

ADDITIONAL SHADOW ANALYSIS

Carnegie - Urban renewal

BACKGROUND

Throughout the Carnegie Structure Plan community consultation process, the urban renewal precinct was identified as one area of community concern. This was particularly evident with the area bordering Chestnut Street.

Furthermore, the Structure Plan identifies the area to the north of Carnegie station, on Woorayl Street, as an area that Council will advocate to have retained and protected as public open space. The impact of overshadowing on this area is also of primary concern.

Preliminary shadow analysis has been undertaken which has assisted in informing where taller buildings could be developed in the future without resulting in unreasonable overshadowing and where buildings should transition down to residential and open space areas.

ANALYSIS

The shadow analysis assessed built form against the following overshadowing parameters:

- > To ensure no overshadowing of residential areas between 9am and 3pm at the September Equinox (22nd of September).
- > To ensure overshadowing guidelines can be met, in accordance with the Glen Eira Open Space Strategy – no overshadowing of public open space for a minimum of 5 hours at September Equinox and 3 hours at Winter Solstice (23rd of June).

The attached analysis demonstrates that the built form direction provided in the Structure Plan meets these parameters and can achieve no overshadowing of residential areas between 9am and 3pm at the September Equinox. This includes:

- > Properties nearby in Chestnut Street.
- > Properties across the railway line along Rosstown Road.

The analysis also demonstrates that the public open space on Woorayl Street will not be overshadowed on the September Equinox and that, with sensitive design, will have minimal impacts during winter.

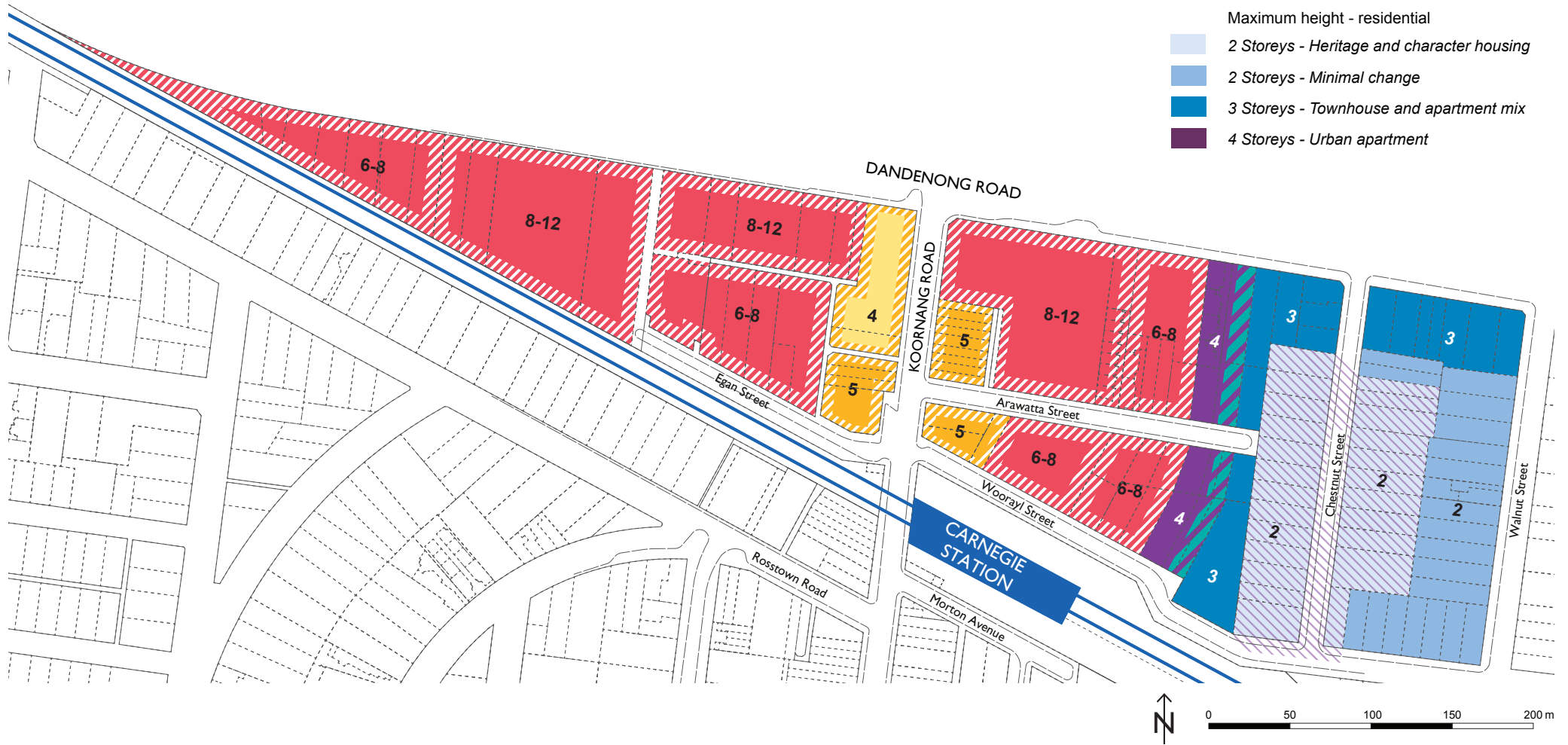
STRUCTURE PLAN

Carnegie - Urban renewal

- refer page 48 of Carnegie Structure Plan

- Shop top (heritage/character)
- Shop top (standard)
- Urban renewal
- 8-12** Numbers indicate building height (storeys)
Where a height range is shown:
lower is preferred and upper is maximum
- 2 Storey - podium
- 3 Storey - podium
- Transition towards sensitive interface
- Neighbourhood Character Overlay

- Maximum height - residential
- 2 Storeys - Heritage and character housing
- 2 Storeys - Minimal change
- 3 Storeys - Townhouse and apartment mix
- 4 Storeys - Urban apartment



SHADOW ANALYSIS

Carnegie - Urban renewal

Equinox - 9AM



Equinox - 10AM



Equinox - I I AM



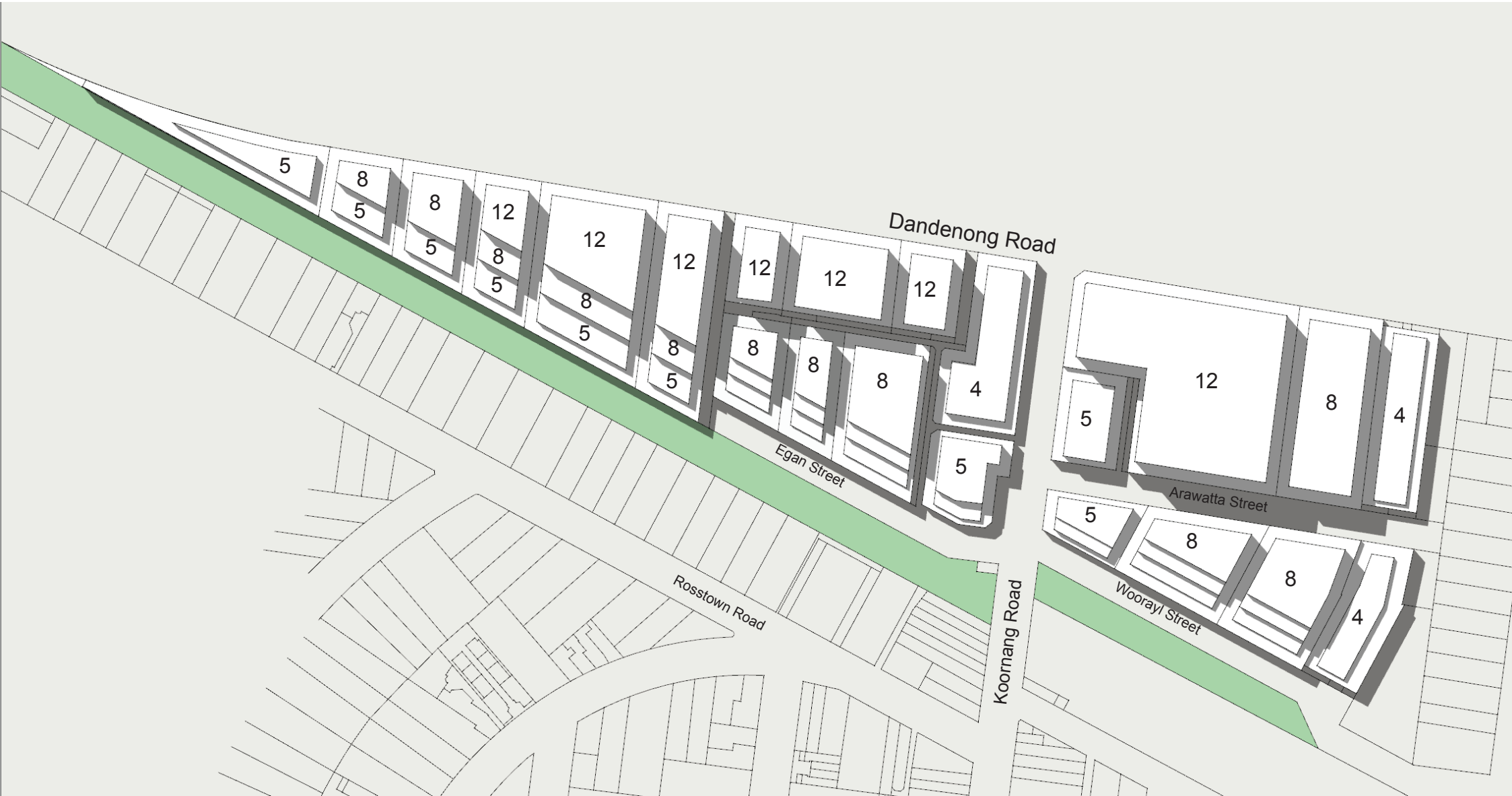
Equinox - 12PM



Equinox - IPM



Equinox - 2PM



Equinox - 3PM



SHADOW ANALYSIS

Carnegie - Urban renewal

Winter - 9AM



Winter - 10AM



Winter - I I AM



Winter - 12PM



Winter - IPM



Winter - 2PM



Winter - 3PM

