

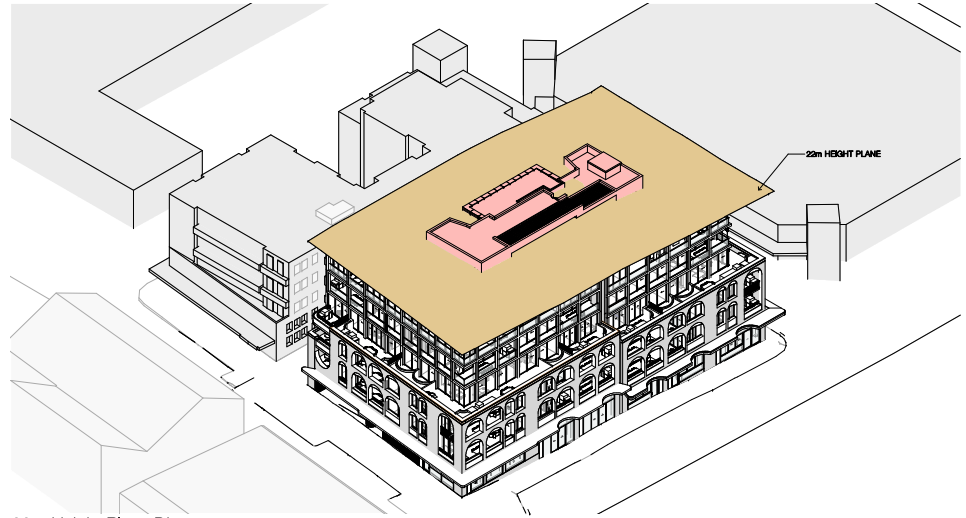


## Analysis

### 6.1 Height - Proposed

The proposed height is consistent with Gateway Determination and Planning Proposal due to be publicly exhibited in January 2023 with proposed building height of 22m and a site specific clause for additional 2m in height (24m) for community facilities, plant and vertical circulation.

The proposal has been designed with all built form for residential use below 22m. Massing above the 22m height plane relates to services above the core and is not visible from the street as highlighted in the Visual Impact Assessment submitted with this Amending Development Application.



22m Height Plane Diagram



24m Height Plane Diagram

LEGEND  
■ LEP Height Plane  
■ Proposed building above Height Plane

# Analysis

## 6.2 Apartment Amenity - Proposed

### Solar Access

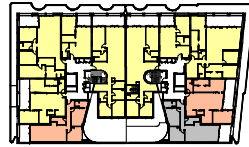
27 of the 37 apartments have access to a minimum 2 hours of direct solar access in midwinter.

### Solar Compliance

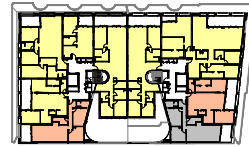
73% (27/37 apts) have solar access  
5% (2/37 apts) have less than 15mins

### Cross Ventilation

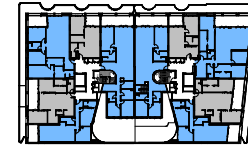
28 of the 37 apartments are provided with natural cross ventilation  
76% (28/37 apts) have cross ventilation



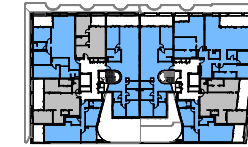
Solar - Level 1



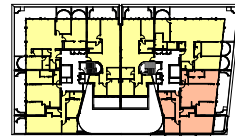
Solar - Level 2



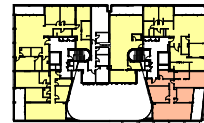
Cross Ventilation - Level 1



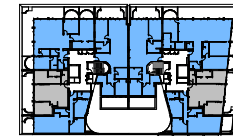
Cross Ventilation - Level 2



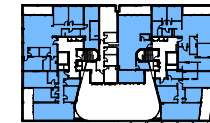
Solar - Level 3



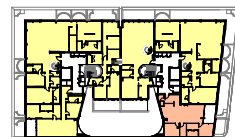
Solar - Level 4



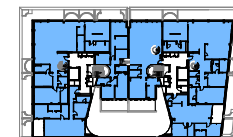
Cross Ventilation - Level 3



Cross Ventilation - Level 4



Solar - Level 5



Cross Ventilation - Level 5

Solar		
SLR	Number	Percentage
2 HOURS+	27	73%
15 MINS - 2 HRS	2	5%
NO DIRECT SUNLIGHT	8	22%
	37	100%

■ 2 HOURS+  
■ 15 MINS - 2 HRS  
■ NO DIRECT SUNLIGHT

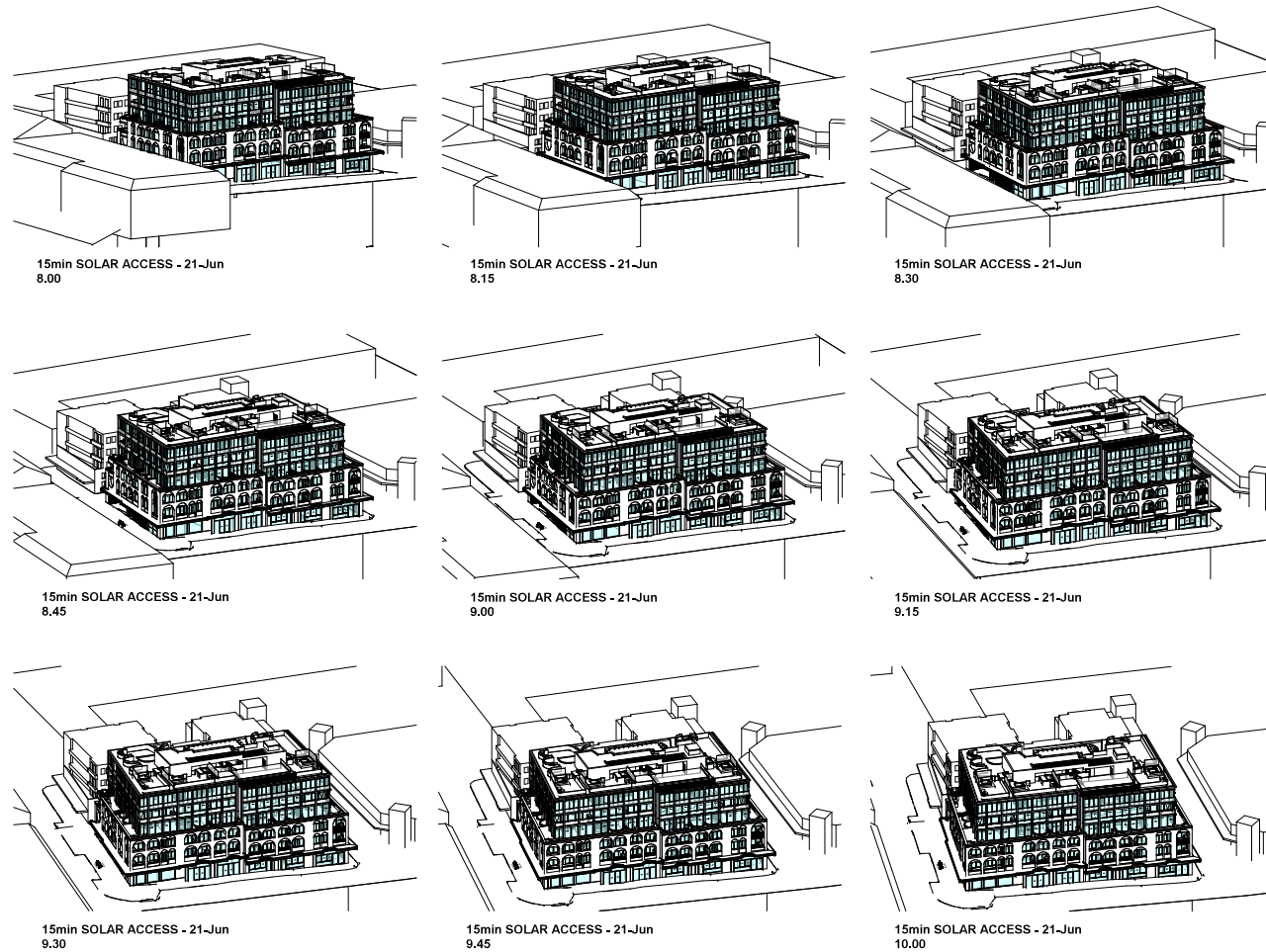
NOTE: Units indicated above as 'No Direct Sunlight' are capable of receiving direct sunlight to private open spaces.

Cross Vent		
Cross Vent	Number	Percentage
COMPLIANT	28	76%
NON-COMPLIANT	9	24%
	37	100%

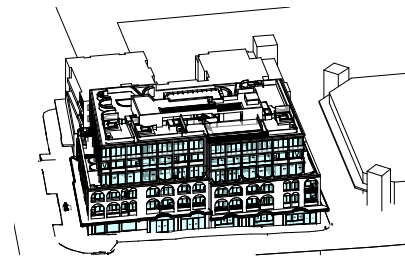
■ COMPLIANT  
■ NON-COMPLIANT

Analysis

6.3 Solar Access - Proposed



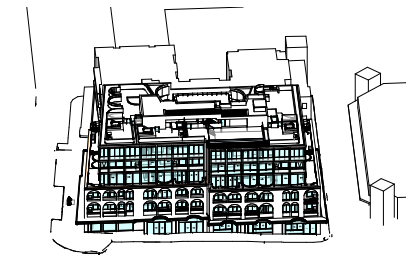
Solar Access - Proposed



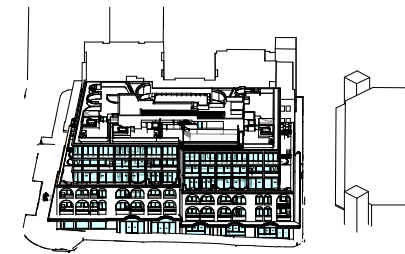
15min SOLAR ACCESS - 21-Jun  
10,15



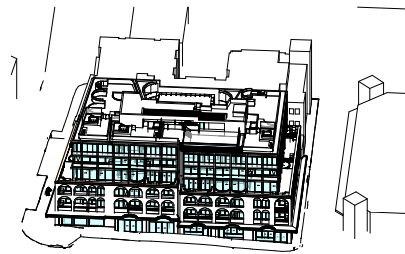
15min SOLAR ACCESS - 21-Jun  
10,30



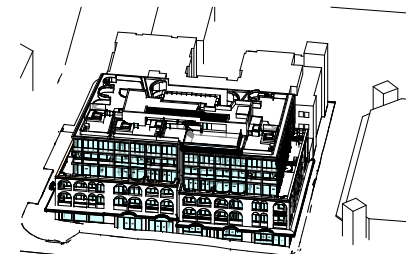
15min SOLAR ACCESS - 21-Jun  
10,45



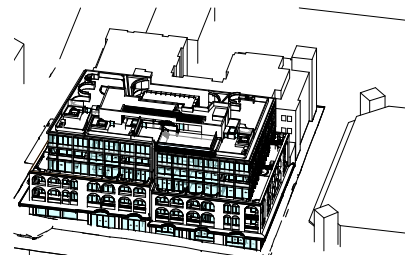
15min SOLAR ACCESS - 21-Jun  
11,00



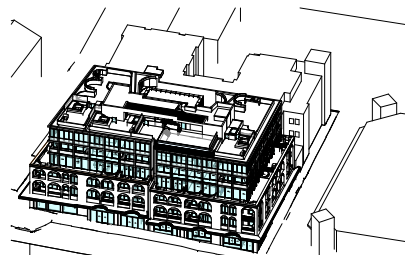
15min SOLAR ACCESS - 21-Jun  
11,15



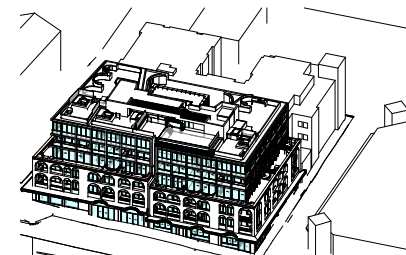
15min SOLAR ACCESS - 21-Jun  
11,30



15min SOLAR ACCESS - 21-Jun  
11,45



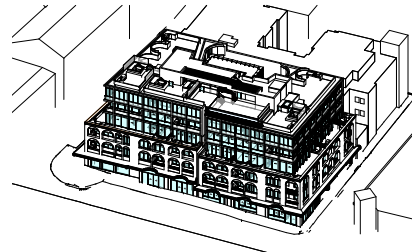
15min SOLAR ACCESS - 21-Jun  
12,00



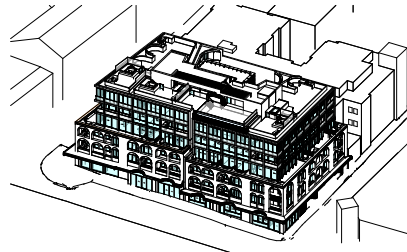
15min SOLAR ACCESS - 21-Jun  
12,15

Analysis

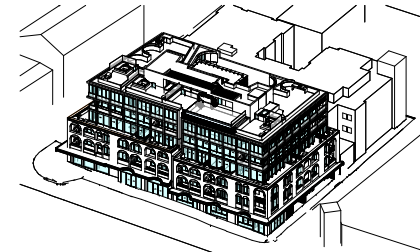
Solar Access - Proposed



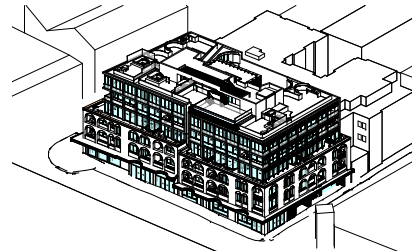
15min SOLAR ACCESS - 21-Jun  
12.30



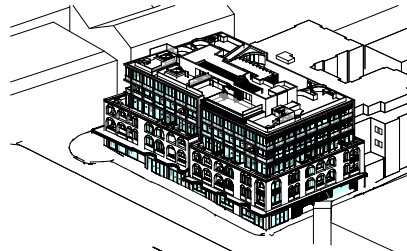
15min SOLAR ACCESS - 21-Jun  
12.45



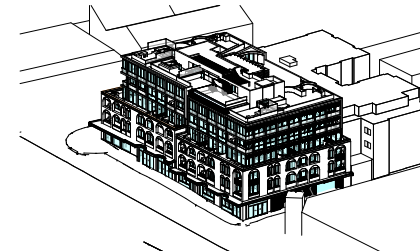
15min SOLAR ACCESS - 21-Jun  
13.00



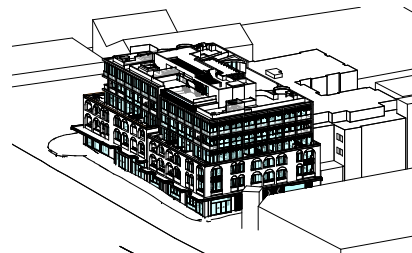
30min SOLAR ACCESS - 21-Jun  
13.30



30min SOLAR ACCESS - 21-Jun  
14.00

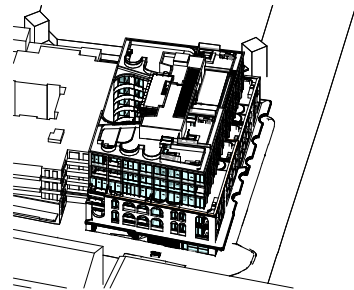


30min SOLAR ACCESS - 21-Jun  
14.30

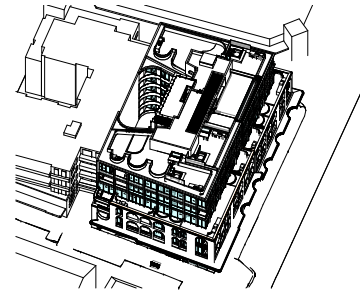


30min SOLAR ACCESS - 21-Jun  
15.00

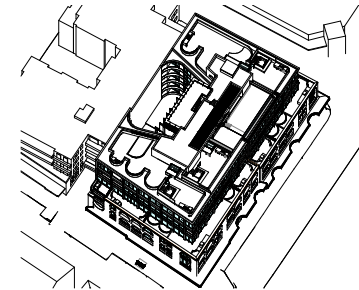
Solar Access - Proposed



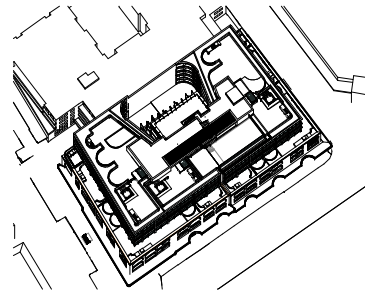
SOLAR ACCESS -  
21-Dec-18-8.00



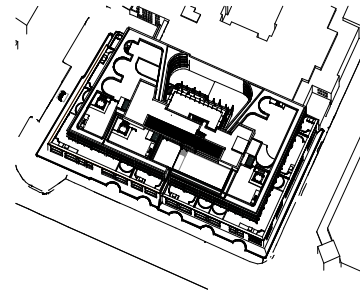
SOLAR ACCESS -  
21-Dec-18-9.00



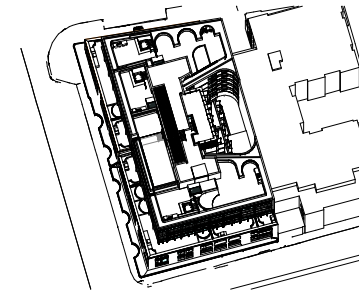
SOLAR ACCESS -  
21-Dec-18-10.00



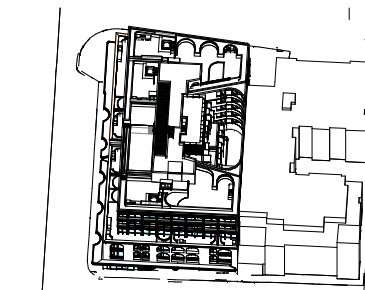
SOLAR ACCESS -  
21-Dec-18-11.00



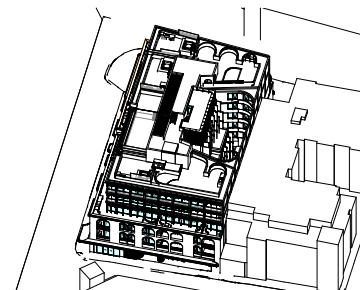
SOLAR ACCESS -  
21-Dec-18-12.00



SOLAR ACCESS -  
21-Dec-18-13.00



SOLAR ACCESS -  
21-Dec-18-14.00



SOLAR ACCESS -  
21-Dec-18-15.00

## Analysis

### 6.4 Solar Access - 4-8 Waters Road

- **Neighbouring development**

4-8 Waters Road is located to the South of the subject site. At the North-East corner of 4-8 Waters Road the built form steps in and introduces windows that face the common side boundary. Any future development will overshadow these windows due to their orientation towards the side boundary.

In this instance overshadowing of the Southern neighbour is reasonable for the following reasons;

\_The DCP and LEP anticipate development consistent with the proposal.

\_The development is located within a town centre. The predominant built form typology is zero lot development. A side setback is not consistent with the built form pattern.

\_The proposal maintains the 3m above podium setback on Waters Road, as required in the DCP/LEP. This allows solar access to the North East corner of the neighbouring development.

\_The side windows are not the primary windows in the room, there are a multiple windows that face Waters Road. Refer plan.

\_The overshadowing described will arise from the currently approved DA 92/21. No further impact will be created as a result of the additional level proposed in this Amending DA.

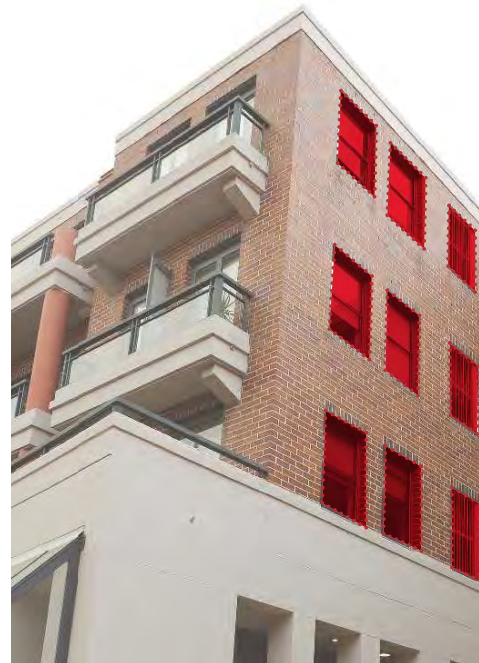


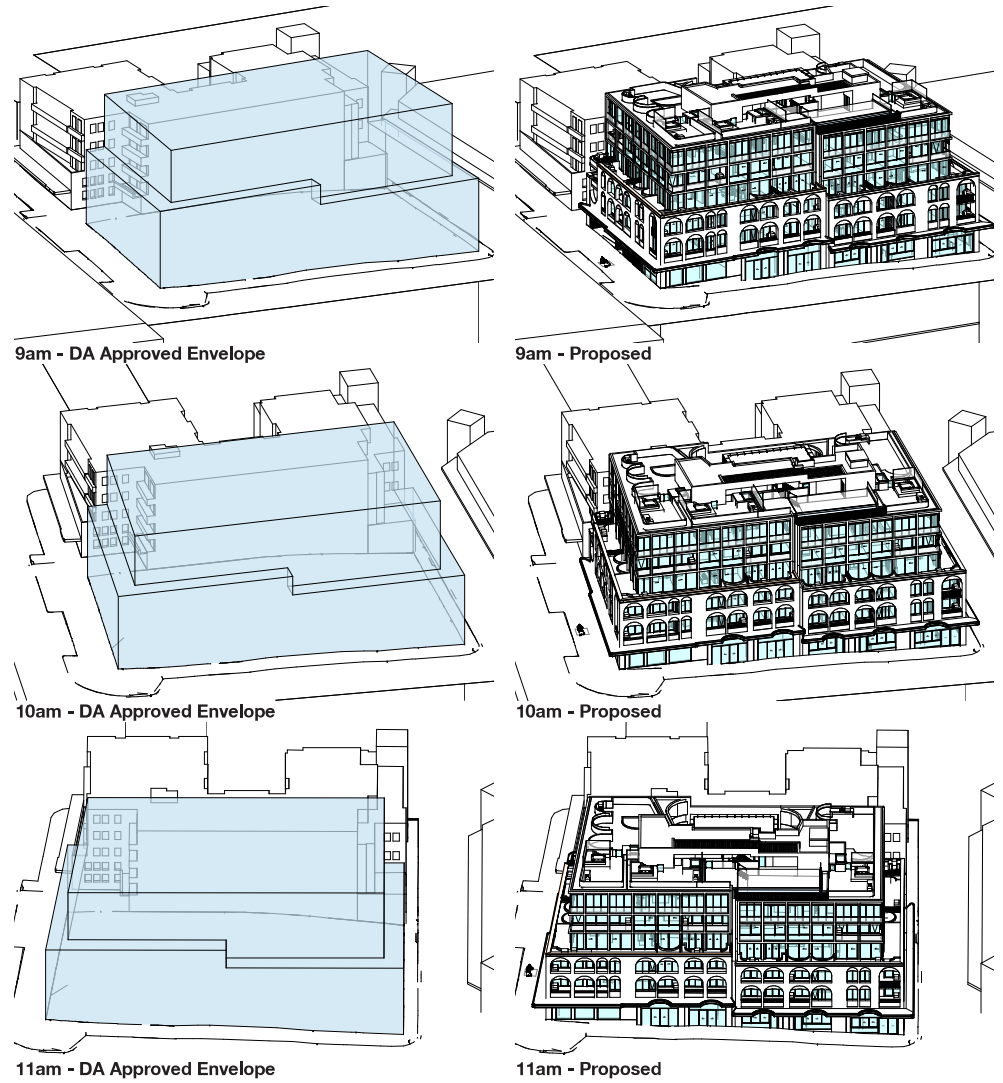
Photo of Existing



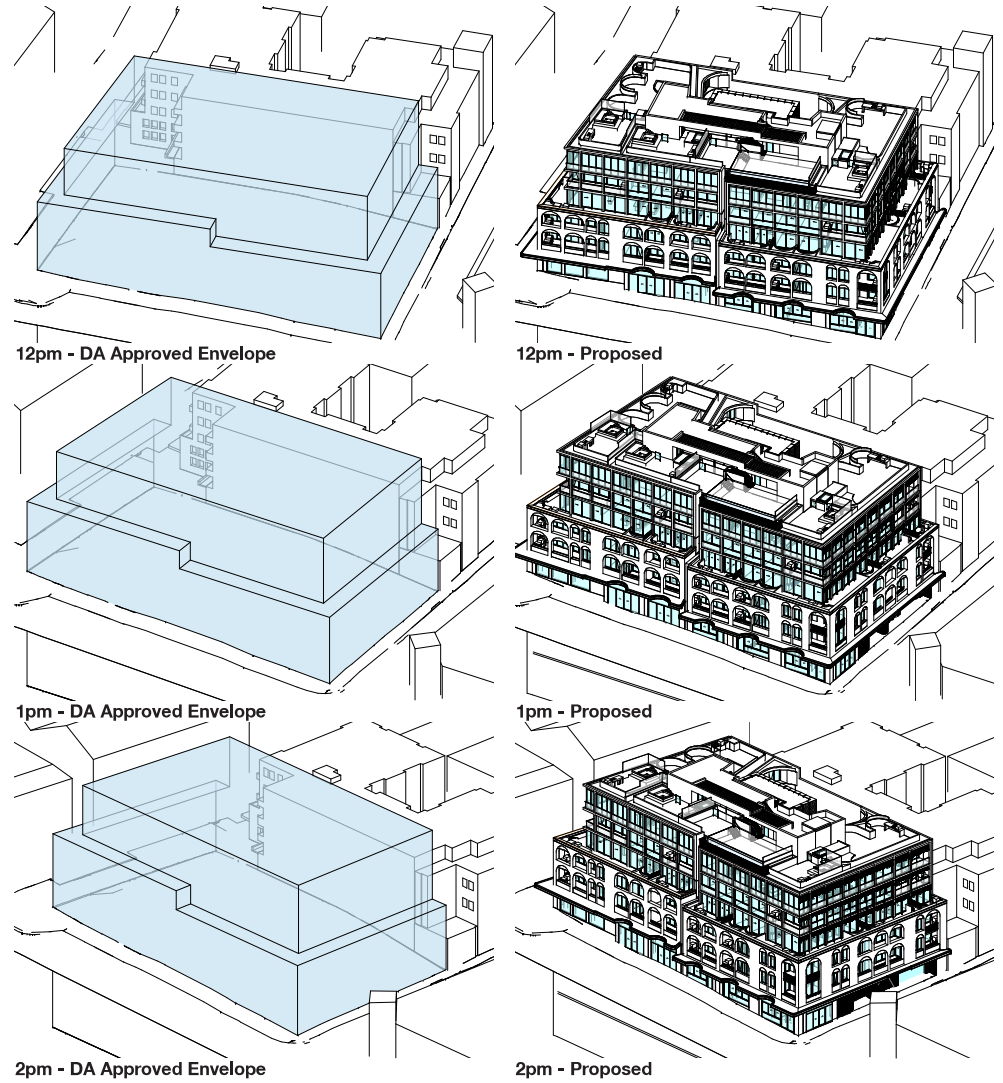
Plan of Existing



6.5 Mid Winter Shadow Comparison

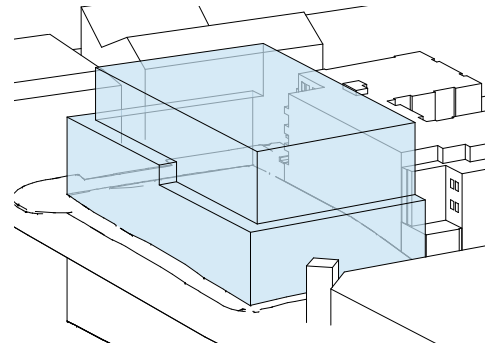


Mid Winter Shadow Comparison

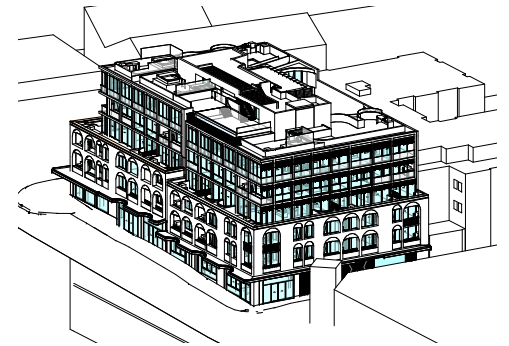


**Analysis**

**Mid Winter Shadow Comparison**



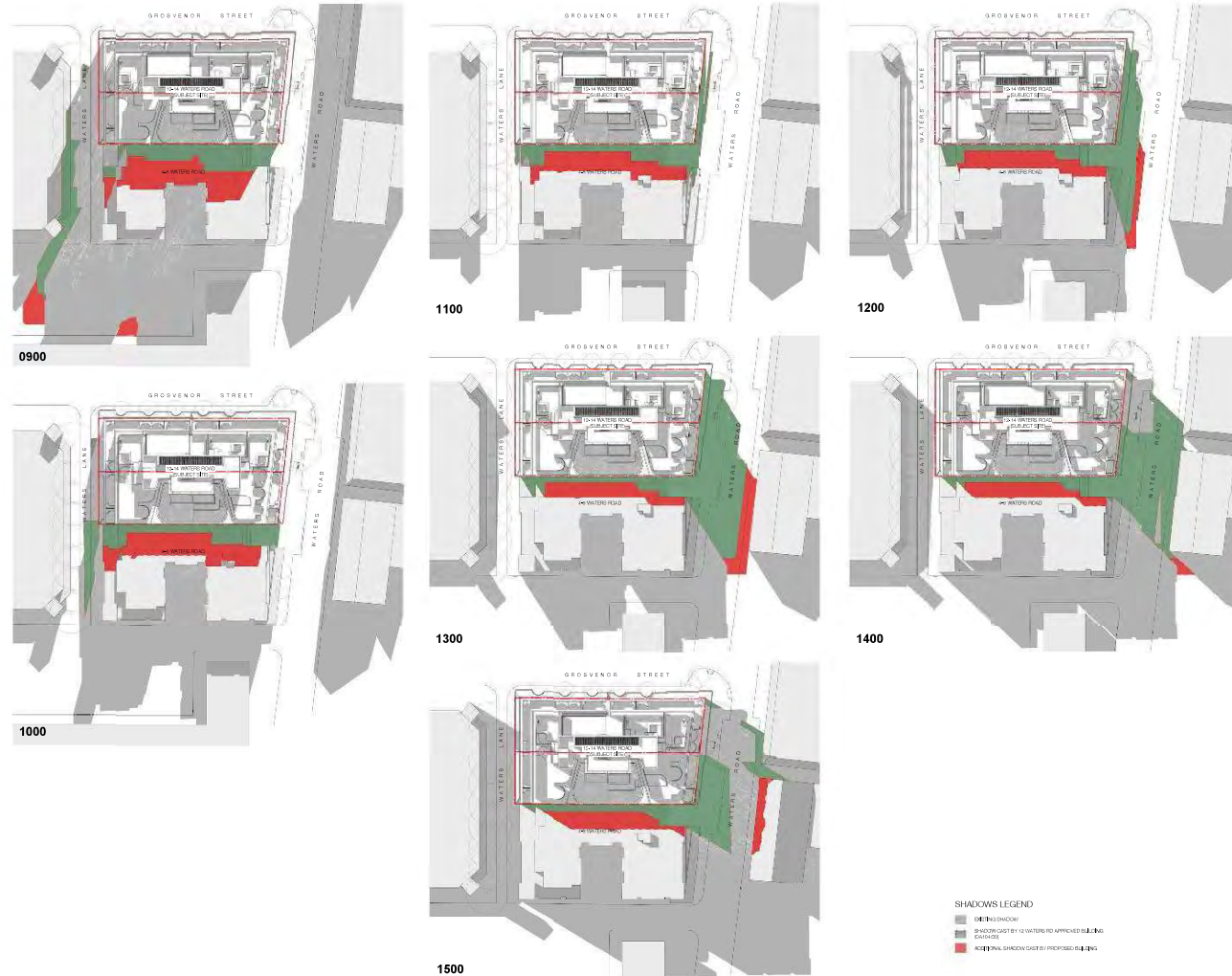
**3pm - DA Approved Envelope**



**3pm - Proposed**

# Analysis

## 6.6 Overshadowing

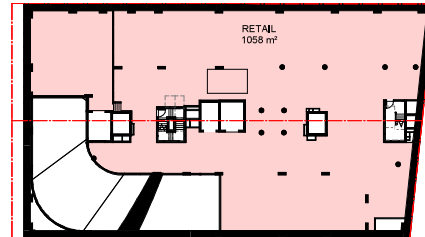


# Analysis

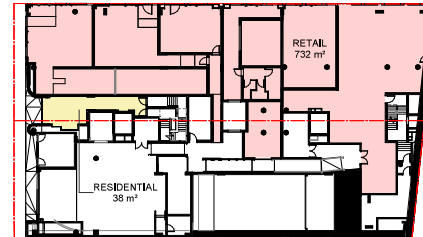
## 6.7 Area

Area Schedule (GFA)	
Level	Area
<b>RETAIL</b>	
Basement 1	1058 m <sup>2</sup>
Waters Lane - Loading	732 m <sup>2</sup>
Waters Road	164 m <sup>2</sup>
<b>RESIDENTIAL</b>	
Waters Lane - Loading	38 m <sup>2</sup>
Waters Road	39 m <sup>2</sup>
Level 1	1115 m <sup>2</sup>
Level 2	1127 m <sup>2</sup>
Level 3	945 m <sup>2</sup>
Level 4	855 m <sup>2</sup>
Level 5	914 m <sup>2</sup>
Roof E	49 m <sup>2</sup>
Roof F	5160 m <sup>2</sup>
Total	7093 m <sup>2</sup>
Site Area	1627 m <sup>2</sup>

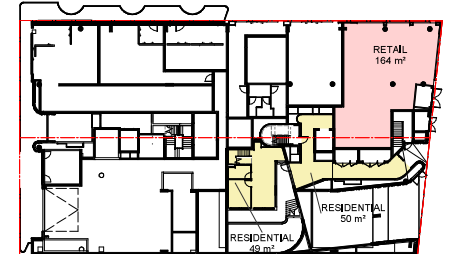
LEGEND  
■ Commercial Premises GFA  
■ Residential GFA



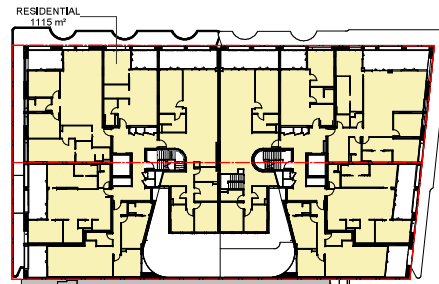
Basement 1



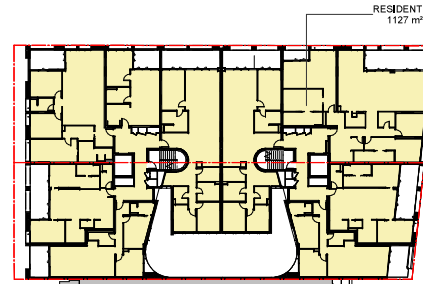
Waters Lane



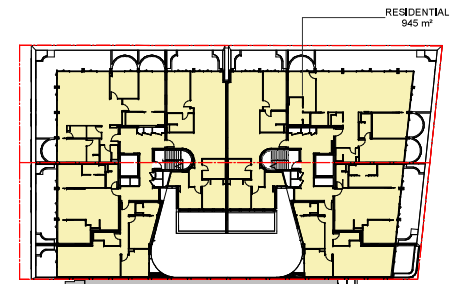
Waters Road



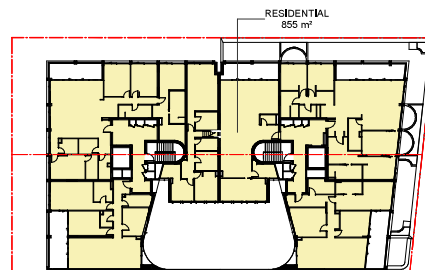
Level 1



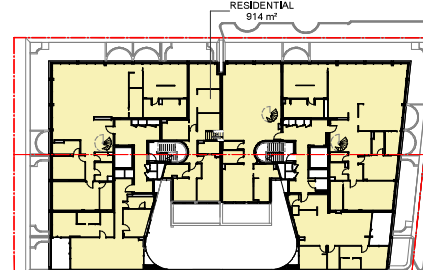
Level 2



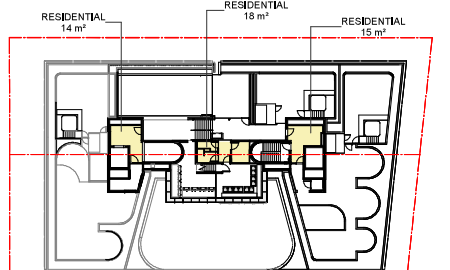
Level 3



Level 4

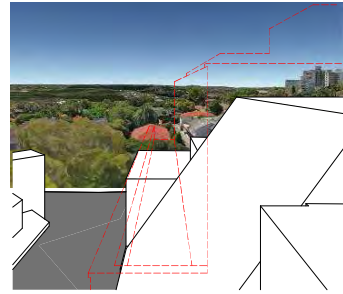


Level 5

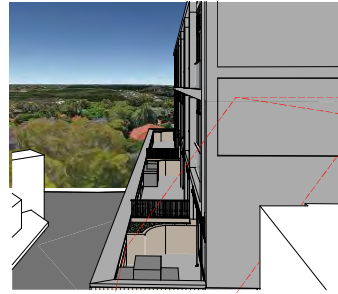


Roof

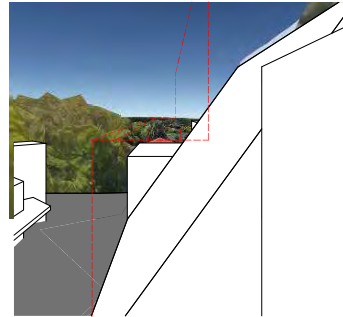
6.8 View Diagrams



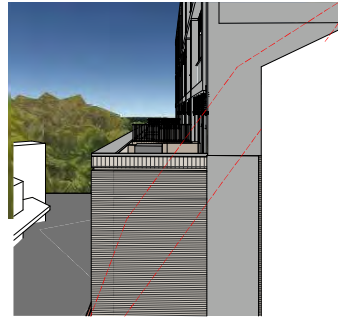
View From Level 5, 4-8 Waters Rd - Existing



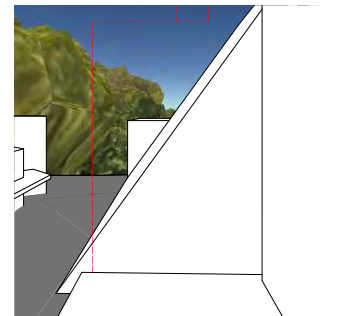
View From Level 5, 4-8 Waters Rd - Proposed



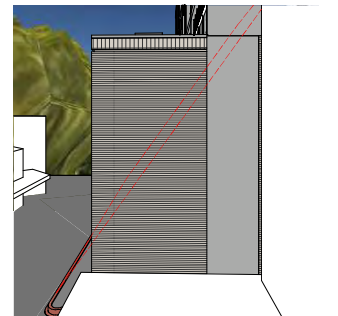
View From Level 4, 4-8 Waters Rd - Existing



View From Level 4, 4-8 Waters Rd - Proposed



View From Level 3, 4-8 Waters Rd - Existing



View From Level 3, 4-8 Waters Rd - Proposed

# Materiality

7

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**Materiality**

7.1 Perspective\_Waters Road and Grosvenor Street





## Materiality

### 7.2 Facade Materials (Consistent with Approved DA)

#### 1. Face Brick

Face brickwork to the facades.

Material: Long format Brick  
Finish: Face finish, no paint.  
Colour: Ghost/ Smoke Grey (or similar)  
Supplier: Krause Bricks (or similar)

#### 2. Precast Concrete

Precast concrete to the facades.

Material: Precast concrete  
Finish: Honed/polished,  
Colour: Off White (or similar)

#### 3. Metalwork

Feature metalwork to  
\_Entry lobbies  
\_Retail facade glazing  
\_Awning  
\_Podium Balustrades

Material: Metalwork  
Finish: Brushed metalwork  
Colour: Copper Colour Finish



## Materiality

### Facade Materials (Consistent with Approved DA)

#### 4. Soffit

Brick facade with an expressed edge, shadow line and white soffit.

Material: Off form concrete  
Finish: Paint Finish, White

#### 5. Balustrade

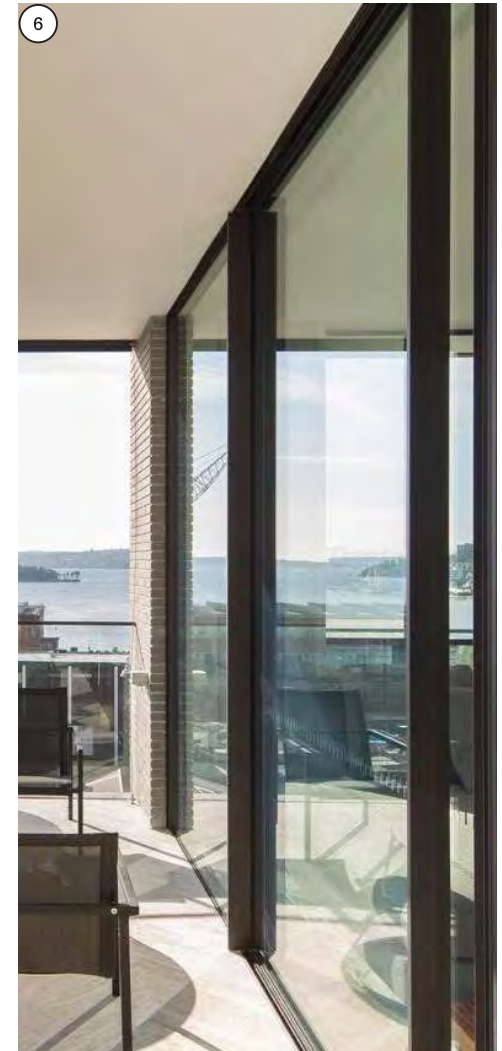
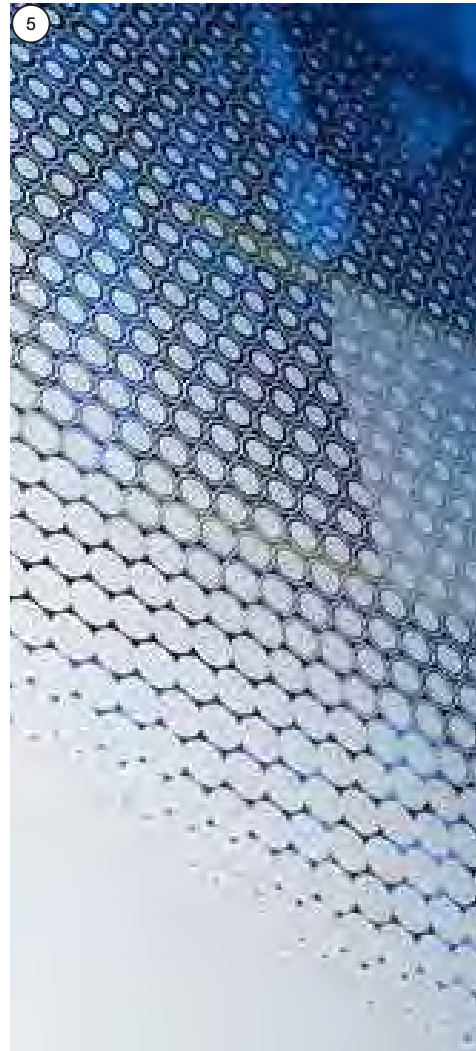
Glass balustrades to upper level balconies.

Material: Framed glass balustrades  
Finish: Fritted Glass

#### 6. Glazing

Aluminium Framed Window and Doors

Material: Commercial Grade Aluminium Framed Window  
Finish: Paint Finish, Matt Grey



**Materiality**

7.3 Perspective\_Grosvenor Street



**Materiality**

7.4 Perspective\_Waters Lane Corner

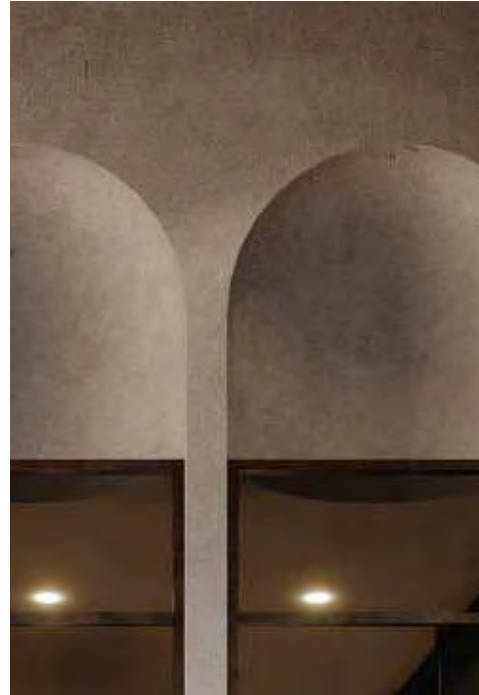


**Materiality**

7.5 Tone + texture (Consistent with Approved DA)



Solidity



Light + Natural tones



Masonry + Tactile

**Materiality**

7.6 Material Order (Consistent with Approved DA)



Podium - Grounded with a sense of weight and solidity



Podium- Some play in contrast to the upper levels



Upper Levels - Ordered and refined with an openness

## Materiality

### 7.7 Material Detail (Consistent with Approved DA)



Finer sculpting and detail at the reveals and openings.



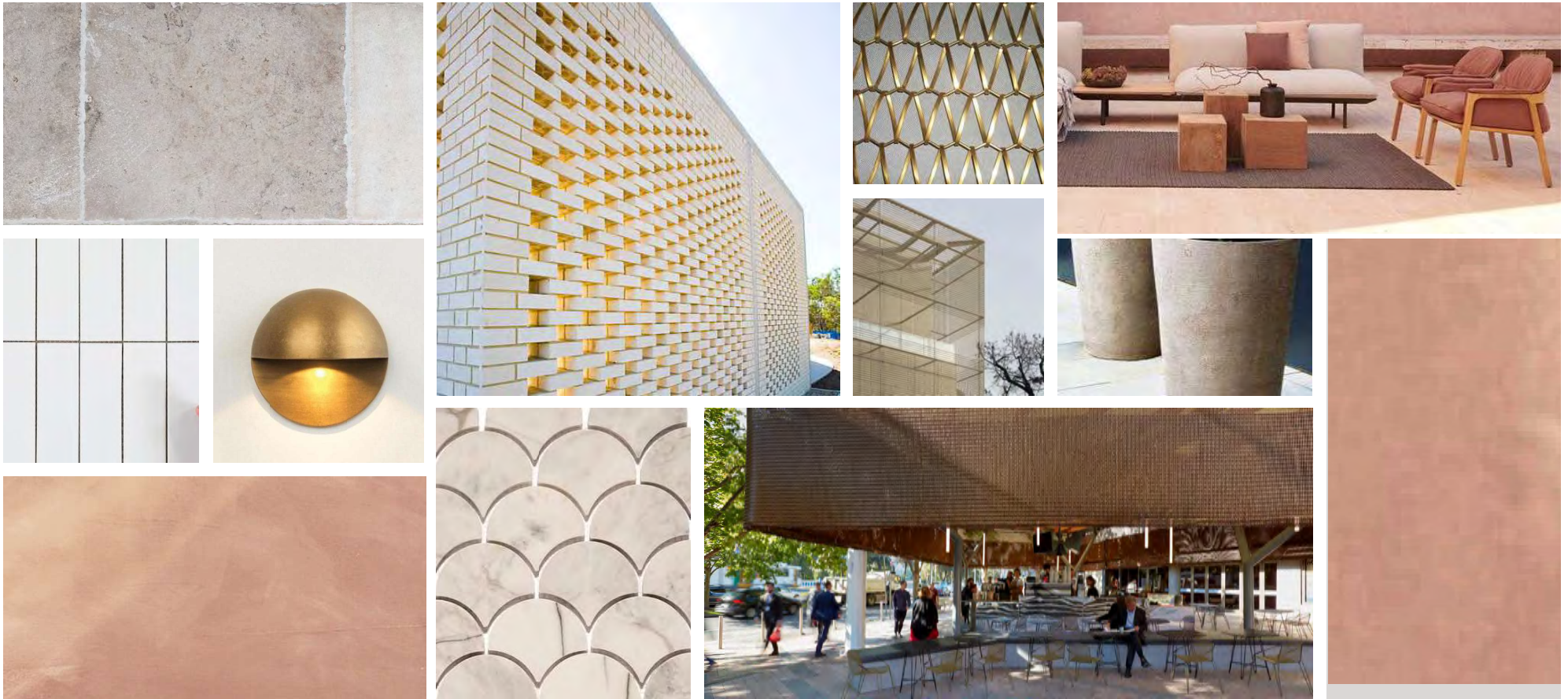
Express the solidity of the brick through singularity.



Simplicity and transparency at the upper levels.

**Materiality**

**7.8 Landscape Materials (Consistent with Approved DA)**





## Materiality

### 7.9 Landscape Softscape

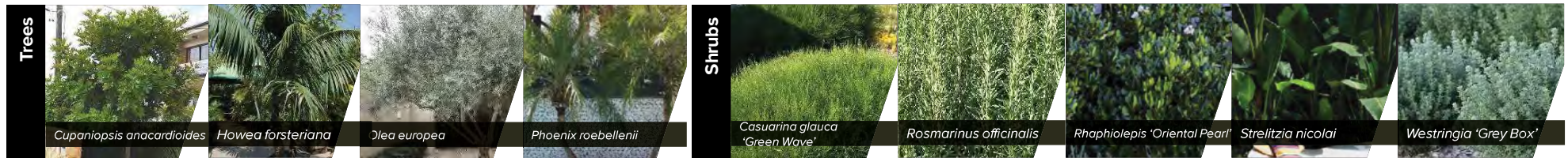
#### STREETSCAPE



#### SCULPTED COURTYARD + NICHES CENTRAL PLANTER BEDS ON GF + LVL 1



#### BALCONIES + ROOFTOP





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We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

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