

# 33 Cross Street

OVERLOOKING STUDY

FEBRUARY 2025

COX

## FROM LAST WEEK'S ASSESSMENT



EAST FAÇADE

DESIGN SOLUTION FOR  
COMMERCIAL FAÇADE



NORTH FAÇADE

EXPANDED PLANTERS &  
SOLID BALUSTRADE



WEST FAÇADE

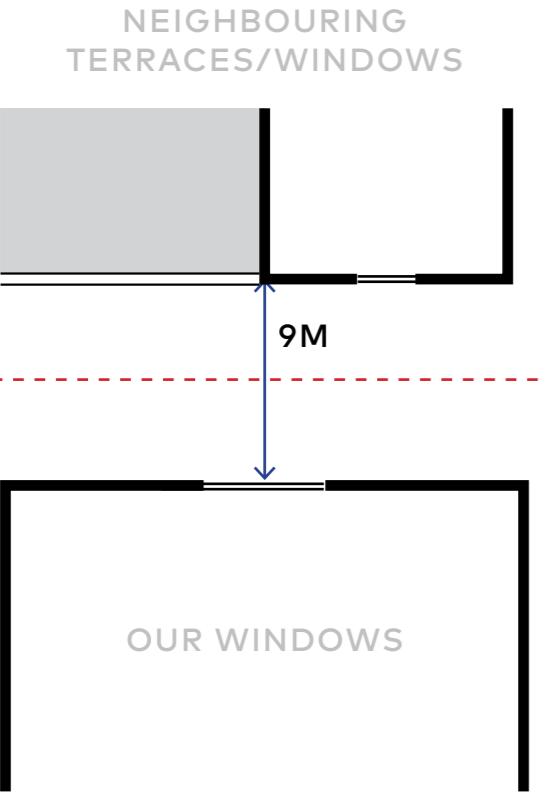
ADDITION OF LOUVRES  
TO WINDOWS

# WESTERN FACADE ASSESSMENT

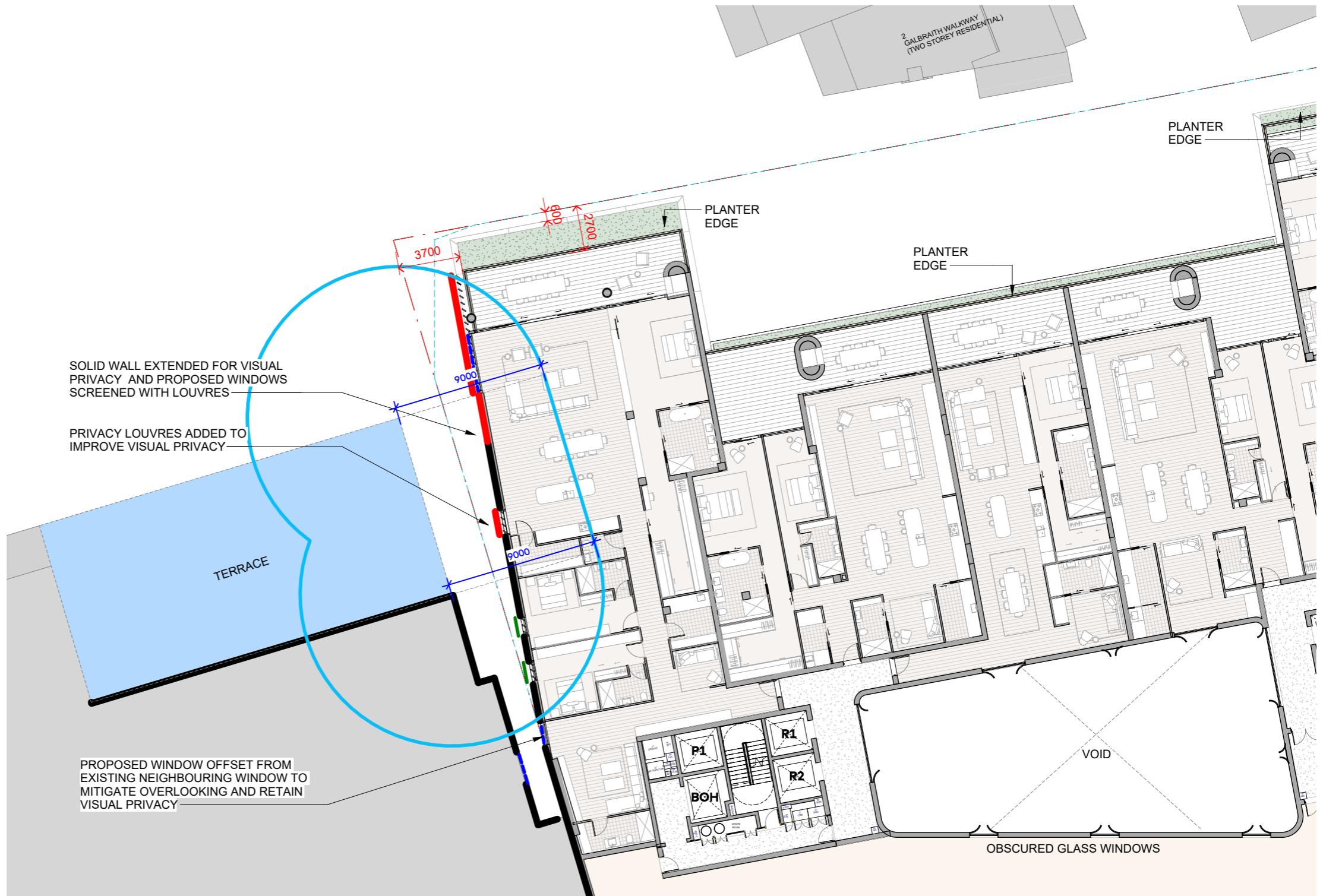
## ASSESSMENT LEVEL TWO - WEST

**GSA HAS CONFIRMED THAT LOUVRED WINDOWS AND OFFSET  
WINDOWS CAN COMPLY  
ADDITIONAL SOLID WALL INCORPORATED TO COMPLY**

**C4**



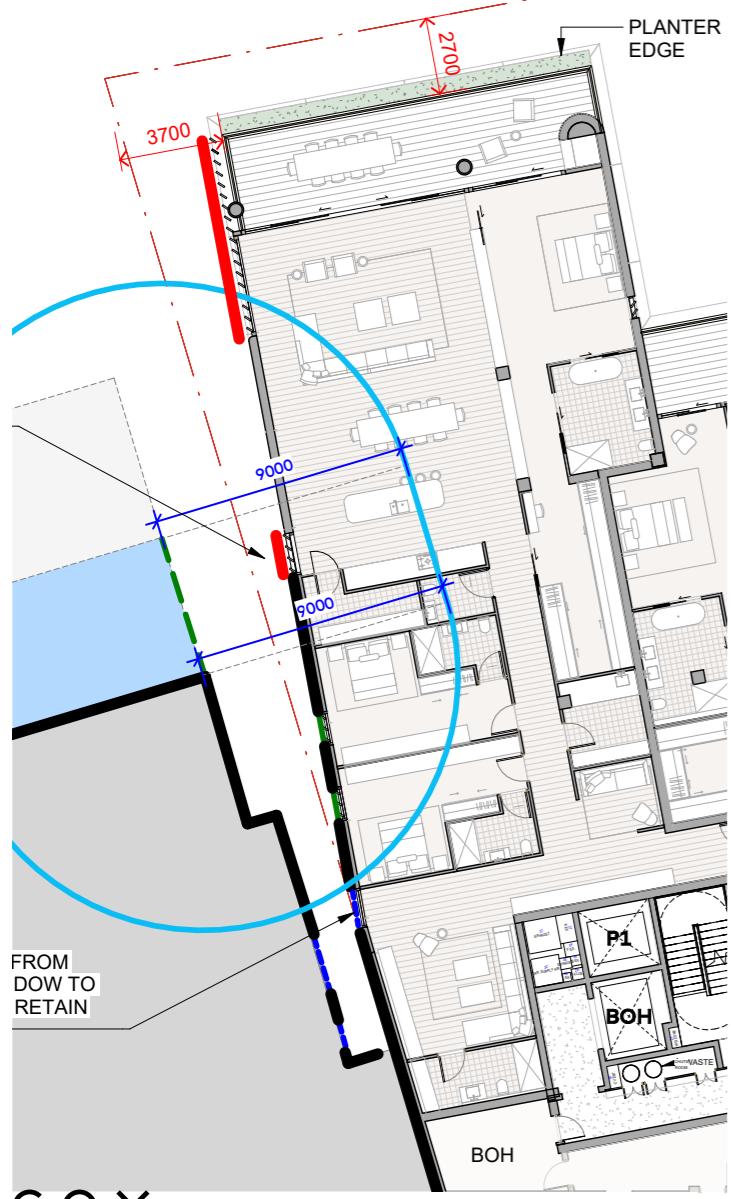
ABOVE GROUND:  
9M BETWEEN OUR WINDOWS  
AND NEIGHBOURING  
TERRACES/WINDOWS



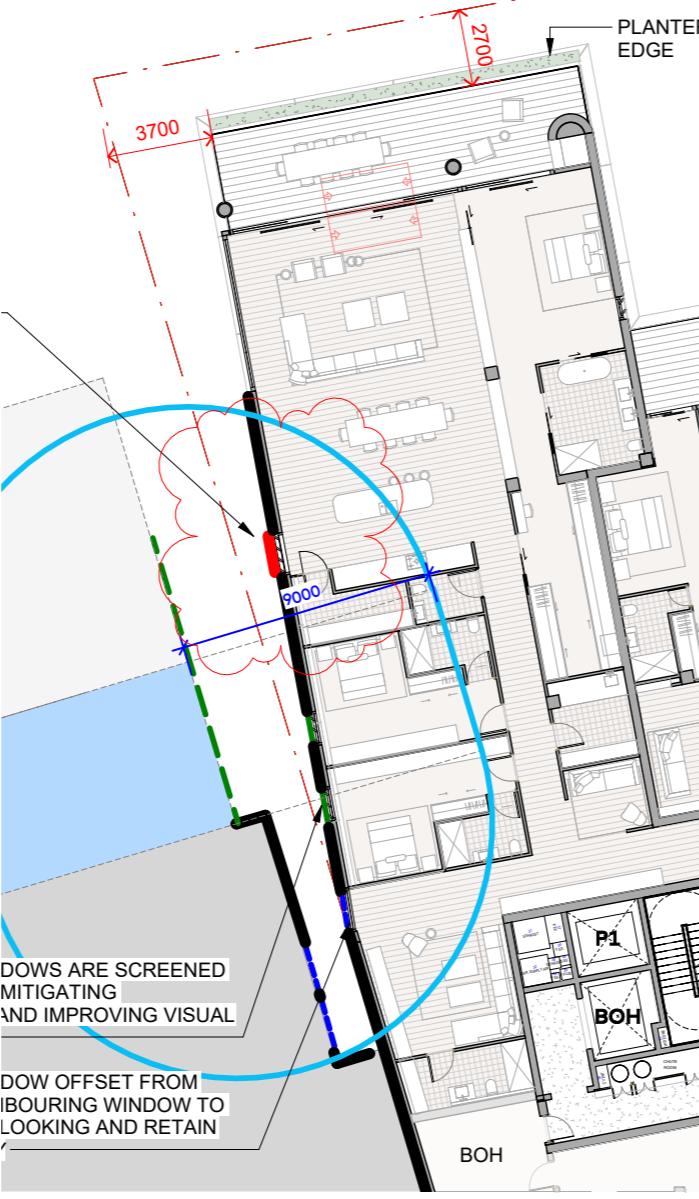
## ASSESSMENT WEST FACADE

## NEW PROPOSED BUILDING ELEVATIONS TO BE PROVIDED NEXT WEEK WITH FINAL DESIGN AMENDMENTS

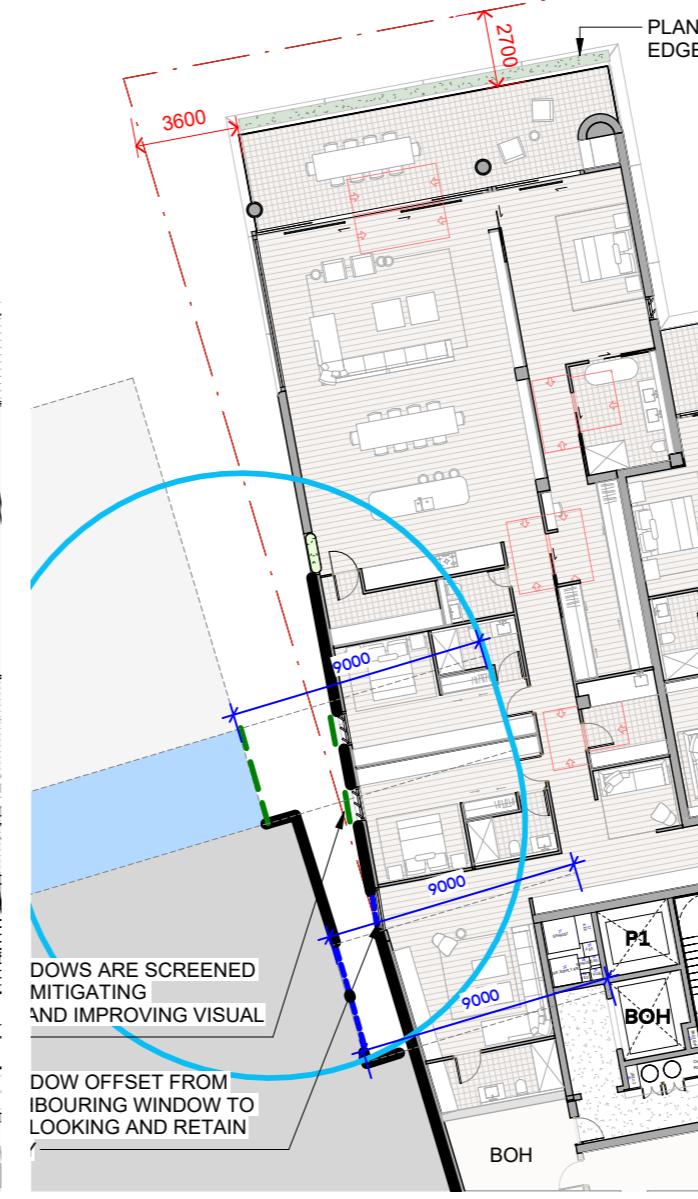
## LEVEL 3



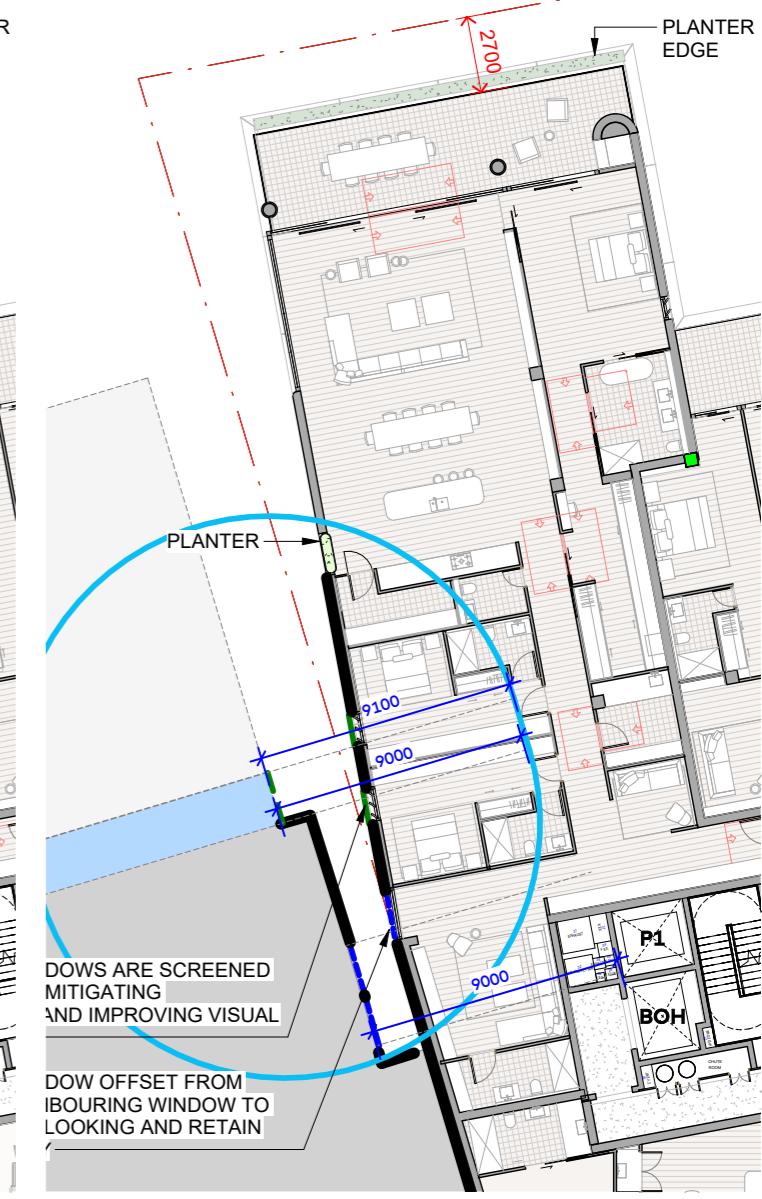
## LEVEL 4



## LEVEL 5



## LEVEL 6



## WEST FACADE



## WEST FACADE



REDUCED GLAZING + TERRAZZO BLADES

TERRAZZO BLADES

TERRAZZO BLADES

## WEST FACADE



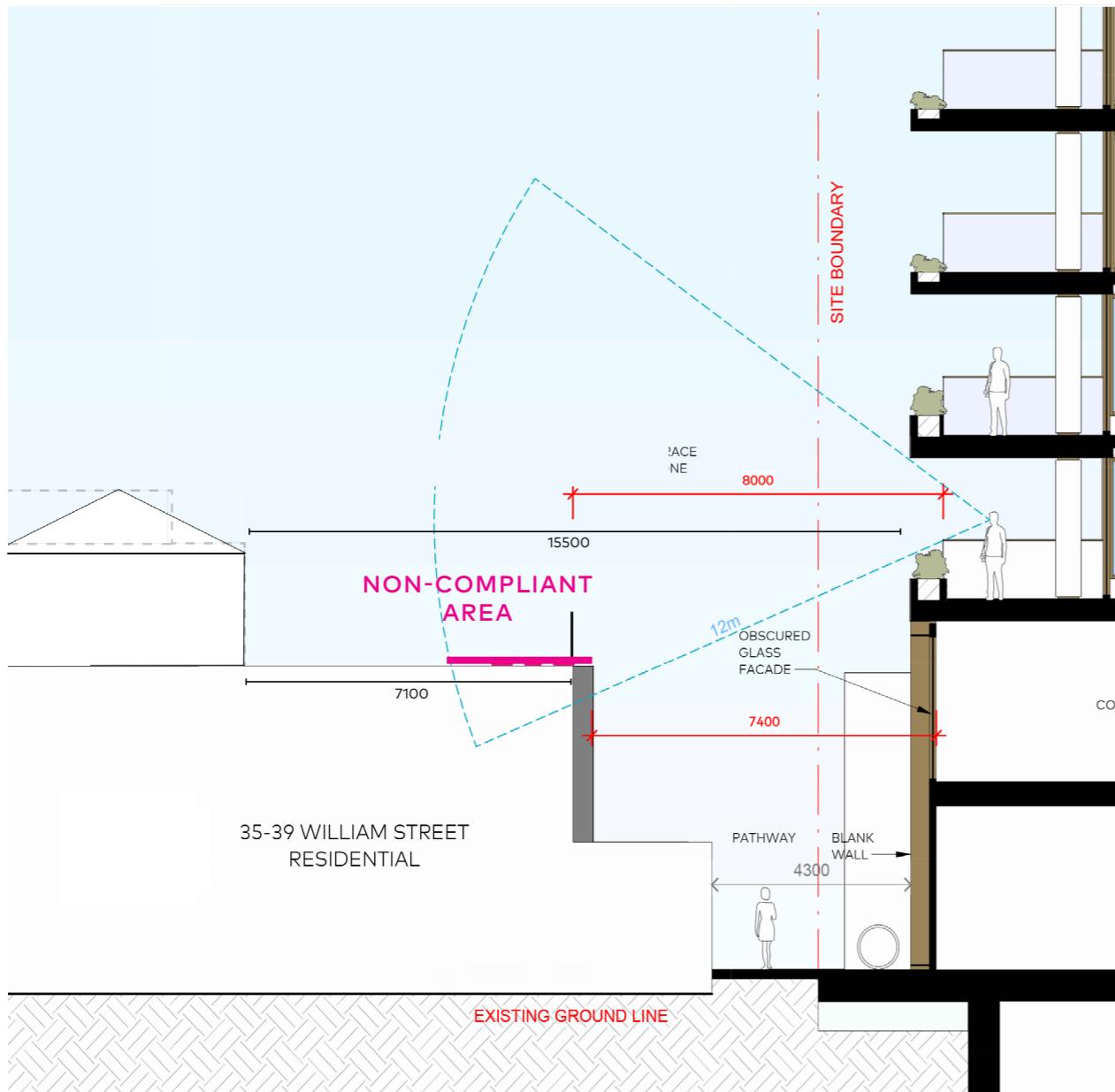
# **NORTH RESIDENTIAL TERRACE ASSESSMENT**

# ASSESSMENT NORTH RESIDENTIAL TERRACES

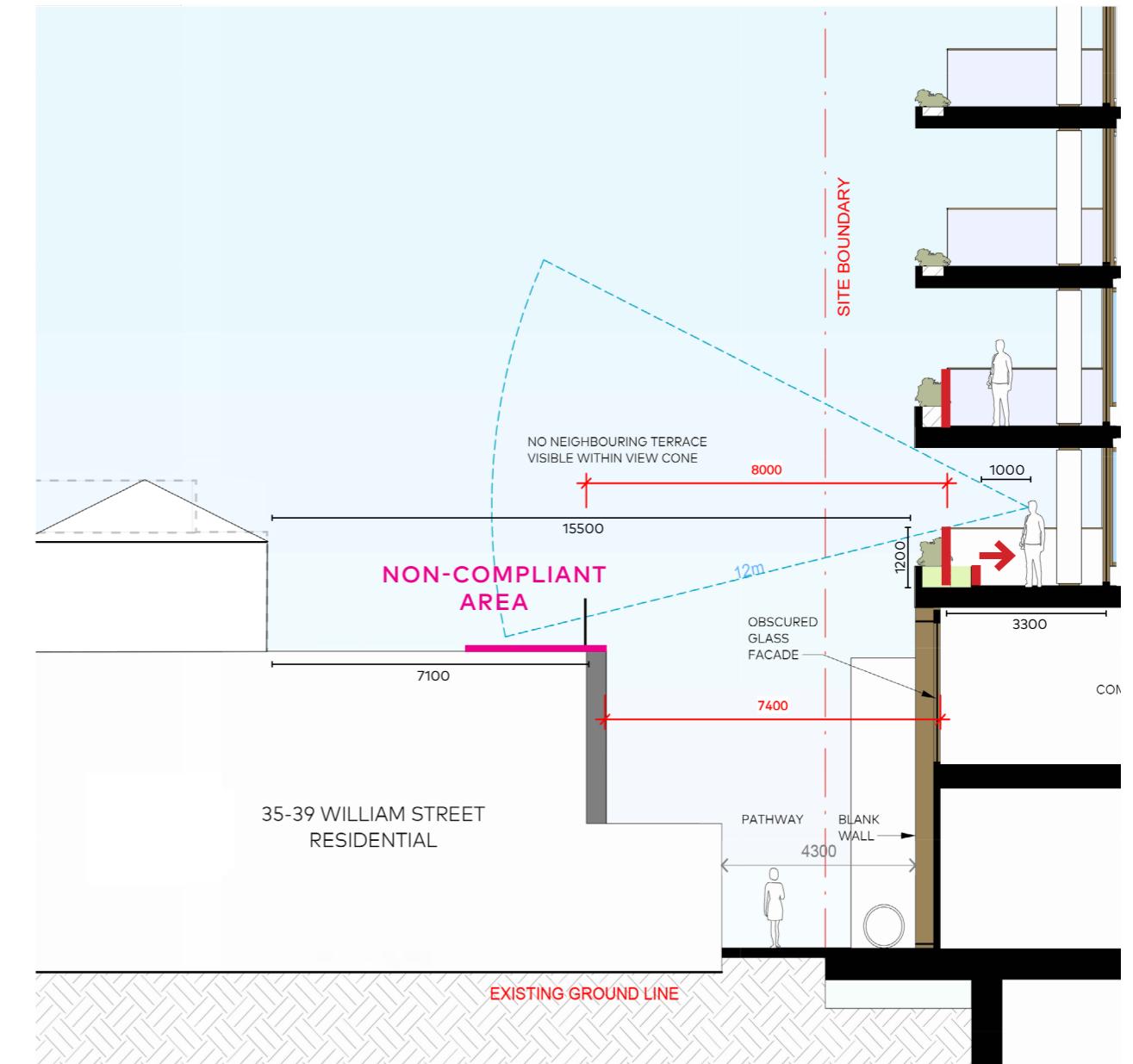
PROPOSAL TO:

PUSH PLANTER BACK 800MM, CHANGE  
BALUSTRADE TO SOLID, BALCONY DEPTH 3M

LEVEL 2  
PREVIOUS

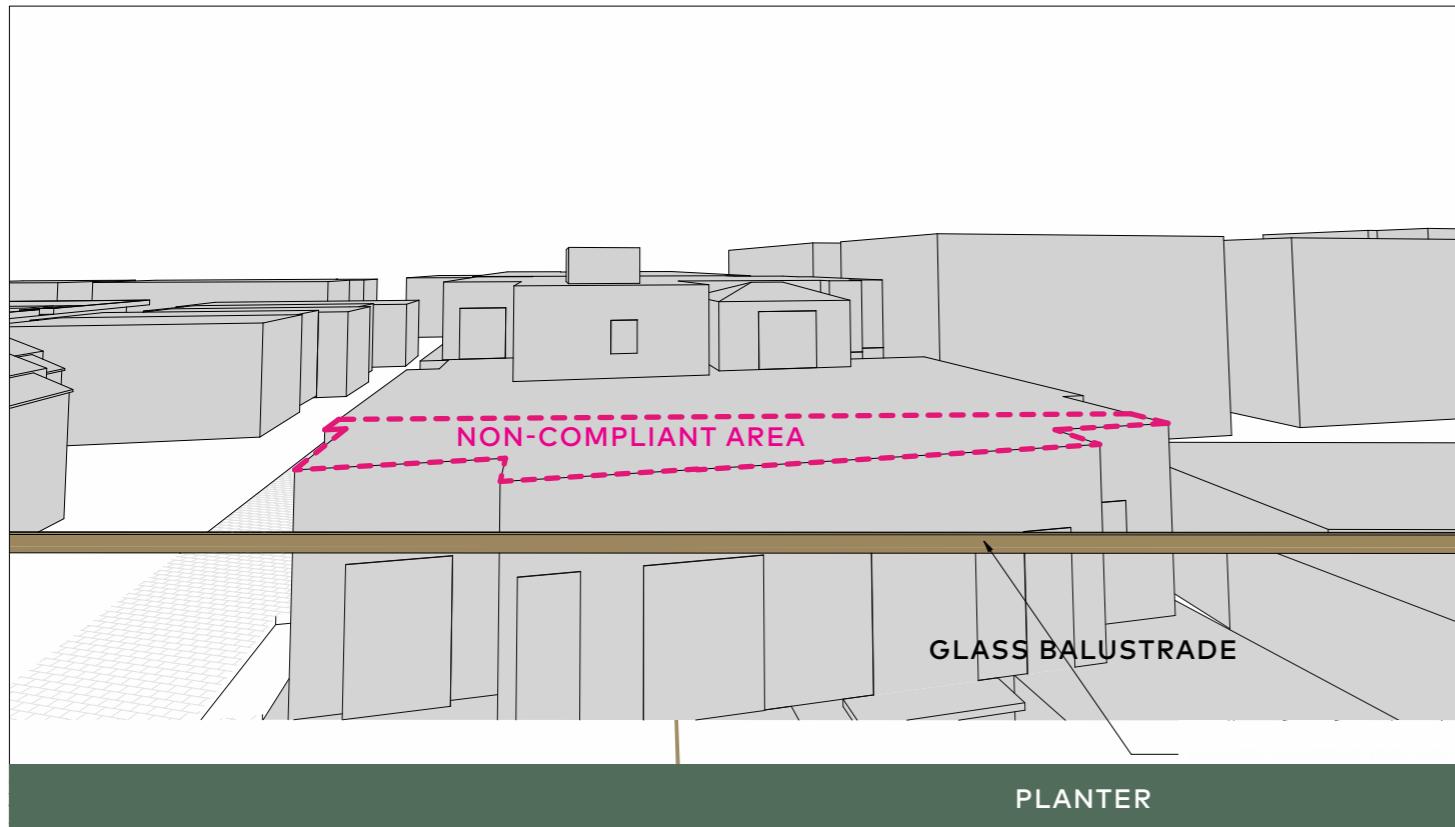


LEVEL 2  
PROPOSED

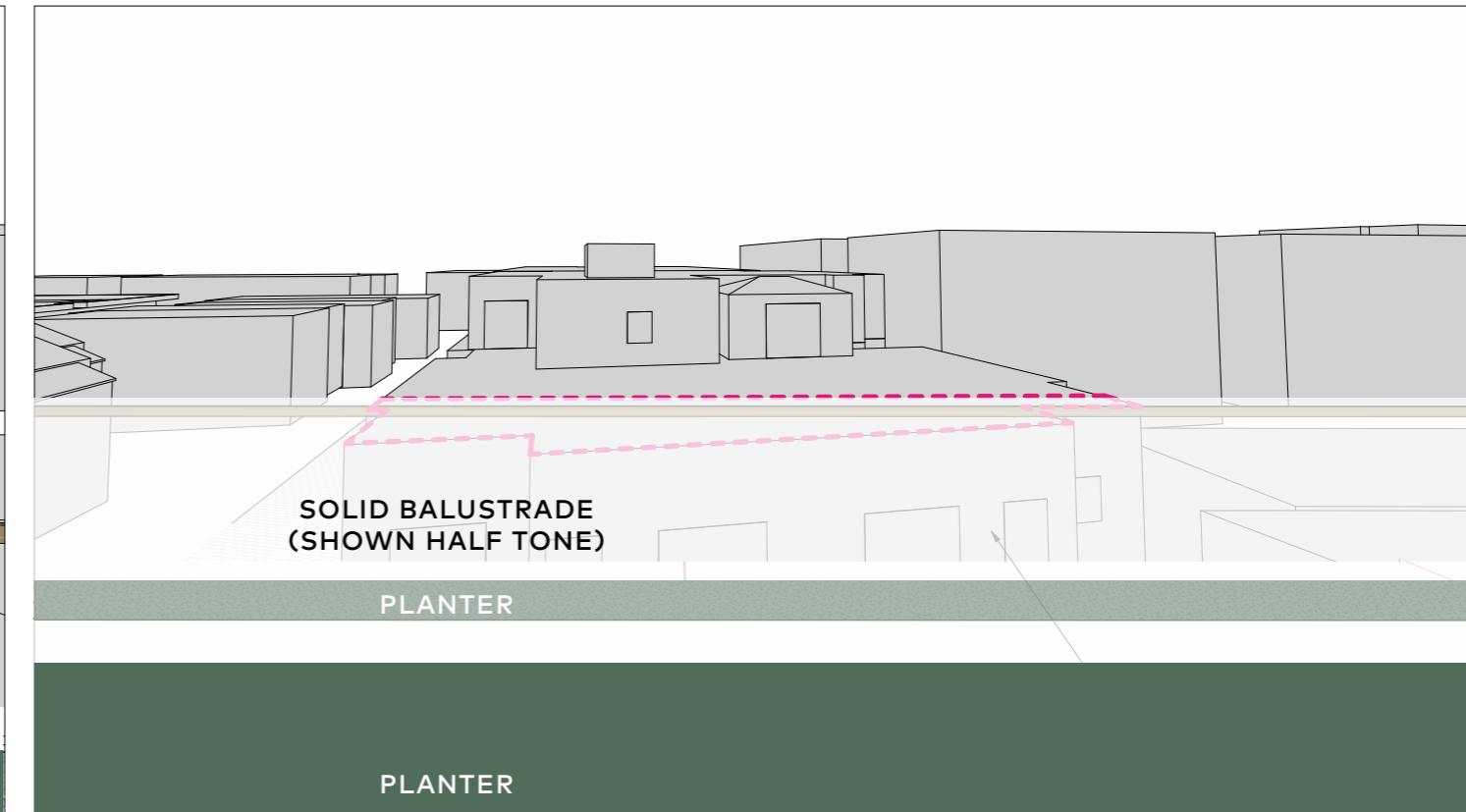


ASSESSMENT  
NORTH RESIDENTIAL TERRACES

LEVEL 2  
PREVIOUS



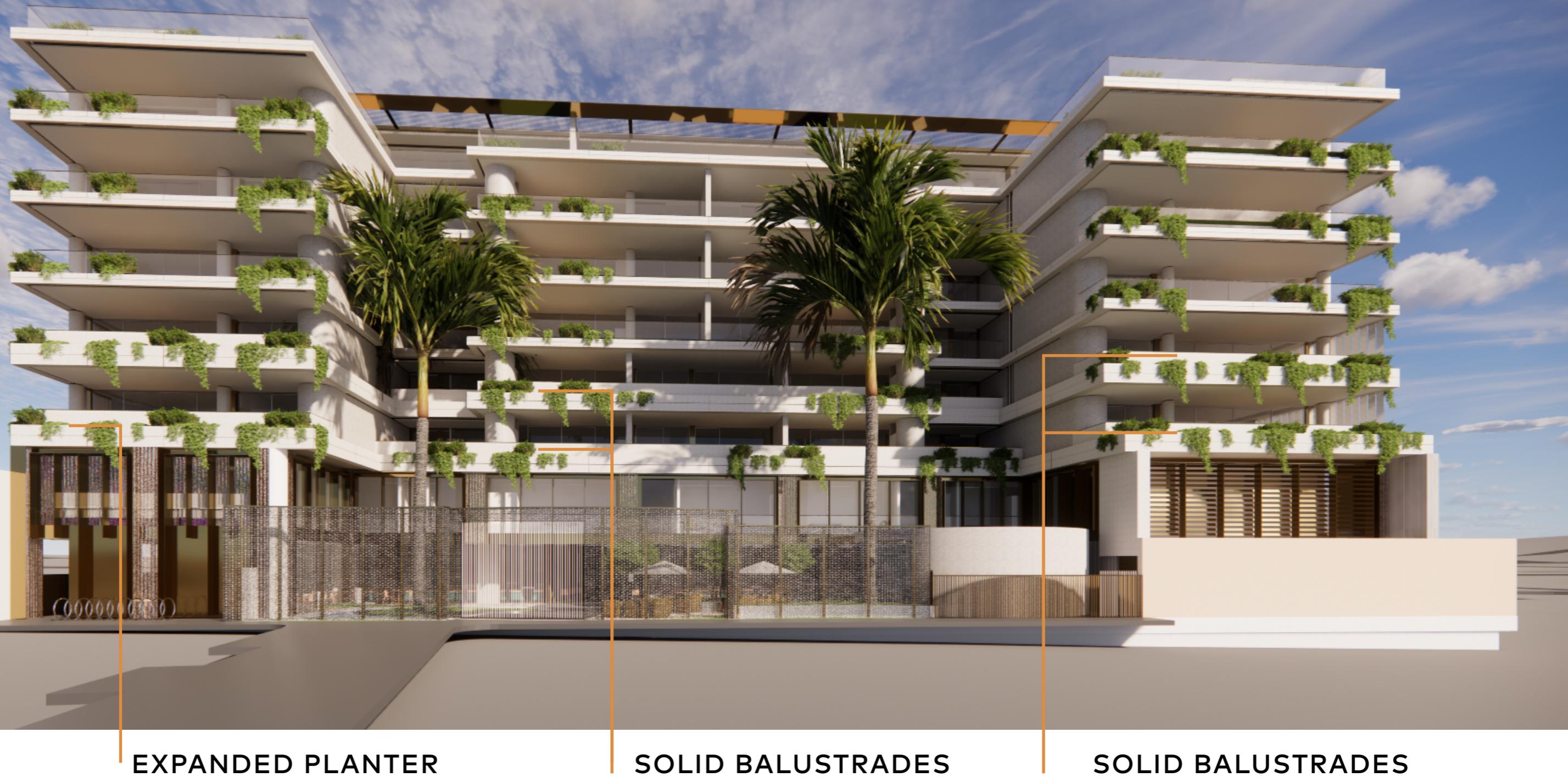
LEVEL 2  
PROPOSED



## NORTH FACADE



## NORTH FAÇADE



## NORTH FACADE

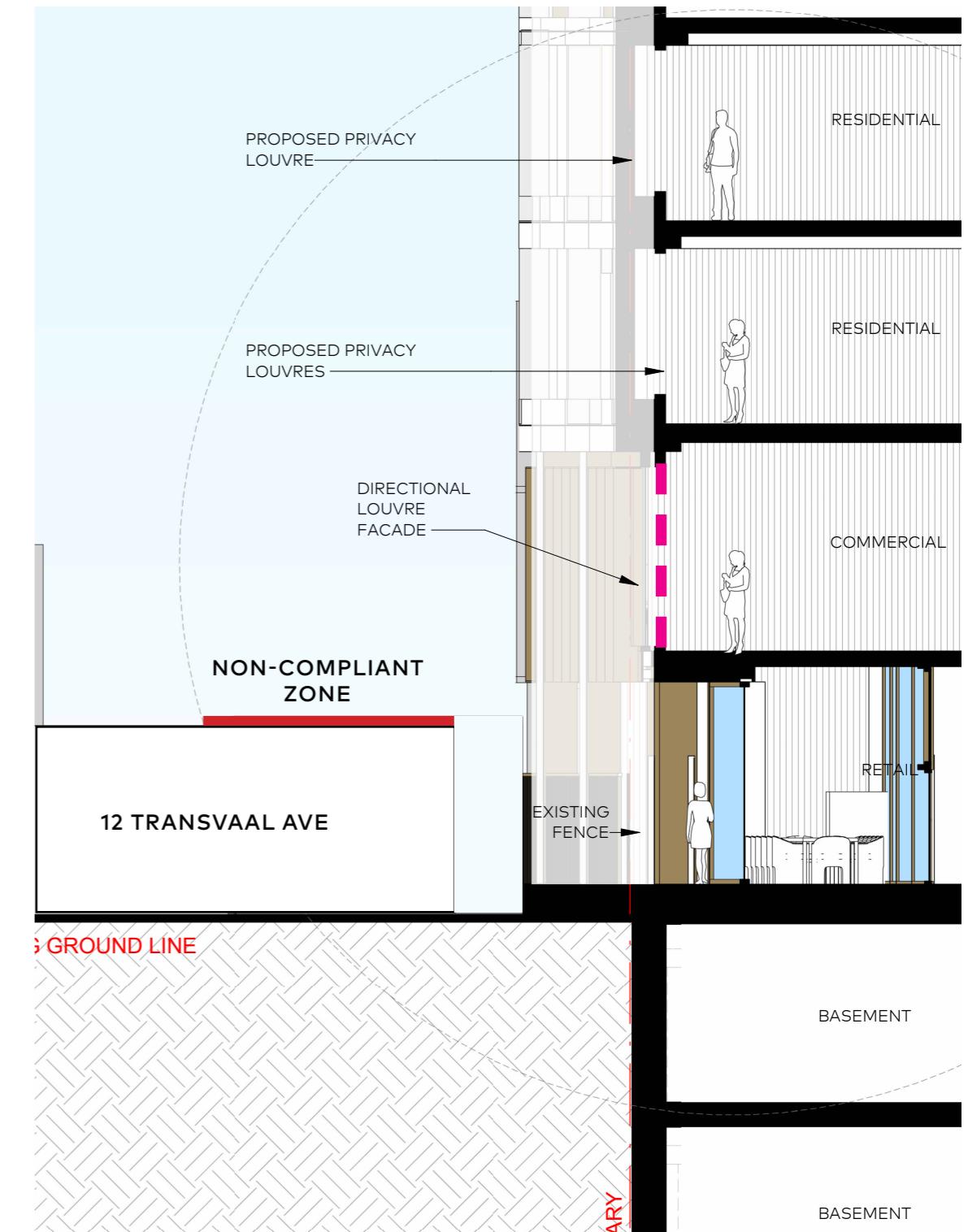
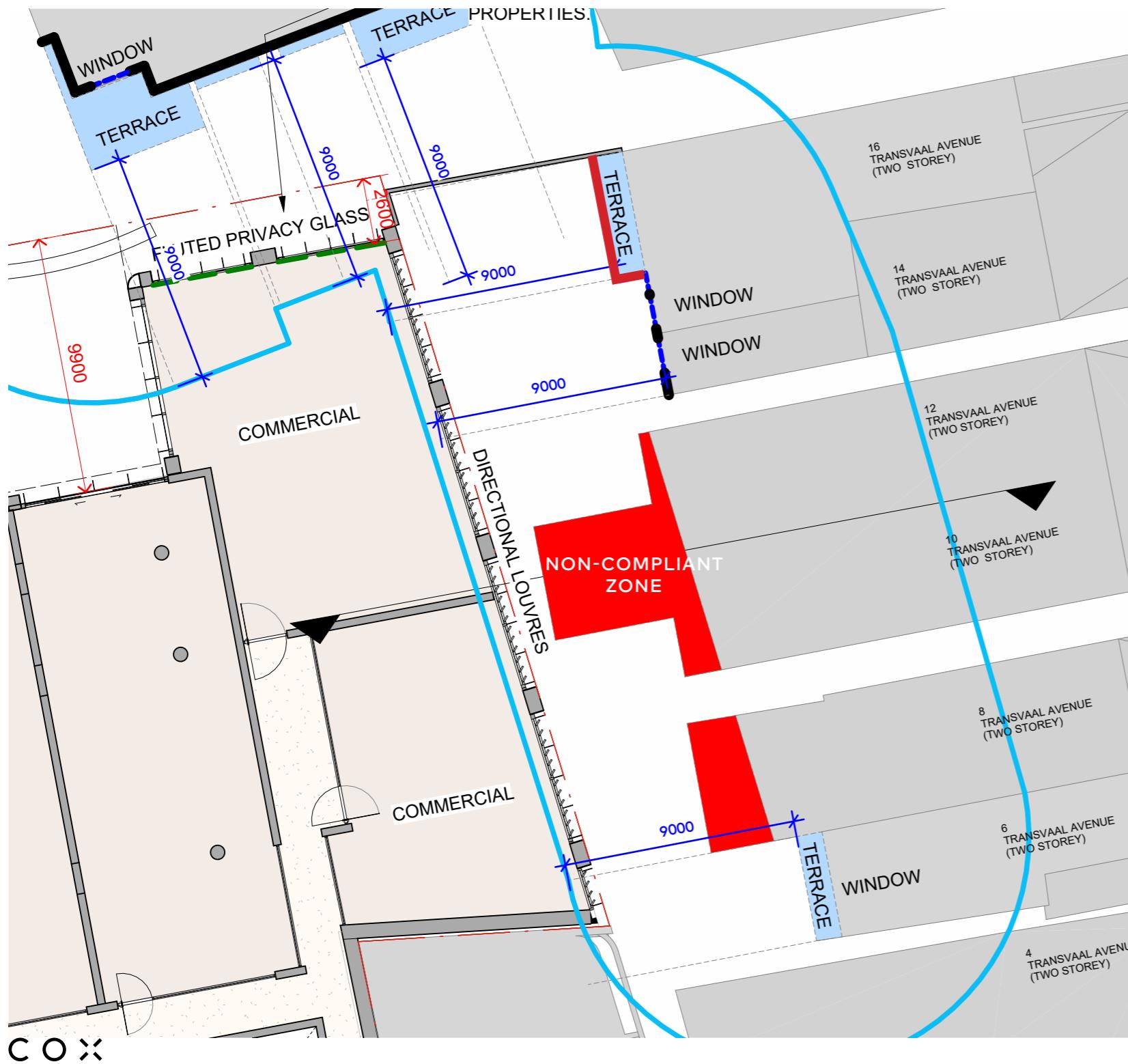


# EASTERN FACADE ASSESSMENT

## ASSESSMENT LEVEL ONE - EAST

### ARCHITECTURAL DESIGN SOLUTIONS STILL TO BE RESOLVED FOR EASTERN COMMERCIAL FAÇADE

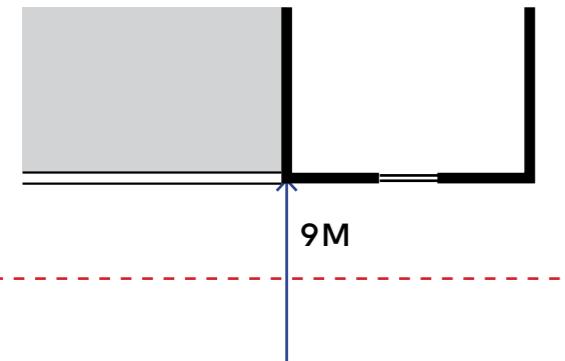
EG. BLADES, OBSCURED GLASS ETC.



## ASSESSMENT LEVEL TWO - EAST

**C4**

NEIGHBOURING  
TERRACES/WINDOWS



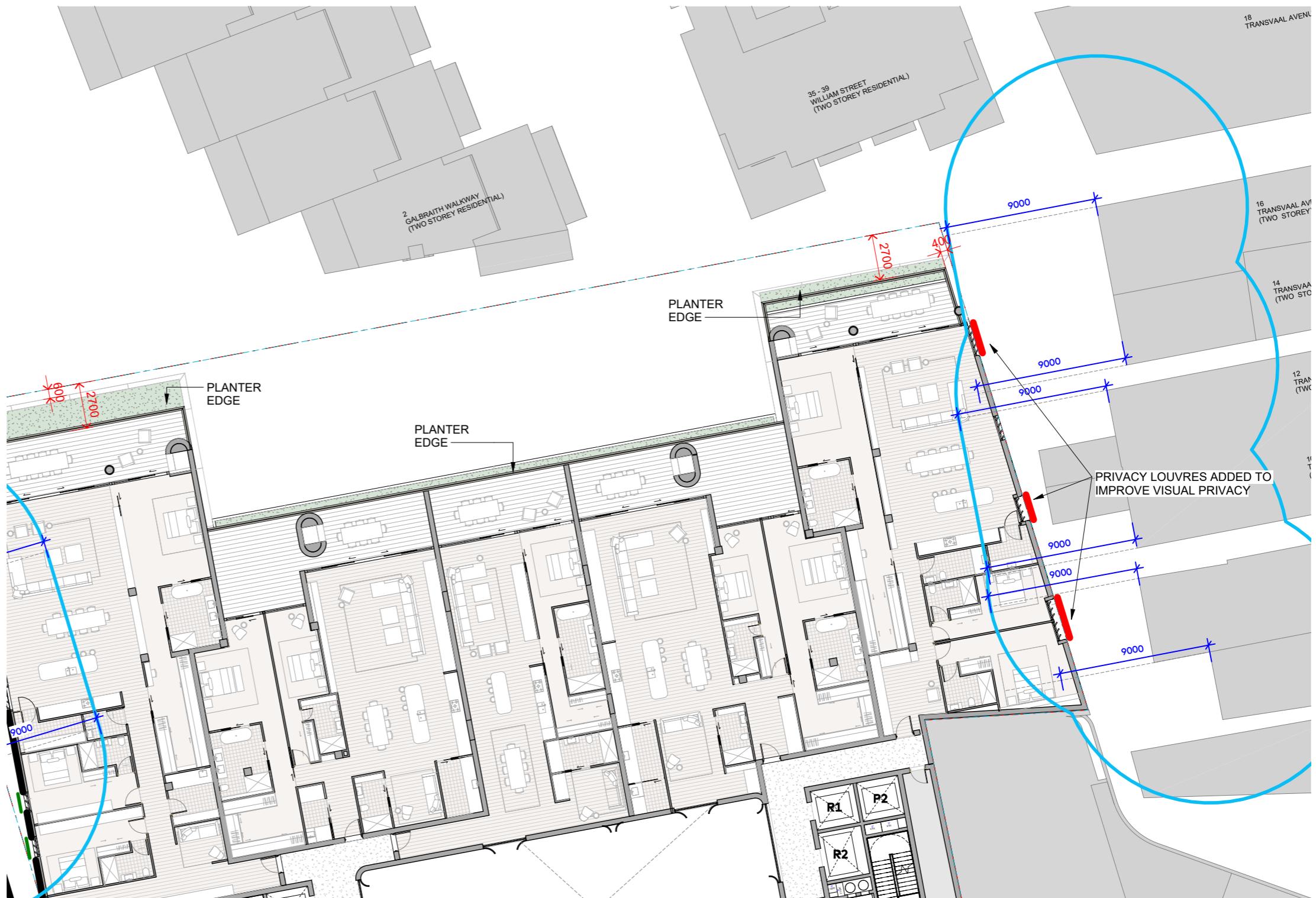
OUR WINDOWS

ABOVE GROUND:

9M BETWEEN OUR WINDOWS

AND NEIGHBOURING  
TERRACES/WINDOWS

**GSA HAS CONFIRMED THAT LOUVRED WINDOWS TO RESIDENTIAL  
EASTERN FACADE CAN COMPLY**



## EAST FACADE



## EAST FACADE

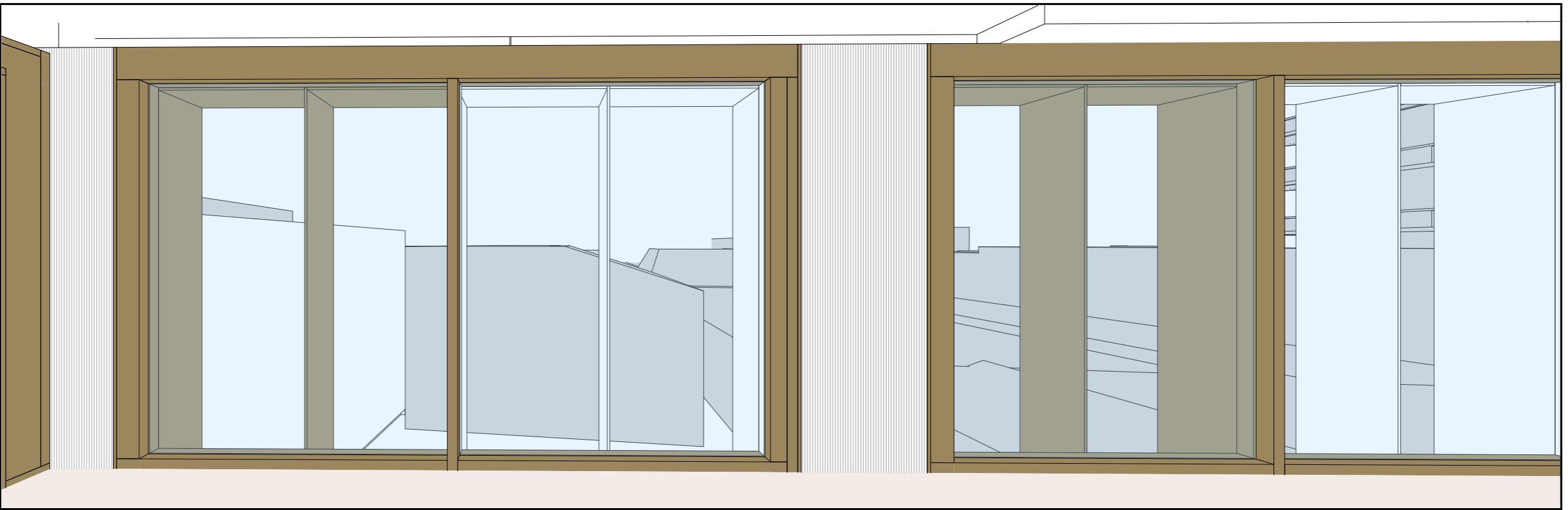


## EAST FACADE



## EAST FACADE

LEVEL 1  
PREVIOUS

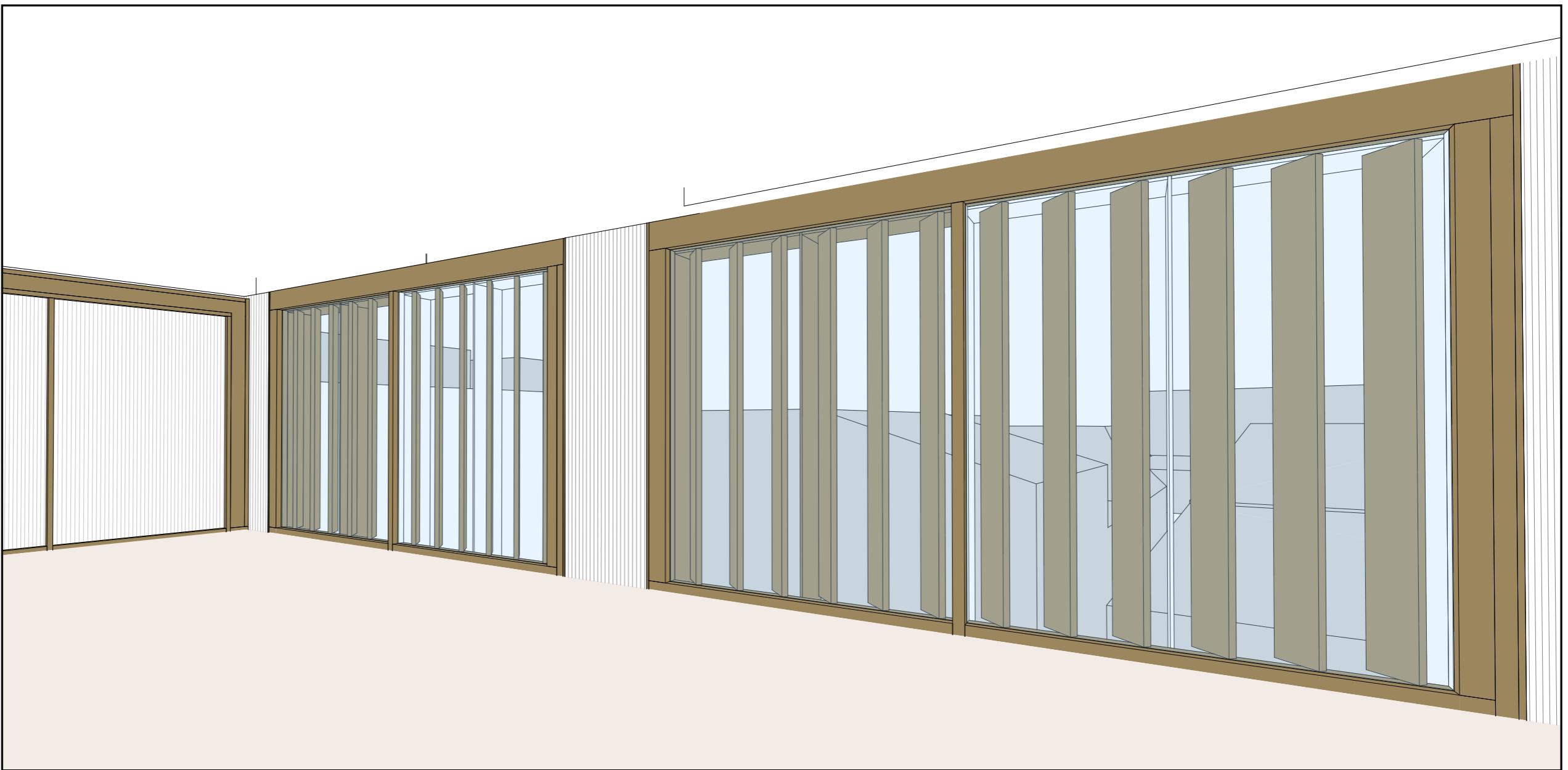


LEVEL 1  
PROPOSED

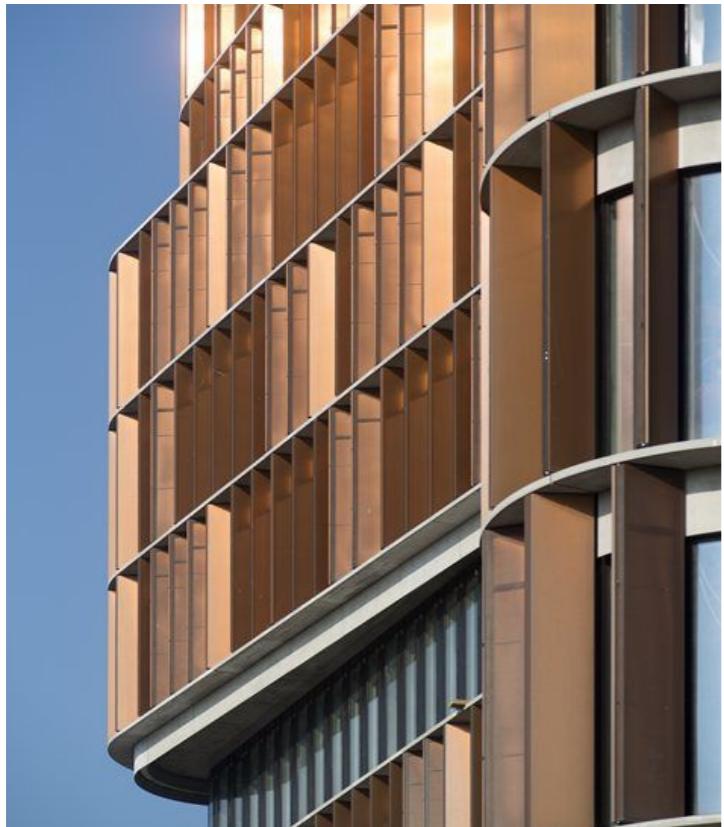


## EAST FACADE

LEVEL 1  
PROPOSED

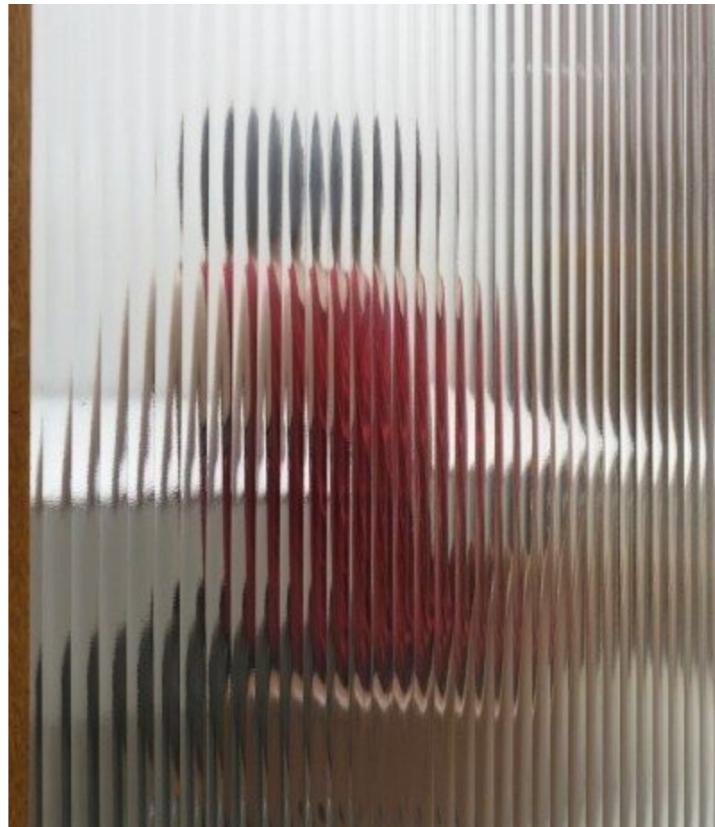


## ADDITIONAL COMMERCIAL OPTIONS



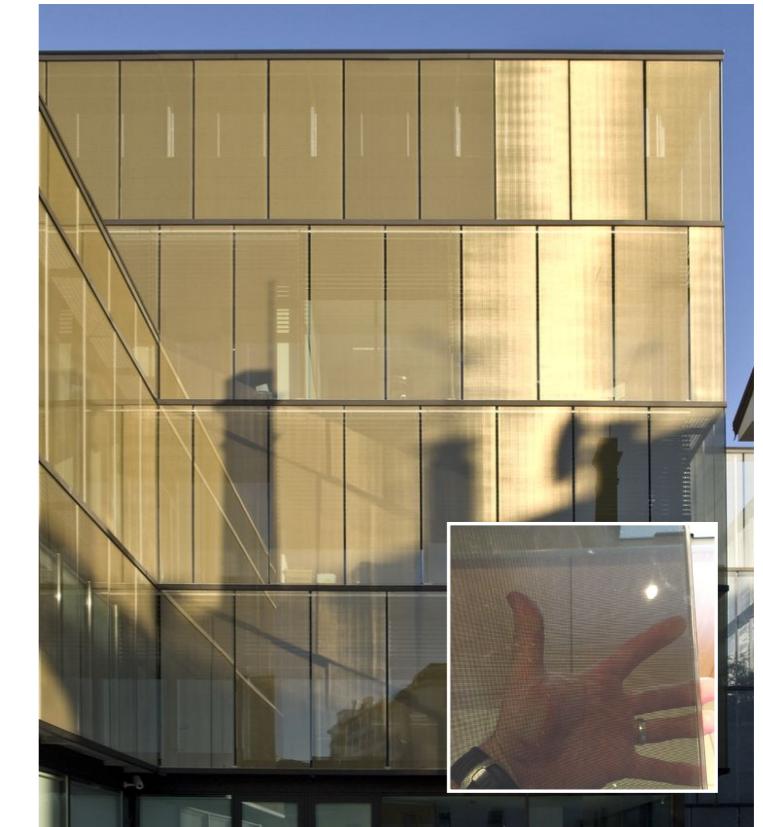
### BRONZE BLADES

GOOD OVERLOOKING MITIGATION  
PROVEN WITH WOOLLAHRA  
ALLOWS DIRECT SUNLIGHT/SHADING



### OBSCURED GLASS

GOOD OVERLOOKING MITIGATION  
ALLOWS DIRECT SUNLIGHT  
NO SHADING

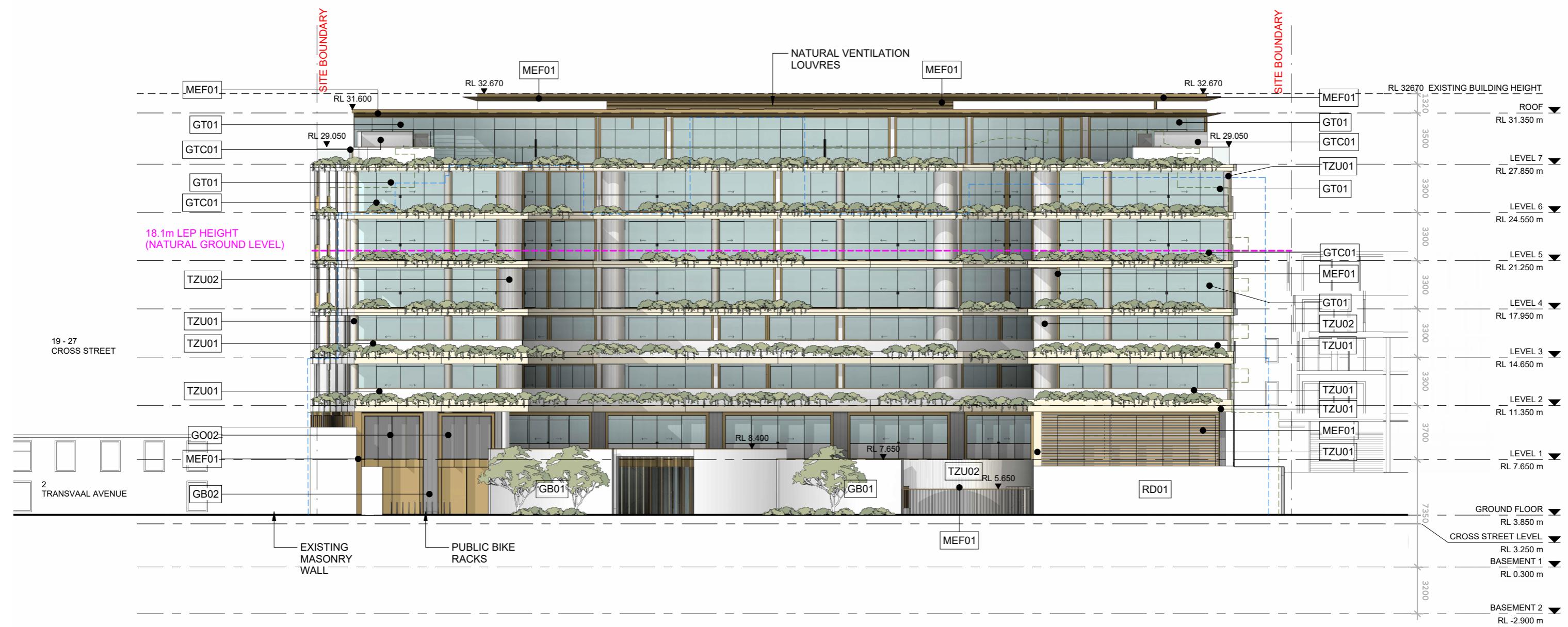


### LAMINATED MESH FACADE

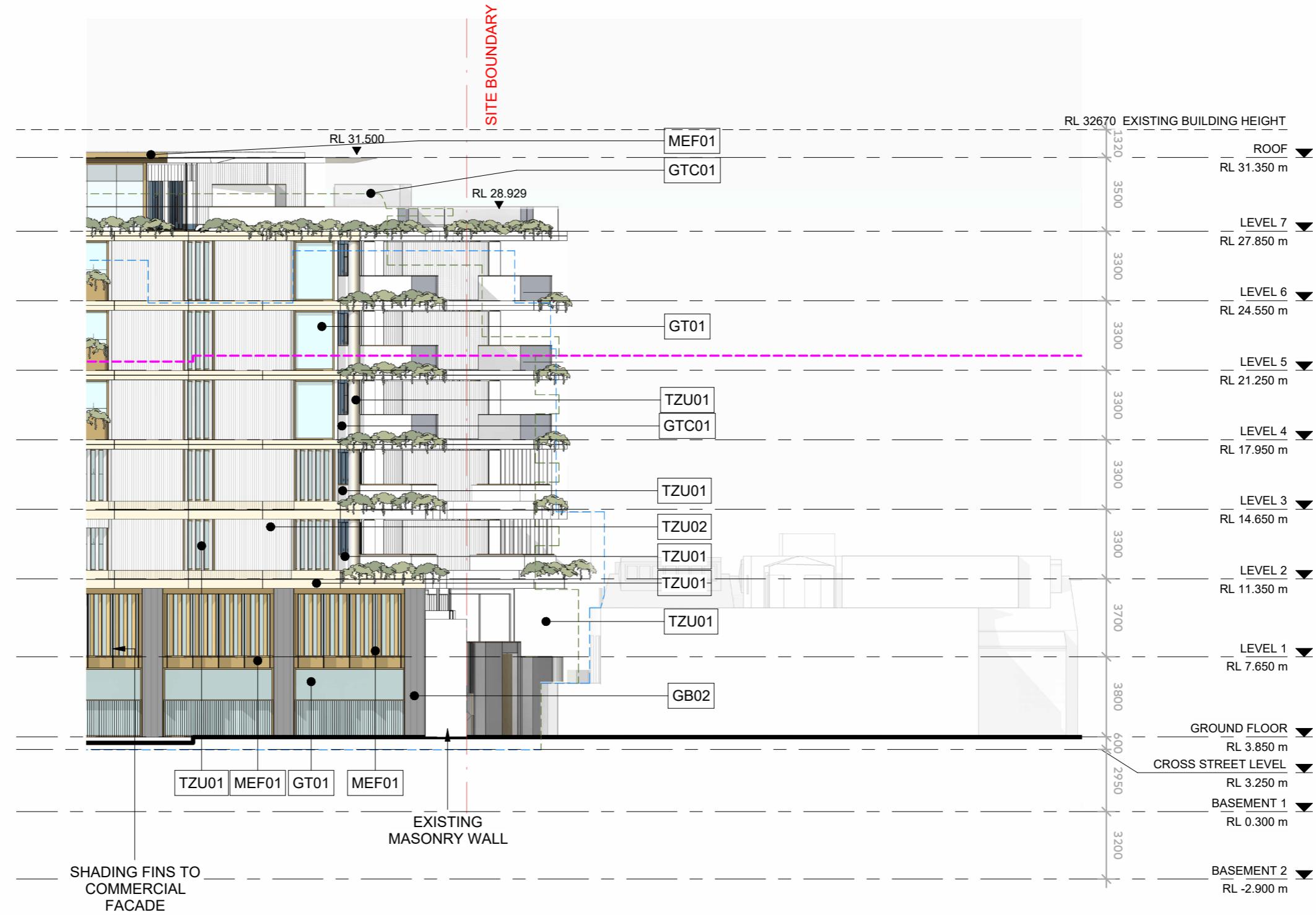
LITTLE OVERLOOKING MITIGATION  
GOOD PRIVACY MITIGATION  
GOOD SHADING

# FACADE ELEVATIONS

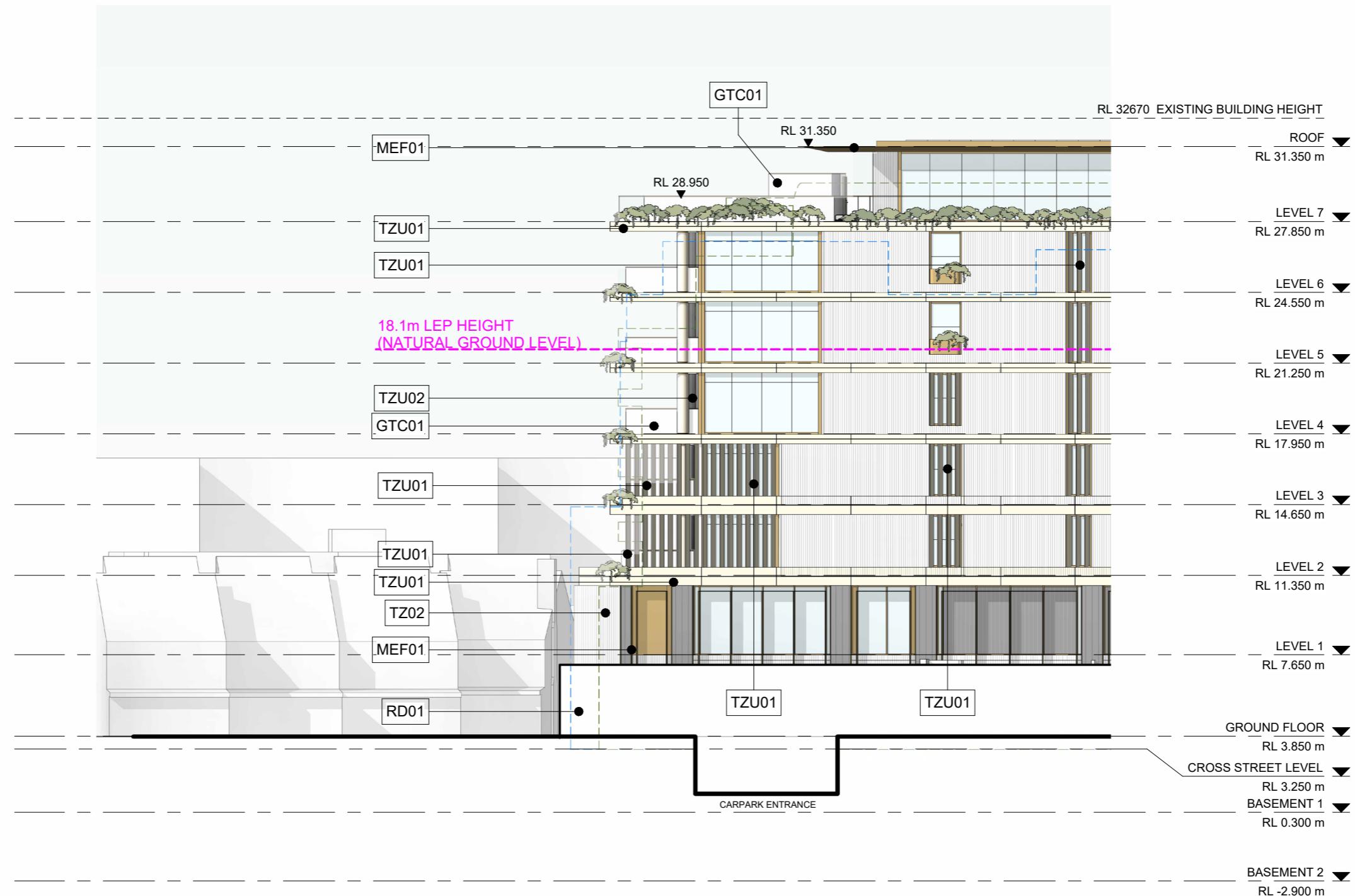
# NORTH FACADE ELEVATION



# EAST FACADE ELEVATION



# WEST FACADE ELEVATION





COX