

**Fox
Johnston**

T + 612 9211 2700
W foxjohnston.com.au

Level 1
268A Devonshire Street
Surry Hills NSW 2010
Australia

www.foxjohnston.com.au

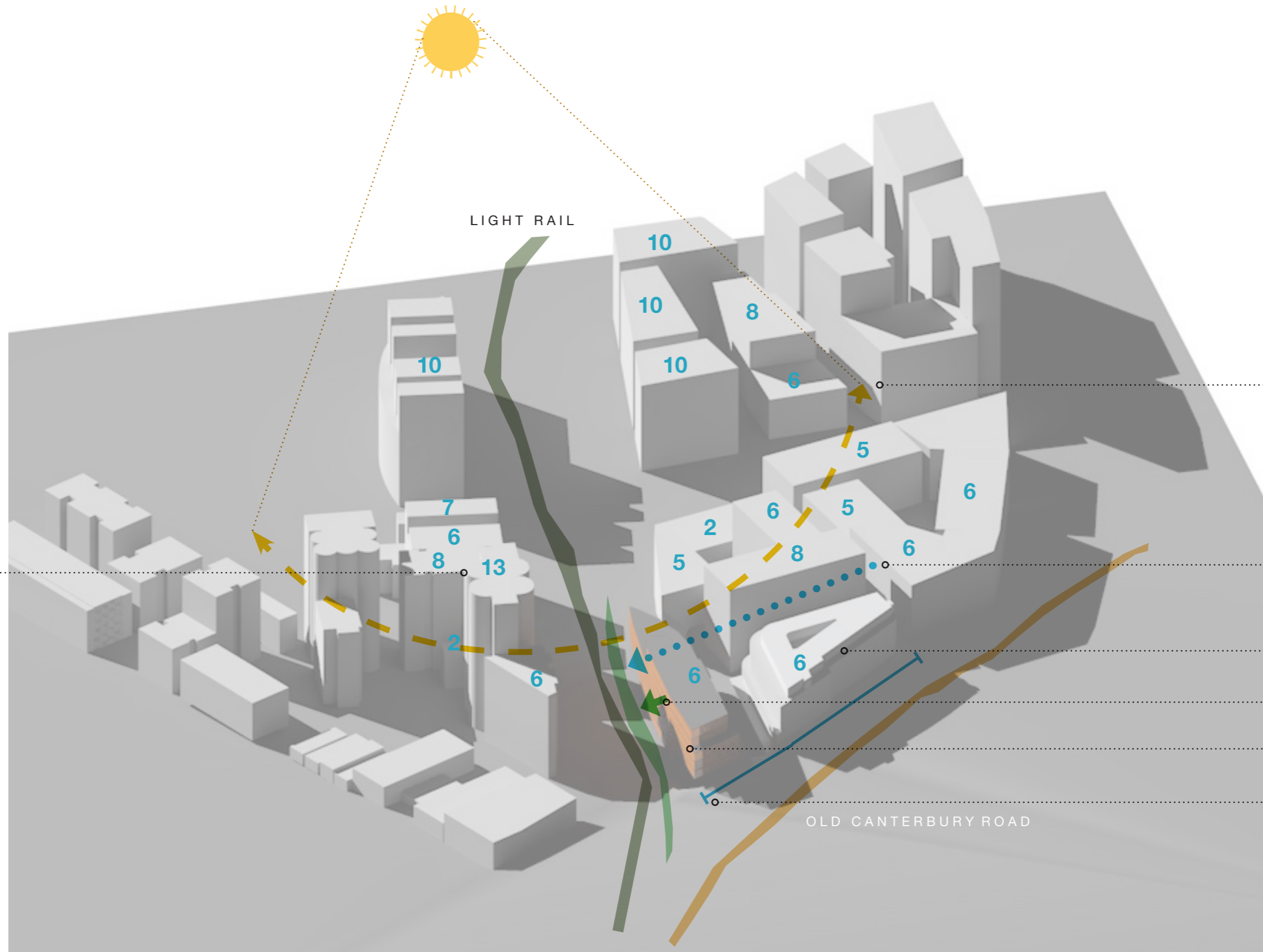
120C Old Canterbury Road, Lewisham

August 2018

C O N T E N T S

1. Urban Analysis
2. ADG Compliance
3. GFA Diagrams
4. Envelope & Setback Diagrams
5. Elevation & Sections
6. Sun Eye Views
7. Streetscape Views
8. Streetscape Photomontage

PROVIDE TRANSITION FROM HIGHER WESTERN BUILDINGS TO SIX STOREY ZONE TO EAST



SOLAR ORIENTATION TO ACHIEVE ADG COMPLIANCE

PROVIDE PUBLIC CONNECTION TO LIGHT RAIL STATION

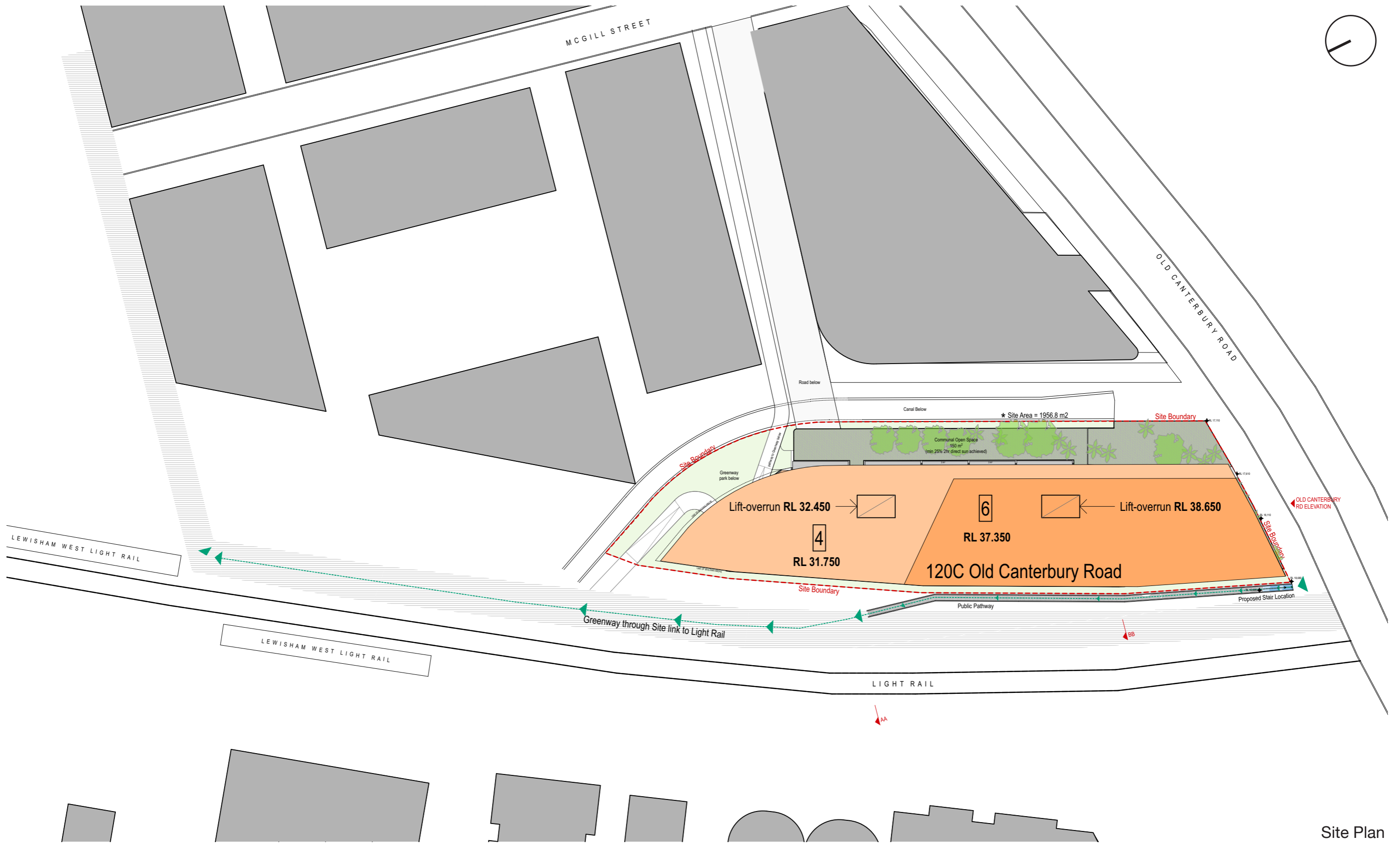
MAINTAIN SOLAR ACCESS TO APARTMENTS AND CHILDCARE CENTRE

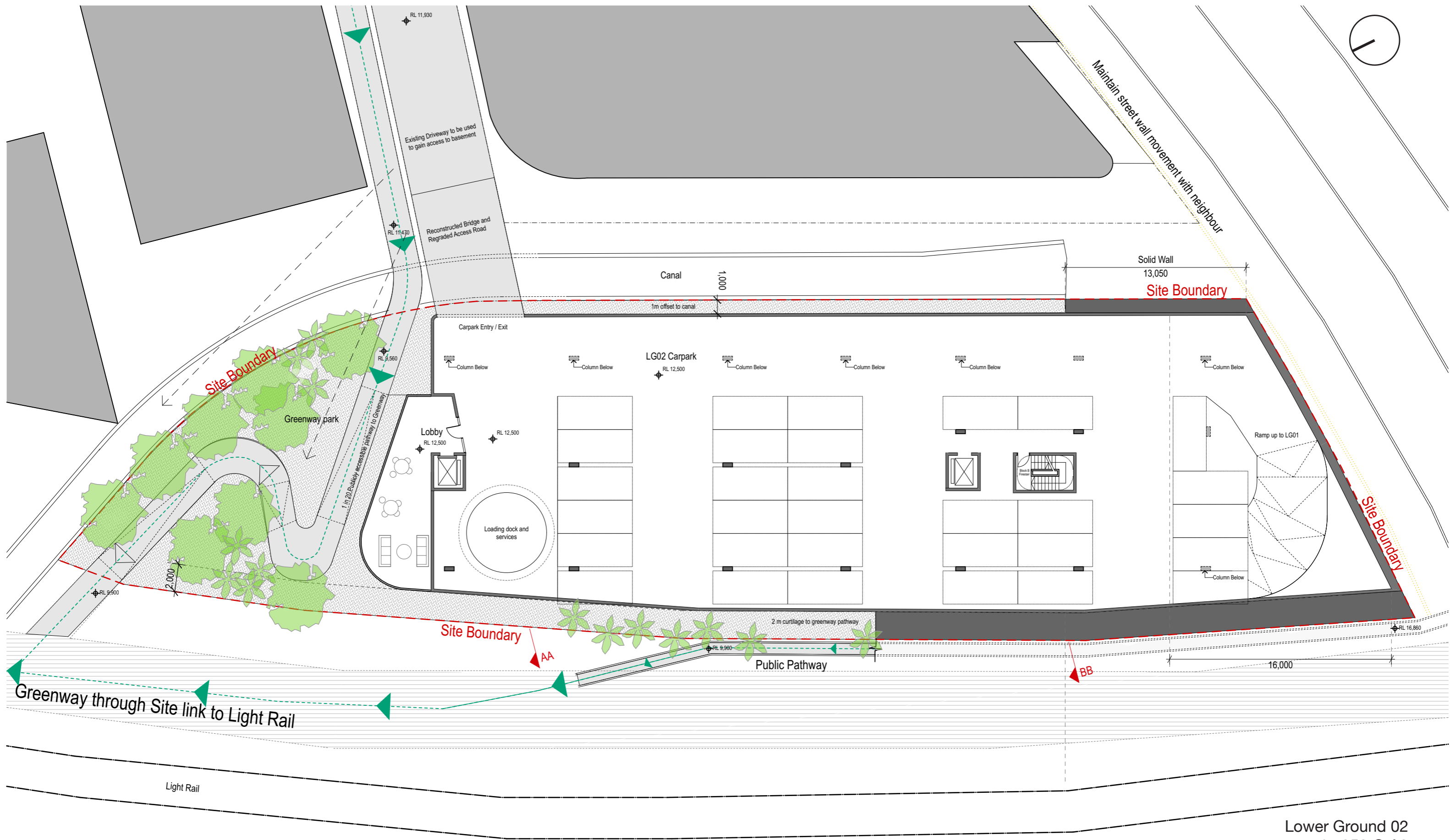
PROVIDE LINK FROM APARTMENT BUILDING TO THE GREENWAY CORRIDOR

PROVIDE POSITIVE FACADE TREATMENT TO GREENWAY

MAINTAIN STREET SETBACK ALIGNMENT

OLD CANTERBURY ROAD







CANTERBURY ROAD

Road below

Canal Below

* Site Area = 1956.8 m2

Site Boundary

Site Boundary

Greenway park below

Pathway to Greenway below

VOID

Lobby

RL 15.375

bridge to lobby

VOID

LG01 Carpark

RL 15.375

Site Boundary

Site Boundary

Public Pathway

RL 16.860

Greenway through Site link to Light Rail

BB

LIGHT RAIL

AA

Lower Ground 01
1 : 250 @ A3
ADG Compliance

**Fox
Johnston**

120C Old Canterbury Road, Lewisham
August 2018



CANTERBURY ROAD



Road below

Canal Below

* Site Area = 1956.8 m²

Site Boundary

Communal Open Space
150 m²
(min 25% 2hr direct sun achieved)

Site Boundary

Greenway park below

Pathway to Greenway below

OLD CANTERBURY RD ELEVATION

Site Boundary

LINE OF BUILDING ABOVE

LINE OF BUILDING ABOVE

Site Boundary

Public Pathway

Proposed Stair Location

Greenway through Site link to Light Rail

BB

LIGHT RAIL

Fox Johnston

AA

- Natural Cross Ventilation Compliance
- Solar Compliance
- Solar Compliance (Skylight)

Ground
1 : 250 @ A3
ADG Compliance

120C Old Canterbury Road, Lewisham

August 2018



CANTERBURY ROAD

Road below

Canal Below

* Site Area = 1956.8 m²

Site Boundary

Site Boundary

Greenway park below

Site Boundary

Site Boundary

BB

LIGHT RAIL

AA

Level 01 - 03
1 : 250 @ A3

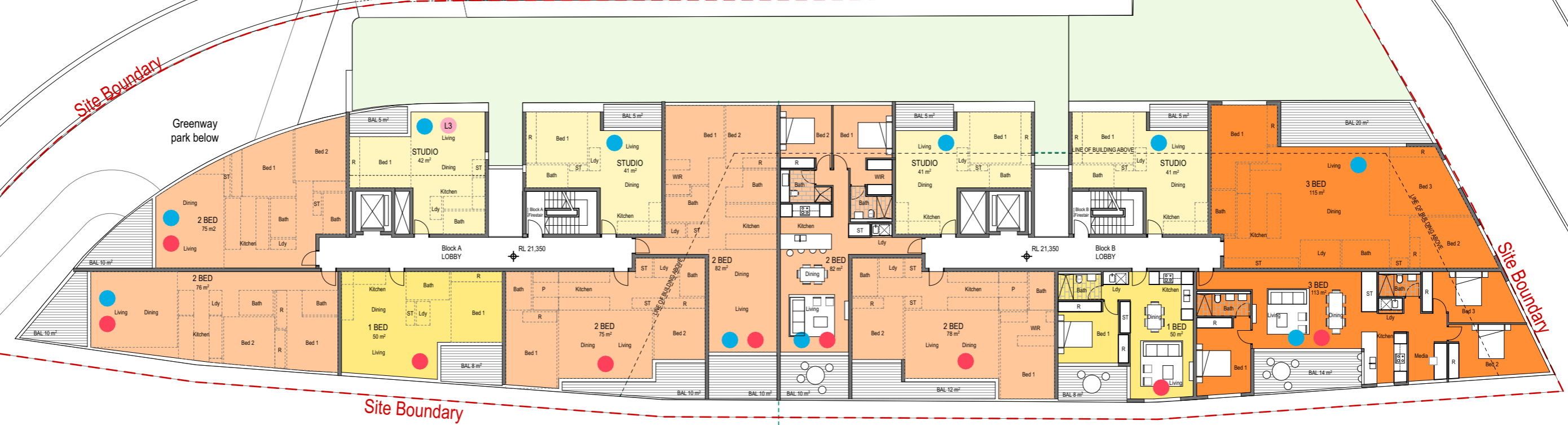
ADG Compliance

120C Old Canterbury Road, Lewisham

August 2018

**Fox
Johnston**

- Natural Cross Ventilation Compliance
- Solar Compliance
- Solar Compliance (Skylight)





CANTERBURY ROAD

Road below

Canal Below

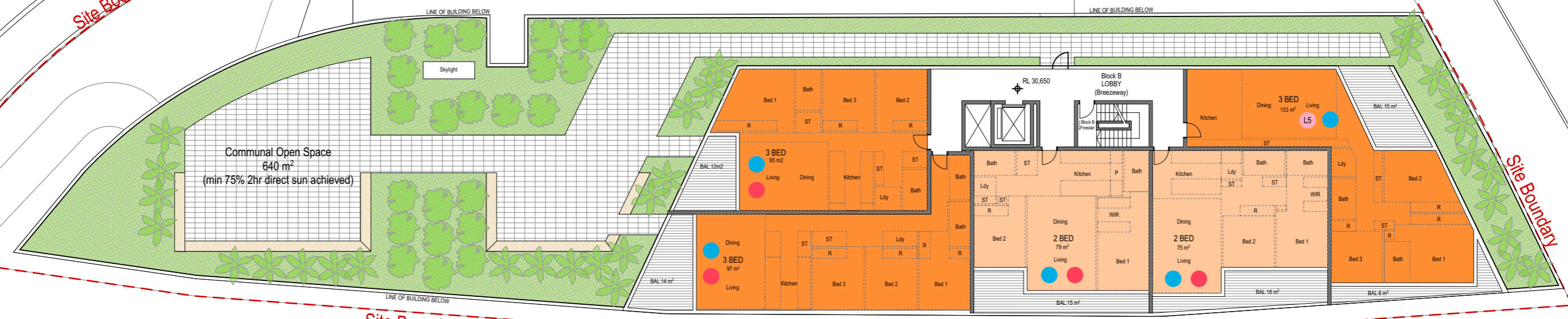
* Site Area = 1956.8 m²

Site Boundary

Site Boundary

Site Boundary

Site Boundary



Communal Open Space
640 m²
(min 75% 2hr direct sun achieved)

RL 30.650

Block B LOBBY
(Breezeway)

LIGHT RAIL

Level 04 - 05
1 : 250 @ A3

ADG Compliance

120C Old Canterbury Road, Lewisham

August 2018

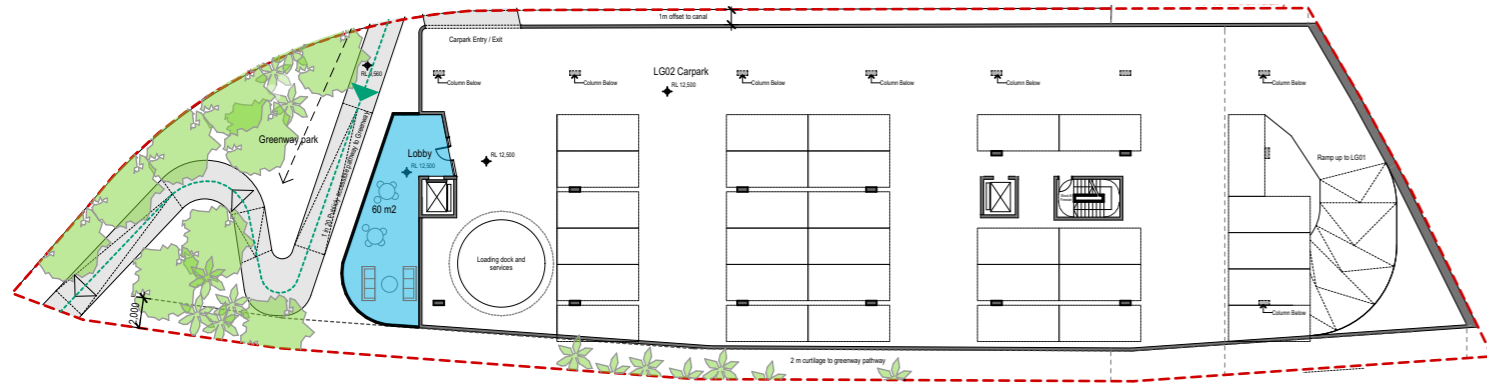
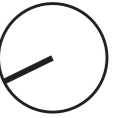
**Fox
Johnston**



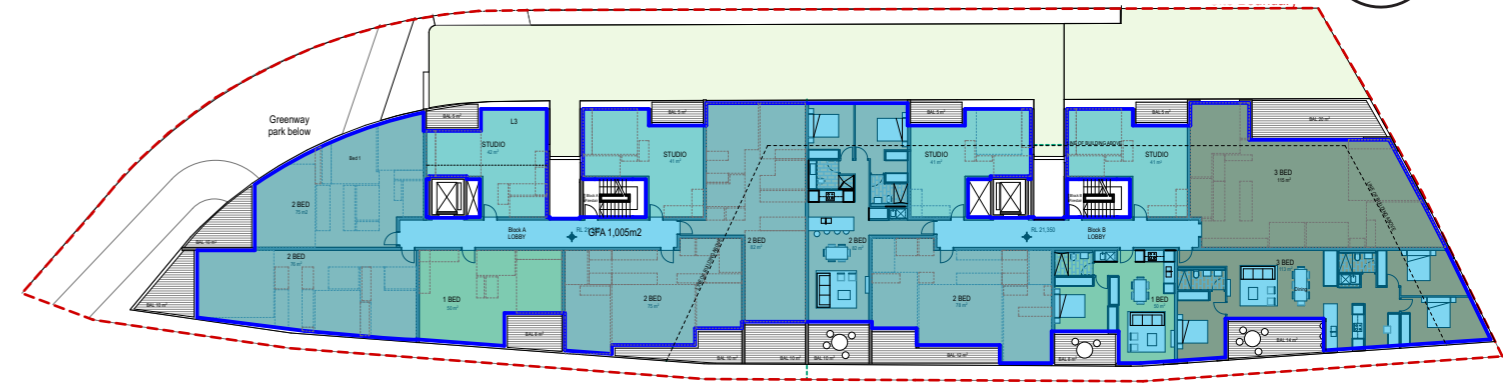
- Natural Cross Ventilation Compliance
- Solar Compliance
- Solar Compliance (Skylight)



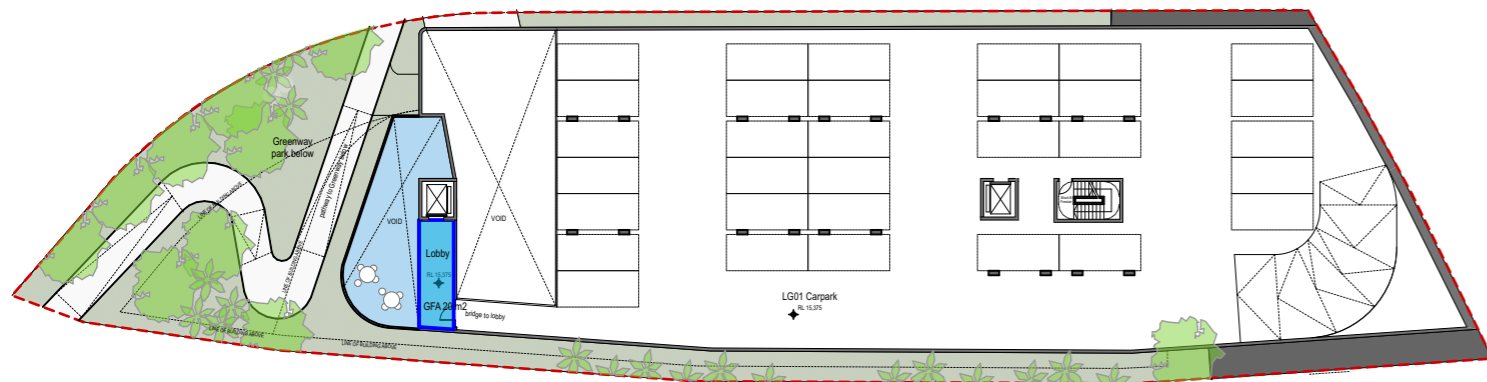
Level	Unit Type				ADG	
	Studio	1 Bed	2 Bed	3 Bed	Solar	Cross Vent
Ground	3	2	5	0	7	6
L1	4	2	6	2	9	10
L2	4	2	6	2	9	10
L3	4	2	6	2	10	10
L4	0	0	2	3	4	5
L5	0	0	2	3	5	5
Total	15	8	27	12	62	46
Mix %	24.2%	12.9%	43.5%	19.4%	71.0%	74.2%



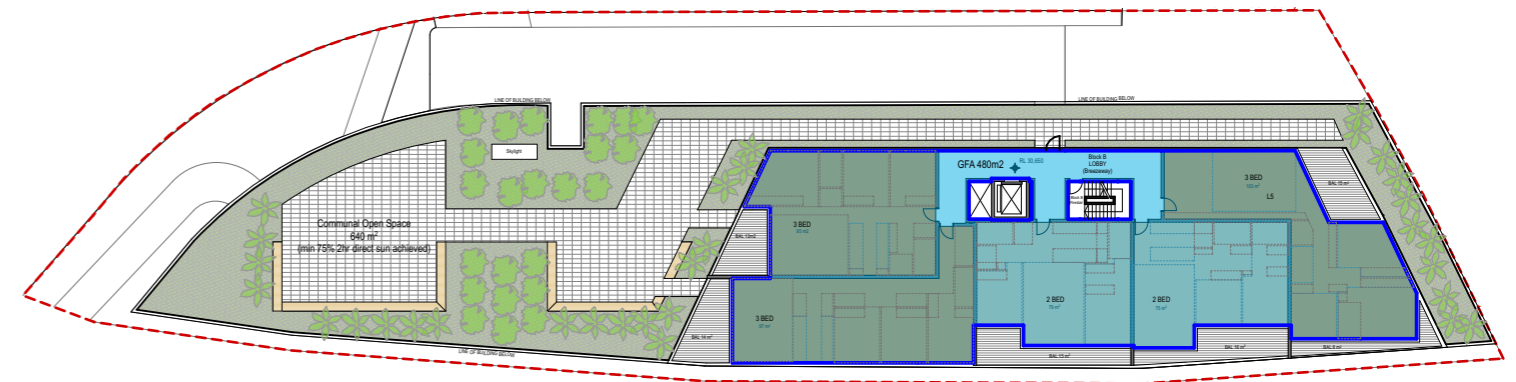
Lower Ground 02



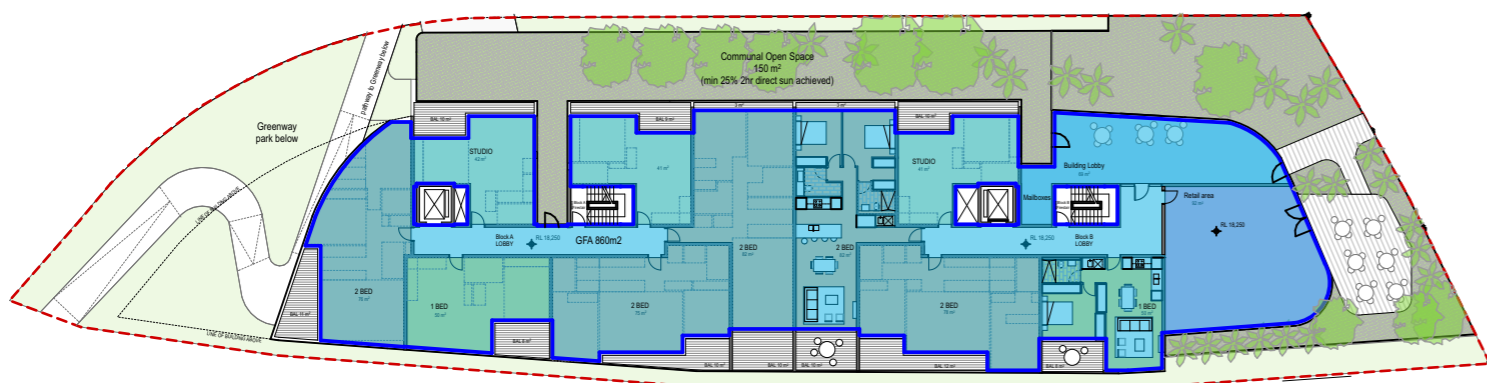
L01 - L03



Lower Ground 01



L04 - L05



Ground

PROPOSED GFA : FSR	
Lower Ground 02	- 60m ²
Lower Ground 01	- 20m ²
Ground	- 860m ²
L01 - L03	- 1005 x 3 = 3015m ²
L04 - L05	- 480 x 2 = 960m ²
Total GFA	- 4915m²
Site Area	- 1956.8m²
FSR	- 2.51 : 1

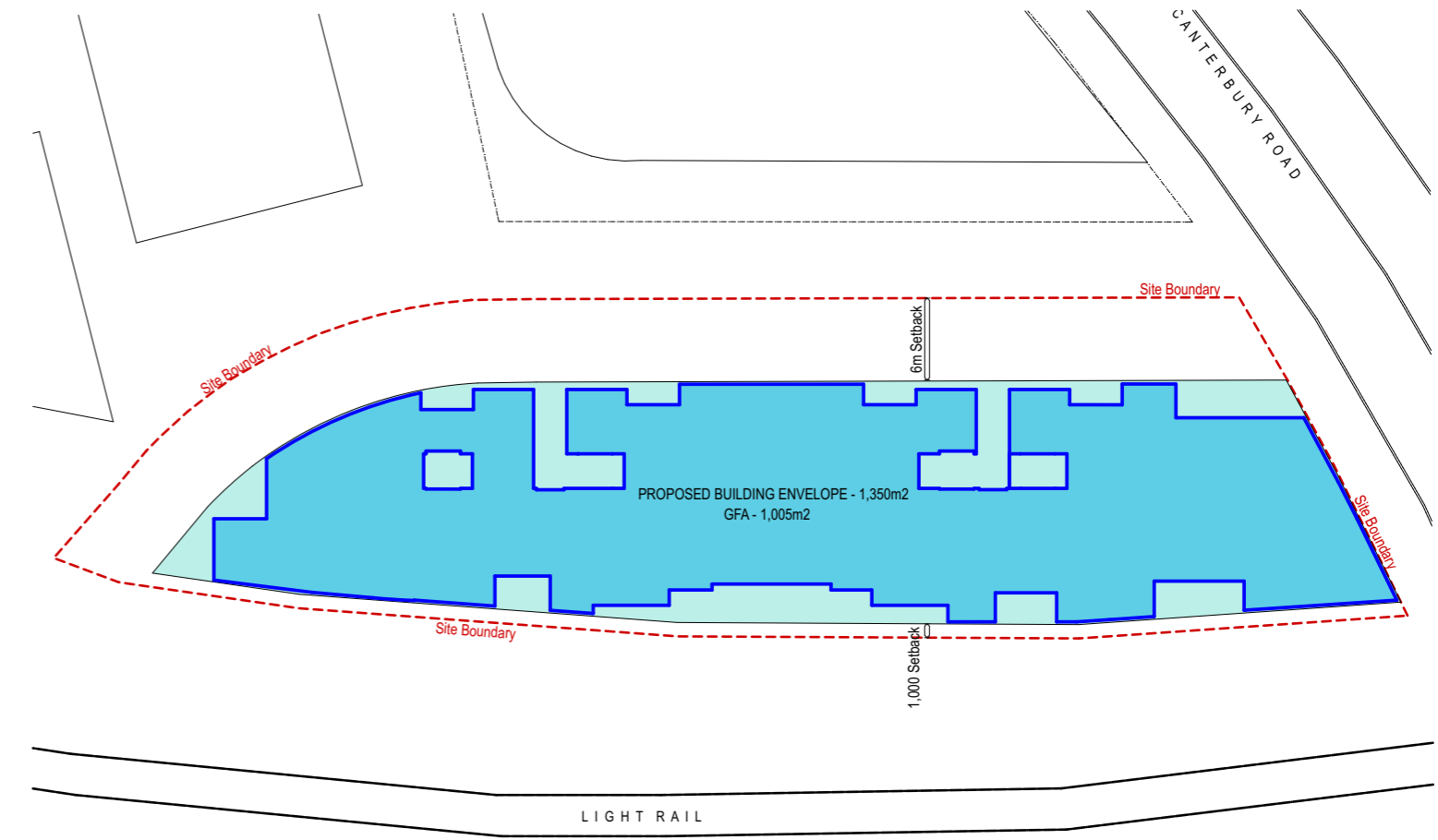
Proposed GFA : FSR

120C Old Canterbury Road, Lewisham

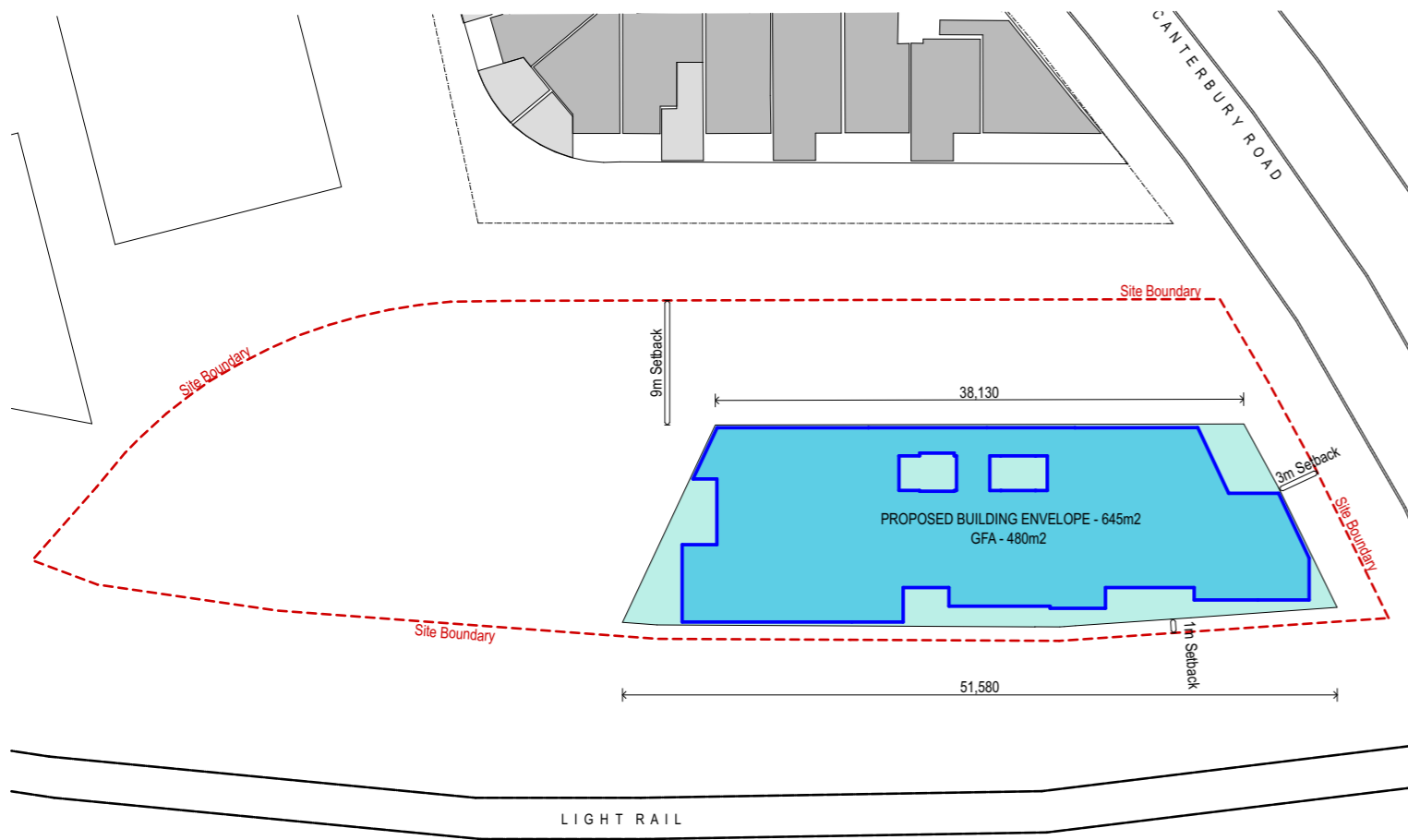
August 2018



Ground



L01 - L03



L04 - L05



PROPOSED GFA : ENVELOPE		
Ground	- 860 / 1150m ²	= 74.7%
L01 - L03	- 1005 / 1350m ²	= 74.4%
L04 - L05	- 480 / 645m ²	= 74.4%

Proposed GFA : FSR
120C Old Canterbury Road, Lewisham
August 2018

