CONSOLIDATED SITE

1-3 Broxbourne St Feasibility Study

1 : 500

HBO + EMTB

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 GFA

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

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

1-3 Broxbourne St Feasibility Study

As indicated

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Option 01- COMPLIANT
FSR 1.8 to 1

12/06/15

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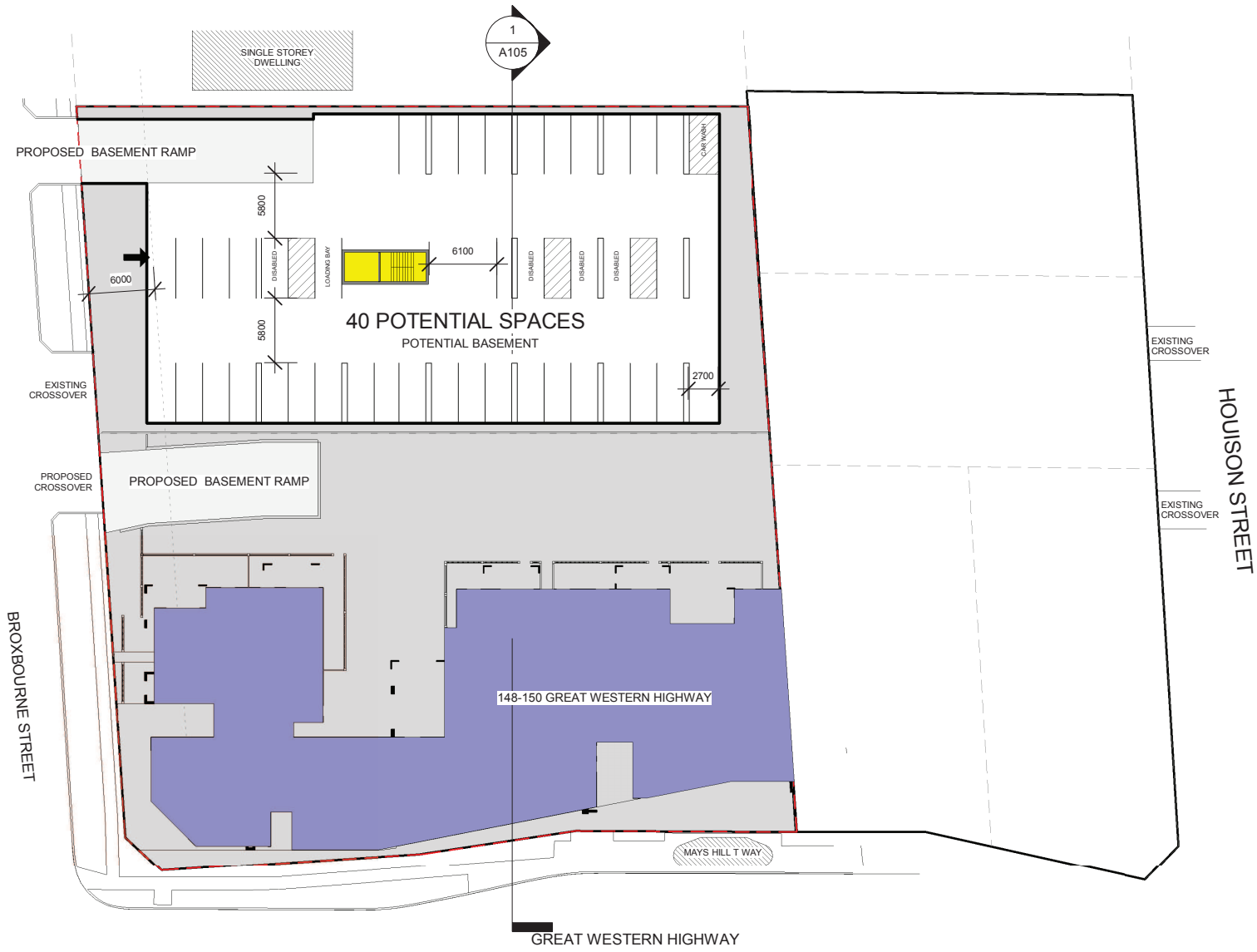

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Indicative Basement Plan

12/06/15

SUMMER SOLSTICE

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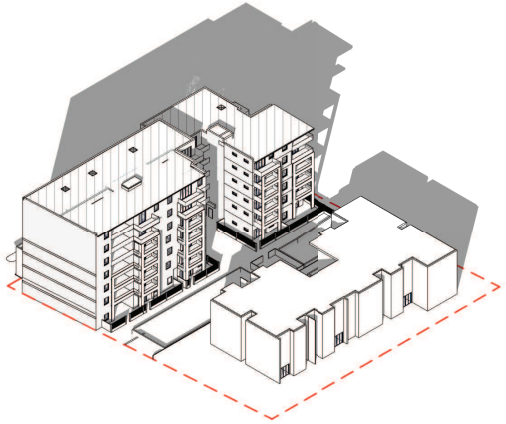
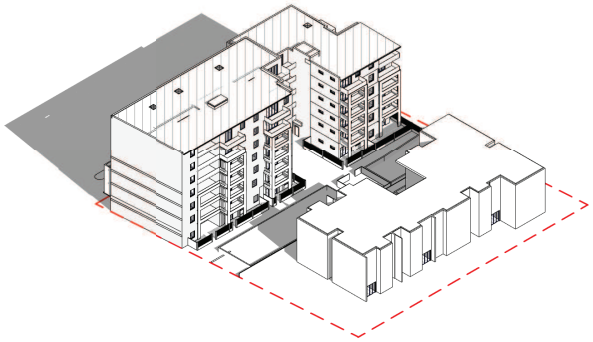
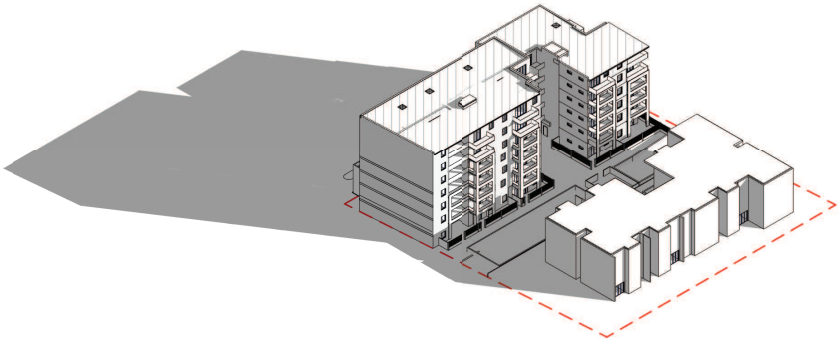


AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 9am

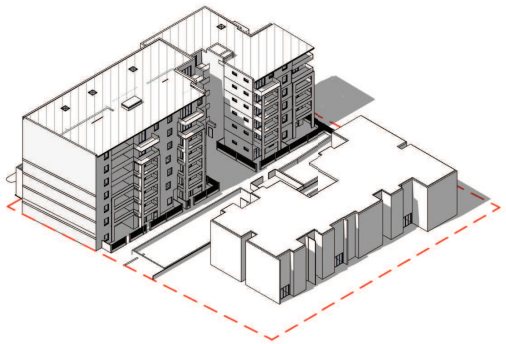


AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 12pm

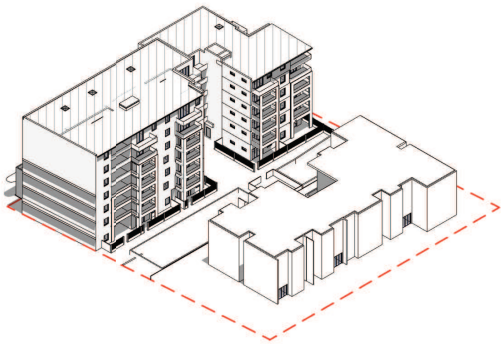


AERIAL VIEW SHOWING EXTENT OF SHADOW CAST AT 3pm

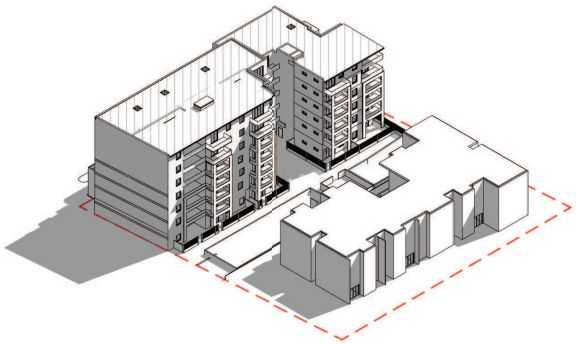
WINTER SOLSTICE



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.

1-3 Broxbourne St Feasibility Study

1 : 50

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Shadow Study

12/06/15

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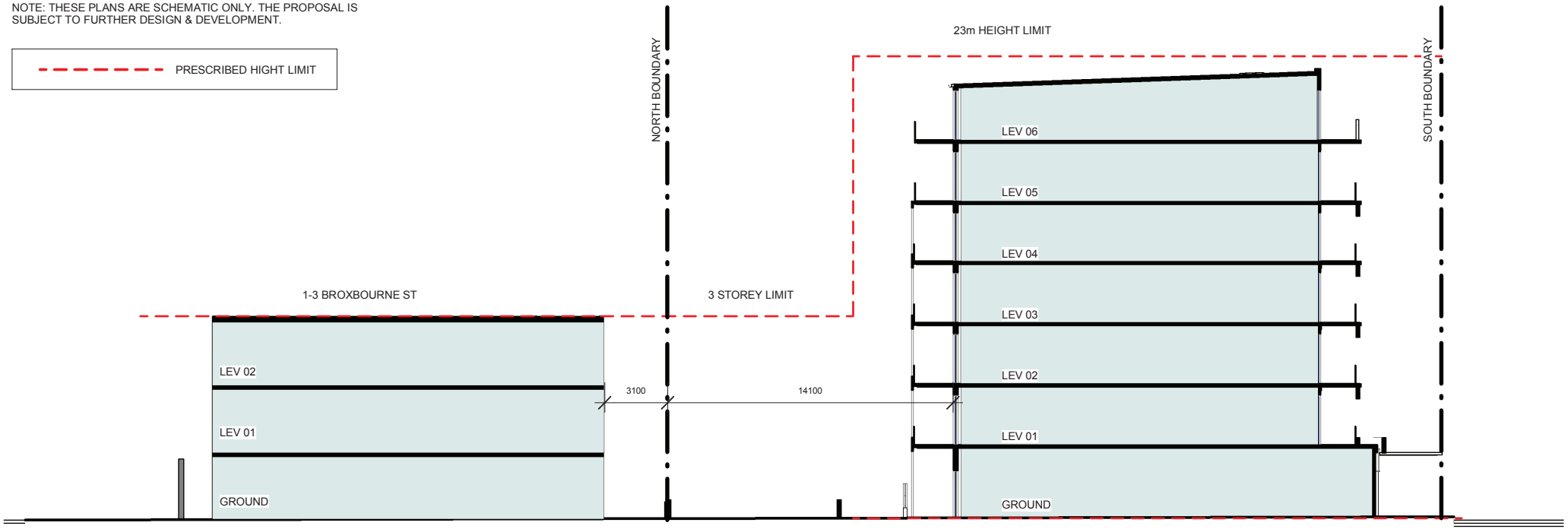
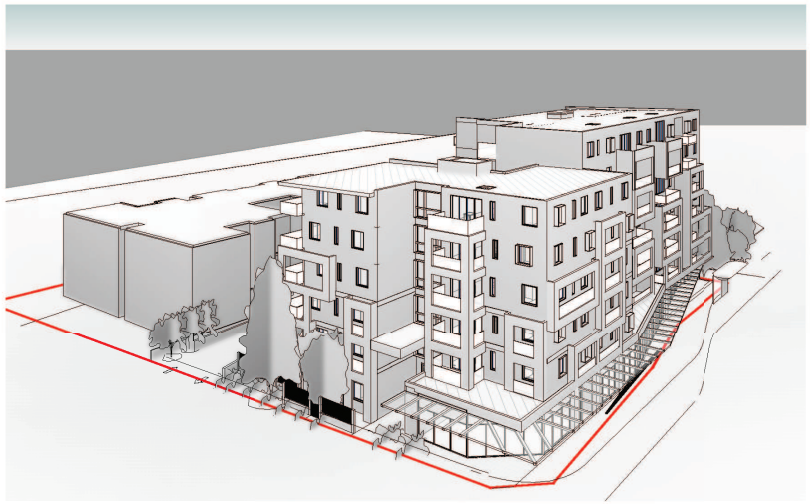
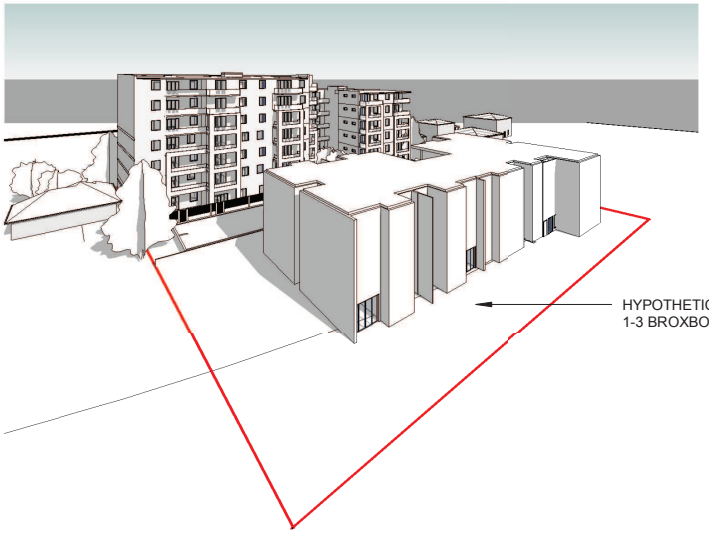
PRESCRIBED HIGHT LIMIT



SCALE 1:200- SECTION DEMONSTRATES THAT A HYPOTHETICAL BUILDING AT 1-3 BROXBOURNE STREET COMPLIES WITH SEPP 65 SEPARATION CONTROLS, FOR A BUILDING OF THIS HEIGHT



MASSING IN CONTEXT OF HYPOTHETICAL CONSOLIDATED SITE



MASSING IN CONTEXT OF HYPOTHETICAL CONSOLIDATED SITE

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As indicated

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Architecture Interior Design Urban Design
Facility Management Project Coordination

Section, Massing Study

12/06/15