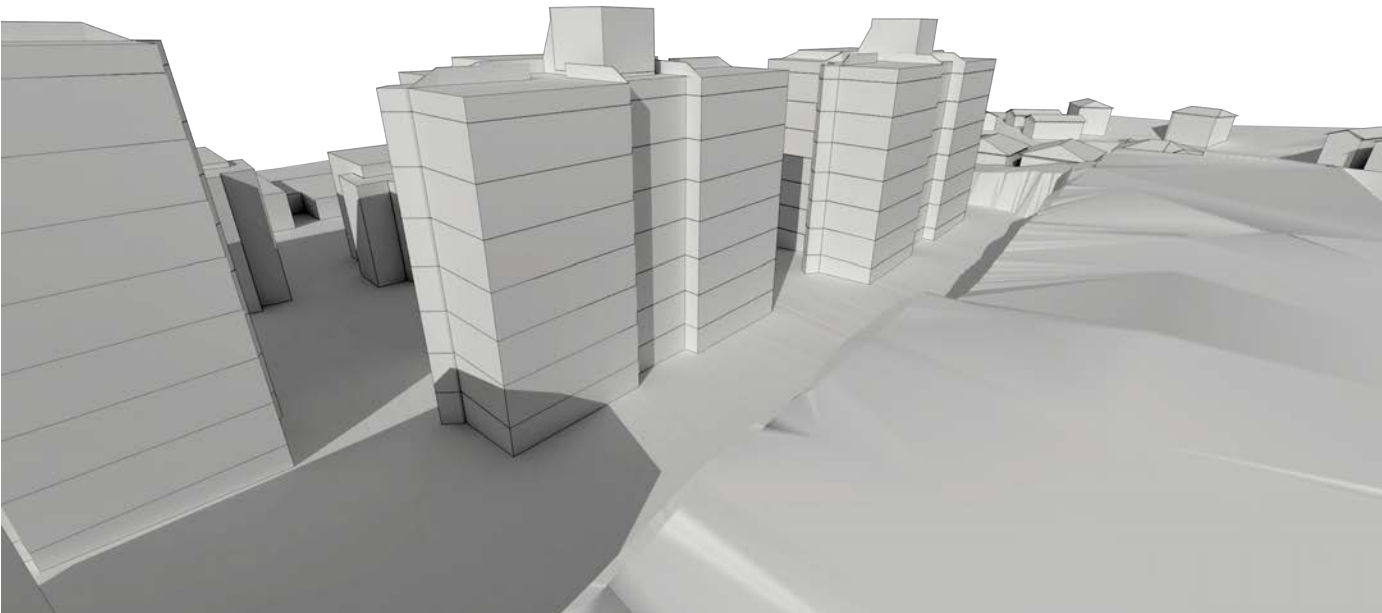
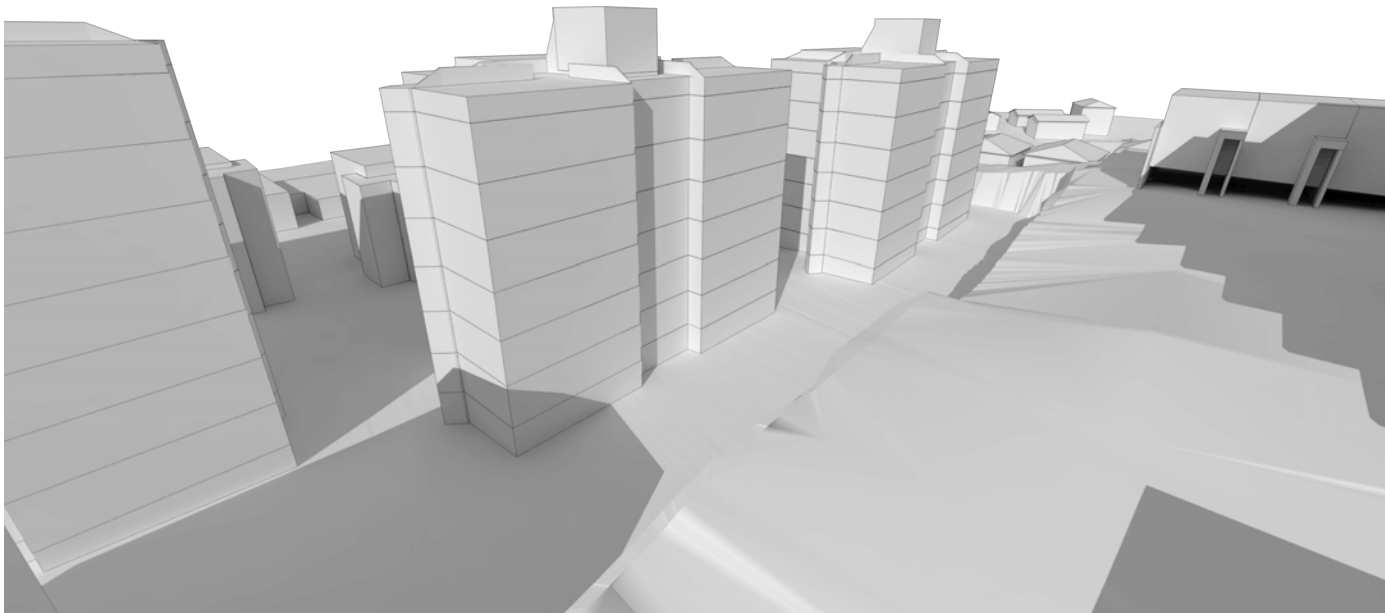


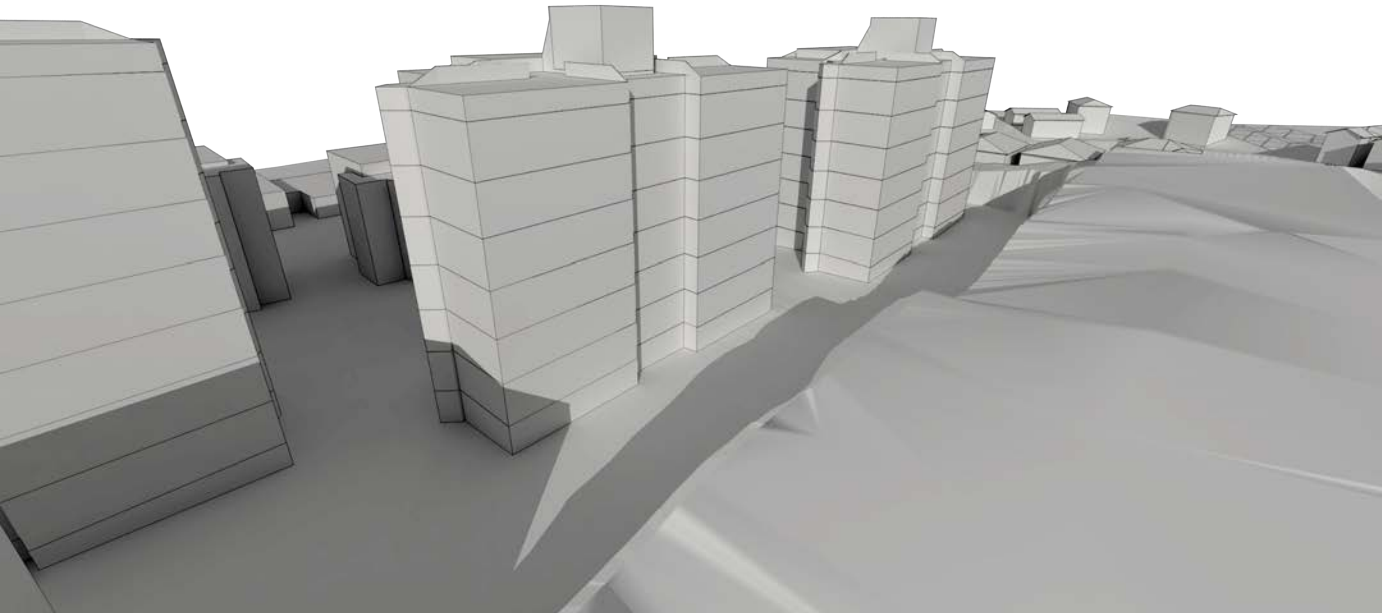
4.3 Castle Vale Analysis - 21 June



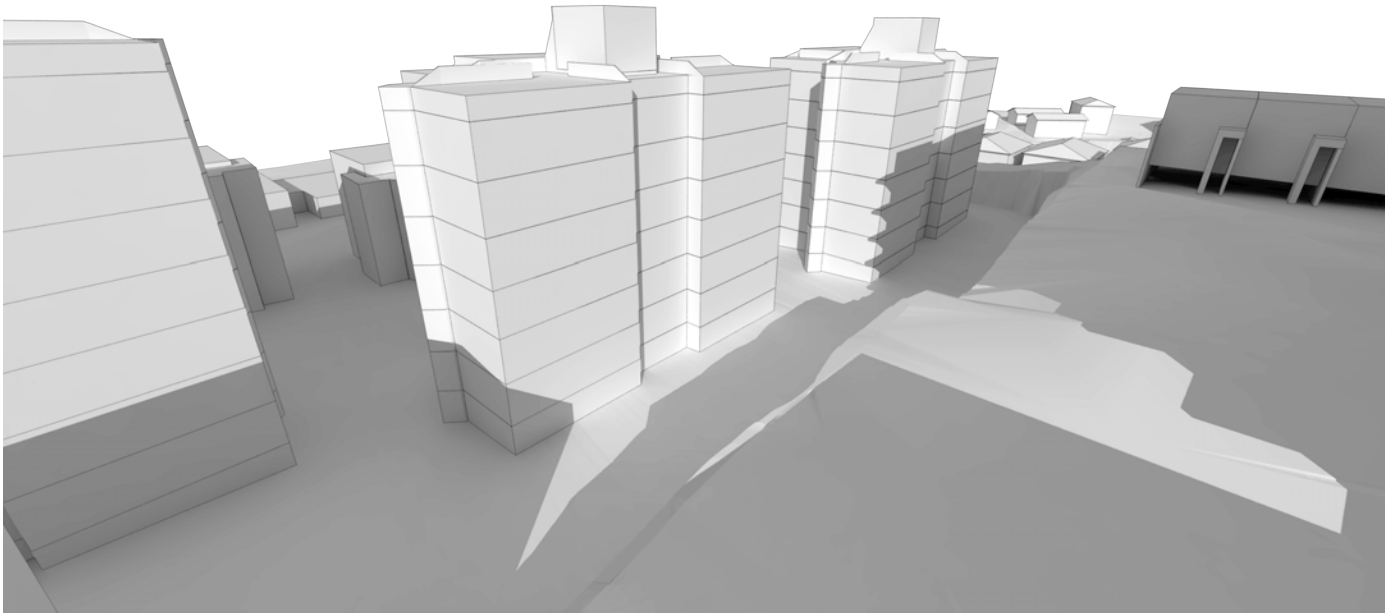
1pm Existing



1pm Proposed

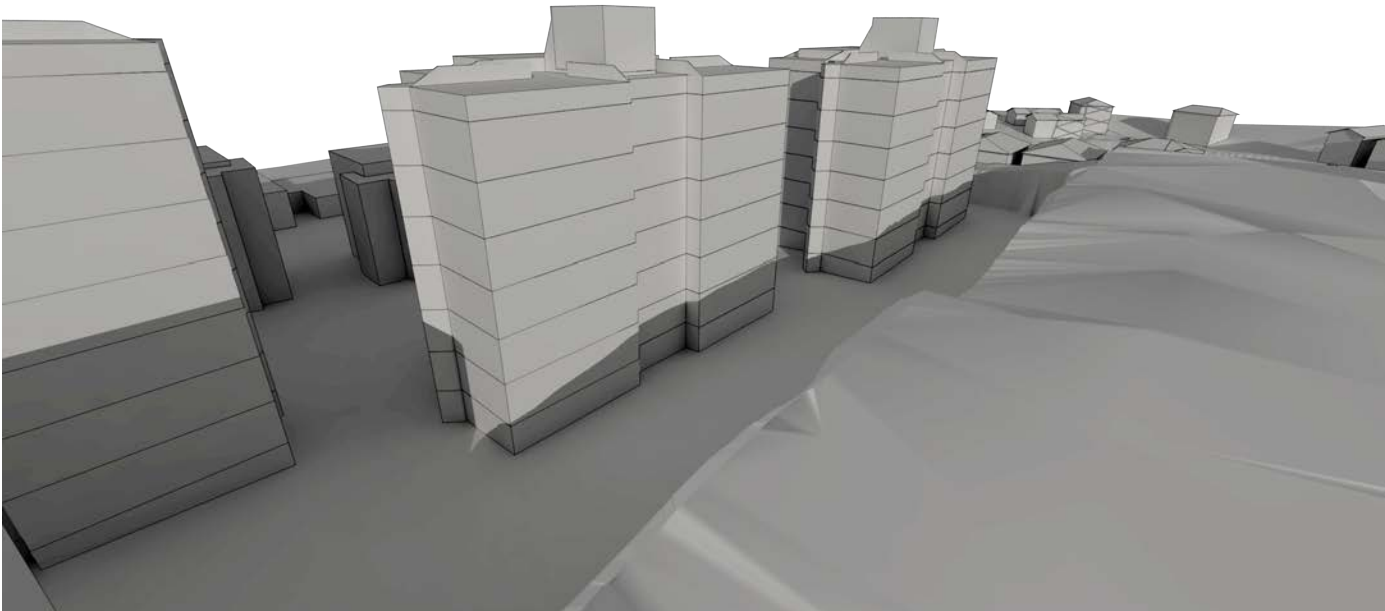


2pm Existing

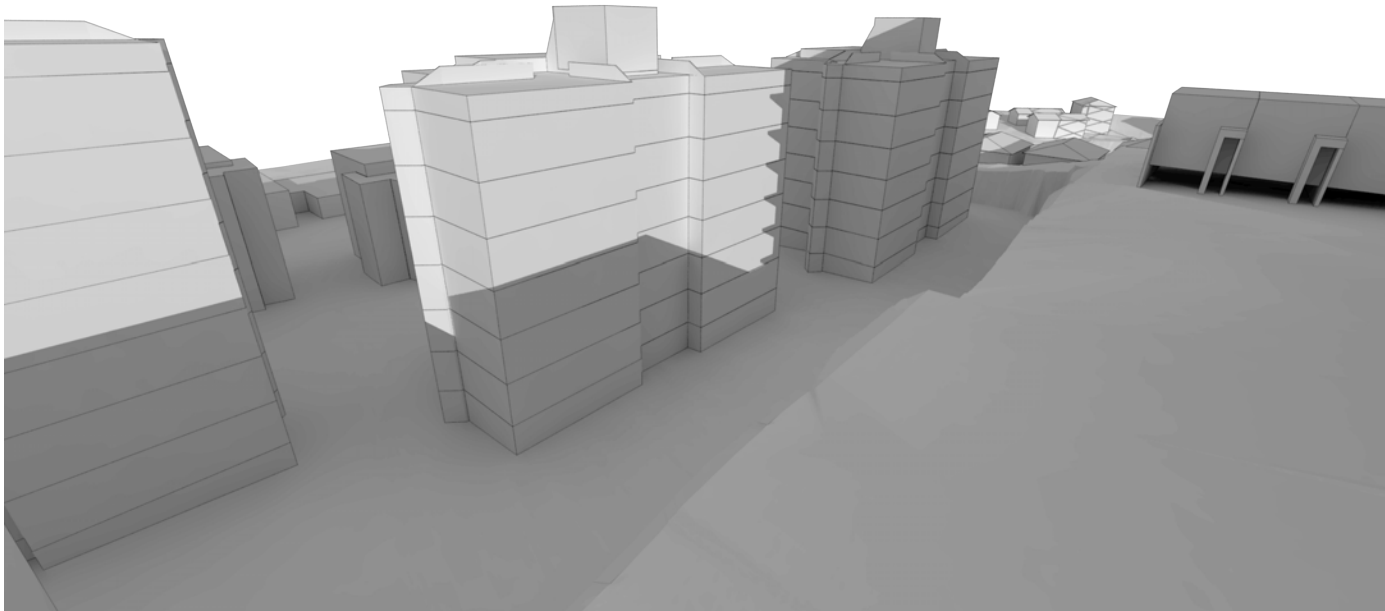


2pm Proposed

4.3 Castle Vale Analysis - 21 June



3pm Existing

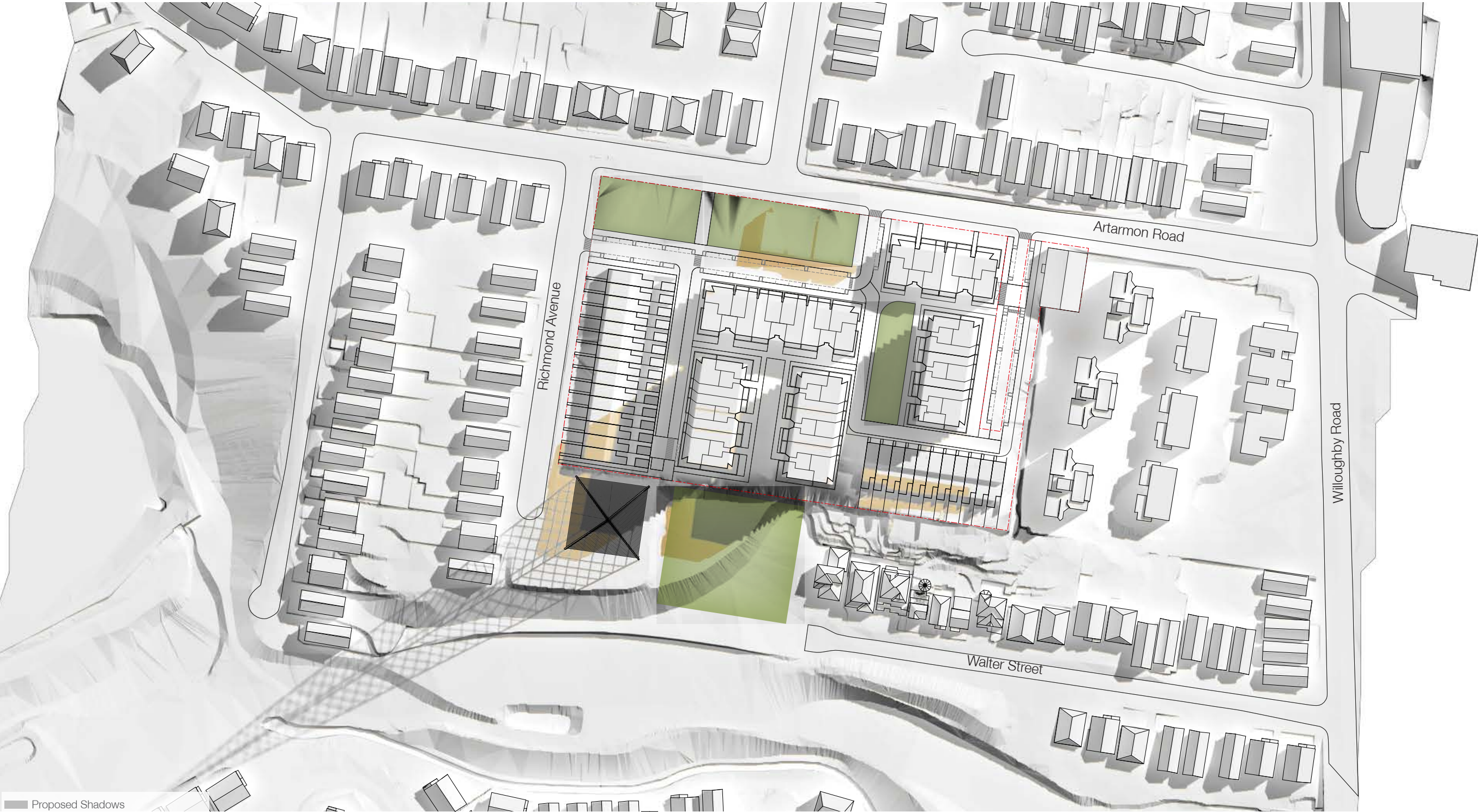


3pm Proposed

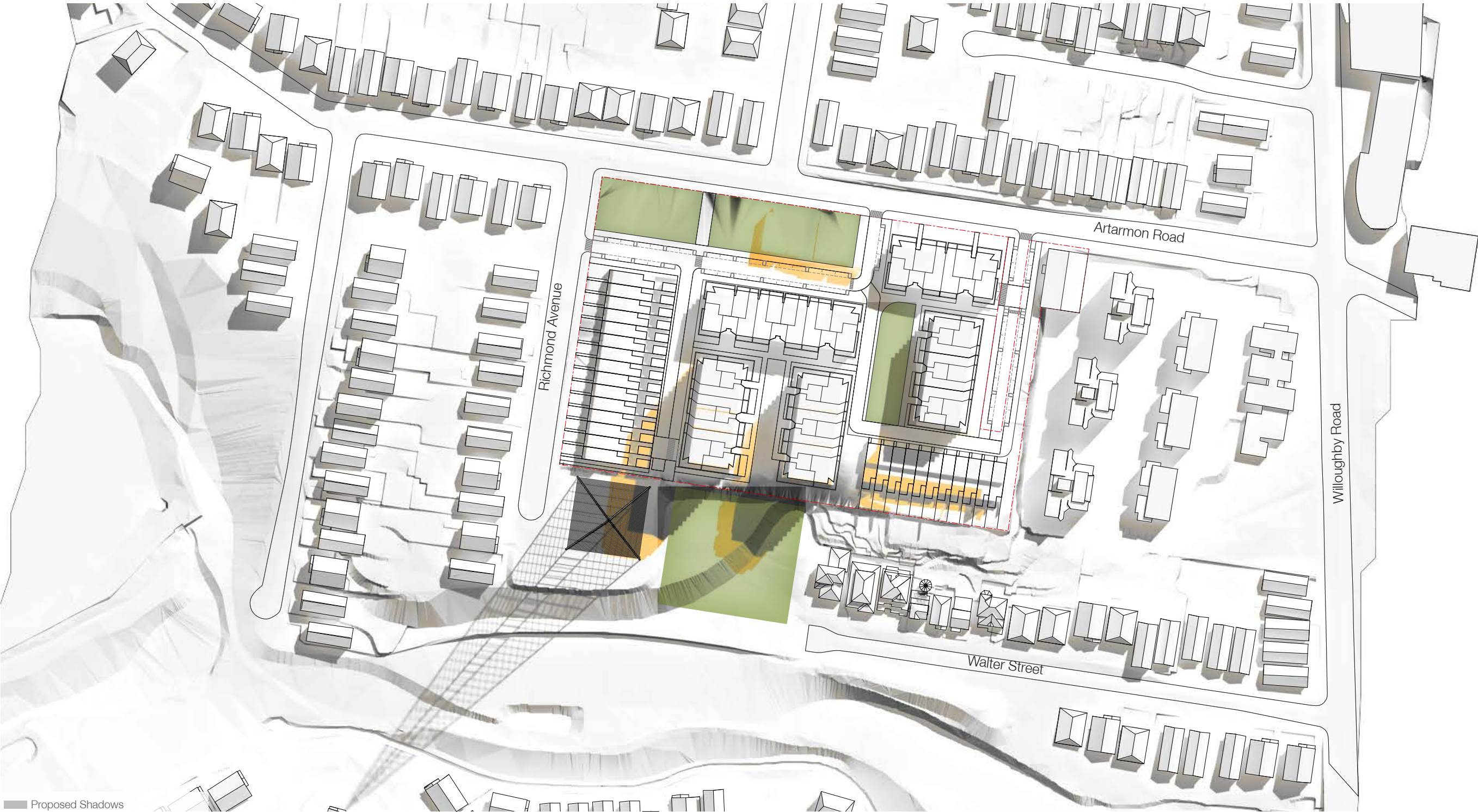
It should be noted that the configuration of Castle Vale includes apartments with a double-frontage, where living spaces are orientated to the east and the bedrooms located on the western facades. As such the impact of the southernmost block in Castle Vale is negligible.

The western elevations continue to receive sunlight between 12pm and 2pm, after which the impact of Block B is isolated to the southernmost block. The shadow coverage moves up the western elevation to eventually cover the southern block only. The existing retaining wall already overshadows the lower floors of the remaining two blocks at 3pm.

4.4.1 Solar Analysis 9am - 22 September



4.4.2 Solar Analysis 10am - 22 September



4.4.3 Solar Analysis 11am - 22 September



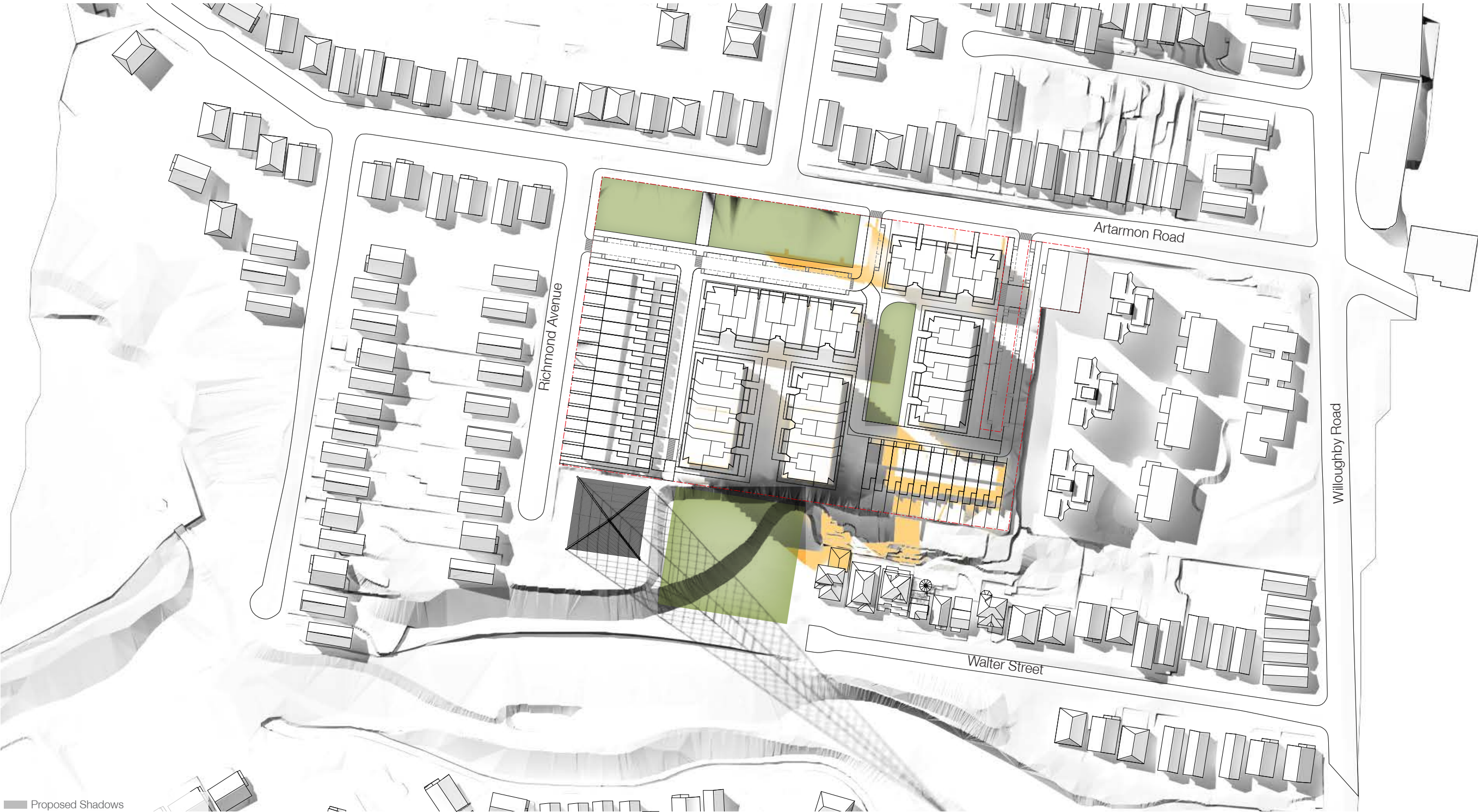
4.4.4 Solar Analysis 12pm - 22 September



4.4.5 Solar Analysis 1pm - 22 September



4.4.6 Solar Analysis 2pm - 22 September



Proposed Shadows
14 March 2013 Scheme B Shadows

4.4.7 Solar Analysis 3pm - 22 September



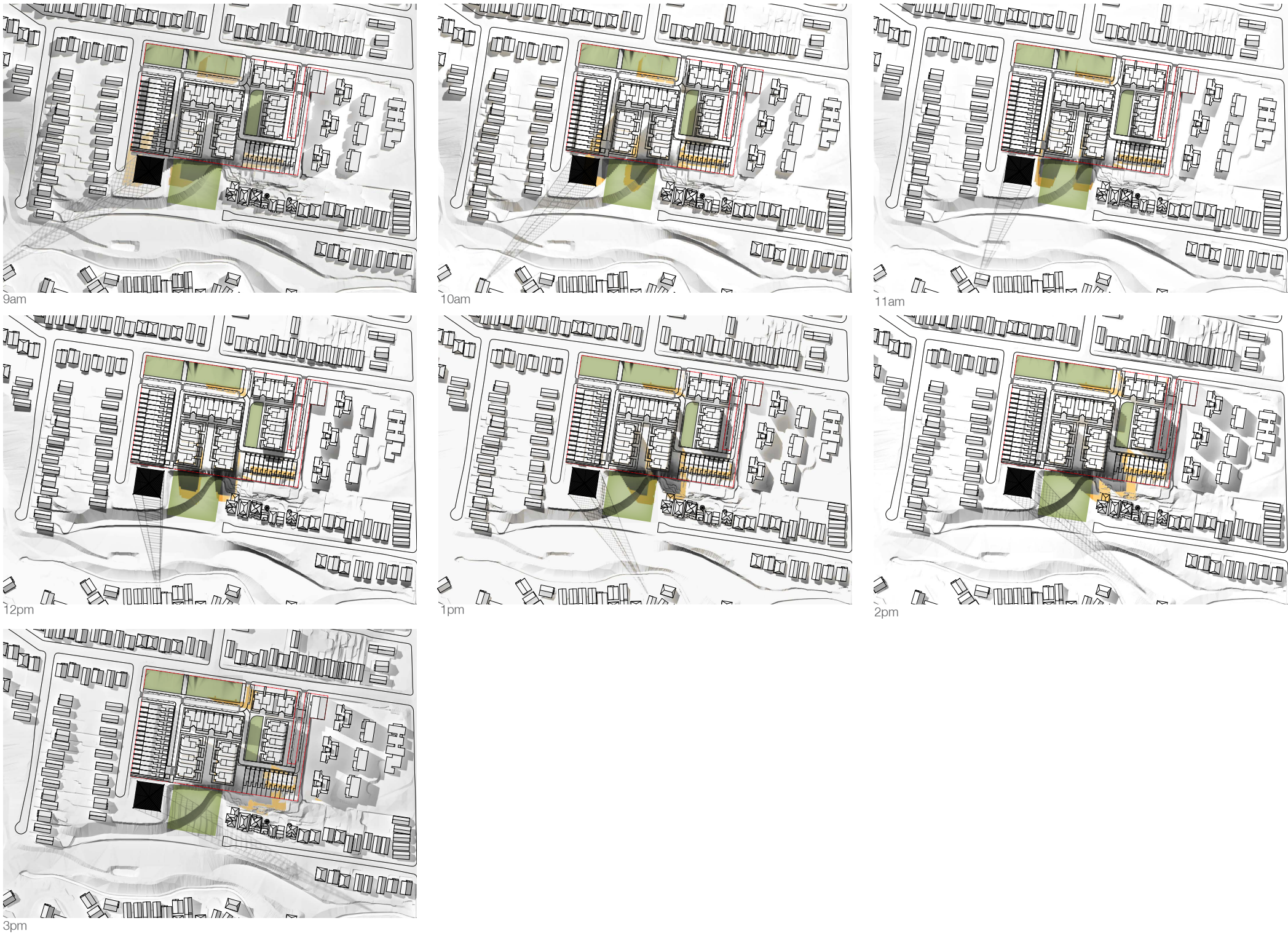
Proposed Shadows
14 March 2013 Scheme B Shadows

4.4.8 Solar Analysis - 22 September - Summary

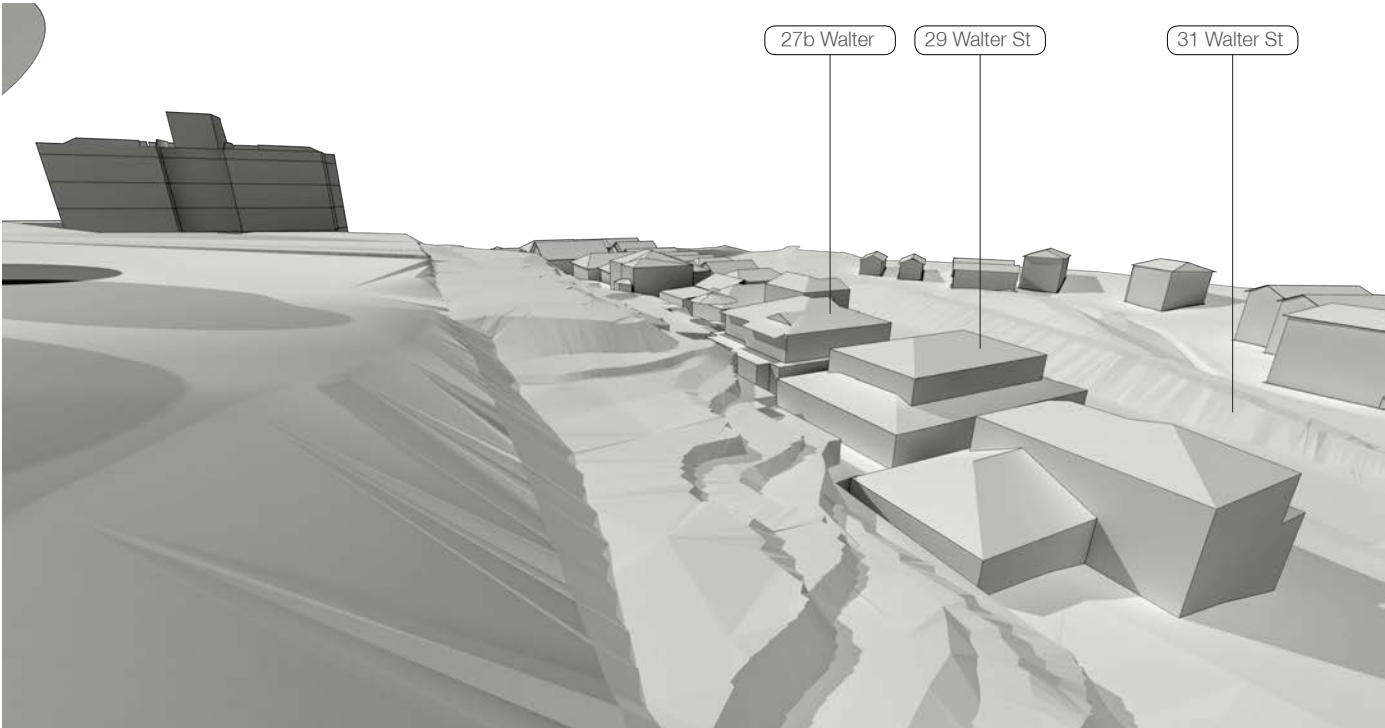
The scale and configuration of the Concept Plan has been refined to minimise the impact of overshadowing on neighbouring properties, specifically those along Walter Street and along the western boundary of Castle Vale. At the Equinox the proposal has minimal impact on the neighbouring properties.

This plan analysis illustrates that the Walter Street properties receive access to sunlight through out the day as a result of the reduce height of Blocks B and C, and their increased setback from the southern boundary. At midday Block E has slight impact on the rear of No. 31 Walter street.

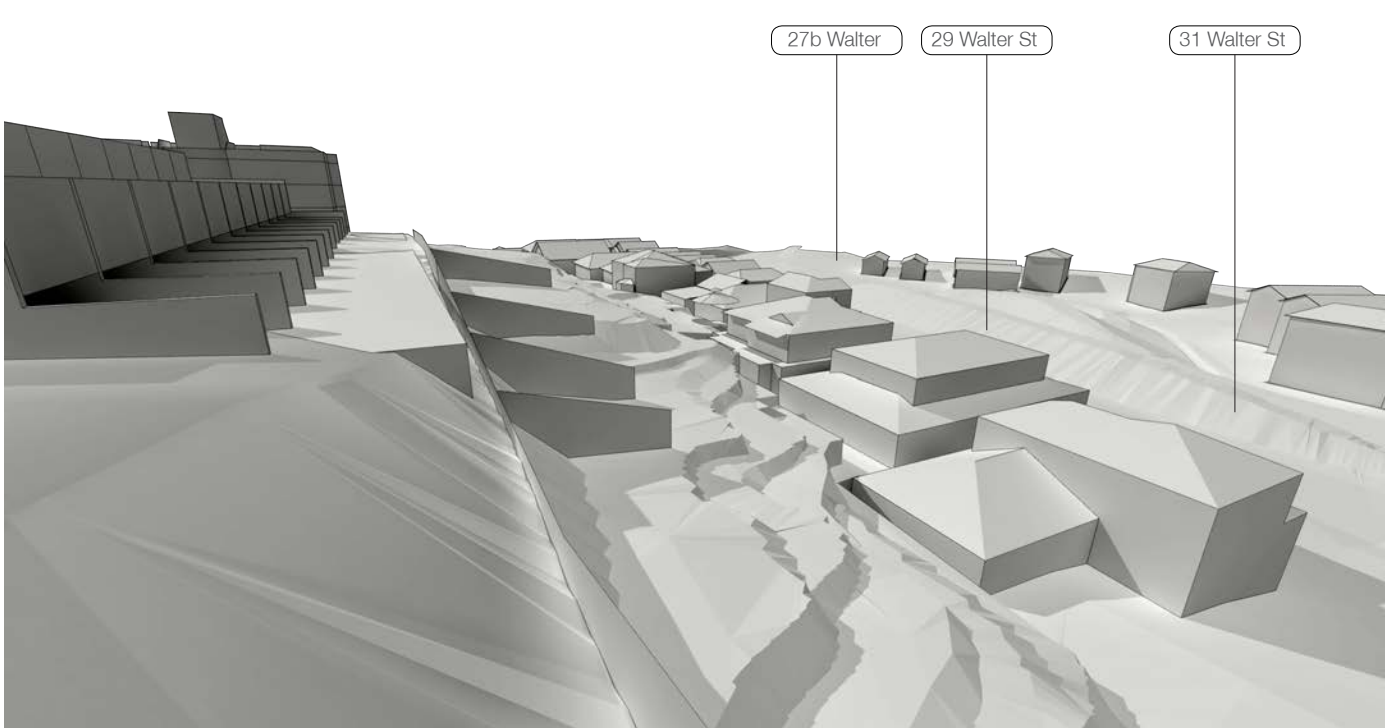
The height of Block B has been reduce to minimise the impact on the western elevation of Castle Vale. Further analysis of these elevations is outlined below.



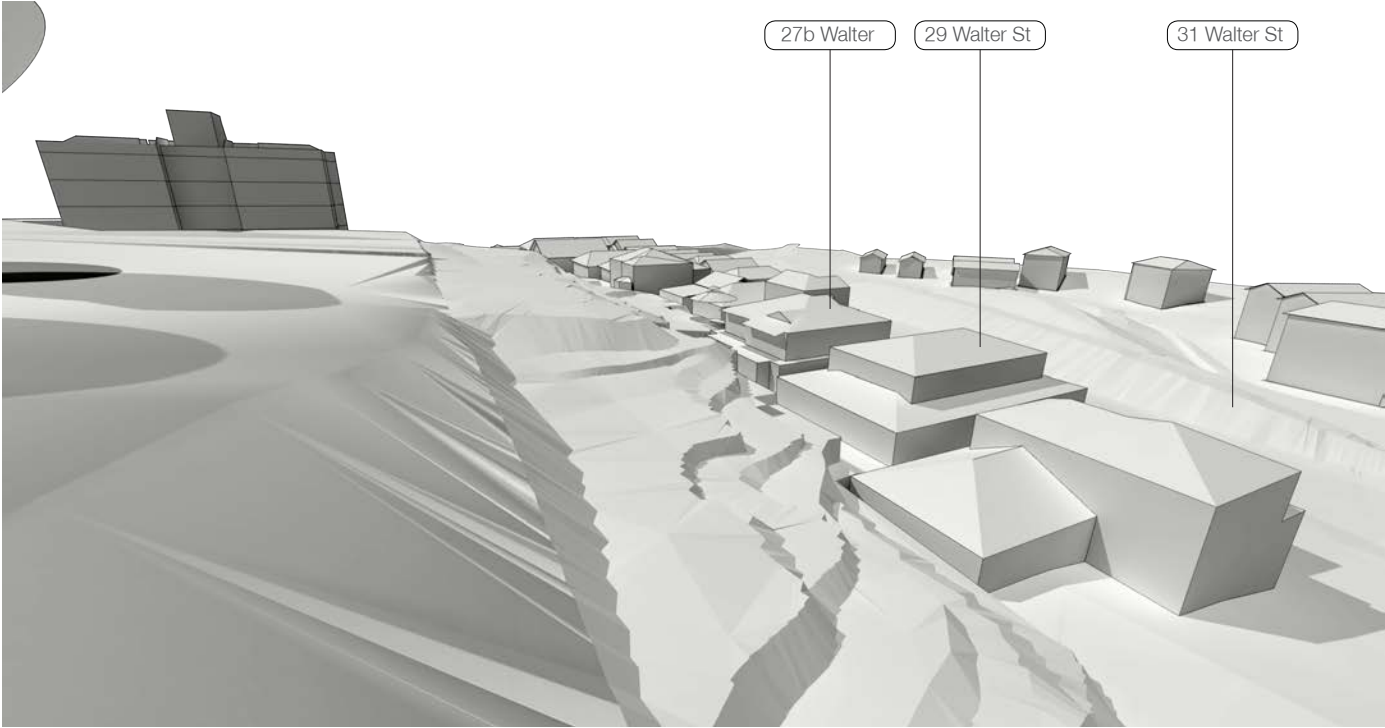
4.5 Walter Street Analysis - 22 September



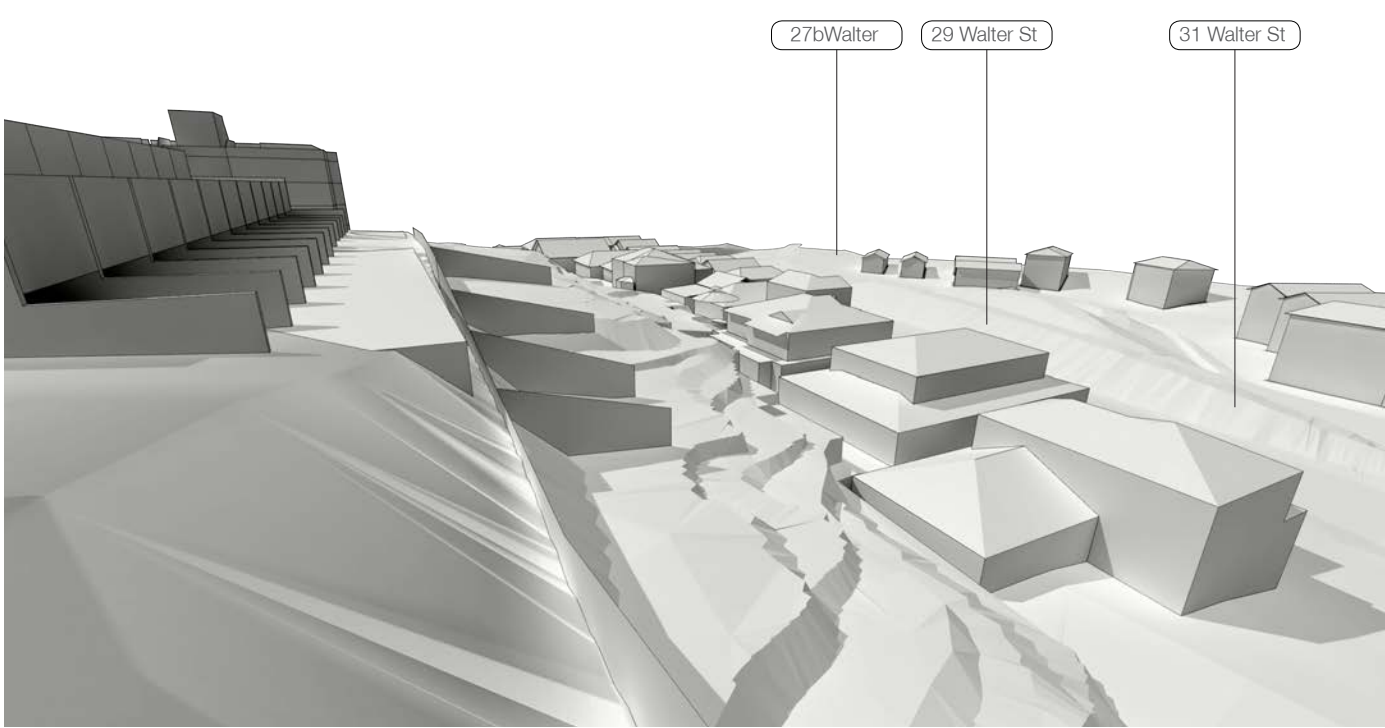
9am Existing



9am Proposed

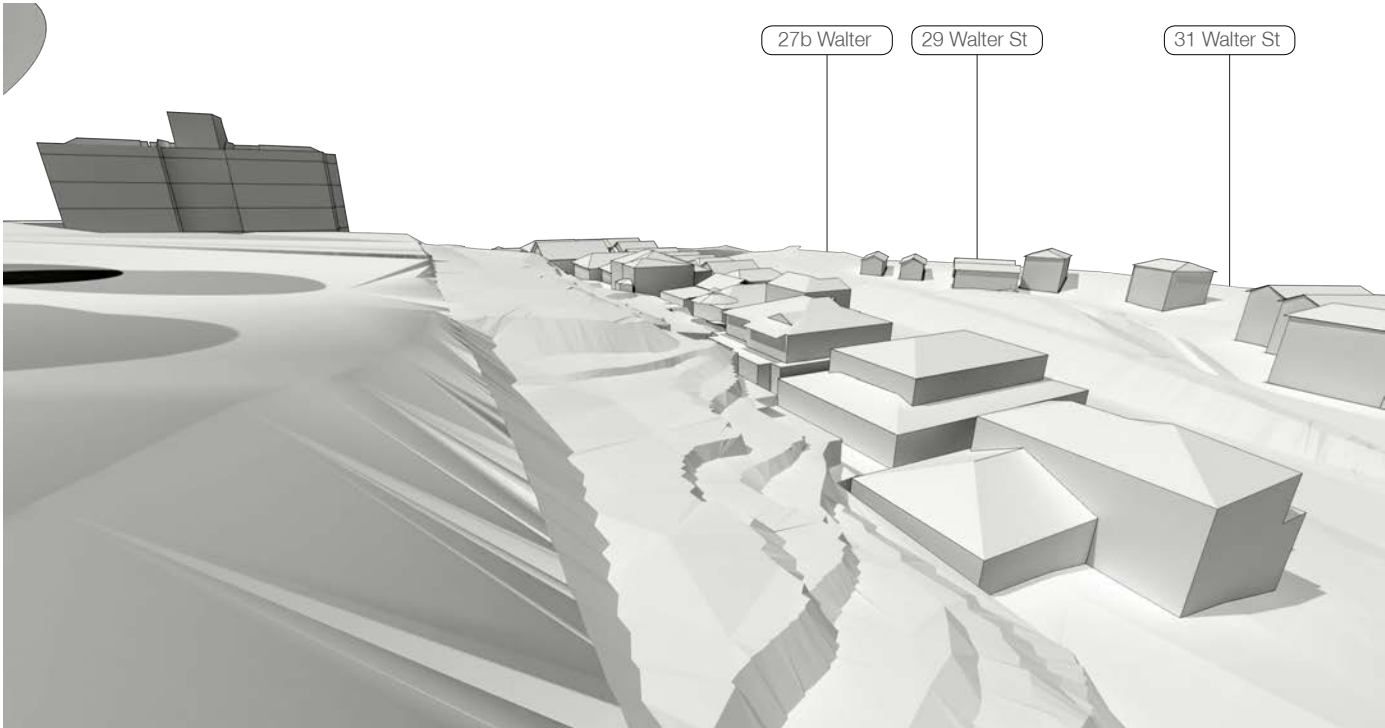


10am Existing

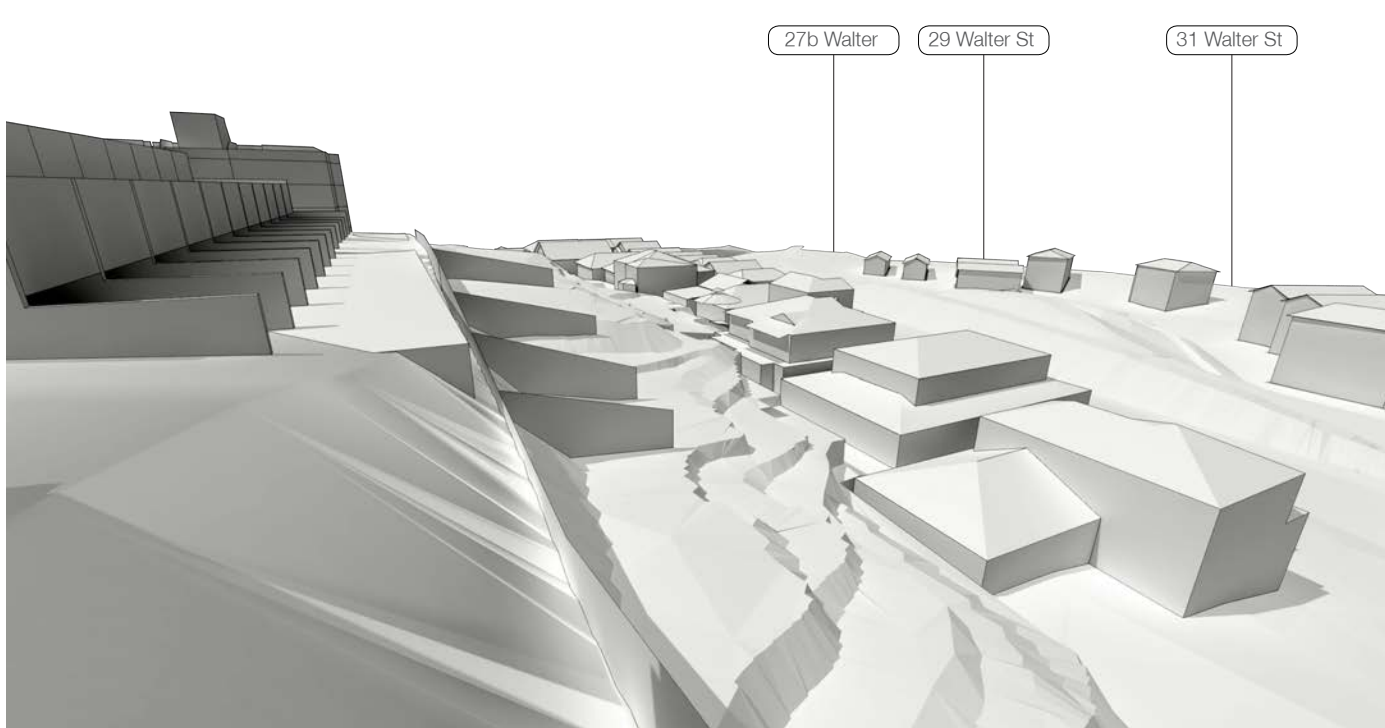


10am Proposed

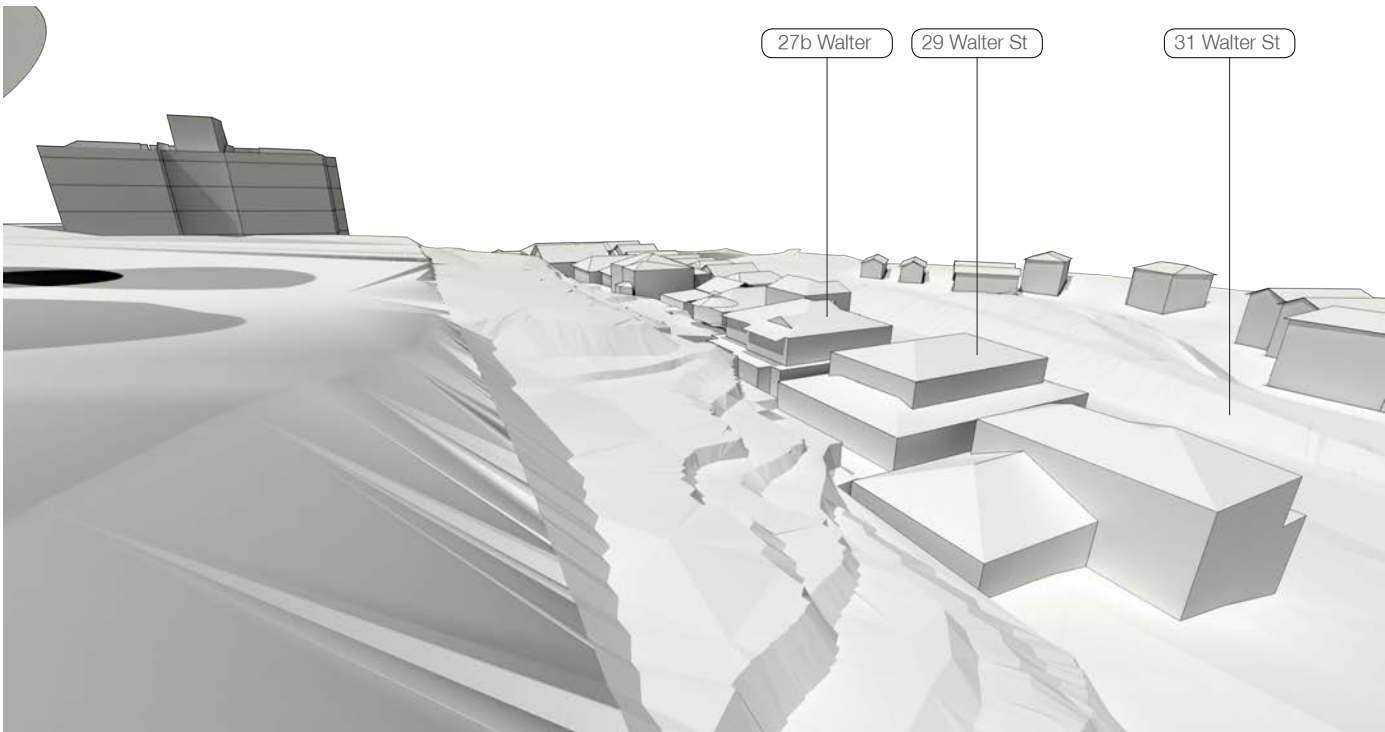
4.5 Walter Street Analysis - 22 September



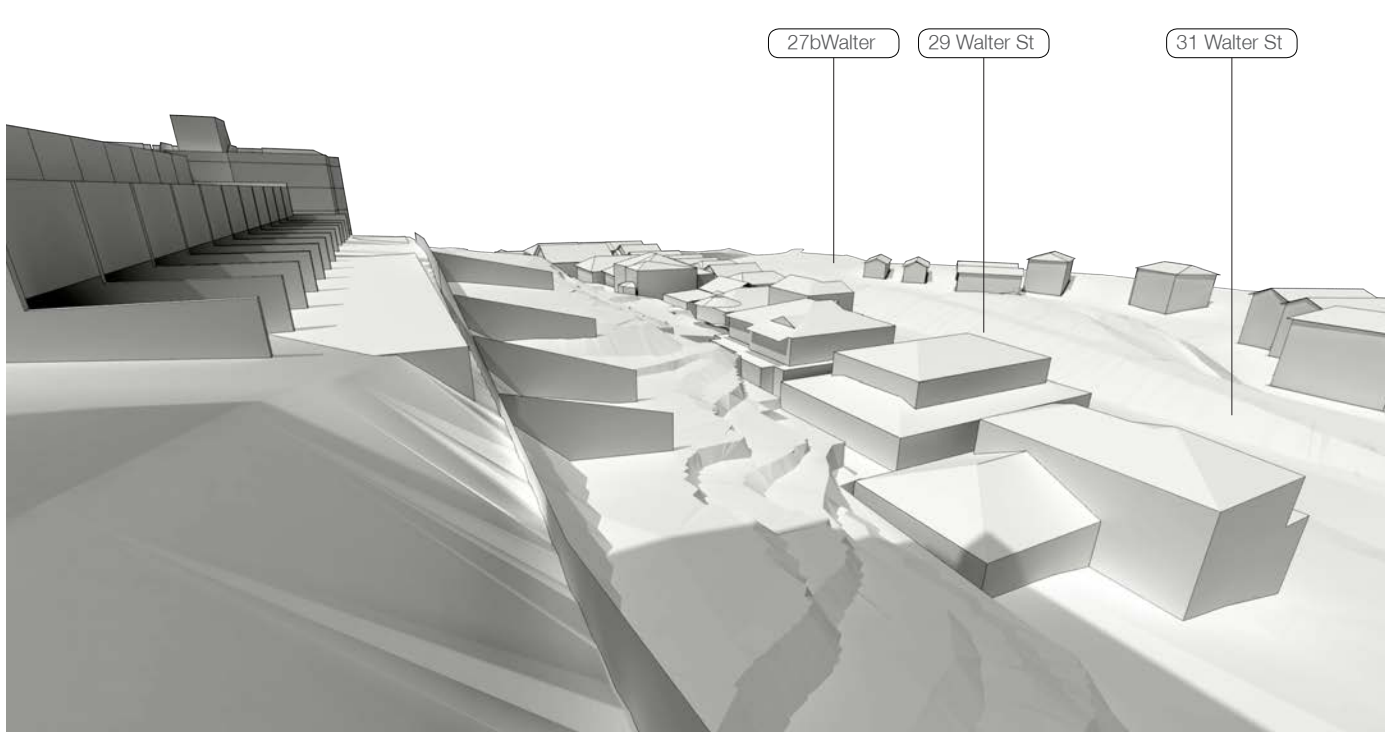
11am Existing



11am Proposed



12pm Existing



12pm Proposed