

6.1 SOLAR IMPACTS ON WALTER STREET

APPROVED DA 21-27 WALTER STREET:

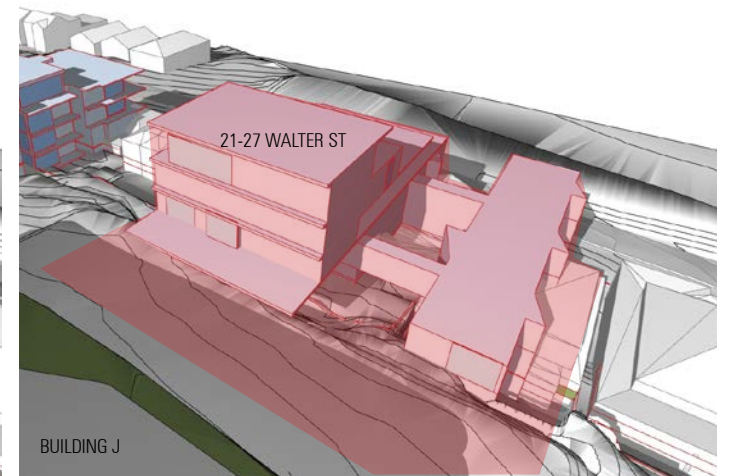
- No reduction in the number of SEPP 65 solar compliant apartments
- Approved plans demonstrated solar diagrams that took Building J into account.
- The following page includes an extract from the approved DA for this site.



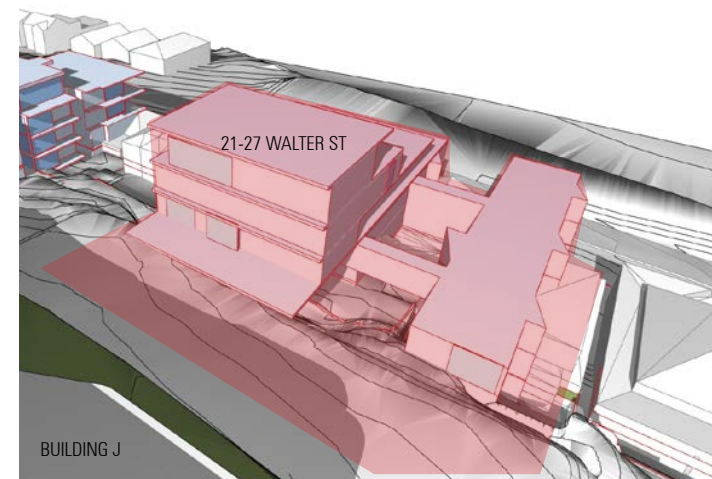
9am



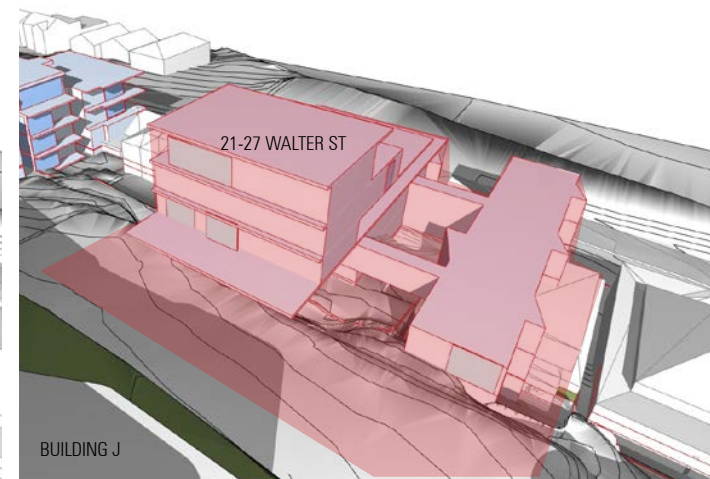
10am



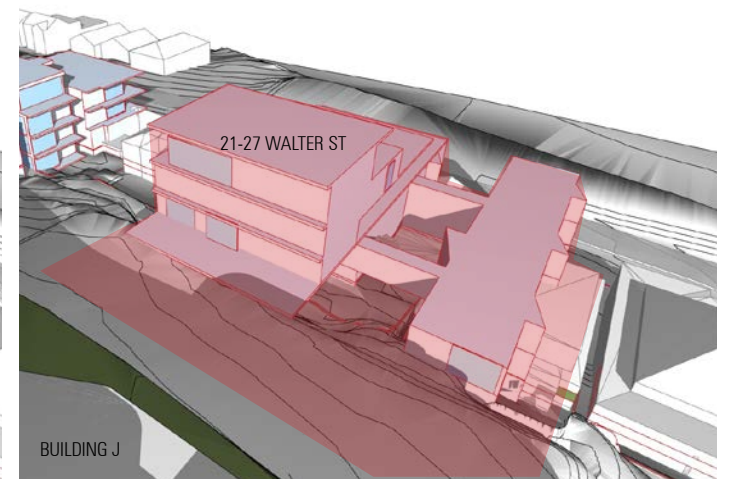
11am



12 noon



1pm



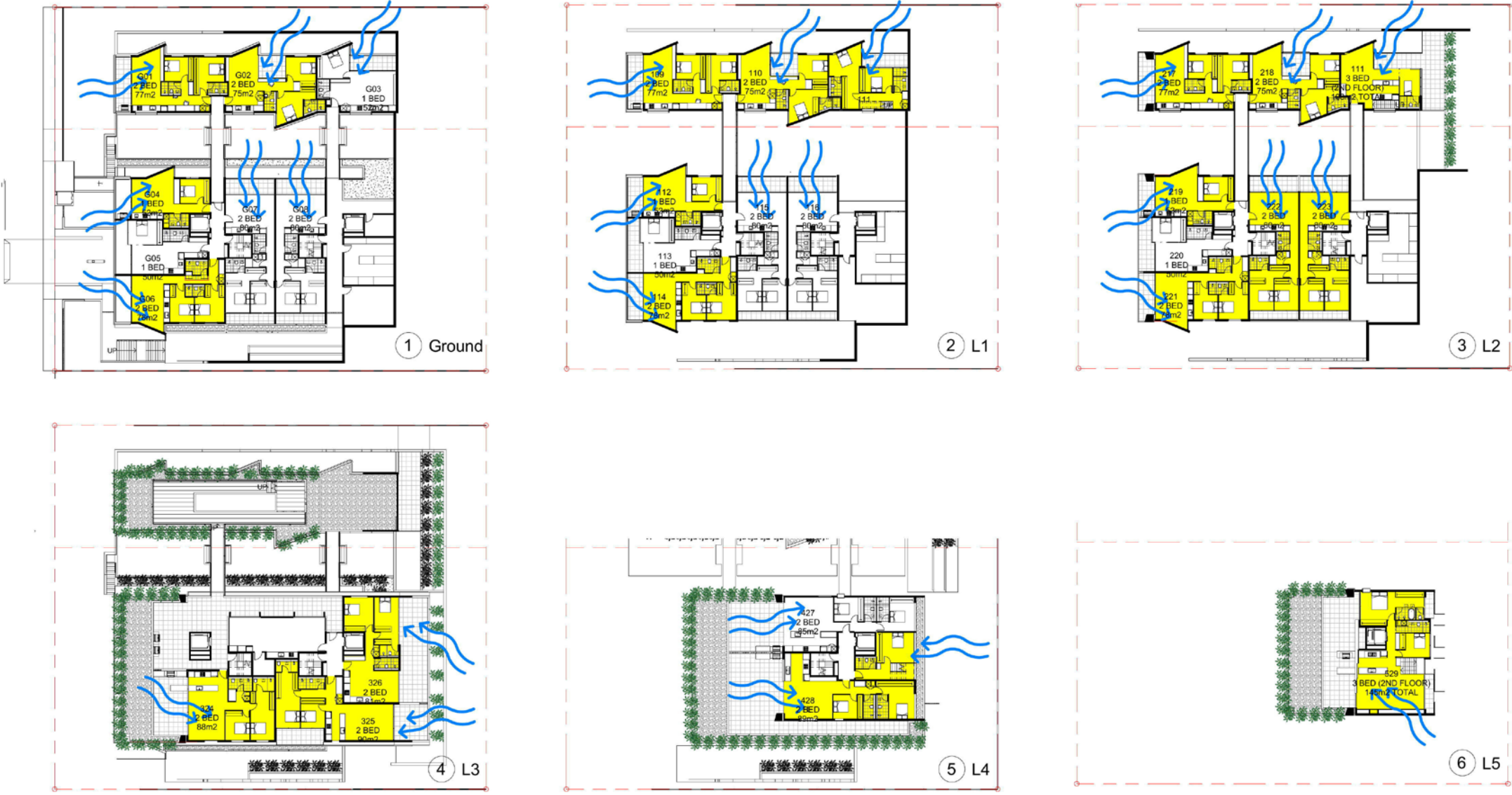
2pm



3pm

6.1 SOLAR IMPACTS ON
WALTER STREET

APPROVED DA 15-17 WALTER STREET



APARTMENT WITH
SOLAR ACCESS

APARTMENT WITH
CROSS-VENTILATION

SOLAR ACCESS
21 / 29 = 72%

COMPLIANT

CROSS-VENTILATION
26 / 29 = 90%

COMPLIANT

North	Issue	Amendments	Date	Project	Client	AU ARCHITECTURE URBANEIA 1/53 HUME STREET CROWS NEST NSW 2065 ABN 50169207818 M. CHEHELNABI REGD. ARCH. NO. 7057 T: 02 80948420 M: 0404 110 316 & 0403 900 235	SOLAR & CROSS-VENTILATION DIAGRAMS	Scale	Job No						
	A	Issue for consultants	09/09/16	PROPOSED RESIDENTIAL DEVELOPMENT AT 21-27 WALTER ST, WILLOUGHBY Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to commencement of any work. © 2009 Copyright remains the property of ARCHITECTURE URBANEIA PTY LTD ABN50169207818. All works to be in accordance with Australian standards, the building code of Australia and manufacturers recommendations and instructions.	WALTER PROJECTS PTY LTD ATF/ WALTER DEVELOPMENTS TRUST			1:250 @ A1	1608						
	B	Issue for consultants	06/10/16					1:500 @ A3							
	C	Issue for consultants	07/10/16					Date	Drawn						
	D	DA SUBMISSION	07/11/16					07/11/2016	BS, YH						
								Dwg No	Issue						
								A.203	D						

6.1 SOLAR IMPACTS ON
WALTER STREET

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

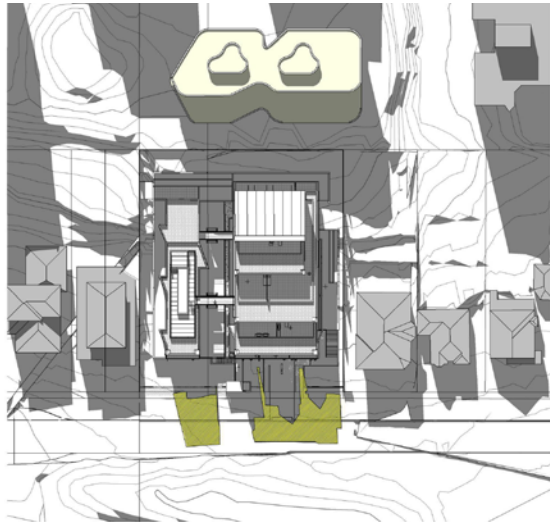


NORTH-SOUTH ELEVATION OF DA-2016/452 ILLUSTRATING
RELATIONSHIP WITH BUILDING J.

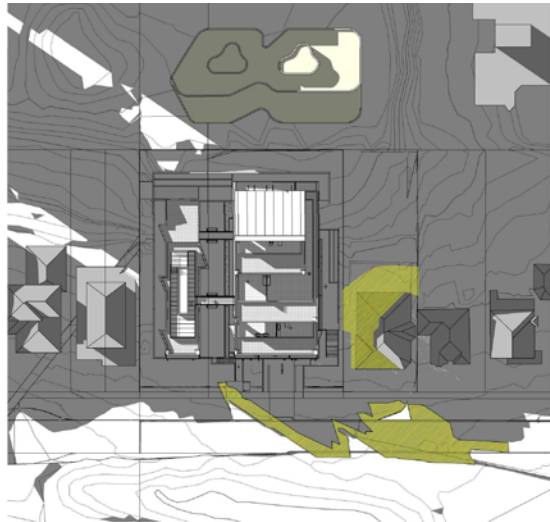
Source: Architecture Urbaneia



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

7.2 OTHER ISSUES: SITE LEVELS

DEPARTMENT ITEM 7.2

“Confirm the levels and overall heights in relation to existing levels and indicatively demonstrate how ground levels will respond to the slope of the site.”

This diagram explains in simple terms how this masterplan will deal with the steep existing cross falls in the site and surrounding streets. Generally the site falls in a south easterly direction.

Scott Street acts as a key connector within the site and follows the existing contours in both the existing north-south axis as well as in the extended east-west direction.

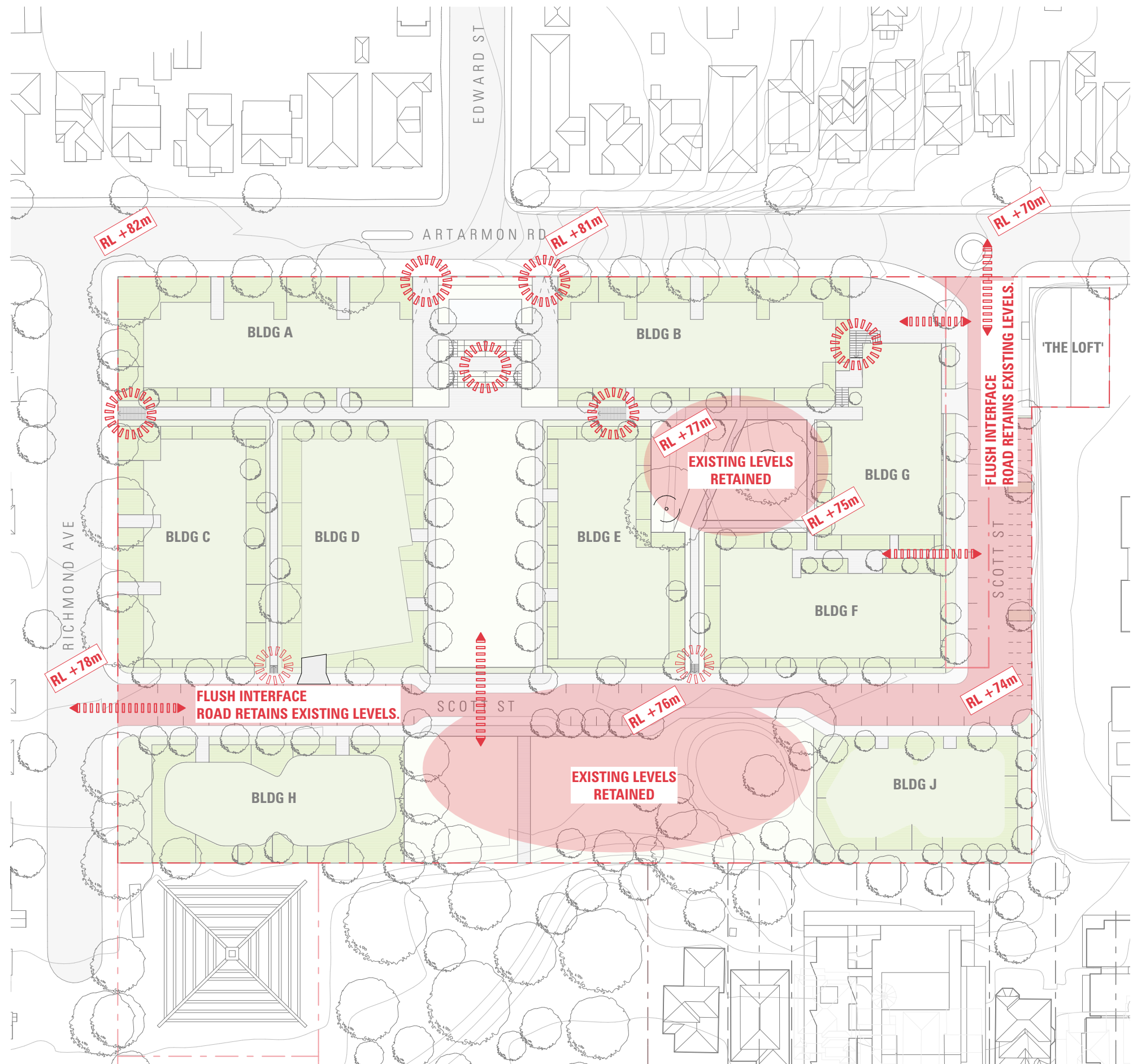
The Village Courtyard is another key area which retains the existing site level with established Tree 32 remaining in place. The surrounding buildings and pedestrian connections have been carefully considered to address these existing levels.

The central Village Green mitigates the level difference between Artarmon Rd and Scott St through a series of steps along the north and a gentle slope southwards to meet the existing levels at the southern end of the site.

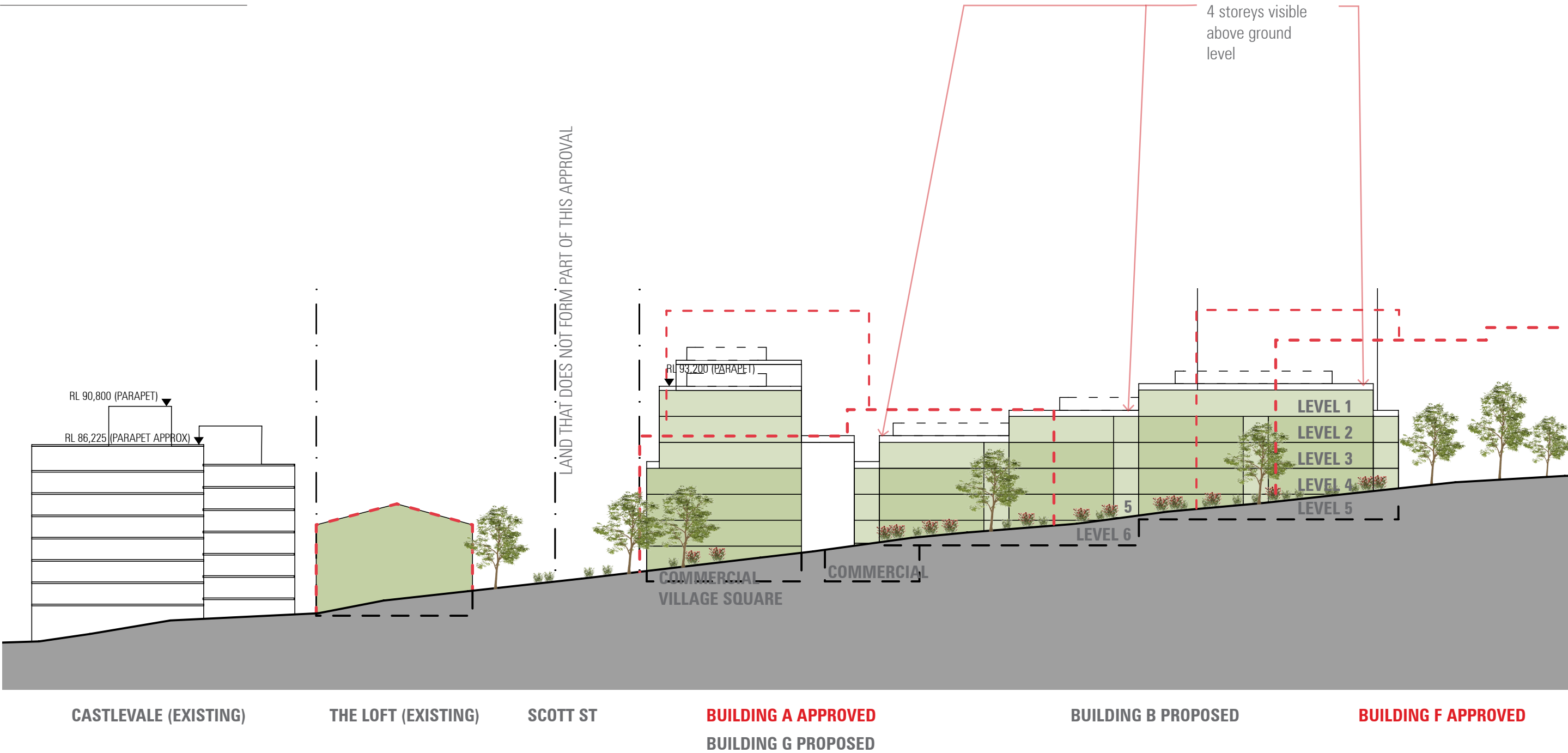
The combination of flush interfaces and key levels changes allows large portions of the site levels to be retained, ensuring a seamless integration into the existing terrain.

KEY

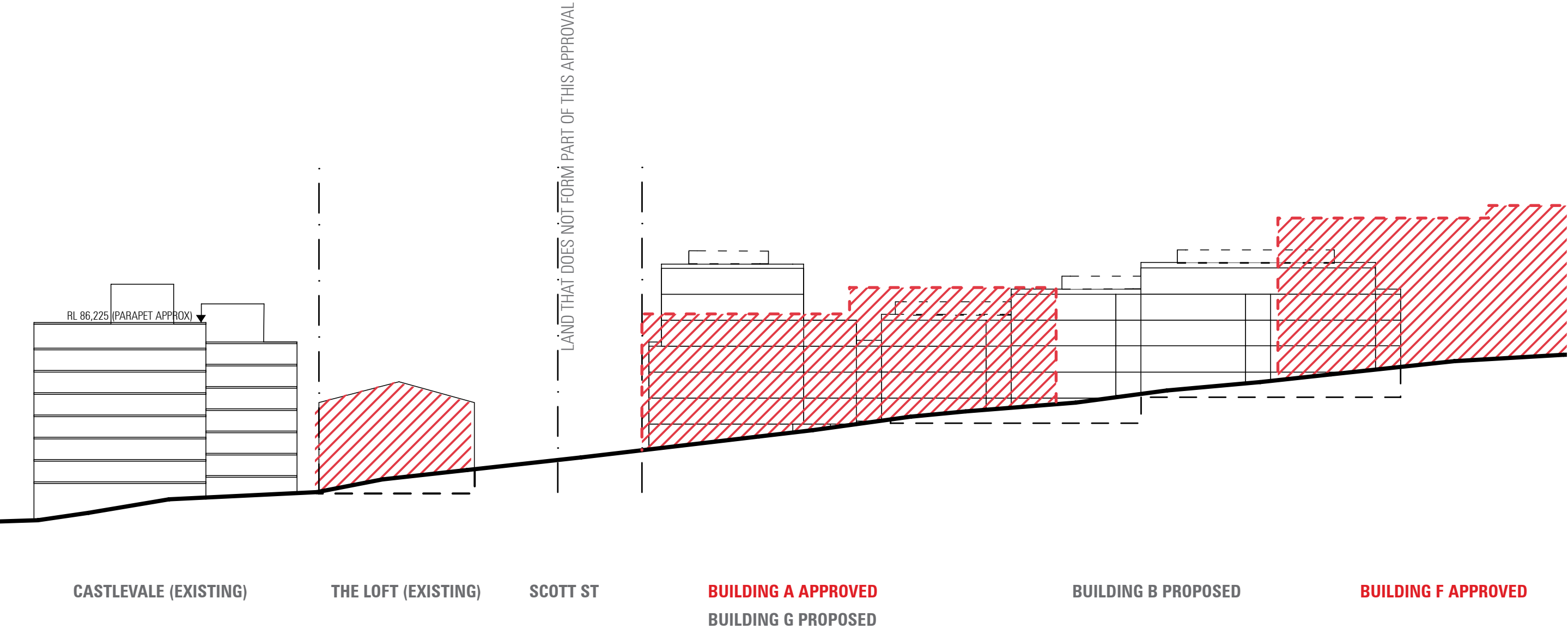
-  FLUSH INTERFACE TO EXISTING GROUND LEVEL
-  KEY LEVEL CHANGES
-  EXISTING GROUND LEVELS RETAINED
-  EXISTING RLs

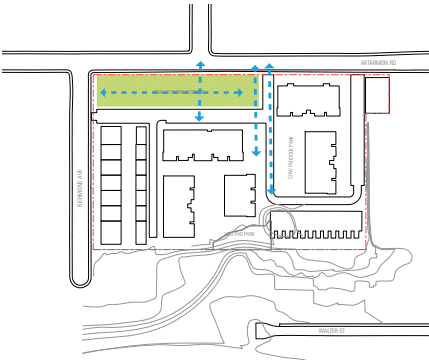
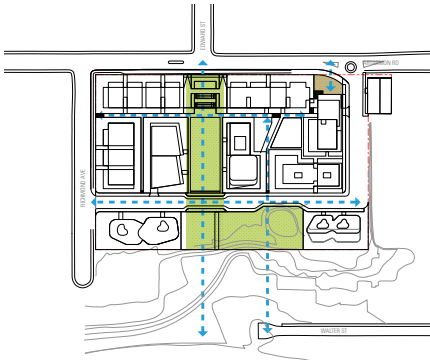
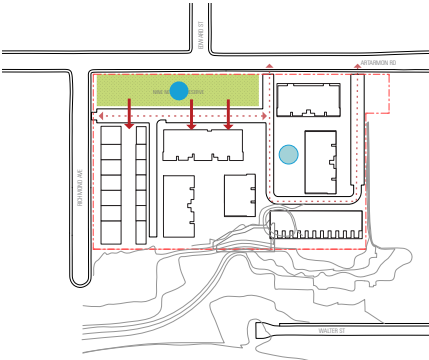
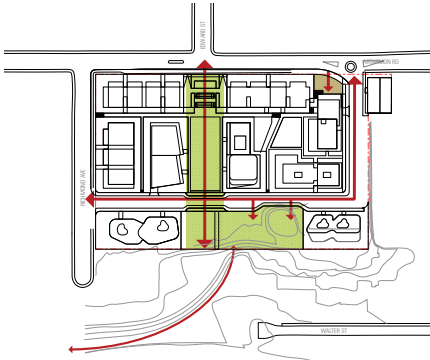
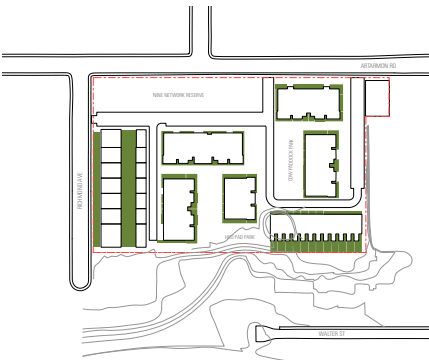
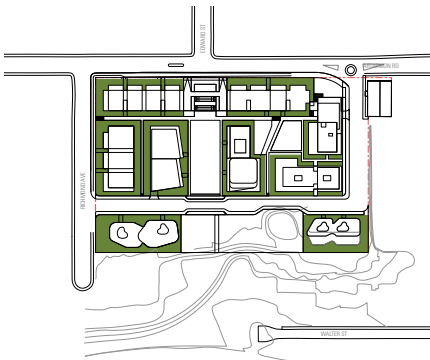
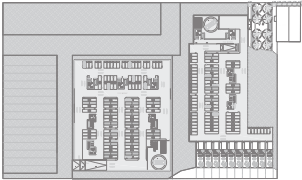


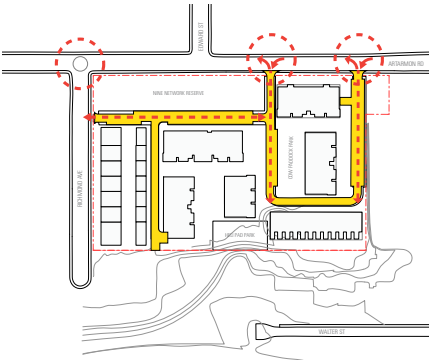
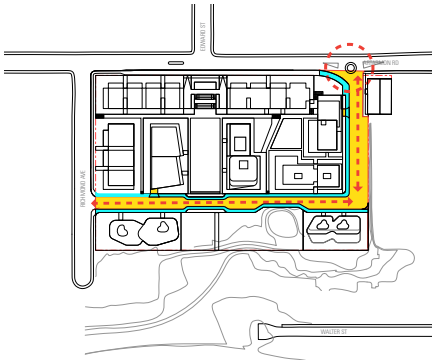
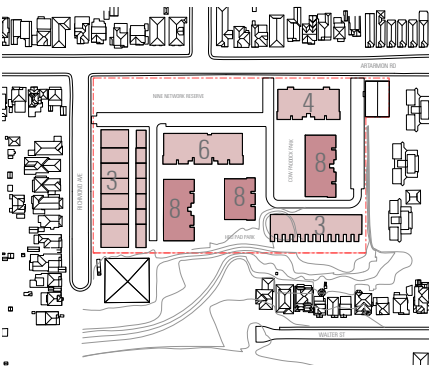
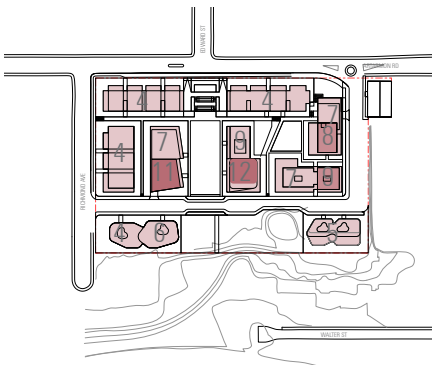
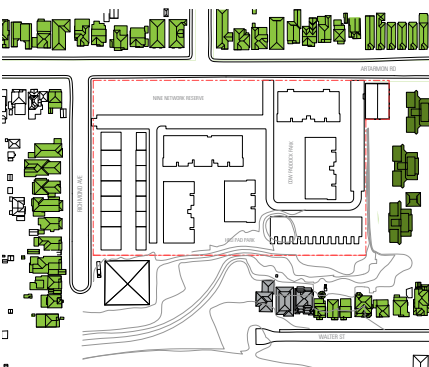
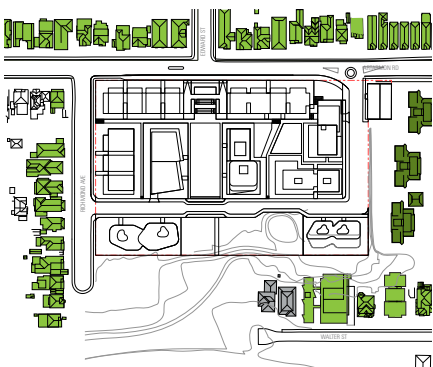
7.2 OTHER ISSUES: ARTARMON ROAD
ELEVATION

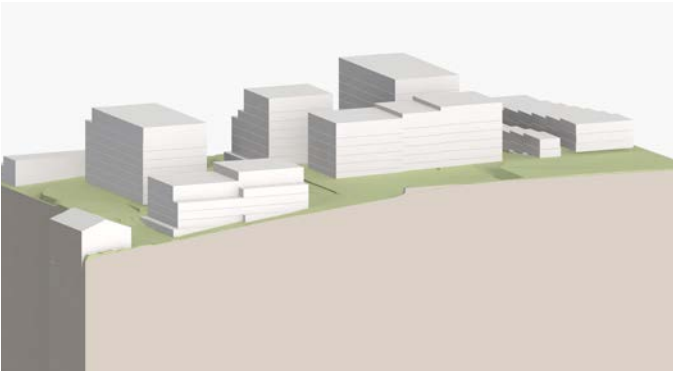
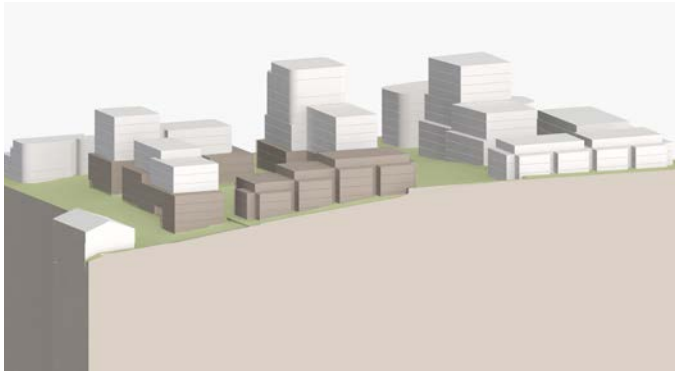
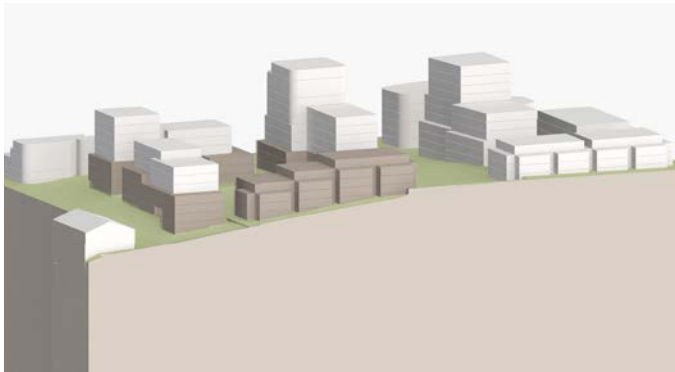
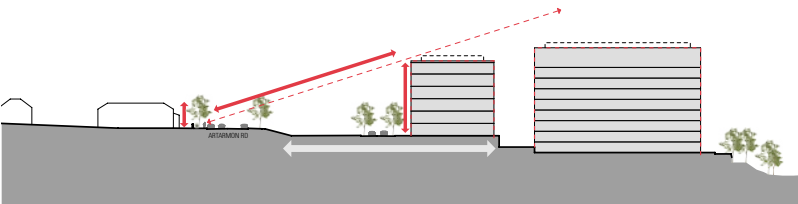
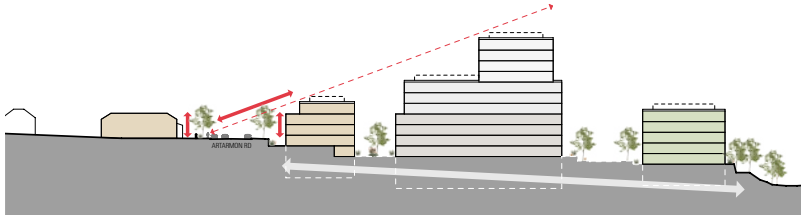


7.2 OTHER ISSUES: ARTARMON ROAD
ELEVATION



COMPARATIVE CRITERIA	APPROVED SCHEME	PROPOSED SCHEME	STATUS
SIGHT LINES AND VISTAS	 LIMITED VIEW CONNECTIONS	 HIGH PUBLIC AMENITY	 IMPROVED
PUBLIC OPEN SPACE	 3178M² / 10% OF SITE	 7435M² / 25% OF SITE	 142% INCREASE
PRIVATE GARDENS	 3608M² / 12% OF SITE	 5106M² / 17% OF SITE	 46% INCREASE
CAR PARKING (AND DEEP SOIL)	 EXTENSIVE BASEMENT FOOTPRINT	 BASEMENTS UNDER BUILDING FOOTPRINTS 17% DEEP SOIL	 INCREASED

COMPARATIVE CRITERIA	APPROVED SCHEME	PROPOSED SCHEME	STATUS
TRAFFIC IMPACT			 IMPROVED
LEGIBLE STREET	 COMPLEX	 SIMPLIFIED	 IMPROVED
HEIGHTS	 MAX 8 STOREYS	 MAX 12 STOREYS	 INCREASED
SOLAR COMPLIANCE			 COMPLIANT

COMPARATIVE CRITERIA	APPROVED SCHEME	PROPOSED SCHEME	STATUS
VISUAL IMPACT			✓ REDUCED
DENSITY	 400 APARTMENTS	 495 APARTMENTS	↑ INCREASED
VISUAL BULK		 11% REDUCTION	✓ REDUCED
SCALE TRANSITION			✓ IMPROVED





06 PERSPECTIVE IMAGES



6.4 VIEW 1 - EXTENDING EDWARD STREET

Artists Impression - Indicative only



6.5 VIEW 2 - CENTRAL PARK

Artists Impression - Indicative only



6.6 VIEW 3 - PROPOSED PARK - ON SOUTHERN BOUNDARY

Artists Impression - Indicative only



6.7 VIEW 4 - PROPOSED VIEW ARTARMON RD - VILLAGE SQUARE

Artists Impression - Indicative only