

MOD 9 ENVELOPE COMPARISON:  
BLOCK 8

- 1 The overall height of Mod 9 envelope is +57.00 AHD, which is 500mm lower than Mod 8 envelope.
- 2 Block 8 steps from 8 storeys at the facades up to 13 storeys within the centre and north of the block, mediating between the higher buildings of the Central Park development and the smaller scale typology of Chippendale.
- 3 Recesses or 'snorkels' to each facade allow light and air into the deep building plate established by Mod 8. The light slot break down the street wall to create stronger urban forms.
- 4 The Mod 9 L11 is lower than in Mod 8, 4a with L12 higher but stepped in to the east and west. 4b The net change in massing does not increase overshadowing.
- 5 The Mod 9 L12 envelope steps out to the south, allowing access to the communal roof terrace. 5b This improves resident amenity with the terrace receiving sunlight throughout the day.
- 6 The Mod 8 south-facing courtyard did not allow for additional solar access and apartment oriented east-west privacy did not have optimised privacy. The slot is filled in, to establish the southern street wall, improve urban form and face apartments to the street. Filling the courtyard allows the communal outdoor space to be relocated with better solar access on the L12 terrace. The minor increase in overshadowing falls across roofs only and does not impact on neighbouring residential facades or windows.
- 7 The lower 2 storeys on O'Connor St are set in to create a cantilevered overhang.
- 8 The Ground Floor RL has been increased to +13.92 AHD to

- respond to overland water flow and peak flooding levels. This means the Mod 9 street wall is taller but it remains below 25m. A 1m high roof elements zone is included in the envelope to accomodate terrace balustrades. This balustrade zone is set back from the roof edge, is within the Solar Access Plane and does not create any additional overshadowing.
- 9 A taller street wall provides a stronger urban form and more coherent massing than the stepped facade edge of the Mod 8 envelope. Minor increased overshadowing on Abercrombie St is mostly over terrace roofs and roads. Increased overshadowing of residential facades occurs at June 21 for only 7 minutes.
  - 10 - - - - The increase in height sits within the shadow of the upper massing. Varied block heights articulate the facade.
  - 11 The Mod 9 lift core is located further south. The overall height and width of the core is less than that of the Mod 8 envelope and causes no additional overshadowing.
  - 12 Marginal variations to the envelope do not affect solar access to neighbouring properties. The NW Corner is set slightly forward and lower than the Mod 8 envelope.
  - 13 The two retail units on Abercrombie St are set back from the street providing covered entries and pedestrian amenity. The central volume extends to the ground floor to activate the facade, anchor the building and improve passive surveillance of the street from the communal lounge facilities located here.
  - 14 The eaves height at L9 is lower and wider than the Mod 8 envelope.

