

02 PRIVACY

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KEY NEIGHBOURING SITES

11 GIBBONS STREET

- + Residential flat building under construction

1 MARGARET STREET

- + Existing residential flat building

116 REGENT STREET

- + Existing petrol station

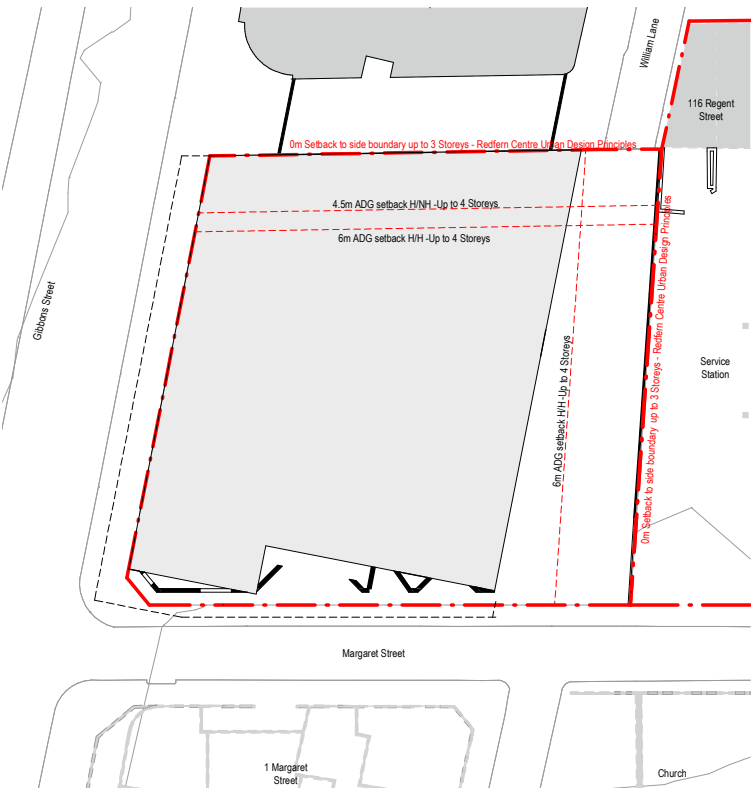
118 REGENT STREET

- + Existing 1-2 storey St Luke’s Presbyterian Church use as commercial space
- + Heritage item

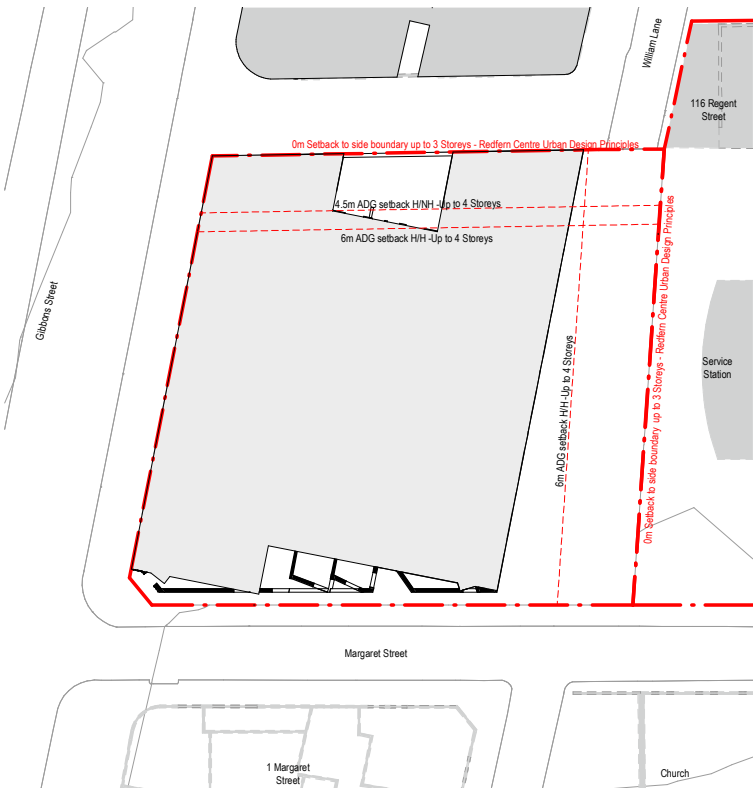




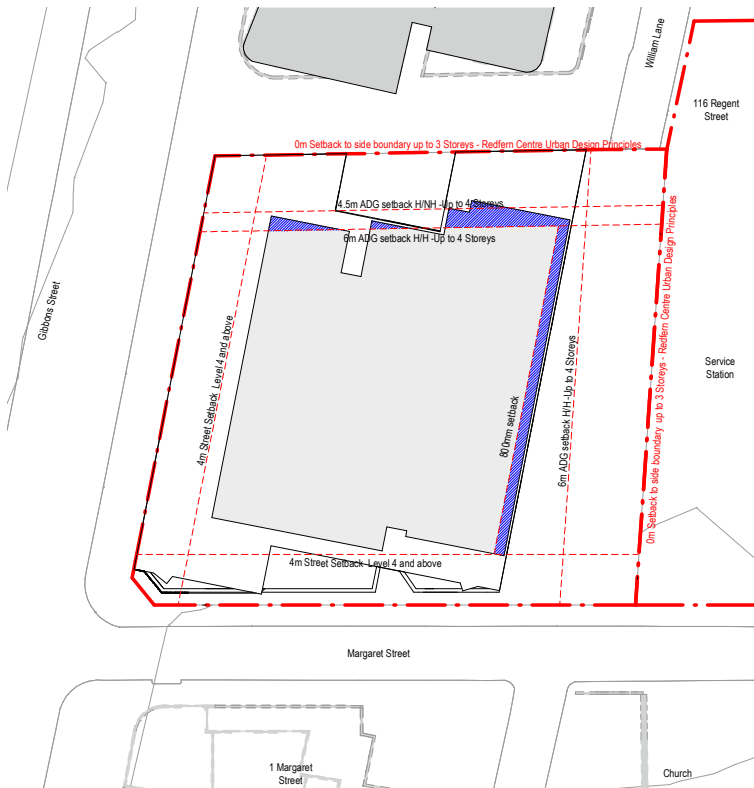
Proposed building footprint extending beyond compliant envelope



LEVEL 1 (G)



LEVEL 2 & 3



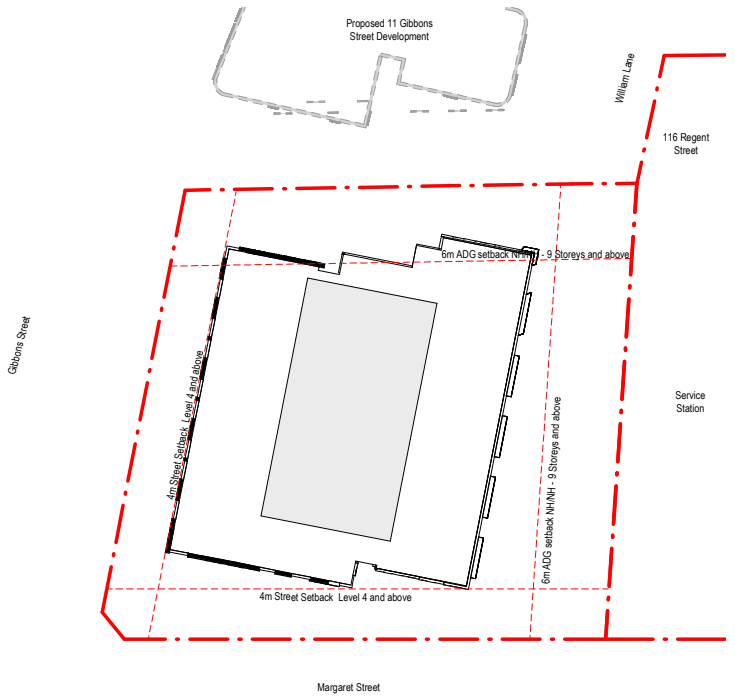
LEVEL 4



LEVEL 5-8



LEVEL 9-18



PLANT

02 PRIVACY

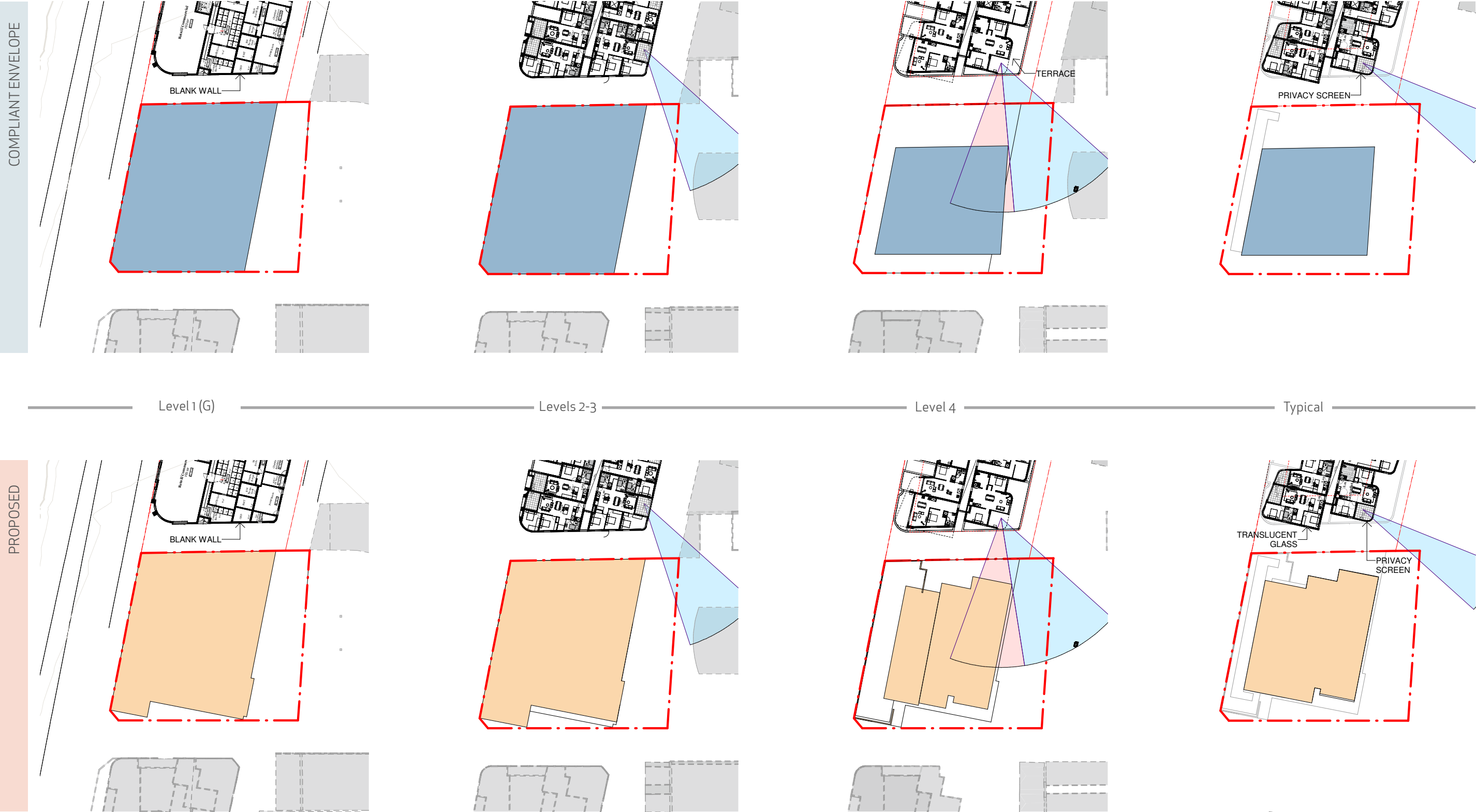
VISUAL IMPACT STUDY

11 GIBBONS STREET

The diagrams below compare the visual impact of a compliant envelope and the proposed building. Podium of proposed building has limited to non additional impact on view from 11 gibbons street compared to a compliant footprint. Outlook from private open space in 11 Gibbons street remains unaffected by the proposed tower component except for some

minor impact impacts to one apartment in the south-west corner on level four. Bedrooms in 11 Gibbons Street facing the project site will be fitted with obscure glass hence view impact analysis is not applicable to those units. Privacy screens are to be fitted to private open spaces in 11 Gibbons St where they face the project site, therefore view impact has not been considered for these spaces.

- Views maintained
- Views affected



- Views maintained
- L

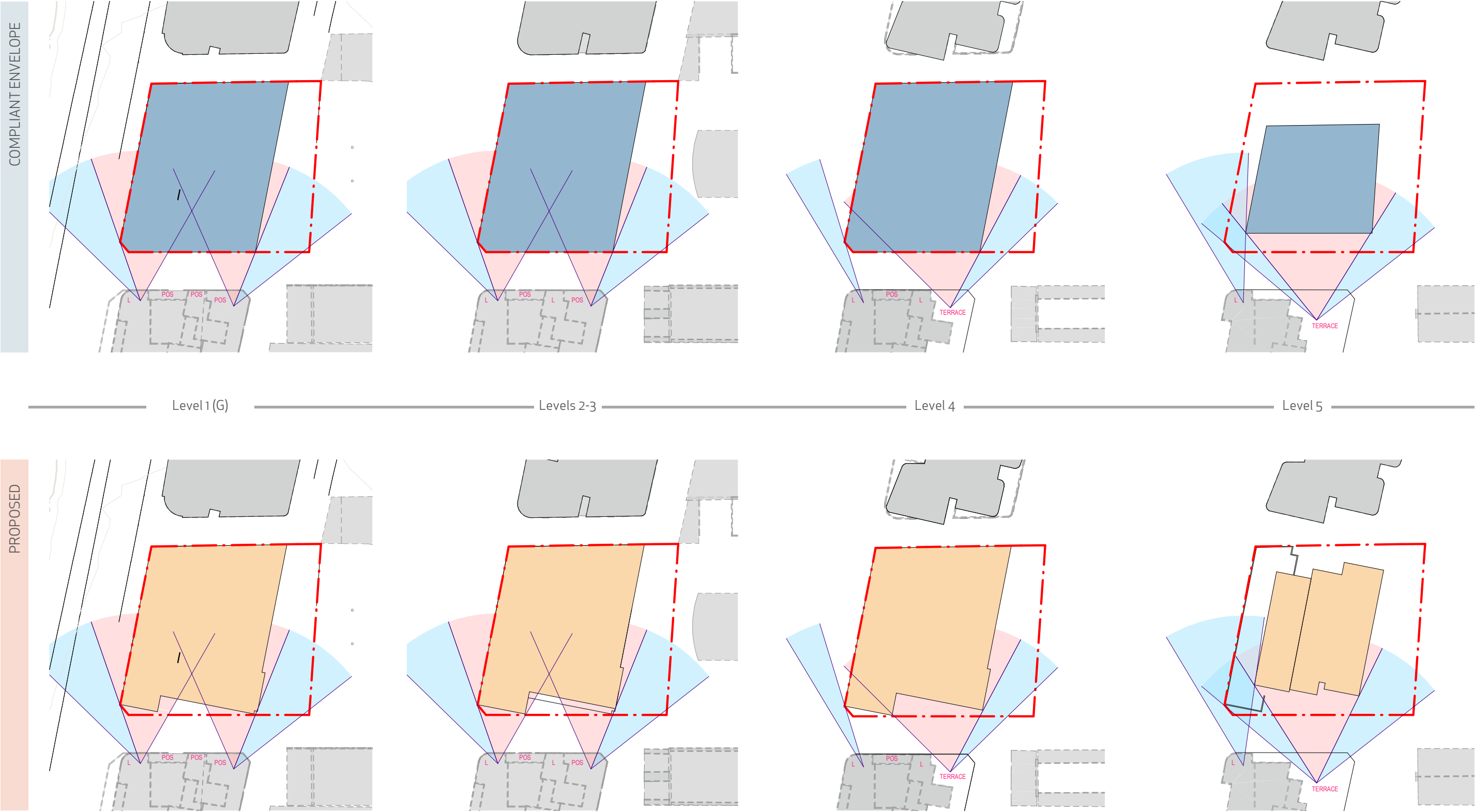
Living space
- POS

Private open space
- Views affected

1 MARGARET STREET

The proposed building has a reduced impact on views from 1 Margaret Street compared to a compliant envelope due to greater setbacks from the southern boundary. The tower

component allows better view opportunity from terrace upper floor apartments and private open spaces, and the roof on level 4-5 due to the narrower tower footprint proposed.



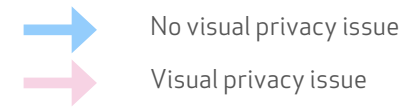
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VISUAL PRIVACY

11 GIBBONS STREET

Rooms on level 2-3 are setback from the boundaries to achieve the ADG visual separation requirements. Vertical blades are used on ground floor common room windows in the south

facade of the podium to avoid overlooking issue between lower levels and 1 Margaret Street. Outlook from these windows is redirected towards Gibbons reserve, St Luke's Presbyterian Church and through site link.



LEVEL 1



LEVEL 2 & 3