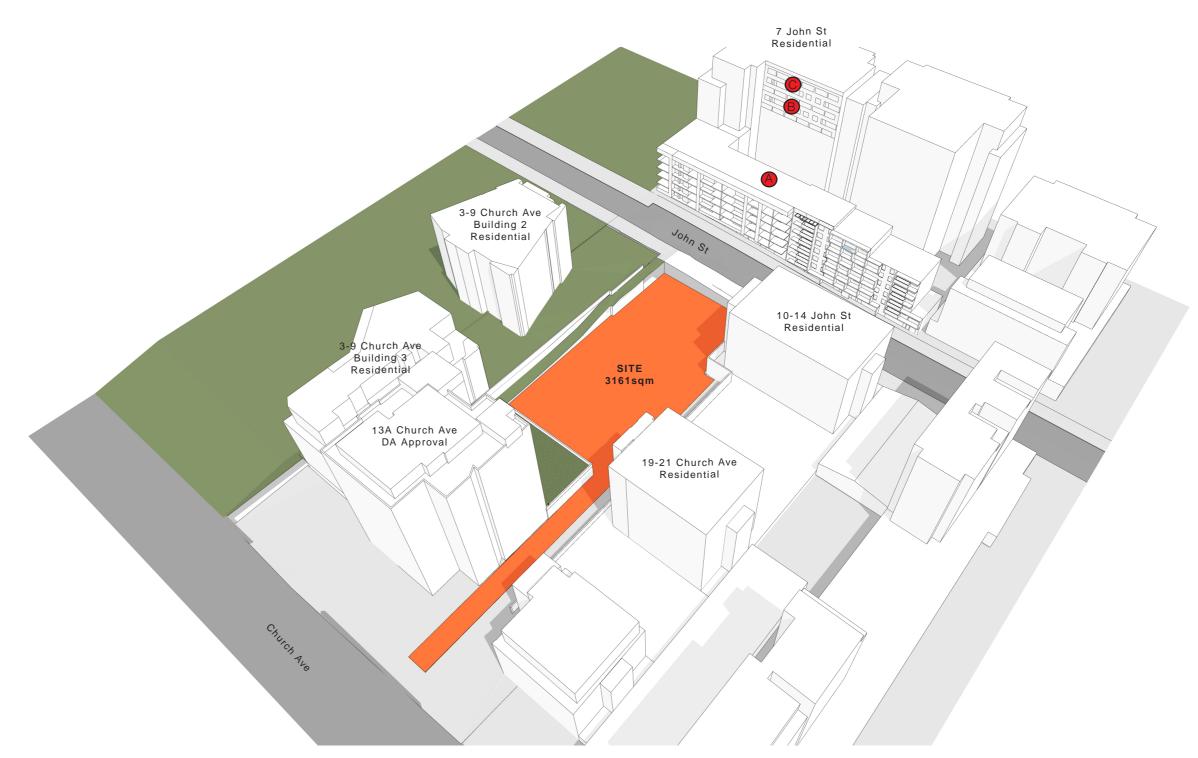
VIEW IMPACT ANALYSIS

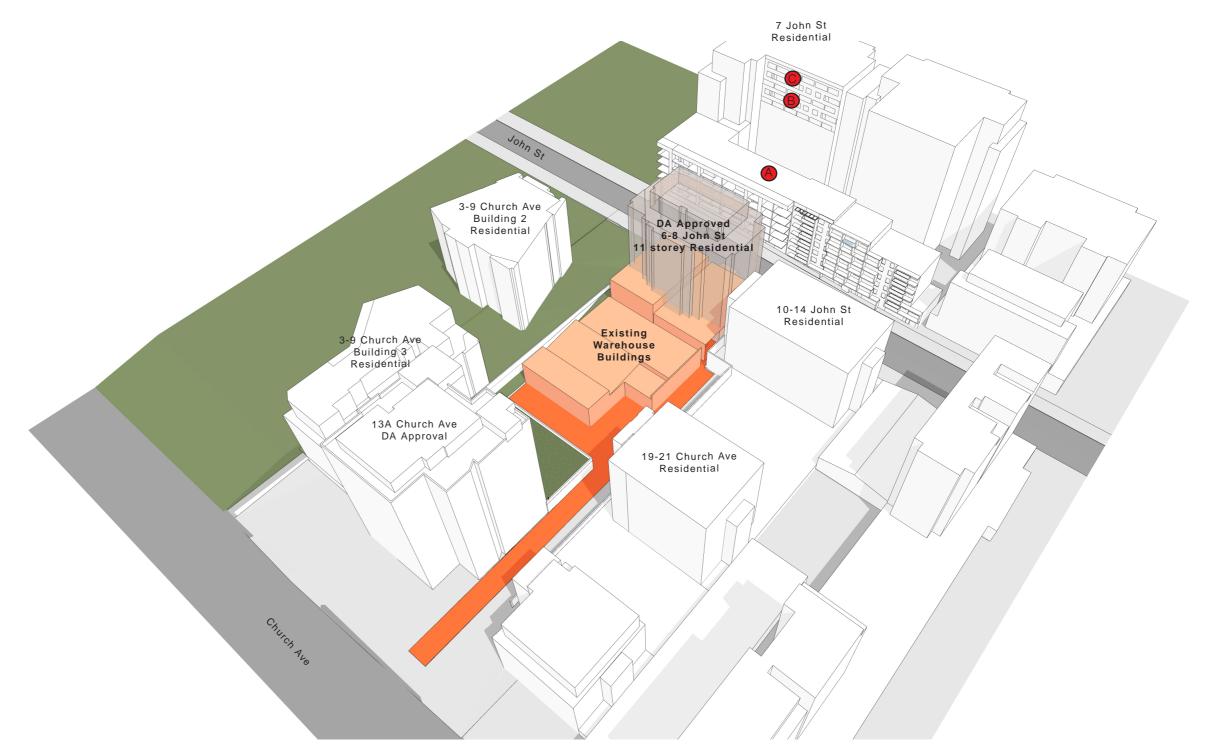


SITE

The site is **3161 sqm in area**, with a 34m frontage to John Street. It is rectilinear with a 5.5m wide 'battle-axe' driveway extending to Church Avenue and forming part of a shared access easement. There are three 8-storey residential buildings located along the western boundary on the other side of the easement while to the east is an 8-storey residential building setback between 10-15m from the boundary.



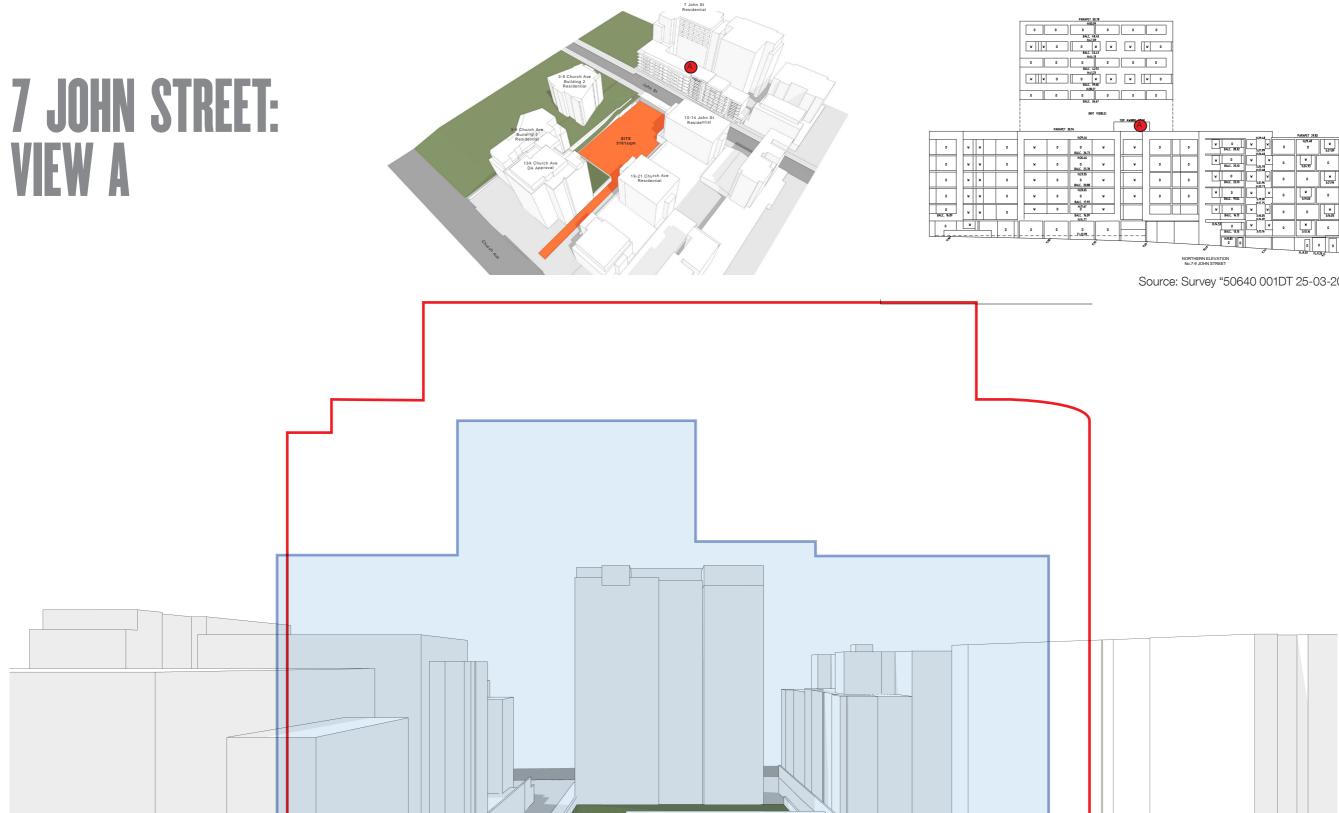
VIEW IMPACT ANALYSIS



DA APPROVED

The site has an existing approval for an 11-storey residential flat building located on the southern portion of the site. To the north the adjoining site has an approval for a 12-storey residential flat building setback 5.43m from the northern boundary.

BATESSMART.



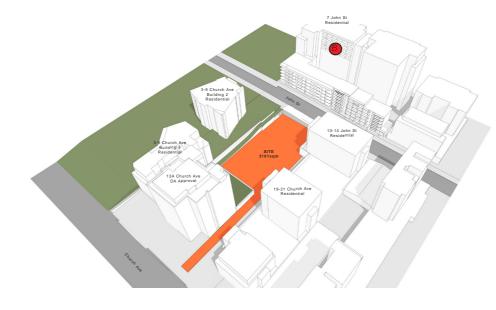
VIEW A: ROOF TERRACE



Source: Survey "50640 001DT 25-03-20" by LTS Lockley Surveyors

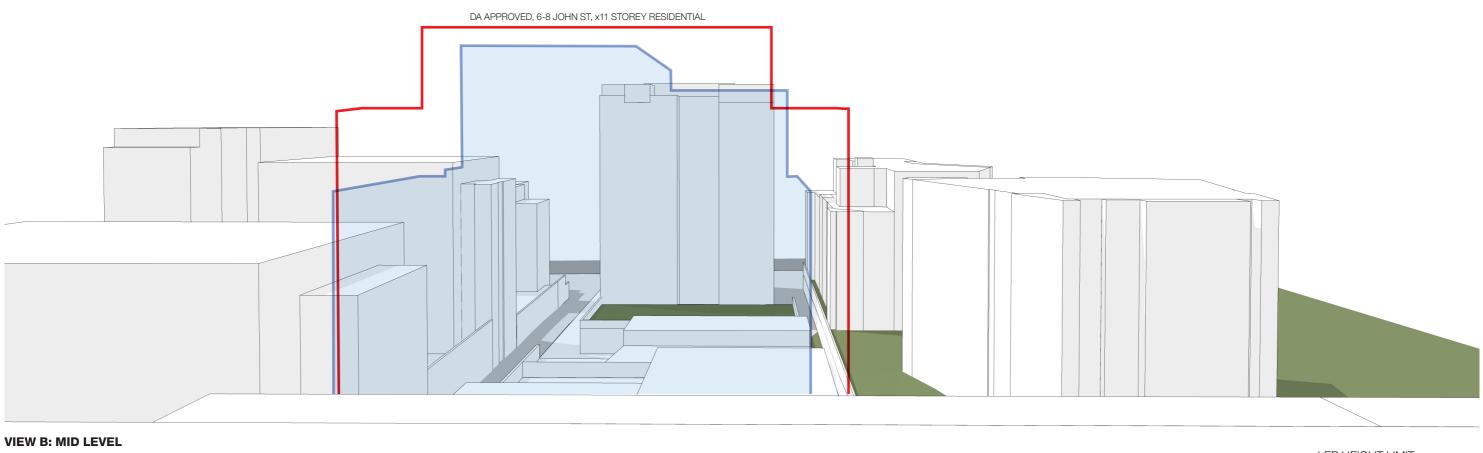
			PARAPET 29.82			
D	BALC. 28.82	D		27397 BALC. 26.81 H26.	PARAPET 28/05	
D	BALC. 25.10 5.22.49	P	¥ 525.99	D D W BALC. 23.88 N23.	91 BALC. 25.08	128.53
D	W 0 W W BALC. 22.10 5.21.94 H/20.73	D		W D W 2196 BALC. 28.91 H28.	96 173 BALC. 22,00	W H23.44
D	W D W W BALC. 19.04 5:19.00 H12.15	a .	W 519.00	D D BALC. 17.97 H177.	0 BALC. 19.84	H20.73
	BALC. 16.13 5:16.05	•		W D W 5.55 BALC. 55.03 Htts	05 .81 .81	PARAPET 15.03
	H%.53 D W W BALC 13.15 5-13.16	D	5:0.16	D D W Sritt.	.s BALC. 13.19	
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	RN ELEVATION JOHN STREET				o	5 5

7 JOHN STREET: VIEW B



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LEP 44M HEIGHT LIMIT AT JOHN ST BUILDING ALIGNMENT





Source: Survey "50640 001DT 25-03-20" by LTS Lockley Surveyors





VIEW C: TOP LEVEL





Source: Survey "50640 001DT 25-03-20" by LTS Lockley Surveyors

		. H29.48		PARAPET 28.82				
D	W D BALC. 28.82	S27.09 H26.60	D	H-29.48 D	¥ 52739	PARAPE BALC. 26.81 H36.60	ET 28/05	
D	BALC. 25.10	¥ ¥ \$21.93 #21.48	D	¥ 525.93	D	D S24.95 B44.C. 23.88 H23.44	0 W H26.53	
D	W D BALC. 22.10	¥ ¥ 5:21,94 H:20,73	D	D	¥ 527.56	0 W W BALC. 28.91 H28.73	D W H23.44 BALC. 22.00	
D	W D BALC. 19294	¥ ¥	D	W 5:19.00	D	0 W W BALC. 17.97 H:17.25	D W H20.73	
	¥ 0 BALC 16.13	SIN DS	D	D	¥ 5.06.85	0 W W BALC. 15.03 5:05.05 H11.07	D W BALC 16.11	PARAPET 15.03
	H-K-53 D BALC: 13.5	¥ ¥	D	¥ 5.8.%	D	D W S13.16	D W BALC. 13.19	
NORTHE		3		°	0 0 2464		OPENING 0	0
No.7-9	JOHN STREET						•	v