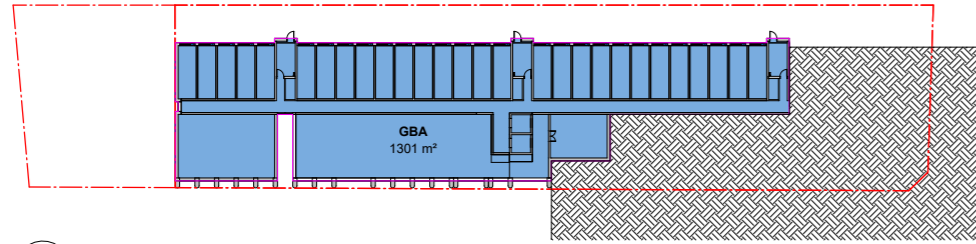


Attachment A3

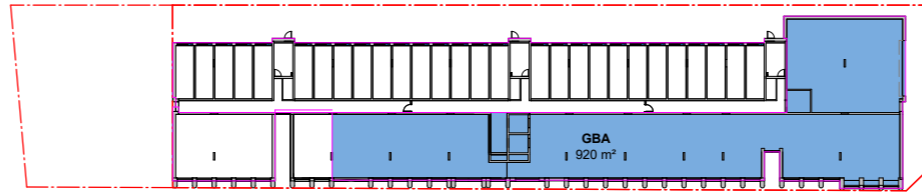
**Proponent Planning Proposal Request – Part
B – Urban Design Study**

Reference scheme

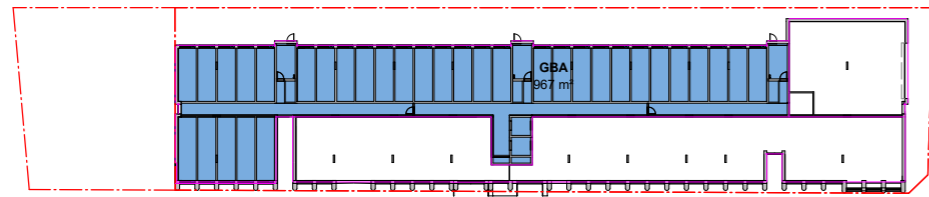
GBA breakdown



1 LOWER GROUND
DA-1501 SCALE 1:500



2 GROUND LEVEL
DA-1501 SCALE 1:500



3 MEZZANINE
DA-1501 SCALE 1:500



4 LEVEL 01
DA-1501 SCALE 1:500



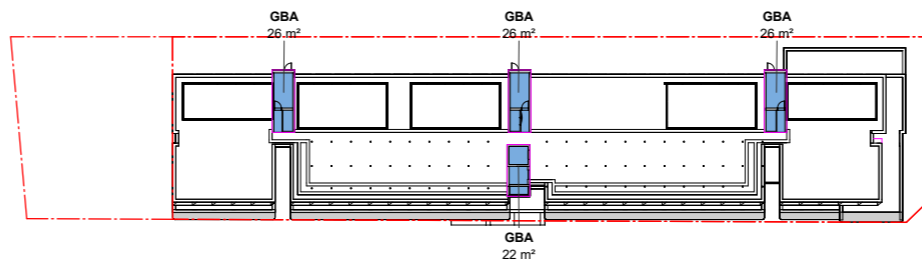
5 LEVEL 02
DA-1501 SCALE 1:500



6 LEVEL 03
DA-1501 SCALE 1:500



7 LEVEL 04
DA-1501 SCALE 1:500



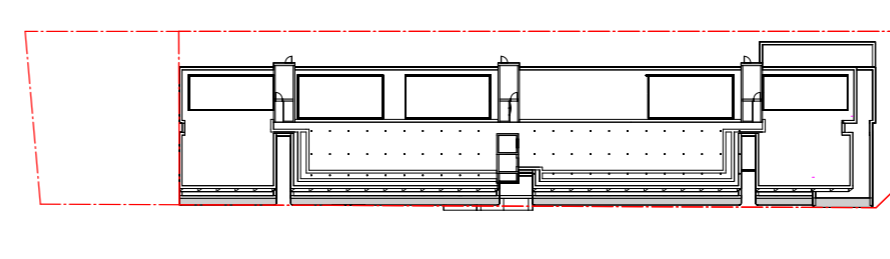
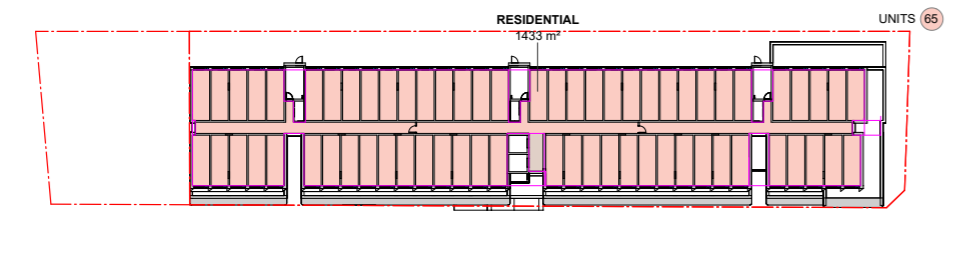
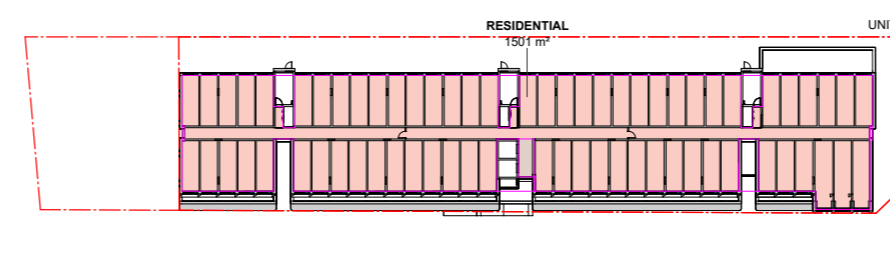
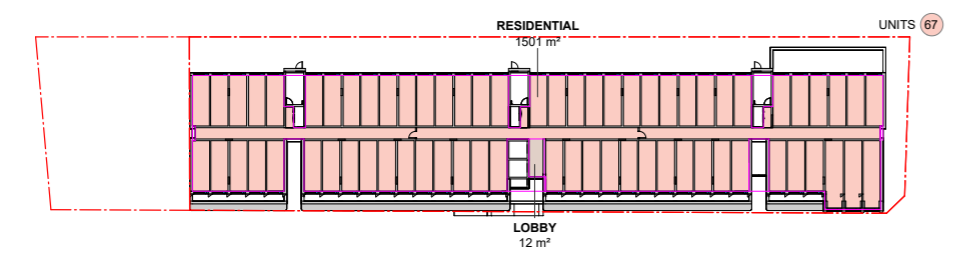
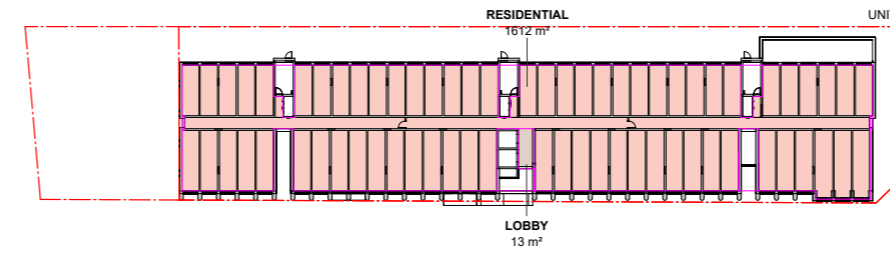
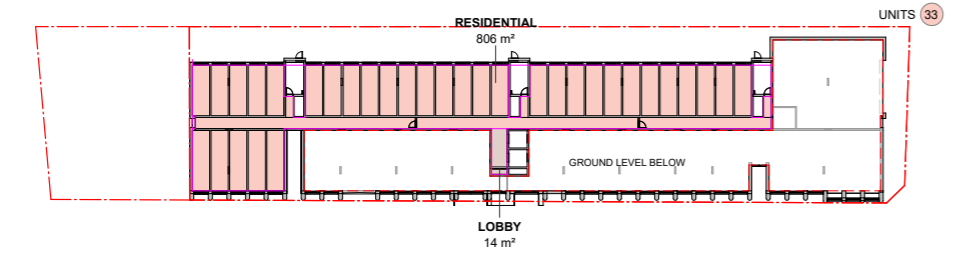
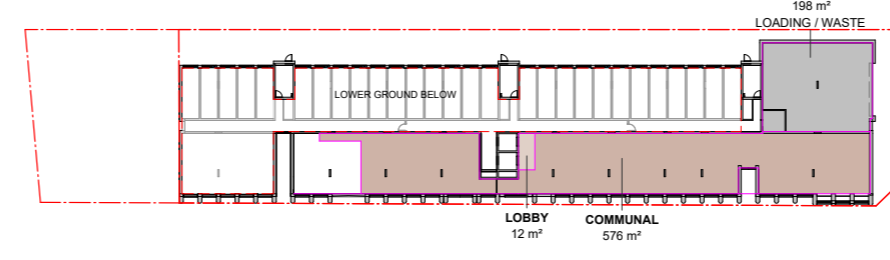
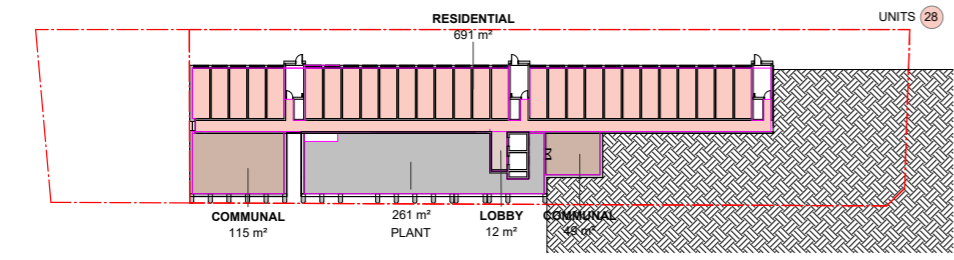
8 ROOF
DA-1501 SCALE 1:500

GBA

Area Schedule (Gross Building)	
Level	Area
LOWER GROUND	1301 m ²
GROUND LEVEL	920 m ²
MEZZANINE	967 m ²
LEVEL 01	1837 m ²
LEVEL 02	1722 m ²
LEVEL 03	1722 m ²
LEVEL 04	1652 m ²
ROOF	26 m ²
ROOF	26 m ²
ROOF	22 m ²
ROOF	26 m ²
	10220 m ²

166

GFA breakdown



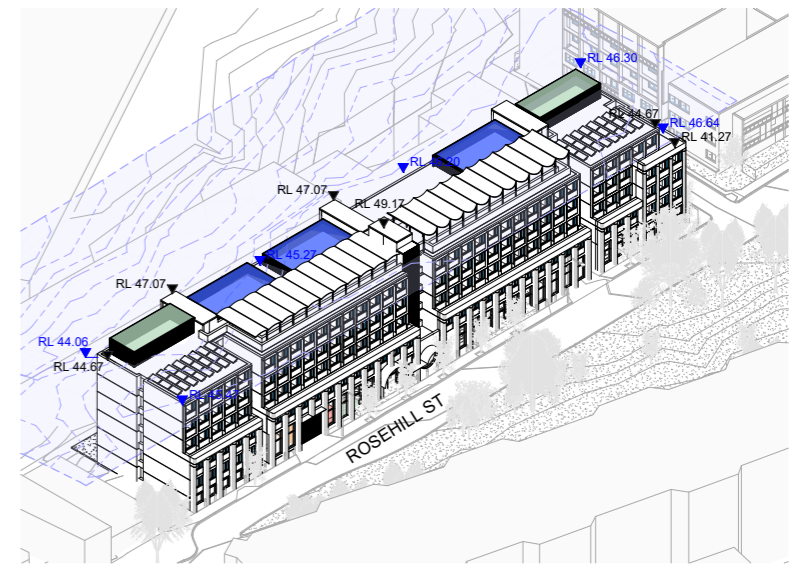
Area Schedule (GFA)		
Level	Name	Area
LOWER GROUND	COMMUNAL	164 m ²
GROUND LEVEL	COMMUNAL	576 m ²
		740 m ²
LOWER GROUND	LOBBY	12 m ²
GROUND LEVEL	LOBBY	12 m ²
MEZZANINE	LOBBY	14 m ²
LEVEL 01	LOBBY	13 m ²
LEVEL 02	LOBBY	12 m ²
LEVEL 03	LOBBY	12 m ²
LEVEL 04	LOBBY	12 m ²
		87 m ²
LOWER GROUND	RESIDENTIAL	691 m ²
MEZZANINE	RESIDENTIAL	806 m ²
LEVEL 01	RESIDENTIAL	1612 m ²
LEVEL 02	RESIDENTIAL	1501 m ²
LEVEL 03	RESIDENTIAL	1501 m ²
LEVEL 04	RESIDENTIAL	1433 m ²
		7544 m ²
		8371 m ²

RESIDENTIAL
COMMUNAL SPACE
LOBBY

SERVICES / STORAGE
Not included in GFA

RESI COMMUNAL SPACE
BASE 30m²
of UNITS (over 6) 327 (- 6)
2m² per Unit over 6 642m²
AREA REQUIRED 672m²

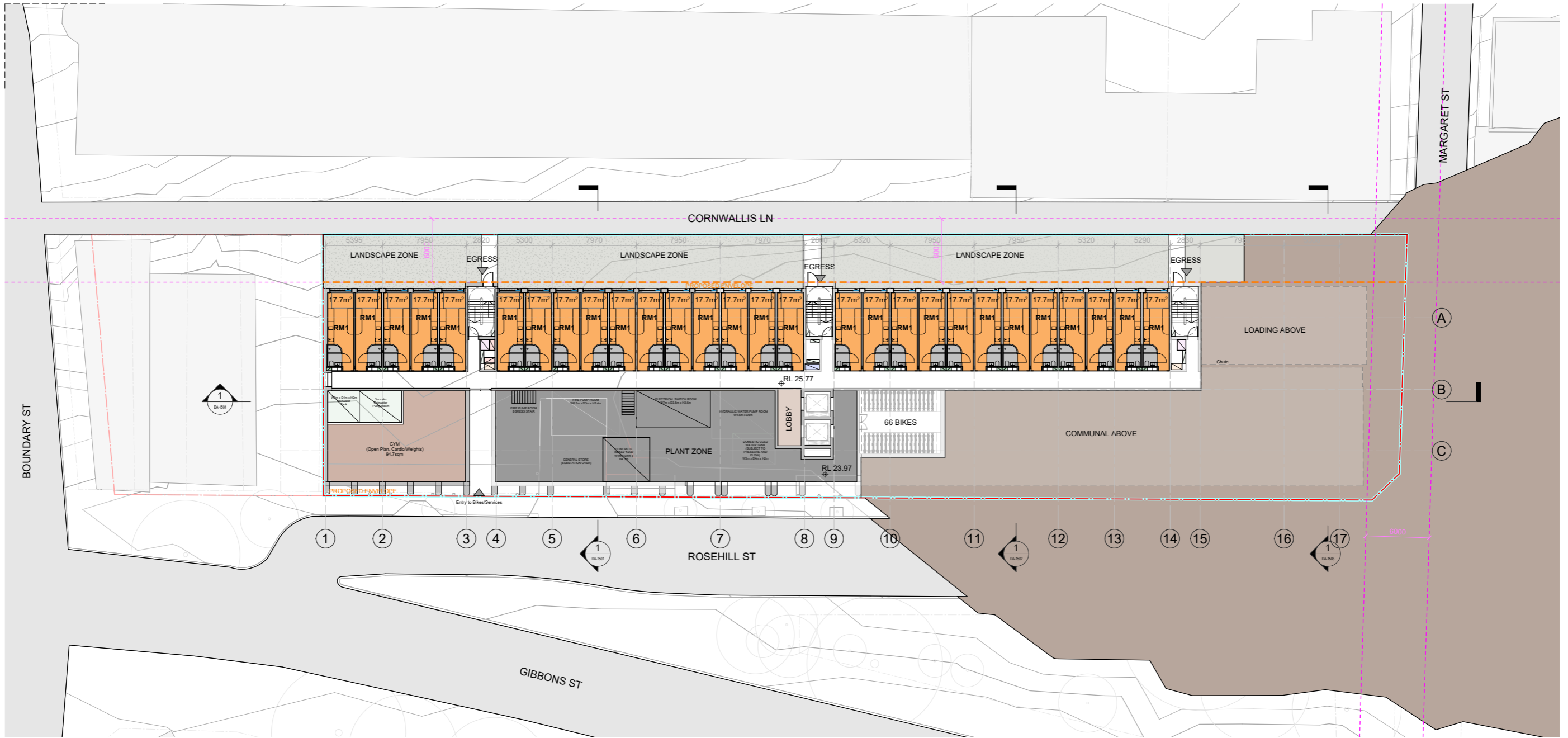
SITE AREA	2525m ²
FSR	3.32:1
UNITS	327



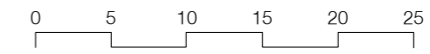
167

Indicative lower ground floor plan

168

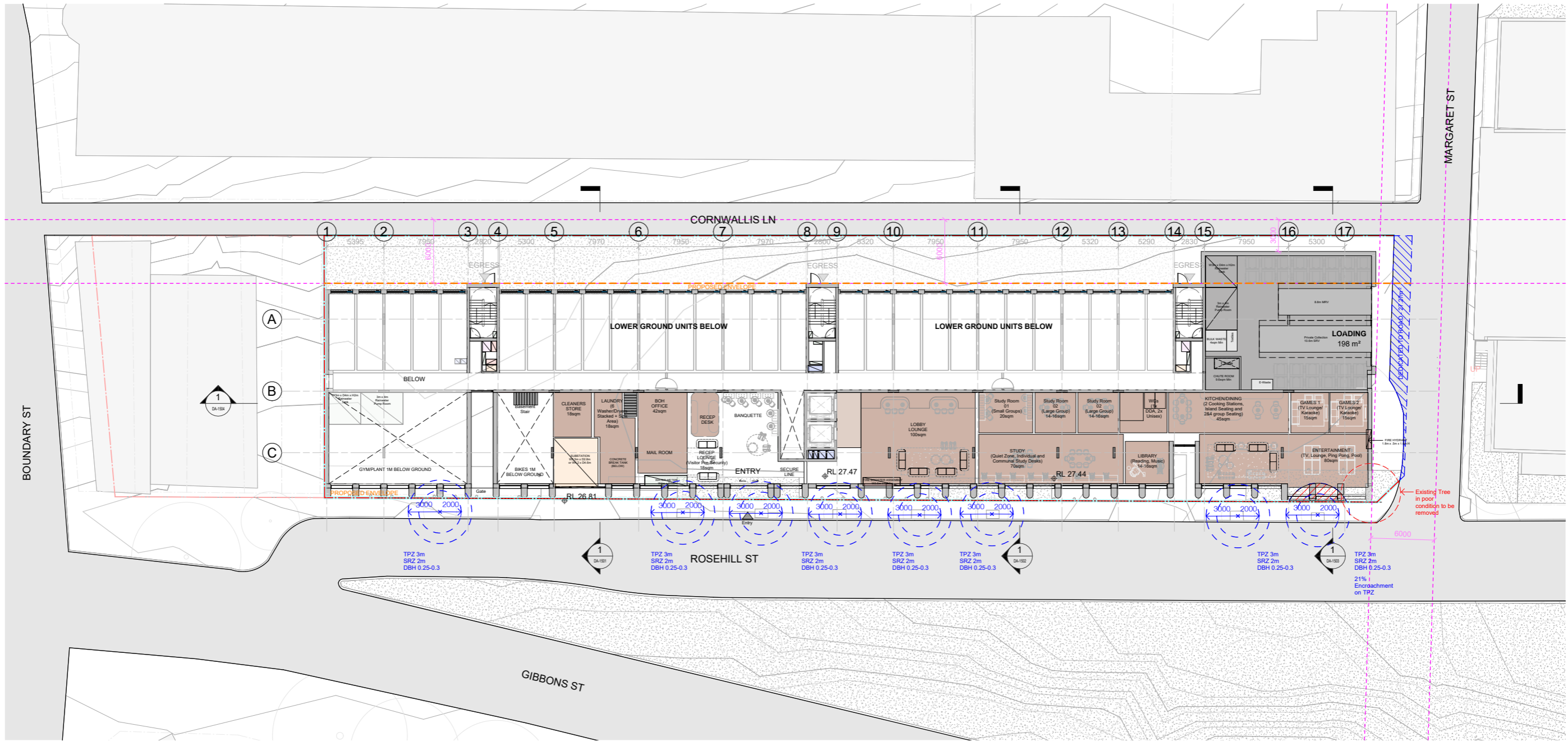


Scale
1:500@A3

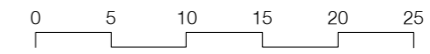


Indicative ground floor plan

169



Scale
1:500 @ A3



Journal Student Living assets

Reference imagery from recently opened Journal Student Living asset in Melbourne



LIBRARY



LOBBY



ENTERTAINMENT LOUNGE



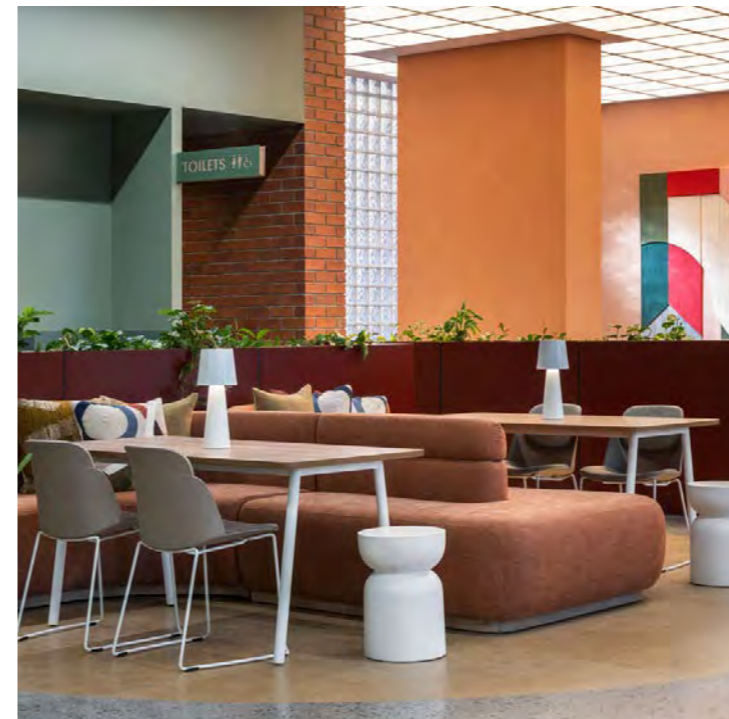
MUSIC ROOM



GYM



ROOFTOP TERRACE

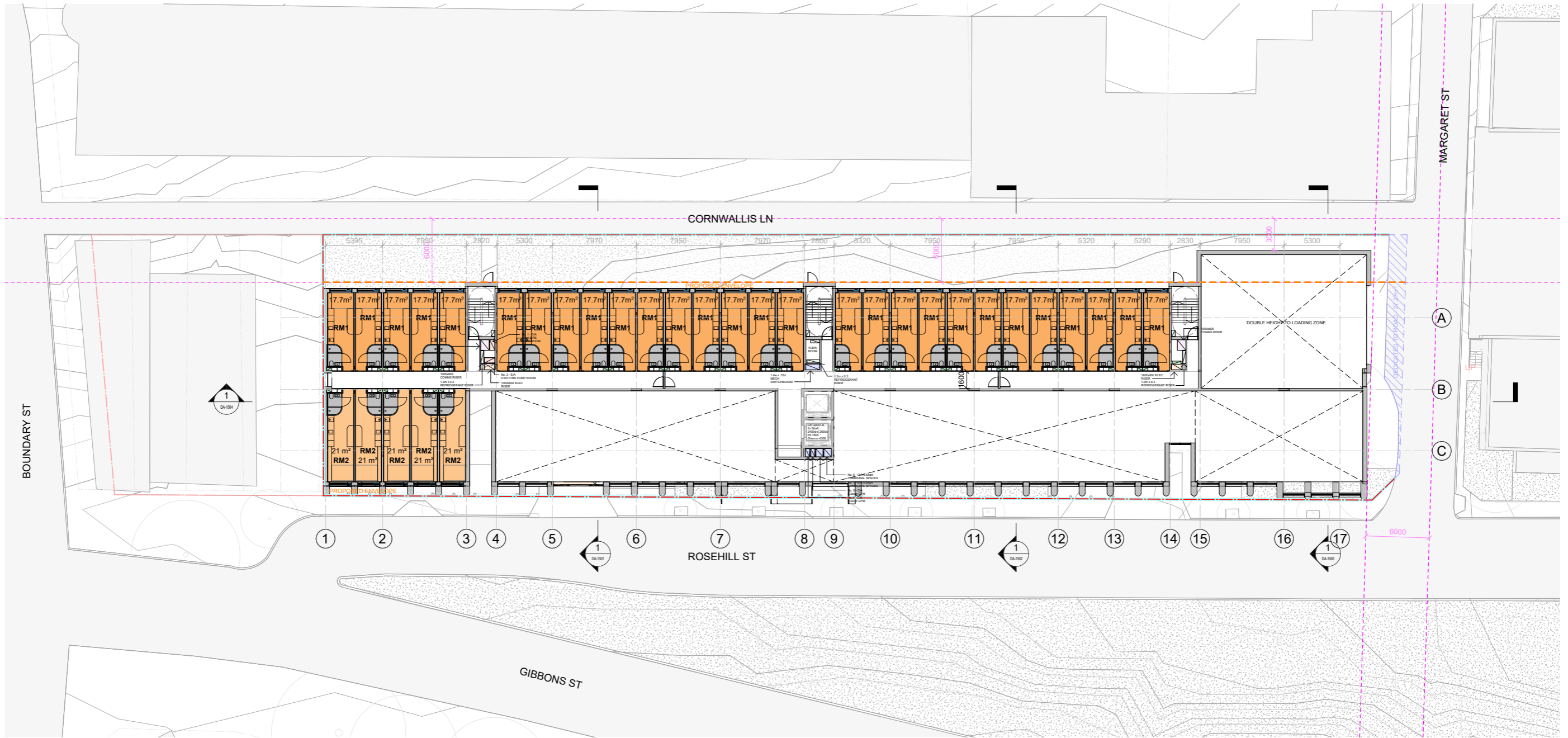


STUDY AND SEATING

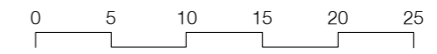


STUDY AND SEATING

171

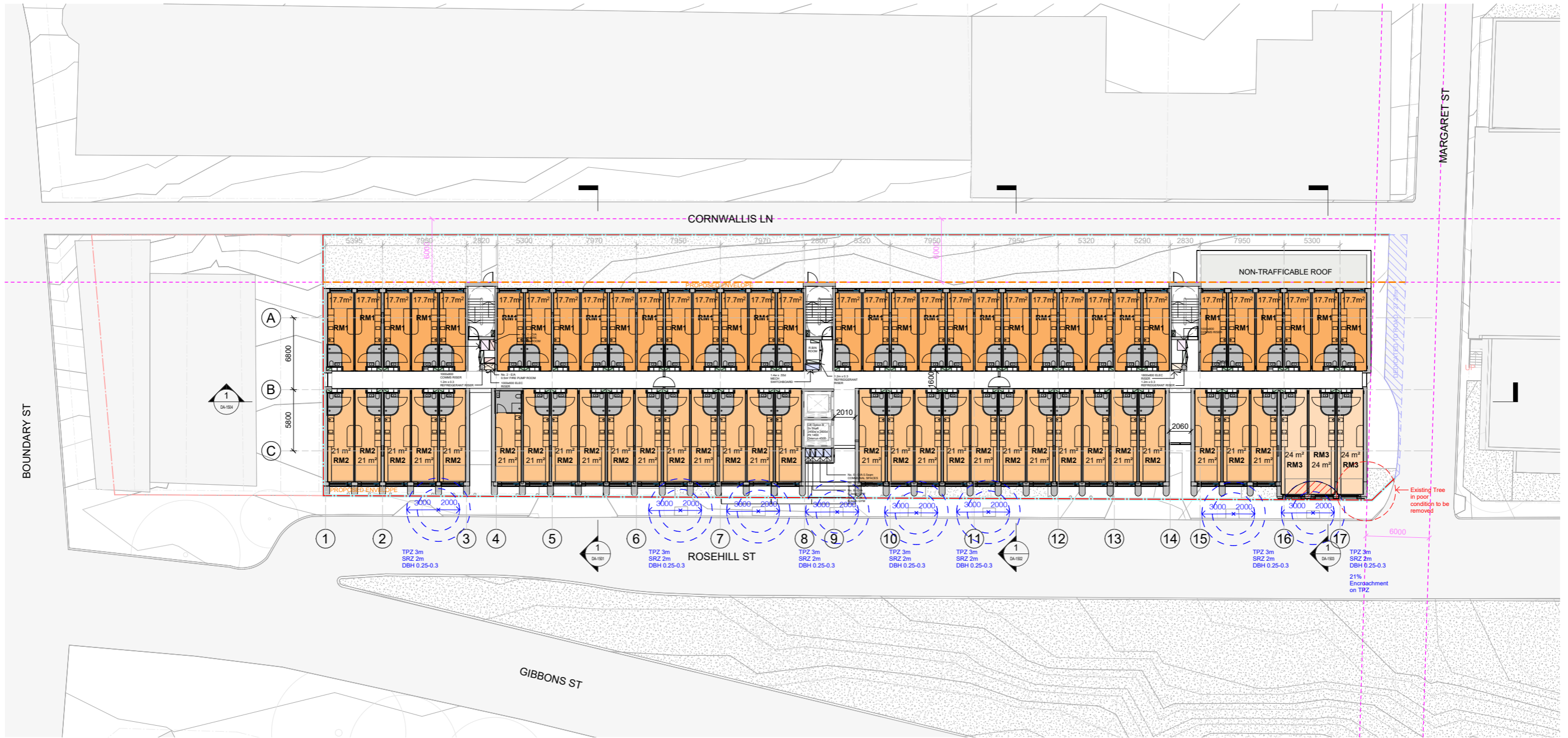


Scale
1:500 @ A3

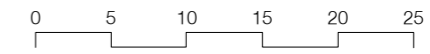


Indicative level 01-02 plan

172

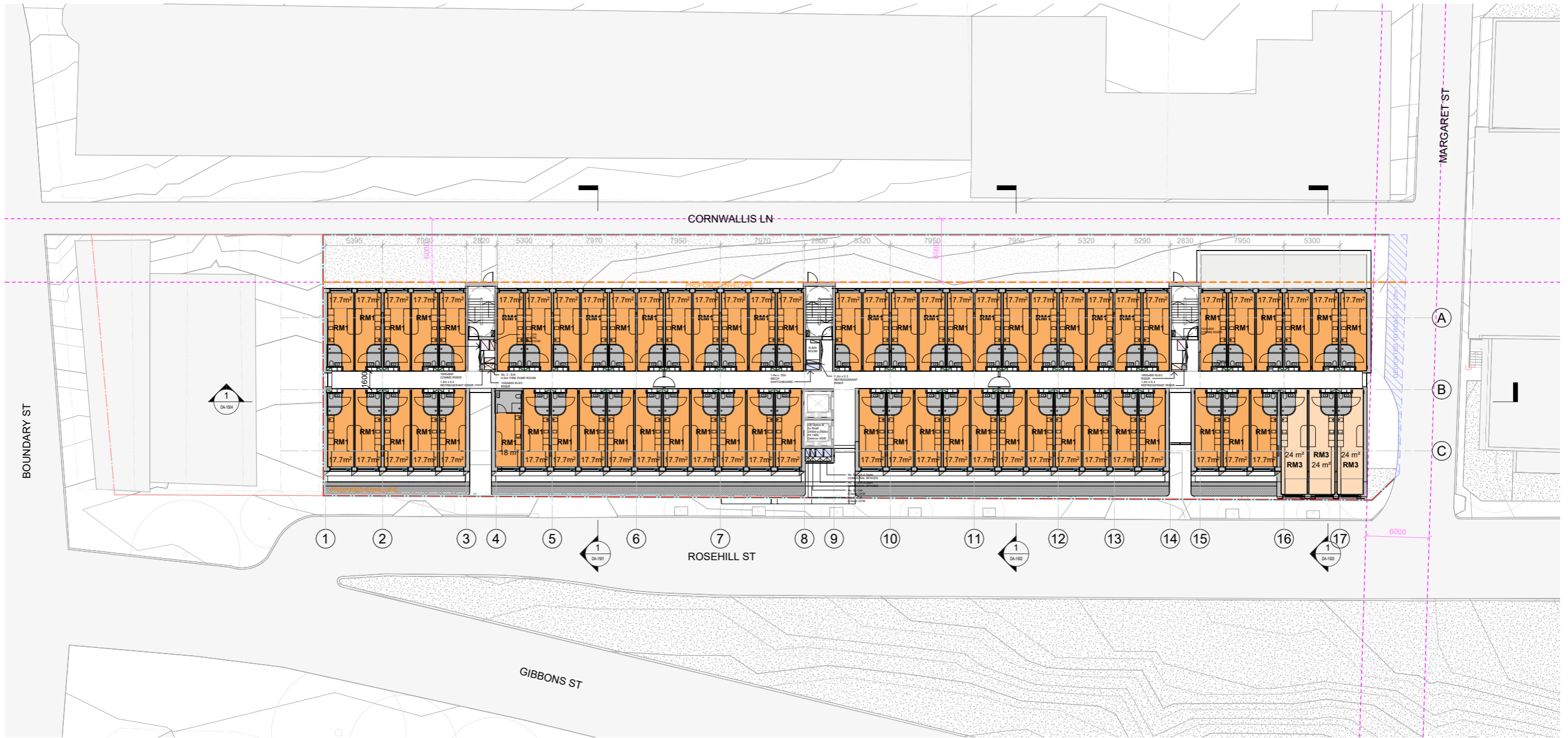


Scale
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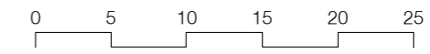


Indicative level O3 plan

173

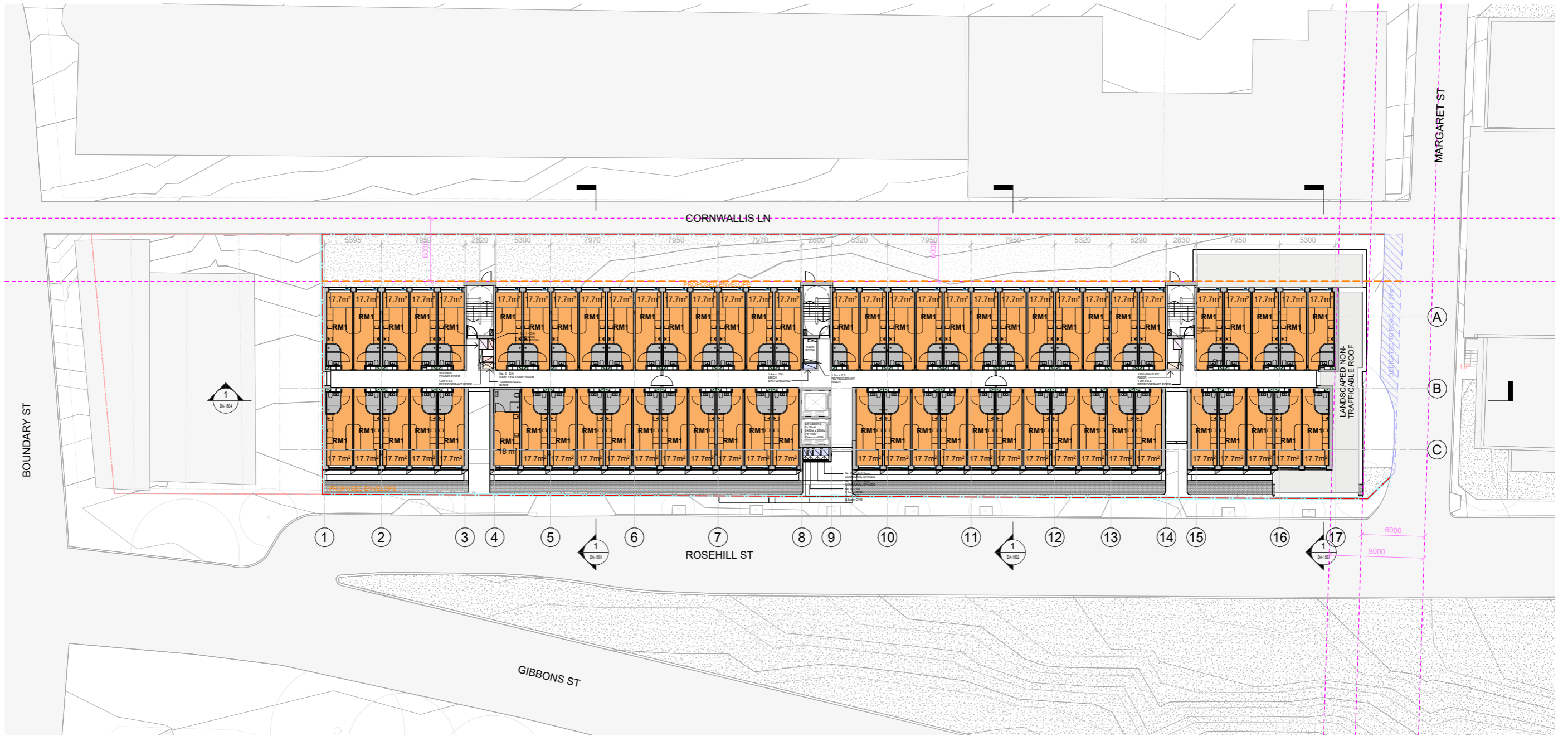


Scale
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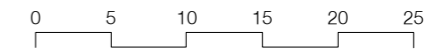


Indicative level O4 plan

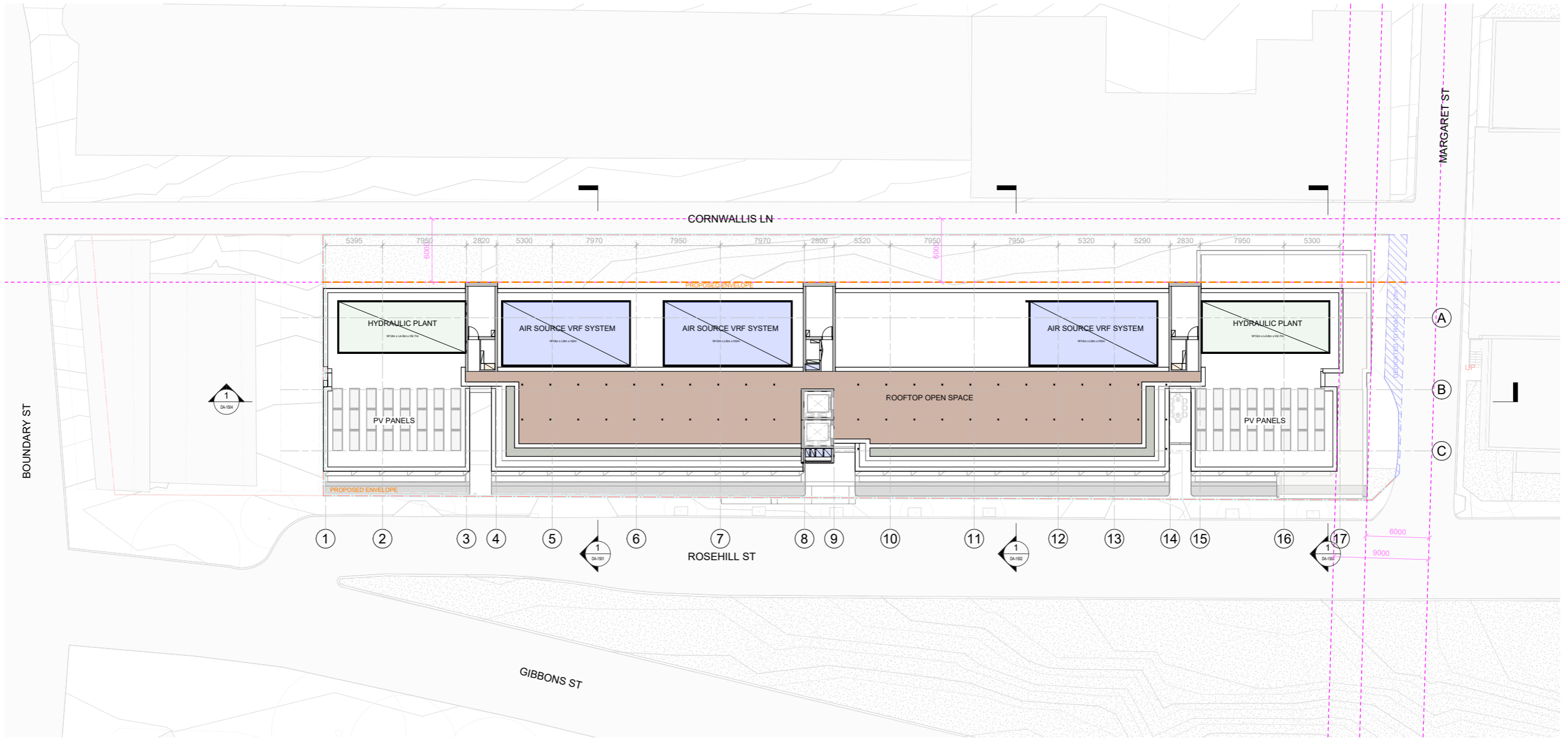
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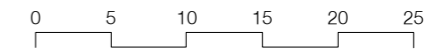
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175

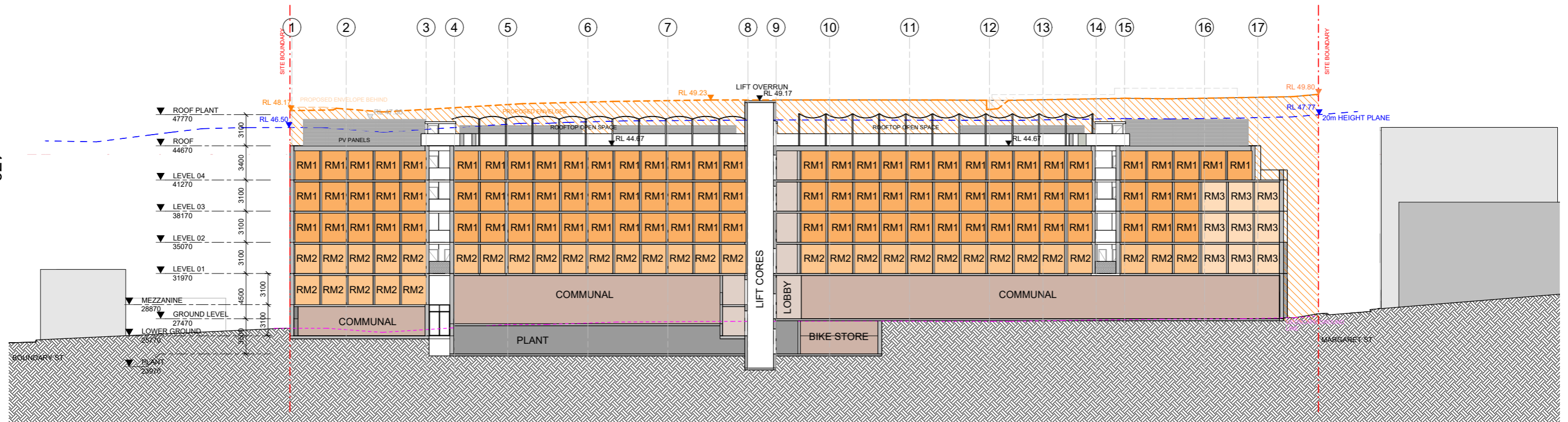


Scale
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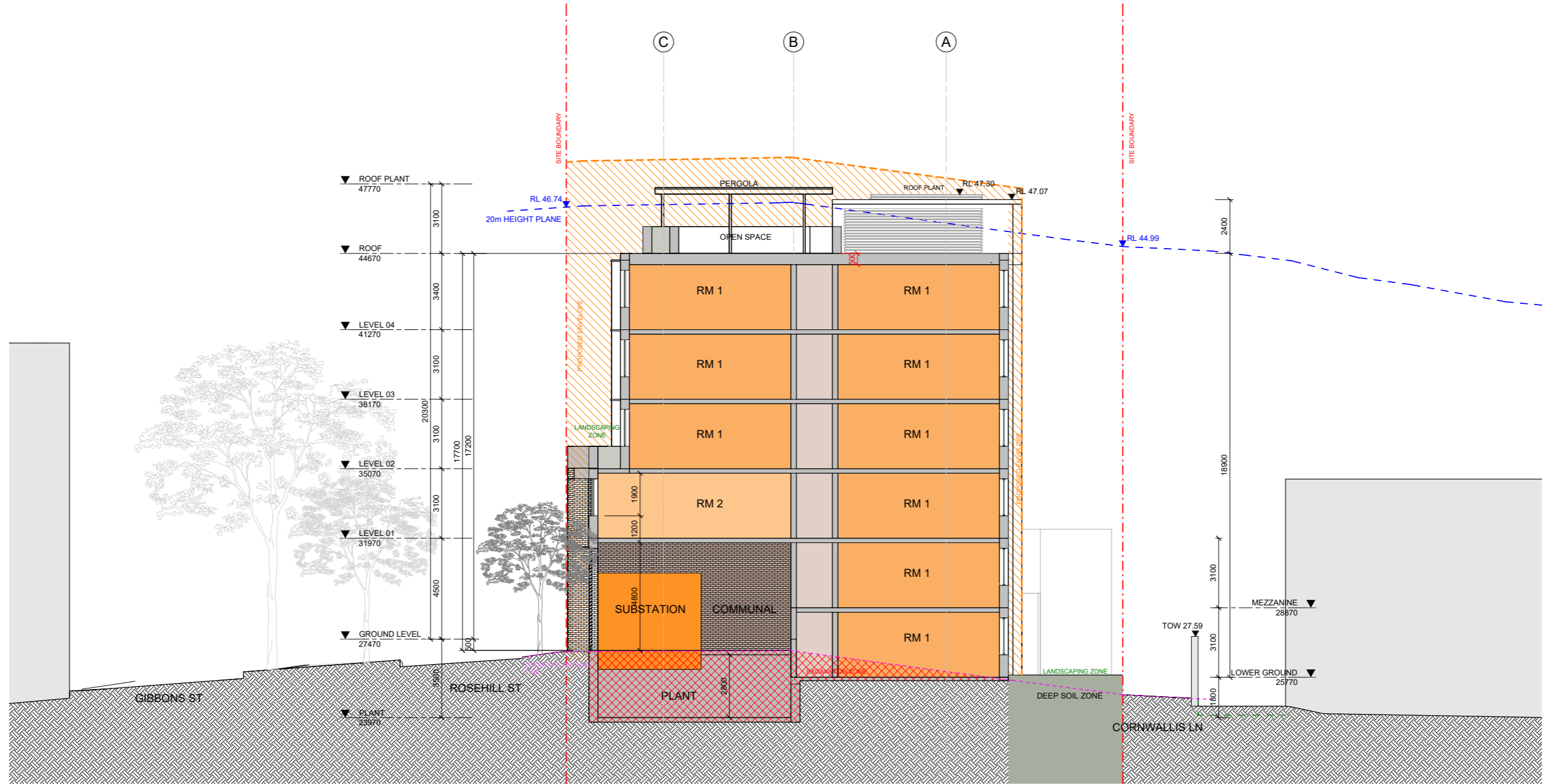
Indicative north-south section

176



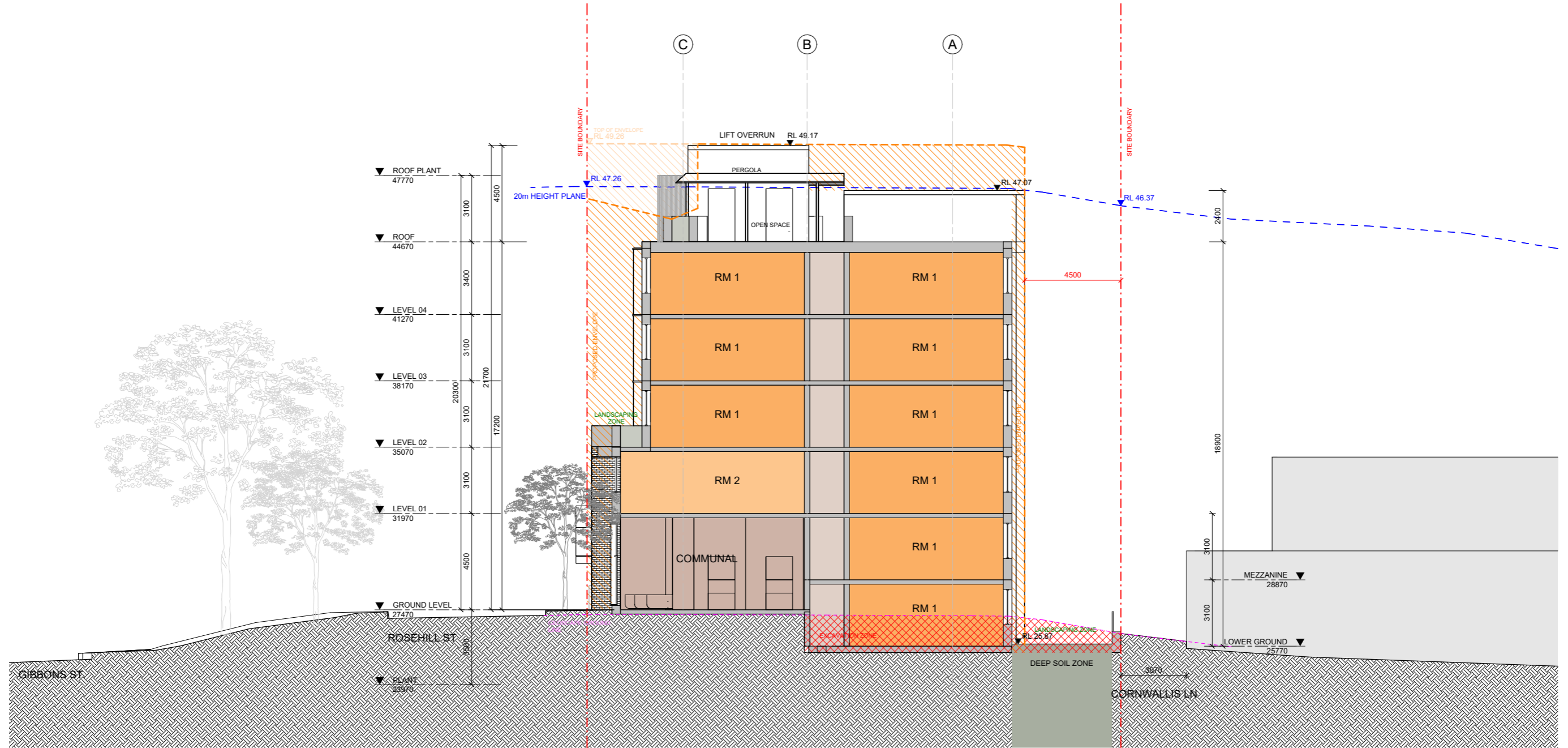
Indicative east-west section

177



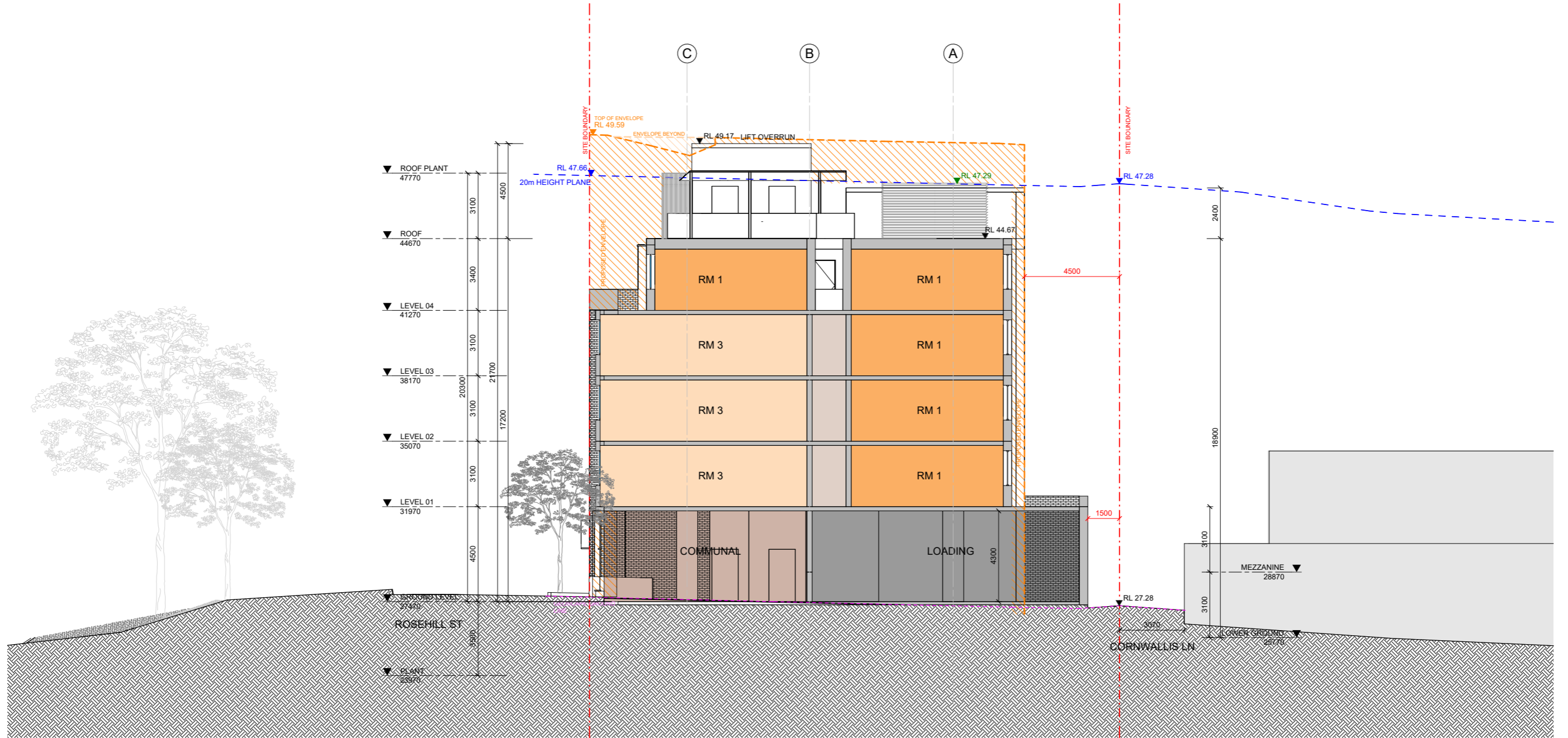
Indicative east-west section

178

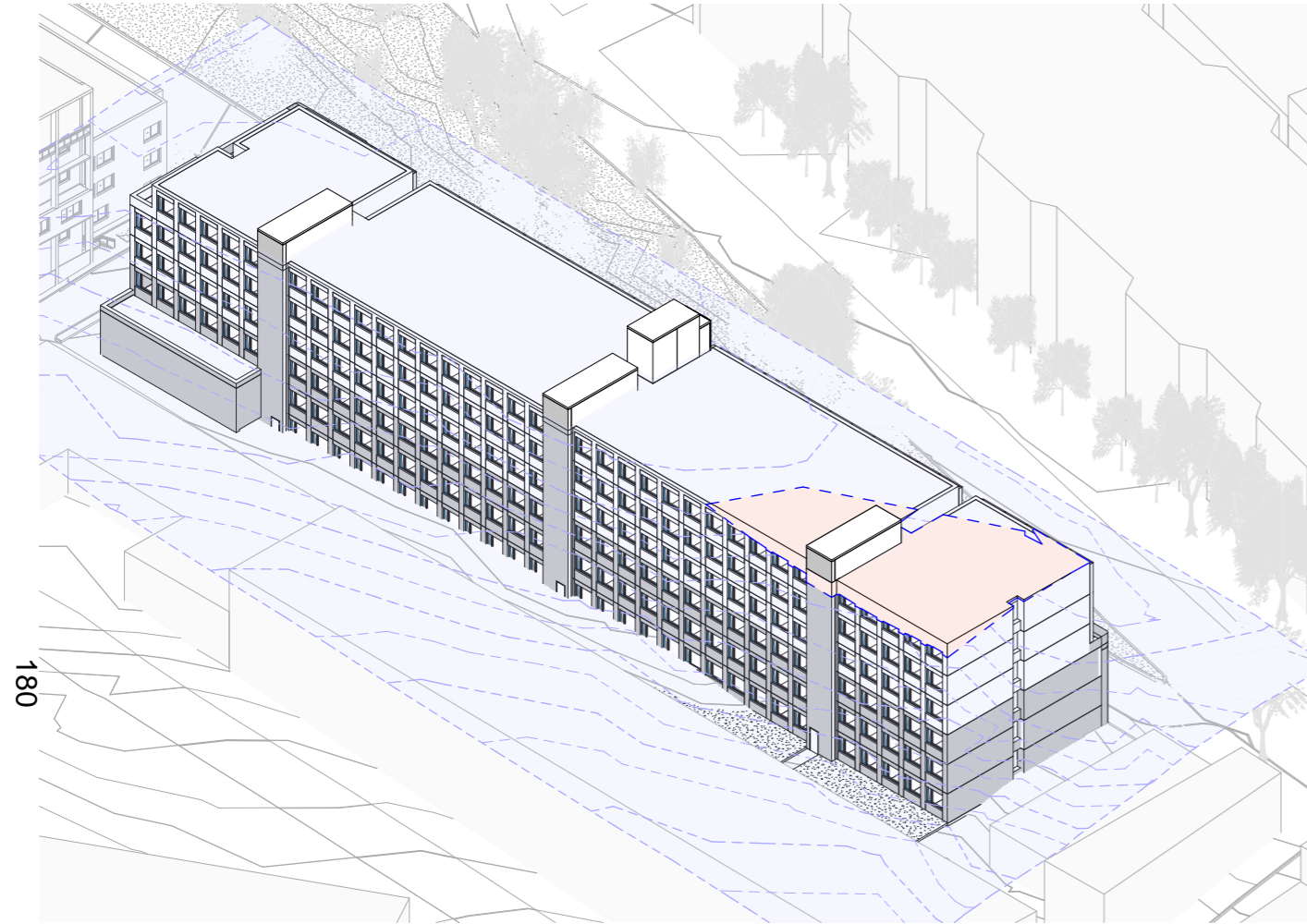


Indicative east-west section

179



Height of building analysis

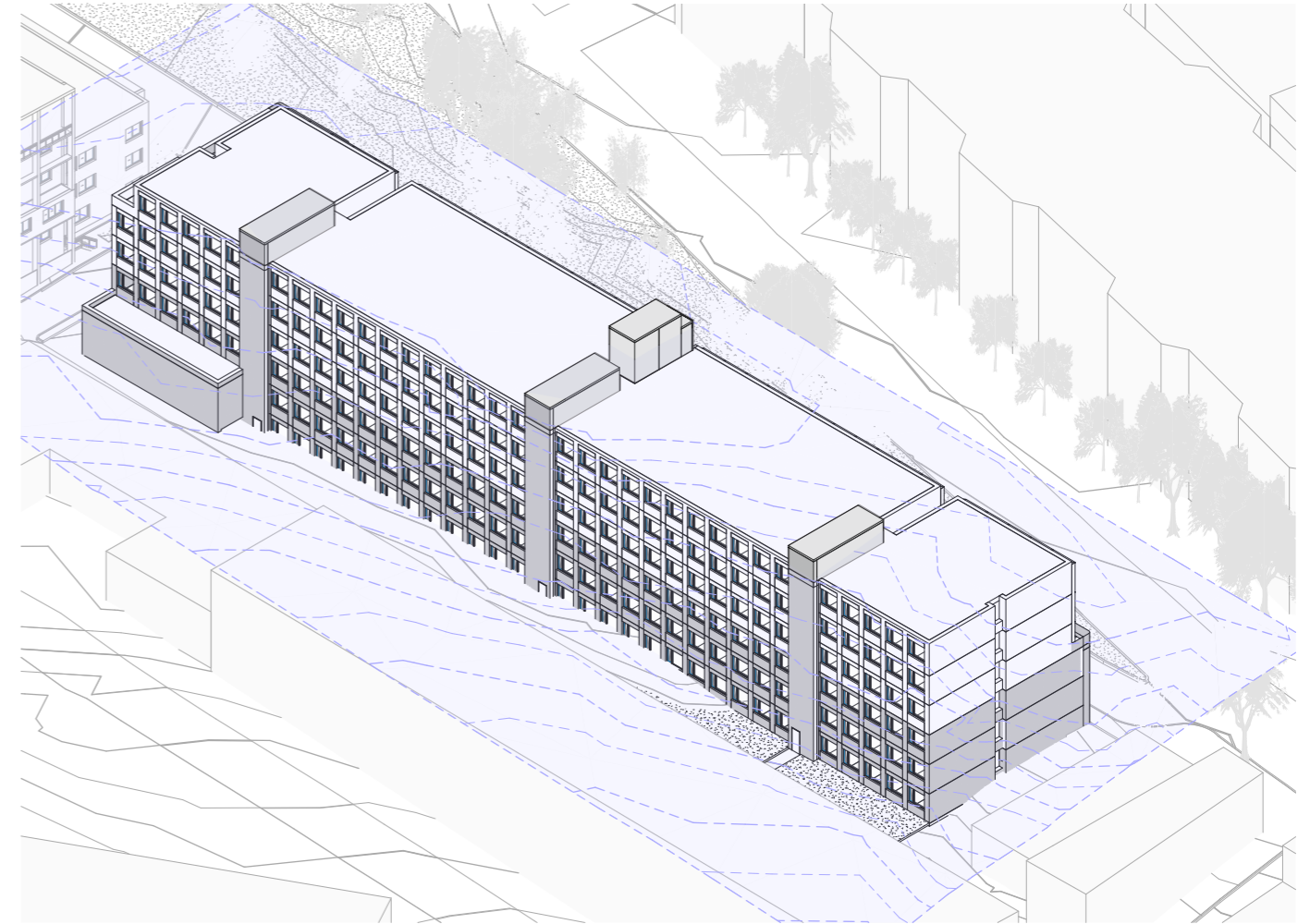


18m Height Plane

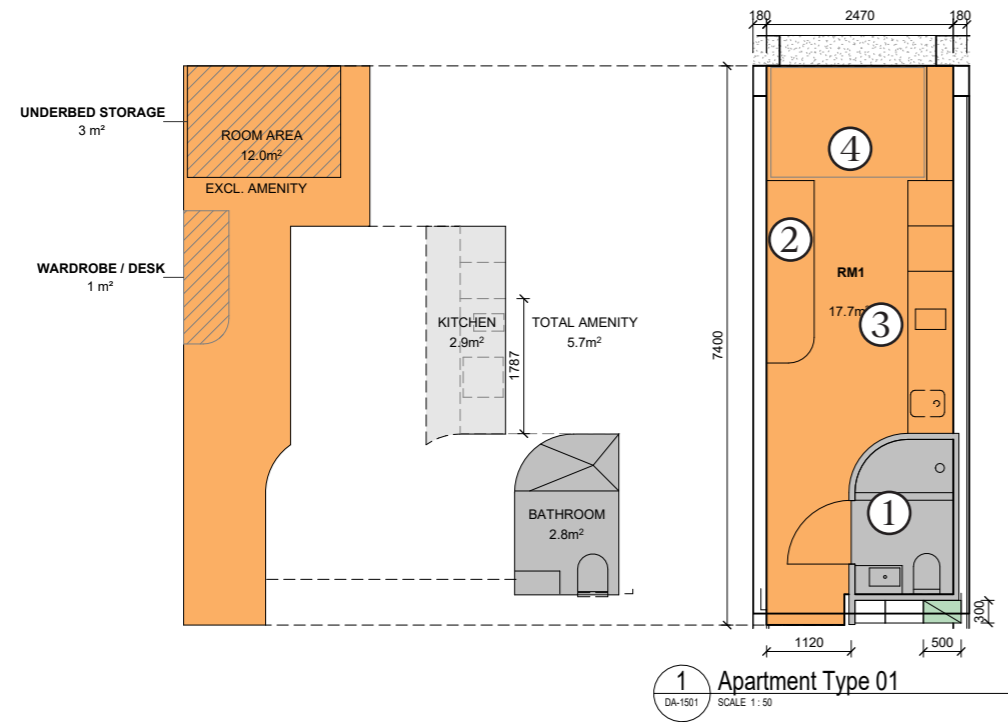
The diagram illustrates the volume of the reference scheme that exceeds the 18-metre height plane stipulated by the current LEP provision. This encroachment is minimal and confined to the portion of the site affected by a natural dip in the ground, which reaches approximately 1.5 metres at its deepest point.

To address this, the proposal seeks a modification to the Height of Buildings (HOB) provision, requesting an additional 2 metres. This adjustment would ensure full compliance of the reference scheme, while also accommodating a further 2 metres for a green roof zone. The green roof zone would support lift overruns, pergolas, and other elements necessary for functional access and use of the rooftop space.

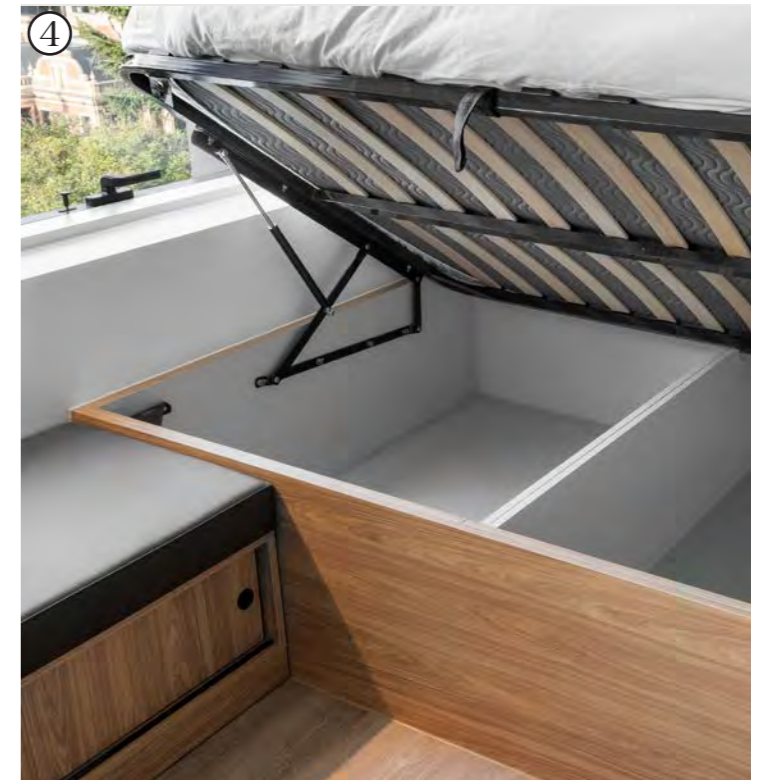
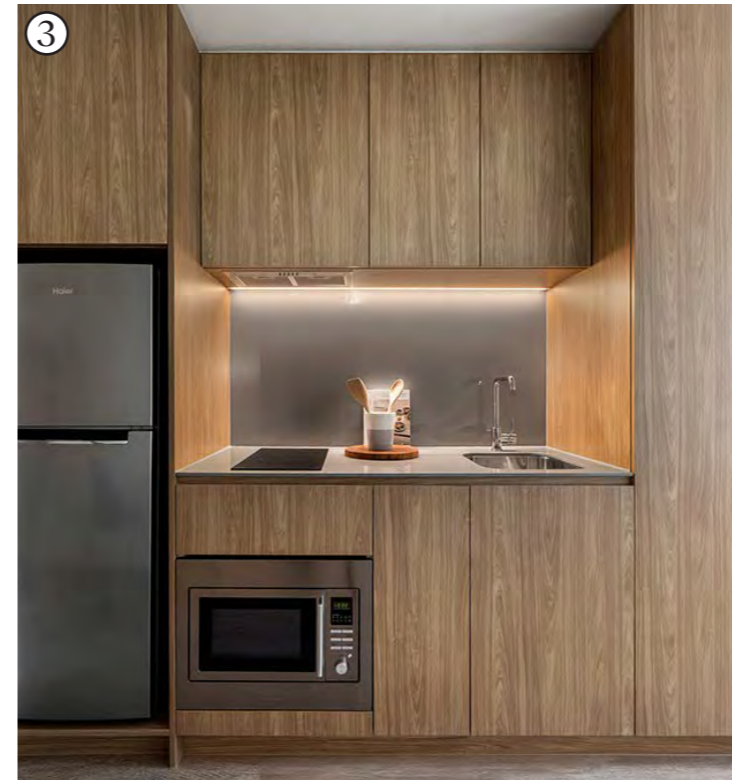
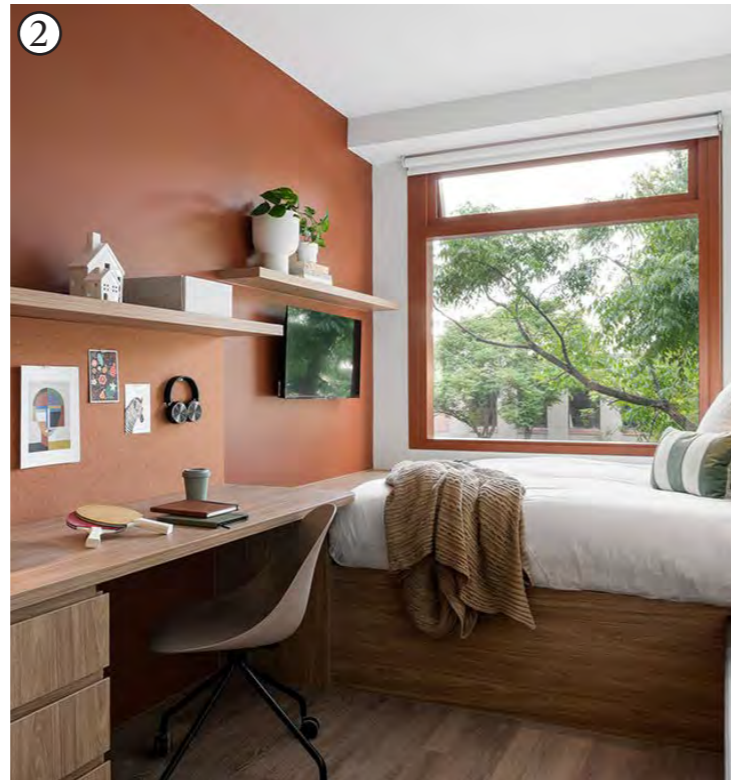
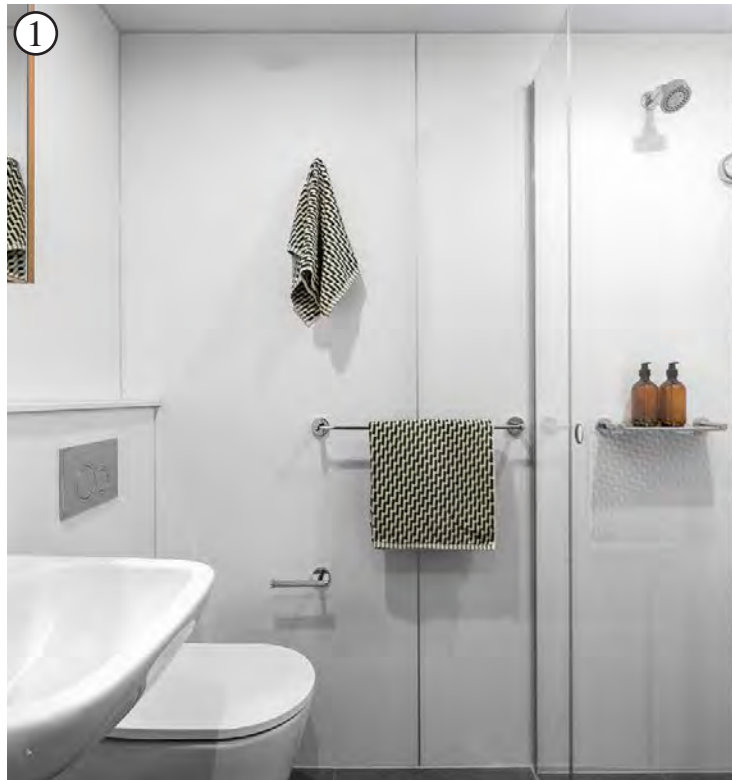
The adjacent diagram demonstrates full compliance with the proposed 20-metre height plane.



20m Height Plane

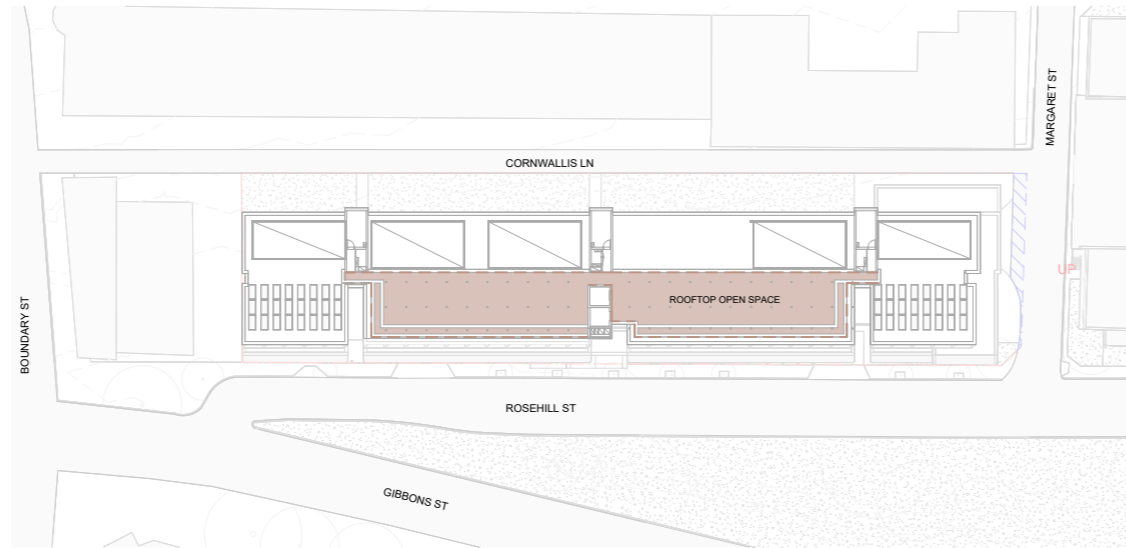
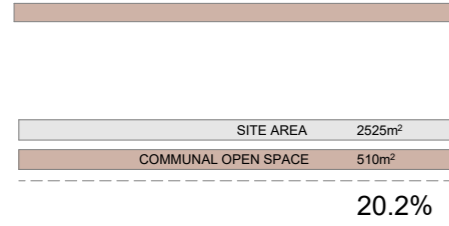


181



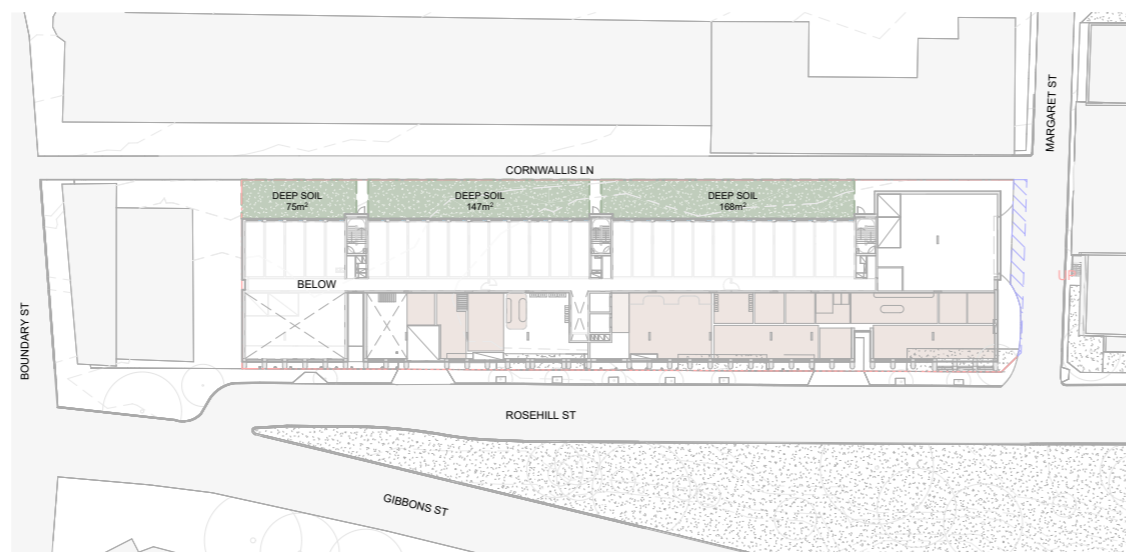
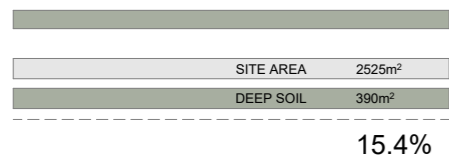
Deep soil and landscape

COMMUNAL OPEN SPACE SCHEDULE		
Level	Comments	Area
ROOF	COMMUNAL	510 m ²
		510 m ²
		510 m ²



ROOF LEVEL

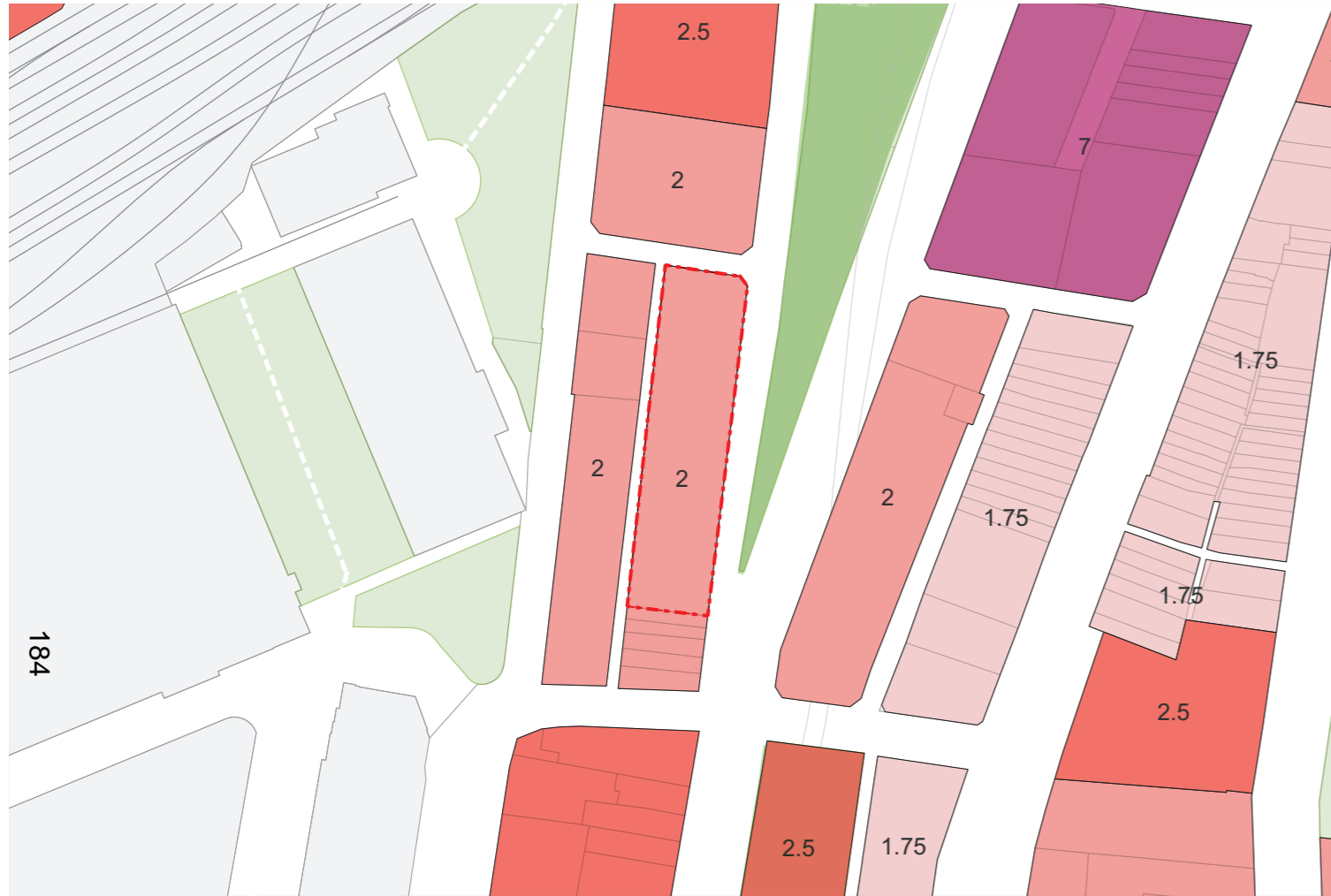
DEEP SOIL SCHEDULE		
Level	Comments	Area
LOWER GROUND	DEEP SOIL	75 m ²
LOWER GROUND	DEEP SOIL	147 m ²
LOWER GROUND	DEEP SOIL	168 m ²
		390 m ²
		390 m ²



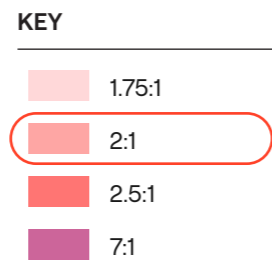
GROUND LEVEL

Proposed LEP amendments

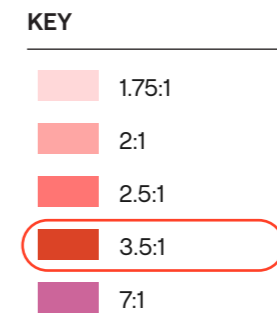
Proposed amendments to LEP Floor Space Ratio Controls



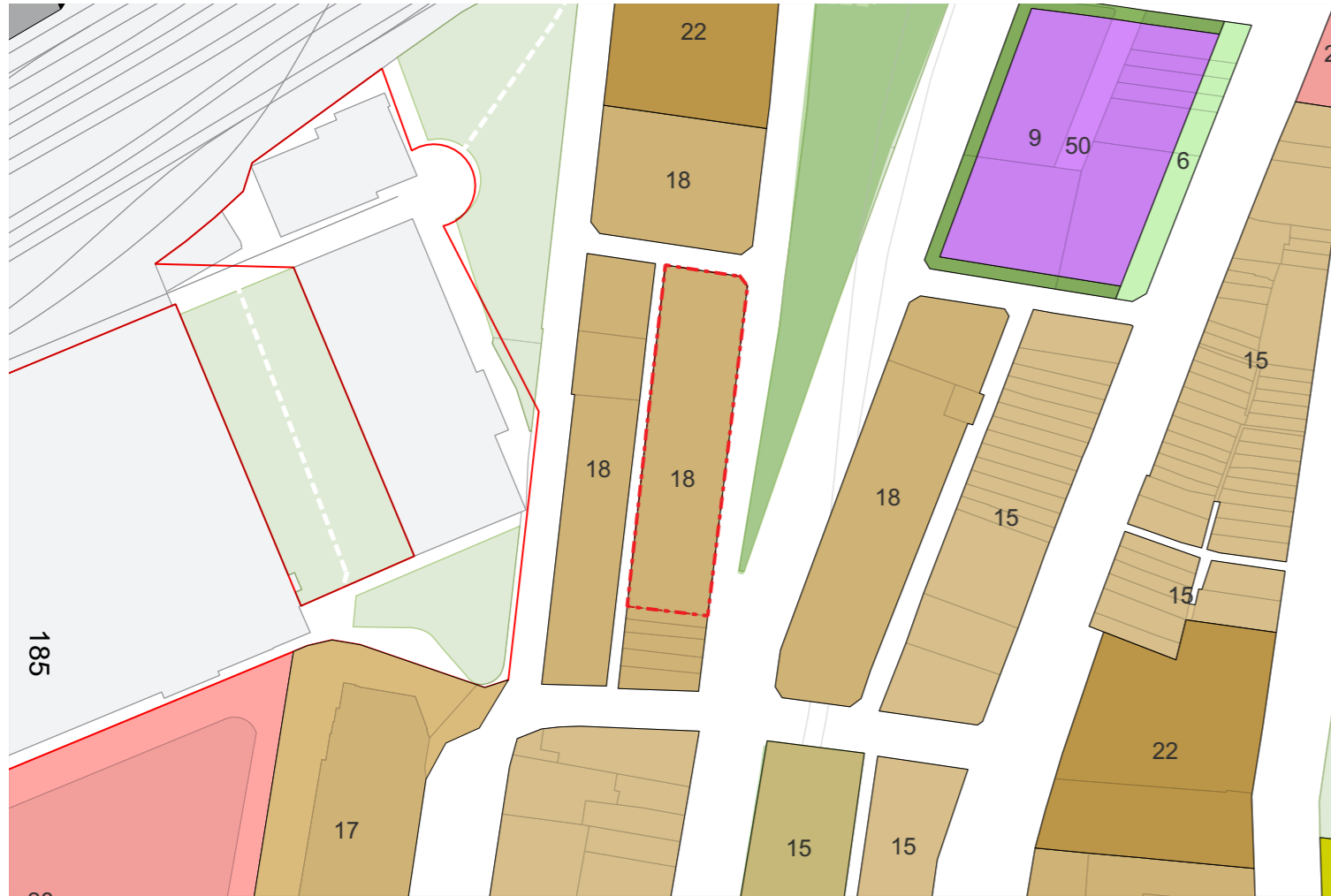
Existing Floor Space Ratio Map (FSR)
The existing controls for the subject site are 2:1.



Proposed Floor Space Ratio Map (FSR)
An increase in the permissible FSR for the subject site from 2:1 to 3.5:1.



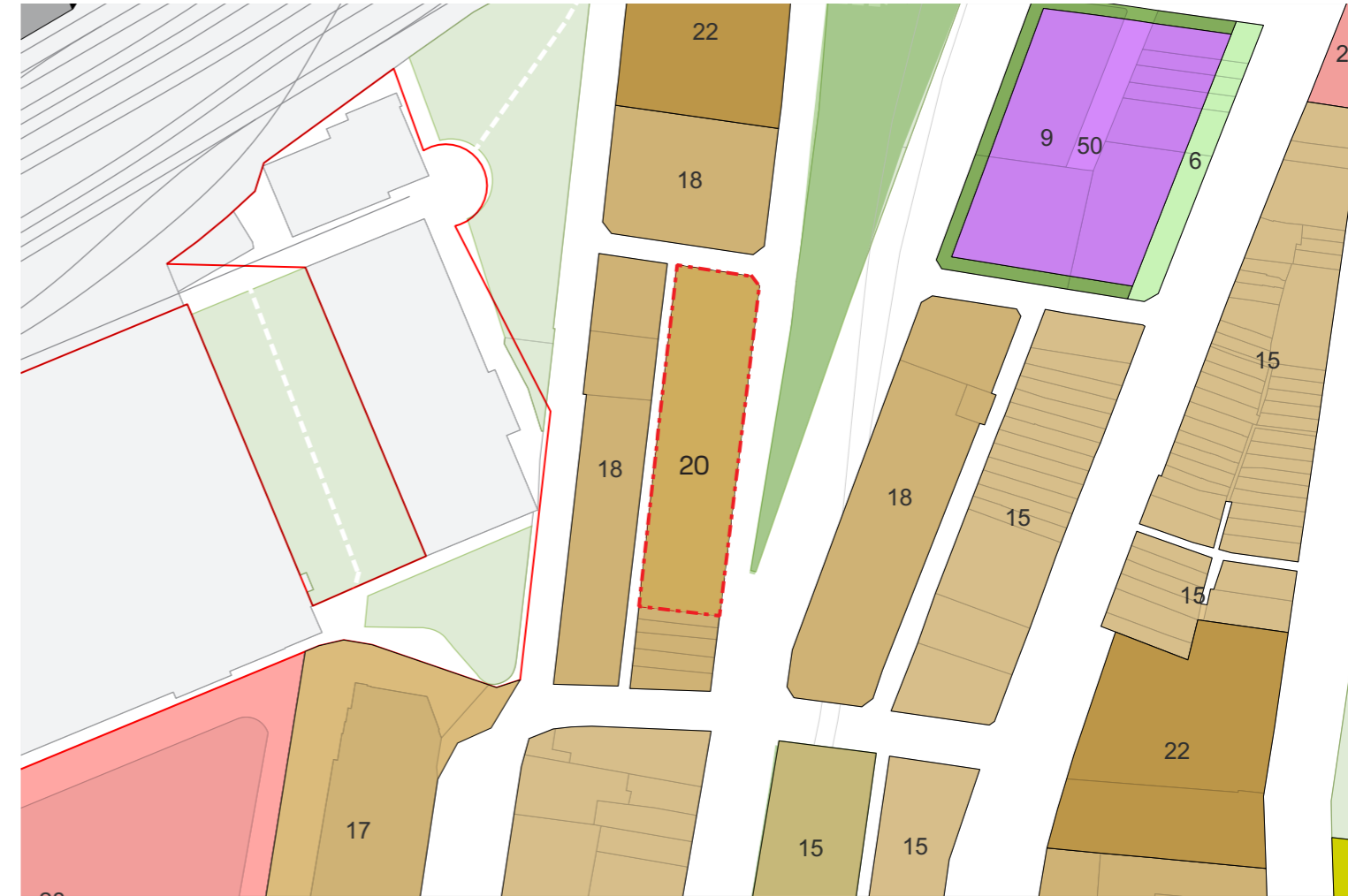
Proposed amendments to LEP Height of Building Controls



Existing Height of Building (HOB)
The existing controls for the subject site is 18m.

KEY

	O - 15m
	P - 18m
	R - 22m
	Y - 50m



Proposed Height of Building (HOB)
An increase in the permissible height for the subject site from 18m to 20m.
An increase of 2 metre to the Height of Building control in response to the site's natural ground that presents a dip of approximately 1.5m in the south-west corner of the site.

KEY

	O - 15m
	P - 18m
	Q - 20m
	R - 22m
	Y - 50m

Appendix 1

Eye of sun study

An initial eye of sun analysis was undertaken using a 3D digital terrain and building model sourced from MetroMap to identify potential overshadowing impacts. The study confirmed that any overshadowing from the proposed envelope is confined to the western façade of 39-61 Gibbons Street.

To ensure precision, the Gibbons Street façade was reconstructed with high geometric accuracy using a combination of survey data, detailed façade elevations, point cloud information, and on-site verification, thereby minimising modelling assumptions and improving analytical reliability.

The design and orientation of 39-61 Gibbons Street enables compliance with solar access requirements for apartments on Levels 1-3 along the Gibbons Street façade. However, as the ground floor apartments are recessed, they require targeted, high-resolution assessment.

As the objective of the study is to determine the duration of direct solar access to living areas, a minimum of 1m² of glazing to each living room was required to be visible within the eye of sun analysis. This condition occurs after 12:30 pm for the ground floor apartments, which has been examined in detail.

The results of this analysis are presented on the following pages.



9:00 am



10:00 am



11:00 am



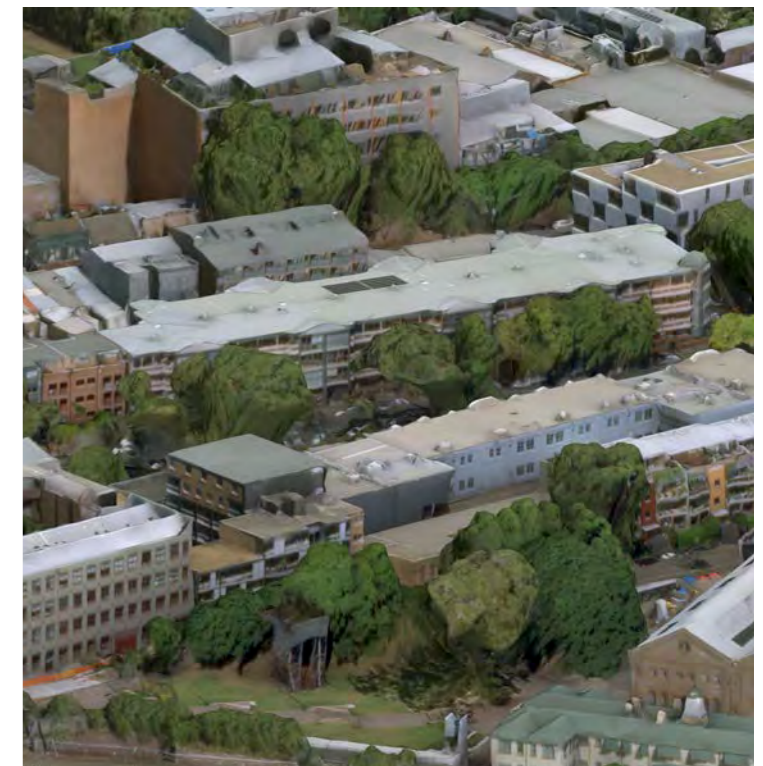
12:00 pm



1:00 pm

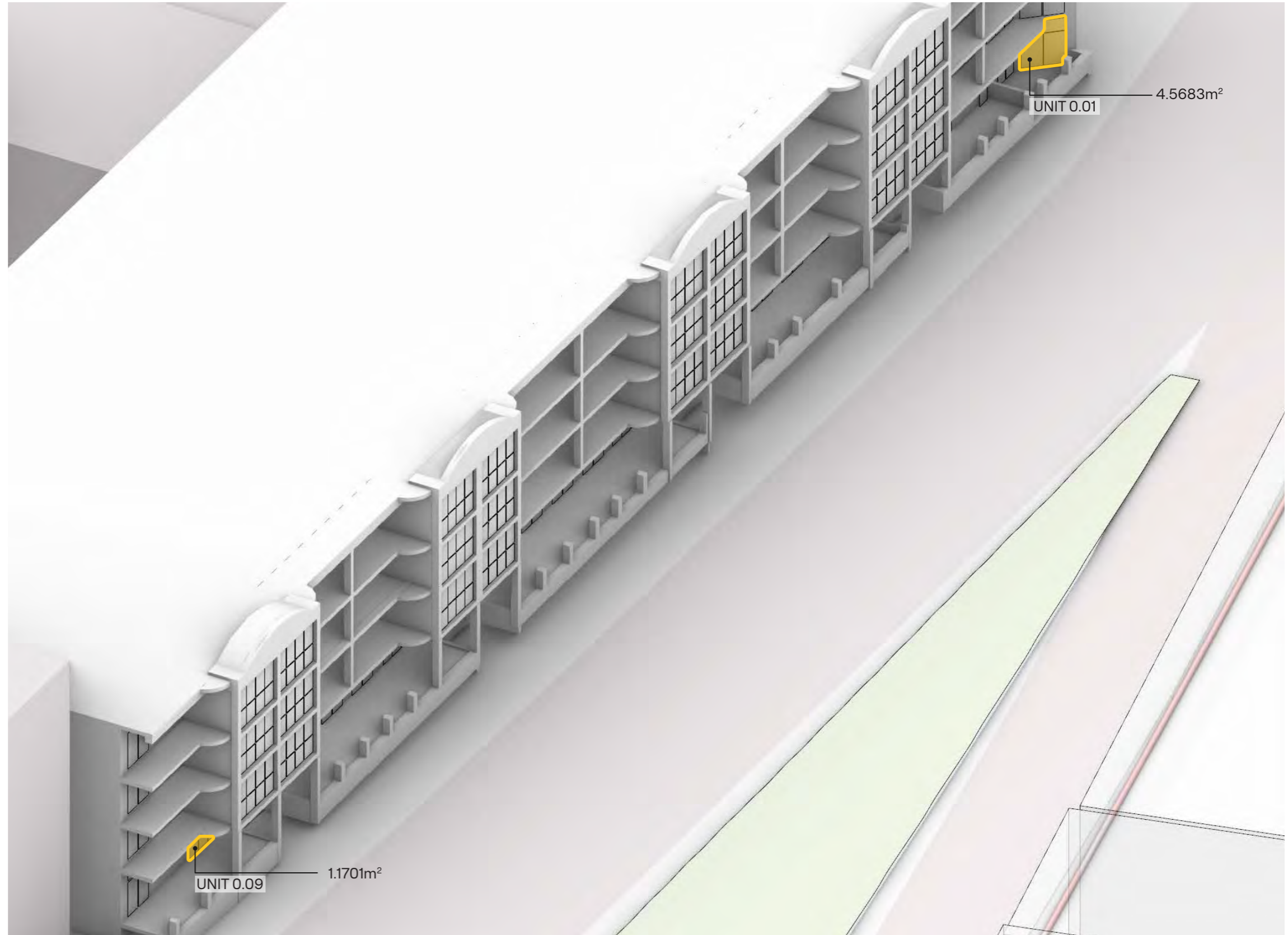


2:00 pm



3:00 pm

12:30pm



188

KEY

- <1sqm
- ≥ 1sqm

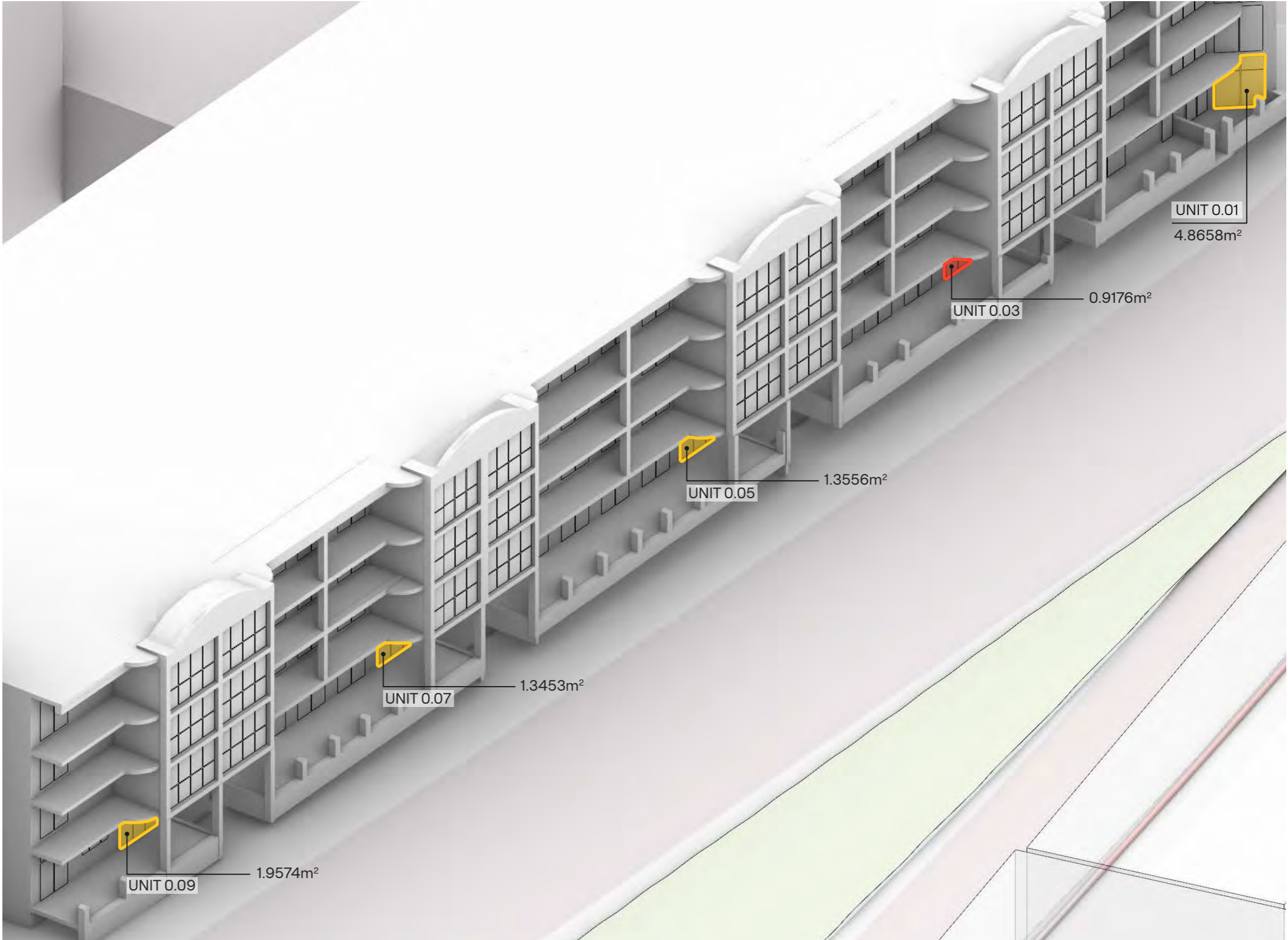


Existing conditions

1:00pm

Apartments where 1 m² of glazing to the living area is not exposed to direct sunlight at 1:00 pm will not satisfy the ADG requirement for a minimum of two hours of solar access between 9:00 am and 3:00 pm.

Accordingly, Unit 0.03 does not fall within this category.



190

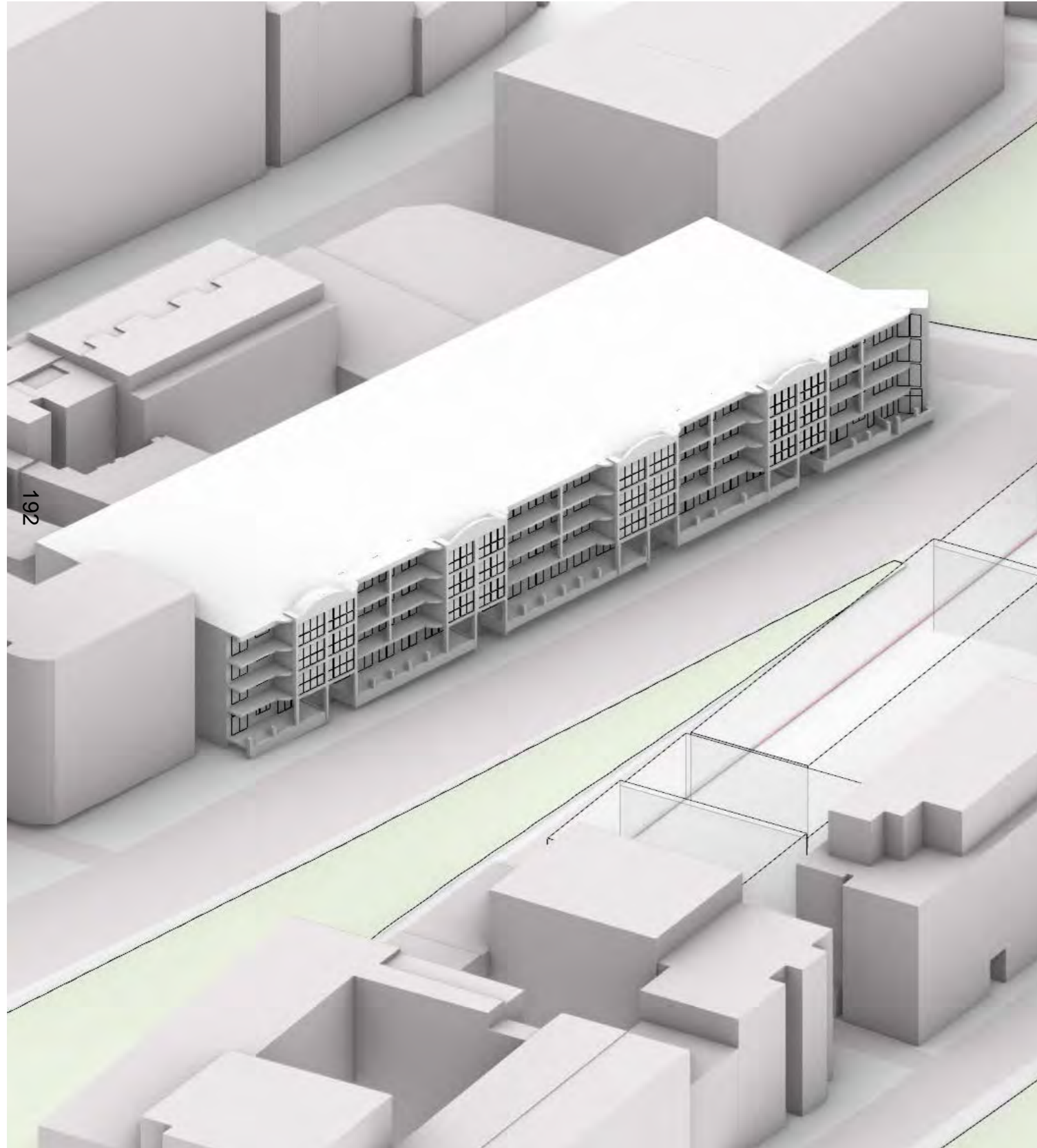


191

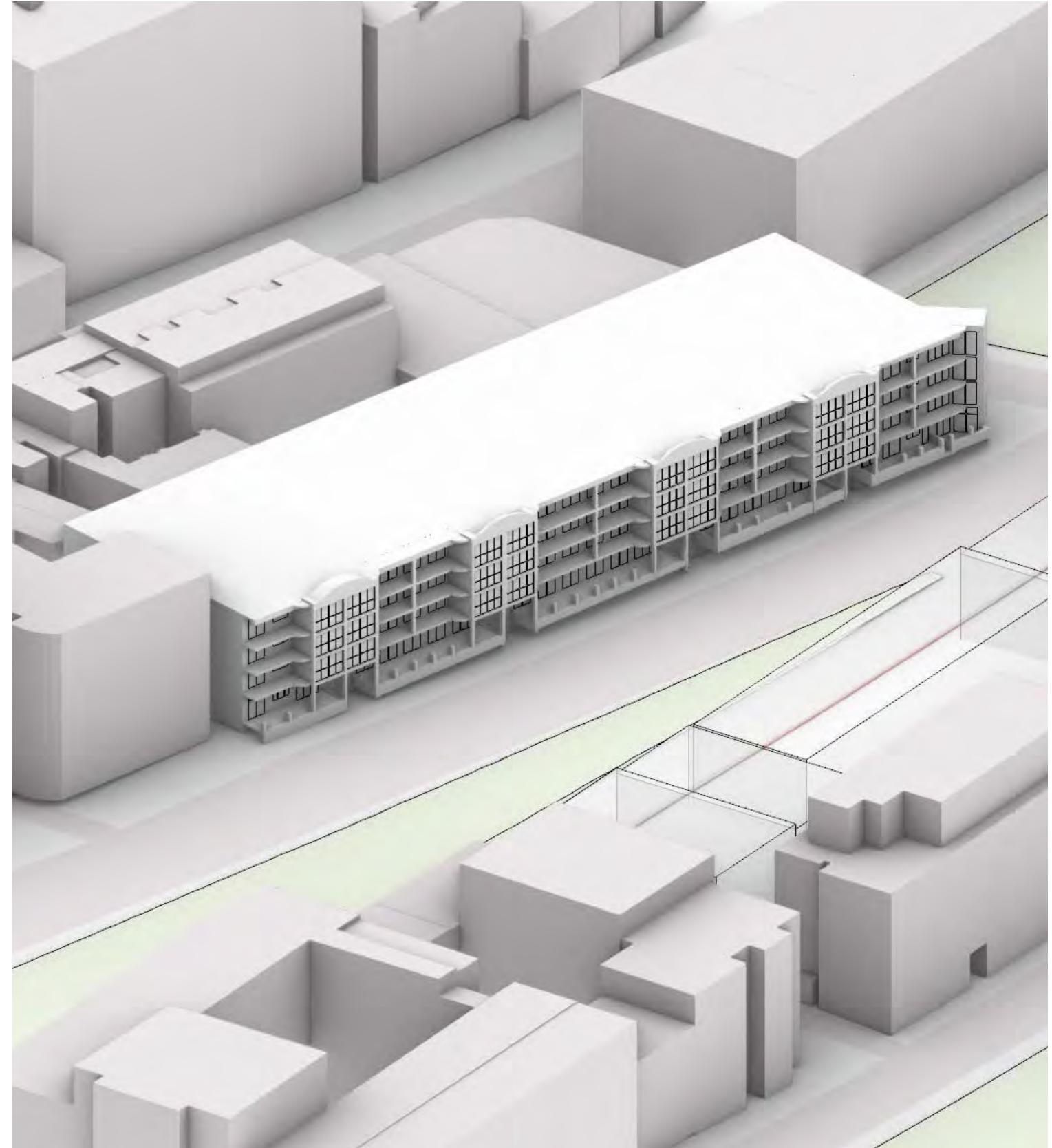
KEY

- <1sqm
- ≥ 1sqm

1:30pm

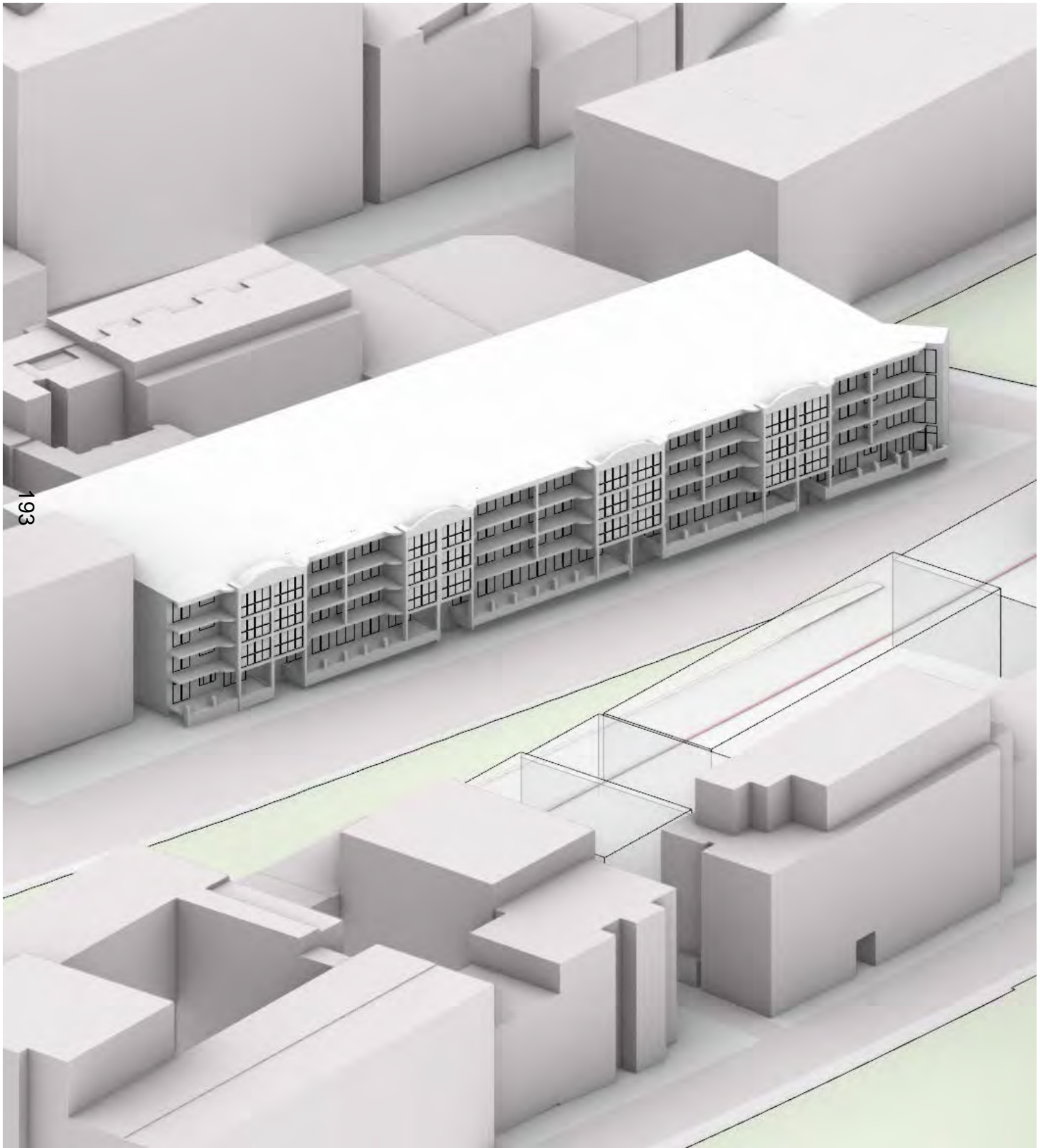


1:45pm

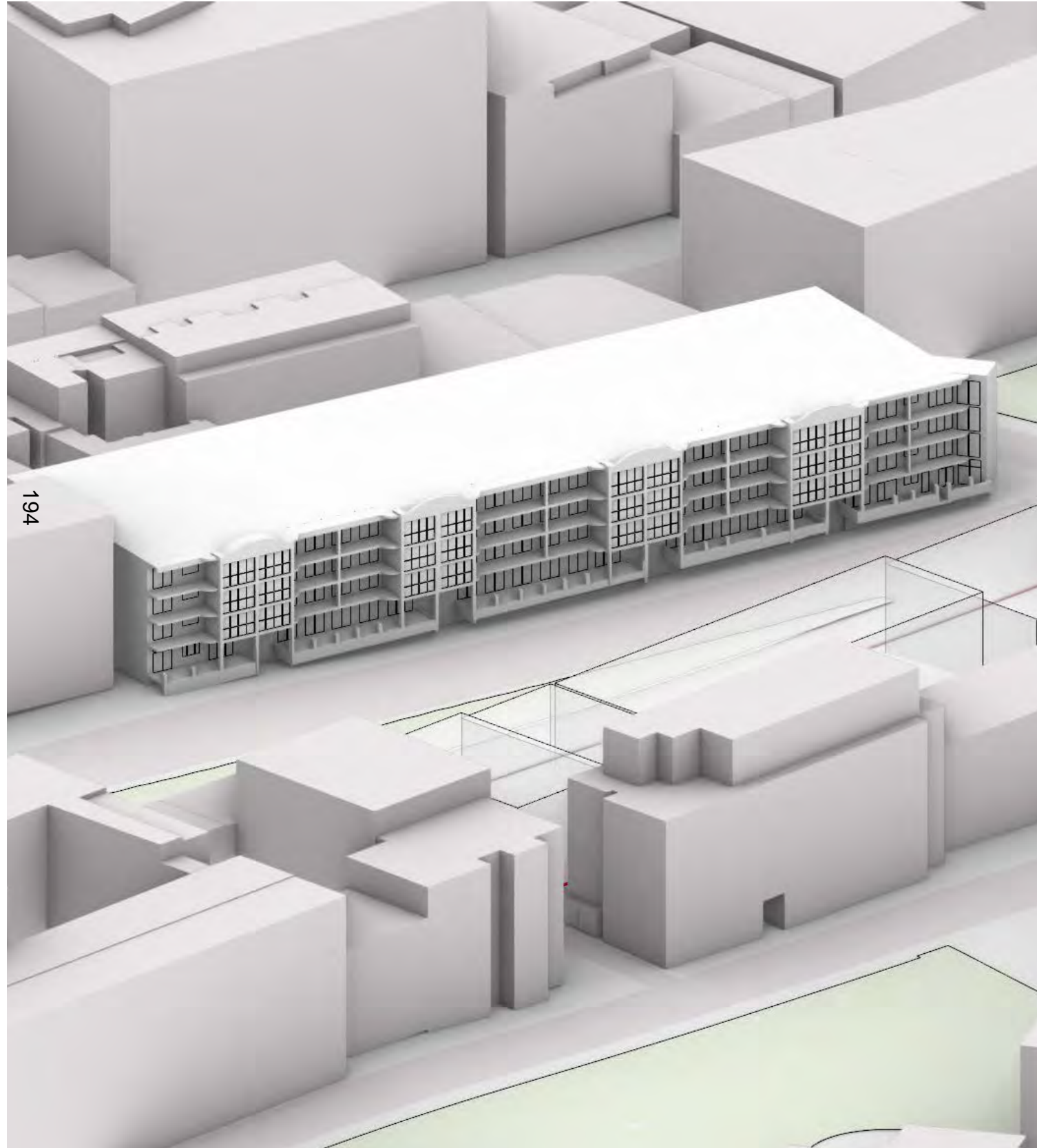


2pm

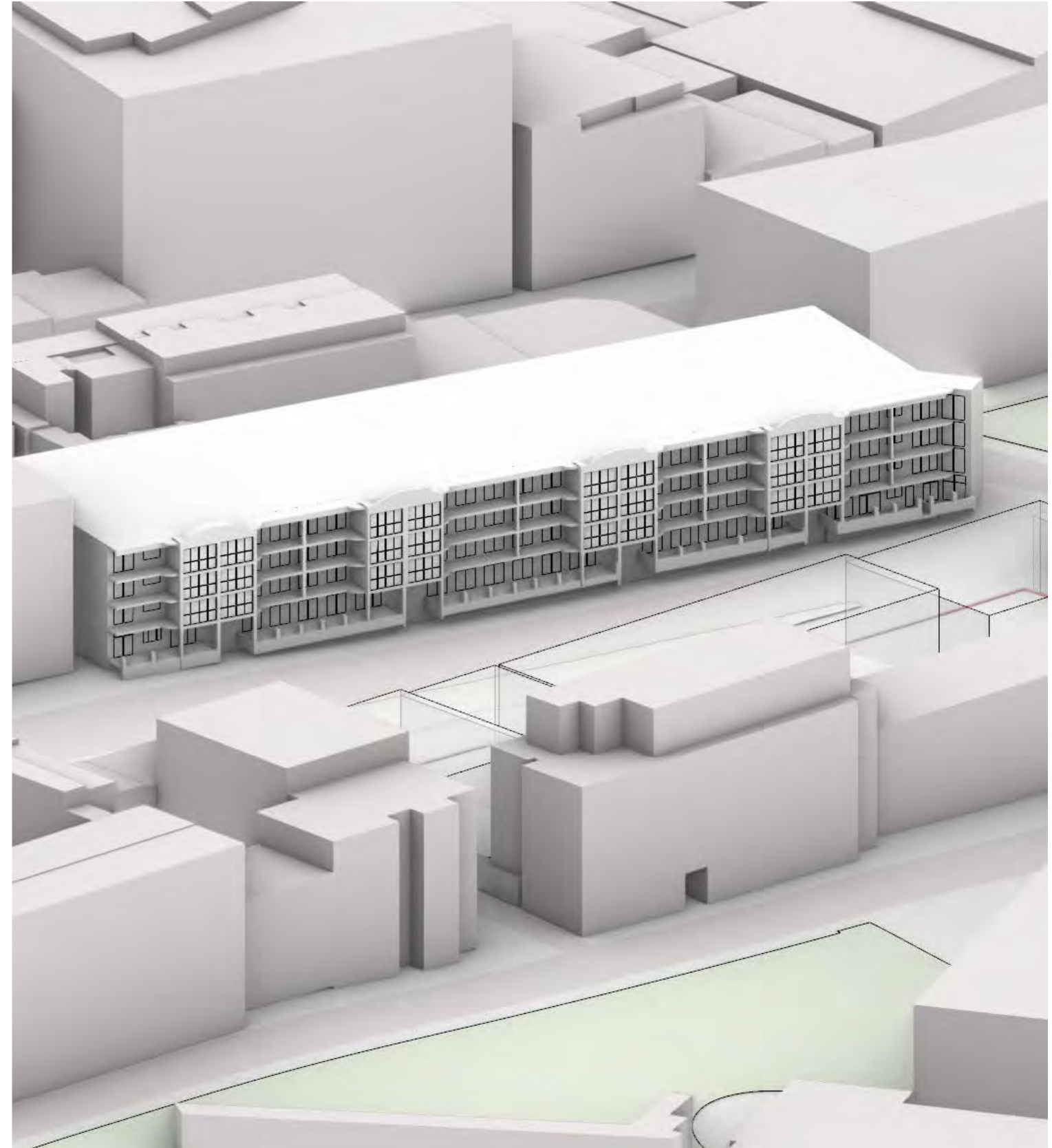
2:15pm



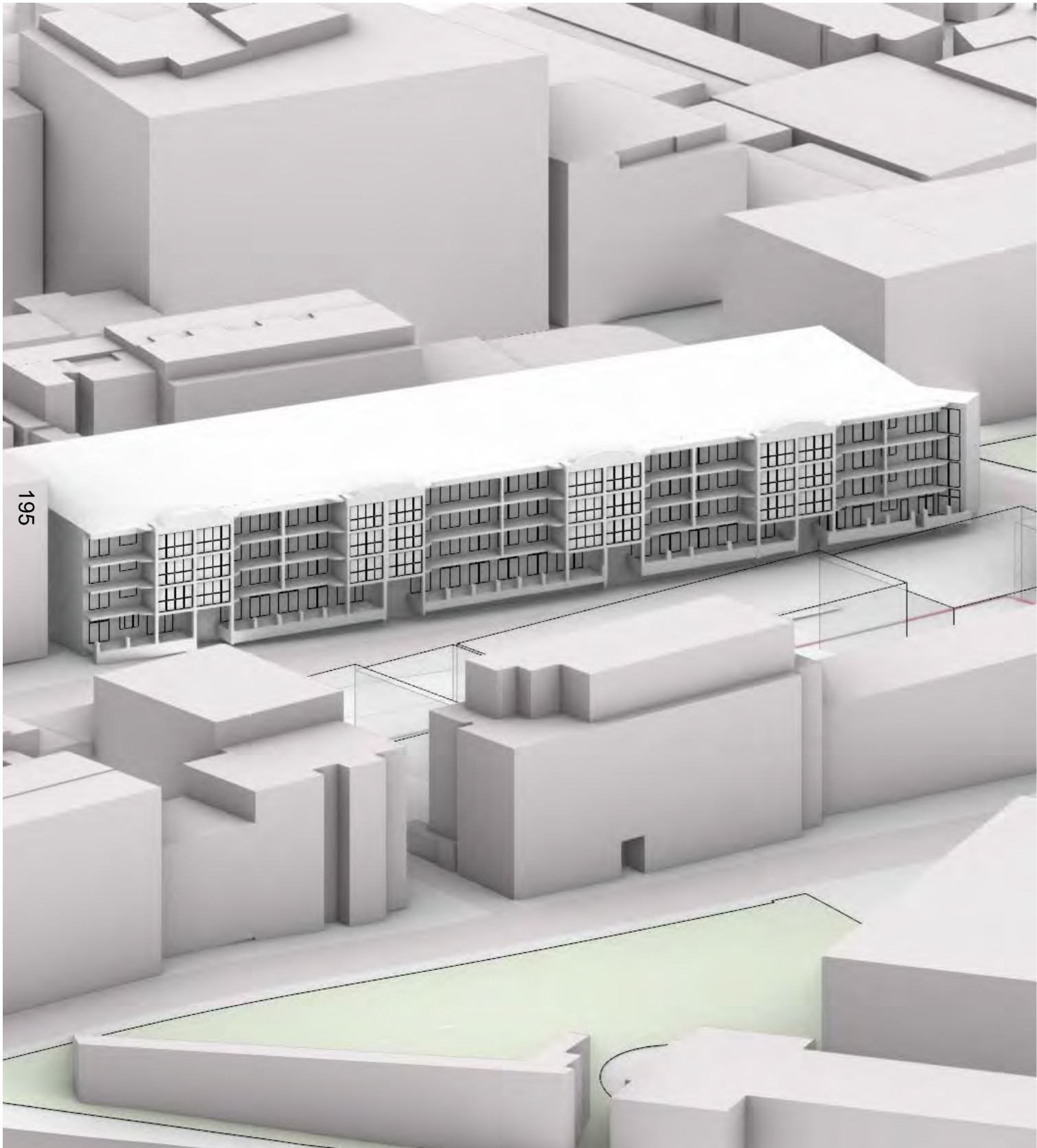
2:30pm



2:45pm



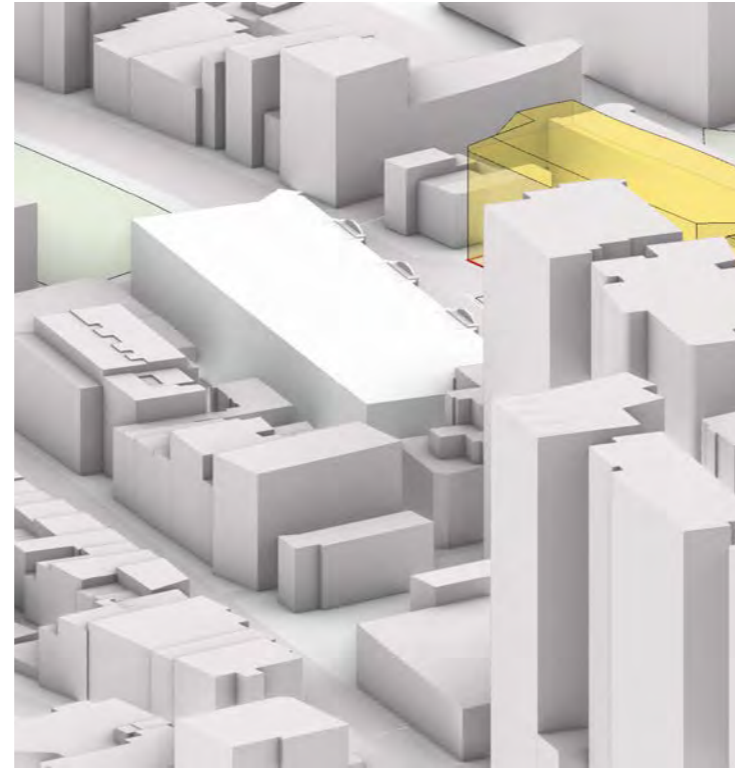
3pm



Eye of sun study

The eye of sun analysis for the proposed envelope indicates that overshadowing impacts occur after 1:00 pm. However, as discussed in Chapter 5 - Solar testing, these impacts remain compliant with the allowable reductions specified in the City of Sydney's 'Minimising Overshadowing of Neighbouring Apartments' guideline.

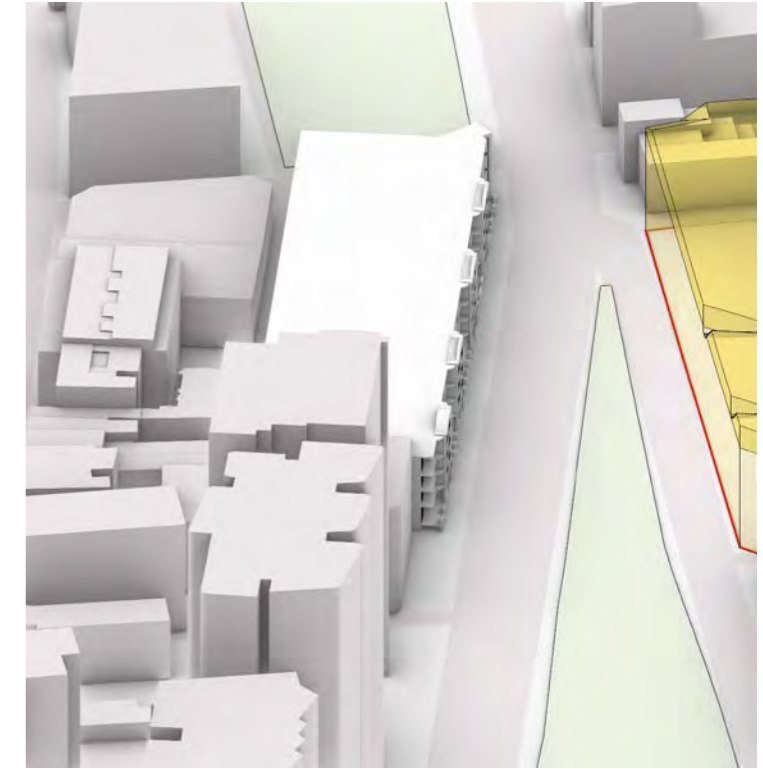
196



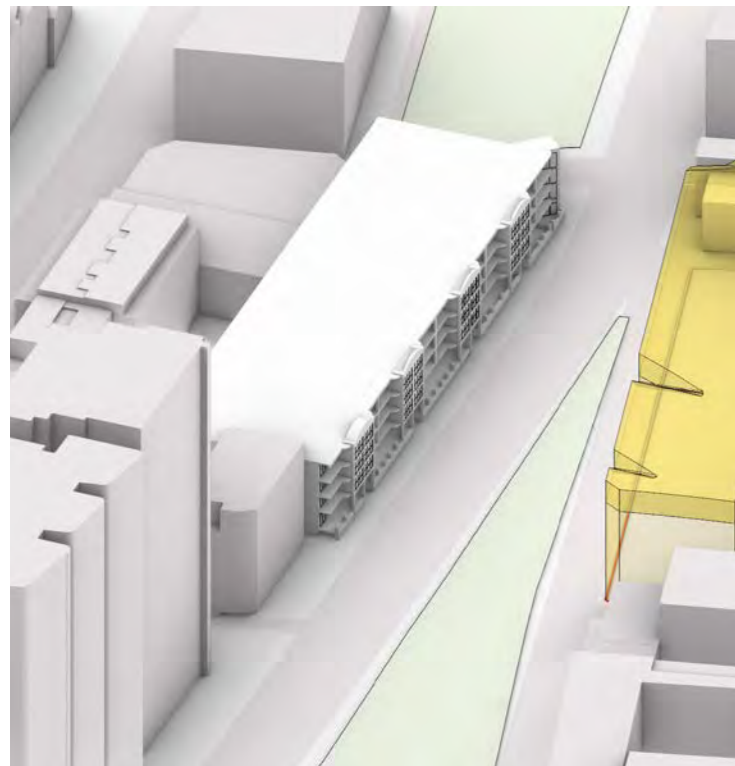
9:00 am



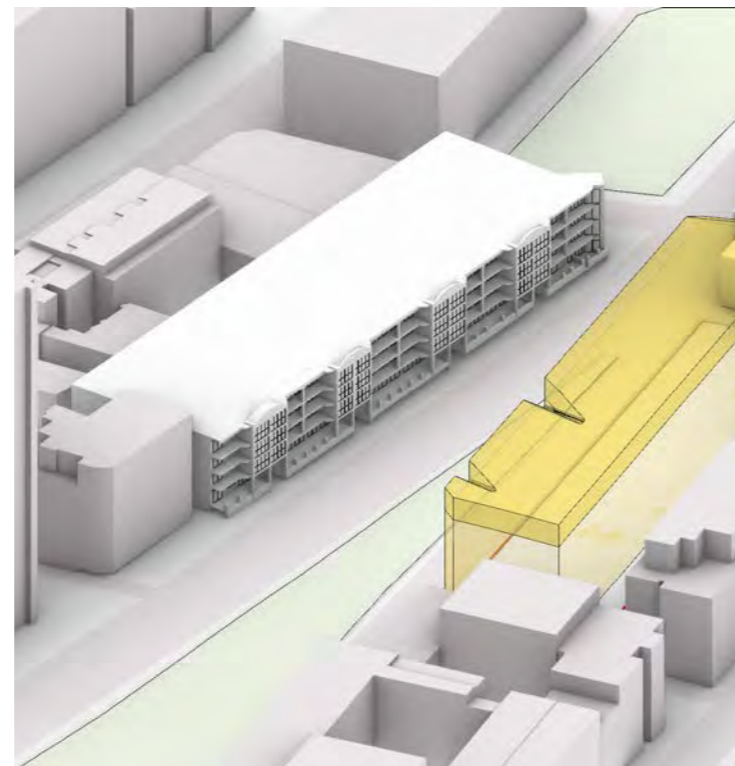
10:00 am



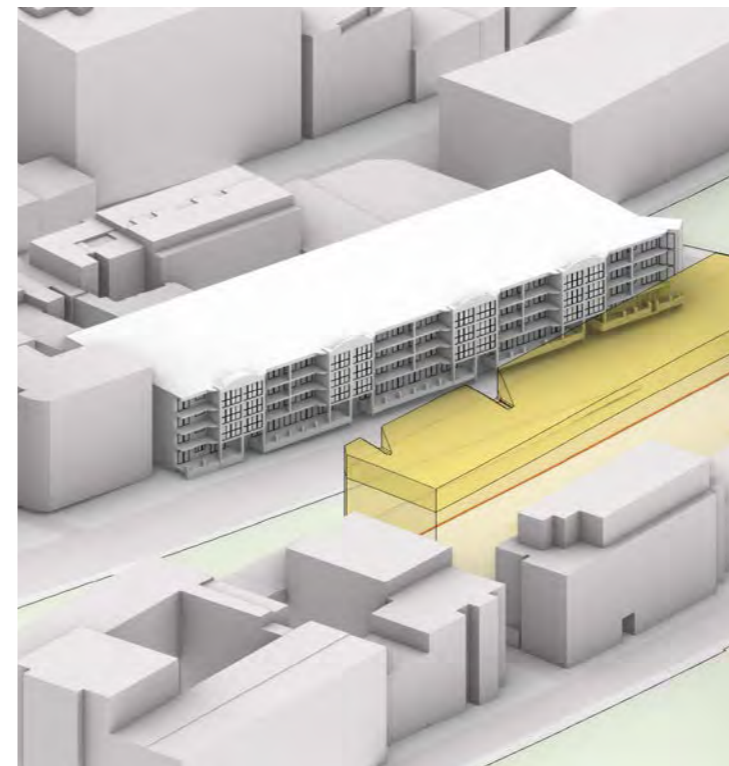
11:00 am



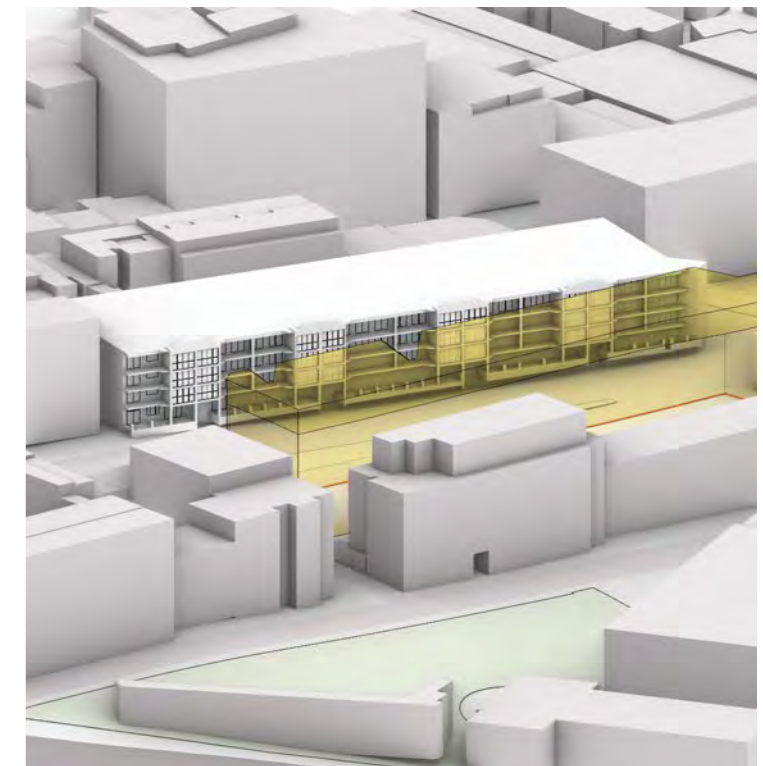
12:00 pm



1:00 pm

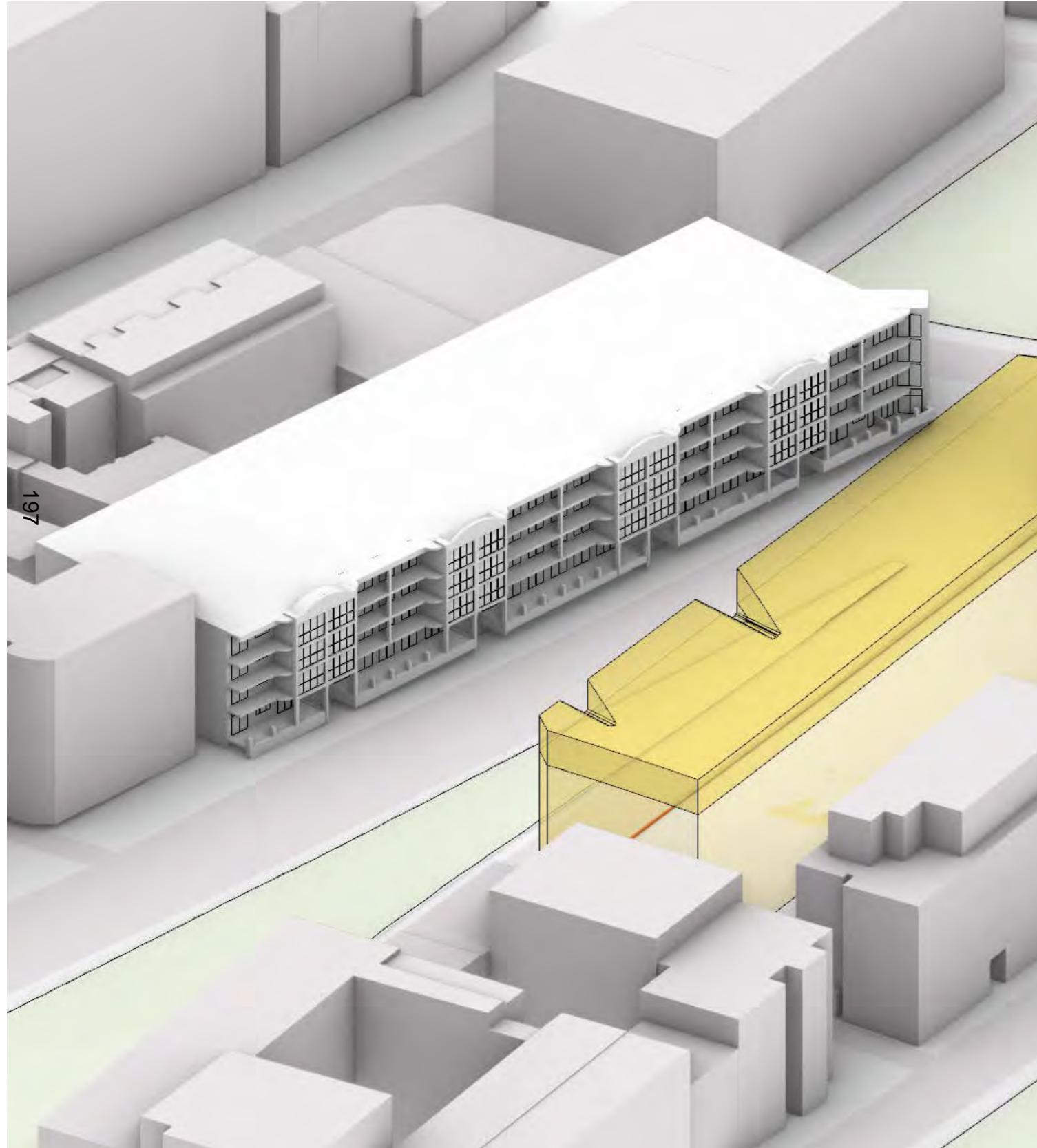


2:00 pm

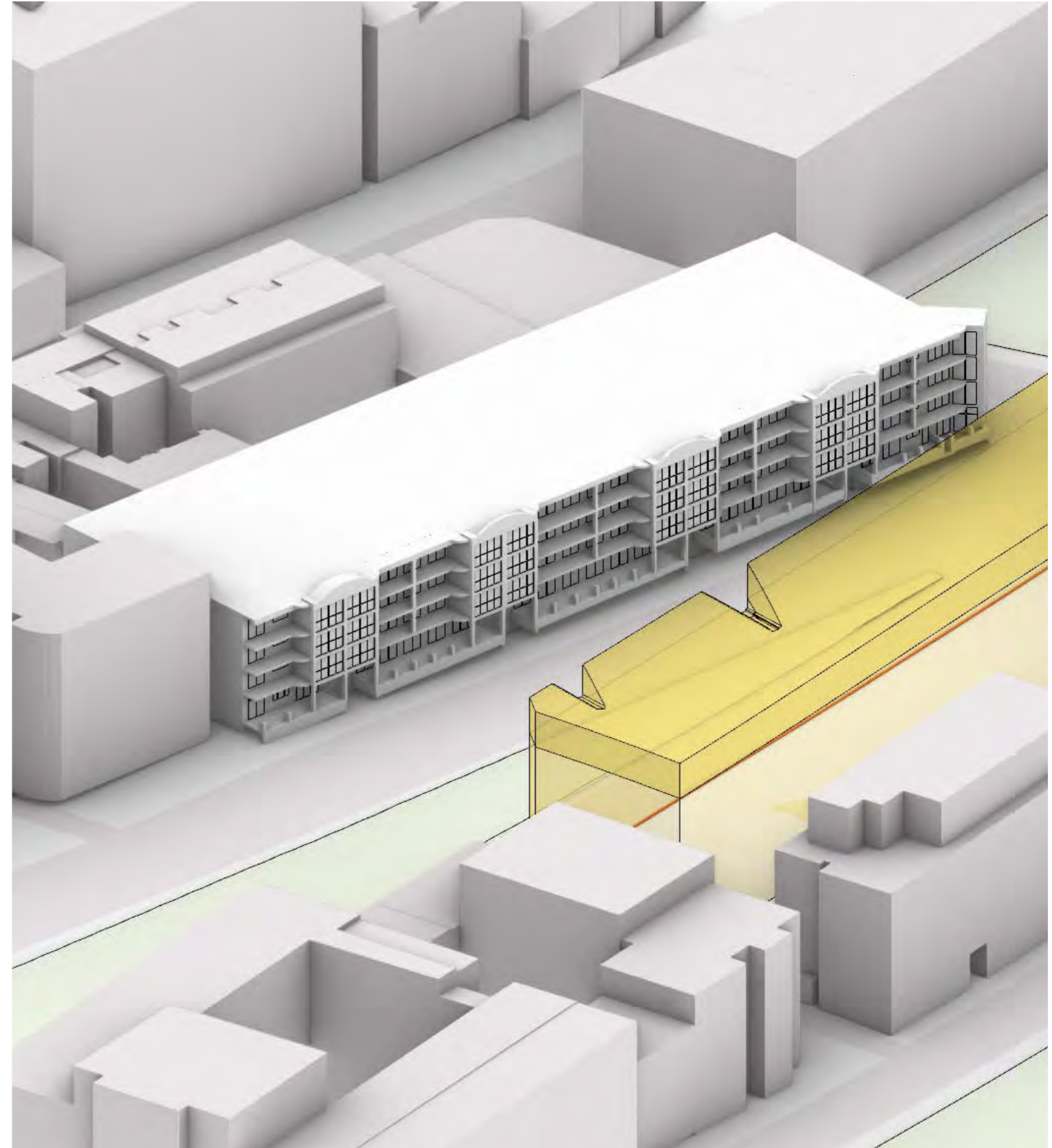


3:00 pm

1:30pm

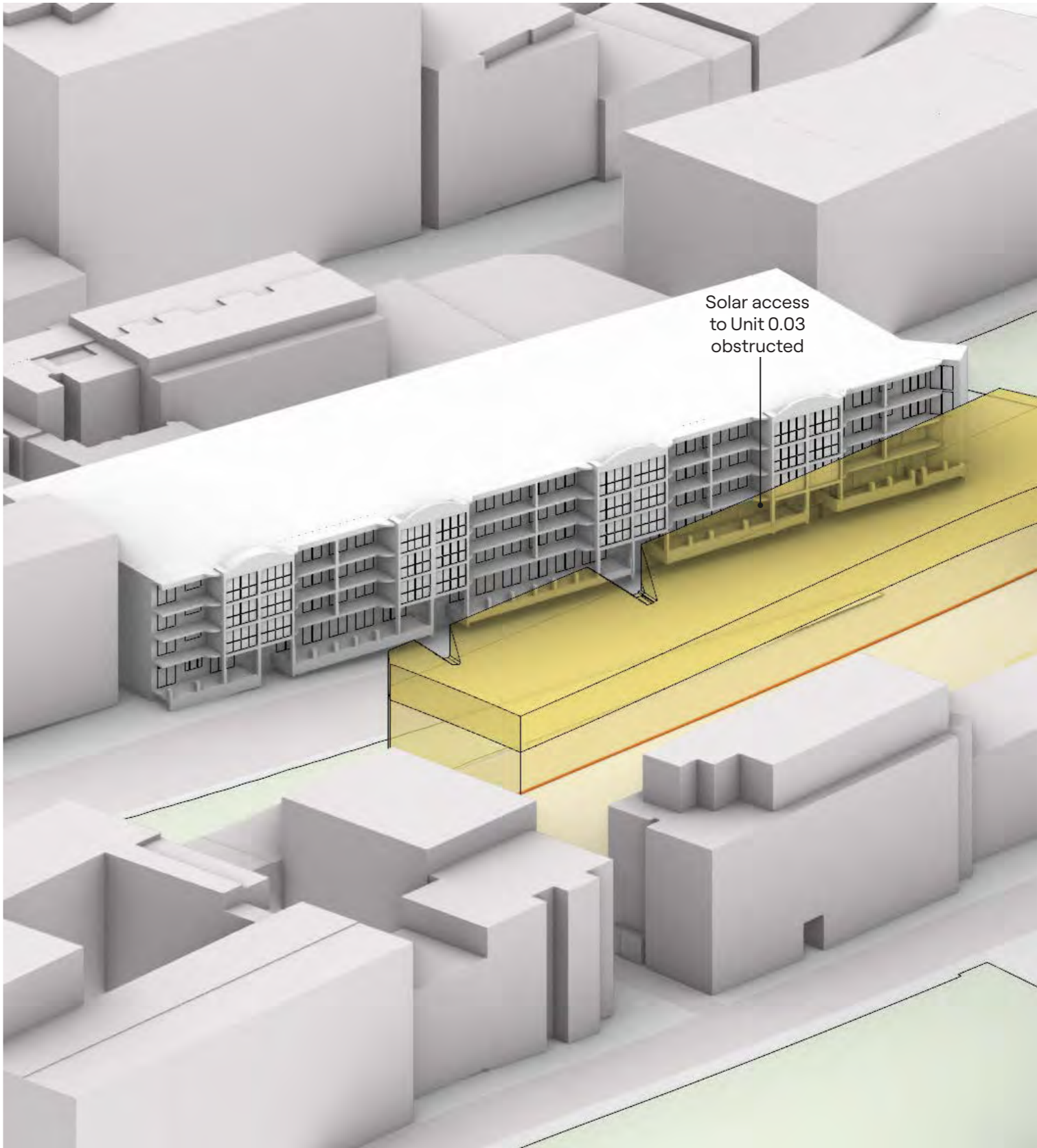
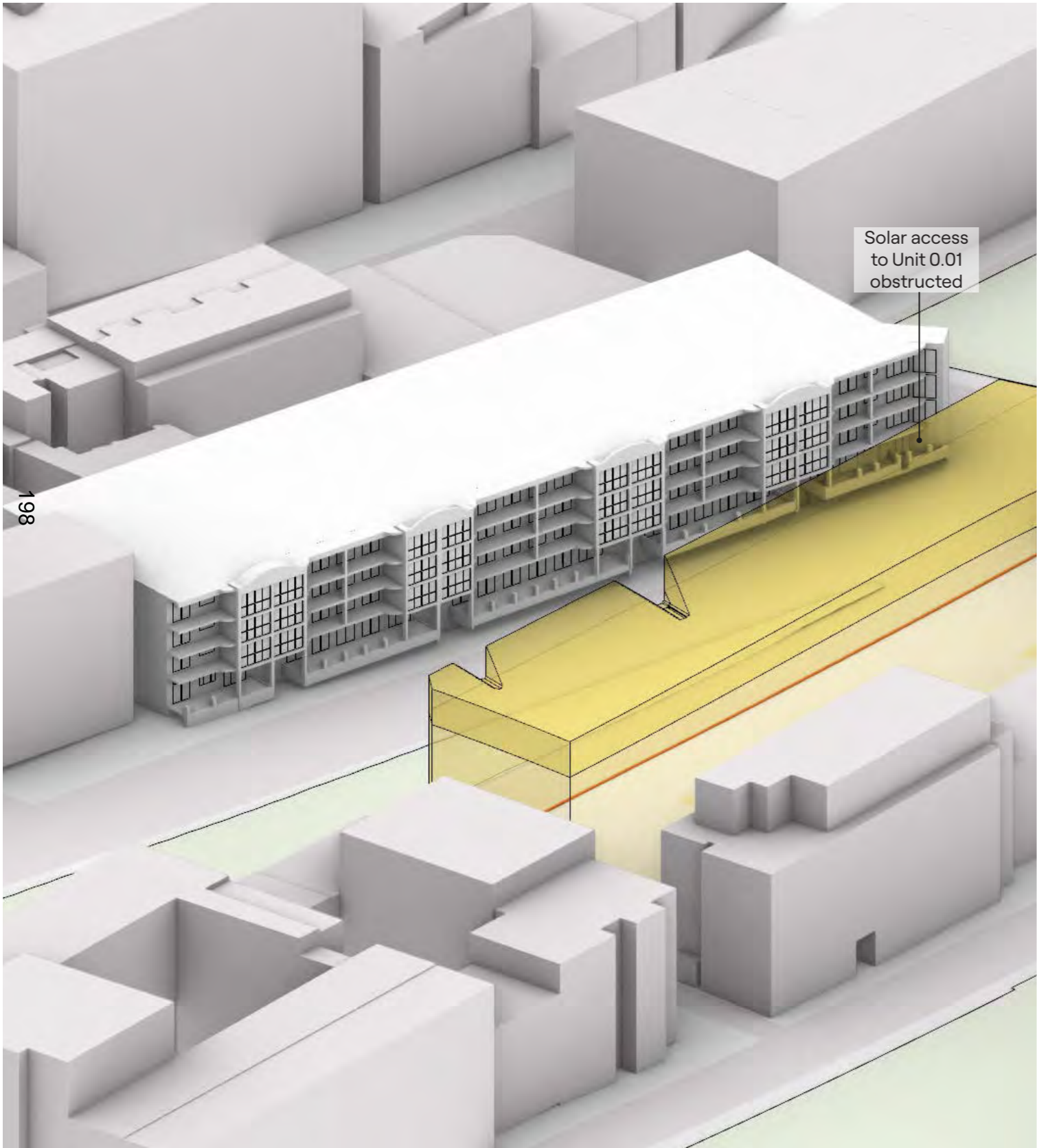


1:45pm

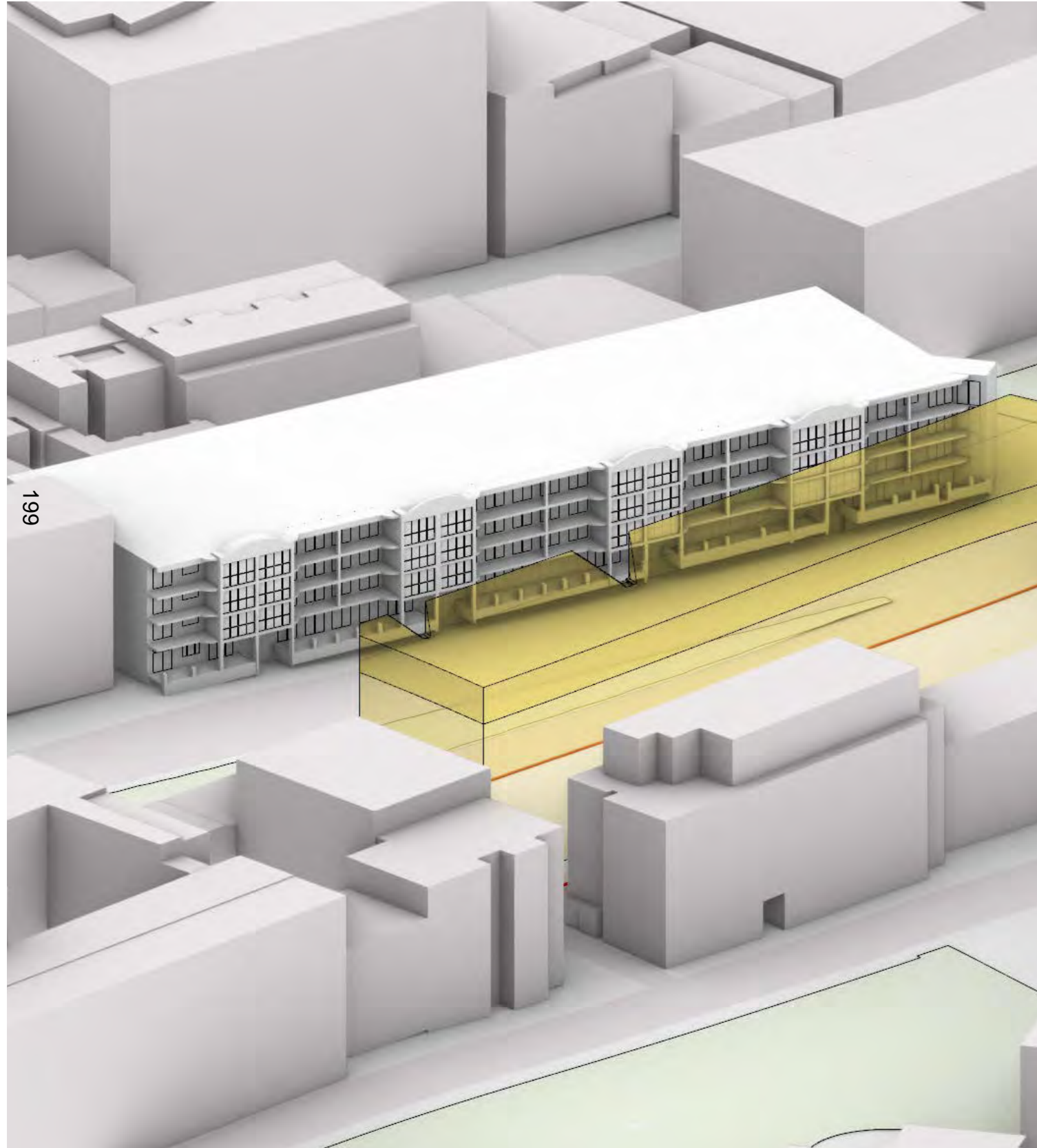


2pm

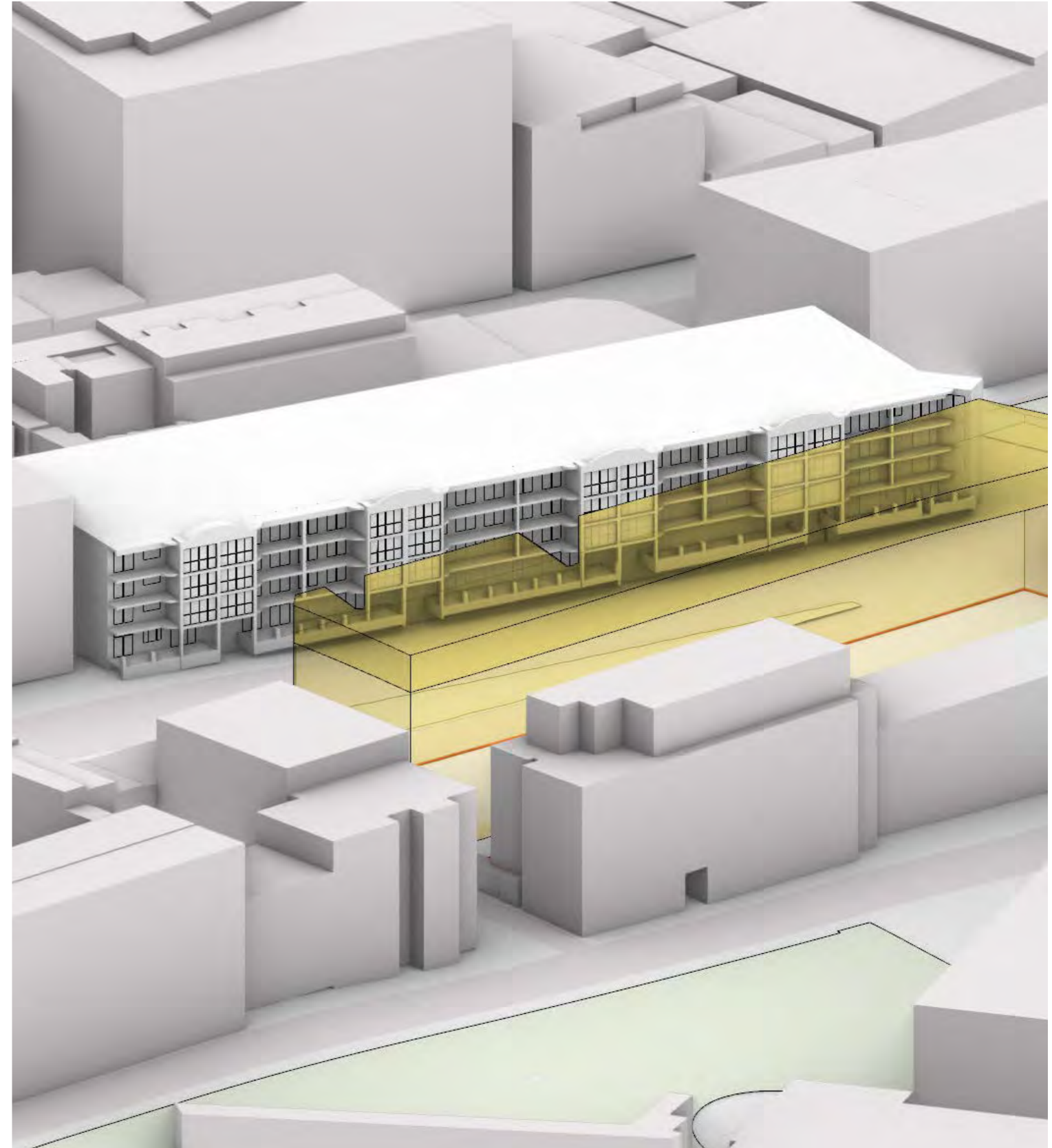
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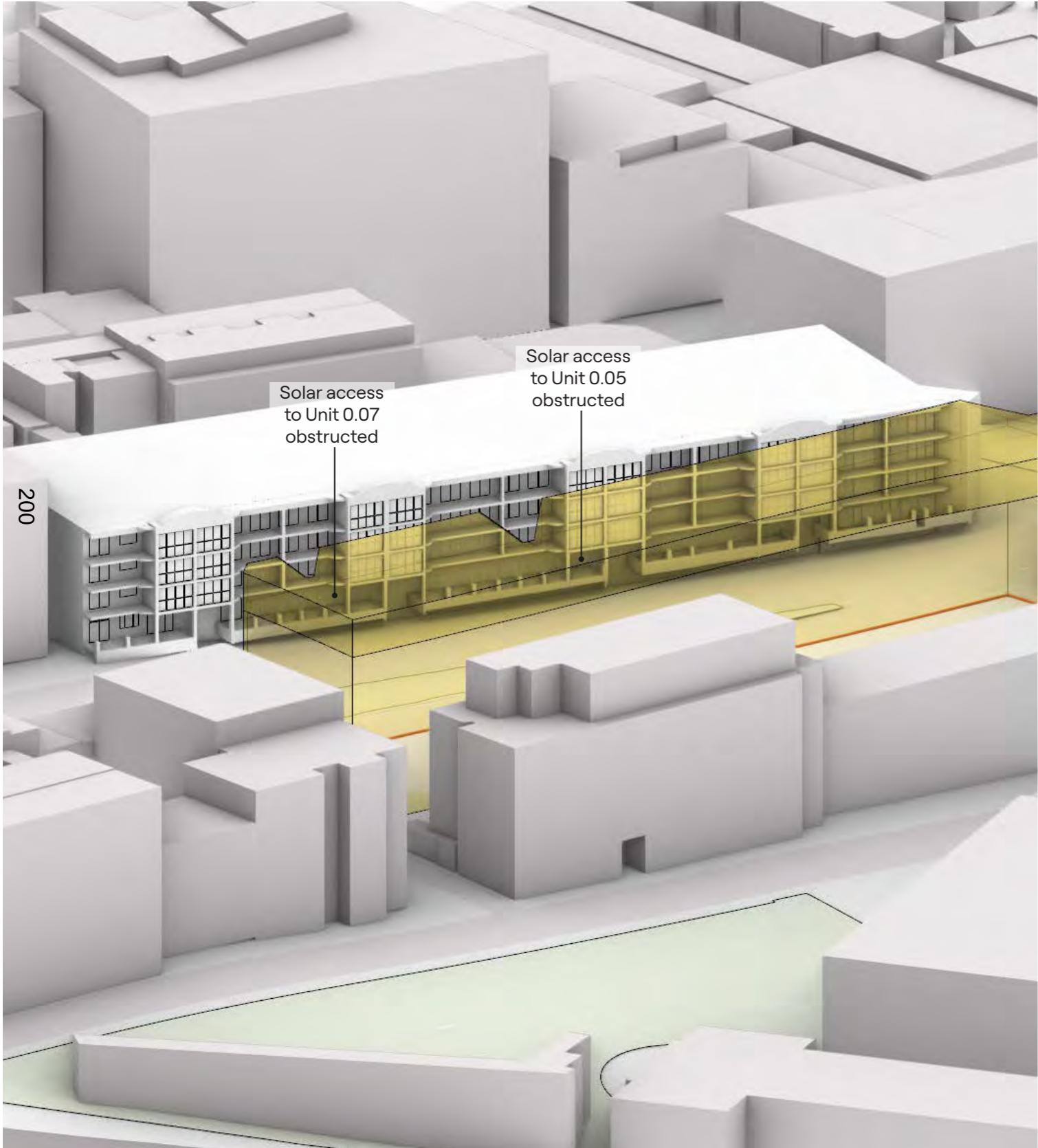


2:30pm



2:45pm





SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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