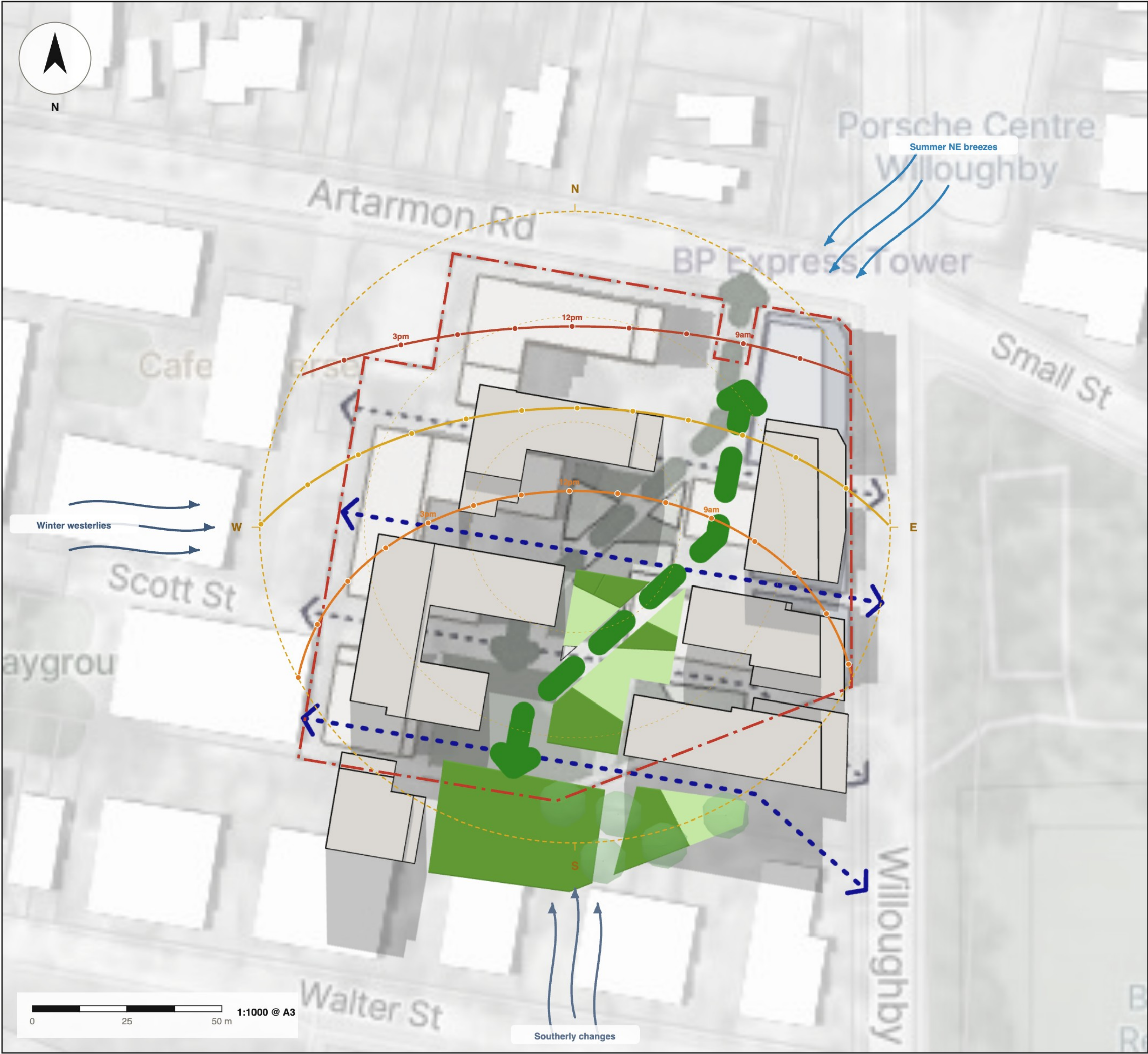




Context plan

Site, sun path and prevailing winds

The site in its urban context at 1:1000. The sun path is computed for the site's latitude; prevailing winds are indicative and should be confirmed against local data.

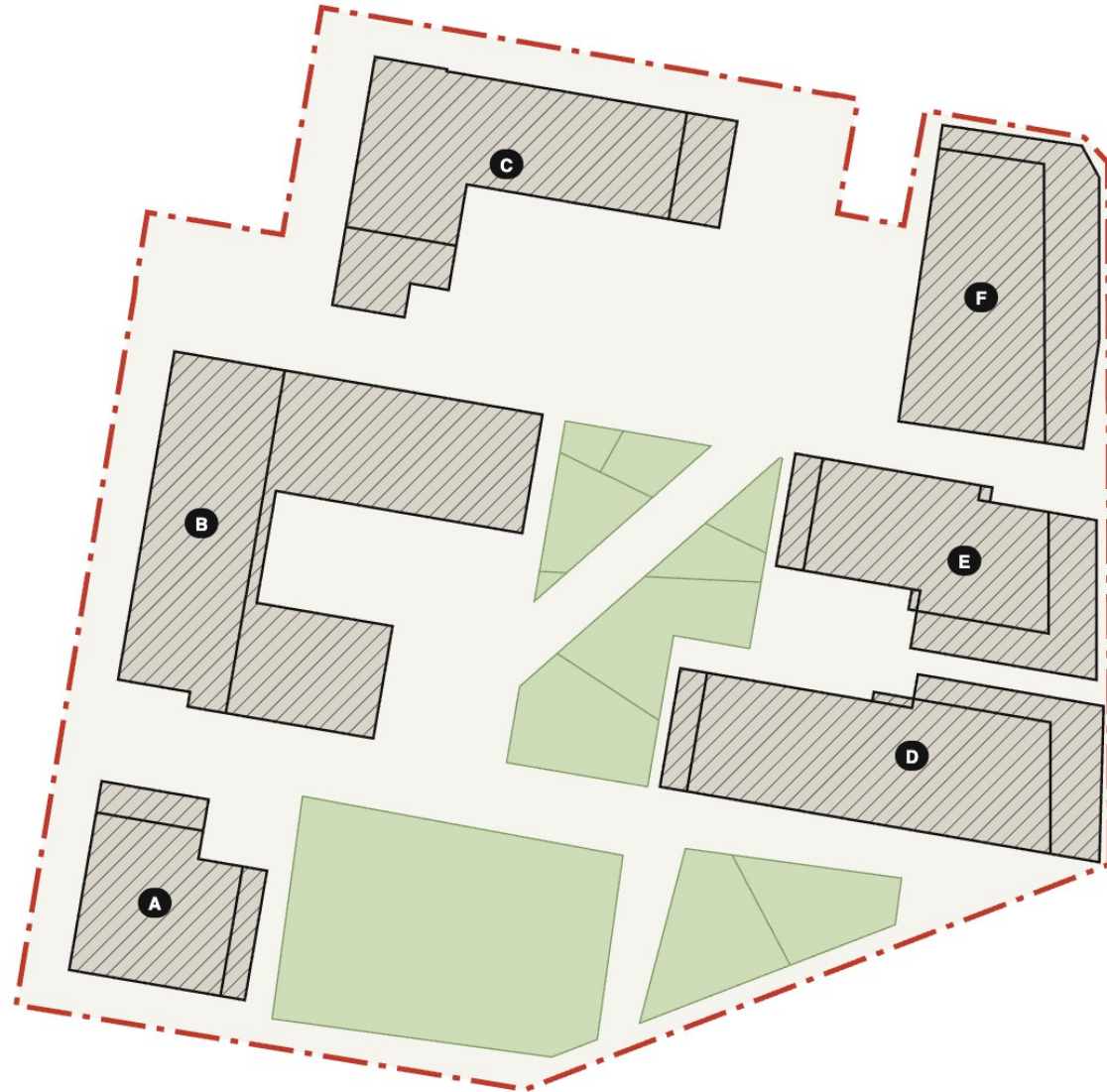
Legend

- Site boundary
- Proposed built form
- Shadow, winter noon
- Existing context (basemap)
- Summer solstice (21 Dec)
- Equinox (21 Mar)
- Winter solstice (21 Jun)
- Summer NE breezes
- Southerly changes
- Winter westerlies

Site	
Site area	16,373 m²
Latitude, longitude	-33.81115, 151.19861
Sun times	UTC+10 standard

Concept only. Not for construction. Areas indicative, from the Giraffe model.

Project stage 1 da		
Address —		
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Date 16 Oct 2026	Scale 1:1000 @ A3	
Drawing DA-01	Revision A	Sheet 1 / 6



0 25 50 m
1:1000 @ A3

Site coverage

Building footprint, landscape and hardscape

Building footprint covers 35.8% of the site. Landscape, including deep soil, makes up 15.6%.

Site coverage

	Building footprint	5,860 m ²	35.8%
	Deep soil	0 m ²	0.0%
	Landscape (other)	2,560 m ²	15.6%
	Hardscape	0 m ²	0.0%
	Unallocated	7,952 m ²	48.6%

Site area	16,373 m ²	100%
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Site coverage	35.8%
---------------	-------

Total landscape (incl. deep soil)	15.6%
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Deep soil	0.0%
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Gross floor area	25,952 m ²
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Floor space ratio	1.59 : 1
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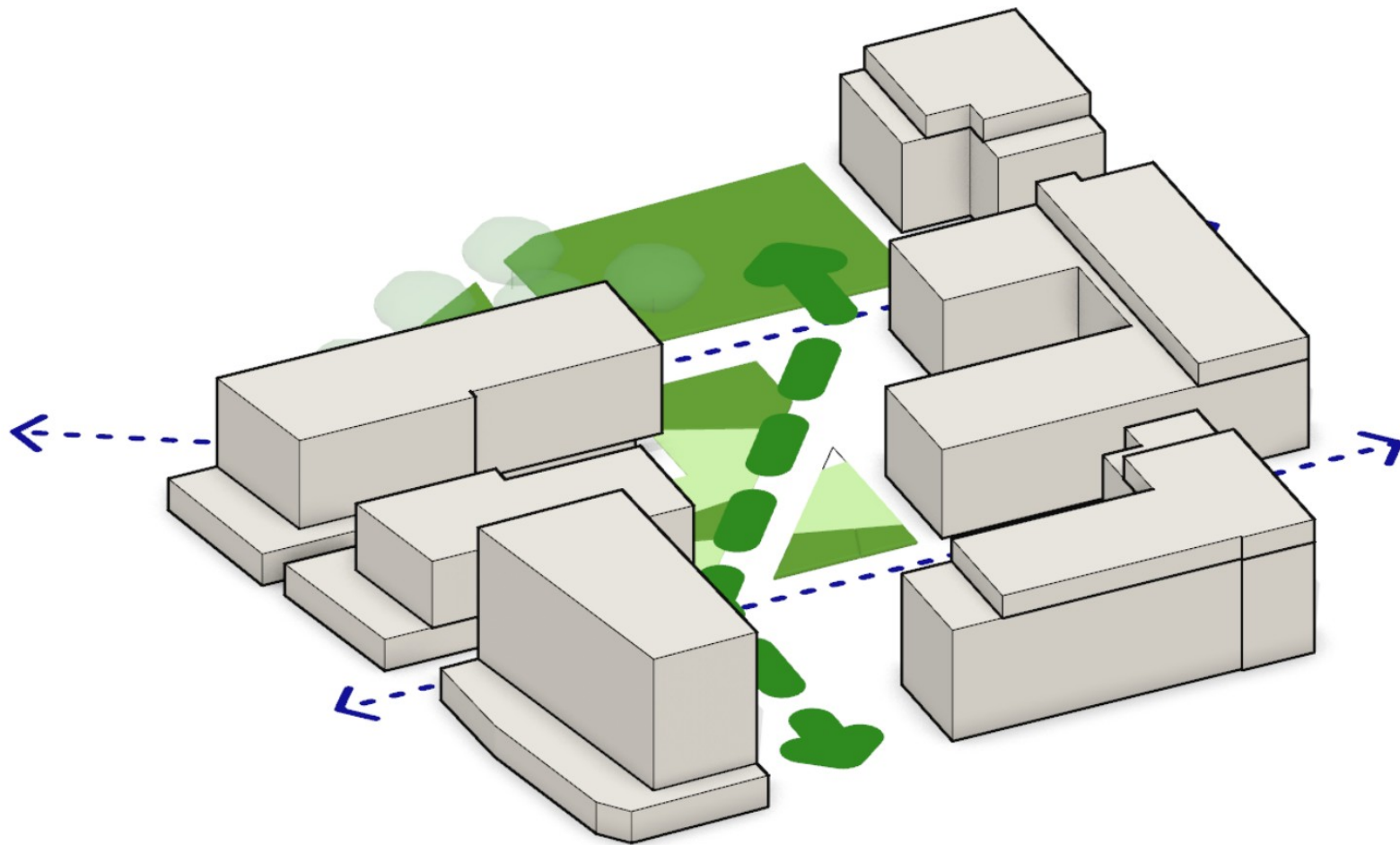
Areas measured inside the site boundary on a 0.10 m grid; each part counted once.

Concept only. Not for construction. Areas indicative, from the Giraffe model.

Project stage 1 da		
Address —		
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Date 16 Oct 2026	Scale 1:1000 @ A3	
Drawing DA-02	Revision A	Sheet 2 / 6

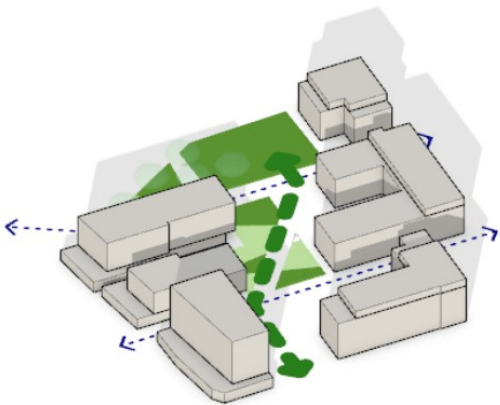
Massing — card model

Viewed from north-east · sun 21 Mar 10:30am



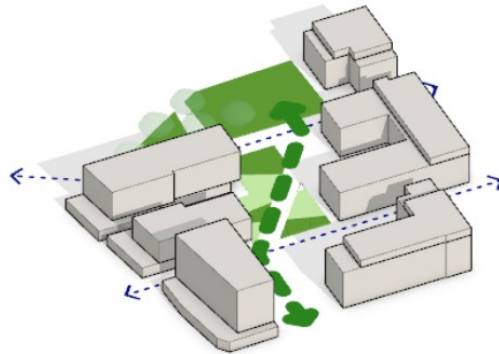
21 Jun · 9am

Sun 19° alt, 43° az



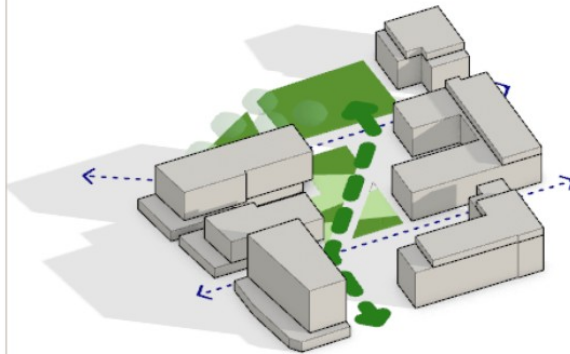
21 Jun · 12pm

Sun 33° alt, 359° az



21 Jun · 3pm

Sun 18° alt, 316° az



Massing diagrams

3D massing and shadow studies

Proposed massing as a card model, with the winter solstice shadow studies below.

Diagram elements

- Landscape - Feature Planting
- Leader
- Landscape - Simple
- Tree

Render

Shadow study day	21 Jun
Ambient occlusion	On · 90%
Card texture	1.2 m grain
Outline	2.4 px silhouette

Concept only. Not for construction. Areas indicative, from the Giraffe model.

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Address —		
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Date 16 Oct 2026	Scale NTS	
Drawing DA-03	Revision A	Sheet 3 / 6

Building axonometric

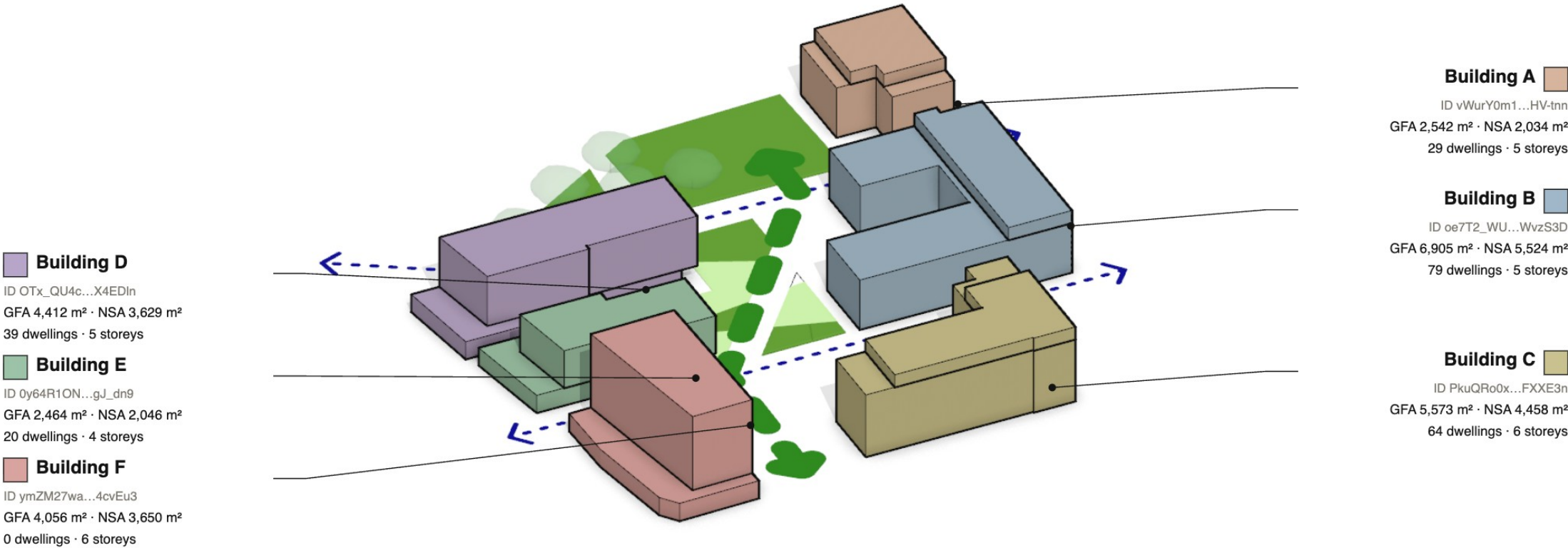
Area and yield by building

6 buildings with 25,952 m² GFA in total, and 231 dwellings.

Building schedule

Bldg	Storeys	Height	GFA m²	NSA m²	Dwgs
A	5	16.0 m	2,542	2,034	29
B	5	16.0 m	6,905	5,524	79
C	6	19.2 m	5,573	4,458	64
D	5	17.3 m	4,412	3,629	39
E	4	14.1 m	2,464	2,046	20
F	6	23.5 m	4,056	3,650	0
Total			25,952	21,341	231

GFA and NSA are the Giraffe model's gross and net areas summed over every stacked section of the building; dwellings from each section's dwelling mix.



Building axonometric
Viewed from north-east · colour per building

Concept only. Not for construction. Areas indicative, from the Giraffe model.

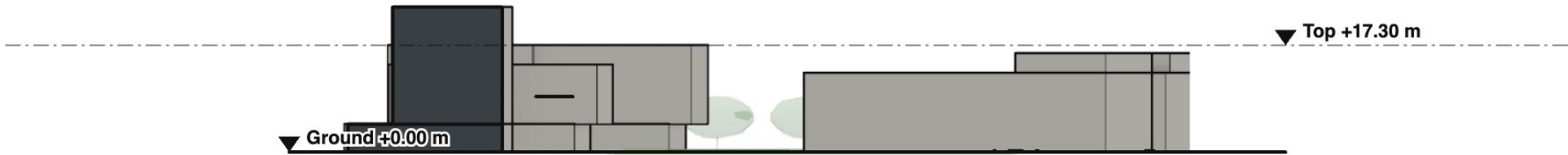
Project stage 1 da		
Address —		
Client —	Prepared by —	
Date 16 Oct 2026	Scale NTS	
Drawing DA-04	Revision A	Sheet 4 / 6

A

Section A

Through the site centre

1:1000

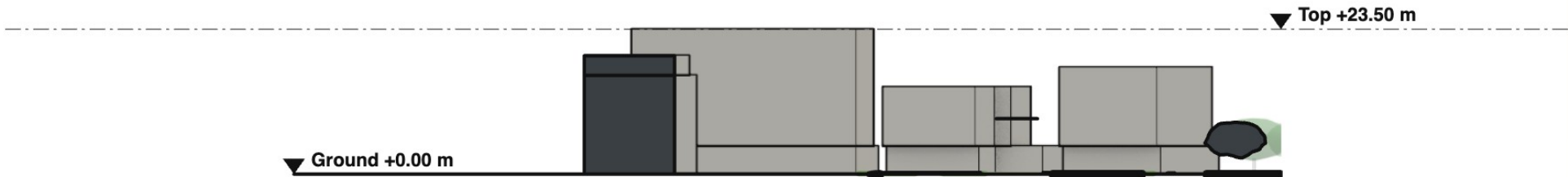


B

Section B

Through the site centre

1:1000



C

North elevation

From the north, looking south

1:1000



D

East elevation

From the east, looking west

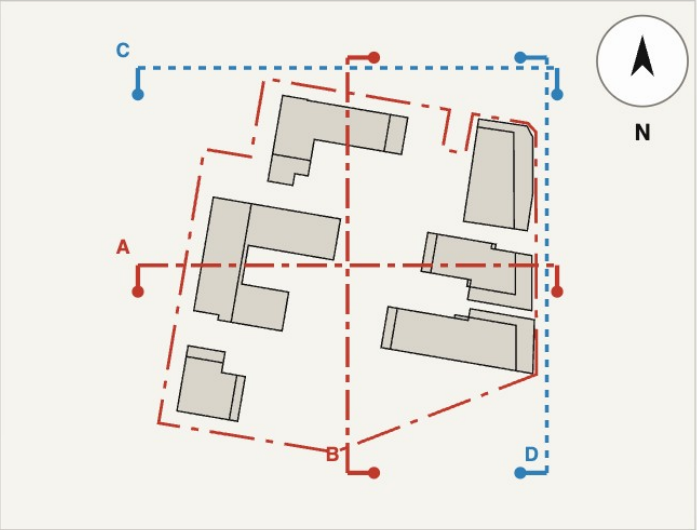
1:1000



Sections & elevations

Key sections and street elevations

Key sections through the site, with the north and east elevations, drawn at one scale.



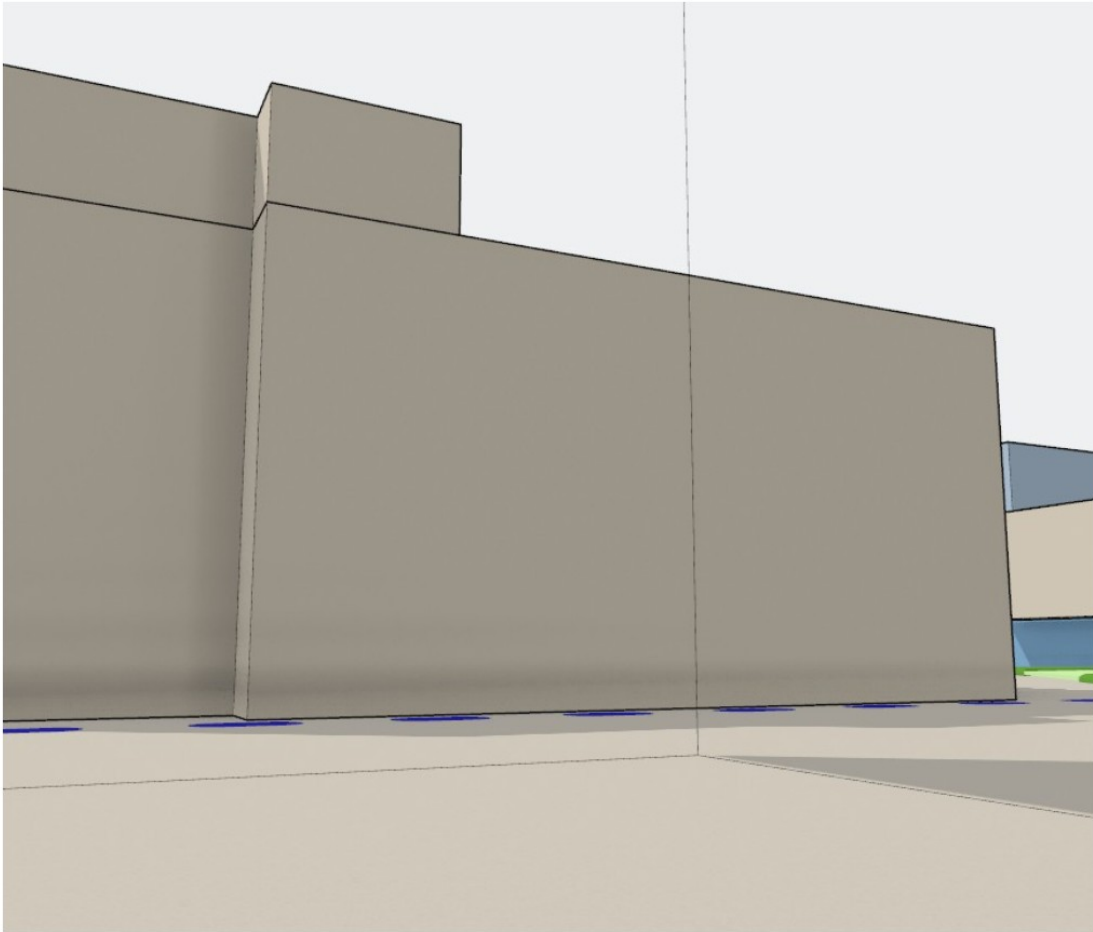
A Section A	162 m long
B Section B	160 m long
C North elevation	162 m long
D East elevation	160 m long



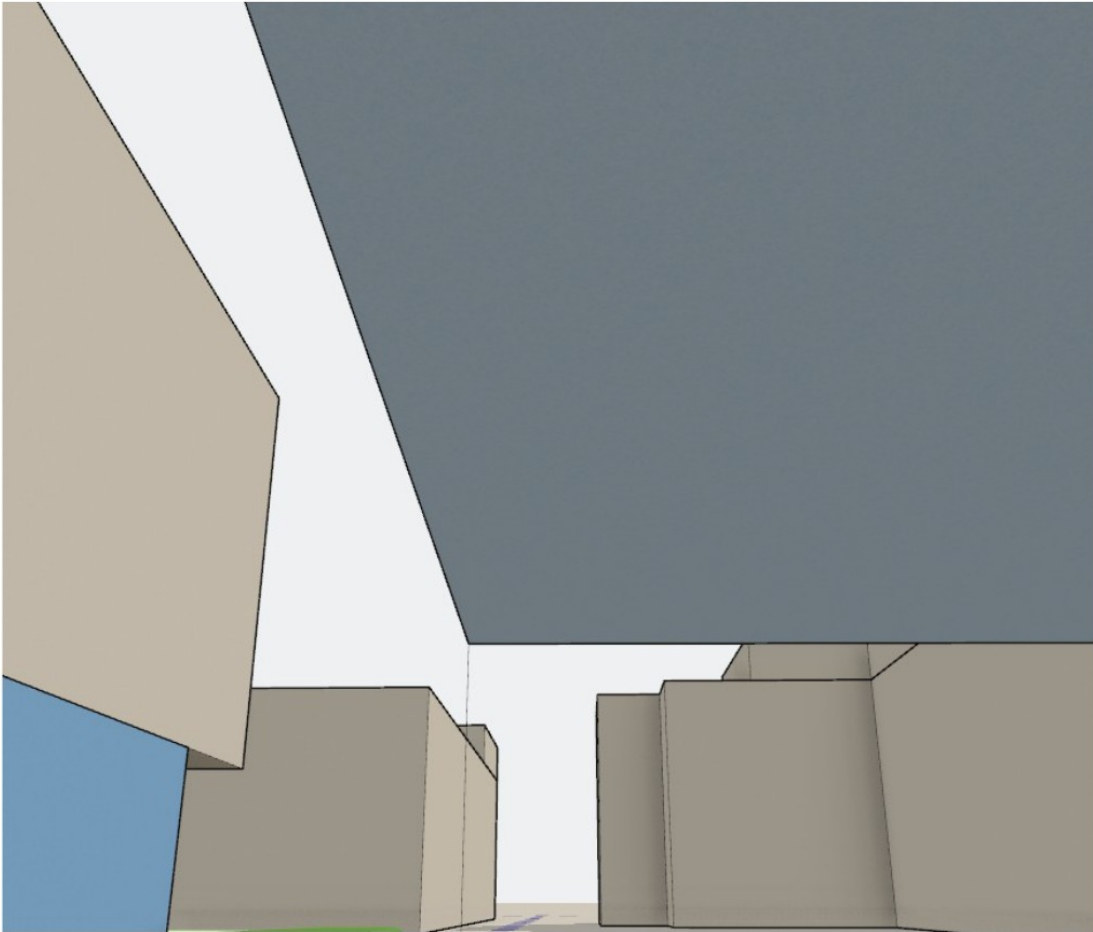
1:1000 @ A3

Concept only. Not for construction. Areas indicative, from the Giraffe model.

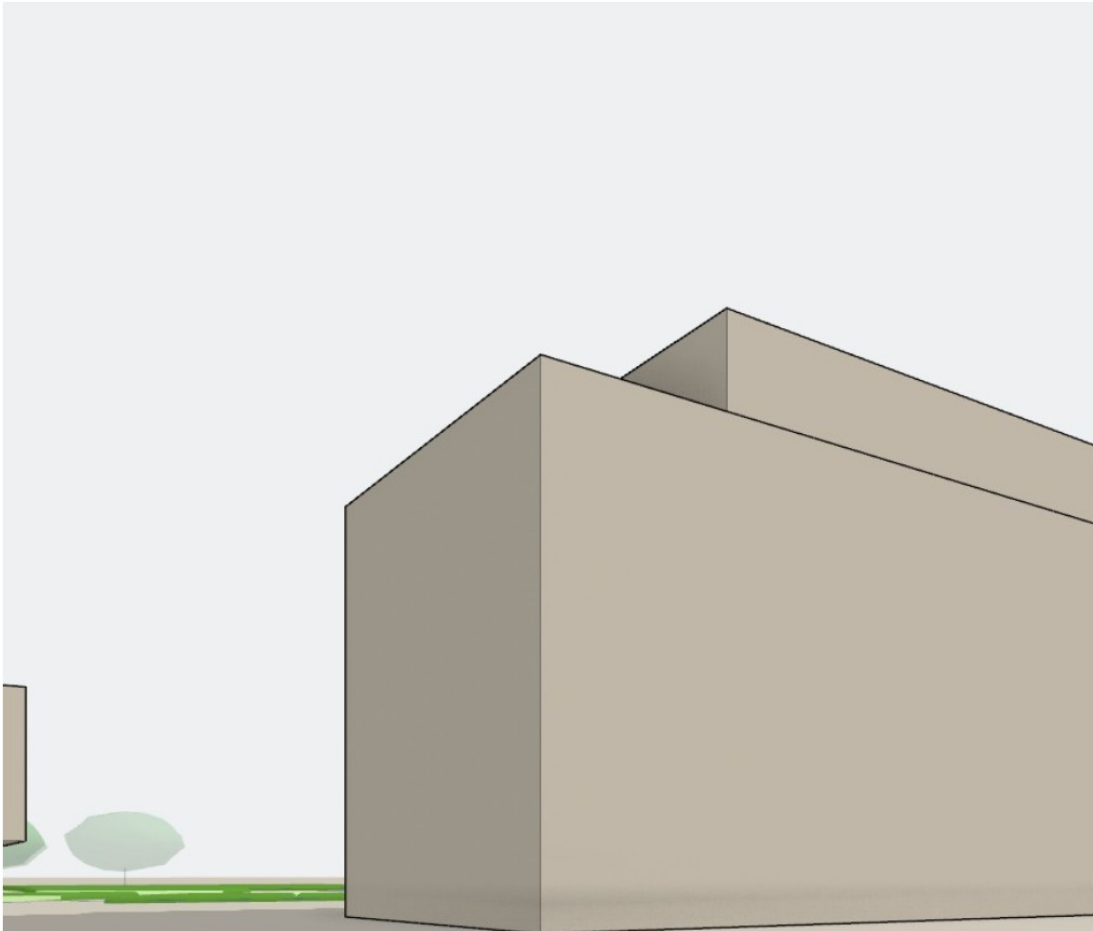
Project stage 1 da		
Address —		
Client —	Prepared by —	
Date 16 Oct 2026	Scale 1:1000 @ A3	
Drawing DA-05	Revision A	Sheet 5 / 6



01 Camera 1 1.6 m eye height · 50° lens



02 Camera 2 1.6 m eye height · 50° lens

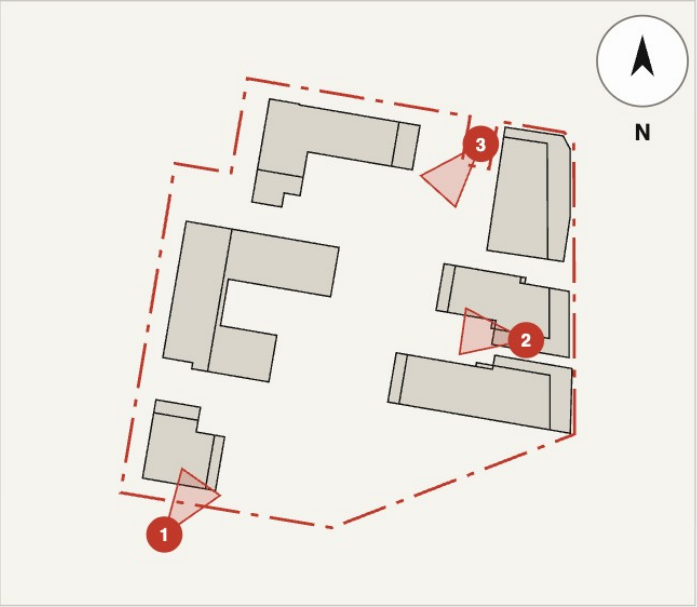


03 Camera 3 1.6 m eye height · 50° lens

Key views

Aerial and street-level views

Key views of the proposal. Each view's viewpoint and direction are shown on the key plan.



Views saved in Urban Planner Widgets.

Concept only. Not for construction. Areas indicative, from the Giraffe model.

Project stage 1 da		
Address —		
Client —	Prepared by —	
Date 16 Oct 2026	Scale NTS	
Drawing DA-06	Revision A	Sheet 6 / 6