

1.0

RESPONSE TO
SUBMISSIONS 02

RESPONSE TO SUBMISSIONS 02

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		DPIE Issue 1(A)	DPIE Issue 2(A)	DPIE Issue 2(B)	DPIE Issue 4(A)	DPIE Issue 5(A)	DPIE Issue 5(B)
1.1 Option Analysis	3	✓					
1.2 Existing - Solar Access and Overshadowing	15		✓	✓			
1.3 Proposed - Solar Access and Overshadowing	28		✓	✓			
1.4 Streetscape Character	41				✓		
1.5 ADG Solar Access & Overshadowing	45					✓	
1.6 The Proposal - ADG Visual Privacy	59						✓

1.2 Siting Options
Comparative Analysis
DPIE RTS2 ISSUE 1(A)

The option analysis has been updated to clarify the key issues and constraints of previous Options 01-04 and includes an additional Option 05. This new option relocates the eastern portion of Building 1 to the north along Neild Avenue to provide a greater setback to 8 Vialoux Avenue and is described and evaluated on pages 13-14.

Options 02-05 have been discounted because of the following key issues:

Option 02
High impact to Valley Floor and reduction in quality of open space
Proximity to low scale single dwelling residential buildings located adjacent southern boundary
Loss of cricket oval and 400m running track

Option 03
Moderately flood effected
High impact to Valley Floor and reduction in quality of open space
Potential loss of significant existing trees along Neild avenue

Option 04
Severely flood effected
Location of existing high voltage line servicing railway
Relocation of football field and cricket oval to roof of proposed building
Constrained pedestrian and vehicular access

Option 05
Highly flood effected
High impact to Valley Floor and reduction in quality of open space
Potential loss of significant existing trees along Neild avenue
Loss of rugby field, cricket oval and 400m running track

Outcome
Option 01 achieves the best overall performance and establishes the basis for the siting of the Sports Complex and Carpark buildings. The siting is responsive to the surrounding built form and landscape contexts by locating the Sports Facilities Building at the edge of the valley floor and adjacent the existing three to five storey context. Importantly the siting mitigates key site constraints including flooding and loss of the existing playing fields. Option 01 has addressed solar access and view impacts through careful consideration of the built form massing.

The following pages describe each option and highlights the key issues in further detail related to each option.

KEY

LOW
performs poorly

1 2 3 4 5 6 7 8 9 10

HIGH
performs well

**PREFERRED OPTION
OPTION 1**

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	8
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	4
Minimises impact to trees	3
Sub Total	7
Least flood effected	8
Least impact to playing fields	9
Maximises northern orientation and aspect to playing fields	10
Minimises view impacts	
South of Site	1
West of Site	5
Sub Total	6
Minimises overshadowing impacts	5
Site coverage and land cost	8
Building cost	8
	79 _{/100}

OPTION 2

Footprint can accommodate the brief	8
Built form can respond to the surrounding built context	2
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	3
Minimises impact to trees	4
Sub Total	7
Least flood effected	7
Least impact to playing fields	1
Maximises northern orientation and aspect to playing fields	5
Minimises view impacts	
South of Site	3
West of Site	5
Sub Total	8
Minimises overshadowing impacts	2
Site coverage and land cost	8
Building cost	8
	56 _{/100}

Key Issues

High impact to Valley Floor and reduction in quality of open space
Proximity to low scale single dwelling residential buildings located adjacent southern boundary
Loss of cricket oval and 400m running track

OPTION 3

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	8
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	1
Minimises impact to trees	1
Sub Total	2
Least flood effected	5
Least impact to playing fields	5
Maximises northern orientation and aspect to playing fields	2
Minimises view impacts	
South of Site	2
West of Site	3
Sub Total	5
Minimises overshadowing impacts	8
Site coverage and land cost	2
Building cost	10
	57 _{/100}

Key Issues

Moderately flood effected
High impact to Valley Floor and reduction in quality of open space
Potential loss of significant existing trees along Neild avenue

1.2 Siting Options
Comparative Analysis
DPIE RTS2 ISSUE 1(A)



OPTION 4

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	7
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	5
Minimises impact to trees	2
Sub Total	7
Least flood effected	1
Least impact to playing fields	8
Maximises northern orientation and aspect to playing fields	3
Minimises view impacts	
South of Site	5
West of Site	5
Sub Total	10
Minimises overshadowing impacts	8
Site coverage and land cost	2
Building cost	1

57/100

Key Issues

- Severely flood effected
- Location of existing high voltage line servicing railway
- Relocation of football field and cricket oval to roof of proposed building
- Constrained pedestrian and vehicular access



OPTION 5

Footprint can accommodate the brief	10
Built form can respond to the surrounding built context	9
Built form can respond to the surrounding landscape context	
Minimises impact to Valley Floor	1
Minimises impact to trees	1
Sub Total	2
Least flood effected	4
Least impact to playing fields	1
Maximises northern orientation and aspect to playing fields	2
Minimises view impacts	
South of Site	3
West of Site	2
Sub Total	5
Minimises overshadowing impacts	9
Site coverage and land cost	2
Building cost	10

54/100

Key Issues

- Highly flood effected
- High impact to Valley Floor and reduction in quality of open space
- Potential loss of significant existing trees along Neild avenue
- Loss of rugby field, cricket oval and 400m running track

KEY

LOW

performs poorly

1

234

5

6789

10

HIGH

performs well

RESPONSE TO SUBMISSIONS 02

1.1 Option Analysis
Siting Option 01

DPIE RTS2 ISSUE 1(A)

Option 01 proposes the following siting:

- + Sports facilities building located at the south western corner of Weigall with pedestrian and vehicle access from Neild Avenue.
- + A separately located carpark at the south eastern corner of Weigall with vehicle access from Alma street.
- + A small rotation to the existing Weigall 3 field to maximise the sports complex envelope.

The sports facilities building and carpark replace the existing multi purpose courts, tennis courts and cricket practice nets.

Proposed uses are accommodated within a 3-4 storey envelope indicatively as follows:

Ground Level:	Aquatic Facilities
First Floor:	Void over Aquatic Facilities
Second Floor:	Multi Purpose Indoor Hall and flexible spaces for training and coaching
Third Floor:	Void over Multi Purpose Indoor Hall and flexible spaces for training and coaching

The car parking requirements are accommodated within a single storey envelope with 2 parking levels.

KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



1:2000 @ A3



1.2 Siting Option 01
Key Issues and Constraints

DPIE RTS2 ISSUE 1(A)

- 1. Proximity and impacts of amenity to neighbouring residential
- 2. Potential loss of significant trees along Neild Avenue
- 3. Minor sewer diversion required
- 4. Slight reorientation of football field

KEY

 Weigall Site boundary

 Railway line

 Proximity to neighbouring residential, impact of amenity

 Significantly flood affected area

 Existing mature landscaping

 Potential significant trees

 Road and rail noise sources

 Significant underground services

 Elevated rail line's operational constraints and access requirements

 Underground sewer services



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RESPONSE TO SUBMISSIONS 02

1.2 Option Analysis
Siting Option 02

DPIE RTS2 ISSUE 1(A)

Option 02 proposes the following siting:

- + Sports facilities building located at the south eastern corner of Weigall with pedestrian access from Vialoux Avenue and vehicle access from Alma Street.
- + A separately located carpark at the south western corner of Weigall with vehicle access from Neild Avenue.
- + The existing Weigall 3 field is rotated 90 degrees to maximise the sports complex envelope.

The sports facilities building and carpark replace the existing multi purpose courts, tennis courts and cricket practice nets.

Proposed uses are accommodated within a 3-4 storey envelope indicatively as follows:

- Ground Level: Aquatic Facilities
First Floor: Void over Aquatic Facilities
Second Floor: Multi Purpose Indoor Hall and flexible spaces for training and coaching
Third Floor: Void over Multi Purpose Indoor Hall and flexible spaces for training and coaching

The car parking requirements are accommodated within a single storey envelope with 2 parking levels.

KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



1:2000 @ A3













1.2 Siting Option 02
Key Issues and Constraints

DPIE RTS2 ISSUE 1(A)

1. Moderately flood effected
2. High impact to valley floor and reduction in quality to open space
3. Proximity and impacts of amenity to neighbouring residential
4. Loss of cricket oval and 400m running track
5. Loss of embankment and significant reorientation of football fields

KEY

-  Weigall Site boundary
-  Railway line
-  Proximity to neighbouring residential, impact of amenity
-  Significantly flood affected area
-  Existing mature landscaping
-  Potential significant trees
-  Road and rail noise sources
-  Significant underground services
-  Elevated rail line's operational constraints and access requirements
-  Underground sewer services



1:2000 @ A3



1.2 Option Analysis
Siting Option 03

DPIE RTS2 ISSUE 1(A)

Option 03 proposes the following siting:

- + Sports facilities building located at the south western corner of Weigall with pedestrian and vehicle access from Neild Avenue.
- + The carpark is integrated within the sports complex.
- + The existing Weigall 3 field and cricket ovals are pushed to the east and the 400m/100m running track are reorientated to maximise the sports complex envelope.

The sports facilities building and carpark replace the existing multi purpose courts, tennis courts and cricket practice nets.

Proposed uses are accommodated within a 2 -3 storey envelope indicatively as follows:

- Ground Level: Aquatic Facilities and Multi Purpose Indoor Hall
- First Floor: Void over Aquatic Facilities and Multi Purpose Indoor Hall
- Second Floor: Flexible spaces for training and coaching

KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



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1.2 Siting Option 03
Key Issues and Constraints

DPIE RTS2 ISSUE 1(A)

1. Moderately flood effected
2. High impact to valley floor and reduction in quality to open space
3. Proximity and impacts of amenity to neighbouring residential
4. Potential loss of significant trees along Neild Avenue
5. Loss of embankment
6. Moderate sewer diversion required
7. Reorientation of football field, cricket ovals and 400m running track

KEY

-  Weigall Site boundary
-  Railway line
-  Proximity to neighbouring residential, impact of amenity
-  Significantly flood affected area
-  Existing mature landscaping
-  Potential significant trees
-  Road and rail noise sources
-  Significant underground services
-  Elevated rail line's operational constraints and access requirements
-  Heritage items
-  Underground sewer services



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1.2 Option Analysis
Siting Option 04

DPIE RTS2 ISSUE 1(A)

Option 04 proposes the following siting:

- + Sports facilities building located at the north eastern corner of Weigall with pedestrian and vehicle access from Walker Avenue.
- + The carpark is integrated within the sports complex with additional vehicle access from Alma street via the existing right of way through the Maccabi site.
- + The existing Weigall 4 field and cricket ovals are relocated to the roof of the sports complex.

The sports facilities building and carpark replace the existing multi purpose courts.

Proposed uses are accommodated within a 5 storey envelope indicatively as follows:

Ground Level:	Aquatic Facilities and carparking
First Floor:	Void over Aquatic Facilities and carparking
Second Floor:	Multi Purpose Indoor Hall and flexible spaces for training and coaching
Third Floor:	Void over Multi Purpose Indoor Hall and flexible spaces for training and coaching
Fourth Floor/ Roof:	Football field, cricket oval, grandstand and support facilities

KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



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1.2 Siting Option 04

Key Issues and Constraints

DPIE RTS2 ISSUE 1(A)

1. Severely flood effected
2. Existing high voltage easement underneath footprint servicing railway
3. Maintenance access and clearance to rail corridor and noise source
4. Proximity and impacts of amenity to neighbouring residential
5. Potential loss of significant trees
6. Main address via Walker Avenue, impacting on local residential character
7. Poor connection to fields
8. Relocation of football field and cricket oval to roof of building

KEY

-  Weigall Site boundary
-  Railway line
-  Proximity to neighbouring residential, impact of amenity
-  Significantly flood affected area
-  Existing mature landscaping
-  Potential significant trees
-  Road and rail noise sources
-  Significant underground services
-  Elevated rail line's operational constraints and access requirements



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1.2 Option Analysis
Siting Option 05

DPIE RTS2 ISSUE 1(A)

Option 05 proposes the following siting:

- + Sports facilities building located at the south western corner of Weigall with pedestrian and vehicle access from Neild Avenue.
- + A separately located carpark at the south eastern corner of Weigall with vehicle access from Alma street.

The sports facilities building and carpark replace the existing multi purpose courts.

Proposed uses are accommodated within a 2-3 storey envelope indicatively as follows:

- Ground Level: Aquatic Facilities and Multi Purpose Indoor Hall
- First Floor: Void over Aquatic Facilities and Multi Purpose Indoor Hall
- Second Floor: Flexible Spaces for training and coaching

The car parking requirements are accommodated within a single storey envelope with 2 parking levels.

KEY

- Weigall Site boundary
- Pedestrian Access
- Vehicle Access
- Existing trees
- Open space
- Sports field to be re-marked on site
- Markings for existing fields on site
- Approved Maccabi Stage 1 DA Built Form
- Zone for sports facilities building
- Zone for above ground carpark
- Elements relocated / demolished



1:2000 @ A3



1.2 Siting Option 05
Key Issues and Constraints

DPIE RTS2 ISSUE 1(A)

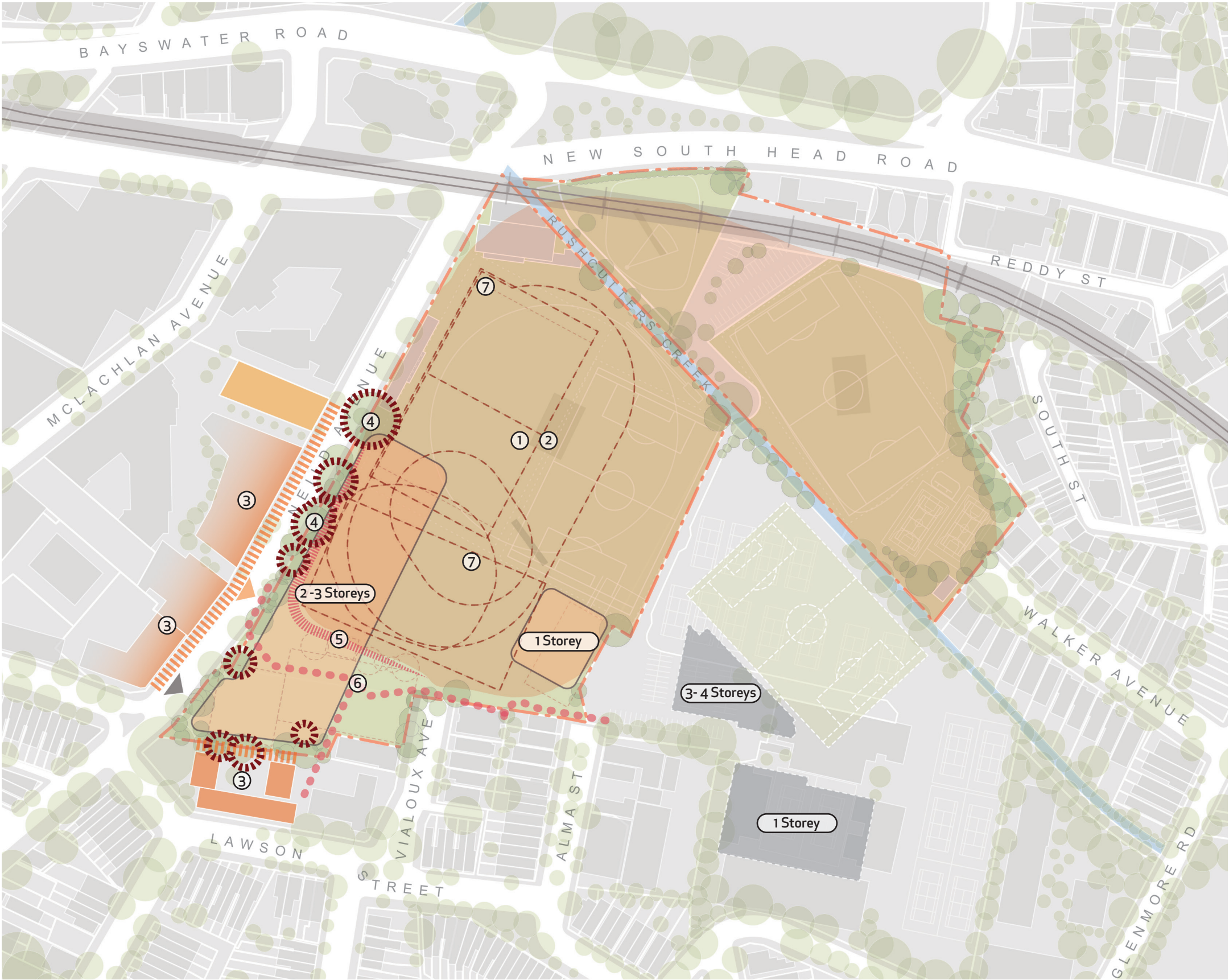
- 1. Highly flood effected
- 2. Severe impact to valley floor and reduction in quality to open space
- 3. Proximity and impacts of amenity to neighbouring residential
- 4. Potential loss of significant trees along Neild Avenue
- 5. Loss of embankment
- 6. Extensive sewer diversion required
- 7. Loss of rugby field, football field, cricket ovals and 400m running track

KEY

- Weigall Site boundary
- Railway line
- Proximity to neighbouring residential, impact of amenity
- Significantly flood affected area
- Existing mature landscaping
- Potential significant trees
- Road and rail noise sources
- Significant underground services
- Elevated rail line's operational constraints and access requirements
- Heritage items
- Underground sewer services



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1.3 Residential Amenity
Existing

DPIE RTS2 ISSUE 2(A)(B)

9 Vialoux Street and 24 Alma Street Uses

The nature and use of the rooms adjacent the southern boundary of Building 2 are as follows:

9 Vialoux Avenue [detached single residential dwelling]

Lower Ground [Weigall field level]
Garage and storage for Weigall maintenance equipment

Ground [Vialoux Street level]
Kitchen, dining and living areas

First Floor
Bedrooms and study

24 Alma Street [detached single residential dwelling]

Lower Ground [Weigall field level]
Garage and storage for Weigall maintenance equipment

Ground [Alma Street level]
Kitchen, dining and living areas

First Floor
Bedrooms and bathroom

For detailed locations refer to the room names on the following suneye diagrams.

9 Vialoux Street and 24 Alma Solar Access

Building 2 does not reduce the solar access to the habitable rooms of both 9 Vialoux Street and 24 Alma Street between 9am-3pm June 21. For further detail refer to the following existing and proposed suneye diagrams.

KEY

Living room receiving solar access (Area $\geq 1\text{m}^2$)

Living room receiving solar access (Area $< 1\text{m}^2$)

Ba Bathroom

Be Bedroom

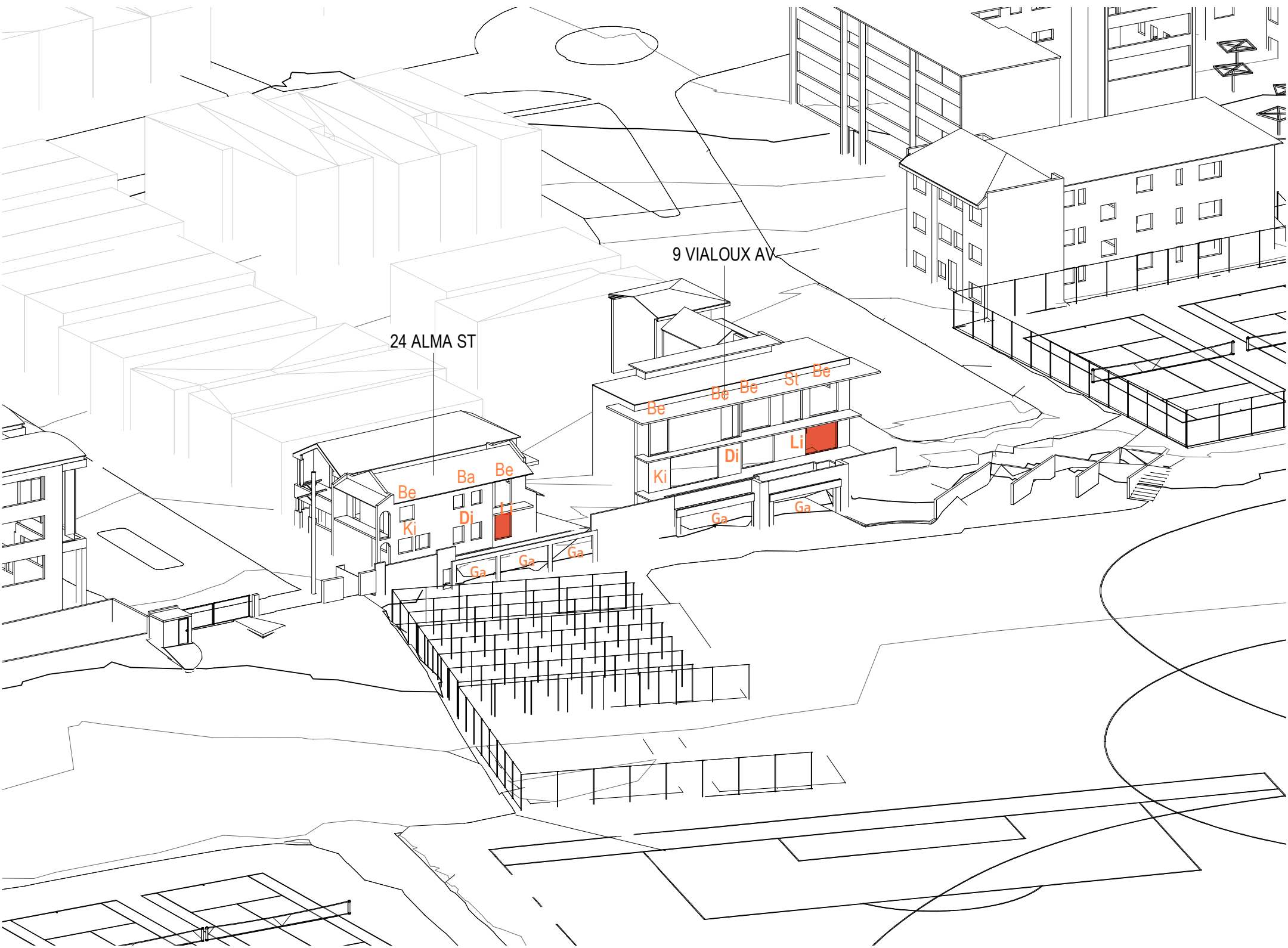
Ki Kitchen

Li Living room

Ga Garage

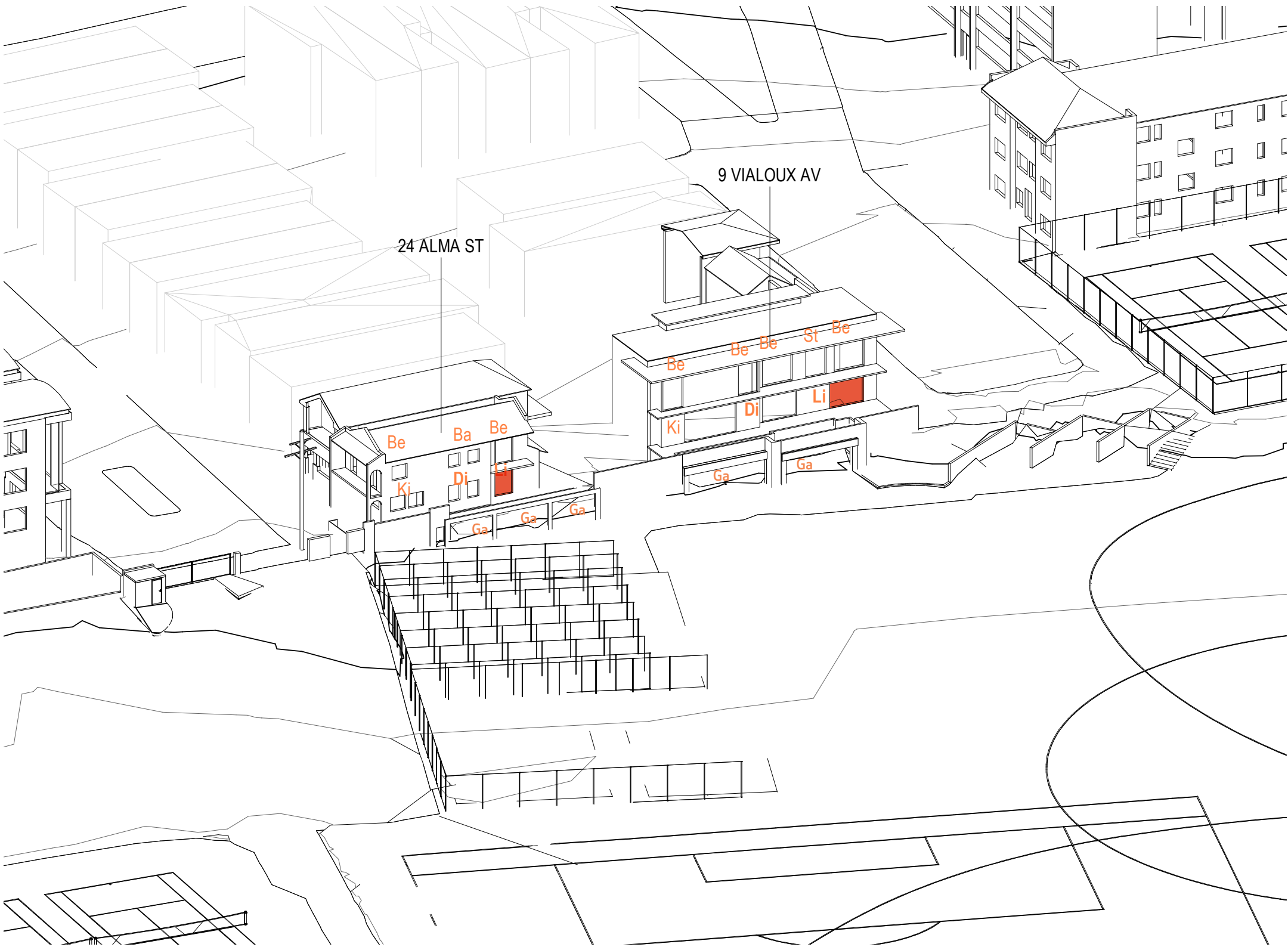
1/GF Unit no. / Building level

Existing clothes line



Suneye 09:00 June 21

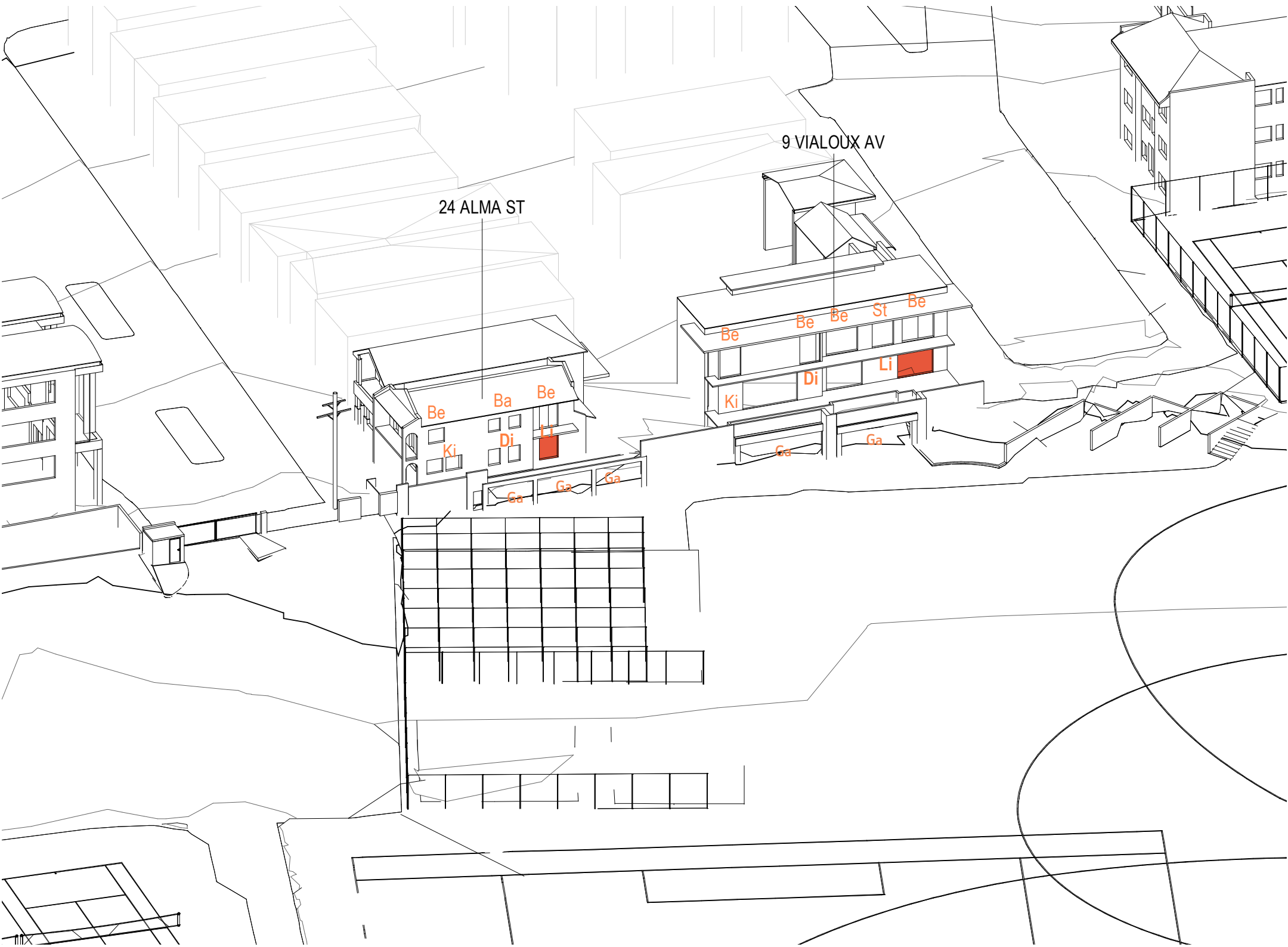
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area ≥ 1m²)
 - Living room receiving solar access (Area < 1m²)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - 1/6F Unit no. / Building level
 - Existing clothes line

Suneye 09:30 June 21

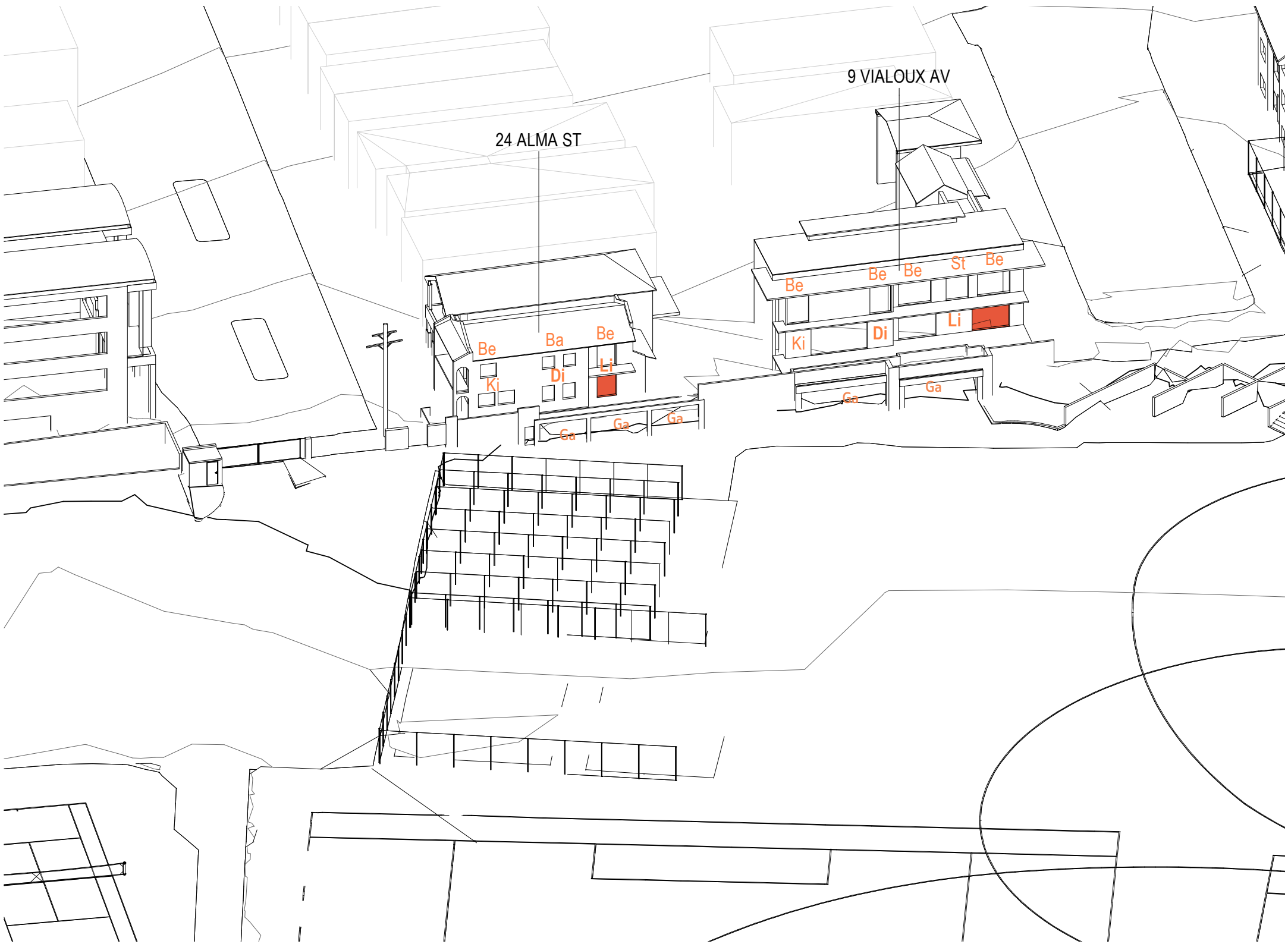
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 10:00 June 21

1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1\text{m}^2$)
 - Living room receiving solar access (Area $< 1\text{m}^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

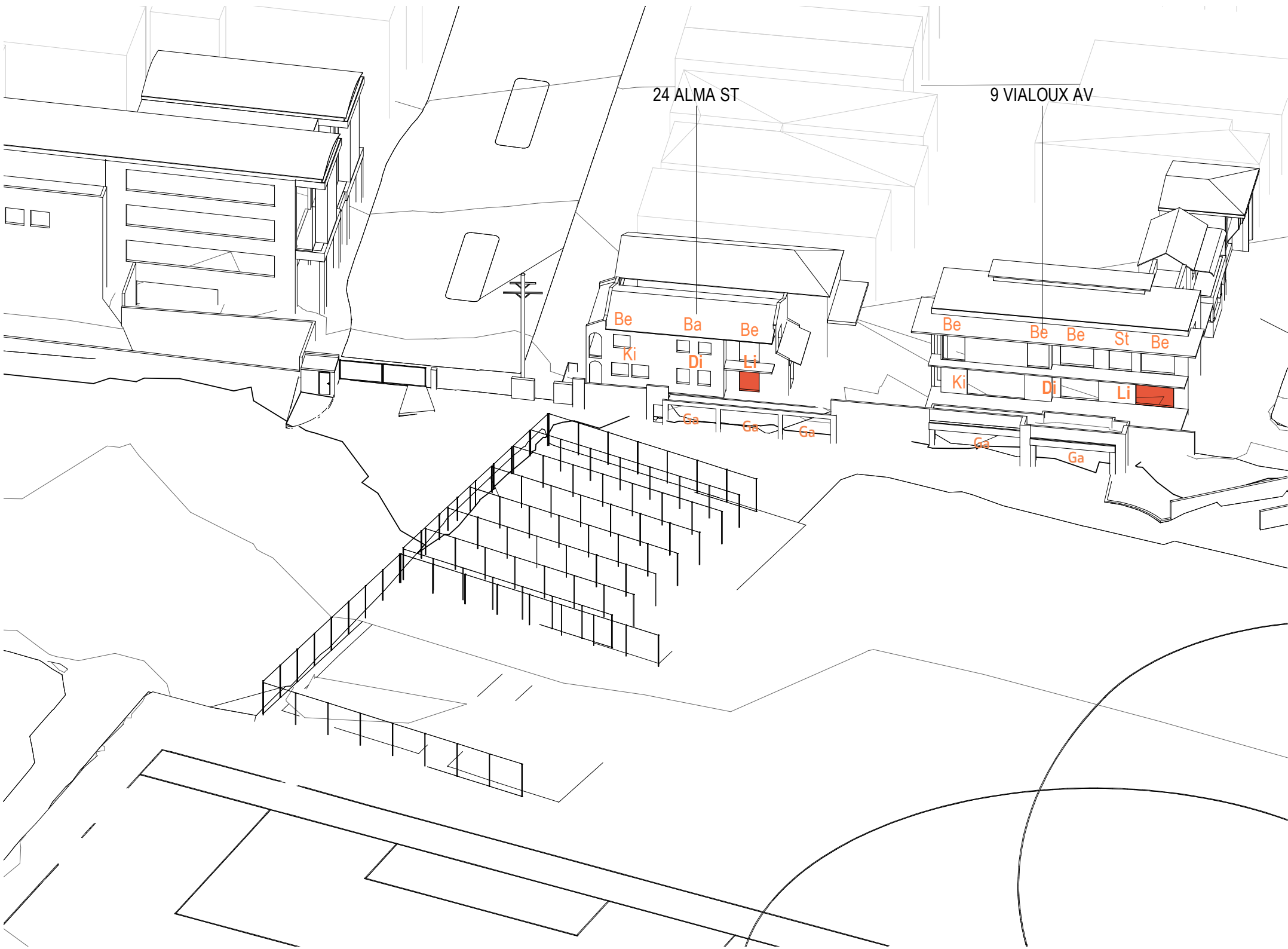
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY**
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 11:30 June 21

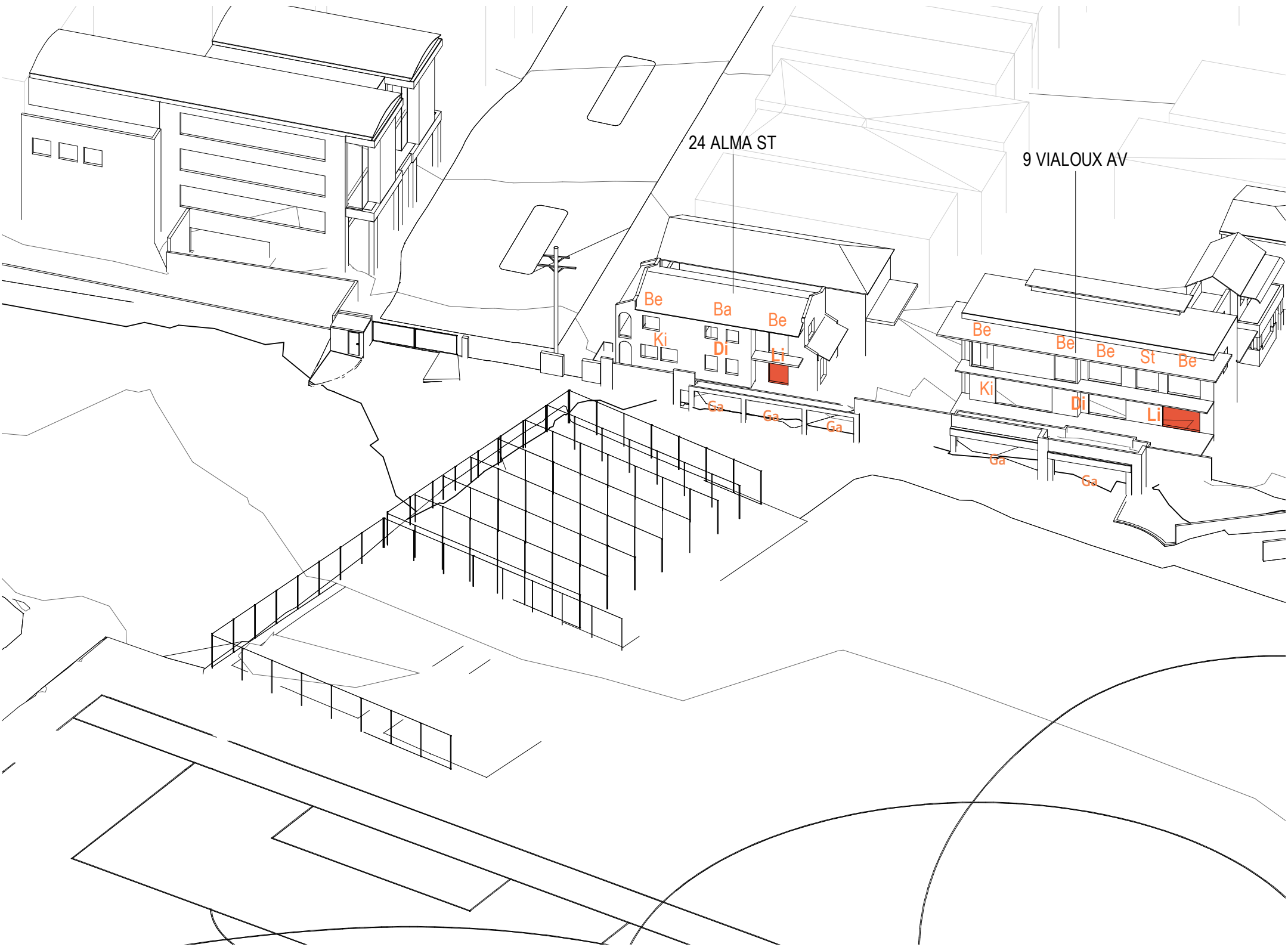
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 12:00 June 21

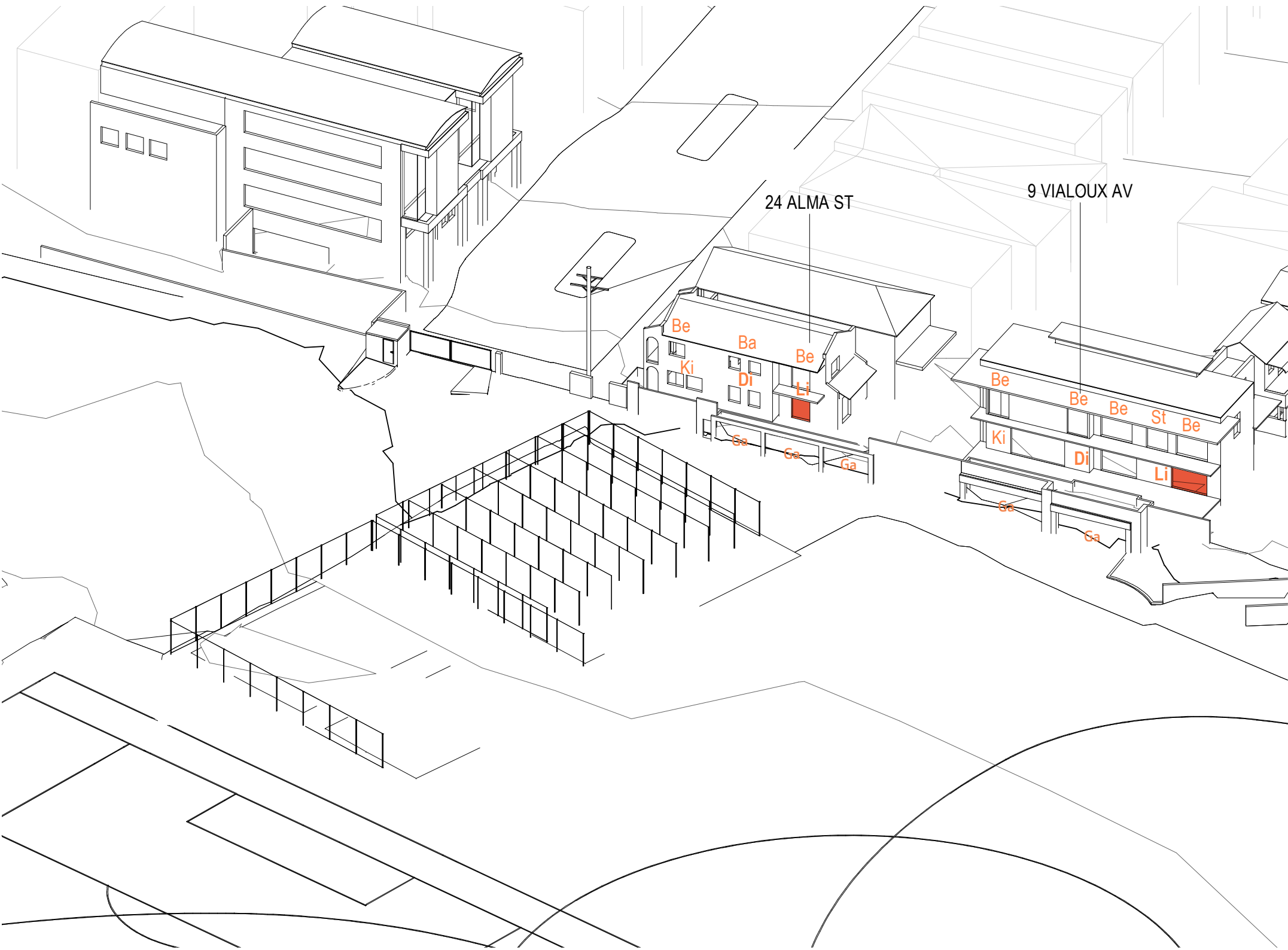
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area ≥ 1m²)
 - Living room receiving solar access (Area < 1m²)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 12:30 June 21

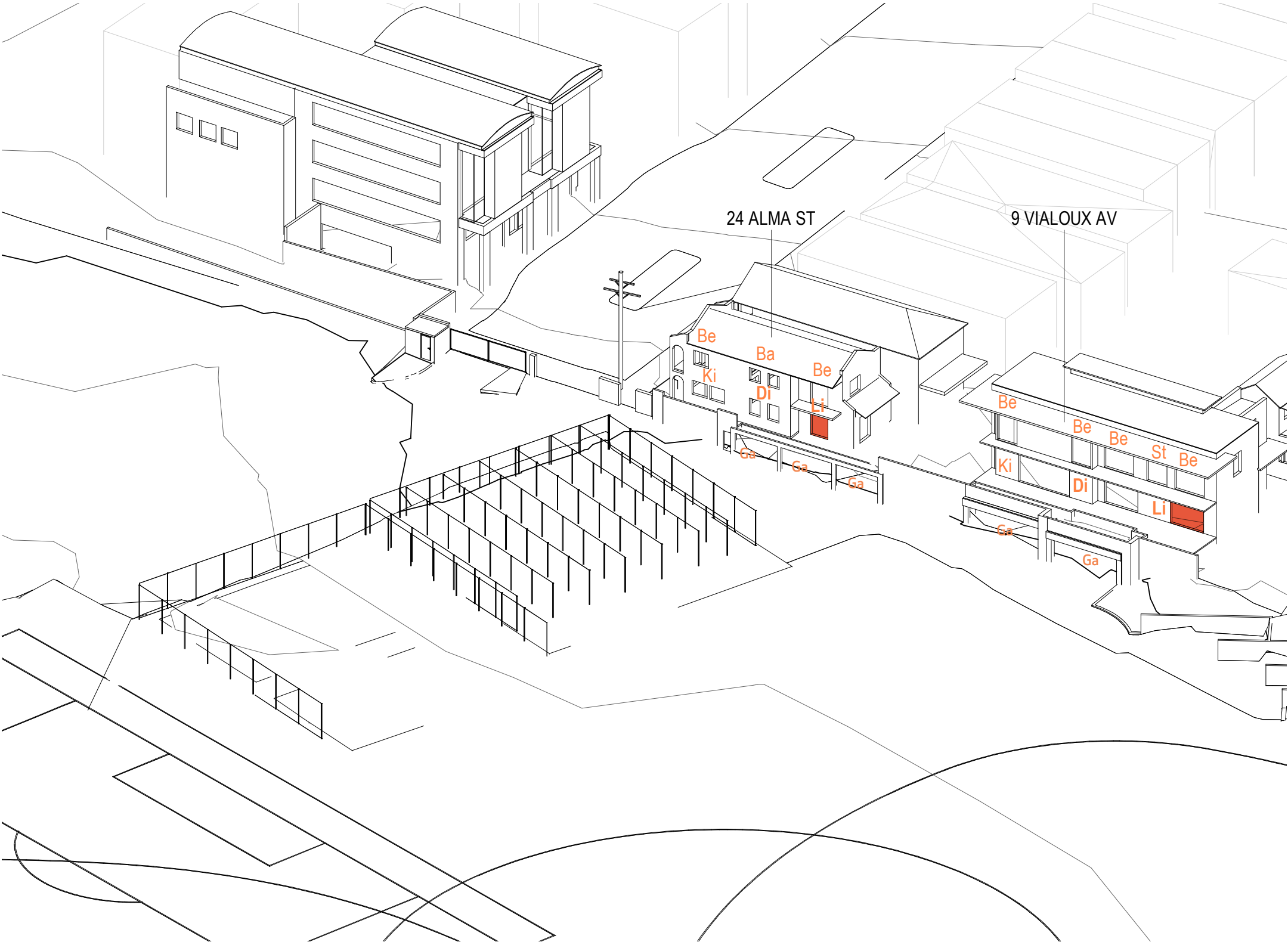
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 13:00 June 21

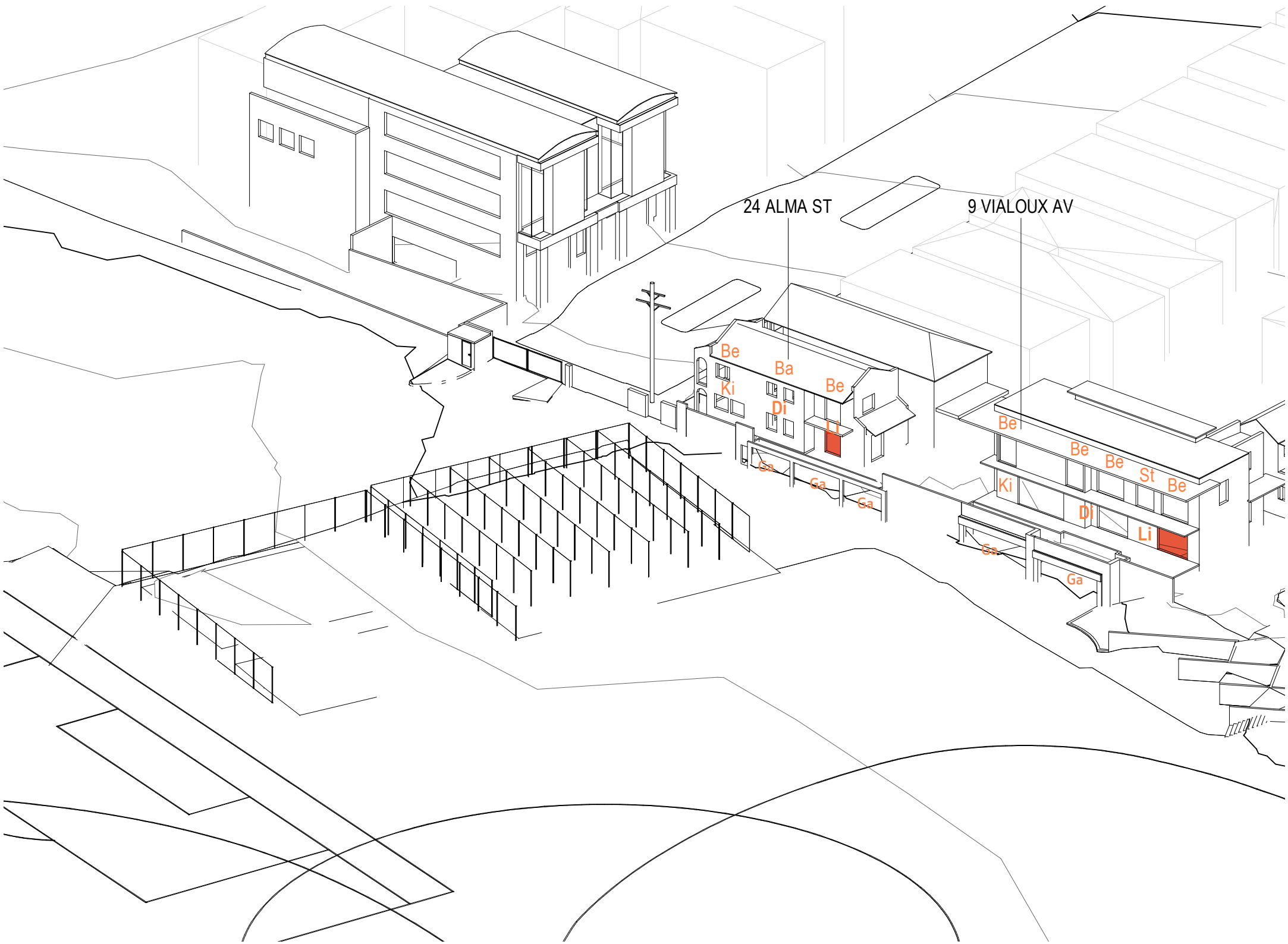
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 13:30 June 21

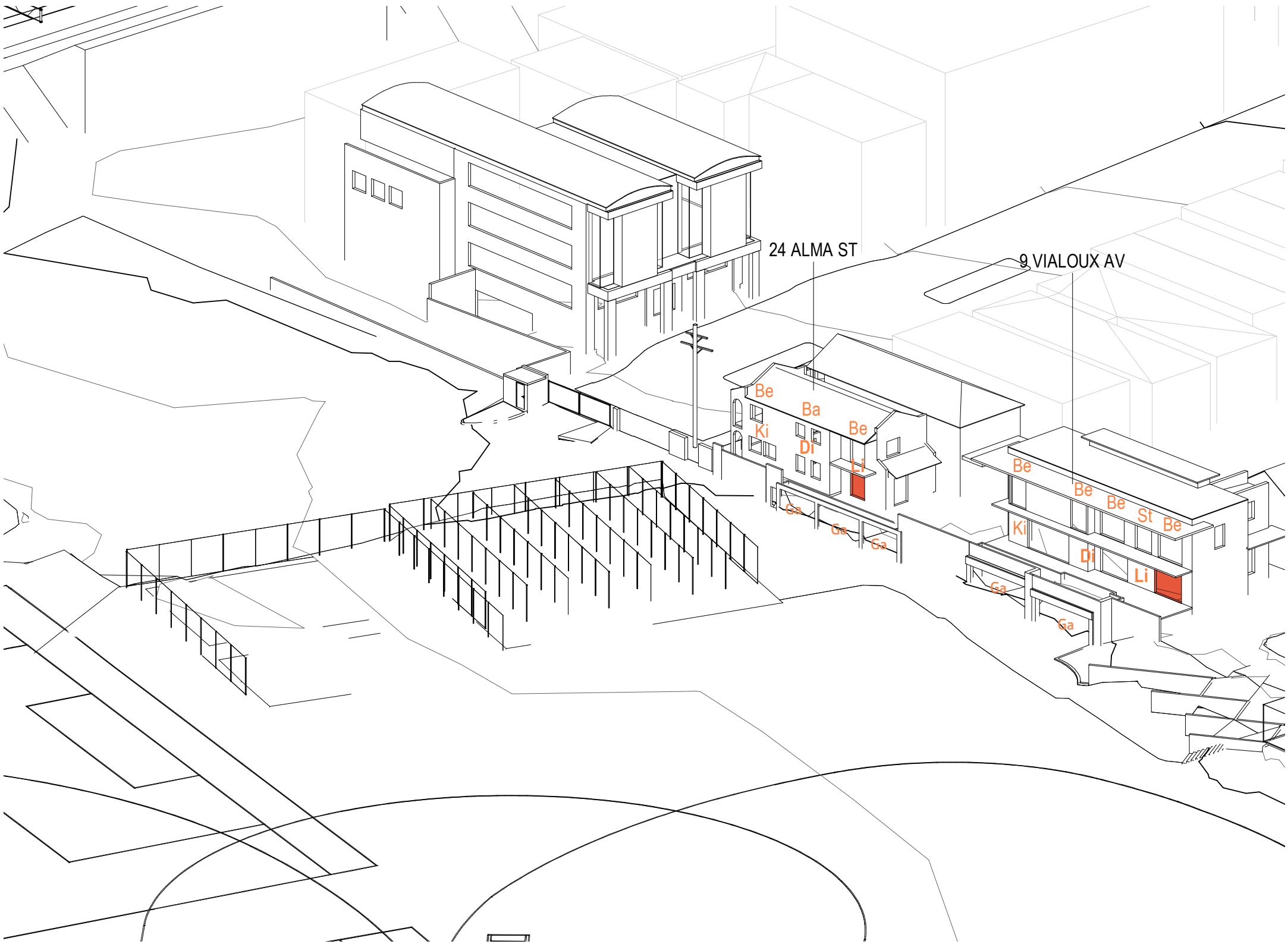
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 14:00 June 21

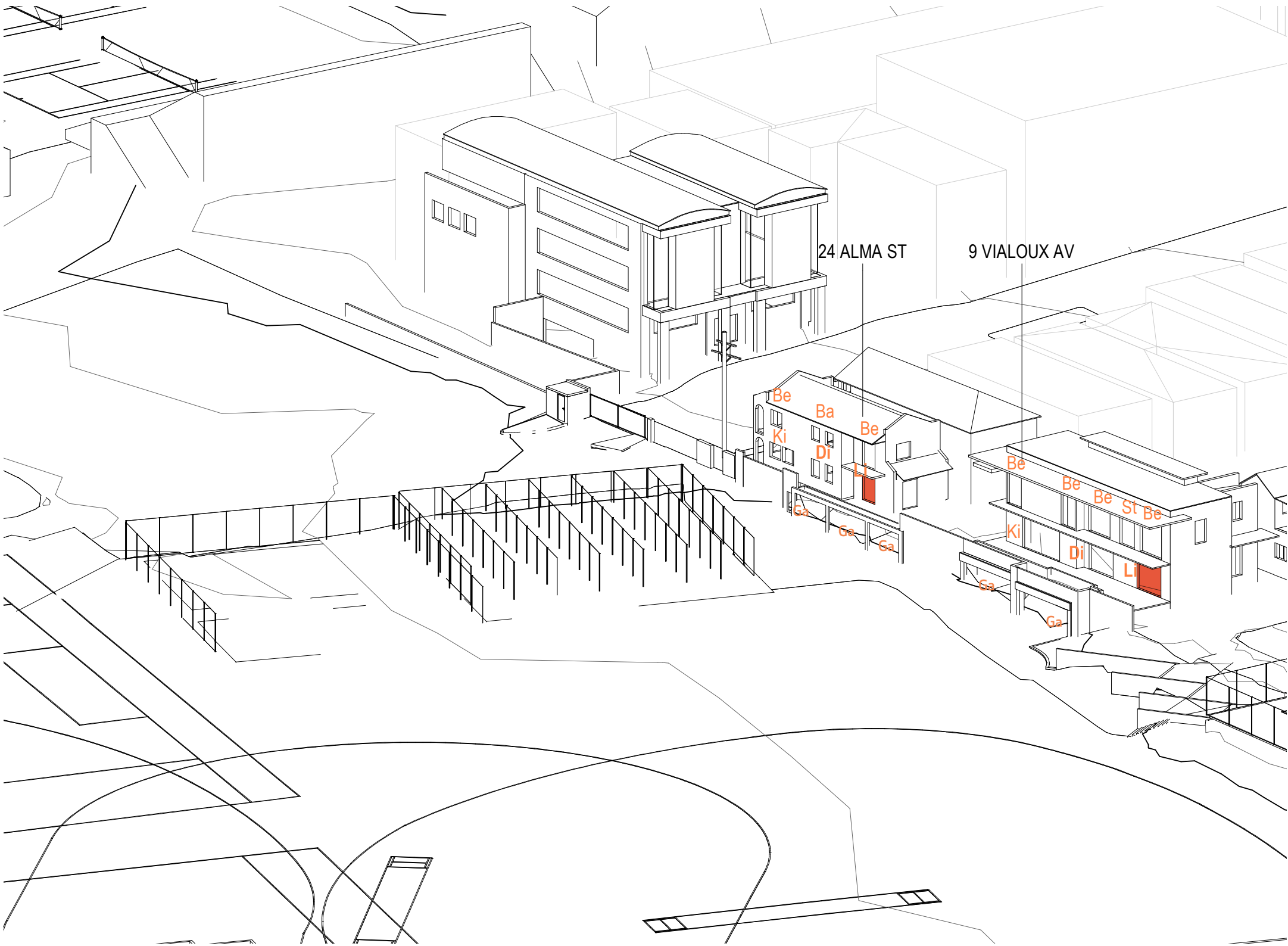
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 14:30 June 21

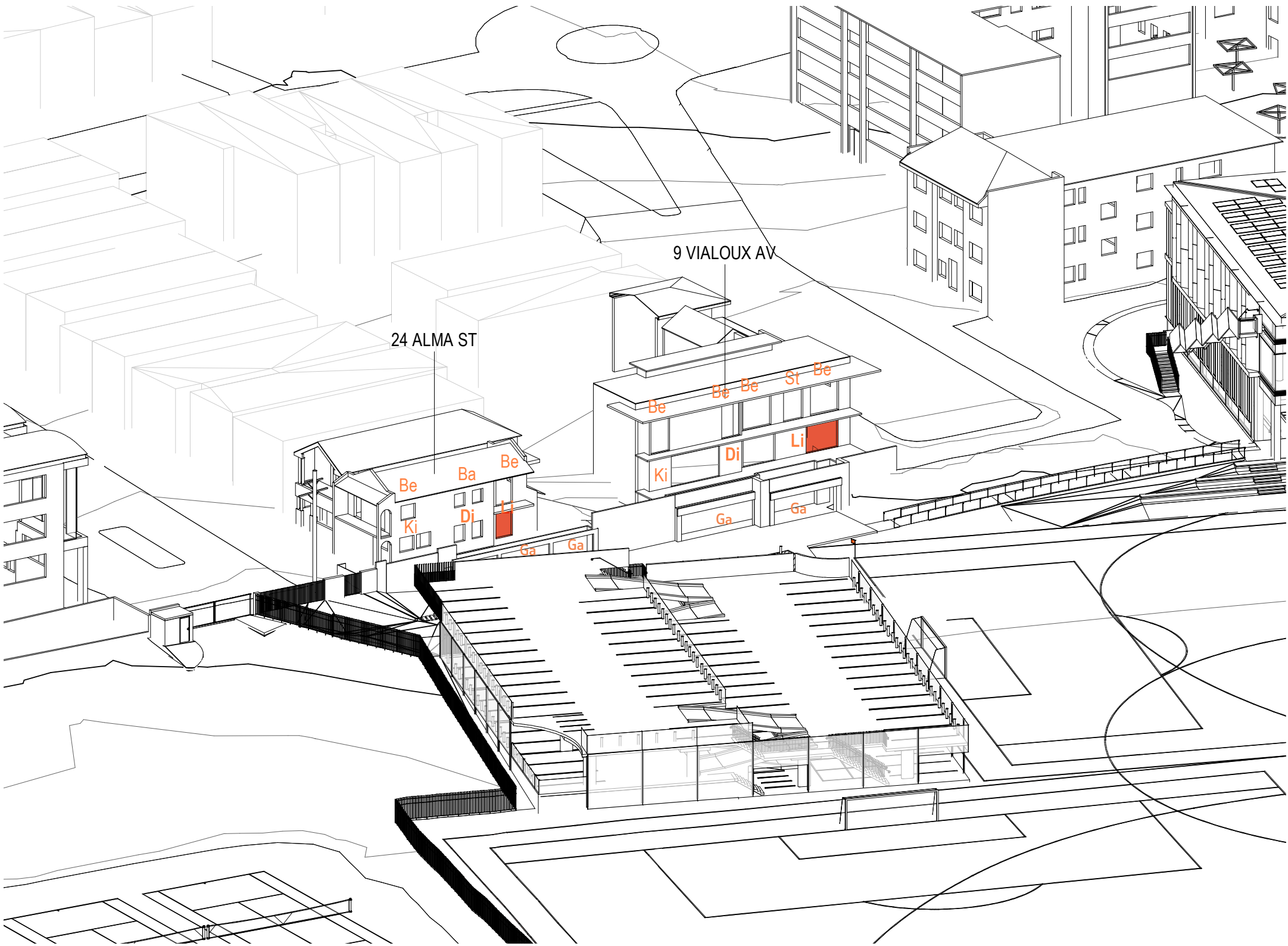
1.3 Residential Amenity
Existing
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 15:00 June 21

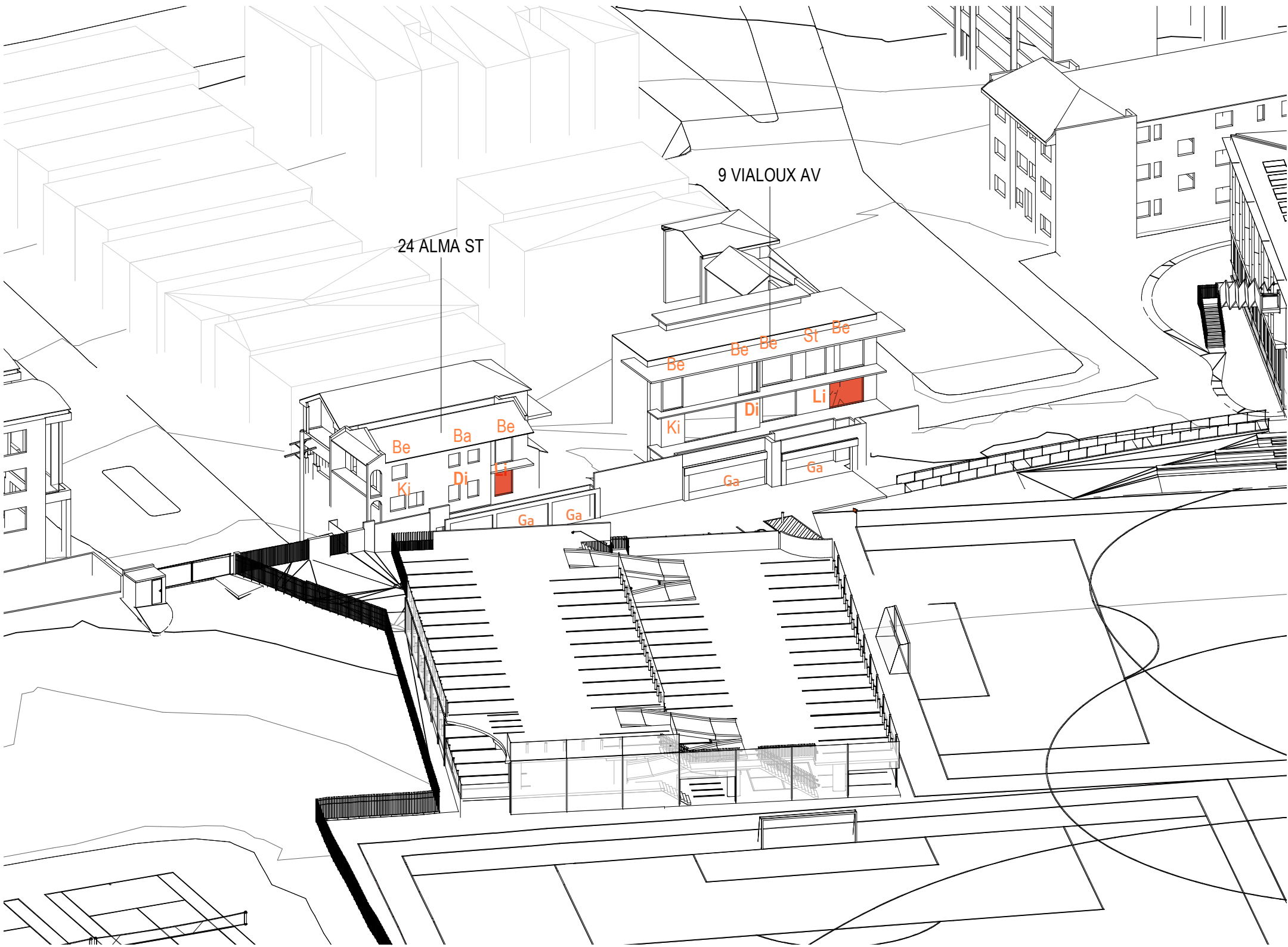
1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
 - Living room receiving solar access (Area $< 1m^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 09:00 June 21

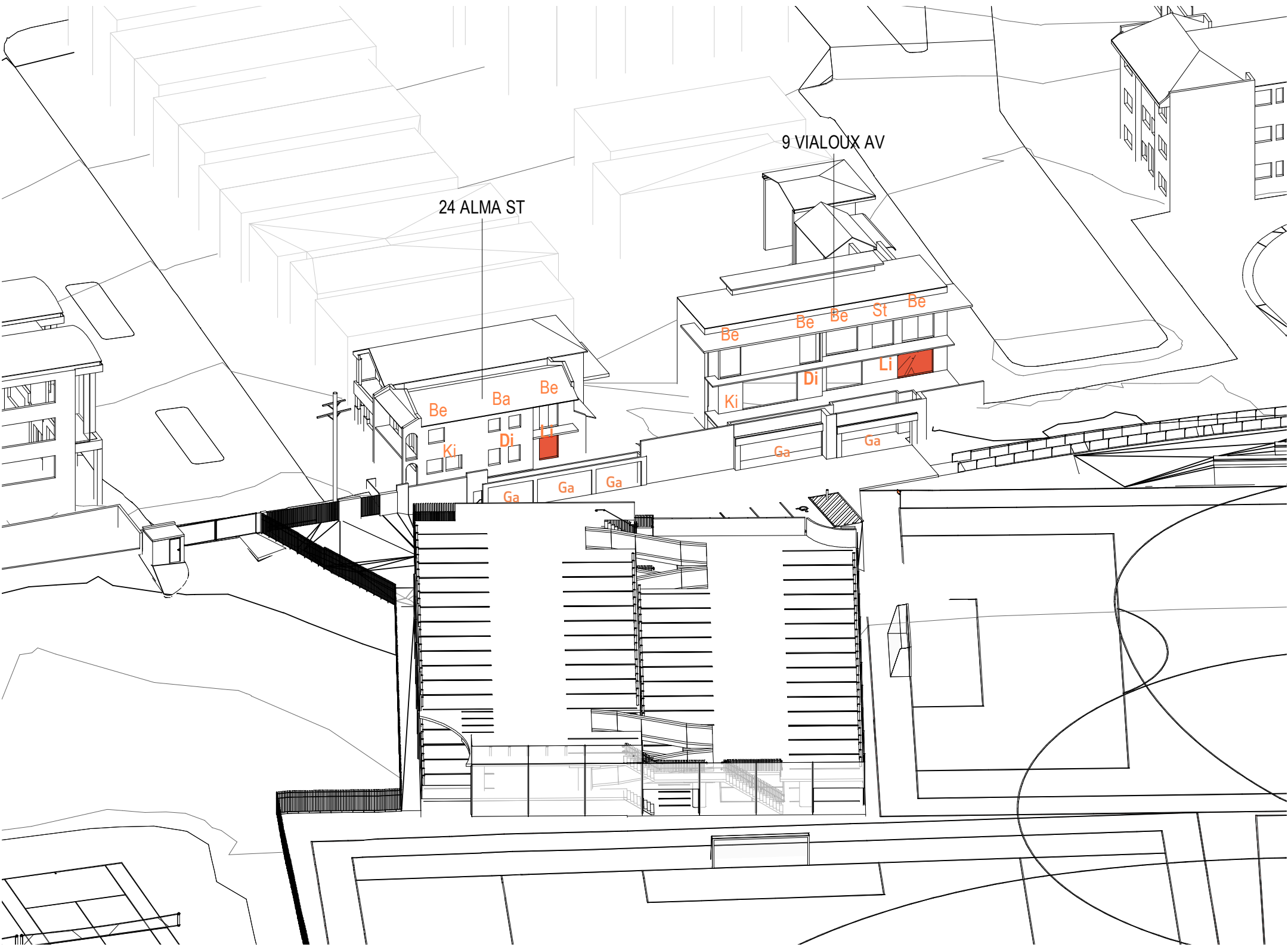
1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area ≥ 1m²)
 - Living room receiving solar access (Area < 1m²)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 09:30 June 21

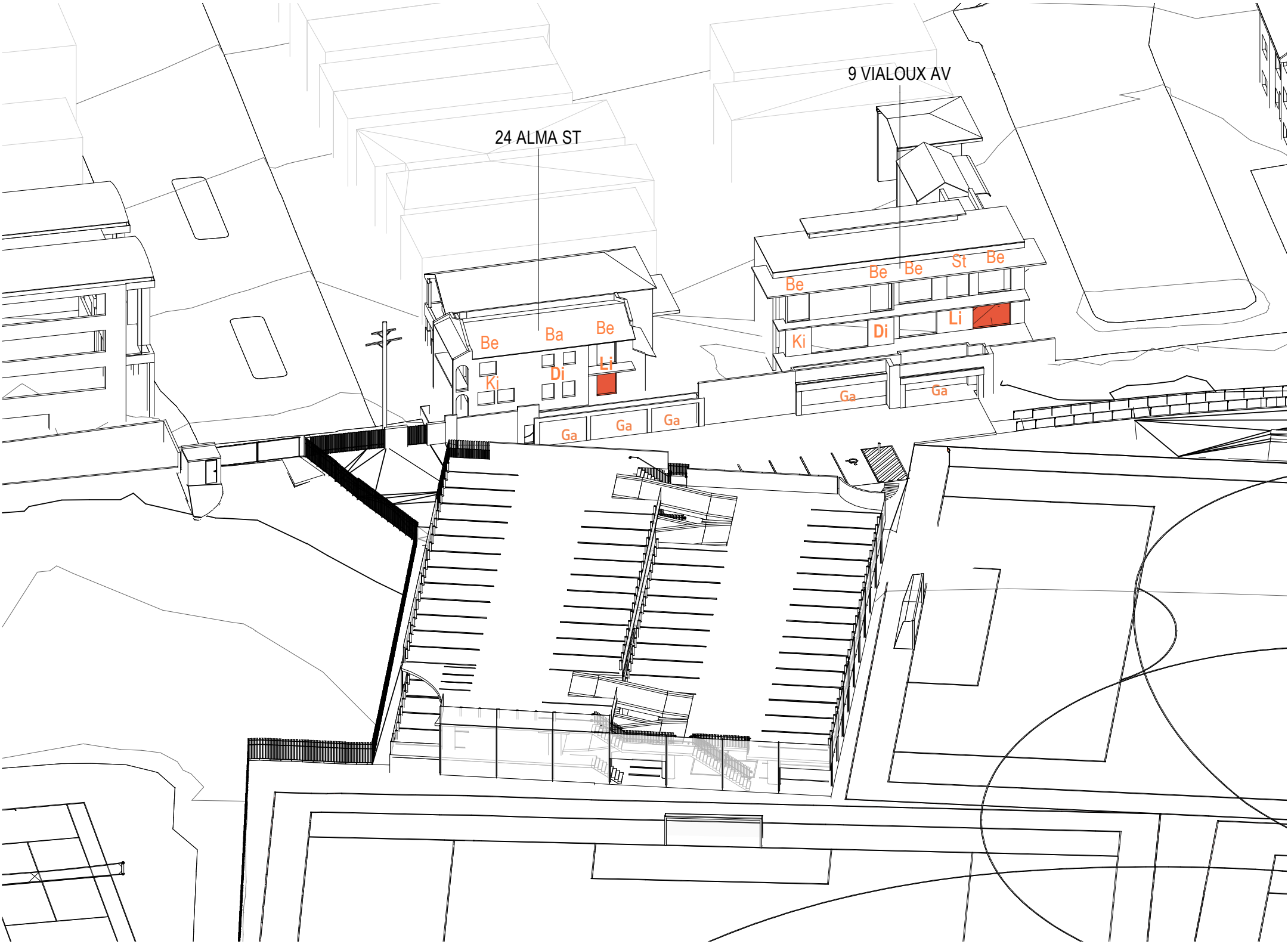
1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area ≥ 1m²)
 - Living room receiving solar access (Area < 1m²)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 10:00 June 21

1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY**
- Living room receiving solar access (Area ≥ 1m²)
 - Living room receiving solar access (Area < 1m²)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 10:30 June 21

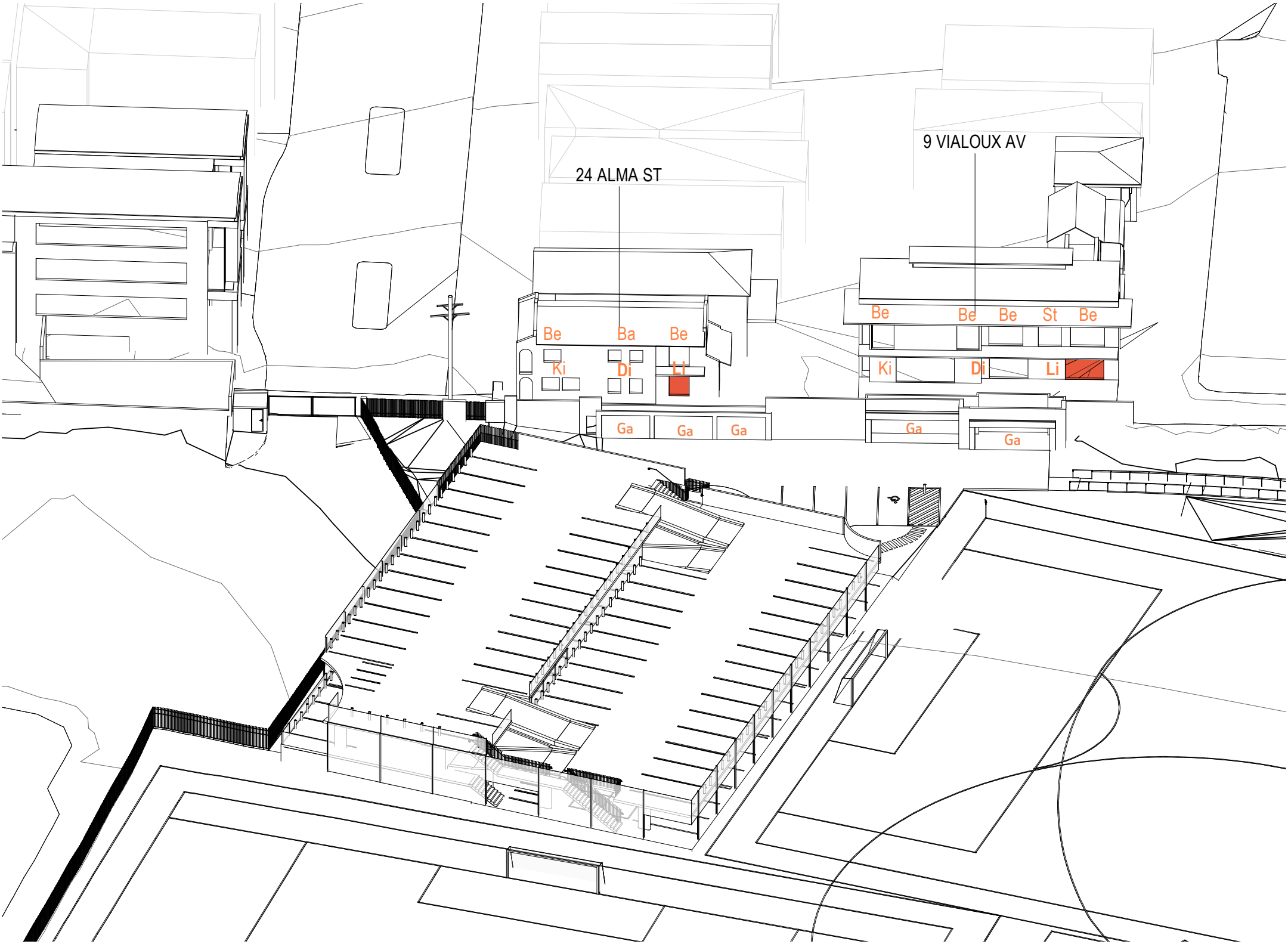
1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1\text{m}^2$)
 - Living room receiving solar access (Area $< 1\text{m}^2$)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 11:00 June 21

1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)

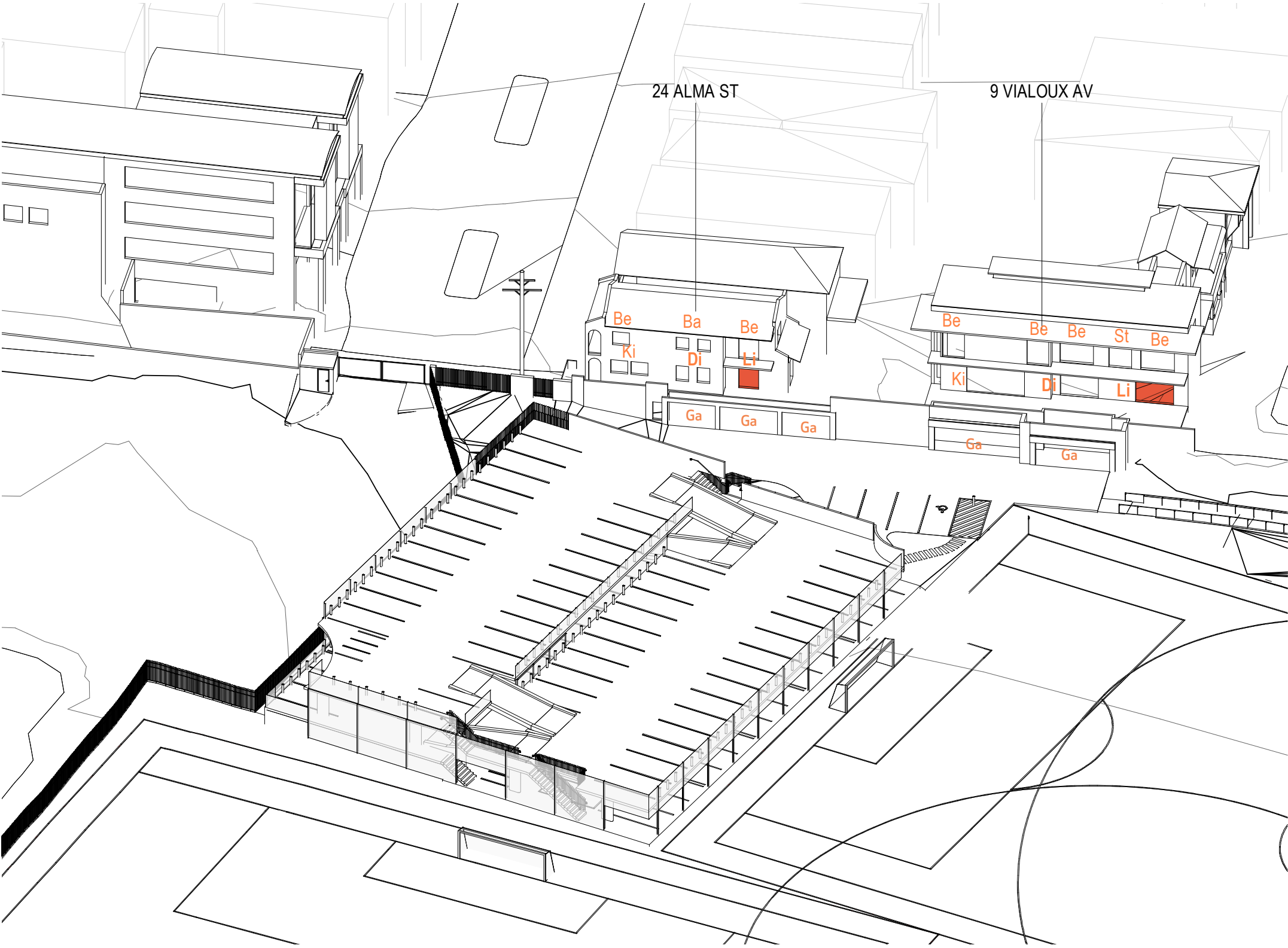


- KEY
- Living room receiving solar access (Area ≥ 1m²)
 - Living room receiving solar access (Area < 1m²)
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - Unit no. / Building level
 - Existing clothes line

Suneye 11:30 June 21

1.4 Residential Amenity
Proposed

DPIE RTS2 ISSUE 2(A)(B)

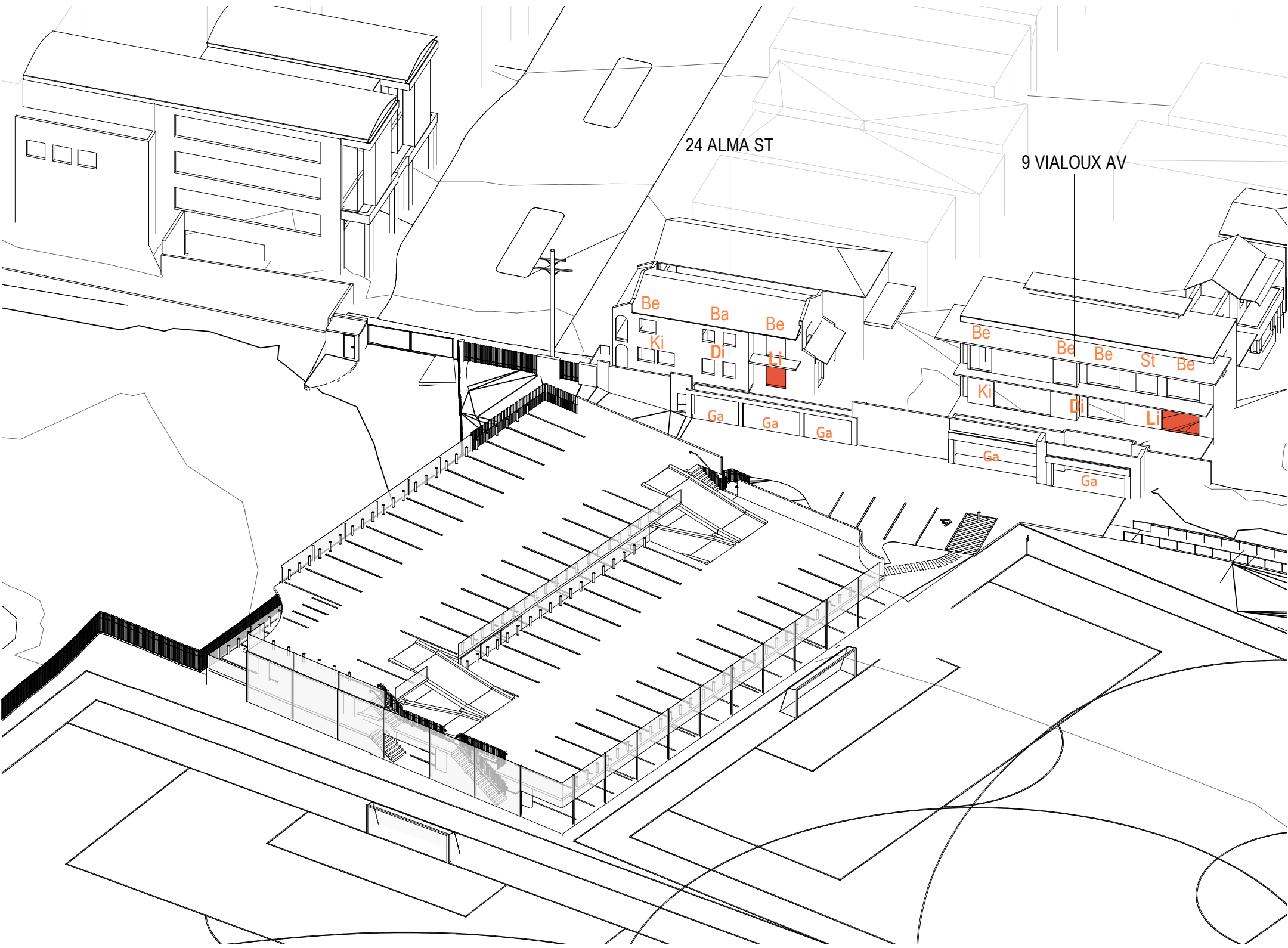


- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
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 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - Ga Garage
 - 1/GF Unit no. / Building level
 - Existing clothes line

Suneye 12:00 June 21

1.4 Residential Amenity
Proposed

DPIE RTS2 ISSUE 2(A)(B)

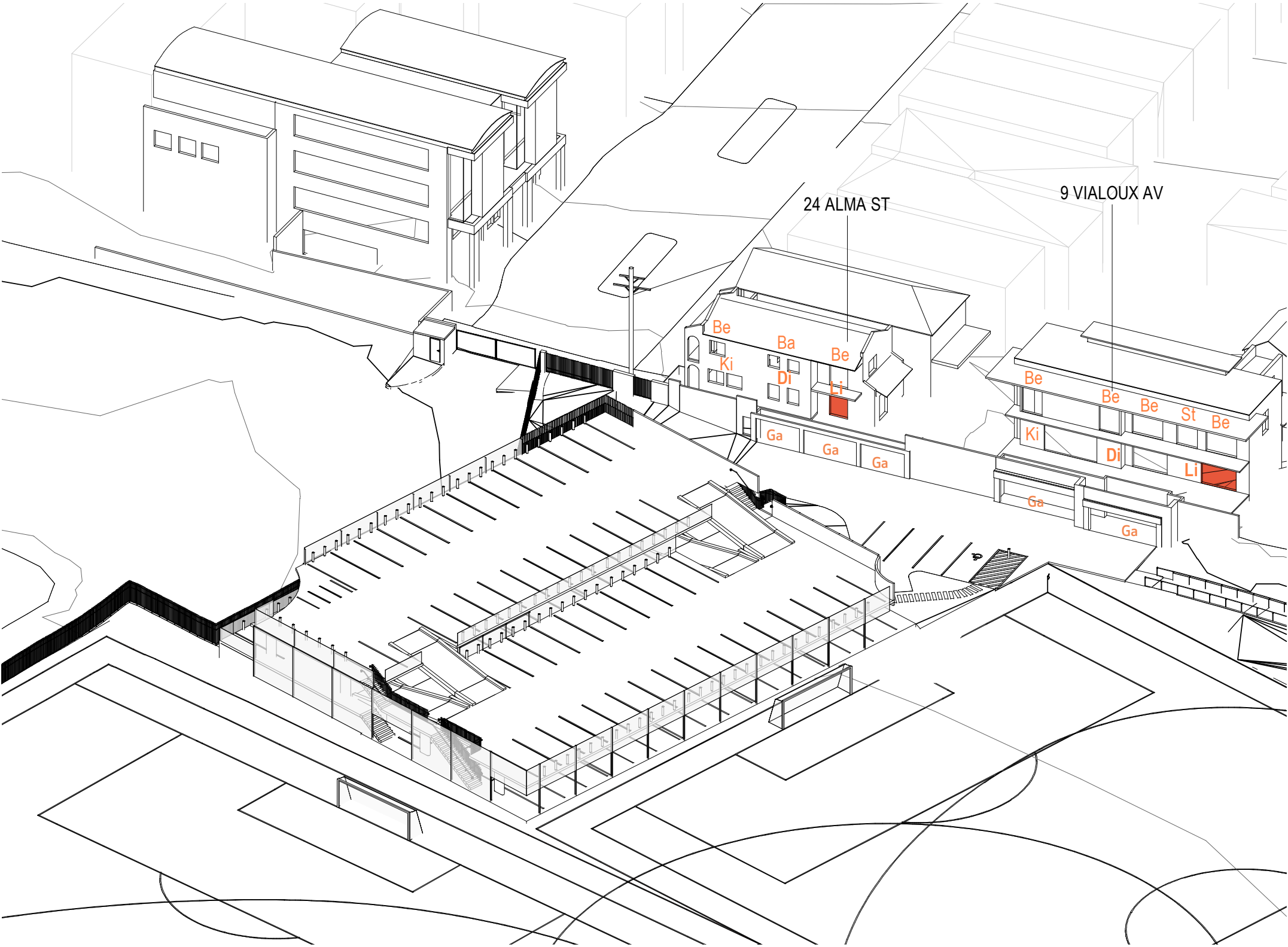


- KEY
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 - Ba Bathroom
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 - Unit no. / Building level
 - Existing clothes line

Suneye 12:30 June 21

1.4 Residential Amenity
Proposed

DPIE RTS2 ISSUE 2(A)(B)

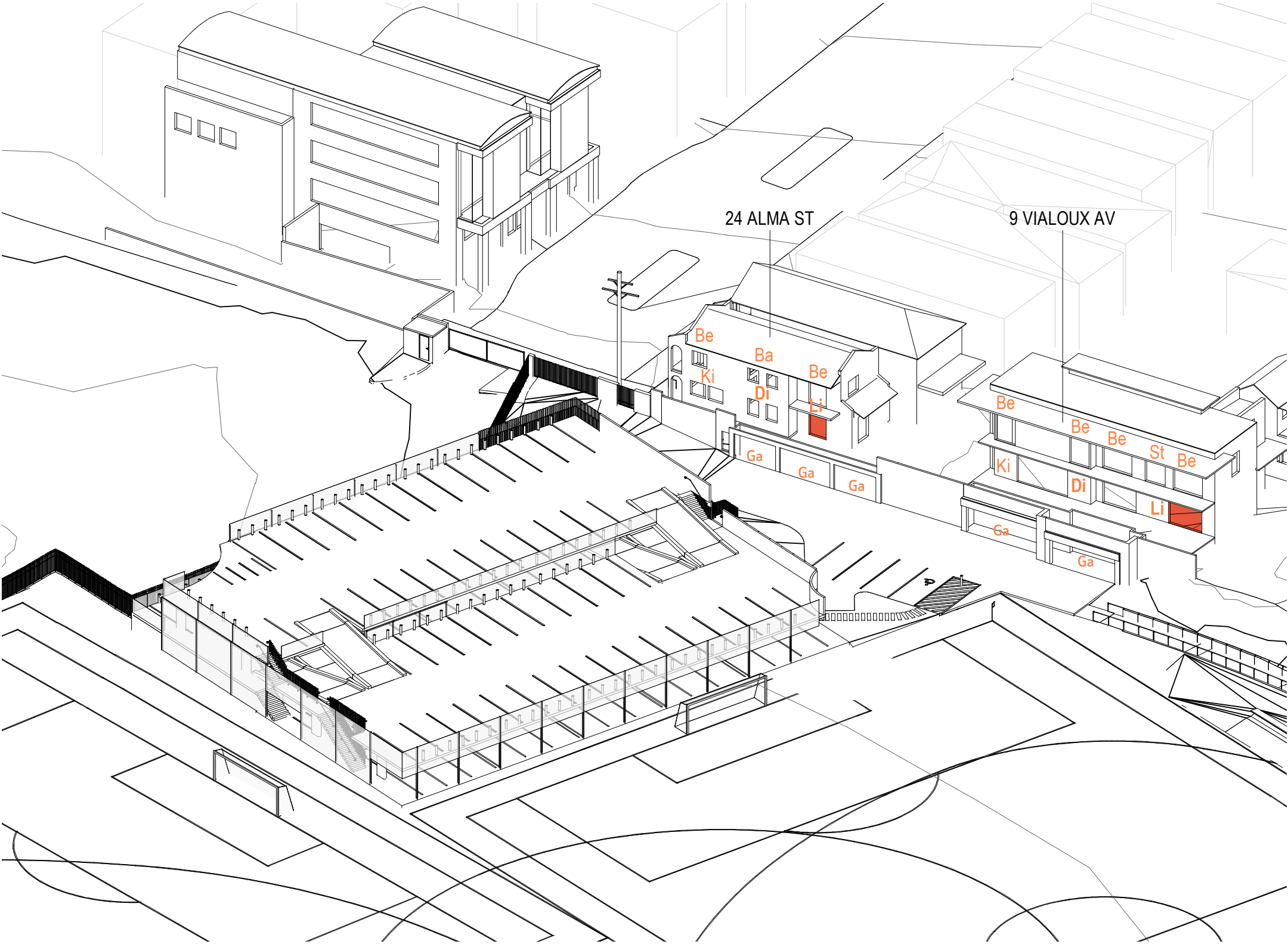


KEY

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- Ba Bathroom
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- Li Living room
- Ga Garage
- Unit no. / Building level
- Existing clothes line

Suneye 13:00 June 21

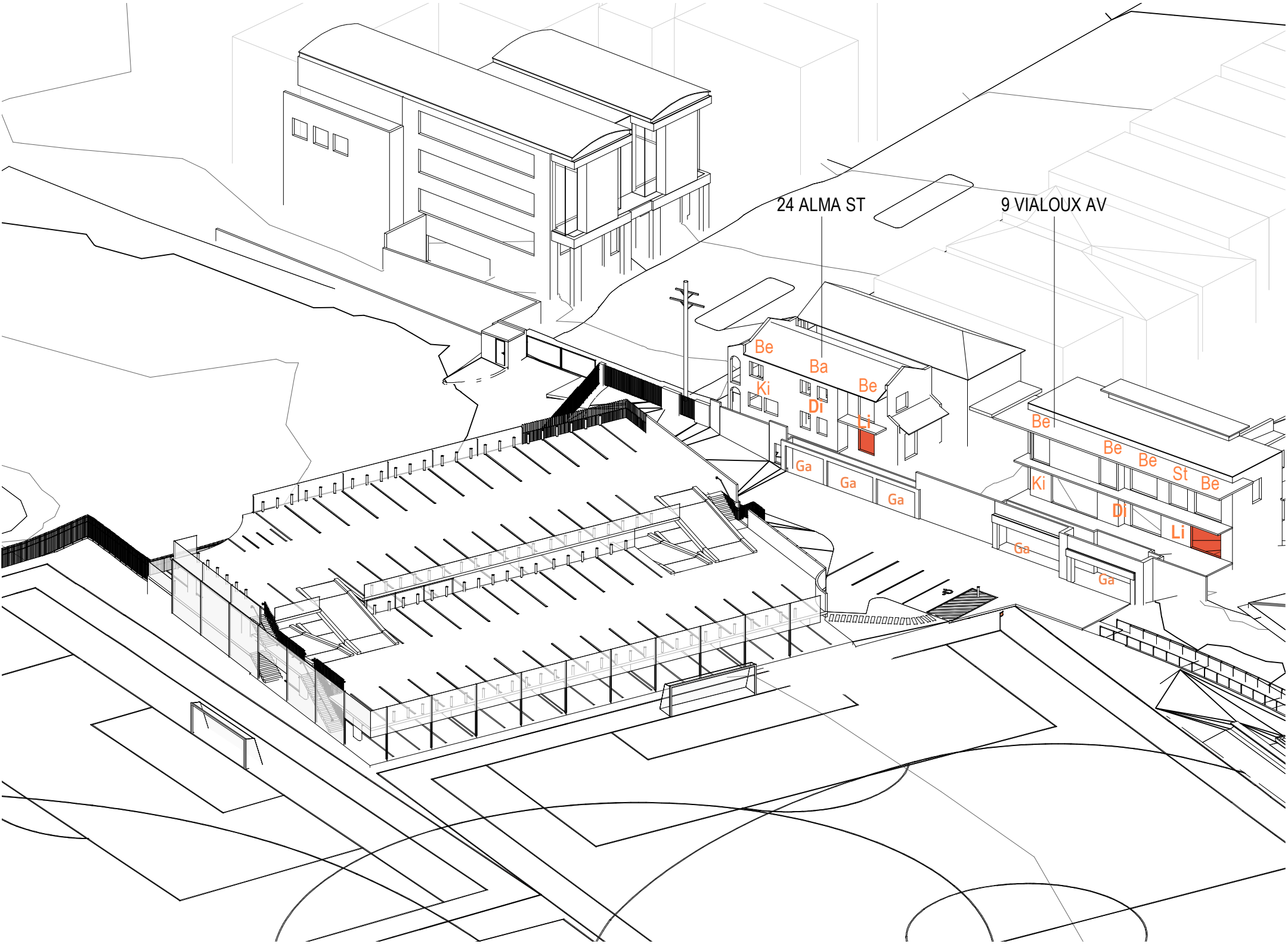
1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY
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Suneye 13:30 June 21

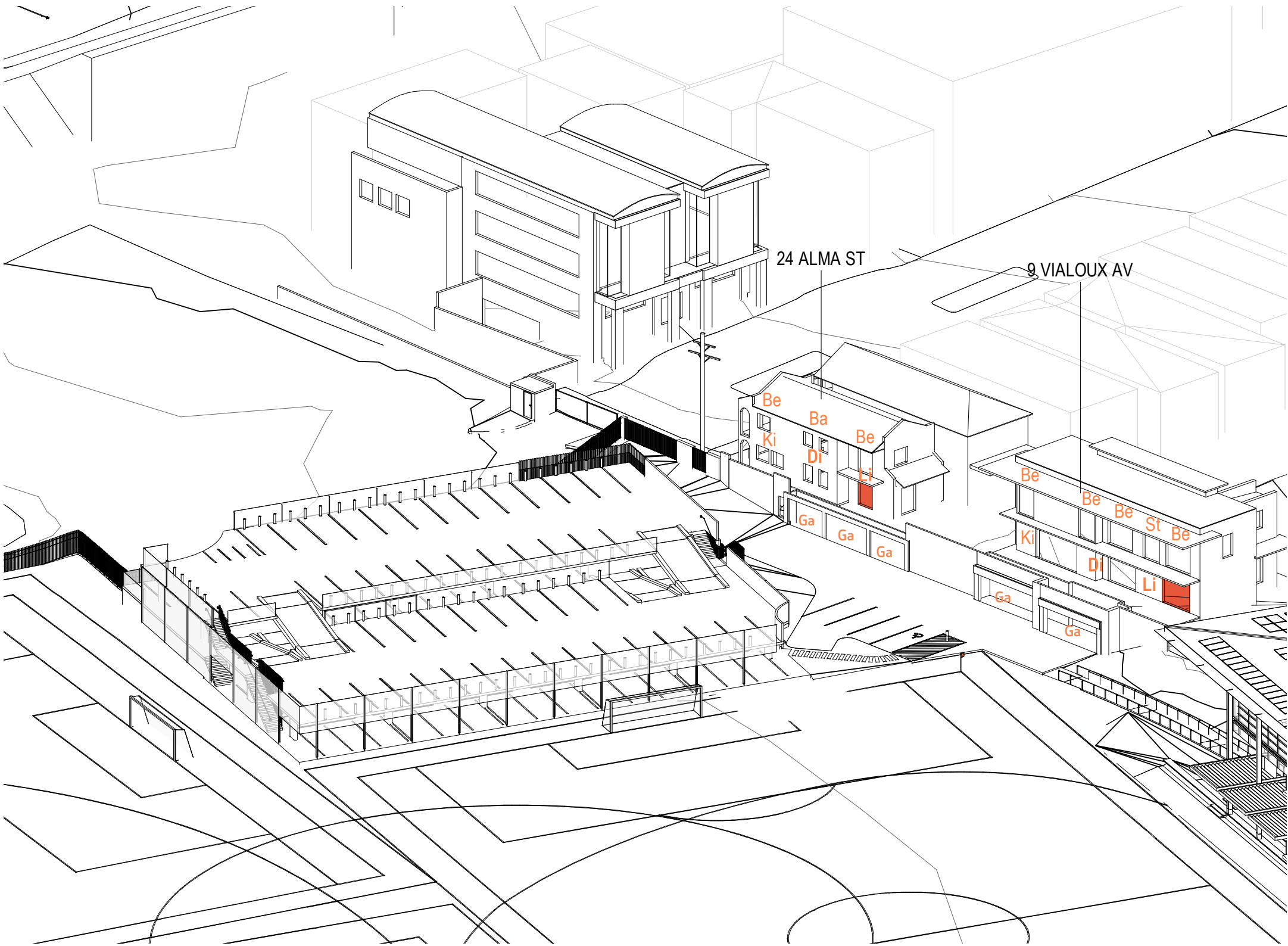
1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area ≥ 1m²)
 - Living room receiving solar access (Area < 1m²)
 - Ba Bathroom
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 - Unit no. / Building level
 - Existing clothes line

Suneye 14:00 June 21

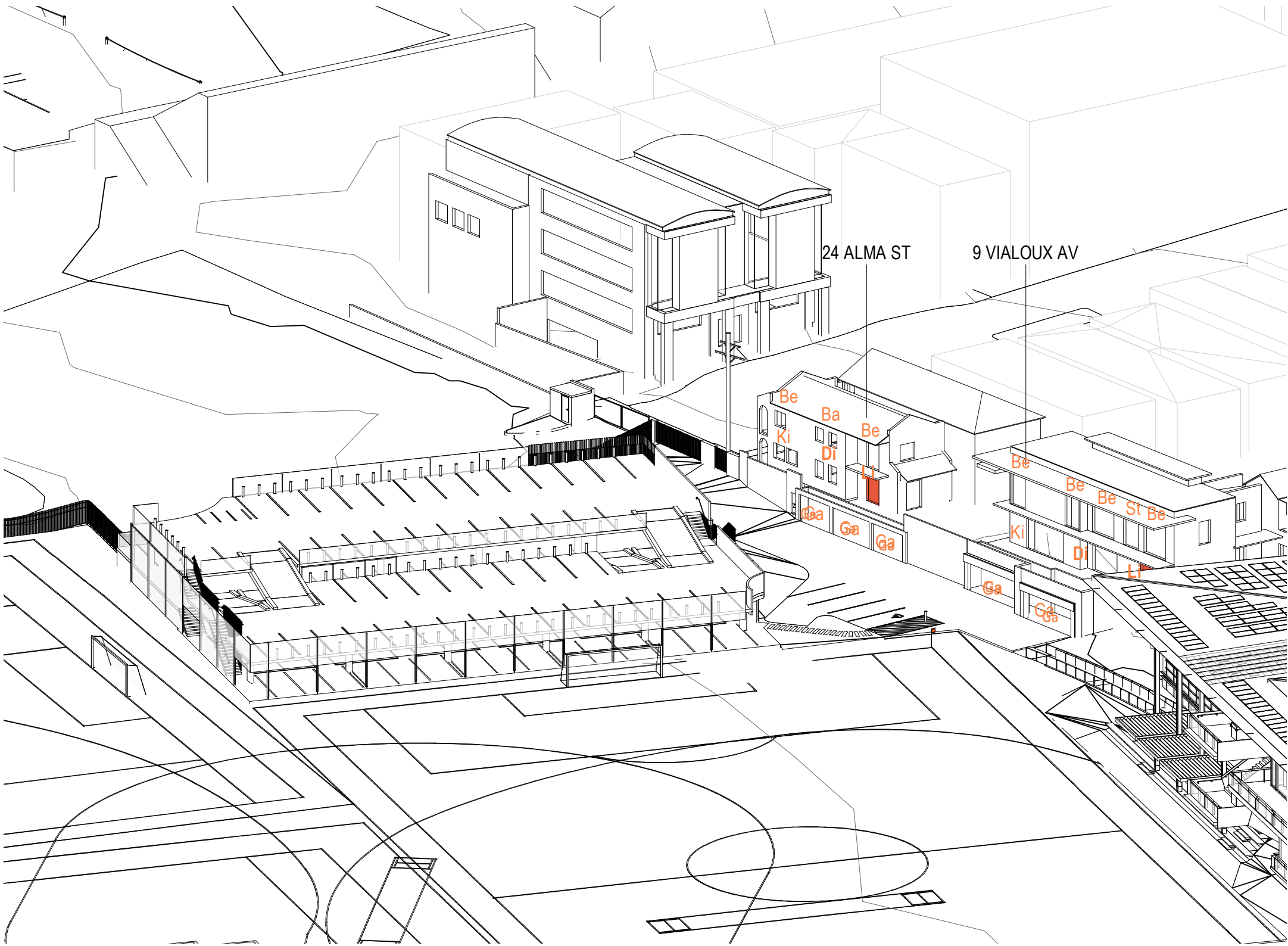
1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



- KEY
- Living room receiving solar access (Area $\geq 1m^2$)
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Suneye 14:30 June 21

1.4 Residential Amenity
Proposed
DPIE RTS2 ISSUE 2(A)(B)



KEY

- Living room receiving solar access (Area $\geq 1m^2$)
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- Existing clothes line

Suneye 15:00 June 21

1.5 Streetscape Character

DPIE RTS2 ISSUE 4(A)

In regards to the interfaces to Neild Avenue and Vialoux Avenue we confirm the following approach in respect to streetscape character and activation:

Neild Avenue

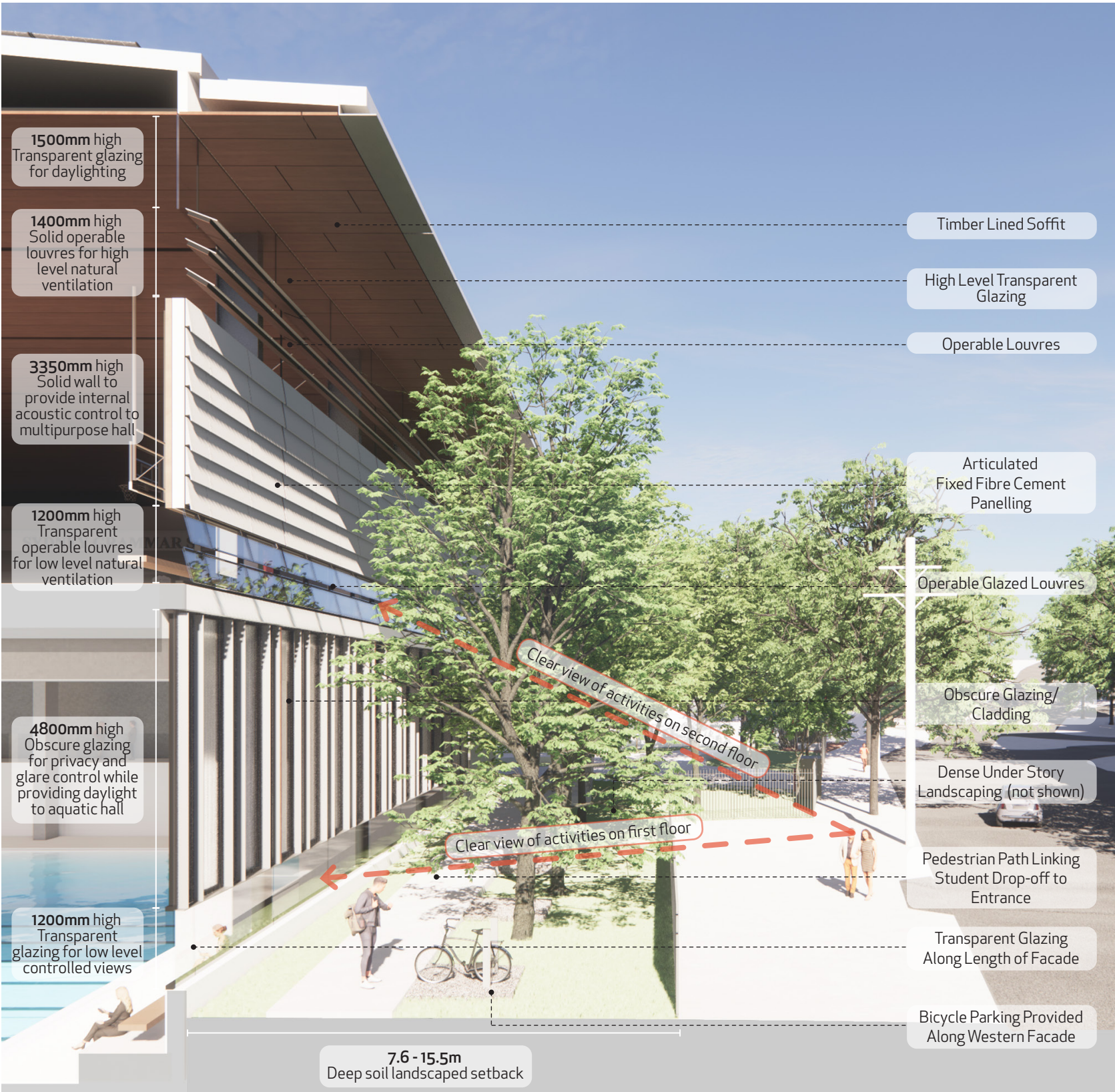
Significant areas of openings and windows are proposed. This includes low level clear glazing, mid-level obscure glazing, operable glazed louvres, operable solid louvres and high level clear glazing. These components make up approximately 65% of the façade area while balancing the functional requirements of solar and glare control, internal acoustic control to sporting functions and privacy/overlooking.

The proposal presents a strong degree of varied façade articulation and includes the use of a varied and high quality material palette. This includes:

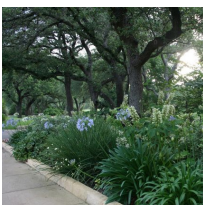
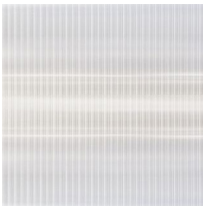
- + low level horizontal frameless glazing at ground level providing controlled views in and out of the pool area
- + a finer grain vertical window mullion pattern to the lower to mid-levels comprising of framed aluminum sections and feature hardwood timber elements relating to the structural bays. This system includes obscure glazing/cladding to provide daylight into the pool area while balancing glare, privacy and overlooking
- + horizontally expressed white off form concrete slab edge
- + large scale horizontally orientated operable glazed louvres to provide low level natural ventilation to the multi-purpose sports hall
- + fixed lapped horizontally proportioned fibre cement sheeting with vertical shadow line detailing relating to the structural bays
- + operable lapped horizontally proportioned fibre cement sheeting to provide high level natural ventilation to the multi-purpose sports hall
- + high level frameless glazing to provide daylight while balancing solar control and glare
- + Cantilever roof form with timber soffit cladding

A significant deep soil setback to Neild Avenue of 7.6-15.5m accommodates existing significant trees, proposed trees and under storey planting, visitor bicycle parking and internal site footpath connection.

These components contribute to the streetscape character and appropriate activation of the adjoining public domain and a highly articulated façade.



Streetscape character of Neild Ave _ Sectional Perspective



Soffit
Timber soffit lining

Walls
Fibre Cement
louvred cladding

Walls
Obscure glazing/
cladding

Windows
Aluminium framed
windows and
glazed doors

Windows
Flush glazing high
performance clear
glass

Landscaping
Dense under story
planting and street
trees along public
interface

1.5 Streetscape Character

DPIE RTS2 ISSUE 4(A)



Streetscape character of Neild Ave _ Elevation Perspective

1.6 Streetscape Character

DPIE RTS2 ISSUE 4(A)

Vialoux Avenue

Significant areas of openings and windows are proposed. This includes low level clear glazing, mid-level obscure glazing, operable glazed louvres, and high level clear glazing. These components approximately make up to 90% of the façade area while balancing the functional requirements of solar and glare control, internal acoustic control to sporting functions and privacy/overlooking.

The proposal presents a strong degree of varied façade articulation and includes the use of a varied and high quality material palette. This includes:

- + low level horizontal frameless glazing at ground level providing controlled views in and out of the pool area
- + a finer grain vertical window mullion pattern to the lower to mid-levels comprising of framed aluminum sections and feature hardwood timber elements relating to the structural bays. This system includes obscure glazing/cladding to provide daylight into the pool area while balancing glare and privacy and overlooking
- + horizontally expressed white off form concrete slab edge
- + large scale horizontally orientated operable glazed louvres to provide natural ventilation to the smaller multi-purpose sport halls
- + large scale fibre cement angled vertical blades to provide solar control to operable and fixed glazing
- + high level frameless glazing to provide daylight while balancing solar control and glare

A significant deep soil setback to Vialoux Avenue of 8.6-14.2m accommodates proposed trees and under storey planting and internal site footpath connection.

These components contribute to the streetscape character and appropriate activation of the adjoining public domain and a highly articulated façade.



Streetscape character of Vialoux Ave _ Sectional Perspective

1.6 Streetscape Character

DPIE RTS2 ISSUE 4(A)



Streetscape character of Vialoux Ave _ Elevation Perspective

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 9:00am



Proposed Solar Access 9:00am

KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 9:30am



Proposed Solar Access 9:30am

KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 10:00am



Proposed Solar Access 10:00am

KEY

-  Solar Access to communal open space
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1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 10:30am



Proposed Solar Access 10:30am

KEY

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-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 11:00am

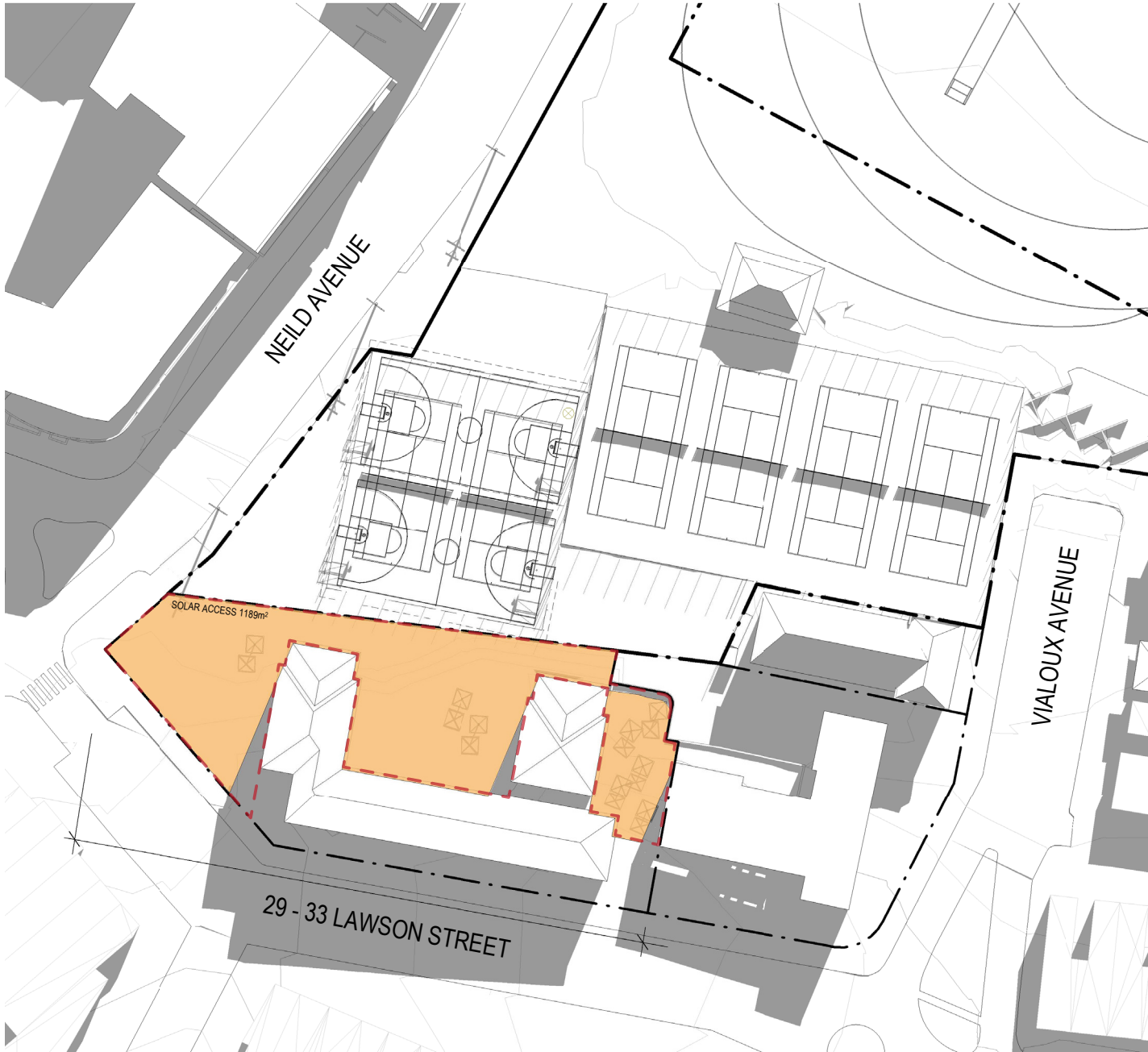


Proposed Solar Access 11:00am

KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)



Existing Solar Access 11:30am

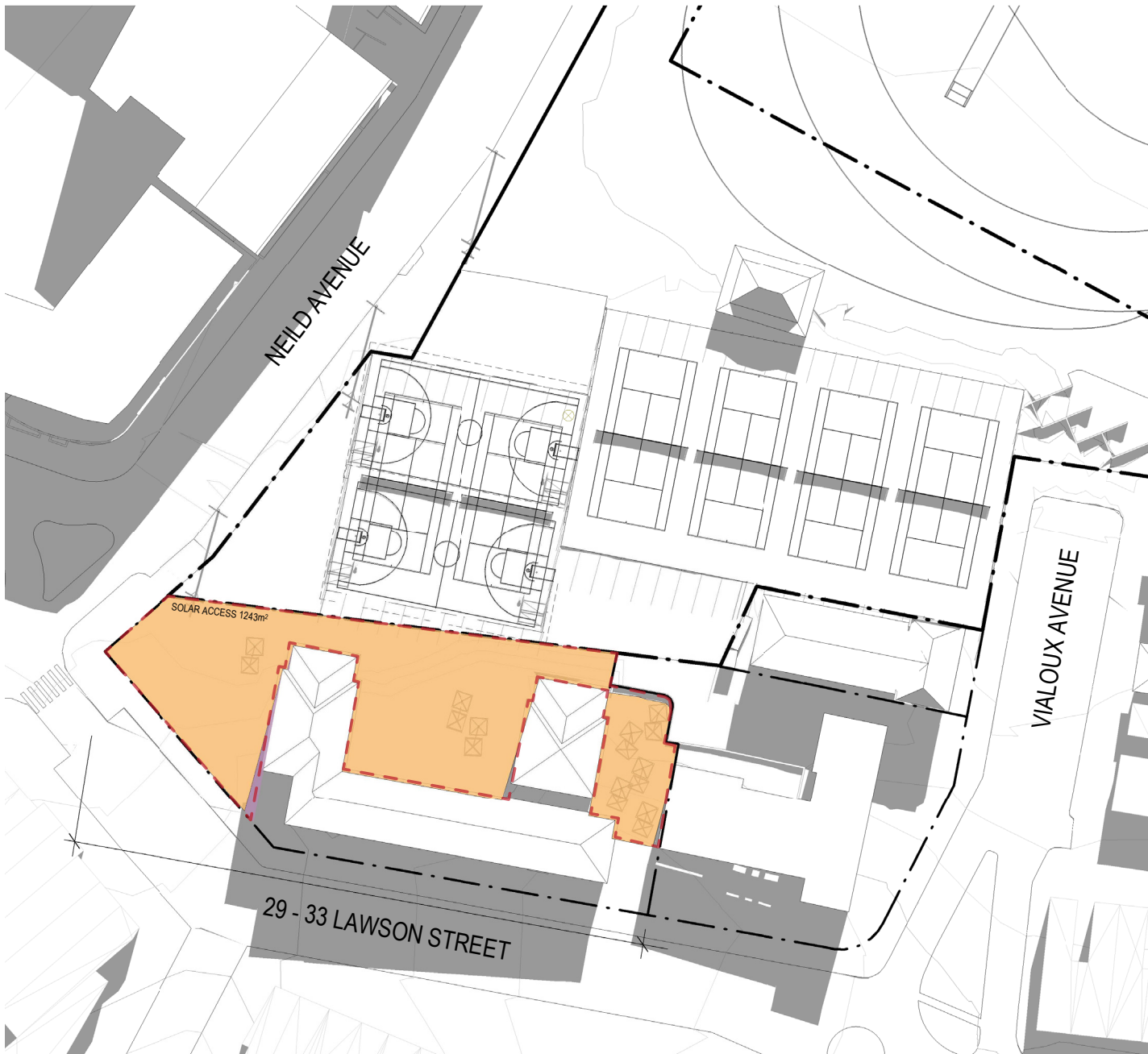


Proposed Solar Access 11:30am

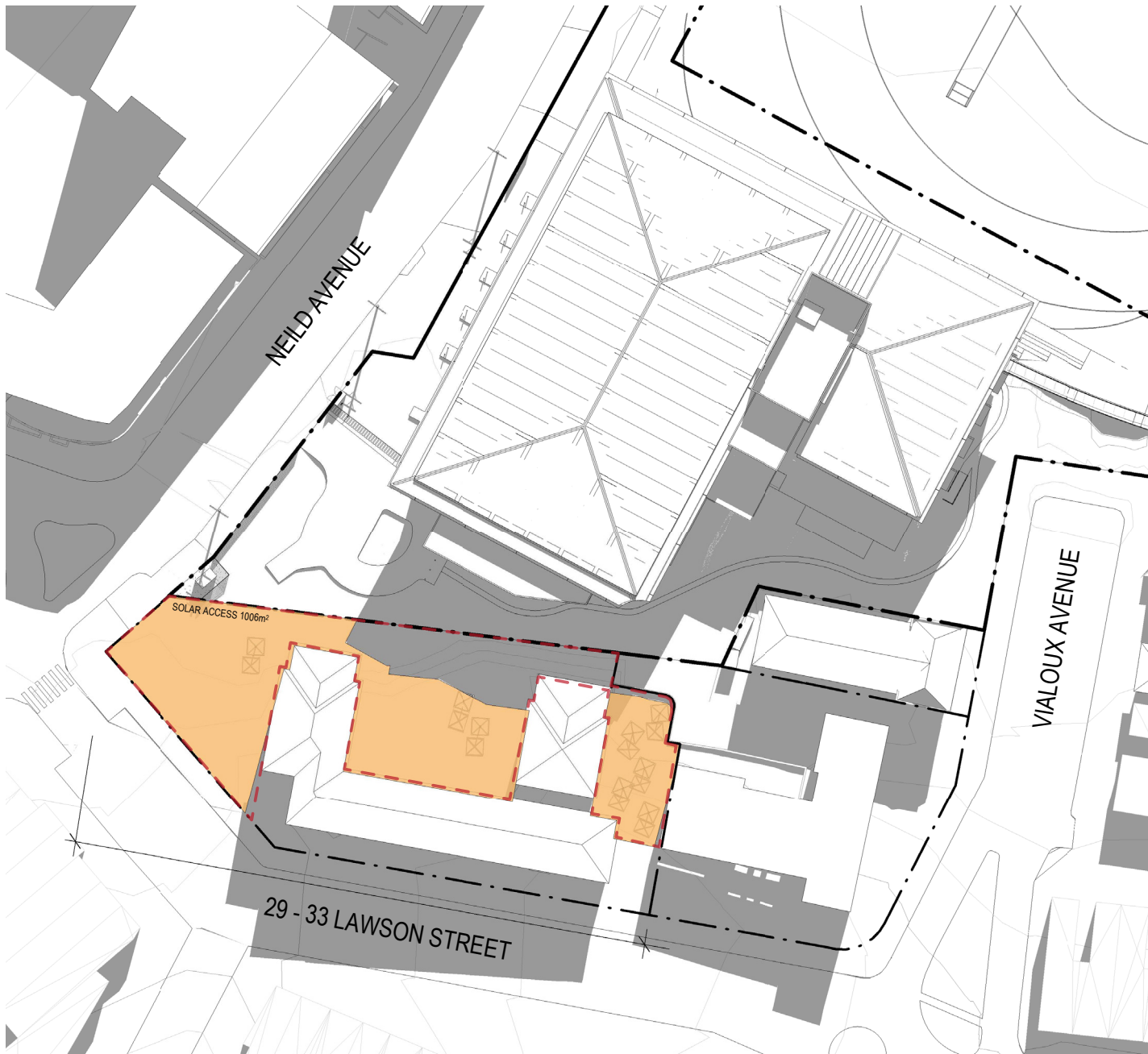
KEY

- Solar Access to communal open space
- Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 12:00pm

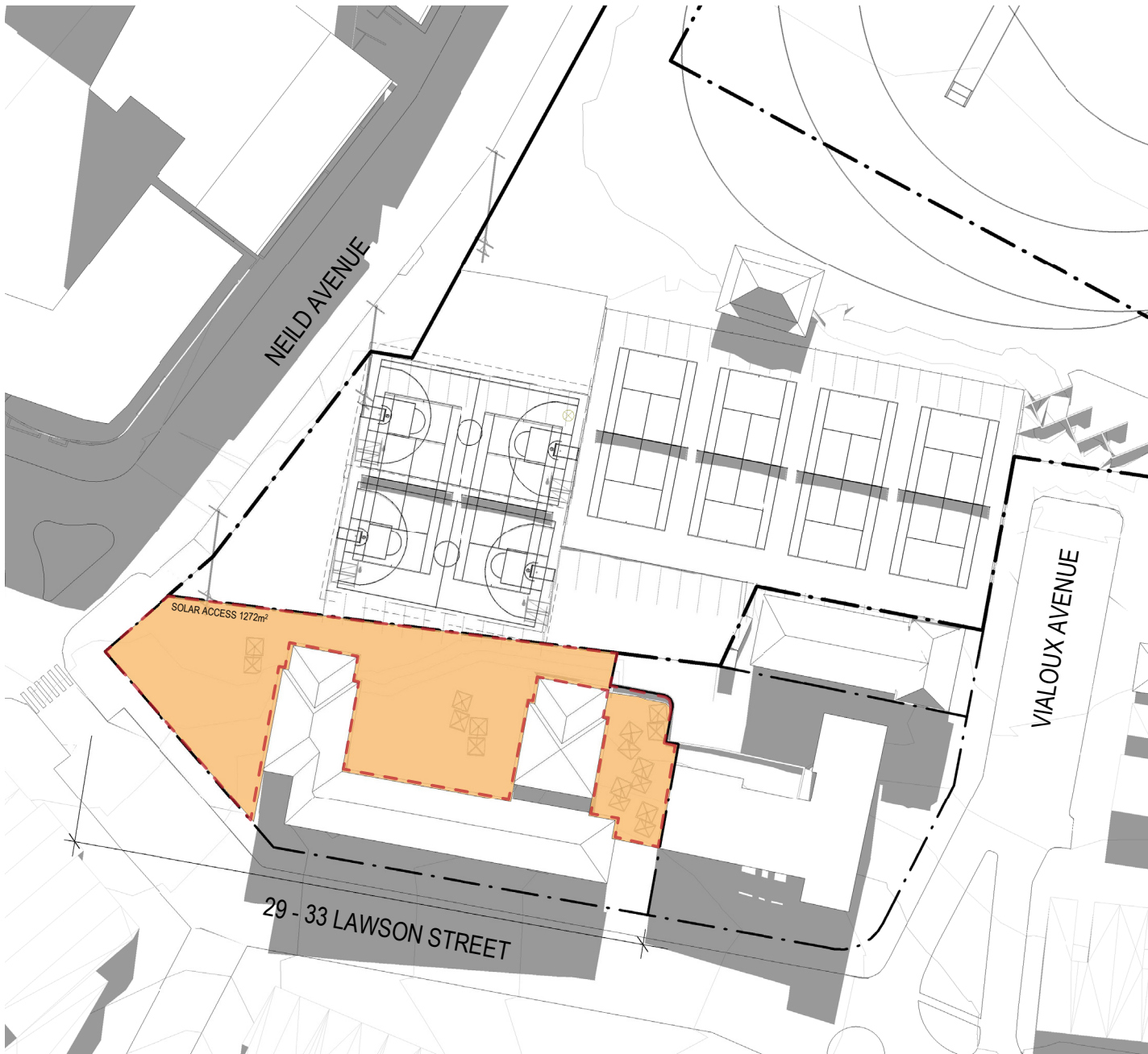


Proposed Solar Access 12:00pm

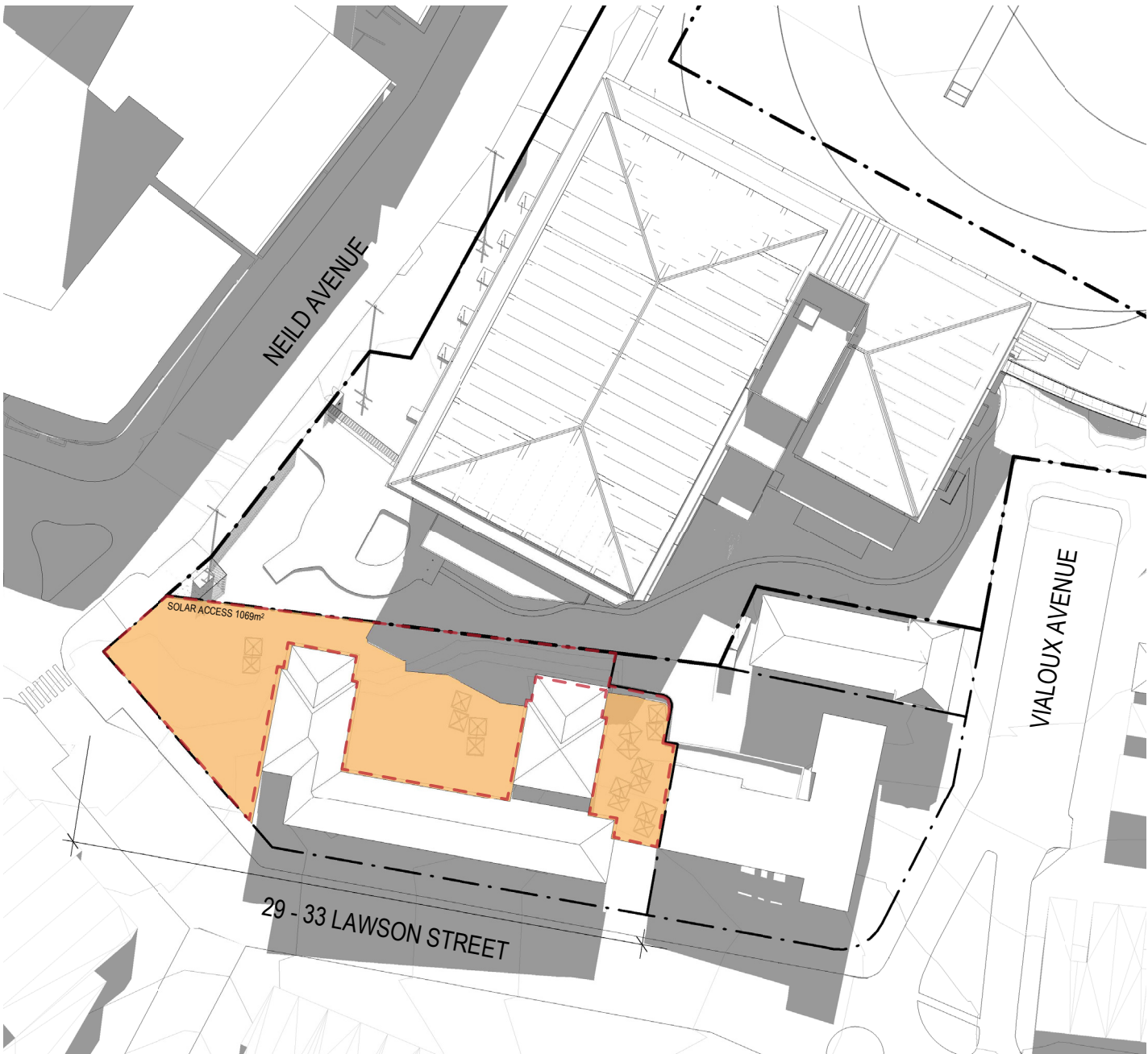
KEY

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-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 12:30pm

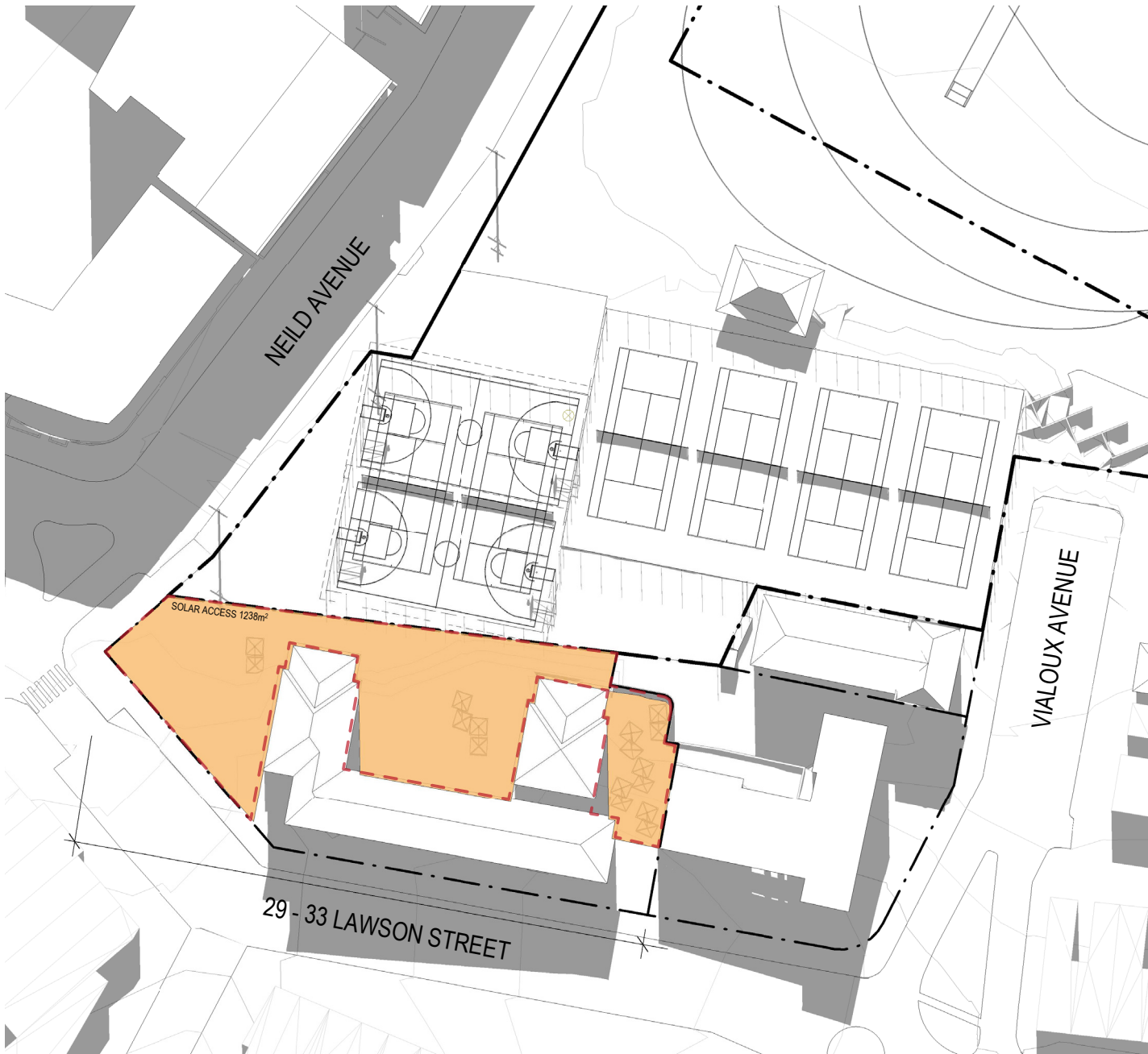


Proposed Solar Access 12:30pm

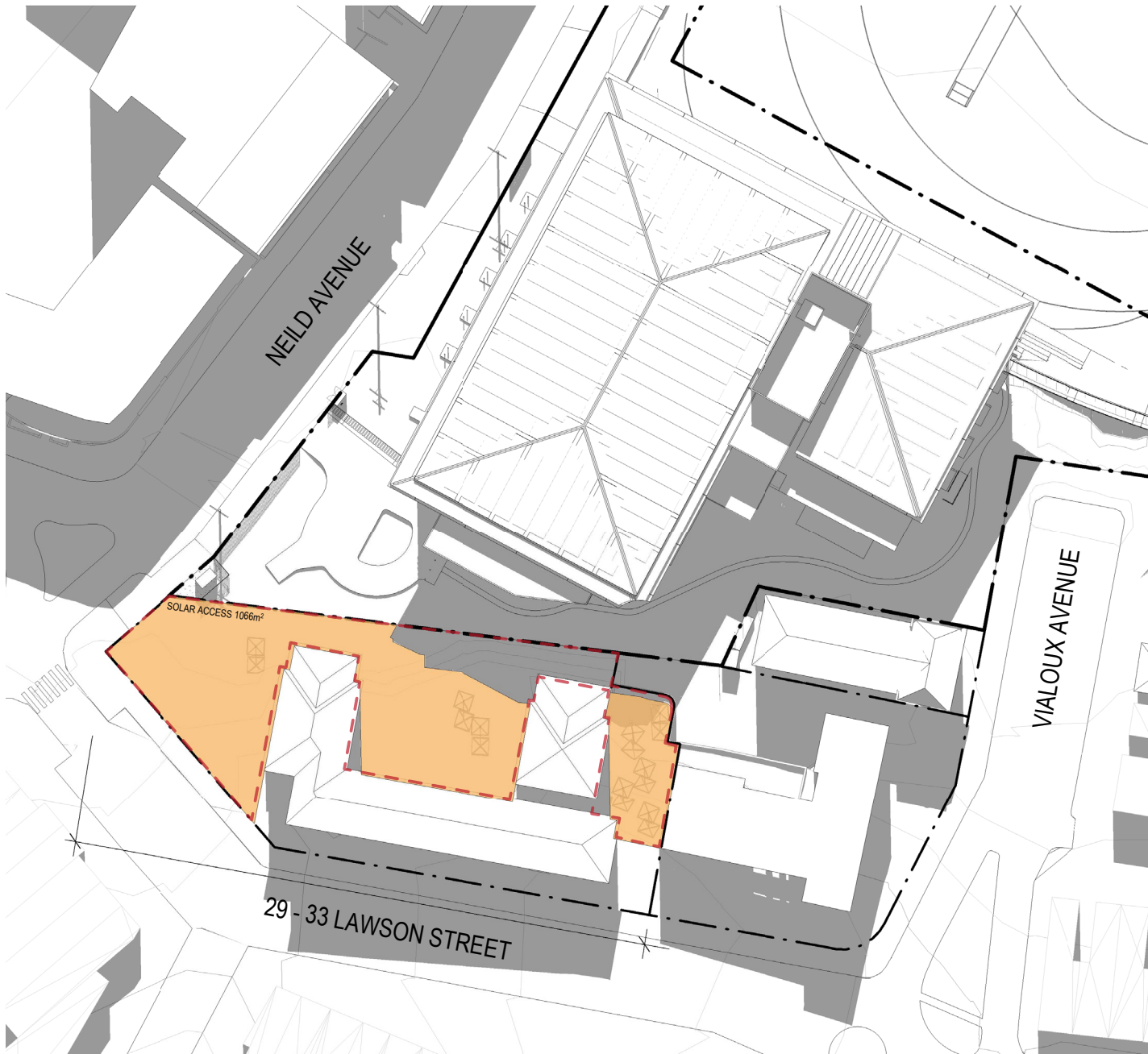
KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 13:00pm

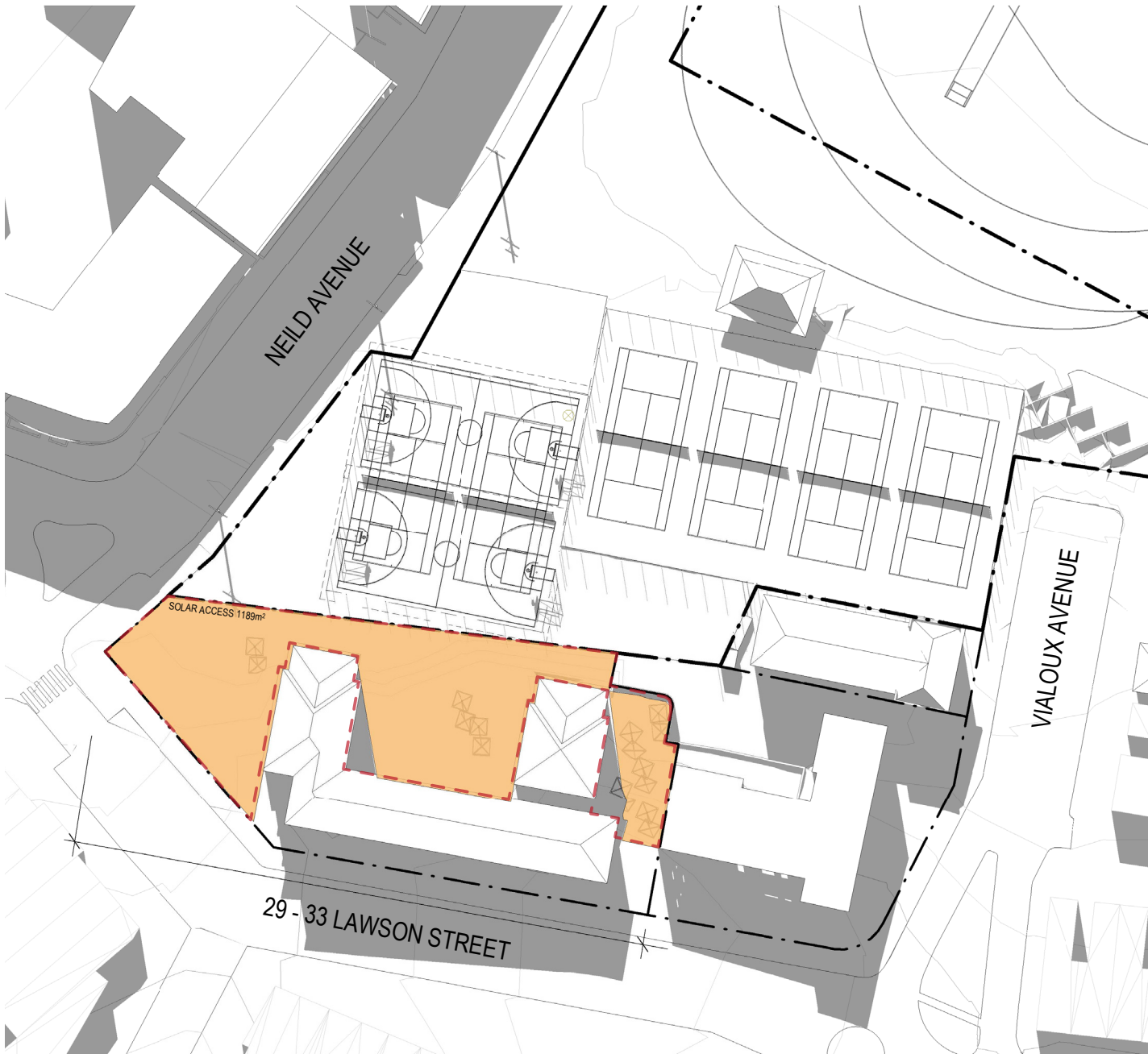


Proposed Solar Access 13:00pm

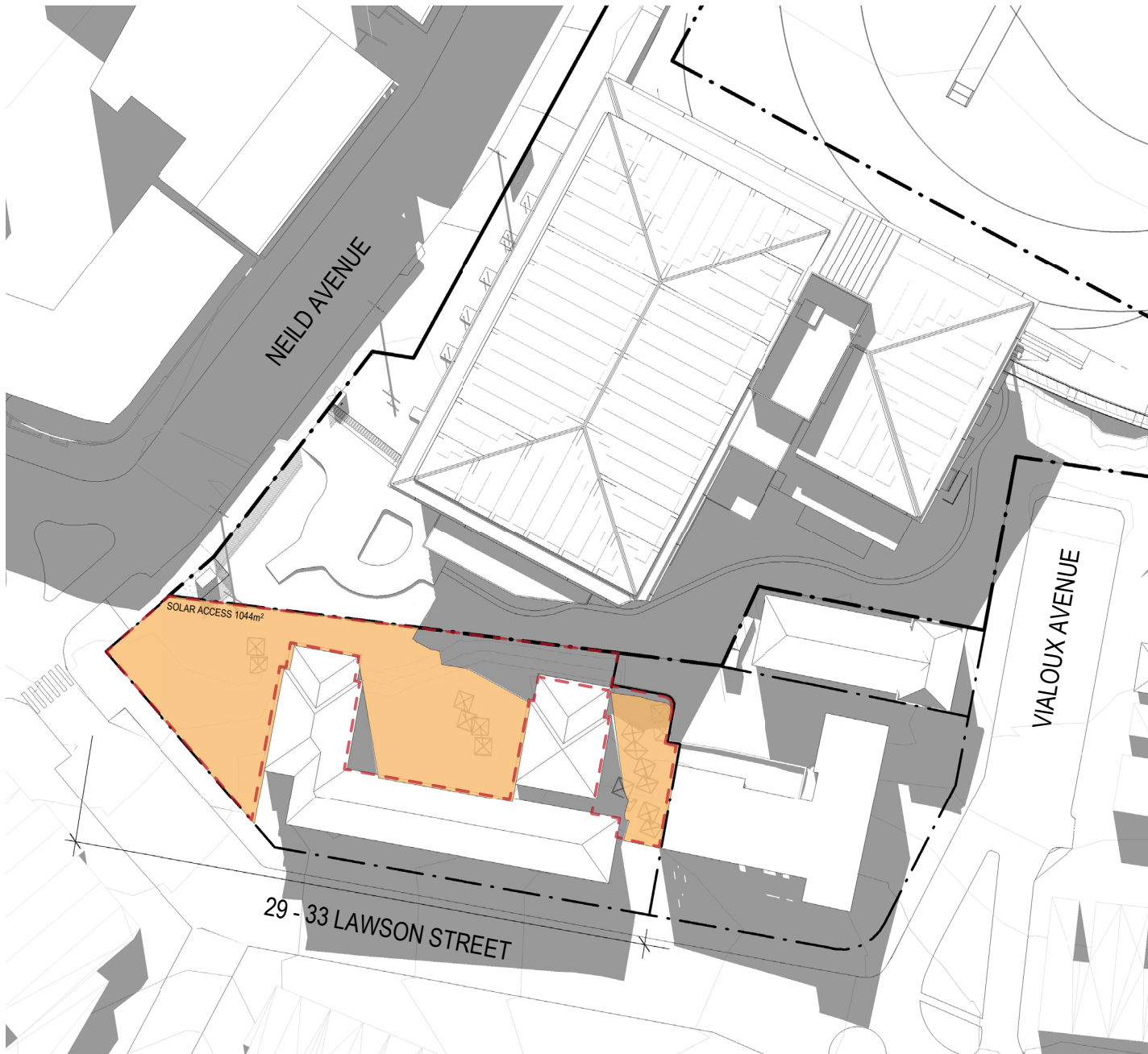
KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 13:30pm



Proposed Solar Access 13:30pm

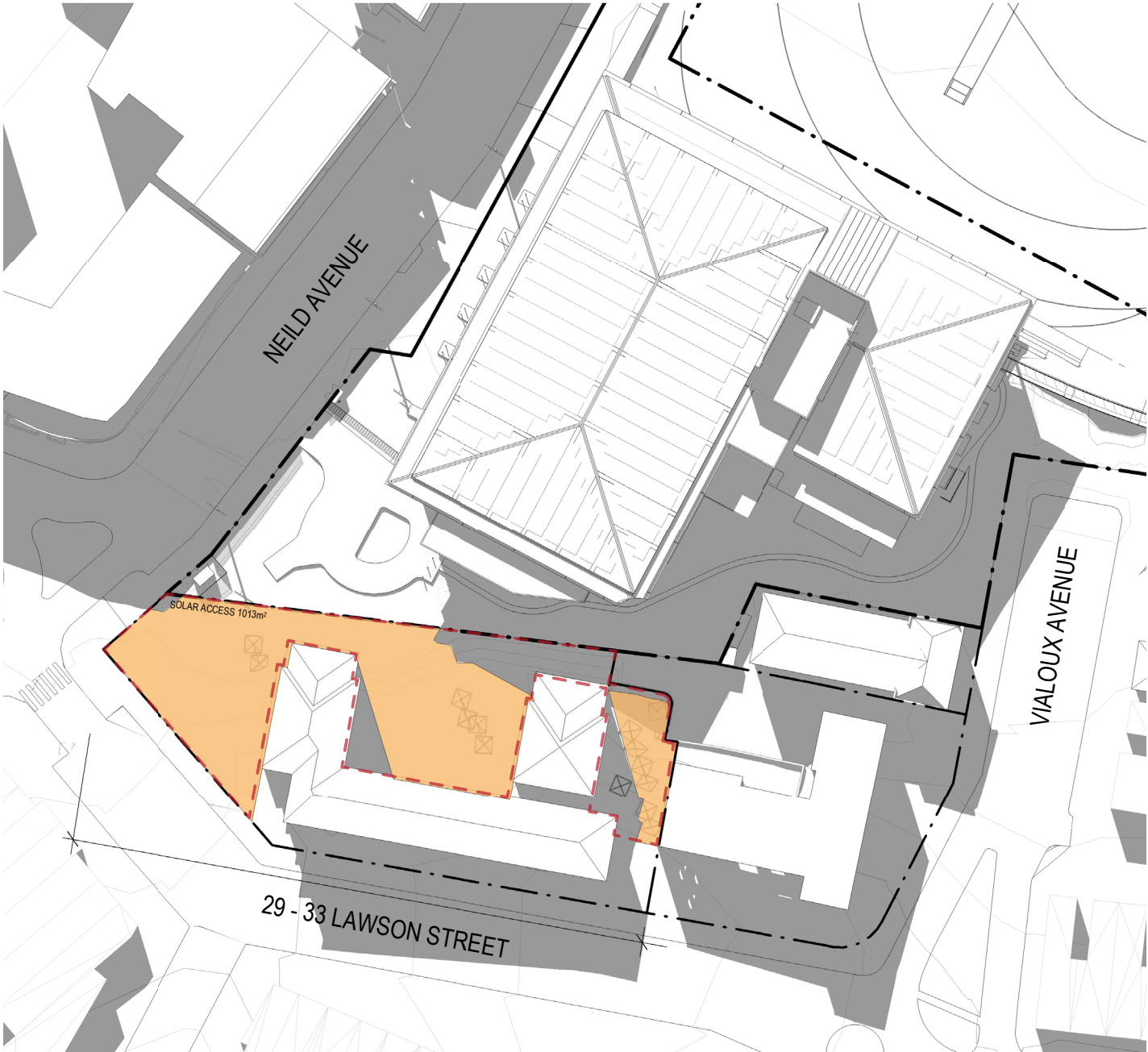
KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 14:00pm

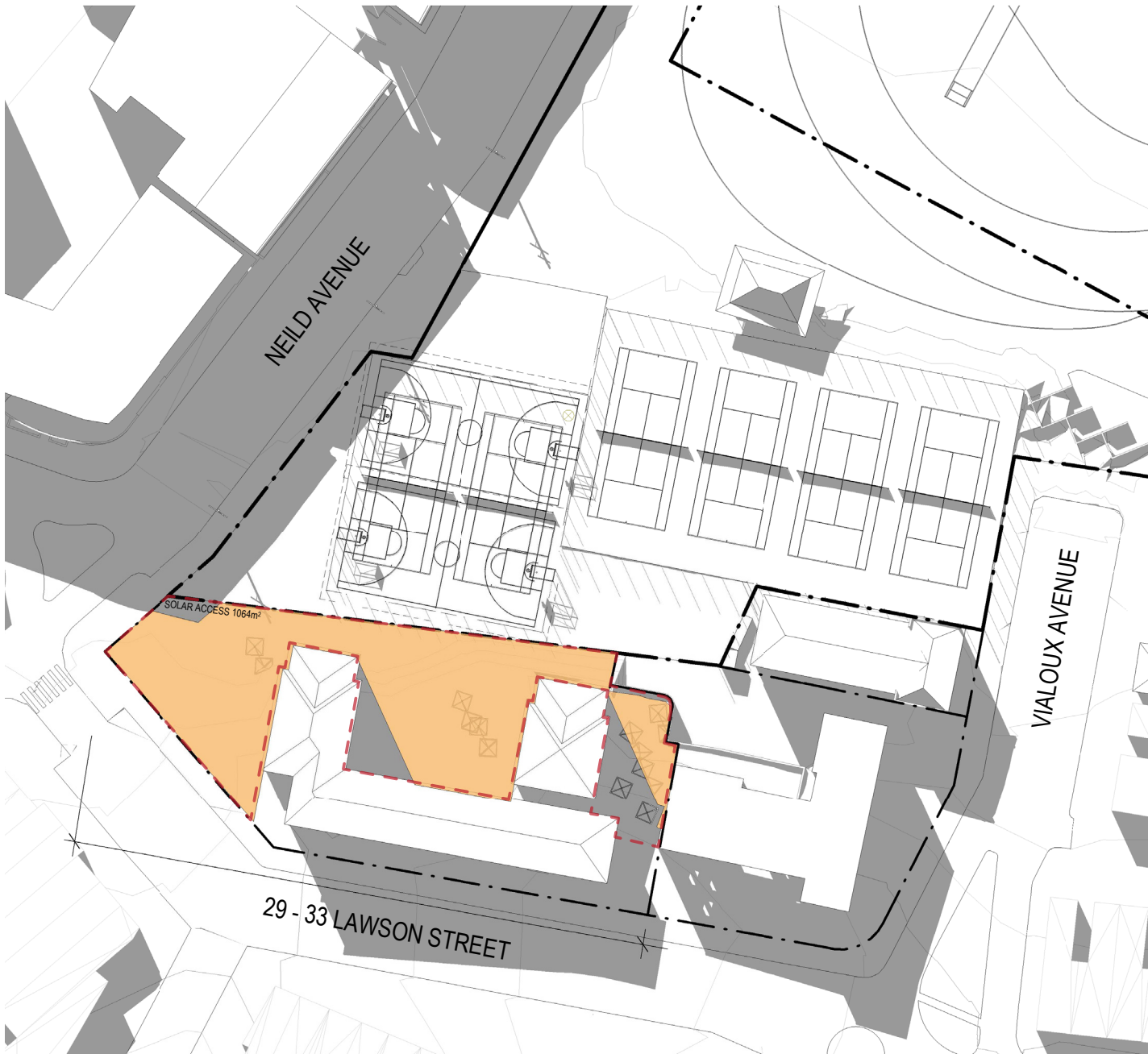


Proposed Solar Access 14:00pm

KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 14:30pm

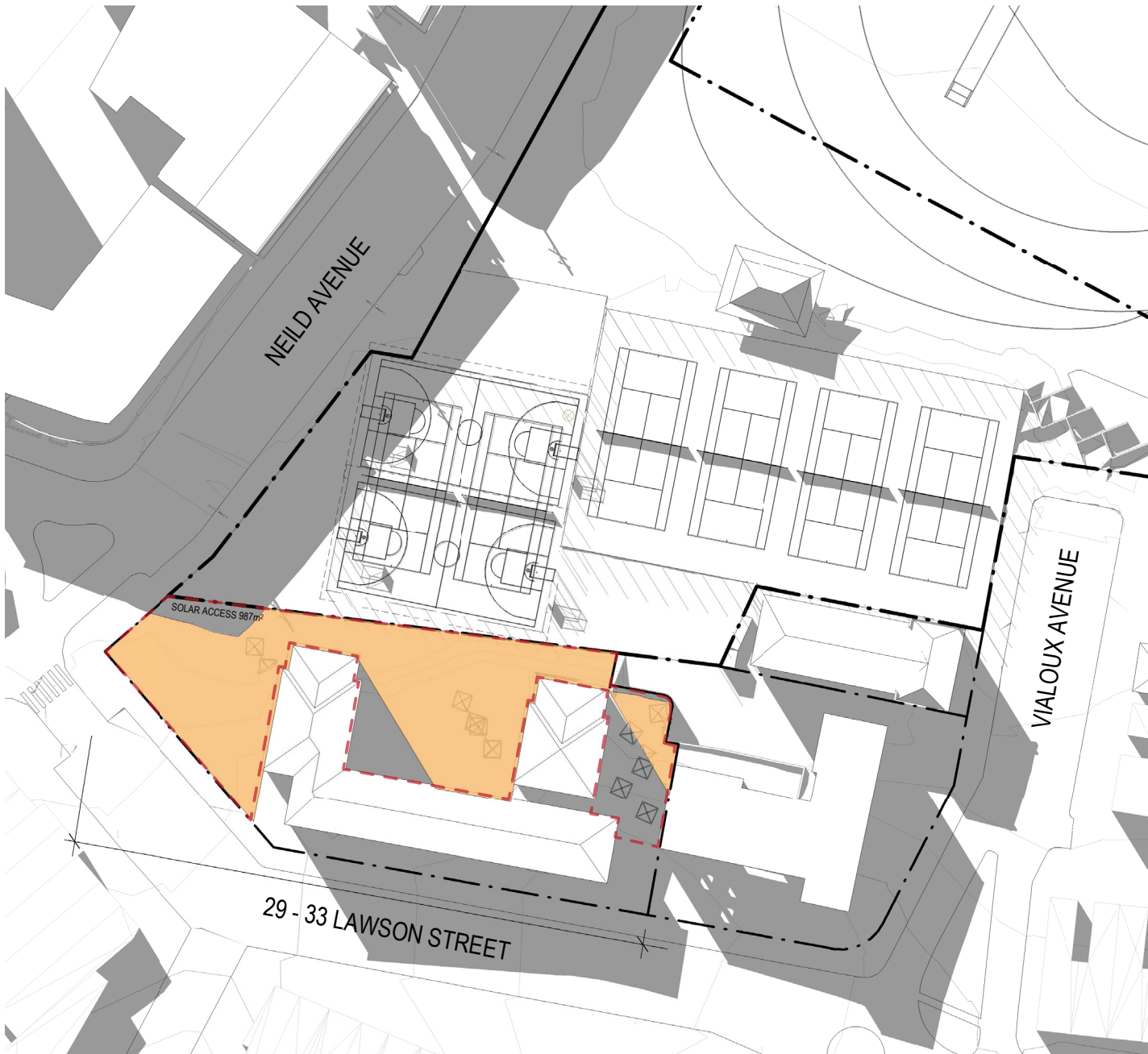


Proposed Solar Access 14:30pm

KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)





Existing Solar Access 15:00pm



Proposed Solar Access 15:00pm

KEY

-  Solar Access to communal open space
-  Extent of communal open space

1.7 ADG Solar Access & Overshadowing
29-33 Lawson Street Common Open Space
DPIE RTS2 ISSUE 5(A)(B)

Site Area (m²)						2299
Communal Open Space Area (m²)						1345
Winter Solstice (June 21)	Existing Solar Access (m²)	Existing Solar Access (% of COS)	ADG Compliance of Existing (0.00 or 0.5 hrs)	Proposed Solar Access (m²)	Proposed Solar Access (% of COS)	ADG Compliance of Existing (0.00 or 0.5 hrs)
09:00	790	59%	0.0	9	1%	0.0
09:30	893	66%	0.5	111	8%	0.0
10:00	1001	74%	0.5	435	32%	0.0
10:30	1068	79%	0.5	655	49%	0.0
11:00	1128	84%	0.5	781	58%	0.0
11:30	1189	88%	0.5	893	66%	0.5
12:00	1243	92%	0.5	1006	75%	0.5
12:30	1272	95%	0.5	1069	79%	0.5
13:00	1238	92%	0.5	1066	79%	0.5
13:30	1189	88%	0.5	1044	78%	0.5
14:00	1134	84%	0.5	1013	75%	0.5
14:30	1064	79%	0.5	960	71%	0.5
15:00	987	73%	0.5	900	67%	0.5
Total Hours Access			6 Hrs	4 Hrs		

1.8 The Proposal
ADG Visual Privacy

DPIE RTS ISSUE 5(B)

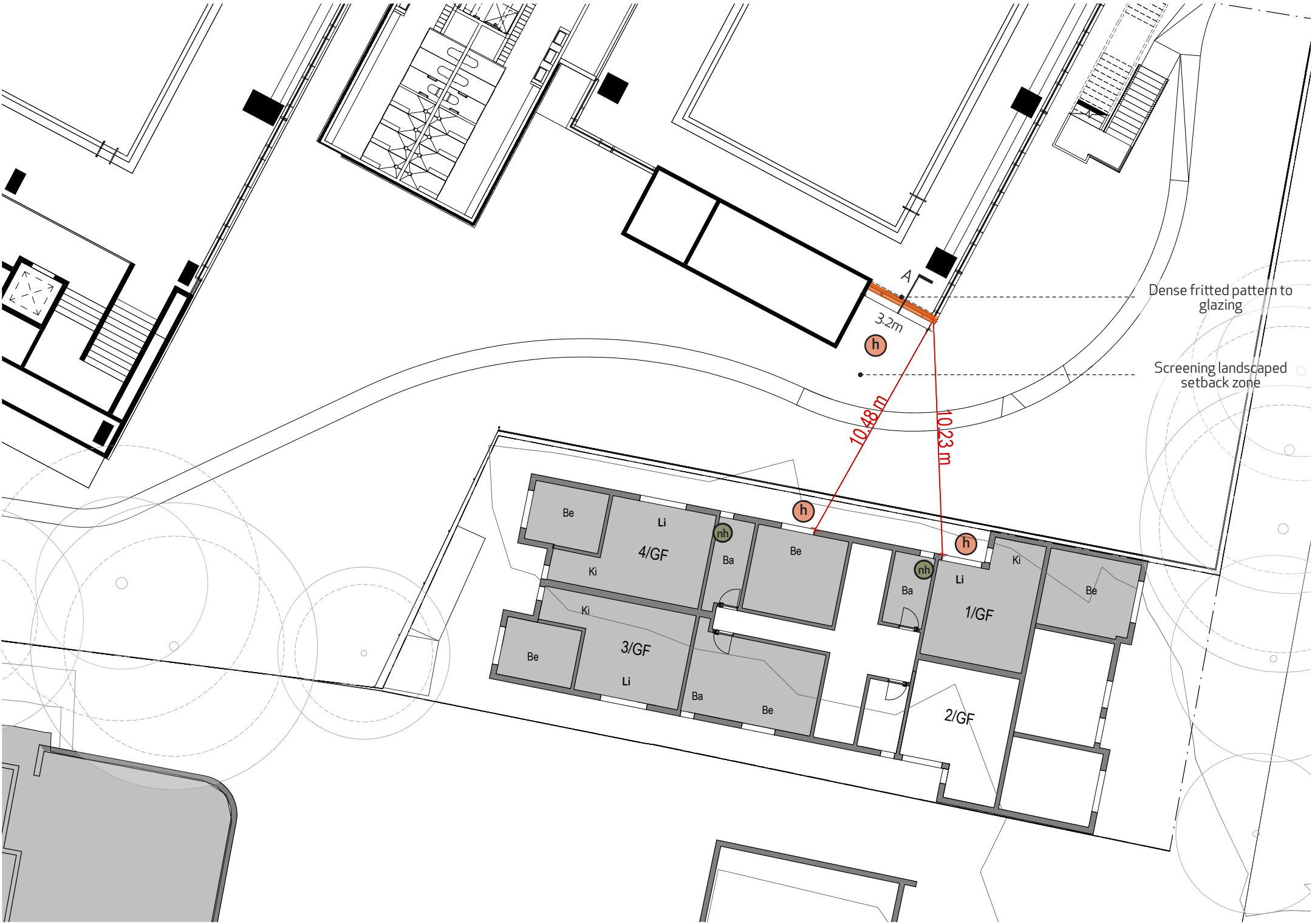
8 Vialoux Avenue _ Ground Level

A minor section of the ground floor south eastern corner of the proposal may be considered not complying with the minimum 12m requirement of the ADG if the equitable sharing of the separation distance between the site and 8 Vialoux Avenue is not applied.

This minor section includes a 3.2m long x 1.25m high level fixed window [located 1.45m above the internal floor level] to the programme pool area as highlighted on the following drawing.

In addition to exceeding the shared equitable separation distance by approximately 3m to provide a total separation distance of 10.2-10.5m and provision of a screening landscaped setback zone, this window will have a dense fritted pattern to further mitigate any privacy/overlooking issues and loss of amenity to 8 Vialoux.

- KEY
- ADG Visual Privacy Distance required
 - Minimum Visual Privacy Distance achieved
 - H Habitable
 - nh Non-Habitable
 - b Blank Wall Condition
 - Extent of blank wall
 - Ba Bathroom
 - Be Bedroom
 - Ki Kitchen
 - Li Living room
 - 1/GF Unit no. / Building level



Ground Level Plan 8 Vialoux Avenue

