

## NEW BUILDING FORM - SUN/SHADOW DIAGRAM PLAN VIEWS



9:00 21 JUNE - WINTER SOLSTICE



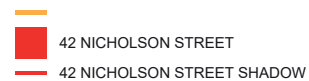
10:00 21 JUNE - WINTER SOLSTICE

18 Commercial storeys + Plant

FSR = 13.8.1 (GFA does not consider lifts/stairs etc)

Oxley Street – residential area inside 2036 Plan boundary

### LEGEND



# Scheme A

## Commercial 18 STOREYS + Plant



9:30 21 JUNE - WINTER SOLSTICE



10:30 21 JUNE- WINTER SOLSTICE

Solar access plane controls

1. No additional overshadowing in mid-winter (10.00am – 3:00pm)
  - Newland Park
  - St Leonards South Public open spaces
2. Maintain at least 3 hours to residential areas inside the 2036 Plan boundary mid-winter (9:00mam – 3:00pm)



SCALE  
0 100 200 500M

## NEW BUILDING FORM - SUN/SHADOW DIAGRAM PLAN VIEWS



11:00 21 JUNE - WINTER SOLSTICE



12:00 21 JUNE - WINTER SOLSTICE

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### LEGEND

- 42 NICHOLSON STREET
- 42 NICHOLSON STREET SHADOW

# Scheme A

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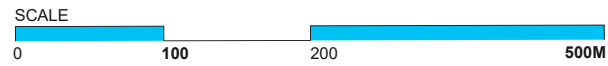
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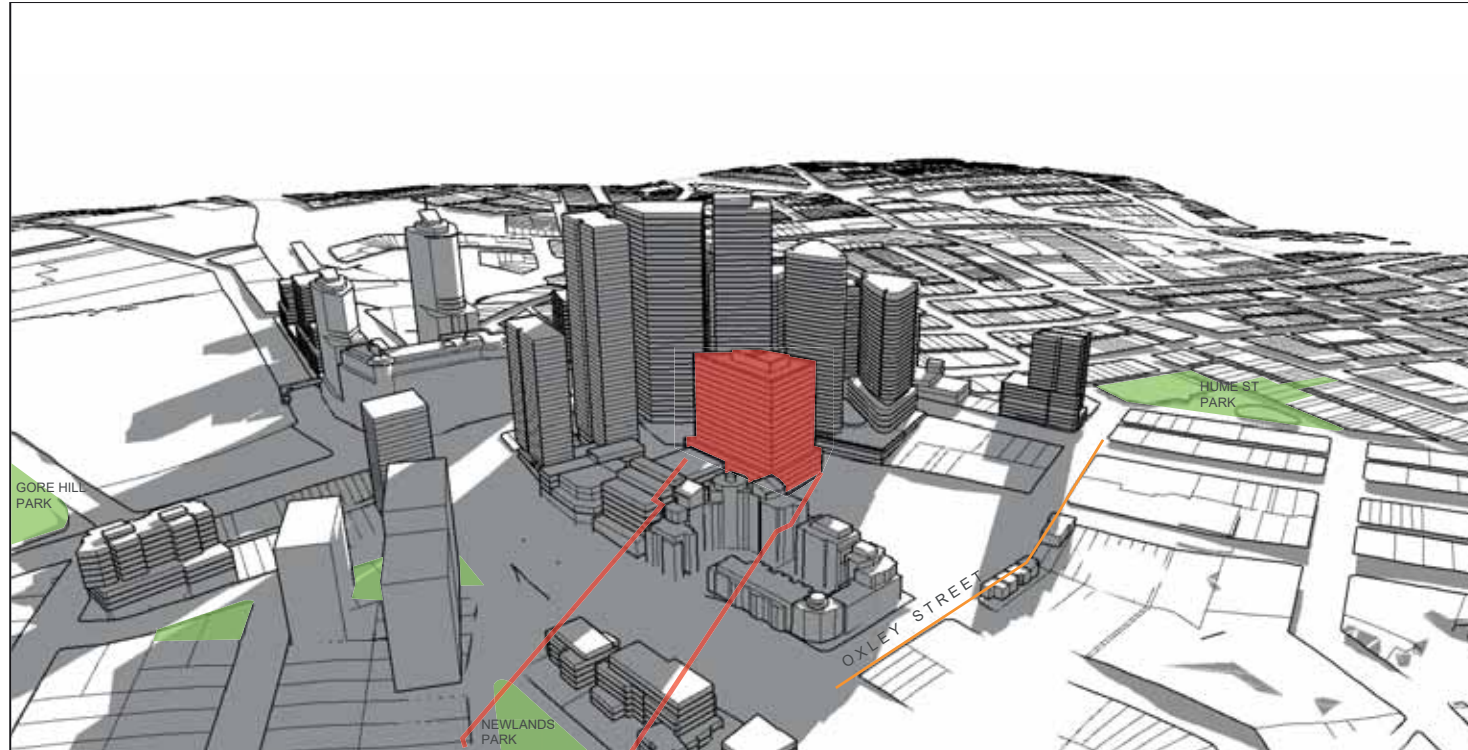
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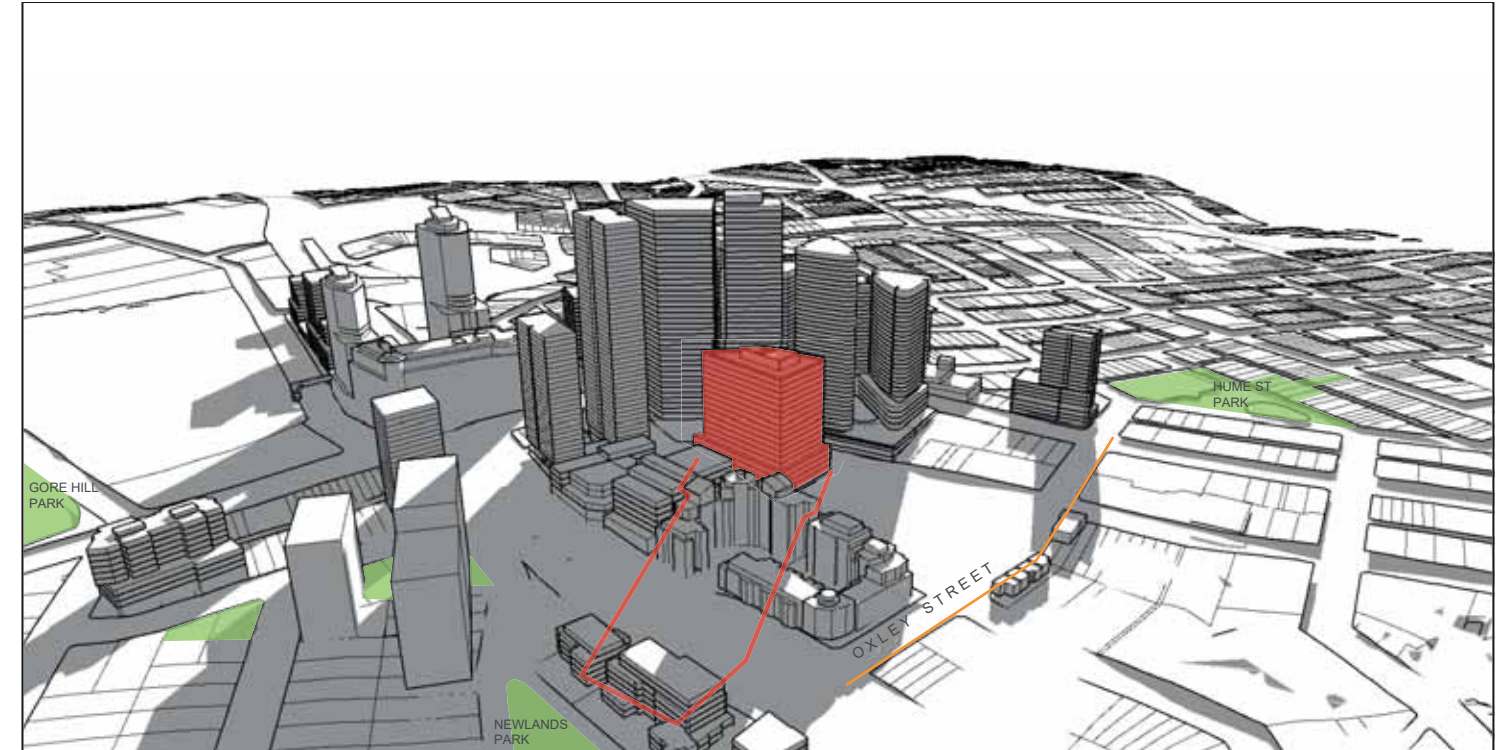
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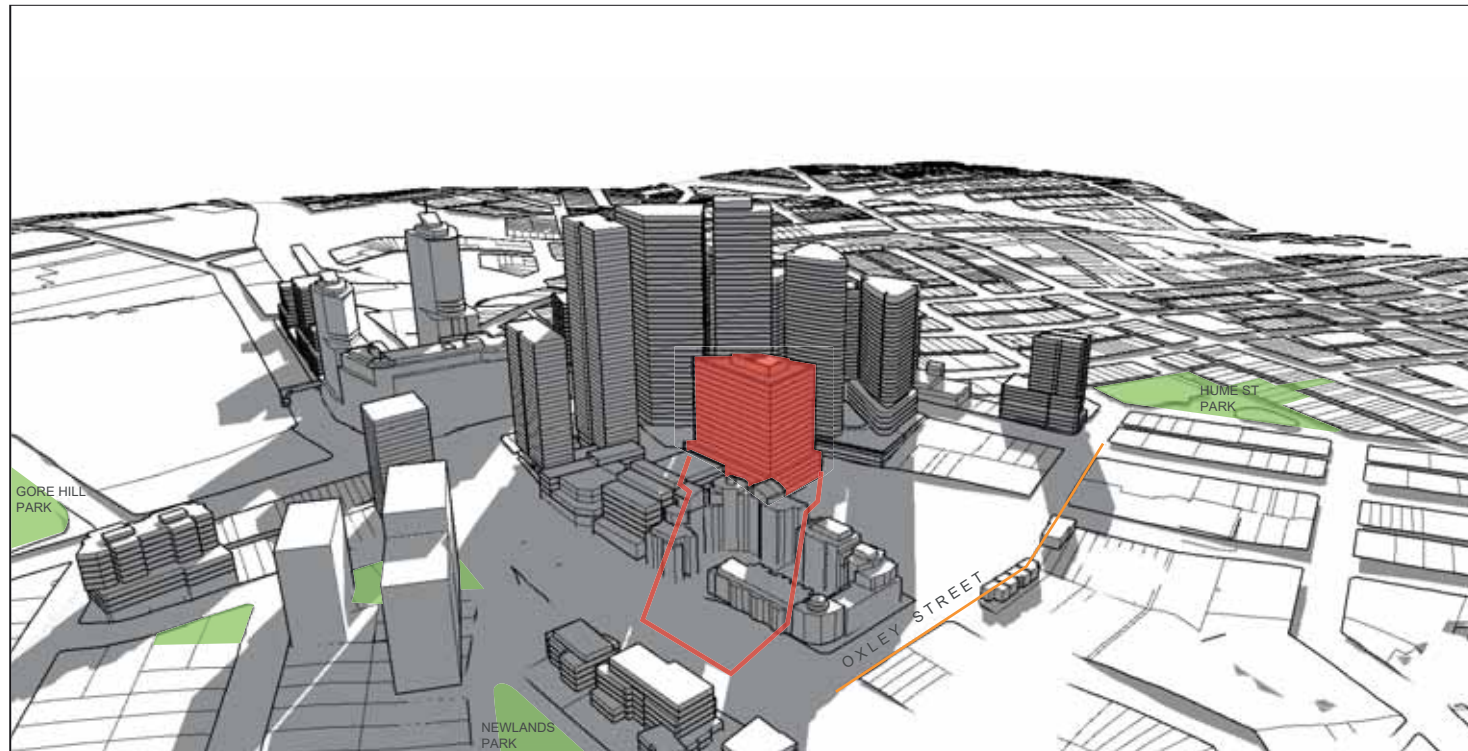
NEW BUILDING FORM - SUN/SHADOW DIAGRAM 3D VIEWS



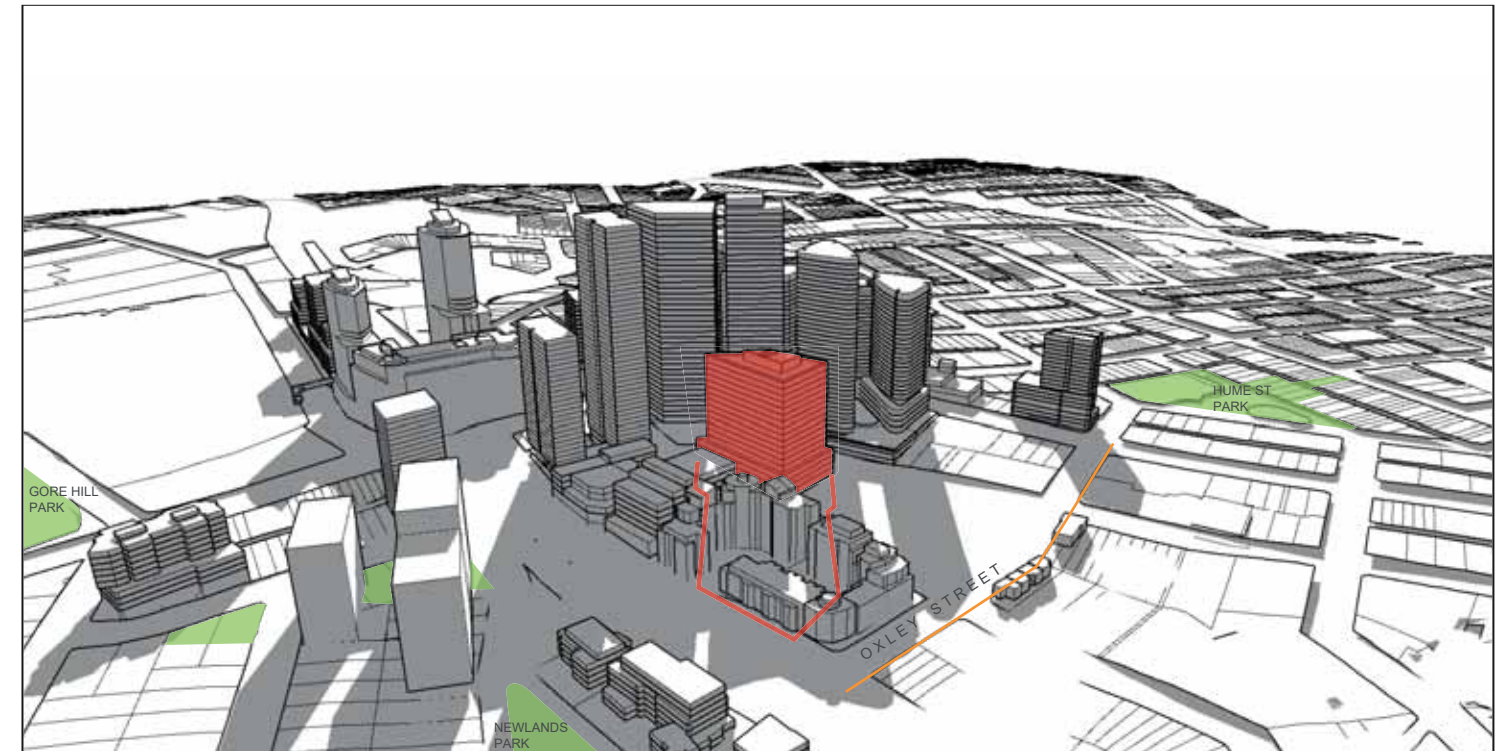
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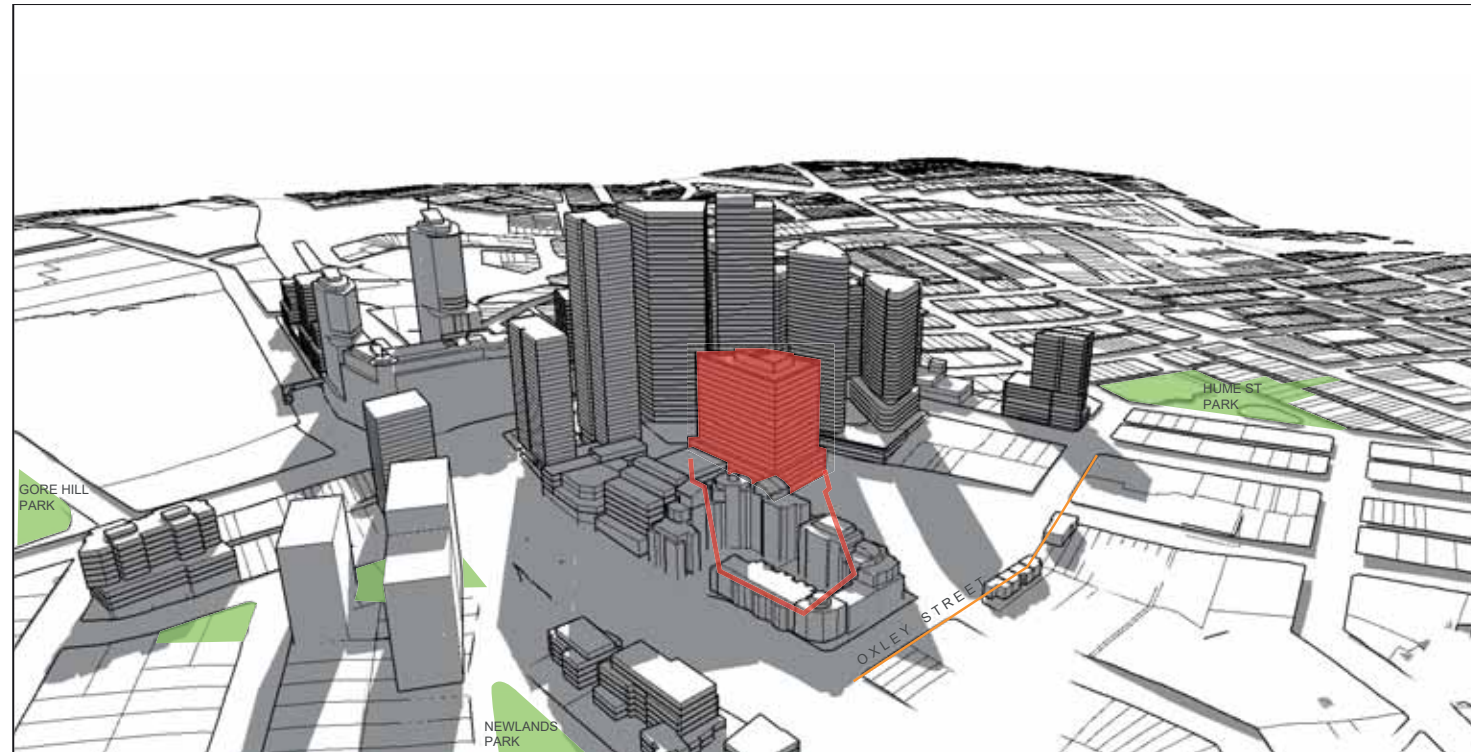
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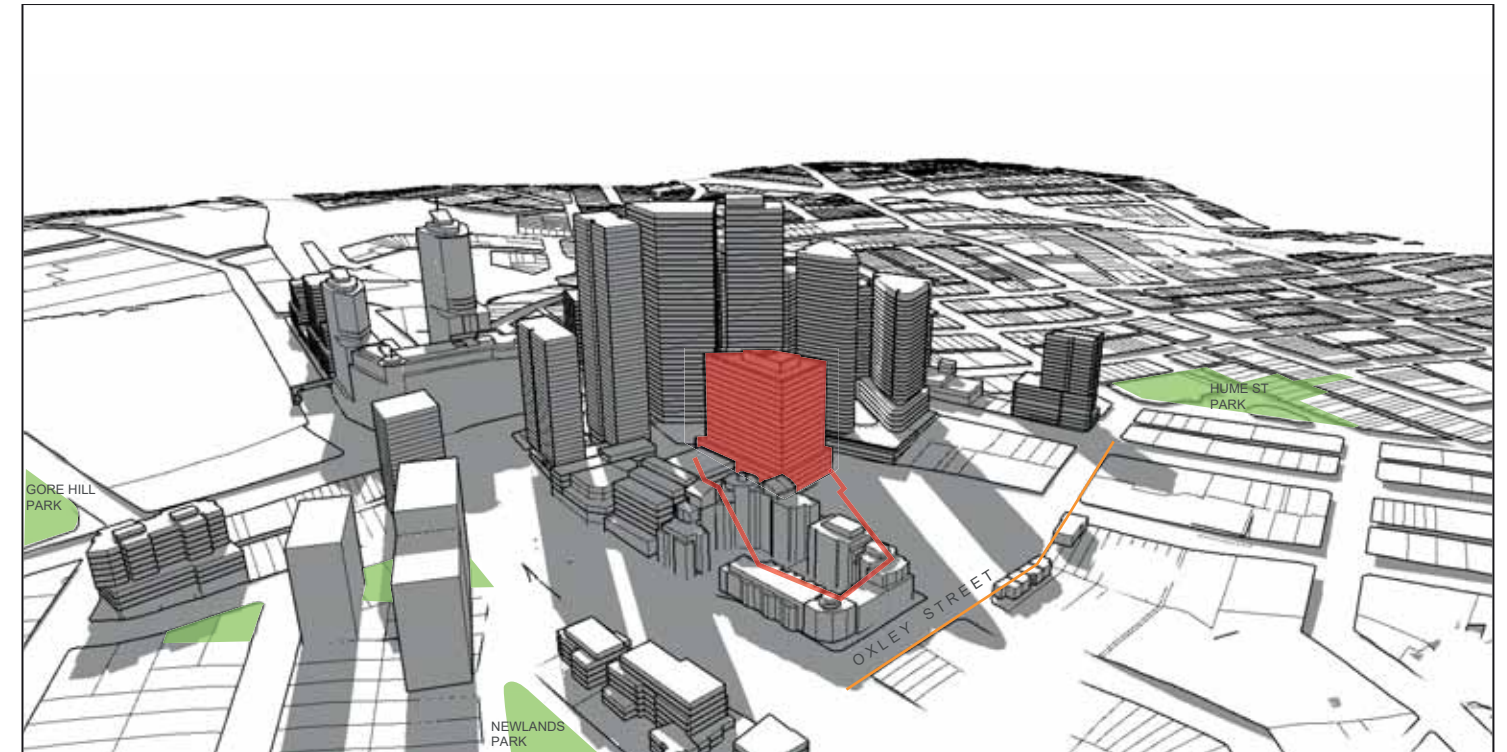
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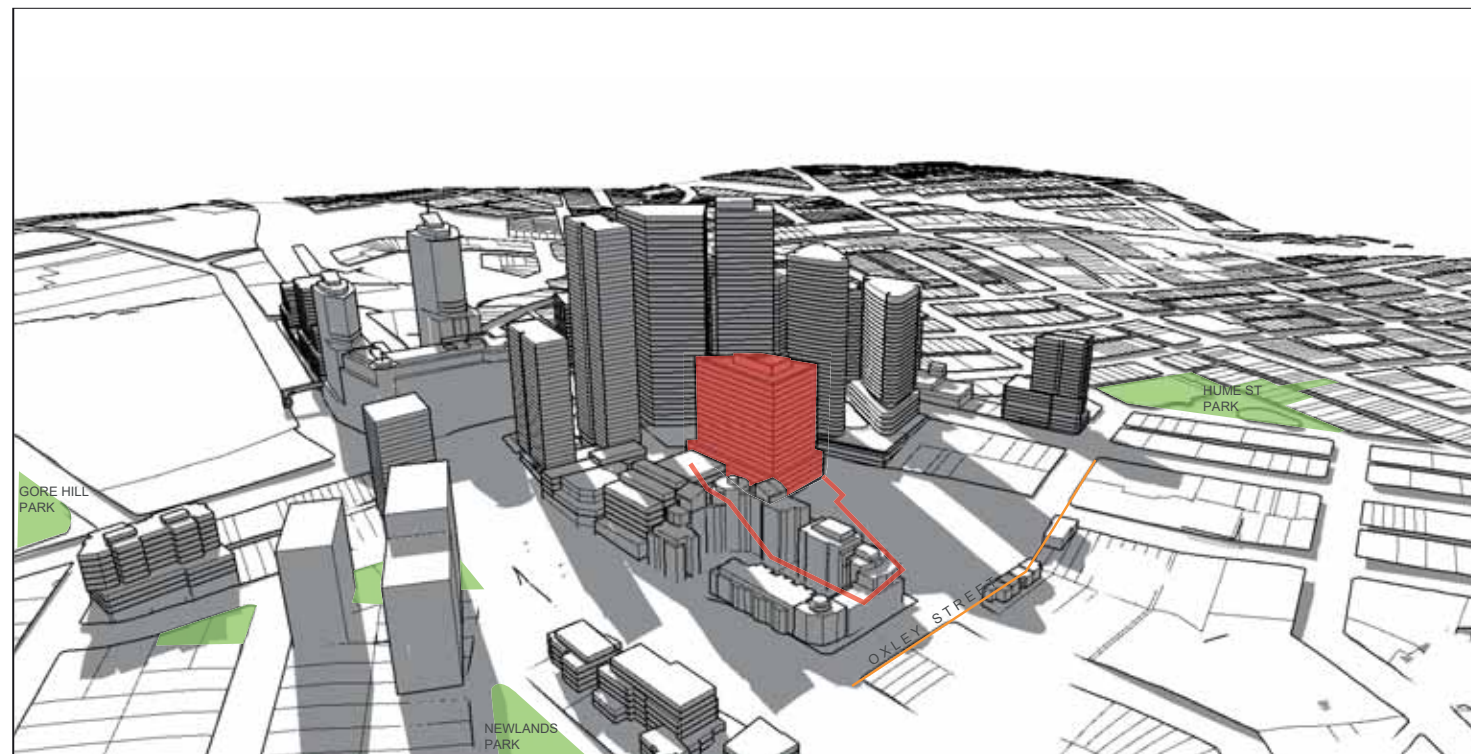
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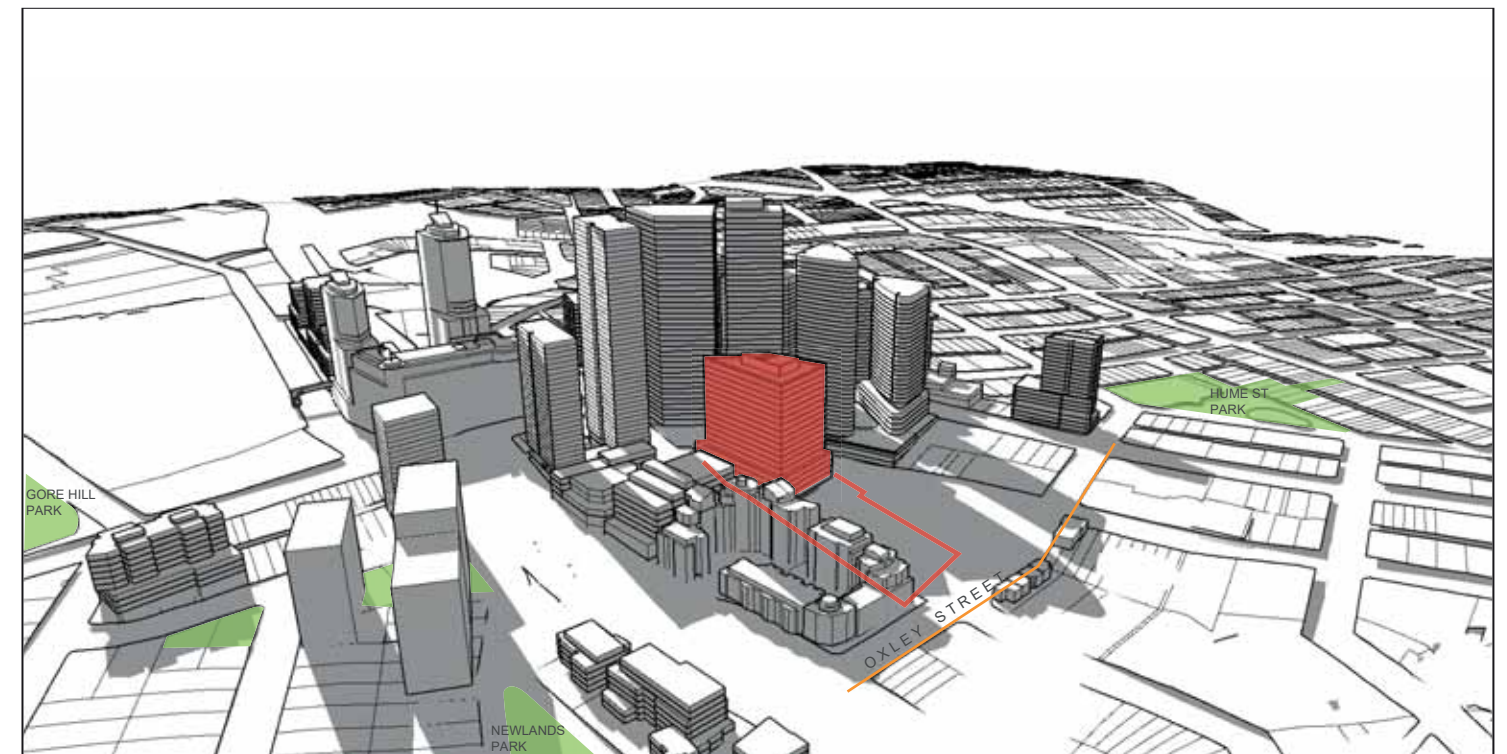
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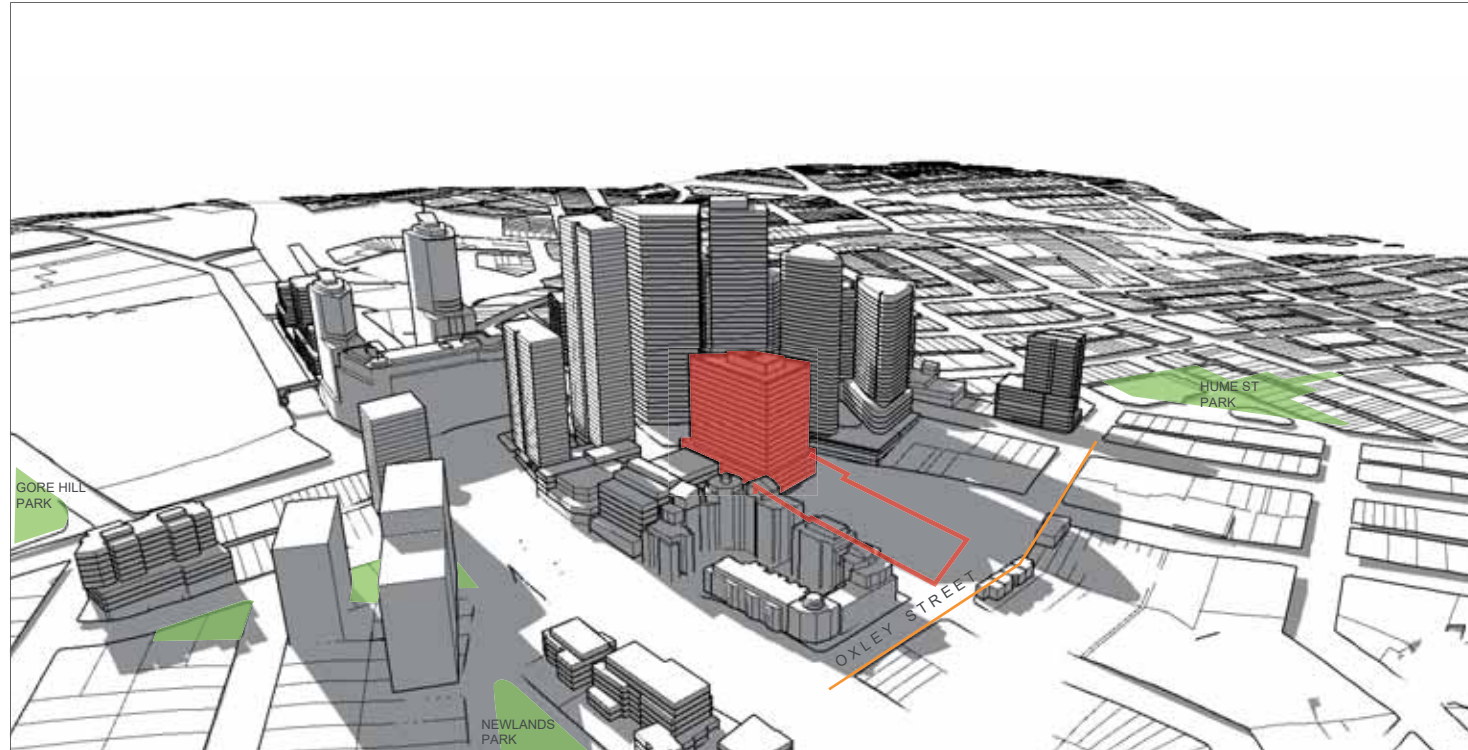
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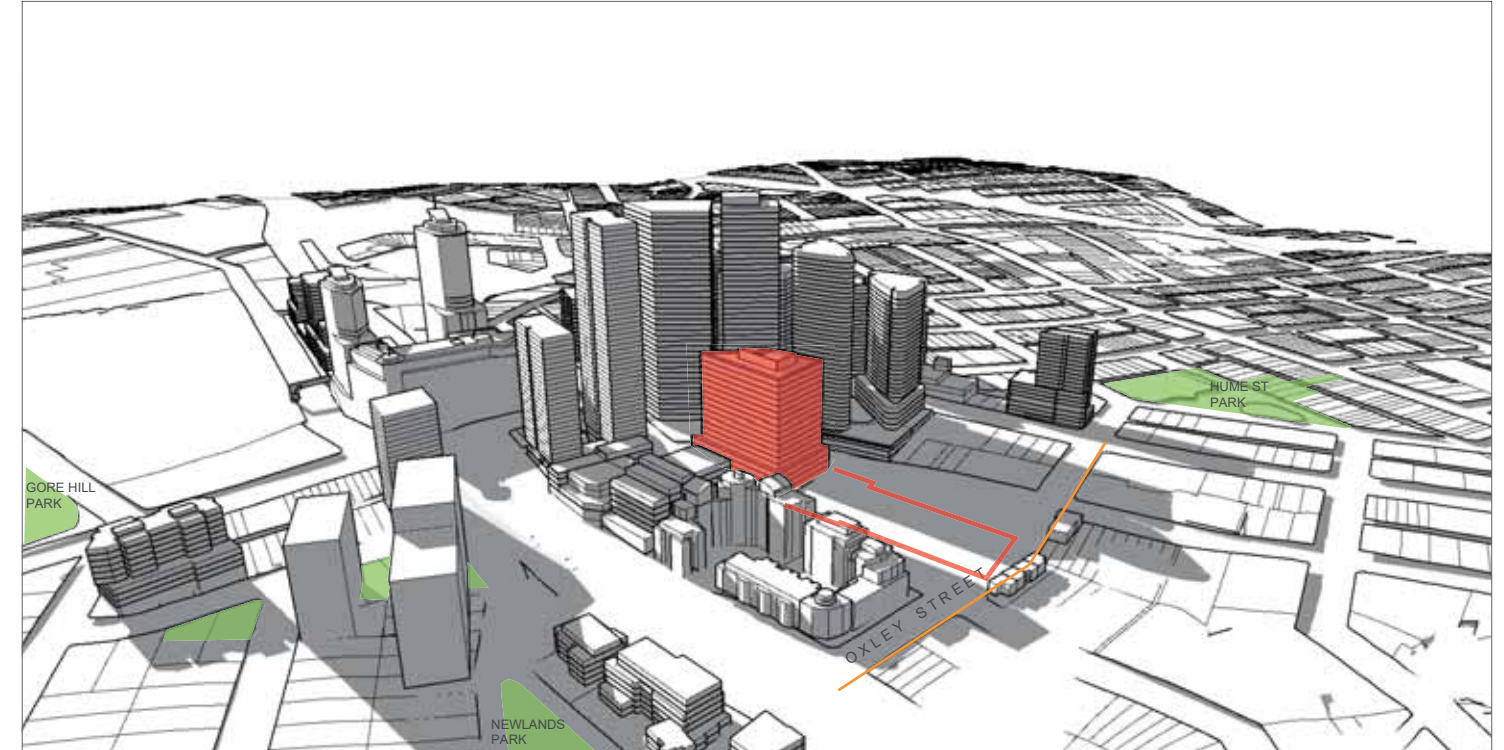
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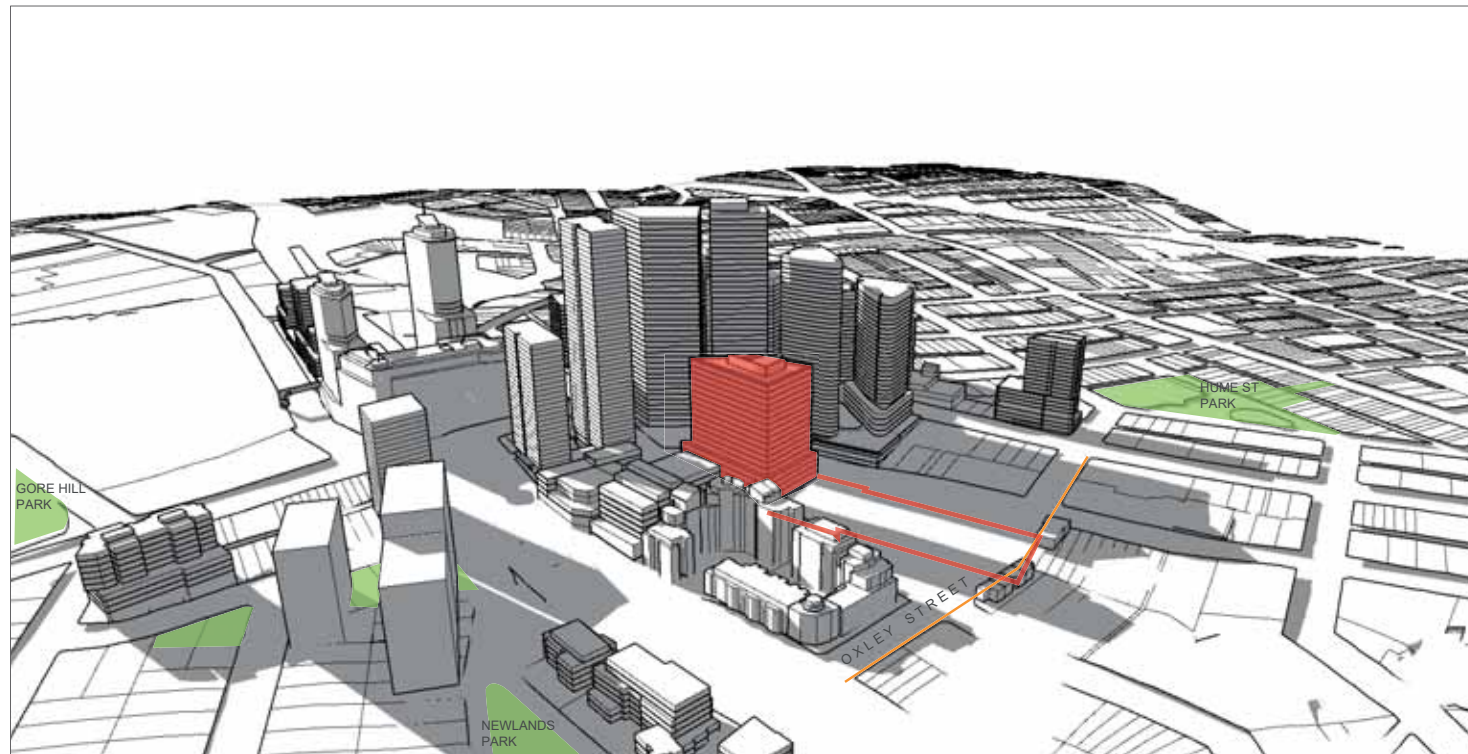
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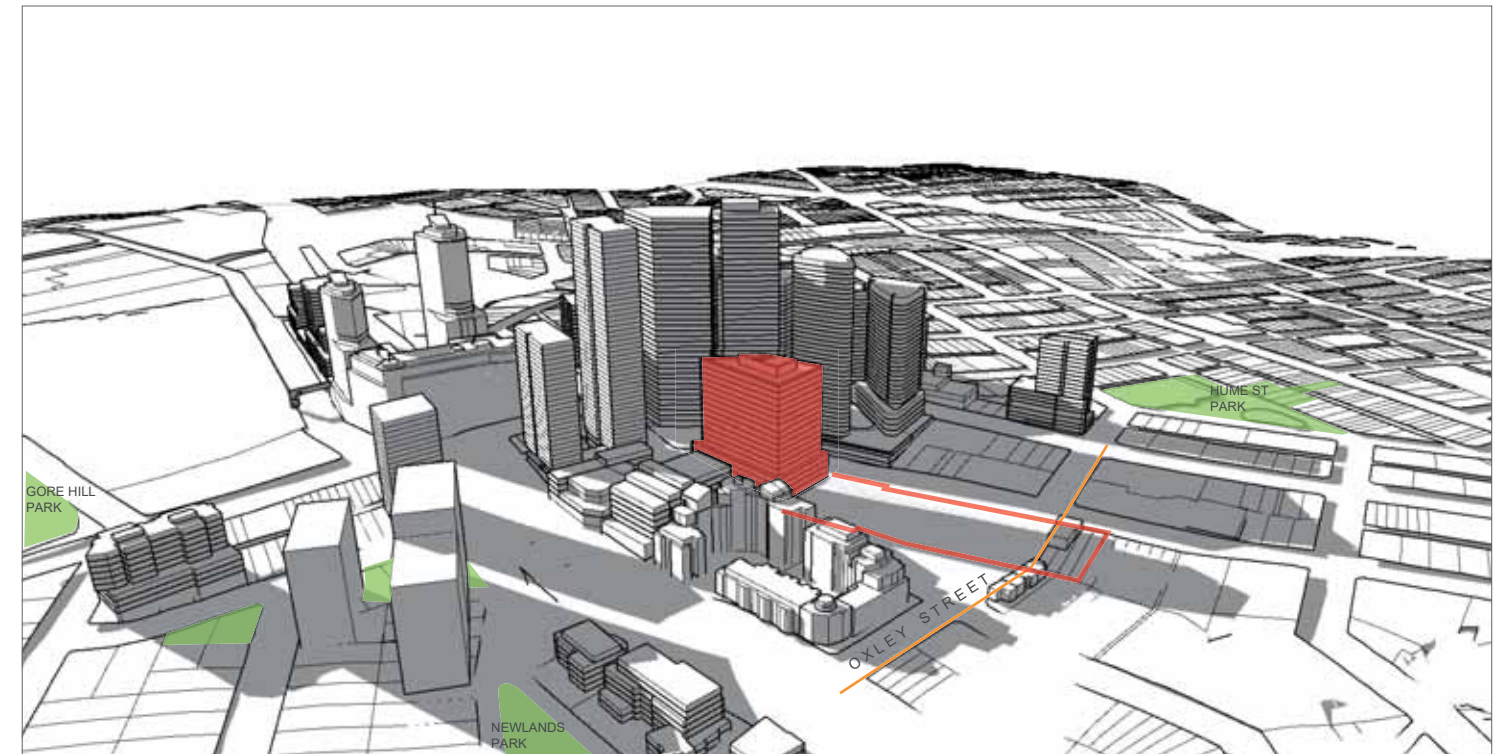
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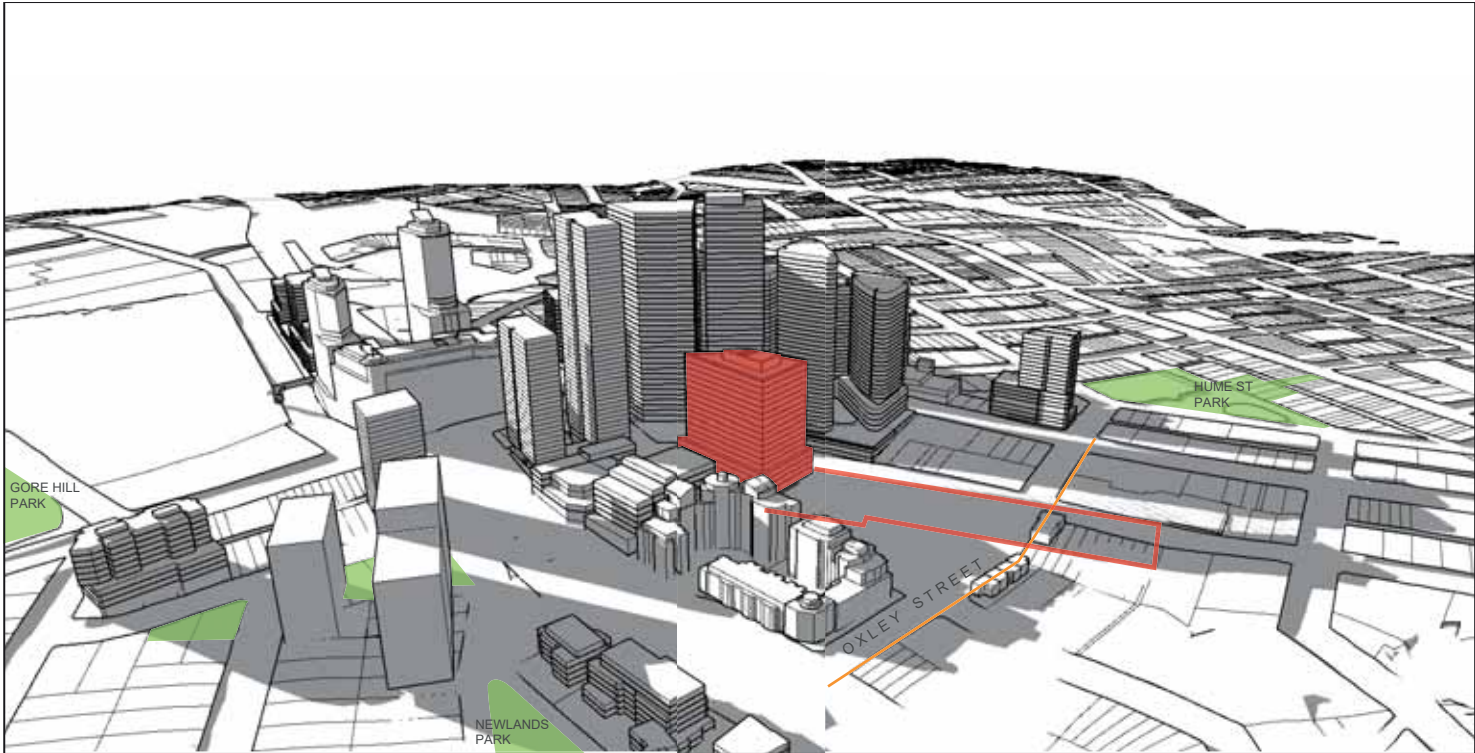
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# Scheme B

## Commercial 24 STOREYS + Plant



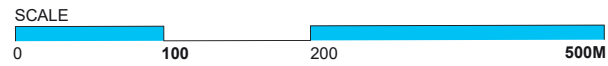
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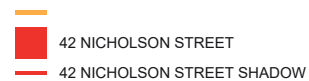
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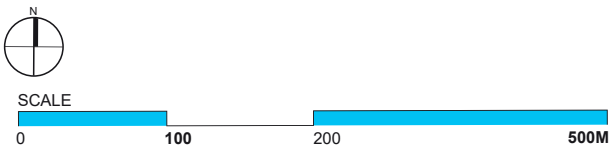
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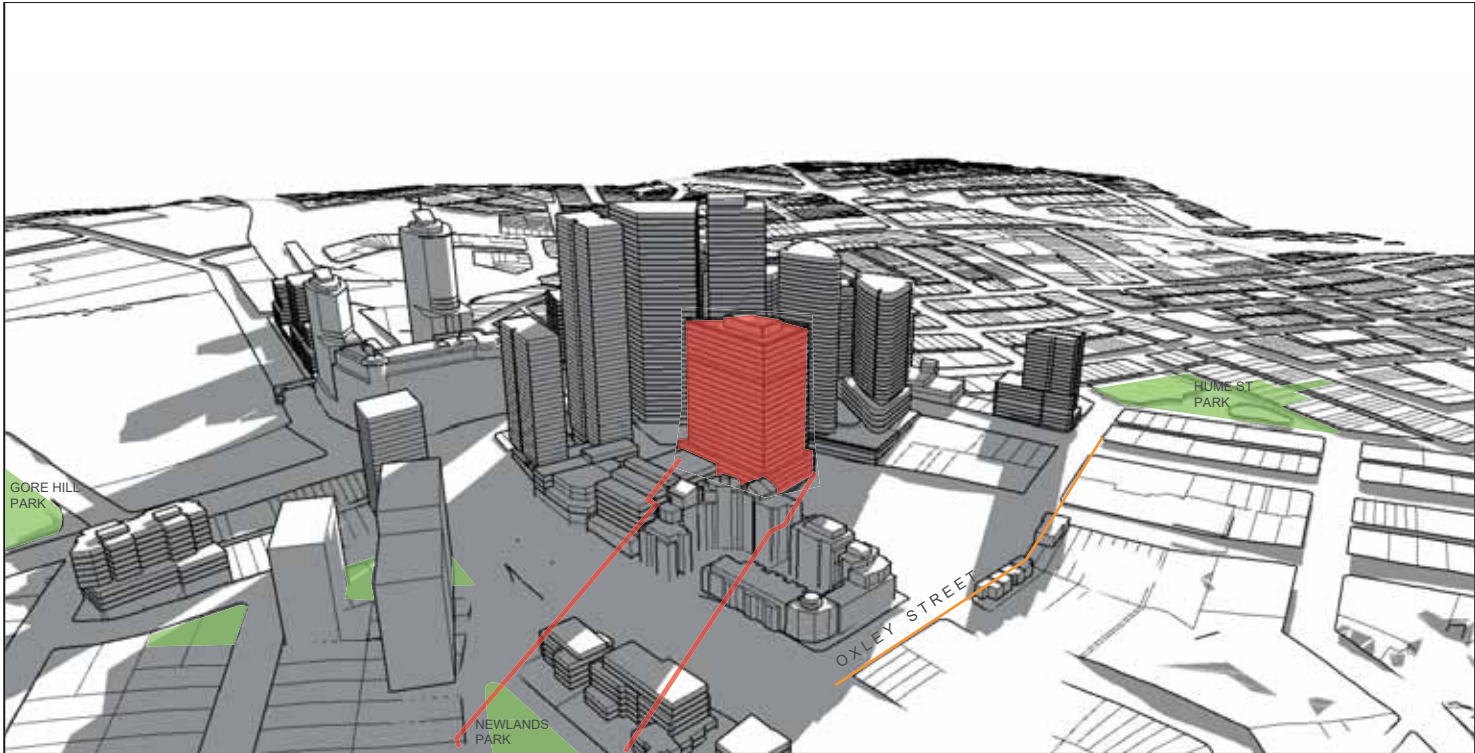
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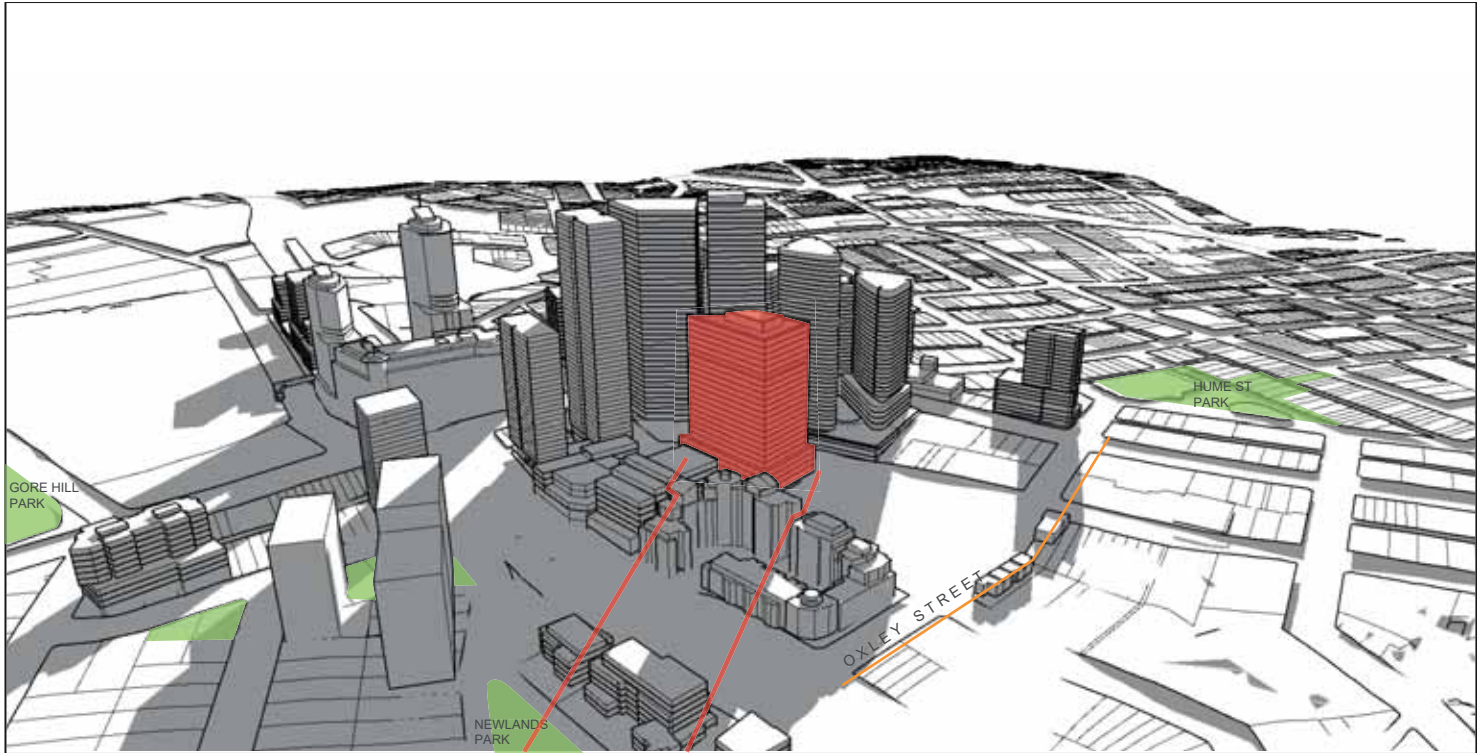
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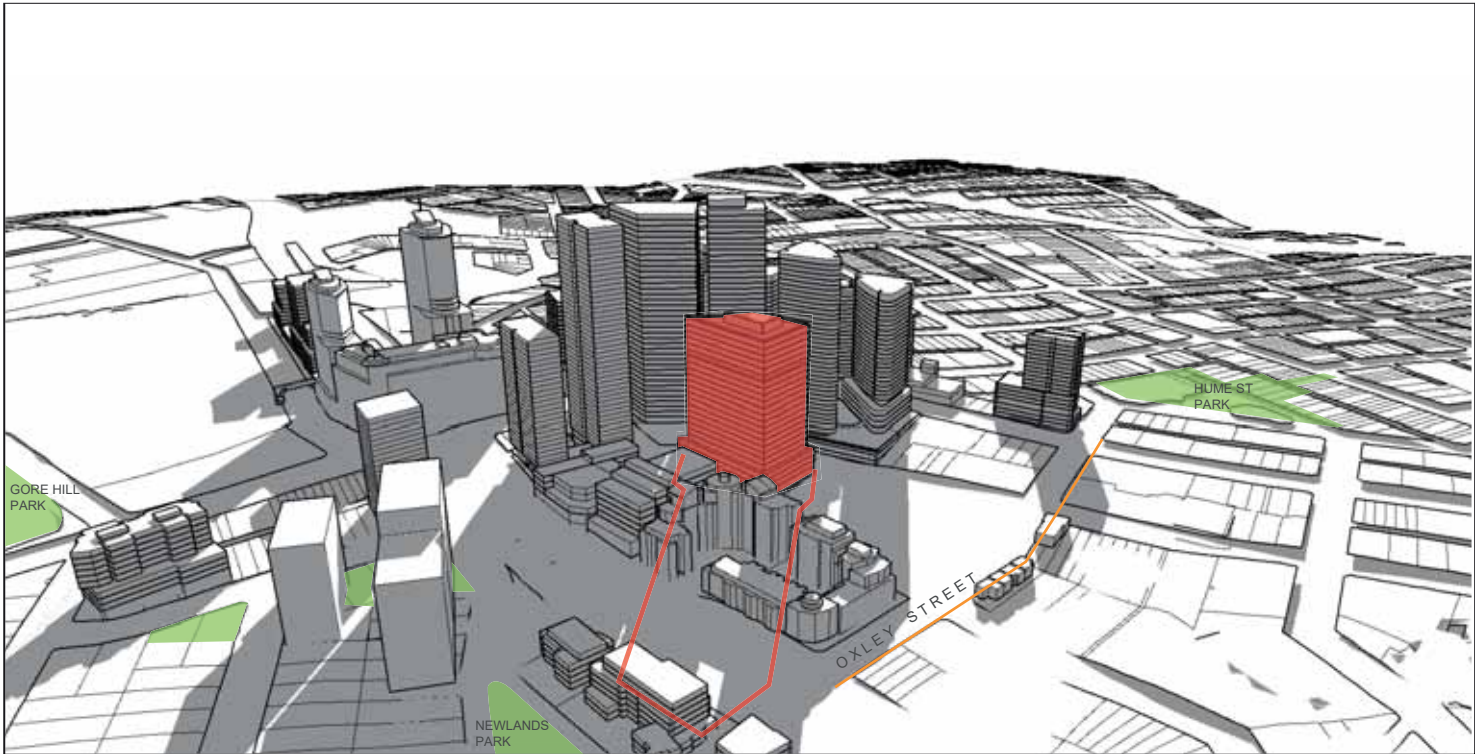
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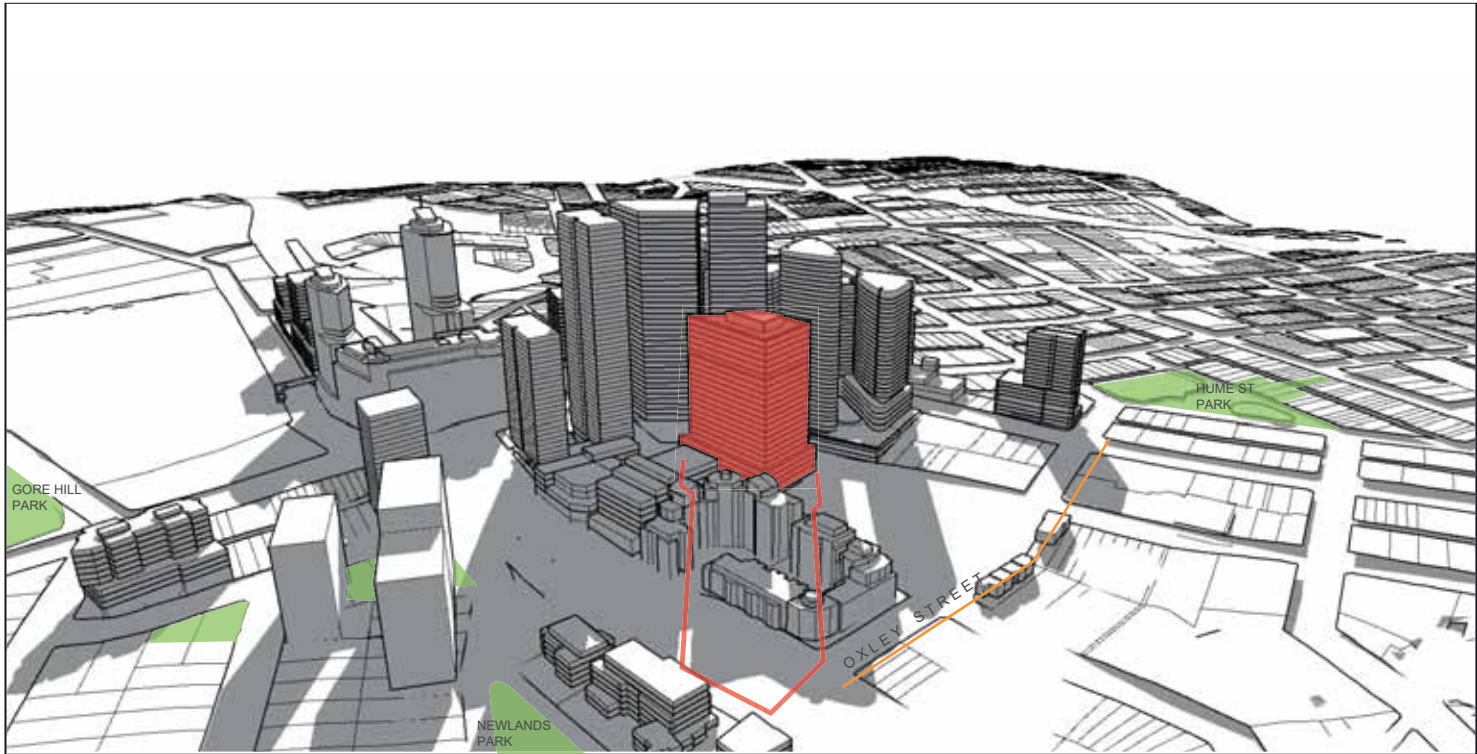
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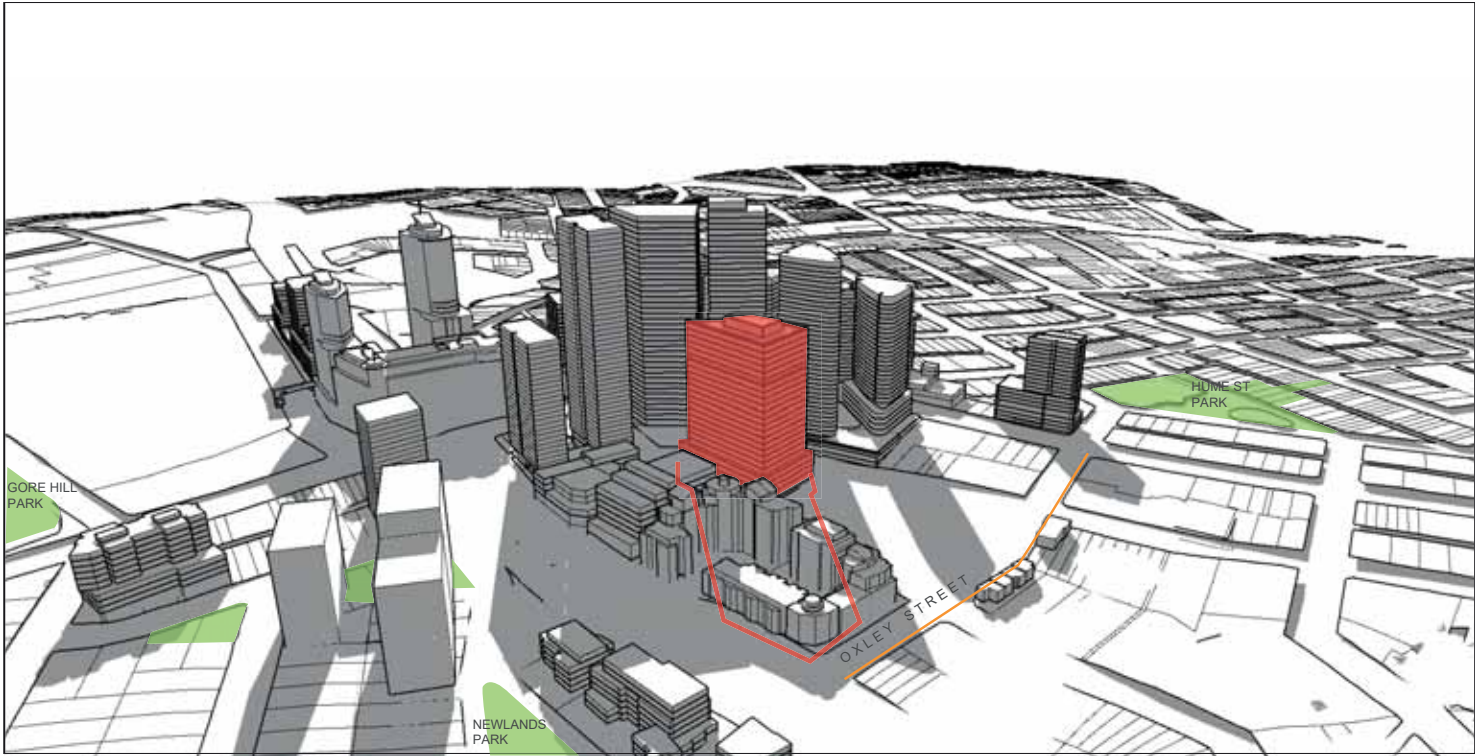
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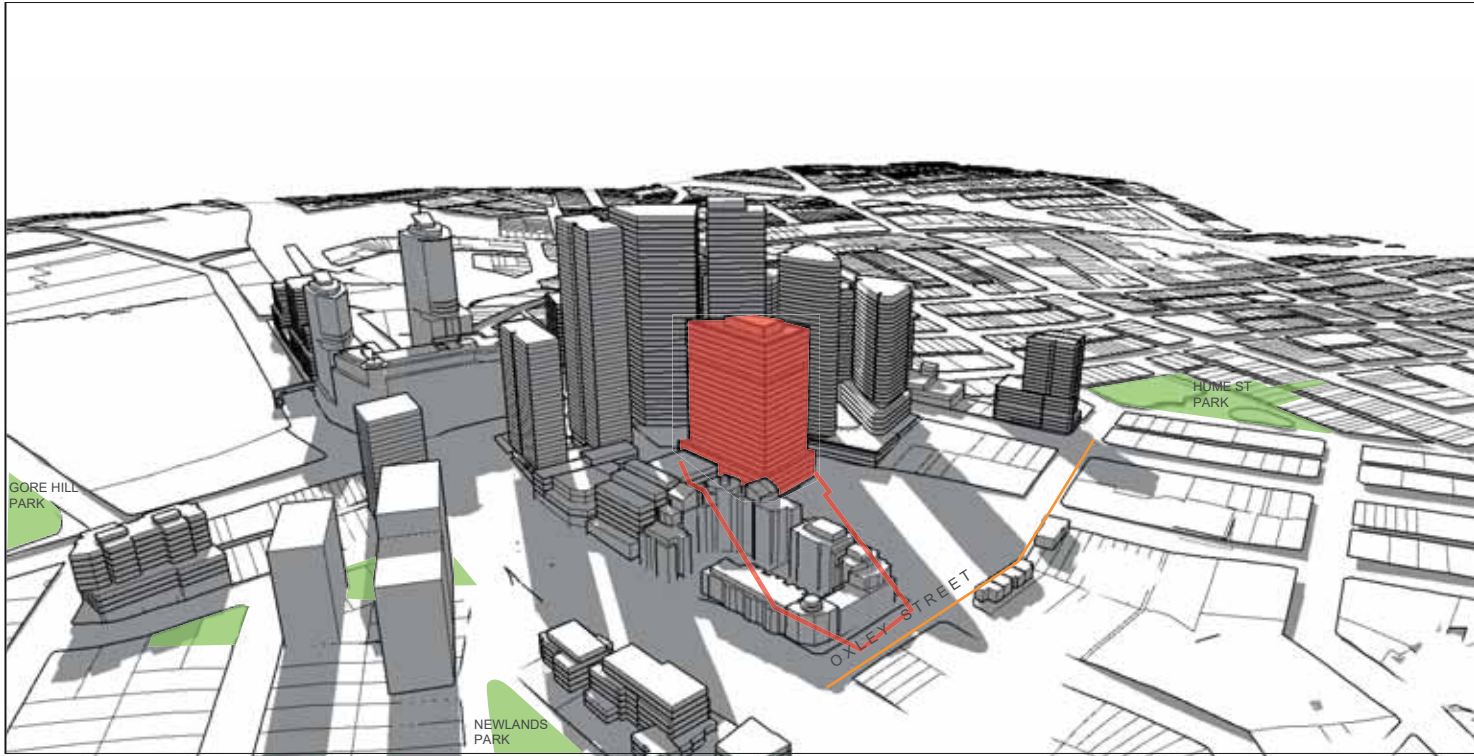
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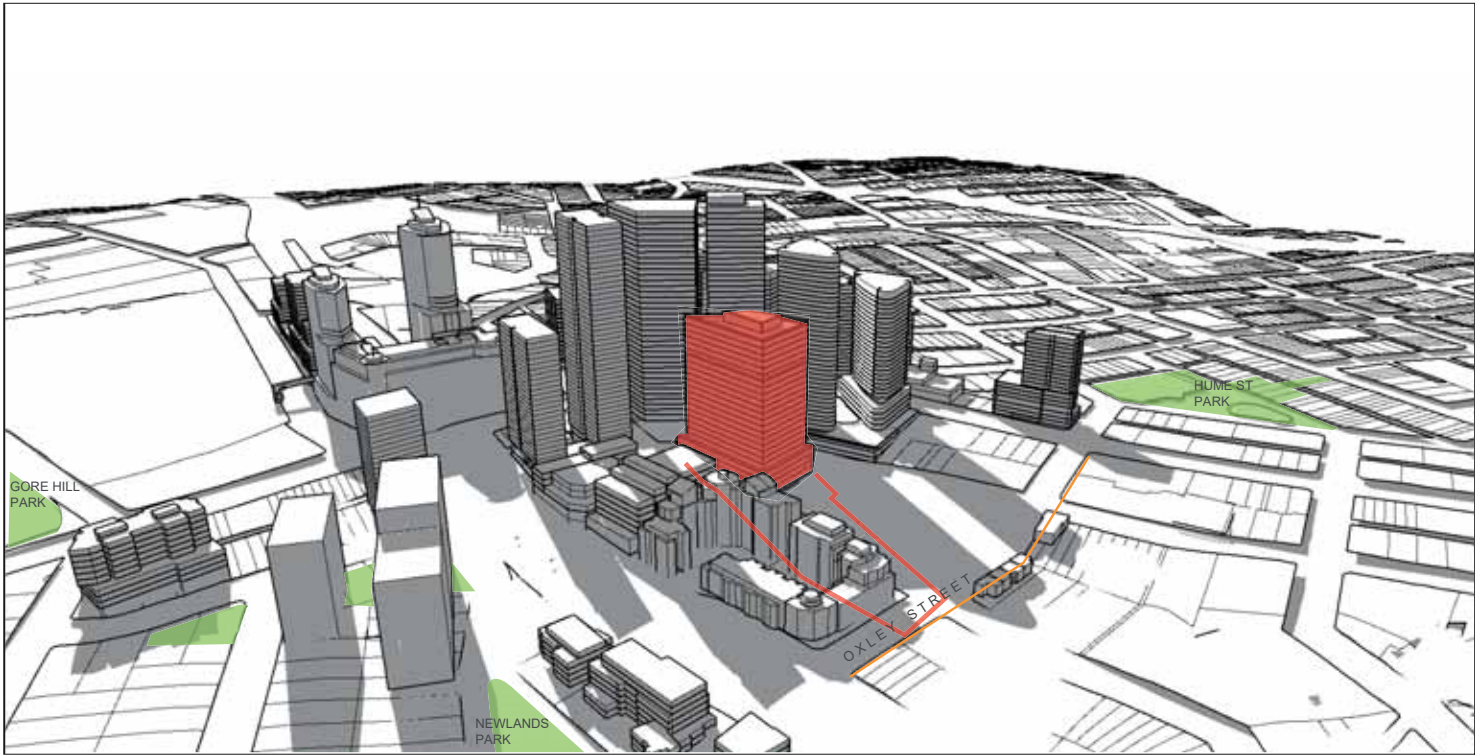
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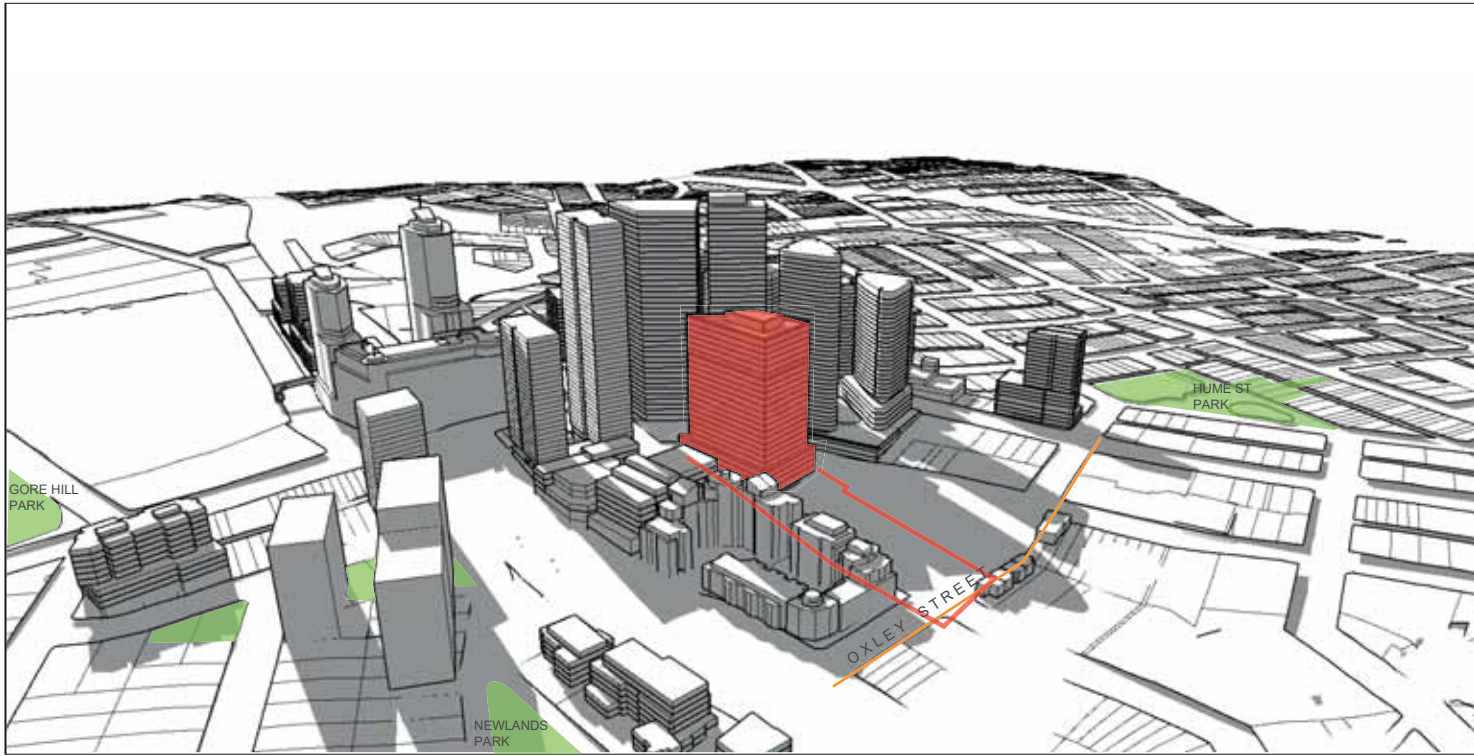
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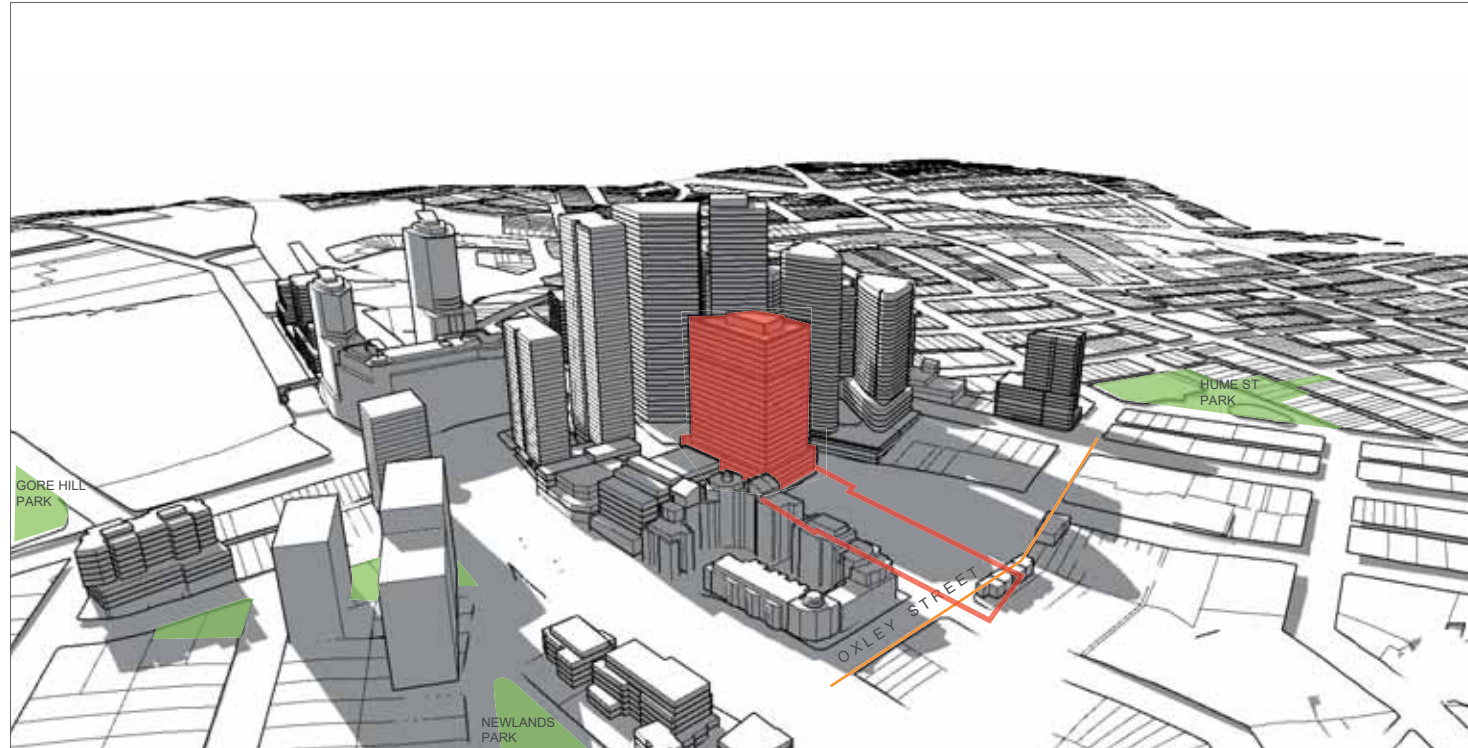
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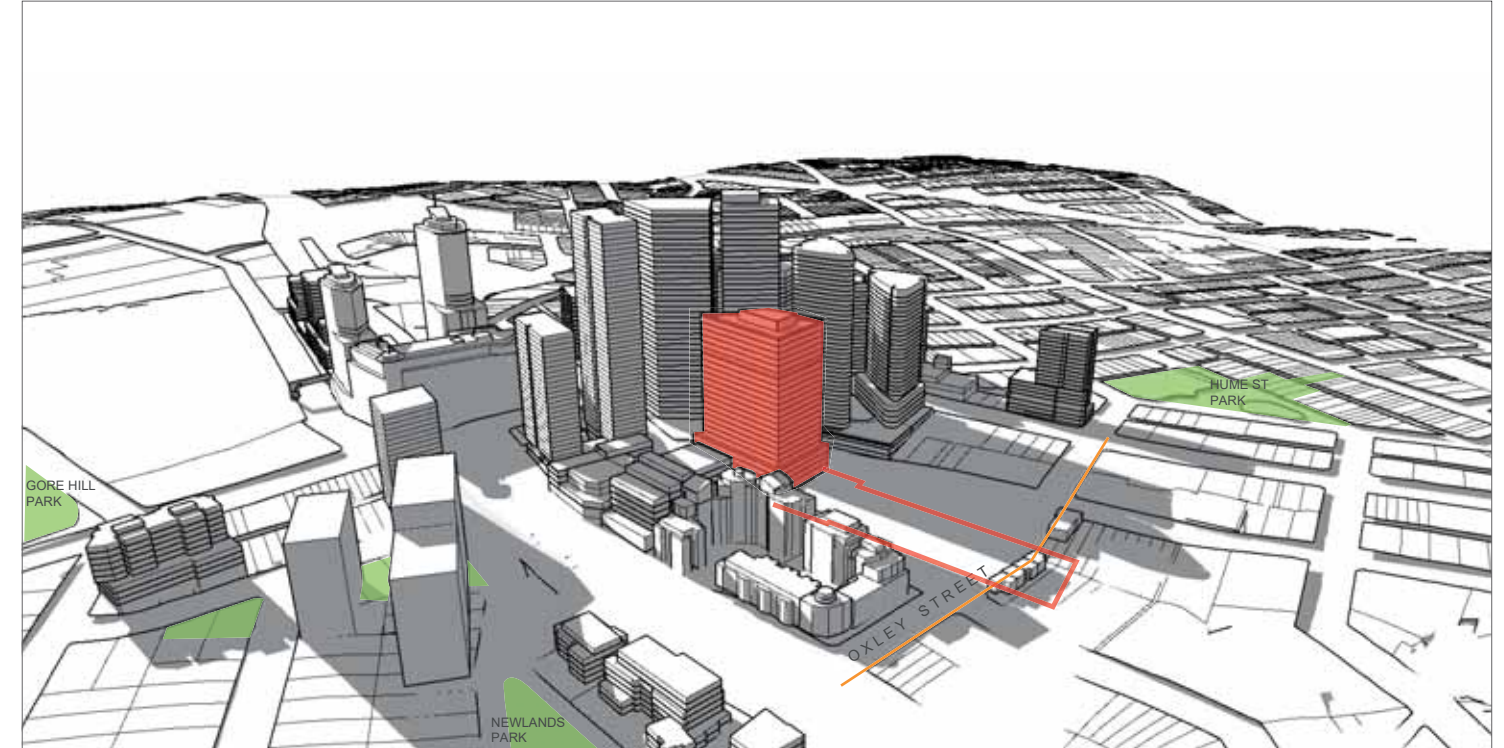
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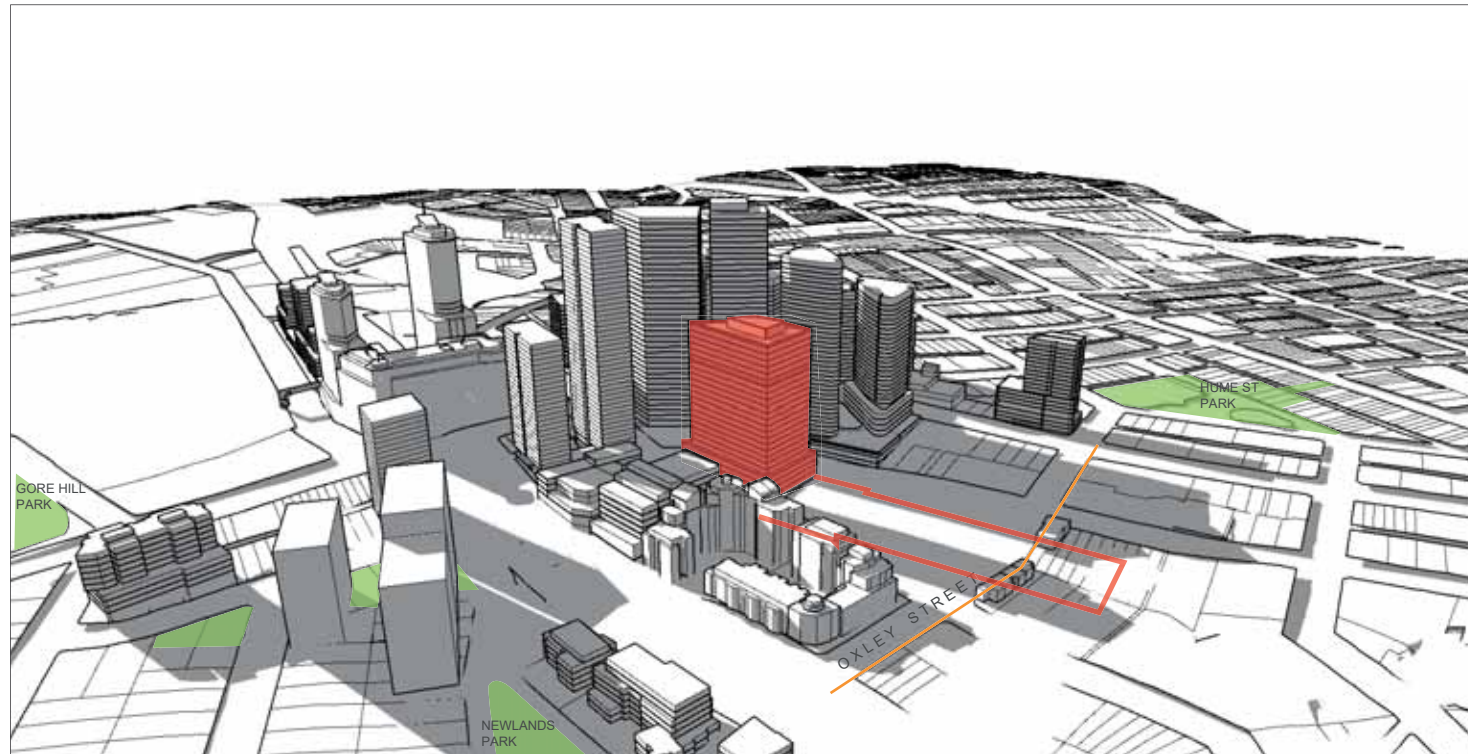
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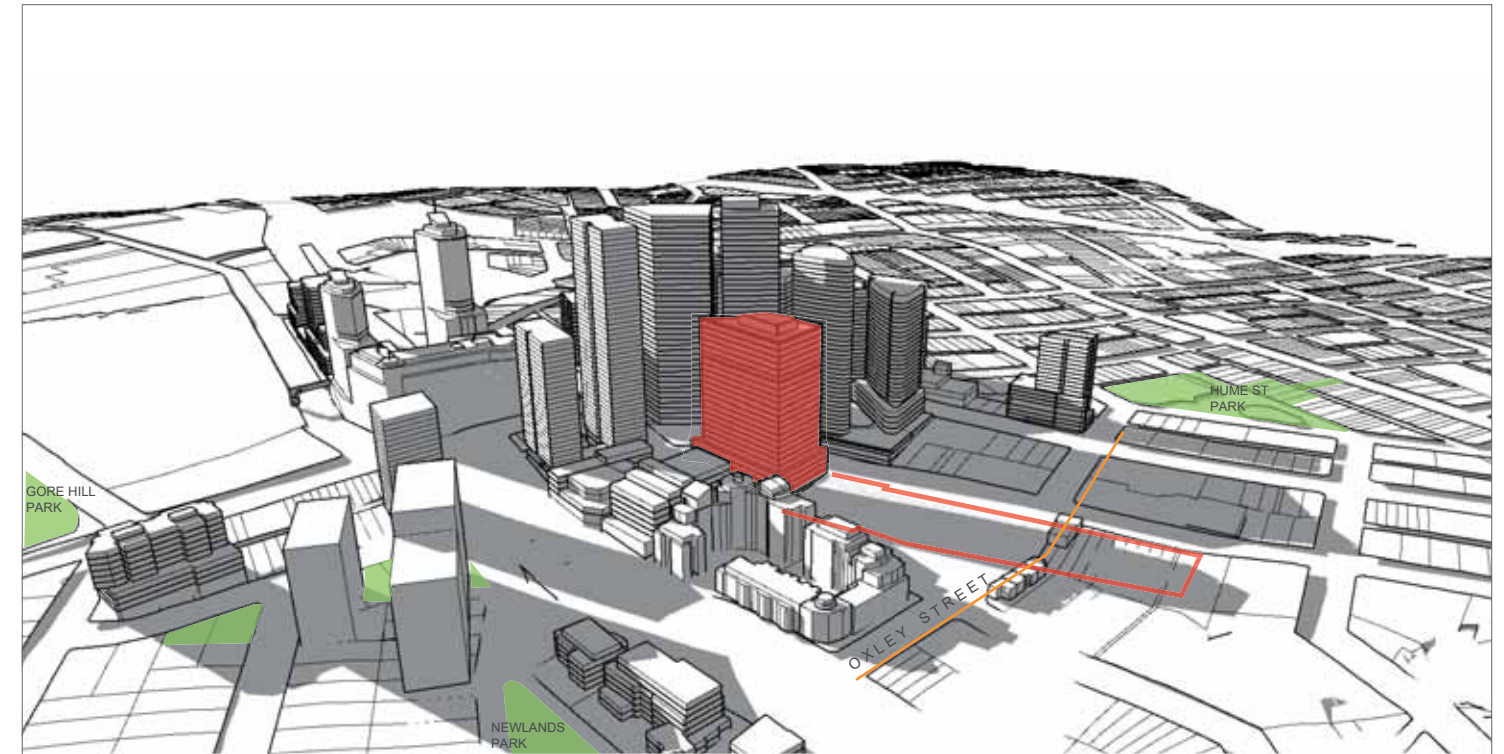
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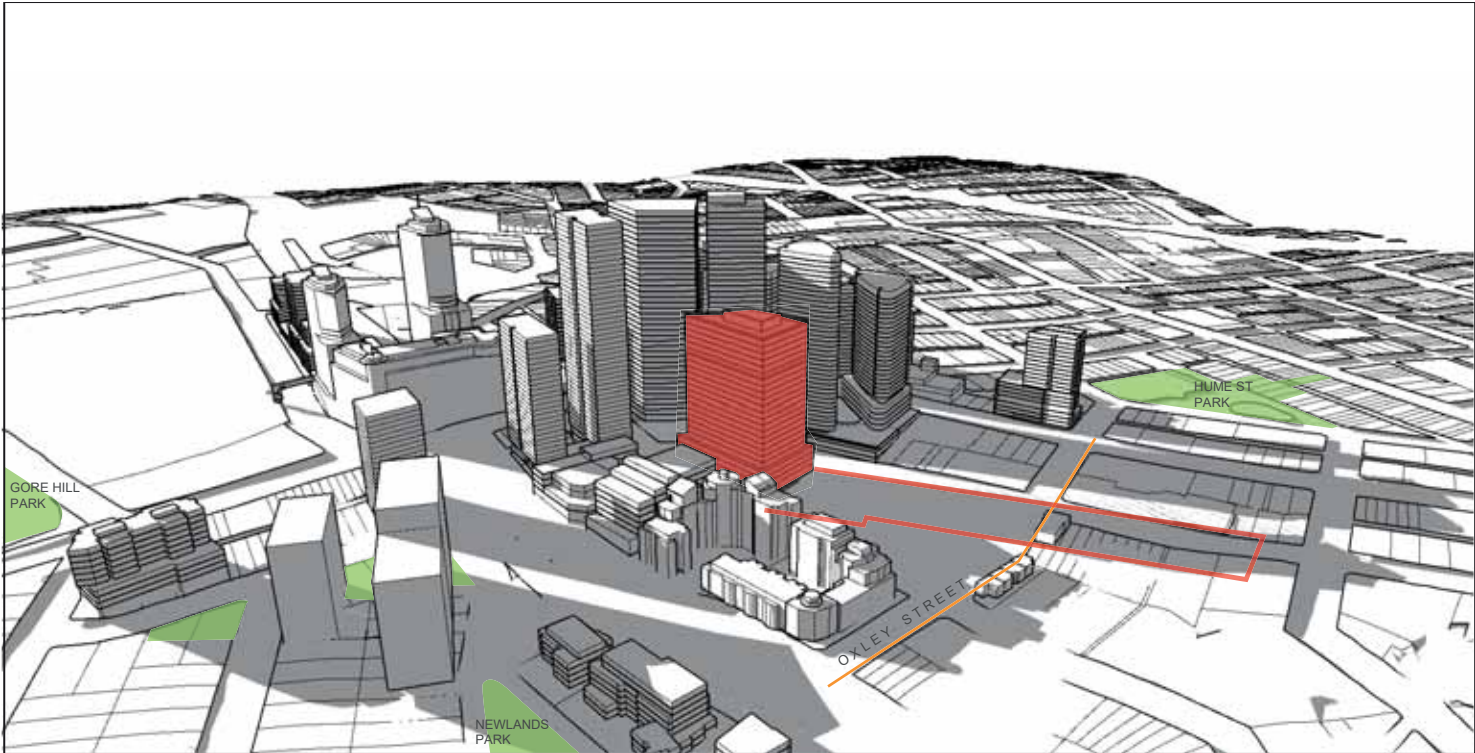
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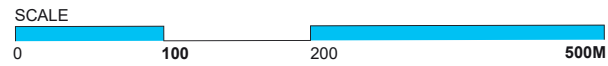
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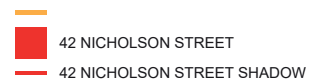
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32 Residential storeys + Plant

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### LEGEND



# Scheme C

## Residential 32 STOREYS + Plant



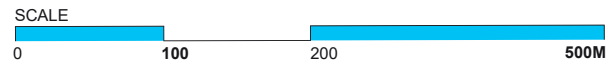
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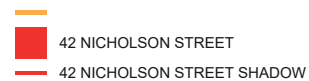
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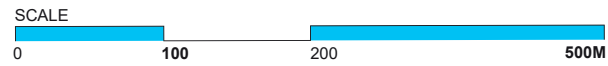
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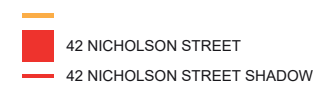
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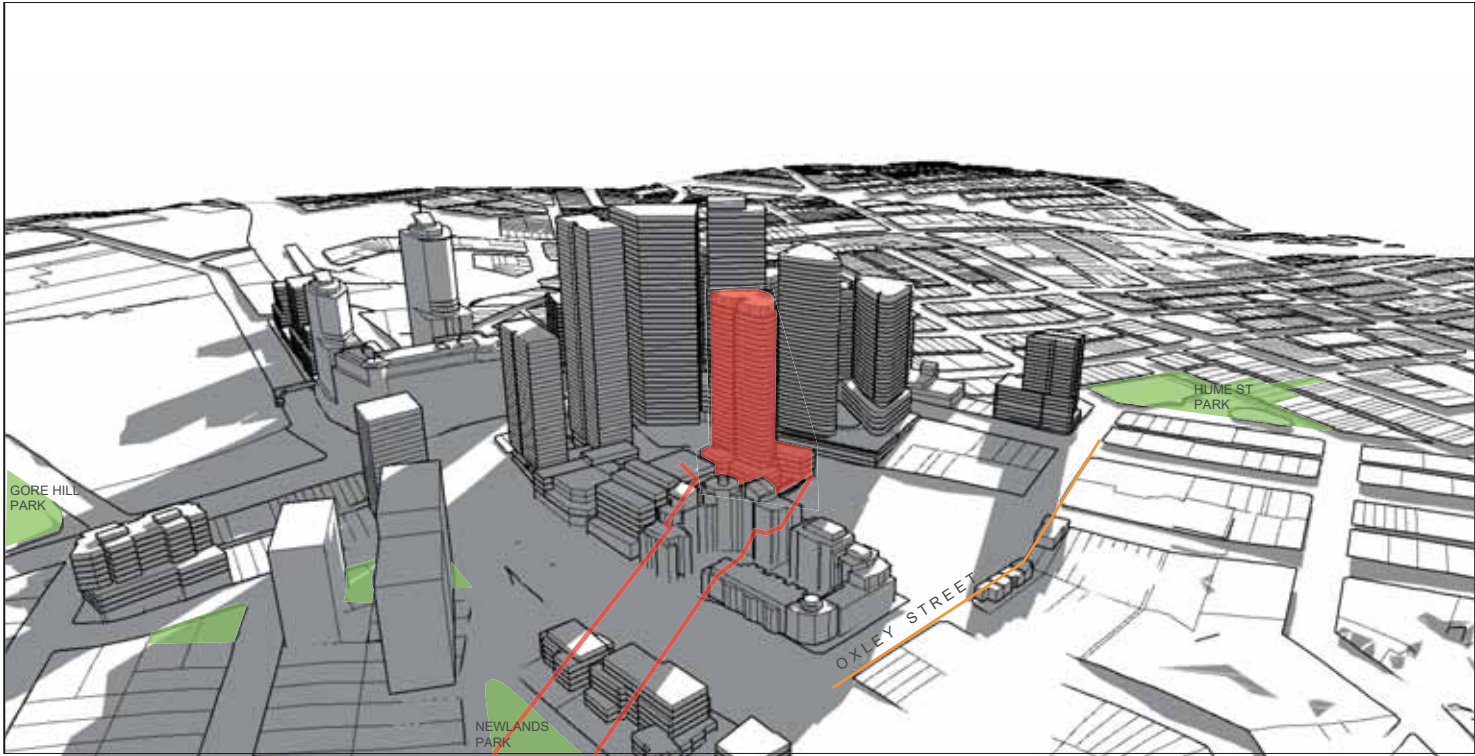
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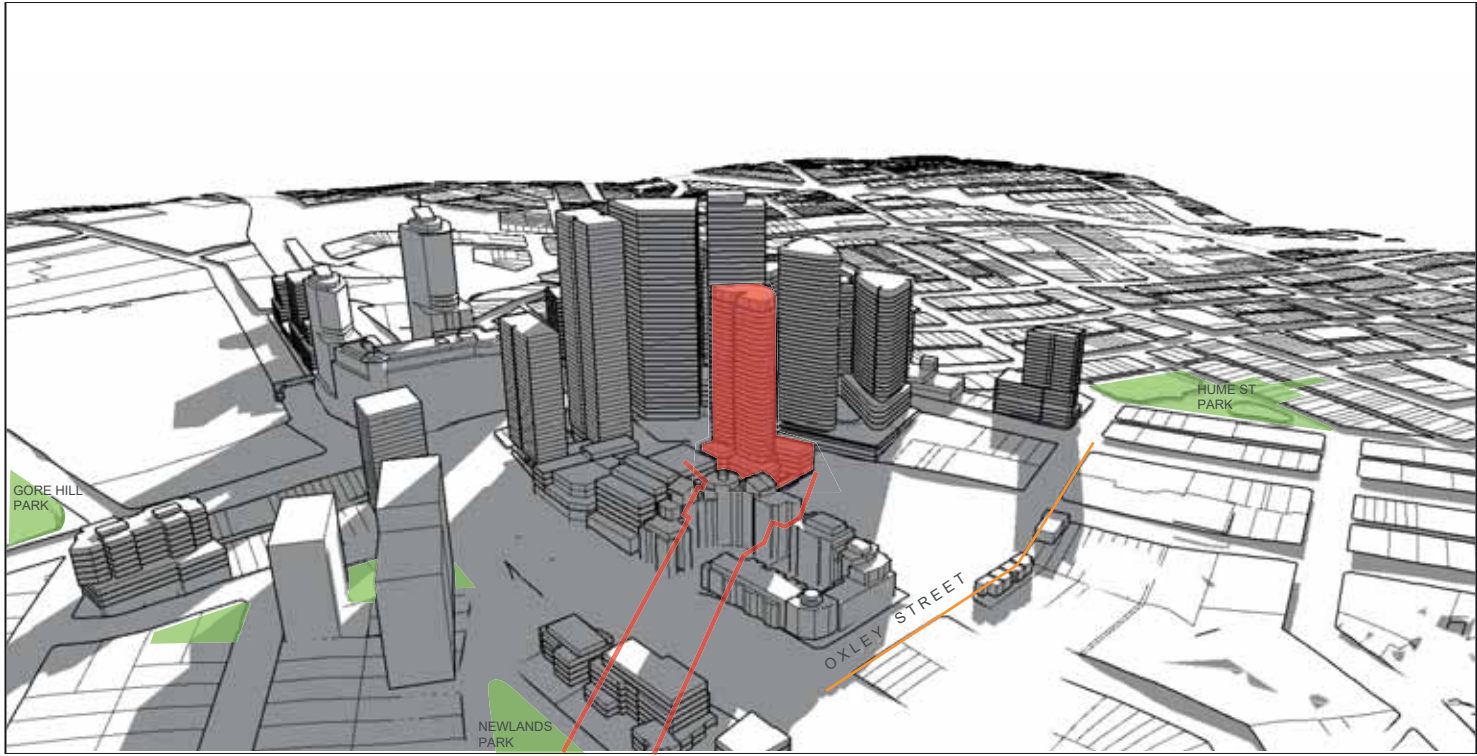
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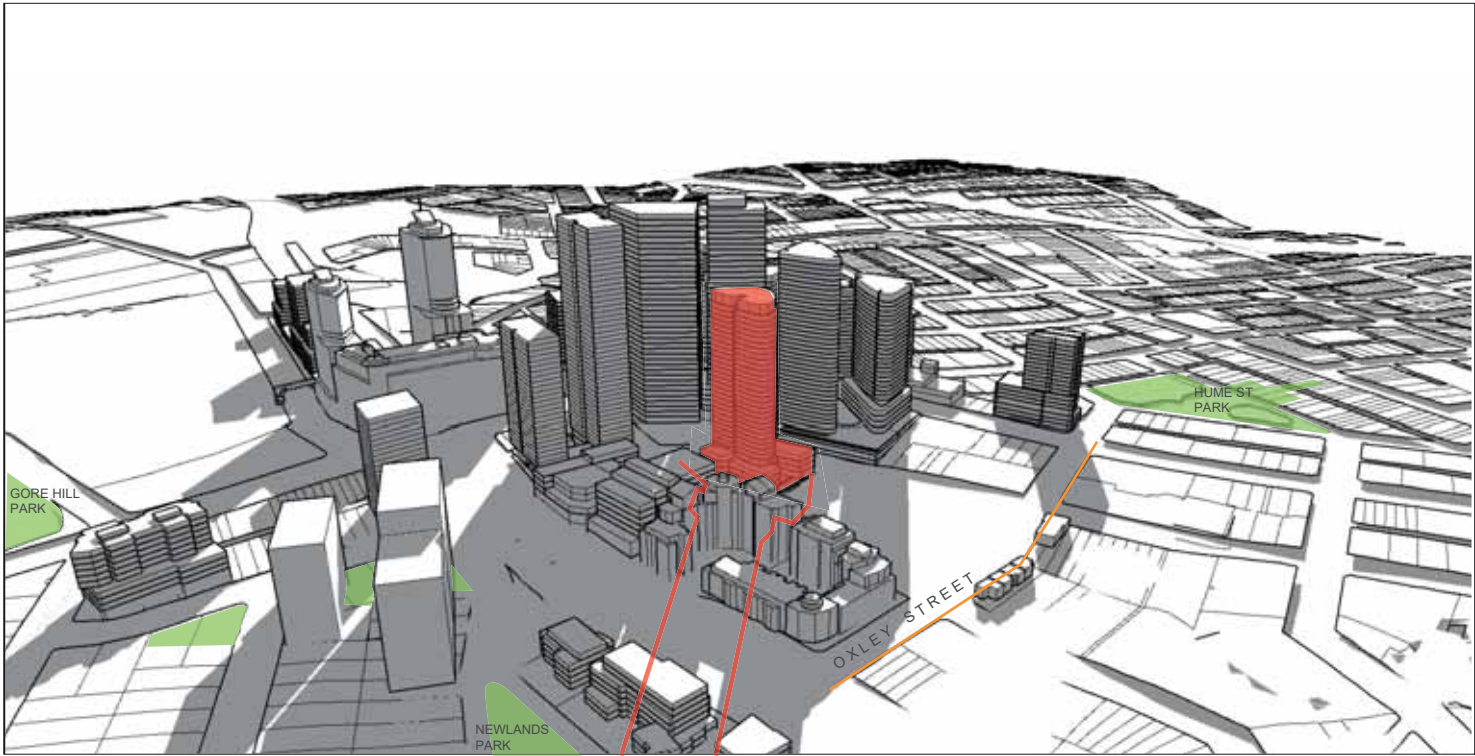
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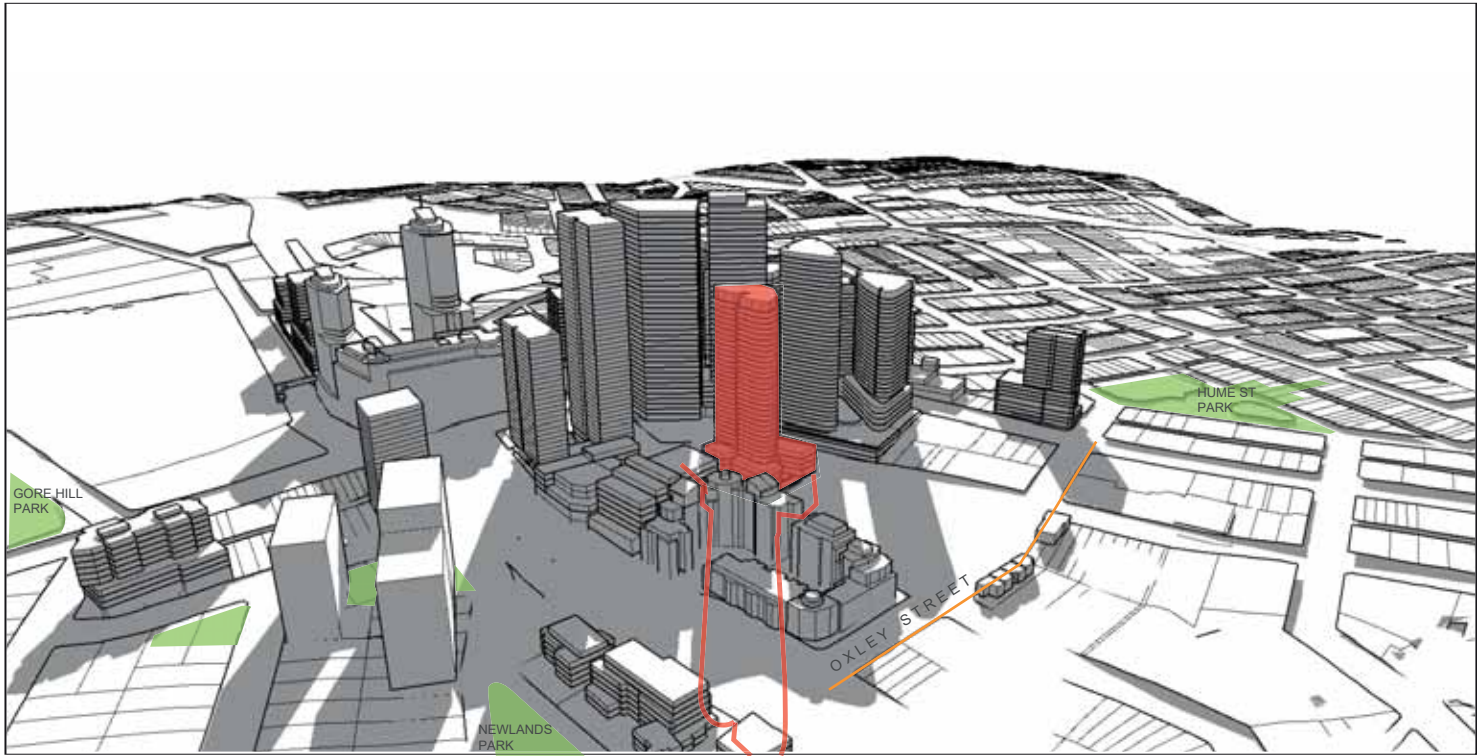
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- 42 NICHOLSON STREET
- 42 NICHOLSON STREET SHADOW

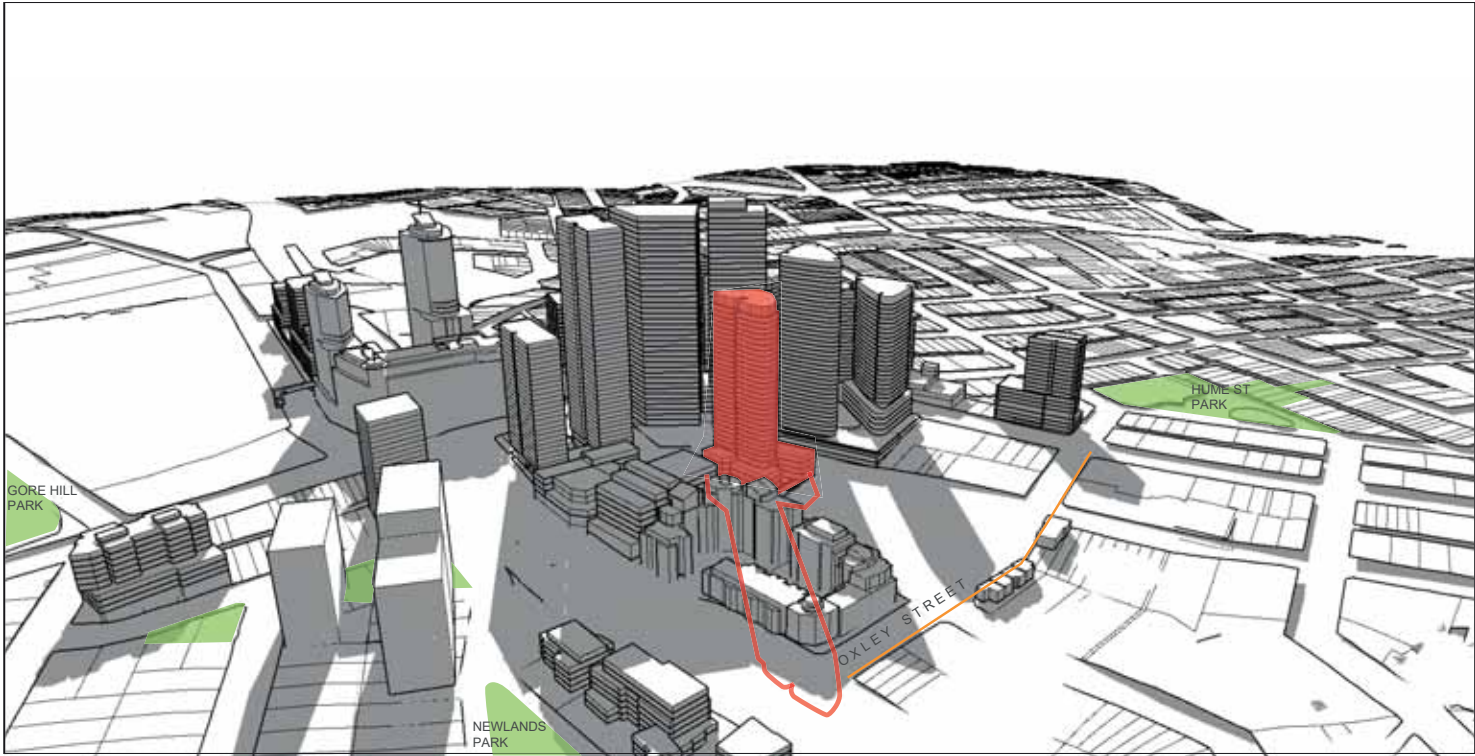
Solar access plane controls

- No additional overshadowing in mid-winter (10.00am – 3:00pm)
  - Newland Park
  - St Leonards South Public open spaces
- Maintain at least 3 hours to residential areas inside the 2036 Plan boundary mid-winter (9:00mam – 3:00pm)

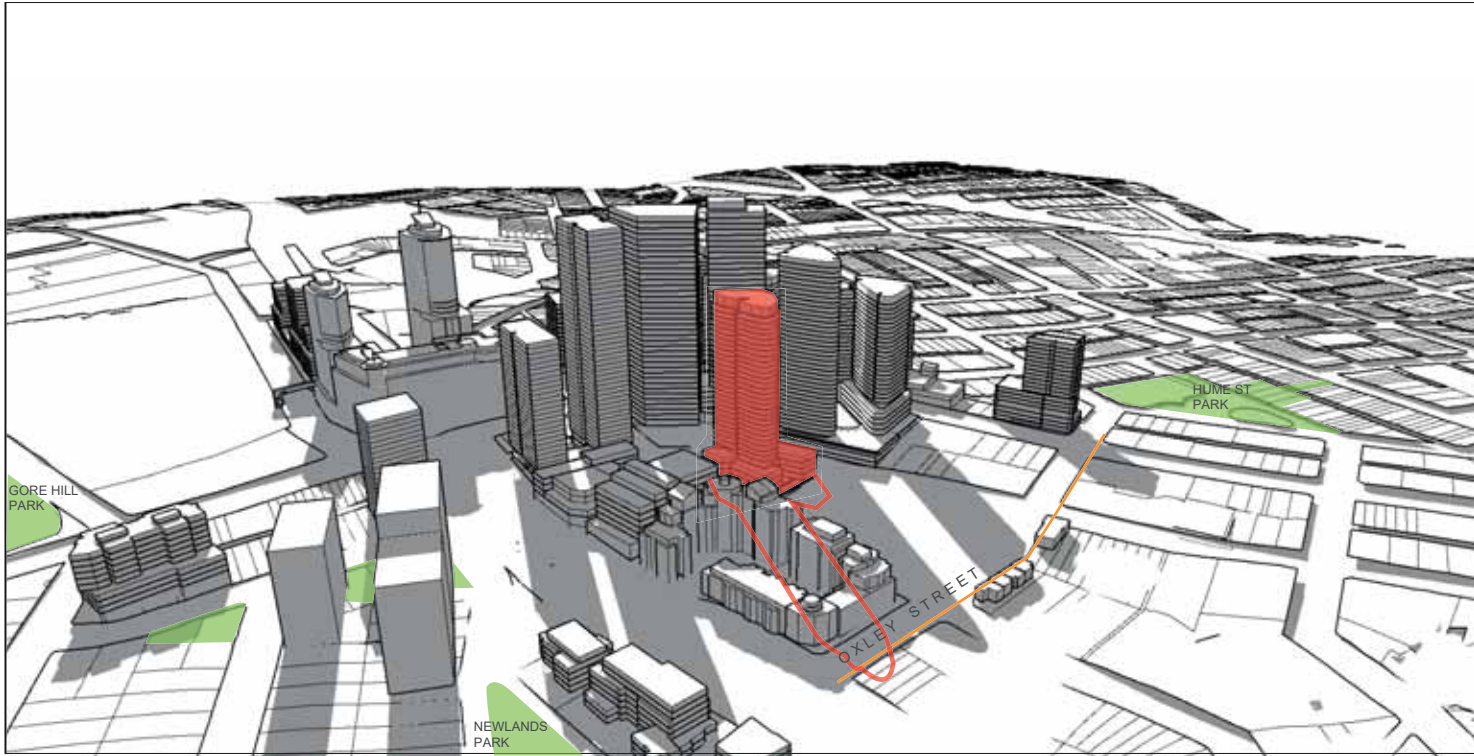
# Scheme C

Residential **32 STOREYS** + Plant

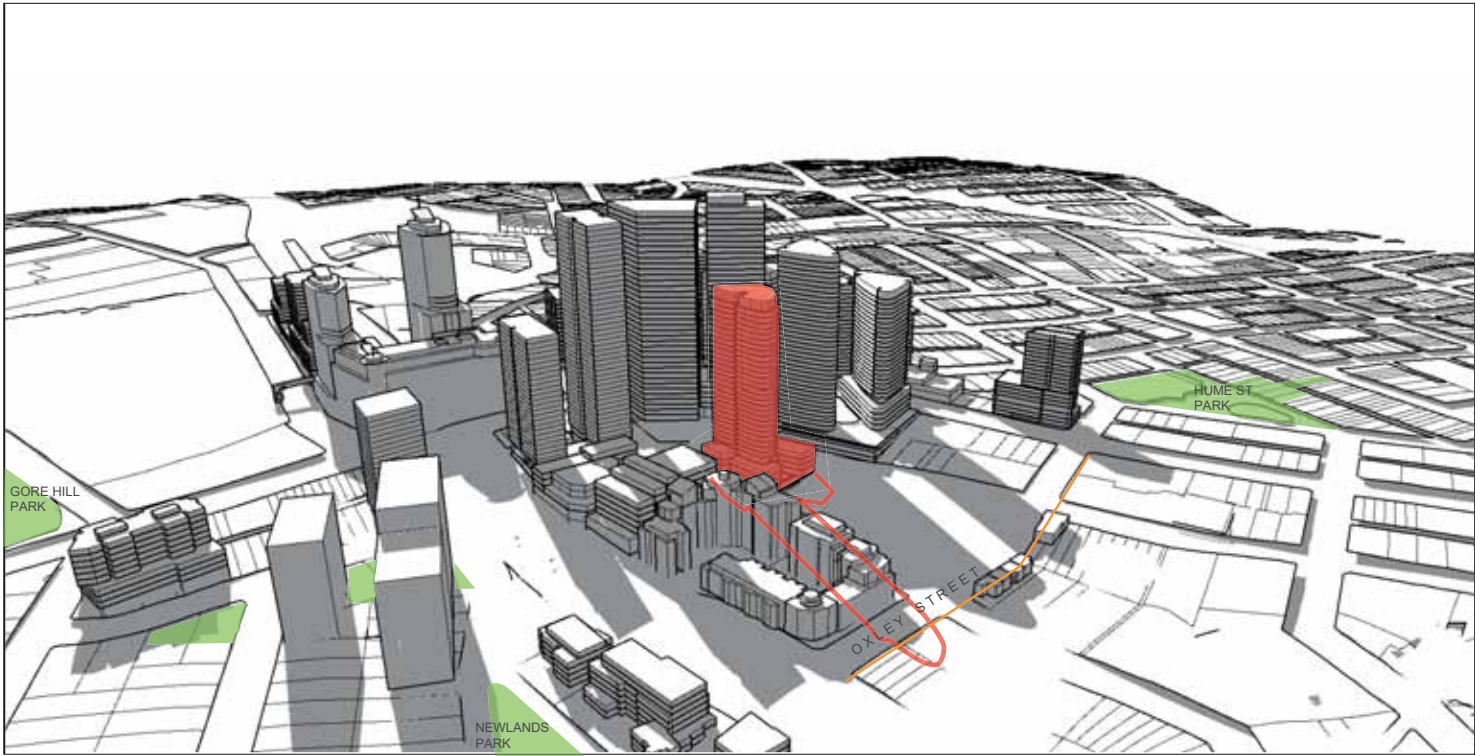
NEW BUILDING FORM - SUN/SHADOW DIAGRAM 3D VIEWS



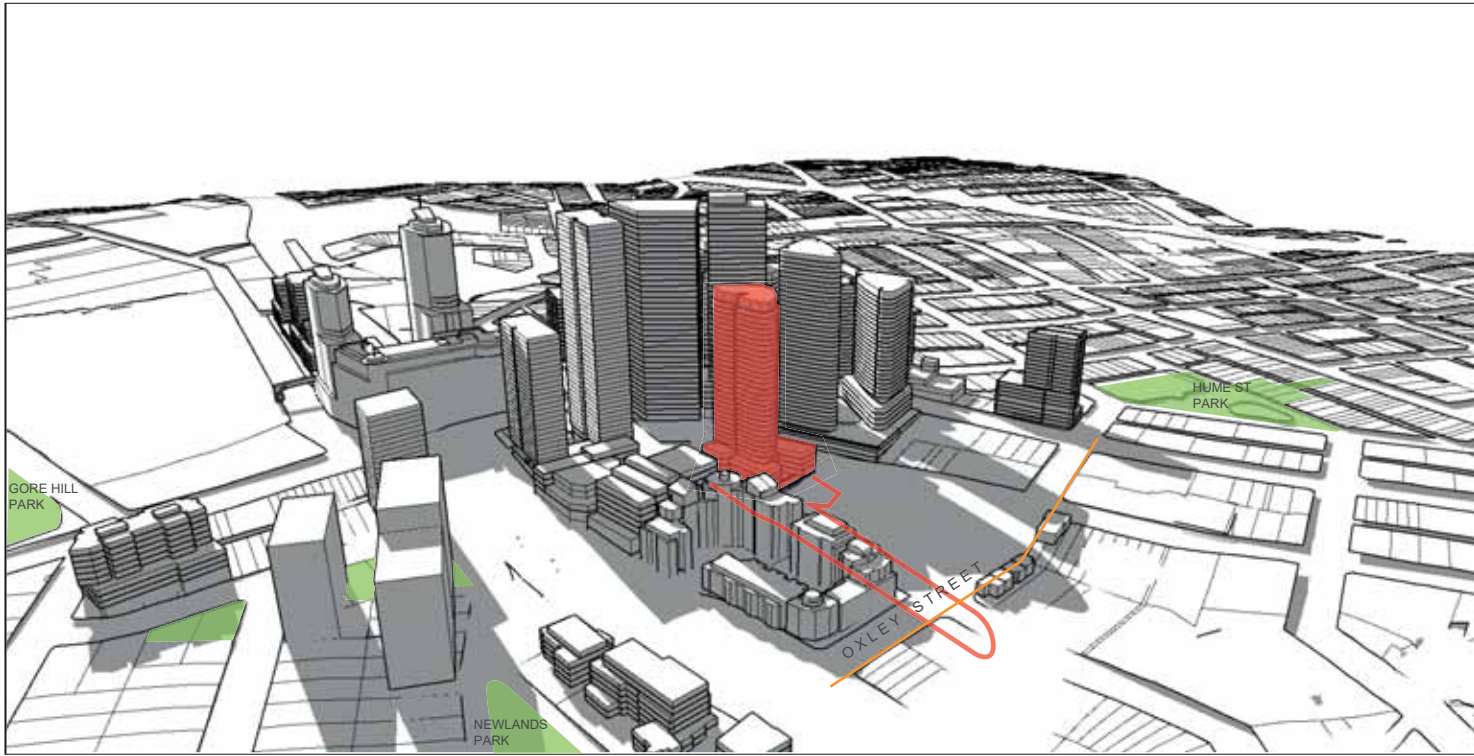
11:00 21 JUNE - WINTER SOLSTICE



11:30 21 JUNE - WINTER SOLSTICE



12:00 21 JUNE - WINTER SOLSTICE



12:30 21 JUNE- WINTER SOLSTICE

32 Residential storeys + Plant

FSR= 10.2.1 (GFA excludes lifts, stairs, balcony's and corridors)

Oxley Street – residential area inside 2036 Plan boundary

## LEGEND

- 42 NICHOLSON STREET
- 42 NICHOLSON STREET SHADOW

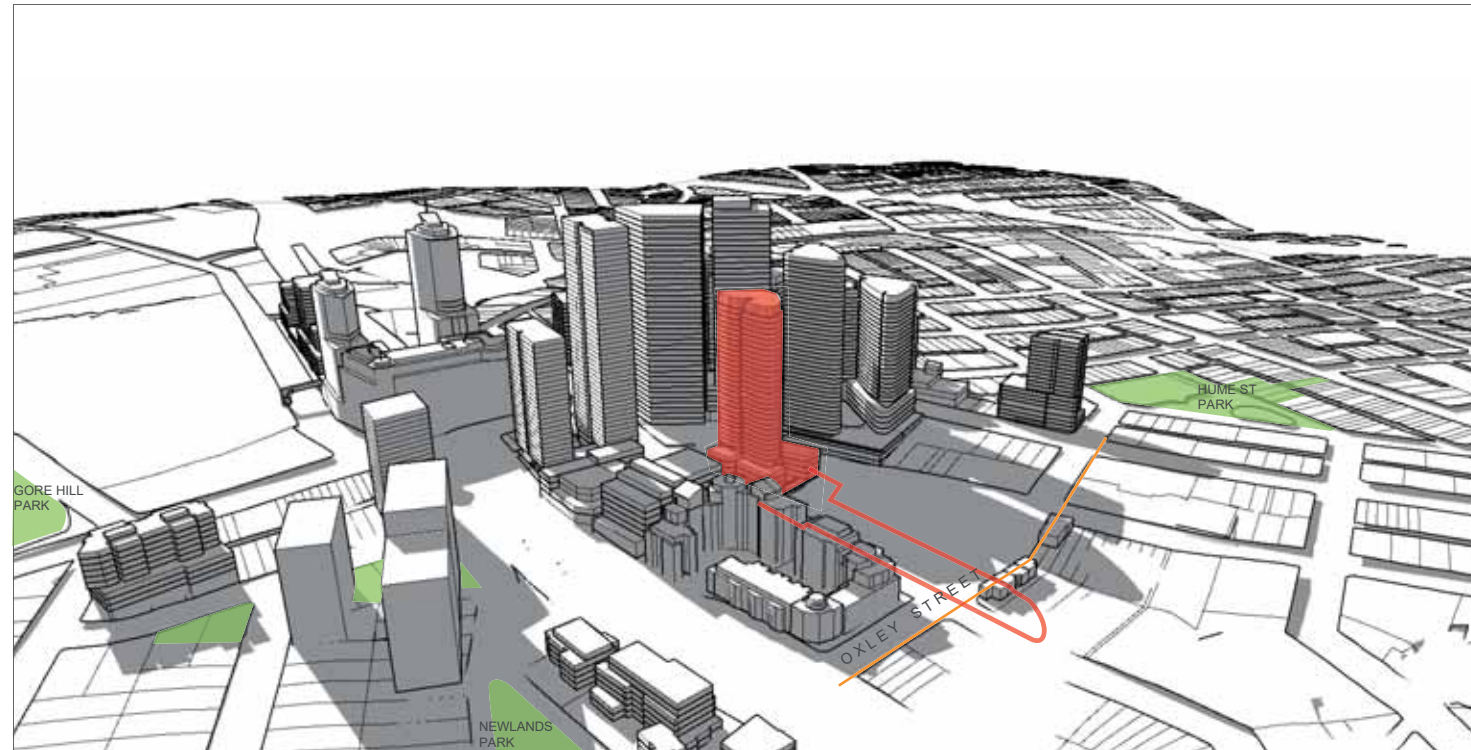
Solar access plane controls

- No additional overshadowing in mid-winter (10.00am – 3:00pm)
  - Newland Park
  - St Leonards South Public open spaces
- Maintain at least 3 hours to residential areas inside the 2036 Plan boundary mid-winter (9:00mam – 3:00pm)

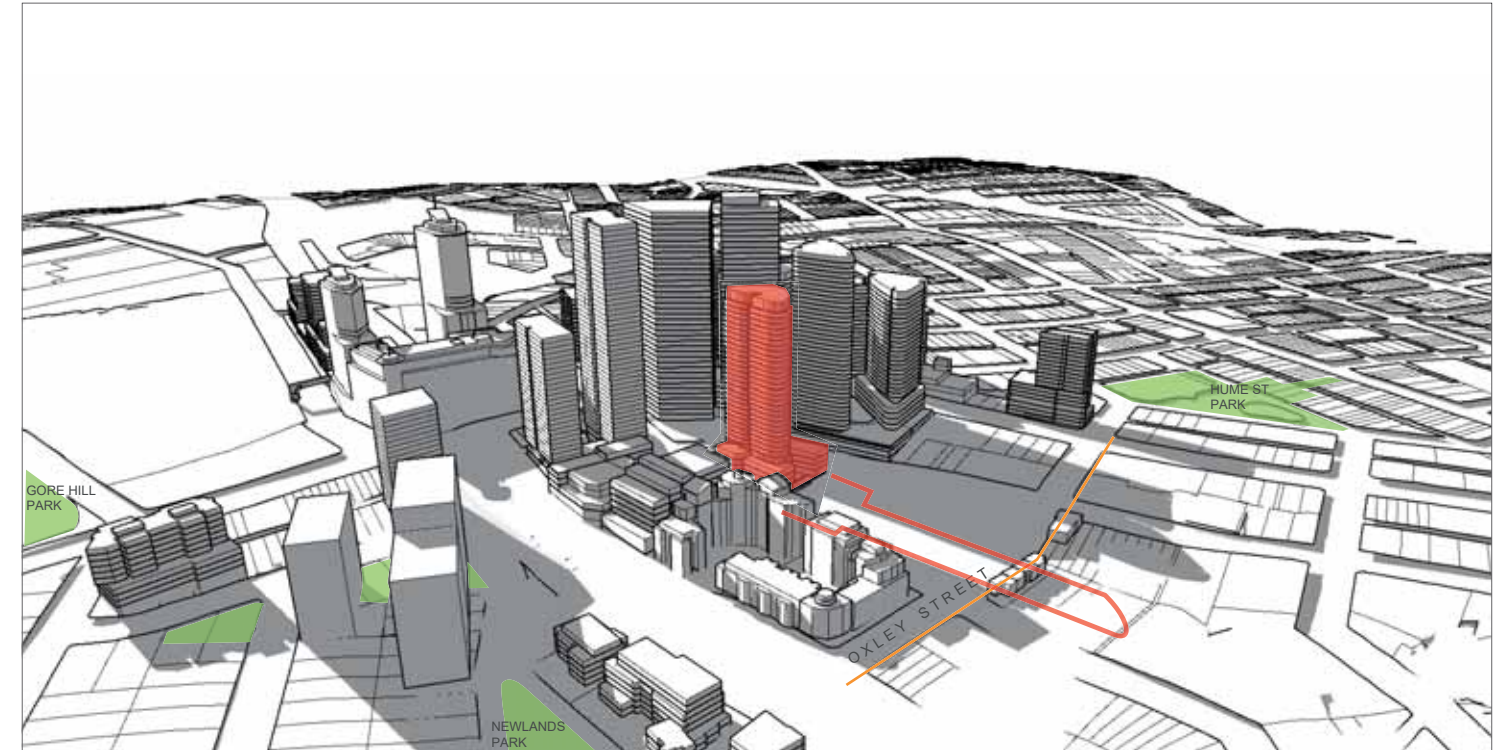
# Scheme C

## Residential 32 STOREYS + Plant

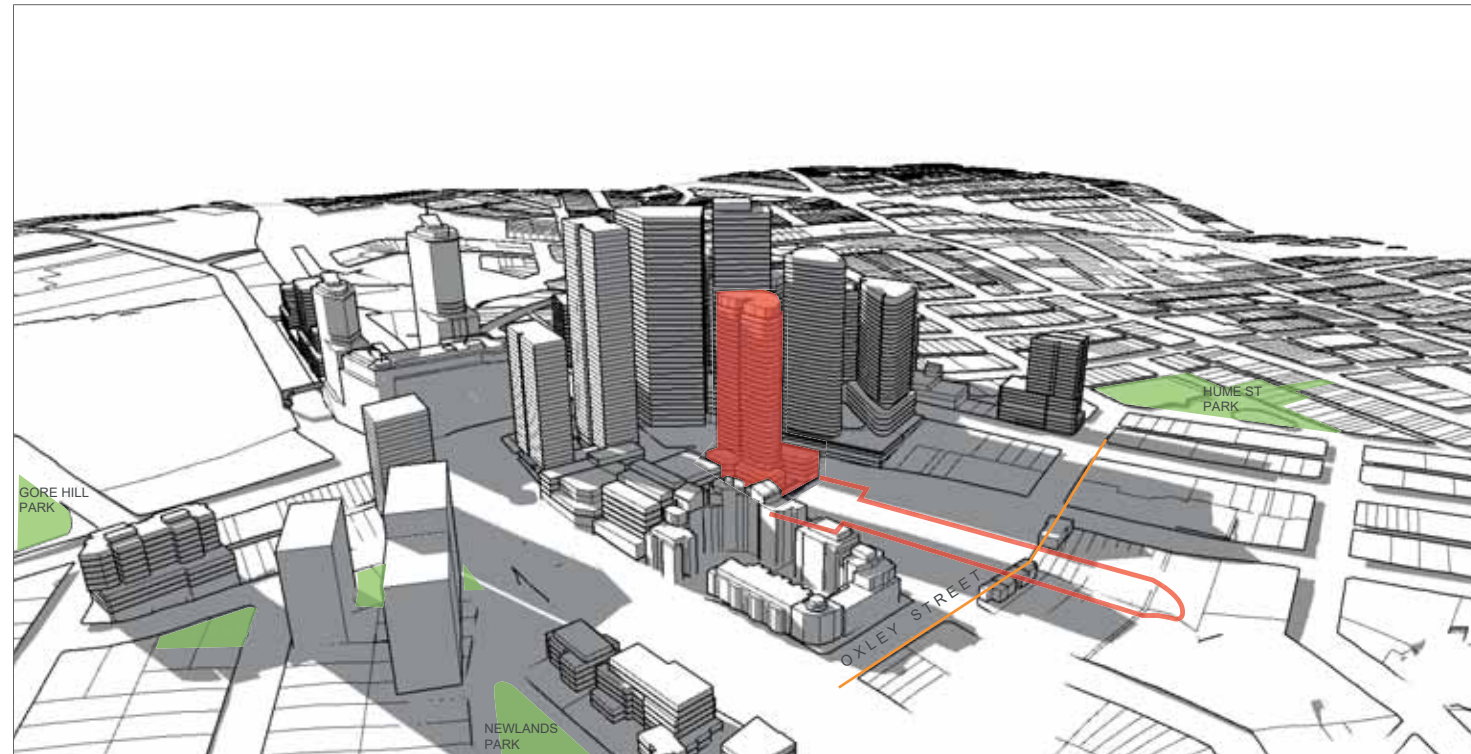
### NEW BUILDING FORM - SUN/SHADOW DIAGRAM 3D VIEWS



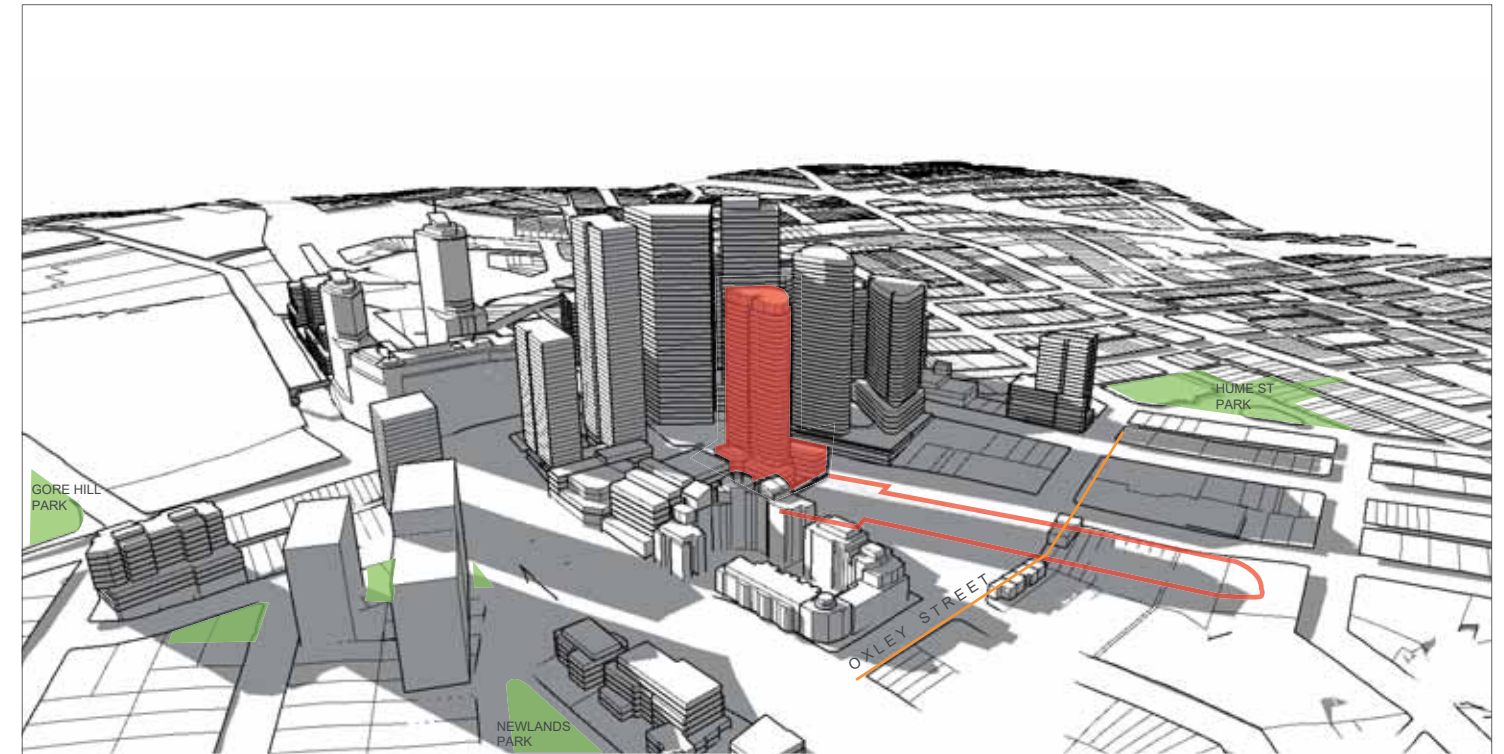
1:00 21 JUNE - WINTER SOLSTICE



1:30 21 JUNE - WINTER SOLSTICE



2:00 21 JUNE - WINTER SOLSTICE



2:30 21 JUNE - WINTER SOLSTICE

32 Residential storeys + Plant

FSR= 10.2.1 (GFA excludes lifts, stairs, balcony's and corridors)

Oxley Street – residential area inside 2036 Plan boundary

### LEGEND

- 42 NICHOLSON STREET
- 42 NICHOLSON STREET SHADOW

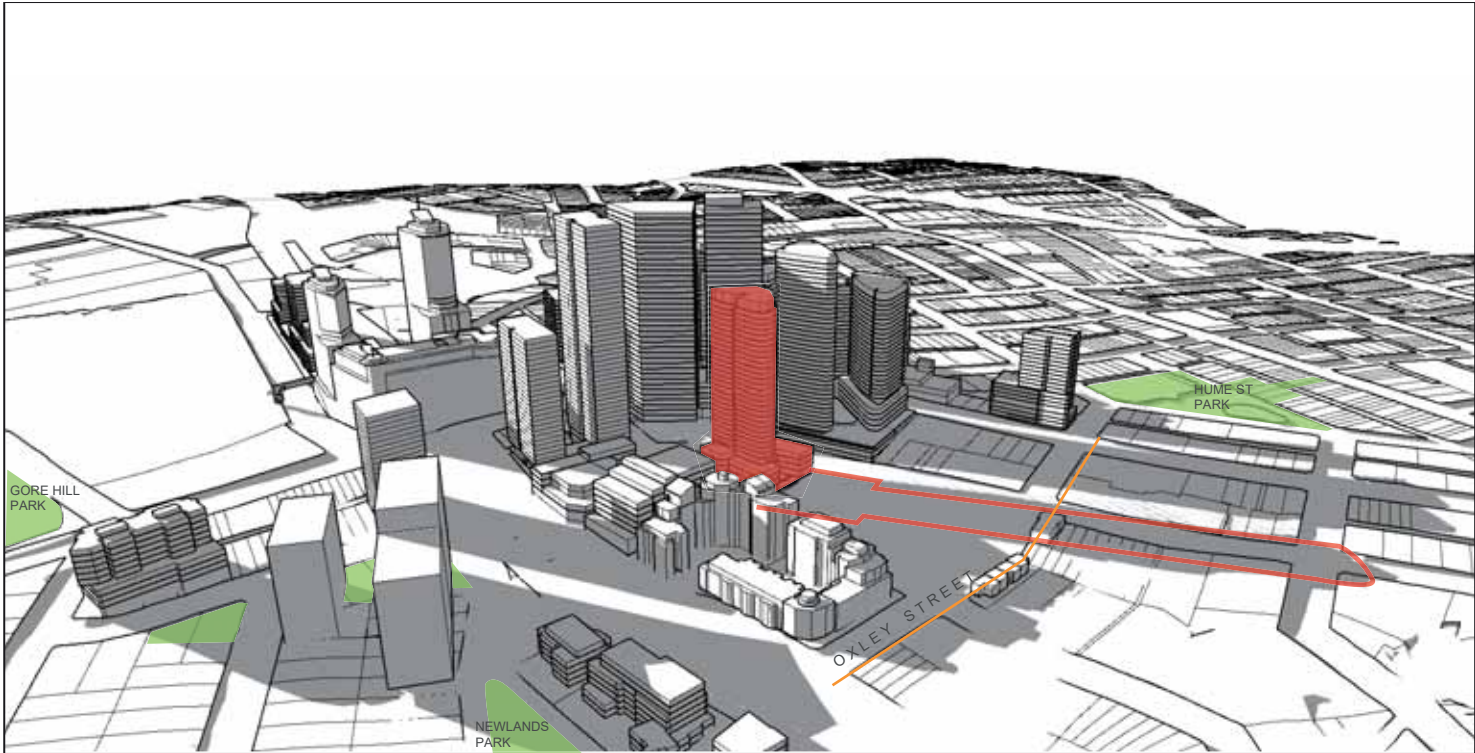
Solar access plane controls

1. No additional overshadowing in mid-winter (10.00am – 3:00pm)
  - Newland Park
  - St Leonards South Public open spaces
2. Maintain at least 3 hours to residential areas inside the 2036 Plan boundary mid-winter (9:00am – 3:00pm)

# Scheme C

Residential **32 STOREYS** + Plant

NEW BUILDING FORM - SUN/SHADOW DIAGRAM 3D VIEWS



3:00 21 JUNE - WINTER SOLSTICE

32 Residential storeys + Plant

FSR= 10.2.1 (GFA excludes lifts, stairs, balcony's and corridors)

Oxley Street – residential area inside 2036 Plan boundary

LEGEND

- 42 NICHOLSON STREET
- 42 NICHOLSON STREET SHADOW

- Solar access plane controls
- No additional overshadowing in mid-winter (10.00am – 3:00pm)
    - Newland Park
    - St Leonards South Public open spaces
  - Maintain at least 3 hours to residential areas inside the 2036 Plan boundary mid-winter (9:00mam – 3:00pm)