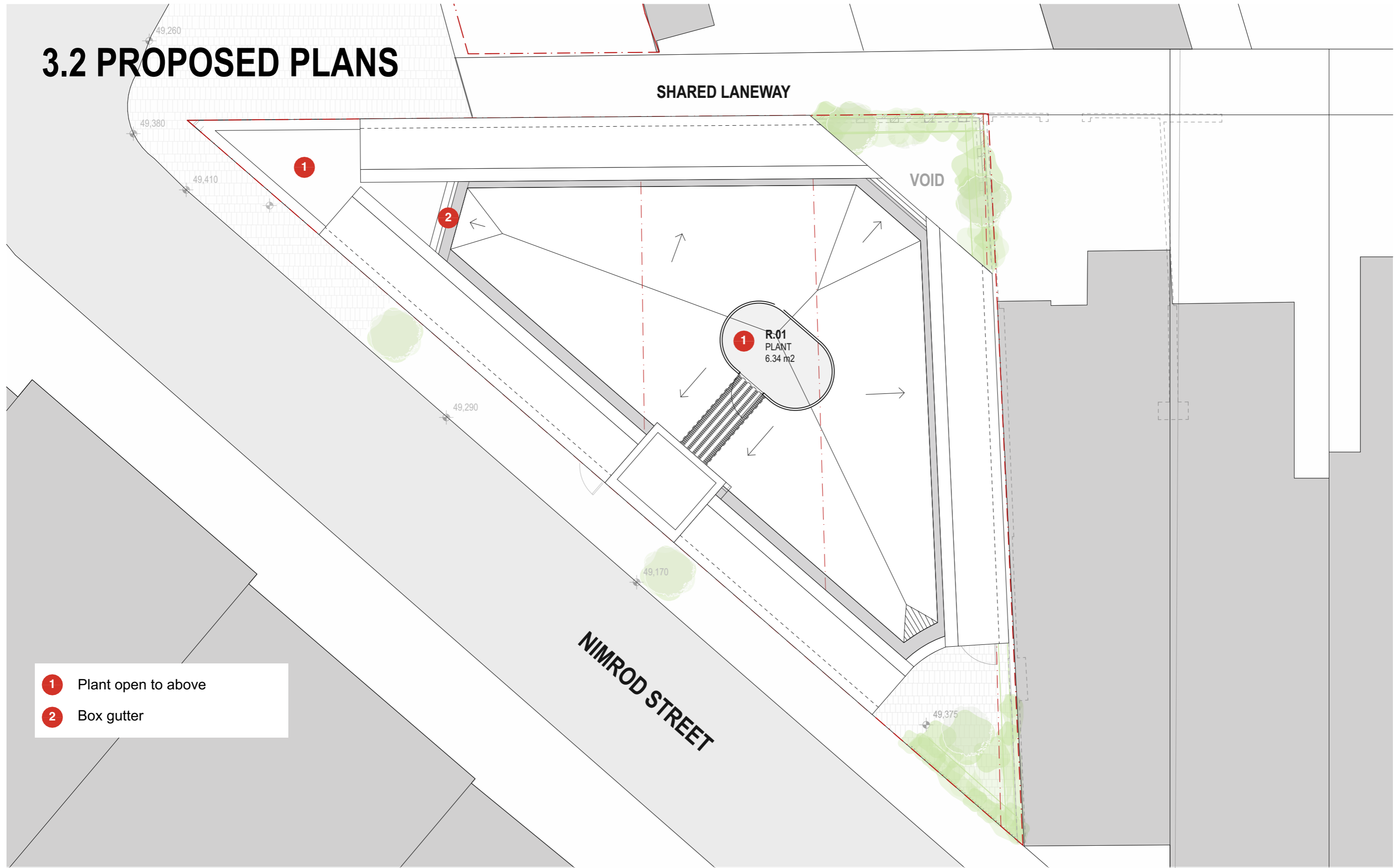


# **Attachment A2.3**

**Urban Context Report**

# 3.2 PROPOSED PLANS



- 1 Plant open to above
- 2 Box gutter

1 ROOF LEVEL  
1:100

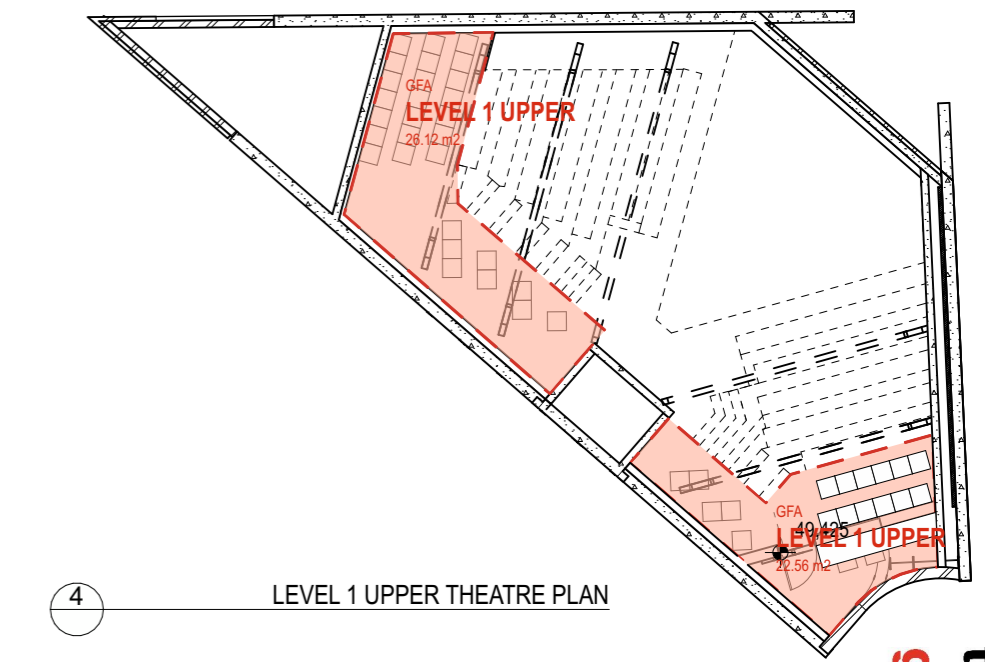
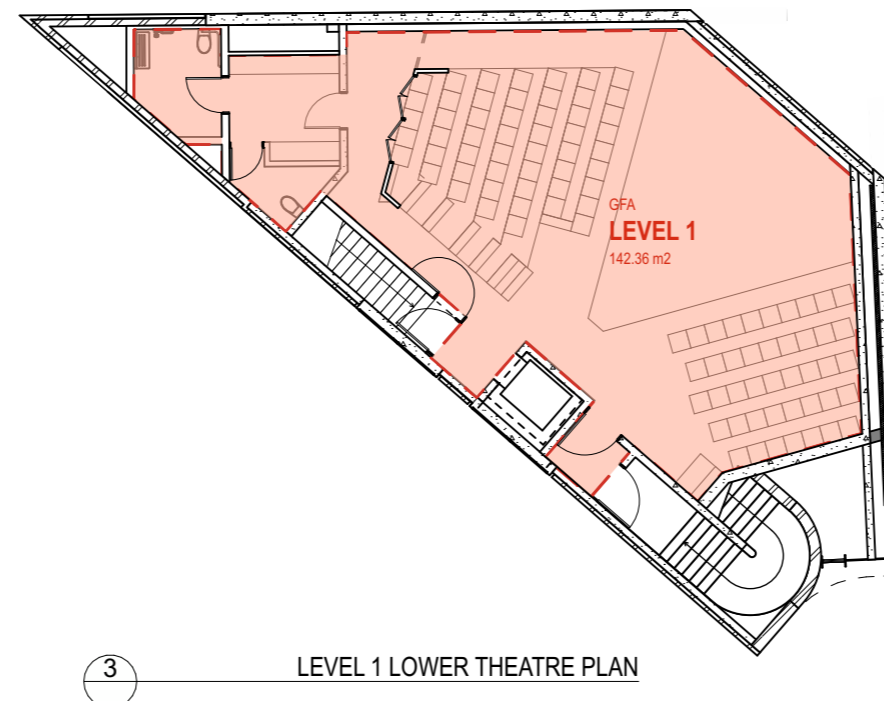
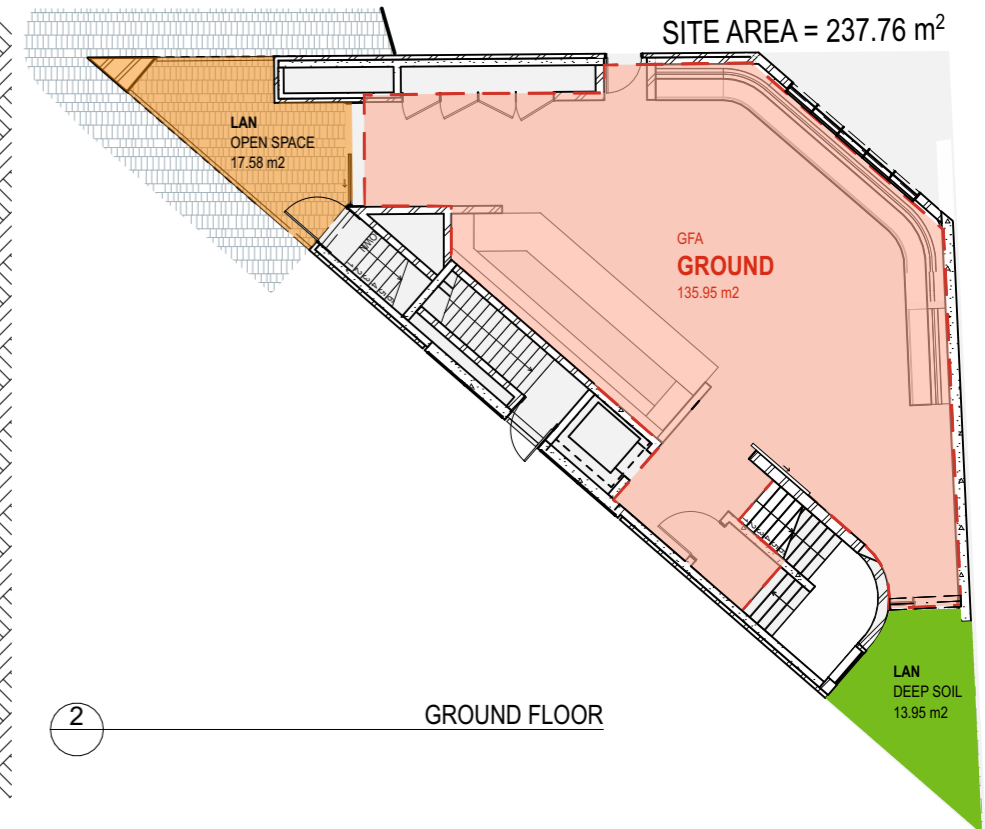
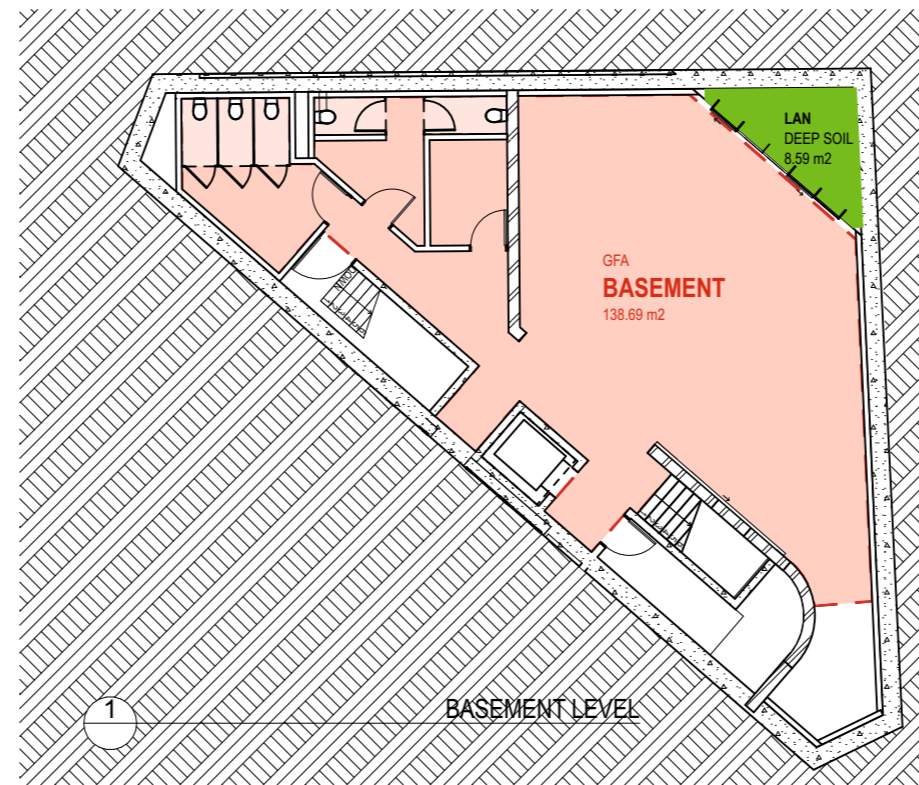


# 3.3 GFA DIAGRAMS AND FSR SCHEDULE

SITE AREA = 238m<sup>2</sup>

	PERMITTED	PROPOSED
GFA	416.5m <sup>2</sup>	465.68m <sup>2</sup>
FSR	1.75:1	1.95:1
DEEP SOIL <small>FOR MIXED USE AND NON RESIDENTIAL DEVELOPMENT TYPES</small>	23.8m <sup>2</sup> <small>MIN 10% OF SITE AREA</small>	22.94m <sup>2</sup>
OPEN SPACE		40.52m <sup>2</sup>

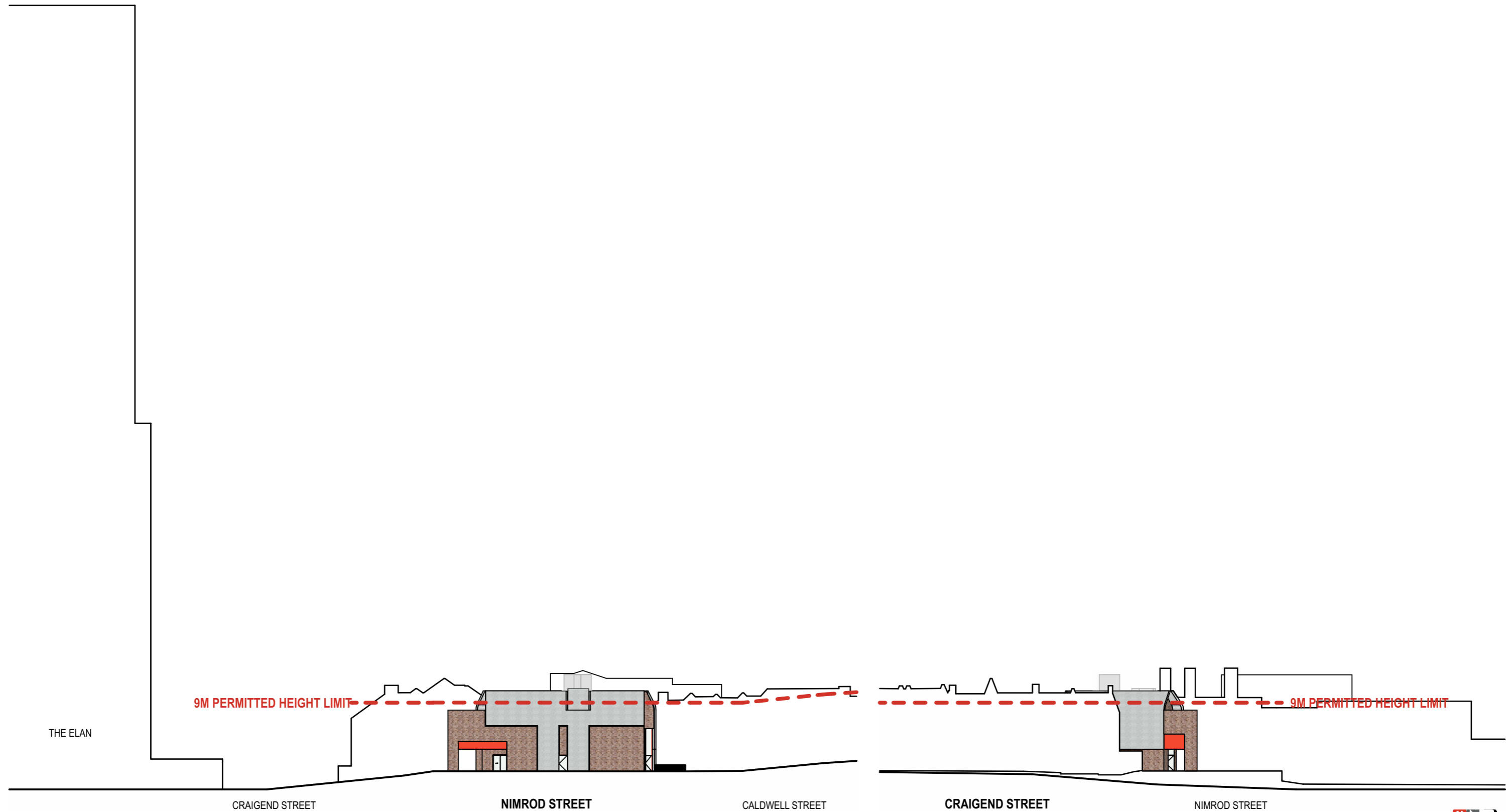
GROSS FLOOR AREA BREAKDOWN	
LEVEL	GFA
BASEMENT	138.69
GROUND	135.95
LEVEL 1	142.36
LEVEL 1 UPPER	48.68
	<b>465.68 m<sup>2</sup></b>



# 3.4 BUILDING HEIGHT

## 1. PROPOSED BUILDING HEIGHT WITHIN BROADER STREET CONTEXT

	PERMITTED	PROPOSED
MAX BUILDING HEIGHT	9 m	10.560 m (top of parapet wall)
		12.725 m (top of plant)



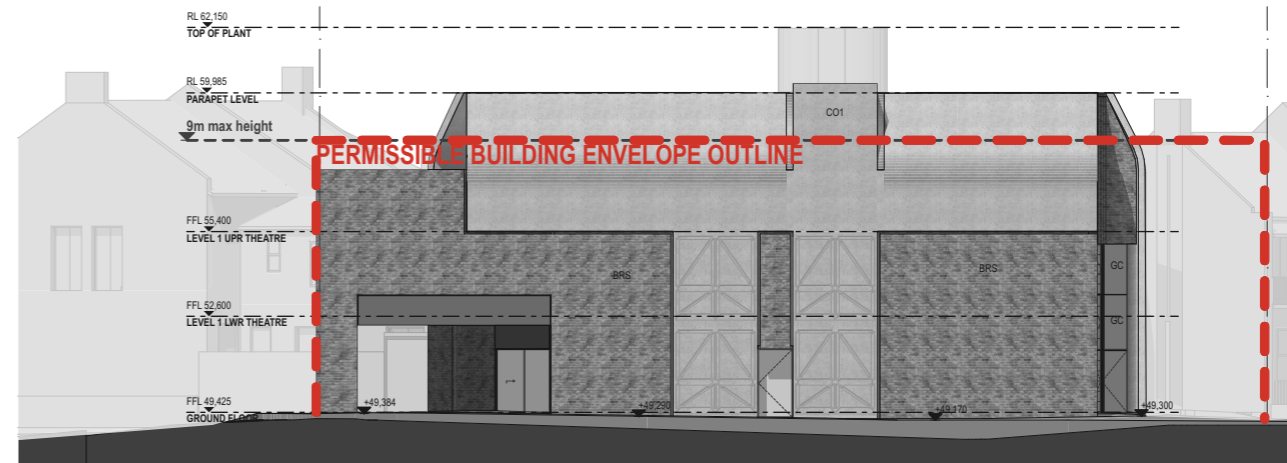
# 3.4 BUILDING HEIGHT

## 2. EXISTING AND PROPOSED BUILDING HEIGHT STREET ELEVATIONS WITH PERMISSIBLE BUILDING ENVELOPE OUTLINE

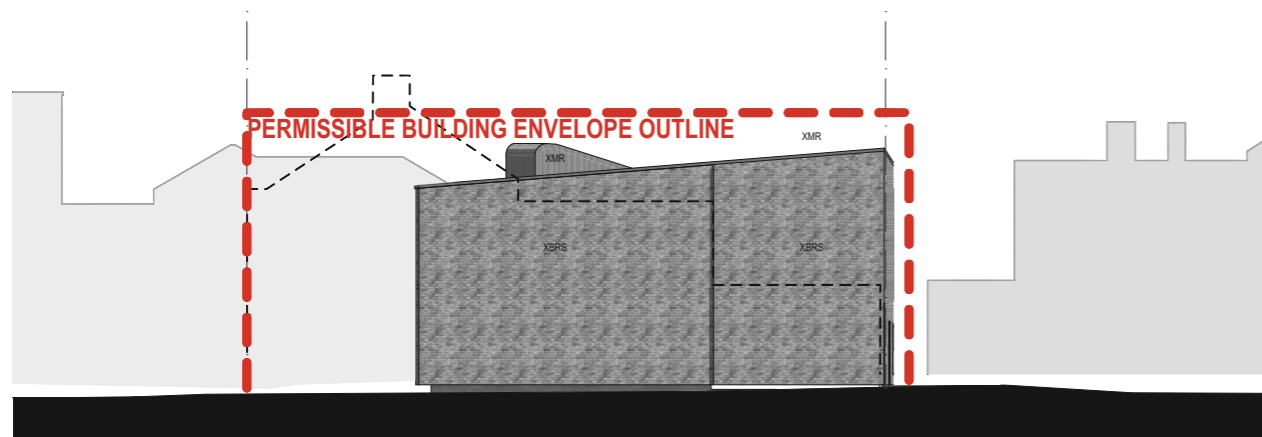
	PERMITTED	PROPOSED
MAX BUILDING HEIGHT	9 m	10.560 m (top of parapet wall) 12.725 m (top of plant)



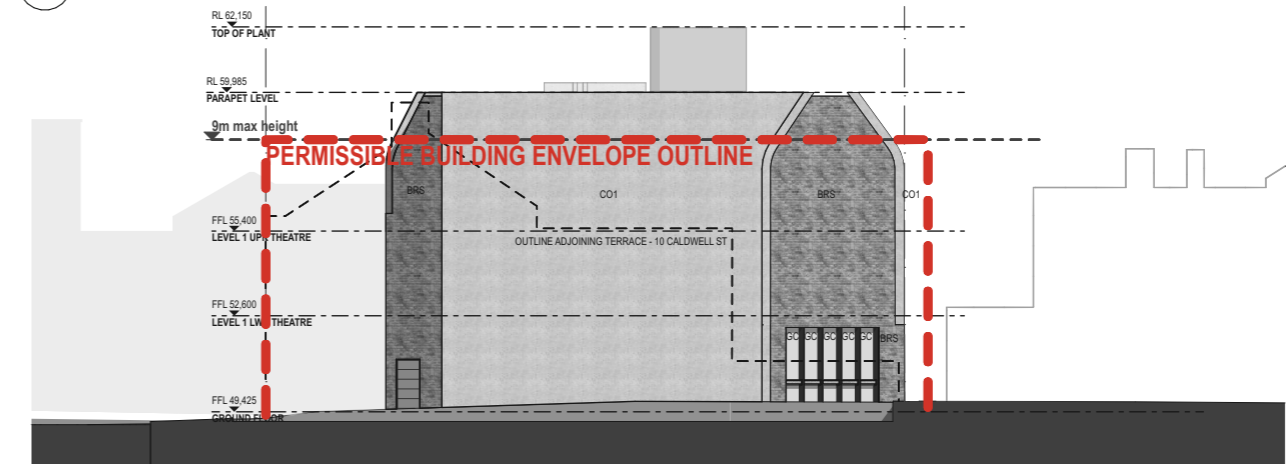
1 EXISTING WEST ELEVATION - NIMROD ST



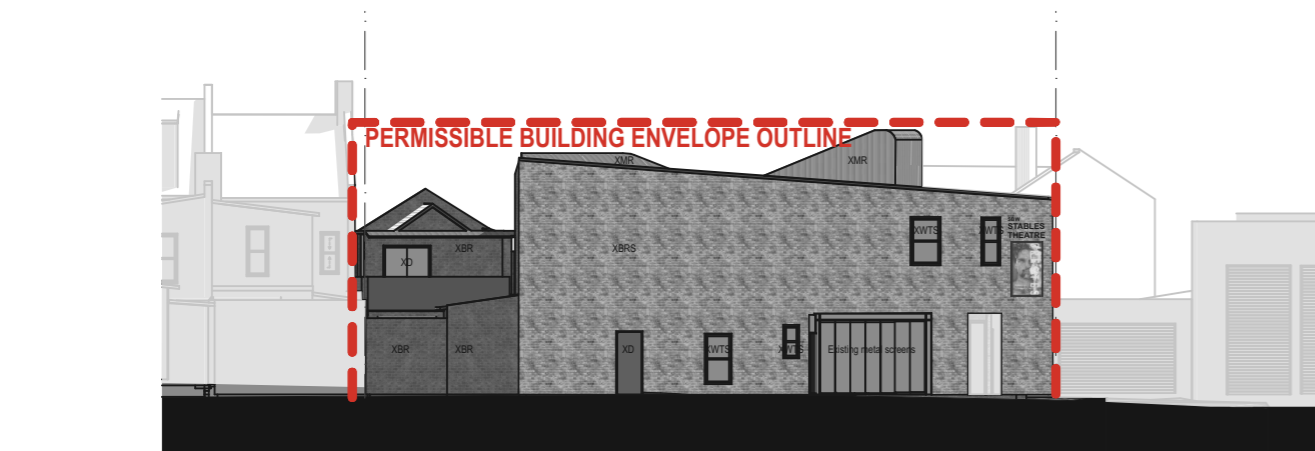
1 WEST ELEVATION - NIMROD ST



2 EXISTING EAST ELEVATION - TERRACES



2 EAST ELEVATION - TERRACES



3 EXISTING NORTH ELEVATION - LANEWAY

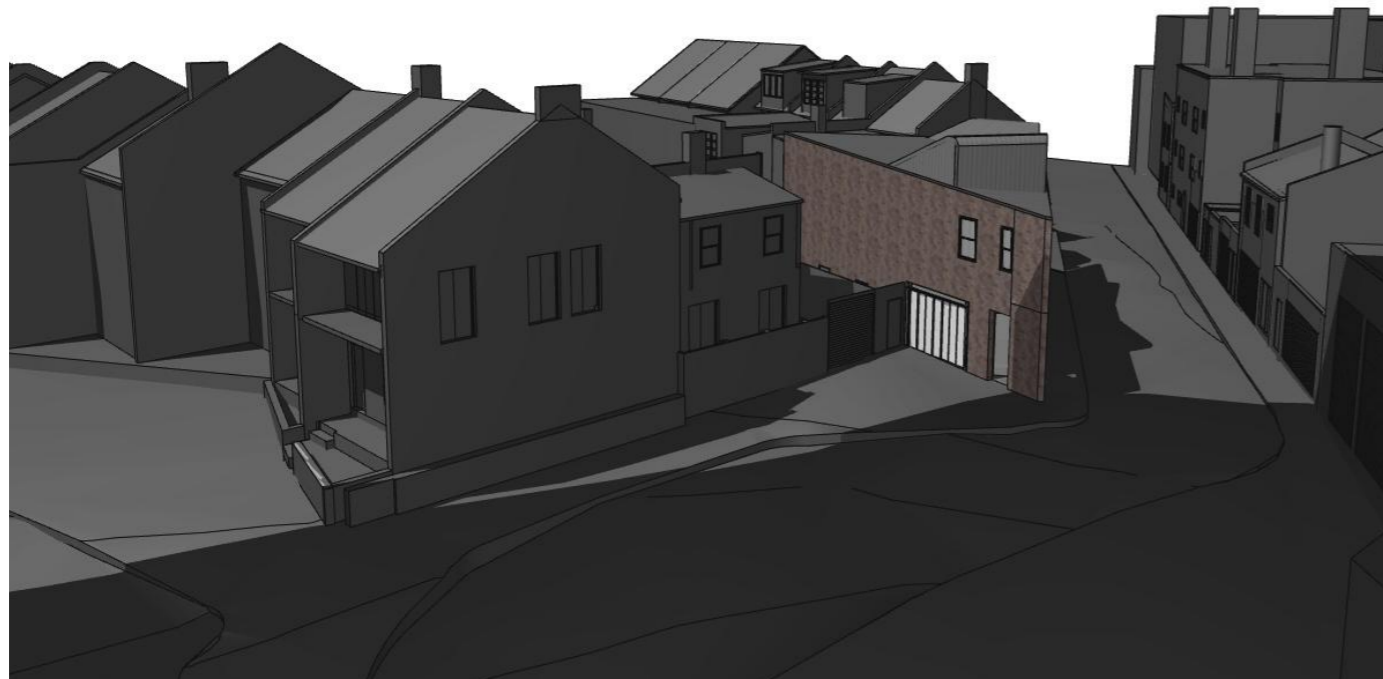


3 NORTH ELEVATION - LANEWAY

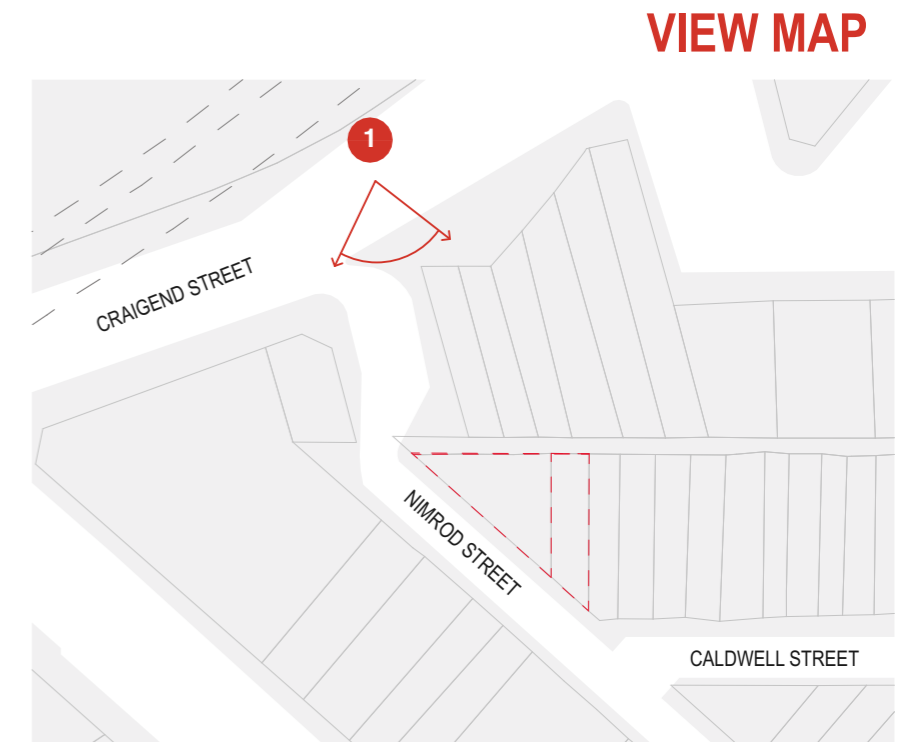


# 3.5 VIEW ANALYSIS

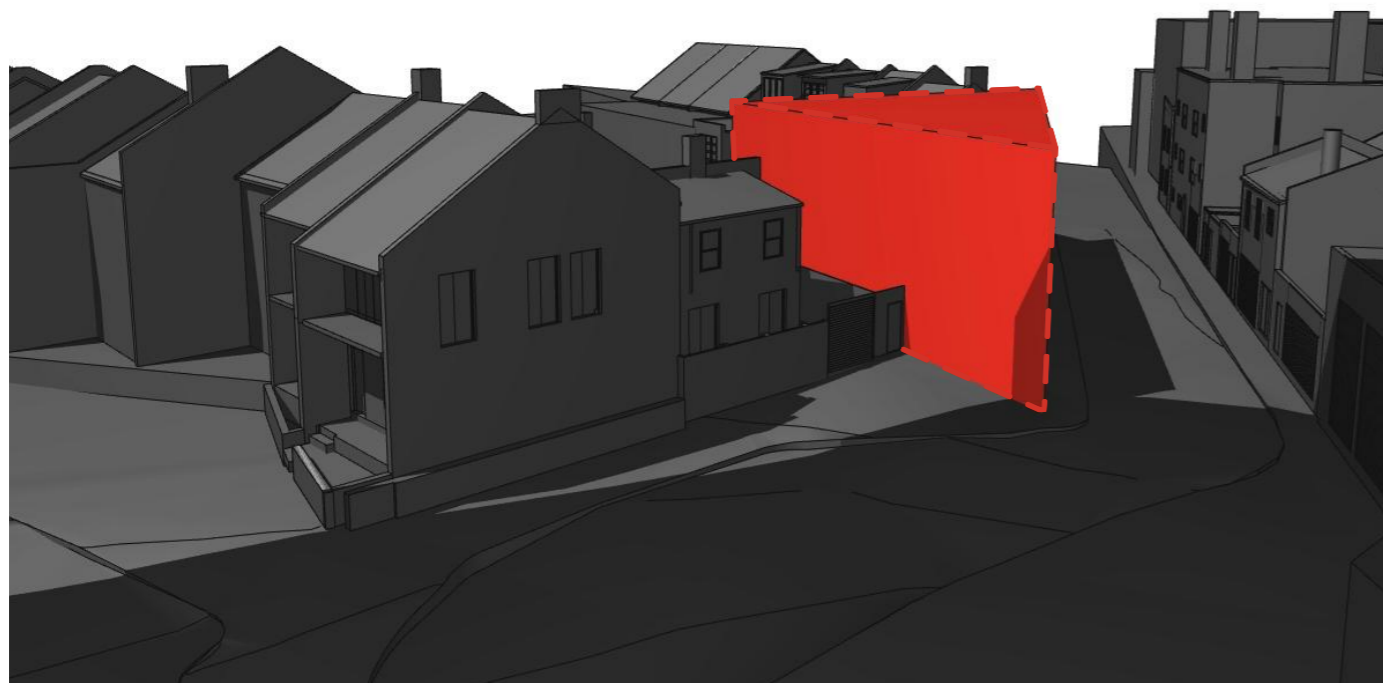
## 1. KEY VIEW 1 AERIAL CRAIGEND: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT



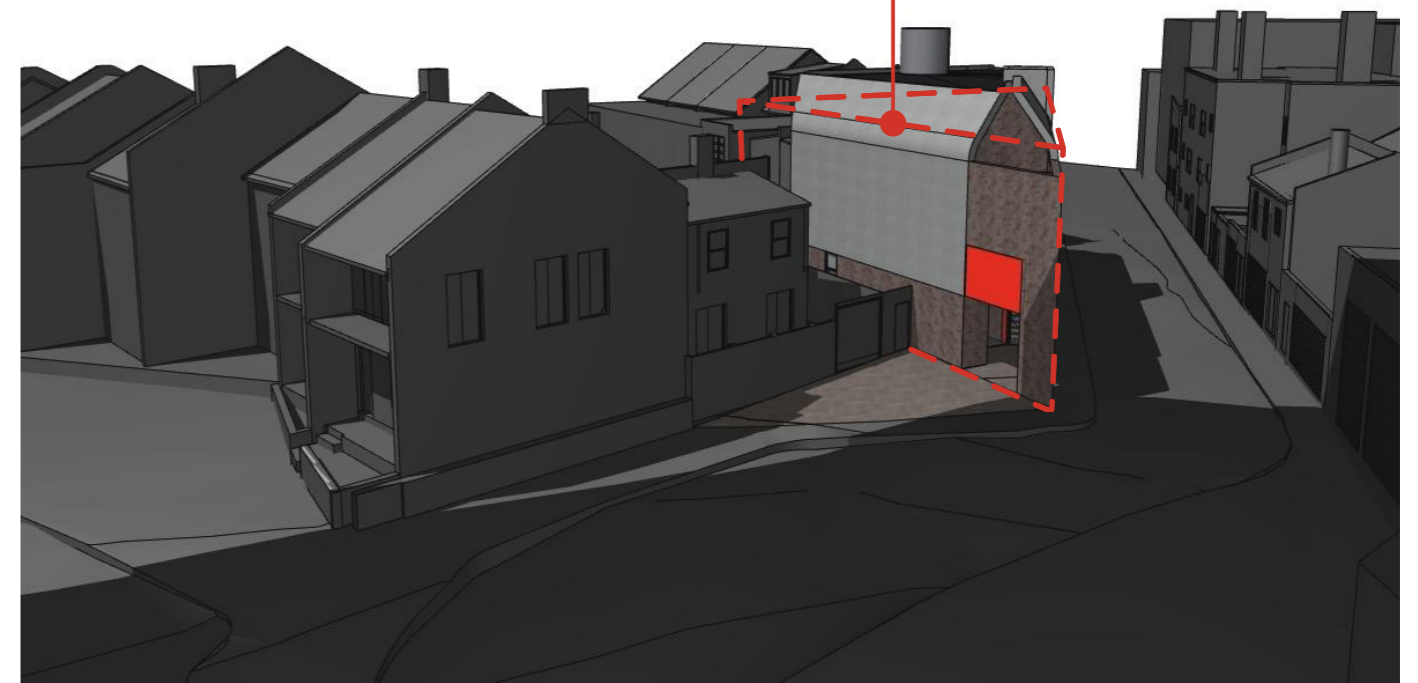
**EXISTING**



**VIEW MAP**



**PERMITTED BUILDING HEIGHT ENVELOPE**



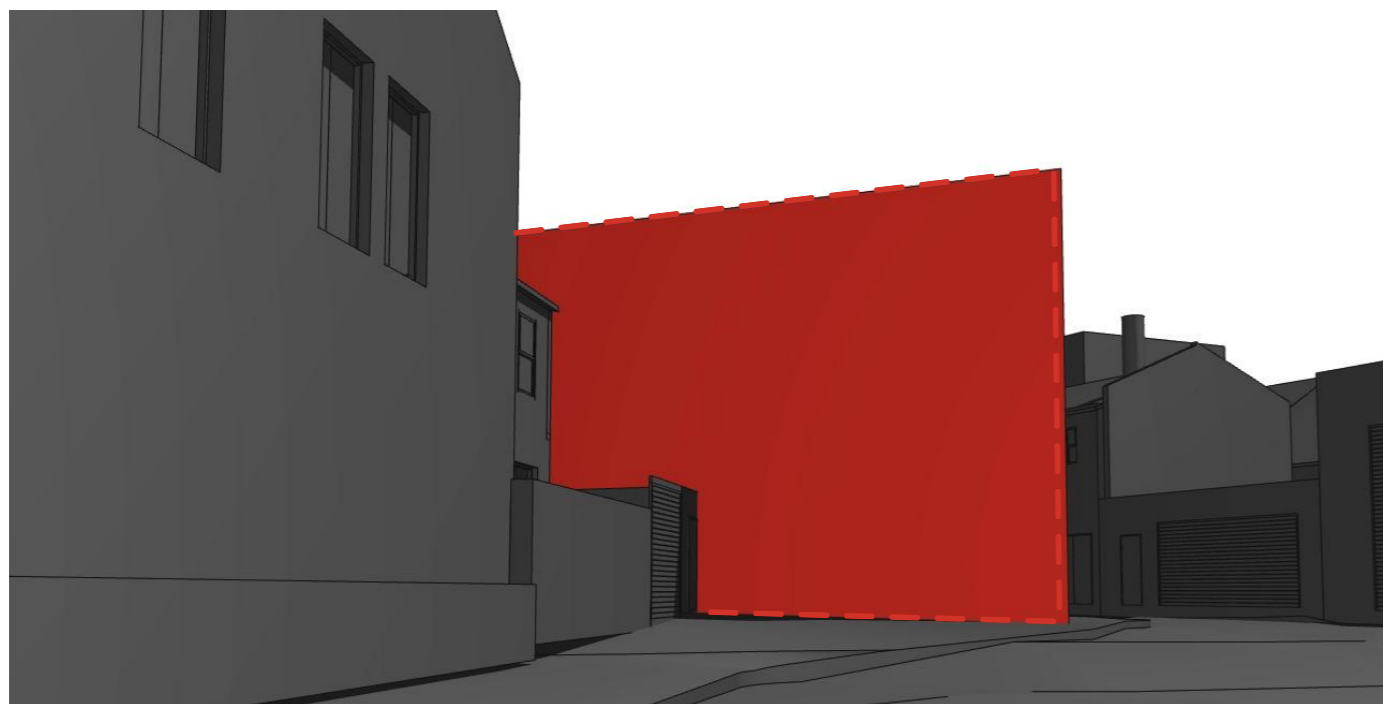
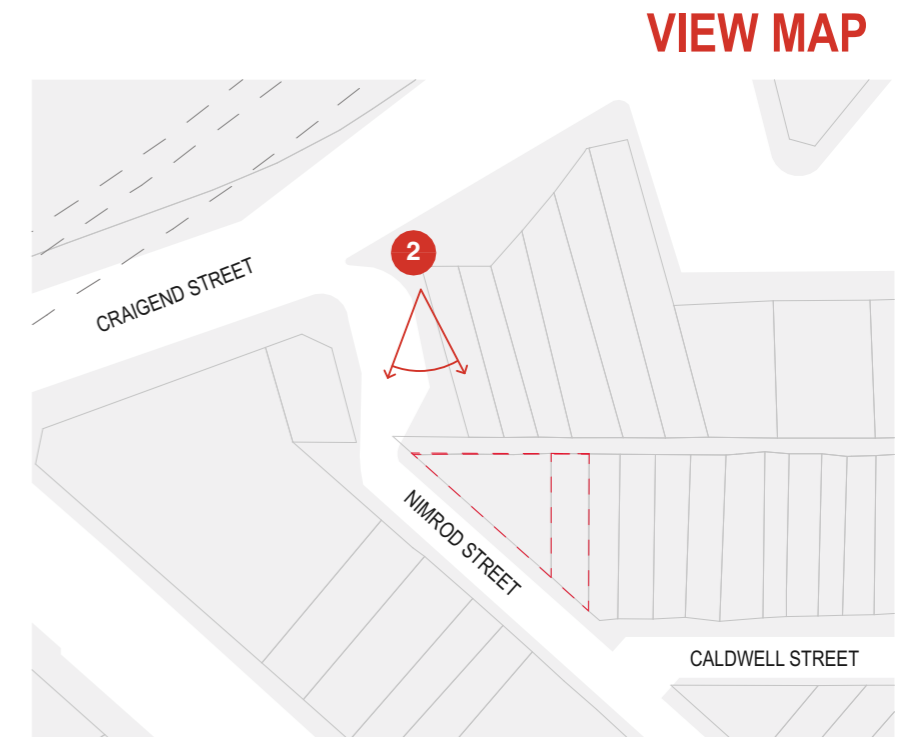
**PROPOSED**

# 3.5 VIEW ANALYSIS

## 2. KEY VIEW 2 CRAIGEND ST: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT ENVELOPE



**EXISTING**



**PERMITTED BUILDING HEIGHT ENVELOPE**



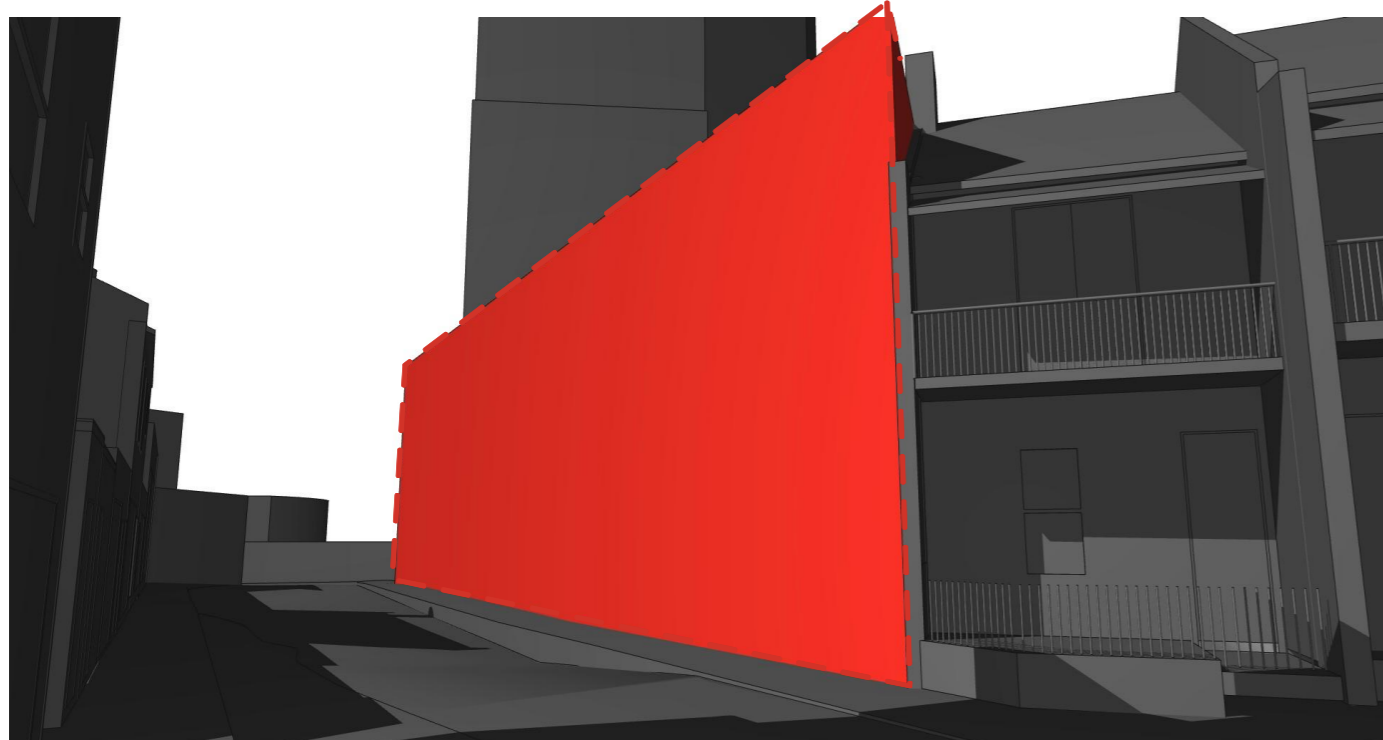
**PROPOSED**

# 3.5 VIEW ANALYSIS

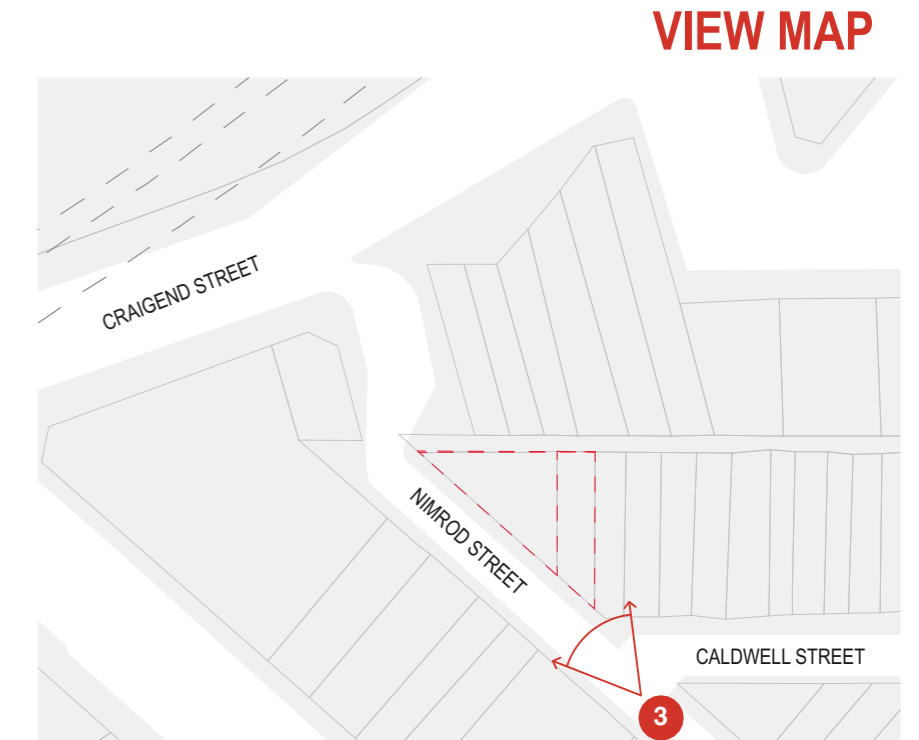
## 3. KEY VIEW 3 NIMROD ST: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT ENVELOPE



**EXISTING**



**PERMITTED BUILDING HEIGHT ENVELOPE**



**OUTLINE PERMITTED BUILDING HEIGHT ENVELOPE**

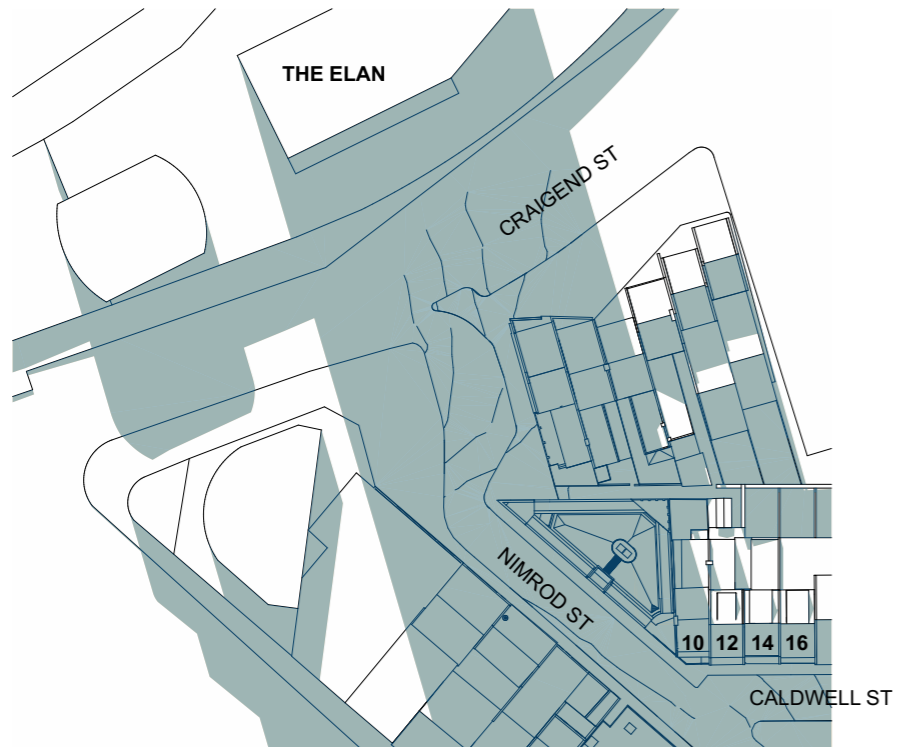


**PROPOSED**

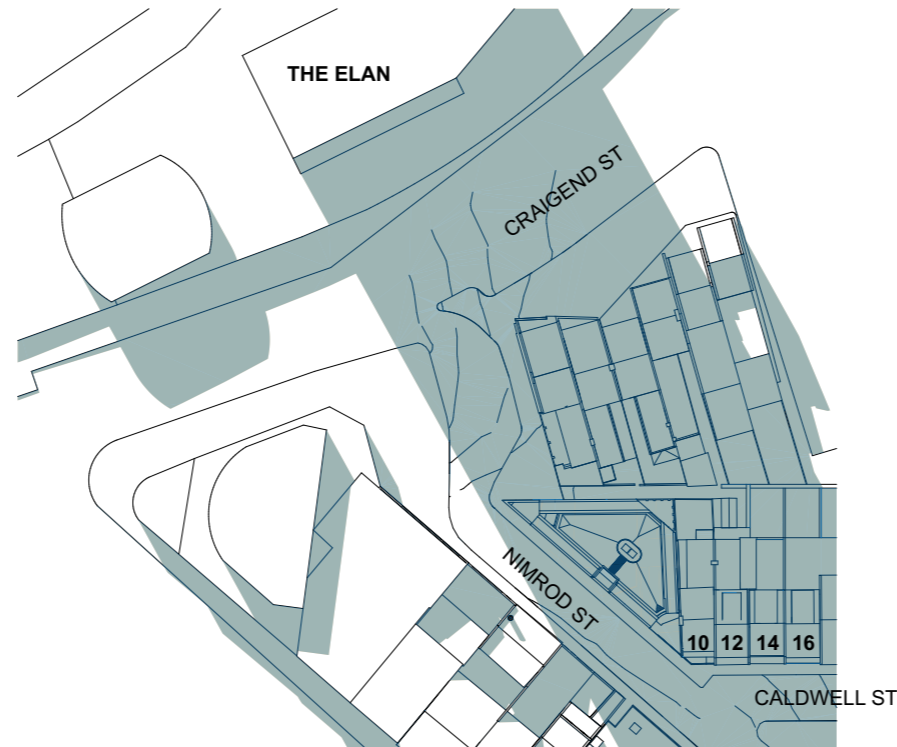


# 3.6 SHADOW DIAGRAMS

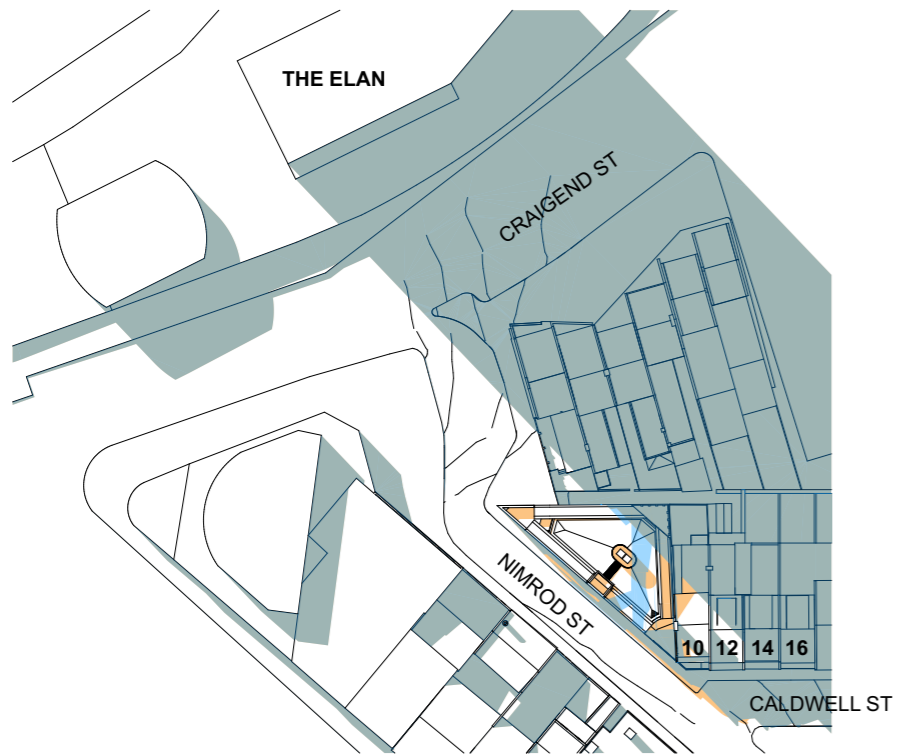
AERIAL SHADOW DIAGRAMS - MORNING (AM)



1 PROPOSED SHADOWS JUNE 9AM  
1:1000



2 PROPOSED SHADOWS JUNE 10AM  
1:1000



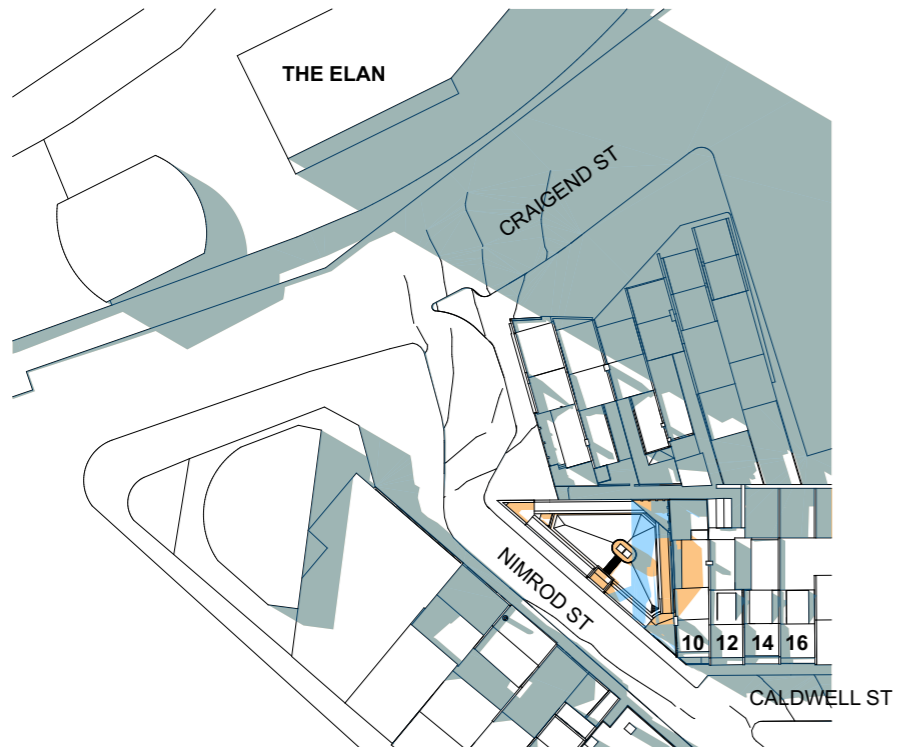
3 PROPOSED SHADOWS JUNE 11AM  
1:1000

**LEGEND**

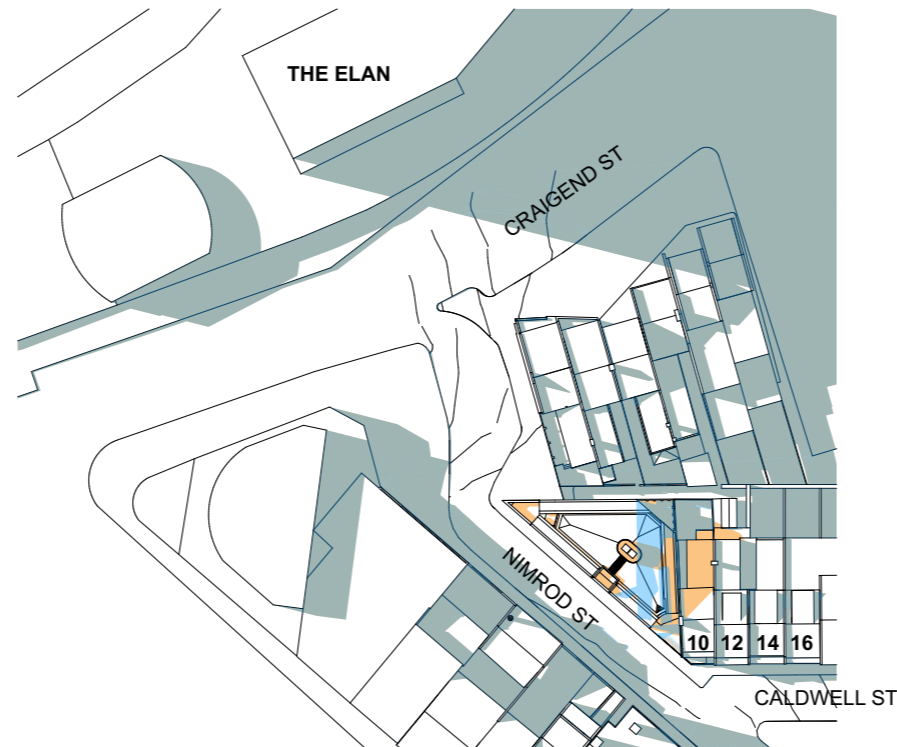
- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED

# 3.6 SHADOW DIAGRAMS

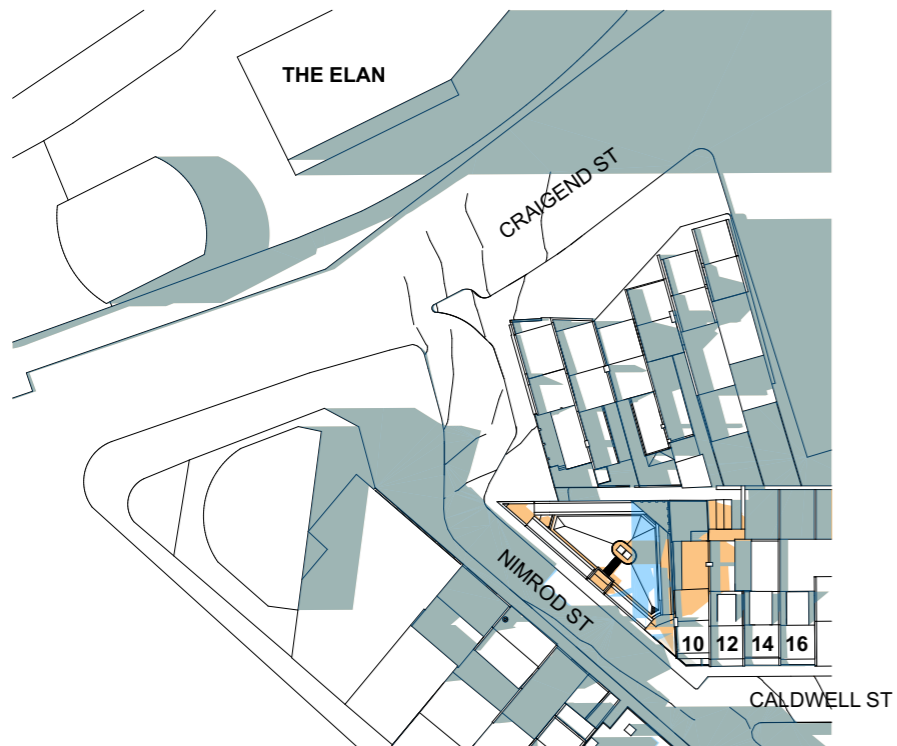
AERIAL SHADOW DIAGRAMS - AFTERNOON (PM)



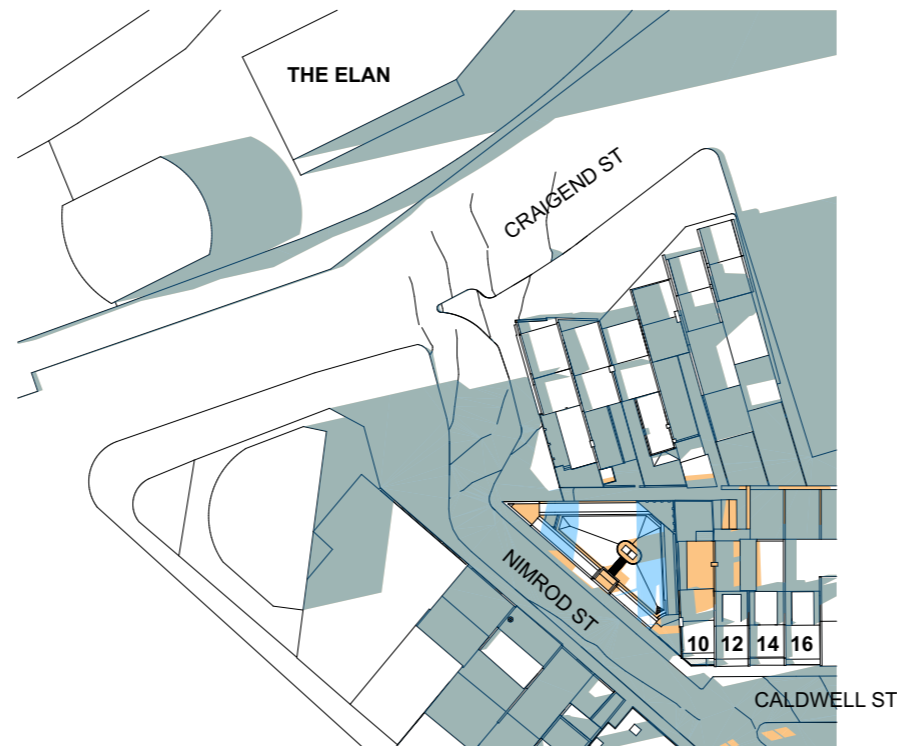
1 PROPOSED SHADOWS JUNE 12PM  
1:1000



2 PROPOSED SHADOWS JUNE 1PM  
1:1000



3 PROPOSED SHADOWS JUNE 2PM  
1:1000



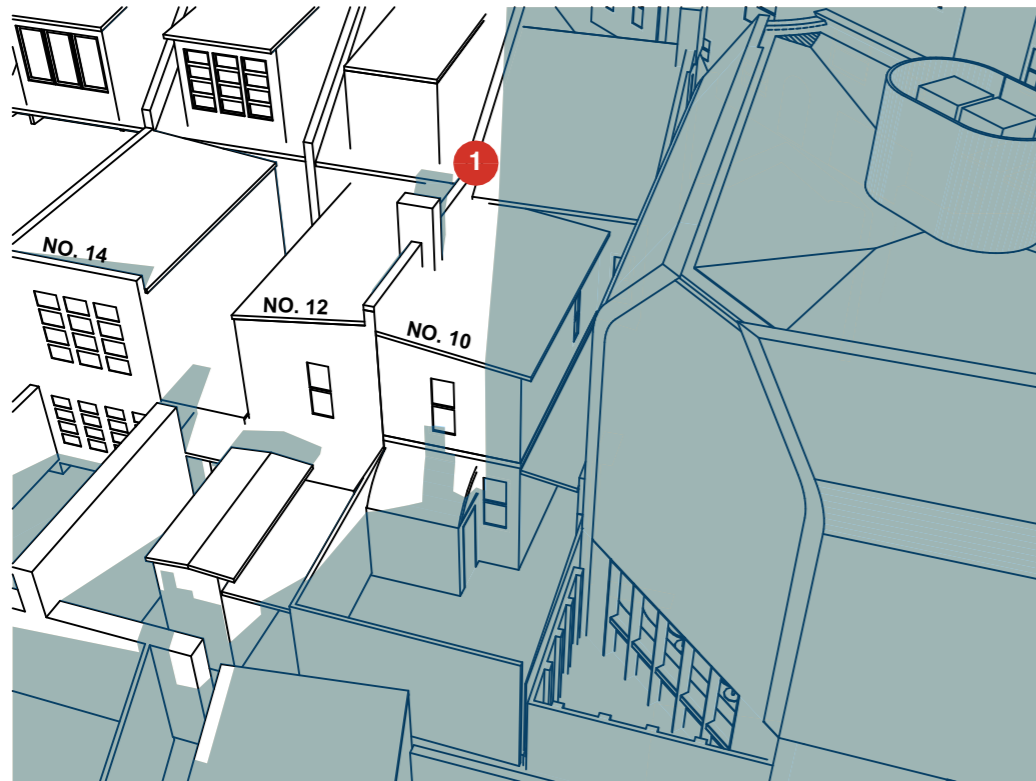
4 PROPOSED SHADOWS JUNE 3PM  
1:1000

**LEGEND**

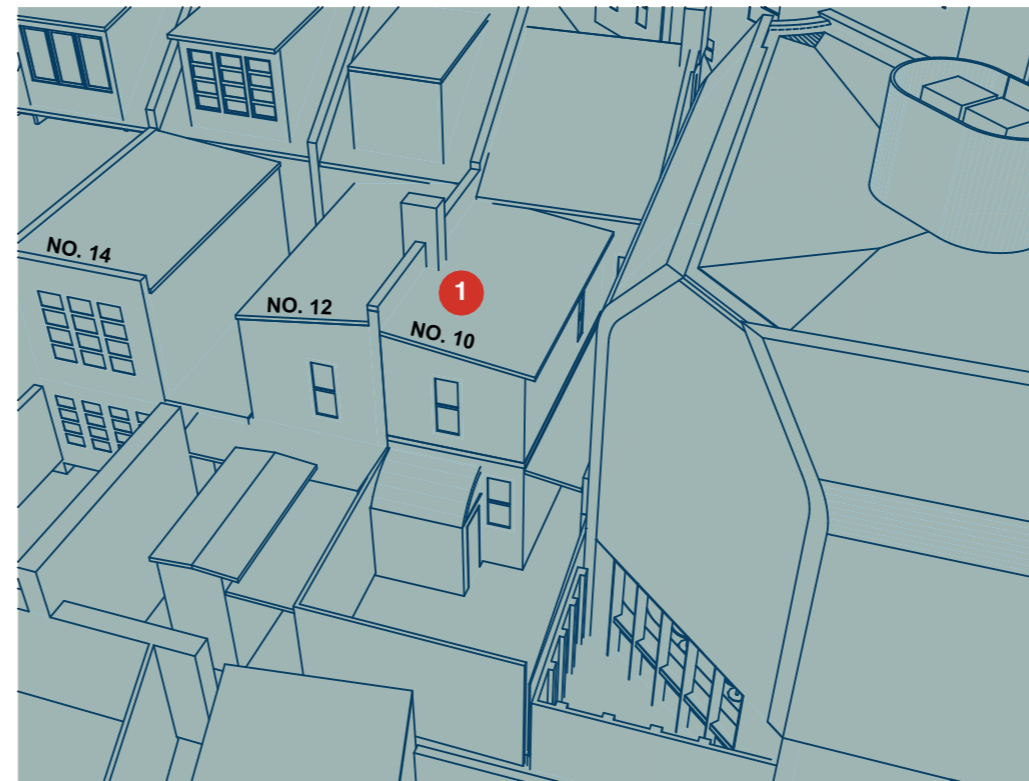
- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED

# 3.6 SHADOW DIAGRAMS

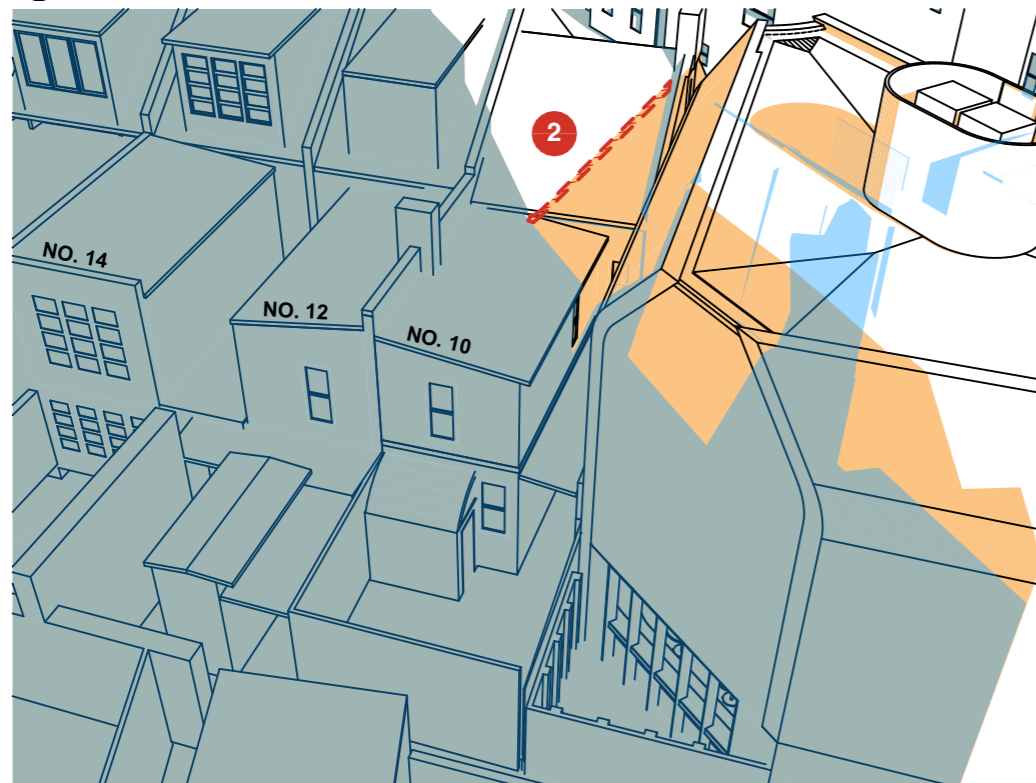
REAR OF NO. 10 AND 12 CALDWELL STREET - MORNING



1 PROPOSED SHADOW JUNE 9AM  
1:250



2 PROPOSED SHADOW JUNE 10AM  
1:250



3 PROPOSED SHADOW JUNE 11AM  
1:250

## LEGEND

- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED
- COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
- COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

## OBSERVATIONS

- 1 Morning sun blocked off to adjacent terrace houses and subject site by existing apartment tower on Craigend St. No additional shadow cast by proposed development between 9 and 10am.
- 2 Shadow cast by proposed development impacts part of No. 10 Caldwell St on the roof predominantly.

Additional shadow cast at 11am by increased height is negligible and on roof only.

### DIRECT SUNLIGHT TO ADJACENT TERRACES:

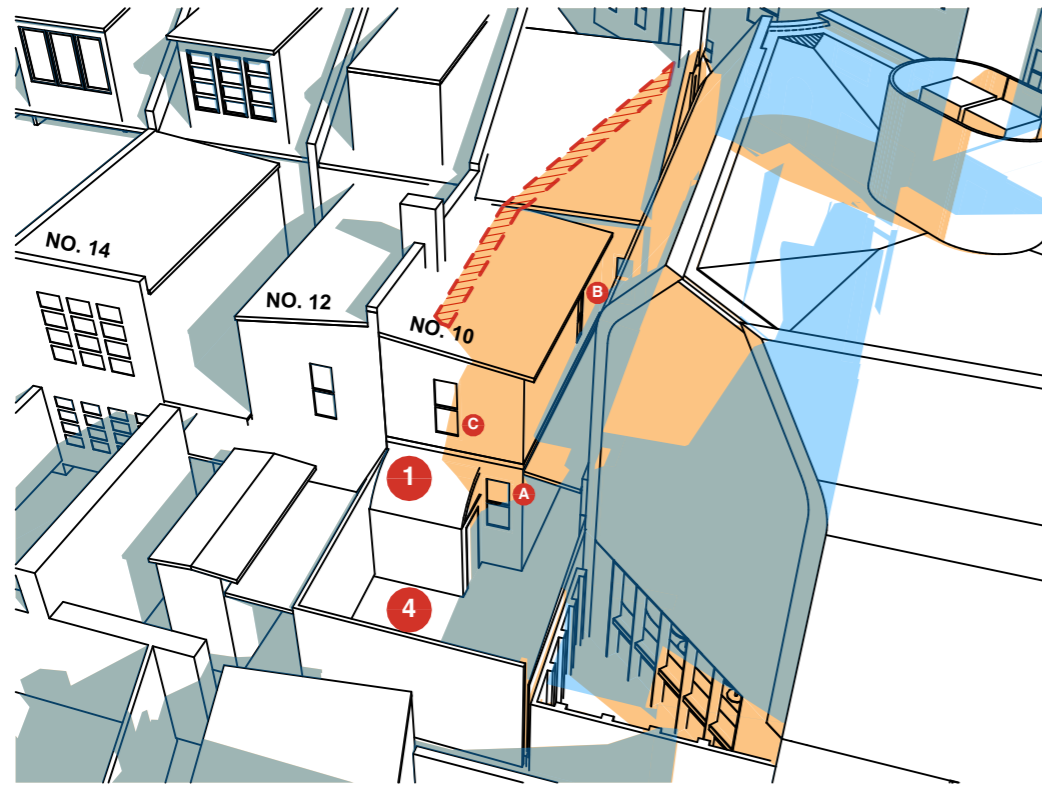
<b>No. 12 Caldwell St</b>	Rear Window (Level 1) 9am Direct Sunlight 12pm Direct Sunlight
<b>No. 10 Caldwell St</b>	Rear Window (Ground) No direct sunlight AM No direct sunlight PM Rear Window (Level 1) 9am Direct Sunlight 12pm Direct Sunlight



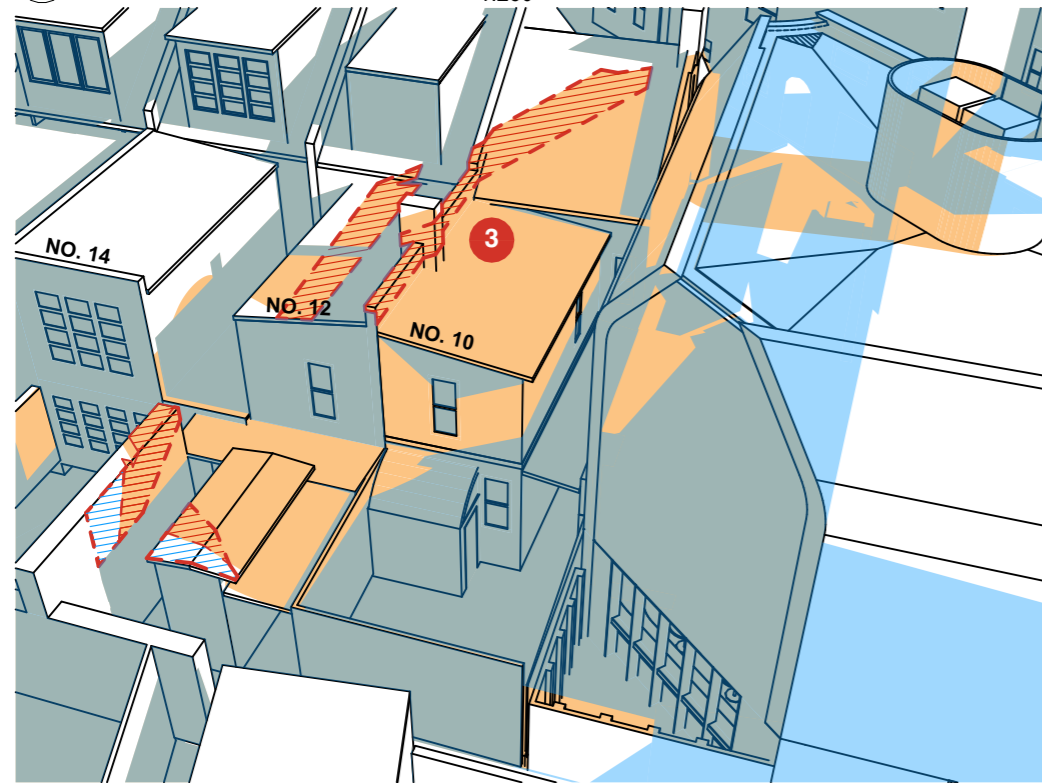


# 3.6 SHADOW DIAGRAMS

REAR OF NO. 10 AND 12 CALDWELL STREET - AFTERNOON

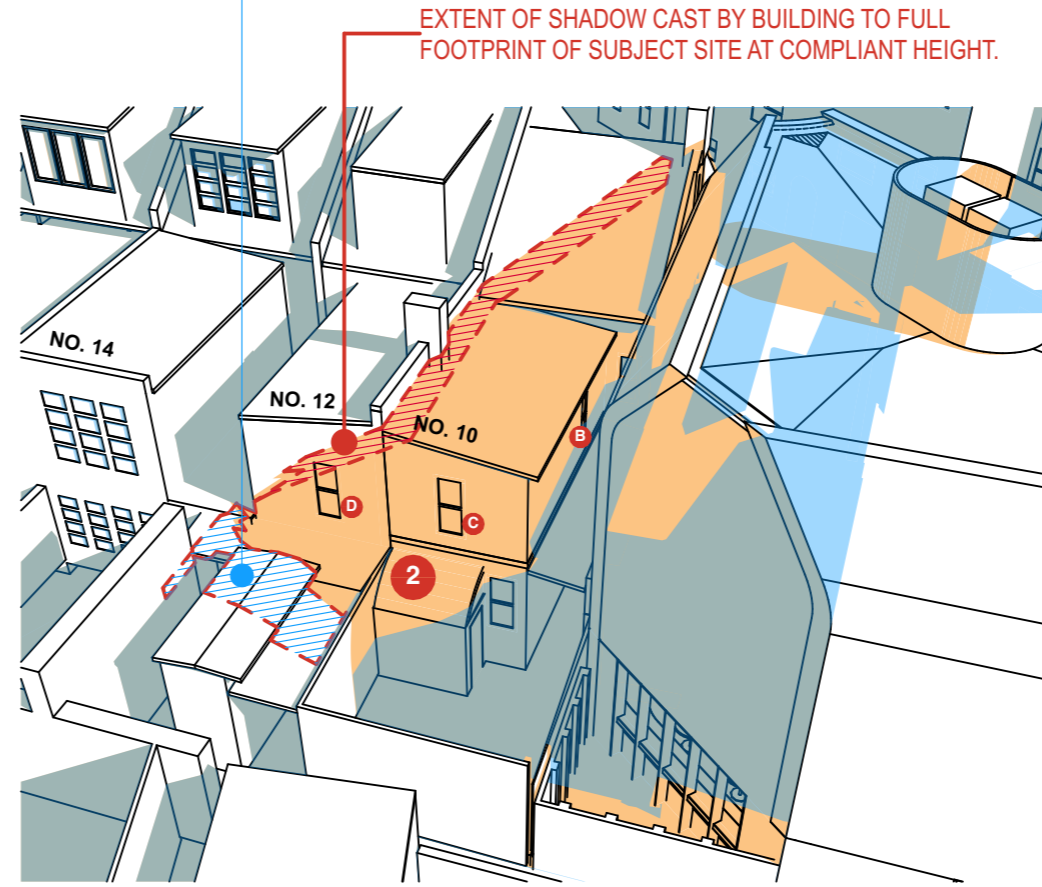


1 PROPOSED SHADOW JUNE 12PM  
1:250

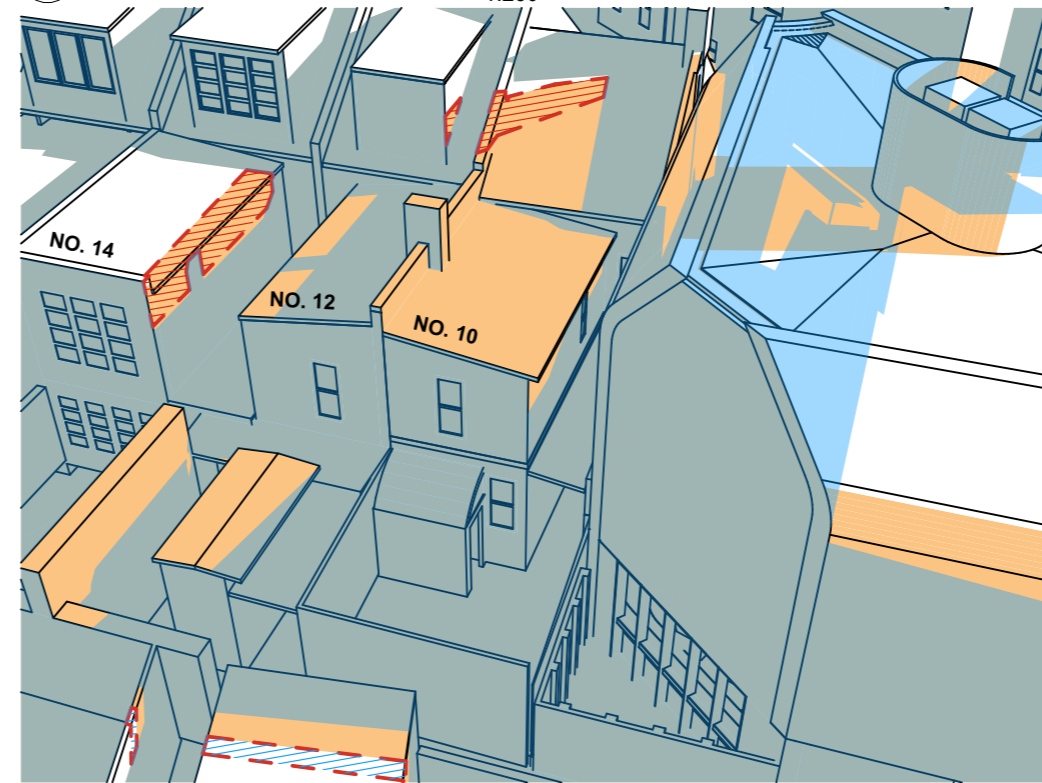


3 PROPOSED SHADOW JUNE 2PM  
1:250

EXTENT OF SHADOW CAST BY BUILDING TO FULL FOOTPRINT OF SUBJECT SITE AT COMPLIANT HEIGHT BUT NOT CAST BY PROPOSED DEVELOPMENT.



2 PROPOSED SHADOW JUNE 1PM  
1:250



4 PROPOSED SHADOW JUNE 3PM  
1:250

EXTENT OF SHADOW CAST BY BUILDING TO FULL FOOTPRINT OF SUBJECT SITE AT COMPLIANT HEIGHT.

## LEGEND

	EXISTING SHADOW
	NEW SHADOW
	EXISTING SHADOW REMOVED
	COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
	COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

## OBSERVATIONS

1 New shadow cast by proposed development at 12pm impacts rear window (A) on ground floor, the side window on level 1 (B) and only partially the rear window (C) on the level 1 of No. 10 Caldwell.

Additional shadow cast by increased height negligible and on roof only.

2 New shadow cast by proposed development at 1pm impacts the side window (B), rear window (C) on level 1 of No. 10 Caldwell St and rear window (D) on level 1 of No. 12 Caldwell St.

Additional shadow cast at 1pm by increased height is negligible and on the roof predominantly.

3 Additional shadow cast by proposed development from 2pm onwards only affects roofs of No. 10 and 12 Caldwell St. Existing windows are already in shade.

4 No additional shadows cast to rear of No.10 and 12 Caldwell St private open spaces.



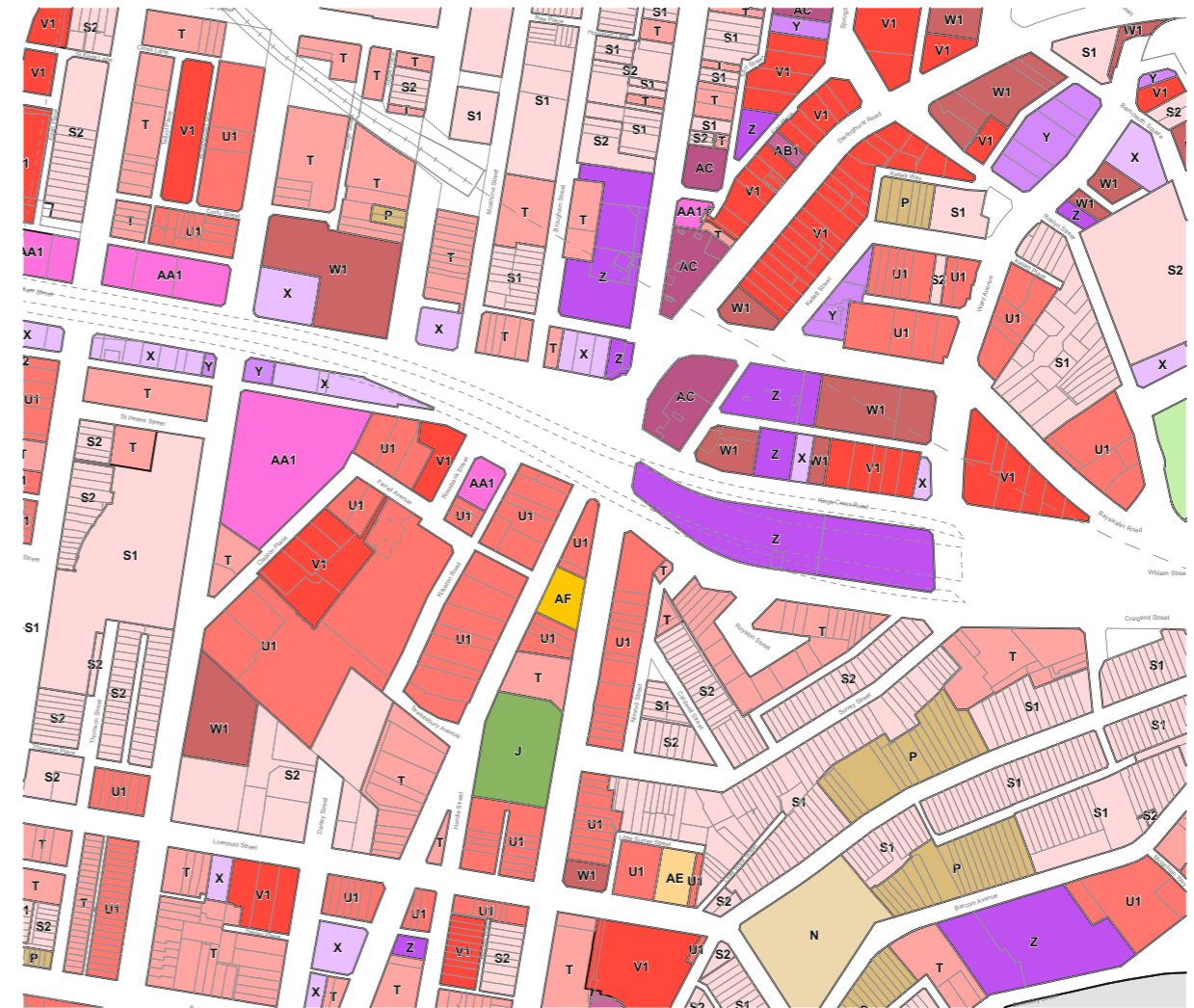


# 3.7 PROPOSED PLANNING CONTROLS

PROPOSED AMENDMENTS TO LEP MAPS



PROPOSED AMENDMENT TO  
SLEP 2012 HEIGHT OF BUILDINGS MAP - SHEET HOB\_022



PROPOSED AMENDMENT TO  
SLEP 2012 FLOOR SPACE RATIO MAP - SHEET FSR\_022