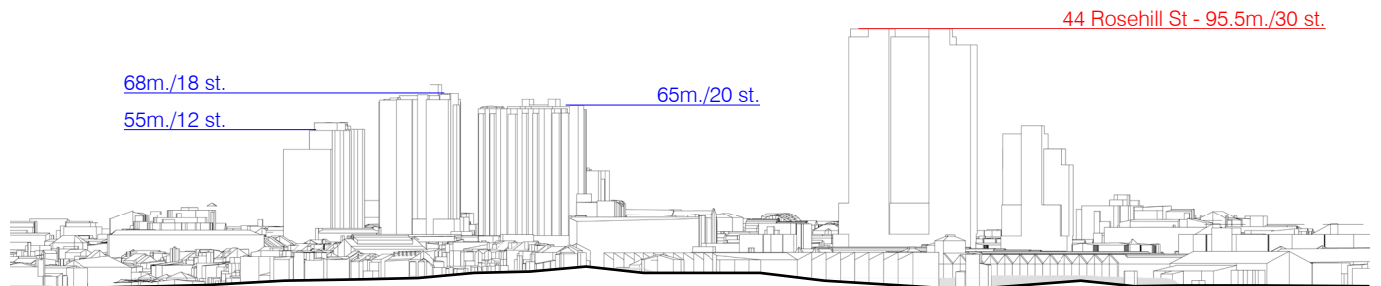


SITE SPECIFIC MERIT TEST

BUILT FORM CONTEXT, NEIGHBOURING BUILDING HEIGHTS



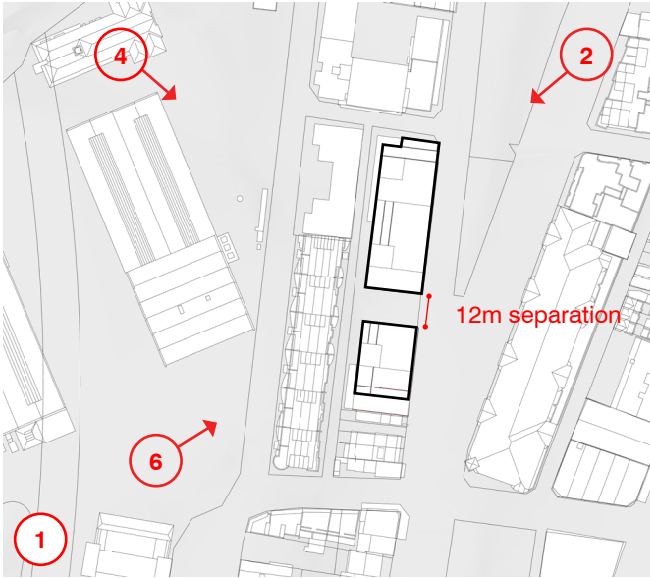
Site plan and surrounding context



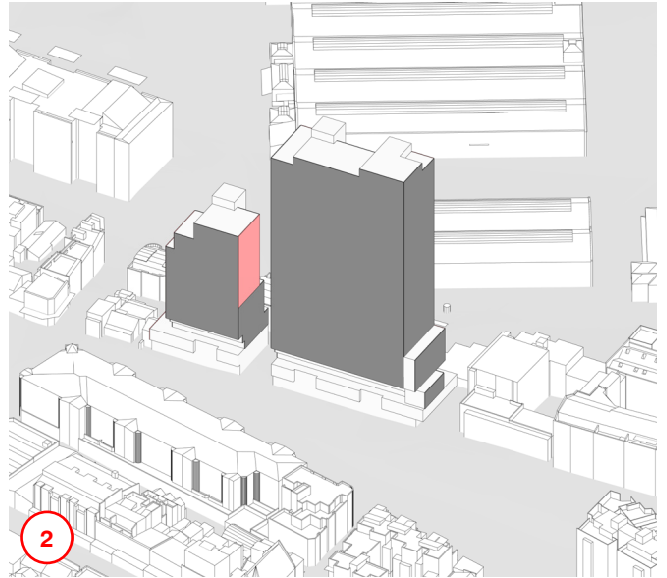
View from west showing subject site (red) and nearby tower heights

SITE SPECIFIC MERIT TEST

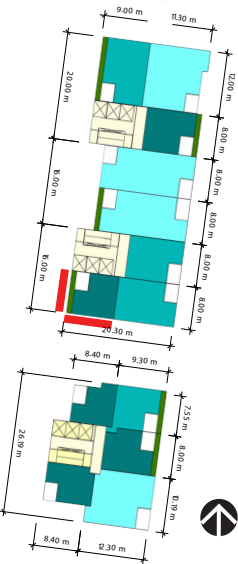
SEPP 65 - BUILDING SEPARATION, PRIVACY AND OUTLOOK REQUIREMENTS



Plan - site and surrounding context

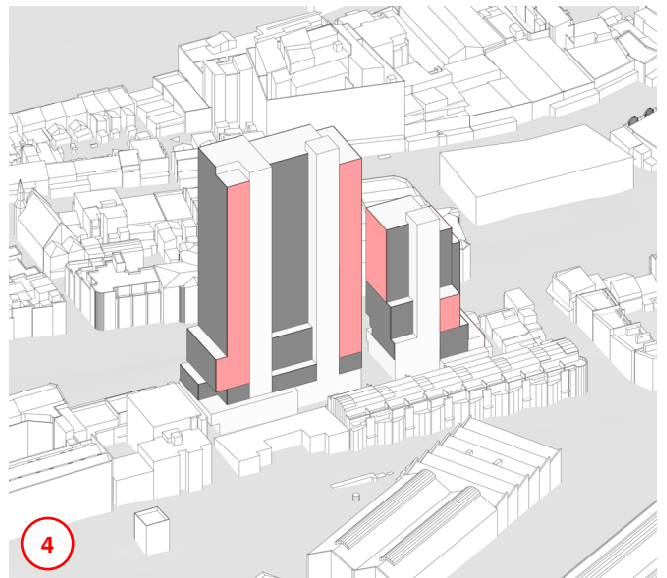


View from north east



3

Plan showing privacy limitations, L9 - L17

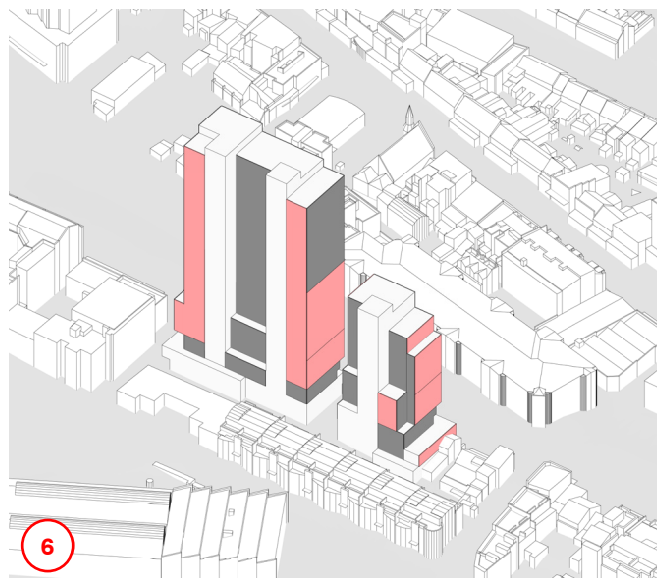


View from north west



5

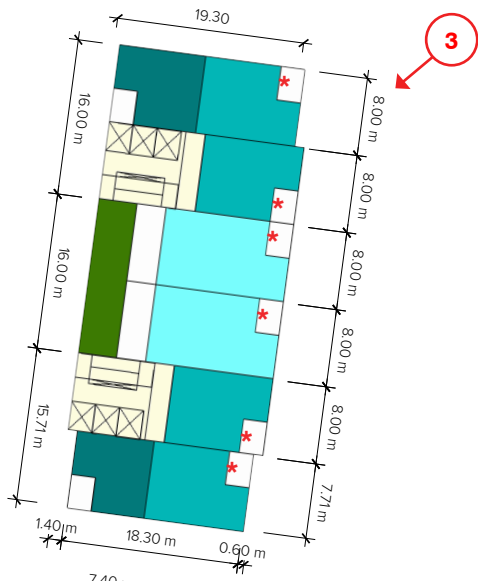
Plan showing detail of privacy limitations and floor layout



View from south west

SITE SPECIFIC MERIT TEST

SEPP 65 - ACCESS TO SUNLIGHT



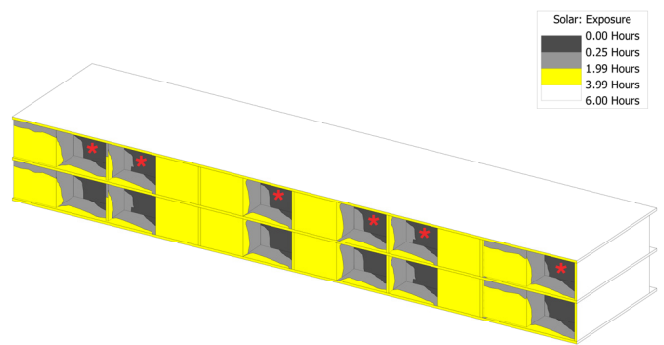
1

Plan - typical floor, north tower



2

Plan showing detail apartment layout - 2-bed apts.

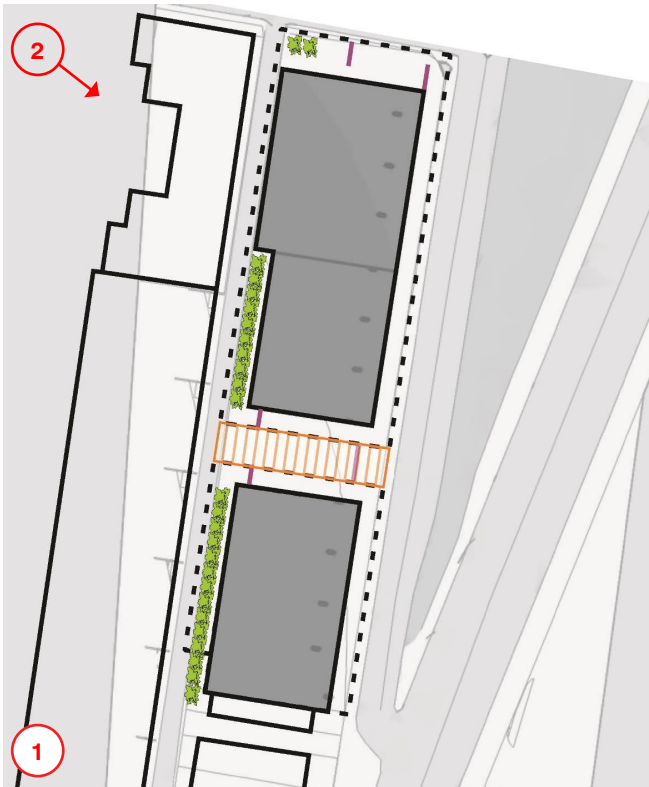


3

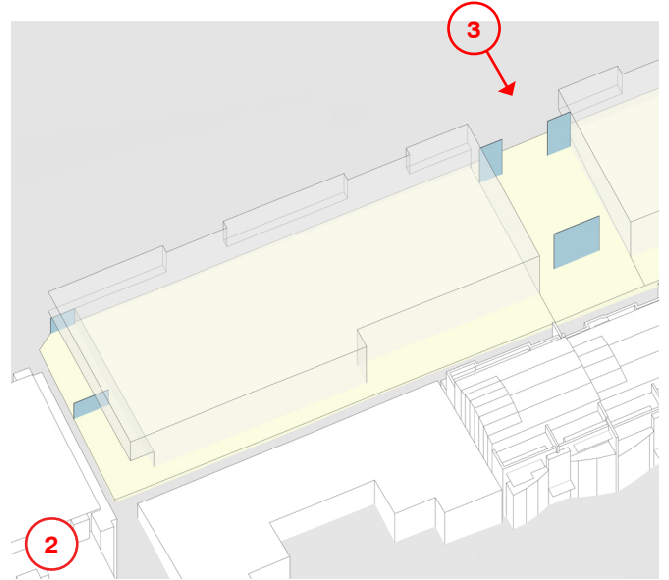
View from north west showing access to sunlight

SITE SPECIFIC MERIT TEST

WIND DOWN-DRAFT AND PUBLIC DOMAIN OUTCOMES



Plan - treatments at ground plane to combat tower downdraft



View from north west showing 2-storey wind-shielding screens



Perspective looking from Rosehill Street into through site link - location of 2-storey wind-shielding screens shown dotted