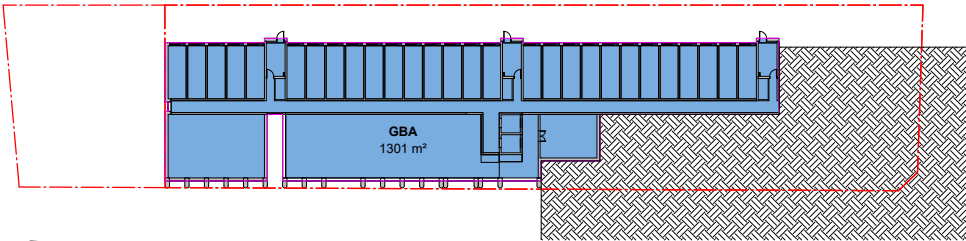


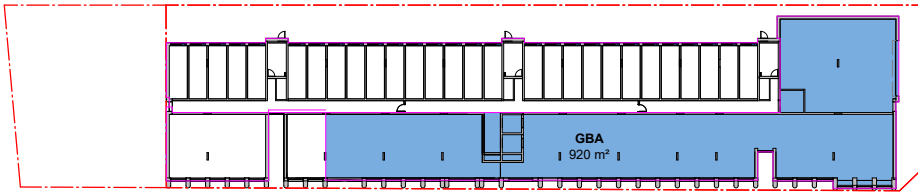
Attachment A3

**Proponent Planning Proposal Request – Part
B – Urban Design Study**

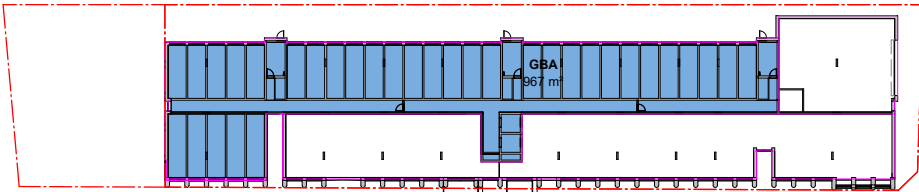
GBA breakdown



1 LOWER GROUND
DA-1501 SCALE 1:500



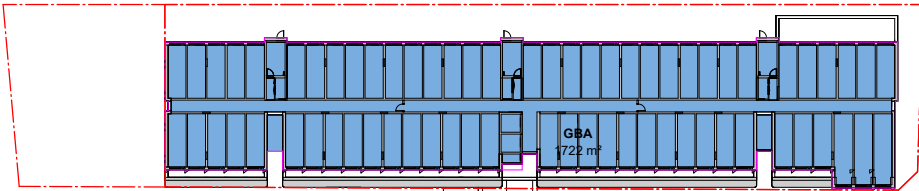
2 GROUND LEVEL
DA-1501 SCALE 1:500



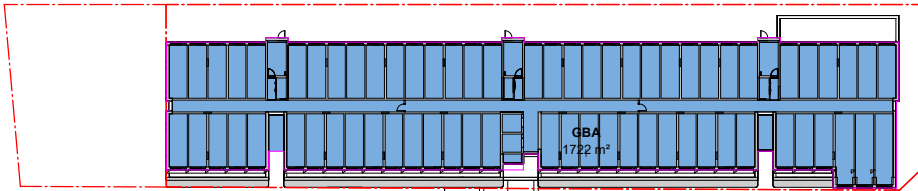
3 MEZZANINE
DA-1501 SCALE 1:500



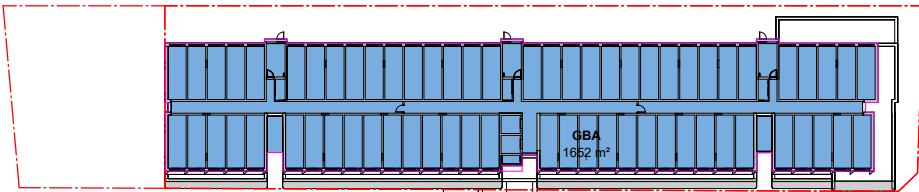
4 LEVEL 01
DA-1501 SCALE 1:500



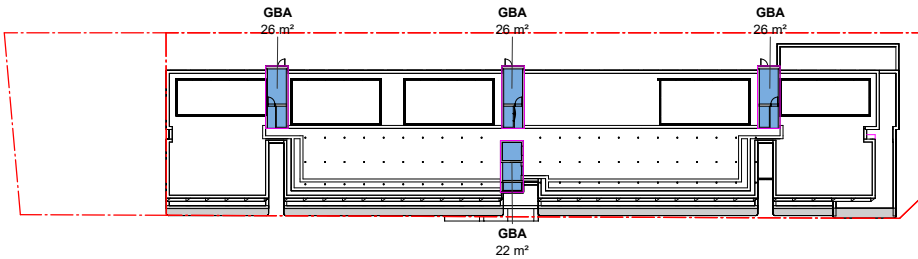
5 LEVEL 02
DA-1501 SCALE 1:500



6 LEVEL 03
DA-1501 SCALE 1:500



7 LEVEL 04
DA-1501 SCALE 1:500

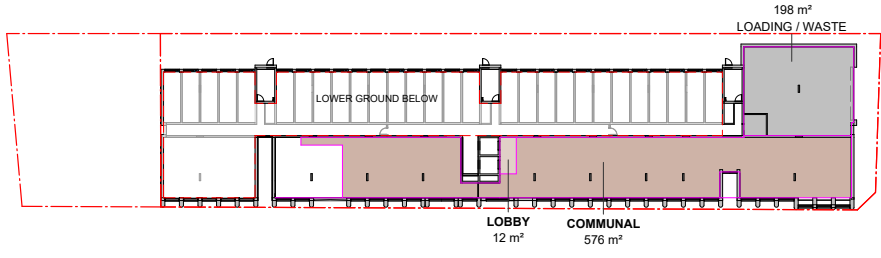
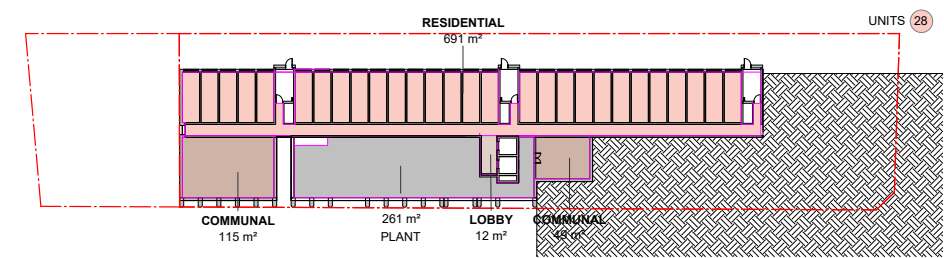


8 ROOF
DA-1501 SCALE 1:500

GBA

Area Schedule (Gross Building)	
Level	Area
LOWER GROUND	1301 m²
GROUND LEVEL	920 m²
MEZZANINE	967 m²
LEVEL 01	1837 m²
LEVEL 02	1722 m²
LEVEL 03	1722 m²
LEVEL 04	1652 m²
ROOF	26 m²
ROOF	26 m²
ROOF	22 m²
ROOF	26 m²
10220 m²	

GFA breakdown



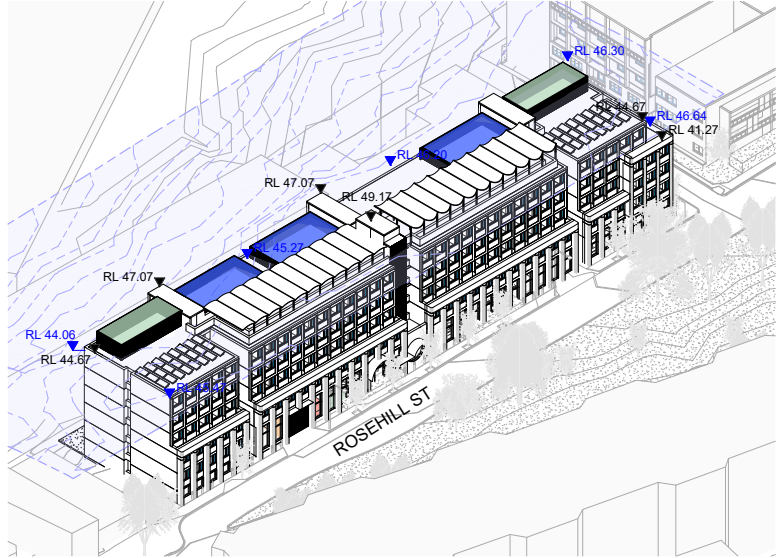
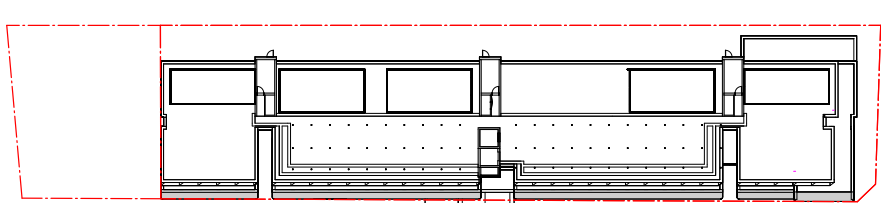
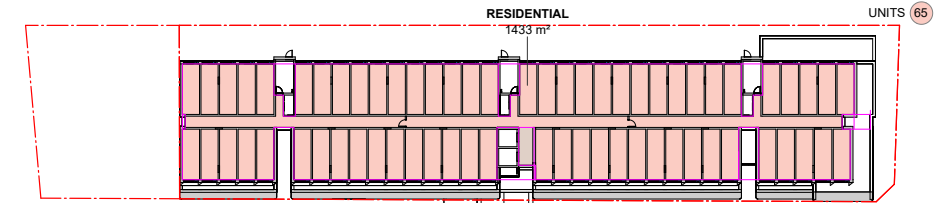
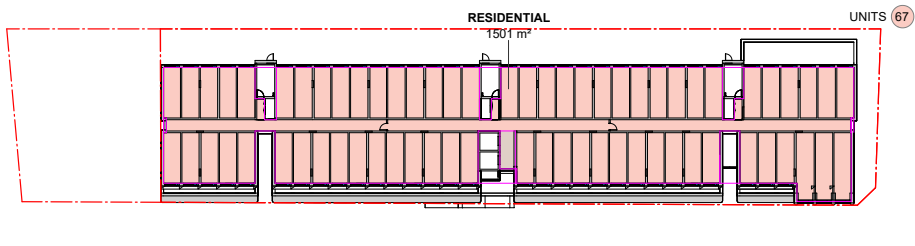
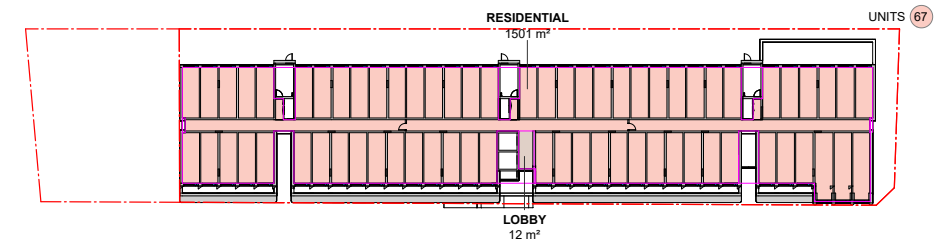
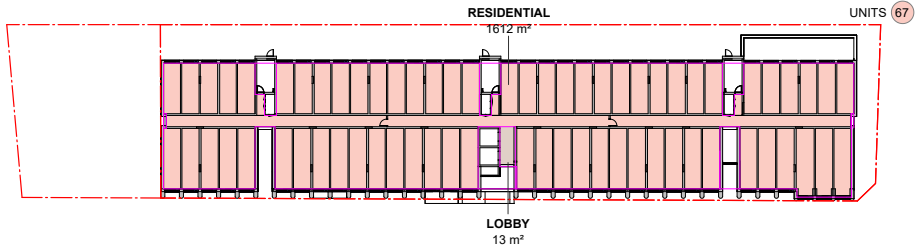
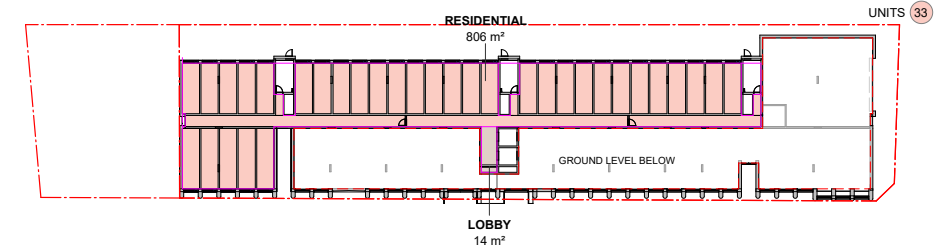
Area Schedule (GFA)		
Level	Name	Area
LOWER GROUND	COMMUNAL	164 m²
GROUND LEVEL	COMMUNAL	576 m²
		740 m²
LOWER GROUND	LOBBY	12 m²
GROUND LEVEL	LOBBY	12 m²
MEZZANINE	LOBBY	14 m²
LEVEL 01	LOBBY	13 m²
LEVEL 02	LOBBY	12 m²
LEVEL 03	LOBBY	12 m²
LEVEL 04	LOBBY	12 m²
		87 m²
LOWER GROUND	RESIDENTIAL	691 m²
MEZZANINE	RESIDENTIAL	806 m²
LEVEL 01	RESIDENTIAL	1612 m²
LEVEL 02	RESIDENTIAL	1501 m²
LEVEL 03	RESIDENTIAL	1501 m²
LEVEL 04	RESIDENTIAL	1433 m²
		7544 m²
		8371 m²

- RESIDENTIAL
- COMMUNAL SPACE
- LOBBY

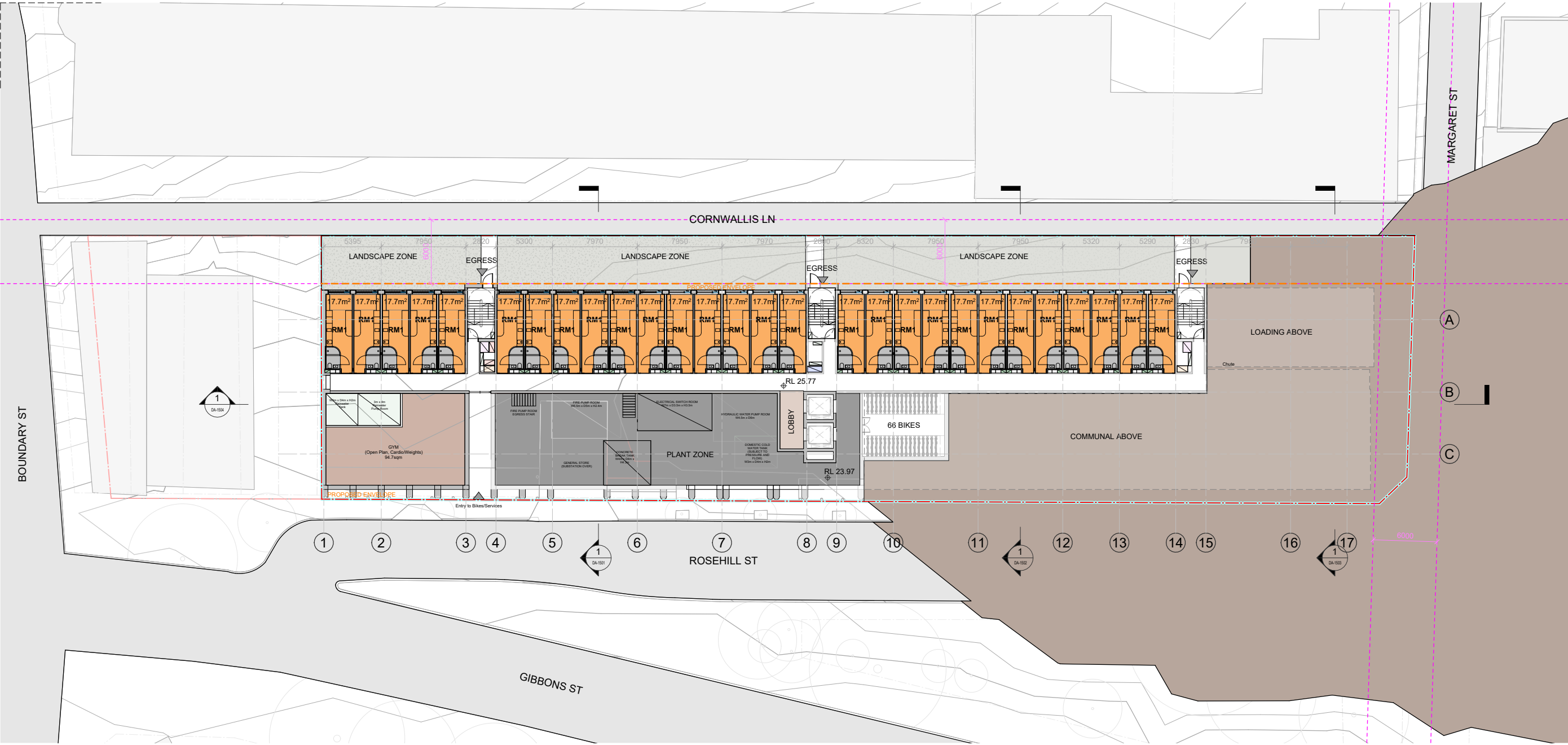
SERVICES / STORAGE
Not included in GFA

RESI COMMUNAL SPACE
BASE 30m²
of UNITS (over 6) 327 (- 6)
2m² per Unit over 6 642m²
AREA REQUIRED 672m²

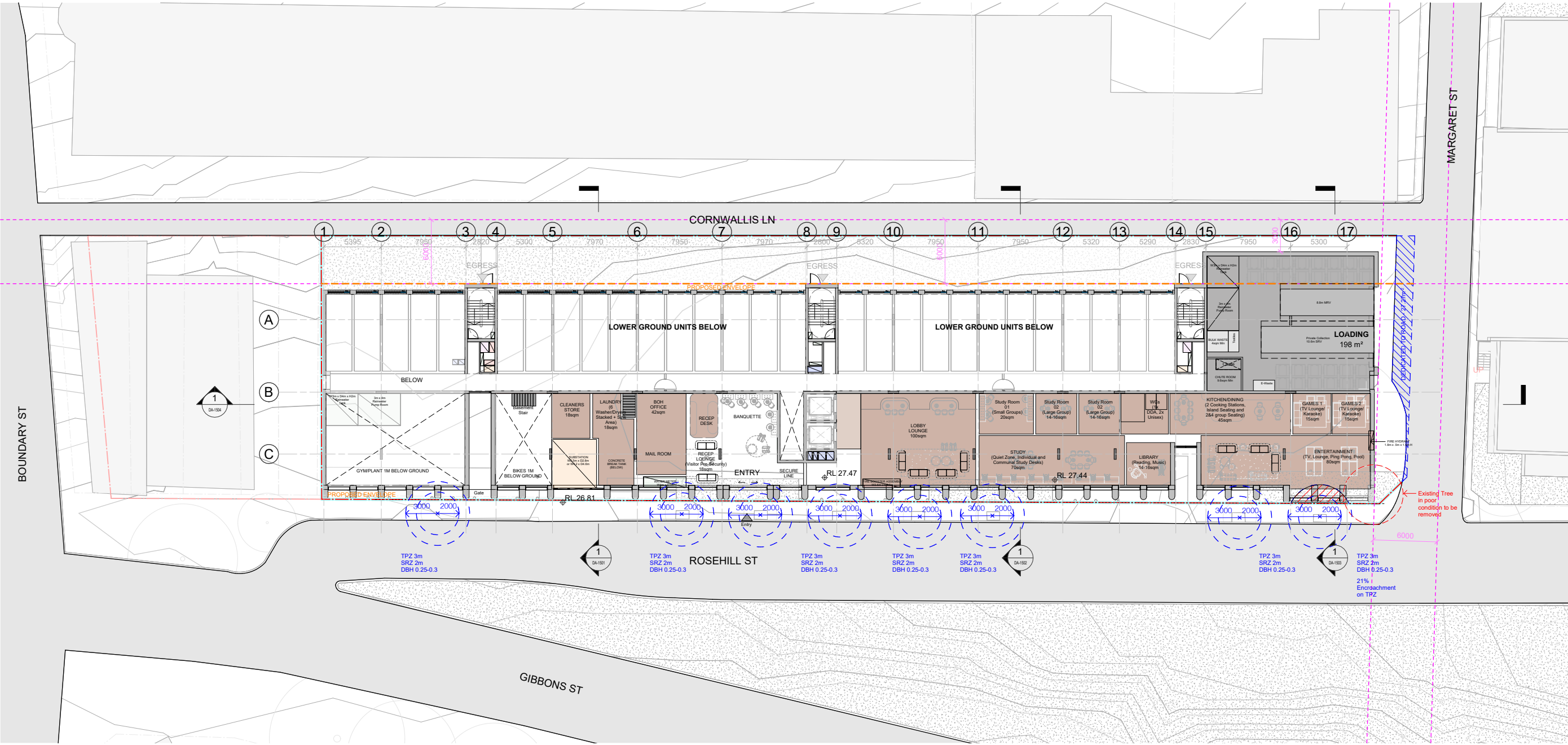
SITE AREA	2525m²
FSR	3.32:1
UNITS	327



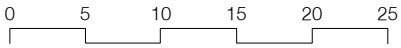
Indicative lower ground floor plan



Indicative ground floor plan



Scale
1:500 @A3



Reference imagery from recently opened Journal Student Living asset in Melbourne



LIBRARY



LOBBY



ENTERTAINMENT LOUNGE



MUSIC ROOM



GYM



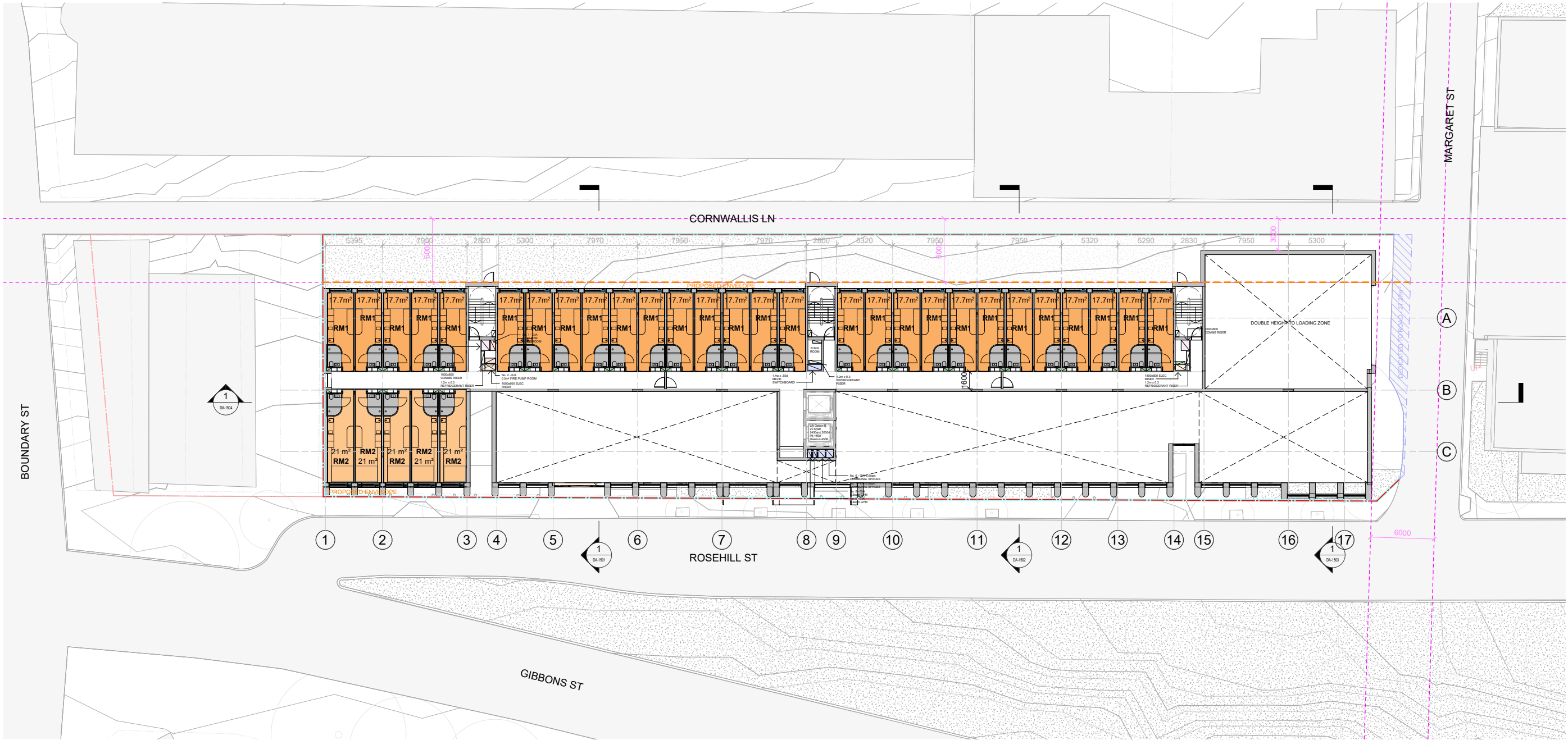
ROOFTOP TERRACE



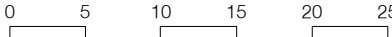
STUDY AND SEATING

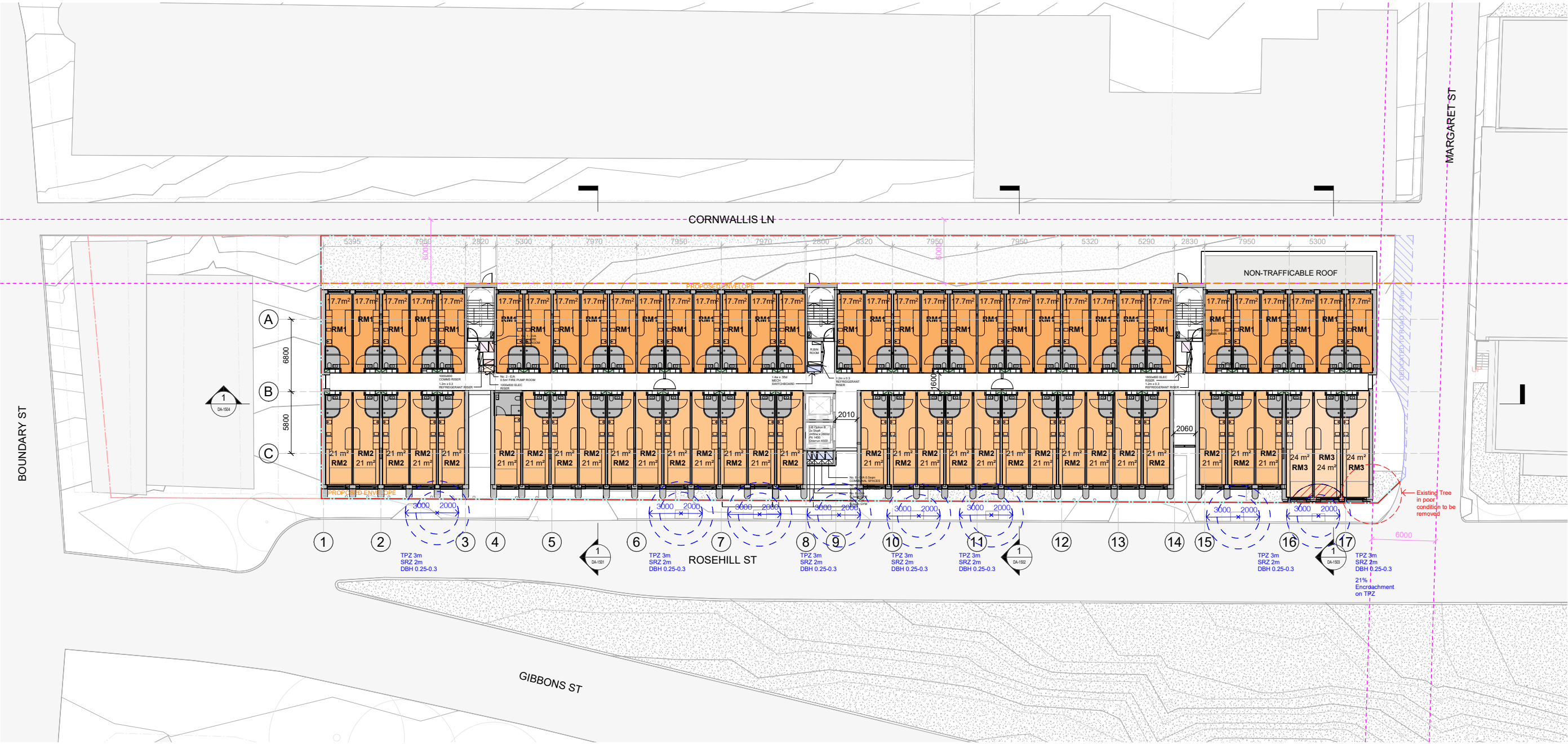


STUDY AND SEATING



Scale
1:500 @ A3



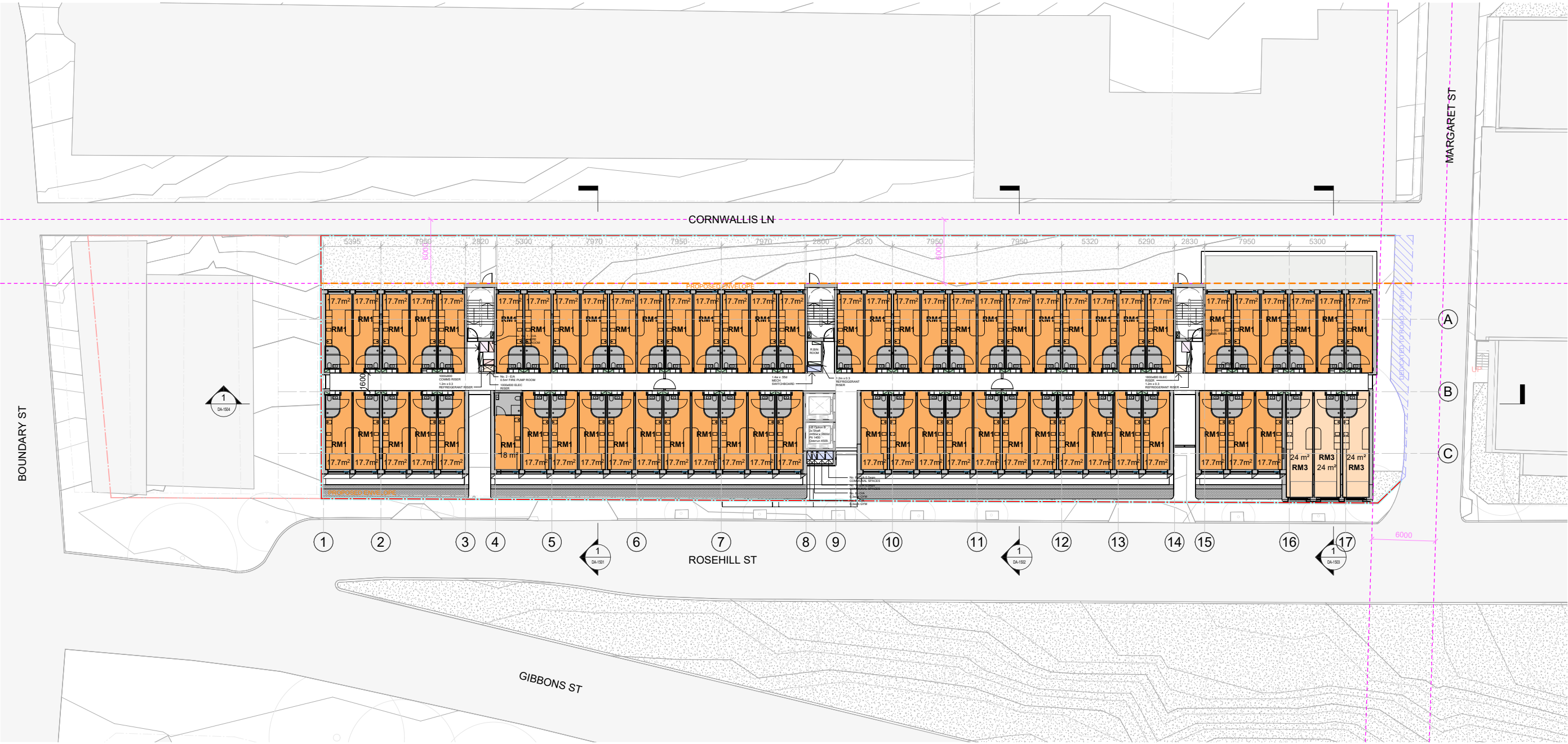


Scale
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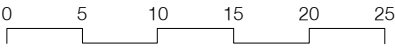
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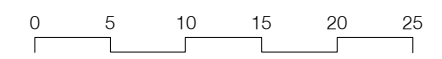
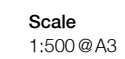


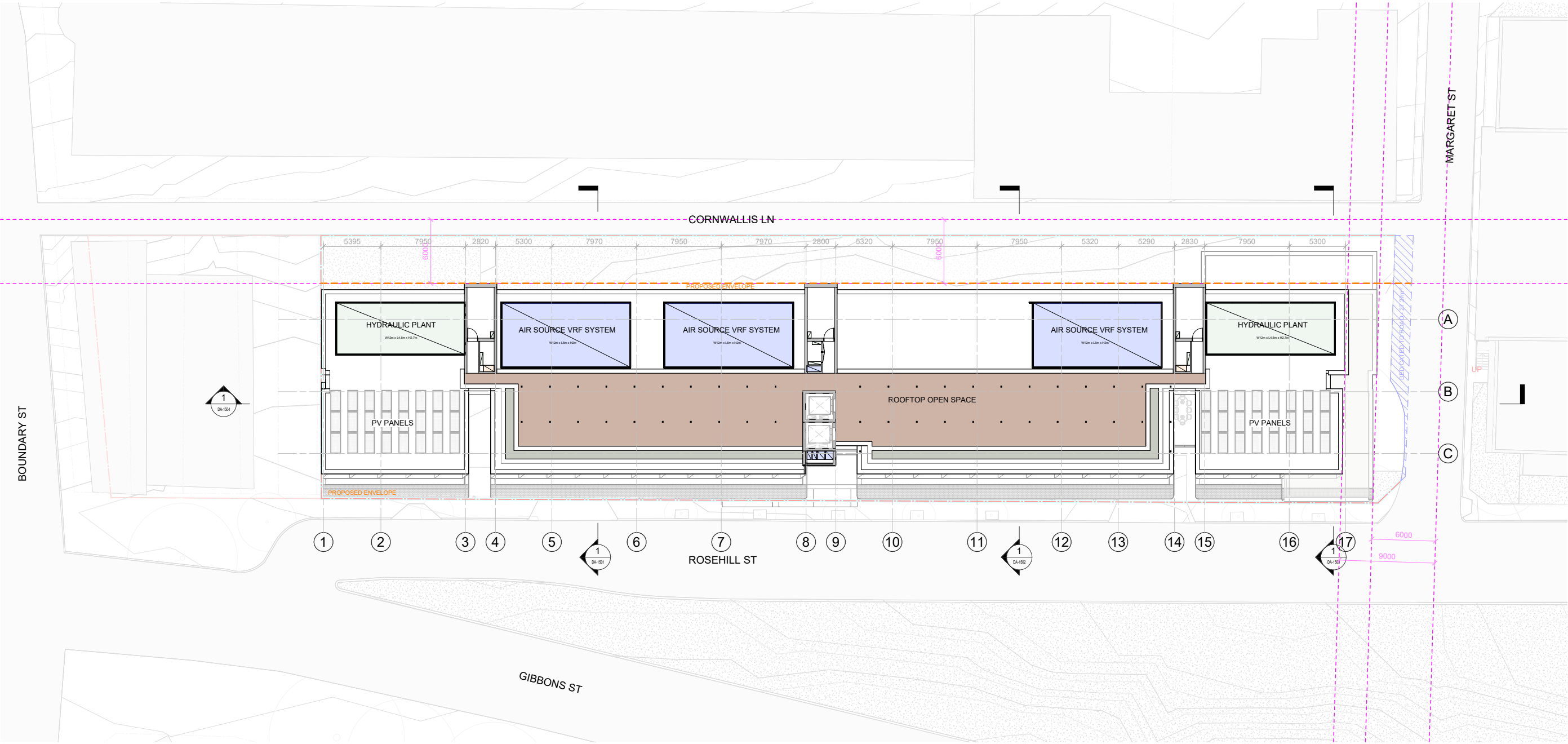
Indicative level O3 plan



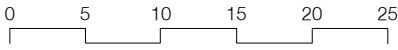
Scale
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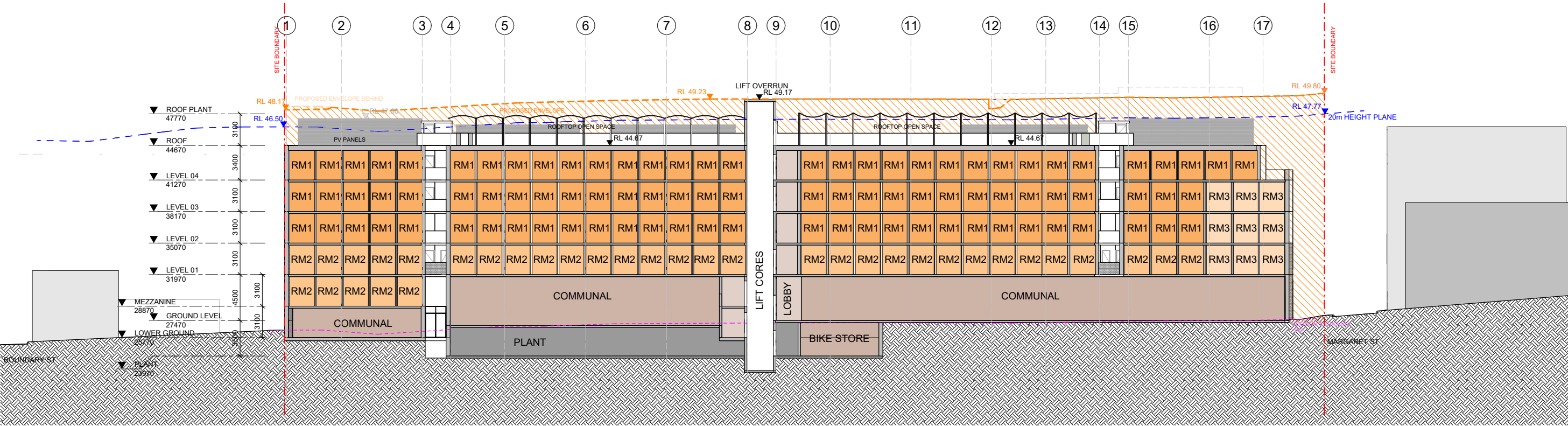


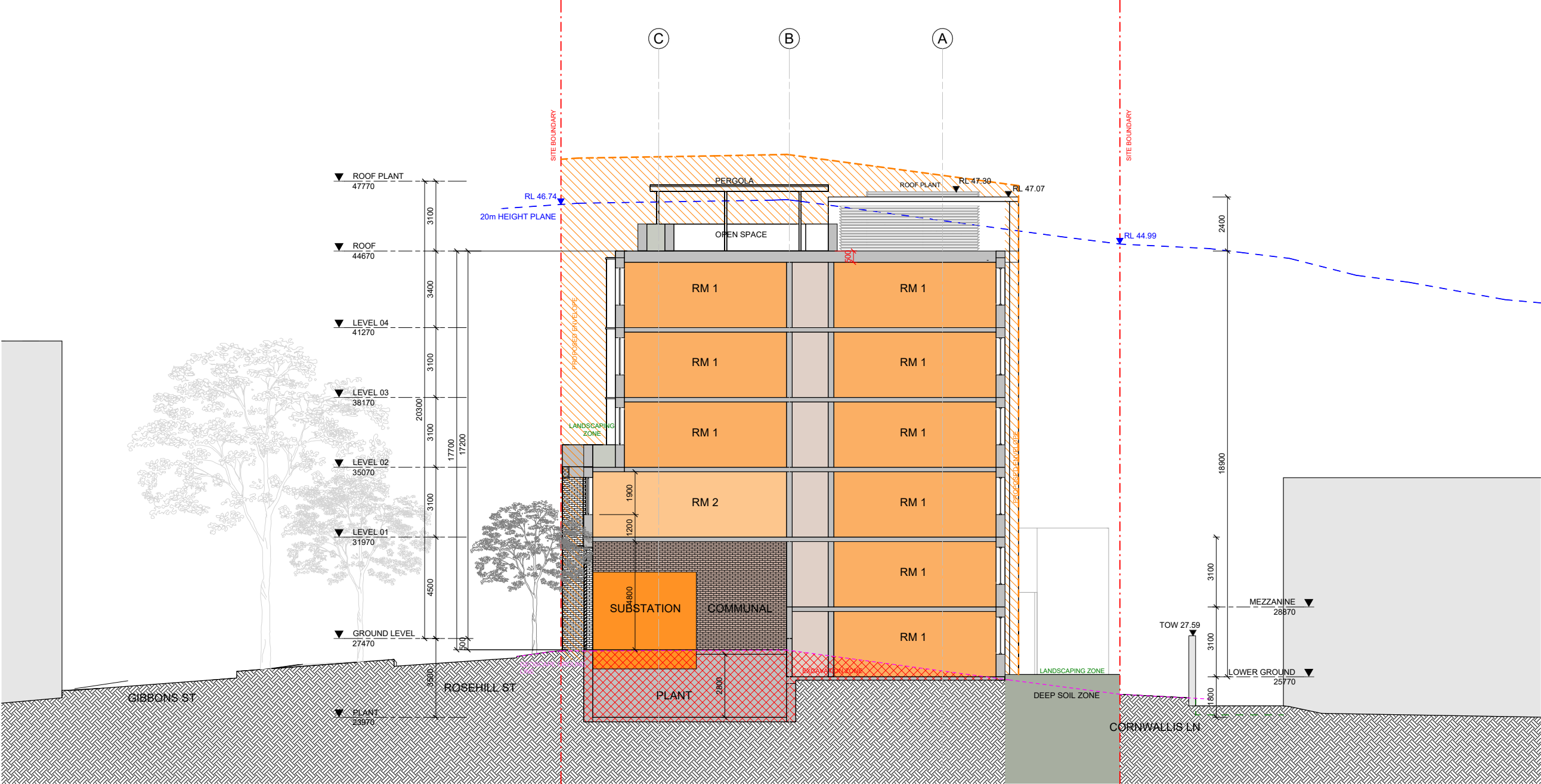


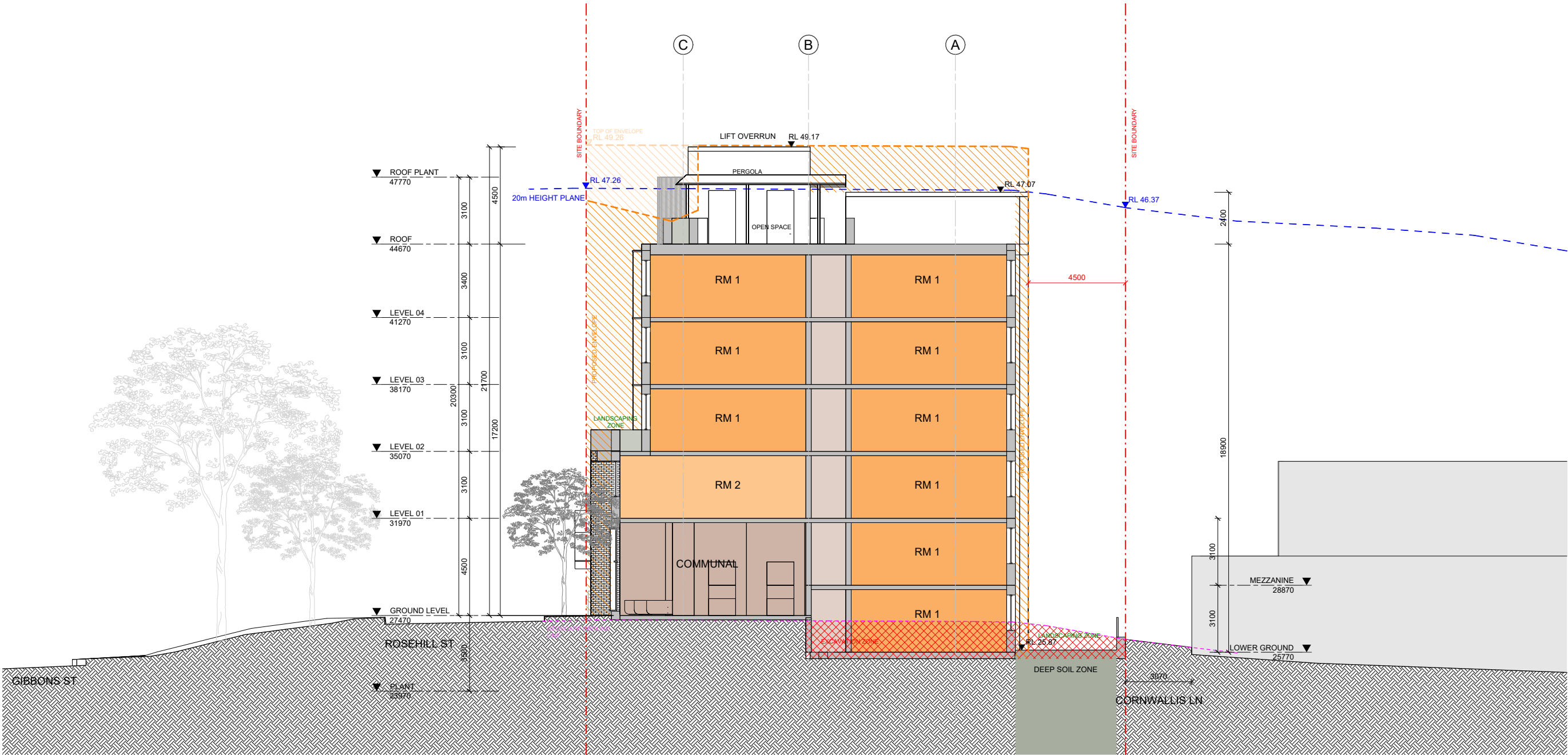
Scale
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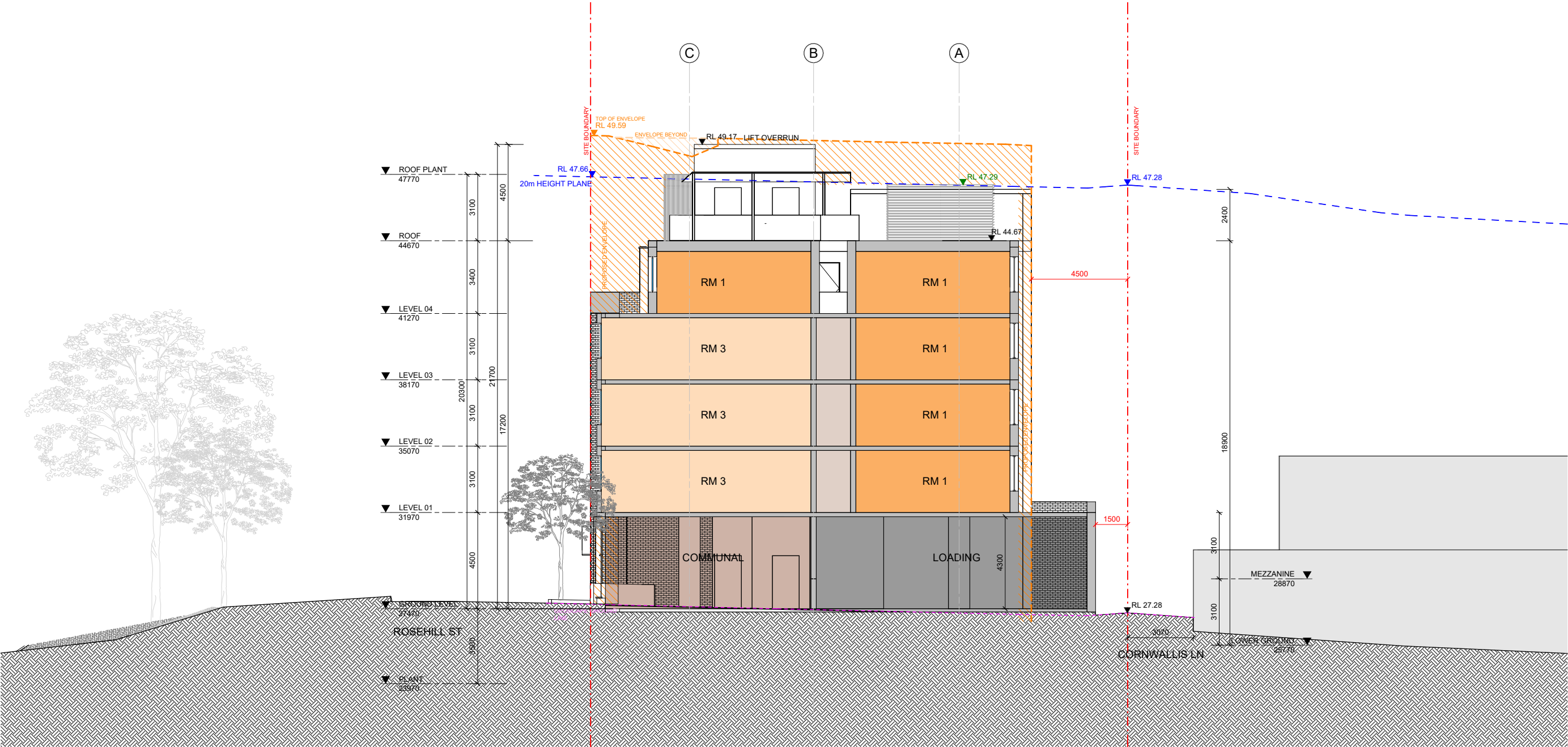


Indicative north-south section

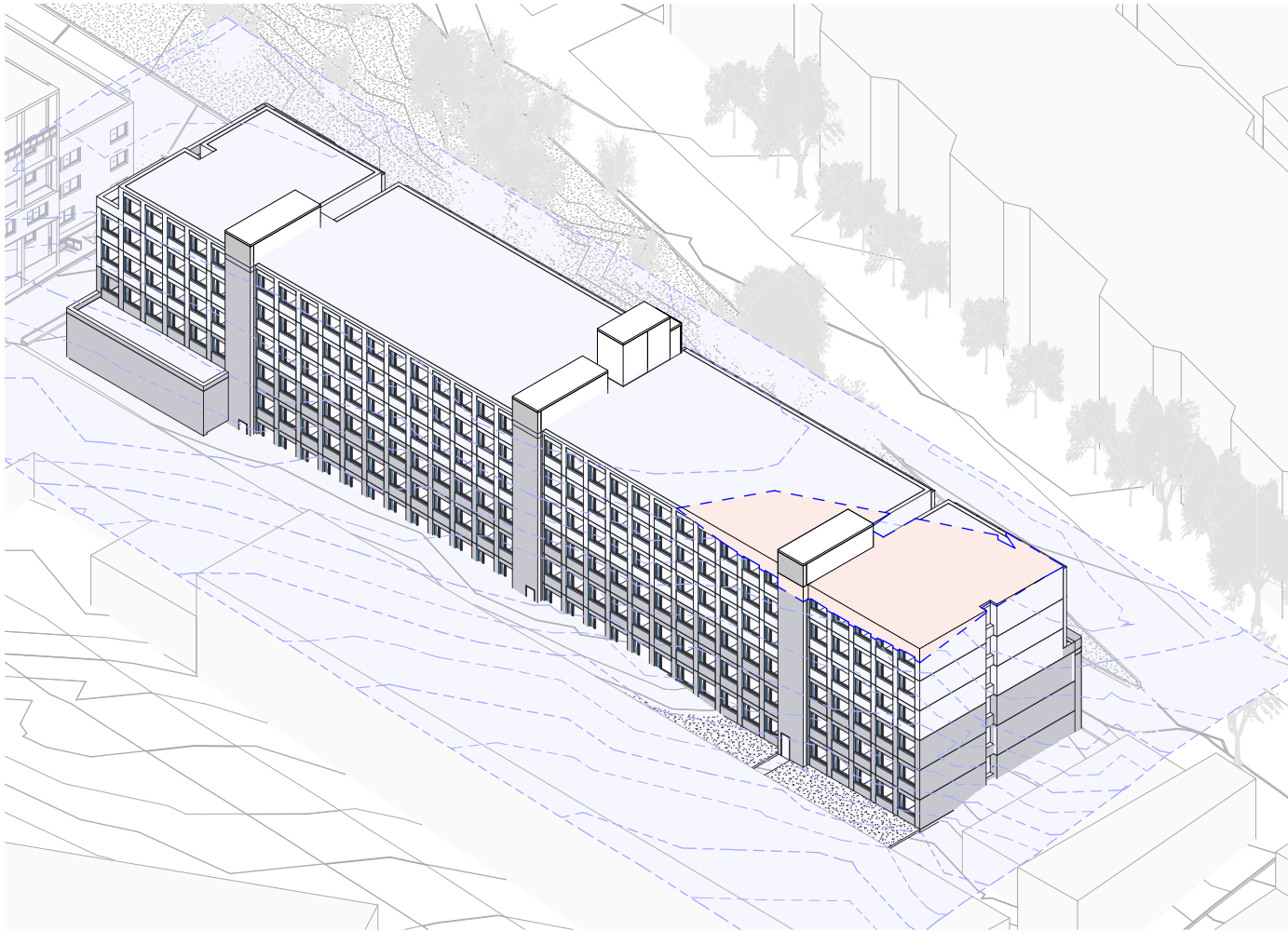








Height of building analysis

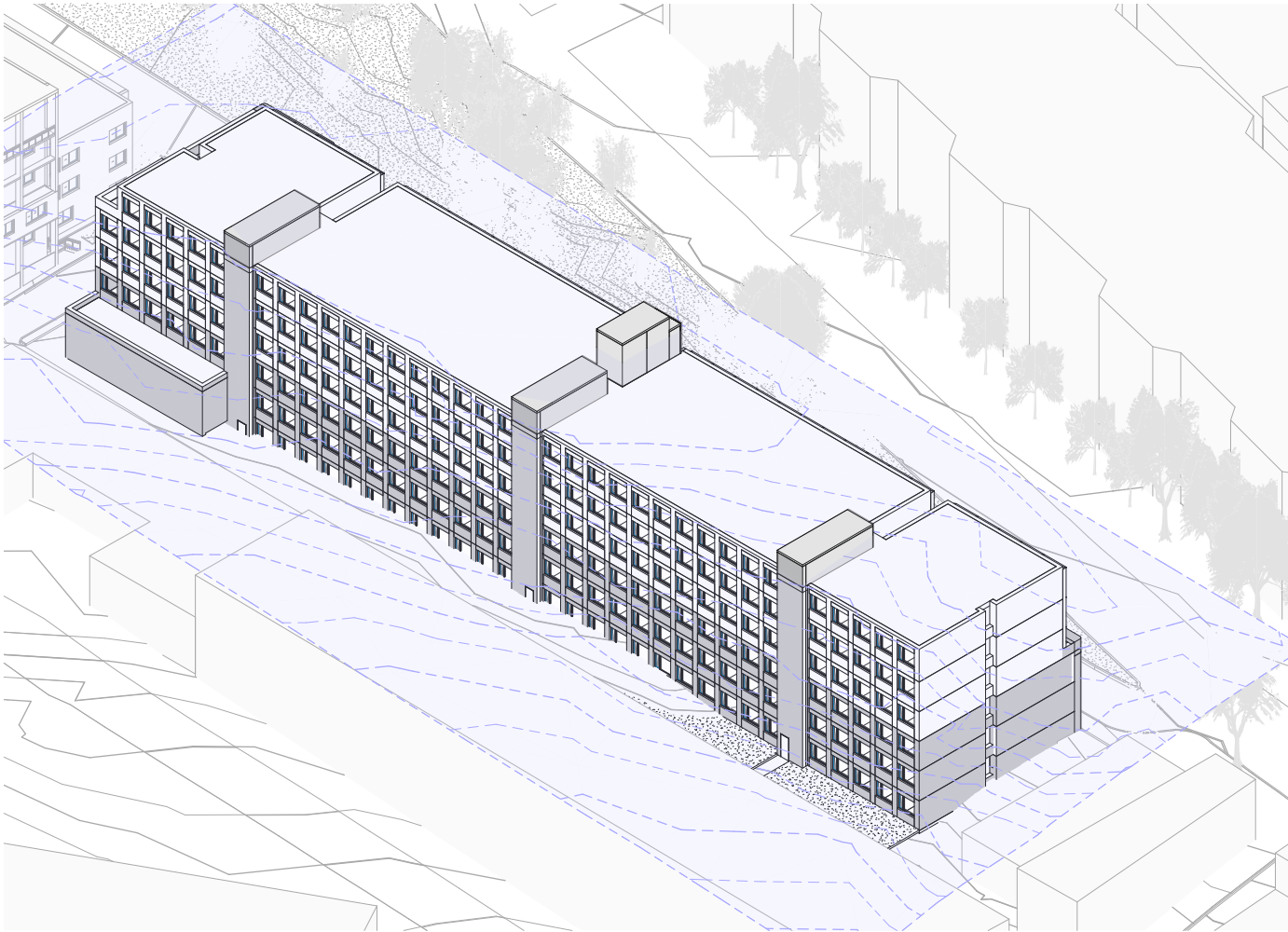


18m Height Plane

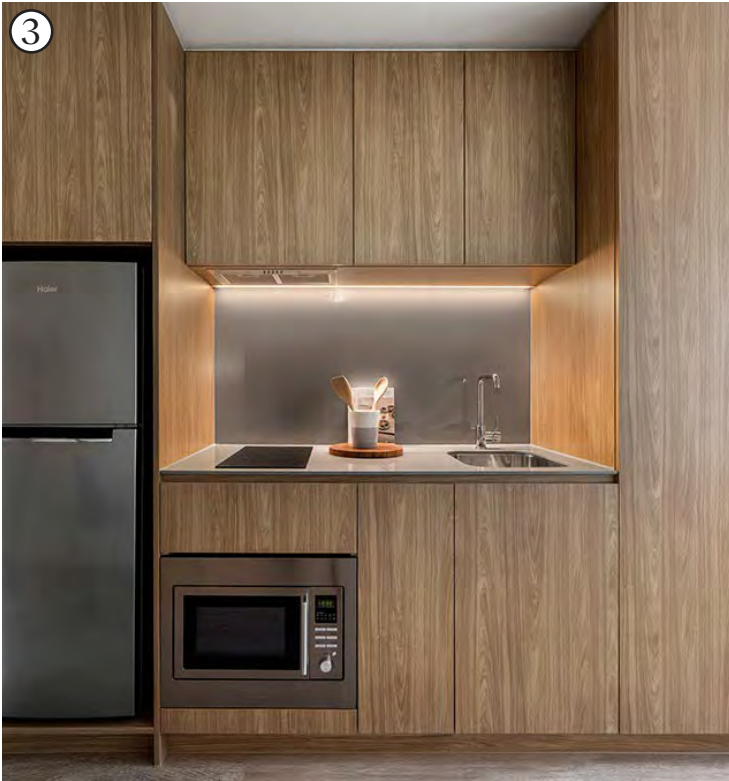
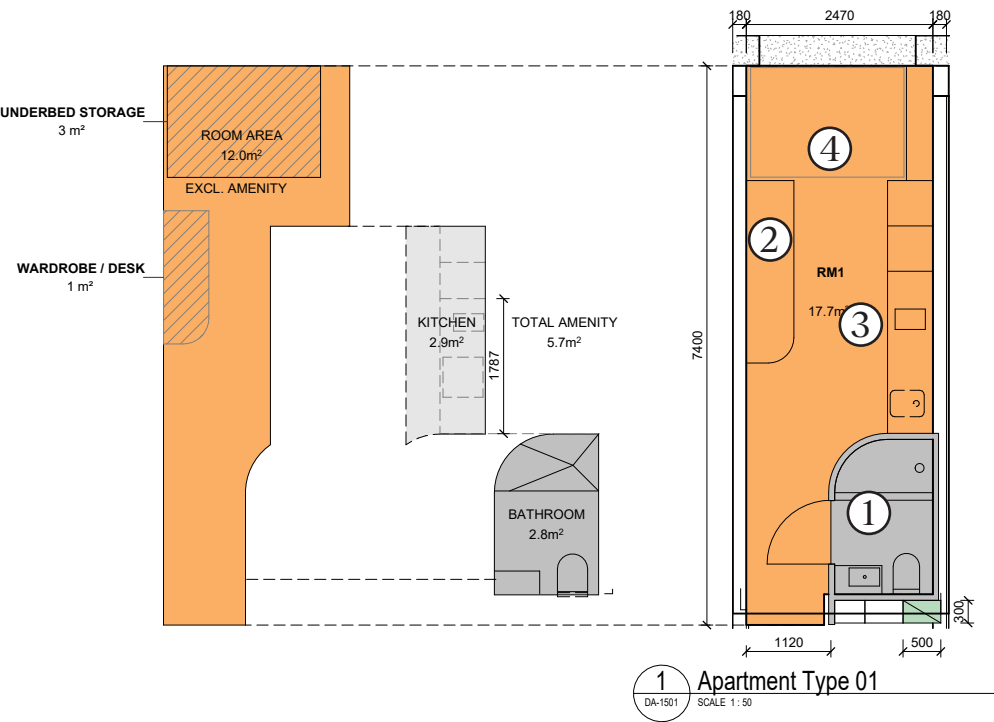
The diagram illustrates the volume of the reference scheme that exceeds the 18-metre height plane stipulated by the current LEP provision. This encroachment is minimal and confined to the portion of the site affected by a natural dip in the ground, which reaches approximately 1.5 metres at its deepest point.

To address this, the proposal seeks a modification to the Height of Buildings (HOB) provision, requesting an additional 2 metres. This adjustment would ensure full compliance of the reference scheme, while also accommodating a further 2 metres for a green roof zone. The green roof zone would support lift overruns, pergolas, and other elements necessary for functional access and use of the rooftop space.

The adjacent diagram demonstrates full compliance with the proposed 20-metre height plane.



20m Height Plane



Deep soil and landscape

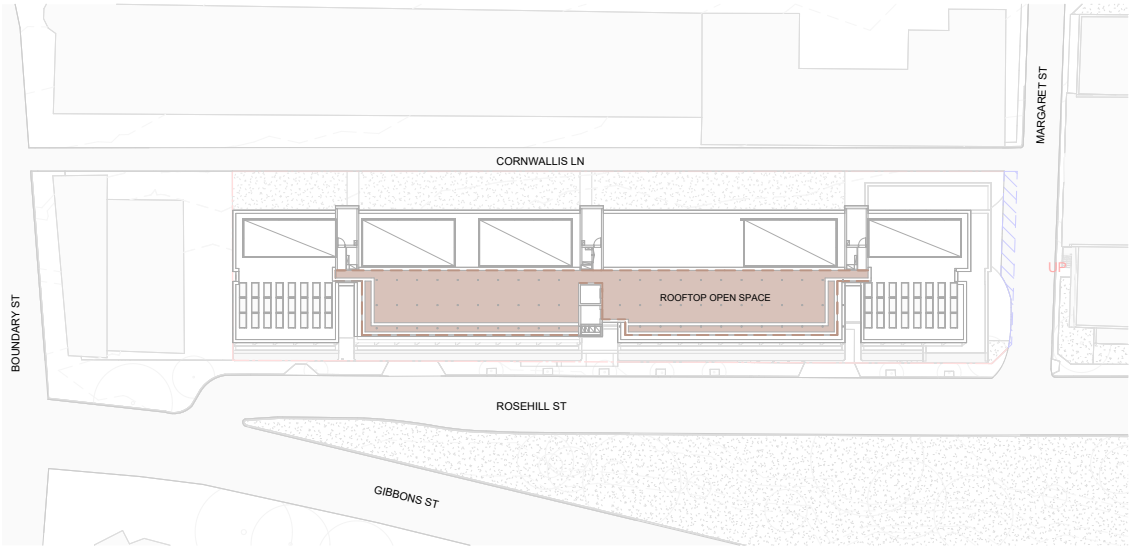
COMMUNAL OPEN SPACE SCHEDULE		
Level	Comments	Area

ROOF	COMMUNAL	510 m²
		510 m²
		510 m²



SITE AREA	2525m²
COMMUNAL OPEN SPACE	510m²

20.2%



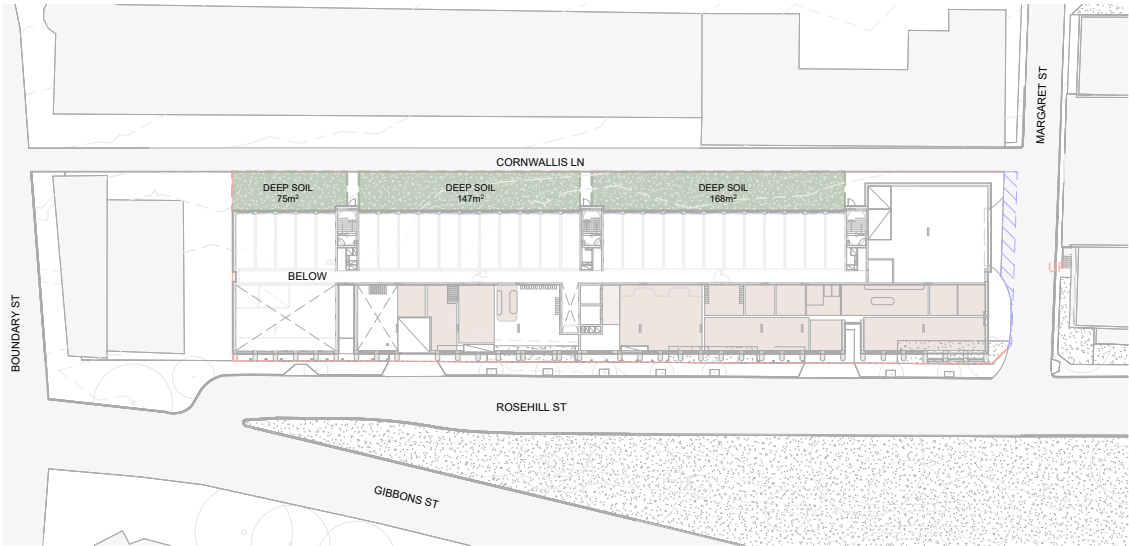
ROOF LEVEL

DEEP SOIL SCHEDULE		
Level	Comments	Area

LOWER GROUND	DEEP SOIL	75 m²
LOWER GROUND	DEEP SOIL	147 m²
LOWER GROUND	DEEP SOIL	168 m²
		390 m²
		390 m²

SITE AREA	2525m²
DEEP SOIL	390m²

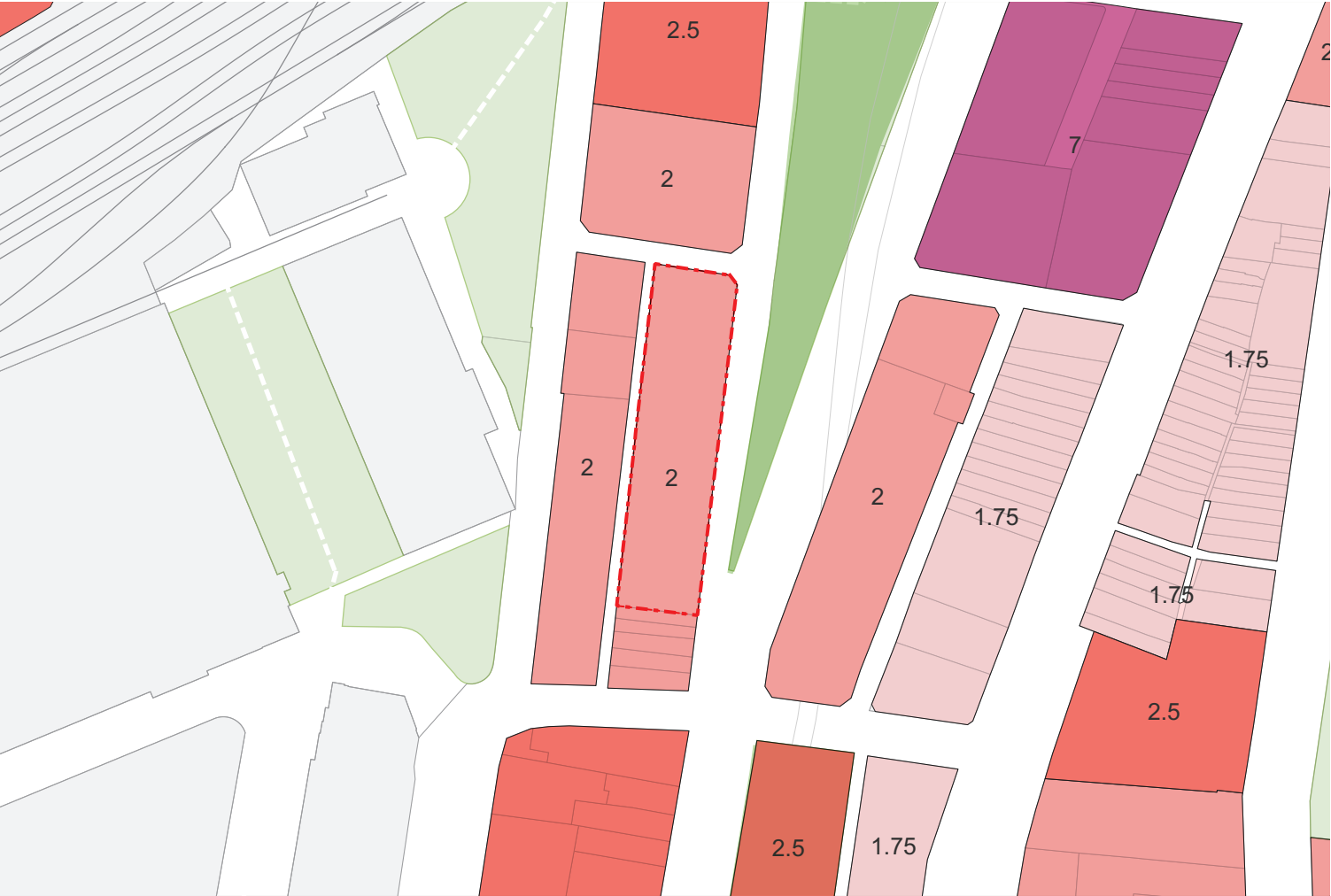
15.4%



GROUND LEVEL

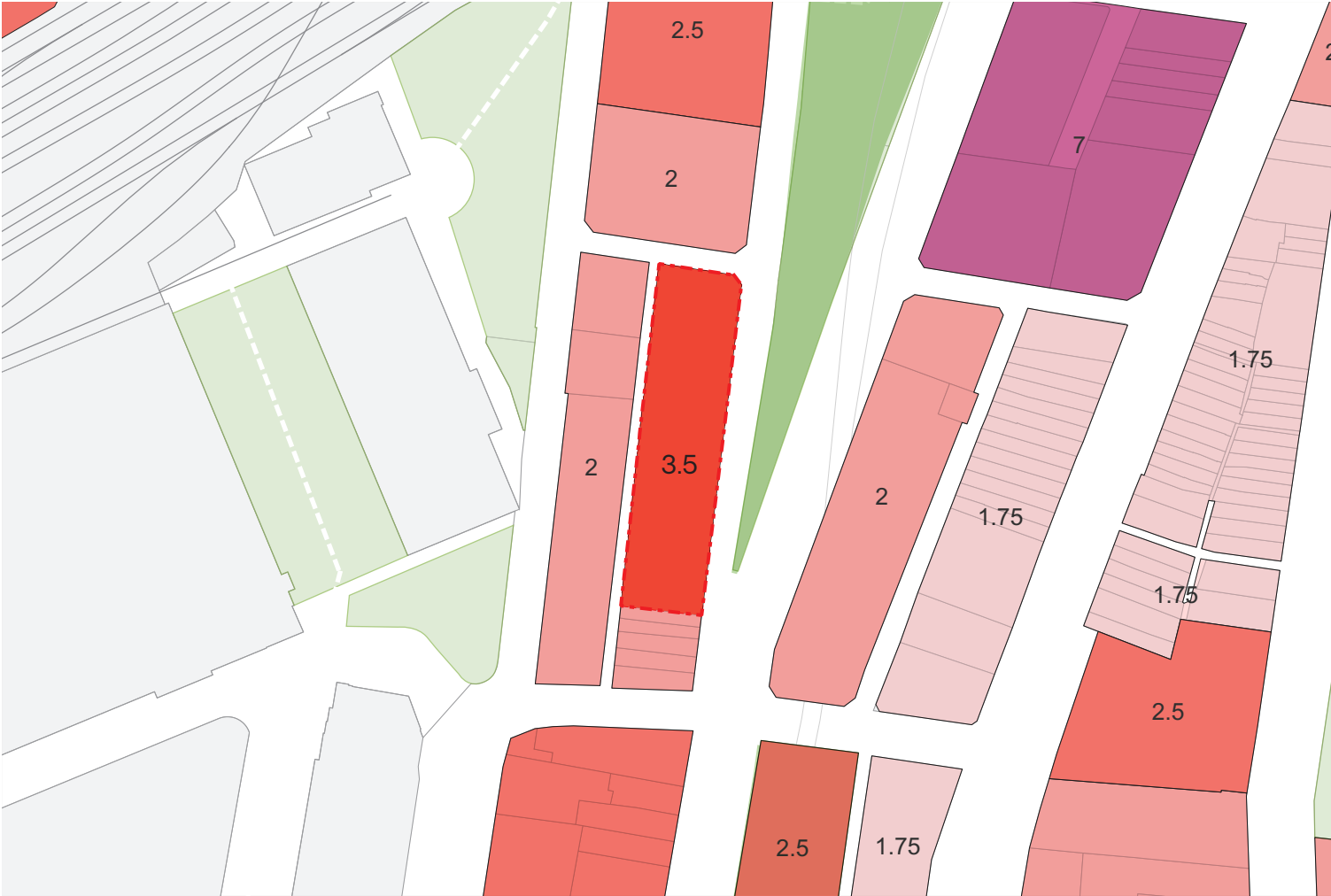
Proposed LEP amendments

Proposed amendments to LEP Floor Space Ratio Controls



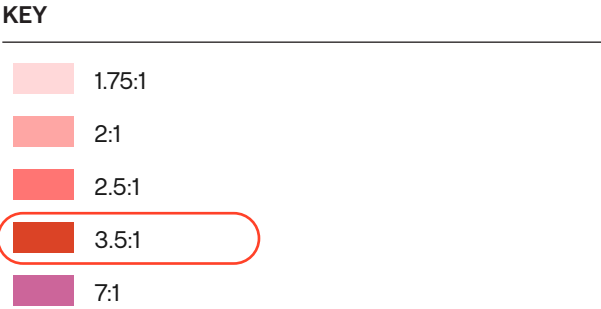
Existing Floor Space Ratio Map (FSR)

The existing controls for the subject site are 2:1.

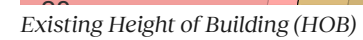


Proposed Floor Space Ratio Map (FSR)

An increase in the permissible FSR for the subject site from 2:1 to 3.5:1.

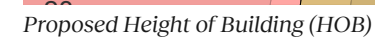
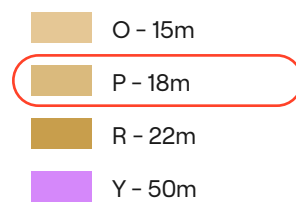


Proposed amendments to LEP Height of Building Controls



The existing controls for the subject site is 18m.

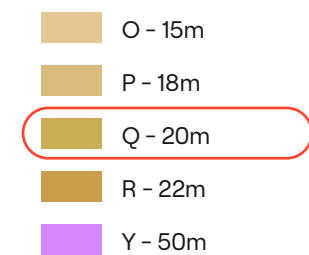
KEY



An increase in the permissible height for the subject site from 18m to 20m.

An increase of 2 metre to the Height of Building control in response to the site's natural ground that presents a dip of approximately 1.5m in the south-west corner of the site.

KEY



Eye of sun study

An initial eye of sun analysis was undertaken using a 3D digital terrain and building model sourced from MetroMap to identify potential overshadowing impacts. The study confirmed that any overshadowing from the proposed envelope is confined to the western façade of 39-61 Gibbons Street.

To ensure precision, the Gibbons Street façade was reconstructed with high geometric accuracy using a combination of survey data, detailed façade elevations, point cloud information, and on-site verification, thereby minimising modelling assumptions and improving analytical reliability.

The design and orientation of 39-61 Gibbons Street enables compliance with solar access requirements for apartments on Levels 1-3 along the Gibbons Street façade. However, as the ground floor apartments are recessed, they require targeted, high-resolution assessment.

As the objective of the study is to determine the duration of direct solar access to living areas, a minimum of 1m² of glazing to each living room was required to be visible within the eye of sun analysis. This condition occurs after 12:30 pm for the ground floor apartments, which has been examined in detail.

The results of this analysis are presented on the following pages.



9:00 am



10:00 am



11:00 am



12:00 pm



1:00 pm

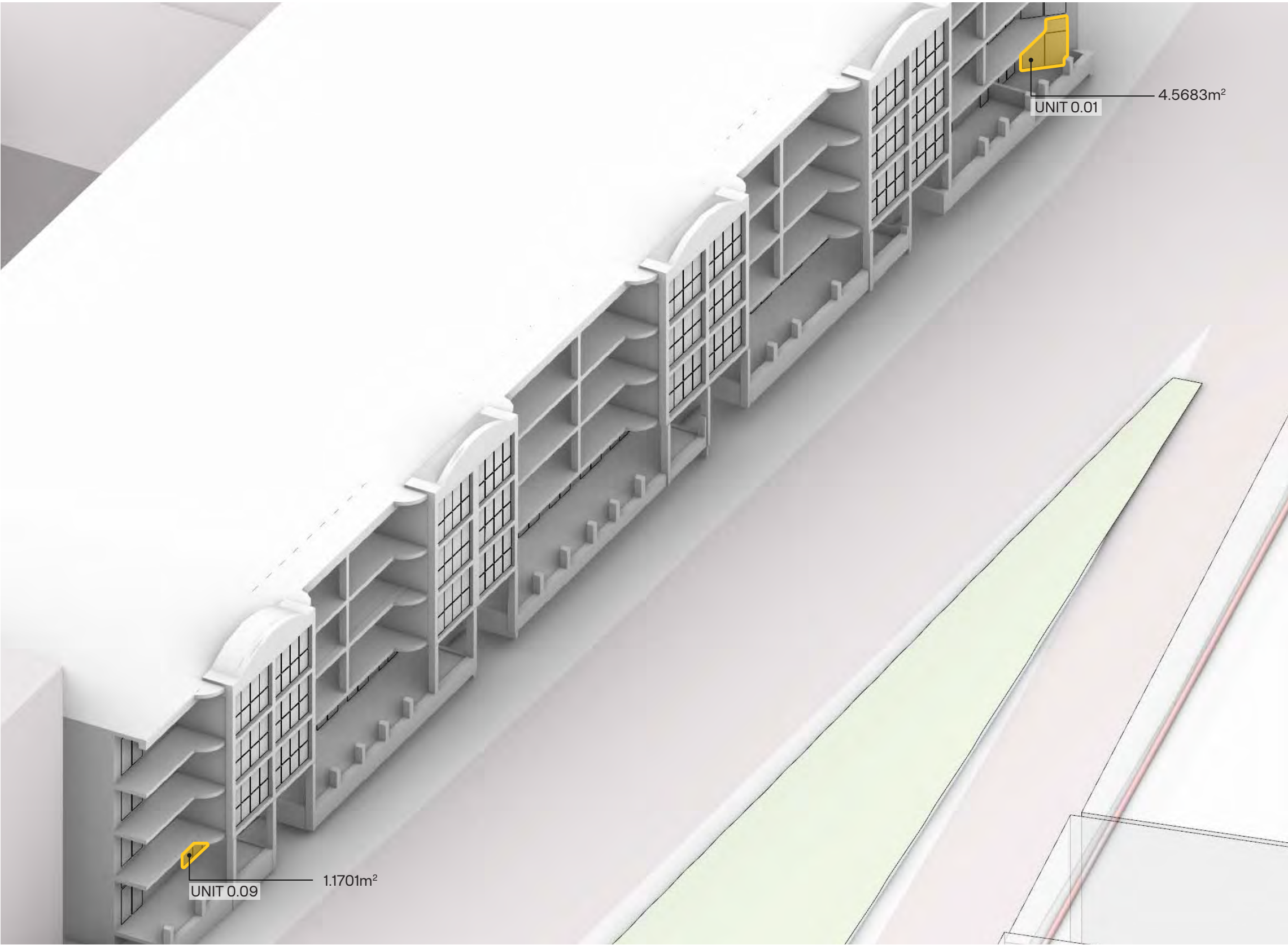


2:00 pm



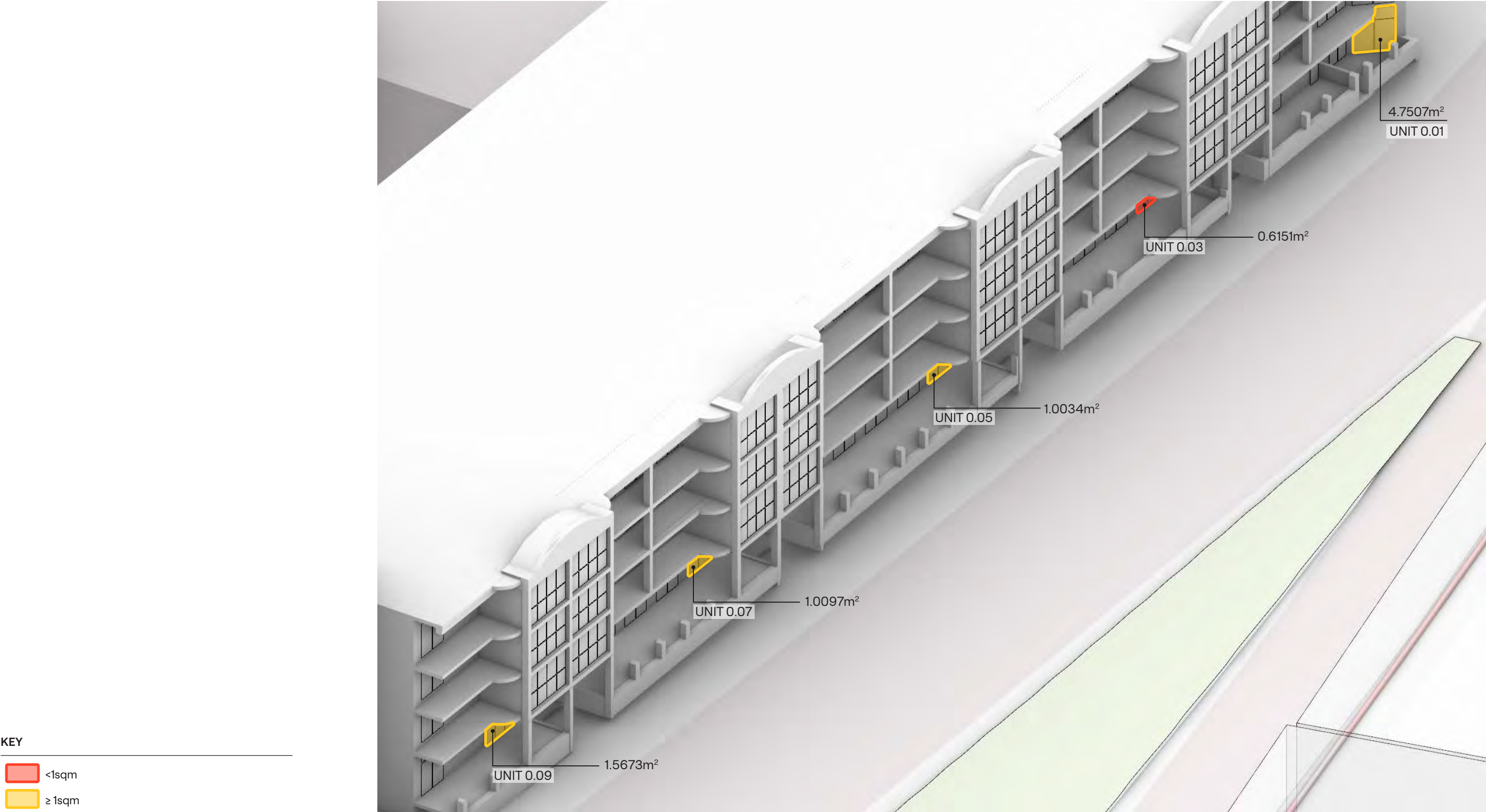
3:00 pm

12:30pm



KEY

- <1sqm
- ≥ 1sqm

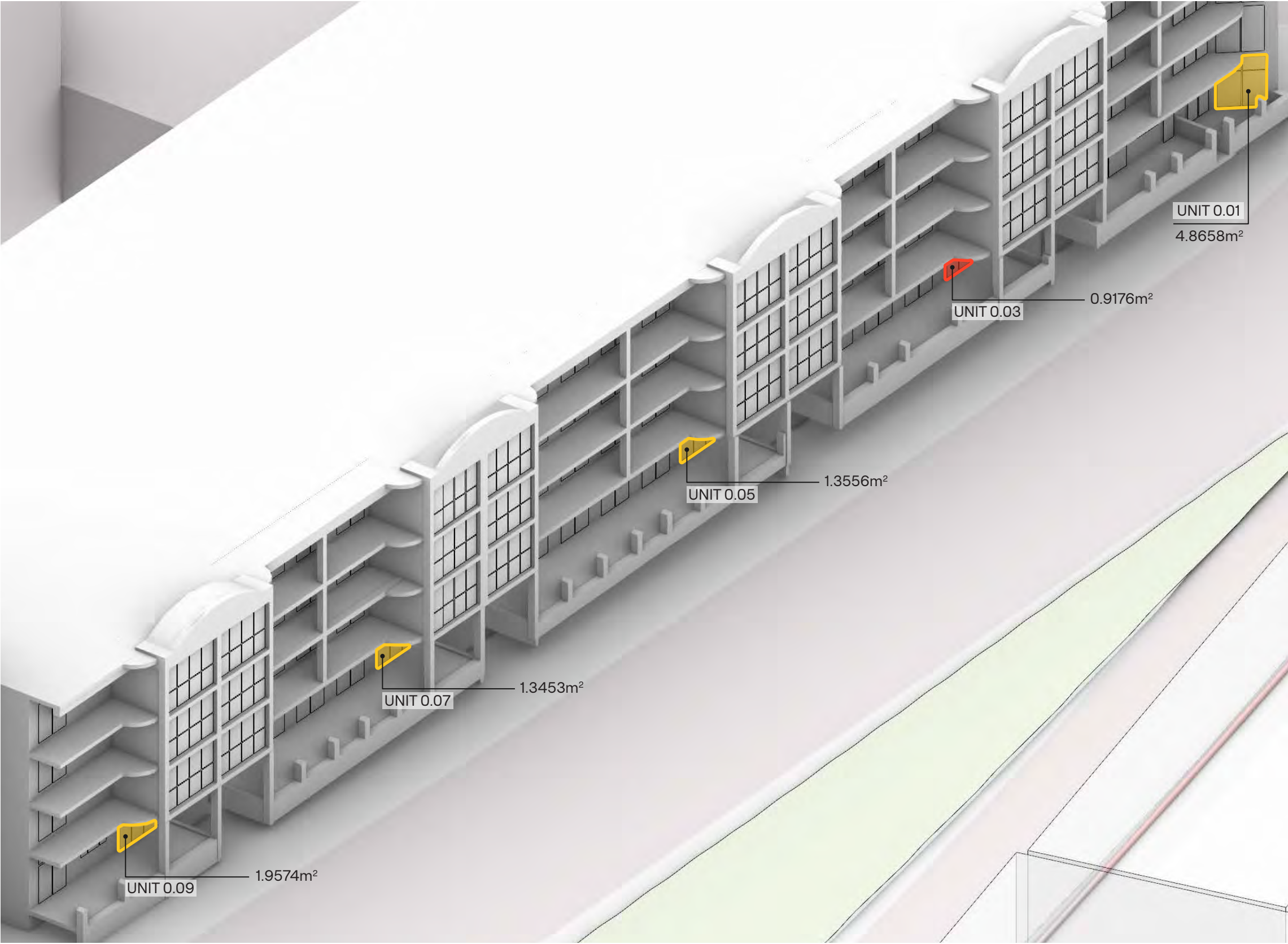


Existing conditions

1:00pm

Apartments where 1 m² of glazing to the living area is not exposed to direct sunlight at 1:00 pm will not satisfy the ADG requirement for a minimum of two hours of solar access between 9:00 am and 3:00 pm.

Accordingly, Unit 0.03 does not fall within this category.



KEY

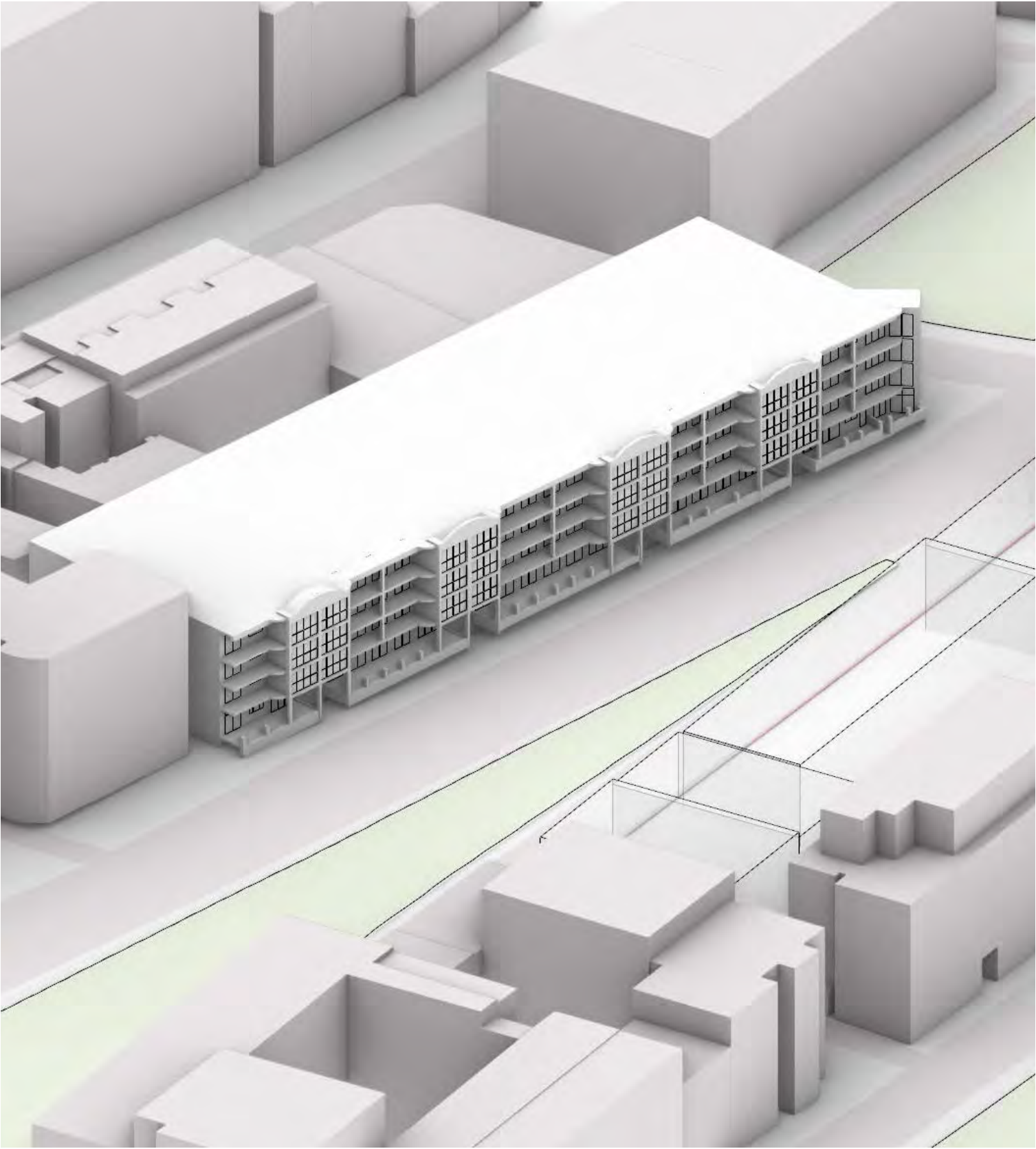
- <1sqm
- ≥ 1sqm



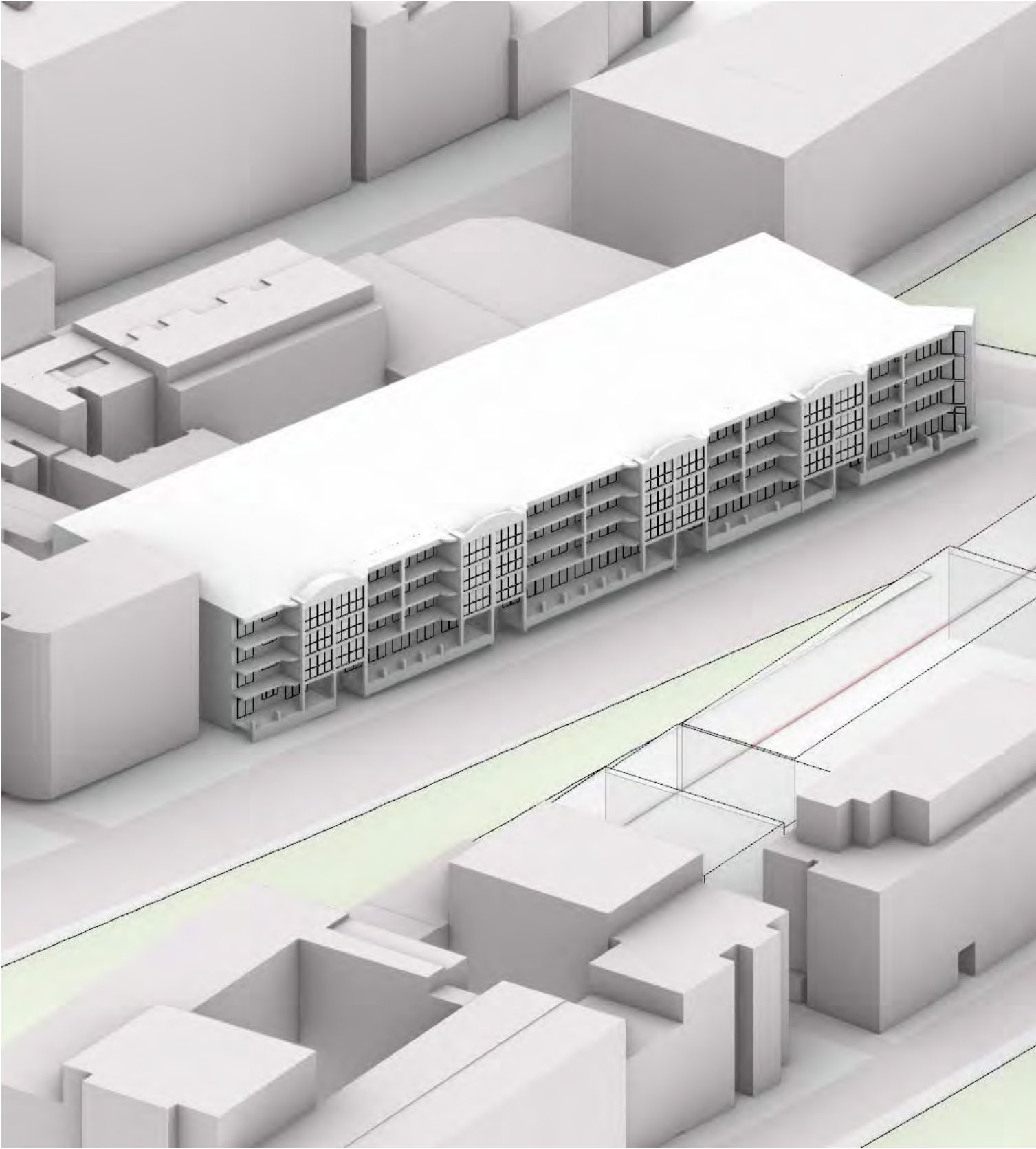
KEY

- <1sqm
- ≥ 1sqm

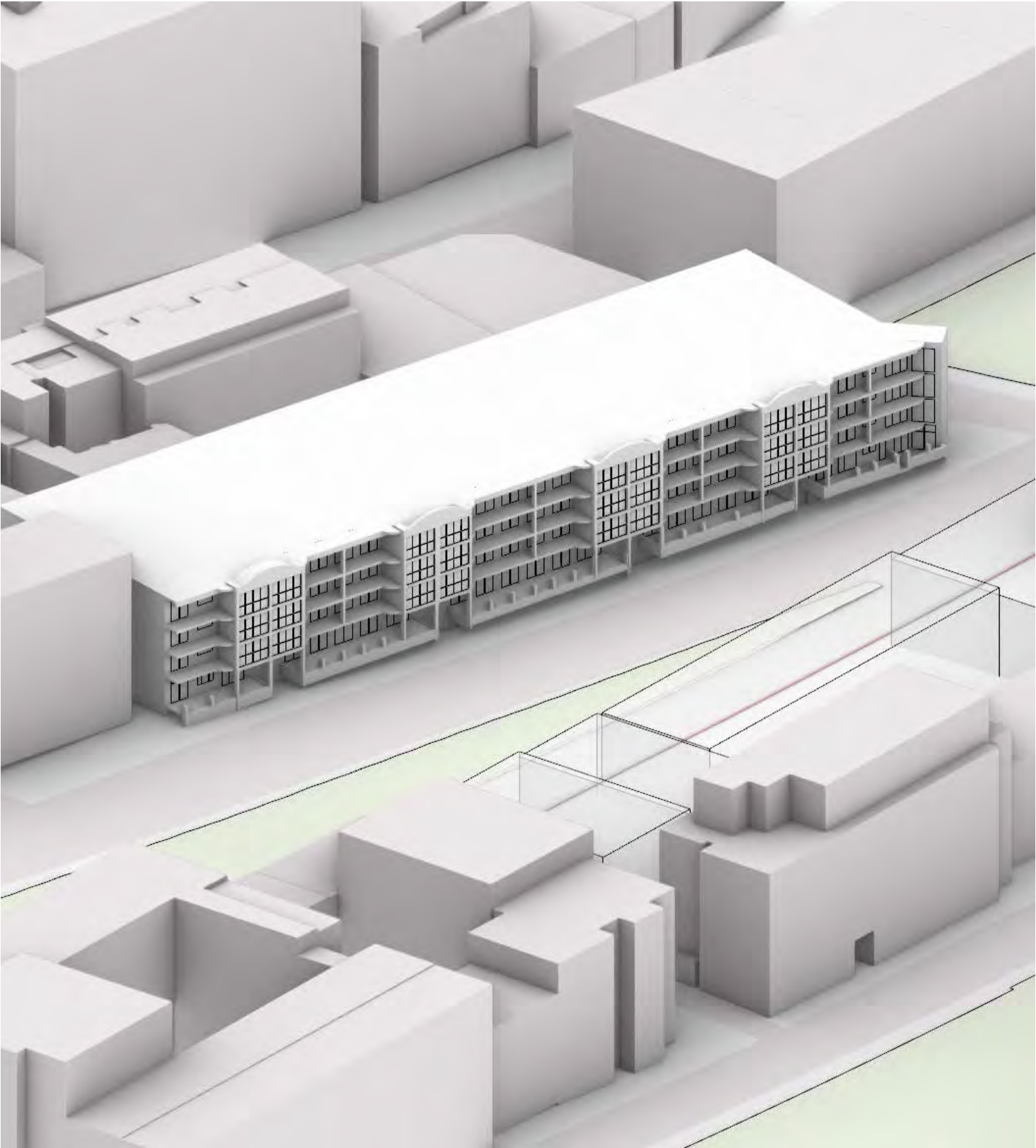
1:30pm



1:45pm



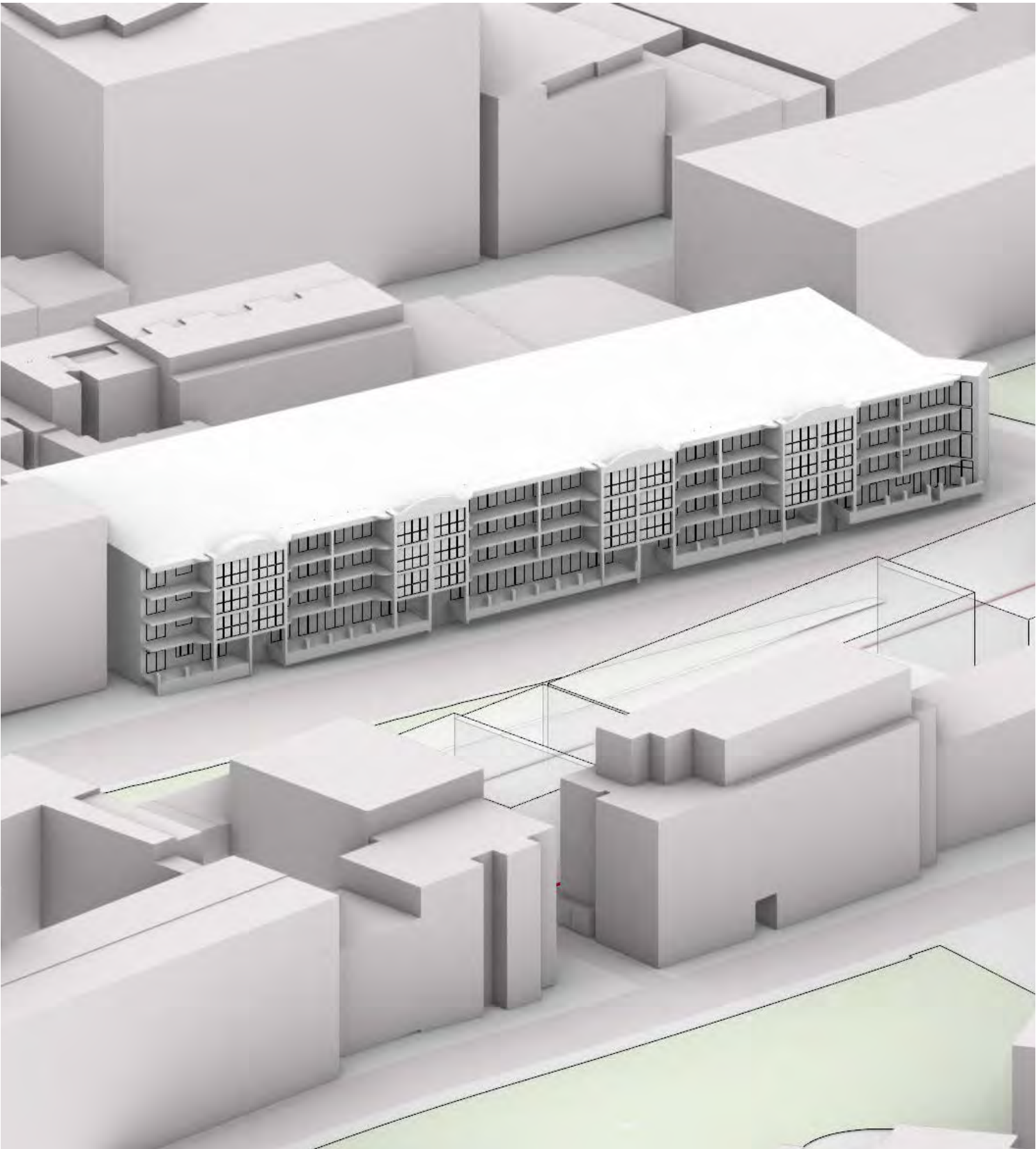
2pm



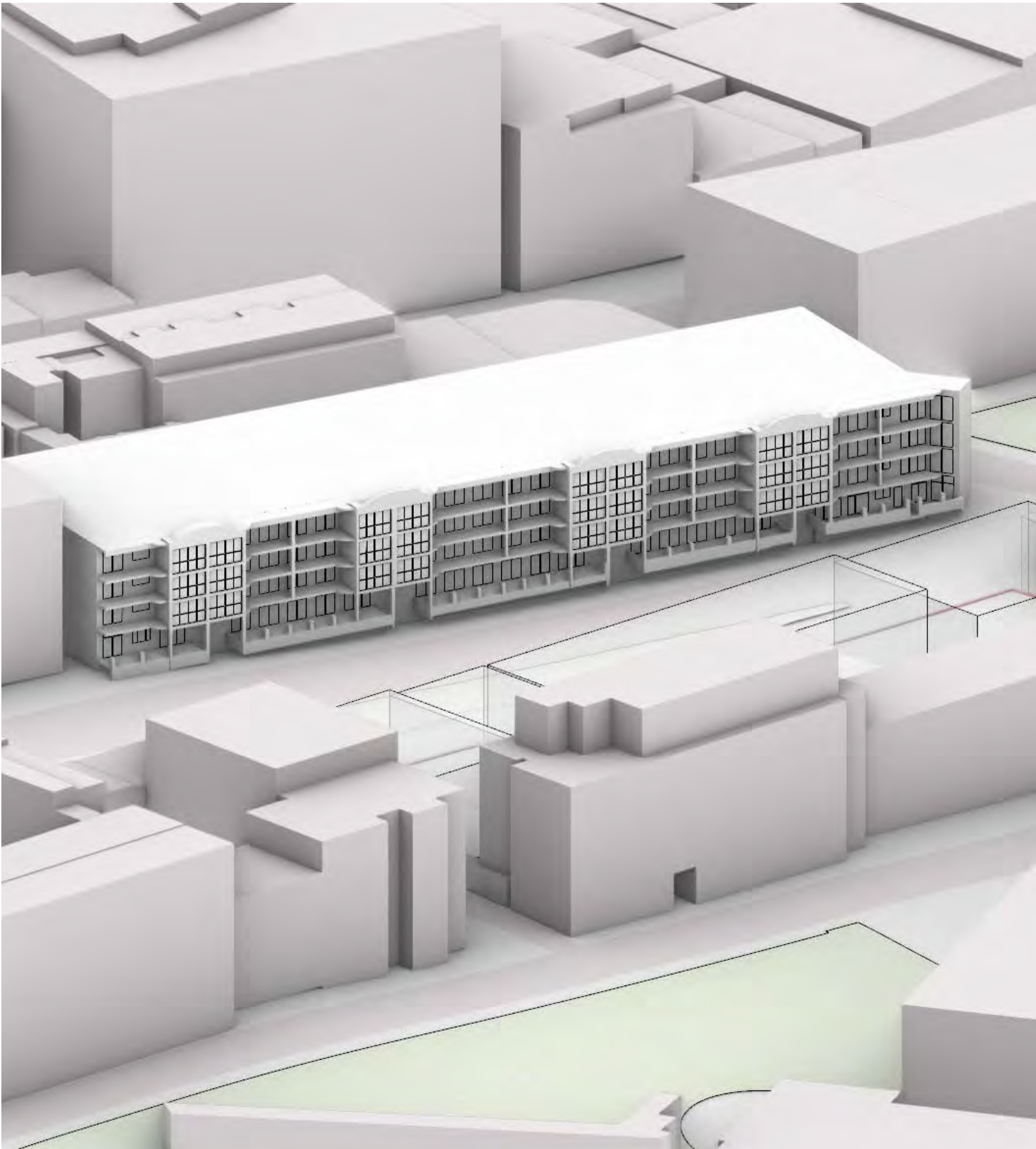
2:15pm

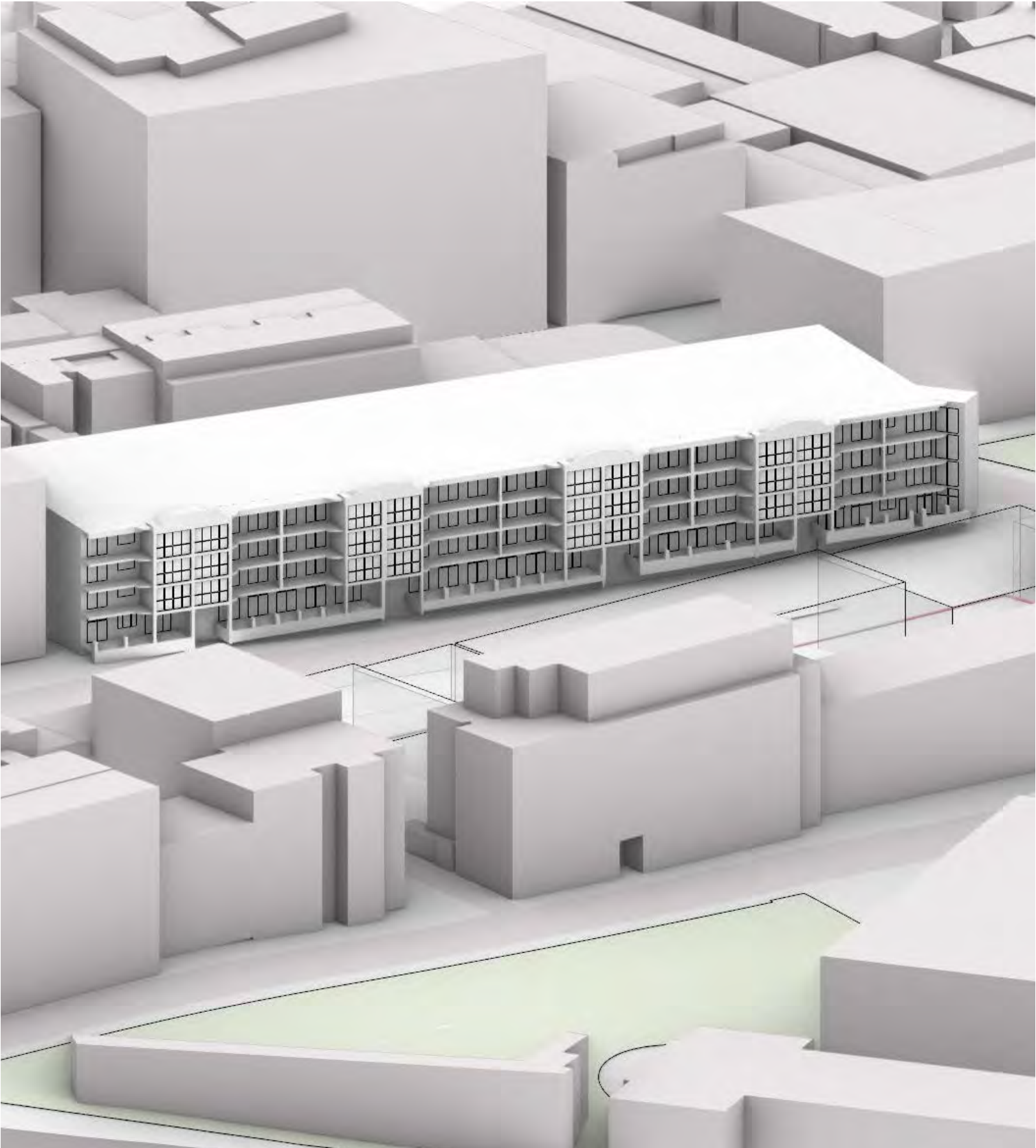


2:30pm



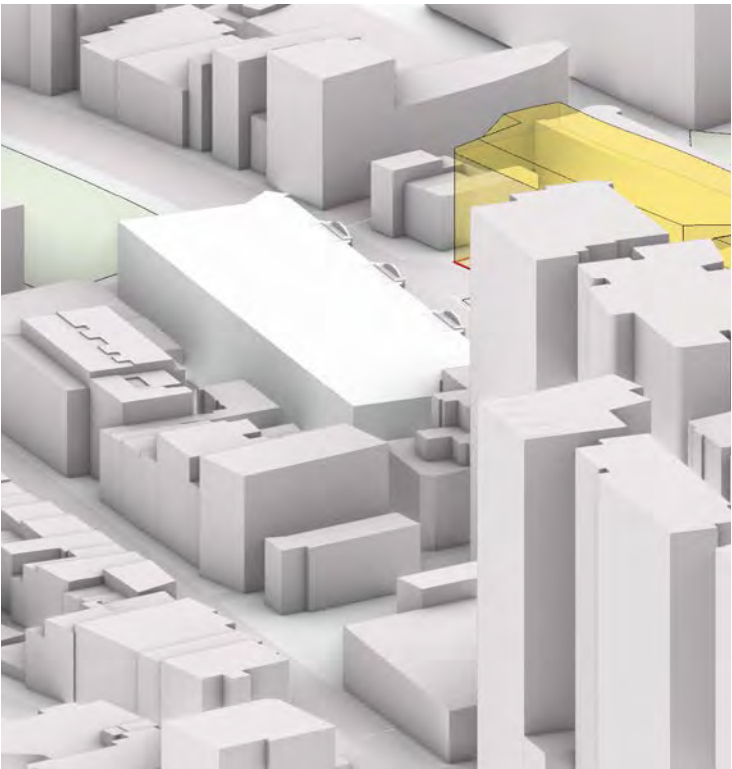
2:45pm



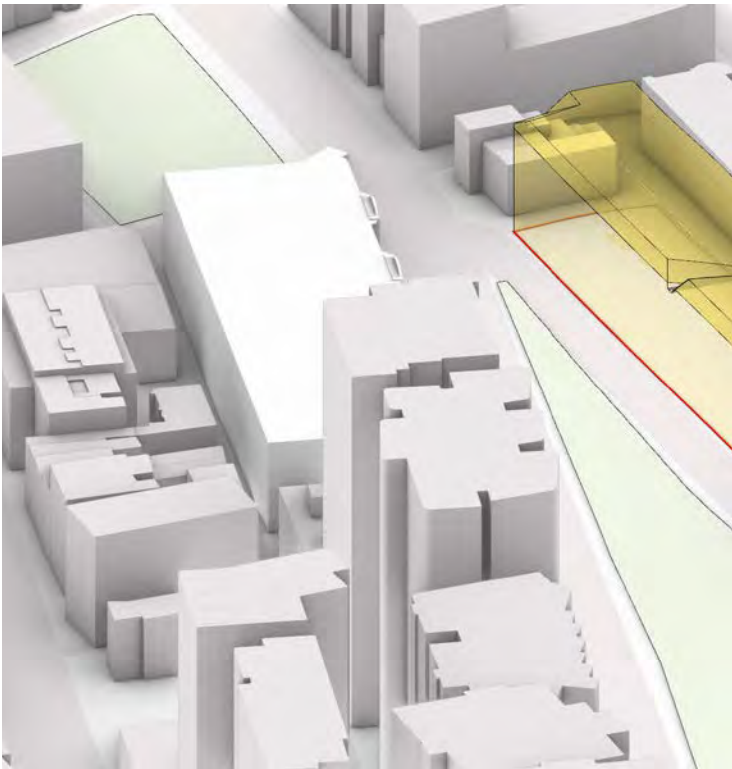


Eye of sun study

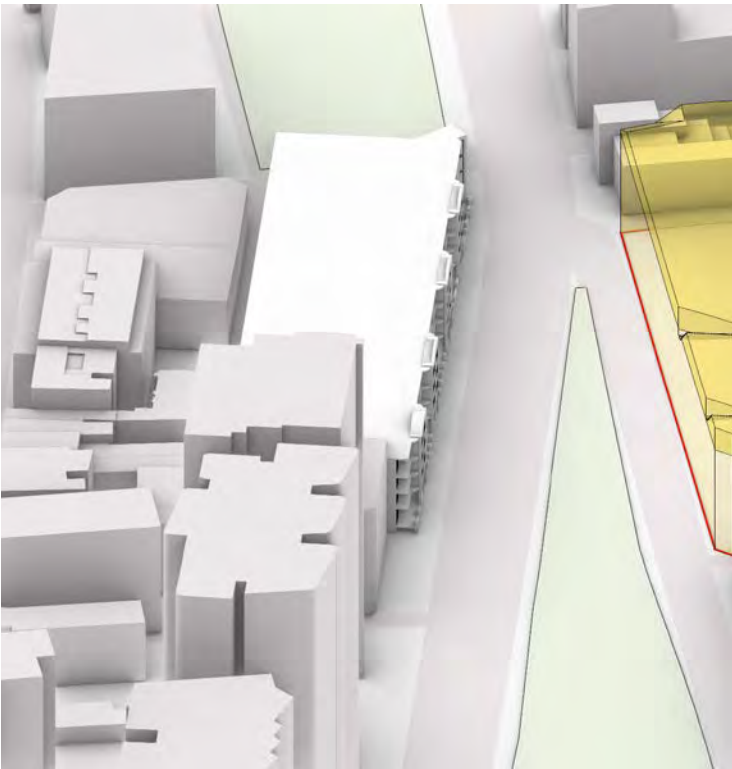
The eye of sun analysis for the proposed envelope indicates that overshadowing impacts occur after 1:00 pm. However, as discussed in Chapter 5 - Solar testing, these impacts remain compliant with the allowable reductions specified in the City of Sydney's 'Minimising Overshadowing of Neighbouring Apartments' guideline.



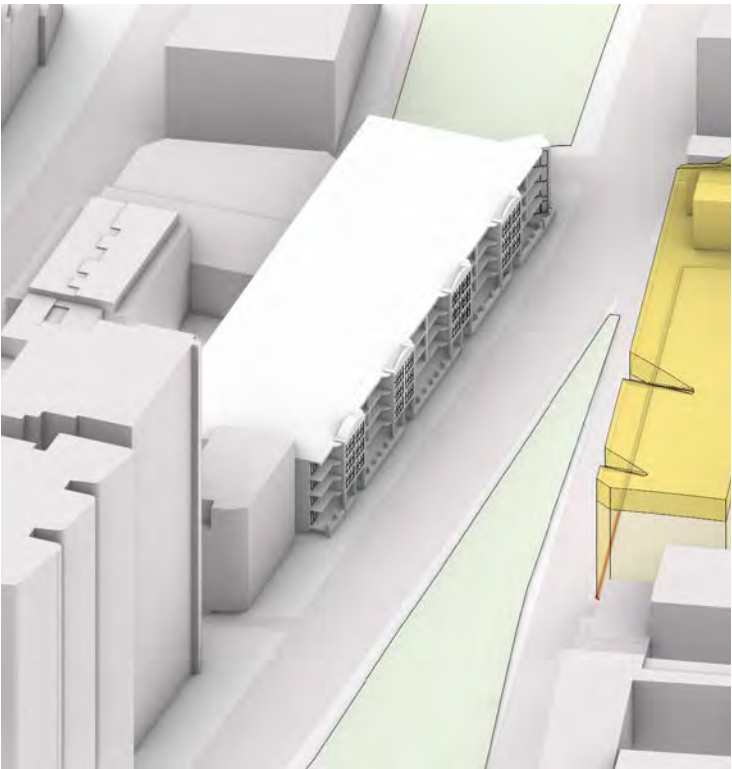
9:00 am



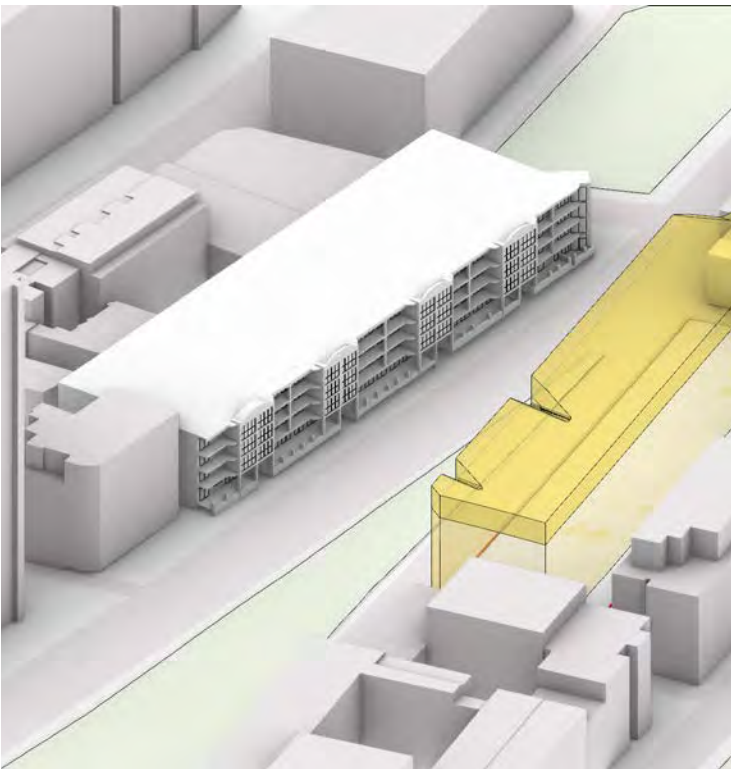
10:00 am



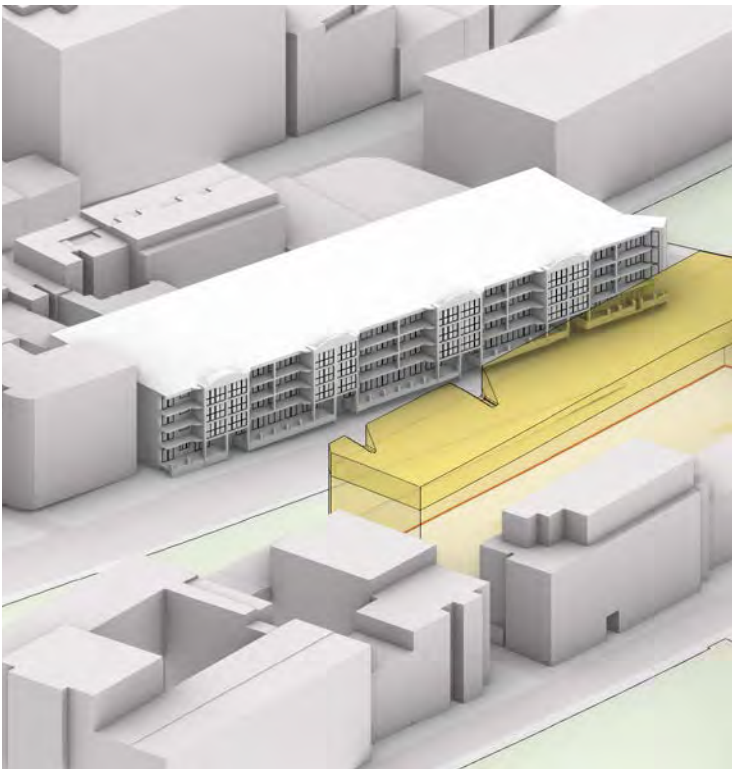
11:00 am



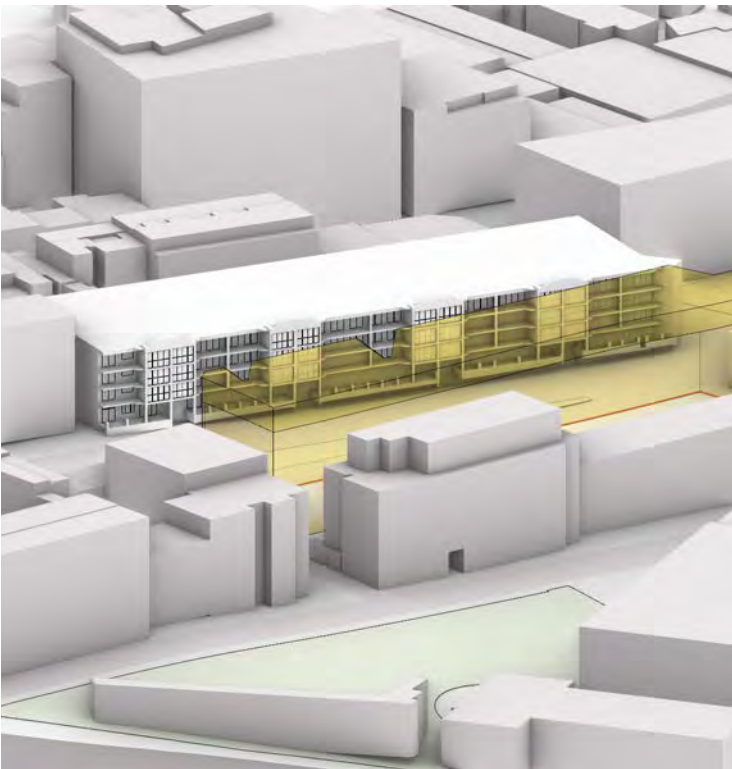
12:00 pm



1:00 pm

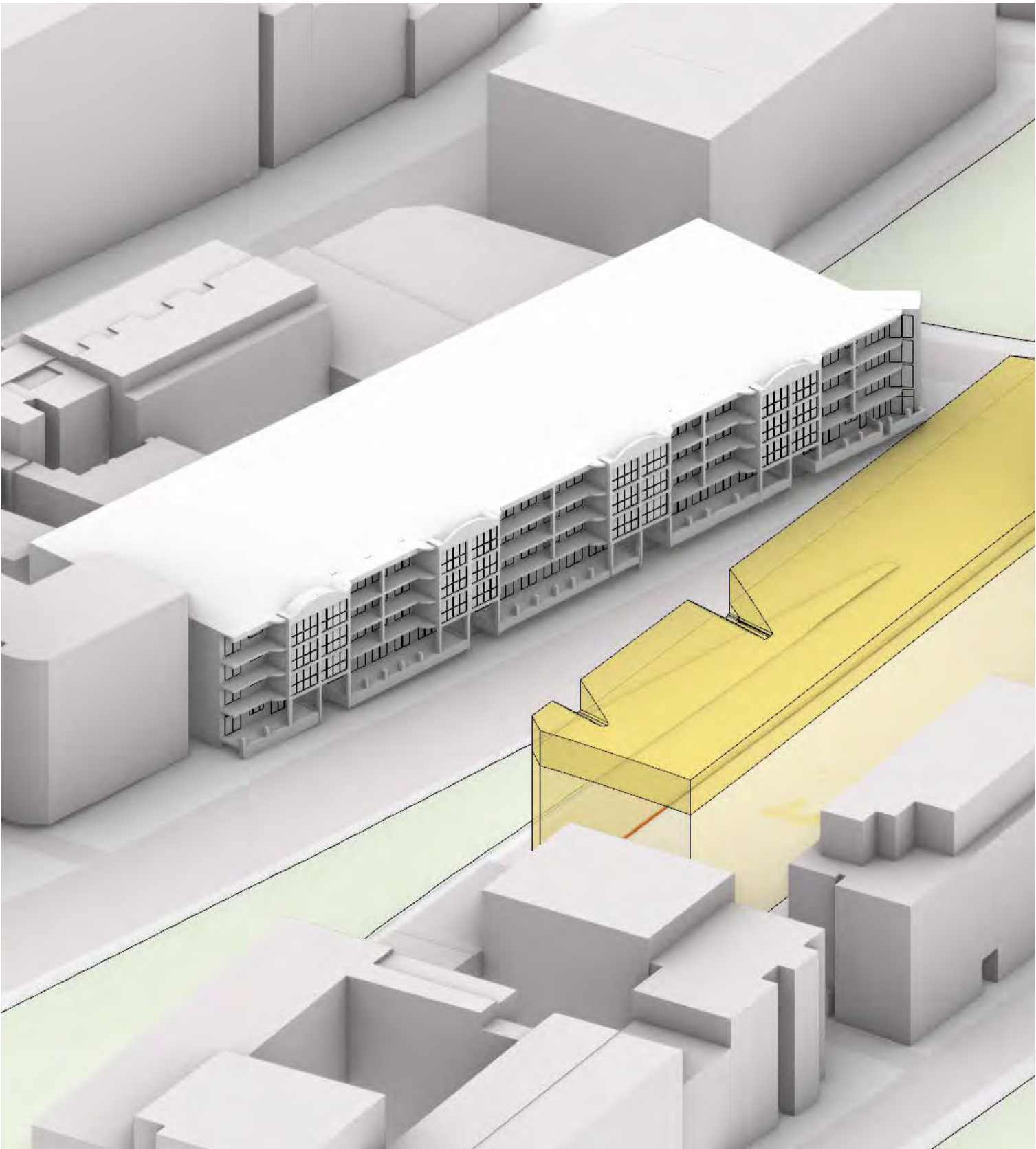


2:00 pm

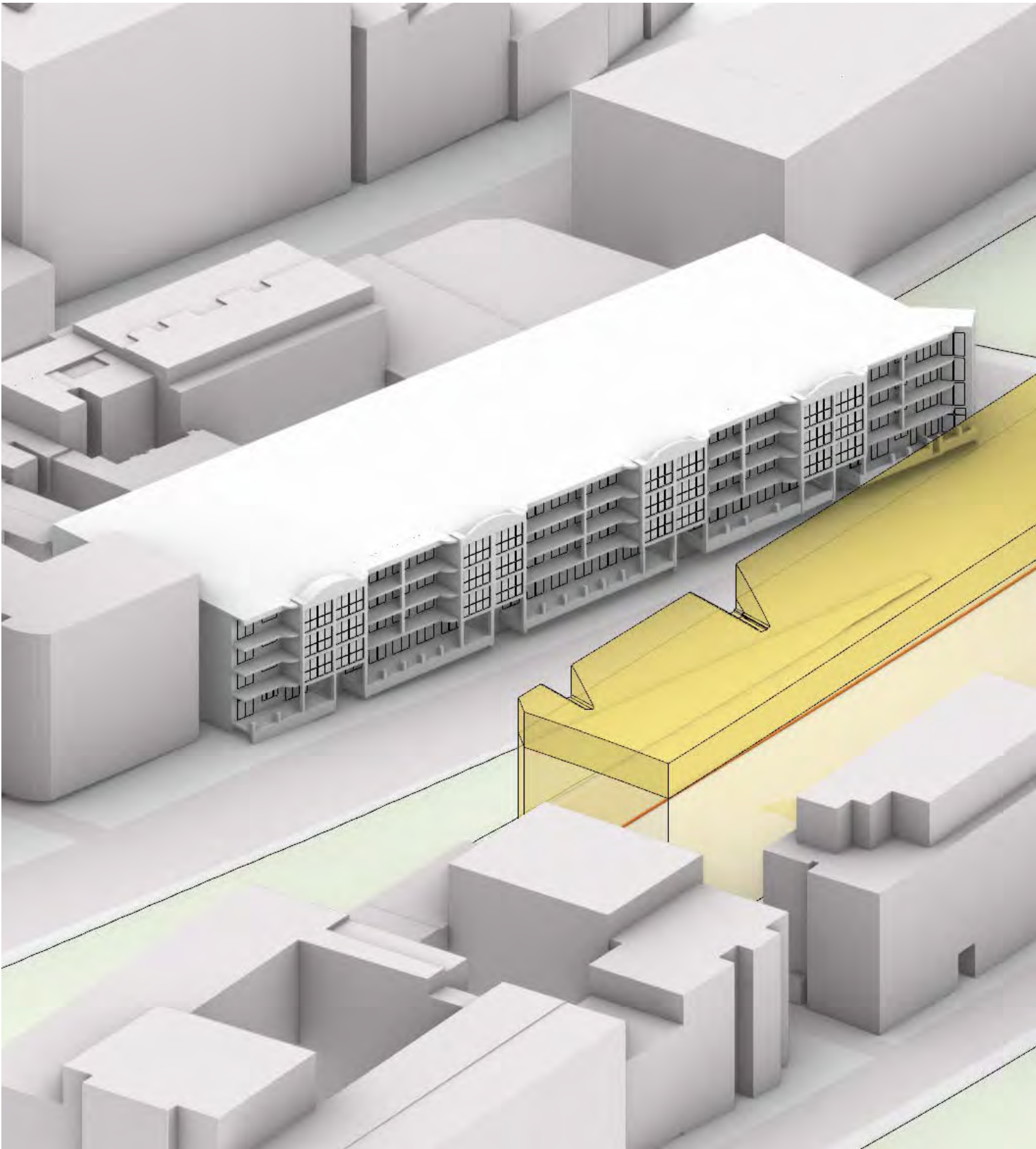


3:00 pm

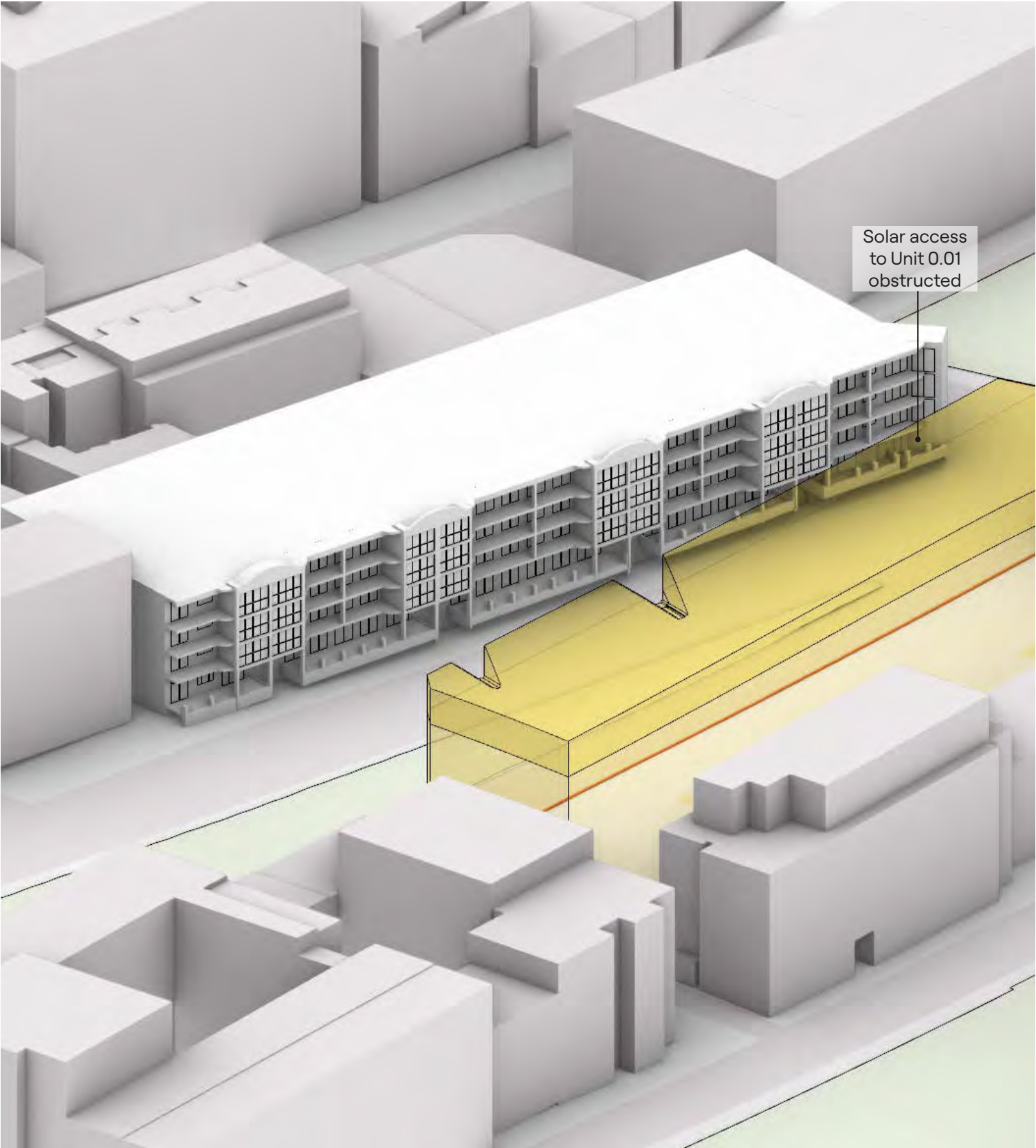
1:30pm



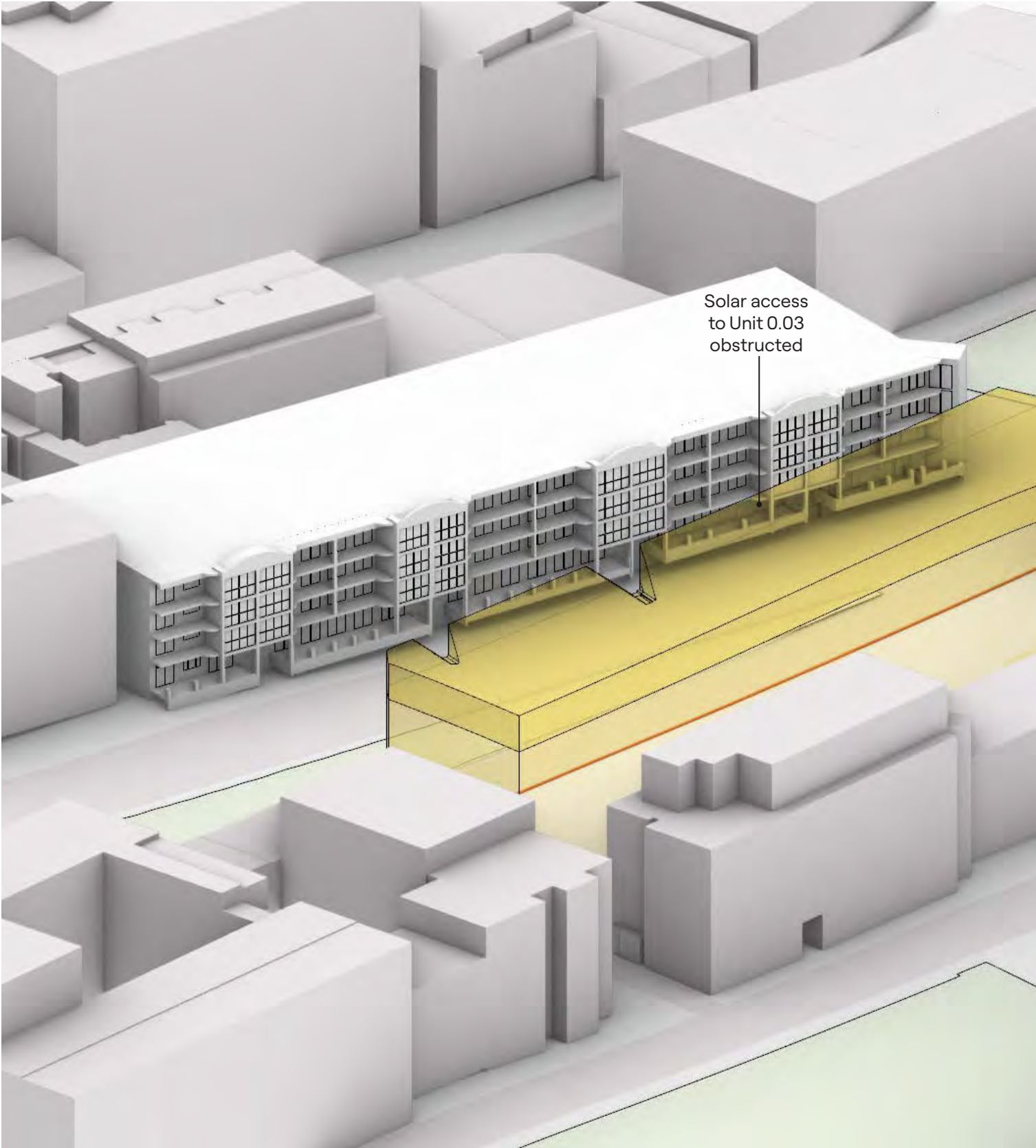
1:45pm



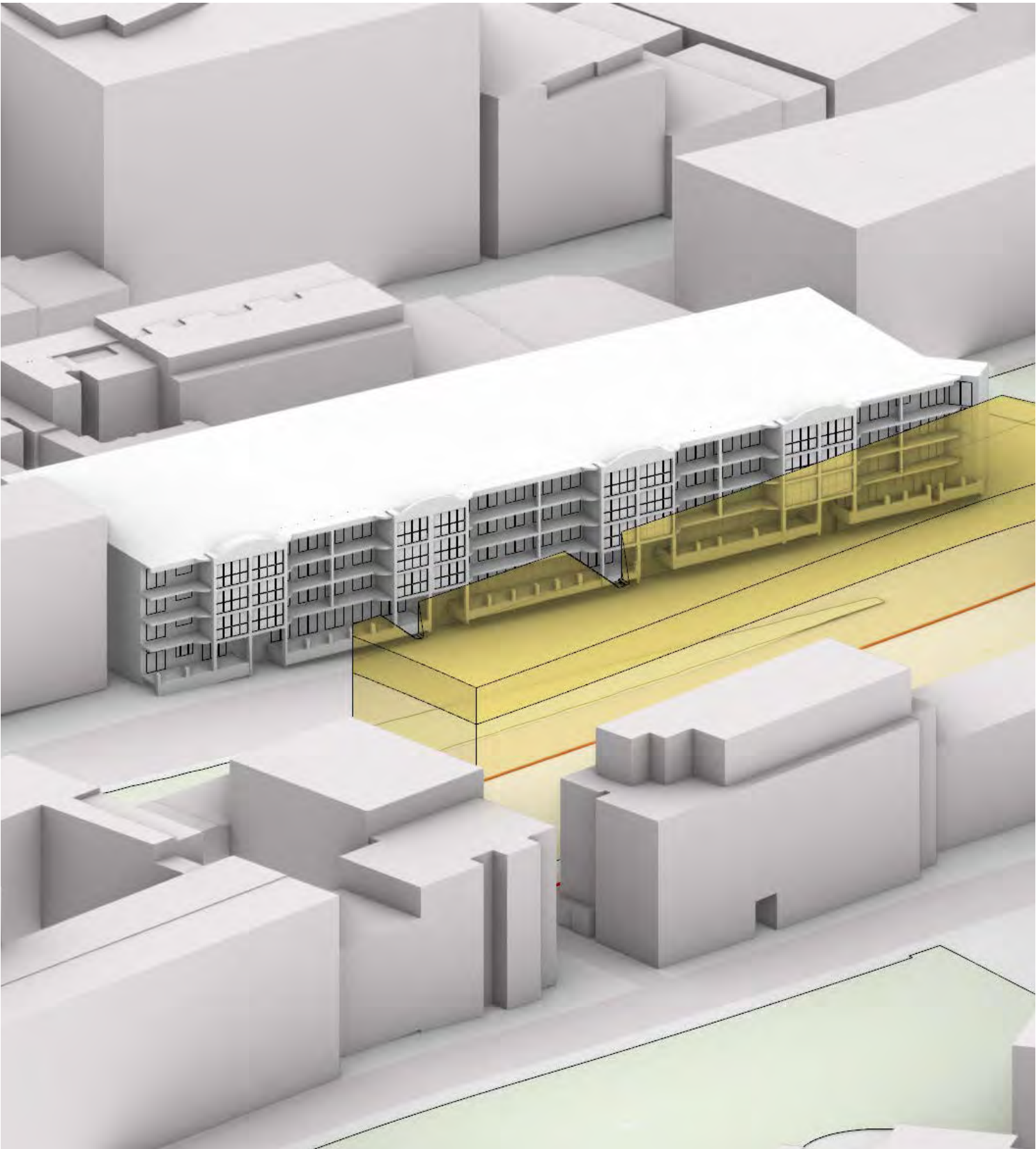
2pm



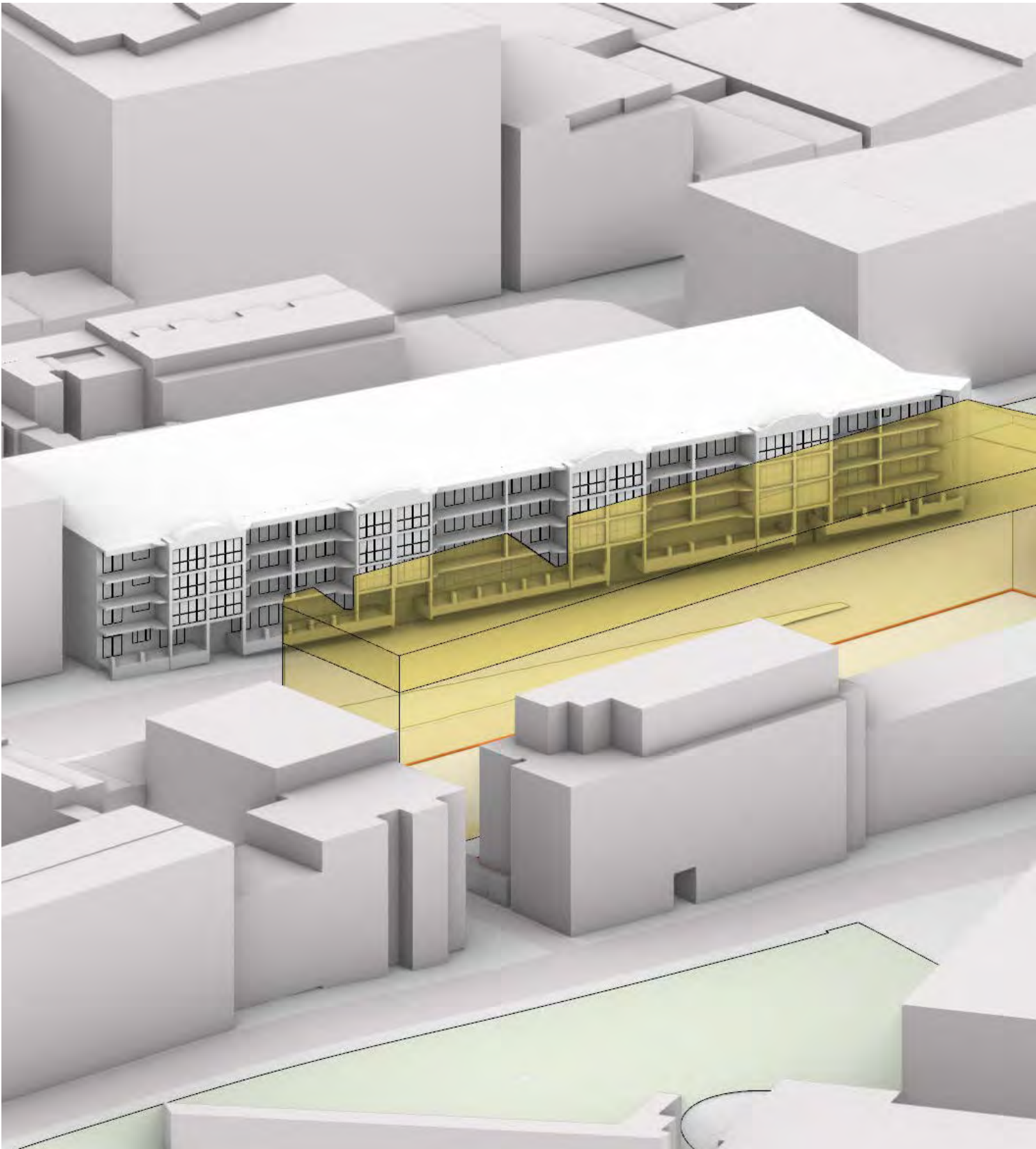
2:15pm

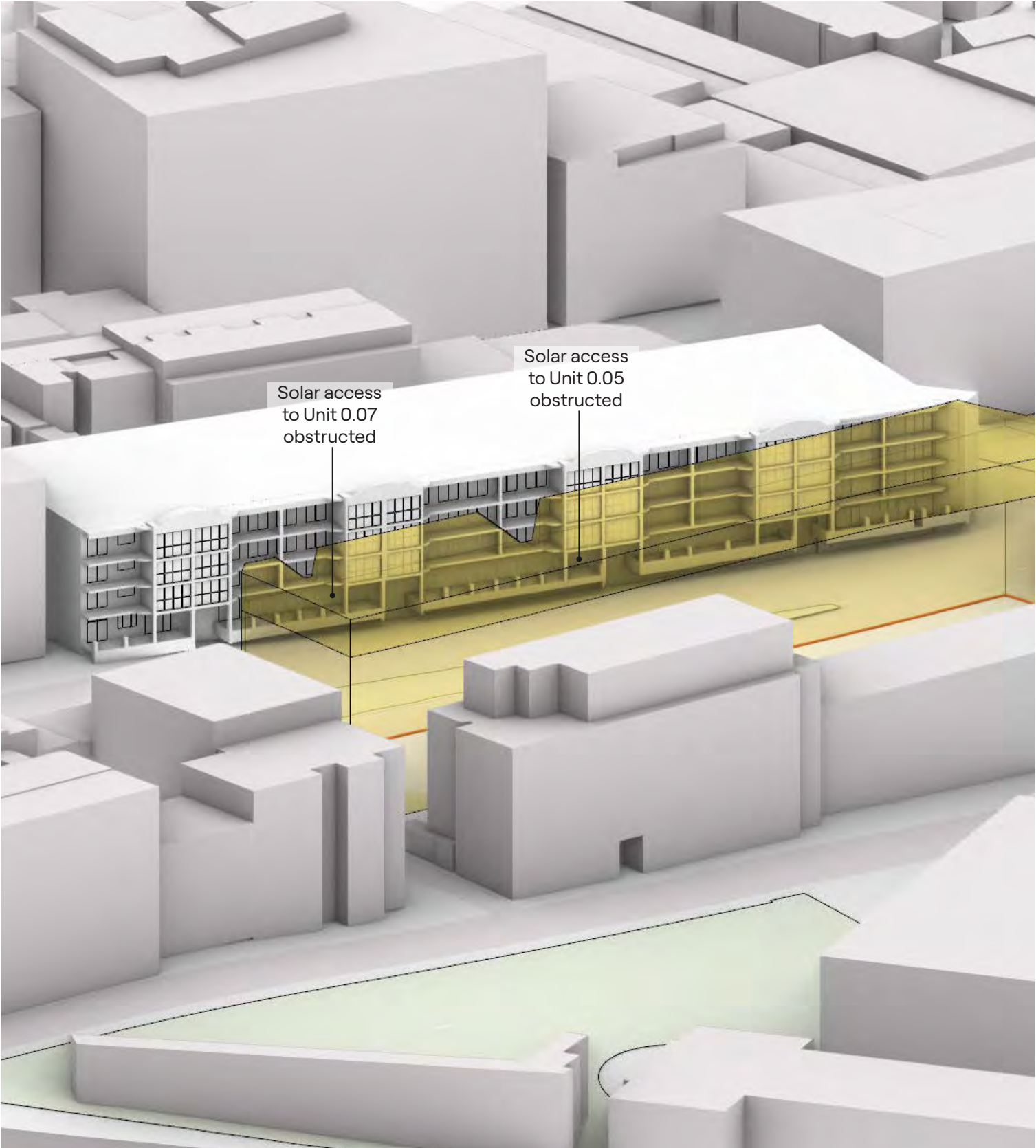


2:30pm



2:45pm





SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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