

---

Appendix A

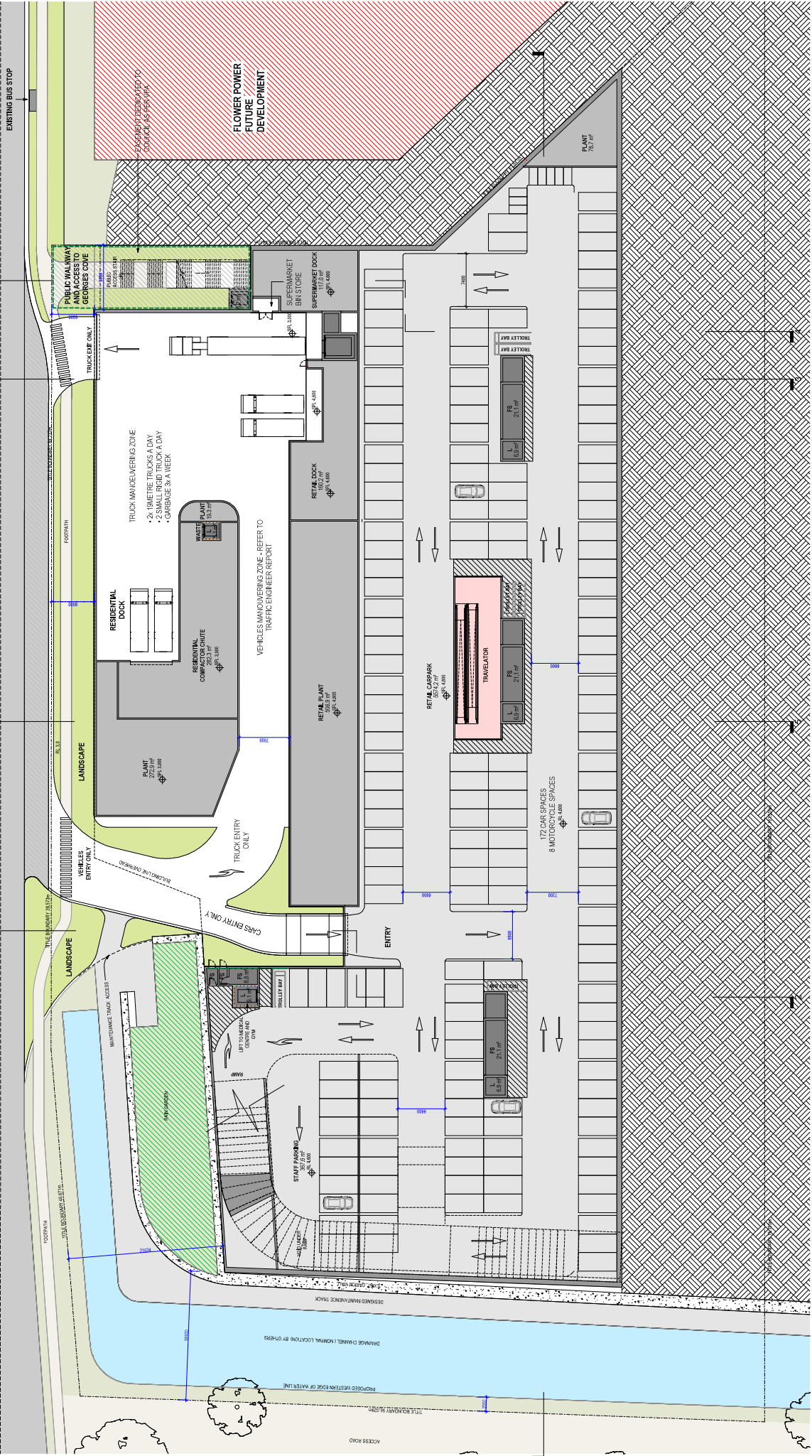
# Georges Cove Village concept design and architectural statement

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NEWBRIDGE ROAD



PLANNING PROPOSAL

Revision / P1 24.03.19 100% PRELIMINARY REVIEW  
 Revision / P2 24.03.19 100% PRELIMINARY REVIEW

24050074 4.31.12 PM

Project / GEORGES COVE VILLAGE CARPARK & DOCK

Drawing / LEVEL 1 - RETAIL CARPARK & DOCK

Project No / 214205

Date / 27.03.19

Author / YY

Scale & P1 / 1 : 250

Drawings No / PP01.001 P2

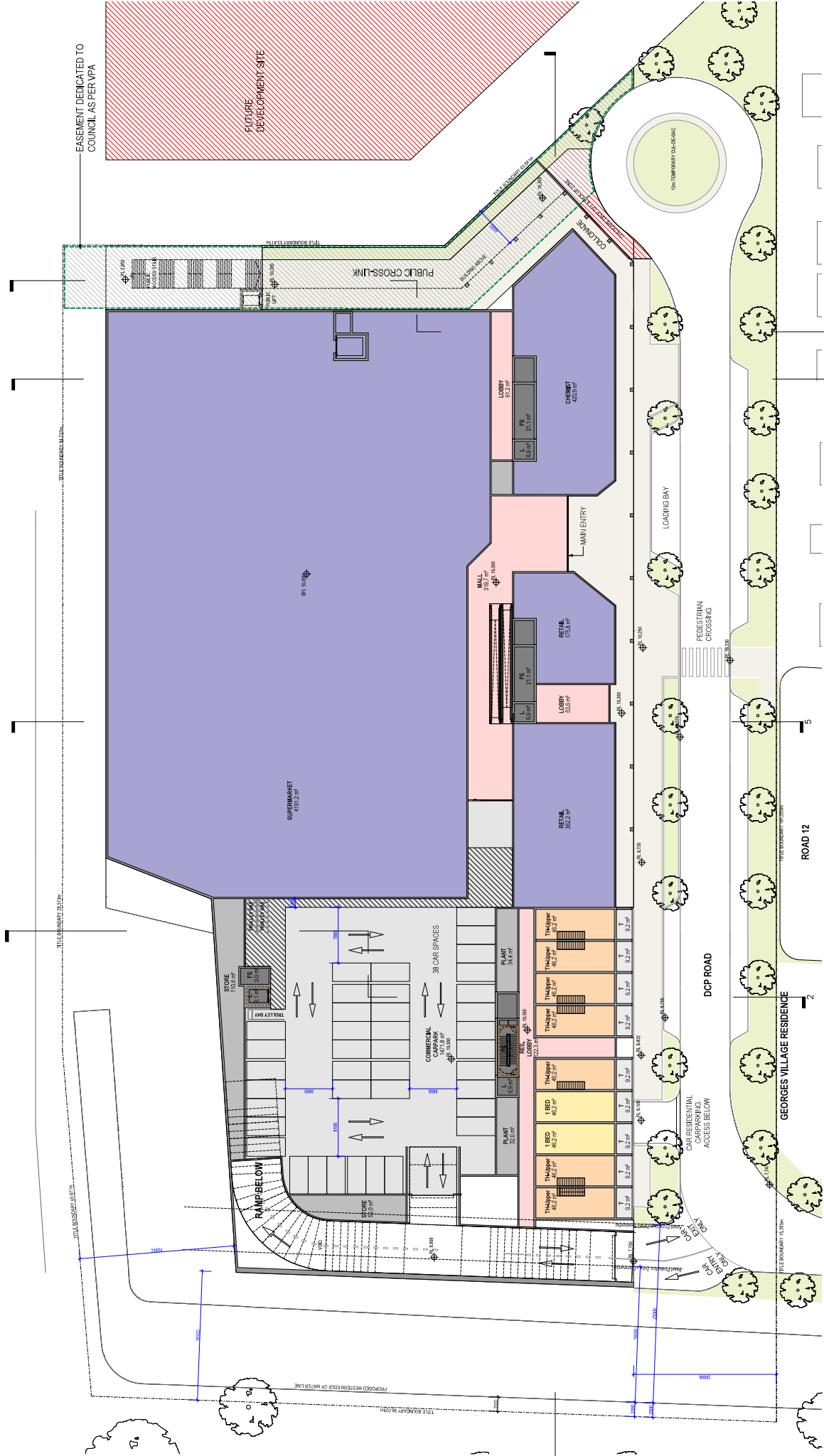
North Arrow

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**PLANNING PROPOSAL**

Revision / P1 24.03.19 100% PRELIMINARY REVIEW OF

Project / **GEORGES COVE VILLAGE**  
 Drawing / **LEVEL 3 - RETAIL**  
 Author / YY  
 Date / 27.03.19  
 Project No. / 214205

Scale @ A1 / 1 : 250

Drawing No. / **PP01.003 P2**

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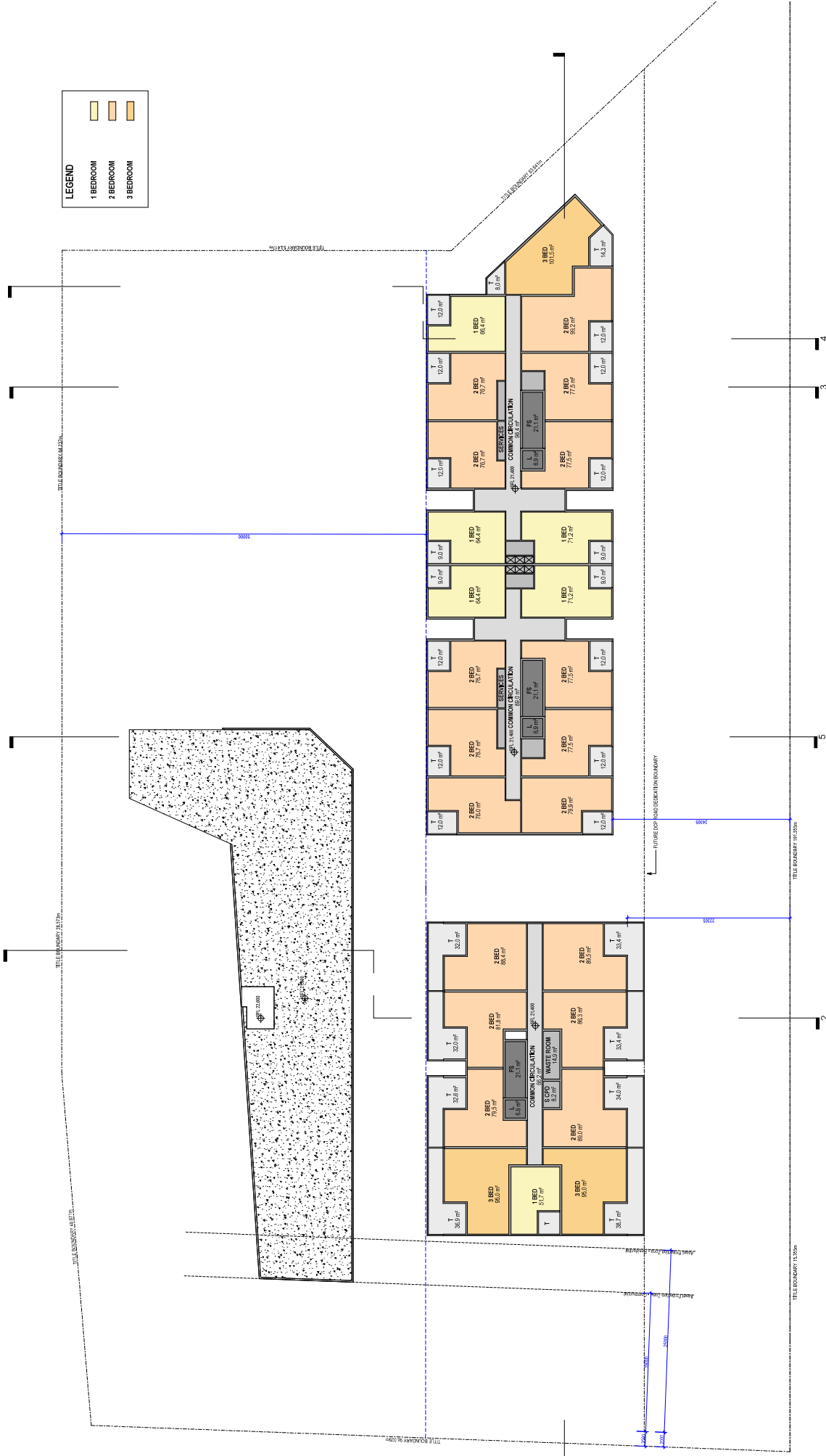
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LEGEND	
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM



# PLANNING PROPOSAL

Revisory / P1 24.03.19 10:00 AM  
 P2 24.03.19 10:00 AM  
 OF 05

Project / **GEORGES COVE VILLAGE**  
 RESIDENTIAL

Drawing No. / **LEVEL 6 - RESIDENTIAL**

Project No. / **214205**  
 Date / **27.03.19**

Author / **YY**  
 Scale @ A1 / **1 : 250**

Drawing No. / **PP01.006 P2**



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LEGEND	
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM



**PLANNING PROPOSAL**

Revisory / 1: 27.03.19  
 P2: 27.03.19  
 P3: 24.03.19 FOR INFORMATION

Project / **GEORGES COVE VILLAGE**  
 Drawing / **LEVEL 7 - RESIDENTIAL**

Project No. / **214205**  
 Date / **27.03.19**  
 Author / **YY**

Scale @ 1/1 : **250**

Drawing No. / **PP01.007 P3**

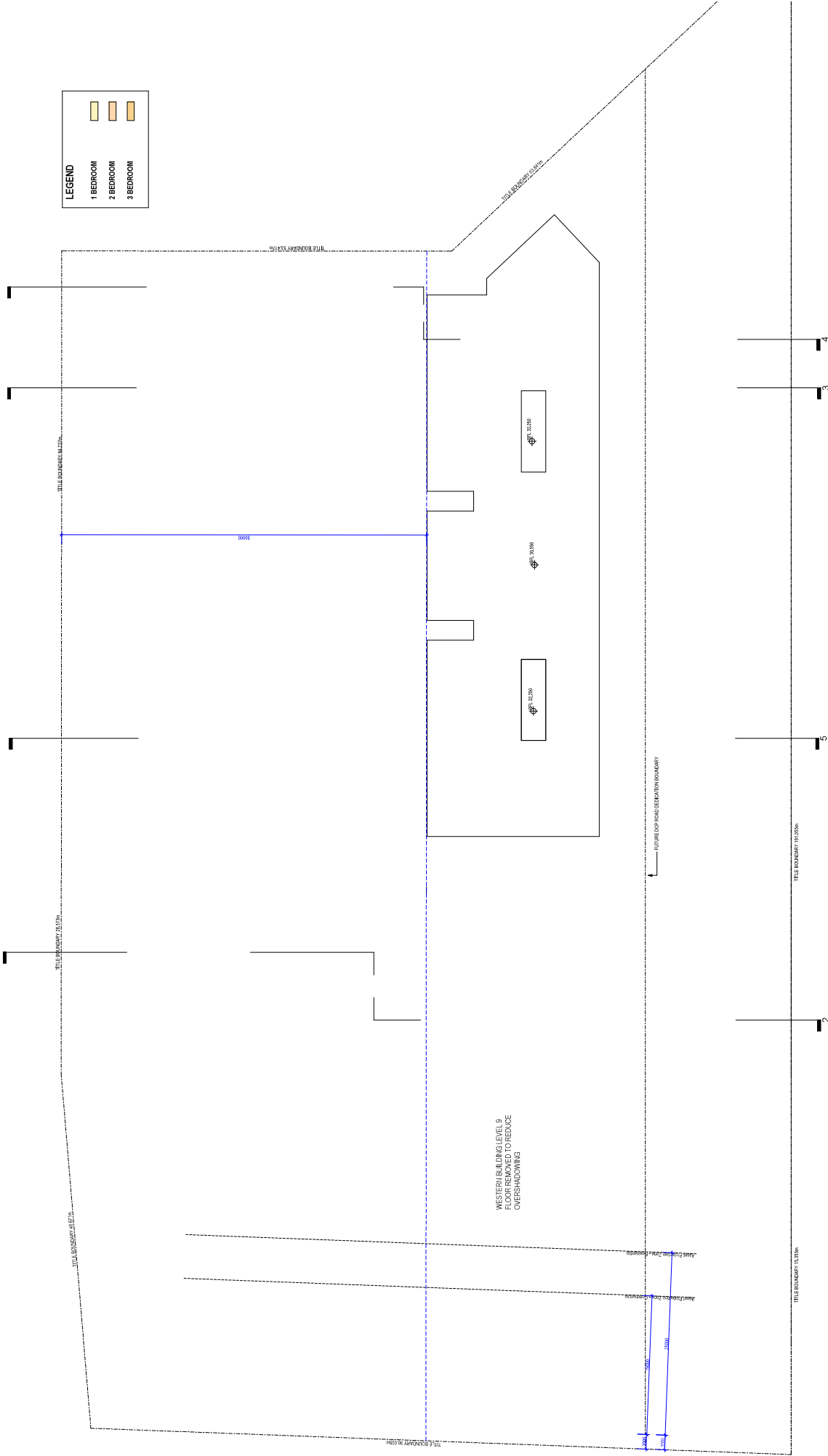


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24/03/2019 4:31:54 PM



LEGEND	
[Yellow Box]	1 BEDROOM
[Orange Box]	2 BEDROOM
[Light Blue Box]	3 BEDROOM



**PLANNING PROPOSAL**

Ref: 240519 4 31 55 PM  
 P1: 27.03.19  
 P2: 27.03.19  
 P3: 24.05.19 FOR INFORMATION

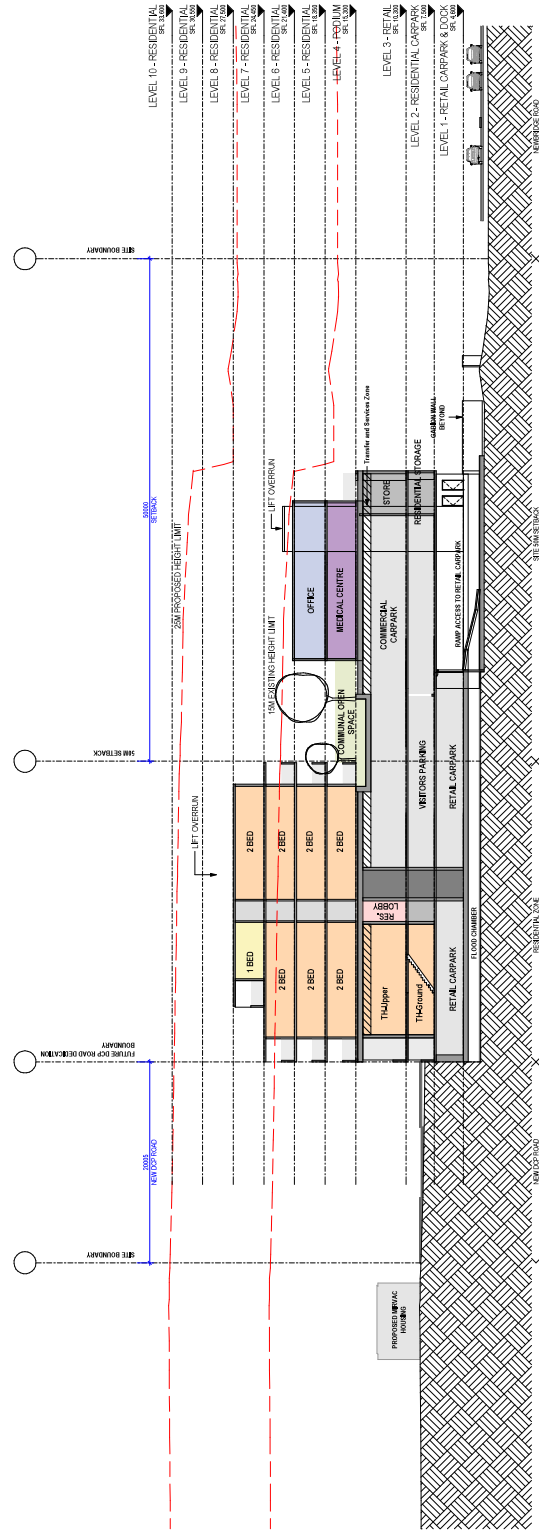
Project: **GEORGES COVE VILLAGE RESIDENTIAL**  
 Drawing: **LEVEL 9 - RESIDENTIAL**

Project No: **214205** Date: **27.03.19** Author: **YY** Scale: **1 : 250** Drawing No: **PP01.009 P3**



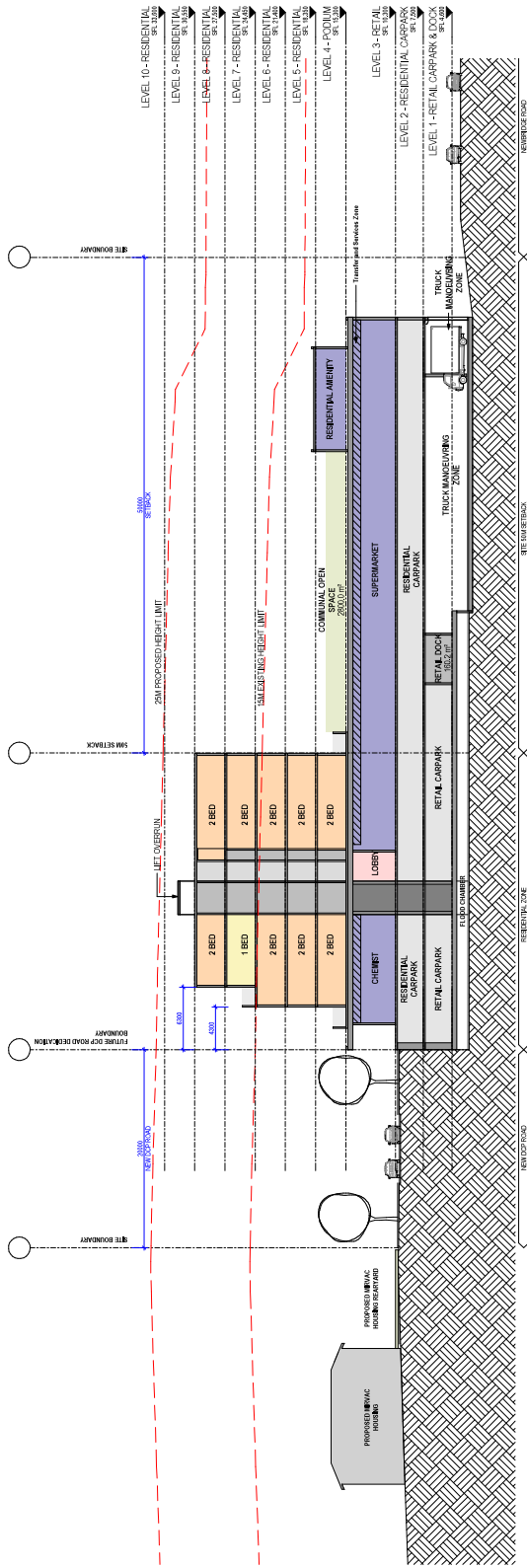
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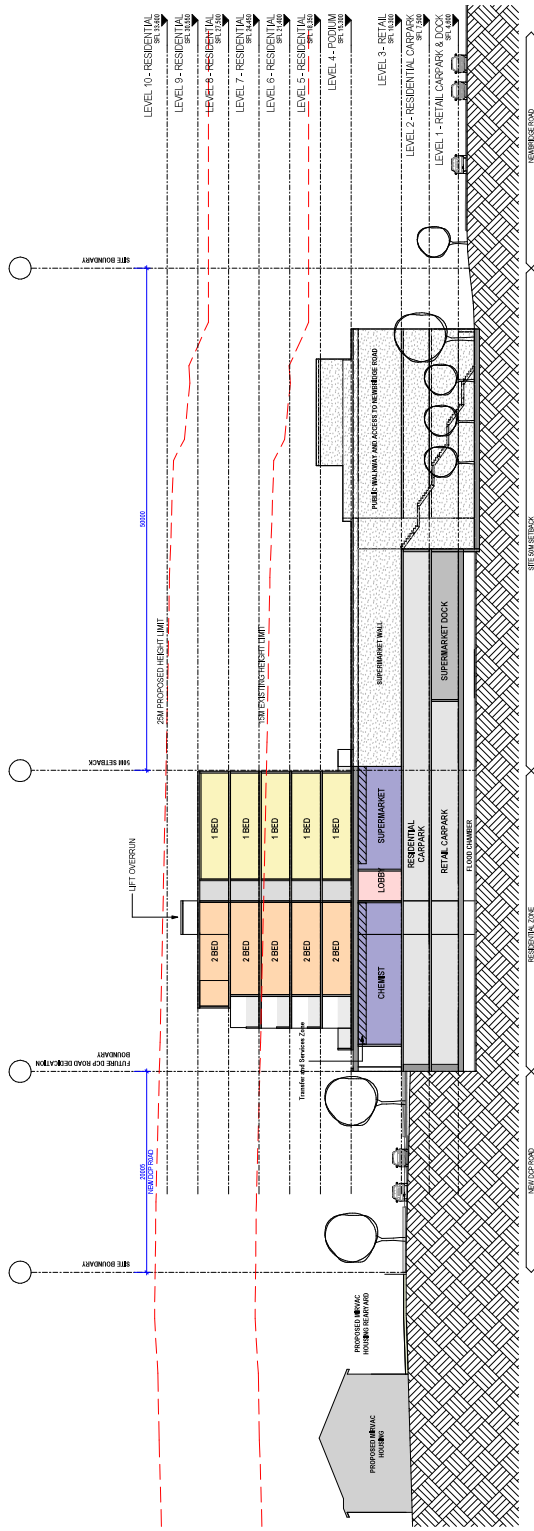
**SECTION 2**

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SECTION 3

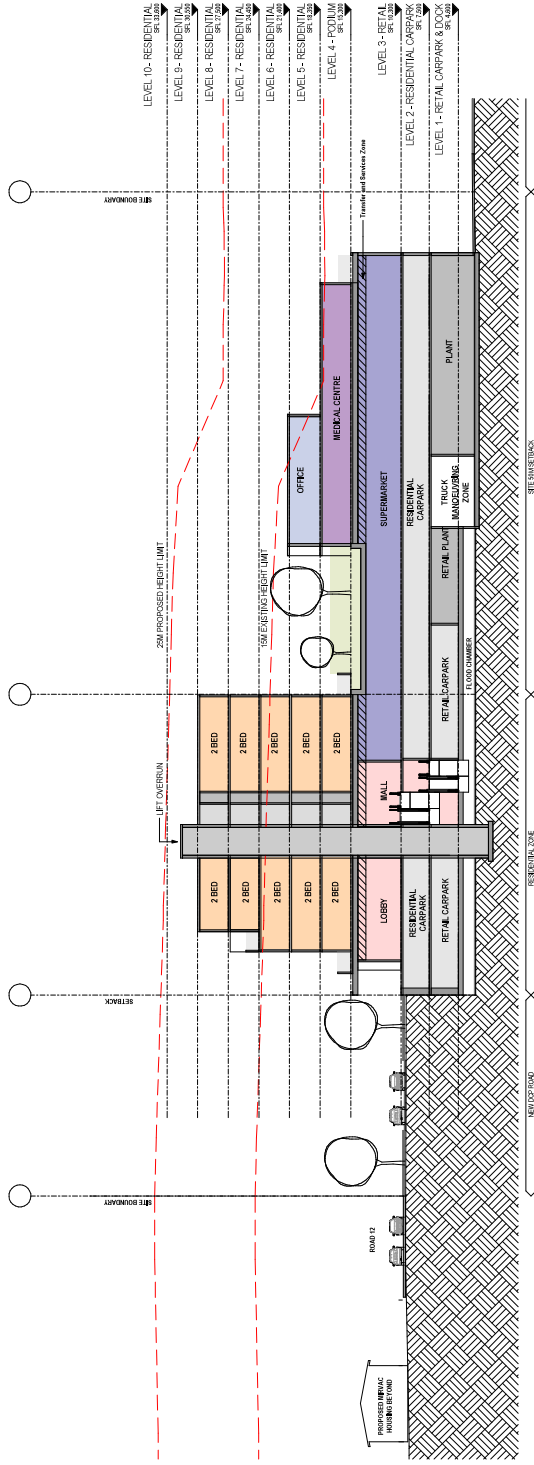
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SECTION 5

PLANNING PROPOSAL

Prepared by / 27.03.19 10:56 AM  
 P2 24.03.19 10:56 AM

24050074 4:31:59 PM

Project / GEORGES COVE VILLAGE

Drawing / SECTION 5

Project No. / 214205

Date / 27.03.19

Author / YY

Scale @ A1 / 1 : 250

Drawing No. / PP03.005 P2

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JUNE 22 - 0900



JUNE 22 - 1000



JUNE 22 - 1100



JUNE 22 - 1200

**PLANNING PROPOSAL**

Revisory / P2 24.03.19 100% INFORMATION REVIEW OF P2 24.03.19 100% INFORMATION REVIEW

Project / **GEORGES COVE VILLAGE**

Drawing / **SHADOW DIAGRAMS - OVERSHADOWING**

Project No. / **214205**

Date / **27.03.19**

Author / **YY**

Scale @ A1 / **1 : 500**

Drawing No. / **PP04.001 P2**

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JUNE 22 - 1300



JUNE 22 - 1400

**LEGEND -**  
**SOLAR ACCESS TO MIRVAC PRINCIPAL PRIVATE OPEN SPACE**  
 OVERSHADOWED AREA TO PRINCIPLE PRIVATE OPEN SPACE  
 AREA OF SOLAR ACCESS TO PRINCIPLE PRIVATE OPEN SPACE

**Shadow Analysis Compliance Schedule**

	0900	1000	1100	1200	1300	1400	1500	3HR MIN COMPLIANCE
HOUSE A	NO	NO	YES	YES	YES	NO	YES	YES
HOUSE B	NO	YES	YES	YES	YES	NO	NO	YES
HOUSE C	YES	NO	YES	YES	YES	NO	NO	YES
HOUSE D	YES	YES	YES	YES	YES	NO	NO	YES
HOUSE E	YES	YES	YES	YES	YES	NO	NO	YES
HOUSE F	YES	YES	YES	YES	YES	NO	NO	YES
HOUSE G	YES	YES	YES	YES	YES	NO	NO	YES
HOUSE H	YES	YES	YES	YES	YES	NO	NO	YES
HOUSE I	NO	YES	YES	YES	YES	NO	NO	YES
HOUSE J	NO	YES	YES	YES	YES	NO	NO	YES
HOUSE K	NO	YES	YES	YES	YES	NO	NO	YES
HOUSE L	YES	YES	YES	YES	YES	NO	NO	YES
HOUSE M	YES	YES	YES	YES	YES	NO	NO	YES
HOUSE N	NO	YES	YES	YES	YES	NO	NO	YES
HOUSE O	NO	NO	NO	YES	YES	YES	YES	YES
HOUSE P	NO	NO	YES	YES	YES	YES	YES	YES
HOUSE Q	NO	NO	YES	YES	YES	YES	YES	YES

NOTE: GREY HATCHING REPRESENTS HOUSES OWN SHADOWING IT IS NOT AFFECTED BY THE PROPOSED DEVELOPMENT

**PLANNING PROPOSAL**

Revisory / P2 24/03/19 10:00 AM  
 OF 05

Project / **GEORGES COVE VILLAGE**

Drawing / **SHADOW DIAGRAMS - OVERSHADOWING**

Author / **YY**

Scale @ A1 / **1 : 500**

Drawings No. / **PP04.002 P2**

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**DEVELOPMENT SUMMARY**

LEVEL	NSA RESIDENTIAL	PARKING	NLA COMMERCIAL	NLA RETAIL	CIRCULATION/ SERVICES	TERRACE	APARTMENTS			AMENITY		
							No. STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	No. SOLAR
LEVEL 1 - RETAIL CARPARK & DOCK	0.0 m <sup>2</sup>	594.9 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	175.5 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0	0
LEVEL 2 - RESIDENTIAL CARPARK	323.4 m <sup>2</sup>	766.8 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	850.9 m <sup>2</sup>	56.4 m <sup>2</sup>	0	7	0	0	0	0
LEVEL 3 - RETAIL	92.4 m <sup>2</sup>	147.8 m <sup>2</sup>	0.0 m <sup>2</sup>	5150.0 m <sup>2</sup>	928.7 m <sup>2</sup>	83.2 m <sup>2</sup>	2	0	0	2	0	0
LEVEL 4 - PODIUM	2057.5 m <sup>2</sup>	0.0 m <sup>2</sup>	1337.8 m <sup>2</sup>	250.6 m <sup>2</sup>	480.9 m <sup>2</sup>	1038.8 m <sup>2</sup>	0	6	17	3	26	17
LEVEL 5 - RESIDENTIAL	2066.9 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	496.7 m <sup>2</sup>	483.9 m <sup>2</sup>	0	6	17	3	26	17
LEVEL 6 - RESIDENTIAL	2066.9 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	421.0 m <sup>2</sup>	483.9 m <sup>2</sup>	0	6	17	3	26	17
LEVEL 7 - RESIDENTIAL	1890.2 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	405.7 m <sup>2</sup>	394.8 m <sup>2</sup>	0	8	13	3	24	16
LEVEL 8 - RESIDENTIAL	1157.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	331.7 m <sup>2</sup>	189.4 m <sup>2</sup>	0	5	8	2	15	10
	9654.3 m <sup>2</sup>	15108.5 m <sup>2</sup>	1337.8 m <sup>2</sup>	5403.6 m <sup>2</sup>	5674.1 m <sup>2</sup>	2730.4 m <sup>2</sup>	2	31	79	14	126	77

**PARKING SCHEDULE**

LEVEL	CAR PARKING	MOTORBIKE PARKING
LEVEL 1 - RETAIL CARPARK & DOCK	172	8
LEVEL 2 - RESIDENTIAL CARPARK	237	0
LEVEL 3 - RETAIL	39	0
	448	8

APARTMENTS MIX			TOTAL
STUDIOS	1 BEDROOM	2 BEDROOM	3 BEDROOM
1.6%	24.6%	62.7%	11.1%
			100%

**GFA SUMMARY**

LEVEL	GFA
LEVEL 2 - RESIDENTIAL CARPARK	470.7 m <sup>2</sup>
LEVEL 3 - RETAIL	6136.7 m <sup>2</sup>
LEVEL 4 - PODIUM	3963.6 m <sup>2</sup>
LEVEL 5 - RESIDENTIAL	2066.9 m <sup>2</sup>
LEVEL 6 - RESIDENTIAL	2066.9 m <sup>2</sup>
LEVEL 7 - RESIDENTIAL	2223.8 m <sup>2</sup>
LEVEL 8 - RESIDENTIAL	1405.6 m <sup>2</sup>
Grand total: 19	20073.0 m <sup>2</sup>
	FSR: 1.188:1

TOTAL SITE AREA - 17,218.49 m<sup>2</sup>  
**B6 PORTION OF THE SITE: 14,269.23m<sup>2</sup>**

**NOTES AND DEFINITIONS**

- GFA** (Gross Floor Area) has been calculated as per the definition in the relevant Local Environmental Plan (LEP).
- GFA** (Gross Envelope Area) has been calculated as the total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, columns and supports.
- GIA RETAIL** (Gross Lettable Area Retail) has been calculated as per the Property Council of Australia Method of Measurement Guidelines - Retail / Commercial.
- NSA RESIDENTIAL** (Net Suitable Area Residential) has been calculated as per the Property Council of Australia Method of Measurement Guidelines - Residential.
- SOLAR ACCESS** (Gross Envelope Area) has been calculated as per the Property Council of Australia Method of Measurement Guidelines - Residential. It is the area of the building envelope which is not obscured by other buildings or structures within the site boundary.
- CROSS VENTILATION** At least 10% of apartments are naturally cross ventilated in the first line strategy of the building. Apartments at two strategy or greater are deemed to be cross ventilated only if any enclosure of the balconies at those levels allows adequate natural ventilation and cannot be fully enclosed.

\*For preliminary feasibility purposes. Areas are not to be used for purposes of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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**PLANNING PROPOSAL**

Prepared by: P2 240019  
 Date: 24/03/19  
 Project: B6 PORTION OF THE SITE

Project: GEORGES COVE VILLAGE  
 Location: MCDONNELL RIVER

Drawing: DEVELOPMENT SUMMARY

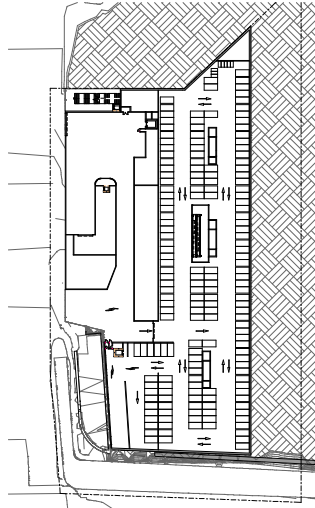
Project No: 214205  
 Date: 27.03.19  
 Author: YY  
 Scale: 6:1

Drawing No: PP05.001 P2

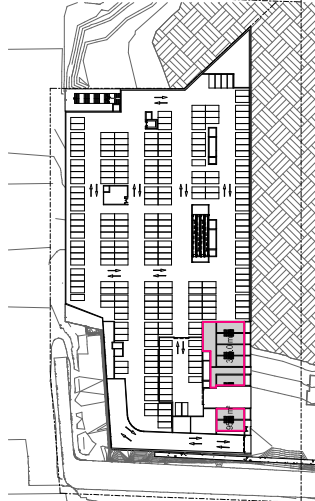


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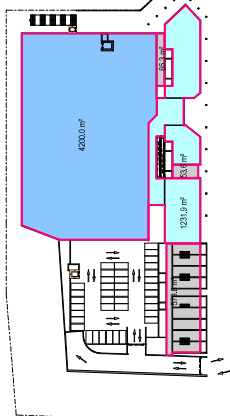
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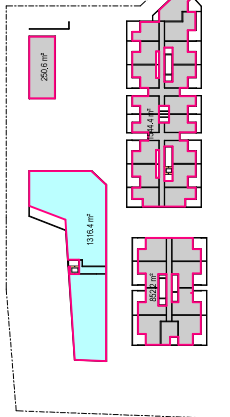
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DOCK



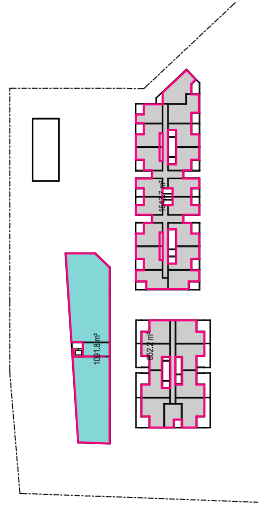
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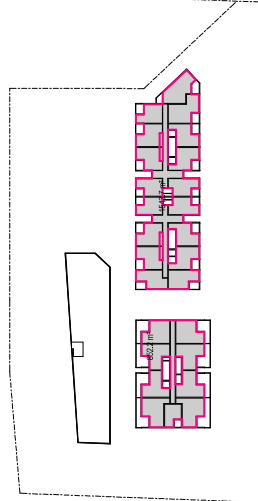
LEVEL 3 - RETAIL



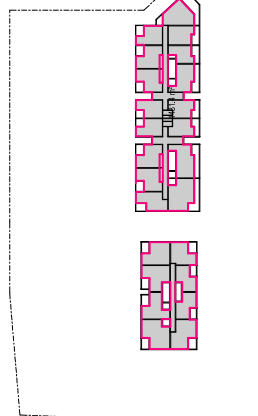
LEVEL 4 - PODIUM



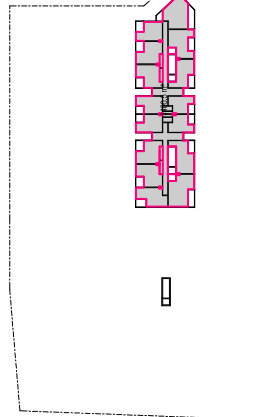
LEVEL 5 - RESIDENTIAL



LEVEL 6 - RESIDENTIAL



LEVEL 7 - RESIDENTIAL



LEVEL 8 - RESIDENTIAL

GFA SCHEDULE

NAME	AREA
GFA_Office	1091.8 m <sup>2</sup>
GFA_Residential	12232.9 m <sup>2</sup>
GFA_Retail/Commercial	2548.3 m <sup>2</sup>
GFA_Supermarket	4200.0 m <sup>2</sup>
	22073.0 m <sup>2</sup>

PLANNING PROPOSAL

Revisory / P2 24.03.19 100% INFORMATION  
 OF / P2 24.03.19 100% INFORMATION REVIEW

24050074 4.32.19 PM

Project / GEORGES COVE VILLAGE  
 ARCHITECTURE / ARCHITECTURE

Drawing / GFA PLANS

Project No. / 214205 Date. / 27.03.19

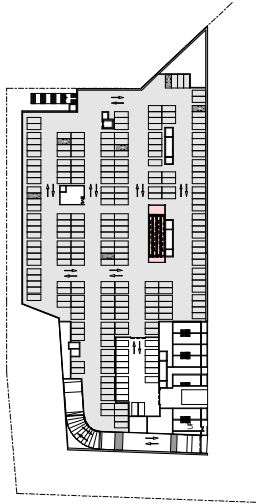
Author / YY

Scale & P. / 1 : 1000

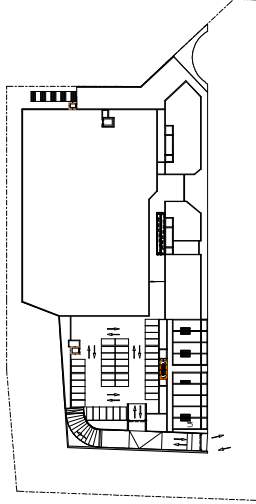
Drawing No. / PP05.003 P2

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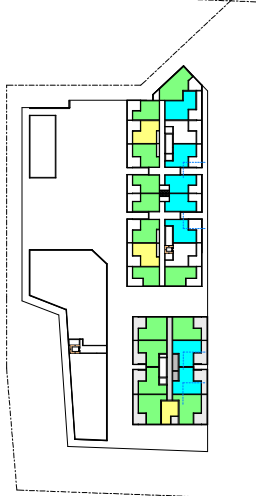
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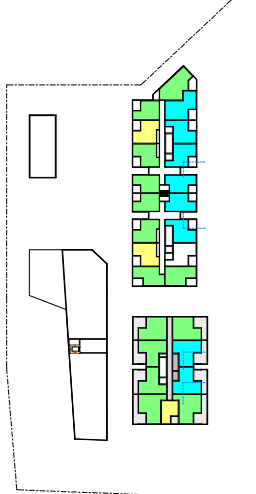
LEVEL 2 - RESIDENTIAL CARPARK



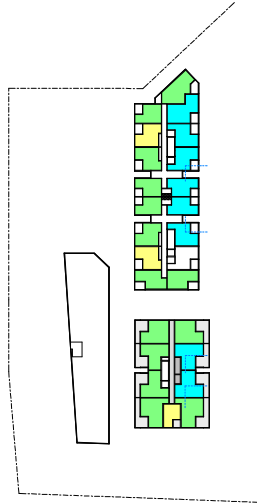
LEVEL 3 - RETAIL



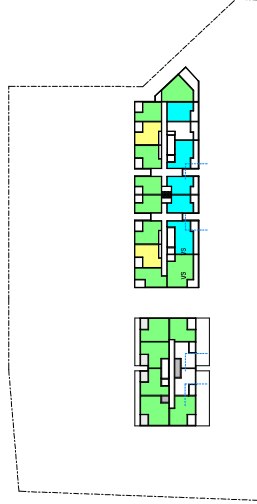
LEVEL 4 - PODIUM



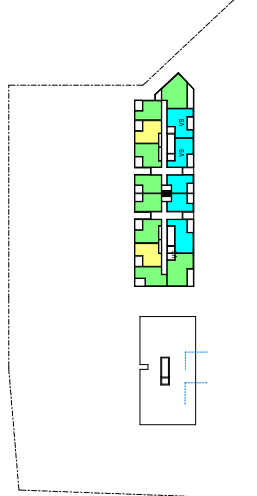
LEVEL 5 - RESIDENTIAL



LEVEL 6 - RESIDENTIAL



LEVEL 7 - RESIDENTIAL



LEVEL 8 - RESIDENTIAL

AMENITY SOLAR COMPLIANT	71.9%	AMENITY CROSS VENTILATION COMPLIANT	60.2%
-------------------------	-------	-------------------------------------	-------

- SOLAR AND CROSS VENTILATION LEGEND**
- SOLAR - CROSS VENT. COMPLIANT
  - SOLAR COMPLIANT
  - CROSS VENT. COMPLIANT
  - VS. VENTILATING SKYLIGHT

**PLANNING PROPOSAL**

Revisory / P2 24.03.19 10:45 AM  
 OF 35

DATE FOR PUBLIC REVIEW  
 10:45 AM 24.03.19

24/03/19 4:32:20 PM

Project / **GEORGES COVE VILLAGE**  
 ARCHITECTURE  
 ARCHITECTURE

Drawing / **SOLAR AND CROSS VENTILATION PLANS**

Project No. / **214205**

Author / **YY**

Date / **27.03.19**

Scale @ A1 / **1 : 1000**

Drawing No. / **PP06.001 P2**

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# Planning Proposal

Georges Cove Village

146 Newbridge Rd, Moorebank

March 2020



**Project Contact**

Ben Pomroy

Principal

T +61 2 8045 2600

BenP@rothelowman.com.au

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<p><b>Client</b> Benedict Industries 33-39 Riverside Road Chipping Norton, NSW</p>	<p><b>Traffic Consultant</b> Ason Group Suite 1202, Level 12, 220 George Street Sydney, NSW, 2000</p>	<p><b>Town Planning</b> Emmconsulting Suite 01, Ground Floor, 20 Chandos Street, St Leonards, NSW, 2065</p>
<p><b>Architecture</b> Rothelowman Level 2, 171 William St Darlinghurst, NSW, 2010</p>		



# 1.0 Architectural Statement

## 1.01 Project Summary

### Project Details

6 Storey Mixed Use Development  
126 Residential Apartments  
Retail/Commercial: 6,747.2 sqm  
Residential: 9,654.3 sqm  
Total GFA: 20,073.0 sqm  
Total Site Area: 10,700 sqm

### The Site

146 Newbridge Road, Moorebank, NSW

### The Opportunity

Create the Village Centre for the New Georges Cove Precinct. Located at the north end of the precinct, the development proposes a mixed use retail development to provide the services and retail required for the new community, along with a diversity of housing options to accompany the low density Mivvac estate.

### The Proposed Development

The Georges Cove Village development comprises large format supermarket, and supporting specialty retail, along with commercial office space suitable for medical and other uses.

Above the retail/commercial uses is located residential space suitable for shop-top housing.

Taking advantage of the sloping land towards Newbridge Road, the carparking and loading dock are located on the Newbridge Road level, with two floors of an additional level of parking above in a semi-basement configuration.

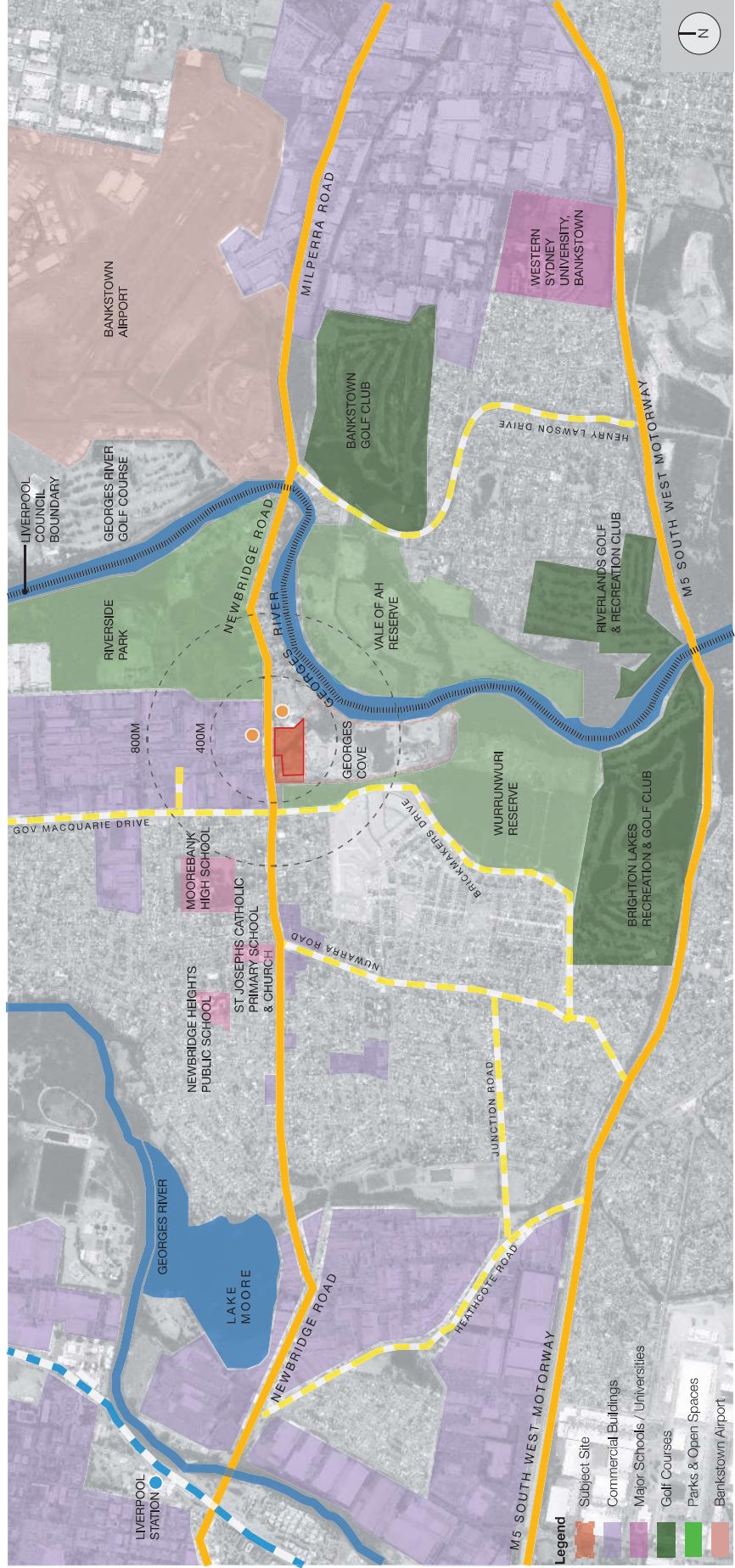
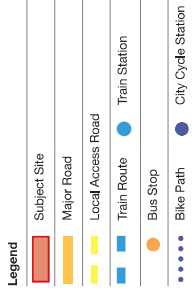


## 2.0 Urban Context and Site Analysis

### 2.01 Site Location

The site is located on Newbridge Road, Moorebank, at the north end of the New Georges Cove residential area.

To the north across Newbridge Road is the Chipping Norton industrial estate. To the west landscape reserve and Brickmakers Drive. To the south is the Georges Cove and to the east is Flower Power Nursery.



## 2.0 Urban Context and Site Analysis

### 2.02 Existing Planning Controls

The existing planning controls permit small neighbourhood retail shops and shop top housing. It is proposed to amend the planning controls on the site as follows

The Proposal:

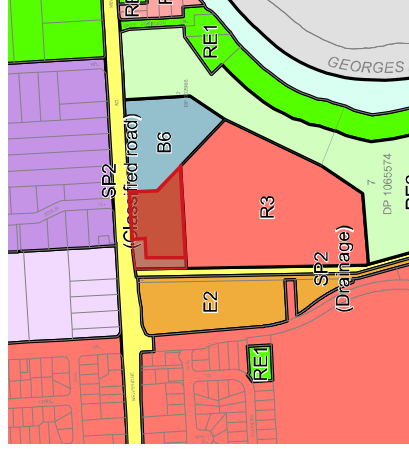
- Schedule 1 Amendment to LEP to allow for supermarket uses above 1600m<sup>2</sup>
- Increase height limit from 15m to 25m

As part of the development we are seeking to change FSR

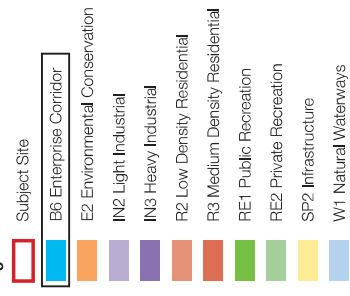
- Existing FSR 0.75:1, Max GFA: 8,025 sqm
- Proposed FSR 1.88:1, Max GFA: 20,116 sqm

Total Site Area: 10,700 sqm

Land Zoning



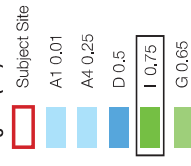
Legend



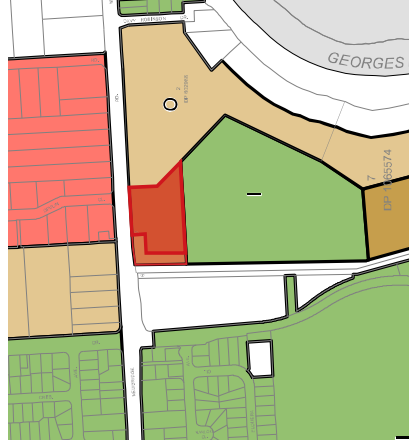
Floor Space Ratio



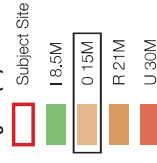
Legend (nr:1)



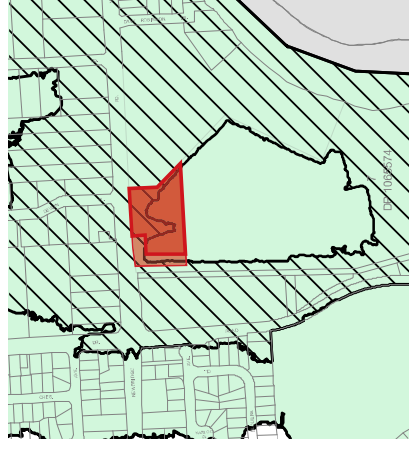
Height of Buildings



Legend (m)



Flood Planning



Legend (m)



## 2.0 Urban Context and Site Analysis

### 2.03 Existing Site Photographs



View 1 / Newbridge Road looking east



View 3 / Newbridge Road looking west



View 3 / Newbridge Road Frontage



### 3.0 Design Evolution & Response

#### 3.01 Road Network & Access



The site currently has a slip lane with left in, and left out from Newbridge Road.

The proposal encompasses:

- Extension of existing slip lane to Newbridge Rd along frontage
- Entry + exit for heavy vehicles from Newbridge Rd
- Entry only for retail/commercial customer vehicles from Newbridge Rd
- All other traffic access from the new DCP road to the South

#### Legend

- Subject Site
- Collector Street 20m
- Main Access Street 15m
- Other Local Access Street
- Pedestrian Walkways
- Foreshore Walk

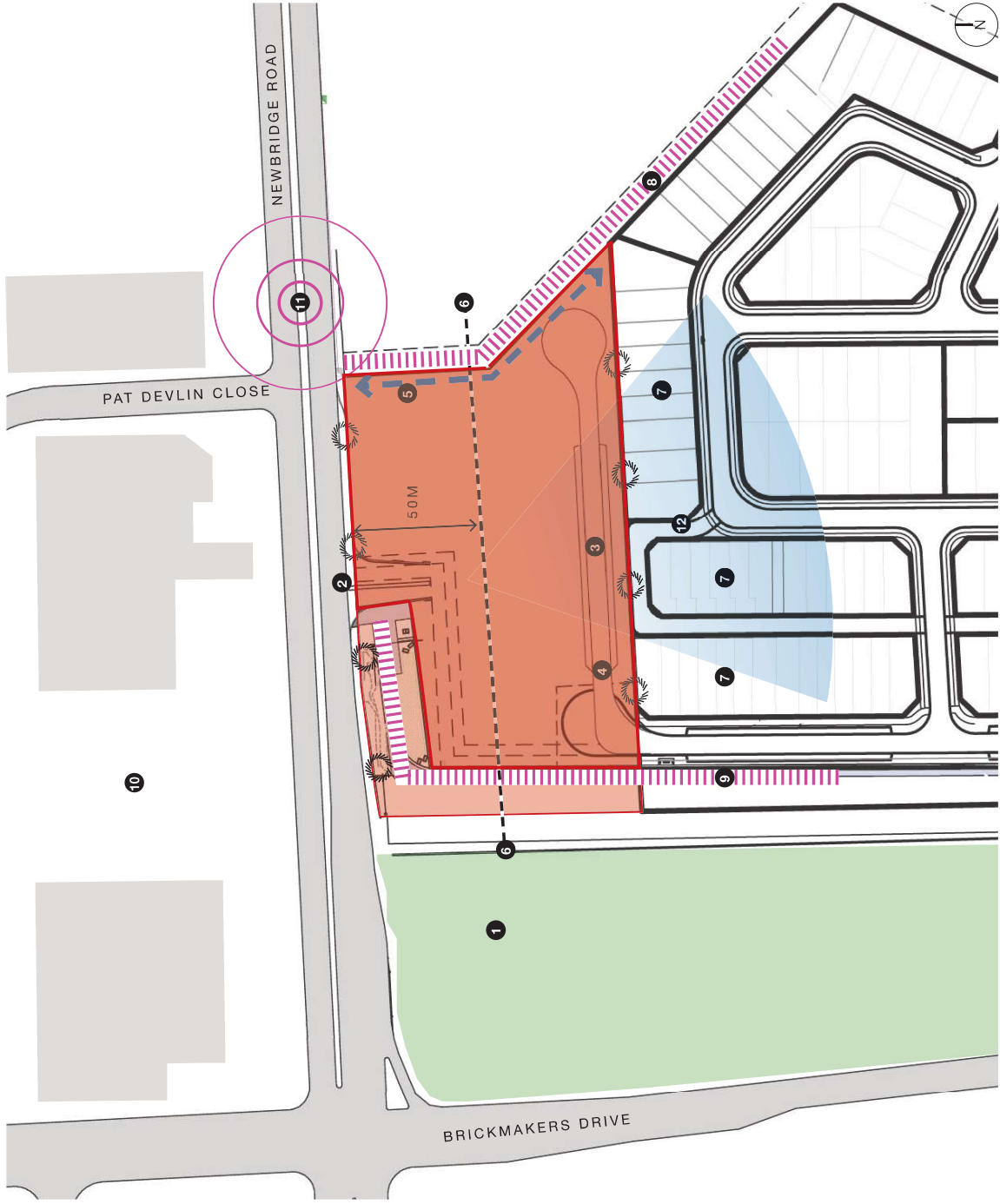
#### Vehicular Network

- 1 Site is connected to Brickmakers Drive through Mirvac Estate. This is flood free access
- 2 Future connection through development sites to the east
- 3 Existing driveway access to site proposed to provide entry + exit for trucks, and entry only for cars
- 4 DCP road provided on site (connection)
- 5 Access + exit for residential vehicles
- 6 Access + exit for retail vehicles

### 3.0 Design Evolution & Response

#### 3.02 Key Design Considerations

The following key opportunities and constraints on the site have been dealt with as part of the design response.



#### Opportunities

- 1 Landscape outlook
- 2 Vehicular access to Newbridge Road
- 3 New DCP road providing level address
- 4 Significant cross fall enables clearing of carpark, to residential area, and elevation of building above flood planning levels
- 5 Pedestrian Public Cross Link connecting Newbridge Rd to New Road and residential areas

#### Constraints

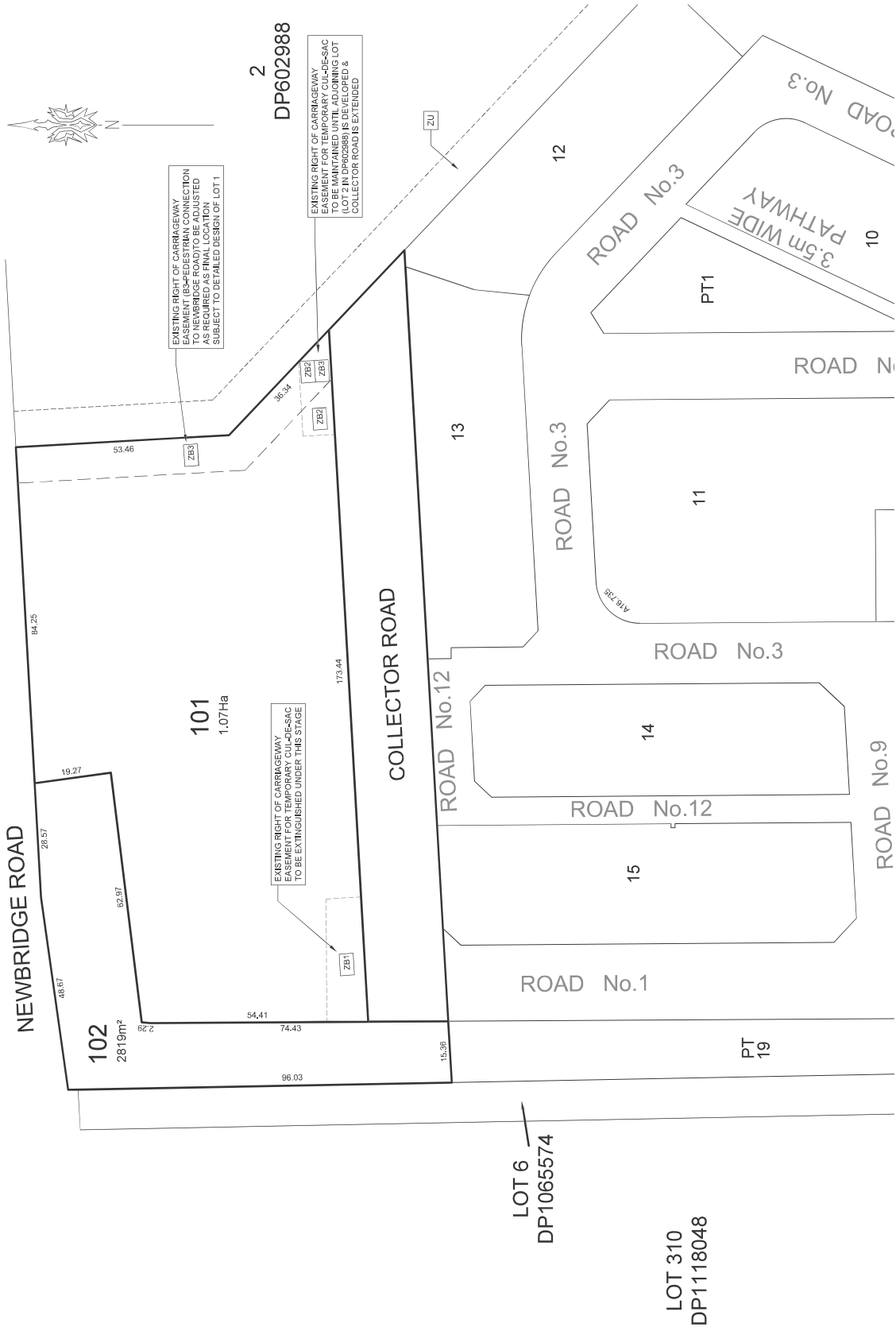
- 6 50 metre setback for residential development
- 7 Future residential development to the South
- 8 Service easement to East
- 9 Drainage channel to West
- 10 Adjacent industrial estate
- 11 Noise + amenity constraints of Newbridge Rd to North of site
- 12 Significant local views exist due South of site

#### Legend

- Subject Site
- High Point
- Low Point
- ↔ Pedestrian Walkway
- Drainage Channel Easement

3.0 Design Evolution & Response / 3.03 Approved Subdivision Plan

Approved subdivision of lots as per below:



2  
DP602988

LOT 6  
DP1065574

LOT 310  
DP1118048

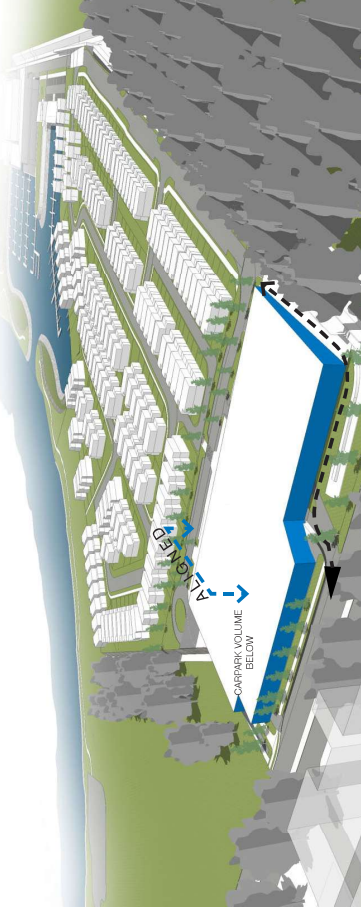
### 3.0 Design Evolution & Response

#### 3.04 Massing Concept

1 - Proposed site topography; Lift all carparking above Floor Planning Level



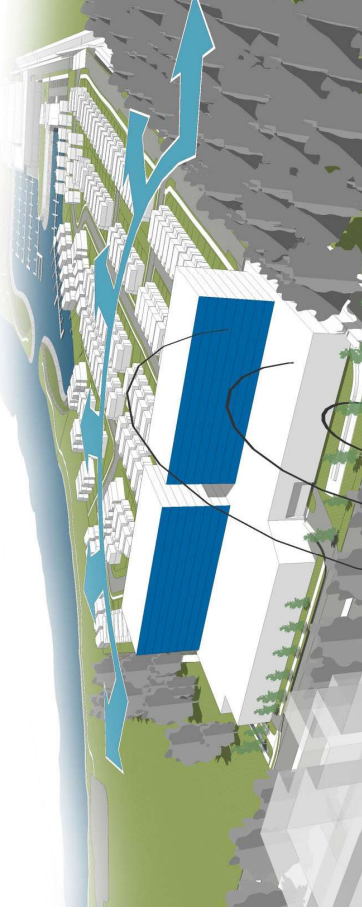
2 - Set main retail level to Georges Cove street network; creating carpark volume



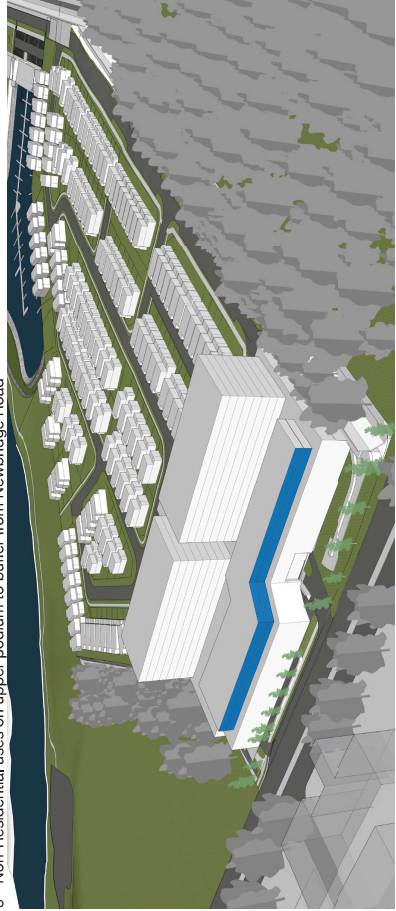
3 - Draw in the surrounding street and pedestrian network



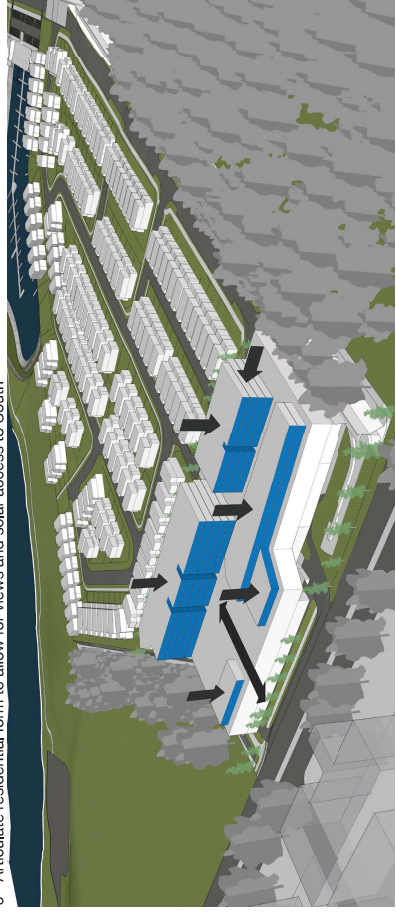
4 - Residential lifted above and setback from Newbridge Rd and Industrial estate, while also enhancing views



5 - Non-Residential uses on upper podium to buffer from Newbridge Road



6 - Articulate residential form to allow for views and solar access to South





### 3.0 Design Evolution & Response

#### 3.05 Site - Flooding

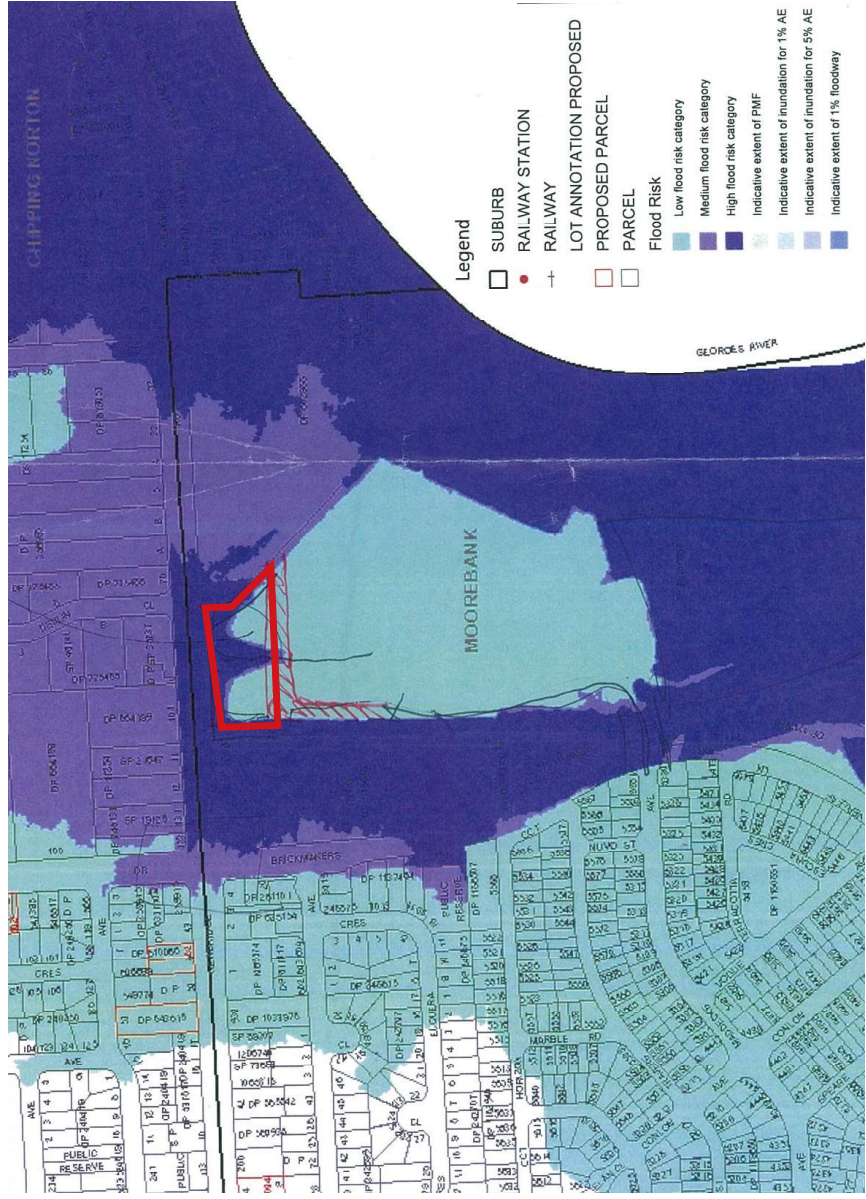
The subject site is flood affected according to Liverpool Council Modelling. The proposed development has been sited above the flood planning level throughout. The proposed critical levels are:

- Loading dock RL 3.0m
- Lower retail parking RL 4.6m
- Lowest residential parking RL 7.5m
- Retail parking RL 10.3m

All levels are above minimum RL flood planning levels.

The carpark is proposed as a suspended slab to allow for limited disruption to the current flood movement patterns. The loading dock apron will be below this level, matching current site level.

Refer to detailed flood study for additional information.



### 3.0 Design Evolution & Response

#### 3.06 50m Setback

No residential uses are proposed within the existing 50m setback to Newbridge Rd. Non-residential uses are proposed within the setback, in accordance with the controls and to act as an additional buffer to traffic noise.

#### Legend

	Subject Site
	Residential
	Non-Residential

Top View



### 3.0 Design Evolution & Response

#### 3.07 Variation to Existing Controls - Height

## BENEDICT B6 MASSING ENVELOPE



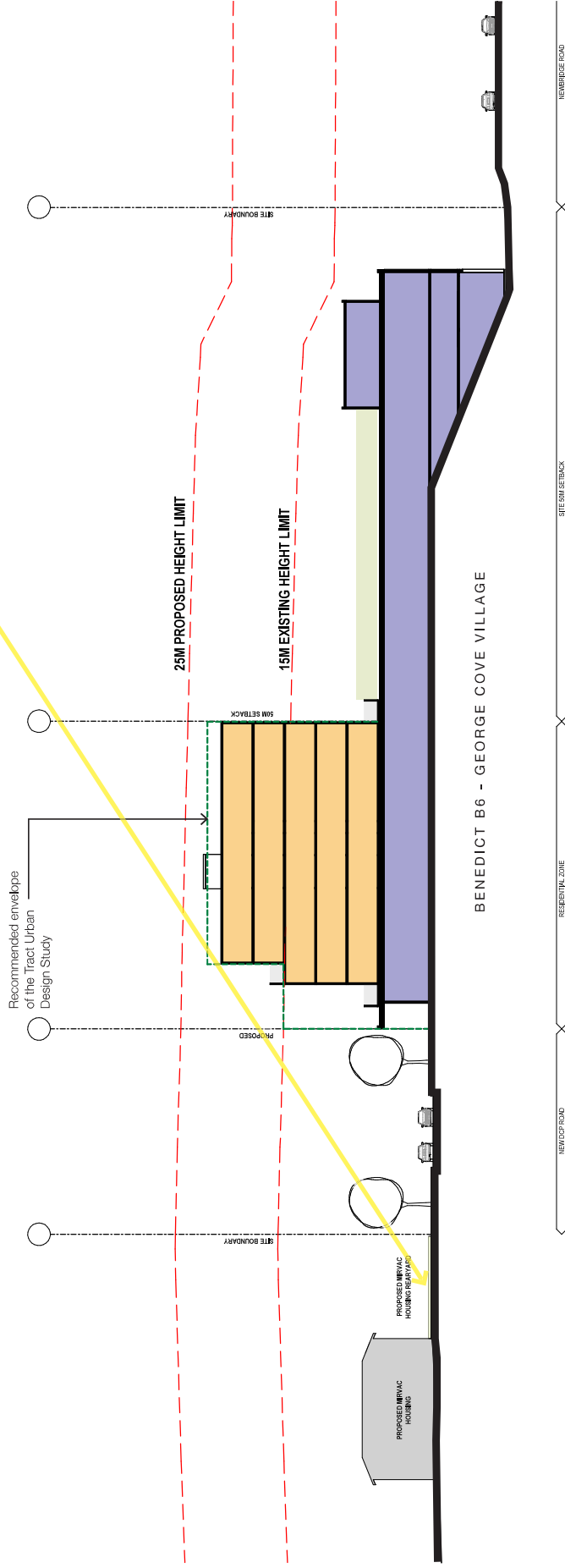
Overview 02 - Looking East towards proposal

The subject site has been analysed with regard to:

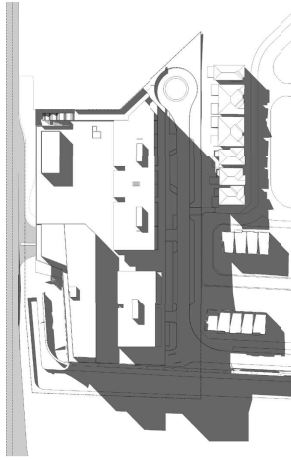
- Solar access to sites to South
- Visual impact of development from North to South (see overleaf for view)
- The additional height proposed on the subject site creates limited impact on adjacent sites, whilst facilitating the development of a key-retail centre



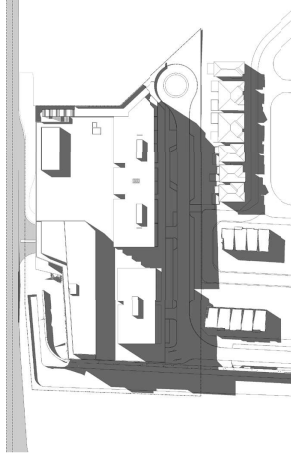
JUNE



3.0 Design Evolution & Response / 3.08 Additional Height - Solar Analysis



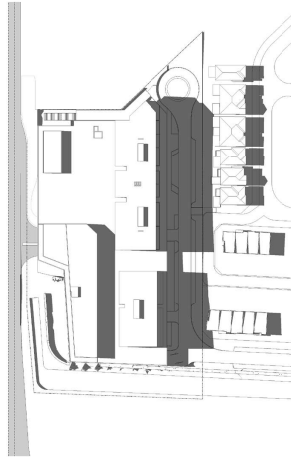
JUNE 21st \_ 0900



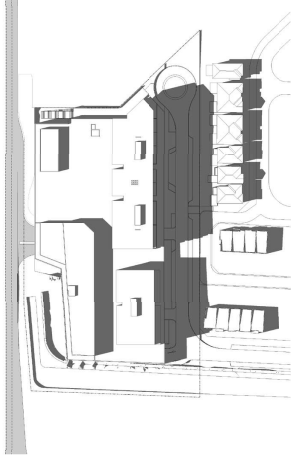
JUNE 21st \_ 1000



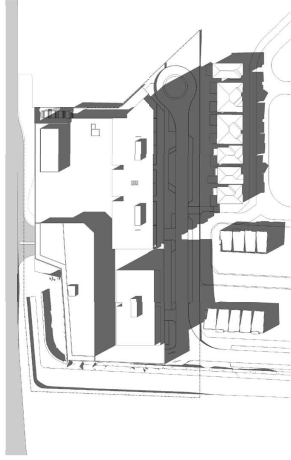
JUNE 21st \_ 1100



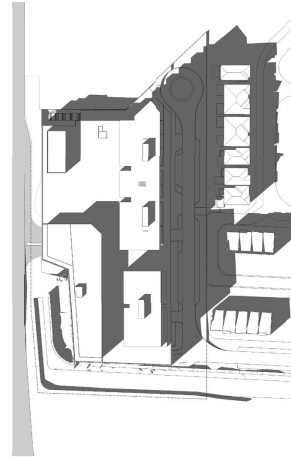
JUNE 21st \_ 1200



JUNE 21st \_ 1300



JUNE 21st \_ 1400



JUNE 21st \_ 1500

The proposed tower configuration has been attuned to maximise solar access to the residential housing to the south. The two towers are orientated to create these shadow profiles with the third linear tower set to not create overshadowing to the neighbouring houses.

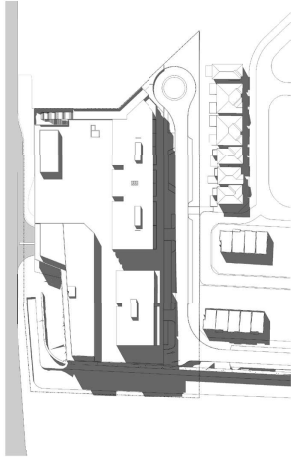
The majority of overshadowing generated by the development is cast onto the densely landscaped sites to the West/South-West.

The lower scale residential form on the Eastern end of the development has a height that creates no additional shadow cast into the rear yards of the housing in the Mirvac Estate.

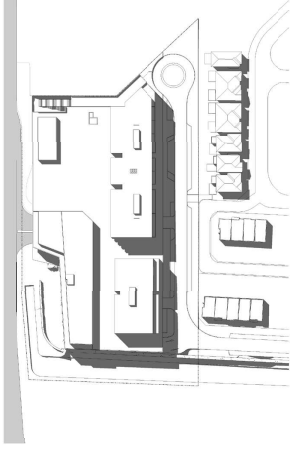
All houses except 2 identified to the south of the development, will maintain 3hrs of sunlight in mid-winter to their rear yards

Detailed shadow studies for each dwelling is contained in Architectural Drawings

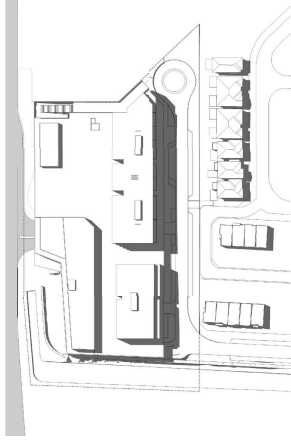
### 3.0 Design Evolution & Response / 3.09 Additional Height - Solar Analysis



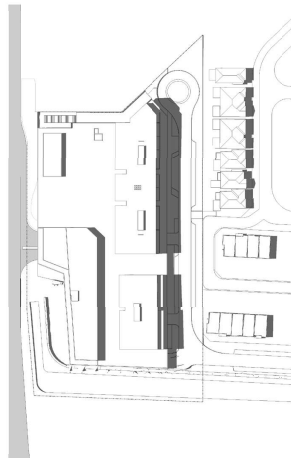
SEPT 21st \_ 0900



SEPT 21st \_ 1000



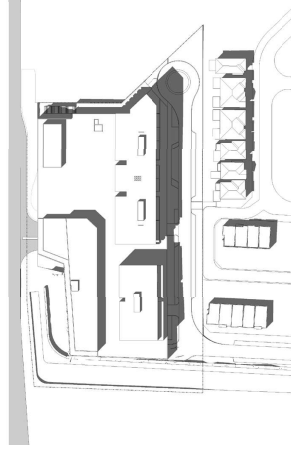
SEPT 21st \_ 1100



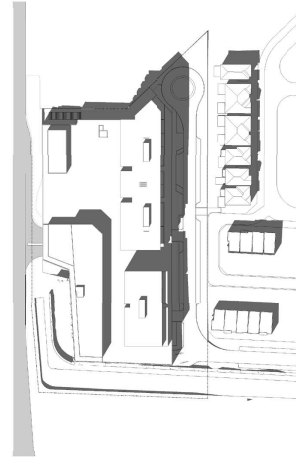
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SEPT 21st \_ 1400



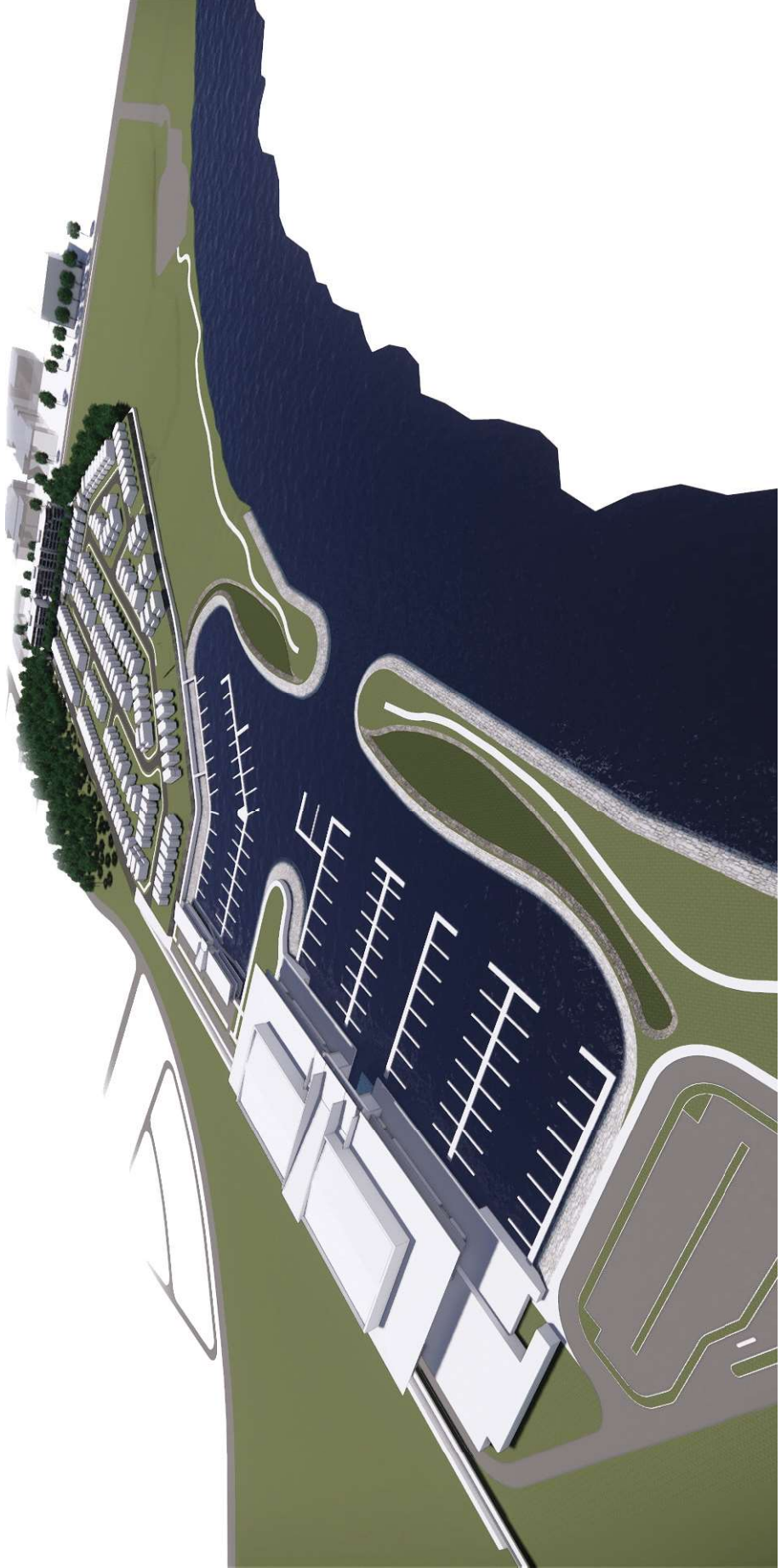
SEPT 21st \_ 1500

At the solar Equinox, no shadows cast from the proposed development will land on the primary private open spaces of the dwelling houses in the Mirvac Estate.

Perspective - Overview 01



Perspective - Overview 02



Perspective - Overview 03

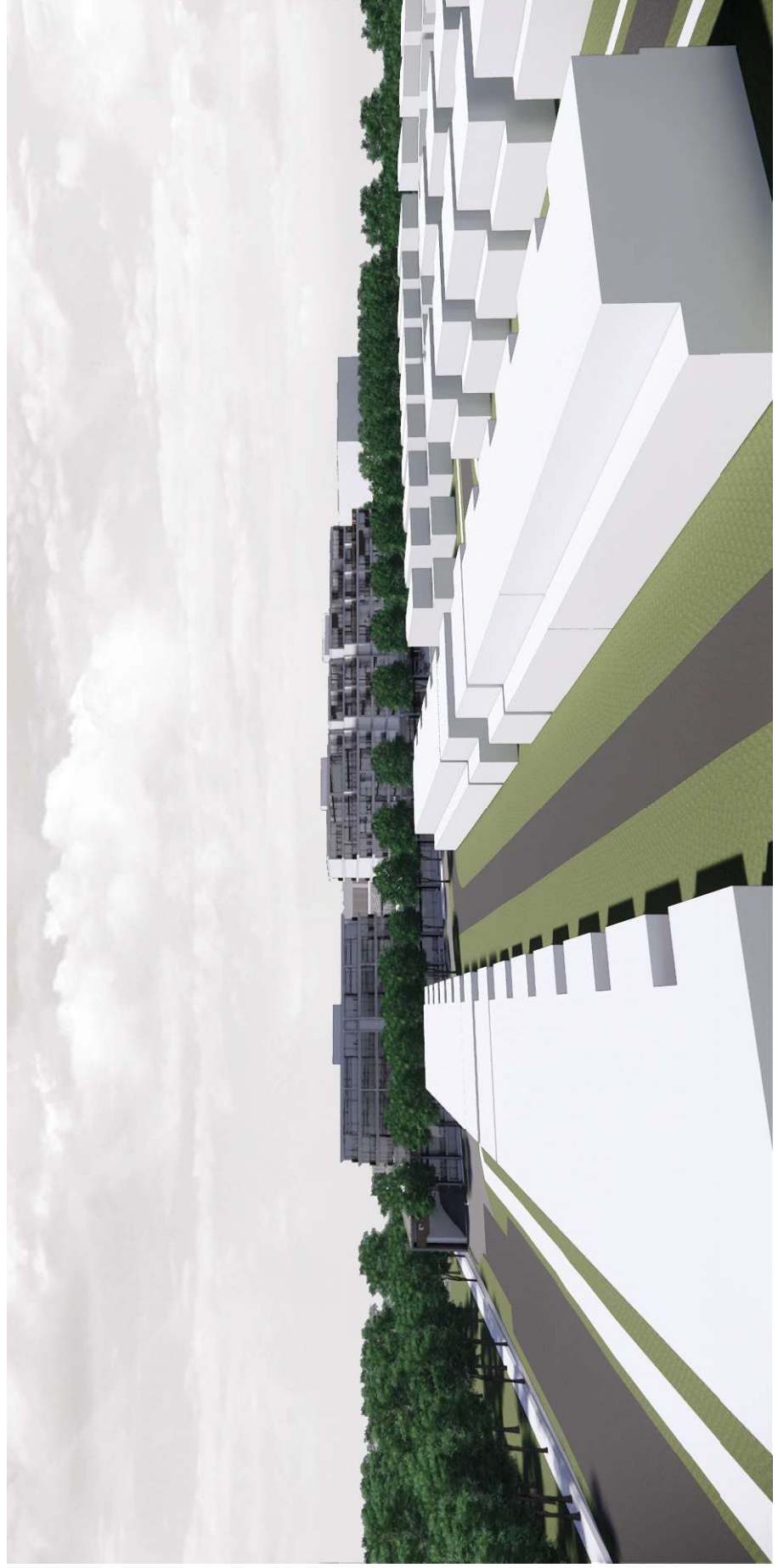




Perspective - Overview 04



Perspective - Overview 05



Perspective – Looking at the main retail entry

