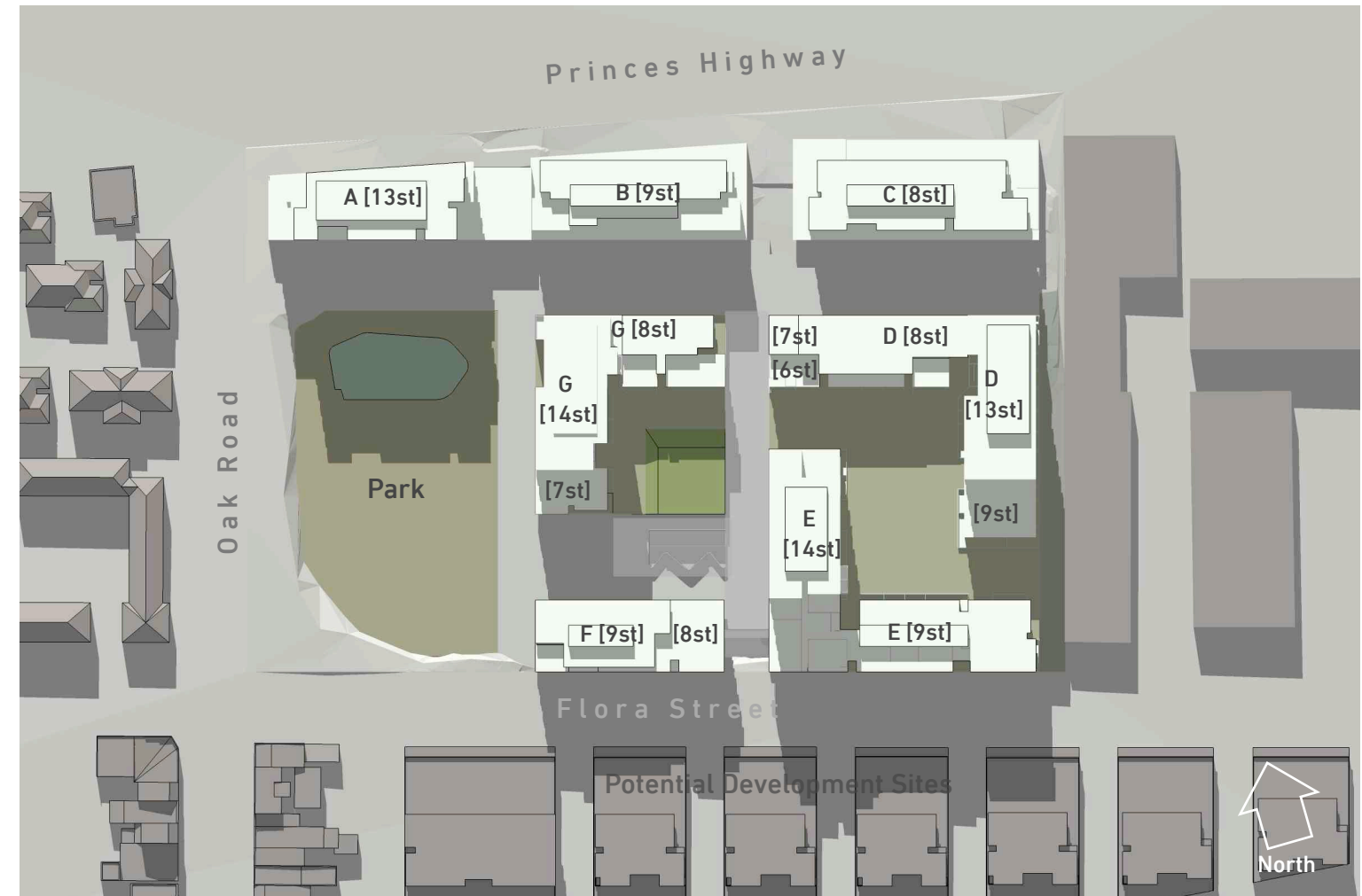


South Village: Kirrawee
Massing & Sunlight-Shade Analysis
South Village Pty Ltd
July 2014



MP10-0076 Approval: Plan
Layout of the existing approval.



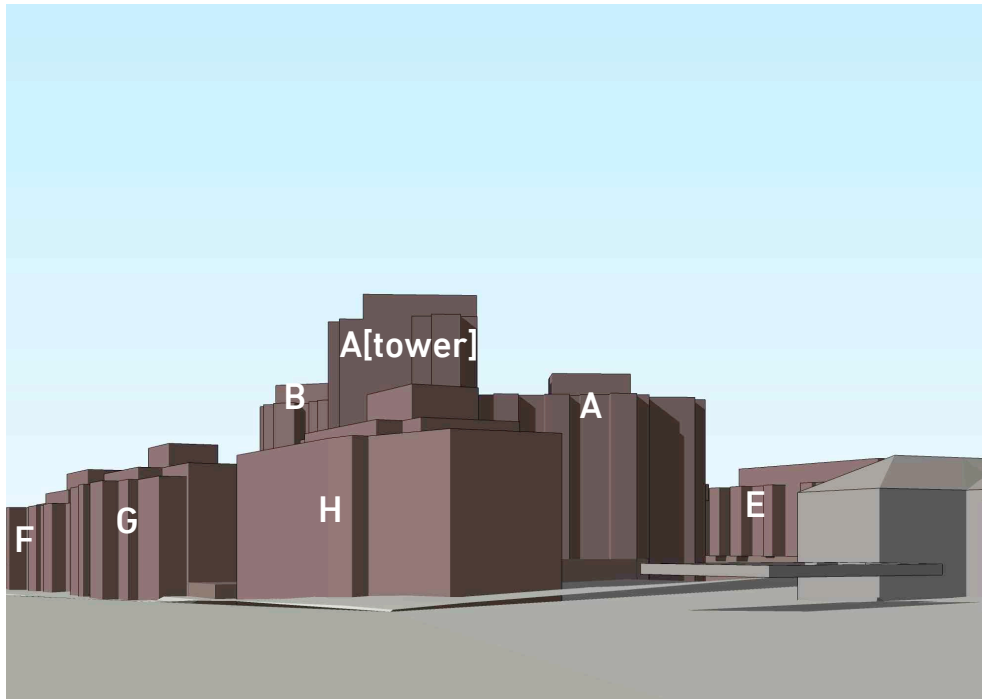
Revised Proposal: Plan

Following comments from Council and the Department of Planning & Infrastructure, there was the opportunity for further consideration of the balance of sunlight and shade in the public domain and adjoining sites. This analysis facilitated a shifting of building form across the site in order to achieve a more favourable distribution of light and shade.

The proposed option repositions the Building F upper tower levels to Building A and shifts the upper levels of Building E to the north.

An additional level is added to Building B, D and F. These levels are located on the north side of each of the buildings so that the solar access to areas to the south [including the public domain] are minimised.

Buildings D, E and G are reduced in size by reallocating the southern parts of the floor plates elsewhere to allow increased sunlight to courtyards and areas to the south.



MP10-0076 Approval: Princes Highway & Oak Road

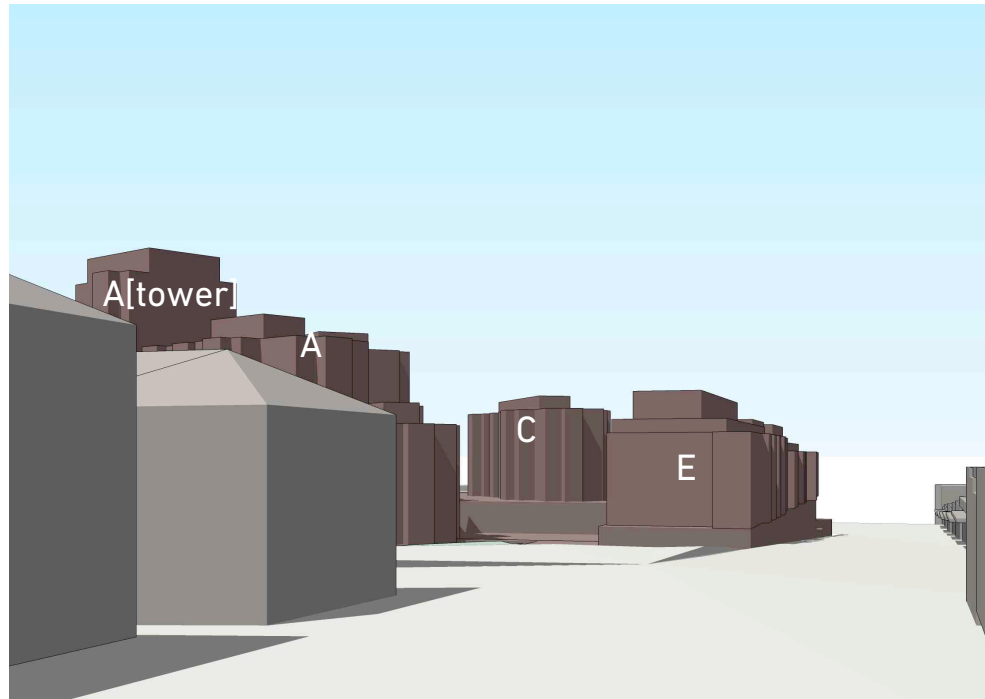


S75W Submission: Princes Highway & Oak Road
 Building A: 8 storeys [6 residential]
 Building B: 8 storeys [6 residential]
 Building C: 8 storeys [5 residential]
 Building F: 14 storeys [13 residential]

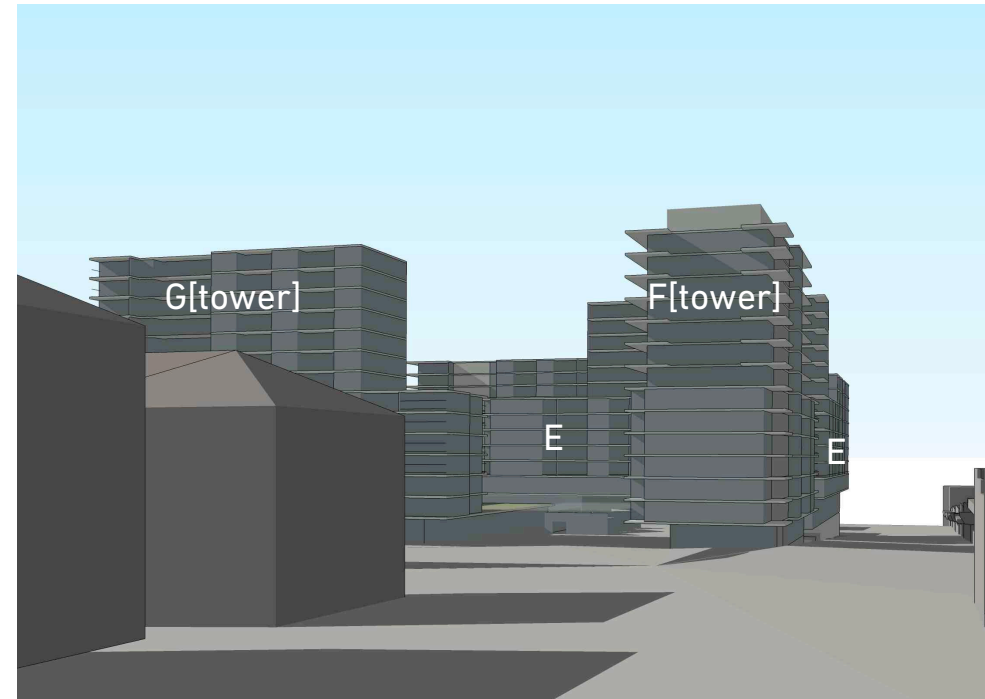


Revised Proposal: Princes Highway & Oak Road
 Building A: 13 storeys [11 residential]
 Building B: 9 storeys [7 residential]
 Building C: 8 storeys [5 residential]
 Building F: 9 storeys [6 residential]

The revised option relocates 5 floors from Building F to Building A on the Princes Highway. An additional storey is added to the north aspect of Building B.



MP10-0076 Approval: Oak Rd & Flora St



S75W Submission: Oak Rd & Flora St

Building A: 8 storeys
 Building E [west]: 14 storeys [tower]
 Building E [east]: 10 storeys
 Building F: 14 storeys

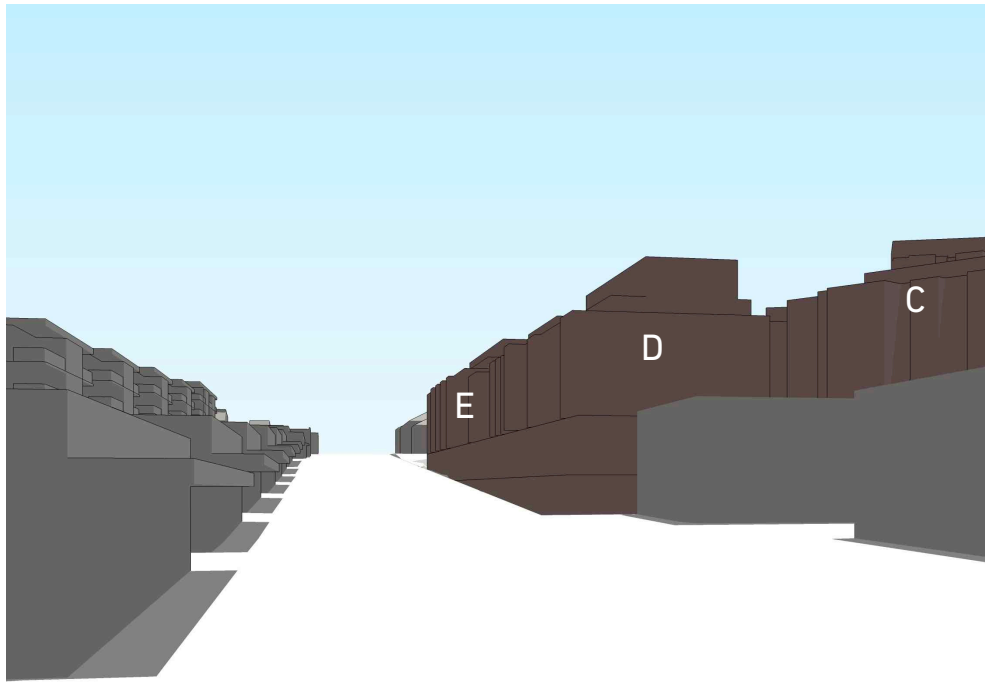


Revised Proposal: Oak Rd & Flora St

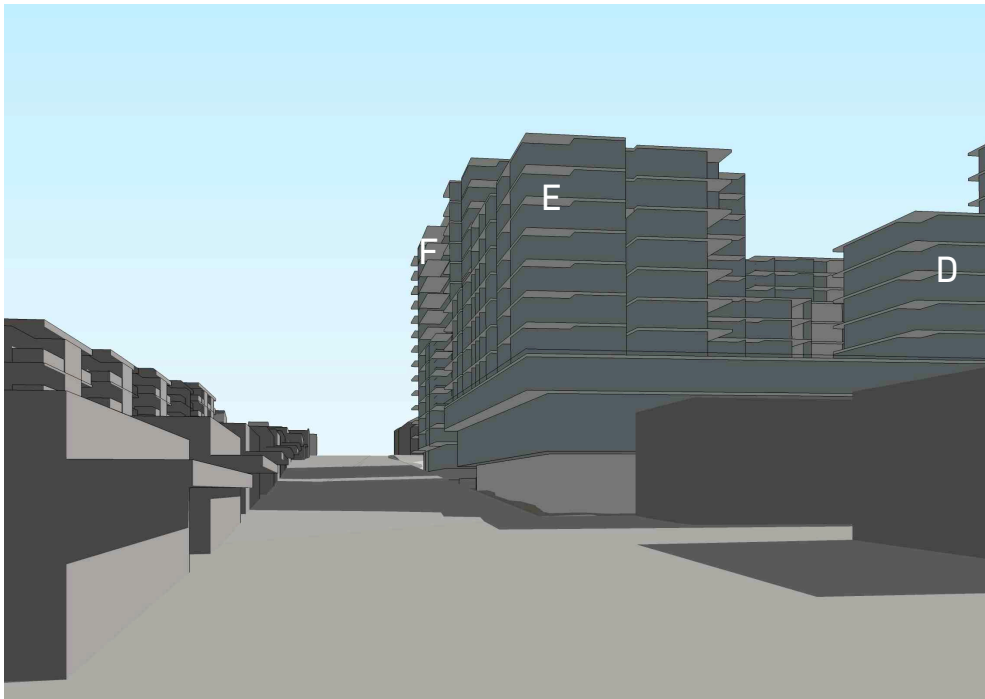
Building E: 14 storeys [tower]
 Building E [west]: 8 storeys [5 residential]
 Building E [east]: 9 storeys [5 residential]
 Building F: 8+1 storeys [7 residential]

From Oak Road the visual impact and overshadowing of Building F and E is reduced by the relocation of the upper levels to Building A and B and the shifting of the Building E tower to the north.

The upper level of Building F is located on the north side of the building to minimise overshadowing to the south.



MP10-0076 Approval: South Flora St



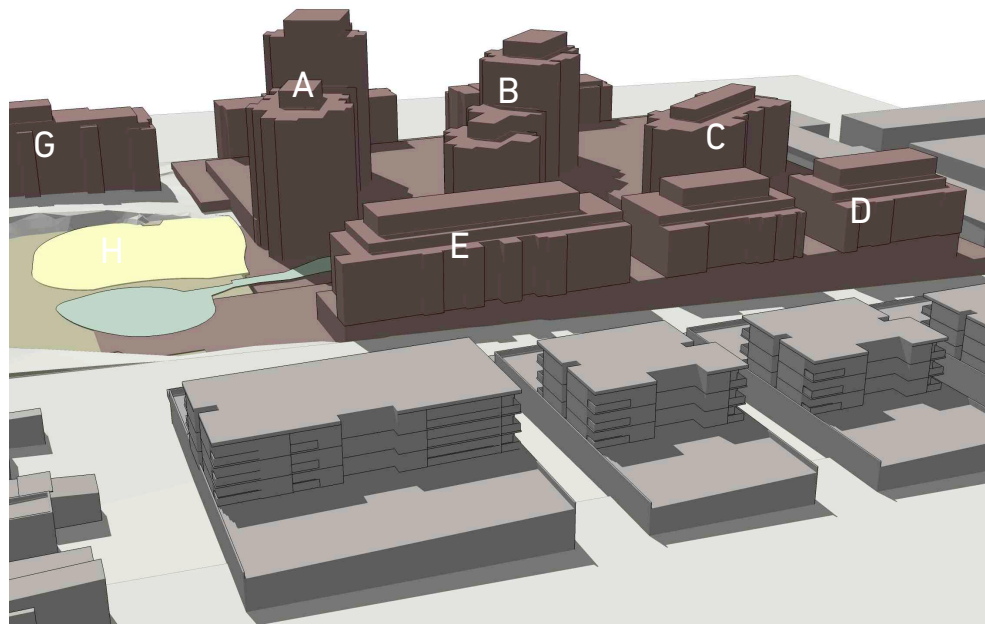
Section 75W Submission: South Flora St
 Building E [east]: 10 storeys
 Building E: 14 storeys [tower]
 Building F: 14 storeys



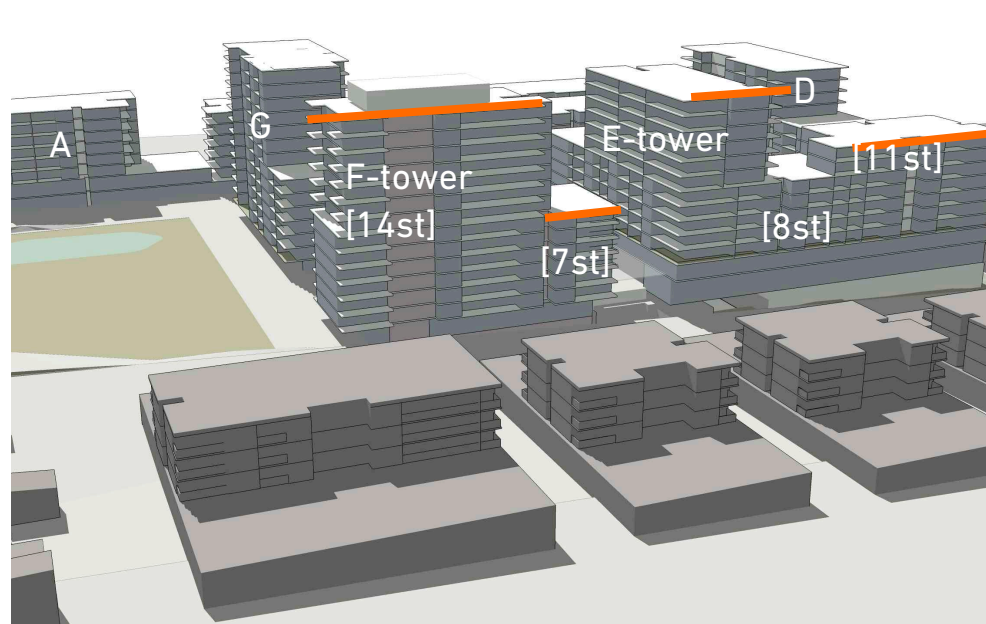
Revised Proposal: South Flora St
 Building E: 14 storeys [tower]
 Building E: 9 storeys [5 residential]
 Building F: 8+1 storeys [7 residential]

Buildings fronting Flora Street are reduced in height by relocating the Building F tower levels to Building A and setting back the upper levels.

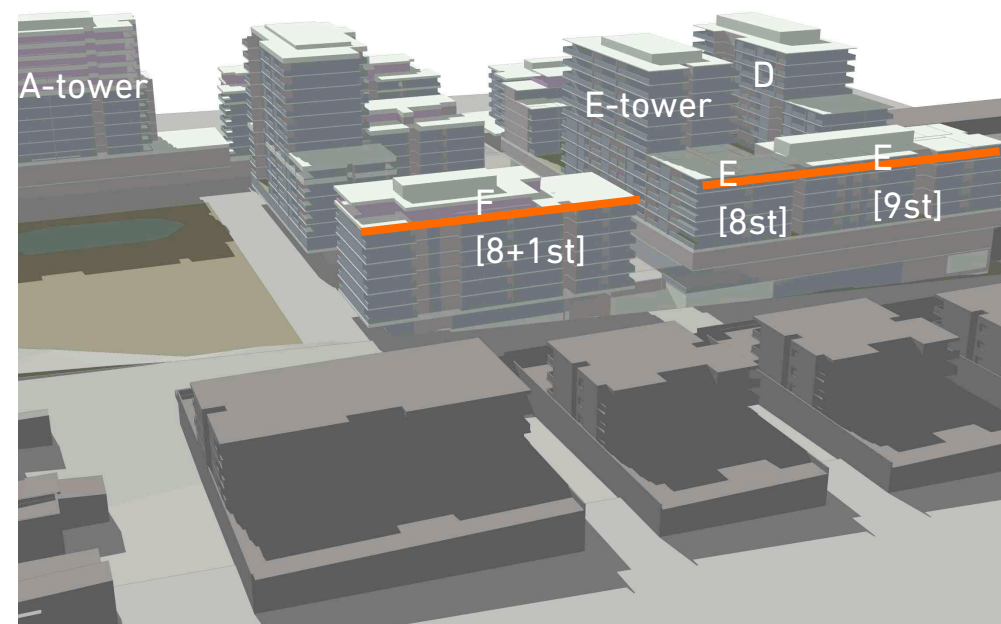
The effect of this redistribution is to reduce the visual presence of the buildings from viewpoints along Flora Street while also enhancing solar access and development opportunities for the sites to the south of Flora Street.



MP10-0076 Approval: Flora St



Section 75W Submission: Flora St
 Building E-tower: 14 storeys
 Building E: 11 storeys [Flora Street]
 Building F: 14 storeys



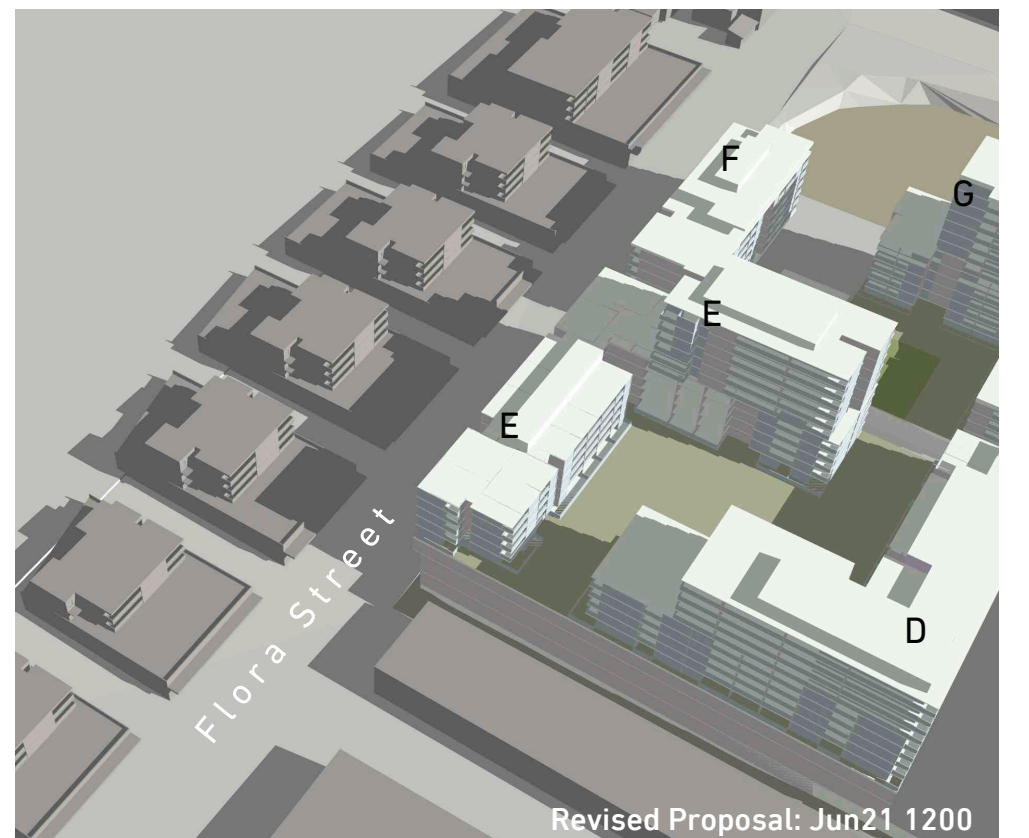
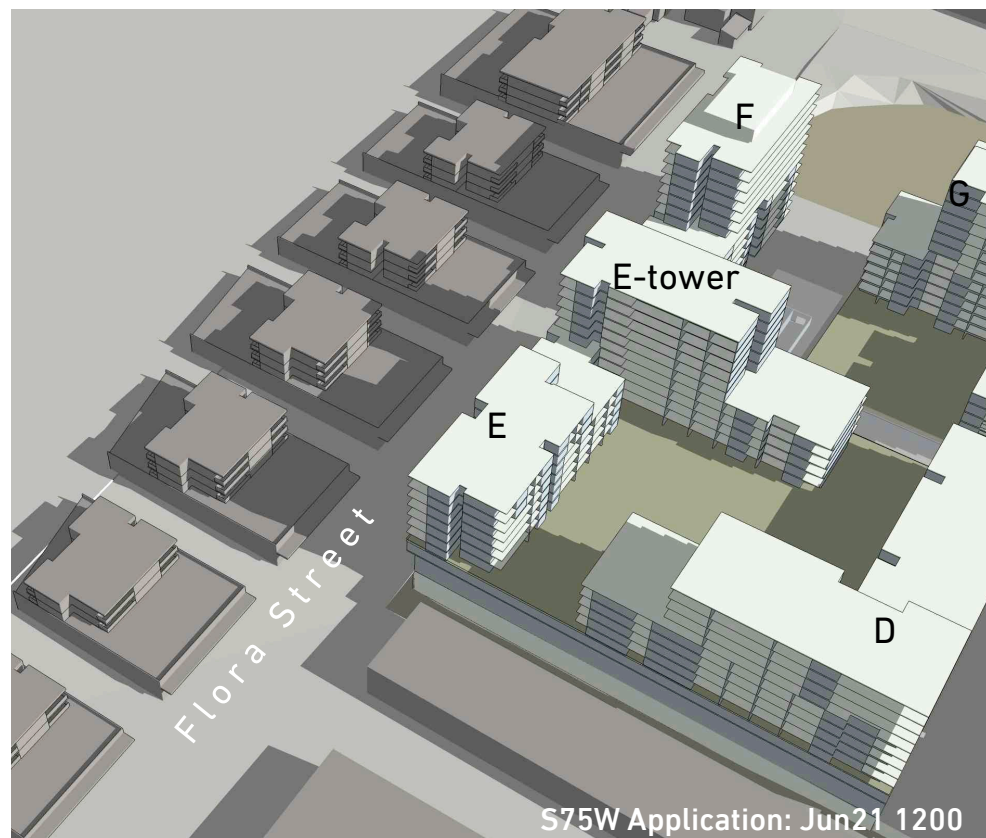
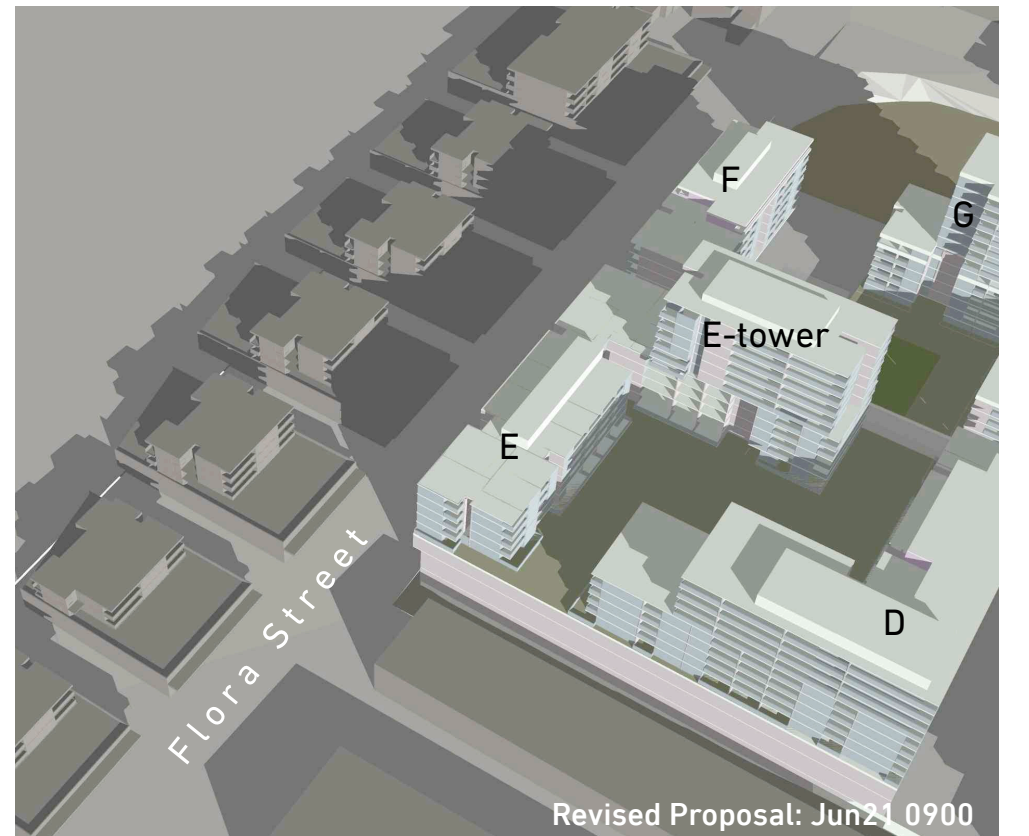
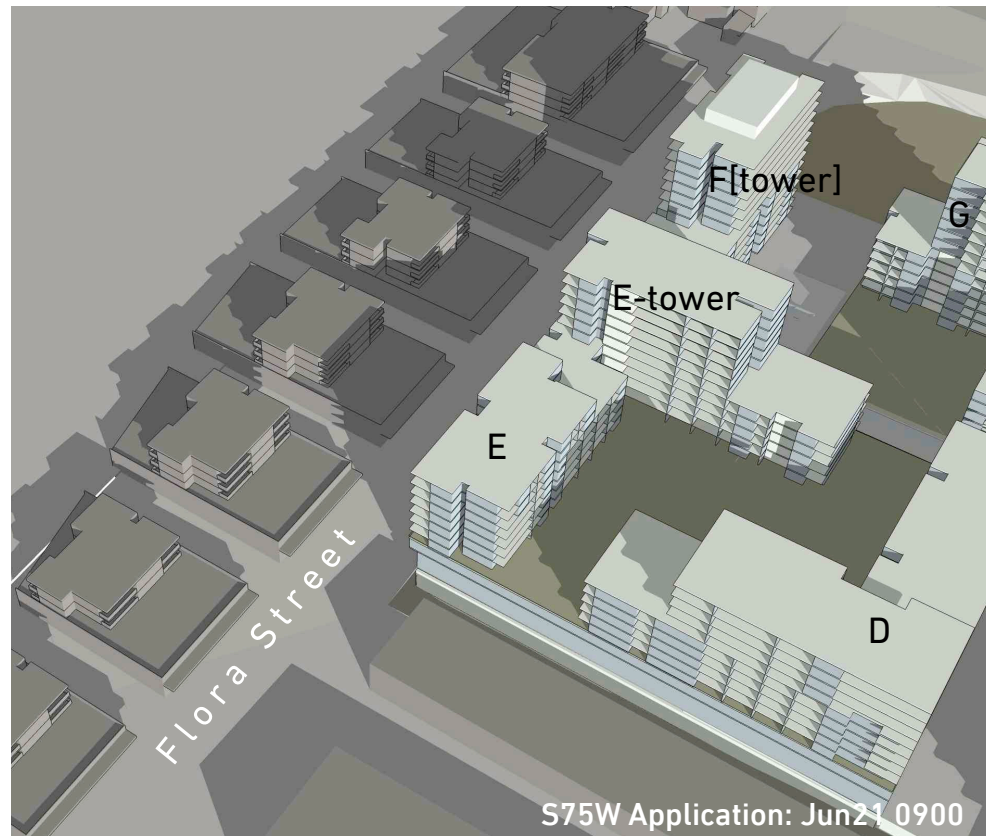
Revised Proposal: Flora St
 Building E: 14 storeys [tower]
 Building E [west]: 8 storeys [5 residential]
 Building E [east]: 9 storeys [5 residential]
 Building F: 8+1 storeys [7 residential]

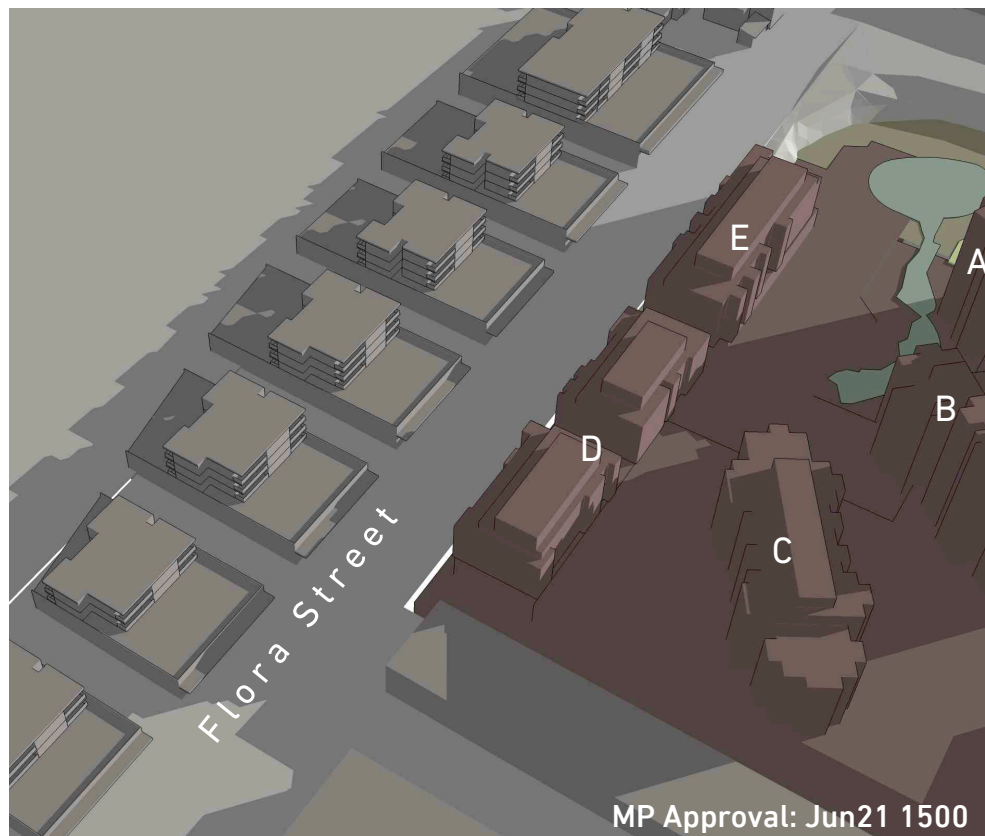
Buildings fronting Flora Street have been re-configured to achieve a more regular street wall [8 storeys]. The upper storey of Building F sets back to enhance sunlight to the south of Flora Street.

Sunlight-Shade Comparative Analysis

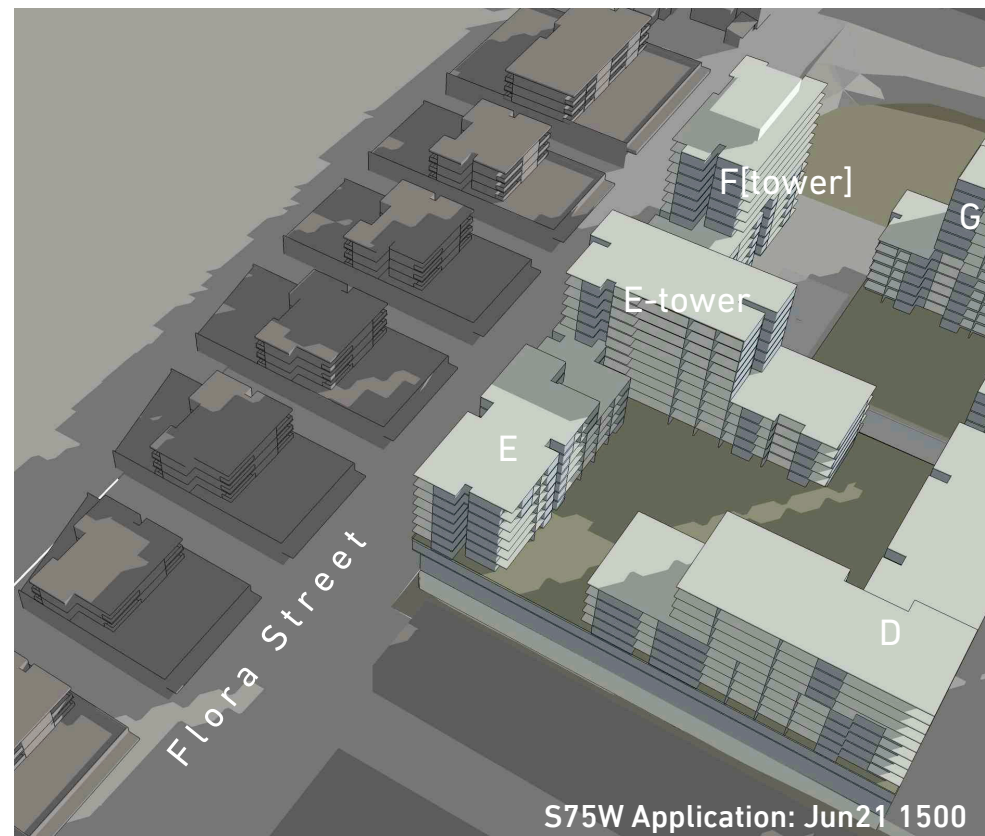
Study A

Flora Street





MP Approval: Jun21 1500



S75W Application: Jun21 1500



Revised Proposal: Jun21 1500

MP10-0076 Approval

Section 75W Submission: South Flora St

The S75W submission tower positioning allowed sunlight to be maximised on the site but caused shading over industrial areas to the south.

Revised Proposal: South Flora St

The amendments to the building form allow additional solar access to the potential development sites on the southern side of Flora Street.

In the revised option, tower forms are shifted to the north, relocated or redistributed to the north edges of buildings in order to balance sunlight and shade to the public domain and adjacent sites. This permits practical development options for the sites on the southern side of Flora Street within the 6-storey height limit and 1:1 FSR controls of the draft LEP.

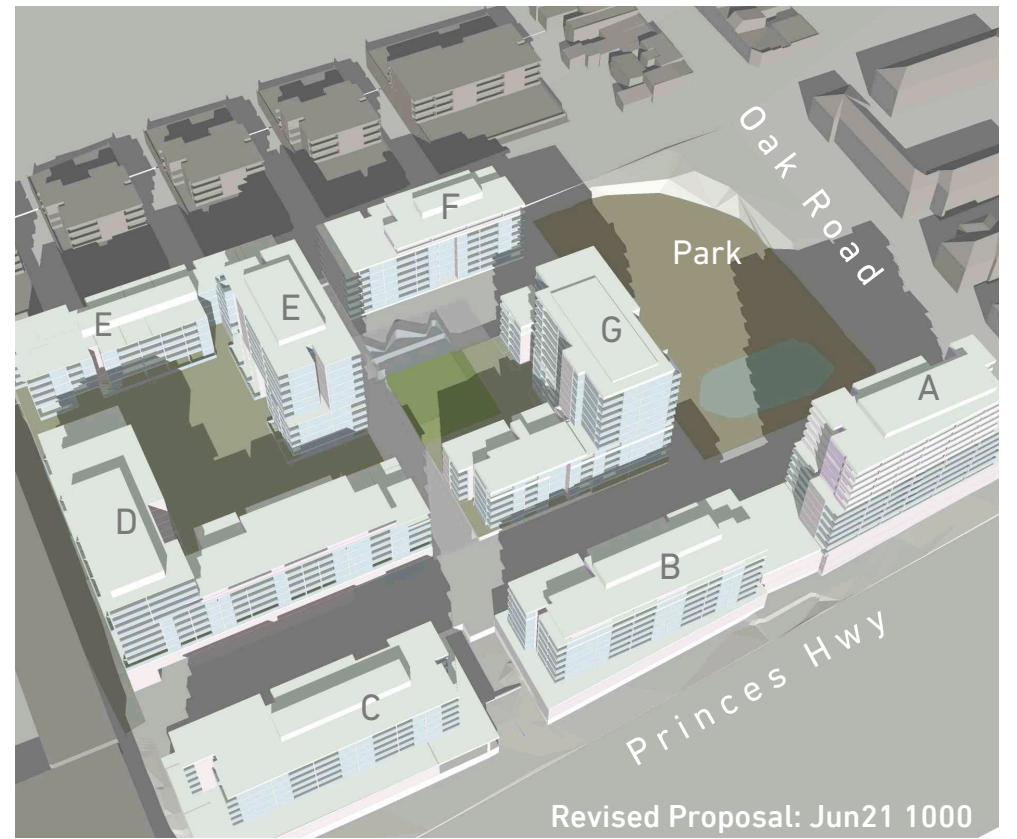
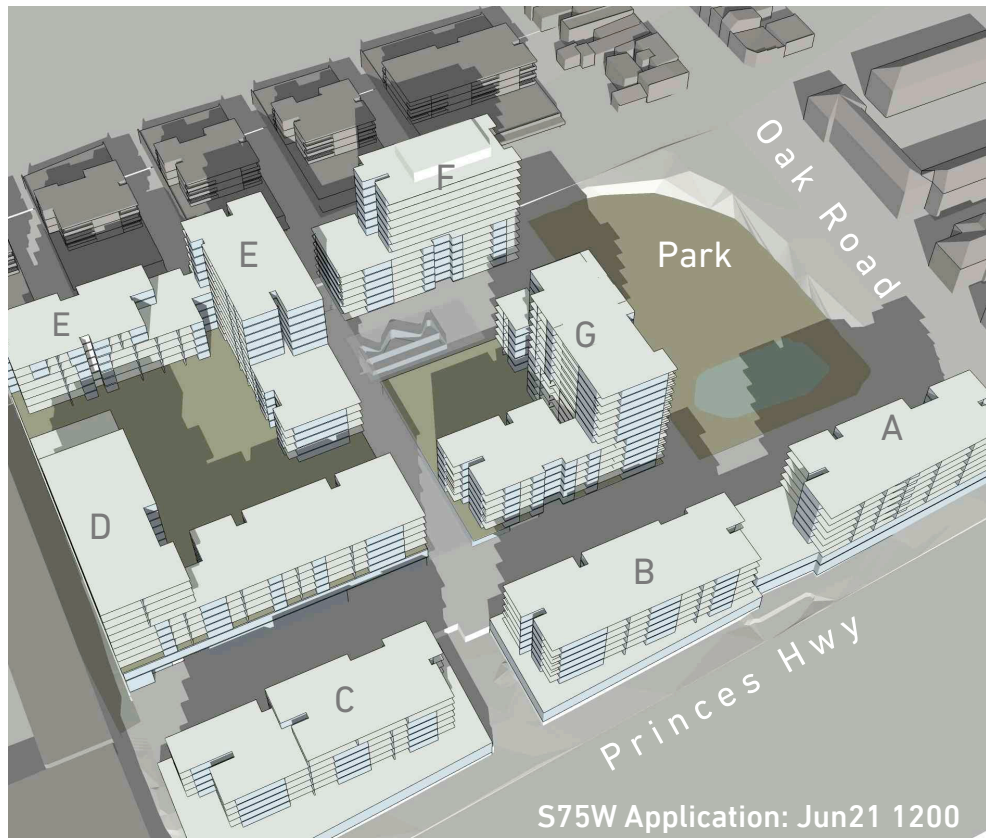
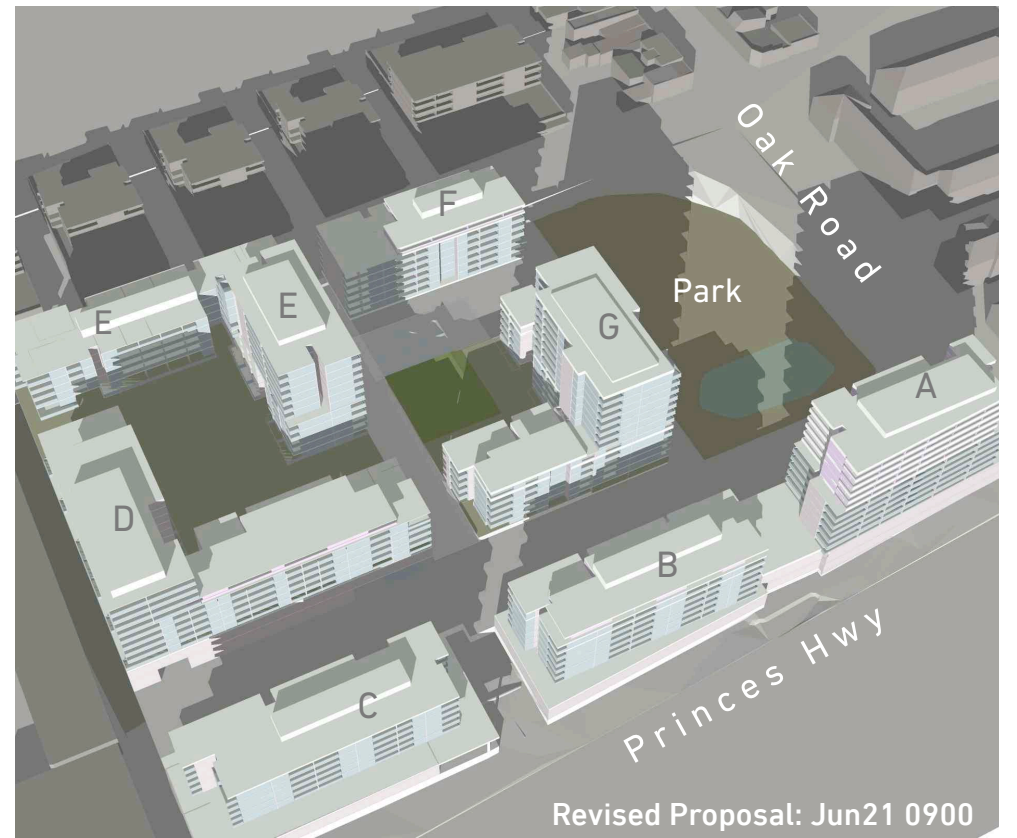
The demonstrated arrangement allows 70% of the apartments to attain the SEPP65 solar access 3-hour recommendation of to living rooms and outdoor spaces. Retail tenancies and parking would be located on the ground floor.

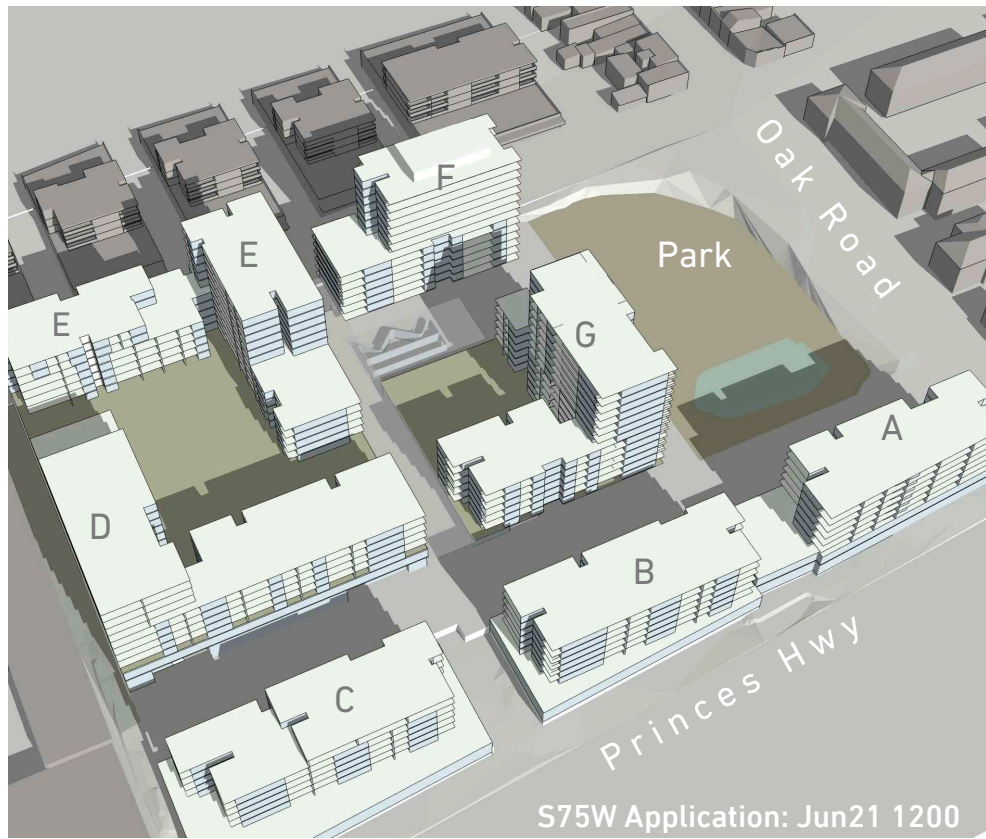
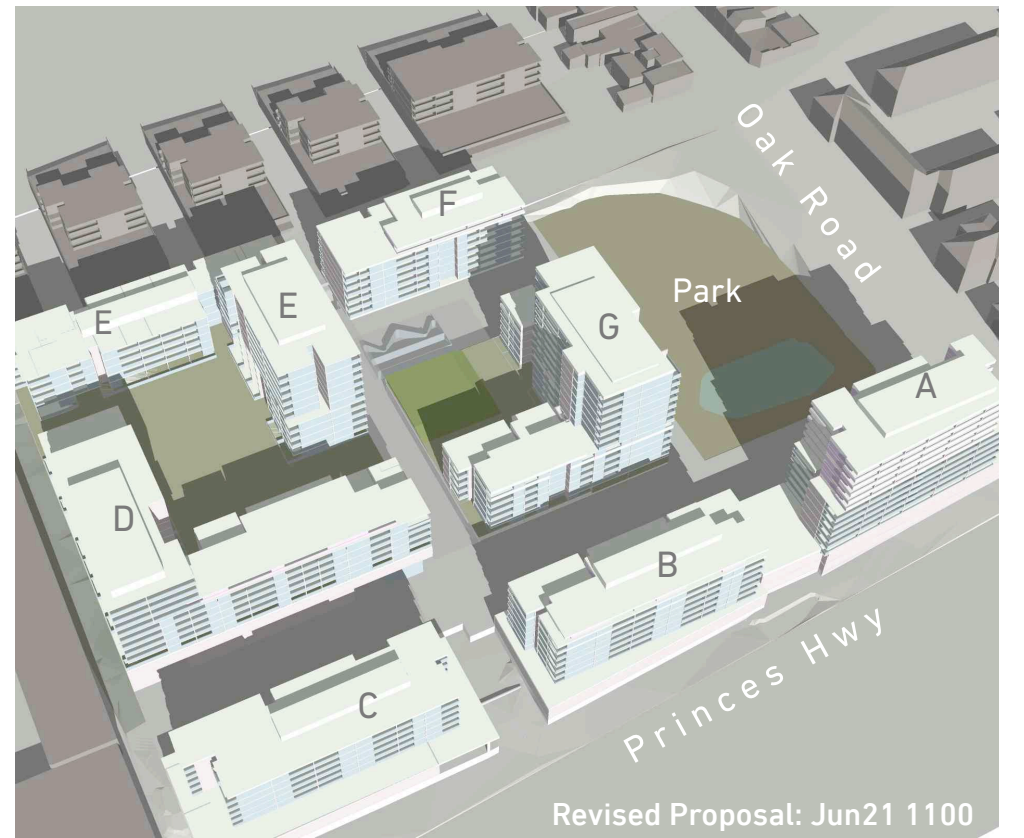
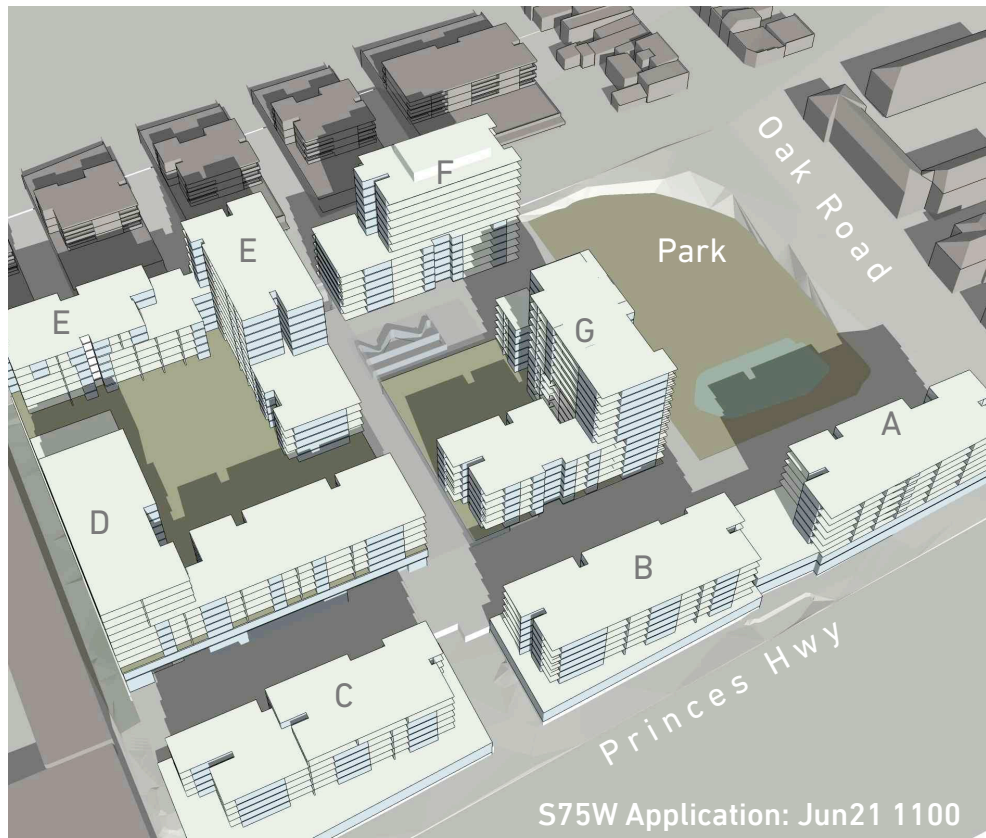
Sunlight-Shade Comparative Analysis

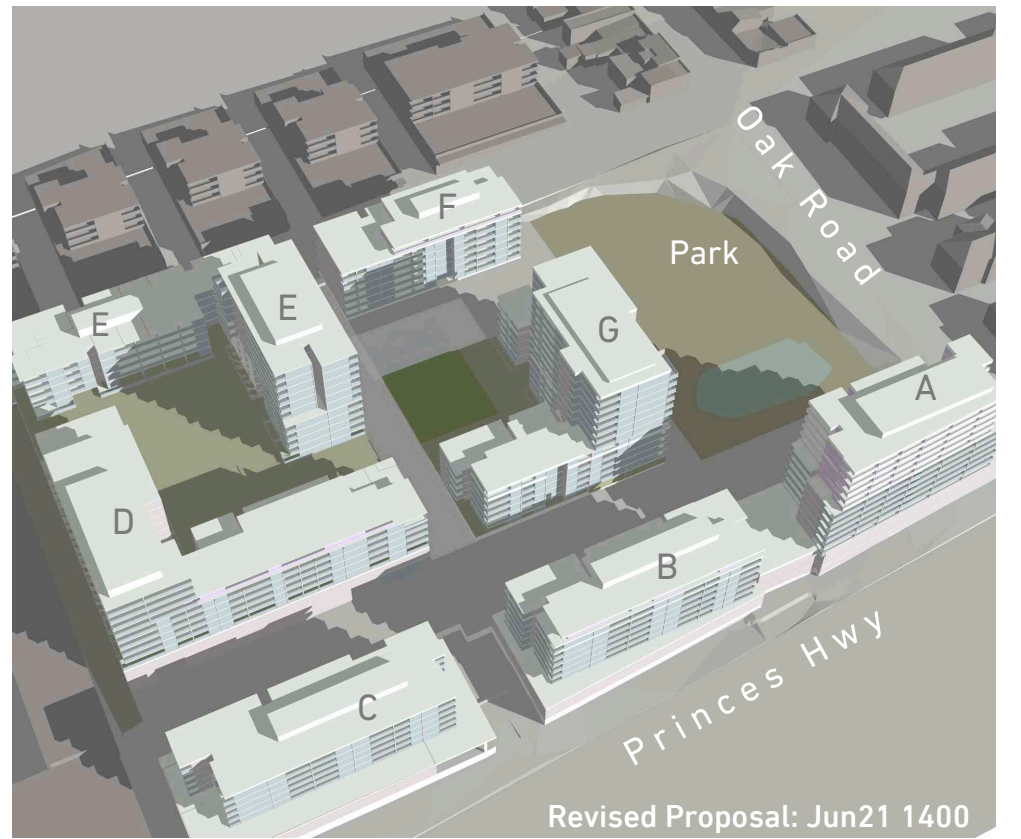
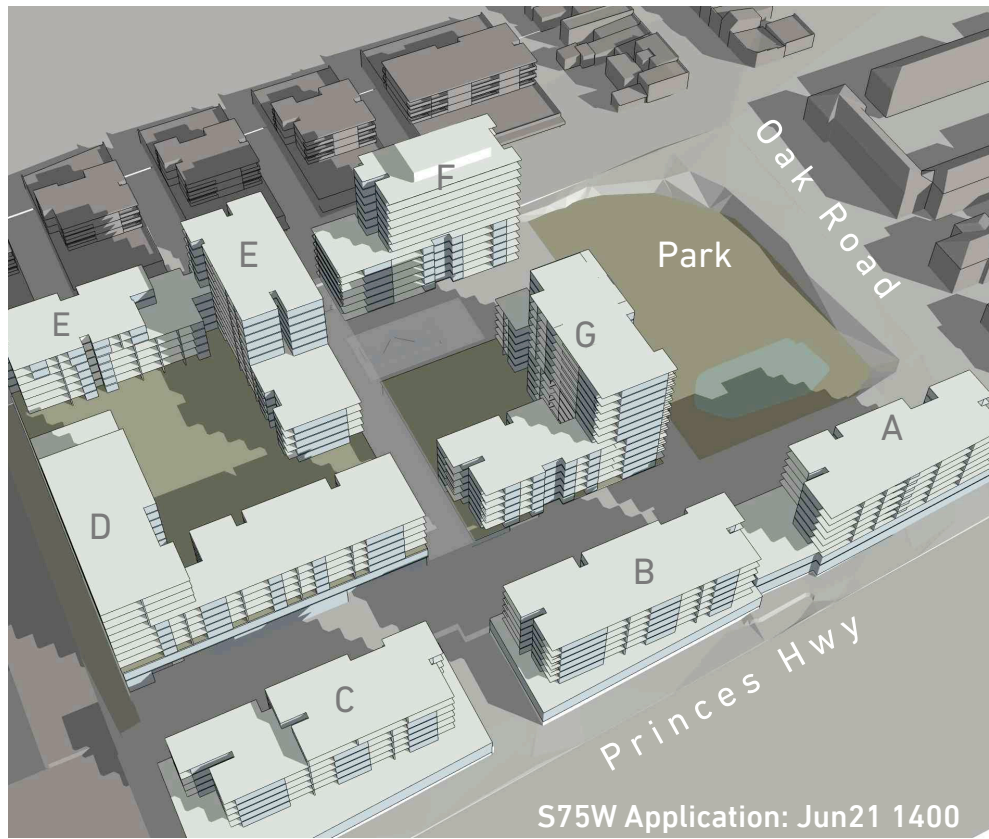
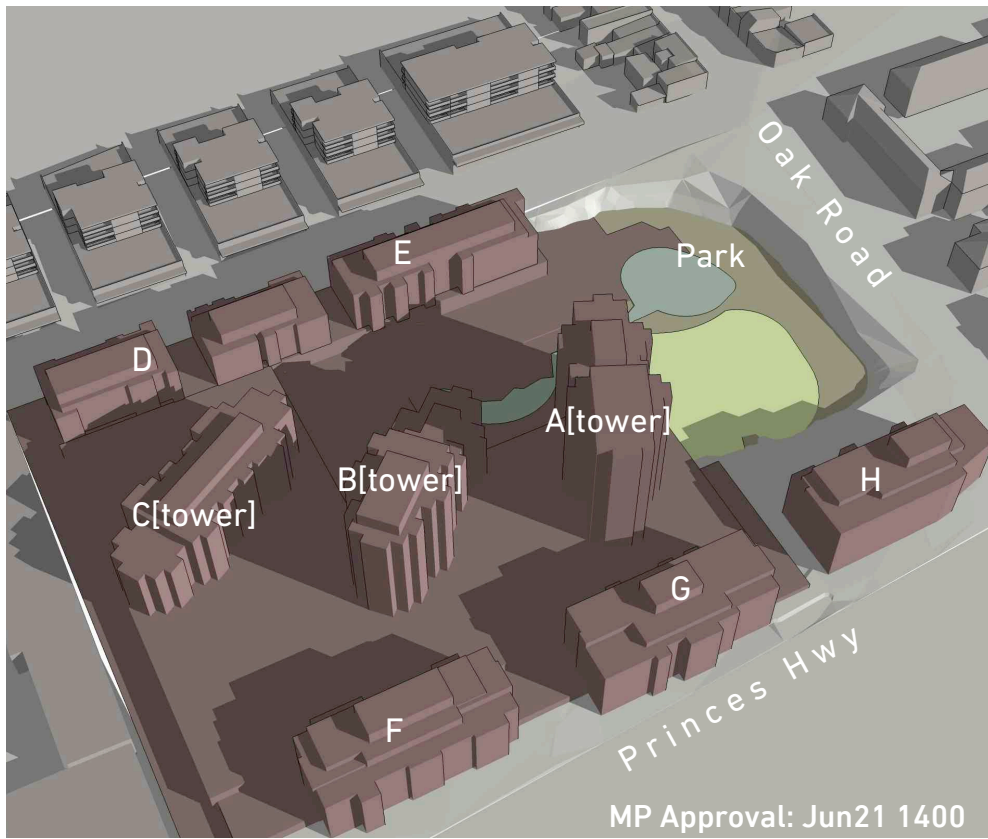
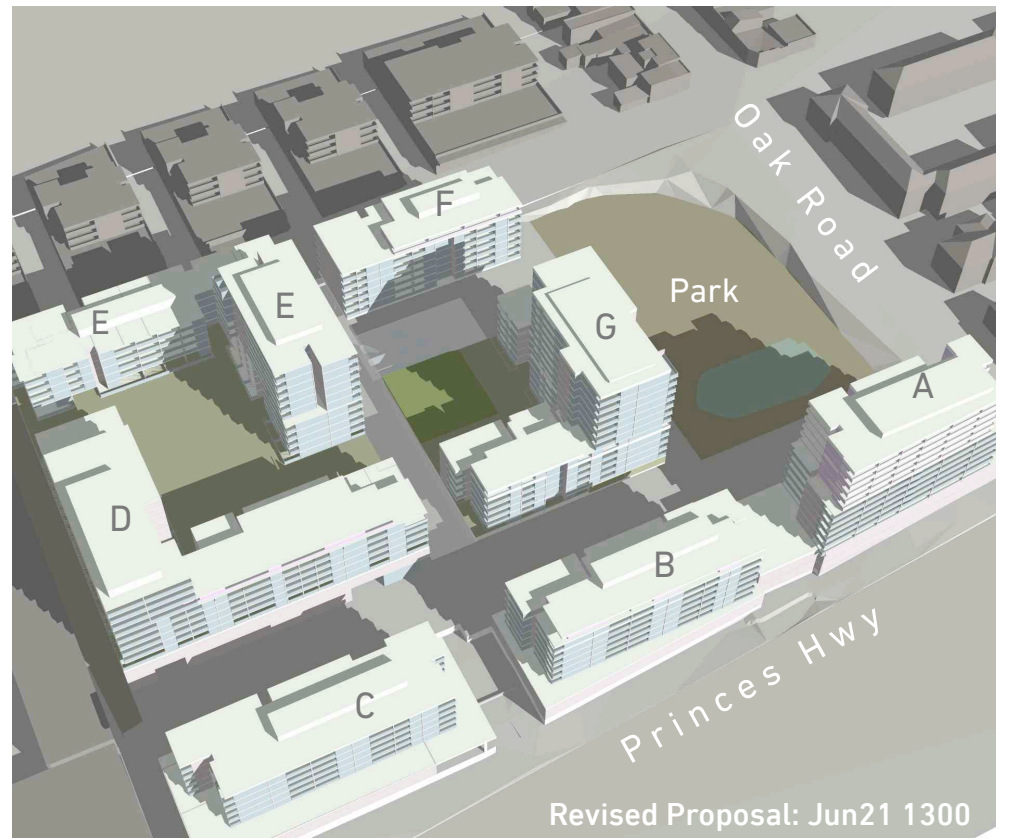
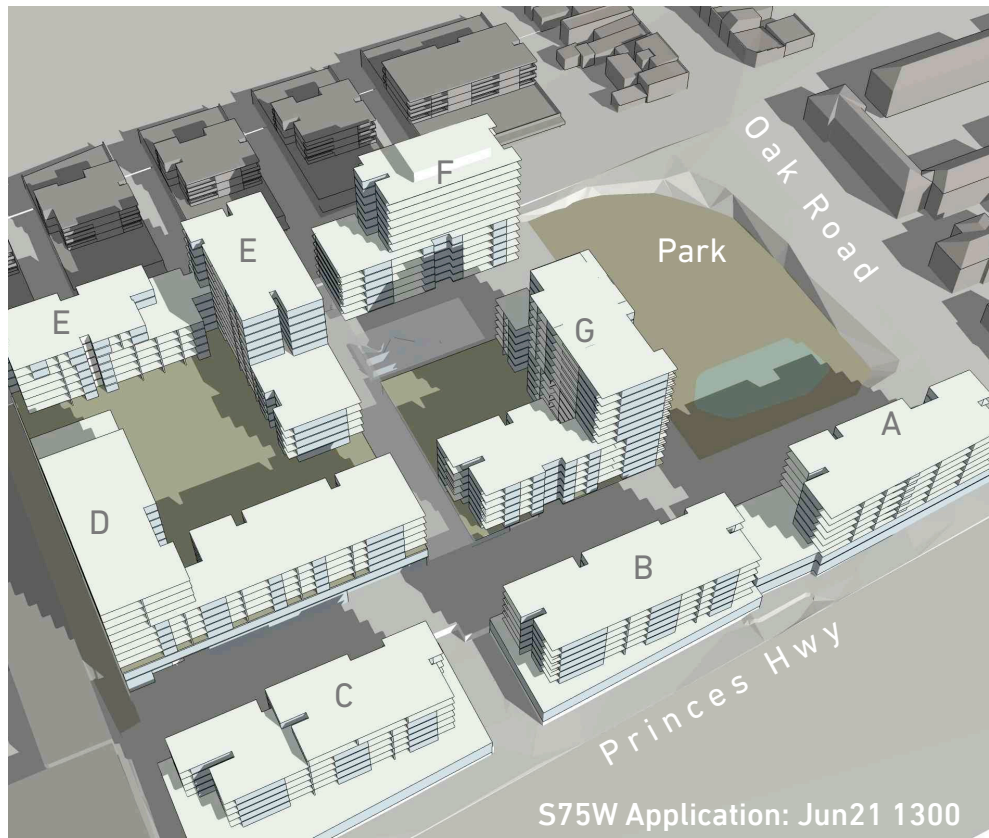
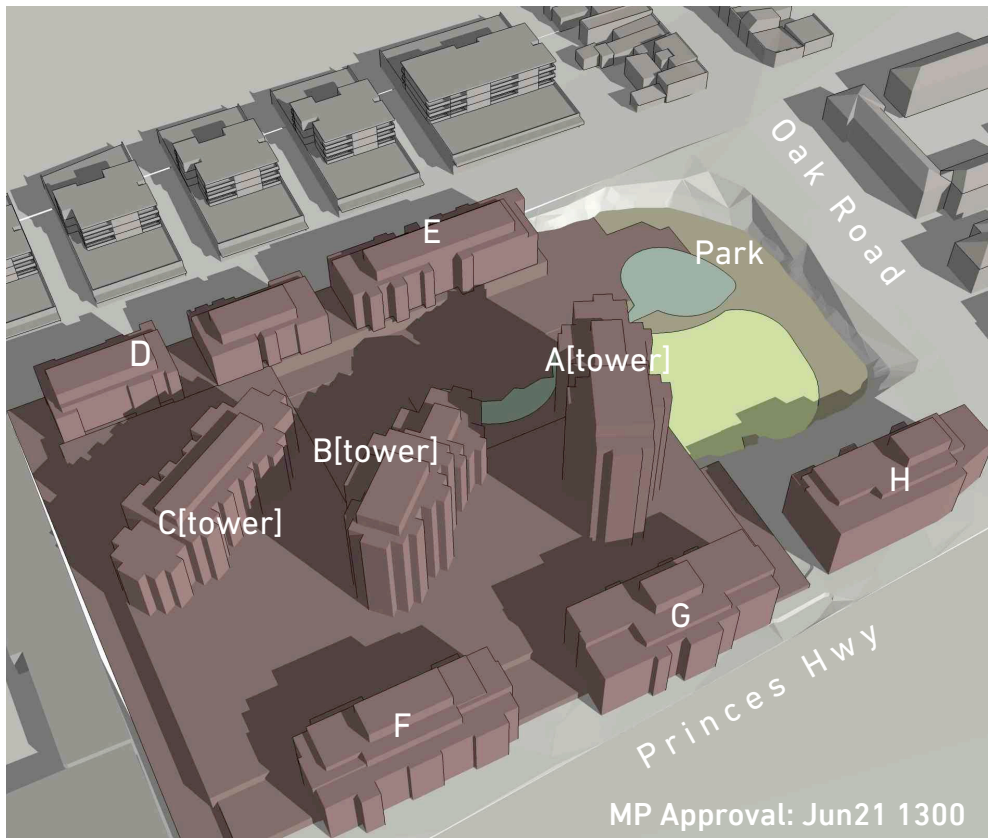
Study B

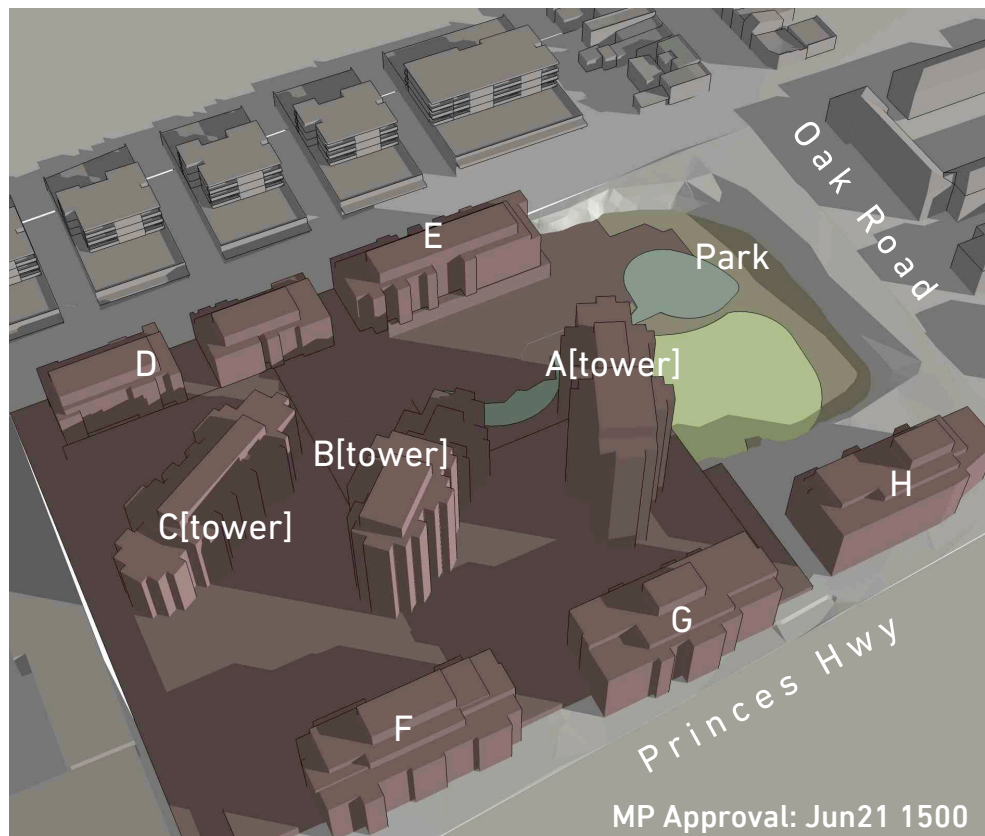
Building A Tower - Mid-Winter Solar Access to Park

Building D, E & F - Private Communal Open Space

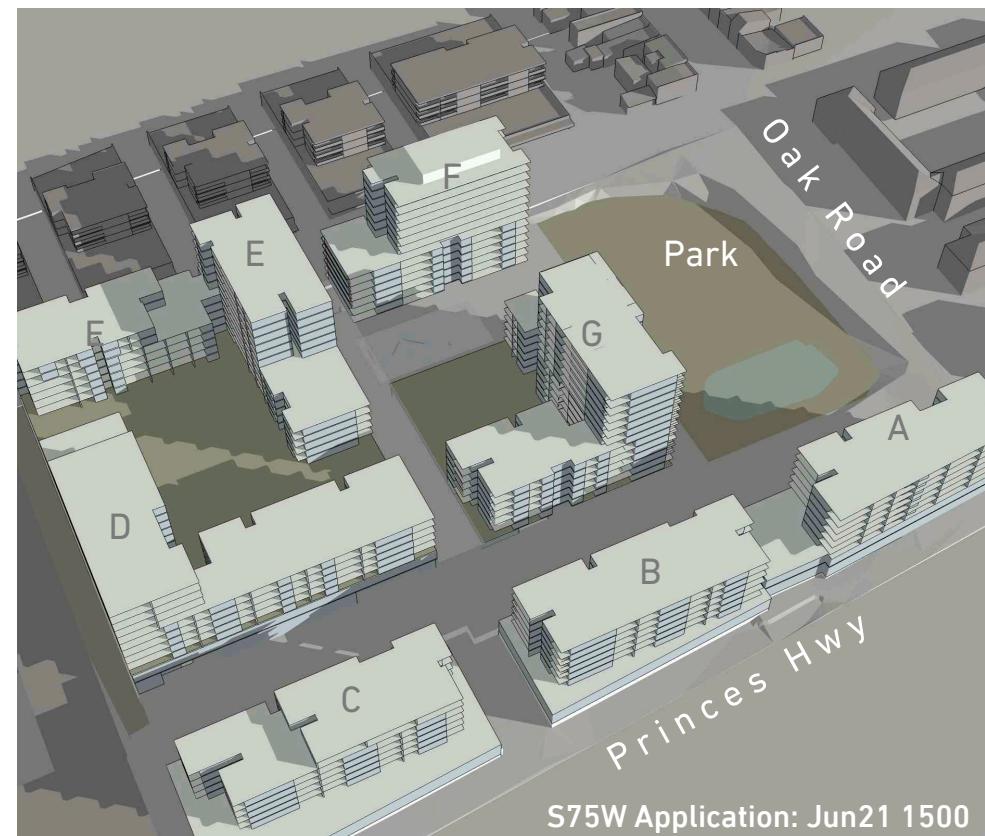






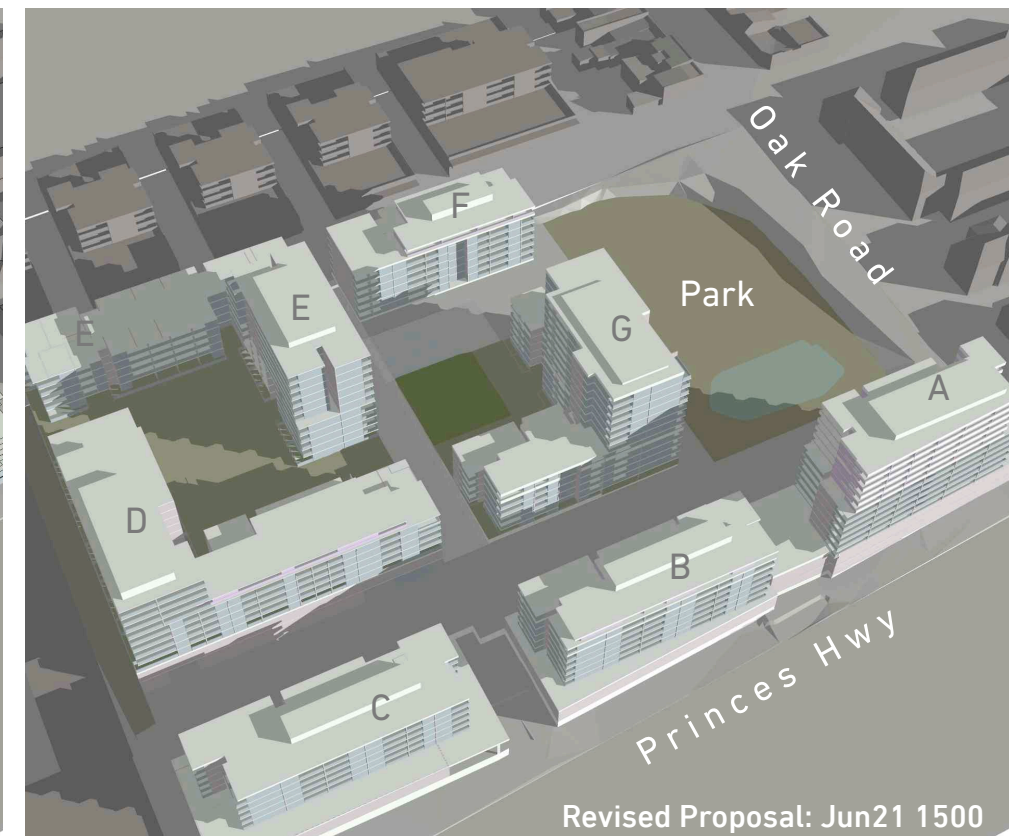


MP10-0076 Approval: Princes Highway: High Level



S75W Submission: Princes Highway: High Level

The taller buildings were positioned to the south of the site to allow solar access to the public spaces and park.



Revised Proposal: Princes Highway: High Level

The revised position of the towers allows a more equitable distribution of sunlight and shade for the potential development sites on the south side of Flora Street while also allowing good solar access to the public domain and park.

The shadow cast by Building A has minimal effect on the neighbouring properties on Oak Road.

Additional floors on the north sides of buildings allows reductions in height to more critical areas such as the Building D and G courtyards and south over Flora Street.

The courtyards enjoy sunlight access for at least 3 hours in mid winter.