

WOOLWORTHS RAMSGATE PLANNING PROPOSAL



Ramsgate Planning Proposal

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Ramsgate Planning Proposal

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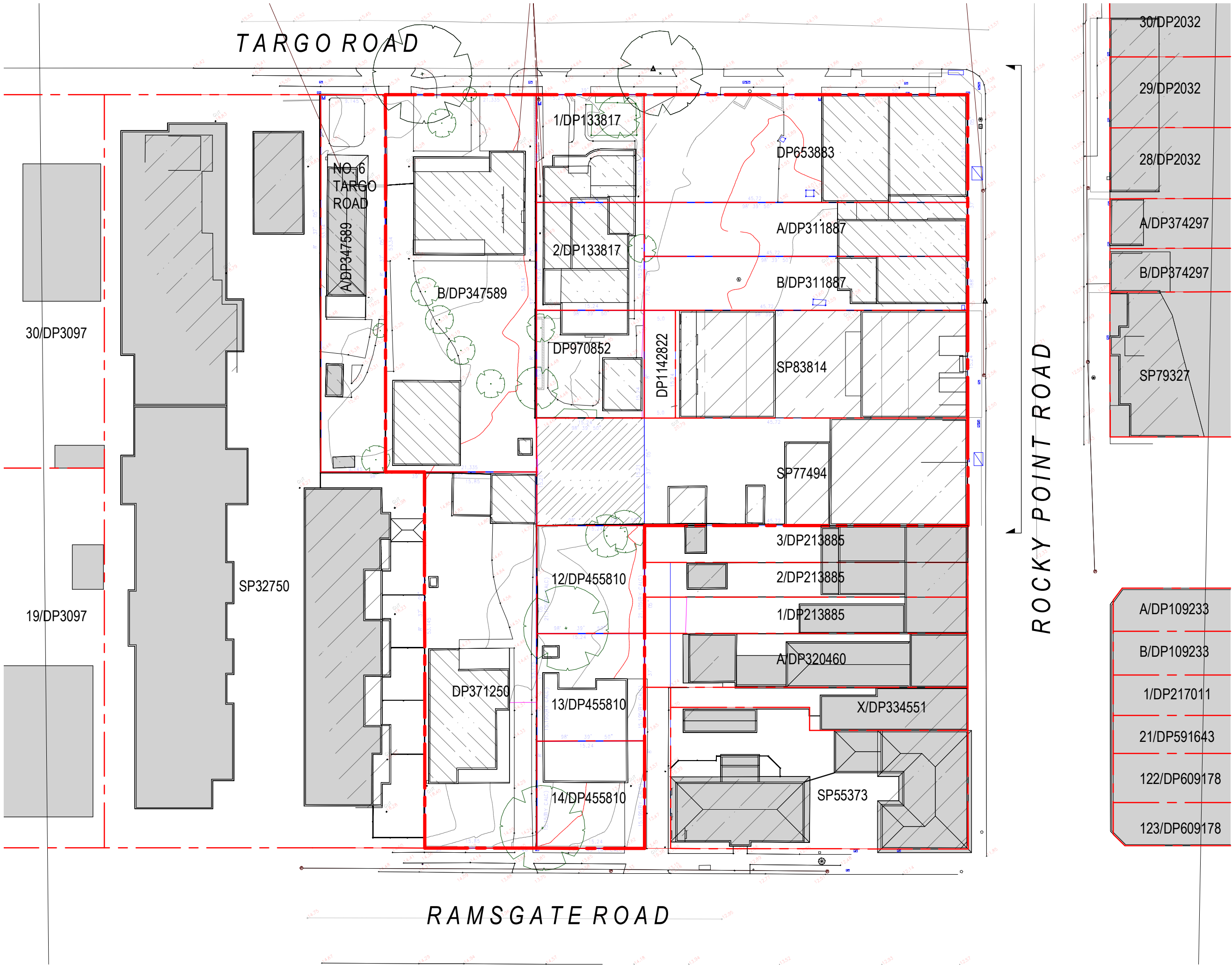
SITE AREA SCHEDULE	
TOTAL SITE AREA:	6,389m²
TOTAL DEEP SOIL PLANTING REQ. :	447m²
TOTAL DEEP SOIL PLANTING:	579m²
	= 9.06%
TOTAL COMMUNAL AREA REQ. :	1,597m²
TOTAL COMMUNAL AREA:	1,621m²
	= 25.4%
TOTAL COMMUNAL AREA INCL.DSP:	2,200m²
	= 34.4%
TOTAL GFA:	16,888m²
FSR:	2.64:1

RESIDENTIAL SCHEDULE	
BUILDING A (8 STOREYS - 7 RESIDENTIAL)	
19 x 1B	
36 x 2B	
9 x 3B	
TOTAL APARTMENTS:	64
TOTAL RESI GFA:	5659m²
BUILDING B (8 STOREYS - 7 RESIDENTIAL)	
6 x 1B	
43 x 2B	
13 x 3B	
TOTAL APARTMENTS:	62
TOTAL RESI GFA:	5926m²
BUILDING C (4 STOREYS - 3 RESIDENTIAL)	
5 x 1B	
10 x 2B	
0 x 3B	
TOTAL APARTMENTS:	15
TOTAL RESI GFA:	1230m²
LEVEL 1 INTERNAL COMMUNAL AREA	
TOTAL RESI GFA:	50m²
BASEMENT RESIDENTIAL LOBBIES	
TOTAL RESI GFA:	49m²
TOTAL	
30 x 1B	21.2%
89 x 2B	63.2%
22 x 3B	15.6%
TOTAL APARTMENTS:	141
TOTAL RESI GFA:	12,914m²

RESIDENTIAL PARKING REQUIREMENTS	
1 BEDROOM (1 SPACES / UNIT)	29
2 BEDROOM (1 SPACES / UNIT)	90
3 BEDROOM (2 SPACES / UNIT)	44
VISITOR (1 SPACE/ 5 UNITS)	29
TOTAL	192
CAR PARKING SCHEDULE	
TOTAL AREA - RETAIL	3978m2
CAR SPACES REQUIRED @ 5/100m2	192
TOTAL RETAIL SPACES PROVIDED	192
TOTAL UNITS - RESIDENTIAL	141
CAR SPACES REQUIRED PER DCP	192
TOTAL RESI. SPACES PROVIDED	245
RETAIL PARKING BREAKDOWN	
ACCESSIBLE SPACES @ 1/50	6
DIRECT TO BOOT	6
STANDARD	180
TOTAL CAR SPACES	192
RESIDENTIAL PARKING BREAKDOWN	
ACCESSIBLE SPACES	15
STANDARD RESIDENTS	201
VISITORS	29
TOTAL CAR SPACES	245

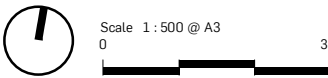
RETAIL AREA SCHEDULE	
WOOLWORTHS:	3,719m²
BWS:	125m²
DTB:	152m²
TOTAL:	3,996m²

ADG COMPLIANCE SCHEDULE	
TOTAL UNITS:	141
SOLAR ACCESS COMPLIANCE REQ.:	70%
SOLAR ACCESS ACHIEVED:	108 units
	= 76.6%
CROSS VENT. COMPLIANCE REQ.:	60%
CROSS VENT. ACHIEVED:	88 units
	= 62.4%



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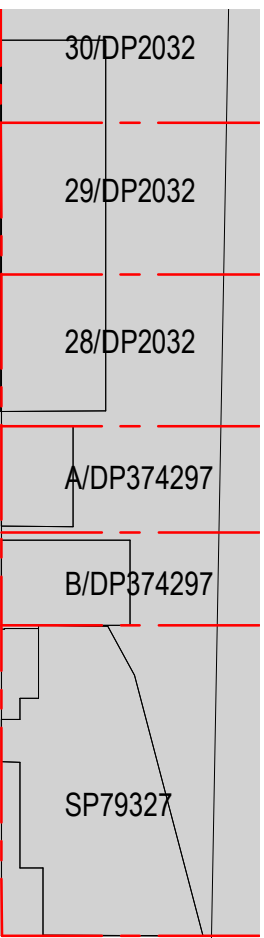
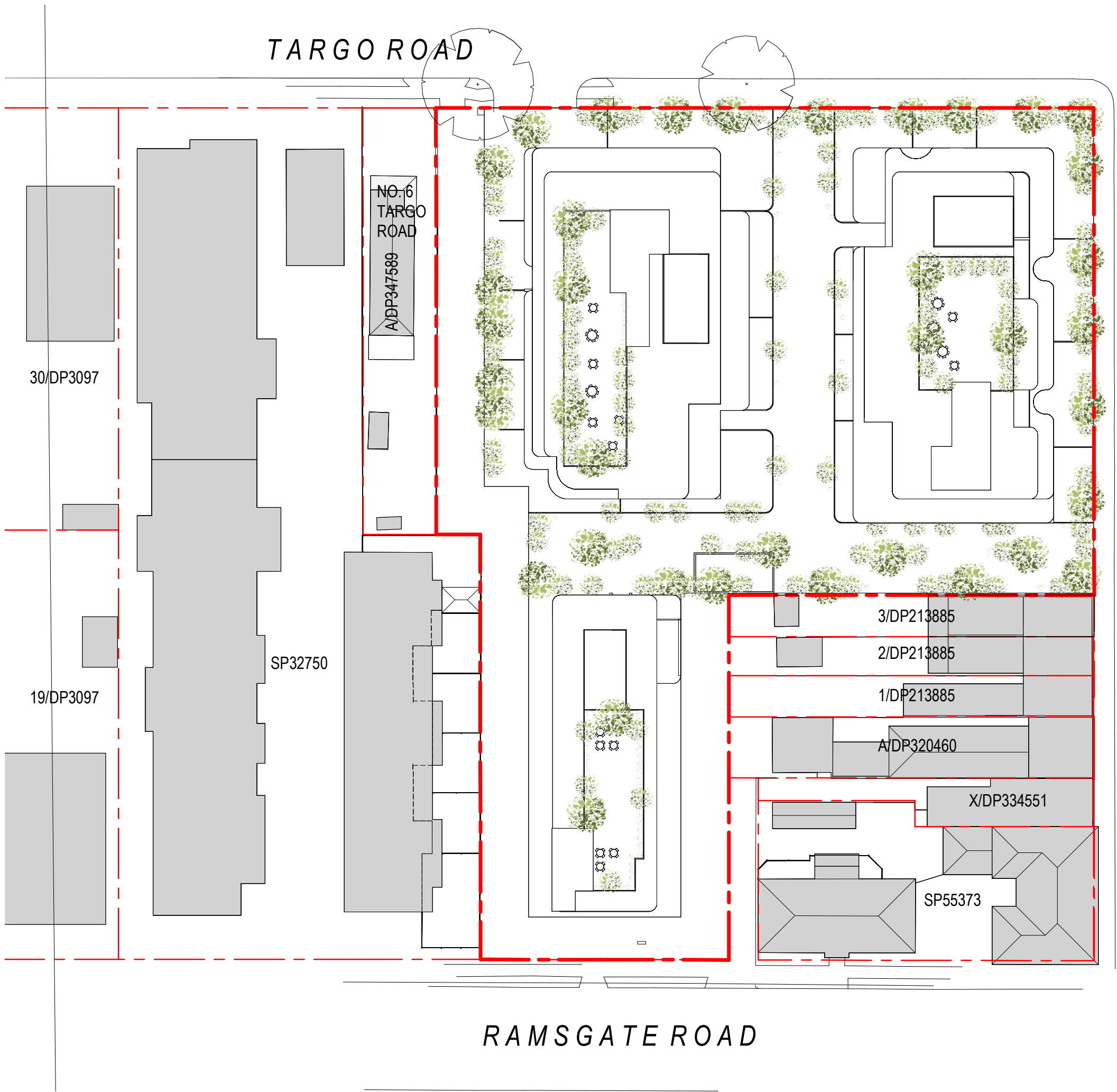
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**Site Plan -
Existing**

21.05.24

CP01 b



ROCKY POINT ROAD

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Scale 1 : 500 @ A3

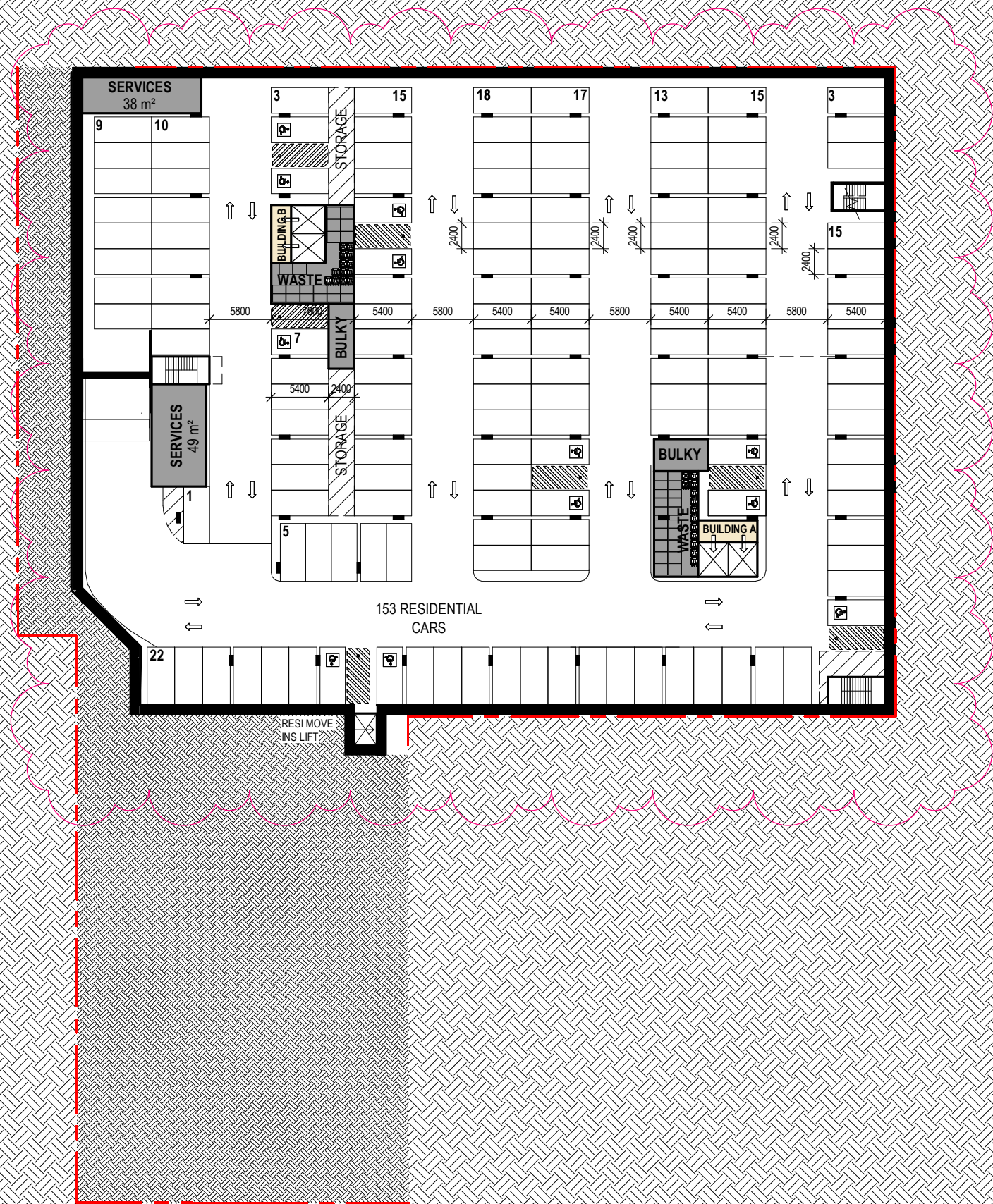


**Site Plan -
Proposed**

21.05.24

CP02

b



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Scale 1 : 500 @ A3

0

3m

Basement 03 Floor Plan

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CP09

a



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Basement 02 Floor Plan

21.05.24

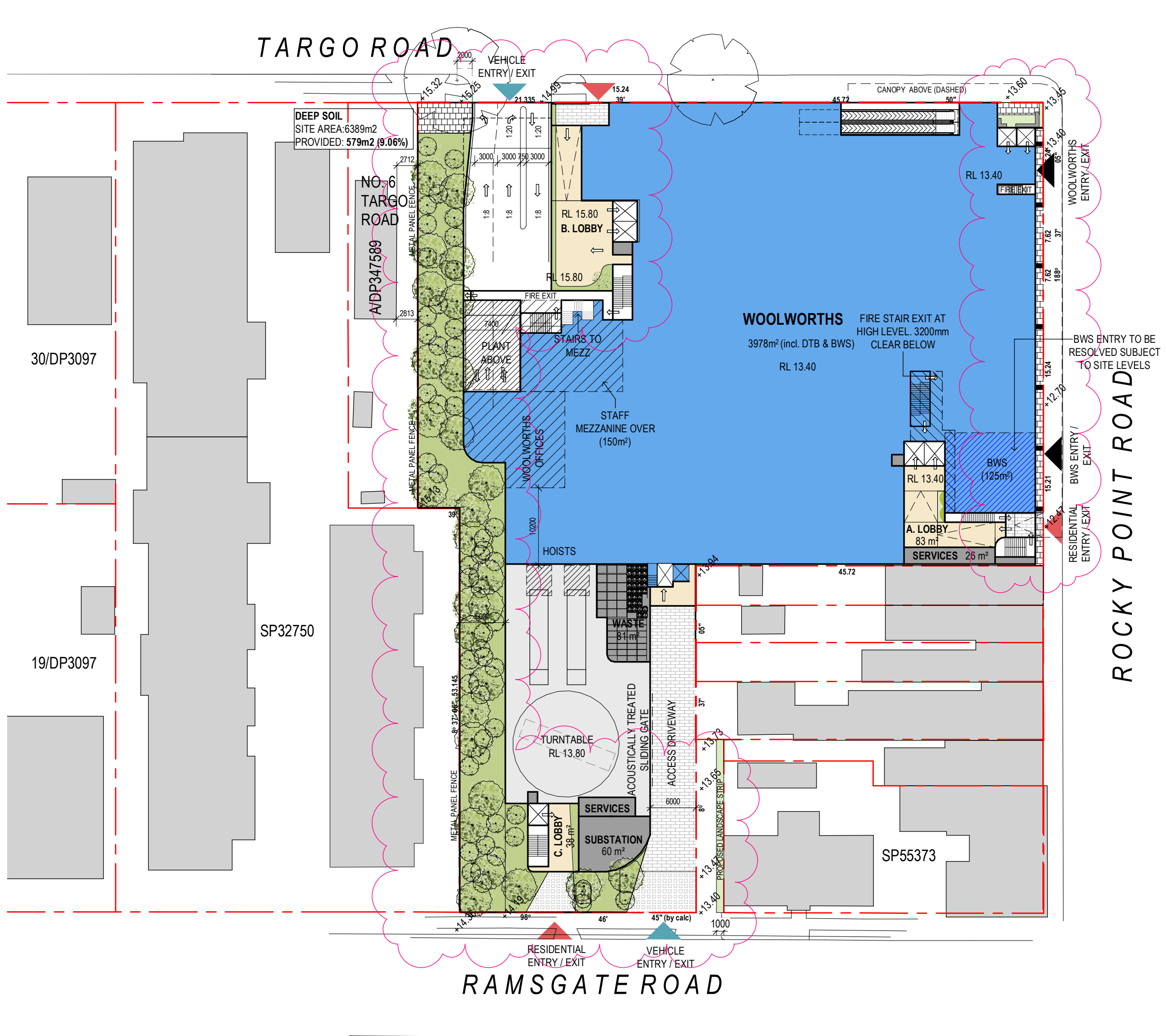
CP10 v



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Basement 01 Floor Plan



30/DP2032
29/DP2032
28/DP2032
A/DP374297
B/DP374297
SP79327

A/DP109233
B/DP109233
1/DP217011
21/DP591643
122/DP609178
123/DP609178

- DCP SETBACK REQUIREMENT
- ADG BUILDING SEPERATION GUIDE LINE

ClarkeHopkinsClarke

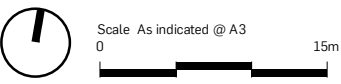
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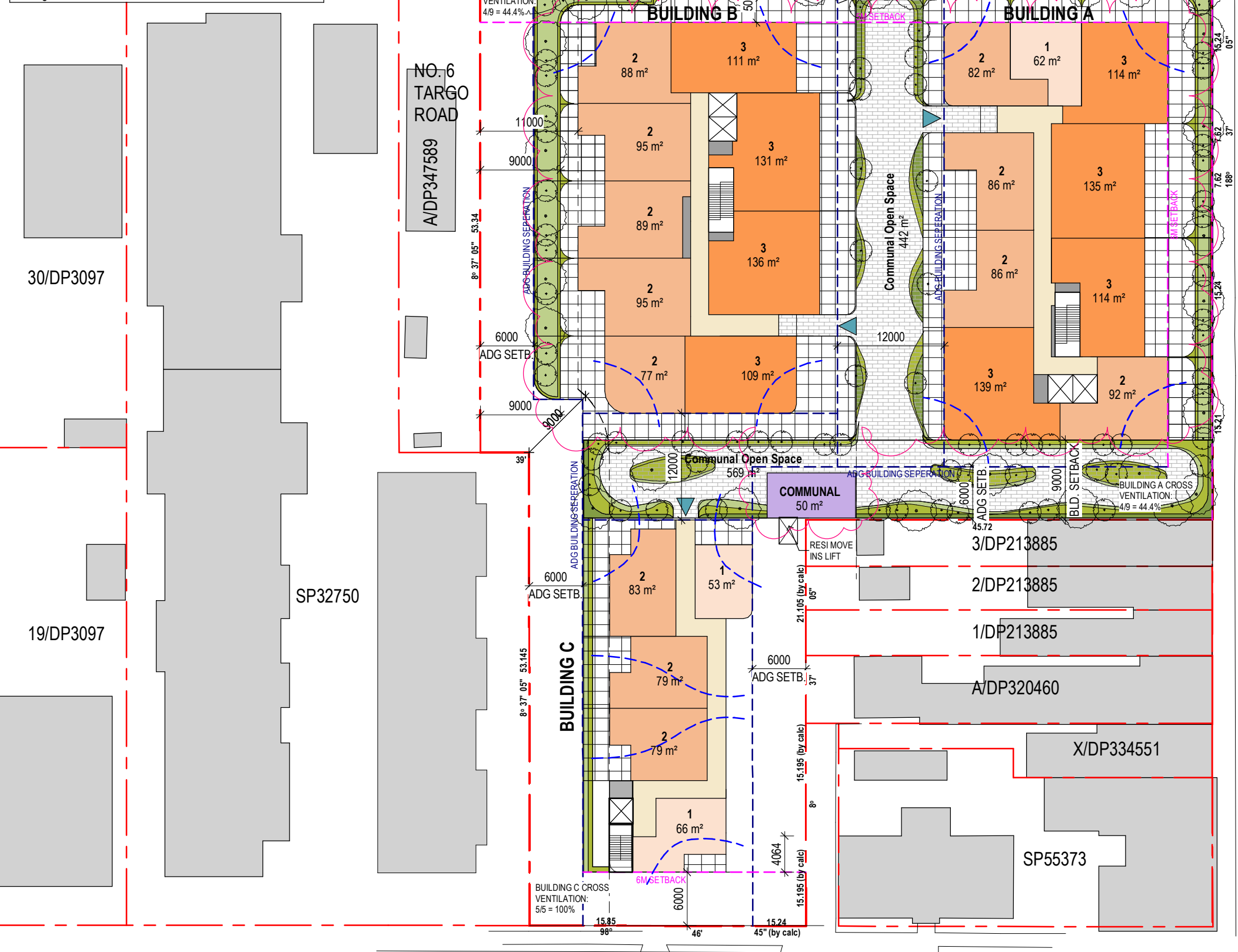
Ramsgate Woolworths

193-199 Rocky Point Road



Ground Floor Plan

COMMUNAL OPEN SPACE
SITE AREA: 6,389m²
COMMUNAL OPEN SPACE REQUIRED: 1597m² (25% of site)
COMMUNAL OPEN SPACE PROVIDED: 1621m² (25.4% of site)
Level 1: 1011m²
Building A Roof Terrace: 230m²
Building B Roof Terrace: 227m²
Building C Roof Terrace: 153m²

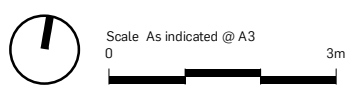


30/DP2032
29/DP2032
28/DP2032
A/DP374297
B/DP374297
SP79327

A/DP109233
B/DP109233
1/DP217011
21/DP591643
122/DP609178
123/DP609178

DCP SETBACK REQUIREMENT
 ADG BUILDING SEPERATION GUIDE LINE

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Proposed Lvl 1



123/DP609178



ADG BUILDING
SEPERATION GUIDE
LINE

Scale As indicated @ A3
0 3m

Proposed Lvl 3



DCP SETBACK REQUIREMENT

ADG BUILDING SEPERATION GUIDE LINE

30/DP2032
29/DP2032
28/DP2032
A/DP374297
B/DP374297
SP79327

A/DP109233
B/DP109233
1/DP217011
21/DP591643
122/DP609178
123/DP609178

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Scale As indicated @ A3

0 15m

Proposed Lvl 4



--- DCP SETBACK REQUIREMENT

--- ADG BUILDING SEPERATION GUIDE LINE

30/DP2032
29/DP2032
28/DP2032
A/DP374297
B/DP374297
SP79327

A/DP109233
B/DP109233
1/DP217011
21/DP591643
122/DP609178
123/DP609178

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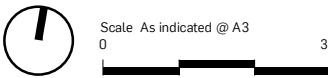
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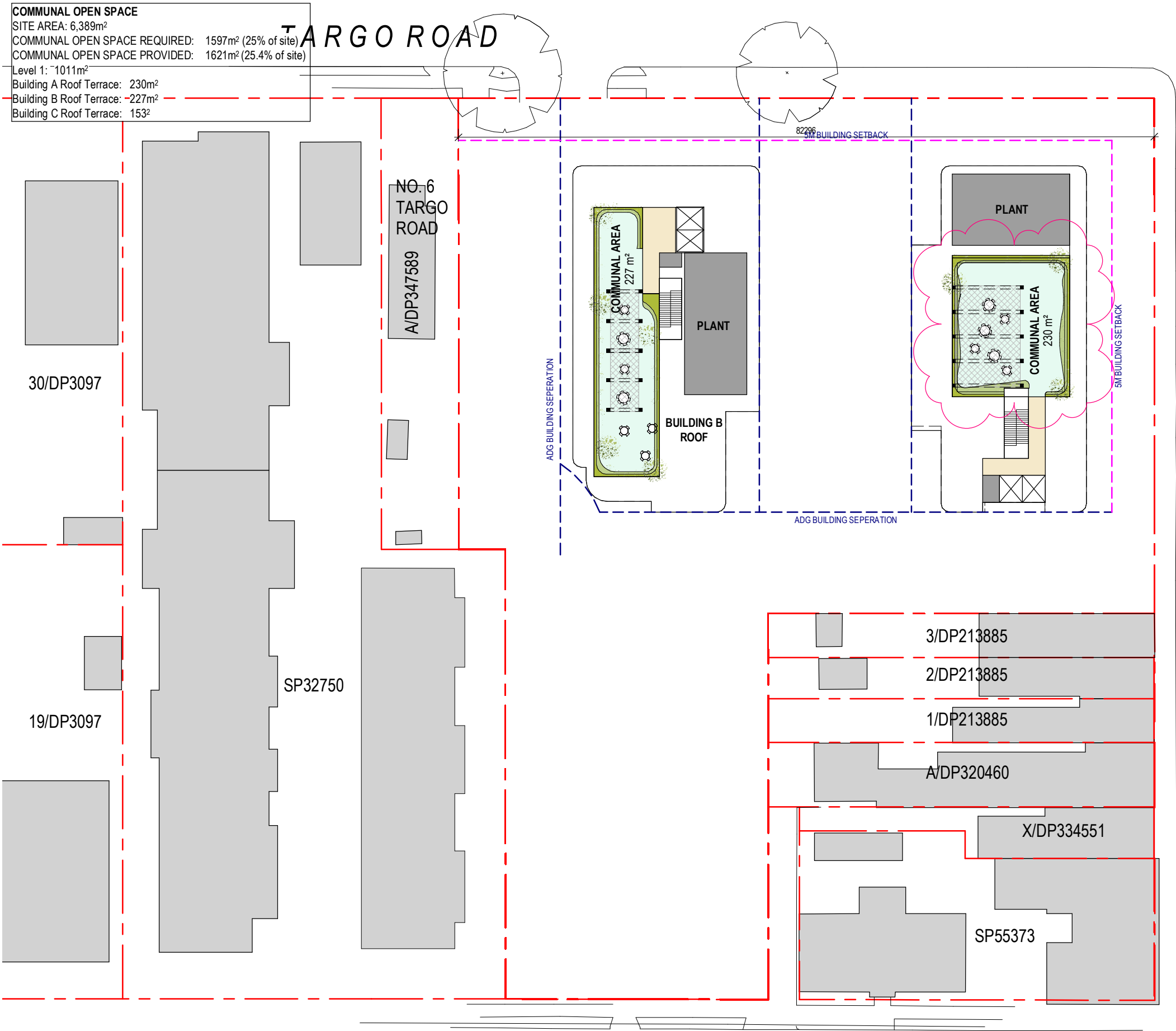
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Proposed Lvl 7

COMMUNAL OPEN SPACE
SITE AREA: 6,389m²
COMMUNAL OPEN SPACE REQUIRED: 1597m² (25% of site)
COMMUNAL OPEN SPACE PROVIDED: 1621m² (25.4% of site)
Level 1: 1011m²
Building A Roof Terrace: 230m²
Building B Roof Terrace: 227m²
Building C Roof Terrace: 153m²



DCP SETBACK
REQUIREMENT

ADG BUILDING
SEPERATION GUIDE
LINE

ROCKY POINT ROAD

RAMSGATE ROAD

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Scale As indicated @ A3
0 3m

Roof Plan

21.05.24

CP20

f

PROPOSED STREET WALL AND SETBACK CONTROLS:

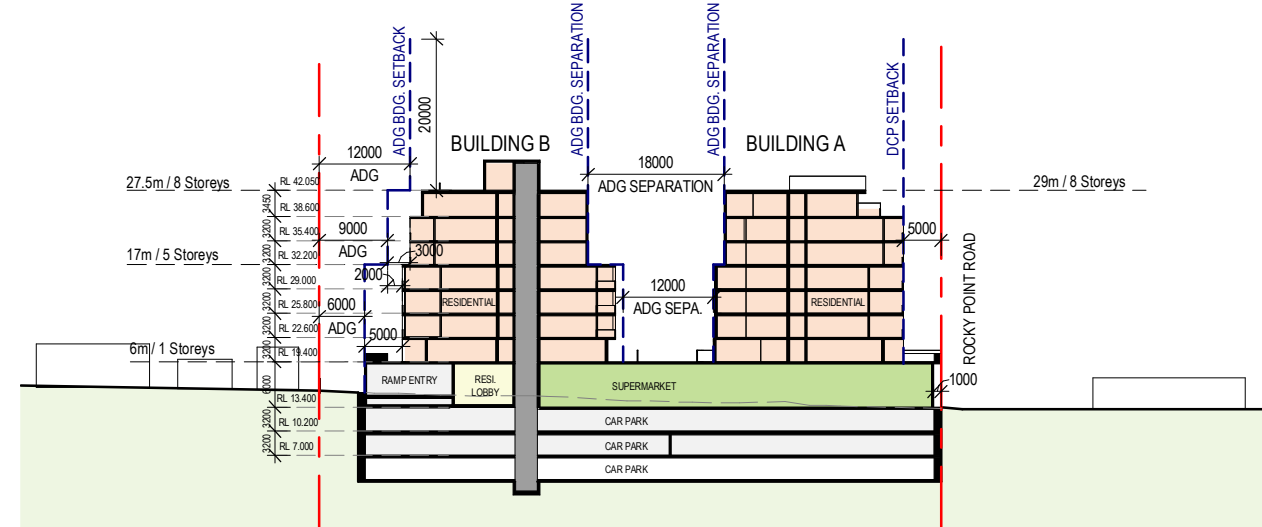
- NORTHERN BOUNDARY (TARGO ROAD STREET INTERFACE):**
- 5M SETBACK FROM TARGO ROAD ABOVE RETAIL GROUND LEVEL

- EASTERN BOUNDARY (ROCKY POINT ROAD STREET INTERFACE):**
- 1m SETBACK OF RETAIL AT GROUND FLOOR
 - 5m SETBACK FROM ROCKY POINT ROAD WITH 6 STOREY BUILT FORM ABOVE RETAIL GROUND LEVEL
 - 8m SETBACK FROM ROCKY POINT ROAD FOR LEVEL 7

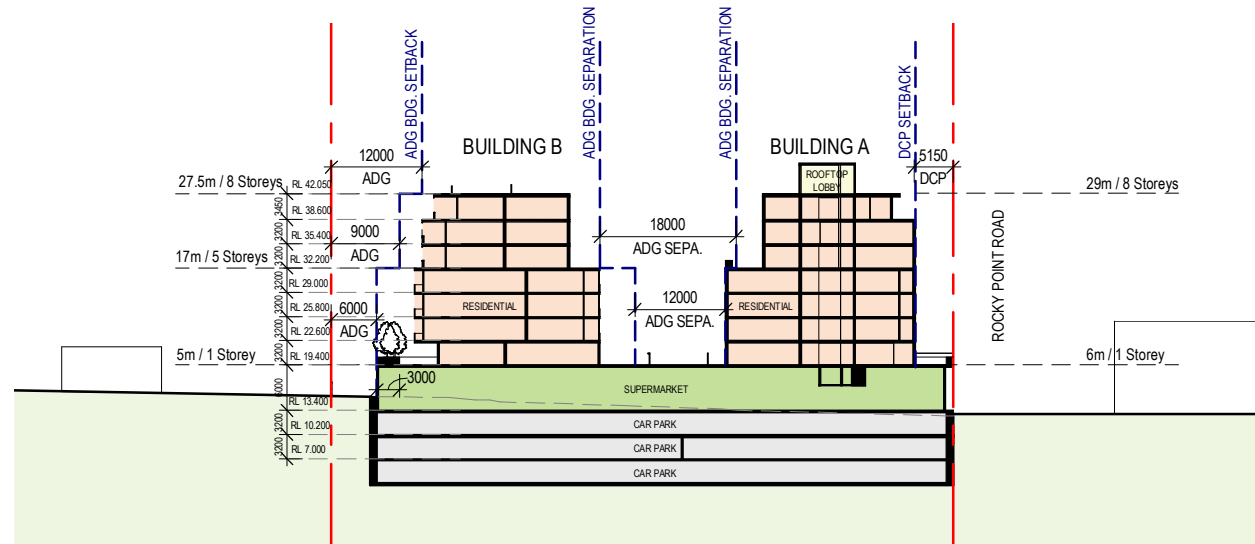
- WESTERN BOUNDARY (R4 BOUNDARY INTERFACE):**
- 6m SETBACK WITH DEEP SOIL PLANTING AT WESTERN BOUNDARY ON GROUND LEVEL
 - 11m SETBACK ALONG WESTERN BOUNDARY FROM LEVEL 1 TO 4
 - 12m SETBACK ALONG WESTERN BOUNDARY FROM LEVEL 5 TO 6
 - 13.5m SETBACK ALONG WESTERN BOUNDARY FOR LEVEL 7

- SOUTHERN BOUNDARY (LOCAL CENTRE BOUNDARY INTERFACE):**
- 9m SETBACK FROM SOUTHERN BOUNDARY TO BUILDING 'A' FROM LEVEL 1 TO 4
 - 12m SETBACK FROM SOUTHERN BOUNDARY TO BUILDING 'A' FROM LEVEL 5 TO 7
 - 6m SETBACK TO BUILDING 'C' ALONG BOUNDARY WITH HERITAGE STRUCTURE TO CREATE A LANEWAY.

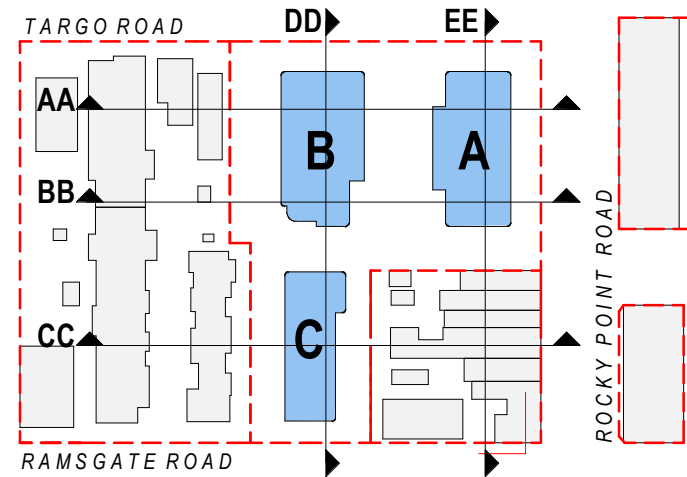
- SOUTHERN BOUNDARY (RAMSGATE ROAD STREET INTERFACE):**
- 6m SETBACK FROM SOUTHERN BOUNDARY TO BUILDING 'C' FROM LEVEL 1 TO 3



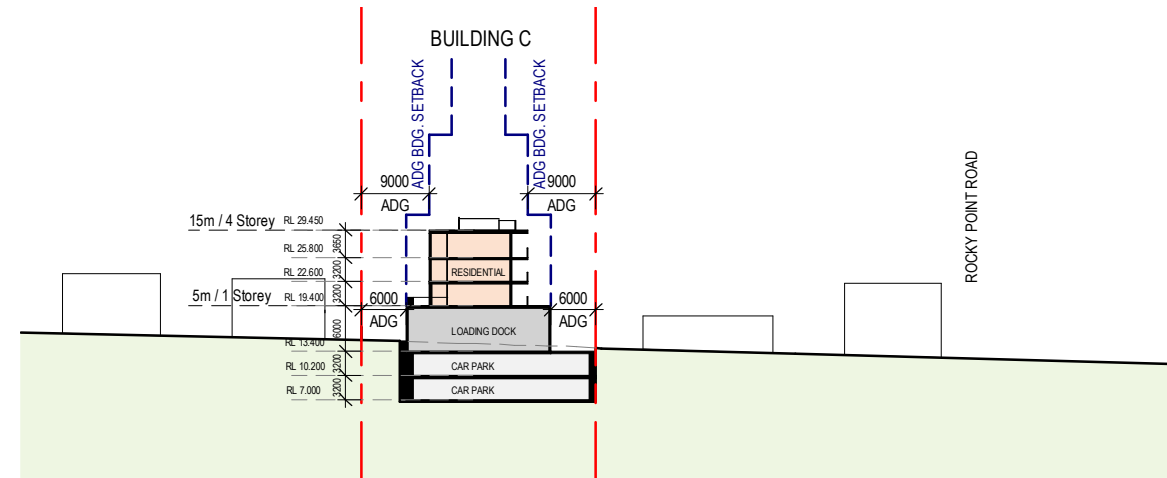
Section AA



Section BB

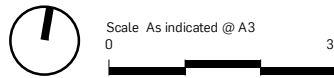


Sections Reference Plan



Section CC

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Site Sections

PROPOSED STREET WALL AND SETBACK CONTROLS:

NORTHERN BOUNDARY (TARGO ROAD STREET INTERFACE):

- 5M SETBACK FROM TARGO ROAD ABOVE RETAIL GROUND LEVEL

EASTERN BOUNDARY (ROCKY POINT ROAD STREET INTERFACE):

- 1m SETBACK OF RETAIL AT GROUND FLOOR
- 5m SETBACK FROM ROCKY POINT ROAD WITH 6 STOREY BUILT FORM ABOVE RETAIL GROUND LEVEL
- 8m SETBACK FROM ROCKY POINT ROAD FOR LEVEL 7

WESTERN BOUNDARY (R4 BOUNDARY INTERFACE):

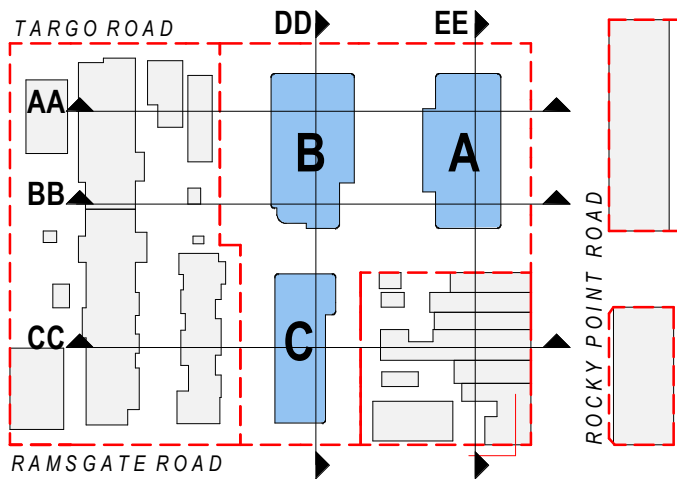
- 6m SETBACK WITH DEEP SOIL PLANTING AT WESTERN BOUNDARY ON GROUND LEVEL
- 11m SETBACK ALONG WESTERN BOUNDARY FROM LEVEL 1 TO 4
- 12m SETBACK ALONG WESTERN BOUNDARY FROM LEVEL 5 TO 6
- 13.5m SETBACK ALONG WESTERN BOUNDARY FOR LEVEL 7

SOUTHERN BOUNDARY (LOCAL CENTRE BOUNDARY INTERFACE):

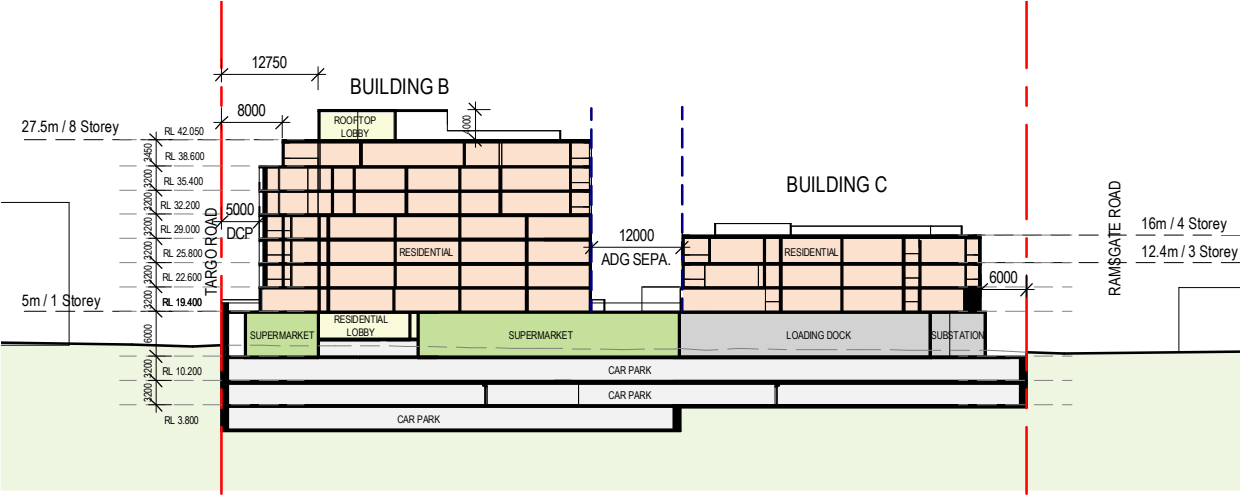
- 9m SETBACK FROM SOUTHERN BOUNDARY TO BUILDING 'A' FROM LEVEL 1 TO 4
- 12m SETBACK FROM SOUTHERN BOUNDARY TO BUILDING 'A' FROM LEVEL 5 TO 7
- 6m SETBACK TO BUILDING 'C' ALONG BOUNDARY WITH HERITAGE STRUCTURE TO CREATE A LANEWAY.

SOUTHERN BOUNDARY (RAMSGATE ROAD STREET INTERFACE):

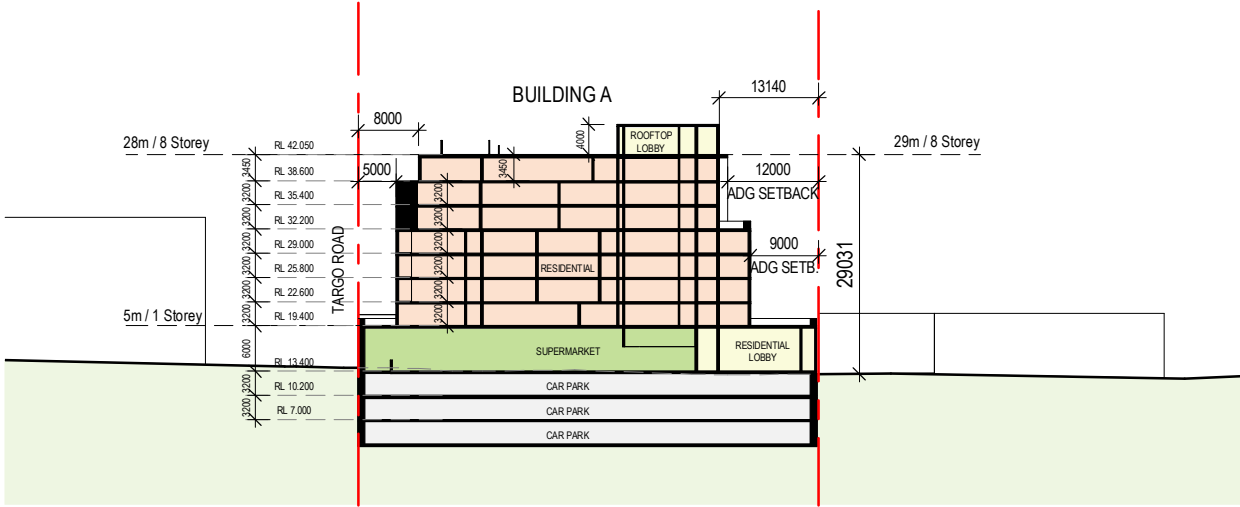
- 6m SETBACK FROM SOUTHERN BOUNDARY TO BUILDING 'C' FROM LEVEL 1 TO 3



Sections Reference Plan

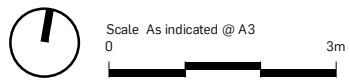


Section DD

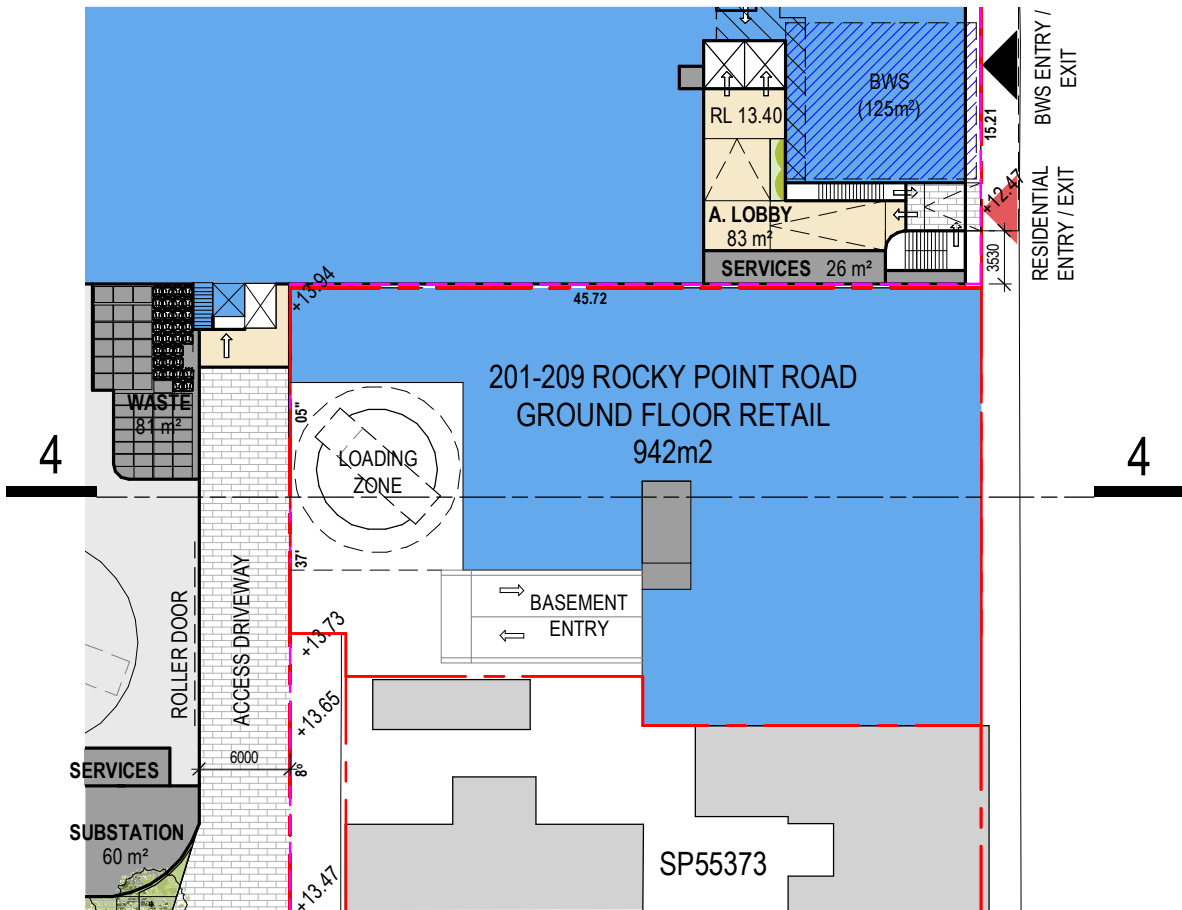


Section EE

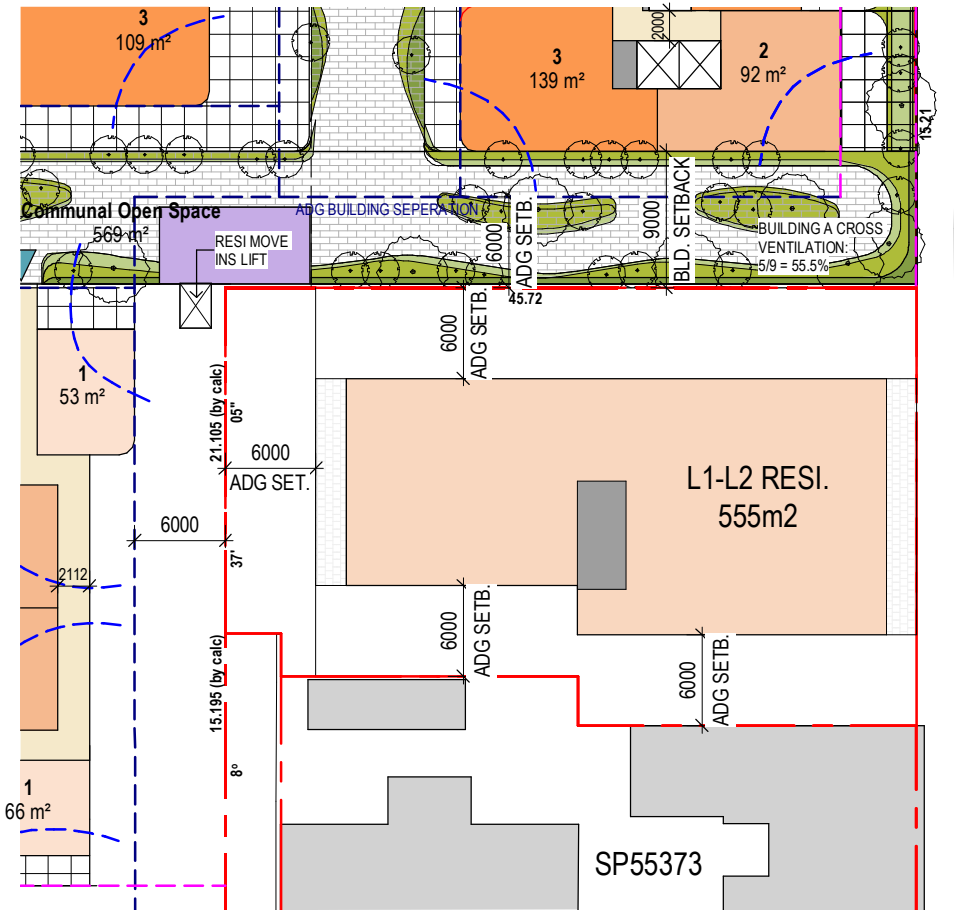
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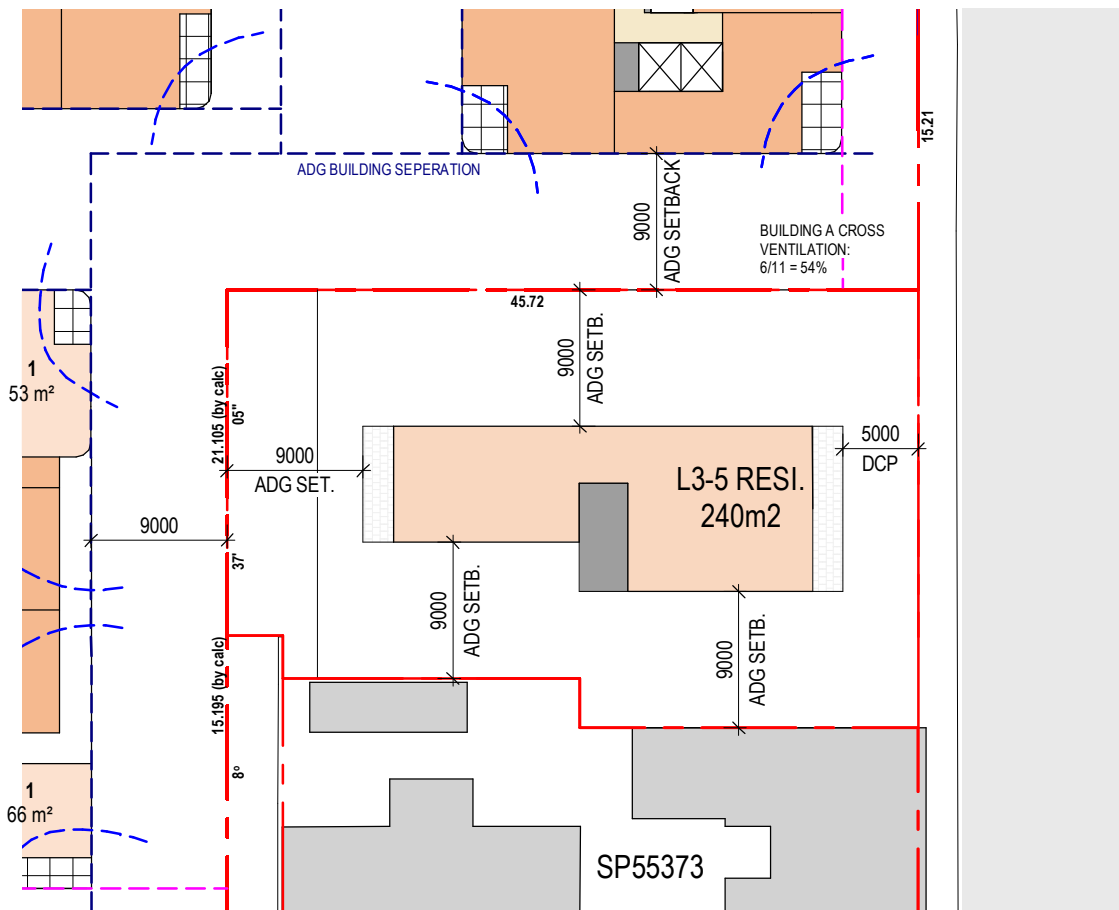
Site Sections



201-209 - GROUND

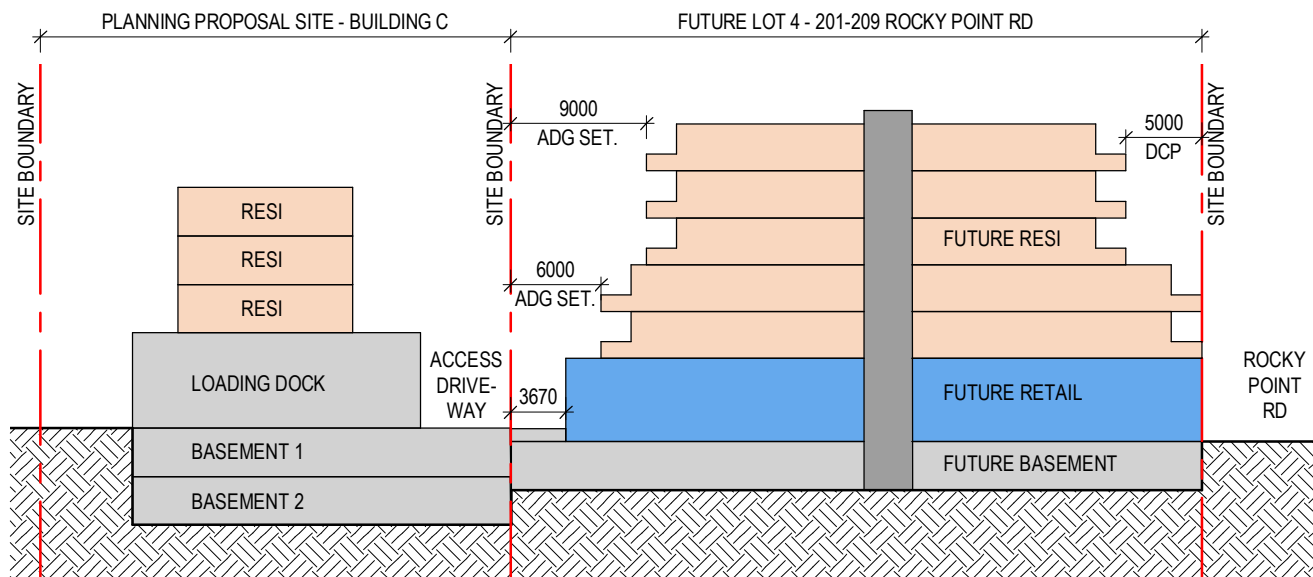


201-209 - TYPICAL LEVELS 1-2



201-209 - TYPICAL LEVELS 3-5

201-209 ROCKY POINT RD AREA SCHEDULE	
TOTAL SITE AREA:	1235.6m ²
ALLOWABLE FSR:	2.5:1
ALLOWABLE GFA:	3089m ²
TOTAL DEEP SOIL PLANTING REQ. :	86.4m ²
TOTAL COMMUNAL AREA REQ. :	308m ²



201-209 - SECTION

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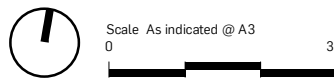
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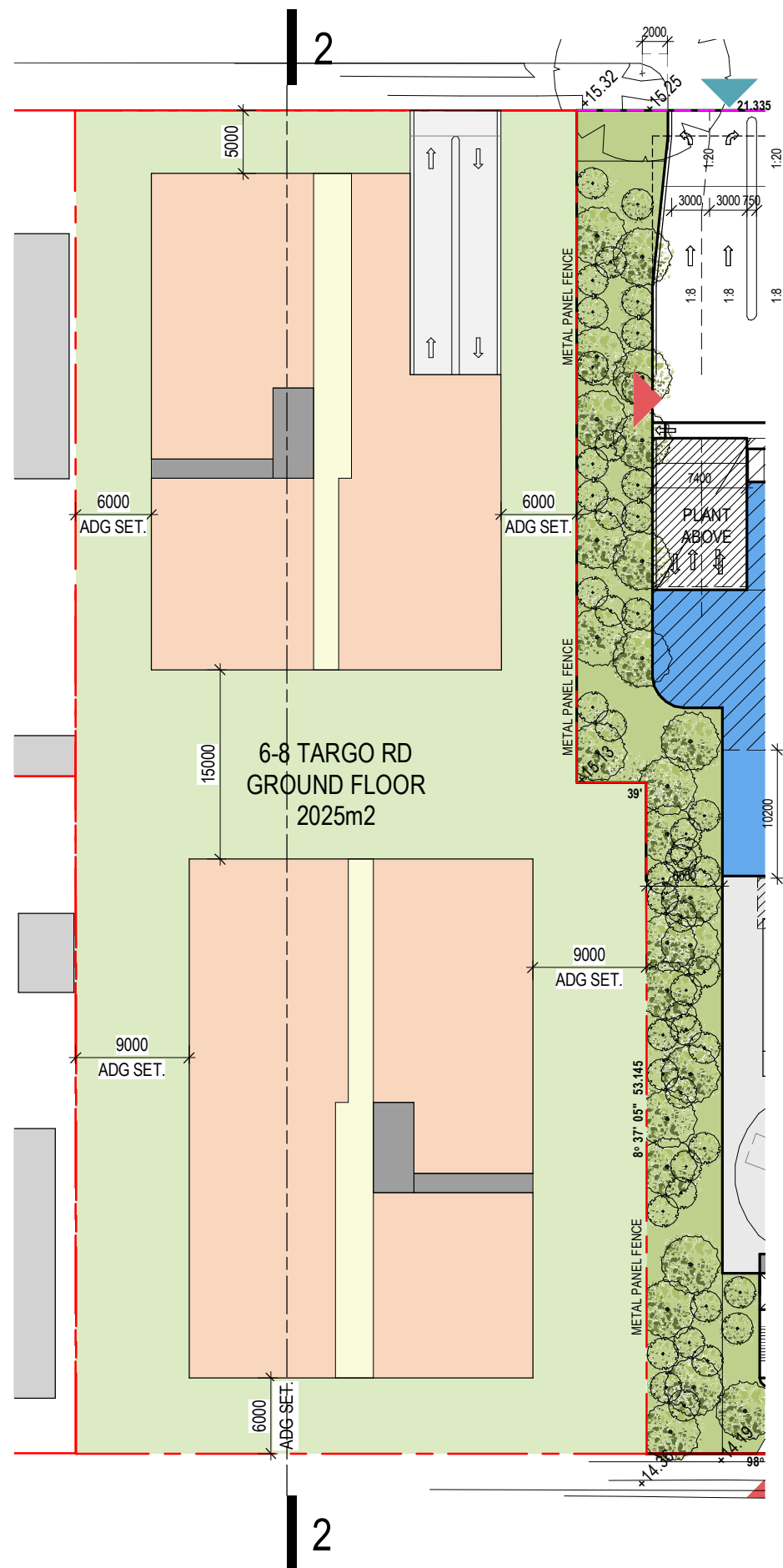
193-199 Rocky Point Road



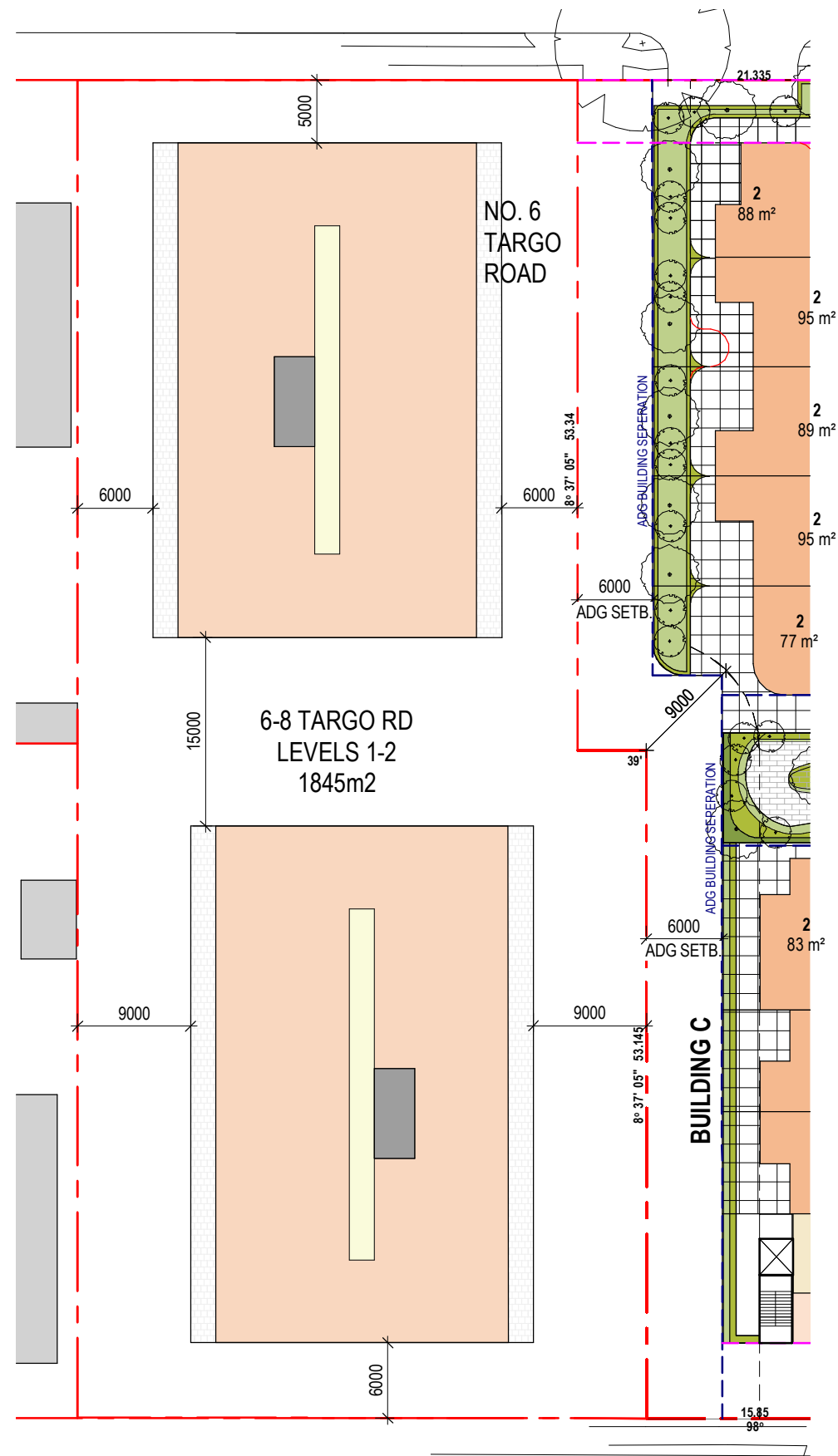
201-209 Rocky Point Rd Assessment

21.05.24

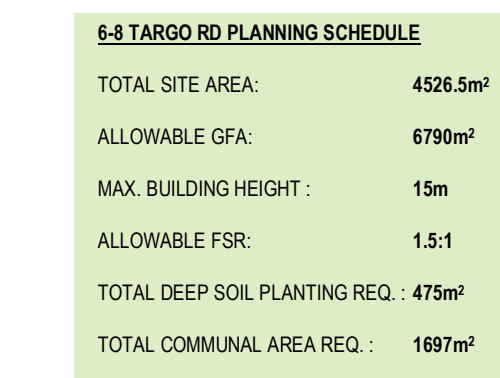
CP25 a



6-8 TARGO RD - GROUND



6-8 TARGO RD - TYPICAL LEVELS 1-2



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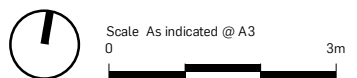
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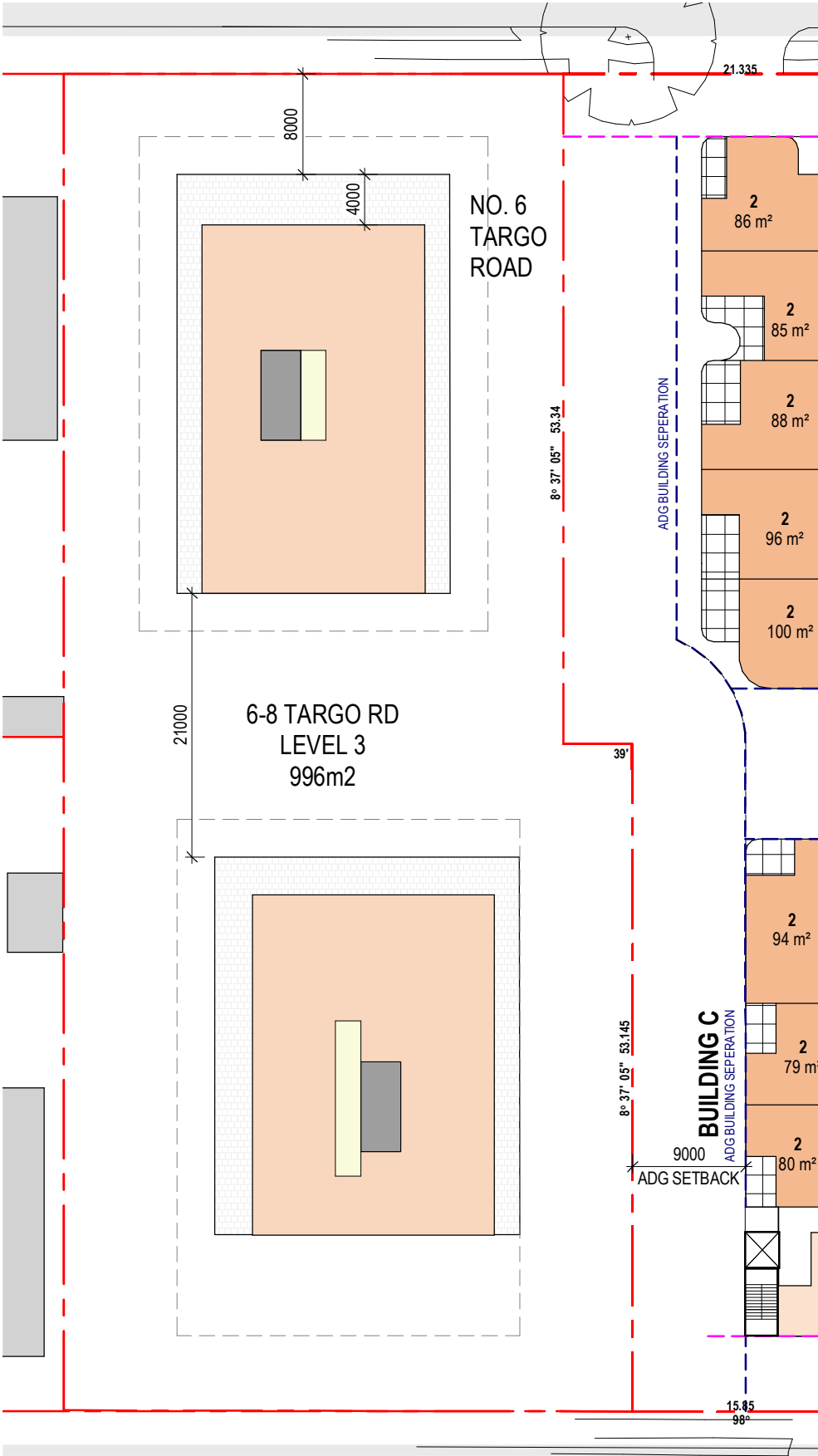


6-8 Targo Rd Assessment

21.05.24

CP26 a

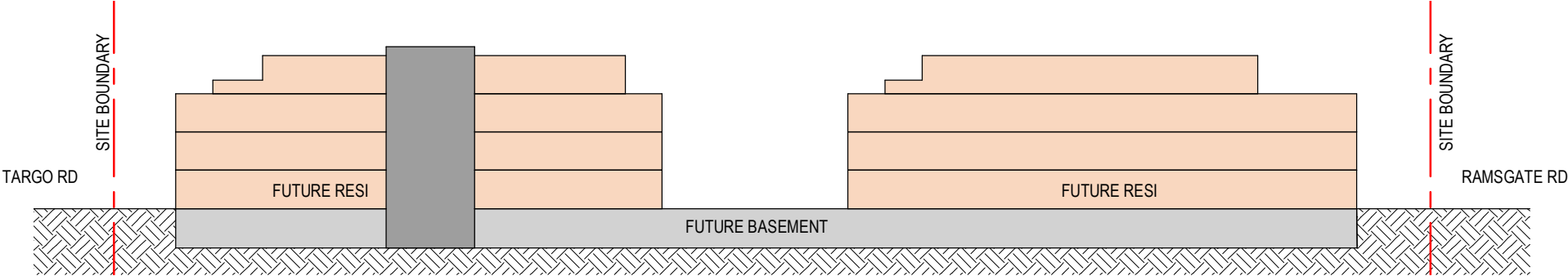
6-8 TARGO RD - LEVEL 3

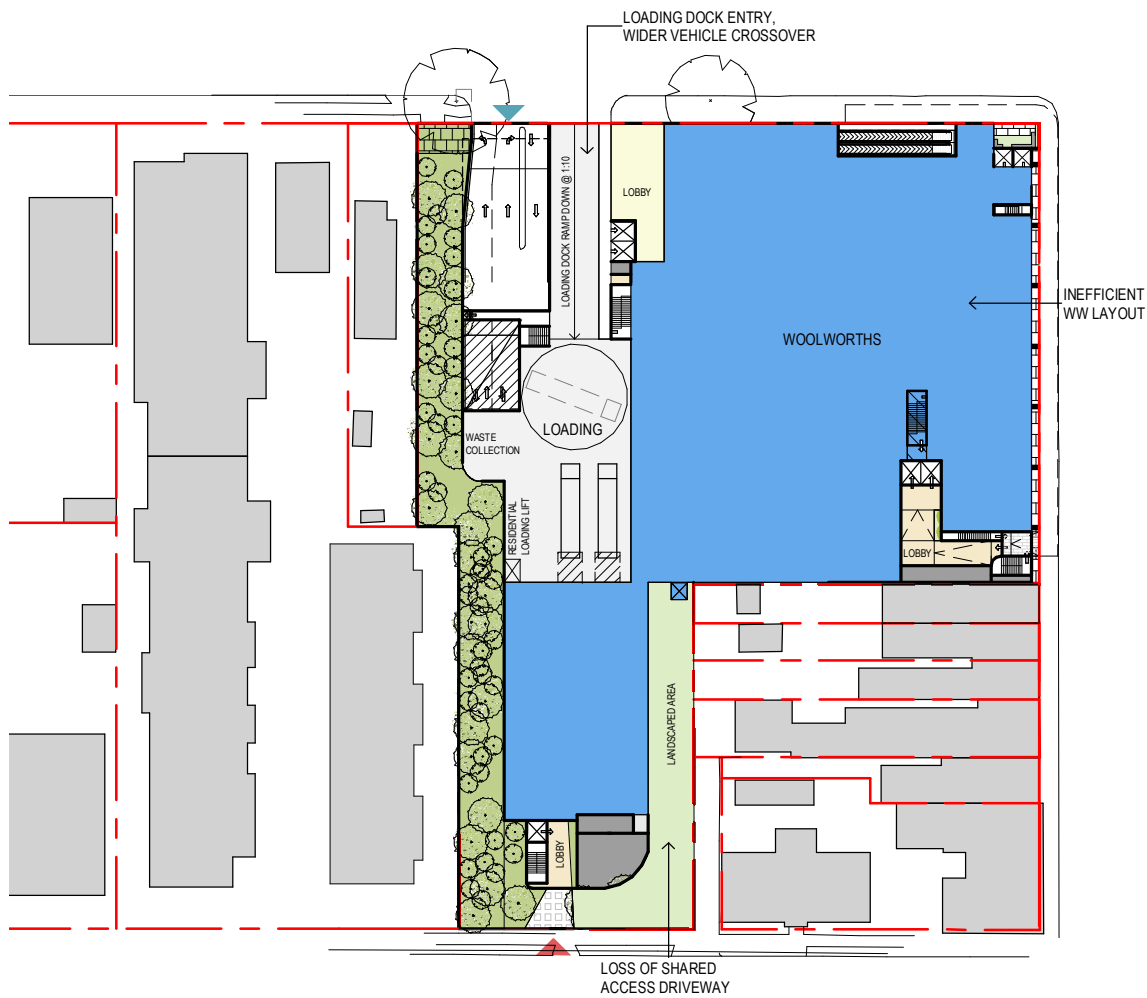


6-8 TARGO RD PLANNING SCHEDULE	
TOTAL SITE AREA:	4526.5m²
ALLOWABLE GFA:	6790m²
MAX. BUILDING HEIGHT :	15m
ALLOWABLE FSR:	1.5:1
TOTAL DEEP SOIL PLANTING REQ. :	475m²
TOTAL COMMUNAL AREA REQ. :	1697m²

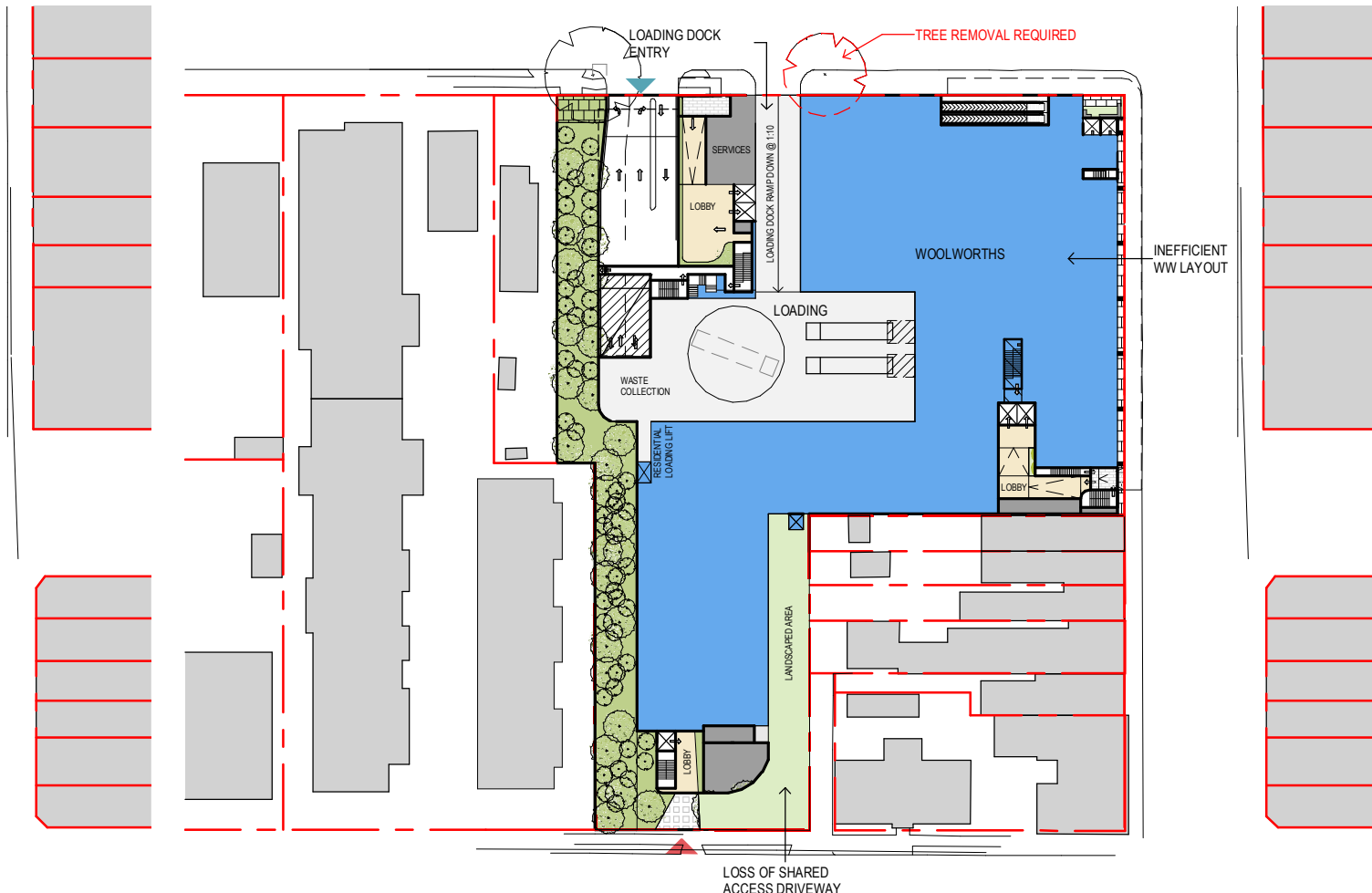
NEIGHBOURING PROPOSED TARGO

SECTION





LOADING DOCK OPTION 01



LOADING DOCK OPTION 02

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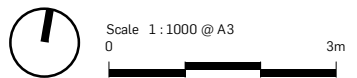
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Ramsgate Woolworths

193-199 Rocky Point Road

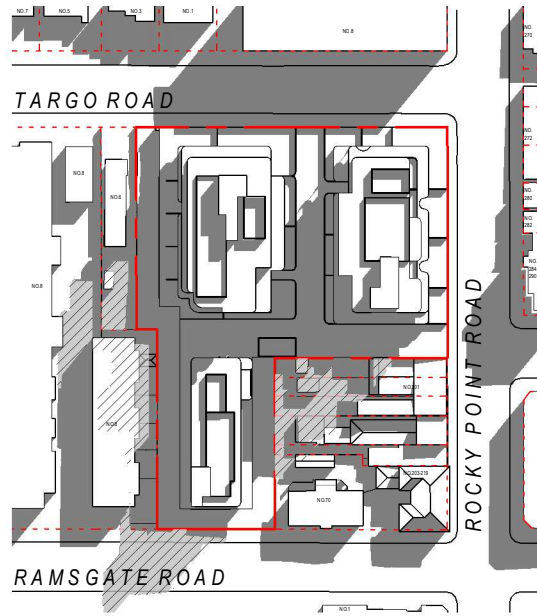


**Loading Dock -
Targo Rd
Options**

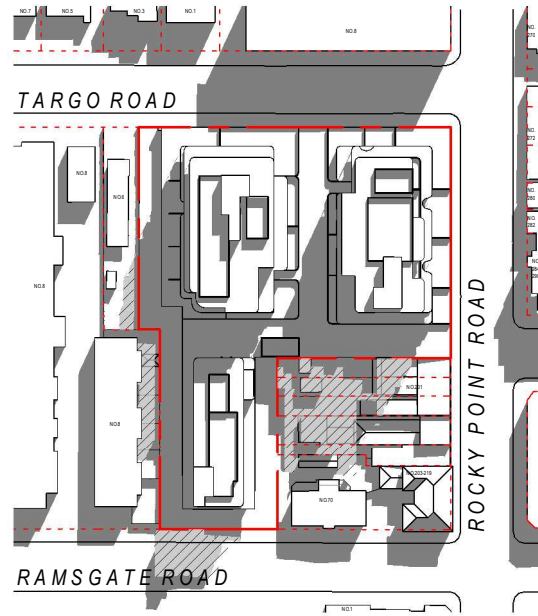
CP28



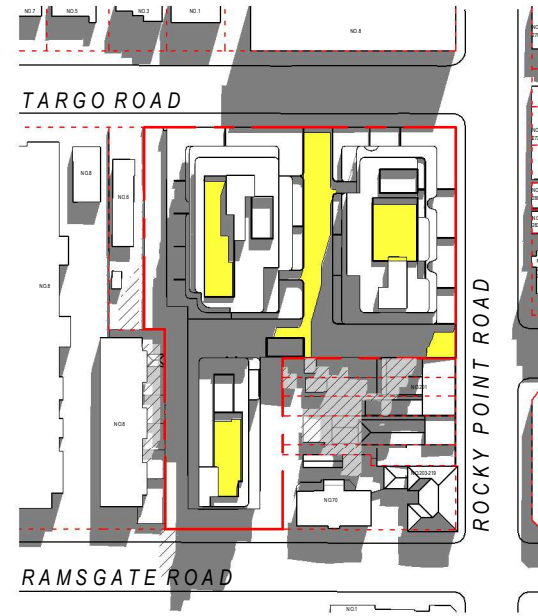
Shadow Plan - 21 June @9am



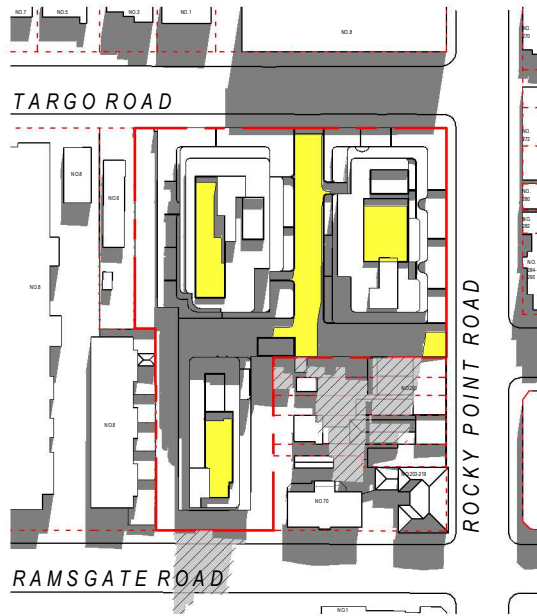
Shadow Plan - 21 June @10am



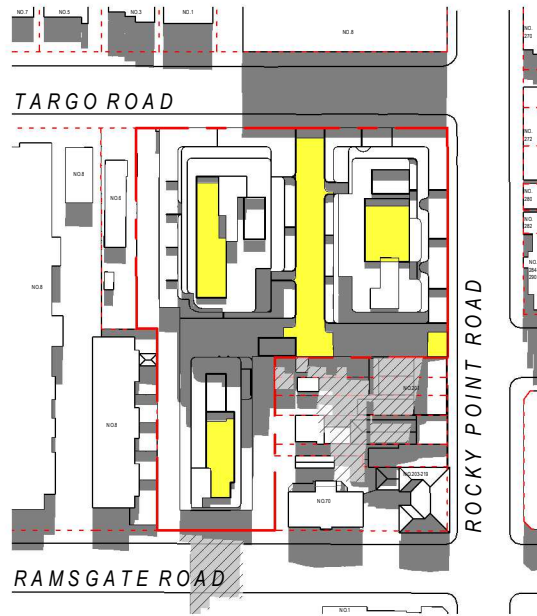
Shadow Plan - 21 June @11am



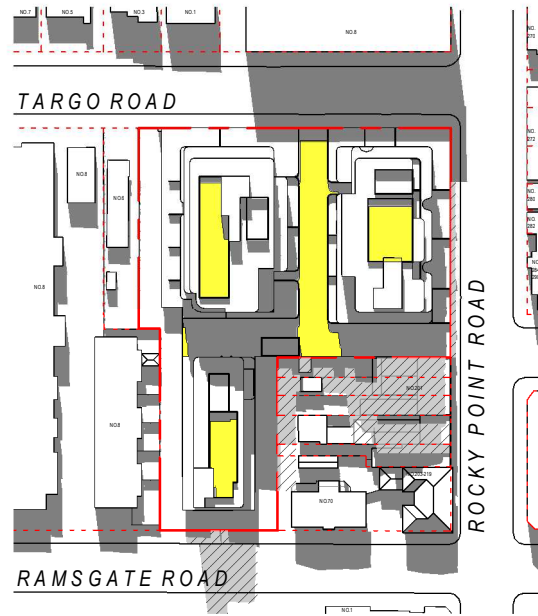
Shadow Plan - 21 June @1130am



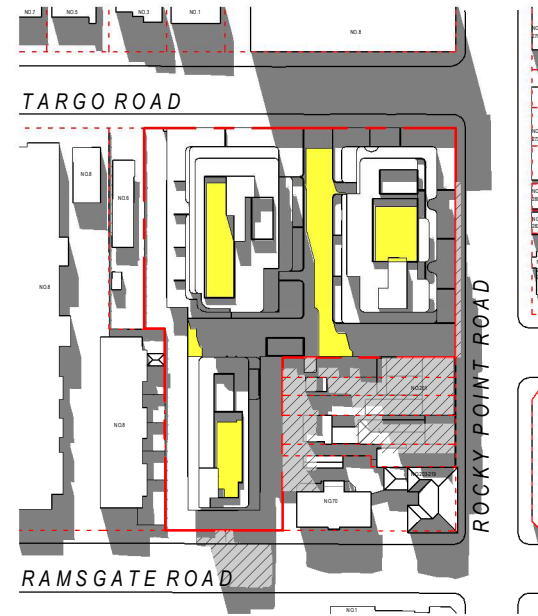
Shadow Plan - 21 June @12pm



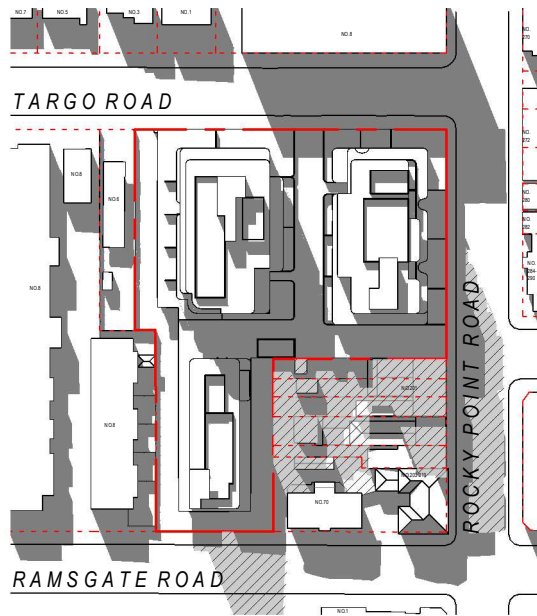
Shadow Plan - 21 June @1230pm



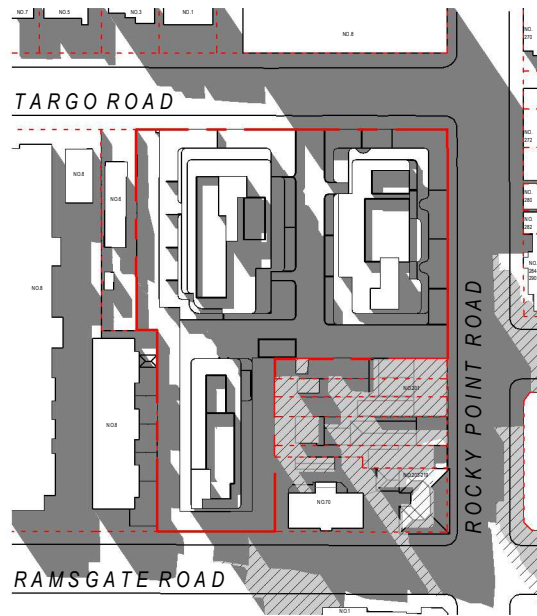
Shadow Plan - 21 June @1pm



Shadow Plan - 21 June @130pm



Shadow Plan - 21 June @2pm



Shadow Plan - 21 June @3pm

Legend - Shadow

-  EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING AND PROPOSED BUILT FORM.
-  EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL
-  EXTENT OF DIRECT SUNLIGHT ONTO COMMUNAL OPEN SPACE.

THE FOLLOWING SHADOW STUDY TRACKS THE PATH OF SHADOWS CREATED BY THE DEVELOPMENT AT WINTER SOLSTICE (21 JUNE).

SITE AREA: 6,389m²
COMMUNAL OPEN SPACE REQUIRED: 1597m² (25% of site)
COMMUNAL OPEN SPACE PROVIDED: 1621m² (25.4% of site)
 Level 1: 1011m²
 Level 4: 153m²
 Roof: 457m²

MIN. 50% SUNLIGHT to COMM. OPEN SPACE for MIN. 2 HOURS:
 11:30am: 856m² (53.6%)
 12:30pm: 1011m² (62.3%)
 1:30pm: 846m² (52.1%)

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Hopkins
Clarke**

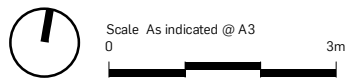
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Shadow Diagrams

21.05.24

CP30 c

SOLAR ACCESS COMPLIANCE



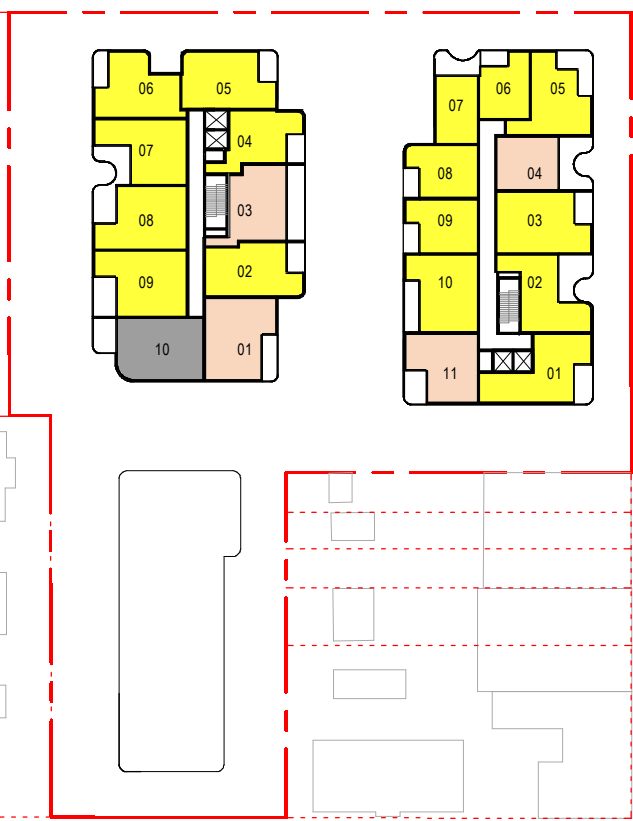
Level 1 - Solar Analysis



Level 2 - Solar Analysis



Level 3 - Solar Analysis



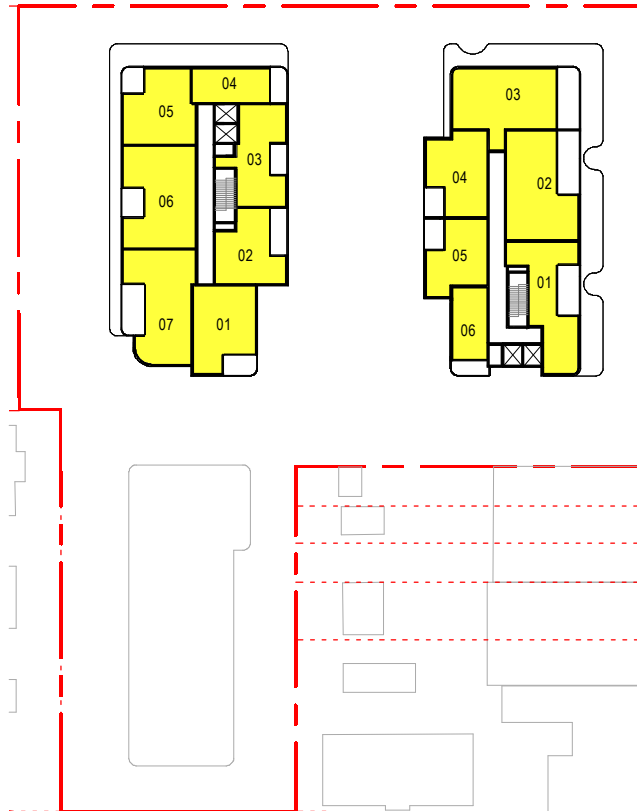
Level 4 - Solar Analysis



Level 5 - Solar Analysis



Level 6 - Solar Analysis



Level 7 - Solar Analysis

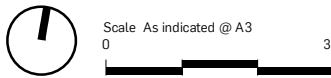
Legend - Solar Access Compliance

- NO DIRECT SUNLIGHT
- LESS THAN 2 HOURS DIRECT SUNLIGHT
- ACHIEVES 2 HOURS DIRECT SUNLIGHT

THE ADJACENT PLANS ILLUSTRATE 2 HOUR SOLAR ACCESS ADG COMPLIANCE CAN BE ACHIEVED AT WINTER SOLSTICE (21 JUNE) TO AT LEAST 70% OF APARTMENTS.

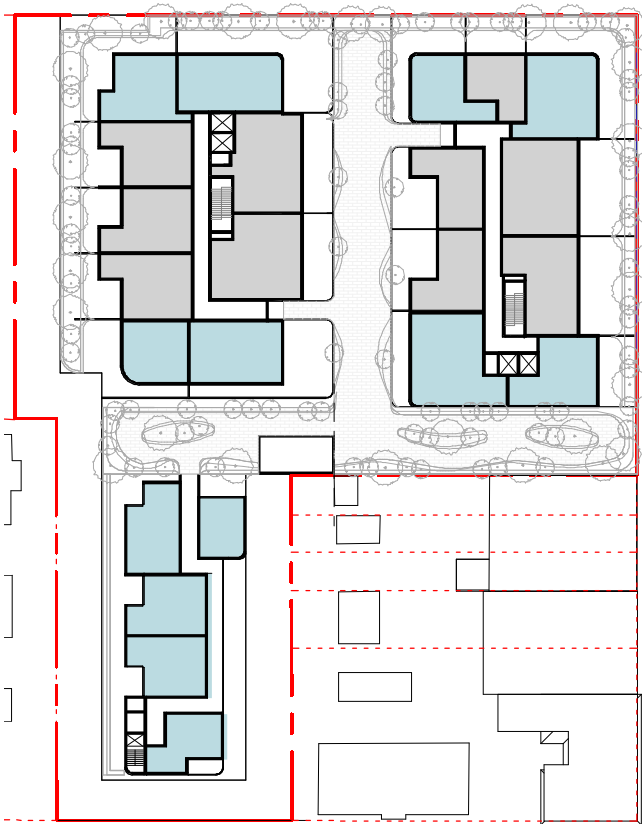
108 / 141 COMPLIANT APARTMENTS = 76.6%

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Solar Access Compliance

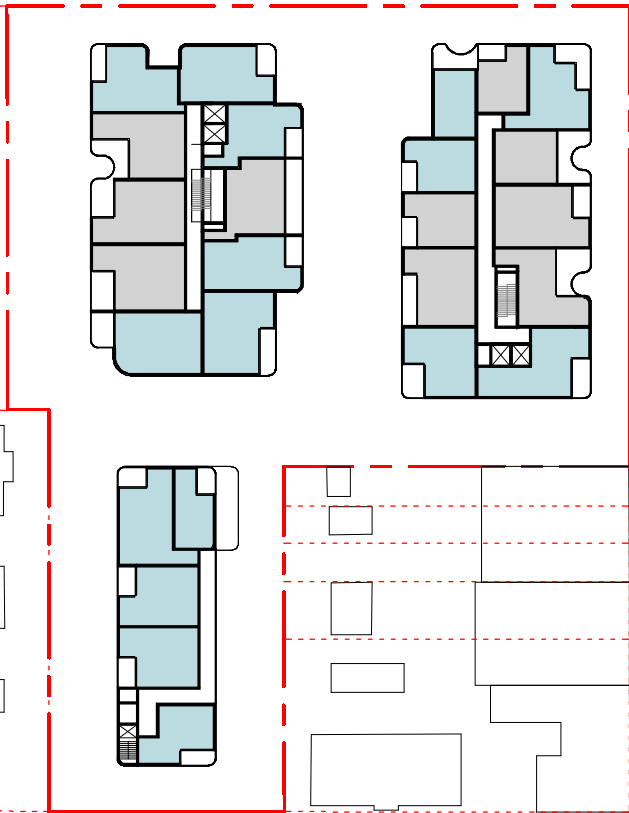
CROSS-VENTILATION COMPLIANCE



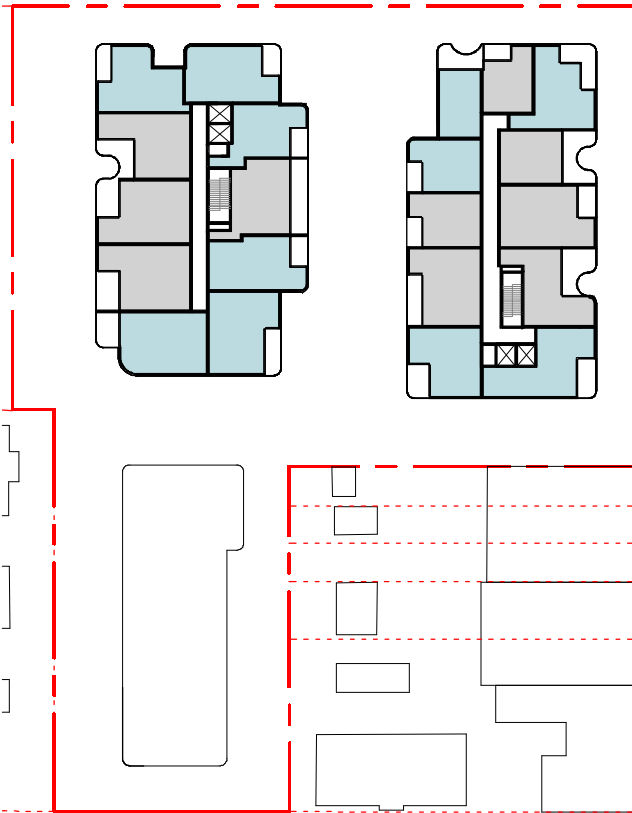
Level 1 - Cross Vent



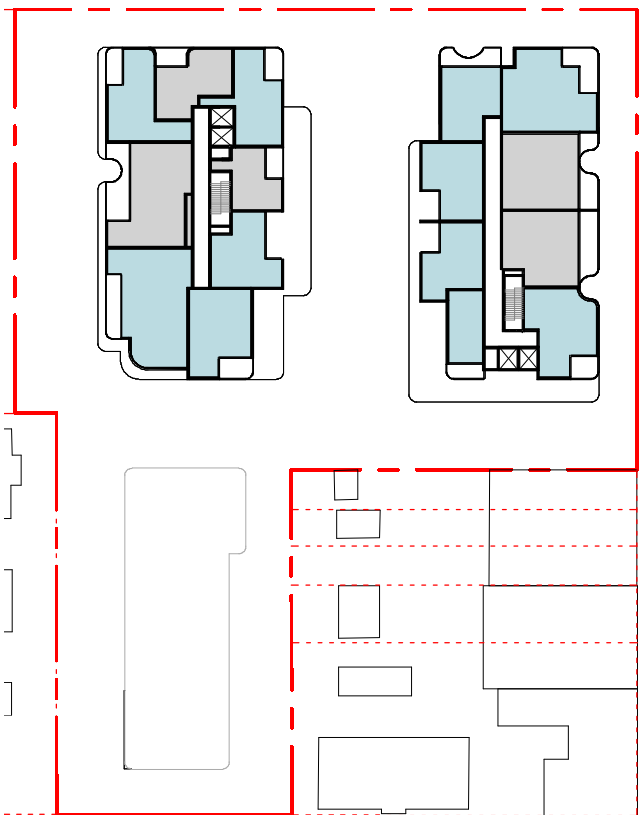
Level 2 - Cross Vent



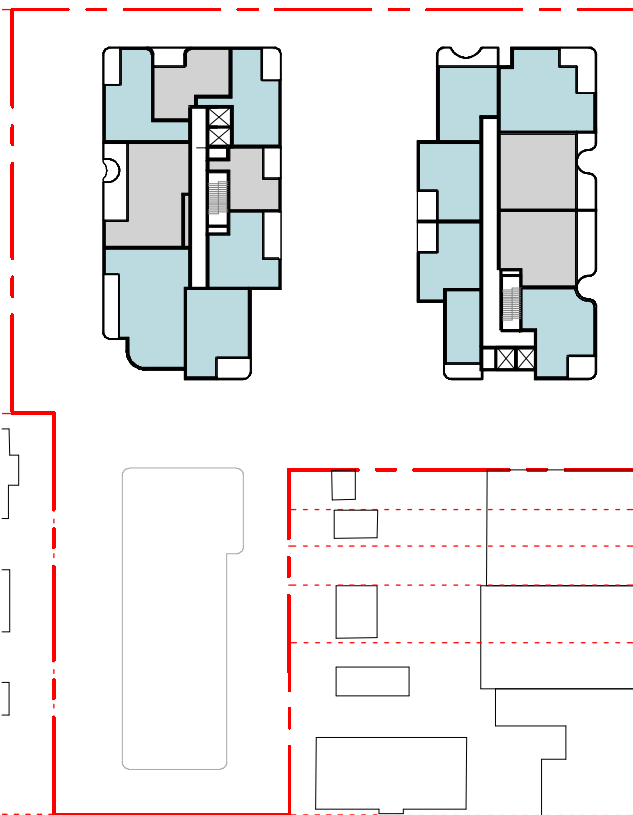
Level 3 - Cross Vent



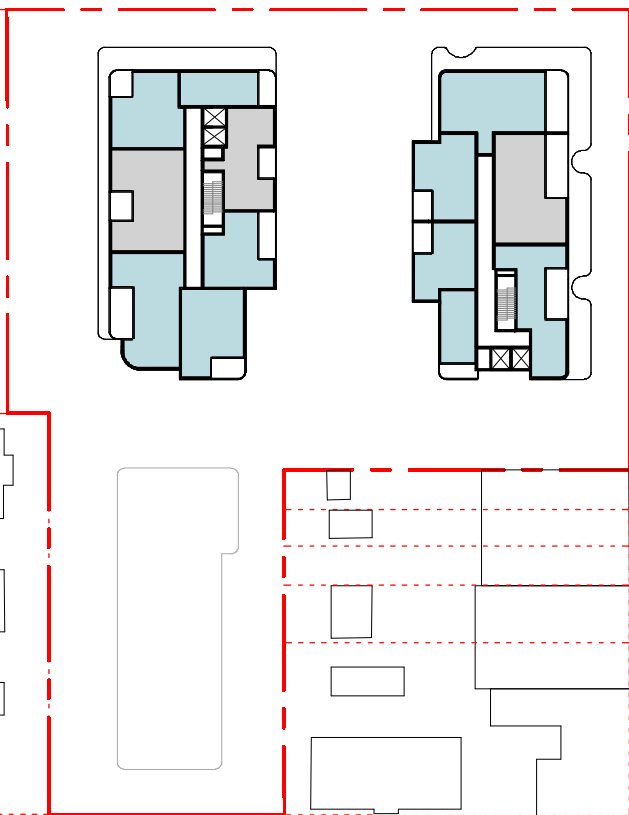
Level 4 - Cross Vent



Level 5 - Cross Vent



Level 6 - Cross Vent



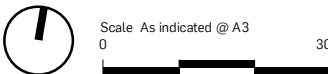
Level 7 - Cross Vent

Legend - Cross-Ventilation Compliance

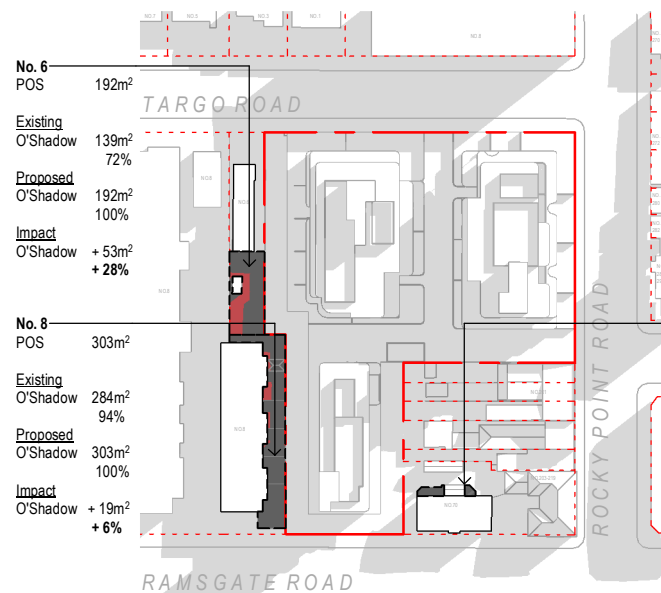
- NO DIRECT CROSS-VENTILATION
- ACHIEVES CROSS-VENTILATION

THE ADJACENT PLANS ILLUSTRATE CROSS VENTILATION ADG COMPLIANCE CAN BE ACHIEVED TO AT LEAST 60% OF APARTMENTS
88 / 141 COMPLIANT APARTMENTS = 62.4%

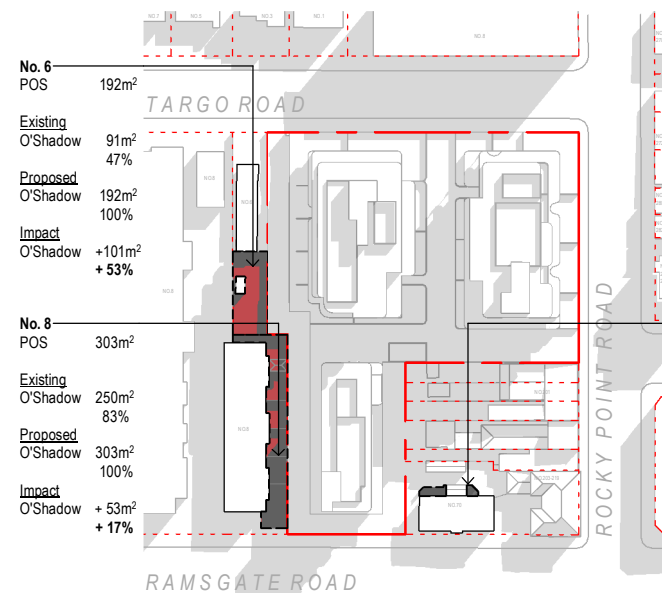
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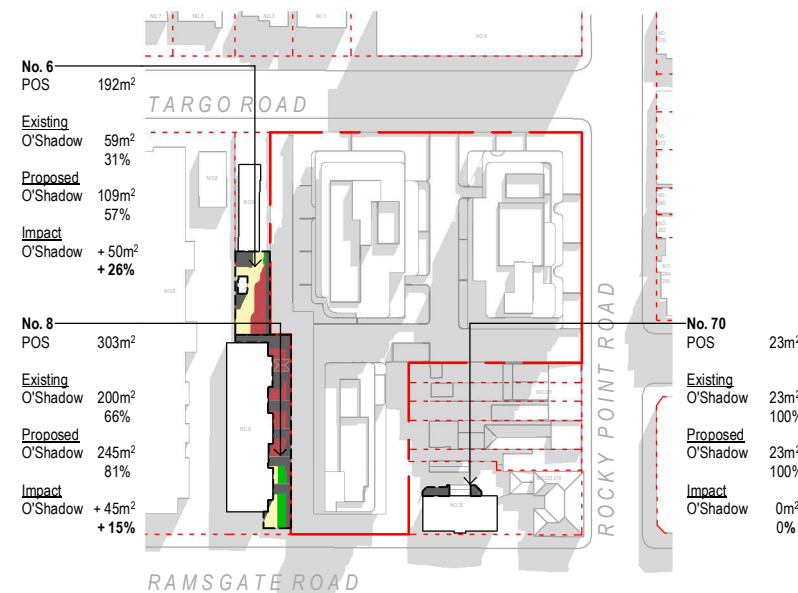
Cross Ventilation



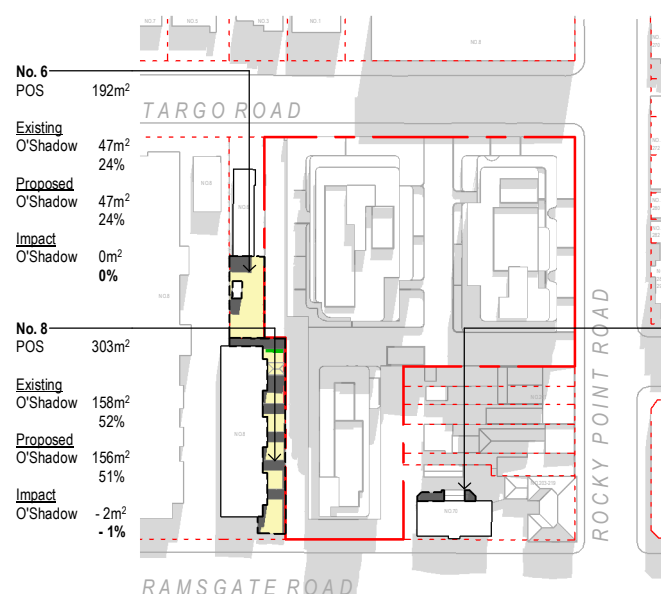
Neighbour Overshadow Plan - 21 June @9am



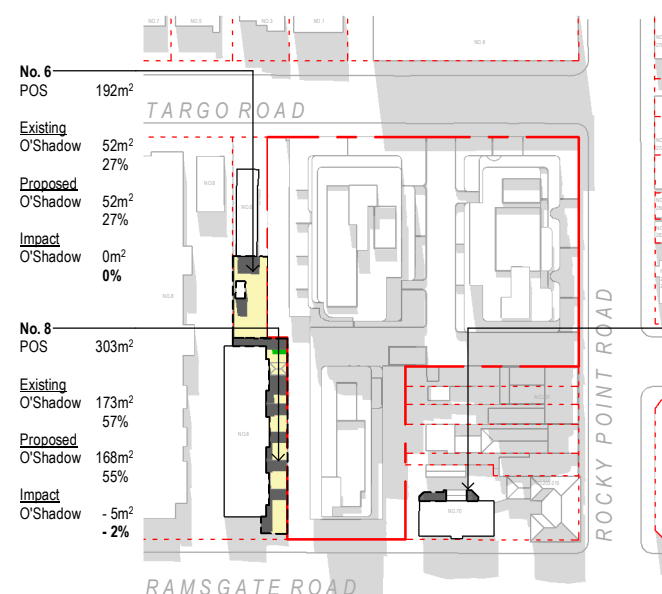
Neighbour Overshadow Plan - 21 June @10am



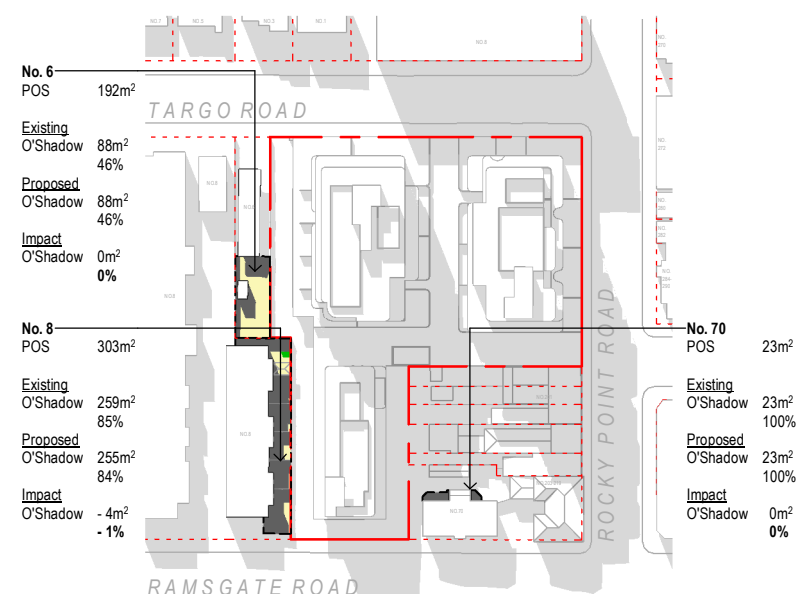
Neighbour Overshadow Plan - 21 June @11am



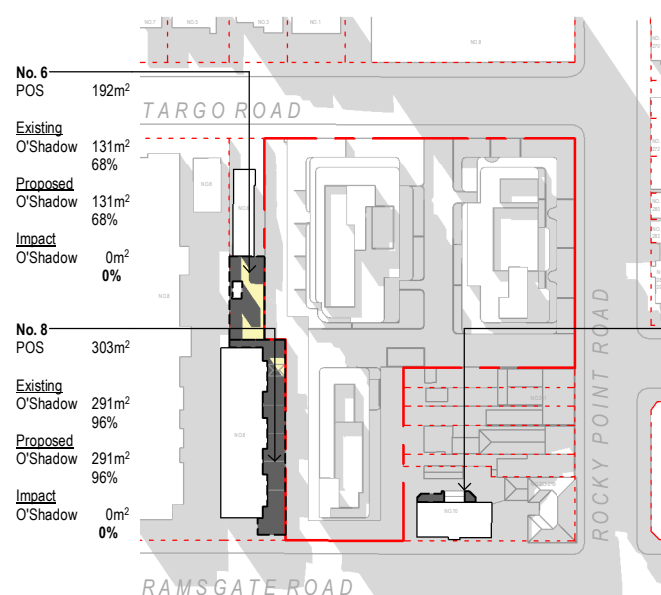
Neighbour Overshadow Plan - 21 June @12pm



Neighbour Overshadow Plan - 21 June @1pm



Neighbour Overshadow Plan - 21 June @2pm



Neighbour Overshadow Plan - 21 June @3pm

Legend - Overshadow to Neighbouring Properties

- EXTENT OF PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES AT GROUND LEVEL.
- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING CONDITIONS.
- EXTENT OF DIRECT SUNLIGHT ONTO PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES BY PROPOSED STRUCTURES.
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES.
- EXTENT OF REDUCED SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES.

NOTE:

- EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL
- PROPERTY FENCES (1.8M HIGH) ARE INCLUSIVE OF CAST SHADOWS OF EXISTING OR PROPOSED CONDITIONS

Overshadow to Neighbouring Properties

LOT NO.	09:00	10:00	11:00	12:00	13:00	14:00	15:00	SOLAR ACCESS (HRS)	COMPLY (Y/N)	VARIATION (HRS)	AVG. VARIATION / HR (%)
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	
6								3	2	-1	15
8								0	0	0	6
70								0	0	0	0

NOTE:

SOLAR ACCESS COMPLIANCE HAS BEEN DETERMINED BY ACHIEVEMENT OF 2 HOURS MIN. DIRECT SUNLIGHT ON 21 JUNE, WITH 50% MIN. DIRECT SUNLIGHT TO PRIMARY PRIVATE OPEN SPACE PER HOUR

Clarke Hopkins Clarke

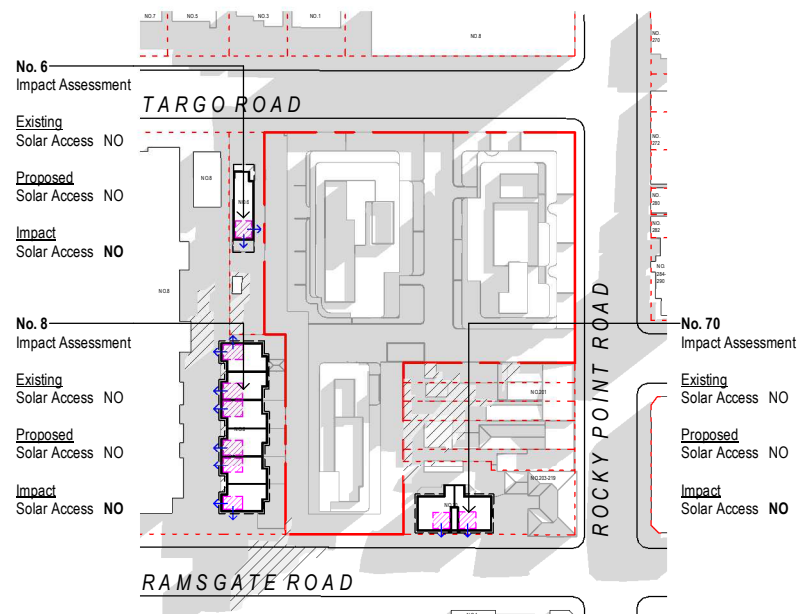
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Scale As indicated @ A3
0 60m

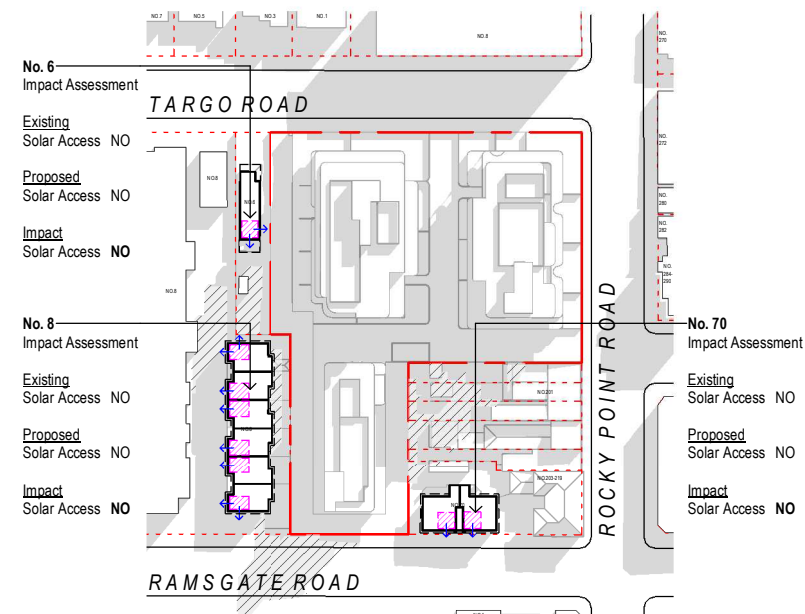
Neighbouring Properties Solar Access (1/2)

21.05.24

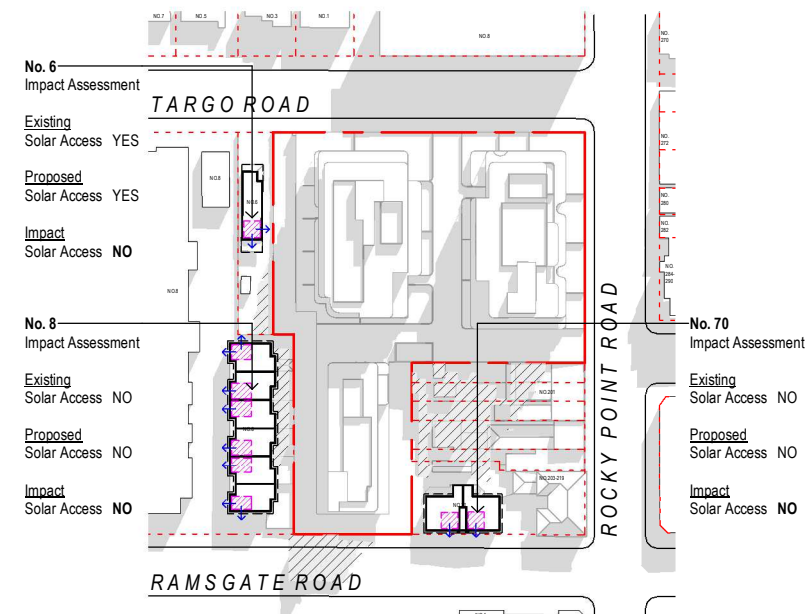
CP33 b



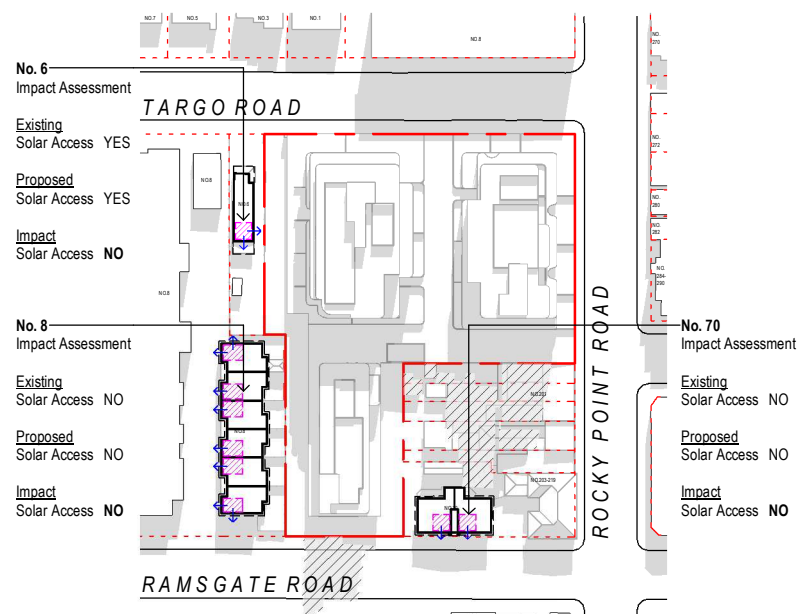
Neighbour Living Area Overshadow - 21 June @9am



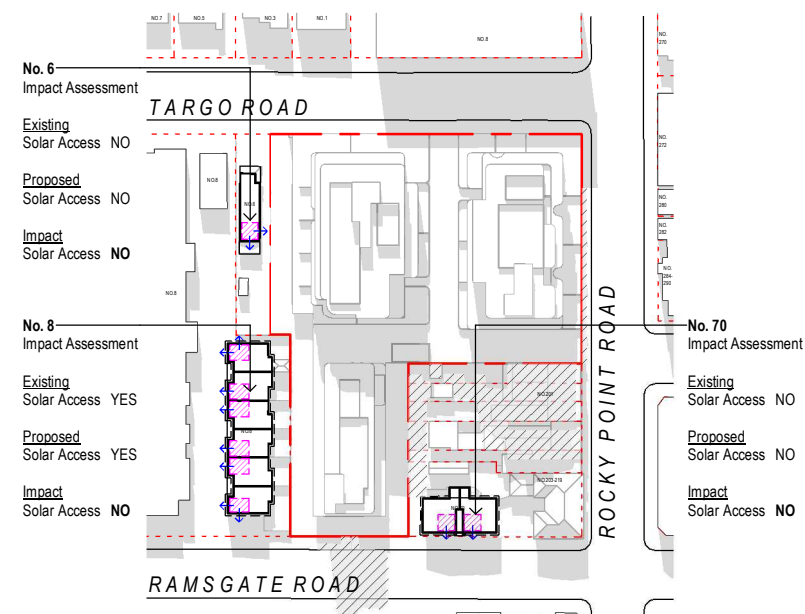
Neighbour Living Area Overshadow - 21 June @10am



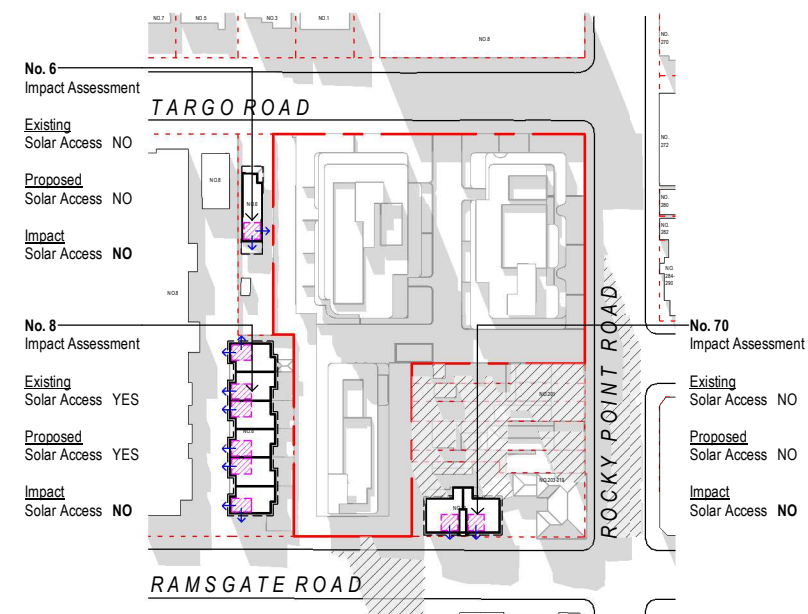
Neighbour Living Area Overshadow - 21 June @11am



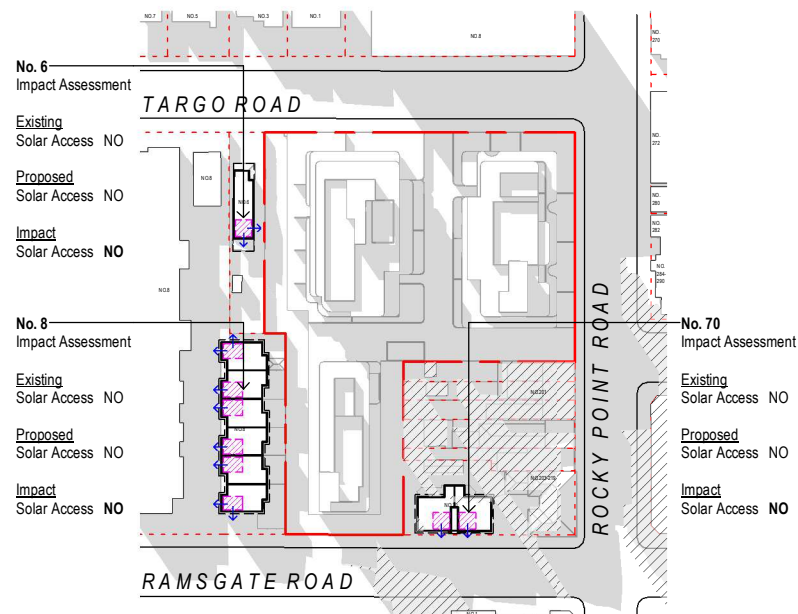
Neighbour Living Area Overshadow - 21 June @12pm



Neighbour Living Area Overshadow - 21 June @1pm



Neighbour Living Area Overshadow - 21 June @2pm



Neighbour Living Area Overshadow - 21 June @3pm

Legend - Shadow

- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING AND PROPOSED BUILT FORM.
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL.
- NOMINAL LIVING AREA LOCATION AT GROUND FLOOR OF NEIGHBOURING BUILDING. LOCATIONS ARE APPROXIMATE, AND DERIVED FROM RESEARCH CONDUCTED ON REAL ESTATE PLANS AND AERIAL PHOTOGRAPHS.
- POSITION AND ORIENTATION OF WINDOWS FROM LIVING AREAS OF NEIGHBOURING BUILDINGS. LOCATIONS ARE APPROXIMATE, AND DERIVED FROM RESEARCH CONDUCTED ON REAL ESTATE PLANS AND AERIAL PHOTOGRAPHS.

Overshadow to Neighbouring Living Areas

LOT NO.	09:00	10:00	11:00	12:00	13:00	14:00	15:00	IMPACT ASSESSMENT
	EXISTING PROPOSED	EXISTING PROPOSED	EXISTING PROPOSED	EXISTING PROPOSED	EXISTING PROPOSED	EXISTING PROPOSED	EXISTING PROPOSED	
6								NO IMPACT
8								NO IMPACT
70								NO IMPACT

NOTE:
THE FOLLOWING SHADOW STUDY TRACKS THE PATH OF SHADOWS CREATED BY THE DEVELOPMENT AT WINTER SOLSTICE (21 JUNE).

EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL

**Clarke
Hopkins
Clarke**

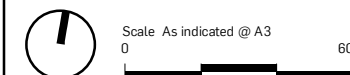
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Neighbouring Properties Solar Access (2/2)

21.05.24

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