Overshadowing review for 272-280 Normanby Road, Montague

Prepared 17 May, 2018

Buildings modelled:

**Option 1:** 20 storey building (4 storey podium – 3.8m per floor; 16 storey tower above – 3.2m per floor, 5m upper level street setback from Normanby Road). Street wall shadow shown in red; tower shadow shown in yellow.

**Option 2:** 20 storey building (6 storey podium – 3.8m per floor; 14 storey tower above – 3.2m per floor, 5m upper level street setback from Normanby Road). Street wall shadow shown in red; tower shadow shown in yellow.

Note, both options exceed FAR – these diagrams have been prepared to illustrate overshadowing impact only.

**OPTION 1**

![Diagram](image1)

Option 1 - 11am, 21st September

![Diagram](image2)

Option 1 - 12pm, 21st September
Option 1 - 1pm, 21st September

Option 1 - 2pm, 21st September

OPTION 2

Option 2 - 11am, 21st September
Option 2 - 12pm, 21st September

Option 2 - 1pm, 21st September

Option 2 - 2pm, 21st September
Option 3: Hybrid development (mid-rise with a tower) as per the preferred building typologies.

FAR 6.3:1 modelled.

Two buildings - 18 storey building (4 storey podium – 3.8m per floor; 14 storey tower above – 3.2m per floor, 5m upper level street setback from Normanby Road) and 5 storey building (3.8m per floor). (Street wall shadow shown in red; tower shadow shown in yellow).

Option 3 - Option 3: 2pm, 21st September

Option 3: 2pm, 21st September