

RAMSGATE VILLAGE

ARCHITECTURAL REPORT

193-199 ROCKY POINT ROAD, 66-68 RAMSGATE ROAD & 2-4 TARGO
ROAD, RAMSGATE NSW 2217

REV B | MAY 2024

Prepared by

ClarkeHopkinsClarke

Suite 3, 91 Campbell Street, Surry Hills NSW 2010



ClarkeHopkinsClarke acknowledges the Bidjigal people, the traditional owners of the land where Ramsgate is situated and we pay our respects to Elders past, present and emerging.

CONTENTS

01. INTRODUCTION

- 01.01 PURPOSE OF THE REPORT
- 01.02 ARCHITECTURAL REPORT OVERVIEW

02. SITE

- 02.01 SITE PLAN - EXISTING
- 02.02 SITE PLAN - PROPOSED
- 02.03 SURROUNDING DEVELOPMENT

03. PLANNING PROPOSAL

- 03.01 FLOOR PLANS
- 03.02 SECTIONS
- 03.03 SHADOW DIAGRAMS
- 03.04 PERSPECTIVES

04. SEPP 65 (ADG COMPLIANCE)

- 04.01 SOLAR ACCESS
- 04.02 CROSS VENTILATION
- 04.03 SETBACKS
- 04.04 COMMUNAL OPEN SPACE
- 04.05 NEIGHBOURING PROPERTIES - LIVING SPACES
- 04.06 NEIGHBOURING PROPERTIES - PRIVATE OPEN SPACES
- 04.07 DEEP SOIL PLANTING
- 04.08 STORAGE

05. ADDITIONAL ASSESSMENTS

- 05.01 201-209 ROCKY POINT ROAD
- 05.02 6-8 TARGO ROAD

An architectural rendering of a modern building with a Woolworths supermarket. The building features a multi-story structure with balconies and a large glass facade for the ground floor. The Woolworths logo is visible on the right side of the building. A car is parked on the left side of the street in front of the building. The scene is set in a city environment with trees and other buildings in the background.

01

INTRODUCTION

01.01 PURPOSE OF REPORT

This Architectural Report is provided in support of and should be read in conjunction with the Urban Design Report and overall Planning Proposal Report for a mixed use development at 193-199 Rocky Point Road, 66-68 Ramsgate Road, and 2-4 Targo Road (the site).

The proposed development outlined in this Architectural report distinguishes itself from previous planning proposals by positively impacting on 4 key fronts:

- * Elevating Ramsgate town centre from 'Village' status to a vibrant 'Local Centre' through a high-quality mixed use development
- * Complimentary retail development at street level that is appropriate in scale to the existing fabric
- * Reduction in overall bulk and FSR of the residential proposal in order to comply with SEPP65 guidelines yet maintain an FSR that still meets housing targets
- * Enhancing pedestrian experience and adjacent neighbouring property considerations with the introduction of a key site nodes, building setbacks and deep soil planting zones within the site increasing visual and acoustic privacy and overall site amenity

01.02 ARCHITECTURAL REPORT OVERVIEW

This Architectural Report aims to highlight the following key design improvements compared to previous Planning Proposals:

- * Reduction in overall parking, putting less pressure on local traffic network
- * Overall Sepp 65 compliance
- * Respecting the surrounding context and enhancing neighbouring privacy
- * Addition of a ADG compliant Deep Soil Zone providing public open space
- * Increased building setbacks to western neighbours



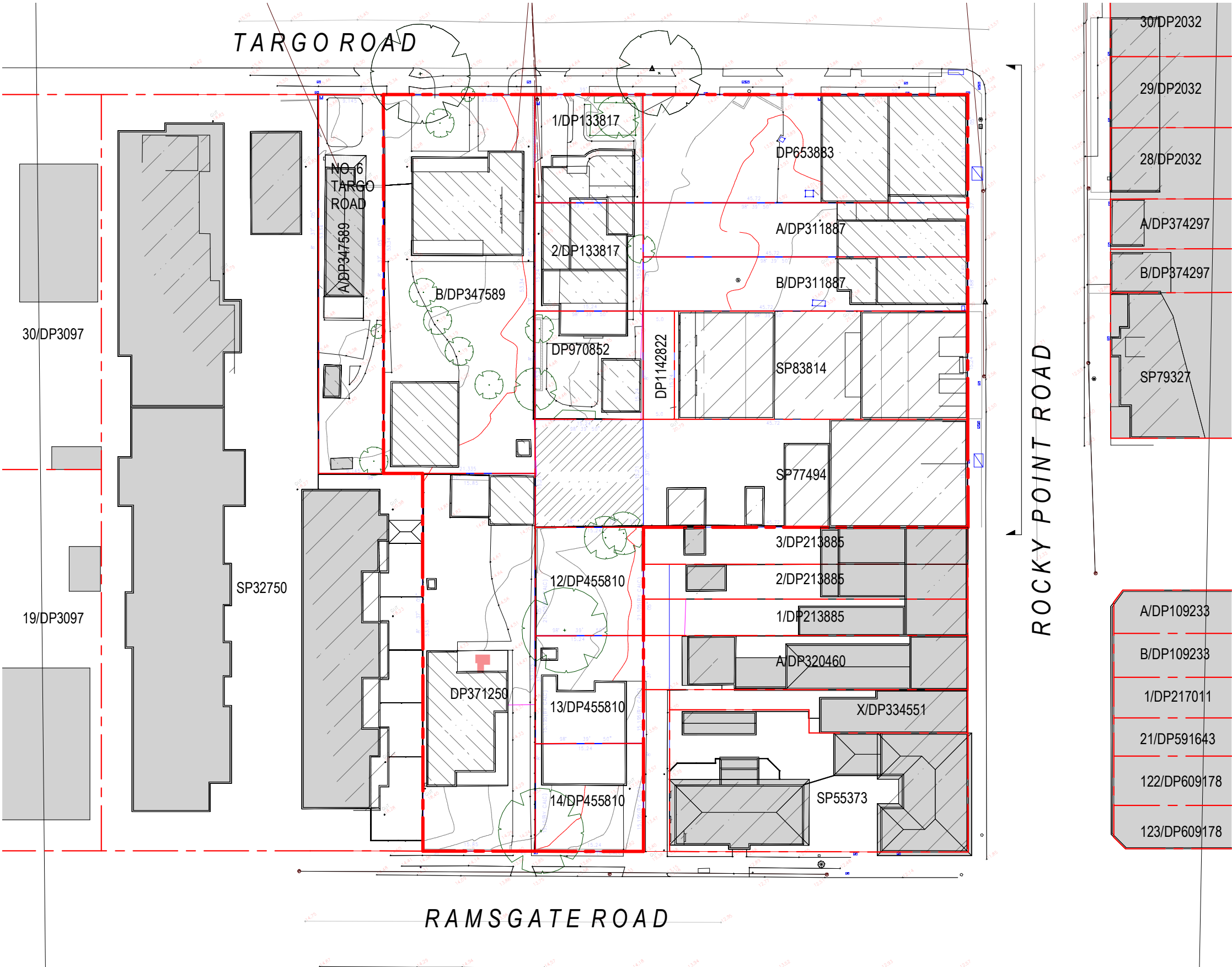
An aerial photograph of a city street, likely in a coastal or urban area. The street is lined with modern, multi-story buildings on the left and older, single-story houses on the right. There are many trees and green spaces throughout the scene. The sky is filled with large, white clouds. The entire image has a dark teal overlay.

02

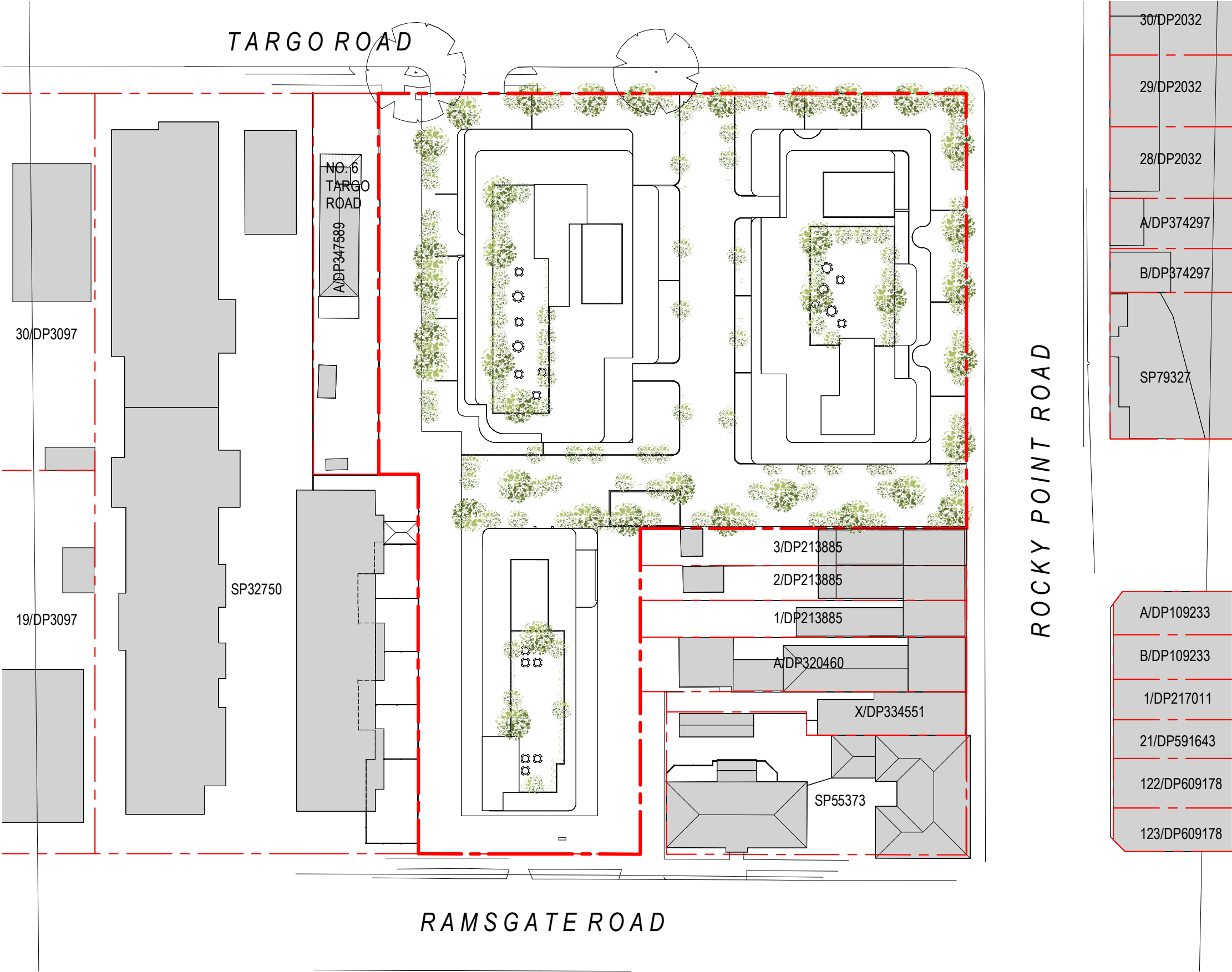
SITE

ClarkeHopkinsClarke

02.01 EXISTING SITE PLAN



02.02 PROPOSED SITE PLAN



02.03 SURROUNDING DEVELOPMENT

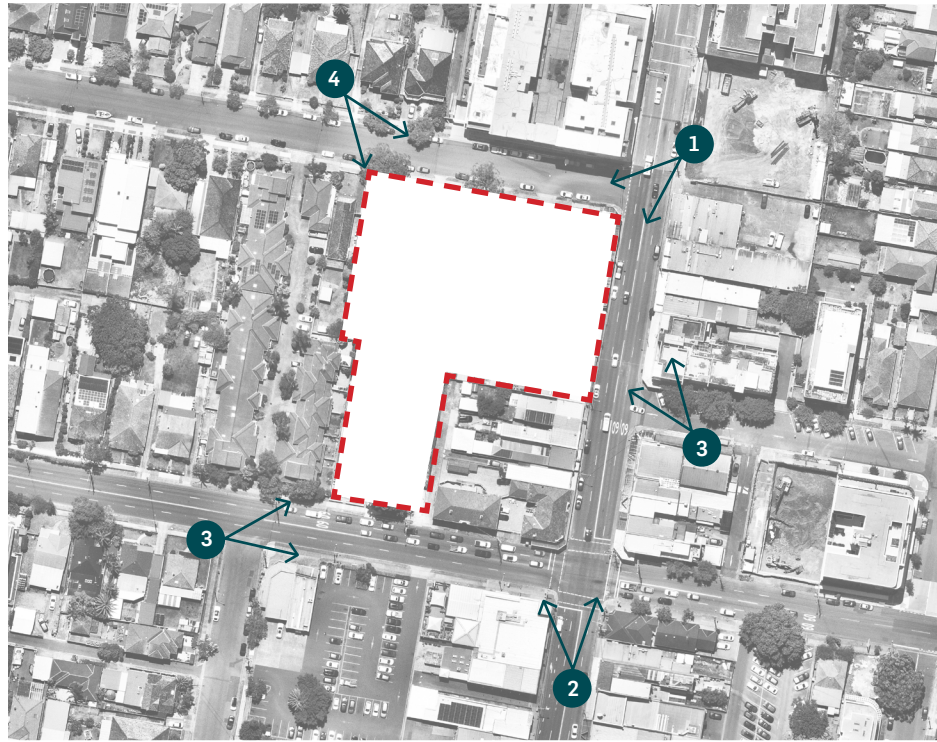


FIG. 1 Site Plan Aerial Image



01. Corner Rocky Point Road & Targo Road



02. Looking towards site from Southern end of Rocky Point Road



03. Corner of Dillon Street & Rocky Point Road



04. Aerial view towards site from Targo



05. View towards site from Ramsgate Road

The background is a monochromatic teal architectural rendering of a modern multi-story building. The building features a grid-like facade with large windows and balconies. Many balconies are adorned with lush green plants and trees, creating a vertical garden effect. The building is situated in an urban environment, with trees and other structures visible in the background. The overall aesthetic is clean and contemporary.

03

PLANNING PROPOSAL

Woolworths 

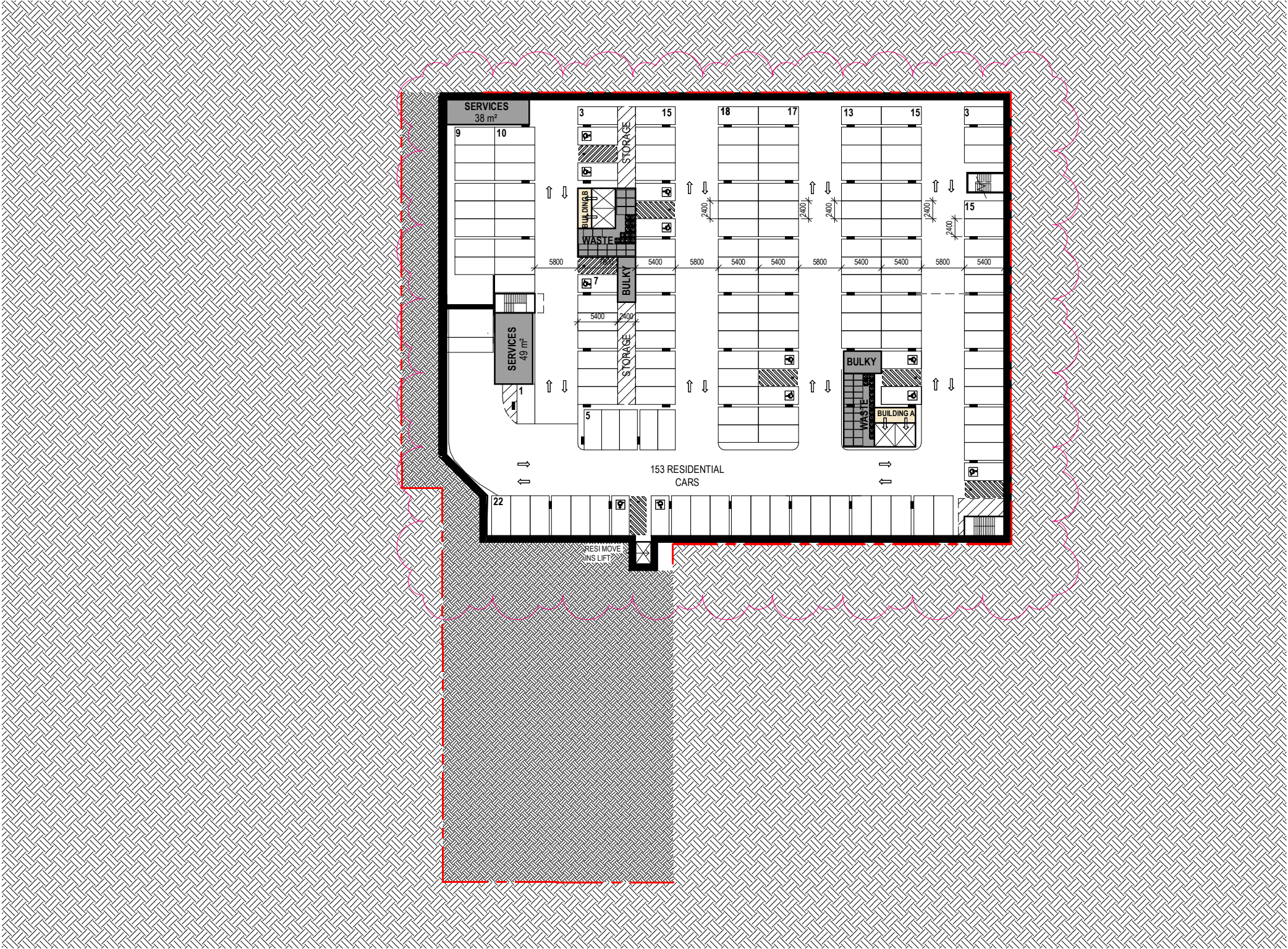
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03.01 PLANS

03.01.01 BASEMENT 03 FLOOR PLAN

SUMMARY OF CHANGES

- 1.1 New basement parking level added in order to provide additional parking spaces for both the residential and retail totals to comply with the GRDCP2021 requirements as recommended in the Traffic referral comments received on the superseded PP plans
- 1.2 The additional basement level has also allowed for a reduction in tandem car spaces and accommodated the suggested parking rate for residential for 1 & 2 bedroom units to have at least 1 assigned off street parking space each to help alleviate the impact on street parking
- 1.3 Residential goods lift services new basement 03 that connects the level to the loading dock/delivery and waste store at Ground along with the Level 1 Podium and communal space
- 1.4 Waste room and bulky goods store room for building A and B added to level B03 in order to comply with recommendations set out in the Waste Management Referral comments received on the superseded PP plans

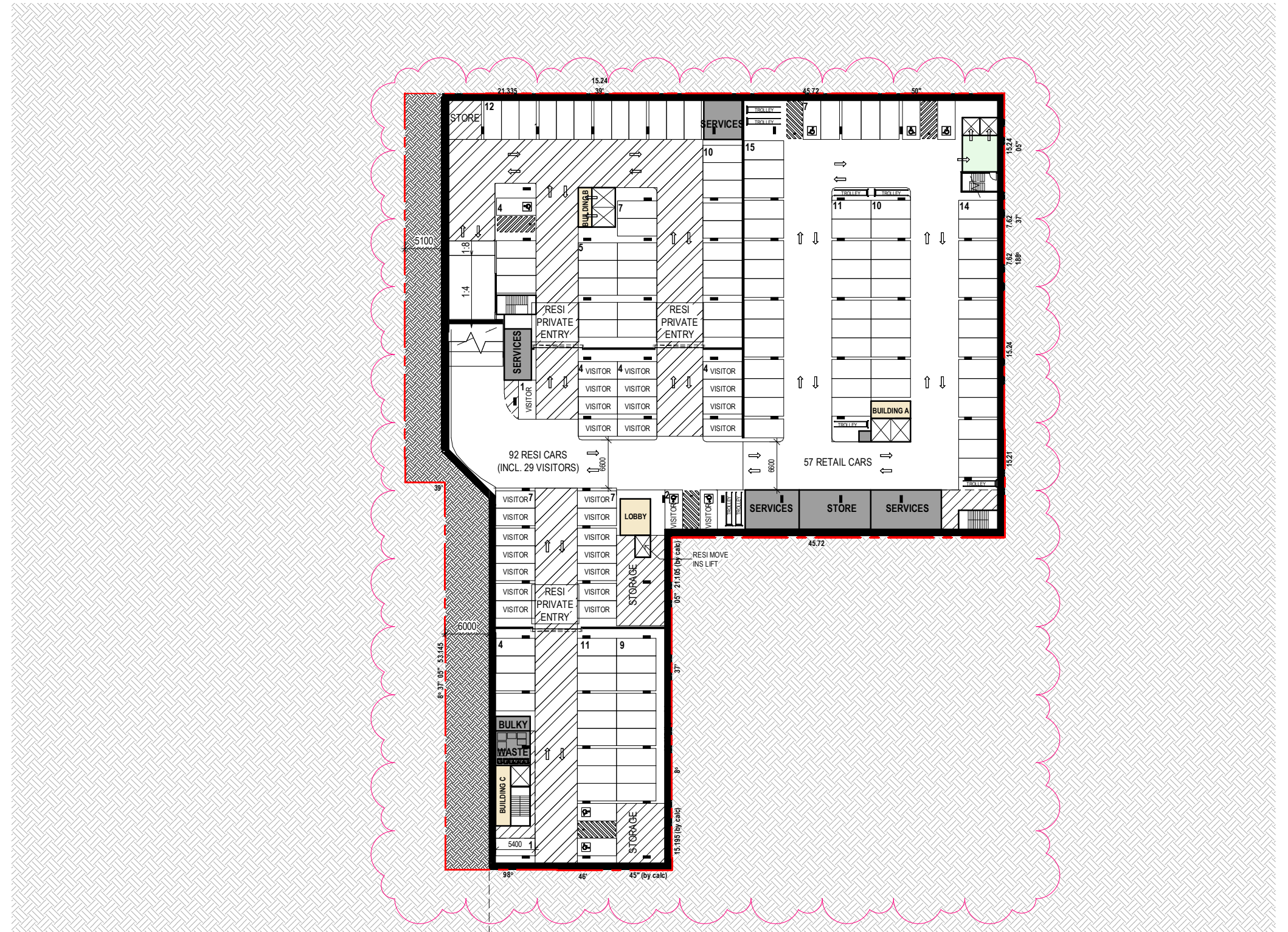


03.01 PLANS

03.01.02 BASEMENT 02 FLOOR PLAN

SUMMARY OF CHANGES

- 1.5 Basement level 02 has now been updated to split it into serving both the retail and residential parking requirements of the proposal
- 1.6 Residential goods lift services basement 02 that connects the level to the loading dock/delivery and waste store at Ground along with the Level 1 Podium and communal space
- 1.7 Waste room and bulky goods store room for building C added to level B02 in order to comply with recommendations set out in the Waste Management Referral comments received on the superseded PP plans
- 1.8 Lobby and dual lift access to the retail space on the retail parking side
- 1.9 Secure roller door added to the entry to resident parking allocation which allows for the secure separation of residential and retail cars.



03.01 PLANS

03.01.03 BASEMENT 01 FLOOR PLAN
SUMMARY OF CHANGES

- 1.10 Lobby and dual lift access to the retail space allowing for better visual connection to rest of basement
- 1.11 Trolley store added to underside of travellator

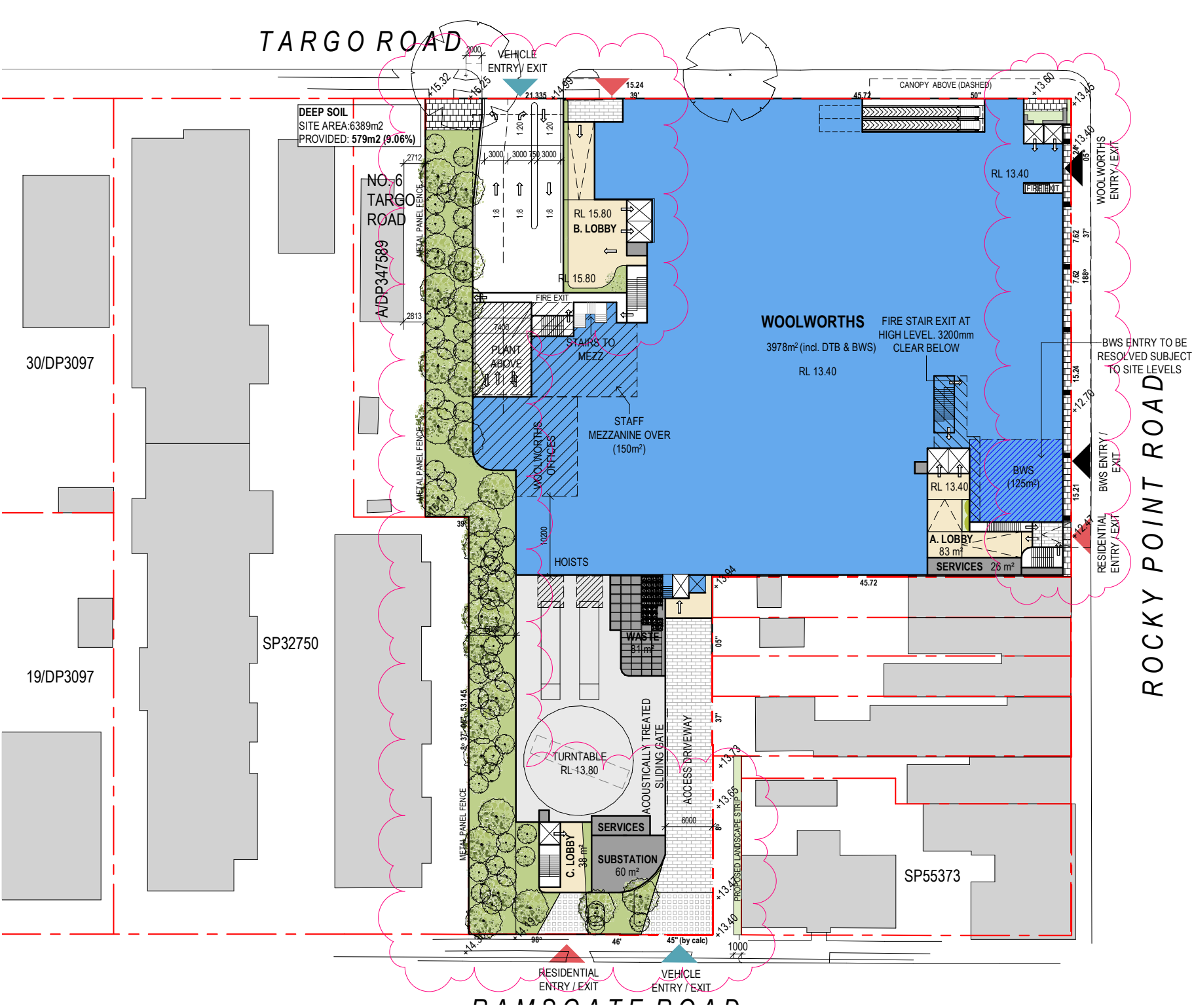


03.01 PLANS

03.01.04 GROUND FLOOR PLAN

SUMMARY OF CHANGES

- 1.12 Façade at Ground floor along Rocky Point Rd is being setback 1m from the boundary to allow for a wider footpath in front of the site
- 1.13 The fire stairs previously behind the lifts facing Targo Road have also been relocated away from the corner which has allowed a deeper setback along Targo Road
- 1.14 The Through site link has been removed as the safety and security risks outweighed the public benefit of creating a link between Targo and Ramsgate rds. This land will now be used only for Deep Soil Planting which has increased our DSP area from 7.26% to 9.06% of the site area. Of the 447m2 required for Deep Soil Planting, we are providing 325m2 of 6x6m Deep Soil Planting and the remaining 122m2 plus an additional 132m2 of 5.1x6m Deep Soil Planting for a total of 579m2 (9.06%)
- 1.15 Public seating area/gathering space to the north of the Deep Soil Planting Zone on Targo Road has been added.
- 1.16 South of the Deep Soil Planting Zone is again to provide additional planting along Ramsgate Road where previously there was hard paving
- 1.17 The residential entry off Targo Rd has been relocated 5m further east for residents when exiting or entering the building and reducing the risk for pedestrian/vehicle crossover
- 1.18 Removal of the secondary access to the residential lobby from the western boundary
- 1.19 The residential goods lift has swapped locations with the DTB lift from the access driveway off Ramsgate Road
- 1.20 The corner of building C adjacent to the access driveway has been further splayed to allow for greater visual connectivity from the west along Ramsgate Road to the neighbouring Heritage Building 'Roma'
- 1.21 The materiality of Building C has also been amended to better respond to the red brick aesthetic of the neighbouring heritage building
- 1.22 The façade cladding directly facing the heritage item is proposed to use acoustic blades and the loading dock entry door has been changed from a roller door to a batten sliding gate with acoustic backing
- 1.23 Allowance for a future 1m landscape strip directly in front of the western façade of the heritage item
- 1.24 The access driveway at the Ramsgate Rd entry will have a more pedestrianised cobblestone-like finish that matches that of the entry zone to the residential lobby
- 1.25 The waste room contained within the loading dock area has been re-sized to accommodate the recommendations within the Waste Management Referral



30/DP2032
29/DP2032
28/DP2032
A/DP374297
B/DP374297
SP79327

A/DP109233
B/DP109233
1/DP217011
21/DP591643
122/DP609178
123/DP609178

SUMMARY OF CHANGES

-
- COMMUNAL OPEN SPACE**
 SITE AREA: 6,389m²
 COMMUNAL OPEN SPACE REQUIRED: 1597m² (25% of site)
 COMMUNAL OPEN SPACE PROVIDED: 1621m² (25.4% of site)
 Level 1: 1011m²
 Building A Roof Terrace: 230m²
 Building B Roof Terrace: 227m²
 Building C Roof Terrace: 153m²
- TARGO ROAD**
- NO. 6 TARGO ROAD**
 A/DP347589
- 30/DP3097**
- 19/DP3097**
- SP32750**
- BUILDING B CROSS VENTILATION: 4/9 = 44.4%**
- BUILDING B**
- BUILDING A**
- Communal Open Space**
 442 m²
- Communal Open Space**
 569 m²
- COMMUNAL**
 50 m²
- BUILDING C CROSS VENTILATION: 5/5 = 100%**
- BUILDING C**
- RESI MOVE INS LIFT**
- 3/DP213885**
- 2/DP213885**
- 1/DP213885**
- A/DP320460**
- X/DP334551**
- SP55373**
- DAMGATE ROAD**

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29/DP2032
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B/DP374297
SP79327

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B/DP109233
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122/DP609178
123/DP609178

03.01 PLANS

03.01.06 LEVEL 2 FLOOR PLAN

SUMMARY OF CHANGES

- 1.29 Building A and B layouts adjusted with the removal of the 'indentations' previously used for cross ventilation purposes which the Urban Design Referral. The new layouts across all residential levels satisfy ADG requirements for cross-ventilation as a result of these amendments.
- 1.30 Building B western façade shifted east to move further away from the western boundary. While the previous proposal satisfied ADG requirements in terms of distance away from the boundary with no.6 Targo rd, Urban design referral comments highlighted the concern that the proposed building would still not provide sufficient visual privacy to no.6 Targo. As a result, the façade line has shifted from 9m from the boundary to 11m from the boundary.
- 1.31 Due to the shift east of Building B away from the western boundary, there has been a reduction in 1 x 1 Bedroom apartment per floor which reduces the total number of apartments in the proposal to 141 down from 144.
- 1.32 The additional setback of Building B western façade has also meant an increase of natural light to the communal area at podium levels and a reduced impact on the neighbouring properties

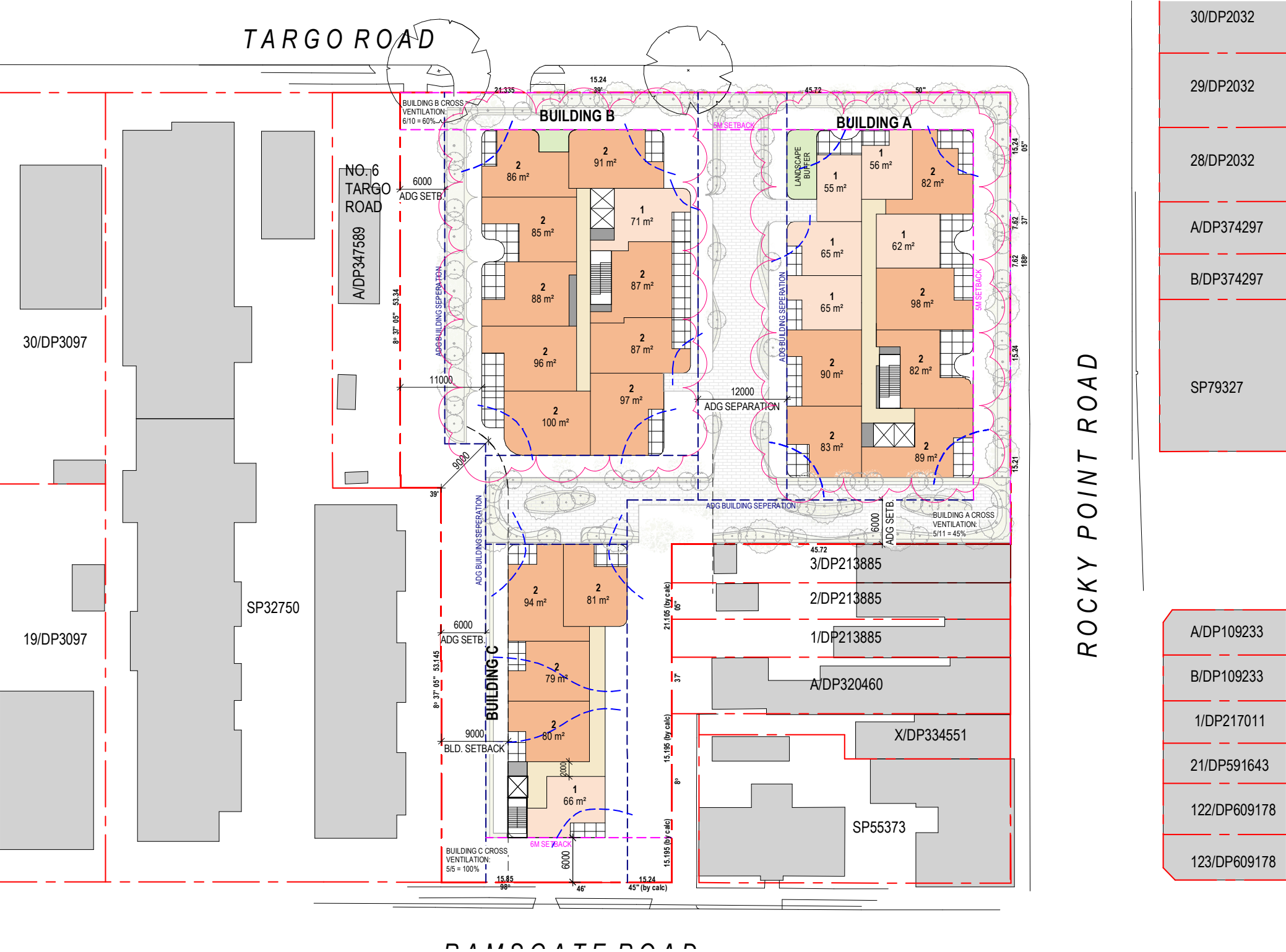


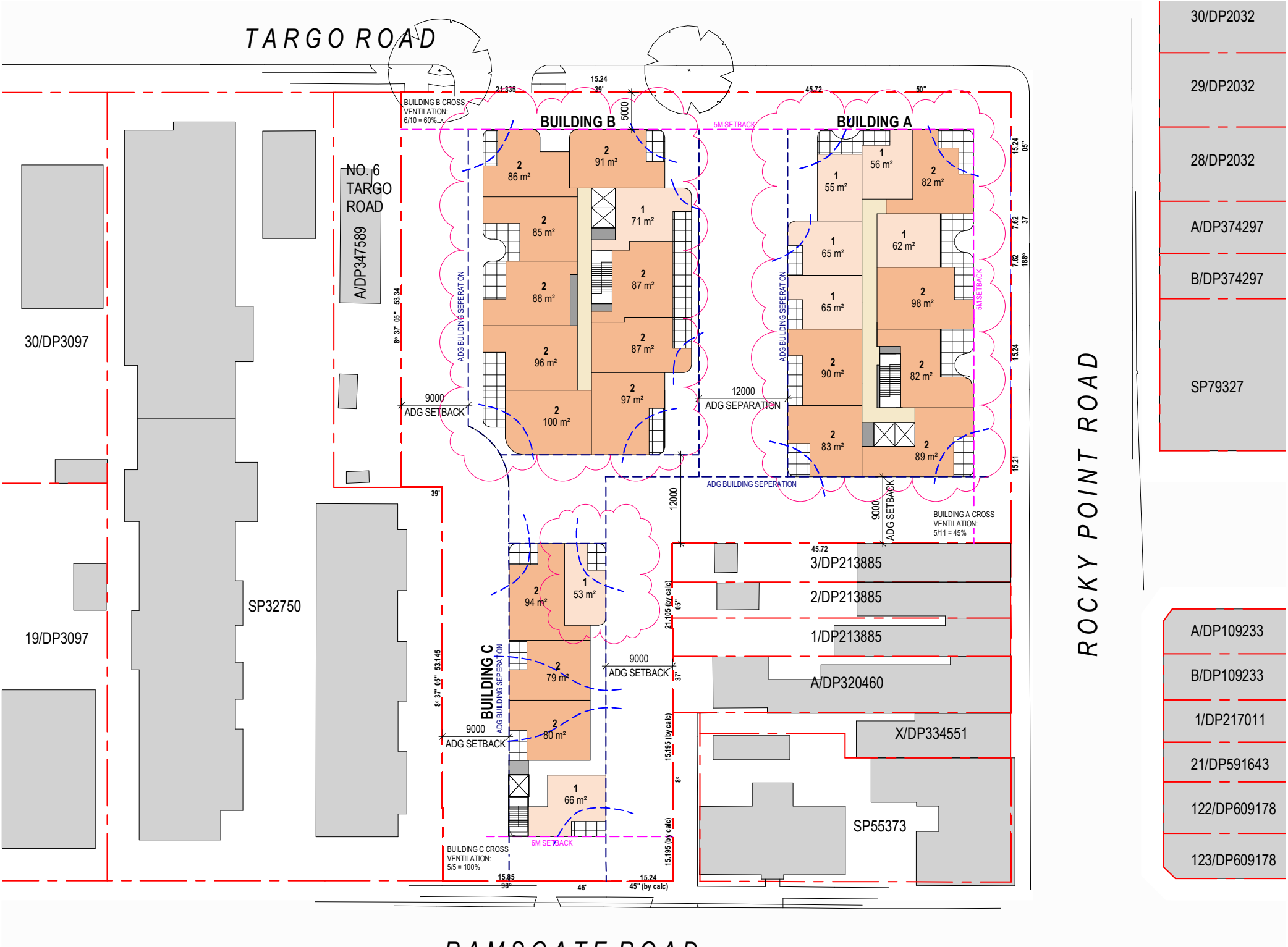
FIG. 3 SITE LOTS

03.01 PLANS

03.01.07 LEVEL 3 FLOOR PLAN

SUMMARY OF CHANGES

- 1.33 Building A and B layouts adjusted with the removal of the 'indentations' previously used for cross ventilation purposes which the Urban Design Referral. The new layouts across all residential levels satisfy ADG requirements for cross-ventilation as a result of these amendments.
- 1.34 Building B western façade shifted east to move further away from the western boundary. While the previous proposal satisfied ADG requirements in terms of distance away from the boundary with no.6 Targo rd, Urban design referral comments highlighted the concern that the proposed building would still not provide sufficient visual privacy to no.6 Targo. As a result, the façade line has shifted from 9m from the boundary to 11m from the boundary.
- 1.35 Due to the shift east of Building B away from the western boundary, there has been a reduction in 1 x 1 Bedroom apartment per floor which reduces the total number of apartments in the proposal to 141 down from 144.
- 1.36 The additional setback of Building B western façade has also meant an increase of natural light to the communal area at podium levels and a reduced impact on the neighbouring properties



03.01 PLANS

03.01.08 LEVEL 4 FLOOR PLAN

SUMMARY OF CHANGES

- 1.37 Building A and B layouts adjusted with the removal of the 'indentations' previously used for cross ventilation purposes which the Urban Design Referral. The new layouts across all residential levels satisfy ADG requirements for cross-ventilation as a result of these amendments.
- 1.38 Building B western façade shifted east to move further away from the western boundary. While the previous proposal satisfied ADG requirements in terms of distance away from the boundary with no.6 Targo rd, Urban design referral comments highlighted the concern that the proposed building would still not provide sufficient visual privacy to no.6 Targo. As a result, the façade line has shifted from 9m from the boundary to 11m from the boundary.
- 1.39 Due to the shift east of Building B away from the western boundary, there has been a reduction in 1 x 1 Bedroom apartment per floor which reduces the total number of apartments in the proposal to 141 down from 144.
- 1.40 The additional setback of Building B western façade has also meant an increase of natural light to the communal area at podium levels and a reduced impact on the neighbouring properties



03.01 PLANS

03.01.09 LEVEL 5 FLOOR PLAN

SUMMARY OF CHANGES

- 1.41 Building A and B layouts adjusted with the removal of the 'indentations' previously used for cross ventilation purposes which the Urban Design Referral identified as being non-compliant. The new layouts across all residential levels satisfy ADG requirements for cross-ventilation as a result of these amendments
- 1.42 As a result of the layout amendments, it has created an opportunity for increased landscape buffers around both buildings A and B at level 5, having a positive visual impact on the building from all perspectives by breaking up the verticality of the hard surfaces with a softer horizontal green edge



03.01 PLANS

03.01.10 LEVEL 6 FLOOR PLAN

SUMMARY OF CHANGES

1.43 Building A and B layouts adjusted with the removal of the 'indentations' previously used for cross ventilation purposes which the Urban Design Referral identified as being non-compliant. The new layouts across all residential levels satisfy ADG requirements for cross-ventilation as a result of these amendments

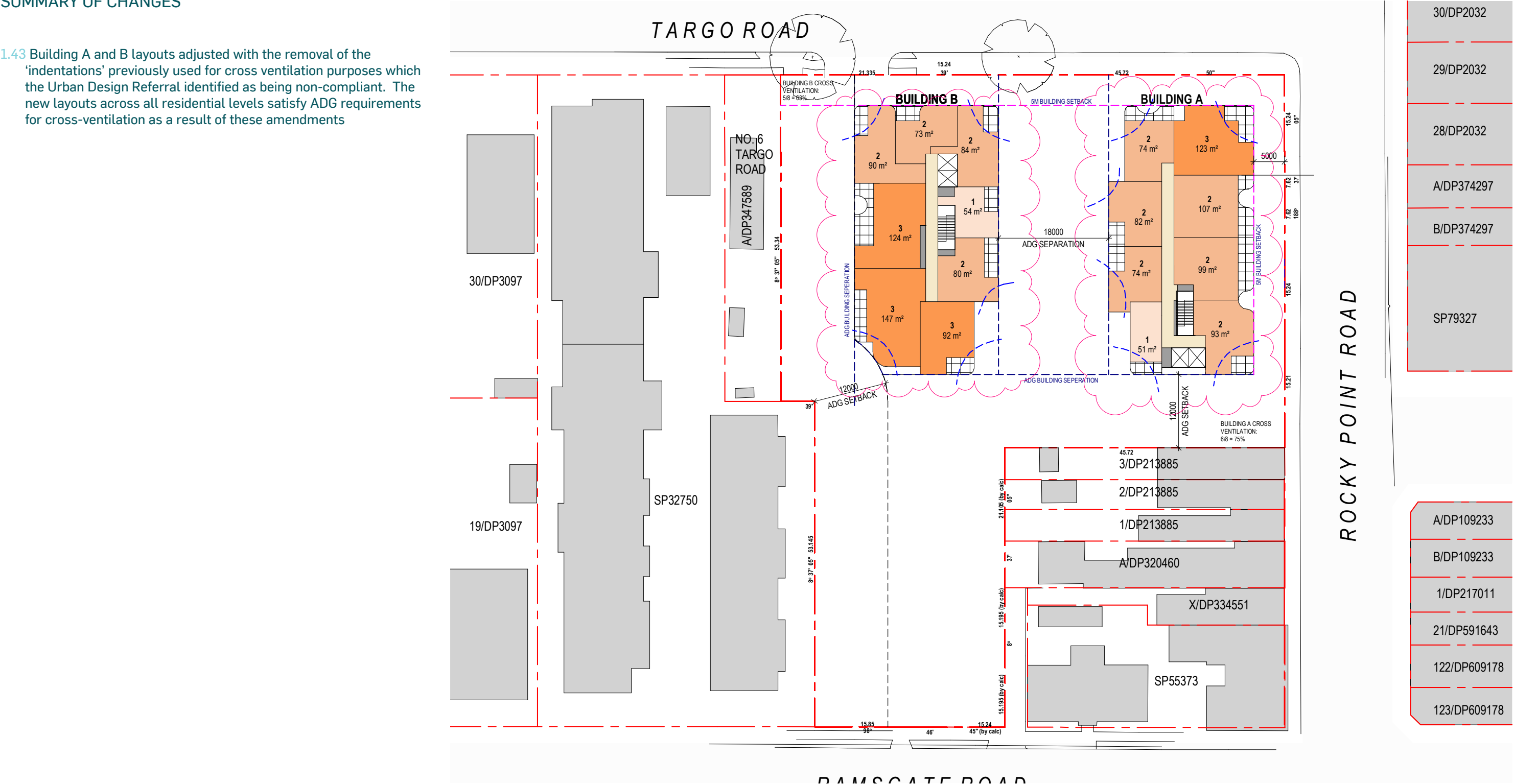


FIG. 5 SITE LOTS

03.01 PLANS

03.01.11 LEVEL 7 FLOOR PLAN
SUMMARY OF CHANGES

1.44 Building A and B layouts adjusted with the removal of the 'indentations' previously used for cross ventilation purposes which the Urban Design Referral. The new layouts across all residential levels satisfy ADG requirements for cross-ventilation as a result of these amendments

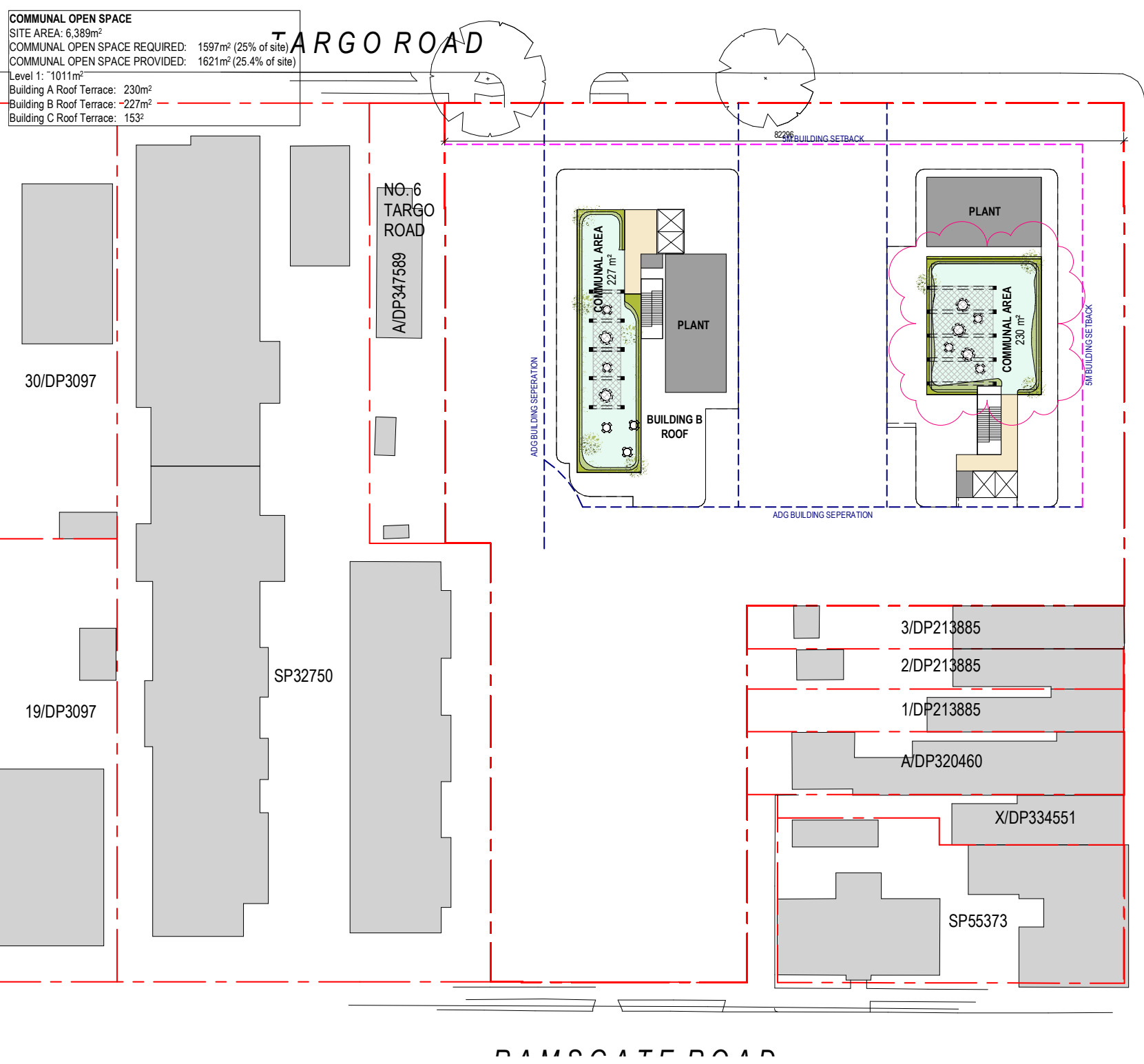


03.01 PLANS

03.01.12 ROOF PLAN

SUMMARY OF CHANGES

1.45 Communal rooftop space of Building A increased slightly to be more in line with proposed area of Building B, providing equal amenity, reflecting more accurately the amount of apartments the communal spaces are serving.

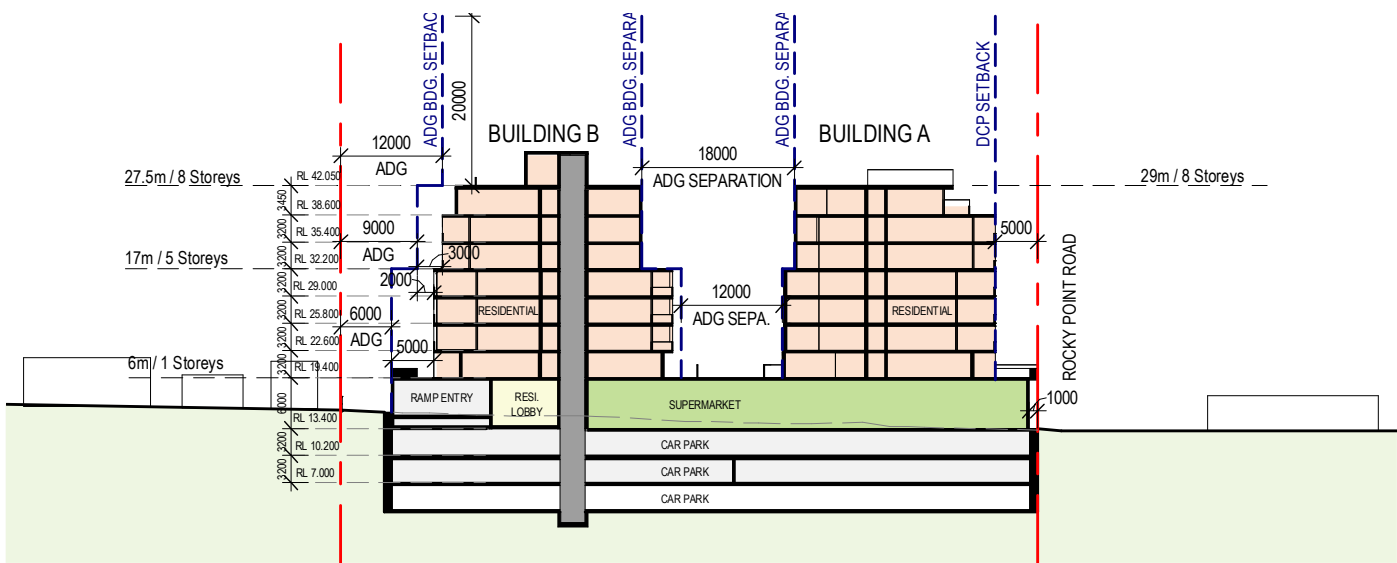


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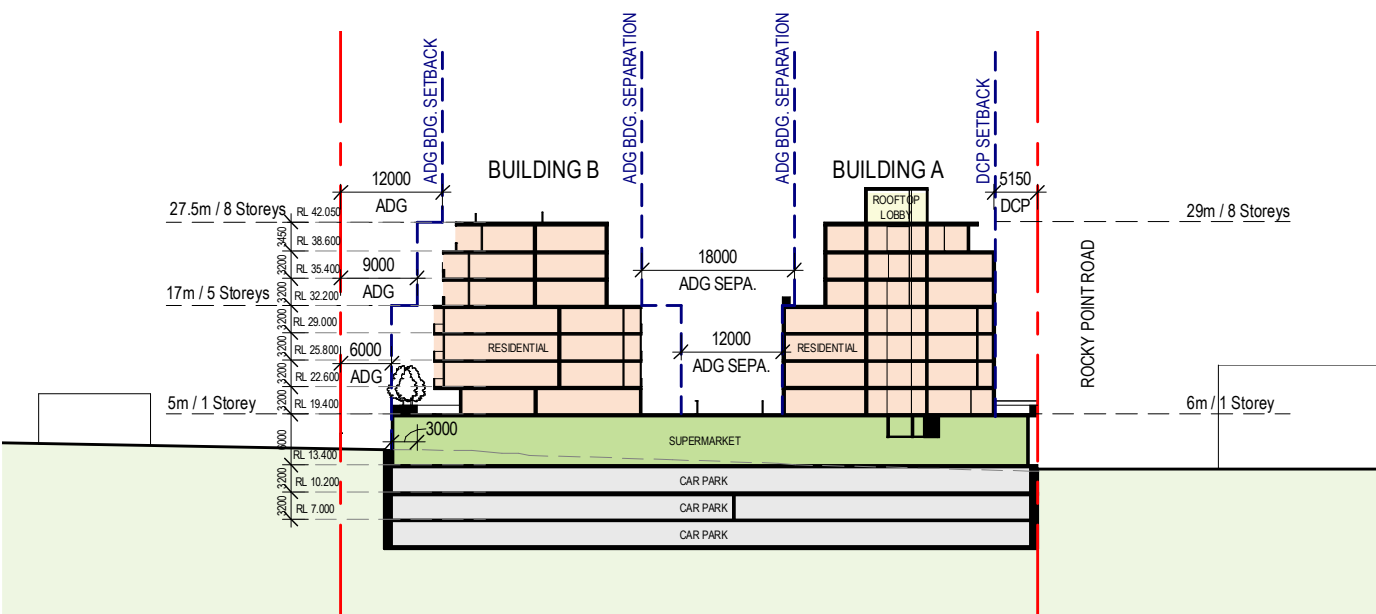
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B/DP109233
1/DP217011
21/DP591643
122/DP609178
123/DP609178

03.02 SECTIONS

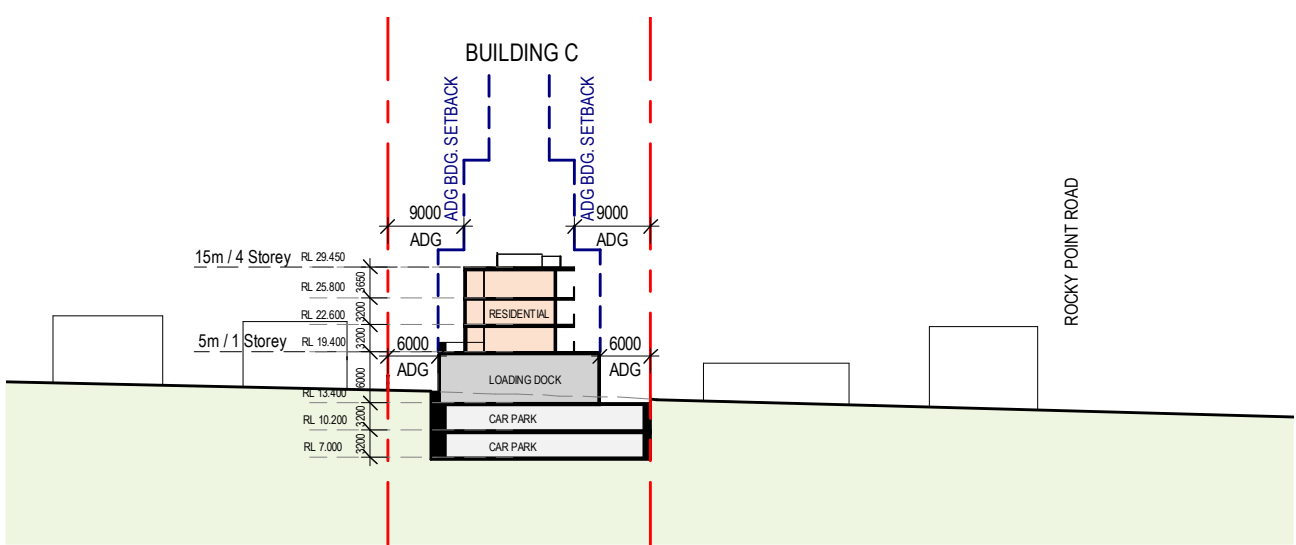
03.02.01 SITE SECTIONS



Section AA



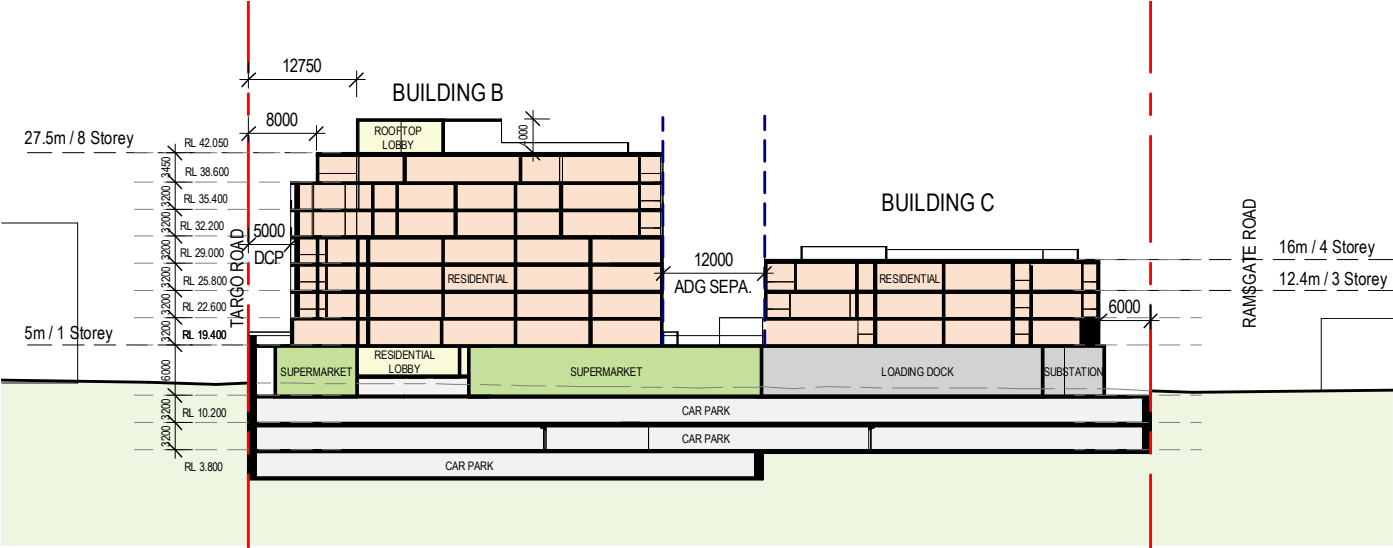
Section BB



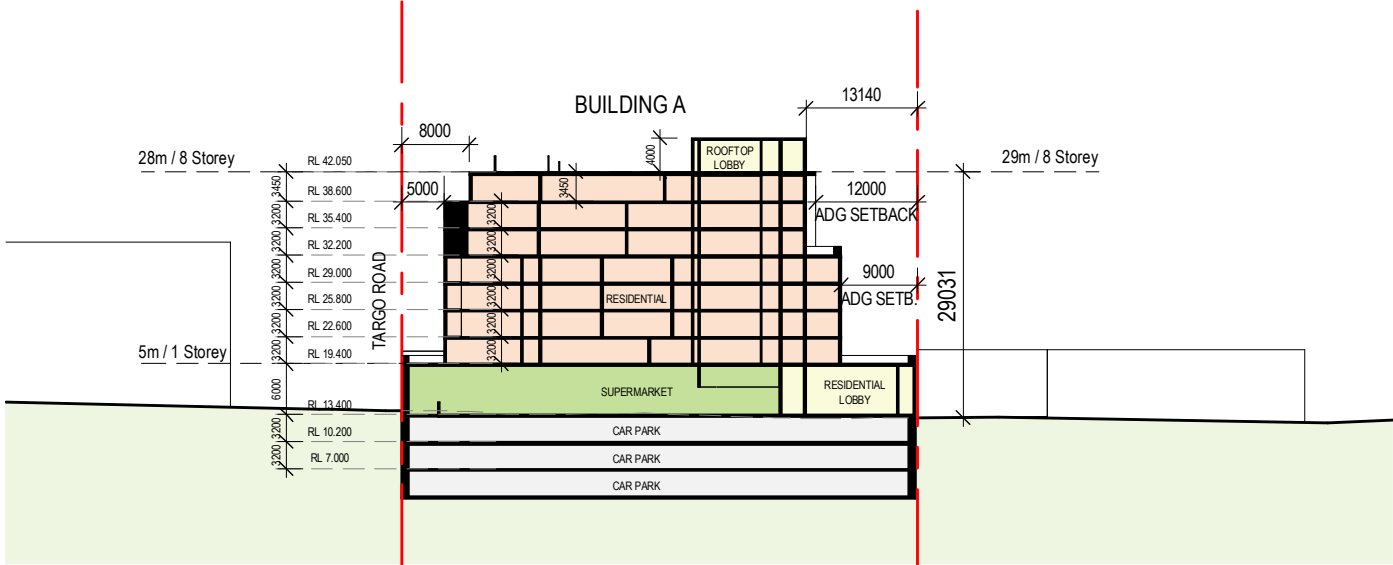
Section CC

03.02 SECTIONS

03.02.02 SITE SECTIONS



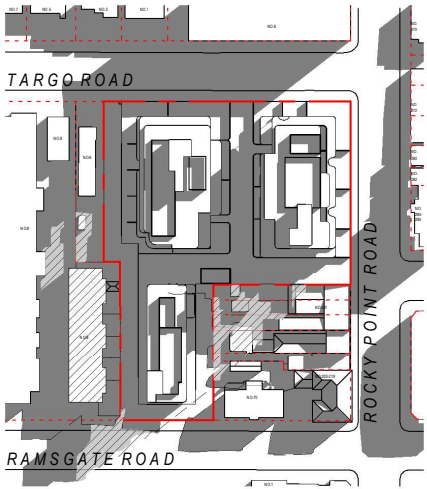
Section DD



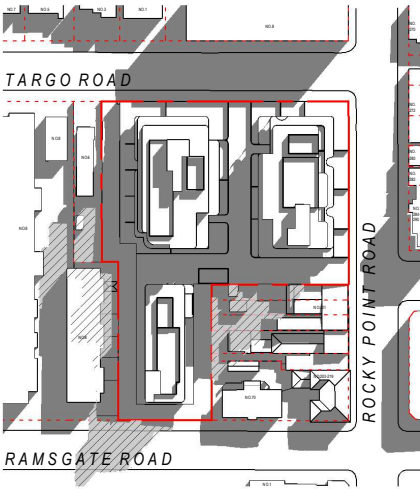
Section EE

03.03 SHADOWS

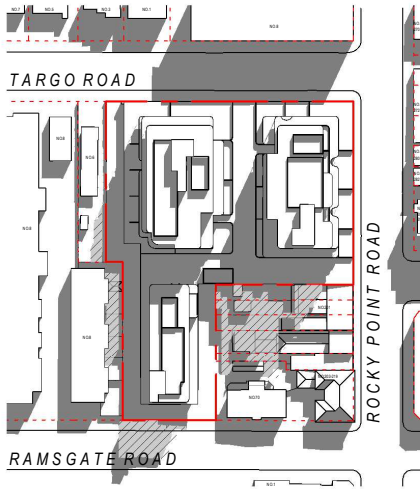
03.03.01 SHADOW DIAGRAMS



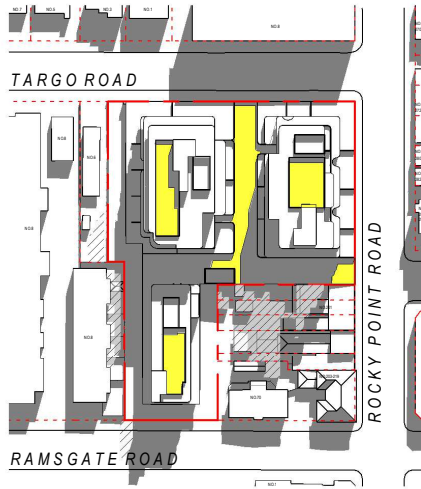
Shadow Plan - 21 June @9am



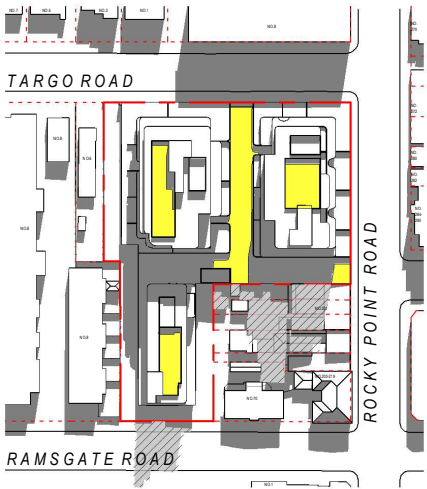
Shadow Plan - 21 June @10am



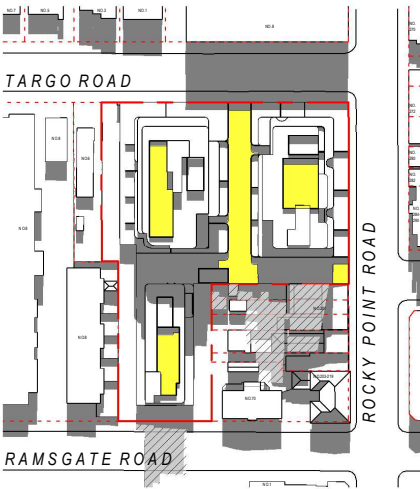
Shadow Plan - 21 June @11am



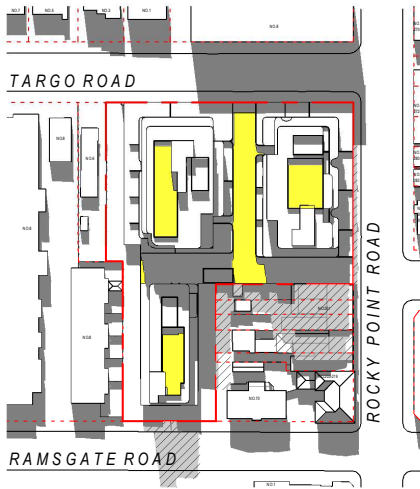
Shadow Plan - 21 June @1130am



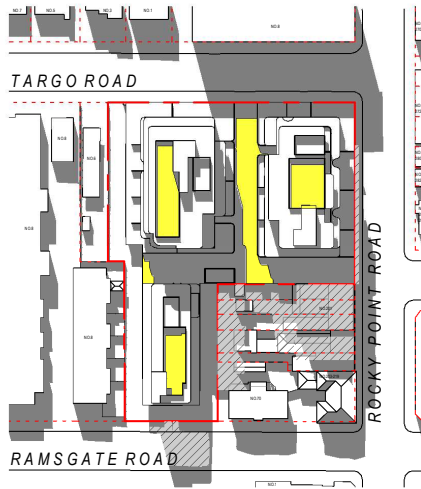
Shadow Plan - 21 June @12pm



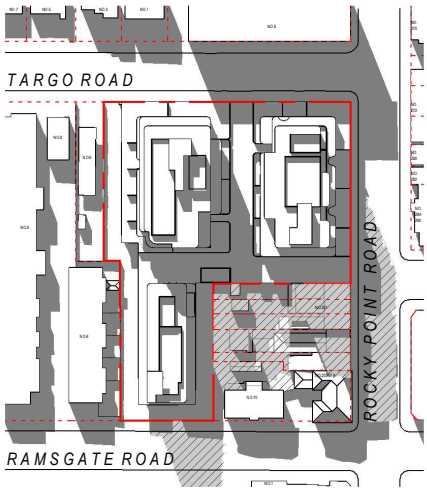
Shadow Plan - 21 June @1230pm



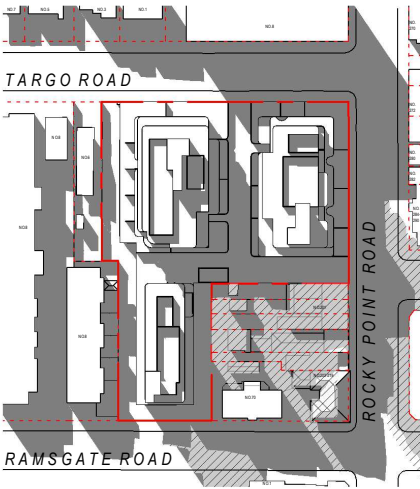
Shadow Plan - 21 June @1pm



Shadow Plan - 21 June @130pm



Shadow Plan - 21 June @2pm



Shadow Plan - 21 June @3pm

Legend - Shadow

- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING AND PROPOSED BUILT FORM.
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL
- EXTENT OF DIRECT SUNLIGHT ONTO COMMUNAL OPEN SPACE.

THE FOLLOWING SHADOW STUDY TRACKS THE PATH OF SHADOWS CREATED BY THE DEVELOPMENT AT WINTER SOLSTICE (21 JUNE).

SITE AREA: 6,389m²
COMMUNAL OPEN SPACE REQUIRED: 1597m² (25% of site)
COMMUNAL OPEN SPACE PROVIDED: 1621m² (25.4% of site)
Level 1: 1011m²
Level 4: 153m²
Roof: 457m²

MIN. 50% SUNLIGHT to COMM. OPEN SPACE for MIN. 2 HOURS:
11:30am: 856m² (53.6%)
12:30pm: 1011m² (62.3%)
1:30pm: 846m² (52.1%)

03.04 PERSPECTIVES

03.04.01 CORNER OF ROCKY POINT & TARGO RD

SUMMARY OF CHANGES

- 1.46 Façade at Ground floor along Rocky Point Rd is setback 1m from the boundary to allow for a wider footpath in front of the site
- 1.47 The fire stairs previously behind the lifts facing Targo Road have also been relocated away from the corner which has allowed a deeper setback along Targo Road, creating opportunities for seating, planting and gathering space for the local community, all with the intent to enhance pedestrian movement and connectivity around the site



03.04 PERSPECTIVES

03.04.02 CORNER OF ROCKY POINT & TARGO RD



03.04 PERSPECTIVES

03.04.03 RAMSGATE RD

SUMMARY OF CHANGES

- 1.48 The corner of building C adjacent to the access driveway has been further splayed to allow for greater visual connectivity from the west along Ramsgate Rd to the neighbouring Heritage Building 'Roma'
- 1.49 The materiality of Building C has also been amended to better respond to the red brick aesthetic of the neighbouring heritage building
- 1.50 The façade cladding directly facing the heritage item is proposed to use acoustic blades and the loading dock entry door has been changed from a roller door to a batten sliding gate with acoustic backing. This sliding gate will be closed at all times apart from when vehicles are entering and exiting the loading dock. This will allow for any noise generated from the loading dock while in use to be contained within the dock itself and not disturb the residence of 'Roma'.
- 1.51 As the access driveway servicing 201-209 Rocky Point Rd must be retained, we have assumed the shared use of our access driveway is required as council have noted in their comments. This will potentially allow for a 1m landscape strip directly in front of the western façade of the heritage item which can allow for planting to create a more enhanced visual and acoustic privacy at ground level to the 'Roma' building
- 1.52 The access driveway at the Ramsgate Rd entry will have a more pedestrianised cobblestone-like finish that matches that of the entry zone to the residential lobby, with the intention being that it gives the feel of pedestrian connectivity along the boundary and not highlight the vehicular access driveway



03.04 PERSPECTIVES

03.04.04 RAMSGATE RD



03.04 PERSPECTIVES

03.04.05 TARGO RD

SUMMARY OF CHANGES

1.53 As a result of removing the through site link between Targo and Ramsgate roads, there has been an addition of a public seating area/gathering space to the north of the Deep Soil Planting Zone on Targo Road. This has allowed for a small inlet into the site designed to be given back to the public at both the North and South of the former through-site Link. The Targo Road node is intended to be used as more of a local residential space with some seating to be provided along with a Vergola structure to integrate with the surrounding planting, a drinking fountain with pet bowl facilities to allow locals another meeting point for interaction



03.04 PERSPECTIVES

03.04.06 TARGO RD BIRDS EYE



An architectural rendering of a modern, multi-story building with a curved facade and large windows. The building features extensive greenery on its balconies and roof. In the foreground, there is a paved area with some people and a dog. The background shows more trees and a moon in the sky.

04

SEPP 65 (ADG COMPLIANCE)

04.01 SOLAR & DAYLIGHT ACCESS

04.03.01 MID WINTER

ADG Objective 4A-1 Design criterias 1 & 3 are being achieved as over 70% of apartments are receiving minimum 2hrs of direct sunlight and only 3.5% of apartments receive no direct sunlight.

SOLAR ACCESS COMPLIANCE



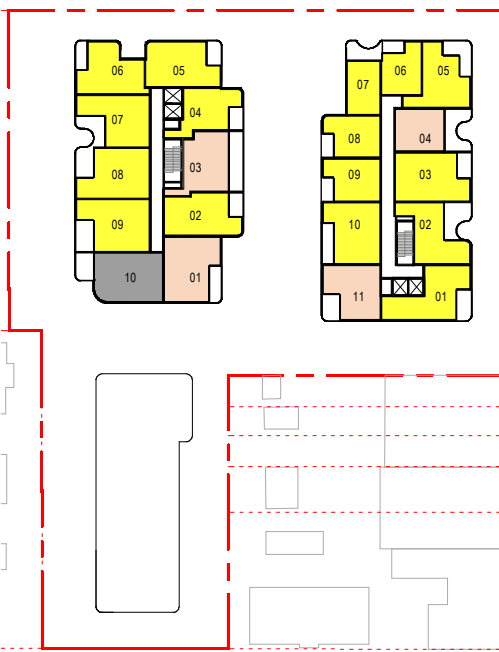
Level 1 - Solar Analysis



Level 2 - Solar Analysis



Level 3 - Solar Analysis



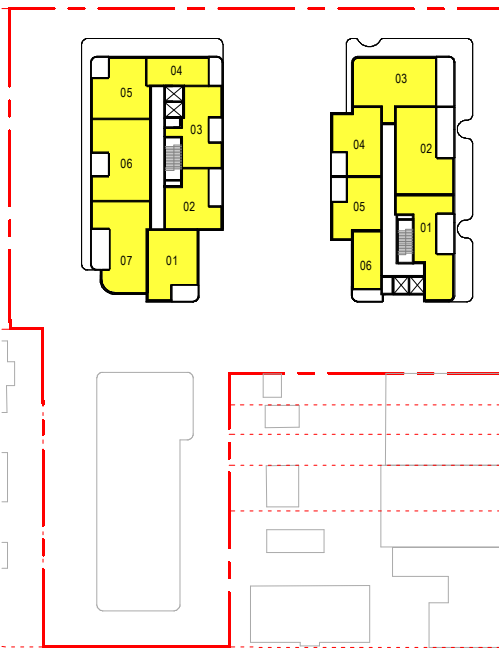
Level 4 - Solar Analysis



Level 5 - Solar Analysis



Level 6 - Solar Analysis



Level 7 - Solar Analysis

Legend - Solar Access Compliance

- NO DIRECT SUNLIGHT
- LESS THAN 2 HOURS DIRECT SUNLIGHT
- ACHIEVES 2 HOURS DIRECT SUNLIGHT

THE ADJACENT PLANS ILLUSTRATE 2 HOUR SOLAR ACCESS ADG COMPLIANCE CAN BE ACHIEVED AT WINTER SOLSTICE (21 JUNE) TO AT LEAST 70% OF APARTMENTS.

108 / 141 COMPLIANT APARTMENTS = 76.6%

04.02 NATURAL CROSS VENTILATION

ADG Objective 4B-3 Design criterias 1 & 2 are being achieved as over 60% of apartments are naturally cross ventilated and no apartment depths are greater than 18m.

CROSS-VENTILATION COMPLIANCE

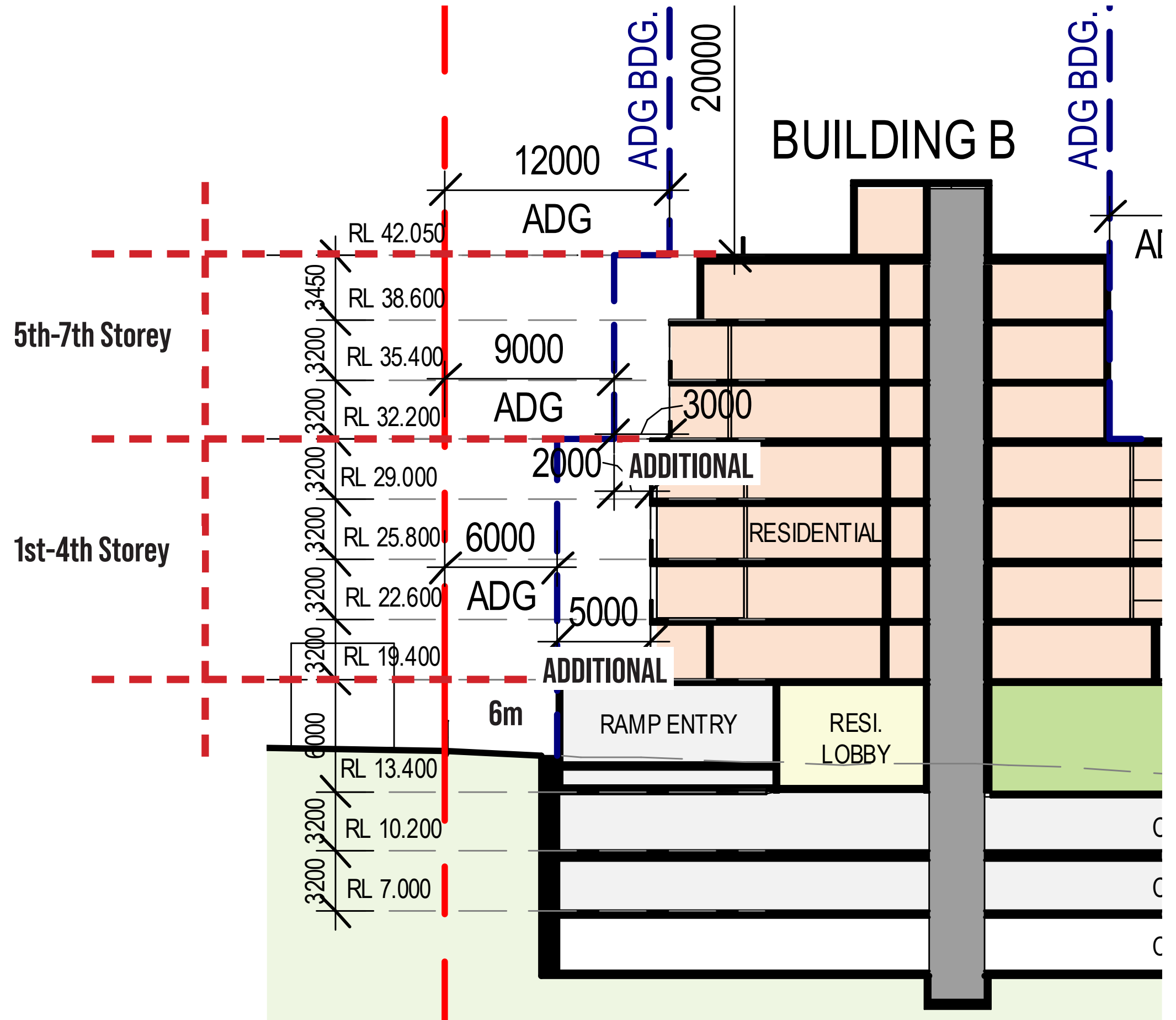


04.03 BUILDING SETBACKS

04.03.01 WESTERN BOUNDARY

ADG Objective 3F-1 Design criteria is being achieved and well exceeded as it requires a 6m setback to side and rear boundaries for the first 4 storeys and a 9m setback for the 5th to 8th storeys.

ADG Objective 3F-1 Design guidance of an additional 3m setback to the requirements as per the Design criteria when adjacent to a lower density residential development is also being achieved.

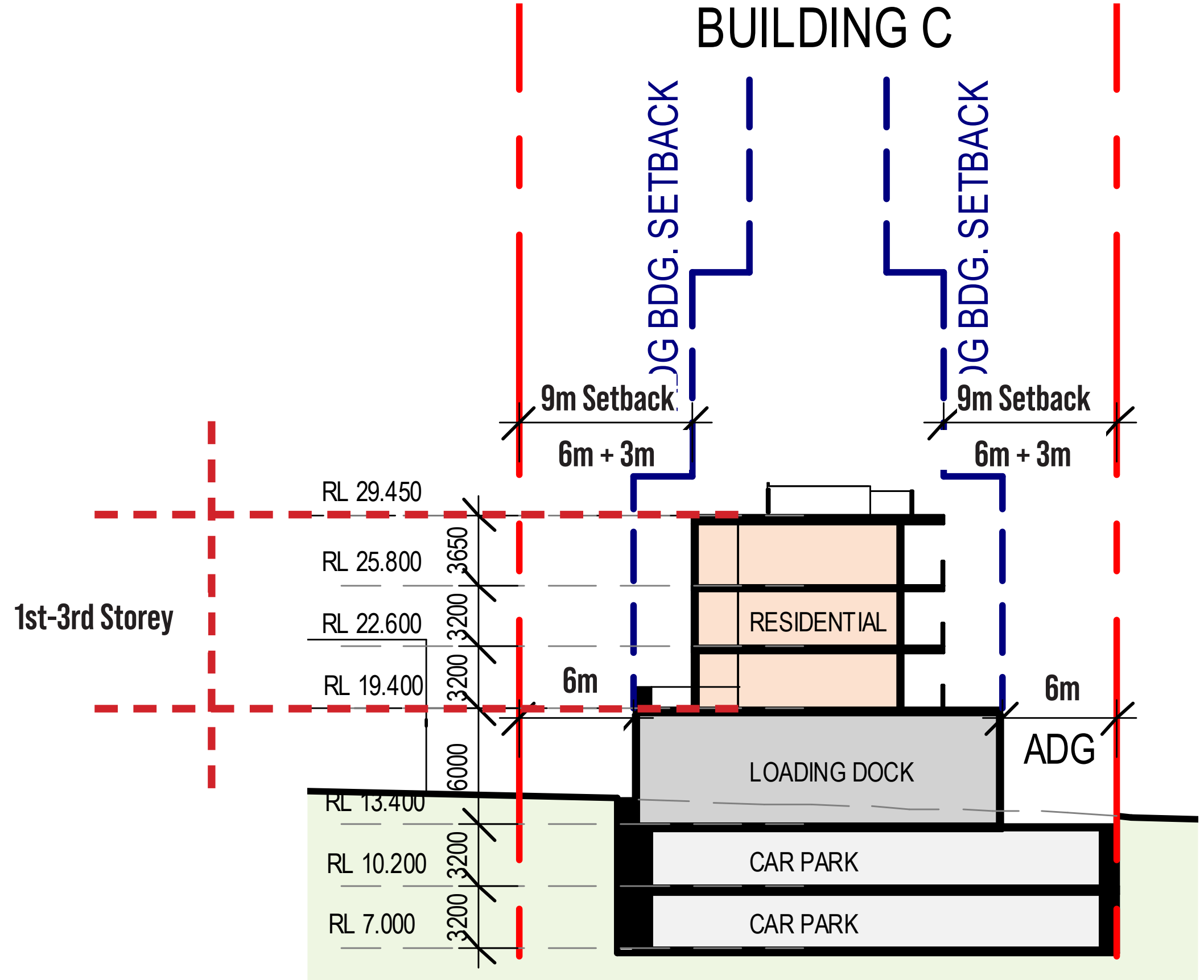


04.03 BUILDING SETBACKS

04.03.02 WESTERN BOUNDARY

ADG Objective 3F-1 Design criteria is being achieved as it requires a 6m setback to side and rear boundaries for the first 4 storeys

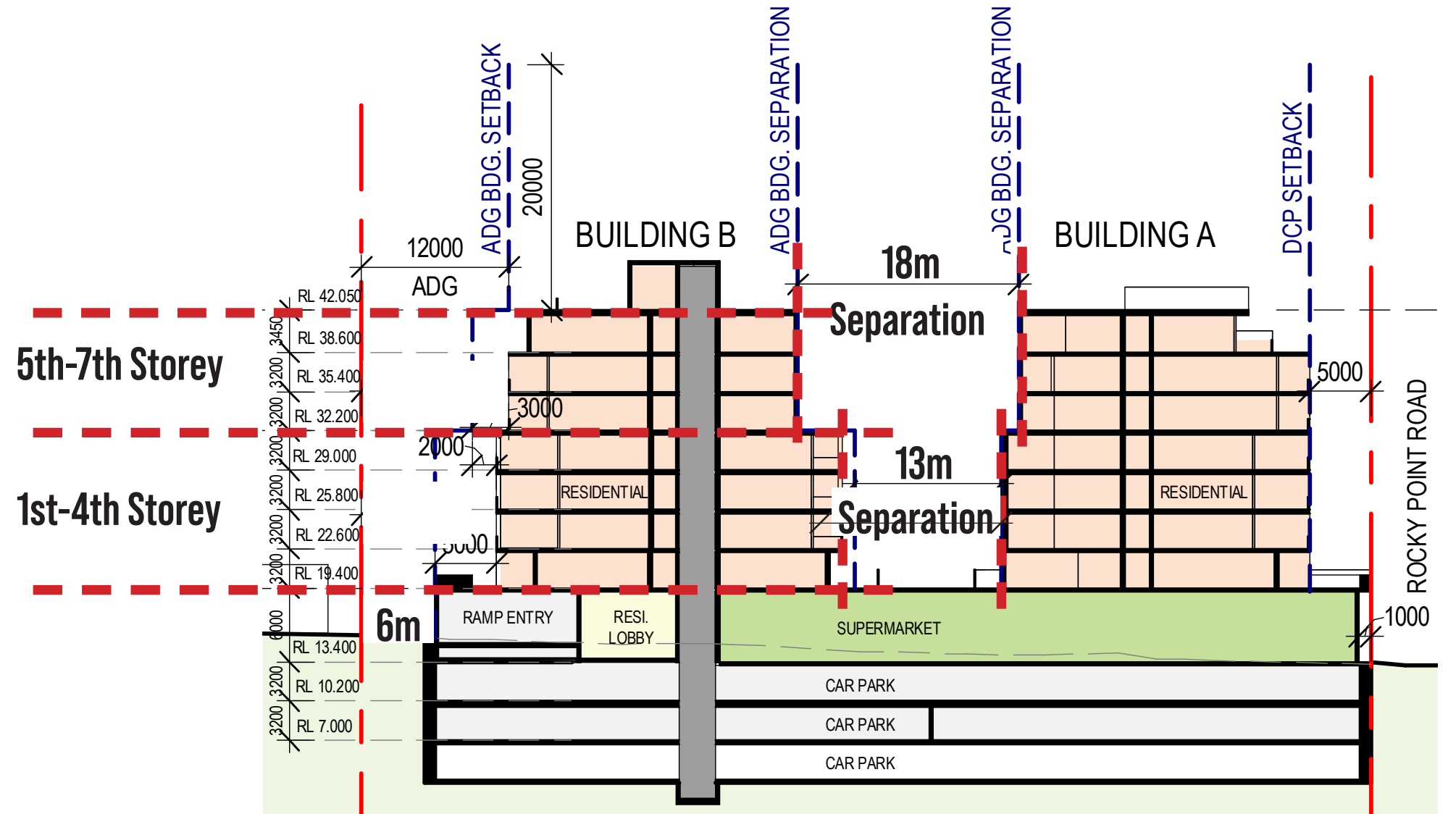
ADG Objective 3F-1 Design guidance of an additional 3m setback to the requirements as per the Design criteria when adjacent to a lower density residential development is also being achieved.



04.03 BUILDING SEPARATION

04.03.03 THROUGH SITE SEPARATION

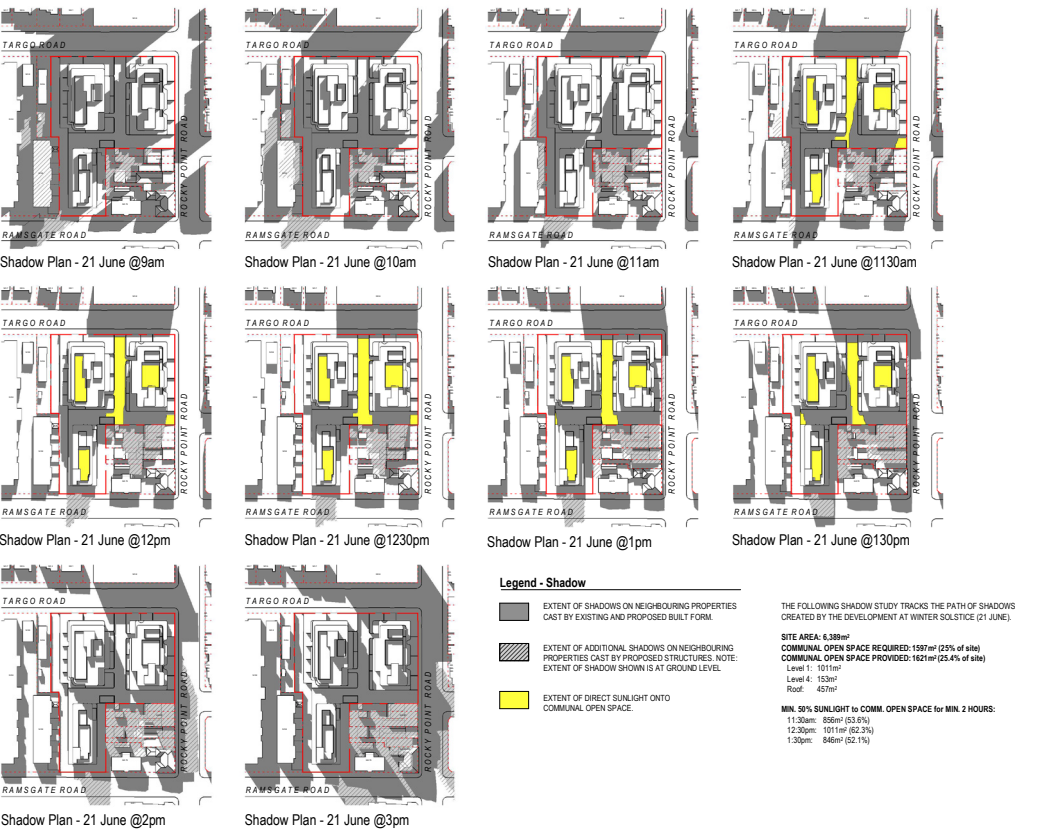
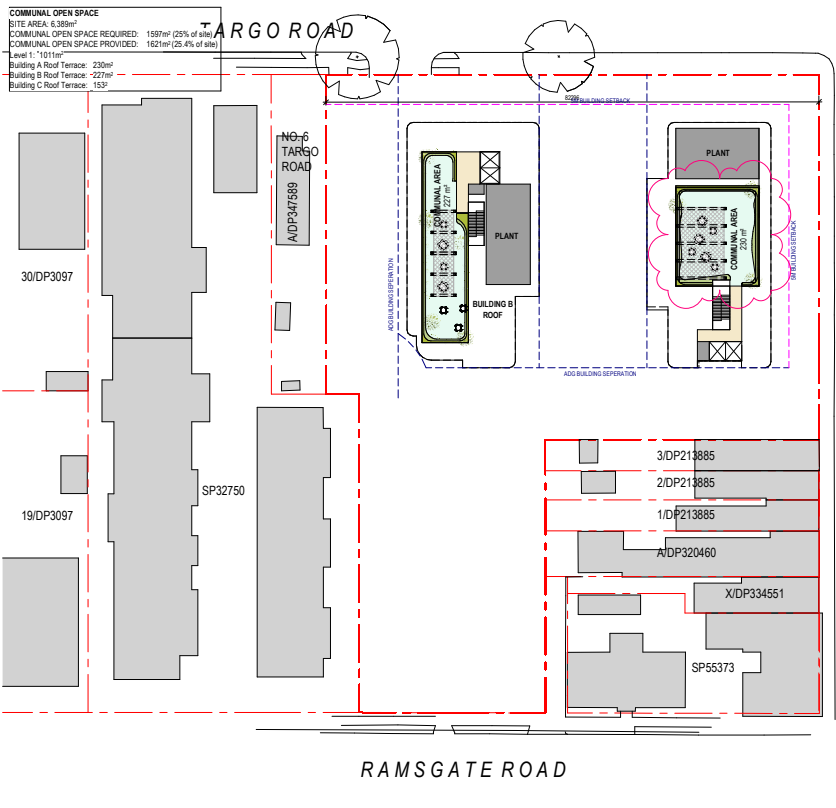
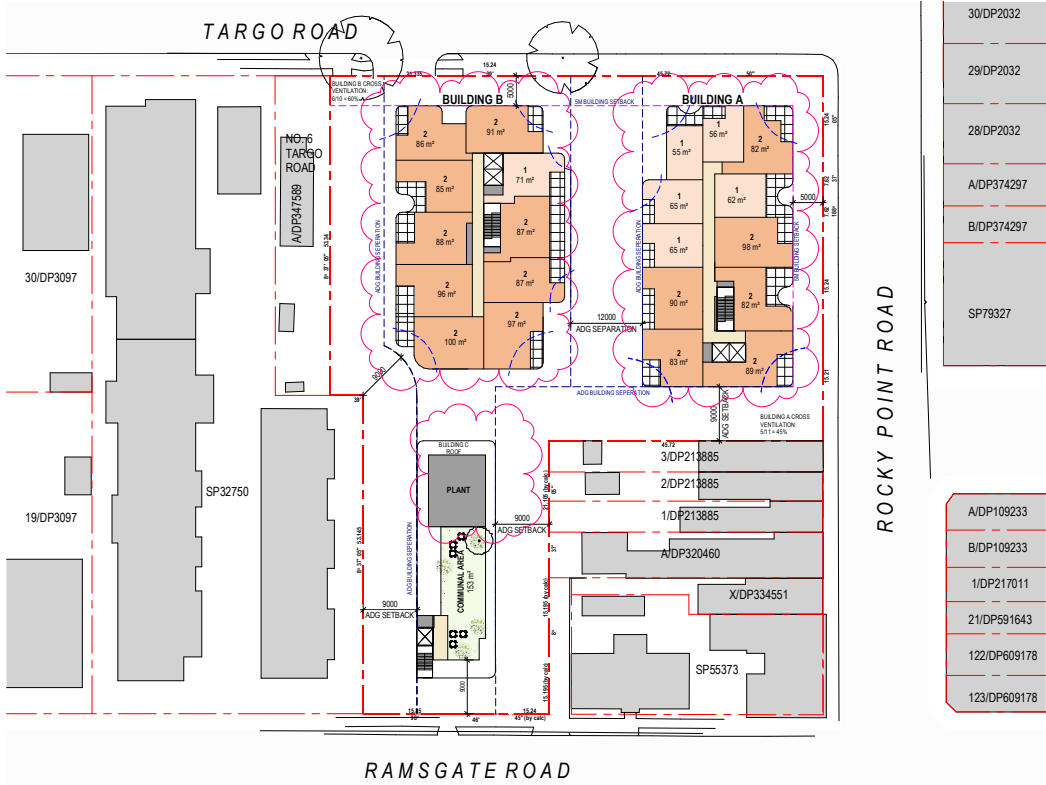
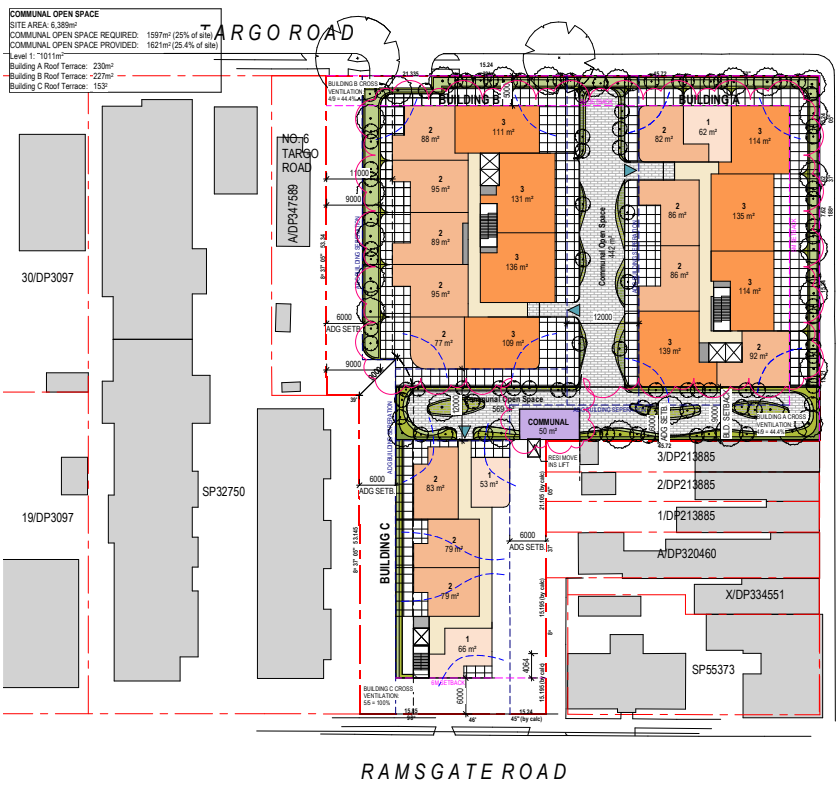
ADG Objective 3F-1 Design criteria is being achieved as it requires a 6m + 6m separation between buildings for the first 4 storeys and a 9m + 9m separation for the 5th to 8th storeys.



04.04 COMMUNAL OPEN SPACE

ADG Objective 3D-1 Design criteria item 1 is being achieved as there is a total of 1621m2 of communal open space which equates to 25.4% of the total site area.

ADG Objective 3D-1 Design criteria item 2 is being achieved as there is more than 50% of direct sunlight to the communal open space for 2 hours between 11:30am - 1:30pm.



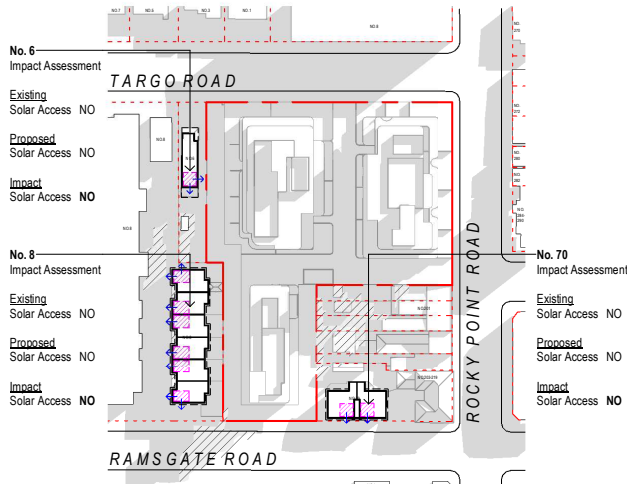
04.05 NEIGHBOURING PROPERTIES - LIVING

ADG Objective 3B-2 Design guidance notes that Solar Access to living rooms, balconies and private open spaces of neighbours should be considered. The living area study conducted notes the following -

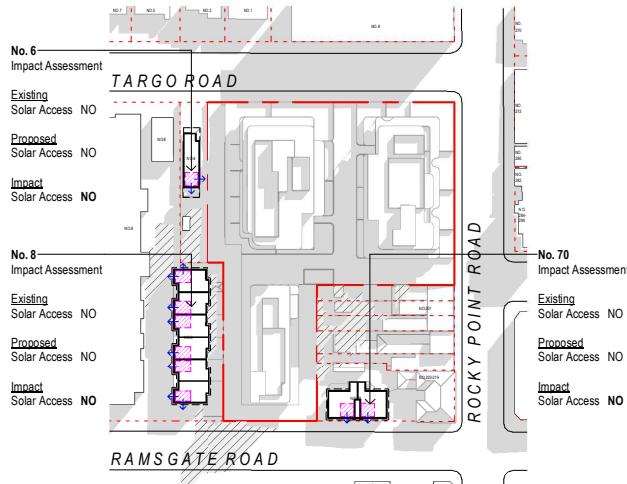
* Residential development at no.8 Targo Road has all living areas facing West and are not impacted by the proposed development

* The living areas to 70 Ramsgate Road are facing south which is also not impacted by the proposed development.

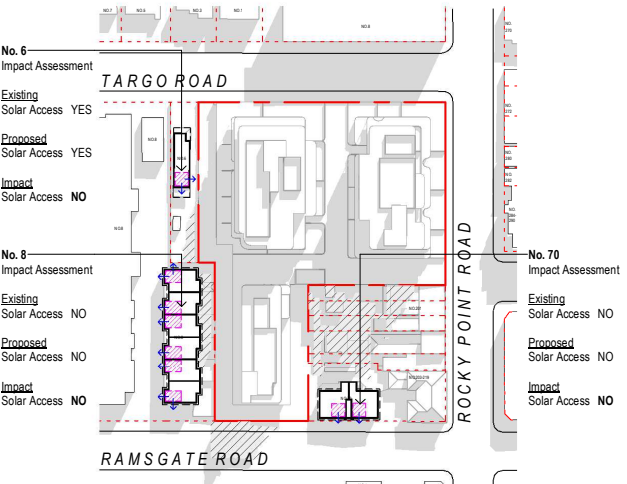
* We could not obtain a floor plan of 6 Targo Road but have assumed the living area is to the south of the home off the back porch facing the private open space. We have assumed windows to the south and east of the living area as a worst case scenario and it is currently complying with 2 hrs of solar access, the proposed development would have no impact and it would still comply with 2 hrs of solar access.



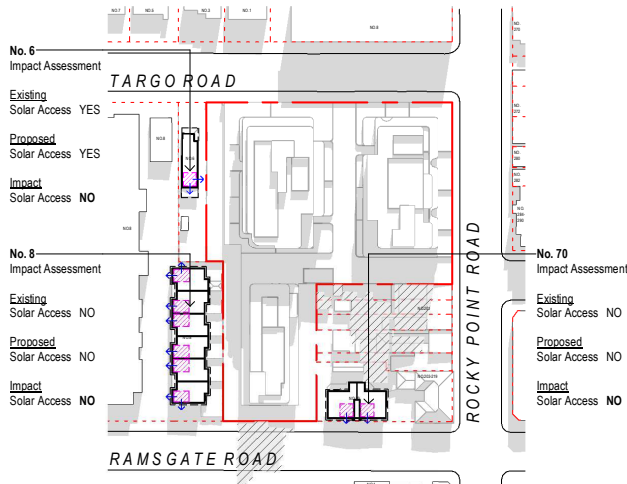
Neighbour Living Area Overshadow - 21 June @9am



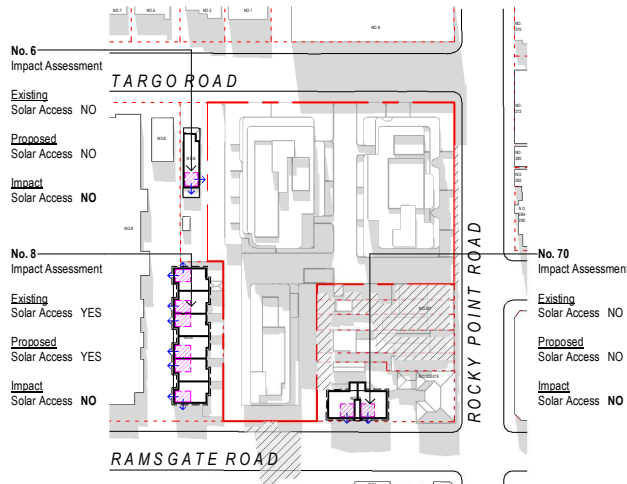
Neighbour Living Area Overshadow - 21 June @10am



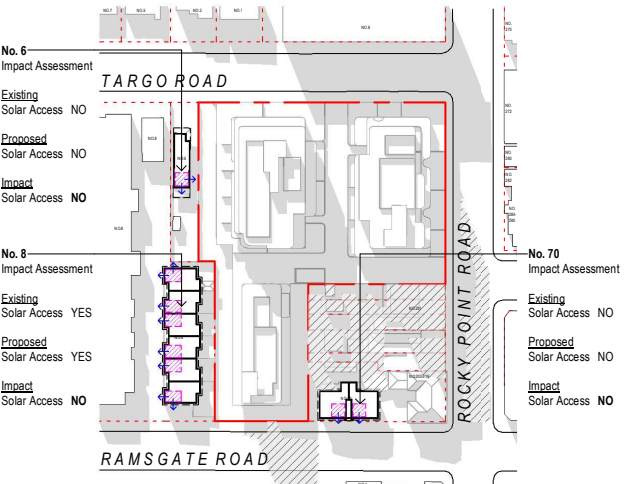
Neighbour Living Area Overshadow - 21 June @11am



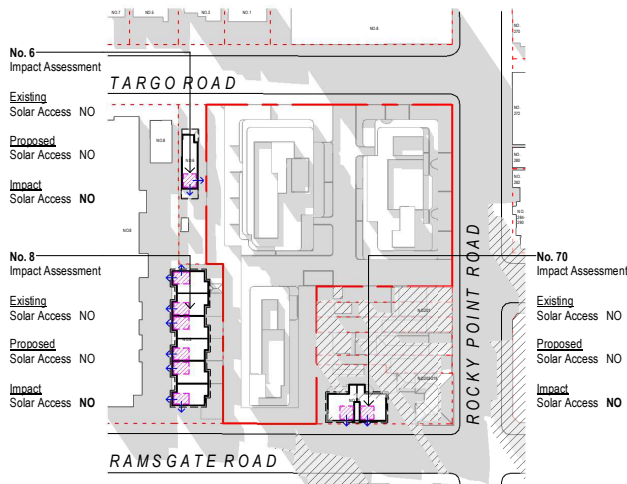
Neighbour Living Area Overshadow - 21 June @12pm



Neighbour Living Area Overshadow - 21 June @1pm



Neighbour Living Area Overshadow - 21 June @2pm



Neighbour Living Area Overshadow - 21 June @3pm

Legend - Shadow

- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING AND PROPOSED BUILT FORM.
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL.
- NOMINAL LIVING AREA LOCATION AT GROUND FLOOR OF NEIGHBOURING BUILDING. LOCATIONS ARE APPROXIMATE, AND DERIVED FROM RESEARCH CONDUCTED ON REAL ESTATE PLANS AND AERIAL PHOTOGRAPHS.
- POSITION AND ORIENTATION OF WINDOWS FROM LIVING AREAS OF NEIGHBOURING BUILDINGS. LOCATIONS ARE APPROXIMATE, AND DERIVED FROM RESEARCH CONDUCTED ON REAL ESTATE PLANS AND AERIAL PHOTOGRAPHS.

Overshadow to Neighbouring Living Areas

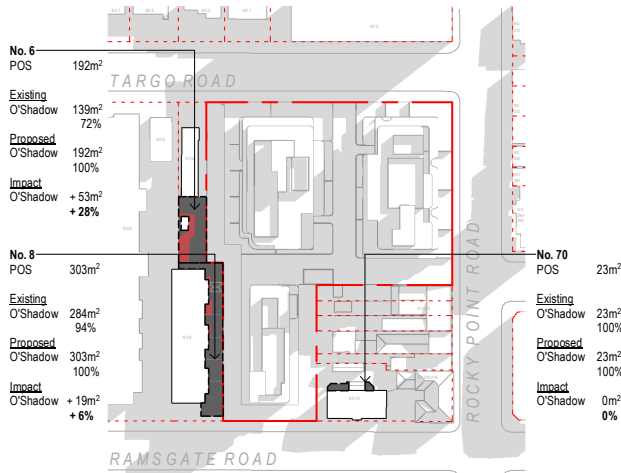
LOT NO.	09:00	10:00	11:00	12:00	13:00	14:00	15:00	IMPACT ASSESSMENT
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
6								
8								
70								

NOTE: THE FOLLOWING SHADOW STUDY TRACKS THE PATH OF SHADOWS CREATED BY THE DEVELOPMENT AT WINTER SOLSTICE (21 JUNE). EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL

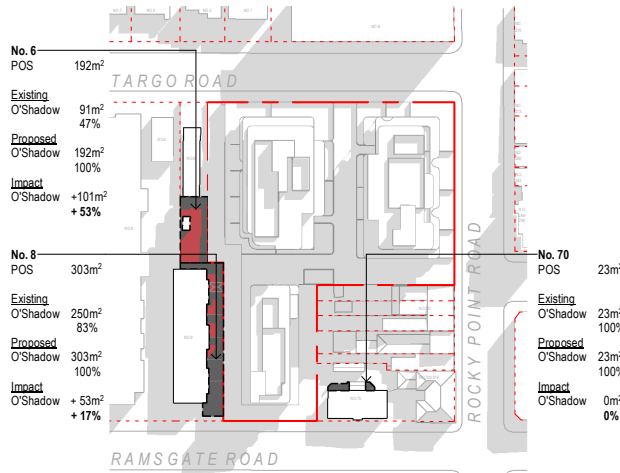
04.06 NEIGHBOURING PROPERTIES - P.O.S.

ADG Objective 3B-2 Design guidance notes that Solar Access to living rooms, balconies and private open spaces of neighbours should be considered. The private open space study conducted notes the following -

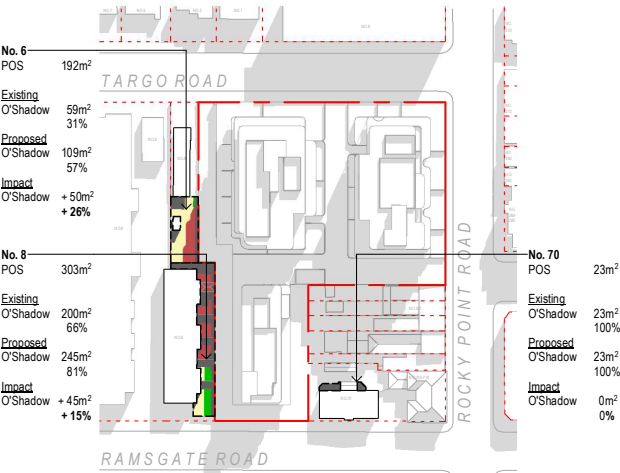
- * Residential development at no.8 Targo Road currently does not comply with ADG Private open space solar requirements, proposed development deemed to have no impact
- * The private open space to 70 Ramsgate Road currently does not comply with ADG Private open space solar requirements, proposed development deemed to have no impact
- * Private open space of 6 Targo Road is currently complying with ADG solar requirements and the proposed development impacts it's morning sun however there is no impact to the afternoon solar access still allowing for ADG solar compliance being achieved. The overall variation in additional shadowing between 9am and 3pm is only 15%. The additional setbacks provided along the 6 Targo boundary along with the proposed deep soil landscaping within our 6m GF setback zone provide it with increased visual and acoustic privacy than what is currently existing



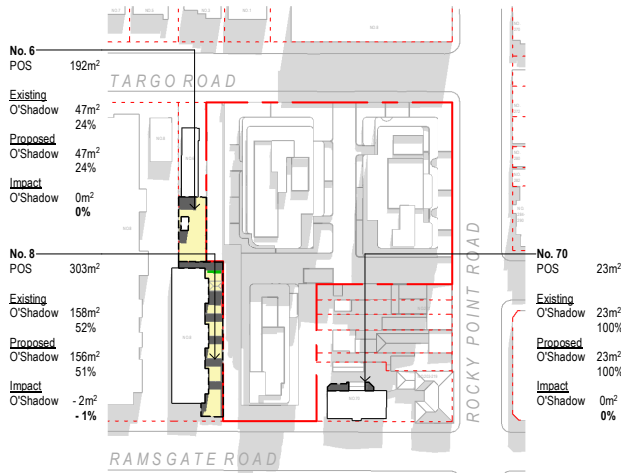
Neighbour Overshadow Plan - 21 June @9am



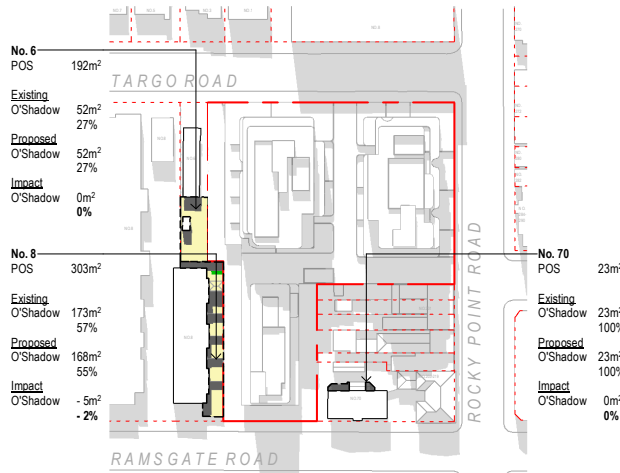
Neighbour Overshadow Plan - 21 June @10am



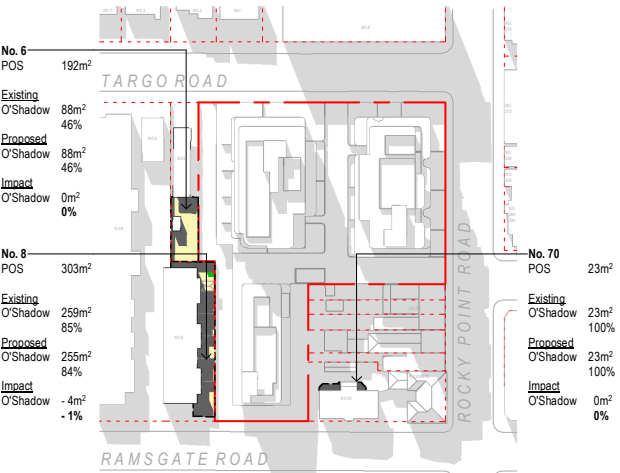
Neighbour Overshadow Plan - 21 June @11am



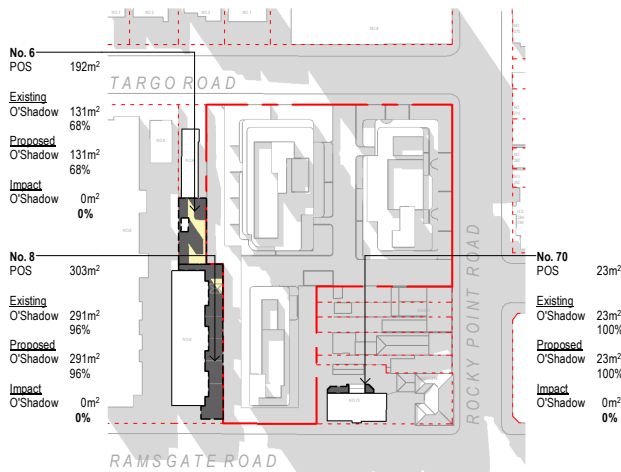
Neighbour Overshadow Plan - 21 June @12pm



Neighbour Overshadow Plan - 21 June @1pm



Neighbour Overshadow Plan - 21 June @2pm



Neighbour Overshadow Plan - 21 June @3pm

Legend - Overshadow to Neighbouring Properties

- EXTENT OF PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES AT GROUND LEVEL.
- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING CONDITIONS.
- EXTENT OF DIRECT SUNLIGHT ONTO PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES BY PROPOSED STRUCTURES.
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES.
- EXTENT OF REDUCED SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES.

NOTE:
• EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL
• PROPERTY FENCES (1.8M HIGH) ARE INCLUSIVE OF CAST SHADOWS OF EXISTING OR PROPOSED CONDITIONS

Overshadow to Neighbouring Properties

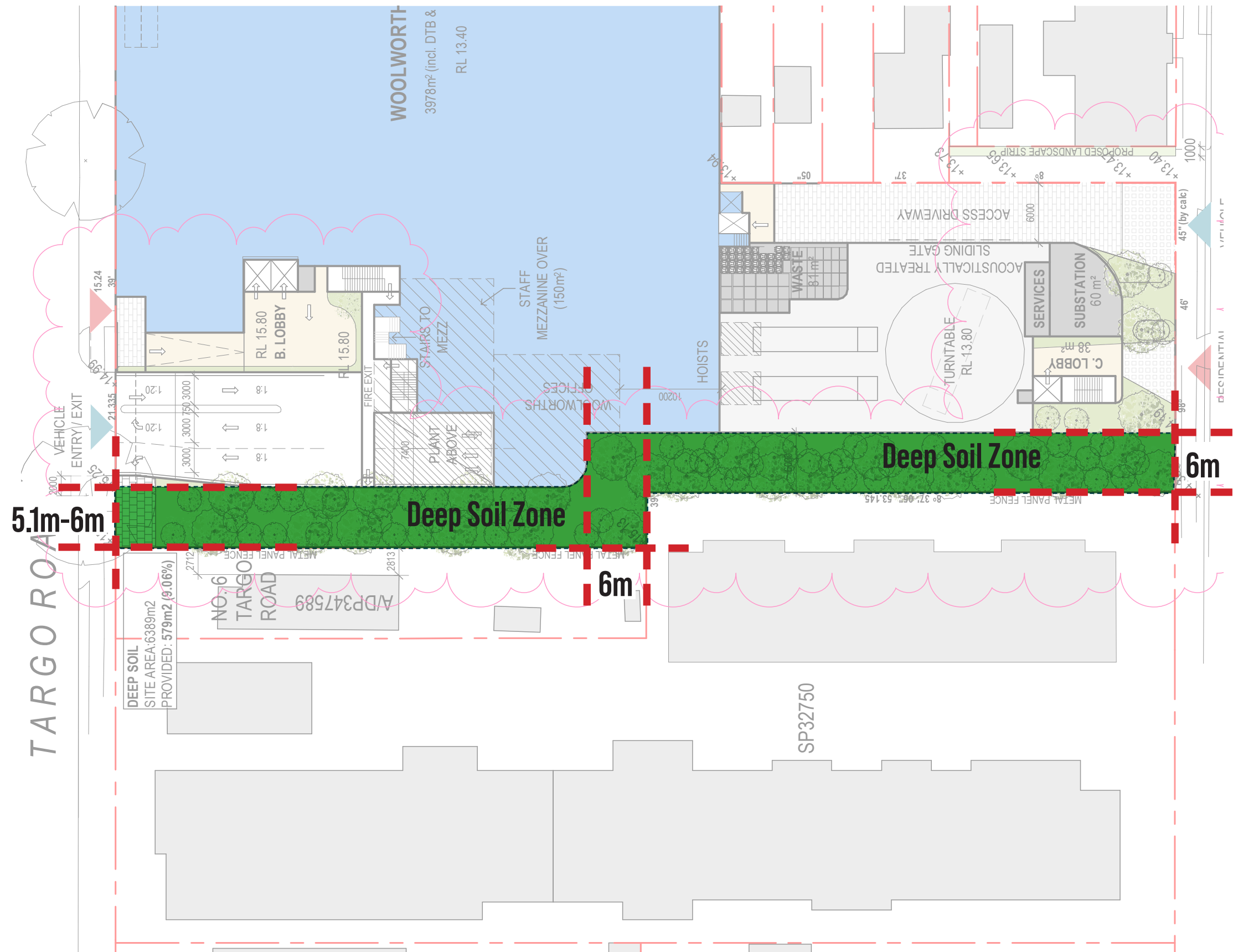
LOT NO.	09:00	10:00	11:00	12:00	13:00	14:00	15:00	SOLAR ACCESS (HRS)		COMPLY (Y/N)		VARI-ATION (HRS)	AVG. VARI-ATION / HR (%)
	EXISTING	PROPOSED	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED		
6								3	2			-1	15
8								0	0			0	6
70								0	0			0	0

NOTE:
SOLAR ACCESS COMPLIANCE HAS BEEN DETERMINED BY ACHIEVEMENT OF 2 HOURS MIN. DIRECT SUNLIGHT ON 21 JUNE, WITH 50% MIN. DIRECT SUNLIGHT TO PRIMARY PRIVATE OPEN SPACE PER HOUR

04.07 DEEP SOIL ZONES

ADG Objective 3E-1 Design criteria item 1 is being achieved as there is a minimum of 579m² of deep soil zone along the western boundary which equates to 9.06% of the total site area.

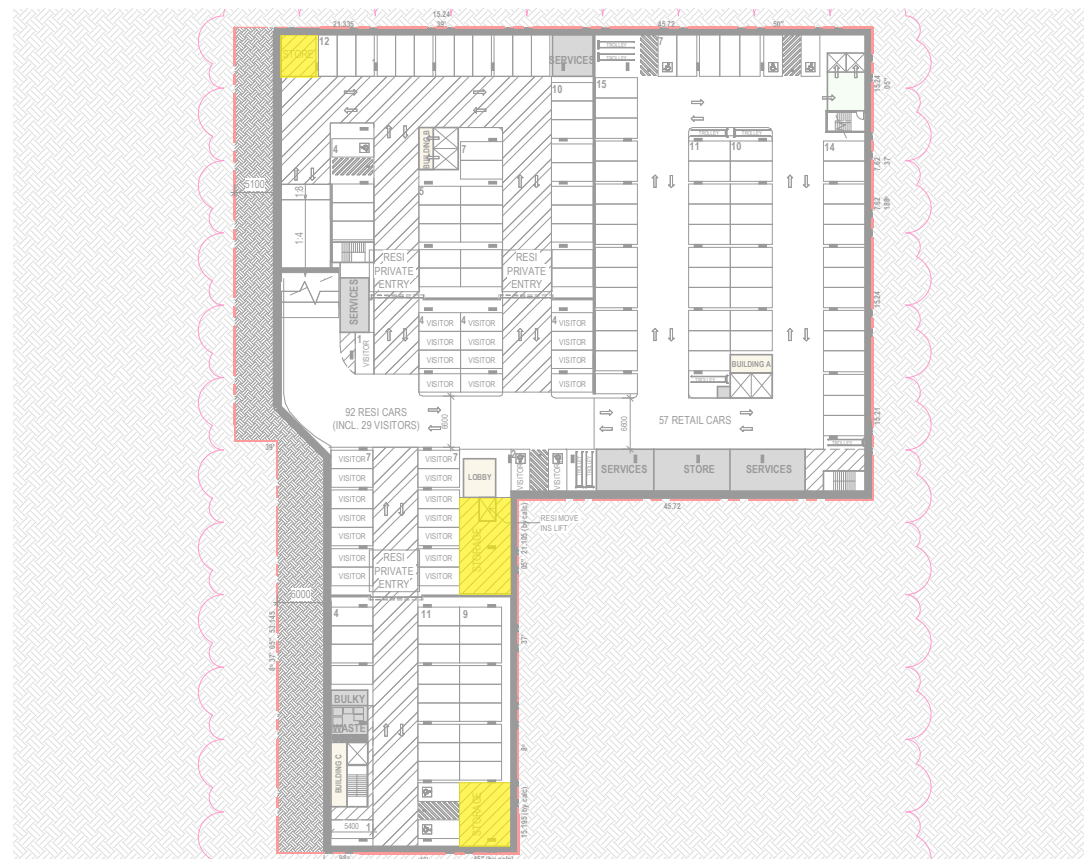
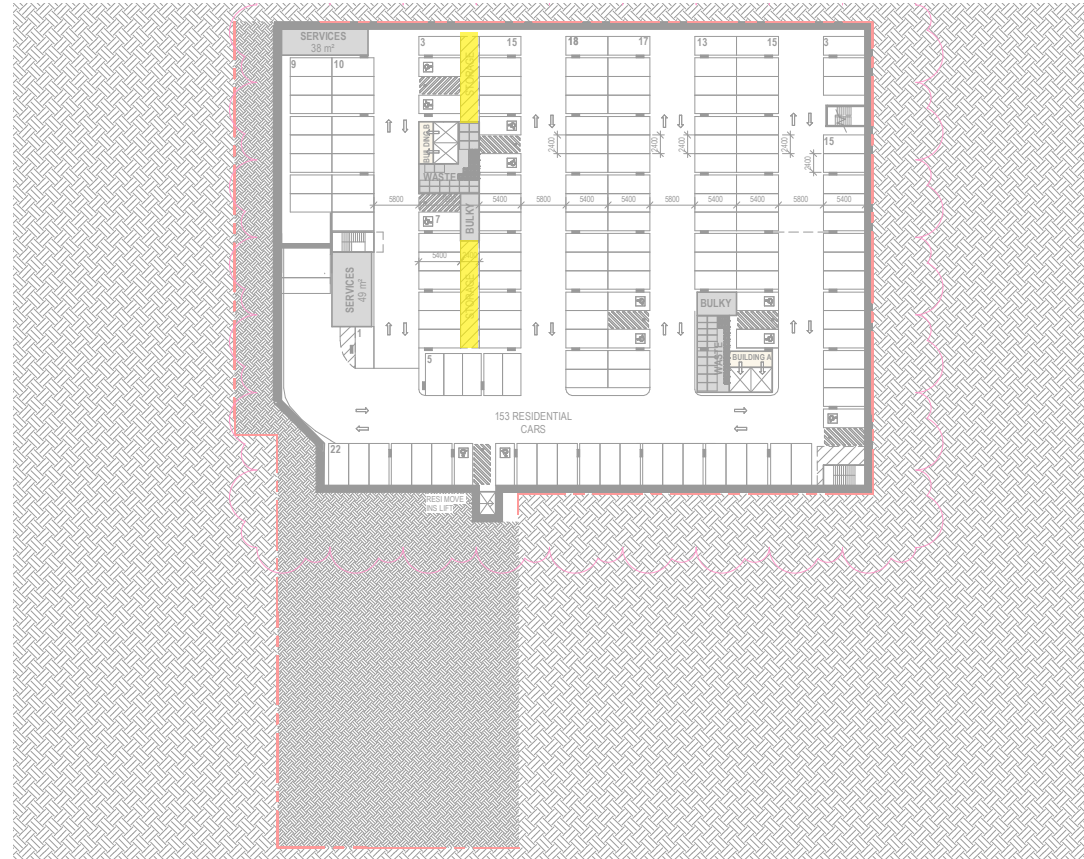
The width of the deep soil zone corridor at ground level is 6m and the width achieved below ground to a 6m depth ranges from 5.1-6m.



04.08 STORAGE

ADG Objective 4G-1 Design criteria item 1 requires m3 storage to each apartment type with minimum 50% to be located within the apartment. Apartment sizes within this proposal are more than capable of housing the required storage within them.

There is additional storage in the basement of a total of 445m3 provided, we would require 556m3 if all apartments were to contain 50% of storage in the basement. The proposal would ensure that majority of apartments would contain 100% of the required storage within the unit itself, and only use basement storage where required in order to comply with ADG.



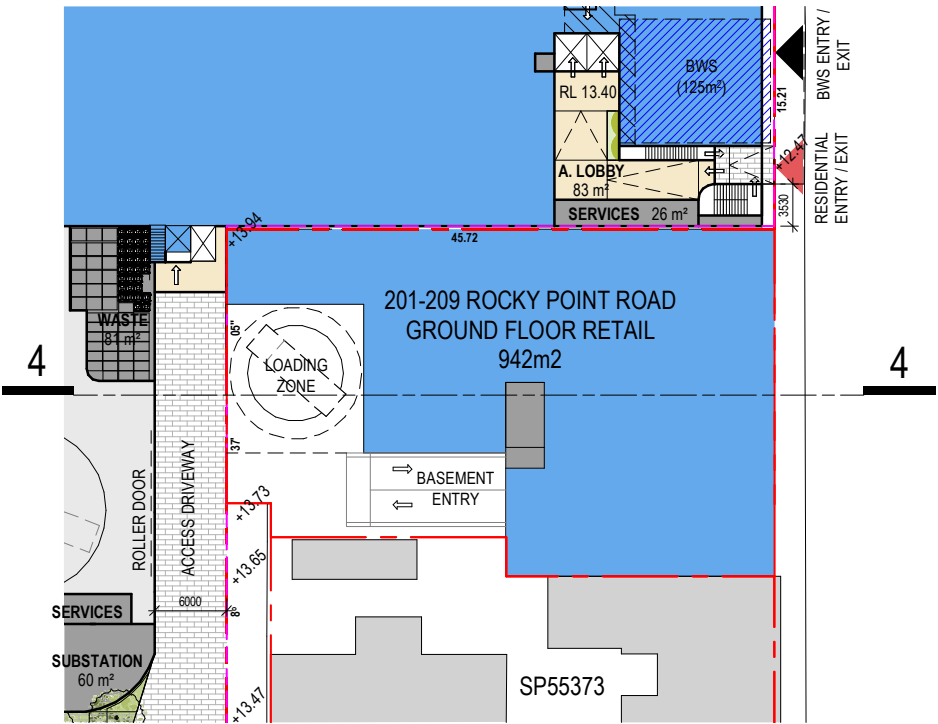
An architectural rendering of a modern building with a Woolworths supermarket on the ground floor. The building features multiple levels with balconies and a large glass facade. A car is parked on the street in front of the building. The scene is set in a modern urban environment with trees and other buildings in the background.

05

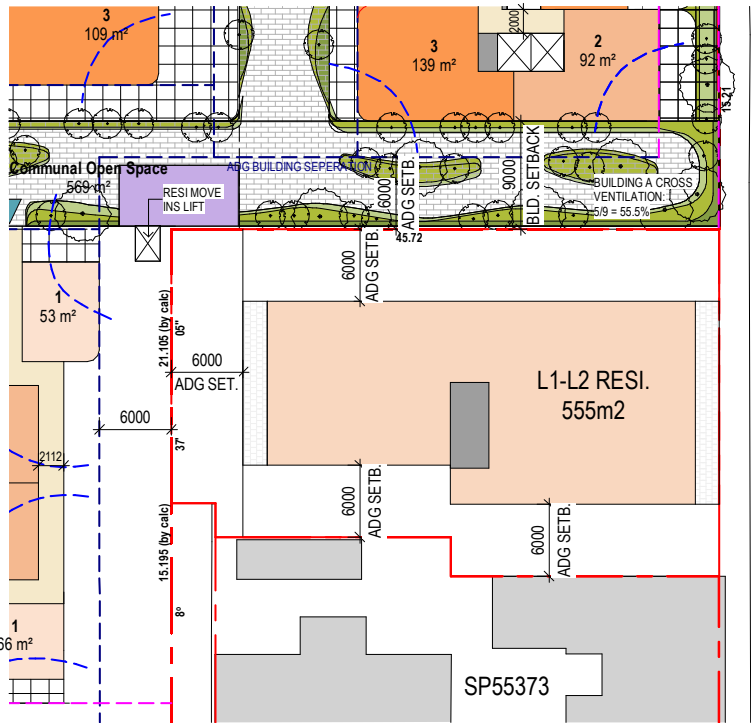
ADDITIONAL ASSESSMENTS

05.01 POTENTIAL OPTION

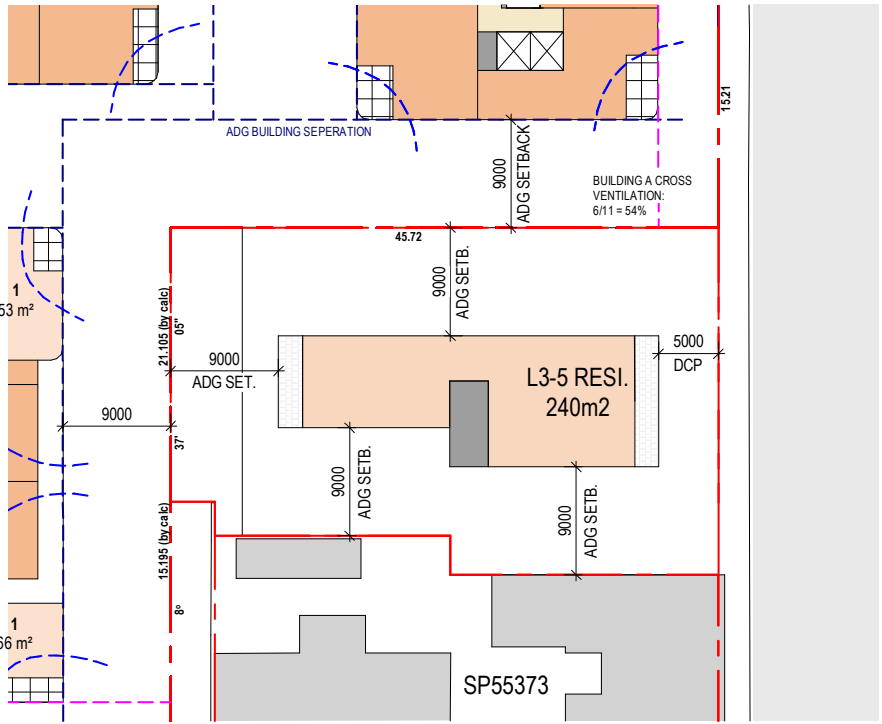
05.01.01 201-209 ROCKY POINT RD
ASSESSMENT OF POTENTIAL DEVELOPMENT



201-209 - GROUND

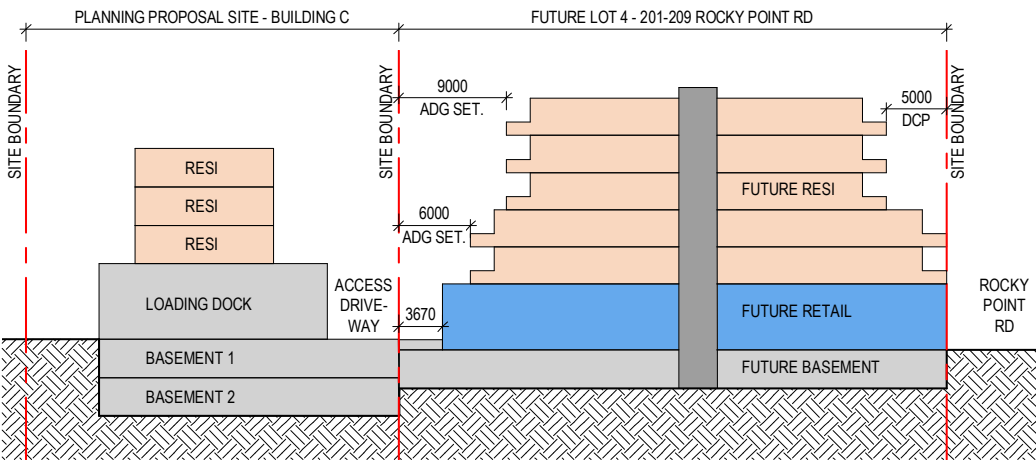


201-209 - TYPICAL LEVELS 1-2



201-209 - TYPICAL LEVELS 3-5

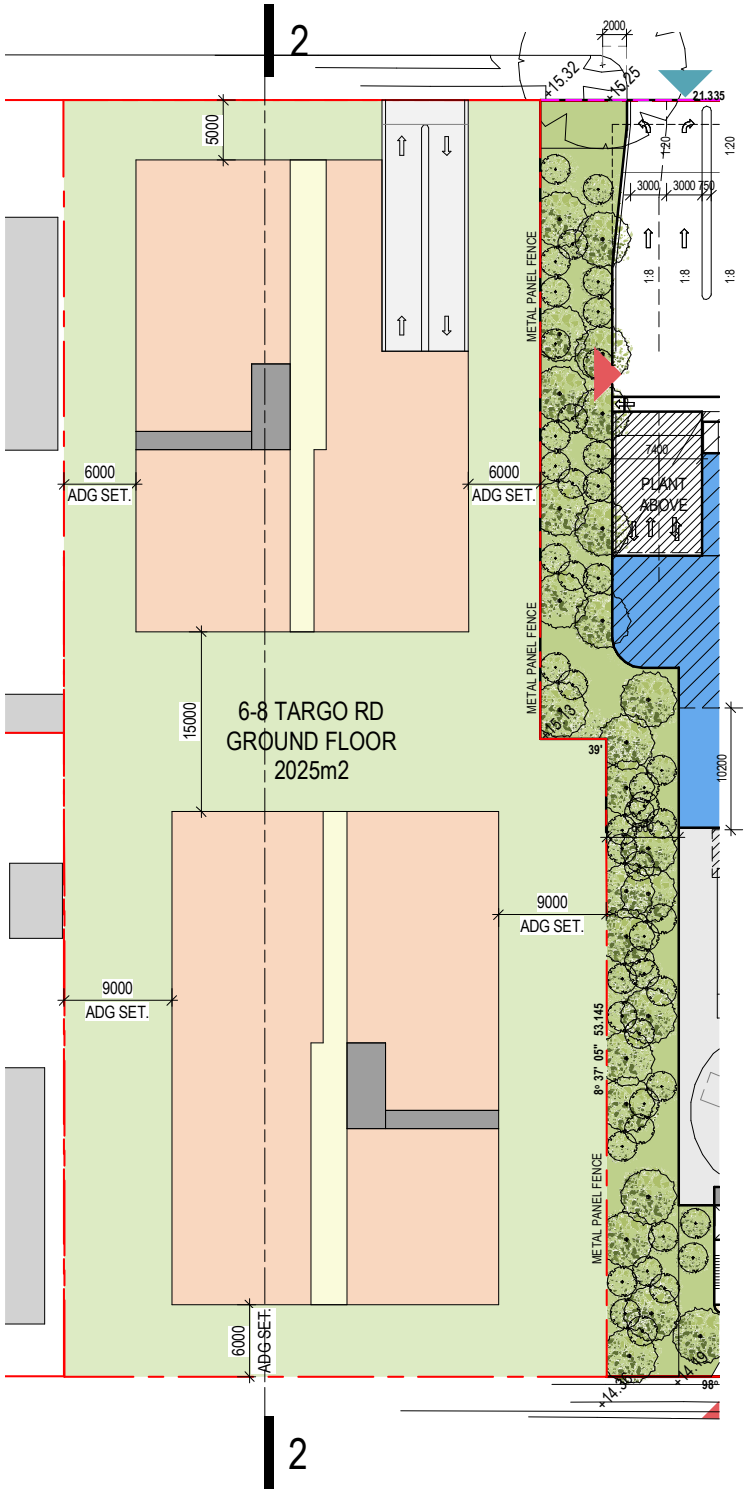
201-209 ROCKY POINT RD AREA SCHEDULE	
TOTAL SITE AREA:	1235.6m²
ALLOWABLE FSR:	2.5:1
ALLOWABLE GFA:	3089m²
TOTAL DEEP SOIL PLANTING REQ. :	86.4m²
TOTAL COMMUNAL AREA REQ. :	308m²



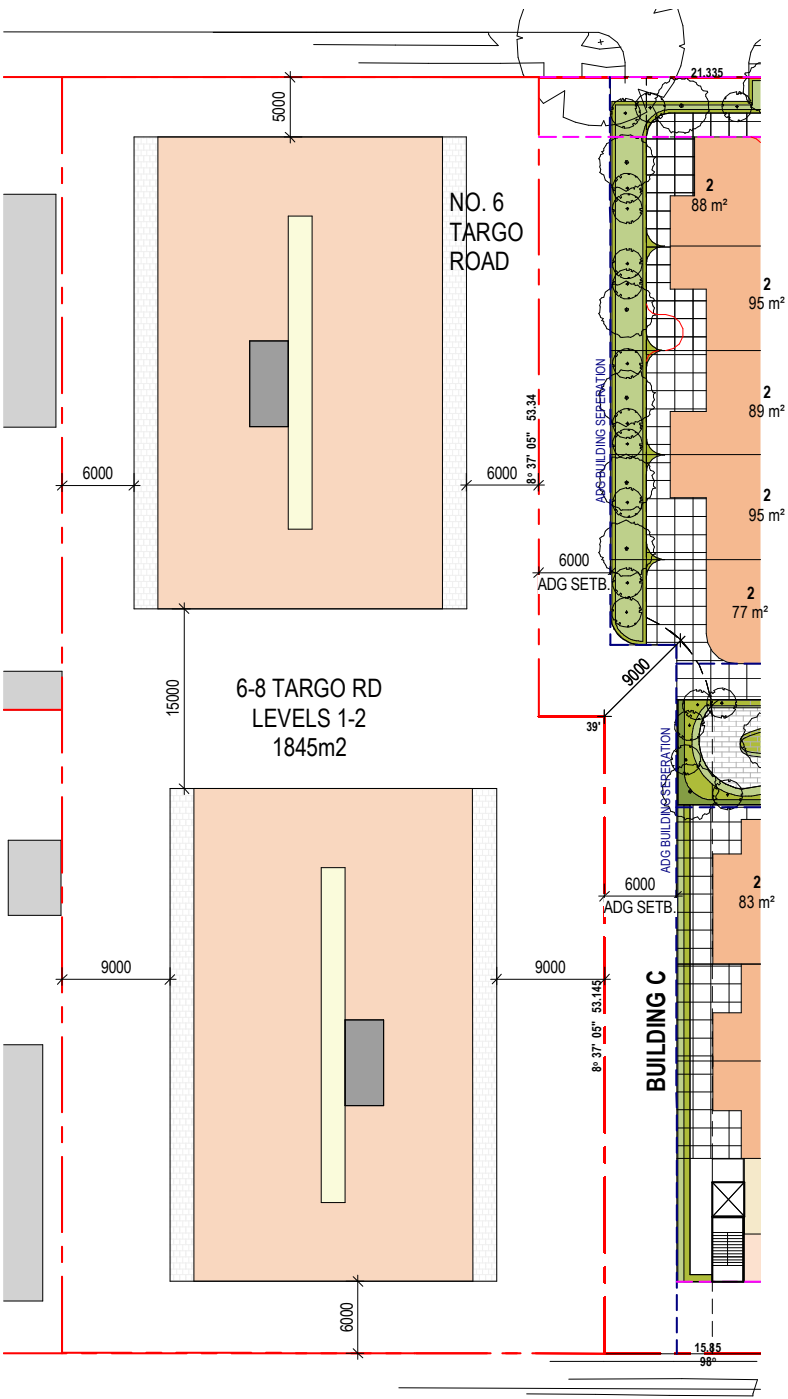
201-209 - SECTION

05.02 POTENTIAL OPTION

05.02.01 6-8 TARGO RD ASSESSMENT OF POTENTIAL DEVELOPMENT



6-8 TARGO RD - GROUND



6-8 TARGO RD - TYPICAL LEVELS 1-2

6-8 TARGO RD PLANNING SCHEDULE	
TOTAL SITE AREA:	4526.5m ²
ALLOWABLE GFA:	6790m ²
MAX. BUILDING HEIGHT :	15m
ALLOWABLE FSR:	1.5:1
TOTAL DEEP SOIL PLANTING REQ. :	475m ²
TOTAL COMMUNAL AREA REQ. :	1697m ²

NEIGHBOURING PROPOSED TARGO

05.02 POTENTIAL OPTION

05.02.02 6-8 TARGO RD ASSESSMENT OF POTENTIAL DEVELOPMENT

