

NEW RESIDENTIAL DEVELOPMENT BAULKHAM HILLS FAL GROUP

10-16 SEVEN HILLS ROAD BULKHAM FILLS
1 FEBRUARY 2024



INTEGRATED
DESIGN
GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS

INTEGRATED DESIGN GROUP PTY LTD
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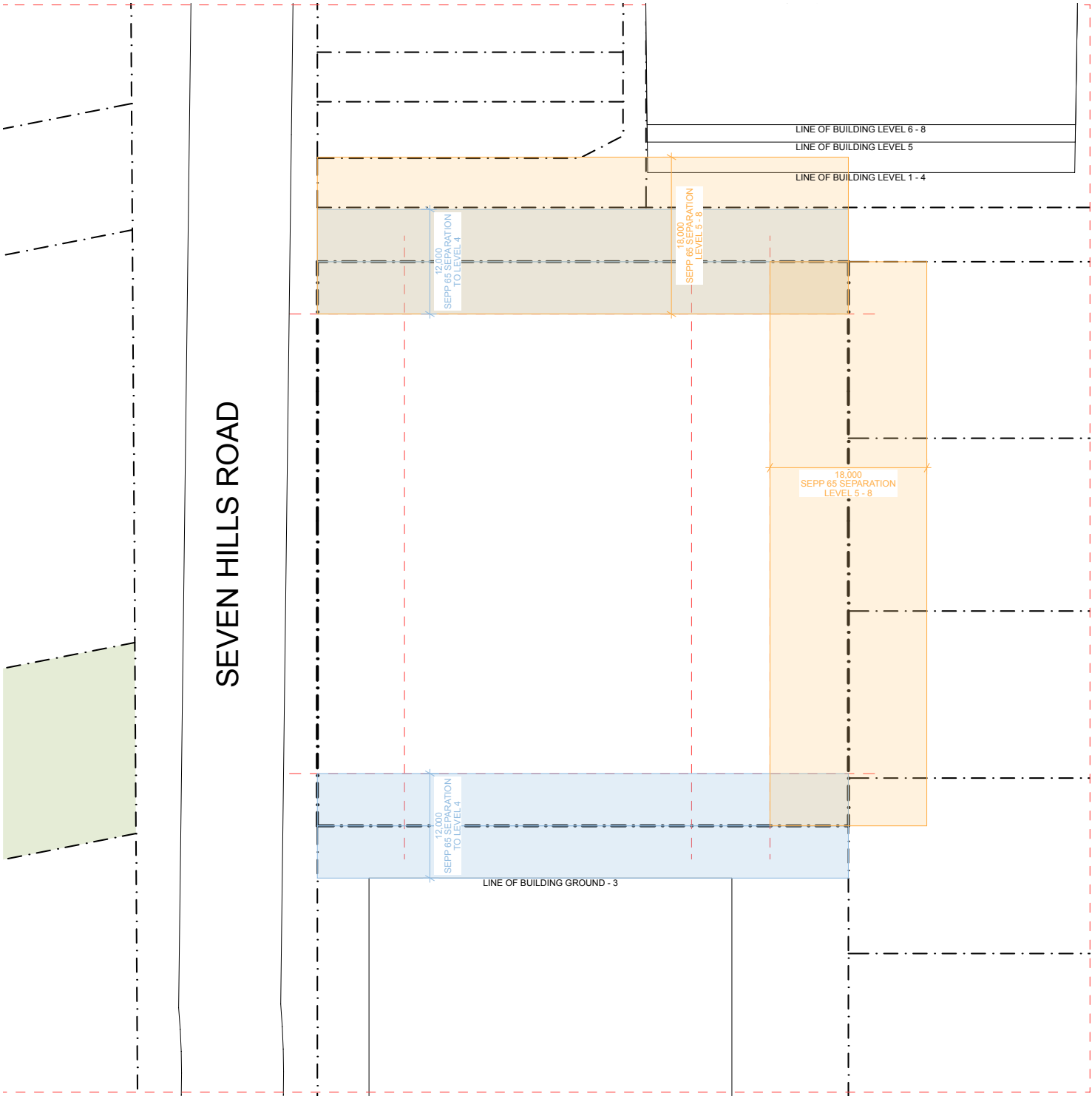
RFI RESPONSE

- SEPP 65 Building Separation Zones
- Shadow Study on Existing neighbours
- Shadow Study on Neighbouring Existing Planning Controls
- Shadow Impacts on Existing Apartments at Yattenden

1 RFI RESPONSE

RFI RESPONSE

SEPP 65 SEPARATION ZONES



RFI RESPONSE

SHADOW STUDY ON EXISTING NEIGHBOURS

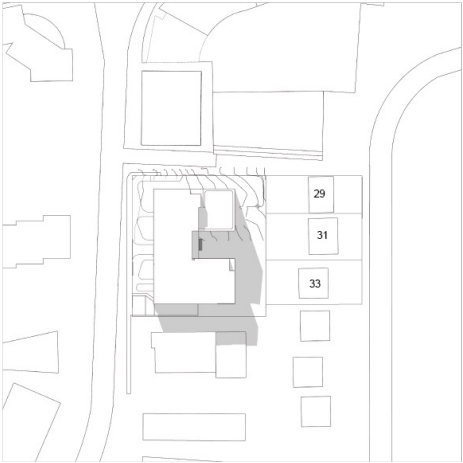
9.00AM - 21 JUNE

Existing Planning Control scheme
overshadows –

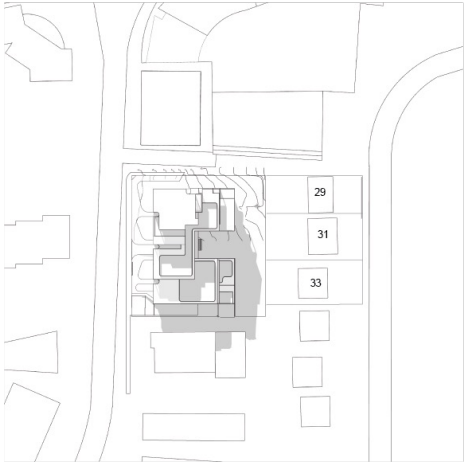
- 29 Yattenden by 0m²
- 31 Yattenden by 0m²
- 33 Yattenden by 0m²

The **proposed** scheme overshadows –

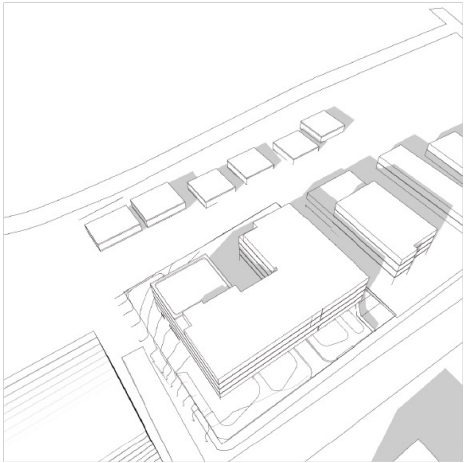
- 29 Yattenden by 0m²
- 31 Yattenden by 0m²
- 33 Yattenden by 0m²



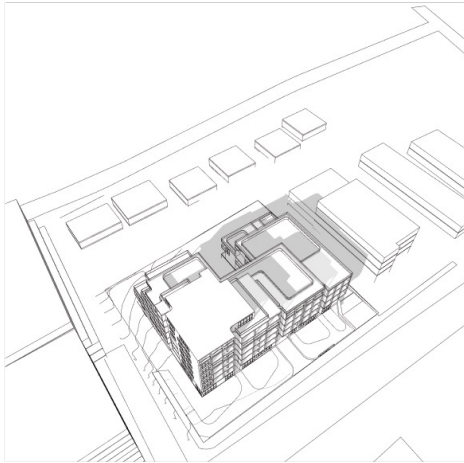
EXISTING PLANNING CONTROL
ENVELOPE - 9am JUNE 21



PROPOSED 9am JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 9am JUNE 21



PROPOSED 9am JUNE 21

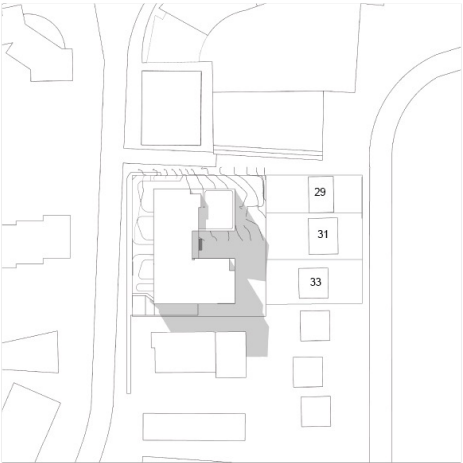
10.00AM - 21 JUNE

Existing Planning Control scheme
overshadows –

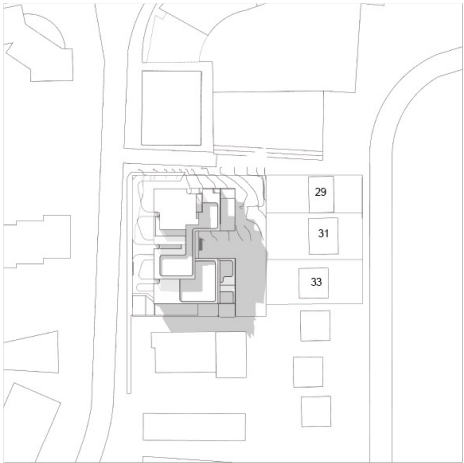
- 29 Yattenden by 0m²
- 31 Yattenden by 9.88m²
- 33 Yattenden by 1.19m²

The **proposed** scheme overshadows –

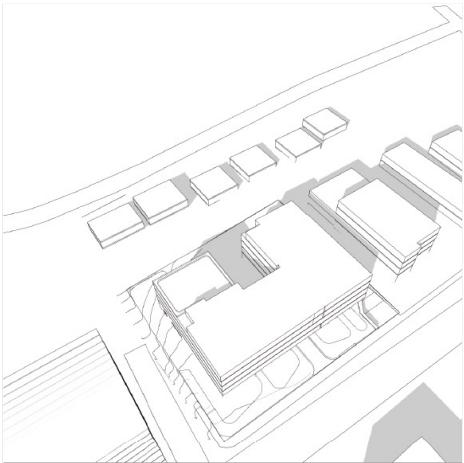
- 29 Yattenden by 0m²
- 31 Yattenden by 0m²
- 33 Yattenden by 0m²



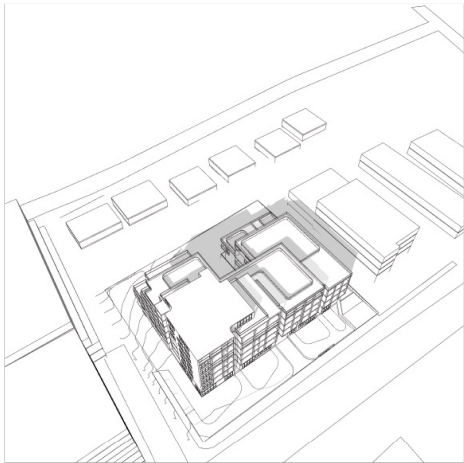
EXISTING PLANNING CONTROL
ENVELOPE - 10am JUNE 21



PROPOSED 10am JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 10am JUNE 21



PROPOSED 10am JUNE 21

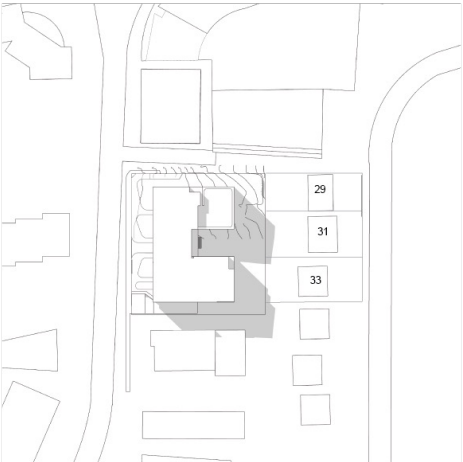
11.00AM - 21 JUNE

Existing Planning Control scheme
overshadows –

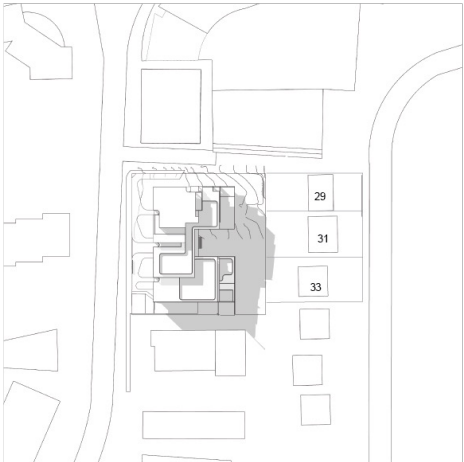
- 29 Yattenden by 0m²
- 31 Yattenden by 68.91m²
- 33 Yattenden by 2.78m²

The **proposed** scheme overshadows –

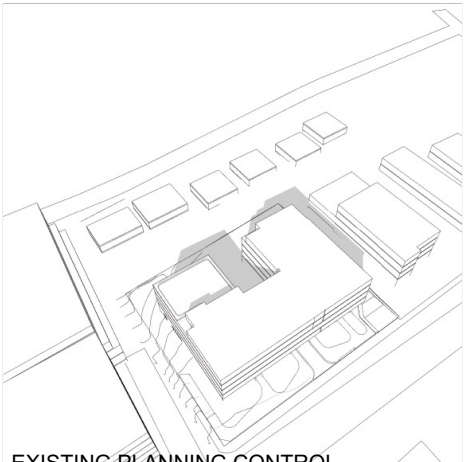
- 29 Yattenden by 0m²
- 31 Yattenden by 58.85m²
- 33 Yattenden by 27.88m²



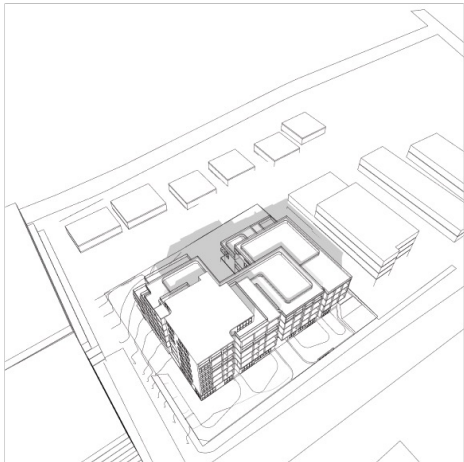
EXISTING PLANNING CONTROL
ENVELOPE - 11am JUNE 21



PROPOSED 11am JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 11am JUNE 21



PROPOSED 11am JUNE 21

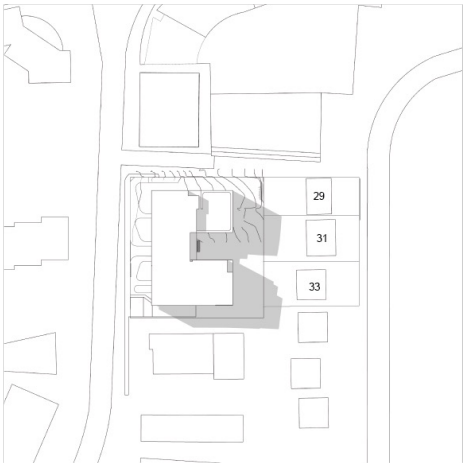
RFI RESPONSE

SHADOW STUDY ON EXISTING NEIGHBOURS

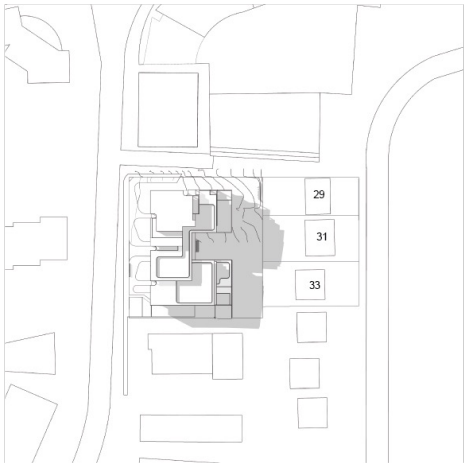
12.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 38.56m²
31 Yattenden by 112.619m²
33 Yattenden by 85.51m²

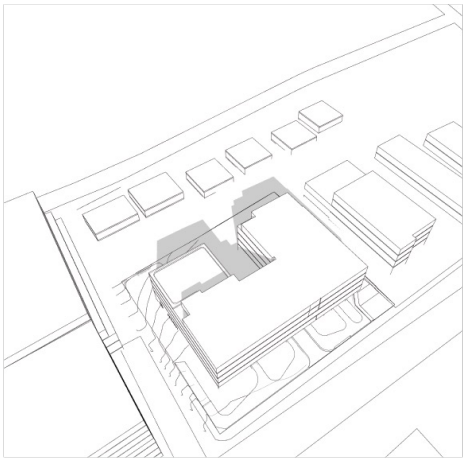
The **proposed** scheme overshadows –
29 Yattenden by 23.18m²
31 Yattenden by 176.84m²
33 Yattenden by 13.23m²



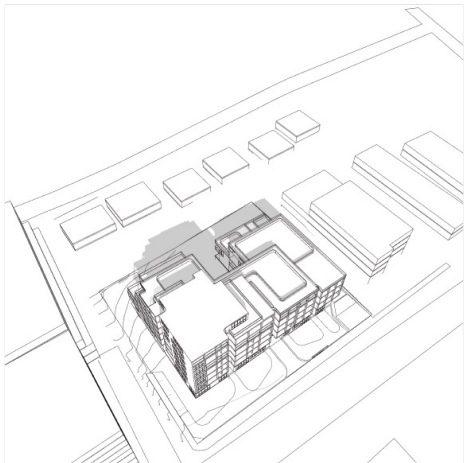
EXISTING PLANNING CONTROL
ENVELOPE - 12pm JUNE 21



PROPOSED 12pm JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 12pm JUNE 21

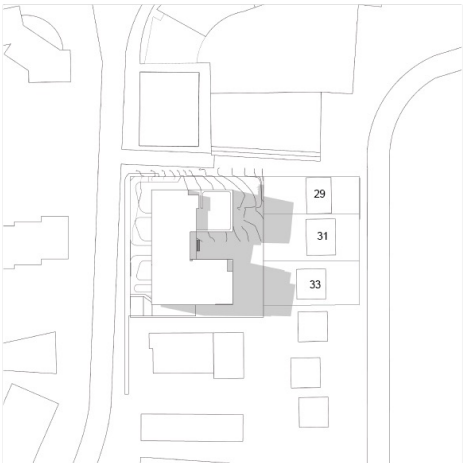


PROPOSED 12pm JUNE 21

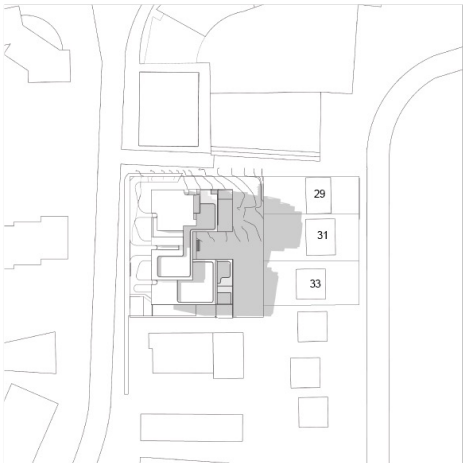
1.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 133.06m²
31 Yattenden by 124.65m²
33 Yattenden by 225.39m²

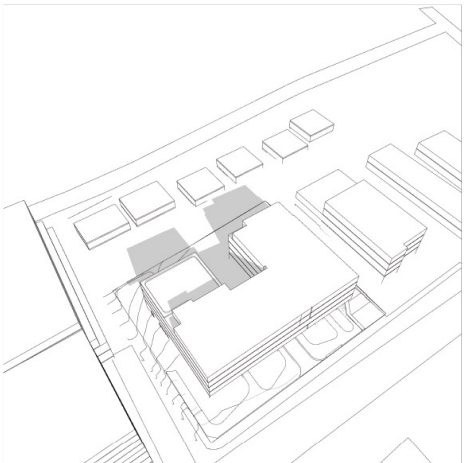
The **proposed** scheme overshadows –
29 Yattenden by 145.75m²
31 Yattenden by 241.85m²
33 Yattenden by 102.39m²



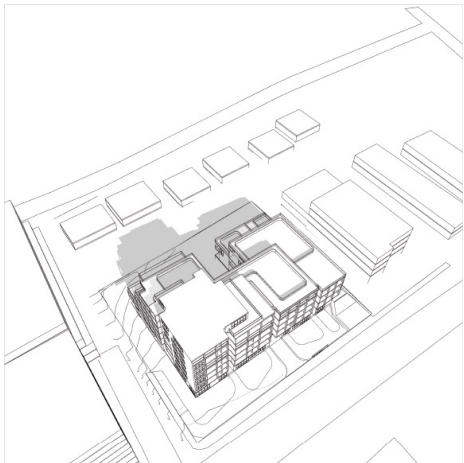
EXISTING PLANNING CONTROL
ENVELOPE - 1pm JUNE 21



PROPOSED 1pm JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 1pm JUNE 21

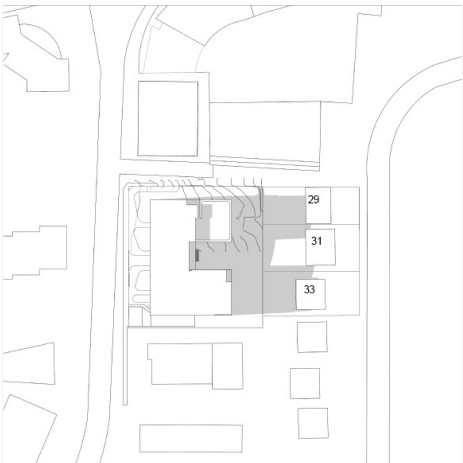


PROPOSED 1pm JUNE 21

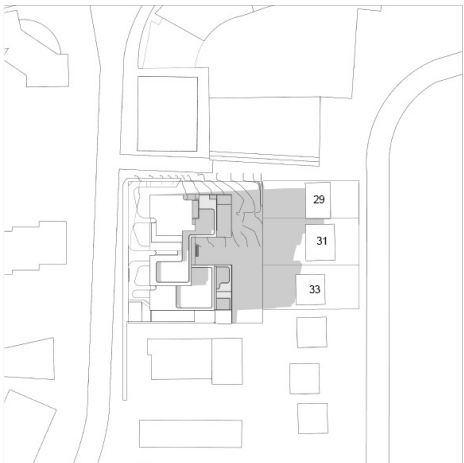
2.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 322.23m²
31 Yattenden by 222.81m²
33 Yattenden by 285.929m²

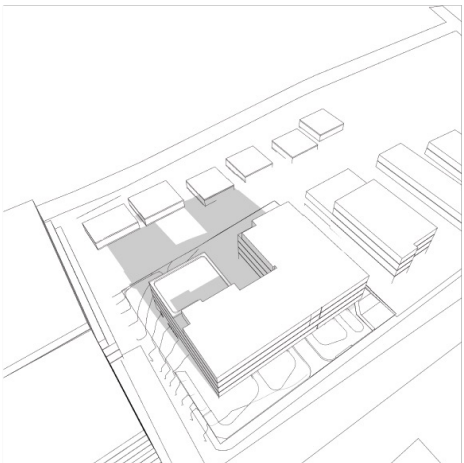
The **proposed** scheme overshadows –
29 Yattenden by 381.052m²
31 Yattenden by 335.886m²
33 Yattenden by 261.03m²



EXISTING PLANNING CONTROL
ENVELOPE - 2pm JUNE 21



PROPOSED 2pm JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 2pm JUNE 21



PROPOSED 2pm JUNE 21

RFI RESPONSE

SHADOW STUDY ON EXISTING NEIGHBOURS

3.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –

29 Yattenden by 422.02m²

31 Yattenden by 424.92m²

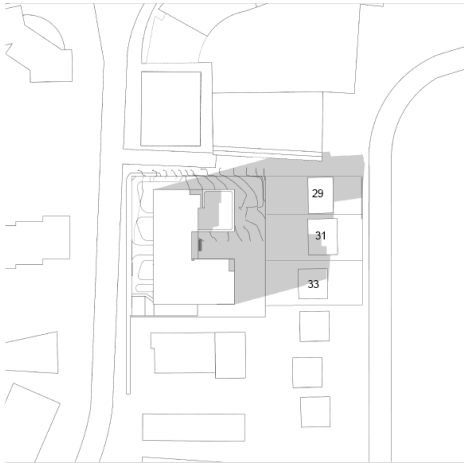
33 Yattenden by 217.12m²

The **proposed** scheme overshadows –

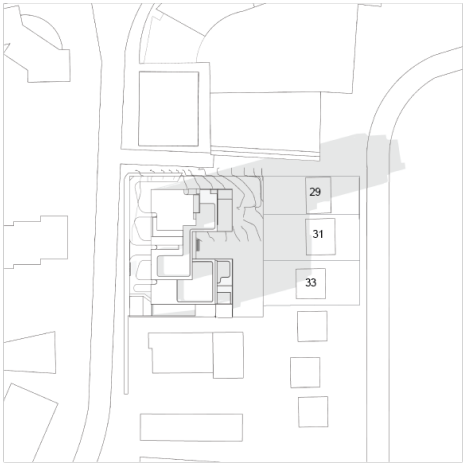
29 Yattenden by 398.66m²

31 Yattenden by 442.78m²

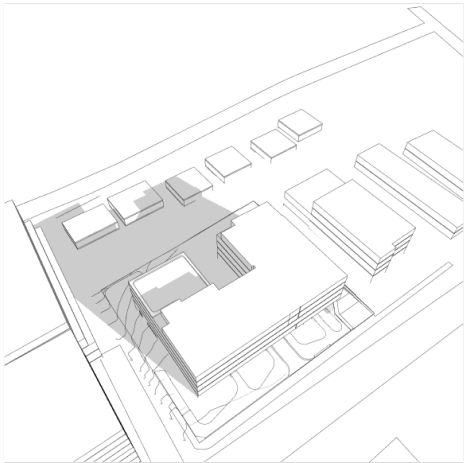
33 Yattenden by 191.28m²



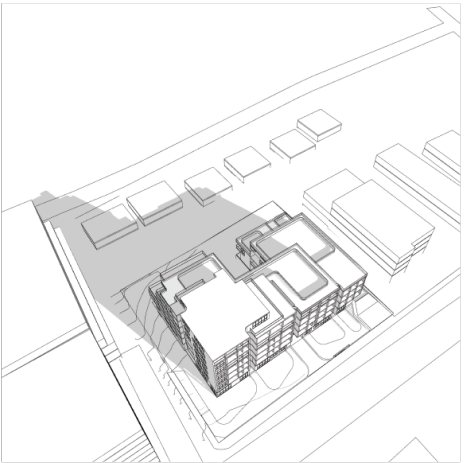
EXISTING PLANNING CONTROL
ENVELOPE - 3pm JUNE 21



PROPOSED 3pm JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 3pm JUNE 21



PROPOSED 3pm JUNE 21

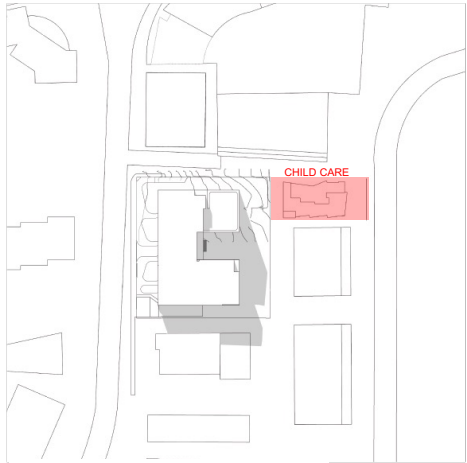
RFI RESPONSE

SHADOW STUDY ON NEIGHBOURING EXISTING PLANNING CONTROL ENVELOPE

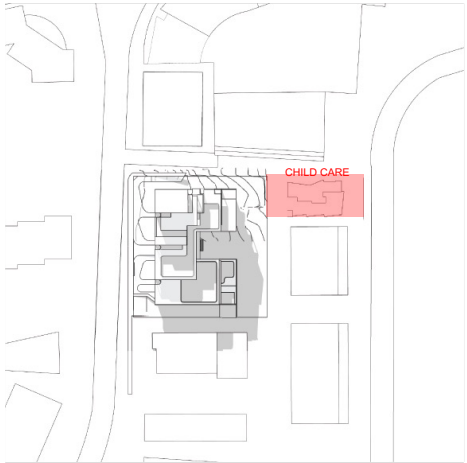
9.00AM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 0m²
31 - 33 Yattenden by 0m²

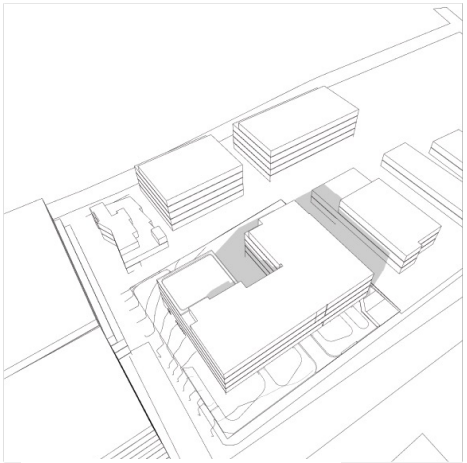
The **proposed** scheme overshadows –
29 Yattenden by 0m²
31 - 33 Yattenden by 0m²



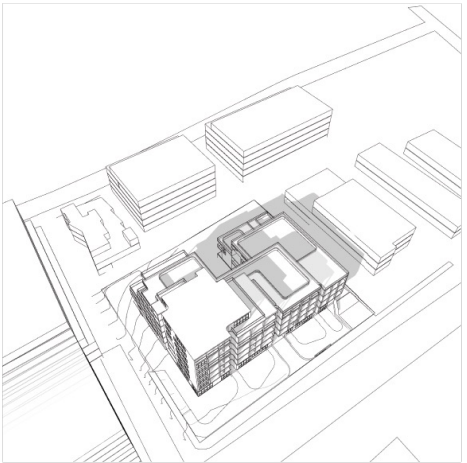
EXISTING PLANNING CONTROL
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PROPOSED 9am JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE – 9am 21 JUNE

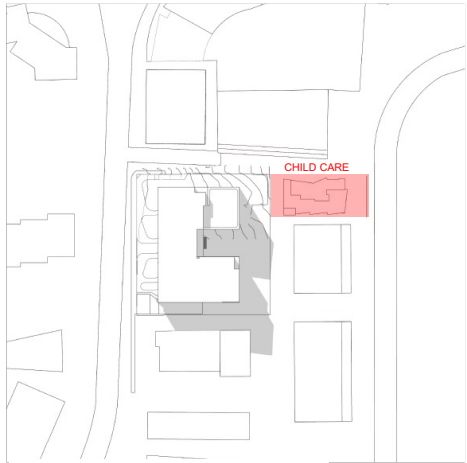


PROPOSED 9am JUNE 21

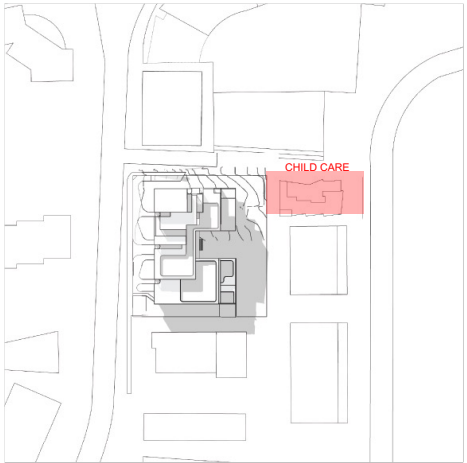
10.00AM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 0m²
31 - 33 Yattenden by 11.07m²

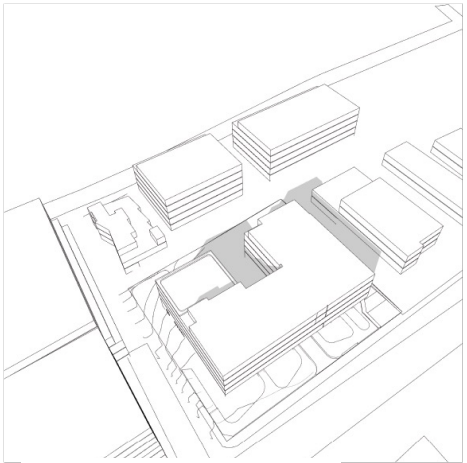
The **proposed** scheme overshadows –
29 Yattenden by 0m²
31 - 33 Yattenden by 0m²



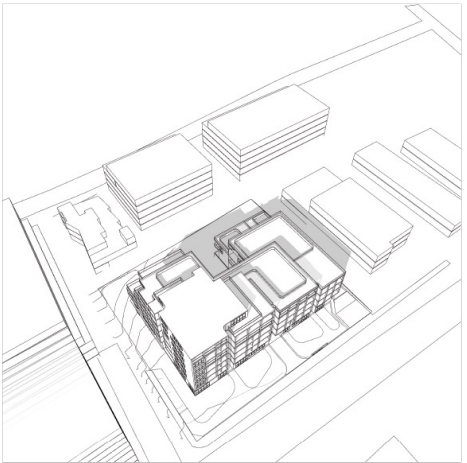
EXISTING PLANNING CONTROL
ENVELOPE – 10am 21 JUNE



PROPOSED 10am JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE – 10am 21 JUNE

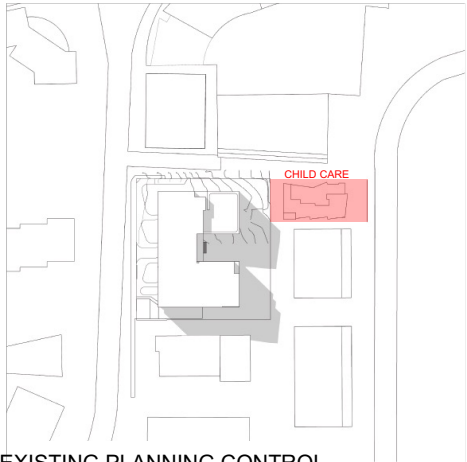


PROPOSED 10am JUNE 21

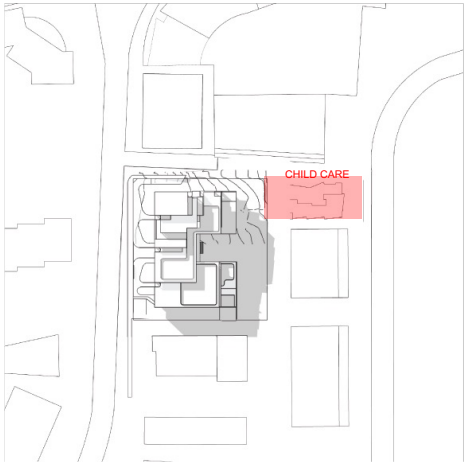
11.00AM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 0m²
31-33 Yattenden by 71.69m²

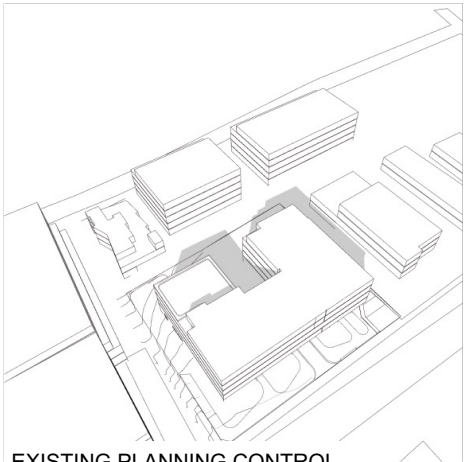
The **proposed** scheme overshadows –
29 Yattenden by 0m²
31-33 Yattenden by 86.73m²



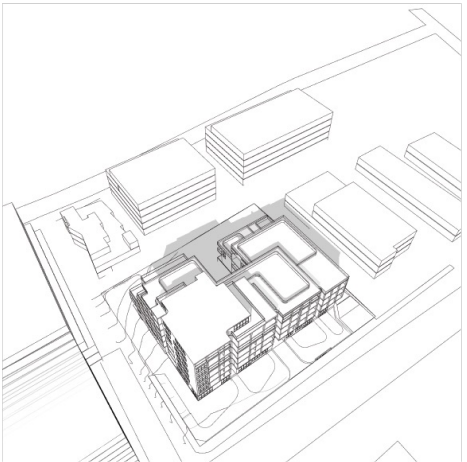
EXISTING PLANNING CONTROL
ENVELOPE – 11am 21 JUNE



PROPOSED 11am JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE – 11am 21 JUNE



PROPOSED 11am JUNE 21

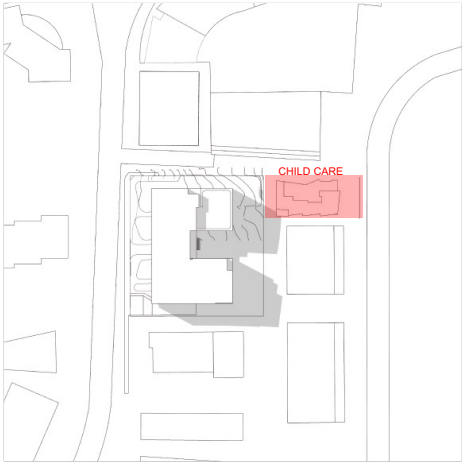
RFI RESPONSE

SHADOW STUDY ON NEIGHBOURING EXISTING PLANNING CONTROL ENVELOPE

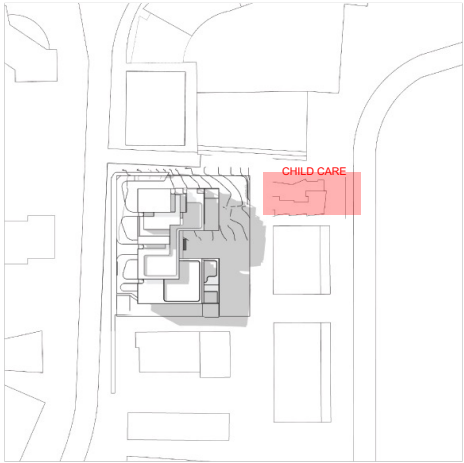
12.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 38.56m²
31 - 33 Yattenden by 198.12m²

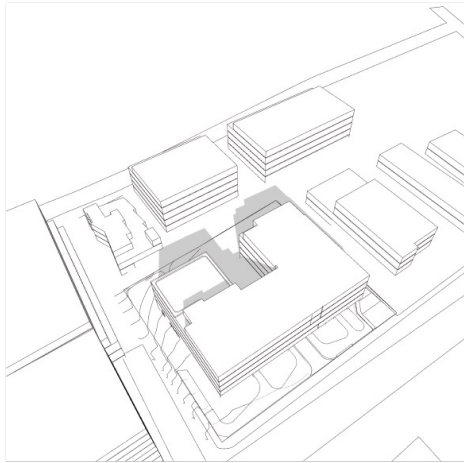
The **proposed** scheme overshadows –
29 Yattenden by 23.18m²
31 - 33 Yattenden by 190.07m²



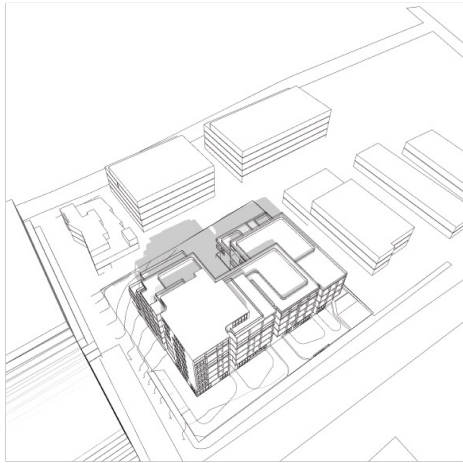
EXISTING PLANNING CONTROL
ENVELOPE - 12pm JUNE 21



PROPOSED 12pm JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 12pm JUNE 21

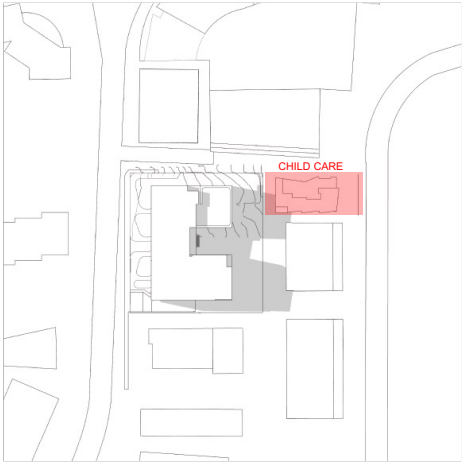


PROPOSED 12pm JUNE 21

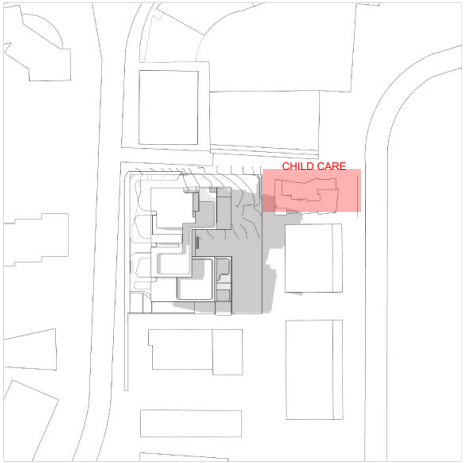
1.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 75.62m²
31 - 33 Yattenden by 311.80m²

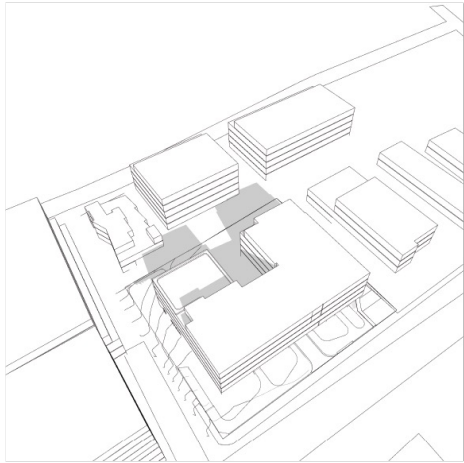
The **proposed** scheme overshadows –
29 Yattenden by 84.05m²
31 - 33 Yattenden by 283.71m²



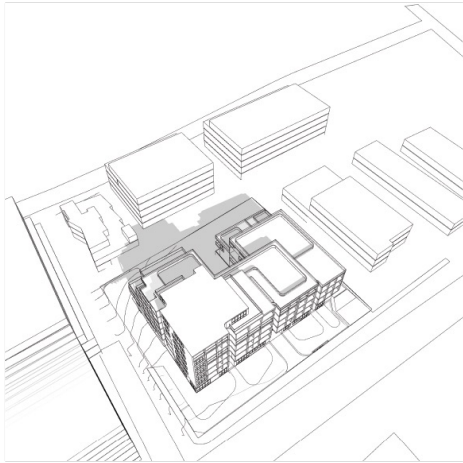
EXISTING PLANNING CONTROL
ENVELOPE - 1pm JUNE 21



PROPOSED 1pm JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE - 1pm JUNE 21

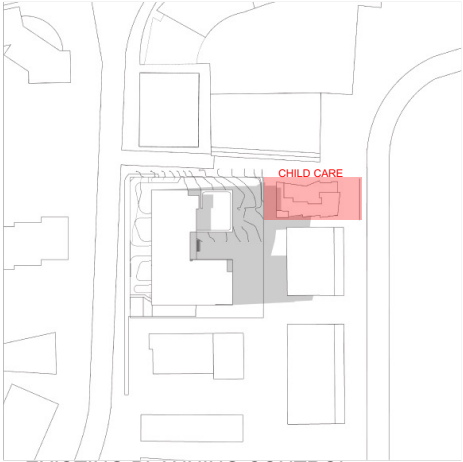


PROPOSED 1pm JUNE 21

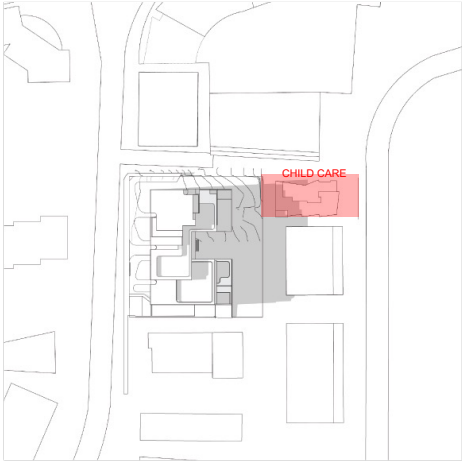
2.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 131.81m²
31 - 33 Yattenden by 388.46m²

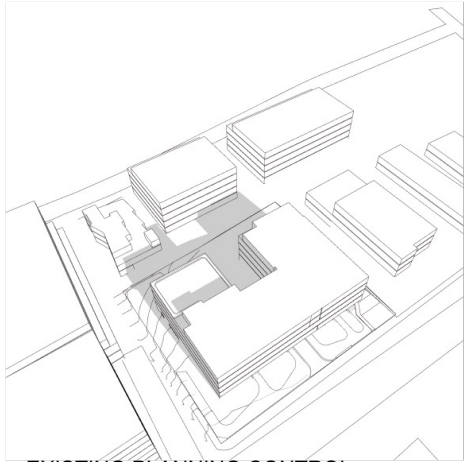
The **proposed** scheme overshadows –
29 Yattenden by 130.10m²
31 - 33 Yattenden by 436.70m²



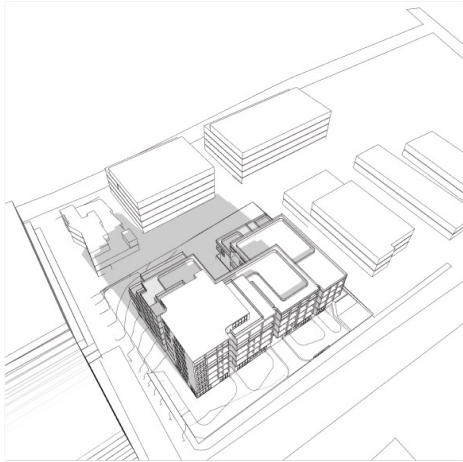
EXISTING PLANNING CONTROL
ENVELOPE - 2pm JUNE 21



PROPOSED 2pm JUNE 21



EXISTING PLANNING CONTROL
ENVELOPE 2pm JUNE 21



PROPOSED 2pm JUNE 21

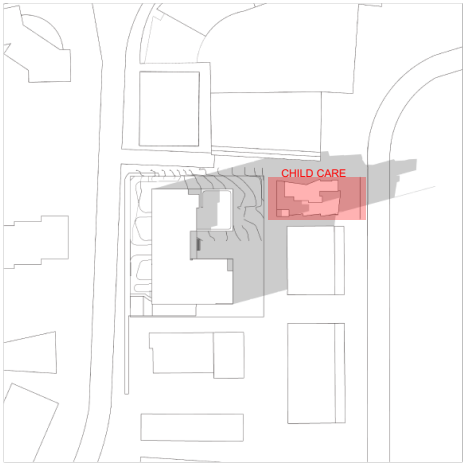
RFI RESPONSE

SHADOW STUDY ON NEIGHBOURING EXISTING PLANNING CONTROL ENVELOPE

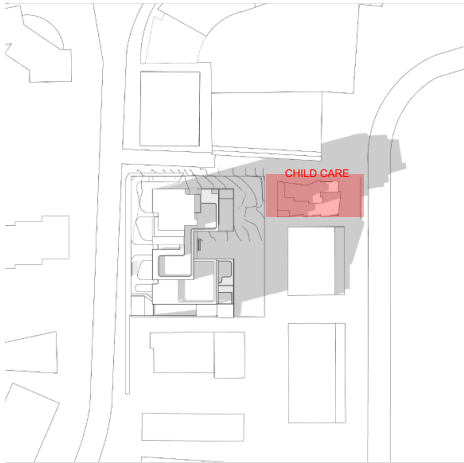
3.00PM - 21 JUNE

Existing Planning Control scheme
overshadows –
29 Yattenden by 215.36m²
31 - 33 Yattenden by 410.80m²

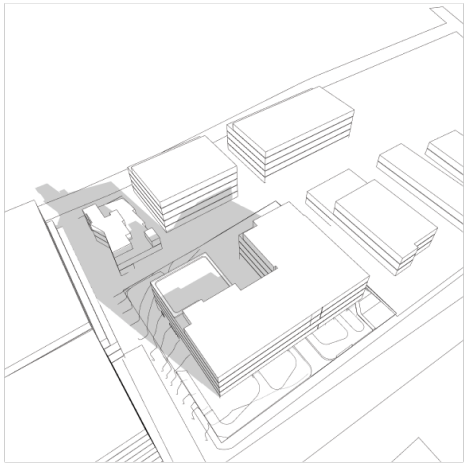
The **proposed** scheme overshadows –
29 Yattenden by 191.14m²
31 - 33 Yattenden by 382.38m²



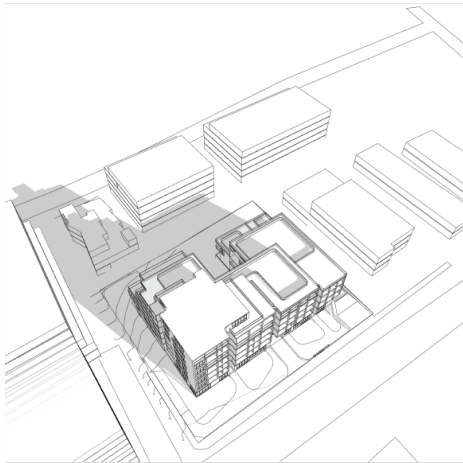
EXISTING PLANNING CONTROL
ENVELOPE - 3pm JUNE 21



PROPOSED 3pm JUNE 21



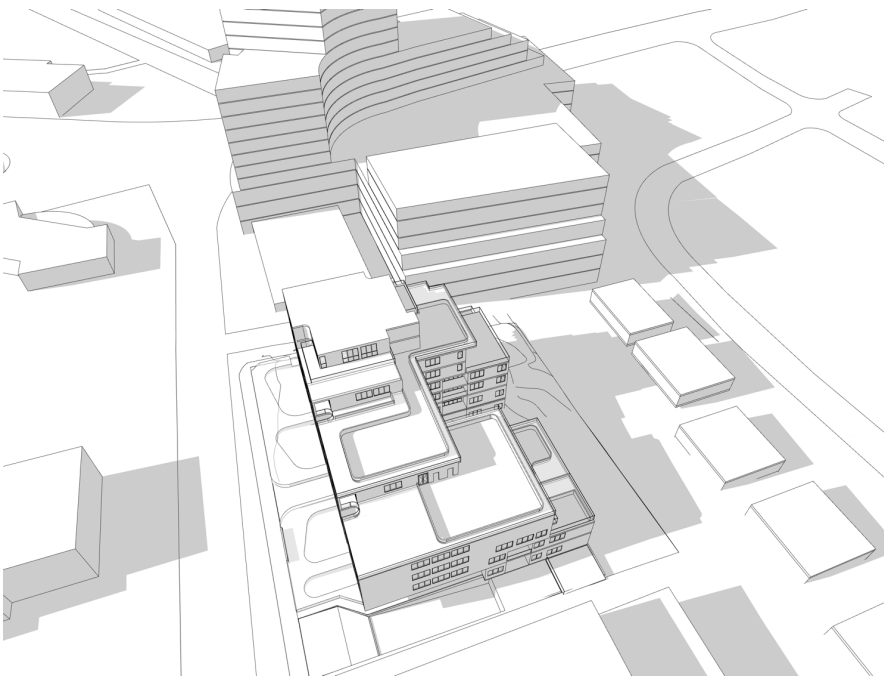
EXISTING PLANNING CONTROL
ENVELOPE - 3pm JUNE 21



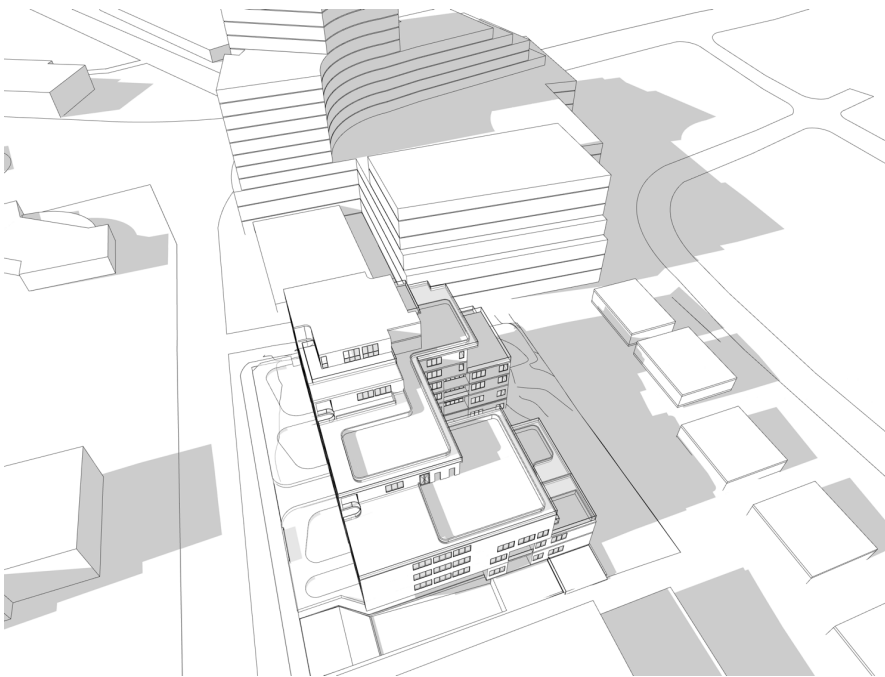
PROPOSED 3pm JUNE 21

RFI RESPONSE

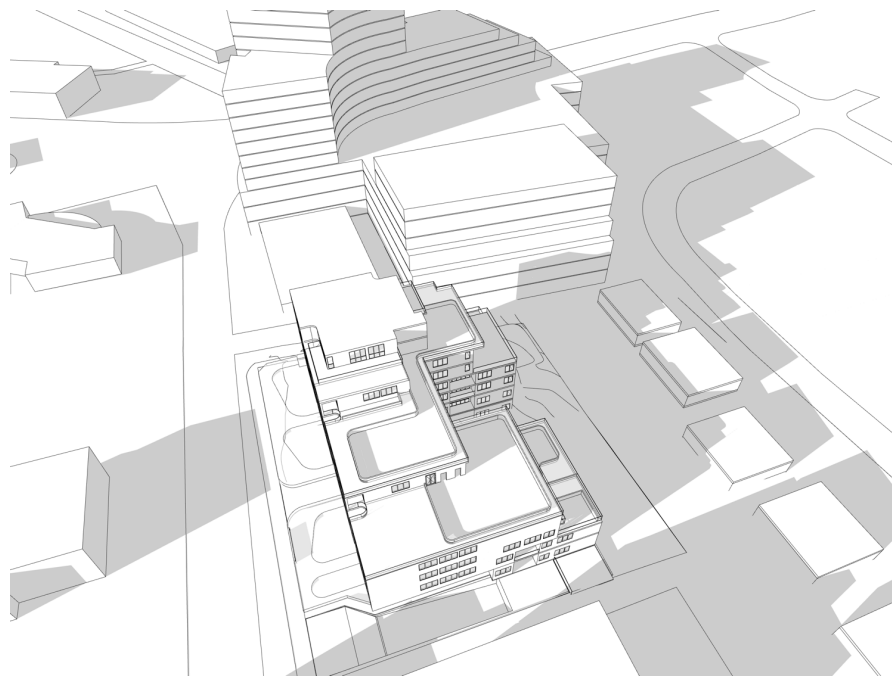
SHADOW IMPACT ON EXISTING APARTMENTS ON YATTENDAN



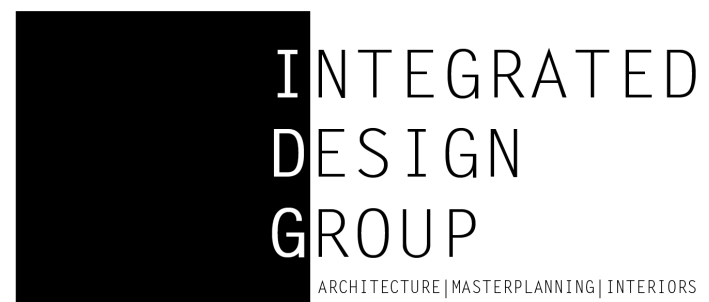
1.30pm 21 June
The proposed development does not overshadow the neighbouring residential building on Yattenden at 1.30pm on 21 June.



2.00pm 21 June
The proposed development does not overshadow the neighbouring residential building on Yattenden at 12.00pm on 21 June.



3.00pm 21 June
The proposed development overshadows the rear lower three levels of the residential building on Yattenden Cres at 3.00pm on 21 June.



PREPARED BY:

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