

Coby Tomlins

From: Ben Craig
Sent: Friday, 6 November 2015 12:08 PM
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Subject: Junction Street, Forest Lodge
Attachments: A08.001[4].pdf; 151103_CoS Requested Shadow Study_small.pdf; 151103_Project Data_Forest Lodge_Areas.pdf; A01.000[4].pdf

Dear Ben / Jonathan,

Further to our most recent meeting on the Junction Street planning proposal the further work that you requested has now been completed. In particular further shadow analysis has been carried out on the impacts on the adjacent building and the parkland, while the building envelopes at the sites southern have also been redesigned. I discuss each of these below.

Shadow Impacts on Larkin Street Properties

The updated shadow analysis has been carried out taking into consideration the ADG and Council the 1sqm requirement. Bates Smart have sourced the apartment layouts for the Larkin Street building and have carried out an analysis on the current design which confirms that 72.5% of the apartments presently receive a minimum of 2 hours of solar access between 9am and 3pm in mid-winter. Under the proposed massing it shows that the building will still achieve 70% solar access. Three apartments on Level 2 of the building will have their solar access reduced to below 2 hours of sunlight but importantly the existing building will still comply with the relevant controls. Bates Smart analysis also demonstrates that despite having their solar access reduced, the three apartments on Level 2 of the building will still meet the Design Guideline requirement in the ADG for a minimum of 1m² of direct sunlight measured at 1m above the ground for 15 minutes (i.e. they still achieve 45minutes in this regard).

Bates Smart have then analysed the shadow impacts of the revised proposal on the park, taking into account the amended design at the site' southern end and looking at two scenarios, these being the park as it currently stands and a slightly expanded park that involves a contribution of land.

The shadow analysis of the park shows that, under the revised scheme, the existing park will receive 255minutes of sunlight to 50% or more of the park area during mid-winter, being 15 minutes more than the required 240minutes. If the park is expanded to include the additional land then the outcome is slightly different with the park receiving 175minutes of solar access. The reason being is that the additional land being provided is adjacent to the proposal and is subject to overshadowing.

At the end of the day this will be Council's call as we are willing to provide the land to expand the park however the resultant larger park won't achieve 240minutes to 50% of the area during mid-winter. Whilst this is the case it will still be a larger park and in our opinion will still provide a significant public benefit to the local community by improving the size and useability of that space. Obviously also outside of mid-winter the park will still receive plenty of sunlight.

Alternatively if Council is insistent that the park must comply with the controls then we can also easily retain that land within the site and use it as communal space for the development. This would provide an outcome that technically satisfies Council's requirements, but in my opinion isn't necessarily a better outcome for the area and the community.

I do also want to note that if Council is of a mind to pursue the option of a land dedication to the park then the client would like to ensure that this dedication is taken into account in any public benefit and contributions negotiations.

With regard to the revised design, we believe that the massing provides for an improved outcome, not only in terms of the relationship with the park, but also the frontage to Junction Street. The building envelopes have been designed to provide a consistent frontage to the street with a ground level component and then recessed and stepped upper levels.

The inclusion of the new east west building at the site's southern end also acts as a mirroring feature to the existing commercial building and we believe also responds well to the sites location at the end of St Johns Road.

Overall I think this information clearly demonstrates that the an appropriate design outcome can be achieved on site.

I trust this information is what you require at this stage, however should you have any queries or wish to discuss please don't hesitate to contact me.

Kind Regards

Ben

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