

ARCHITECTURAL DESIGN STATEMENT

TO ACCOMPANY SITE COMPATIBILITY CERTIFICATE APPLICATION

WESTS MAYFIELD

32 INDUSTRIAL DRIVE,
MAYFIELD, NSW 2304



Artistic Impression: Concept masterplan for the Independent living development at Wests Mayfield.

Prepared by EJE Architecture

16th February 2018

Ref: 11964-Architectural Design Statment.docx

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1.0 INTRODUCTION

This Architectural Design Statement has been prepared to accompany a site compatibility application and has been undertaken at the request of the Wests Group Newcastle.

Careful consideration has been given to the masterplan and conceptual design as well as the potential apartment and landscaping designs of the proposal to ensure that the needs of future residents will be met and that the development will provide a high standard of housing which is compatible with surrounding development. Importantly the development itself is in its infancy in relation to design and hence this report will only assess whether the concept presented is capable of compliance with relevant development standards.

This report serves to interrogate the potential design outcomes in relation to the possible adherence to the State Environmental Planning Policy Number 65 – Design Quality of Residential Flat Development as well as the referenced 'Apartment Design Guide' (ADG) published by the NSW Department of Planning and Environment.

2.0 DEVELOPMENT DESCRIPTION

The proposal is a mix of 1, 2 and 3 bedroom apartments over nine floors & includes 216 Aged Care beds over seven floors. The apartments are located in three separate buildings to the south of the existing registered club (Wests Mayfield) while the Aged Care building is located to the west of the club & has direct vehicular access via Industrial Drive. The residential development is proposed for the land currently used as a training ground by the Newcastle Knights, while the Aged Care development is proposed for a vacant portion of the site on the western side of the existing Club. A reduction of car parking is justified as the existing 'Balance' gym & pool will no longer be open for public use as it will be for exclusive use of the residents.

2.1 Context

Located 160km north of Sydney, Newcastle is the second oldest city in Australia & the second largest city in NSW. It is a unique city as it has the world's largest coal export port which is surrounded by beautiful coastline & beaches. It regularly attracts visitors from all over the world.

In a holistic sense, this development is one of many currently being investigated by the Wests Group to provide appropriate residential accommodation to its members and the general retirement community.

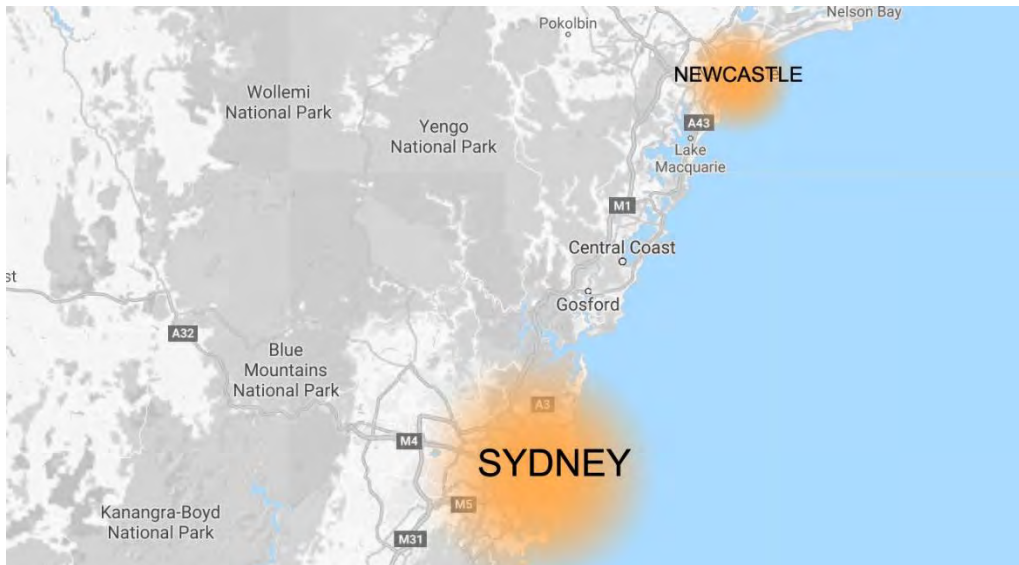


Figure 1. National context

Like many tourism towns, Newcastle is in need of providing appropriate facilities for ageing locals as well as those relocating from Sydney or nearby regional towns. This proposal presents an attractive offering for a lifestyle driven ageing population & is located approx. 5km north west of the existing Newcastle CBD.

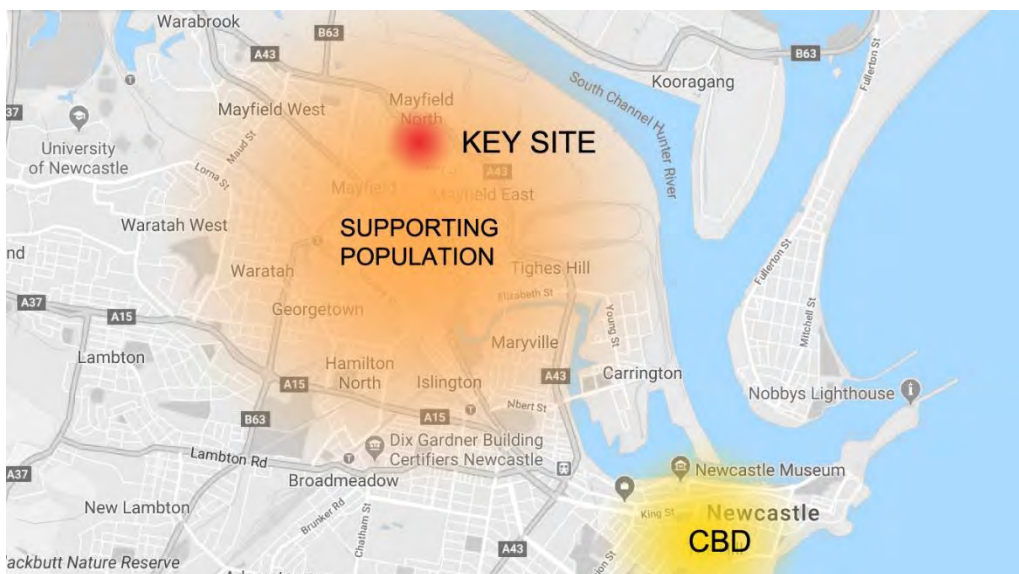


Figure 2. Local context



Figure 3. Site context

The site is ideally orientated for the provision of a residential development to the south east of the existing club. The land is primarily used as a training field for the Newcastle Knights rugby league team which will be relocated to Broadmeadow in the near future. This location will ensure the resident community enjoys an ideal solar aspect with predominantly north facing units while not overshadowing the existing neighbours to the south. The existing gym & pool facilities linked to the club are now proposed for exclusive use of the residents which will in turn result in a significant reduction in parking demand & provide amenity for the residents. Importantly, this is a community development where the residents are likely to come from and remain in the Wests membership base. This places a higher expectation on the quality of development.

The vacant parcel of land to the west of the existing club is an ideal location for the aged care development. It is separate from the residential component which allows it to have its own identity, yet is still closely linked to the club & has direct access off Industrial Drive for service vehicles.

The use of land associated with registered clubs for the purpose of independent living is identified in *State Environmental Planning Policy 65: Housing for seniors and people with a Disability* and as such is clearly a desirable usage of this site.

2.2 Development Type

The proposed development can be defined as a courtyard style development, with a street wall edge to William Street providing the desired urban character. Apartments in the form of three fingers extend to the west of the street wall creating two intimate courtyards for the use of residents. The proposed scale, bulk & height along William St responds to the existing character of the street & surrounding buildings. This is achieved by stepping the scale from the existing seven storey hotel to the north, down to the existing 1-2 storey dwellings to the south of the proposed development.

Many different development types have been considered for the site but after investigating these options it became clear that maximising the number of north aspect apartments & a strong street wall to William Street, the central courtyard option provided the highest level of amenity for the future residents as well as a responding to the existing character of the area.

3.0 DEVELOPING THE CONTROLS

3.1 Building Envelope

3.1.1 Setbacks

Setbacks for multi storey buildings are described in the Council DCP and are summarised below:

Road Type	Front Setback	
Zone	R2	R3, R4 or B4
Primary road	4.5m	4.5 m
Corner lot (secondary road)	2m	2m
Classified road	As defined in any applicable Environmental Planning Instrument, or if none exists 9m.	

Wall height	Side and rear setbacks
Up to 4.5	1.5m
4.5 - 8.5m	3m
Over 8.5m	6m

Figure 4. Newcastle DCP 2012 Controls

NCC DCP 2012 Controls = Front: 4.5m Rear: 6.0m Side: 6.0m

The proposal is capable of compliance with the DCP setbacks for the site. The proposal also needs to comply with the ADG in relation to existing development, retaining significant trees, visual & acoustic privacy, maximise deep soil areas, overshadowing & transitioning between sites with different land uses. With all these factors being considered, the following setbacks are proposed for the residential buildings along William St:

Front: 13.0m (to retain significant trees) **Side: 17.5m** (to eliminate overshadowing to neighbours)

3.1.2 Building Height

The site is zoned RE2 Private Recreation pursuant to Newcastle Local Environmental Plan (LEP) 2012 therefore there are no height limitations. Figure 4 below shows the proposed building heights. The existing club & the gym/pool building are approx two storeys high with the existing hotel at approx seven storeys high. The proposed aged care building will be a similar height to the hotel which will book end the existing club building. The proposal is sympathetic to the existing context with the only buildings to exceed the height of the existing hotel are the two buildings over the multi-storey carpark which are located in the middle of the site & do not overshadow the existing dwellings to the south.

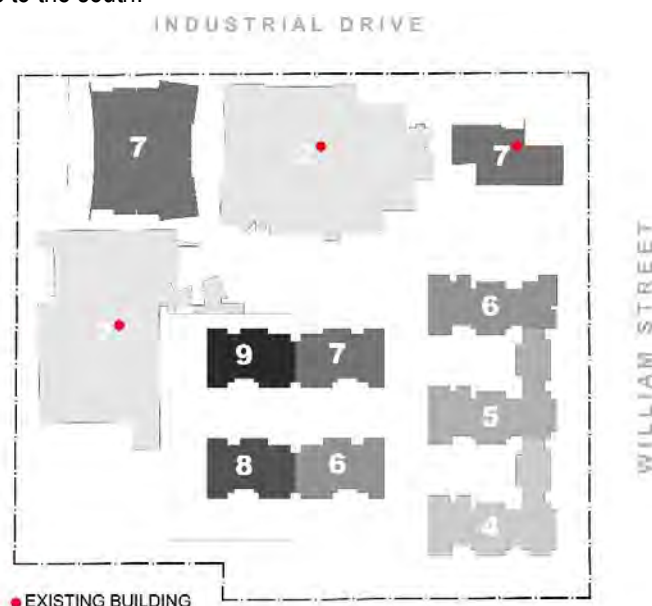


Figure 5. Proposed Building Heights

3.1.3 Floor Space Ratio

The site is zoned RE2 Private Recreation pursuant to Newcastle Local Environmental Plan (LEP) 2012 therefore there are no FSR limitations. The proposal adds an additional 38,390m² of GFA to the site which increases the total GFA for the site to 50,260m². The site area is 48,498m² which gives an **FSR of 1.036:1**.

3.1.4 Building Depth

The building design is such that compliance with the maximum building depth is likely, largely due to its tall slender forms. Buildings with thinner cross sections are generally better suited to providing a higher quality of residential amenity. Further analysis to be undertaken upon more detailed design.

3.1.5 Building Separation

The proposal is designed in such a way that compliance with building separation requirements is achievable. The proposal as depicted shows approx 21m between balconies in the north-south direction & approx 19m between buildings in the east-west direction. This is in excess of the minimum 18 meters recommended between habitable spaces for buildings up to 8 storeys high.

4.0 SITING THE DEVELOPMENT

4.1 Site Analysis, Orientation, Public Interface

The document set contains a comprehensive site analysis including geographical context at a local and wider scale, existing land use, surrounding land condition etc. The site analysis and shadow diagrams demonstrate the positioning of the buildings to ensure solar penetration to all buildings without causing overshadowing on adjoining properties. The definition of public and private space has been considered and delineated and is likely to provide a clear hierarchy of spaces during the design development phase.

4.2 Communal and Public Open Space

The key strategic decision to the built form to the eastern boundary to create a street wall edge to William Street & orientating the remaining built forms in an east-west direction, lends itself to the creation of more intimate courtyards between the buildings which can be utilised by a smaller number of residents – refer Figure 6. While there are these intimate courtyards, there are still a number of larger communal areas for larger gatherings &/or recreational use. All communal areas will have good passive surveillance from apartments over and would likely generate a sense of ownership of the residents. This is important to ensure the space is well treated by its users.

While the ADG requires a minimum 25% of site area to be communal open space, the proposed development will achieve approx 45% of the total site area.

In addition, the proposal will link the communal outdoor space in the south western corner of the site with the communal indoor area. The existing 'Balance' gym & pool will no longer be open for public use as it will be for exclusive use of the residents.

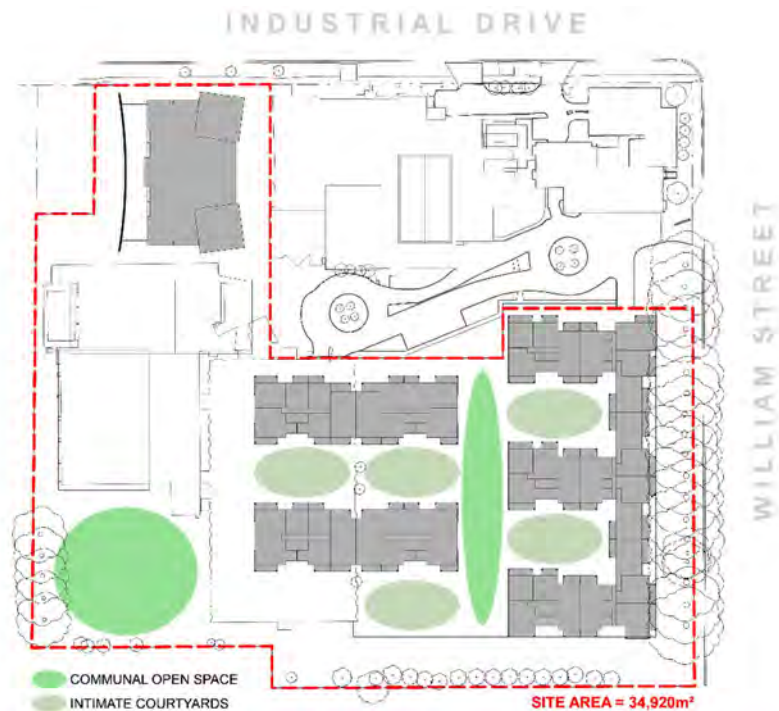


Figure 6. Open Space diagram

4.3 Deep Soil Zones

The concept includes areas of deep soil zone along William St, the southern boundary & the large open space in the south western corner of the site. These areas have a much greater minimum dimension than the ADG requires. The ADG requires min 7% of the site area to be designated deep soil zones & the proposal will provide approx. 20% of the site for deep soil zones. These areas contain large existing trees which we are proposing to retain & provide large setbacks from boundaries to assist with the long term health of these trees.

4.4 Visual Privacy

The development meets the minimum requirements for privacy which is essentially mandated by meeting the 18m building separation for buildings up to 8 storeys high. Additional design and analysis will be required during the design development phase to ensure visual privacy is being considered.

Apartment buildings should increase the building separation distance by 3m (total of 9m) when adjacent to a different zone that permits lower density residential development. This occurs along the southern boundary of the site yet we have nearly double the required setback (17m) to assist with visual & acoustic privacy as well as overshadowing.

4.5 Pedestrian Access

The concept design has been carefully considered to provide appropriate pedestrian entrances. Design priority has been given to isolating pedestrian movements from vehicular ones.

The two primary access points for the residential development are directly off William St (to activate the street edge) & from the northern edge of the development (traffic from the existing Club). The main access point for the aged care development is off Industrial Drive.

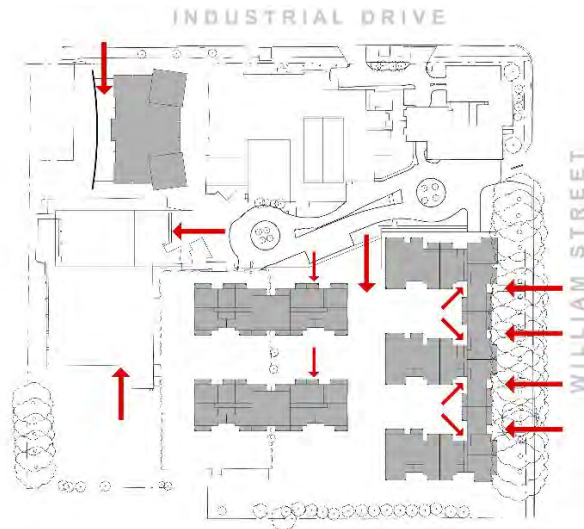


Figure 7. Pedestrian Access points

4.6 Vehicle Access, Parking & Bike Parking

Care has been taken to isolate different access methods from each other to ensure the safest movement of people and vehicles can occur. We have minimised the amount of vehicular access points to three in total. The existing entry/exit point off William Street will remain while an additional entry/exit point off William Street has been introduced at the south eastern corner of the site. The third access point will occur off Industrial Dr & will service the Aged Care development. A traffic report will be undertaken as part of the DA phase to determine whether any intersection upgrades are required. Car & bike parking numbers will comply with the requirements set out in the DCP.

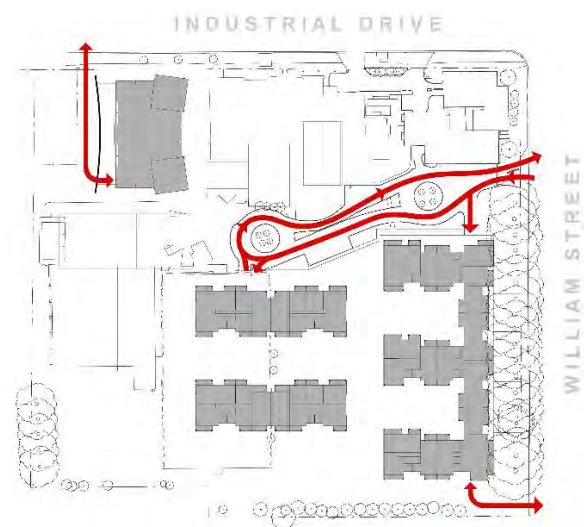


Figure 8. Vehicular Access points

5.0 DESIGNING THE BUILDING

5.1 Generating the Concept

One of the initial masterplan concepts was to provide a built form along William St to activate the streetscape while maintaining the existing trees. Off this built form, three fingers were introduced running in an east-west direction to provide good amenity to the units. Three other buildings were introduced that ran in a north-south direction with one being built over the existing multi-storey carpark. Upon reviewing the environmental impacts, it was decided that the three buildings needed to be rotated to increase the amount of north facing units & reduce the number of west facing units. After considering the surrounding context, it was decided that the bulk & scale of the eastern buildings needed to step down from the existing Hotel (7 storeys) to the north, down to the existing residential dwellings (1-2 storeys) to the south. In order to maintain the desired yield, these units were placed above the carpark buildings in the centre of the site to reduce visual/acoustic privacy as well as overshadowing of neighbouring dwellings.

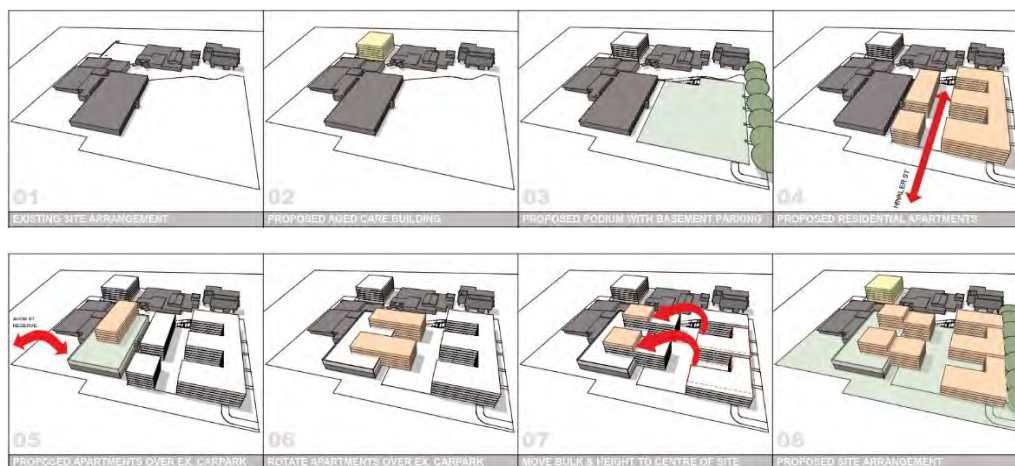


Figure 9. Concept drawings

The end result is a well considered masterplan which addresses environmental & social concerns while providing a high level of amenity for the residents & maintaining the high level of amenity for surrounding neighbours.

5.2 Solar Access

The ADG recommends achieving a minimum of 70% apartments having access to 3 hours of sunlight to the living room in mid-winter.

The design & orientation of the buildings lends itself to compliance with solar access. The proposal is capable of compliance with further investigation during the design development phase.

5.3 Ventilation

The ADG recommends achieving cross flow ventilation to 60% of the apartments.

The nature of the building is such that the design is capable of compliance with further investigation during the design development phase.

5.4 Apartment Sizes & Apartment Mix

The current proposal makes use of a mix of 1, 2 & 3 Bedroom units. Further investigation during the design development phase is likely to yield a different mix of apartments. It is noted that 2 bedroom residences for independent living apartments generally show the strongest market demand. Final mix is likely to be a combination of market demands, design factors and feasibility considerations. The current design has 262 residential units comprising of:

- 55 x 3 Bed units @ 130m² (21%)
- 45 x 2 Bed + units @ 120m² (17%)
- 64 x 2 Bed units @ 110m² (24%)
- 98 x 1 Bed units @ 80m² (38%)

5.5 Primary Open Space & Balconies

The development as presented is capable of achieving compliance with this aspect of the ADG during the design development phase.

5.6 Common Circulation Spaces

Common circulation spaces are provided with some buildings receiving natural light at all levels. In addition the maximum number of apartments accessible of any core per level is limited to 6 which is less than the 8 recommended in the ADG.

It is therefore assumed that the concept is likely to provide a positive outcome in regard to common circulation spaces.

5.7 Apartment Storage

The approximate apartment sizes appear sufficient to enable the likely program as well as appropriate storage. Compliance with this is to be tested at the developed design stage.

5.8 Universal Design

The development is geared at independent living apartments and as such all apartments will be capable of being adapted for use by a resident with a disability.

5.9 Waste Storage

Adequate waste storage has been incorporated rubbish storage room incorporated into the car park level. This room will be serviceable from a loading dock location which will have adequate manoeuvring spaces.

Waste estimates will be calculated using the following EPA guidelines:

Rubbish - 80L per apartment per week

Recycling - 40L per apartment per week co-mingled

Green Waste - Dependent on development management plan

6.0 ARCHITECTS STATEMENT

The proposal for independent living apartments on the Wests Mayfield site represents a truly community driven development. The proponents of the development, the West Group Limited, are a community operated asset which provides financial support to local sporting teams as well as services to the general community and provides a vital community facility promoting fitness and social opportunity.

As the developer, a natural process of review has been undertaken by the board, as well as the club and wider community. The enthusiastic support received from these sectors of the community suggest that the development will be popular, and ultimately successful.

At this early stage the design of the development has been carefully considered from master planning level. Further development though to site resolution and detailing is subject to greater analysis in the future, however the proposal as documented is generally capable of compliance with all elements of the Apartment Design Guide, as well as other relevant legislation. In addition, the concept is capable of being developed into a strong architectural statement for the permanent residents of Mayfield.

The State Environmental Planning Proposal: Housing for Seniors and People with a Disability, makes this an ideal and strategically sound use for the site. In addition, this development will give the club the opportunity to continue their plans of diversification, thus assisting them to remain a strong, vibrant community asset well into the future.

Should you wish to discuss any element of this proposal, please do not hesitate to contact or Bede Campbell at EJE Architecture.



Bede Campbell – NSWARB 9837

Principal

EJE Architecture

Nominated Architect:

Bernard Collins NSWARB 4438

WESTS MAYFIELD APARTMENT YIELD - REV D

BUILDING	APARTMENT TYPE	NOMINAL	QUANTITY	NLA (m²)	GFA (m²)
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BUILDING A (6 STOREY)

GROUND	3 BEDROOM	130	6	780	
	2 BEDROOM EXTRA	120	2	240	
	2 BEDROOM	110	10	1100	
	1 BED/SITTER	80	6	480	
LEVEL 1	3 BEDROOM	130	7	910	
	2 BEDROOM EXTRA	120	5	600	
	2 BEDROOM	110	7	770	
	1 BED/SITTER	80	6	480	
LEVEL 2	3 BEDROOM	130	7	910	
	2 BEDROOM EXTRA	120	5	600	
	2 BEDROOM	110	7	770	
	1 BED/SITTER	80	6	480	
LEVEL 3	3 BEDROOM	130	7	910	
	2 BEDROOM EXTRA	120	5	600	
	2 BEDROOM	110	7	770	
	1 BED/SITTER	80	6	480	
LEVEL 4	3 BEDROOM	130	5	650	
	2 BEDROOM EXTRA	120	2	240	
	2 BEDROOM	110	5	550	
	1 BED/SITTER	80	4	320	
LEVEL 5	3 BEDROOM	130	3	390	
	2 BEDROOM EXTRA	120	0	0	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	2	160	
TOTAL			122	13410	
TOTAL GFA (85% EFFICIENCY)				0.85	15775

BUILDING B (8 STOREY)

GROUND	3 BEDROOM	130	1	130	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	2	160	
LEVEL 1	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	
LEVEL 2	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	
LEVEL 3	2 BEDROOM EXTRA	120	4	480	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	5	400	



LEVEL 4	3 BEDROOM	130	2	260	
	2 BEDROOM EXTRA	120	2	240	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	6	480	
LEVEL 5	3 BEDROOM	130	2	260	
	2 BEDROOM EXTRA	120	2	240	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	6	480	
LEVEL 6	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	
LEVEL 7	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	
TOTAL			64	6410	
TOTAL GFA (85% EFFICIENCY)			LIFTS/CORES/ETC	0.85	7541

BUILDING C (9 STOREY)

GROUND	3 BEDROOM	130	1	130	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	2	160	
LEVEL 1	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	
LEVEL 2	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	
LEVEL 3	2 BEDROOM EXTRA	120	4	480	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	5	400	
LEVEL 4	3 BEDROOM	130	2	260	
	2 BEDROOM EXTRA	120	2	240	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	6	480	
LEVEL 5	3 BEDROOM	130	2	260	
	2 BEDROOM EXTRA	120	2	240	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	6	480	
LEVEL 6	3 BEDROOM	130	2	260	
	2 BEDROOM EXTRA	120	2	240	
	2 BEDROOM	110	2	220	
	1 BED/SITTER	80	6	480	



LEVEL 7	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	

LEVEL 8	3 BEDROOM	130	1	130	
	2 BEDROOM EXTRA	120	1	120	
	2 BEDROOM	110	1	110	
	1 BED/SITTER	80	3	240	

TOTAL			76	7610	
TOTAL GFA (85% EFFICIENCY)	LIFTS/CORES/ETC			0.85	8952

TOTAL - ALL APARTMENTS		262	32268
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BUILDING D (7 STOREY)	216 BEDS
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WESTS MAYFIELD REDEVELOPMENT SITE COMPATIBILITY CERTIFICATE





WESTS MAYFIELD REDEVELOPMENT

LOCATION PLAN - NTS



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WESTS MAYFIELD REDEVELOPMENT

SITE ANALYSIS- NTS

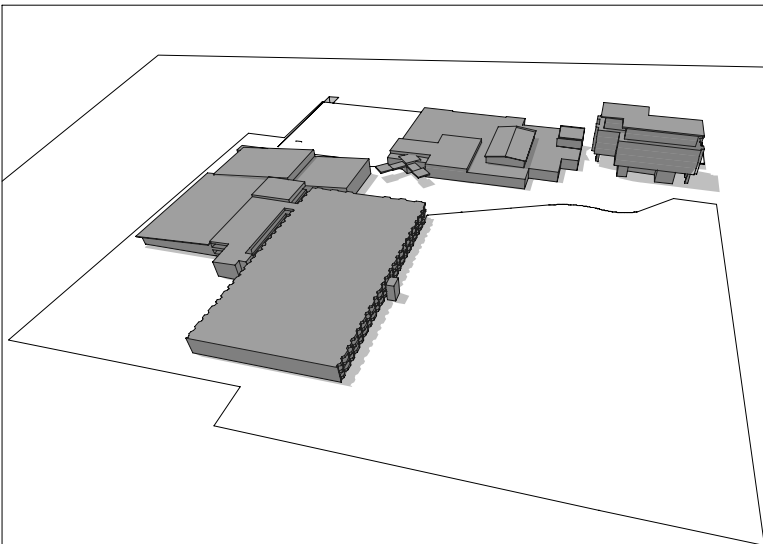


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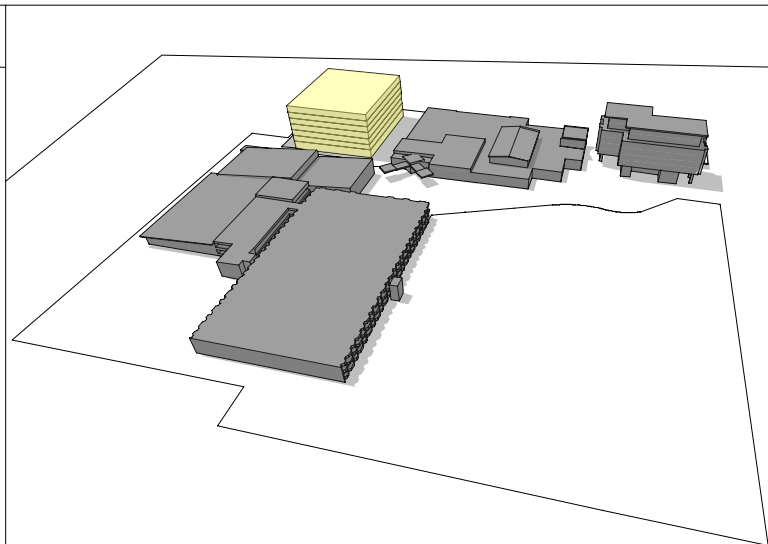
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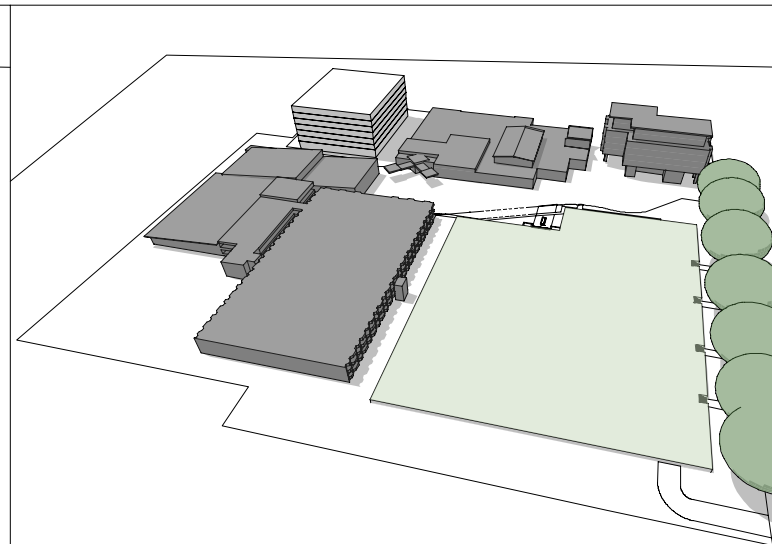
EXISTING SITE ARRANGEMENT

EXISTING BUILDINGS TO REMAIN ON THE SITE INCLUDE THE HOTEL, WESTS CLUB FACILITY, BALANCE GYM & POOL & THE MULTI-STOREY CARPARK. THE EXISTING KNIGHTS FACILITY, TRAINING FIELD, & ON GRADE CARPARK ARE TO BE REMOVED FROM THE SITE. THE KNIGHTS WILL BE RELOCATED TO THE NEW 'CENTRE OF EXCELLENCE' AT THE BROADMEADOW STADIUM.



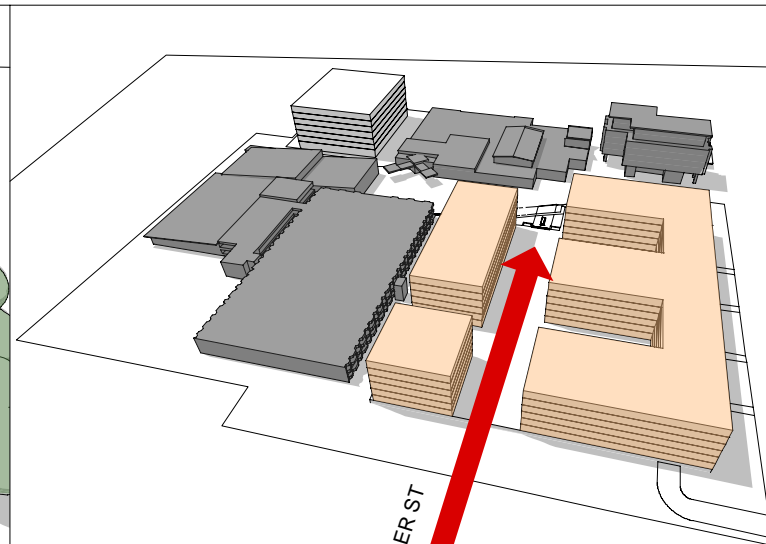
PROPOSED AGED CARE BUILDING

THE PROPOSED AGED CARE BUILDING IS TO BE LOCATED IN THE NORTH-WESTERN CORNER OF THE SITE. THIS WILL ALLOW FOR SERVICE VEHICLE ACCESS DIRECTLY OFF INDUSTRIAL DRIVE & WILL ALSO GIVE THE BUILDING IT'S OWN IDENTITY GIVEN THAT IT IS SEPARATED FROM THE RESIDENTIAL COMPONENT. THE PROPOSED HEIGHT WILL BE SET BY THE EXISTING HOTEL.



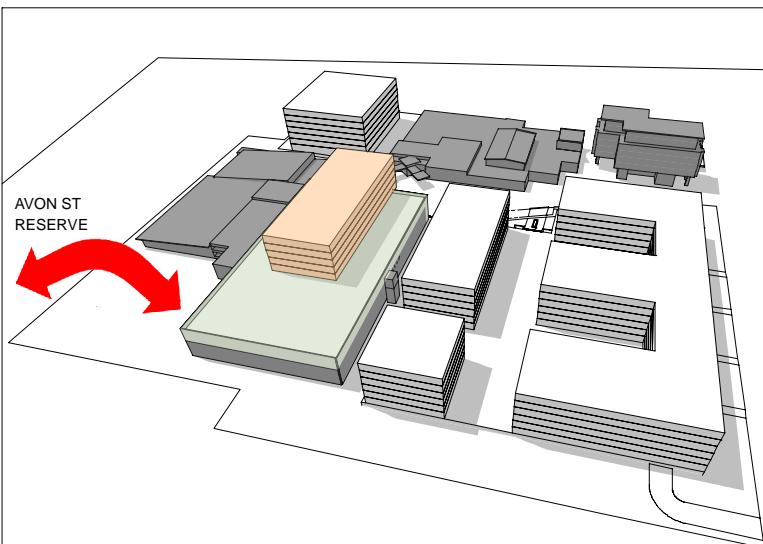
PROPOSED PODIUM WITH BASEMENT PARKING

ONCE THE KNIGHTS HAVE BEEN RELOCATED, A LARGE PORTION OF THE SITE BECOMES AVAILABLE FOR REDEVELOPMENT. THE BASEMENT CARPARKING WILL BE HALF A LEVEL BELOW NATURAL GROUND & WILL ACCOMMODATE APPROX 300 CARPARKS. THE EXISTING TREES ALONG WILLIAM STREET ARE TO BE RETAINED WITH AN INCREASED SETBACK TO WILLIAM ST & THE RESIDENTIAL LOTS TO THE SOUTH.



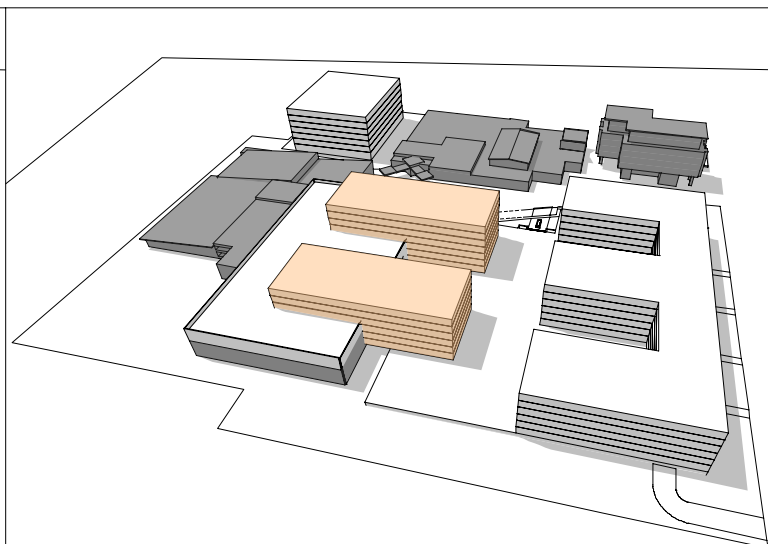
PROPOSED RESIDENTIAL APARTMENTS

FROM A TOWN PLANNING ASPECT, WE FELT IT WAS IMPORTANT NOT TO TERMINATE THE END OF HINKLER ST WITH A BUILDING MASS SO WE HAVE PROPOSED A CORRIDOR RUNNING NORTH-SOUTH AS AN EXTENSION OF HINKLER ST. WE HAVE PROPOSED TO FORM A SOLID EDGE FACING WILLIAM ST WITH WINGS COMING OFF WHICH ALLOW FOR NORTH-SOUTH FACING UNITS.



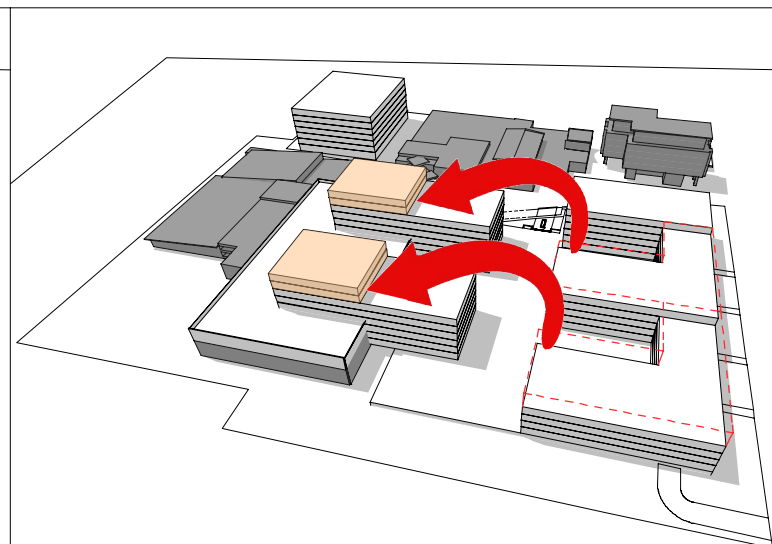
PROPOSED APARTMENTS OVER EX. CARPARK

A PREVIOUS CONCEPT MASTERPLAN HAD AN APARTMENT BUILDING LOCATED IN THE SOUTH WESTERN CORNER OF THE SITE. WE PROPOSE TO GIVE THIS SPACE BACK TO RESIDENTS AS RECREATION/PARK WHICH WILL ADJOIN AVON STREET RESERVE. TO MAINTAIN THE REQUIRED YEILD, WE PROPOSE TO BUILDING OVER THE EXISTING MULTI STOREY CARPARK WHICH WILL KEEP THE HEIGHT & BULK IN THE CENTRE OF THE SITE & AWAY FROM ADJOINING RESIDENTIAL LOTS TO THE SOUTH



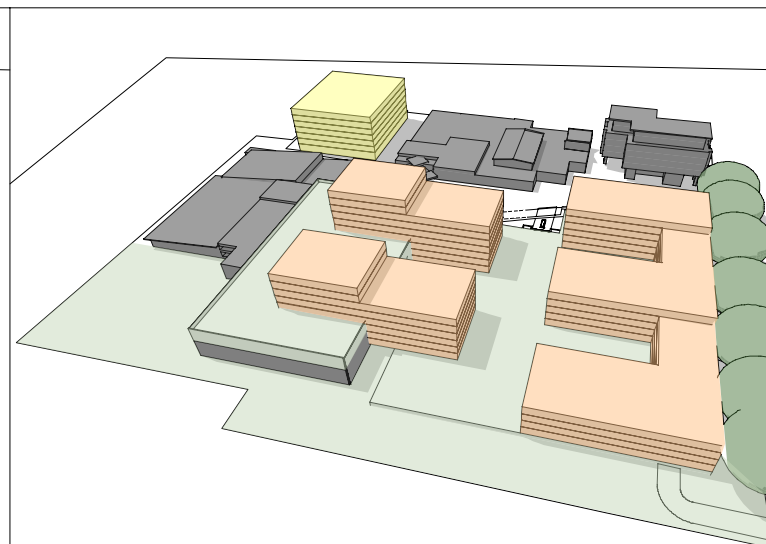
ROTATE APARTMENTS OVER EX. CARPARK

ONCE REVIEWING THE UNIT LAYOUTS, WE DECIDED IT WOULD BE MORE BENEFICIAL TO RUN ALL BUILDINGS EAST-WEST WHICH WOULD GIVE US MORE NORTH FACING UNITS & ELIMINATE ANY 'WEST ONLY' FACING UNITS. THIS HAS RESULTED IN TWO BUILDINGS BEING BUILT OVER THE EXISTING MULTI-STOREY CARPARK & WE ARE ALSO PROPOSING TO COVER THE EXISTING CARPARK WHICH BECOMES THE PODIUM LEVEL FOR THE UNITS.



MOVE BULK & HEIGHT TO CENTRE OF SITE

IN ORDER TO MINIMISE ANY PRIVACY ISSUES OR OVERSHADOWING OF ADJOINING RESIDENTS, WE HAVE PROPOSED A TRANSITION IN HEIGHT FROM THE EXISTING HOTEL (8 STOREYS) DOWN TO THE SINGLE STOREY DWELLINGS BY STEPPING THE BUILDING DOWN ALONG WILLIAM ST. TO MAINTAIN THE REQ'D YEILD, WE HAVE MOVED THESE UNITS ABOVE THE CARPARK BUILDINGS IN ORDER TO KEEP THAT BULK/HEIGHT IN THE MIDDLE OF THE SITE TO REDUCE THE IMPACT ON NEIGHBOURS.



PROPOSED SITE ARRANGEMENT

THE END RESULT IS A WELL CONSIDERED MASTERPLAN WHICH ADDRESSES ENVIRONMENTAL & SOCIAL CONCERNS. THE PROPOSED UNITS PROVIDE A HIGH LEVEL OF AMENITY FOR THE RESIDENTS WHILE ALSO MAINTAINING THE HIGH LEVEL OF AMENITY TO SURROUNDING NEIGHBOURS. BY MOVING THE BULK/HEIGHT INTO THE CENTRE OF THE SITE, NO OVERSHADOWING OCCURS TO NEIGHBOURS.

WESTS MAYFIELD REDEVELOPMENT

CONCEPTUAL ANALYSIS



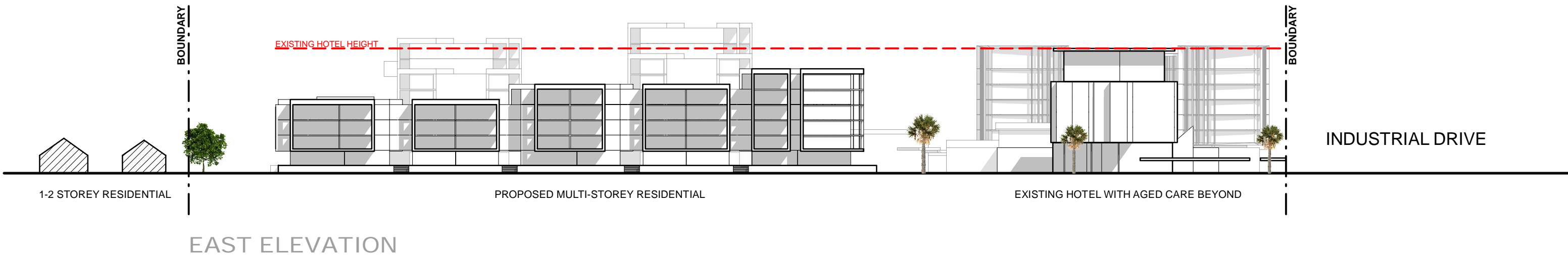
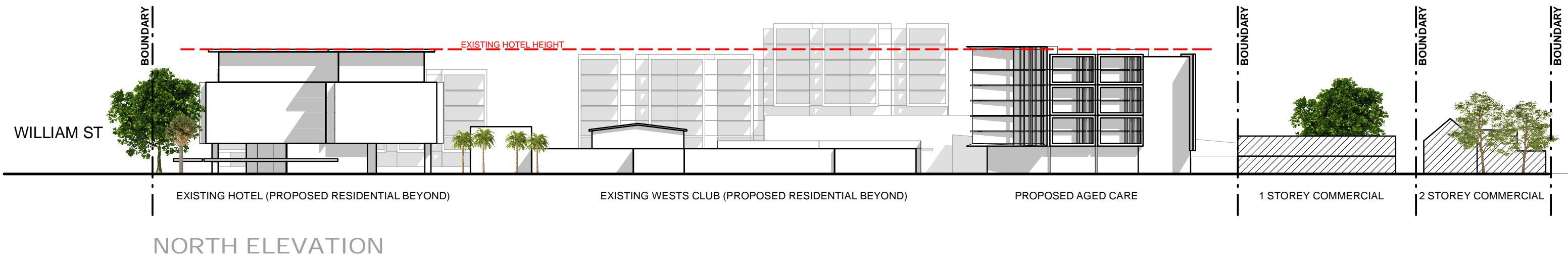
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CONTEXTUAL ANALYSIS 1:750 @ A3

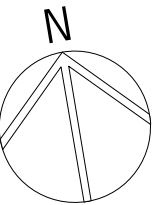


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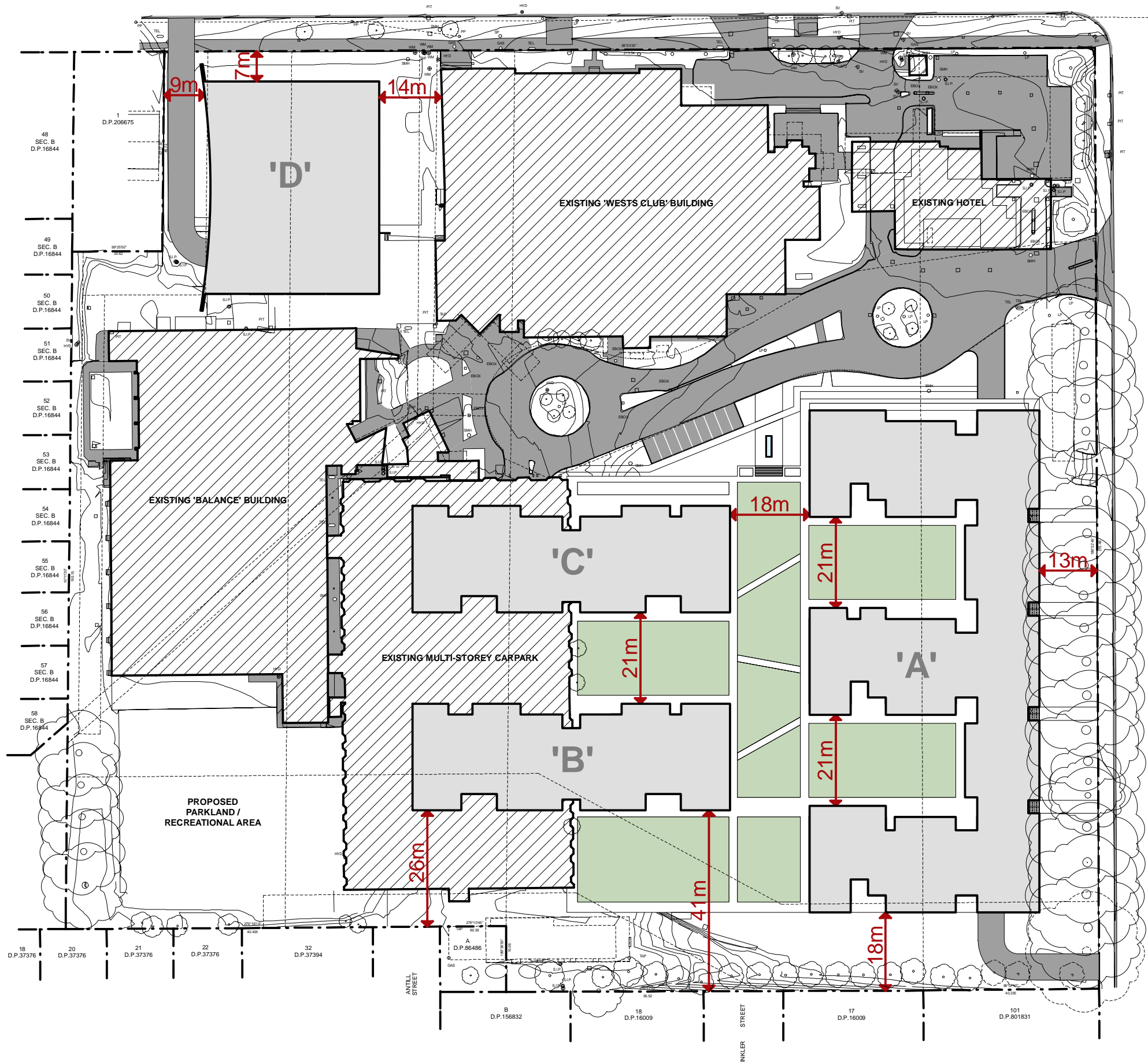
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INDUSTRIAL DRIVE

WILLIAM STREET



PROPOSED YIELD

BUILDING A

3 BED	x	35
2 BED+	x	19
2 BED	x	38
1 BED	x	30
TOTAL		122

BUILDING B

3 BED	x	9
2 BED+	x	12
2 BED	x	12
1 BED	x	31
TOTAL		64

BUILDING C

3 BED	x	11
2 BED+	x	14
2 BED	x	14
1 BED	x	37
TOTAL		76

TOTAL

3 BED	x	55
2 BED+	x	45
2 BED	x	64
1 BED	x	98
TOTAL		262

BUILDING D

216 BEDS

WESTS MAYFIELD REDEVELOPMENT

SITE PLAN 1:1000 @ A3

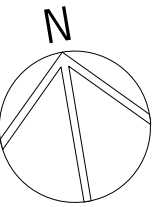


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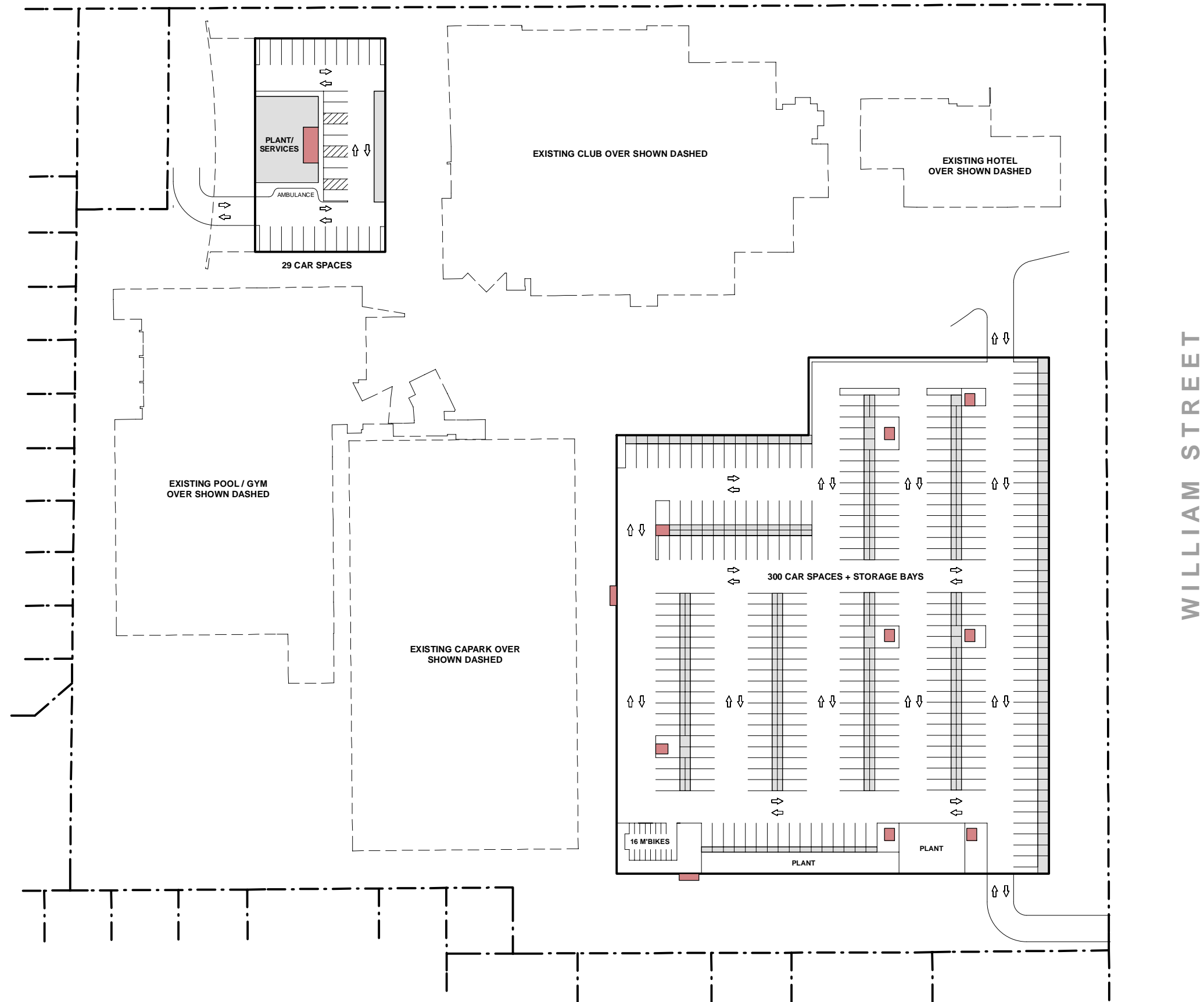
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BASEMENT FLOOR PLAN 1:1000 @ A3



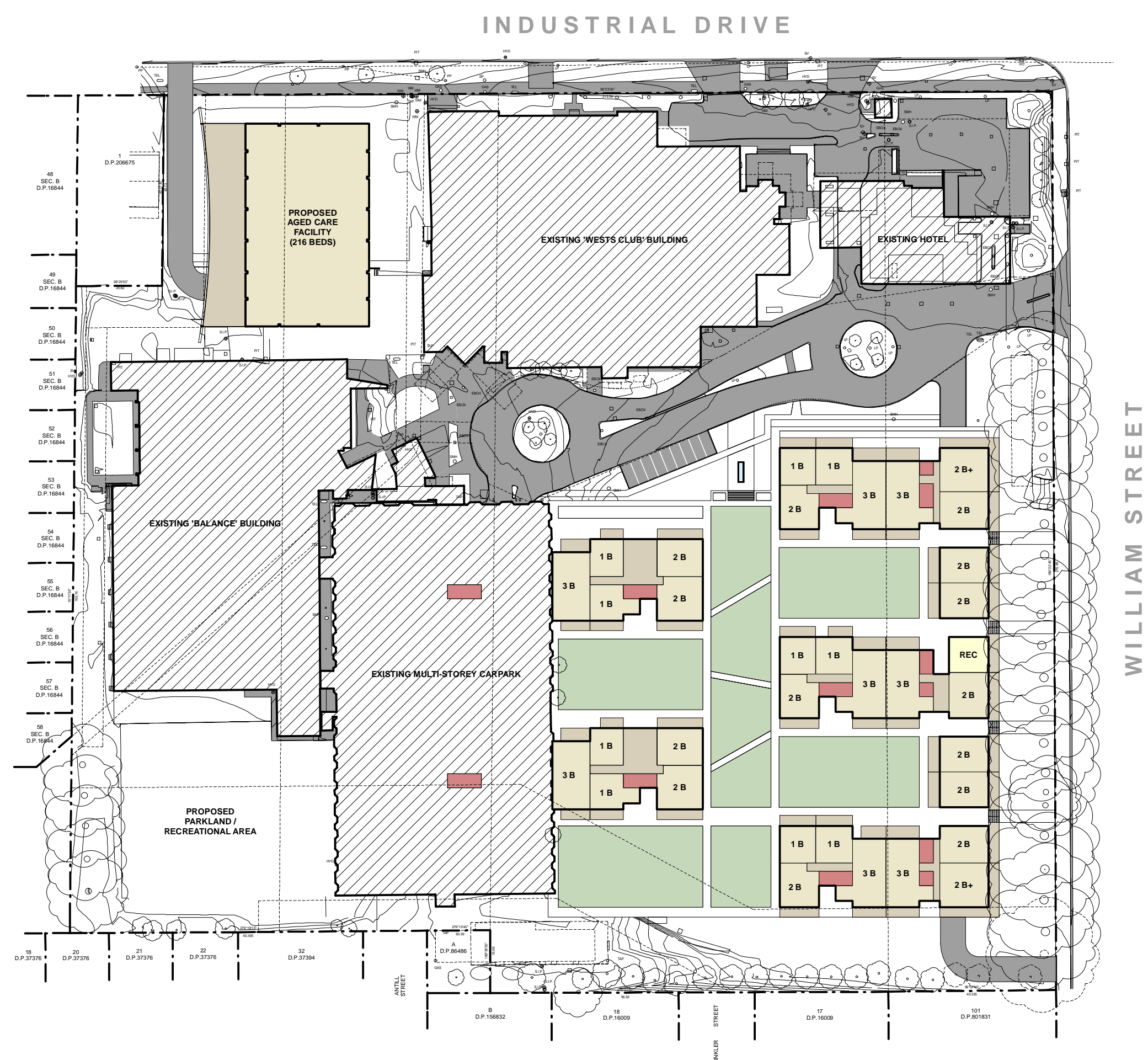
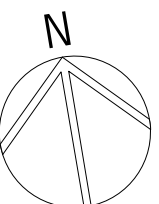
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GROUND FLOOR PLAN 1:1000 @ A3

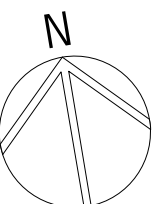


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LEVEL 1 FLOOR PLAN 1:1000 @ A3

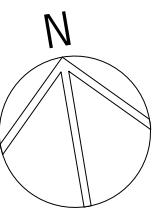


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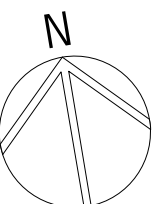
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LEVEL 2 FLOOR PLAN 1:1000 @ A3



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LEVEL 3 FLOOR PLAN 1:1000 @ A3

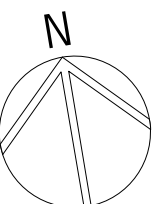


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LEVEL 4 FLOOR PLAN 1:1000 @ A3

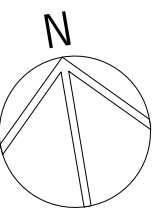


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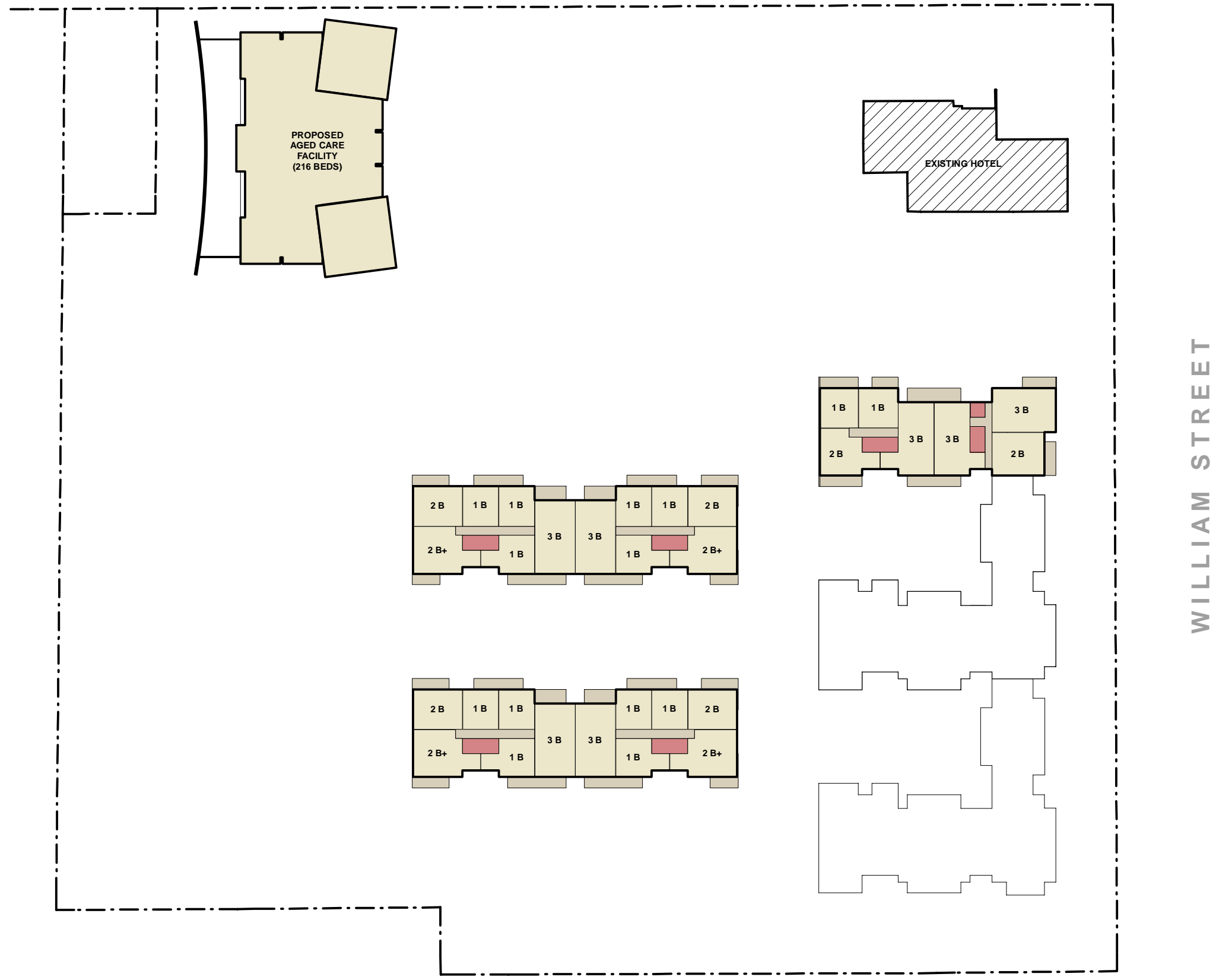
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LEVEL 5 FLOOR PLAN 1:1000 @ A3

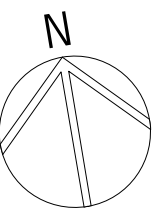


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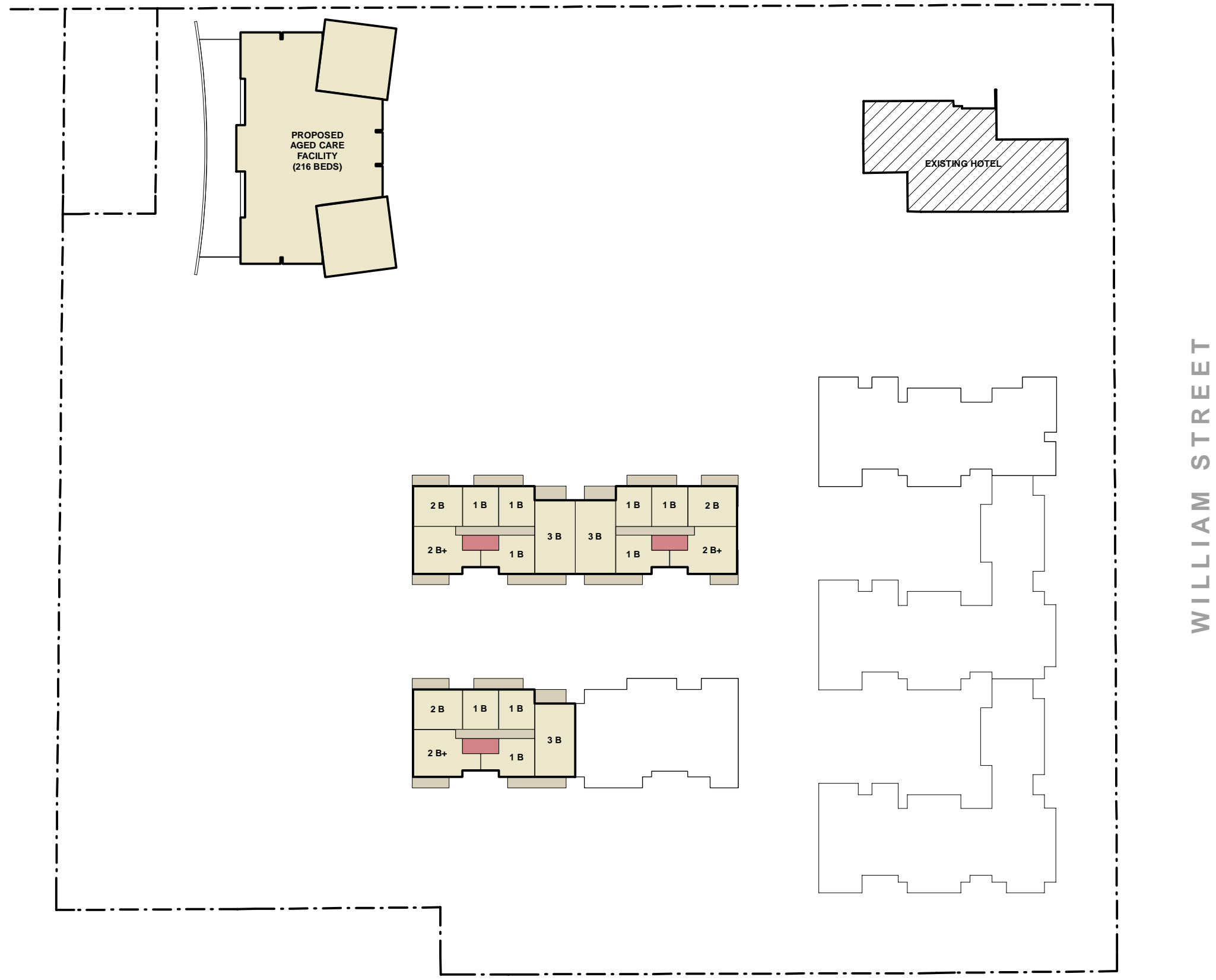
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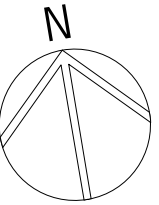
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LEVEL 6 FLOOR PLAN 1:1000 @ A3

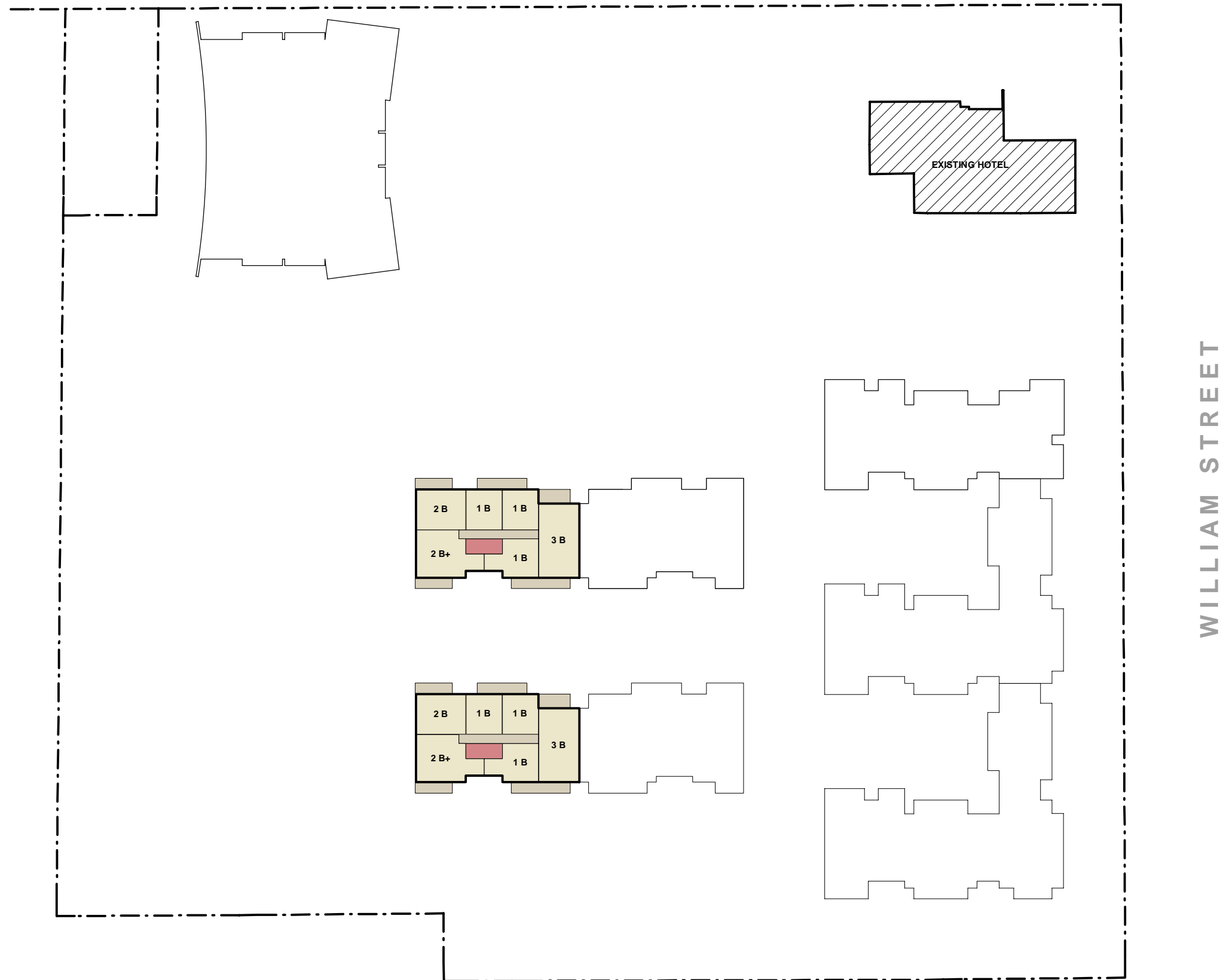


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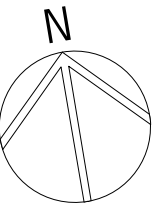
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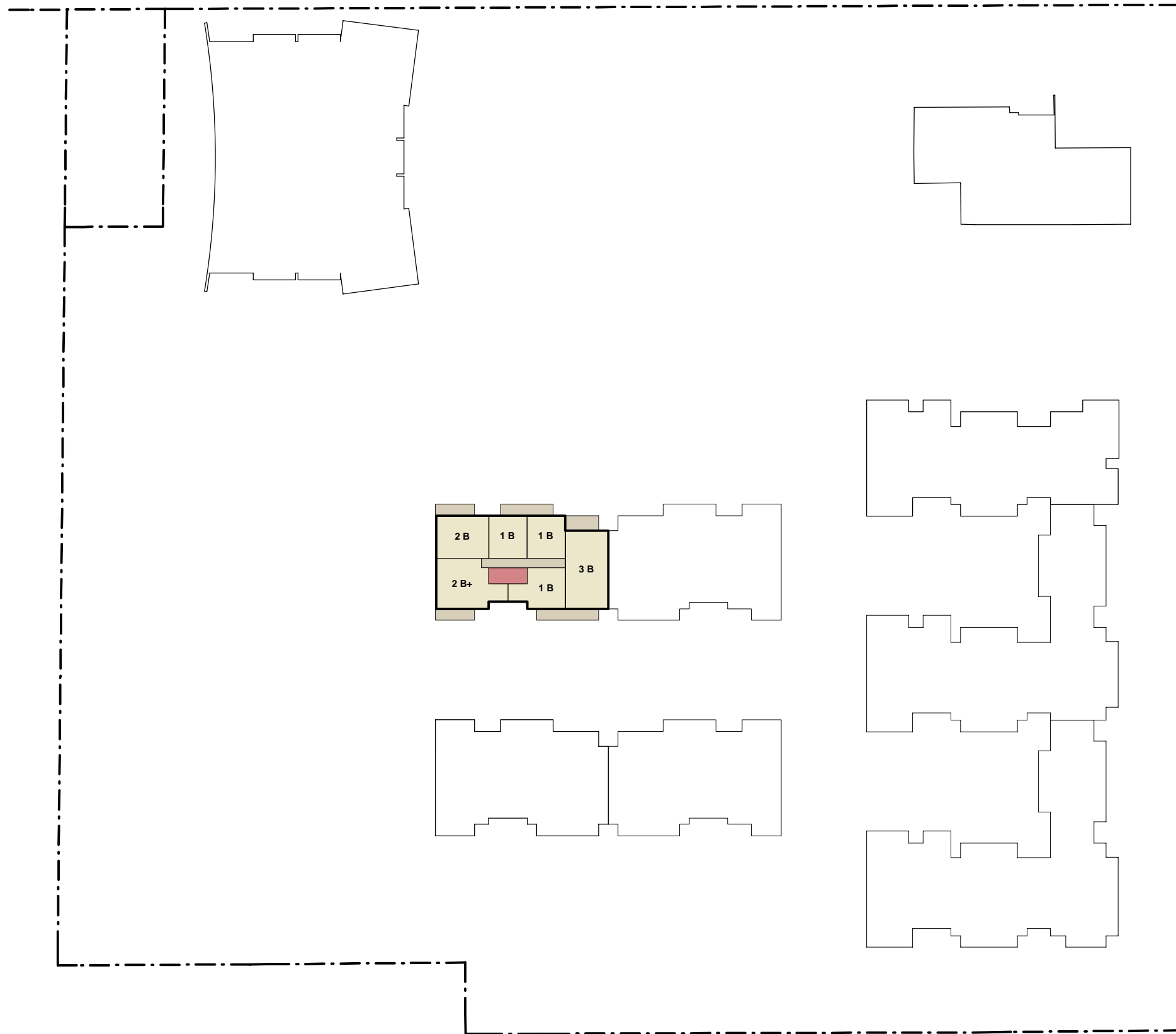
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LEVEL 8 FLOOR PLAN 1:1000 @ A3

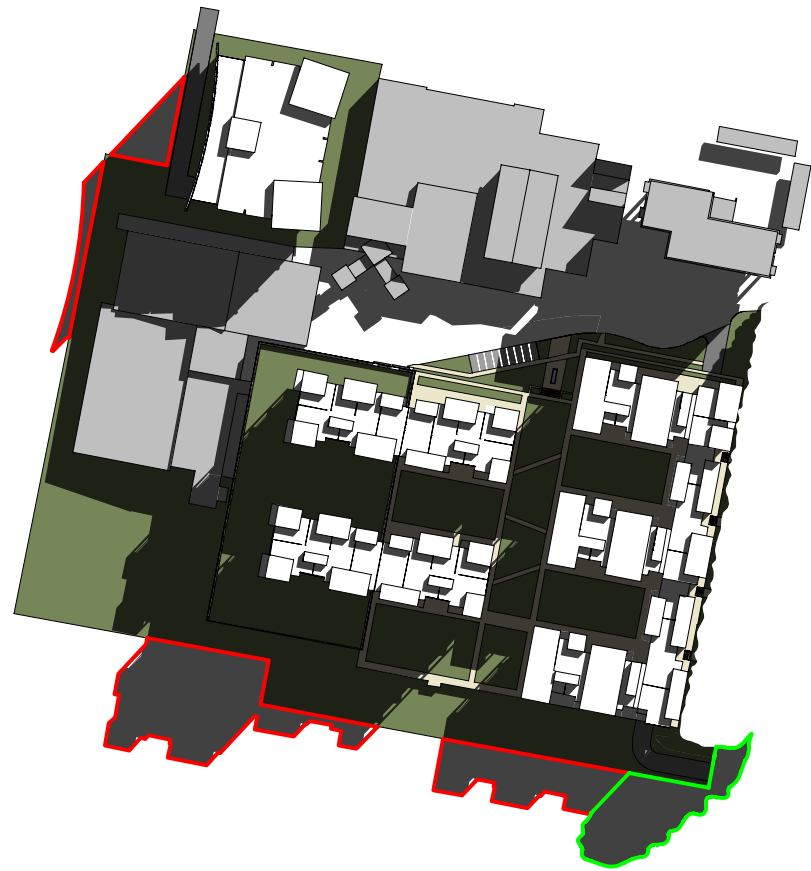
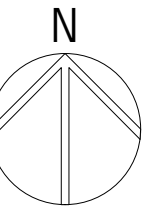


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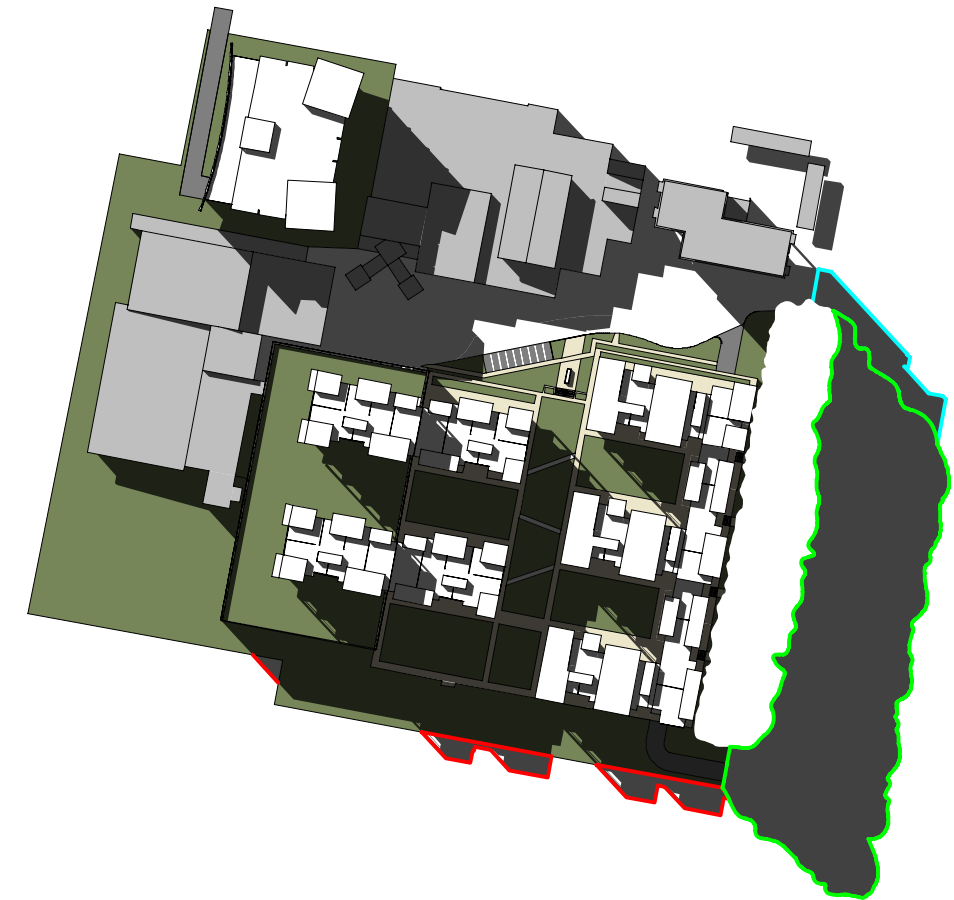




JUNE 21 9AM



JUNE 21 12PM



JUNE 21 3PM



PROPOSED SHADOWS



EXISTING SHADOWS FROM FIG TREES



EXISTING SHADOWS FROM HOTEL

THE SHADOW DIAGRAMS DEMONSTRATE THAT NO DWELLING WOULD BE BURDENED WITH OVERSHADOWING TO THEIR PRIVATE OPEN SPACE. ANY DWELLING THAT DOES HAVE SOME OVERSHADOWING STILL RECEIVES AT LEAST 3 HOURS SUNLIGHT PER DAY TO WINDOWS THAT CURRENTLY RECEIVE SUNLIGHT.

WESTS MAYFIELD REDEVELOPMENT

SHADOW DIAGRAMS 1:2500 @ A3



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WESTS MAYFIELD REDEVELOPMENT

3D PERSPECTIVES 01



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WESTS MAYFIELD REDEVELOPMENT

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WESTS MAYFIELD REDEVELOPMENT

3D PERSPECTIVES 03



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3D PERSPECTIVES 04



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3D PERSPECTIVES 05



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