

33 Cross Street

OVERLOOKING STUDY

FEBRUARY 2025

C O X

FROM LAST WEEK'S ASSESSMENT



EAST FACADE

DESIGN SOLUTION FOR
COMMERCIAL FACADE



NORTH FACADE

EXPANDED PLANTERS &
SOLID BALUSTRADE



WEST FACADE

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

NEIGHBOURING
TERRACES/WINDOWS

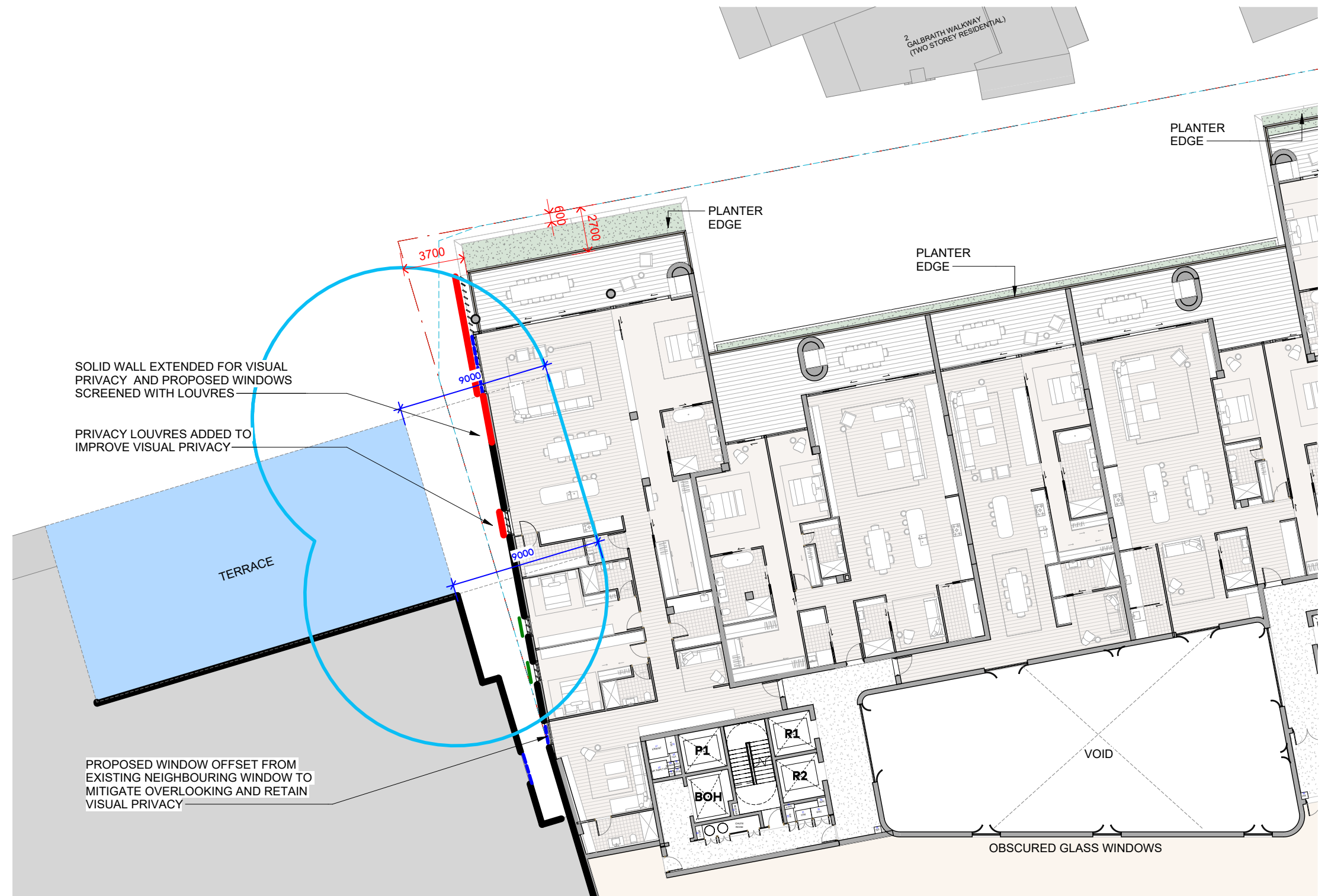
9M

OUR WINDOWS

ABOVE GROUND:

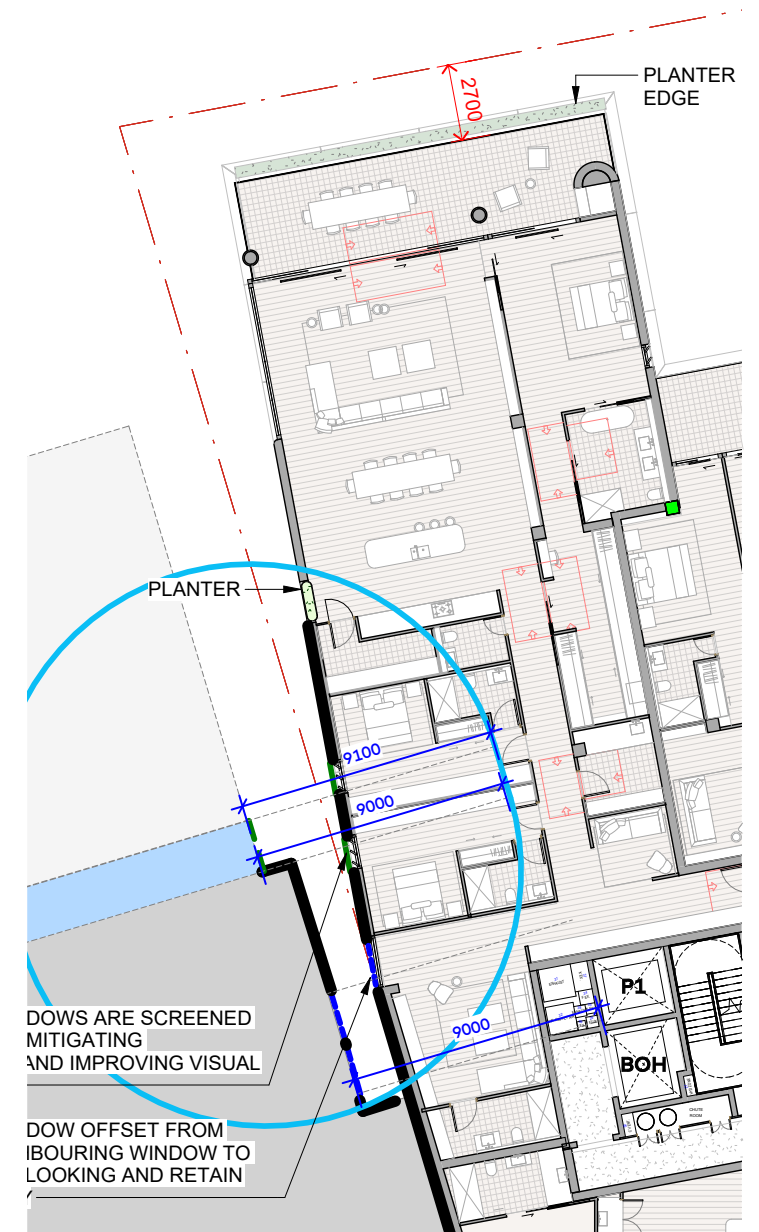
9M BETWEEN OUR WINDOWS

AND NEIGHBOURING
TERRACES/WINDOWS



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

LEVEL 6



WEST FACADE



WEST FACADE



REDUCED GLAZING + TERRAZZO BLADES

TERRAZZO BLADES

TERRAZZO BLADES

WEST FACADE



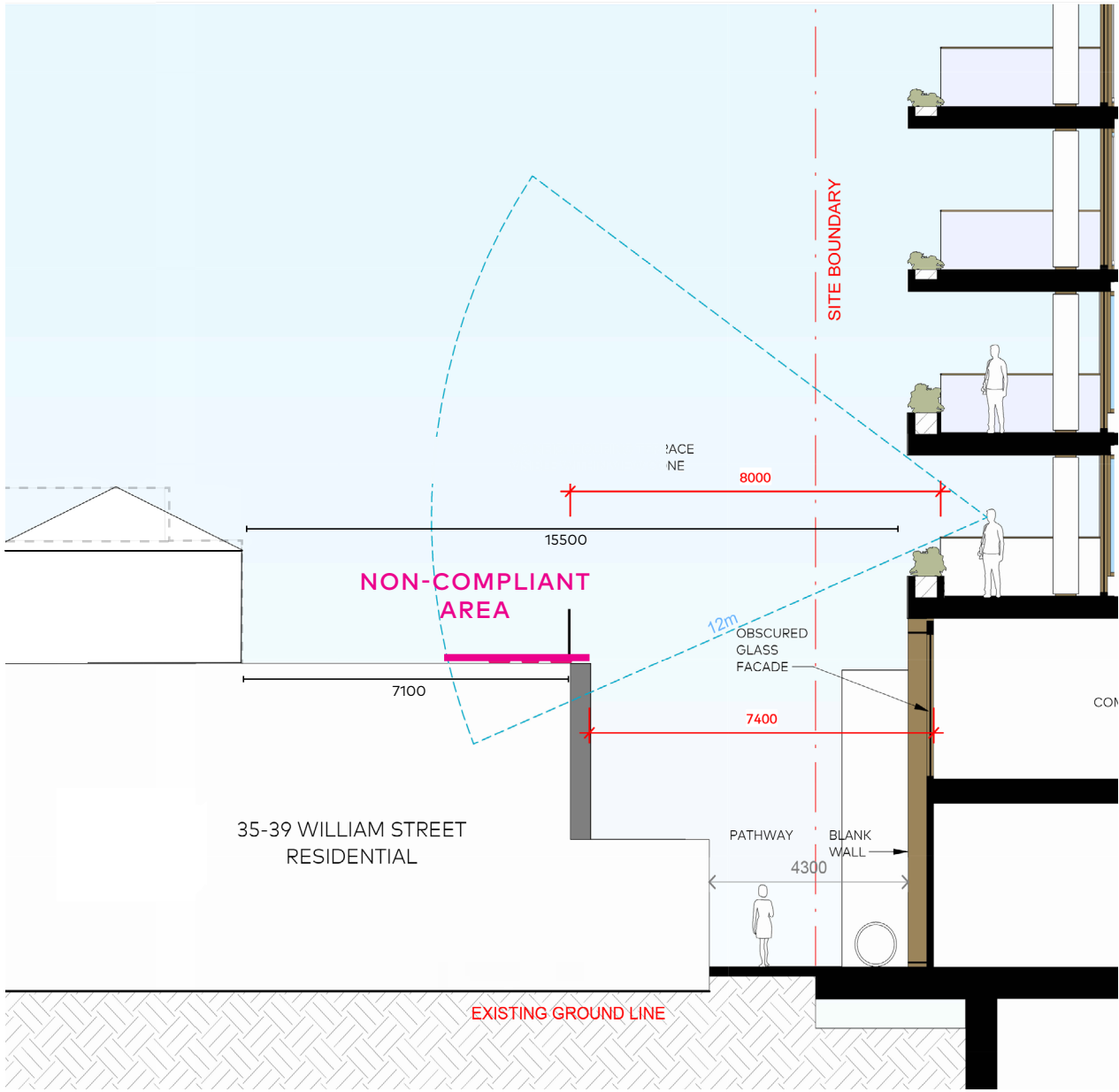
NORTH RESIDENTIAL TERRACE ASSESSMENT

ASSESSMENT
NORTH RESIDENTIAL TERRACES

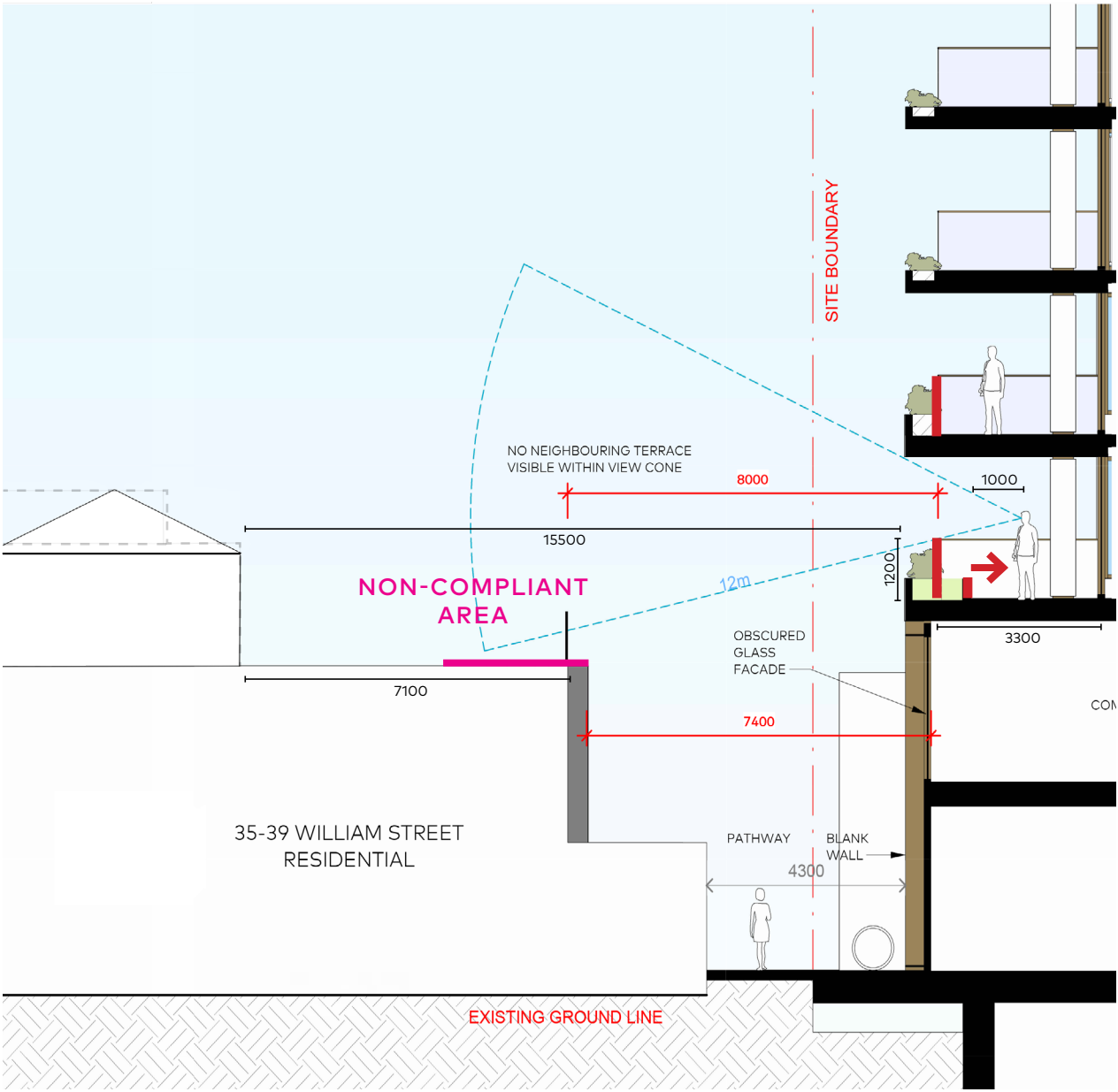
PROPOSAL TO:

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

LEVEL 2
PREVIOUS

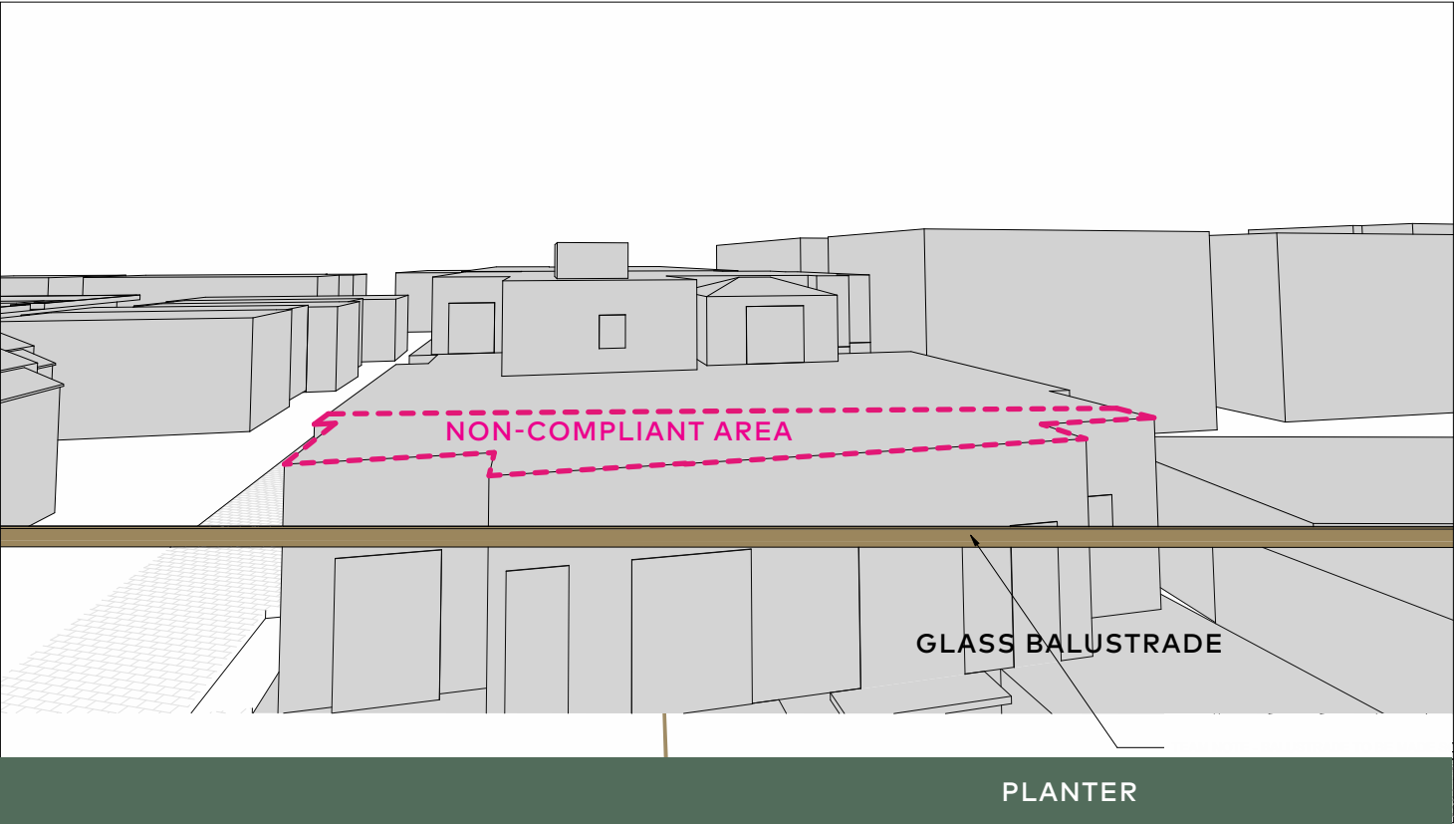


LEVEL 2
PROPOSED

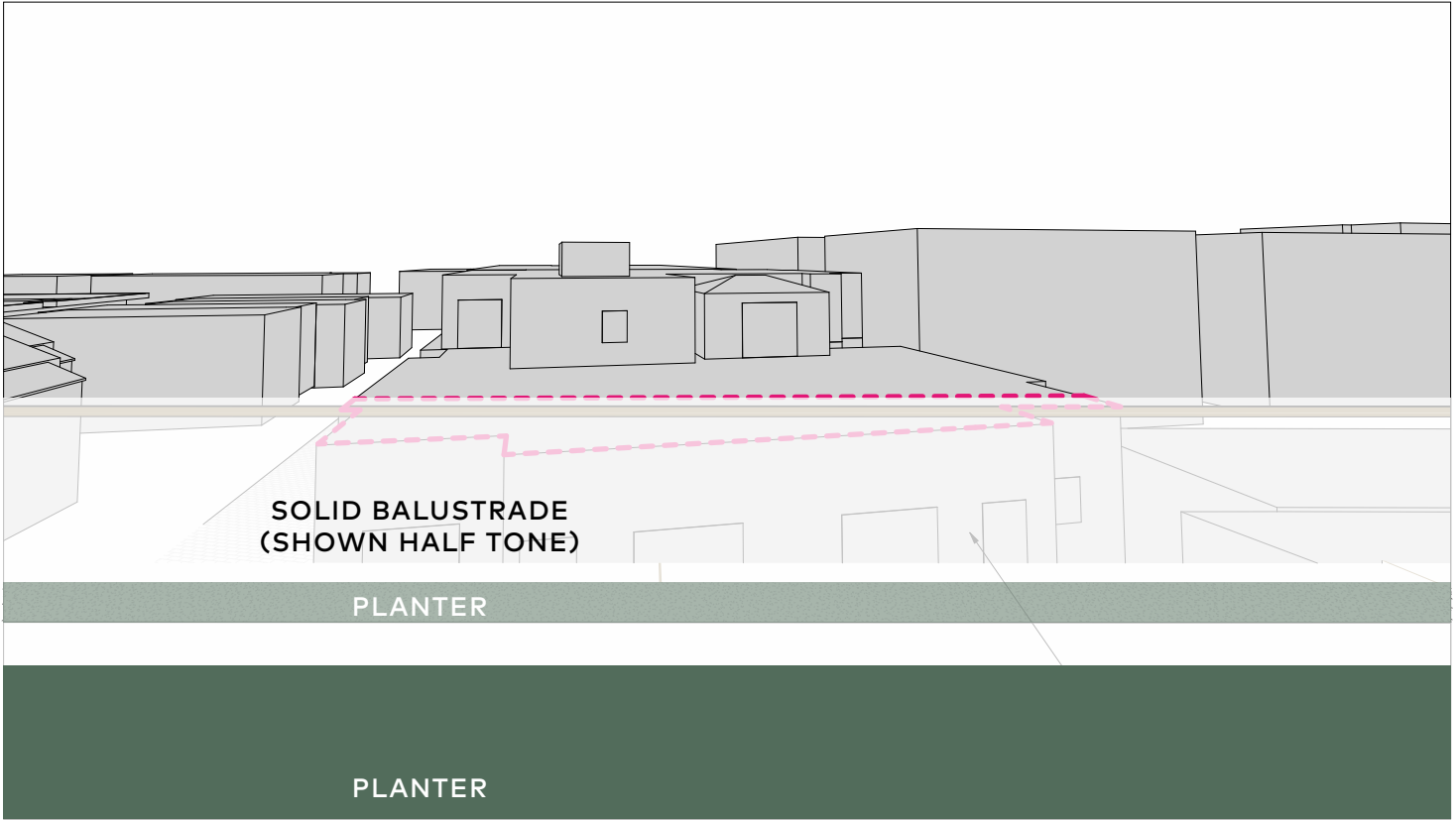


ASSESSMENT
NORTH RESIDENTIAL TERRACES

LEVEL 2
PREVIOUS



LEVEL 2
PROPOSED



NORTH FACADE



NORTH FACADE



EXPANDED PLANTER

SOLID BALUSTRADES

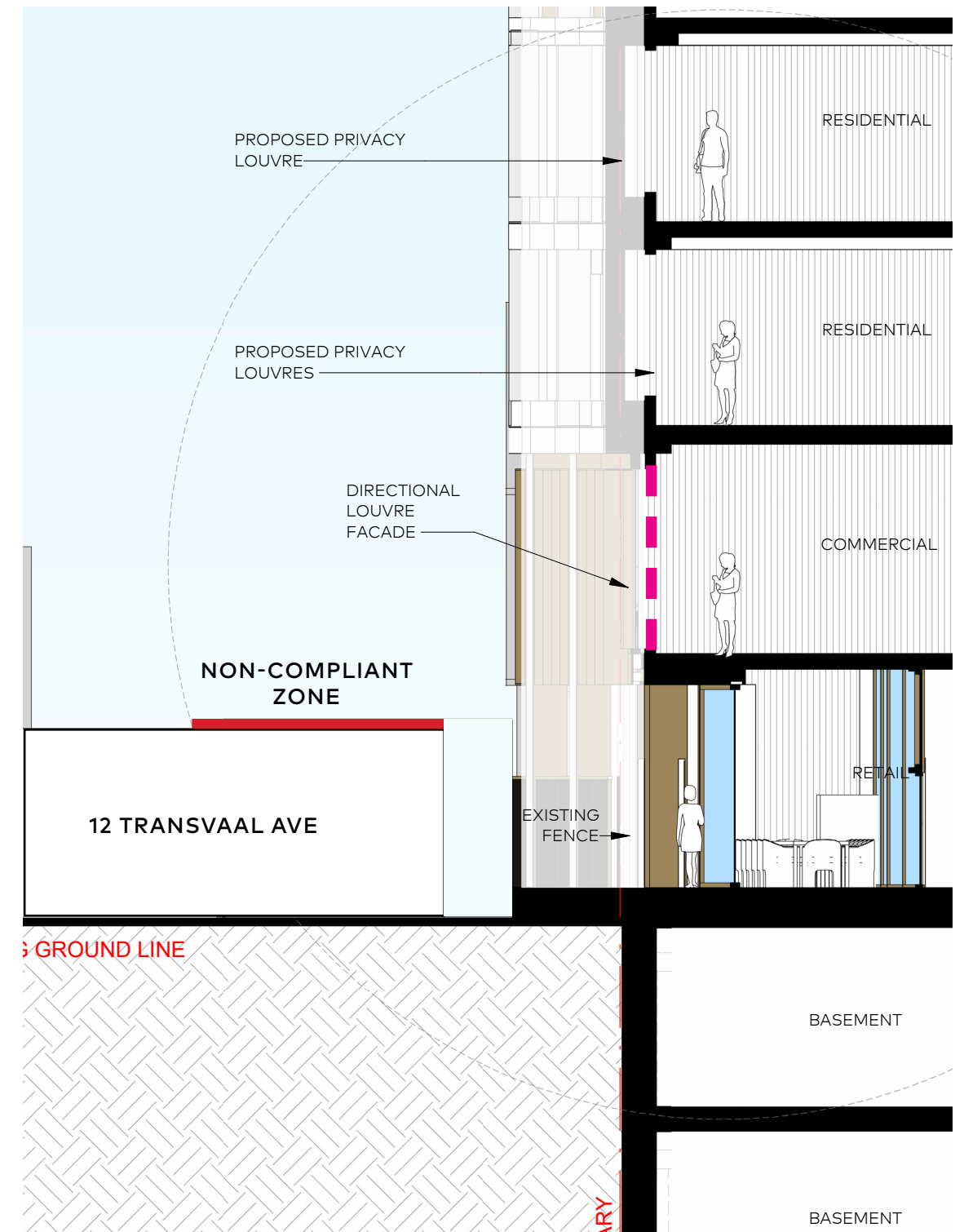
SOLID BALUSTRADES

NORTH FACADE



EASTERN FACADE ASSESSMENT

EG. BLADES, OBSCURED GLASS ETC.



ASSESSMENT LEVEL TWO - EAST

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

C4

NEIGHBOURING
TERRACES/WINDOWS

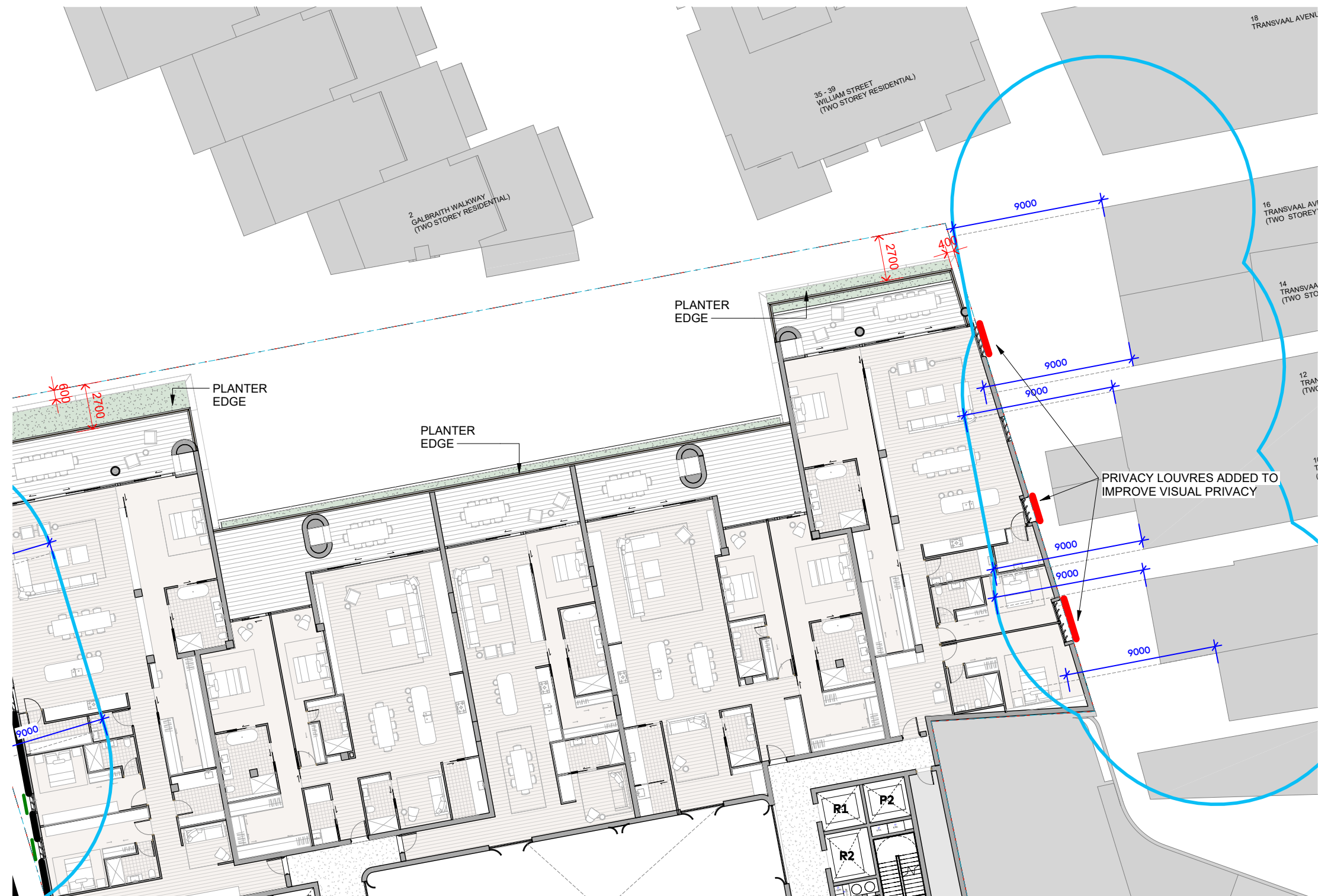
9M

OUR WINDOWS

ABOVE GROUND:

9M BETWEEN OUR WINDOWS

AND NEIGHBOURING
TERRACES/WINDOWS



EAST FACADE



EAST FACADE



TERRAZZO BLADES

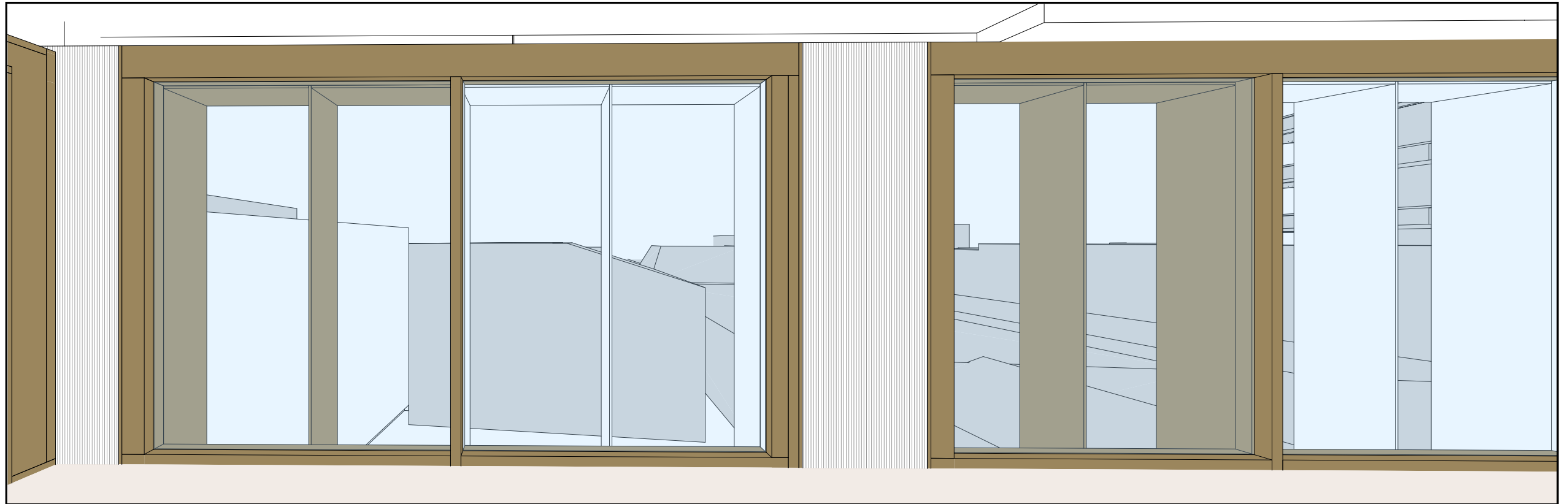
BRONZE BLADES

EAST FACADE

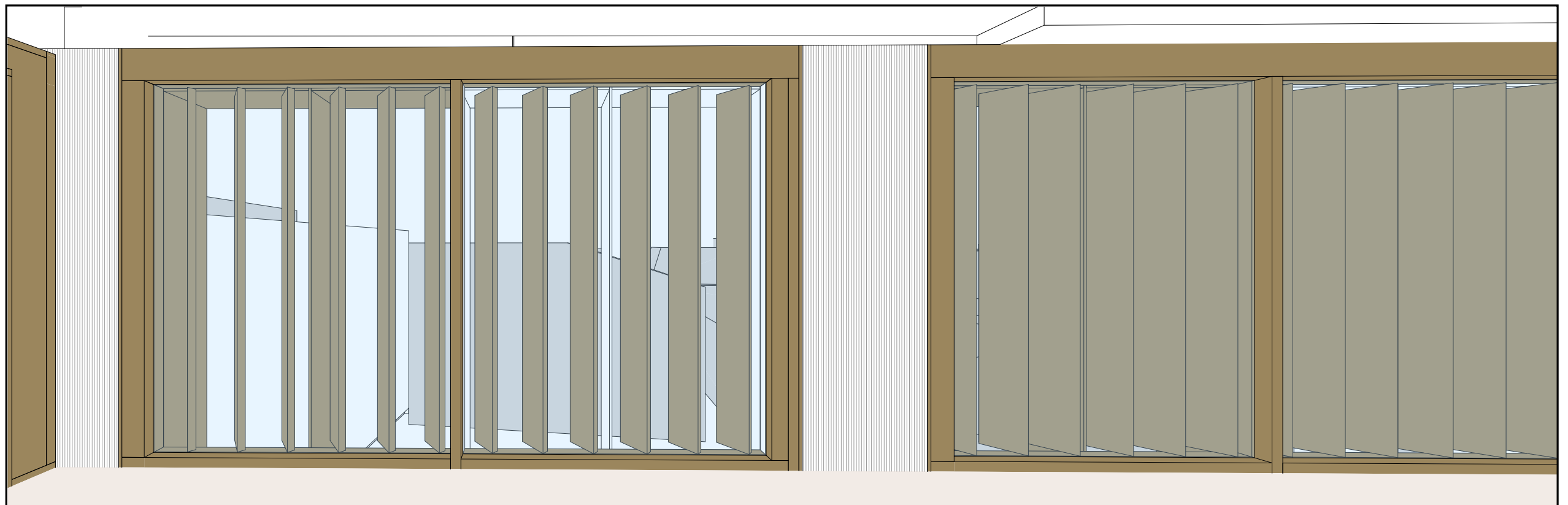


EAST FACADE

LEVEL 1
PREVIOUS

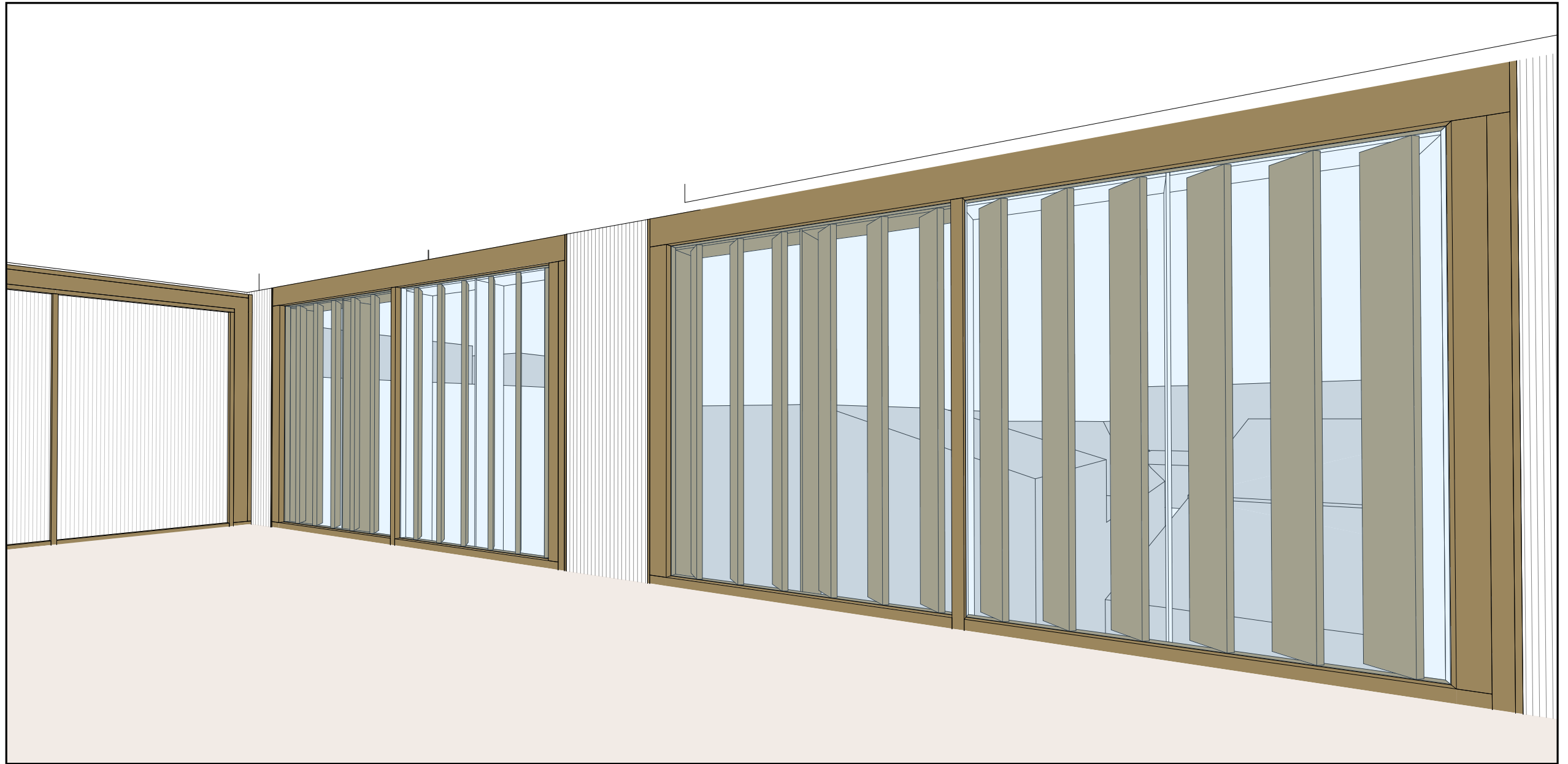


LEVEL 1
PROPOSED

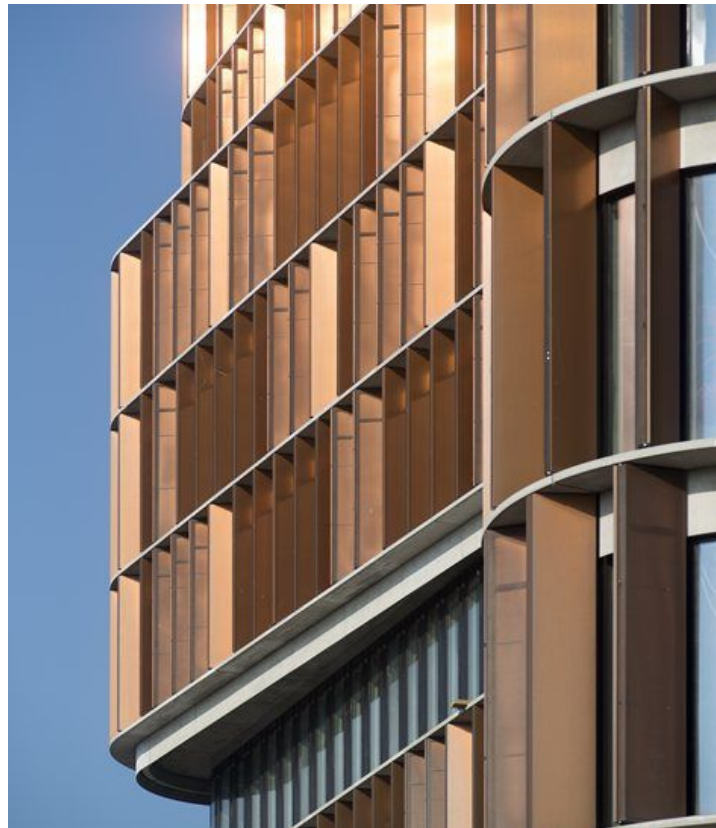


EAST FACADE

LEVEL 1
PROPOSED

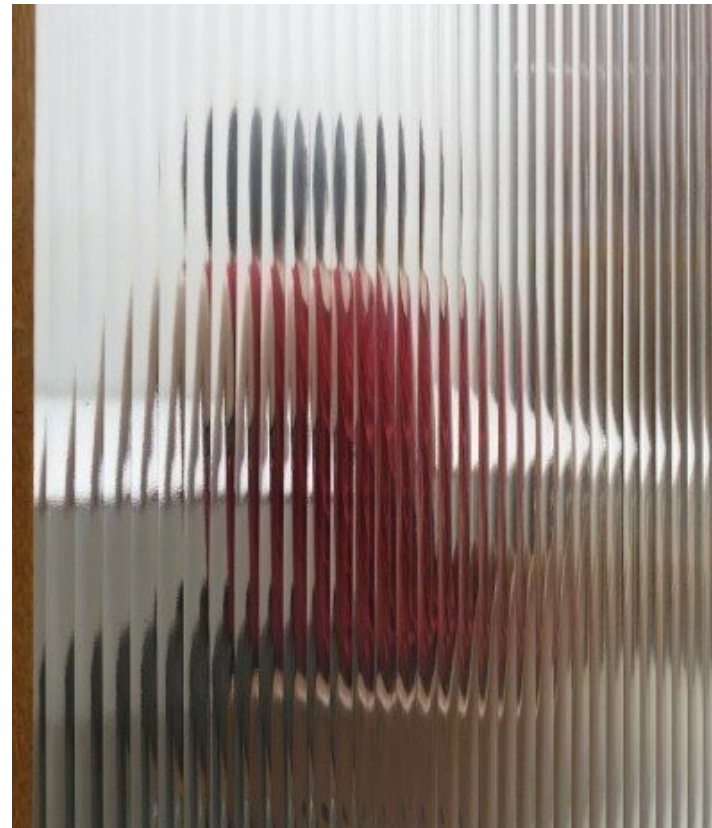


ADDITIONAL COMMERCIAL OPTIONS



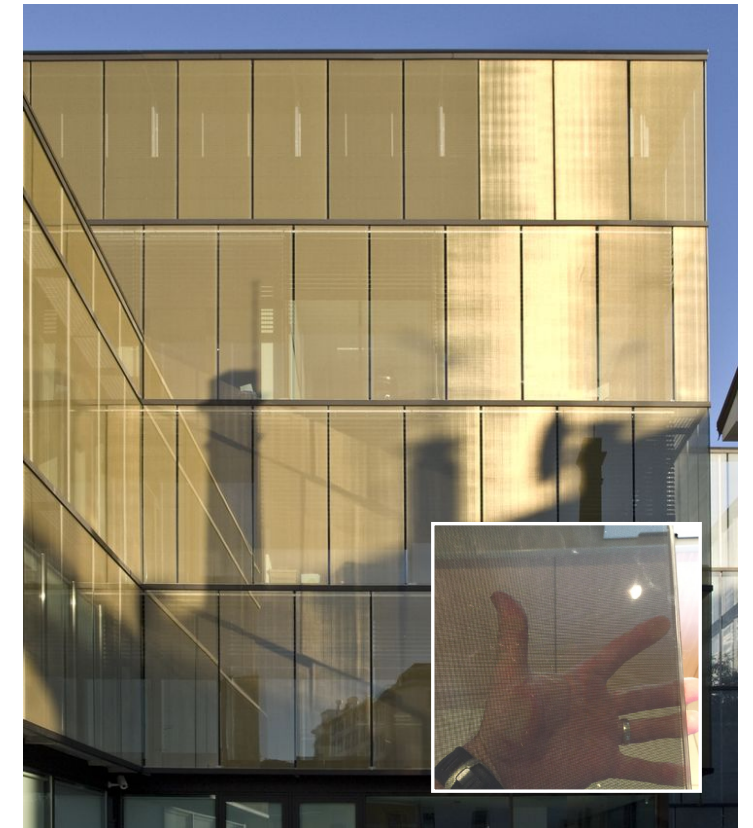
BRONZE BLADES

GOOD OVERLOOKING MITIGATION
PROVEN WITH WOOLLAHRA
ALLOWS DIRECT SUNLIGHT/SHADING



OBSCURED GLASS

GOOD OVERLOOKING MITIGATION
ALLOWS DIRECT SUNLIGHT
NO SHADING

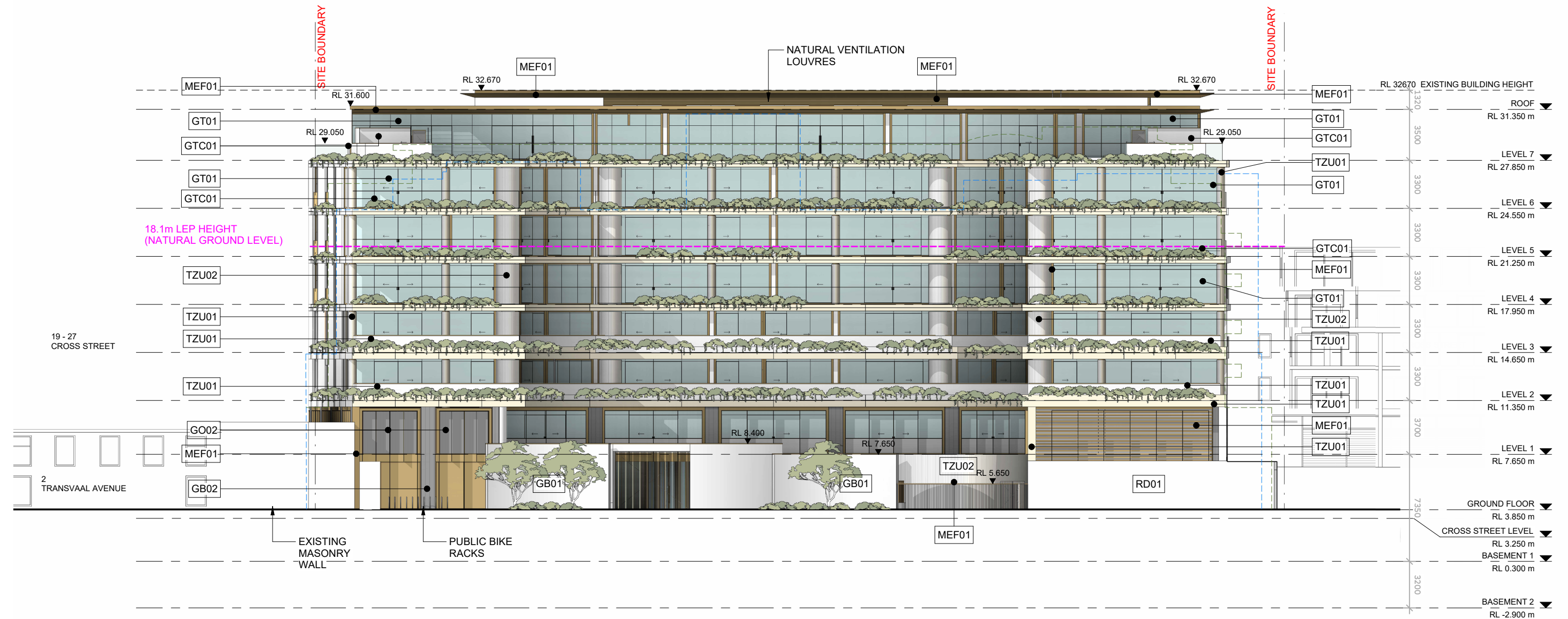


LAMINATED MESH FACADE

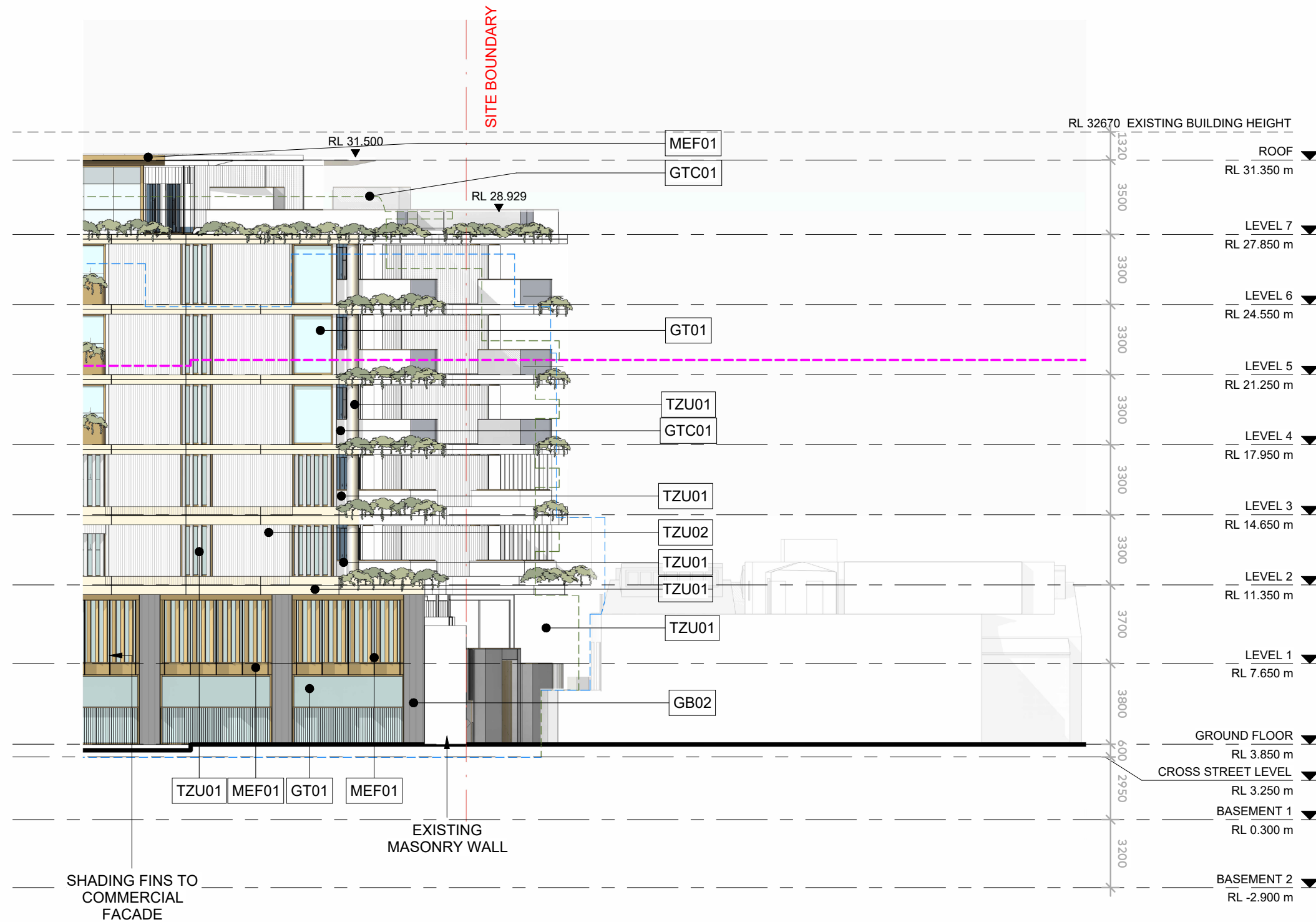
LITTLE OVERLOOKING MITIGATION
GOOD PRIVACY MITIGATION
GOOD SHADING

FACADE ELEVATIONS

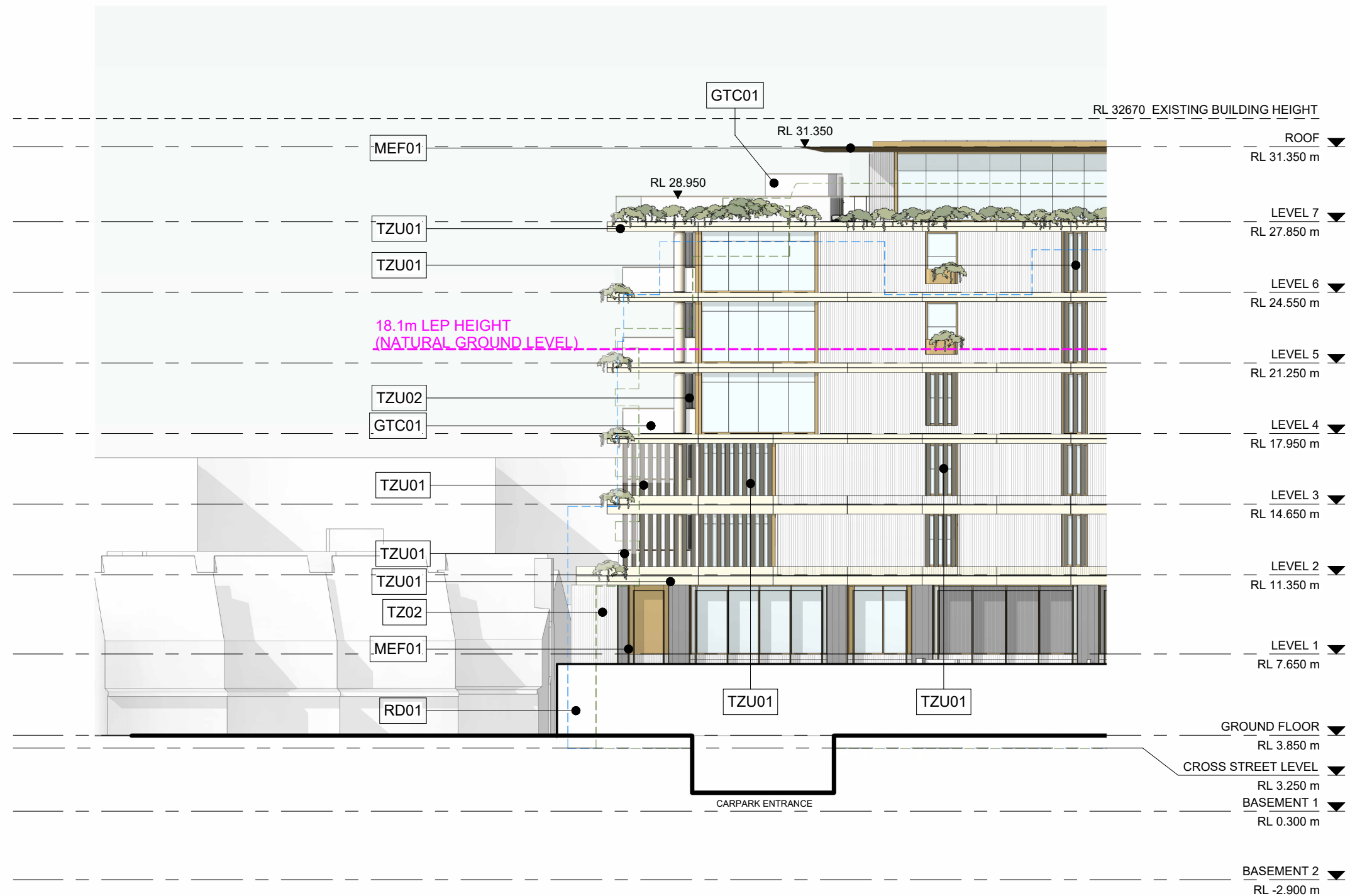
NORTH FACADE ELEVATION



EAST FACADE ELEVATION



WEST FACADE ELEVATION





C O X