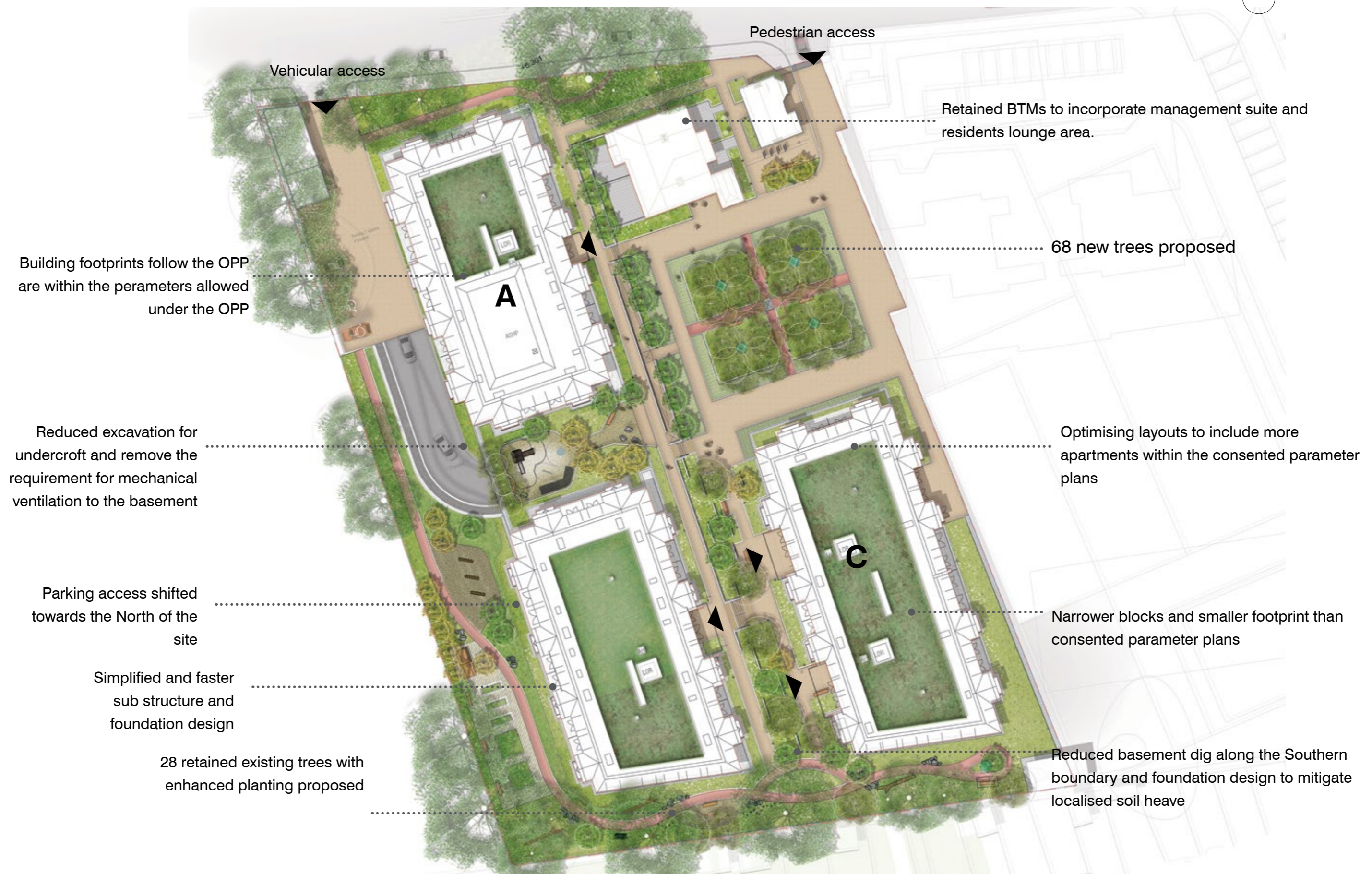


6.0

PROPOSED MASTERPLAN



6.1 PROPOSED MASTERPLAN SUMMARY



Building footprints follow the OPP are within the parameters allowed under the OPP

Reduced excavation for undercroft and remove the requirement for mechanical ventilation to the basement

Parking access shifted towards the North of the site

Simplified and faster sub structure and foundation design

28 retained existing trees with enhanced planting proposed

Pedestrian access

Retained BTMs to incorporate management suite and residents lounge area.

68 new trees proposed

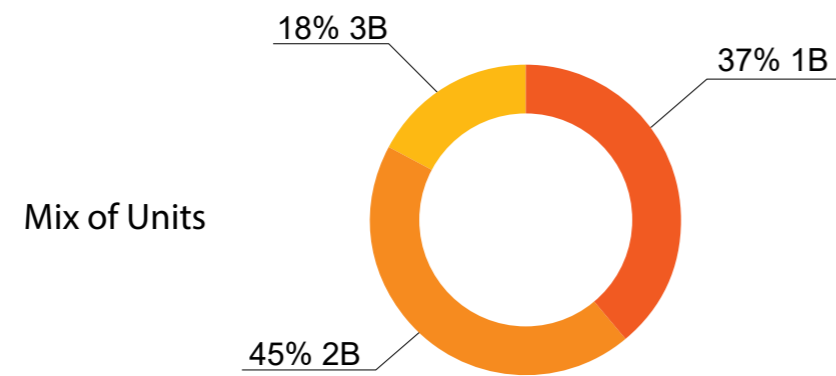
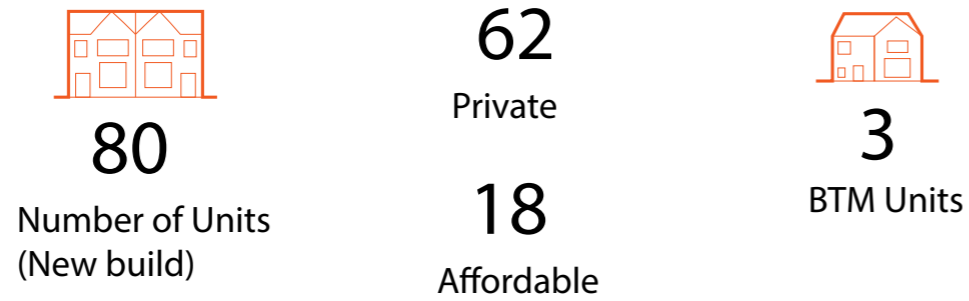
Optimising layouts to include more apartments within the consented parameter plans

Narrower blocks and smaller footprint than consented parameter plans

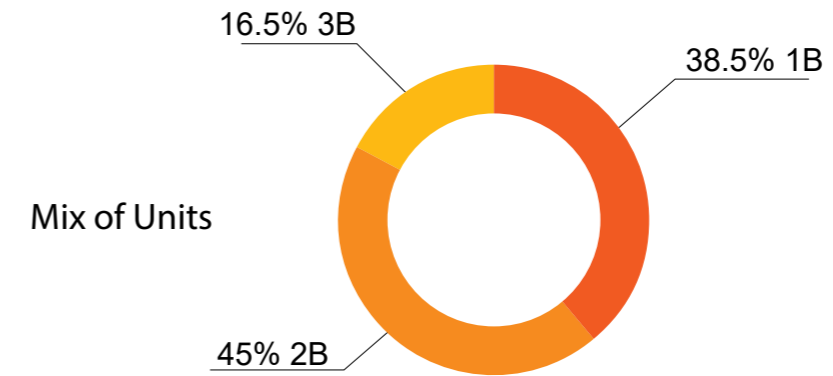
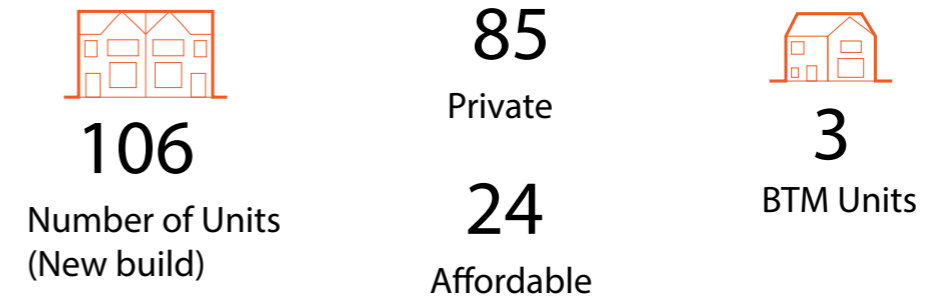
Reduced basement dig along the Southern boundary and foundation design to mitigate localised soil heave

6.2 QUANTUM OF DEVELOPMENT

Planning Consented Residential Site (Squire and Partners)



Proposal



6.3 SEPARATION DISTANCES

Proposed separation distance between Blocks B&C is 15.7m which is in line and greater than the parameter plan separation distance of 15.3m.

Proposed separation distance between Blocks A&B is 15.64m which is greater than the parameter plan separation distance of 13.5m.





Proposed separation distance between Block A and BTM is 10.37m which is greater than the parameter plan separation distance of 9.15m.

The following considerations have been taken to maximise separation distances and improve privacy between habitable rooms:

Staggering of gables with bay windows on long elevations.

Ensuring that there are no living rooms facing bedrooms where separation distances fall below 13.9

Reducing the number and sizes of windows to the Southern boundaries of Blocks B&C

-  Parameter plans - Max. general building footprint
-  Parameter plans - Max. bay projections
-  OPP consented dimensions
-  Proposed dimensions



6.4 SOUTHERN BOUNDARY

The number and sizes of windows along the Southern facades of Blocks B&C have been reduced to improve privacy between the proposed units and the residential terraced houses along Grosvenor Avenue.

Windows to living spaces along the Southern facade are secondary windows required to meet daylight requirements to supplement the primary windows that relate to the focal seating areas in these rooms.

- Existing boundary wall is maintained.
- The provision of windows on the South facade has been kept to a minimum.
- Rooms facing the South are primarily bedrooms
- Where a living space faces the South, the window to this space will be a smaller secondary source of light.
- Mature trees along the Southern boundary will be retained and will provide a good level screening from all levels proposed in the scheme
- The eco-walk at the Southern boundary of the site will create a green buffer between the proposed residential blocks and the neighbouring properties. The eco-walk will include additional trees and planting.



7.0

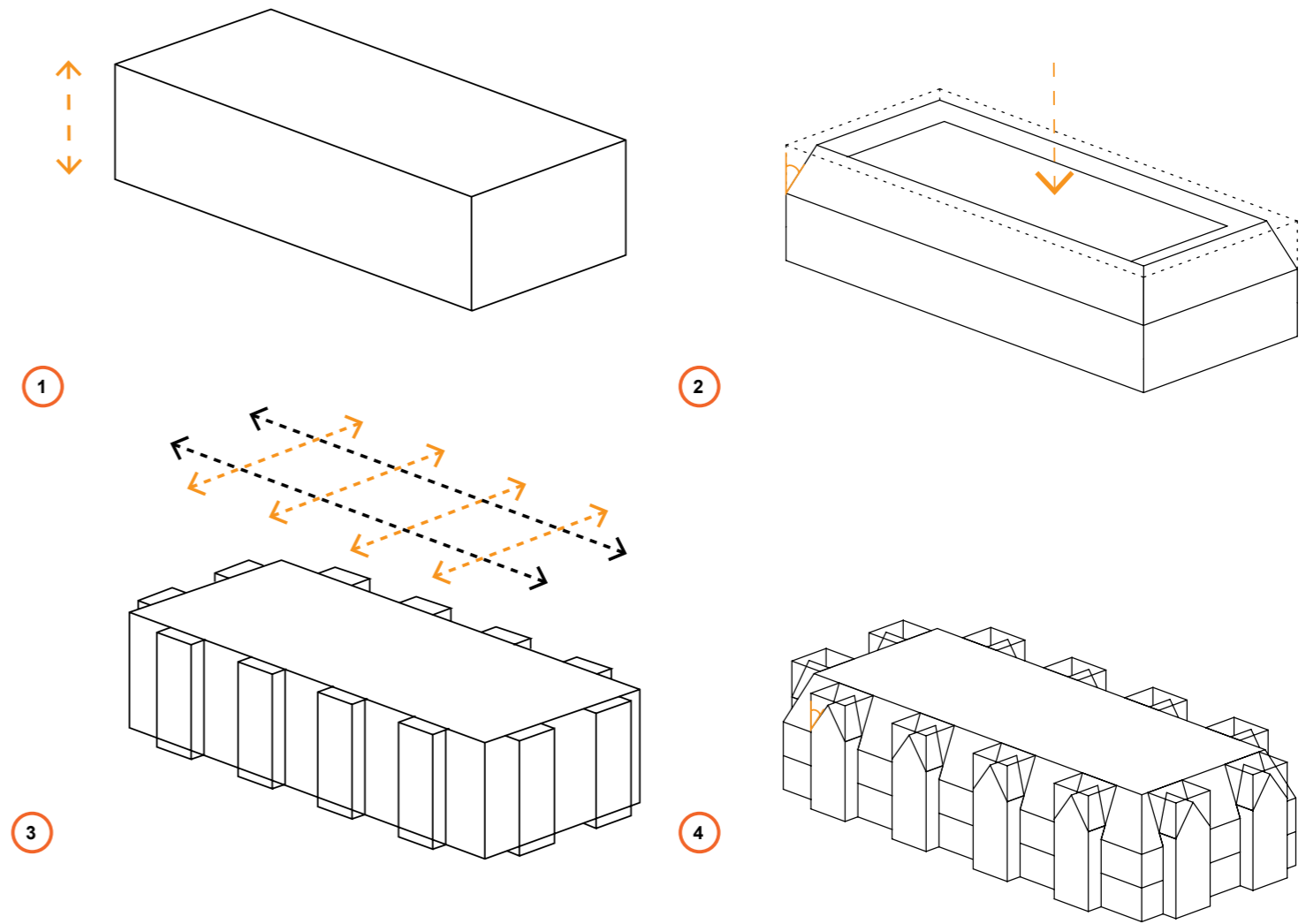
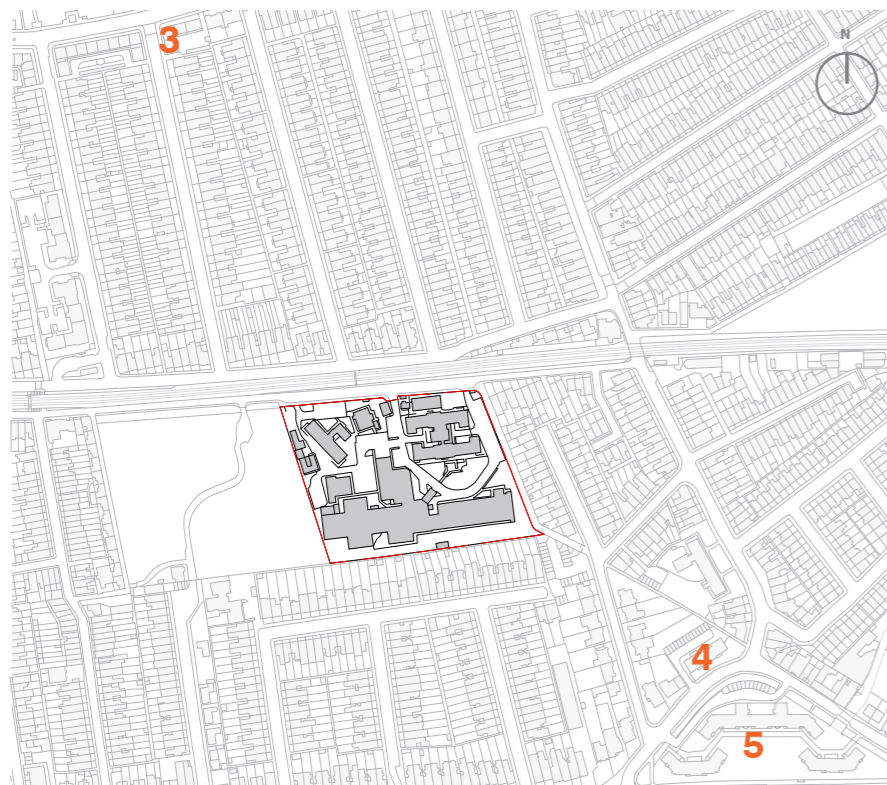
SCALE AND MASSING

7.1 SCALE & MASSING

The overall scale of the blocks respects the principles set out in the Design code and Parameter plans.

The proposal seeks to break down the block mass to relate to the general residential scale of the context by introducing projecting bays of a more similar scale to the gables of the surrounding buildings.

The images below demonstrate examples of other 4-storey residential developments within a 300m radius from the site.



Building Mass study



4

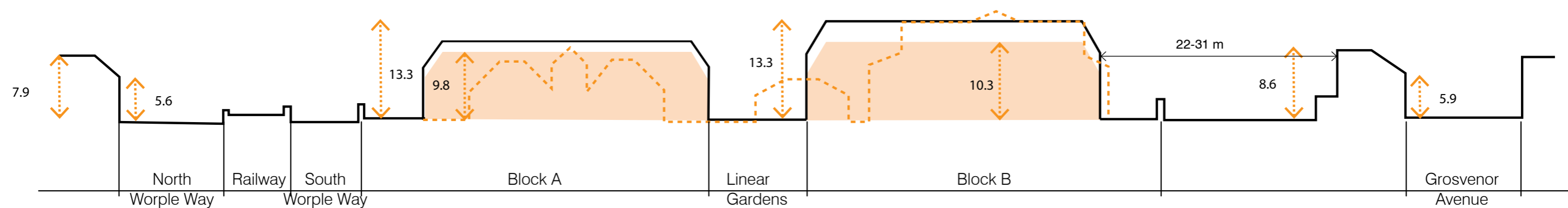


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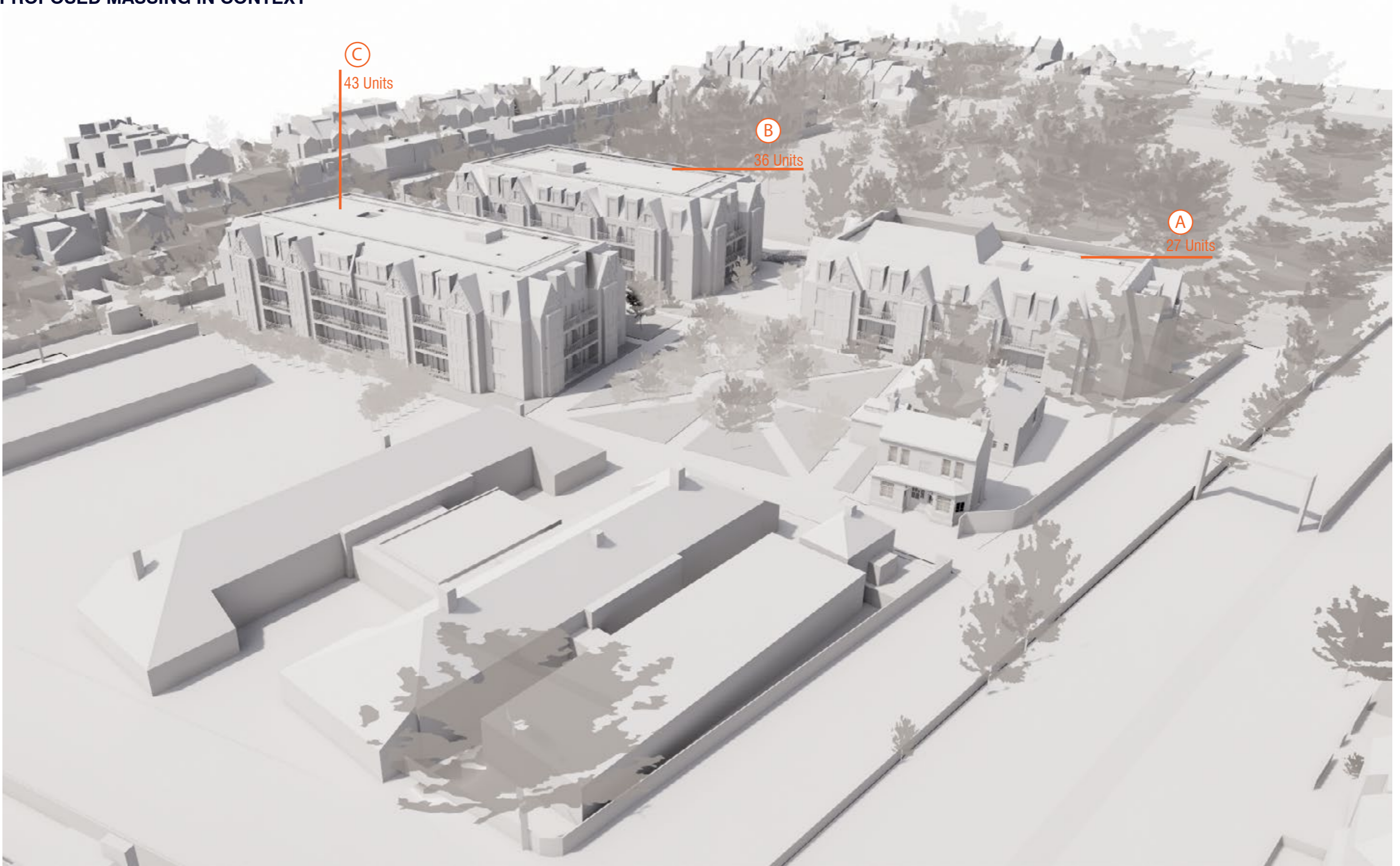
COMPARISON BETWEEN THE EXISTING, PLANNING CONSENTED AND PROPOSAL HEIGHT



Proposed Masterplan Section

- Design code parameter height
- Existing buildings' outline

PROPOSED MASSING IN CONTEXT



IMPACT STUDY OF ASHP ON BLOCK A

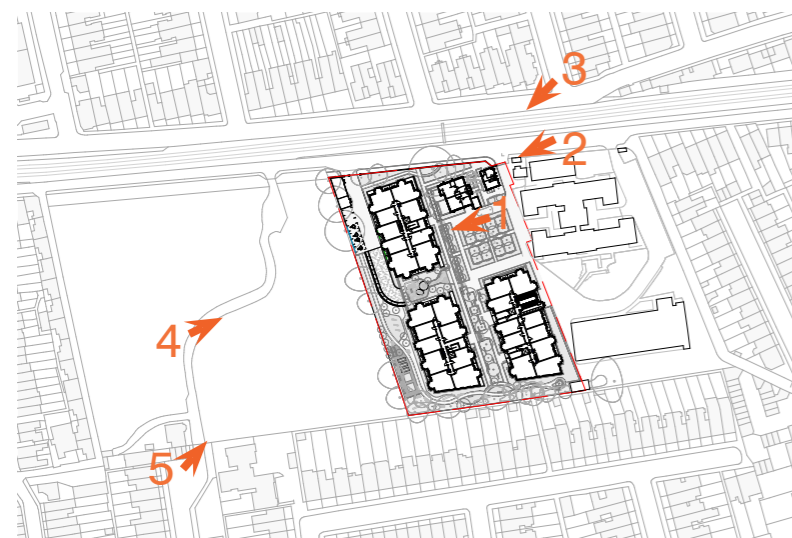
As a part of the massing study we looked at the impact of air source heat pump located to the top of Block A.

The Air Source Heat Pump enclosure is 3m height with acoustic attenuators and is set back from the main facade of Block A, so that it is not visible from ground level as seen in the adjacent views.

For more information refer to Energy Strategy section.



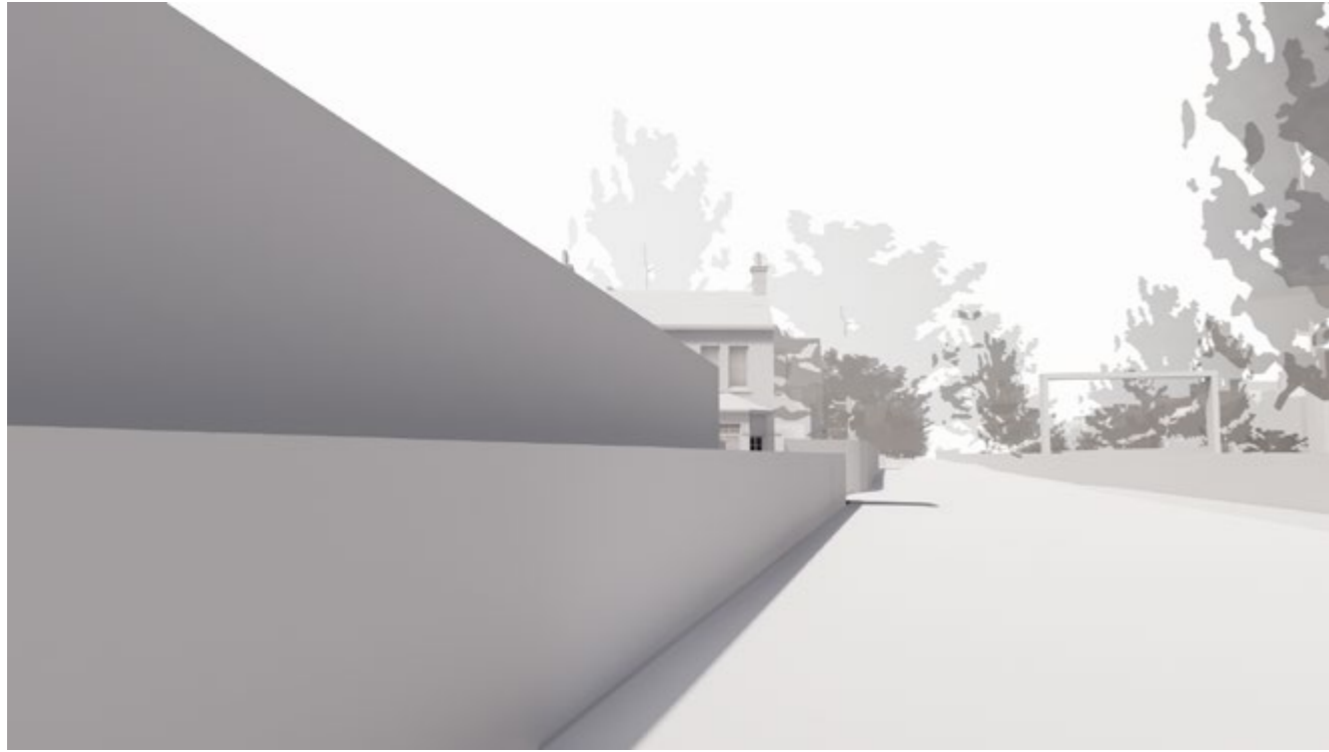
Axonometric view

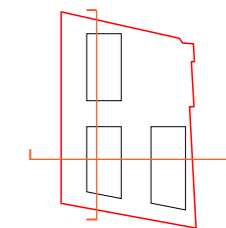


----- ASHP enclosure



MASSING VIEWS





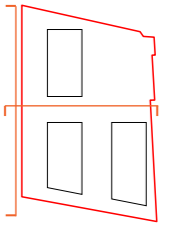
SITE SECTIONS



Cross Section through Blocks B&C



Section through Blocks A & B



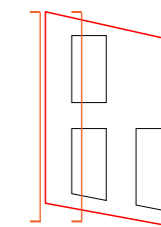
SITE ELEVATIONS WITH CONTEXT



Context elevation view across the site towards Block A



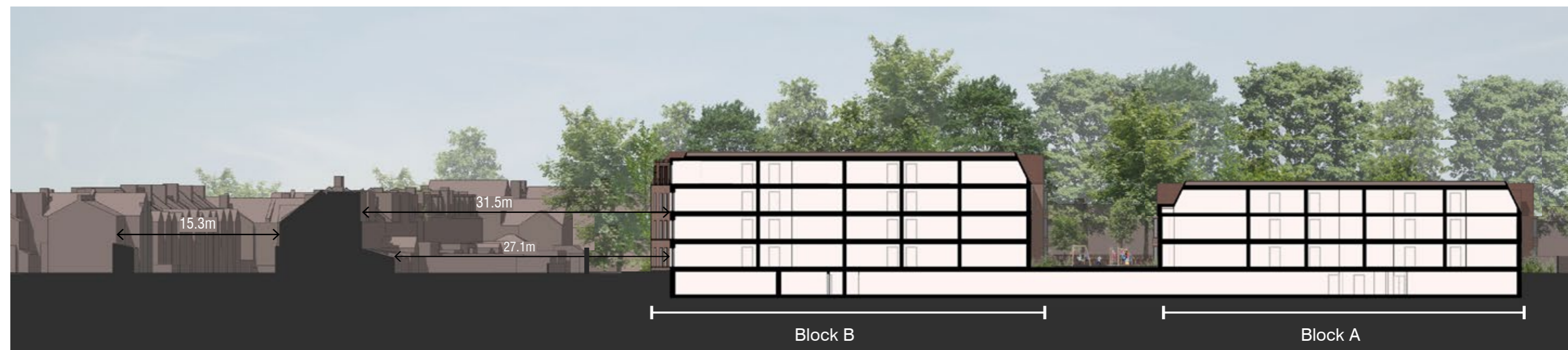
Context elevation view from the cemetery



SITE SECTIONS WITH CONTEXT



Site section through cemetery



Site section through Blocks A & B

