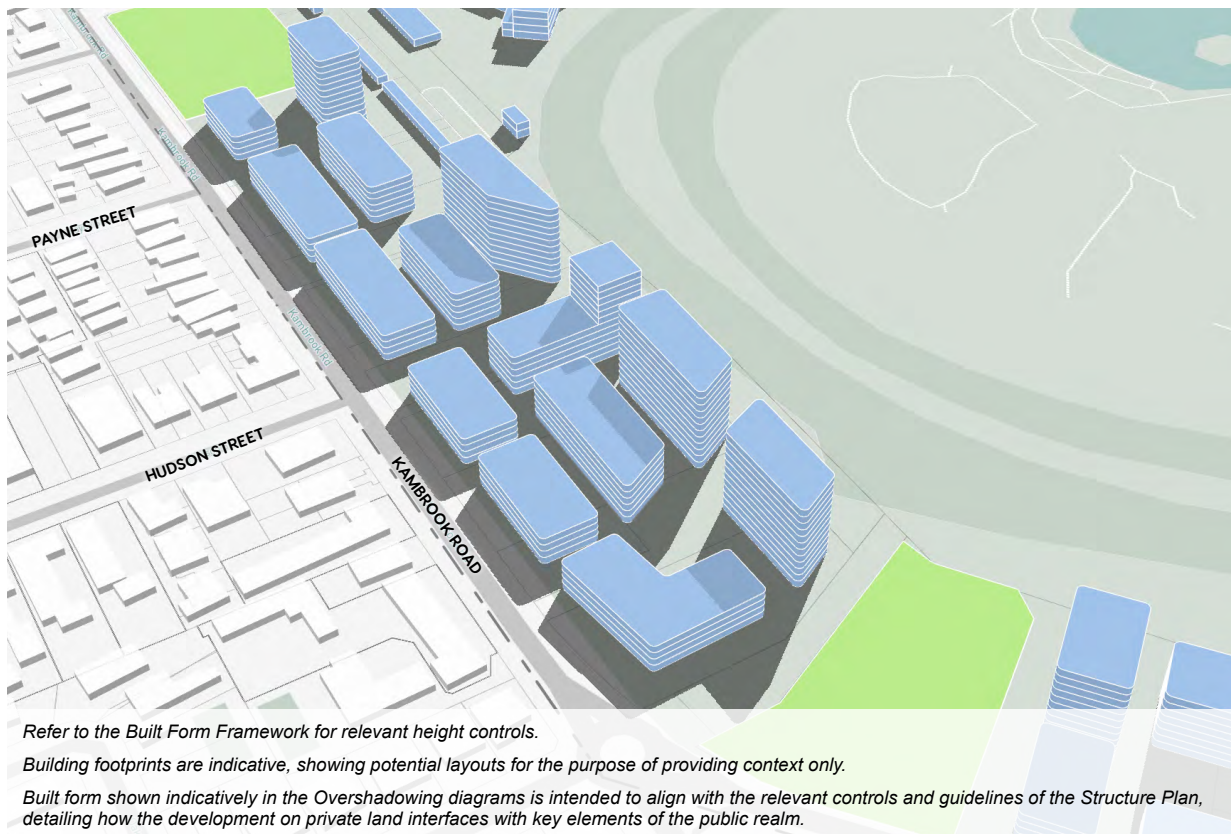


## Overshadowing Analysis: Kambrook and Booran Precincts

- The proposed built form approach seeks to minimise any shadow or solar aspect impacts from significant new development on the Kambrook and Booran Precincts.
- The proposed built form approach seeks to protect existing residential neighbourhoods west of Kambrook and Booran Roads.
- The shadow impacts for both precincts were tested as at Sept 22 (Equinox) at 9am, 12pm and 3pm.
- Both precincts perform well in terms of proposed built form shadow impacts, particularly given the north-south orientation of both land parcels and potential future buildings,
- Overshadowing is minimised to the public realm and there is no overshadowing impact to existing residential dwellings west of Kambrook and Booran Roads.
- The shadow analysis indicates that building forms as indicated in the Built Form Framework, would meet shadow criteria and not unduly affect the streetscape amenity.

Shadow Diagrams - 9am, Sept 22 (Equinox)

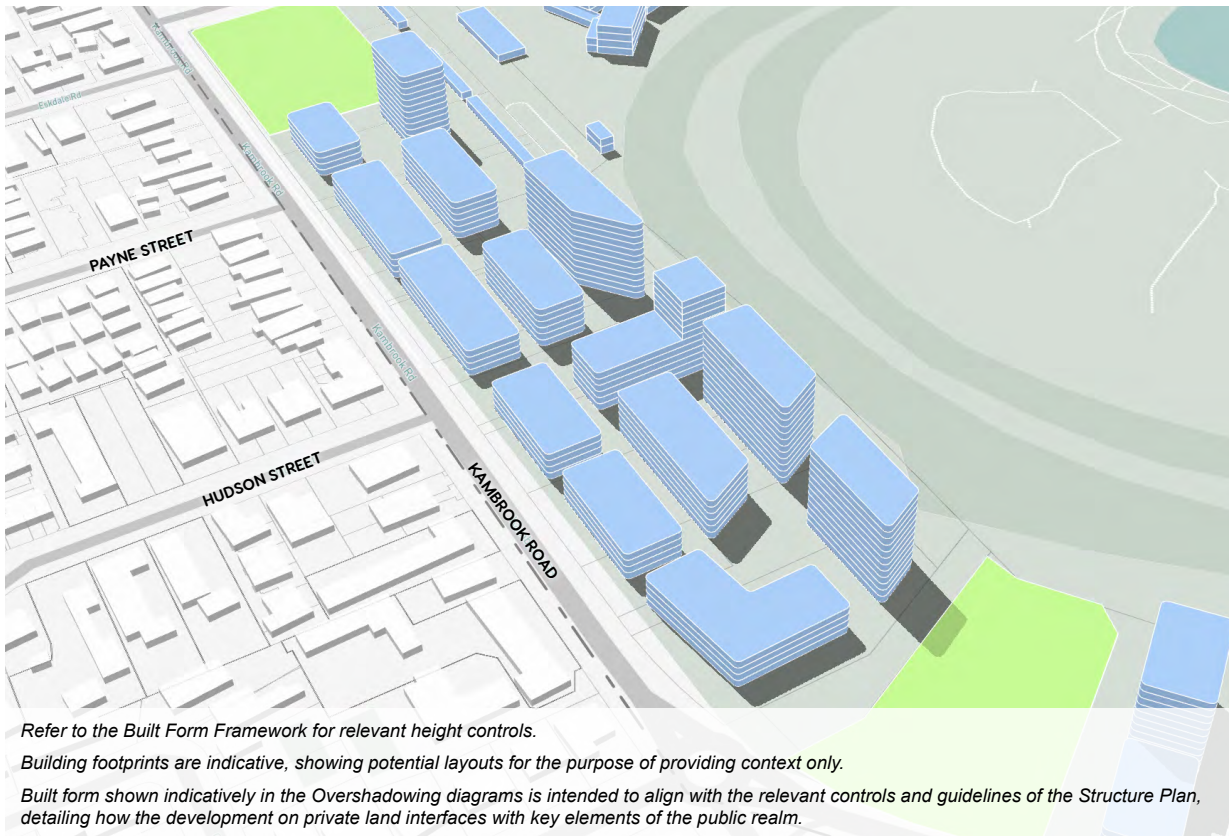


Refer to the Built Form Framework for relevant height controls.

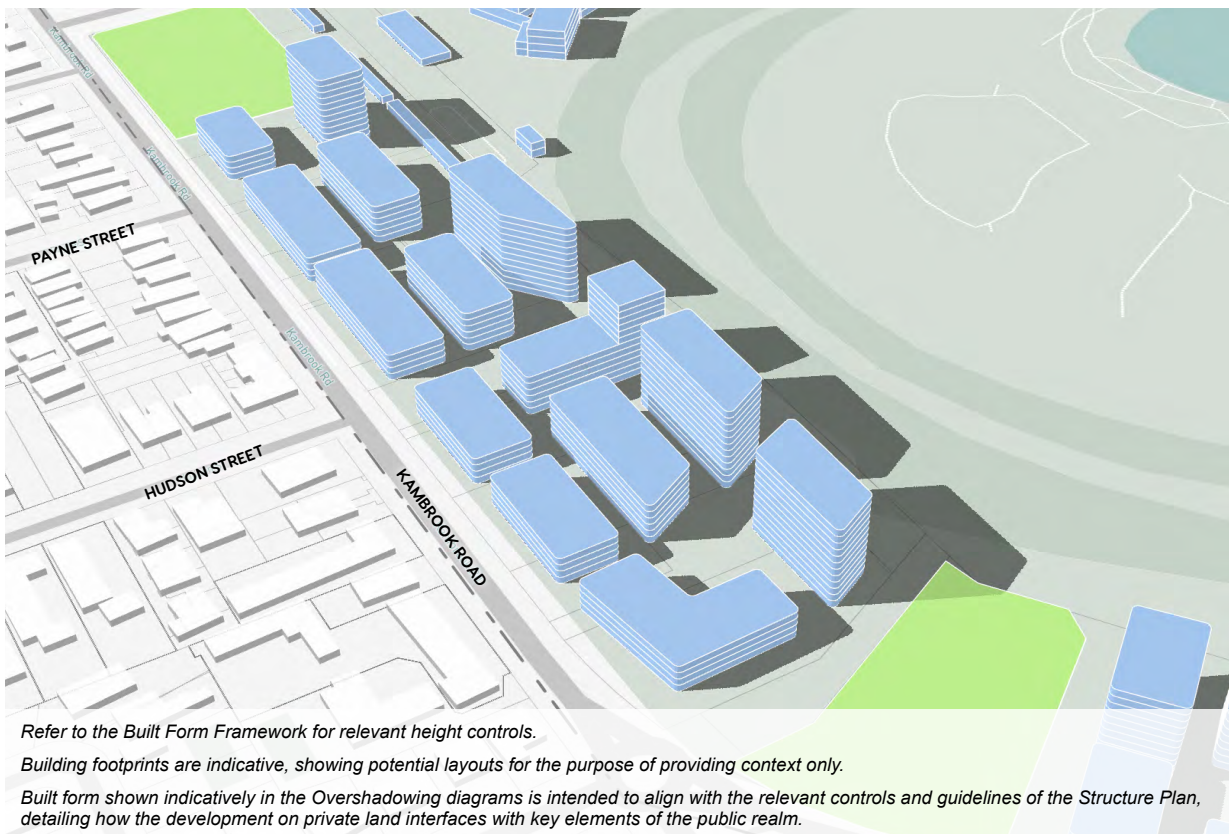
Building footprints are indicative, showing potential layouts for the purpose of providing context only.

Built form shown indicatively in the Overshadowing diagrams is intended to align with the relevant controls and guidelines of the Structure Plan, detailing how the development on private land interfaces with key elements of the public realm.

Shadow Diagrams - 12pm, Sept 22 (Equinox)



Shadow Diagrams - 3pm, Sept 22 (Equinox)





Shadow Diagrams - 9am, Sept 22 (Equinox)



Shadow Diagrams - 12pm, Sept 22 (Equinox)



Shadow Diagrams - 3pm, Sept 22 (Equinox)

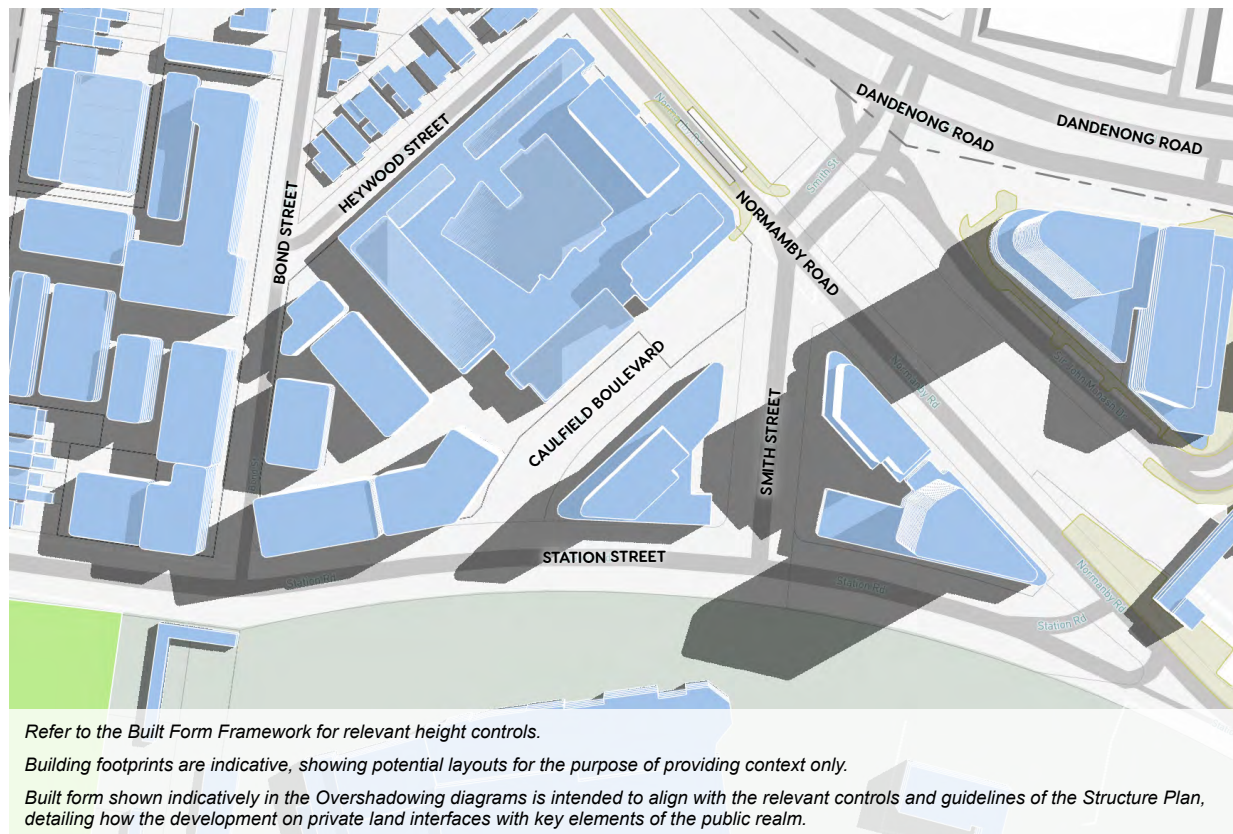




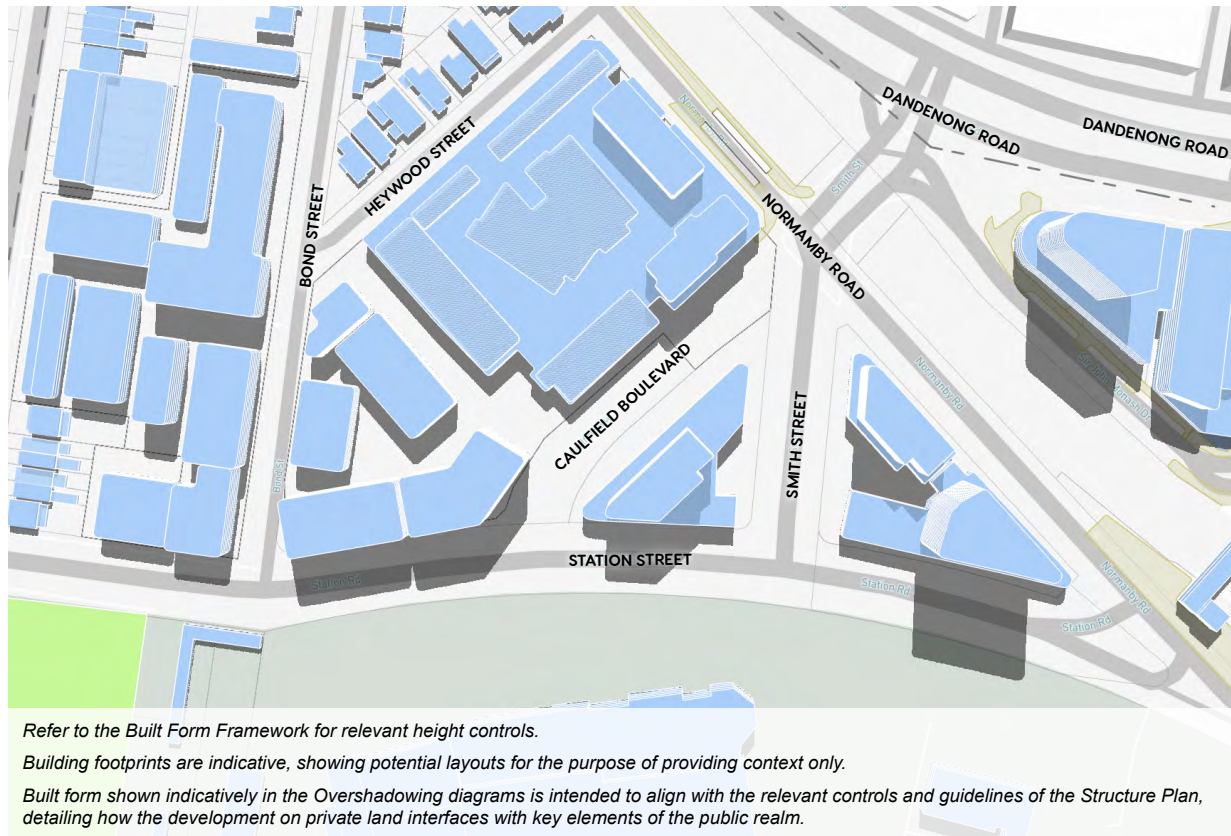
## Overshadowing Analysis: Village East & West Precincts

- The proposed built form approach seeks to minimise any shadow or solar aspect impacts from significant new development in the Village East Precinct.
- The shadow impacts were tested as at Sept 22 (Equinox) at 9am, 12pm and 3pm.
- Overshadowing is minimised to the public realm and there is no overshadowing impact to the Racecourse racetrack proper.
- Overshadowing of the important street level public realm spaces of Smith Street will be present, however this should be minimised through careful consideration of building articulation, tower orientation and width.
- The shadow analysis indicates that tower forms of 12-20 storeys in this precinct, as indicated in the Built Form Framework, would meet the above shadow criteria and not unduly affect the streetscape amenity or amenity of private dwellings.

Shadow Diagrams - 9am, Sept 22 (Equinox)



Shadow Diagrams - 12pm, Sept 22 (Equinox)



Shadow Diagrams - 3pm, Sept 22 (Equinox)

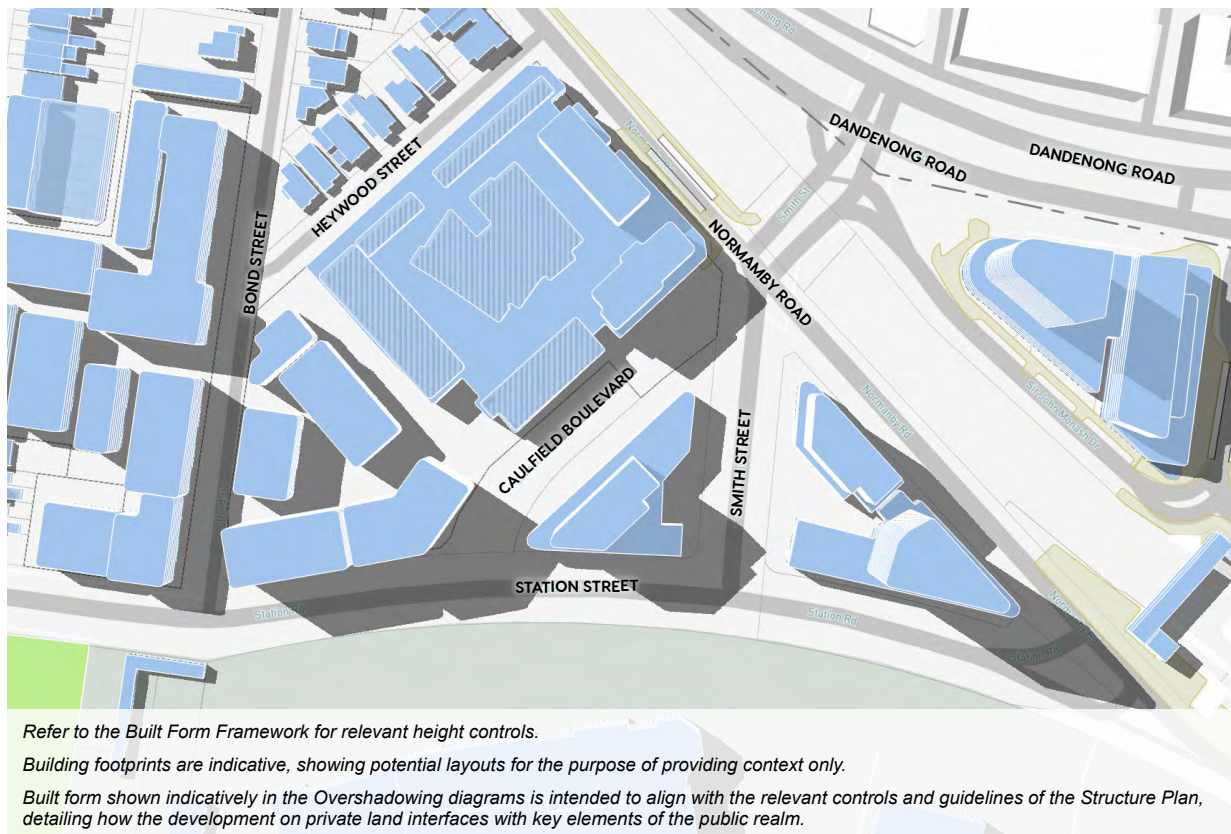


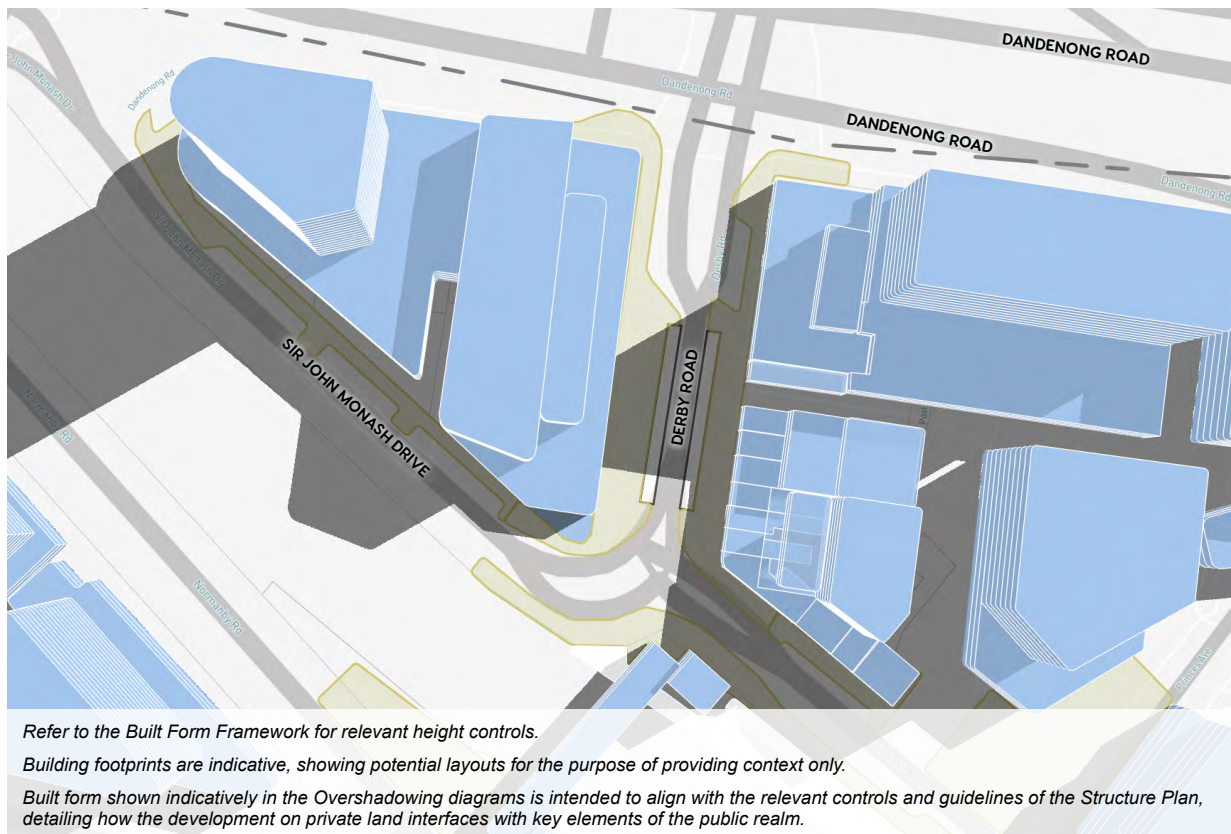
Figure 28. Overshadowing analysis.



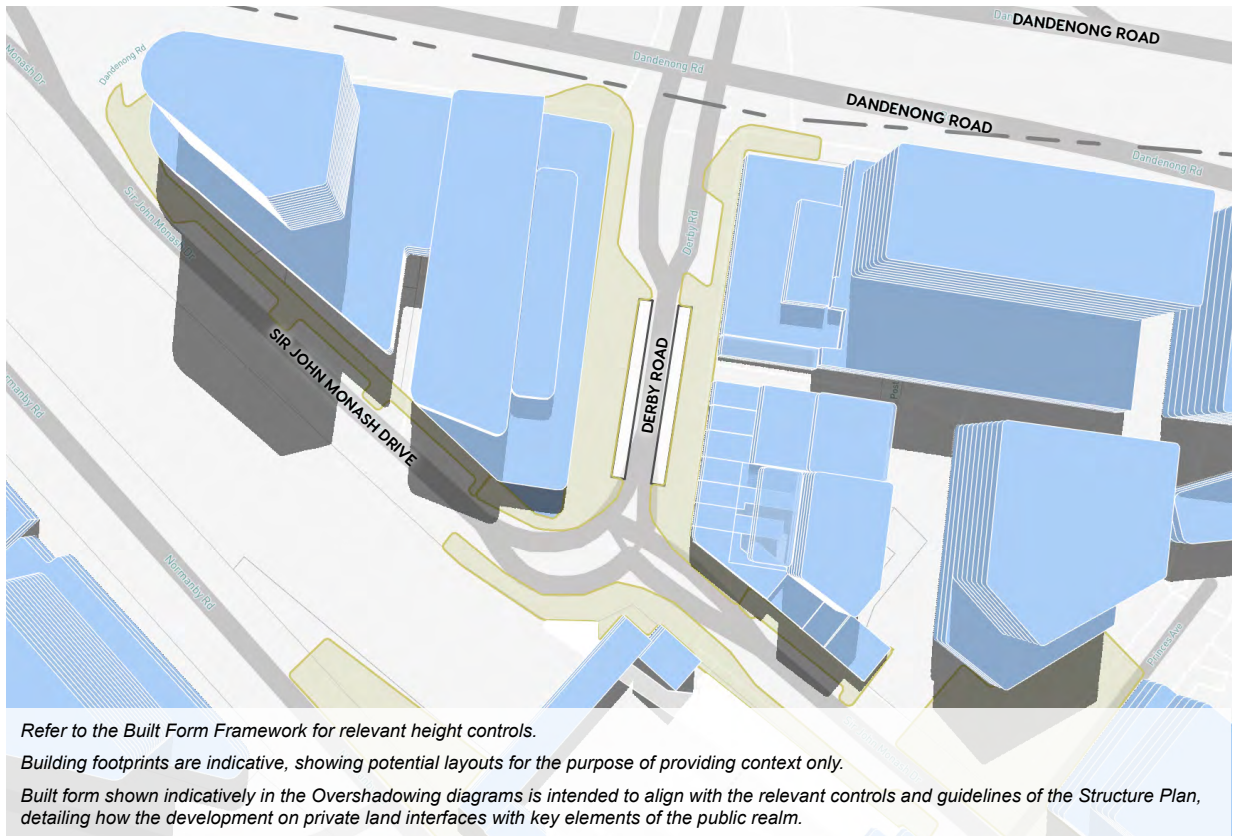
## Overshadowing Analysis: Derby Road Precinct

- The proposed built form approach seeks to minimise any shadow or solar aspect impacts from significant new development in the Derby Road Precinct.
- The proposed built form approach seeks to protect the solar aspect to the street level of Derby Road.
- Overshadowing analysis and impacts should be considered alongside the heritage controls relating to specific properties within the Derby Road Precinct.
- The shadow impacts were tested as at Sept 22 (Equinox) at 9am, 12pm and 3pm.
- The taller built form elements fronting the Dandenong Road and Smith Street corner minimise the overshadowing effects to any nearby public open space (the majority of shadowing falls on road area, and the rail corridor).
- Overshadowing of the important street level public realm spaces of Derby Road is limited to the afternoon shadows of 3pm.
- The shadow analysis indicates that tower forms of 20 storeys to the western end of this precinct, as indicated in the Built Form Framework, would meet the above shadow criteria and not unduly affect the streetscape amenity.

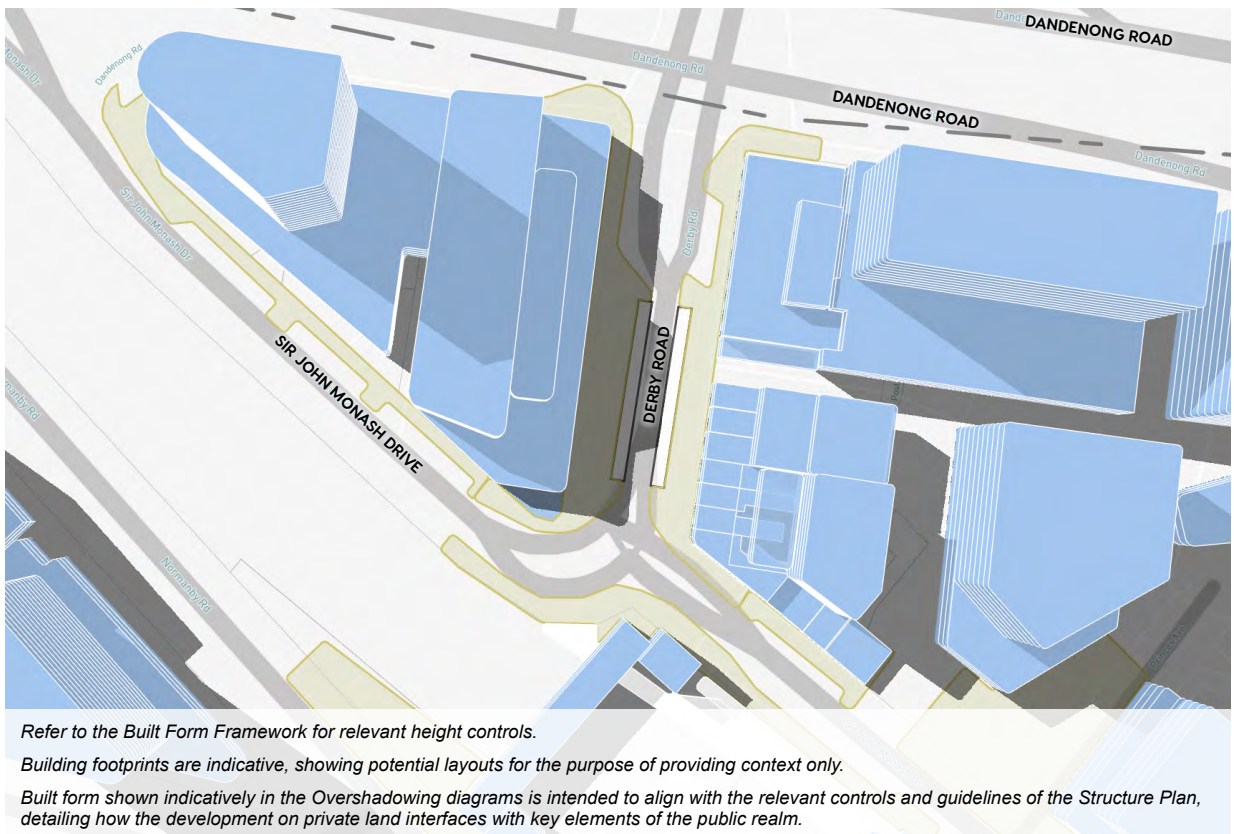
Shadow Diagrams - 9am, Sept 22 (Equinox)



Shadow Diagrams - 12pm, Sept 22 (Equinox)



Shadow Diagrams - 3pm, Sept 22 (Equinox)

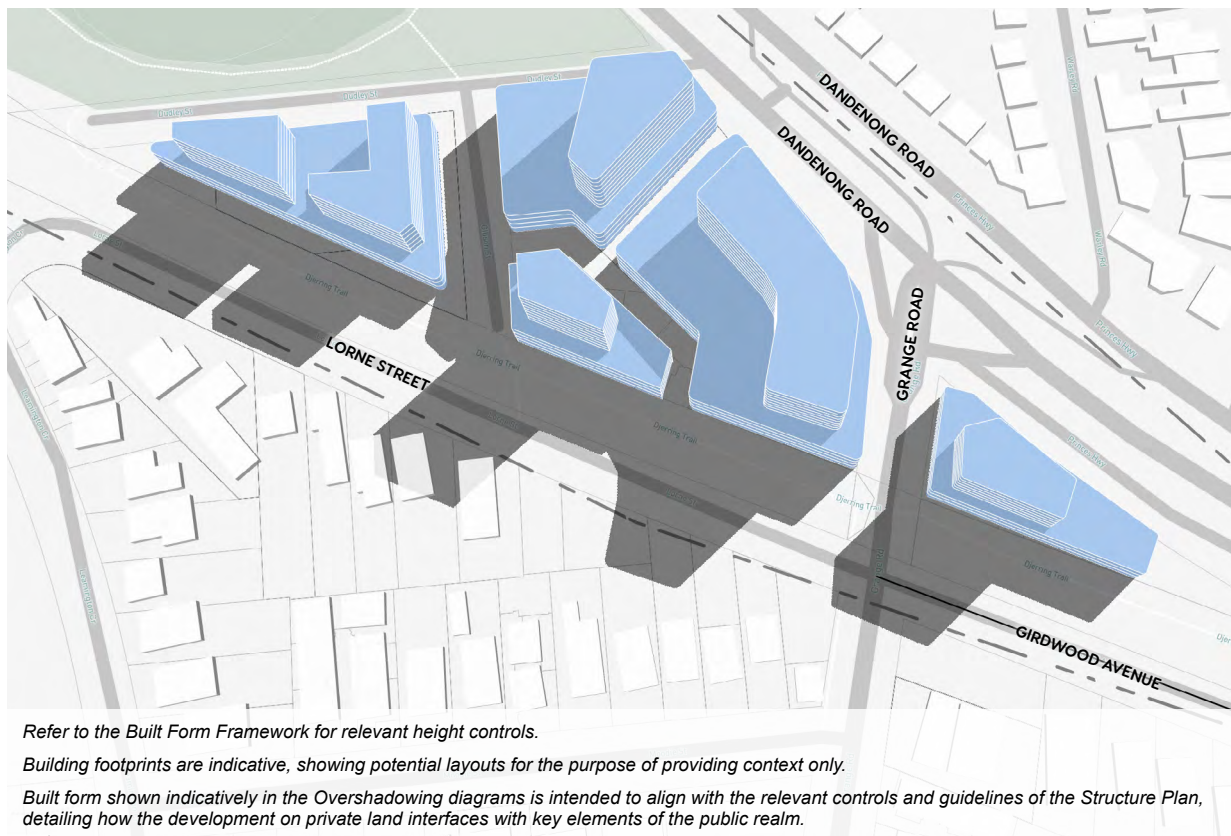




## Overshadowing Analysis: Grange Road Precinct

- The proposed built form approach seeks to minimise any shadow or solar aspect impacts from significant new development in the Grange Road Precinct.
- The shadow impacts were tested as at Sept 22 (Equinox) at 9am, 12pm and 3pm.
- Overshadowing is minimised to the public realm and there is no overshadowing impact to existing residential dwellings south of Girdwood Street.
- The shadow analysis indicates that tower forms of 9-12 storeys in this precinct, as indicated in the Built Form Framework, would meet the above shadow criteria and not unduly affect the streetscape amenity or amenity of private dwellings.

Shadow Diagrams - 9am, Sept 22 (Equinox)



Shadow Diagrams - 12pm, Sept 22 (Equinox)

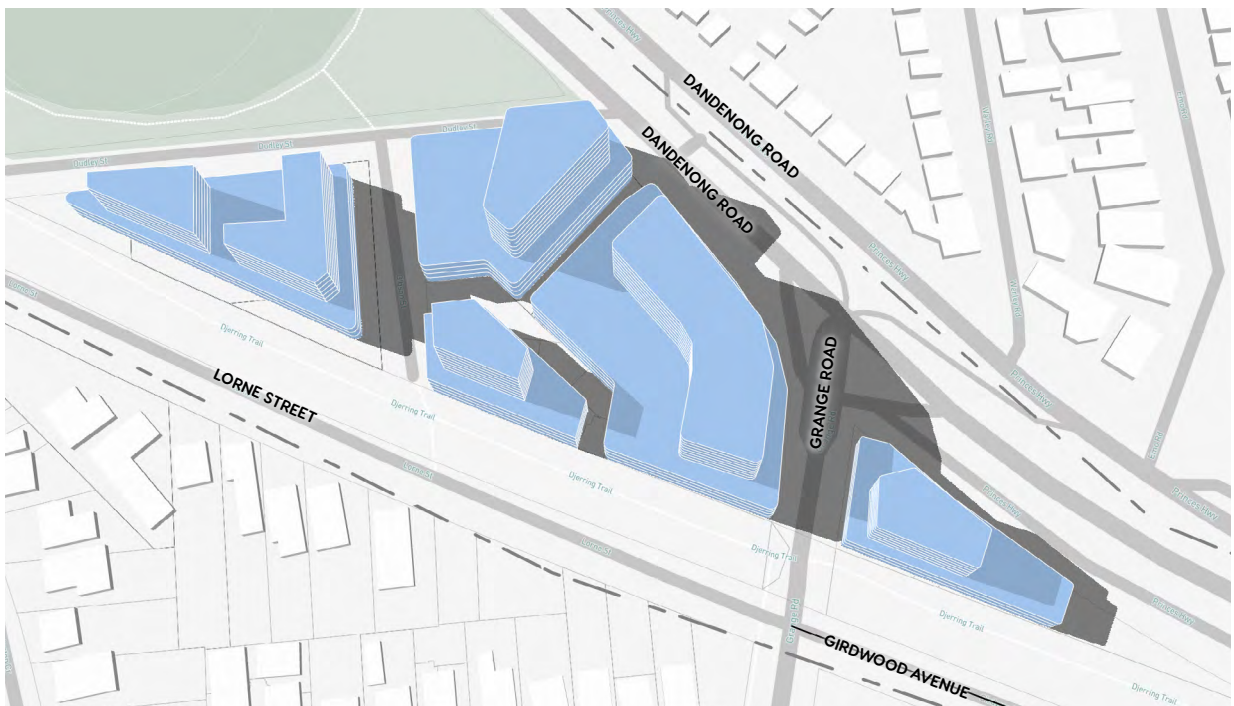


Refer to the Built Form Framework for relevant height controls.

Building footprints are indicative, showing potential layouts for the purpose of providing context only.

Built form shown indicatively in the Overshadowing diagrams is intended to align with the relevant controls and guidelines of the Structure Plan, detailing how the development on private land interfaces with key elements of the public realm.

Shadow Diagrams - 3pm, Sept 22 (Equinox)



Refer to the Built Form Framework for relevant height controls.

Building footprints are indicative, showing potential layouts for the purpose of providing context only.

Built form shown indicatively in the Overshadowing diagrams is intended to align with the relevant controls and guidelines of the Structure Plan, detailing how the development on private land interfaces with key elements of the public realm.