APPENDICES

TO ACCOMPANY ARCHITECTURAL DESIGN REPORT PREPARED BY

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REVISION	COMMENT	DATE	WRITTEN BY / REVIEWED BY
A	Issue for DA	09.09.2025	LB / DK
B	Re-issued for DA	19.09.2025	LB / DK
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APPENDICES

Appendices

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APPENDIX A
DESIGN EXCELLENCE & BETTER PLACED ASSESSMENT

EPI DESIGN EXCELLENCE PROVISIONS

WOLLONGONG LOCAL ENVIRONMENTAL PLAN (LEP) CLAUSE 7.18

The subject site is located within the Wollongong City Centre (as identified on the LEP Wollongong City Centre Map - CCN_025) and therefore Clause 7.18 'Design Excellence in Wollongong city centre and at key sites' is applicable.

As the proposed development has been classified as, and been following the State Significant Development approval process, the proposal has been reviewed by the State Design Review Panel (SDRP), thus also meeting the requirements of Clause 7.18.5. Refer to Appendix B for a summary of the SDRP advice, which in terms verifies that the proposal demonstrates design excellence.

The below table provides a summary of how the proposal meets the matters outlined in the LEP that require consideration in relation to achieving design excellence.

CLAUSE 7.18.4 MATTERS TO BE CONSIDERED FOR THE EXHIBITION OF DESIGN EXCELLENCE	PROVIDED RESPONSE AND DOCUMENTATION
4 (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	The proposal has undergone a rigourous design process, including reviews by the State Design Review Panel & engagement with local elders where the architectural design and selected palette were favourably supported. The overall design proposal carefully considers the surrounding streetscapes, where the public spaces and buildings aim to sensitively respond to the local context. The material and colour palette have been carefully considered, and draw from local Country. Refer to Section 04.2 - Built Form Principles & Urban Design Principles of the Architectural Design Report.
4 (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain	As a historic site significant to the local context, the existing Corrimal Coke Works aims to re-establish a new found neighbourhood which establishes a strong architectural identity and sets a precedent for future development. The design responds to the local context with a robust, human-scaled podium that promotes activity and engagement at street level. Generous setbacks allow for substantial landscaping along the street edges, improving pedestrian comfort, visual amenity, privacy, and micro climate. Both existing natural & built form components anchor the site for a rich & diverse palette reference . In addition, a centralised public domain celebrates the heritage aspect of the site establishing its significance as a station hub. Supporting active transport choices and promoting sustainability. Refer to Section 4.1 - Built Form Principles & Urban Design Principles - Ground Plane & Landscape
4 (c) whether the proposed development detrimentally impacts on view corridors	From the context and site anaylsis conducted [and advice from the SDRP], the key view corridors identified in the DCP as the East-West road corridors which frame views to the escarpment line including Mount Keira. Significant views both internally and externally of the heritage chimneys are maintained & if not celebrated from adjacent propossed built form character. From the completed View Analysis, the proposed development does not detrimentally impact these corridors. Refer to Section 03 - Masterplan
4 (d) whether the proposed development detrimentally overshadows an area distinctively coloured and numbered on the 'Sun Plan Protection Map'	The subject site is not located to, thus does not overshadow any area identified on the 'Sun Plan Protection Map'.

EPI DESIGN EXCELLENCE PROVISIONS

CLAUSE 7.18.4 MATTERS TO BE CONSIDERED FOR THE EXHIBITION OF DESIGN EXCELLENCE	PROVIDED RESPONSE AND DOCUMENTATION
4 (e) how the proposed development addresses the following matters:	
(i) the suitability of the land for development	(i) The site is well located on the periphery of the Corrimal town centre. It is located along the main road of Memorial Drive, with existing vehicular access from Railway Street. It is close proximity to public transport options. The site's location and accessibility contributes to its development potential as high density residential.
(ii) existing and proposed uses and use mix	(ii) The proposal is compliant with LEP land use zoning. The proposed retail uses are permissible under the LEP. Refer to Planner - Statement of Environmental Impact.
(iii) heritage issues and streetscape constraints	(iii) Refer to Aboriginal Cultural Heritage Assessment Report prepared by Regal Heritage, Statement of Heritage Impact and Archeological Assessment Reports prepared by Waters Consultancy.
(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	(iv) Generally compliant with ADG objectives. Partial compliance with building separation controls. Refer to Building Separation Diagram DA4016 - DA4024, and Appendix C - Apartment Design Guide (ADG).
(v) bulk, massing and modulation of buildings	(v) The bulk, scale and modulations of the buildings has developed out of a rigorous design process testing a significant number of options as well as refinements incorporating advice from the SDRP process. Refer to Section 0XX - Masterplan.
(vi) street frontage heights	(vi) Similar to the bulk, scale and modulation of the buildings, street frontage heights have developed from an interative design process which is consistent to the built form character of the context and streetscapes of the revised masterplan & charcter precincts. Refer to Section XX - Masterplan.
(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity	(vii) The proposal actively supports the principles of ecologically sustainable development (ESD) through ongoing engagement with specialist ESD consultants. The design is aligned with Legacys internal sustainability targets and contributes to broader precinct-wide ESD goals. Refer to Section 04.2 - Built Form Principles Appendix E - Solar Access Analysis of the Architectural Design Report, as well as accompanying ESD Report by Integreco.
(ix) pedestrian, cycle, vehicular and service access, circulation and requriements	(ix) Pedestrian, cycle and vehicular movements have been a key consideration of the urban design approach and the public domain design. Refer to Section XX - Masterplan Public Domain and Ground Plane Principles of the Architectural Design Report, as well as accompanying Traffic Report by Bitzios.
(x) impact on, and any proposed improvements to, the public domain	(x) Refer to response to 4(b)
(xi) achieving appropriate interfaces at ground level between buildings and the public domain,	(xi) The proposal has undergone rigorous landscape and activation testing in close collaboration with our landscape consultant, Land & Form. Particular attention has been given to the design of ground floor built form interfaces with communal and public open spaces. A variety of interface conditions have been carefully considered to create a cohesive and integrated ground plane that respectfully accommodates a diverse range of uses—from private residential entrances to publicly accessible communal areas. These interfaces are thoughtfully designed to balance privacy, permeability, and activation, ensuring that the ground floor contributes meaningfully to both community engagement and the broader urban character of the development.
(xii) excellence and integration of landscape design.	(xii) Refer to response to 4(e)(xi).

APPENDIX A
BETTER PLACED ASSESSMENT

BETTER PLACED - GOOD DESIGN OBJECTIVES

The following table provides a summary of how the proposed development, as illustrated by the Architectural Design Report, achieves the good design outcomes (identified by the Design Objectives for NSW) of GANSW's 'Better Placed' policy. As the table shows, the elements of the proposed design have overlapping achievement of the objectives.

DESIGN OBJECTIVES FOR NSW	ARCHITECTURAL DESIGN REPORT SECTIONS				
	CONTEXT & PLACE	BUILT FORM PRINCIPLES & URBAN DESIGN PRINCIPLES	PUBLIC DOMAIN & GROUND PLANE PRINCIPLES	BUILT FORM PRINCIPLES & URBAN DESIGN PRINCIPLES	ESD & RESIDENTIAL AMENITY
1. BETTER FIT Contextual, local and of its place	✓	✓	✓	✓	
2. BETTER PERFORMANCE Sustainable, adaptable and durable			✓	✓	✓
3. BETTER FOR COMMUNITY Inclusive, connected and diverse	✓	✓	✓		
4. BETTER FOR PEOPLE Safe, comfortable and liveable	✓	✓	✓		✓
5. BETTER WORKING Functional, efficient and fit for purpose		✓	✓	✓	✓
6. BETTER VALUE Creating and adding value		✓	✓	✓	✓

APARTMENT DESIGN GUIDE (ADG)

	ADG OBJECTIVE	DESIGN CRITERIA	COMPLIANCE YES	NO	COMMENT/COMMENT
3D	**COMMUNAL AND PUBLIC OPEN SPACE**				
3D-1	An adequate area of communal open space is provided to enhance reisdential	1. Communal open space has a minimum area equal to 25% of the site	✓		Building 2.1 - 25% provided. Building 2.2 - 28% provided. Building 2.3 -2.4 - 39% provided. Stage 2 A - 35% provided overall.
		2. Developments achieve a minimum of 50% direct sunlight to the principle part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)	✓		Complies. The principle parts of communal open spaces achieves the requirements.
3E	**DEEP SOIL ZONES**				
3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	1. Deep soil zones are to meet the following minimum requirements:	✓		15% provided with minimum dimensions achieved for sites greater then 1,500m^2 Deep soil increases to 20-24% if areas less than 6m dimension is included. Stage 2A - 23% provided overall.

Site Area	Minimum Dimension	Deep Soil zone (% of site area)
< 650m^2	-	7%
650m^2 - 1,500m^2	3m	
1,500m^2 >	6m	
Greater than 1,500m^2 with significant existing tree cover	6m	

3F	**VISUAL PRIVACY**				

	ADG OBJECTIVE	DESIGN CRITERIA	COMPLIANCE YES	NO	COMMENT/COMMENT
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	2. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: **Building Height** / **Habitable Rooms & Balconies** / **Non-Habitable Rooms & Balconies** up to 12m (4 storeys) / 6m / 3m up to 25m (5-8 storeys) / 9m / 4.5m over 25m (9+ storeys / 12m / 6m Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	✓		Complies. Building's achieve separation requirements.
3J	**BICYCLE AND CAR PARKING**				
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	1. For development in the following locations: – on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or – on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	✓		Refer to Traffic Report for more information.
4A	**SOLAR AND DAYLIGHT ACCESS**				

	ADG OBJECTIVE	DESIGN CRITERIA	COMPLIANCE YES	NO	COMMENT/COMMENT
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	✓		Building 2.1 - 22 apartments receives solar access between 9am & 3pm (70%). Building 2.2 - 45 apartments receives solar access between 9am & 3pm (78%). Building 2.3 - 2.4 - 93 apartments receives solar access between 9am & 3pm (78%).
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter			N/A
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	✓		No more than 15% of apartments receive no solar access between 9am & 3pm
4B	**NATURAL VENTILATION**				
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	✓		Building 2.1 - 71% Building 2.2 - 79% Building 2.3 - 2.4 - 78% Stage 2A - 77% overal of apartments are naturally cross ventilated with the windows open
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	✓		
4C	**CEILING HEIGHTS**				
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access	1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	✓		Proposed 2.7m habitable Proposed 2.4m non-habitable

Minimum ceiling heights for apartment and mixed use buildings	
Habitable rooms	2.7m
Non-habitable rooms	2.4m
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use

These minimums do not preclude higher ceilings if desired

4D	**APARTMENT SIZE AND LAYOUT**				

	ADG OBJECTIVE	DESIGN CRITERIA	COMPLIANCE YES	NO	COMMENT/COMMENT
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas: **Apartment Type** / **Minimum Internal Area** Studio / 35m² 1 bedroom / 50m² 2 bedroom / 70m² 3 bedroom / 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	✓		Apartments sizes comply with minimum areas for - Studio - 35m² 1B - 50m² 2B - 70m² 3B - 90m²
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	✓		
4D-2	Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	✓		
		In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	✓		
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m2 (excluding wardrobe space)	✓		
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓		
		3. Living rooms or combined living/dining rooms have a minimum width of: – 3.6m for studio and 1 bedroom apartments – 4m for 2 and 3 bedroom apartments	✓		
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	✓		
4E	**PRIVATE OPEN SPACE AND BALCONIES**				

<table>
<tr><th></th><th>ADG OBJECTIVE</th><th>DESIGN CRITERIA</th><th colspan="3">COMPLIANCE</th></tr>
<tr><th></th><th></th><th></th><th>YES</th><th>NO</th><th>COMMENT/COMMENT</th></tr>
<tr><td>4E-1</td><td>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td>1. All apartments are required to have primary balconies as follows:
<table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum depth</th></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 Bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 Bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3 Bedroom</td><td>12m²</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>✓</td><td></td><td>Balcony sizes comply with minimum areas/depths for -

Studio - 4² / -
1B - 8m² / 2m
2B - 10m² / 2m
3B - 12m² / 2.4m</td></tr>
<tr><td></td><td></td><td>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m</td><td>✓</td><td></td><td></td></tr>
<tr><td>4F</td><td>COMMON CIRCULATION AND SPACES</td><td></td><td></td><td></td><td></td></tr>
<tr><td>4F-1</td><td>Common circulation spaces achieve good amenity and properly service the number of apartment</td><td>1. The maximum number of apartments off a circulation core on a single level is twelve</td><td>✓</td><td></td><td></td></tr>
<tr><td></td><td></td><td>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td><td></td><td></td><td>N/A</td></tr>
<tr><td>4G</td><td>STORAGE</td><td></td><td></td><td></td><td></td></tr>
<tr><td>4G-1</td><td>Adequate, well designed storage is provided in each apartment</td><td>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3 bedroom</td><td>10m³</td></tr></table>At least 50% of the required storage is to be located within the apartment</td><td>✓</td><td></td><td>Complies.
All storage provided in apartments where possible or at least 50%, with remaining storage allocated in the basement.</td></tr>
</table>

APPENDIX B
DESIGN REVIEW SUMMARY

DESIGN REVIEW PROCESS

CORRIMAL COKE WORKS SITE - MASTERPLAN

(UNDER SITE SPECIFIC DCP)

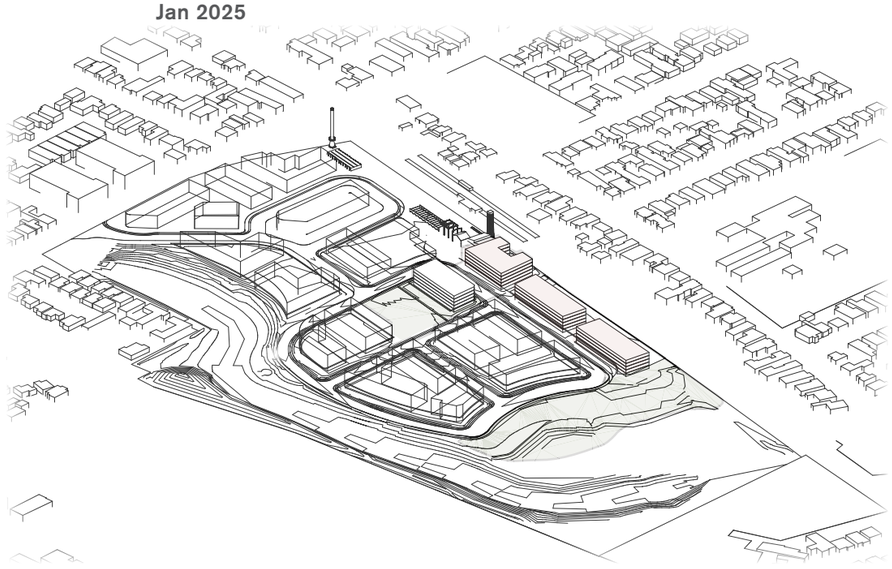
AUGUST 2022



DESIGN REVIEW PROCESS

PROJECT SSD UNDER BY HDA
UNDER STATE SIGNIFICANT
DEVELOPMENT DECLARATION
ORDER (NO. 5) 2025

Jan 2025



STATE DESIGN REVIEW
PANEL MEETING #1

18TH JUNE 2025



EVOLUTION OF KEY DESIGN ASPECTS

KEY DEVELOPMENT

The evolution of the site's key design elements reflects a considered response to urban interface, landscape character, and heritage context. The main loop road has been shaped to follow a landscaped setback, integrating a soft edge that enhances the public realm and pedestrian experience. Building massing and layout have been carefully arranged to maintain and enhance key DCP view corridors, particularly toward the escarpment and open space. Active frontages at the ground level, especially along the central spine and eastern edge, aim to foster community interaction and passive surveillance.

The interface with the rail corridor has been sensitively addressed through the use of winter gardens, providing acoustic buffering and privacy while maintaining visual permeability. Additionally, the eastern edge adjacent to the heritage zone has been designed to respect the historical significance of the site, incorporating lower scale built form and material cues. These elements collectively demonstrate a progression toward a well-connected, legible, and contextually grounded urban precinct.



- (A) LANDSCAPE SETBACK INTEGRATED INTO MAINLOOP ROAD STREET TYPOLOGY
- (B) RAIL CORRIDOR SENSITIVE INTERFACE (WINTER GARDENS)
- (C) HERITAGE INTERFACE
- (D) ACTIVATED GROUND LEVEL (RESIDENT ACCESS ALONG STREET)
- (E) MAINTAIN/ENHANCE DCP VIEW CORRIDOR

MASSING & HEIGHTS

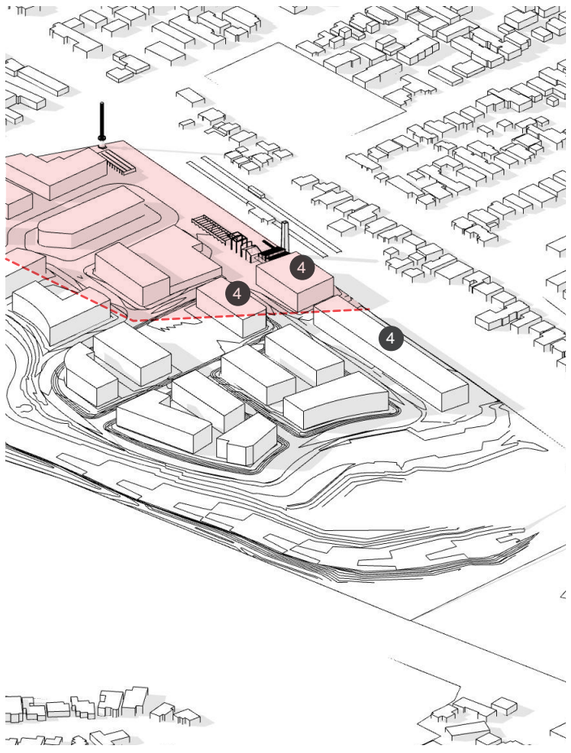
The LEP + Affordable Housing Bonus is a 19.5m height plane.

The Inital Planning proposal set out under the LEP height limit was 4 storeys.

The affordable housing building (B2.2) utilises the provisions of the Housing SEPP, allowing a height increase of up to 30%, with a maximum building height of 19.5 metres. Buildings 2.3 & 2.4, located outside the heritage curtilage, take advantage of the Transit-Oriented Development (TOD) provisions, enabling building heights up to 22 metres and a floor space ratio (FSR) of 2.5:1.

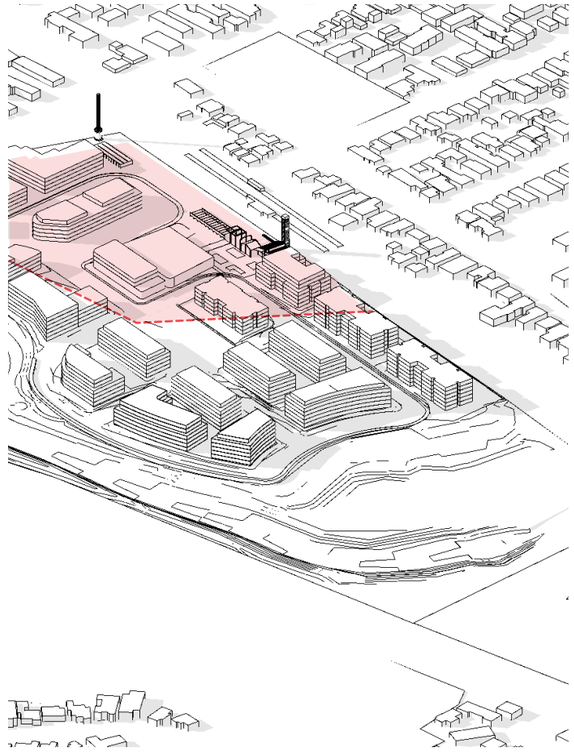
Building on these principles, the SDRP scheme proposes a variation to the maximum height limit with Building 2.2 by introducing a generous and accessible public domain. The proposal retains the approved mid-rise apartment typology, with building heights carefully distributed in response to the State Heritage curtilage, the Southern and Central Parks, and the broader site context.

Additional height has been strategically placed on key corner sites and entry points, while buildings located centrally within the site remain lower to preserve important view lines identified in the DCP.



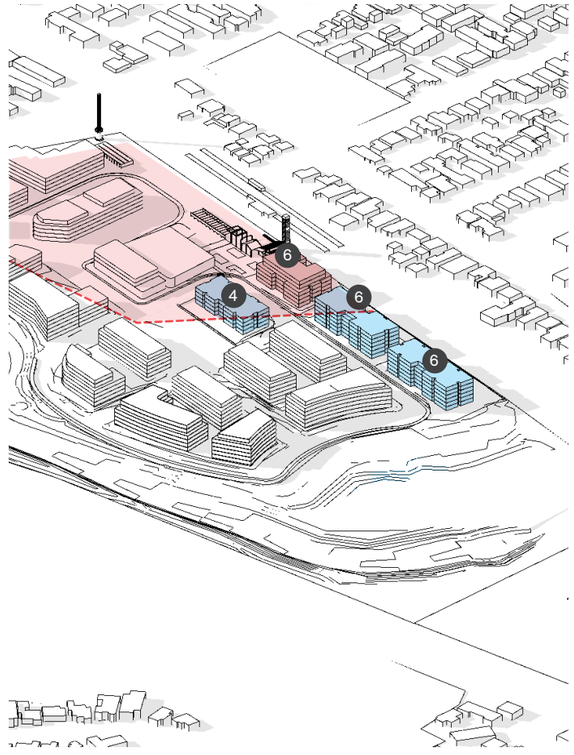
INITIAL PP

- 4 Storeys (across all buildings in the Stage 2A area)
- 10% Affordable Housing (VPA 35 units)



SDRP REVIEW

- 4-6 Storeys



SSDA PROPOSAL

- 4-6 Storeys
- B2.1 LEP
- B2.2 10% affordable Housing + HSEPP 30% BONUS
- B2.3 - 2.4 TOD FSR

Heritage Curtilage Zone

Market Housing

Affordable Housing

X Storeys

GANSW SDRP ADVICE

The following table collates the comments provided by the Landcom Design Revieiw Panel (LDRP) and Government Architect NSW State Design Review Panel (SDRP), contained within the written advice letters.

SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION
CONNECTING WITH COUNTRY	
	Prior to the SDRP, Waters Consultancy had been engaged and provided initial inputs to the design team. Waters Consultancy developed an initial framework for Connecting to Country & cultural asessment to allow the design and landscape team to
An understanding of Country offers the potential to create rich, place-responsive design solutions. Connecting with Country themes should be integral to the whole project.	
1. Ilustrate how the master plan level strategy translates to precinct-wide systems (movement natural systems, built forms, etc) and individual parcels.	The master plan embeds principles of Connecting with Country by aligning movement networks, natural systems, and built form with the cultural and ecological values of the land. At a precinct level, this is expressed through pathways that follow natural topography and cultural desire lines, integrated green corridors that support biodiversity and traditional plantings, and public spaces that enable gathering, storytelling, and learning. These strategies are further refined at the parcel level, where buildings respond to Country through orientation, materiality, and landscape design, incorporating native species, water-sensitive systems, and opportunities for cultural expression. This layered approach ensures that Country is acknowledged, respected, and integrated across all scales of the development. Refer to the Cultural Assessment Report prepared by Waters Consultancy, Section 03 Masterplan of the Design Report, and the Landscape Report prepared by Land + Form.
2. Protect and celebrate the view corridors to the escarpment. Ensure the design reinforces its pressence beyond colour and material references.	Protecting and celebrating view corridors to the escarpment is essential in respecting its cultural and natural significance. The proposal aims guide how spaces are planned, how buildings are oriented, and how people move through the site. The design frames and enhances views through open spaces, street alignments, and building forms. This ensures the escarpment remains a strong and visible presence, connecting people to Country in a meaningful and lasting way. Refer to the Country Centred Design Framework prepared by Waters Consulting and the Landscape Report Prepared by Land + Form. Refer to Section 5.1 Views & Vistas Wollongong City Wide Development Control Plan 2009 – Chapter D19 Former Corrimal Coke Works Site
3. Refer to the Connectin with Country Frameworks and case studies on GANSW website for more information and guidance.	The Planning Proposal is supported by a Site-Specific Development Control document that applies to the entire site. This document sets out clear objectives and detailed design and development controls to guide a coordinated, whole-of-site outcome. The proposed development has been carefully designed to align with these controls, incorporating provisions informed by the Connecting with Country principles. These principles ensure that Aboriginal cultural knowledge and practices of caring for Country are meaningfully embedded into the site's layout and design. The development has also been shaped through engagement with the Aboriginal community, resulting in a culturally responsive and respectful outcome. Refer to Section 02 Understanding Country of the Design Report.
4. Refer to the Connecting with Country Framework and supporting material on the GANSW website for guidance.	Refer to the Country Centred Design Framework prepared by Waters Consulting.

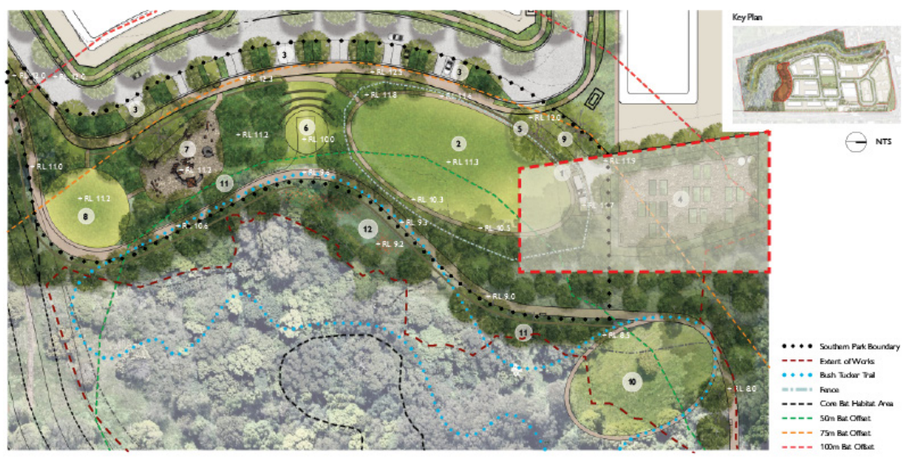
SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION
BUILT FORM AND SITE STRATEGY	
An increased density, through taller buildings, is being applied to the approved masterplan. However, the master plan layout was not devised to support the urban qualities required for an increased density across the site. As a result, the increase in housing supply sought by the policies and incentives that apply to the site is not being fully realised, including the full potential yield. it also appears that the aspirations and integrity of the approved master plan are bing compromised, for example, by unifying the housingoffer to only apartment buildings. Adjusting the master plan to new density and built form types would enable a more coordinated and high-quality outcome that better responds to the objectives of the SEPP incentives and the deisgn excellence provisions of the Wollongong LEP.	The Stage 2a SSDA has been prepared in line with the current planning framework, including the LEP. The LEP amendments and site-specific DCP establish the maximum building heights and FSR across the precinct. The proposal accommodates the uplift anticipated under the TOD provisions and additional infill affordable housing bonuses, while remaining generally consistent with the mid-rise built form and master plan principles (such as solar access, heritage curtilage, and urban design excellence). The following responses address each matter raised by the SDRP and outline the assumptions underpinning the master plan as they apply to Stage 2a:
1. Document the planning context and clarify the assumptions underpinning the masterplan strategy at a precinct level. Include: a. proposed building heights b. GFA & FSR calculations c. bonuses and uplifts applied d. affordable housing provision (including TOD SEPP, IAH SEPP and site specific DCP) e. identification and protection of heritage curtilage f. projected yield g. coordiantion between the different current and future planning approvals and agreements.	a. Building heights – The proposal maintains the approved mid-rise apartment form, with building heights distributed to response to the State heritage curtilage, the Southern and Central Park, and surrounding context. b. GFA and FSR – Yield calculations confirm the proposal achieves the permitted FSR for Stage 2a, including TOD and infill affordable housing provisions of the Housing SEPP, while ensuring good residential amenity. c. Bonuses and uplifts – The affordable housing building (Lot 203) utilises the affordable housing provisions of the Housing SEPP allowing a height increase of up to 30%. The other residential buildings outside the heritage curtilage utilise the TOD provisions (building height up to 22m and 2.5:1 FSR). d. Affordable housing – The affordable housing provisions of the Housing SEPP allow a 30% height and FSR uplift. Affordable housing (required by the VPA, TOD and IAH provisions) has been consolidated into a single building to optimise access to transport and services. [Legacy to advise re CHP operation and management]. e. Heritage curtilage – The design responds sensitively to the identified heritage curtilage areas, ensuring compliance and protecting views and settings. f. Projected yield – The yield reflects all applicable bonuses and uplifts, delivering additional uplift beyond the base LEP controls while remaining aligned with the master plan vision. g. Coordination of approvals – The proposal is aligned with prior and concurrent approvals. The VPA sets the public benefit works at each stage. The approved Stage 2-4 Bulk Earthworks DA (DA-2023/823) provides the enabling ground works, the approved Stage 1 Built Form DA (DA-2023/550) will deliver the first phase of redevelopment, and the concurrent Stage 2 Civil SSDA (SSD-86131212) will deliver the he Central Park, the Southern Park, and roads, drainage and stormwater infrastructure, and paper subdivision. Together, these create a coordinated and sequenced delivery framework.

SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION
2. Should the masterplan layout be adjusted, the following may assist in guiding and unlocking a more integrated outcome:	
a. establish a clear street heirarchy and review the proportions of site allocated to roads. Ensure the street layout and subdivision pattern prioritise active transport and precinct legibility.	a) The proposal has undergone thorough civil works testing to ensure clear street heirachy to deliver efficient vehicular access for both residents and services. Each building highlights vehicle & pedestrian access that carefully considers movement while minimising impact on precinct strategy. Refer to Section 04 Stage 2A - Public Domain & Ground Plane Principles.
b. rationalise the open space provision to minimise duplication between public and private communal areas. Ensure open spaces are appropriately scaled relative to the proposed density, have a high level of amenity and support meaningful activation and everyday use.	b) The design team have worked closely with Land + Form to delivery equally thoughful spaces for both residents and public. Clear separation highlights diverse outdoor spaces for varying activities with all communal open space acheiving at least 50% solar for 2hrs within 9am - 3pm. Refer to Section 04 Stage 2A - Public Domain & Ground Plane Principles.
c. Review the distribution of height and GFA across the precinct to: - provide a more sensitive response to heritage structures in the site. - demonstrate how the identified key view corridors are mantained and enhanced. - provide a more diverse mix of housingtypes, in line with the diversity propsoed in the approved masterplan, sucg as larger apartments, terrace houses, duplexes, senior living and affordable housing.	c) The proposed building heights are guided by the precinct strategy, resulting in a height distribution along the perimeter of the masterplan to minimize view constraints and enhance solar access to communal open spaces and apartments. In line with this design intent, the lot adjacent to the heritage structure has been carefully considered. Thoughtful selection of materials and an overall cohesive palette ensure a sensitive design that respects the context while providing a meaningful architectural response. Refer to Section 04 Stage 2A - Architecture & Materiality The view corridors identified in the Site-Specific Development Control Plan have been carefully considered throughout the planning process, from civil works to built form and architecture. Sightlines have been preserved, while the landscaping design strategically incorporates these views into the communal open spaces, enhancing the overall experience. Refer to Section 03 The Masterplan Key Views
d.Provide community facilities correctly size for the local community to contribute to the precincts vibrancy and activation.	d) The community facilities proposed provide a diverse range of spaces that support both social connection and engagement with the natural environment. The Central Park (approx. 0.3ha) features open lawn areas for flexible community use, a playground for local residents with infants and young children and a variety of seating opportunities that encourage everyday social interaction and informal gatherings. The park is designed to be well connected to adjacent residential building access points, ensuring convenience and accessibility for the local community. The Southern Park (approx. 7.0 ha) offers a larger-scale open space, incorporating facilities such as multipurpose gathering areas, picnic shelters, a nature-based play area, a raingarden and community gardens. These elements respond to the recreational needs of the community while also providing adaptable spaces for a range of precinct activities and contributing to the preservation of the ecosystems. The Heritage Plaza (approx. 0.66 ha) is designed to activate the precinct and the adjacent railway station, creating a vibrant hub for residents, visitors and local events. It incorporates open space areas that complement the Powerhouse building to the south and facilitates circulation in both north–south and east–west directions, connecting the railway station with the future retail centre, Stage 1 development and to the wider street network. The plaza also provides opportunities for the local community to engage with heritage items that have been retained, reinterpreted, or repurposed.
e. Explore more innovative approaches to the parking provision and mobility options, for example, consolidated above-ground precnct parking/ This could reduce basement carparking costs and enable deep soil and quality streetscapes, thereby increasing precinct amenity biodiversity and climate resilience. In addition, it would create an effective way to activate the precinct.	
f. Clarify the role and contribution of the precinct to the broader context.	

SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION
	Connecting with Country opportunities have been integrated, including initiatives such as an educational trail featuring Indigenous plant species at Heritage Plaza and Southern Park, supporting the preservation and revitalisation of native plants and ecosystems. All areas are designed to enhance tree canopy coverage, ensuring sufficient shade for recreational activities, while being integrated into the broader circulation network to support accessibility, legibility, and cohesion across the site. Collectively, these facilities contribute to the vibrancy and activation of the precinct, while maintaining a strong connection to the site's existing landscape character.

PUBLIC SPACE AND LANDSCAPE

SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION
17. Demonstrate a clear and integrated response to the Design Excellence clause of the Wollongong LEP 2009 and the aims and objectives in the site-specific DCP. This should include but not be limited to the following:	
a. Demonstrate how overshadowing provisions in the LEP have been addressed, particularly in relation to the Southern Park.	a) Clause 7.20 of the LEP provides that development consent must not be granted for development if it will result in overshadowing of the land identified as "Heritage Plaza", "Central Park" and "Southern Park" on the Overshadowing Map between 11am and 2pm on 21 June.
b. Improving the the interface and built form and relationship with heritage items.	Shadow diagrams are provided in Appendix D. The diagrams demonstrate that the proposal results in minor overshadowing of the Southern Park between 11am and 2pm on 21 June. The overshadowing predominantly impacts the eastern portion of the park where the community garden is located. The maximum extent of overshadowing to the Southern Park is 28.9% at 1pm. The majority of the Southern Park receives full solar access between the 11am - 2pm period at mid-winter.
c. Incorporate direct access from the street to ground floor units to strengthen activation of the ground plane and improve passive surveillance.	The SSDA is accompanied by a Clause 4.6 variation request which assess the extent of non-compliance with the provisions of Clause 7.20 and demonstrates that compliance with the development standard is unreasonable and unnecessary in the circumstances of the subject development.
d. Identify and protect key view corridors through and beyond the site.	Building 2.1 casts a minor shadow across a section of the Central Park at 9am, however, by 10:00am this shadow has shifted to the adjoining road reserve. The remaining shadow impacts generated by the proposal are minor, affecting primarily the internal road network and sections of the ground plane during the morning, and the rear of the building adjoining the railway line during the afternoon.



SOUTHERN PARK

SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION

b) Building 2.1 adopts a sensitive material palette in direct response to its relationship with the site's heritage elements. Key design features draw inspiration from the existing 'Coke Works' structures, with careful attention to fine-grain details. This considered approach fosters a strong and enduring connection to the site's industrial heritage, ensuring its narrative is preserved and carried forward into the future

Refer to Section 04 Stage 2A - Architecture & Materiality



c) The proposal includes direct street access for all ground-level apartments, helping to activate the streetscape and encourage pedestrian movement throughout the site. The landscape design has been carefully planned to complement these entry points, contributing to a more engaging and dynamic street frontage.

Refer to Section 04 Stage 2A - Public Domain & Ground Plane Principle

d) The proposal has been thoughtfully developed with careful consideration of each building and in close collaboration with civil engineers to ensure that all existing site-specific Development Control Plan (DCP) view corridors are preserved throughout the masterplan. The landscape design further supports this vision, enhancing the public domain while celebrating and framing these important view corridors

Refer to Appendix F - DCP Controls

SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION
18. Review the proposed tree canopy strategy to ensure the indicated coverage is realistic and achievable. a. Aim for 40% canpy cover in the Central park. b. Retain existing trees where possible and integrate them meaningfully into the landscape strategy.	The amended tree canopy strategy for all buildings have allowed for more than minimum required deep soil zones, which Landscape have responded with an abundant tree coverage for required active & passive areas. The masterplan for Southern Park and the riparian corridors is focused on creating an outdoor community oasis, with significant tree coverage retained near the ecological zone to support biodiversity and provide natural cooling. In response, the neighbouring Central Park has been designed to offer flexible public spaces and a range of amenities, including seating areas, open turf for passive recreation, and opportunities for informal play. Together, both parks are framed by a continuous tree canopy that enhances comfort, shade, and the overall character of the public domain. Refer to Section 03 The Masterplan - Public Domain & Ground Plane Principles Refer to Landscape Report provided by Land + Form.
19. Either reduce the landscaped areas located on top of built structures, such as underground parking, or provide sufficient soil depth and volume to support, as a minimum, medium-scale trees, as defined in the Apartment Design Guide. This is necessaryto build climate resilience.	Landscaping soil depth provded are adeqaute for suggested planting and have limited larger tree canpy for deep soil zones. Refer to Landscape Report provided by Land + Form.
18. Increase the provision of genuine deep soil zones to support healthy tree growth and robust landscaping, particularly between Buldings 2.3 and 2.4 and along the northern edge of Building 2.1.	See above response to item above
19. Locate vehicle entrances to car parking away from building entries to improve the arrival experience and pedestrian safety.	Vehicle entrances for basement access and loading have been strategically relocated away from residential lobbies to ensure clear separation and enhance pedestrian safety. Landscaping has been carefully designed to highlight the lobbies, reinforcing them as key focal points and improving overall wayfinding throughout the site. Refer to Section 03 The Masterplan - Public Domain & Ground Plane Principles Refer to Landscape Report provided by Land + Form.
20. Providecross sections illustrating existing and proposed levesl across the site, including the interface between ground-level units and the public domain. Ensure a cohesive and active streetscape.	The ground level and public domain interfaces have been carefully designed to balance public and private realms, offering both relief and transition between spaces. A sense of permeability has been maintained to strengthen connections with adjacent lots, fostering improved social cohesion and integration within the broader context.
21. Provide street typologies and cross-sections. illustrate interfaces with proposed built forms.	The street typologies developed within the Site-Specific Development Control Plan establish a clear hierarchy of street interfaces across the site. These are supported by detailed landscape sections, which illustrate the transition from built form to ground level and the corresponding treatment of street frontages. Refer to Appendix E Street Heirachy Refer to Landscape Report provided by Land + Form.

SDRP #1	PROVIDED RESPONSE AND DOCUMENTATION
ARCHITECTURE	
33. Investigate ways to reinstate the diveristy of housing types of the initial masterplan.	The proposal aims to deliver a diverse mix of apartment typologies to accommodate a broad range of needs. Buildings 2.3 and 2.4 feature generously sized 1, 2, and 3-bedroom units, while all ground-level apartments across the site offer direct street access. In addition, the provision of varied 1 Bed +, 2 Bed + and 3 Bed + allows for a broader amenity. Building 2.1 is specifically designed to interface with Central Park, enhancing its connection to the public realm. Additionally, the affordable housing component establishes a strong relationship with the Heritage Plaza, actively engaging its shared boundary and contributing to a vibrant and inclusive community space. Refer to Section 05 - ESD + Residential Amenity
34. maintain or increase the provision of 3-Bedroom apartments.	The Proposal unit mix has increased in 3 Bedroom apartments, while reducing the need for 4 Bedrooms units.
35. Ensure that building articulation, materiality, and detailing contribute to a distinctive and enduring architecture character.	The architectural response is defined by a strong sense of precinct character, with each building thoughtfully referencing its surrounding context, including the nearby Heritage Tower and the site's industrial history. Undulating roof forms create a dynamic and playful skyline, echoing the natural contours of Mount Keira. Building 2.1 features a robust, low-maintenance material palette inspired by the colour and texture of local quartz sandstone. In contrast, the solid form of Building 2.2, characterised by its punctuated openings, responds to its proximity to the railway corridor by functioning as a sound barrier. Its material palette draws from the ecological zone located to the south of the site, providing a natural transition between the built form and the surrounding park.
SUSTAINABILITY	
36. Demonstrate how the project will deliver a low-carbon, climate responsive outcome that contributes to a long term sustainabiity legacy for th precinct.	Refer to Design Report pages 55 to 56 of Section 04 - Ecologically Sustainable Development (ESD) & Residential Amenit y and ESD Report prepared by Integreco.
37. Intergrate design strategies that support adaptability and futureproofing, enabling the princent to evolve in response to the changing environmental , and social context.	Refer to Section 05 Ecologically Sustainable Development (ESD) & Residential Amenity
38. Illustrate how the project will contribute to NSW's Net Zero emmisions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	The project team is working in coordination with ESD consultant Integreco to align with both Legacy's internal sustainability targets and are aware of the NSW Net Zero Plan. Key initiatives include architectural passive design strategies that reduce energy demand, water-sensitive landscape design, and a fully electric (no gas) development. This, combined with maximising onsite renewables means the proposal will be Net Zero Ready. Refer to Section 05 Ecologically Sustainable Development (ESD) & Residential Amenity and ESD Report by Integreco
	Basements will also allow for future EV charging points to be intergrated.

APPENDIX C
DESIGN VERIFICATION STATEMENT & HOUSING SEPP - CHAPTER 4 ASSESSMENT

DESIGN VERIFICATION STATEMENT

DKO ARCHITECTURE (NSW) PTY LTD
ABN 81 956 706 590

42 Davies Street
Surry Hills NSW 2010 AUS

Telephone +61 2 8346 4500
info@dko.com.au

SUBJECT
Architect Statement - DA

ATTENTION
Adrian Kilburn
Project Director, The Works
Legacy property
Level 45, 25 Martin Place, Sydney NSW 2000

DATE
22.08.2025

Via email: *akilburn@legacyproperty.com.au*

Dear Adrian,

Re: Architectural Design Verification Statement
Stage 2A, Corrimal Coke Works, Corrimal

Pursuant to Clause 29 of the *Environmental Planning and Assessment Regulation 2021;*

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the *Architects Act 2003*. I directed the design of the residential development stated above and to the best of my information, knowledge and belief, the architectural documentation prepared for this Development Application achieves the aims of Housing SEPP 2021 *Chapter 4 Design of residential apartment development* and the objectives in Parts 3 and 4 of the *Apartment Design Guide*. Further detail on how the objectives are addressed is provided in the Design Report accompanying this Development Application.

In accordance with Clause 29 of the *Environmental Planning and Assessment Regulation 2021*, as the Development Application is accompanied by a BASIX Certificate for the building, this certificate does not address the design quality principles to the extent to which they aim—

(a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—
  (i) the building, or
  (ii) the land on which the building is located, or
(b) to improve the thermal performance of the building, or
(c) to quantify and report on the embodied emissions attributable to the development.

Yours sincerely,

DKO Architecture (NSW) Pty Ltd.
per:

Nicholas Byrne
Registration No NSW ARB #7806
Director

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

HOUSING SEPP 2021 - CHAPTER 4: DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT

Superceeding the former SEPP 65 - Design Quality of Residential Apartment Development, the purpose of Chapter 4 of the Housing SEPP 2021 is to improve the design of residential development to ensure it contribution to a number of sustainability, social, contextual, housing provision and community factors.

DESIGN PRINCIPLES

Clause 147 identifies the requirement for development to be evaluated (and thus show demonstration of) the design principles for residential apartment development set out in Schedule 9. The following text identifies these principles as well as how the proposed development demonstrates them.

APARTMENT DESIGN GUIDE (ADG)

As identified in Clause 147, for development consent to be grated for a residential apartment building, consideration is required of the ADG. Clause 149 further states that the requirements, standards and controls set out within the ADG prevail over any within adevelopment control plan.

The table on page AP-22 to page AP-26 provides a summary comparison of the proposed development against key ADG design objectives and criteria.

DESIGN PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER	RESPONSE
(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas: a) establised areas, b) areas undergoing change, c) areas identified for change	Refer to Section 01 Context & Place, and Section 02 Understanding Country of the SSDA Design Report.

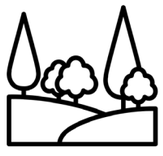
DESIGN PRINCIPLE 2: BUILT FORM AND SCALE	RESPONSE
(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. (2) Good design also achieves an appropriate built form for a site and the building'spurpose in terms of the following. a) building alignment and proportions, b) building type, c) building articulation, d) the manipulation of building elements (3) Appropriate built form: a) defines the public domain, and b) contributes to the character of streetscapes and parks, including their views and vistas, and c) provides internal amenity and outlook	Refer to Section 01 Context & Place.



DESIGN PRINCIPLE 3: DENSITY	RESPONSE
(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. (2) Appropriate densities are consistent with the area's existing or projected population. (3) Appropriate densities are sustained by the following: a) existing or proposed insfrastructure, b) public transport, c) access to jobs, d) community facilities, e) the environment	Refer to Section 03 The Masterplan.



DESIGN PRINCIPLE 4: SUSTAINABILITY	RESPONSE
(1) Good design combines positive environmental, social and economic outcomes.. (2) Good sustainable design includes: a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. (3) Good sustainable design also includes the following: a) recycling and reuse of materials and waste, b) use of sustainable materials, c) deep soil zones for groundwater recharge and vegetation.	Refer to Section 05 Ecologically Sustainable development (esd); and the ESD Report prepared by Integreco.



DESIGN PRINCIPLE 5: LANDSCAPE	RESPONSE
(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood. (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following: a) the local context, b) co-ordinating water and soil management, c) solar access, d) micro-climate, e) tree canopy, f) habitat values, g) preserving green networks. (4) Good landscape design optimises the following: a) usability, b) privacy and opportunities for social interaction, c) equitable access, d) respect for neighbours' amenity. (5) Good landscape design provides for practical establishment and long term management.	Refer to 04 Stage 2A - Public Domain & Ground Plane Principles & Land + Form Landscape Report.



DESIGN PRINCIPLE 6: AMENITY	RESPONSE
(1) Good design positively influences internal and external amenity for residents and neighbours. (2) Good amenity contributes to positive living environments and resident well-being. (3) Good amenity combines the following: a) appropriate room dimensions and shapes, b) access to sunlight, c) natural ventilation, d) outlook, e) visual and acoustic privacy, f) storage, g) indoor and outdoor space, h) efficient layouts and service areas, i) ease of access for all age groups and degrees of mobility.	Refer to Section 05 - ESD + Rediential Amenity.



DESIGN PRINCIPLE 7: SAFETY	RESPONSE
(1) Good design optimises safety and security within the development and the public domain. (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. (3) Opportunities to maximise passive surveillance of public and communal areas promote safety. (4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.	The design of the ground plane has considered ensuring clear sight lines throughout and minimising possible hiding places. Sensor lighting will be incorporated throughout the ground plane, ensuring clear visibility at night. Passive surveillance of the public domain and the communal spaces has been maximised with the orientation of private open spaces and living room windows towards them, whilst still maintaining privacy.

DESIGN PRINCIPLE 9: HOUSING DIVERSITY AND SOCIAL INTERACTION	RESPONSE
(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. (3) Good design involves practical and flexible features, including: a) different types of communal spaces for a broad range of people, and b) opportunities for social interaction among residents.	Refer to Section 05 - ESD + Rediential Amenity.





DESIGN PRINCIPLE 10: AESTHETICS	RESPONSE
(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. (2) Good design uses a variety of materials, colours and textures. (3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	Refer to Section 04 Stage 2A Architecture & Materiality.

APPENDIX D
SOLAR ACCESS ANALYSIS

OVERSHADOWING CONSIDERATIONS

LEP overshadowing zones have been identified; the central park, heritage plaza & within the Southern Park.

SOUTHERN PARK & CENTRAL PARK

The Southern & Central park are listed as no overshadow zones in the Wollongong LEP Part 7.20 (3).

Proposed Target:
Maximum 28% of souhtern park overshadowed during key times during mid-winter:

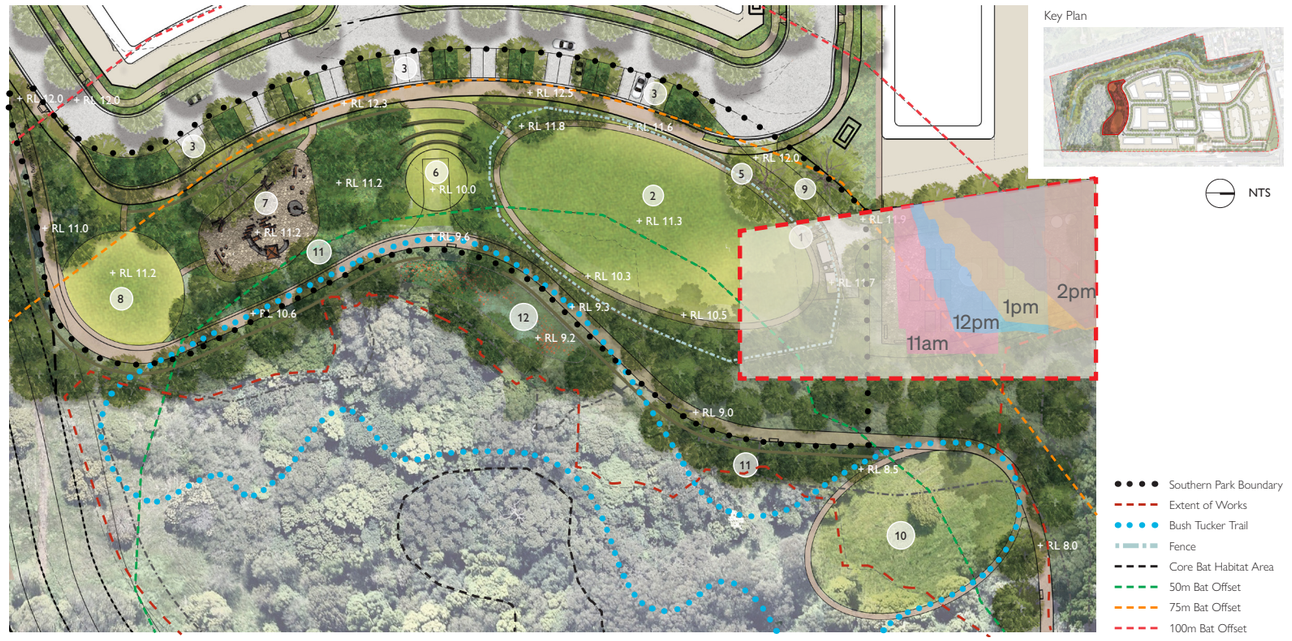
11am: 26.0%
12pm: 25.5%
1pm: 28.9%
2pm: 19.7%

Southern Park Area - 6287m²

LEP (no overshadow zone)



woollongong LEP 2009 - overshadwoing map



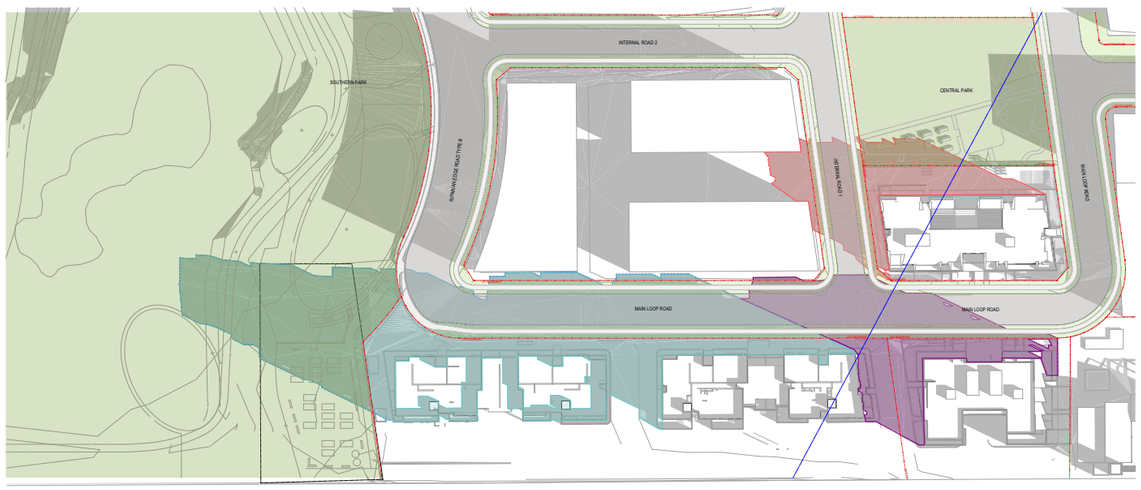
SOUTHERN PARK

Proposed Design Layout

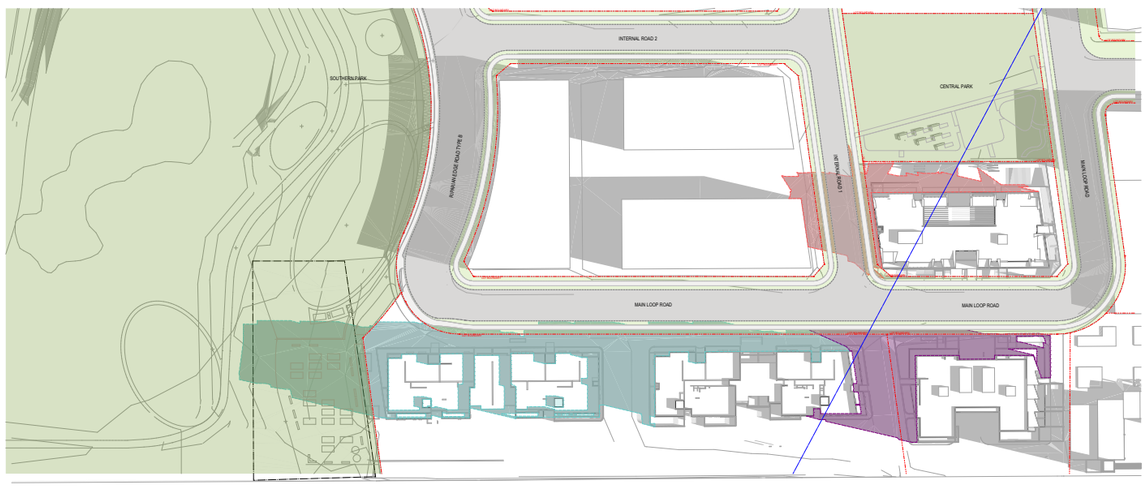


CENTRAL PARK

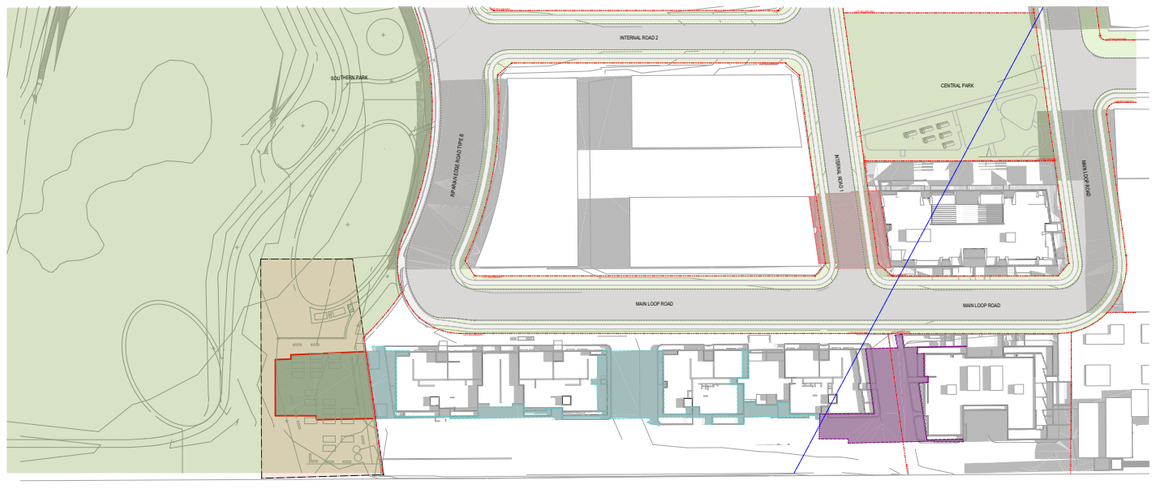
OVERSHADOWING - PROPOSED JUNE



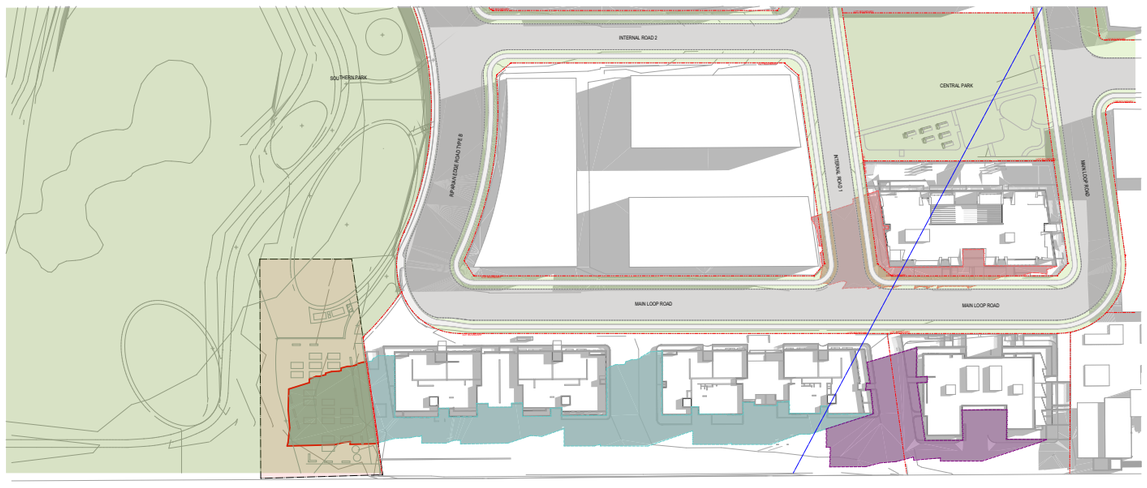
04 - 9AM 1:1000



06 - 10AM 1:1000

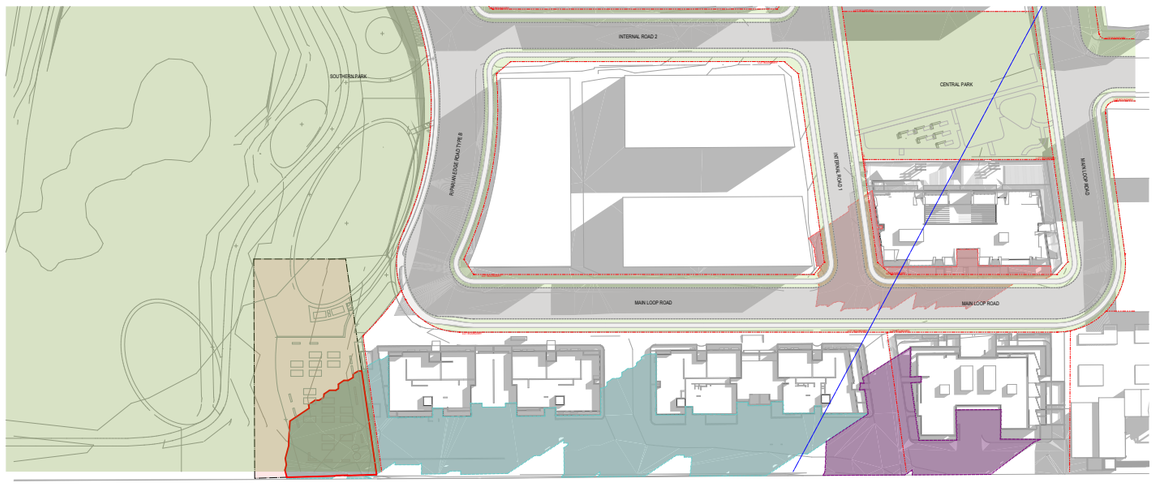


05 - 11AM 1:1000

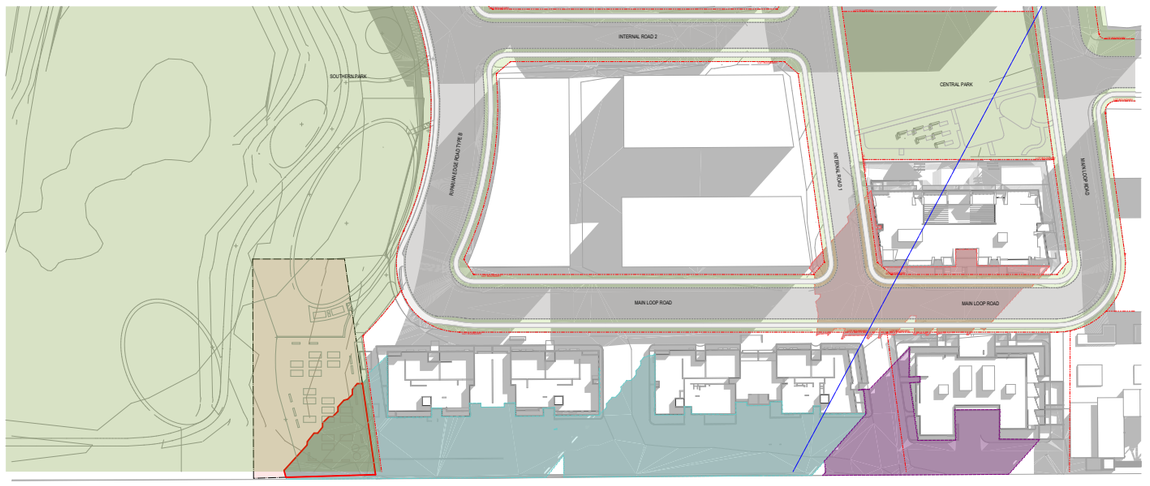


07 - 12PM 1:1000

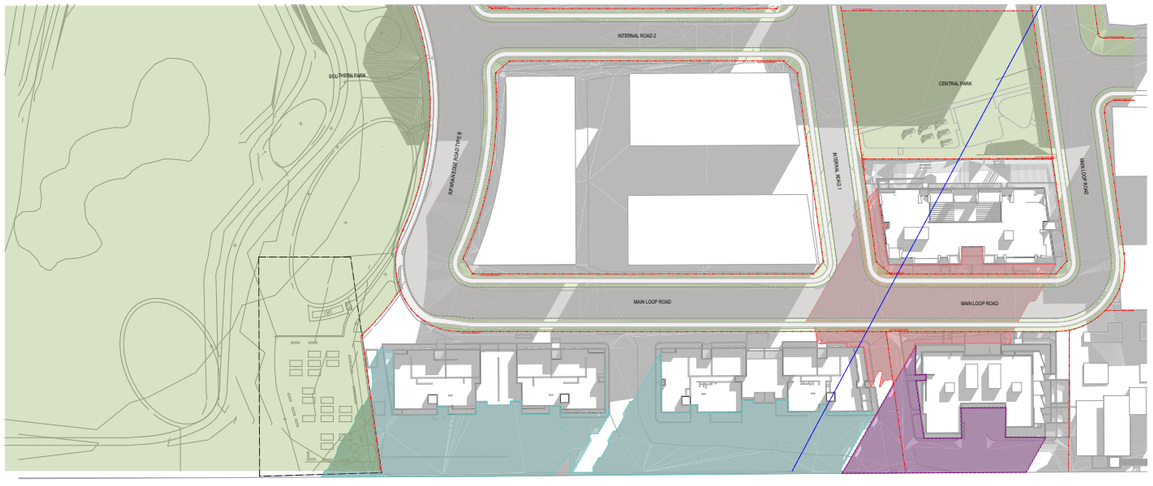
OVERSHADOWING - PROPOSED JUNE



OVS5 - 1PM 1:1000



OVS6 - 2PM 1:1000

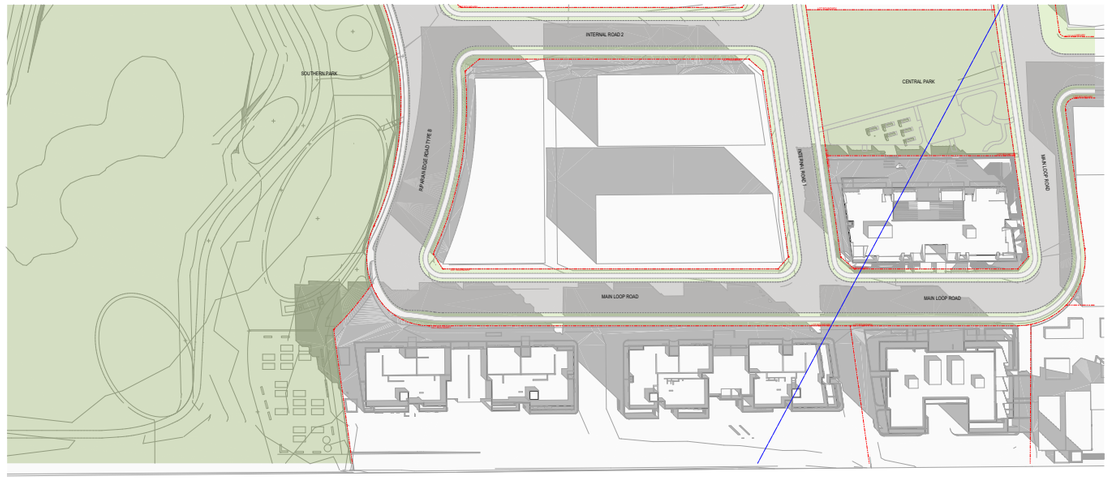


OVS7 - 3PM 1:1000

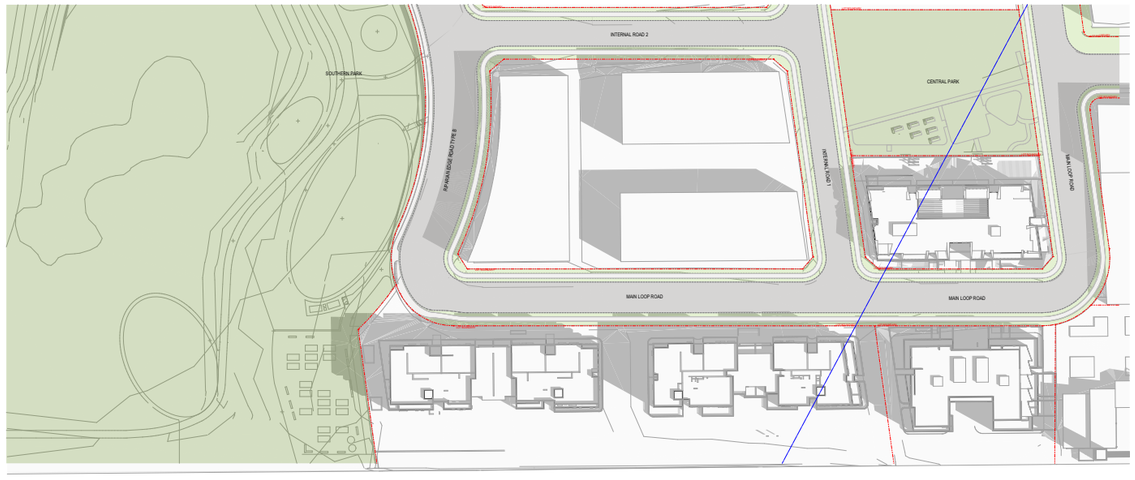
Key

- Building 2.1 Shadow
- Building 2.2 Shadow
- Building 2.3 / 2.4 Shadow
- Overshadow area
- LEP (no overshadow zone)

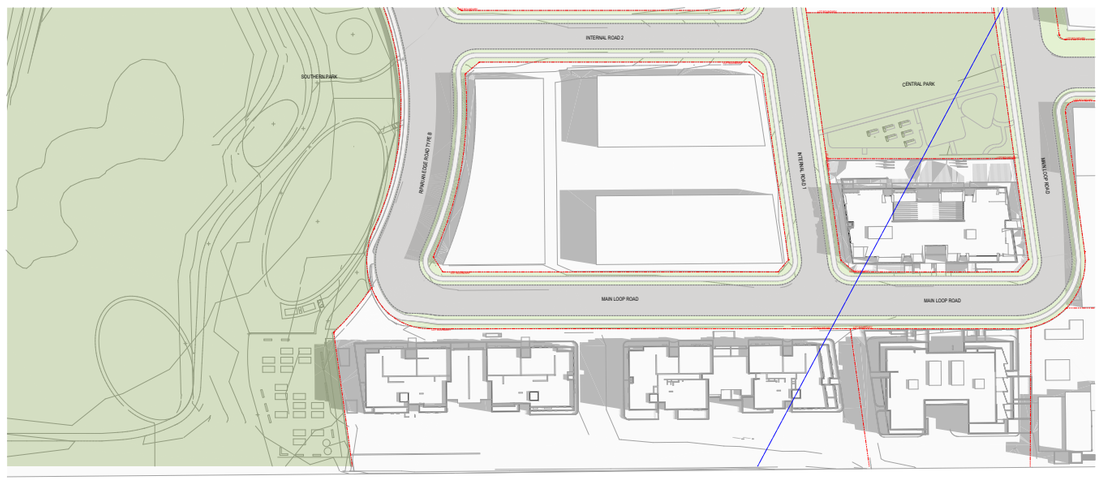
OVERSHADOWING - PROPOSED MARCH



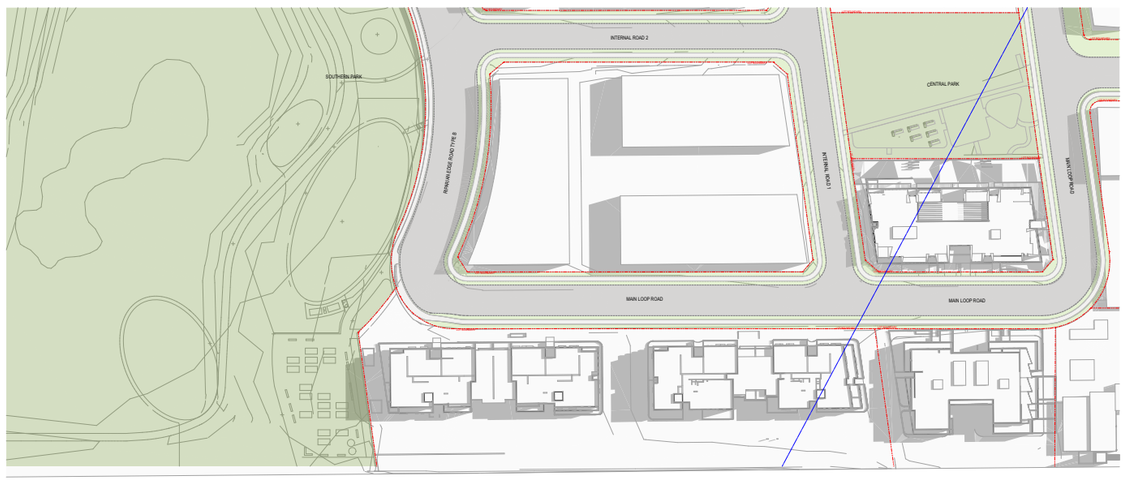
S MARCH 9AM
1:1000



OVS MARCH 10AM
1:1000

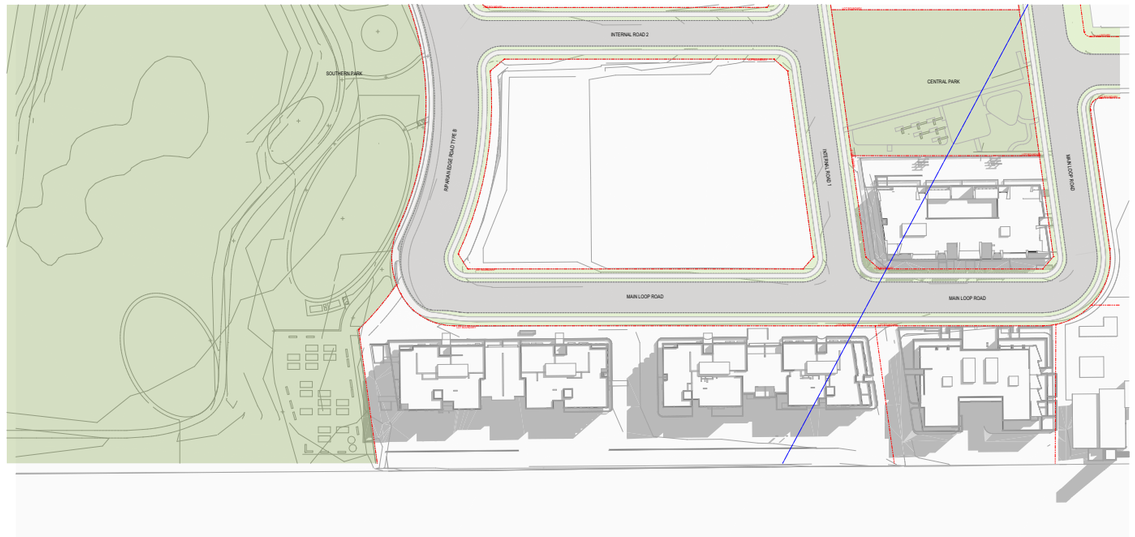


S MARCH 11AM
1:1000

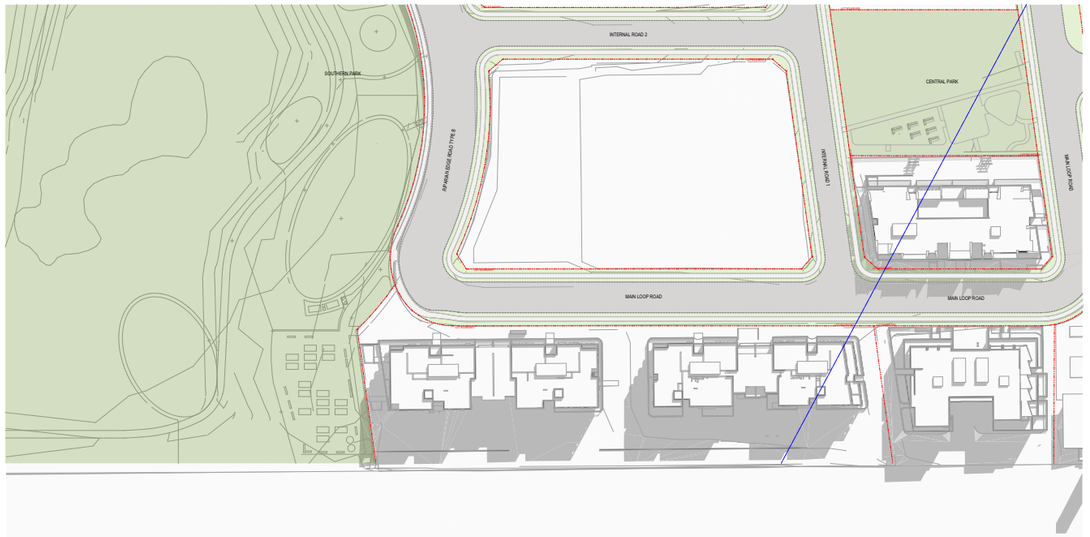


OVS MARCH 12PM
1:1000

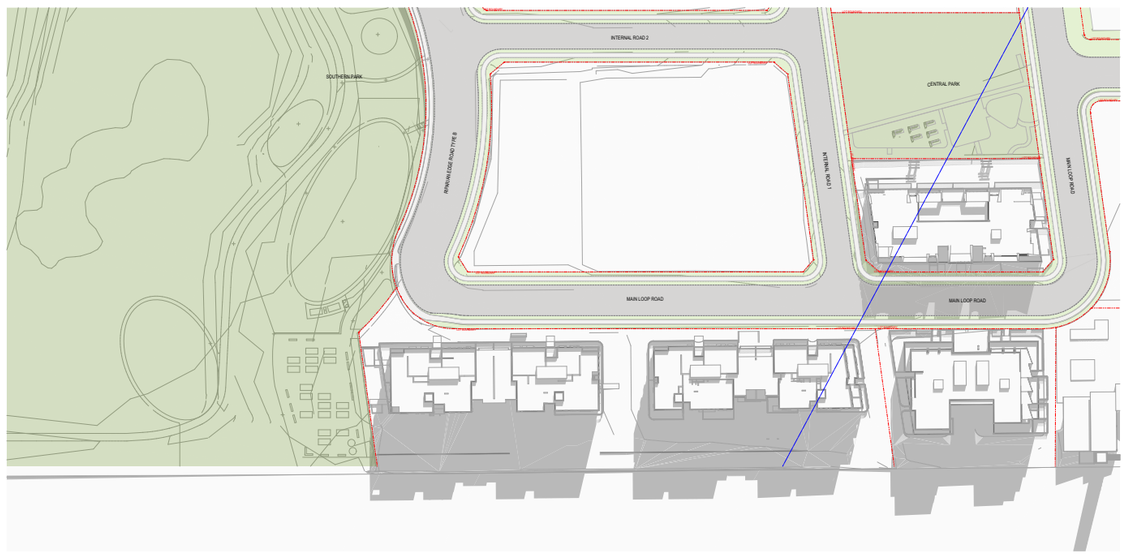
OVERSHADOWING - PROPOSED MARCH



OVS - MARCH 1PM 1:1000

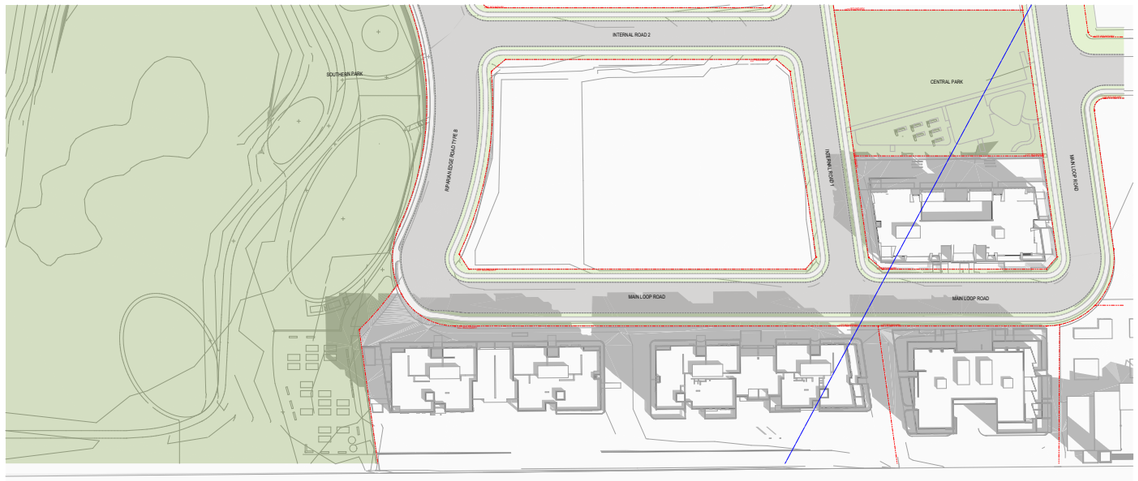


OVS - MARCH 2PM 1:1000

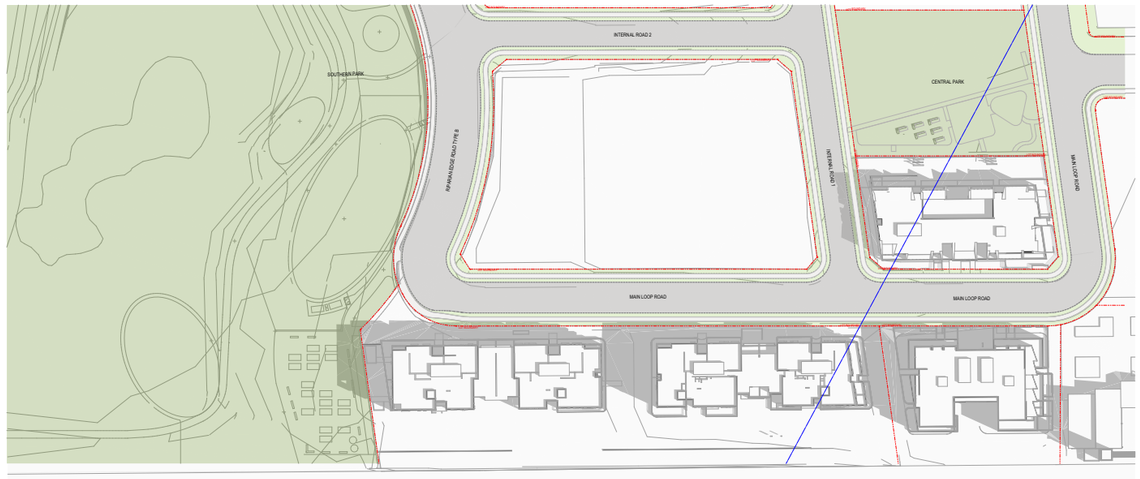


OVS - MARCH 3PM 1:1000

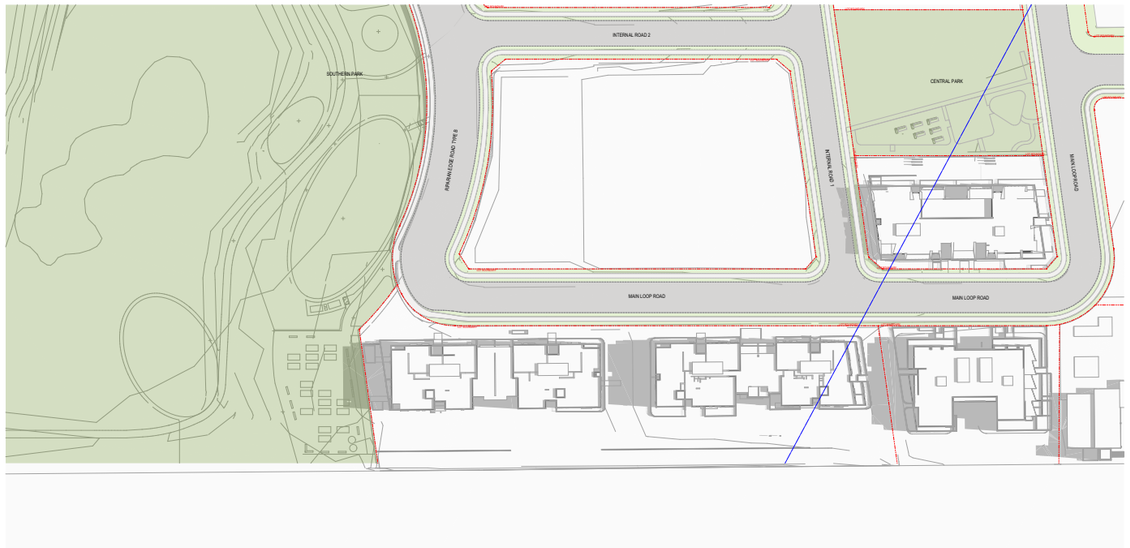
OVERSHADOWING - PROPOSED SEPTEMBER



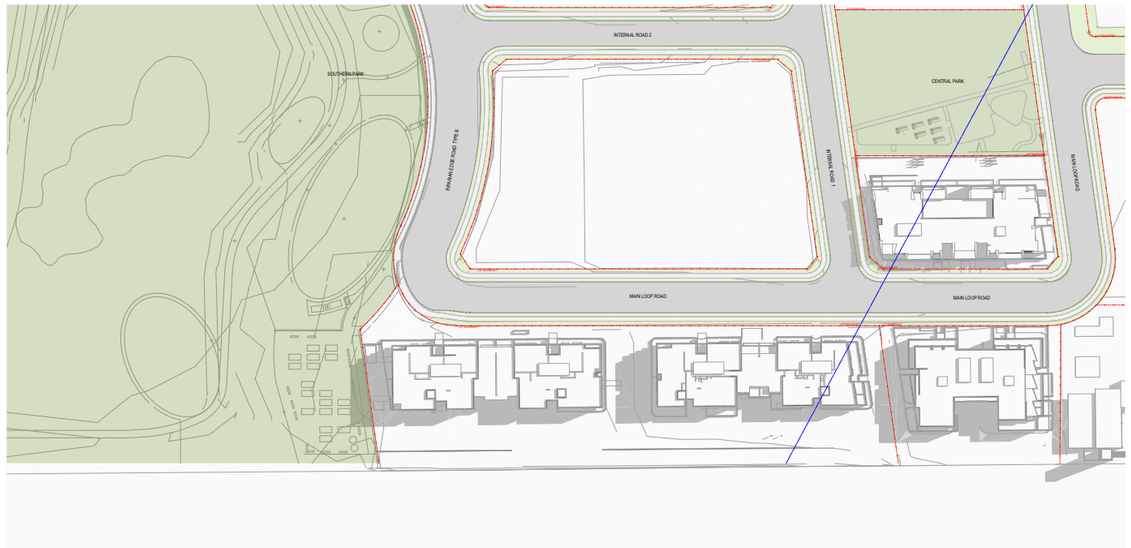
OVS - SEPTEMBER 9AM 1:1000



OVS - SEPTEMBER 10AM 1:1000

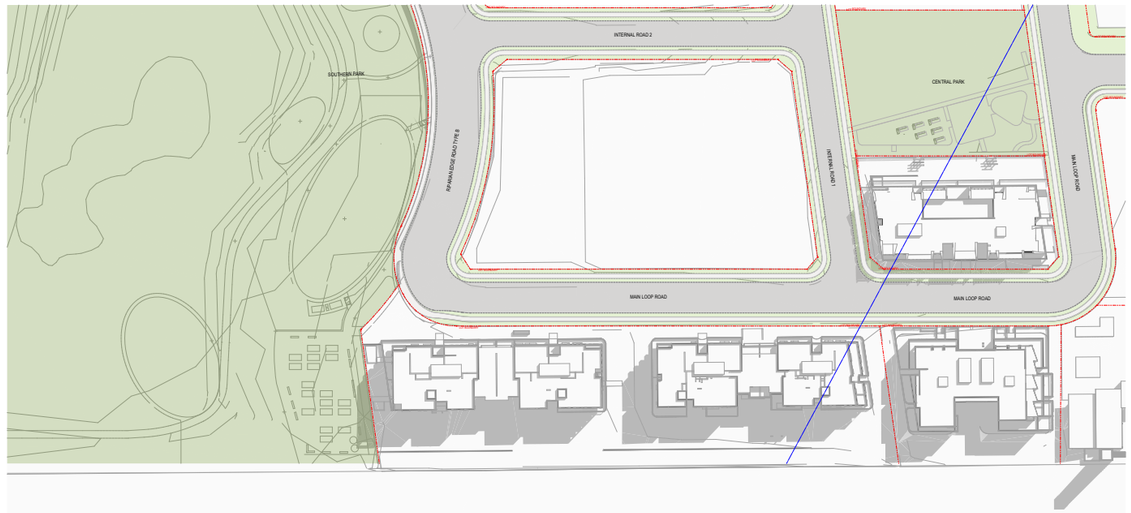


OVS - SEPTEMBER 11AM 1:1000

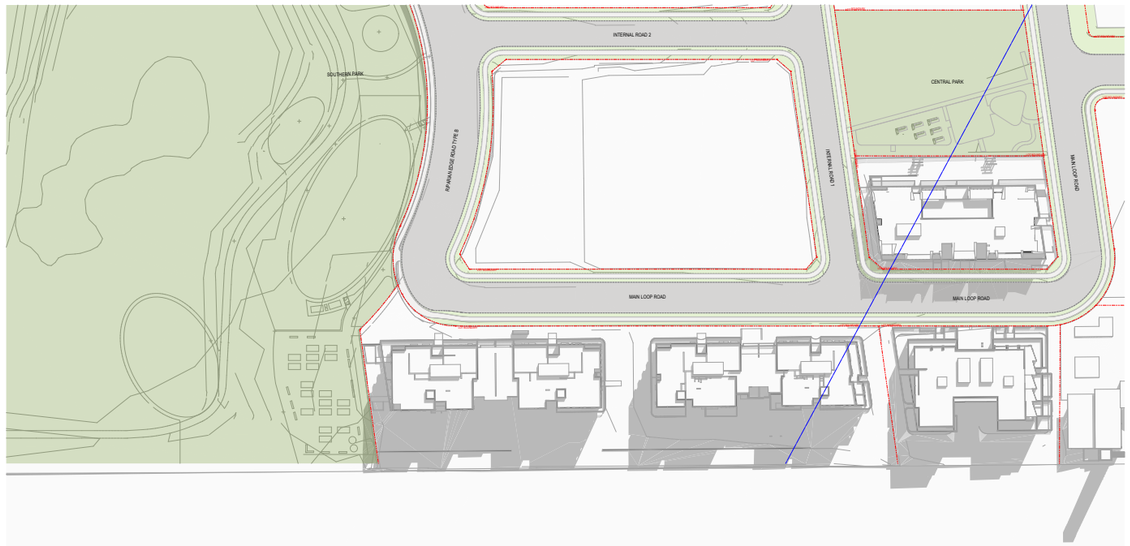


OVS - SEPTEMBER 12PM 1:1000

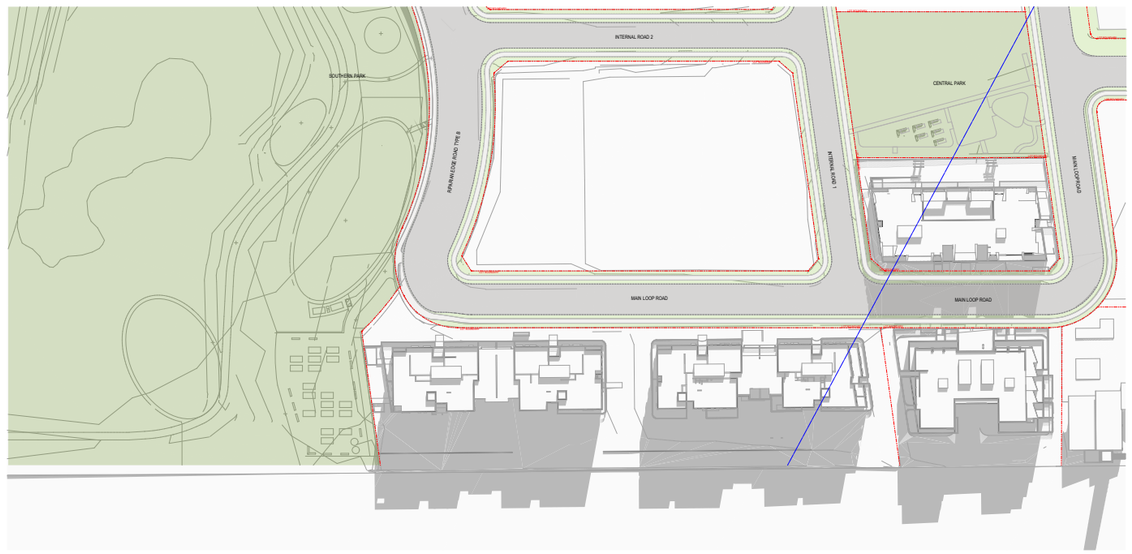
OVERSHADOWING - PROPOSED SEPTEMBER



OVS - SEPTEMBER 1PM 1:1000

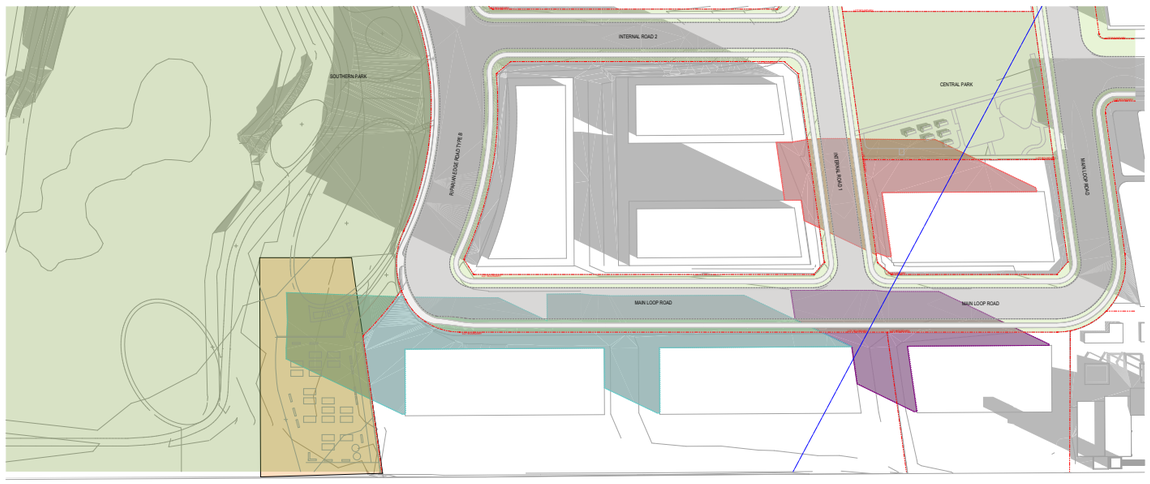


OVS - SEPTEMBER 2PM 1:1000

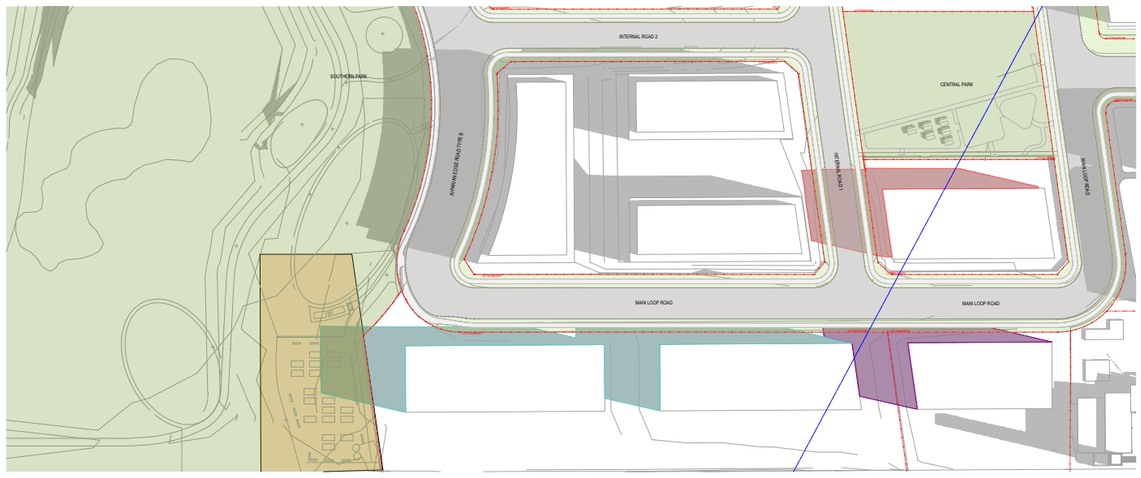


OVS - SEPTEMBER 3PM 1:1000

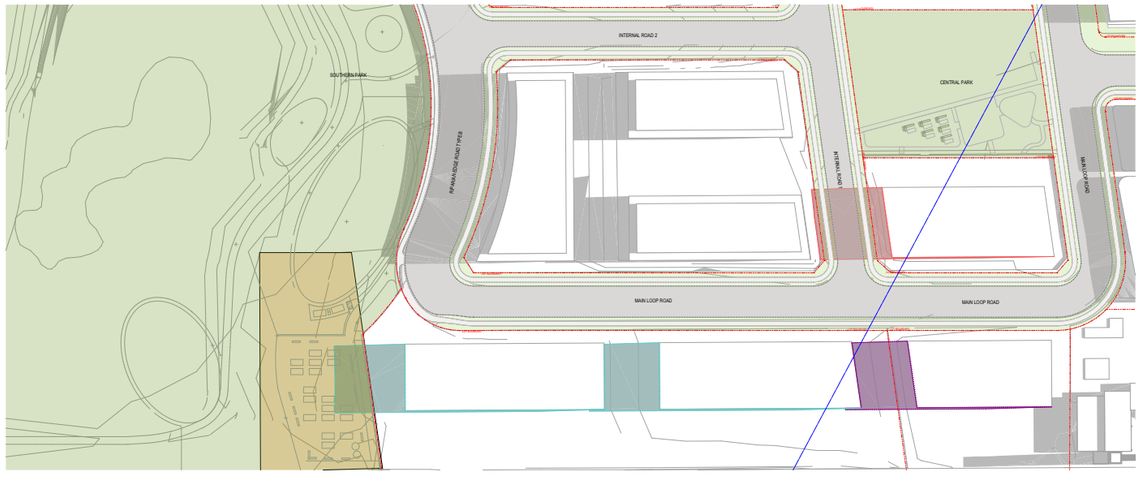
OVERSHADOWING - LEP



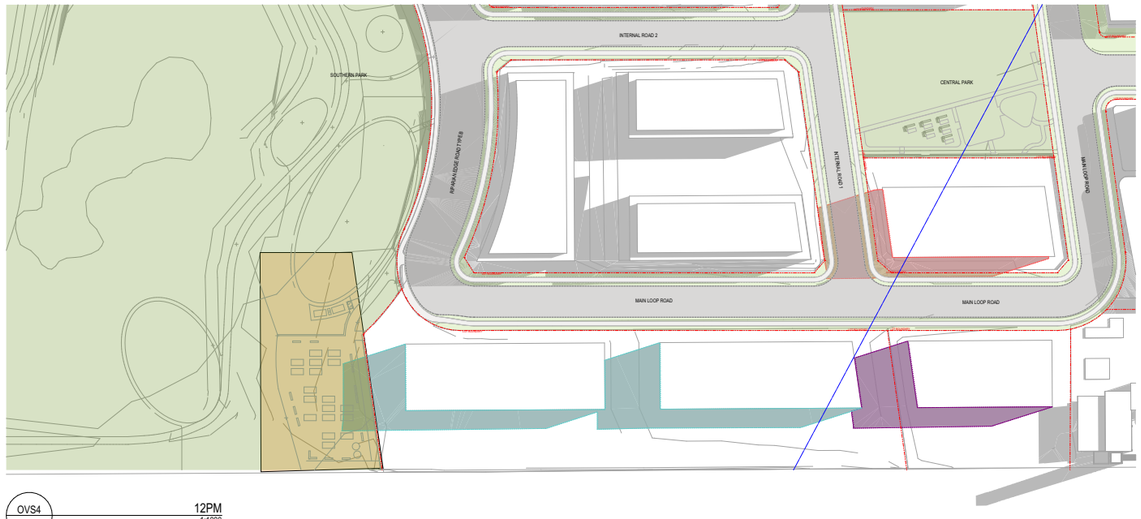
OVS
-
9AM
1:1000



OVS
-
10AM
1:1000

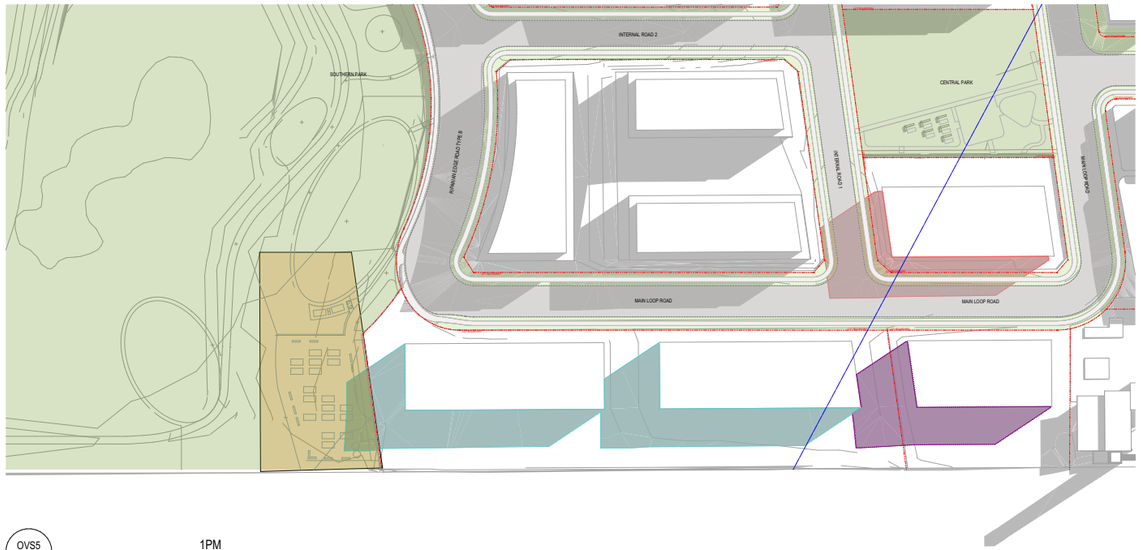


OVS3
-
11AM
1:1000

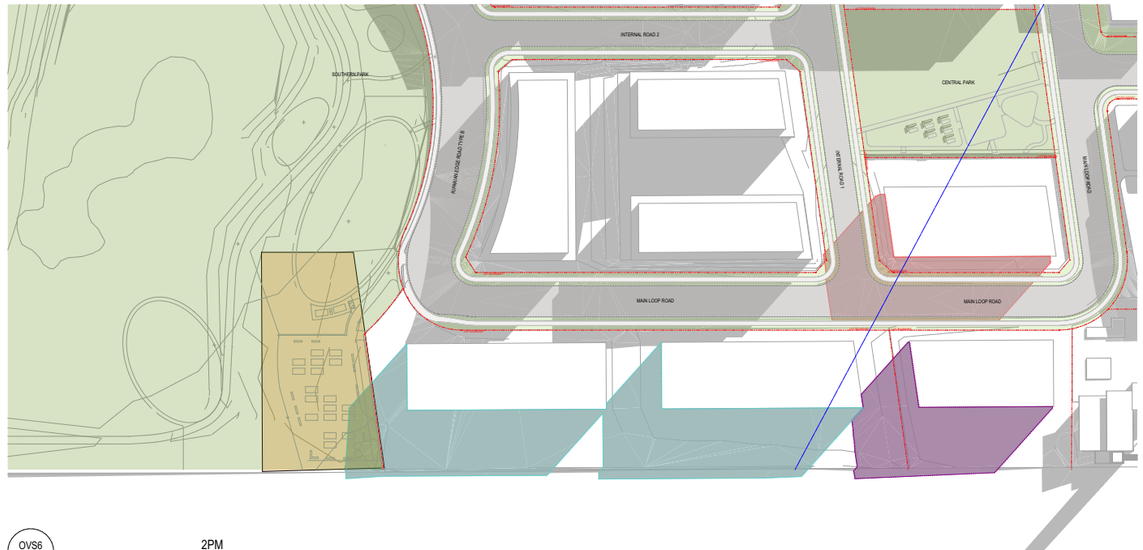


OVS4
-
12PM
1:1000

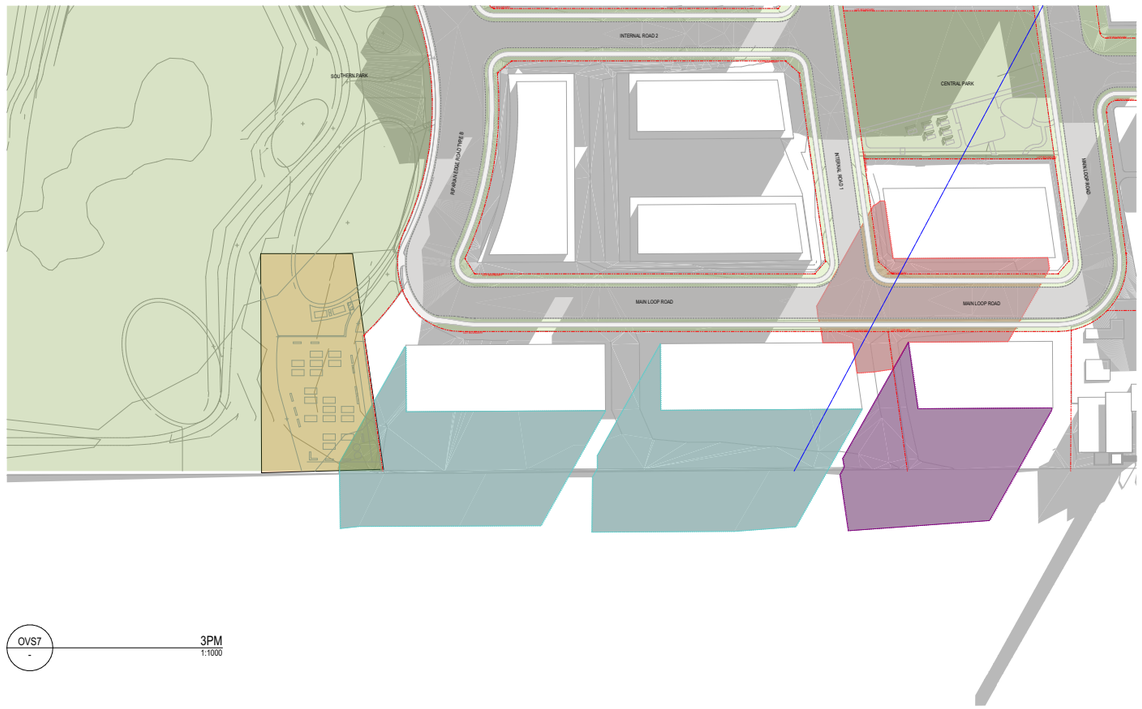
OVERSHADOWING - LEP



OVS5 - 1PM 1:1000



OVS6 - 2PM 1:1000

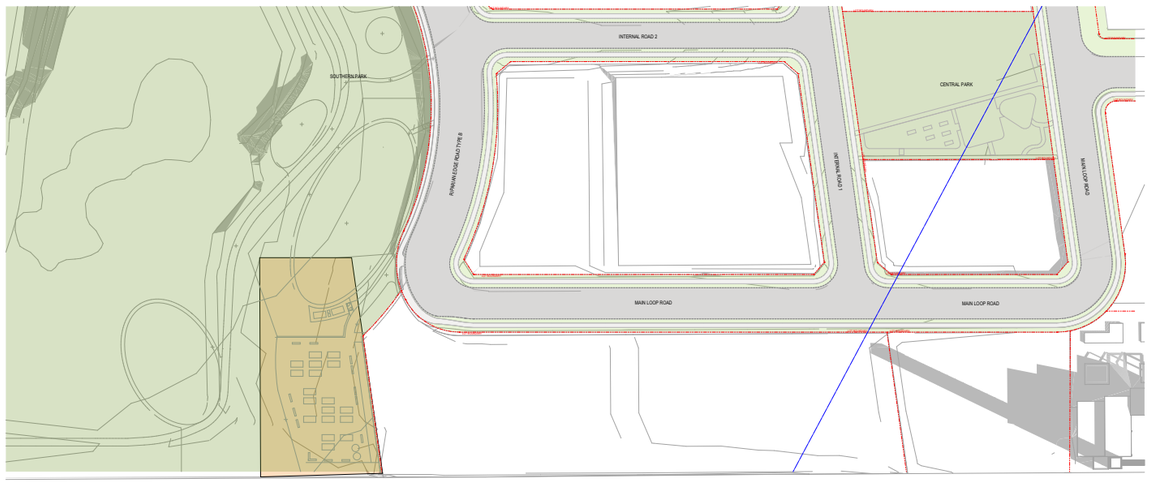


OVS7 - 3PM 1:1000

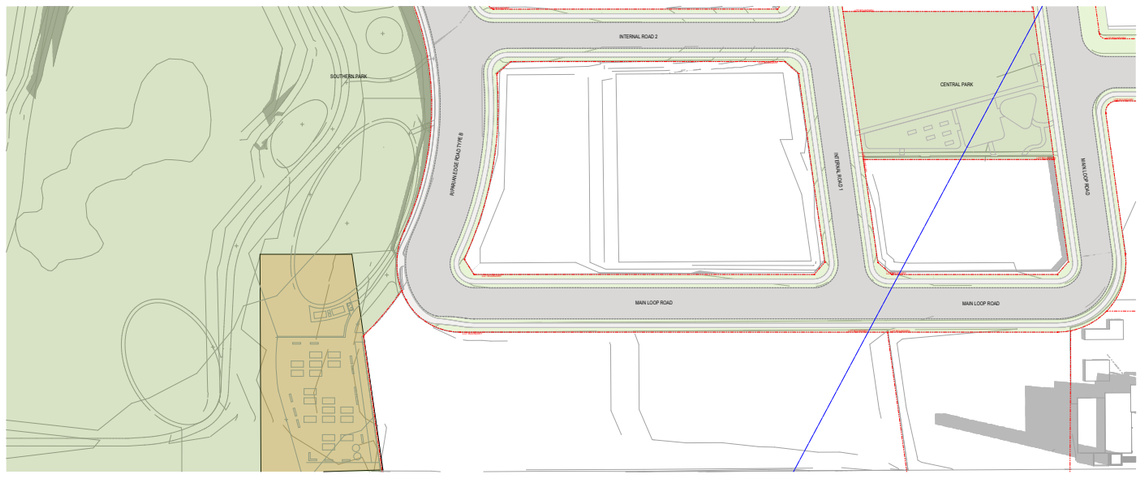
Key

- Building 2.1 Shadow
- Building 2.2 Shadow
- Building 2.3 / 2.4 Shadow
- LEP (no overshadow zone)

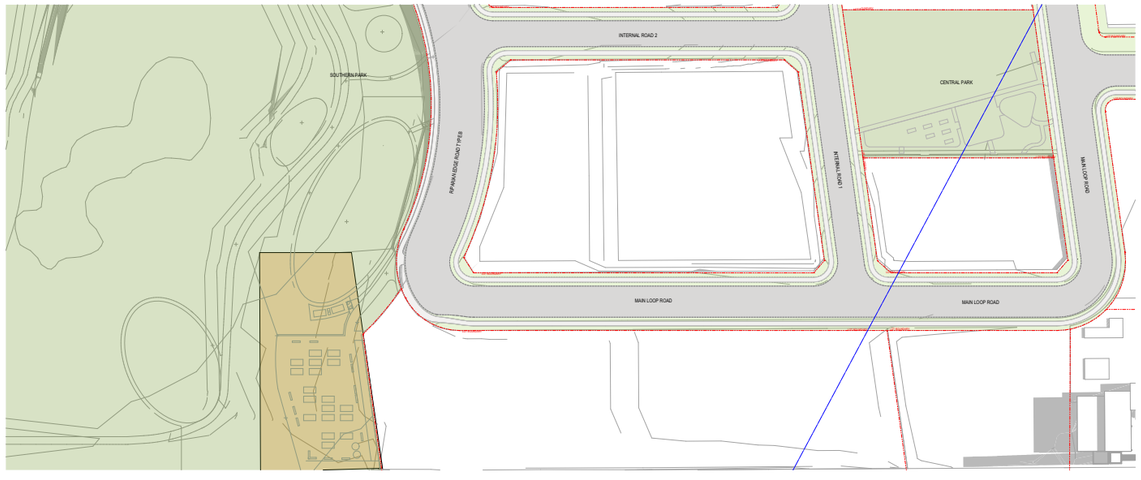
OVERSHADOWING - EXISTING



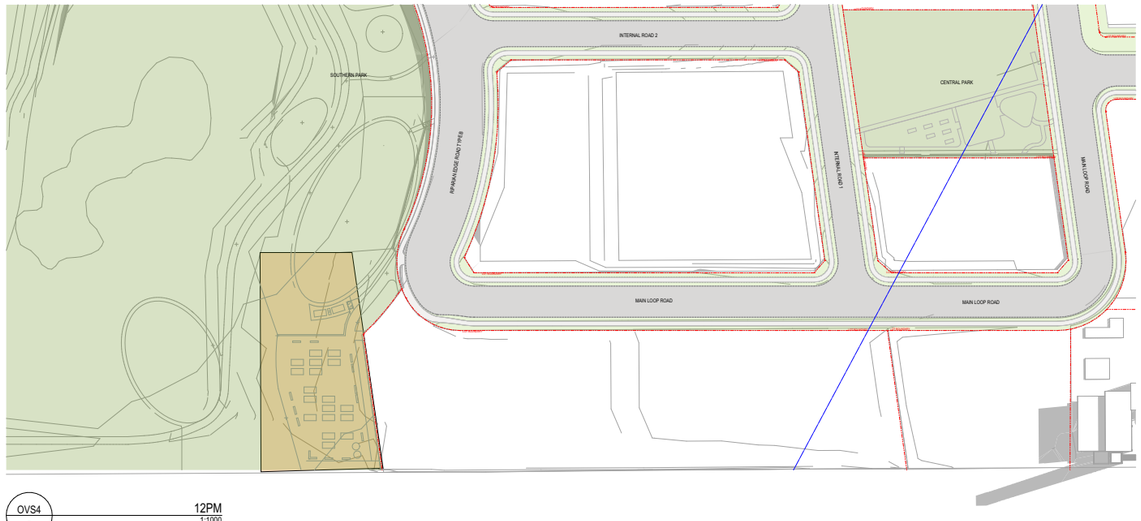
OVS
-
9AM
1:1000



OVS
-
10AM
1:1000

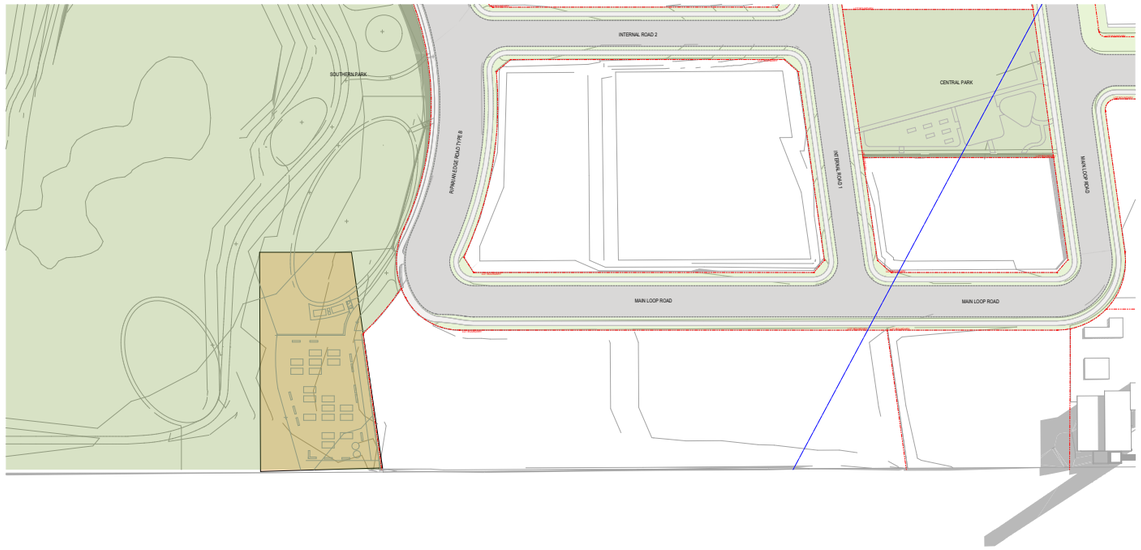


OVS3
-
11AM
1:1000

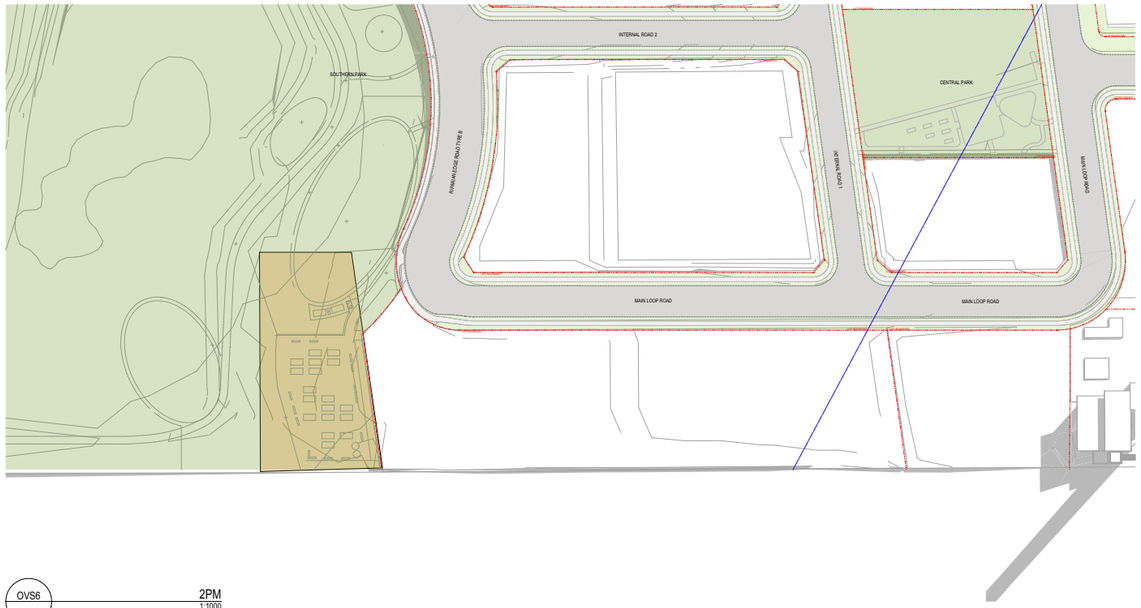


OVS4
-
12PM
1:1000

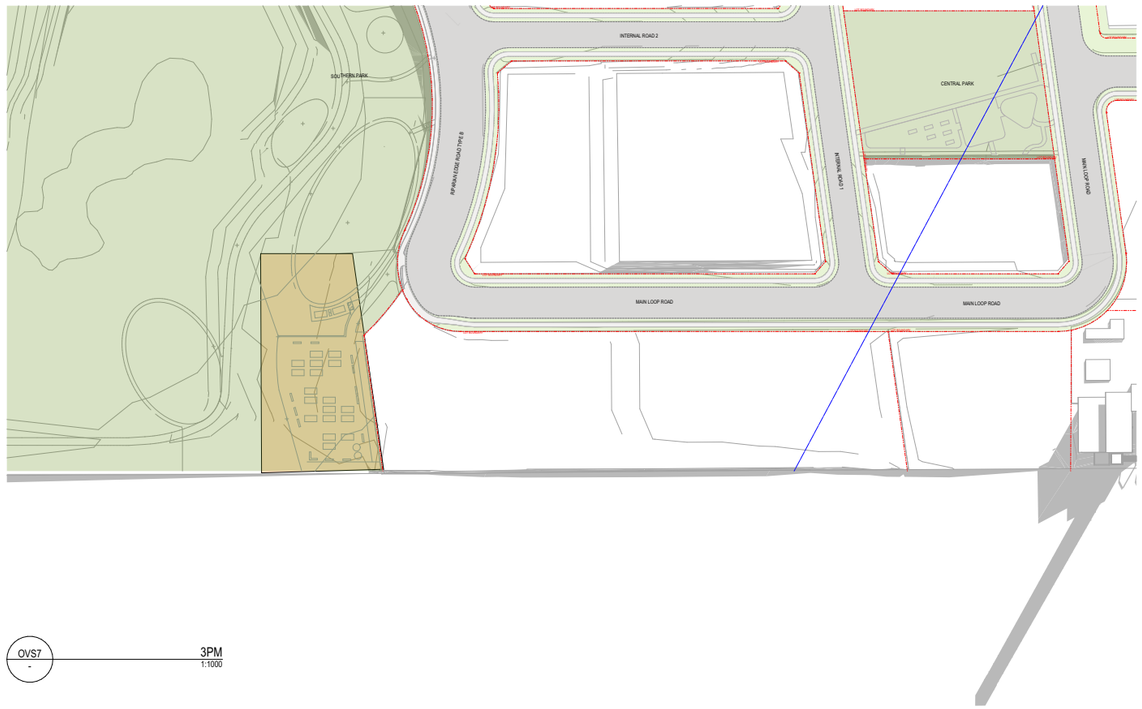
OVERSHADOWING - EXISTING



OVS5 - 1PM 1:1000



OVS6 - 2PM 1:1000



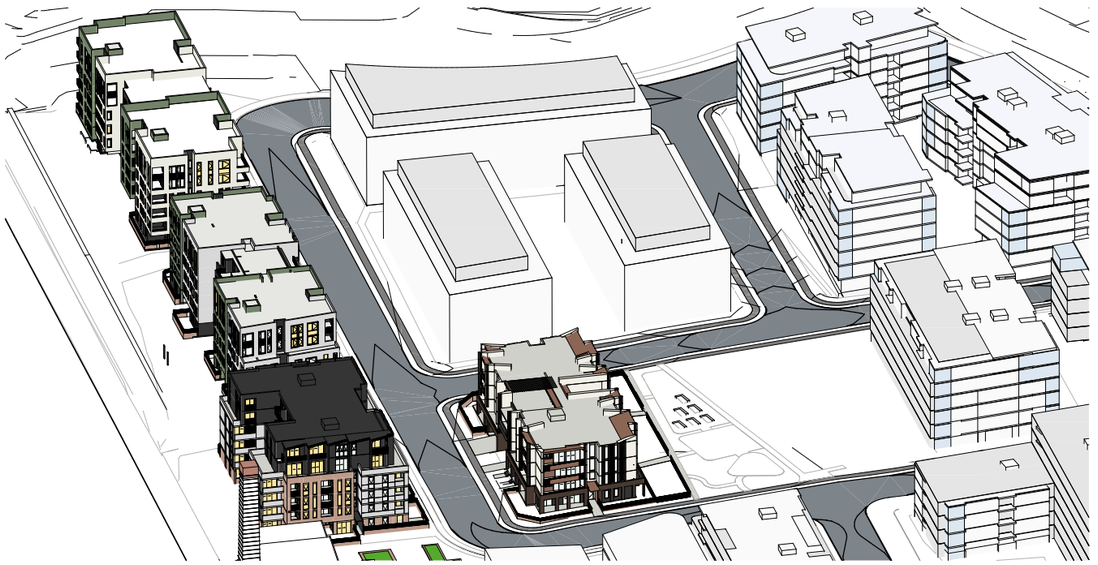
OVS7 - 3PM 1:1000

Key

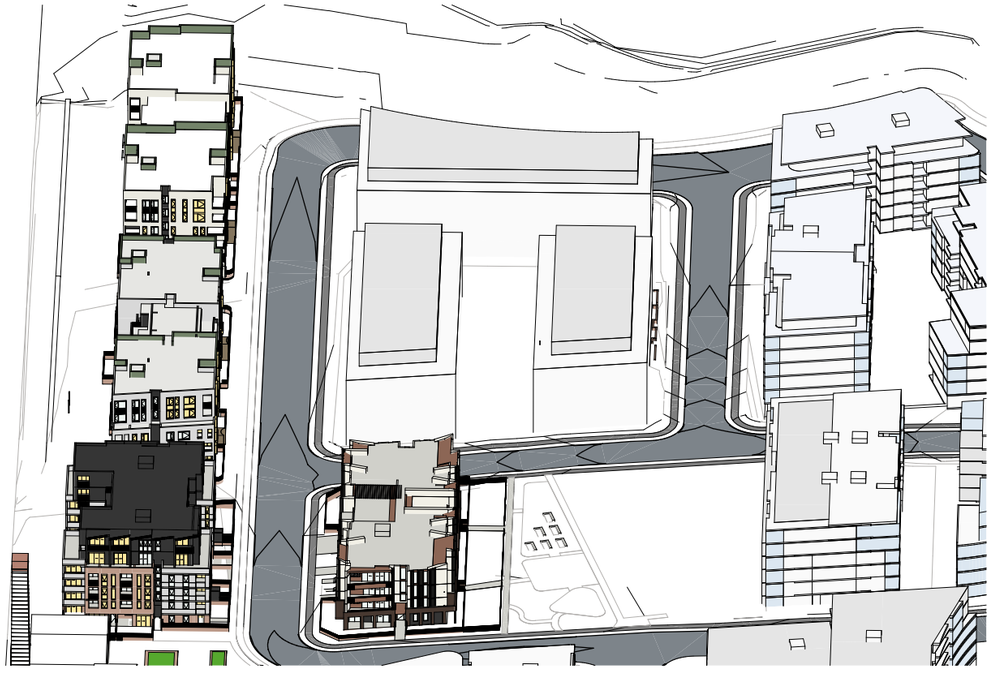
- Building 2.1 Shadow
- Building 2.2 Shadow
- Building 2.3 / 2.4 Shadow
- LEP (no overshadow zone)



EOS1 - 9AM JUNE 21



EOS1 - 10AM JUNE 21



EOS1 - 11AM JUNE 21



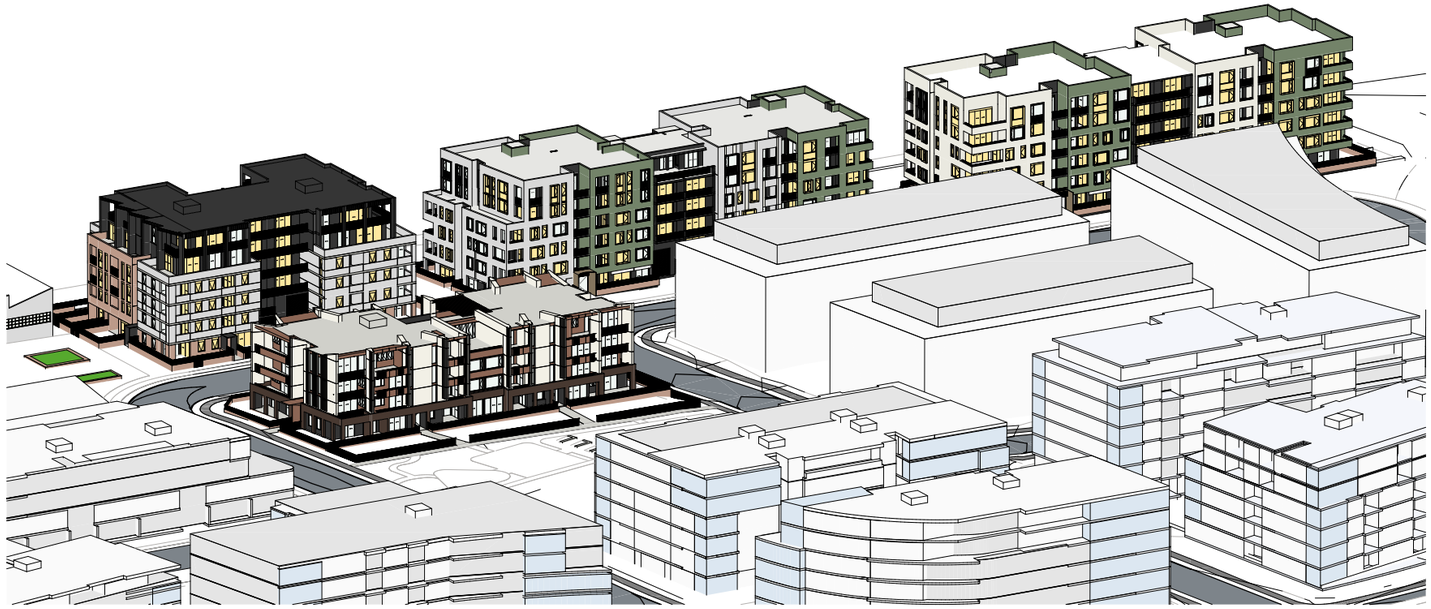
EOS1 - 12PM JUNE 21



EOS1 - 1PM JUNE 21



EOS1 - 2PM JUNE 21



EOS1 - 3PM JUNE 21

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.1

Solar Access

No Solar Access

Building 2.1		9am				10am				11am				12pm				1pm				2pm				3pm
	Unit	*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*	*13:00*	*13:15*	*13:30*	*13:45*	*14:00*	*14:15*	*14:30*	*14:45*	*15:00*
Level 3	*2.1307*	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1306	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1305	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1304	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1303	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1302	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1301	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
Level 2	*2.1209*																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1208																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1207	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1206																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1205																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1204																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1203																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1202																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1201																	Y	Y	Y	Y	Y	Y	Y	Y	2
Level 1	*2.1108*																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1107	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1106																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1105																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1104																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1103																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1102																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1101																	Y	Y	Y	Y	Y	Y	Y	Y	2
Ground	*2.1G07*	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.1G06																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1G05																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1G04																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1G03																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1G02																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.1G01																	Y	Y	Y	Y	Y	Y	Y	Y	2
																										31

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.2

Solar Access

No Solar Access

Building 2.2	Unit	9am				10am				11am				12pm				1pm				2pm				3pm
		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	13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00
Level 5	2.2508.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2507.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2506.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2505.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2504.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2503.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2502.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2501.									Y	Y	Y	Y	Y	Y	Y	Y									2
Level 4	2.2408.					Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y									3
	2.2407.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			5.5
	2.2406.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2405.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2404.																			Y	Y	Y	Y	Y	Y	1.5
	2.2403.																			Y	Y	Y	Y	Y	Y	1.5
	2.2402.													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.2401.									Y	Y	Y	Y	Y	Y	Y	Y									2
Level 3	2.2311.									Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							2.5
	2.2310.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					5
	2.2309.			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.5
	2.2308.					Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y									3
	2.2307.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2306.											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5
	2.2305.																			Y	Y	Y	Y	Y	Y	1.5
	2.2304.																			Y	Y	Y	Y	Y	Y	1.5
	2.2303.											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5
	2.2302.													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.2301.									Y	Y	Y	Y	Y	Y	Y	Y									2
																										0
																										0
Level 2	2.2211.									Y	Y	Y	Y	Y	Y	Y	Y	Y	Y							2.5
	2.2210.																									0
	2.2109.			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.5
	2.2108.					Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y									3

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.2

Solar Access

No Solar Access

Building 2.2		9am				10am				11am				12pm				1pm				2pm				3pm
	Unit	*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*	*13:00*	*13:15*	*13:30*	*13:45*	*14:00*	*14:15*	*14:30*	*14:45*	*15:00*
	2.2107.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2106.											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5
	2.2105.											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5
	2.2104.																			Y	Y	Y	Y	Y	Y	1.5
	2.2103.											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5
	2.2102.													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.2101.									Y	Y	Y	Y	Y	Y	Y	Y									2
																										0
																										0
Level 1	*2.2110.*																									0
	2.2109.			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.5
	2.2108.									Y	Y	Y	Y	Y	Y	Y	Y									2
	2.2107.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2106.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.2105.											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5
	2.2104.																							Y	Y	0.5
	2.2103.											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.5
	2.2102.													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.2101.																									0
																										0
																										0
Ground 1	*2.2G09*	Y	Y	Y	Y																					1
	2.2G08									Y	Y	Y	Y	Y	Y	Y	Y									2
	2.2G07													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.2G06			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.5
	2.2G05			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.5
	2.2G04															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.2G03																	Y	Y	Y	Y	Y	Y			1.5
	2.2G02													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			2.5
	2.2G01																									0
																										45

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.3

Solar Access

No Solar Access

Building 2.3		9am				10am				11am				12pm				1pm				2pm				3pm
	Unit	*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*	*13:00*	*13:15*	*13:30*	*13:45*	*14:00*	*14:15*	*14:30*	*14:45*	*15:00*
Level 5	*2.3509*	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.3508	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.3507	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.3506															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3505															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3504															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3503															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3502															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3501															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
Level 4	*2.3410*	Y	Y	Y	Y	Y	Y																			1.5
	2.3409	Y	Y	Y	Y	Y	Y																			1.5
	2.3408	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.3407															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3406															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3405																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3404																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3403															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3402															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3401															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
Level 3	*2.3311*	Y	Y	Y	Y	Y	Y																			1.5
	2.3310	Y	Y	Y	Y	Y	Y																			1.5
	2.3309									Y	Y					Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.3308									Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4
	2.3307															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3306															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3305																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3304																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3303															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3302															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3301															Y	Y	Y	Y	Y	Y	Y	Y			2
Level 2	*2.3211*	Y	Y	Y	Y	Y	Y																			1.5
	2.3210	Y	Y	Y	Y	Y	Y																			1.5
	2.3209																			Y	Y	Y	Y	Y	Y	1.5
	2.3208													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.3

Solar Access

No Solar Access

Building 2.3		9am				10am				11am				12pm				1pm				2pm				3pm
	Unit	*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*	*13:00*	*13:15*	*13:30*	*13:45*	*14:00*	*14:15*	*14:30*	*14:45*	*15:00*
	2.3307															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3306															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3305																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3304																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3303															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3302															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3301															Y	Y	Y	Y	Y	Y	Y	Y			2
Level 2	*2.3211*	Y	Y	Y	Y	Y	Y																			1.5
	2.3210	Y	Y	Y	Y	Y	Y																			1.5
	2.3209																			Y	Y	Y	Y	Y	Y	1.5
	2.3208													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.3207															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3206															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3205																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3204																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3203															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3202															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3201															Y	Y	Y	Y	Y	Y	Y	Y			2
Level 1	*2.3110*	Y	Y	Y	Y	Y	Y																			1.5
	2.3109	Y	Y	Y	Y	Y	Y																			1.5
	2.3108																			Y	Y	Y	Y	Y	Y	1.5
	2.3107									Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4
	2.3106													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.3105													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3
	2.3104																	Y	Y	Y	Y	Y	Y	Y	Y	2
	2.3103													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			2.5
	2.3102													Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			2.5
	2.3101															Y	Y	Y	Y	Y	Y	Y	Y			2
Ground 1	*2.3G08*	Y	Y	Y	Y	Y	Y																			1.5
	2.3G07	Y	Y	Y	Y	Y	Y																			1.5
	2.3G06																			Y	Y	Y	Y	Y	Y	1.5
	2.3G05															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3G04															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.3G03															Y	Y	Y	Y	Y	Y	Y	Y			2

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.3

Solar Access

No Solar Access

Building 2.3		9am				10am				11am				12pm				1pm				2pm				3pm
	Unit	*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*	*13:00*	*13:15*	*13:30*	*13:45*	*14:00*	*14:15*	*14:30*	*14:45*	*15:00*
	2.3G02															Y	Y	Y	Y	Y	Y	Y	Y			2
	2.3G01	Y	Y	Y	Y	Y	Y																			1.5
																										0
																										0
																										0
																										45

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.4

Solar Access

No Solar Access

Building 2.4		9am				10am				11am				12pm				1pm				2pm				3pm
	Unit	*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*	*13:00*	*13:15*	*13:30*	*13:45*	*14:00*	*14:15*	*14:30*	*14:45*	*15:00*
Level 5	*2.4508*			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.5
	2.4507															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4506															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4505															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4504															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4503															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4502															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4501															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
Level 4	*2.4408*			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.5
	2.4407															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4406															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4405															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4404															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4403															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4402															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4401															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
Level 3	*2.4312*	Y	Y	Y	Y	Y	Y	Y																		
	2.4311	Y	Y	Y	Y	Y	Y	Y																		1.75
	2.4310	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6
	2.4309															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4308															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4307															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4306															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.34305															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4304															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4303															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4302															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4301	Y	Y	Y	Y	Y	Y	Y																		1.75
Level 2	*2.4212*	Y	Y	Y	Y	Y	Y	Y																		
	2.4211	Y	Y	Y	Y	Y	Y	Y																		1.75
	2.4210	Y	Y	Y	Y	Y	Y	Y																		1.75
	2.4209															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4208															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4207															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4206															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5

SOLAR ACCESS CALCULATIONS JUNE 21 - BUILDING 2.4

Solar Access

No Solar Access

Building 2.4		9am				10am				11am				12pm				1pm				2pm				3pm
	Unit	*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*	*13:00*	*13:15*	*13:30*	*13:45*	*14:00*	*14:15*	*14:30*	*14:45*	*15:00*
	2.4207															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4206															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4205															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4204															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4203															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4202															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4201	Y	Y	Y	Y	Y	Y	Y																		1.75
Level 1	*2.4112*	Y	Y	Y	Y	Y	Y	Y																		
	2.4111	Y	Y	Y	Y	Y	Y	Y																		
	2.4110	Y	Y	Y	Y	Y	Y	Y																		1.75
	2.4109															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4108															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4107															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4106															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4105															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4104															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4103															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4102															Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	2.5
	2.4101	Y	Y	Y	Y	Y	Y	Y																		1.75
Ground 1	*2.4G08*	Y	Y	Y	Y	Y	Y	Y																		1.75
	2.4G07											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		3.25
	2.4G06											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		3.25
	2.4G05															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4G04											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		3.25
	2.4G03															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4G02															Y	Y	Y	Y	Y	Y	Y	Y	Y		2.25
	2.4G01	Y	Y	Y	Y	Y	Y	Y																		1.75
																										47

APPENDIX E
VISUAL IMPACT ANALYSIS

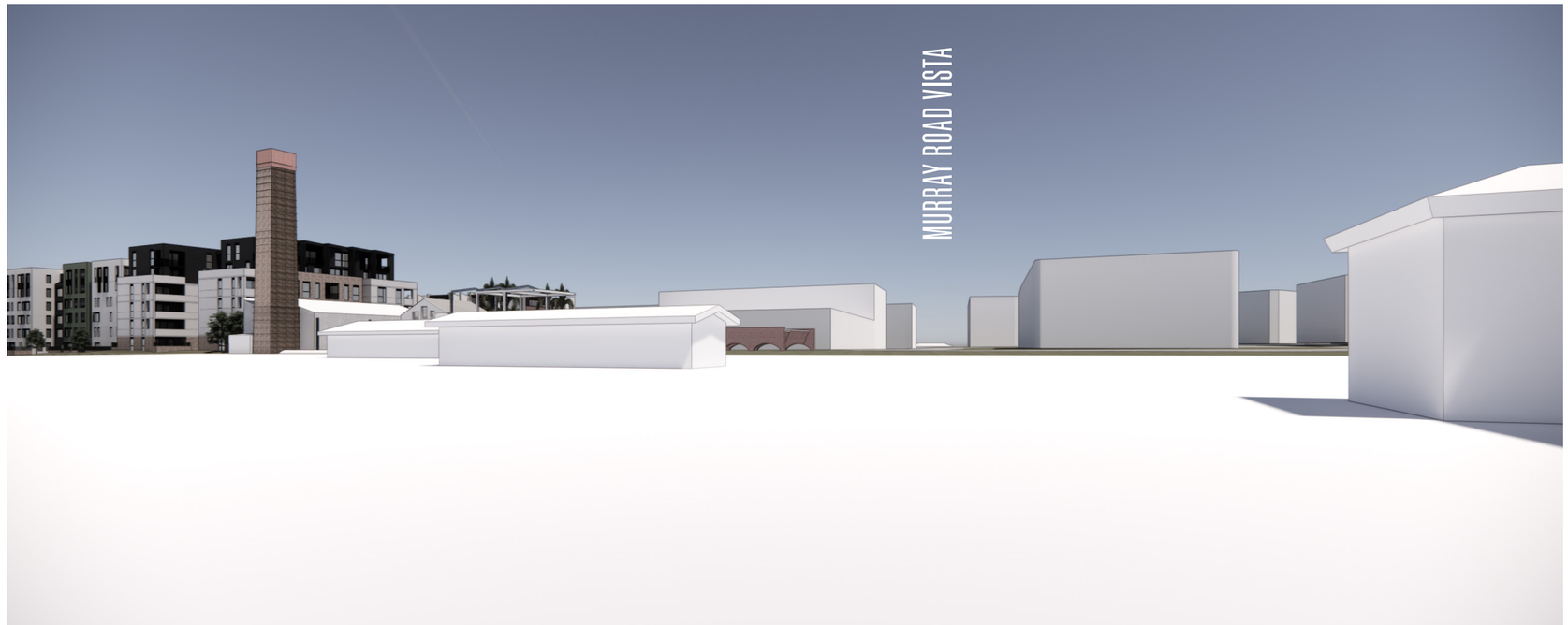
DCP VIEW CORRIDORS

View A

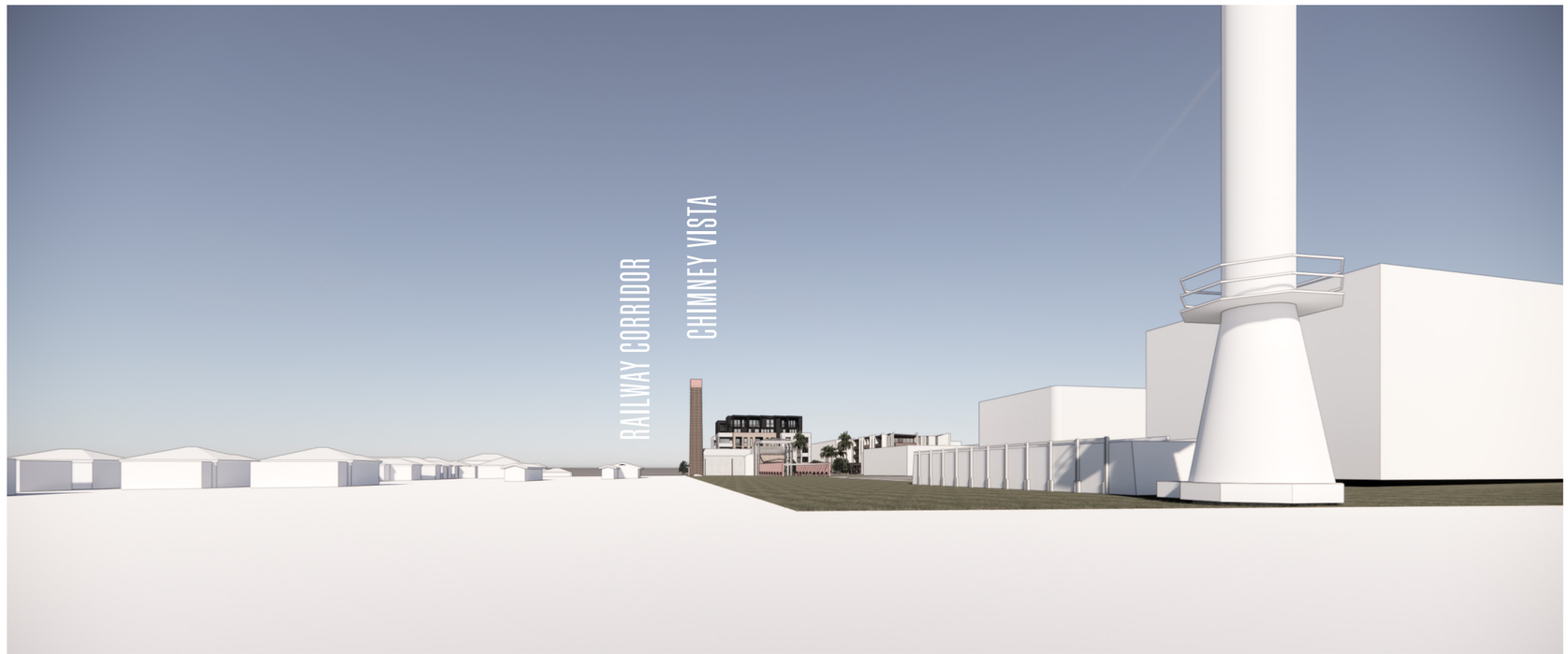
View from adjacent Murray Rd. Chimney stack is clearly visible and views toward sthe escarpment remain uninterrupted.

View B

View from Railway St looking south down towards Chimney stack.Proposal does not impeed on sight line down the railway corridor.



A



B



View A

View from Towradgi Rd looking north down towards Chimney stack.Proposal does not impeed on sight line down the railway corridor.

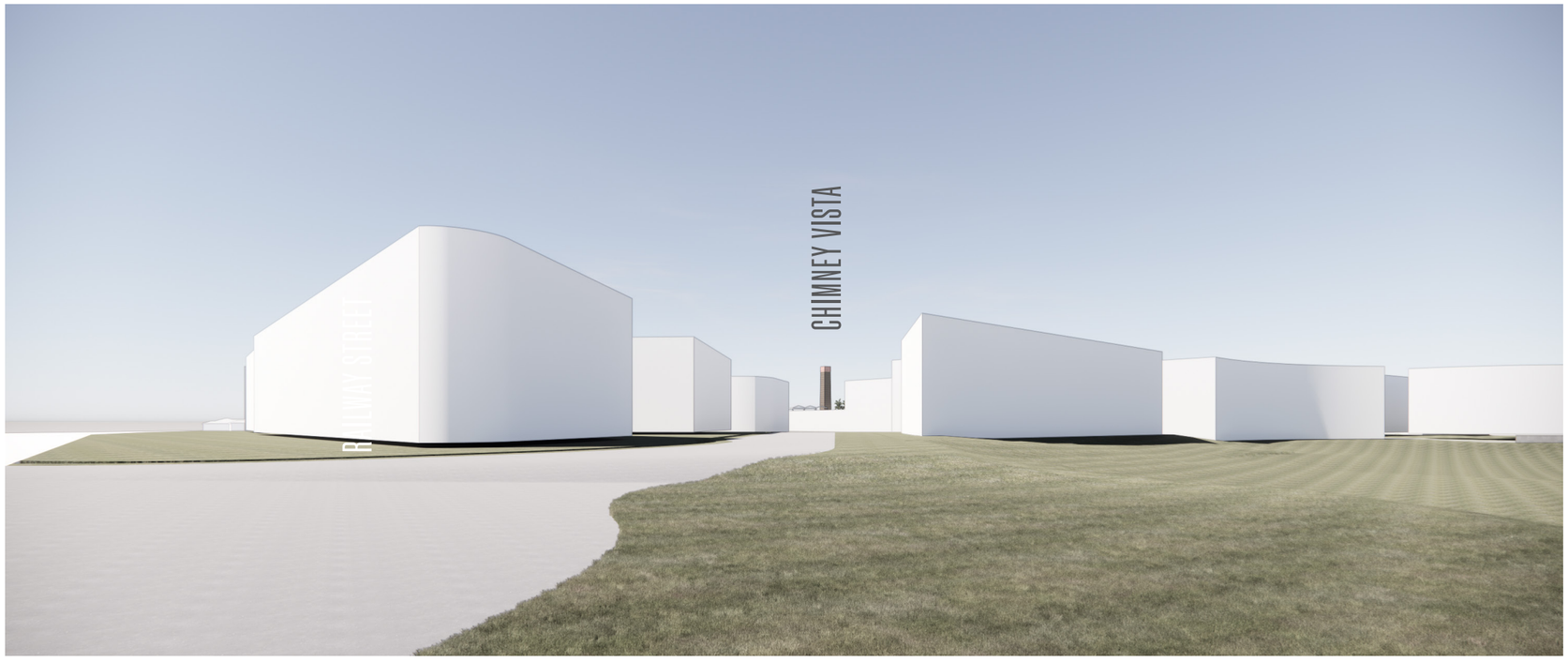
View B

View from North West entry towards chimney stack. View corridor remains uninterrupted between Stage 1 (left) & Stage 4 (right).



A





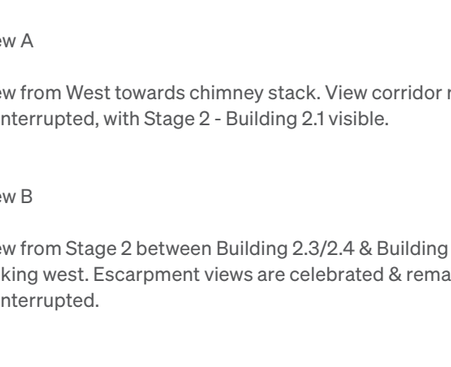
B

View A

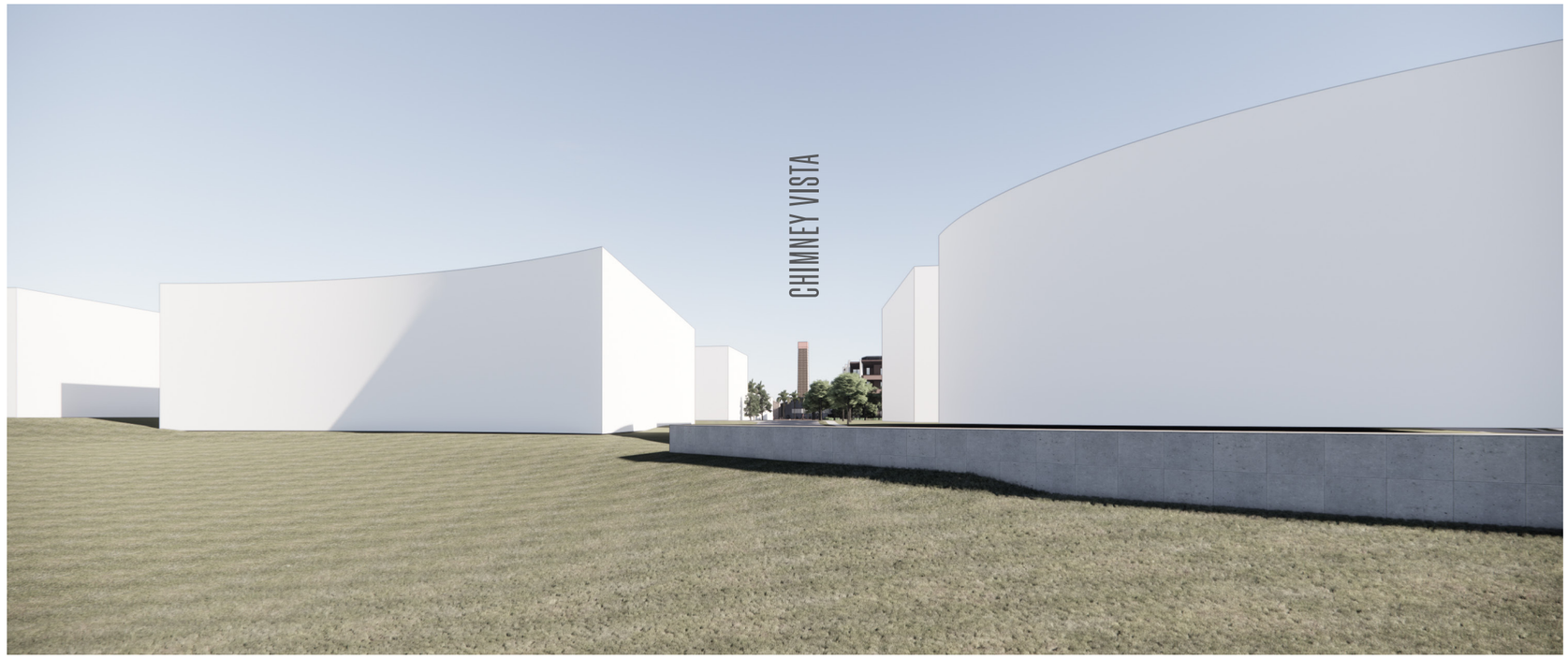
View from West towards chimney stack. View corridor remains uninterrupted, with Stage 2 - Building 2.1 visible.

View B

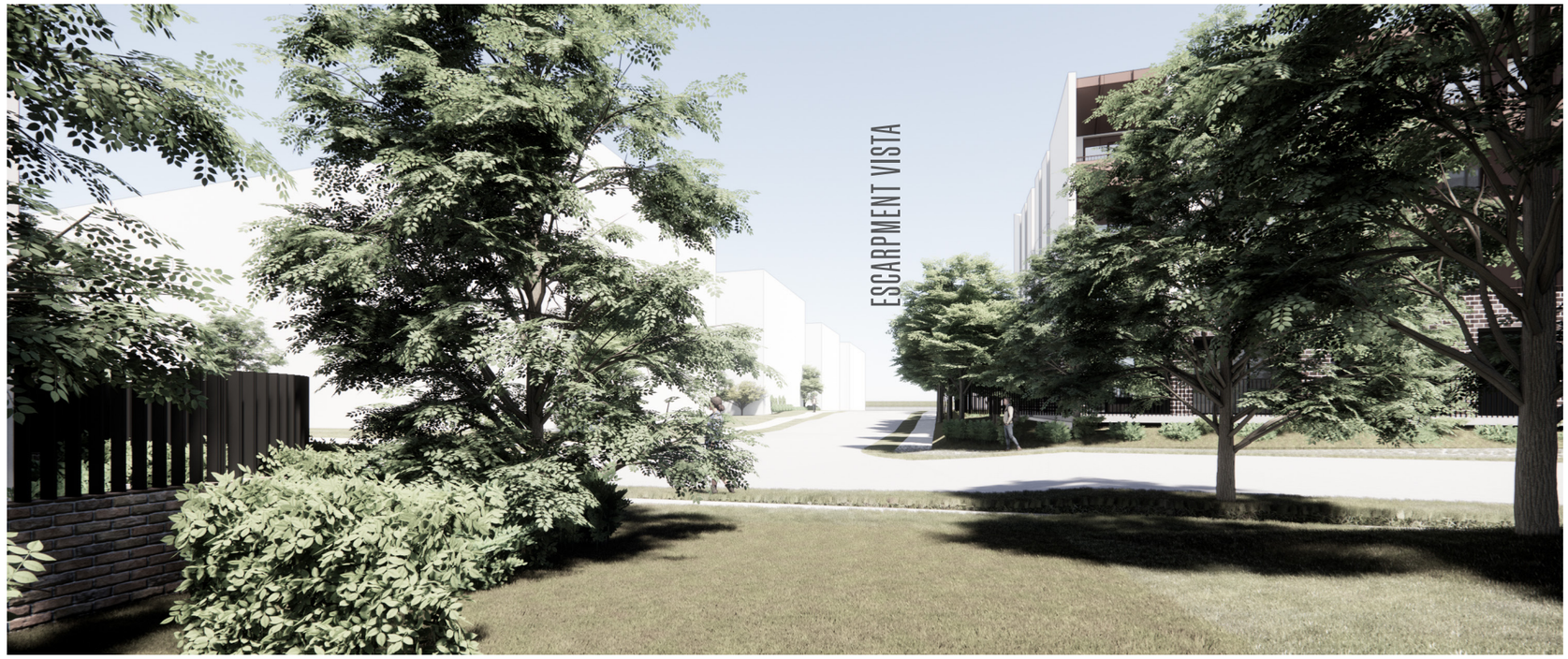
View from Stage 2 between Building 2.3/2.4 & Building 2.2 looking west. Escarpment views are celebrated & remain uninterrupted.



A



B

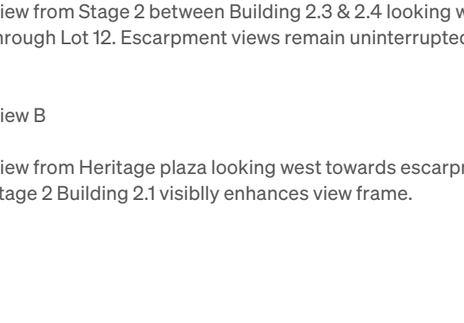


View A

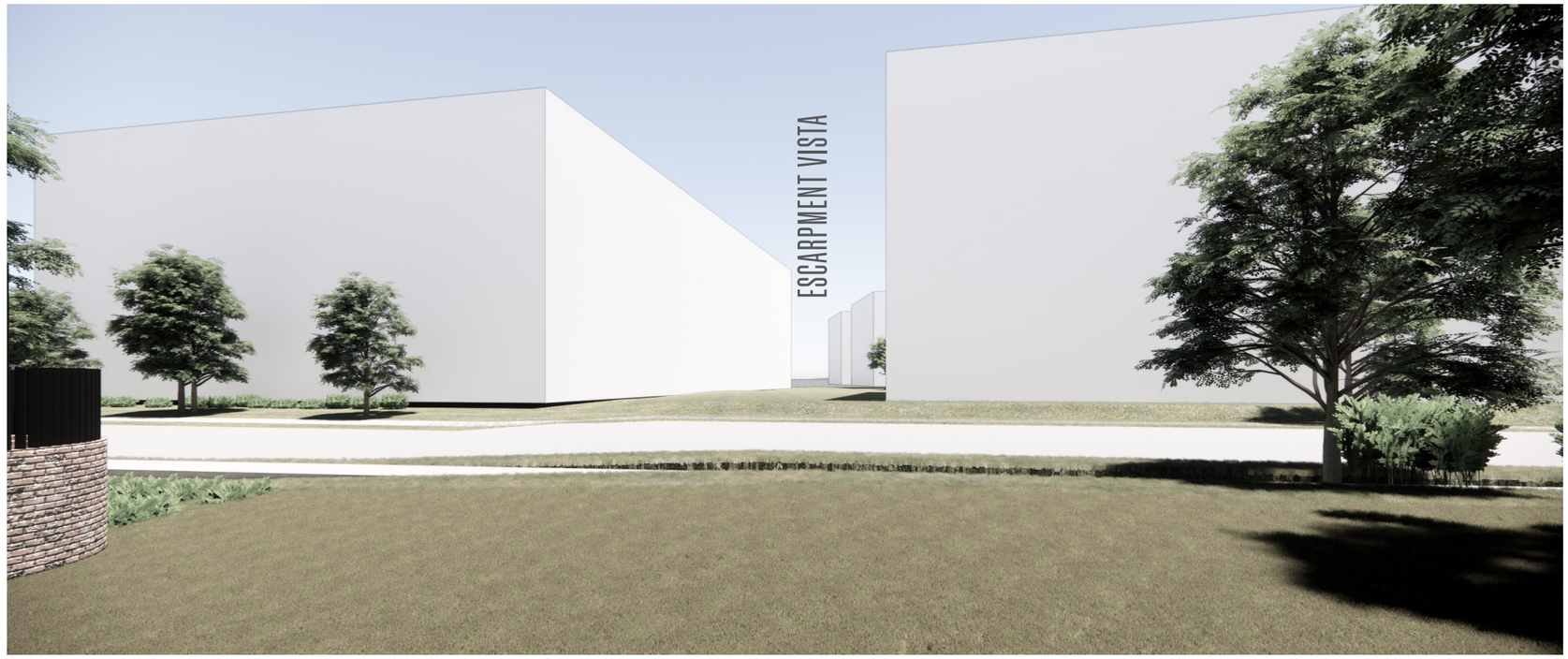
View from Stage 2 between Building 2.3 & 2.4 looking west through Lot 12. Escarpment views remain uninterrupted.

View B

View from Heritage plaza looking west towards escarpment. Stage 2 Building 2.1 visiblly enhances view frame.



A



B



View A

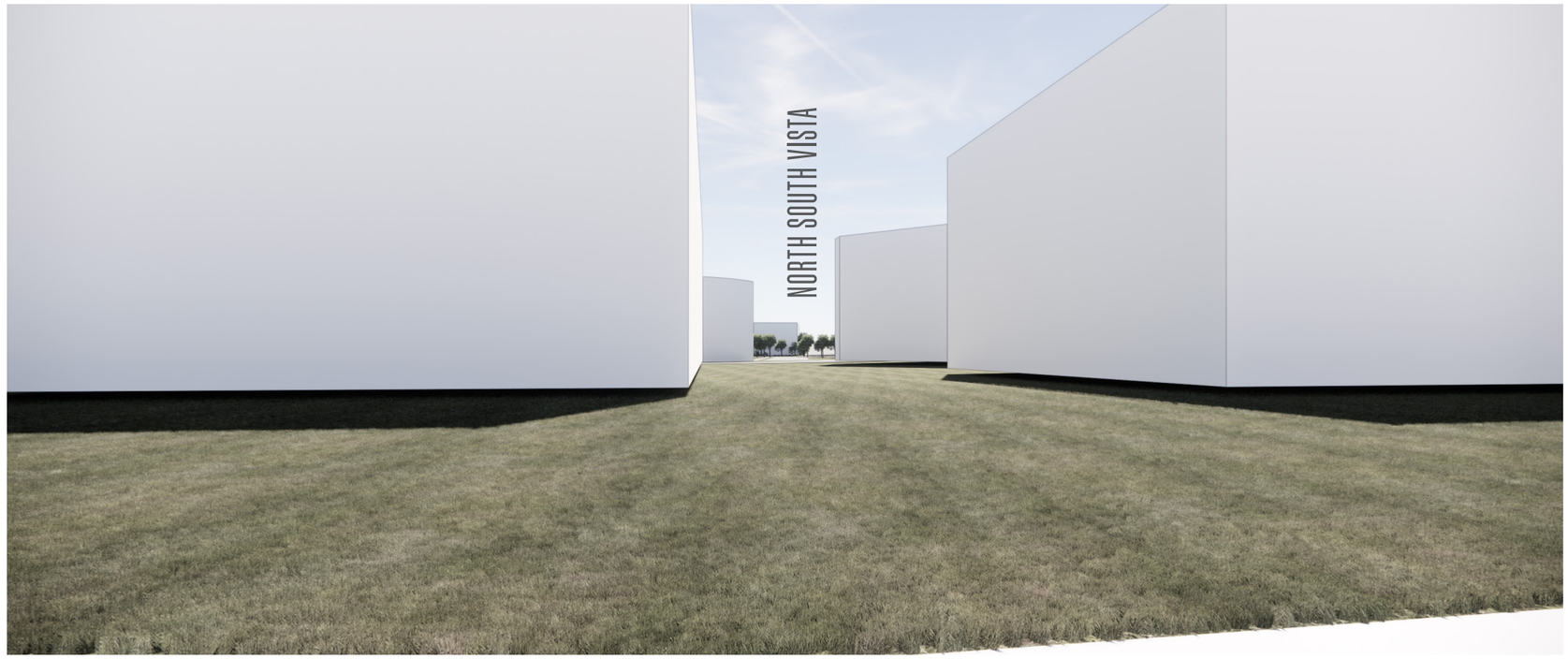
View from North of site looking South. Corridor view remains uninterrupted.

View B

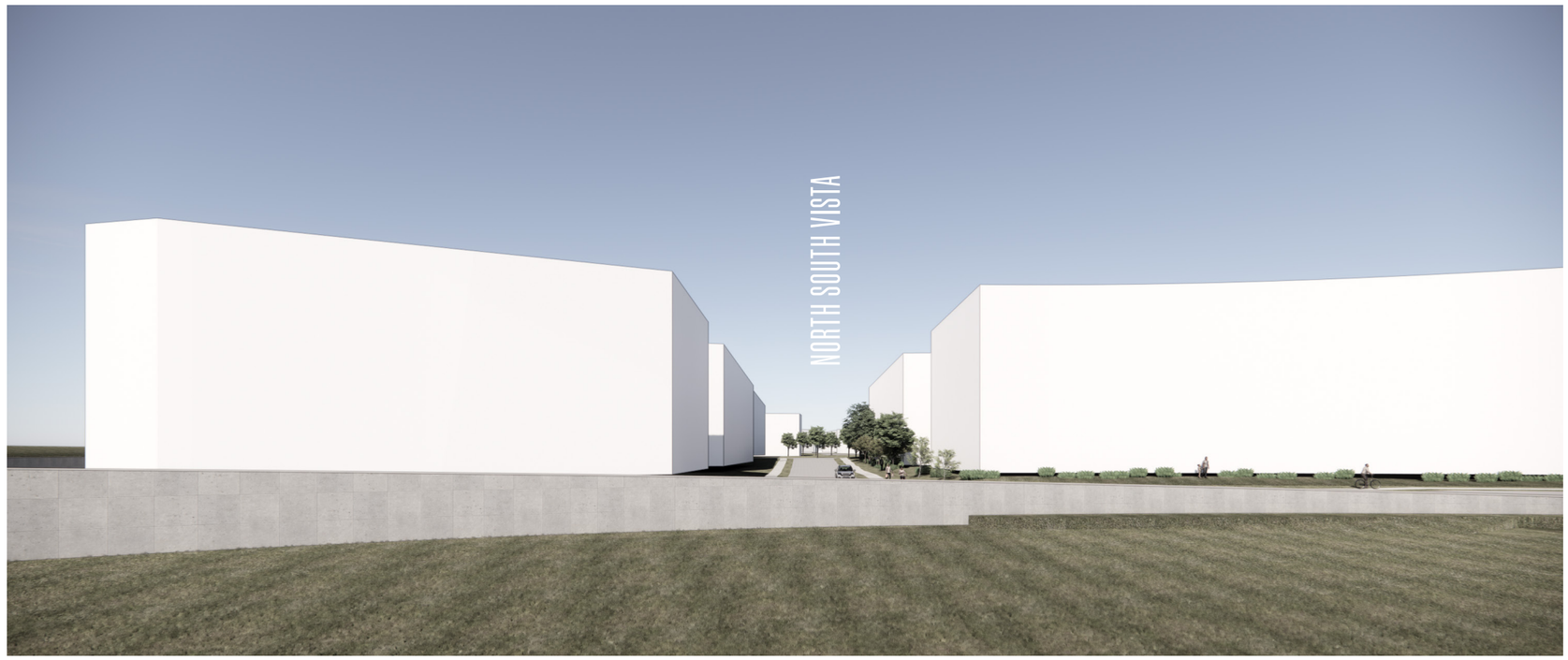
View from Southern park looking South. Corridor view remains uninterrupted.



A



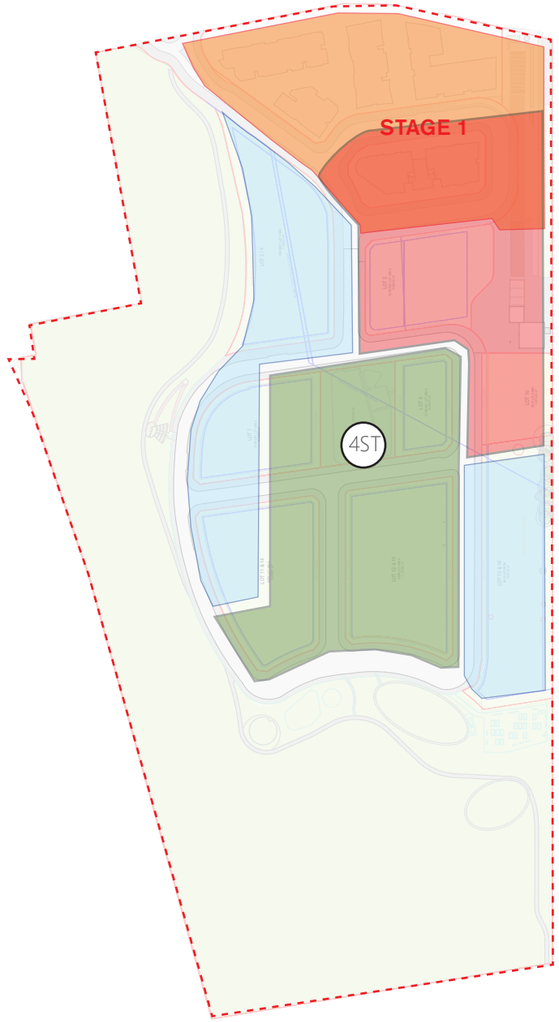
B



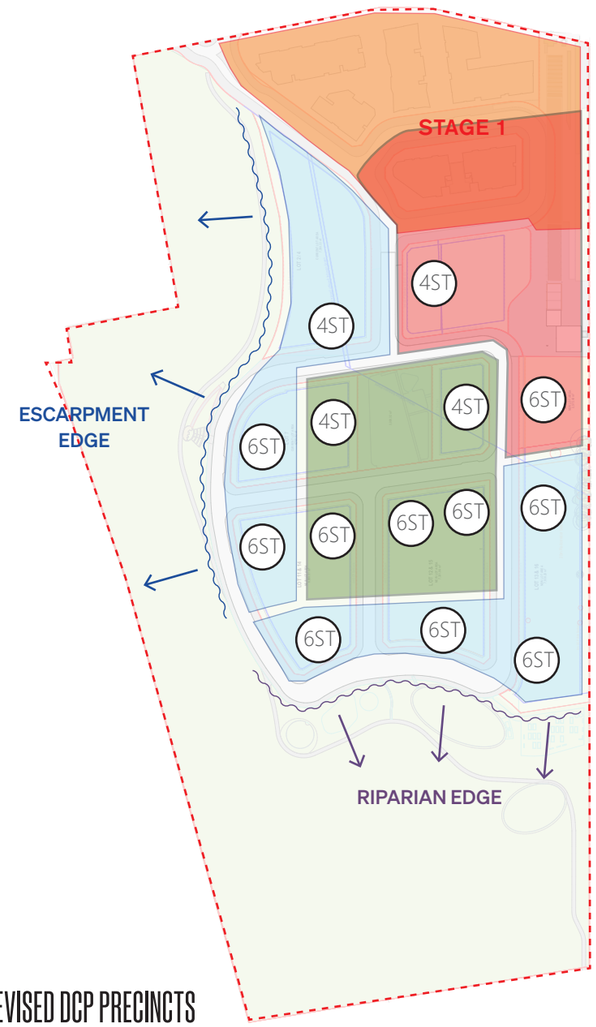
APPENDIX F
DCP CONTROLS

PRECINCTS

DCP



PROPOSED



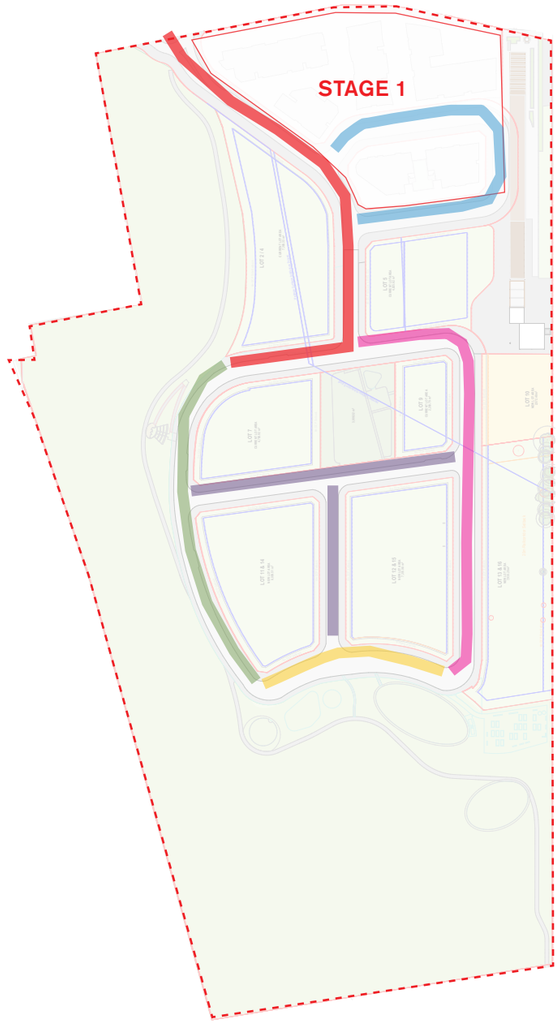
DCP PRECINCTS

- CIVIC HUB
- GREEN EDGE
- VILLAGE PARK
- TREETOP ESCARPMENT

PROPOSED REVISED DCP PRECINCTS

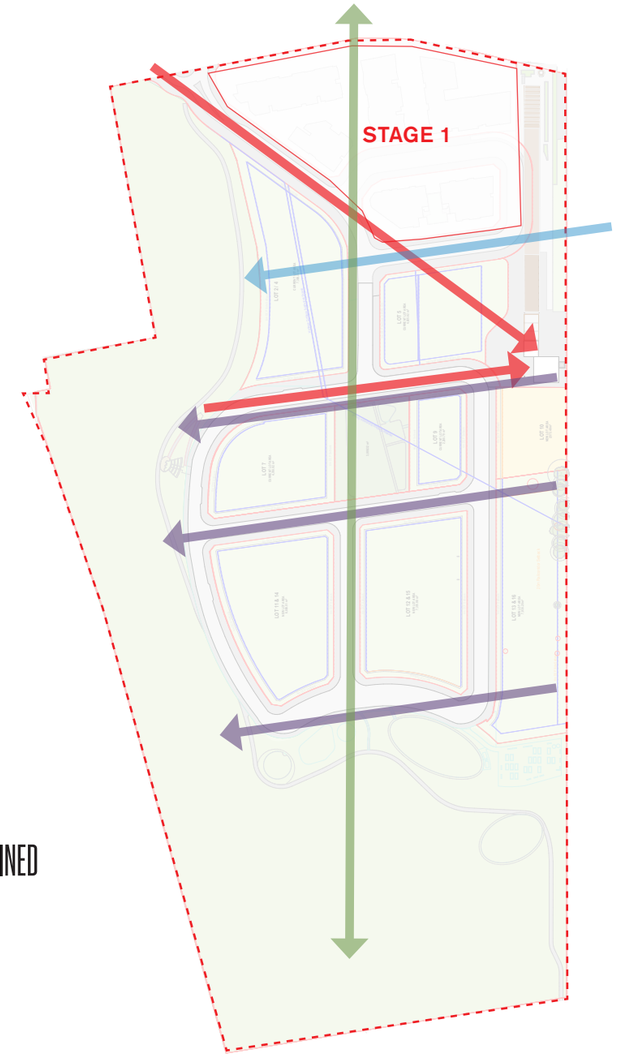
The proposal and lot precincts have been adjusted and developed to better reflect the revised masterplan.

DCP CONTROLS - VIEWS & ROAD HIERARCHY



ROAD HEIRACHY

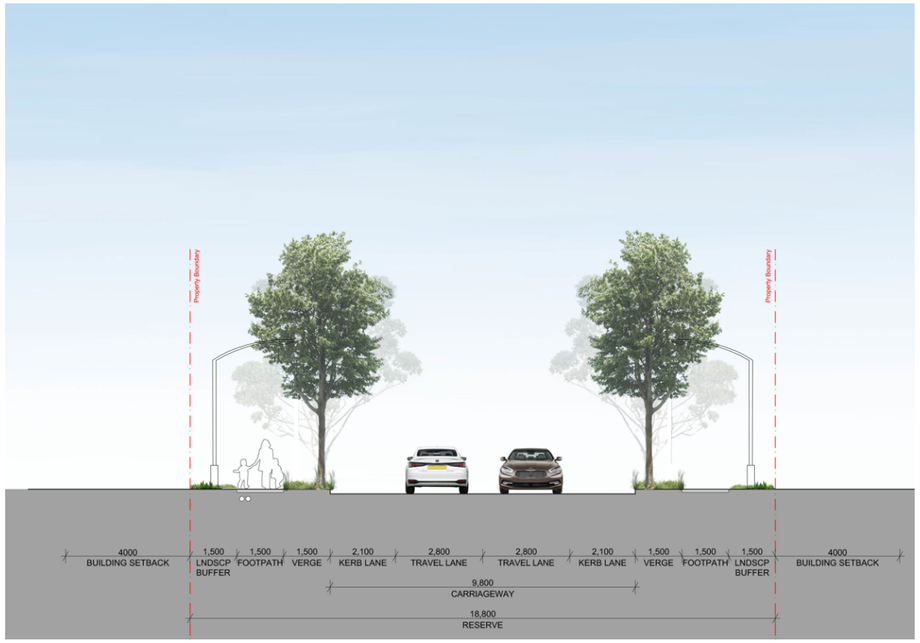
- ENTRY BOULEVARD
- LOOP ROAD (PUBLIC TRANSPORT)
- RIPARIAN EDGE A
- RIPARIAN EDGE B
- LOCAL STREET
- MAIN LOOP ROAD



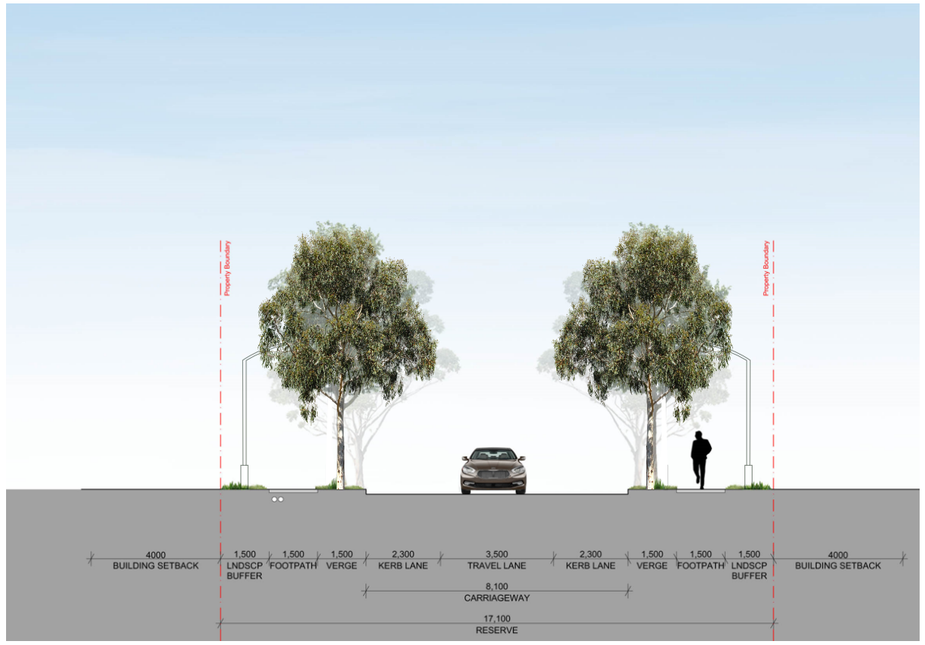
DCP VIEW CORRIDORS - MAINTAINED

- CHIMNEY VISTA
- MURRAY ROAD VISTA
- NORTH / SOUTH VISTA
- ESCARPMENT VISTA

ROAD HEIRARCHY



MAIN LOOP ROAD



LOCAL STREET

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