

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

PLANNING PROPOSAL

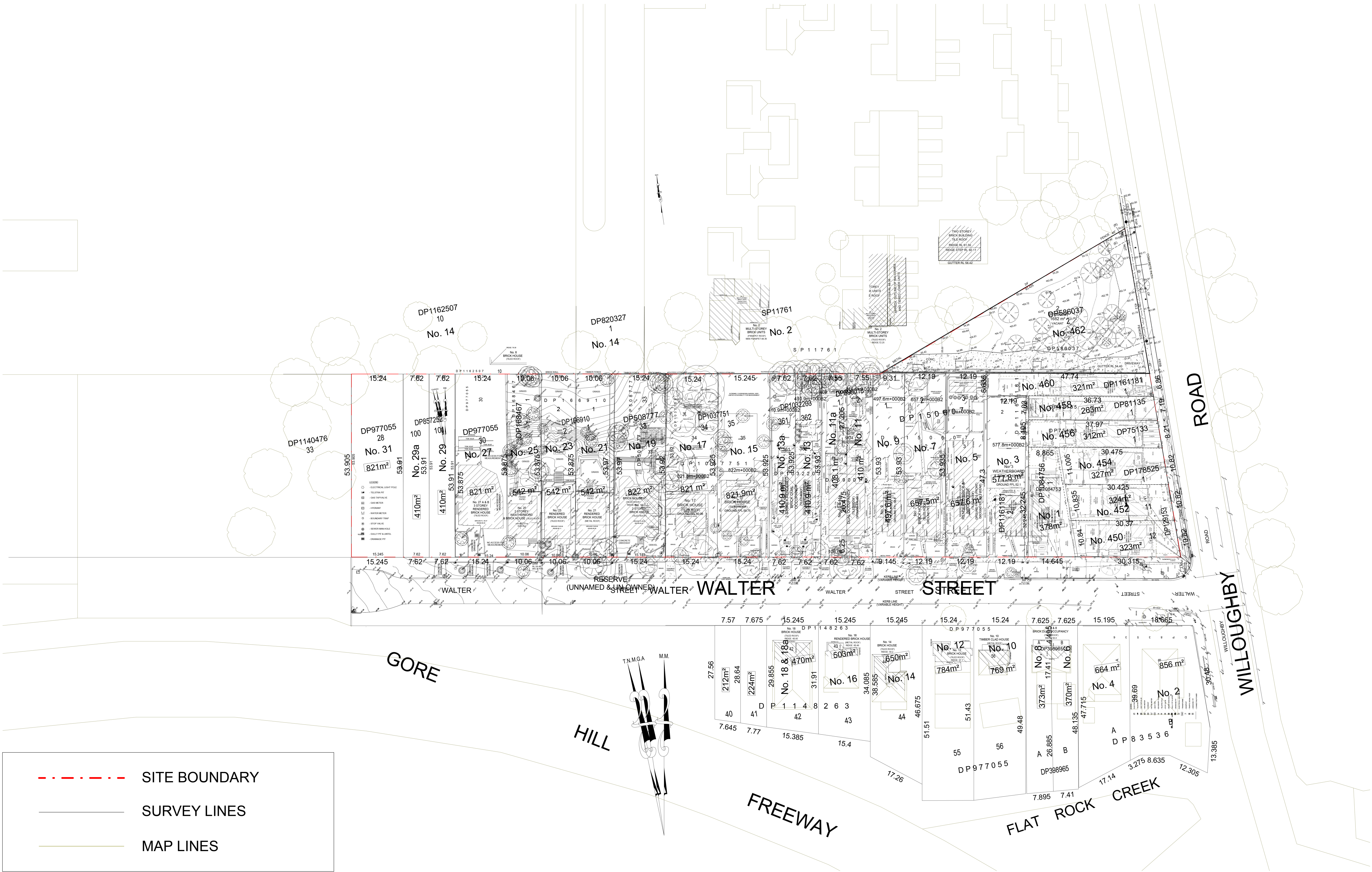
ISSUE A : 27/09/2019

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Sheet Number Sheet List

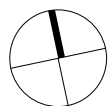
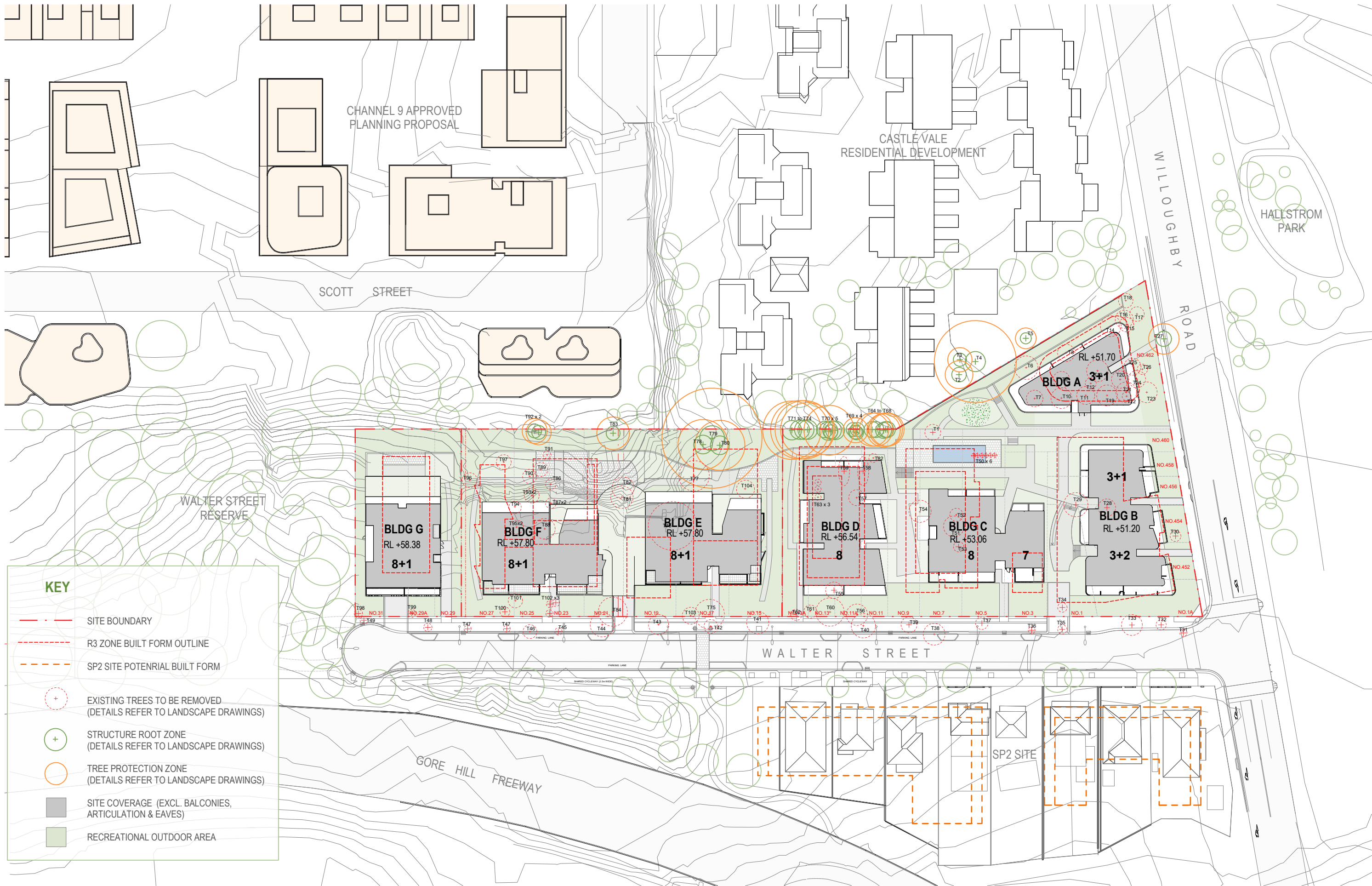
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- SITE BOUNDARY
- SURVEY LINES
- MAP LINES

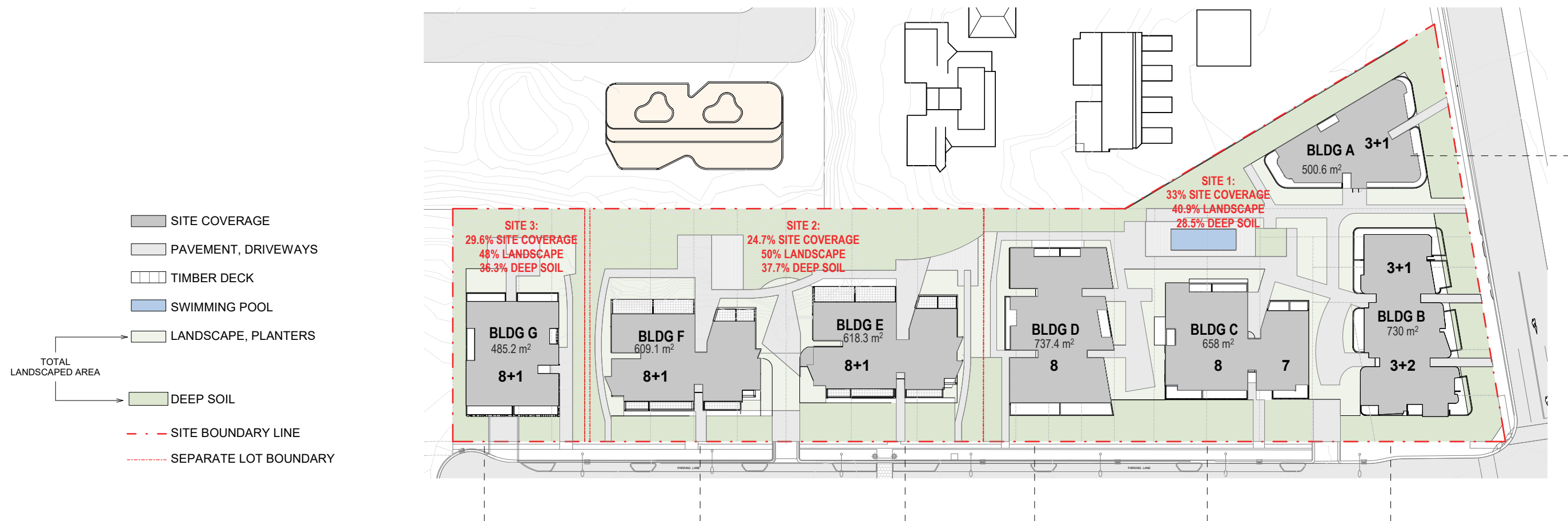
A.002
1 : 500

SITE SURVEY
@A1



A.050
1:500

SITE CONTEXT PLAN
@A1



TOTAL AMALGAMATED SITE

TOTAL SITE AREA : 14570.4m²
SITE COVERAGE: 4,338.6 m² (**29.7%**)

TOTAL LANDSCAPED AREA =
6,542 m² (**44.9%**)

OF WHICH 4,763 m² IS DEEP SOIL
(**32.7%**)

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

SITE AREA : 1641m²
SITE COVERAGE: 485.2 m²(**29.6% OF SITE**)

TOTAL LANDSCAPED AREA =
790 m²(**48% OF SITE**)

OF WHICH 596 m² IS DEEP SOIL
(**36.3% OF SITE**)

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

SITE AREA : 4969 m² (Including 66 m² Easement)
SITE COVERAGE: 1227.4 m² (**24.7% OF SITE**)

TOTAL LANDSCAPED AREA =
2494 m²(**50% OF SITE**)

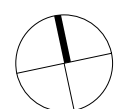
OF WHICH 1874 m² IS DEEP SOIL
(**37.7% OF SITE**)

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

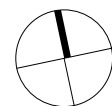
SITE AREA : 7960.4m²
SITE COVERAGE: 2626 m² (**33% OF SITE**)

TOTAL LANDSCAPED AREA =
3258 m² (**40.9% OF SITE**)

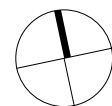
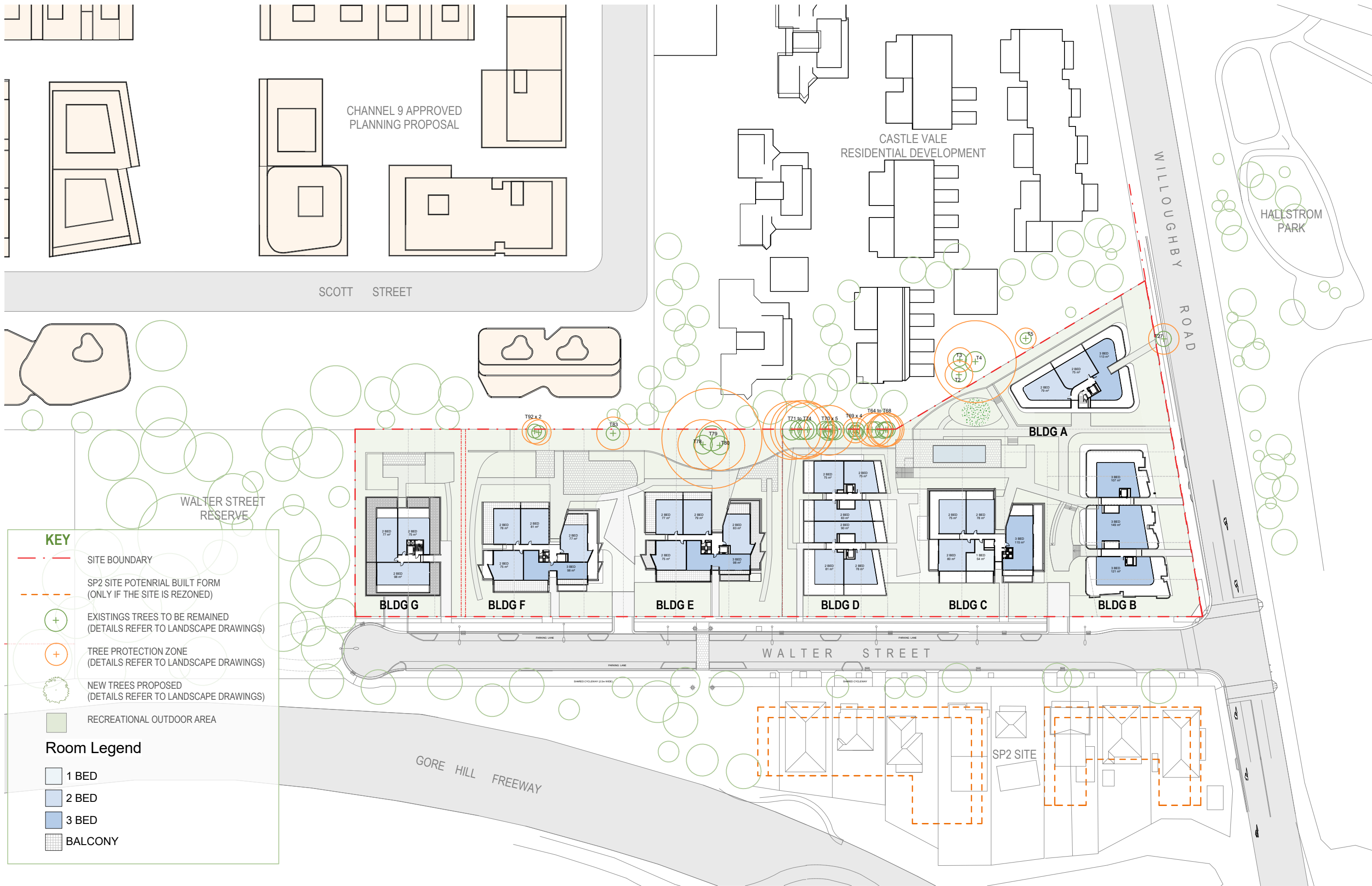
OF WHICH 2293 m² IS DEEP SOIL
(**28.5% OF SITE**)



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







A.102
1 : 500

LEVEL 3
@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

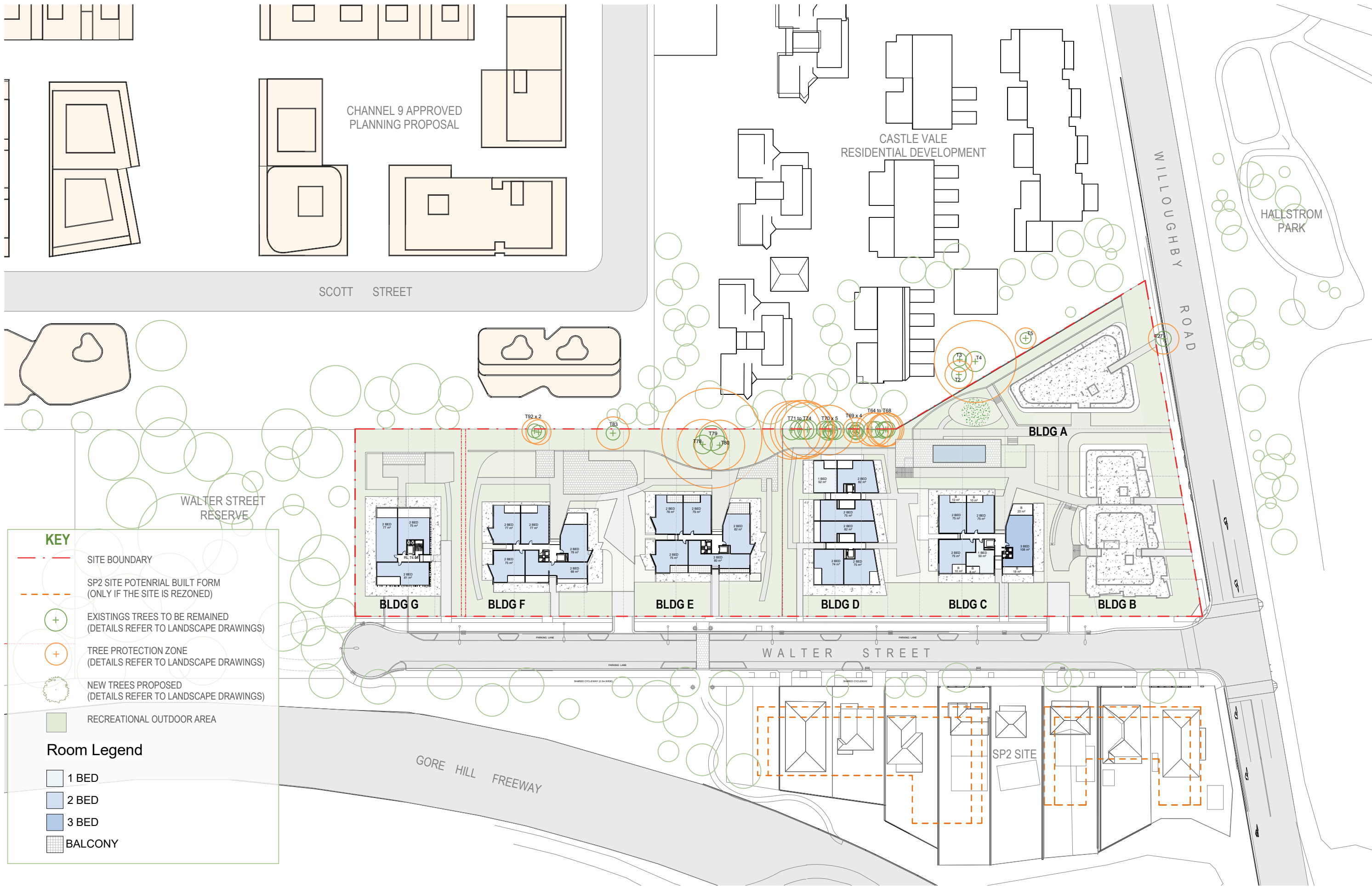
Room Legend

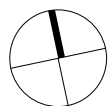
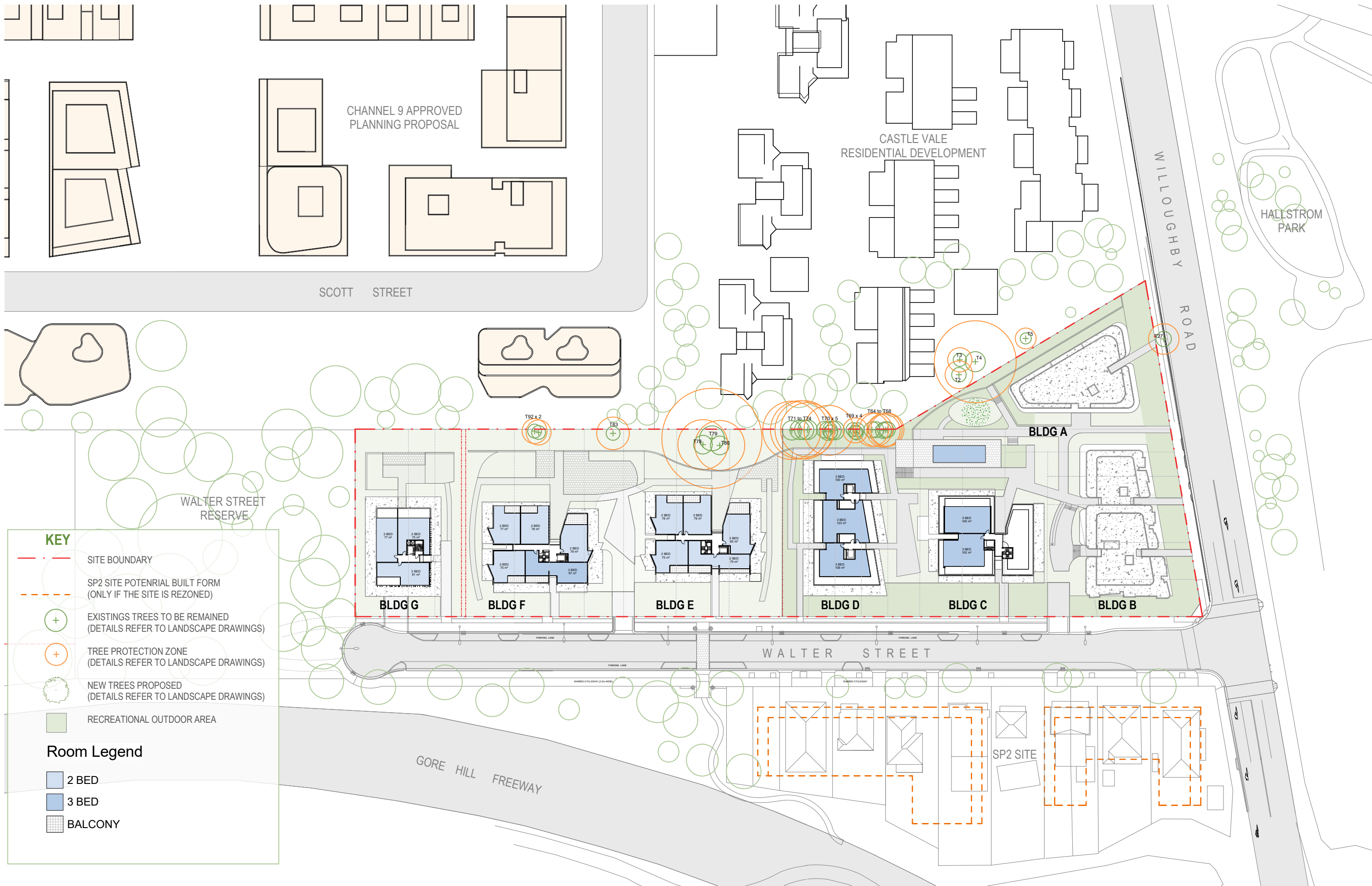
1 BED

2 BED

3 BED

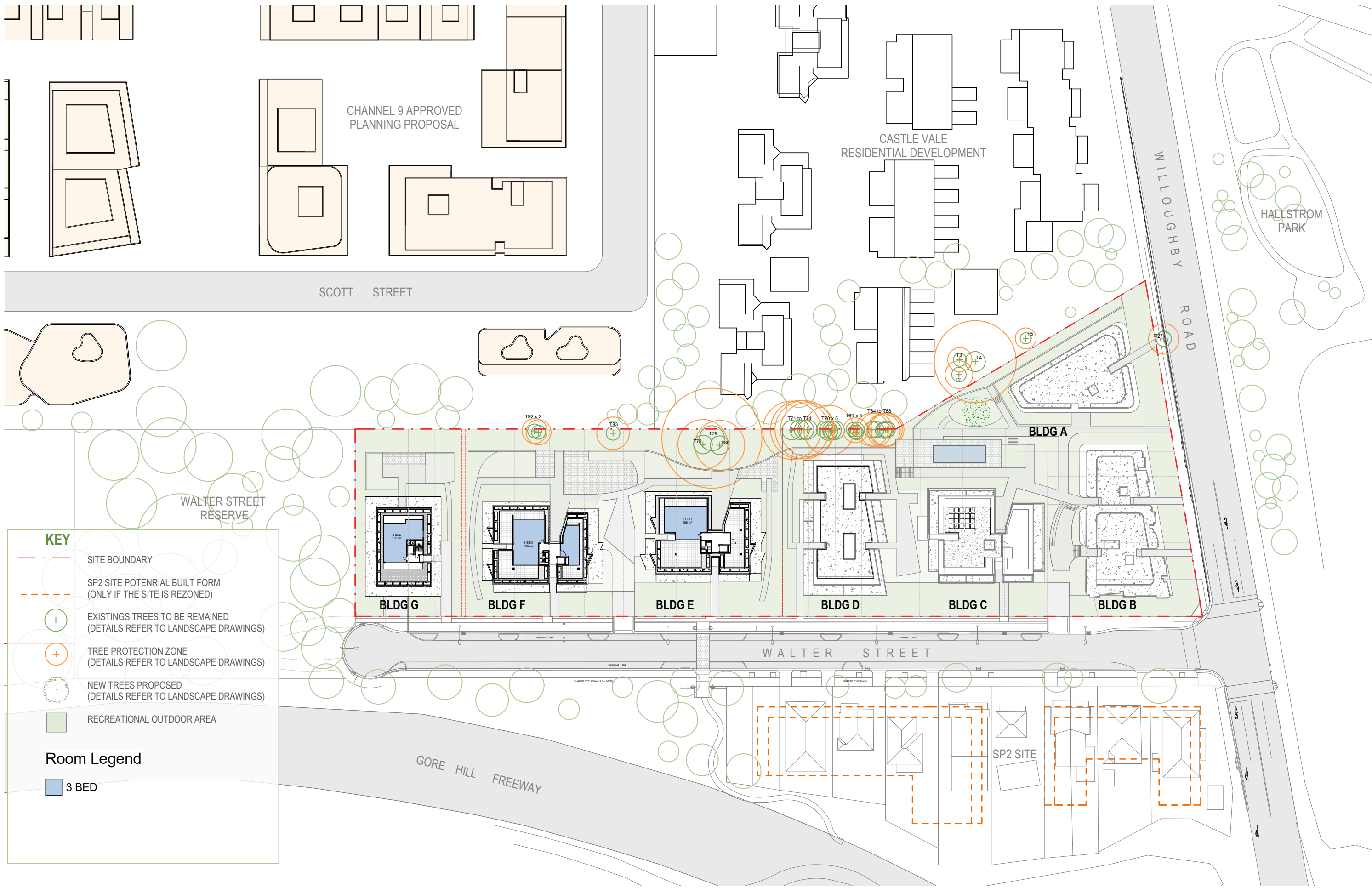
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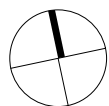
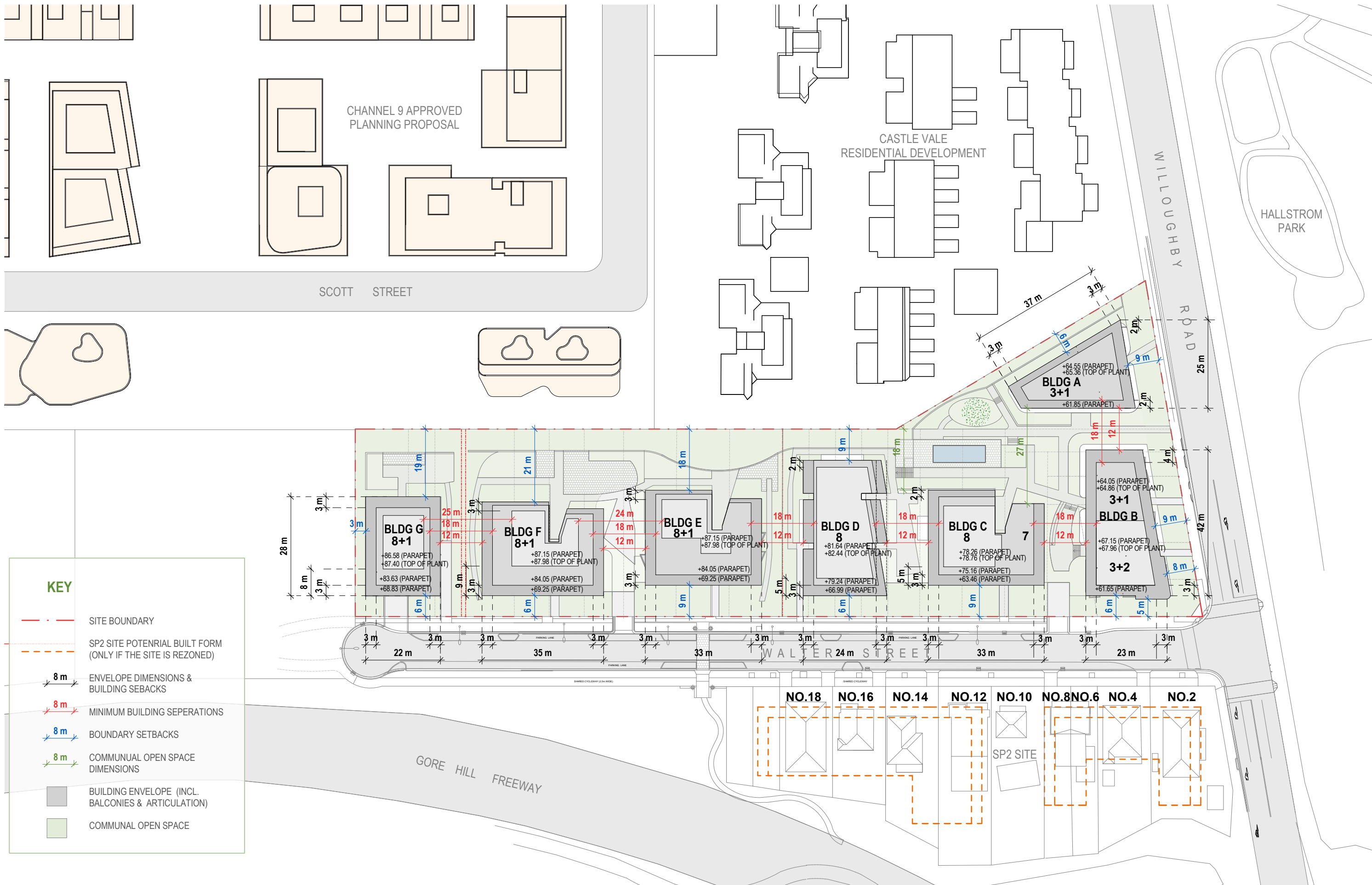




A.105
1:500

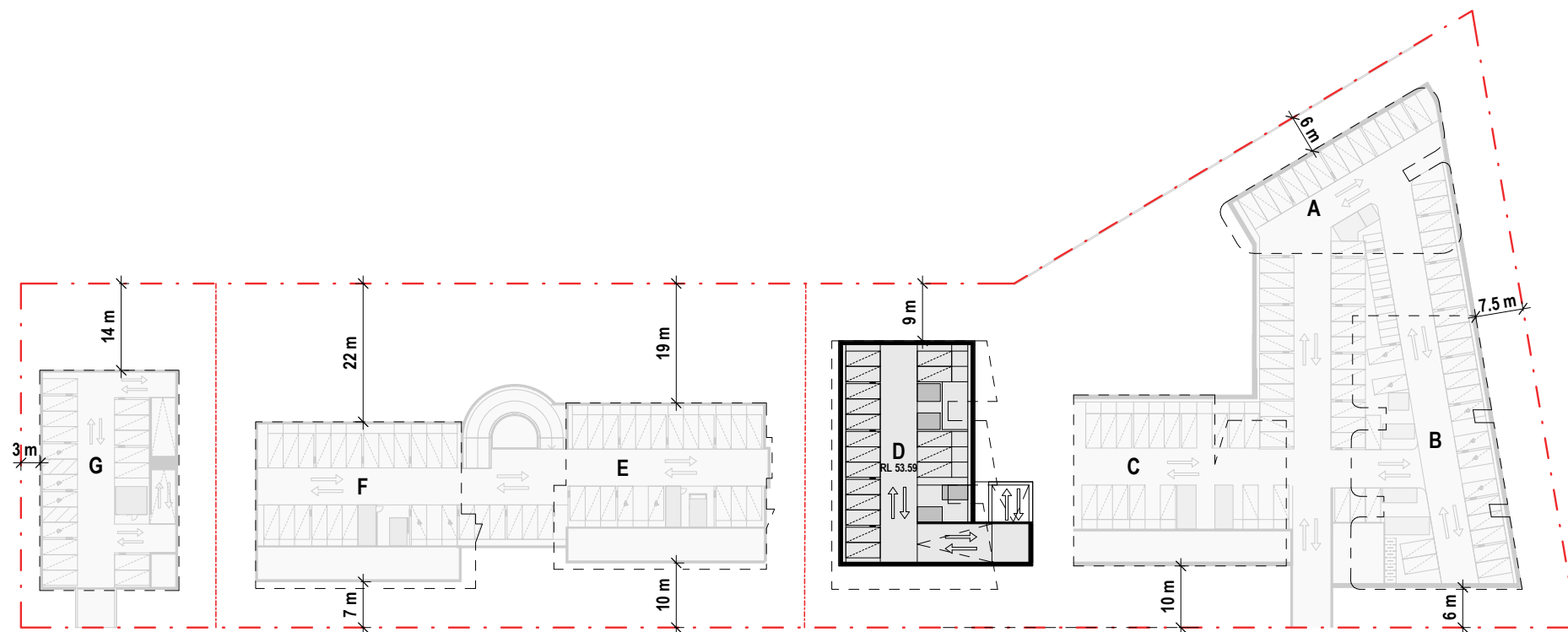
LEVEL 7
@A1





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)**

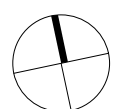
GF CARPARK SPACE: 20
B1 CARPARK SPACE: 46
B2 CARPARK SPACE: 48

TOTAL: 114

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

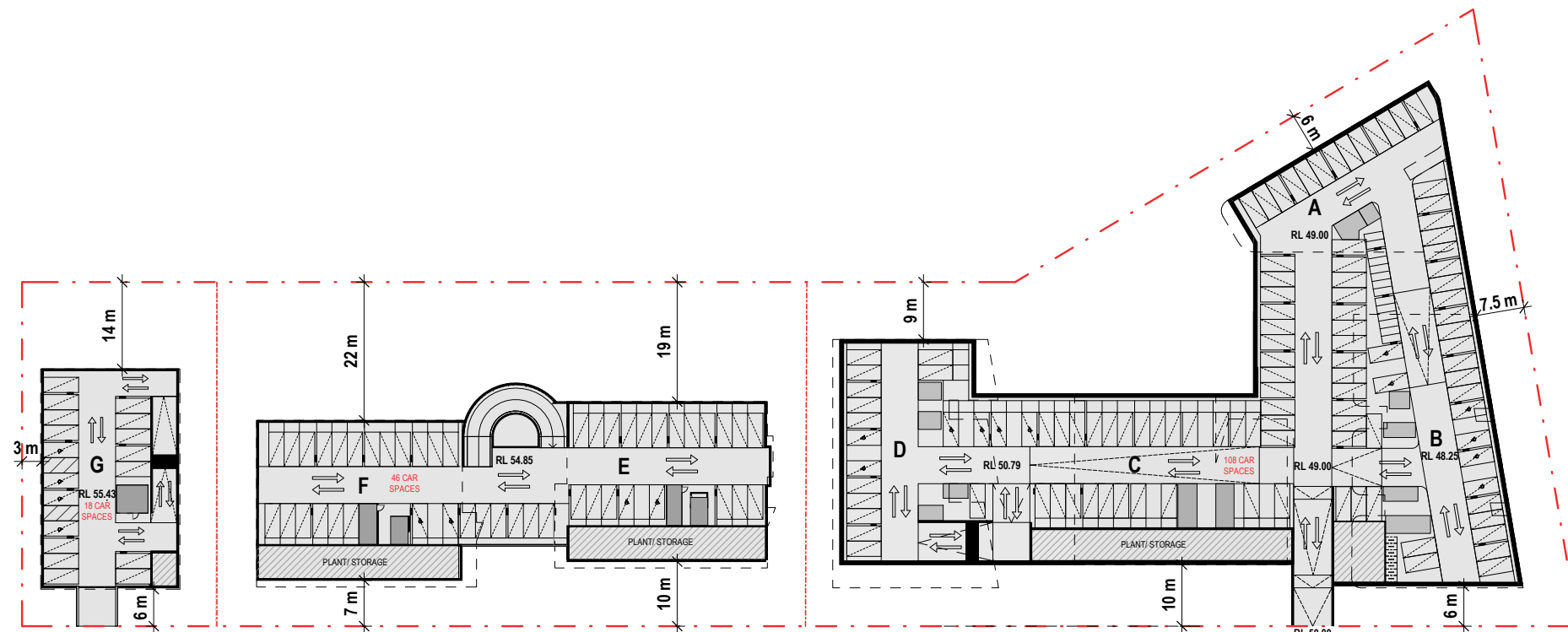
B0 CARPARK SPACE: 18
B1 CARPARK SPACE: 108
B2 CARPARK SPACE: 53

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

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

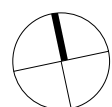
GF CARPARK SPACE: 20
B1 CARPARK SPACE: 46
B2 CARPARK SPACE: 48

TOTAL: 114

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

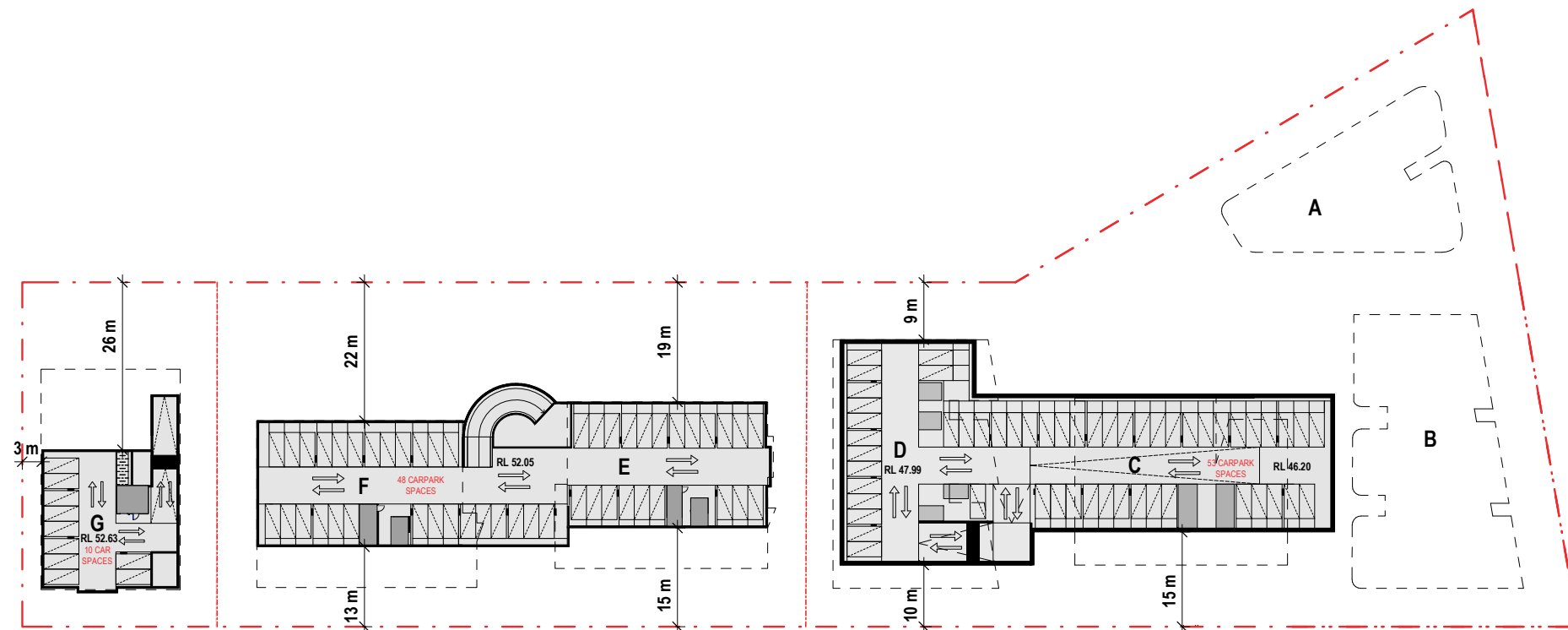
B0 CARPARK SPACE: 18
B1 CARPARK SPACE: 108
B2 CARPARK SPACE: 53

TOTAL: 179



A.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.

**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)**

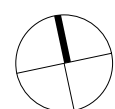
GF CARPARK SPACE: 20
B1 CARPARK SPACE: 46
B2 CARPARK SPACE: 48

TOTAL: 114

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

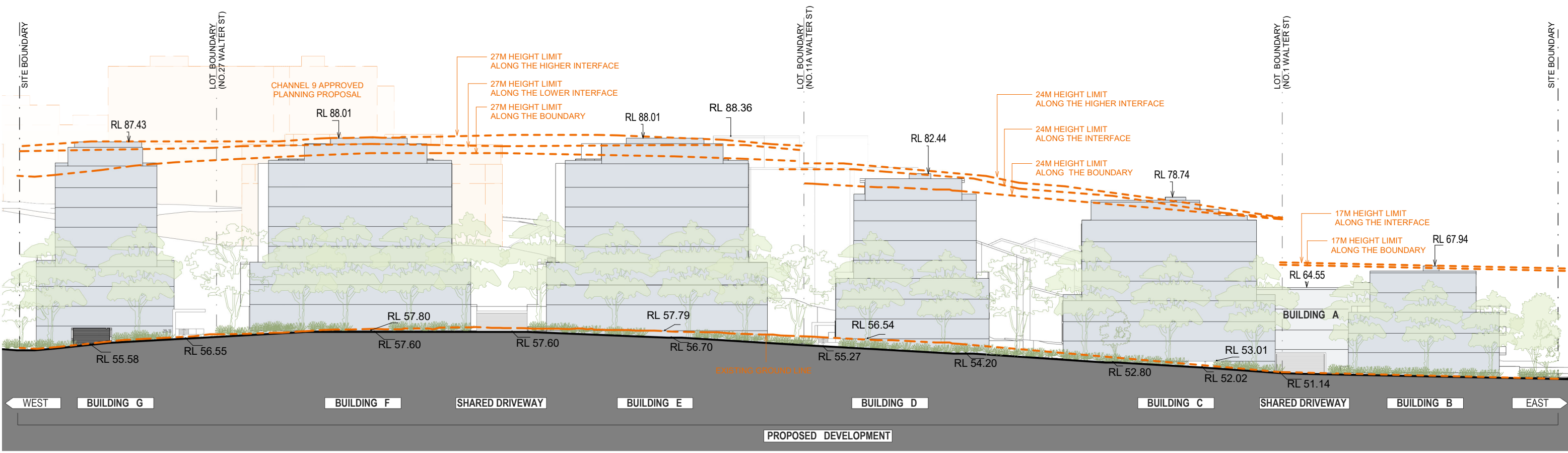
B0 CARPARK SPACE: 18
B1 CARPARK SPACE: 108
B2 CARPARK SPACE: 53

TOTAL: 179

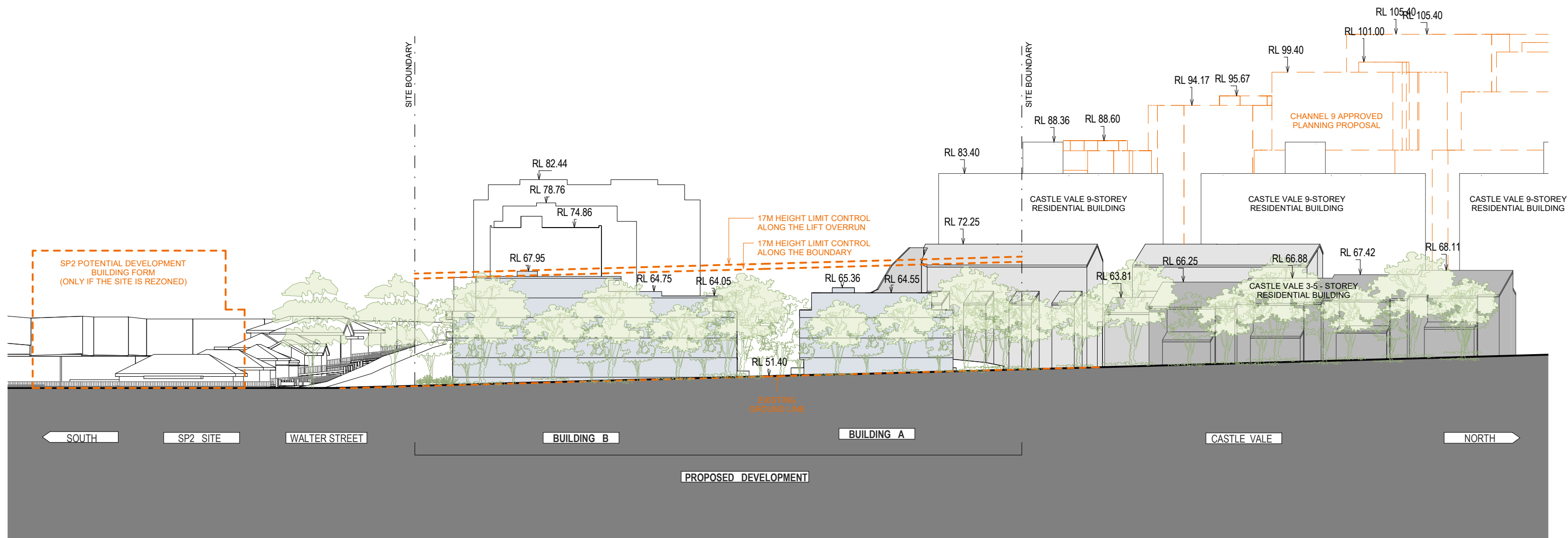


A.122
1 : 500

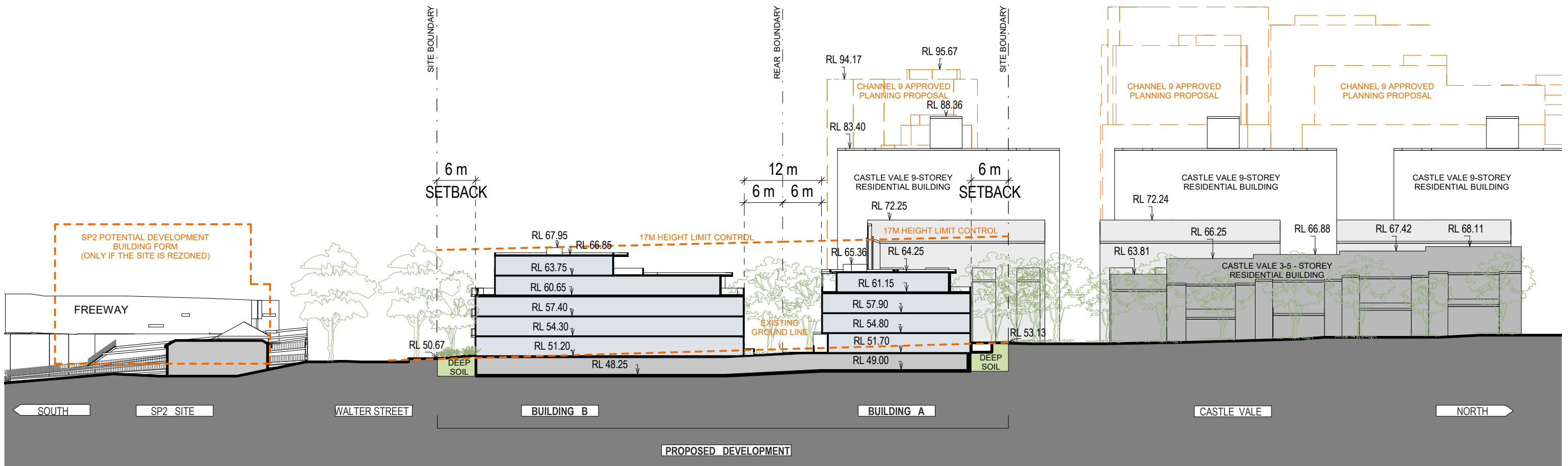
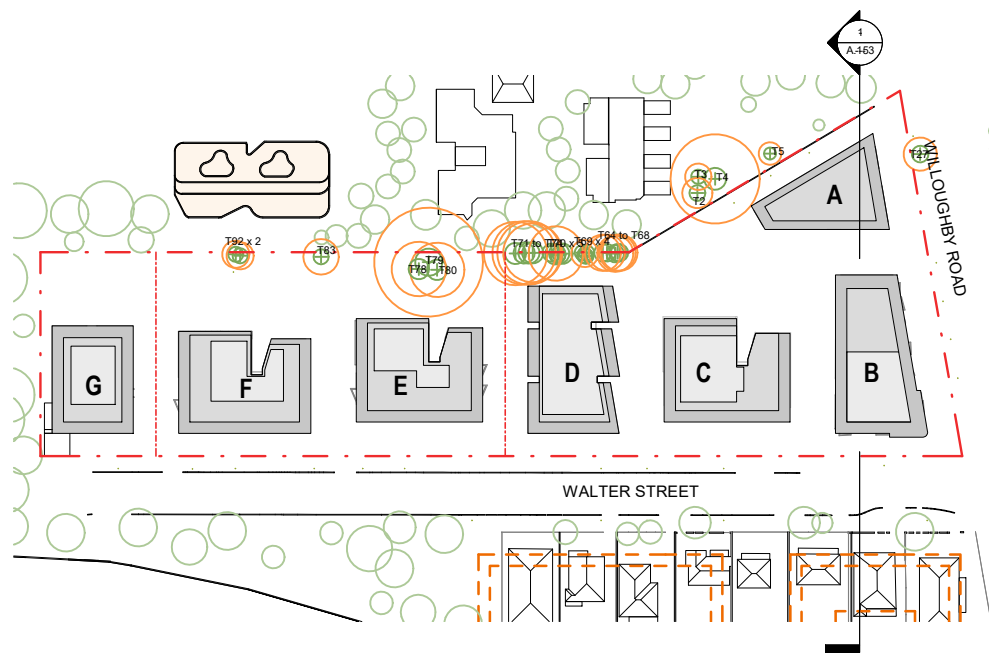
BASEMENT 2 CARPARK
@A1



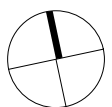
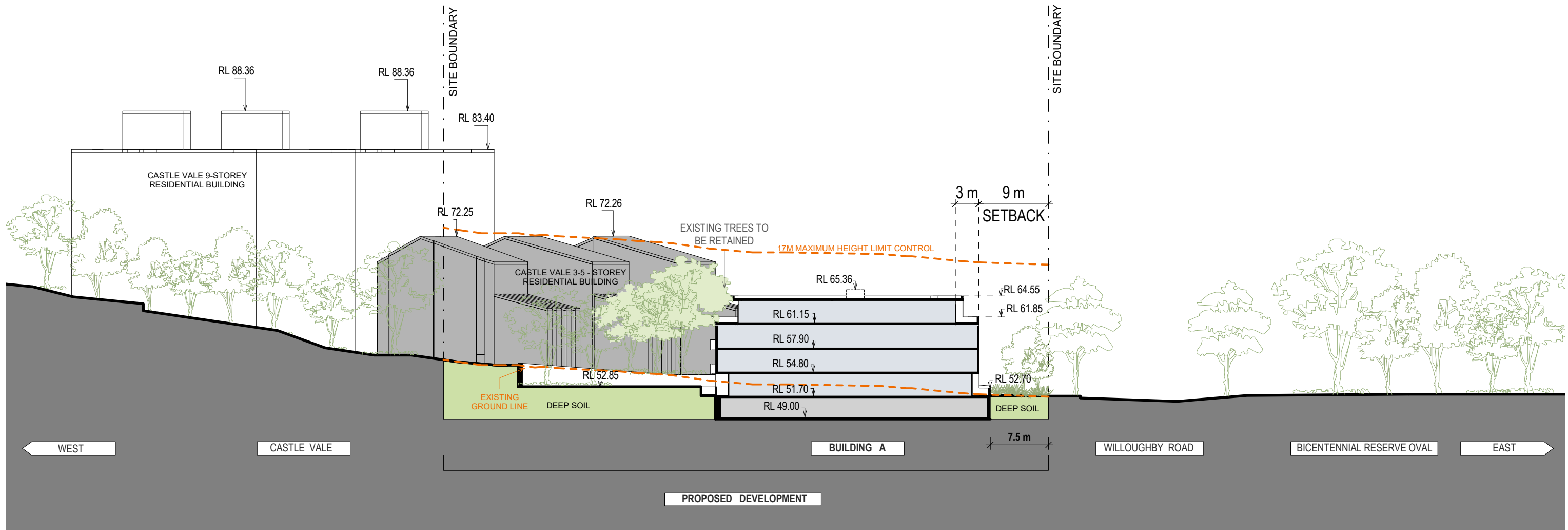
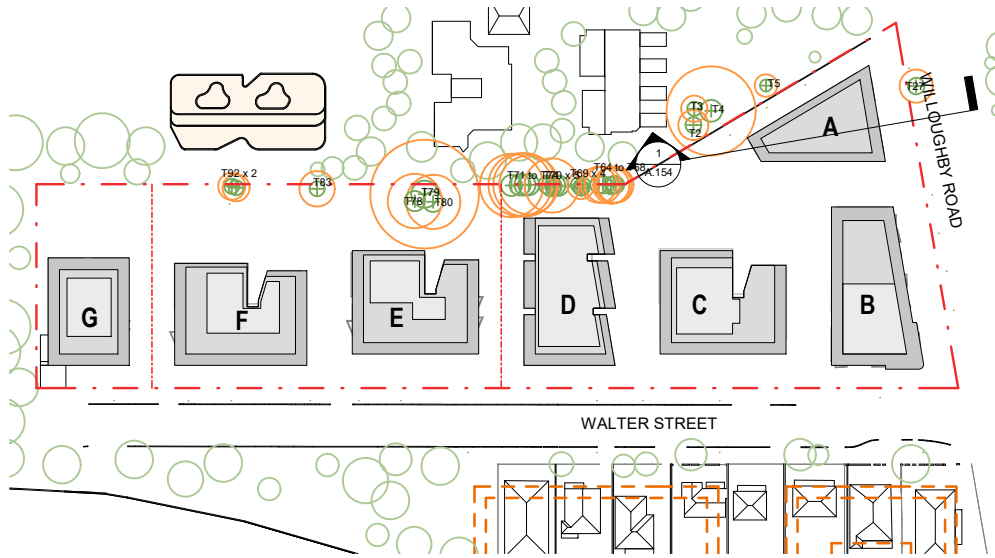
A.151
1 : 300
WALTER STREET SOUTH ELEVATION
@A1



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



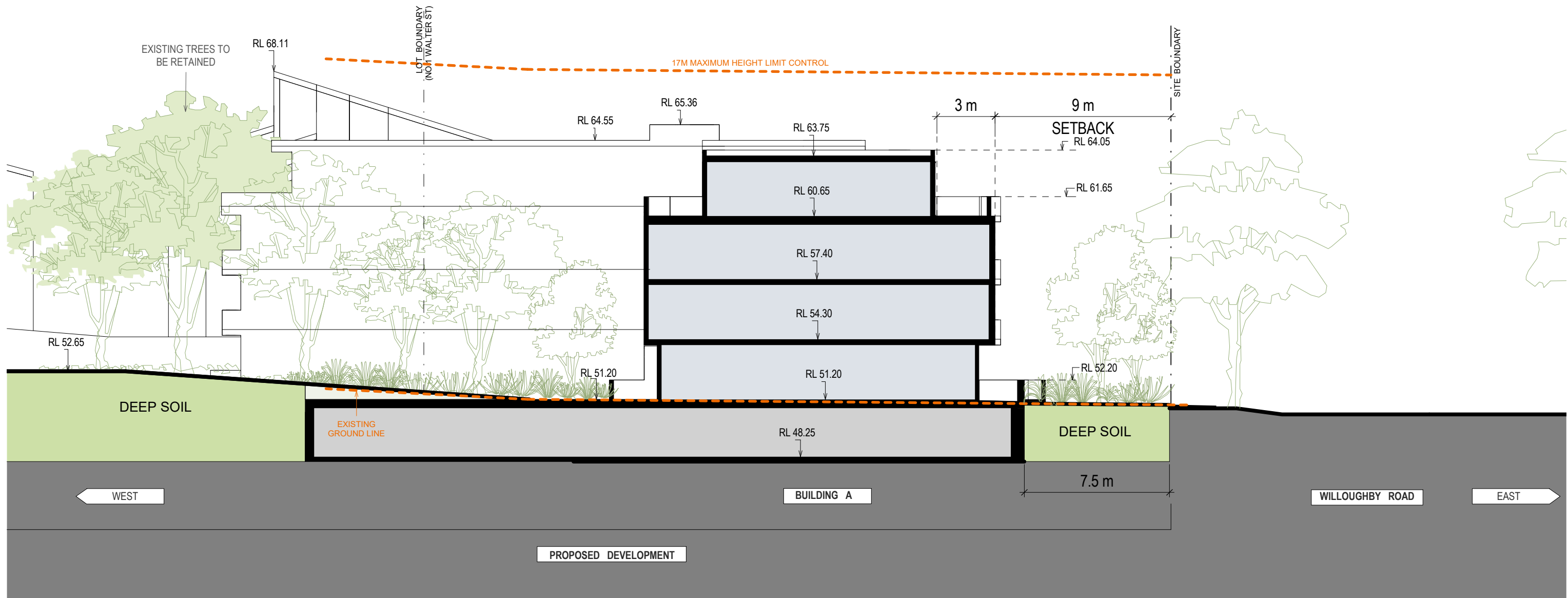
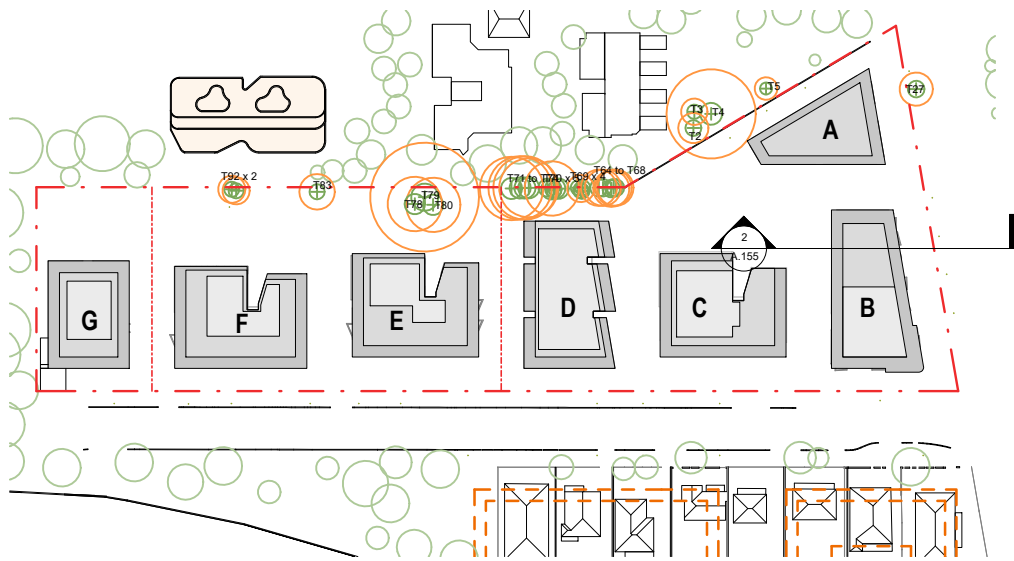
A.153 **LONG SECTION SITE A-B** 1:300 @ A1
As indicated @A1 1:600 @ A3



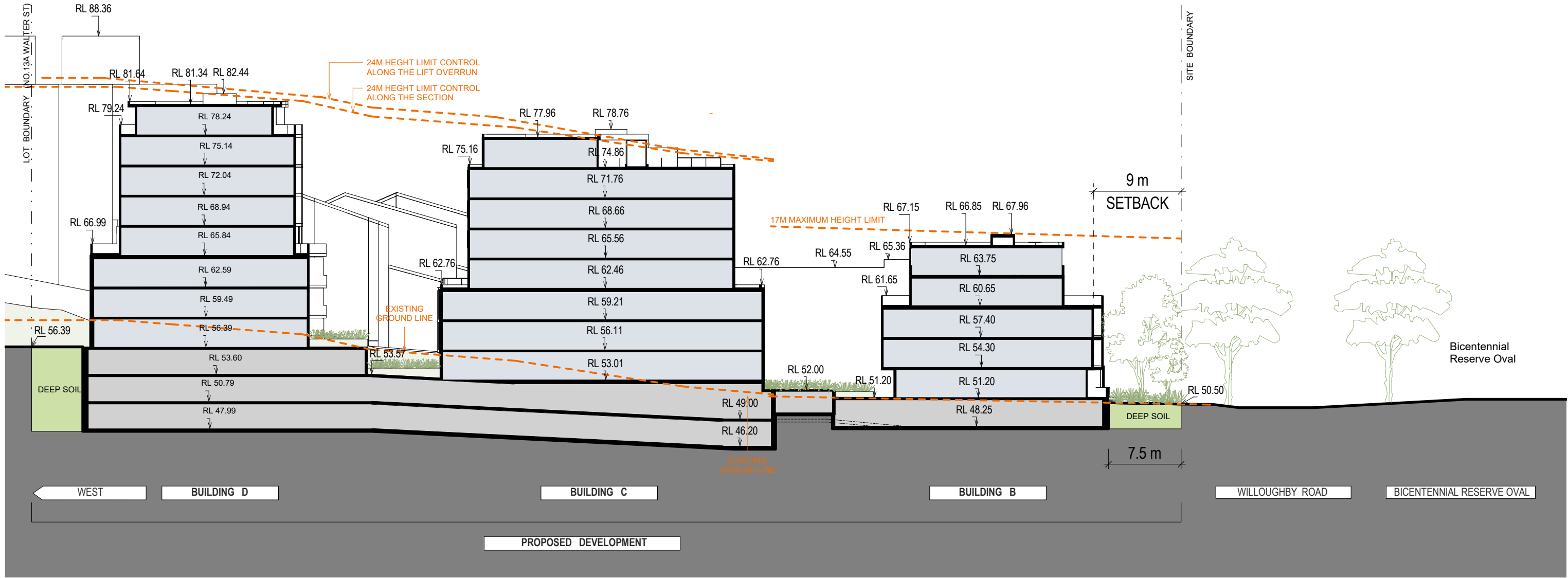
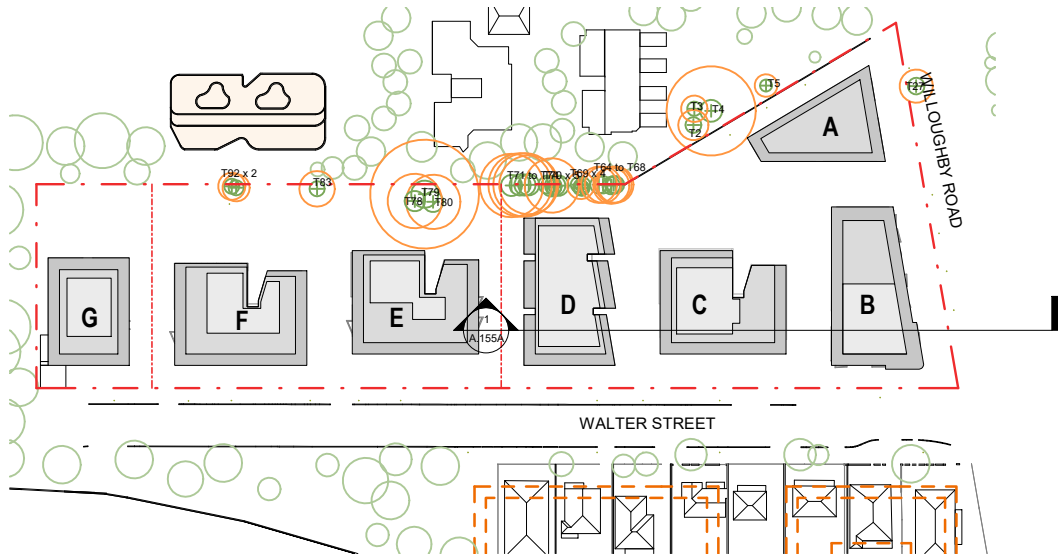
A.154
As indicated

CROSS SECTION A (NO. 462)
@A1

1:250 @ A1
1:500 @ A3

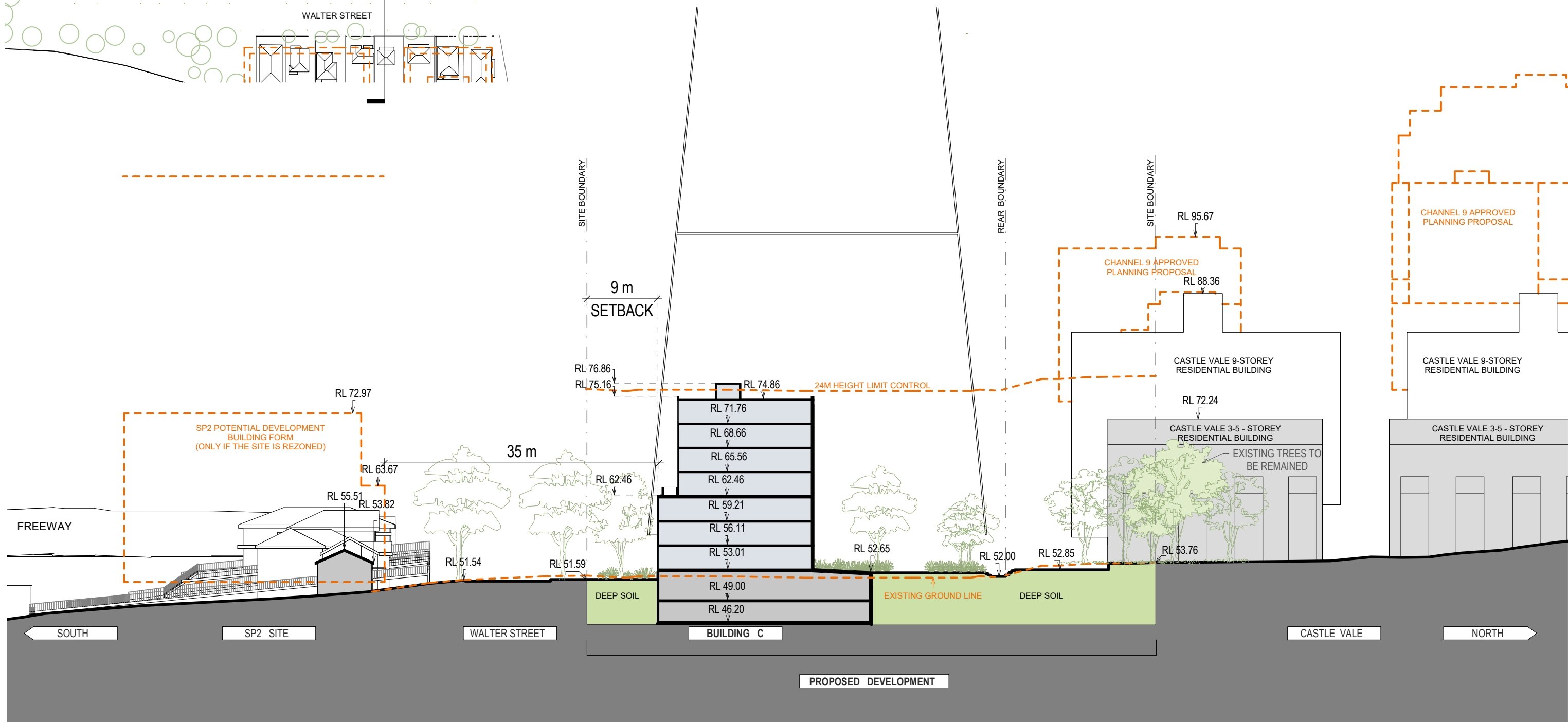
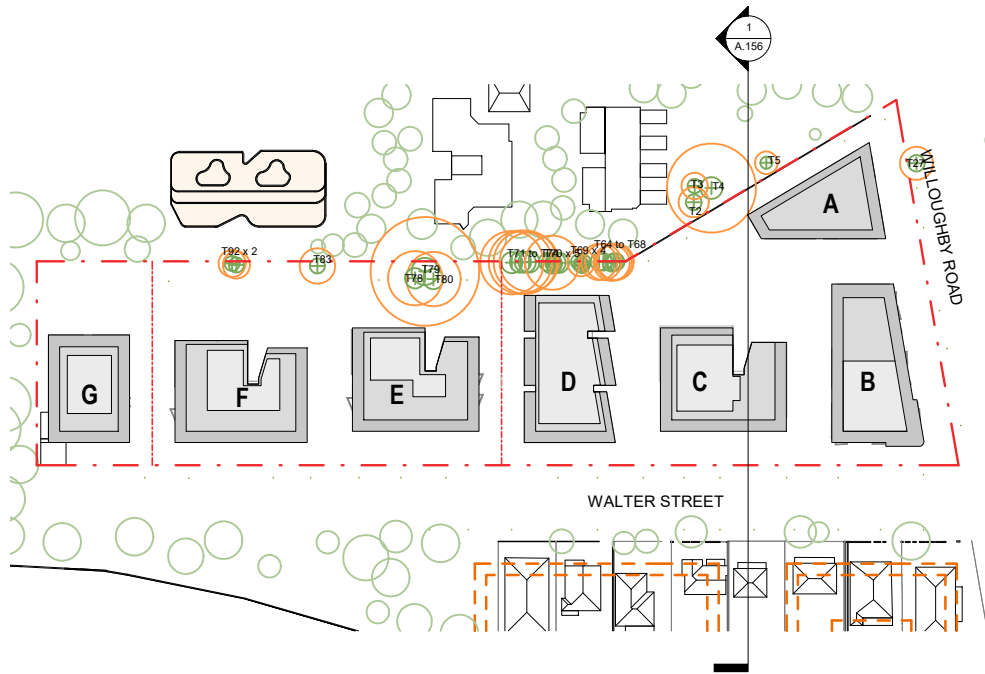


A.155 **CROSS SECTION B-1 (NO.452-460)**
As indicated @A1

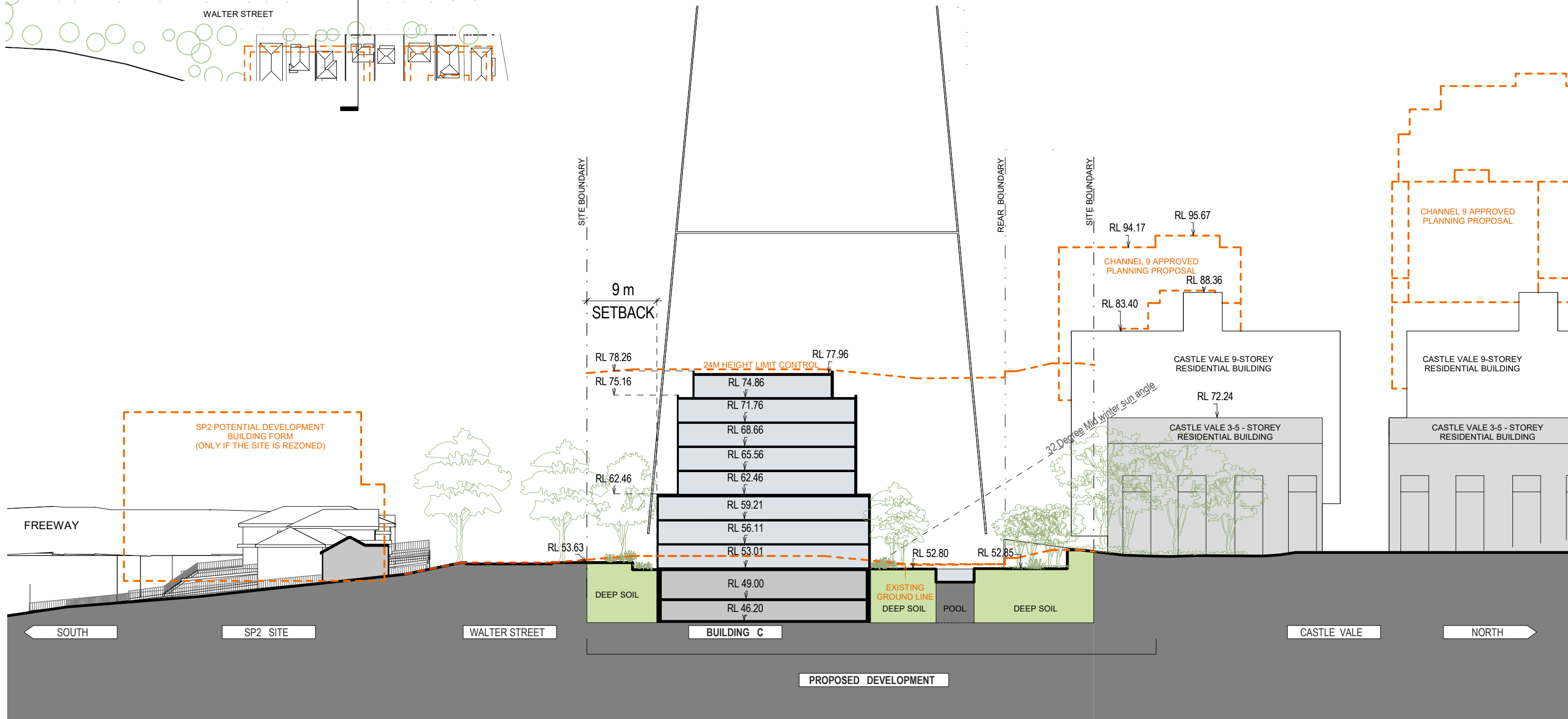
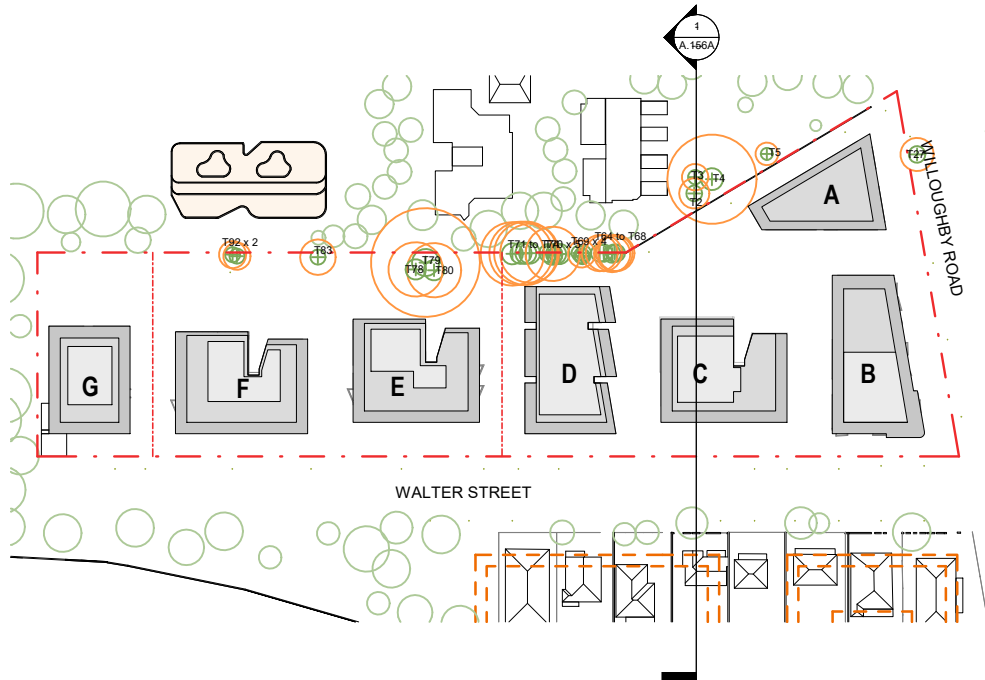


A.155A CROSS SECTION B-2 (NO.452-460)
 As indicated @A1

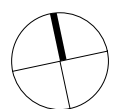
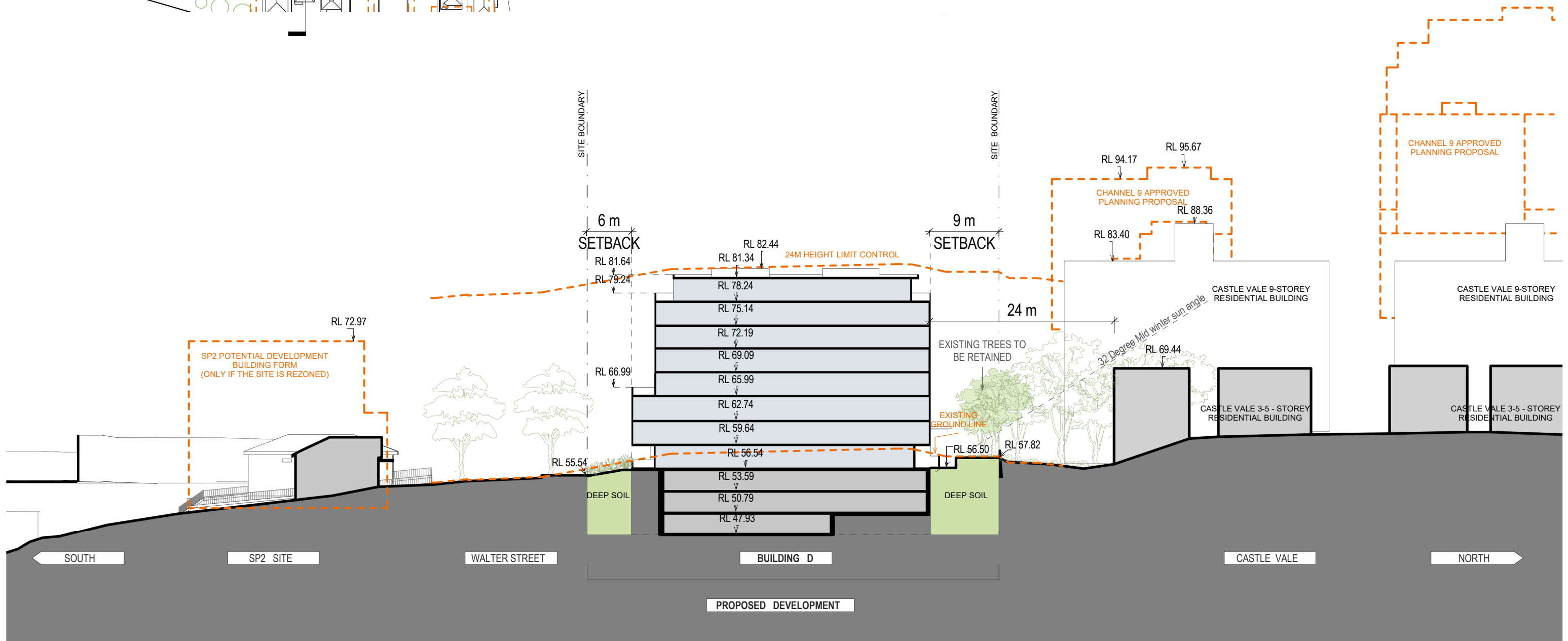
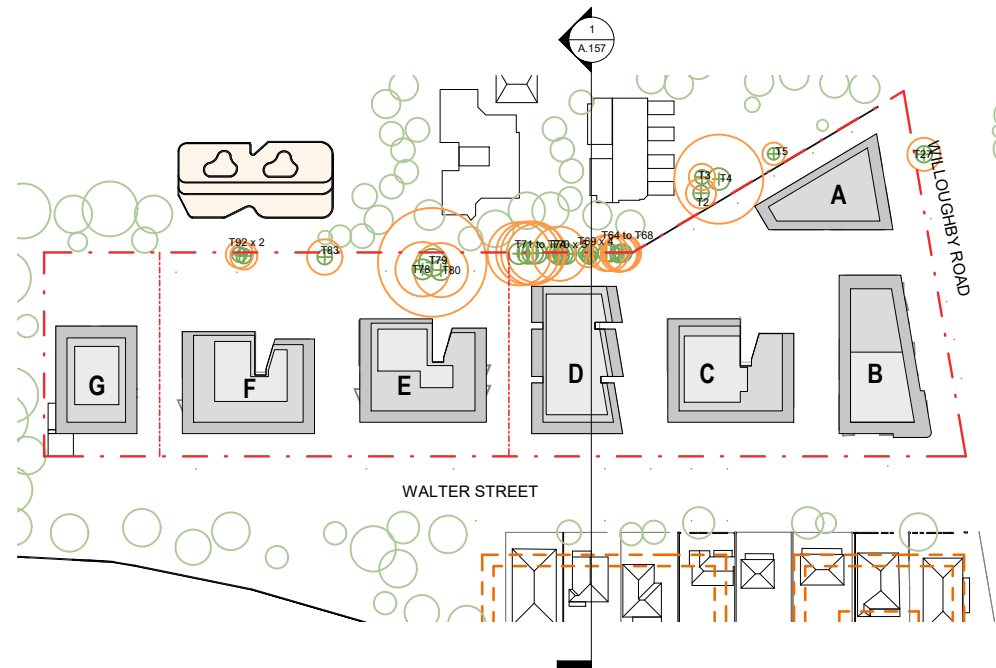
1:200 @ A1
 1:400 @ A3



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

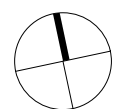
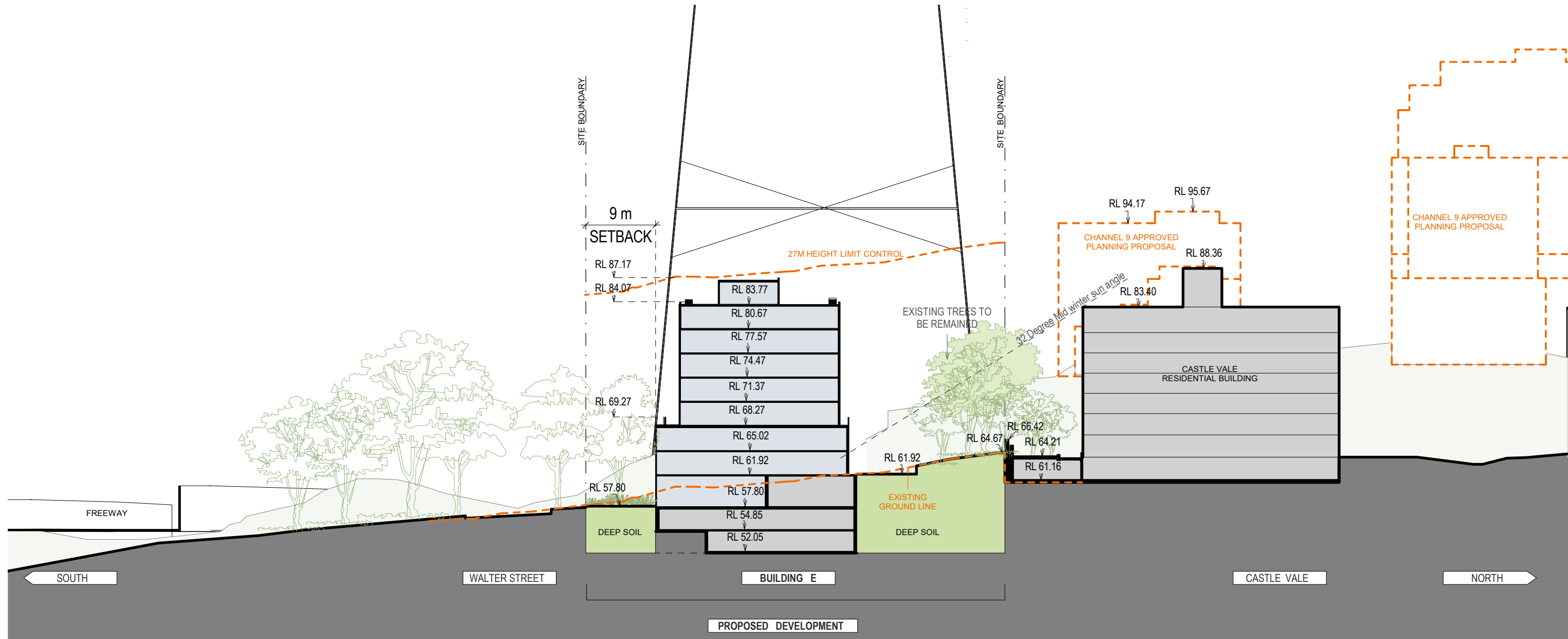
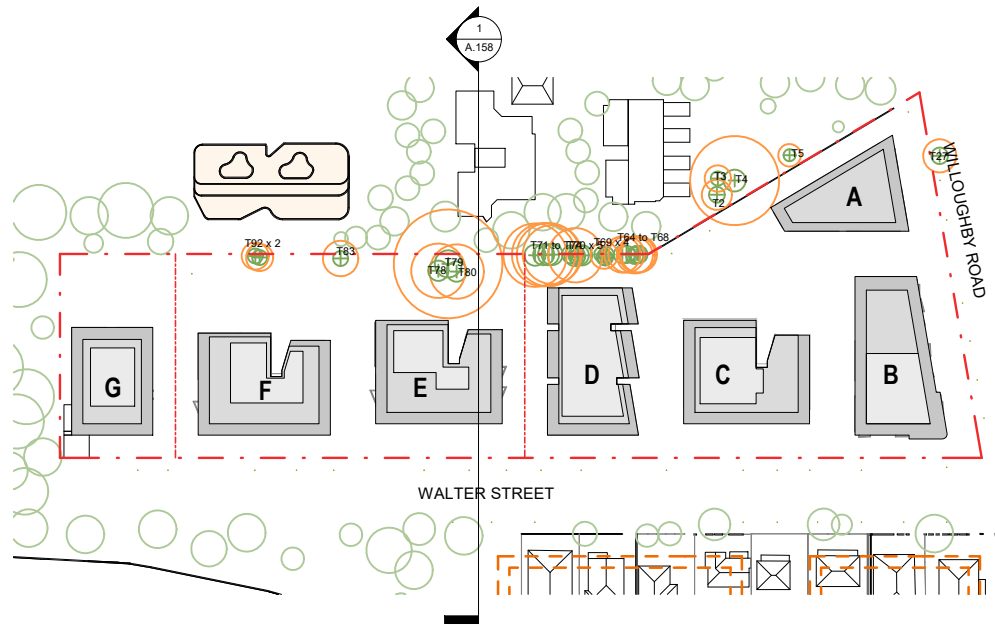


A.156A CROSS SECTION C-2 (NO. 3- 9) 1:250 @ A1
As indicated @A1 1:500 @ A3



A.157
As indicated

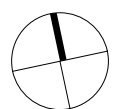
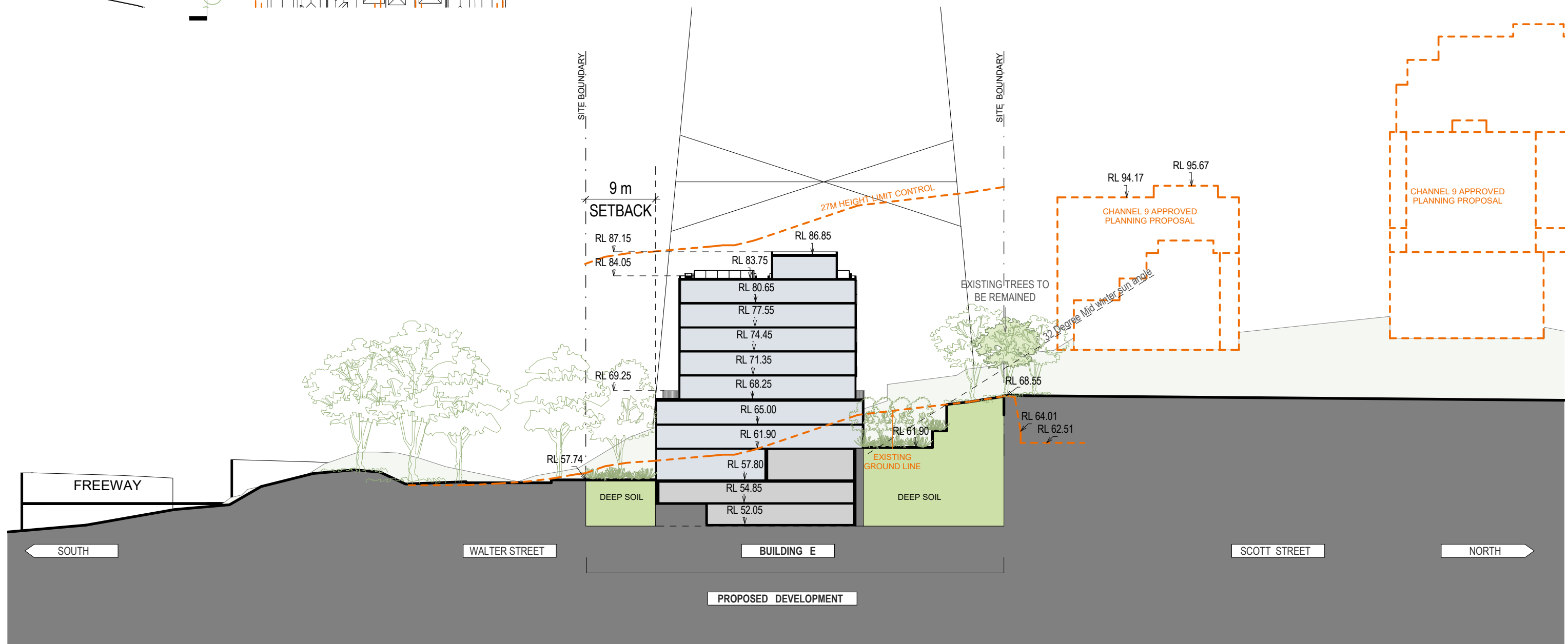
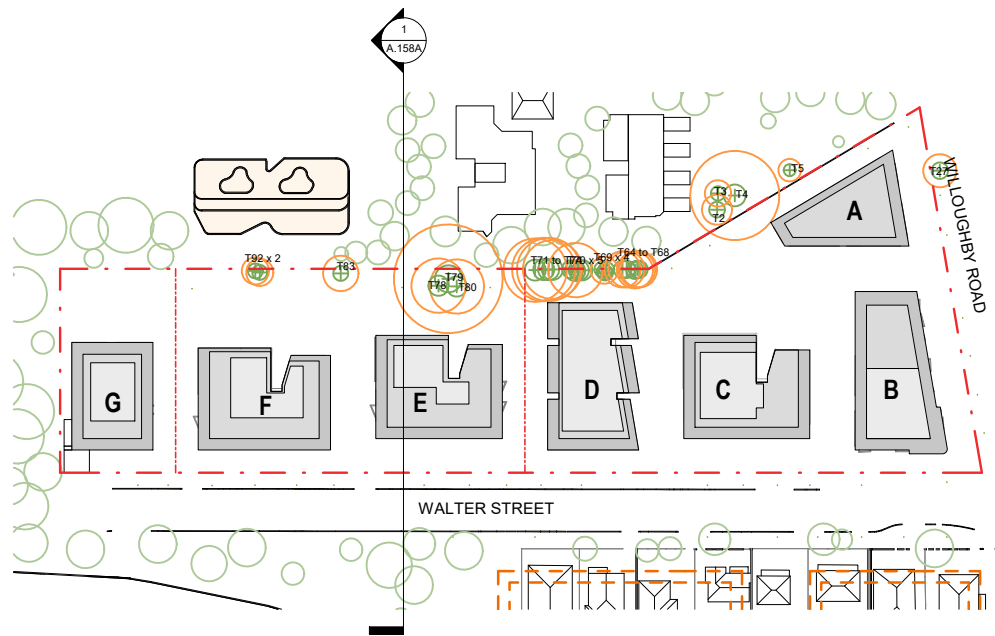
CROSS SECTION D (NO. 11-13A)
@A1
1:250 @ A1
1:500 @ A3



A.158
As indicated

CROSS SECTION E-1 (NO.15-19)
@A1

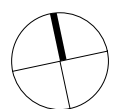
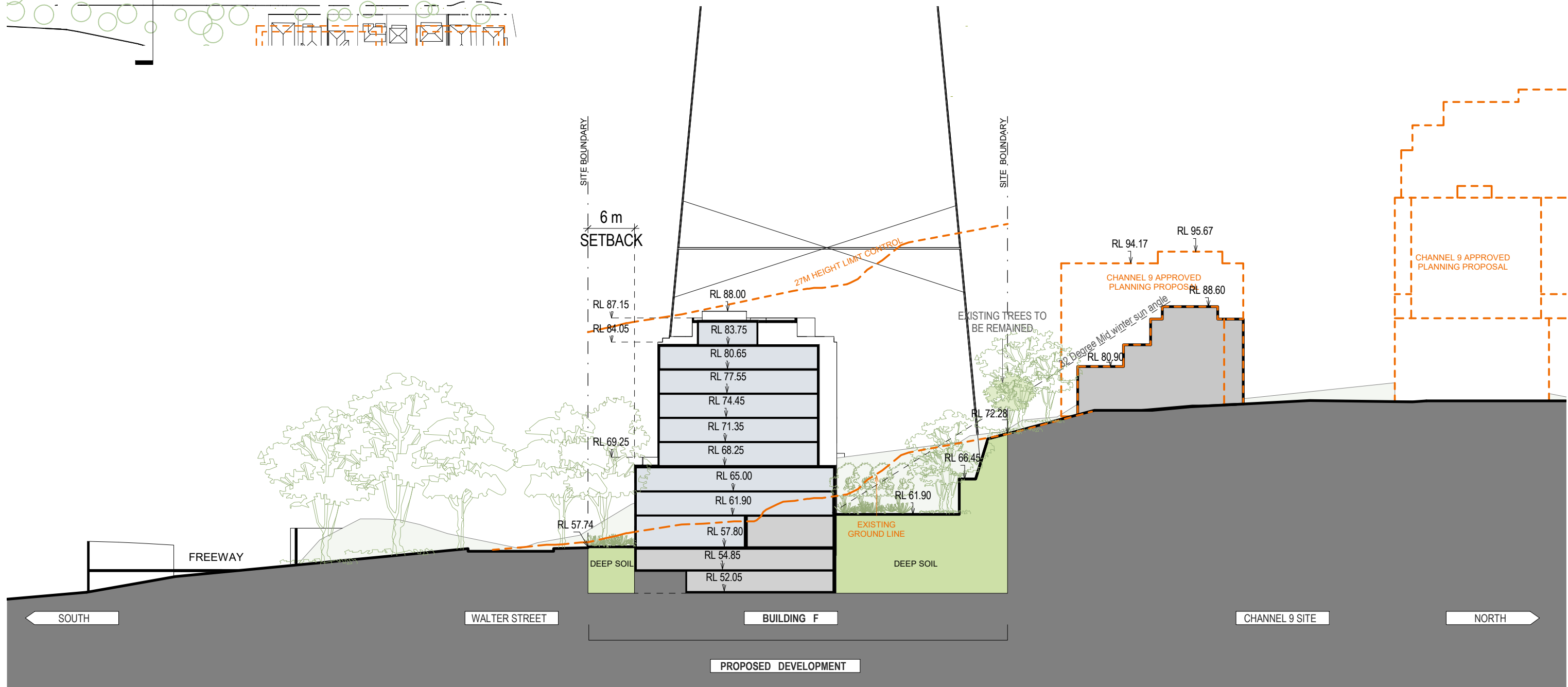
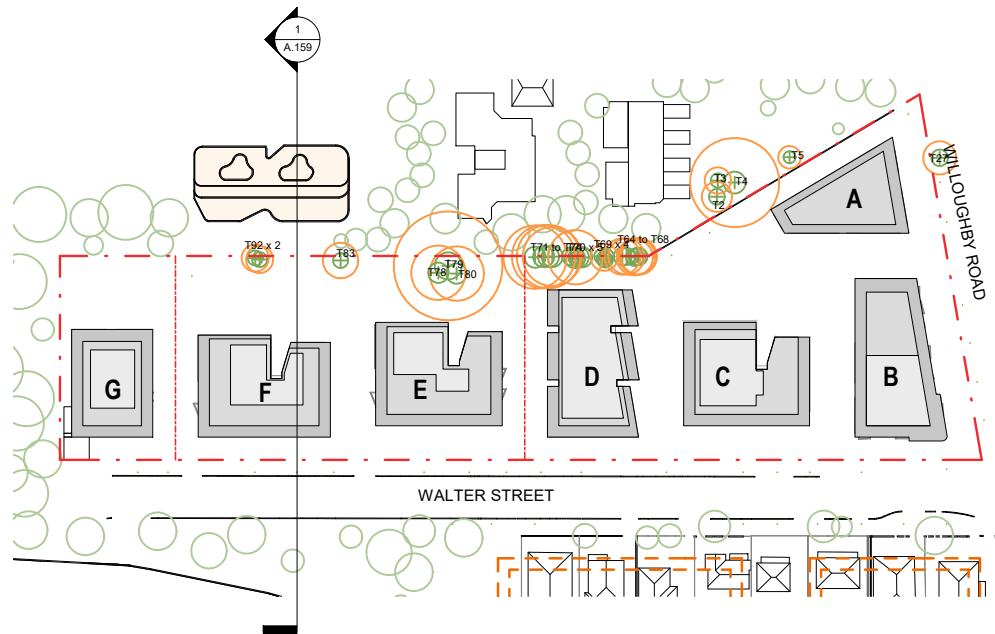
1:250 @ A1
1:500 @ A3



A.158A
As indicated

CROSS SECTION E-2 (NO.15-19)
@A1

1:250 @ A1
1:500 @ A3



A.159

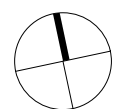
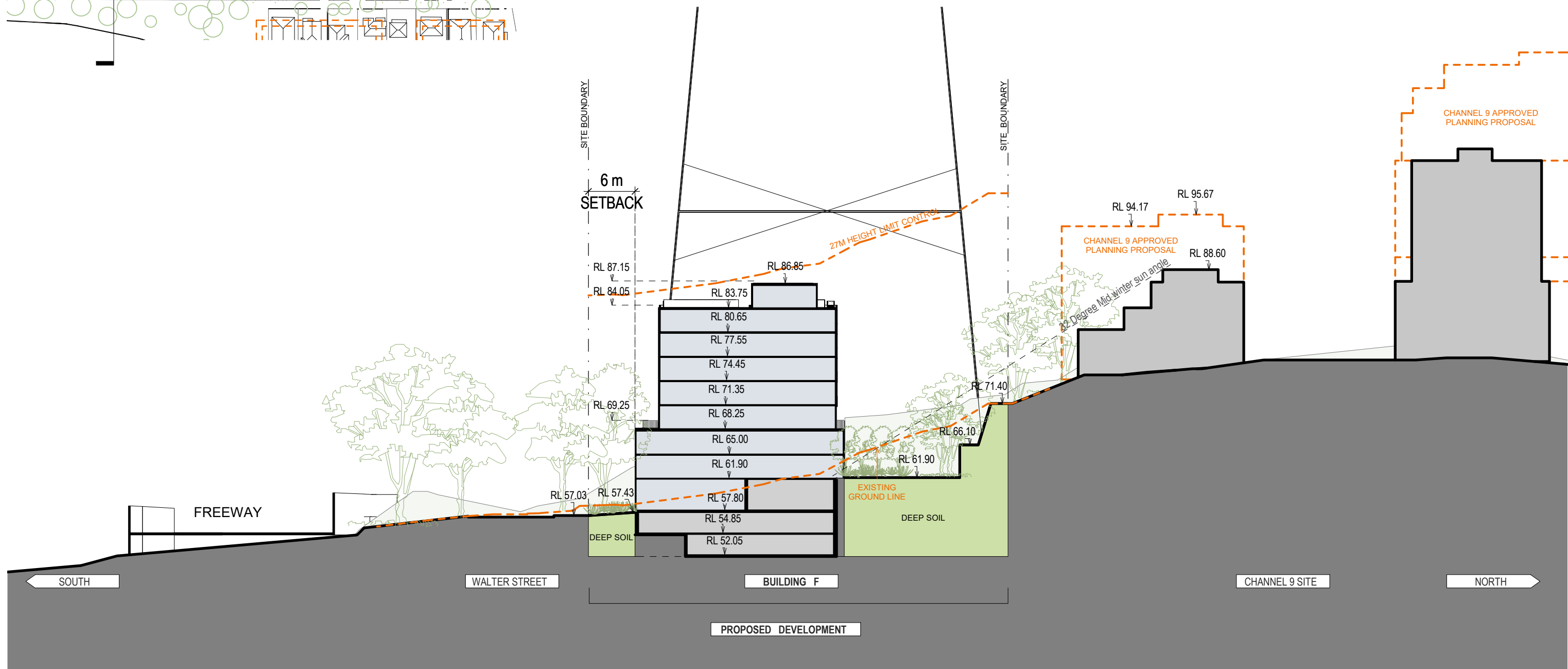
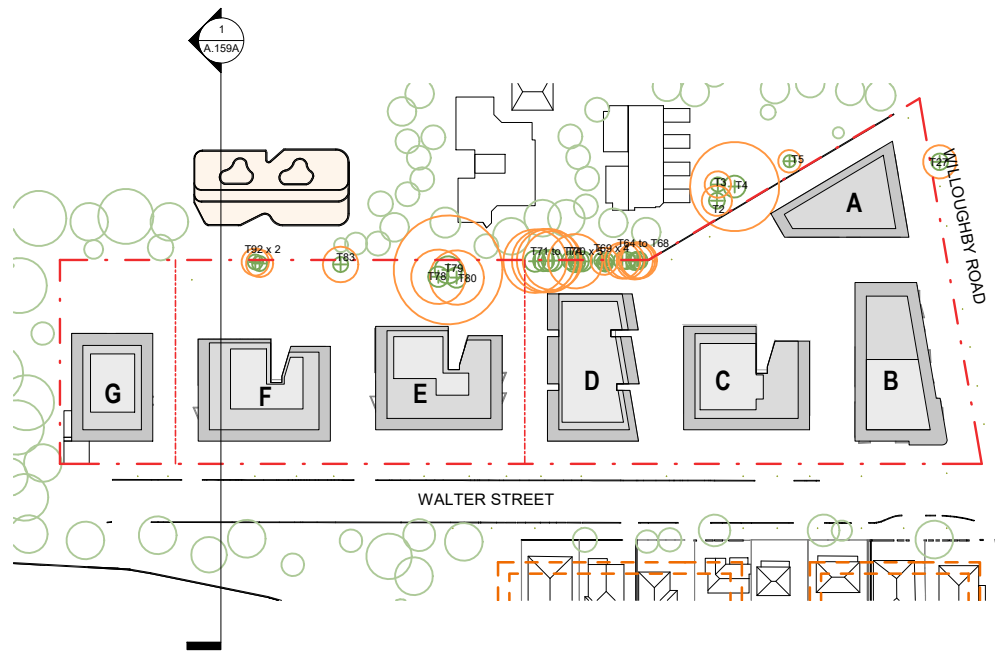
As indicated

CROSS SECTION F-1 (NO. 21-27)

@A1

1:250 @ A1

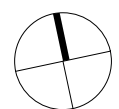
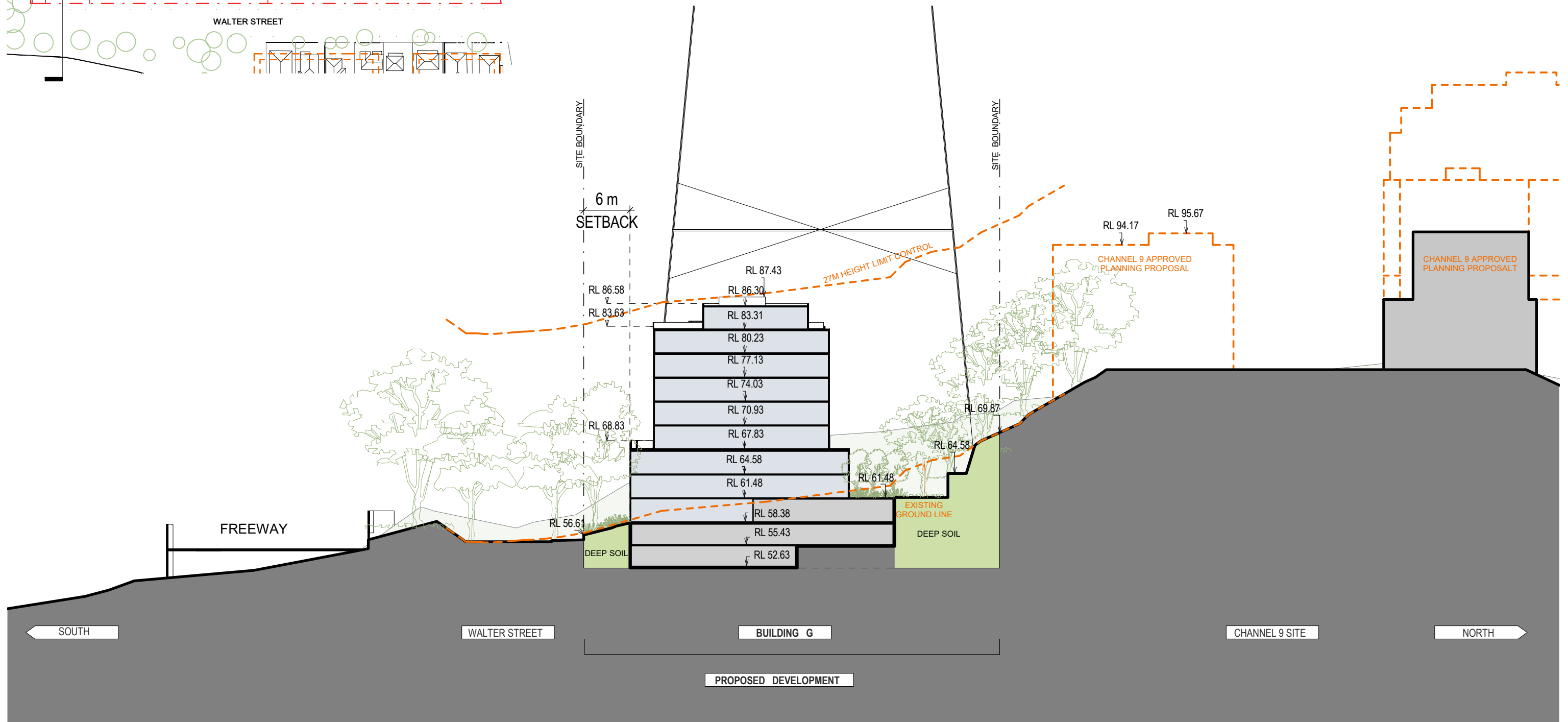
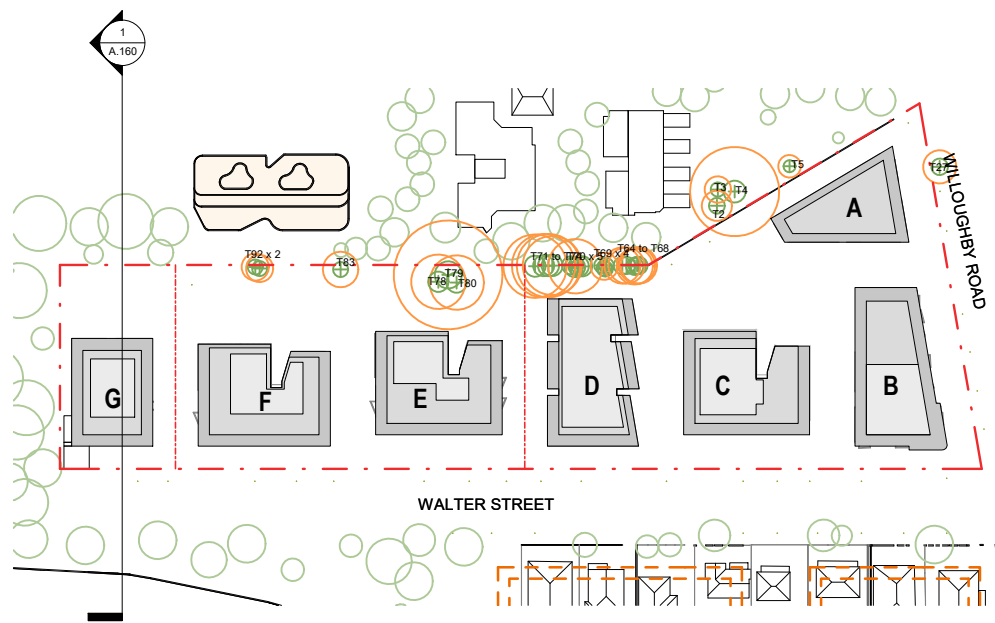
1:500 @ A3



A.159A
As indicated

CROSS SECTION F-2 (NO.21-27)
@A1

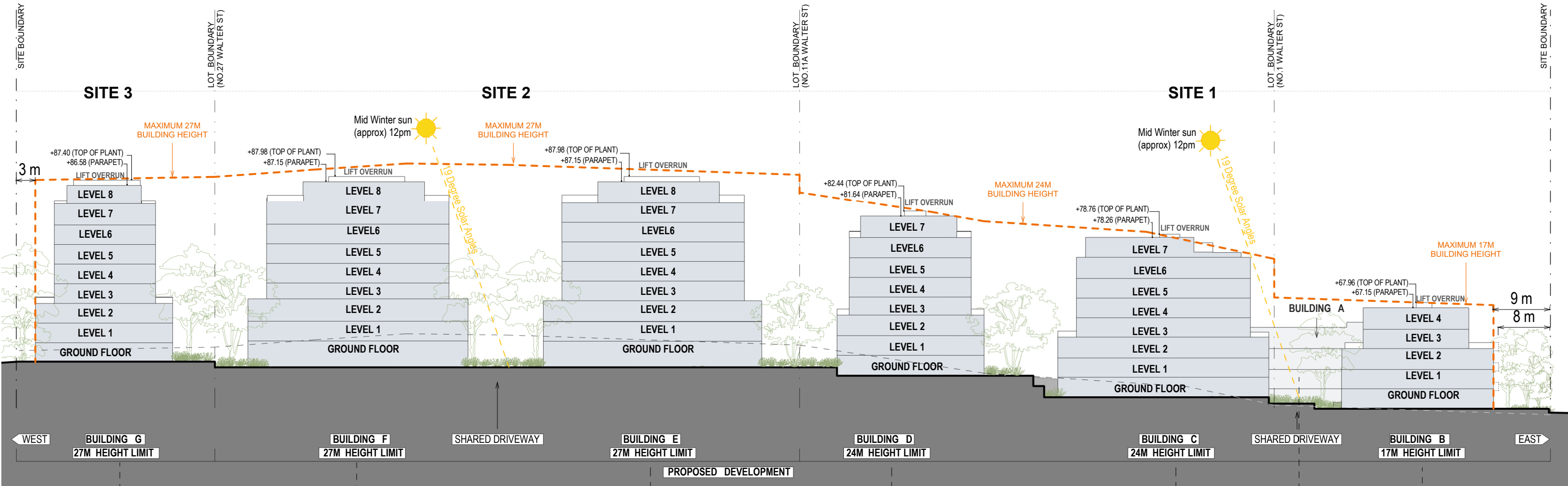
1:250 @ A1
1:500 @ A3



A.160
As indicated

CROSS SECTION G (NO.29-31)
@A1

1:250 @ 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					
	1 BED	2BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA						
GF	1	2		239	GF	0	3		278	GF	3	1		275	GF	0	4	2	2	632	GF	2	4	1	573	GF	2	4	1	589	GF	1	3	1	373		8	21	5	2959
LV1	3	3		434	LV1	2	5		564	LV1	2	5		553	LV1	4	2	2	2	643	LV1	3	5	0	612	LV1	3	5	0	612	LV1	0	3	1	432		17	28	3	3850
LV2	3	3		431	LV2	2	5		564	LV2	2	5		561	LV2	4	2	2	2	645	LV2	3	5	0	612	LV2	3	5	0	612	LV2	0	3	1	432		17	28	3	3857
LV3	0	3		264	LV3	0	4	1	447	LV3	0	4	1	451	LV3	0	6	0	0	528	LV3	1	3	1	440	LV3	0	0	3	420	LV3	0	2	1	289		1	22	7	2839
LV4	0	3		247	LV4	0	5	0	426	LV4	0	5	0	426	LV4	1	5	0	0	483	LV4	1	3	1	417	LV4	0	0	2	226						2	21	3	2225	
LV5	0	3		247	LV5	0	5	0	431	LV5	0	5	0	426	LV5	1	5	0	0	483	LV5	1	3	1	417										2	21	1	2004		
LV6	0	3		247	LV6	0	4	1	441	LV6	0	5	0	426	LV6	1	5	0	0	483	LV6	1	3	1	417										2	20	2	2014		
LV7	0	3		247	LV7	0	4	1	441	LV7	0	5	0	426	LV7	0	0	3		350	LV7	0		0	2	220										0	12	6	1684	
LV8			1	106	LV8		0	1	184	LV8		0	1	134																					0	0	3	424		
TOTAL	7	23	1	2462	TOTAL	4	35	4	3776	TOTAL	7	35	2	3678	TOTAL	11	29	9	4247	TOTAL	12	26	7	3708	TOTAL	8	14	6	2459	TOTAL	0	11	4	1526	TOTAL	49	173	33	21856	
	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 2462 4% affordable housing 98					SITE AREA 1.5 FSR 3770 4% affordable housing 151					SITE AREA 1.5 FSR 3684 4% affordable housing 147					SITE AREA 1.5 FSR 2919 4% affordable housing 117					SITE AREA 1.5 FSR 3127 4% affordable housing 125					SITE AREA 1.5 FSR 3372 4% affordable housing 135					SITE AREA 1.5 FSR 2523 4% affordable housing 101					SITE AREA 1.5 FSR 21856 4% affordable housing 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 29.6%					SITE COVERAGE 29.6%					SITE COVERAGE 29.6%					SITE COVERAGE 29.6%					SITE COVERAGE 29.6%					SITE COVERAGE 29.6%					SITE COVERAGE 29.6%					
DEEP SOIL 36.3%					DEEP SOIL 36.3%					DEEP SOIL 36.3%					DEEP SOIL 36.3%					DEEP SOIL 36.3%					DEEP SOIL 36.3%					DEEP SOIL 36.3%					DEEP SOIL 36.3%					
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%					SOLAR ACCESS 100.0%					
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 64.3%					CROSS VENTILATION 73.3%					

SITE 3: BLDG G
SITE AREA : 1641m²
PROPOSED GFA: 2,462m²
PROPOSED FSR: 1.5 : 1

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

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

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

SITE 2: BLDG E+F
SITE AREA : 4969 m² (Including 66m² Easement)
PROPOSED GFA: 7,554m²
PROPOSED FSR: 1.5 : 1

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

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

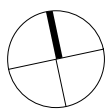
2HRS SOLAR ACCESS: 73.6%
SOUTH FACING UNITS: 9.2%
CROSS VENTILATION: 90%
PROPOSED CAR SPACE : 114

SITE 1: BLDG A+B+C+D
SITE AREA : 7,960.4m²
PROPOSED GFA: 11,940m²
PROPOSED FSR: 1.5 : 1

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

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

2HRS SOLAR ACCESS : 86.1%
SOUTH FACING UNITS: 8%
CROSS VENTILATION : 73.7%
PROPOSED CAR SPACE: 179



A.200
1 : 300

SCHEDULE
@A1

Appendix A

CONTENTS :

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

GROSS FLOOR AREA

LEVEL BY BUILDING	AREA
-------------------	------

BLDG A	
GROUND FLOOR	373 m²
Level 1	432 m²
Level 2	432 m²
Level 3	289 m²
	1526 m²

BLDG B	
GROUND FLOOR	606 m²
Level 1	603 m²
Level 2	603 m²
Level 3	420 m²
Level 4	226 m²
	2457 m²

BLDG C	
GROUND FLOOR	574 m²
Level 1	611 m²
Level 2	611 m²
Level 3	440 m²
Level 4	418 m²
Level 5	418 m²
Level 6	418 m²
Level 7	220 m²
	3708 m²

BLDG D	
GROUND FLOOR	630 m²
Level 1	644 m²
Level 2	644 m²
Level 3	529 m²
Level 4	484 m²
Level 5	484 m²
Level 6	484 m²
Level 7	349 m²
	4247 m²

BLDG E	
GROUND FLOOR	275 m²
Level 1	553 m²
Level 2	561 m²
Level 3	451 m²
Level 4	426 m²
Level 5	426 m²
Level 6	426 m²
Level 7	426 m²
LEVEL 8	134 m²
	3677 m²

BLDG F	
GROUND FLOOR	278 m²
Level 1	564 m²
Level 2	564 m²
Level 3	447 m²
Level 4	426 m²
Level 5	431 m²
Level 6	441 m²
Level 7	441 m²
LEVEL 8	184 m²
	3777 m²

BLDG G	
GROUND FLOOR	239 m²
Level 1	433 m²
Level 2	431 m²
Level 3	264 m²
Level 4	247 m²
Level 5	247 m²
Level 6	247 m²
Level 7	247 m²
LEVEL 8	106 m²
	2462 m²

TOTAL GFA 21855 m²

SITE 1: BLDG A+B+C+D

SITE AREA : 7,960.4m²

GFA: 11,940m²

FSR: 1.5 : 1

SITE 2: BLDG E+F

SITE AREA : 4969 m² (Including 66m² Easement)

GFA: 7,554m²

FSR: 1.5 : 1

SITE 3: BLDG G

SITE AREA : 1641m²

GFA: 2,462m²

FSR: 1.5 : 1

TOTAL AMALGAMATED SITE

SITE AREA : 14,570.4m²

GFA: 21,856m²

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	%
-----------	-------	---

BLDG A		
2 BED	11	73%
3 BED	4	37%
	15	

BLDG B		
1 BED	8	29%
2 BED	14	50%
3 BED	6	21%
	28	

BLDG C		
1 BED	12	27%
2 BED	26	58%
3 BED	7	15%
	45	

BLDG D		
1 BED	11	22%
2 BED	29	59%
3 BED	9	18%
	49	

BLDG E		
1 BED	7	16%
2 BED	35	80%
3 BED	2	4%
	44	

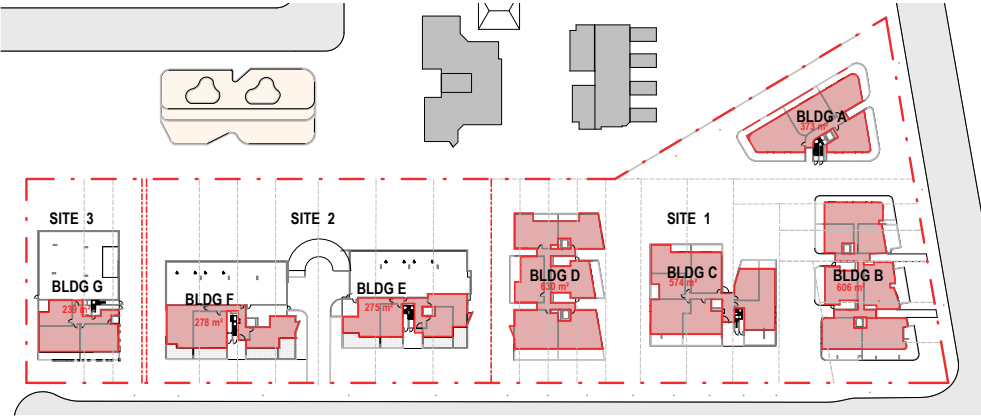
BLDG F		
1 BED	4	9%
2 BED	35	81%
3 BED	4	10%
	43	

BLDG G		
1 BED	7	23%
2 BED	23	74%
3 BED	1	3%
	31	

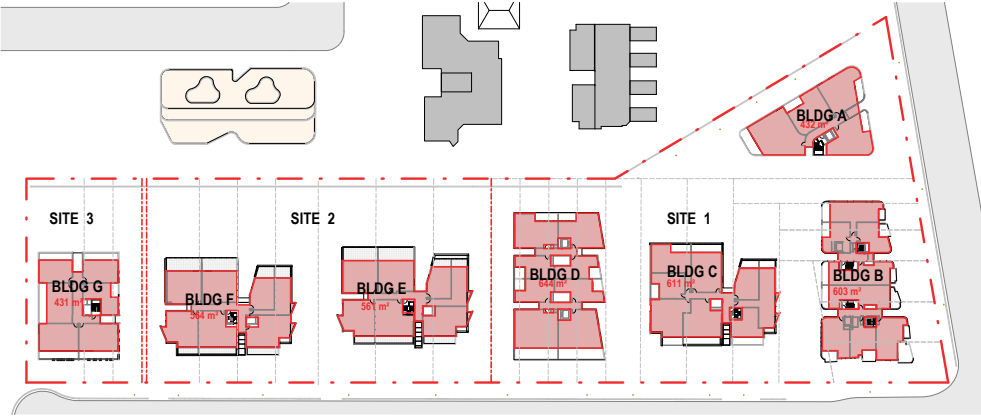
SITE 1: 137 UNITS
1 BED: 31 (23%)
2 BED: 80 (58%)
3 BED: 26 (19%)

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

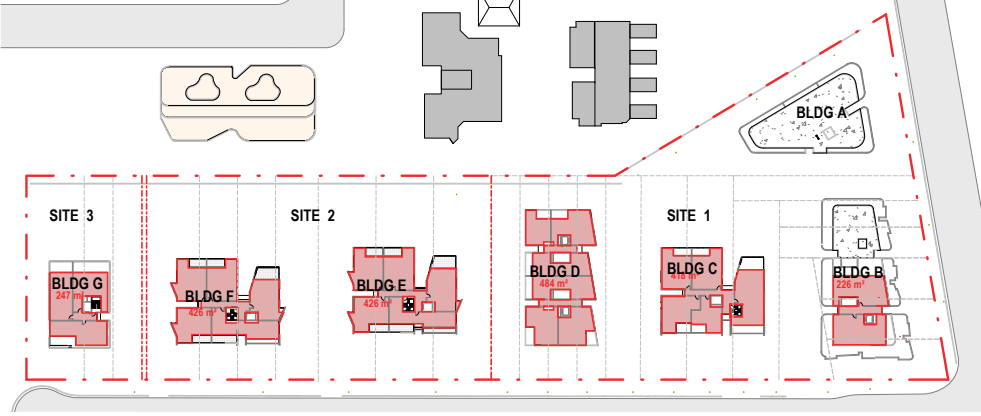
SITE 3: 31 UNITS
1 BED: 7 (13%)
2 BED: 23 (80%)
3 BED: 1 (7%)



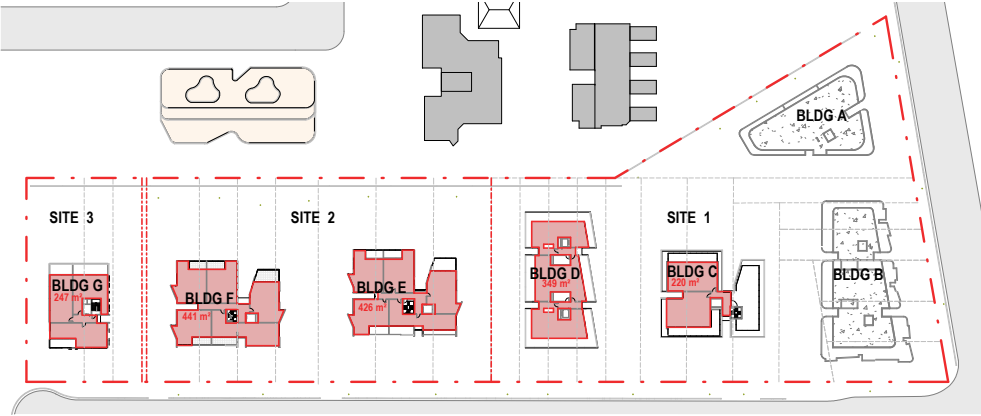
1 GFA - GROUND FLOOR



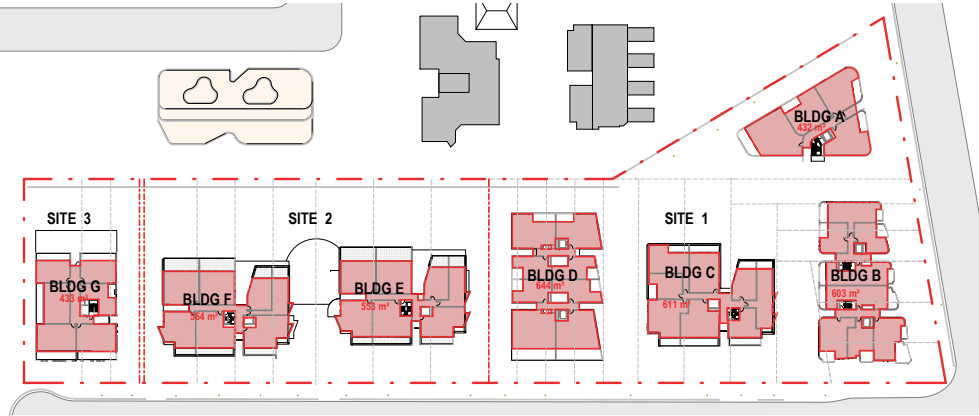
3 GFA - LEVEL 2



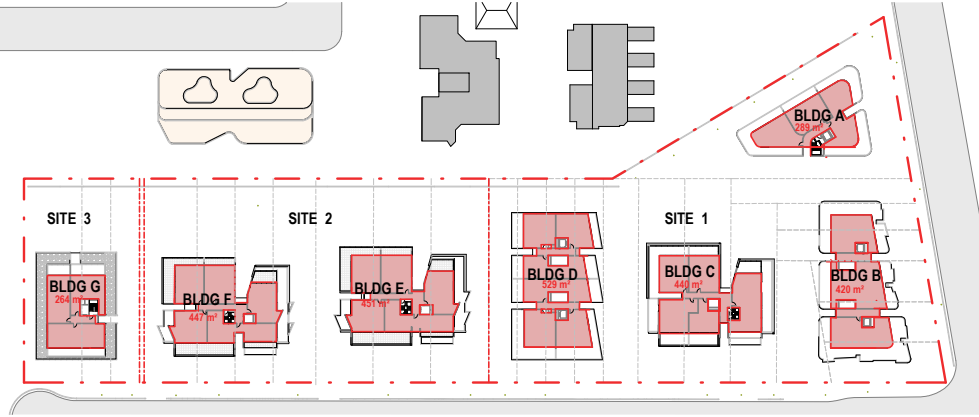
5 GFA - LEVEL 4



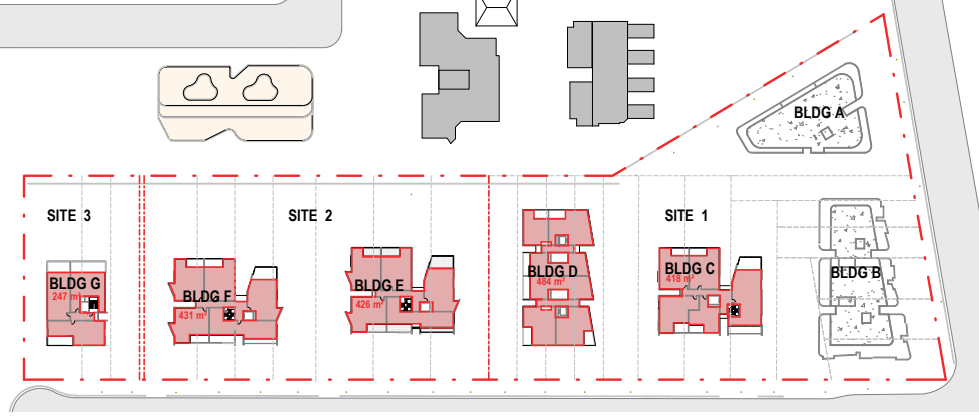
7 GFA - LEVEL 7



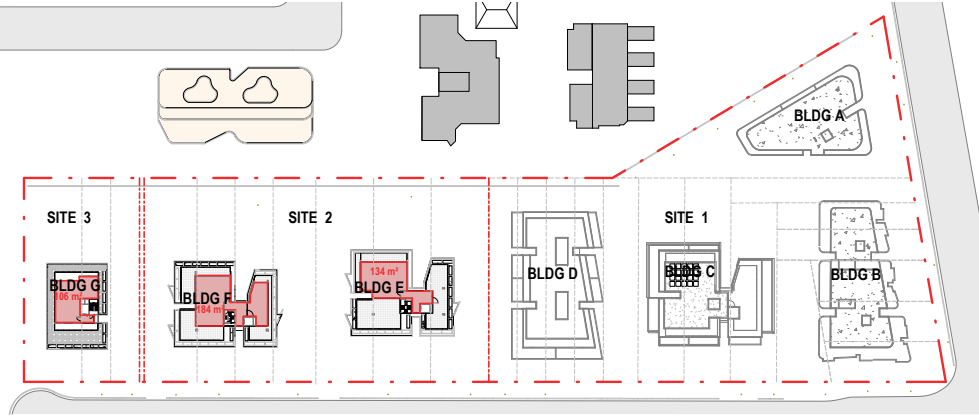
2 GFA - LEVEL 1



4 GFA - LEVEL 3



6 GFA - LEVEL 5 - 6



8 GFA - LEVEL 8

SOLAR ACCESS

LEVEL BY BUILDINGCOMPLYING 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%

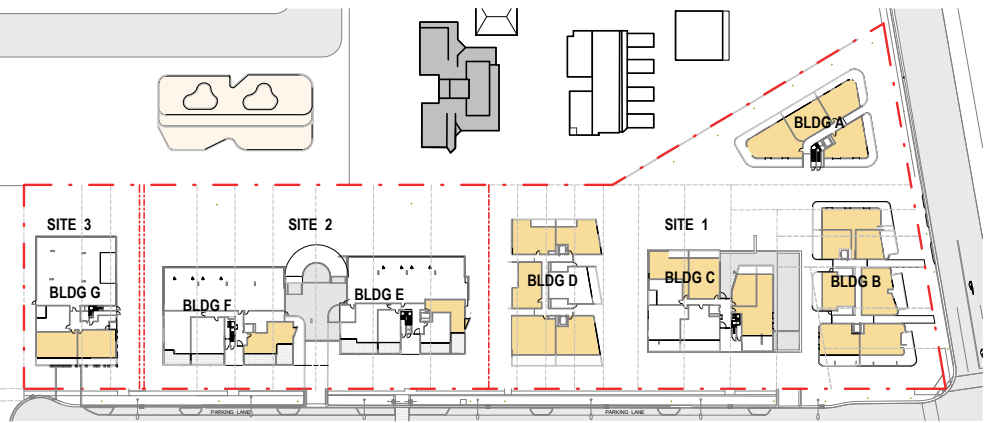
BLDG F	
GROUND FLOOR	1
LEVEL 1	5
LEVEL 2	5
LEVEL 3	4
LEVEL 4	4
LEVEL 5	4
LEVEL 6	4
LEVEL 7	4
LEVEL 8	1
	32

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%)

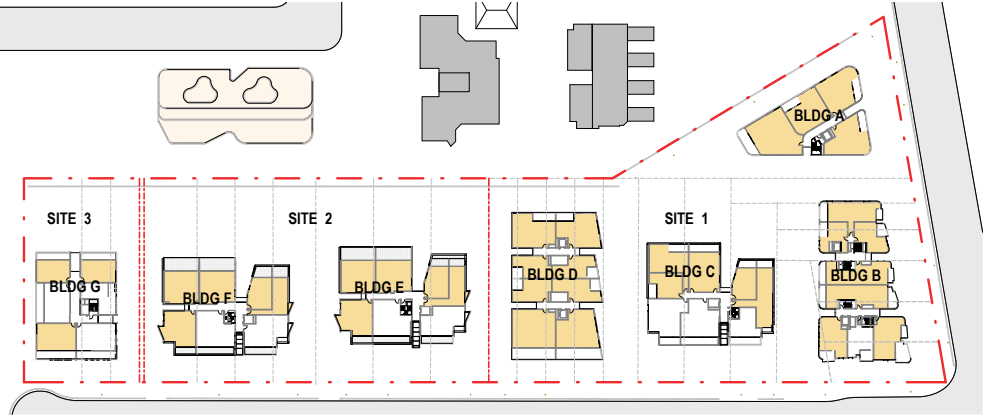
BLDG G	
GROUND FLOOR	2
LEVEL 1	3
LEVEL 2	3
LEVEL 3	3
LEVEL 4	3
LEVEL 5	3
LEVEL 6	3
LEVEL 7	3
LEVEL 8	1
	24

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%)

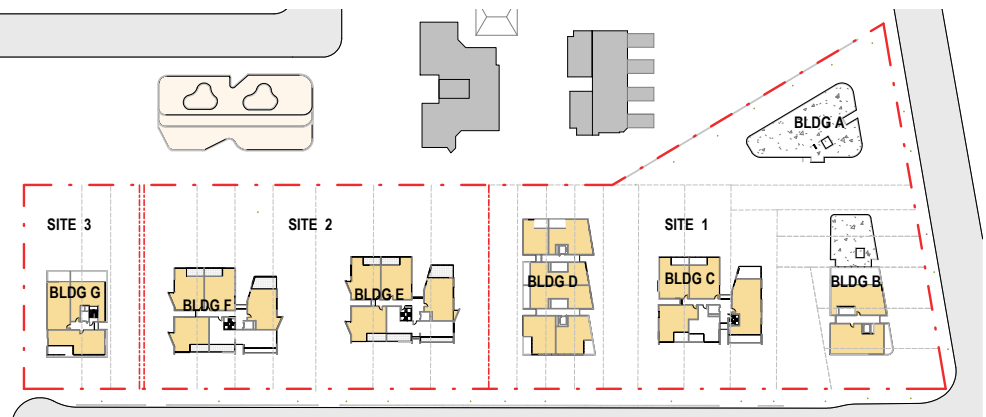
GRAND TOTAL206



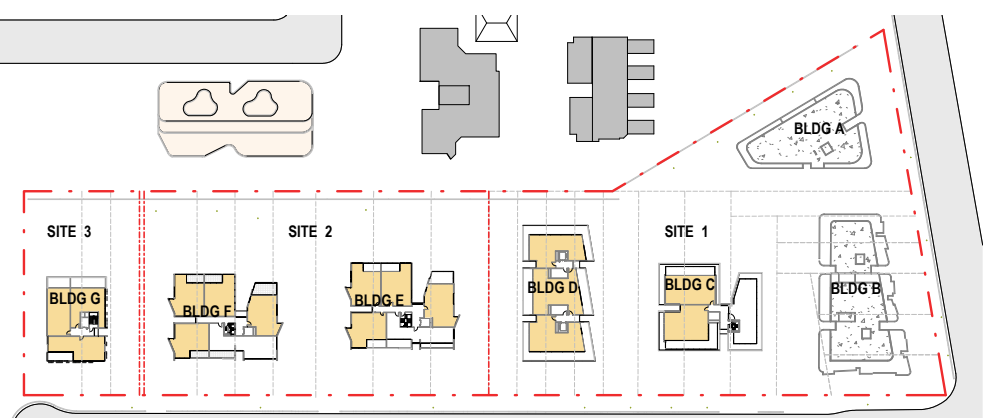
1 SOLAR ACCESS - GROUND FLOOR



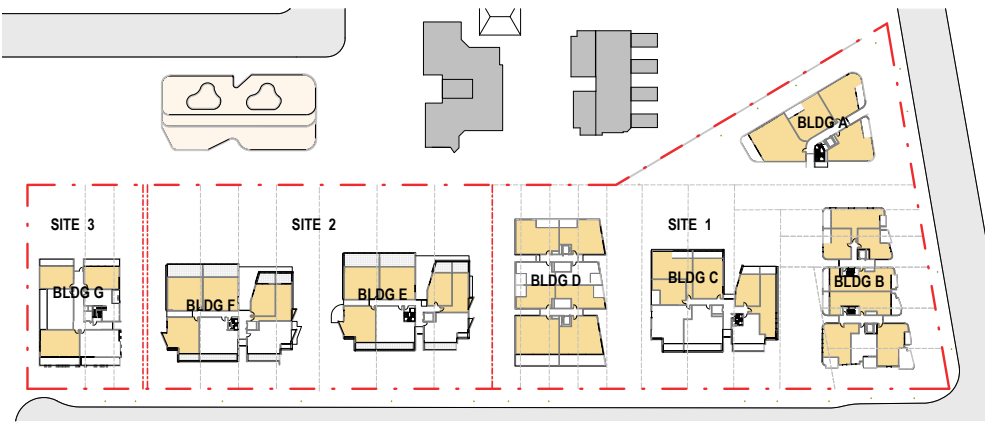
3 SOLAR ACCESS - LEVEL 2



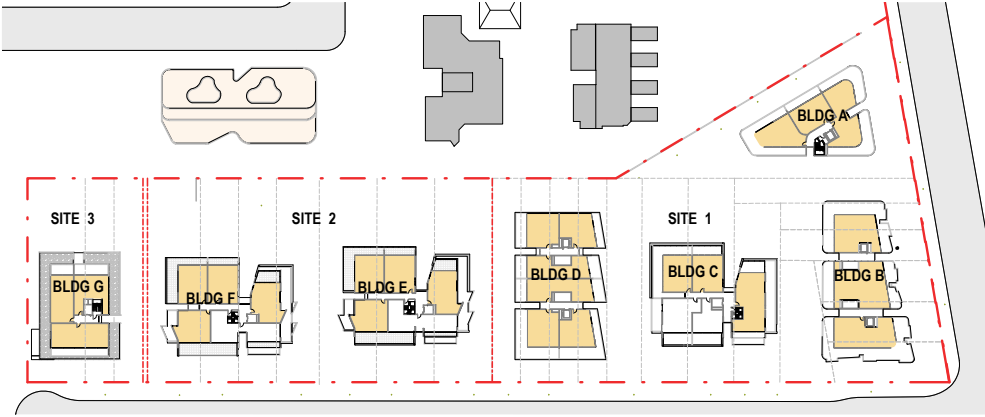
5 SOLAR ACCESS - LEVEL 4



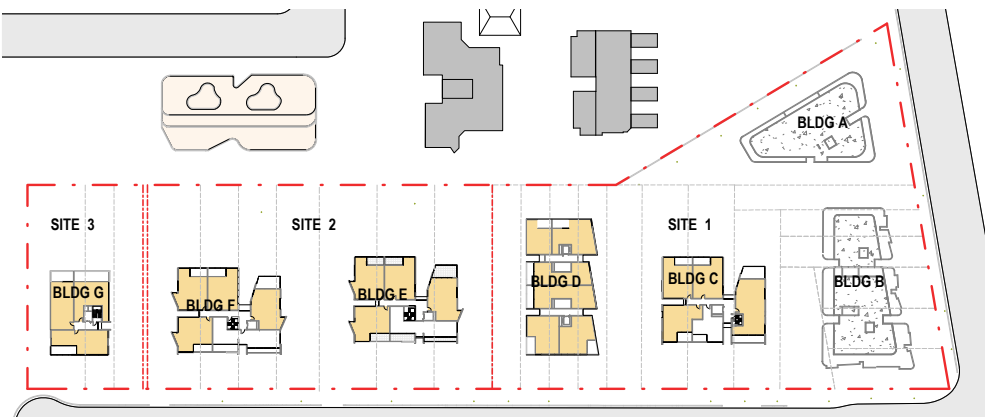
7 SOLAR ACCESS - LEVEL 7



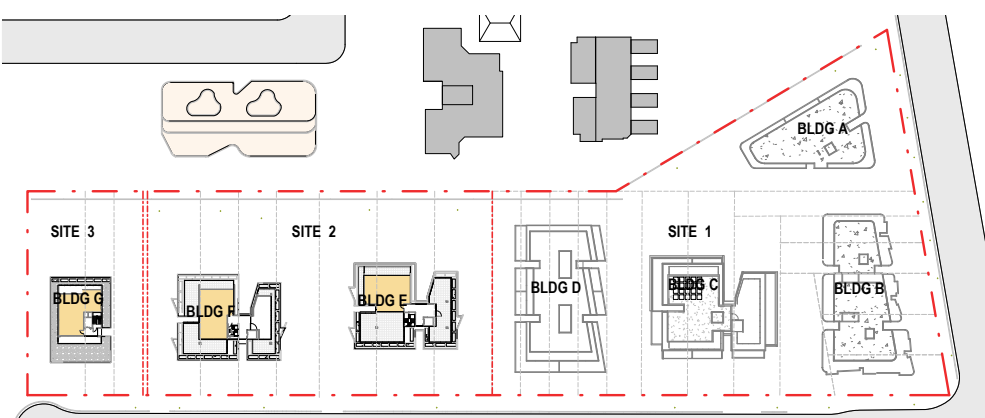
2 SOLAR ACCESS - LEVEL 1



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
12	

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
18	

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
33	

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
39	

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
40	

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
39	

BLDG F
CROSS VENTILATION:
39/43=90%

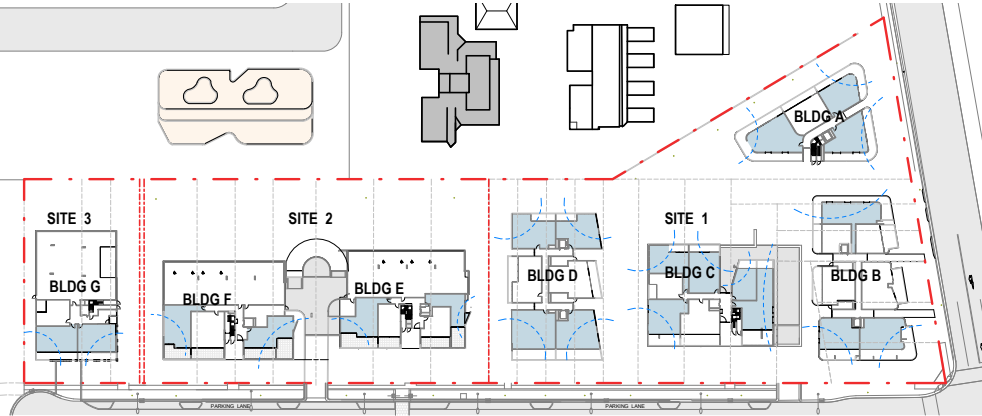
TOTAL SITE 2 (BLDG E+F):
CROSS VENTILATION:
79/87=90% (ADG COMPLY>60%)

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
26	

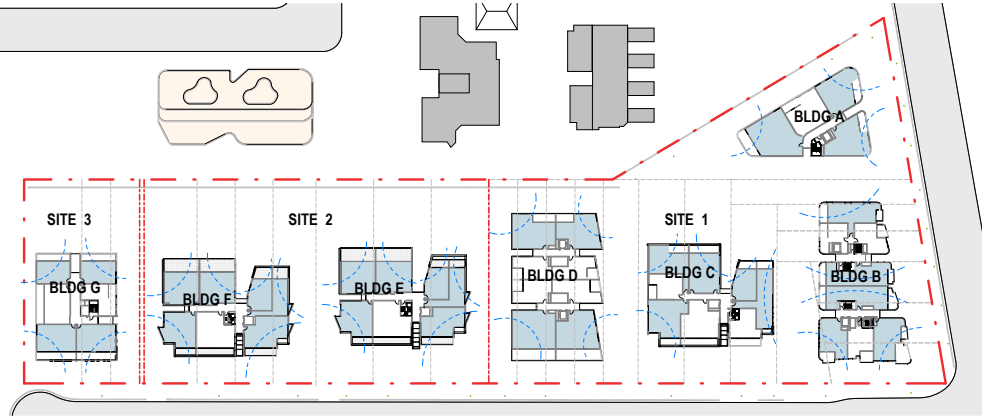
BLDG G / SITE 3
CROSS VENTILATION:
26/30=86.7%

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

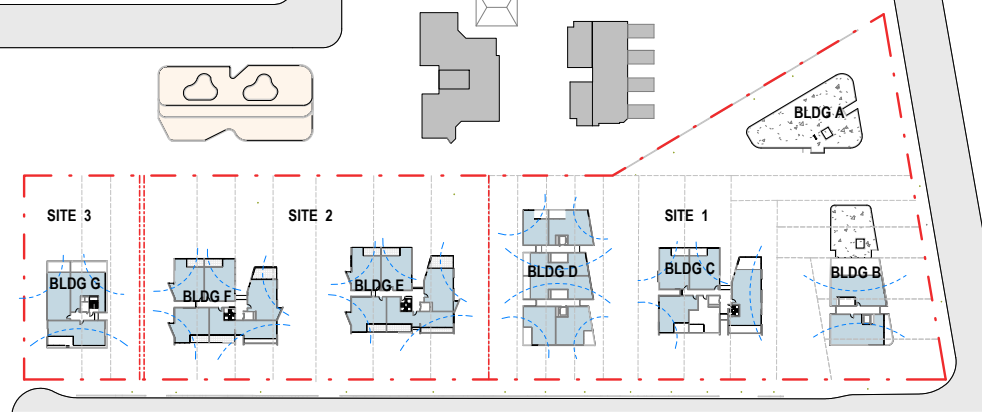
GRAND TOTAL 207



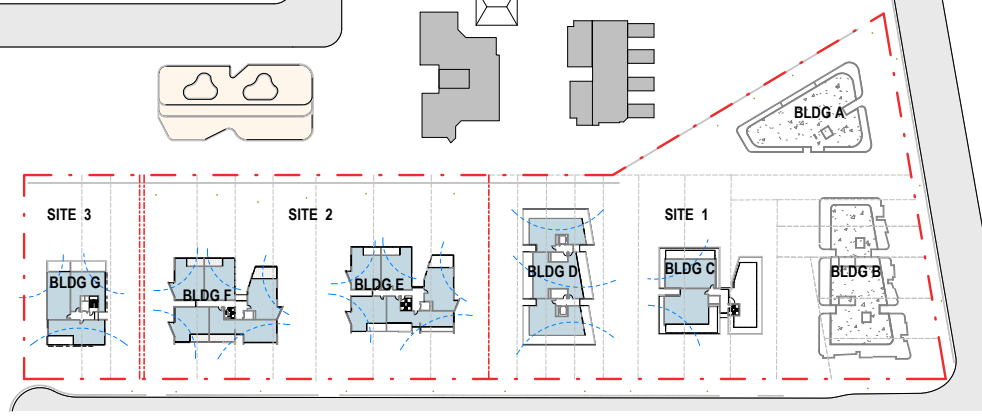
1 CROSS VENT - GROUND FLOOR



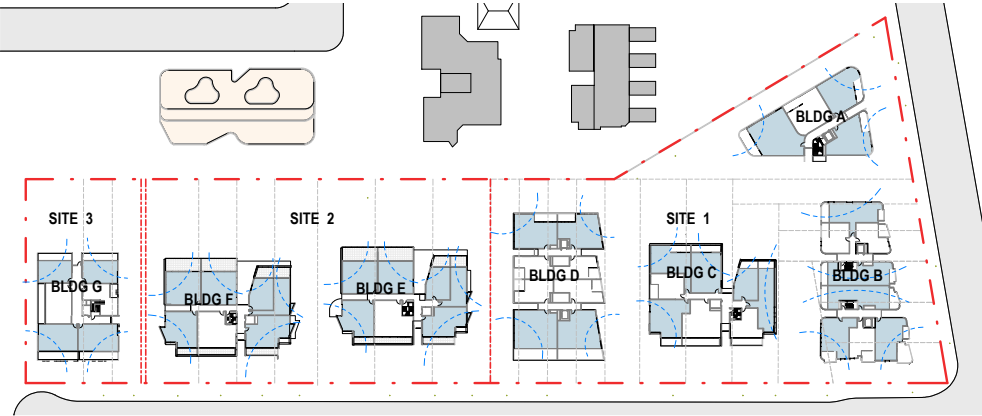
3 CROSS VENT - LEVEL 2



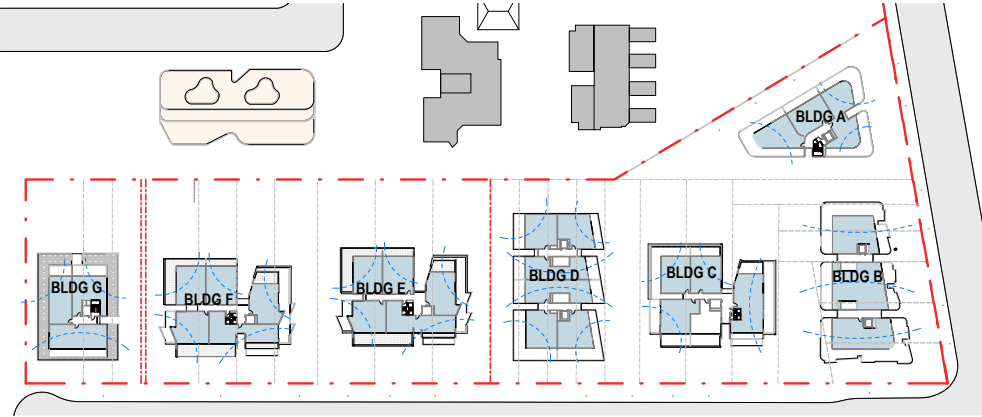
5 CROSS VENT - LEVEL 4



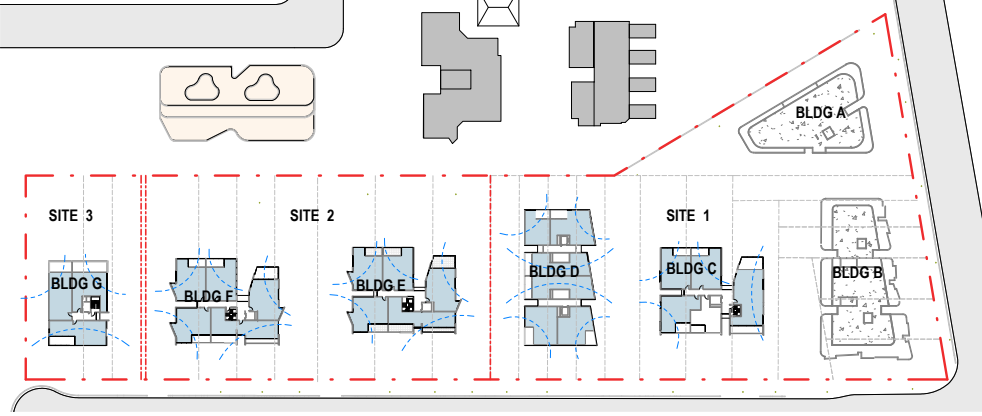
7 CROSS VENT - LEVEL 7



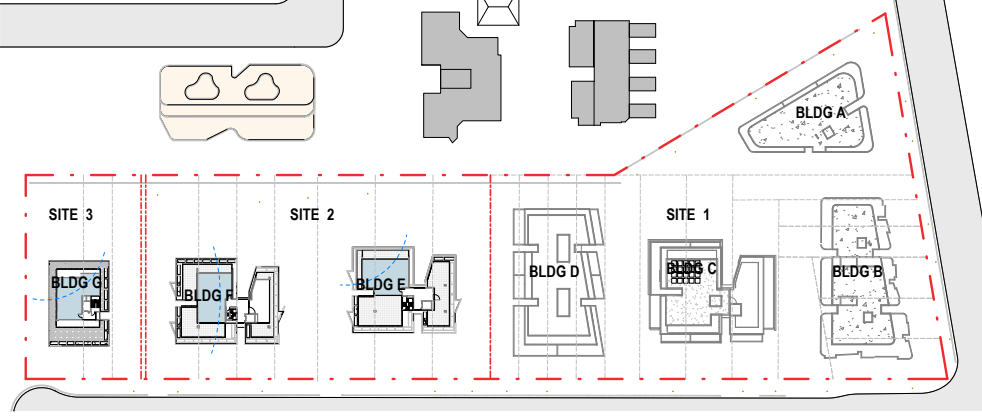
2 CROSS VENT - LEVEL 1



4 CROSS VENT - LEVEL 3



6 CROSS VENT - LEVEL 5 - 6



8 CROSS VENT - LEVEL 8



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

VIEW FROM THE SUN 9 AM



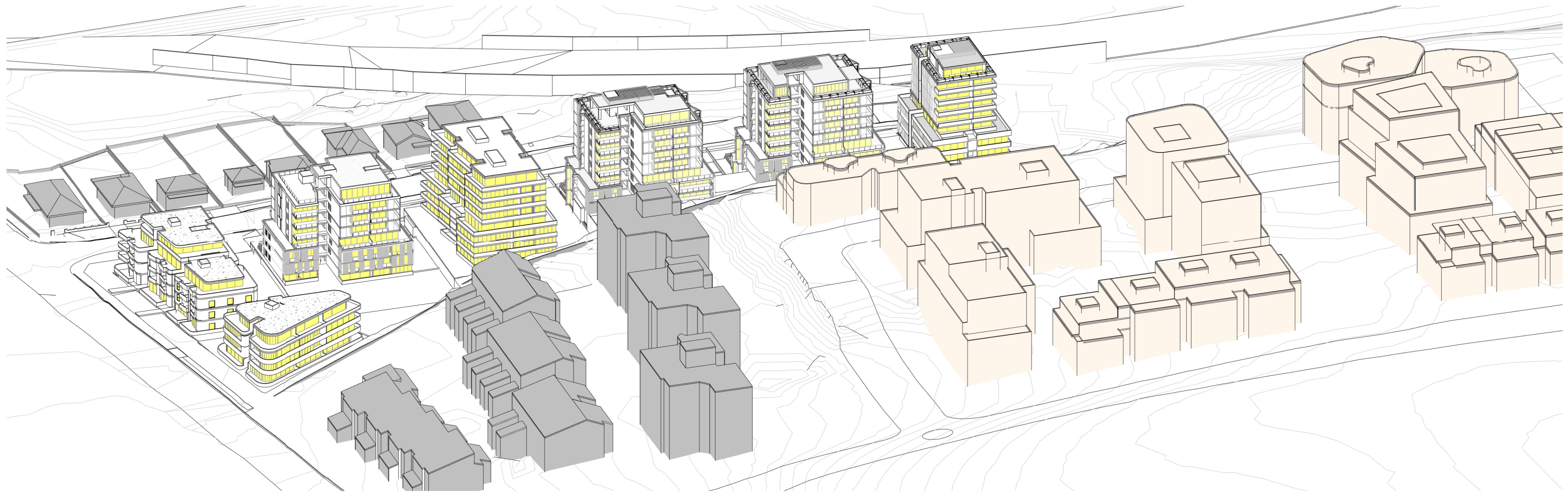
DENOTES LOCATION OF THE LIVING ROOM



architecture
urbaneia

SOLAR ACCESS : SUN VIEW DIAGRAMS

WALTER STREET MASTER PLAN



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



DENOTES LOCATION OF THE LIVING ROOM

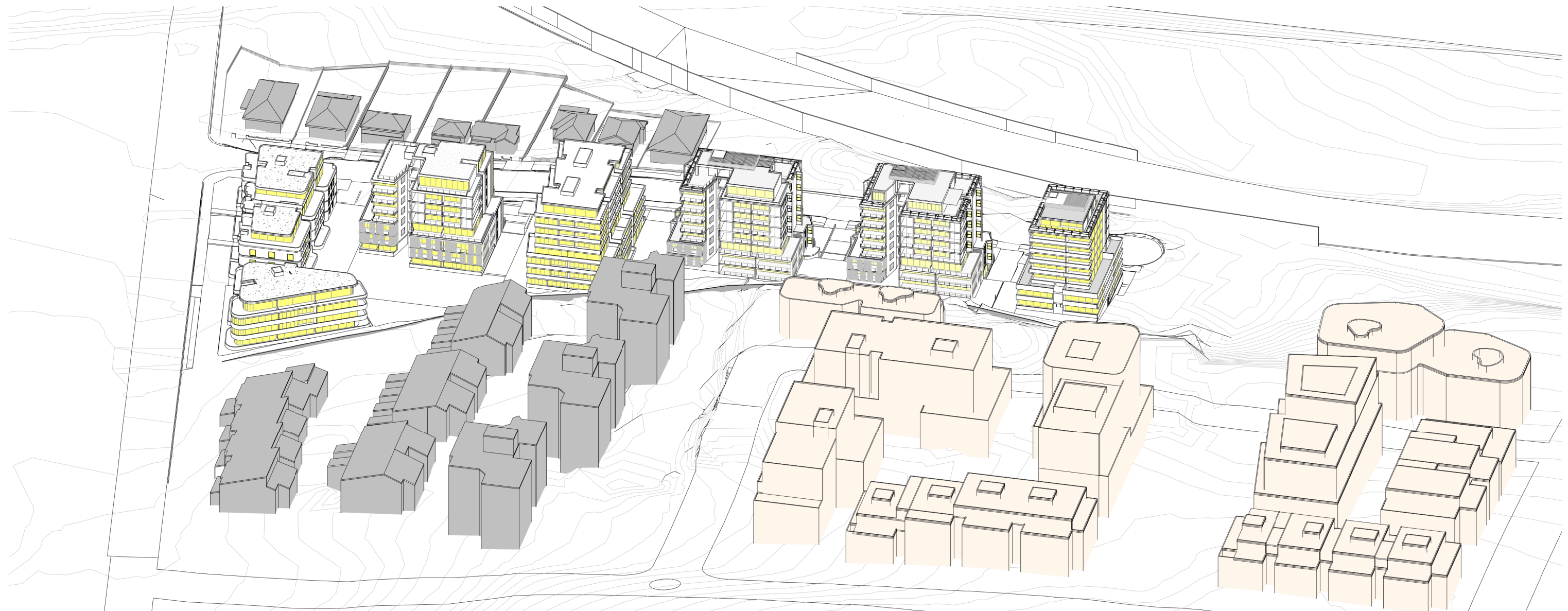


**WALTER ST. MASTERPLAN SOLAR ACCESS STUDY
WITH CHANNEL 9 APPROVED PLANNING PROPOSAL**

VIEW FROM THE SUN 11 AM



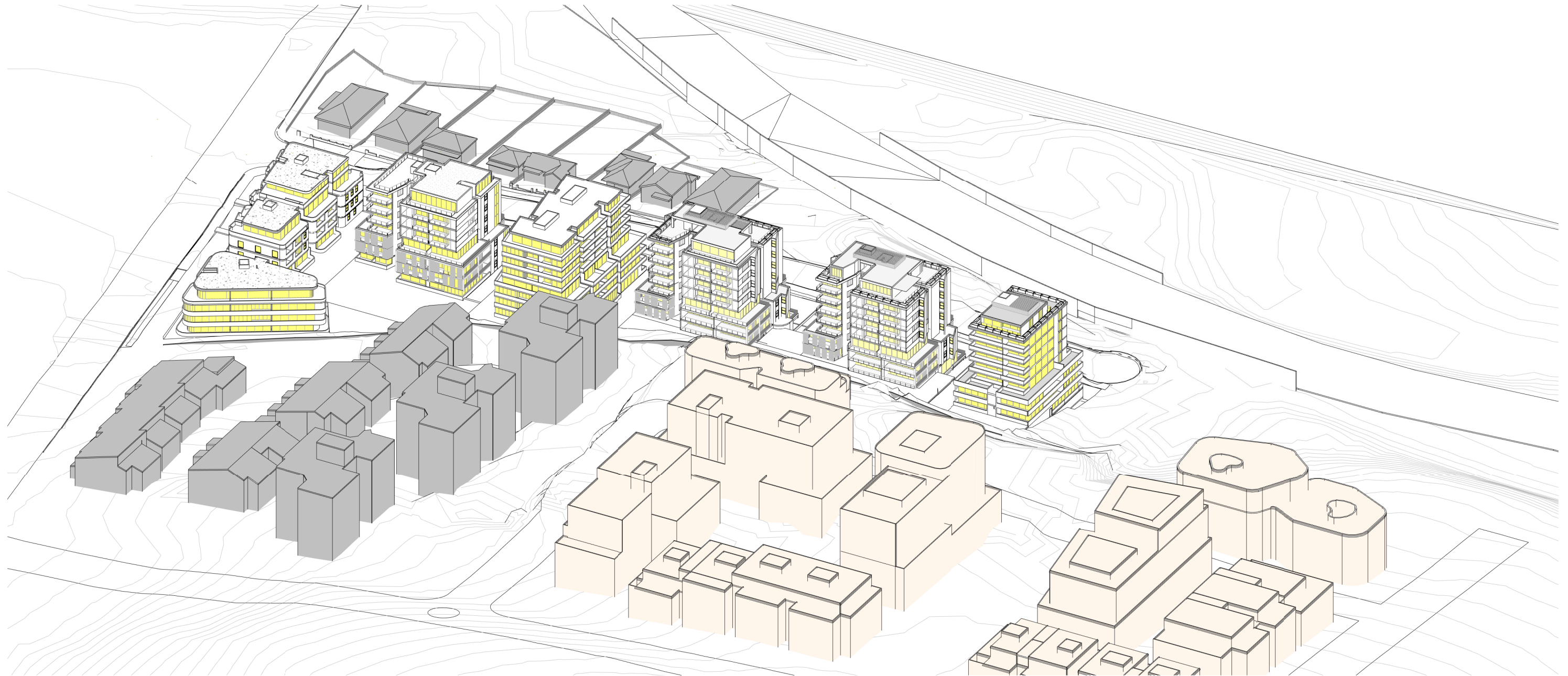
DENOTES LOCATION OF THE LIVING ROOM



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

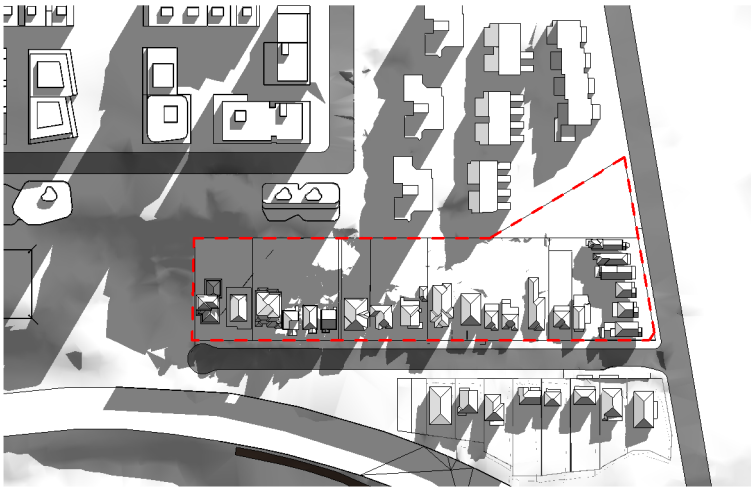


WALTER ST. MASTERPLAN SOLAR ACCESS STUDY
WITH CHANNEL 9 APPROVED PLANNING PROPOSAL
 VIEW FROM THE SUN 3 PM

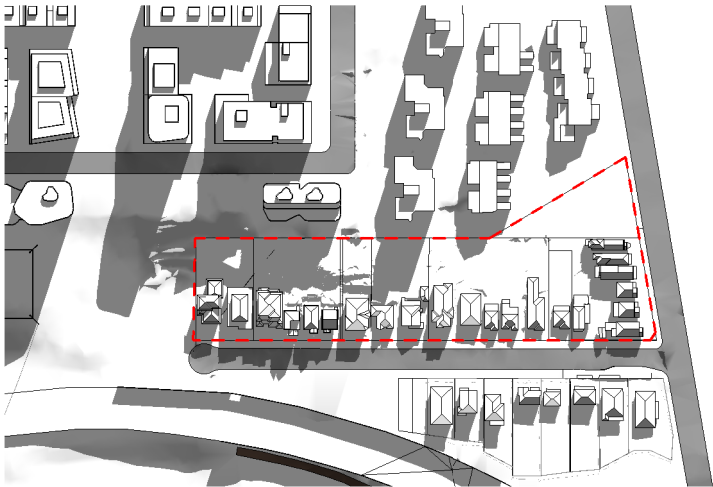


SHADOW ANALYSIS OF THE EXISTING BUILDINGS

MID WINTER, 22 June



9:00 AM



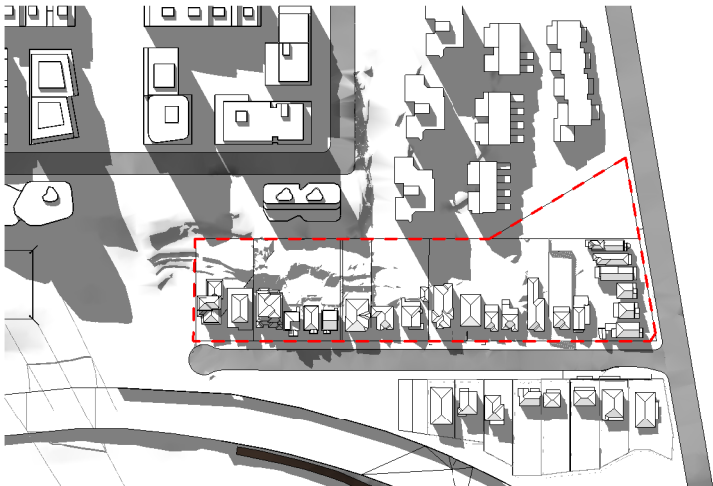
10:00 AM



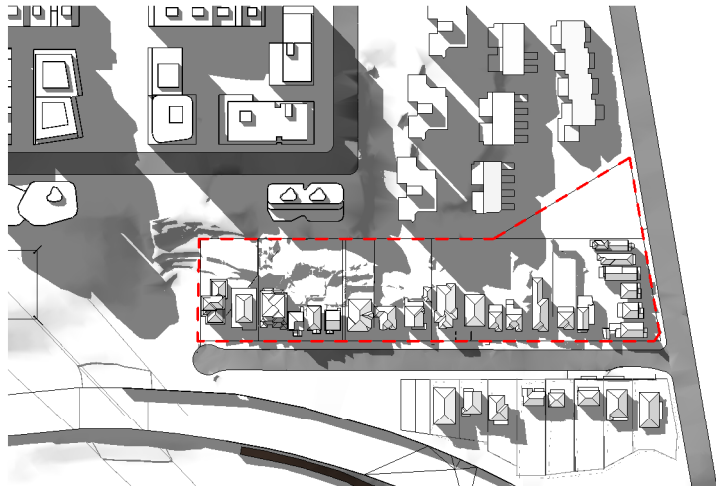
11:00 AM



12:00 PM



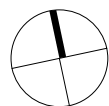
1:00 PM



2:00 PM

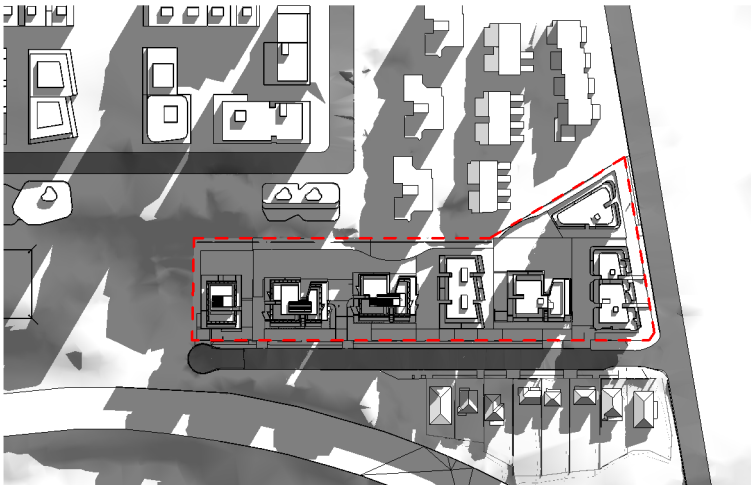


3:00 PM

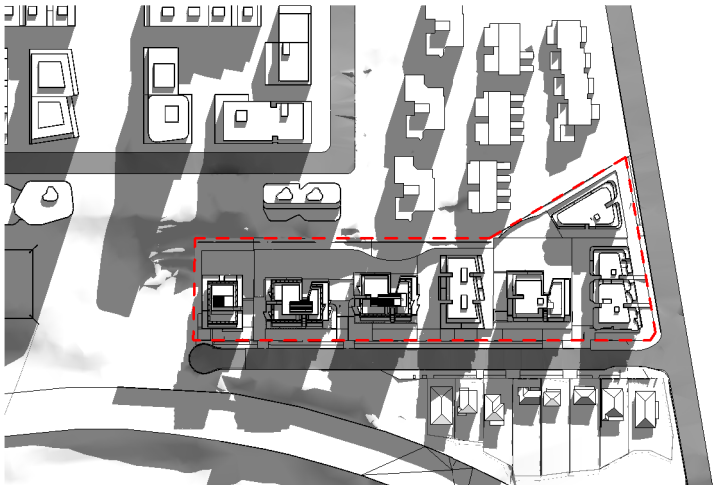


SHADOW ANALYSIS OF THE PROPOSED BUILT FORM

MID WINTER, 22 June



9:00 AM



10:00 AM



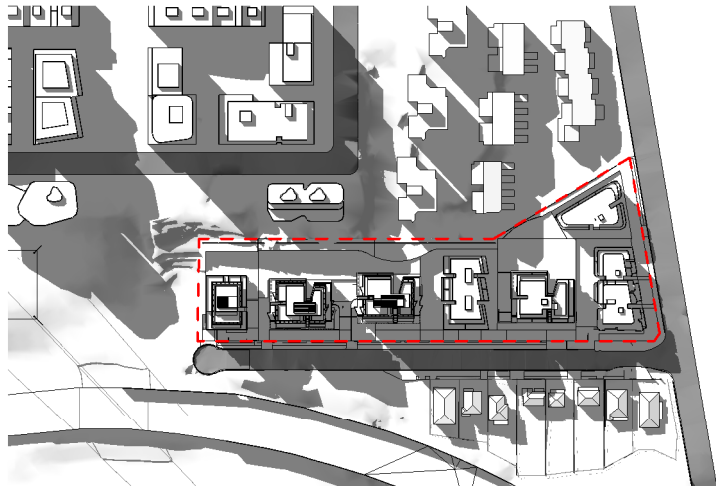
11:00 AM



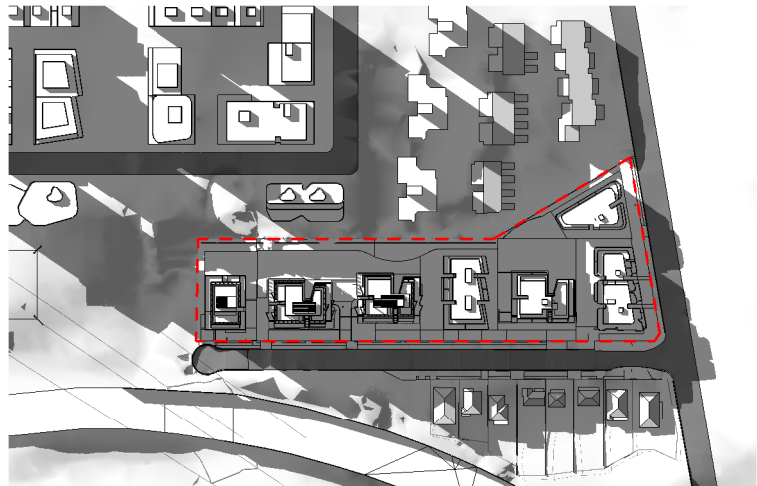
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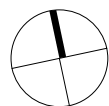
1:00 PM



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



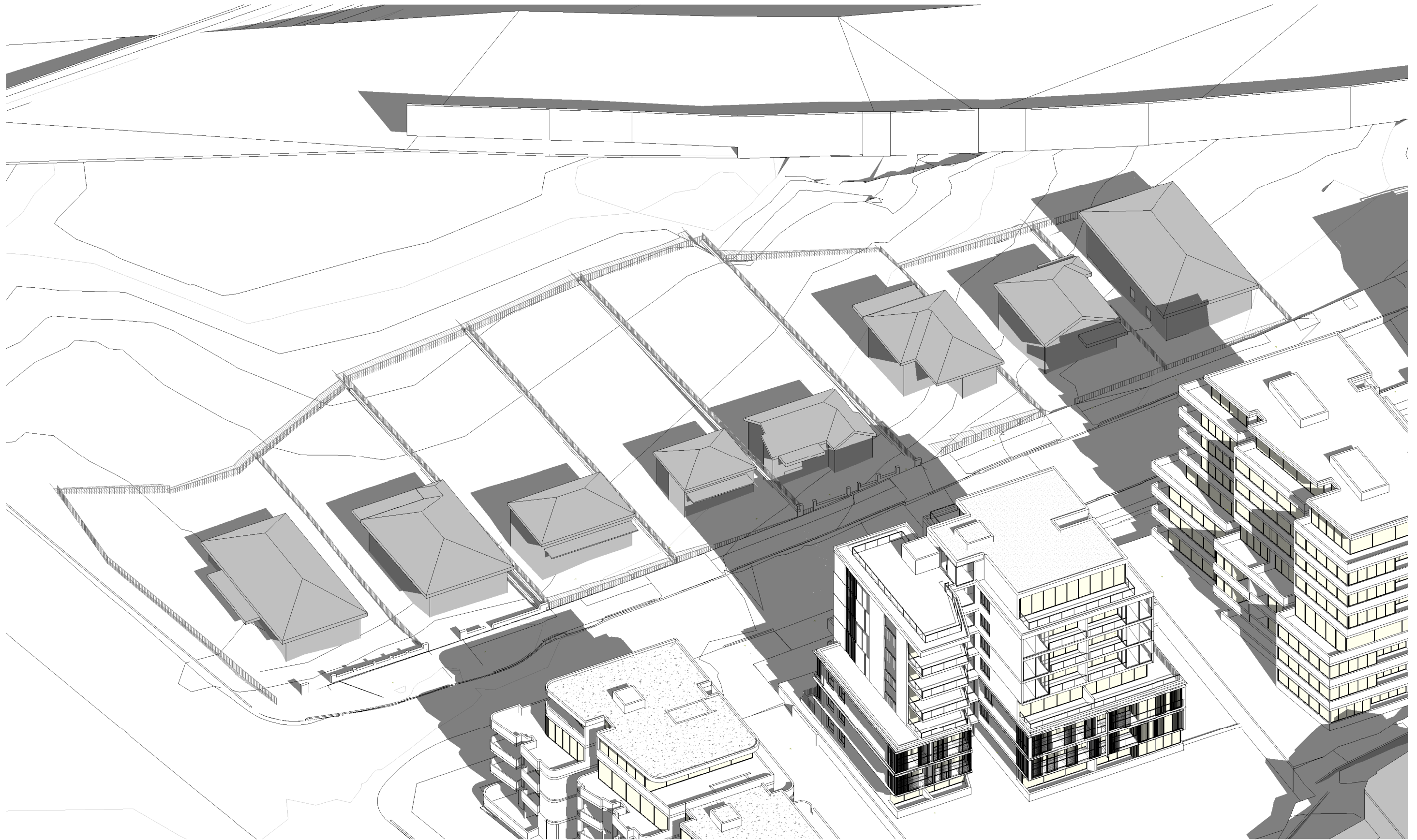
APP 312 SHADOW IMPACT ON SP2 10 AM
@A1



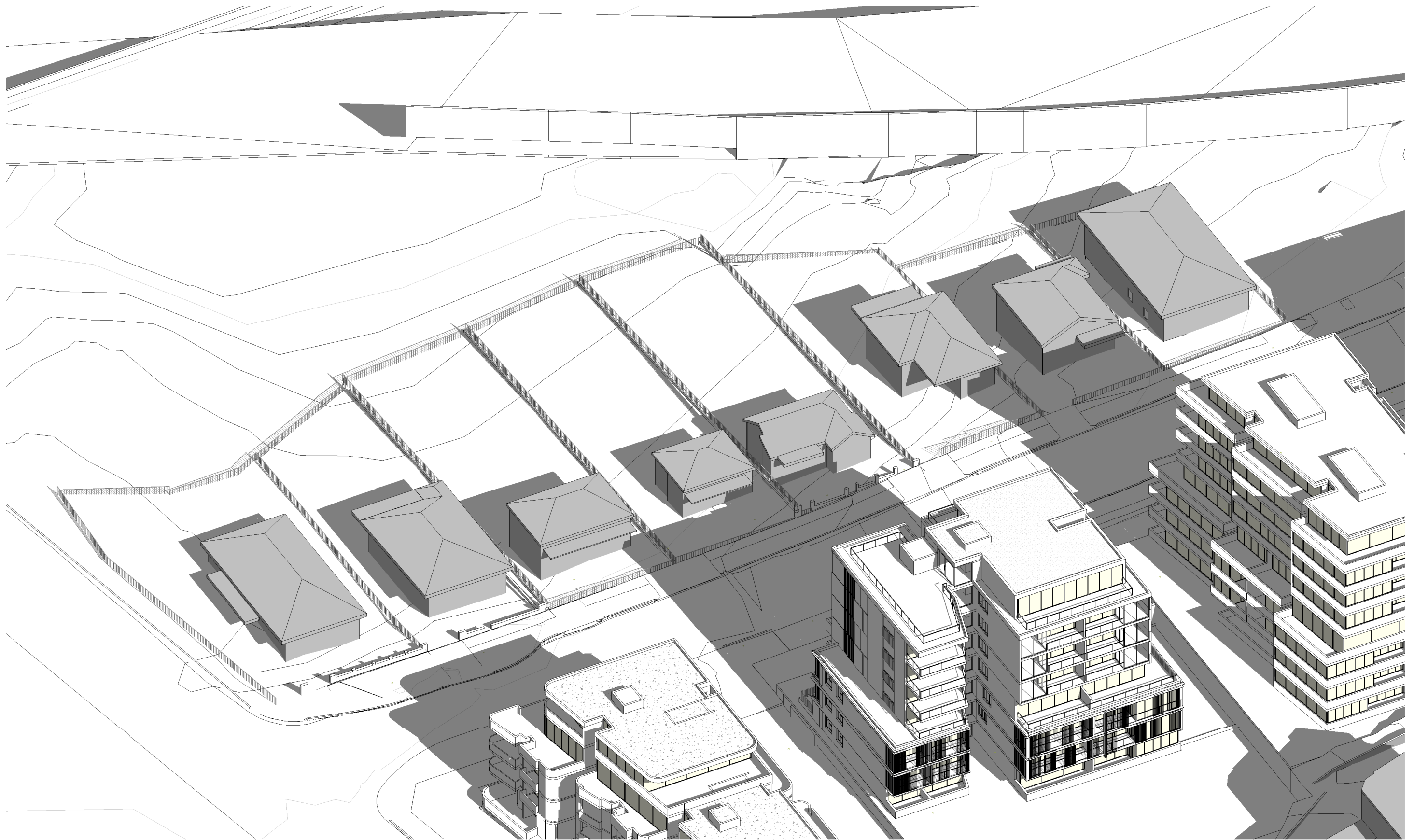
APP 313 SHADOW IMPACT ON SP2 10.15 AM
@A1



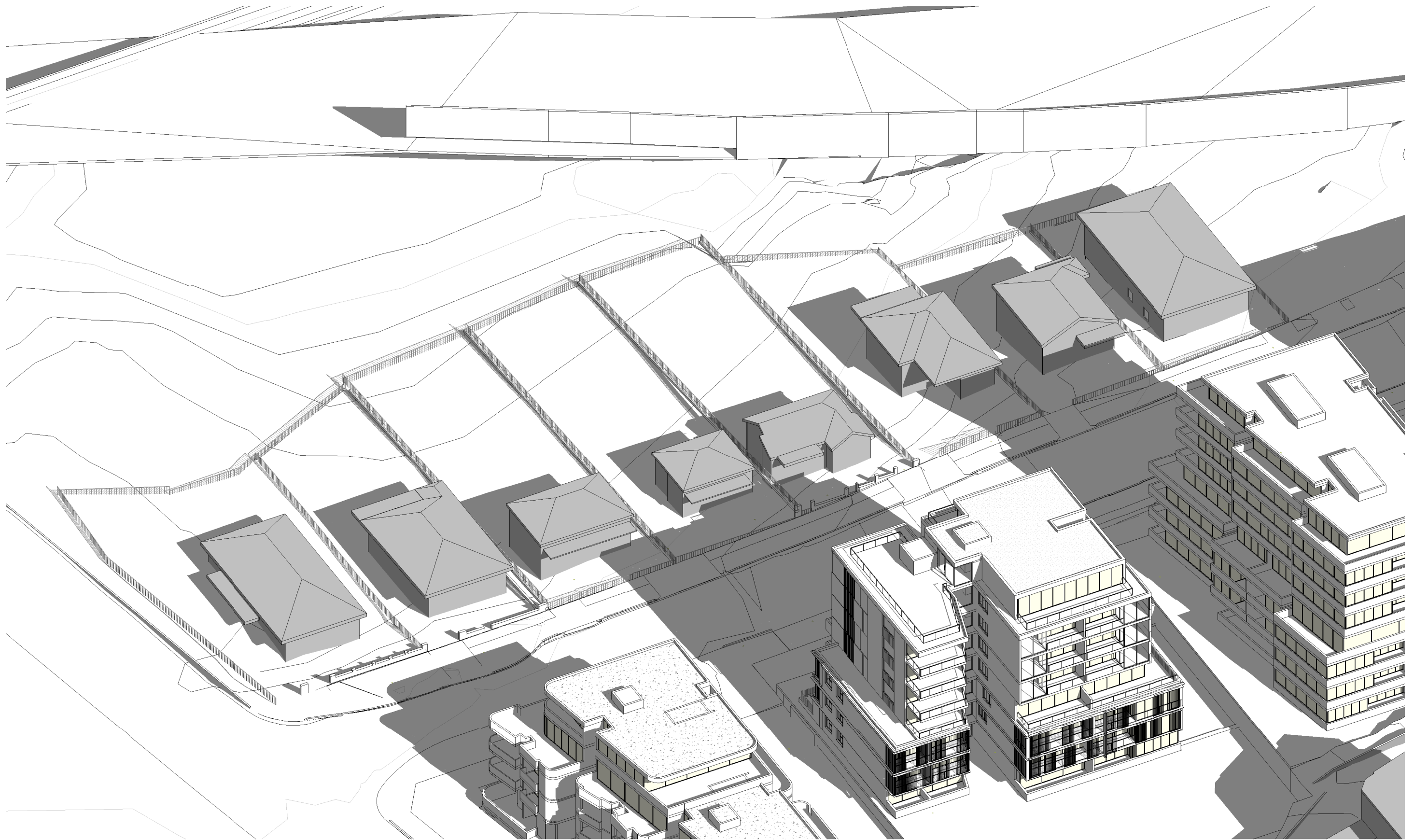
APP 314 SHADOW IMPACT ON SP2 10.30 AM
 @A1



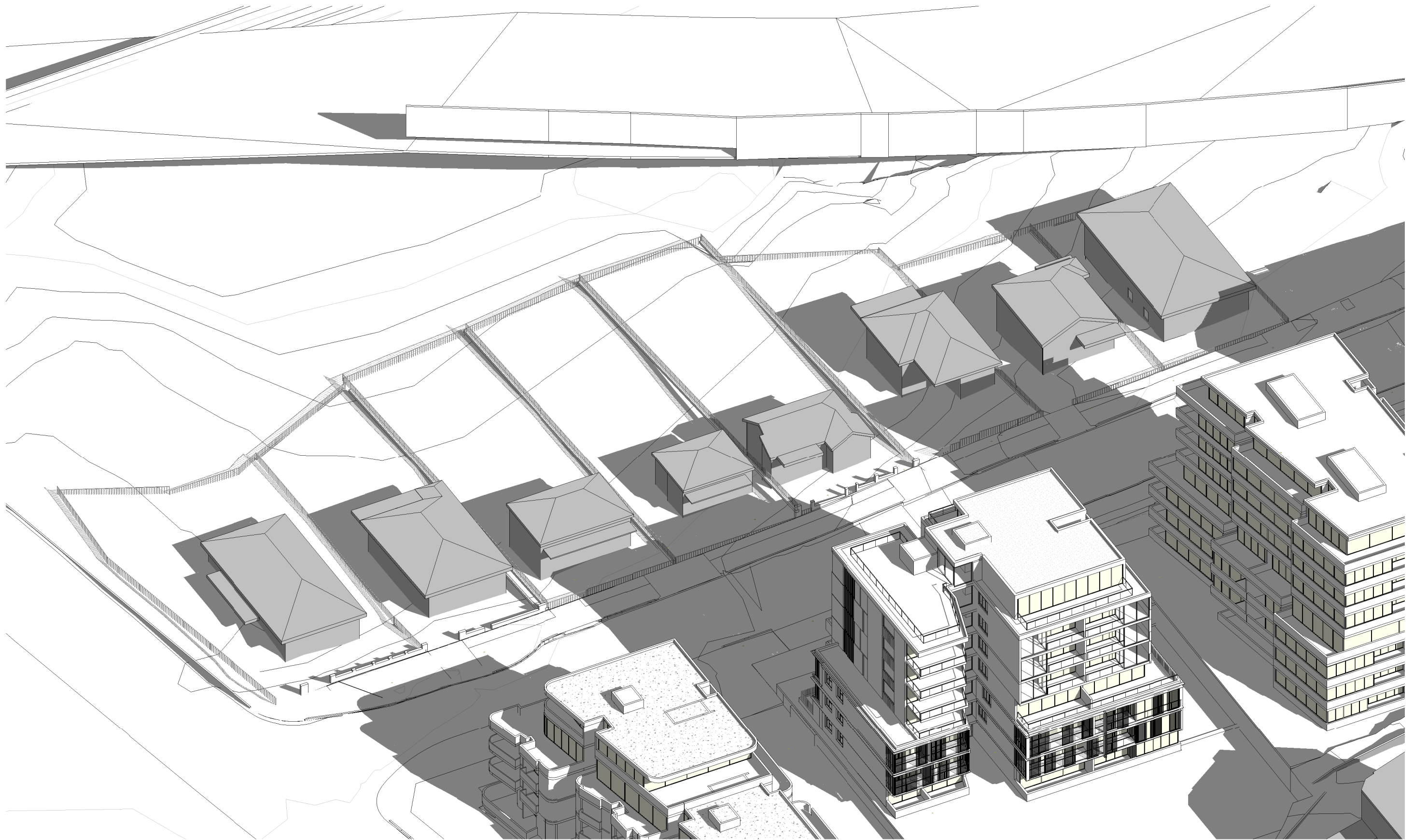
APP 315 SHADOW IMPACT ON SP2 11.00 AM
@A1



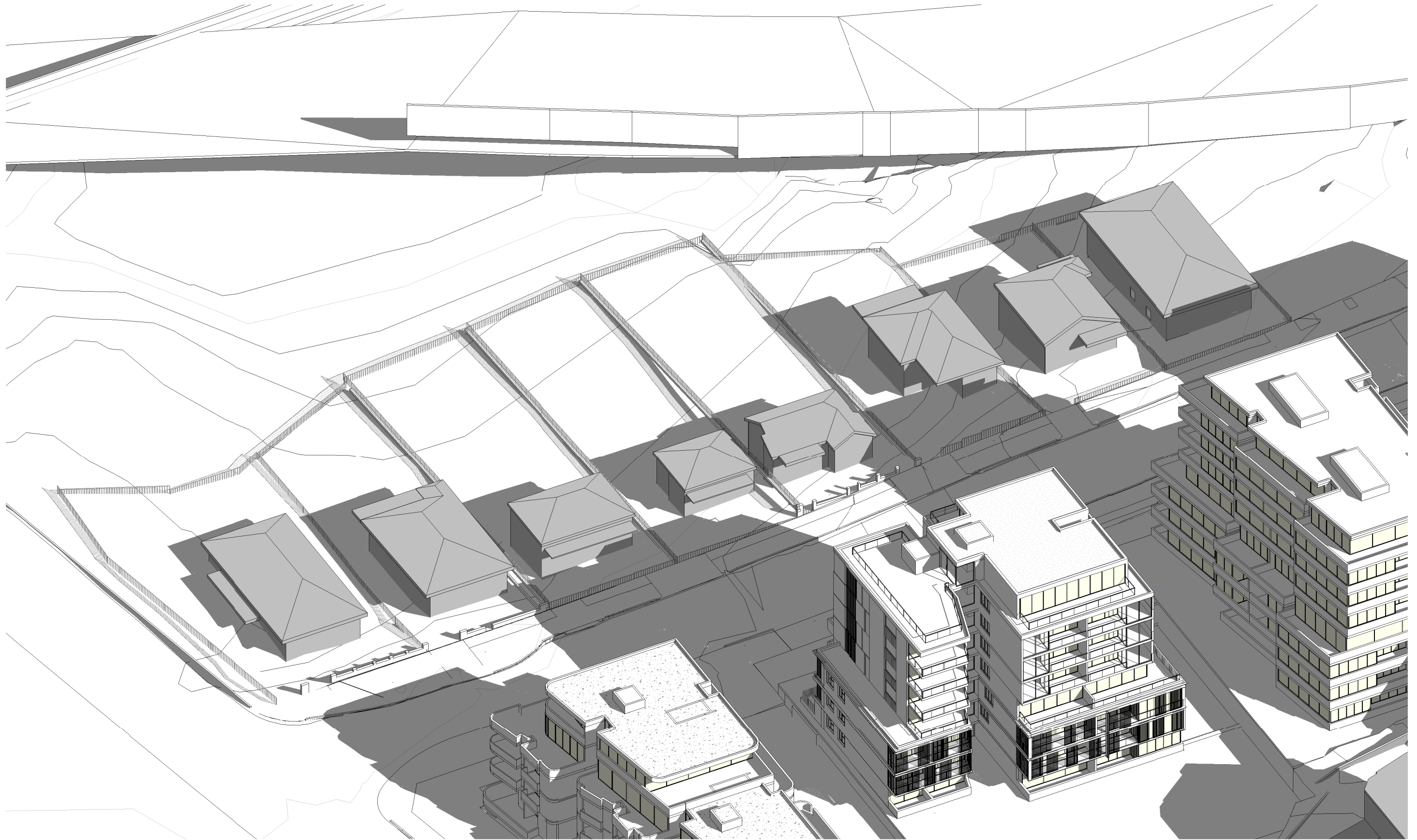
APP 316 SHADOW IMPACT ON SP2 11.45 AM
@A1



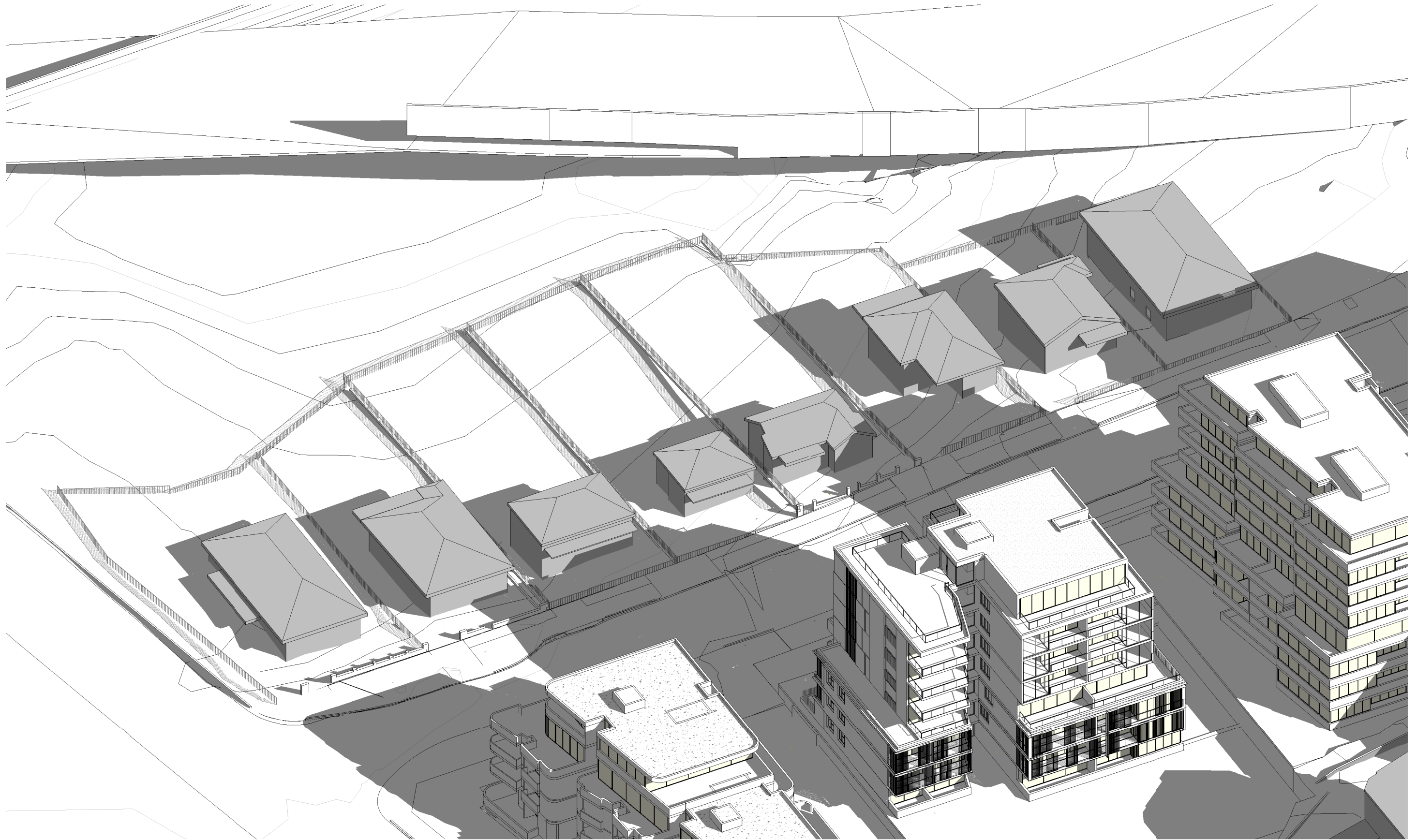
APP 317 SHADOW IMPACT ON SP2 12.00 PM
@A1



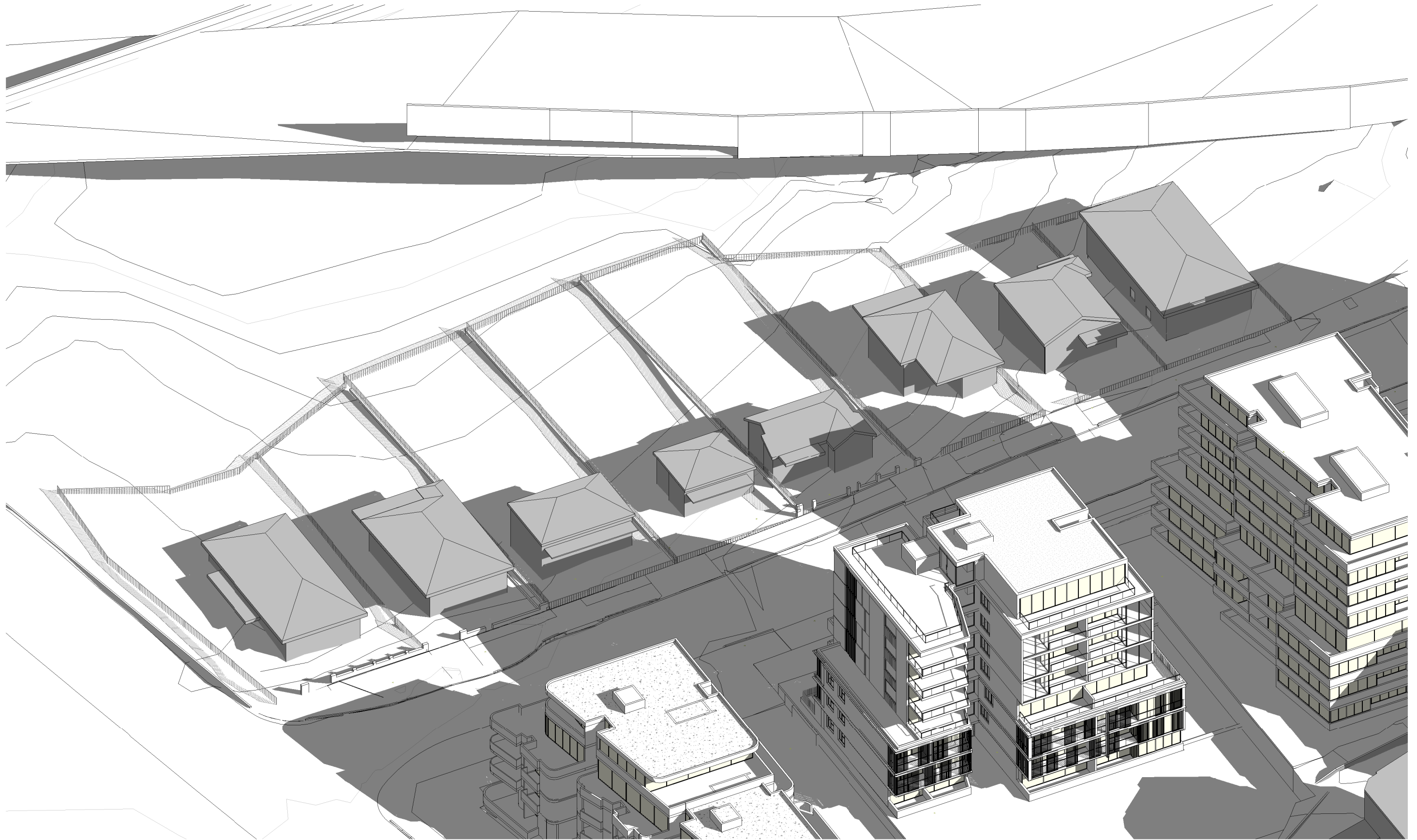
APP 318 SHADOW IMPACT ON SP2 12.30 PM
@A1



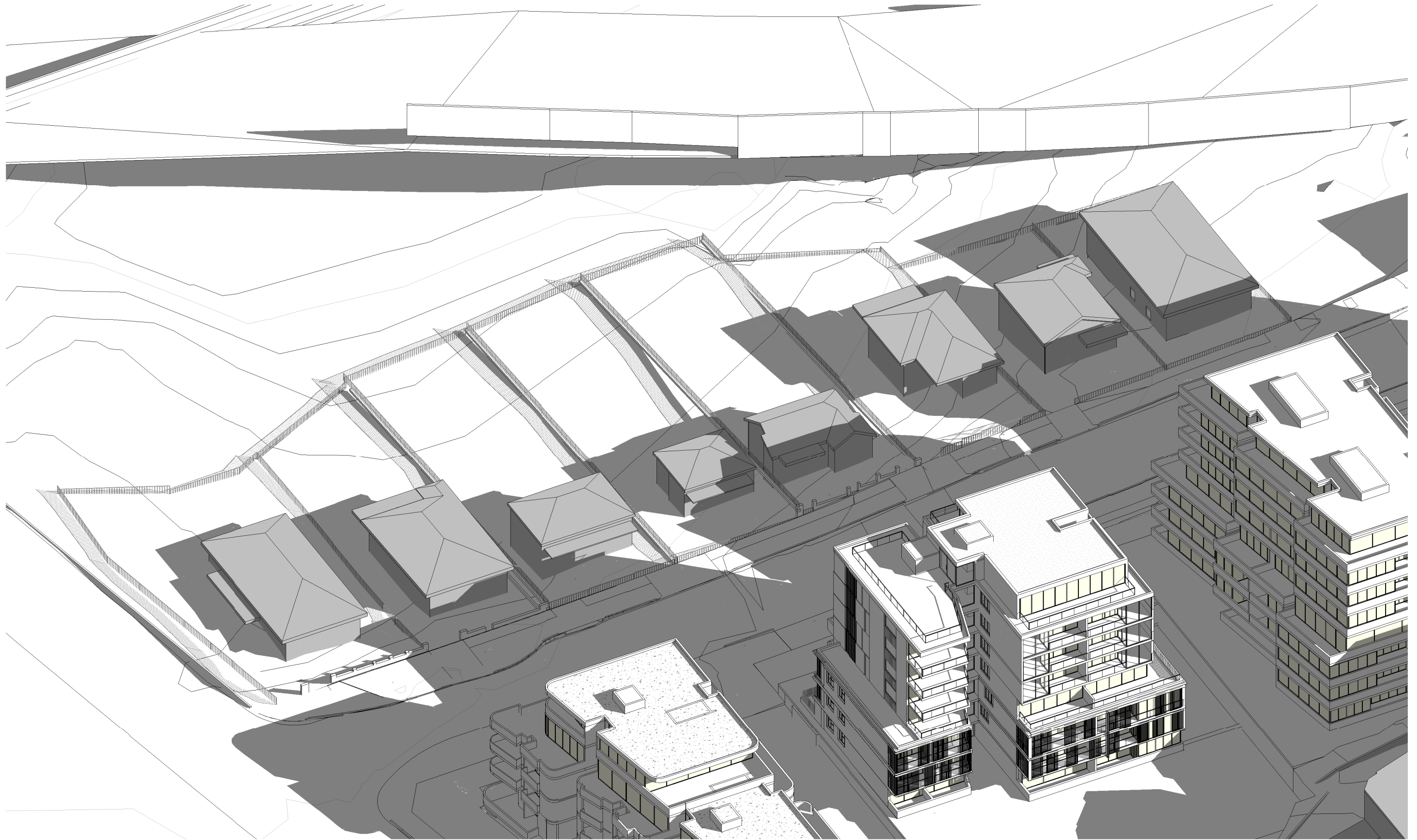
APP 319 SHADOW IMPACT ON SP2 13.00 PM
@A1



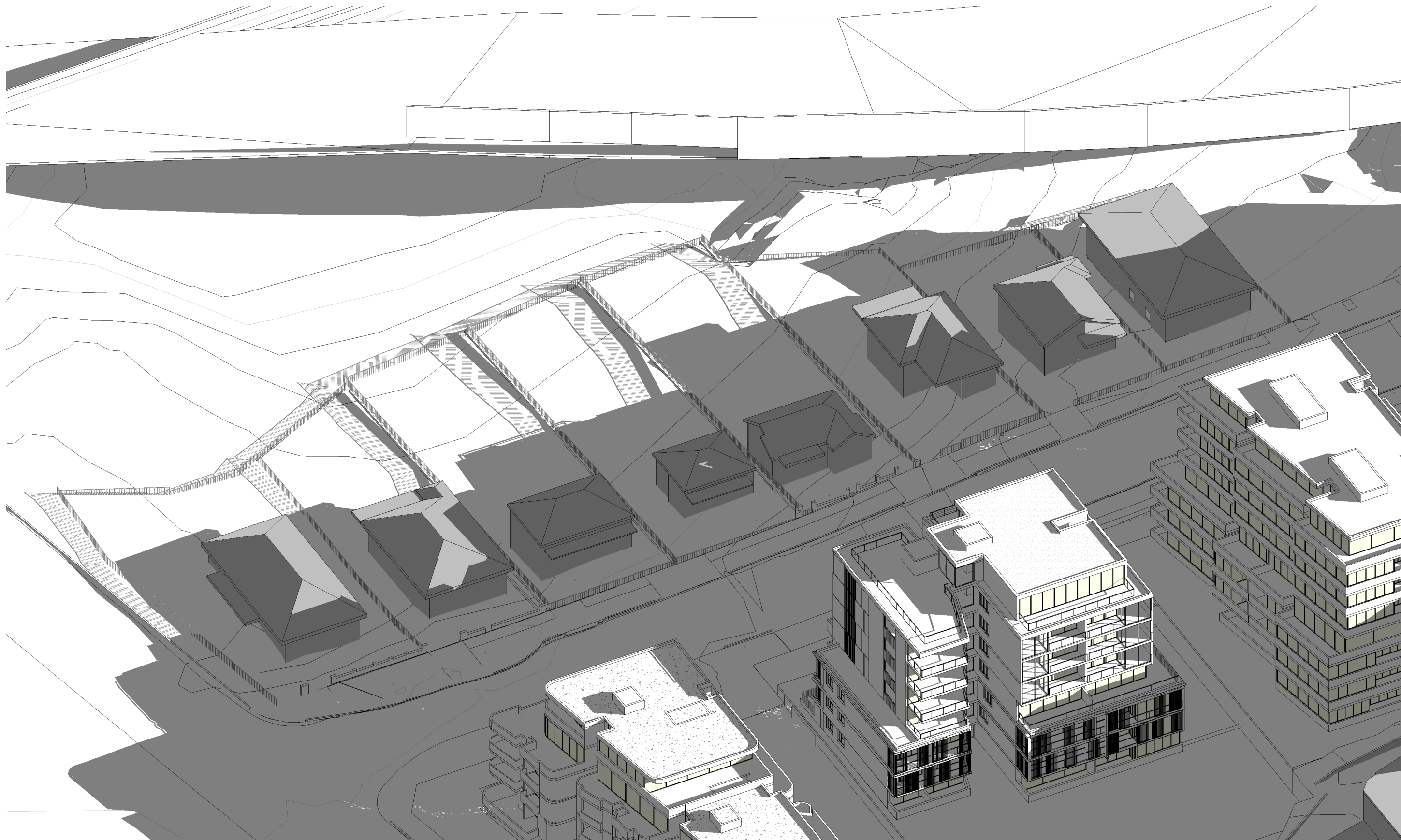
APP 320 SHADOW IMPACT ON SP2 13.15 PM
@A1



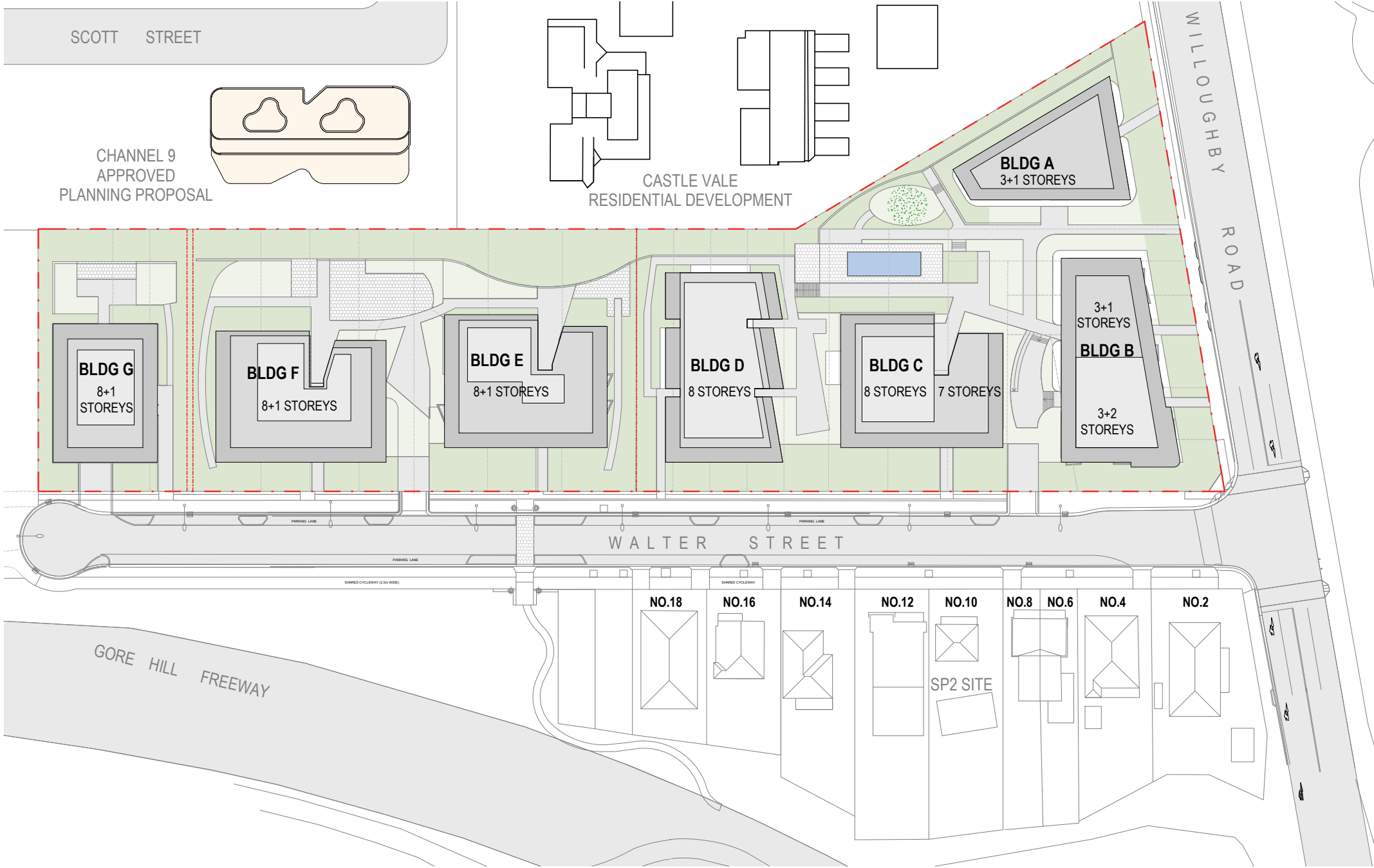
APP 321 SHADOW IMPACT ON SP2 13.30 PM
@A1



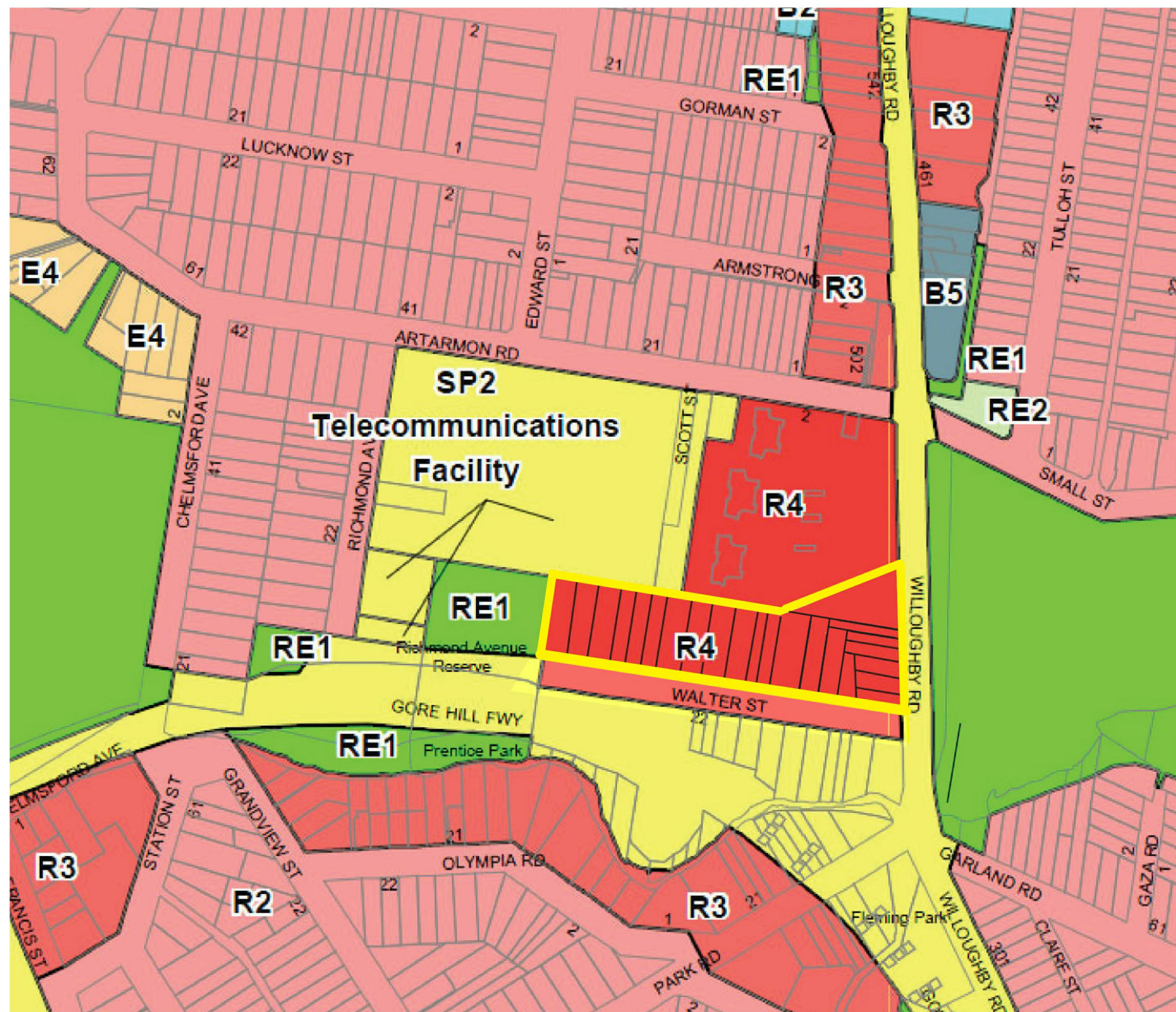
APP 322 SHADOW IMPACT ON SP2 14.00 PM
@A1



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
SOLAR ACCESS (ASSUMING LIVING SPACES FACING NORTH)	2 HRS 9:00-9:30 11:00 - 12:30	2 HRS 9:30 - 10:30 12:30 - 13:30	3 HRS 10:15 - 13:30	3 HRS 9:00- 9:30 10:45 - 13:15	4.5 HRS 9:00-13:30	4 HRS 9:30 - 13:30	4 HRS 9:00 - 13:00	4.5 HRS 9:00 - 13:30	5HRS 9:00 - 14:00

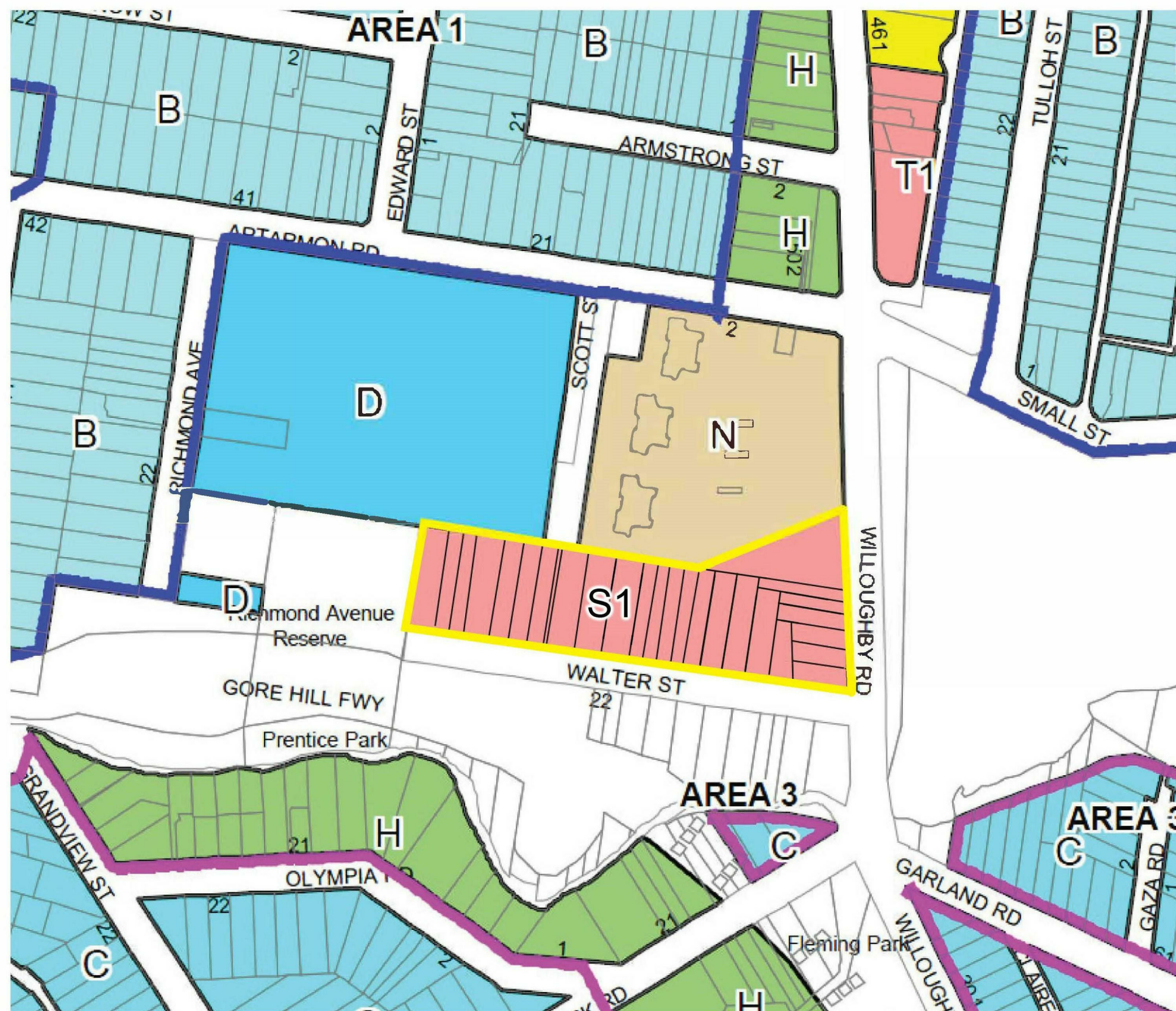


Land Zoning Map - Sheet LZN_004

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



Floor Space Ratio Map - Sheet FSR_

Maximum Floor Space Ratio (n:1)	
A	0.25
B	0.4
C	0.45
D	0.5
F	0.6
G	0.65
H	0.7
L	0.9
N	1
O	1.1
Q	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
Y	4.5
AA	5
AB	5.5
B	6
	7
	8
	SITE

PROPOSED FLOOR SPACE RATIO- 1.5:1