

3.36 BUILDING J IMPACT ON
WALTER ST FUTURE
CHARACTER

The following plan and section explore an east/west building typology which includes the following apartment planning concepts:

- east/west building block (19m deep x 65m long) requiring amalgamation of 19-29 Walter St.
- 6m side boundary setbacks (to match submitted DAs)
- alignment with the predominate front building line on Walter St (to match submitted DAs)
- achieved FSR 0.9:1
- 3 levels, with 4th level top level setback to all sides (as per submitted DAs)
- cutting a northern courtyard into the topography - as currently used in some houses on this location
- apartment planning with two cores, central through apartments

APARTMENT NUMBERS:

- 10 apartments/level for levels 1-3
- 5 apartments top (4th) level
- Total 35 apartments

ADG Compliance for solar access and cross ventilation is achieved:

Solar Compliance - 71% (25 of 35 apartments)

Non complying apartments:

- L1 - 4 middle apartments, private open space
- L2 - 2 middle through apartments (south living space assumed for view)
- L3 - 2 middle through apartments (south living space assumed for view)

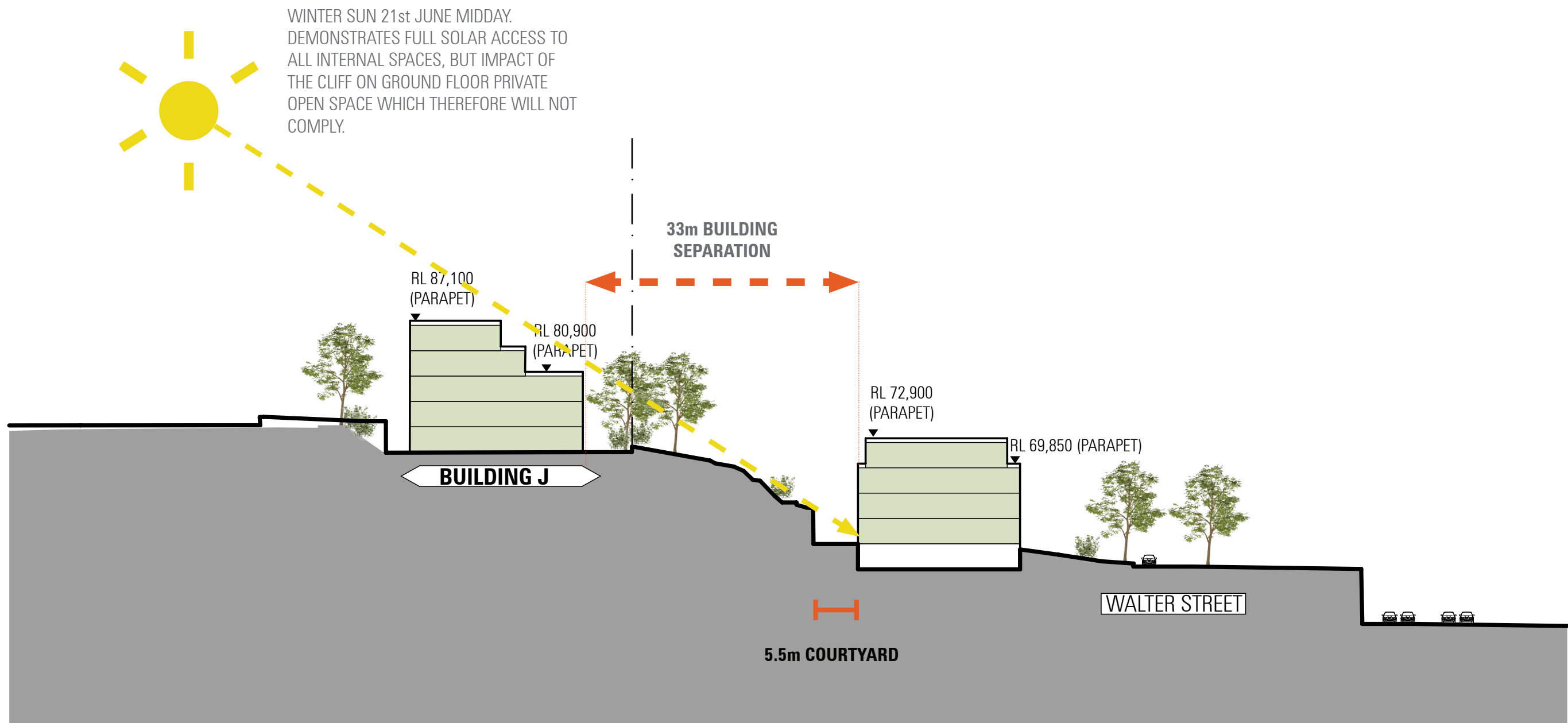
Cross Ventilation - 65% (23 of 35 apartments)

Address	Site Area
29B	411
29A	408
27	821
25	542
23	538
21	537
19	806
TOTAL	4063

Level	Area GBA	GFA (80%)
1	1235	
2	1235	
3	1235	
4	798	
TOTAL	4503	3602.4
FSR ACHIEVED	0.9	



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3.38 BUILDING J IMPACT ON
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DA-2016-452 relates to 21-27 Walter Street. This approved development is for "demolition of existing dwellings on site and construction of 2 buildings consisting of 29 residential units over 3-4 levels, swimming pool, landscaping and associated works". The applicant's DA proposal acknowledges the exhibited CHROFI masterplan and takes this into account in their assessment of residential amenity in accordance with SEPP 65 and the Apartment Design Guide. Specifically, the applicant's SEE notes that over 79% of the proposed dwellings will receive a minimum of 2 hours sunlight at 21 June, notwithstanding the development of the Channel 9 site, and that building separation to Building J complies with the ADG design objectives.

Part 4 Designing the building		
Amenity		
4A Solar and daylight access		
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	The majority of units will have good solar access throughout the day. The development allows for 79.3% of the proposed dwellings to receive minimum 2 hours direct sunlight between 9am-3pm in mid-winter to living rooms and private open spaces, which complies with this control. The significant majority of the units can receive direct sunlight between 9am and 3pm, with only 6.89% of the units having a southern aspect only.	Complies Complies Complies
Objective 4A-2 -Daylight access is maximised where sunlight is limited -Courtyard, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	Units are positioned to maximise access to sunlight throughout the day time. All habitable rooms have access to direct light and ventilation. No habitable rooms rely on secondary light sources such as being lit and ventilated through other rooms. Noted	Complies

Source: Vaughn Milligan Development Consulting



INDICATIVE RENDERING OF DA-2016/452 ILLUSTRATING EXHIBITED MASTER PLAN ENVELOPES BEHIND
Source: Architecture Urbaneia

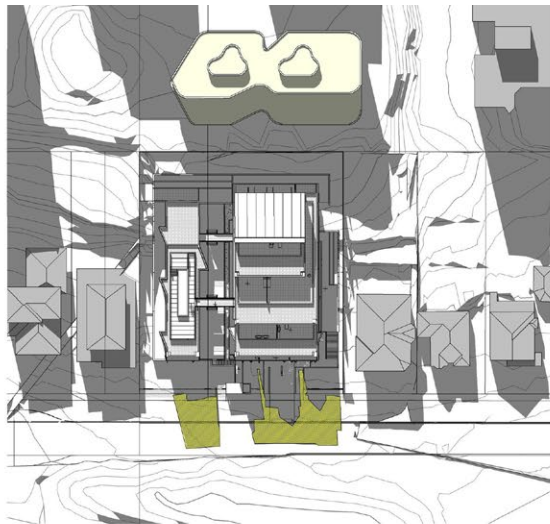


NORTH-SOUTH ELEVATION OF DA-2016/452 ILLUSTRATING
RELATIONSHIP WITH BUILDING J.

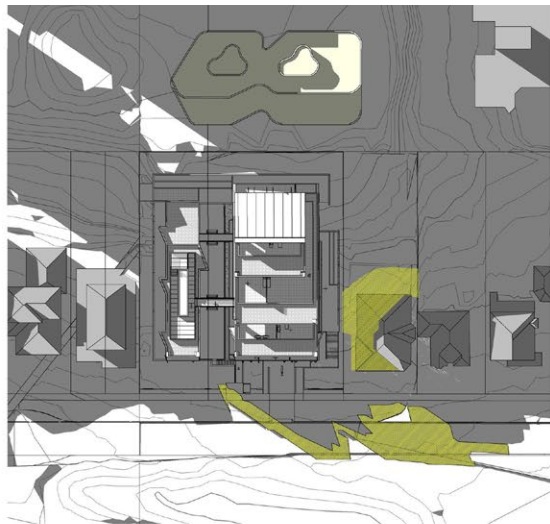
Source: Architecture Urbaneia



④ SHADOW STUDY, MID WINTER 9 AM - PROPOSED



⑤ SHADOW STUDY, MID WINTER 12 PM - PROPOSED



⑥ SHADOW STUDY, MID WINTER 3 PM - PROPOSED

NORTH-SOUTH ELEVATION OF DA-2016/452 ILLUSTRATING RELATIONSHIP WITH BUILDING J.
Source: Architecture Urbaneia



04 LANDSCAPE AND PUBLIC DOMAIN

4.1 LANDSCAPE CONCEPT PLAN

The following section outlines a Landscape Master Plan developed collaboratively between CHROFI and McGregor Coxall. This Concept Plan has been developed in response to community feedback and will guide future detailed design that will occur in conjunction with Willoughby City Council. Each key area of the public domain has been given further detail in the subsequent pages.

