

WE SEE ARCHITECTURE AS
A QUIET BUT POWERFUL
MIX OF COLLABORATION
AND CRAFT.

LET'S GET INTO IT.

DESIGN ARCHITECTURAL PRESENTATION

LOCATION

5-9 COWAN ROAD
ST IVES, NSW, 2075
9 STOREY BUILDING

CLIENT

PROSPER

DATE

09/04/2026

NOMINATED ARCHITECT

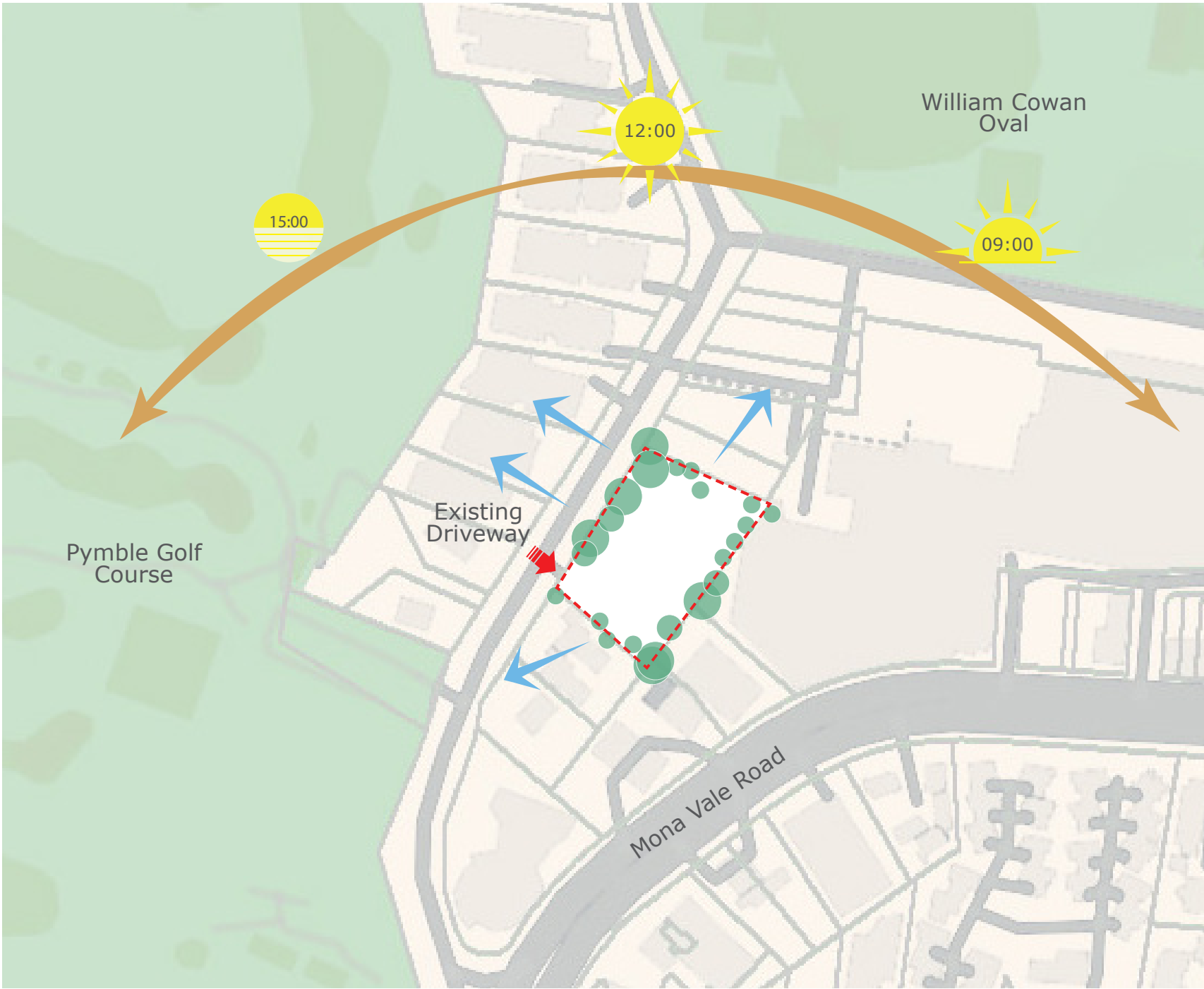
Paul Buljevic
No. 7768



01. SITE CONTEXT



SITE ANALYSIS



SITE ANALYSIS



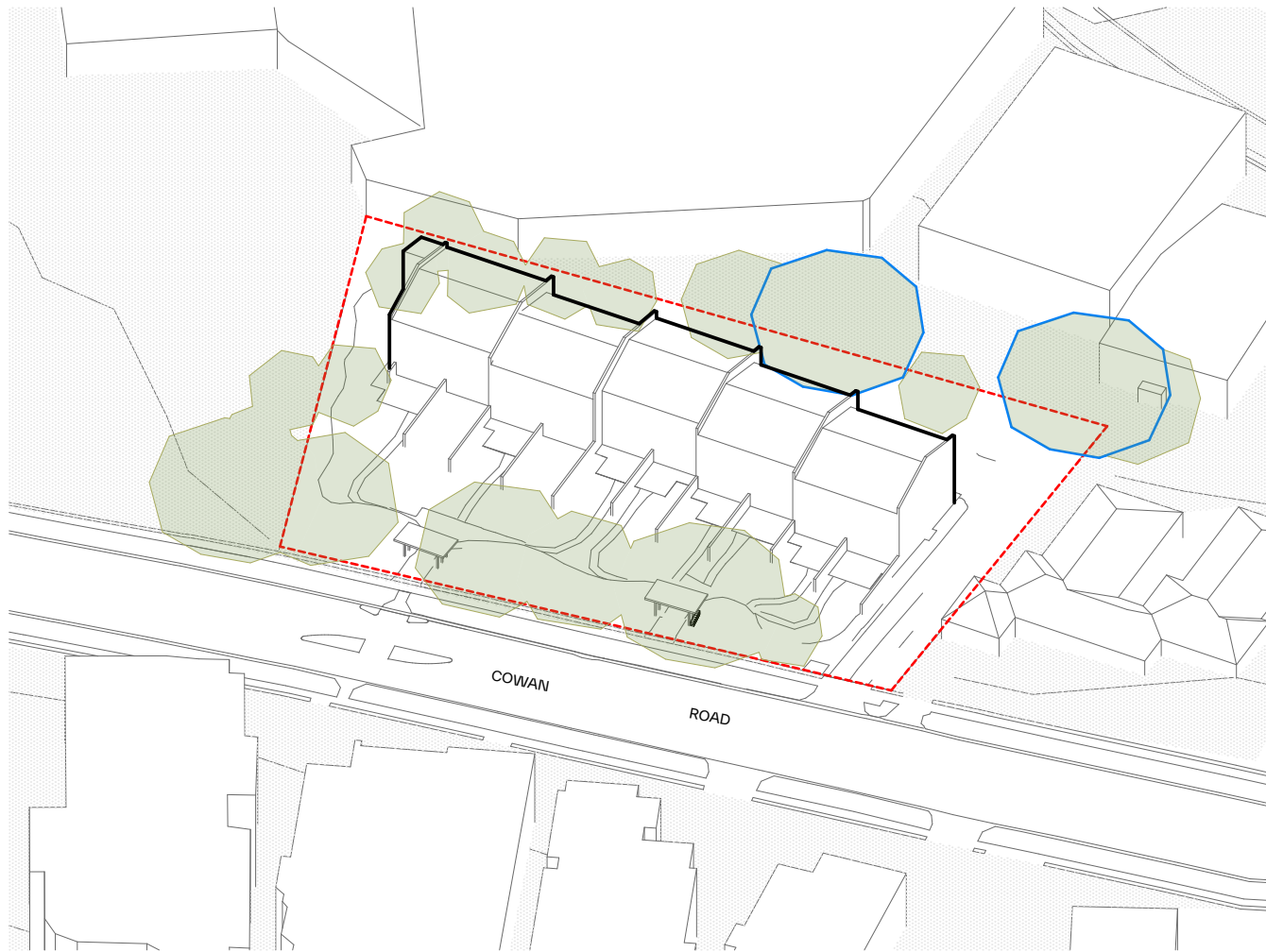
The site is situated on 5-9 Cowan Road, St Ives with a site area of 3467.7 sqm.

The site is situated beside St Ives shopping Village with Pymble Golf Course to the sout west and William Cowan Oval to its north.

The site FSR is 2.2:1 equating to 7653sqm in GFA and permissable height 22m.

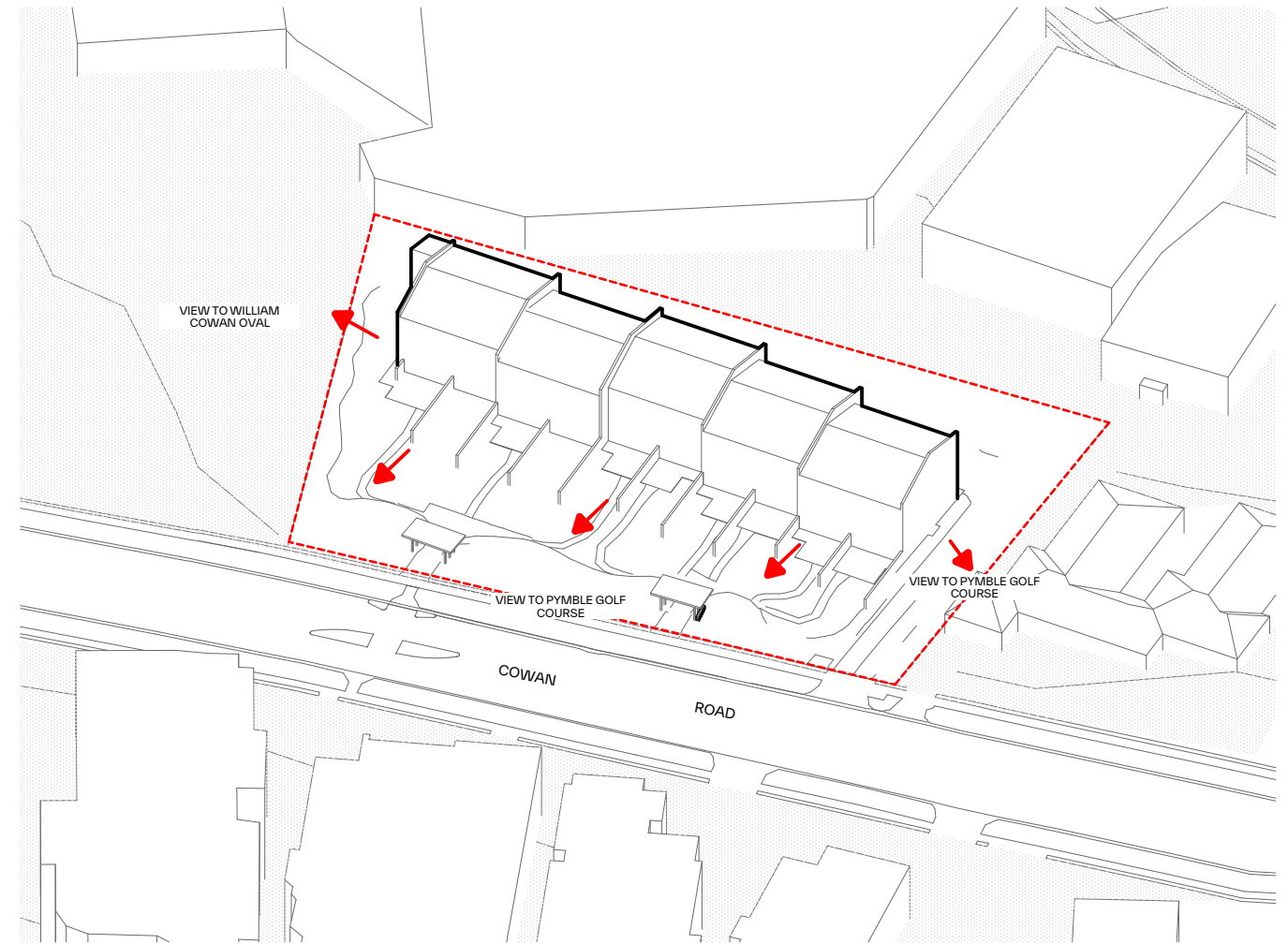
SITE ANALYSIS

CONSTRAINTS & OPPORTUNITIES



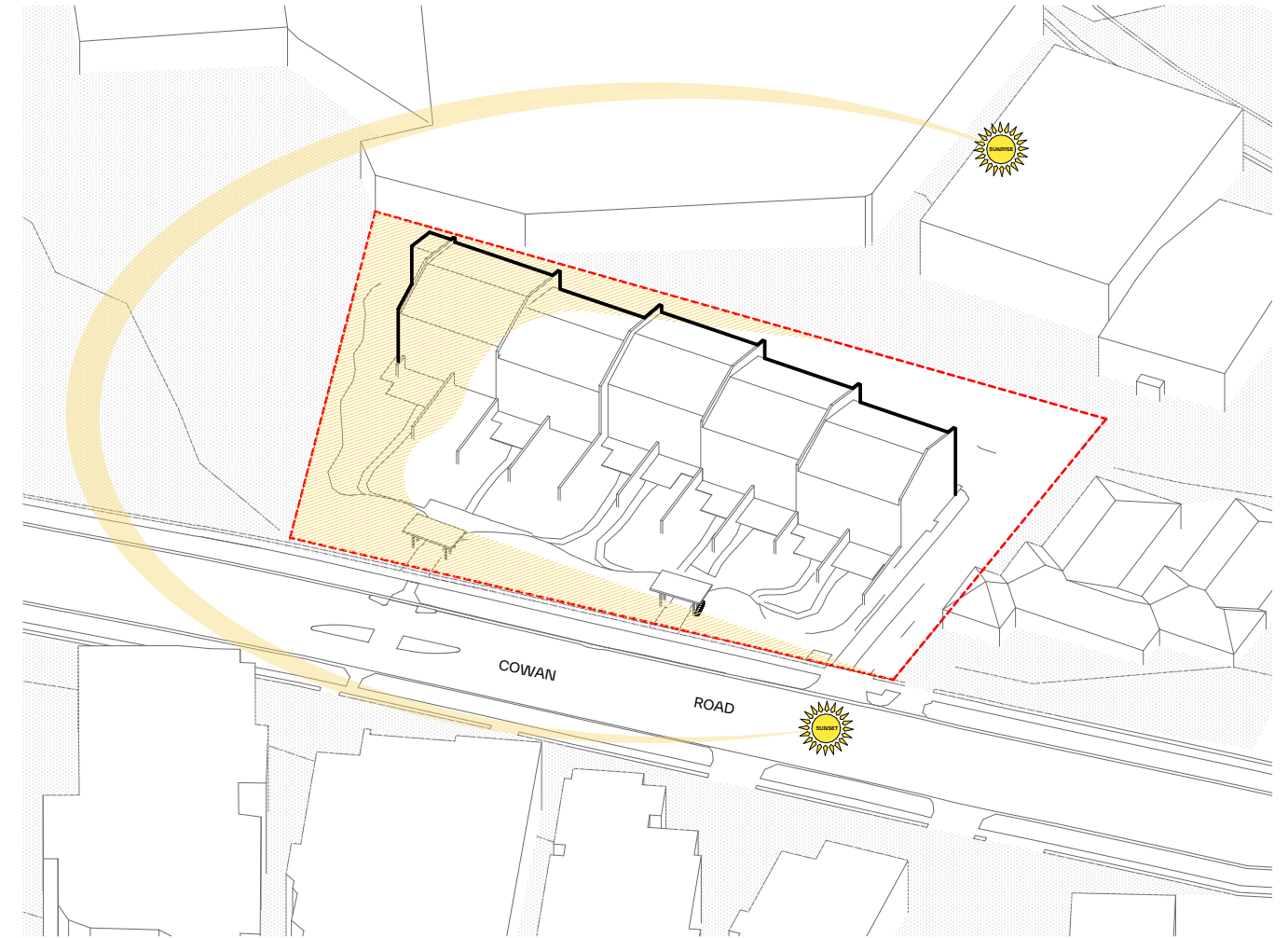
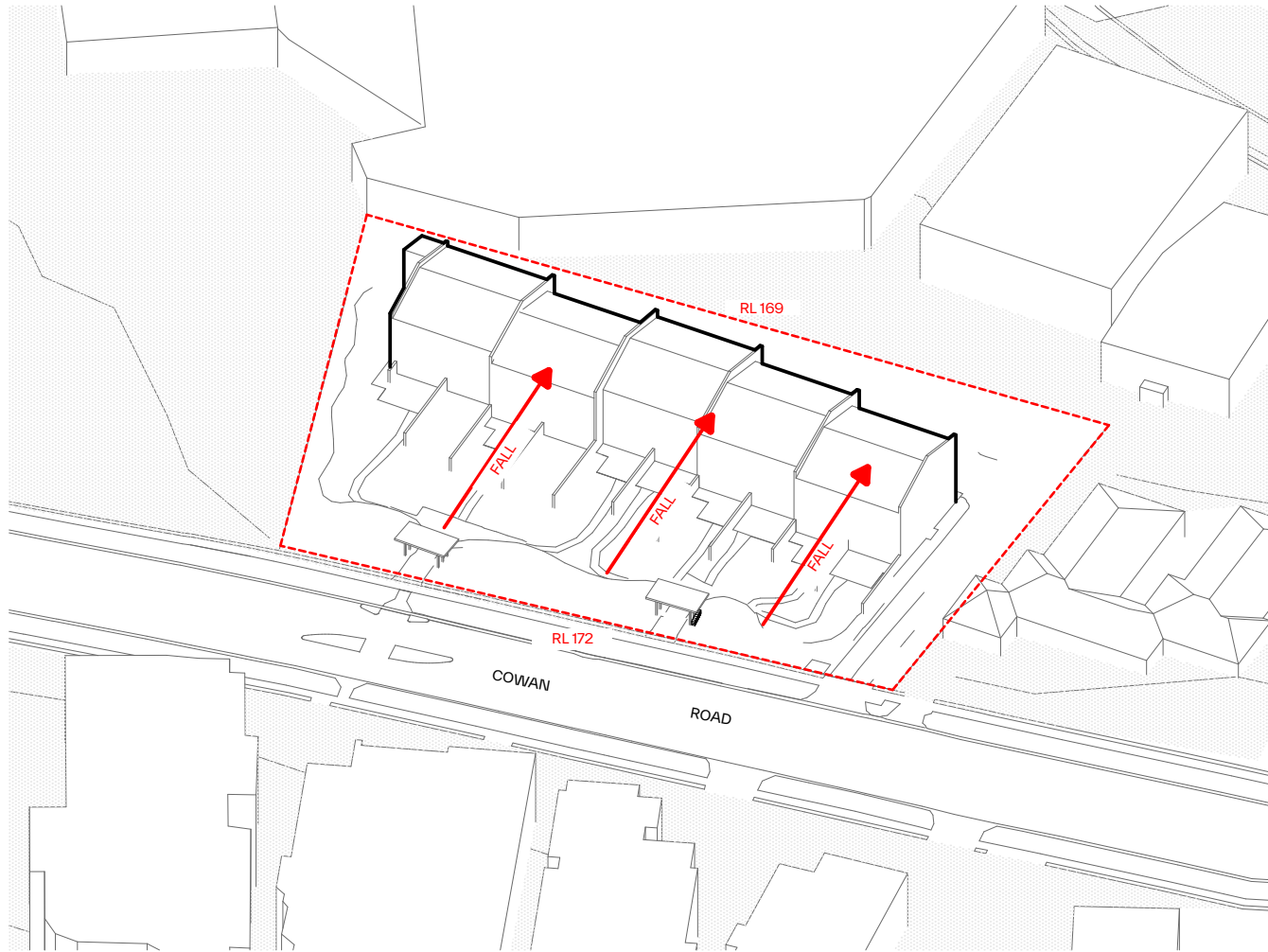
|1. High Retention Tree

High retention trees 32 and 46 situated in the rear of the site must be retained.



|2. View

Views of Pymble Golf Course are seen to the north-west and south-west of the site and William Cowan Oval to its north-east.



|3. Topography

The site has a fall of 3m from the front to rear of site.

|4. Solar Access

The sites west facing facade limits solar access throughout the day.

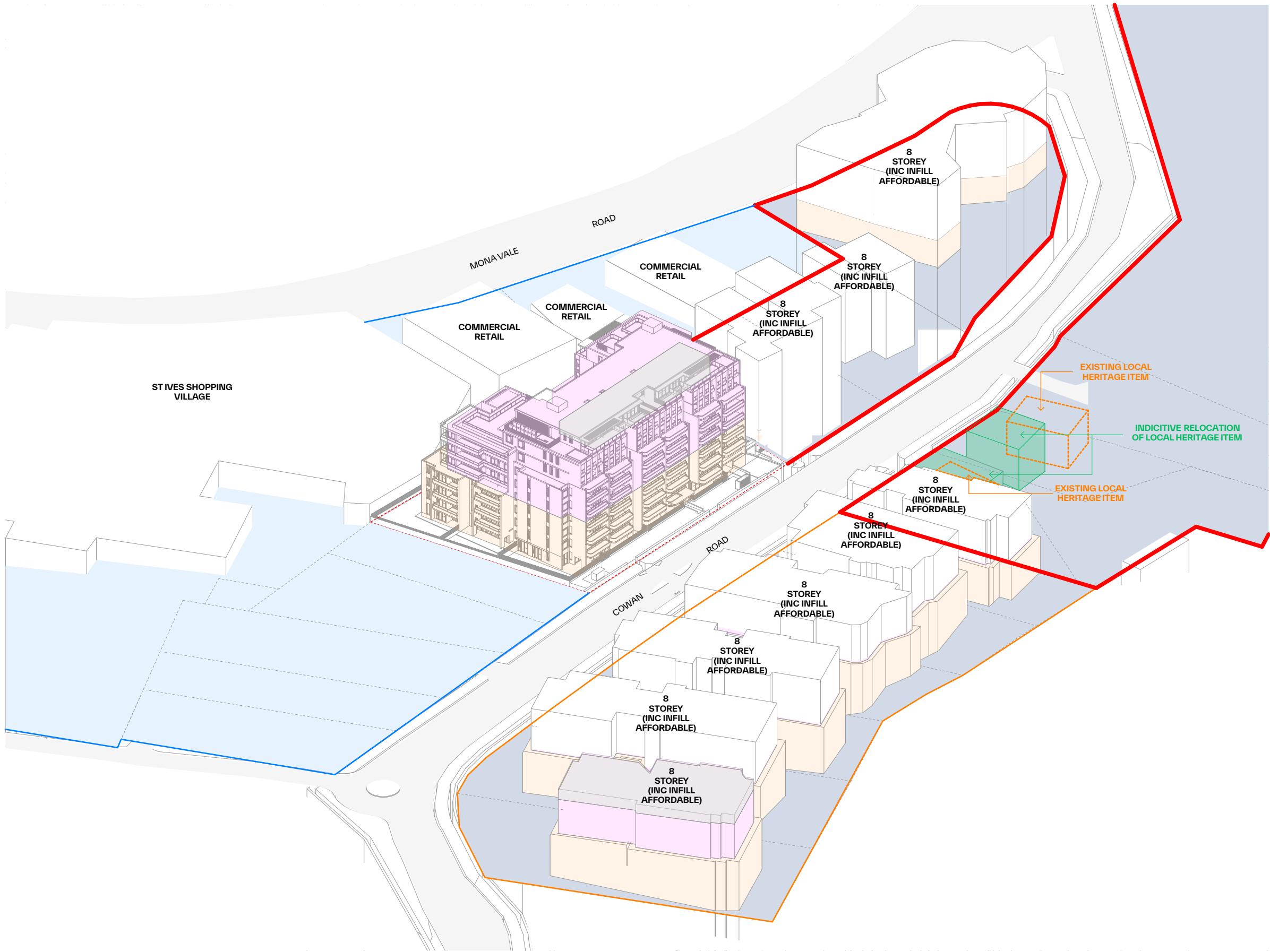


LEGEND

	FSR (n:1)	HOB (m)
	0.8	11.5
	0.92	17.5
	1.1	11.5
	1.3	17.5
	1.6	14.5

LAND ZONING

	E1
	R3
	R4



LEGEND

FSR (n:1)	HOB (m)
2.2	22
N/A	N/A

INFILL AFFORDABLE HOUSING
22M LMR
LEP HEIGHT PLANE
LOCAL HERITAGE LISTING

LAND ZONING



PROJECT SUMMARY

Development summary						
SITE PARTICULARS						
Address	5-9 COWAN ROAD, ST IVES, NSW 2075					
Site Area	3,467.7 sqm					
Zoning	R3 medium density Residential					
Permissible FSR	2.20 : 1					
Permissible FSR (utilising affordable housing 30% bonus)	2.86:1					
Permissible GFA	7,628.9 sqm					
Permissible GFA (utilising affordable housing 30% bonus)	9917.6 sqm					
Permissible Height	Base: 22m (6-storeys)					
Permissible height (utilising affordable housing 30% bonus)	28.6 (8- storeys)					
Proposed FSR	2.86:1					
Proposed Height	30.60 m					
Proposed GFA	9917.6 sqm					
UNIT MIX						
Level	2 BED	3 Bed	4 Bed	Total		
Ground	2	7		9		
Level 1	2	9		11		
Level 2	2	9		11		
Level 3	2	9		11		
Level 4	5	5		10		
Level 5	5	5		10		
Level 6	2	6		8		
Level 7		5		5		
Level 8			2	2		
Total	20	55	2	77		
	26%	71%	3%	100%		
GFA SCHEDULE						
LEVEL	GFA(sqsm)					
GROUND FLOOR	1079					
LEVEL 1	1359.3					
LEVEL 2	1363.7					
LEVEL 3	1363.7					
LEVEL 4	1186.8					
LEVEL 5	1186.8					
LEVEL 6	1071.6					
LEVEL 7	829.8					
LEVEL 8	476.9					
TOTAL PROPOSED GFA	9917.6					
GFA -AFFORDABLE HOUSING COMPONENT						
GFA REQUIRED	15% X 9917.6 (PERMISSABLE GFA)	1487.6				
LEVEL	UNIT ALLOCTAION FOR AFFORDABLE HOUSING					
GROUND FLOOR	214.2	GF-03 & GF-04				
LEVEL 01	761.1	L1-03, L1-04,L1-05,L1-06,L1-07 & L1-11				
LEVEL 02	317.6	L2-04,L2-07& L2-08				
LEVEL 03	194.7	L3-04 & L3-07				
TOTAL PROPOSED	1487.6	13 UNITS				
NSA ANALYSIS						
Level	NSA/ Floor (sqm)					
Ground floor NSA	912.4					
Level 1 NSA	1241.5					
Level 2 NSA	1245.5					
Level 3 NSA	1245.5					
Level 4 NSA	1076					
Level 5 NSA	1076					
Level 6 NSA	972.6					
Level 7 NSA	755.2					
Level 8 NSA	418.4					
Proposed NSA	8943.1					
Housing SEPP 2021 - affordable housing parking rates including minimum car parking rates for affordable dwellings and for non-affordable dwellings						
Car Parking Requirements for affordable dwellings						
		Space per Unit	No. of units	Required (min.)		Proposed
1 bed		0.4	0	0		0
2 bed		0.5	8	4		1
3 bed		1	5	5		11
4 bed		0	0	0		0
Total			13	9		12

Car Parking Requirements for non- affordable dwellings (SEPP RATES)						
1 bed		0.5	0	0		0
2 bed		1	12	12.0		20
3 + bed		1.5	52	78		83
Total			64	90		103
Car Parking Requirements for adaptable dwellings (AS/NZS 2890.6)						
Accessible		1 per adaptable unit	15	15		15 out of 115
Car Parking Requirements for visitors						
Visitor - Total		1 per 10		10.0		10
Visitor - Accessible		1 per 10	1	1.0		1 out of 10
Total cars				139		125
Bicycle Requirements						
Bicycle resident		1 space per 1 unit		77		77
Bicycle visitor		1 space per 10 unit		8		8
Motorbike		1 space per 10 unit		8		8
Total						85
Basement storage calculations exclude bicycle allocations, which are identified separately on the drawings						
Other Requirements						
		Rate	Required (min.)			Proposed
Solar access (2+ HR)	70% of total apartmentst		70%			71.40%
Nil solar	15% of total apartments		15% (max.)			18.1%
Cross ventilation (ADG)	60% of total apartments	60%	45.6 units			60 units (78%)
Deep soil (ADG)	Site area >1,500sqm	Deep soil with Min 6 meter depth	7%			379.6 sqm(10.9%)
		Deep soil with Min 3 meter depth				455.1 sqm(13.3%)
Landscape (Housing SEPP)			30%			1445.3sqm (41.7%)
Communal Open Space		25%	866.9/25			971.6 sqm (28%)
Livable Units - Silver	20% (ADG)	100% (DCP)	20% (ADG)			15 units
Livable Units - Platinum (DCP)	0% (ADG)	15% (DCP)	0% (ADG)			0
Adaptable Units	0% (ADG)	20% (DCP)	20% (DCP)			15 units
Waste Generation						
	RATE	Litres/Week	Bin size	Bin No		
General waste	L/week	8880	660 L	15		
Recycling	L/week	4440	240 L	19		
cardboard	L/week	4440	660L	8		
FOGO	L/week	1850	240L	9		
				51		
Chute A			Chute B			
Linear bins	660 L	2	660 L	3		5
service bins	660 L	2	660 L	2		4
		4		5		9

Executive Summary

This 5-9 Cowan Road, St Ives 9 storey residential flat building has been prepared by PBD Architects to accompany a detailed State Significant Development Application (SSDA) for a residential development (including in-fill affordable housing) at 5-9 Cowan Road, St Ives within the Ku-ring-gai Local Government Area (LGA).
This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-88948458) on 25 July 2025.
This report concludes that the proposed residential development is suitable and warrants approval subject to the implementation of the following mitigation measures.

Tree Retention and Landscaping

Retain trees within identified Tree Protection Zones (TPZs) wherever feasible.
Replace trees unavoidably removed with new advanced plantings as part of the comprehensive landscape strategy.
Provide deep soil zones and substantial canopy cover through new landscaping, supporting urban cooling and biodiversity.

Communal Open Space Enhancement

Deliver generous areas of communal open space, incorporating significant new planting and landscaped gardens.
Integrate shade trees, seating, and layered vegetation to enhance amenity, privacy, and ecological value.
Ensure planting density and species selection reflect Ku-ring-gai's landscape character.

Traffic, Parking, and Access Management

Provide compliant car parking layouts, including accessible spaces, to meet demand while encouraging sustainable transport.
Ensure safe pedestrian and cycle access in line with ADG and Council requirements.

Noise and Acoustic Control

Incorporate acoustic attenuation measures into building design (e.g., glazing, wall treatments, balcony screening) to ensure compliance with relevant standards.
Monitor and manage construction noise to minimise impact on nearby residential areas.

Sustainability and Water Management

Adopt Water Sensitive Urban Design (WSUD) measures, including rainwater harvesting, permeable surfaces, and stormwater treatment devices.
Integrate energy efficiency measures in line with BASIX

Construction and Operational Management

Prepare and implement a an acoustic report to address vibration, noise, traffic
Implement ongoing waste management practices to encourage recycling and minimise landfill impacts.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

SEARS:

Design Quality

Please refer to SSDA report.

Built Form and Urban Design

Please refer to schedule of finishes, SSDA report, design verification statement and survey plan.

Environemntal amenity

Please refer to shadow diagrams and perspectives.

Introduction

The SSD application seeks development consent for a proposed 9 storey residential flat building, including in-fill affordable housing at 5-9 Cowan Road, St Ives (the site). The proposed works include demolition of existing structures, site preparation works, excavation and construction of the building and associated landscaping works. Specifically, the SSDA seeks development consent for:

- Demolition of the existing row of 10 attached townhouses at the site;
- Construction of an 9-storey residential flat building comprising: 77 new dwellings (64 market residential units and 13 affordable housing units)
- Construction of 3 basement levels for car parking.
- Communal open space at Ground Level Level 7 & Level 8.
- Landscaping; and associated site works.
- The proposal also incorporates 15% of the total gross floor area for affordable housing and seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 16 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) to achieve 30% additional building height and 30% additional floor space ratio (FSR).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 25 July 2025 and issued for the SSDA (SSD-88948458). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

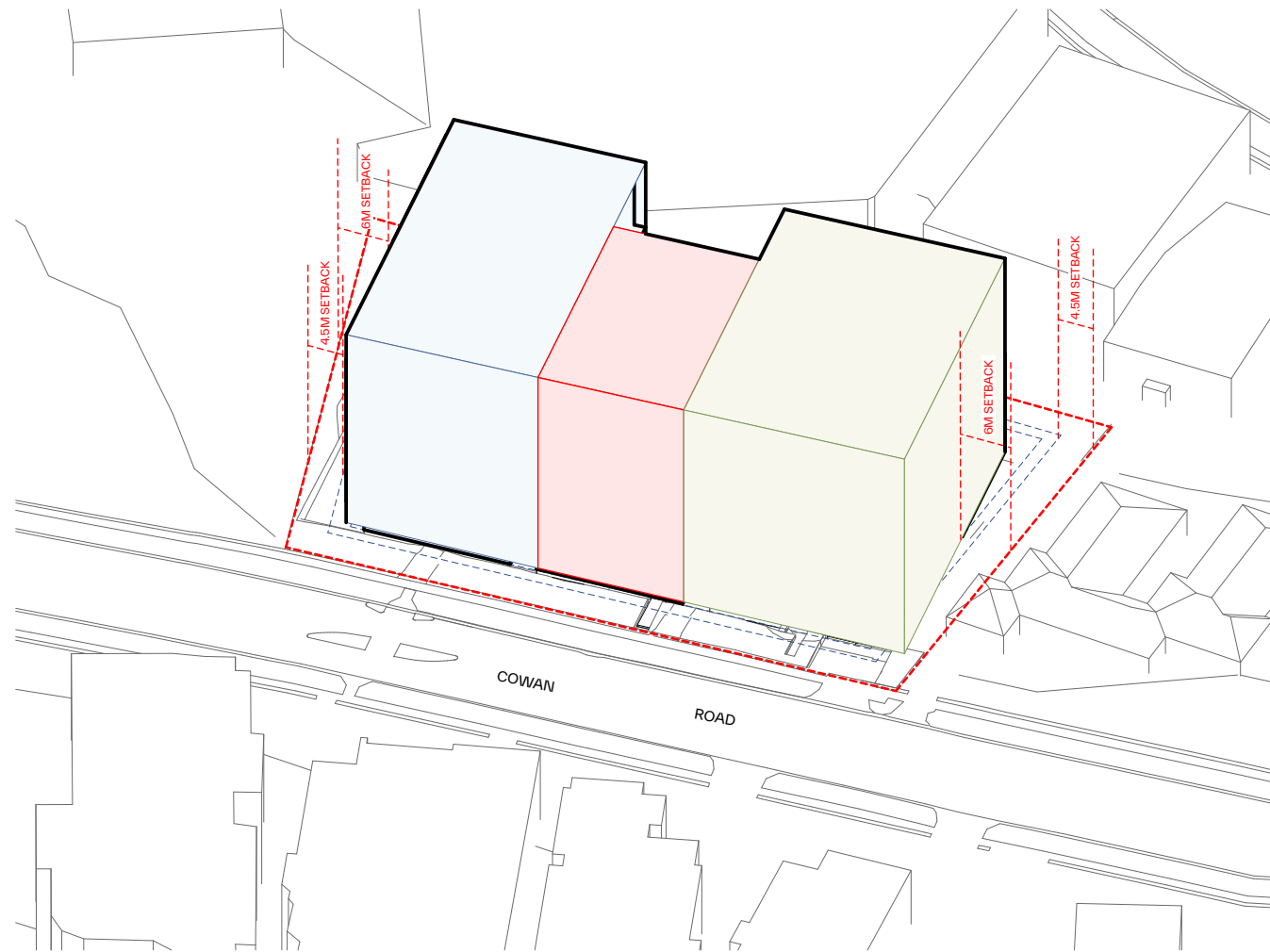
Subject Site

The site is located at 5-9 Cowan Road, St Ives, within the Ku-ring-gai Local Government Area. The site has an area of approximately 3,467.7sqm and is rectangular in shape.
The site currently contains a single row of ten, two-storey attached townhouses. The site is defined by large mature trees along the northern, eastern and western boundaries. Vehicular access to the site is provided at the southern boundary of the site from Cowan Road. The site is relatively flat. The site adjoins St Ives Shopping Village to the north and east. Existing residential development (No. 3 Cowan Road) and St Ives Christ Church border the site to the south. To the west, two storey detached houses are located along Cowan Road.

Surrounding Context

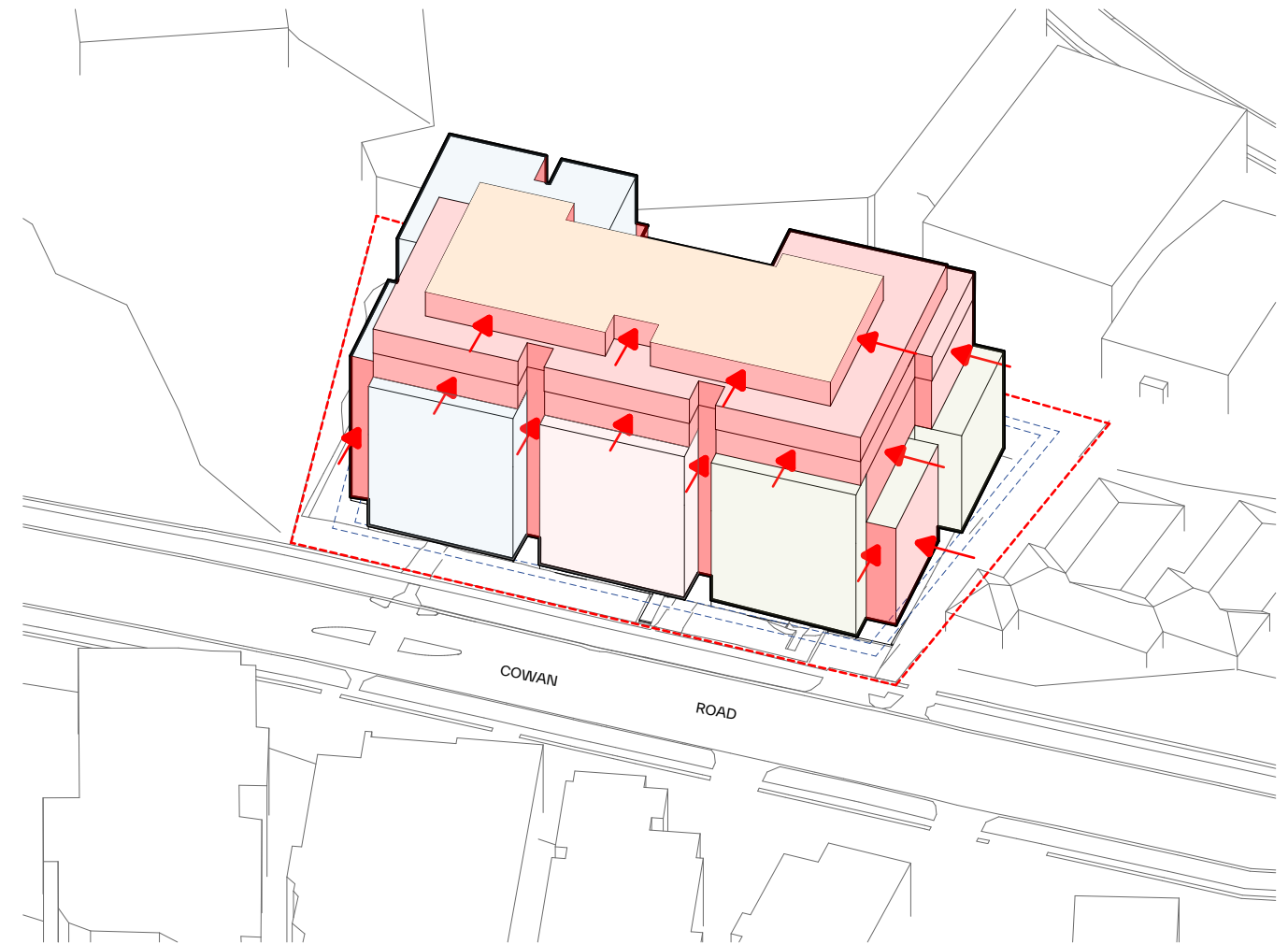
The site is located 800-metres east of Cowan Creek which is separated from the site by Pymble Golf Club. The site is also located within 105-metres of Emerald Fitness Centre, 245-metres from St Ives Village Green, and 210-metres from St Ives Playground. The building heights in the immediate locality are generally single to two-storeys, with increased heights of up to 5-storeys on Mona Vale Road, opposite St Ives Christ Church.
The site is accessible via bus services with stops located along Mona Vale Road which is a 4-minute walk to the south, and along Killeaton Street, which is a 9-minute walk to the north. The bus routes connect the site to Mona Vale, Gordon, and the Northern Suburbs.

02. ARCHITECTURAL VISION



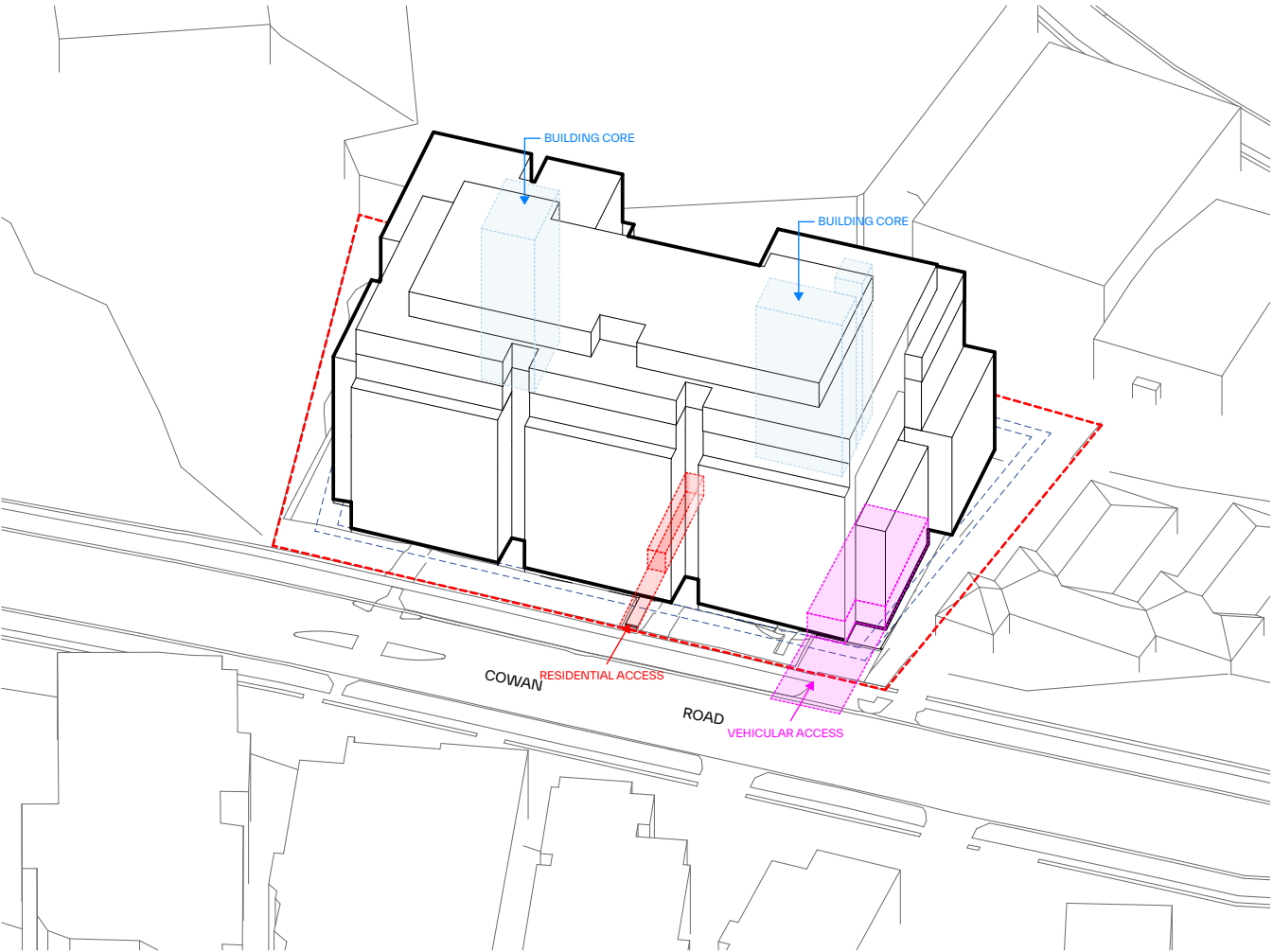
[1. Built Form

The building massing shows the built form broken down into three forms, along with the streetscape maintaining its setbacks from neighbouring properties.



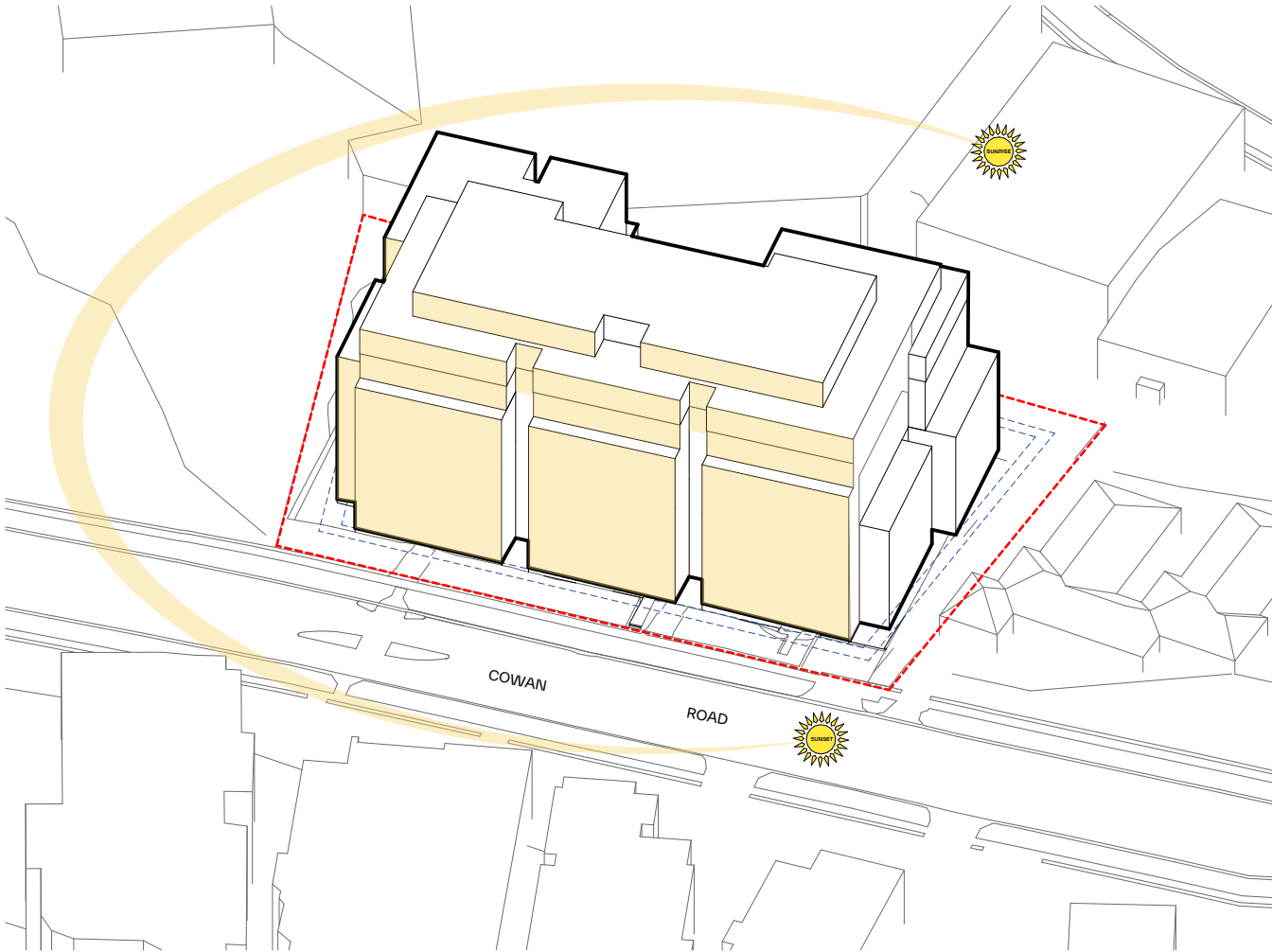
[2. Human Scale & Urban Fabric

The built form steps back towards the top and side of its structure to enhance human scale with integrated levels and movement.



|3. Access

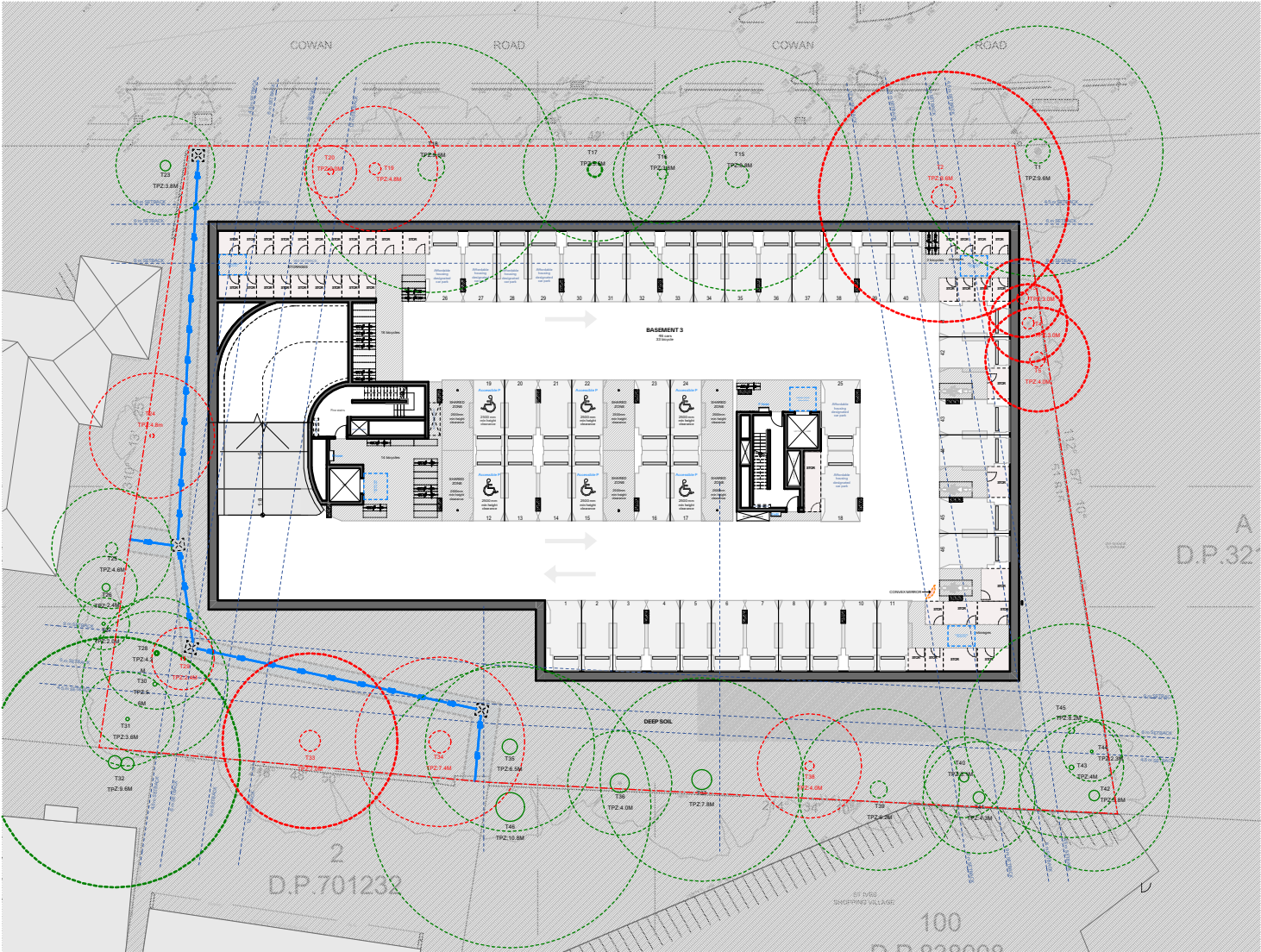
The residential access is through Cowan Road, located centrally on each building with direct access to building cores. The proposed vehicular access is through Cowan Road leading down to basement levels.



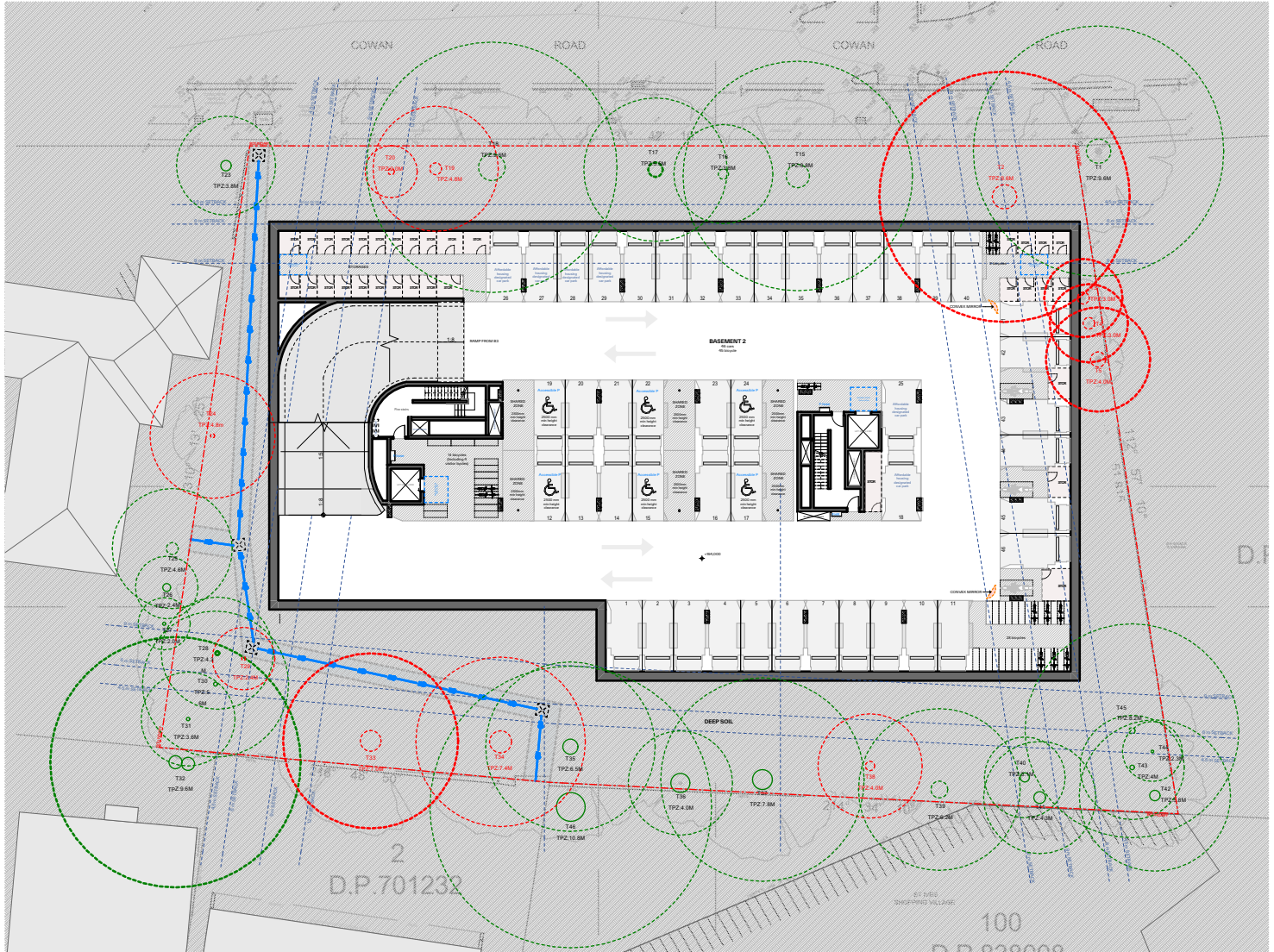
|4. Solar Access

The floor plates are configured to orientate living spaces to achieve maximum solar access for proposed building.

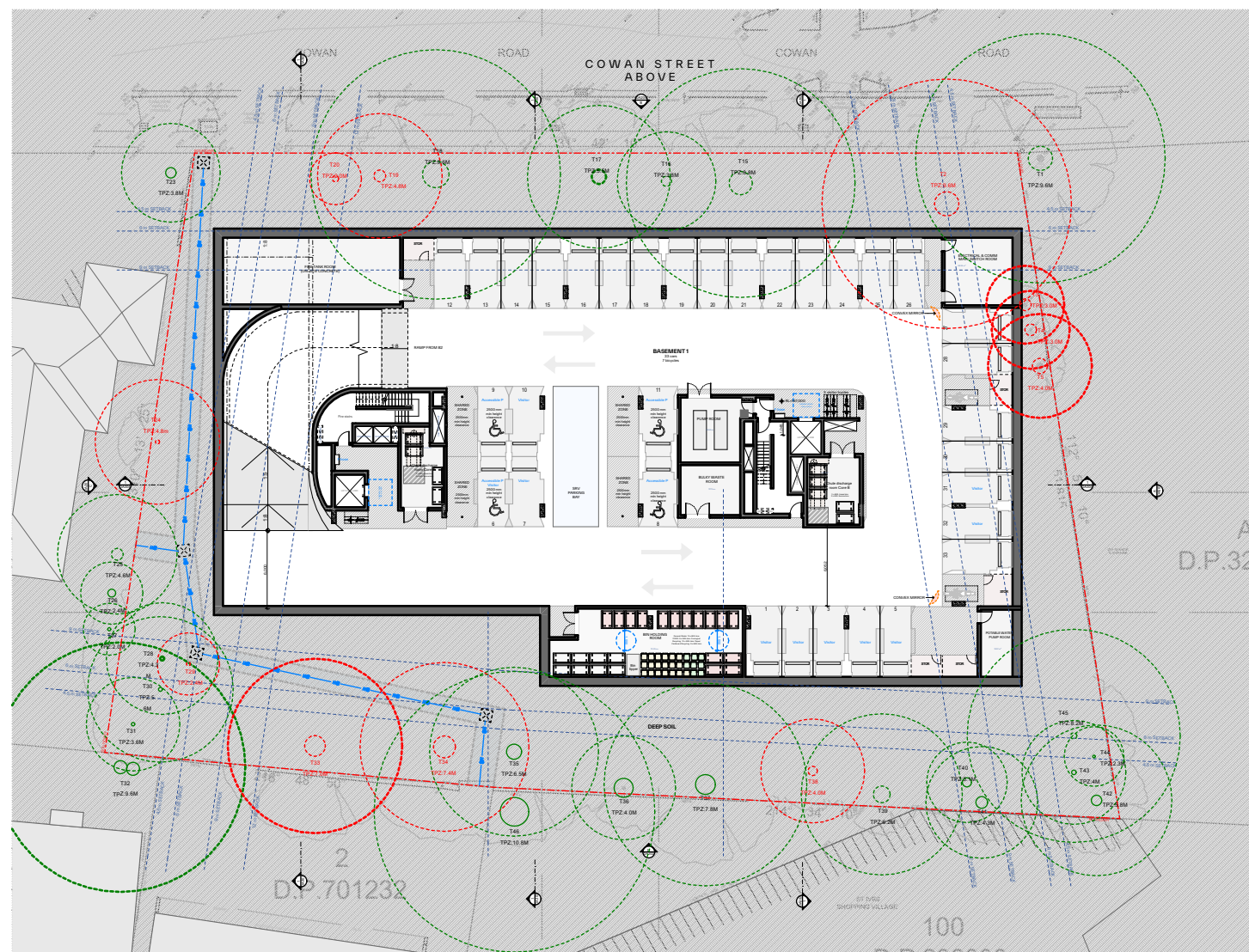
04. ARCHITECTURAL DRAWINGS



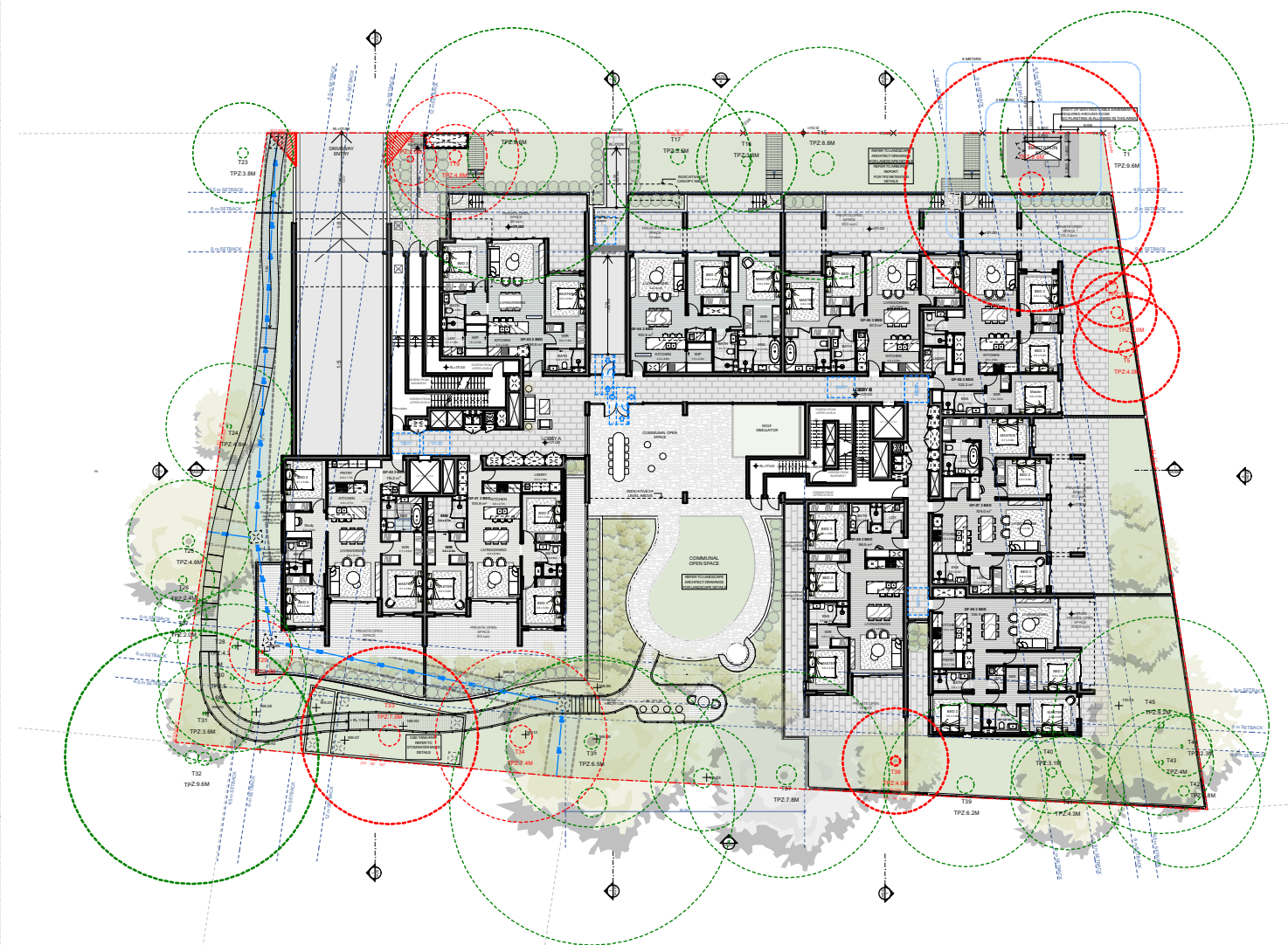
1 Basement 3
1:500



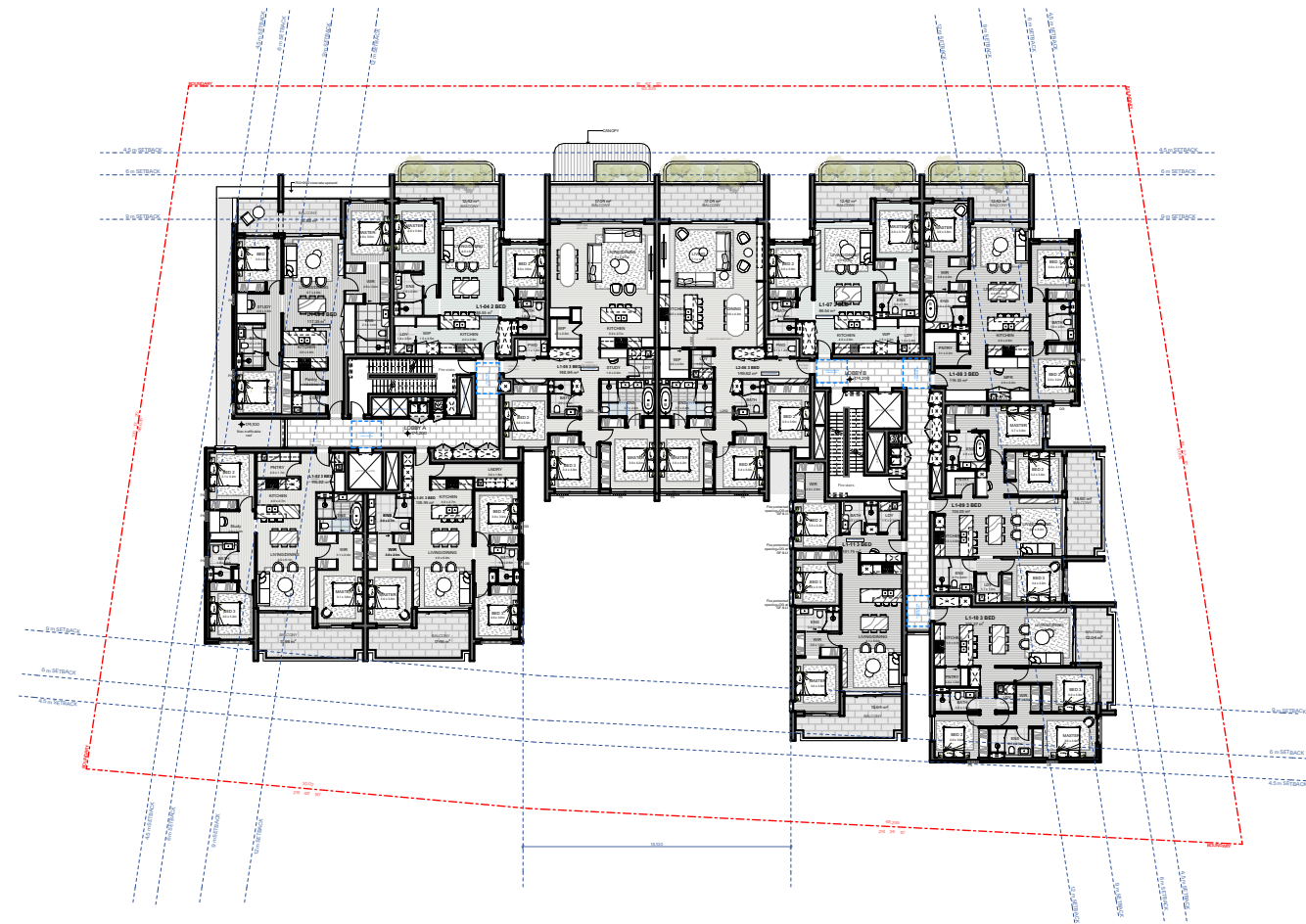
2 Basement 2
1:500



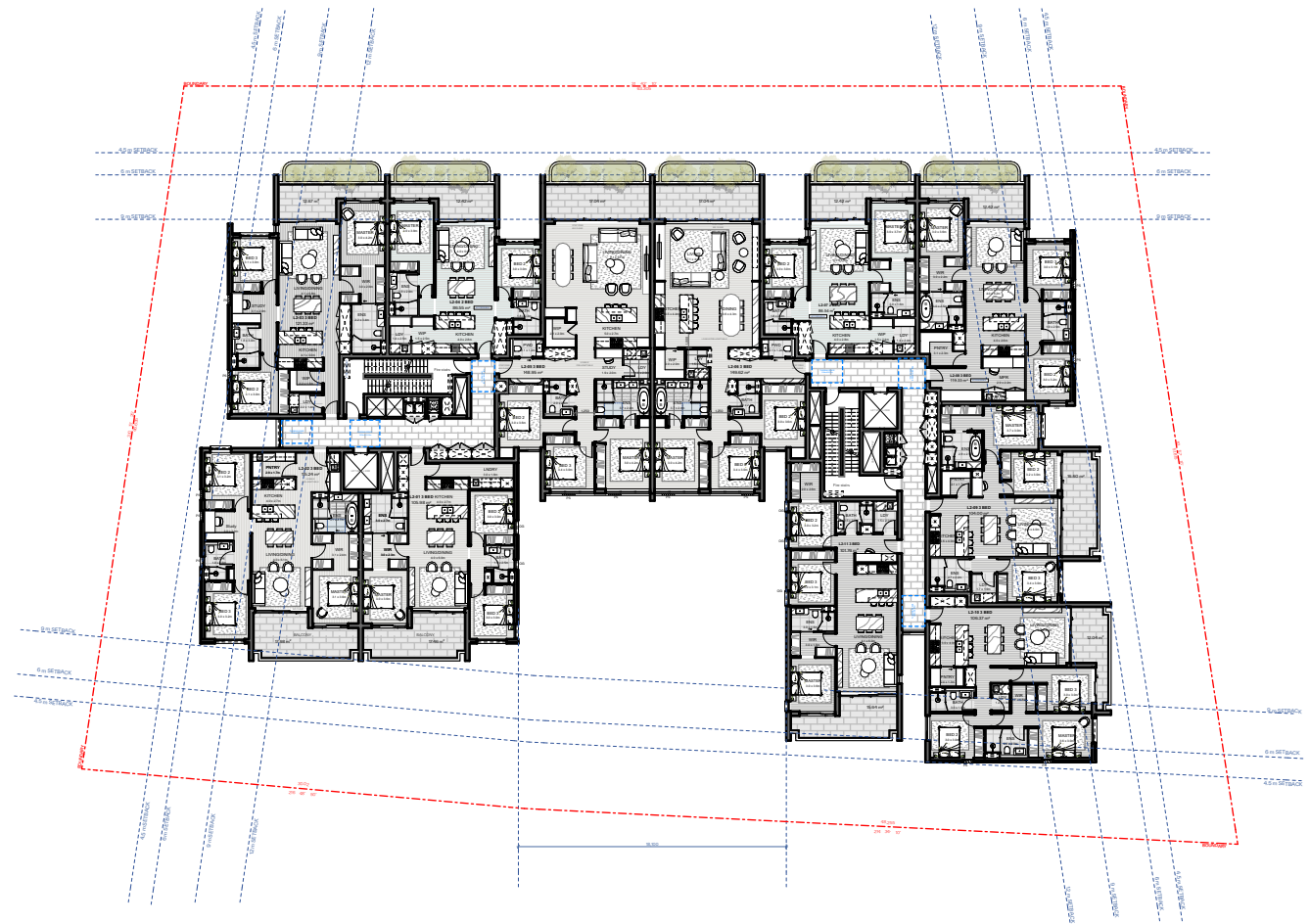
1 Basement 1
1:500



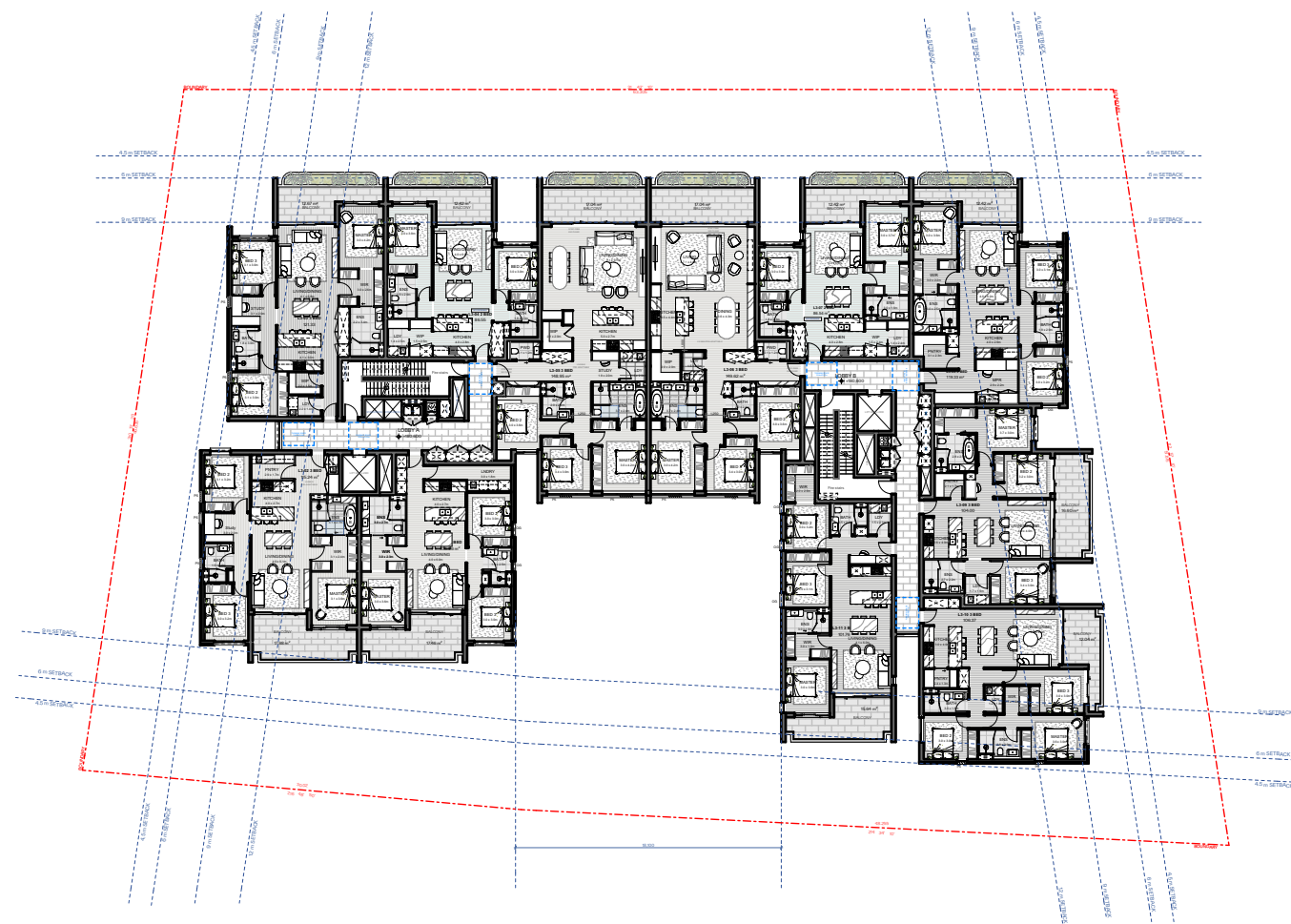
2 Ground
1:500



1 Level 1
1:500

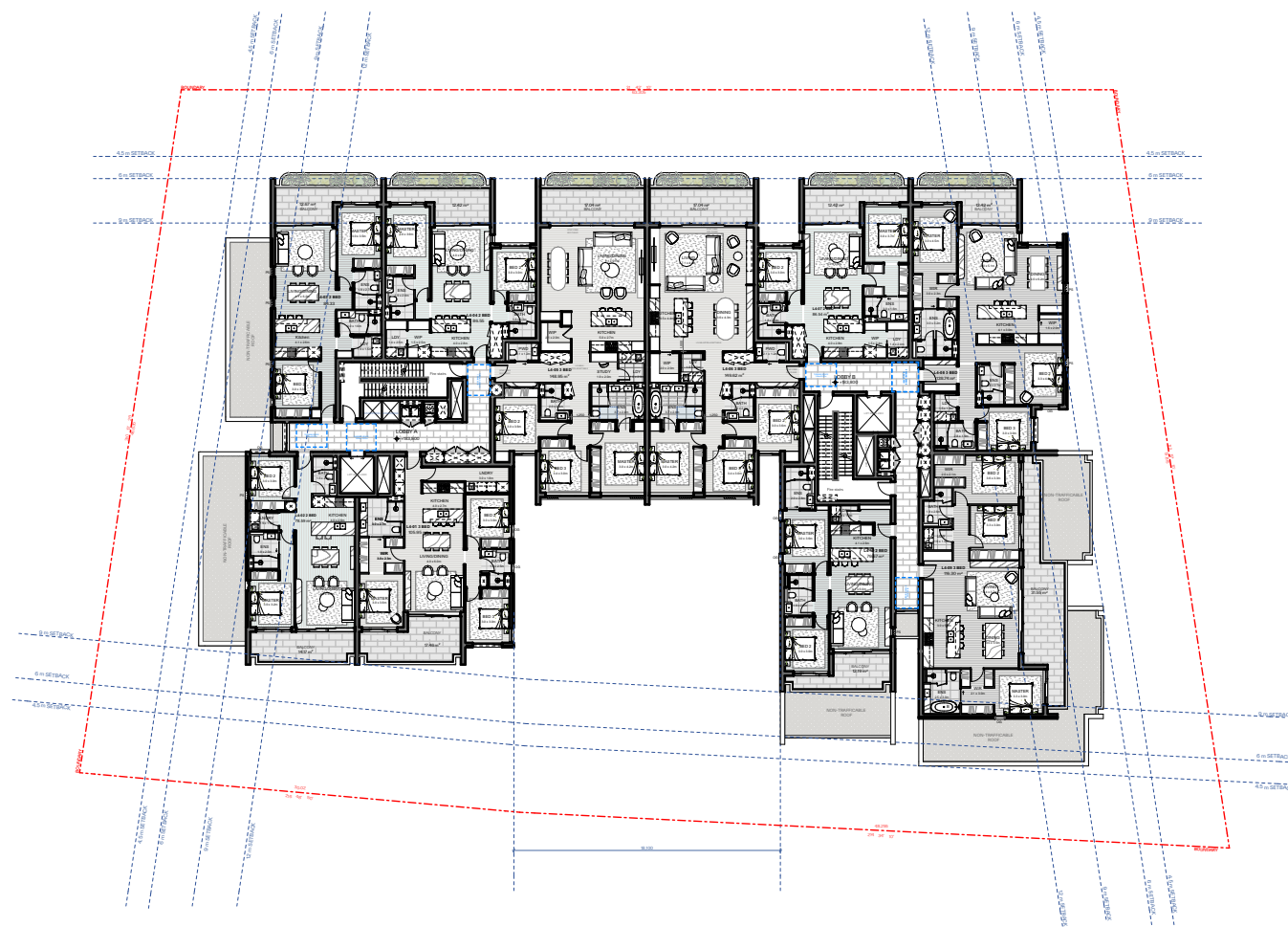


2 Level 2
1:500



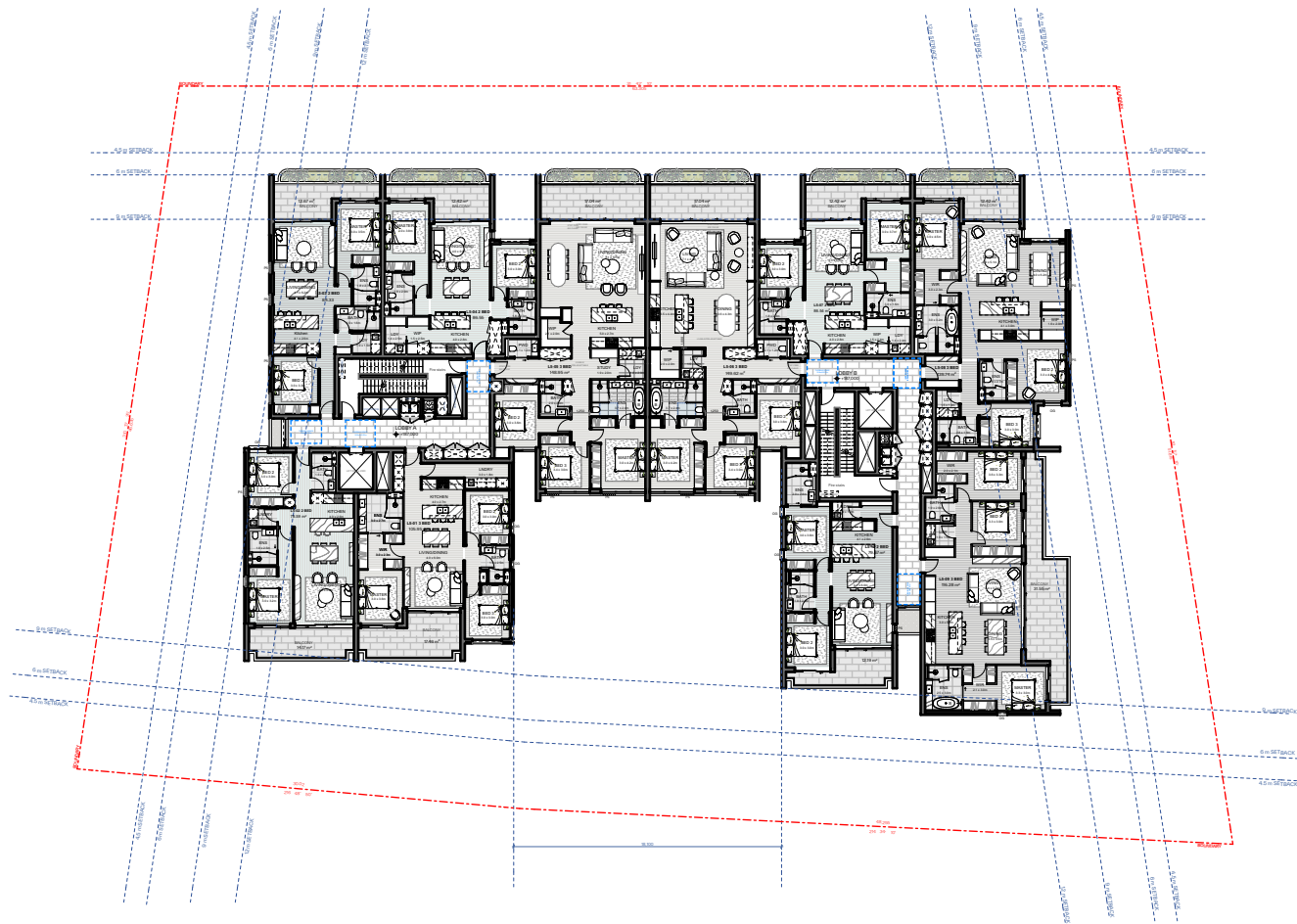
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Level 3
1:500



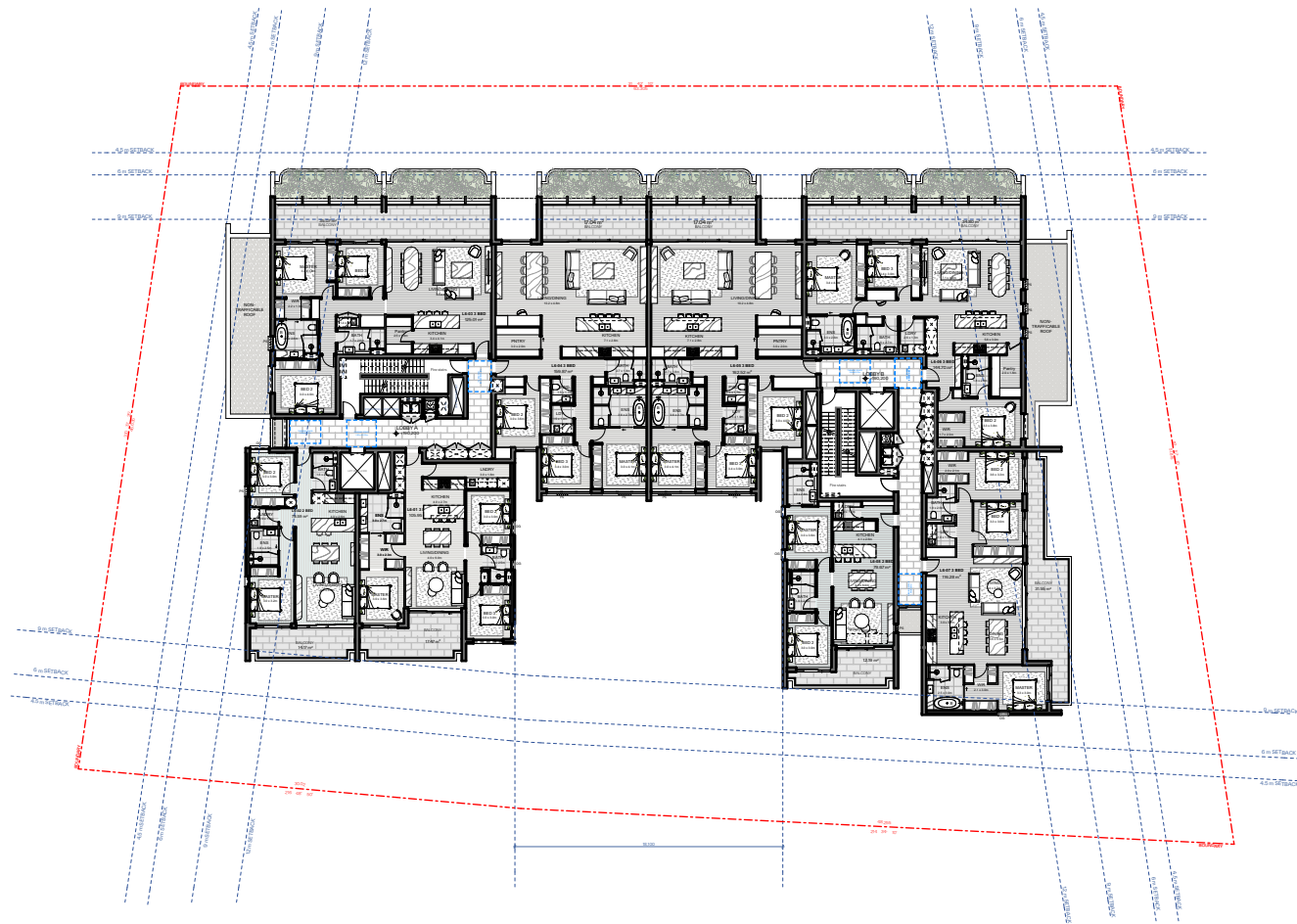
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Level 4
1:500



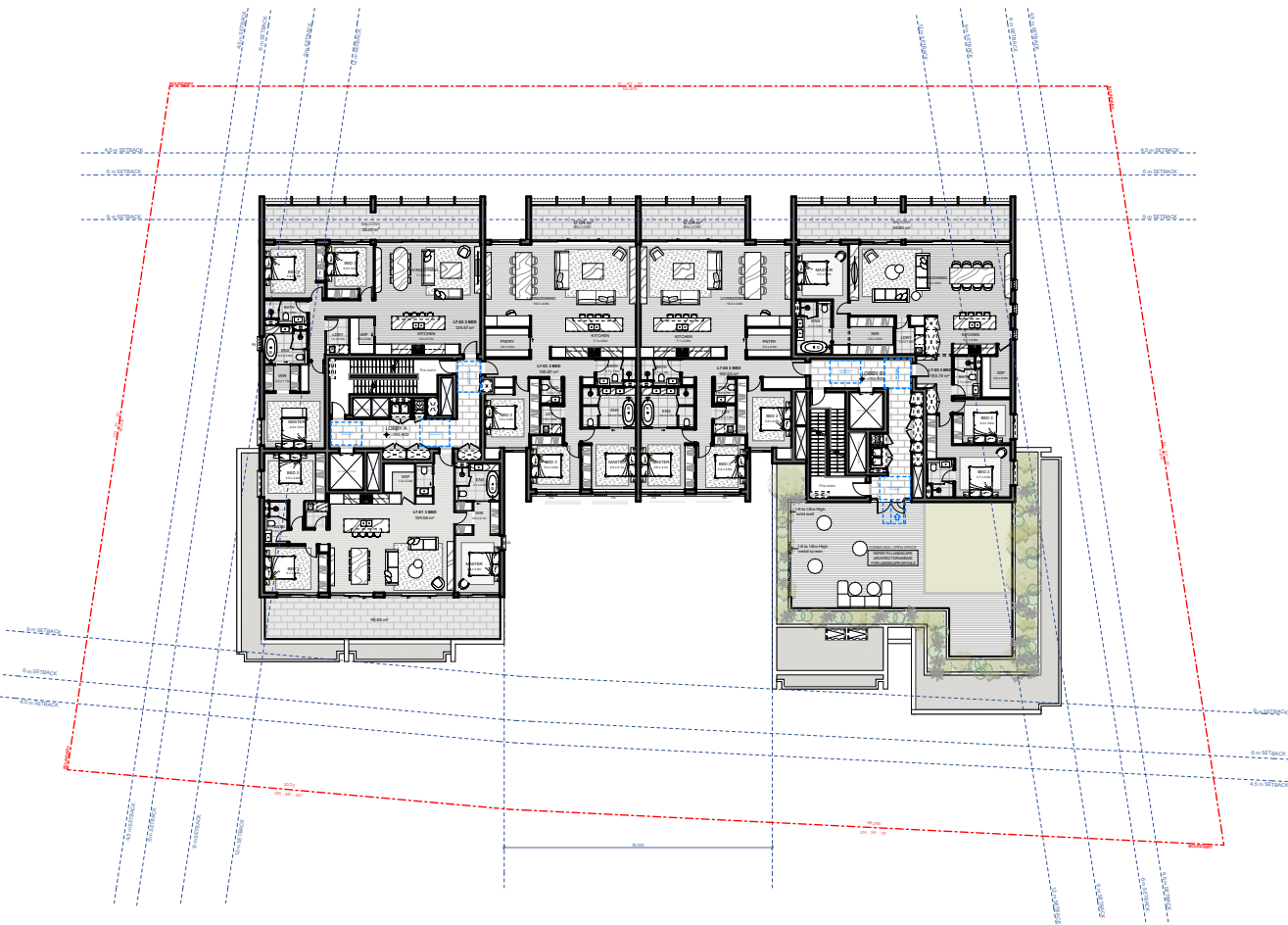
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Level 5
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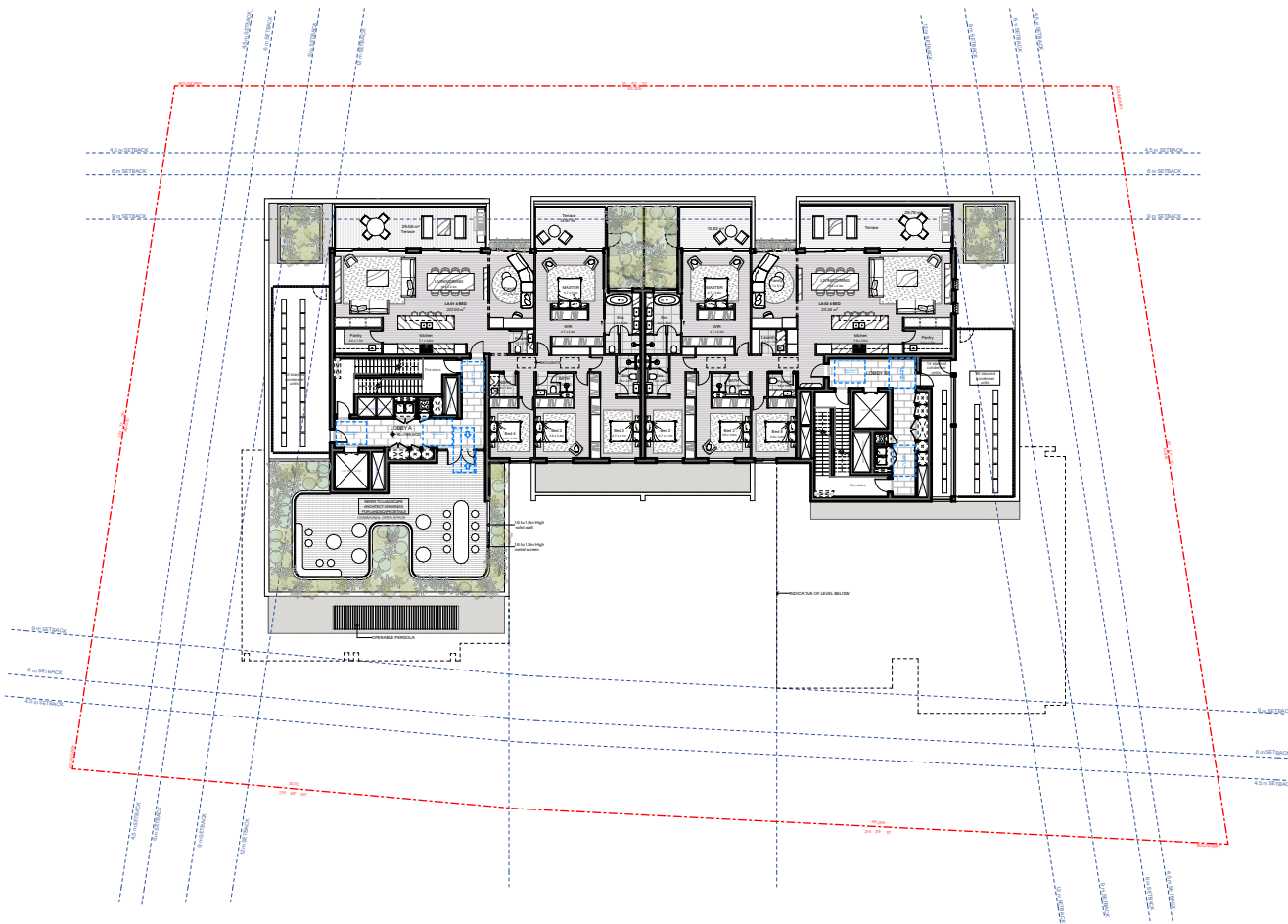
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Level 6
1:500



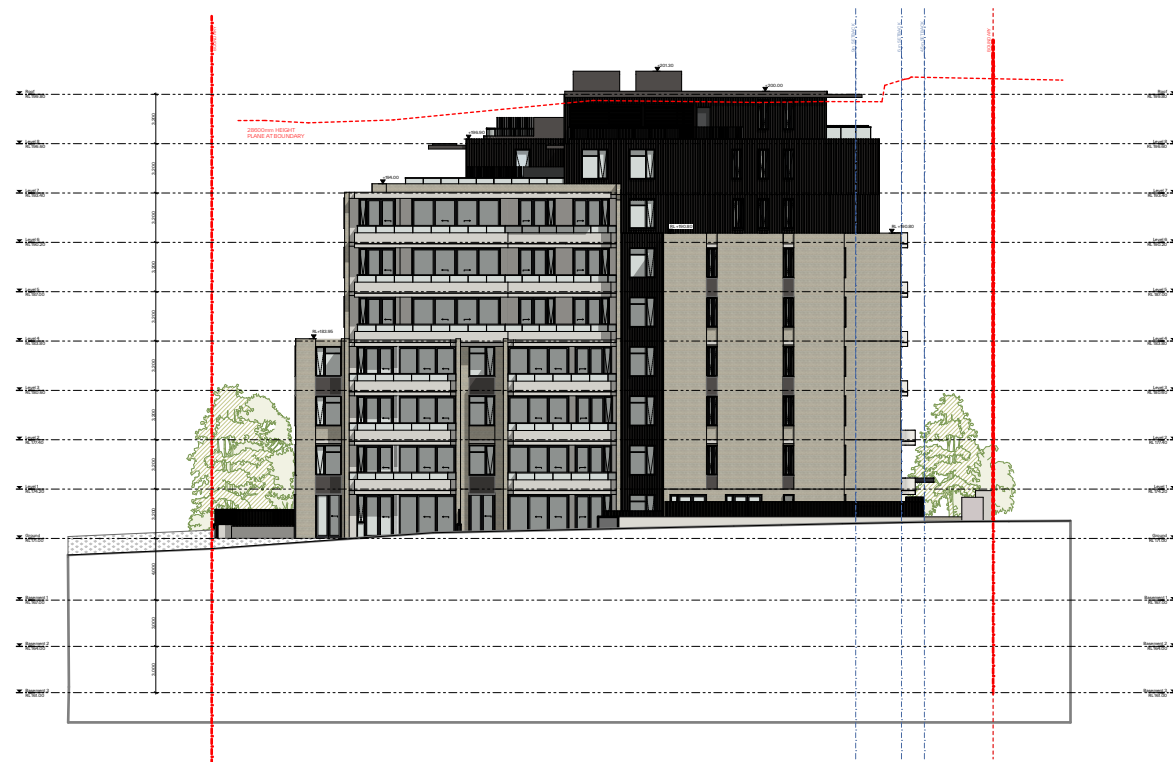
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Level 7
1:500

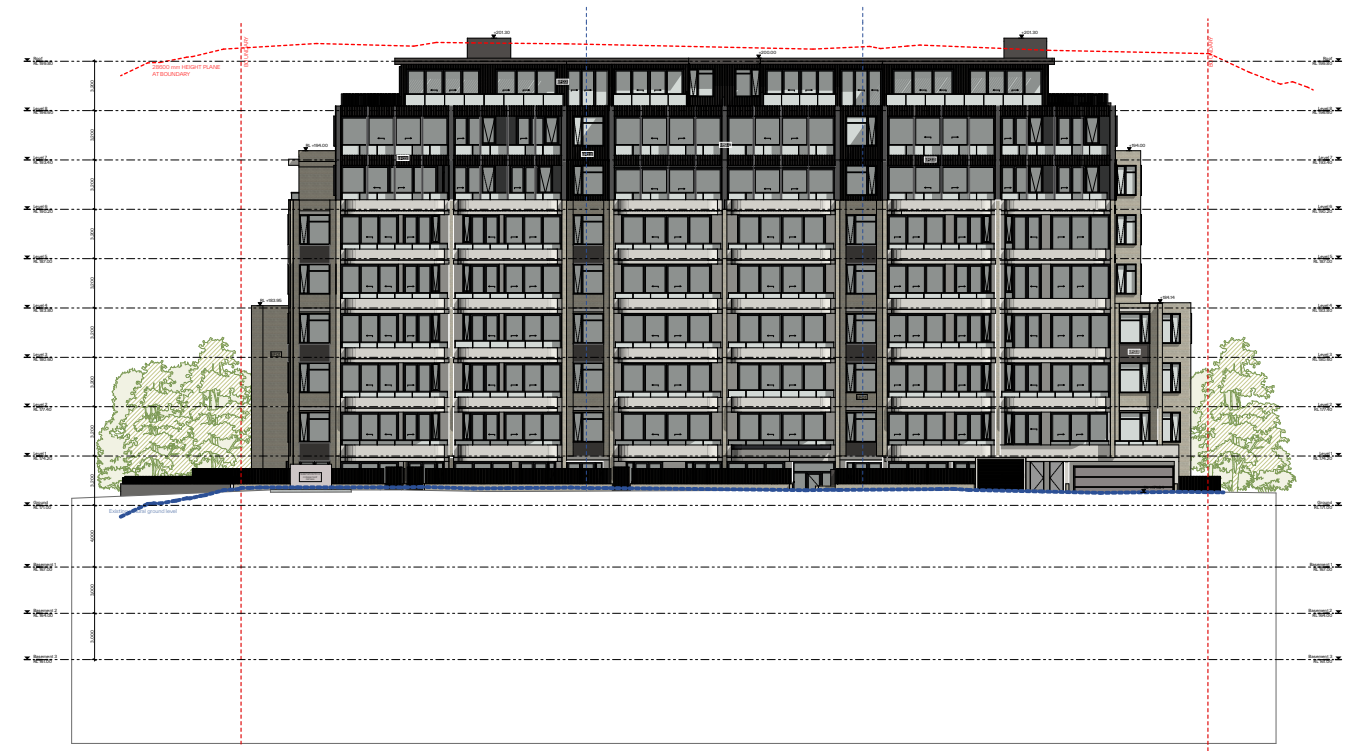


2

Level 8
1:500



1 Elevation - South East
1:500



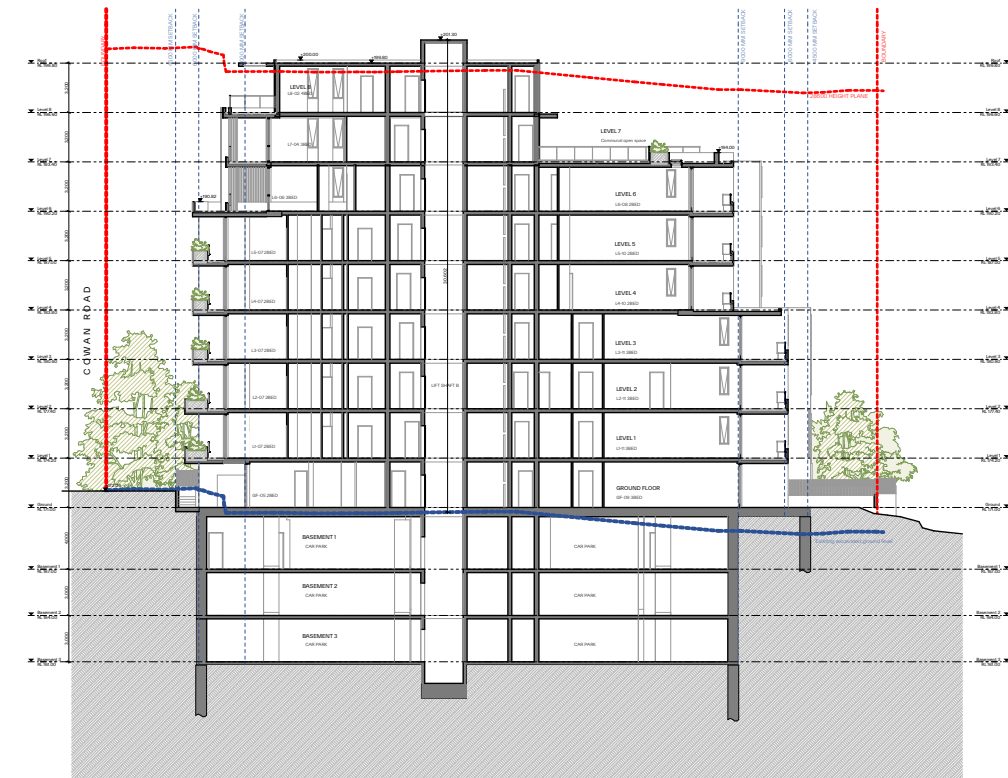
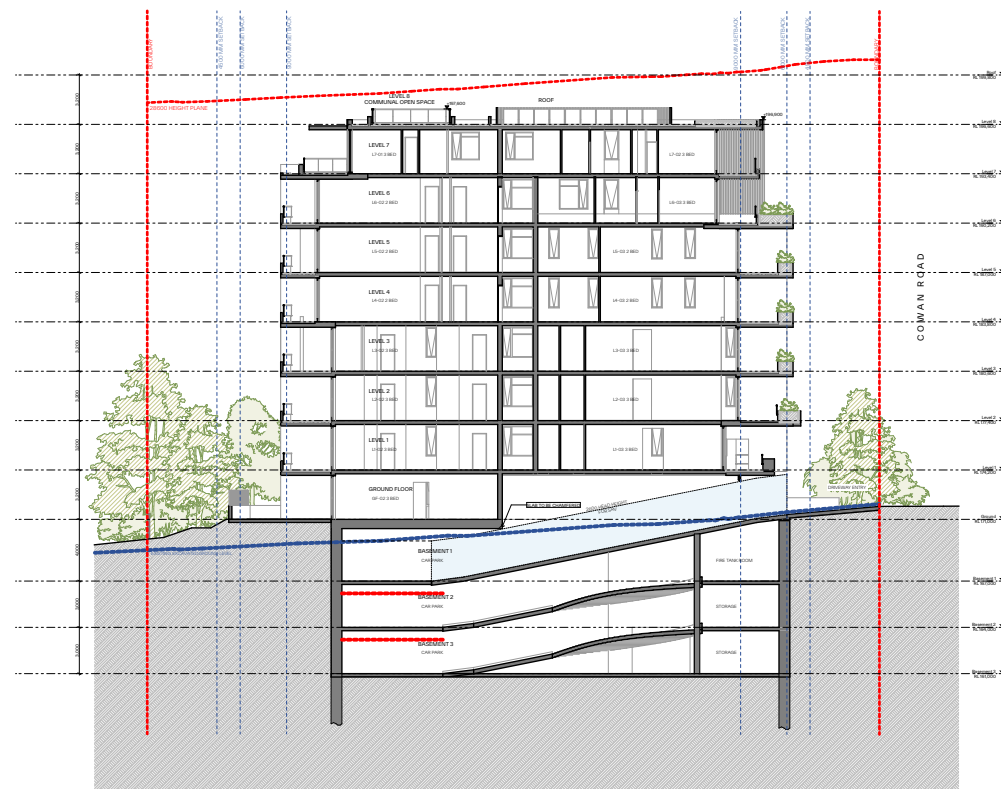
2 Elevation - North West
1:500

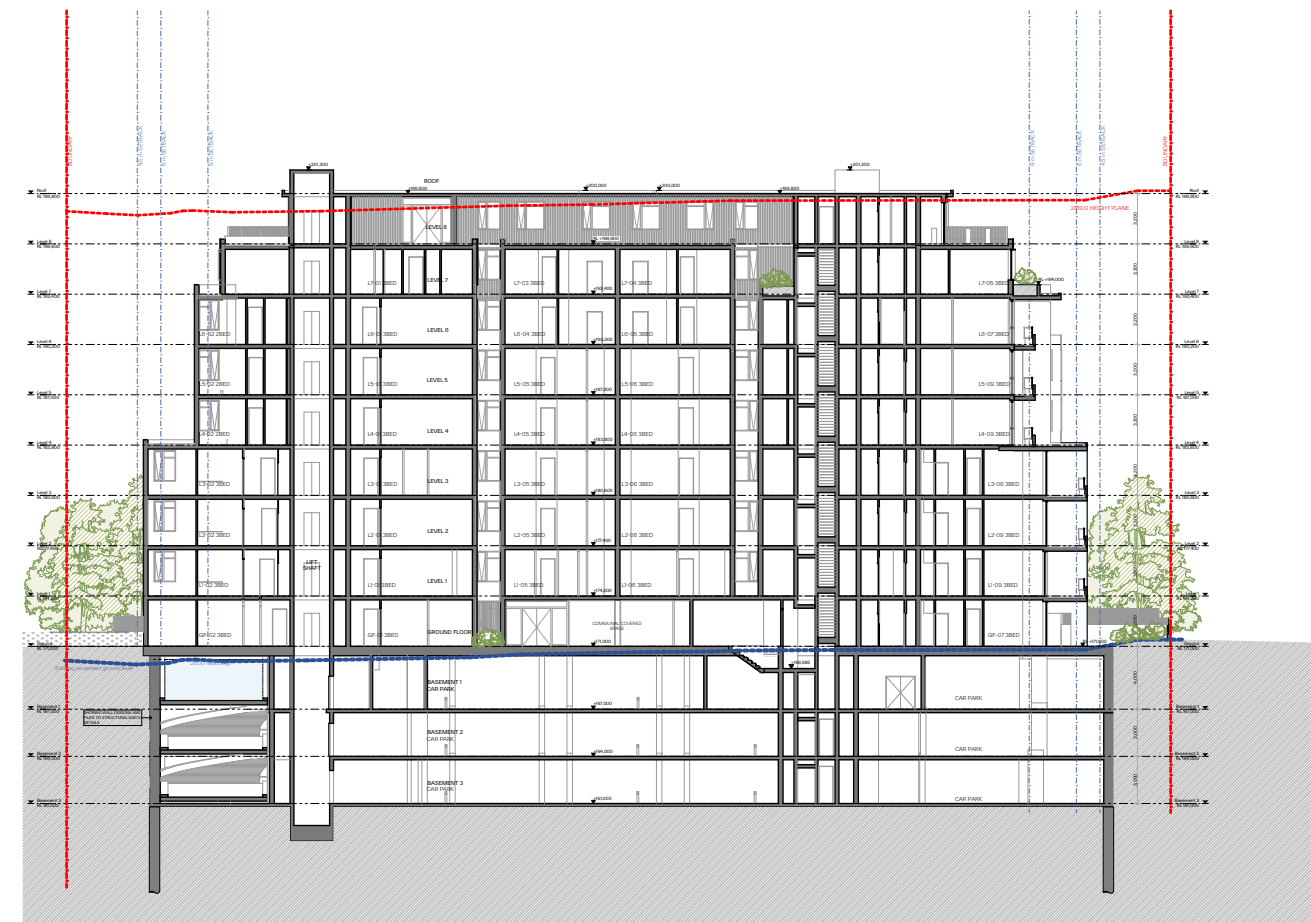
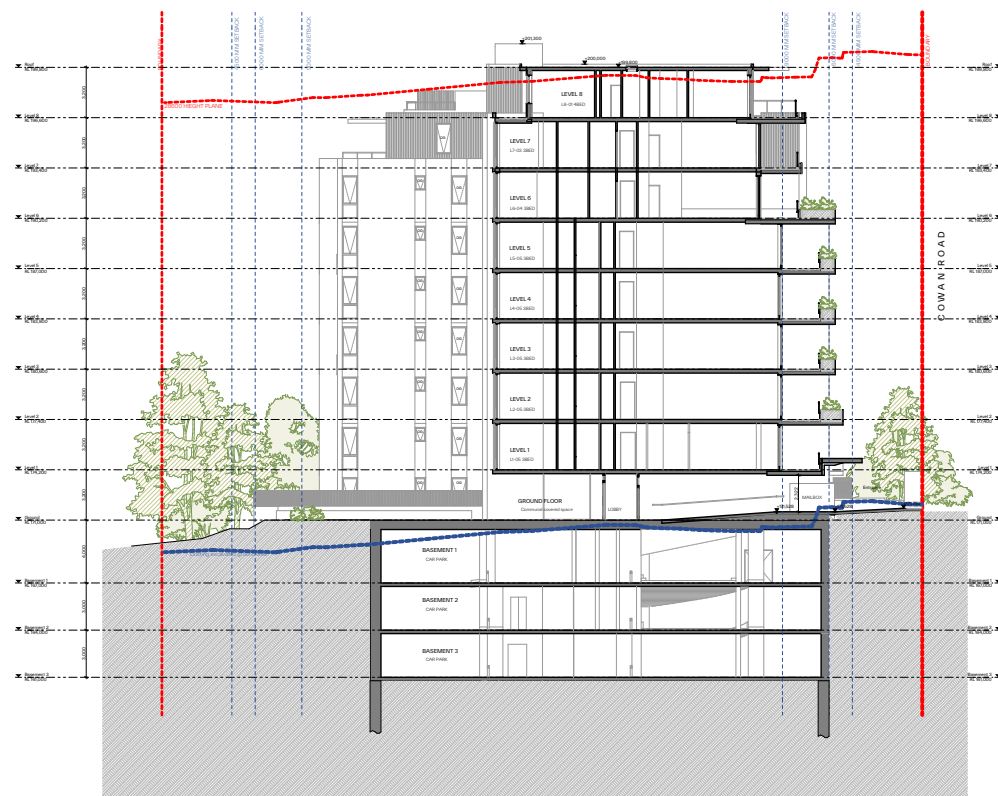


1 Elevation - North East
1:500

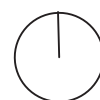


2 Elevation - South West
1:500





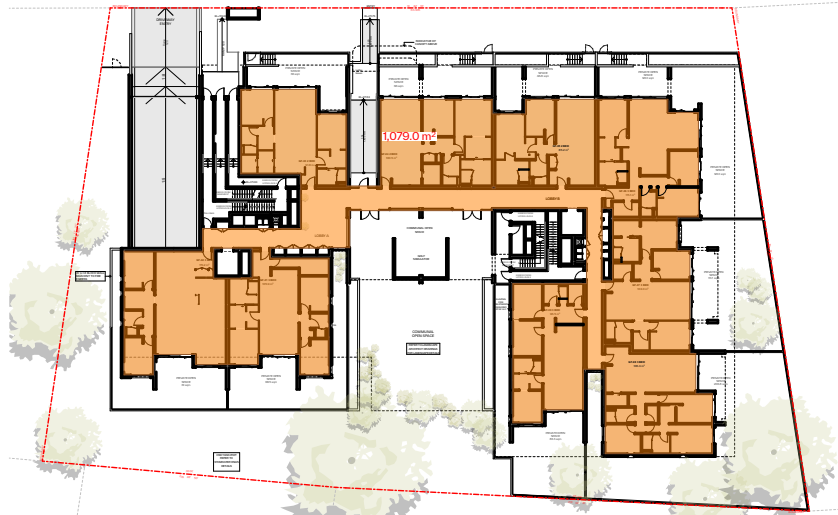
05. PERSPECTIVES



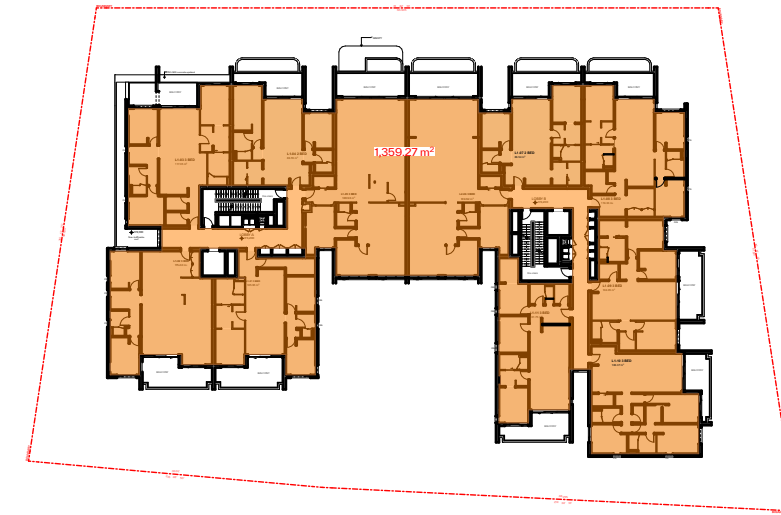




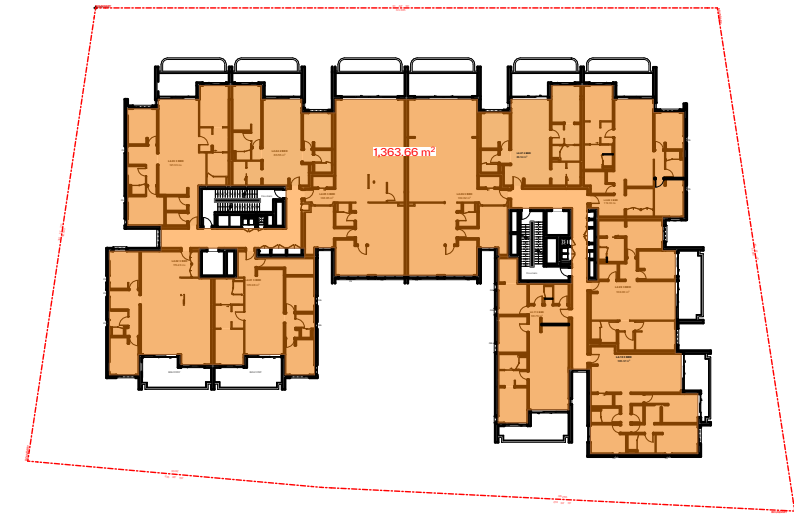
06. COMPLIANCE



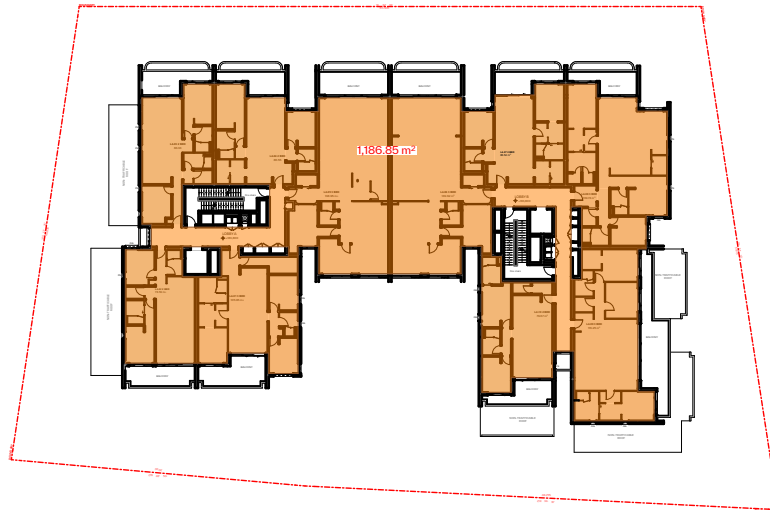
Ground
1:800



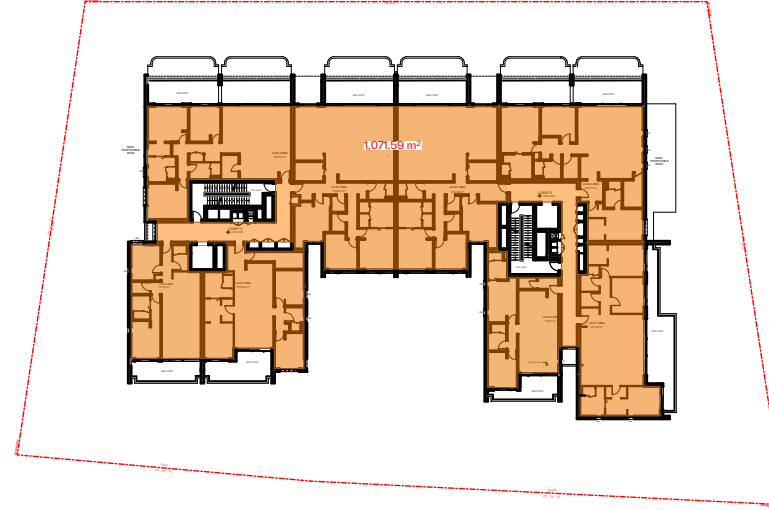
LEVEL 1 GFA PLAN
1:800



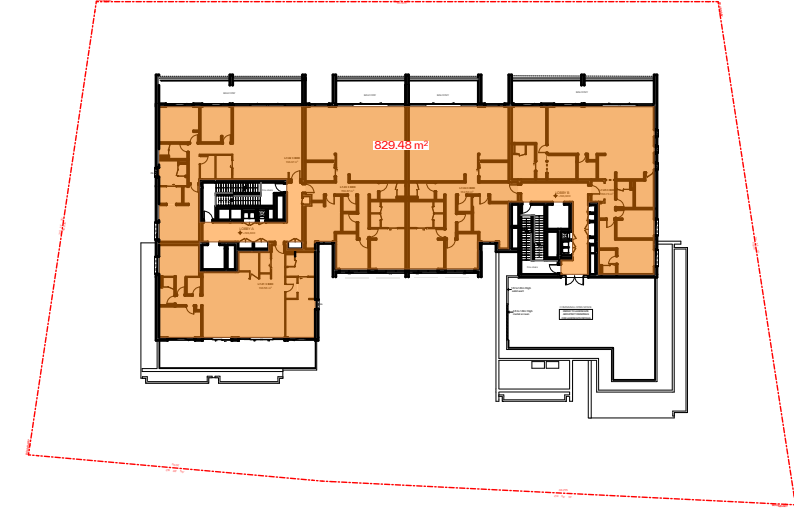
LEVEL 2-3 TYPICAL GFA PLAN
1:800



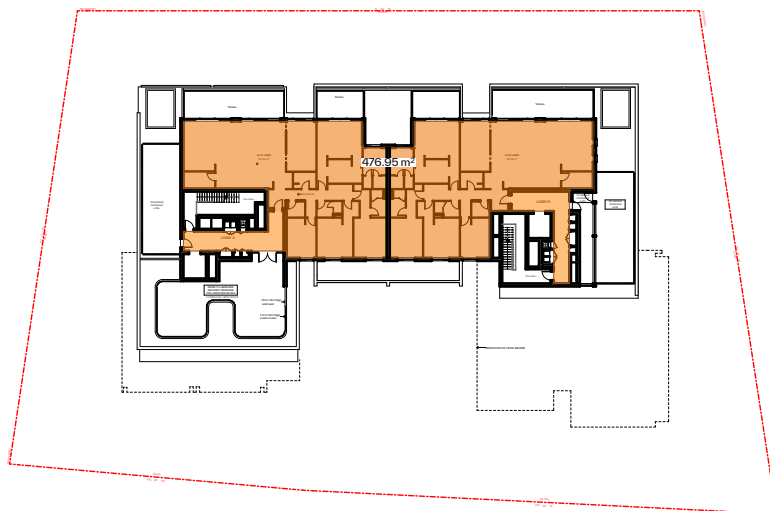
LEVEL 4-5 TYPICAL GFA PLAN
1:800



Level 6
1:800

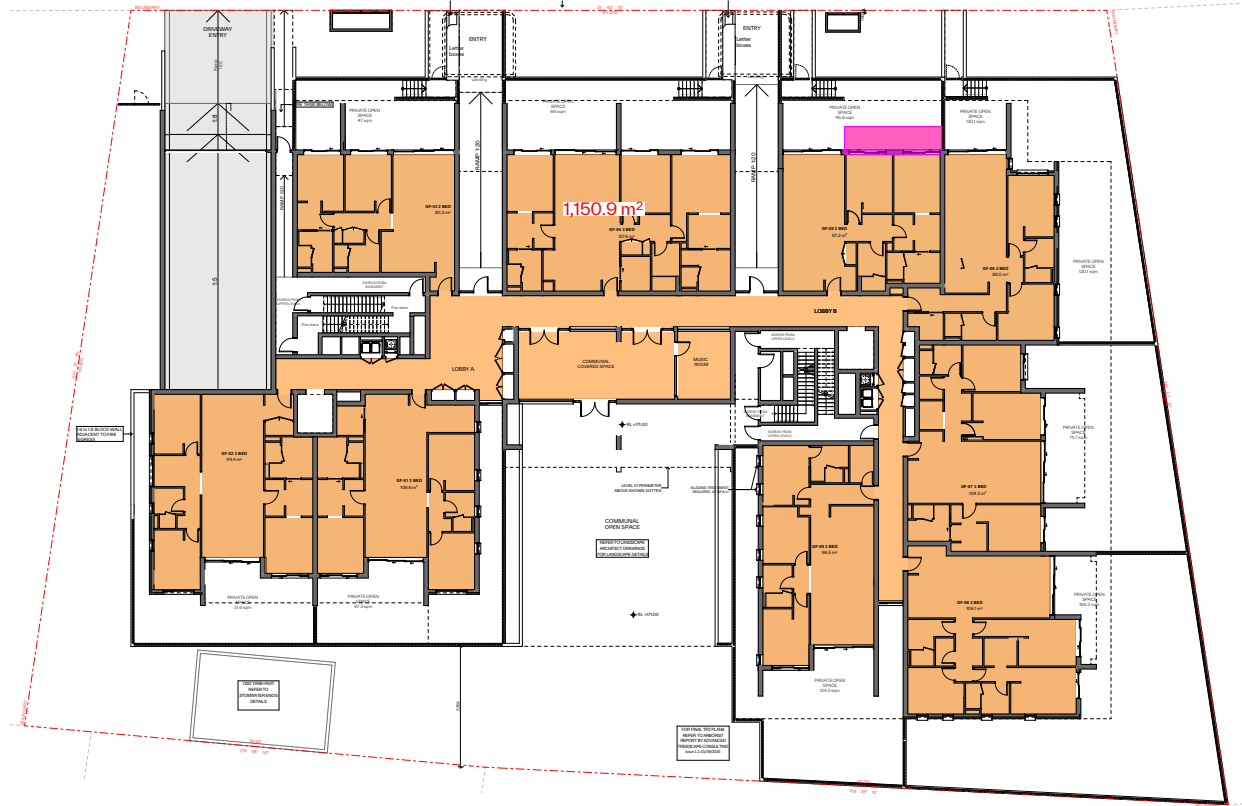


LEVEL 7
1:800

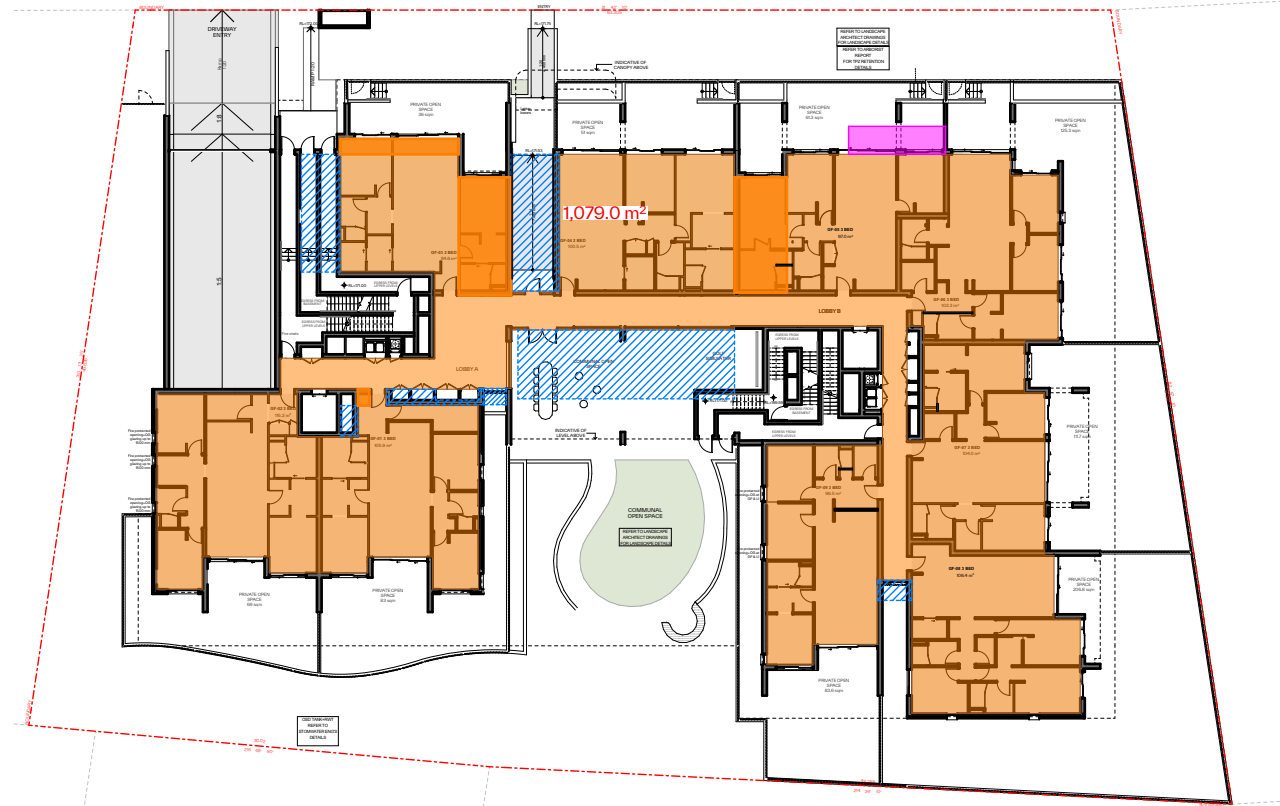


Level 8
1:800

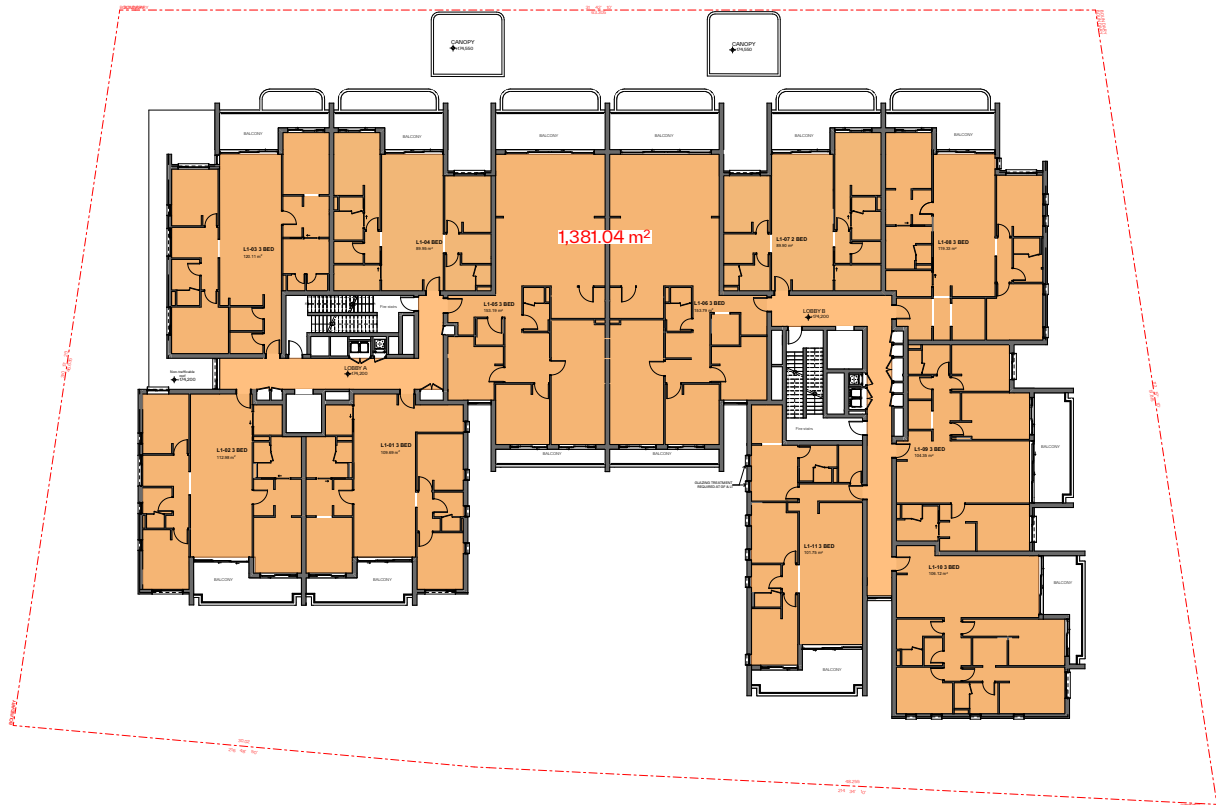
GROSS FLOOR AREA	
Ground	1,079.0
Level 1	1,359.3
Level 2	1,363.7
Level 3	1,363.7
Level 4	1,186.8
Level 5	1,186.8
Level 6	1,071.6
Level 7	829.8
Level 8	476.9
	9,917.6 m ²



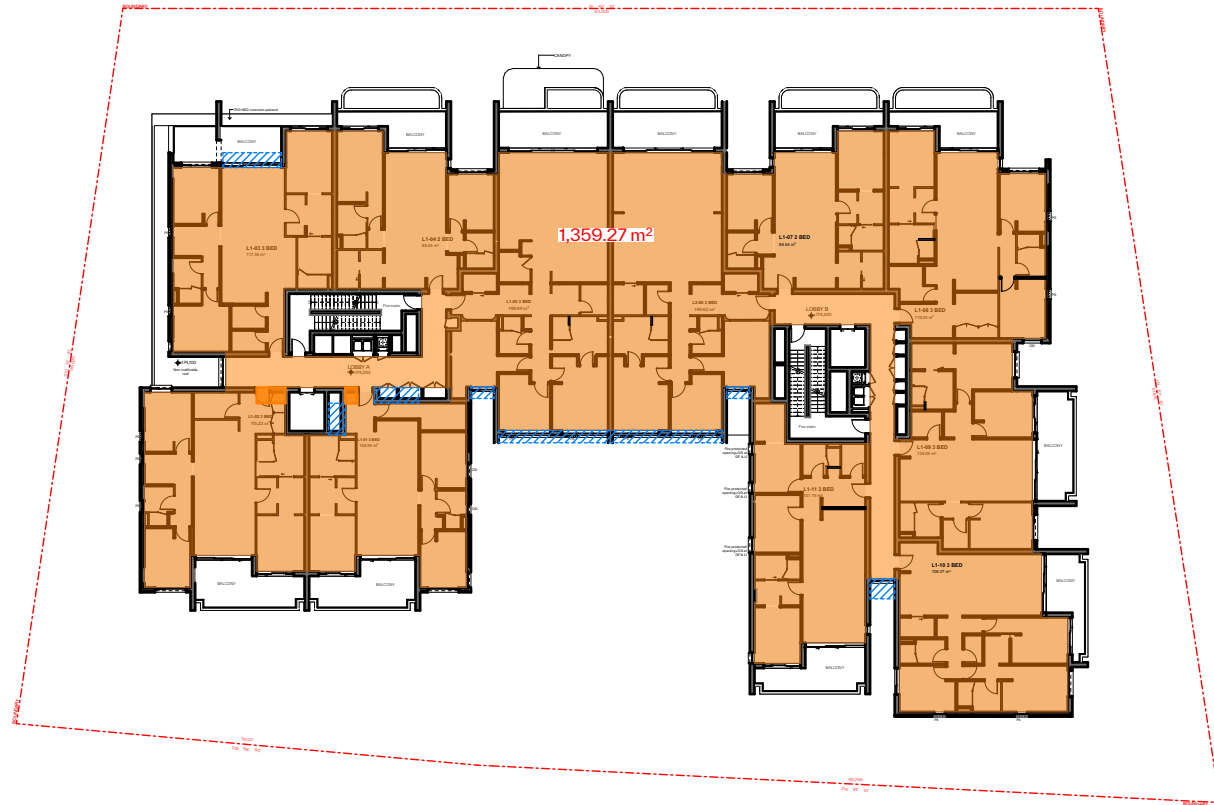
1 Previous GFA Diagram - Ground Floor Plan



2 Proposed GFA Diagram - Ground Floor



3 Previous GFA Diagram - Level 1

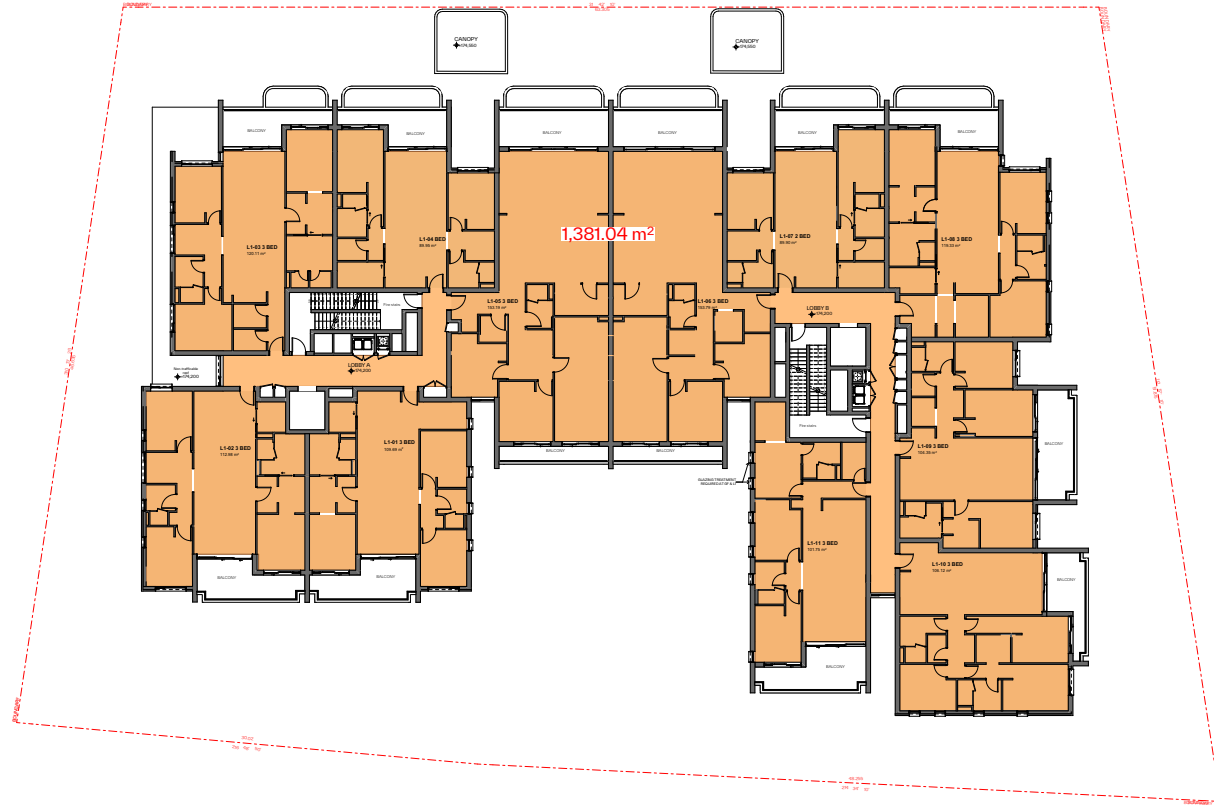


4 Proposed GFA Diagram - Level 1

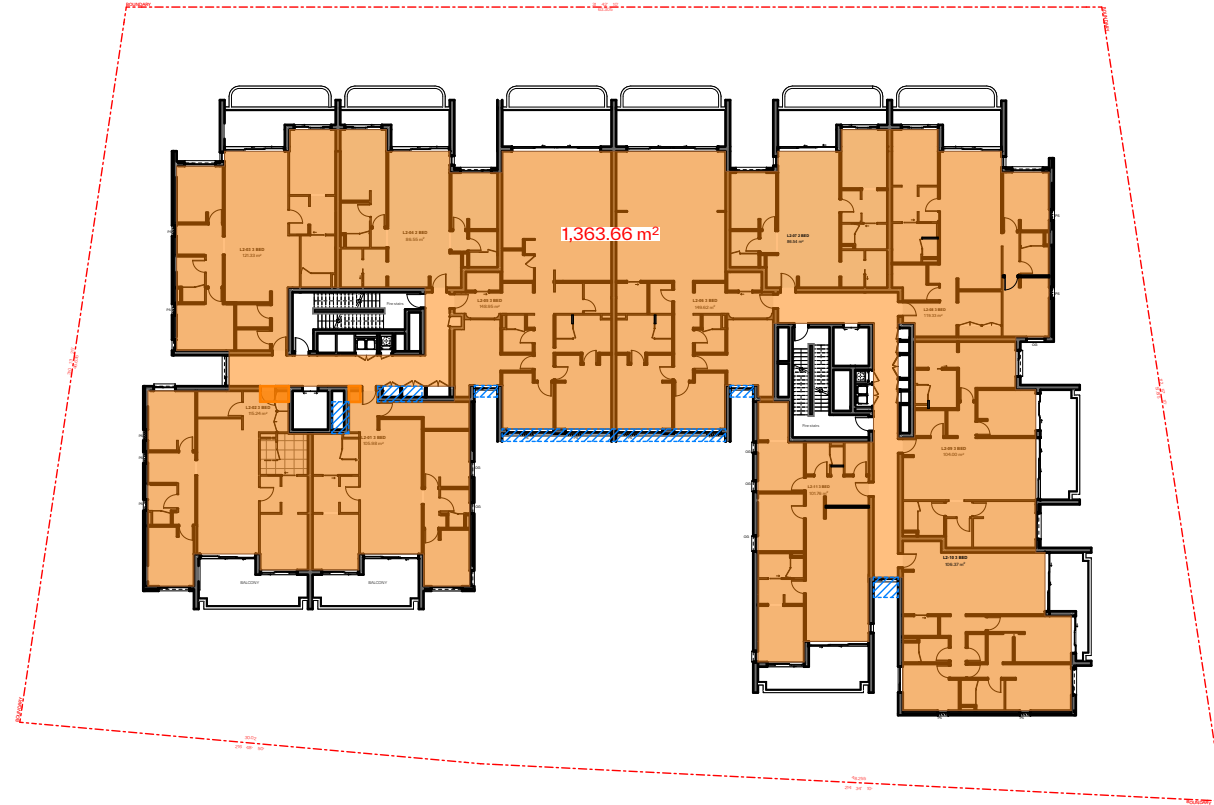
ADDITIONAL GFA TO CURRENT
SSDA REVISION 04

REDUCTIONAL GFA FROM ORIGINAL
SCHEME SSDA REVISION 01

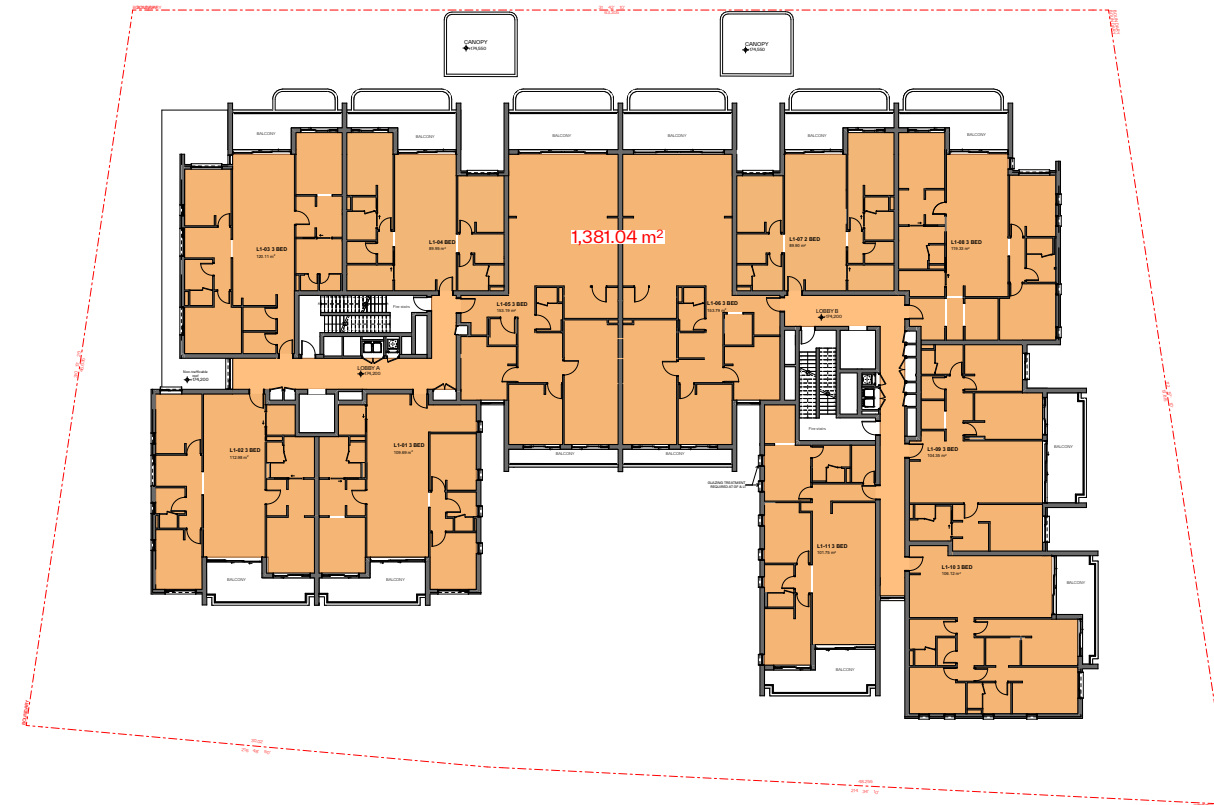
MISCOUNTED AREA IN REVISION 01



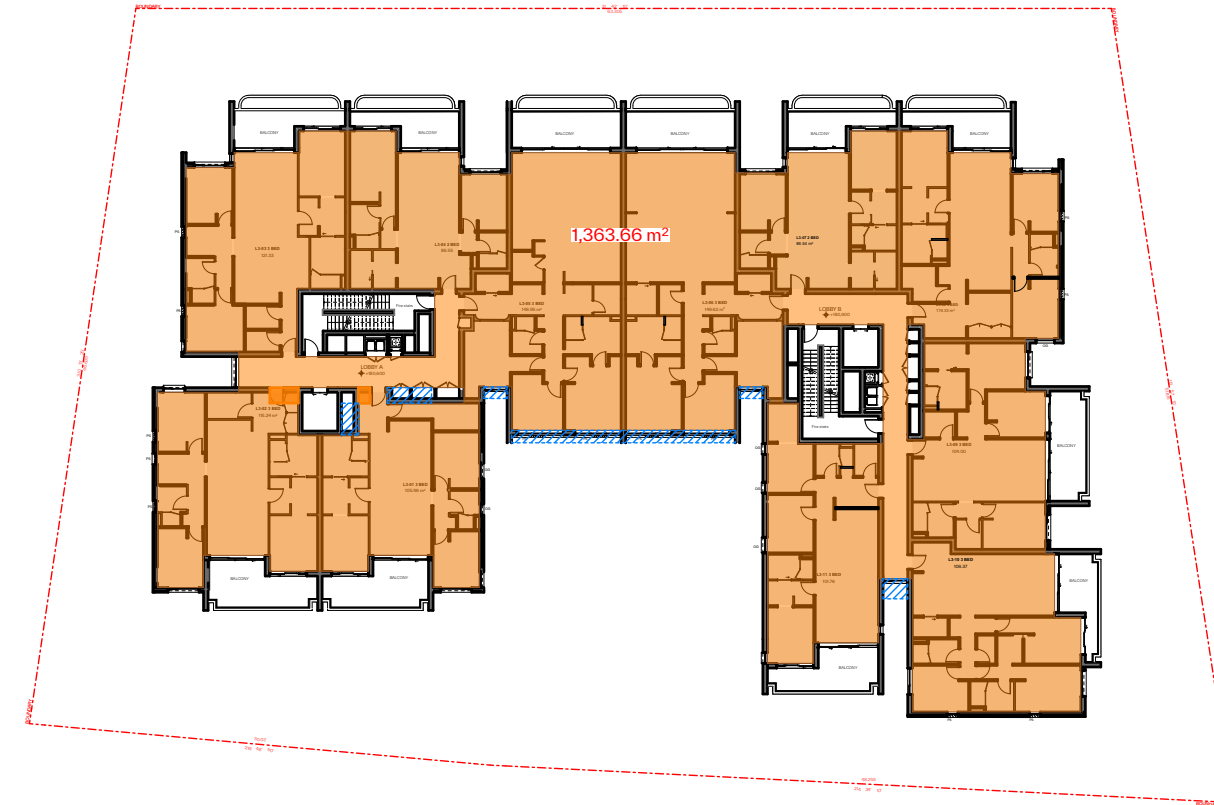
1 Previous GFA Diagram - Level 2



2 Proposed GFA Diagram - Level 2



3 Previous GFA Diagram - Level 3

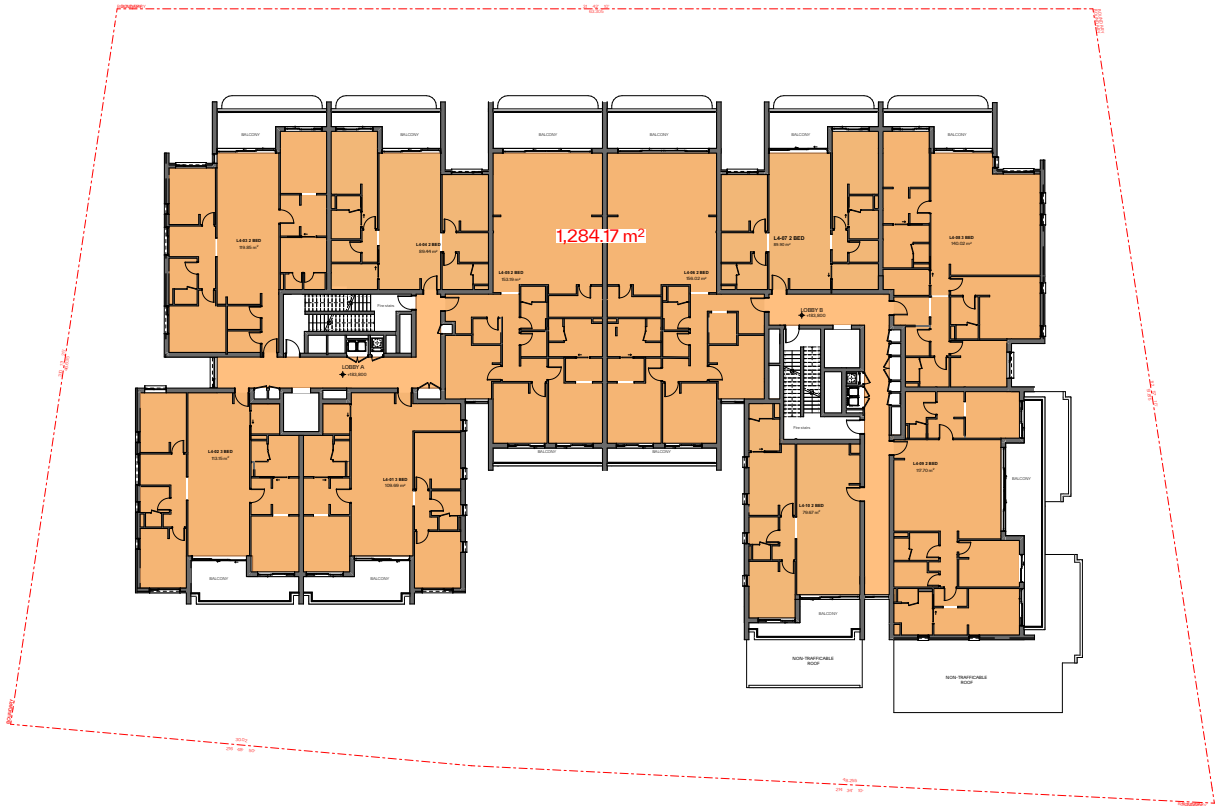


4 Proposed GFA Diagram - Level 3

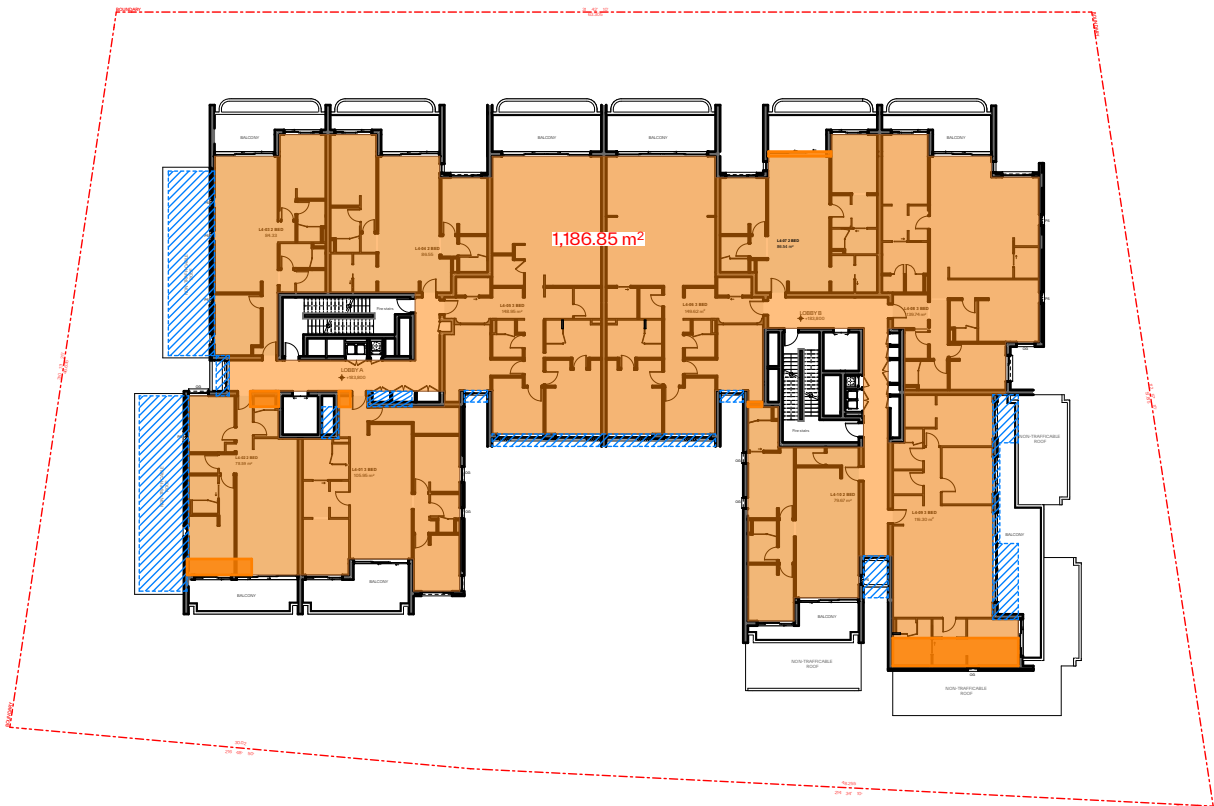
ADDITIONAL GFA TO CURRENT
SSDA REVISION 04

REDUCTIONAL GFA FROM ORIGINAL
SCHEME SSDA REVISION 01

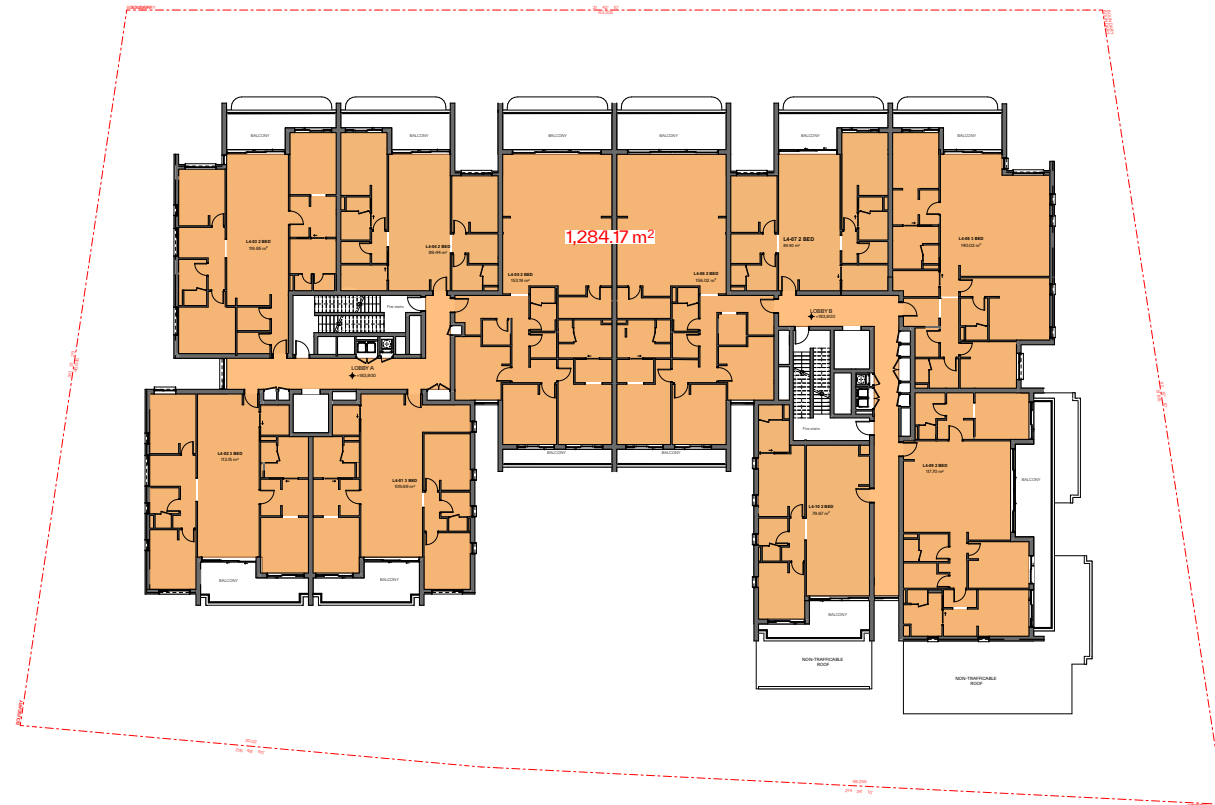
MISCOUNTED AREA IN REVISION 01



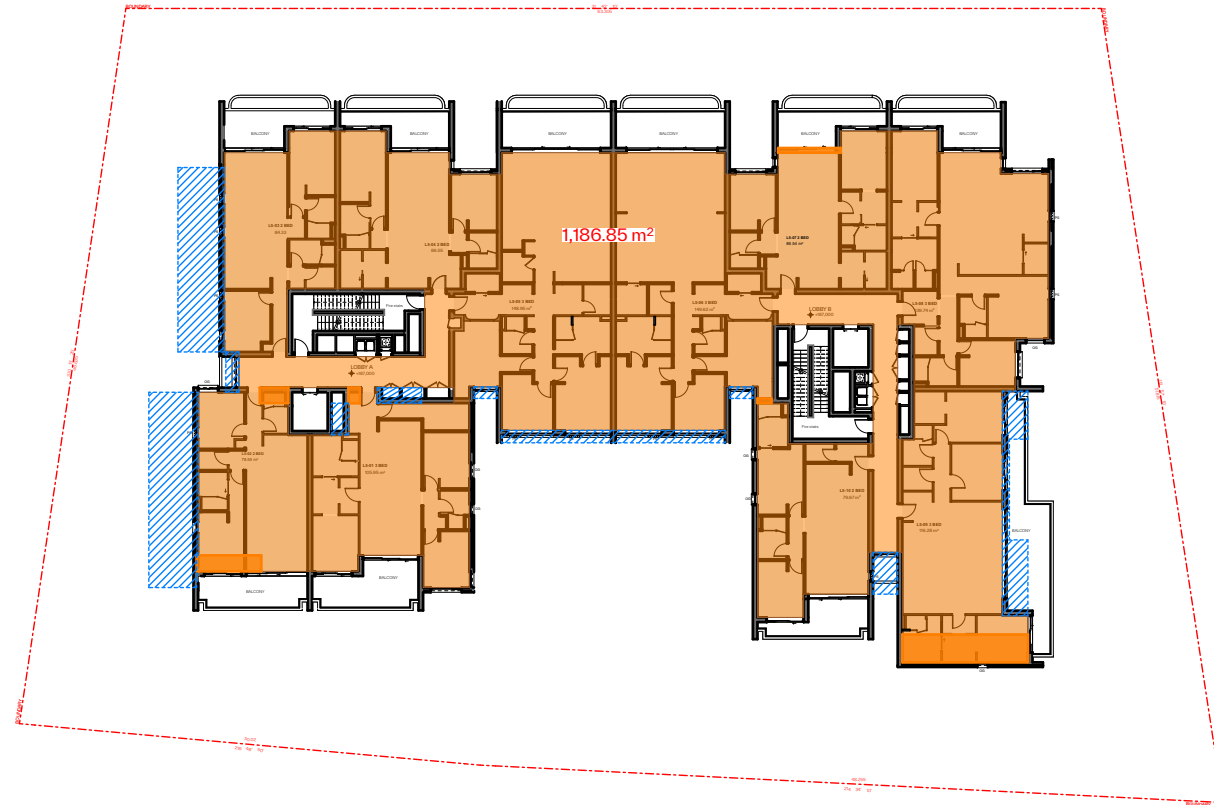
1 Previous GFA Diagram - Level 4



2 Proposed GFA Diagram - Level 4

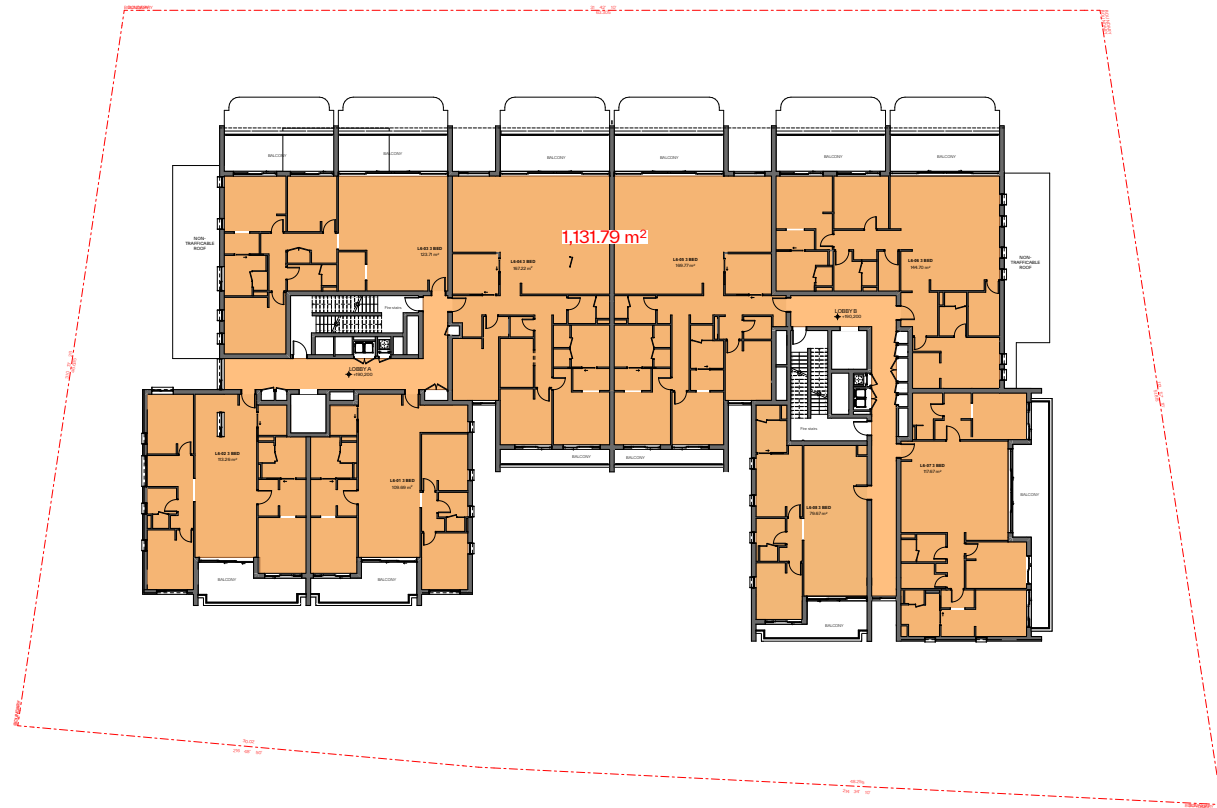


3 Previous GFA Diagram - Level 5

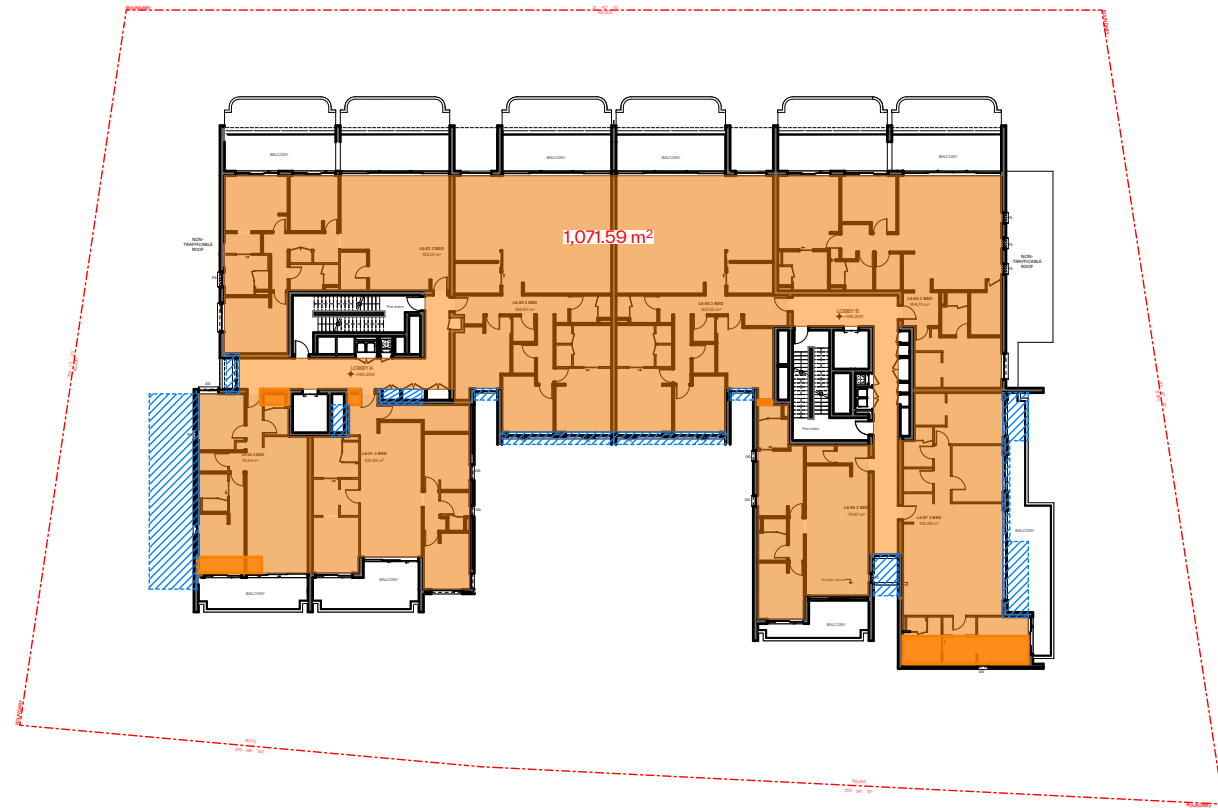


4 Proposed GFA Diagram - Level 5

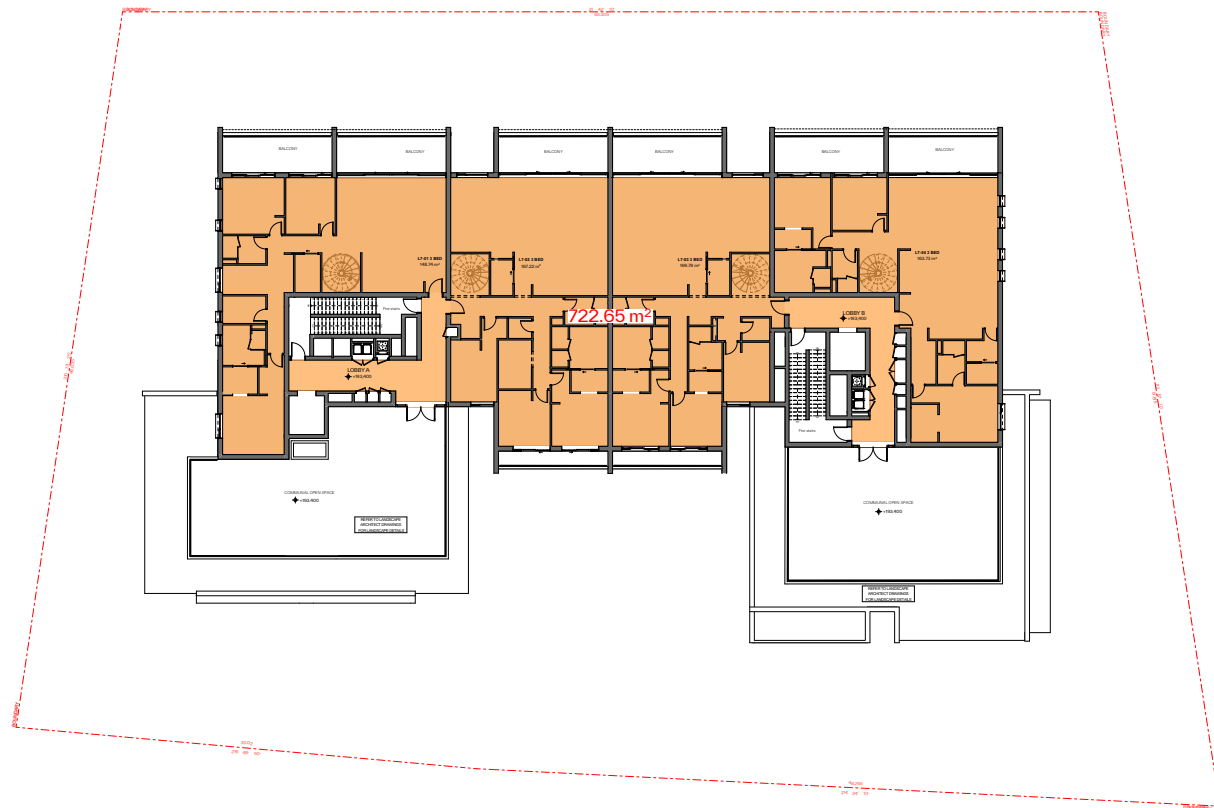
- ADDITIONAL GFA TO CURRENT SSDA REVISION 04
- REDUCTIONAL GFA FROM ORIGINAL SCHEME SSDA REVISION 01
- MISCOUNTED AREA IN REVISION 01



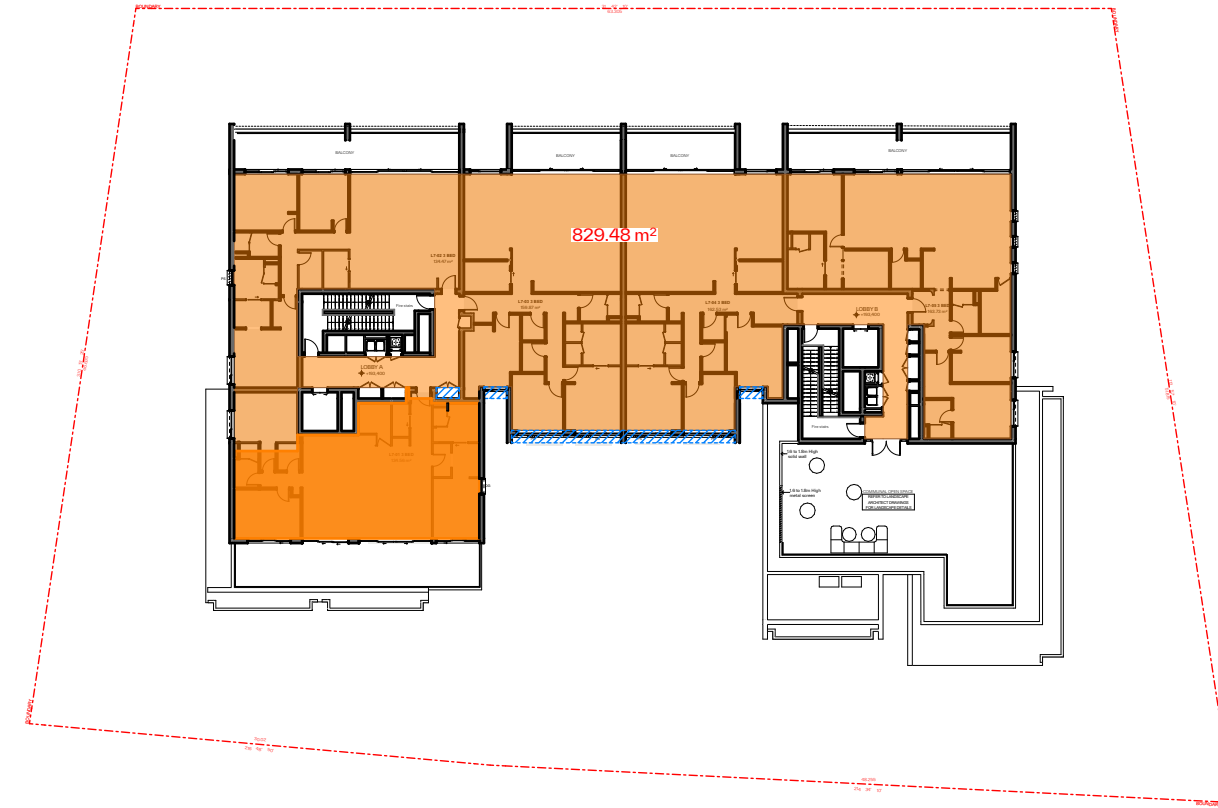
1 Previous GFA Diagram - Level 6



2 Proposed GFA Diagram - Level 6



3 Previous GFA Diagram - Level 7



4 Proposed GFA Diagram - Level 7

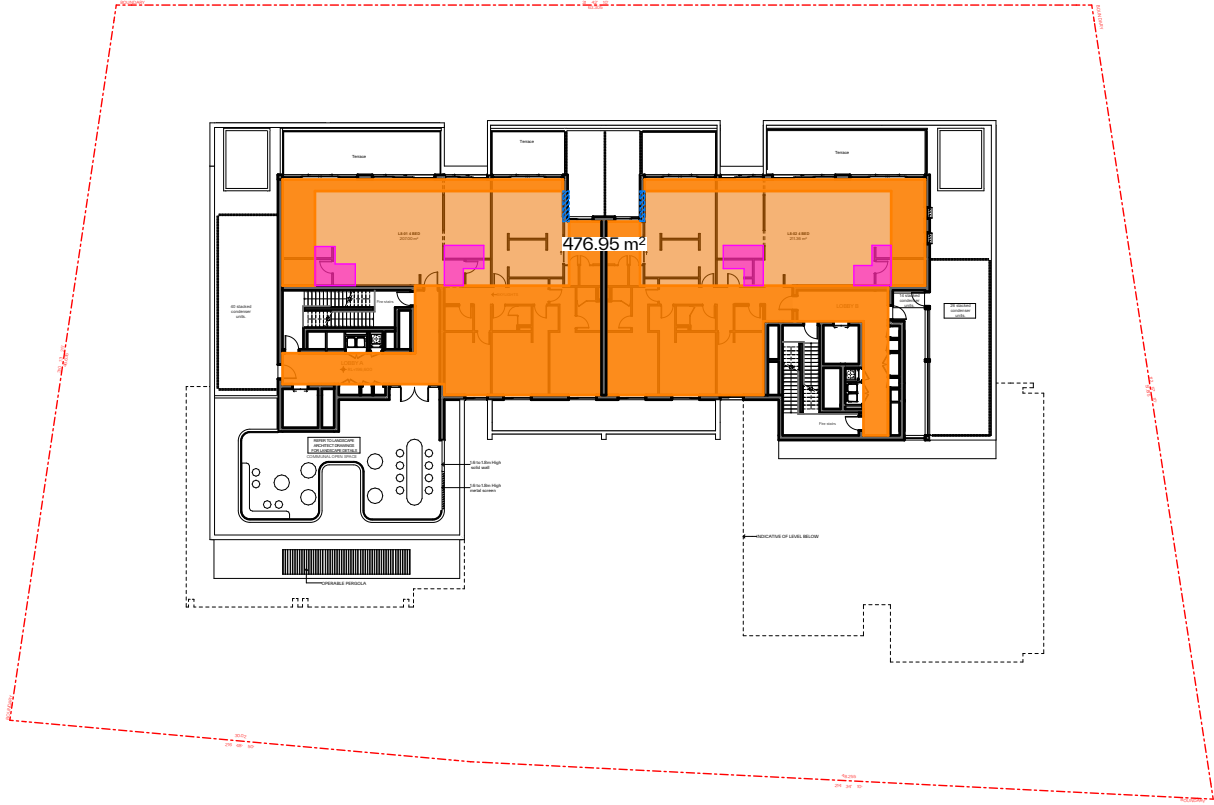
ADDITIONAL GFA TO CURRENT
SSDA REVISION 04

REDUCTIONAL GFA FROM ORIGINAL
SCHEME SSDA REVISION 01

MISCOUNTED AREA IN REVISION 01



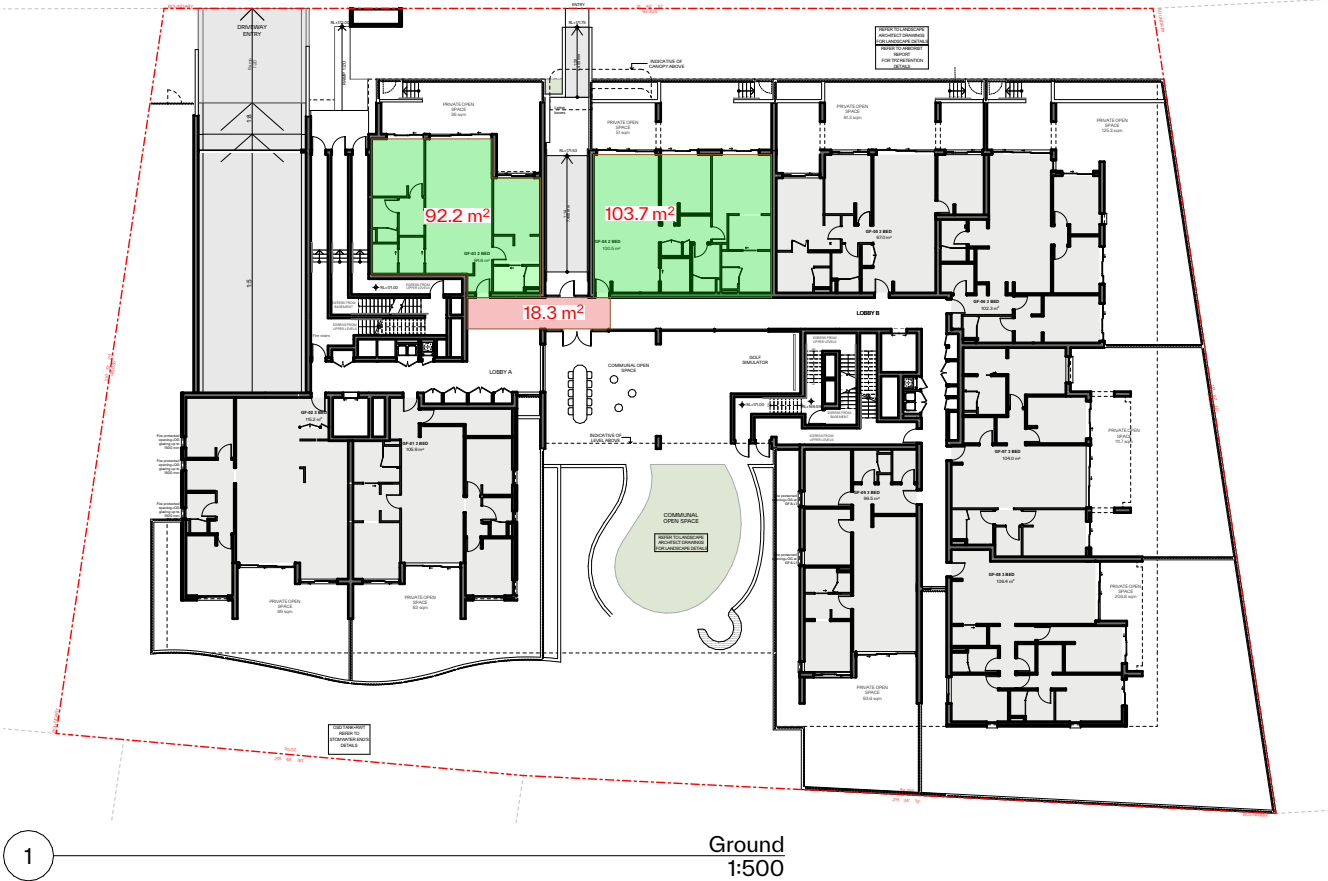
1 Previous GFA Diagram - Level 8



2 Proposed GFA Diagram - Level 8

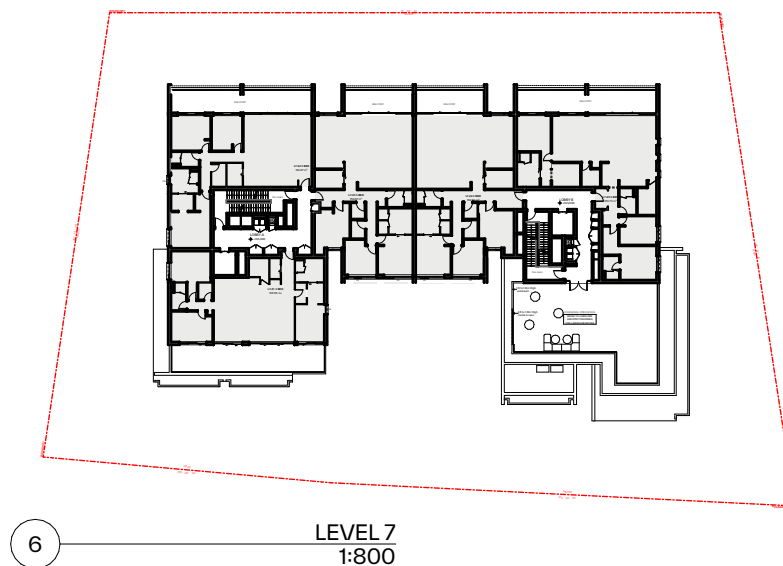
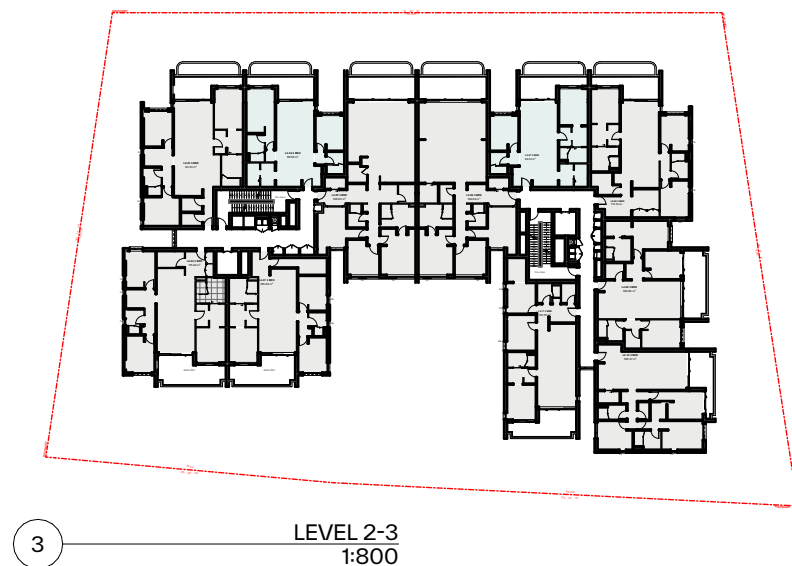
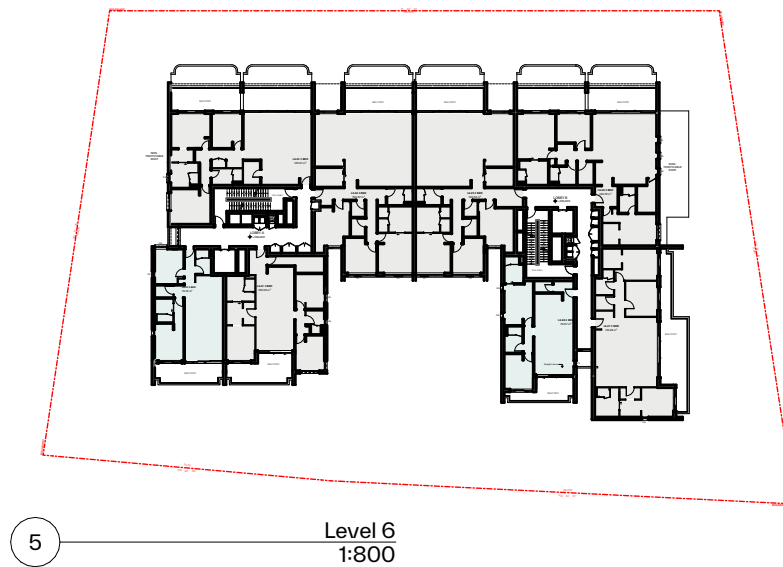
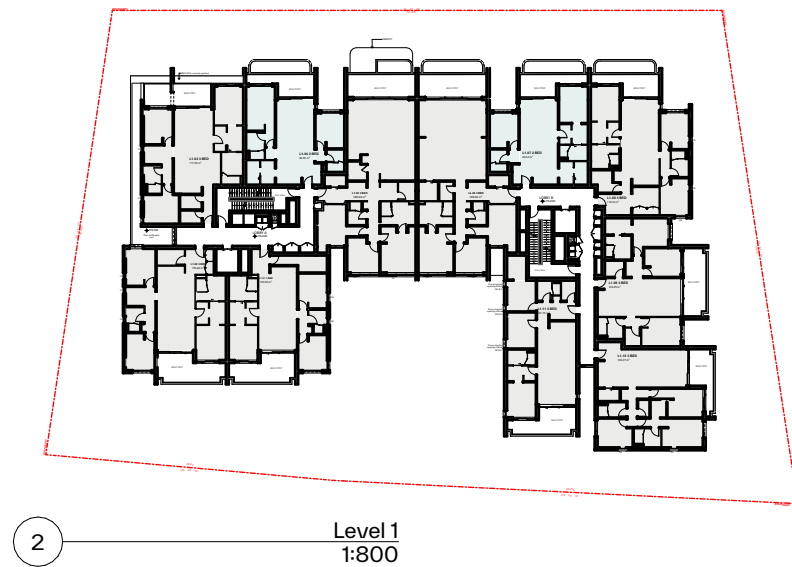
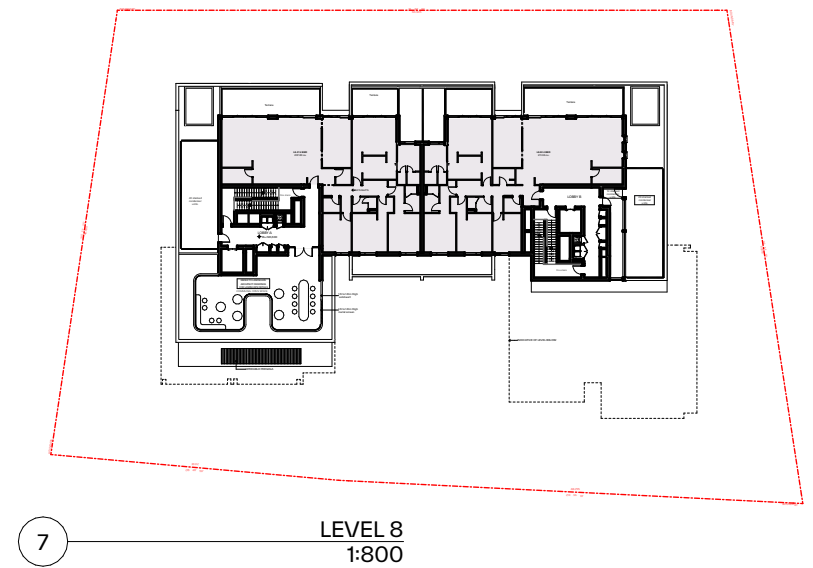
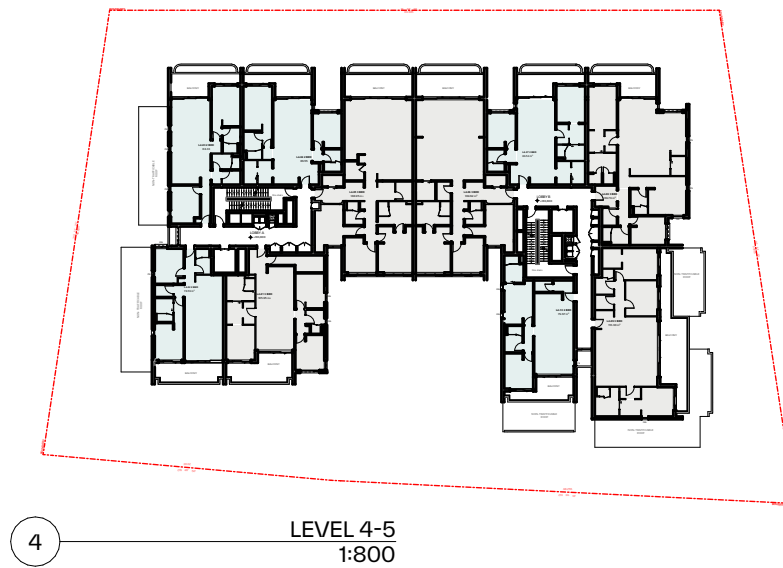
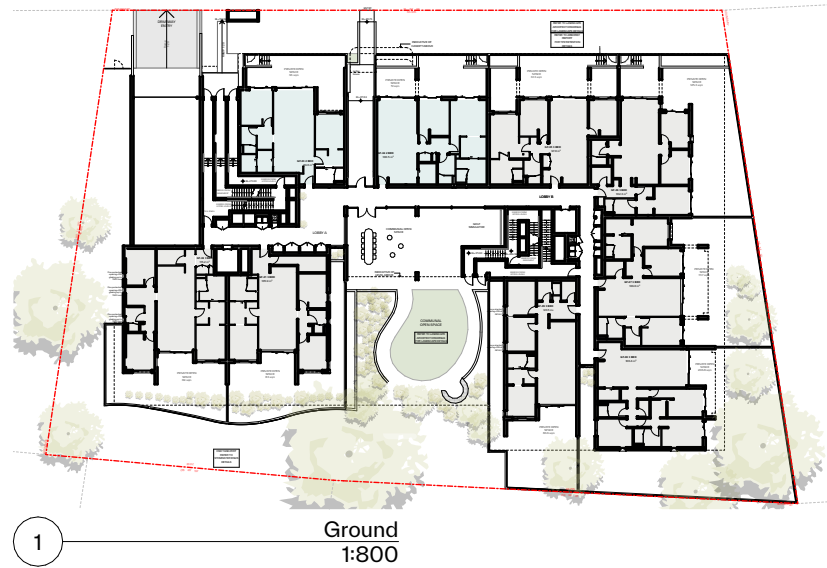
	SSDA - Revision 01	SSDA - Revision 04	Differences
Level	GFA (m2)	GFA (m2)	GFA (m2)
Ground Floor	1150.9	1079	-71.9
Level 1	1381	1359.3	-21.7
Level 2	1381	1363.7	-17.3
Level 3	1381	1363.7	-17.3
Level 4	1284.2	1186.8	-97.4
Level 5	1284.7	1186.8	-97.9
Level 6	1131.8	1071.6	-60.2
Level 7	723	829.8	+106.8
Level 8	200	476.9	+276.9
Total GFA	9917.6	9917.6	0

- ADDITIONAL GFA TO CURRENT SSDA REVISION 04
- REDUCTIONAL GFA FROM ORIGINAL SCHEME SSDA REVISION 01
- MISCOUNTED AREA IN REVISION 01

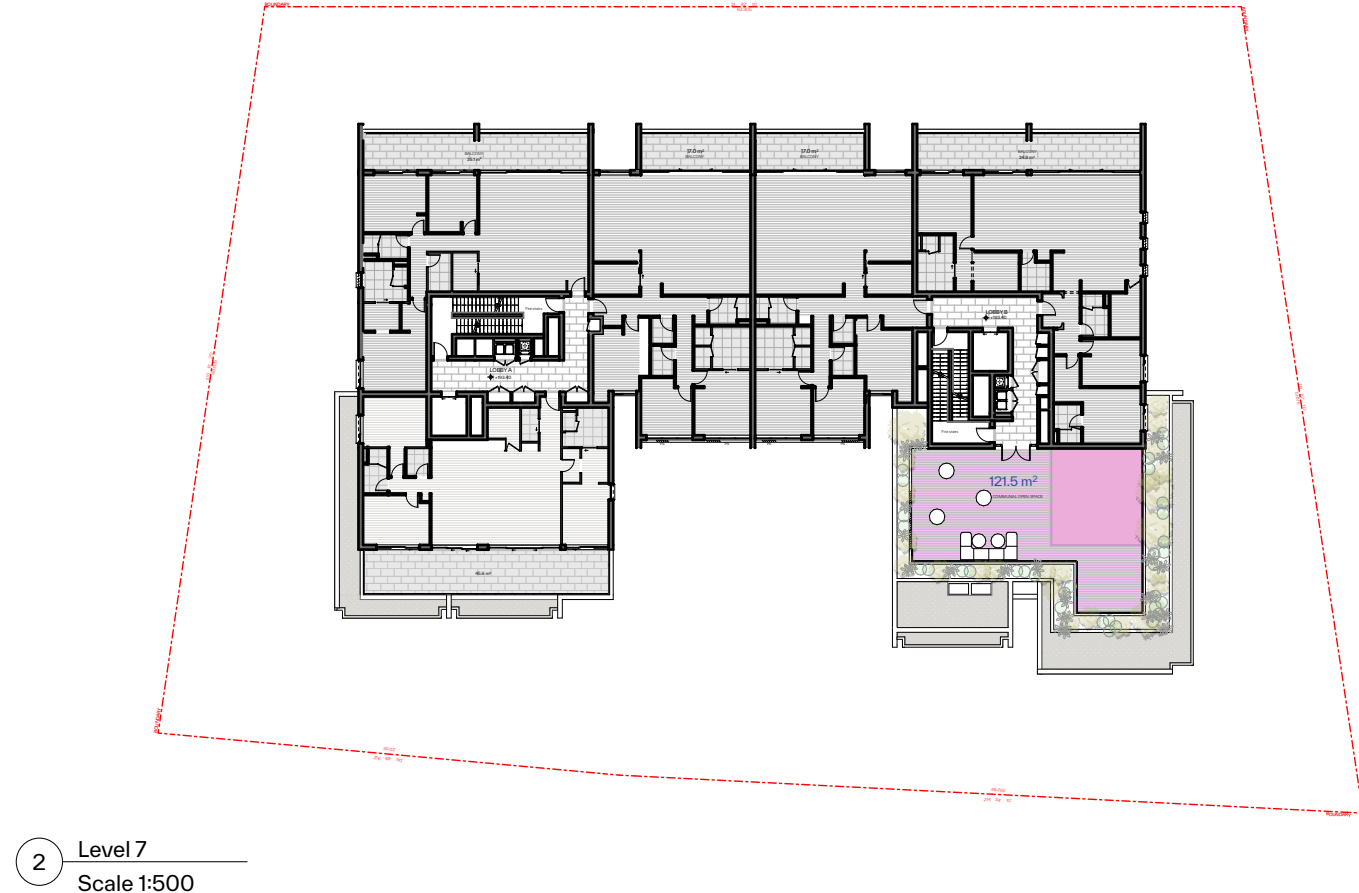
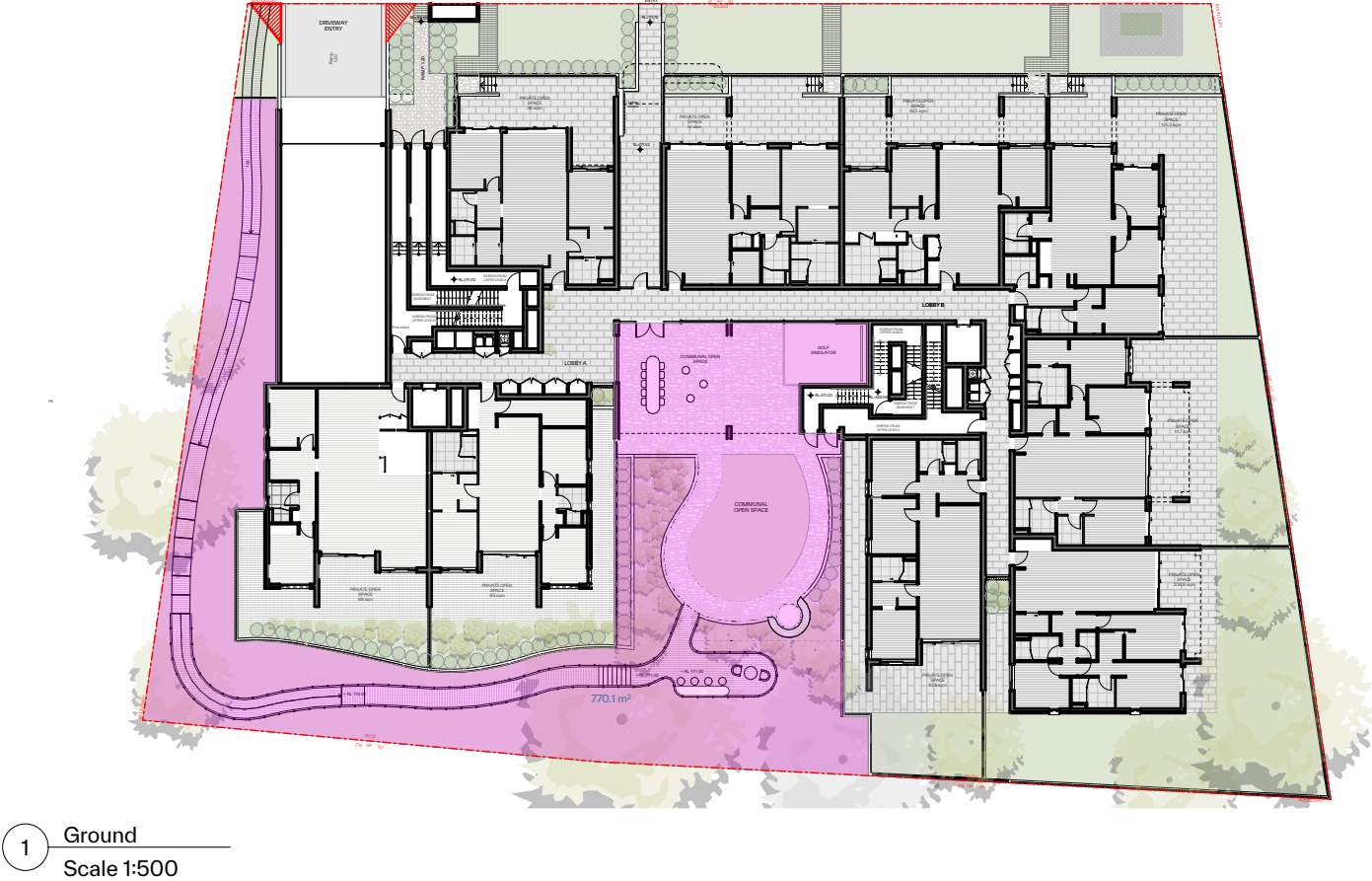


Affordable unit allocation in addition to part of the circulation.	
GF	
GF-03	
GF-04	
Level 1	
L1-03	
L1-04	
L1-05	
L1-06	
L1-07	
L1-11	
Level 2	
L2-04	
L2-07	
L2-08	
Level 3	
L3-04	
L3-07	
PERMISSABLE GFA = 9917.6 AFFORDABLE GFA = 15% X 9917.6 = 1487.64	

AFFORDABLE HOUSING-GFA	
Ground	214.2
Level 1	761.1
Level 2	317.6
Level 3	194.7
	1,487.6 m²



NET SALE AREA	
Ground	912.4
Level 1	1,241.5
Level 2	1,245.5
Level 3	1,245.5
Level 4	1,076.0
Level 5	1,076.0
Level 6	972.6
Level 7	755.2
Level 8	418.4
	8,943.1 m ²



COMMUNAL OPEN SPACE

LEGEND:

COMMUNAL OPEN SPACE

PROPERTY DETAILS:

SITE AREA 3467.7 sqm

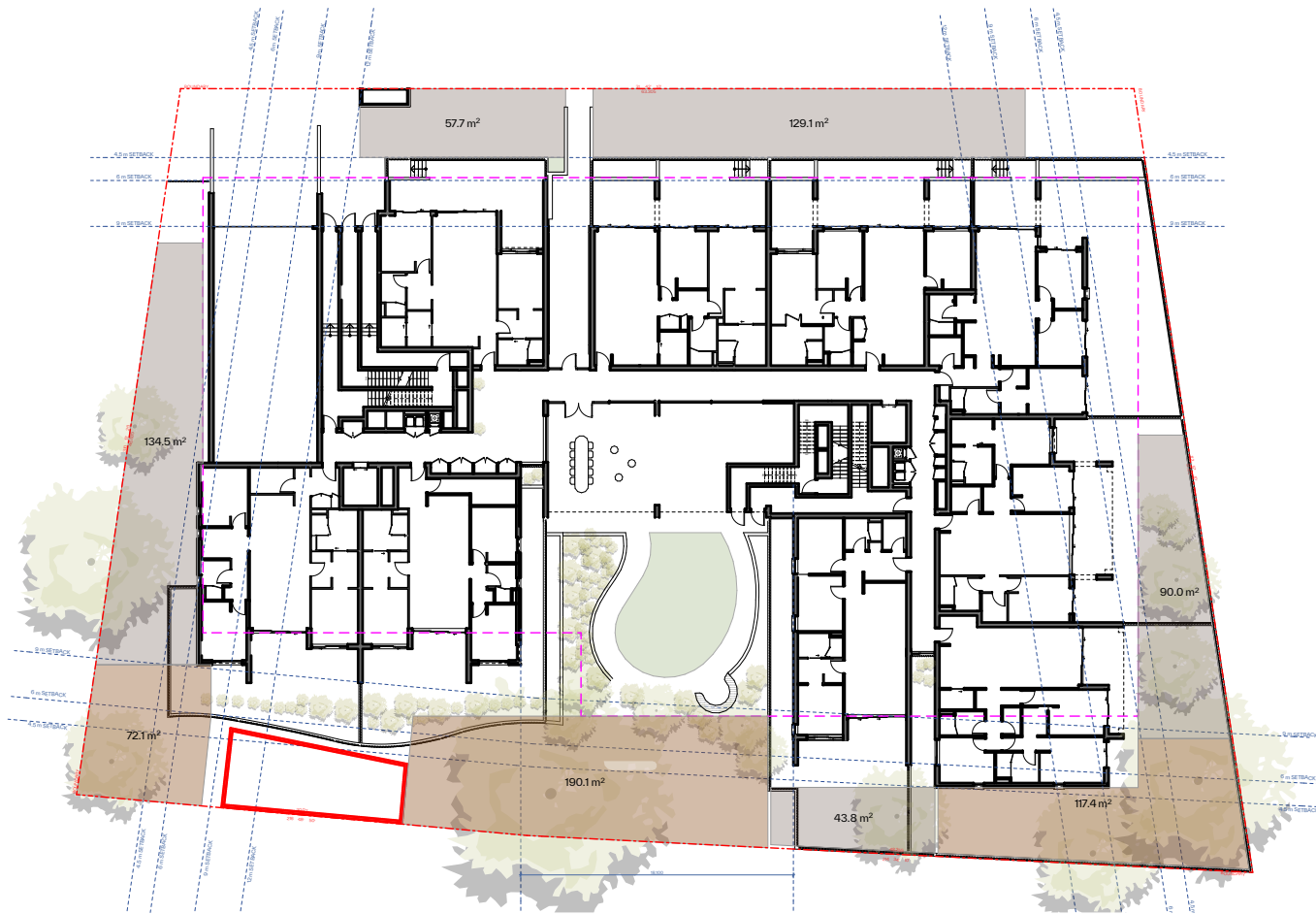
ADG- OBJECTIVE 3D
COMMUNAL OPEN SPACE HAS A MINIMUM AREA
EQUAL TO 25% OF THE SITE

REQUIRED AREA : 866.9 sqm

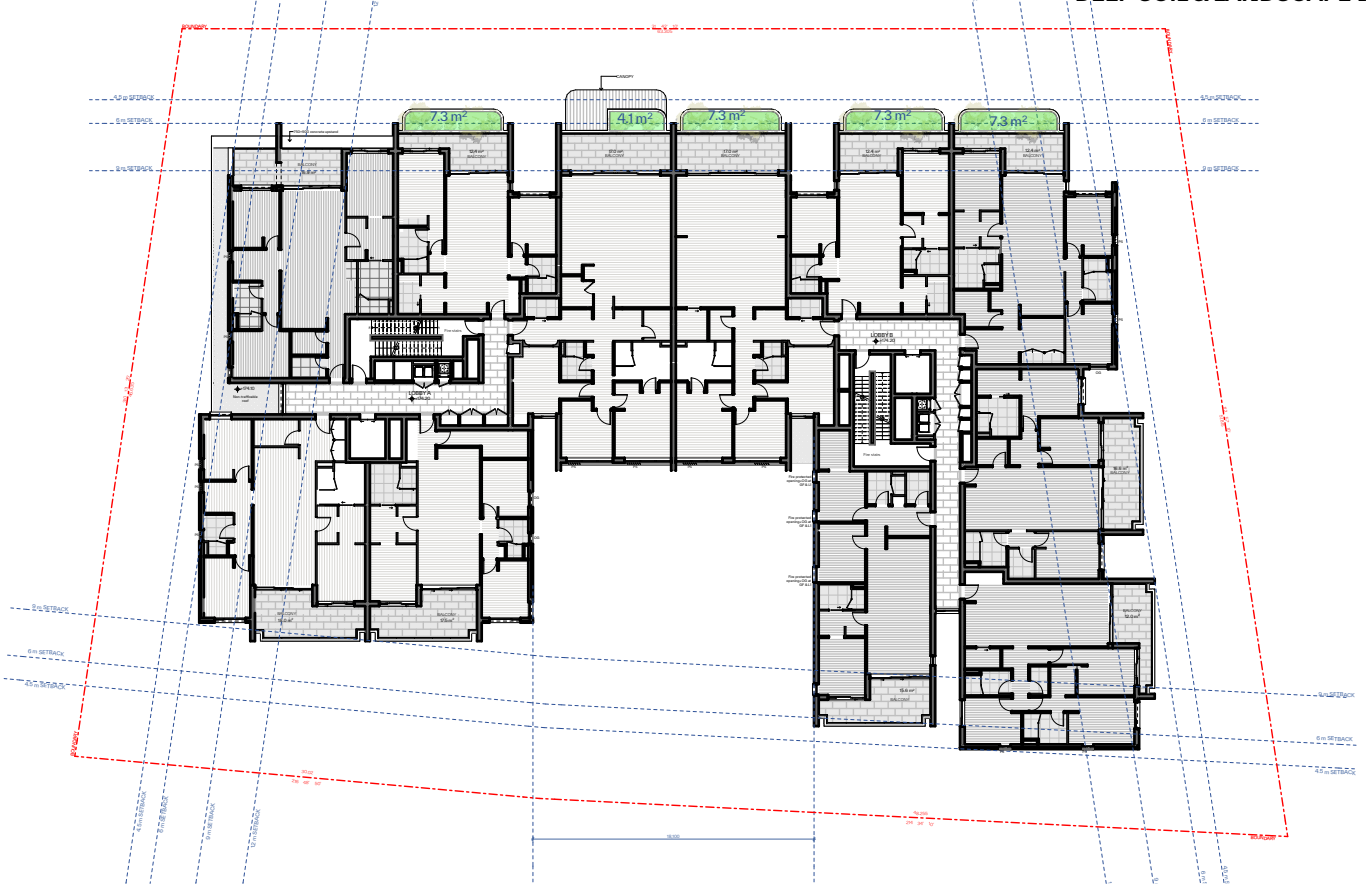
PROPOSED AREA L8 : 80 sqm
PROPOSED AREA L7 : 121.5 sqm
PROPOSED AREA GF : 770.1 sqm

TOTAL PROPOSED : 971.6sqm (28%)

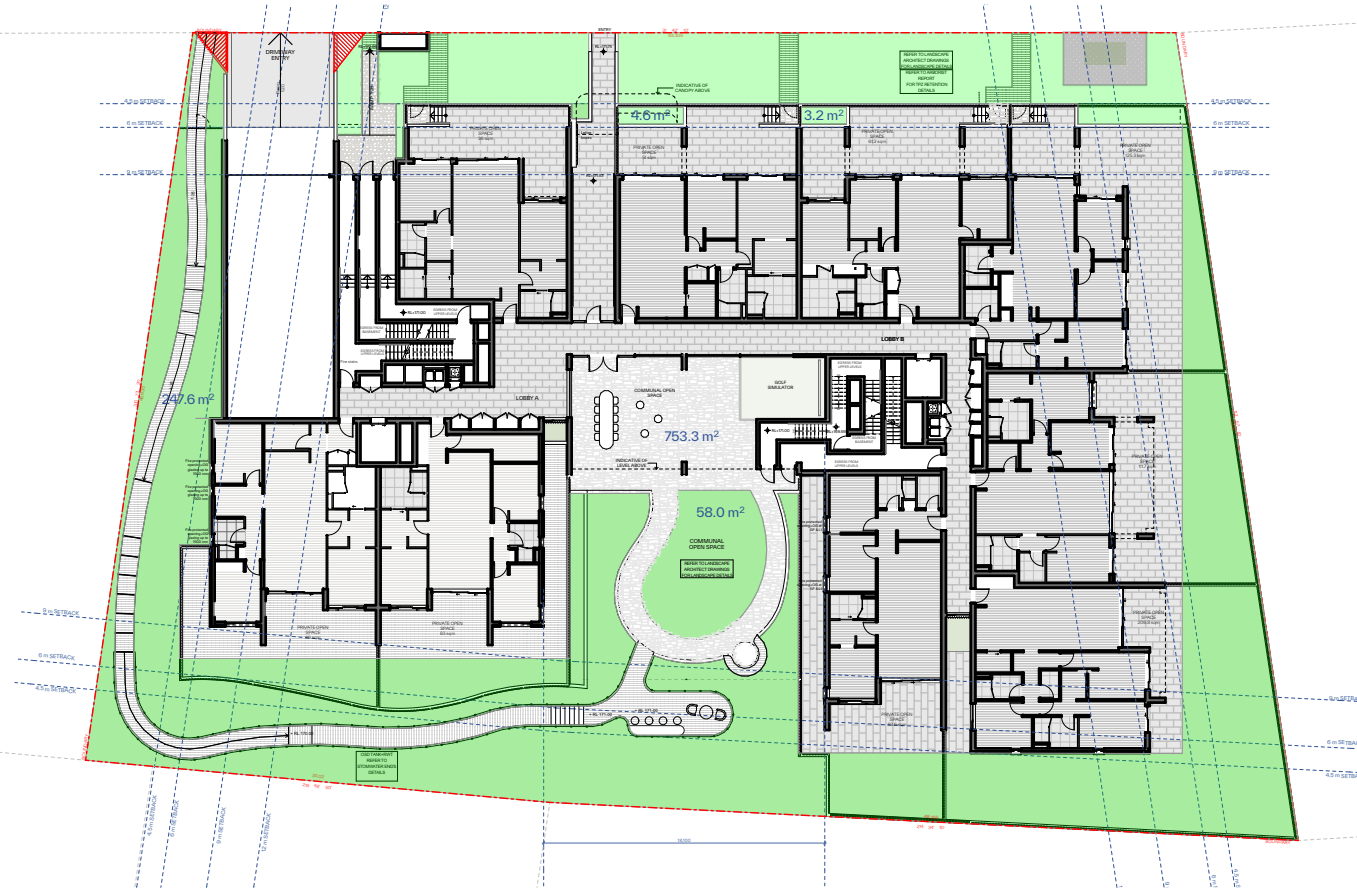
1 GROUND FLOOR DEEP SOIL ZONE
1:500



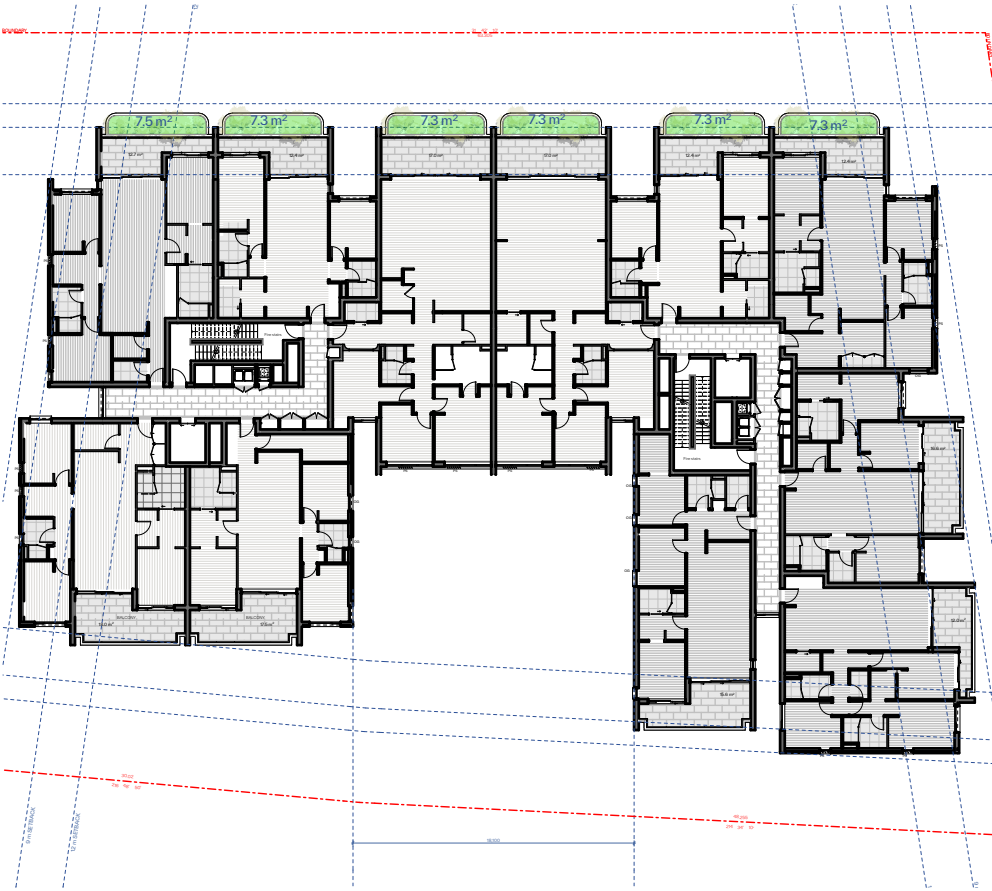
3 L1 LANDSCAPE DIAGRAM
1:500



2 GF LANDSCAPE DIAGRAM
1:500



4 L2 LANDSCAPE DIAGRAM
1:500



DEEP SOIL AREA

LEGEND:

- DEEP SOIL AREA (6m- Min)
- DEEP SOIL AREA (3m- Min)
- EXTENT OF BASEMENT AREA

PROPERTY DETAILS:

SITE AREA: 3,467.7 sqm

ADG DEEP SOIL REQUIREMENT (3E-1):

Site Area > 1,500 sqm - 7% & (6m Min)
Proposed: 379.6 sqm (10.9%)

ADDITIONAL PROPOSED DEEP SOIL AREA (3m Min):
455.1 sqm (13.3%)

Total Area :834.9 sqm

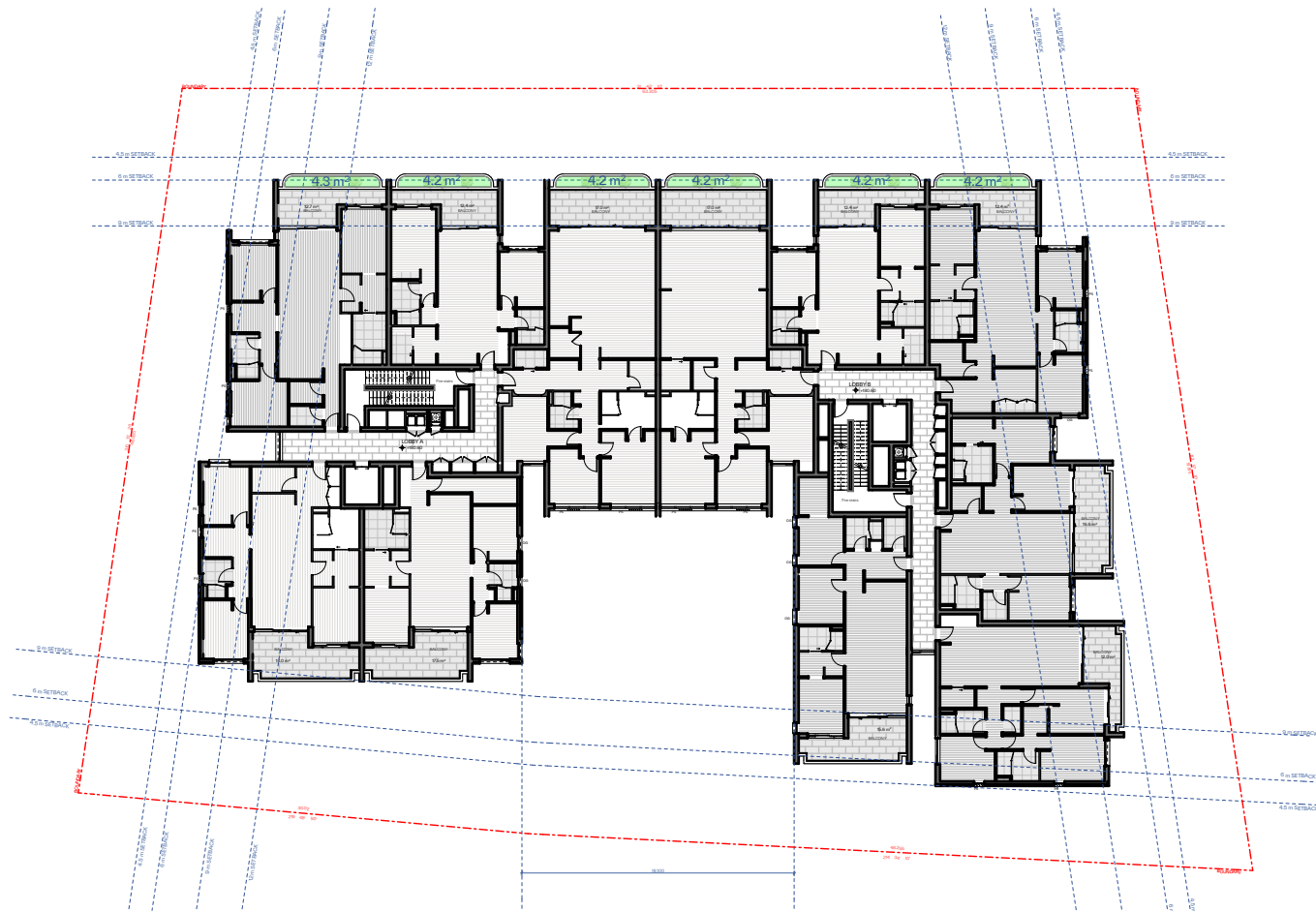
LANDSCAPE AREA

LANDSCAPED AREA SUMMARY:

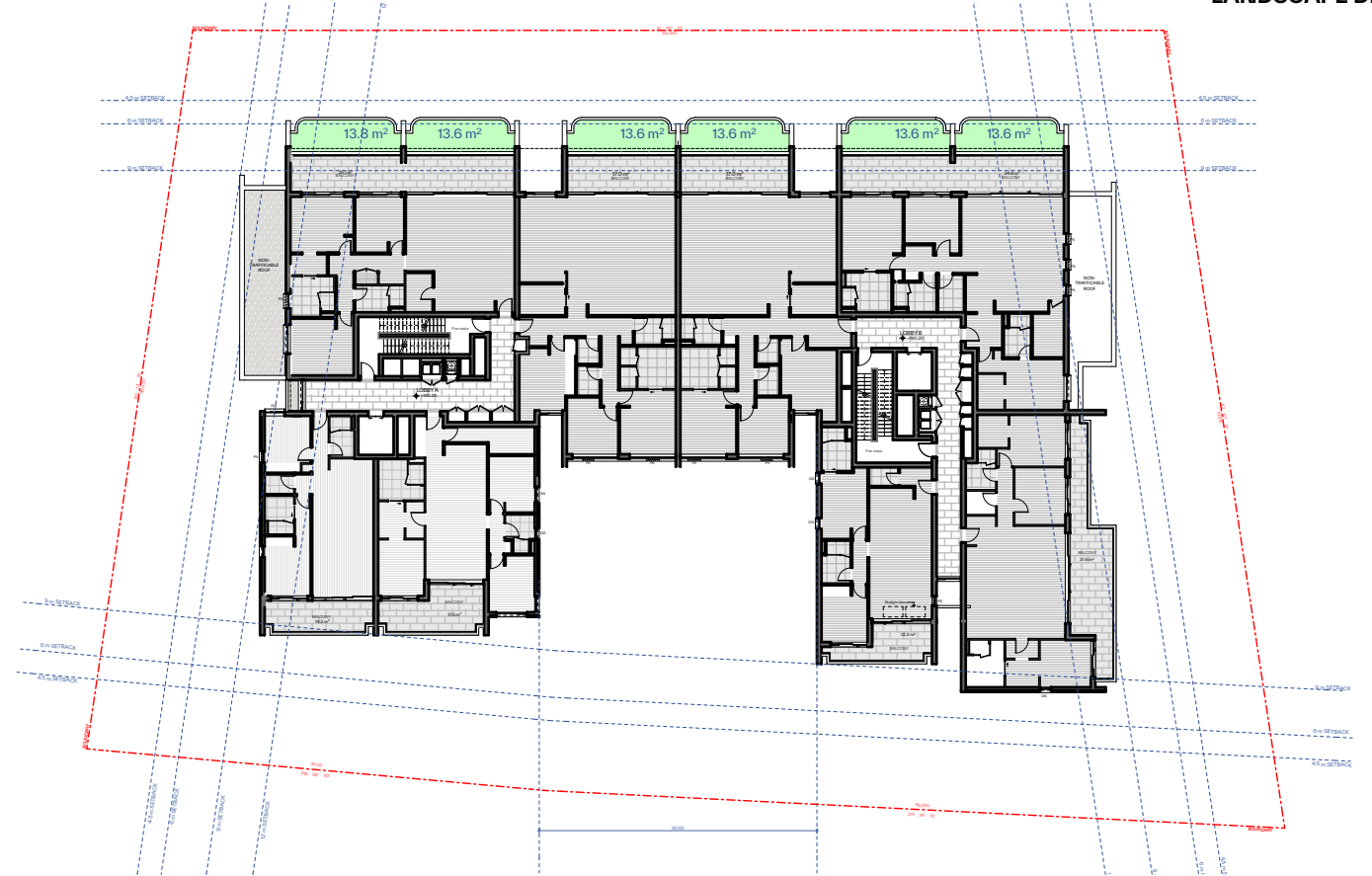
LANDSCAPE AREA PROPOSED AT GF = 1066.7 sqm
LANDSCAPE AREA PROPOSED AT L1 = 33.5 sqm
LANDSCAPE AREA PROPOSED AT L2 = 44.2 sqm
LANDSCAPE AREA PROPOSED AT L3 = 25.3 sqm
LANDSCAPE AREA PROPOSED AT L4 = 25.3 sqm
LANDSCAPE AREA PROPOSED AT L5 = 25.3 sqm
LANDSCAPE AREA PROPOSED AT L6 = 81.8 sqm
LANDSCAPE AREA PROPOSED AT L7 = 52.5 sqm
LANDSCAPE AREA PROPOSED AT L8 = 90.7 sqm

TOTAL LANDSCAPE AREA PROPOSED = 1445.3 sqm (41.7%)

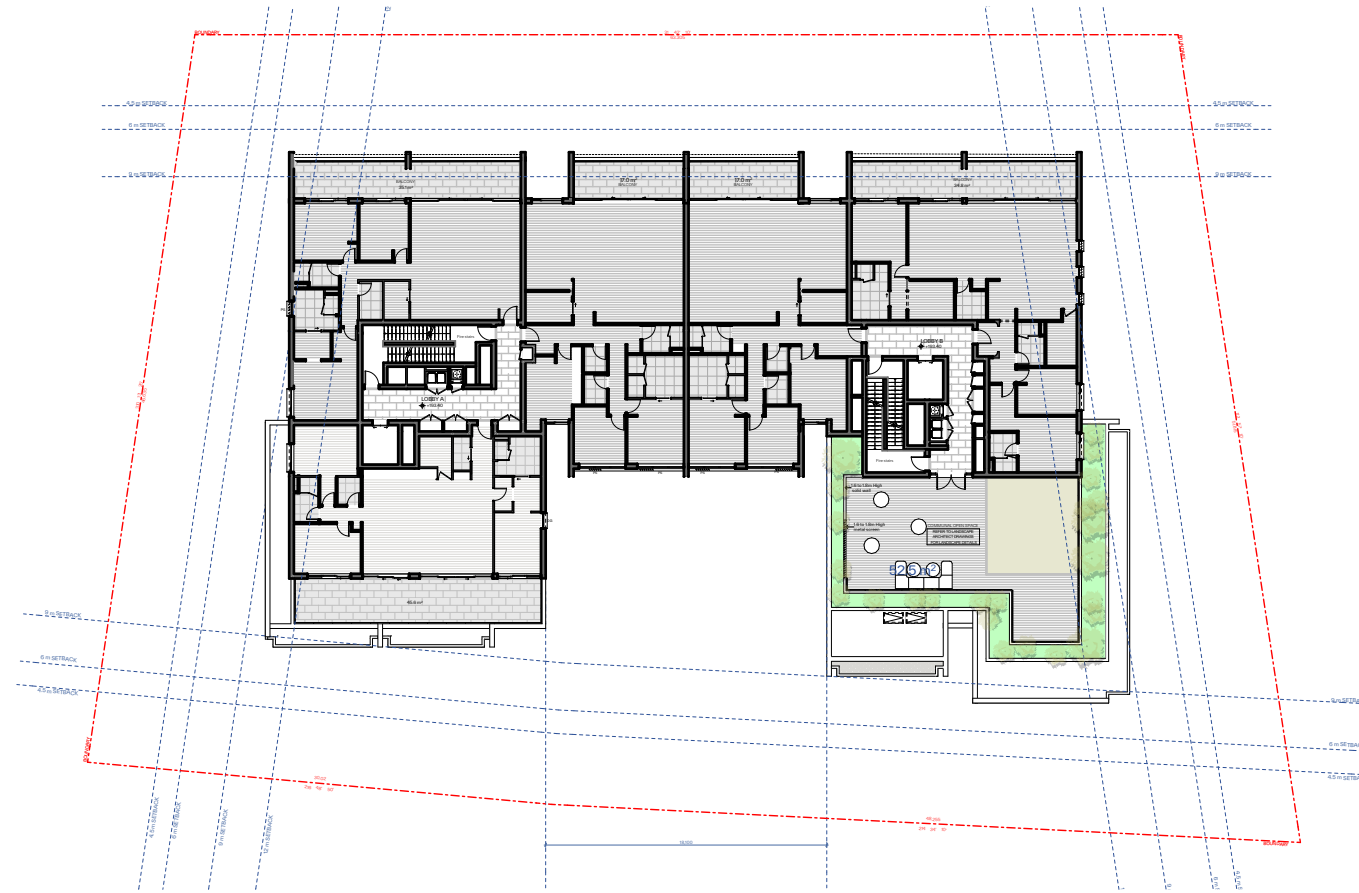
1 LEVEL 3, 4, 5 LANDSCAPE DIAGRAM
1:500



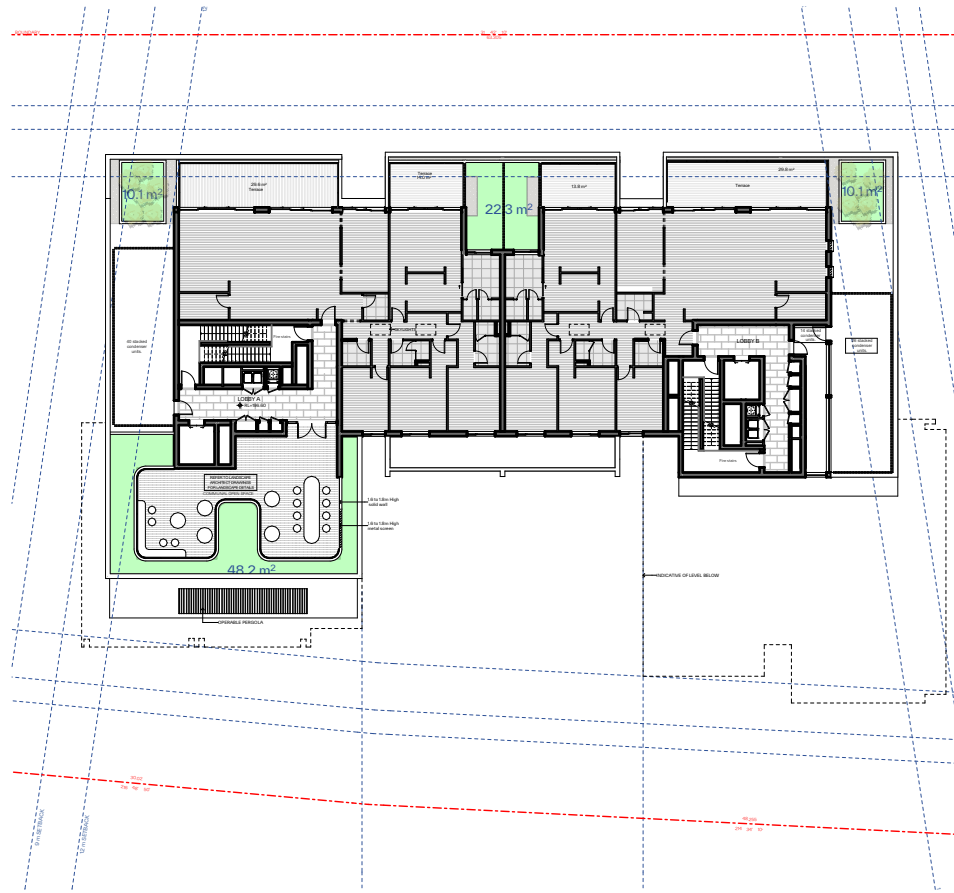
3 L6 LANDSCAPE DIAGRAM
1:500



2 L7 LANDSCAPE DIAGRAM
1:500



4 L8 LANDSCAPE DIAGRAM
1:500

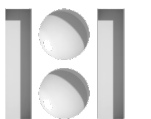


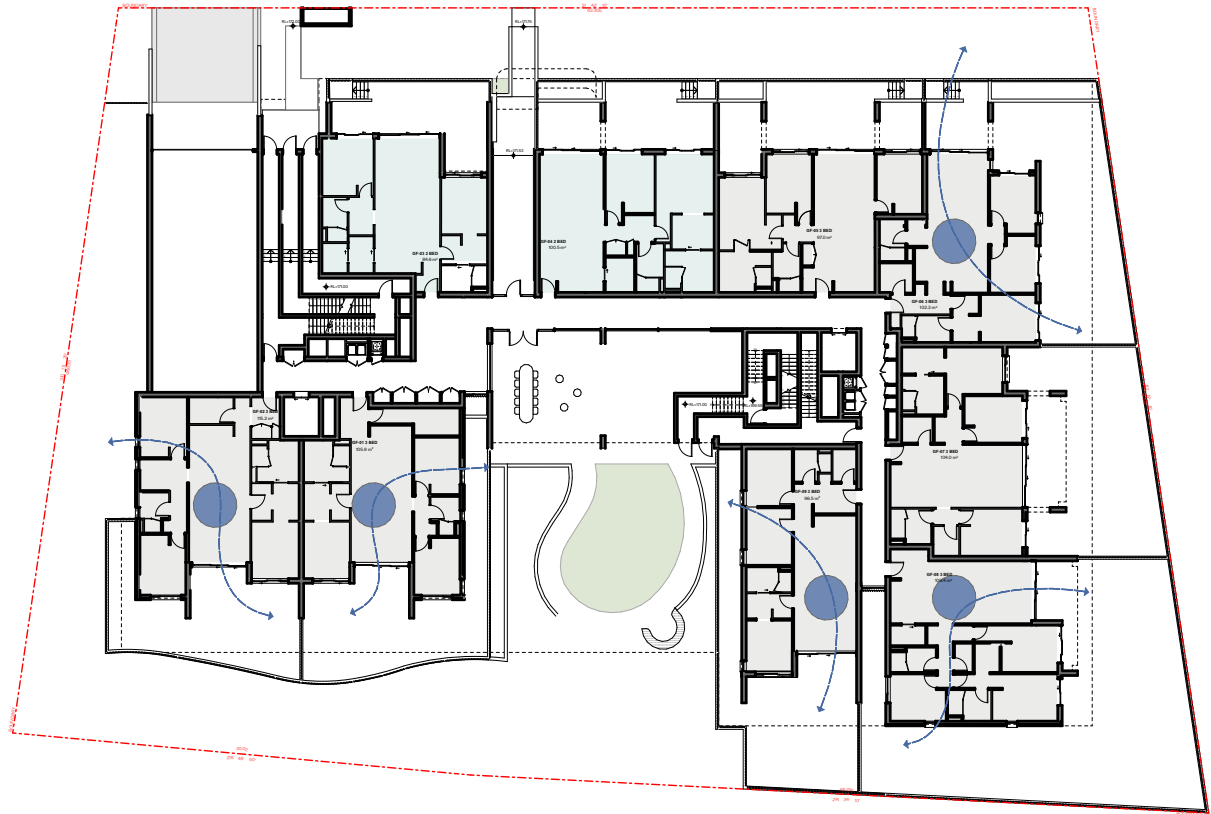
LANDSCAPE AREA

LANDSCAPED AREA SUMMARY:

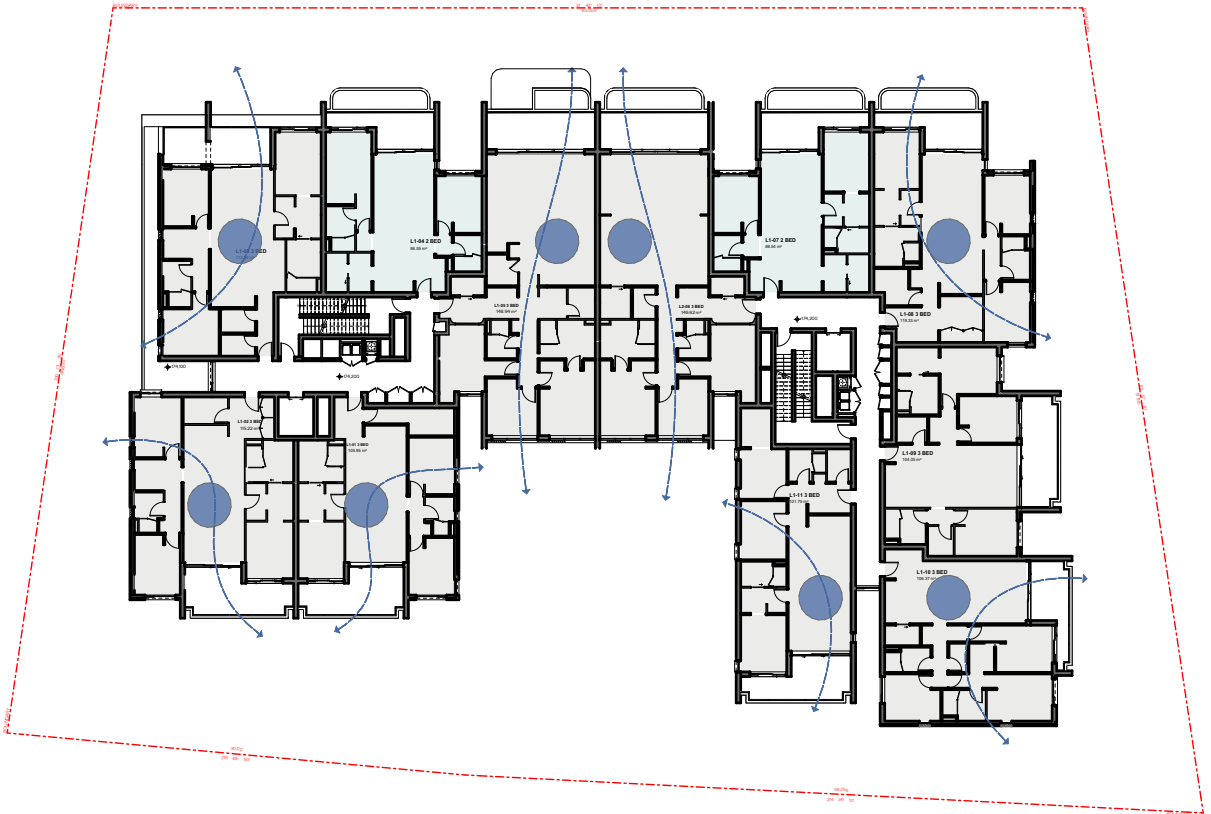
LANDSCAPE AREA PROPOSED AT GF = 1066.7 sqm
 LANDSCAPE AREA PROPOSED AT L1 = 33.5 sqm
 LANDSCAPE AREA PROPOSED AT L2 = 44.2 sqm
 LANDSCAPE AREA PROPOSED AT L3 = 25.3 sqm
 LANDSCAPE AREA PROPOSED AT L4 = 25.3 sqm
 LANDSCAPE AREA PROPOSED AT L5 = 25.3 sqm
 LANDSCAPE AREA PROPOSED AT L6 = 81.8 sqm
 LANDSCAPE AREA PROPOSED AT L7 = 52.5 sqm
 LANDSCAPE AREA PROPOSED AT L8 = 90.7 sqm

TOTAL LANDSCAPE AREA PROPOSED = 1445.3 sqm (41.7%)

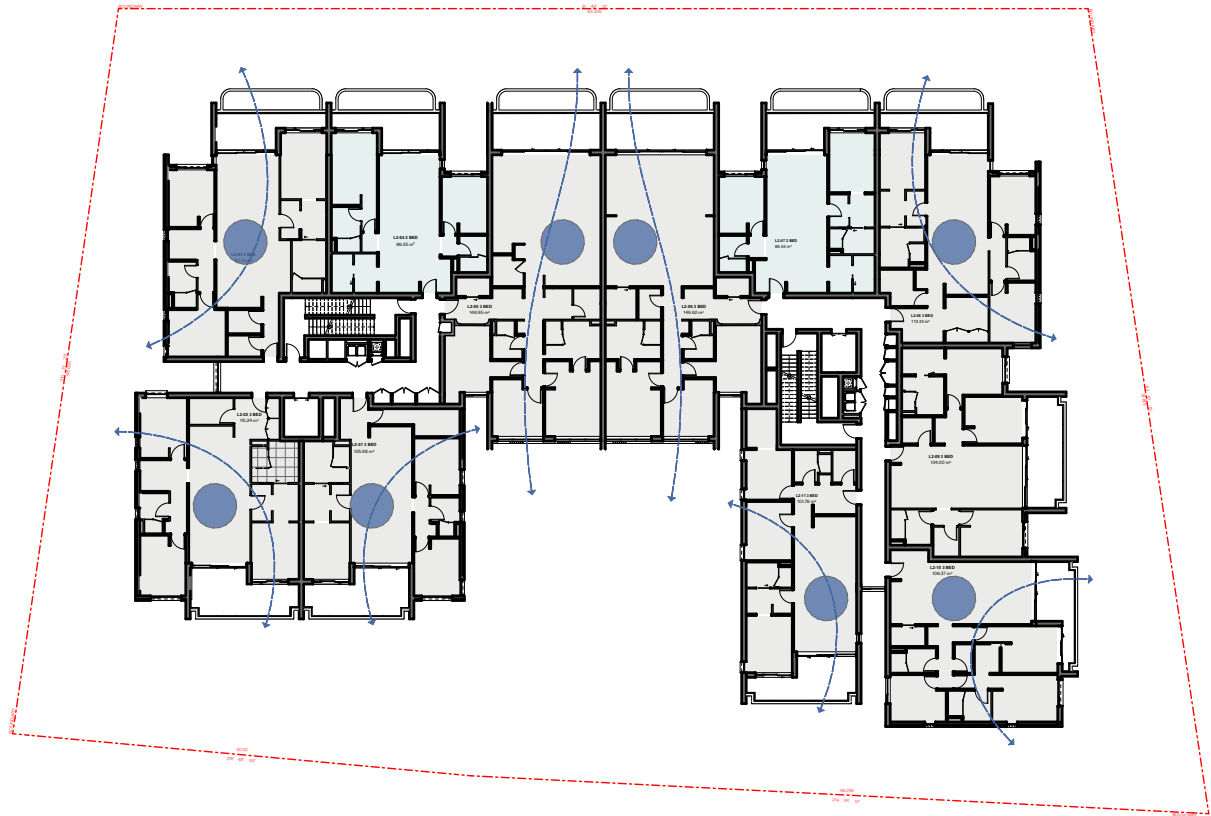




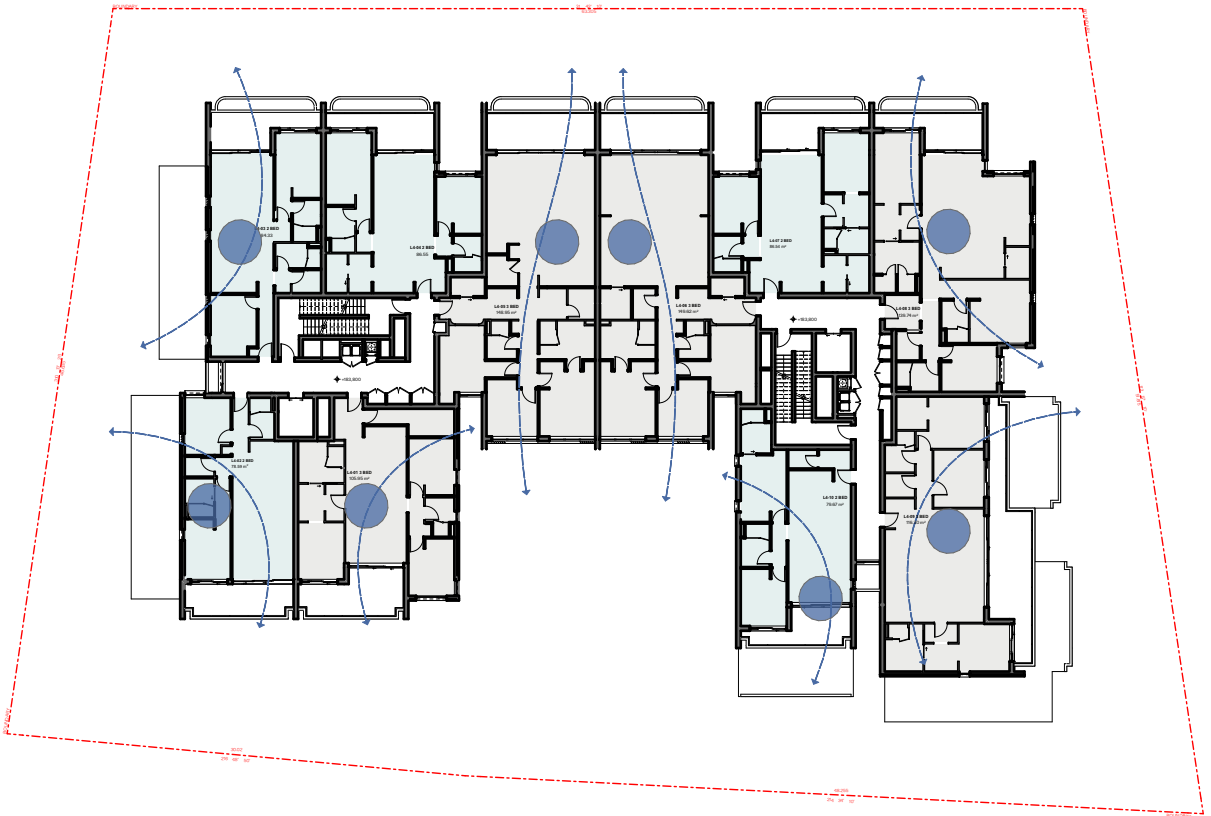
1 Ground
Scale 1:500



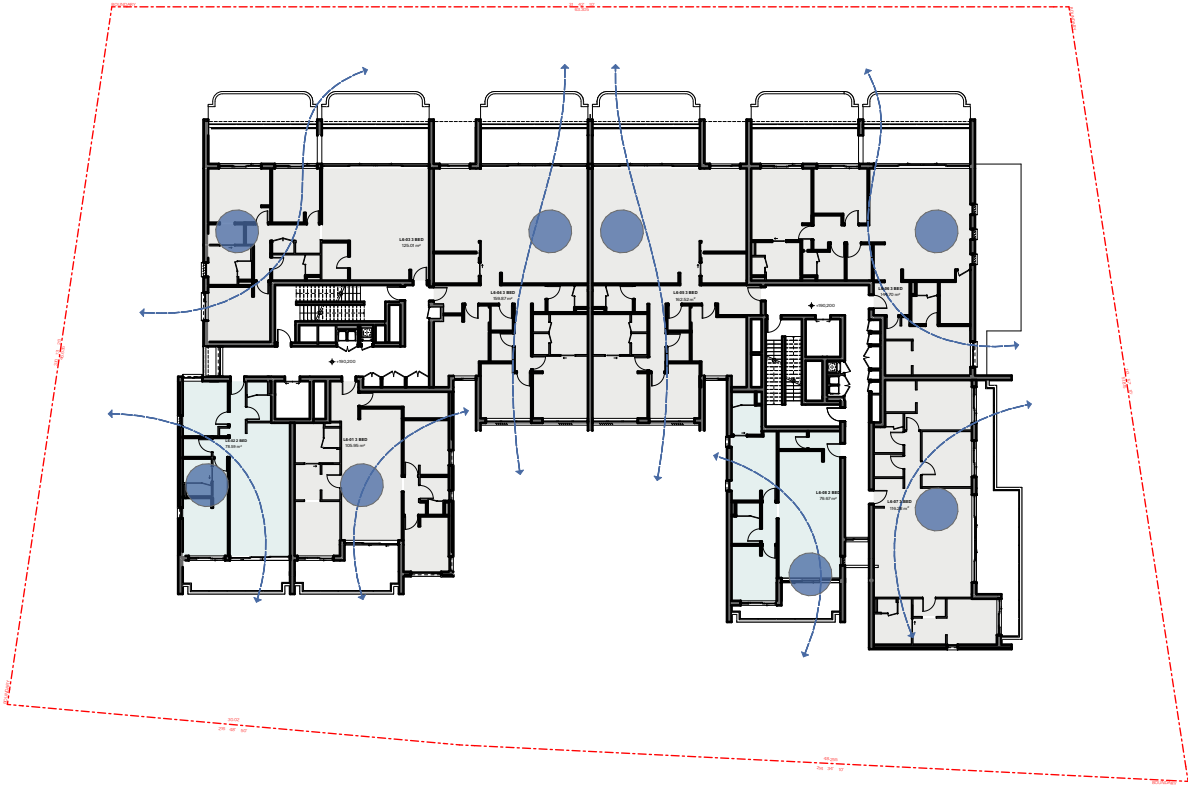
2 Level 1
Scale 1:500



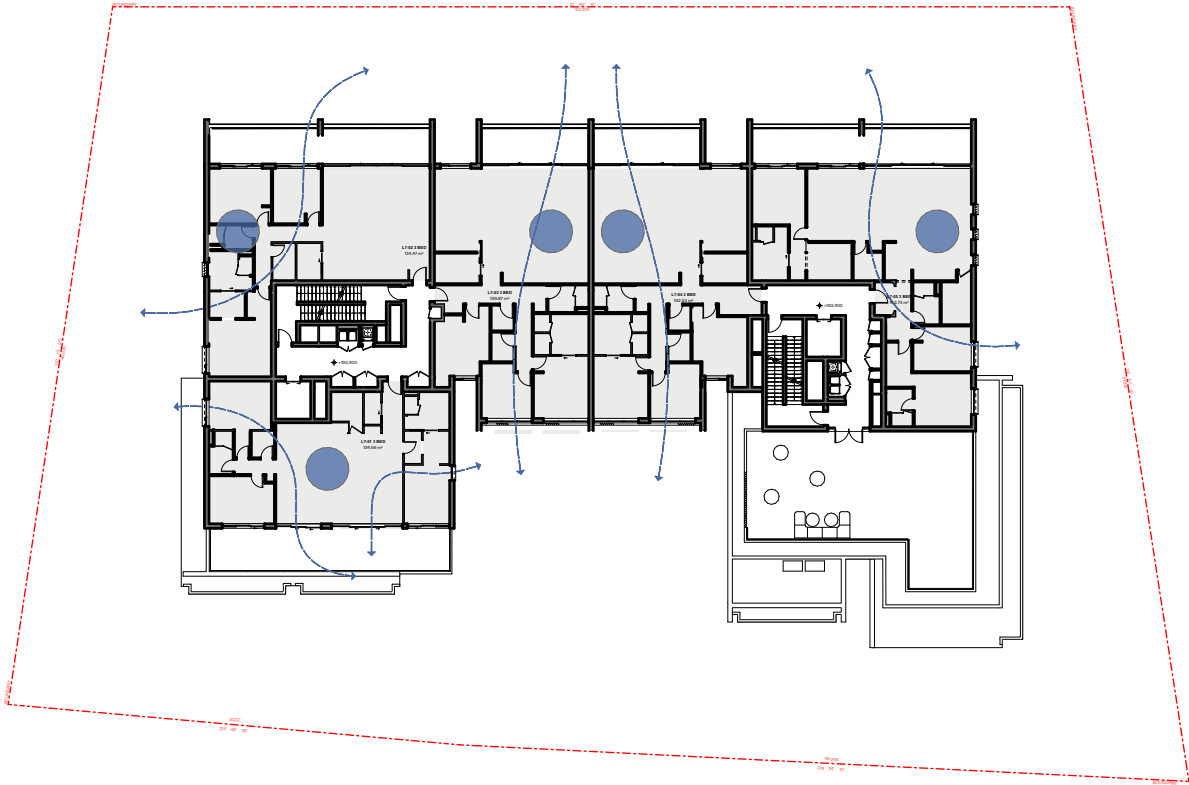
3 LEVEL 2-3
Scale 1:500



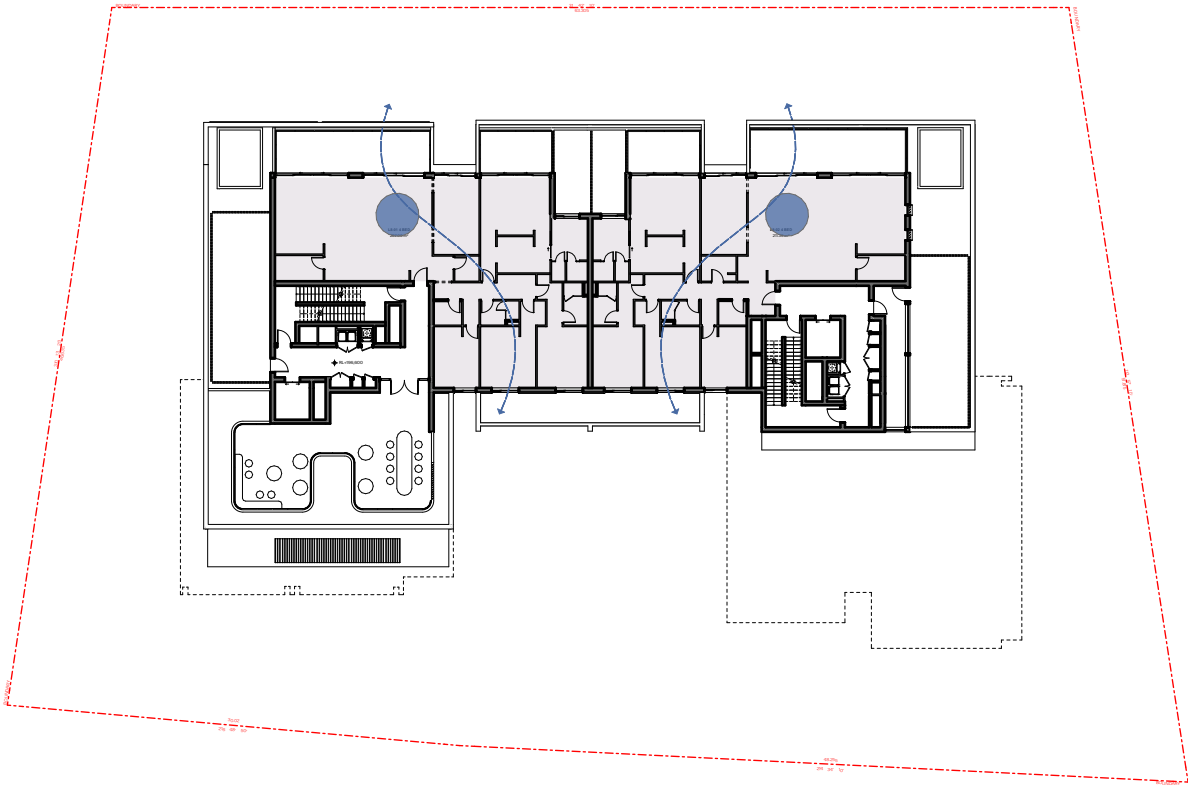
4 LEVEL 4-5
Scale 1:500



1 Level 6
Scale 1:500



2 Level 7
Scale 1:500

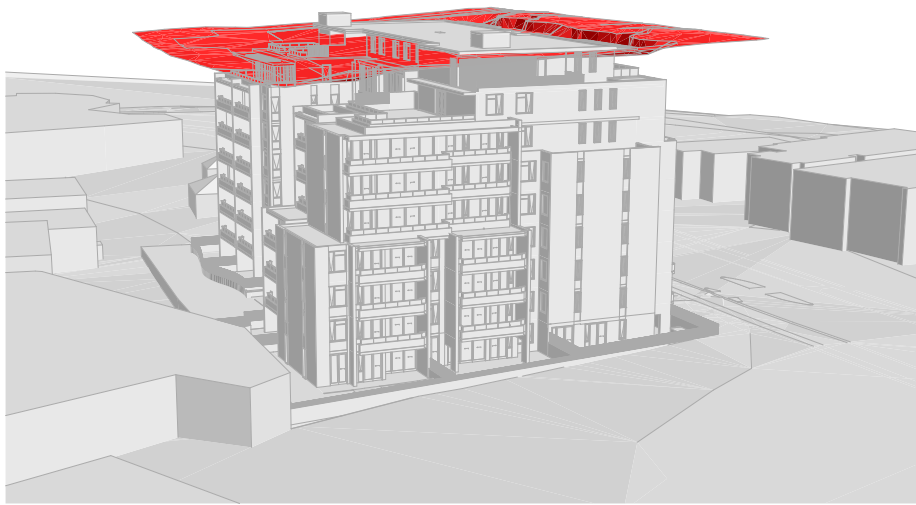
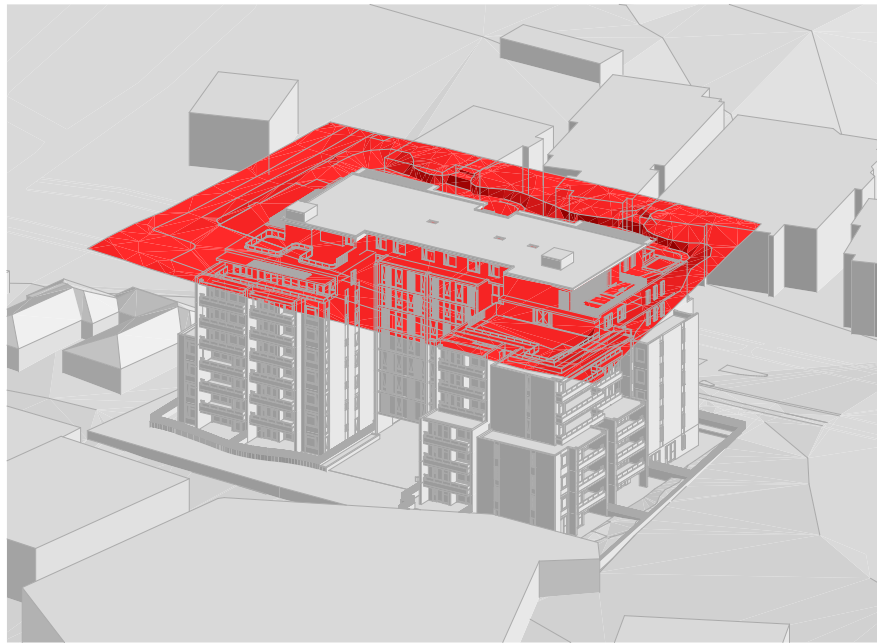
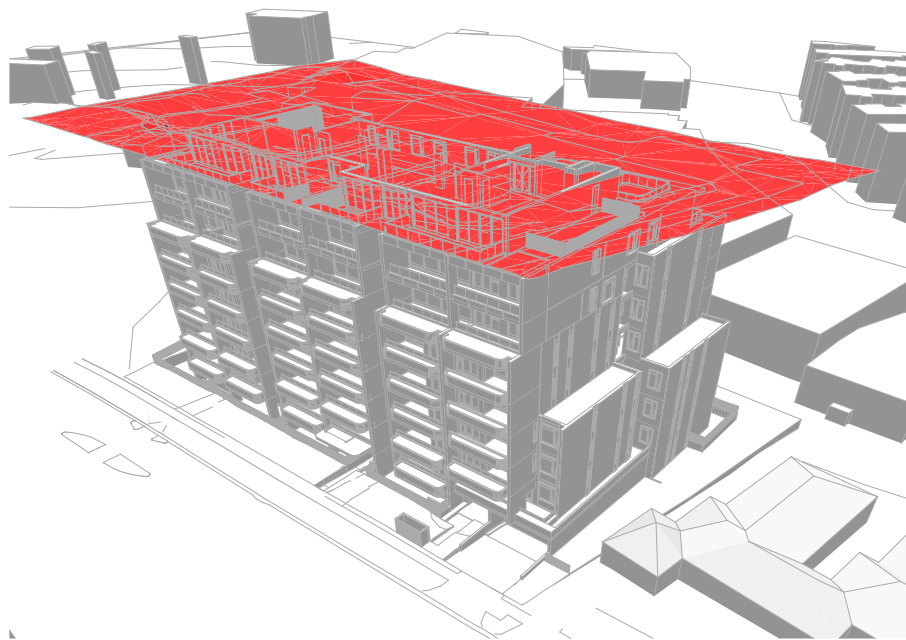


3 Level 8
Scale 1:500

LEGEND:
 NATURALLY CROSS VENTILATED APARTMENTS

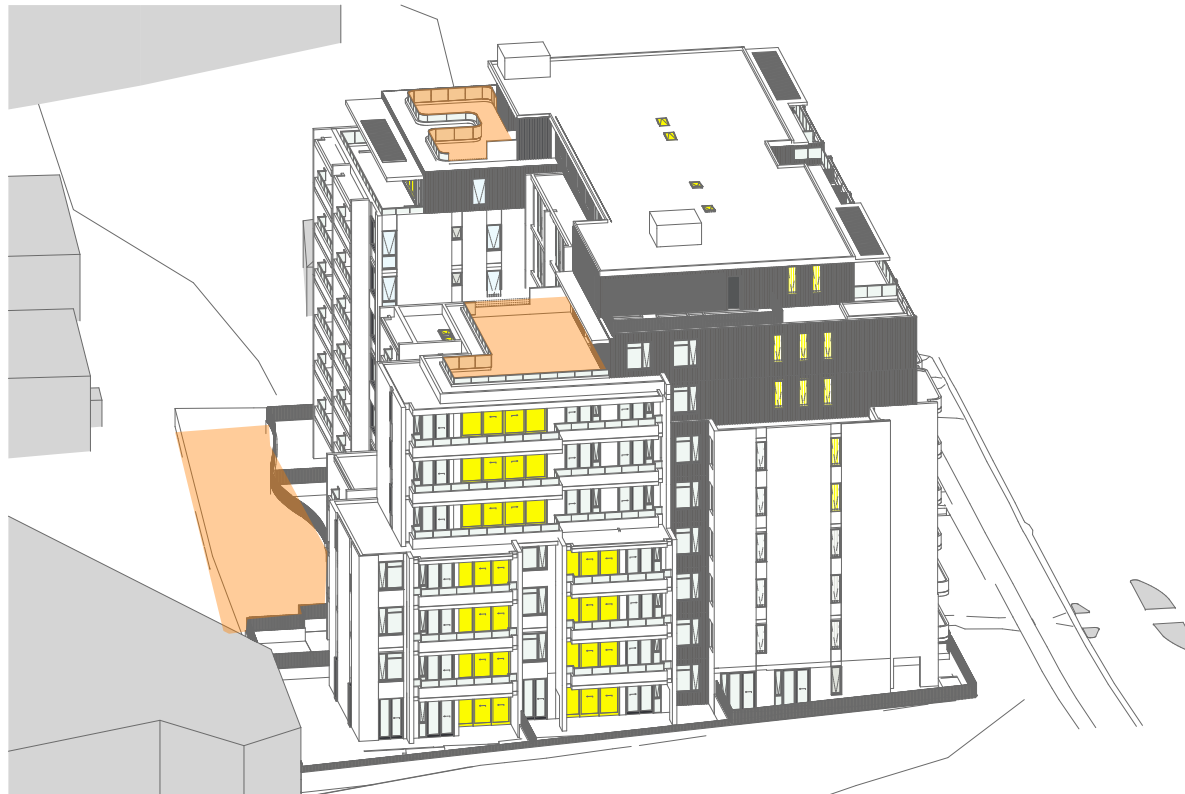
LEGEND:
 NATURAL CROSS VENTILATION (ADG[4B])
AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

REQUIRED : 46UNITS / 77 (60%)
PROPOSED 60 UNITS / 77 (78%)



SOLAR ACCESS DIAGRAM

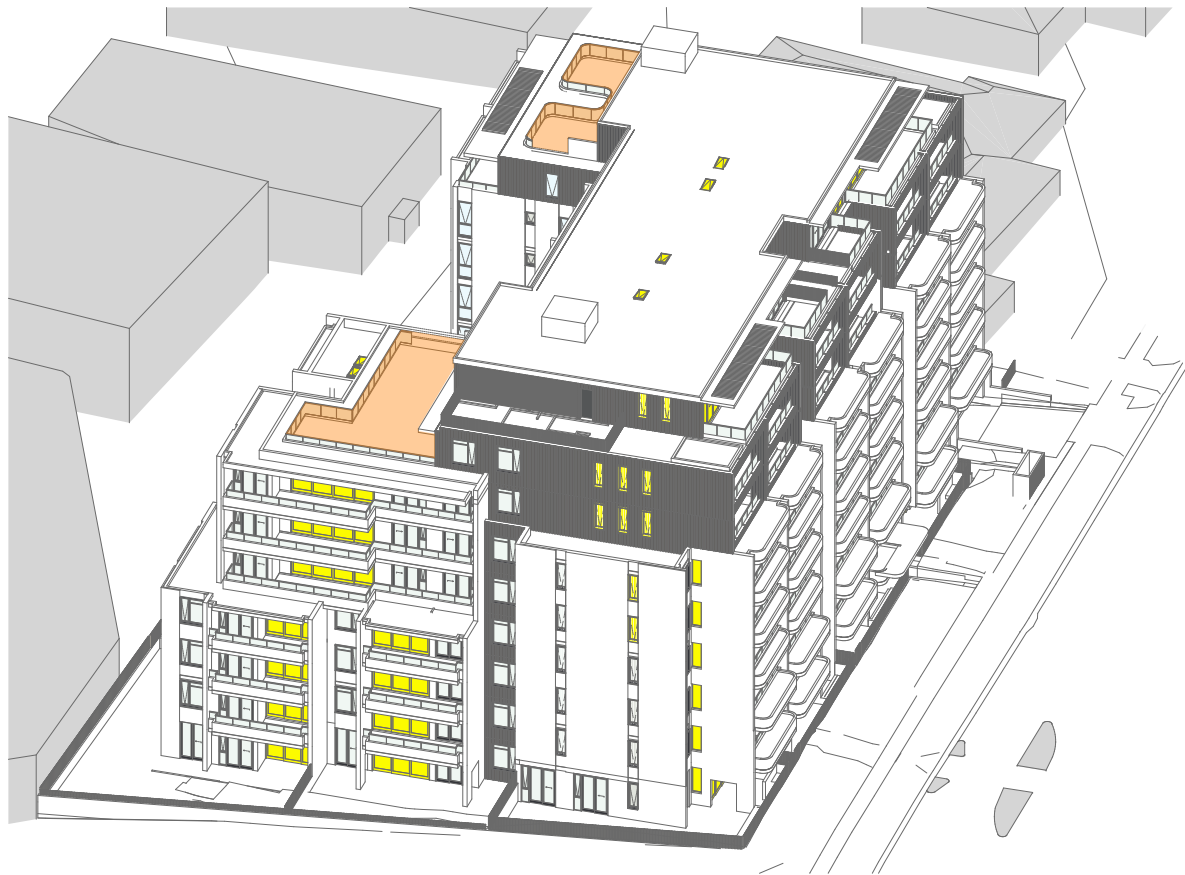
- LEGEND:
- WINDOWS WITH SOLAR ACCESS
 - SOLAR ACCESS AT COMMUNAL OPEN SPACE



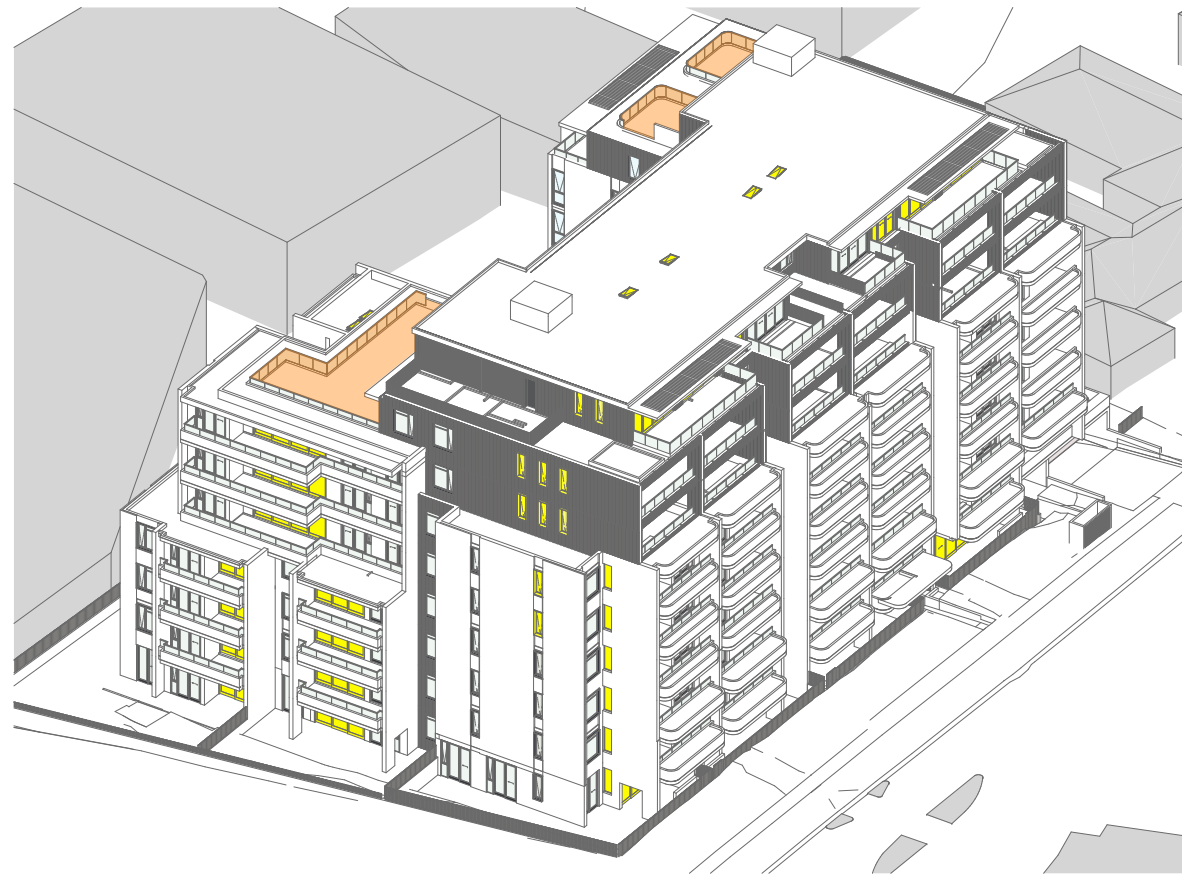
1 Sun Eye View-09am
Scale 1:500



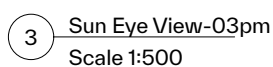
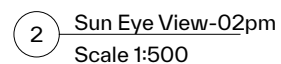
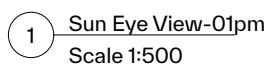
2 Sun Eye View-10am
Scale 1:500



3 Sun Eye View-11am
Scale 1:500



4 Sun Eye View-12pm
Scale 1:500



LEGEND:

WINDOWS WITH SOLAR ACCESS

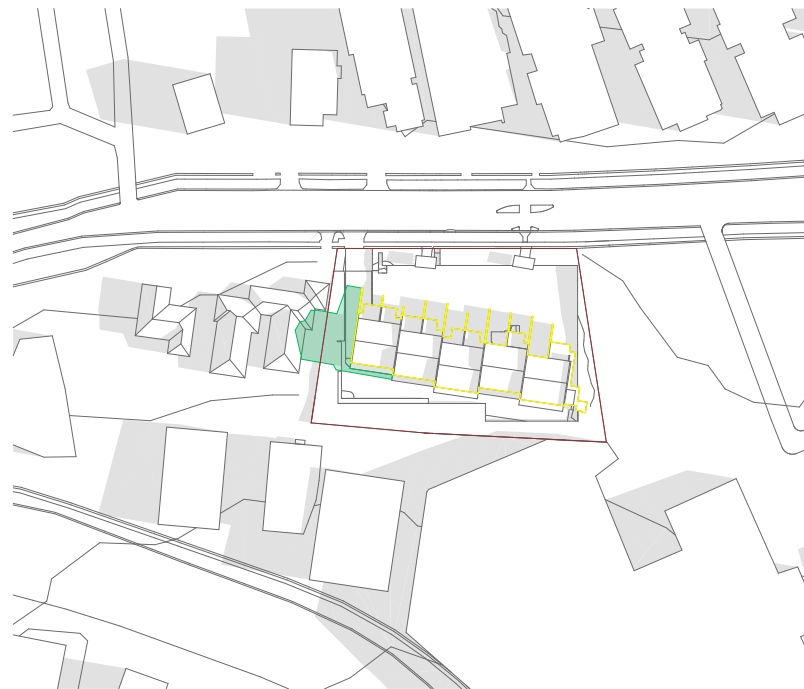
SOLAR ACCESS AT COMMUNAL OPEN SPACE

[illegible][illegible]

SHADOW DIAGRAM

LEGEND:

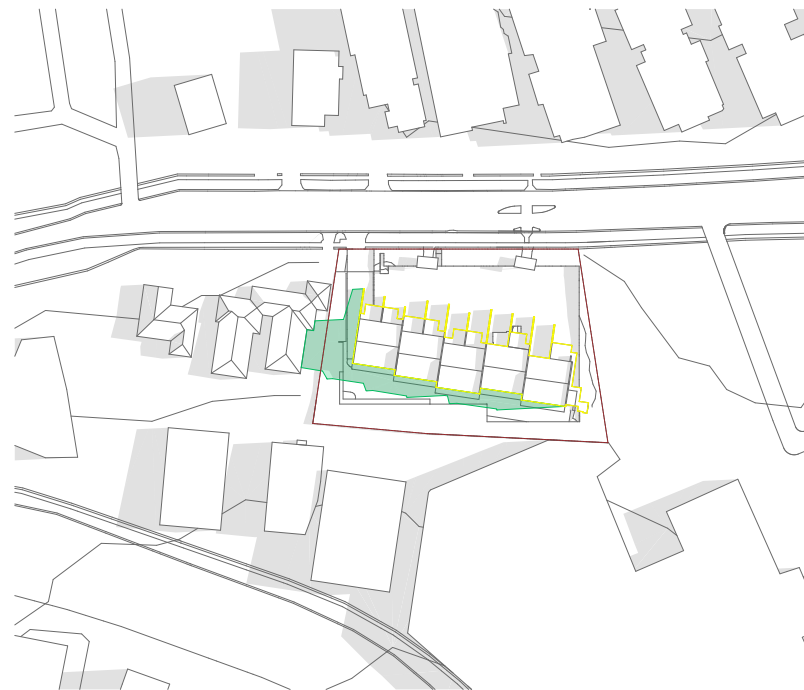
- SHADOW OF EXISTING NEIGHBOR BUILDING
- SHADOW OF EXISTING SITE BUILDING
- SHADOW CAST BY PROPOSED ENVELOPE UNDER 22M
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE BETWEEN 22M - 28.6M HEIGHT PLANE
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE OVER 28.6M
- EXISTING BUILDING LINE
- SITE BOUNDARY



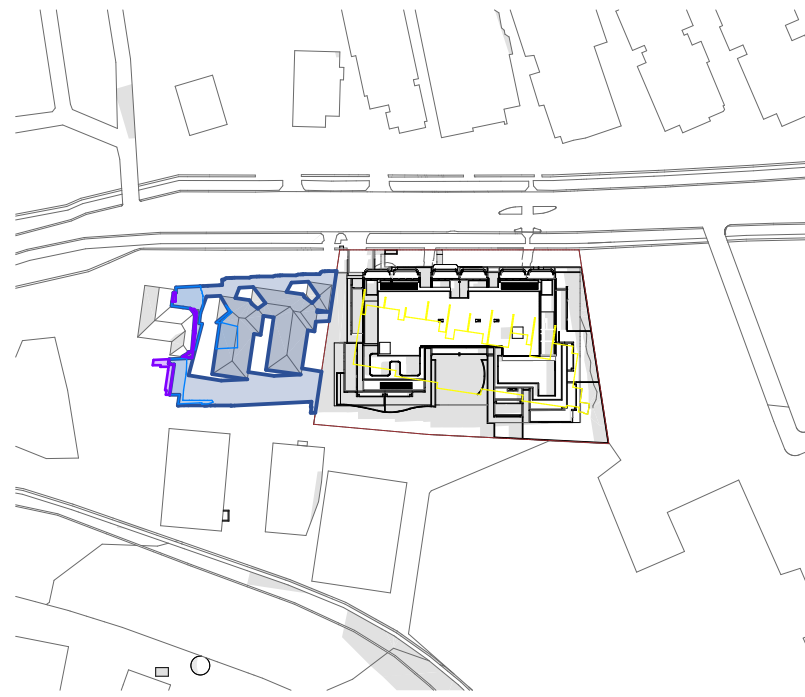
① Shadow Study-Existing-21 June 09am
1:2000



② Shadow Study-Proposed-21 June 09am
1:2000



③ Shadow Study-Existing-21 June 10am
1:2000

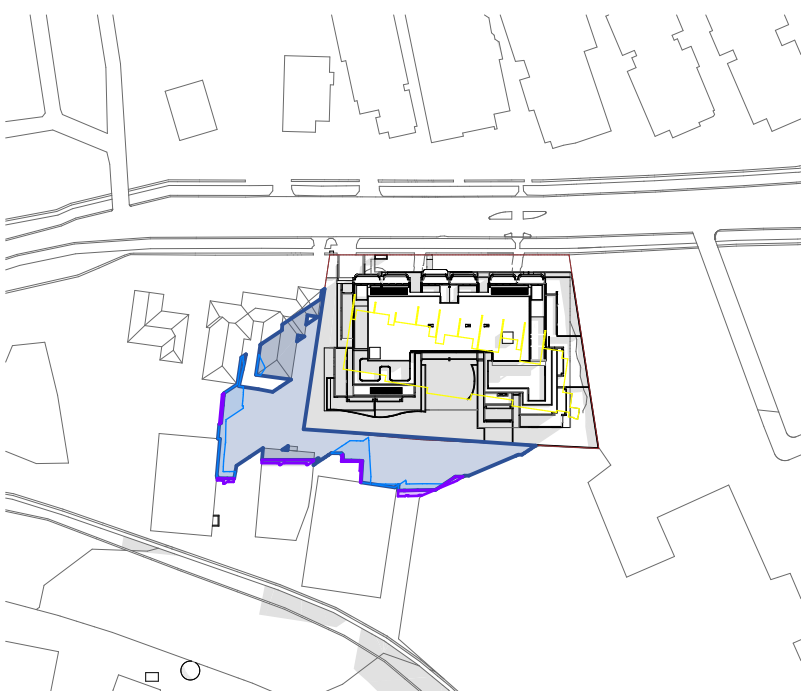
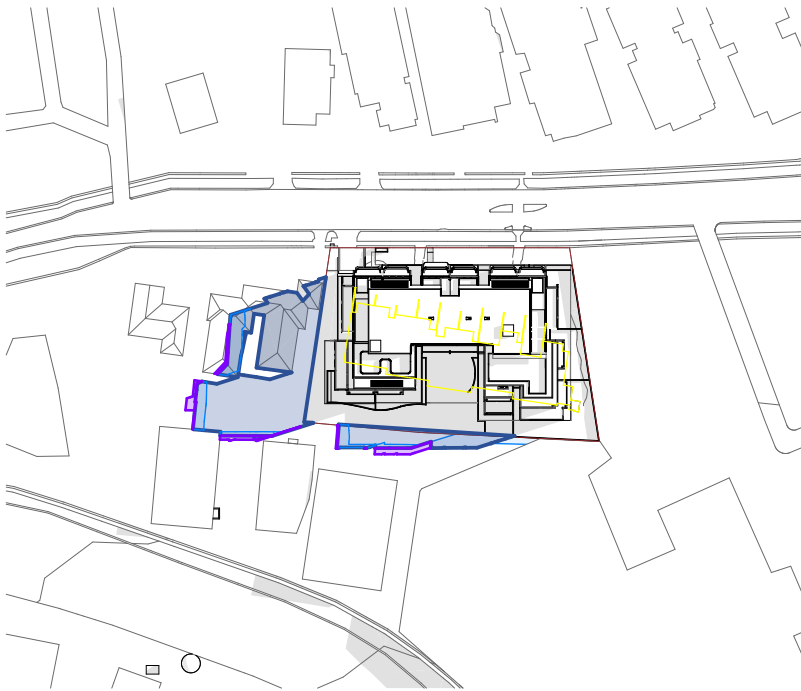


④ Shadow Study-Proposed-21 June 10am
1:2000

SHADOW DIAGRAM

LEGEND:

- SHADOW OF EXISTING NEIGHBOR BUILDING
- SHADOW OF EXISTING SITE BUILDING
- SHADOW CAST BY PROPOSED ENVELOPE UNDER 22M
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE BETWEEN 22M - 28.6M HEIGHT PLANE
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE OVER 28.6M
- EXISTING BUILDING LINE
- SITE BOUNDARY



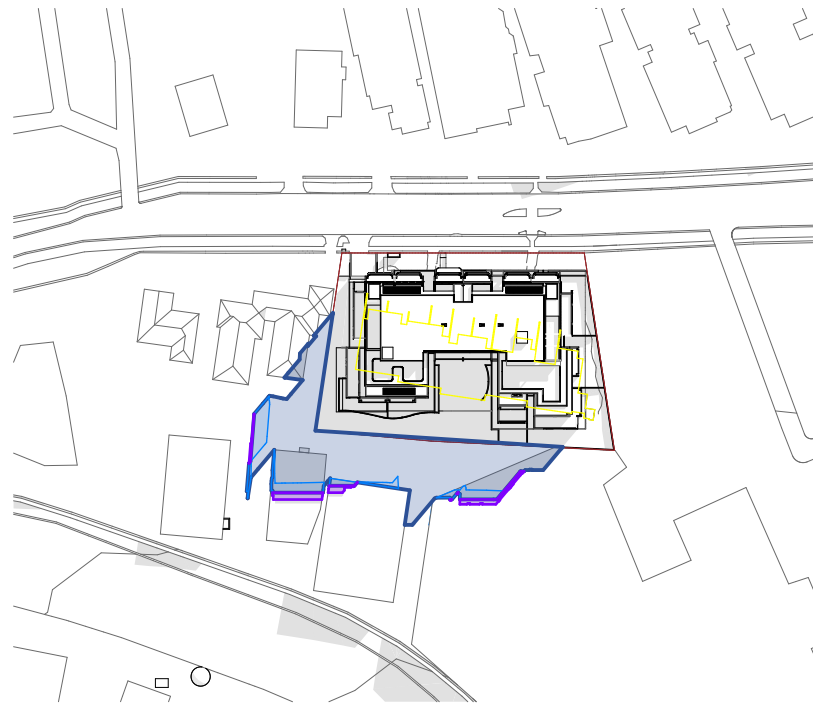
SHADOW DIAGRAM

LEGEND:

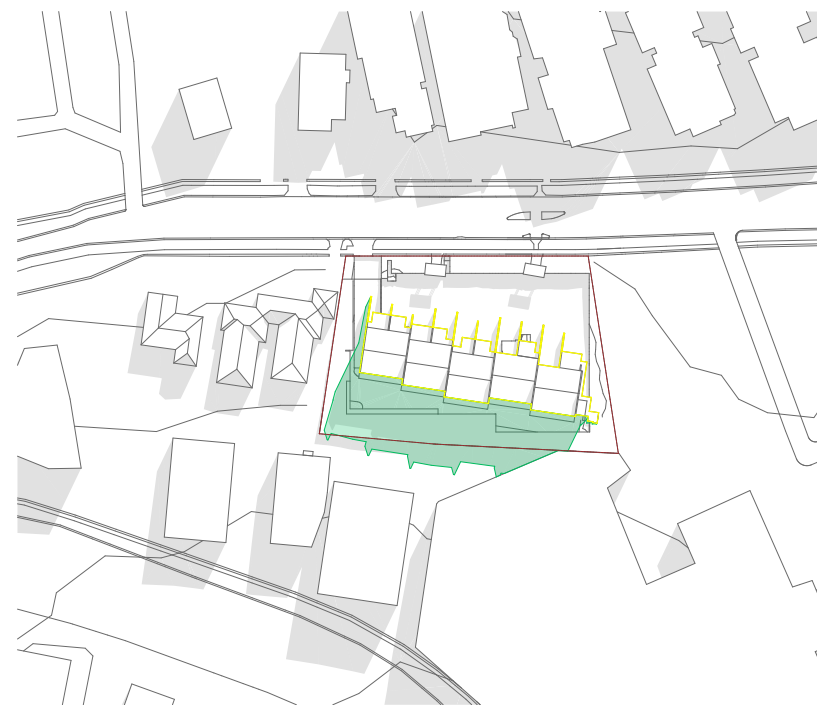
- SHADOW OF EXISTING NEIGHBOR BUILDING
- SHADOW OF EXISTING SITE BUILDING
- SHADOW CAST BY PROPOSED ENVELOPE UNDER 22M
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE BETWEEN 22M - 28.6M HEIGHT PLANE
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE OVER 28.6M
- EXISTING BUILDING LINE
- SITE BOUNDARY



① Shadow Study-Existing-21 June 01pm
1:2000



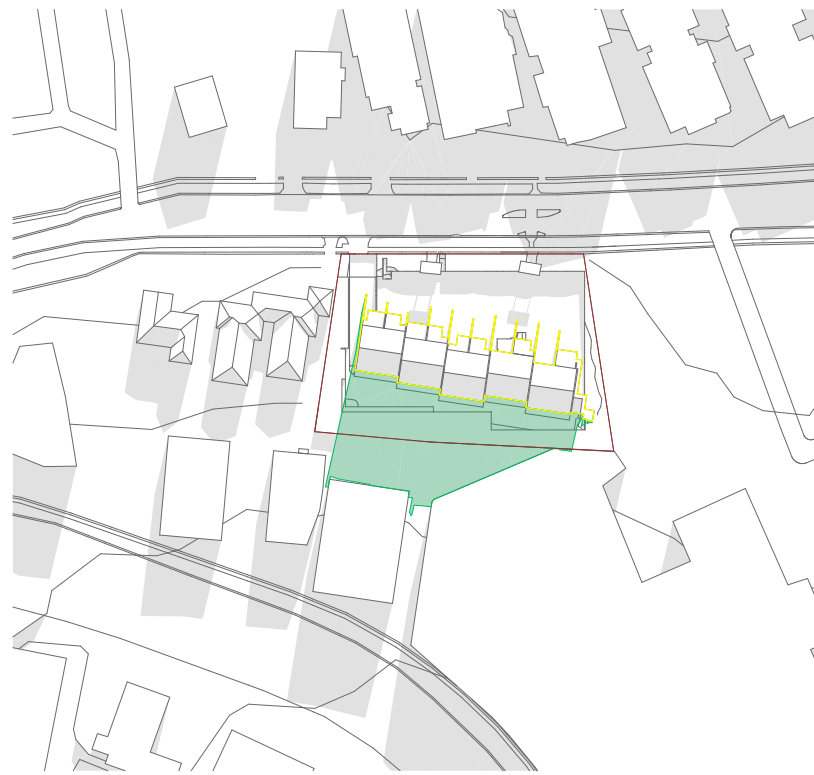
② Shadow Study-Proposed-21 June 01pm
1:2000



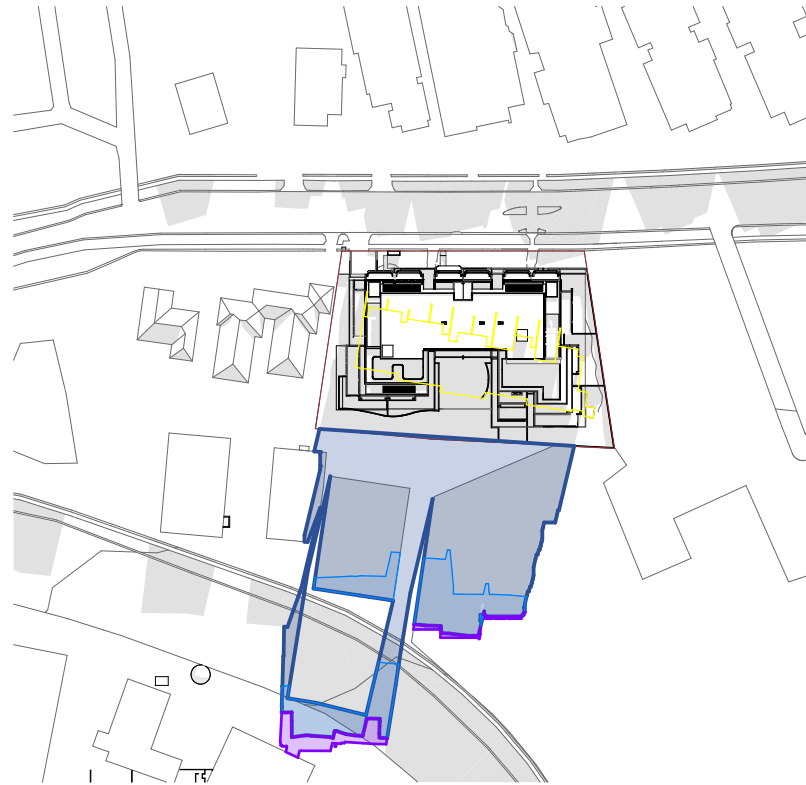
③ Shadow Study-Existing-21 June 02pm
1:2000



④ Shadow Study-Proposed-21 June 02pm
1:2000



1 Shadow Study-Existing-21 June 03pm
1:2000



2 Shadow Study-Proposed-21 June 03pm
1:2000

SHADOW DIAGRAM

LEGEND:

- SHADOW OF EXISTING NEIGHBOR BUILDING
- SHADOW OF EXISTING SITE BUILDING
- SHADOW CAST BY PROPOSED ENVELOPE UNDER 22M
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE BETWEEN 22M - 28.6M HEIGHT PLANE
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE OVER 28.6M
- EXISTING BUILDING LINE
- SITE BOUNDARY

LEVEL	UNIT NO	TYPE/BED	AREA OF UNIT	POS or balcony
GF	GF-01	3 BED	105.9	83
	GF-02	3 BED	115.2	69
	GF-03	2 BED	84.6	36
	GF-04	2 BED	100.5	51
	GF-05	3 BED	97	61.3
	GF-06	3 BED	102.3	125.3
	GF-07	3 BED	104	111.7
	GF-08	3 BED	106.4	206.8
	GF-09	3 BED	96.5	83.6
L1	L1-01	3 BED	105.9	17.5
	L1-02	3 BED	115.2	18
	L1-03	3 BED	117.4	16.9
	L1-04	2 BED	86.5	12.4
	L1-05	3 BED	148.9	17
	L1-06	3 BED	149.6	17
	L1-07	2 BED	86.5	12.4
	L1-08	3 BED	119.3	12.4
	L1-09	3 BED	104	16.6
	L1-10	3 BED	106.4	12
	L1-11	3 BED	101.8	15.6
L2	L2-01	3 BED	106	17.5
	L2-02	3 BED	115.2	18
	L2-03	3 BED	121.3	12.7
	L2-04	2 BED	86.5	12.4
	L2-05	3 BED	148.9	17
	L2-06	3 BED	149.6	17
	L2-07	2 BED	86.5	12.4
	L2-08	3 BED	119.3	12.4
	L2-09	3 BED	104	16.6
	L2-10	3 BED	106.4	12
	L2-11	3 BED	101.8	15.6
L3	L3-01	3 BED	106	17.5
	L3-02	3 BED	115.2	18
	L3-03	3 BED	121.3	12.7
	L3-04	2 BED	86.5	12.4
	L3-05	3 BED	148.9	17
	L3-06	3 BED	149.6	17
	L3-07	2 BED	86.5	12.4
	L3-08	3 BED	119.3	12.4
	L3-09	3 BED	104	16.6
	L3-10	3 BED	106.4	12
	L3-11	3 BED	101.8	15.6

LEVEL	UNIT NO	TYPE/BED	AREA OF UNIT	POS or balcony
L4	L4-01	3 BED	105.9	17.5
	L4-02	2 BED	78.6	14.2
	L4-03	2 BED	84.3	12.7
	L4-04	2 BED	86.5	12.4
	L4-05	3 BED	148.9	17
	L4-06	3 BED	149.6	17
	L4-07	2 BED	86.5	12.4
	L4-08	3 BED	139.7	12.4
	L4-09	3 BED	116.2	31.6
	L4-10	2 BED	79.7	12.2
L5	L5-01	3 BED	105.9	17.5
	L5-02	2 BED	78.6	14.2
	L5-03	2 BED	84.3	12.7
	L5-04	2 BED	86.5	12.4
	L5-05	3 BED	148.9	17
	L5-06	3 BED	149.6	17
	L5-07	2 BED	86.5	12.4
	L5-08	3 BED	139.7	12.4
	L5-09	3 BED	116.2	31.6
	L5-10	2 BED	79.7	12.2
L6	L6-01	3 BED	105.9	17.5
	L6-02	2 BED	78.6	14.2
	L6-03	3 BED	125	35.1
	L6-04	3 BED	159.9	17
	L6-05	3 BED	162.5	17
	L6-06	3 BED	144.7	34.8
	L6-07	3 BED	116.2	31.6
	L6-08	2 BED	79.7	12.2
L7	L7 -01	3 BED	134.6	45.6
	L7 -02	3 BED	134.5	35.1
	L7 -03	3 BED	159.9	17
	L7 -04	3 BED	162.5	17
	L7 -05	3 BED	163.7	34.8
L8	L8 -01	4 BED	211.4	43.6
	L8 -02	4 BED	211.4	43.6

THANK YOU!