

92 King Street

Massing study

Issued
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Gadigal Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

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SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past, present, and emerging. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people toward a better future.

Height Controls Analysis

The height parameters to consider, as outlined in the Newcastle LEP 2012, for the site include the following:

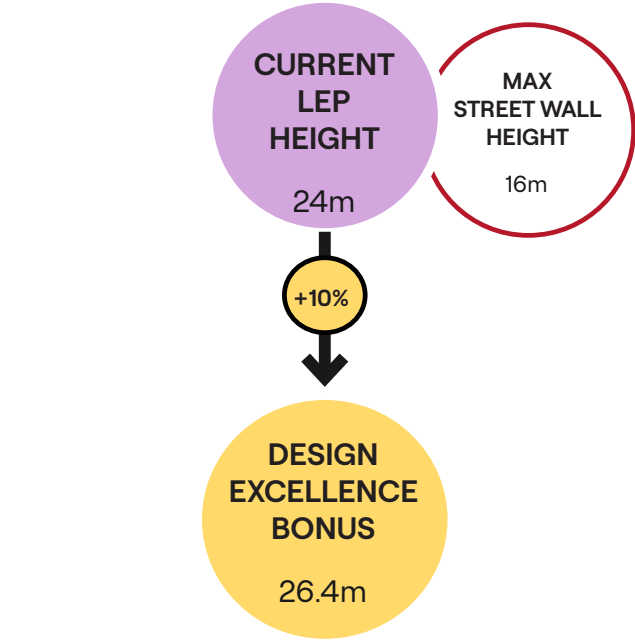
- 24 metres across the site (base)
- 26.4 metres across the site (base + 10% design excellence bonus)

As per the Newcastle DCP 2023, a maximum street wall height of 16m is allowable across the site.

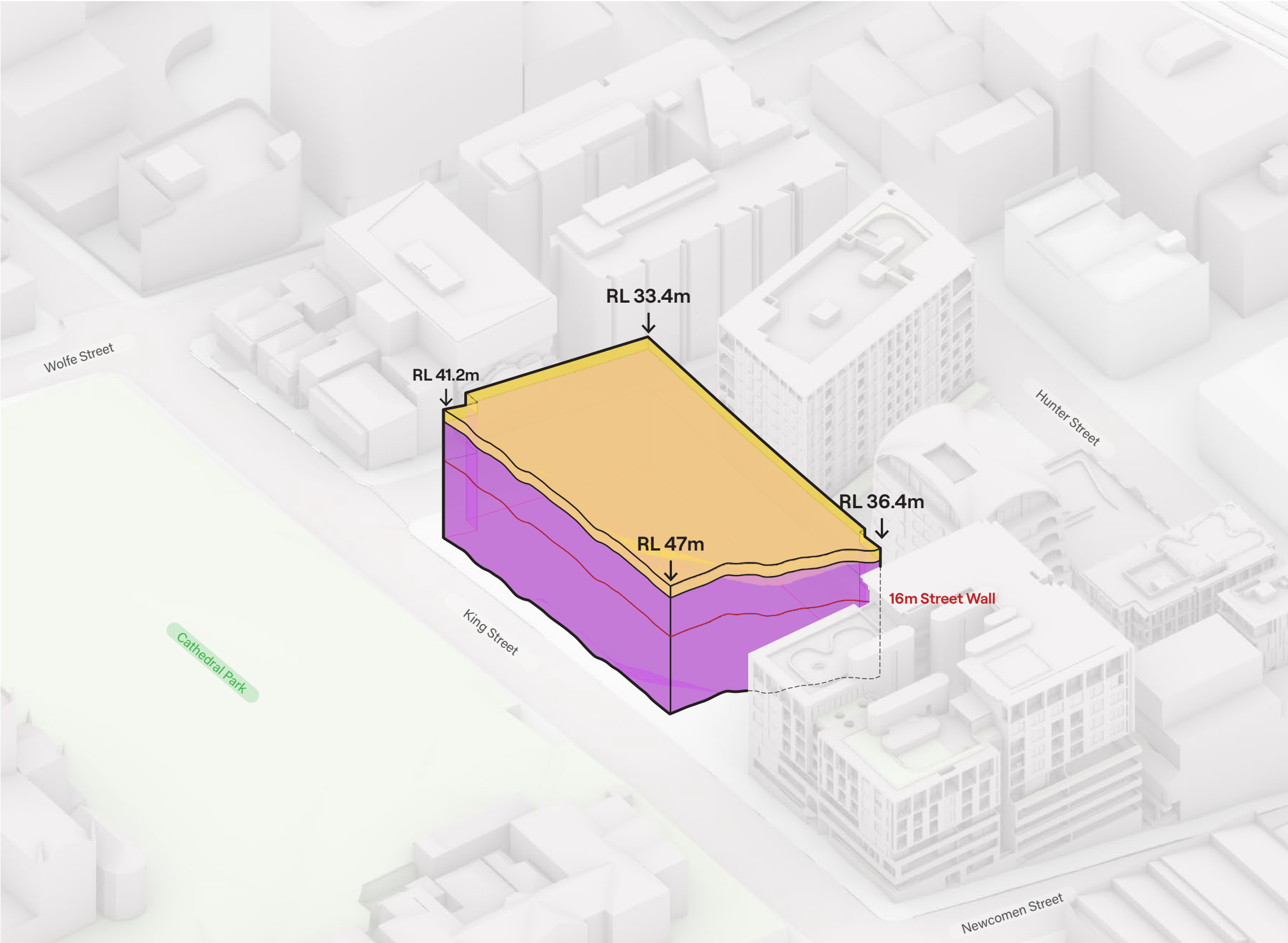
As per Clause 7.5(4)(c) of the Newcastle LEP 2012, the site is identified as a 'Key Site' on the Key Sites Map and is subject to a competitive design process if the development has an estimated cost exceeding \$5 million. We have allocated the design excellence bonus to building height, as subpart (6.) states:

The consent authority may grant consent to the erection or alteration of a building to which this clause applies that has a floor space ratio of not more than 10% greater than that allowed by clause 7.10 or a height of not more than 10% greater than that allowed by clause 4.3, but only if the design of the building or alteration has been reviewed by a design review panel.

Clause 7.10 does not apply to the site; therefore the bonus can only be allocated to height as per clause 4.3.



KEY	
<div></div>	Street Wall Height
<div></div>	LEP Height
<div></div>	+10% Design Excellence
<div></div>	Surrounding Context
<div></div>	Existing Open Space

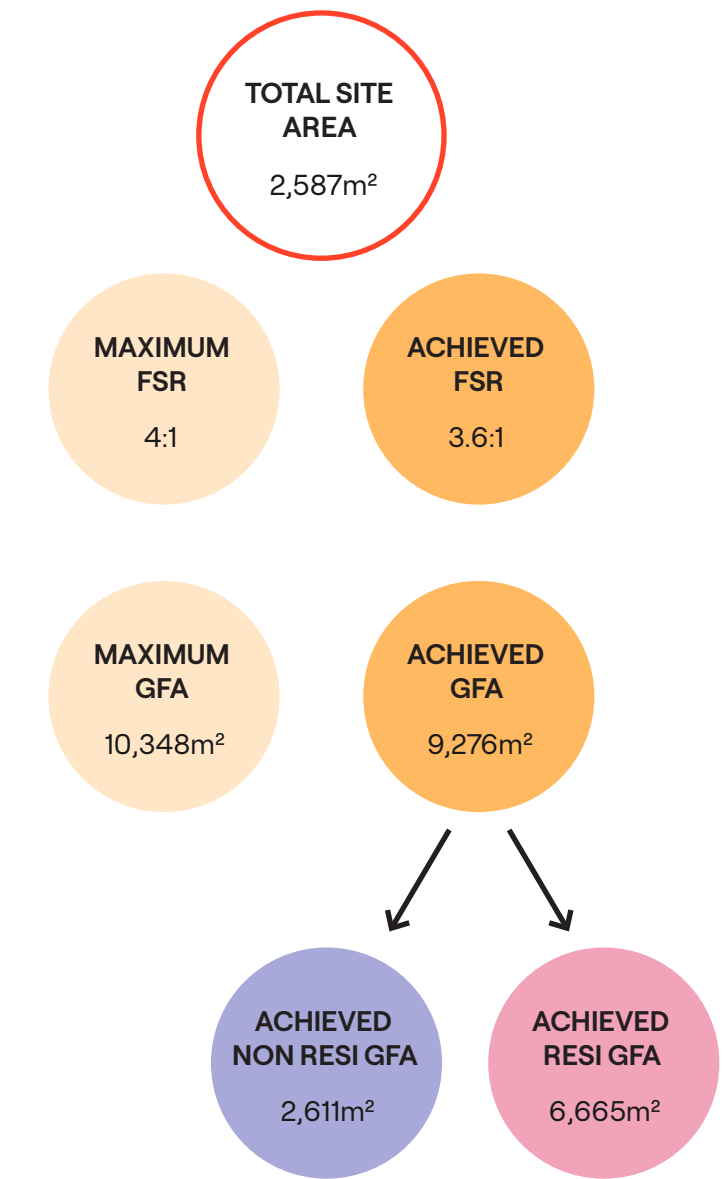


1

Massing option 1

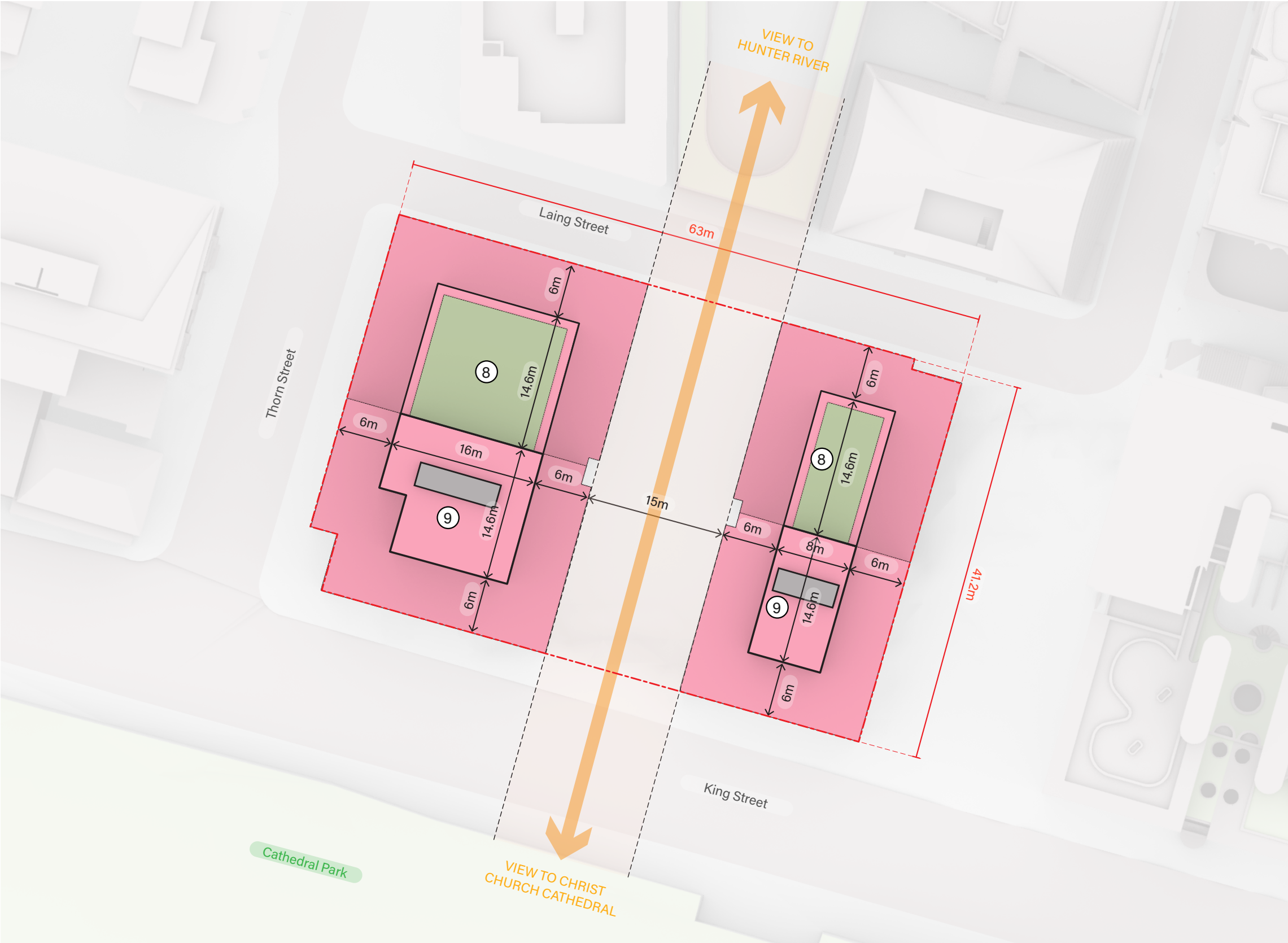
Massing option 1

Indicative built form plan



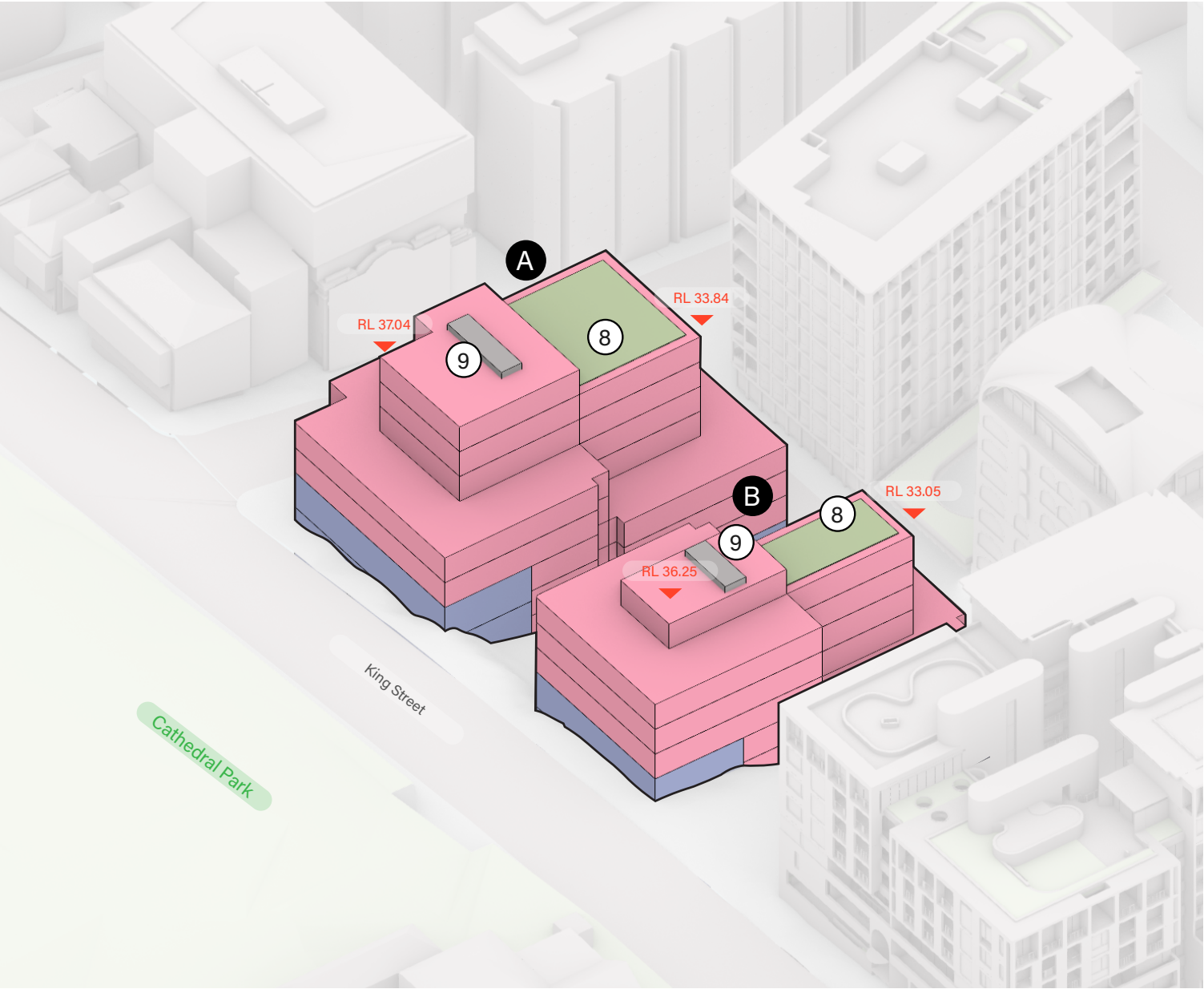
KEY	
	Residential
⊗	Storeys
	Private Open Space
	View Corridor
	Surrounding Context

Note:
Assumed floor to floor height of 3.2m for upper floor residential levels and 4.5m for ground floor levels.
GEA to Resi GFA assumes 75% efficiency and GEA to Non Resi GFA assumes 80% efficiency.



Massing option 1

Indicative massing



KEY

Residential

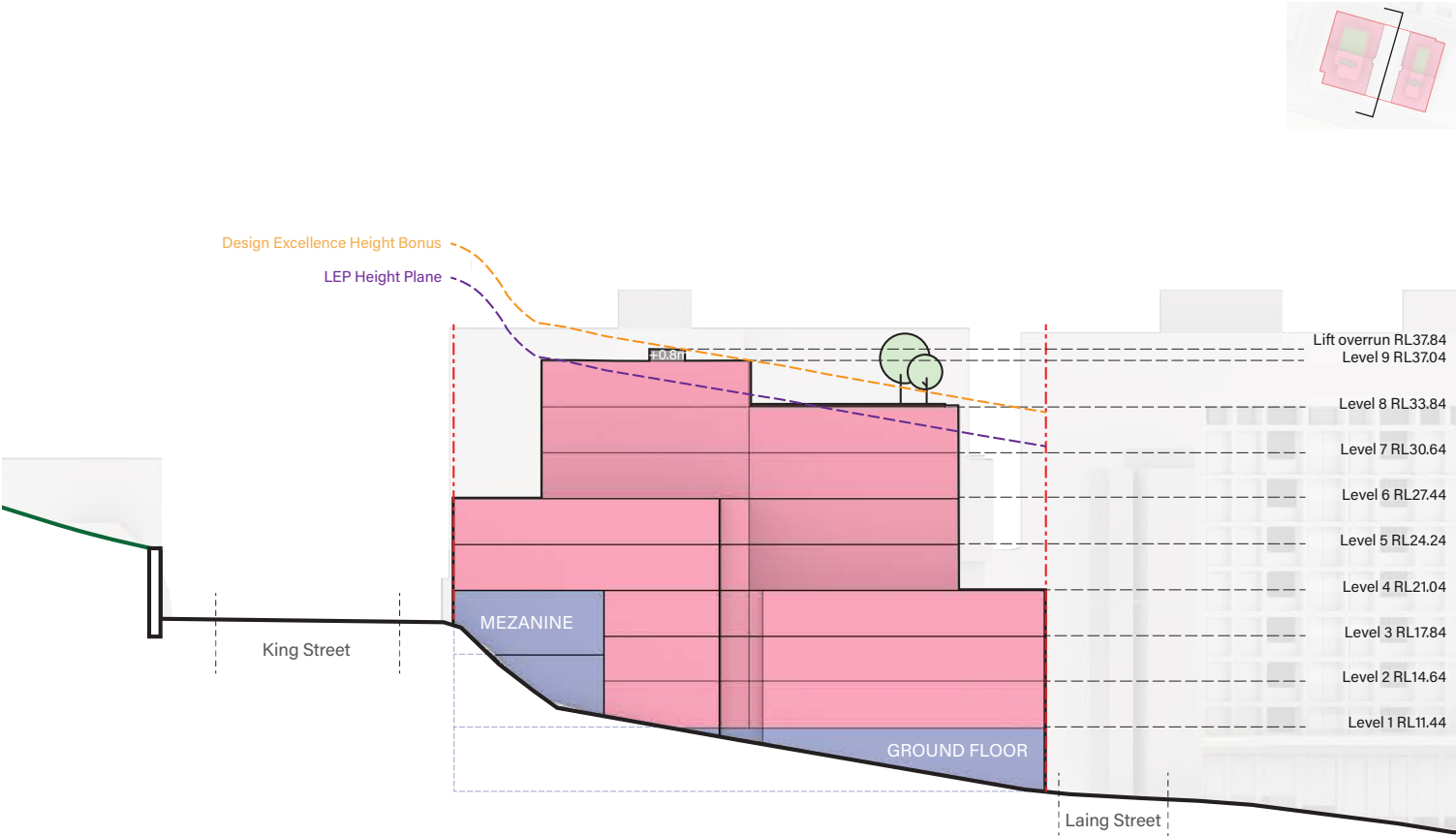
Mixed Use

Private Open Space

Surrounding Context

Note:
Assumed floor to floor height of 3.2m for upper floor residential levels and 4.5m for ground floor levels.
GEA to Resi GFA assumes 75% efficiency and GEA to Non Resi GFA assumes 80% efficiency.

The built form is based on Newcastle LEP 2012 and Newcastle DCP 2023, it would apply to both residential and non-residential developments.



92 King Street								
	Building A				Building B			
	Resi GEA	Resi GFA	Non resi GEA	Non resi GFA	Resi GEA	Resi GFA	Non resi GEA	Non resi GFA
Level 9	215.0	161.3			116.0	87.0		
Level 8	446.2	334.7			529.7	397.3		
Level 7	446.2	334.7			529.7	397.3		
Level 6	789.3	592.0			529.7	397.3		
Level 5	789.3	592.0			317.0	237.8		
Level 4	857.5	643.1			613.3	460.0		
Level 3	857.5	643.1			496.2	372.2	213.0	170.4
Mezanine			275.3	220.2			213.0	170.4
Level 2	857.5	643.1	275.3	220.2	496.2	372.2	329.0	263.2
Ground floor	-	-	1,132.8	906.2	-	-	825.6	660.5
TOTAL	5,259	3,944	1,683	1,347	3,628	2,721	1,581	1,264

TOTAL GFA	9,276	sqm
TOTAL NON RESI GFA	2,611	sqm
TOTAL RESI GFA	6,665	sqm
TOTAL UNIT	70	

ASSUMPTIONS:	
Average unit size:	95 sqm
RESI GEA to RESI GFA:	75%
NON RESI GEA to NON RESI GFA:	80%

Massing option 1

Overshadowing analysis

There are negligible additional overshadowing impacts to Cathedral Park between 9am and 3pm on the 21st of June, midwinter.

KEY

Additional overshadowing impact

9:00 21st June



10:00 21st June



11:00 21st June



12:00 21st June



13:00 21st June



14:00 21st June



15:00 21st June



Massing option 1

Visual impact analysis

Street view images demonstrate the relationship of the future massing to the context and view corridor established in the design of stage 3 and 4.

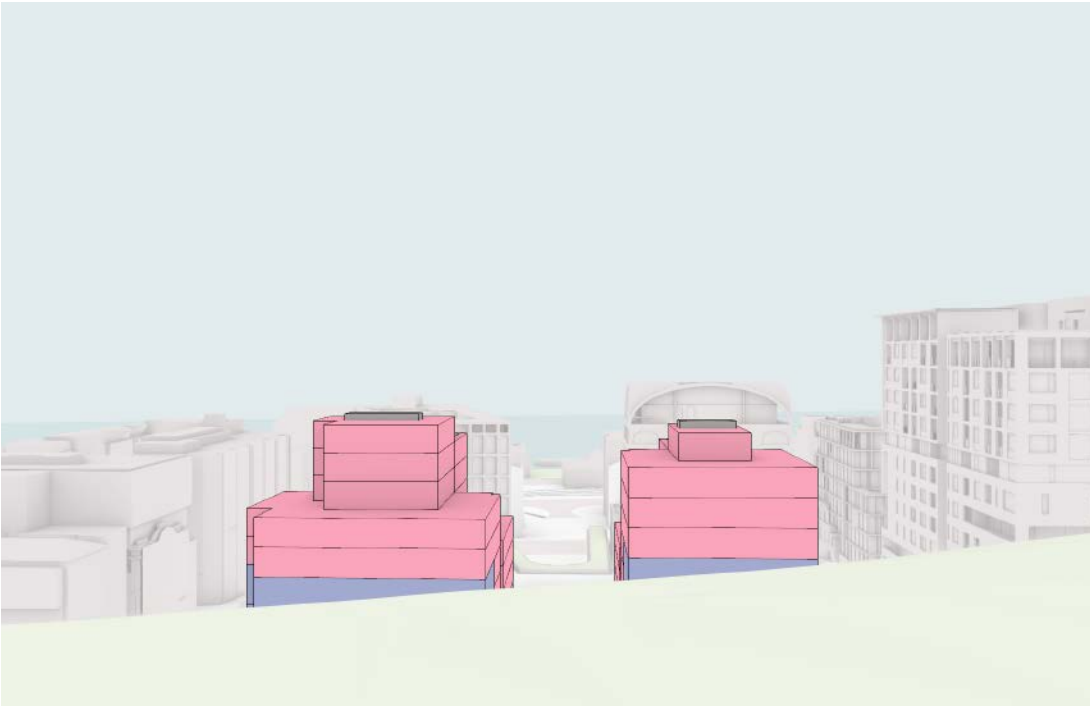
KEY

Residential

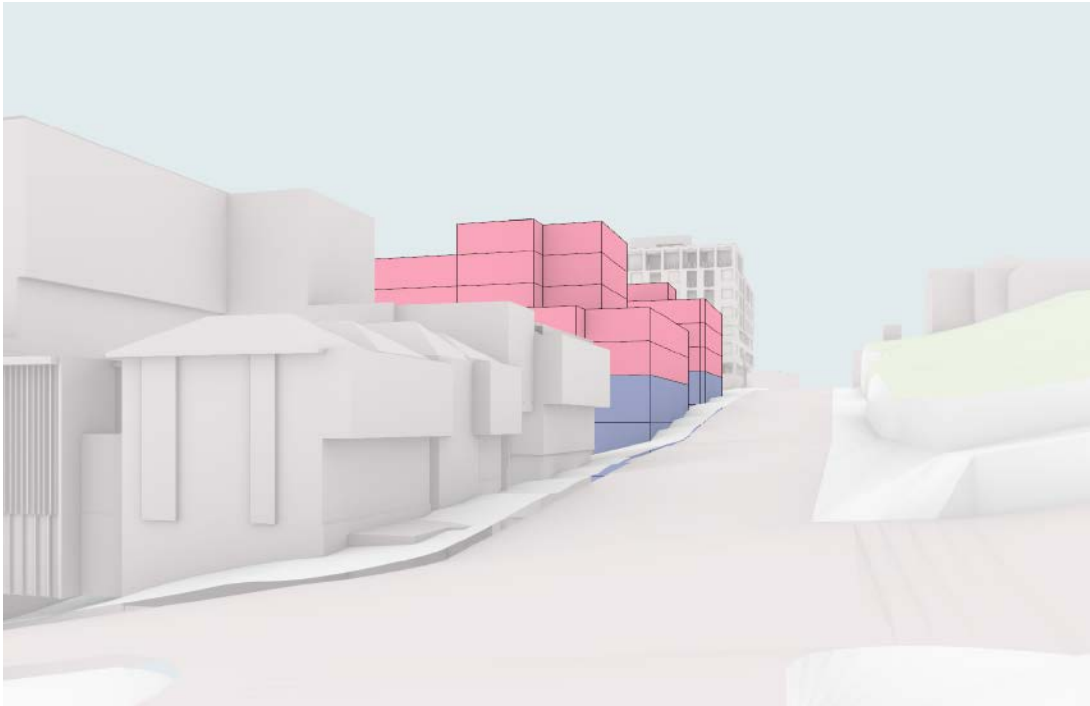
Mixed Use

Public Open Space

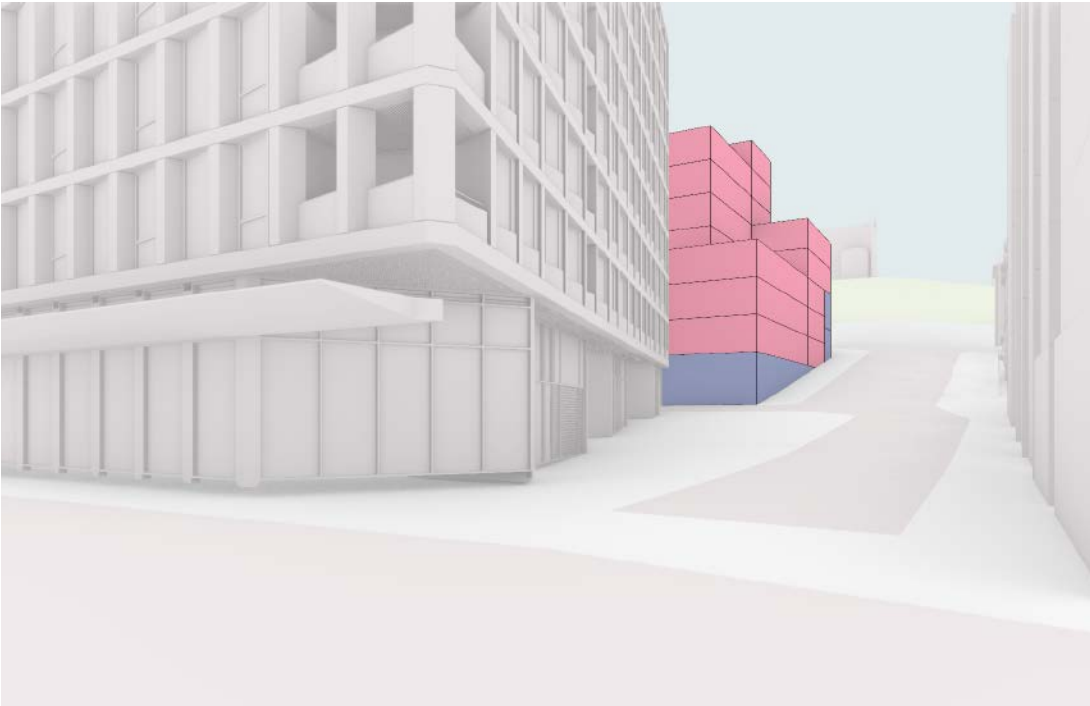
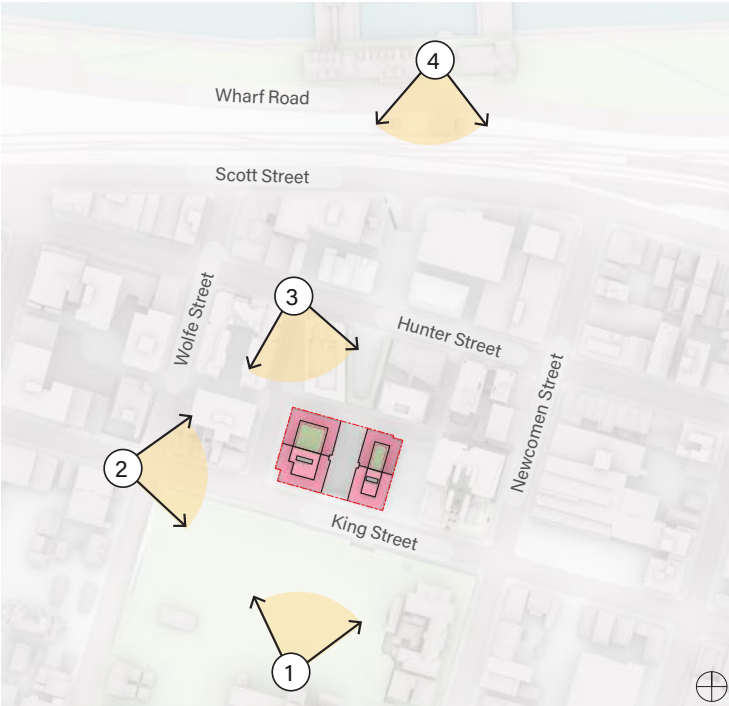
Surrounding Context



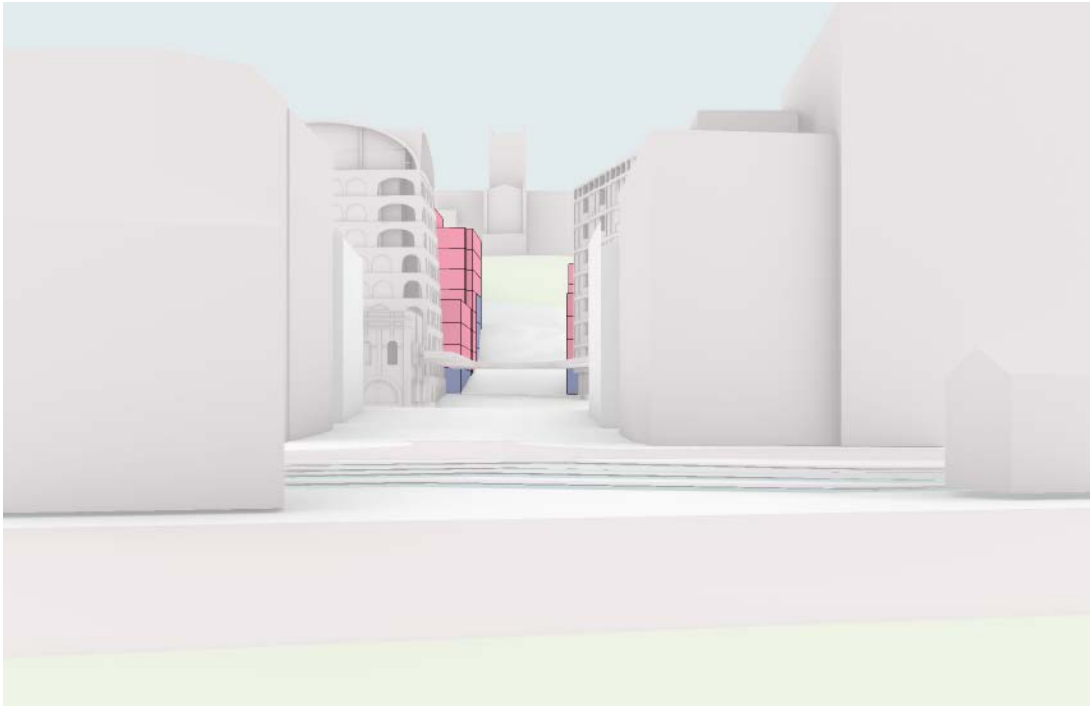
1. View from Christ Church Cathedral



2. Intersection at Wolfe Street and King Street



3. Intersection at Hunter Street and Thorn Street



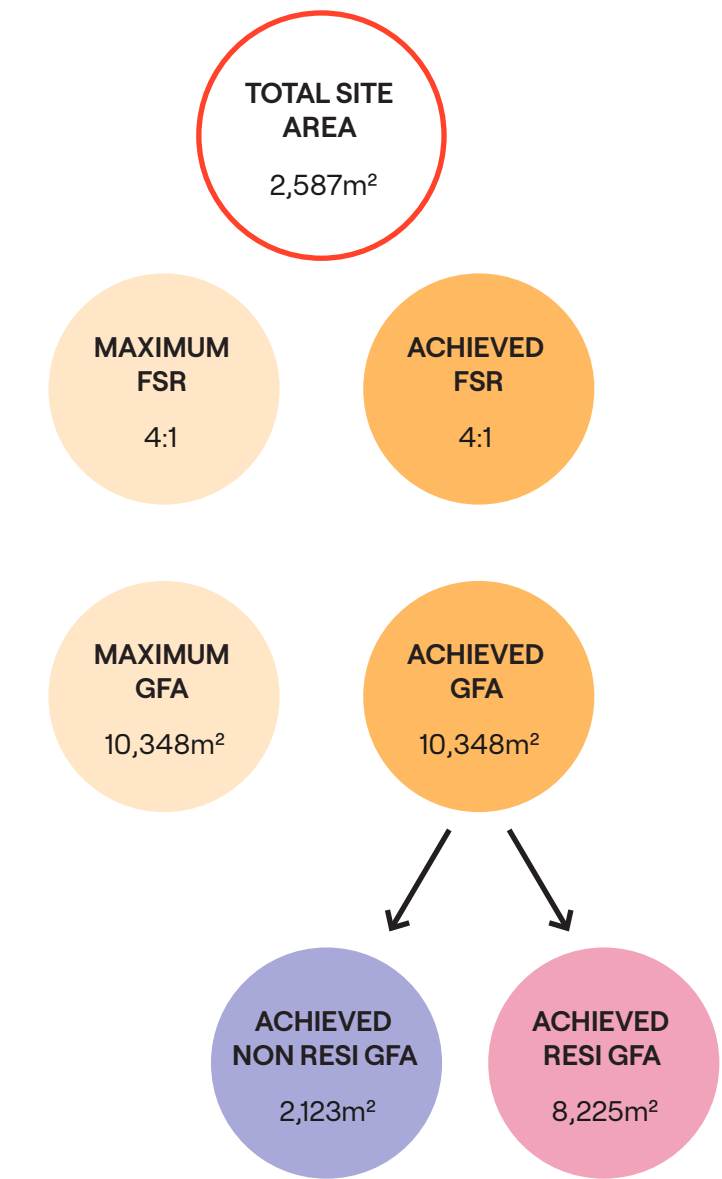
4. View from foreshore opposite Wharf Road

2

Massing option 2

Massing option 2

Indicative built form plan



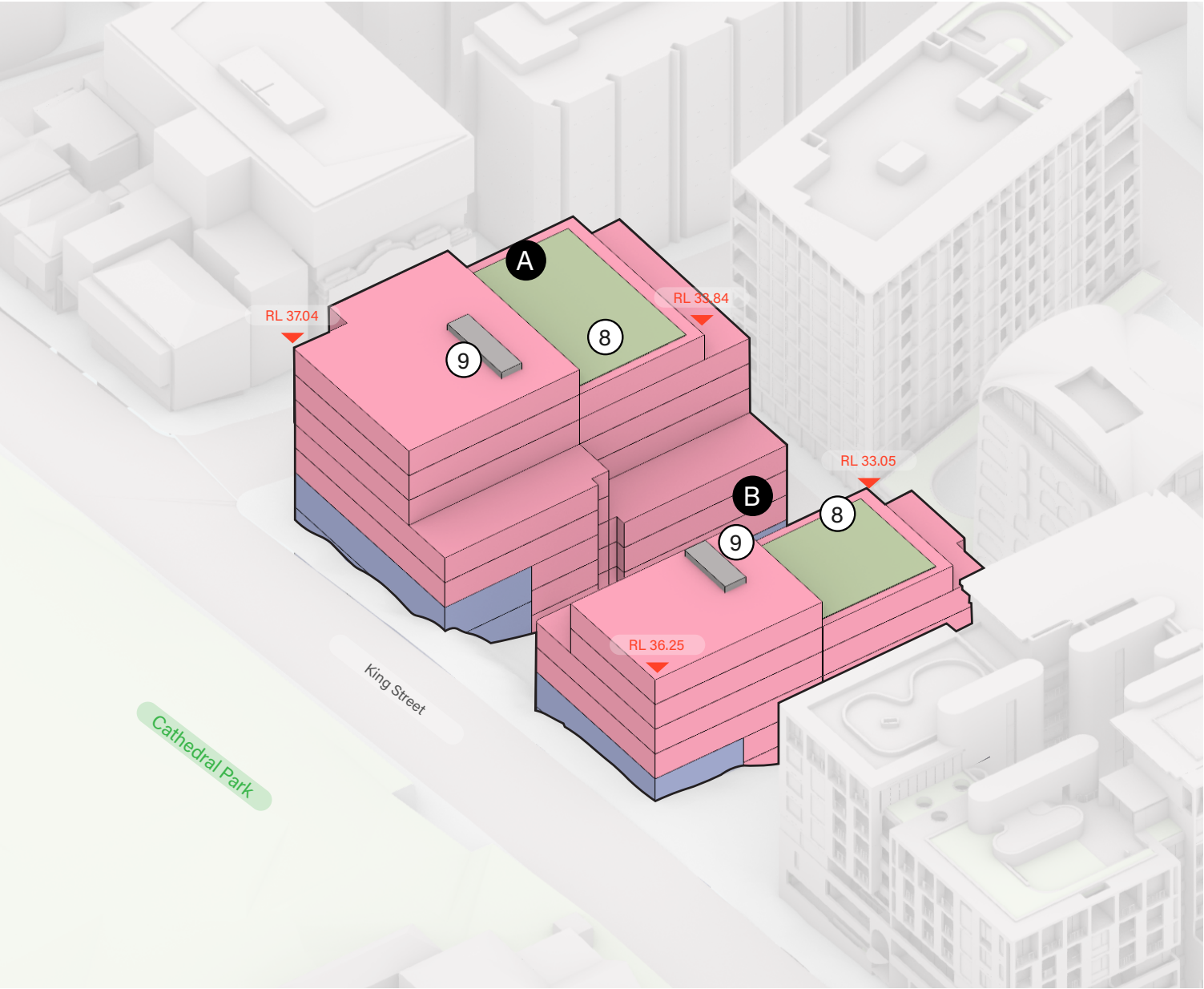
KEY	
	Residential
	Storeys
	Private Open Space
	View Corridor
	Surrounding Context

Note:
Assumed floor to floor height of 3.2m for upper floor residential levels and 4.5m for ground floor levels.
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Massing option 2

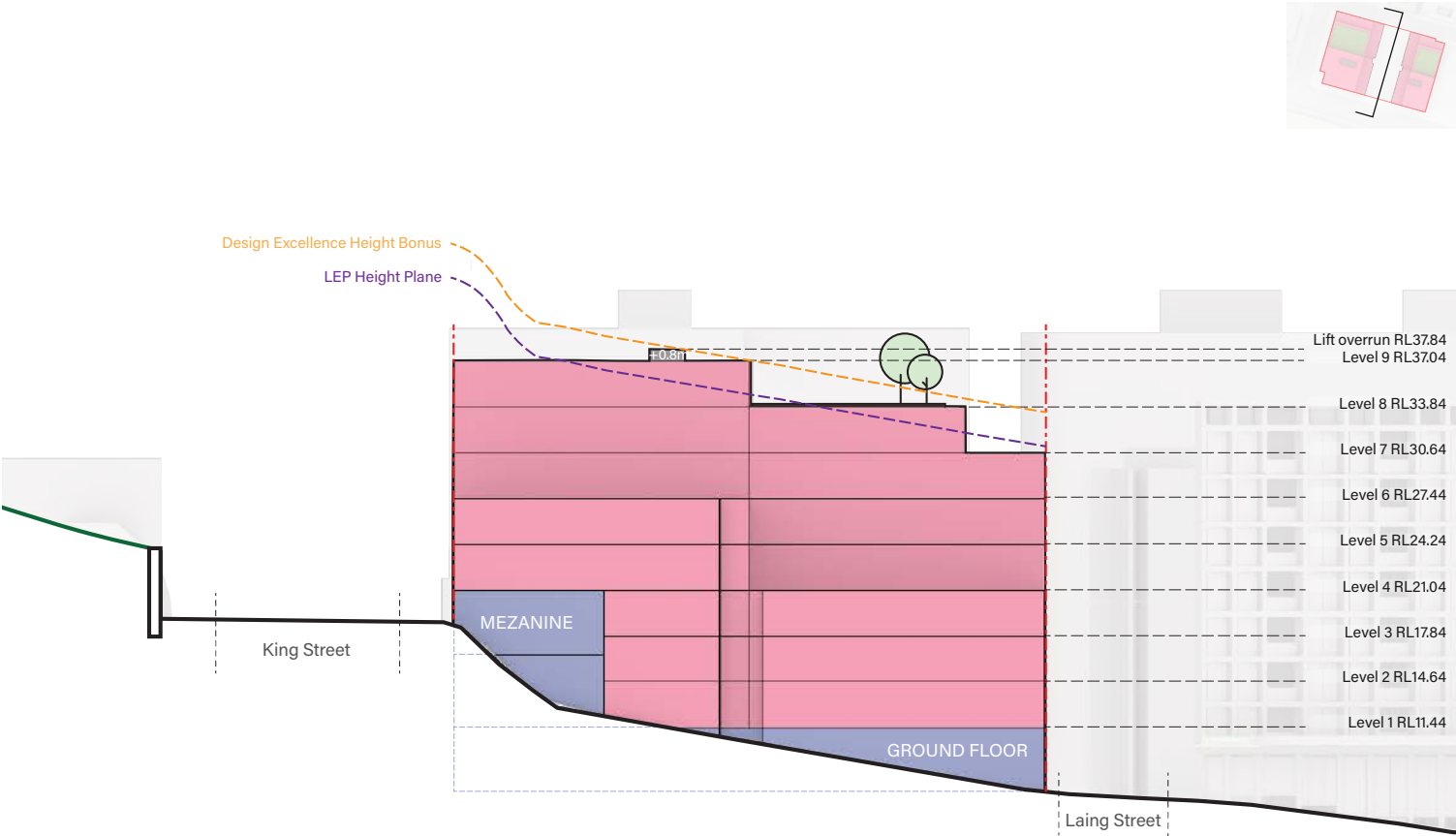
Indicative massing



KEY	
<div></div>	Residential
<div></div>	Mixed Use
<div></div>	Private Open Space
<div></div>	Surrounding Context

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The built form is based on Newcastle LEP 2012 and Newcastle DCP 2023, it would apply to both residential and non-residential developments.



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	Building A				Building B			
	Resi GEA	Resi GFA	Non resi GEA	Non resi GFA	Resi GEA	Resi GFA	Non resi GEA	Non resi GFA
Level 9	437.0	327.8			285.6	214.2		
Level 8	766.7	575.0			508.7	381.5		
Level 7	886.9	665.2			700.2	525.2		
Level 6	1,008.0	756.0			700.2	525.2		
Level 5	1,008.0	756.0			487.0	365.3		
Level 4	857.5	643.1			613.3	460.0		
Level 3	857.5	643.1			496.2	372.2	213.0	170.4
Mezzanine			275.3	220.2			213.0	170.4
Level 2	857.5	643.1	275.3	220.2	496.2	372.2	213.0	170.4
Ground floor	-	-	853.0	682.4	-	-	611.0	488.8
TOTAL	6,679	5,009	1,404	1,123	4,287	3,216	1,250	1,000

TOTAL GFA	10,348	sqm
TOTAL NON RESI GFA	2,123	sqm
TOTAL RESI GFA	8,225	sqm
TOTAL UNIT	86	

ASSUMPTIONS:	
Average unit size:	95 sqm
RESI GEA to RESI GFA:	75%
NON RESI GEA to NON RESI GFA:	80%

Massing option 2

Overshadowing analysis

There are negligible additional overshadowing impacts to Cathedral Park between 9am and 3pm on the 21st of June, midwinter.

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9:00 21st June



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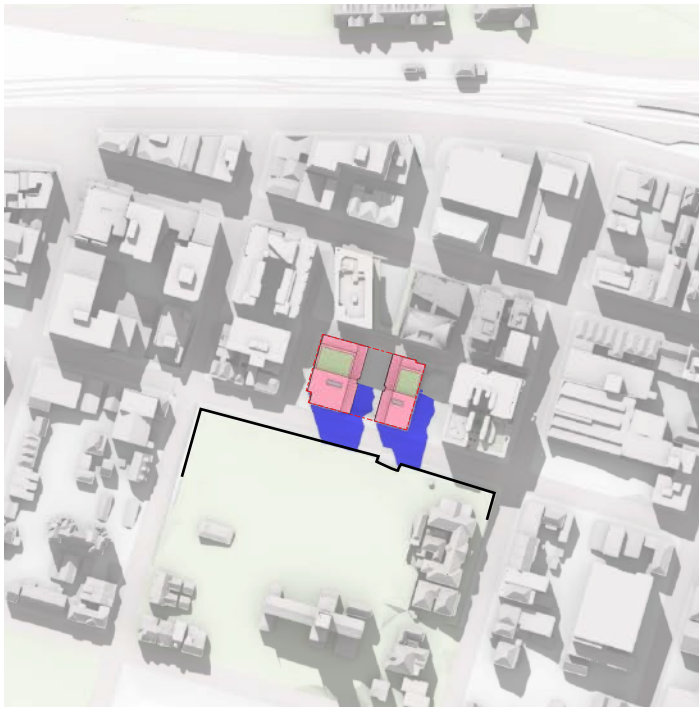
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Massing option 2

Visual impact analysis

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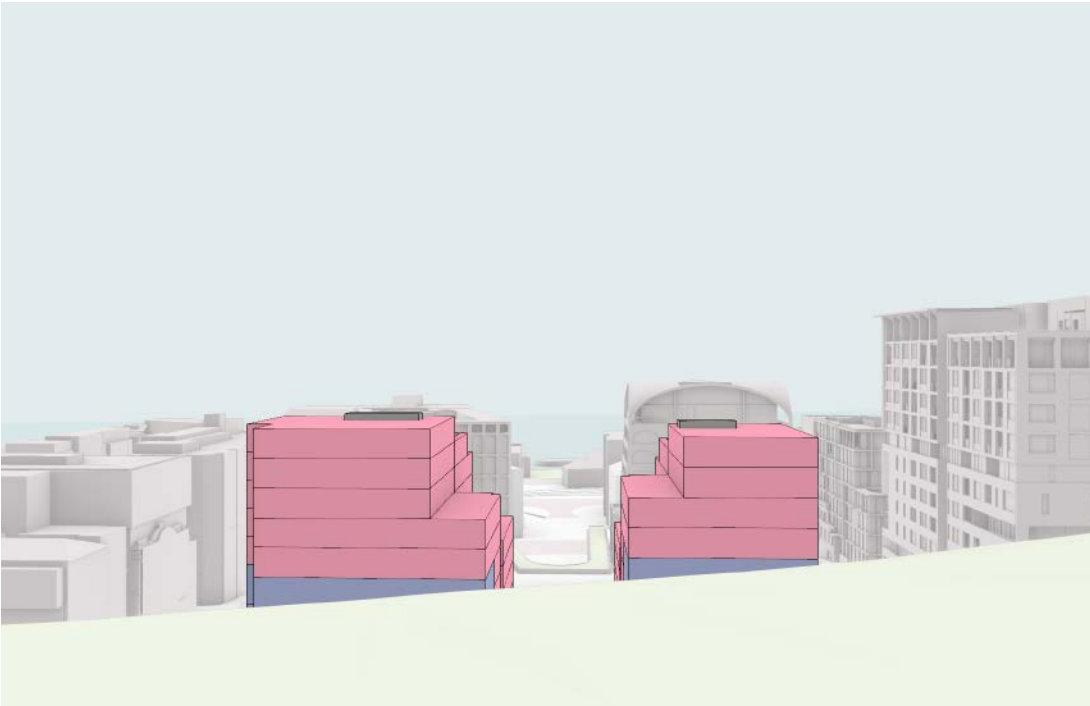
KEY

Residential

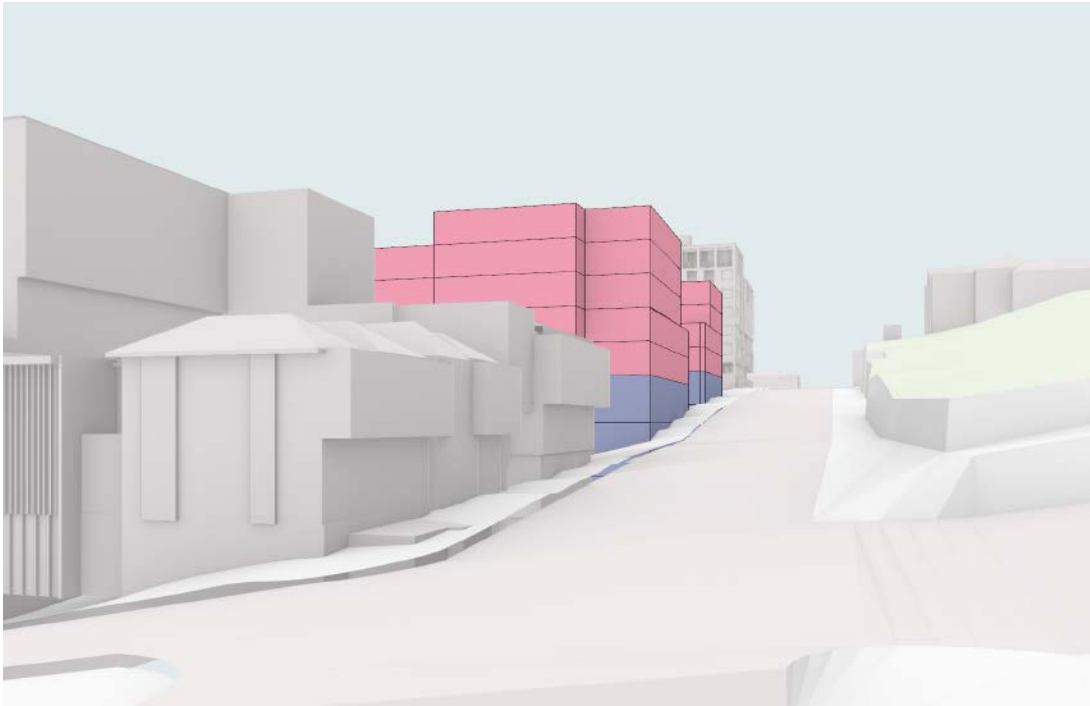
Mixed Use

Public Open Space

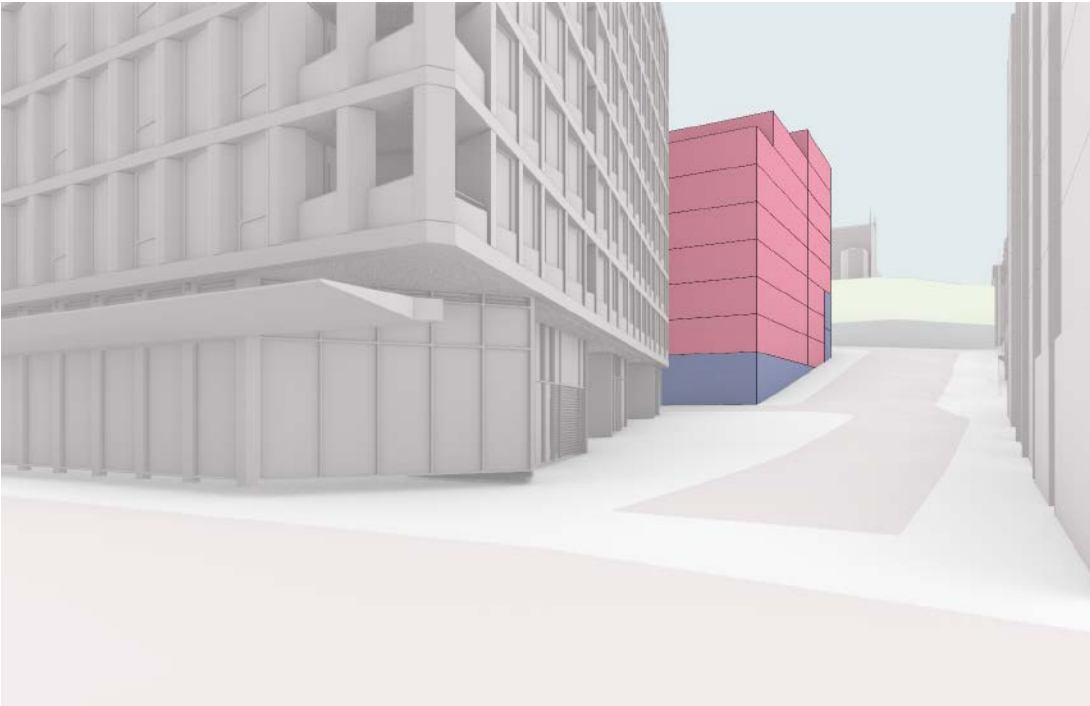
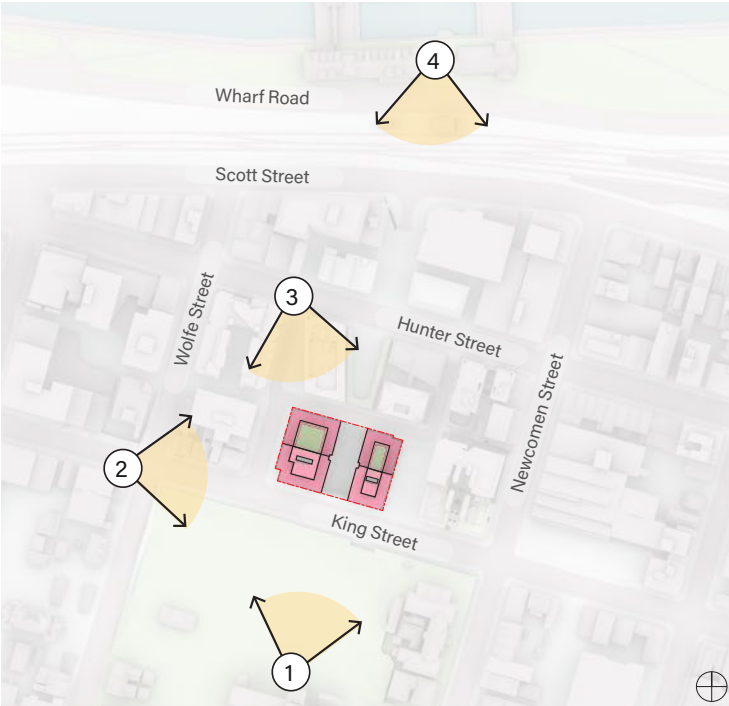
Surrounding Context



1. View from Christ Church Cathedral



2. Intersection at Wolfe Street and King Street



3. Intersection at Hunter Street and Thorn Street



4. View from foreshore opposite Wharf Road

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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