



# 13-19 CANBERRA AVENUE

## DESIGN REVIEW PANEL

Gadigal Country  
Level 2, 490 Crown Street  
Surry Hills NSW2010

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**Prepared for**  
HYECORP

**Issued**  
March 2023

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.

|                                     |   |  |  |  |             |   |   |  |
|-------------------------------------|---|--|--|--|-------------|---|---|--|
| <b>Certified Management Systems</b> | ISO 9001:2015<br>ISO 45001:2018<br>ISO 14001:2015 | Quality Management System<br>Occupational Health & Safety Management System<br>Environmental Management System | Version: 00<br>Prepared by: xx<br>Checked by: xx | Gadigal Country<br>Level 2, 490 Crown Street<br>Surry Hills NSW 2010 | T<br>E<br>W | 61 2 9380 9911<br>architects@sjb.com.au<br>sjb.com.au | SJB Architecture (NSW) Pty Ltd<br>ABN 20 310 373 425<br>ACN 081 094 724 | Nominated Architects<br>Adam Haddow 7188<br>John Pradel 7004 |
|-------------------------------------|---|--|--|--|-------------|---|---|--|



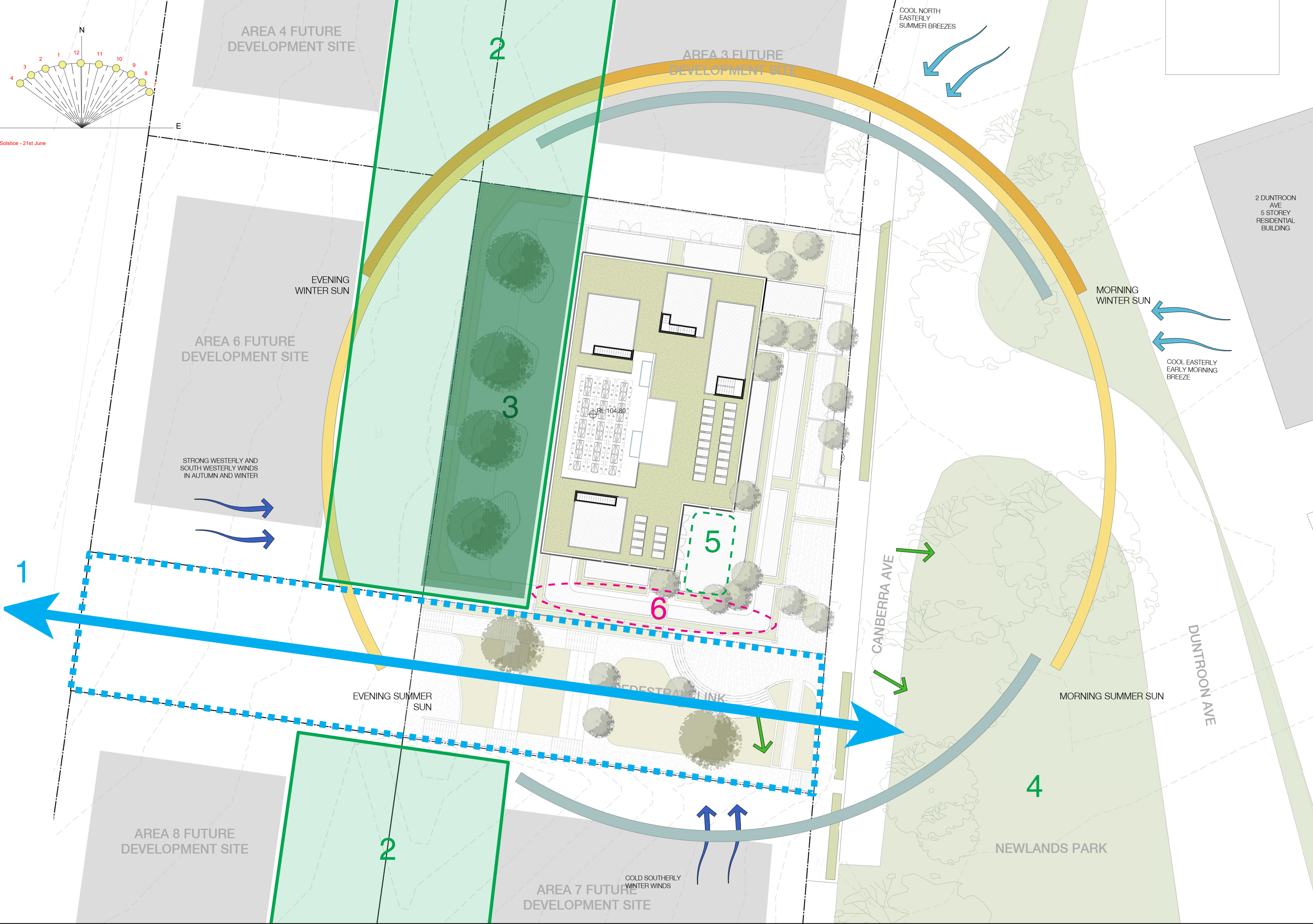
DA and current  
application design  
process.

# APPLICATION OVERVIEW

DESIGN PROCESS:  
APPROVED DA SCHEME

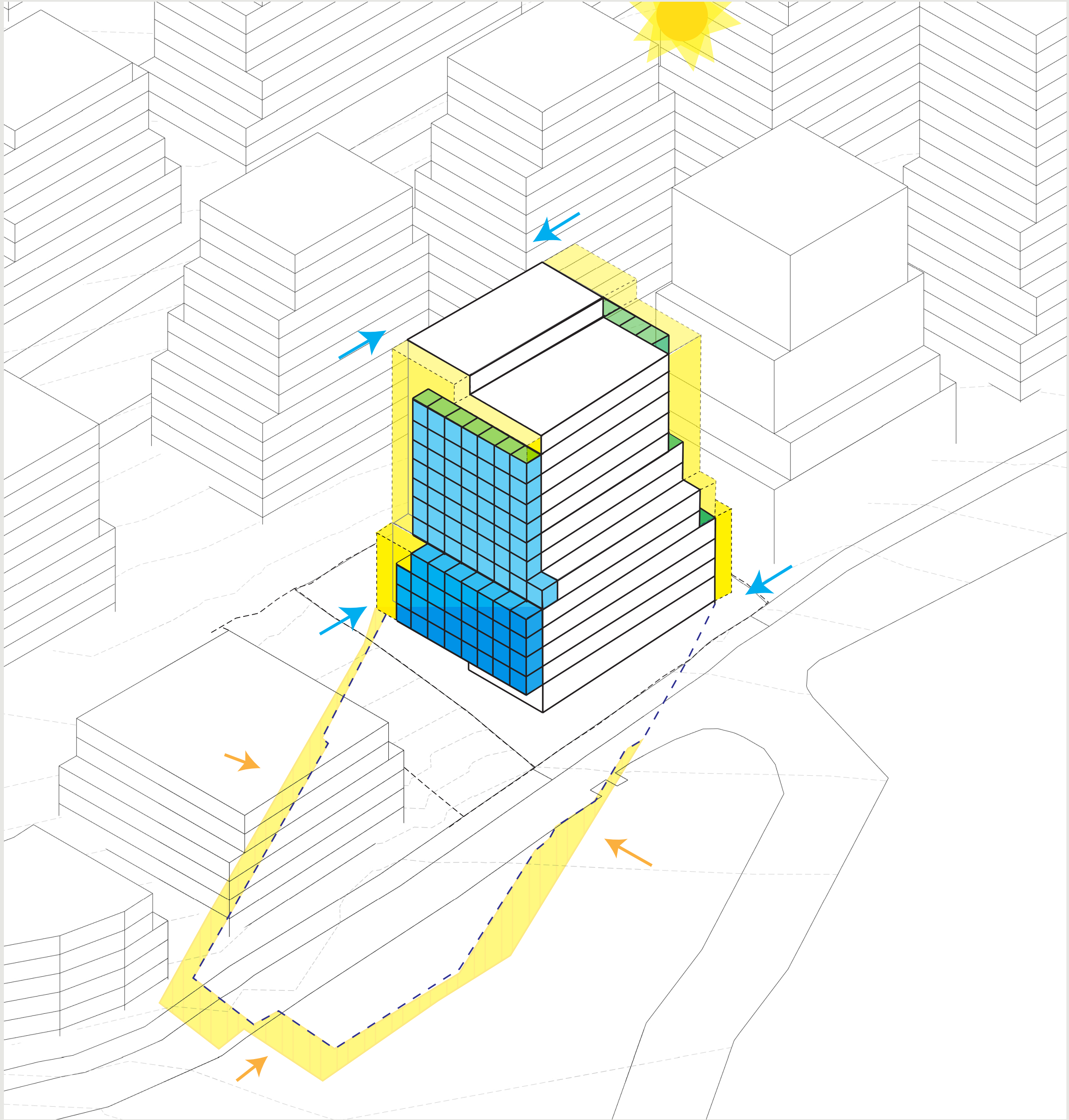
The development is centralised within St Leonards South Precinct, at a prominent gateway site to the St Leonards station, linking various key community aspects of the precinct, including Newlands Park and Green Spine.

Apart from fulfilling the needs for accommodation, the project also delivers important precinct infrastructures for the community including, the pedestrian link, public lift, retail facility, community hall and childcare.

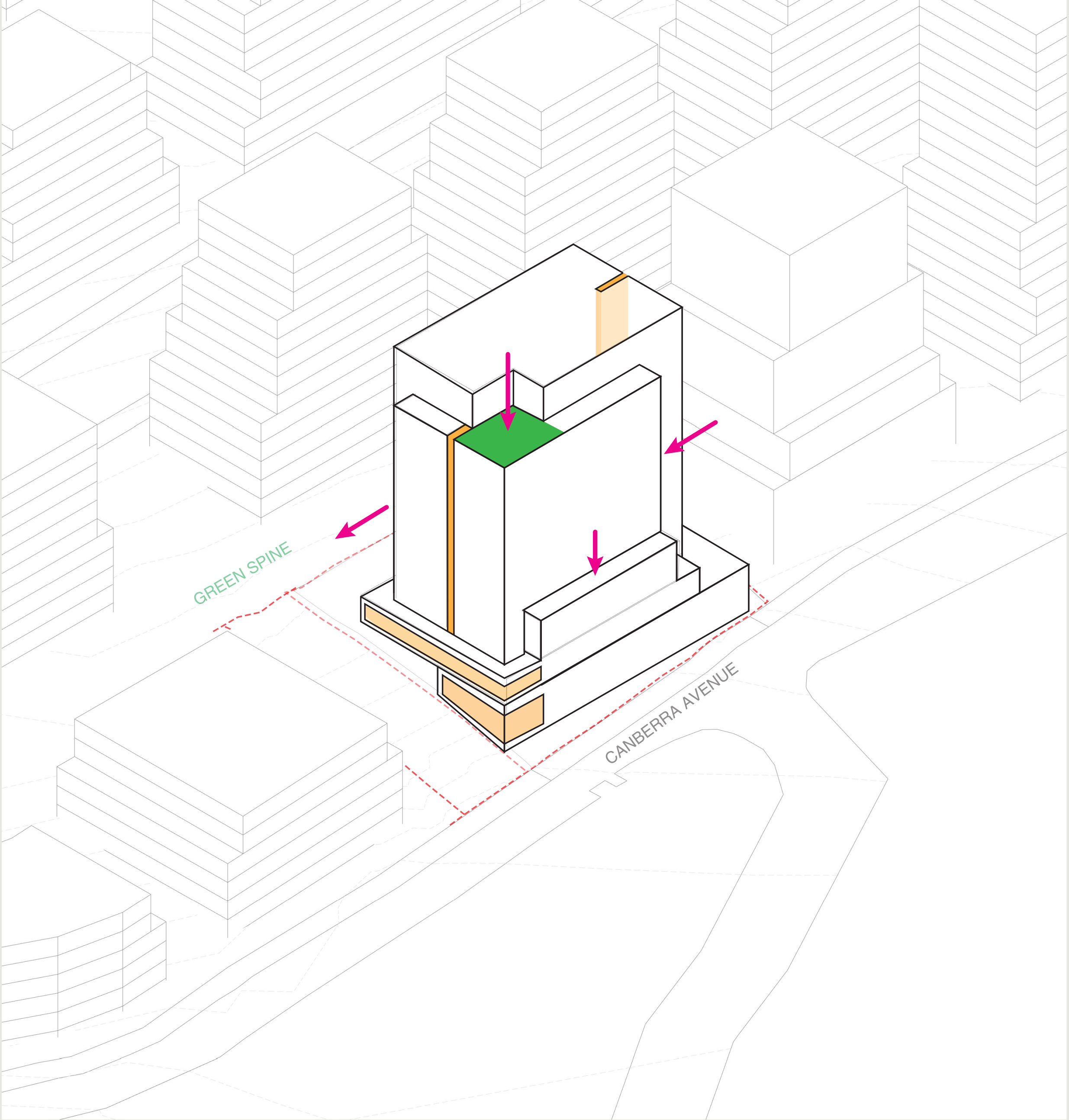




Crafting to minimise shadow

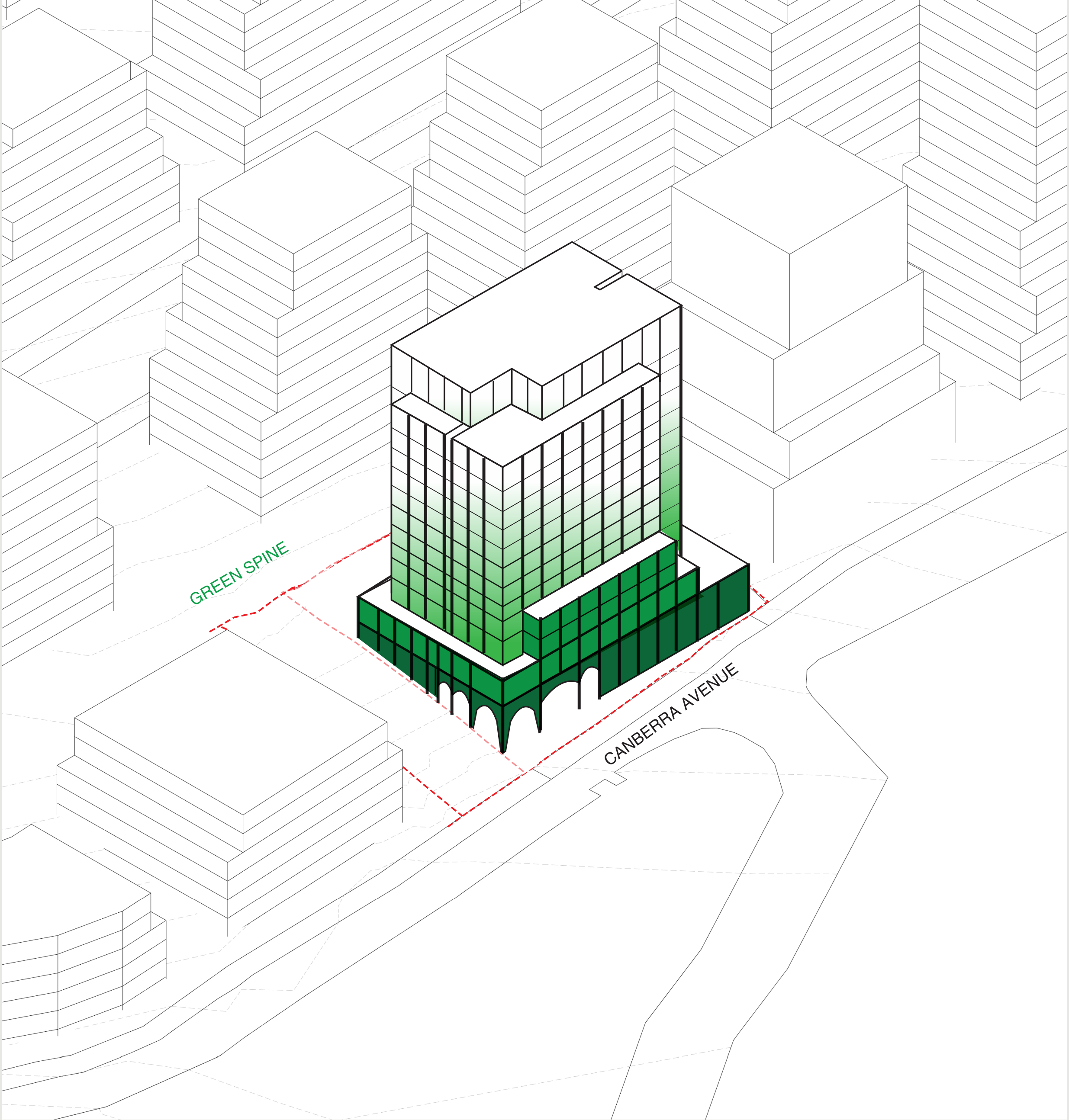


Volume carving

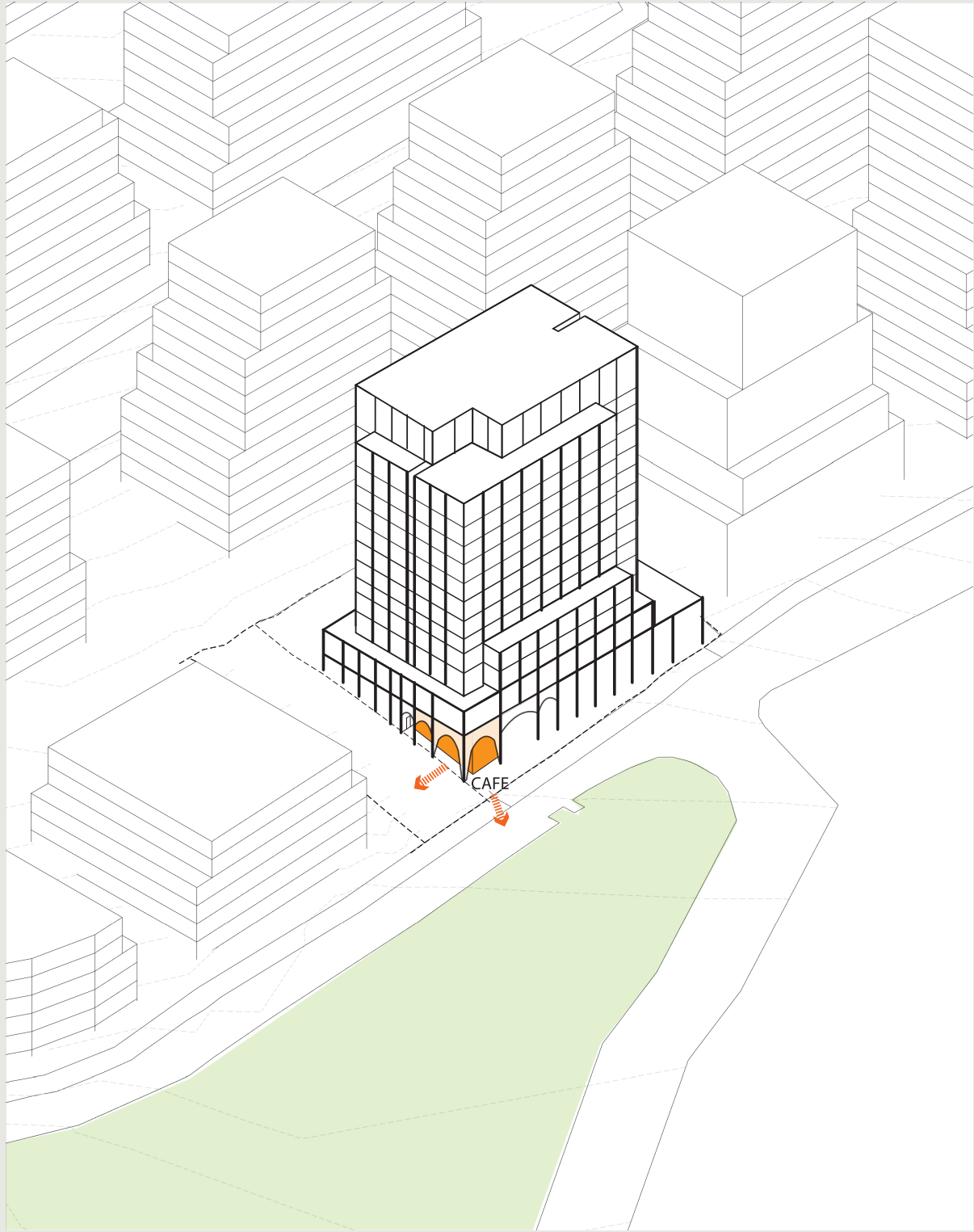




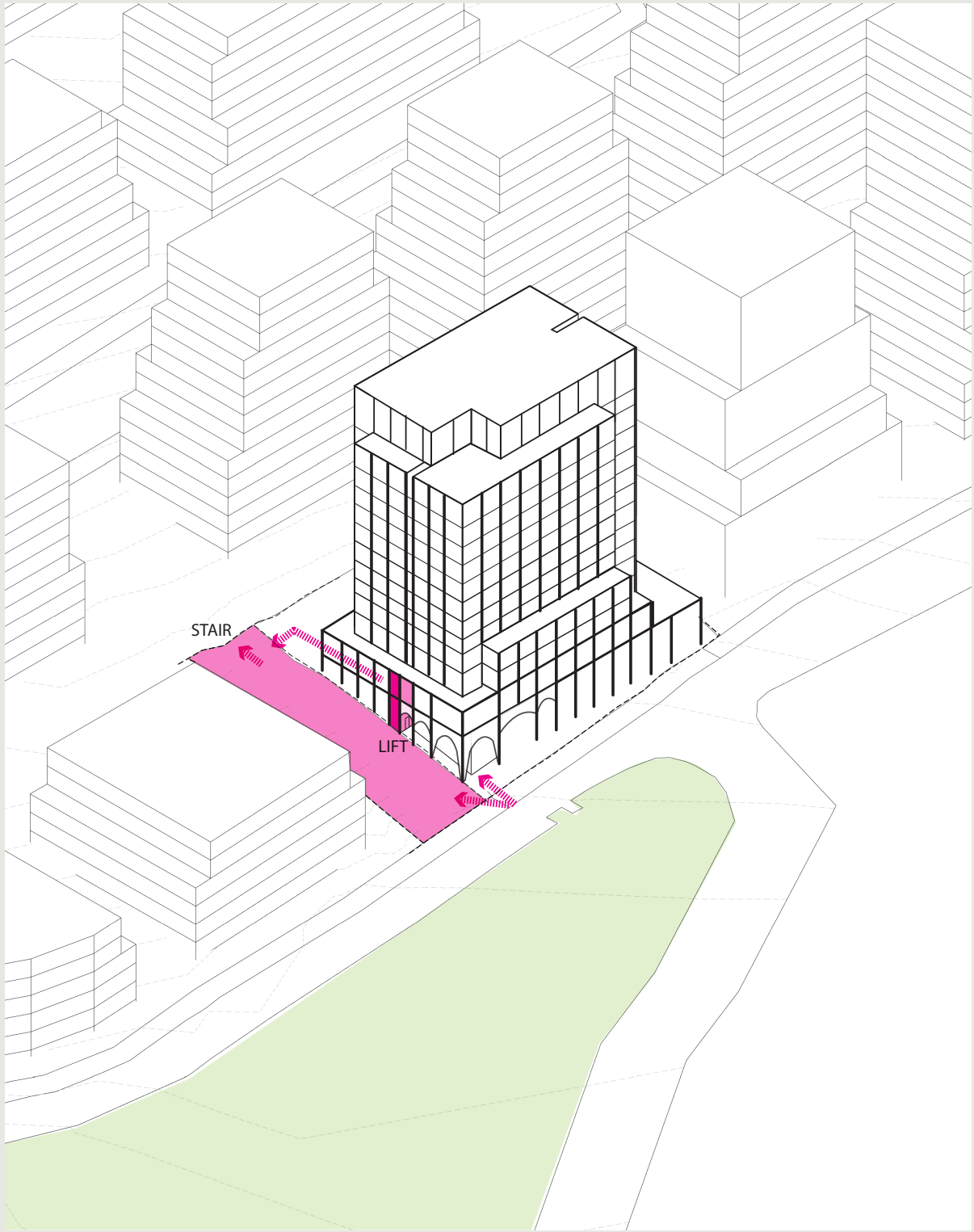
DA submission



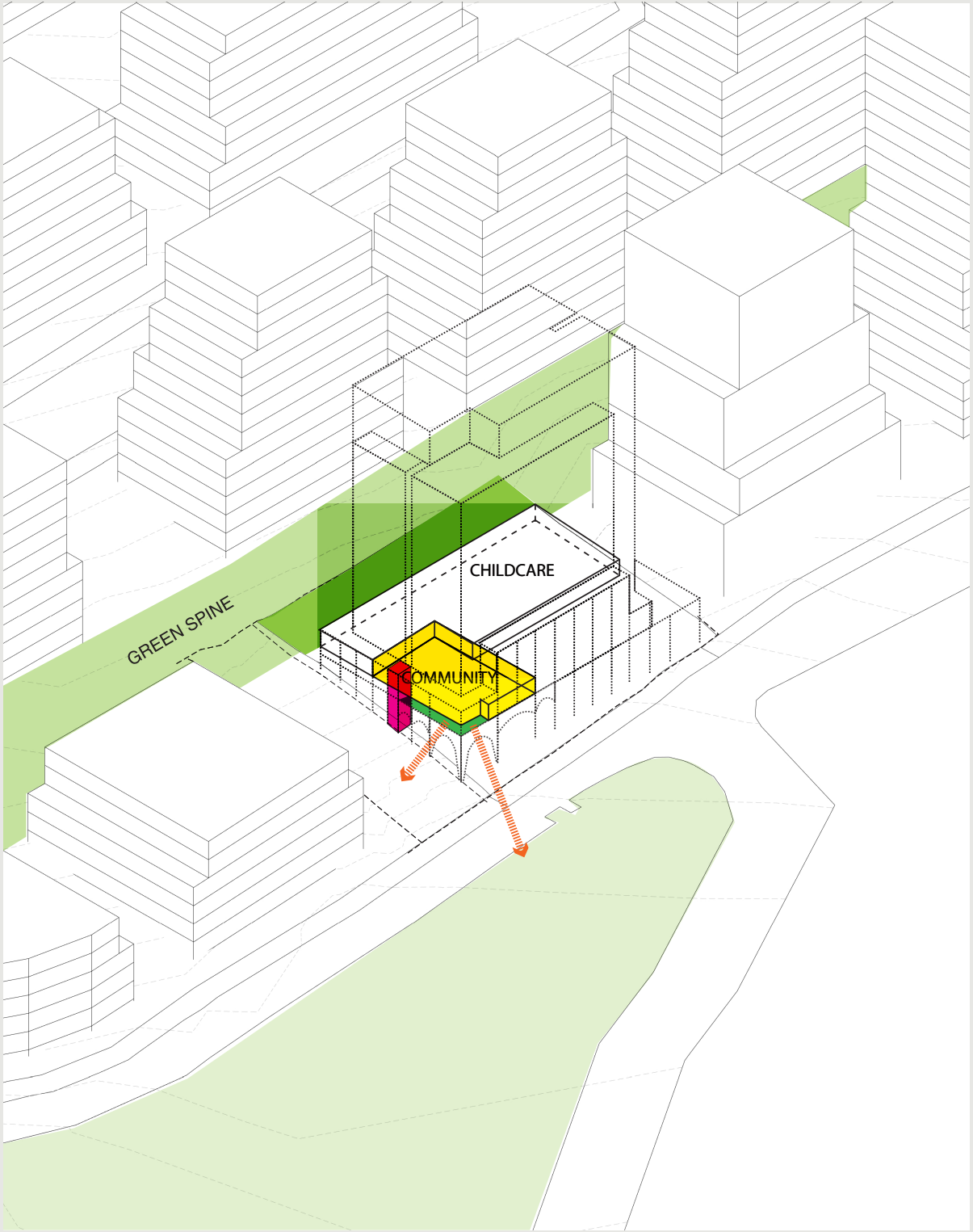
DESIGN PROCESS:  
APPROVED DA SCHEME –  
COMMUNITY AMENITIES



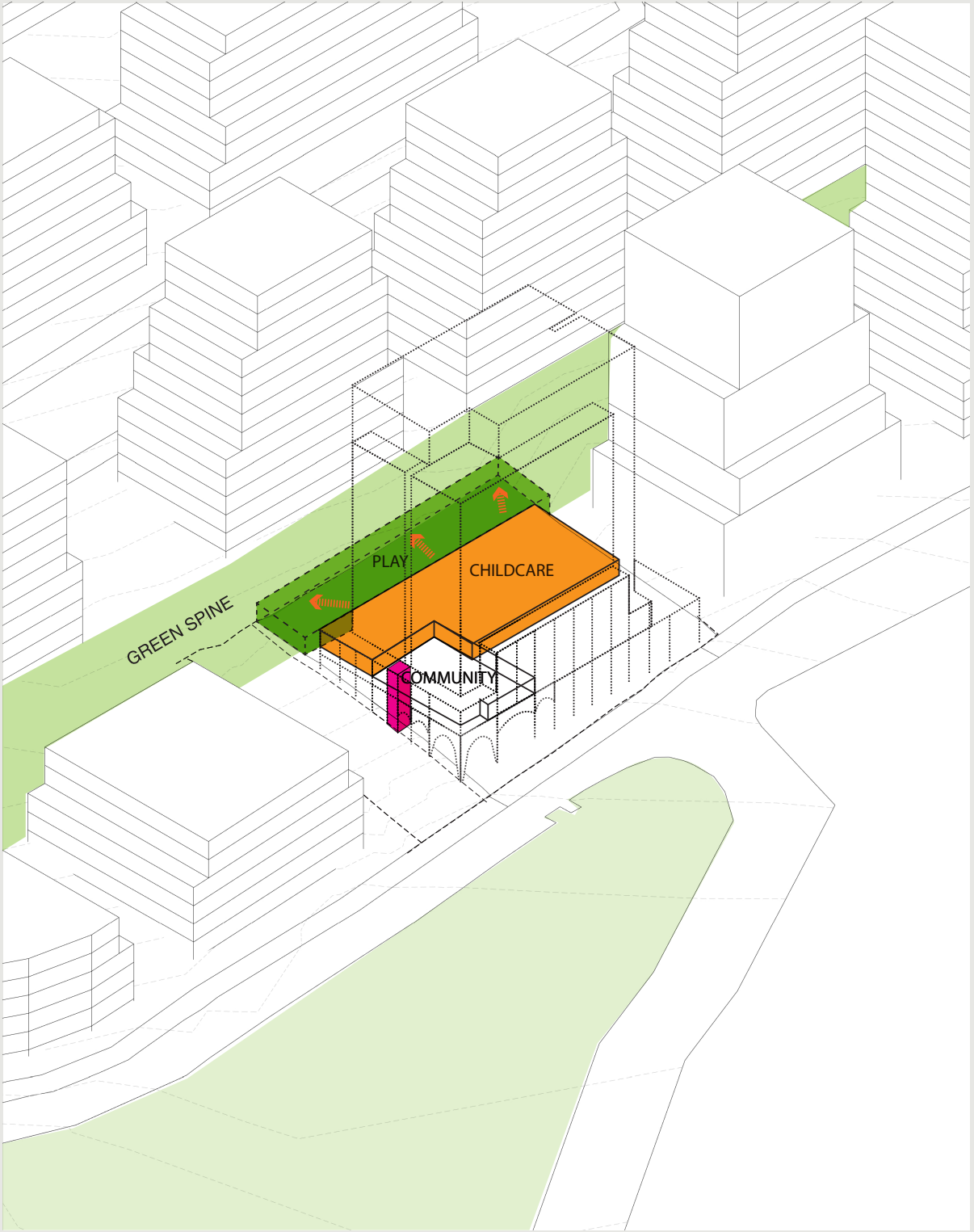
↑ Retail  
activation



↑ Vertical pedestrian  
circulation



↑ Community  
spaces



↑ Childcare  
facilities



RETAIL CORNER ON CANBERRA AVENUE



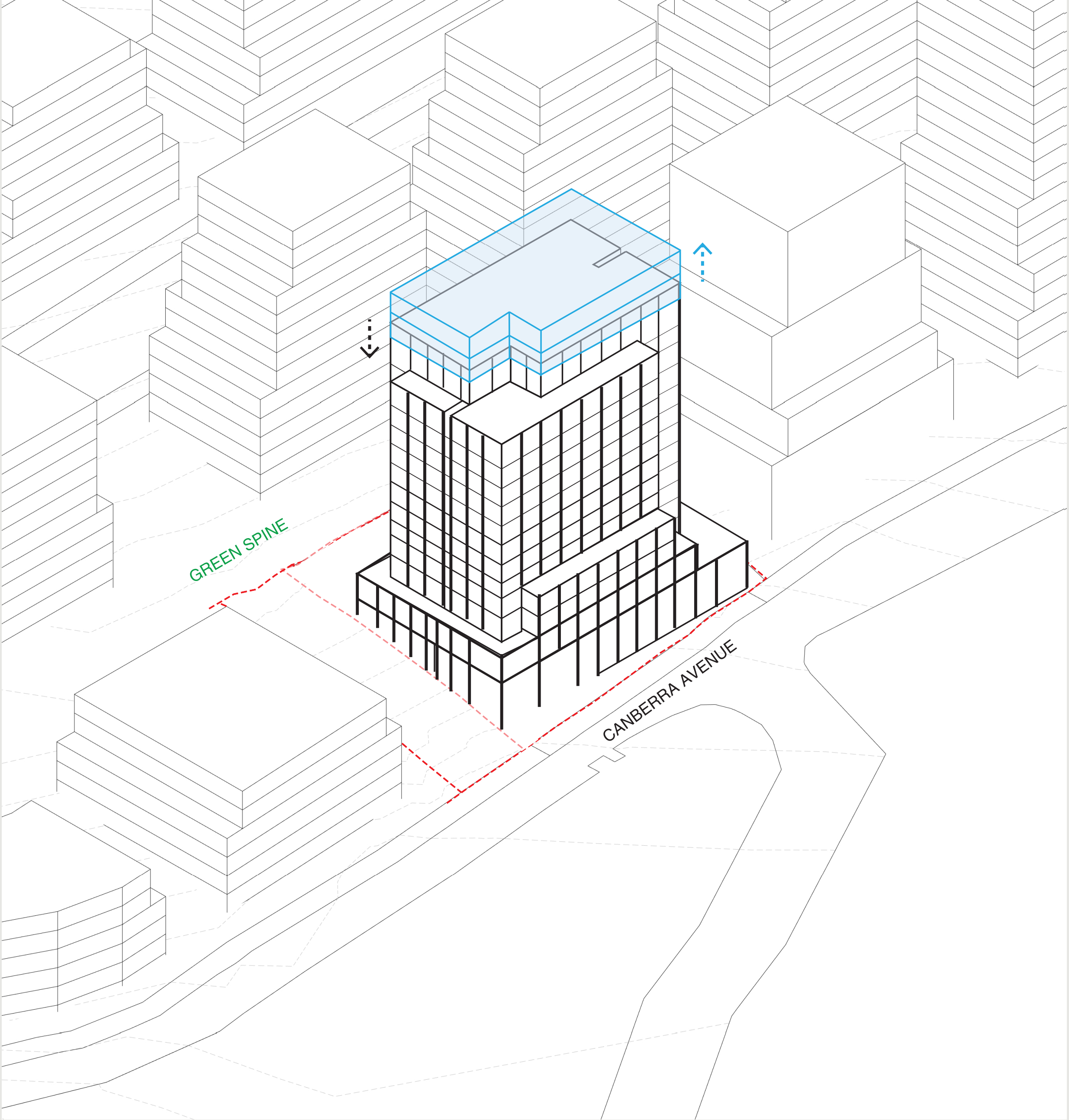


GREEN SPINE AND CHILDCARE FACILITIES



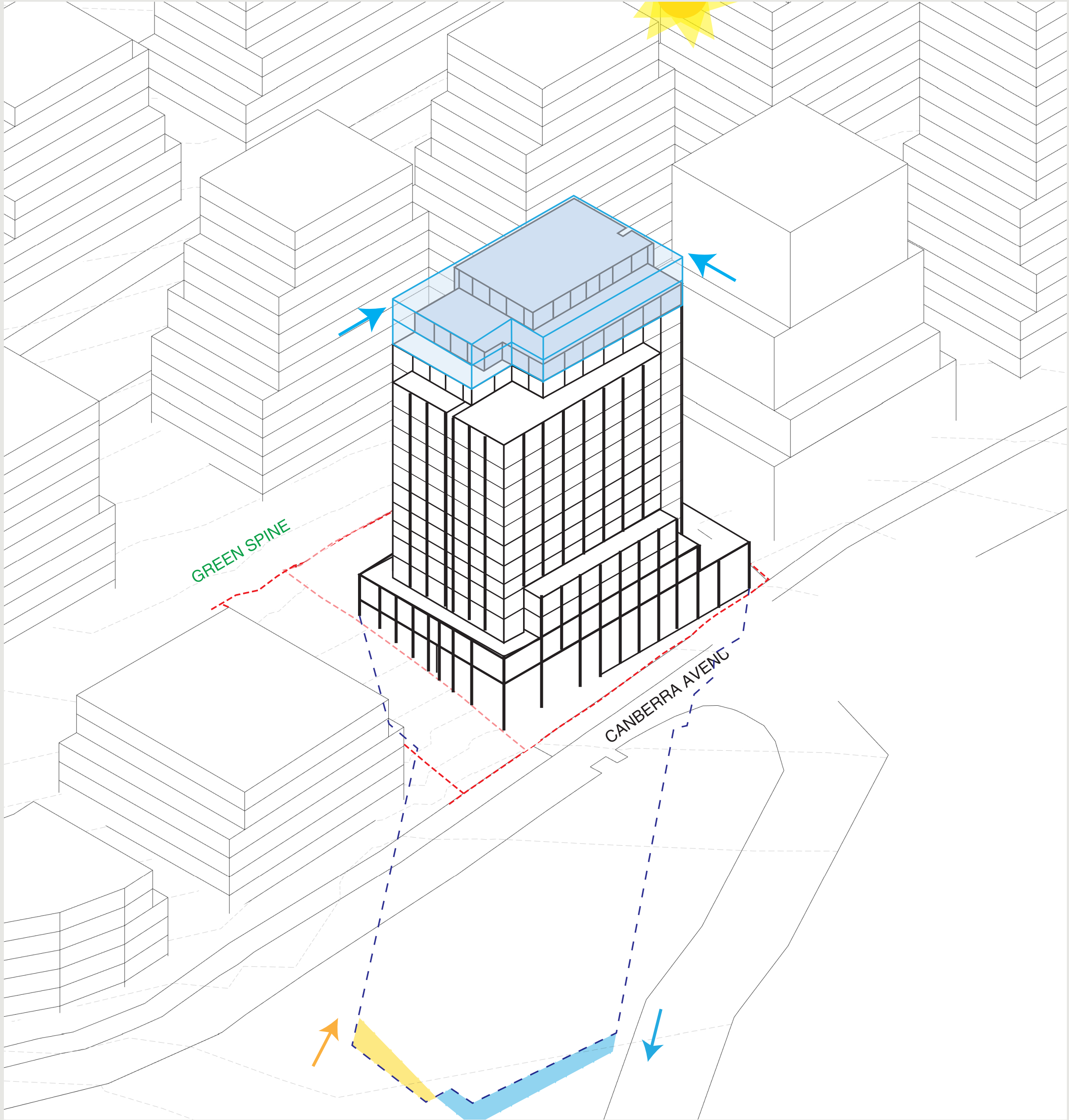


Additional levels to  
meet housing target



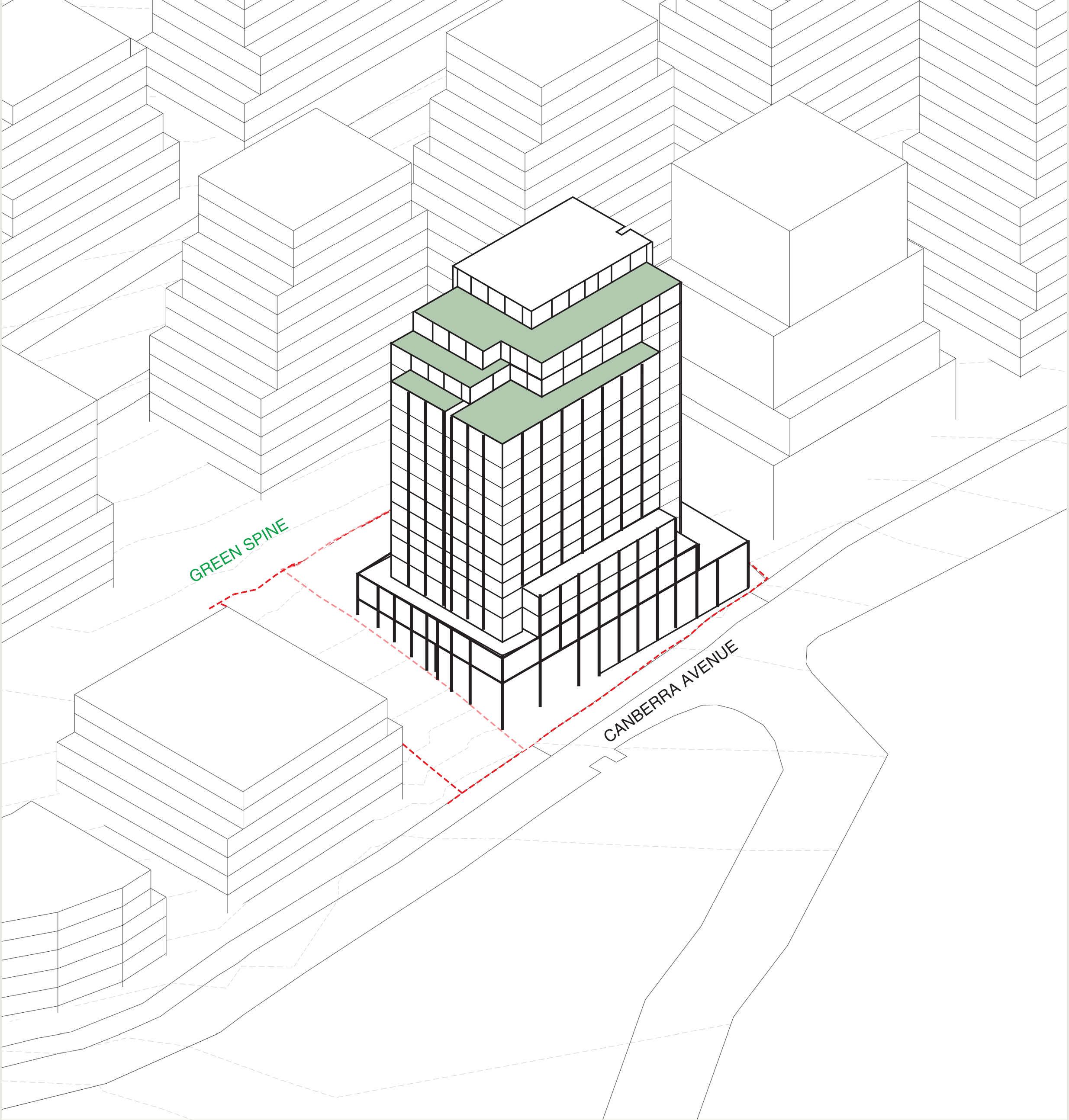
DESIGN PROCESS:  
CURRENT APPLICATION

Carve out to  
minimise shadow





Terraced roof



- View impact analysis  
(no street view impact);
- Shadow analysis  
(min. change to shadows  
to public open space).

# DETAILED ANALYSIS



STREET VIEW –  
CANBERRA AVENUE

Approved DA



Current application (no visible change)



Testing on Ground floor

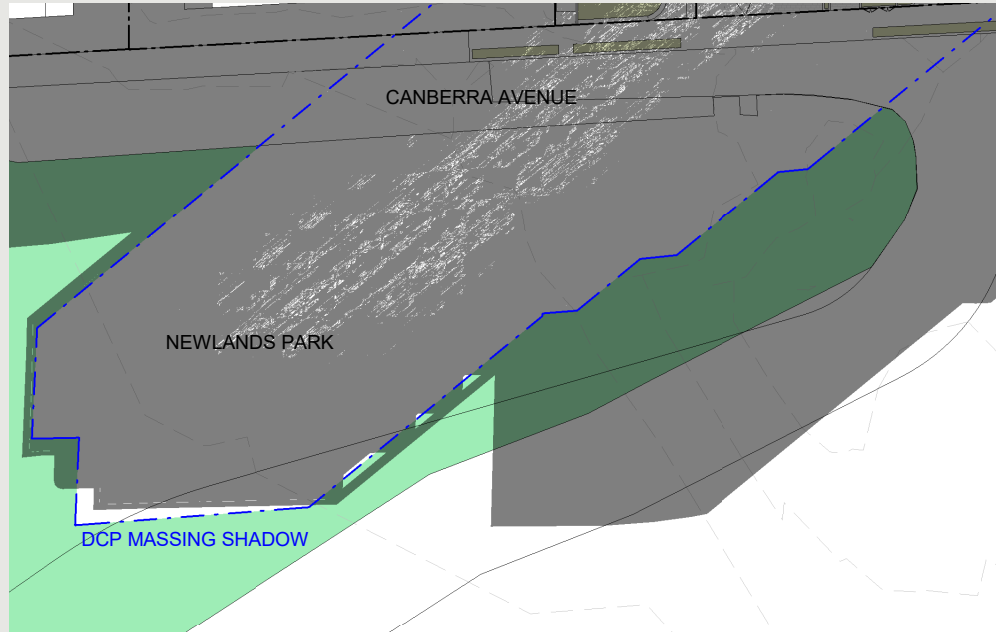
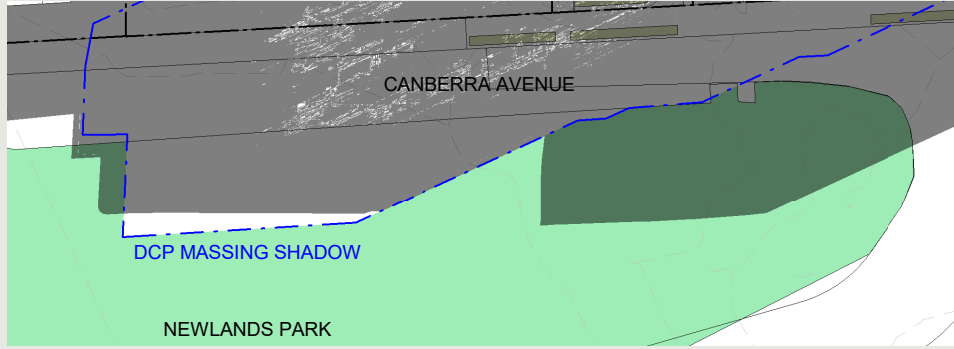


Only starting to be visible  
from 6 storey height

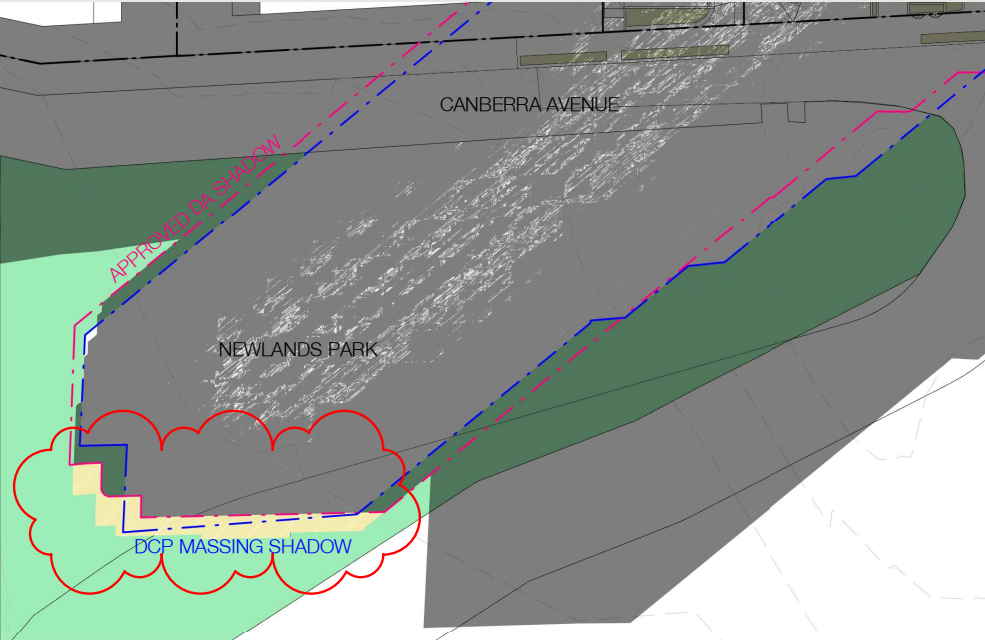
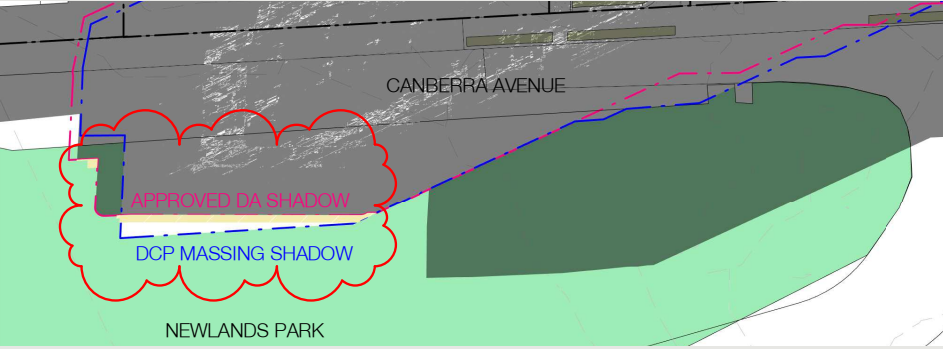
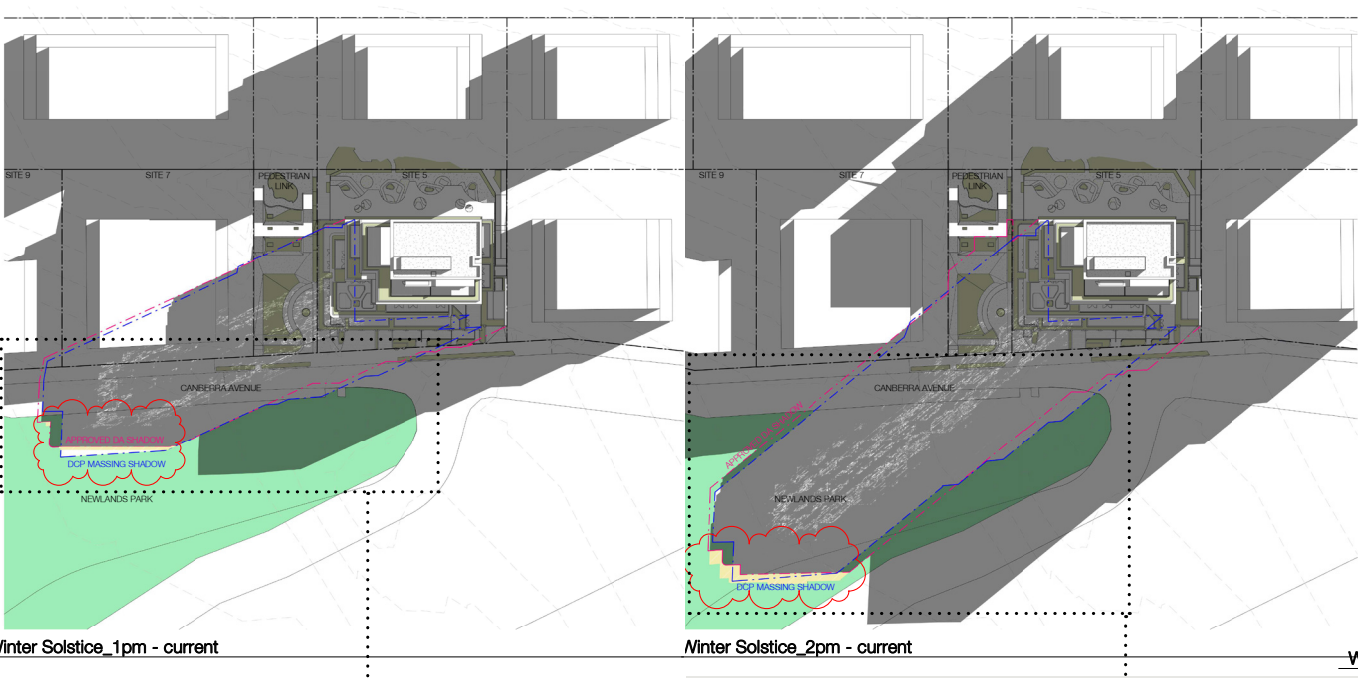


# SHADOW IMPACT TO OPEN SPACE COMPARISON – SHADOW TO NEWLANDS PARK

## Approved DA

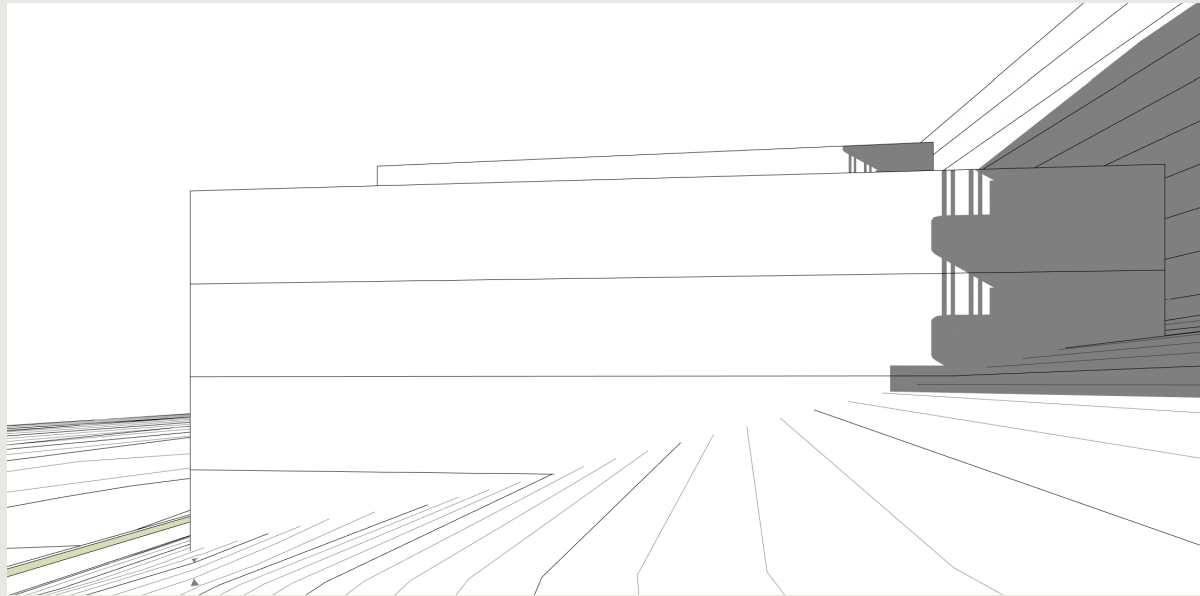
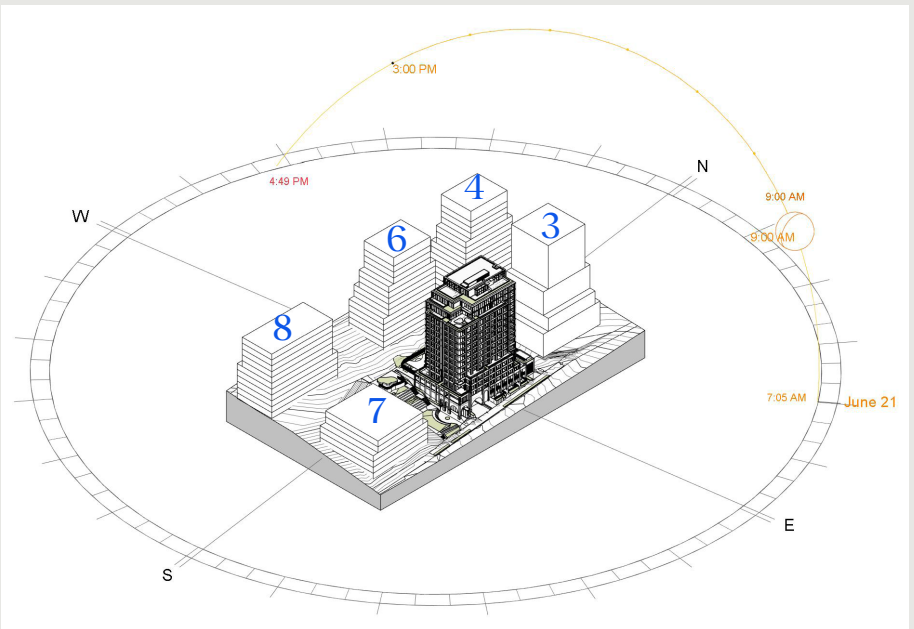


## Current application

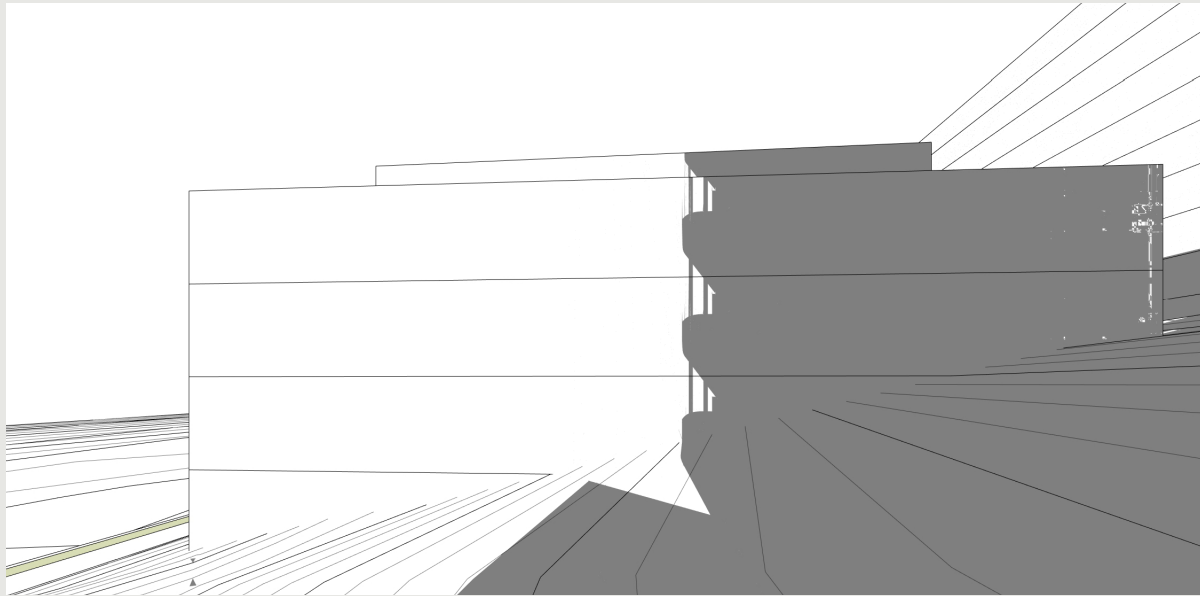


SOLAR IMPACT

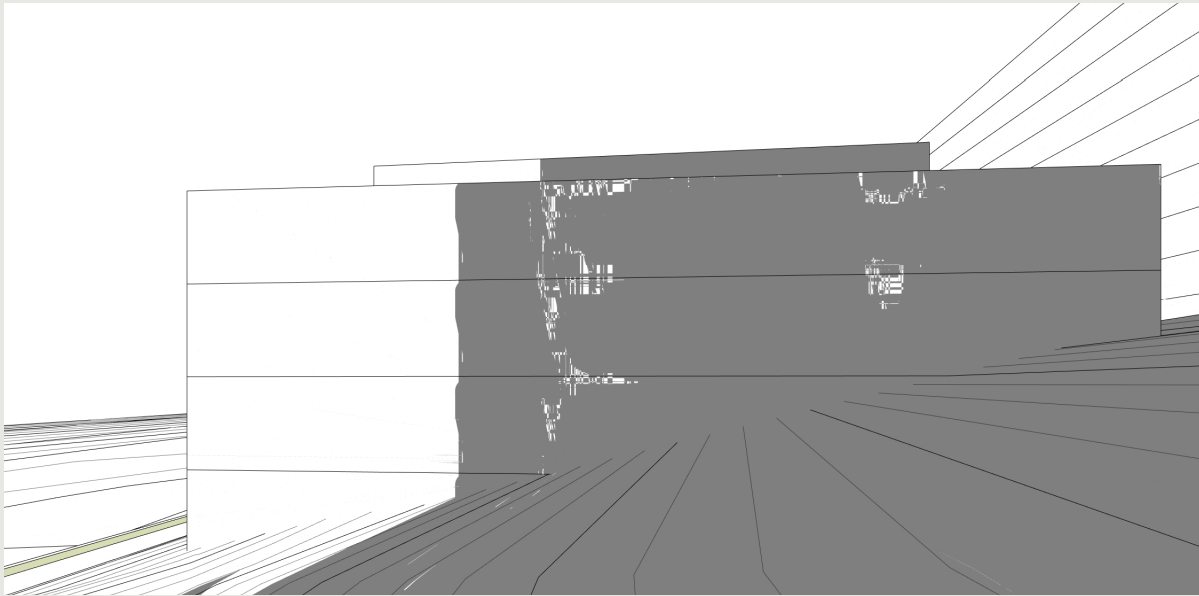
Area 7



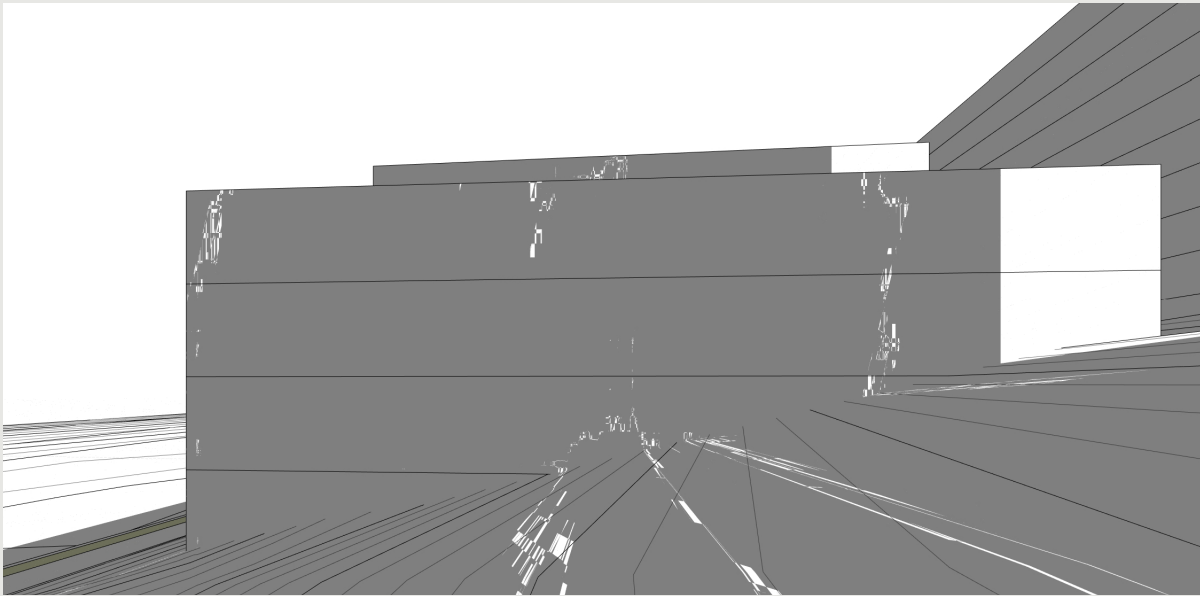
9:00 am  
No impact



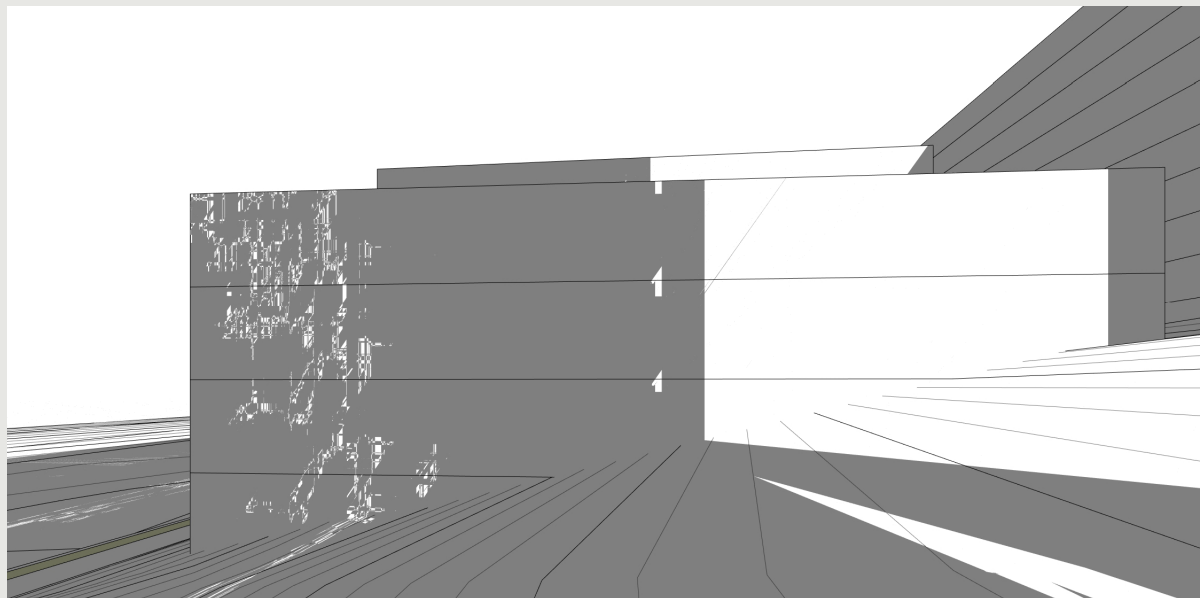
10:00 am  
No impact



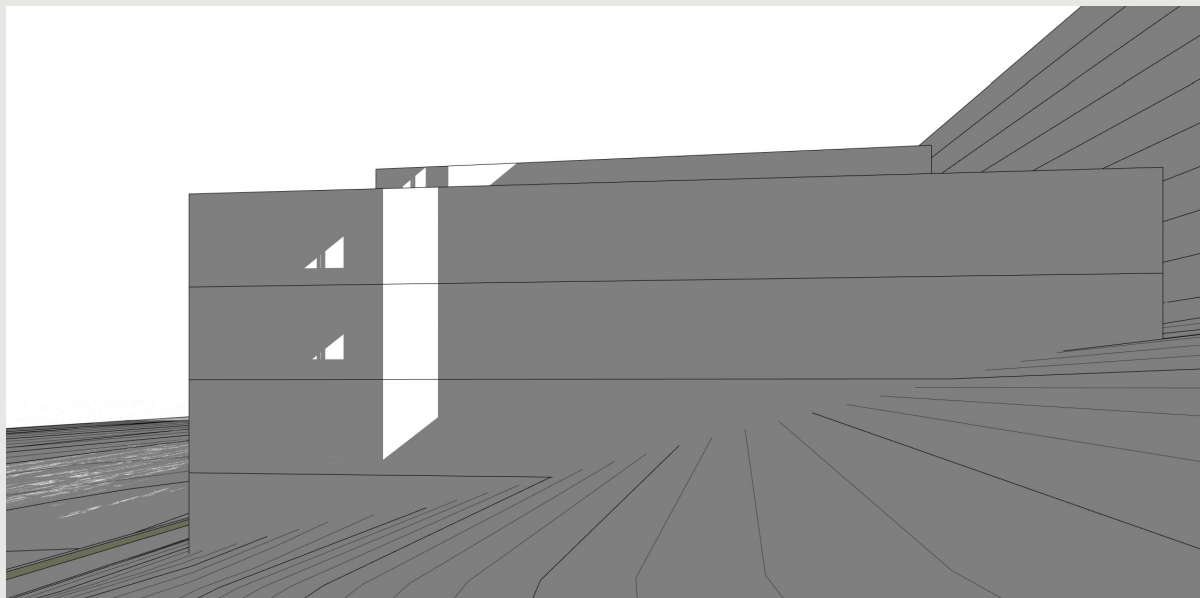
11:00 am  
No impact



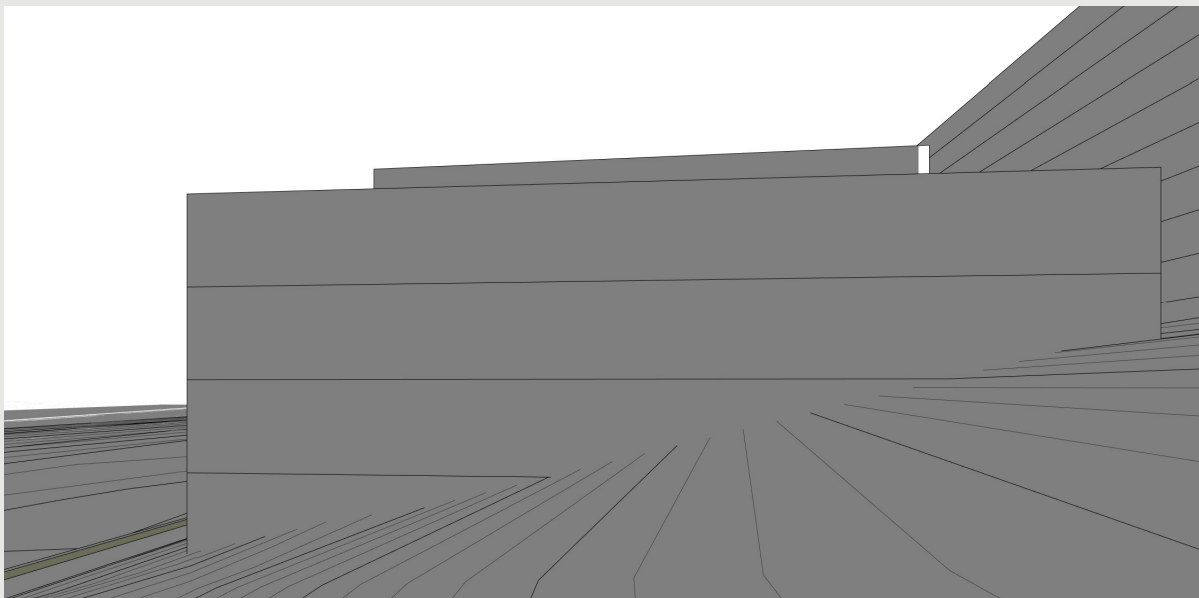
12:00 pm  
No impact



1:00 pm  
No impact



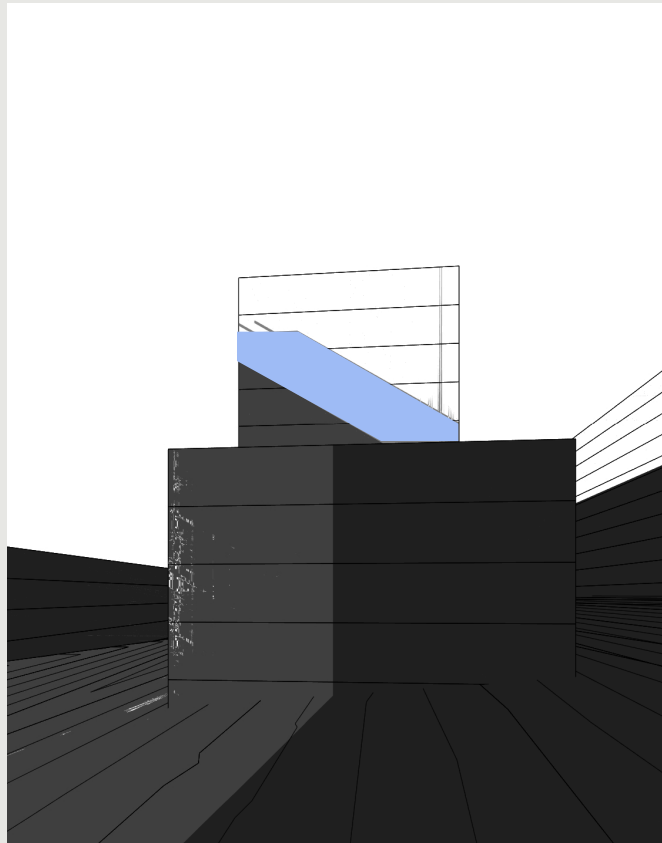
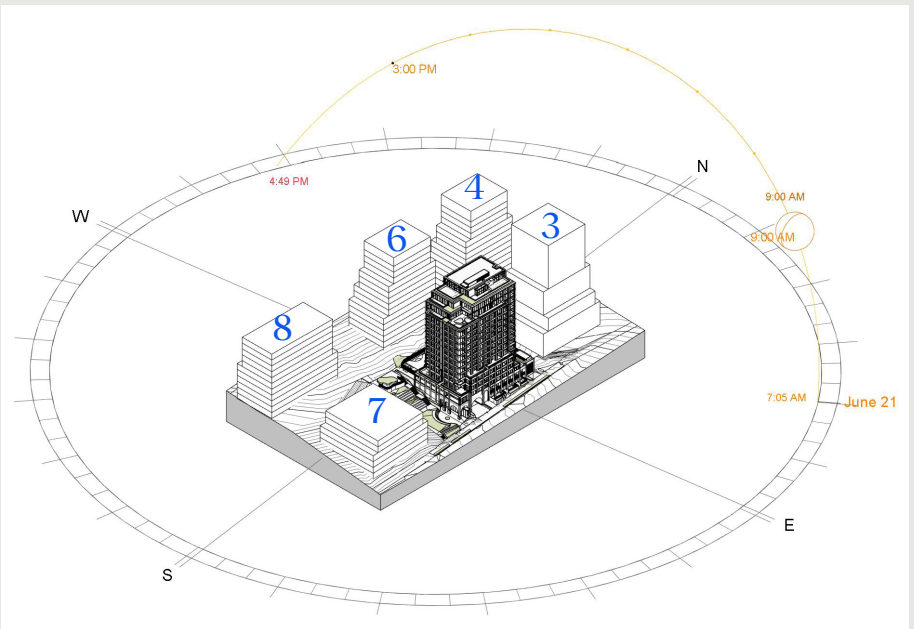
2:00 pm  
No impact



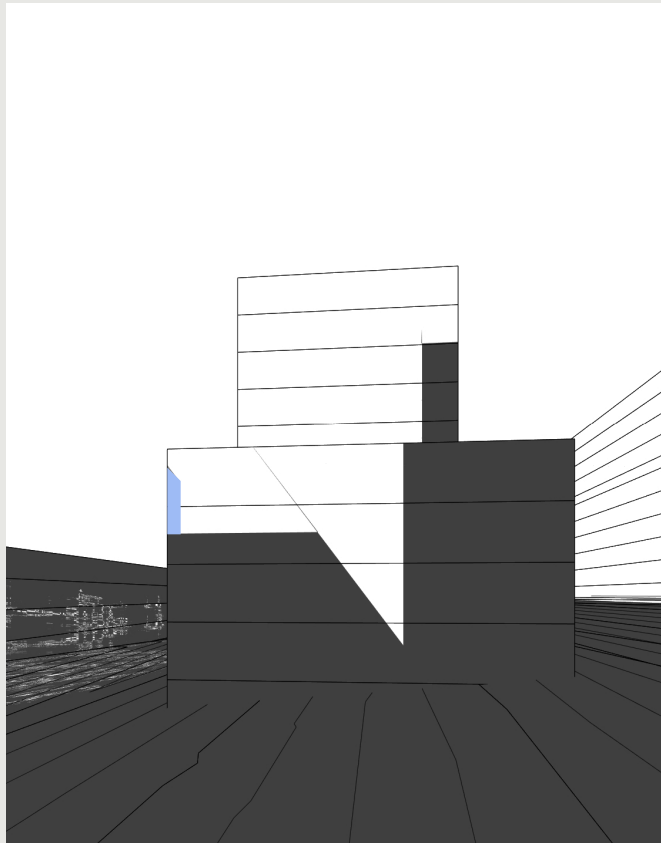
3:00 pm  
No impact

# SOLAR IMPACT

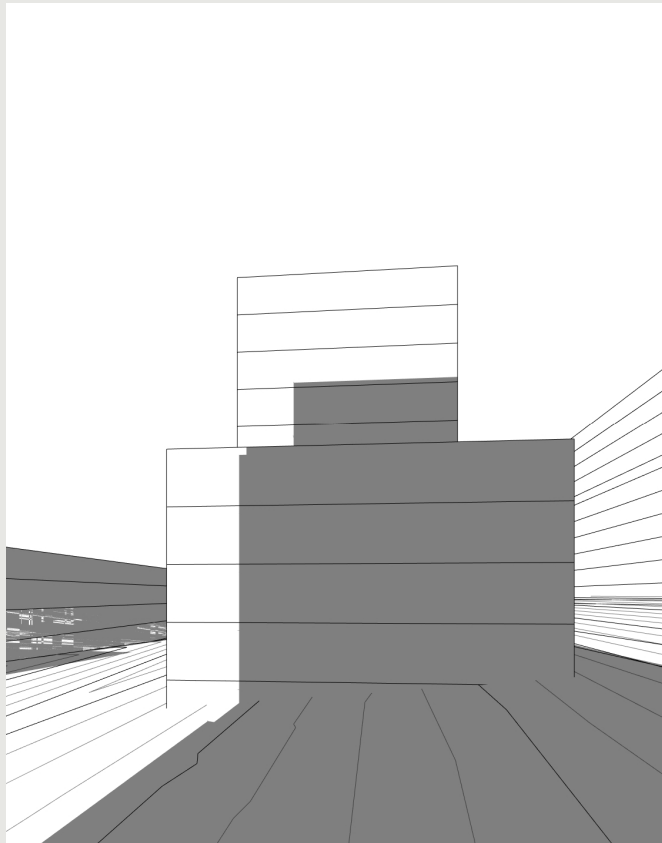
## Area 8



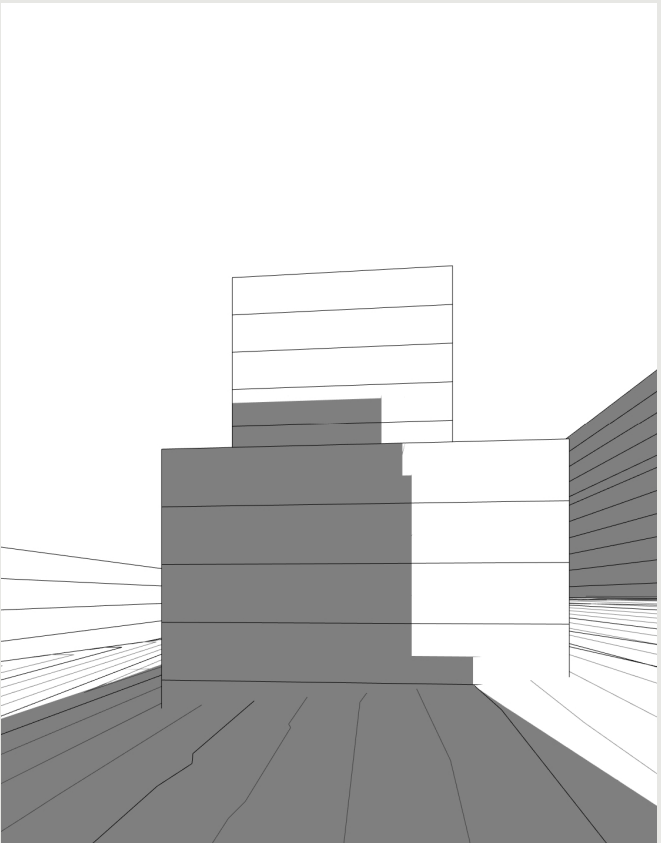
9:00 am



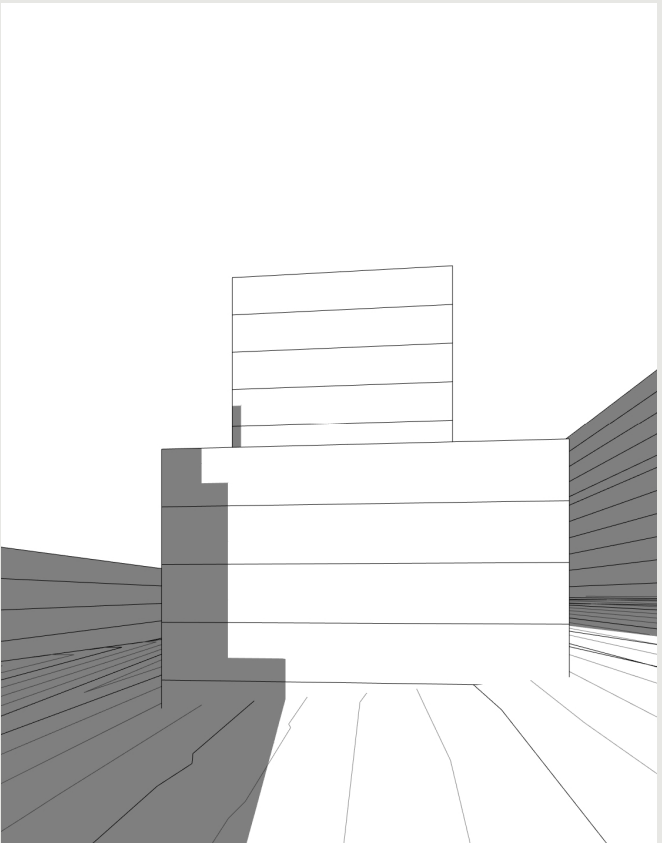
10:00 am



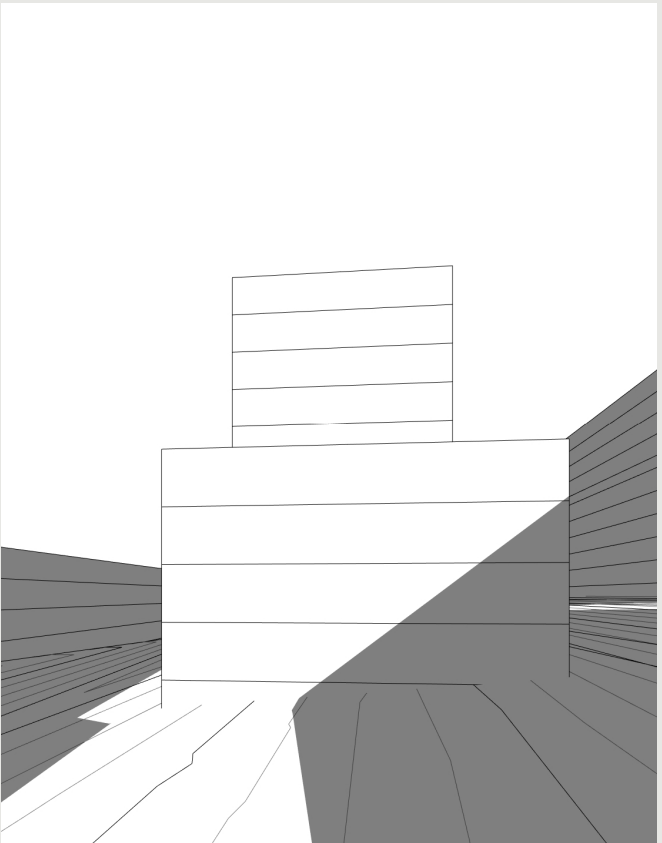
11:00 am  
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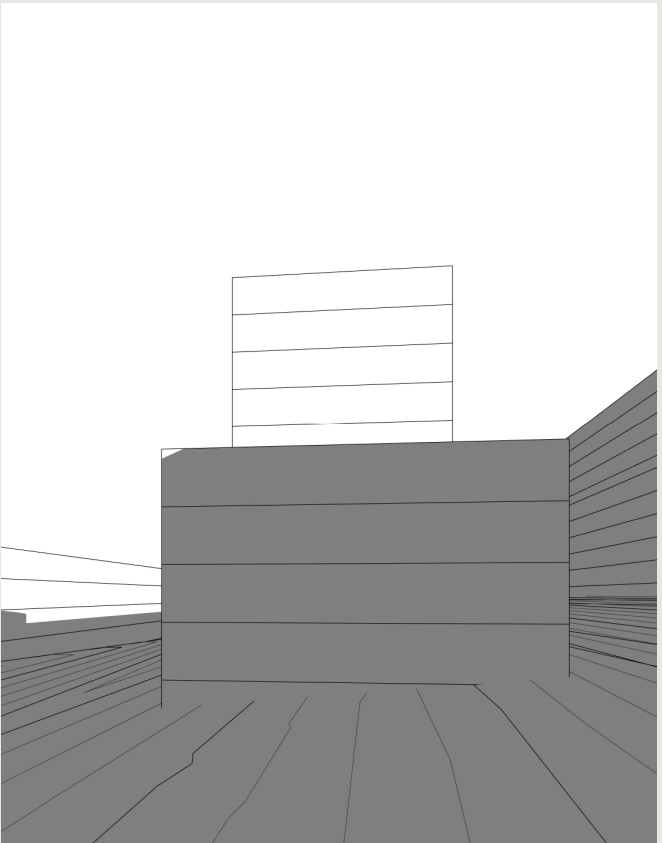
12:00 pm  
No impact



1:00 pm  
No impact



2:00 pm  
No impact



3:00 pm  
No impact

- Approved DA shadow
- Shadow from others
- Shadow from additional area

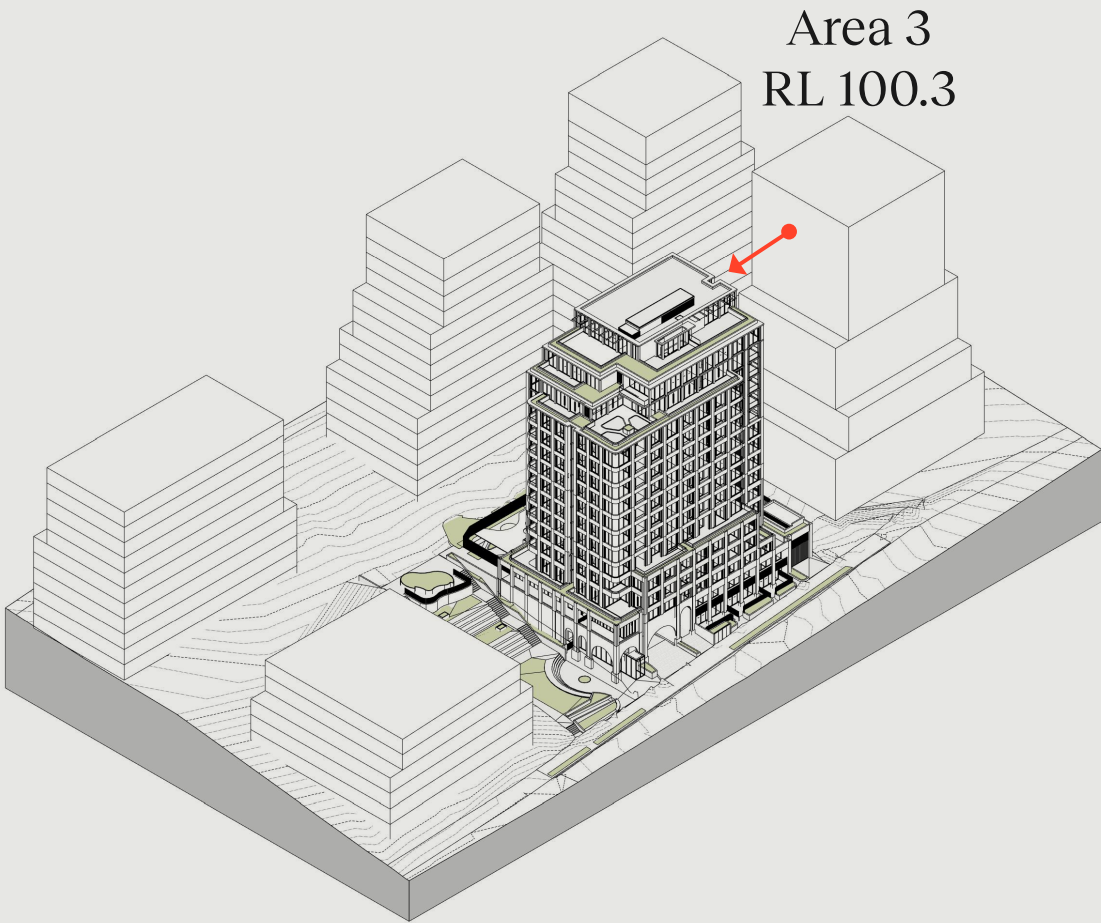


VIEW ANALYSIS:  
FROM AREA 3

Approved DA



Current application



Max. FSR 3.7:1



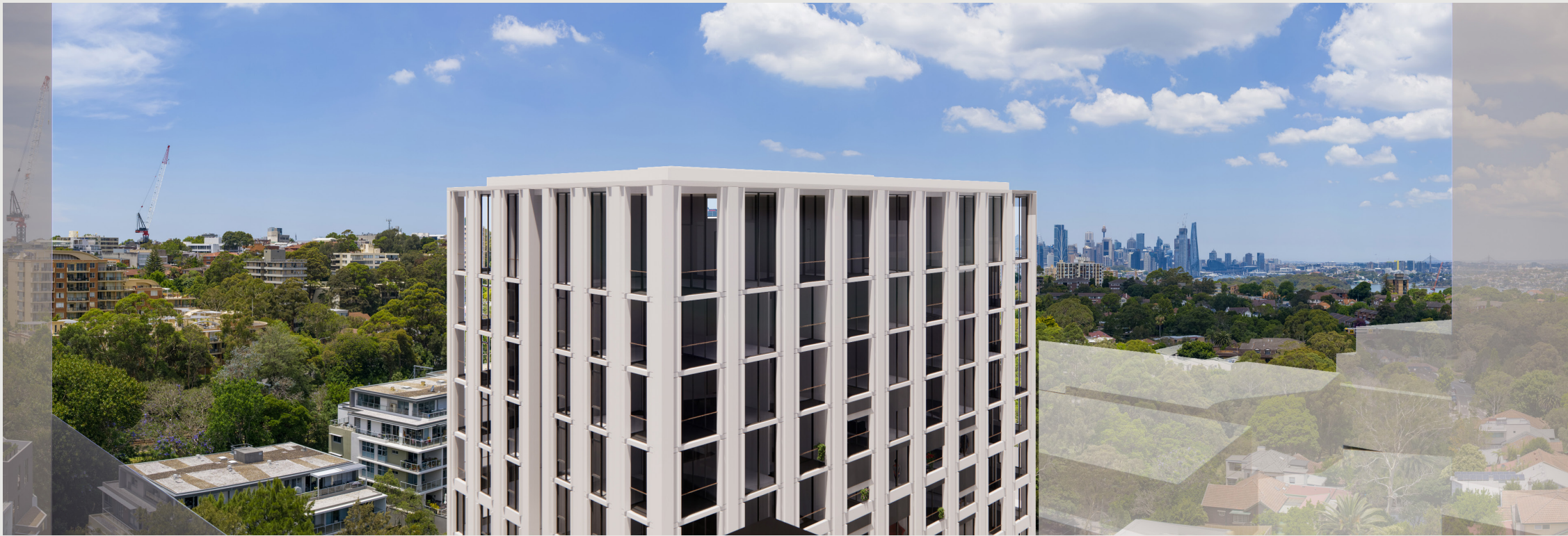
Additional massing to  
achieve FSR 3.7:1





VIEW ANALYSIS:  
FROM AREA 4

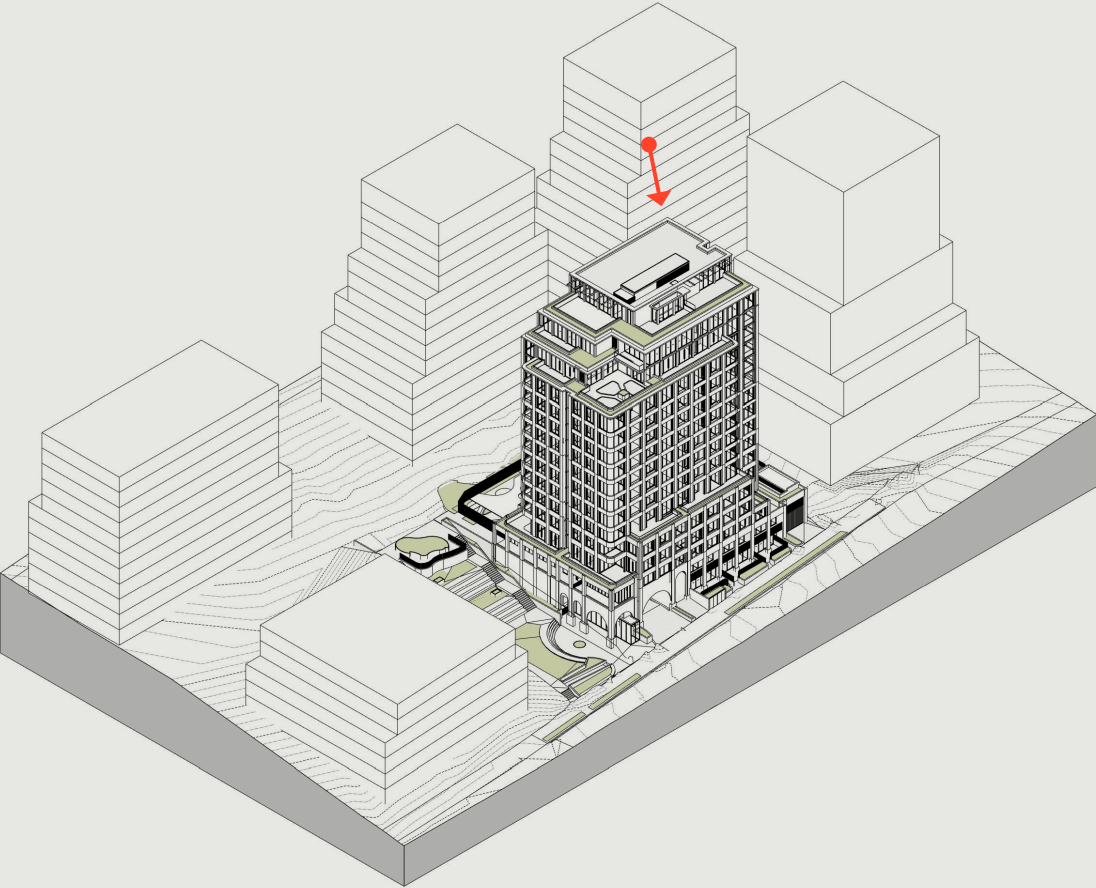
Approved DA



Current application



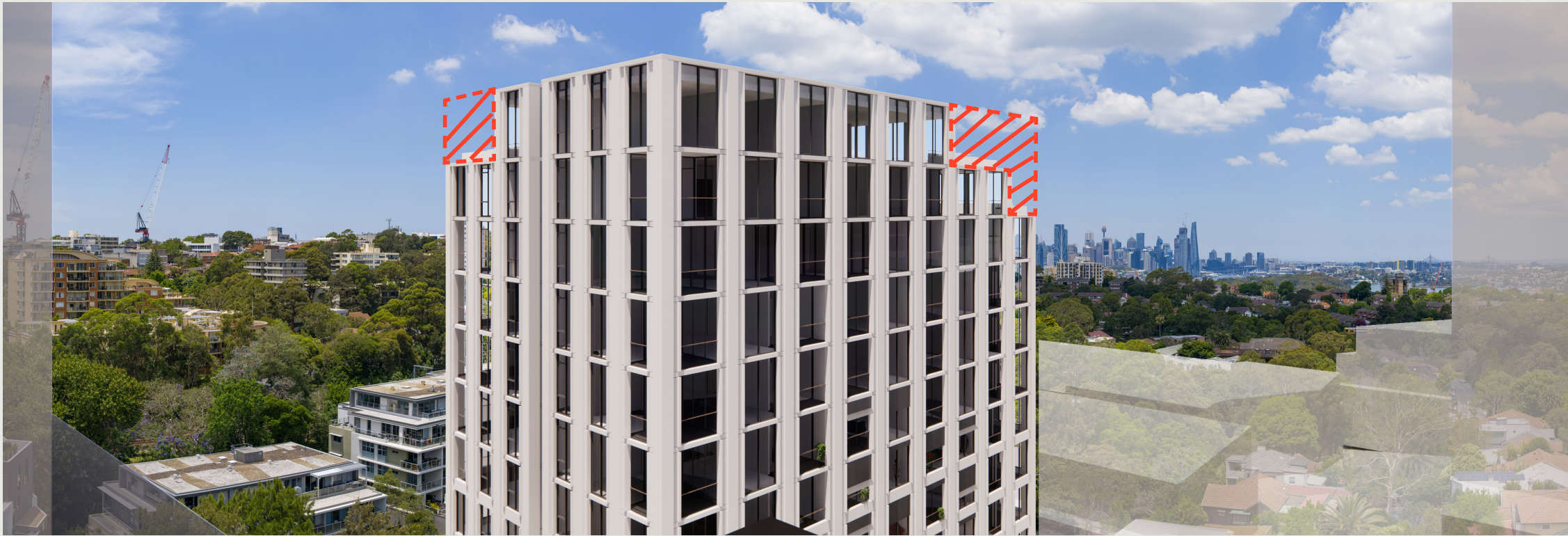
Area 4  
RL 101.4



Max. FSR 3.7:1



Additional massing to  
achieve FSR 3.7:1



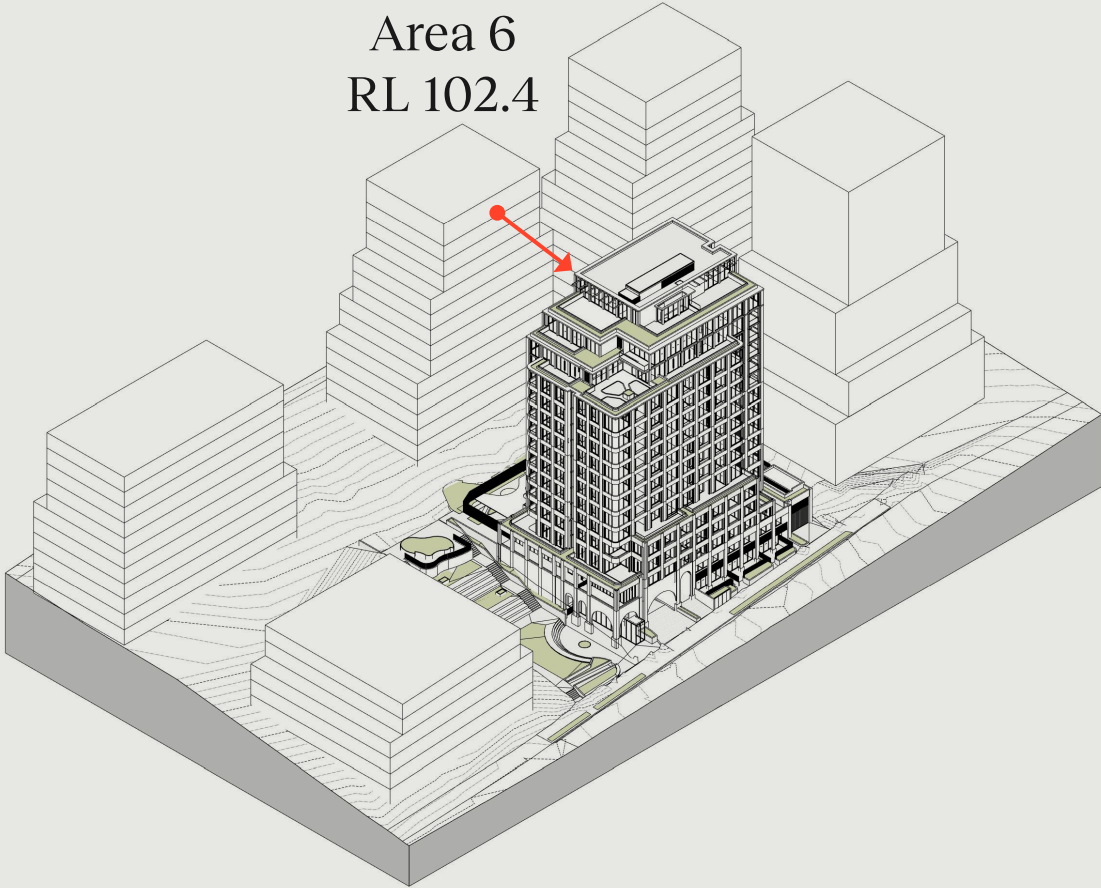


VIEW ANALYSIS:  
FROM AREA 6

Approved DA



Current application



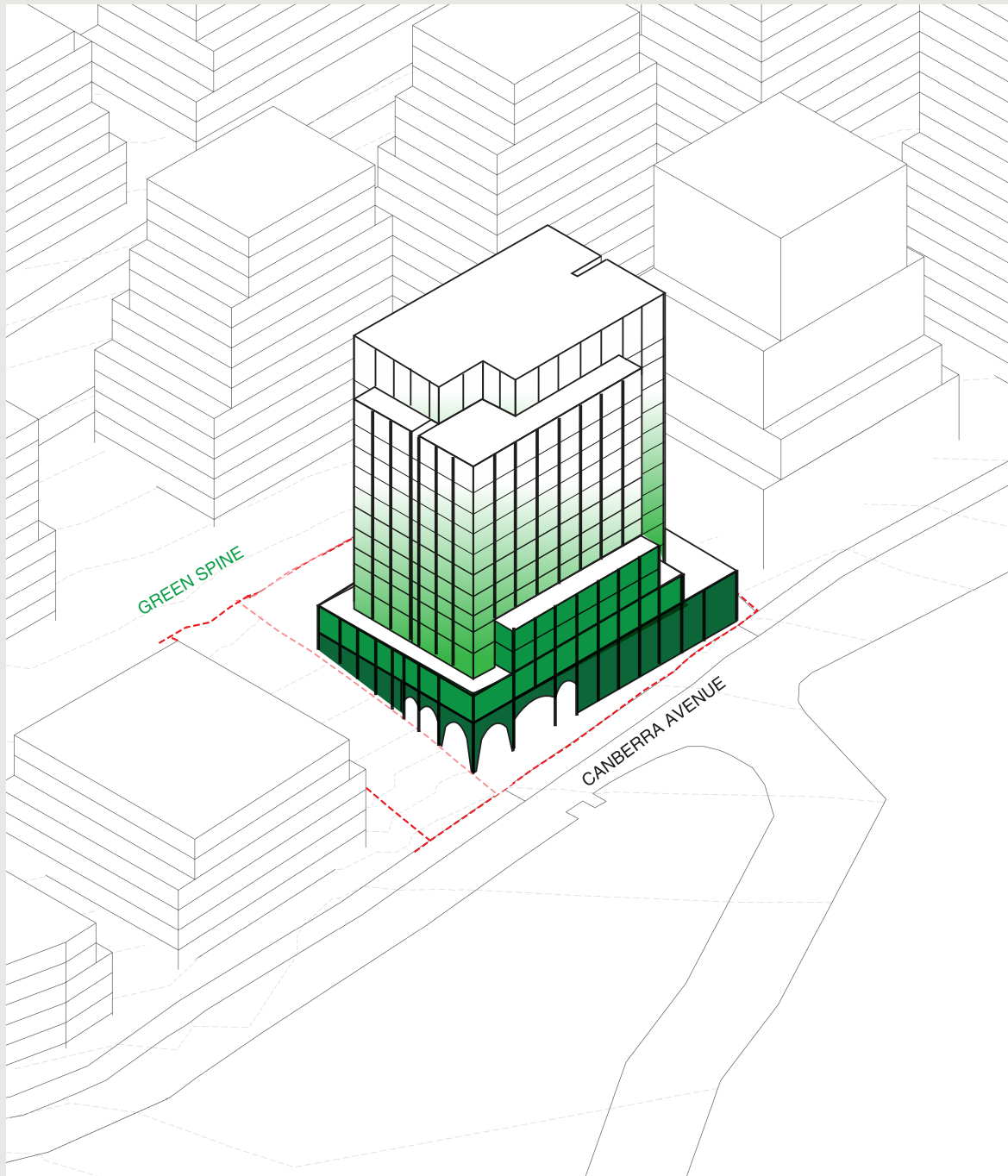
Max. FSR 3.7:1



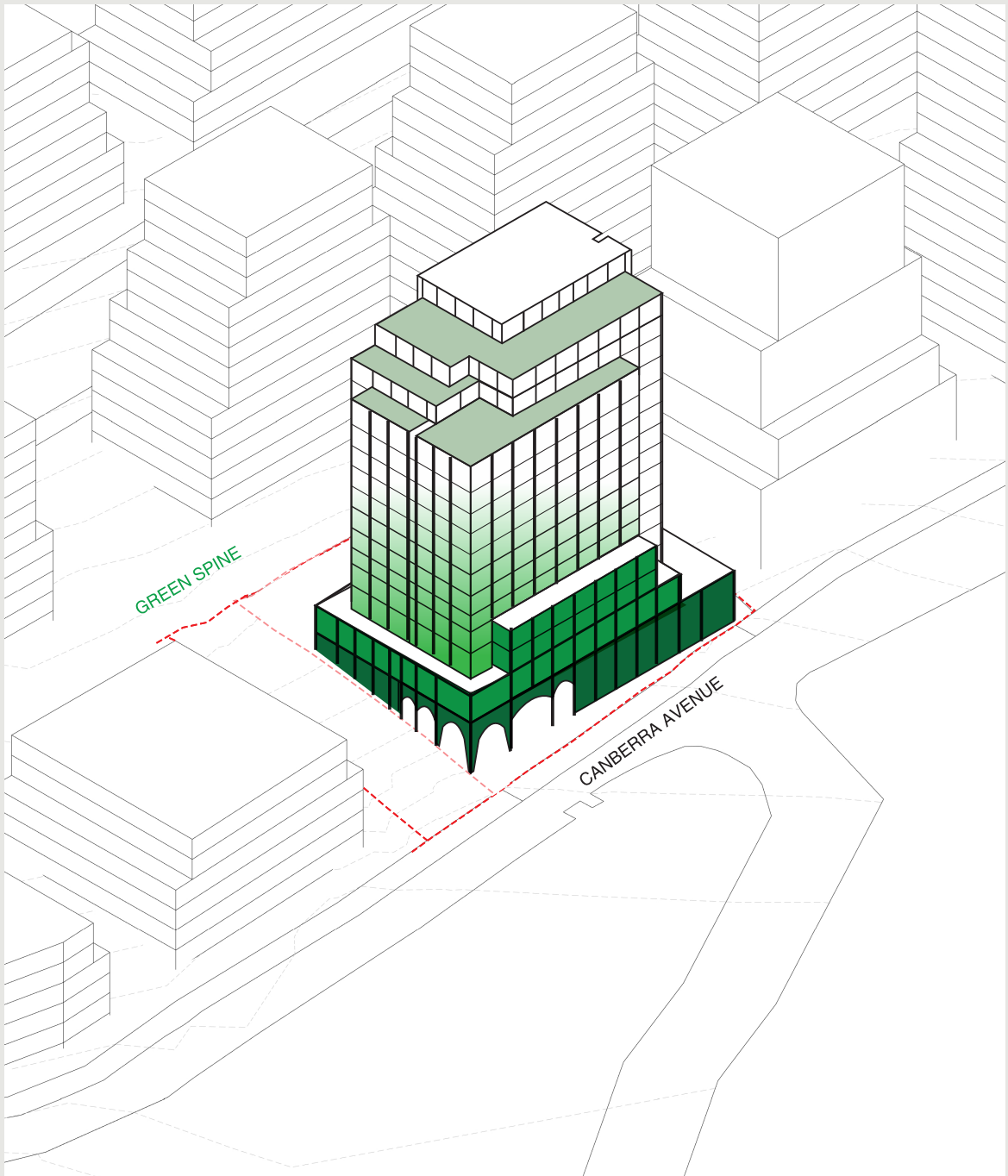
Additional massing to  
achieve FSR 3.7:1







↑ **Approved DA application**



↑ **Current application**  
More balanced rooftop, no change to podium and tower.  
  
→ **Canberra Avenue**  
No visible impact from the street.



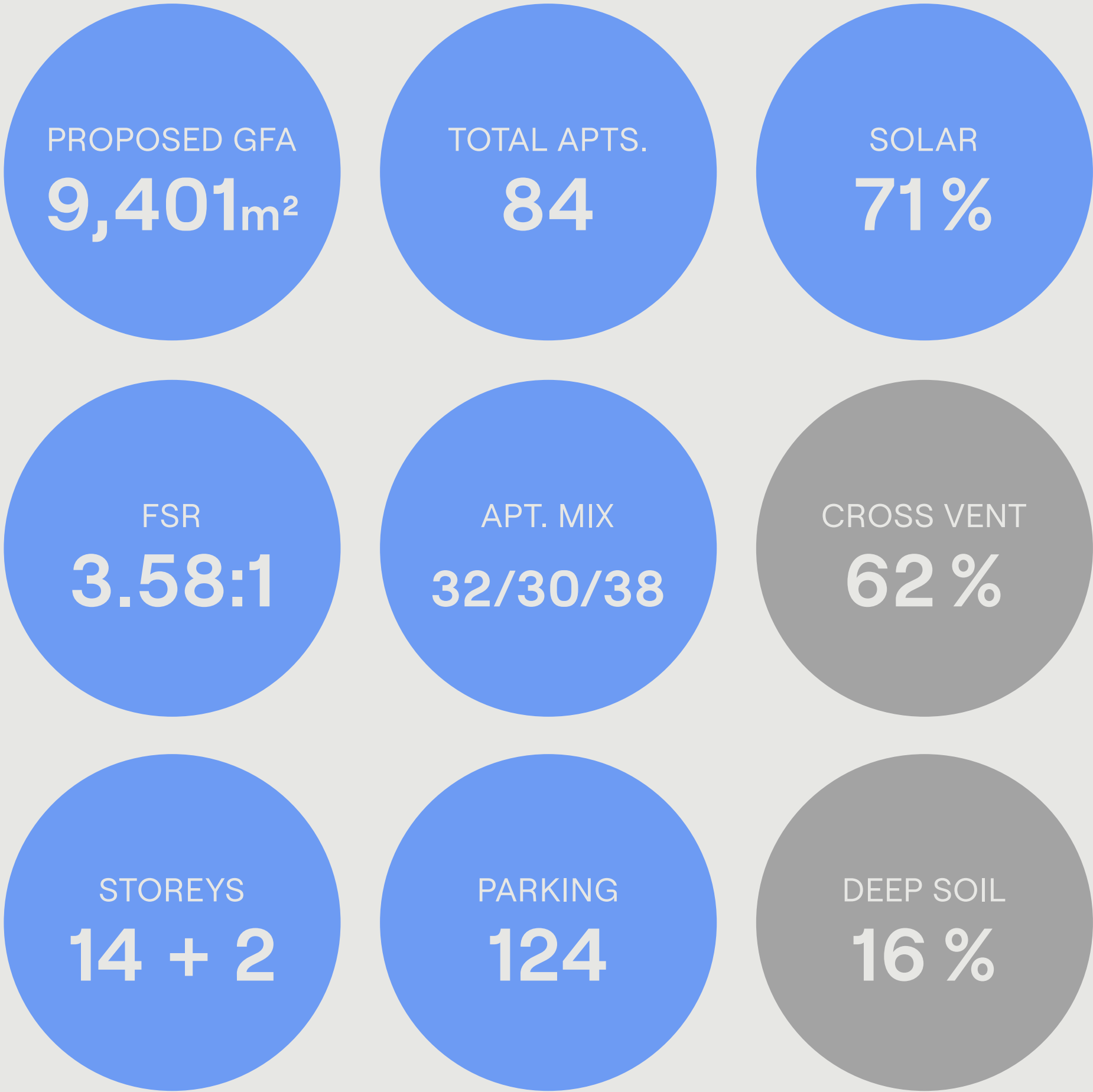
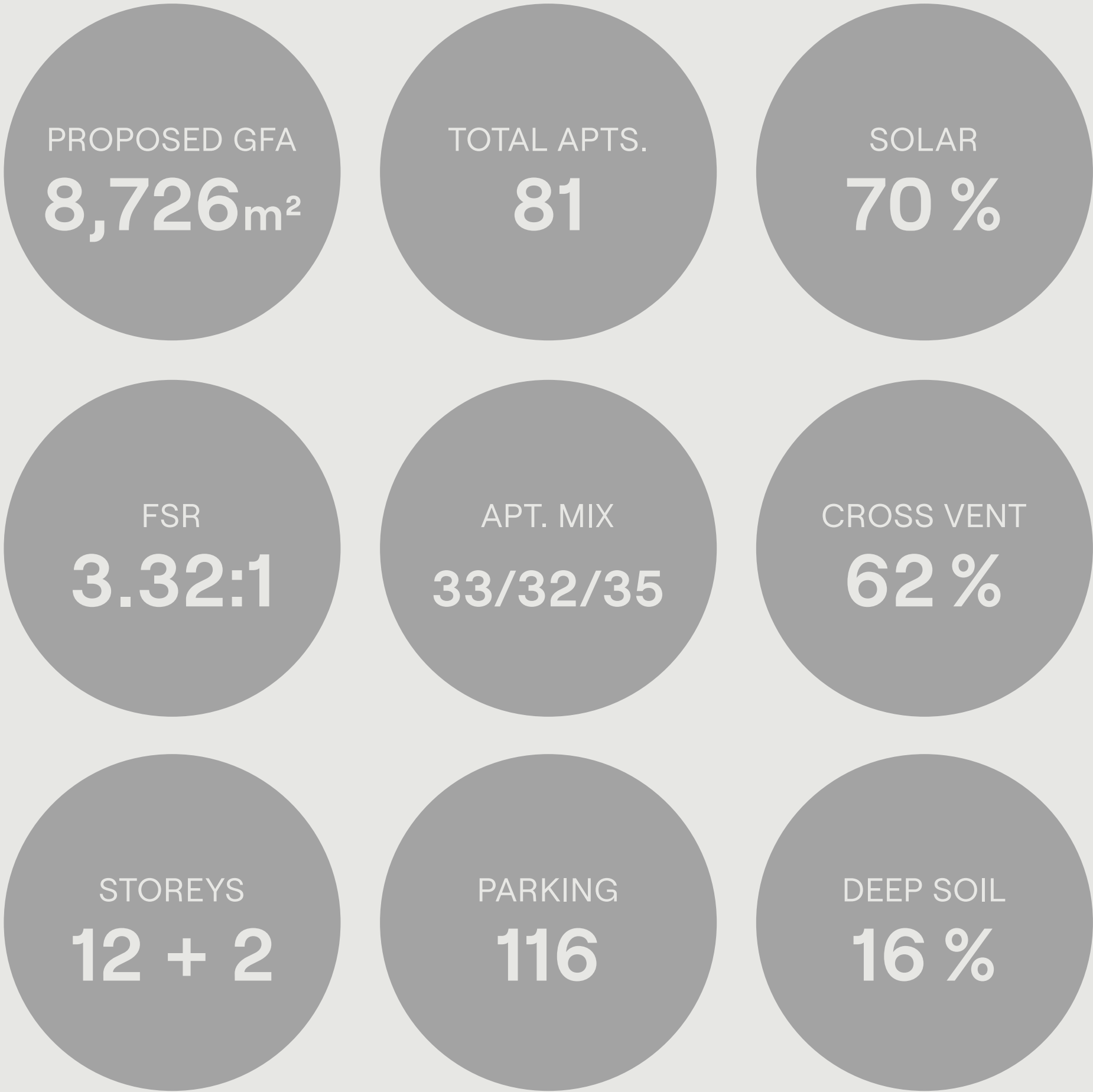


Schedules and drawings  
that outline the changes to  
approved DA application.

# DETAILED PROPOSAL

Approved DA

Current application



DETAILED PROPOSAL

Approved DA



Current application

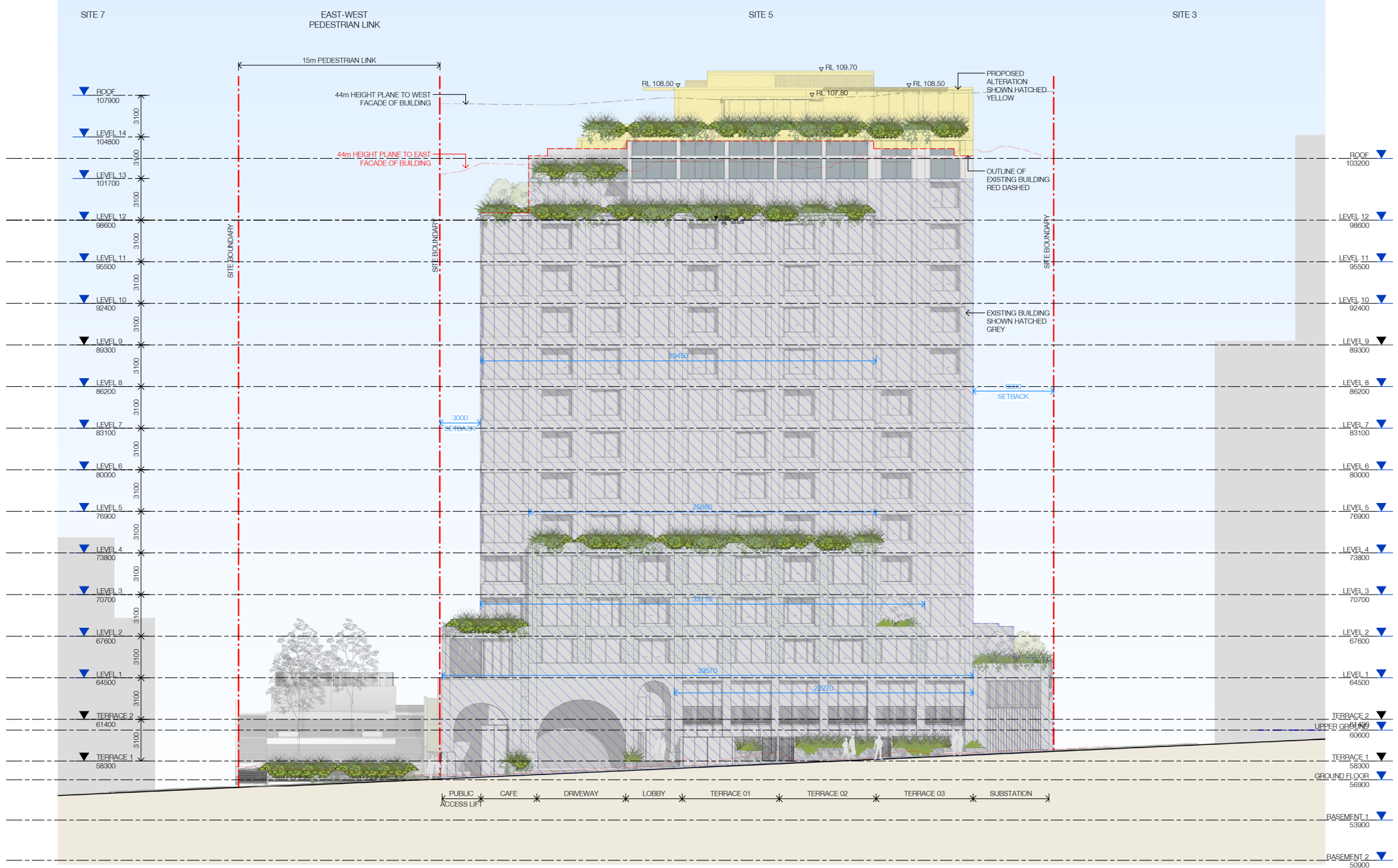
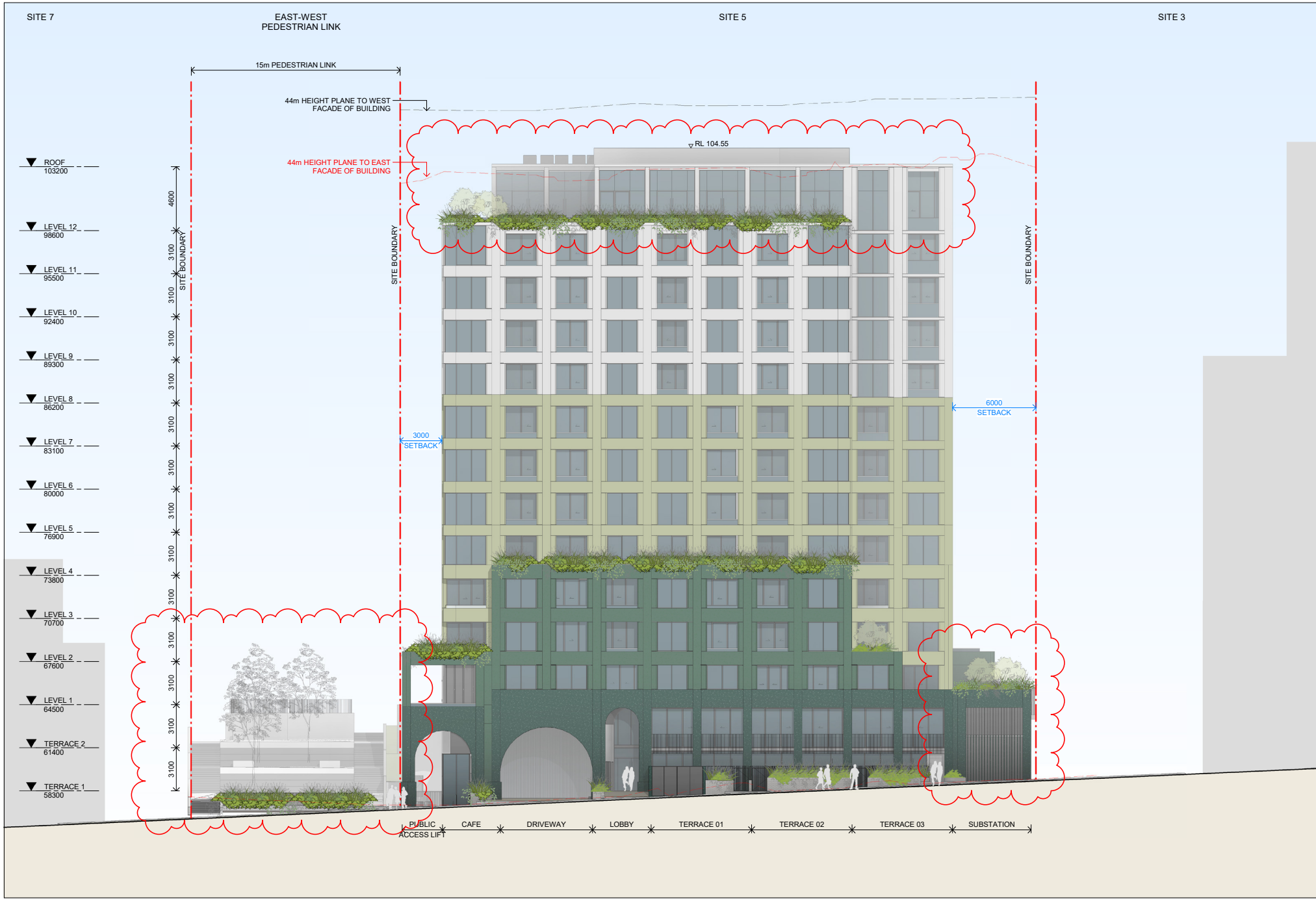




DETAILED PROPOSAL

Approved DA

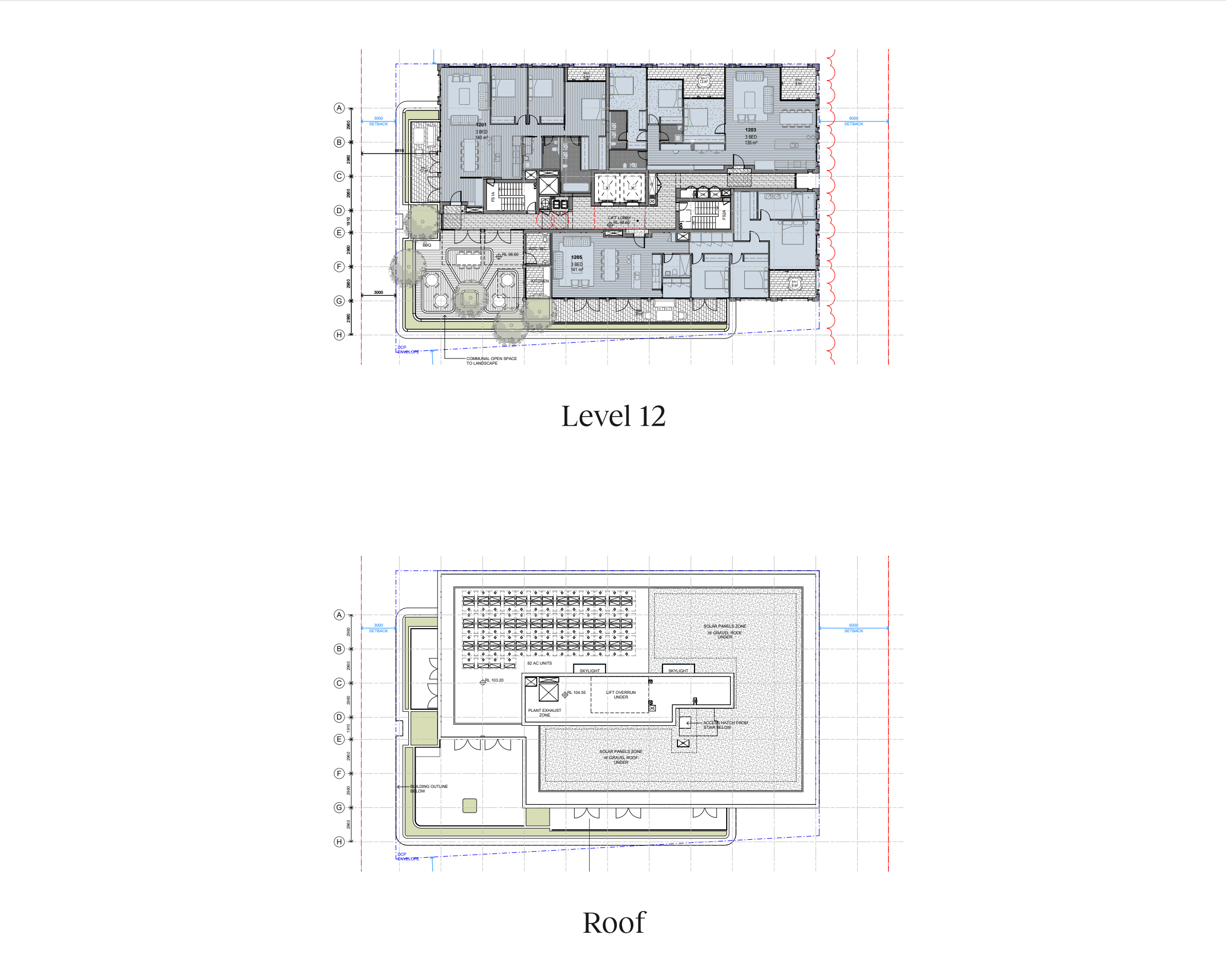
Current application



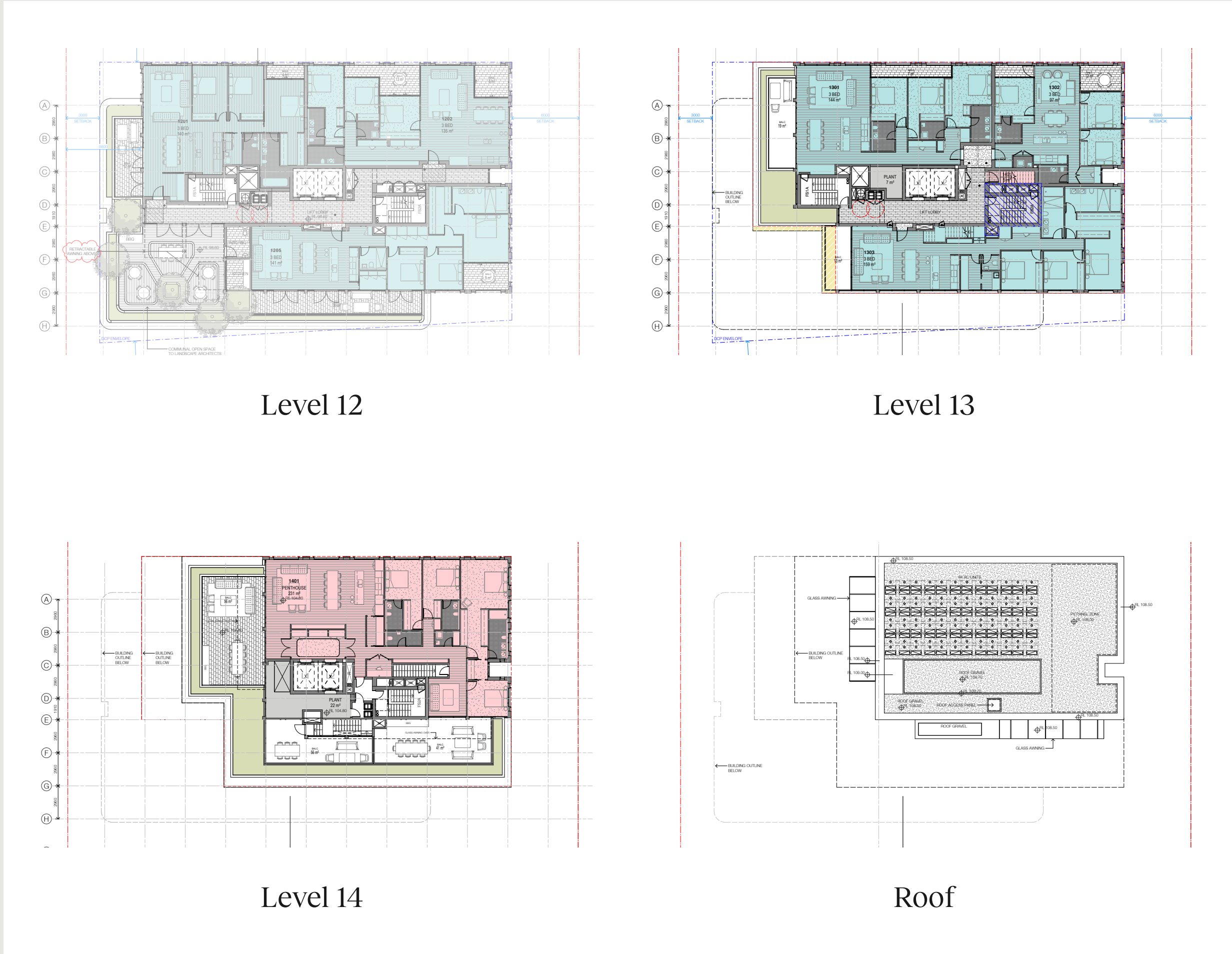


DETAILED PROPOSAL

Approved DA



Current application



From a moment to a metropolis,  
Design and planning for the built environment.

Gadigal Country  
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Surry Hills NSW2010

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