

6.6 Shadow Analysis

Overshadowing analysis of the surrounding context has been modelled based on the proposed scheme.

Solar compliance for neighbouring properties along Davies Lane and Lords Road have been tested based on relevant DCP controls. The scheme would be compliant with these controls, primarily by maintaining at least 3 hours of direct sunlight to 50% of the primary open space and into living rooms between 9am and 3pm on June 21st.

KEY

Site Boundary

Existing Shadow

Proposed Shadow

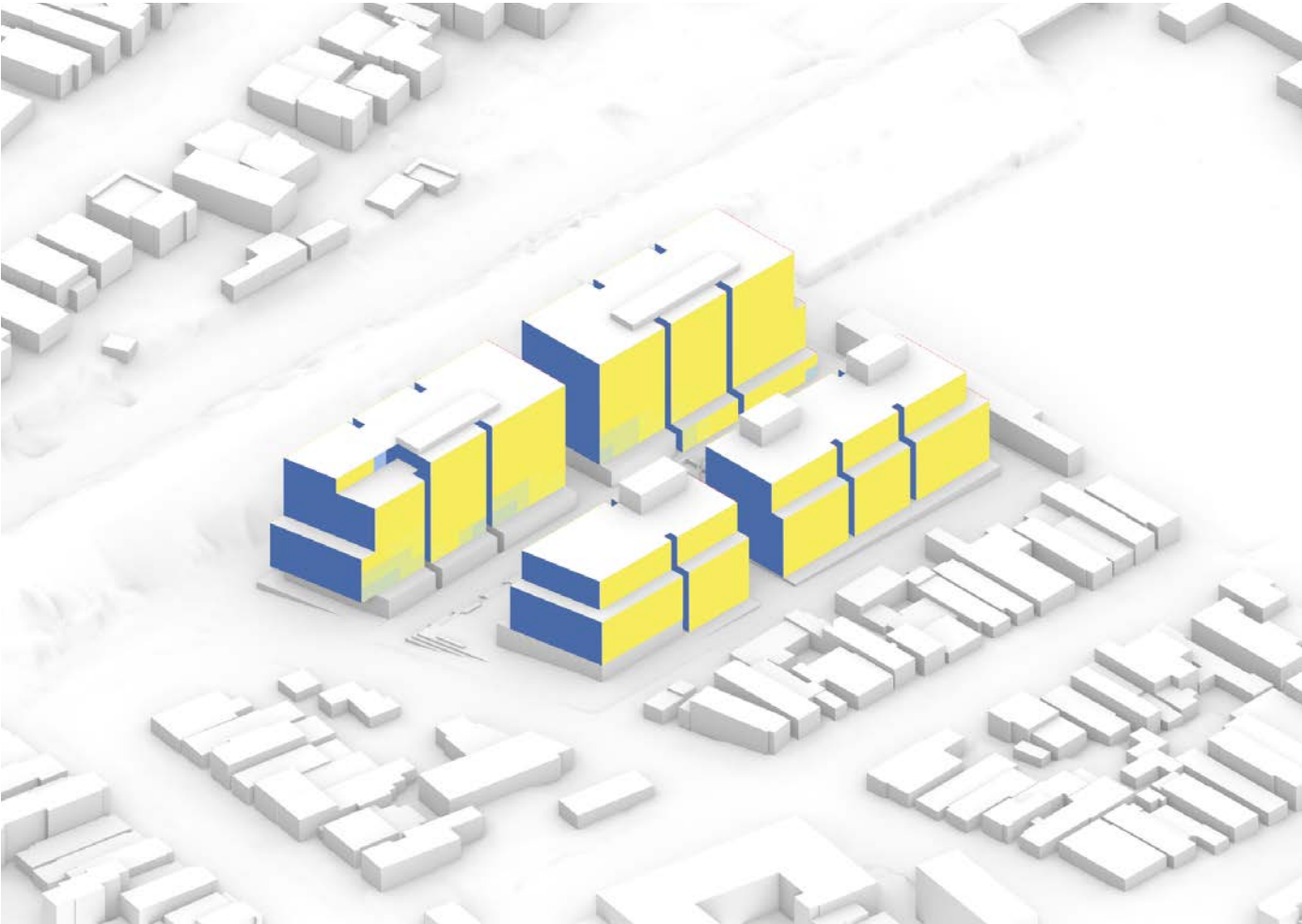




6.7 Solar Studies

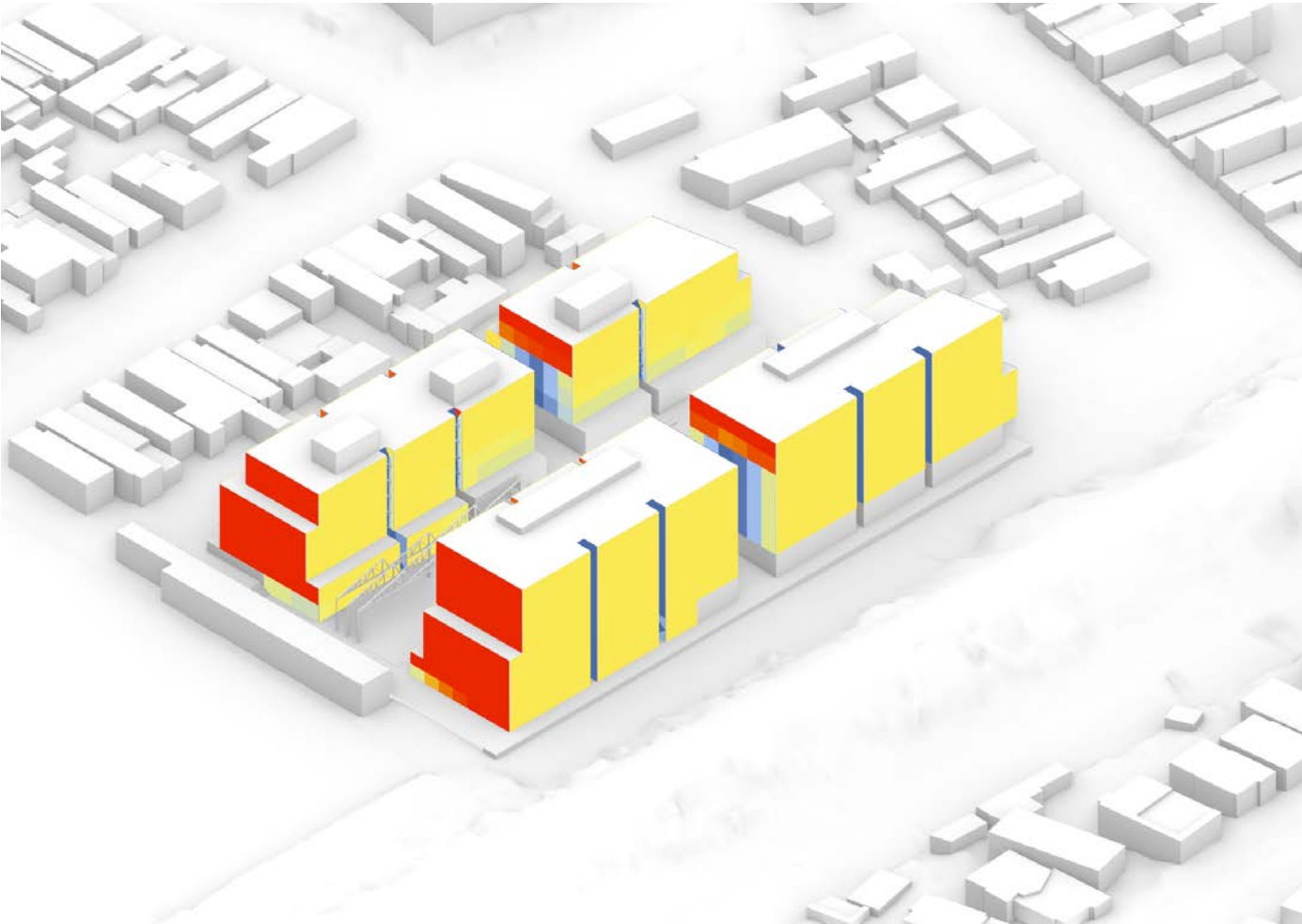
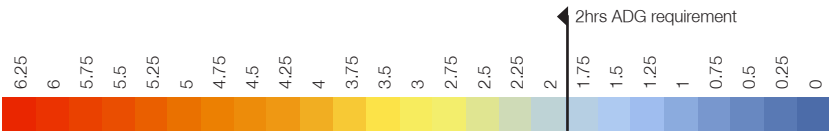
Residential Facades

Measurements of the amount of direct sun the facade of any residential use receives between 9am and 3pm on 21st June (Winter Solstice) has been calculated. The intent is to demonstrate a high level understanding that the scheme would achieve ADG solar access compliance which is  $\geq 2$  hours.



Southern and Eastern

All eastern facing facades achieve are compliant. Dwellings on southern facades will prioritise living spaces to the east and west.



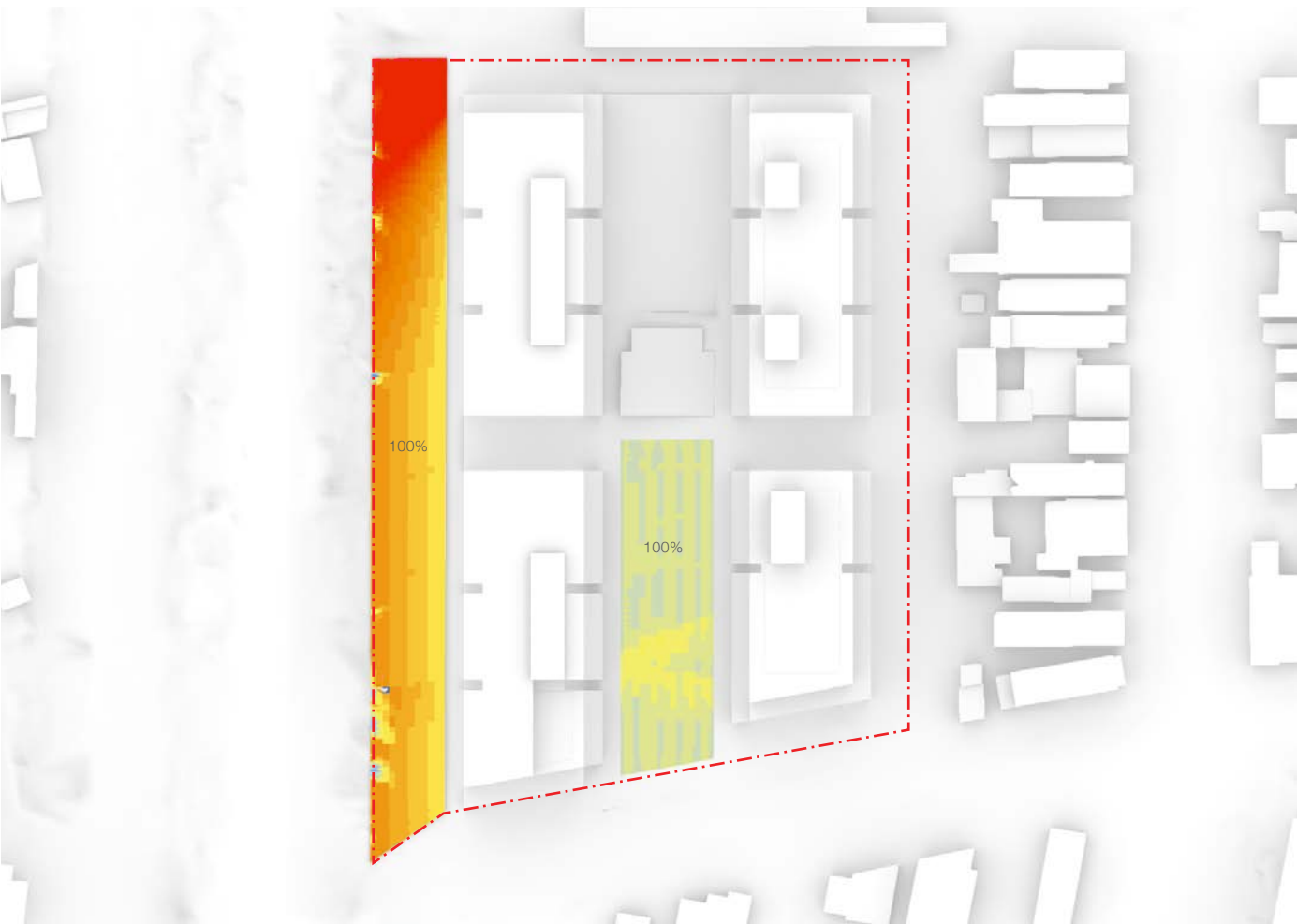
Northern and Western

All facades are compliant except for those between buildings. These facades will be non-habitable and dwellings here will prioritise living spaces to the east and west.

Urban Design Scheme

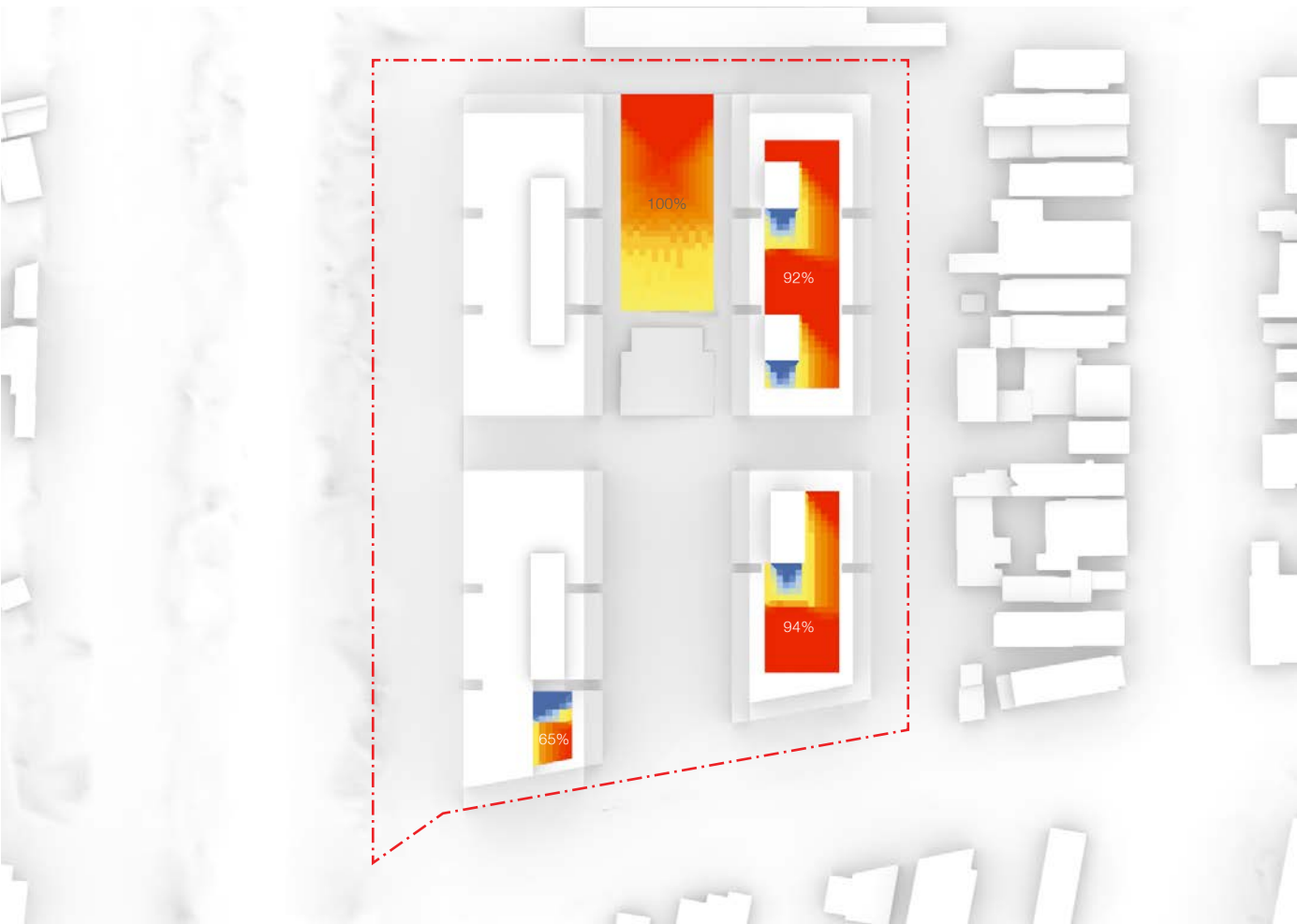
Open Space

Solar access has also been calculated for the public open space and private communal open spaces. The Apartment Design Guide requires 50% of the communal open space achieve greater than 2 hours sunlight between 9am and 3pm.



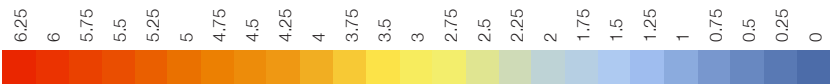
Primary Public Open Space

Both spaces achieve 100% > 2 hrs






Private Communal Open Space



Each space independently meets criteria and collectively achieves 94% > 2 hrs



6.8 Recommendations Response

The following responses are in regards to the recommendations from the previous planning proposal peer review process. This allows for a clearer understanding of the outcomes of the urban design scheme in response to previous concerns for the site.

| Recommendation   |  | Response  |
|--|--|---|
| <div><div>6M</div><div>Setbacks</div></div>                       |  |   |
| 1  | Further setbacks are to be introduced for the proposed building at the corner of Lords Road and Davies Lane; to mitigate the scale and to protect the existing mature trees along the Lords Road frontage (6m for Davies Lane & 3m For Lords Road) | Arborist advice has been sought and the recommendation was to consider the removal of all existing trees due to poor ground quality and substantial impacts on the scheme. The advice also recognised that removal of the trees and planting of new trees would improve the streetscape quality by allowing better quality trees to grow and the ability to increase the amount of trees along Davies Lane. Therefore, setbacks at the corner of Lords Road and Davies Lane and through the length of Davies Lane have been recommended for a minimum 6m setback.                   |
| 2  | A further ground level setback between 3m and 7m to Davies Lane is recommended to accommodate a minimum 3m footpath and landscaping  | As per above, a minimum 6m setback has been provided along Davies Lane which would be sufficient to accommodate a 3m footpath, landscaping and private open space for ground level dwellings.   |
| <div><div></div><div>Residential Amenity</div></div>             |  |   |
| 5  | Review ADG building separation to ensure buildings and DCP reflect the minimum required. Also ensure all buildings achieve appropriate ADG cross ventilation and solar access  | The ADG requirements for building separation have been considered and appropriately implemented within the scheme. The reference scheme in section 8 highlights the ability to achieve the required separation distances and to allow cross ventilation and solar access requirements. In some places, non-habitable façades are required, however these can be articulated to allow diffuse light and directional views without imposing on visual privacy of opposing dwellings.  |
| 6  | Minimise overshadowing of the central open space   | The scheme has been designed to limit overshadowing of the central open space by prioritising taller buildings to the east and west and maintaining a low scale building to the north. Internally facing the open space a 1 storey street wall has been introduced that limits bulk and increases solar access. In the reference scheme, 100% of the primary public open space achieves greater than 2 hours direct sunlight between 9am and 3pm. Communal open spaces achieve a minimum of 65% and collectively 94%.   |
| 7  | Draft DCP should reflect individual residential dwellings at ground along Davies Lane  | The DRAFT DCP diagrams in section 9 of this report have reflected this.   |
| <div><div></div><div>Open Space &amp; Public Domain</div></div> |  |   |
| 6  | Proponent to clarify traffic circulation strategy and confirm minimum clearance requirements   | Traffic circulation is highlighted in the principles as a key factor of the scheme. A singular carpark entrance/exit is provided along Lords Road at the south-east corner of the site. The carpark would provide sufficient clearance (min. 4.5m) for a truck to service the site. A shared zone, also providing an entrance and exit on Lords Road allows for low-speed vehicular movement within the central open space to provide kiss-n-ride facilities closer to the buildings to the north. Davies Lane has not been considered for additional vehicular use in this scheme. |
| 7  | Confirm if a connection along the western boundary is in line with the Greenway masterplan   | The Greenway Masterplan shows a secondary path along the eastern side of the Light Rail embankment adjacent the site and through the Lambert Park Sports Field. Refer to pp.111-114 of the Masterplan Report and pp.63-64 of the Route Options Assessment Report. This area of the site is to be provided as RE1 Public Recreation which can facilitate this connection.  |

| Recommendation   |   | Response  |
|--|---|---|
| 8  | Proponent to clarify intended users of the central open space and extent of roof top gardens and communal open space for residents  | The central open space is to be a privately owned - publicly accessible open space. The southern portion will be public, whilst the rear portion will be a communal open space for residential tenants. The public component may be used by anyone - however it is expected that activation will occur from the non-residential tenancies that surround this space. Rooftop gardens have been provided on buildings A, C and D. Please refer to the reference scheme in the section 8 for clarification.  |
| 9  | Proponent should not present the open space as serving the wider community, but rather as the benefit for residents, commercial tenancies and community users of the site   | Noted. However, it is expected that the open space would be of benefit to the local community as it is accessible and highly visible from Lords Road and will be designed to appear public rather than private. The Western portion of the site will however be totally public access.  |
| 10   | Retain the row of trees at the Lords Road and Davies Lane corner to provide screening of the new development. Arborist advice should be sought to confirm conditions for longevity  | As noted on point 1, arborist advice has been sought and tree removal was recommended. New tree planting at this corner will provide screening of the new development.  |
| <div> Interfaces</div>        |   |   |
| 11   | Draft DCP should provide development controls that address roof form and building materiality, in line with the PRCUTS guideline  | Noted.  |
| 12   | Before and after photo montages are to be prepared to assess visual impact. Eight vantage points have been identified   | View impact analysis has been prepared in the previous section of this report. The majority of these view locations were chosen based on the recommended vantage points.  |
| 13   | Provide articulation for long buildings to reduce scale   | Articulation is a key principle of the urban design scheme and has been demonstrated across this report. The reference scheme in the section 8 details how this could occur, primarily being used as light-well for residential corridors and to provide expressive entrances at ground floor lobbies. For the longest buildings in the site (50m+) articulation has been provided at two points along each facade, effectively splitting the mass into three separate pieces. These slots may also be further articulated through material differences and architectural expression. |
| <div> Proposed Controls</div> |   |   |
| 14   | It is recommended to retain the maximum height limit for the site at eight storeys. A 30m height limit as indicated in the PRCUTS would provide adequate height   | Noted. The maximum building height within PRCUTS (30m) has been used within this scheme. This includes lift overruns and rooftop gardens and a maximum storey height of 8.  |
| 15   | Test if an FSR is still appropriate for the site given the proposed built form recommendations  | This urban design scheme demonstrates an ability to achieve up to 2.4:1 as recommended in PRCUTS. The reference scheme in the section 8 demonstrates a compliant scheme at 2.38:1.  |
| 16   | The proposal is to be reviewed from a socioeconomic viewpoint, as Criteria 1 of the PRCUTS Out of Sequence Checklist requires that the planning proposal demonstrate significant net community, economic and environmental benefits | Noted. Socio-economic advice has been sought and addressed in the social impact report and EIA submitted with the planning proposal.  |

# Landscape Plan

7



Landscape Plan

7.1 Vision

A generous landscape interface with Lords Road will invite people passing by to stop and enjoy a moment on the lawns or to sit on the sandstone blocks that create an inviting edge to the proposed development. The dining opportunities that spill out into the public domain will activate the edges and create a vibrancy to the local area.

The communal spaces will be verdant, green landscapes with opportunities for the resident community to gather and enjoy a BBQ in their hidden garden. The history of the site will be celebrated by recycling the frame of the sawtooth roof to create a structure for vines to grow across.

Added permeability and new public access through the site will encourage greater activity, and allow people to traverse between key local attractions through the site. The public nature of these links will ensure that the wider site is accessible and welcoming to the broader community.

The network of spaces created across the site will cater for a range of users and allow everyone to find a space for outdoor activities and gathering. It will foster intergenerational activity and interaction, strengthening social ties in the broader neighbourhood.

The western portion of the site will be delivered as RE1 Public Recreation, to be used 100% by the community for open space. This space will serve as a buffer between the development and the light rail corridor and can facilitate the start of a connection north to Marion Street and the light rail stop.

