

Overshadowing review for 272-280 Normanby Road, Montague

Prepared 17 May, 2018

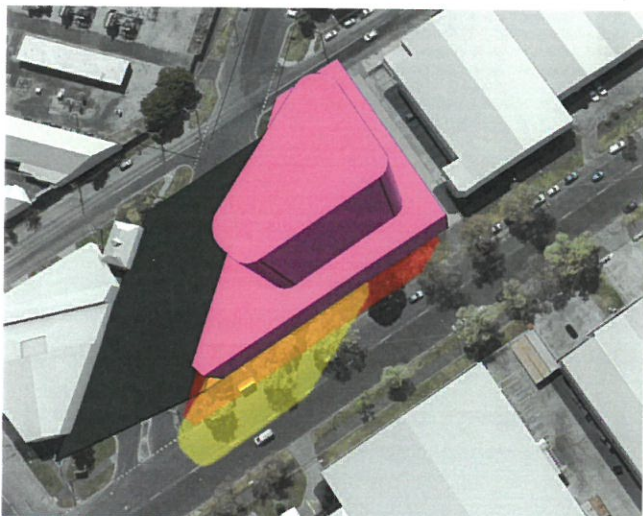
Buildings modelled:

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).

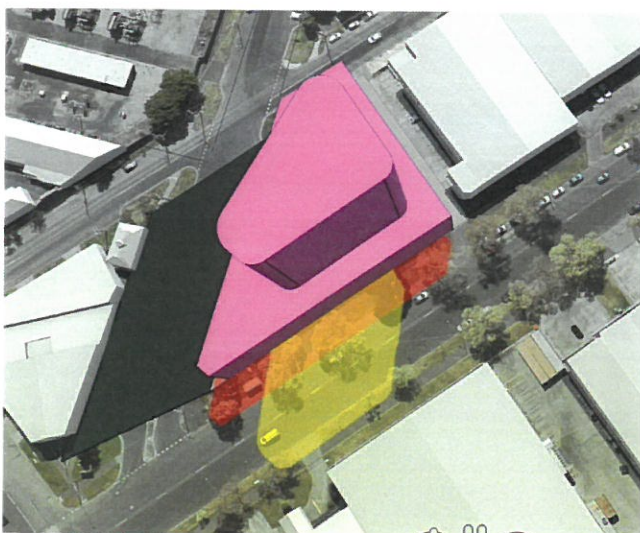
Option 2: 20 storey building (6 storey podium – 3.8m per floor; 14 storey tower above – 3.2m per floor, 5m upper level street setback from Normanby Road). Street wall shadow shown in red; tower shadow shown in yellow).

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

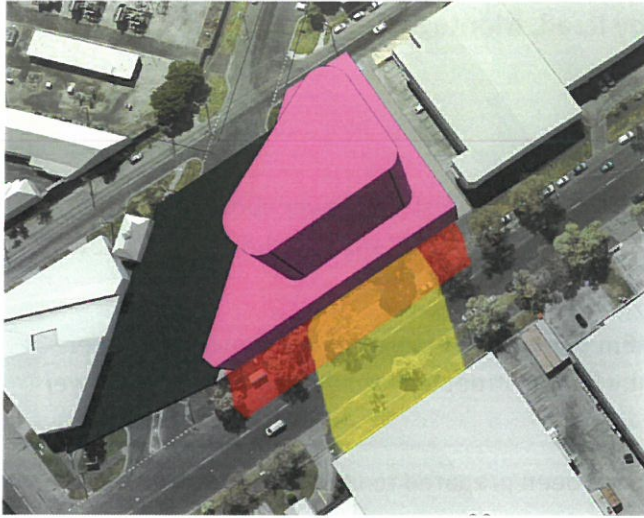
OPTION 1



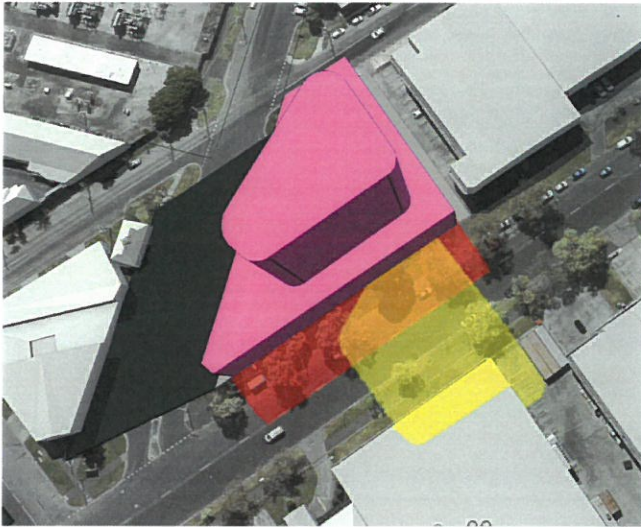
Option 1 - 11am, 21st September



Option 1 - 12pm, 21st September

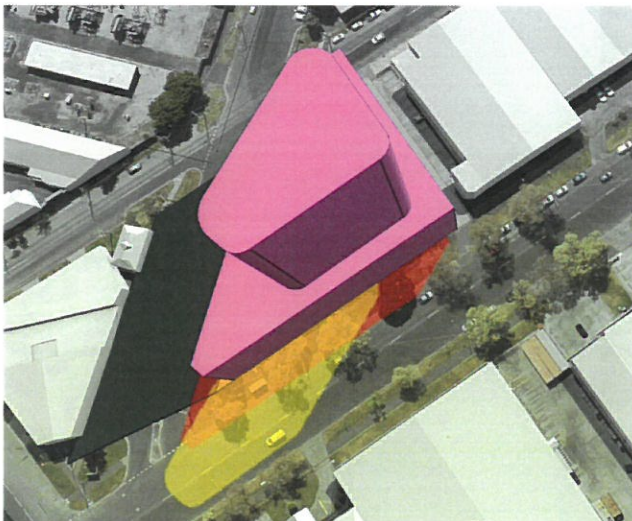


Option 1 - 1pm, 21st September

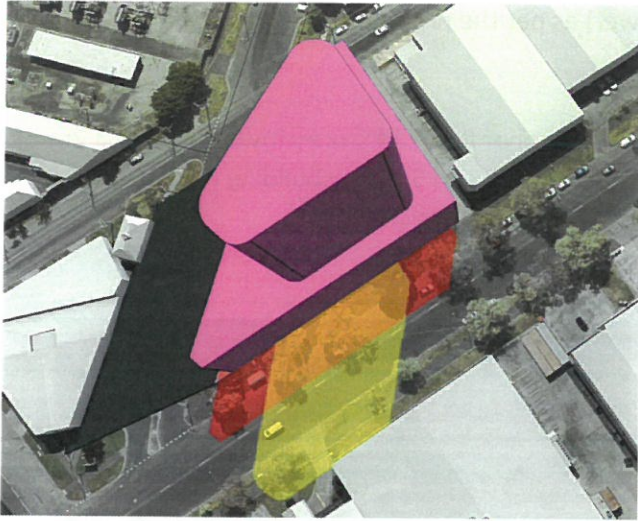


Option 1 - 2pm, 21st September

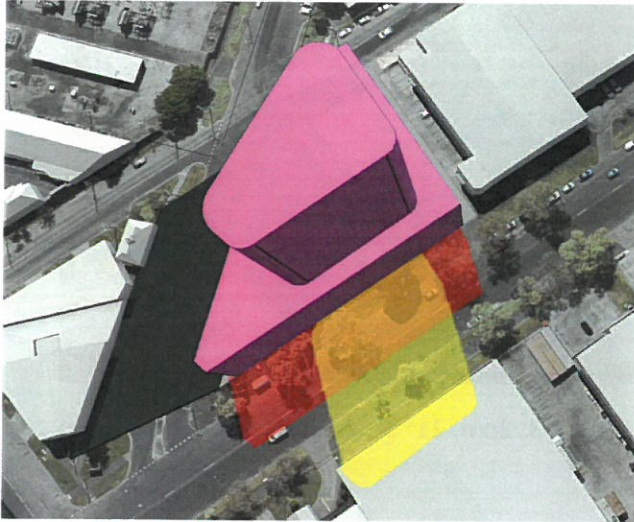
OPTION 2



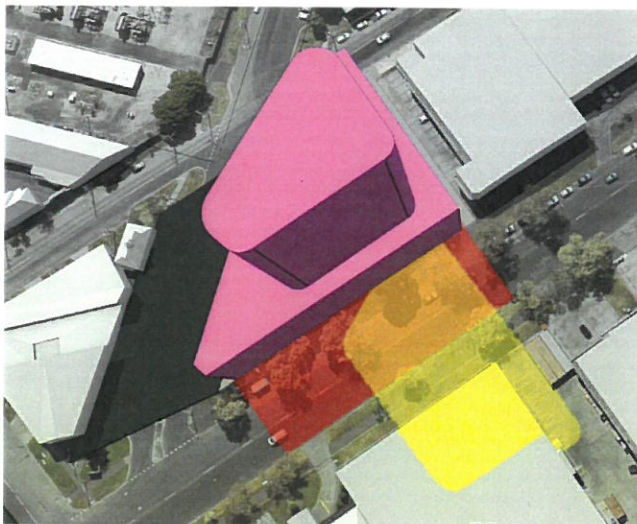
Option 2 - 11am, 21st September



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