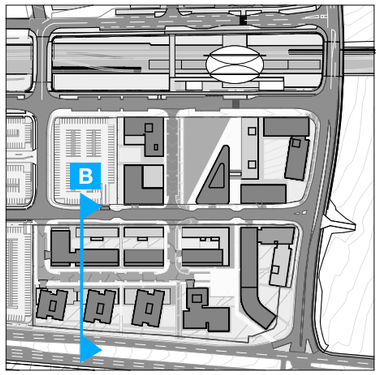
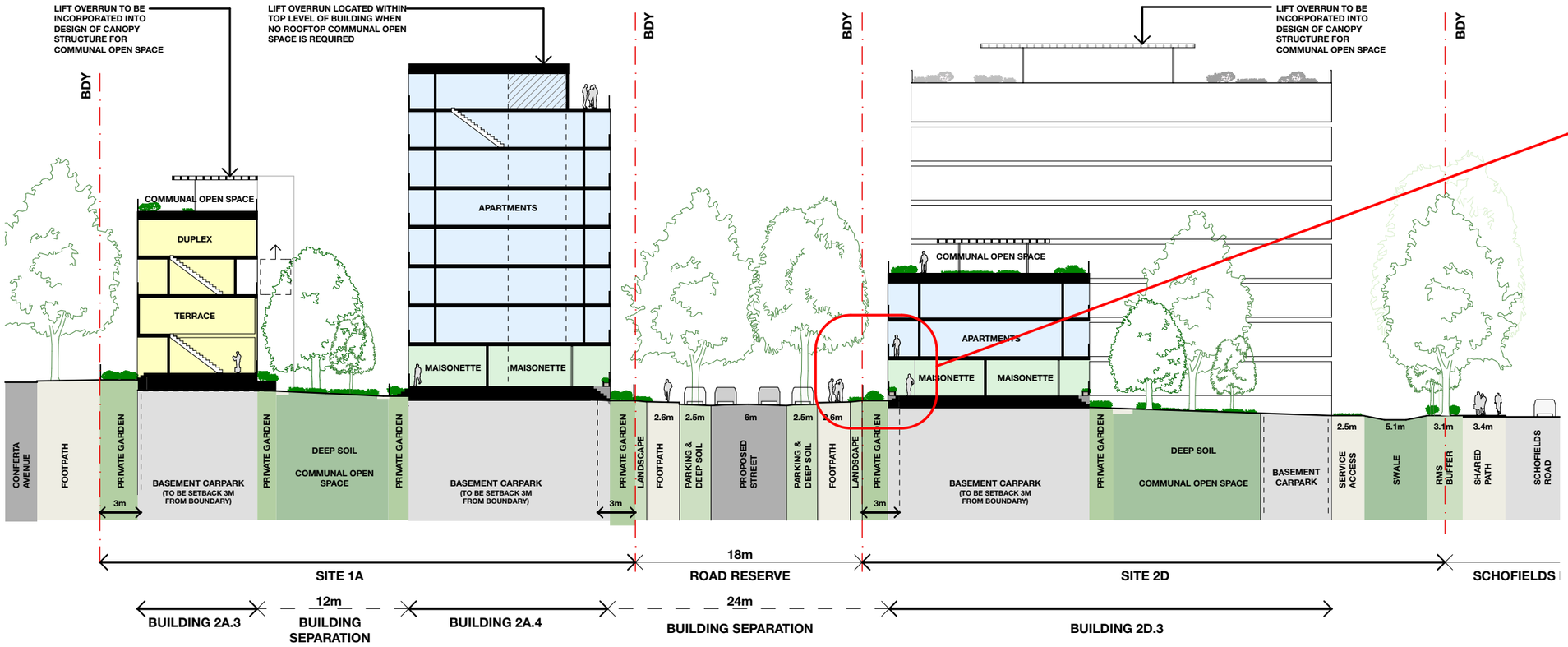
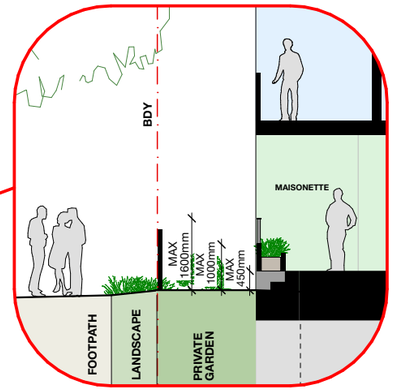
# DETAILED URBAN PLAN AND SECTION B




SECTION KEY DIAGRAM



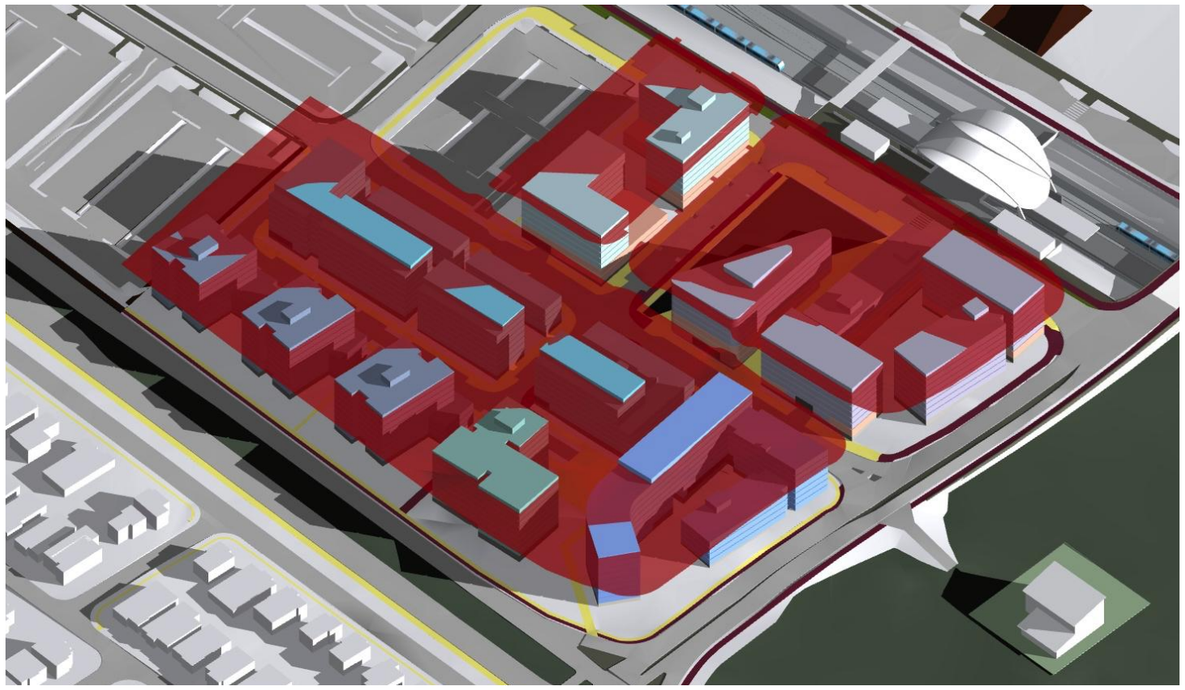



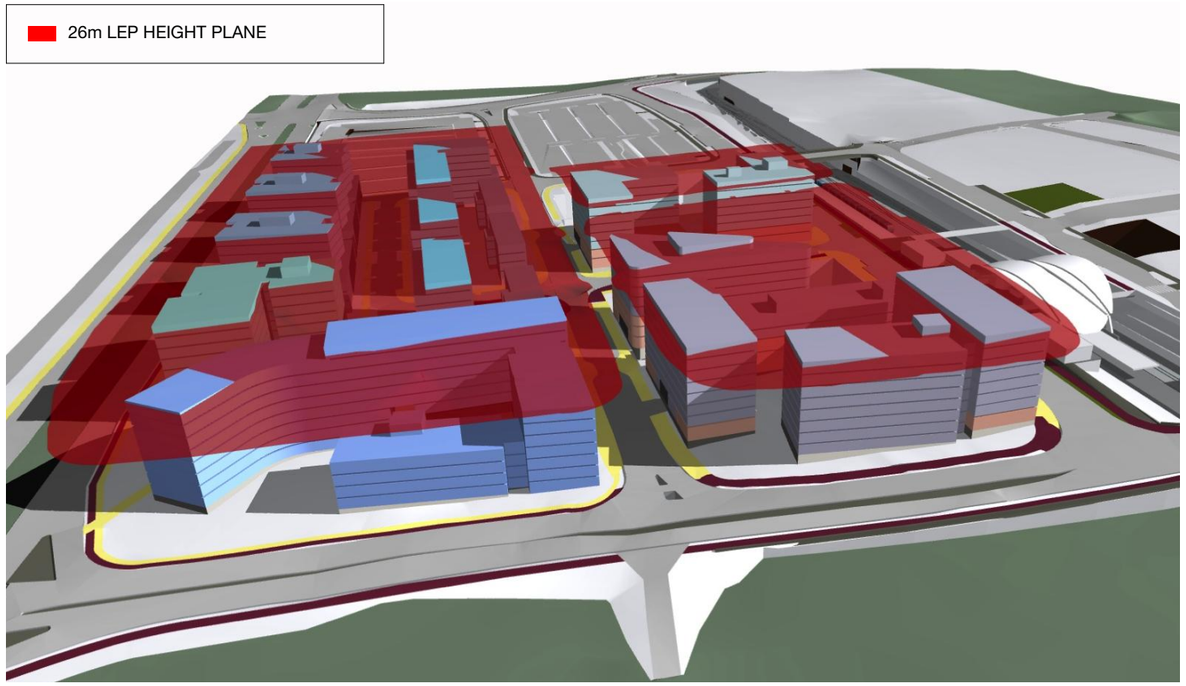

TYPICAL MASONETTE/ TERRACE INTERFACE TO PUBLIC DOMAIN

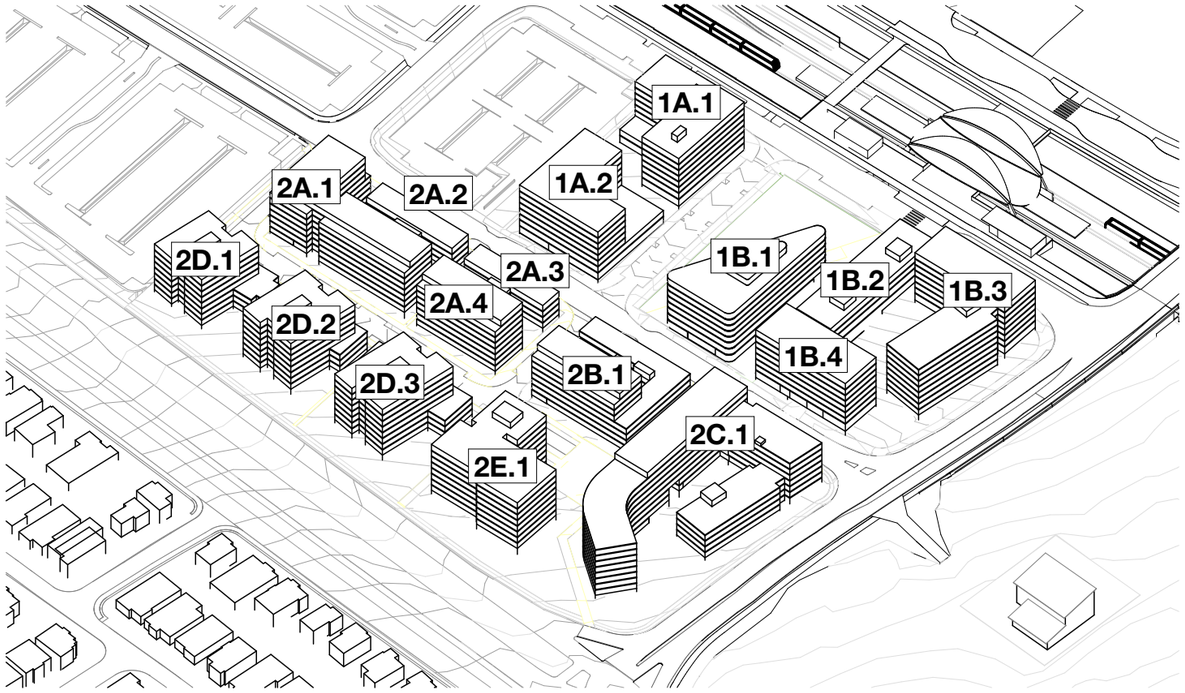
## RESIDENTIAL INTERFACE TO PUBLIC DOMAIN

- Ground floor apartment private entries should be no more than 450mm above footpath level.
- Solid elements should be limited to a maximum height of 1m from the adjacent footpath.
- Elements above 1m should be 50% transparent to a maximum of 1.6m from the footpath level.
- Planting should be promoted to provide further privacy.

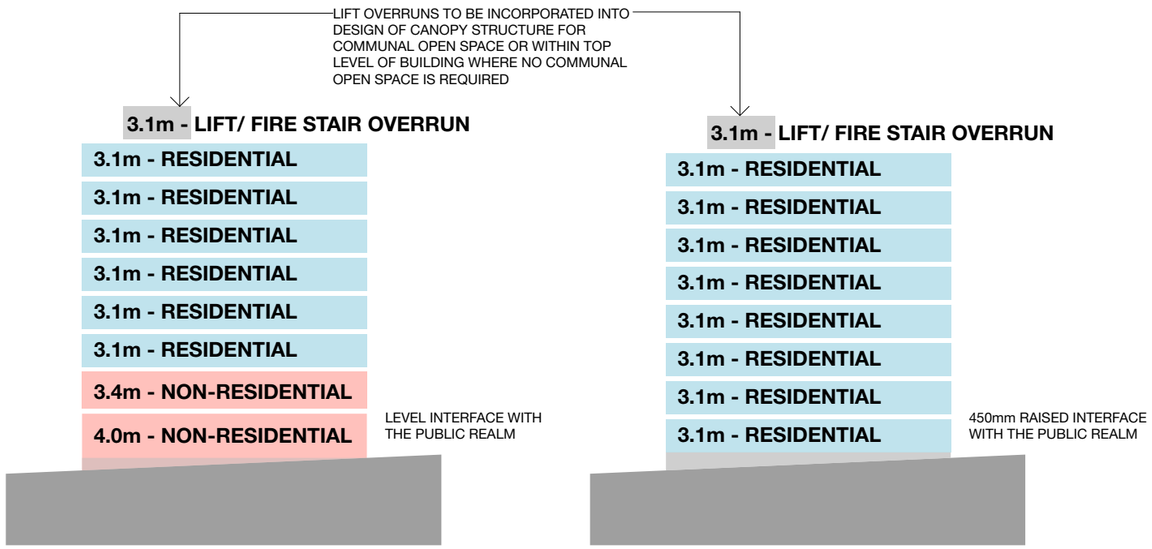
# HEIGHT PLANE AND TYPICAL SECTIONS






BUILDING REFERENCE




TYPICAL MIXED USE DEVELOPMENT FLOOR HEIGHTS (FLOOR TO FLOOR)

TYPICAL RESIDENTIAL DEVELOPMENT FLOOR HEIGHTS (FLOOR TO FLOOR)

# BUILDING HEIGHT CALCULATIONS

**Building Height**

| Building | 1A.1 | 1A.2 | 1B.1 | 1B.2 | 1B.3 | 1B.4 | 2A.1 | 2A.2 | 2A.3 | 2A.4 | 2B.1 | 2C.1 | 2D.1 | 2D.2 | 2D.3 | 2E.1 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Interface to public domain (difference in height between ground plane and first level)** | 0 | 0 | 0 | 0 | 0 | 0 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| **L1 (floor to floor height) (m)** | 4 | 4 | 4 | 4 | 3.1 | 4 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **L2 (floor to floor height) (m)** | 3.4 | 3.4 | 3.4 | 3.4 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **L3 (floor to floor height) (m)** | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **L4 (floor to floor height) (m)** | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **L5 (floor to floor height) (m)** | 3.1 | 3.1 | 3.1 | | 3.1 | 3.1 | 3.1 | | | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **L6 (floor to floor height) (m)** | 3.1 | 3.1 | 3.1 | | 3.1 | 3.1 | 3.1 | | | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **L7 (floor to floor height) (m)** | 3.1 | 3.1 | 3.1 | | 3.1 | 3.1 | 3.1 | | | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **L8 (floor to floor height) (m)** | 3.1 | 3.1 | 3.1 | | 3.1 | 3.1 | 3.1 | | | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 | 3.1 |
| **Sub Total (m)** | 26 | 26 | 26 | 13.6 | 24.8 | 25.7 | 24.8 | 12.4 | 12.4 | 24.8 | 24.8 | 24.8 | 24.8 | 24.8 | 24.8 | 24.8 |
| **Maximum Fall of Land (m)** | 1.7 | 1.7 | 0.7 | 3.9 | 2.5 | 2 | 3.2 | 2.1 | 2.1 | 2.1 | 3.1 | 3.5 | 1.8 | 2.7 | 2.6 | 3.1 |
| **Maximum Fall of Land taken at point of lift overrun (if varies from above) (m)** | | | 0 | | 0.8 | | | | | | | | | | | 1 |
| **Predominant Height taken at point of least site fall (excl. lift overrun)** | **26** | **26** | **26** | **13.6** | **24.8** | **25.7** | **25.25** | **12.85** | **12.85** | **25.25** | **25.25** | **25.25** | **25.25** | **25.25** | **25.25** | **25.25** |
| **Predominant Height taken at point of greatest site fall (excl. lift overrun)** | **27.7** | **27.7** | **26.7** | **17.5** | **27.3** | **27.7** | **28** | **14.5** | **14.5** | **26.9** | **27.9** | **28.3** | **26.6** | **27.5** | **27.4** | **27.9** |
| **Lift overrun/ fire stair allowance (not applicable if integrated within top floor)** | 3.1 | 0 | 3.1 | 3.1 | 3.1 | 0 | 0 | 3.1 | 3.1 | 0 | 0 | 0 | 3.1 | 3.1 | 3.1 | 3.2 |
| **Overall Building Height taken at point of greatest site fall (incl. lift overrun)** | **30.8** | **27.7** | **29.1** | **20.6** | **28.7** | **27.7** | **28** | **17.6** | **17.6** | **26.9** | **27.9** | **28.3** | **29.7** | **30.6** | **30.5** | **29** |
| **Compliance with SEPP Max Building Height** | **Non-compliance** | **Non-compliance** | **Non-compliance** | **Complies** | **Non-compliance** | **Non-compliance** | **Non-compliance** | **Complies** | **Complies** | **Non-compliance** | **Non-compliance** | **Non-compliance** | **Non-compliance** | **Non-compliance** | **Non-compliance** | **Non-compliance** |
| **Reason for Non-Compliance** | First two levels are non-residential increasing the overall height of the envelope | First two levels are non-residential increasing the overall height of the envelope | First three levels are non-residential increasing the overall height of the envelope. the building also sits on sloping topography. | | First level is non-residential increasing the overall height of the envelope. the building sits on sloping topography and the building has been stepped to minimise non-compliance. | First level is non-residential increasing the overall height of the envelope. | The building has a large floorplate and sits on sloping topography resulting in a minor non-compliance limited to the top level which has an increased setback to the street. | | | The building sits on sloping topography resulting in a minor non-compliance limited to the top level which has an increased setback to the street. | The building sits on sloping topography resulting in a minor non-compliance limited to the top level which has an increased setback to the street. | The building has a large floorplate and sits on sloping topography. the building has been stepped but there is still a minor non-compliance in two locations. | The building sits on sloping topography creating minor non-compliance. | The building sits on sloping topography creating minor non-compliance. it has been stepped down from the neighbouring building 2d.1 to minimise this non-compliance. | The building sits on sloping topography creating minor non-compliance. it has been stepped down from the neighbouring building 2d.2 to minimise this non-compliance. | The building sits on sloping topography creating minor non-compliance. |

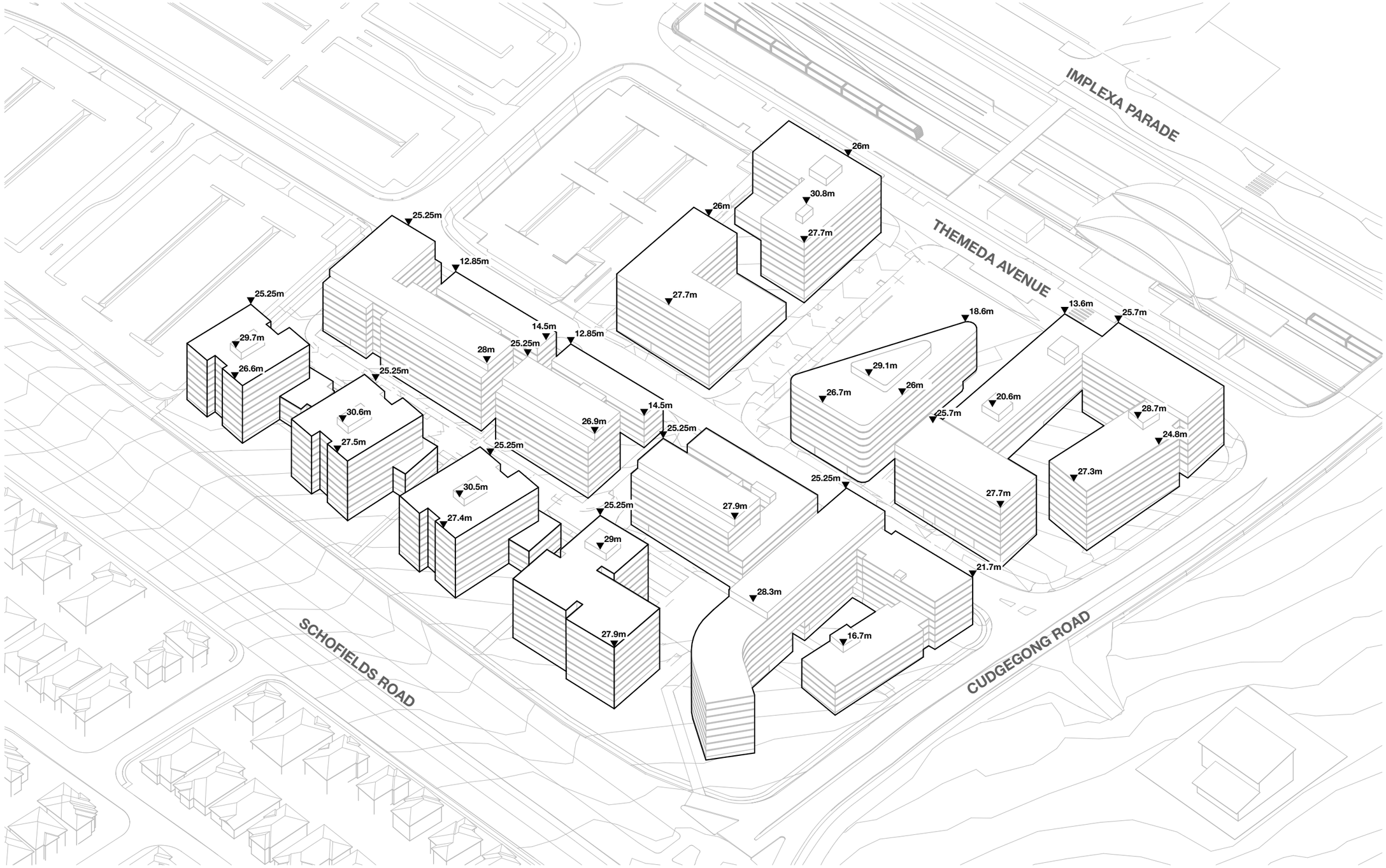
**Definition**

Building height (or height of building) means:
(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
(b) in relation to the RL of a building—the vertical distance from the Australia Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Non-Residential Levels Shown in Red

Residential Levels Shown in Black

# ENVELOPE DIAGRAM



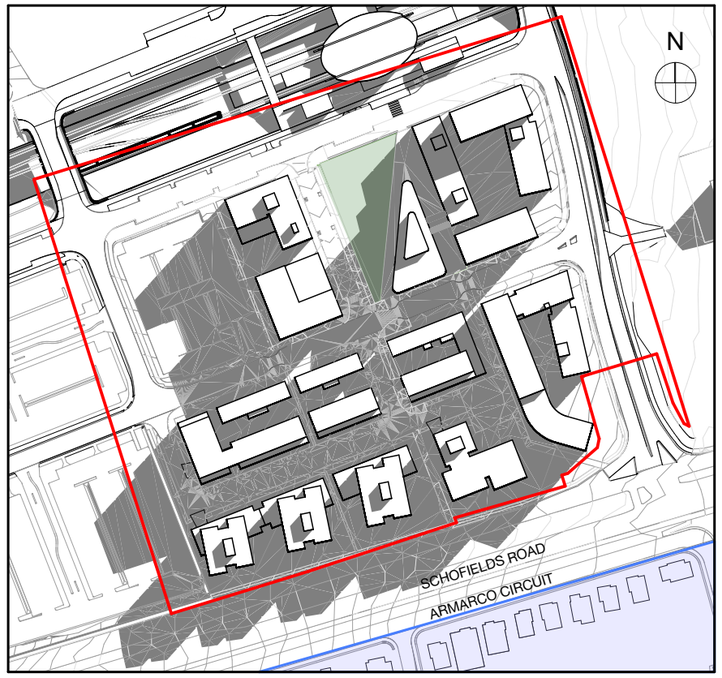
# SHADOW DIAGRAMS & SOLAR ANALYSIS - JUNE 21ST

## SUMMARY

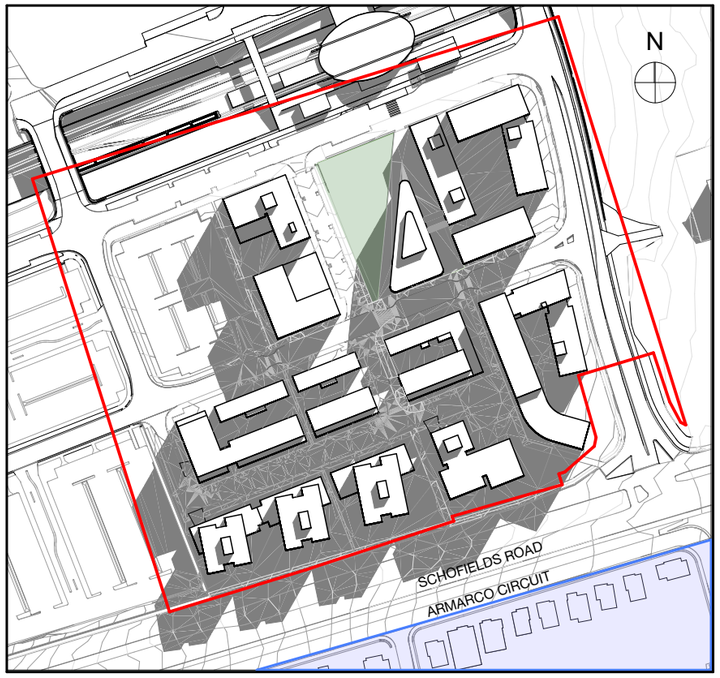

These studies have been prepared to illustrate the solar access and shadows generated by the proposed concept masterplan.

The public park and adjacent buildings have been designed to limit overshadowing of the public park which receives sunlight to an area greater than 50% of its site area between 11 and 2pm on June 21st.

The urban form of the proposed concept masterplan has been designed to mitigate overshadowing of surrounding areas with overshadowing of the low-density residential area minimised to late afternoon in mid Winter.


9AM JUNE 21ST

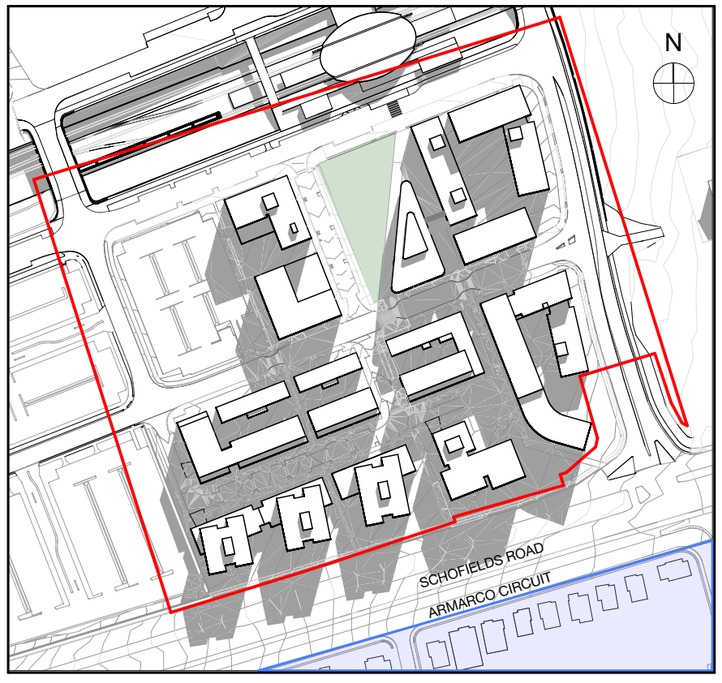



10AM JUNE 21ST

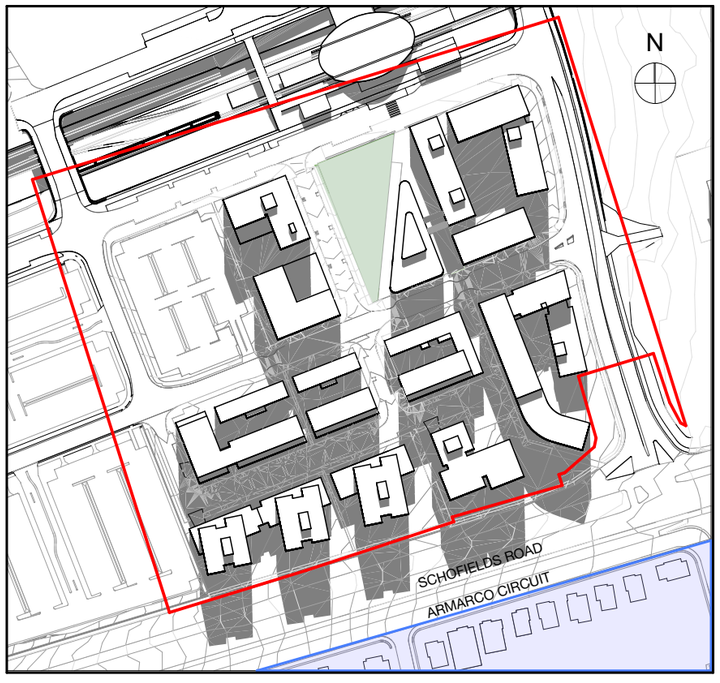
SITE BOUNDARY

SHADOWS

SURVEY DID NOT EXTEND SOUTH OF AMARCO CIRCUIT. STREET AND BUILDING LOCATIONS TO THE SOUTH OF AMARCO CIRCUIT HAVE BEEN TRACED FROM A 'NEARMAP' AERIAL PHOTOGRAPH.




11AM JUNE 21ST




12PM JUNE 21ST