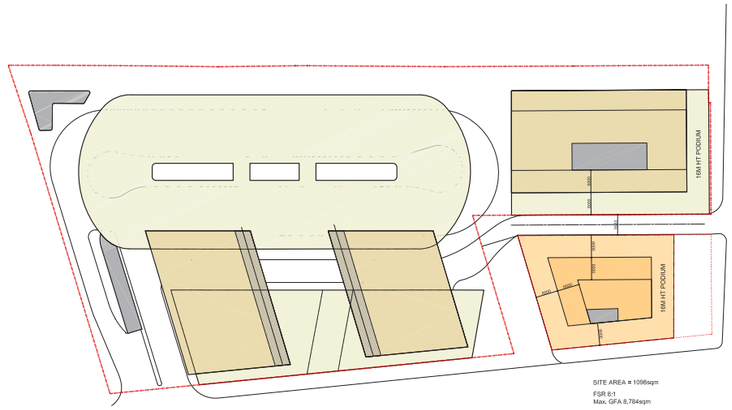
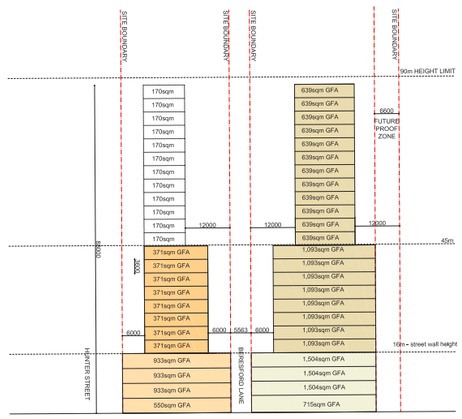
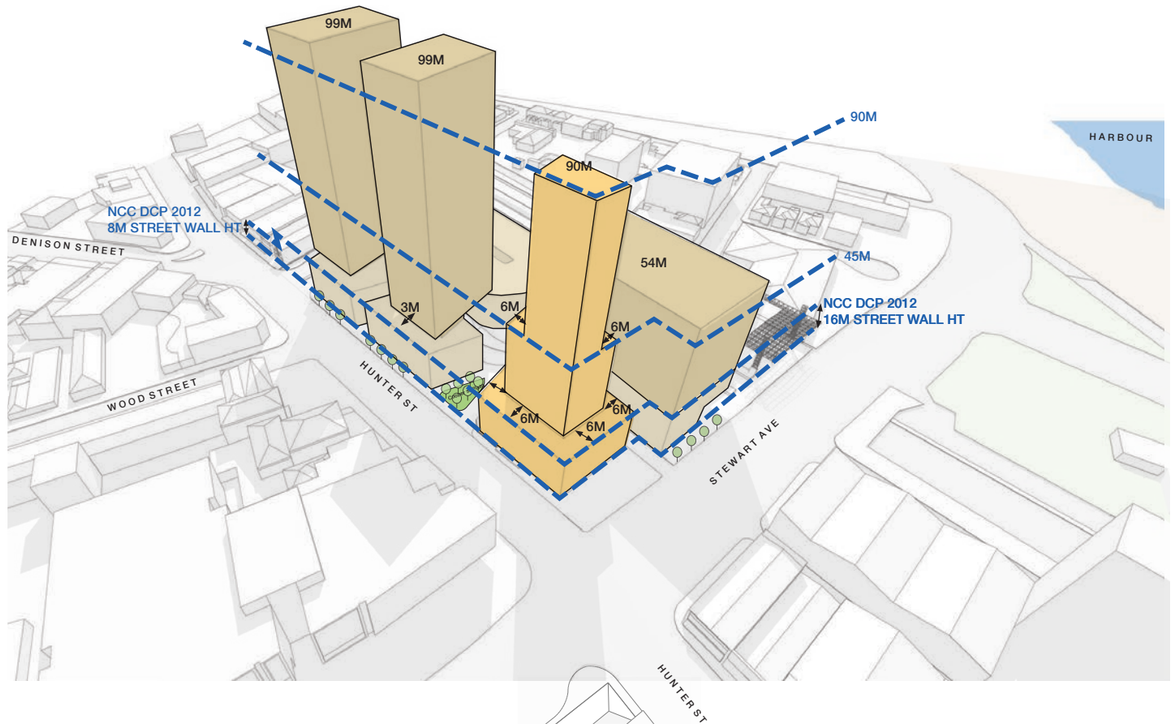
5.3 ADJACENT SITE FUTURE DEVELOPMENT POTENTIAL

An assessment of the adjoining site (if amalgamated) was undertaken to understand the impacts to neighbouring property should this site be developed in future.

The site area of this site, 834-850 Hunter Street, is 1,098sqm resulting in a maximum allowable gross floor area of 8,784sqm with a maximum height limit of 90m. The DCP prescribes setbacks to both front and side boundaries and street wall heights.

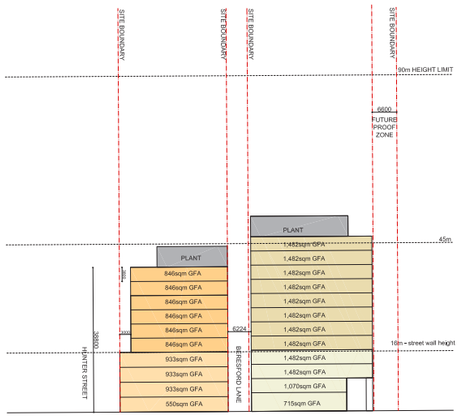


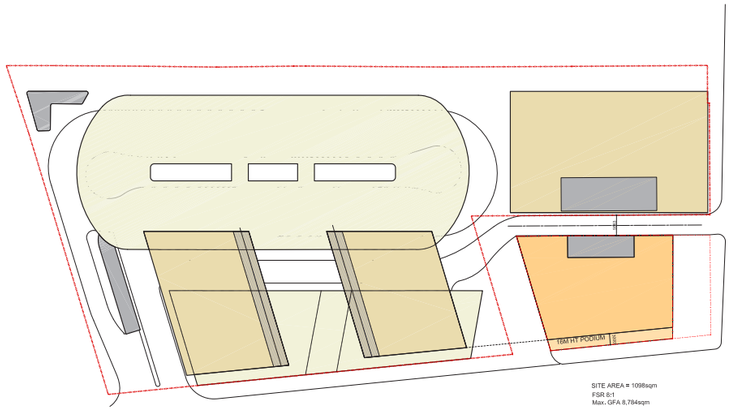


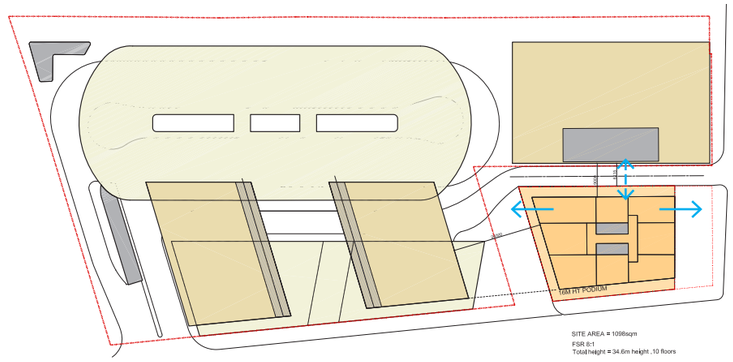


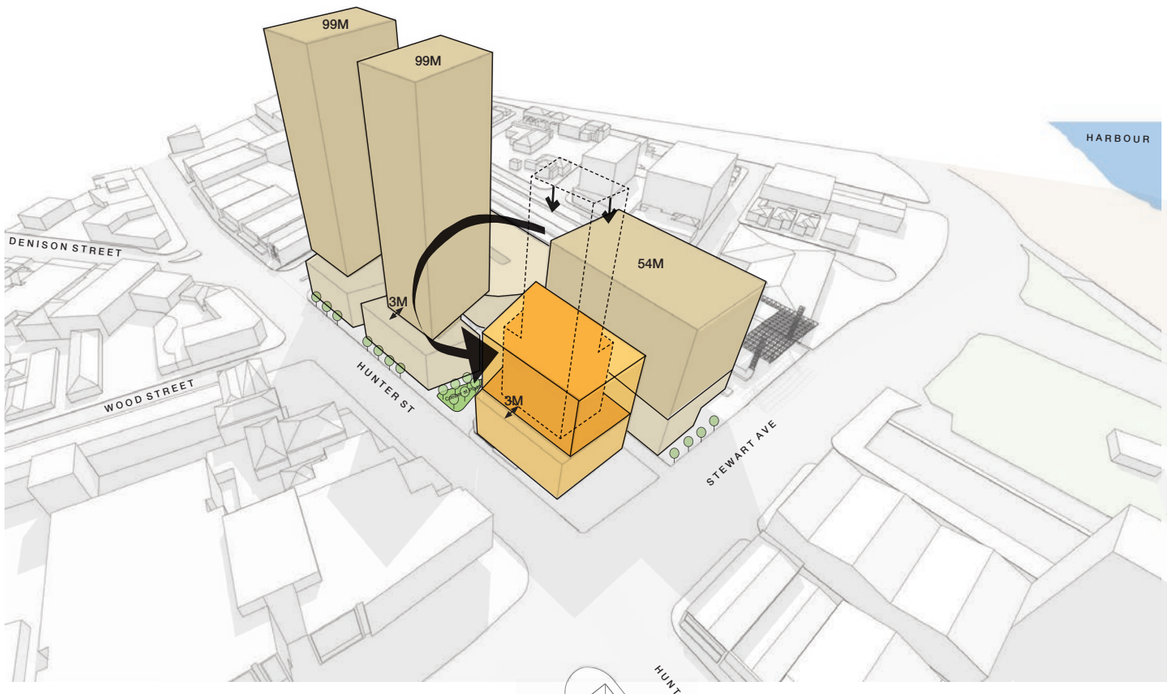
8. ADJACENT SITE DCP CONTROLS

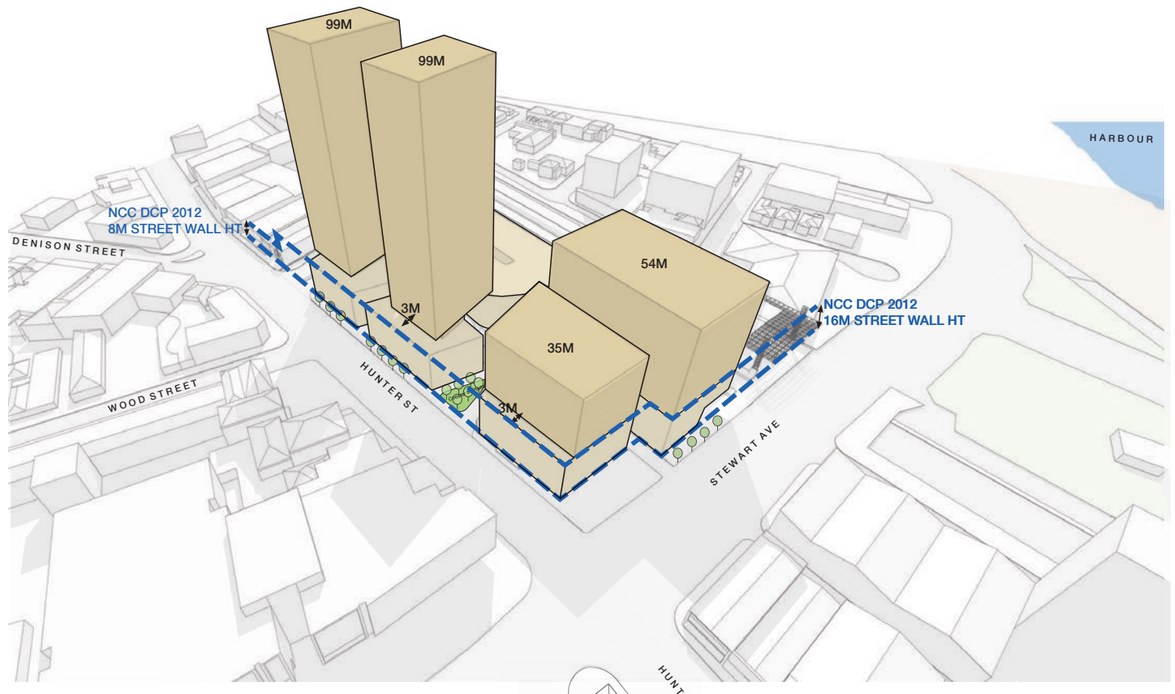
A DCP compliant envelope for this site results in a stepped form when considering the 6m front setback, as well as 6m side setback and a further 6m above 45m. The floorplates created would not be commercially viable due to resulting very small size and awkward tower built form.











9. ADJACENT SITE POTENTIAL FUTURE DEVELOPMENT

To unlock the development potential on the site and create more consistent built-form with its future context, the taller levels would be redistributed lower to create larger floorplates to meet current market expectations & a building massing more consistent with its contextual surroundings. The resulting massing would create 10-storeys of commercial accommodation and should the services core be located opposite to that of the 6 Stewart Ave building, overlooking between buildings could be restricted. Should the adjoining site be developed into a multi-unit residential building a 9m separation between buildings could be achieved ensuring reasonable separation to meet principles setout in Residential Flat Design Code between habitable and non-habitable spaces. The core location and apartment orientation further assists any overlooking or privacy adjacency issues.

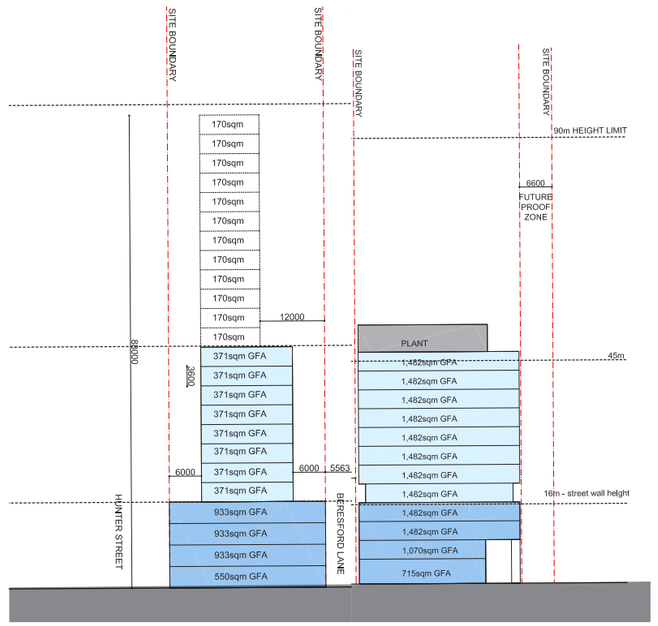
10. ADJACENT SITE FOLLOWS DEVELOPMENT SITE MASSING STRATEGY

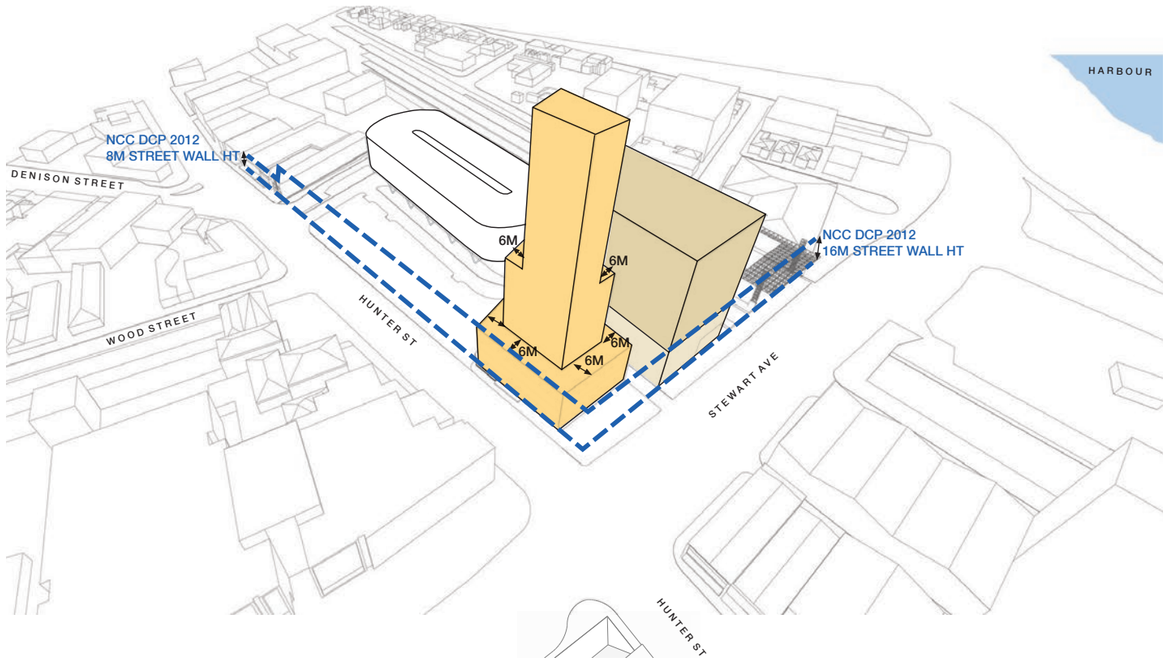
The massing could be articulated through achieving a 16m streetwall height along Hunter Street and a 3m setback control above to be consistent with proposed development at The Store site as well as that of the proposed commercial building on Stewart Avenue..

3.2 SITE ANALYSIS
IMPACT ON ADJACENT SITE

As part of an urban design strategy, it is important to recognize adjacent sites with future development potential to ensure property is not unreasonably impacted upon.

The following analysis on setbacks and development potential has been undertaken to scrutinize the adjacent sites (if amalgamated), immediately to the south of the proposed commercial building.

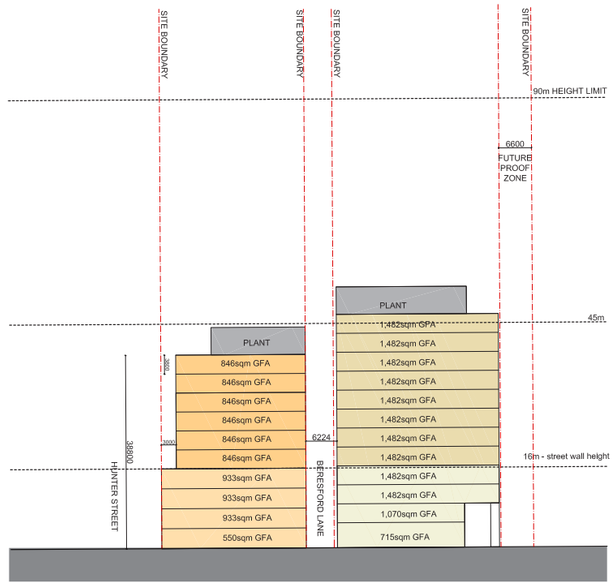


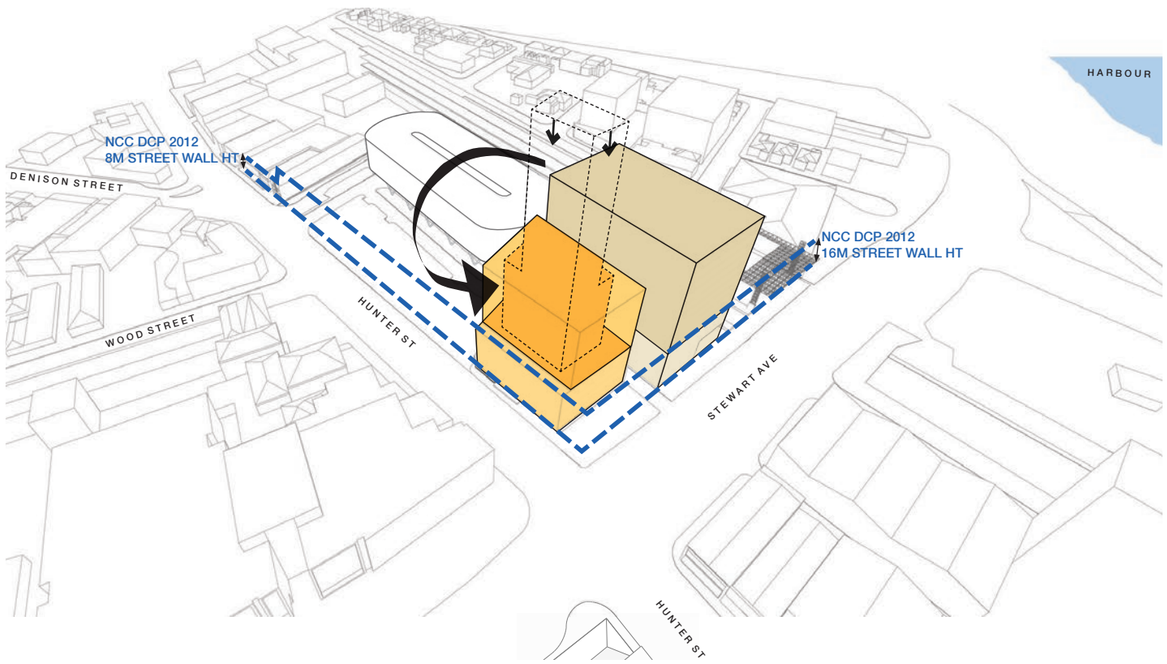


ADJACENT SITE - ENVELOPE ESTABLISHED TO COMPLIANT DCP SETBACKS

When applying compliant setbacks to the adjacent site area of 1,098sqm, over a maximum permissible height of 90m and a maximum FSR of 8:1 (8,784sqm GFA permissible), the building footprint becomes non-viable as a commercial or residential scheme with 170 and 370sqm upper level floorplates where the building footprint is setback.

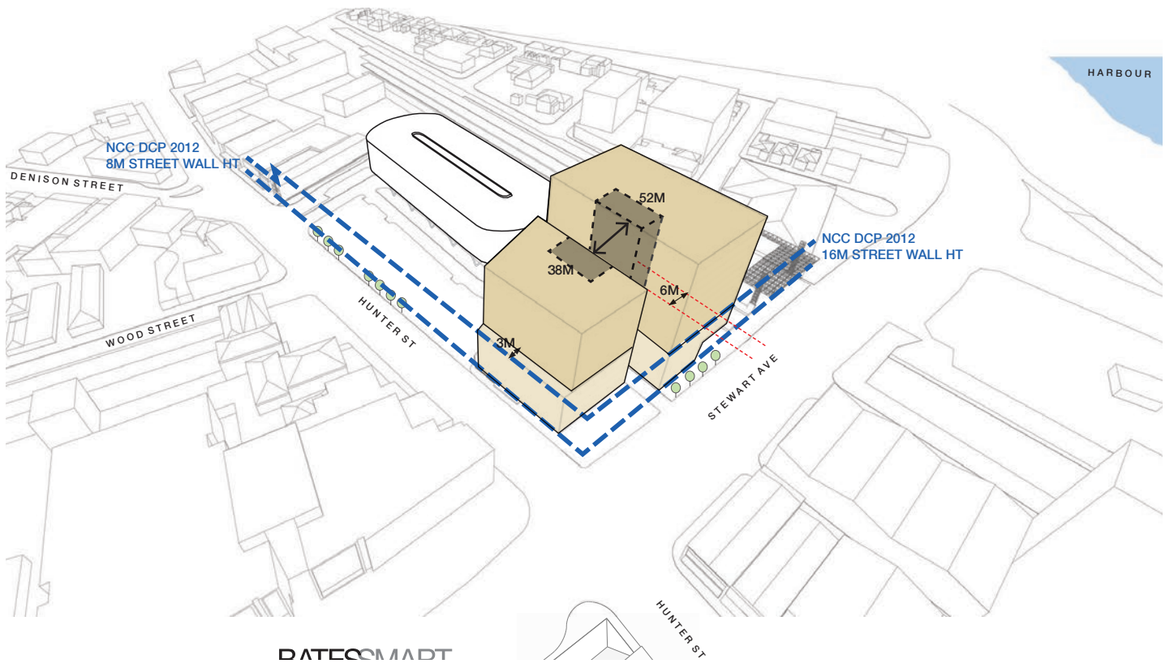
3.2 SITE ANALYSIS





ADJACENT SITE - REDISTRIBUTE FLOOR AREA / REDUCE BUILDING HEIGHT

Similar to the the proposed subject site, by reducing the building height and redistributing the floor area to lower levels of the building, by reconsidering the DCP setback it is possible to achieve larger floorplates of ~1000sqm GFA.



ADJACENT SITE - POTENTIAL BUILDING ENVELOPE

The resulting built forms sit comfortably adjacent with minimal loss of amenity to either property. Site to south can utilize allowable GFA into a height of 38m and is separated 6m, which is adequate for commercial development. Further to this, the side core location of each development site, being located on the laneway improves any possible overlooking concerns.

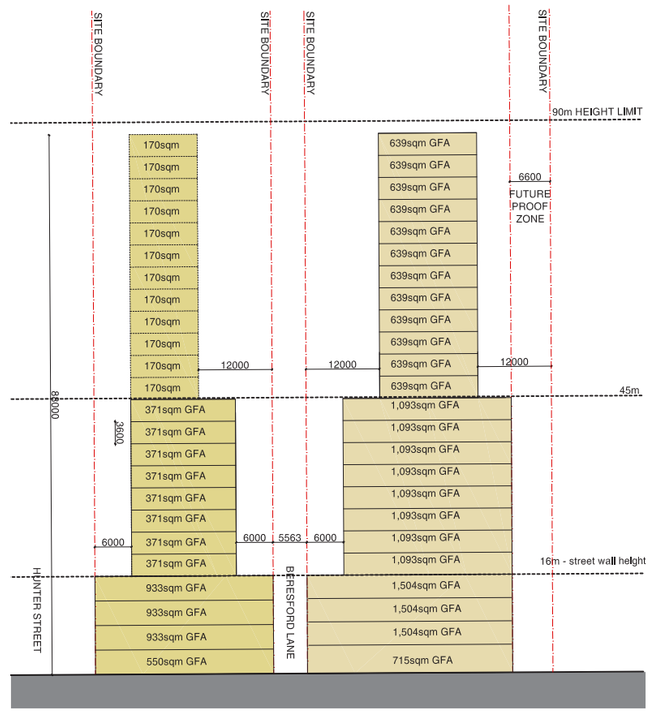
3.2 SITE ANALYSIS
IMPACT ON ADJACENT SITE

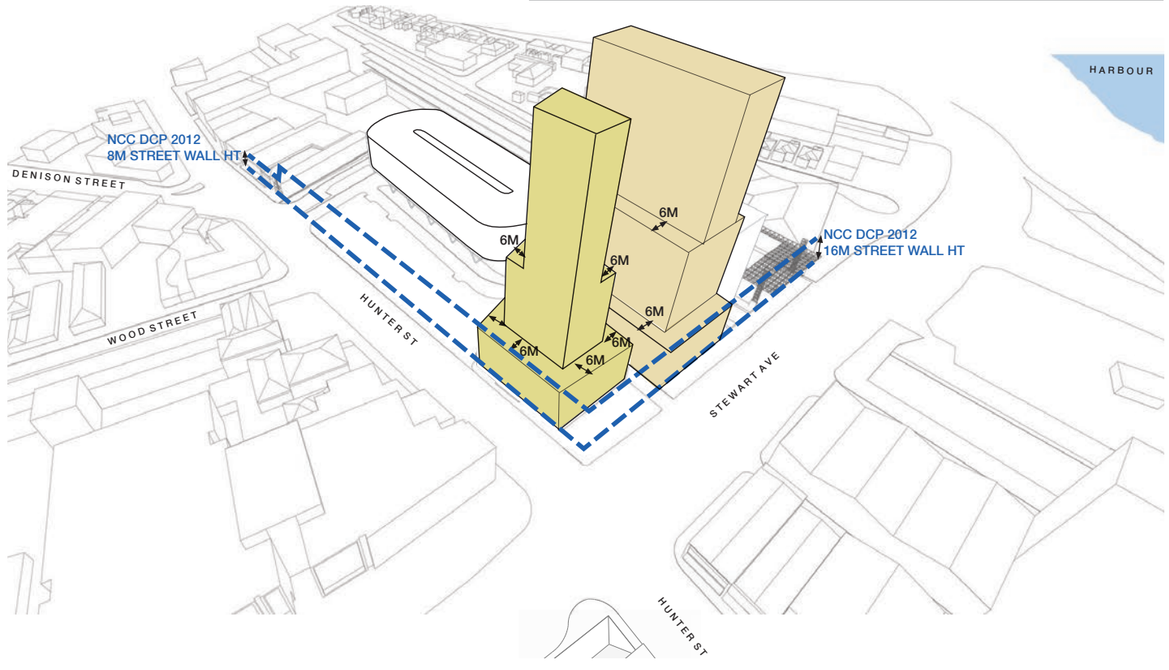
As part of an urban design strategy, it is important to recognize adjacent sites with future development potential to ensure property is not unreasonably impacted upon.

The following analysis on setbacks and development potential has been undertaken to scrutinize the adjacent sites (if amalgamated), immediately to the south of the proposed commercial building.

FULLY COMPLIANT DCP ENVELOPES FOR SUBJECT SITE AND ADJACENT DEVELOPMENT SITE

Subject site	- Potential area	- 21,600sqm GFA
	- Max. Permissible	- 96,224sqm GFA (within 90m height limit)
Adjacent site	- Potential area	- 8,350sqm GFA
	- Max. Permissible	- 8,784sqm GFA (within 90m height limit)

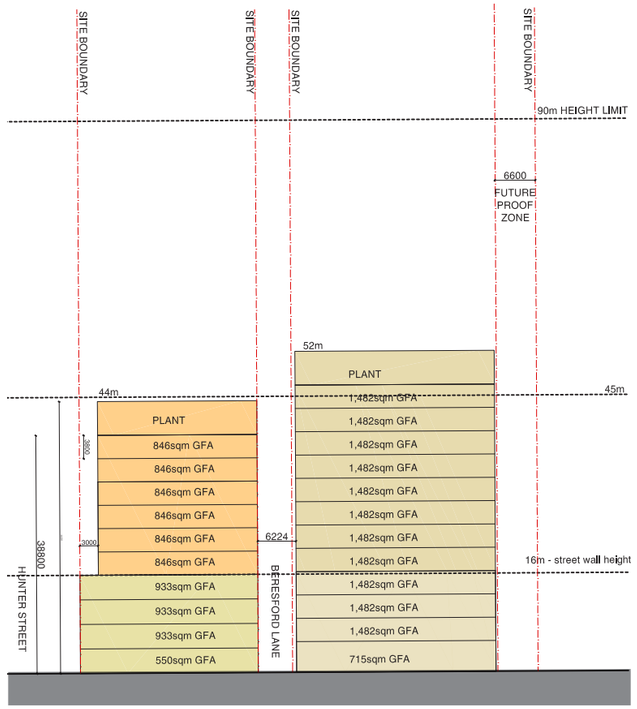


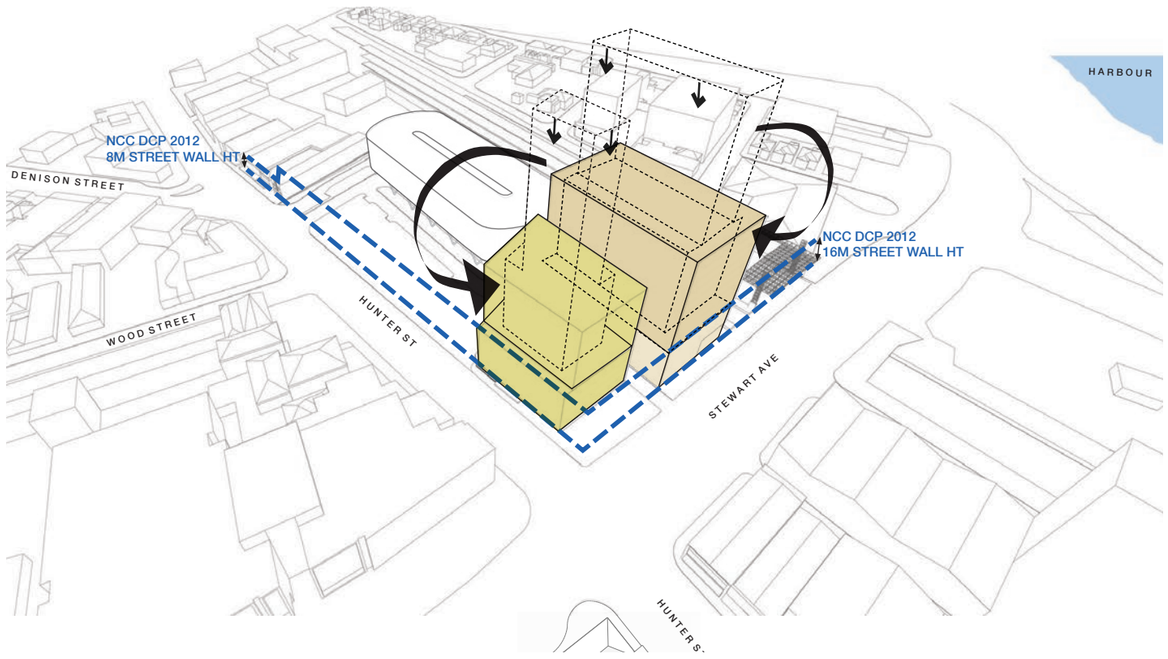


PROPOSED SUBJECT SITE ENVELOPE AND COMPLIANT DCP ENVELOPE FOR ADJACENT DEVELOPMENT SITE

With the consideration of the proposed building envelope at a an appropriate scale, when applying compliant setbacks to the adjacent site area of 1,098sqm, over a maximum permissible height of 90m and a maximum FSR of 8:1 (8,784sqm GFA permissible), the building footprint becomes non-viable as a commercial or residential scheme with 170 and 370sqm upper level floorplates.

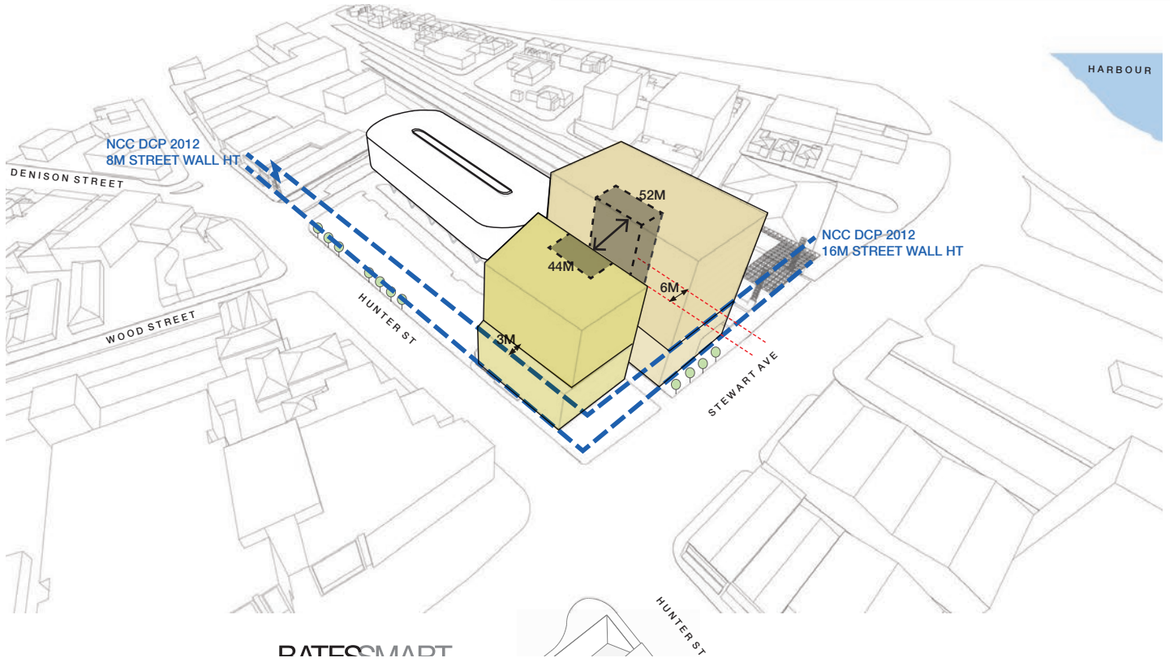
3.2 SITE ANALYSIS





ADJACENT SITE - REDISTRIBUTE FLOOR AREA / REDUCE BUILDING HEIGHT

Similar to the the proposed subject site, by reducing the building height and redistributing the floor area to lower levels of the building, by reconsidering the DCP setback it is possible to achieve larger floorplates of ~1000sqm GFA.

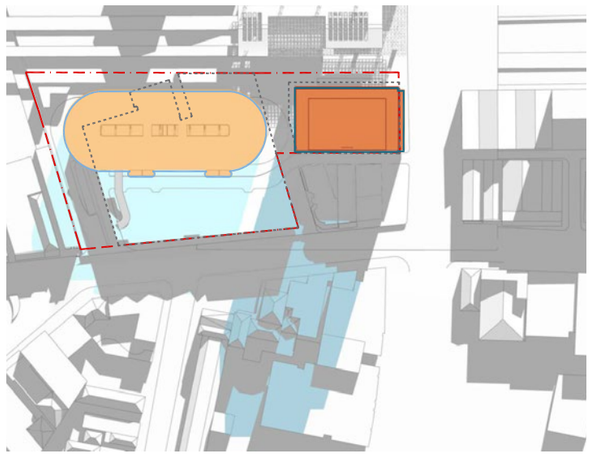


ADJACENT SITE - POTENTIAL BUILDING ENVELOPE

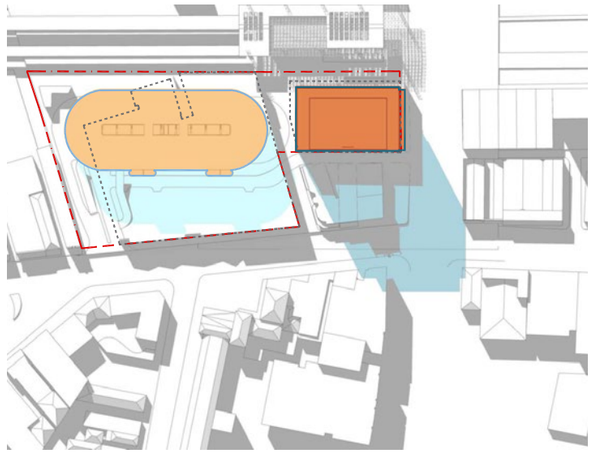
The resulting built forms sit comfortably adjacent with minimal loss of amenity to either property. Site to south can utilize allowable GFA into a height of 44m and is separated 6m, which is adequate for commercial development. Further to this, the side core location of each development site, being located on the laneway improves any possible overlooking concerns.

11.0 SHADOW DIAGRAMS
PROPOSED BUILDING

- EXISTING BUILDINGS
- EXISTING SHADOWS
- FOOTPRINT OF PROPOSED CARPARK (REFER TO DA DA2018/00879)
- SHADOWS CAST BY PROPOSED CARPARK (REFER TO DA DA2018/00879)
- FOOTPRINT OF PROPOSED COMMERCIAL BUILDING
- SHADOWS CAST BY PROPOSED COMMERCIAL BUILDING



9AM WINTER



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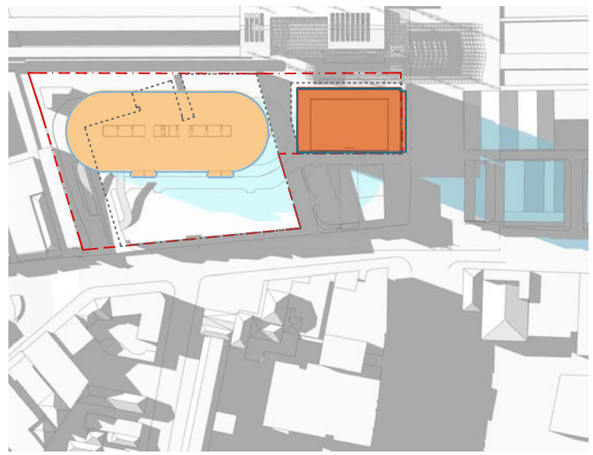
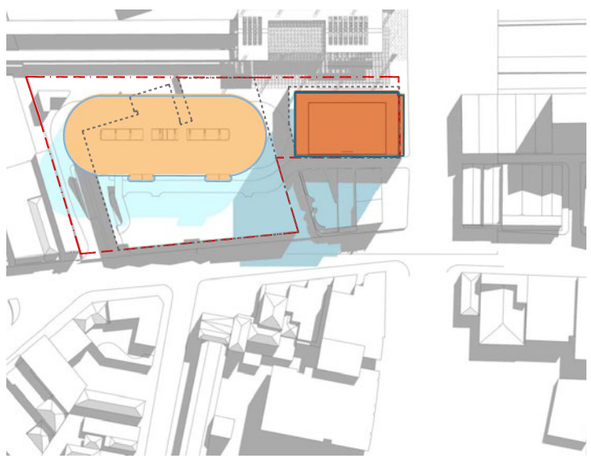
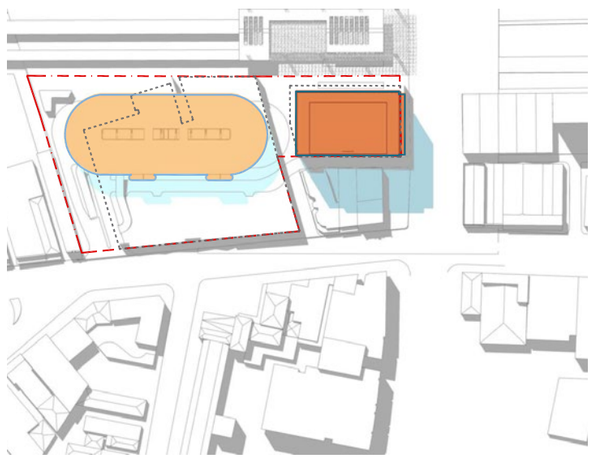


3PM WINTER



9AM EQUINOX



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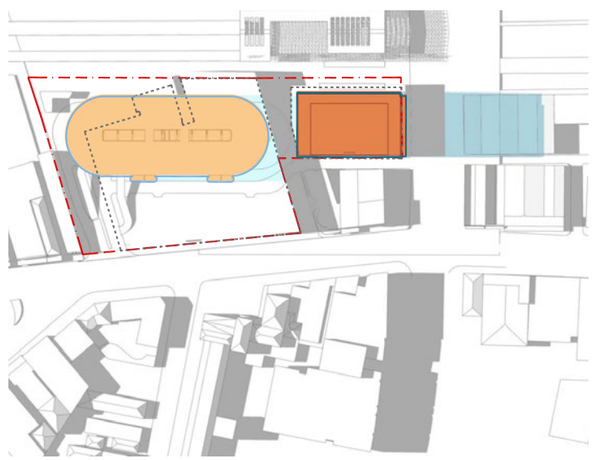
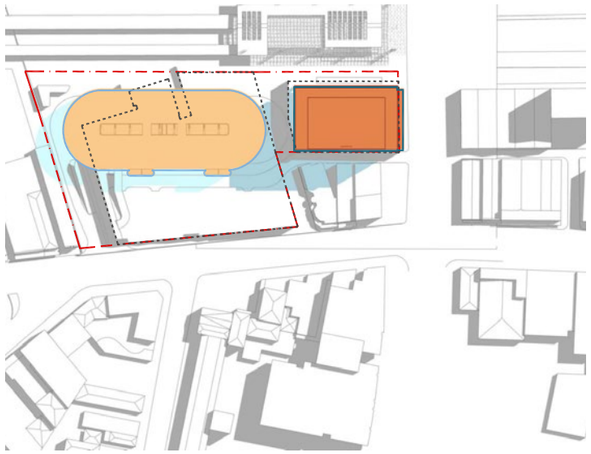


3PM EQUINOX

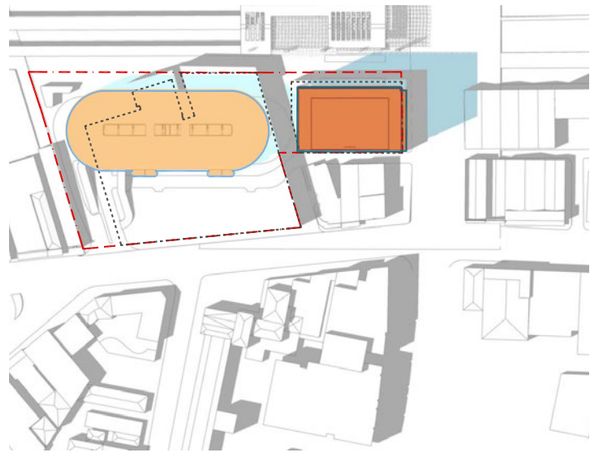
11.0 SHADOW DIAGRAMS

- EXISTING BUILDINGS
- EXISTING SHADOWS
- FOOTPRINT OF PROPOSED CARPARK (REFER TO DA DA2018/00879)
- SHADOWS CAST BY PROPOSED CARPARK (REFER TO DA DA2018/00879)
- FOOTPRINT OF PROPOSED COMMERCIAL BUILDING
- SHADOWS CAST BY PROPOSED COMMERCIAL BUILDING



9AM SUMMER

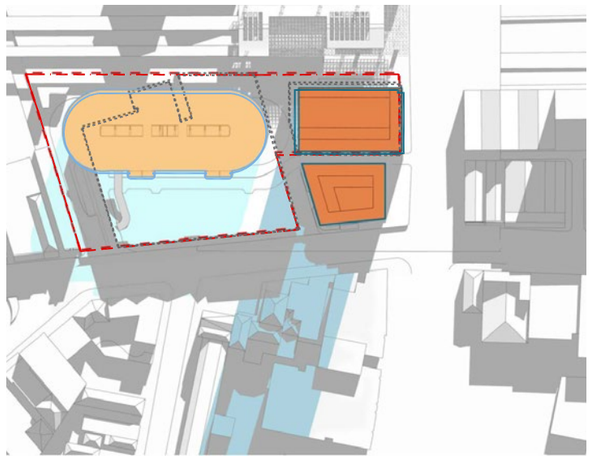
12NOON SUMMER



3PM SUMMER

11.0 SHADOW DIAGRAMS
COMPLIANT DCP ENVELOPES (INC. ADJACENT DEVELOPMENT SITE)

- EXISTING BUILDINGS
- EXISTING SHADOWS
- FOOTPRINT OF PROPOSED CARPARK (REFER TO DA DA2018/00879)
- SHADOWS CAST BY PROPOSED CARPARK (REFER TO DA DA2018/00879)
- FOOTPRINT OF DCP COMPLIANT ENVELOPES
- SHADOWS CAST BY DCP COMPLIANT ENVELOPES



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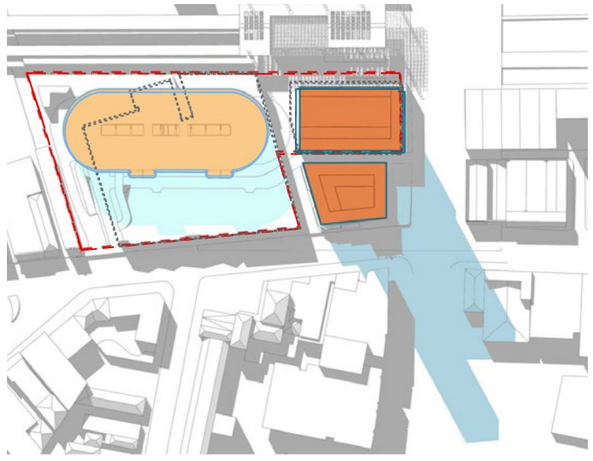

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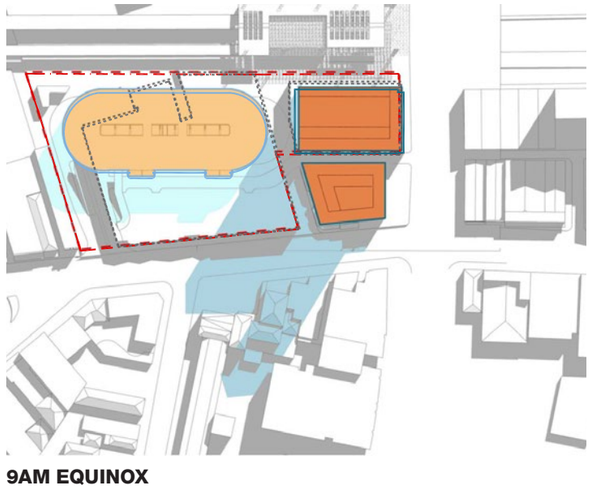
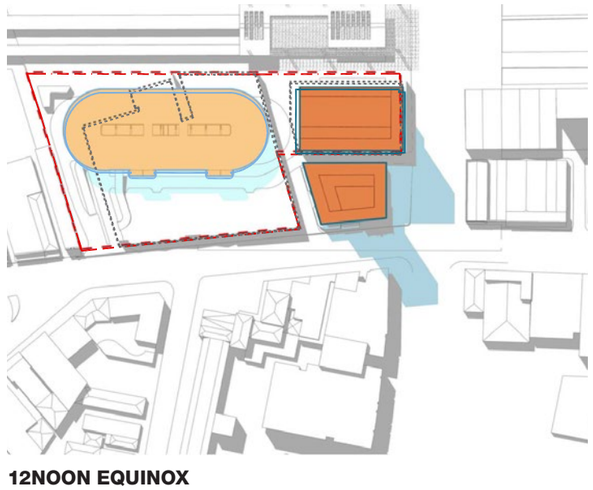
3PM WINTER



9AM EQUINOX



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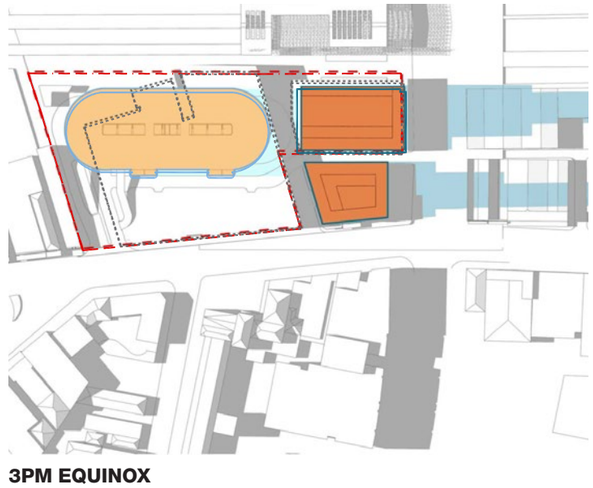


3PM EQUINOX

EXISTING BUILDINGS

EXISTING SHADOWS

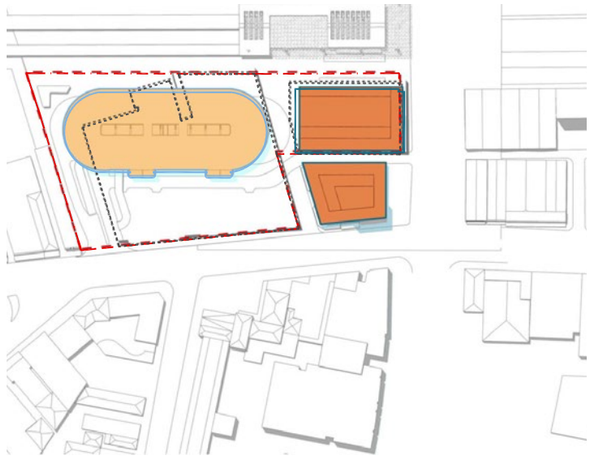
FOOTPRINT OF PROPOSED CARPARK (REFER TO DA DA2018/00879)

SHADOWS CAST BY PROPOSED CARPARK (REFER TO DA DA2018/00879)

FOOTPRINT OF DCP COMPLIANT ENVELOPES

SHADOWS CAST BY DCP COMPLIANT ENVELOPES

9AM SUMMER



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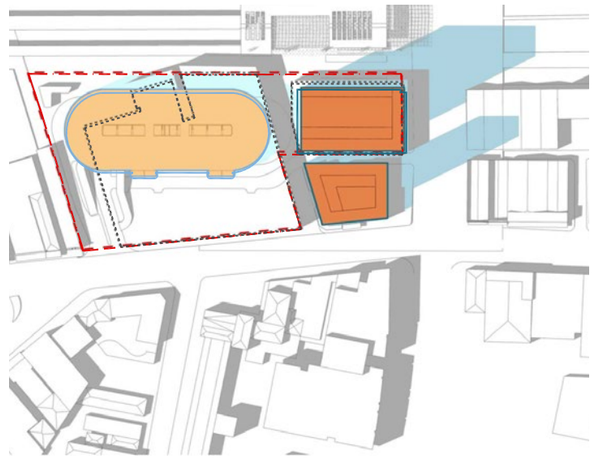

3PM SUMMER