL GFA 2462				TOTAL GFA 3776				TOTAL GFA 3678				TOTAL GFA 4247				TOTAL GFA 3708				TOTAL GFA 2459				TOTAL GFA 1526				TOTAL GFA 21856											
FSR (Include 4%) 1.50				FSR (Include 4%) 1.50				FSR (Include 4%) 1.50				FSR (Include 4%) 1.50				FSR (Include 4%) 1.78				FSR (Include 4%) 1.09				FSR (Include 4%) 0.91				FSR (Include 4%) 1.50											
SITE COVERAGE 29.6%				SITE COVERAGE 24.6%				SITE COVERAGE 24.6%				SITE COVERAGE 33%				TOTAL SITE COVERAGE 29.7%																							
DEEP SOIL 36.3%				DEEP SOIL 37.7%				DEEP SOIL 37.7%				DEEP SOIL 28.5%				TOTAL DEEP SOIL 32.7%																							
SOLAR ACCESS 80.0%				SOLAR ACCESS 74.4%				SOLAR ACCESS 72.7%				SOLAR ACCESS 93.9%				SOLAR ACCESS 68.9%				SOLAR ACCESS 92.8%				SOLAR ACCESS 100.0%				TOTAL SOLAR ACCESS 80.8%											
CROSS VENTILATION 86.7%				CROSS VENTILATION 90.0%				CROSS VENTILATION 91.0%				CROSS VENTILATION 79.6%				CROSS VENTILATION 73.3%				CROSS VENTILATION 64.3%				CROSS VENTILATION 73.3%				TOTAL CROSS VENTILATION 80.8%											

**SITE 3: BLDG G**  
 SITE AREA : 1641m<sup>2</sup>  
 PROPOSED GFA: 2,462m<sup>2</sup>  
 PROPOSED FSR: 1.5 : 1

**TOTAL UNITS: 31**  
 1 BED: 7 (13%)  
 2 BED: 23 (80%)  
 3 BED: 1 (7%)

**SITE 2: BLDG E+F**  
 SITE AREA : 4969 m<sup>2</sup> (Including 66m<sup>2</sup> Easement)  
 PROPOSED GFA: 7,554m<sup>2</sup>  
 PROPOSED FSR: 1.5 : 1

**TOTAL UNITS: 87**  
 1 BED: 11 (13%)  
 2 BED: 70 (80%)  
 3 BED: 6 (7%)

2HRS SOLAR ACCESS: 80%  
 SOUTH FACING UNITS: 0%  
 CROSS VENTILATION: 86.7%  
 PROPOSED CAR SPACE: 39

**SITE 1: BLDG A+B+C+D**  
 SITE AREA : 7,960.4m<sup>2</sup>  
 PROPOSED GFA: 11,940m<sup>2</sup>  
 PROPOSED FSR: 1.5 : 1

**TOTAL UNITS: 137**  
 1 BED: 31 (23%)  
 2 BED: 80 (58%)  
 3 BED: 26 (19%)

2HRS SOLAR ACCESS: 73.6%  
 SOUTH FACING UNITS: 9.2%  
 CROSS VENTILATION: 90%  
 PROPOSED CAR SPACE : 114

**SITE COVERAGE: 29.6%**  
**DEEP SOIL AREA: 36.3%**  
**LANDSCAPED AREA: 48%**

**SITE COVERAGE: 24.6%**  
**DEEP SOIL AREA: 37.7%**  
**LANDSCAPED AREA: 50%**

**SITE COVERAGE: 33%**  
**DEEP SOIL AREA: 28.5%**  
**LANDSCAPED AREA: 40.9%**

# Appendix A

## CONTENTS :

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1. SCHEDULES
2. SUN VIEW DIAGRAMS
3. SHADOW STUDIES
4. PROPOSED AMENDED LEP EXTRACT MAPS

# GROSS FLOOR AREA

LEVEL BY BUILDING      AREA

<b>BLDG A</b>	
GROUND FLOOR	373 m <sup>2</sup>
Level 1	432 m <sup>2</sup>
Level 2	432 m <sup>2</sup>
Level 3	289 m <sup>2</sup>
	1526 m <sup>2</sup>

<b>BLDG B</b>	
GROUND FLOOR	606 m <sup>2</sup>
Level 1	603 m <sup>2</sup>
Level 2	603 m <sup>2</sup>
Level 3	420 m <sup>2</sup>
Level 4	226 m <sup>2</sup>
	2457 m <sup>2</sup>

<b>BLDG C</b>	
GROUND FLOOR	574 m <sup>2</sup>
Level 1	611 m <sup>2</sup>
Level 2	611 m <sup>2</sup>
Level 3	440 m <sup>2</sup>
Level 4	418 m <sup>2</sup>
Level 5	418 m <sup>2</sup>
Level 6	418 m <sup>2</sup>
Level 7	220 m <sup>2</sup>
	3708 m <sup>2</sup>

<b>BLDG D</b>	
GROUND FLOOR	630 m <sup>2</sup>
Level 1	644 m <sup>2</sup>
Level 2	644 m <sup>2</sup>
Level 3	529 m <sup>2</sup>
Level 4	484 m <sup>2</sup>
Level 5	484 m <sup>2</sup>
Level 6	484 m <sup>2</sup>
Level 7	349 m <sup>2</sup>
	4247 m <sup>2</sup>

<b>BLDG E</b>	
GROUND FLOOR	275 m <sup>2</sup>
Level 1	553 m <sup>2</sup>
Level 2	561 m <sup>2</sup>
Level 3	451 m <sup>2</sup>
Level 4	426 m <sup>2</sup>
Level 5	426 m <sup>2</sup>
Level 6	426 m <sup>2</sup>
Level 7	426 m <sup>2</sup>
LEVEL 8	134 m <sup>2</sup>
	3677 m <sup>2</sup>

<b>BLDG F</b>	
GROUND FLOOR	278 m <sup>2</sup>
Level 1	564 m <sup>2</sup>
Level 2	564 m <sup>2</sup>
Level 3	447 m <sup>2</sup>
Level 4	426 m <sup>2</sup>
Level 5	431 m <sup>2</sup>
Level 6	441 m <sup>2</sup>
Level 7	441 m <sup>2</sup>
LEVEL 8	184 m <sup>2</sup>
	3777 m <sup>2</sup>

<b>BLDG G</b>	
GROUND FLOOR	239 m <sup>2</sup>
Level 1	433 m <sup>2</sup>
Level 2	431 m <sup>2</sup>
Level 3	264 m <sup>2</sup>
Level 4	247 m <sup>2</sup>
Level 5	247 m <sup>2</sup>
Level 6	247 m <sup>2</sup>
Level 7	247 m <sup>2</sup>
LEVEL 8	106 m <sup>2</sup>
	2462 m <sup>2</sup>

TOTAL GFA	21855 m <sup>2</sup>
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**SITE 1: BLDG A+B+C+D**  
 SITE AREA : 7,960.4m<sup>2</sup>  
 GFA: 11,940m<sup>2</sup>  
 FSR: 1.5 : 1

**SITE 2: BLDG E+F**  
 SITE AREA : 4969 m<sup>2</sup> (Including 66m<sup>2</sup> Easement)  
 GFA: 7,554m<sup>2</sup>  
 FSR: 1.5 : 1

**SITE 3: BLDG G**  
 SITE AREA : 1641m<sup>2</sup>  
 GFA: 2,462m<sup>2</sup>  
 FSR: 1.5 : 1

**TOTAL AMALGAMATED SITE**  
 SITE AREA : 14,570.4m<sup>2</sup>  
 GFA: 21,856m<sup>2</sup>  
 FSR: 1.5 : 1

## UNIT TYPE TOTAL

ROOM TYPE	COUNT	%
1 BED	49	19%
2 BED	173	68%
3 BED	33	13%
	255	

## UNIT TYPE

ROOM TYPE	COUNT	%
-----------	-------	---

<b>BLDG A</b>		
2 BED	11	73%
3 BED	4	37%
	15	

<b>BLDG B</b>		
1 BED	8	29%
2 BED	14	50%
3 BED	6	21%
	28	

<b>BLDG C</b>		
1 BED	12	27%
2 BED	26	58%
3 BED	7	15%
	45	

<b>BLDG D</b>		
1 BED	11	22%
2 BED	29	59%
3 BED	9	18%
	49	

<b>BLDG E</b>		
1 BED	7	16%
2 BED	35	80%
3 BED	2	4%
	44	

<b>BLDG F</b>		
1 BED	4	9%
2 BED	35	81%
3 BED	4	10%
	43	

<b>BLDG G</b>		
1 BED	7	23%
2 BED	23	74%
3 BED	1	3%
	31	

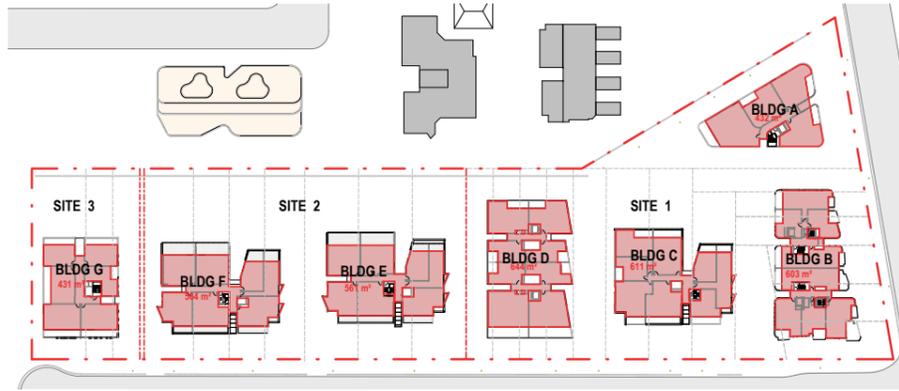
**SITE 1: 137 UNITS**  
 1 BED: 31 (23%)  
 2 BED: 80 (58%)  
 3 BED: 26 (19%)

**SITE 2: 87 UNITS**  
 1 BED: 11 (13%)  
 2 BED: 70 (80%)  
 3 BED: 6 (7%)

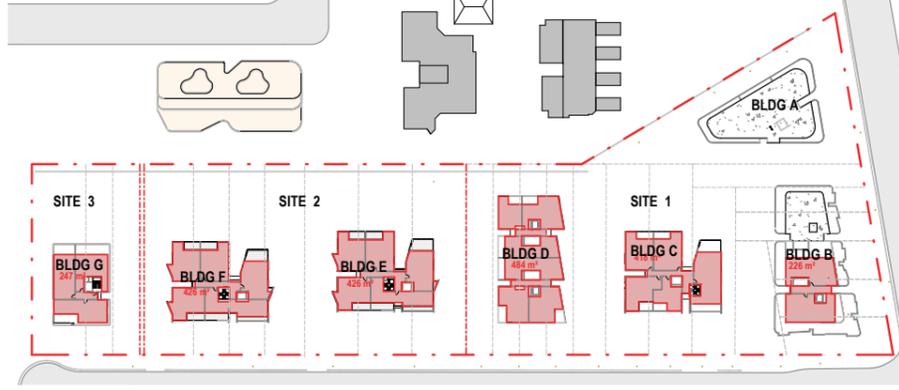
**SITE 3: 31 UNITS**  
 1 BED: 7 (13%)  
 2 BED: 23 (80%)  
 3 BED: 1 (7%)



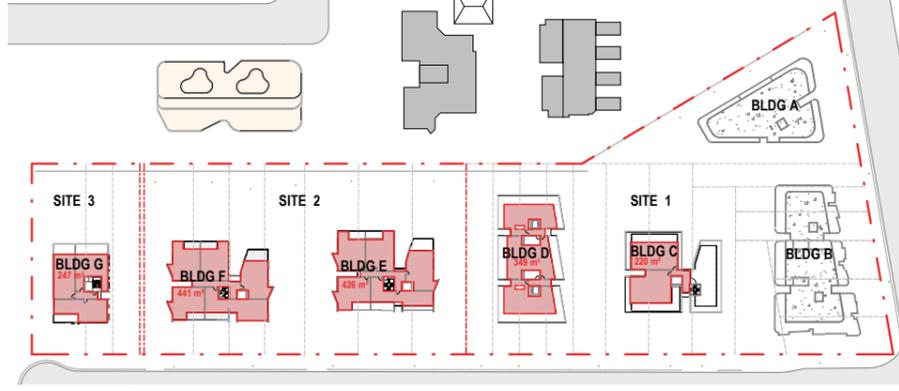
1 GFA - GROUND FLOOR



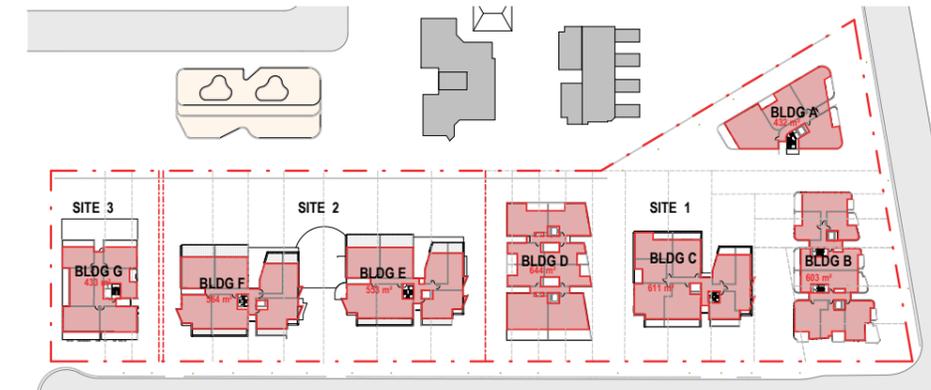
3 GFA - LEVEL 2



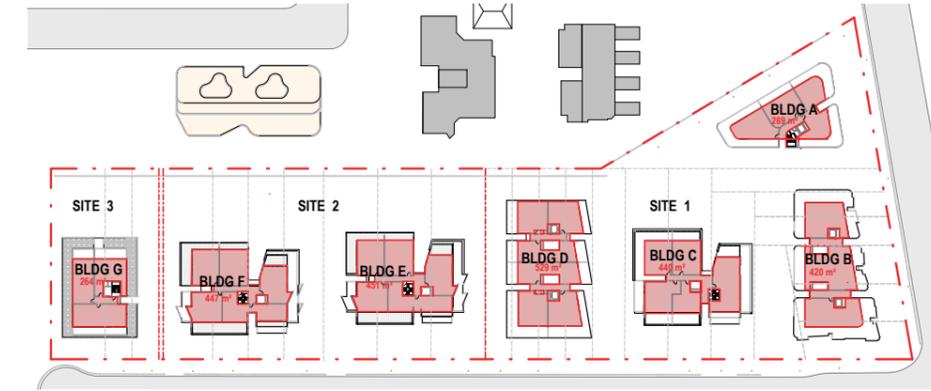
5 GFA - LEVEL 4



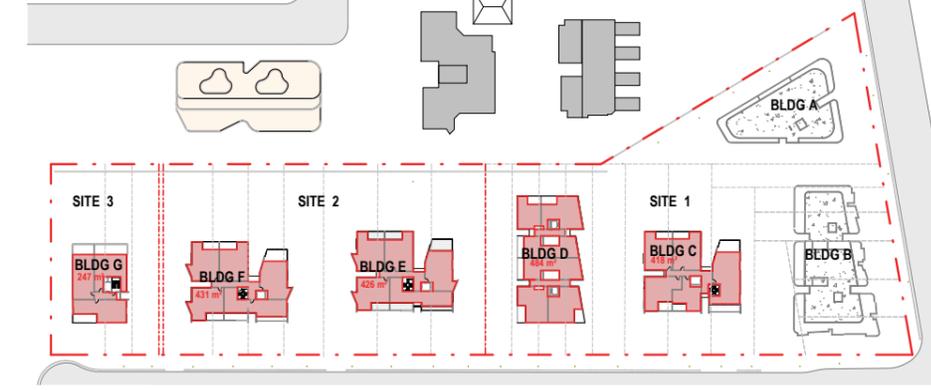
7 GFA - LEVEL 7



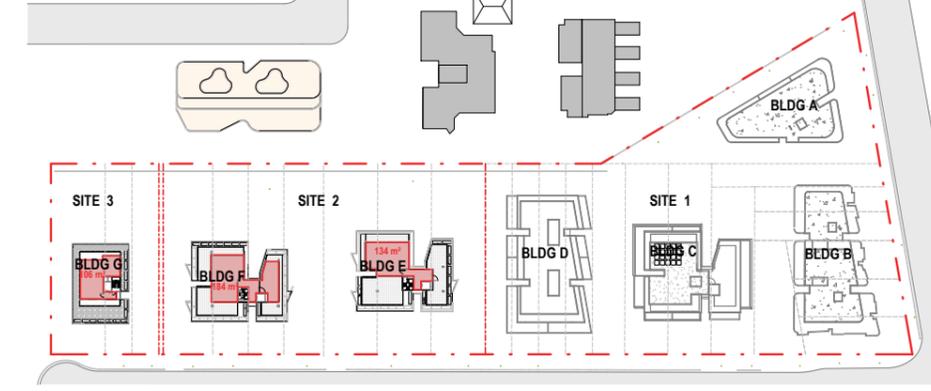
2 GFA - LEVEL 1



4 GFA - LEVEL 3



6 GFA - LEVEL 5 - 6



8 GFA - LEVEL 8

# SOLAR ACCESS

## LEVEL BY BUILDING COMPLYING UNITS

BLDG A	
GROUND_BLD A	4
LEVEL 1_BLD A	4
LEVEL 2_BLD A	4
LEVEL 3_BLD A	3
	15

**BLDG A**  
2HRS SOLAR ACCESS:  
15/15=100%  
SOUTH FACING:  
0/15= 0%

BLDG B	
GROUND FLOOR	7
LEVEL 1	7
LEVEL 2	7
LEVEL 3	3
LEVEL 4	2
	26

**BLDG B**  
2HRS SOLAR ACCESS:  
26/28=92.8%  
SOUTH FACING:  
2/28= 7%

BLDG C	
GROUND FLOOR	4
LEVEL 1	5
LEVEL 2	5
LEVEL 3	3
LEVEL 4	4
LEVEL 5	4
LEVEL 6	4
LEVEL 7	2
	31

**BLDG C**  
2HRS SOLAR ACCESS:  
31/45=68.9%  
SOUTH FACING:  
9/45= 20%

BLDG D	
GROUND FLOOR	5
LEVEL 1	6
LEVEL 2	8
LEVEL 3	6
LEVEL 4	6
LEVEL 5	6
LEVEL 6	6
LEVEL 7	3
	46

**BLDG D**  
2HRS SOLAR ACCESS:  
46/49=93.9%  
SOUTH FACING:  
0/49= 0%  
**TOTAL SITE 1 (BLDG A+B+C+D):**  
2HRS SOLAR ACCESS:  
118/137=86.1% (ADG COMPLY>70%)  
SOUTH FACING:  
11/137= 8% (ADG COMPLY<15%)

BLDG E	
GROUND FLOOR	1
LEVEL 1	5
LEVEL 2	5
LEVEL 3	4
LEVEL 4	4
LEVEL 5	4
LEVEL 6	4
LEVEL 7	4
LEVEL 8	1
	32

**BLDG E**  
2HRS SOLAR ACCESS:  
32/44=72.7%  
SOUTH FACING:  
4/44= 9%

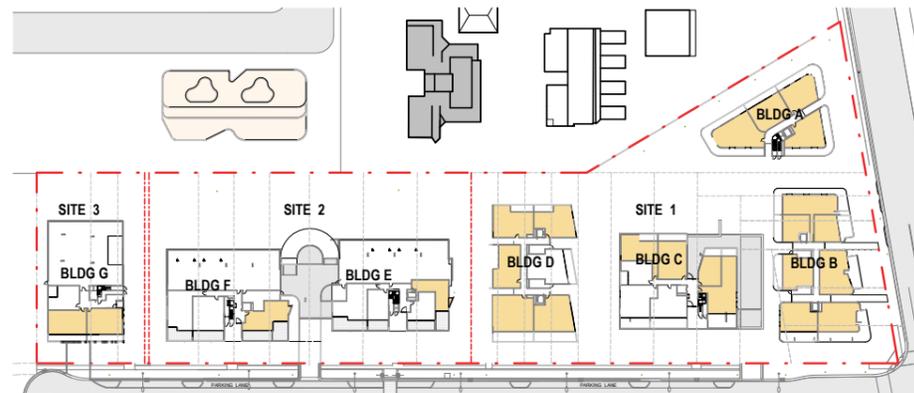
BLDG F	
GROUND FLOOR	1
LEVEL 1	5
LEVEL 2	5
LEVEL 3	4
LEVEL 4	4
LEVEL 5	4
LEVEL 6	4
LEVEL 7	4
LEVEL 8	1
	32

**BLDG F**  
2HRS SOLAR ACCESS:  
32/43=74.4%  
SOUTH FACING:  
4/43= 9.3%  
**TOTAL SITE 2 (BLDG E+F):**  
2HRS SOLAR ACCESS:  
64/87=73.6% (ADG COMPLY>70%)  
SOUTH FACING:  
8/87= 9.2% (ADG COMPLY<15%)

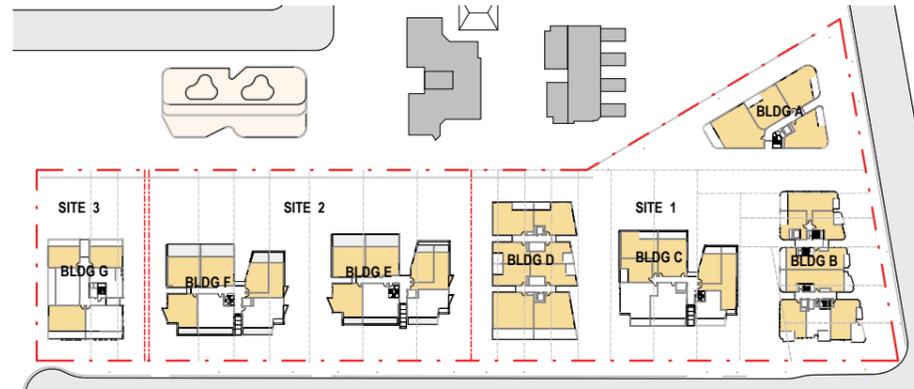
BLDG G / SITE 3	
GROUND FLOOR	2
LEVEL 1	3
LEVEL 2	3
LEVEL 3	3
LEVEL 4	3
LEVEL 5	3
LEVEL 6	3
LEVEL 7	3
LEVEL 8	1
	24

**BLDG G / SITE 3**  
2HRS SOLAR ACCESS:  
24/30=80%  
SOUTH FACING:  
0/28= 0%  
**TOTAL AMALGAMATED SITE**  
2HRS SOLAR ACCESS:  
206/255=80.8% (ADG COMPLY>70%)  
SOUTH FACING UNITS:  
19/255= 7.5% (ADG COMPLY<15%)

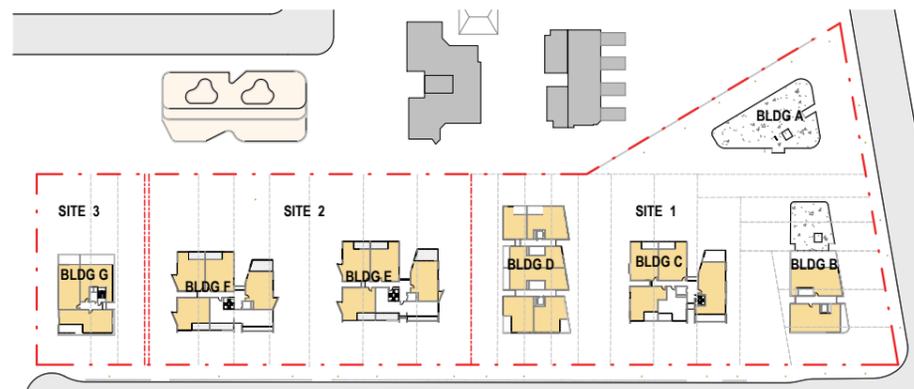
GRAND TOTAL 206



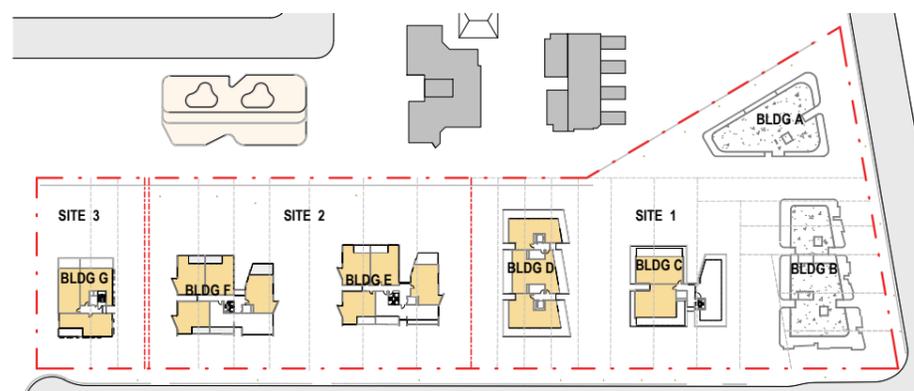
① SOLAR ACCESS - GROUND FLOOR



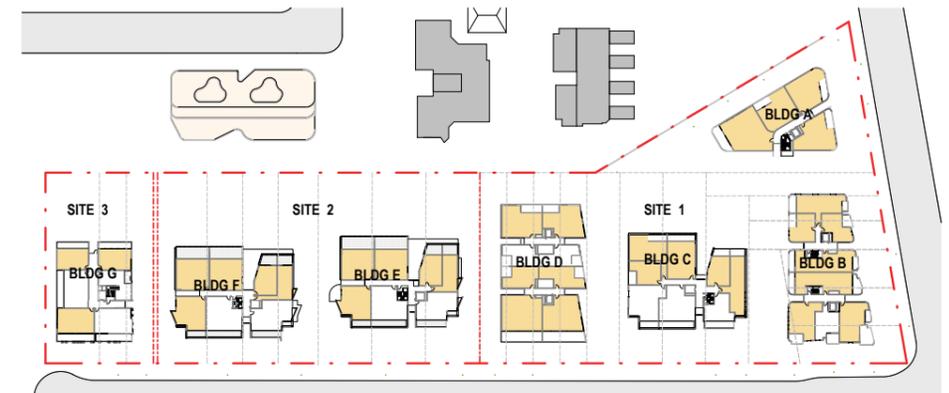
③ SOLAR ACCESS - LEVEL 2



⑤ SOLAR ACCESS - LEVEL 4



⑦ SOLAR ACCESS - LEVEL 7



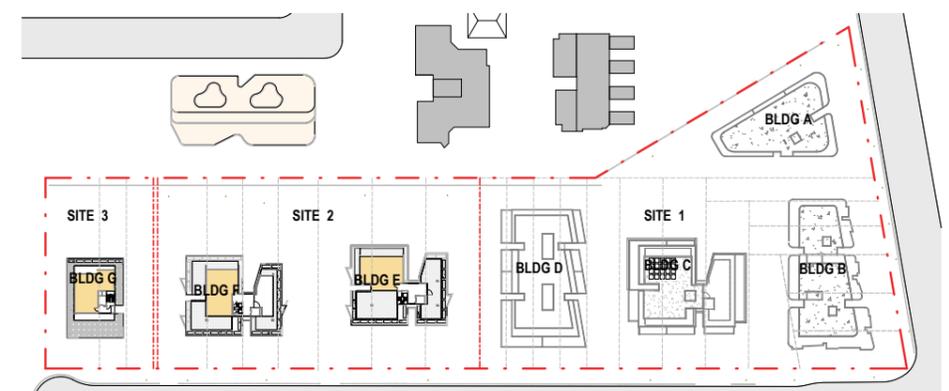
② SOLAR ACCESS - LEVEL 1



④ SOLAR ACCESS - LEVEL 3



⑥ SOLAR ACCESS - LEVEL 5 - 6



⑧ SOLAR ACCESS - LEVEL 8

# CROSS VENTILATION

LEVEL BY BUILDING | COMPLYING UNITS

BLDG A	
GROUND_BLD A	3
LEVEL 1_BLD A	3
LEVEL 2_BLD A	3
LEVEL 3_BLD A	3
<b>TOTAL</b>	<b>12</b>

**BLDG A**  
CROSS VENTILATION:  
11/15=73.3%

BLDG B	
GROUND FLOOR	3
LEVEL 1	5
LEVEL 2	5
LEVEL 3	3
LEVEL 4	2
<b>TOTAL</b>	<b>18</b>

**BLDG B**  
CROSS VENTILATION:  
18/28=64.3%

BLDG C	
GROUND FLOOR	5
LEVEL 1	5
LEVEL 2	5
LEVEL 3	4
LEVEL 4	4
LEVEL 5	4
LEVEL 6	4
LEVEL 7	2
<b>TOTAL</b>	<b>33</b>

**BLDG C**  
CROSS VENTILATION:  
33/45=73.3%

BLDG D	
GROUND FLOOR	4
LEVEL 1	4
LEVEL 2	4
LEVEL 3	6
LEVEL 4	6
LEVEL 5	6
LEVEL 6	6
LEVEL 7	3
<b>TOTAL</b>	<b>39</b>

**BLDG D**  
CROSS VENTILATION:  
39/49=79.3%

**TOTAL SITE 1 (BLDG A+B+C+D):**  
CROSS VENTILATION:  
101/137=73.7% (ADG COMPLY>60%)

BLDG E	
GROUND FLOOR	2
LEVEL 1	6
LEVEL 2	6
LEVEL 3	5
LEVEL 4	5
LEVEL 5	5
LEVEL 6	5
LEVEL 7	5
LEVEL 8	1
<b>TOTAL</b>	<b>40</b>

**BLDG E**  
CROSS VENTILATION:  
40/44=91%

BLDG F	
GROUND FLOOR	2
LEVEL 1	6
LEVEL 2	6
LEVEL 3	5
LEVEL 4	4
LEVEL 5	5
LEVEL 6	5
LEVEL 7	5
LEVEL 8	1
<b>TOTAL</b>	<b>39</b>

**BLDG F**  
CROSS VENTILATION:  
39/43=90%

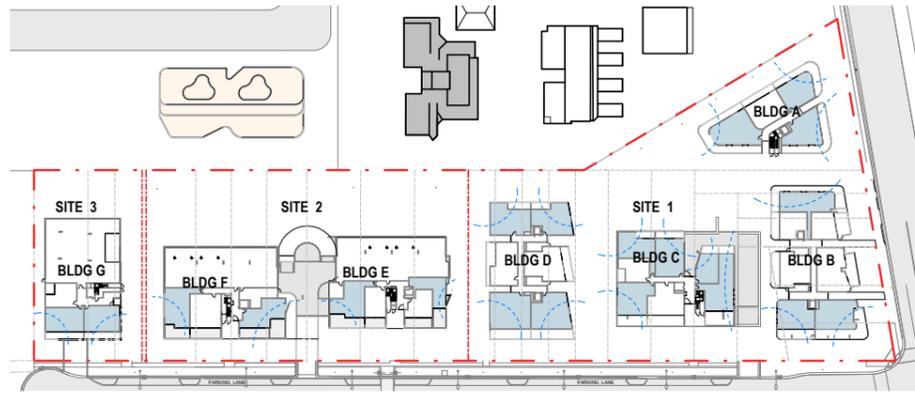
**TOTAL SITE 2 (BLDG E+F):**  
CROSS VENTILATION:  
79/87=90% (ADG COMPLY>60%)

BLDG G	
GROUND FLOOR	2
LEVEL 1	4
LEVEL 2	4
LEVEL 3	3
LEVEL 4	3
LEVEL 5	3
LEVEL 6	3
LEVEL 7	3
LEVEL 8	1
<b>TOTAL</b>	<b>26</b>

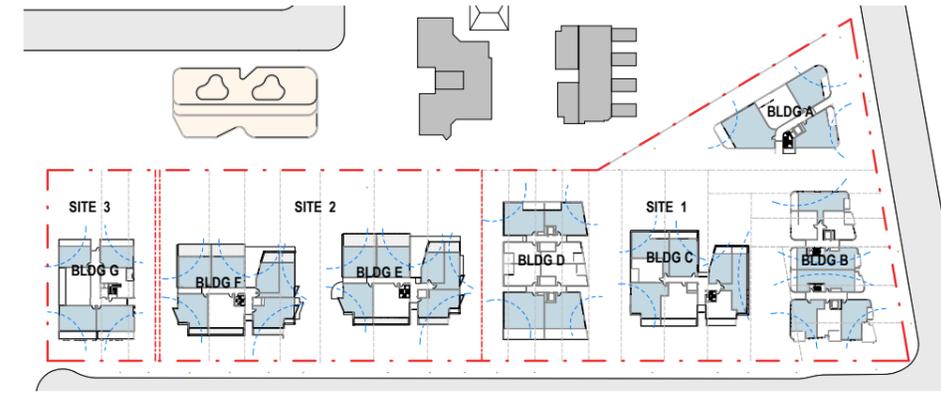
**BLDG G / SITE 3**  
CROSS VENTILATION:  
26/30=86.7%

**TOTAL AMALGAMATED SITE**  
CROSS VENTILATION:  
206/255=80.8% (ADG COMPLY>60%)

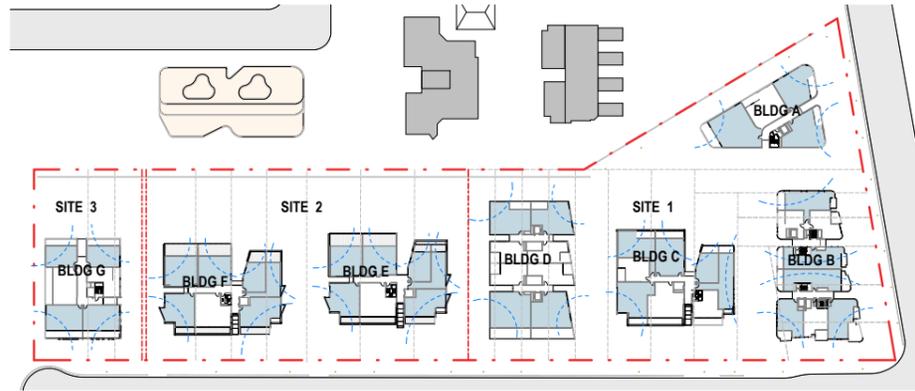
GRAND TOTAL 207



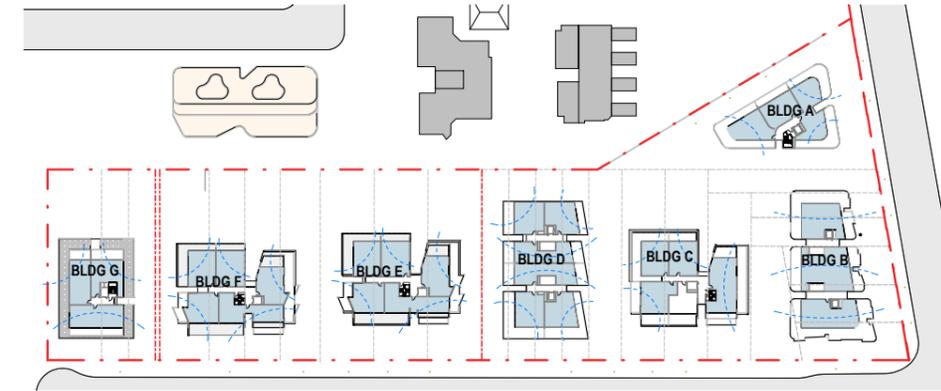
1 CROSS VENT - GROUND FLOOR



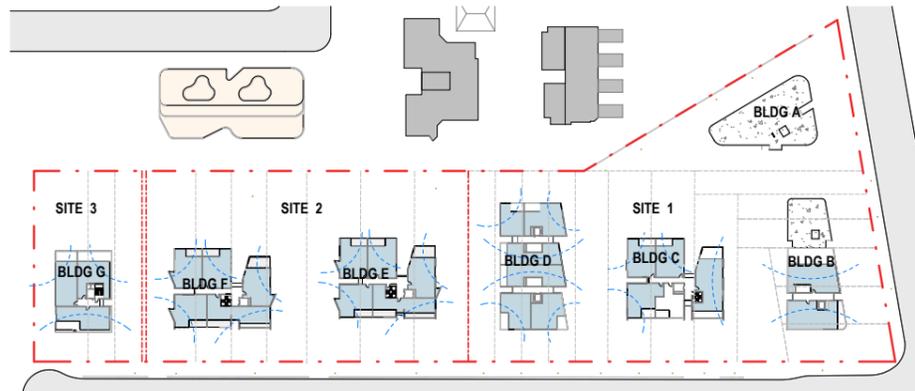
2 CROSS VENT - LEVEL 1



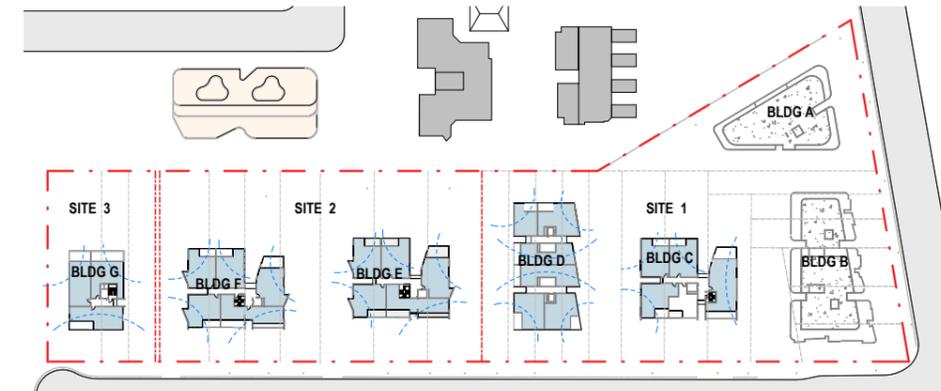
3 CROSS VENT - LEVEL 2



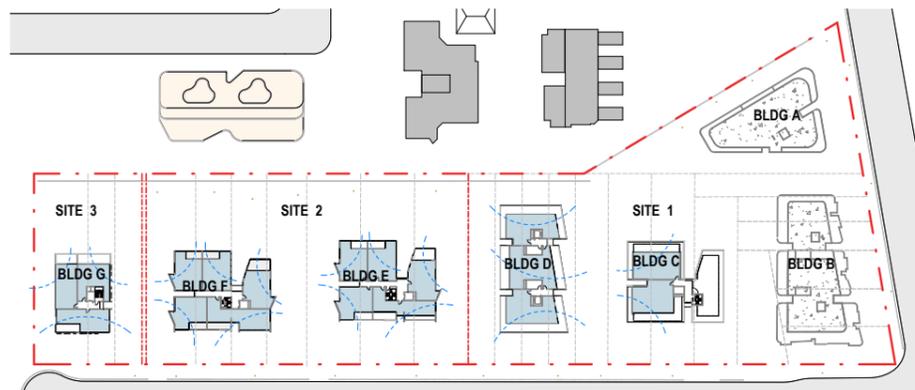
4 CROSS VENT - LEVEL 3



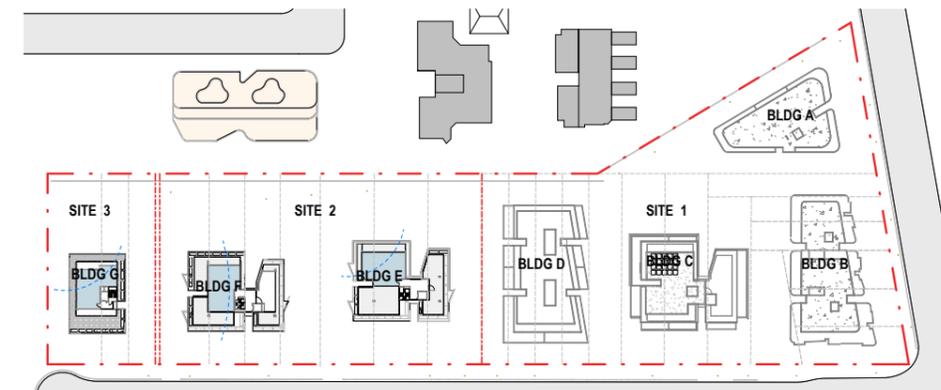
5 CROSS VENT - LEVEL 4



6 CROSS VENT - LEVEL 5 - 6



7 CROSS VENT - LEVEL 7

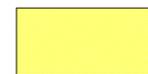


8 CROSS VENT - LEVEL 8

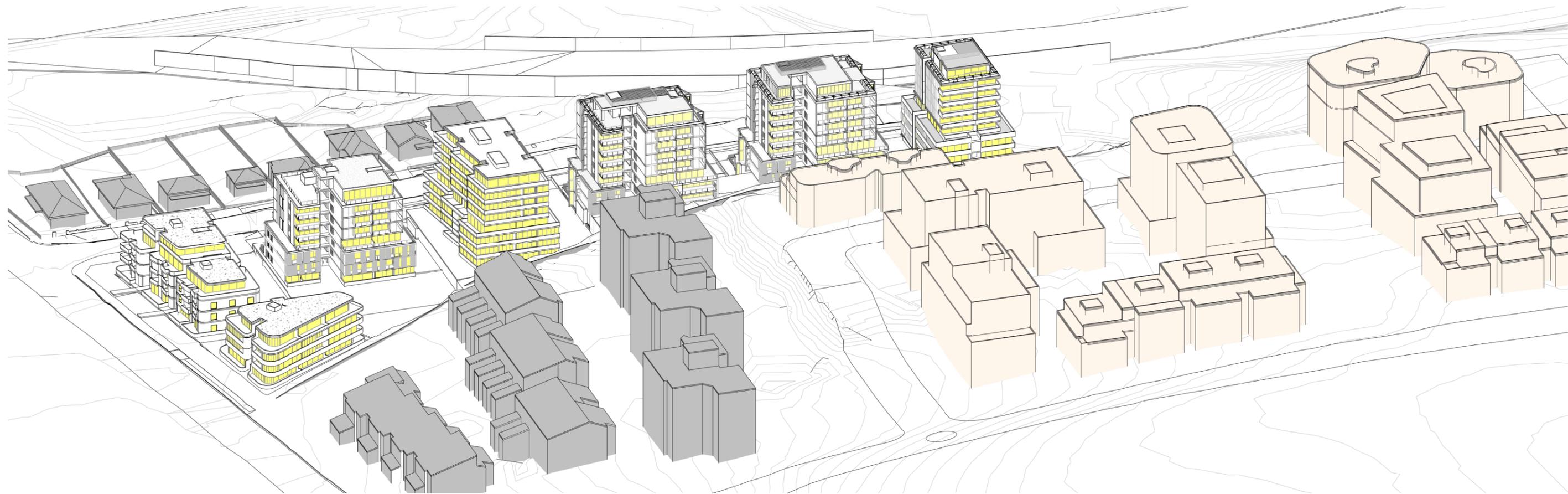


**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY  
WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**

VIEW FROM THE SUN 9 AM



DENOTES LOCATION OF THE LIVING ROOM



**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY**  
**WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**  
VIEW FROM THE SUN 10 AM



DENOTES LOCATION OF THE LIVING ROOM

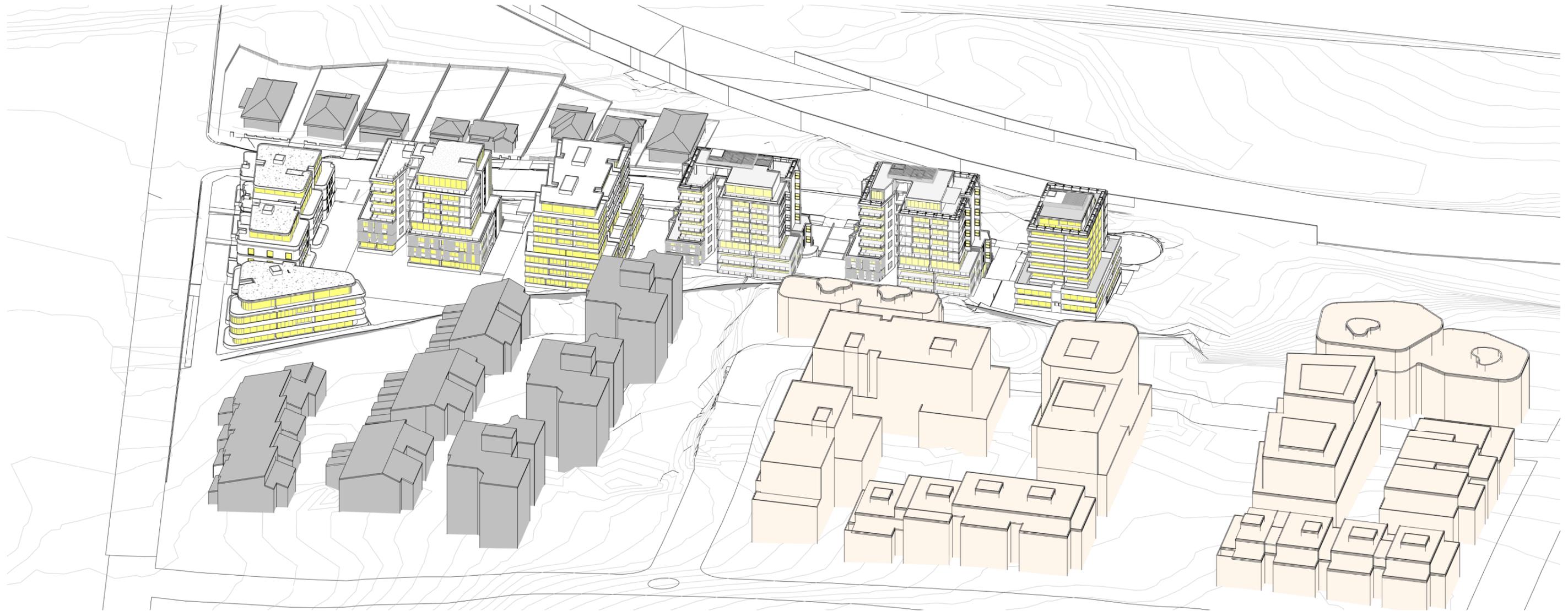


**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY  
WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**

VIEW FROM THE SUN 11 AM



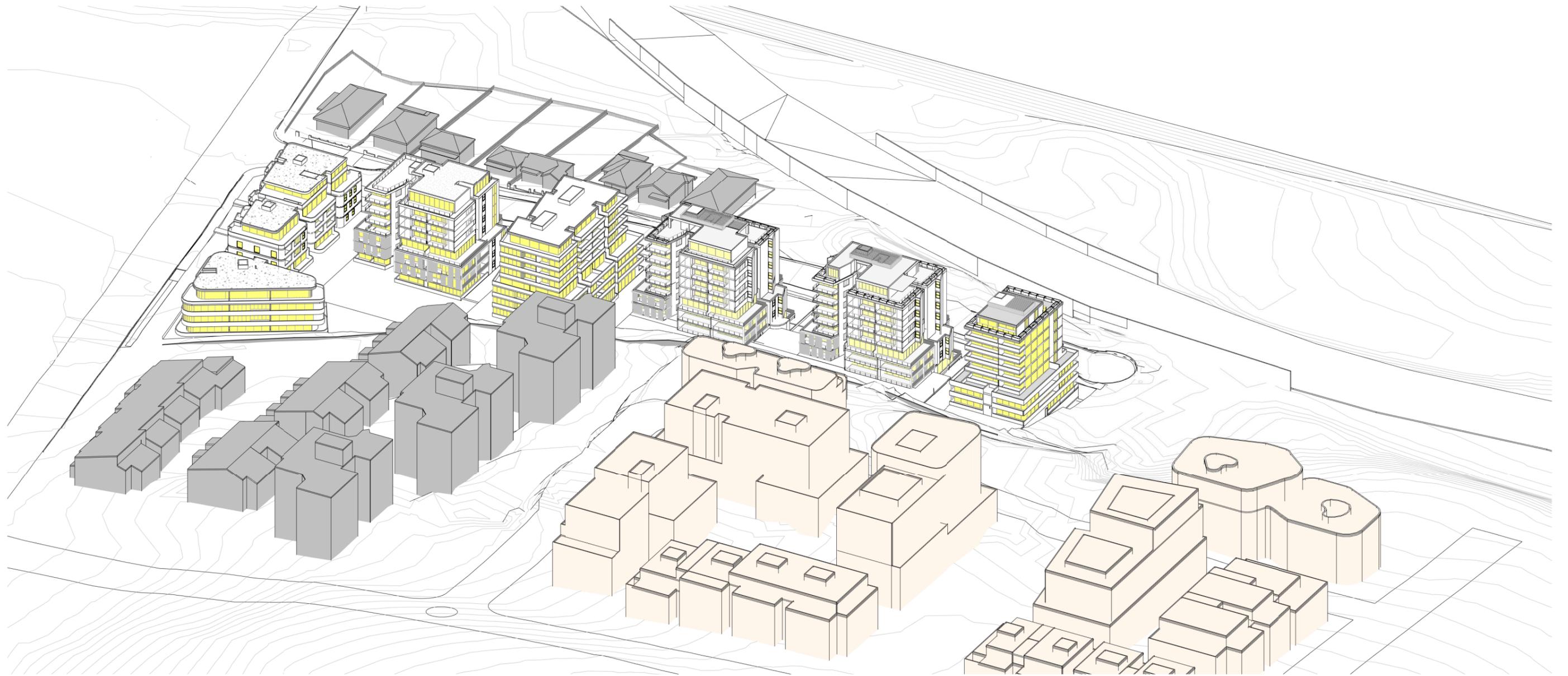
DENOTES LOCATION OF THE LIVING ROOM



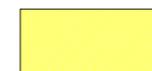
**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY**  
**WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**  
VIEW FROM THE SUN 12 PM



DENOTES LOCATION OF THE LIVING ROOM



**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY**  
**WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**  
VIEW FROM THE SUN 1 PM



DENOTES LOCATION OF THE LIVING ROOM



**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY  
WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**

VIEW FROM THE SUN 2 PM



DENOTES LOCATION OF THE LIVING ROOM



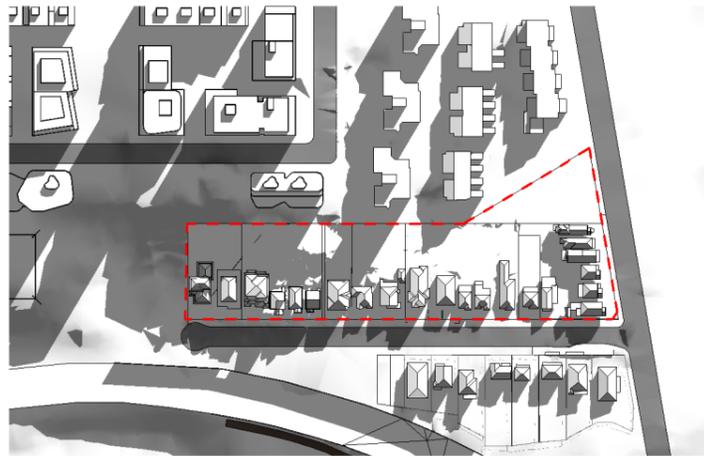
**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY**  
**WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**  
**VIEW FROM THE SUN 3 PM**



DENOTES LOCATION OF THE LIVING ROOM

SHADOW ANALYSIS OF THE EXISTING BUILDINGS

MID WINTER, 22 June



9:00 AM



10:00 AM



11:00 AM



12:00 PM



1:00 PM



2:00 PM



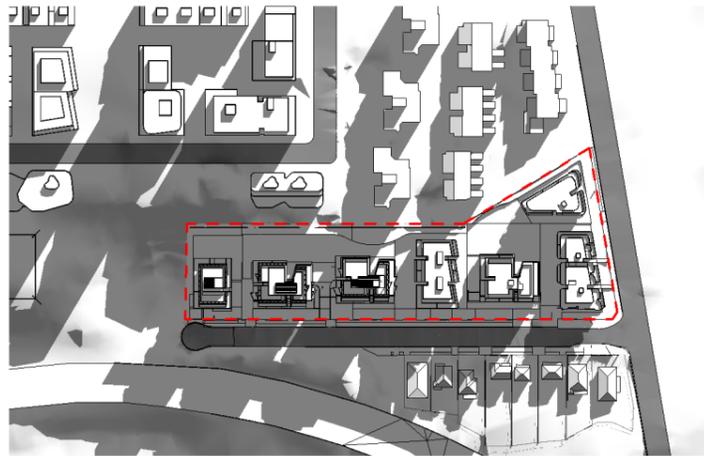
3:00 PM



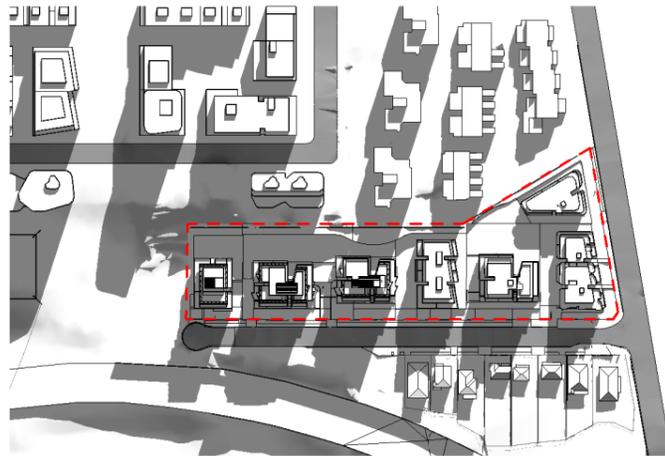
APP 301 SHADOW STUDY EXISTING BUILDINGS  
1:2000 @A1

SHADOW ANALYSIS OF THE PROPOSED BUILT FORM

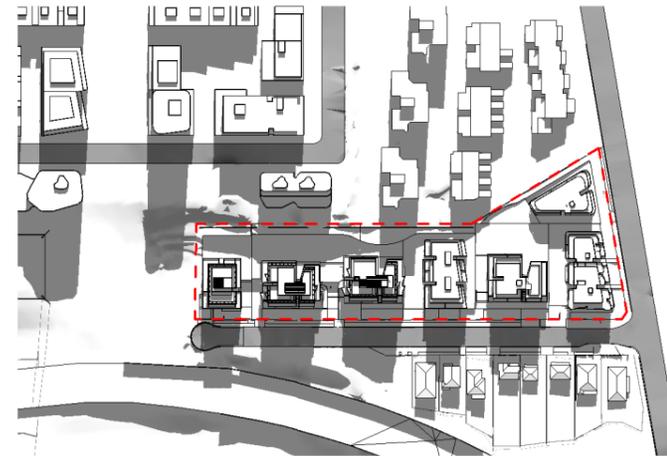
MID WINTER, 22 June



9:00 AM



10:00 AM



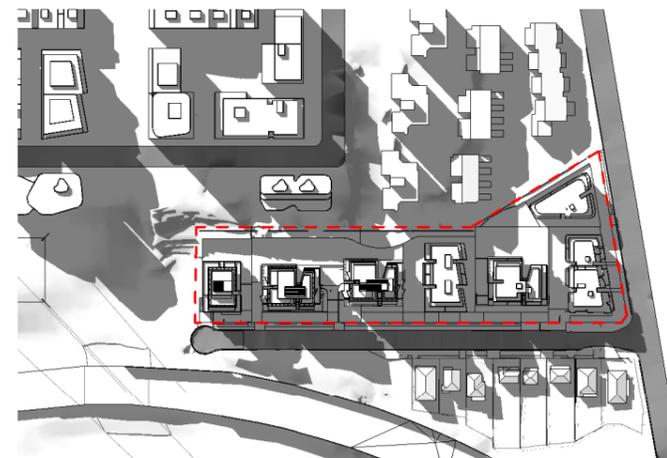
11:00 AM



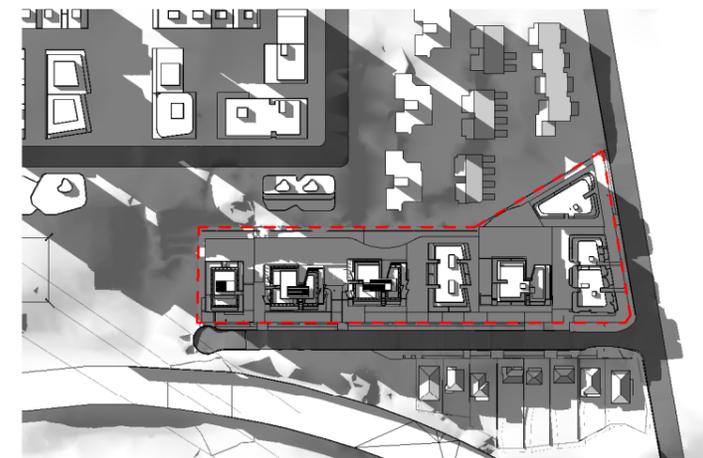
12:00 PM



1:00 PM



2:00 PM



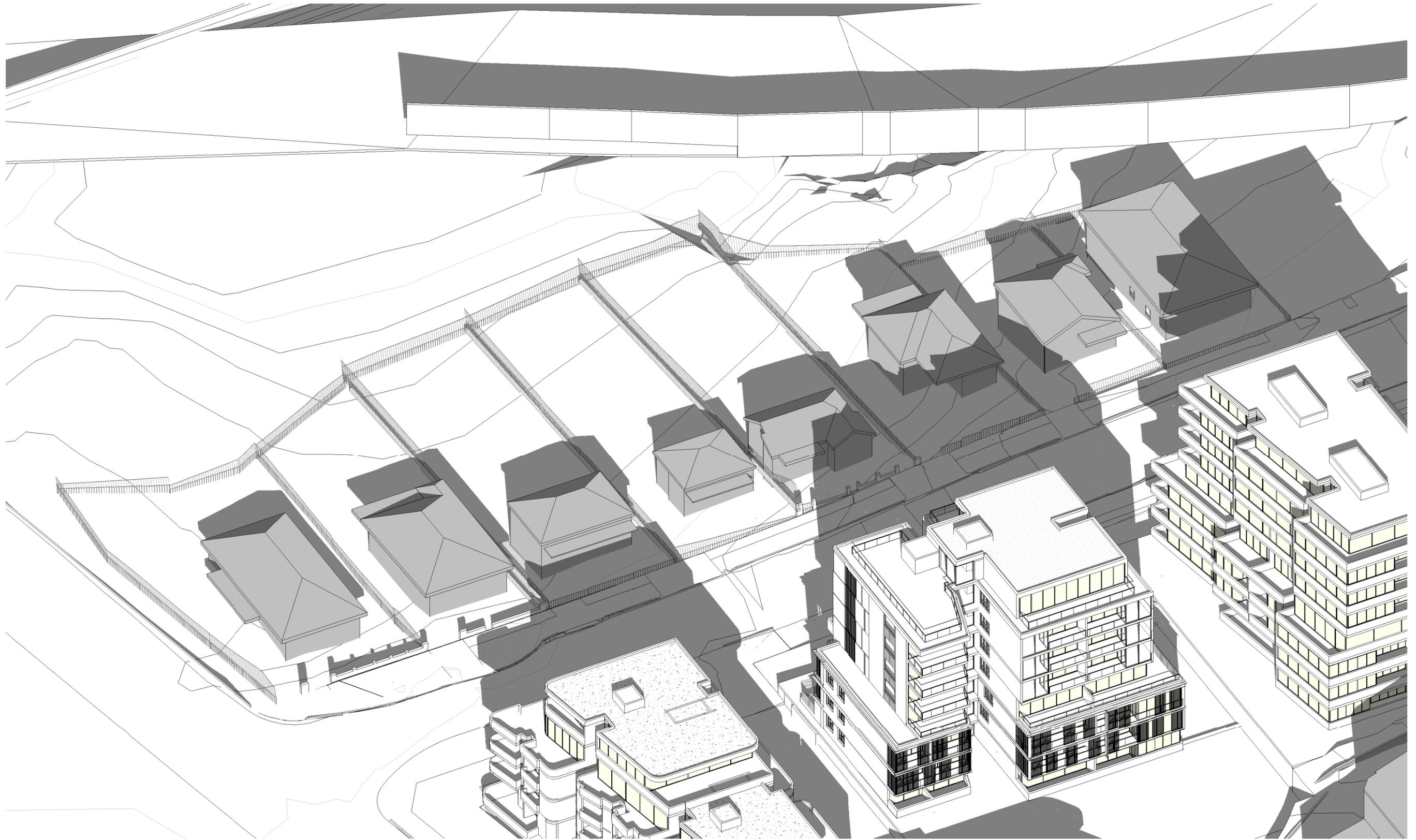
3:00 PM



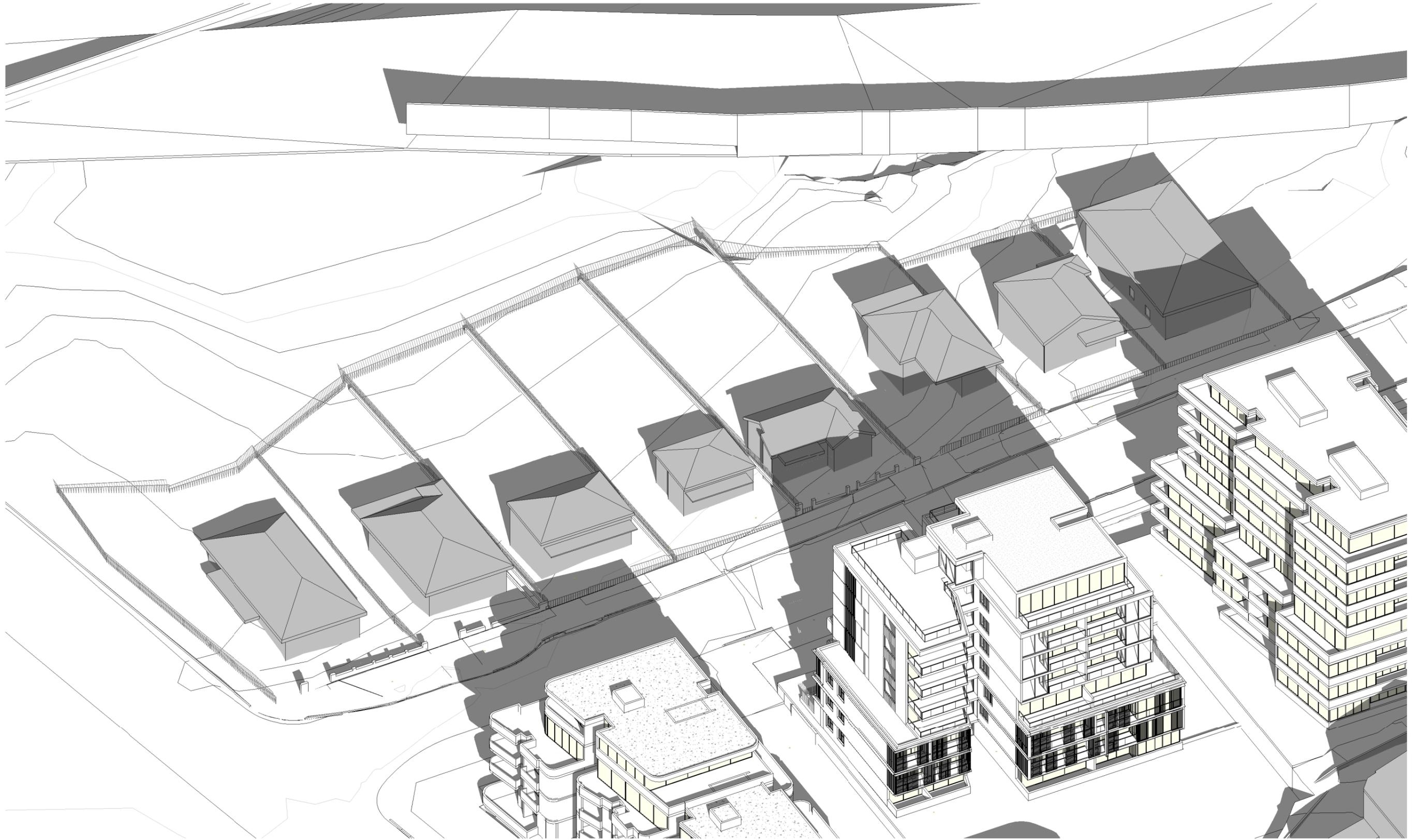
APP 302 SHADOW STUDY NEW PROPOSED  
1:2000 @A1



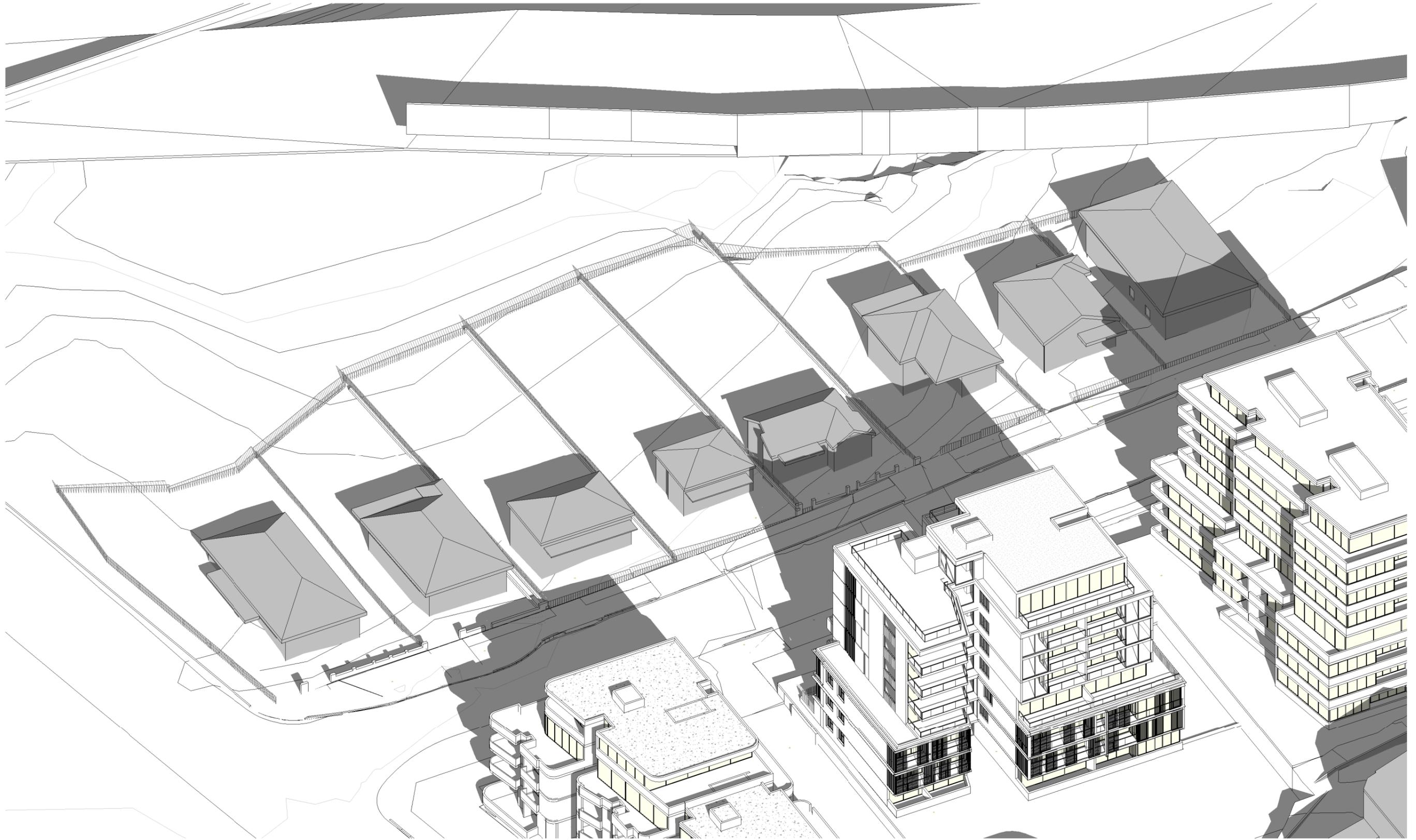
**APP 310 SHADOW IMPACT ON SP2 9.00 AM**  
@A1



**APP 311 SHADOW IMPACT ON SP2 9.30 AM**  
@A1



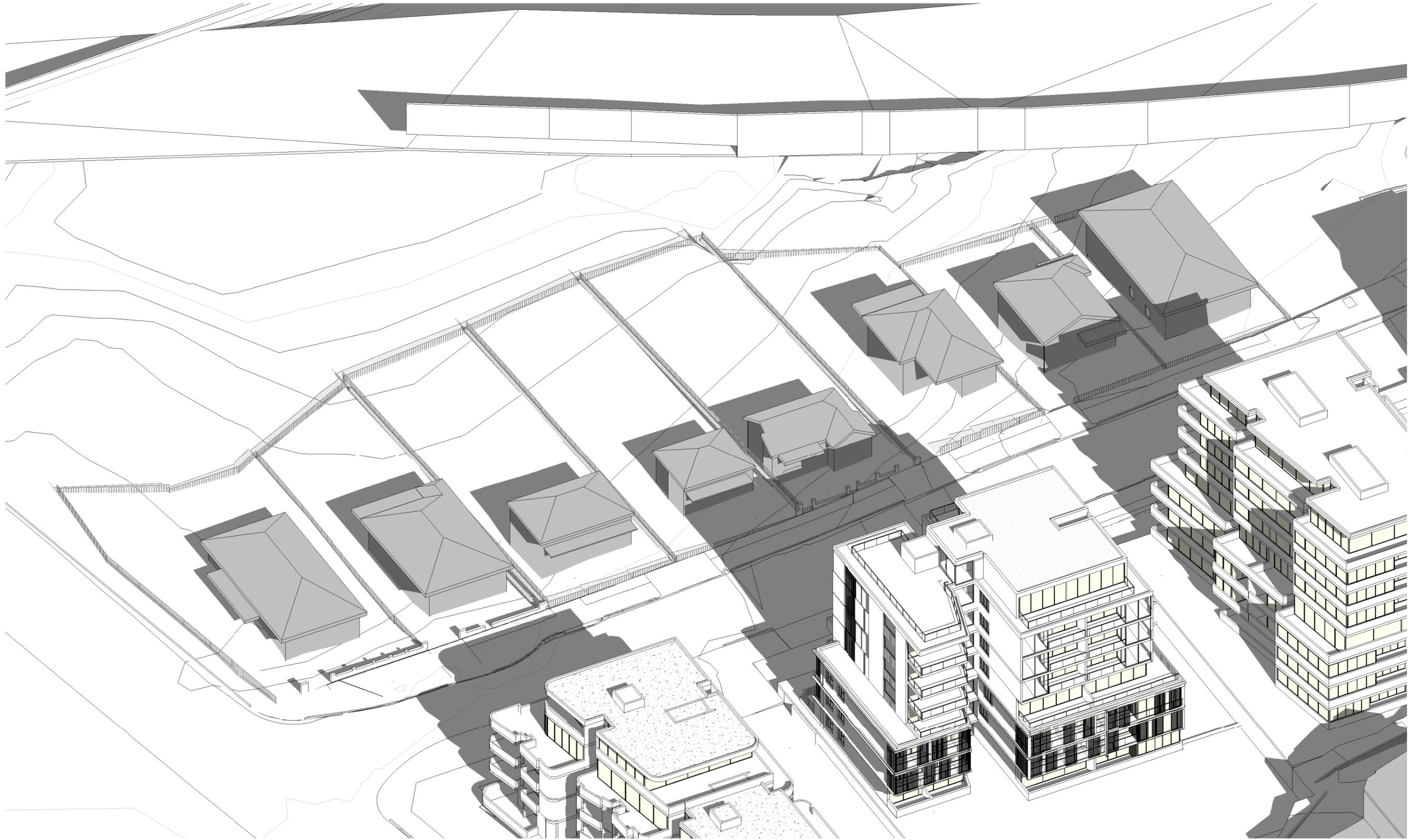
**APP 312 SHADOW IMPACT ON SP2 10 AM**  
@A1



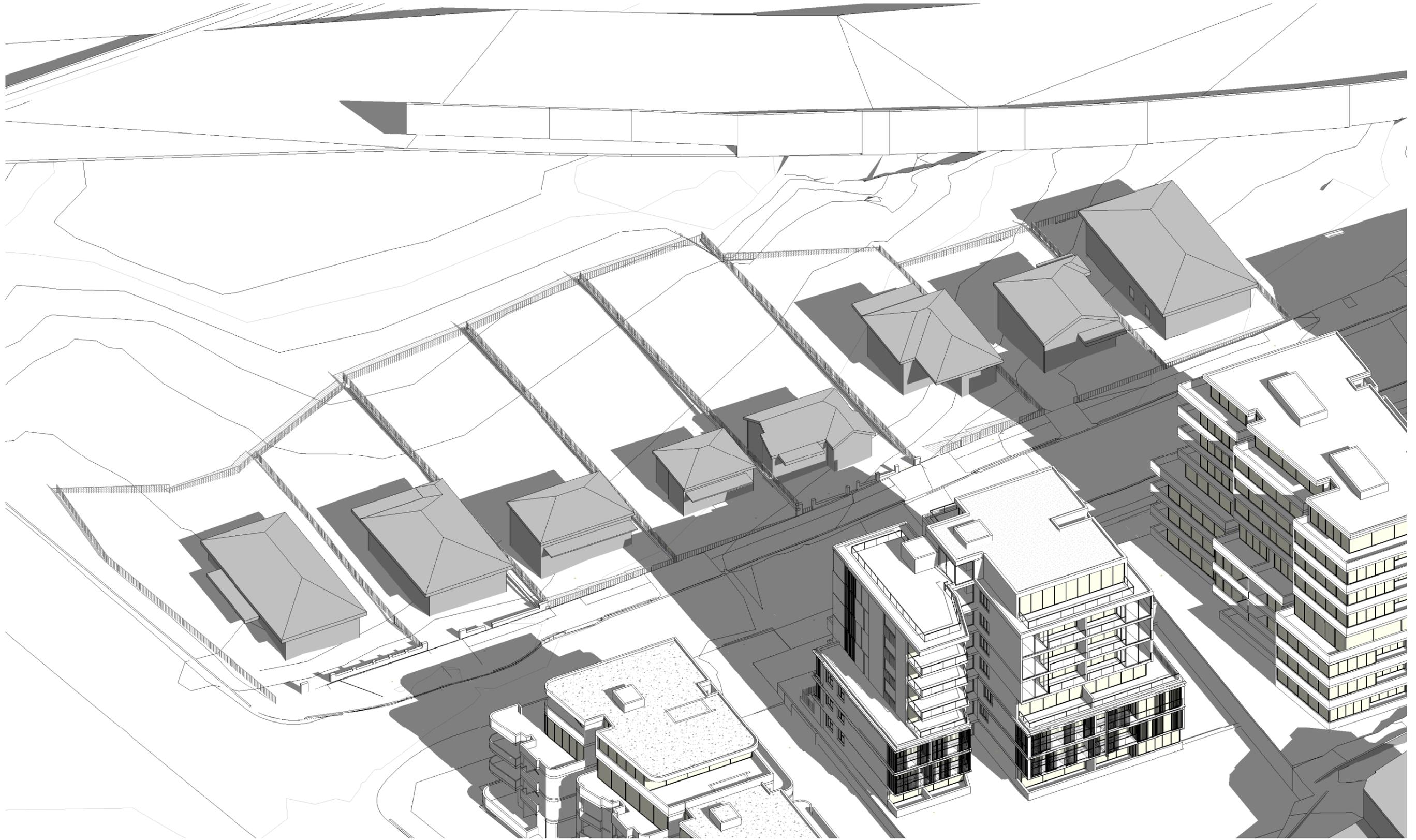
**APP 313 SHADOW IMPACT ON SP2 10.15 AM**  
@A1



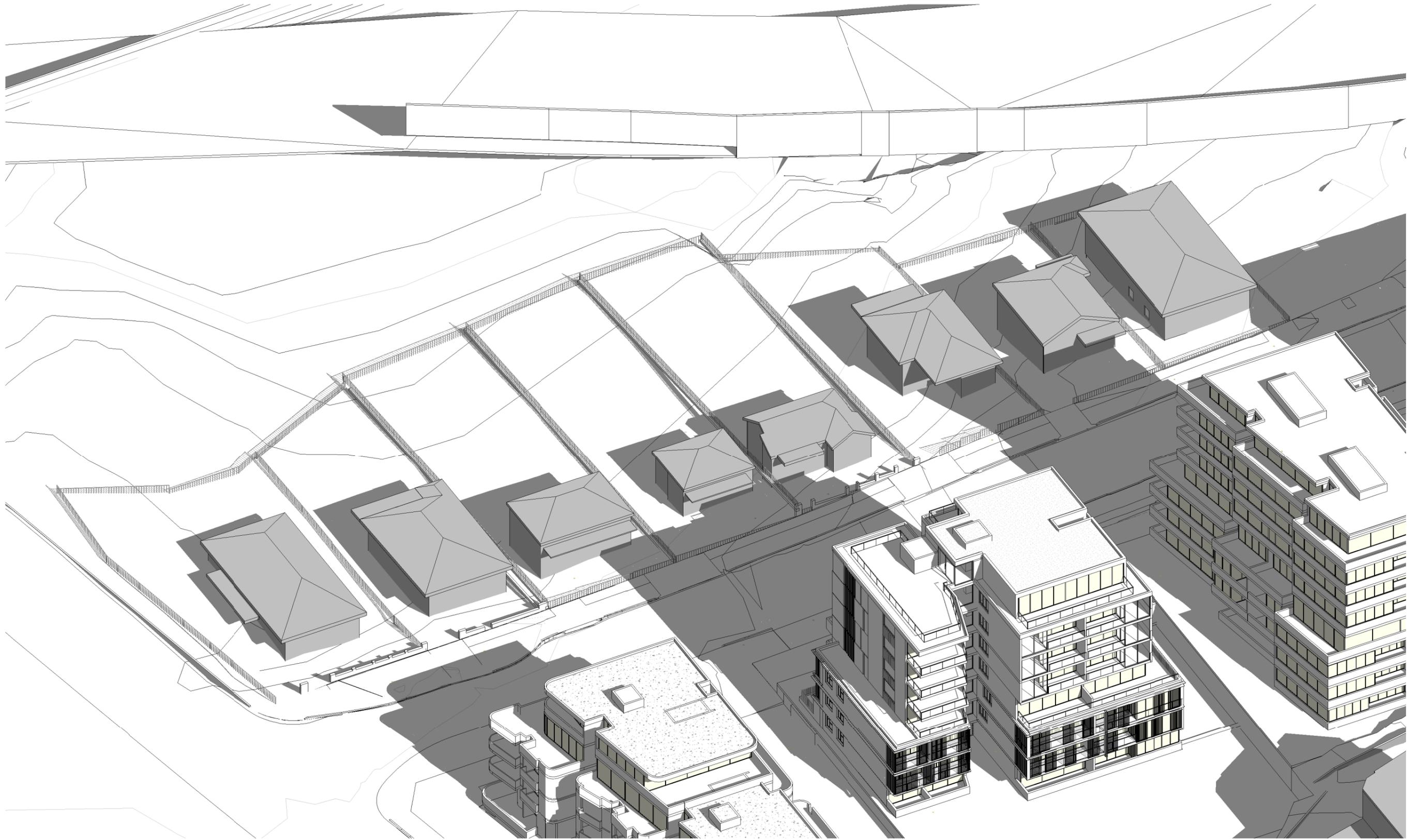
**APP 314 SHADOW IMPACT ON SP2 10.30 AM**  
@A1



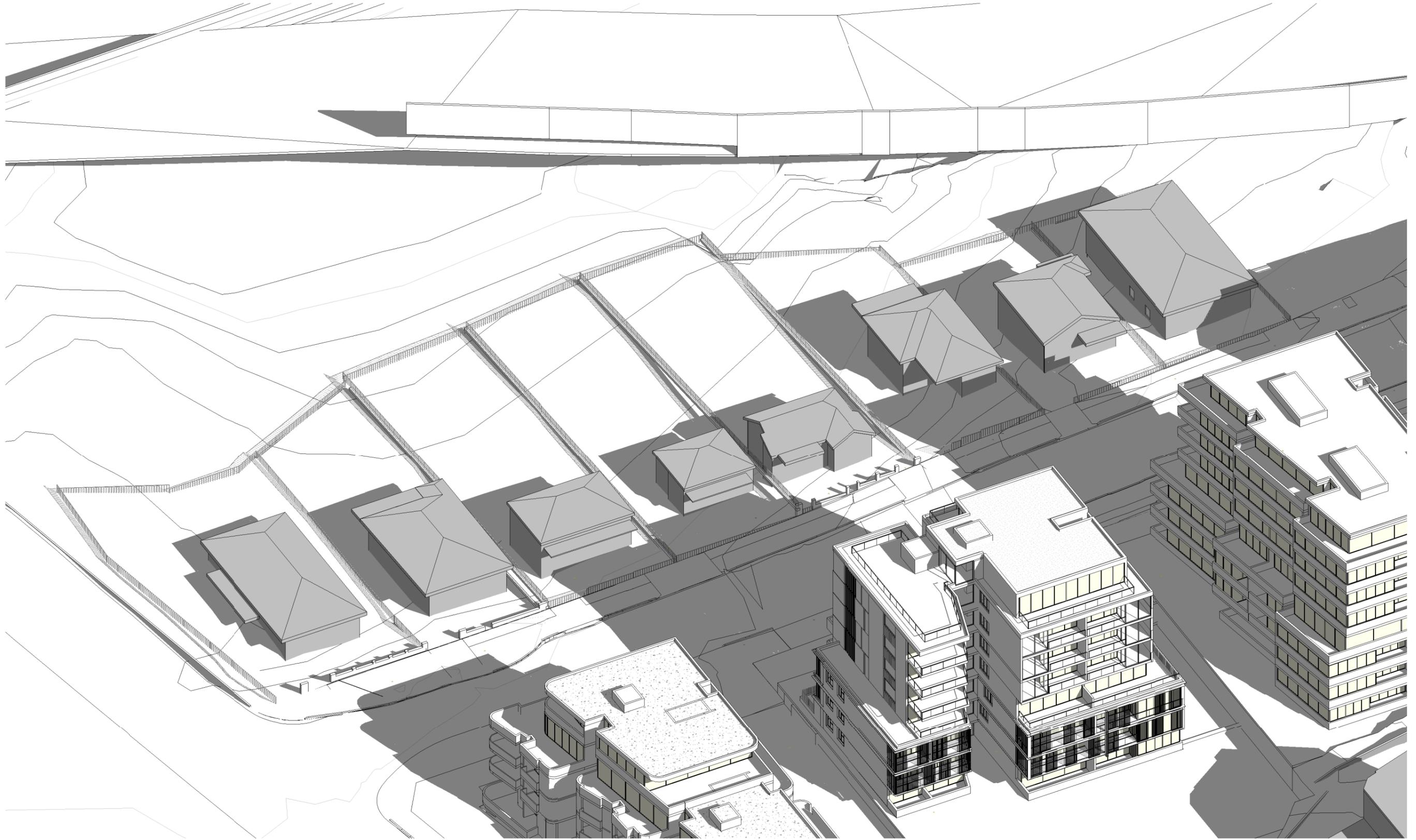
**APP 315 SHADOW IMPACT ON SP2 11.00 AM**  
@A1



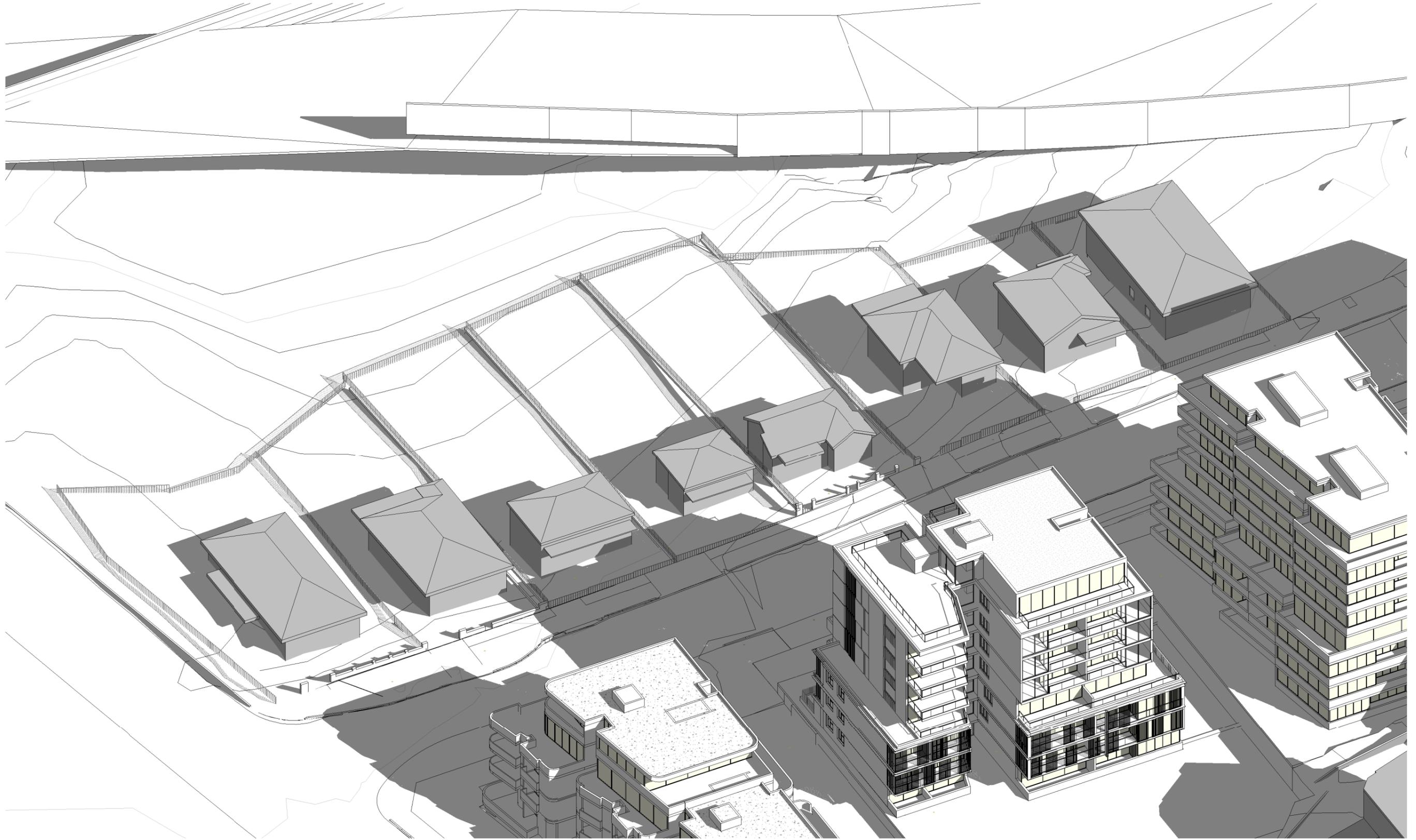
**APP 316 SHADOW IMPACT ON SP2 11.45 AM**  
@A1



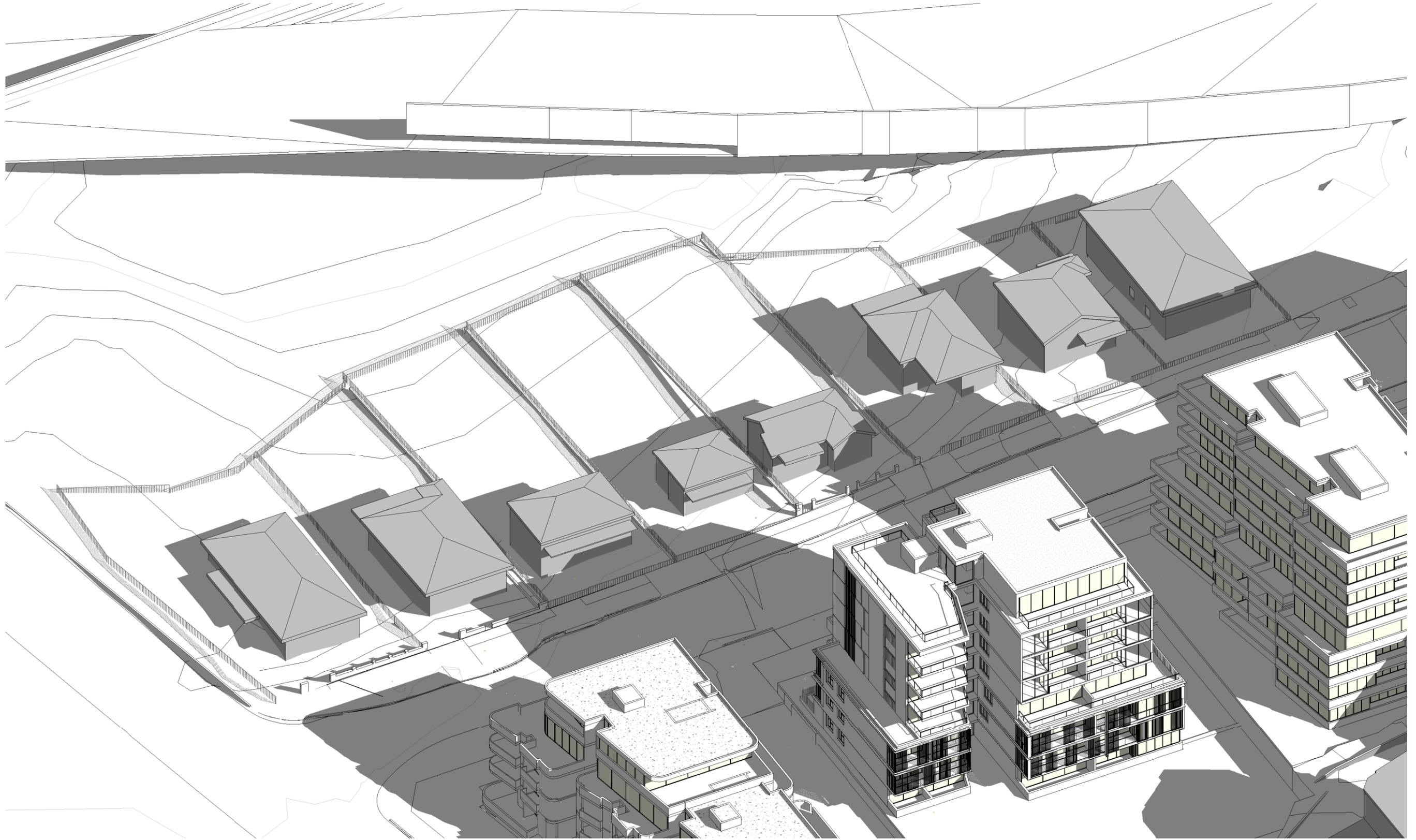
**APP 317 SHADOW IMPACT ON SP2 12.00 PM**  
@A1



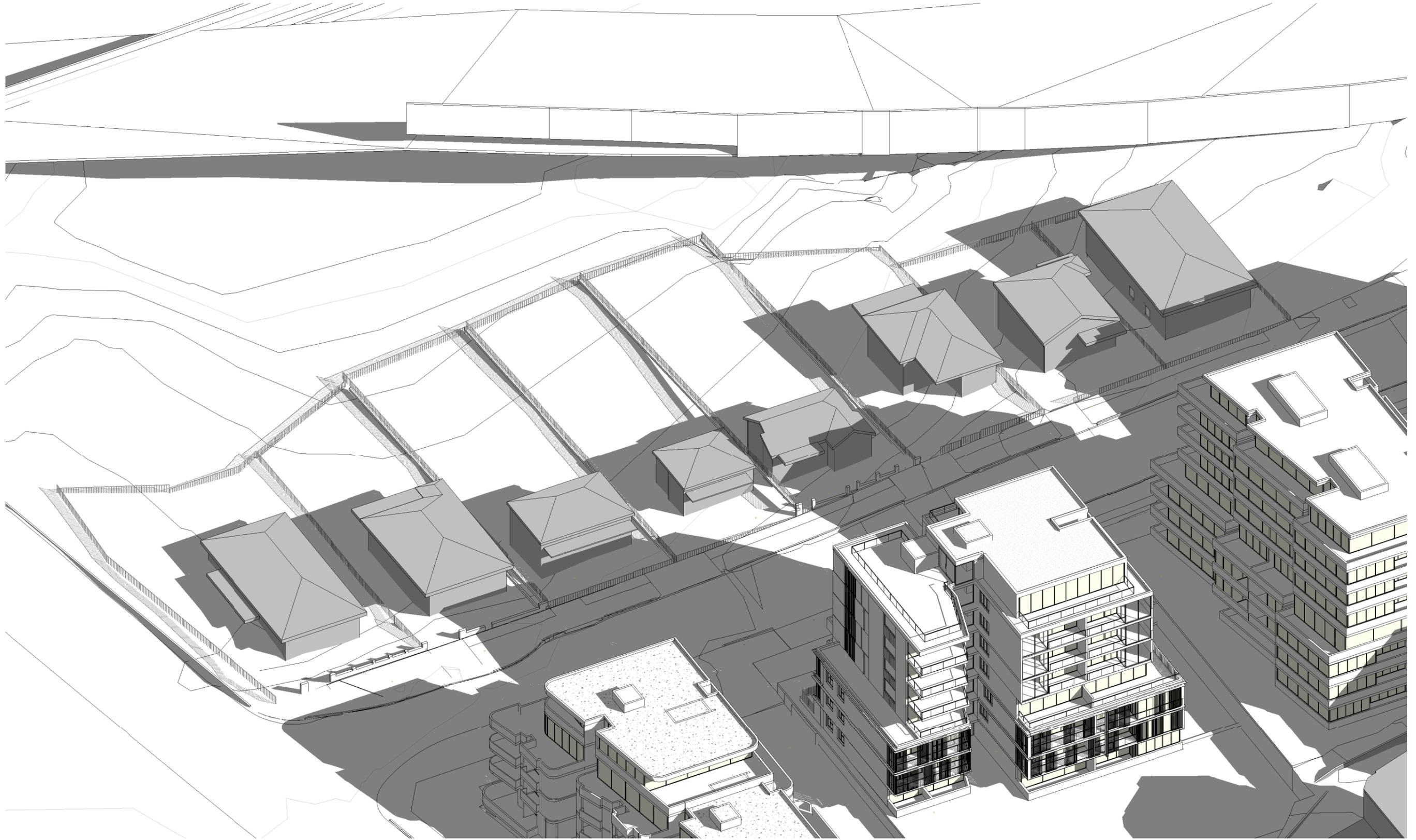
**APP 318 SHADOW IMPACT ON SP2 12.30 PM**  
@A1



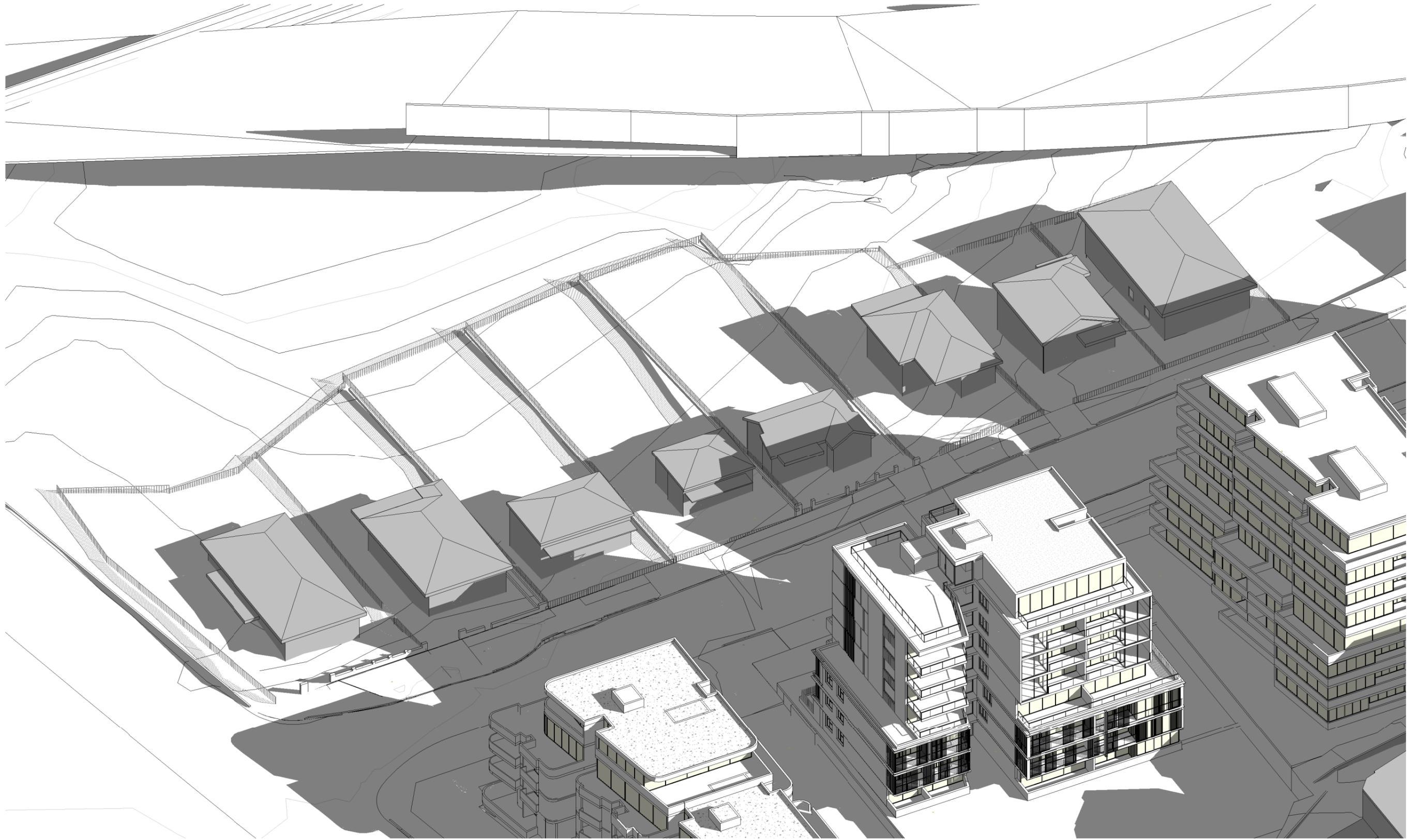
**APP 319 SHADOW IMPACT ON SP2 13.00 PM**  
@A1



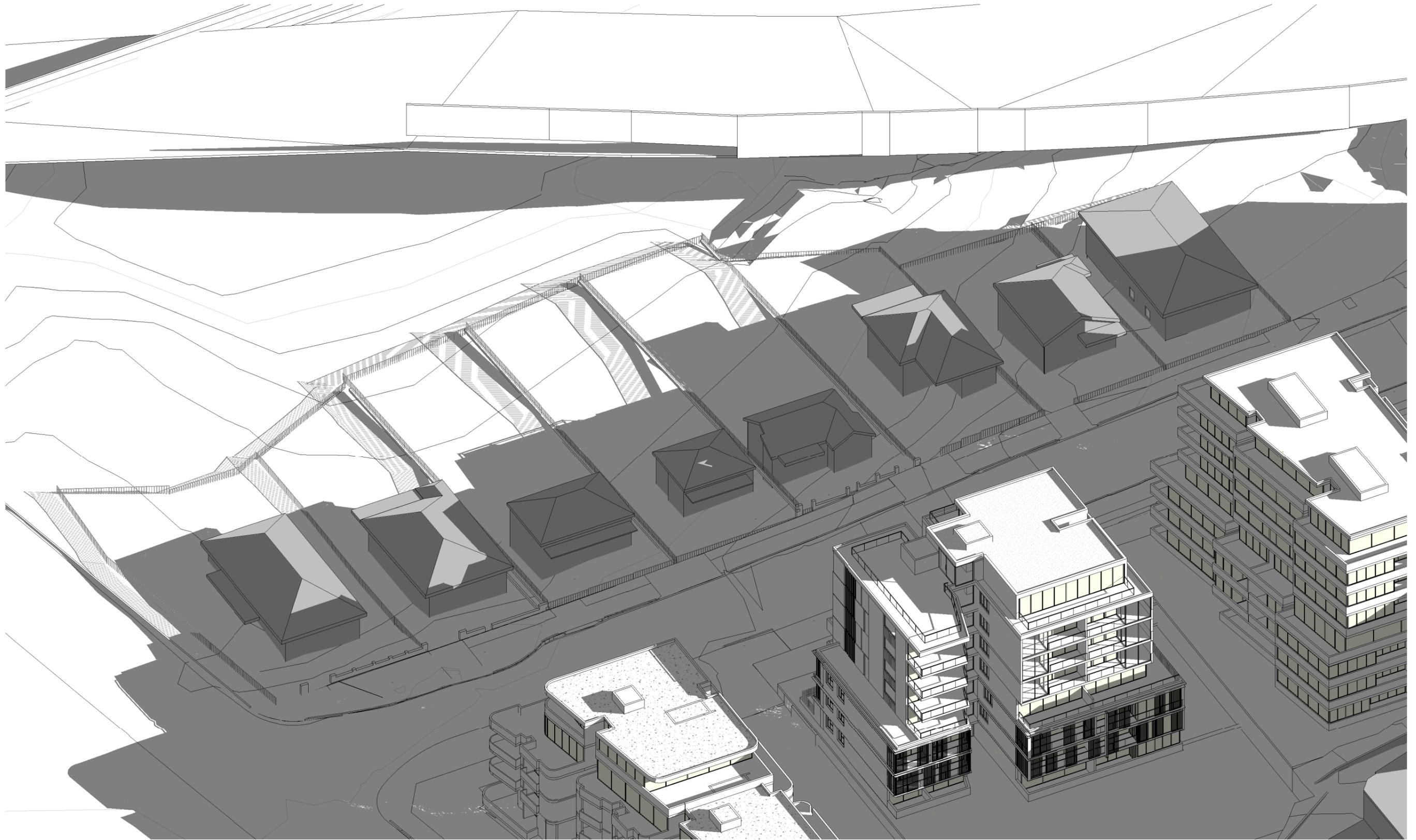
**APP 320 SHADOW IMPACT ON SP2 13.15 PM**  
@A1



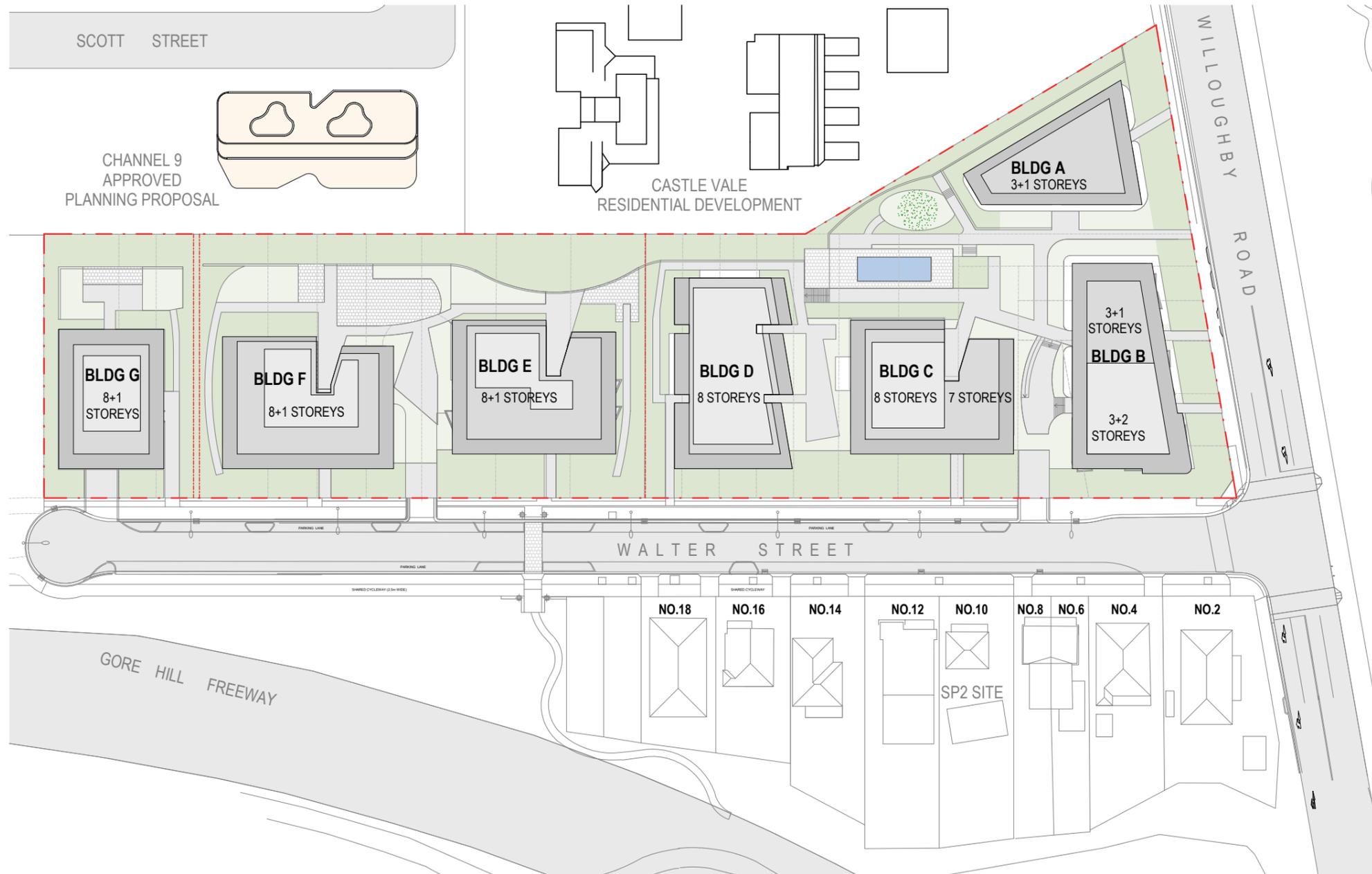
**APP 321 SHADOW IMPACT ON SP2 13.30 PM**  
@A1



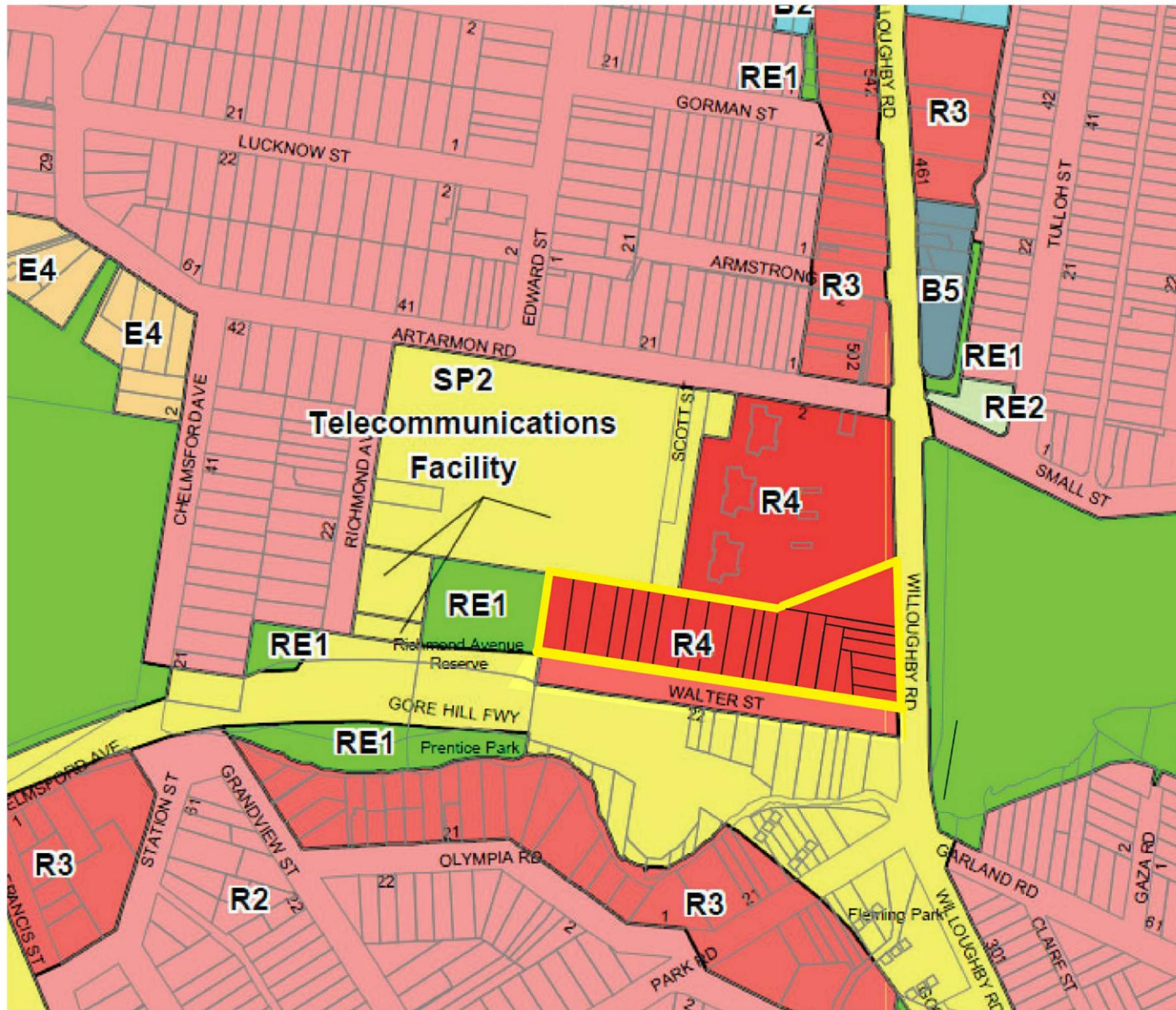
**APP 322 SHADOW IMPACT ON SP2 14.00 PM**  
@A1



**APP 323 SHADOW IMPACT ON SP2 15.00 PM**  
@A1



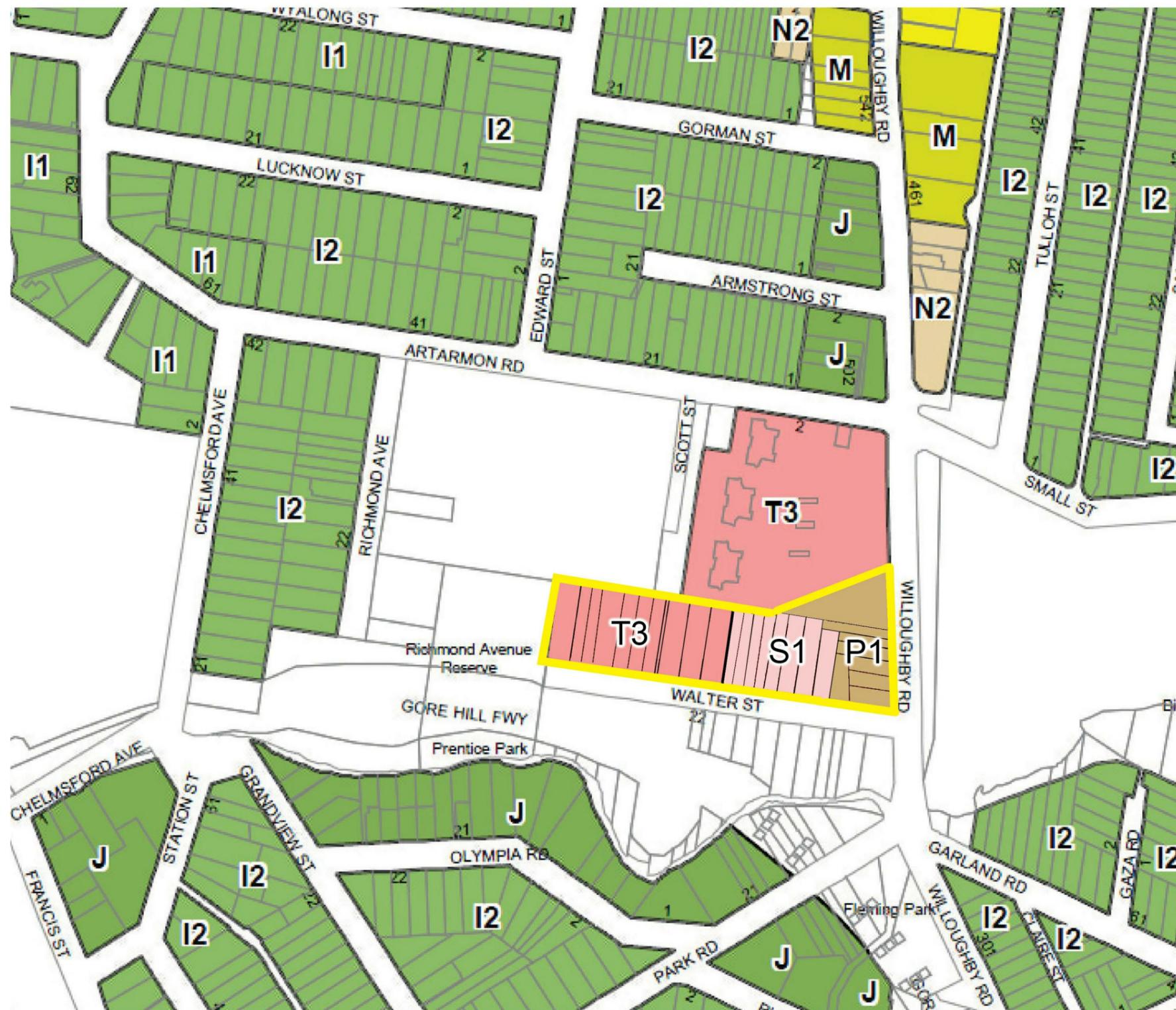
WALTER ST. SP2 HOUSES	NO.18	NO.16	NO.14	NO.12	NO.10	NO.8	NO.6	NO.4	NO.2
<b>SOLAR ACCESS</b> (ASSUMING LIVING SPACES FACING NORTH)	<b>2 HRS</b> 9:00-9:30 11:00 - 12:30	<b>2 HRS</b> 9:30 - 10:30 12:30 - 13:30	<b>3 HRS</b> 10:15 - 13:30	<b>3 HRS</b> 9:00- 9:30 10:45 - 13:15	<b>4.5 HRS</b> 9:00-13:30	<b>4 HRS</b> 9:30 - 13:30	<b>4 HRS</b> 9:00 - 13:00	<b>4.5 HRS</b> 9:00 - 13:30	<b>5HRS</b> 9:00 - 14:00



Land Zoning Map - Sheet LZN\_004

- Zone
- B1 Neighbourhood Centre
  - B2 Local Centre
  - B3 Commercial Core
  - B4 Mixed Use
  - B5 Business Development
  - B7 Business Park
  - E1 National Parks and Nature Reserves
  - E2 Environmental Conservation
  - E4 Environmental Living
  - IN1 General Industrial
  - IN2 Light Industrial
  - R2 Low Density Residential
  - R3 Medium Density Residential
  - R4 High Density Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - SP1 Special Activities
  - SP2 Infrastructure
  - SITE

PROPOSED ZONING - HIGH DENSITY RESIDENTIAL

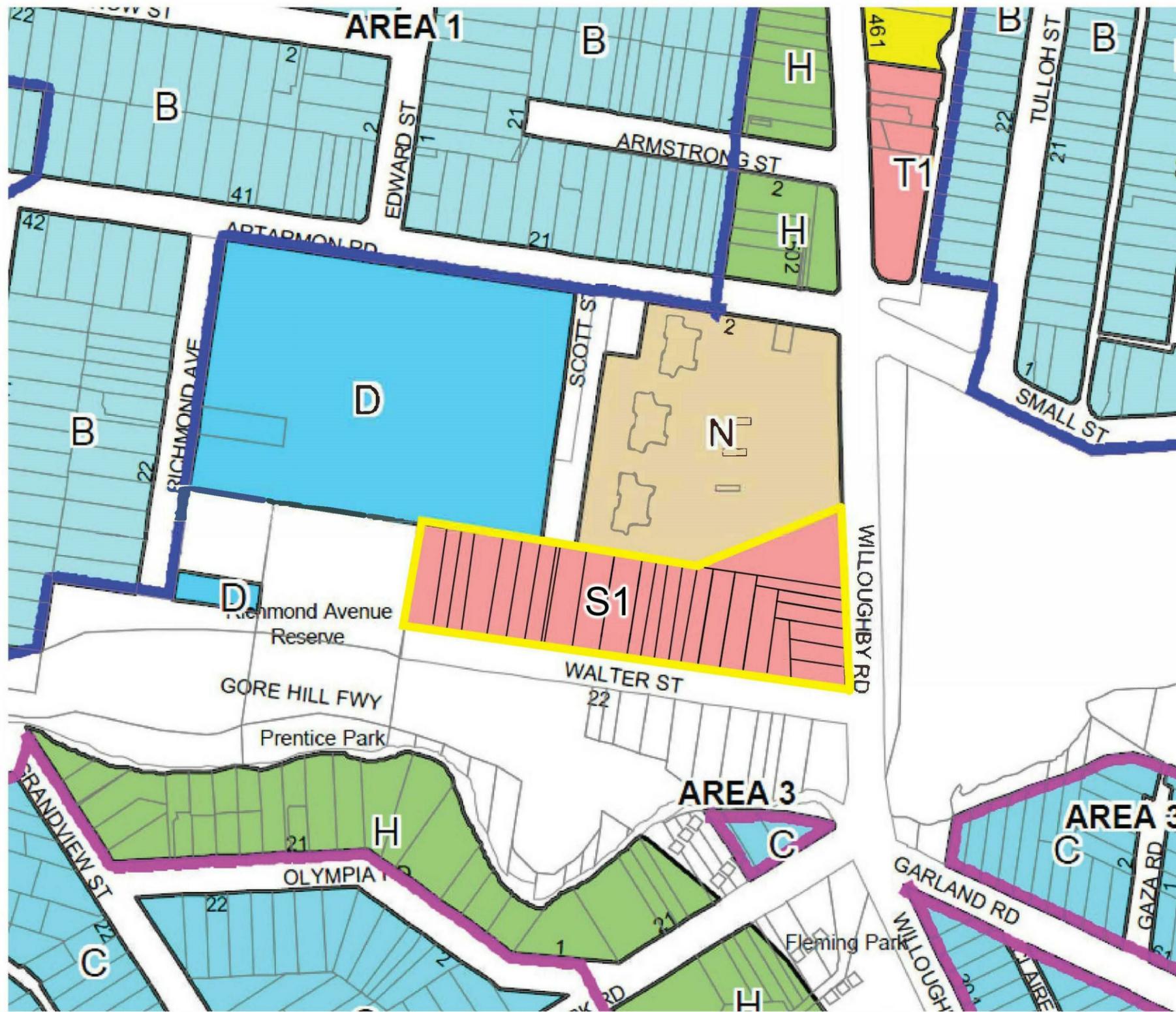


**Maximum Building Height (m)**

A	3.5	S2	24.5
C	7	T1	25
H	8	T2	26
I2	8.5	T3	27
J	9	T4	29
L	11	U	34
M	12	V1	36
N1	13.5	V2	38.5
N2	14	W	40
O	15.5	AA1	60
P	18	AB1	80
Q	20 (P1- 17 M)	AB2	90
R	21	AMA1	Refer Cl 4.3A
S1	24	AMA2	Refer Cl 4.3A
		AMA3	Refer Cl 4.3A

PROPOSED MAXIMUM BUILDING HEIGHT-17-27m

**APP 402 PROPOSED AMENDED LEP EXTRACT MAPS- HEIGHT OF BUILDINGS @A1**



Floor Space Ratio Map - Sheet FSR\_

Maximum Floor Space Ratio (n:1)

A	0.25	Y	4.5
B	0.4		5
C	0.45		5.5
D	0.5	AA	6
F	0.6	AB	7
G	0.65		8
H	0.7		SITE
L	0.9		
N	1		
O	1.1		
P	1.3		
R	1.4		
S1	1.5		
S2	1.7		
T1	2		
T2	2.2		
U1	2.5		
U2	2.6		
U3	2.7		
V1	3		
V2	3.3		

PROPOSED FLOOR SPACE RATIO- 1.5:1