

# **Attachment D3**

## **Architectural Design Report**

## Technical Appendices

# Technical Appendices Schedules

LEVEL	BUILDING A				BUILDING B				SUBTOTAL
	STUDIO	1 BED	2 BED	3 BED	STUDIO	1 BED	2 BED	3 BED	
7		4	10	4					18
6		4	10	4					18
5		7	9	4					20
4		7	9	4					20
3		7	9	5					21
2		7	9	5	1				21
1		2	2	4	1				8
G		2	3	3					8
<b>TOTAL</b>	<b>0</b>	<b>40</b>	<b>61</b>	<b>33</b>	<b>0</b>	<b>2</b>	<b>17</b>	<b>8</b>	<b>27</b>
									<b>161</b>

**MIX**

	STUDIO	1 BED	2 BED	3 BED	TOTAL
TOTAL	0	42	78	41	161
%	0.0%	26.1%	48.4%	25.5%	
REC'D		MAX 30%	MIN 10%		

**GFA / FSR** SITE AREA 5570.9

LEVEL	BUILDING A		BUILDING B	
	BUILDING A	BUILDING B	BUILDING A	BUILDING B
7	1464.8			
6	1464.8			
5	1574.7			
4	1574.7			
3	1715.8	703.4		
2	1715.8	655.8		
1	742.3	529.3		
G	1136.9	558.6		
<b>TOTAL</b>	<b>11369.8</b>	<b>2427.1</b>	<b>13816.9</b>	<b>2.48</b>

## NATURAL CROSS VENTILATION (doesn't include noise affected apartments in total)

LEVEL	TOTAL NOT NOISE AFFECTED		TOTAL NOT NOISE AFFECTED (GROSS VENTILATING)	
	BUILDING A	BUILDING B	BUILDING A	BUILDING B
7	8		6	
6	8		6	
5	8		6	
4	8		6	
3	9	8	6	4
2	9	7	6	4
1	8	8	6	4
G	8	4	5	4
<b>TOTAL</b>	<b>68</b>	<b>27</b>	<b>47</b>	<b>18</b>
	<b>95</b>		<b>63</b>	<b>67.7%</b>

## SOLAR ACCESS

LEVEL	BUILDING A	BUILDING B
7	18	
6	14	
5	12	
4	11	
3	12	8
2	11	7
1	6	8
G	6	0
<b>TOTAL</b>	<b>90</b>	<b>23</b>
		<b>113</b>
		<b>70.2%</b>

## NIL SUNLIGHT

LEVEL	BUILDING A	BUILDING B
7	0	
6	0	
5	6	
4	6	
3	6	0
2	6	0
1	0	0
G	0	0
<b>TOTAL</b>	<b>24</b>	<b>0</b>
		<b>24</b>
		<b>14.9%</b>

# Technical Appendices Apartment Schedule

LEVEL	APARTMENT #	BEDROOMS	BATHROOMS	STUDY	2 STOREY MAISONNETTE	ACCESSIBLE	LIVEABLE	FLOOR AREA (m <sup>2</sup> )	BALCONY / TERRACE AREA (m <sup>2</sup> )	CROSS VENTILATION	SOLAR ACCESS COMPLIANT	NIL SOLAR
<b>BUILDING A</b>												
GROUND	AG.01	2	2	-	-	-	-	113	56	-	Y	-
	AG.02	2	2	-	-	-	-	81	23	Y	Y	-
	AG.03	3	2	-	-	-	-	111	25	Y	Y	-
	AG.04	2	2	-	-	-	-	88	42	-	-	-
	AG.05	3	2	-	-	-	-	102	28	Y	Y	-
	AG.06	1	1	-	-	-	-	65	20	Y	Y	-
	AG.07	1	1	-	-	-	-	55	28	Y	Y	-
	AG.08	3	2	-	-	-	-	102	33	Y	Y	-
LEVEL 1	AL.01	3	2	-	-	-	-	113	22	Y	Y	-
	AL.02	2	2	-	-	-	-	81	10	Y	Y	-
	AL.03	3	2	-	-	-	-	111	12	Y	Y	-
	AL.04	2	2	-	-	-	-	88	15	-	-	-
	AL.05	3	2	-	-	-	-	102	15	Y	Y	-
	AL.06	1	1	-	-	-	-	65	8	Y	Y	-
	AL.07	1	1	-	-	-	-	55	8	Y	Y	-
	AL.08	3	2	-	-	-	-	102	12	Y	Y	-
LEVEL 2	A2.01	2	2	-	-	Y	SILVER	87	27	NA	-	-
	A2.02	2	2	-	-	-	-	87	12	Y	Y	-
	A2.03	2	2	-	-	-	-	84	19	Y	Y	-
	A2.04	2	2	-	-	-	-	81	10	Y	Y	-
	A2.05	1	1	-	-	-	SILVER	53	13	NA	-	Y
	A2.06	1	1	-	-	-	-	51	18	NA	-	Y
	A2.07	3	2	-	-	Y	SILVER	99	19	NA	-	-
	A2.08	2	2	-	-	Y	SILVER	87	29	NA	-	-
LEVEL 3	A3.01	2	2	-	-	-	-	111	12	Y	Y	-
	A3.02	2	2	-	-	-	-	88	15	Y	Y	-
	A3.03	3	2	-	-	-	-	102	15	Y	Y	-
	A3.04	2	2	-	-	-	-	88	15	Y	Y	-
	A3.05	1	1	-	-	-	SILVER	55	13	NA	-	Y
	A3.06	1	1	-	-	-	-	51	19	NA	-	Y
	A3.07	3	2	-	-	Y	SILVER	99	19	NA	-	-
	A3.08	2	2	-	-	Y	SILVER	87	29	NA	-	-
LEVEL 4	A4.01	2	2	-	-	-	-	111	12	Y	Y	-
	A4.02	2	2	-	-	-	-	88	15	Y	Y	-
	A4.03	3	2	-	-	-	-	102	15	Y	Y	-
	A4.04	2	2	-	-	-	-	88	15	Y	Y	-
	A4.05	1	1	-	-	-	SILVER	53	13	NA	-	Y
	A4.06	1	1	-	-	-	-	51	19	NA	-	Y
	A4.07	3	2	-	-	Y	SILVER	99	29	NA	-	-
	A4.08	2	2	-	-	Y	SILVER	87	18	NA	-	-
LEVEL 5	A5.01	1	1	-	-	-	-	65	8	Y	Y	-
	A5.02	1	1	-	-	-	-	65	8	Y	Y	-
	A5.03	1	1	-	-	-	-	55	8	Y	Y	-
	A5.04	3	2	-	-	-	-	102	12	Y	Y	-
	A5.05	1	1	-	-	-	SILVER	53	13	NA	-	Y
	A5.06	1	1	-	-	-	-	51	19	NA	-	Y
	A5.07	3	2	-	-	Y	SILVER	99	19	NA	-	-
	A5.08	2	2	-	-	Y	SILVER	87	29	NA	-	-
LEVEL 6	A6.01	3	2	-	-	-	-	111	12	Y	Y	-
	A6.02	2	2	-	-	-	-	88	15	Y	Y	-
	A6.03	3	2	-	-	-	-	102	15	Y	Y	-
	A6.04	2	2	-	-	-	-	88	15	Y	Y	-
	A6.05	1	1	-	-	-	SILVER	55	13	NA	-	Y
	A6.06	1	1	-	-	-	-	51	19	NA	-	Y
	A6.07	3	2	-	-	Y	SILVER	99	29	NA	-	-
	A6.08	2	2	-	-	Y	SILVER	87	18	NA	-	-
LEVEL 7	A7.01	1	1	-	-	-	-	65	8	Y	Y	-
	A7.02	1	1	-	-	-	-	65	8	Y	Y	-
	A7.03	1	1	-	-	-	-	55	8	Y	Y	-
	A7.04	3	2	-	-	-	-	102	12	Y	Y	-
	A7.05	1	1	-	-	-	SILVER	53	13	NA	-	Y
	A7.06	1	1	-	-	-	-	51	19	NA	-	Y
	A7.07	3	2	-	-	Y	SILVER	99	19	NA	-	-
	A7.08	2	2	-	-	Y	SILVER	87	29	NA	-	-
LEVEL 8	A8.01	3	2	-	-	-	-	111	12	Y	Y	-
	A8.02	2	2	-	-	-	-	88	15	Y	Y	-
	A8.03	3	2	-	-	-	-	102	15	Y	Y	-
	A8.04	2	2	-	-	-	-	88	15	Y	Y	-
	A8.05	1	1	-	-	-	SILVER	55	13	NA	-	Y
	A8.06	1	1	-	-	-	-	51	19	NA	-	Y
	A8.07	3	2	-	-	Y	SILVER	99	29	NA	-	-
	A8.08	2	2	-	-	Y	SILVER	87	18	NA	-	-
LEVEL 9	A9.01	1	1	-	-	-	-	65	8	Y	Y	-
	A9.02	1	1	-	-	-	-	65	8	Y	Y	-
	A9.03	1	1	-	-	-	-	55	8	Y	Y	-
	A9.04	3	2	-	-	-	-	102	12	Y	Y	-
	A9.05	1	1	-	-	-	SILVER	53	13	NA	-	Y
	A9.06	1	1	-	-	-	-	51	19	NA	-	Y
	A9.07	3	2	-	-	Y	SILVER	99	19	NA	-	-
	A9.08	2	2	-	-	Y	SILVER	87	29	NA	-	-
LEVEL 10	A10.01	3	2	-	-	-	-	111	12	Y	Y	-
	A10.02	2	2	-	-	-	-	88	15	Y	Y	-
	A10.03	3	2	-	-	-	-	102	15	Y	Y	-
	A10.04	2	2	-	-	-	-	88	15	Y	Y	-
	A10.05	1	1	-	-	-	SILVER	55	13	NA	-	Y
	A10.06	1	1	-	-	-	-	51	19	NA	-	Y
	A10.07	3	2	-	-	Y	SILVER	99	29	NA	-	-
	A10.08	2	2	-	-	Y	SILVER	87	18	NA	-	-
LEVEL 11	A11.01	1	1	-	-	-	-	65	8	Y	Y	-
	A11.02	1	1	-	-	-	-	65	8	Y	Y	-
	A11.03	1	1	-	-	-	-	55	8	Y	Y	-
	A11.04	3	2	-	-	-	-	102	12	Y	Y	-
	A11.05	1	1	-	-	-	SILVER	53	13	NA	-	Y
	A11.06	1	1	-	-	-	-	51	19	NA	-	Y
	A11.07	3	2	-	-	Y	SILVER	99	19	NA	-	-
	A11.08	2	2	-	-	Y	SILVER	87	25	NA	-	-
LEVEL 12	A12.01	2	2	-	-	-	-	86	12	Y	Y	-
	A12.02	2	2	-	-	-	-	86	12	Y	Y	-
	A12.03	2	2	-	-	-	-	56	12	Y	Y	-
	A12.04	2	2	-	-	-	-	56	12	Y	Y	-
	A12.05	1	1	-	-	-	SILVER	56	12	Y	Y	-
	A12.06	1	1	-	-	-	-	78	11	Y	Y	-
	A12.07	2	2	-	-	-	-	78	11	Y	Y	-
	A12.08	1	1	-	-	-	SILVER	55	13	NA	-	Y



Technical Appendices  
Apartment Schedule (continued)

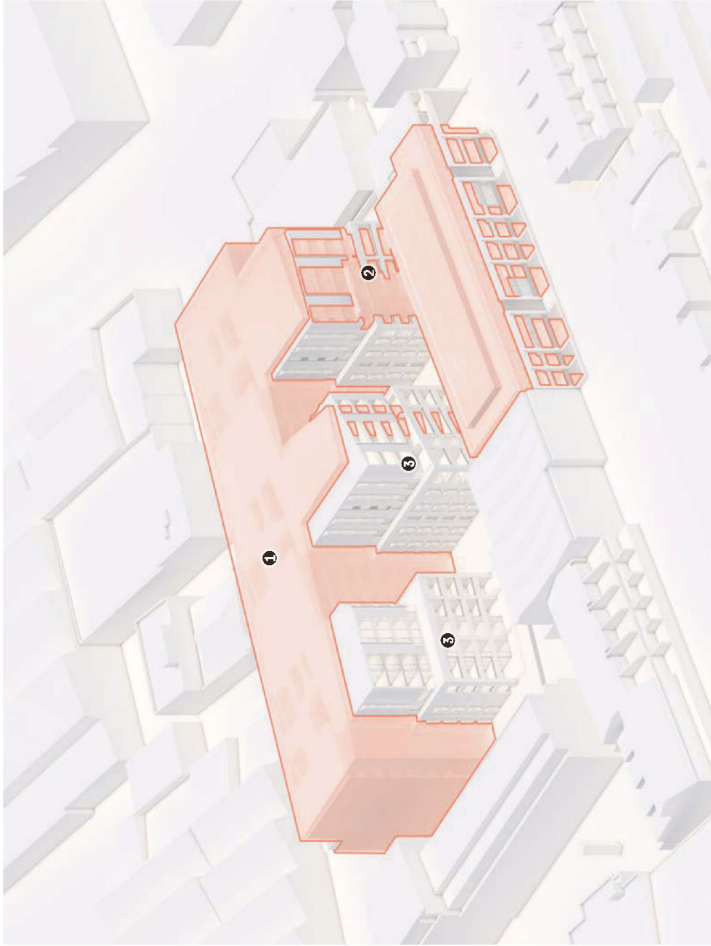
LEVEL	APARTMENT #	BEDROOMS	BATHROOMS	STUDY	2 STOREY MAISONNETTE	ACCESSIBLE	LIVEABLE	FLOOR AREA (m <sup>2</sup> )	BALCONY / TERRACE AREA (m <sup>2</sup> )	CROSS VENTILATION	SOLAR ACCESS COMPLIANT	NIL SOLAR
	A4.06	1	1	-	-	-	SILVER	51	19	NA		Y
	A4.07	3	2	-	-	Y	SILVER	99	19	NA		
	A4.08	2	2	-	-	Y	SILVER	87	29	NA		
	A4.08	3	2	-	-	-	SILVER	108	14	Y	Y	
	A4.10	1	1	-	-	-	SILVER	57	15	Y	Y	
	A4.11	3	2	-	-	-	SILVER	95	14	Y	Y	
	A4.12	1	1	-	-	-	SILVER	55	13	NA		Y
	A4.13	1	1	-	-	-	SILVER	51	19	NA		Y
	A4.14	3	2	-	-	Y	SILVER	99	29	NA	Y	
	A4.15	2	2	-	-	Y	SILVER	87	18	NA	Y	
	A4.16	2	2	-	-	-	SILVER	82	10	Y	Y	
	A4.17	2	2	-	-	-	SILVER	79	11	Y	Y	
	A4.18	1	1	-	-	-	SILVER	53	13	NA		Y
	A4.19	2	2	-	-	-	SILVER	85	28	NA		Y
	A4.20	2	2	-	-	Y	SILVER	88	19	NA	Y	
LEVEL 5	A5.01	2	2	-	-	Y	SILVER	87	25	NA		
	A5.02	2	2	-	-	-	SILVER	86	12	Y	Y	
	A5.03	1	1	-	-	-	SILVER	56	12	Y	Y	
	A5.04	2	2	-	-	-	SILVER	79	11	Y	Y	
	A5.05	1	1	-	-	-	SILVER	53	13	NA		Y
	A5.06	1	1	-	-	-	SILVER	51	19	NA		Y
	A5.07	3	2	-	-	Y	SILVER	99	19	NA	Y	
	A5.08	2	2	-	-	Y	SILVER	87	29	NA		
	A5.09	3	2	-	-	-	SILVER	108	14	Y	Y	
	A5.10	1	1	-	-	-	SILVER	57	15	Y	Y	
	A5.11	3	2	-	-	-	SILVER	95	14	Y	Y	
	A5.12	1	1	-	-	-	SILVER	55	13	NA		Y
	A5.13	1	1	-	-	-	SILVER	51	19	NA		Y
	A5.14	3	2	-	-	Y	SILVER	99	29	NA	Y	
	A5.15	2	2	-	-	Y	SILVER	87	18	NA	Y	
	A5.16	2	2	-	-	-	SILVER	82	10	Y	Y	
	A5.17	2	2	-	-	-	SILVER	79	11	Y	Y	
	A5.18	1	1	-	-	-	SILVER	53	13	NA		Y
	A5.19	2	2	-	-	-	SILVER	85	28	NA		Y
LEVEL 6	A6.01	2	2	-	-	Y	SILVER	88	19	NA	Y	
	A6.02	2	2	-	-	-	SILVER	82	34	NA	Y	
	A6.03	2	2	-	-	-	SILVER	86	12	Y	Y	
	A6.04	1	1	-	-	-	SILVER	56	12	Y	Y	
	A6.04	2	2	-	-	-	SILVER	79	11	Y	Y	
	A6.05	2	2	-	-	-	SILVER	81	47	NA		
	A6.06	3	2	-	-	-	SILVER	96	24	NA	Y	
	A6.07	2	2	-	-	-	SILVER	85	32	NA	Y	
	A6.08	3	2	-	-	-	SILVER	108	14	Y	Y	
	A6.09	1	1	-	-	-	SILVER	57	15	Y	Y	
	A6.10	3	2	-	-	-	SILVER	95	14	Y	Y	
	A6.11	2	2	-	-	-	SILVER	81	47	NA		
	A6.12	3	2	-	-	-	SILVER	96	31	NA	Y	
	A6.13	2	2	-	-	-	SILVER	83	25	NA	Y	
	A6.14	2	2	-	-	-	SILVER	82	10	Y	Y	
	A6.15	2	2	-	-	-	SILVER	79	11	Y	Y	
	A6.16	1	1	-	-	-	SILVER	54	36	NA		
	A6.17	1	1	-	-	-	SILVER	52	28	NA		
	A6.18	2	2	-	-	-	SILVER	84	21	NA	Y	
LEVEL 7	A7.01	2	2	-	-	-	SILVER	82	17	NA	Y	
	A7.02	2	2	-	-	-	SILVER	86	12	Y	Y	
	A7.03	1	1	-	-	-	SILVER	56	12	Y	Y	
	A7.04	2	2	-	-	-	SILVER	79	11	Y	Y	
	A7.05	2	2	-	-	-	SILVER	81	11	NA	Y	
	A7.06	3	2	-	-	-	SILVER	96	16	NA	Y	
	A7.07	2	2	-	-	-	SILVER	83	17	NA	Y	
	A7.08	3	2	-	-	-	SILVER	108	14	Y	Y	
	A7.08	1	1	-	-	-	SILVER	57	15	Y	Y	

Technical Appendices  
Apartment Schedule (continued)

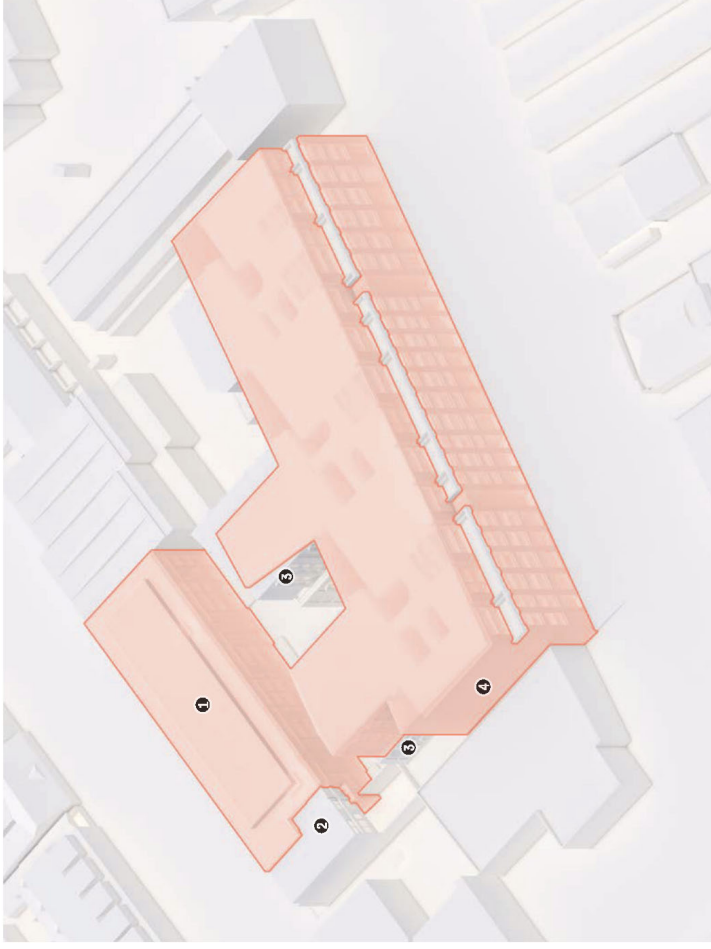
LEVEL	APARTMENT #	BEDROOMS	BATHROOMS	STUDY	2 STOREY MAISONNETTE	ACCESSIBLE	LIVEABLE	FLOOR AREA (m <sup>2</sup> )	BALCONY / TERRACE AREA (m <sup>2</sup> )	CROSS VENTILATION	SOLAR ACCESS COMPLIANT	NIL SOLAR
	A7.10	3	2	-	-			95	14	Y	Y	
	A7.11	2	2	-	-			81	11	NA	Y	
	A7.12	3	2	-	-		SILVER	96	16	NA	Y	
	A7.13	2	2	-	-		SILVER	83	17	NA	Y	
	A7.14	2	2	-	-			82	10	Y	Y	
	A7.15	2	2	-	-			78	11	Y	Y	
	A7.16	1	1	-	-			54	11	NA	Y	
	A7.17	1	1	-	-			52	8	NA	Y	
A7.18	2	2	-	-			84	12	NA	Y		
<b>BUILDING B</b>												
GROUND	BG.01	1	2	-	-			83	39	Y	Y	
	BG.02	2	2	-	-		SILVER	93	47	Y	Y	
	BG.03	2	2	-	-		SILVER	93	47	Y	Y	
	BG.04	3	2	-	-		SILVER	111	51	Y	Y	
LEVEL 1	B1.01	1	2	-	-		SILVER	78	13	Y	Y	
	B1.02	2	2.5	-	1			100	42	Y	Y	
	B1.03	2	2	-	-			81	11	Y	Y	
	B1.04	2	2	-	-			81	11	Y	Y	
	B1.05	2	2.5	-	1			100	42	Y	Y	
	B1.06	2	2.5	-	1			84	43	Y	Y	
	B1.07	2	1	-	1			53	26	Y	Y	
	B1.08	1	2	-	-			84	12	Y	Y	
LEVEL 2	B2.01	2	2	-	-		SILVER	110	13	Y	Y	
	B2.02	1	2	-	-			78	10	Y	Y	
	B2.03	1	2	-	-			81	11	Y	Y	
	B2.04	2	2	-	-			81	11	Y	Y	
	B2.05	2	2	-	-			78	10	Y	Y	
	B2.06	1	2	-	-			78	10	Y	Y	
LEVEL 3	B3.01	1	2	-	-		SILVER	100	12	Y	Y	
	B3.02	2	2	-	-		SILVER	100	12	Y	Y	
	B3.03	2	2	-	-			76	11	Y	Y	
	B3.04	2	2	-	-			76	11	Y	Y	
	B3.05	2	2	-	-			81	11	Y	Y	
	B3.06	2	2	-	-			81	11	Y	Y	
	B3.07	1	2	-	-			78	11	Y	Y	
	B3.08	2	2	-	-		SILVER	76	11	Y	Y	
<b>SUMMARY</b>												
				<b>CONTROL</b>		15%	25%			60% MIN	70% MIN	15% MAX
				<b>CITY PROPOSED</b>		24	60			63	113	24
				<b>PROPOSED</b>		15%	37%			87.7%	70.2%	15%
				<b>COMPLIES</b>		Y	Y			Y	Y	Y

## Technical Appendices

### Stage 1 DA Comparison



1. The proposal complies with the 24.2m height limit
2. Slight exceedance beyond Stage 1 DA envelope to projecting bay.
3. Significant inset from Stage 1 DA envelope to projecting bay.
4. Exceedance beyond Stage 1 DA envelope for third projecting bay. (Note: ADG compliance is provided)



1. Building B envelope generally complies with Stage 1 DA envelope.
2. Exceedance of Stage 1 DA to western extent of Building B. (Note: does not cause solar access non-compliance to adjacent residential dwellings).
3. Exceedance beyond Stage 1 DA envelope to projecting bay.
4. Significant reduction of built to boundary wall condition from Stage 1 DA to both ends of Building A.



## Technical Appendices

### Solar Access to Lawrence St Neighbour

To establish the impacts of the proposal on the solar access to the neighbouring building at 118 - 136 Lawrence Street, the following steps were undertaken:

1. Obtain satellite imagery.
2. Overlay schematic plan on satellite imagery.
3. Examine real estate imagery for location of fences and planters.
4. Obtain a GIPA request for the architectural drawings of the neighbouring site to locate private open space.
5. Incorporating information from above, model the neighbouring building.
6. Undertaken solar access study to neighbour - existing configuration.
7. Solar access study to neighbour - proposed configuration.
8. Prepare sun eye view to neighbour - existing configuration.
9. Prepare sun eye view to neighbour - proposed configuration.
10. Identify apartments that are affected in plan and calculate number of apartments to satisfy Council's solar access and ADG 70% solar access criteria.
11. Review solar access to courtyard to establish compliance with solar access provision to 50% of the principle usable outdoor space for a minimum of 2 hours between 9am and 3pm mid winter.



Satellite image of 118 - 136 Lawrence Street



## Technical Appendices

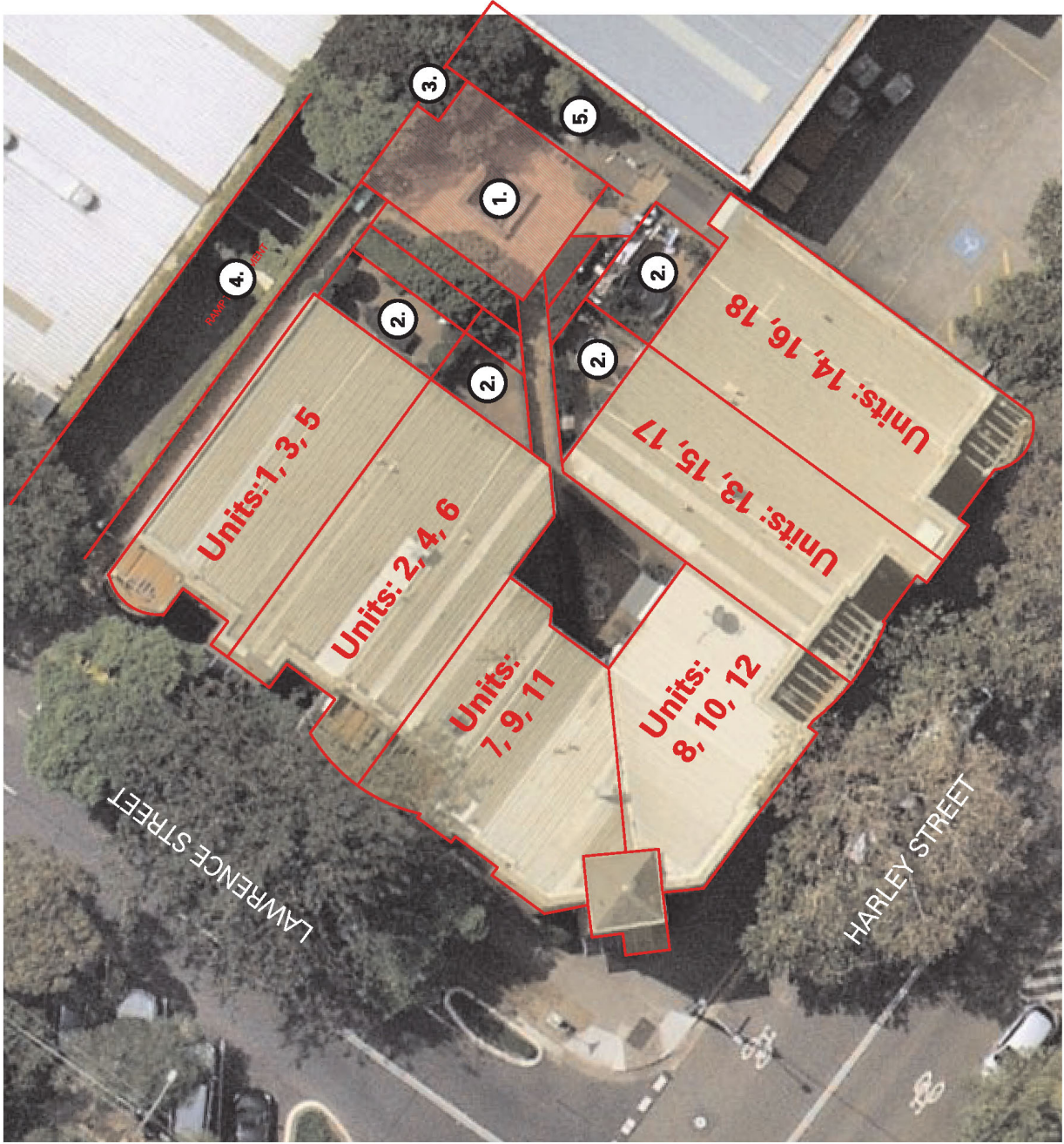
### Solar Access to Lawrence St Neighbour (continued)

The following areas can be identified:

1. Communal Open Space
2. Private Terrace
3. Planter to Terrace; bisected by wooden fence.
4. Planter
5. Ramp to Basement
6. Void to Basement

The private terrace is located to the south east of the site. The ramp to the basement is located along the eastern boundary of the neighbour's site the ramp, with planting on either side.

Bordering the communal space are a series of private terraces.



Satellite image of 118 - 136 Lawrence Street, Schematic Overlay



## Technical Appendices

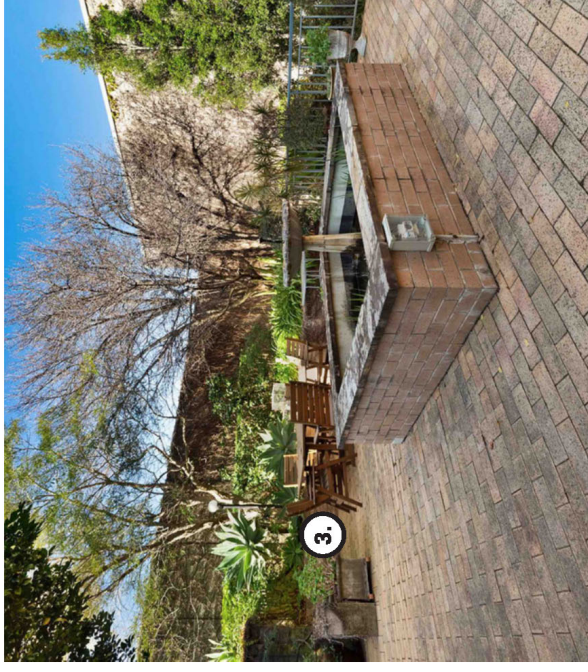
### Solar Access to Lawrence St Neighbour (continued)

Based on photographs of the 118 – 136 Lawrence Street courtyard the following assumptions can be made:

1. Planters to private open space 6 brick course topped with a rowlock course:  $(86\text{mm} \times 6) + 120\text{mm} = 636\text{mm}$ .
2. Timber fences on planters appear to be a further 700mm approximately. Total fence height assumed to be 1500mm.
3. Edge of eastern planter aligns with wall running along basement entry ramp.



Real estate photos of 118 – 136 Lawrence Street courtyard





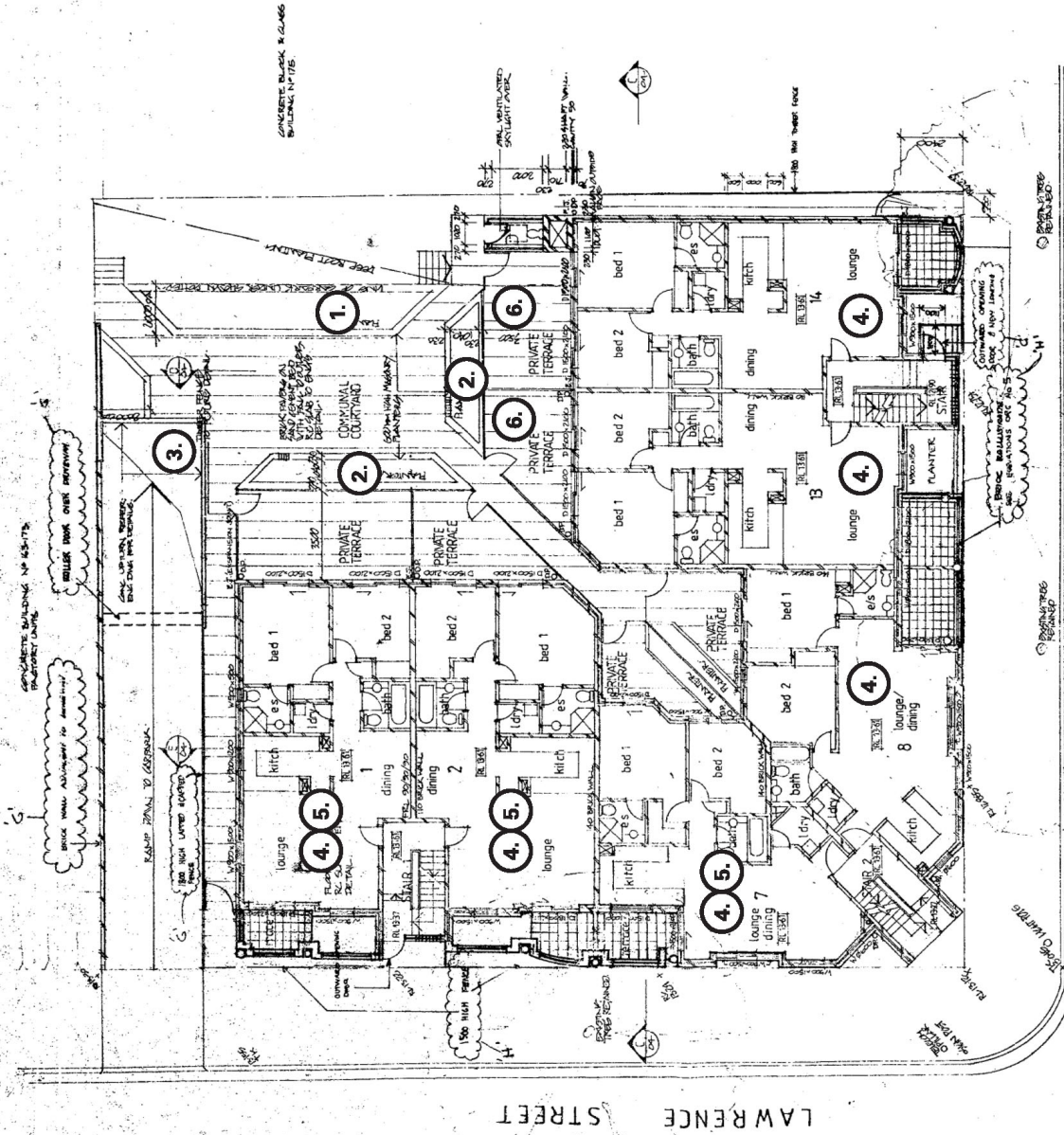
## Technical Appendices

### Solar Access to Lawrence St Neighbour (continued)

A GIPA request has been undertaken to obtain plans of the neighbouring building 118 - 136 Lawrence Street.

The following comments are provided:

1. All living rooms to Lawrence Street and Harley Street. Since the proposal's impact is confined to the courtyard, solar compliance to living rooms will be unaffected.
2. Units 1 to 6, 7, 9, and 11 achieve solar compliance via Lawrence Street frontage.
3. Units 13 and 14 can achieve compliant private open space via private terraces.



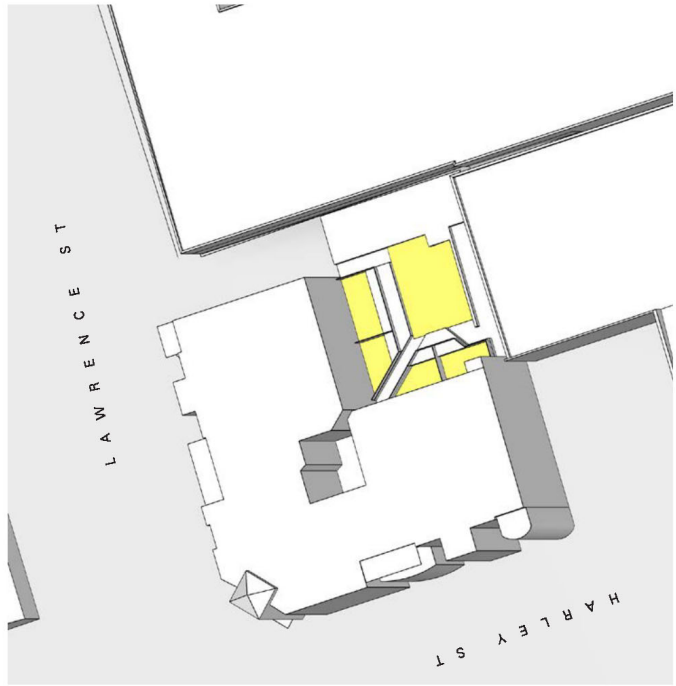
GIPA Request - Ground Floor Plan

## Technical Appendices

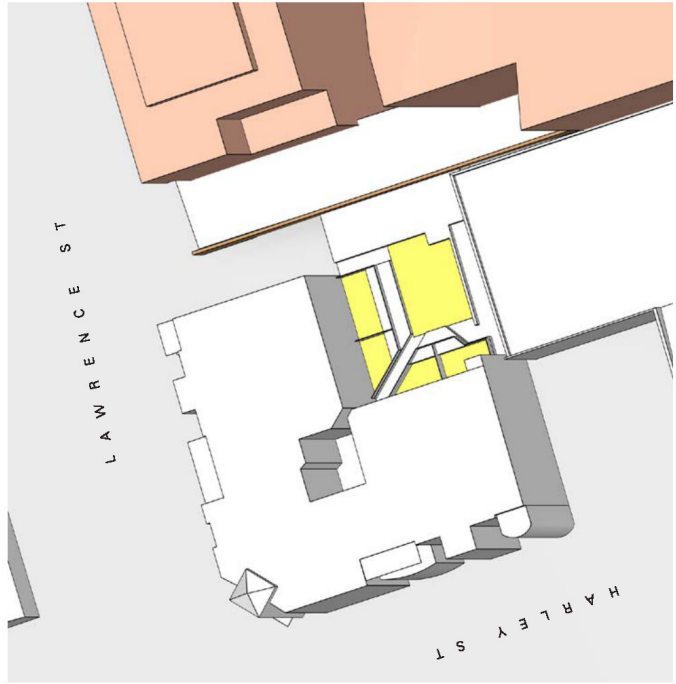
### Solar Access to Lawrence St Neighbour (continued)

Models used in Solar Analysis

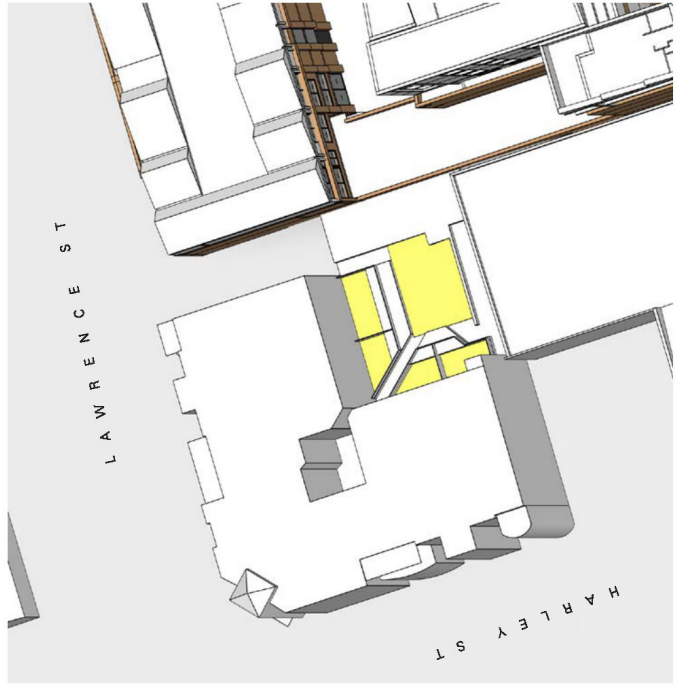
For the purposes of solar analysis, the massing of 118 - 136 Lawrence Street was modeled, along with key fences, including those delineating private open space from the communal area.



Existing



Stage 1 DA



Proposed



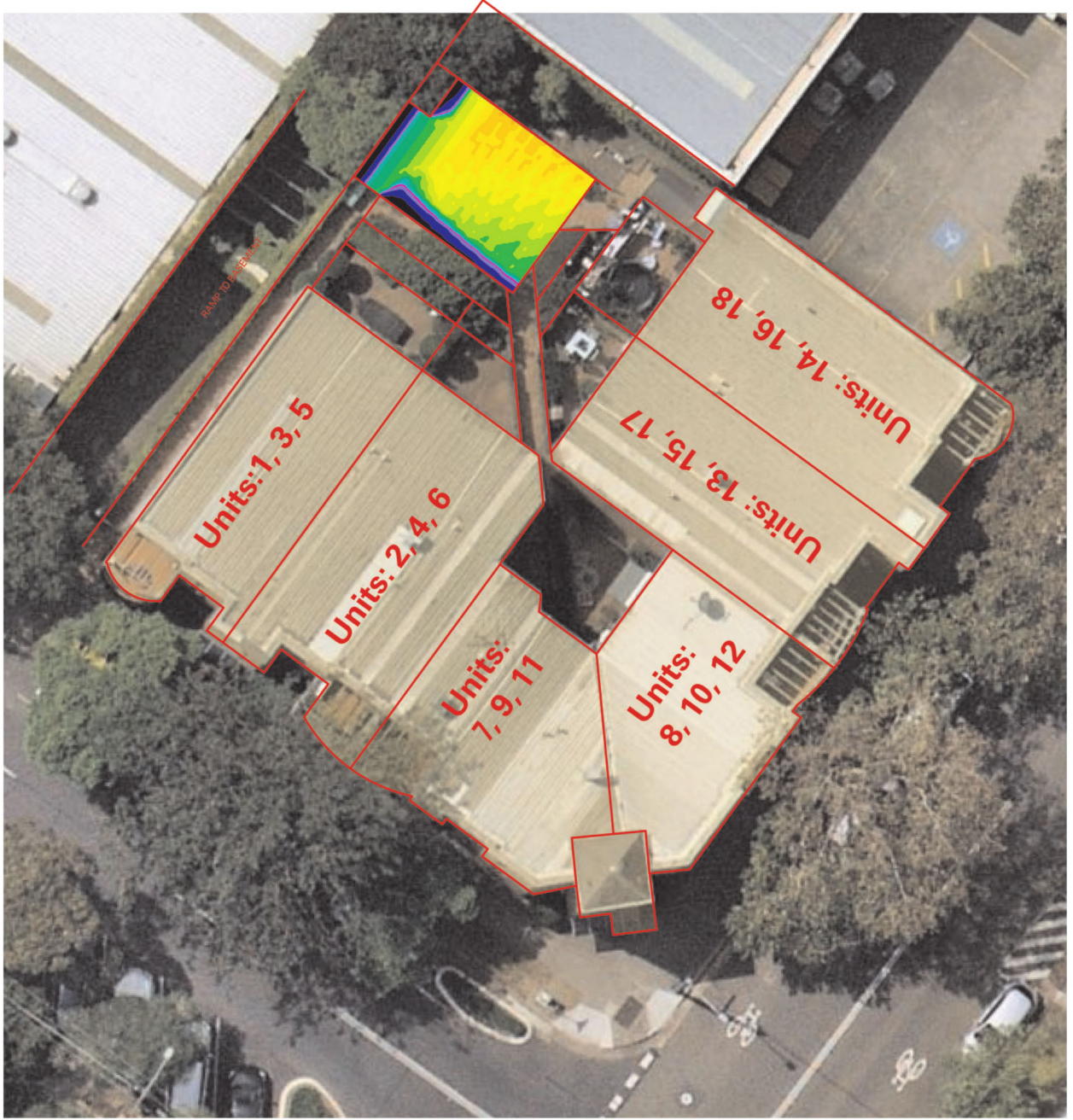
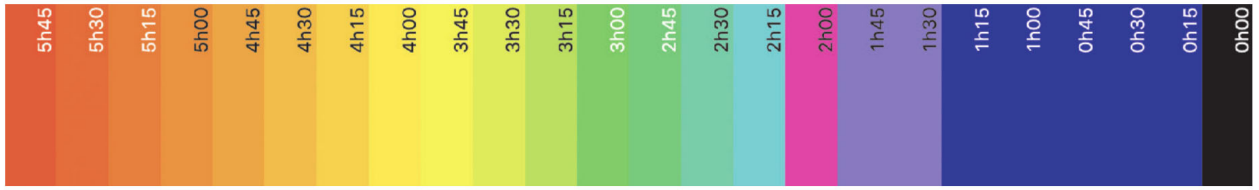
## Technical Appendices

### Solar Access to Lawrence St Neighbour (continued)

#### Existing Solar Access to Communal Open Space, June 21

Currently most of the communal open space receives about 4 hrs of sun between 9am and 3pm.

Solar access is provided to 81.4% of the communal open space for 2 hours between 9am and 3pm mid winter.





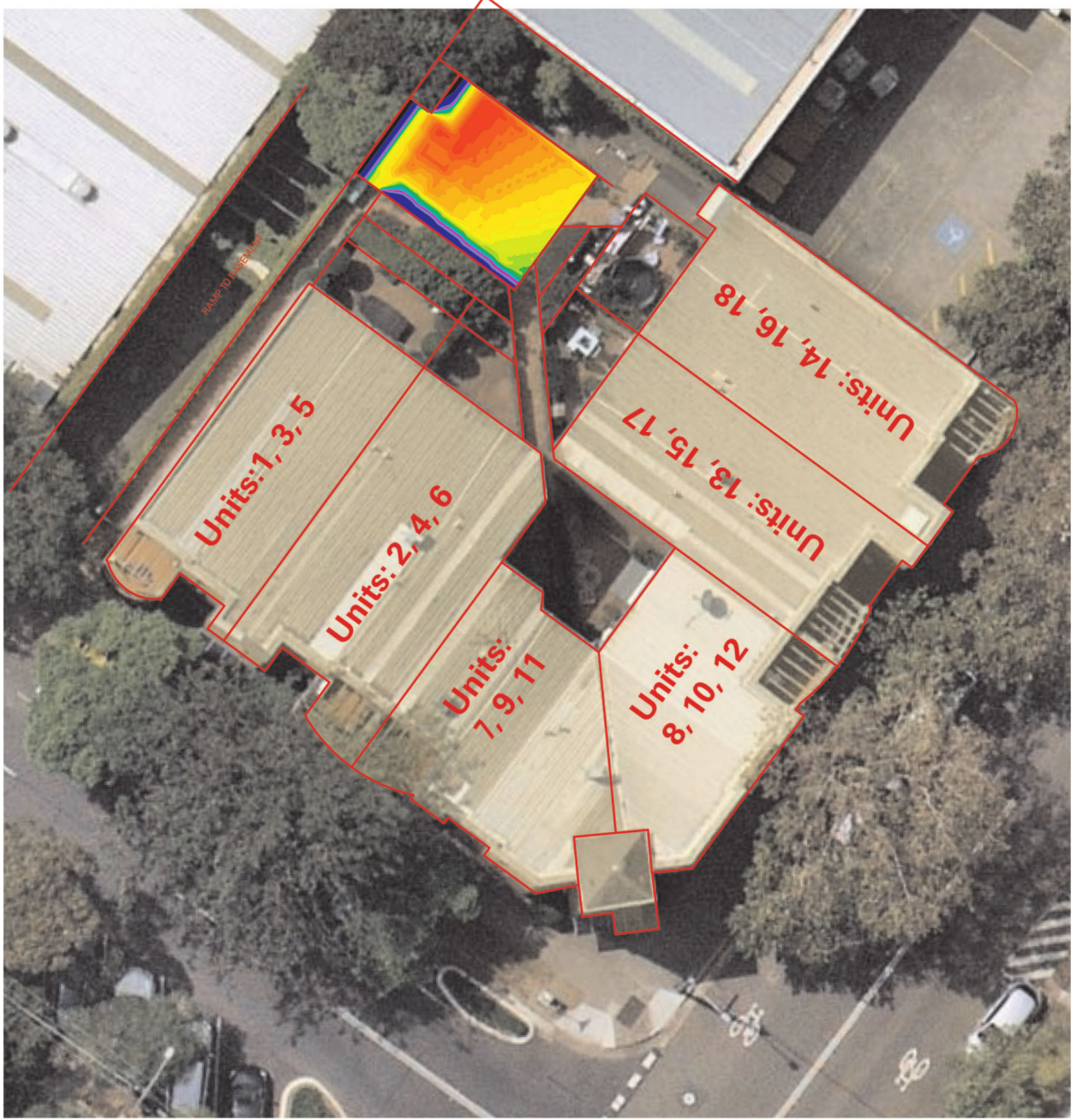
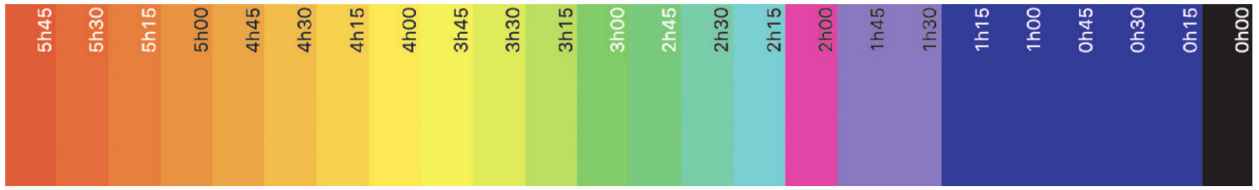
## Technical Appendices

### Solar Access to Lawrence St Neighbour (continued)

#### Stage 1 DA Solar Access to Communal Open Space, June 21

Currently most of the communal open space receives about 4 hrs of sun between 9am and 3pm.

Solar access is provided to 81.4% of the communal open space for 2 hours between 9am and 3pm mid winter.





## Technical Appendices

### Solar Access to Lawrence St Neighbour (continued)

#### Proposal's Impact to Solar Access to Communal Open Space, June 21

The proposal reduces solar access to the principal usable area of the neighbouring open space, but retains solar access to 64.6% of the principle usable area for a period of 2 hours between 9am and 3pm mid winter.

On this basis, solar access compliance to the communal open space is provided.

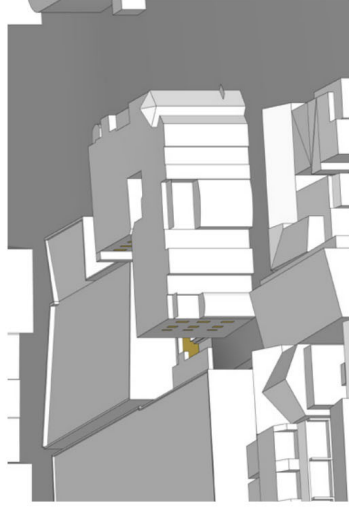
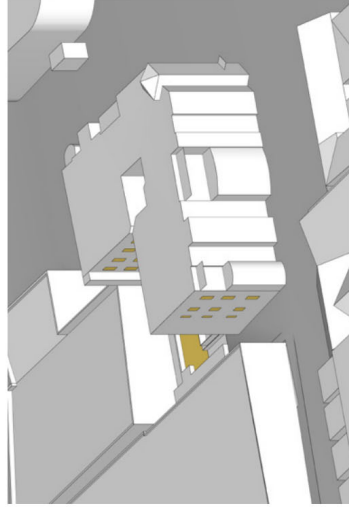
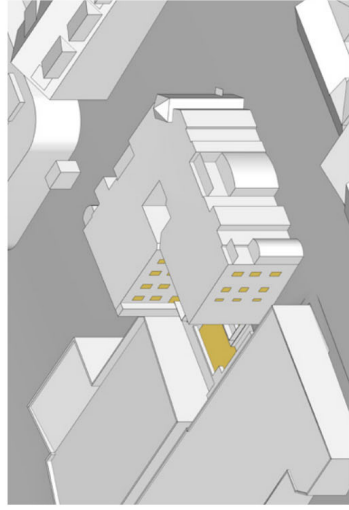
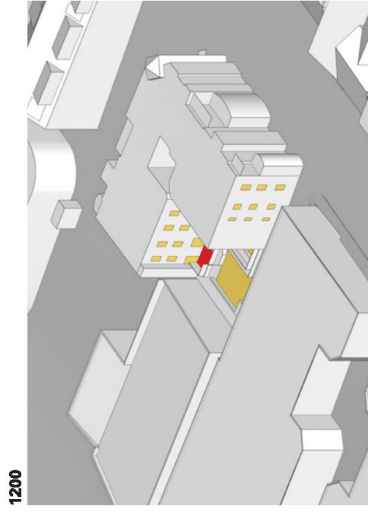
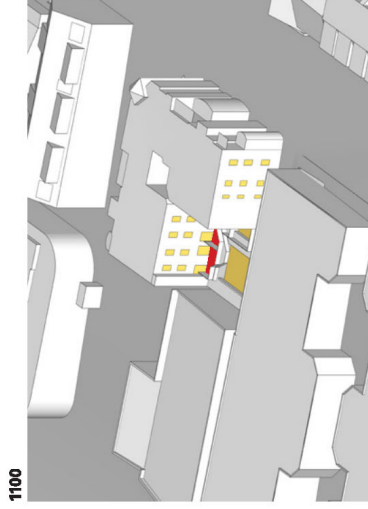


## Technical Appendices

### Solar Access to Lawrence St Neighbour (continued)

#### June 21 - Sun Eye, Existing

Windows facing the communal private space and the courtyard have been highlighted yellow. Private open space is shown red. This analysis shows the existing solar access to habitable rooms.

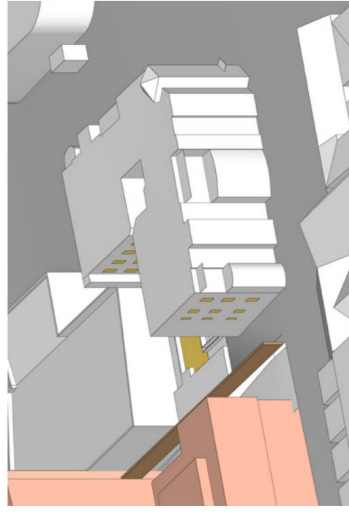
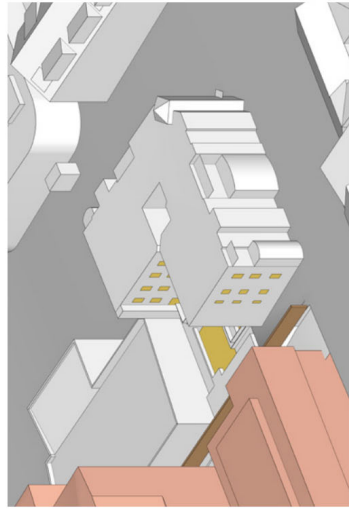
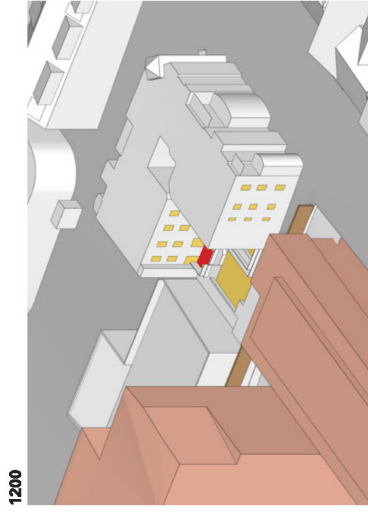
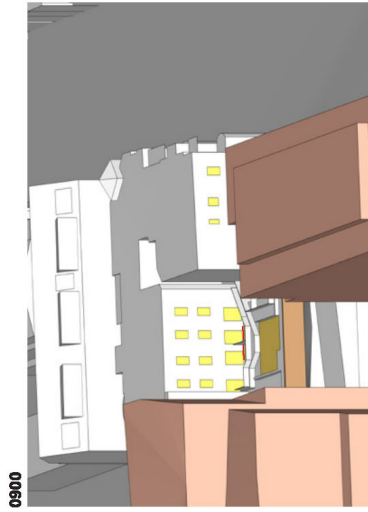


# Technical Appendices

## Solar Access to Lawrence St Neighbour (continued)

### June 21 - Sun Eye, Stage 1 DA

Windows facing the communal private space and the courtyard have been highlighted yellow. Private open space is shown red. This analysis shows the existing solar access to habitable rooms.





## Technical Appendices

### Solar Access to Lawrence St Neighbour (continued)

#### June 21 - Sun Eye, Proposed

Windows facing the communal private space and the courtyard have been highlighted yellow. Private open space is shown red. The proposal preserves solar access to all private open spaces and living room glazing that currently gains solar access.



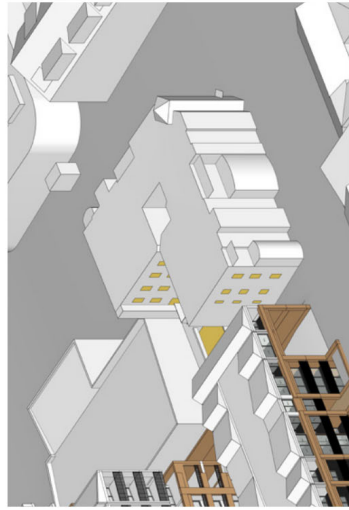
1000



1100



1200



1300



1400



1500

# Technical Appendices

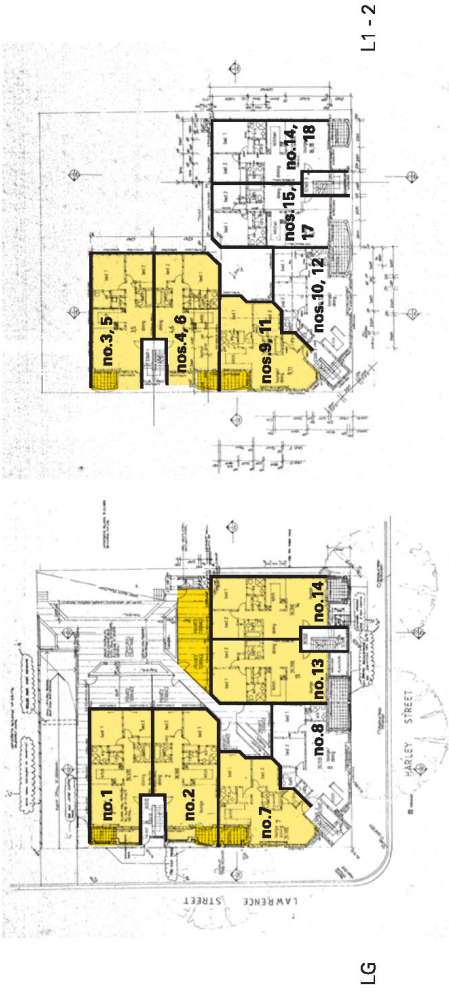
## Solar Access to Lawrence St Neighbour (continued)

Existing impact on Solar Compliance Private Open Space

APARTMENT NO.	
LEVEL G	1 2 7 8 13 14
LEVEL 1	3 4 9 10 15 16
LEVEL 2	5 6 11 12 17 18

Apartments with compliant private open space **highlighted**

Currently 118-136 Lawrence Street contain **11 / 18 (61%)** apartments with >2 hrs solar access to private open space.

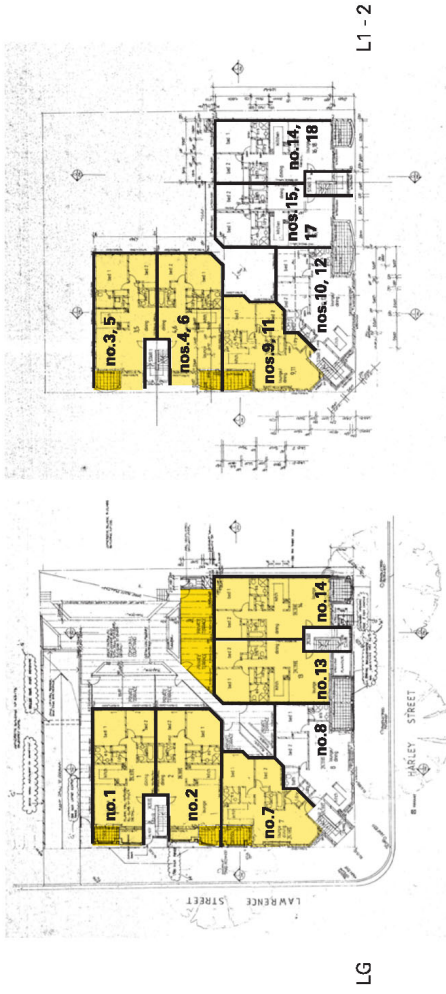


Stage 1 DA impact on Solar Compliance Private Open Space

APARTMENT NO.	
LEVEL G	1 2 7 8 13 14
LEVEL 1	3 4 9 10 15 16
LEVEL 2	5 6 11 12 17 18

Apartments with compliant private open space **highlighted**

Stage 1 DA mass retains 118-136 Lawrence Street contain **11 / 18 (61%)** apartments with >2 hrs solar access to private open space.



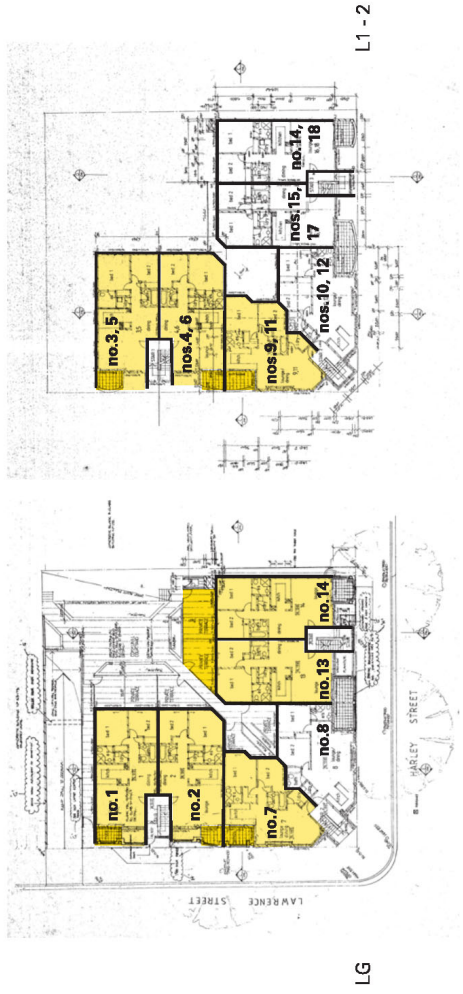
Proposal impact on Solar Compliance Private Open Space

APARTMENT NO.	
LEVEL G	1 2 7 8 13 14
LEVEL 1	3 4 9 10 15 16
LEVEL 2	5 6 11 12 17 18

Apartments with compliant private open space **highlighted**

The proposal's impact on 118-136 Lawrence Street does not cause any apartments to lose private open space that currently achieves >2hrs solar access.

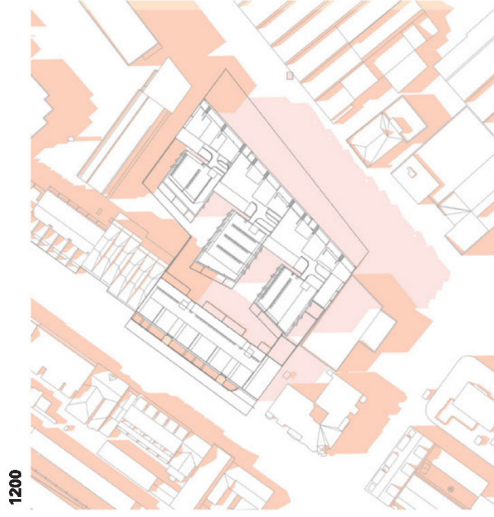
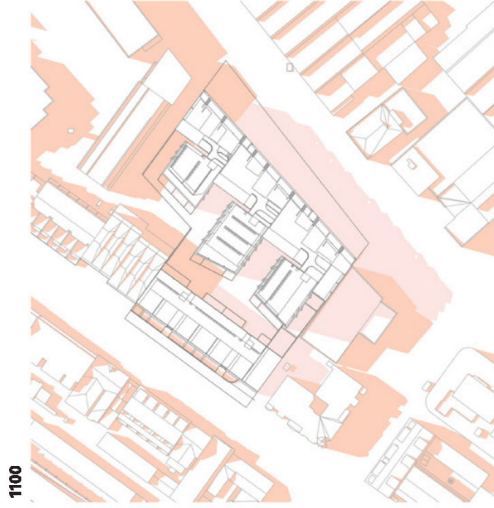
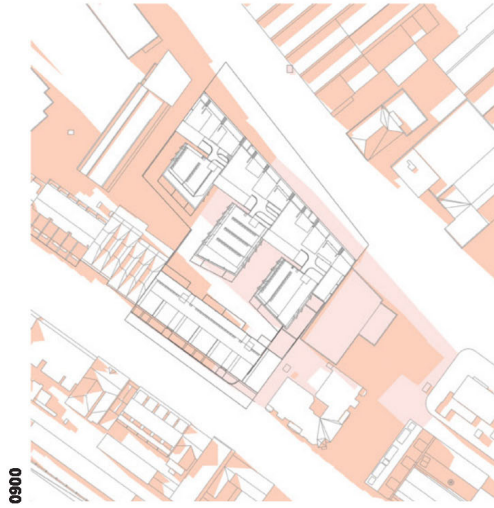
The proposal retains >2hrs solar access to **11 / 18 (61%)** apartments. On this basis, solar access is not reduced and therefore compliance is provided.





## Technical Appendices Shadow Impact Studies

Shadow diagrams have been prepared for 9am-3pm mid-winter. The proposal does not cause net solar access impacts to neighbouring dwellings during this period and therefore provides compliance with the controls of SDCP 2012.







# Technical Appendices

## Solar Access Tally at (continued)

Solar Access Tally at hourly intervals  
 EXISTING / PROPOSED  
 Subject site: 165 - 173 McEvoy Street, Alexandria  
 Adjacent site: N / A -

Will receive calls using drop down menu options only:  
 Y = in sunlight  
 N = not in sunlight  
 R = min. 15 mins sunlight to habitable room only

Will not call manually

Floor Level	Room Name	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	Total Hours	No Direct Sun Check (45 mins)	Notes	Confirm NDS= YES (4-tiling)	NDS to HABITABLE OR P.O.S	
02	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
03	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
04	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
05	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
06	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		NO	NO	
07	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		NO	NO	
08	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
09	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
10	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
11	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
12	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
13	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
14	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
15	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
16	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
17	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
18	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
19	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
20	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
21	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
22	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
23	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
24	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
25	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				

22 hours sunlight  
 116  
 161

No Direct Sun  
 25  
 1106

Solar Access Tally at hourly intervals  
 EXISTING / PROPOSED  
 Subject site: 165 - 173 McEvoy Street, Alexandria  
 Adjacent site: N / A -

Will receive calls using drop down menu options only:  
 Y = in sunlight  
 N = not in sunlight  
 R = min. 15 mins sunlight to habitable room only

Will not call manually

Floor Level	Room Name	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	Total Hours	No Direct Sun Check (45 mins)	Notes	Confirm NDS= YES (4-tiling)	NDS to HABITABLE OR P.O.S	
02	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
03	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
04	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
05	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		YES	YES	
06	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		NO	NO	
07	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm		NO	NO	
08	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
09	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
10	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
11	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
12	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
13	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
14	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
15	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
16	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
17	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
18	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
19	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
20	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
21	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
22	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
23	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
24	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				
25	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4	confirm				

22 hours sunlight  
 116  
 161

No Direct Sun  
 25  
 1106

161 rooms (of 161) receive at least 15 - 45 minutes sunlight for 22 hours (5 hours an ideal or more), check that the total number of apartments below that correct

# Technical Appendices

## Solar Access Tally (continued)

**Solar Access Tally at 15 minute Intervals**  
**APPROVAL: APPROVED**  
 Subject site: 163-173 McEvoy Street, Alexandria  
 Adjacent site: N/A

*Cells marked with grey down mean no solar access.*  
 \* = not to be investigated  
 \* = min. 15 min sunlight to habitable room only  
**Red cell = normal**

Floor No. of Appt	Unit Appt#	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	1.5 Hour LYING PLUS	NO Direct SOLAR	Cont'd (1-15:00)	NO Direct SOLAR
25	A120	LIVING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Y	NO		
		HALL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO		
		KITCHEN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO		
		BED	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO		
		BATH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO		
26	A121	LIVING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO		
		HALL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO			
		KITCHEN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO			
		BED	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO			
		BATH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Y	NO			
<b>Total</b>																												<b>15.00</b>				
<b>No. of Dined</b>																												<b>2</b>				
<b>Sum</b>																												<b>15.00</b>				

If the number of apartments is greater or less than 50, add/remove rows below 1 or above 50  
 0 = None or not to be investigated. 1 = 15 min sunlight to habitable room only.

# Technical Appendices

## SEPP 65 Design Verification Statement

A statement against the criteria of SEPP 65 is as follows:

### Principle 1: Context

*Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.*

*Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.*

The proposal comprehensively responds to the context. The project mediates between the industrial grain of Alexandria to the south and the fine grain residential context of Erskineville to the north. The design incorporates robust masonry volumes to the McEvoy St frontage resonating with the large scale industrial volumes of the context. The masonry volumes are capped by a group of sawtooth metallic forms, further referencing the industrial context.

The Lawrence St frontage responds to the fine grain terrace context of the conservation area, incorporating vertical blade wall elements to resonate with the terrace grain of the context. The masonry base of Building B is capped by a series of metallic volumes. The roof profile comprises an asymmetrical gable, resonating with the sawtooth expression of Building A but shifting towards a residential gable identity.

### Principle 2: Scale

*Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.*

*Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.*

The proposal responds sensitively to the scale of the context. The proposal observes the 5 storey street wall control, setting back the upper levels 3m in accordance with DCP requirements. The upper two floors are articulated as a series of metallic volumes, sitting above a mediating level that is slightly set back to enable the upper levels to be articulated as independent volumes.

The McEvoy Street frontage is broken into three distinct masonry volumes, contrasting with the excessively linear street wall buildings of the McEvoy Street context.

The proposal complies with the LEP height limit + 10% design excellence bonus.

### Principle 3: Built form

*Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

The proposal incorporates a considered and appropriate built form. The proposal incorporates a strong street wall, clearly defining the public domain. The McEvoy Street frontage is broken into three volumes, differentiated in material and detail.

The two end volumes contain a single / double / double storey articulation, whilst the centre volume contains a double / double / single storey articulation, thereby incorporating a double storey volume at the building entries.

The upper levels are broken into multiple smaller volumes with varying roof profile consisting of rising sawtooth forms. A subtle rhythm is introduced with sawtooths, rising front, rear and side and providing a rotational symmetry that differentiates the massing from various approaches, introducing animation and difference.

### Principle 4: Density

*Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).*

*Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.*

The local context provides a high degree of amenity, located in close walking distance to high quality parkland of Erskineville Oval, Sydney Park and Alexandria Park. The proposal enables a direct pedestrian access to the Lawrence Street frontage for all residents with the dwelling, enabling this high level of amenity to be enjoyed.

The site is located in close proximity to multiple transport links, in immediate proximity to bus routes and in reasonable walking distance to Erskineville Station.

The proposal complies with the FSR control applicable to the site. On the above basis, the proposal provides appropriate density.

### Principle 5: Resource, energy and water efficiency

*Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.*

*Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.*

The proposal has been carefully designed in response to sustainability considerations and exceeds Basix / Naters requirements, incorporating a range of measures as outlined by Integreco under separate cover.

The proposal optimises passive performance, in particular through the introduction of naturally ventilated lightwells that provide supplementary light and ventilation to the dwellings.

The proposal incorporates a considered material palette that provides durability, in particular the masonry external surfaces. These materials enable maintenance as required over time, without requiring replacement of the base material.

### Principle 6: Landscape

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.*

*Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.*

*Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.*

The landscape design seeks to create a variety of functional external spaces for the residents and visitors of the building.

## Technical Appendices

### SEPP 65 Design Verification Statement (continued)

Areas of planting at the McEvoy Street entries mark the main pedestrian entries into the site at these openings and glimpses of the main common open space greening and foyer landscape will also be visible. Seating integrated within planter beds within the foyers provide spaces for visitors and residents to sit with a view through the voids to the upper levels. Further seating within the covered open space serve to complement the outer open space allowing for all weather and all day use. These seating areas will also provide location for informal social interactions.

Layered planting of trees, shrubs and groundcovers provide a screening for neighbours and discourage users within close proximity of their backyards.

An extensive deep soil area allows for canopy tree planting within the centre of the site, enabling a green outlook from a range of levels within the development and for surrounding neighbours. Permeable pathways provide access while allowing for contiguous soil and dissipation of water. The central common area features a large lawn area to cater to a range of uses, including informal play, exercise and passive recreation. A barbeque and dining area adjacent will provide a space for socialising.

The change of level at the Lawrence Street boundary is utilised within the residences' terraces to create a private terraced courtyard which can be viewed from within residences.

#### Principle 7: Amenity

*Good design provides amenity through the physical, spatial and environmental quality of a development.*

*Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.*

The proposal provides a high level of amenity, incorporating clear and conventional apartment planning. Appropriate room dimensions are incorporated, providing compliance with ADG requirements to all rooms. The proposal avoids narrow 'gunbarrel' through apartments, instead providing through apartments with wide fronting 6.1m wide living rooms, providing a greater sense of interior space.

A large number of two storey maisonette apartments are provided throughout, located to the upper levels of Building A and the entirety of Building B. This provides a high degree of variety of apartment types across the development.

The plan is configured to optimise solar access and amenity, with the three projecting bays stepping to enable northern sun to the through apartments adjacent.

#### Principle 8: Safety and security

*Good design optimises safety and security, both internal to the development and for the public domain.*

*This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.*

The proposal carefully responds to safety and security criteria, providing overlooking of communal spaces, whilst maintaining privacy to apartments through solid upstands to balconies.

The McEvoy Street frontage is activated through the presence of commercial tenancies, providing a range of types.

#### Principle 9: Social dimensions and housing affordability

*Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.*

*New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.*

*New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.*

The proposal provides a range of housing types and dwelling sizes, incorporating conventional single storey apartments and a number of two storey maisonettes. The proposal contains compact one bed apartments, through to overscaled three bedroom apartments.

#### Principle 10: Aesthetics

*Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.*

The aesthetics of the proposal have been holistically considered, incorporating a carefully designed materiality that includes masonry base with a variety of brick tones and details, capped by a series of metallic volumes with varying sawtooth forms. The volumes are articulated with horizontal and vertical breaks, providing a legible group of masses.

The masonry component to the McEvoy Street frontage has a strong grid expression that responds to the industrial warehouse identity, contrasting to the masonry portal expression of the Lawrence Street frontage that responds to the terrace house grain.

The proposal contributes to the desired future character of the area, an imagined future that is informed by the industrial past.

I, Andrew Burns, registered architect #7447 verify that I have designed the development at 163-173 McEvoy St, Alexandria.



Andrew Burns  
Director, Andrew Burns Architecture



## Technical Appendices

### SLEP Clause 6.21 Design Excellence Statement

A statement against the criteria of SLEP Clause 6.21 is as follows:

**(a) Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.**

The proposal seeks to provide a high standard of design, materiality and detailing, reinterpreting the large scale masonry industrial volumes that characterise the area. The large scale masonry volumes to McEvoy Street (Building A) are overlaid by a series of metallic volumes with pitched roof forms, arranged in sequence and resonating with the patchwork of industrial roofscape throughout the precinct.

Clear breaks are articulated between the masonry volumes, between the masonry base and metallic upper volumes, and between the metallic volumes. This provides a clearly delineated series of forms, adding vitality to the context.

The Lawrence Street building (Building B) reinterprets the terrace houses of the fine grain residential context, incorporating party walls and masonry parapets to create a two storey masonry form within the context. This is overlaid by a series of pitched roof metallic volumes. The roof forms contain an offset gable, resonating with domestic gable forms but subtly transformed in response to the industrial sawtooth forms, therefore mediating between residential and industrial contexts.

By contrast to Building A, these forms rest upon the masonry base, providing a grounded appearance and a reading of base and roof.

Materiality and detailing has been carefully considered across the development, incorporating a strong brick grid form to each of the volumes. Four brick tones across the site, each accompanied by brick texture comprised of brick specials arranged in pattern to create visual relief and to imply the continuity of the grid in large planar end wall conditions. The brickwork detailing is accompanied by considered detailing of lightweight elements, steel palisade fencing, steel palisade balustrades and steel plate hoods, perforated metal screening and large format flush glazing, providing contrast between the robust and the refined.

**(b) Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain.**

As outlined in item (a) above, the proposal provides high quality building fabric. A strong retail presence is introduced to the frontage, accompanied by integrated signage and public art. These elements in combination, contribute significantly to the public domain, improving the quality and amenity beyond that offered by the existing 1980s industrial estate development. The introduction of deliberate street wall architecture enhances the streetscape, providing activation across to the length of the site and infilling an absent section of the streetscape at present.

**(c) Whether the proposed development detrimentally impacts on view corridors.**

The proposal does not impact on view corridors from development within the immediate context. Refer Statement of Environmental Effects.

**(d) How the proposed development addresses the following matters -**  
**(i) The suitability of the land for development.**

Refer Statement of Environmental Effects.

**(ii) The existing and proposed uses and use mix.**

Refer Statement of Environmental Effects.

**(iii) Any heritage issues and streetscape constraints.**

The proposal has been fundamentally generated in response to the heritage characteristics of the area, reinterpreting the industrial heritage of Alexandria to the south and mediating with the fine grain residential context of Erskineville to the north. Refer Statement of Heritage Impact.

**(iv) The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form.**

NA - the proposal does not incorporate a tower.

**(v) The bulk, massing and modulation of buildings.**

The massing of the building has been designed in response to the context. In contrast to the long, undifferentiated block forms that predominate in the McEvoy Street context, the building form is broken into three distinct volumes, articulated by large vertical slots. The upper levels are set back from the frontage and articulated as a series of metallic volumes, hovering over the masonry base. Breaks are introduced between the metallic volumes, enabling each volume to be clearly read as an individual element in the wider composition. This lends the building a strong graphic quality, supporting the legibility of the architectural concept.

**(vi) Street frontage heights.**

The proposal contains a 5 storey street wall, in accordance with SDCP requirements. The upper levels are set back 3m clear of the street wall, in accordance with SDCP requirements. The upper level volumes exceed the SDCP 6 storey height limit, but are located fully within the 24.2m LEP height limit (including 10% design excellence bonus).

Refer Statement of Environmental Effects.

**(vii) Environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity.**

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The proposal optimises passive performance, in particular through the introduction of naturally ventilated lightwells that provide supplementary light and ventilation to the dwellings.

The proposal incorporates a considered material palette that provides durability, in particular the masonry external surfaces. These materials enable maintenance as required over time, without requiring replacement of the base material.

**(viii) The achievement of the principles of ecologically sustainable development.**

The proposal has been designed with consideration of the principles of ecologically sustainable development. The proposal accommodates 164 dwellings on the land parcel, demonstrating an efficient use of the existing land resource. This supports the creation of a compact city, locating residents in close proximity to the employment centres of the Sydney CBD and southern Sydney creative and industrial districts.

The durable materiality and detailing of the building provides an enduring palette that will contribute to the context for many years.

## Technical Appendices

### SLEP Clause 6.21 Design Excellence Statement (continued)

(ix) Pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network.

Refer Statement of Environmental Effects, Parking and Traffic Management Plan and Green Travel Plan.

(x) The impact on, and any proposed improvements to, the public domain.

Refer Landscape Plan.

(xi) The impact on any special character area.

The proposal is located immediately adjacent to Conservation Area C2. The design has been prepared to respond explicitly to this area, integrating a fine grain typology to the Lawrence Street frontage. The proposal incorporates articulated masonry party wall expression, capped by brick parapets. The proposal incorporates a two storey street wall above Lawrence Street level, with the upper level set back behind the parapet and articulated with metallic cladding. These measures in combination provide a sensitive response to the conservation area.

(xii) Achieving appropriate interfaces at ground level between the building and the public domain.

The proposal addresses the McEvoy Street frontage (Building A) by incorporating generous building entries at grade with the public domain, both to the residential lobby and the commercial spaces.

The proposal addresses the Lawrence Street frontage with a generous entry bridge, spanning across to the residential entry.

Public art significantly enhances the interface between the building and public domain, incorporating Jamie North's 'Assemblage' work at each of the building entries. Landscape further enhances the interface, with pocket gardens introduced adjacent to the McEvoy Street entries, flowing into the covered space, and the landscape gardens of the dwelling frontages provided to Lawrence Street, utilising the 3m deep soil area provided at that location.

(xiii) Excellence and integration of landscape design.

The landscape design has been comprehensively integrated with the architectural design, used as a tool to provide privacy, navigate level changes across the site, and to provide amenity to the streetscape. The material palette relates strongly to the architecture, which references the site's industrial character and heritage. The landscape has also been designed to consider the

noise impacts to dwellings above, avoiding undesirable echo effects in atriums, and concentrating more active communal uses to a generously proportioned communal courtyard.

Areas of planting at the McEvoy Street entries mark the main pedestrian entries into the site at these openings and glimpses of the main common open space greening and foyer landscape will also be visible. Seating integrated within planter beds within the foyers provide spaces for visitors and residents to sit with a view through the voids to the upper levels. Further seating within the covered open space serve to compliment the outer open space allowing for all weather and all day use. These seating areas will also provide location for informal social interactions.

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The change of level at the Lawrence Street boundary is utilised within the residences' terraces to create a private terraced courtyard which can be viewed from within residences.

These items in combination demonstrate a comprehensive integration of landscape across the site.

Thankyou for your consideration of this proposal.



Project Team

Client



Planner  
DMPS

Architects  
Andrew Burns Architecture  
PBD Architects

Landscape Architect  
Site Image

BCA Consultant  
Certified Building Specialists

Hydraulic Engineer  
SCG Engineering

Access Consultant  
Accessible Building Solutions

Traffic Consultant  
Stanbury Traffic Planning

Waste Management Consultant  
Elephant's Foot

Acoustic Consultant  
White Noise Acoustics

Public Art Curator  
Nicholas Brey

Surveyor  
TSS

Environmental Consultant  
EI/Australia

Energy Consultant  
Integreco

Air Quality / Cross Ventilation Consultant  
Inhabit

Reflectivity  
Inhabit

Fire Engineer  
Innova Services

Arborist  
Urban and Rural