

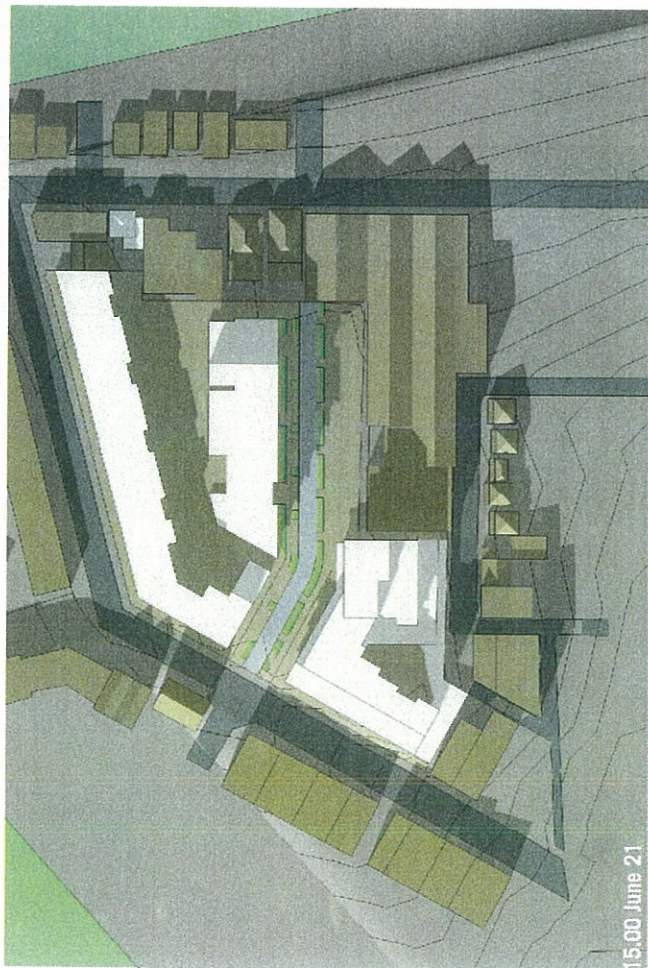


Figure 7: Indicative Shadows as at 21 June

Anka Property Group

Terry Street Rozelle

MP3.7-2

100m High Rise (15 storeys) at Rozelle
100m High Rise (15 storeys) at Rozelle



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Figure 8
Setbacks
[9.00am Shadows]



NOTE

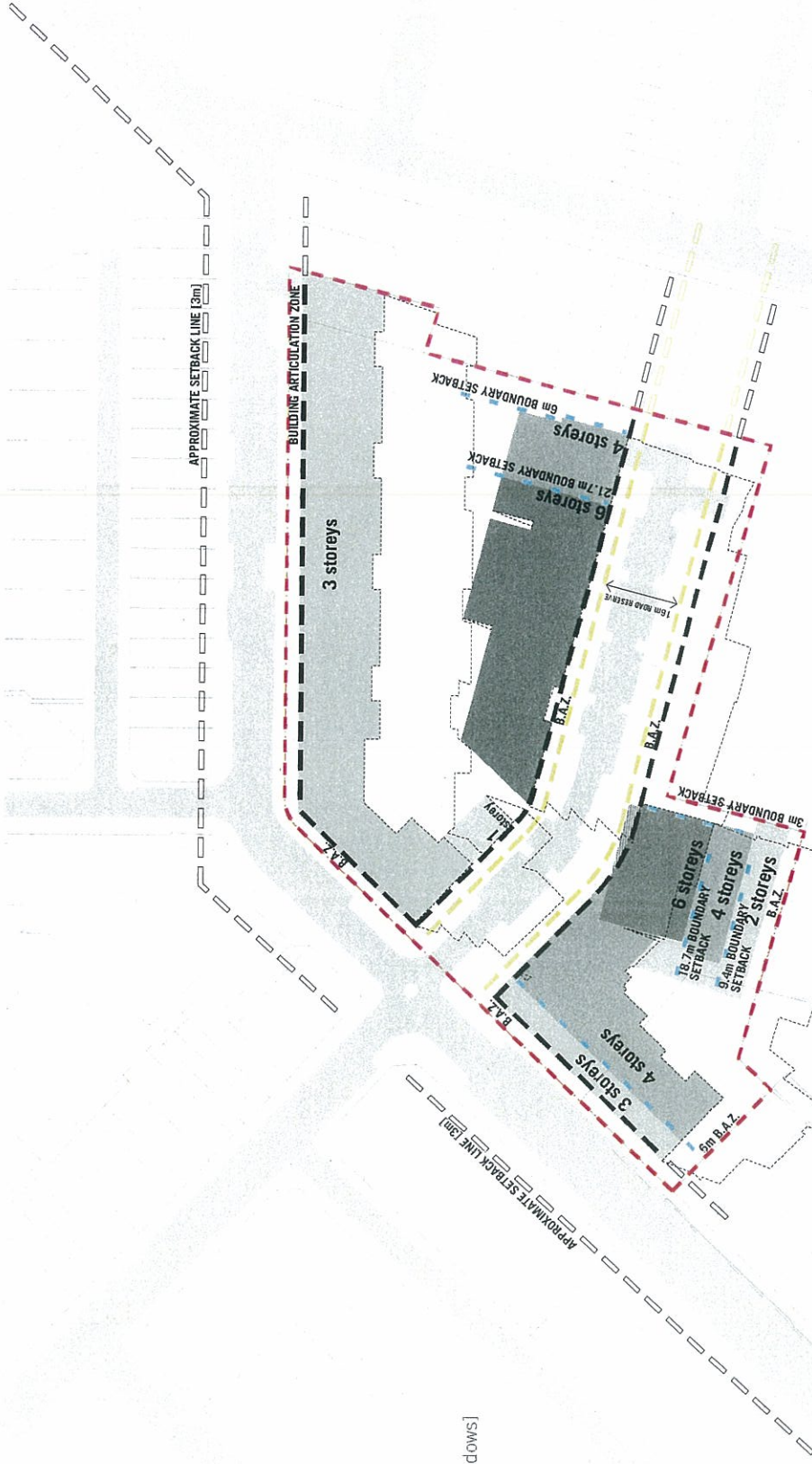
Setbacks

The shadow outline shows **only** the extent of shadow of the proposed masterplan building.
No overshadowing is shown where it may coincide with existing site shadows or the shadows of neighbouring buildings as modelled in the Gateway Approval drawings [April 2011].

LEGEND



Figure 8
Setbacks
[10:00am Shadows]



NOTE

Setbacks

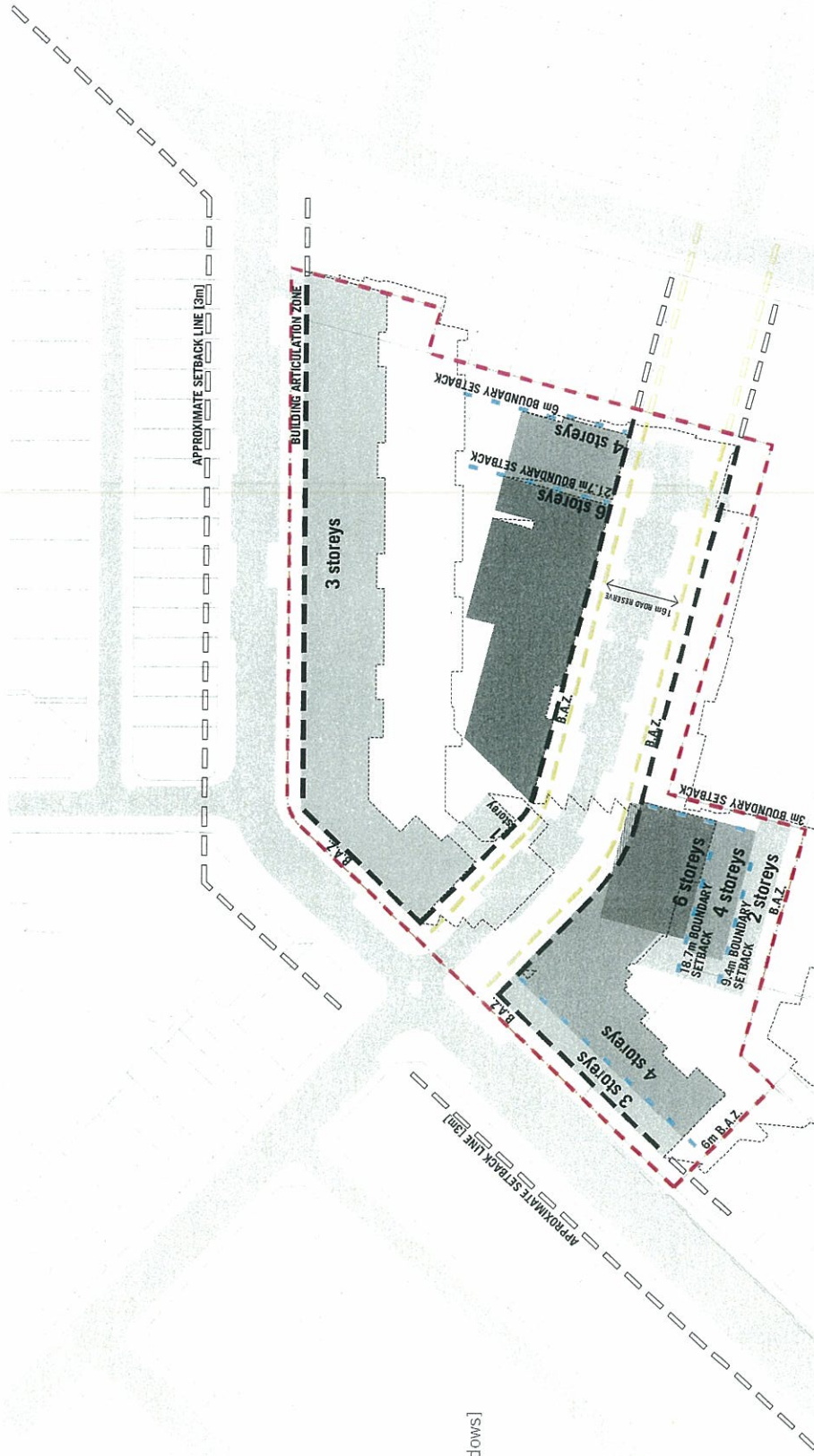
The shadow outline shows **only** the extent of shadow of the proposed masterplan building.
No overshadowing is shown where it may coincide with existing site shadows or the shadows of neighbouring buildings as modelled in the Gateway Approval drawings (April 2011).

LEGEND

- 16m Road Reserve Boundary Line [yellow - long dash]
- Building Articulation Zone [BAZ] internal line [black - long dash]
- Building Articulation Zone [BAZ] [light blue - hatch]
- Internal Setback Line [blue - short dash]
- Boundary [red - long dash]
- Shadow extent outline [non-coincident: black - light dashed line]



Figure 8
Setbacks
[11.00am Shadows]



NOTE

Setbacks

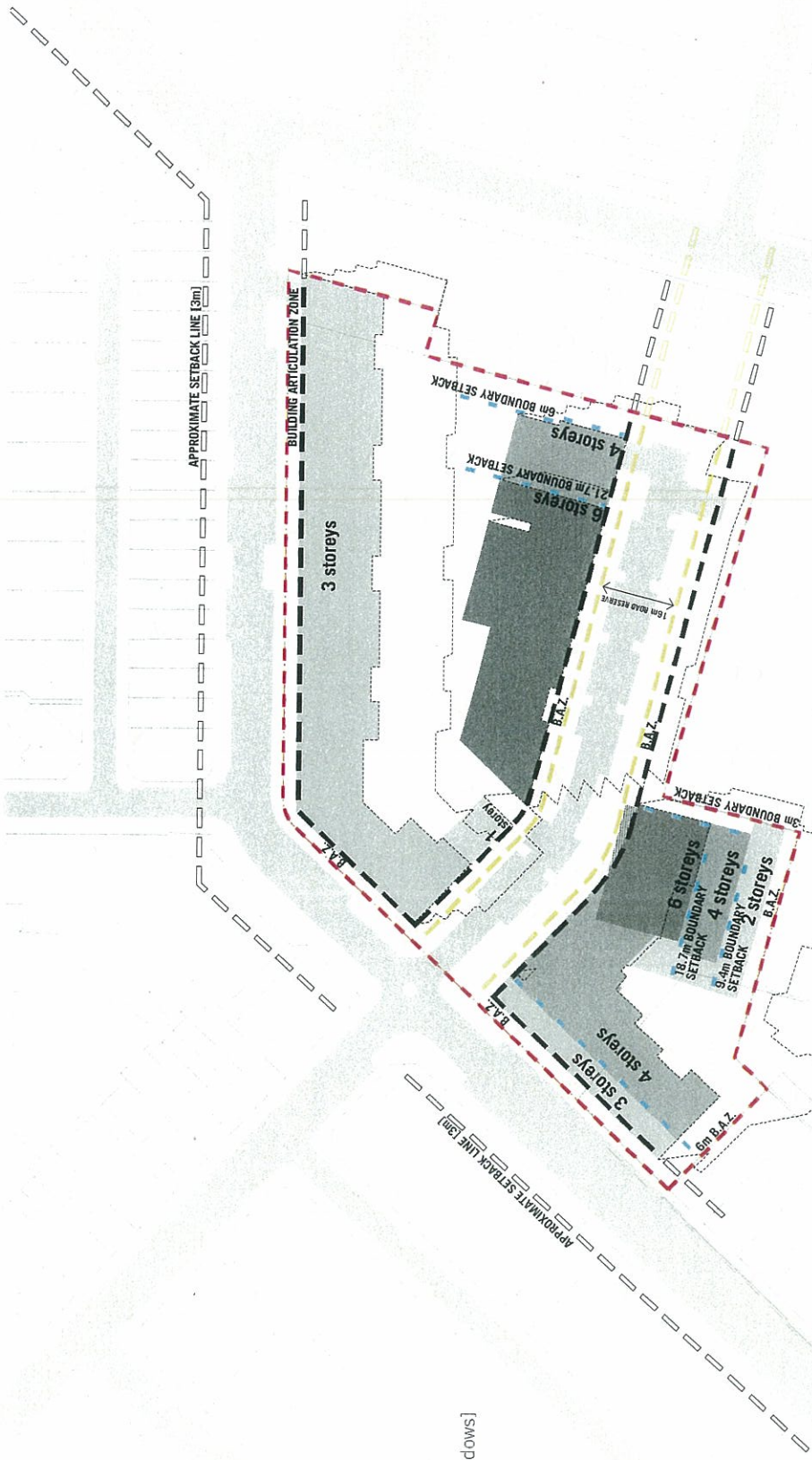
The shadow outline shows **only** the extent of shadow of the proposed masterplan building.
No overshadowing is shown where it may coincide with existing site shadows or the shadows of neighbouring buildings as modelled in the Gateway Approval drawings [April 2011].

LEGEND

- 16m Road Reserve Boundary Line [yellow - long dash]
- Building Articulation Zone [BAZ] internal line [black - long dash]
- Building Articulation Zone [BAZ] [light blue - hatch]
- Internal Setback Line [blue - short dash]
- Boundary [red - long dash]
- Shadow extent outline [non-coincident: black - light dashed line]



Figure 8
Setbacks
[12.00pm Shadows]



NOTE
Setbacks

The shadow outline shows **only** the extent of shadow of the proposed masterplan building.
No overshadowing is shown where it may coincide with existing site shadows or the shadows of neighbouring buildings as modelled in the Gateway Approval drawings (April 2011).

LEGEND

- 16m Road Reserve Boundary Line [yellow - long dash]
- Building Articulation Zone (BAZ) internal line [black - long dash]
- Building Articulation Zone (BAZ) [light blue - hatch]
- Internal Setback Line [blue - short dash]
- Boundary [red - long dash]
- Shadow extent outline [non-coincident: black - light dashed line]

Figure 8
Setbacks
[1.00pm Shadows]



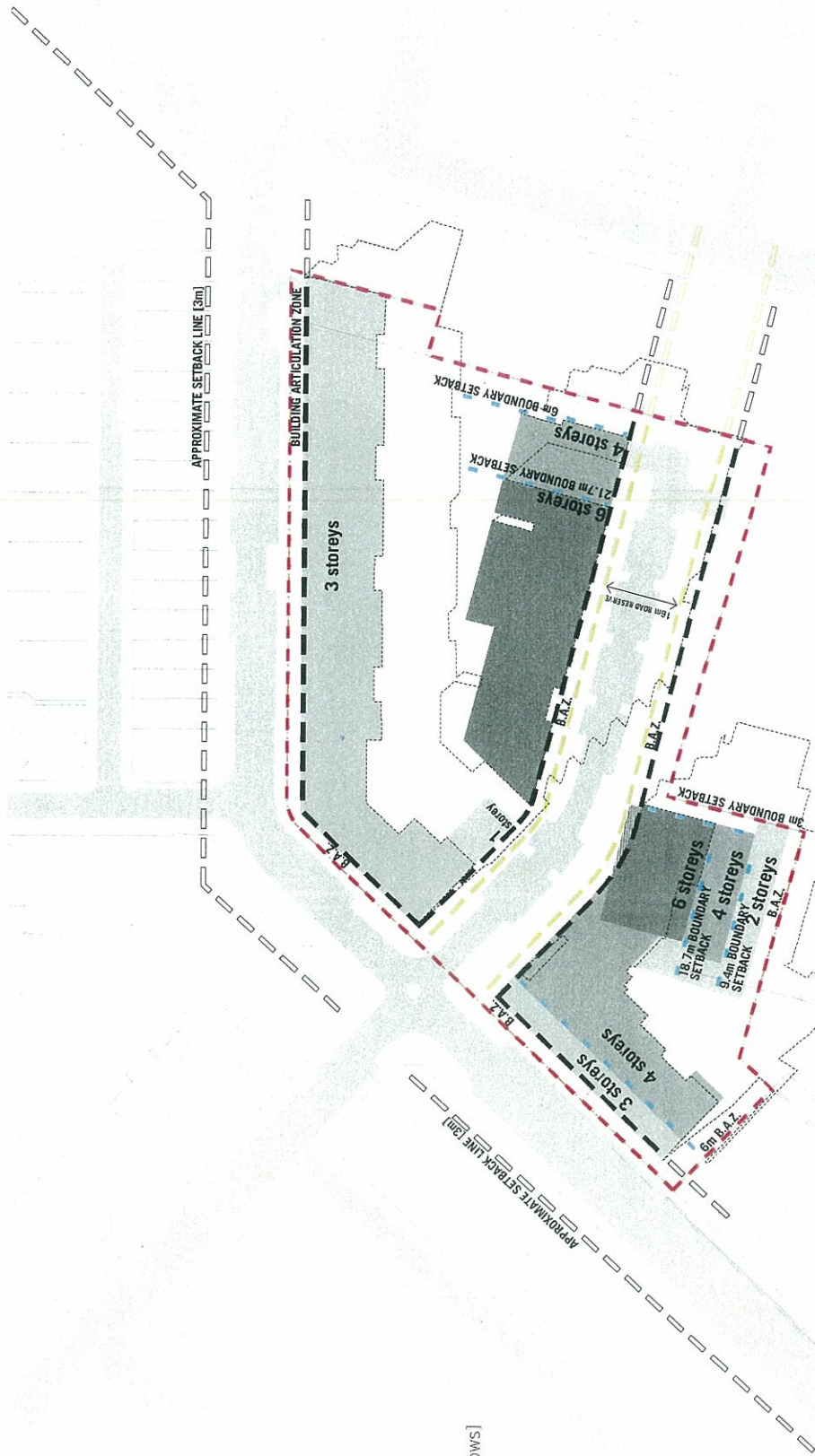
NOTE Setbacks

The shadow outline shows **only** the extent of shadow of the proposed masterplan building.
No overshadowing is shown where it may coincide with existing site shadows or the shadows of neighbouring buildings as modelled in the Gateway Approval drawings (April 2011).

LEGEND

- 16m Road Reserve Boundary Line [yellow - long dash]
- Building Articulation Zone [BAZ] internal line [black - long dash]
- Building Articulation Zone [BAZ] internal line [black - long dash]
- Internal Setback Line [blue - short dash]
- Boundary [red - long dash]
- Shadow extent outline [non-coincident: black - light dashed line]

Figure 8
Setbacks
[2.00pm Shadows]



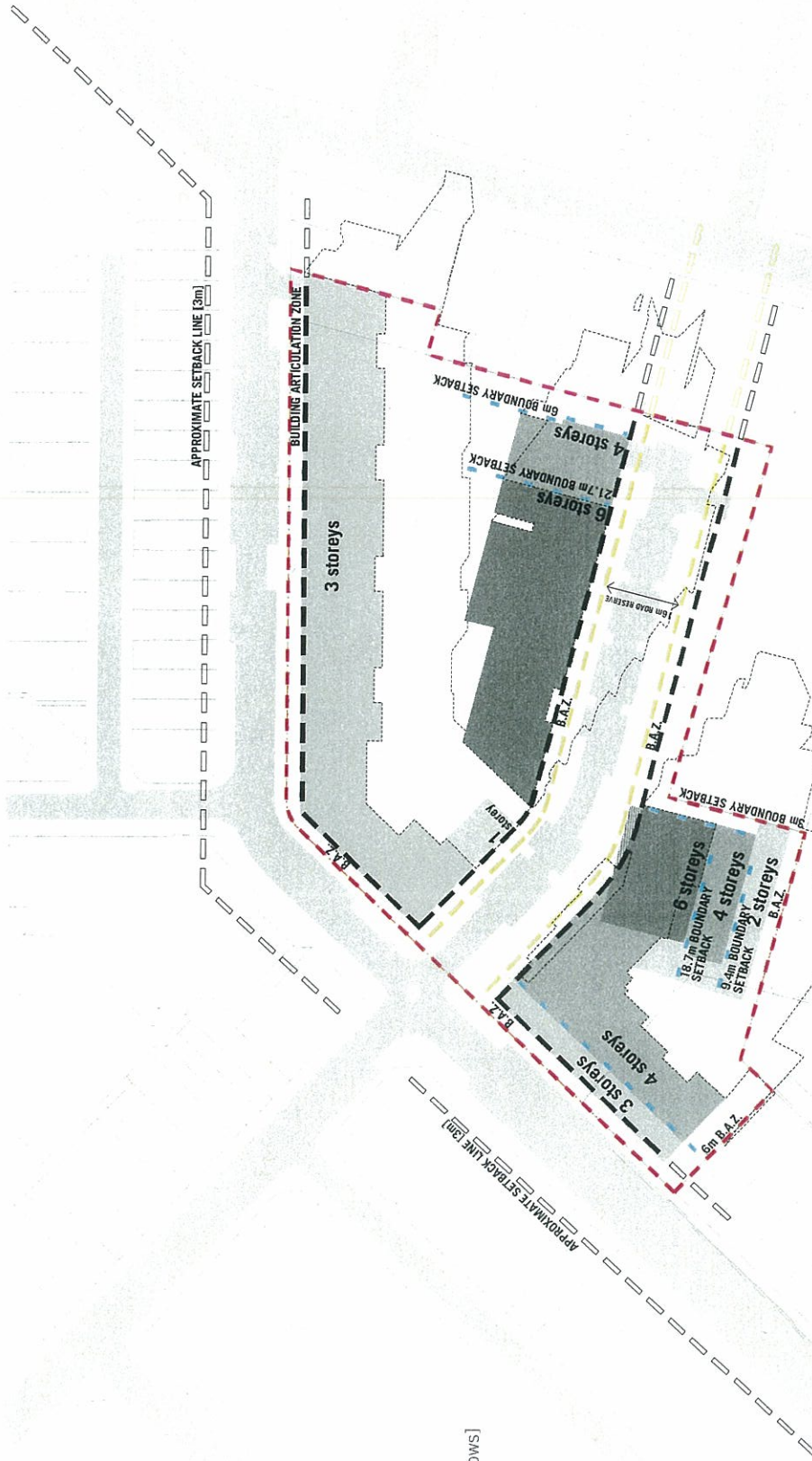
NOTE Setbacks

The shadow outline shows **only** the extent of shadow of the proposed masterplan building.
No overshadowing is shown where it may coincide with existing site shadows or the shadows of neighbouring buildings as modelled in the Gateway Approval drawings (April 2011).

LEGEND

- 16m Road Reserve Boundary Line [yellow - long dash]
- Building Articulation Zone [BAZ] internal line [black - long dash]
- Building Articulation Zone [BAZ] [light blue - hatch]
- Internal Setback Line [blue - short dash]
- Boundary [red - long dash]
- Shadow extent outline [non-coincident: black - light dashed line]

Figure 8
Setbacks
[3.00pm Shadows]

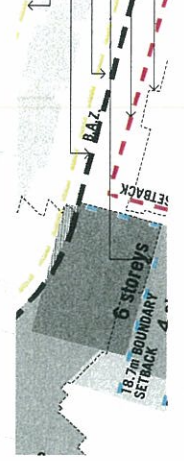


NOTE
Setbacks

The shadow outline shows **only** the extent of shadow of the proposed masterplan building.
No overshadowing is shown where it may coincide with existing site shadows or the shadows of neighbouring buildings as modelled in the Gateway Approval drawings (April 2011).

LEGEND

- 16m Road Reserve Boundary Line [yellow - long dash]
- Building Articulation Zone [BAZ] internal line [black - long dash]
- Building Articulation Zone [BAZ] [light blue - hatch]
- Internal Setback Line [blue - short dash]
- Boundary [red - long dash]
- Shadow extent outline [non-coincident: black - light dashed line]



The site plan illustrates the layout of the proposed development. It features three main buildings: Building A (3 storeys), Building B (6 storeys), and Building C (4 storeys). The plan also shows a 'Policy Accessible Open Space' and a 'Pedestrian Open Space'. The site is bounded by a red dashed line, and the surrounding area includes existing roads and parking spaces. The plan also shows the location of the 'Pedestrian Open Space' and the 'Policy Accessible Open Space'.

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MP3.9

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NICKY HATHILL / NICHOLAS TURNER 66/65

Figure 10
Deep Soil



Deep Soil

Anka Property Group

Terry Street Rozelle

WELLINGTON STREET

No. 3
Wellington Street

No. 5
Wellington Street

Nos. 7 & 9
Wellington Street

Nos. 11a & 11b
Wellington Street

'Kennards'
No. 17
Wellington Street

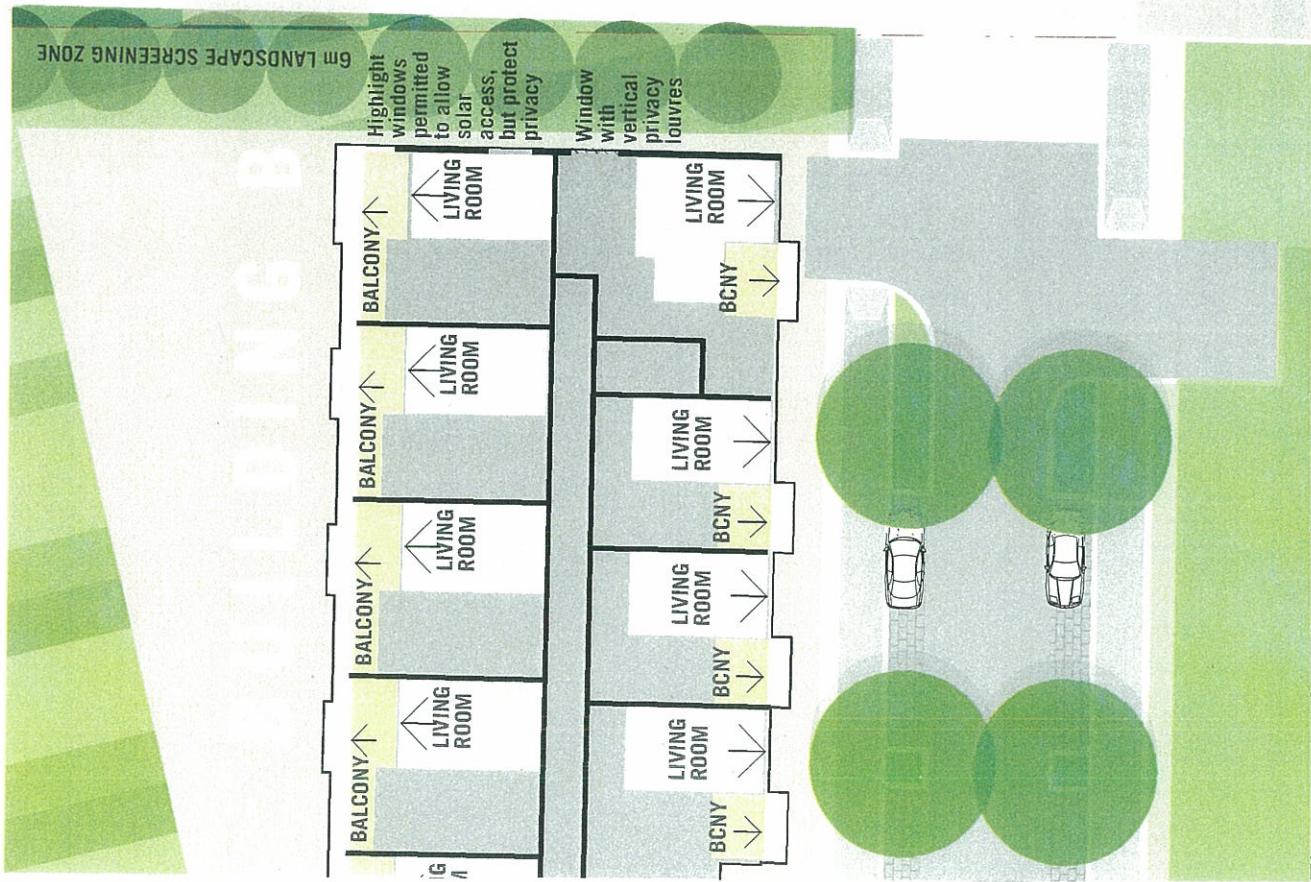


Figure 11 View Protection: Wellington Street