

155 East Victoria Proposal Analysis

1. Lot Coverage

The average coverage in the neighbourhood is 23.1%. While the development will attract more density, the lot coverage (29.5%) is however, within the applicable range (8.6% - 49.3%) in the neighbourhood.

Graph Showing Lot Coverage

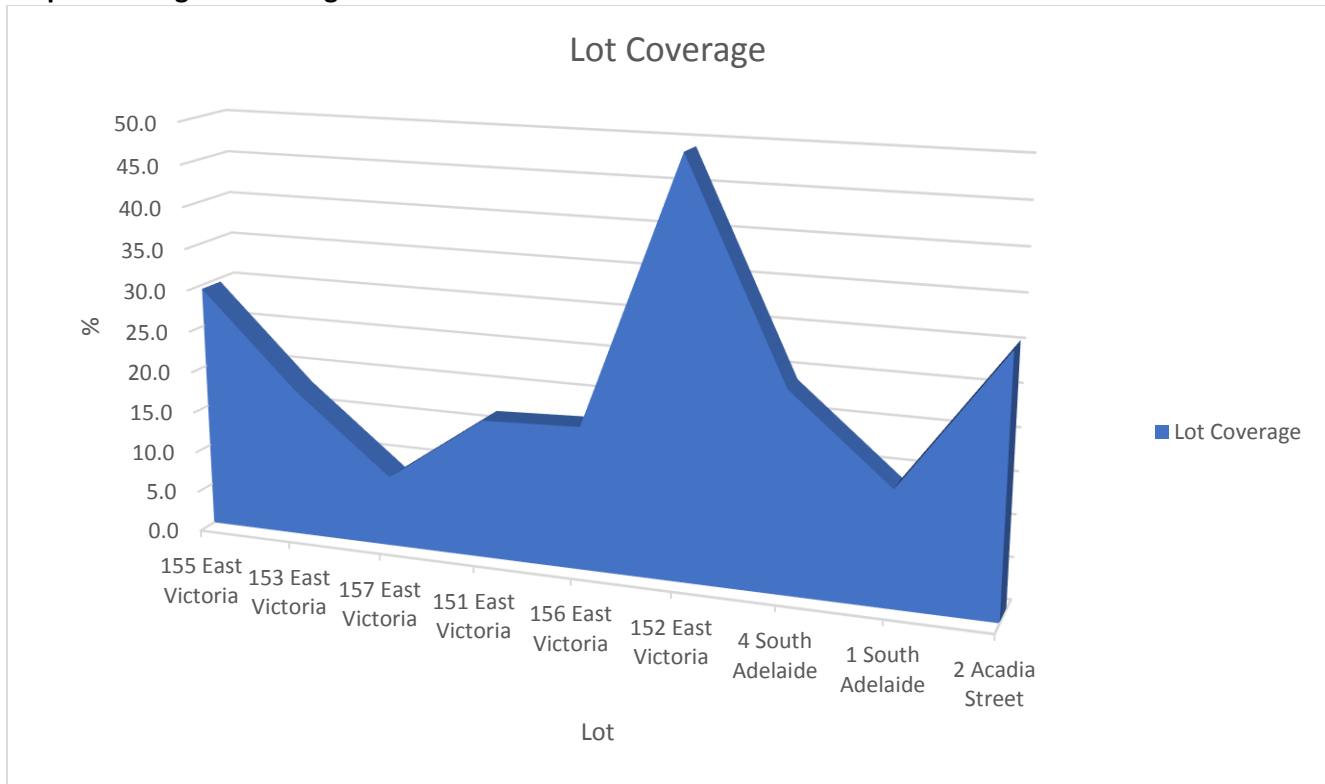


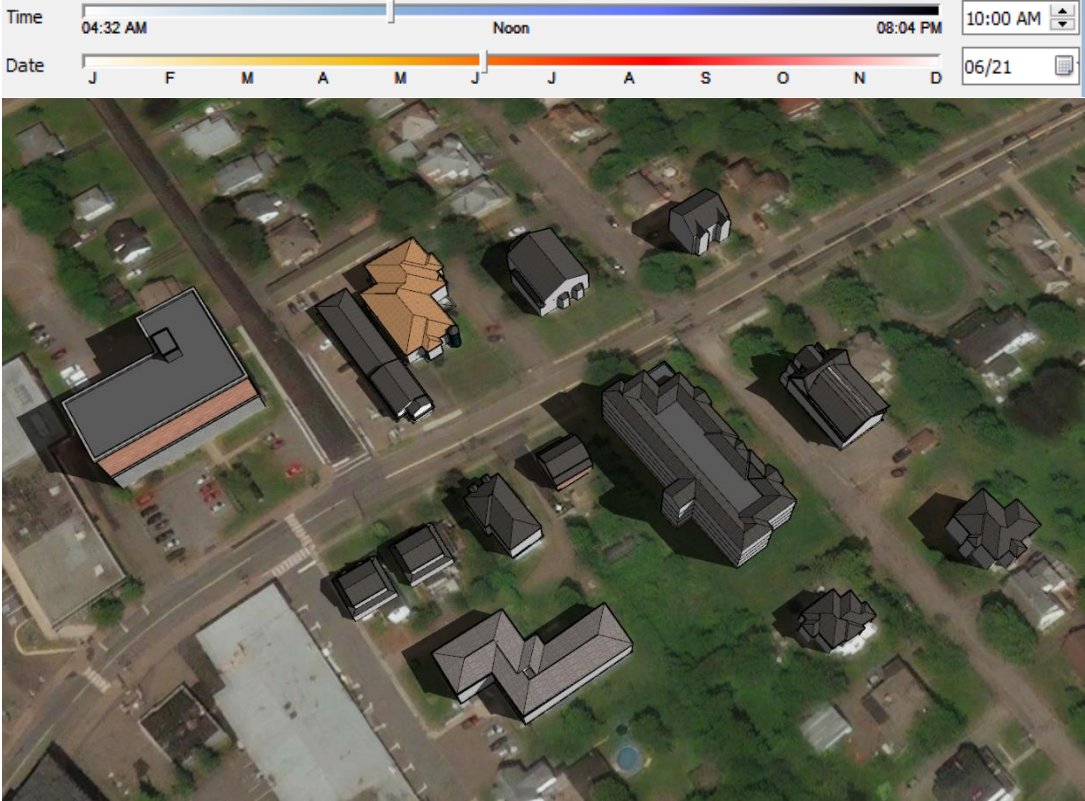
Table Showing Building Details

Lot	Lot area (sqm)	Building footprint (sqm)	Lot coverage (%)	Building Height (m)
155 East Victoria	3589.91	1,060	29.5	18
153 East Victoria	665.49	119.70	18.0	8.82
157 East Victoria	3191.08	272.89	8.6	13.87
151 East Victoria	1064.27	178.18	16.7	9.4
156 East Victoria	1189.40	204.67	17.2	12.66
152 East Victoria	882.82	434.83	49.3	11.36
4 South Adelaide	684.80	164.06	24.0	12.66
1 South Adelaide	1205.97	167.43	13.9	10
2 Acadia Street	1867.33	569.90	30.5	9.3
Average lot coverage in the neighbourhood			23.1	

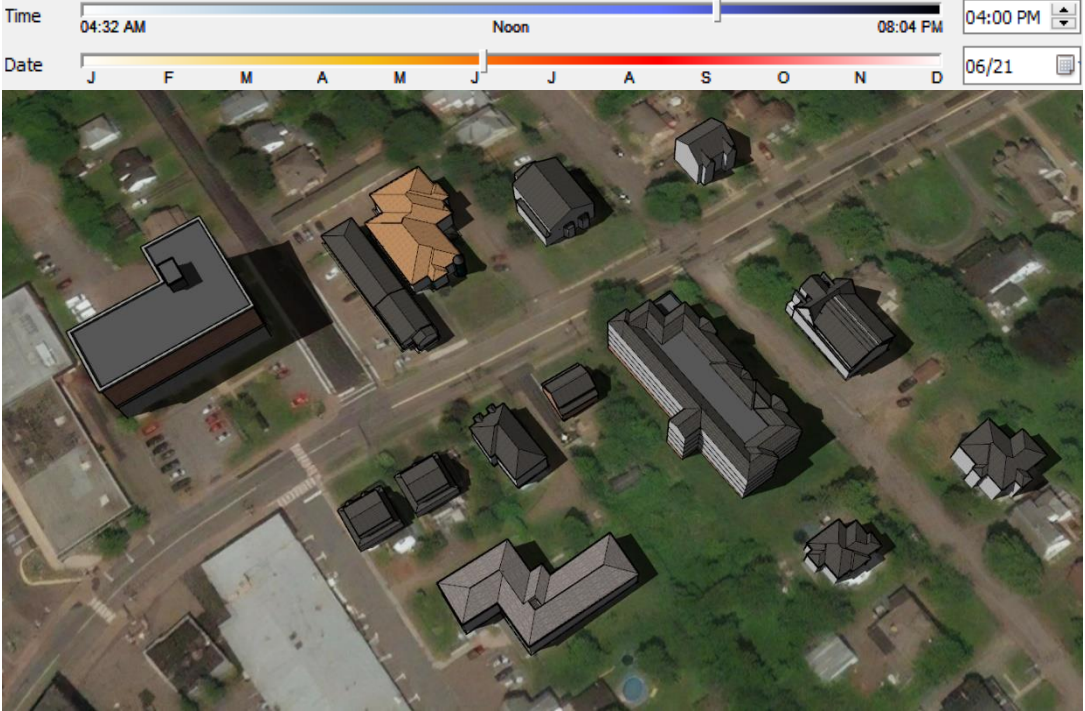
Furthermore, at 20sqm per unit, a total of 960sqm amenity space is required for the proposed 48 units. A sum of the building coverage and the amenity space is 2020sqm, leaving additional 1,569.91sqm for landscaping and parking on the site. This implies that the proposed site is large enough to adequately accommodate the number density that is being proposed.

2. Shadow Analysis

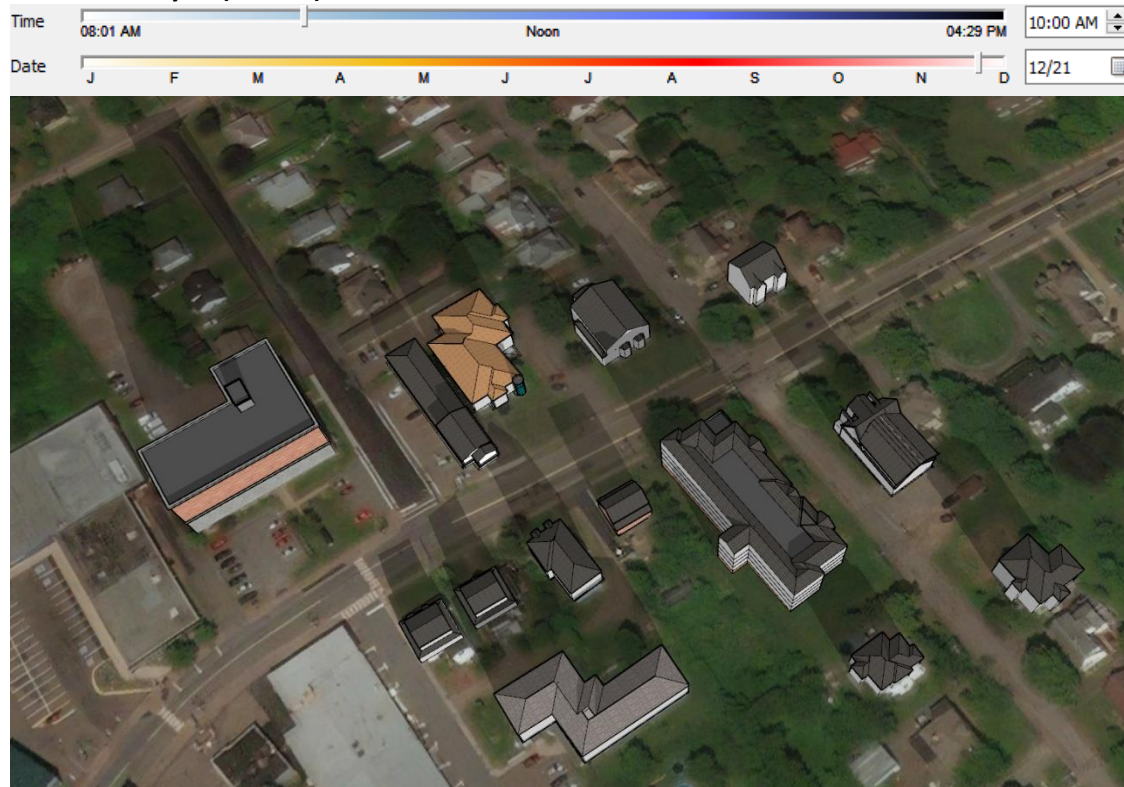
Shadow Analysis (Summer)



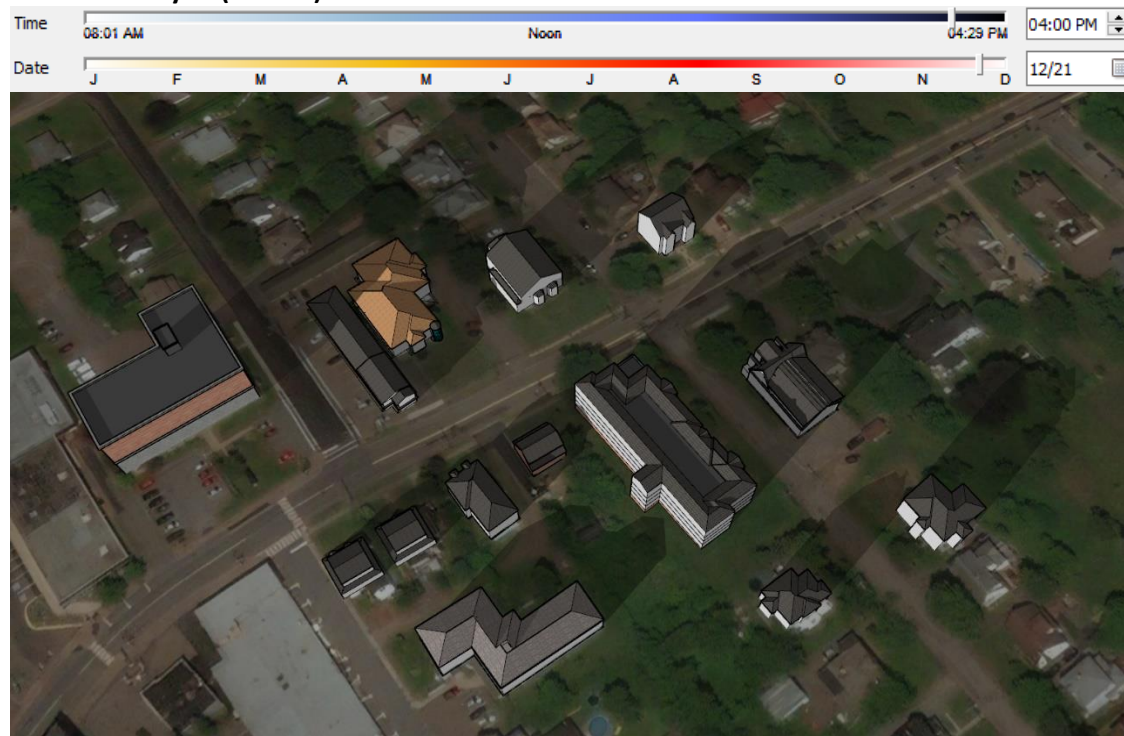
Shadow Analysis (Summer)



Shadow Analysis (Winter)



Shadow Analysis (Winter)

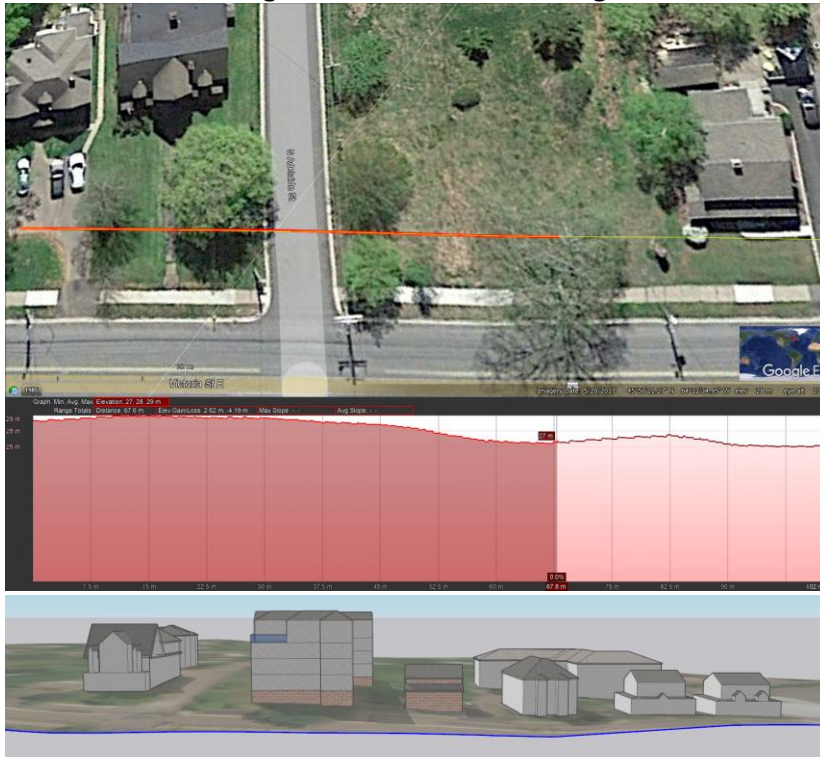


The shadow impact of the proposed four storey building will not be significantly different from a three storey.

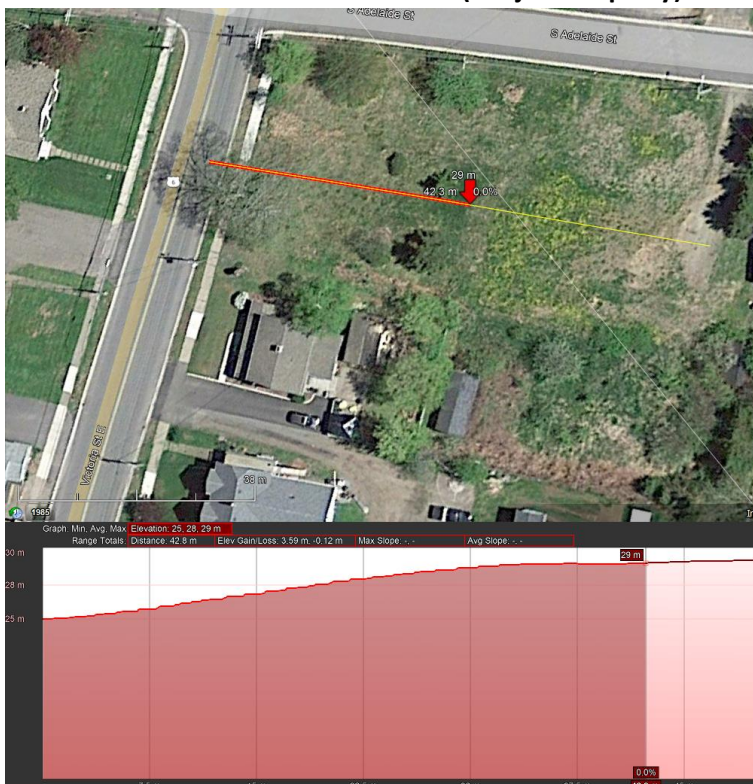
3. Building Height

The terrain of the area where the development is proposed is a major determinant of the elevation profile for buildings in the neighbourhood.

Cross Section Showing the Elevation Profile Along East Victoria



Elevation Profile for 155 East Victoria (Subject Property)



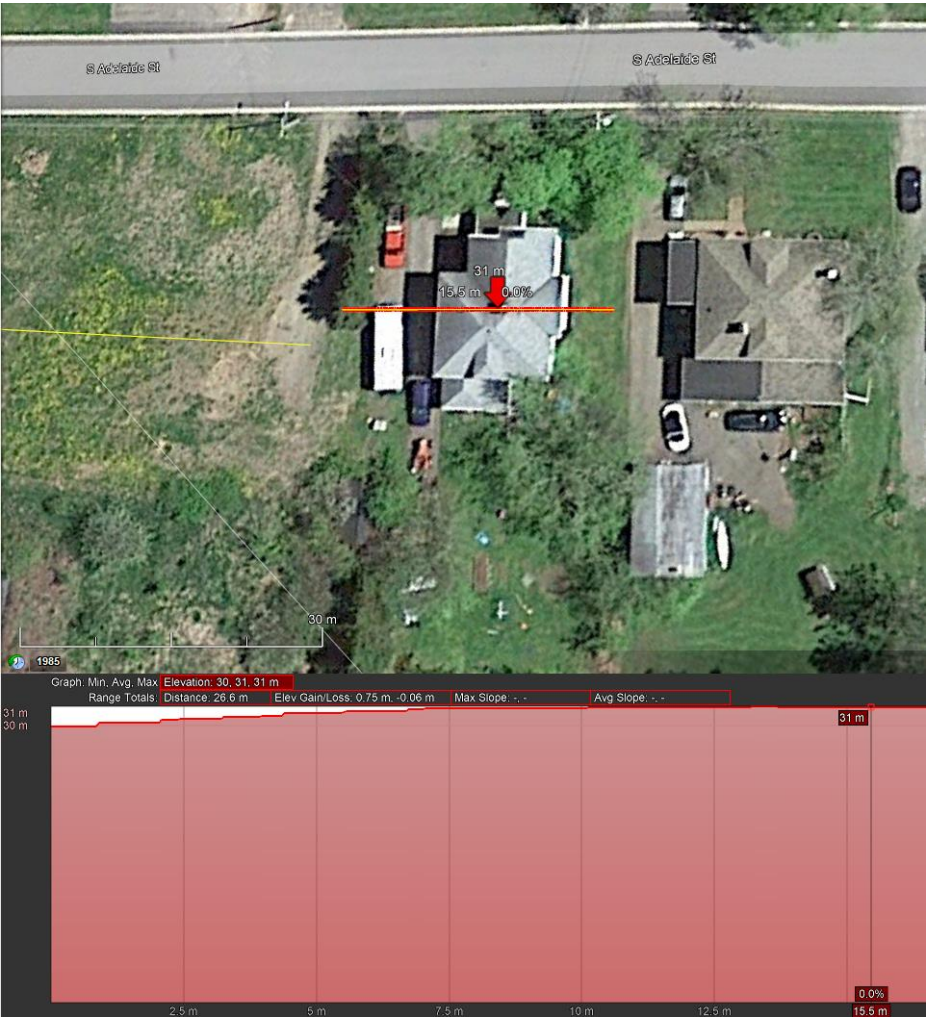
The terrain of subject site ranges from 25m – 30m above sea level (mean ground level = 27.5m). Having a building 18m high puts the peak at approximately 45.5m above sea level.

Elevation Profile for 157 East Victoria



The terrain for 157 East Victoria Street ranges from 27m – 30m above sea level (mean ground level = 28.5m). With an existing 13.87m high building seating on it, the peak is estimated to be at 42.37m above sea level.

Elevation Profile for 1 South Adelaide



While the building will be higher and larger than the existing building at 1 South Adelaide Street, it is important to note that the building at 1 South Adelaide Street is seating on approximately 30.5m elevation above sea level. Hence, a peak of 40.5m above sea level.

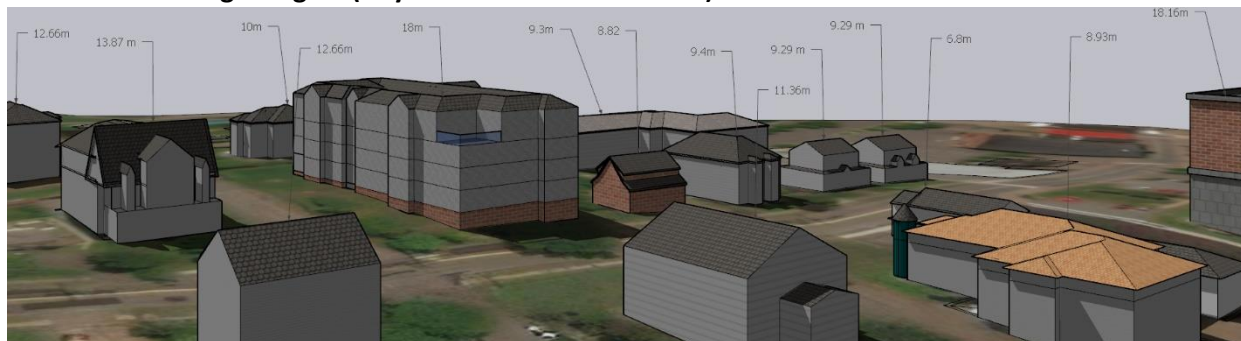
Elevation Profile for 153 East Victoria



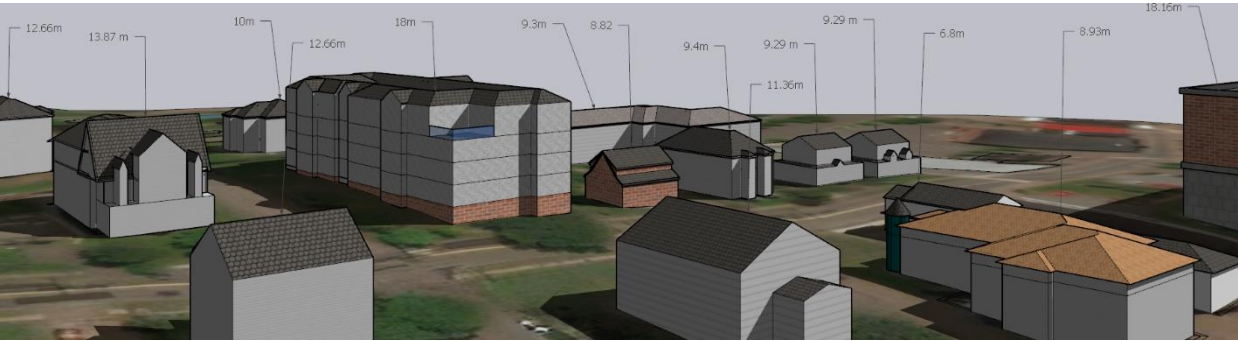
The property on lot 153 East Victoria Street (approximately 8.82m high) is no doubt significantly shorter than the proposal. However, this is not solely due to the height of the proposed building but the terrain of the land and architecture is also a major contributor. Seating on approximately 26.5m above sea level, the peak of the building is 35.32m above sea level; i.e., approximately 10m lower than the proposed building. Therefore, even if the proposal is reduced to three-storey (i.e., less 3m), it will still be significantly taller than the building on 153 East Victoria Street.

Besides, properties along Acadia Street are generally at a lower elevation compared to the ones in their backyard on South Adelaide. Additionally, most buildings in the area have a high-pitched roof (Victorian style) contribute to their height. The proposal is, however, designed with a low-pitched roof which considerable lowers the peak of the building.

Estimated Buildings Heights (Daytime Shadow in Summer)



Estimated Buildings Heights (Evening Shadow in Summer)



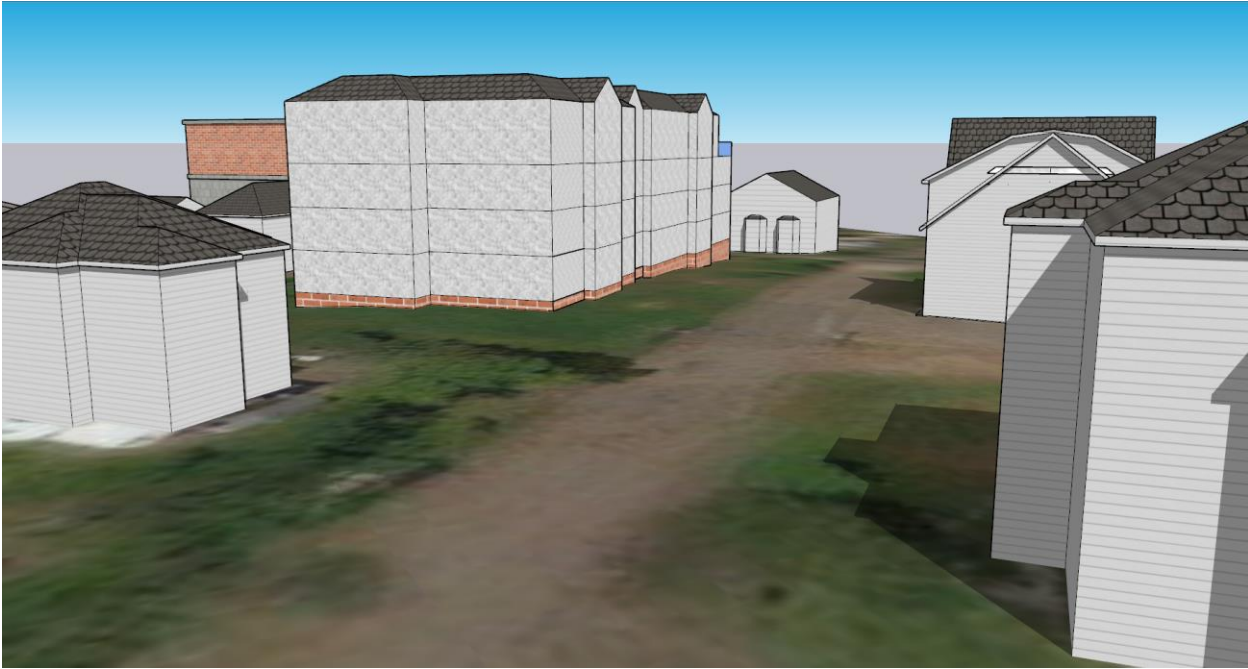
Perspective along East Victoria, facing Downtown



Perspective along East Victoria, from Downtown



Perspective along South Adelaide Facing North Adelaide



4. Façade and Urban Design

The introduction of extrusions, and gables and hip roofs speaks to improvement towards improving visual compatibility and making the design confirm with the existing architecture in the neighbourhood. These steep slopes will also help to reduce shadow impacts. Nevertheless, conscious effort is needed to ensure that the roof does not drain into the abutting lots.