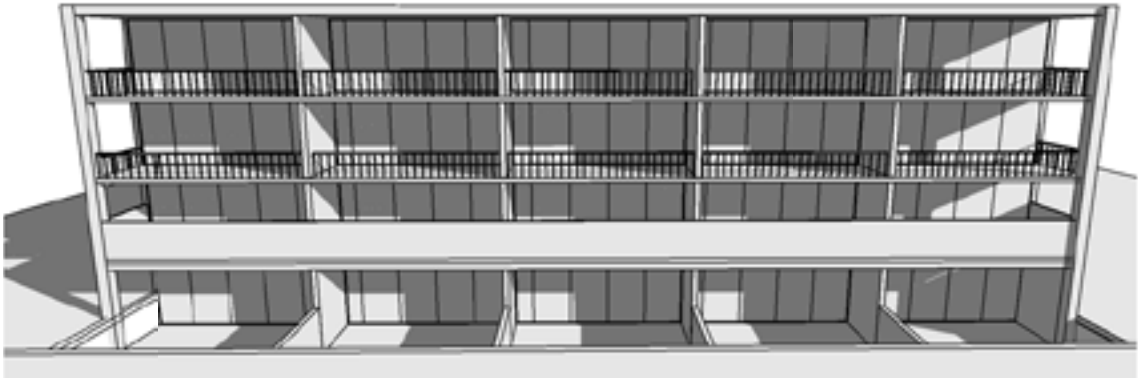




EXISTING JUNE 21, 9:00AM



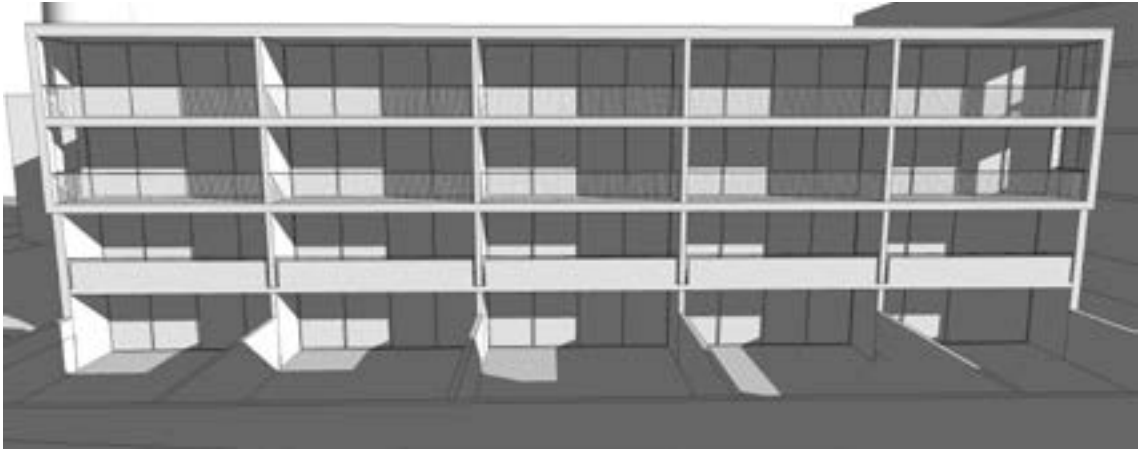
EXISTING JUNE 21, 9:11AM



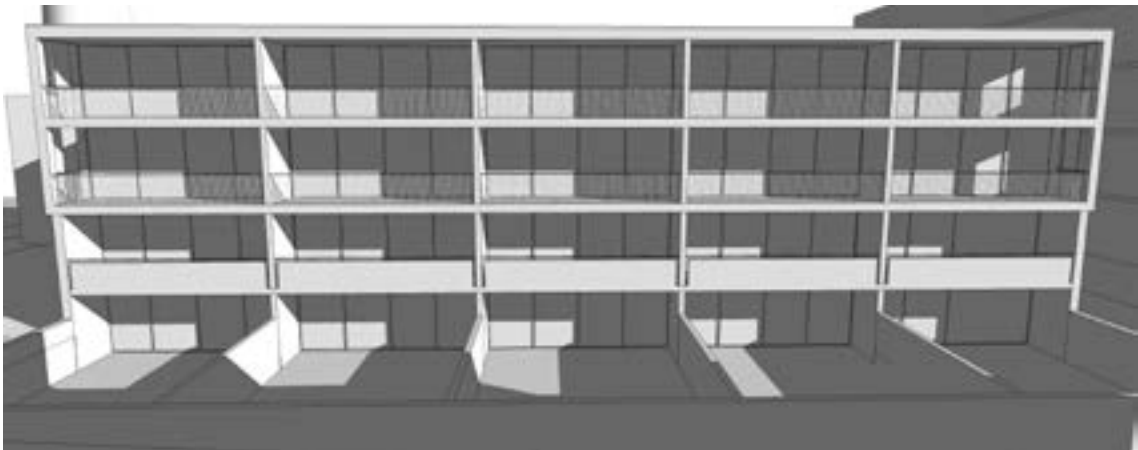
EXISTING JUNE 21, 9:15AM



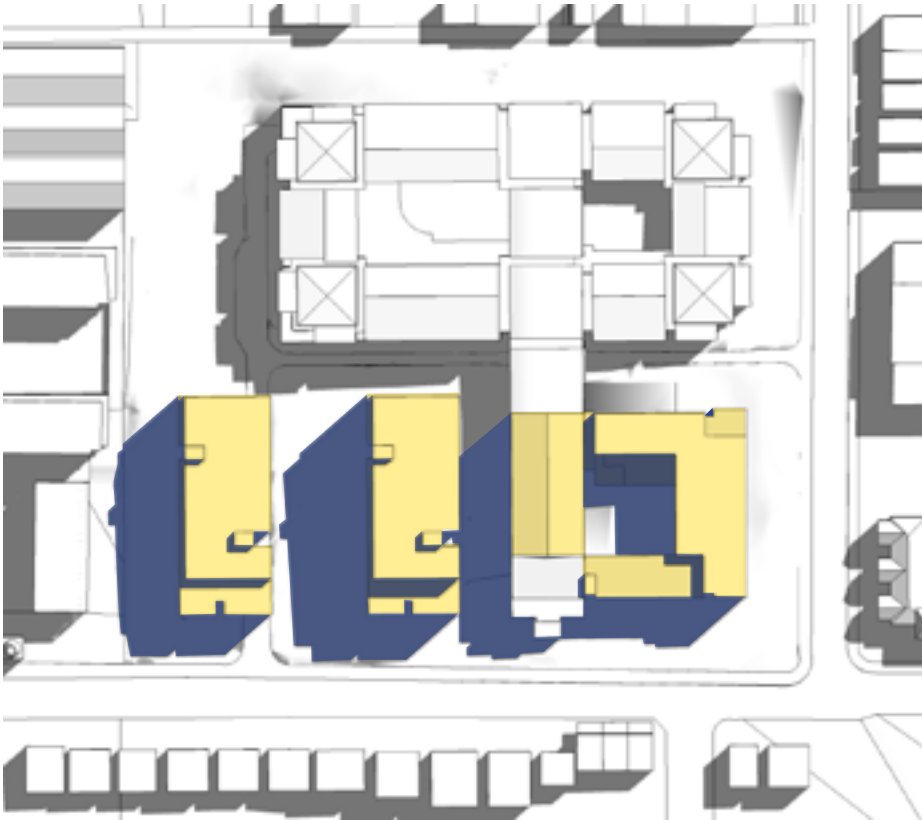
PROPOSED JUNE 21, 9:00AM



PROPOSED JUNE 21, 9:11AM



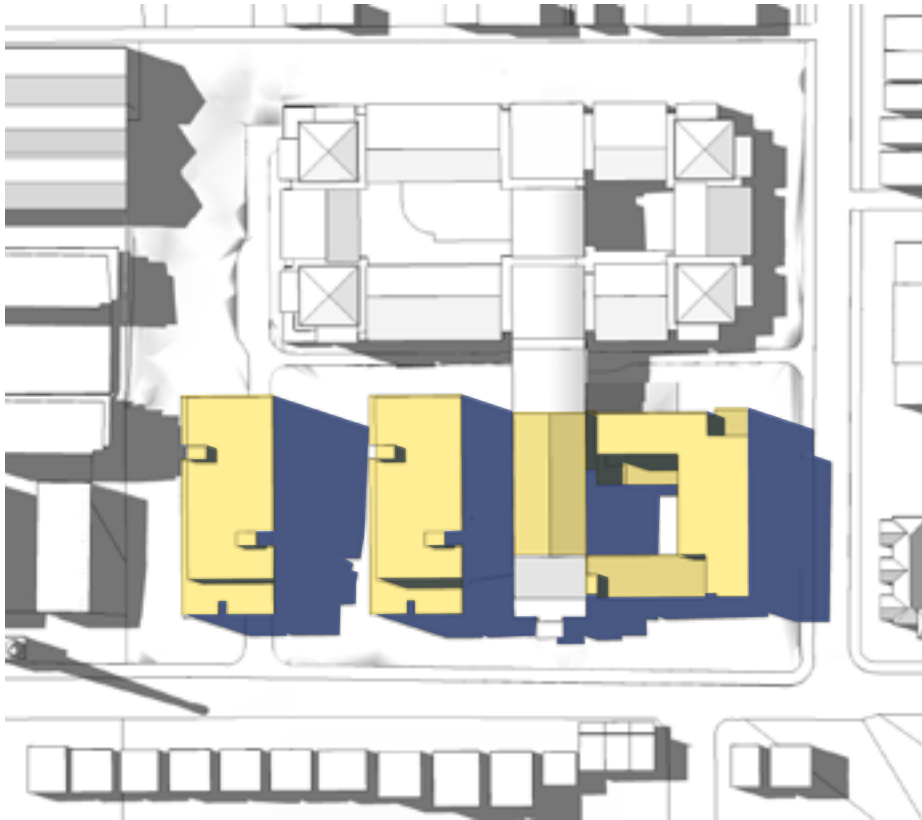
PROPOSED JUNE 21, 9:15AM



SEPTEMBER 21, 9AM



SEPTEMBER 21, 12 NOON



SEPTEMBER 21, 3PM

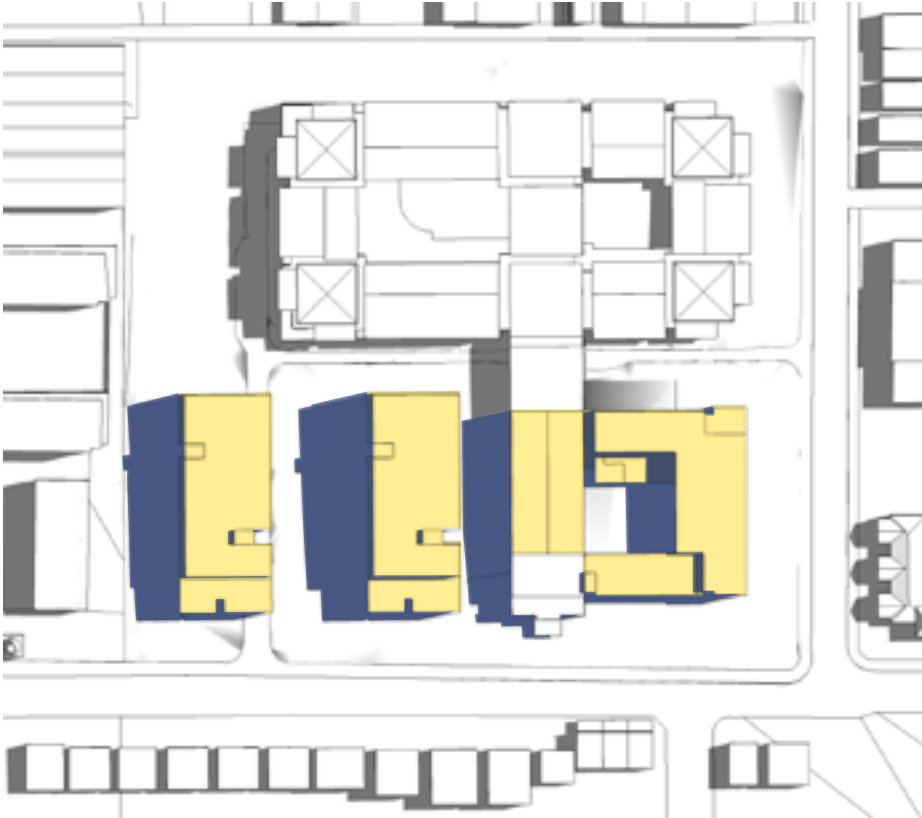
- LEGEND:
- PROPOSED RESIDENTIAL AGED CARE
 - PROPOSED RESIDENTIAL AGED CARE SHADOWS



0 10 20 30metres
SCALE 1:750

SHADOW ANALYSIS

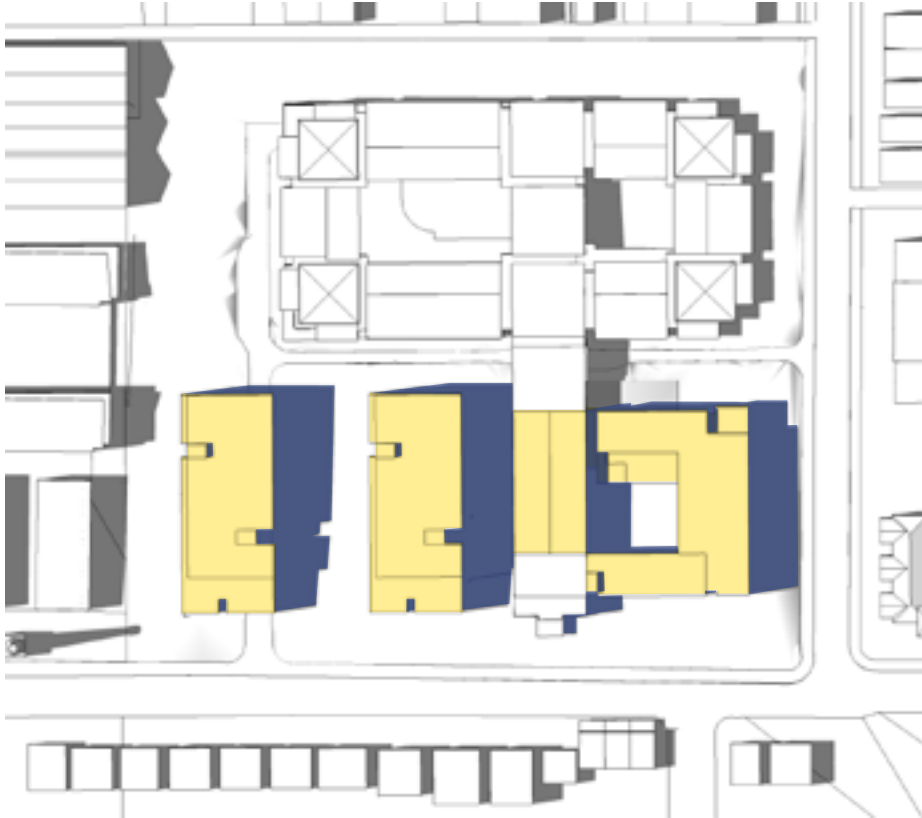
JACKSON TEECE
Nominated Architect Ian Brodie (4275)



DECEMBER 21, 9AM



DECEMBER 21, 12 NOON



DECEMBER 21, 3PM

- LEGEND:
- PROPOSED RESIDENTIAL AGED CARE
 - PROPOSED RESIDENTIAL AGED CARE SHADOWS

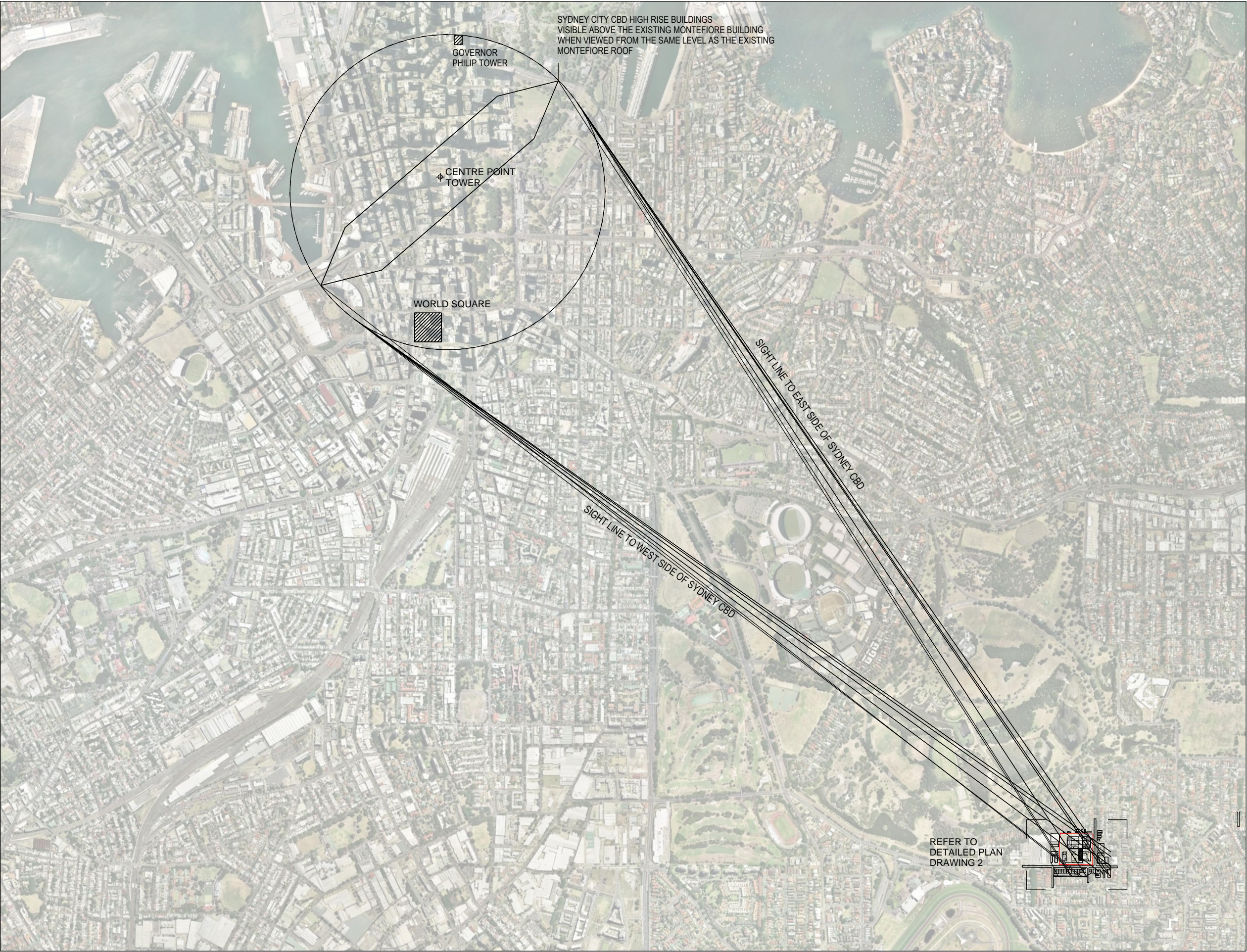


0 10 20 30metres
SCALE 1:750

SHADOW ANALYSIS

JACKSON TEECE

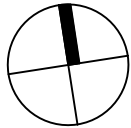
Nominated Architect Ian Brodie (4275)



NOTES
The City Skyline visible from the south east corner of the project site is defined by Drawings titled:

- CITY CONTEXT - Plan: City to Montefiore View Sight Lines &
- REFERENCE VIEW & ELEVATIONS - City CBD Skyline Reference View.

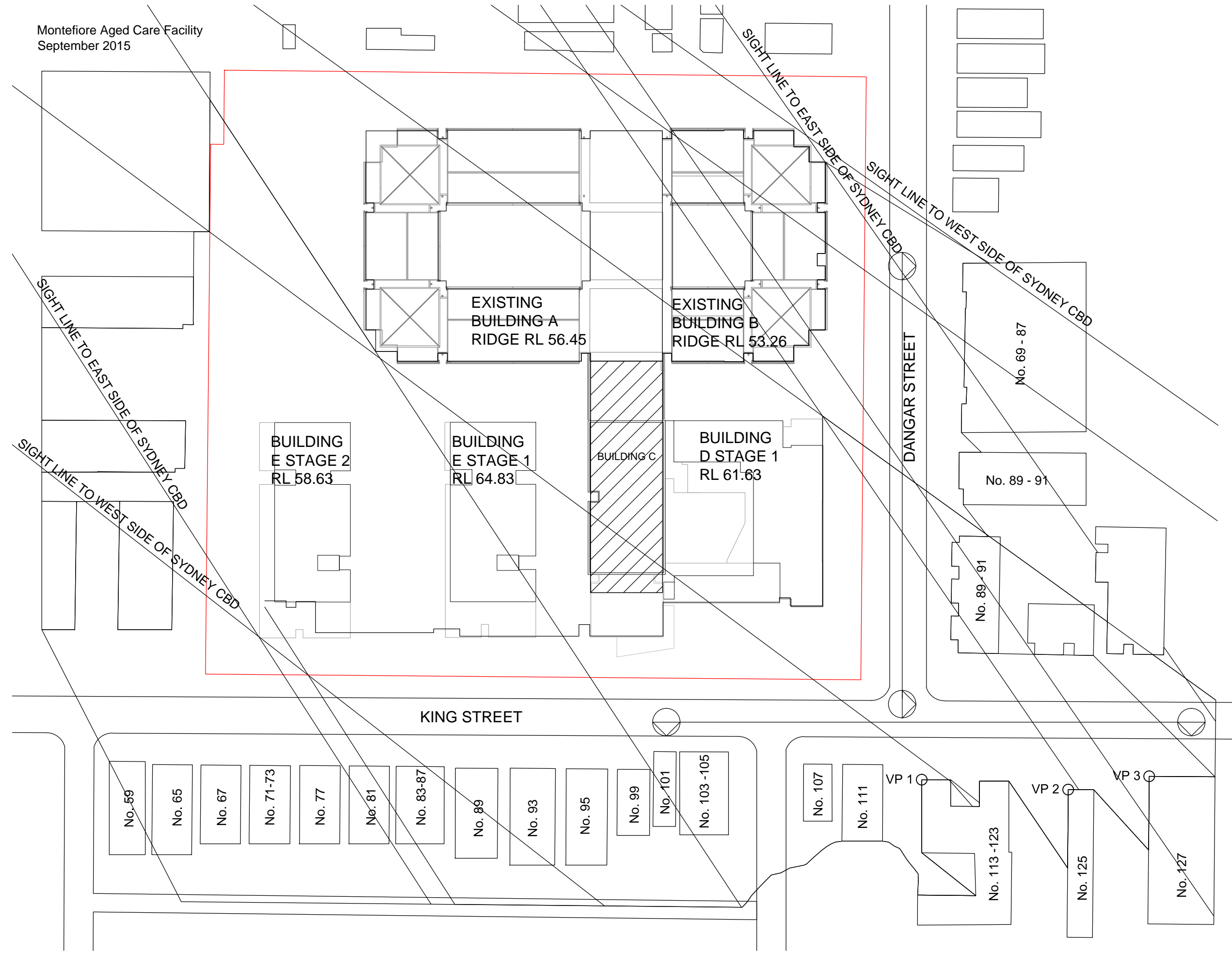
The extent of the CBD Skyline for the view analysis from the south east of the project site at the corner of Dangar Street and King Street is shown in plan extending from World Square to Governor Phillip Tower.



**VISUAL IMPACT DRAWING 1 -
CITY CONTEXT**

JACKSON TEECE
Nominated Architect Ian Brodie (4275)

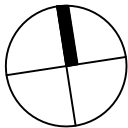
1. PLAN: CITY TO MONTEFIORE VIEW SIGHT LINES TO/ FROM THE CITY TO THE PROPOSED MONTEFIORE DEVELOPMENT



NOTES
The site lines from the City CBD are overlaid on this detailed plan to illustrate the affected face of adjacent buildings (coloured red) within the 2.08m view impact height zone (defined below). Refer to Drawing 3 for the King Street elevation of the view impact height zone on the adjacent south east properties.

CBD Views from these buildings are affected to varying degrees illustrated using a computer model representation shown on Drawing 4.

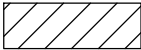

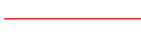
The proposals view impact height zone of 2.08 metres is defined by the difference between the height range of RL 58.53 (the primary parapet line of the proposal) and RL 56.45 (the highest ridge line of Building A of the existing Montefiore Aged Care Building)

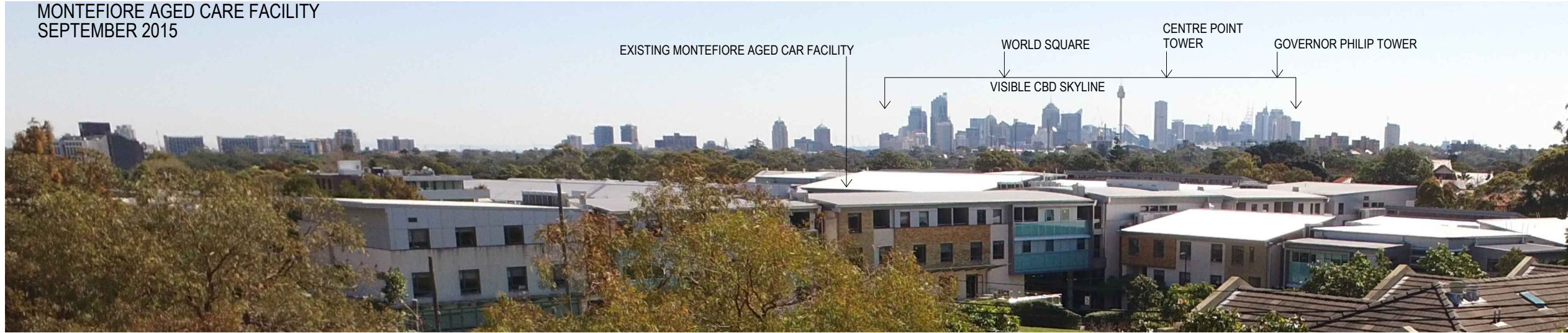


VISUAL IMPACT DRAWING 2 -
MONTEFIORE LOCALITY VIEW IMPACT

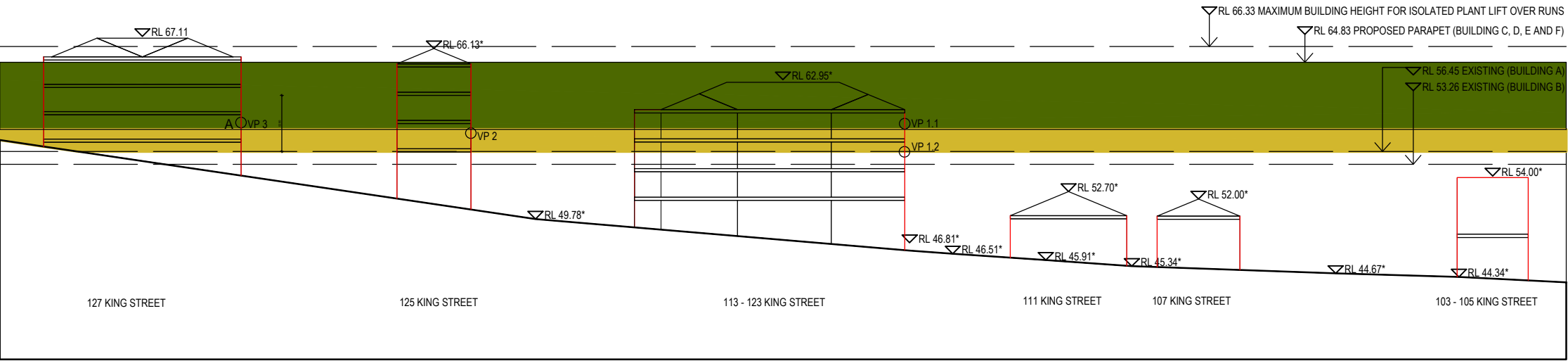
JACKSON TEECE

Nominated Architect Ian Brodie (4275)

-  1 STOREY OF PROPOSED BUILDING
-  VIEW POINTS
-  FACE OF BUILDING BETWEEN RL 56.45 & RL 58.53 WITH THE VIEW AFFECTED BY THE PROPOSAL

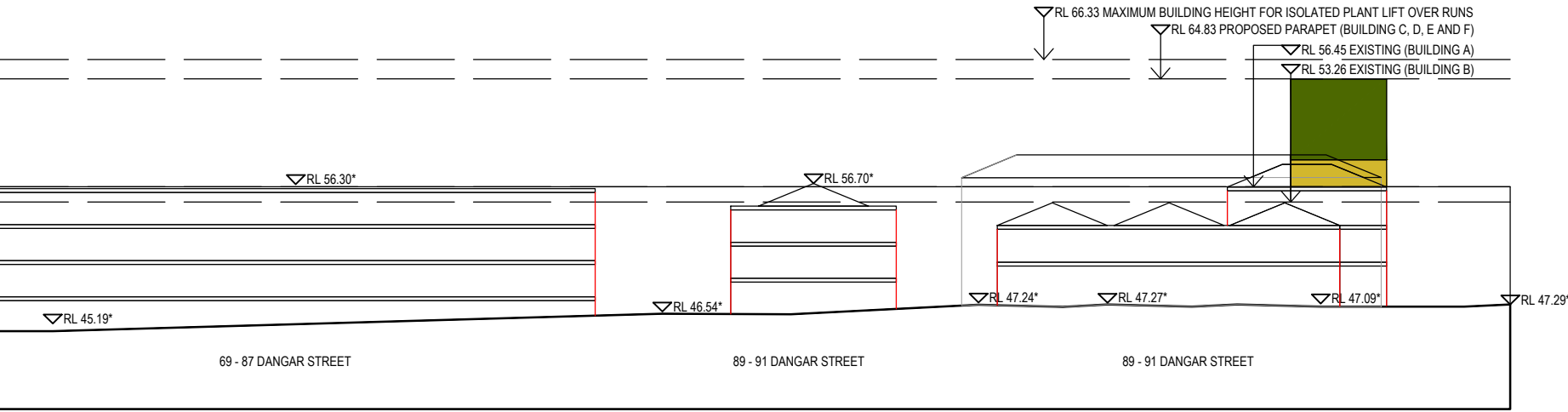


1. CITY CBD SKYLINE REFERENCE VIEW FROM No.127 KING STREET LEVEL 2 CORNER UNIT BALCONY (REFER TO ELEVATION (2) FOR POSITION A)



Note: Level indicated with * supplied by a registered surveyor
Building floor levels determined by roof pitch from surveyed RL and brick rod dimensions
(The VP's are positioned to represent a person standing within the indicated levels.)

2. ELEVATION: KING STREET CORNER ELEVATION



Note: Level indicated with * supplied by a registered surveyor
Building floor levels determined by roof pitch from surveyed RL and brick rod dimensions

3. ELEVATION: DANGAR STREET CORNER ELEVATION

- CITY VIEW LOSS BY EXISTING BUILDING
- CITY VIEW LOSS BY APPROVED BUILDING
- CITY VIEW LOSS BY PROPOSED BUILDING

NOTES
Note the King Street addresses to the west of 113 King Street are below the height of the existing Montefiore and Centennial buildings.

Note the King Street addresses to the east of 127 King Street are above the height of the proposal.

None of the apartments between 127 and 113 King Street have windows (not including those windows behind balcony balustrades, refer to note below) from floor to ceiling on the CBD view side so internal seated views are limited.

The apartments between 127 and 113 King Street have solid and opaque balustrades so seated views are limited.

The view impact zone for the Dangar Street elevation does not affect habitable floors and views from the building behind are blocked by the adjacent building roof.



VISUAL IMPACT DRAWING 3 -
REFERENCE VIEW AND ELEVATIONS

JACKSON TEECE
Nominated Architect Ian Brodie (4475)



VP1: VIEW IMPACT RL 59.4



VP1.2: VIEW IMPACT RL 56.6



VP2: VIEW IMPACT RL 58.5



VP3: VIEW IMPACT RL 59.4

NOTES

The green silhouette regions shown represent the proposal as an increase above the existing Montefiore buildings.

The Viewport positions shown on Drawing 2 & 3 are within the view impact height zone from the affected buildings, Views to the CBD are illustrated showing view impacts to varying degrees.


The views have been generated from a computer model representation of the existing context and the proposal shown green.

Limited response time and seasonal timing has not permitted access to acquire photographs from the nominated properties to produce photomontages however the computer model used is the same as would be used for photomontage analysis.

All views represent an approximate standing height above the approximate floor level of the respective building.

None of the apartments between 127 and 113 King Street have windows (not including those windows behind balcony balustrades (refer to note below) from floor to ceiling on CBD view side so internal seated views are limited.

The apartments between 127 and 113 King Street have solid and opaque balustrades so seated views are limited.

 PROPOSED BUILDING ENVELOPE