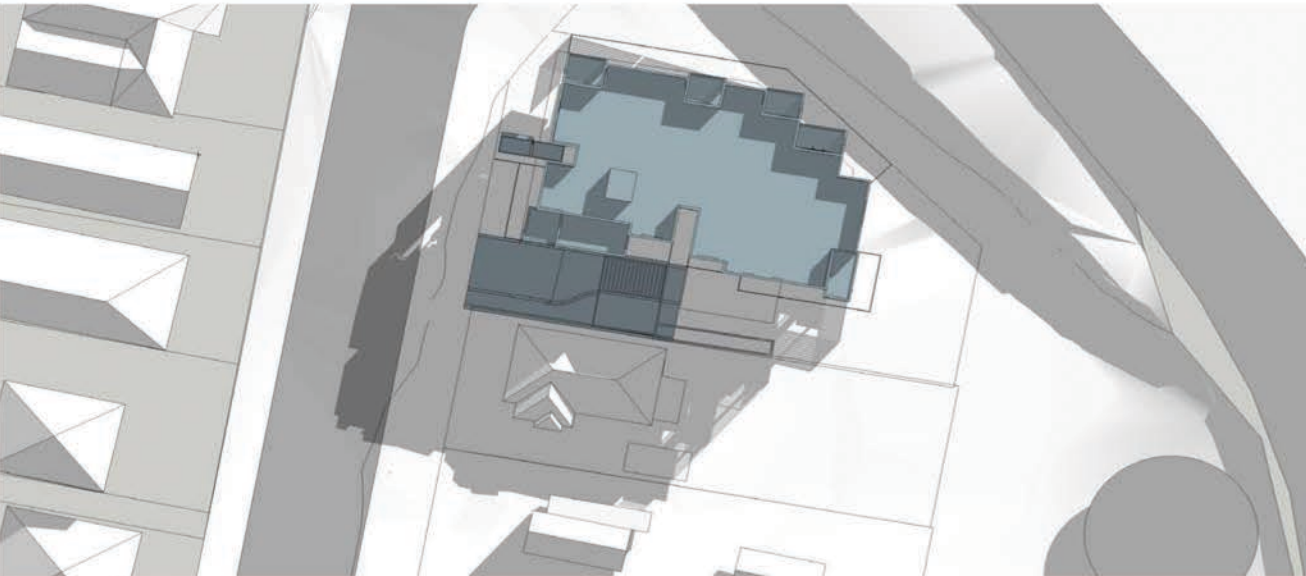


11.0 BUILDING AMENITY

11.1 SHADOW IMPACT COMPARISON BETWEEN 3 STOREY & 4 STOREY BUILDING FORM PERMISSIBLE BUILDING FORM (3 STOREY)

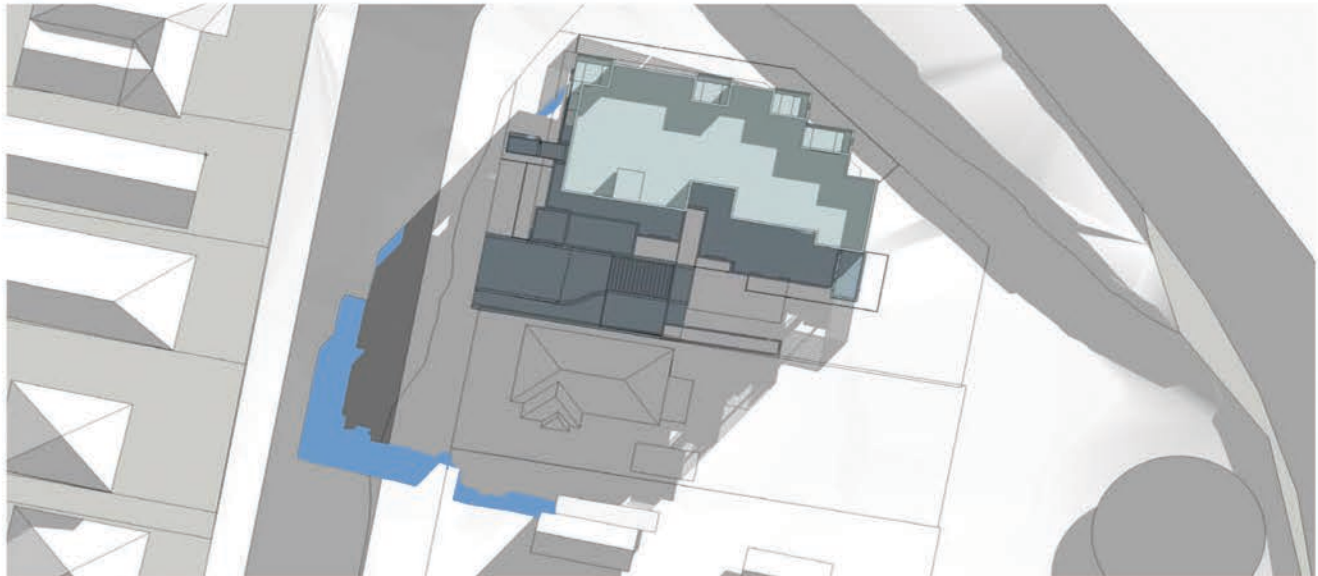


9am June 21st

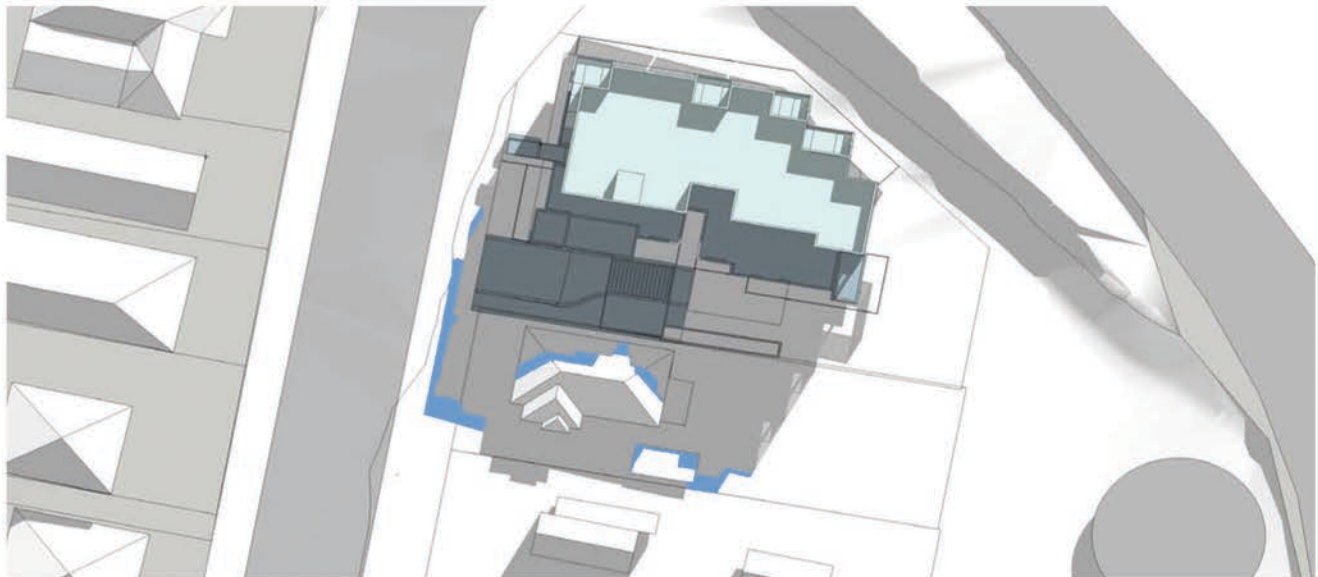


10am June 21st

PROPOSED BUILDING FORM (4 STOREY)



9am June 21st



10am June 21st

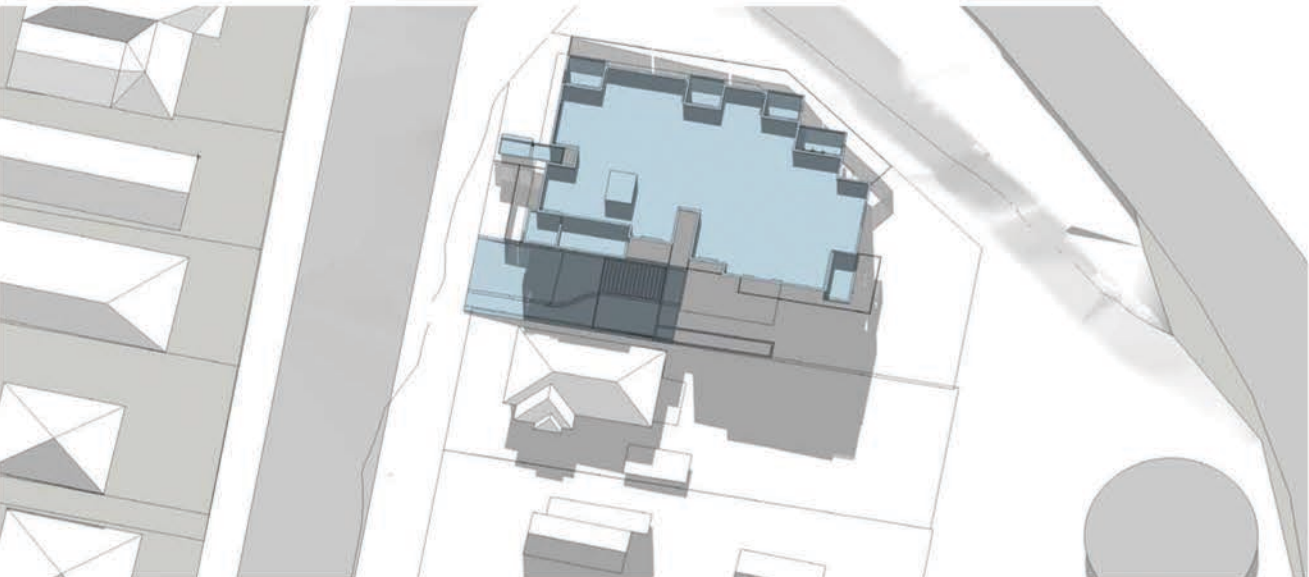
- Permissible building form shadows
- Proposed building form shadows

BUILDING AMENITY

PERMISSIBLE BUILDING FORM (3 STOREY)

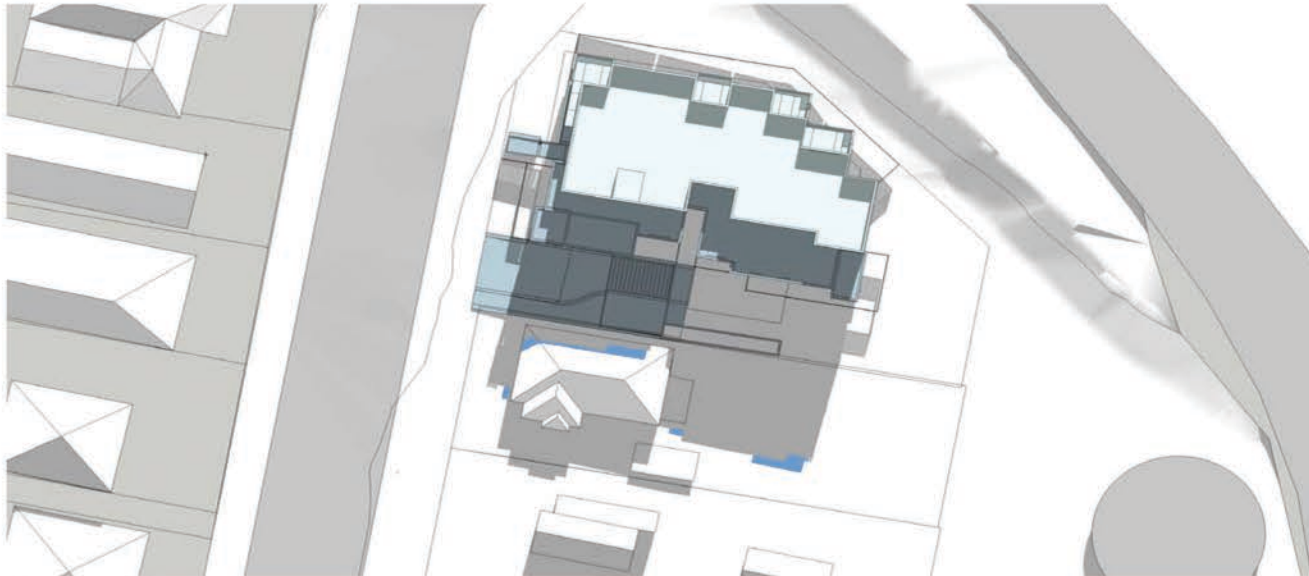


11am June 21st

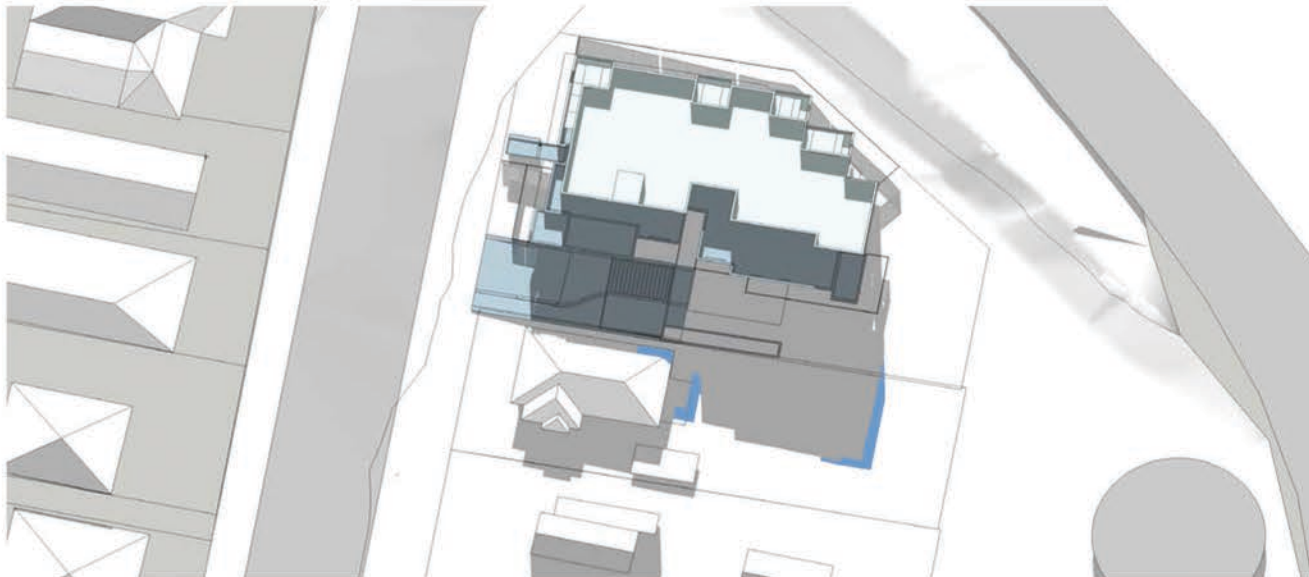


12 noon June 21st

PROPOSED BUILDING FORM (4 STOREY)



11am June 21st



12 noon June 21st

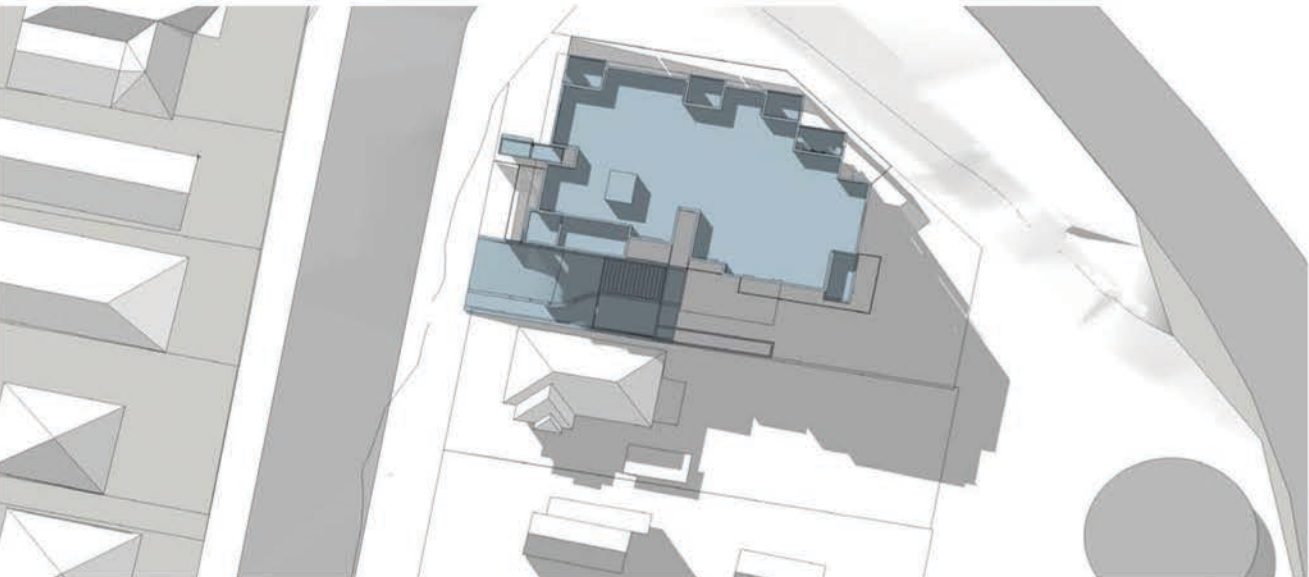
- Permissible building form shadows
- Proposed building form shadows

BUILDING AMENITY

PERMISSIBLE BUILDING FORM (3 STOREY)

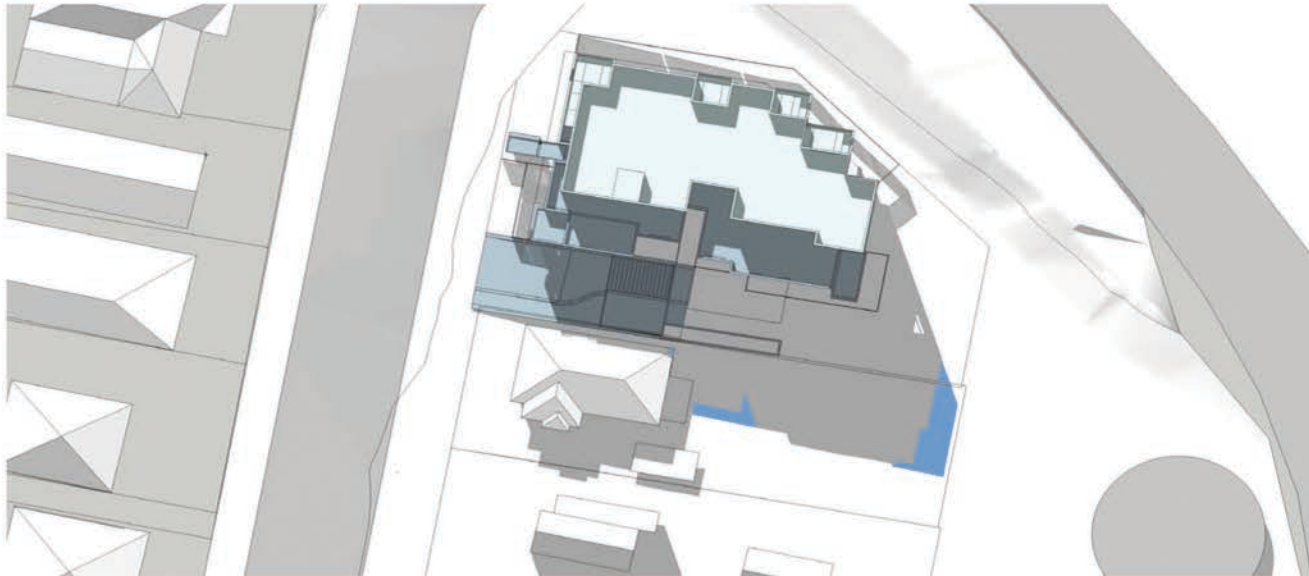


1 pm June 21st

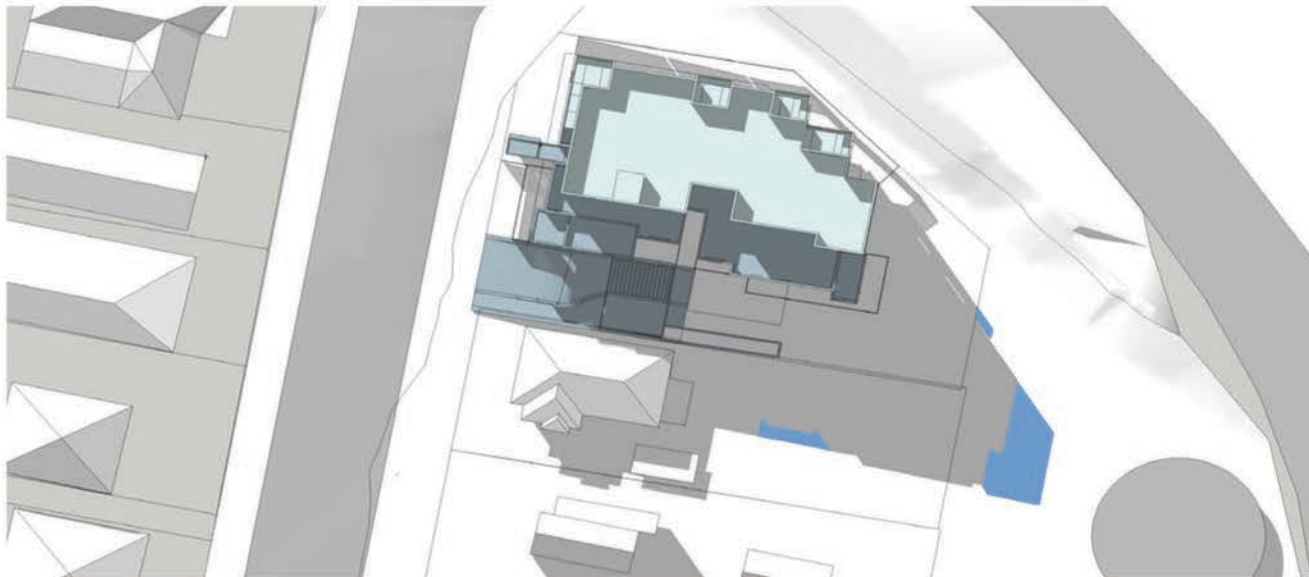


2 pm June 21st

PROPOSED BUILDING FORM (4 STOREY)



1 pm June 21st

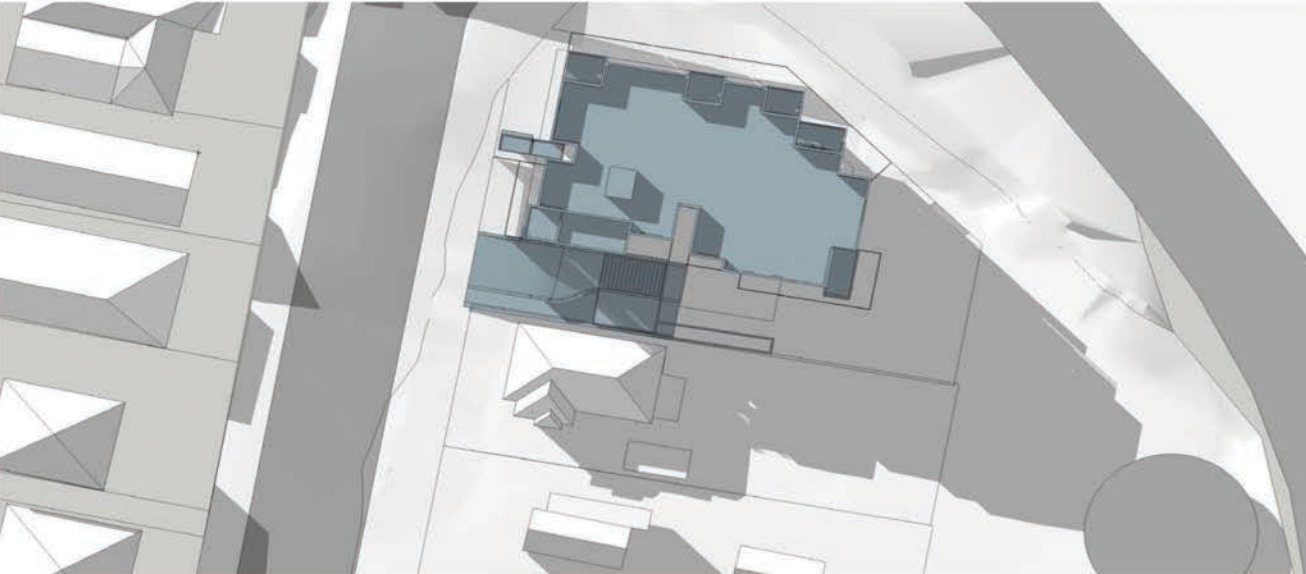


2 pm June 21st

- Permissible building form shadows
- Proposed building form shadows

BUILDING AMENITY

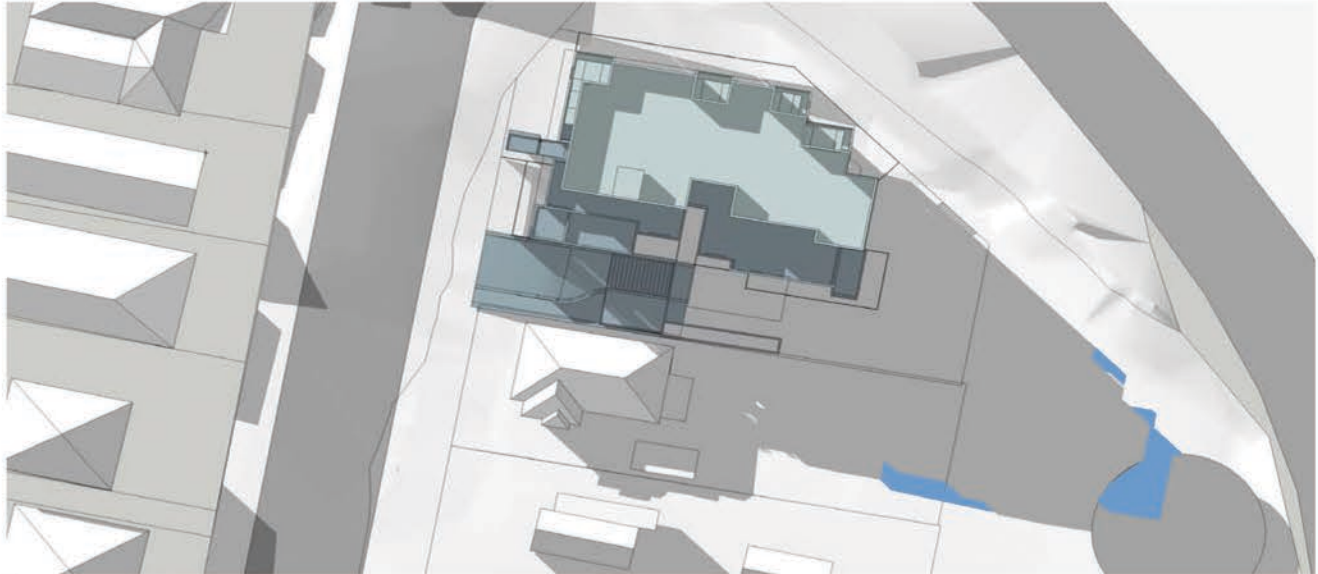
PERMISSIBLE BUILDING FORM (3 STOREY)



3 pm June 21st

- There is no significant impact between permissible building form and proposed building form.

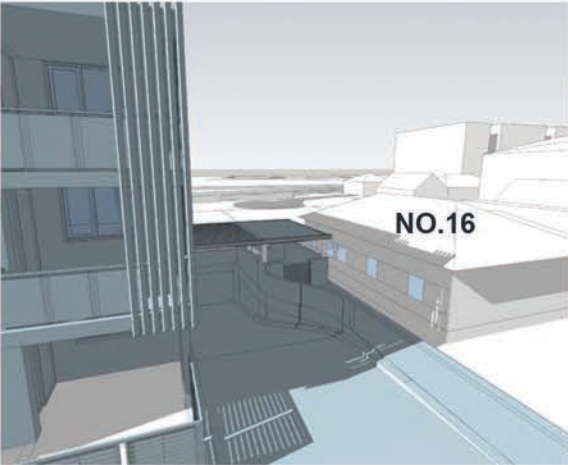
PROPOSED BUILDING FORM (4 STOREY)



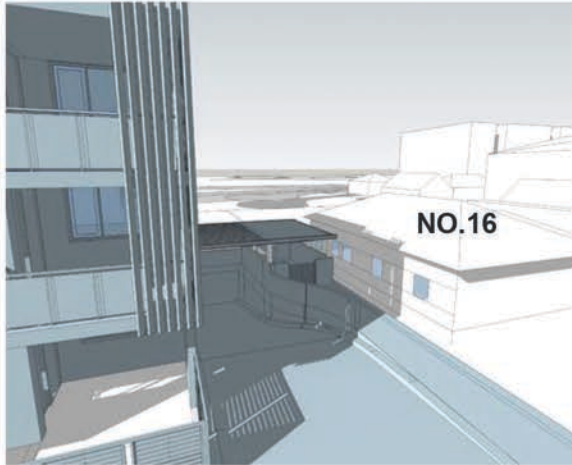
3 pm June 21st

- Permissible building form shadows
- Proposed building form shadows

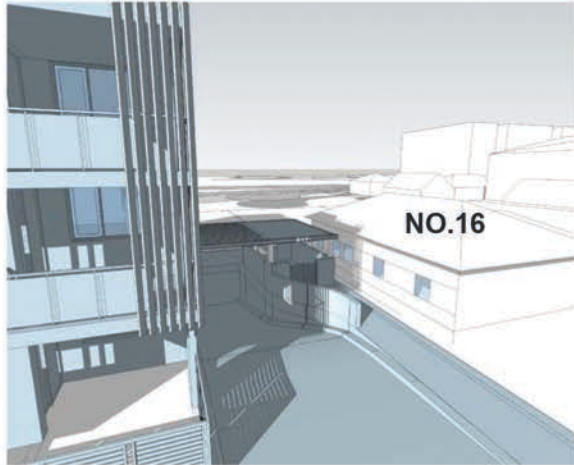
IMPACT TO ADJOINING PROPERTY



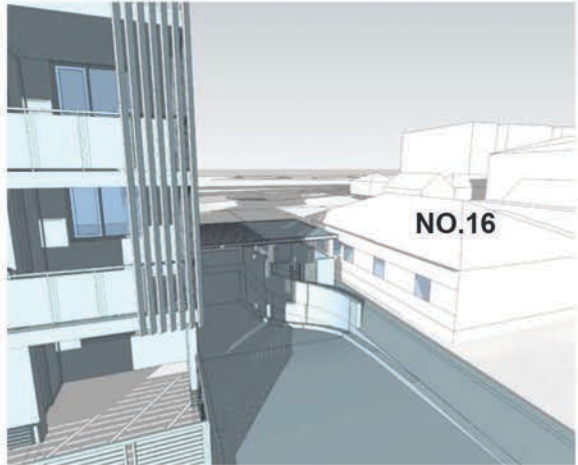
12 pm June 21st



1 pm June 21st



2 pm June 21st



3 pm June 21st