

A



A 35m x 35m footprint building envelope, excluding balconies

B



Building envelope as per Park Avenue site specific plan, excluding balconies

C



Proposed building envelope (GMU), excluding balconies

Footprint & Site Occupancy***Excludes balconies****35m x 35m option**

Building Footprint (GBA)	Area	Site Occupancy
Ground Floor	1,317m ²	29%
Typical Level	1,317m ²	29%
Upper Levels	909m ²	20%

Park Avenue Precinct Plan option

Building Footprint	Area	Site Occupancy
Ground Floor	2,349m ²	53%
Typical Level	2,349m ²	53%
Upper Levels	1,780m ²	40%

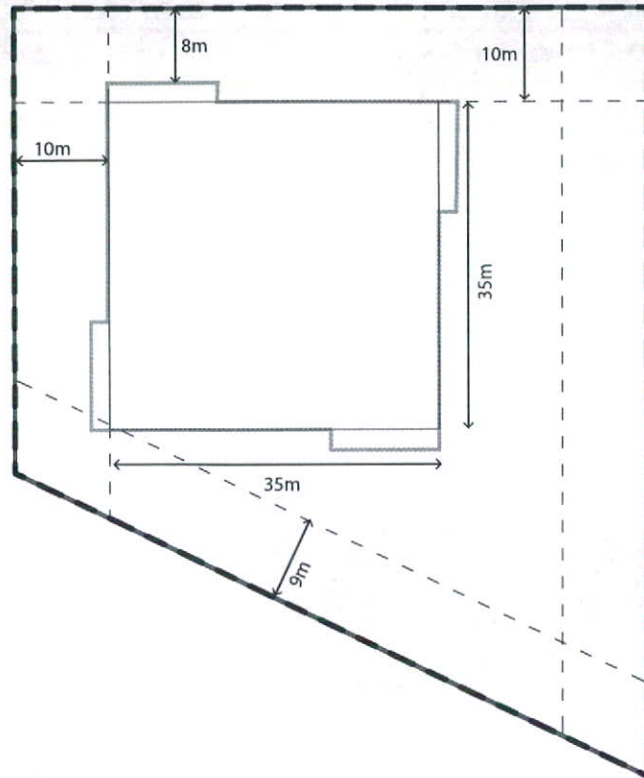
Proposed building envelope for Senior's Living

Building Footprint	Area	Site Occupancy
Ground Floor	2,300m ²	51%
Typical Level	1,361m ²	30%
Upper Levels	954m ²	21%

2

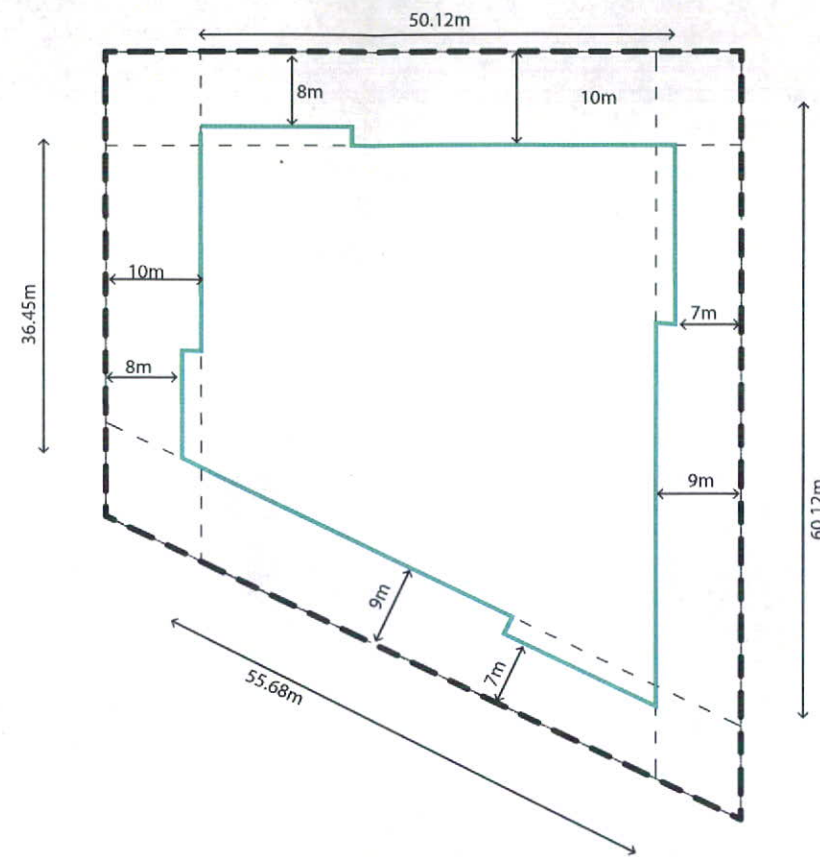
COMPARATIVE ANALYSIS _Building Envelopes & Setbacks

A



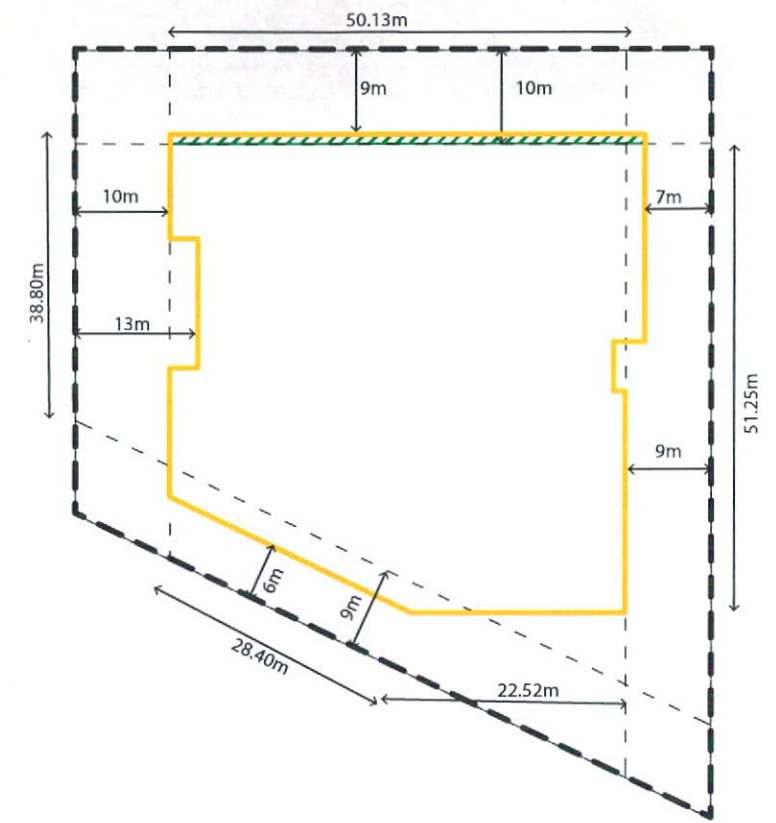
A 35m x 35m footprint building envelope, excluding balconies

B



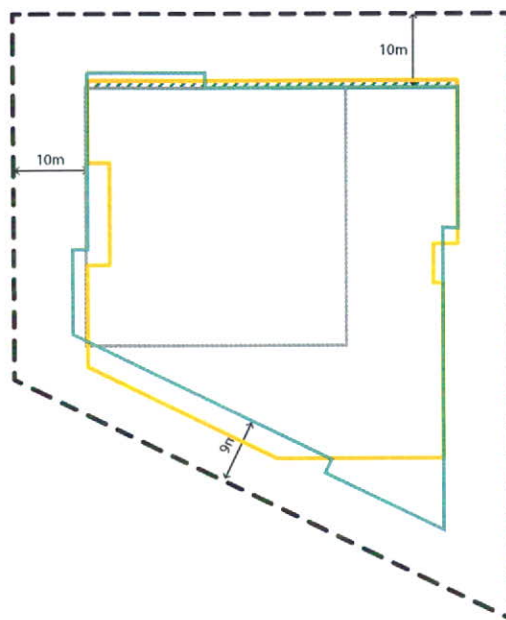
Building envelope as per Park Avenue site specific plan, excluding balconies

C



Proposed building envelope (GMU), excluding balconies

Ground Floor



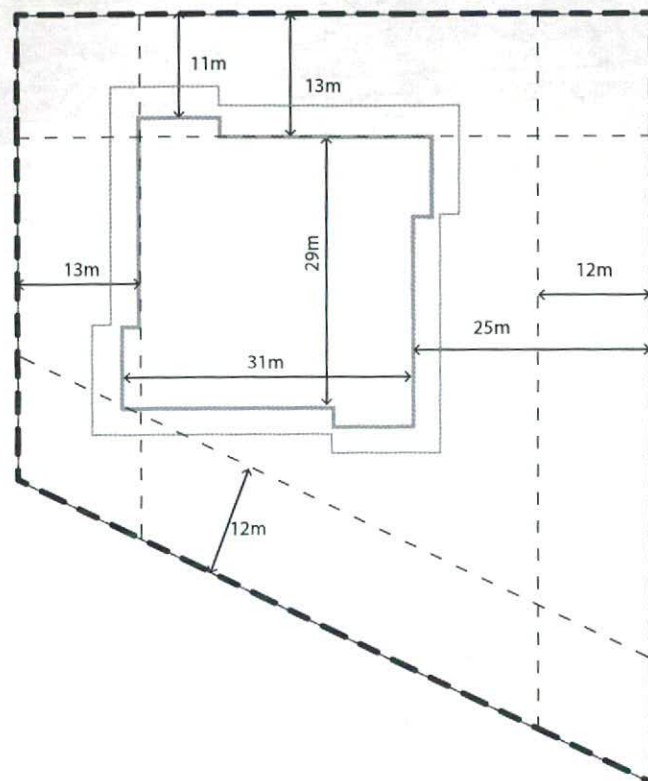
KEY

- Subject site
- 35 x 35m Building Footprint
- Building Footprint as per site specific DCP
- Building Footprint Proposed development
- Proposed increased setback to allow for further landscaping

4

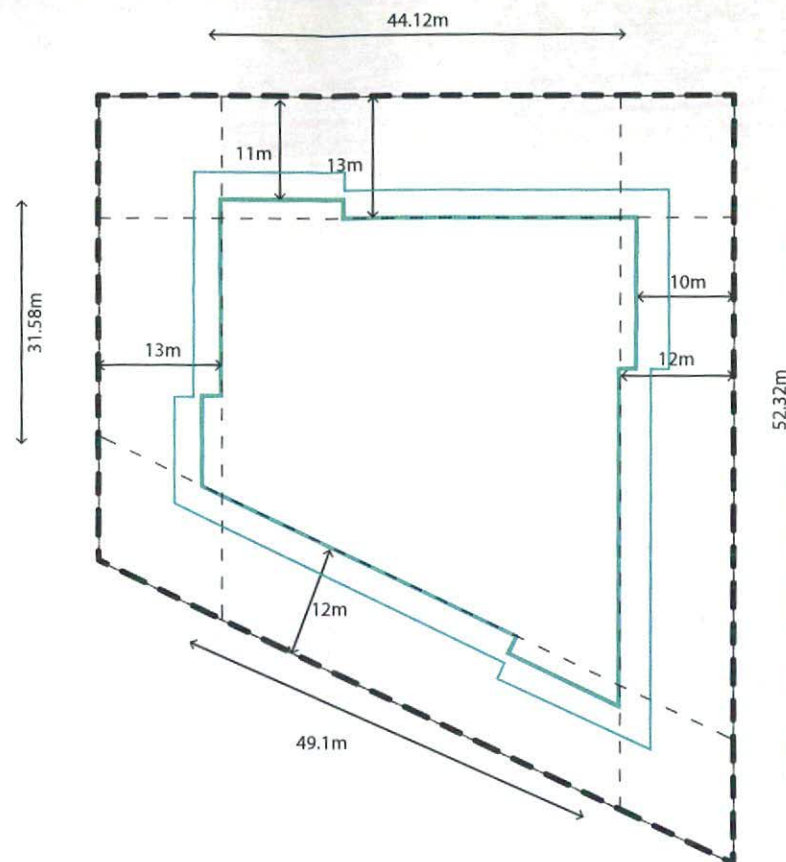
COMPARATIVE ANALYSIS _Building Envelopes & Setbacks

A



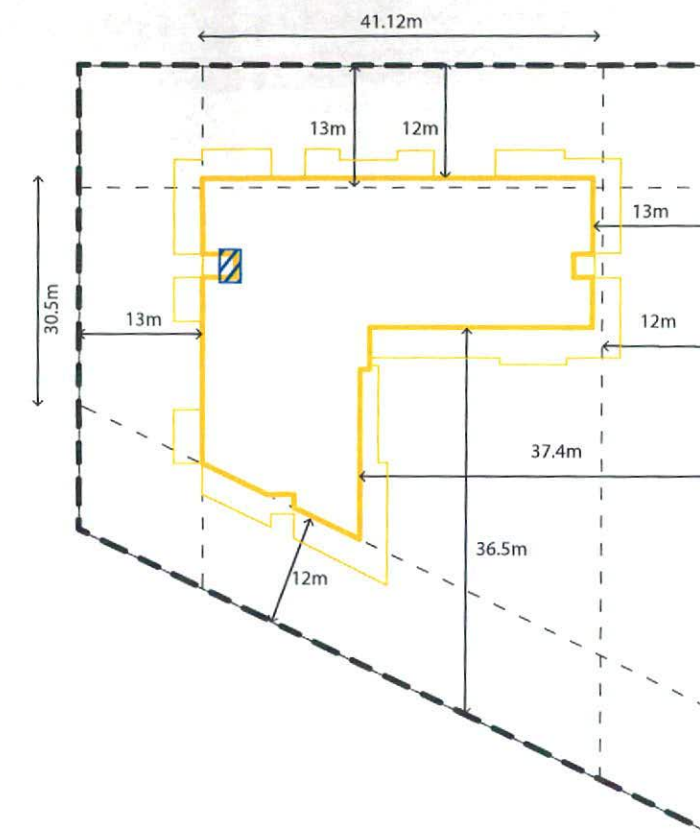
A 35m x 35m footprint building envelope, excluding balconies

B



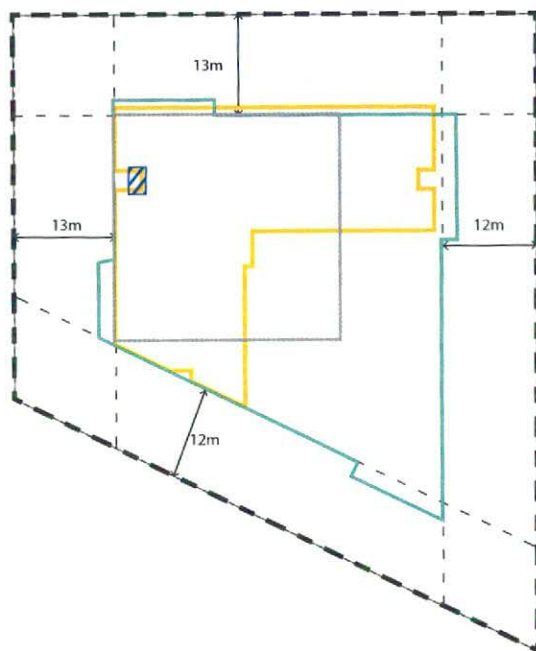
Building envelope as per Park Avenue site specific plan, excluding balconies

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Proposed building envelope (GMU), excluding balconies

Upper Levels



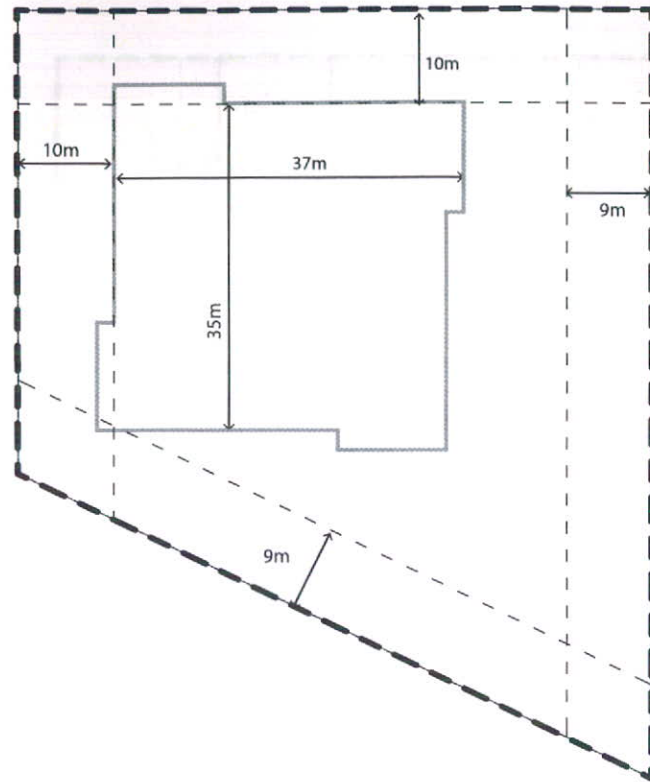
KEY

- Subject site
- 35 x 35m Building Footprint
- Building Footprint as per site specific DCP
- Building Footprint Proposed development
- Detail design to improve cross ventilation

3

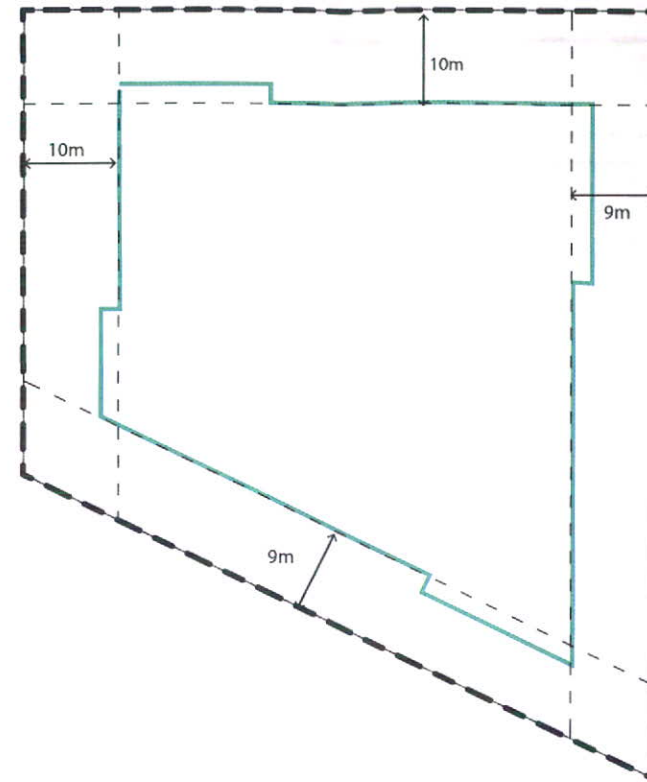
COMPARATIVE ANALYSIS _Building Envelopes & Setbacks

A



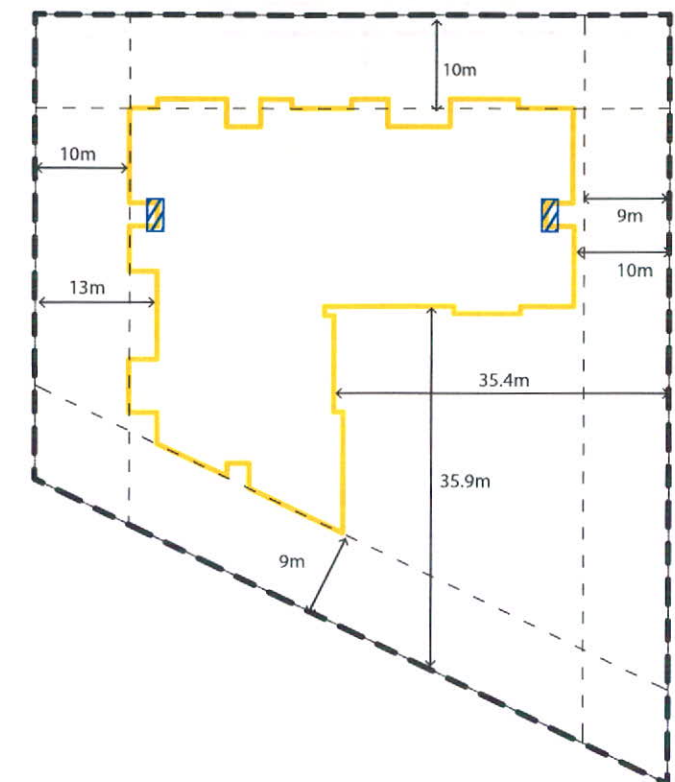
A 35m x 35m footprint building envelope, excluding balconies

B



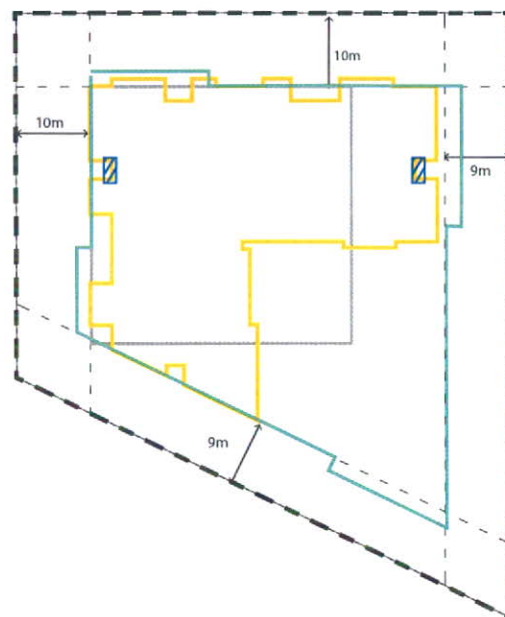
Building envelope as per Park Avenue site specific plan, excluding balconies

C



Proposed building envelope (GMU), excluding balconies

Typical Levels



KEY

- Subject site
- 35 x 35m Building Footprint
- Building Footprint as per site specific DCP
- Building Footprint Proposed development
- Detail design to improve cross ventilation

Adjacent developments - Building length

- (No DA available) No. 41-45 Waitara Avenue
- DA/1370/2013 No. 21-39 Waitara Avenue & No. 20-30 Orara Street
- (No DA available) No. 11-19 Waitara Avenue
- DA/1255/2013 No. 5-9 Waitara Avenue
- (No. DA available) No. 12-18 Orara Street

**KEY**

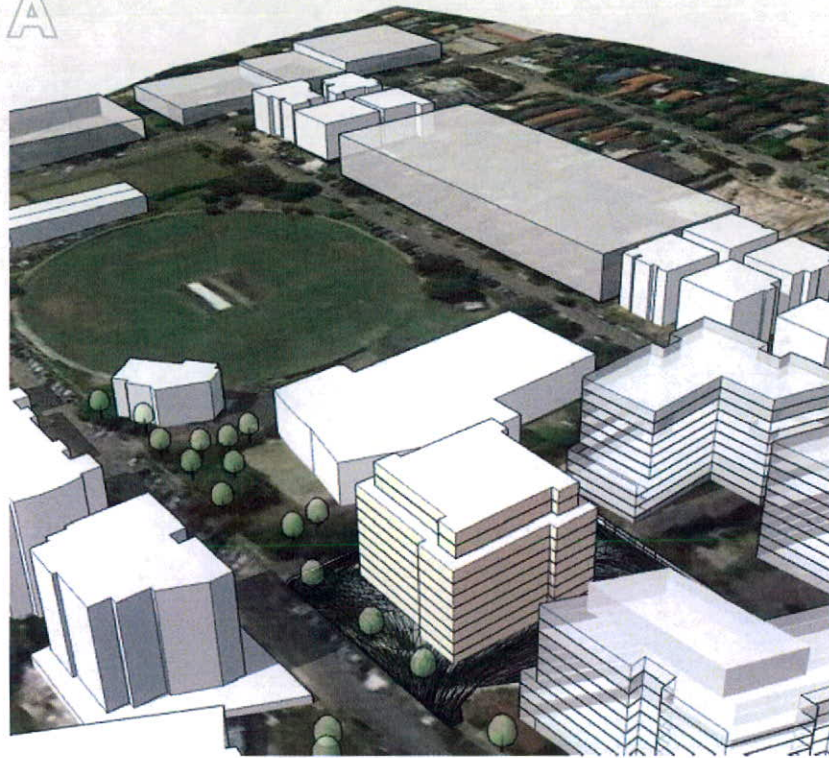
 Subject site

* Measurement from NearMap where
Development Details were not available

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COMPARATIVE ANALYSIS _Building Form Bulk & Scale

A



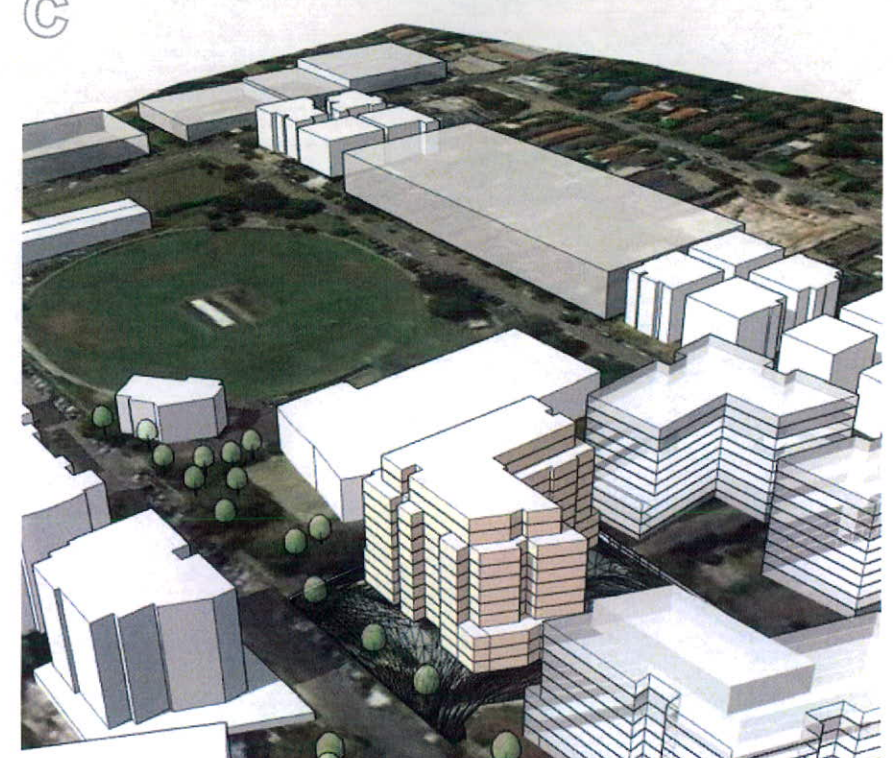
A 35m x 35m footprint building envelope, excluding balconies

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Building envelope as per Park Avenue site specific plan, excluding balconies

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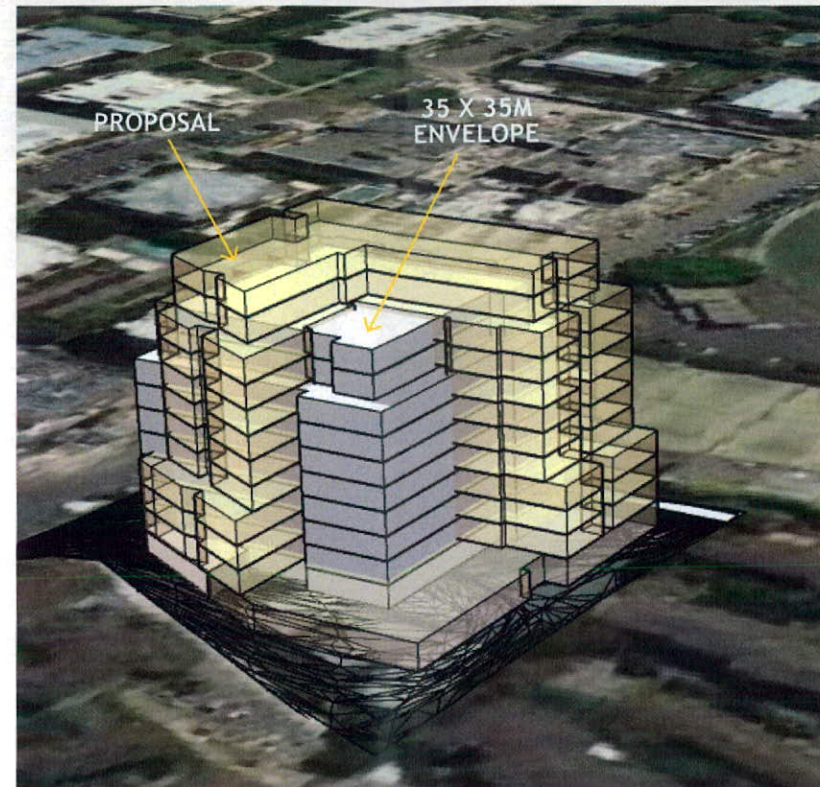
Proposed building envelope (GMU), excluding balconies



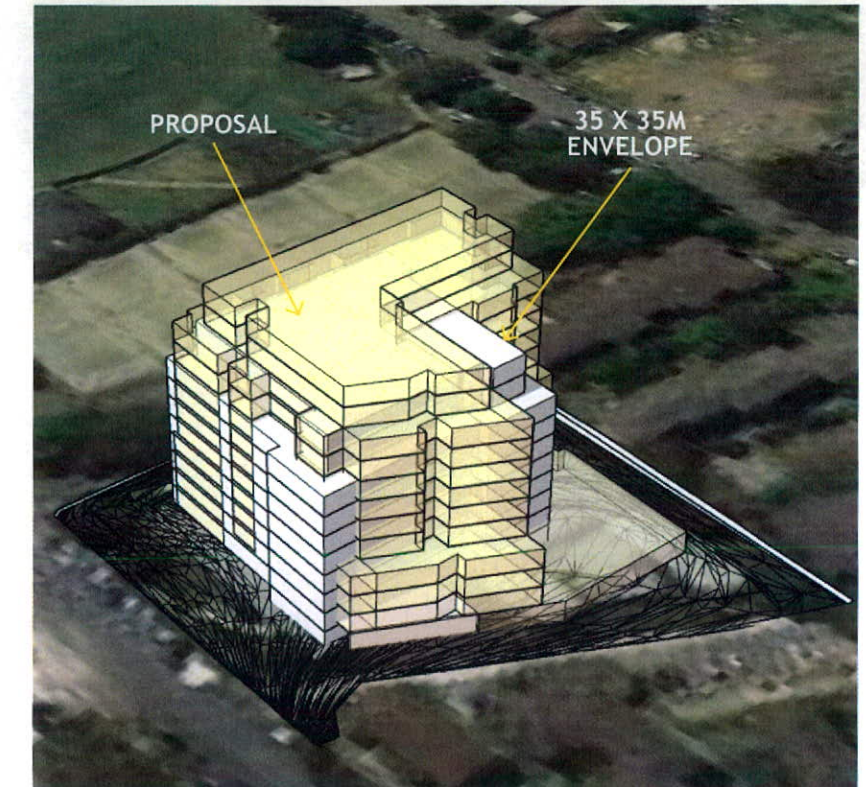
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COMPARATIVE ANALYSIS _Building Form Bulk & Scale

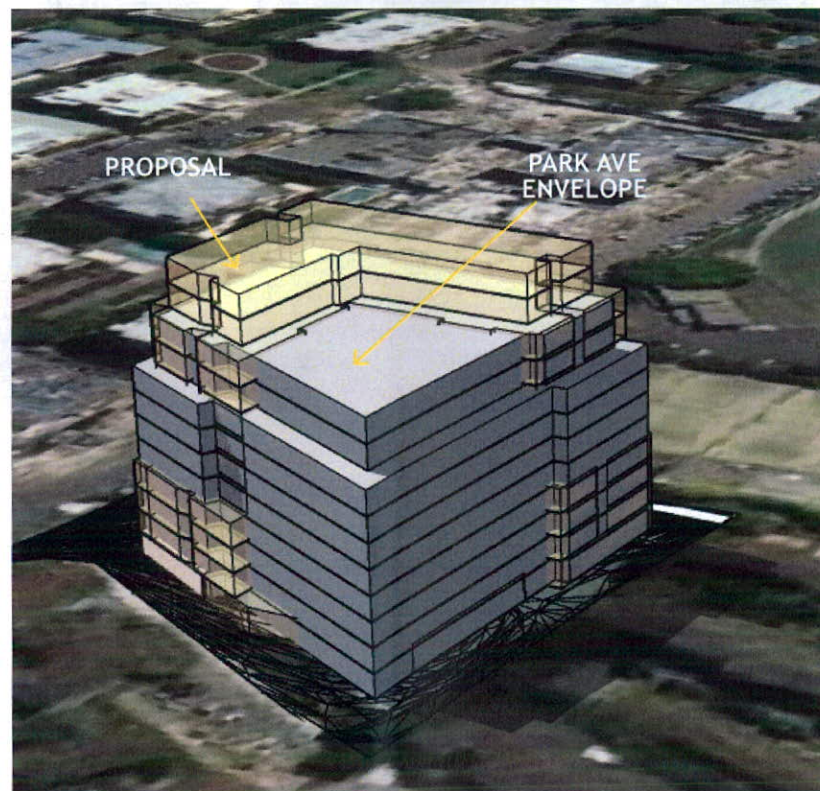
35m x 35m



3D block model illustrating a 35m x 35m building envelope compared to the proposed envelope



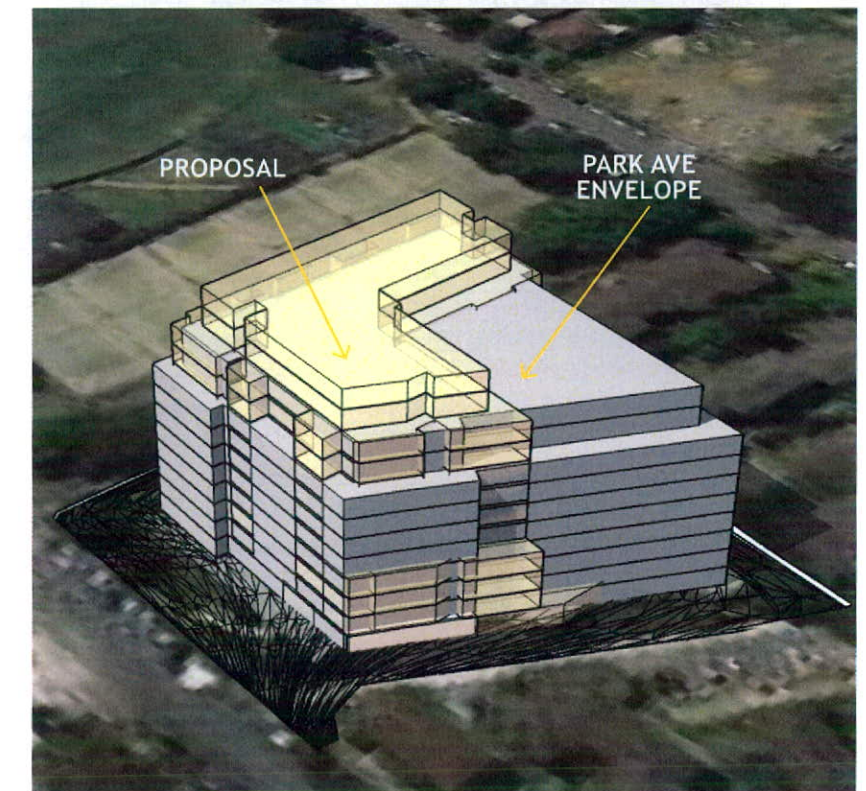
Park Avenue Principles Diagram



3D block model illustrating the building envelope according to the Park Avenue Principles Diagram (HDCP 3.5.14) compared to the proposed envelope

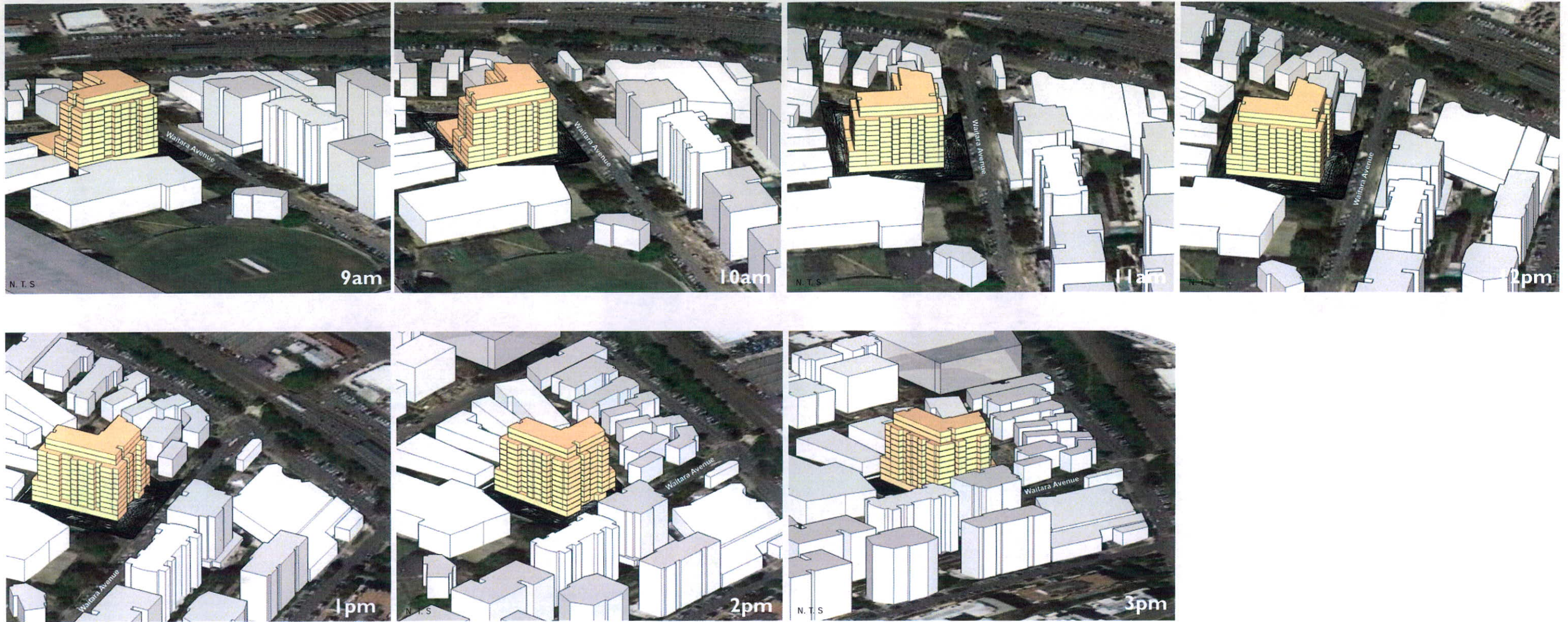
KEY

- 35 x 35m Envelope (excluding balconies)
- Park Avenue Principles Diagram Envelope (excluding balconies)
- Proposed Envelope (excluding balconies)

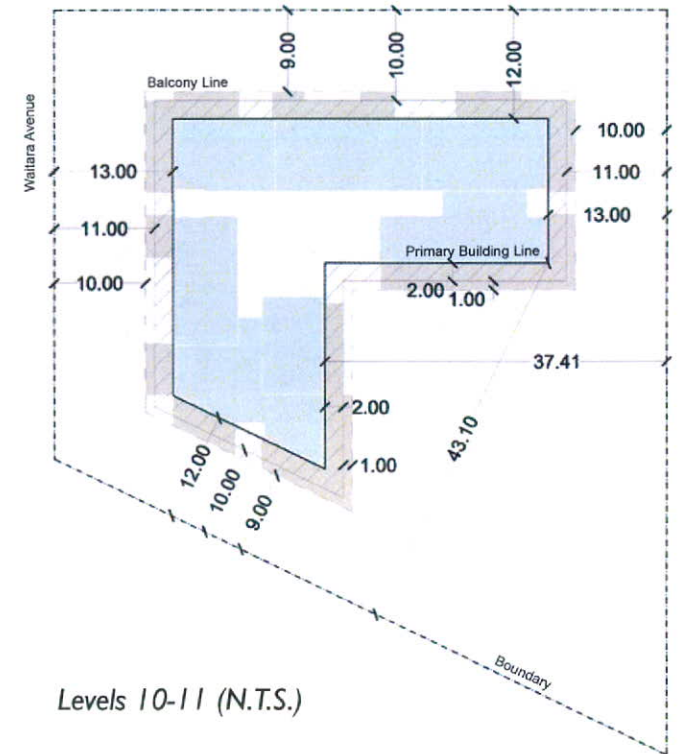
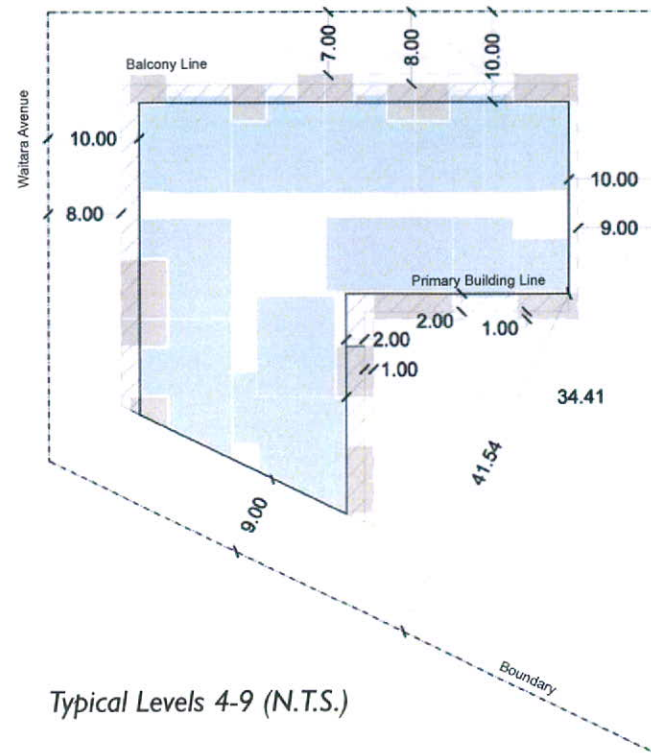
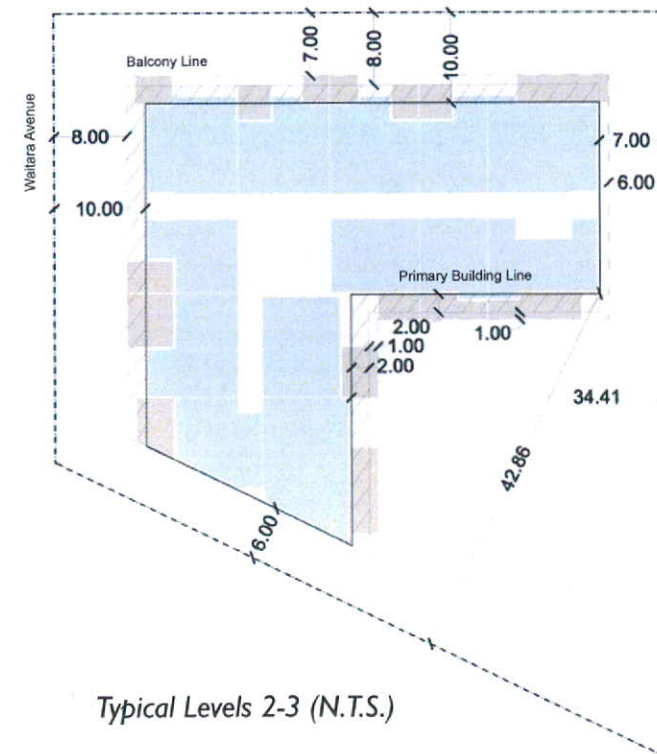
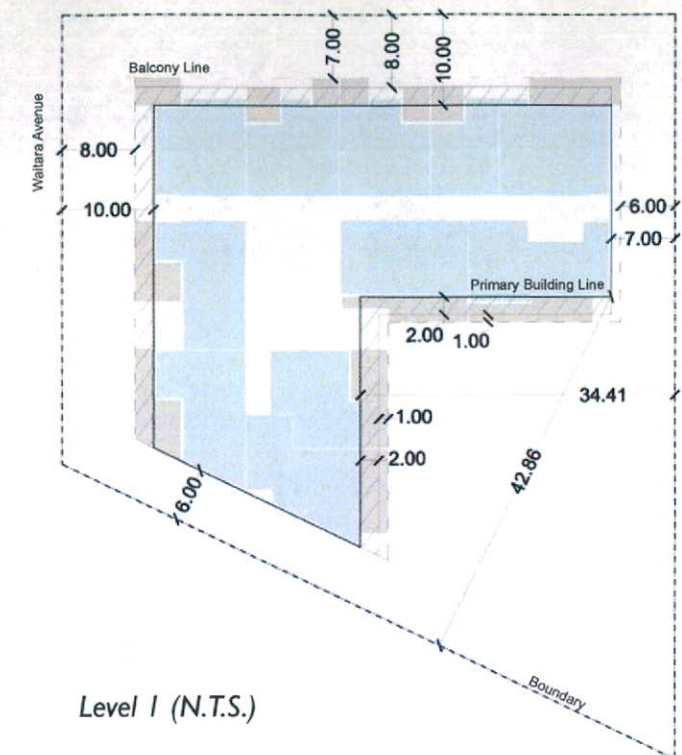
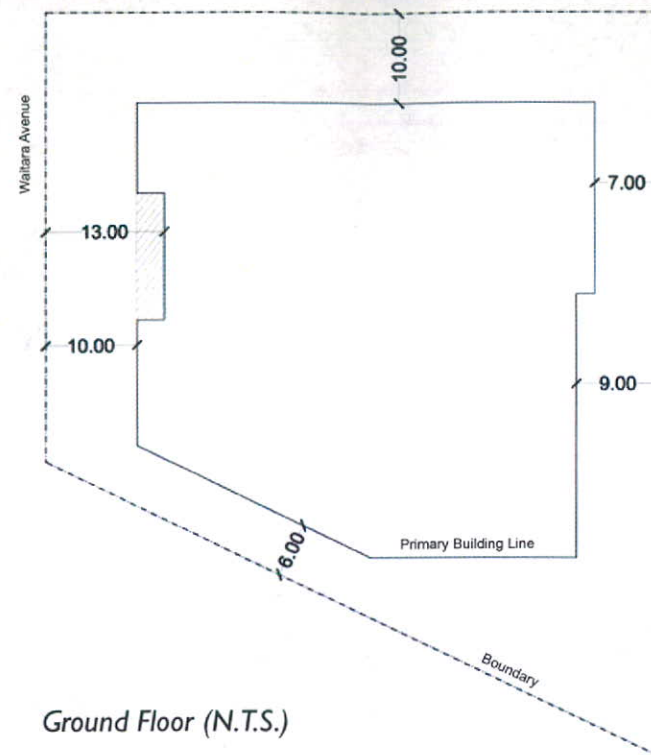
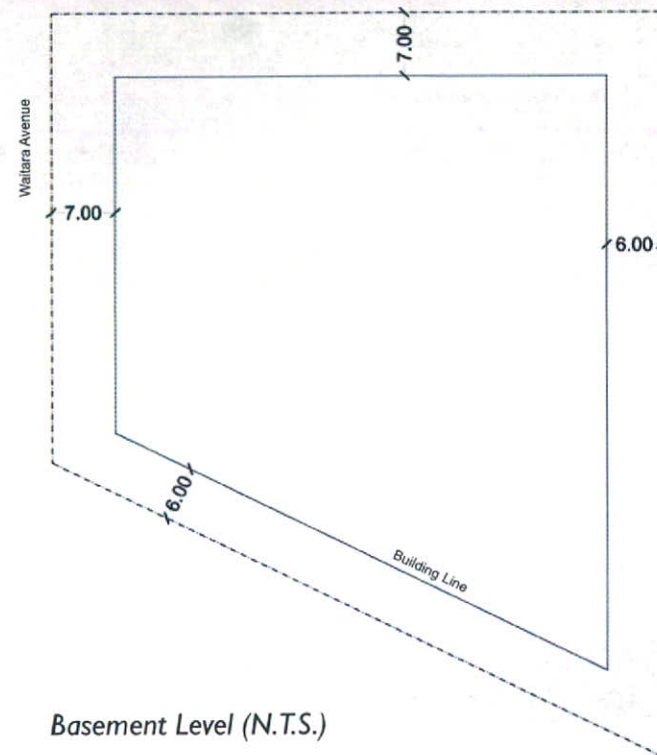


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COMPARATIVE ANALYSIS _Sun Eye Diagrams



COMPARATIVE ANALYSIS _Revised Building Envelope Diagrams



- KEY**
- Boundary
 - Balcony Line
 - Primary Building Line
 - Indicative floor plan layouts
 - Articulation Zone
 - Balcony (indicative floor plan)

*Encroachment maximum 1/3 of building length to front boundaries