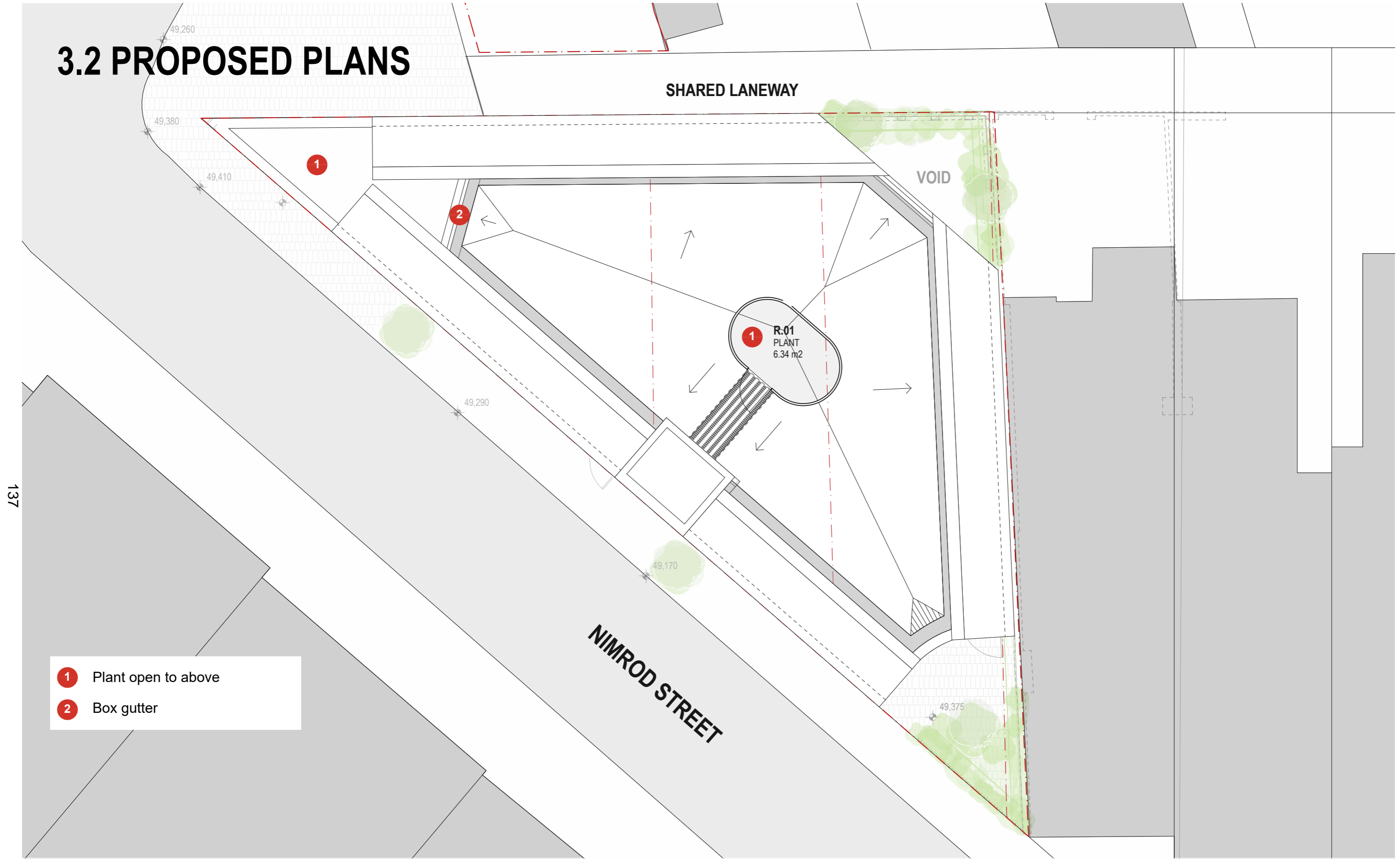


Attachment A2.3

<h2>Urban Context Report</h2>

3.2 PROPOSED PLANS



- 1 Plant open to above
- 2 Box gutter

1 ROOF LEVEL
1:100

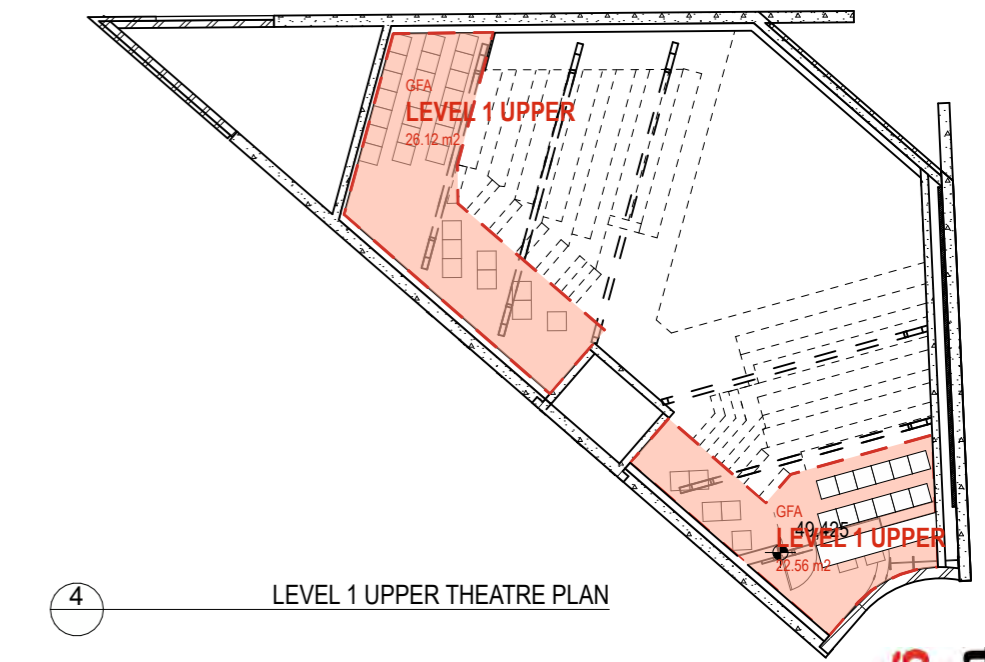
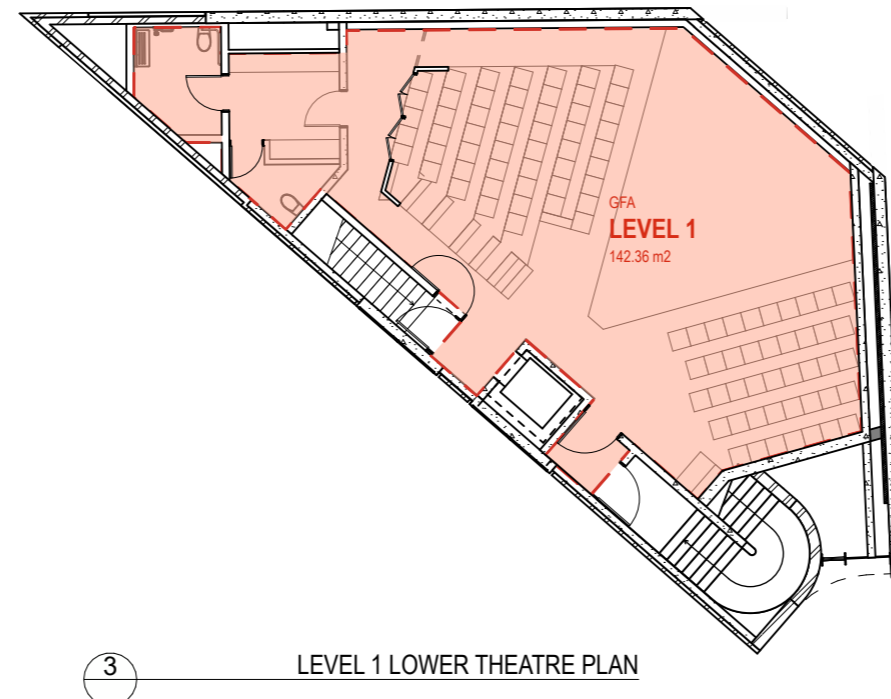
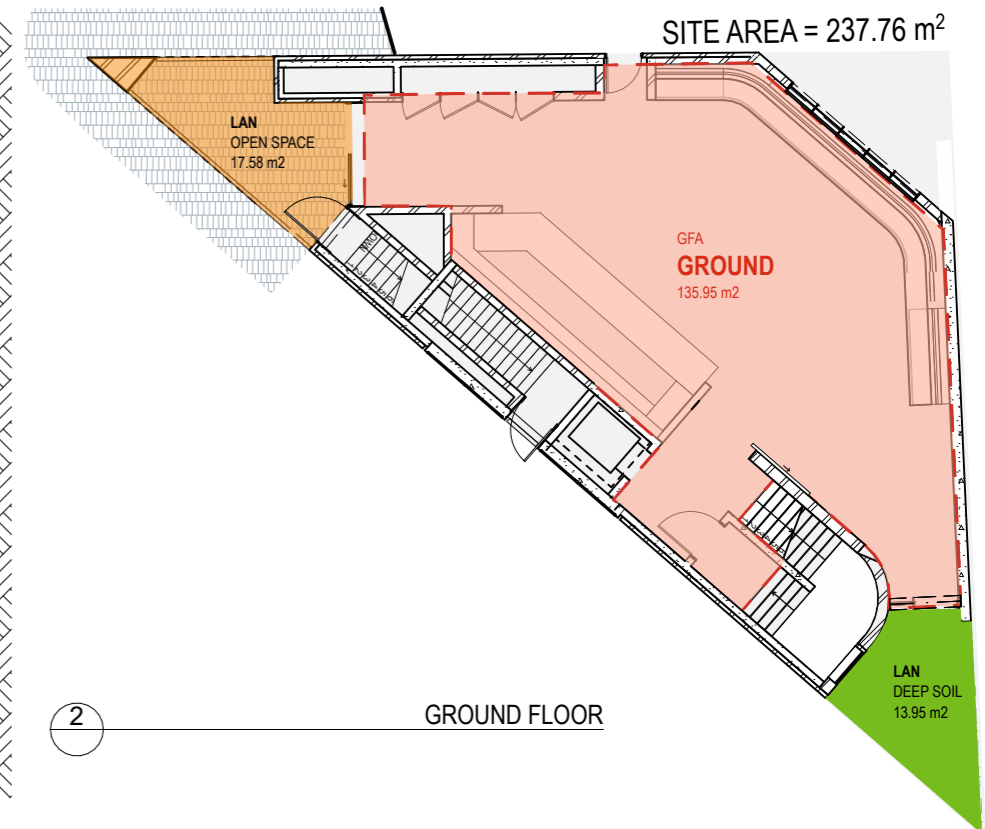
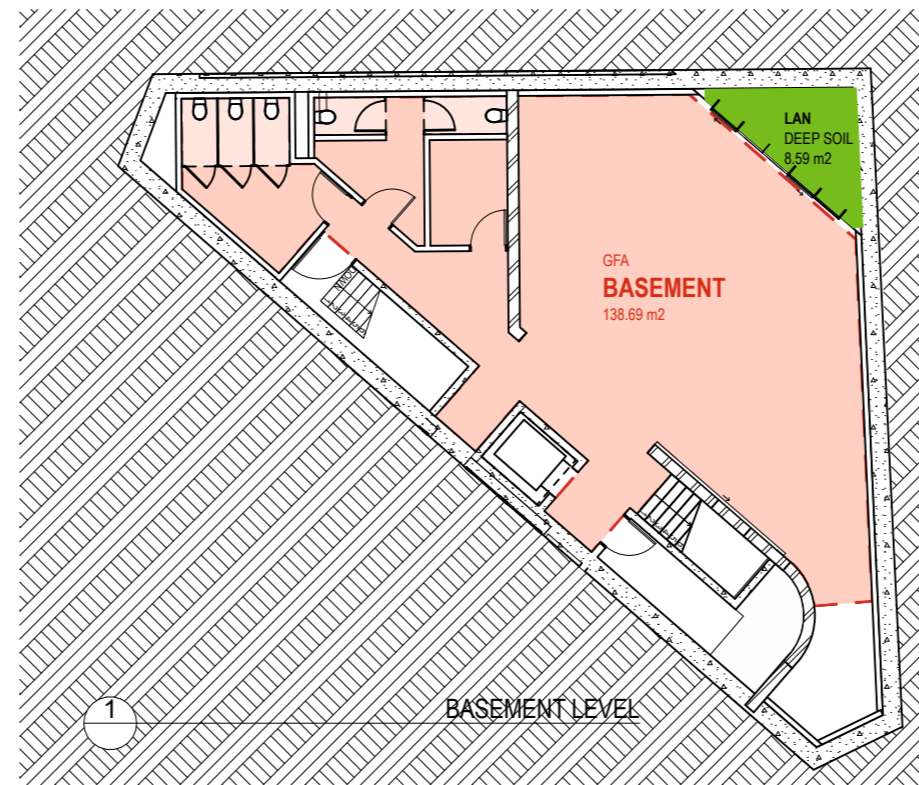


3.3 GFA DIAGRAMS AND FSR SCHEDULE

SITE AREA = 238m²

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

GROSS FLOOR AREA BREAKDOWN	
LEVEL	GFA
BASEMENT	138.69
GROUND	135.95
LEVEL 1	142.36
LEVEL 1 UPPER	48.68
	465.68 m²



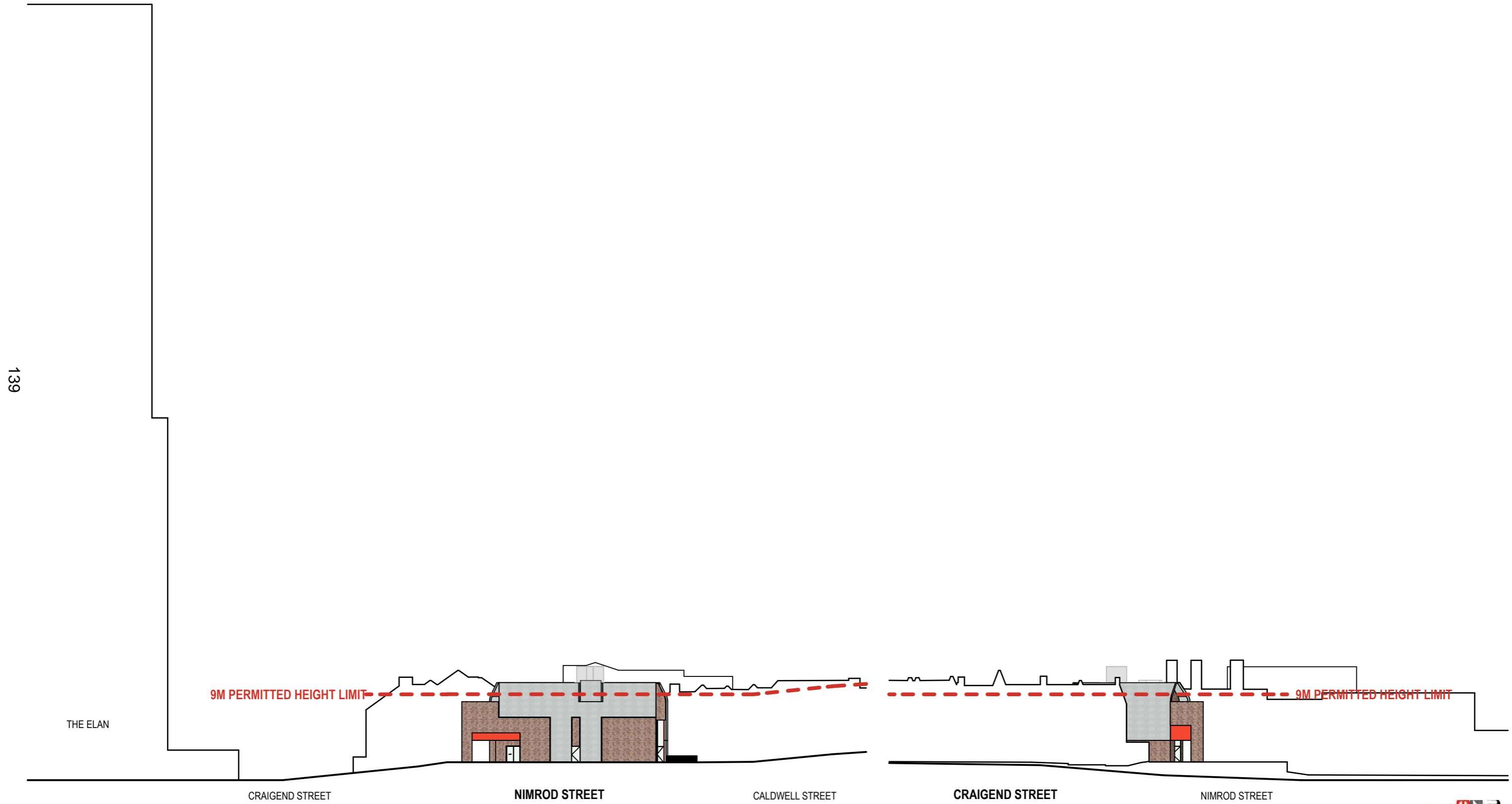
138



3.4 BUILDING HEIGHT

1. PROPOSED BUILDING HEIGHT WITHIN BROADER STREET CONTEXT

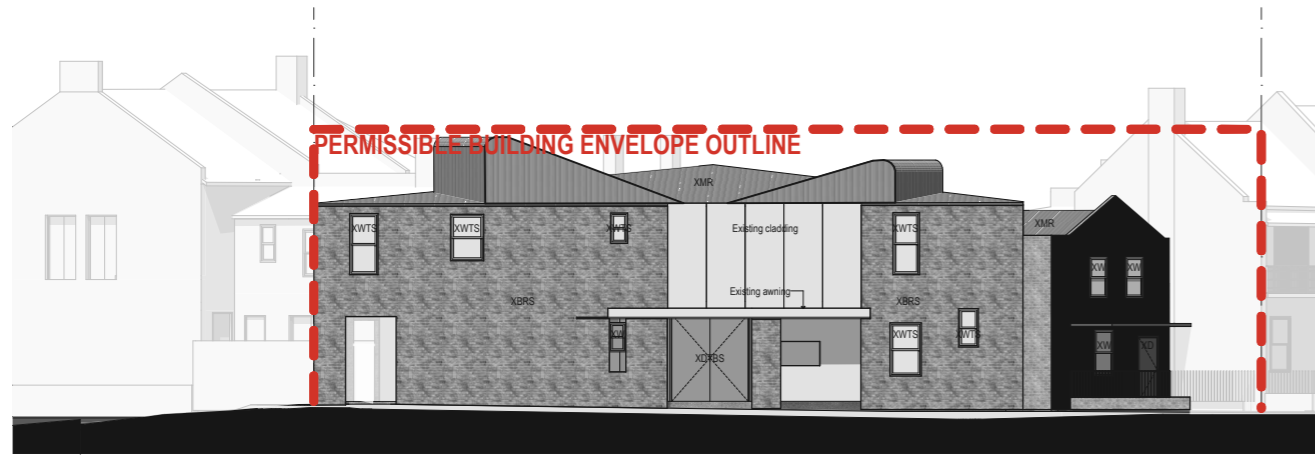
	PERMITTED	PROPOSED
MAX BUILDING HEIGHT	9 m	10.560 m (top of parapet wall)
		12.725 m (top of plant)



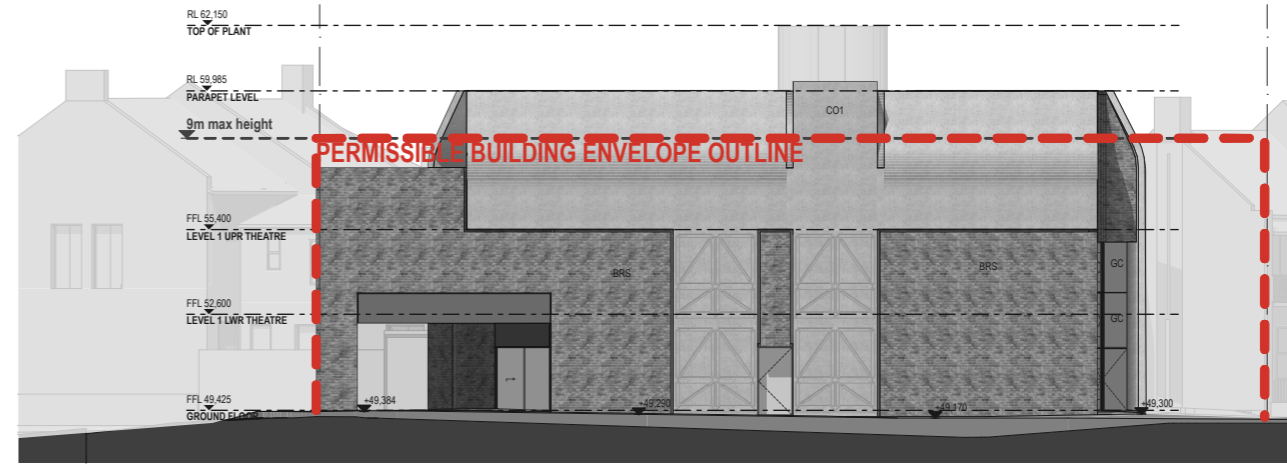
3.4 BUILDING HEIGHT

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

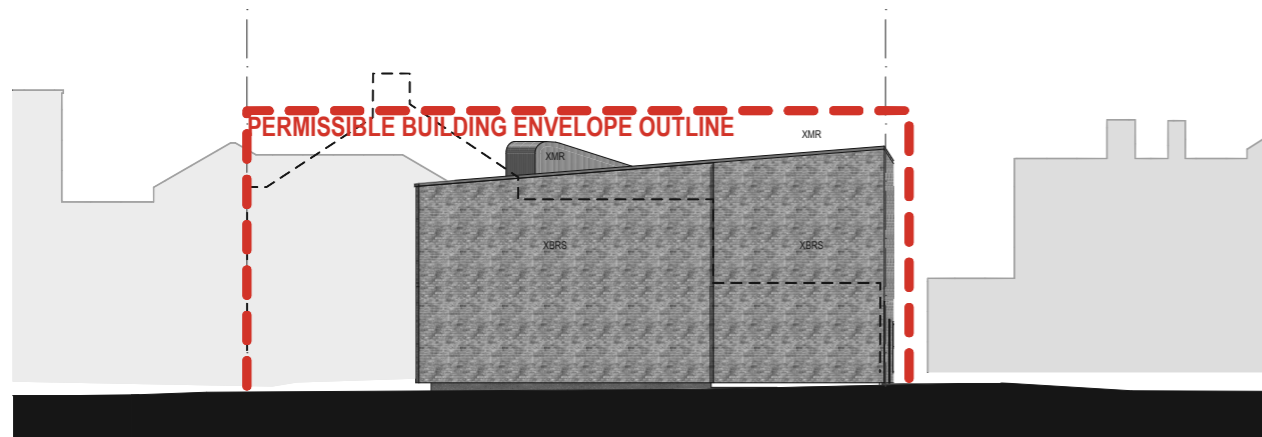
	PERMITTED	PROPOSED
MAX BUILDING HEIGHT	9 m	10.560 m (top of parapet wall) 12.725 m (top of plant)



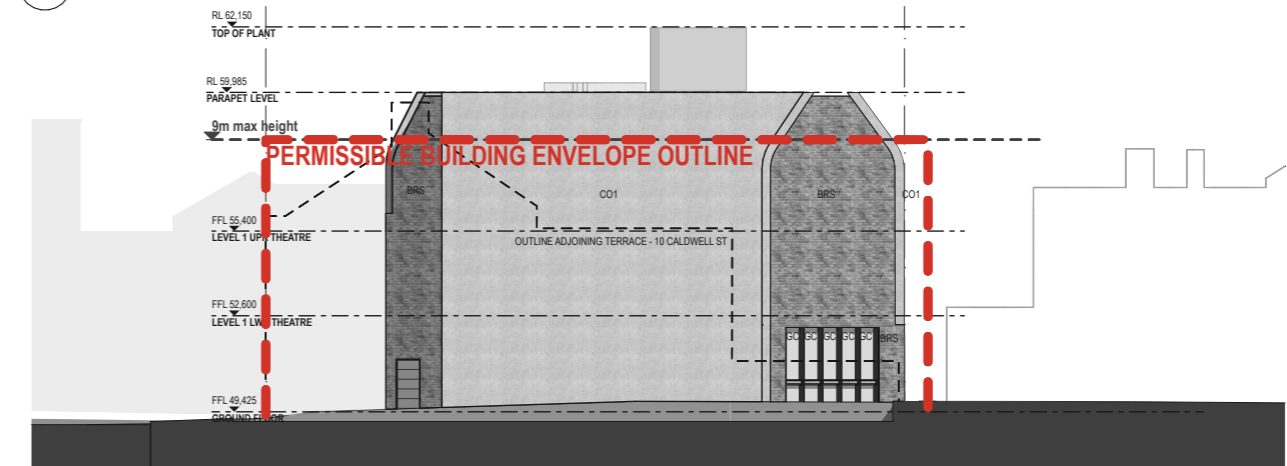
1 EXISTING WEST ELEVATION - NIMROD ST



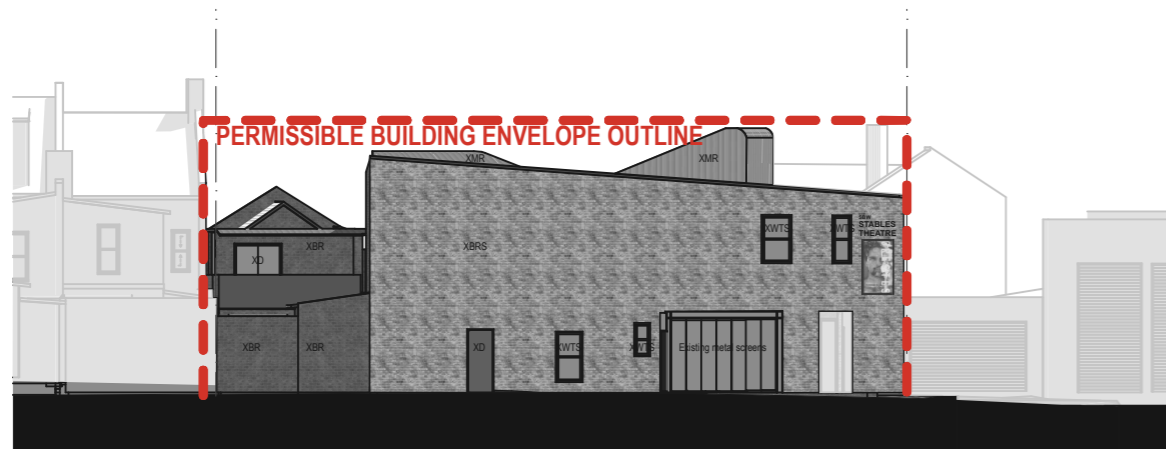
1 WEST ELEVATION - NIMROD ST



2 EXISTING EAST ELEVATION - TERRACES



2 EAST ELEVATION - TERRACES



3 EXISTING NORTH ELEVATION - LANEWAY



3 NORTH ELEVATION - LANEWAY

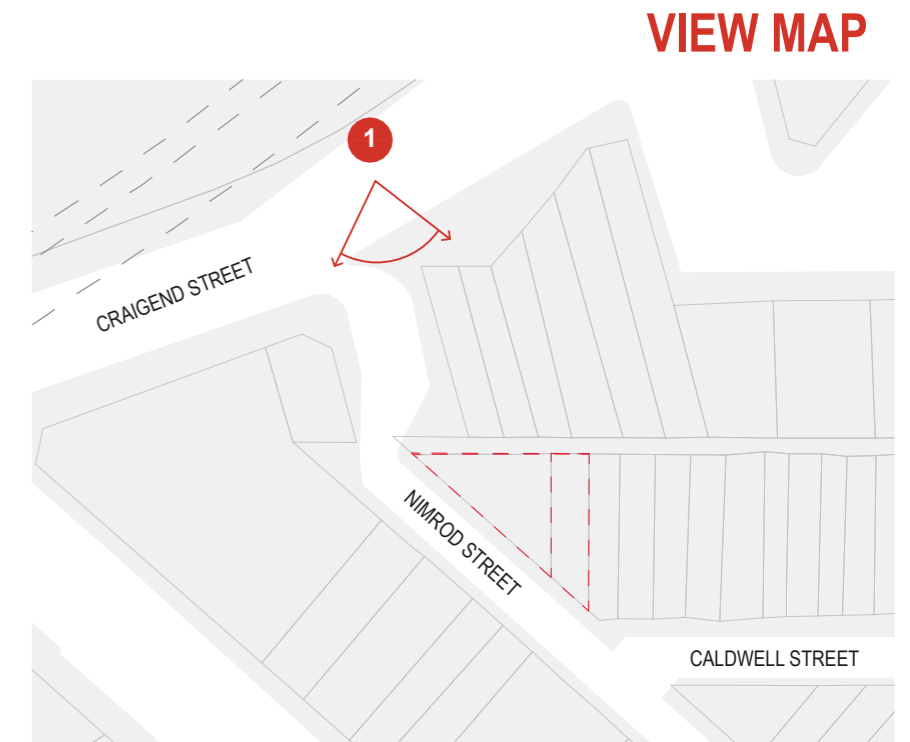
140

3.5 VIEW ANALYSIS

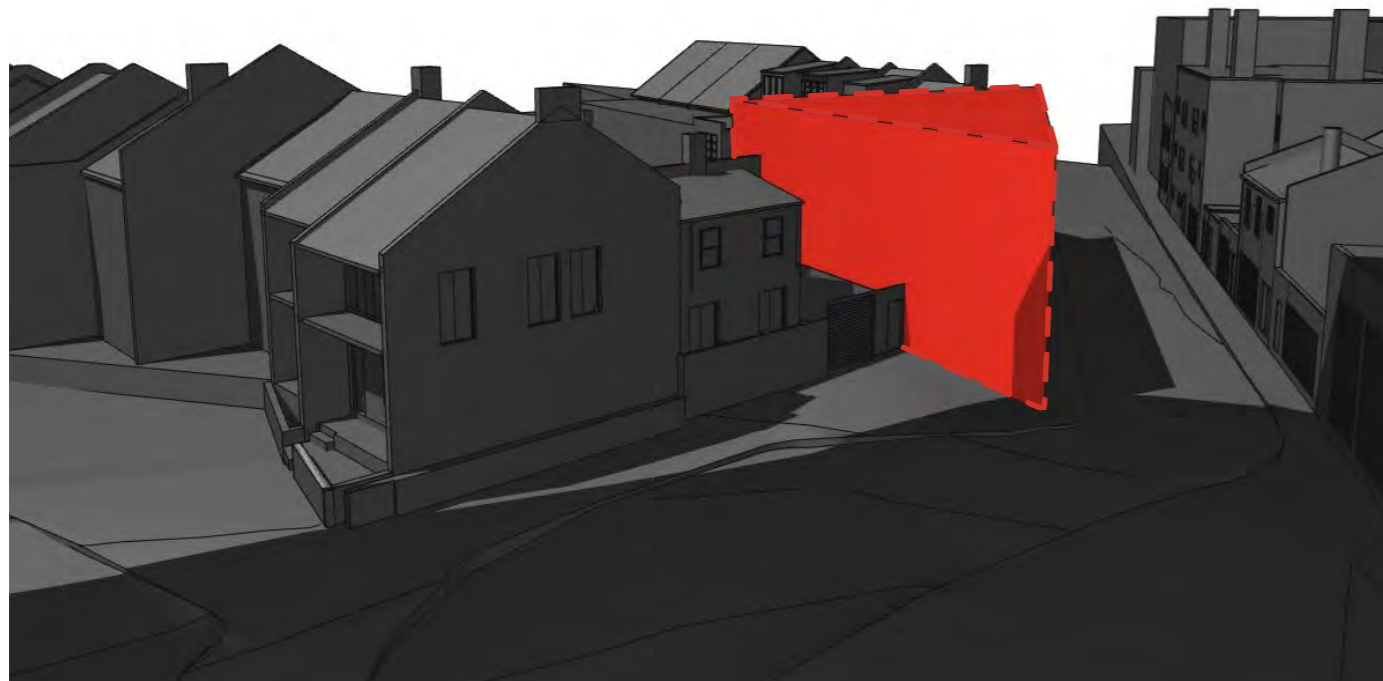
1. KEY VIEW 1 AERIAL CRAIGEND: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT



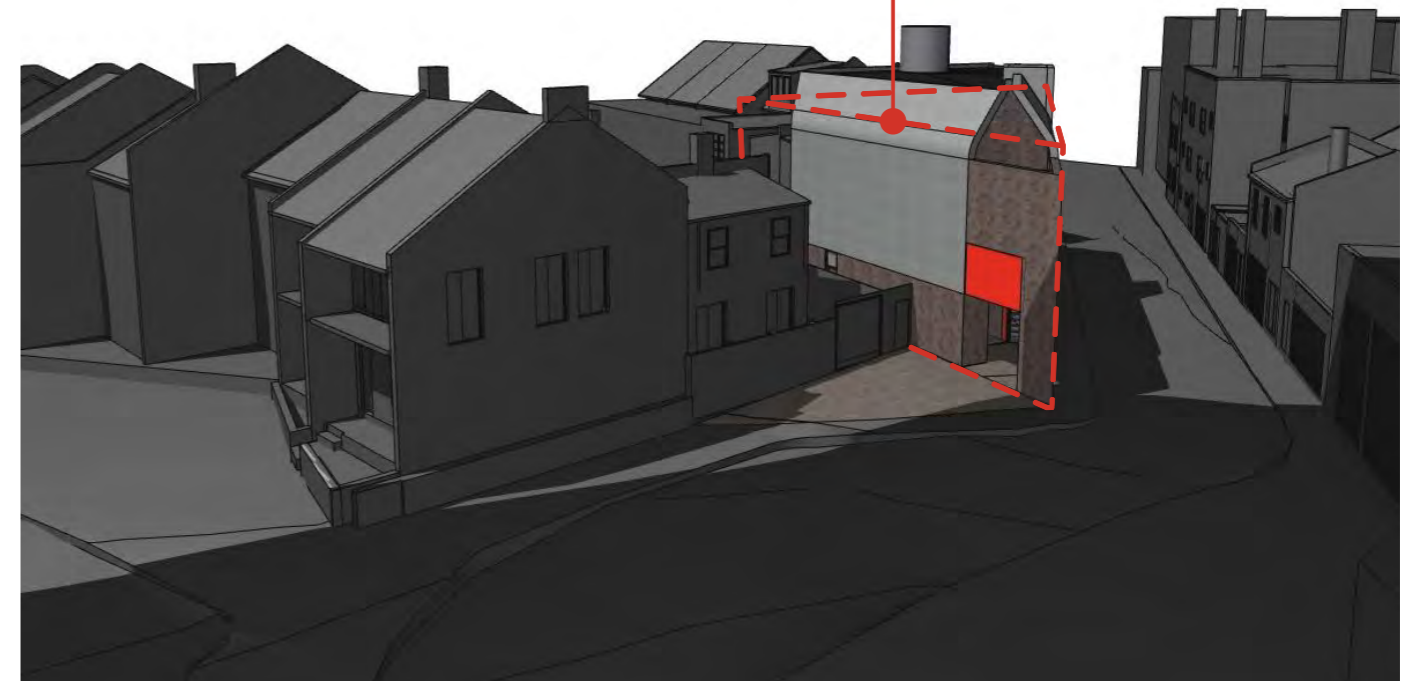
EXISTING



VIEW MAP



PERMITTED BUILDING HEIGHT ENVELOPE



PROPOSED

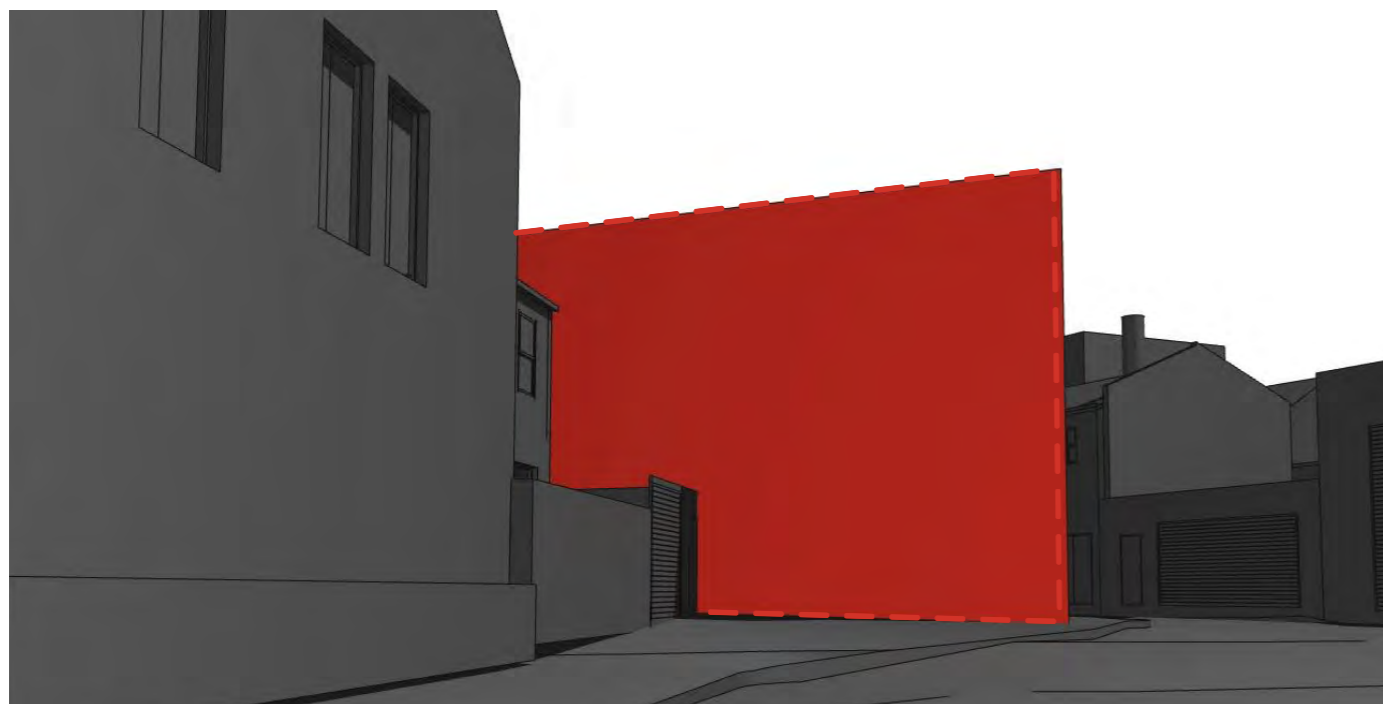
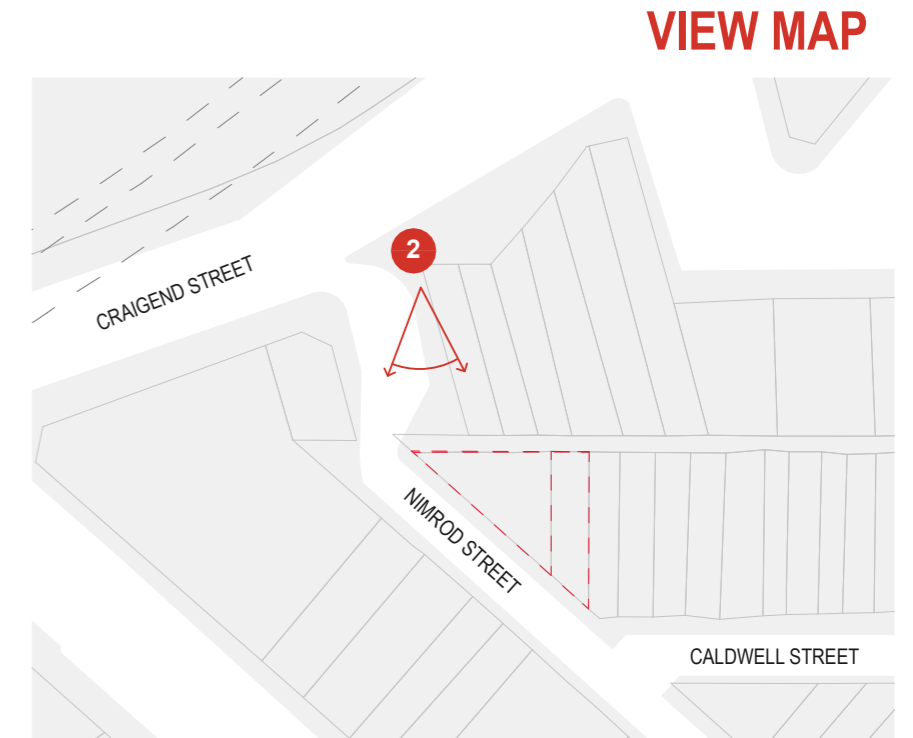
141

3.5 VIEW ANALYSIS

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



EXISTING



PERMITTED BUILDING HEIGHT ENVELOPE



PROPOSED

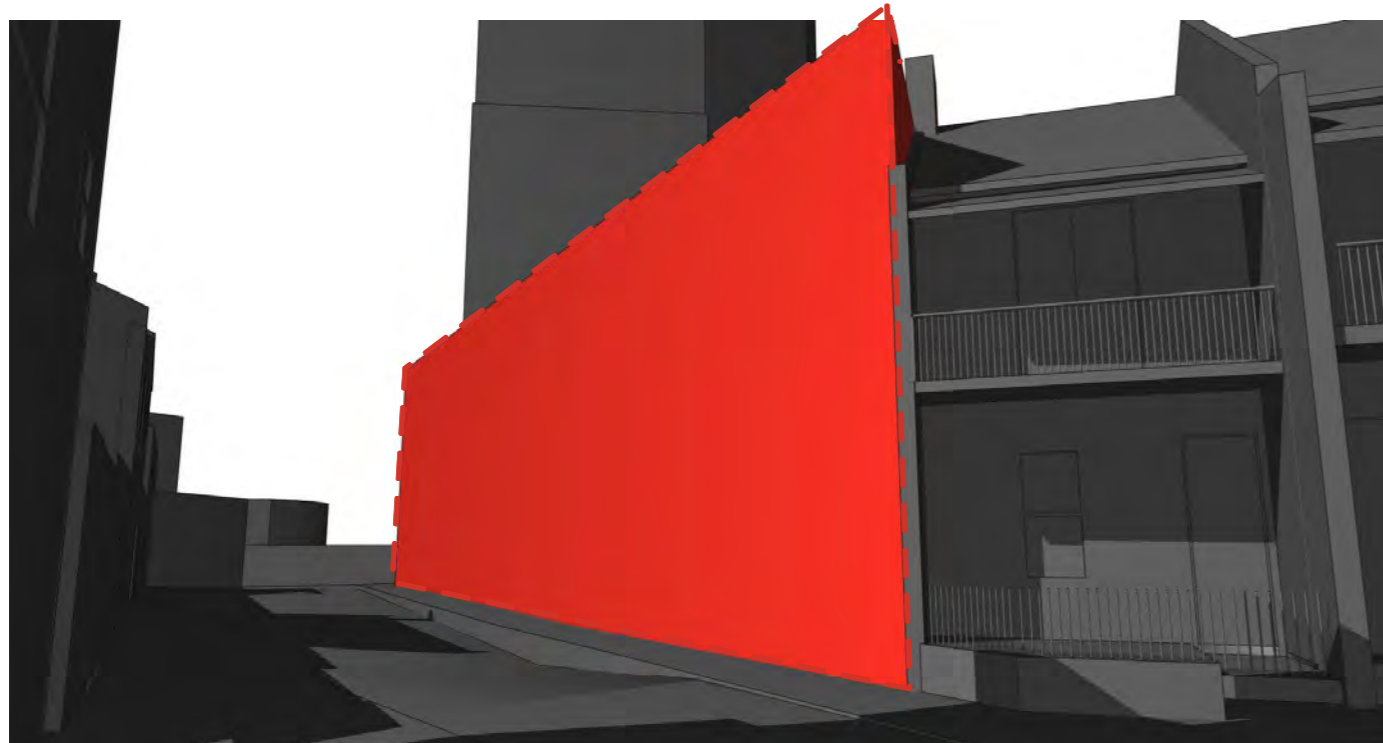
142

3.5 VIEW ANALYSIS

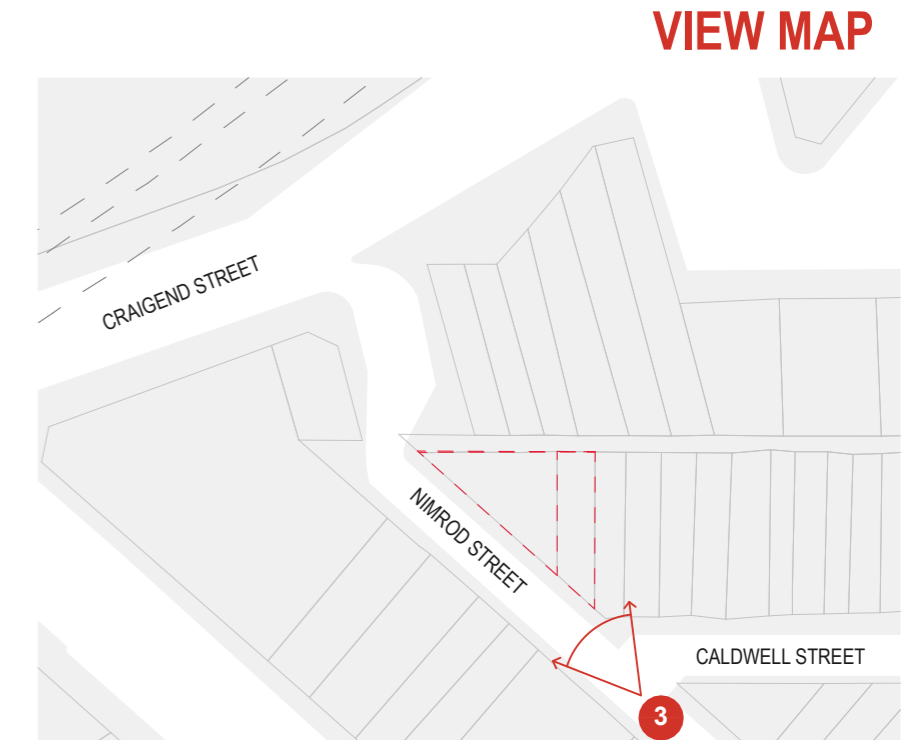
3. KEY VIEW 3 NIMROD ST: EXISTING, PROPOSED AND PERMITTED BUILDING HEIGHT ENVELOPE



EXISTING



PERMITTED BUILDING HEIGHT ENVELOPE



OUTLINE PERMITTED BUILDING HEIGHT ENVELOPE



PROPOSED

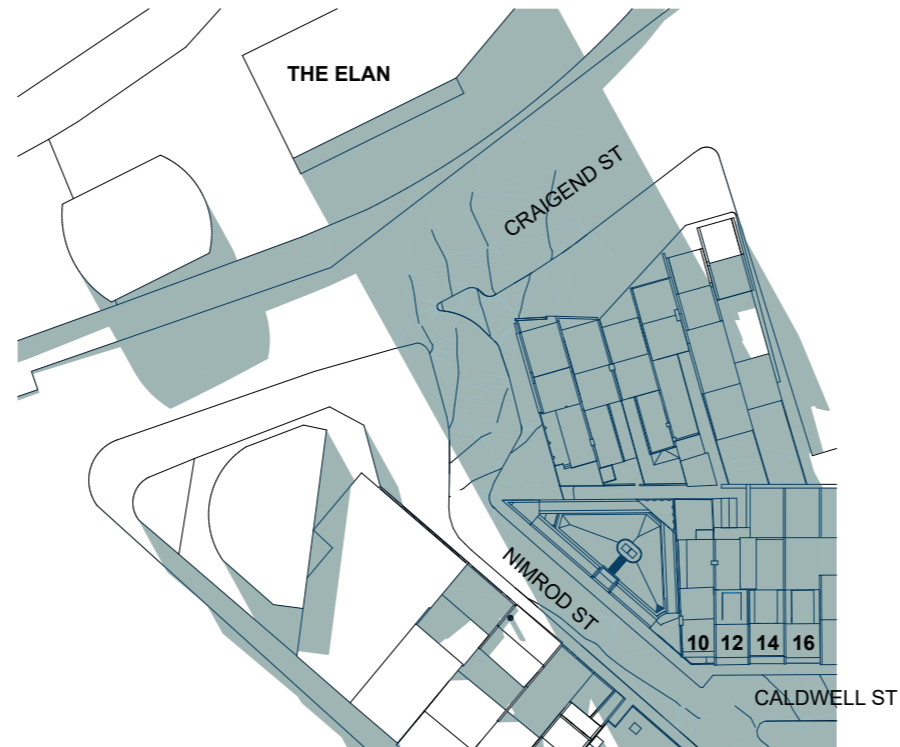
143

3.6 SHADOW DIAGRAMS

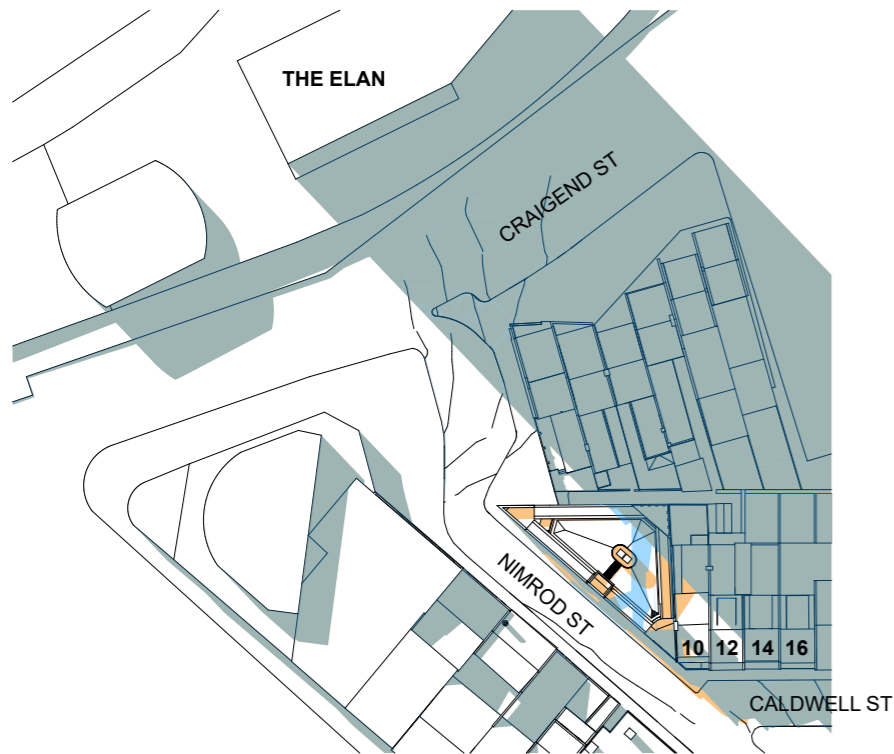
AERIAL SHADOW DIAGRAMS - MORNING (AM)






1 PROPOSED SHADOWS JUNE 9AM
1:1000



2 PROPOSED SHADOWS JUNE 10AM
1:1000



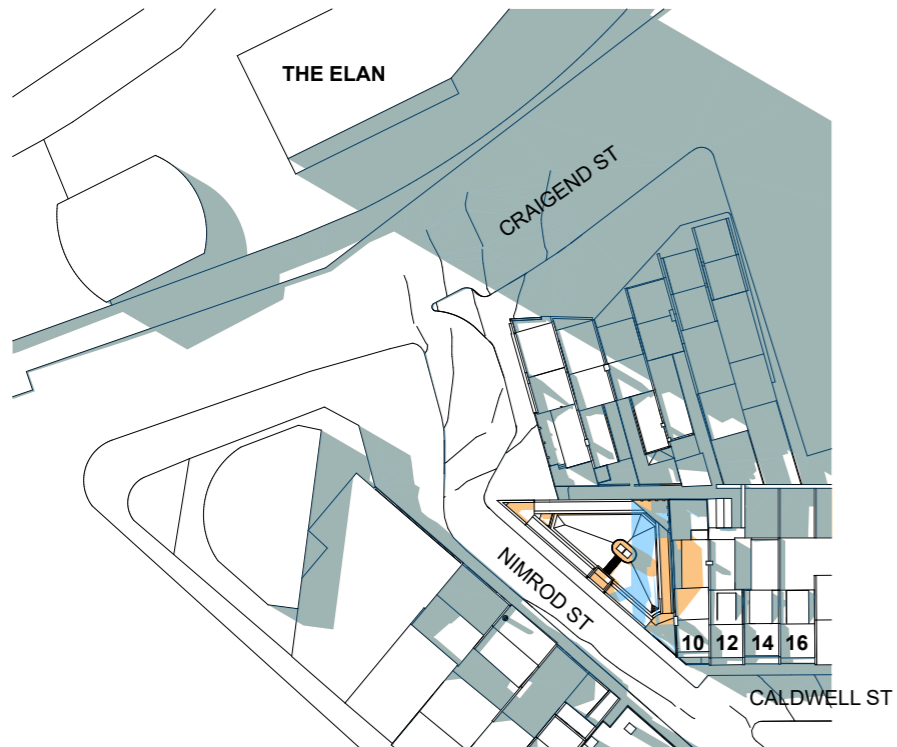
3 PROPOSED SHADOWS JUNE 11AM
1:1000

LEGEND	
	EXISTING SHADOW
	NEW SHADOW
	EXISTING SHADOW REMOVED

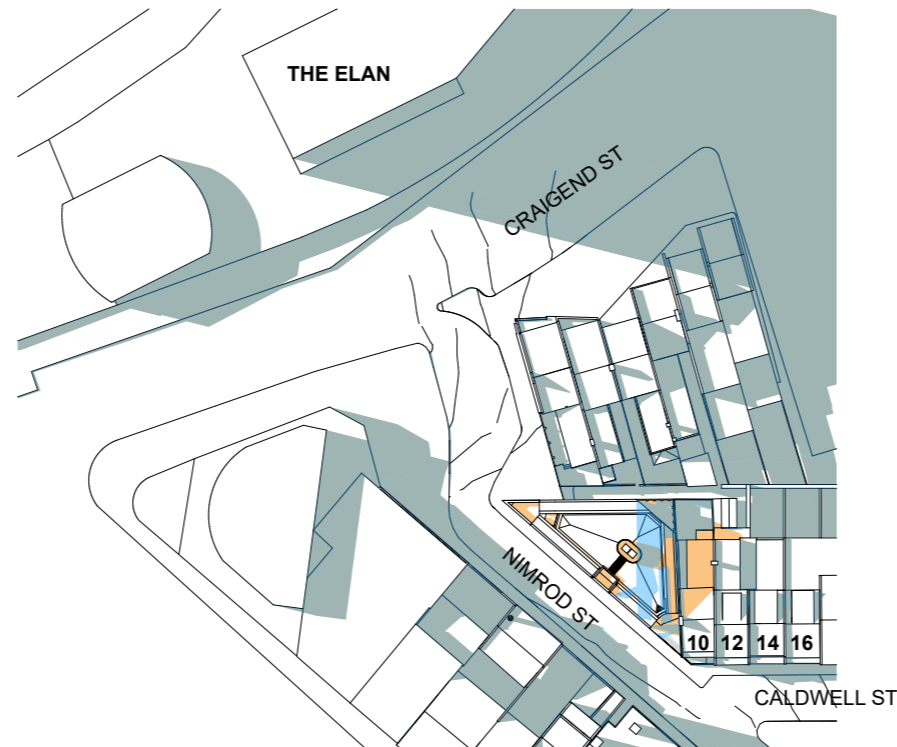
144

3.6 SHADOW DIAGRAMS

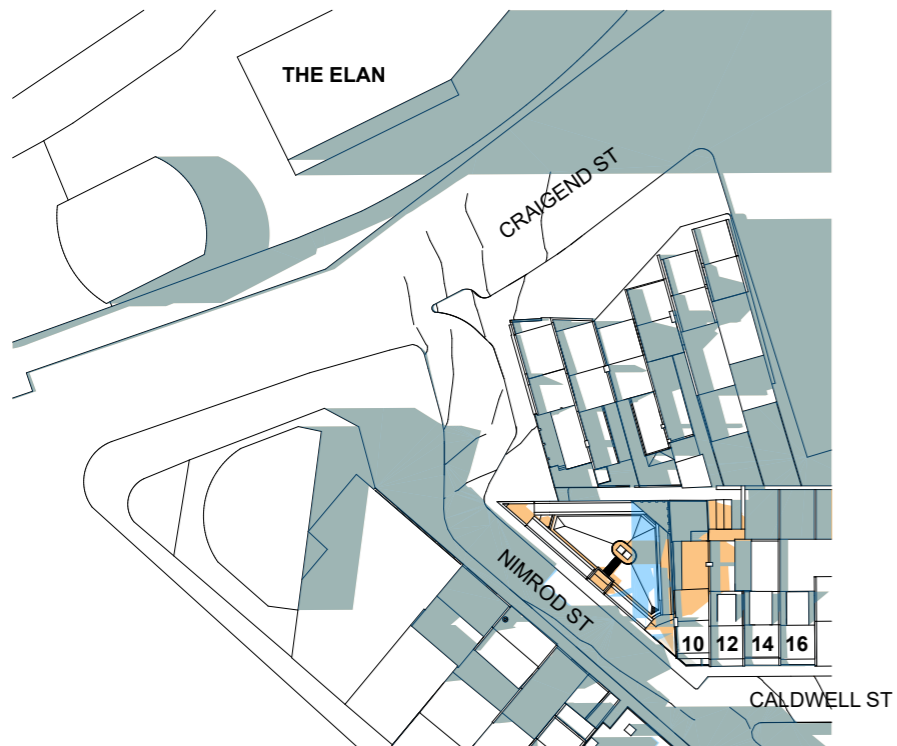
AERIAL SHADOW DIAGRAMS - AFTERNOON (PM)



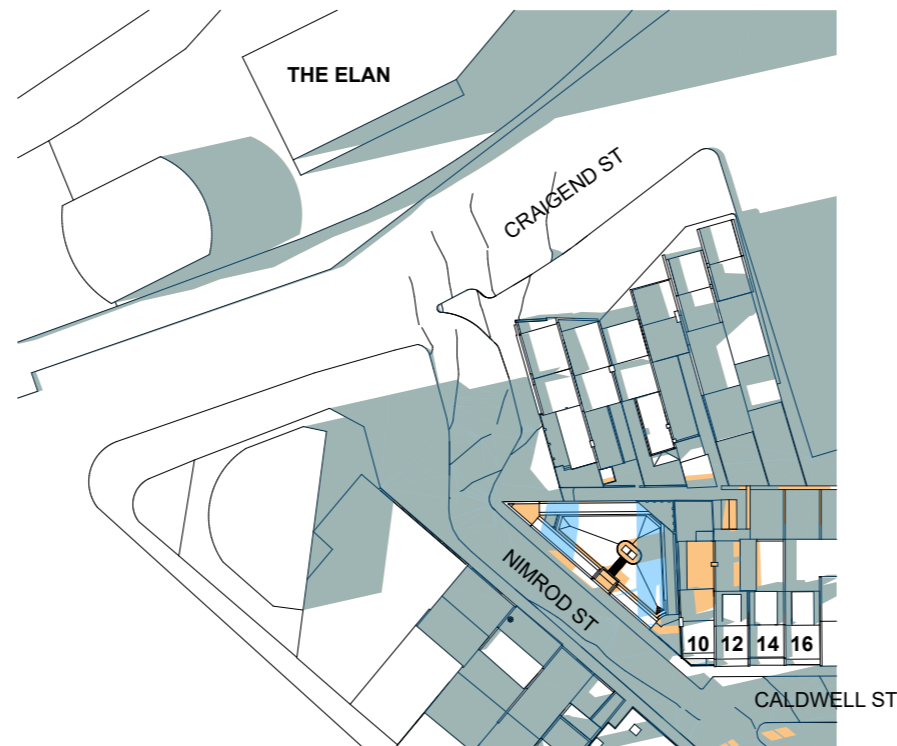
1 PROPOSED SHADOWS JUNE 12PM
1:1000



2 PROPOSED SHADOWS JUNE 1PM
1:1000



3 PROPOSED SHADOWS JUNE 2PM
1:1000



4 PROPOSED SHADOWS JUNE 3PM
1:1000

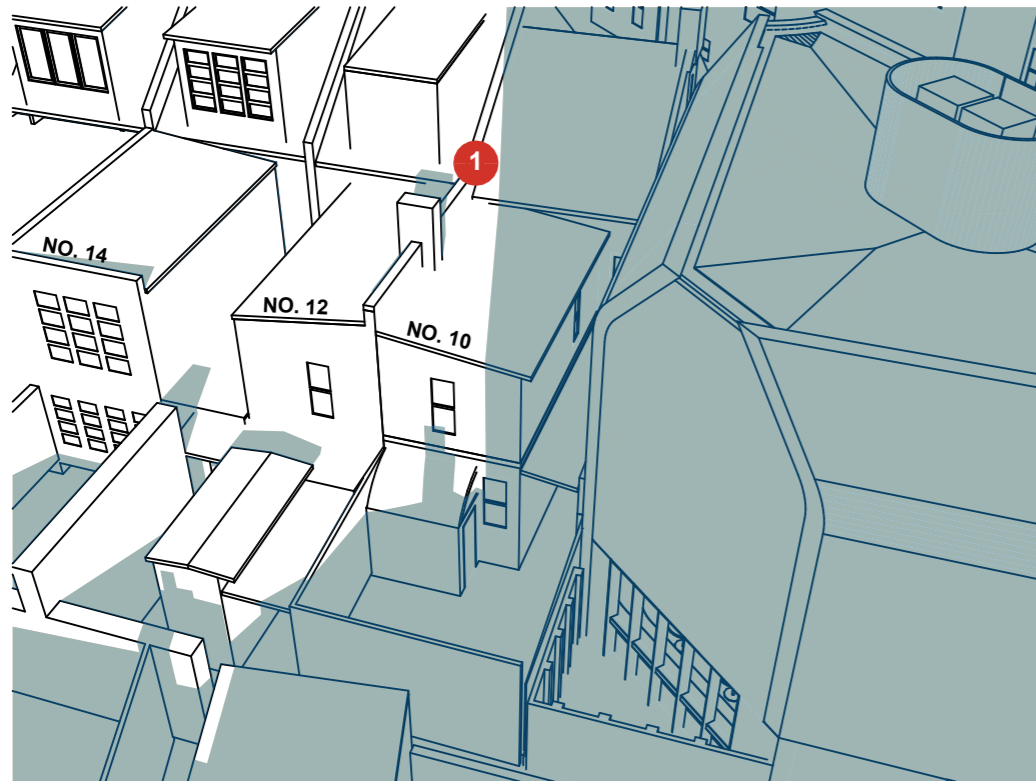
LEGEND

- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED

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3.6 SHADOW DIAGRAMS

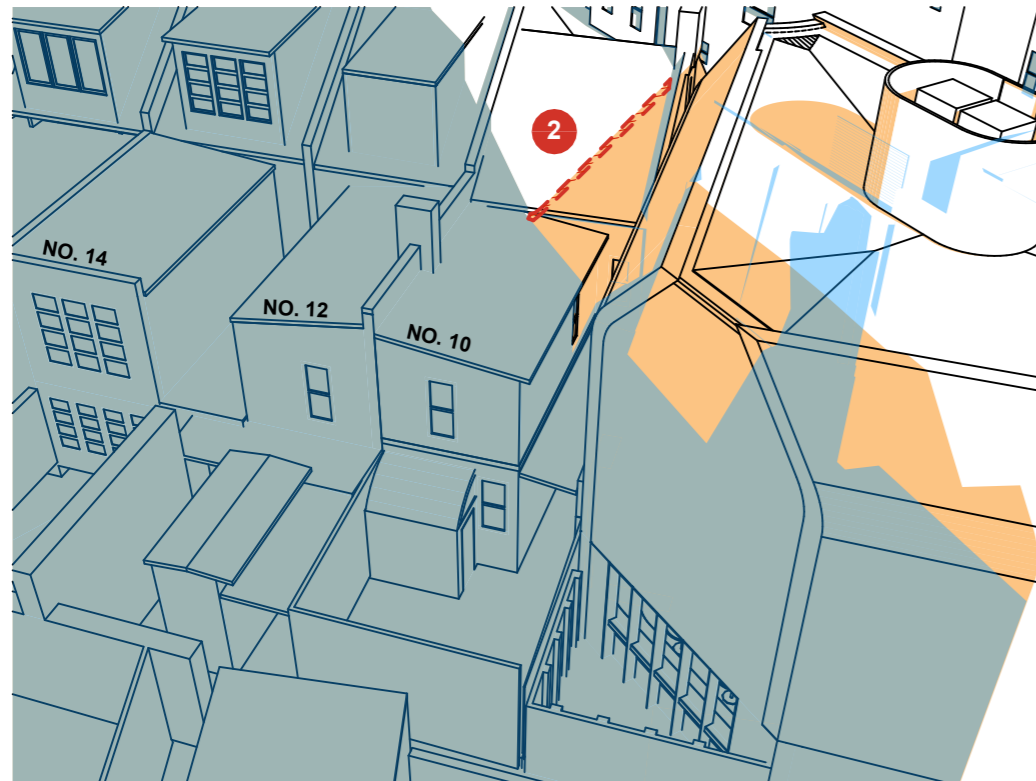
REAR OF NO. 10 AND 12 CALDWELL STREET - MORNING



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.

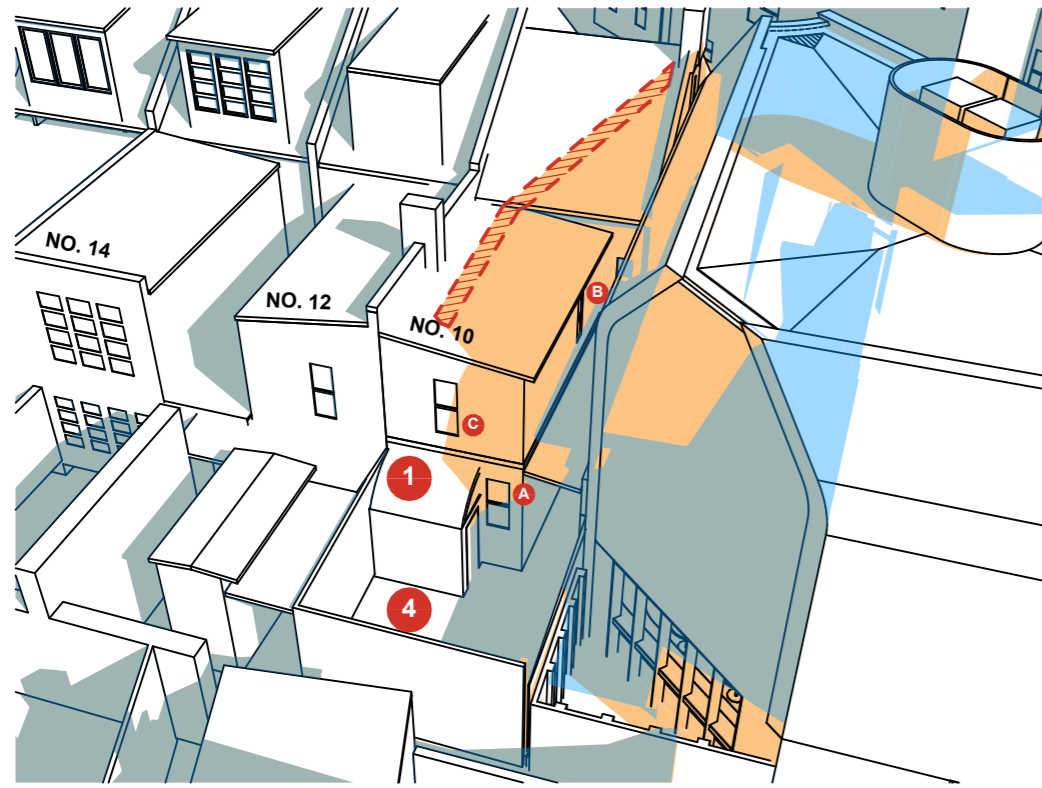
DIRECT SUNLIGHT TO ADJACENT TERRACES:

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

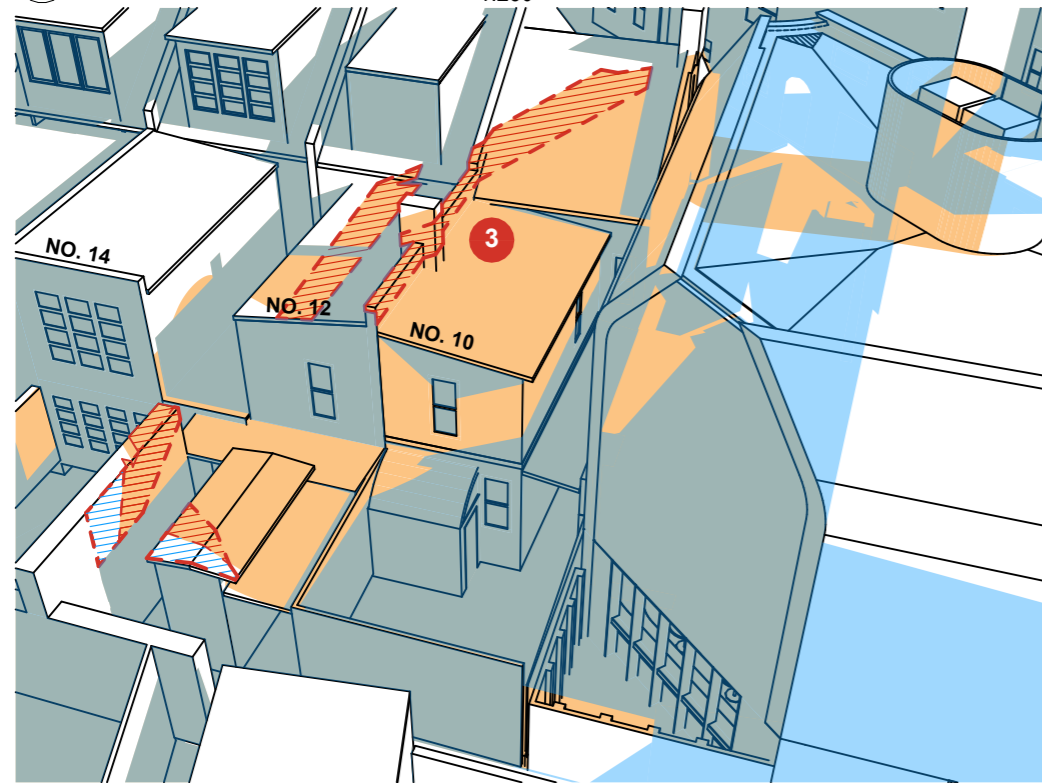


3.6 SHADOW DIAGRAMS

REAR OF NO. 10 AND 12 CALDWELL STREET - AFTERNOON

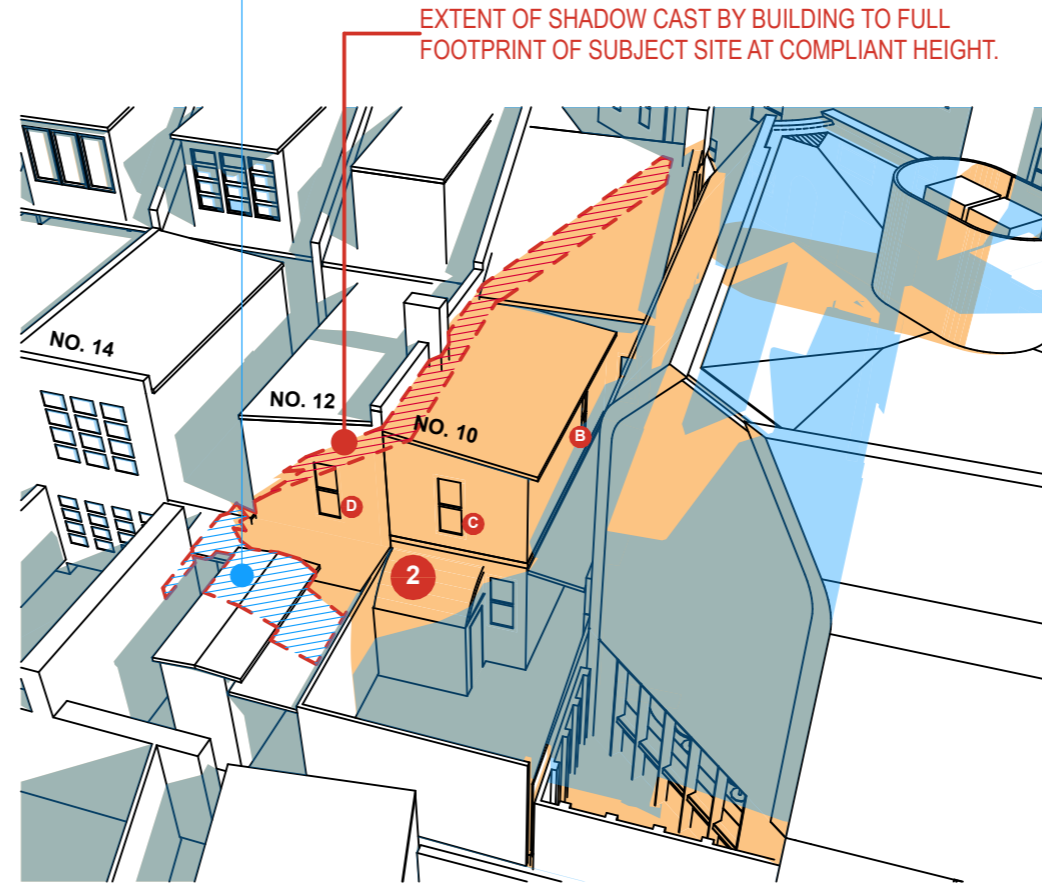


1 PROPOSED SHADOW JUNE 12PM
1:250

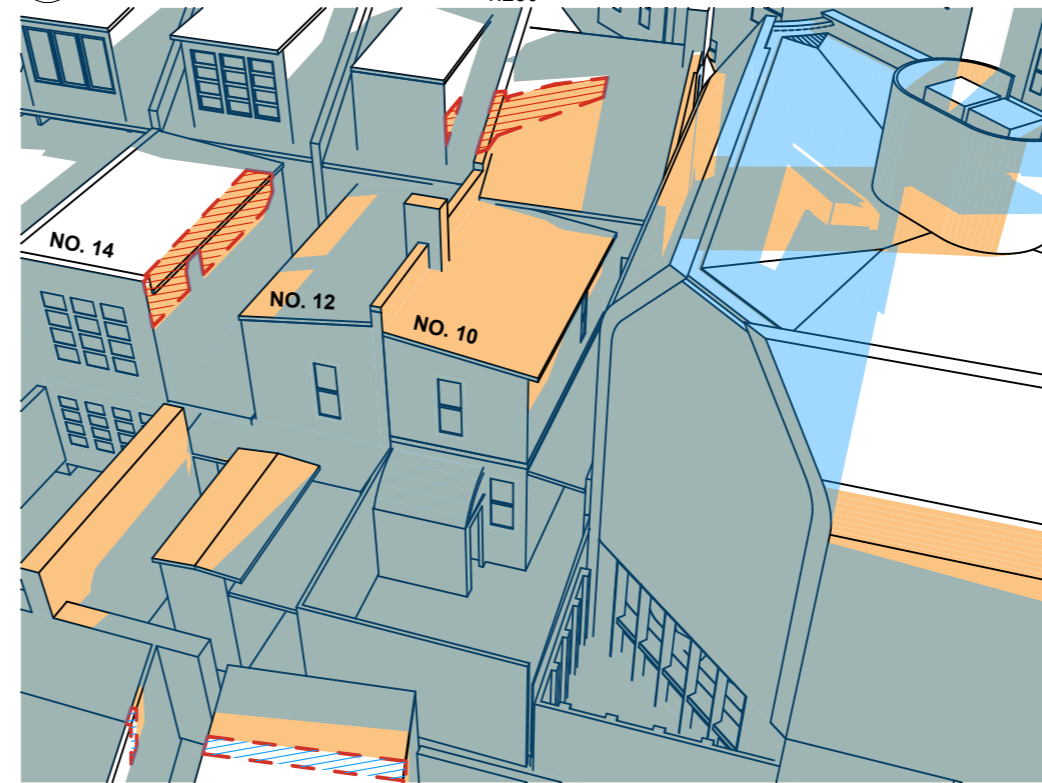


3 PROPOSED SHADOW JUNE 2PM
1:250

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

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.



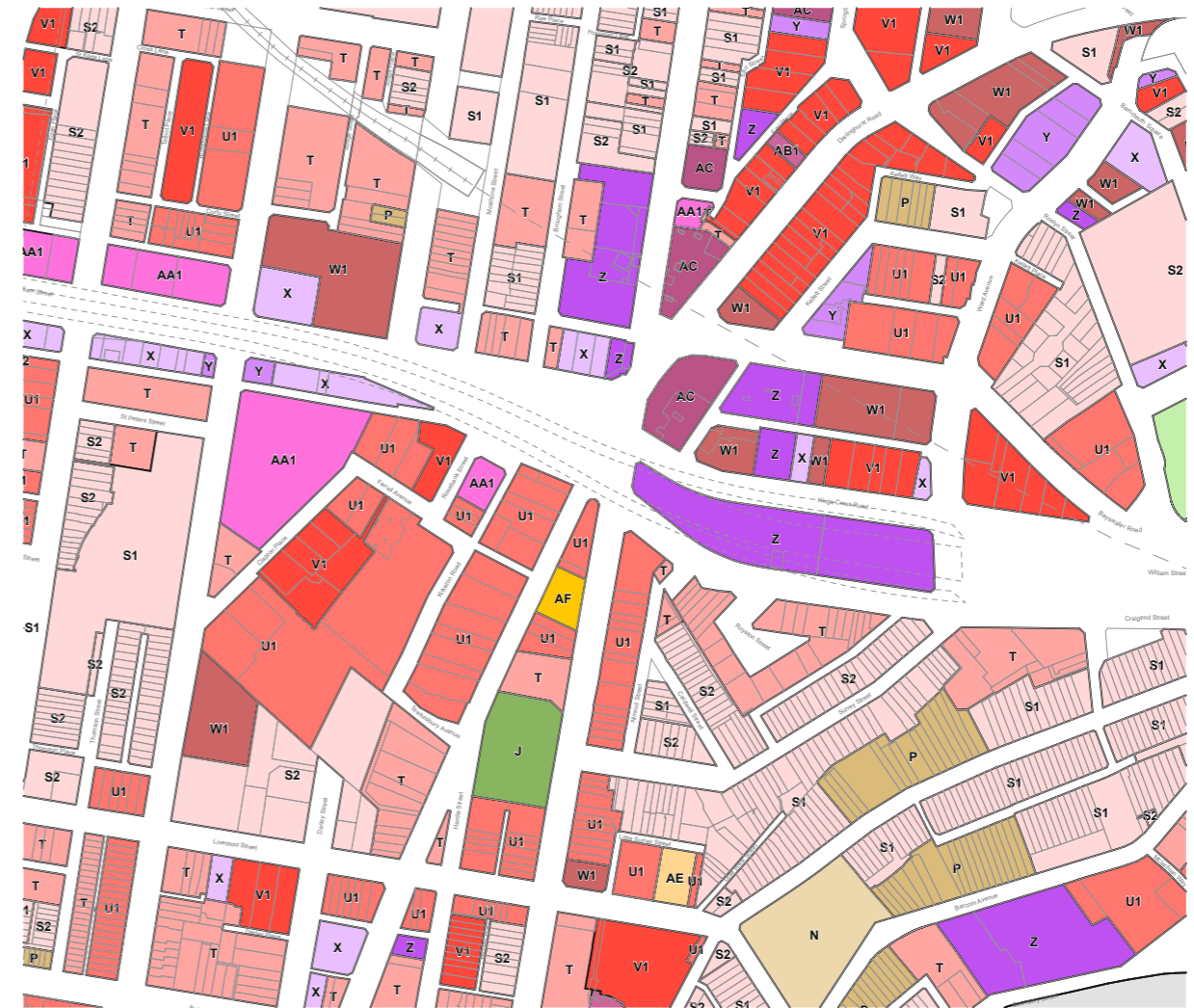
3.7 PROPOSED PLANNING CONTROLS

PROPOSED AMENDMENTS TO LEP MAPS

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PROPOSED AMENDMENT TO
SLEP 2012 HEIGHT OF BUILDINGS MAP - SHEET HOB_022



PROPOSED AMENDMENT TO
SLEP 2012 FLOOR SPACE RATIO MAP - SHEET FSR_022