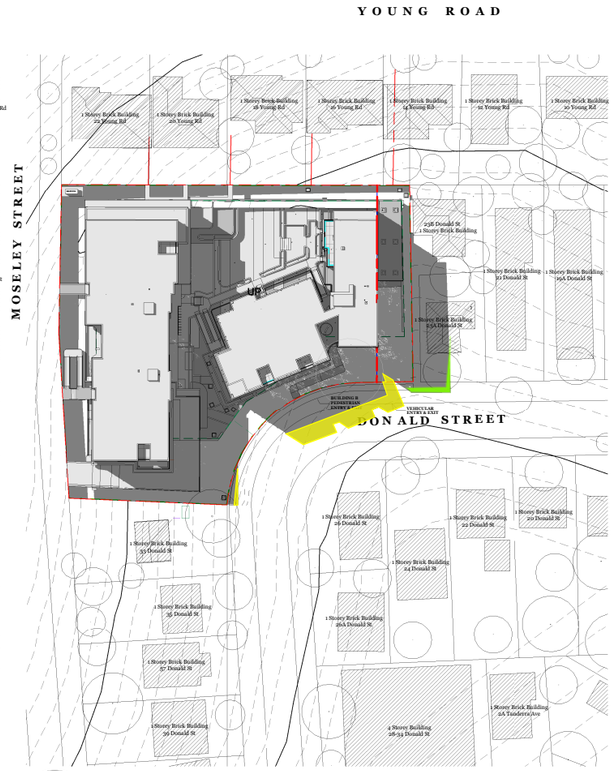
4 .6 - PRINCIPLE 06

AMENITY – SHADOW DIAGRAM

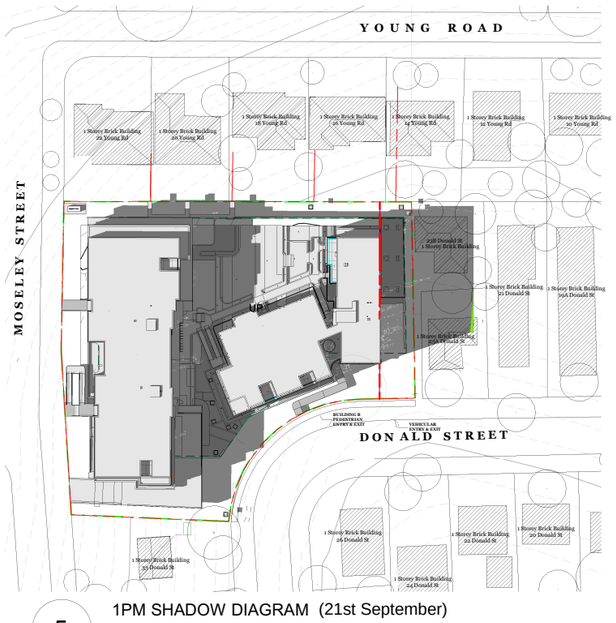
1 9AM SHADOW DIAGRAM (21st September)
1 : 750

2 10AM SHADOW DIAGRAM (21st September)
1 : 750



3 11AM SHADOW DIAGRAM (21st September)
1 : 750

4 12PM SHADOW DIAGRAM (21st September)
1 : 750



5 1PM SHADOW DIAGRAM (21st September)
1 : 750

6 2PM SHADOW DIAGRAM (21st September)
1 : 750

7 3PM SHADOW DIAGRAM (21st September)
1 : 750

Permissible Building Envelope
LMR + 30%= 22.75m
LEP + 30%= 27.3m

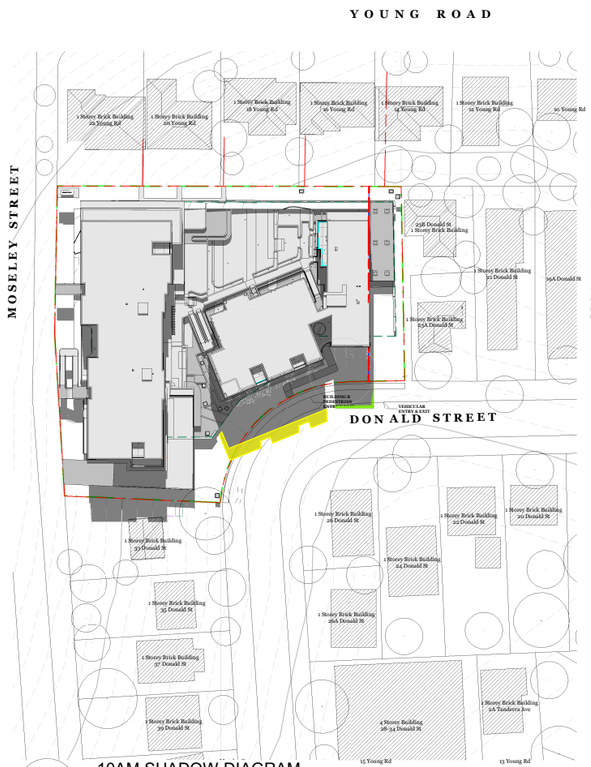
Proposed Height Building
A1 , B (27.35m)

Proposed Height Building
A2 (28.65m)

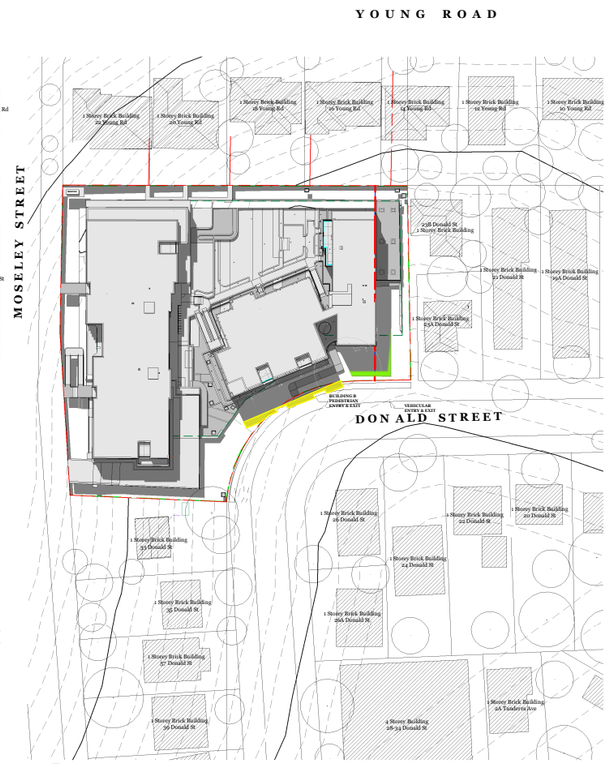
4 .6 - PRINCIPLE 06

AMENITY – SHADOW DIAGRAM

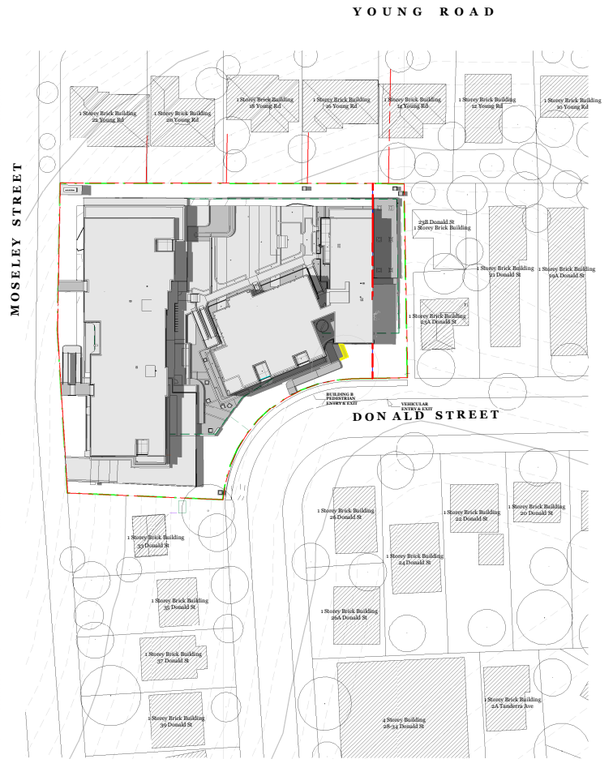
1 9AM SHADOW DIAGRAM (21st December)
1 : 750



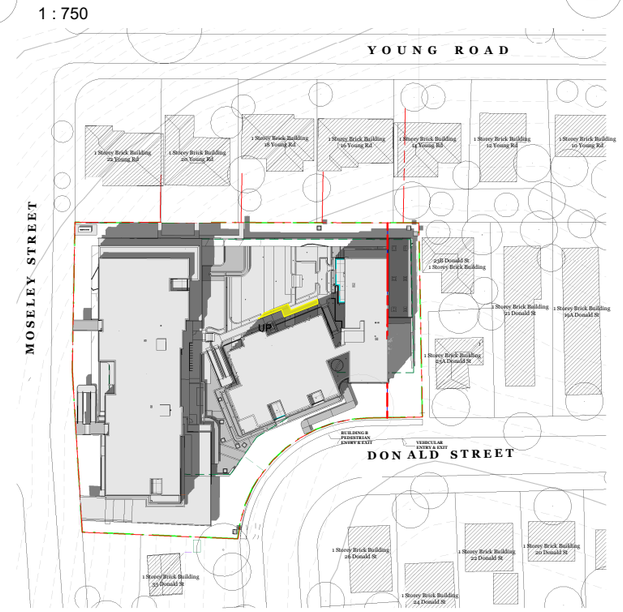
2 10AM SHADOW DIAGRAM (21st December)
1 : 750



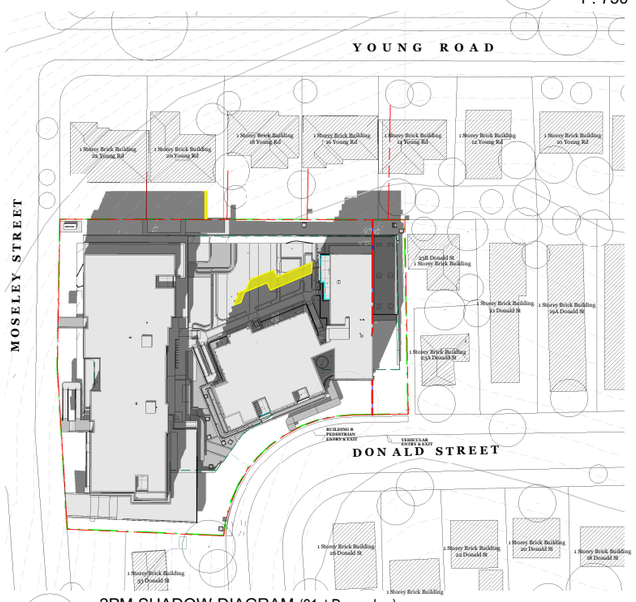
3 11AM SHADOW DIAGRAM (21st December)
1 : 750



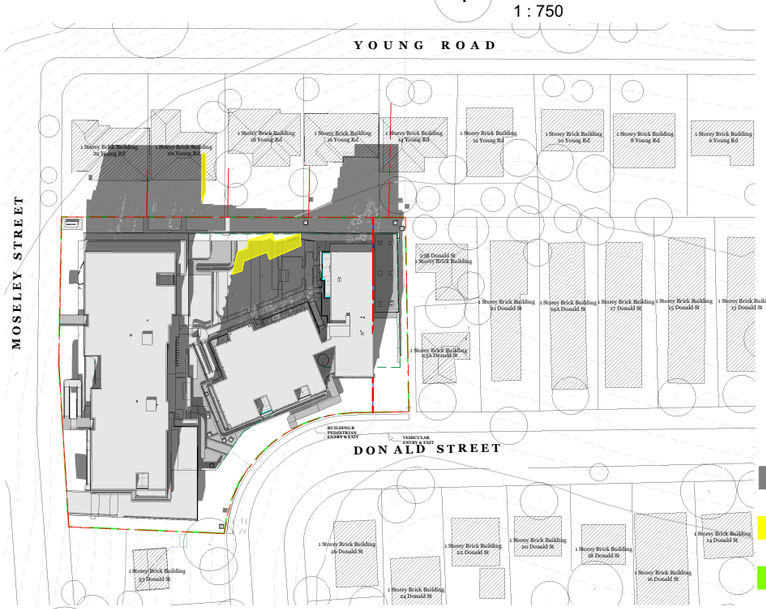
4 12PM SHADOW DIAGRAM (21st December)
1 : 750



5 1PM SHADOW DIAGRAM (21st December)
1 : 750



6 2PM SHADOW DIAGRAM (21st December)
1 : 750



7 3PM SHADOW DIAGRAM (21st December)
1 : 750

Permissible Building Envelope
LMR + 30%= 22.75m
LEP + 30%= 27.3m

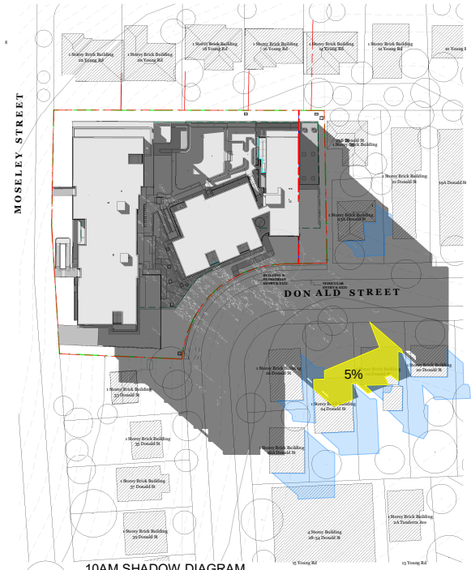
Proposed Height Building
A1 , B (27.35m)

Proposed Height Building
A2 (28.65m)

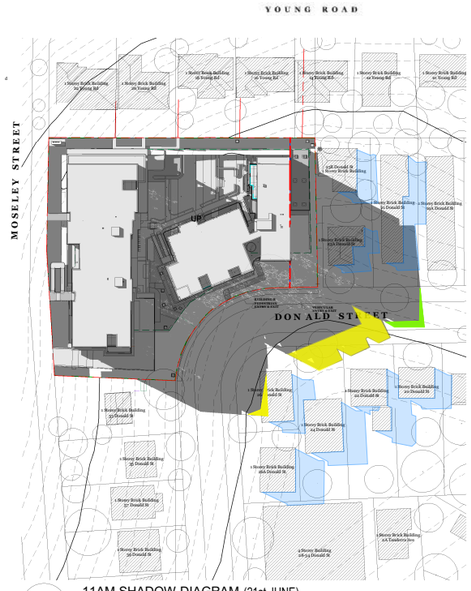
4 .6 - PRINCIPLE 06

AMENITY – SHADOW DIAGRAM

1 9AM SHADOW DIAGRAM (21st June)
1 : 750



2 10AM SHADOW DIAGRAM (21st June)
1 : 750



3 11AM SHADOW DIAGRAM (21st JUNE)
1 : 750

4 12PM SHADOW DIAGRAM (21st JUNE)
1 : 750

Proposed Height Building A1 -B (27.35m)

Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

4 .6 - PRINCIPLE 06

AMENITY – SHADOW DIAGRAM

5 1PM SHADOW DIAGRAM (21st JUNE)

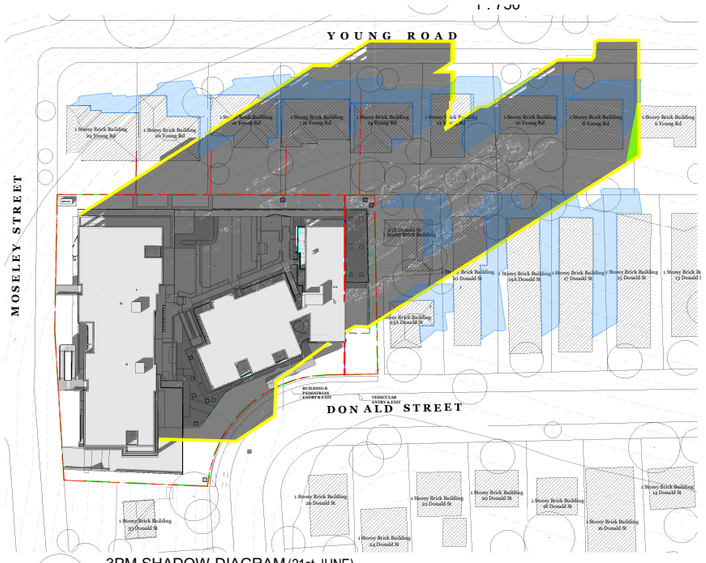
1 : 750

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JU

6 2PM SHADOW DIAGRAM (21st JUNE)

1 : 750



7 3PM SHADOW DIAGRAM (21st JUNE)

1 : 750

NOTE : SHADOWS CAST

Proposed Height Building A1-B (27.35m)

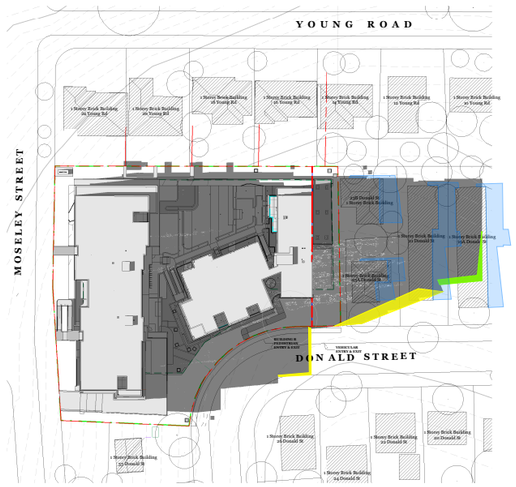
Proposed Height Building A2 (28.65m)

Existing Building shadow

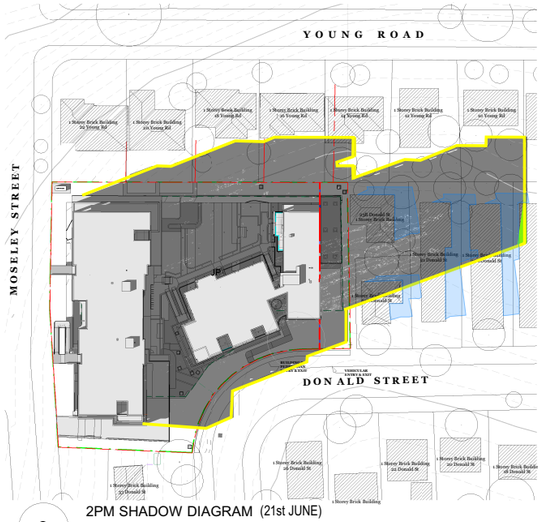
NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

4 .6 - PRINCIPLE 06

AMENITY – SHADOW DIAGRAM

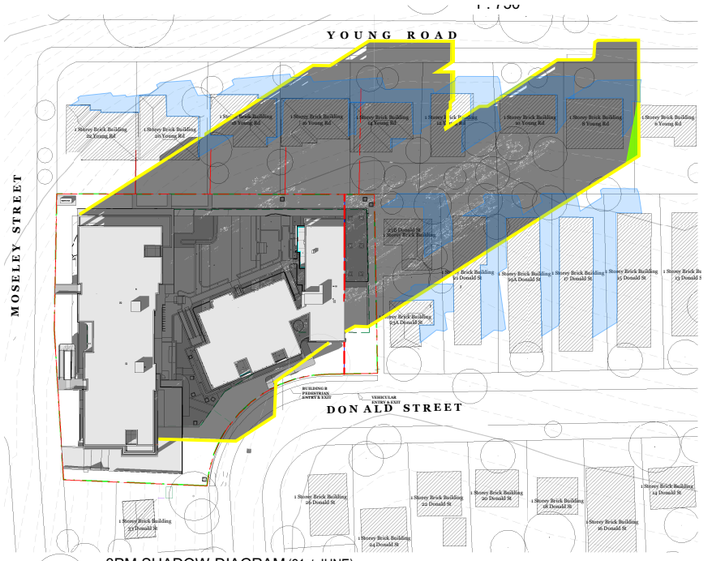


5 1PM SHADOW DIAGRAM (21st JUNE)
1 : 750



6 2PM SHADOW DIAGRAM (21st JUNE)
1 : 750

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE



7 3PM SHADOW DIAGRAM (21st JUNE)
1 : 750

NOTE : SHADOWS CAST

Proposed Height Building A1-B (27.35m)

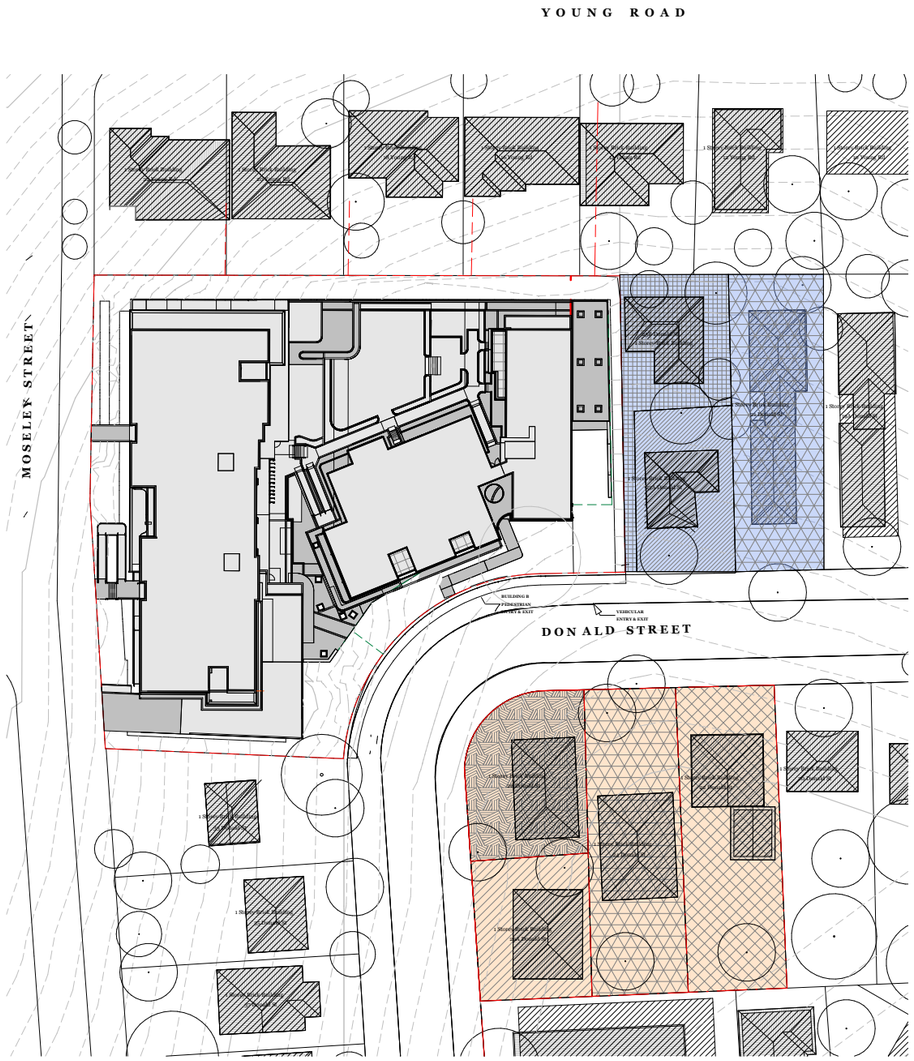
Proposed Height Building A2 (28.65m)

Existing Building shadow

NOTE : SHADOWS CAST DURING WINTER SOLSTICE 21ST JUNE

4 .6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS



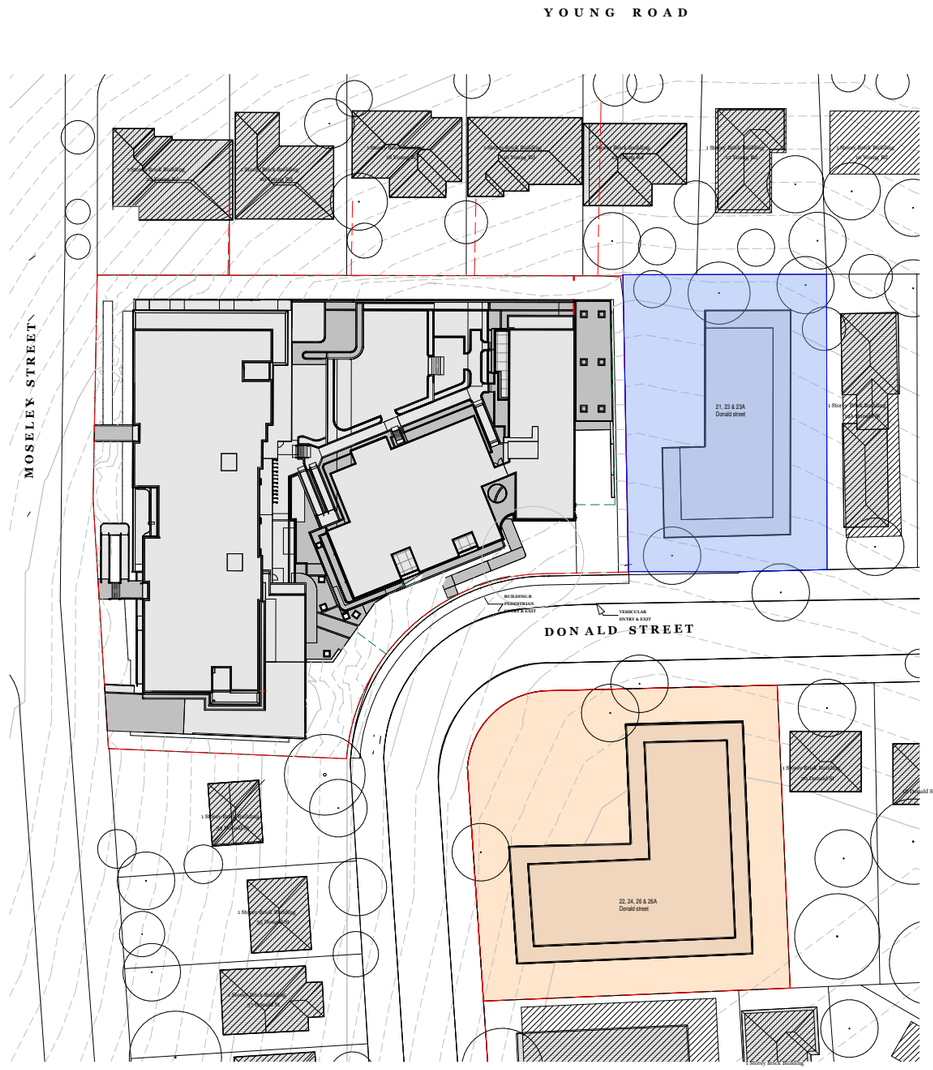
1 EXISITING SITE MAP

1 : 500

CONTEXTURAL MASSING STUDY - INDIVIDUAL LOT STUDY

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)
21 DONALD STREET	770	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1155	1500	1920
22 DONALD STREET	850	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1275	1657	2120
23 DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148
23A DONALD STREET	450	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	675	877	1122
24 DONALD STREET	810	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1215	1580	2022
26 DONALD STREET	520	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	780	1014	1297
26A DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148

* BEA (m^2) BASED ON RATION OF 0.75 : 1



2 PROPOSED CONTEXTURAL MASSING STUDY - OPTION 1

1 : 500

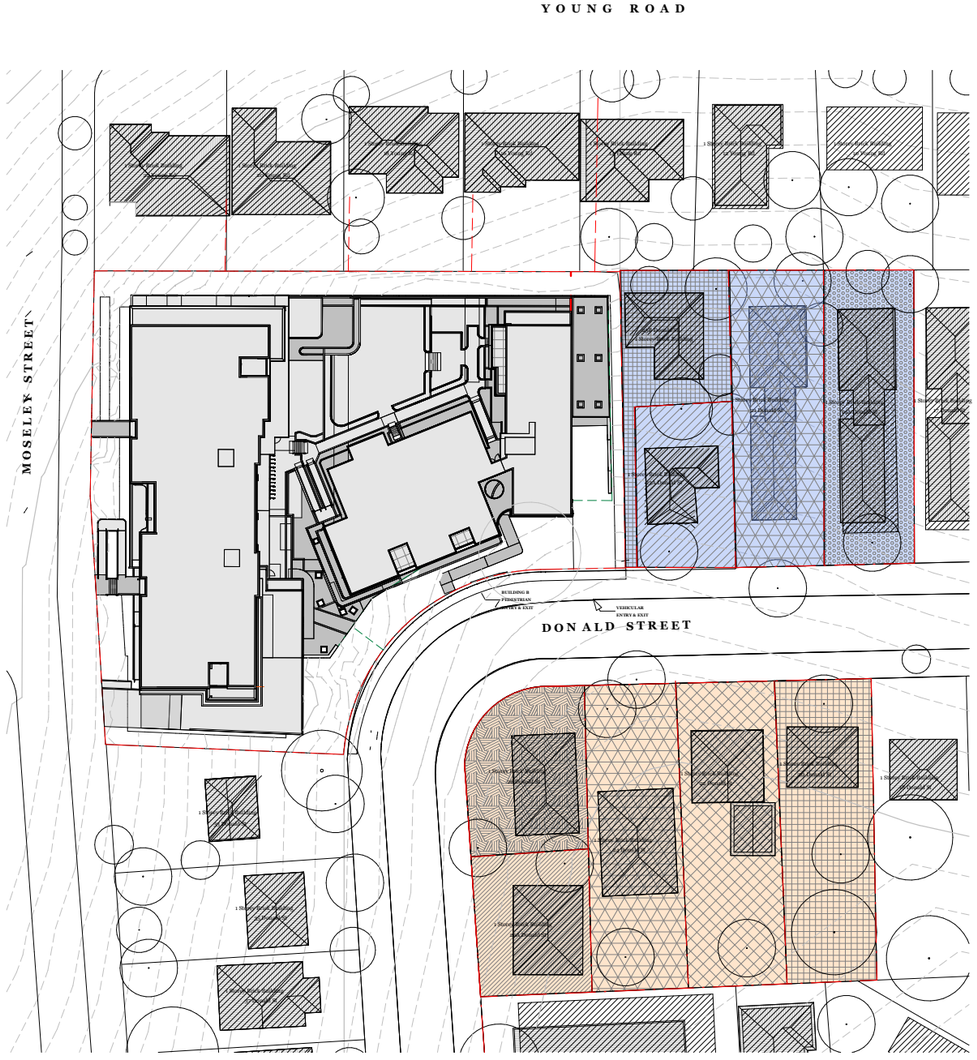
CONTEXTURAL MASSING STUDY - OPTION 1

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)	N^O LEVEL
21,23 & 23A DONALD STREET	1690	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	2535	3295	4220	5
22, 24. 26 & 26A DONALD STREET	2650	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	3975	5165	6610	5

* BEA (m^2) BASED ON RATION OF 0.75 : 1

4 .6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS



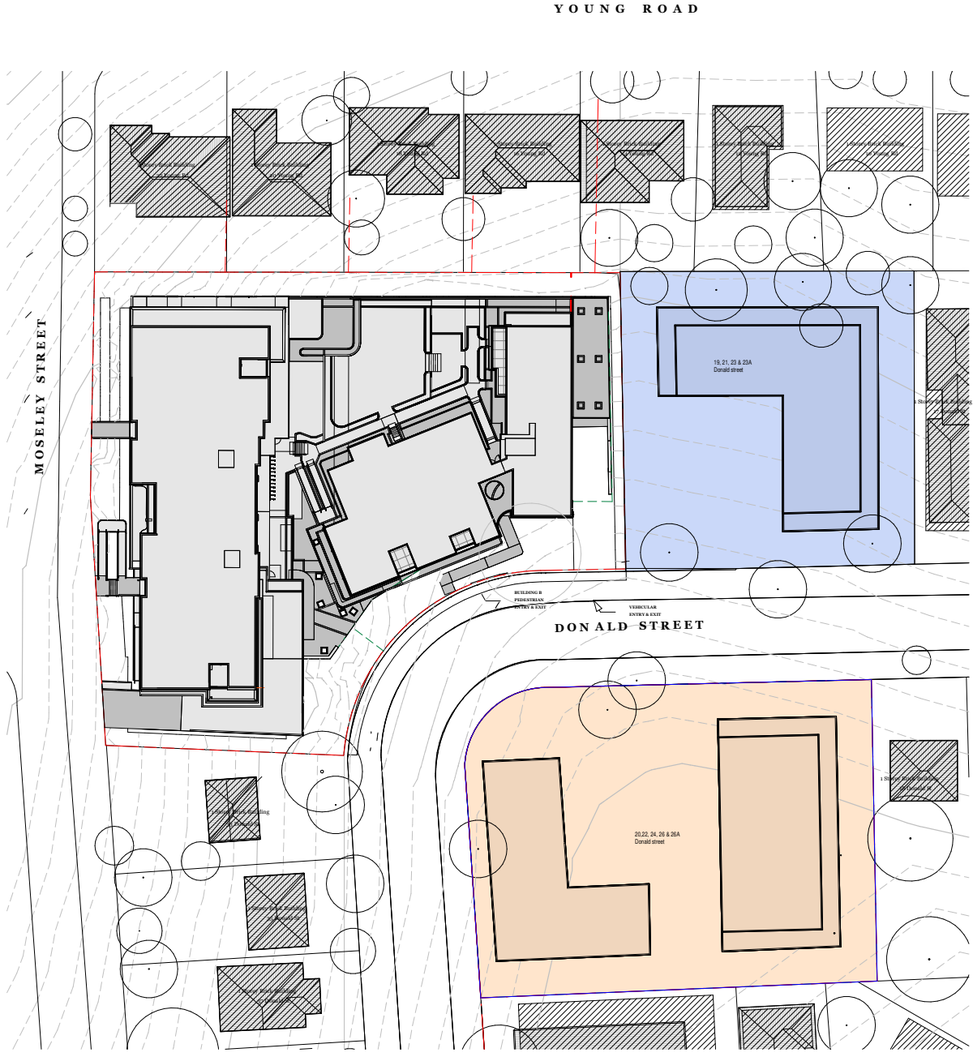
1 EXISITING SITE MAP

1 : 500

CONTEXTURAL MASSING STUDY - INDIVIDUAL LOT STUDY

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)
21 DONALD STREET	770	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1155	1500	1920
22 DONALD STREET	850	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1275	1657	2120
23 DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148
23A DONALD STREET	450	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	675	877	1122
24 DONALD STREET	810	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	1215	1580	2022
26 DONALD STREET	520	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	780	1014	1297
26A DONALD STREET	460	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	690	897	1148

* BEA (m^2) BASED ON RATION OF 0.75 : 1



2 PROPOSED CONTEXTURAL MASSING STUDY - OPTION 2

1 : 500

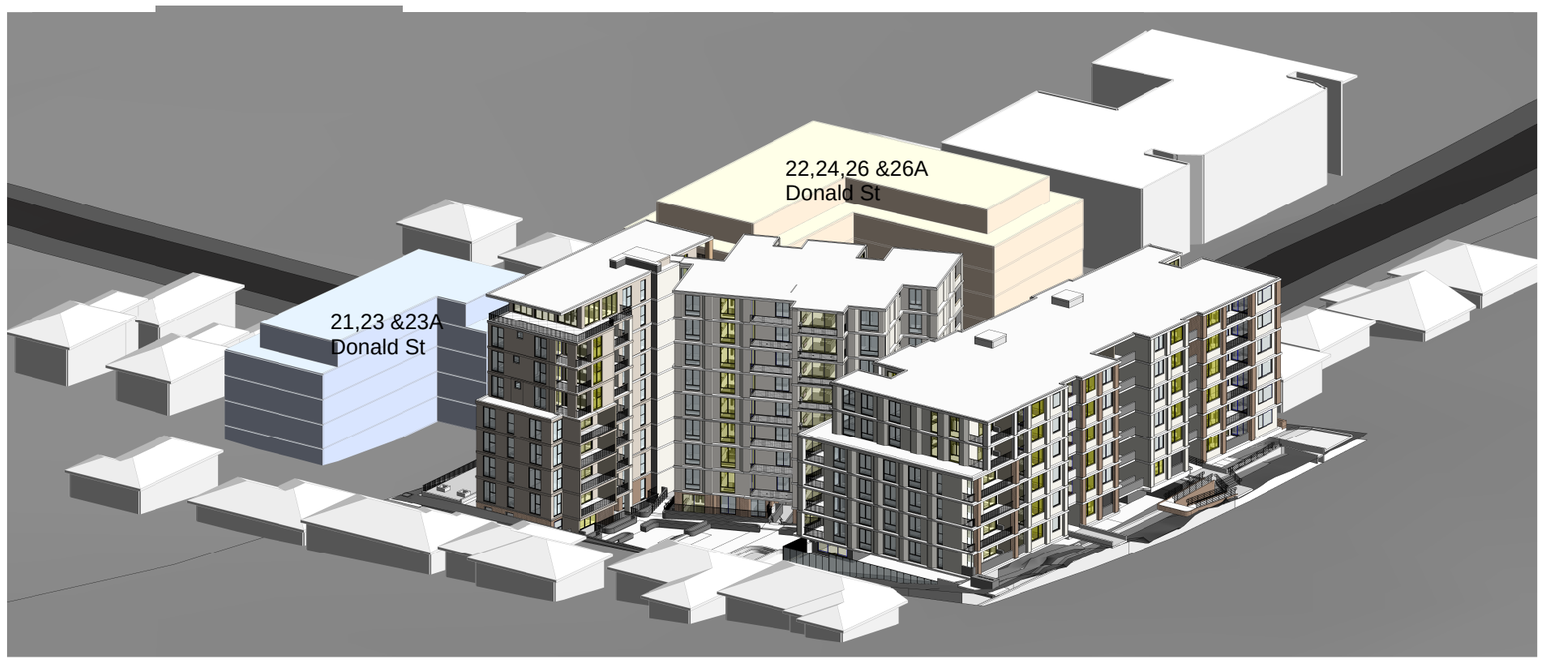
CONTEXTURAL MASSING STUDY - OPTION 2

SITE ADDRESS:	SITE AREA (m^2)	BUILDING ZONE	MAX HEIGHT	FSR	GFA (m^2)	GFA (m^2) + 30%	BEA (m^2)	N^O LEVEL
19, 21,23 & 23A DONALD STREET	2440	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	3660	4758	6090	6
20, 22, 24. 26 & 26A DONALD STREET	3450	R4- HIGH DENSITY RESIDENTIAL	17.5m	1.5:1	5175	6727	8610	6

* BEA (m^2) BASED ON RATION OF 0.75 : 1

4 .6 - PRINCIPLE 06

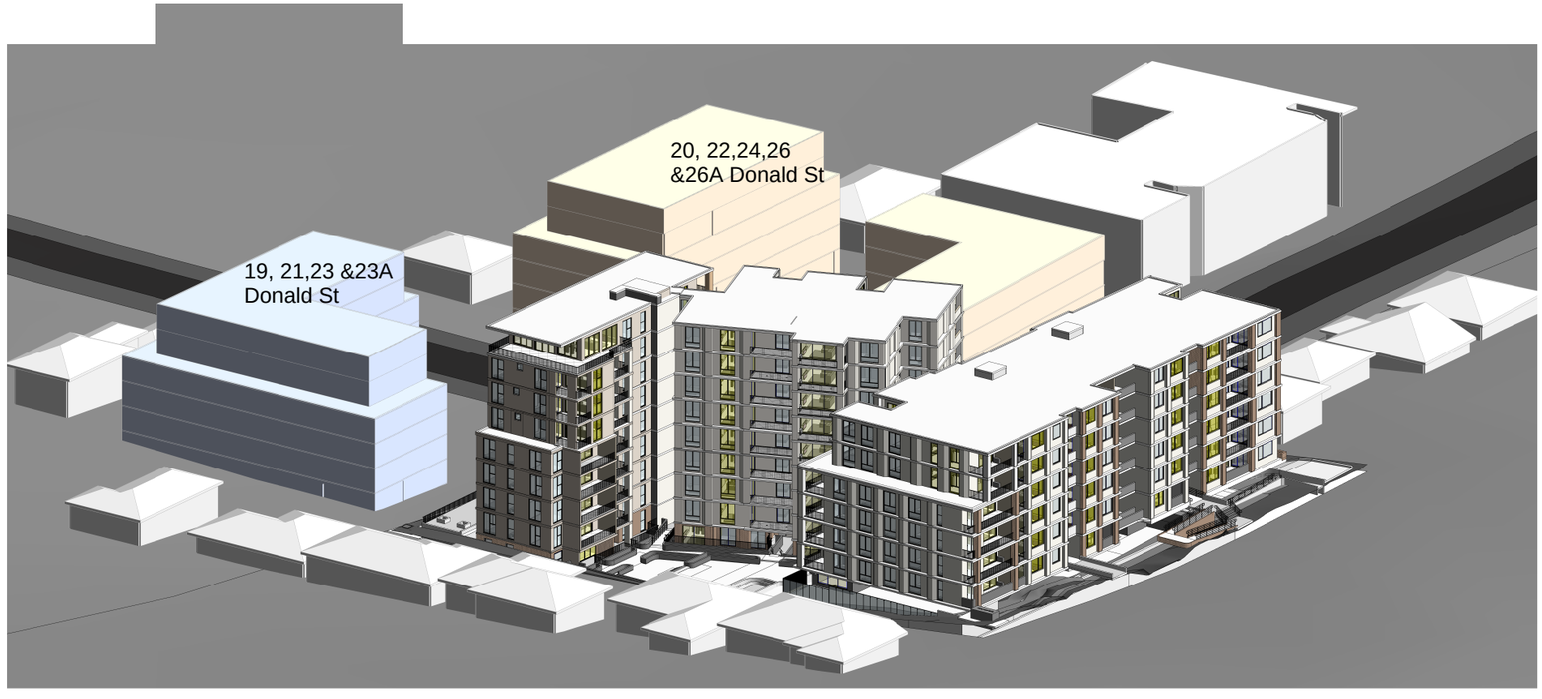
AMENITY : CONTEXTURAL MASSING OPTIONS



2 SUN-EYE 9am - 21st JUNE

Solar impact potential building - option 1

The massing on 21,23 &23A Donald Street on the east and north facades receive good solar.



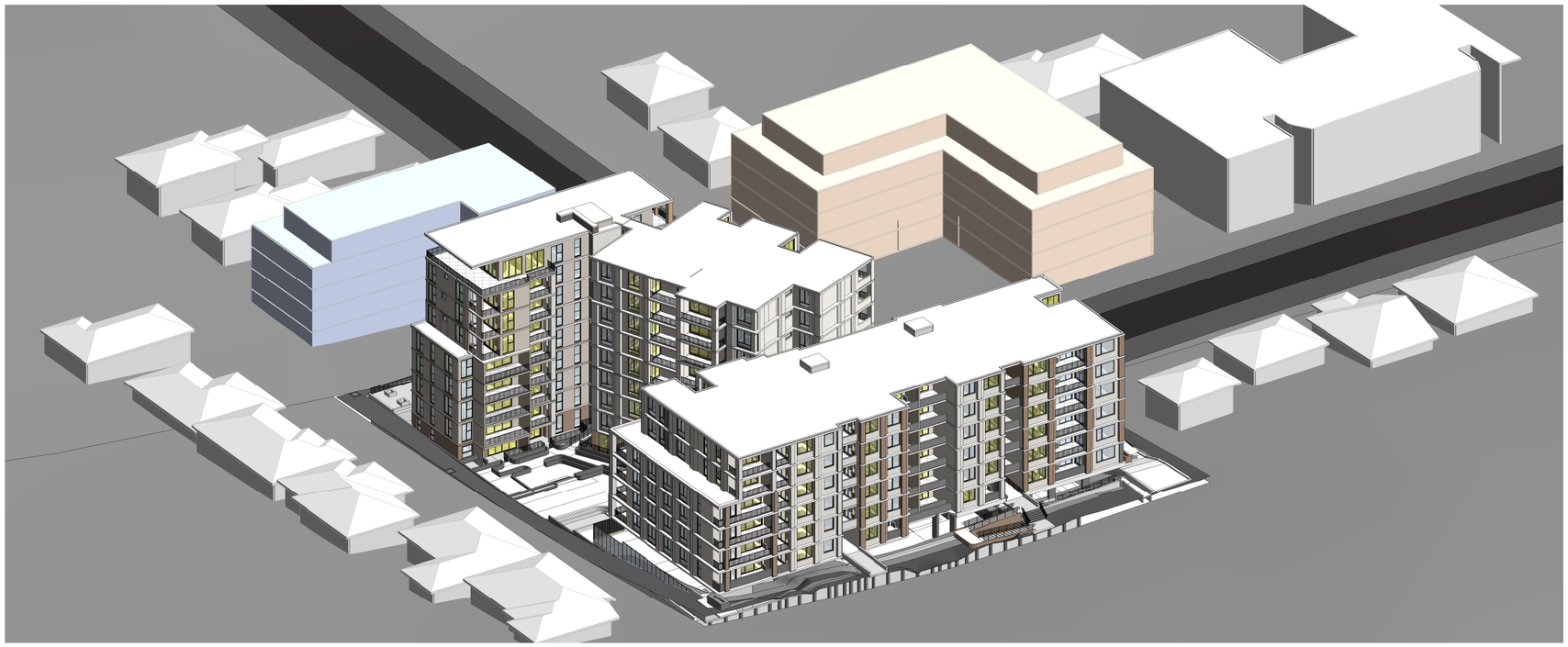
1 SUN-EYE 9am - 21st JUNE

Solar impact potential building - option 2

The massing on 21,23 &23A Donald Street on the east and north facades receive good solar.

4 .6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS



2 SUN-EYE 10am - 21st JUNE

Solar impact potential building - option 1

Both massing options receive good solar properties, and the proposed massing creates minimal shadows.

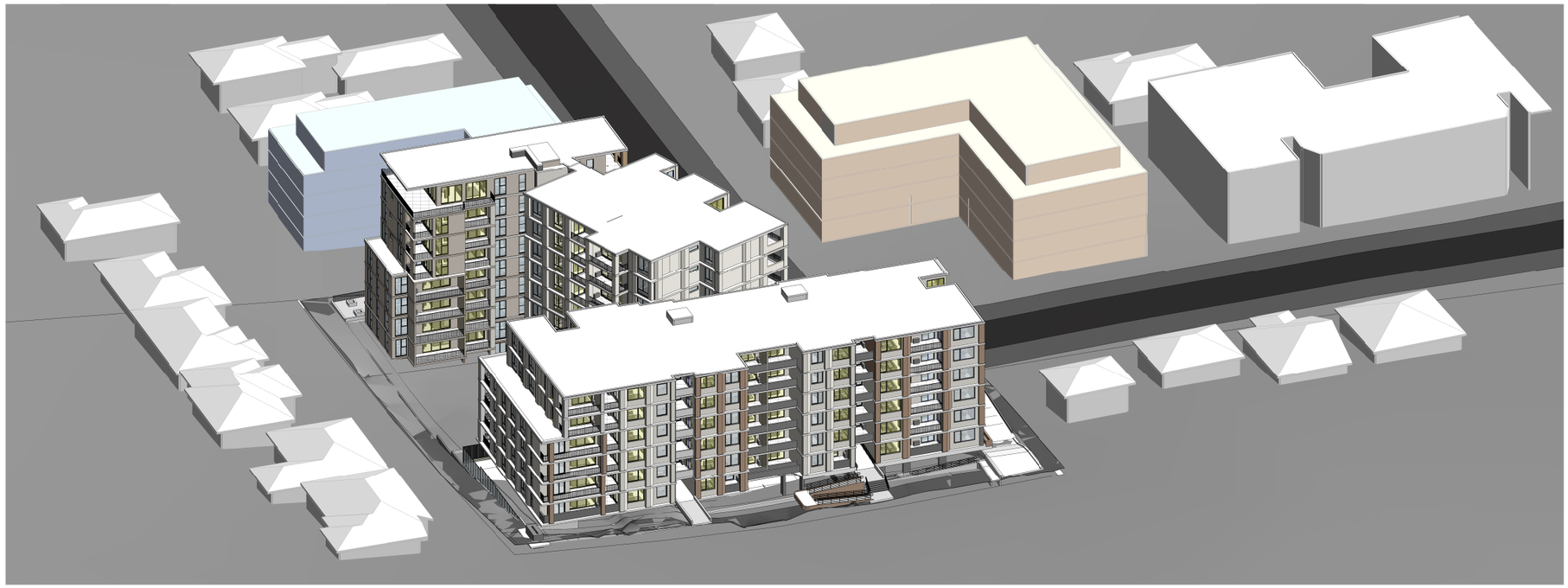
1 SUN-EYE 10am - 21st JUNE

Solar impact potential building - option 2

Both massing options receive good solar properties, and the proposed massing creates minimal shadows.

4 .6 - PRINCIPLE 06

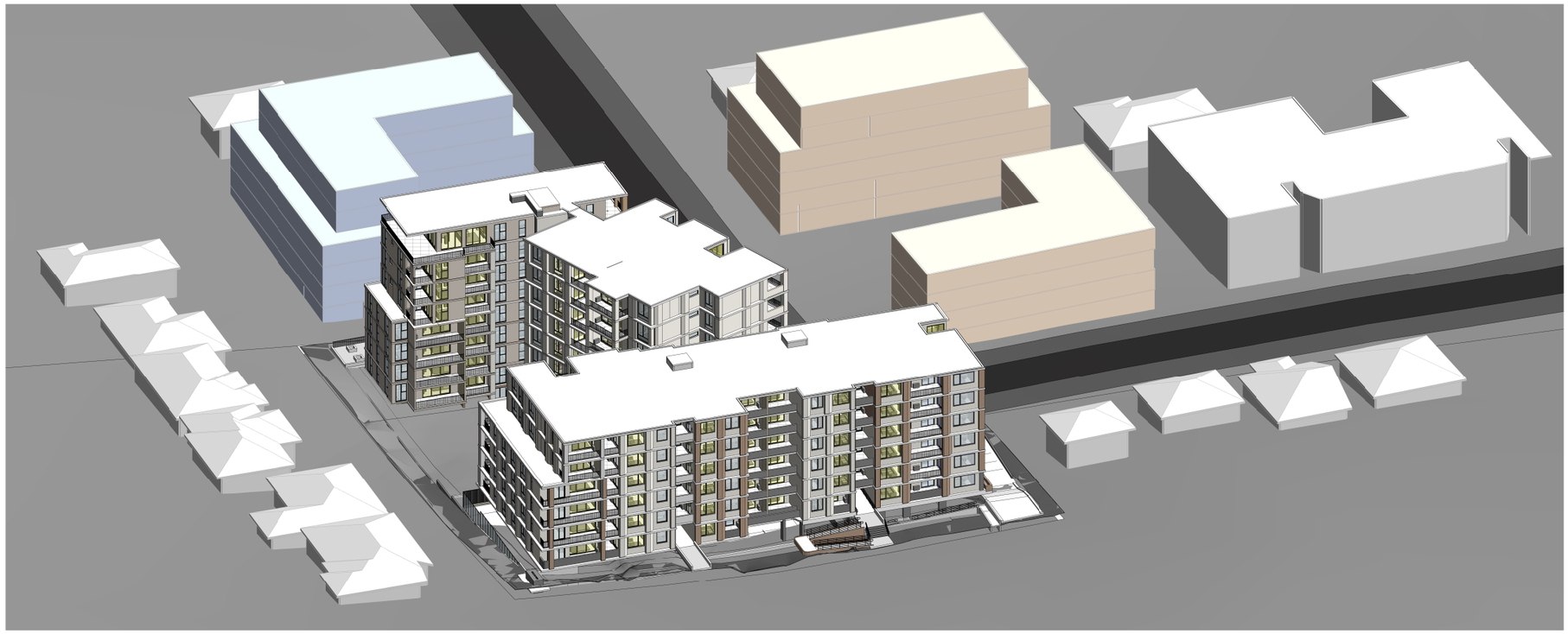
AMENITY : CONTEXTURAL MASSING OPTIONS



2 SUN-EYE 11am - 21st JU

Solar impact potential building - option 1

The massing on 22,24,26 & 26A demonstrates the extent of 2 hours solar



1 SUN-EYE 11am - 21st JU

Solar impact potential building - option 2

The massing has no shadows from our proposed massing.

4 .6 - PRINCIPLE 06

AMENITY : CONTEXTURAL MASSING OPTIONS

2 SUN-EYE 12pm - 21st JUNE

Solar impact potential building - option 1

The massing on 22,24,26 & 26A demonstrates the extent of 2 hours solar and there are no shadows from our proposed massing.

1 SUN-EYE 12pm - 21st JUNE

Solar impact potential building - option 2

The massing on 22,24,26 & 26A demonstrates the extent of 2 hours solar and there are no shadows from our proposed massing.