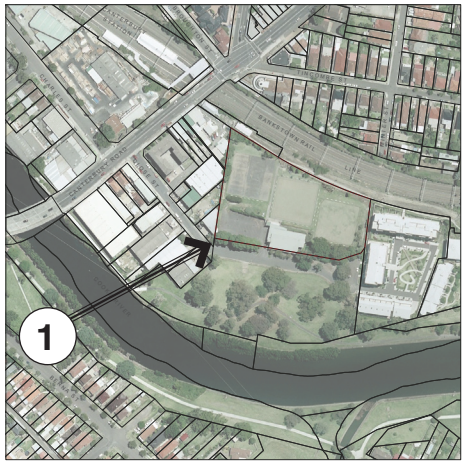
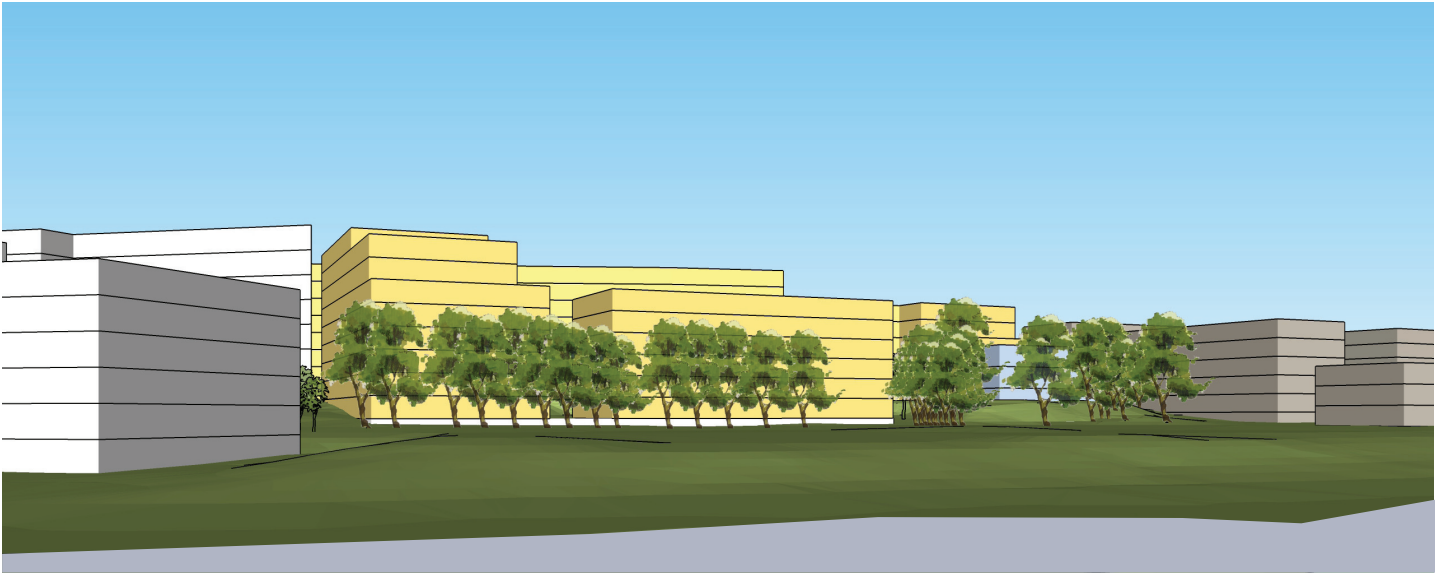
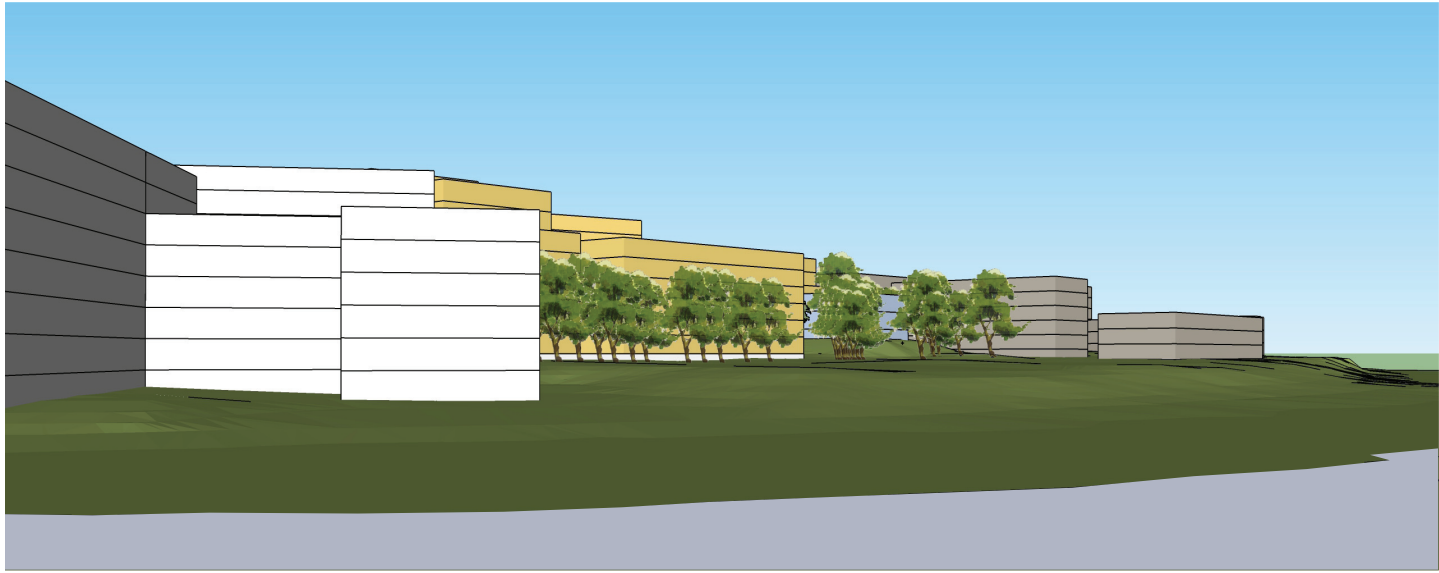


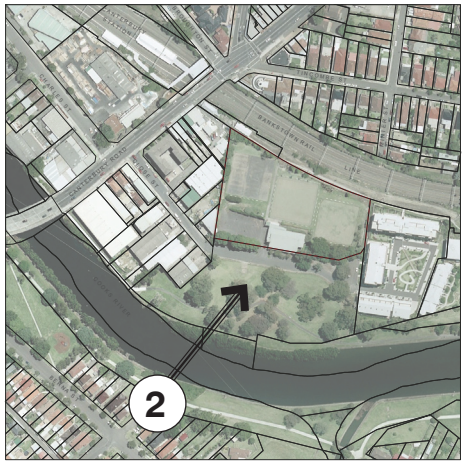
Views

5 Views

Building envelopes have been developed to illustrate the location of future buildings on the site, and particularly in the context of existing and proposed building forms on land in the adjoining Town Centre. The building envelopes illustrate the potential bulk and scale of future development potential on the site and indicate the likely views to the site from particular, identified vantage points. The building envelopes do not represent architectural detail or architectural character. They describe the relationships between the existing building envelopes in the Town Centre, the existing adjacent buildings and the proposed building envelopes for the subject site.



-  15 Close Street Residential Building Envelopes (subject site)
-  15 Close Street Community Building Envelopes (subject site)
-  Canterbury Town Centre DCP Envelopes
-  Existing Buildings

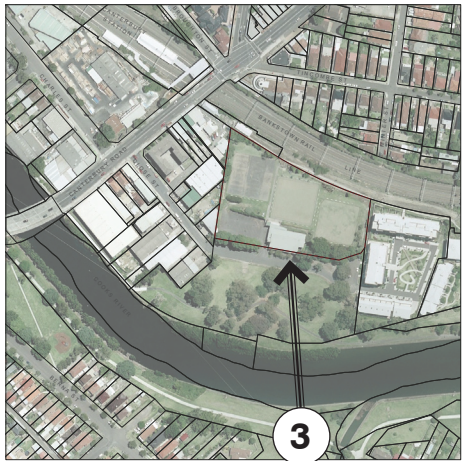
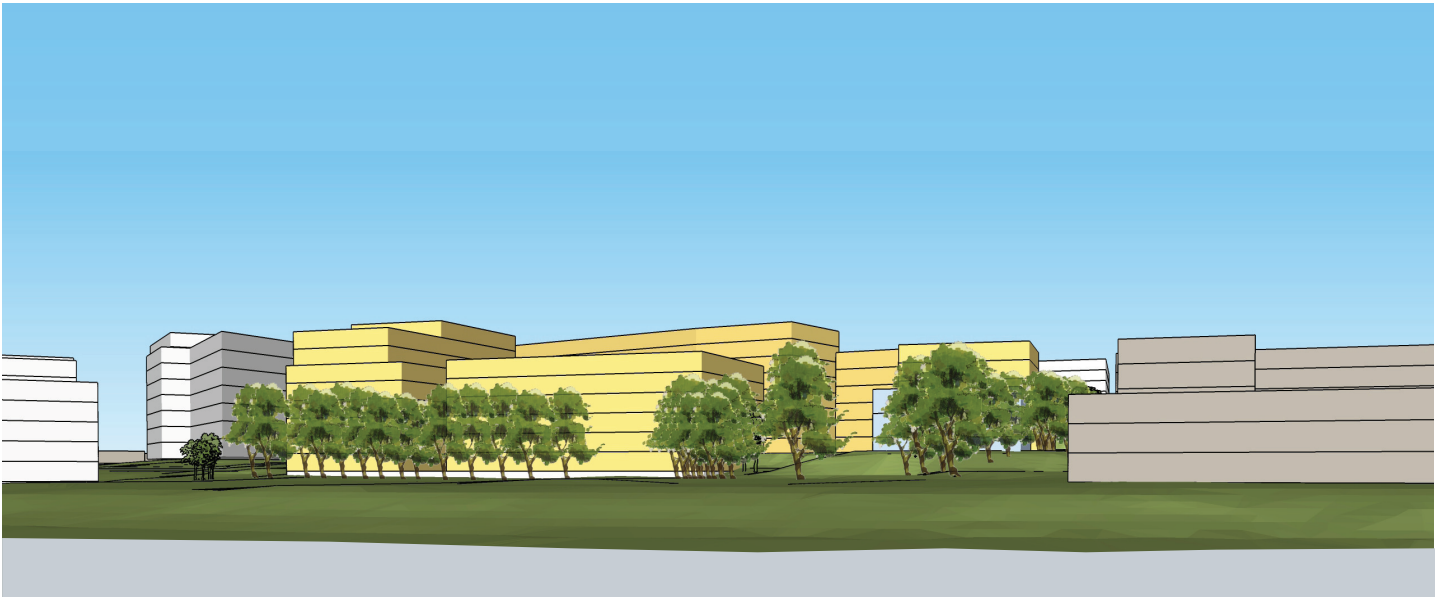
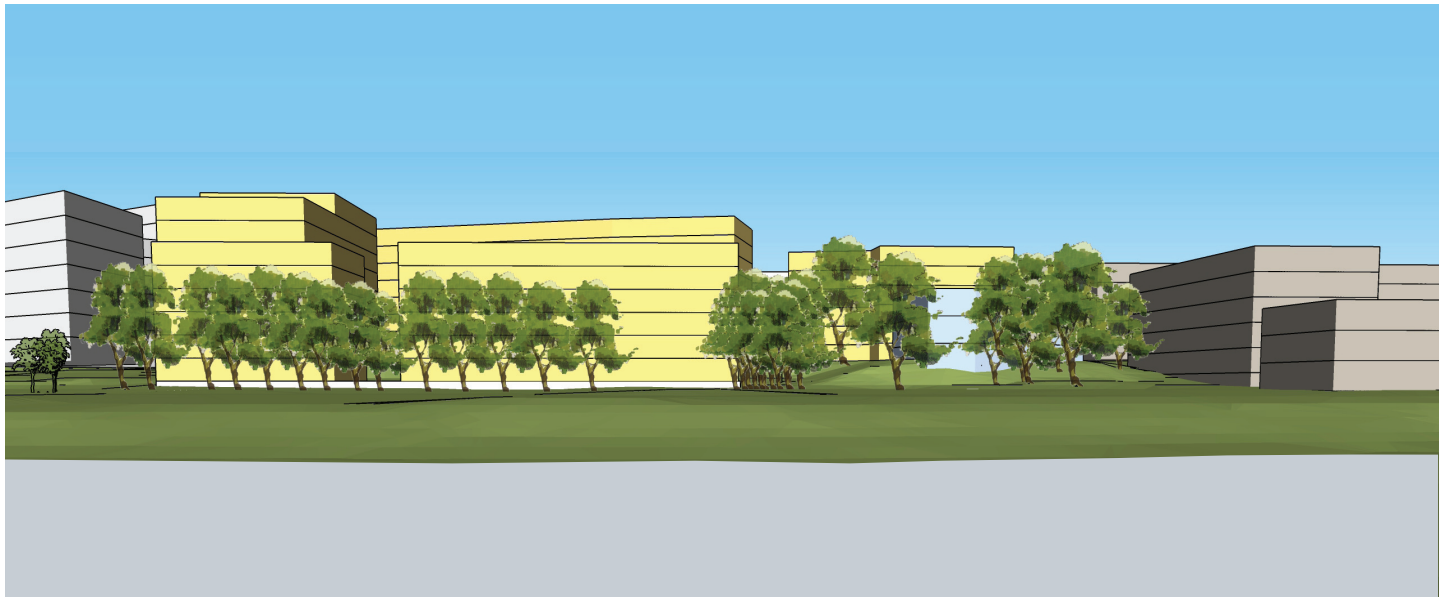


View 1:

View from Mary McKillop Reserve at Berna Street. This is the westernmost point where views of the site are visible from the southern Cooks River foreshore park, given that the Town Centre sites are likely to develop along the northern riverbank.

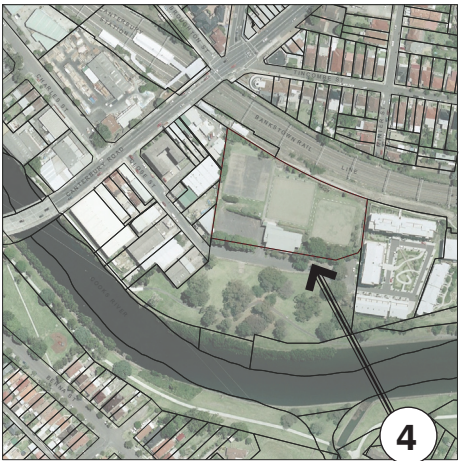
View 2:

View from the end of High Street in the southern Cooks River foreshore park.

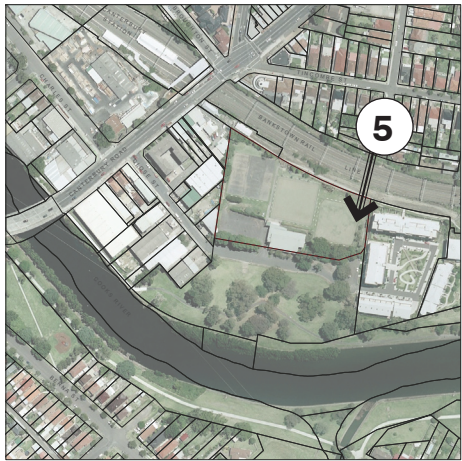
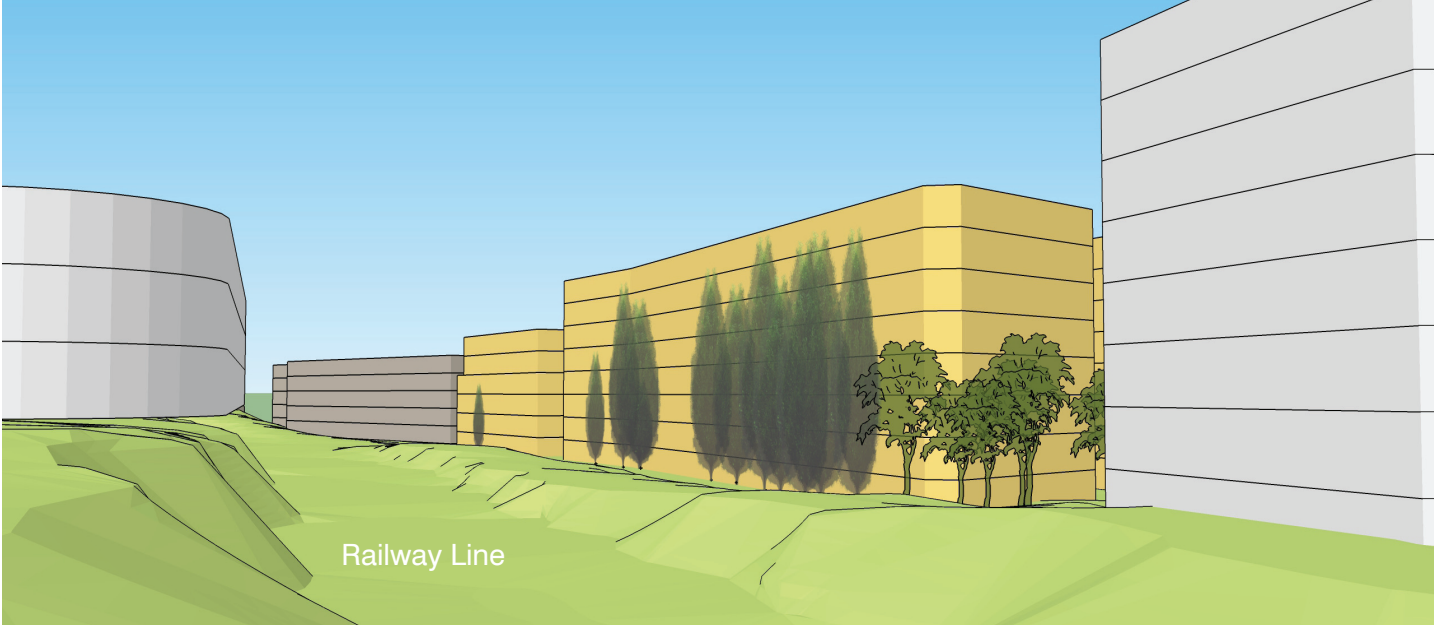
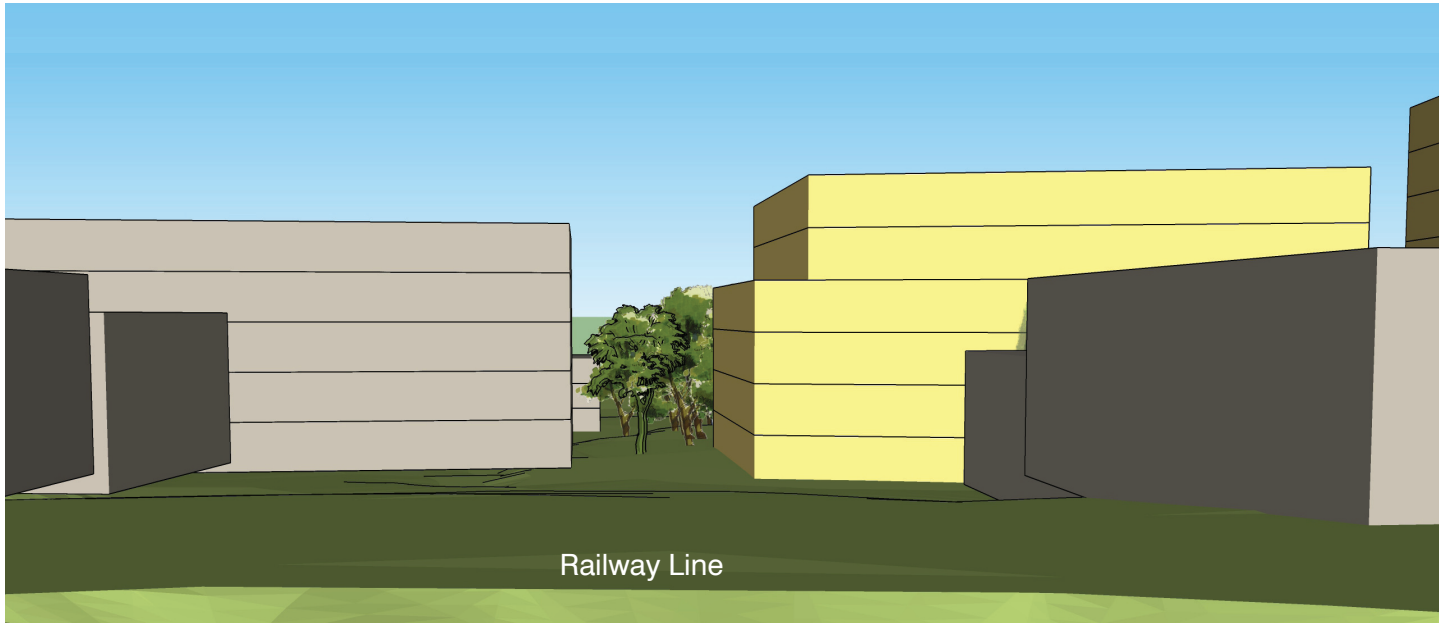


- 15 Close Street Residential Building Envelopes (subject site)
- 15 Close Street Community Building Envelopes (subject site)
- Canterbury Town Centre DCP Envelopes
- Existing Buildings

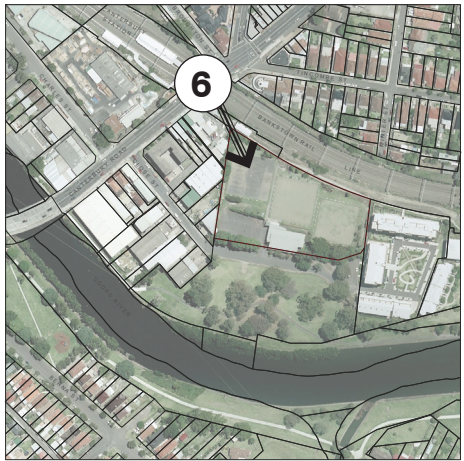
View 3:
View from Gornall Avenue on the southern foreshore.



View 4:
View from Gornall Avenue at Heynes Reserve on the southern Cooks River foreshore.



-  15 Close Street Residential Building Envelopes (subject site)
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-  Existing Buildings

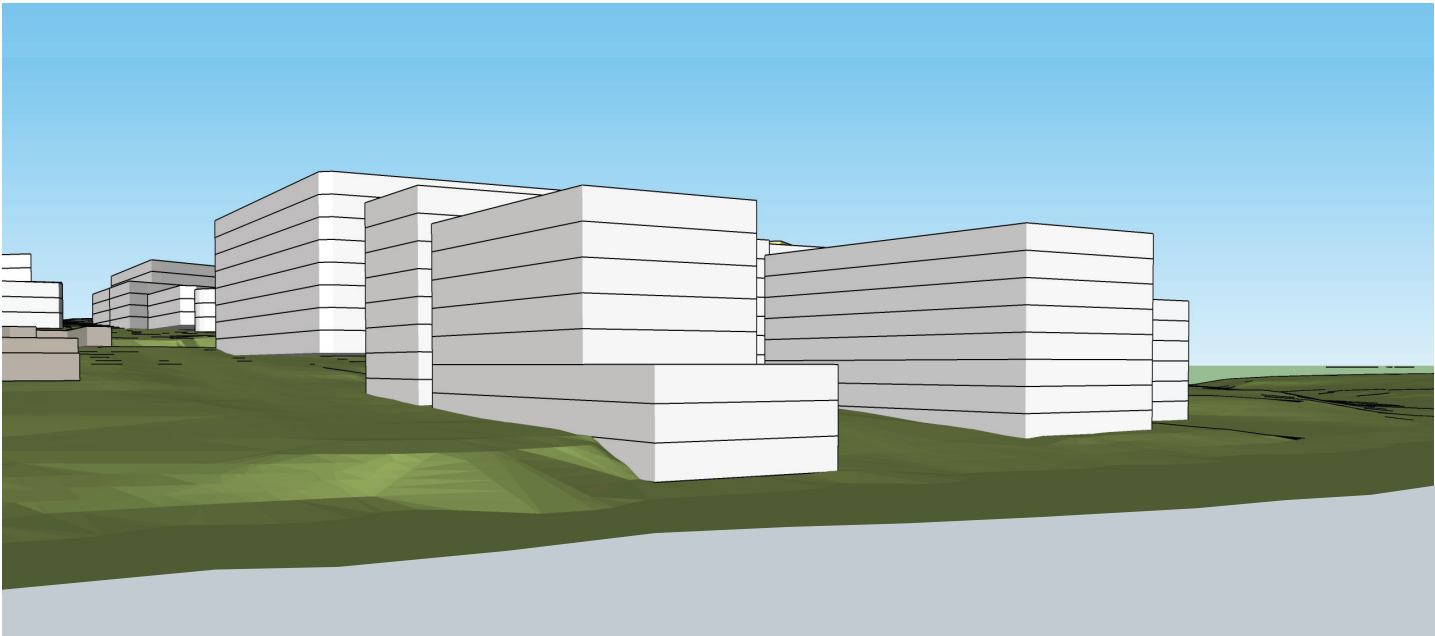


View 5:

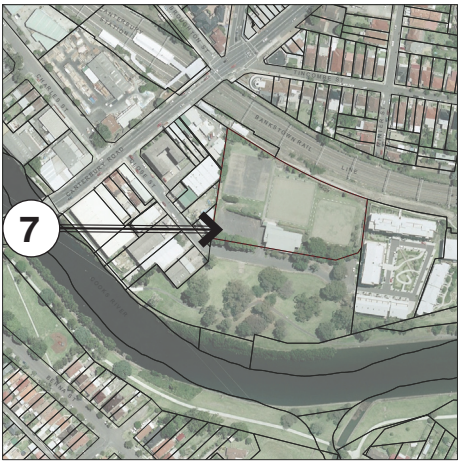
View from Minter Street north of the railway line. This is a view corridor that aligns with the eastern side of the subject site. The view to the Riverfront parklands is retained and a transition of building height is made between the proposed building envelopes and the existing adjacent residential apartment buildings.

View 6:

View from the entry to Canterbury Railway Station, where Canterbury Road crosses the railway line. The potential building forms in the Town Centre are illustrated on the right of the image and the proposed building envelopes with existing Cypress trees in the centre of the image.



-  15 Close Street Residential Building Envelopes (subject site)
-  15 Close Street Community Building Envelopes (subject site)
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-  Existing Buildings



View 7:
View from the bridge where Canterbury Road crosses the Cooks River. This view shows the potential building forms in the Town Centre Development Control Plan. The subject site is obscured by the DCP building envelopes.

Shadow Studies

Shadow Studies:
Shadow studies have been prepared for mid-winter, the shortest day of the year when shadows are the longest and also for the Equinox. The mid-winter and Equinox plans show shadows at 9am, 12 noon and 3pm.

In mid-winter, the proposed building envelopes will add marginally to the shadowing created by the existing trees and the DA-approved building envelope of the adjoining site. This marginal overshadowing is acceptable given the extent of existing overshadowing by the trees and the Town Centre building envelopes. In mid-winter the existing trees along the Close Street site boundary overshadow the parklands, as shown in red lines on the plan. (Refer Page 26 - Mid-Winter Shadow Diagrams). The Riverfront Parklands will continue receiving direct solar access for more than 3 hours during mid-winter.

The shadow studies for Equinox show that the Riverfront Parklands will not be overshadowed by future development. The shadows overshadow only the road surface of Close Street (Refer Page 27 - Shadow Diagrams at Equinox).

Mid-Winter Shadow Diagrams (June 22nd)

Overshadowing by existing trees and building envelopes



9 AM



12 PM



3 PM

Shadow pattern with proposed building envelopes



9 AM



12 PM

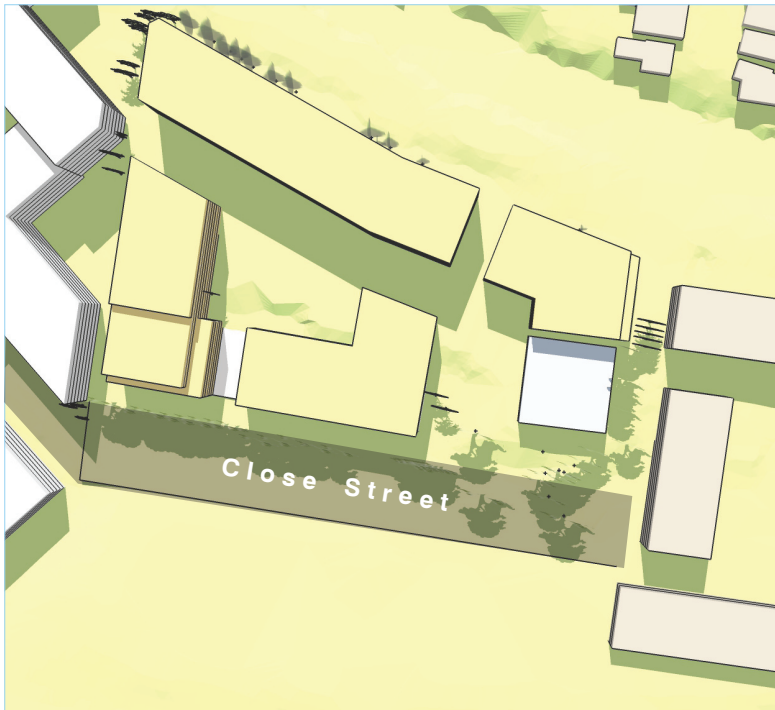


3 PM

Equinox Shadow Diagrams (September 22nd)



9 AM



12 PM



3 PM