

1-3 Broxbourne St Feasibility Study

H B O + E M T B Architecture Interior Design Urban Design Facility Management Project Coordination Aerial Image

12/06/15

PROPOSAL SUMMARY: 1-3 BROXBOURNE ST		
ZONE	B6	
APPROX SITE AREA	1780m2	
FSR	1.8:1	
PROPOSED GFA 1-3 BROXBOURNE ST	2088m2	
MAX HEIGHT TO BROXBOURNE ST	3 STOREYS	
APPROX POTENTIAL UNITS	25	
APPROX POTENTIAL CAR SPACES	40: 9 (COMM), 25 RES 6 VISITORS	
COMMERCIAL AREA	170m2 APPROX	
COMMUNAL AREA	513mm (28.8%)	
PROPOSED GEA		

PROPOSED GFA	
GROUND GFA	696m2
LEVEL 01 GFA	696m2
LEVEL 02 GFA	696m2
CROSS VENT. 96%	24 UNITS COMPLY
SOLAR ACCESS. 76%	19 UNITS COMPLY



BED

148-150 GREAT WESTERN HIGHWAY

GREAT WESTERN HIGHWAY

H

S

2 BED 72 m²

COMMUNAL OPEN SPACE

Area 104 m²

43900

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 $\square$ 

2 BED 72 m²

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COMMERCIA 84 m²

PROPOSED BASEMENT RAMP

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X

BROXBOURNE STREET

PROPOSED

EXISTING CROSSOVER

PROPOSED CROSSOVER

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As indicated All dimensions subject to on site verification prior to excecution of work. Figured dimensions shall be taken in preference to scaling. All rights reserved. COPYRIGHT of Hoadley Budge Olphert & Edwards Madgan Tozillo Briggs and associated companies 2010 EXISTING CROSSOVER

EXISTING CROSSOVER

HOUISON STREET



MAYS HILL T WAY

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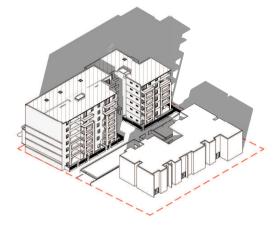
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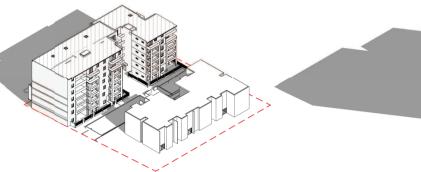
Indicative Basement Plan

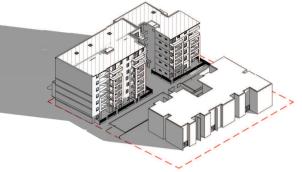
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## SUMMER SOLSTICE

NOTE: THESE PLANS ARE SCHEMATIC ONLY. THE PROPOSAL IS SUBJECT TO FURTHER DESIGN & DEVELOPMENT.





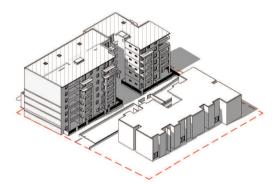


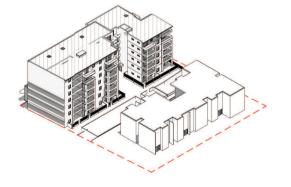
AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 9am

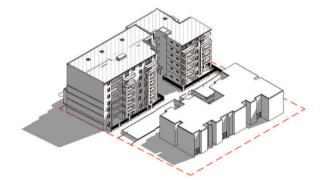
AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 12pm

AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 3pm

## WINTER SOLSTICE







## AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 9am

AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 12pm

AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 3pm

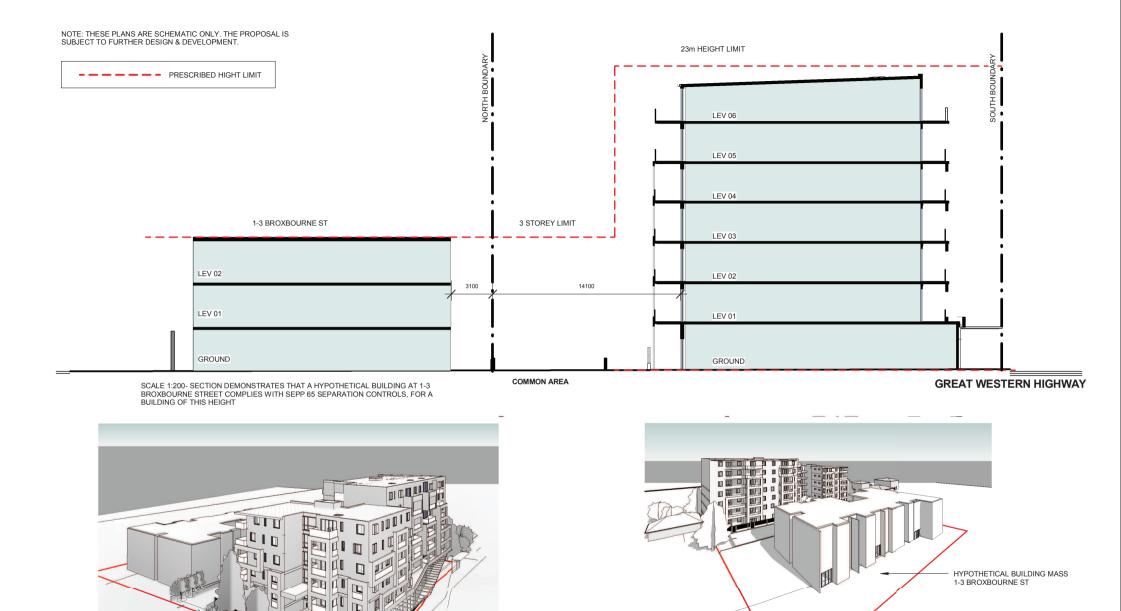
SHADOW DIAGRAMS DEMONSTRATE LITTLE AMENITY IMPACT BETWEEN PROPOSED BUILDINGS (DURING BOTH THE WINTER AND SUMMER SOLSTICE), THEREFORE COMPLYING WITH SEPP 65 SEPARATION AND SHADOW IMPACT CONTROLS.

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Architecture Interior Design Urban Design Facility Management Project Coordination Shadow Study

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MASSING IN CONTEXT OF HYPOTHETICAL CONSOLIDATED SITE

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Section, Massing Study

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