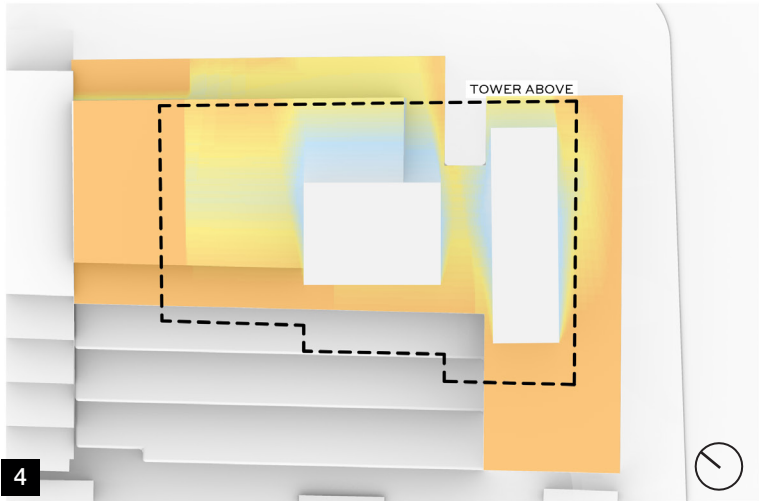
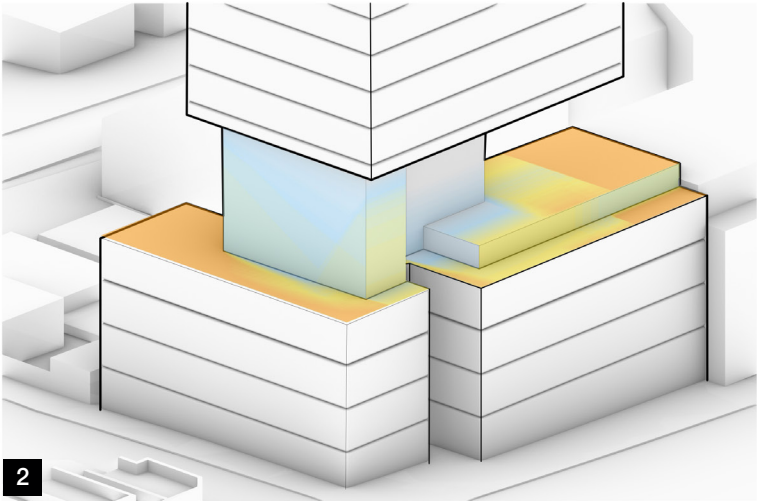
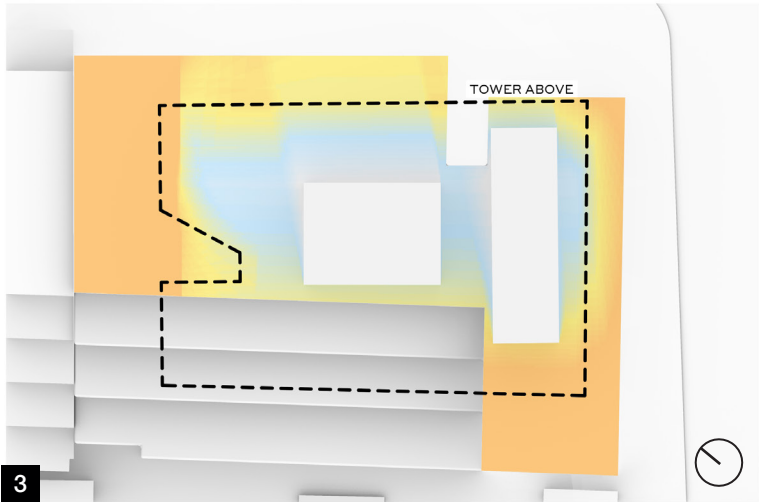
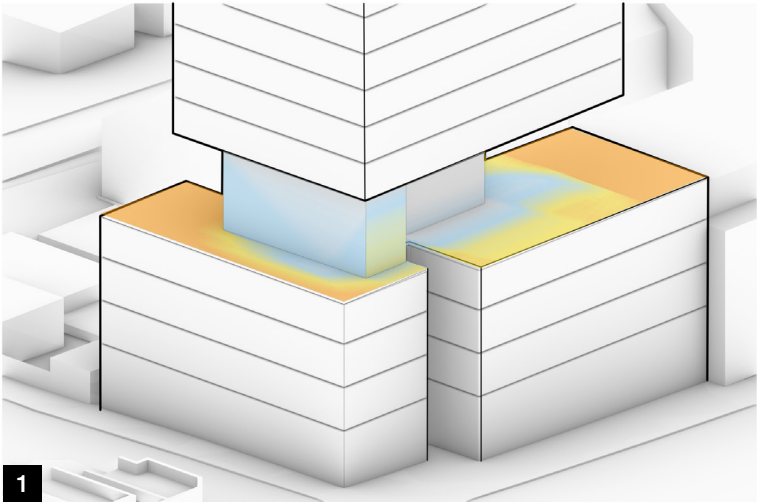
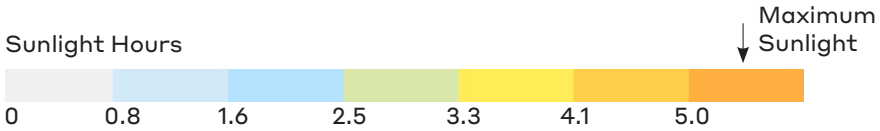
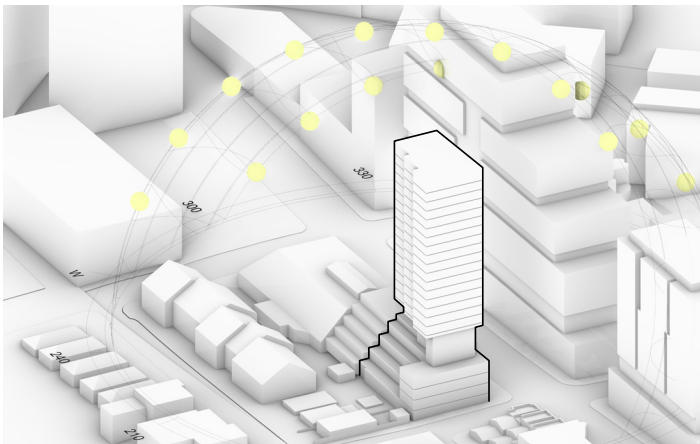


Solar Access - December 21

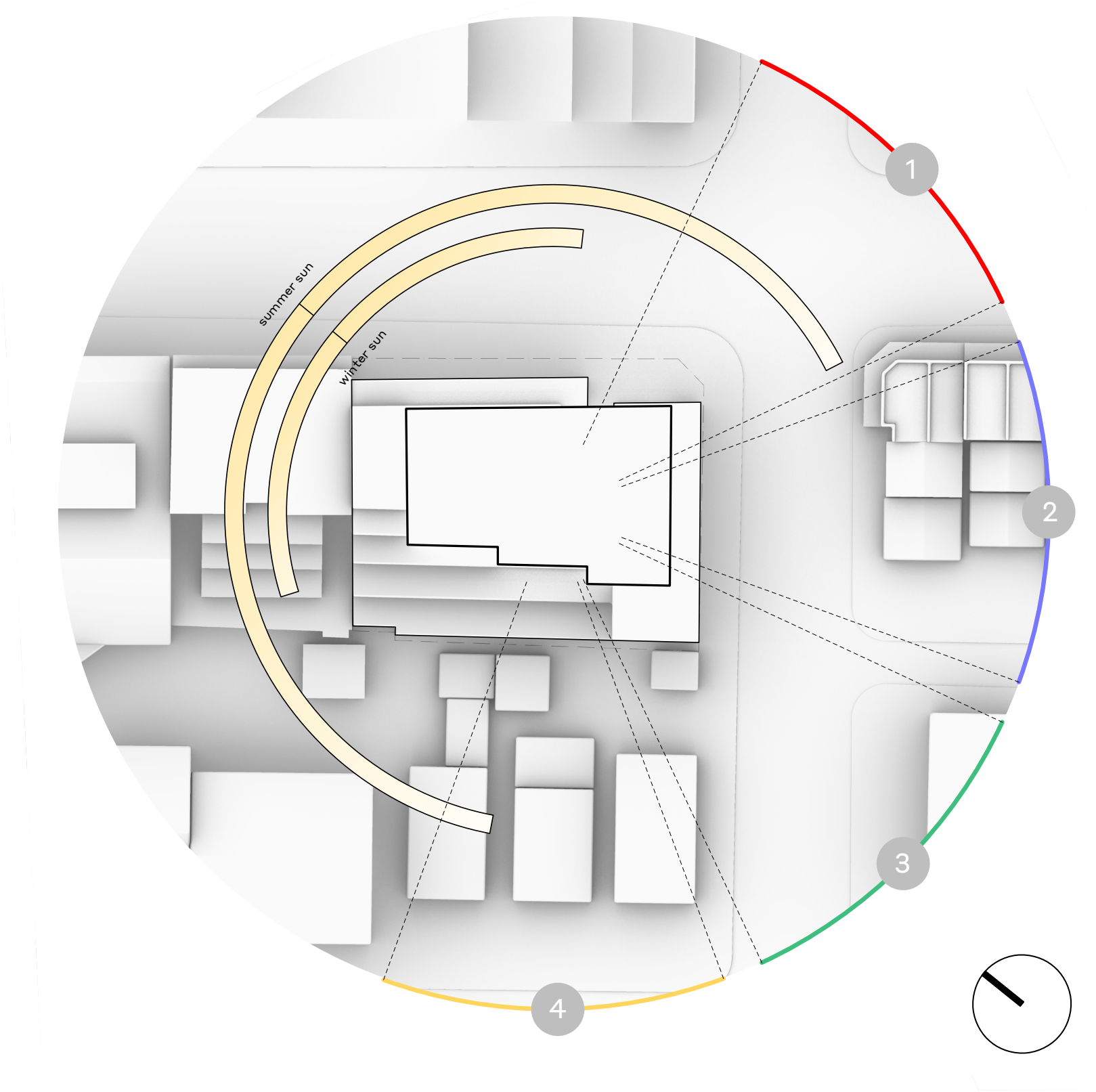


The analysis considers the solar access of the amenity level on the summer solstice between the hours of 9:00am and 6:00pm

- 1. Western elevated perspective previous proposal
- 2. Western elevated perspective amended proposal
- 3. Plan view of previous proposal
- 4. Plan View of amended proposal



Views & Solar Amenities



View east over Crows Nest towards Cremorne



South East views towards North Sydney and the CBD



Southerly views towards the CBD and Sydney Harbour



South Westerly views to Wollstonecraft & Greenwich

Indicative Visual Assessment

This Visual Assessment has been undertaken to provide a graphic representation of the future development envelope at 378-390 Pacific Highway as it will generally be viewed from around the local context. The Assessment is made up of a total of eight view points taken of the subject site in the round and captured from existing street-scapes at approximate eye-height in each instance.

Each of the graphic assessments illustrate the proposal as it is viewed from the street-scape alongside the future 2036 massing and also the approved Crows Nest Metro OSD sites. In each instance the Metro future OSD site is rendered blue, the future 2036 masterplan is rendered red and the subject site is rendered Green

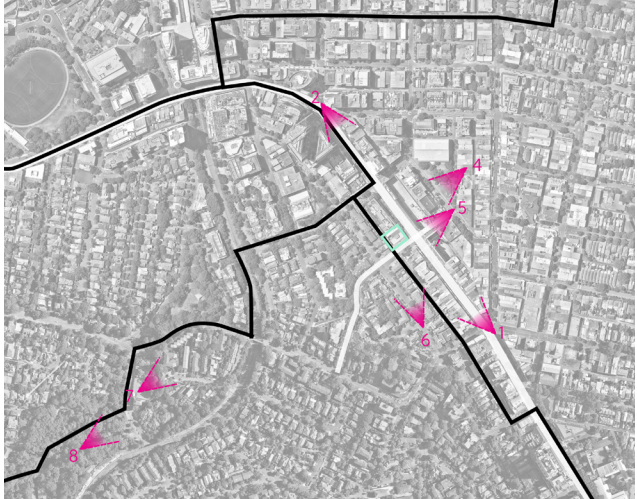
- 378-390 Pacific Highway
- Metro & OSD Works
- SLCN 2036 Plan

The views demonstrate that the proposal is in keeping with the height and bulk of the overall massing envisioned and outlined within the St Leonard s Crows Nest 2036 Plan.

- View 1 – 599 Pacific Highway
- View 2 – 423 Pacific Highway
- View 3– 31 Hume St
- View 4– Hume St Park
- View 5– 5 Hume St
- View 6– 20 Nicholson St
- View 7– The Wollstonecraft Club
- View 8– Smoothey Park

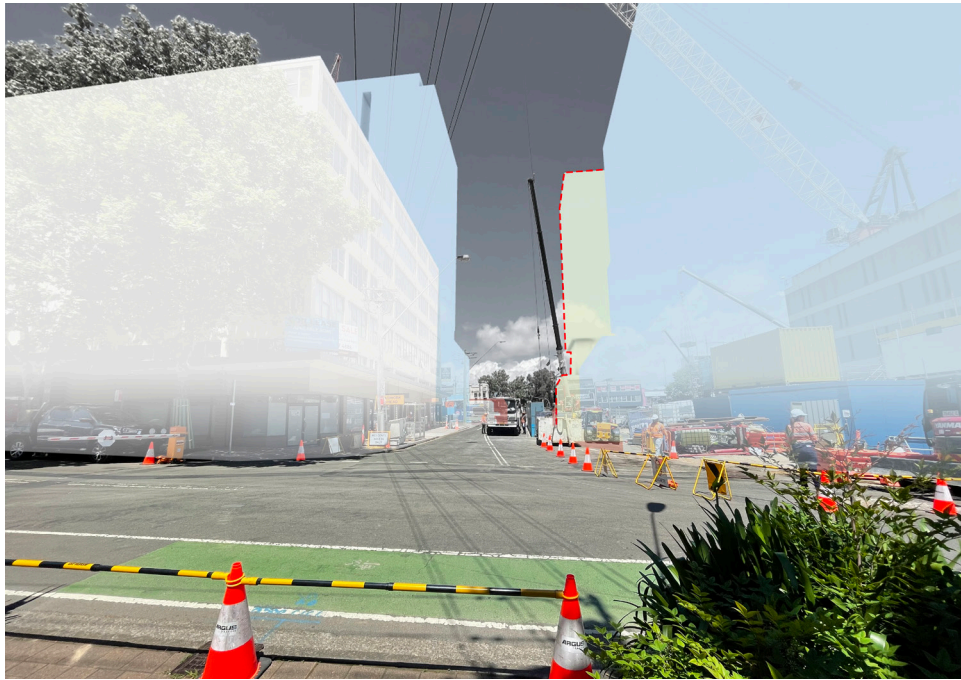


View 1 - 599 Pacific Highway



View 2 - 423 Pacific Highway

Visual Impact Analysis



View 3 - 31 Hume St



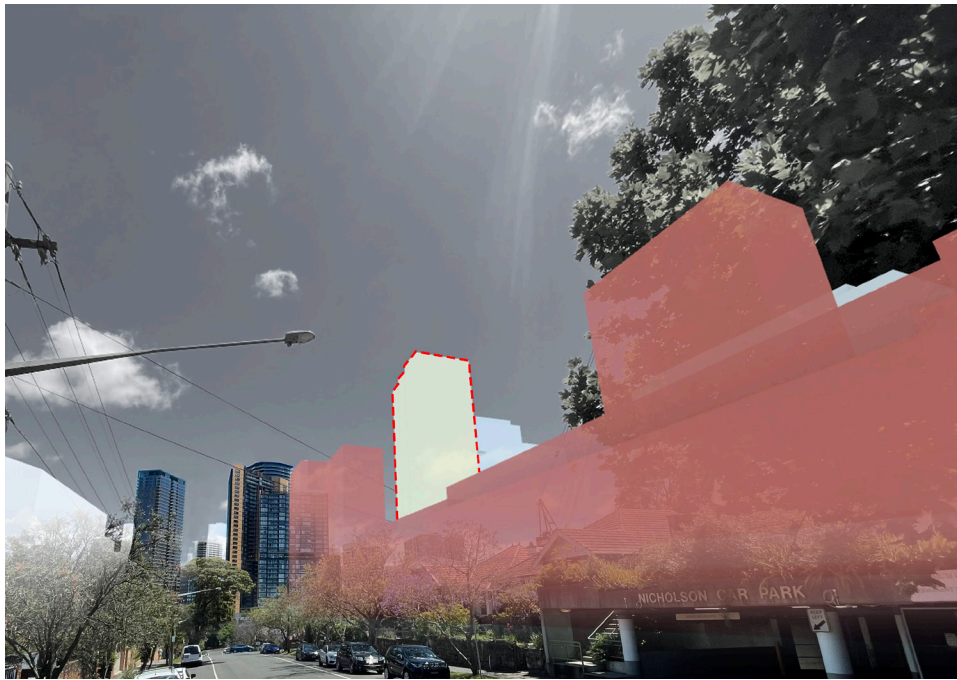
View 5 - 5 Hume St



View 7 - The Wollstonecraft Club



View 4 - Hume St Park



View 6 - 20 Nicholson St

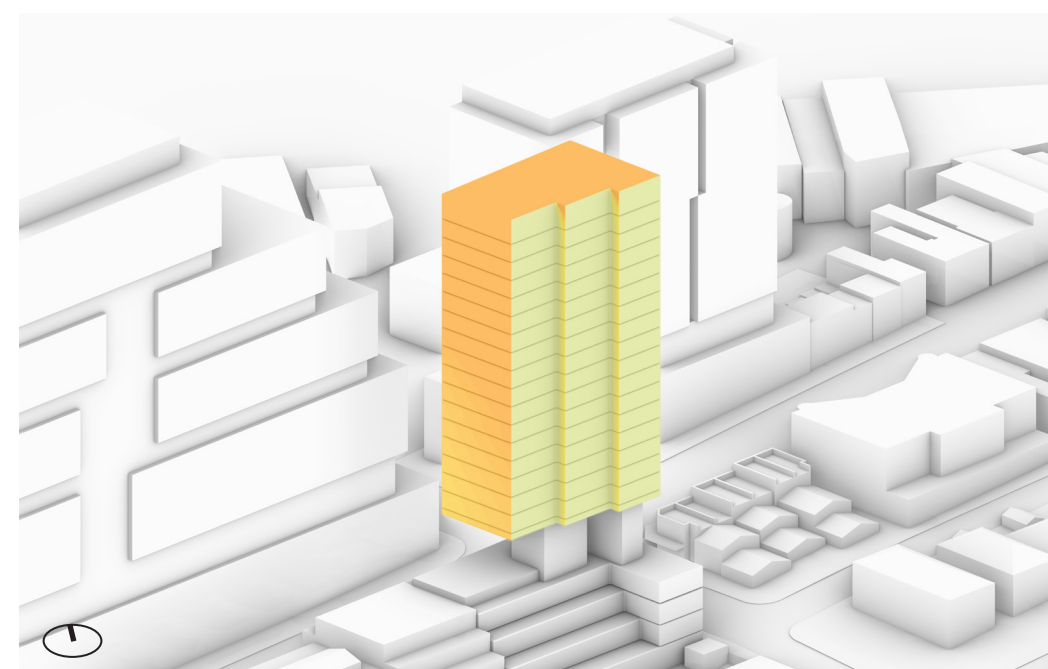
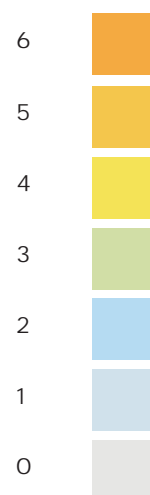


View 8 - Smoothey Park

Site Solar Constraints

KEY

measured on June 21 between the
hours of 9am & 3pm



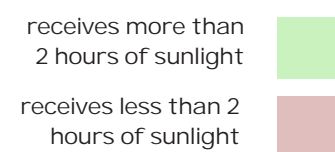
Daylight Hours Received

Overshadowing

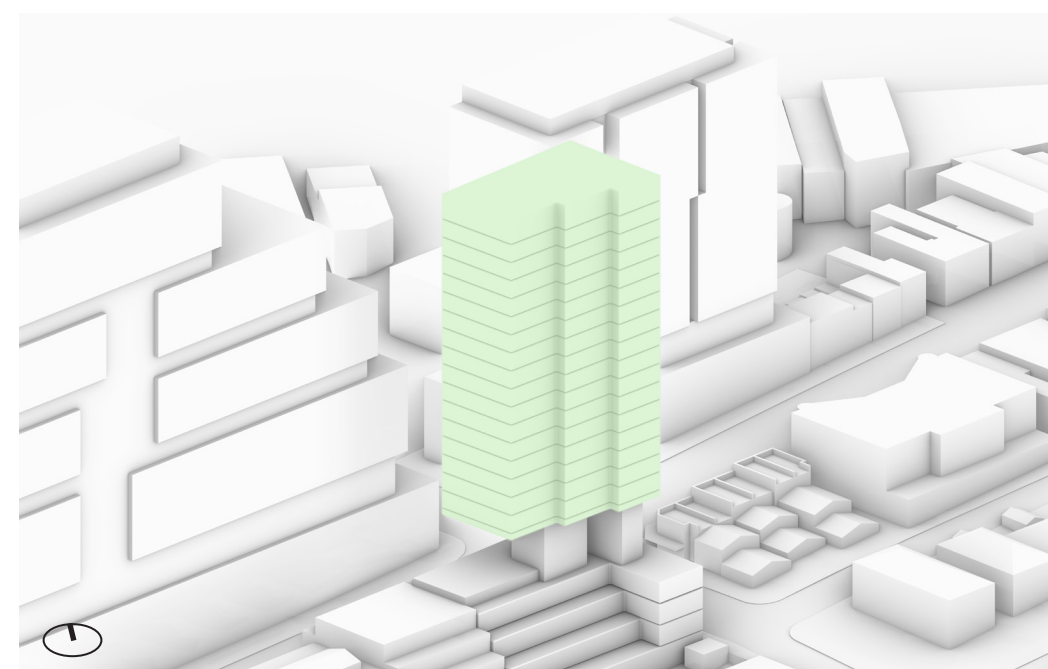
*Note

As indicated, units in the lower levels of the residential tower are overshadowed more severely by the future train station OSD.

Decreasing the height and/or number of levels proposed for the amenities would drop the overall RL's of the residential levels, therefore decreasing the percentage of apartments with adequate solar amenity.



View from North West



View from South East

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas

-
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter

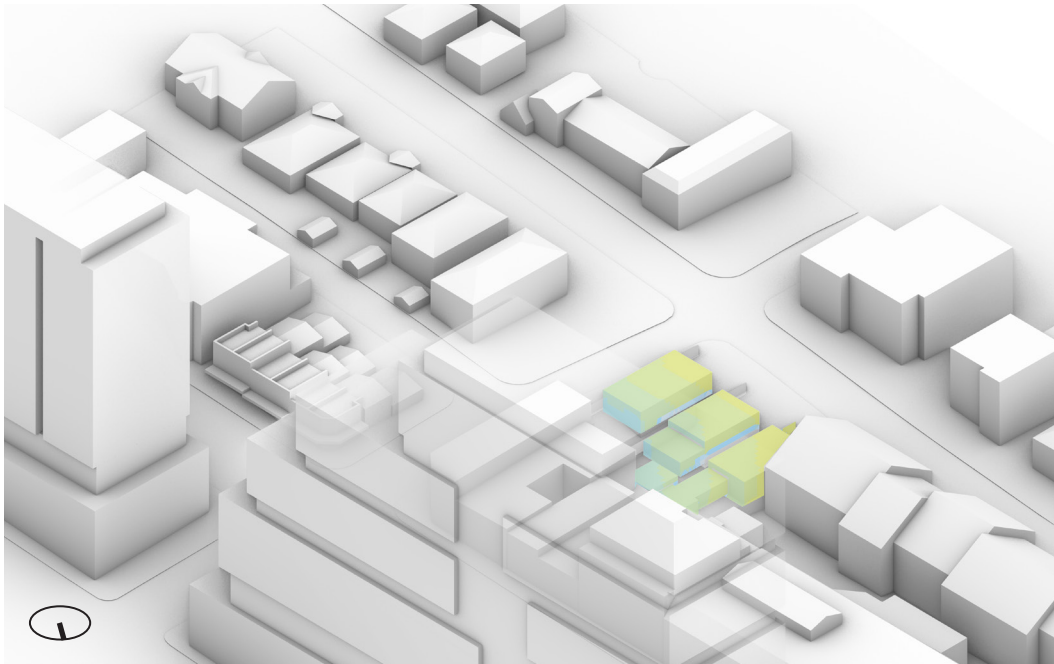
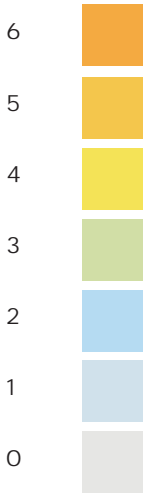
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Overshadowing Impact of Metro OSD

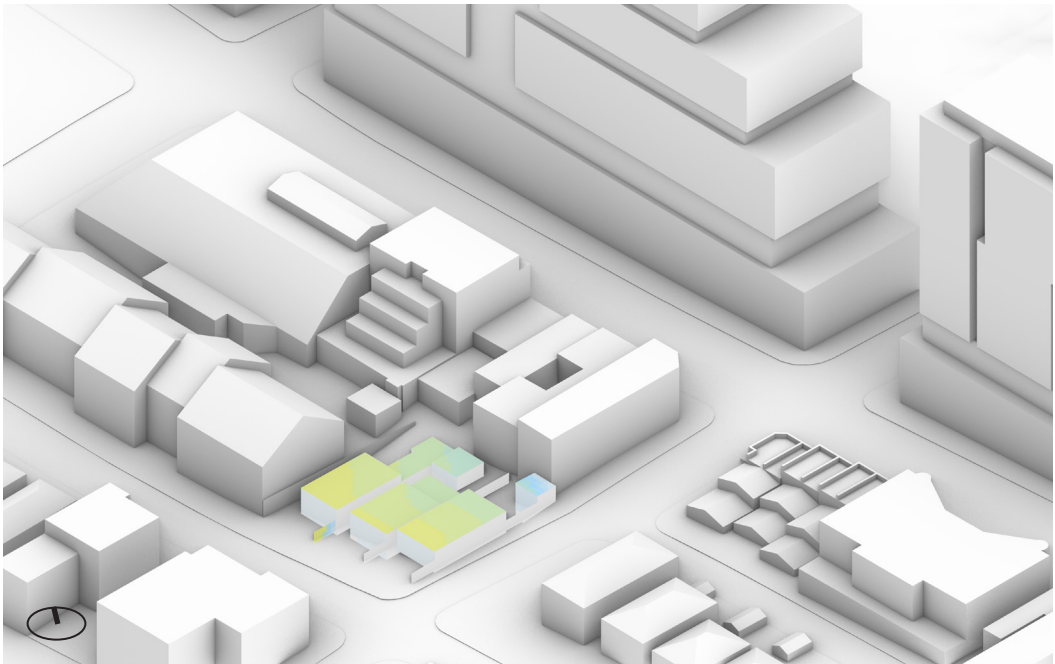
Daylight Hours Received By 29-33 Nicholson Street

***Note**
Our findings are that plots 29-33 along Nicholson street are receiving significant overshadowing from the future OSD development and are not further affected from an overshadowing point of view by our massing.
The following shadow studies section will further explore this in more detail.

KEY
Note: measured on June 21 between the hours of 9am & 3pm



View from North West



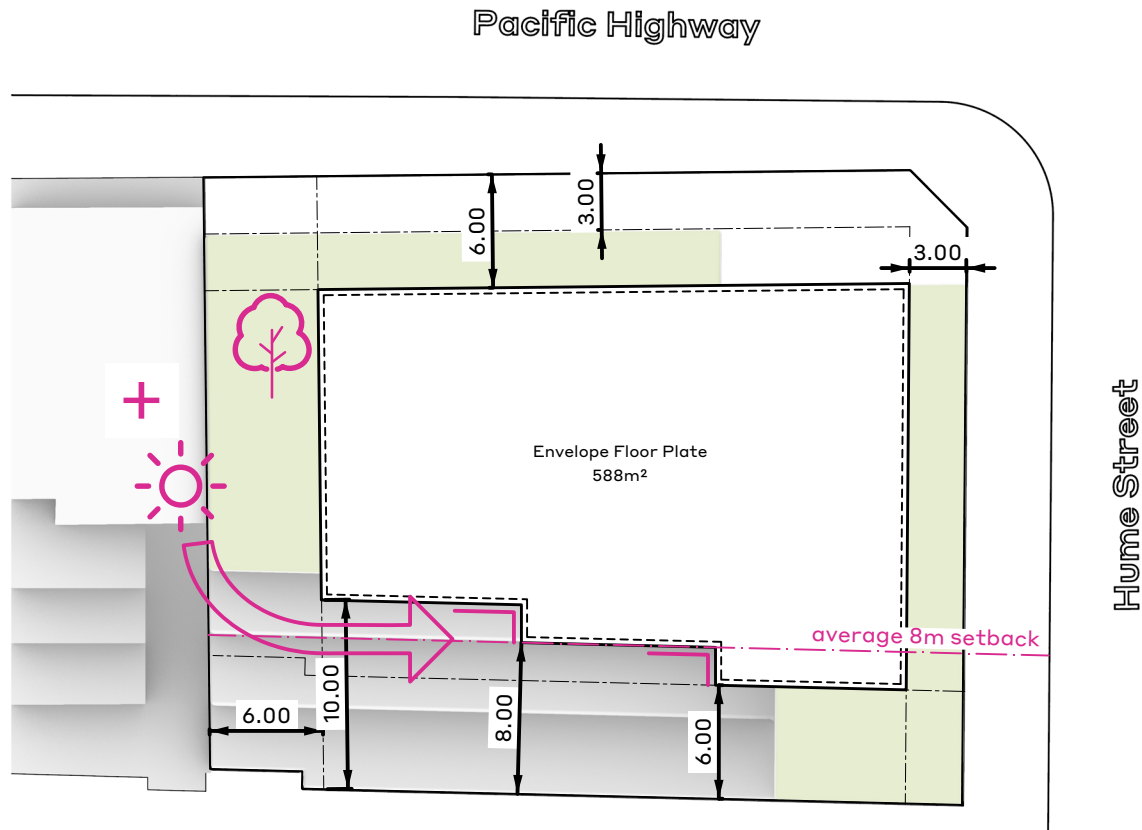
View from South East



Tower Floorplates

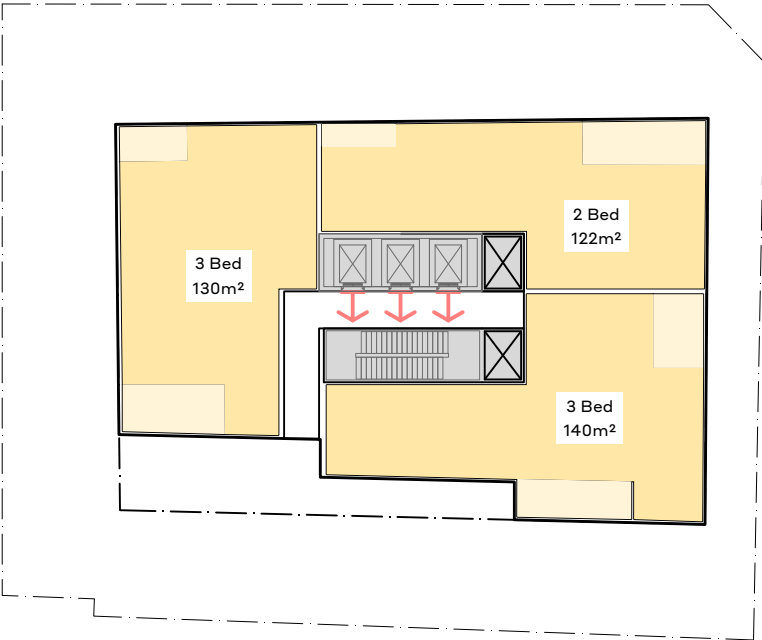
Envelope Floorplate

- Application of the 2036 Plan, DCP & ADG site setbacks when considering tower floorplate
- Facade zone articulation, to break down massing potentially at apartment and/or balcony intervals
- Introduction of a large notch along the NorthWest facade, further articulating the urban form and increasing space for light & landscape to podium residential amenities



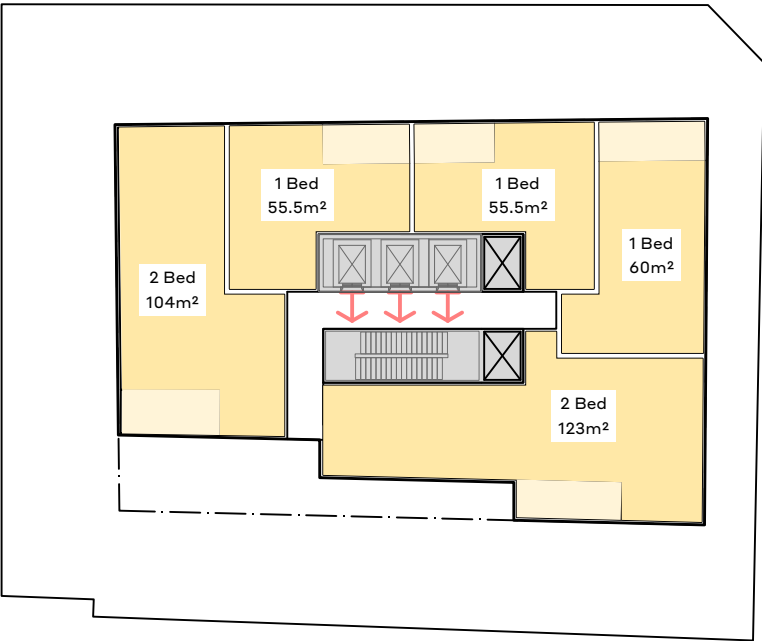
Typical Floorplate 01

- Apartment mix consisting of 2 and 3 bedroom Bedroom Units
- Approximately 425m2 GFA per floor
*with nominal core shown
- Change in mix on 7.5m grid for structural efficiency and reducing structural transfers



Typical Floorplate 02

- Meeting the need for 1 Bedroom sized living in the area ie. young professionals looking to take advantage of the 30 minute city
- Approximately 425m2 GFA per floor
*with nominal core shown



Tower Floorplates - ADG Checklist



01. Solar and Daylight Access

- At least 70% of apartments receive at least 2 hours of direct sunlight on June 21 between 9am and 3pm
- A maximum of 15% of apartments receive no direct sunlight on June 21 between 9am and 3pm



Receives at least 2 hours of sun



Receives at least 2 hours of sun



02. Natural Ventilation

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building



Cross ventilated apartment



03. Minimum Ceiling Heights

- Habitable rooms: 2.7m
- Non habitable rooms: 2.4m



04. Minimum Apartment Sizes

- 1 Bedroom: 50m2
- 2 Bedroom: 70m2
- 3 Bedroom: 90m2



05. Minimum Balconies

- 1 Bedroom: 50m2
- 2 Bedroom: 70m2
- 3 Bedroom: 90m2



06. Common Circulation

- Maximum number of apartments off a circulation core is 8
- Windows should be provided in common circulation spaces



07. Storage Requirements

- *At least 50% provided within apartments
- 1 Bedroom: 6m2
- 2 Bedroom: 8m2
- 3 Bedroom: 10m2



08. Acoustic Privacy

- Adequate separation provided within the development and from neighbouring buildings



09. Noise & Pollution

- Non-residential uses sited at lower levels



10. Apartment Mix

- A variety of apartment types and sizes are offered

