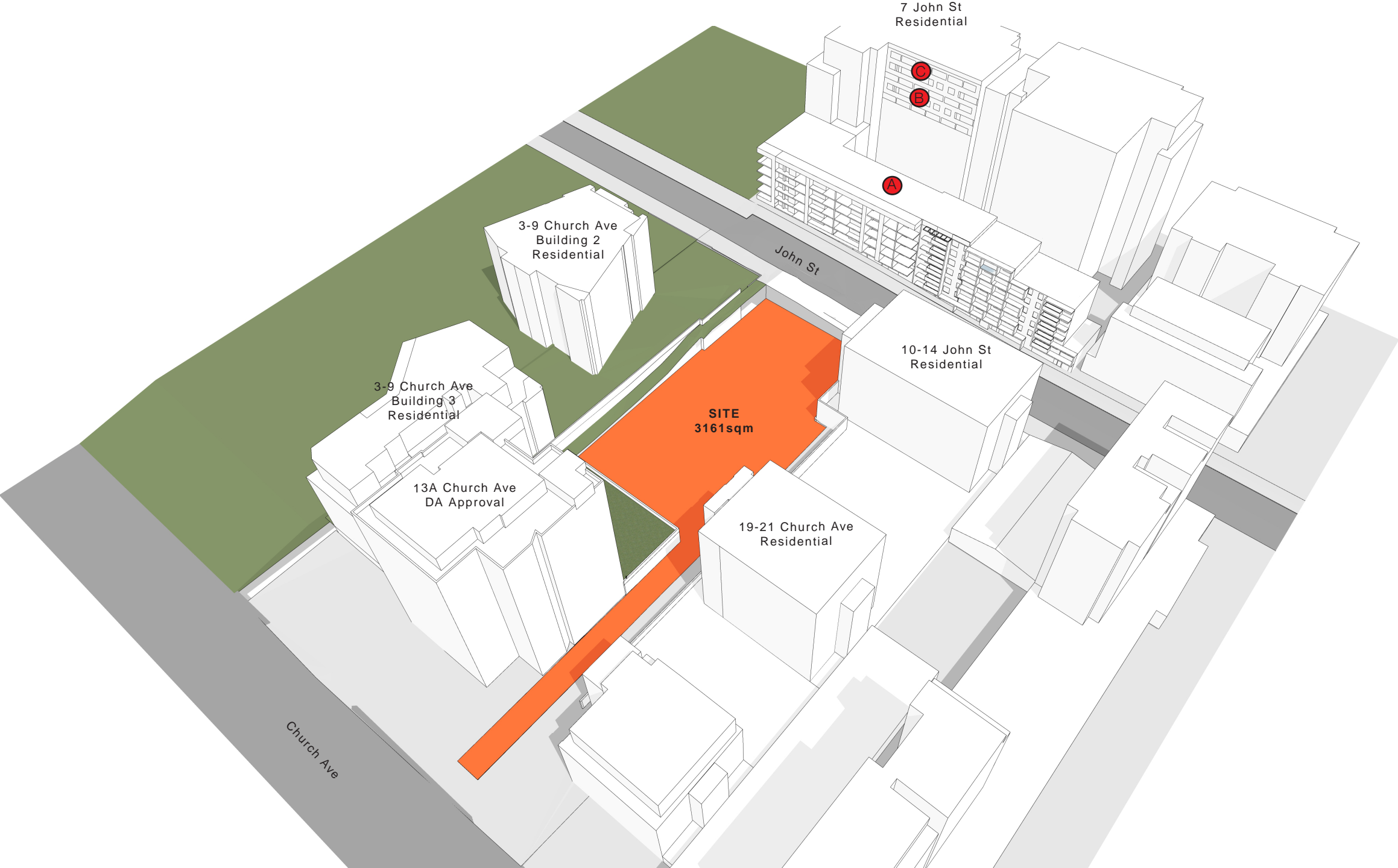
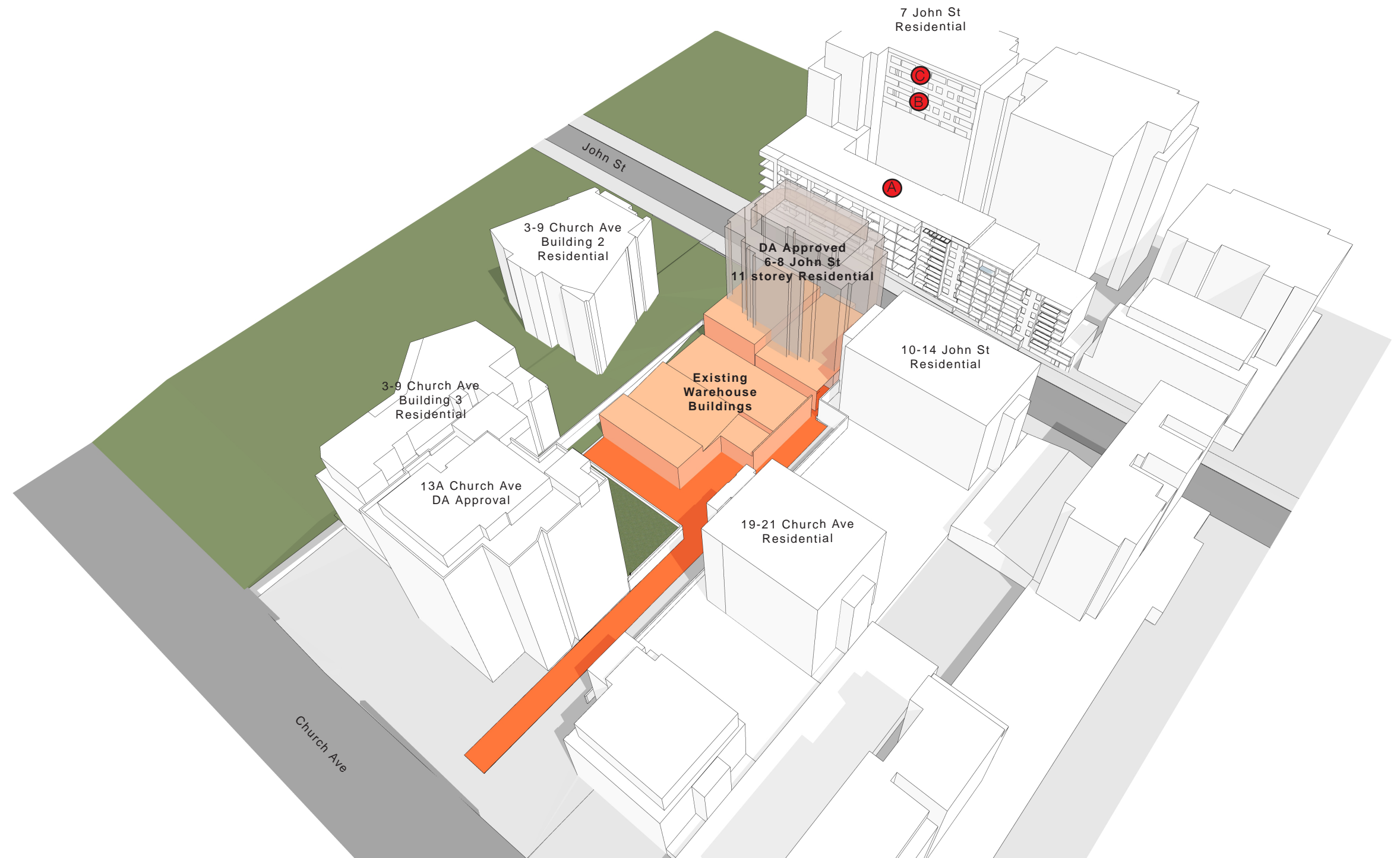


VIEW IMPACT ANALYSIS



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.

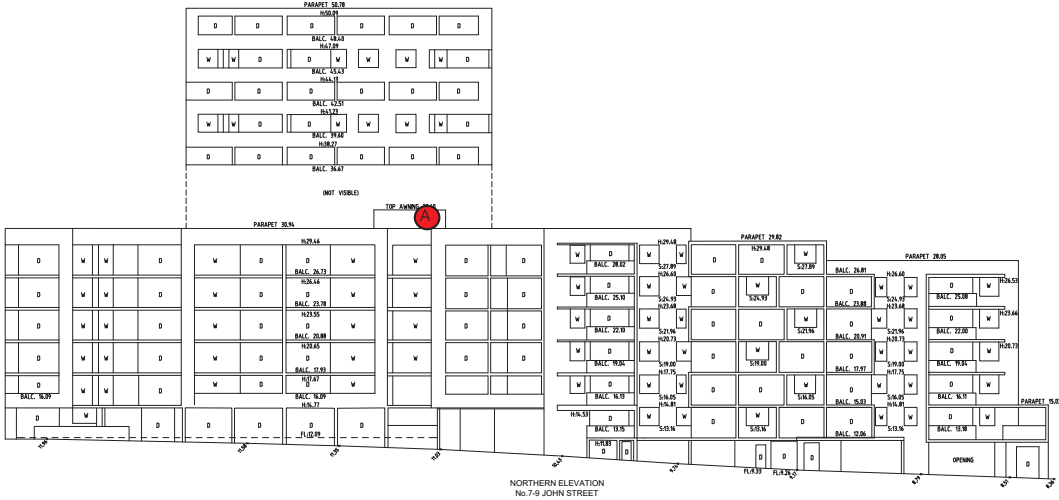
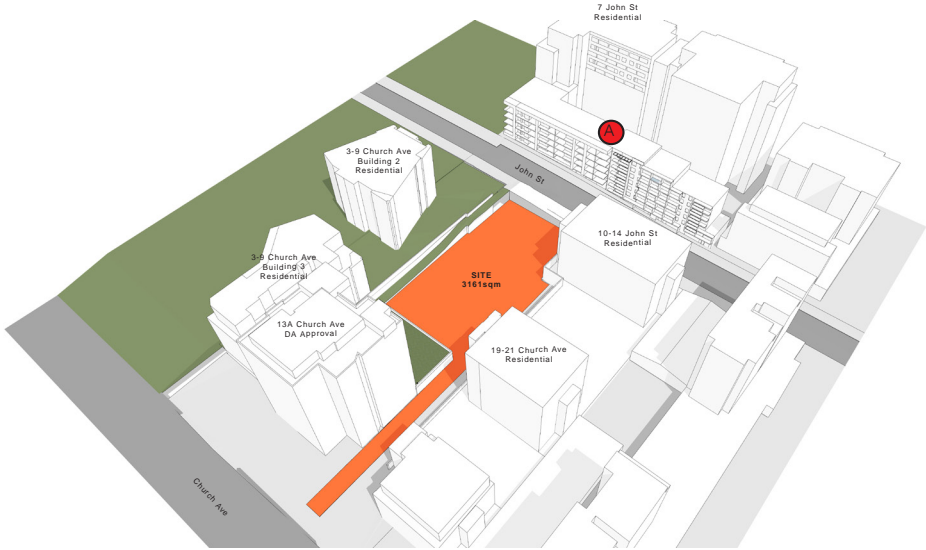
VIEW IMPACT ANALYSIS



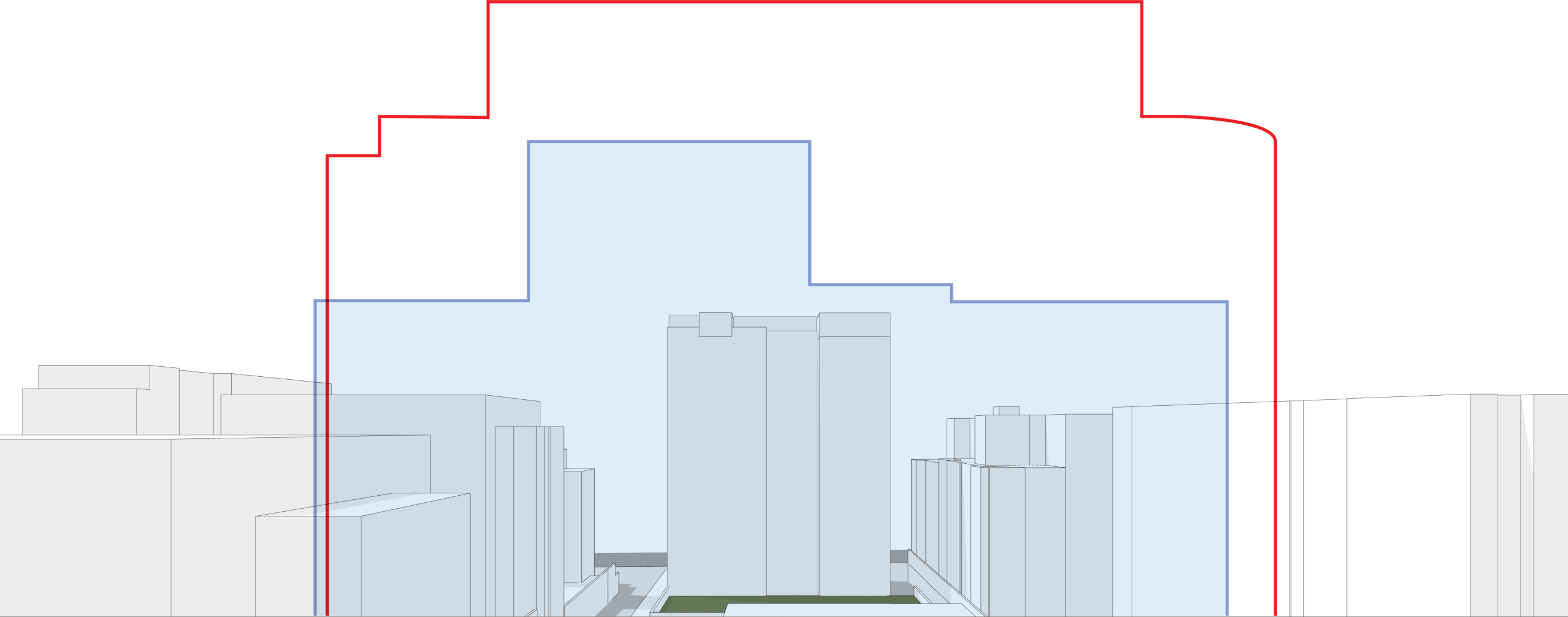
DA APPROVED

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.

7 JOHN STREET:
VIEW A



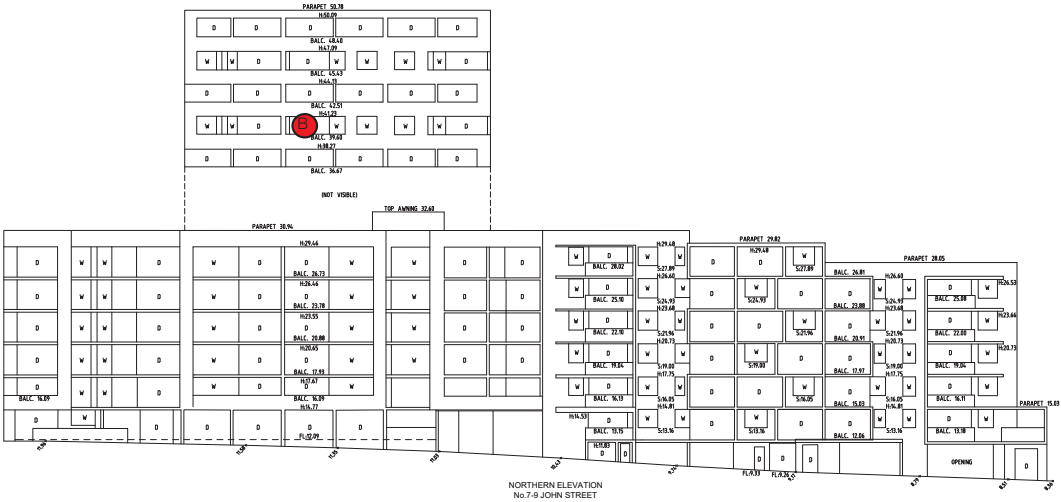
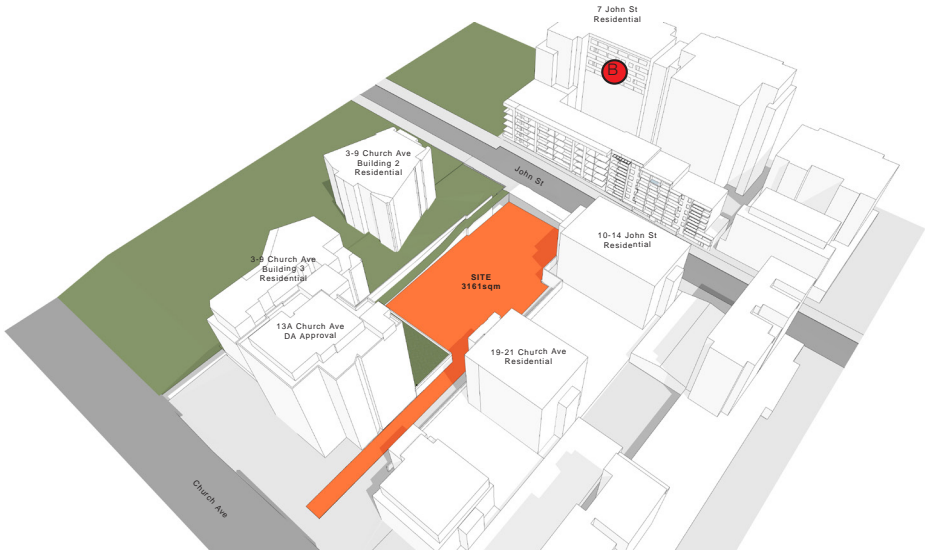
Source: Survey "50640 001DT 25-03-20" by LTS Lockley Surveyors



VIEW A: ROOF TERRACE

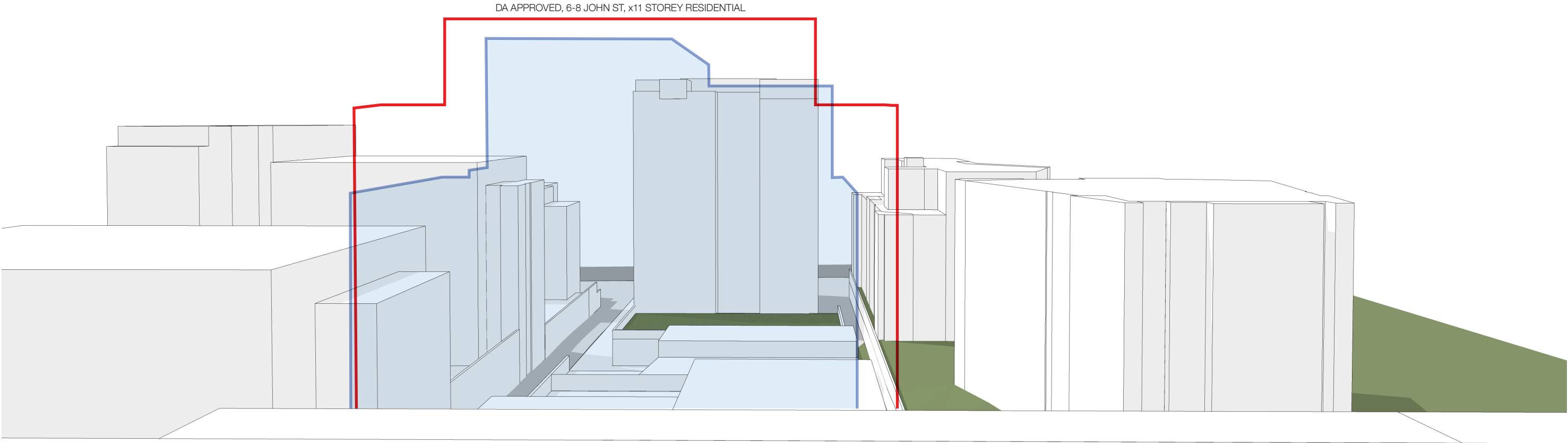
- LEP HEIGHT LIMIT
- DA APPROVAL 6-8 JOHN ST
- PROPOSED ENVELOPE

7 JOHN STREET:
VIEW B



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

LEP 44M HEIGHT LIMIT AT JOHN ST BUILDING ALIGNMENT



VIEW B: MID LEVEL

- LEP HEIGHT LIMIT
- DA APPROVAL 6-8 JOHN ST
- PROPOSED ENVELOPE

