

Appendix 4 – Shadow Analysis



FENDER KATSALIDIS

CARLINGFORD APARTMENTS, MERITON 263-281 PENNANT HILLS ROAD, CARLINGFORD SYDNEY 2118

PROJECT NO: 20188

PLANNING PROPOSAL

DRAWING INDEX

PP04 OVERSHADOWING STUDY

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NOTE: ROOF PLANT NOT SHOWN
AS PART OF THIS STUDY

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| - | PLANNING PROPOSAL | KB 25.08.2023 |

DRAWINGS ISSUED ON: 01.09.2023



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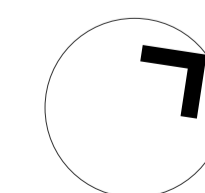
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| NB | 25.08.2023 | AV | 01.09.2023 | 20188 | N.T.S.@A1 |



PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
COVER

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
PLANNING PROPOSAL



REV.
-

DRAWING NO.
PP04.0



12 SHIRLEY STREET
10 STOREYS
72 APARTMENTS

8-10 SHIRLEY STREET
10 STOREYS
43 APARTMENTS

2-6 SHIRLEY STREET

346-362 PENNANT HILLS RD
3 STOREYS
18 APARTMENTS

346-362 PENNANT HILLS RD
3 STOREYS
12 APARTMENTS

346-362 PENNANT HILLS RD
3 STOREYS
12 APARTMENTS

346-362 PENNANT HILLS RD
3 STOREYS
18 APARTMENTS

1



2



NOTE: FOR PURPOSES OF THIS STUDY BUILDINGS AND APARTMENTS HAVE BEEN LOCATED VIA SATELITE IMAGERY ONLY NOT SURVEYED INFORMATION. THIS STUDY IS INDICATIVE AND SHOULD NOT BE RELIED ON FOR CONSTRUCTION.

EXISTING VEGETATION 

342 - 362 PENNANT HILLS RD
2 - 12 SHIRLEY STREET 

PROPOSED SITE 

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| REVISION | PLANNING PROPOSAL | NB | 25.08.2023 | REVISION |
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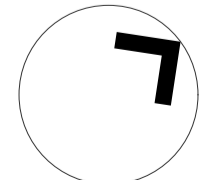


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PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
CONTEXTUAL CONSIDERATIONS

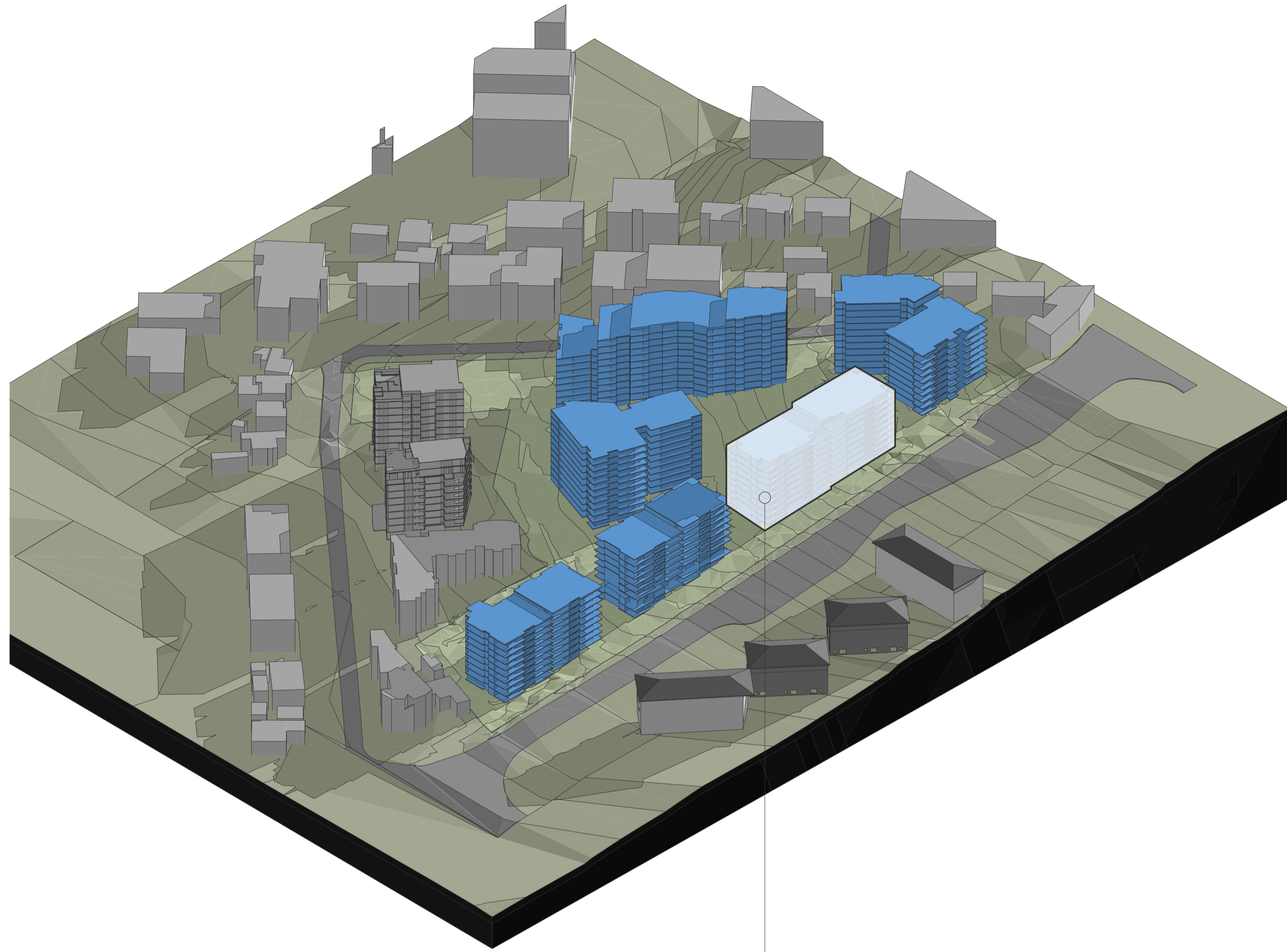
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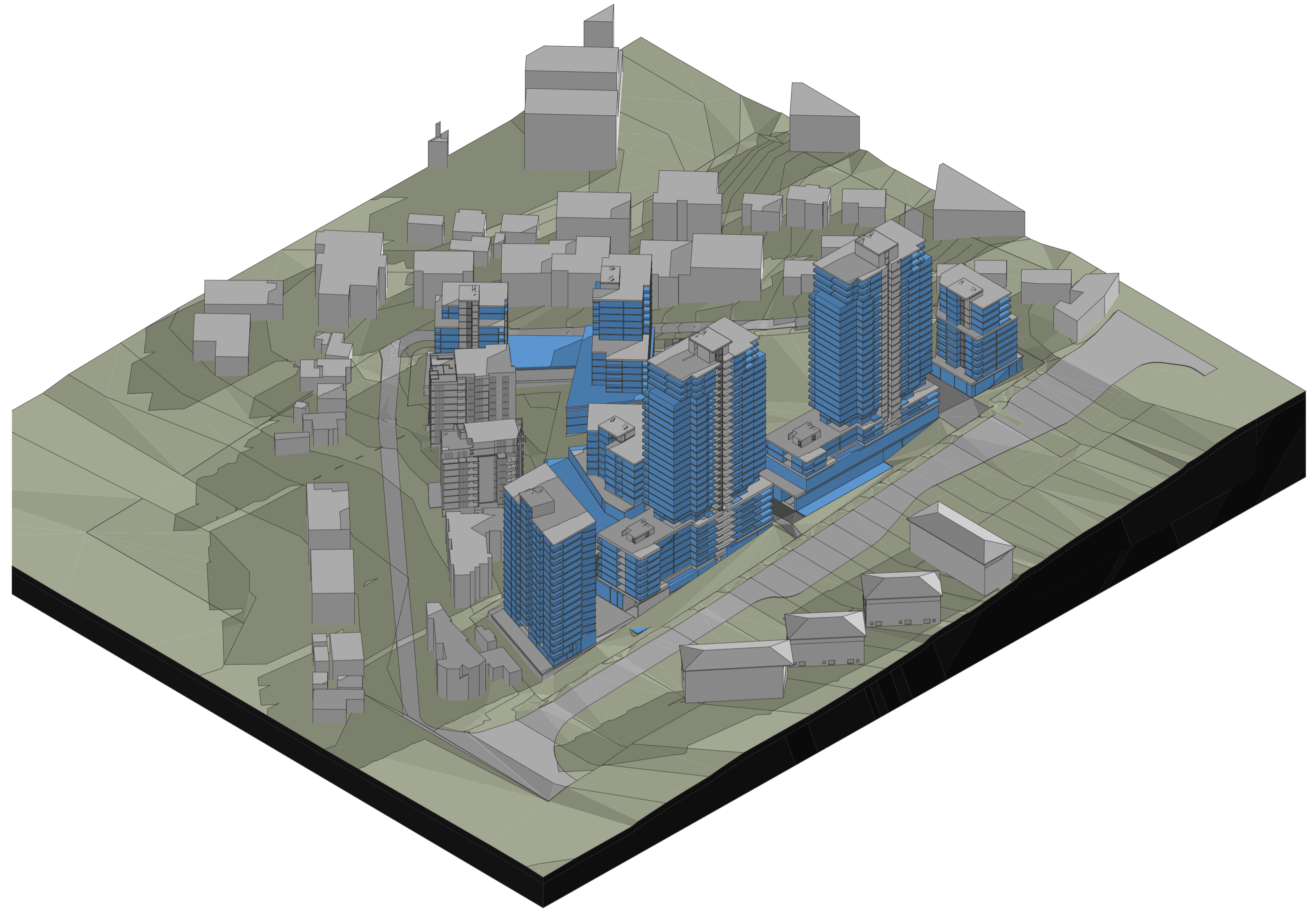


REV.
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DRAWING NO.
PP04.1



1 EXISTING DA



2 PROPOSED DEVELOPMENT

NOTE: FOR PURPOSES OF THIS STUDY A SIMILAR BUILDING HAS BEEN ADDED TO THE SUBJECT SITE WHICH WAS NOT INCLUDED IN THE ORIGINAL DA.



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DRAWING TITLE
 MASSING COMPARISON

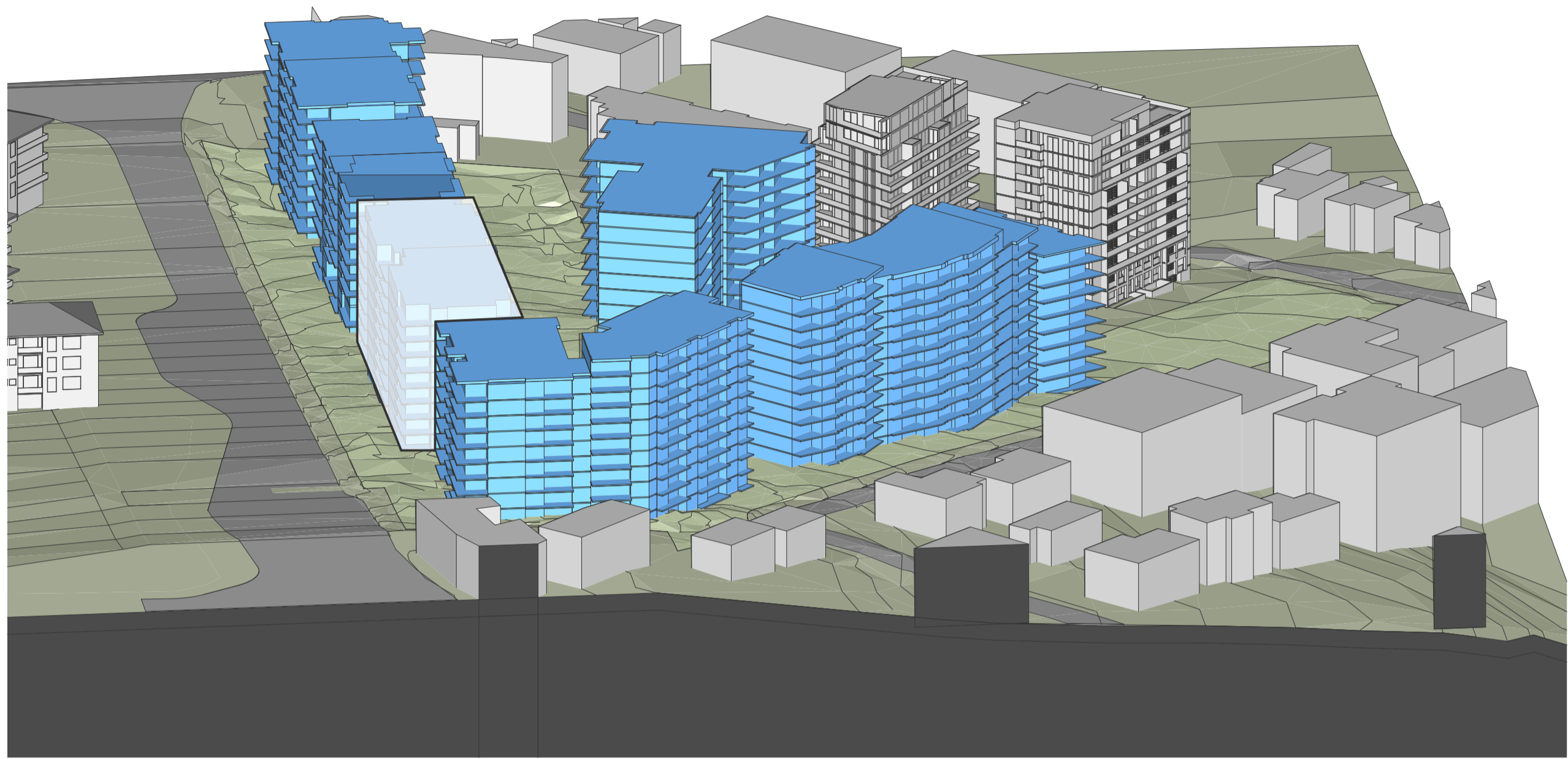
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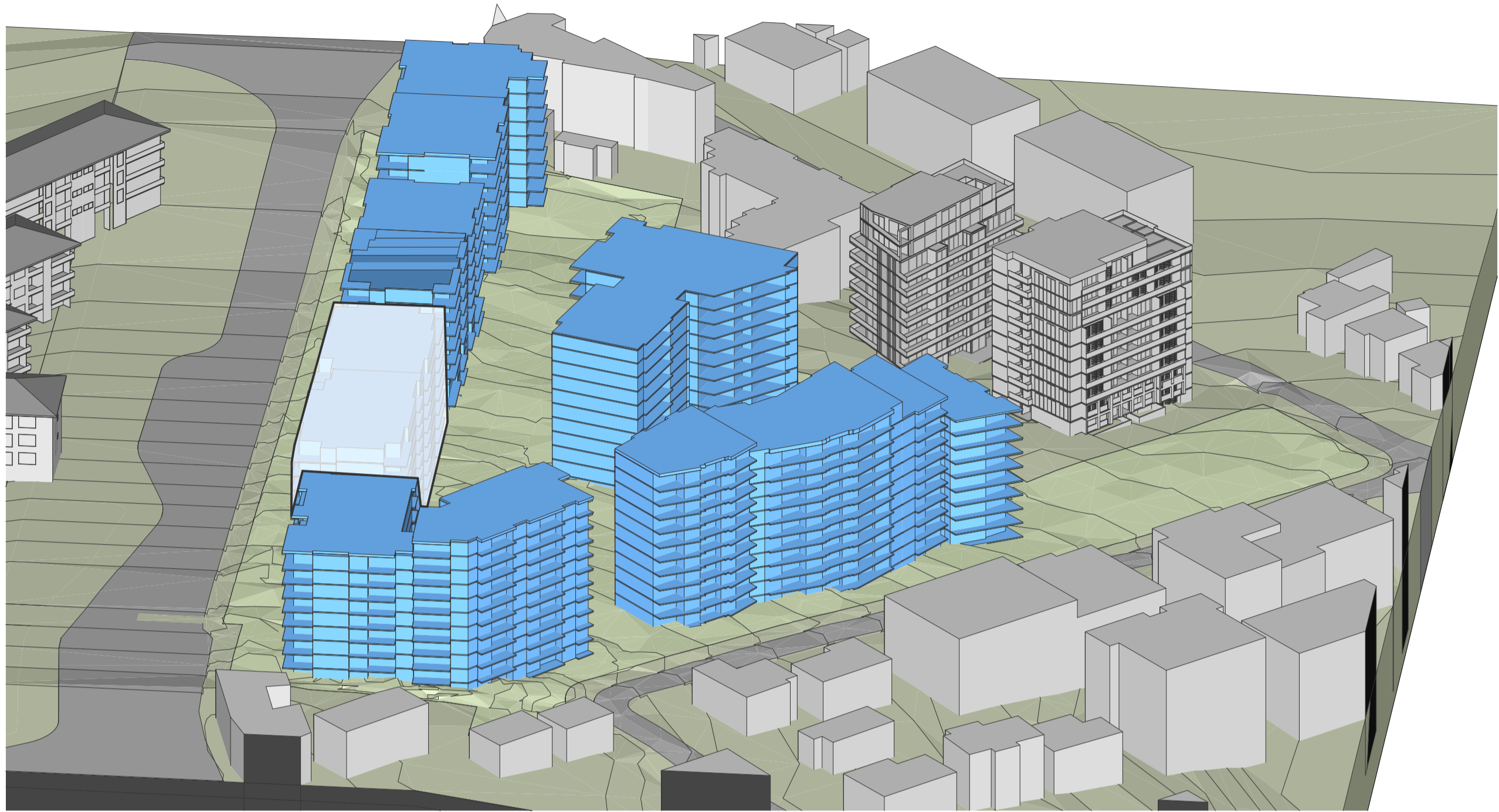
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 PP04.2



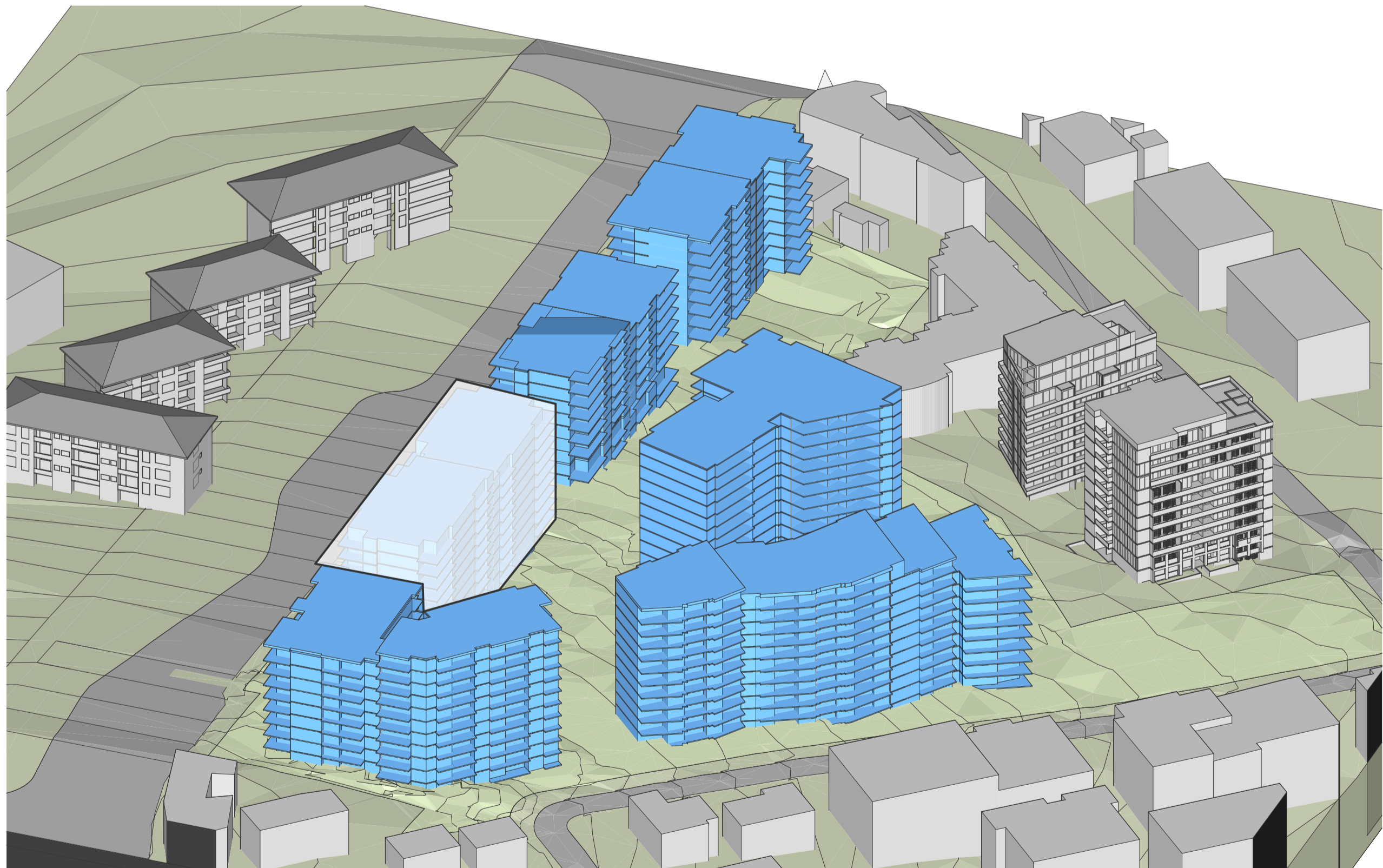
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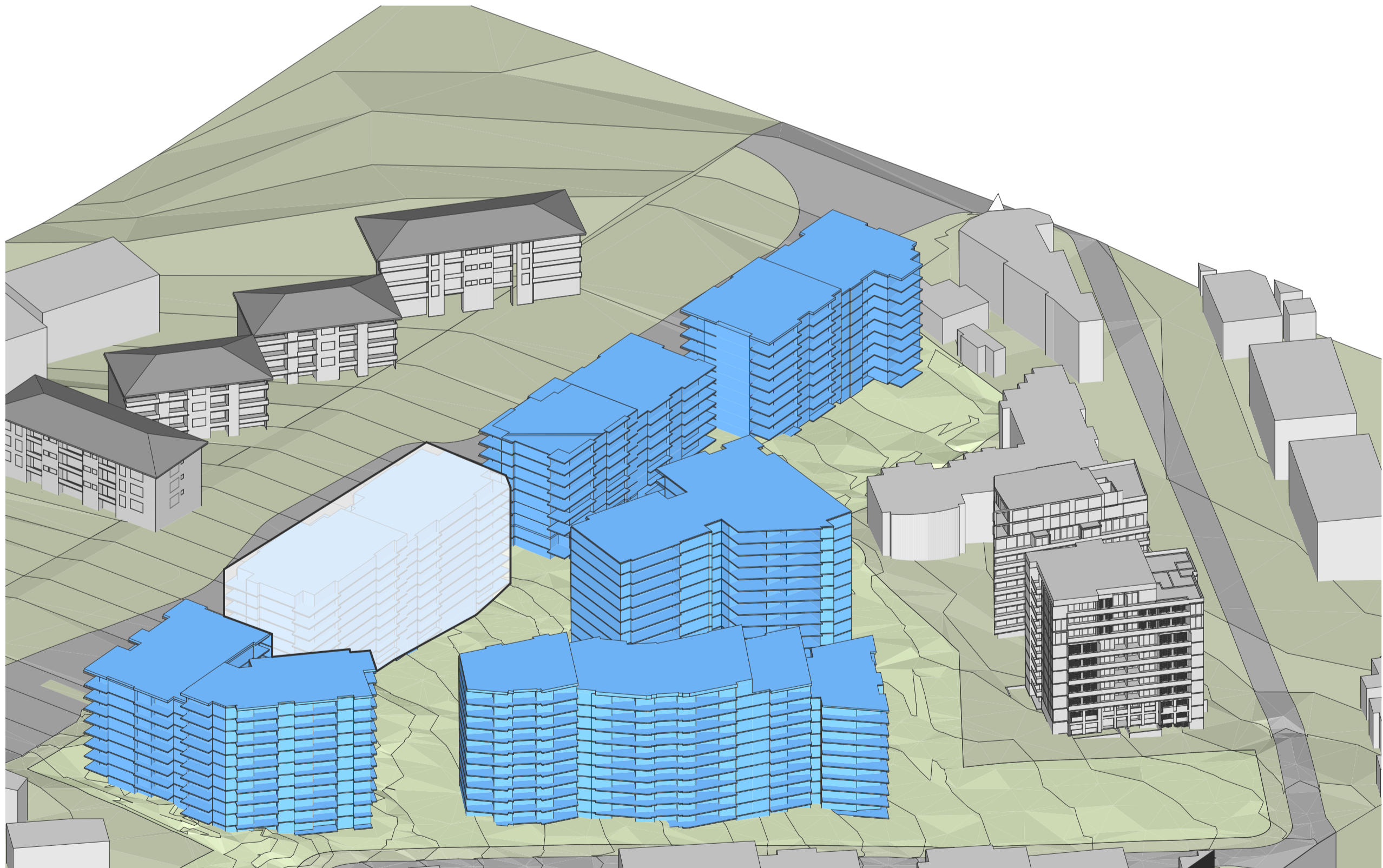
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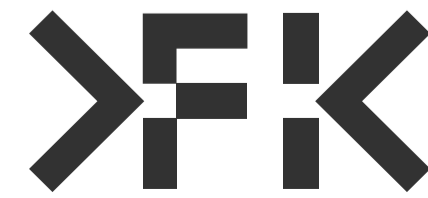
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 VIEWS FROM THE SUN - EXISTING DA 1

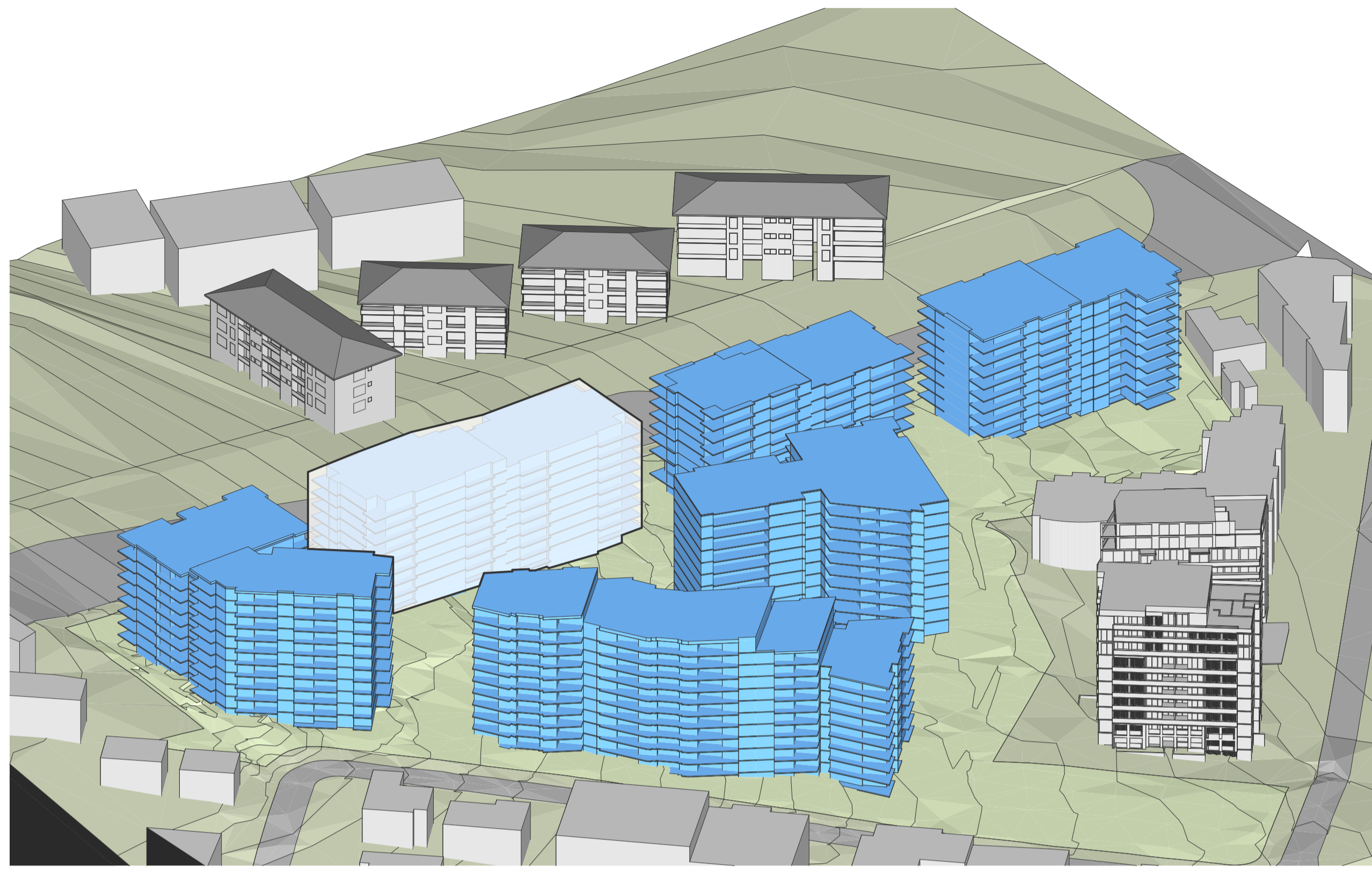
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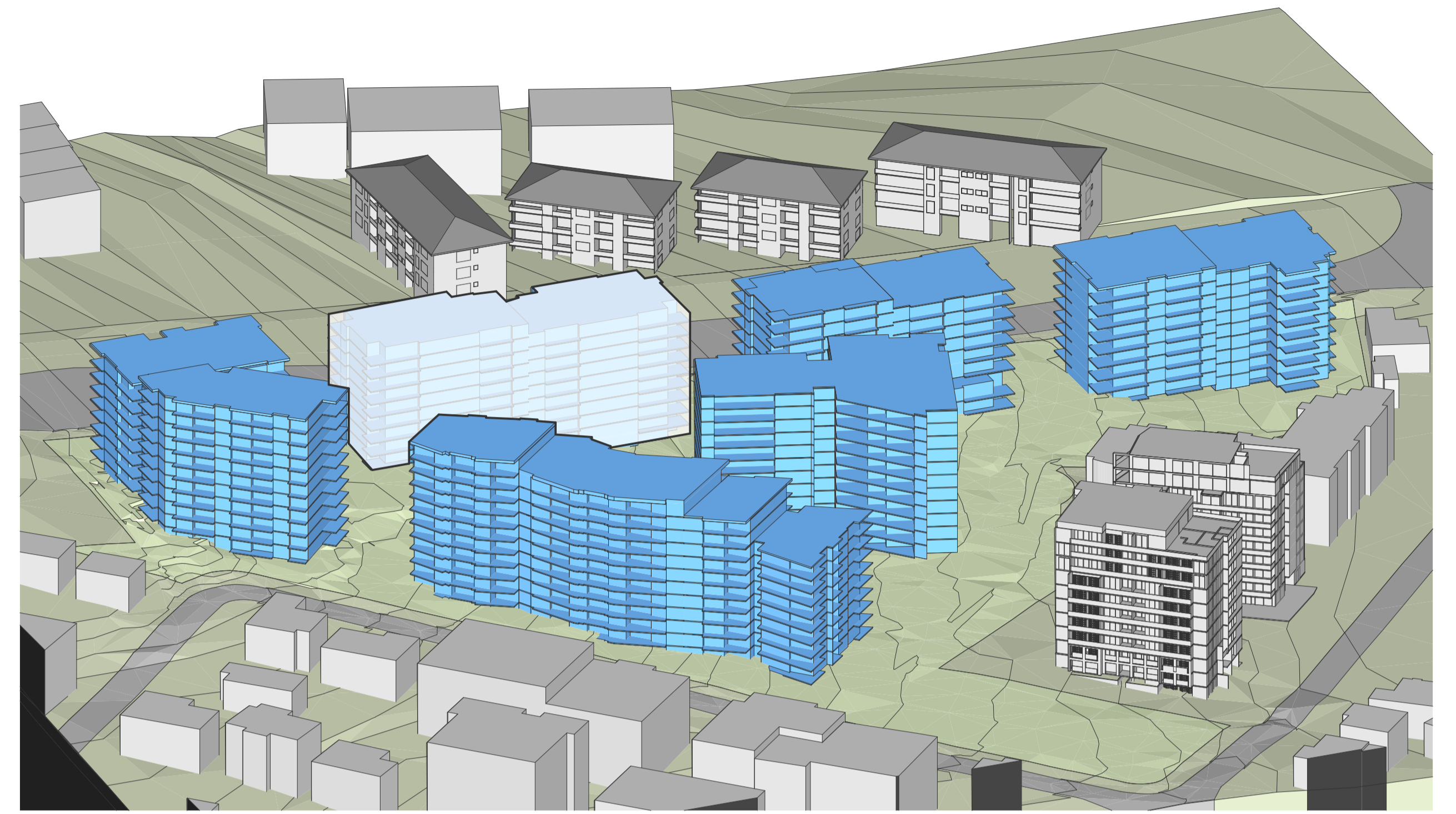
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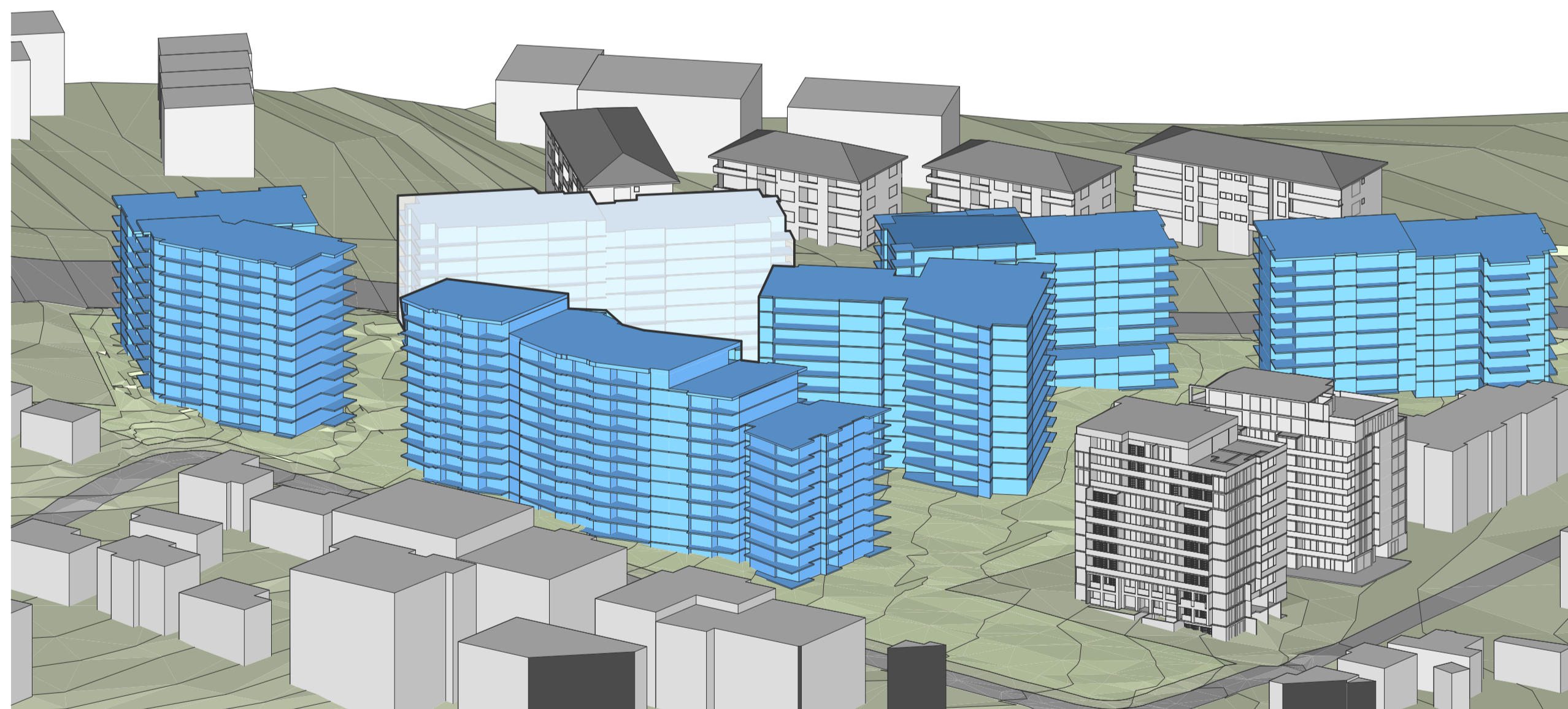
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DRAWING TITLE
 VIEWS FROM THE SUN - EXISTING DA 2

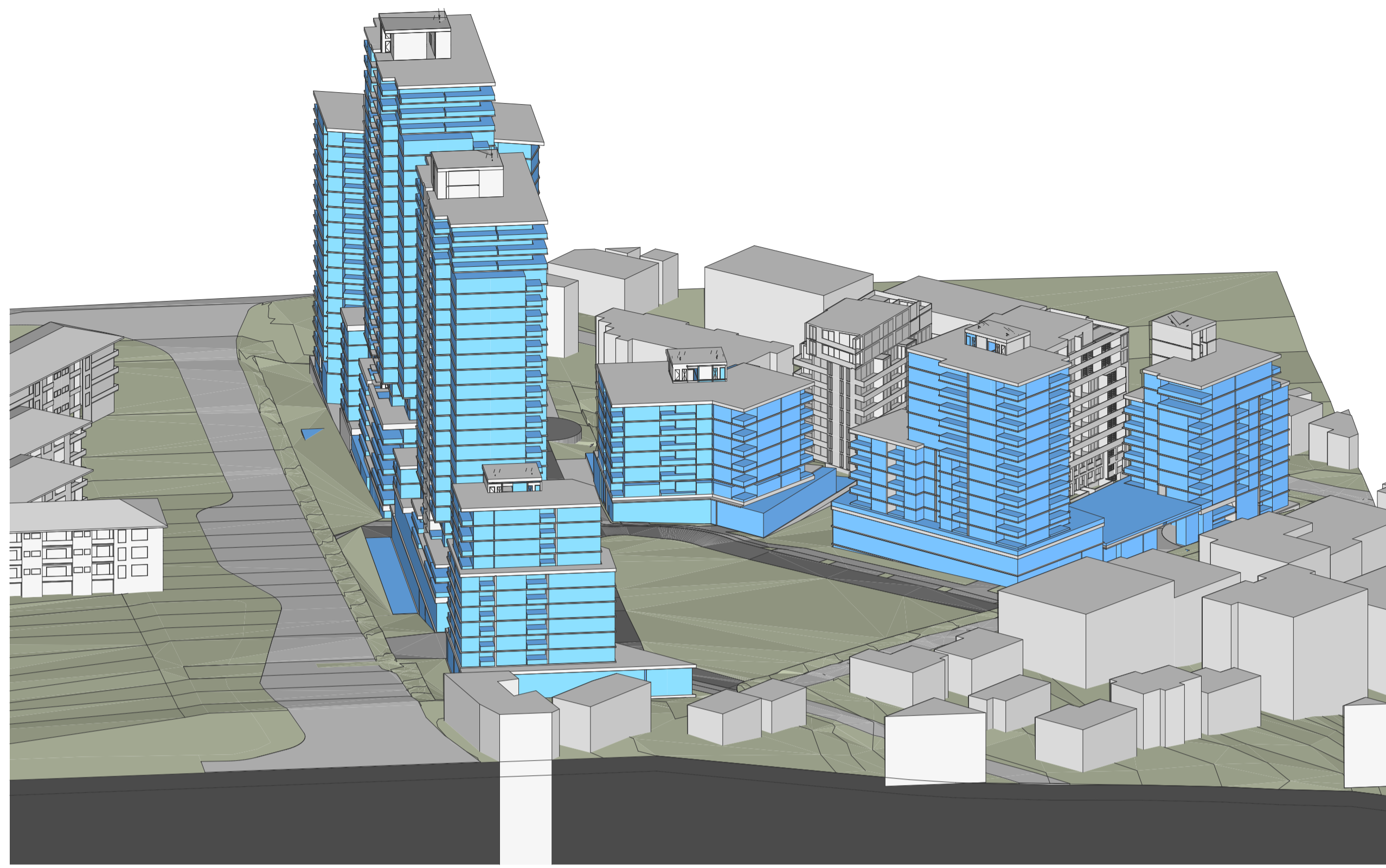
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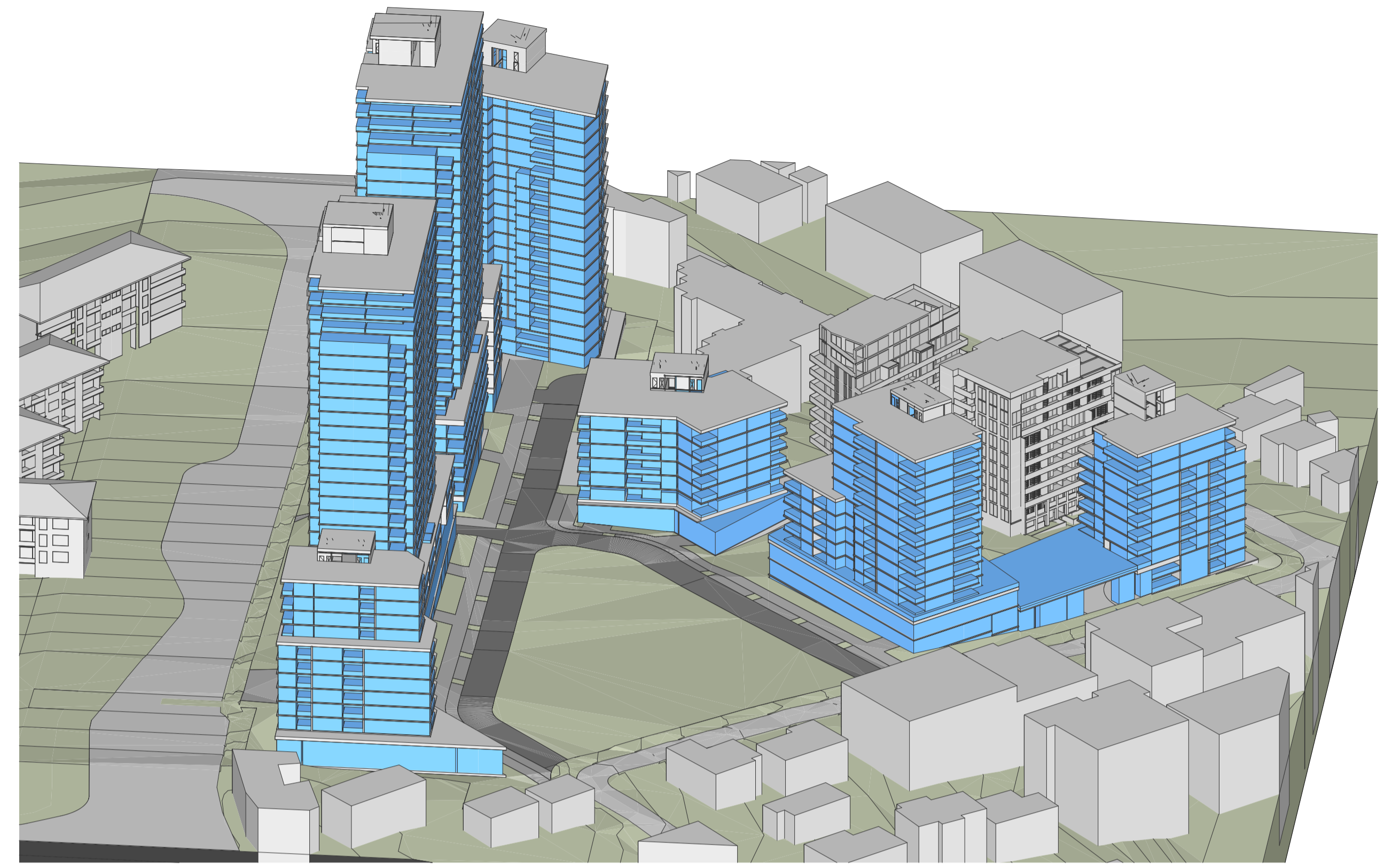
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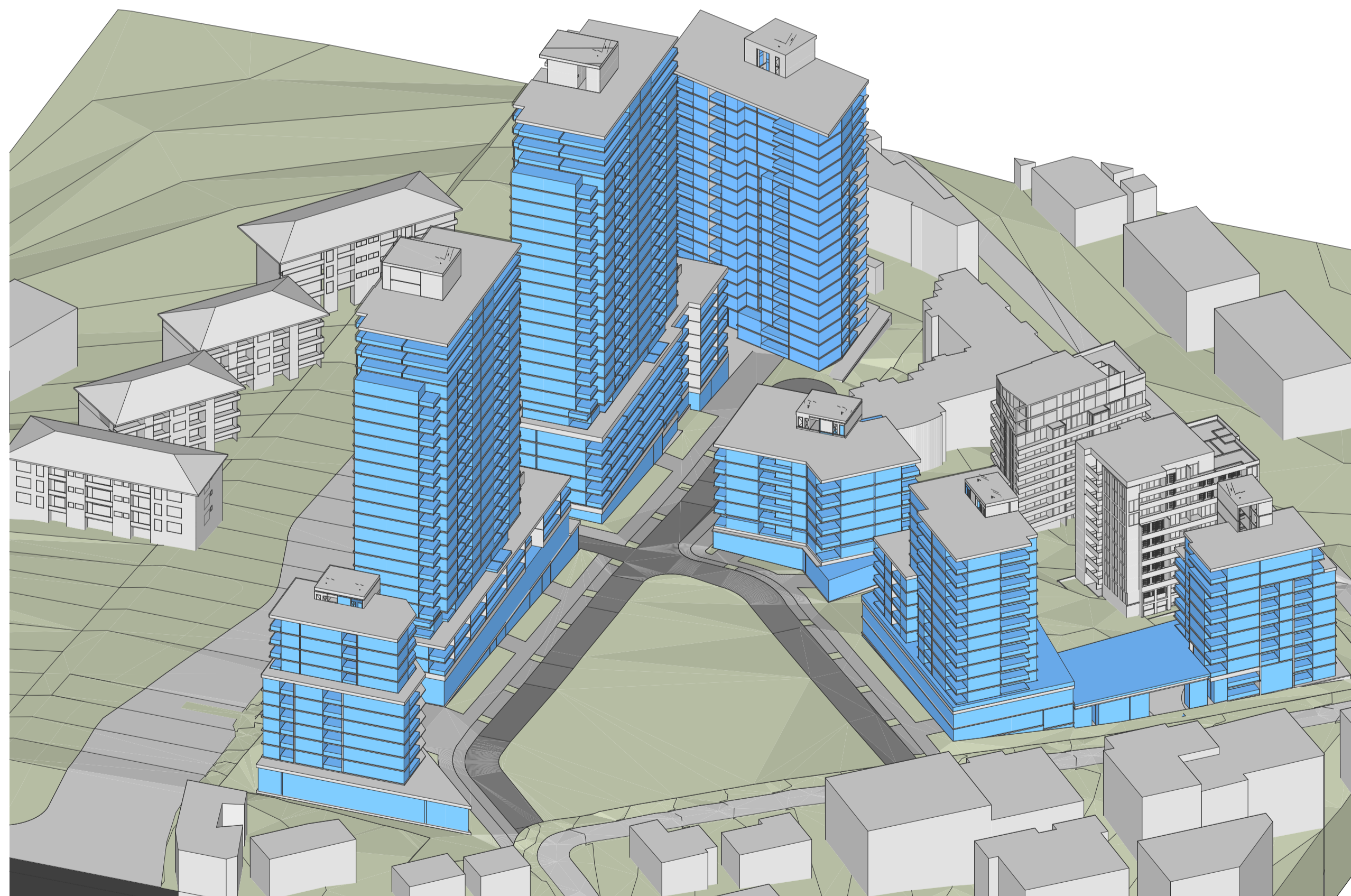
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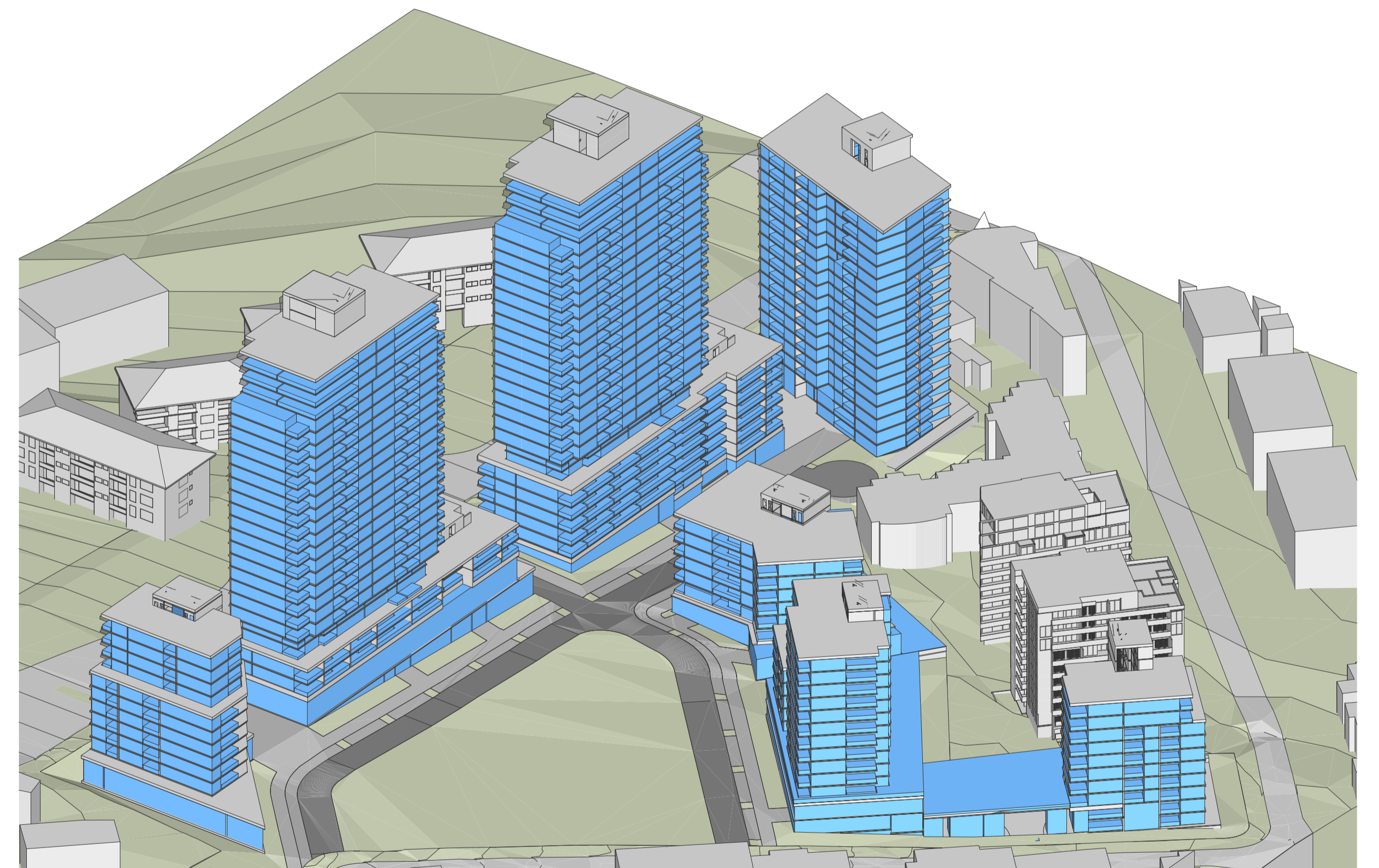
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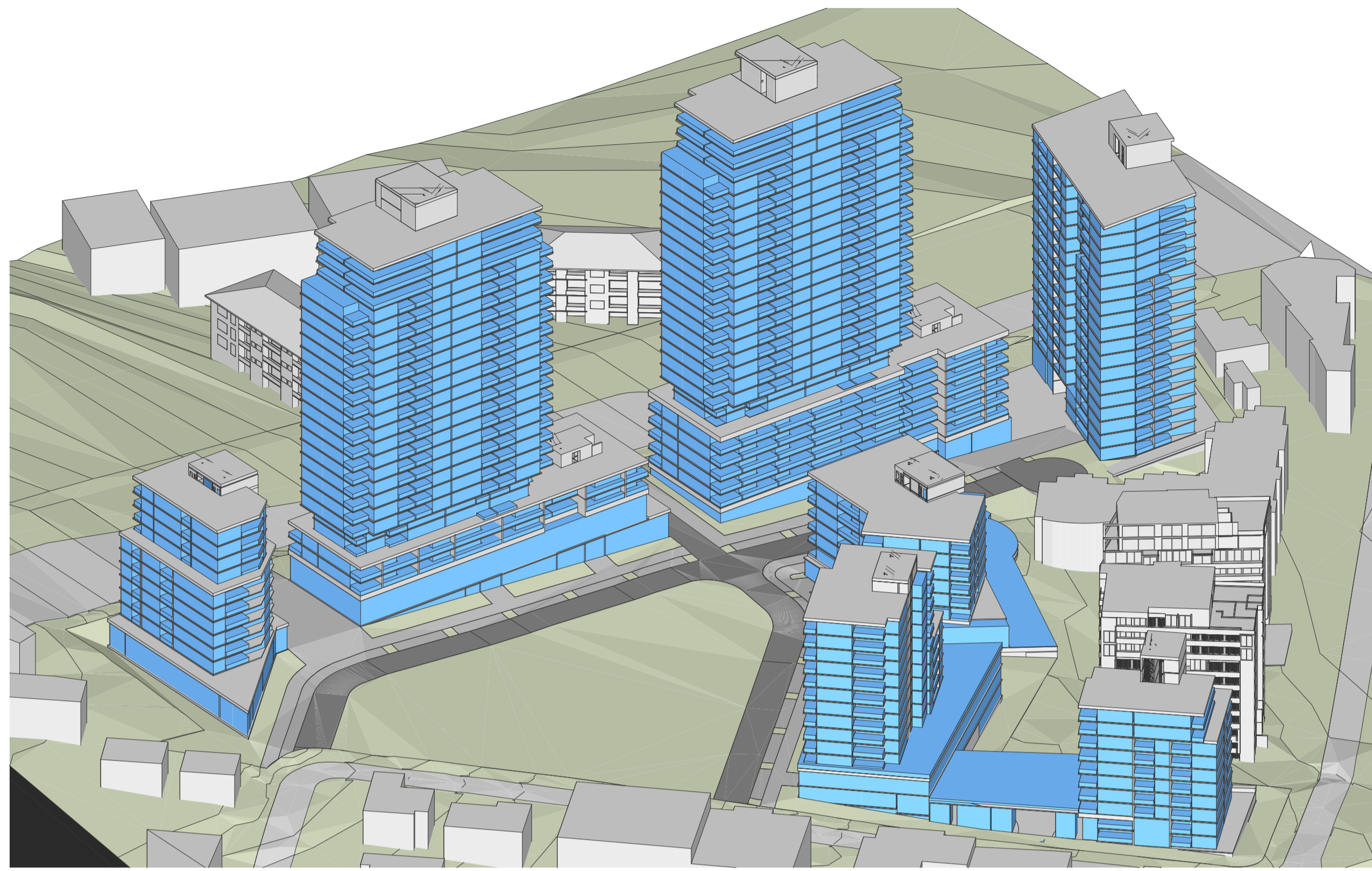
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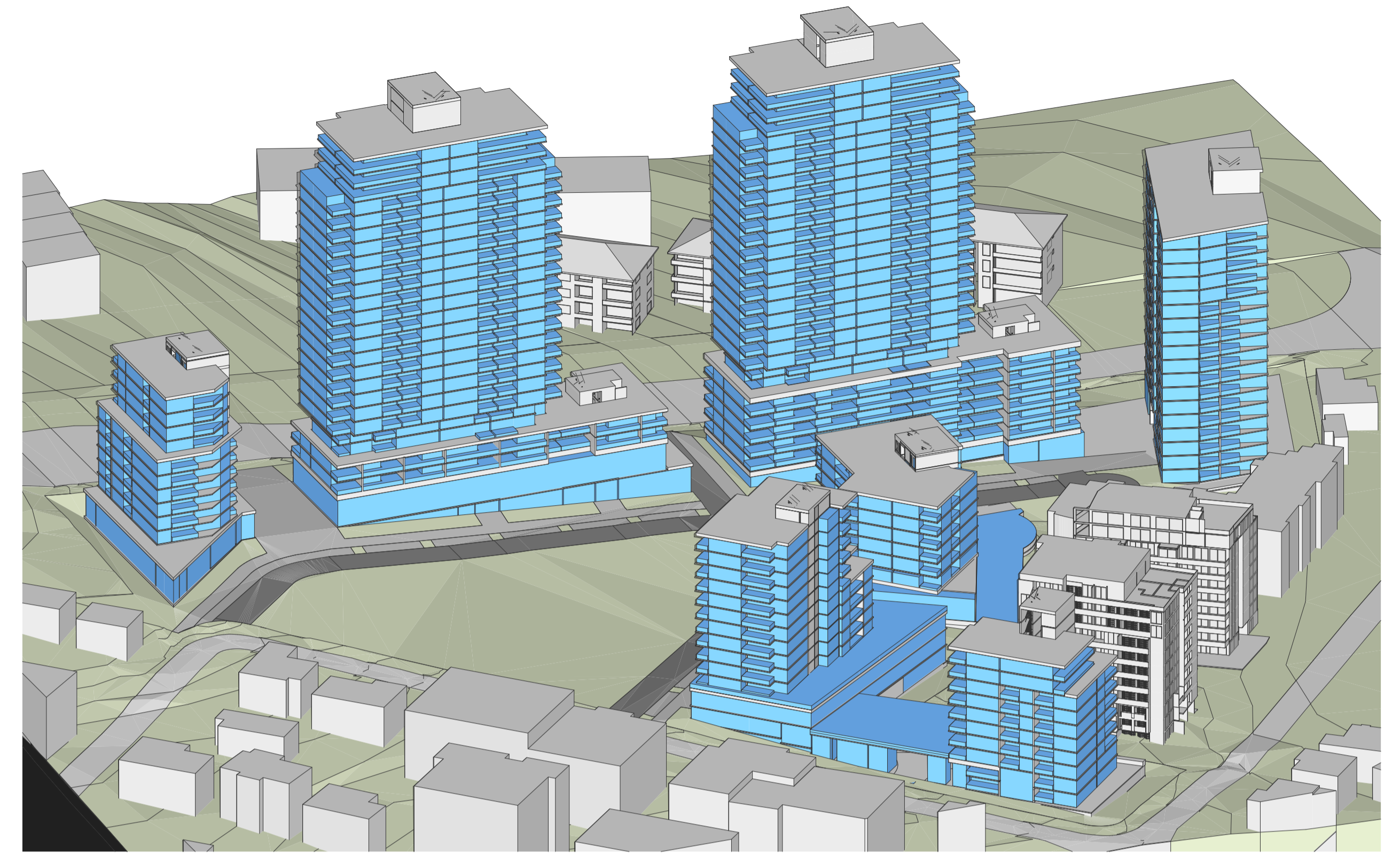
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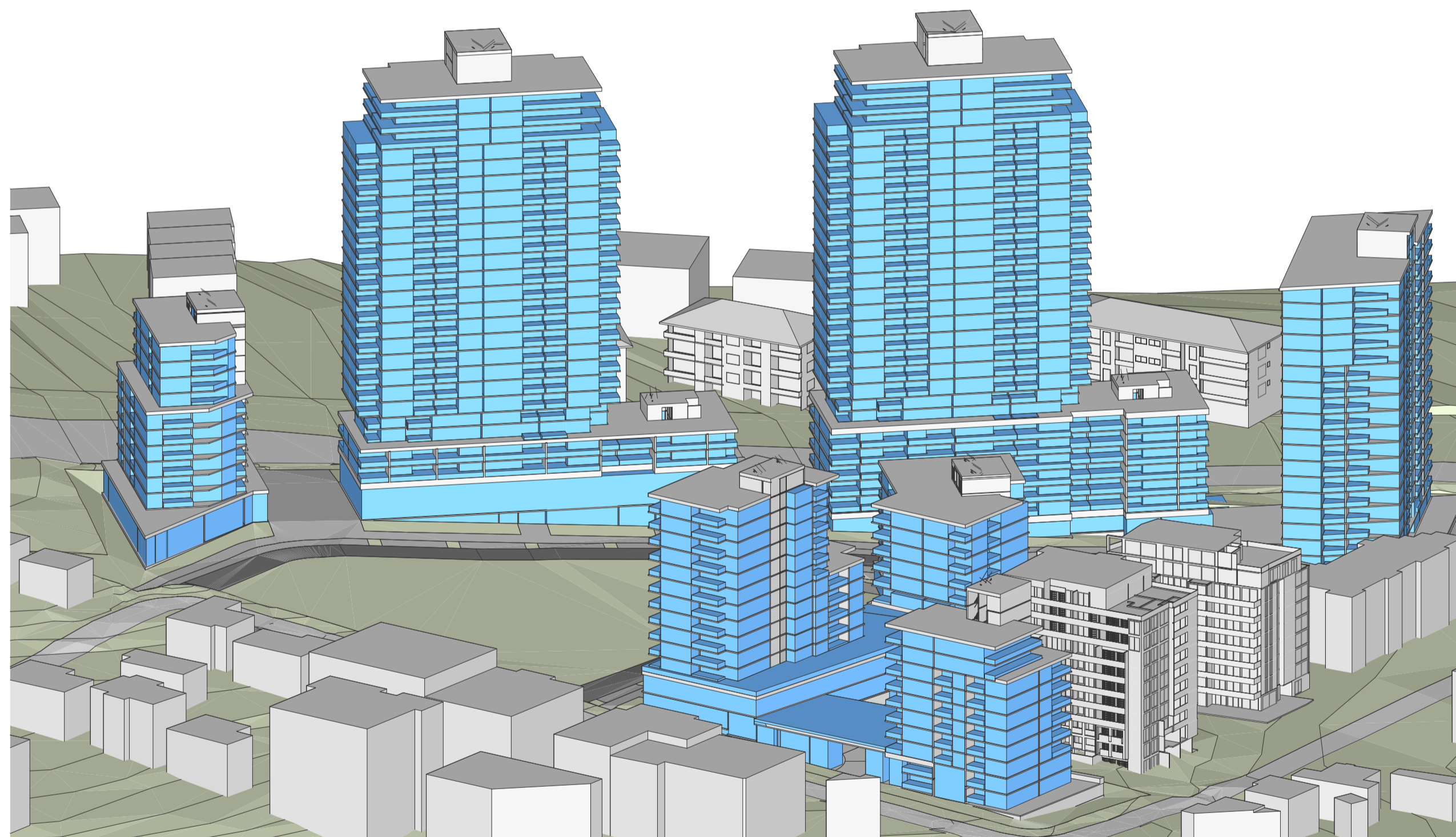
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PROJECT

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 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 VIEWS FROM THE SUN - PROPOSED DA 2

FENDER KATSALIDIS

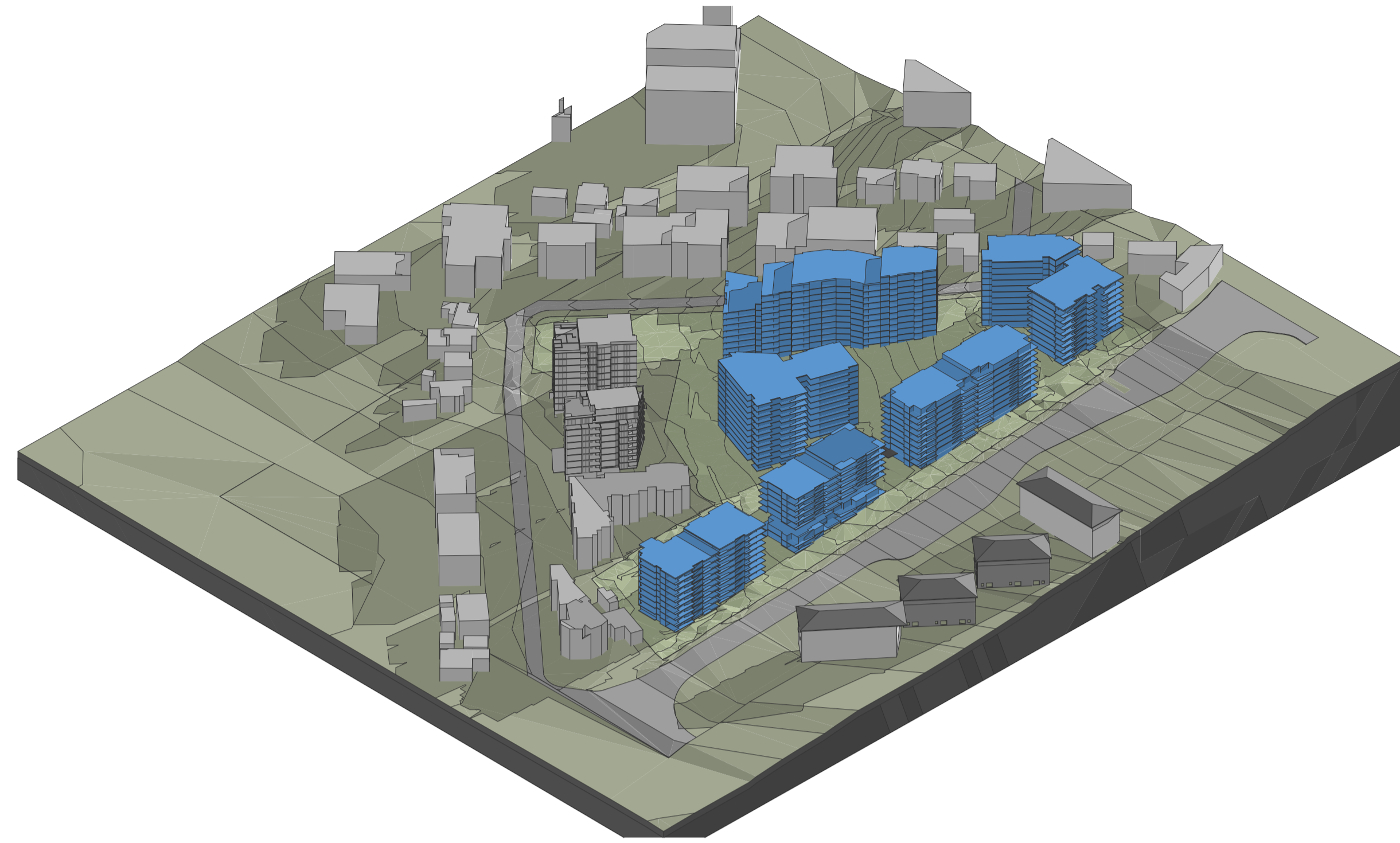
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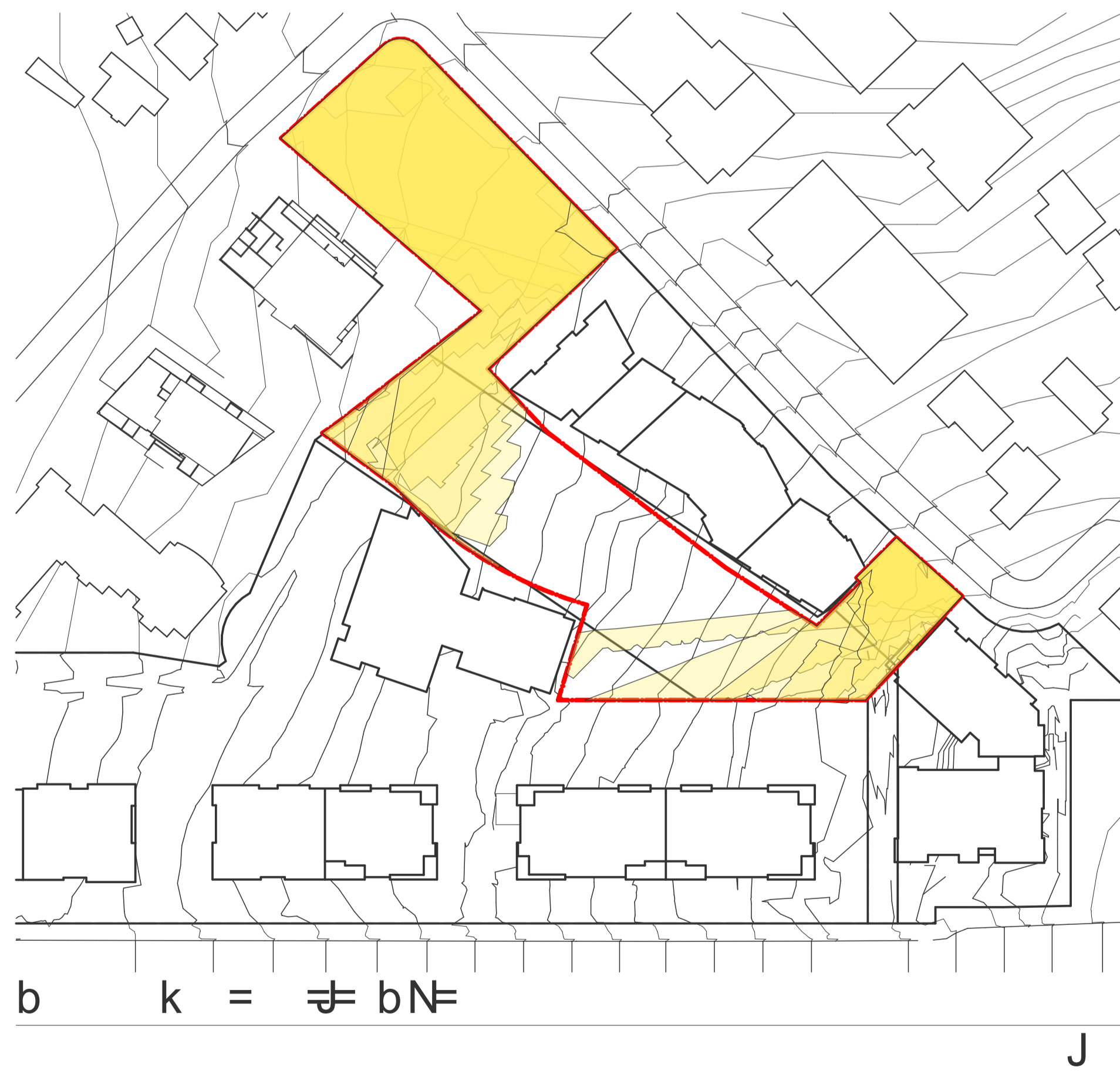
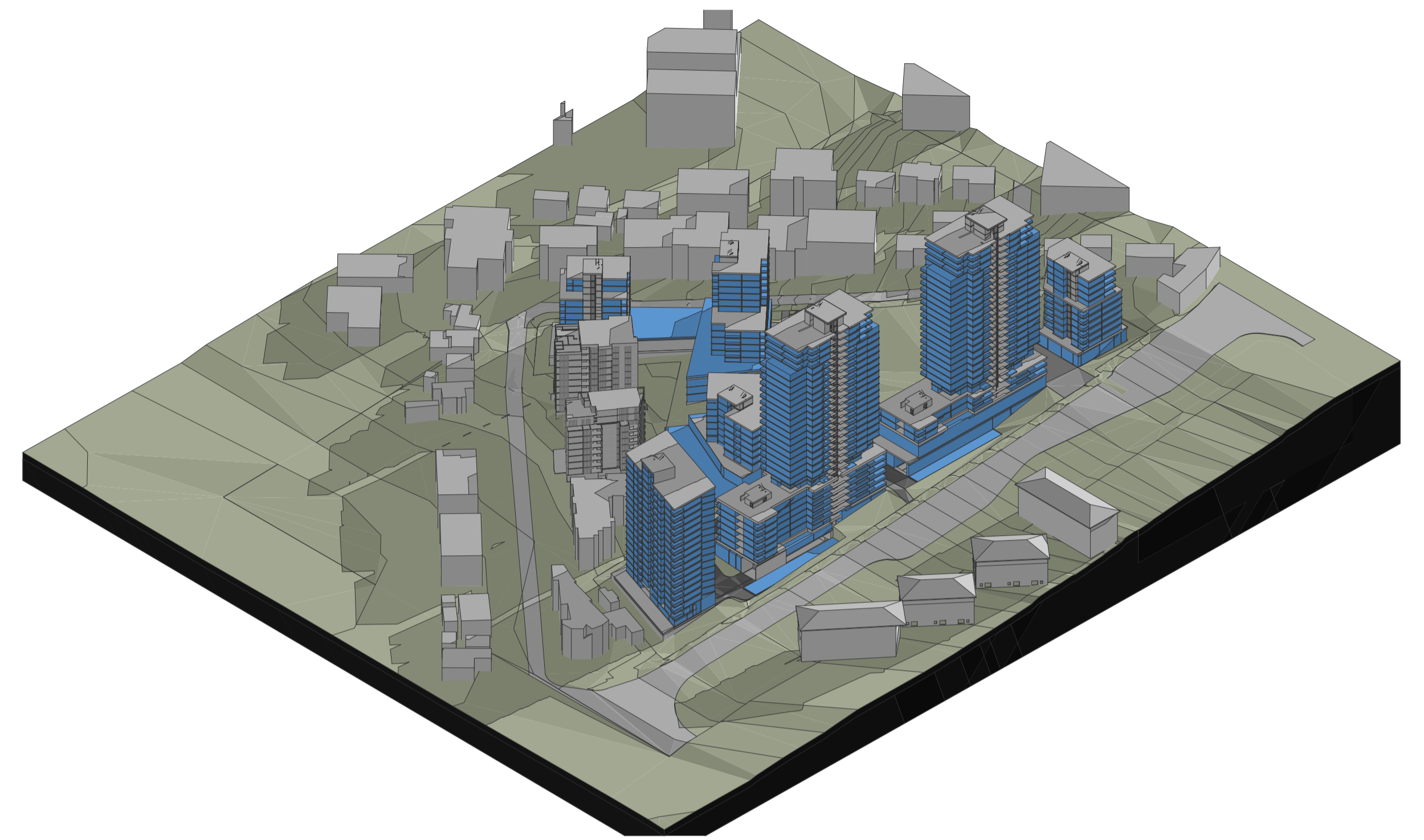


REV. DRAWING NO.
 - PP04.8

EXISTING DA
RE1 PARK + ADJOINING PUBLIC DOMAIN OVERSHADOWING
 0900-1500



PROPOSED DEVELOPMENT
RE1 PARK + ADJOINING PUBLIC DOMAIN OVERSHADOWING
 0900-1500



HOURLY SOLAR COVERAGE:

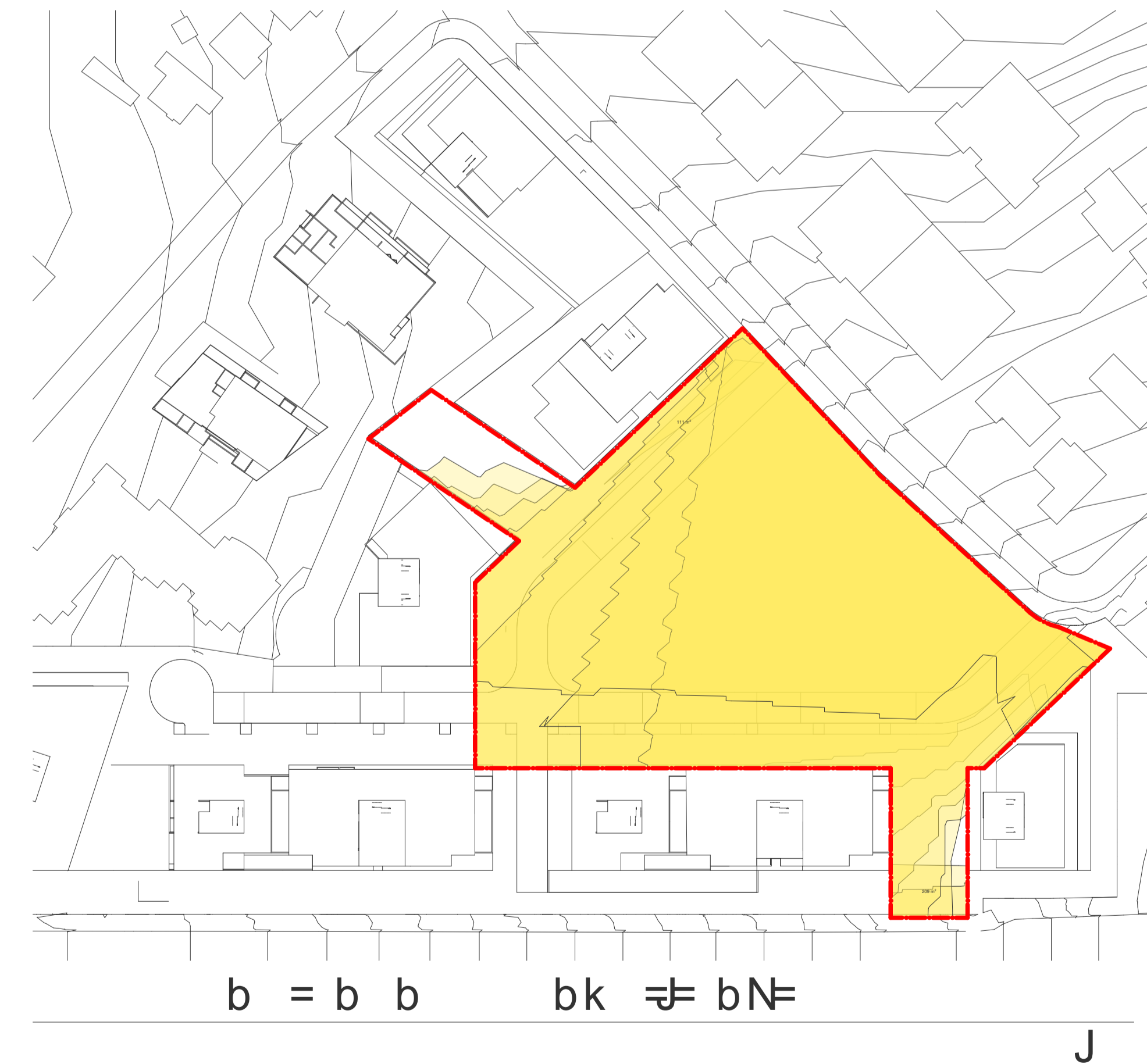
| | |
|------|--------------------|
| 9AM | 2033m ² |
| 10AM | 2900m ² |
| 11AM | 3365m ² |
| 12PM | 3775m ² |
| 1PM | 3891m ² |
| 2PM | 3937m ² |
| 3PM | 4011m ² |

TOTAL 7 HOUR COVERAGE:
 23,912m²

WINTER SOLSTICE (21 JUNE):
AREA OF RE1 ZONE AND ADJOINING
PUBLIC SPACE RECEIVING SUNLIGHT

b k = ≠ bN

J



HOURLY SOLAR COVERAGE:

| | |
|------|---------------------|
| 9AM | 7337 m ² |
| 10AM | 8788 m ² |
| 11AM | 8849 m ² |
| 12PM | 8995 m ² |
| 1PM | 8654 m ² |
| 2PM | 7395 m ² |
| 3PM | 6333 m ² |

TOTAL 7 HOUR COVERAGE:
 56,351 m²

b = b b bk ≠ bN

J

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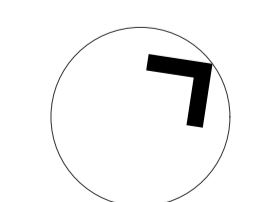
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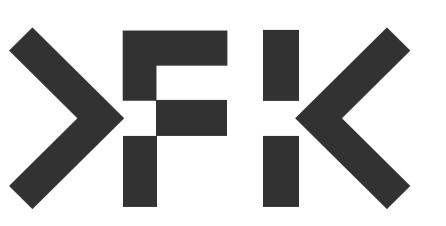


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DRAWING TITLE
 RE1 SOLAR ANALYSIS

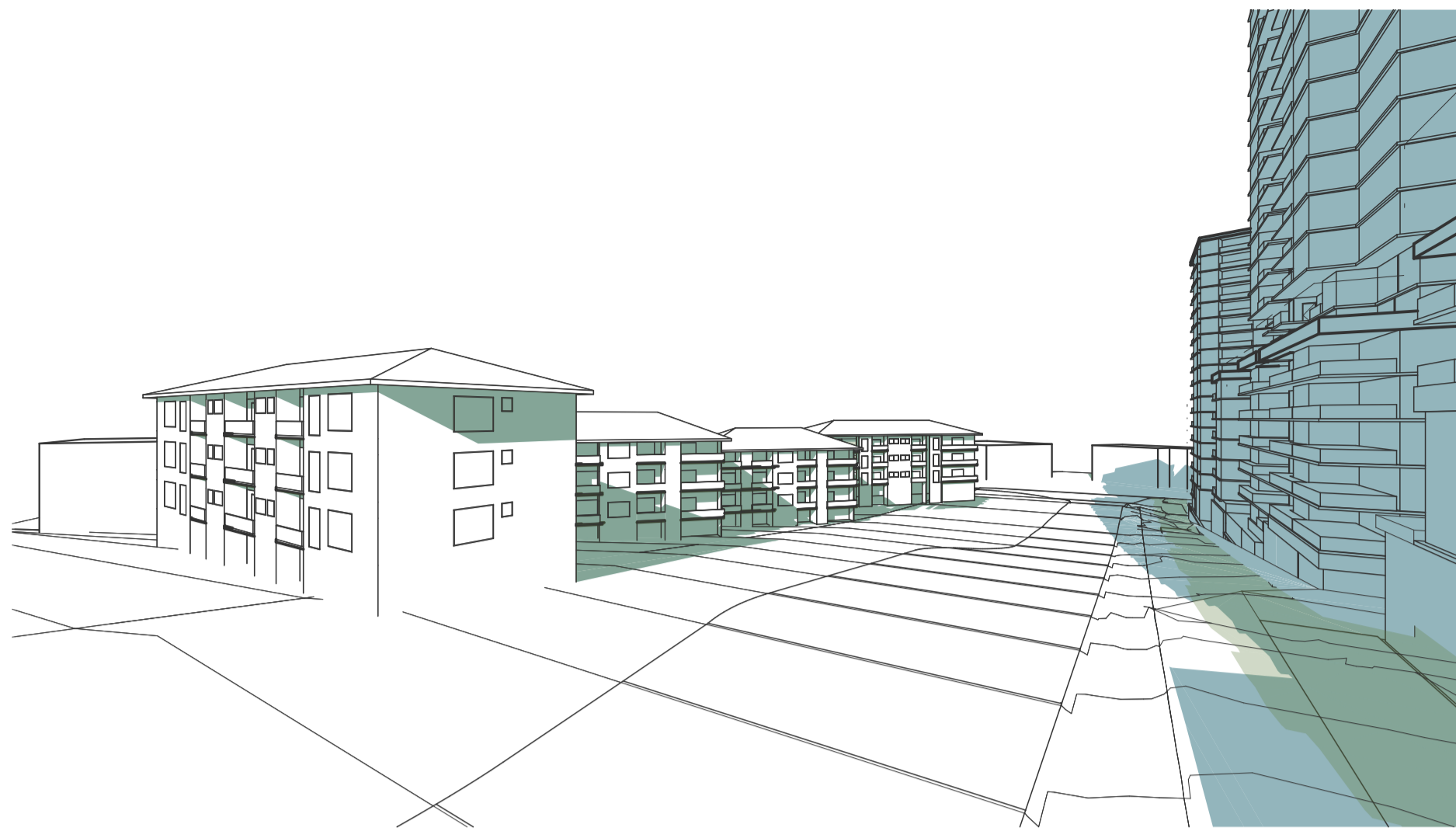
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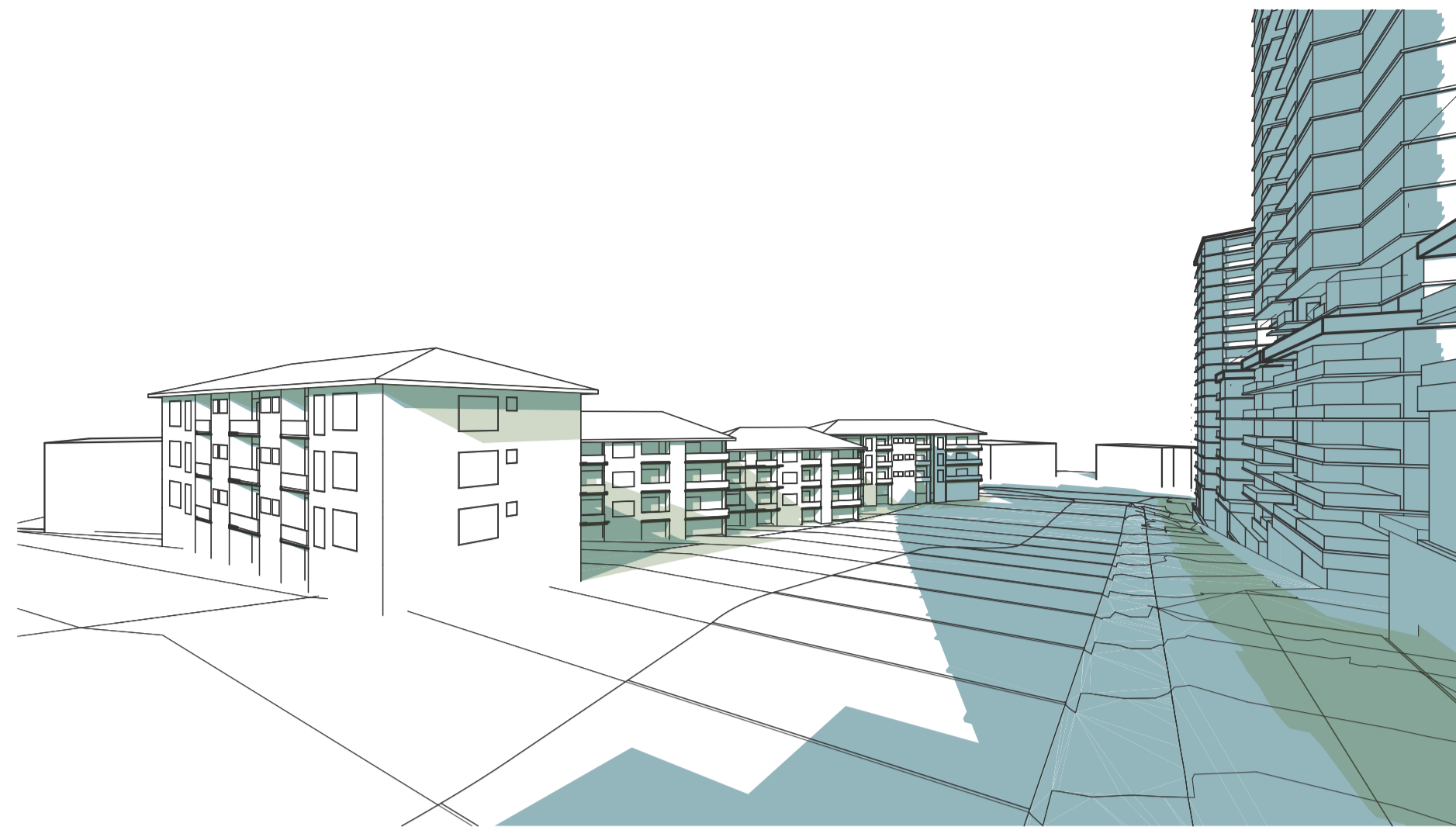
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PP04.9



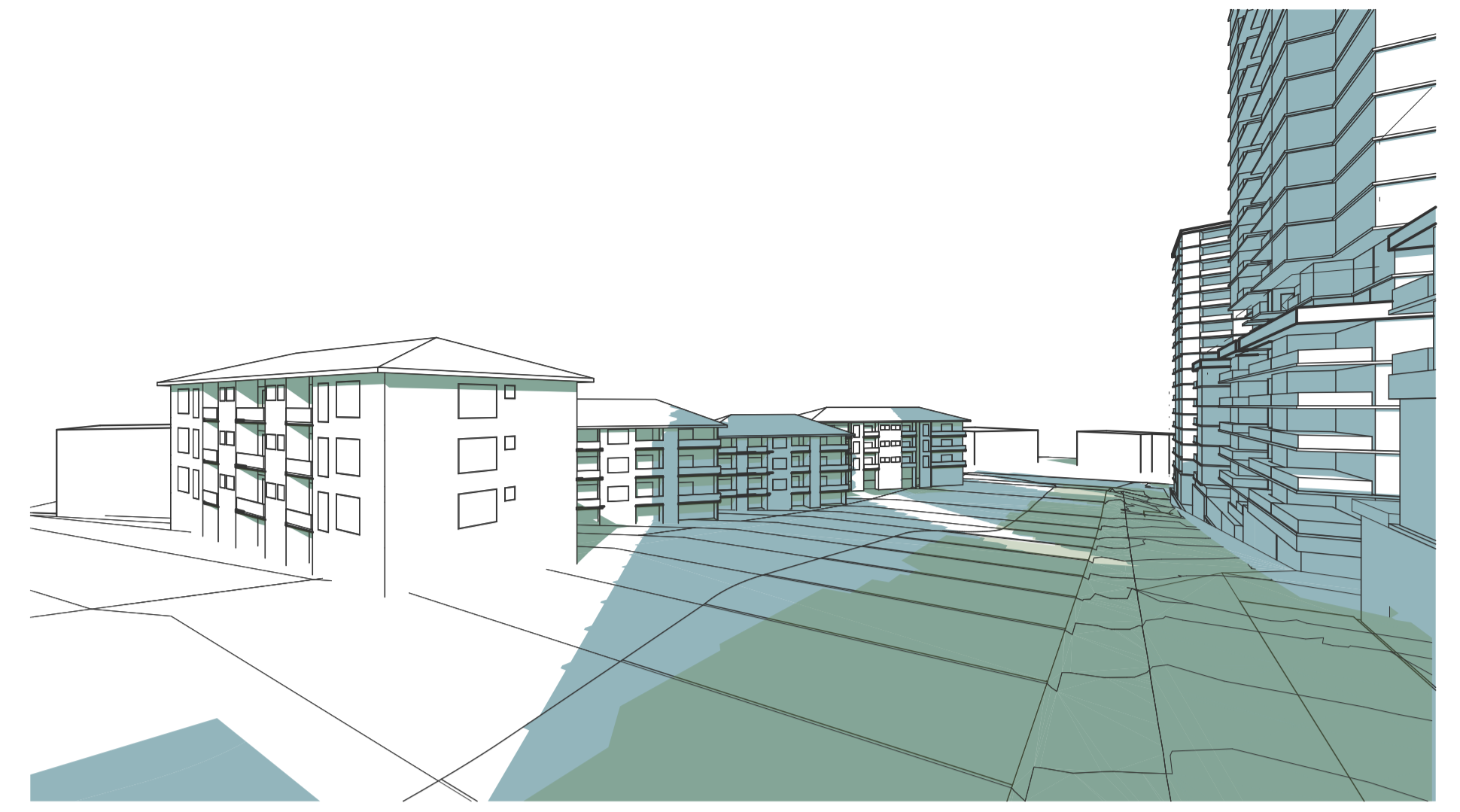
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gr k b=CN



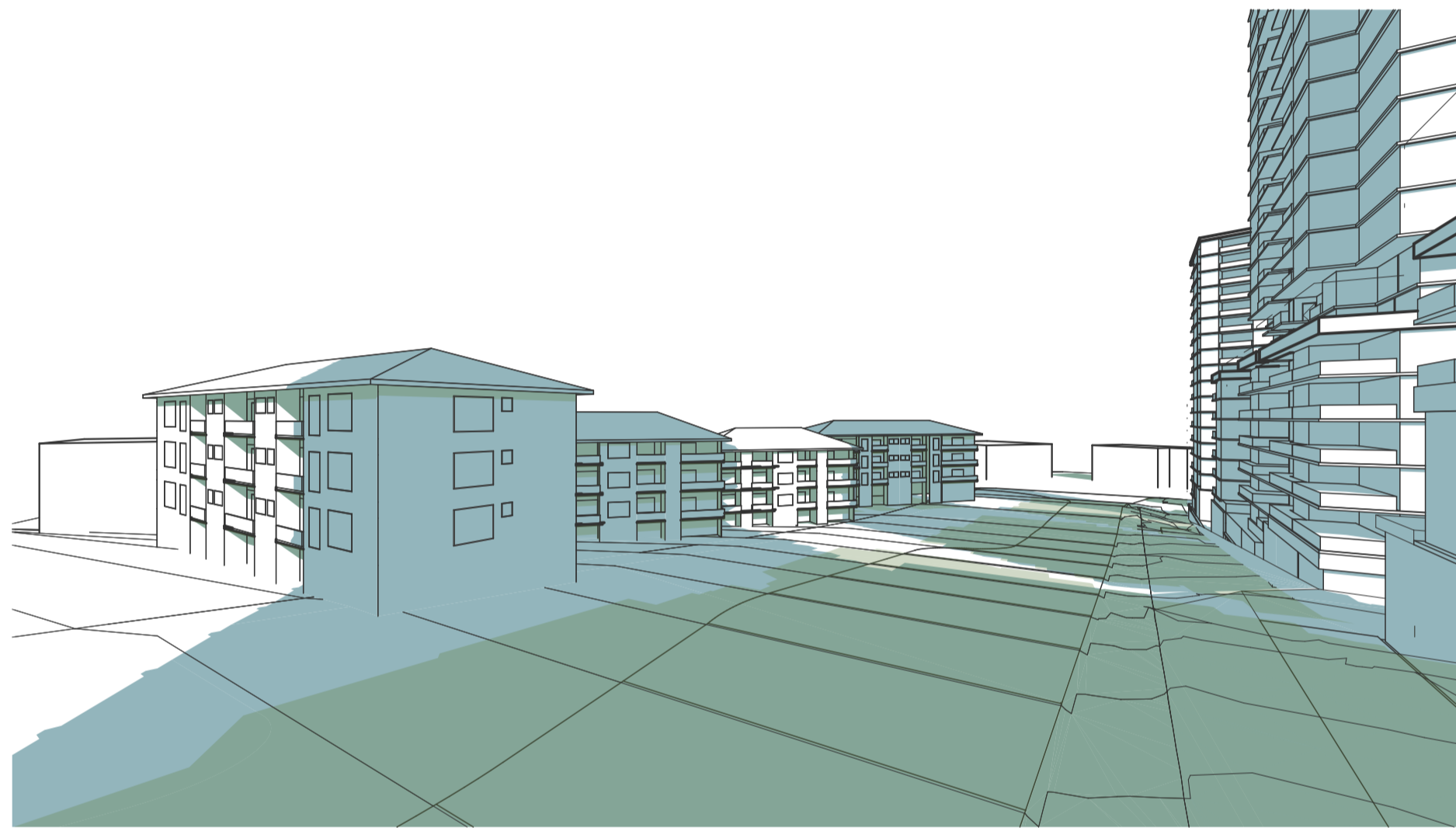
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gr k b=CN



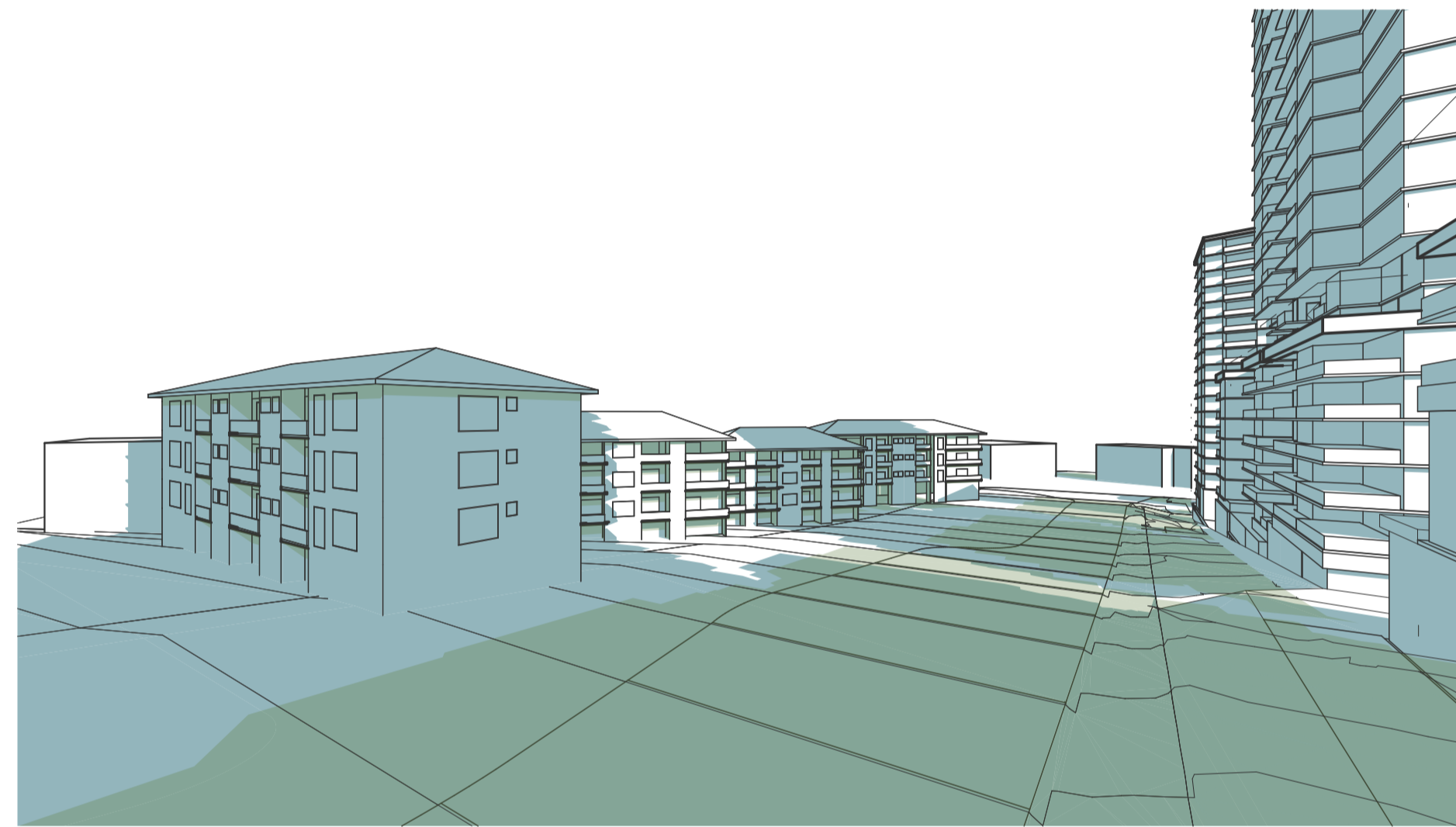
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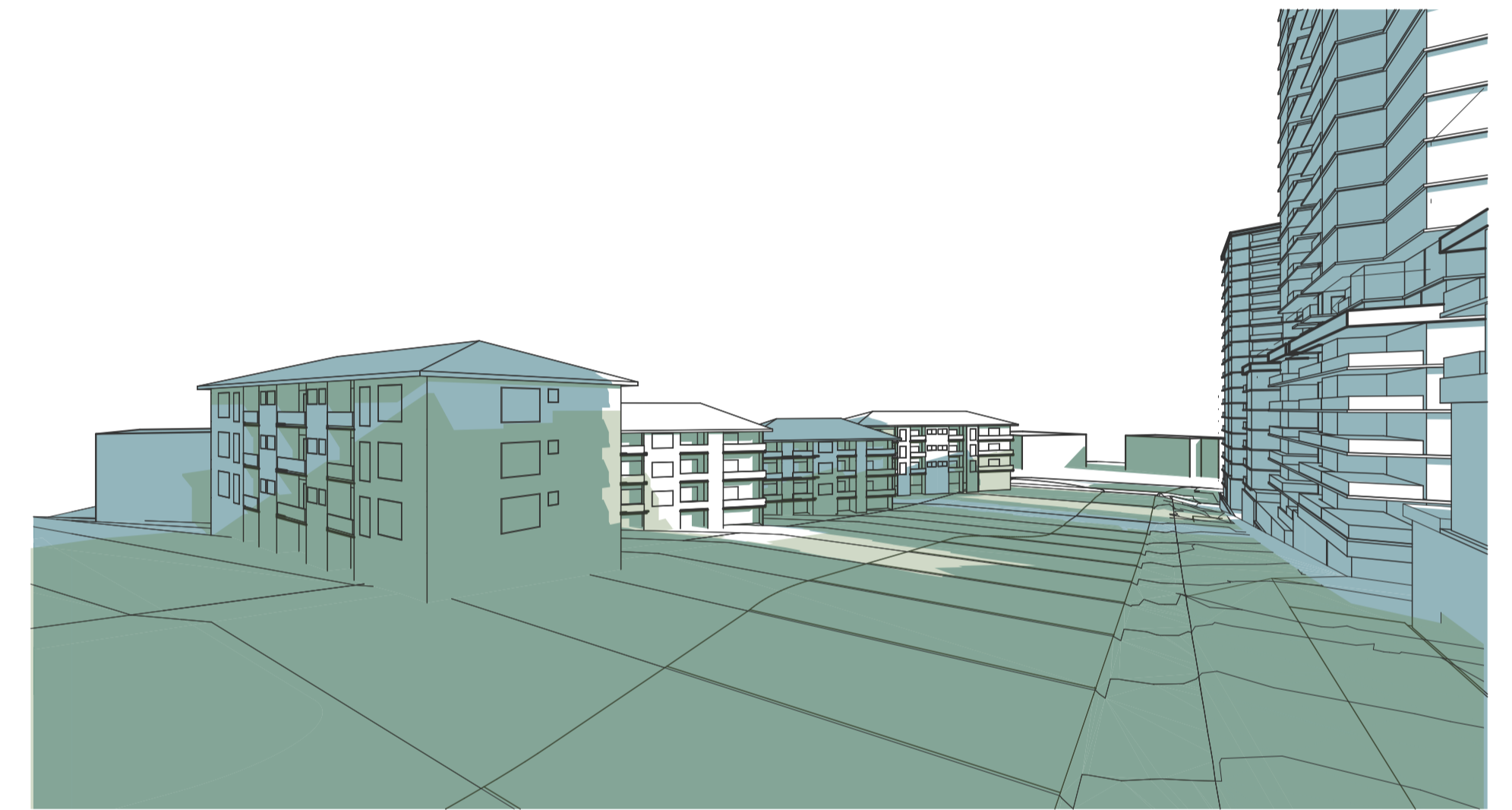
NPMM
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gr k b=CN



NQVM
J

gr k b=CN



NRVM
J

gr k b=CN



r =N kb r k = k = b
J



r k =D kb r k = k = b
J

SHADOW DIAGRAMS LEGEND

- SHADOWS CAST BY EXISTING DA
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS REDUCED FROM EXISTING DA
- SITE BOUNDARY

NOTE: THERE WAS NO IMPACT FROM THE PROPOSED DEVELOPMENT AT 9AM JUNE 21
 NOTE: FOR PURPOSES OF THIS STUDY WINDOWS HAVE BEEN LOCATED VIA SATELLITE IMAGERY AND PHOTOGRAPHS NOT SURVEYED INFORMATION.



b= b= k

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| REVISION | DATE | BY | REVISION |
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| 1 | 25.08.2023 | KB | PLANNING PROPOSAL |

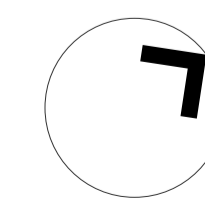


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| AA | 25.08.2023 | AV | 01.09.2023 | 20188 | N.T.S.@A1 |



PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 NEIGHBOURING IMPACT - 346-362 PHR

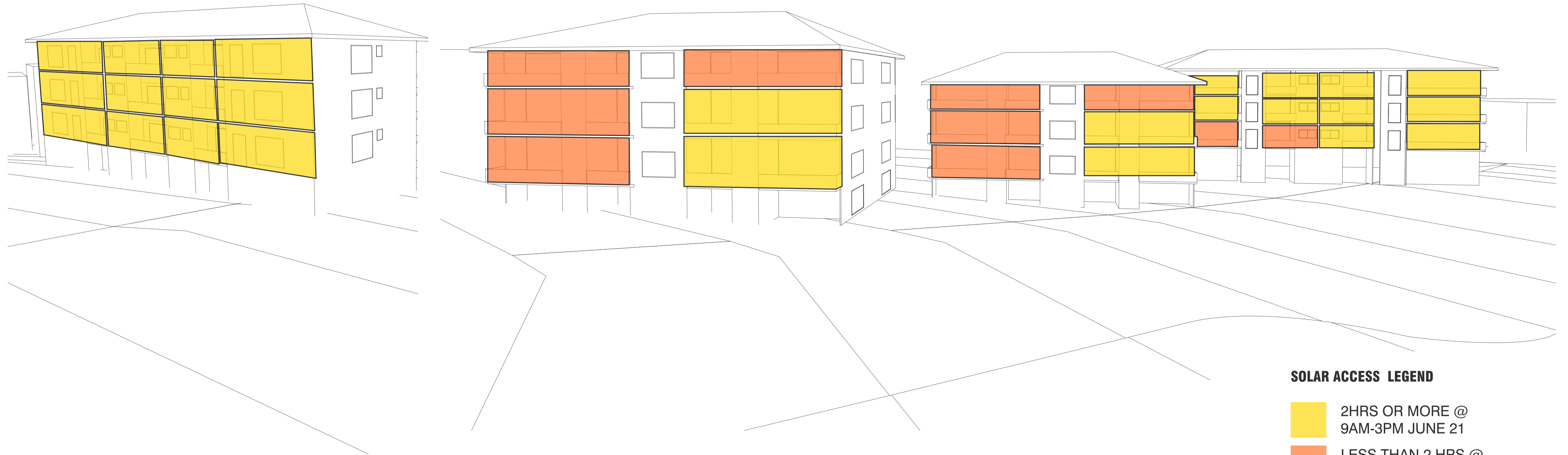
FENDER KATSLIDIS
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSLIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 PLANNING PROPOSAL



REV.
 -

DRAWING NO.
 PP04.10



SOLAR ACCESS LEGEND

- 2HRS OR MORE @ 9AM-3PM JUNE 21
- LESS THAN 2 HRS @ 9AM-3PM JUNE 21

SOLAR ACCESS RESULTS

- 26 (43%) APARTMENTS ACHIEVE 2HRS SOLAR
- 10 (17%) REDUCED SOLAR FROM PROPOSED DEVELOPMENT
- 60 TOTAL APARTMENTS

NOT MORE THAN 20% REDUCTION

NOTE: THIS COMPLIES WITH OBJECTIVE 3B-2.3 OF THE ADG "WHERE AN ADJOINING PROPERTY DOES NOT CURRENTLY RECIEVE THE REQUIRED HOURS OF SOLAR ACCESS, THE PROPOSED BUILDING ENSURES SOLAR ACCESS TO NEIGHBOURING PROPERTIES IS NOT REDUCED BY MORE THAN 20%"

NOTE: FOR PURPOSES OF THIS STUDY BUILDINGS AND APARTMENTS HAVE BEEN LOCATED VIA SATELITE IMAGERY ONLY NOT SURVEYED INFORMATION. THIS STUUDY IS INDICATIVE AND SHOULD NOT BE RELIED ON FOR CONSTRUCTION.

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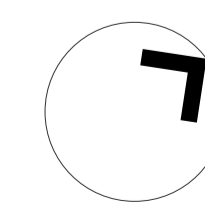
- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 28.08.2023
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PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 NEIGHBOURING IMPACT - 346-362 PHR

FENDER KATSALIDIS
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

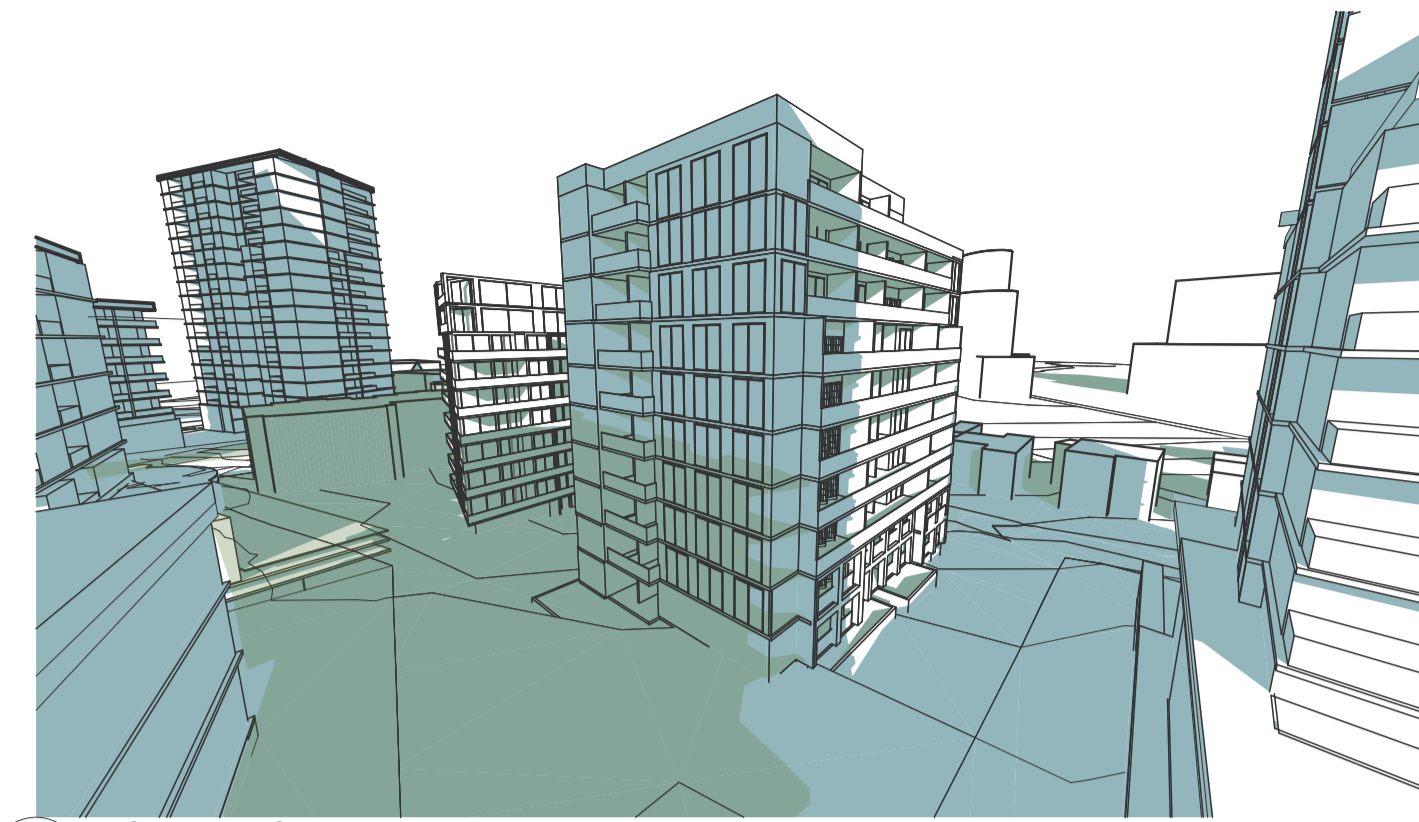
ISSUE PURPOSE
 PLANNING PROPOSAL



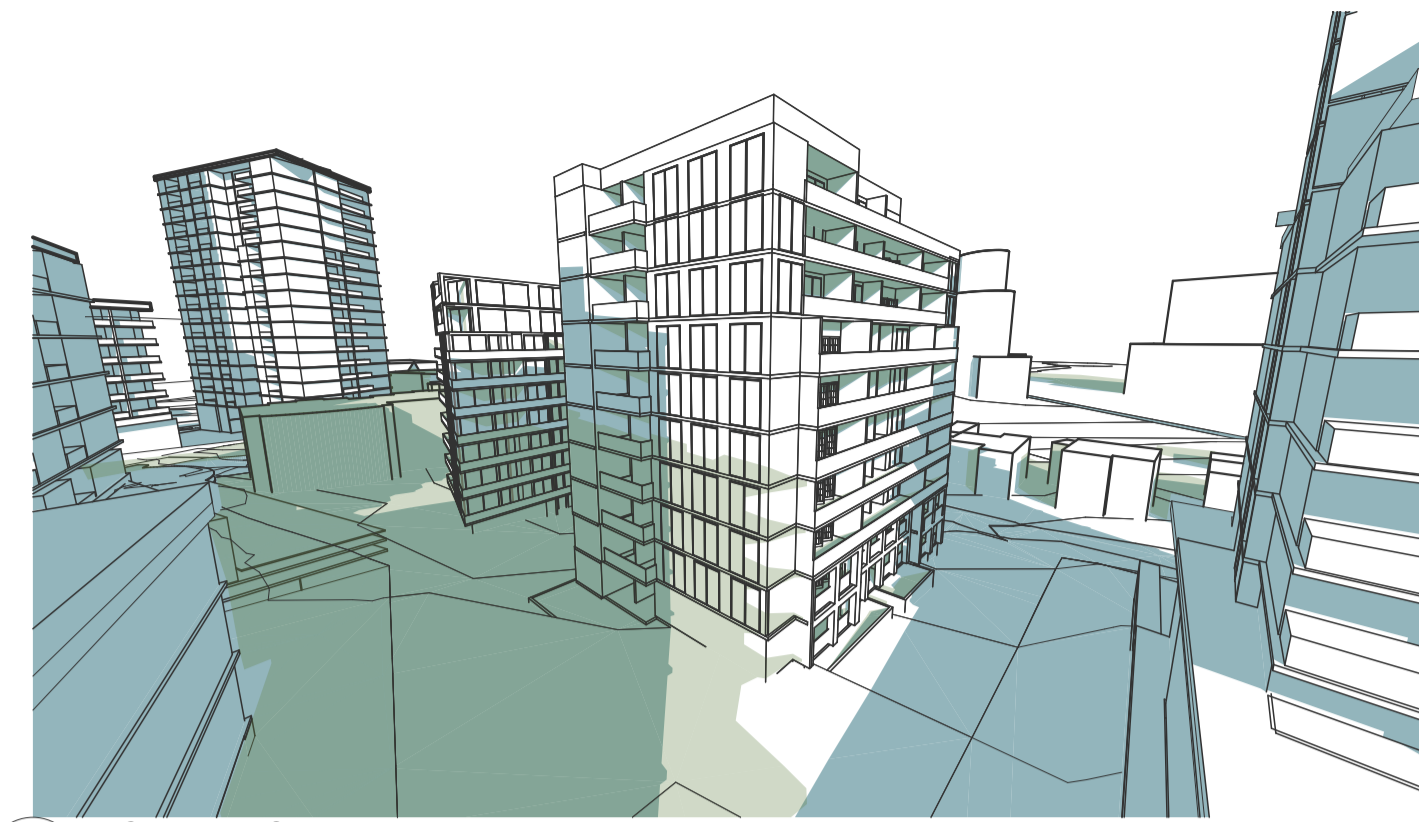
REV.
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DRAWING NO.
 PP04.12

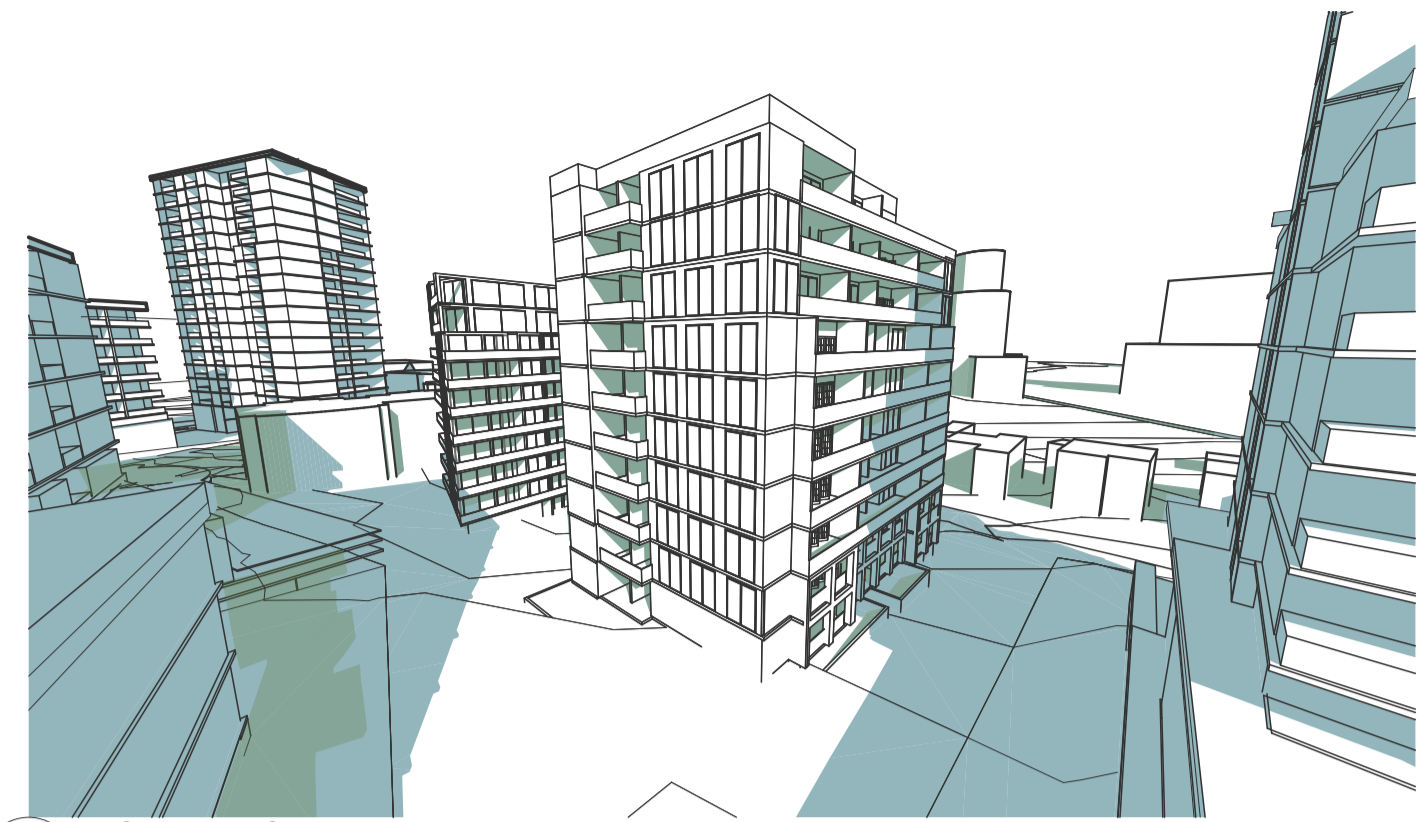
NORTH EAST VIEW



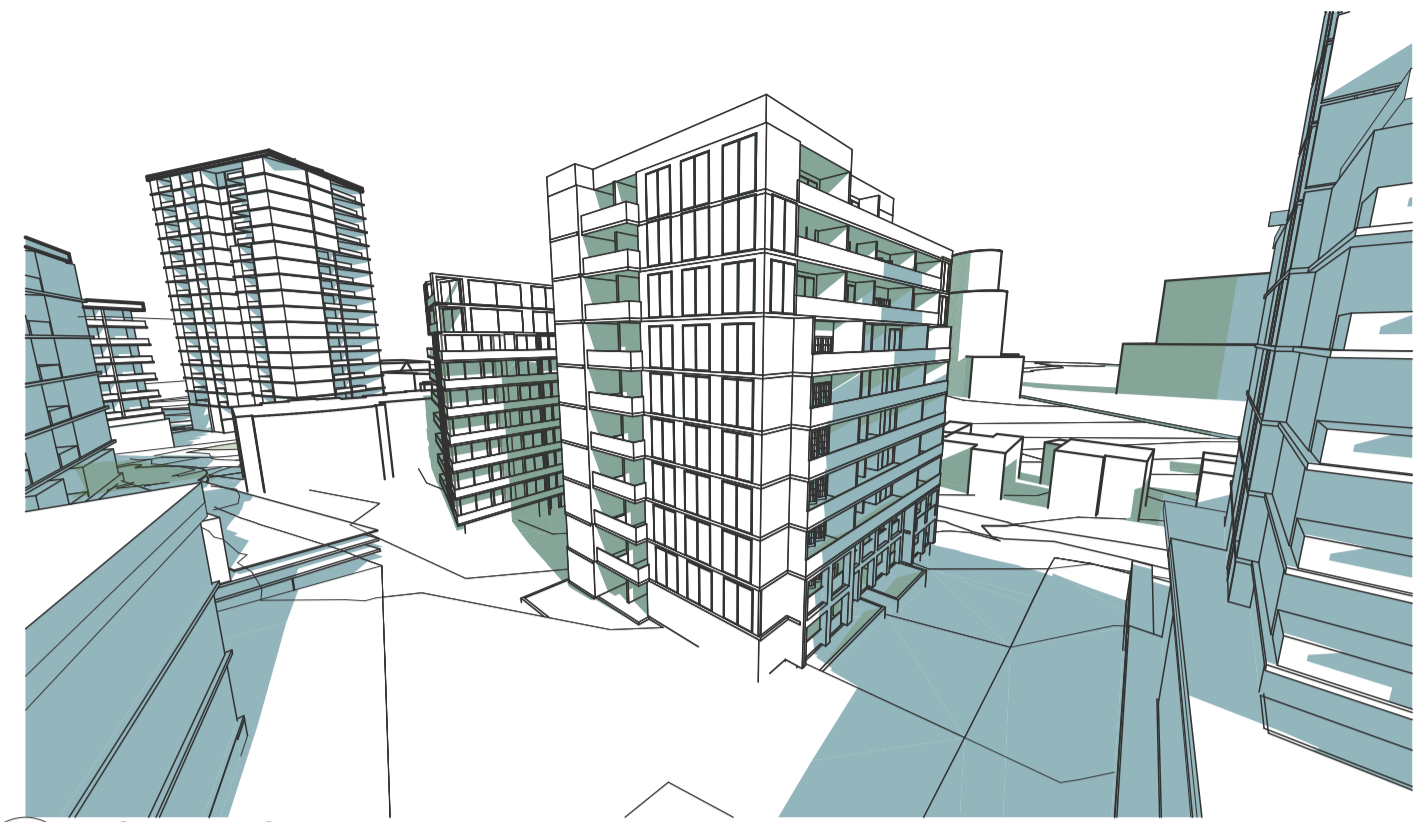
0900 NORTH EAST - JUNE 21



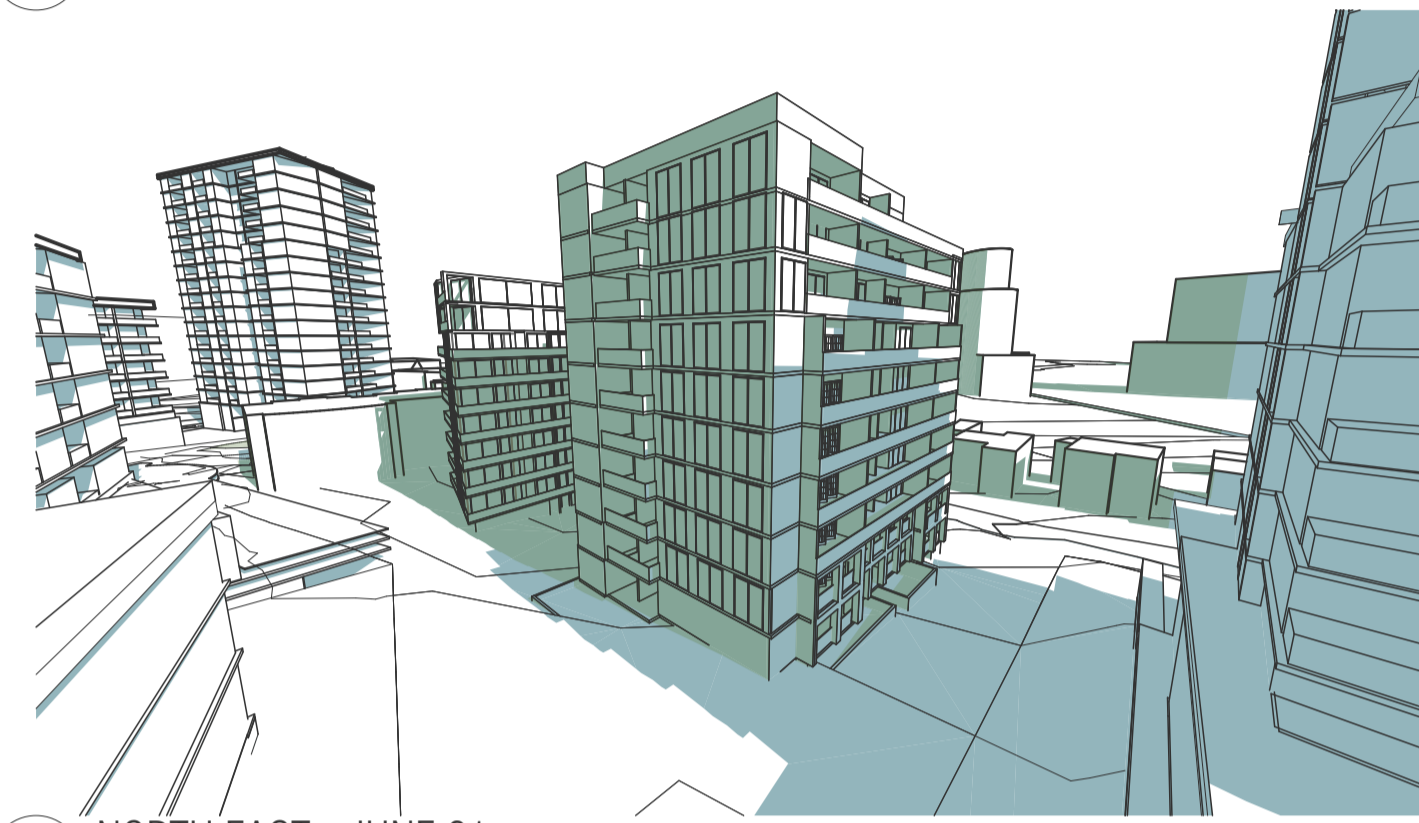
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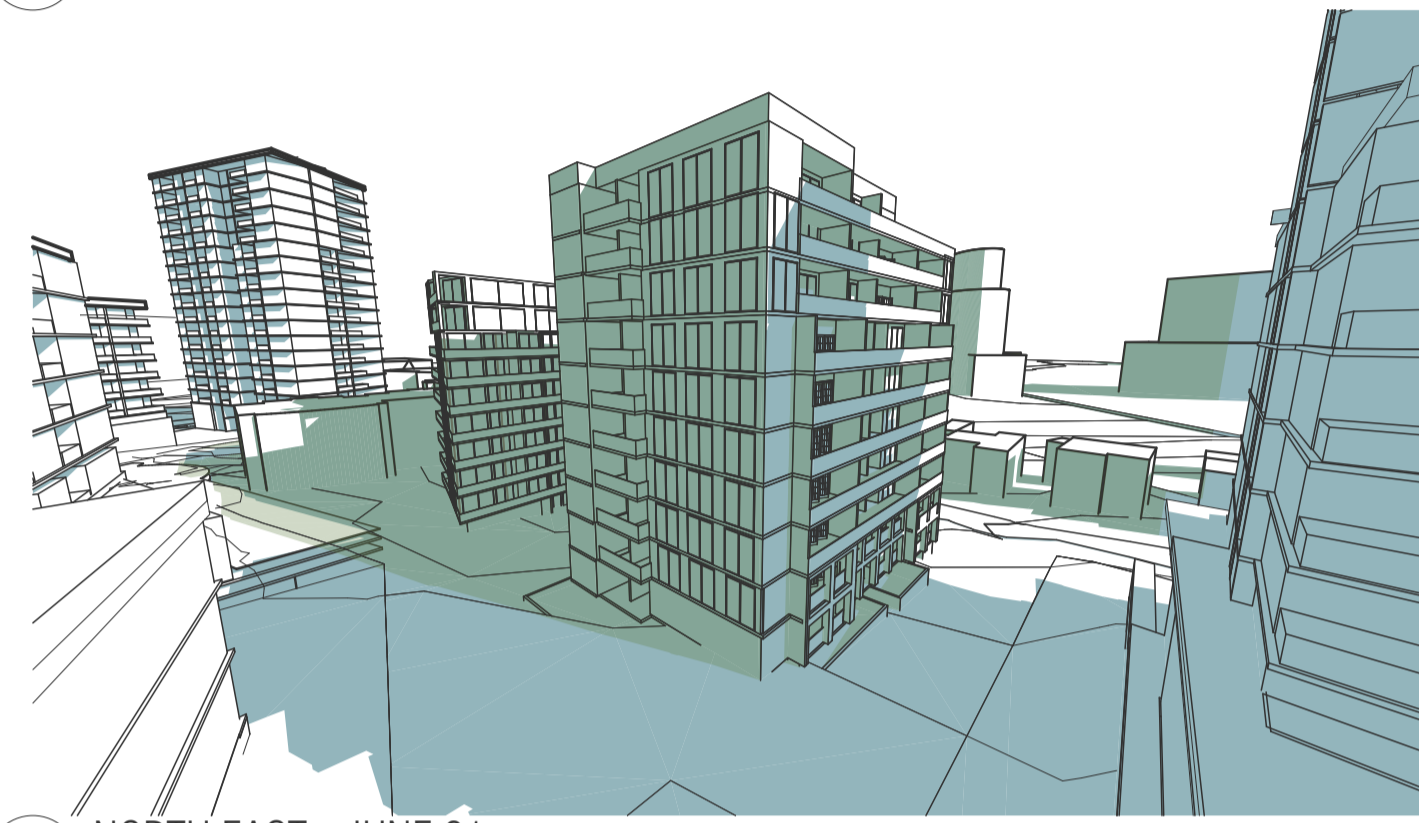
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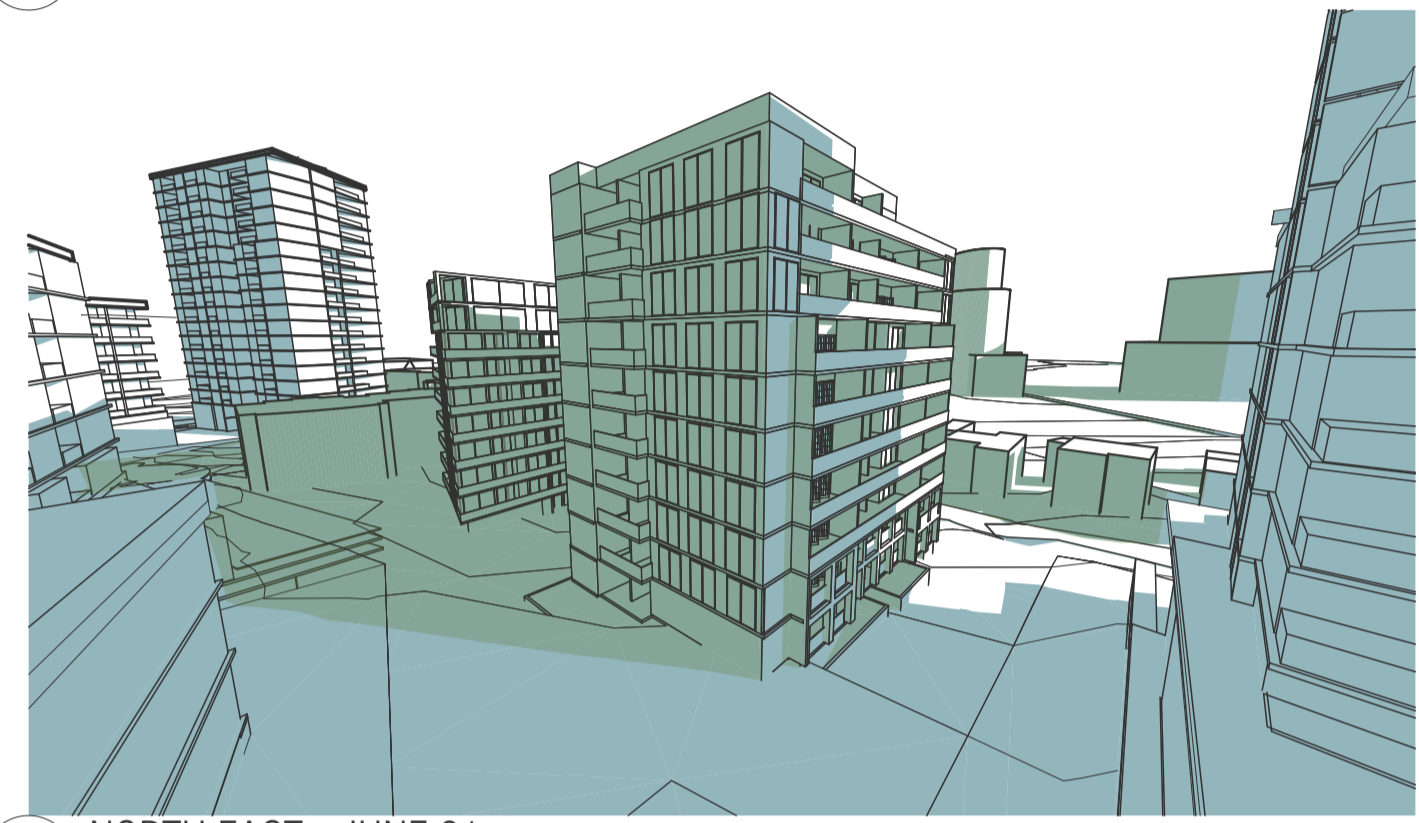
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1300 NORTH EAST - JUNE 21



1400 NORTH EAST - JUNE 21

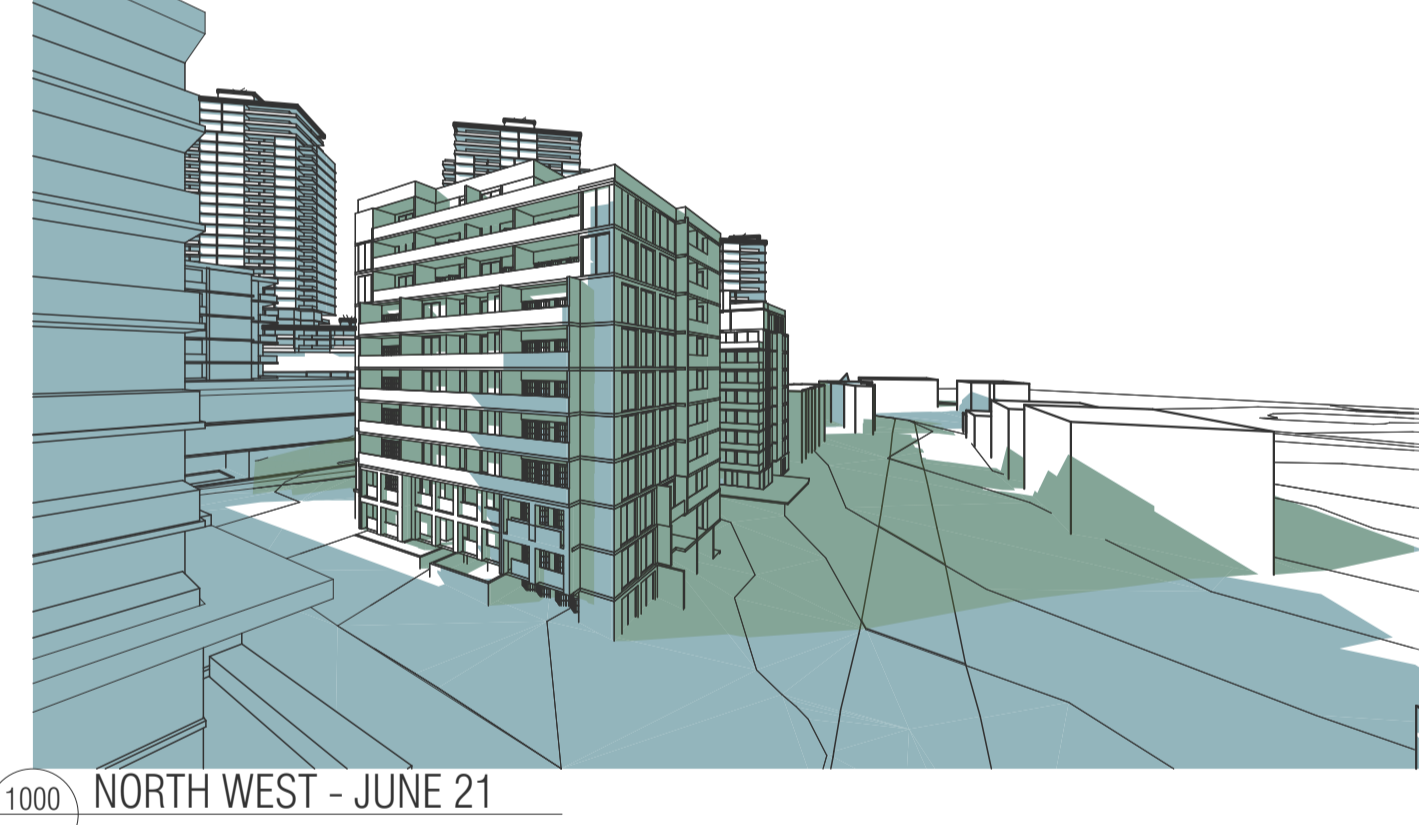


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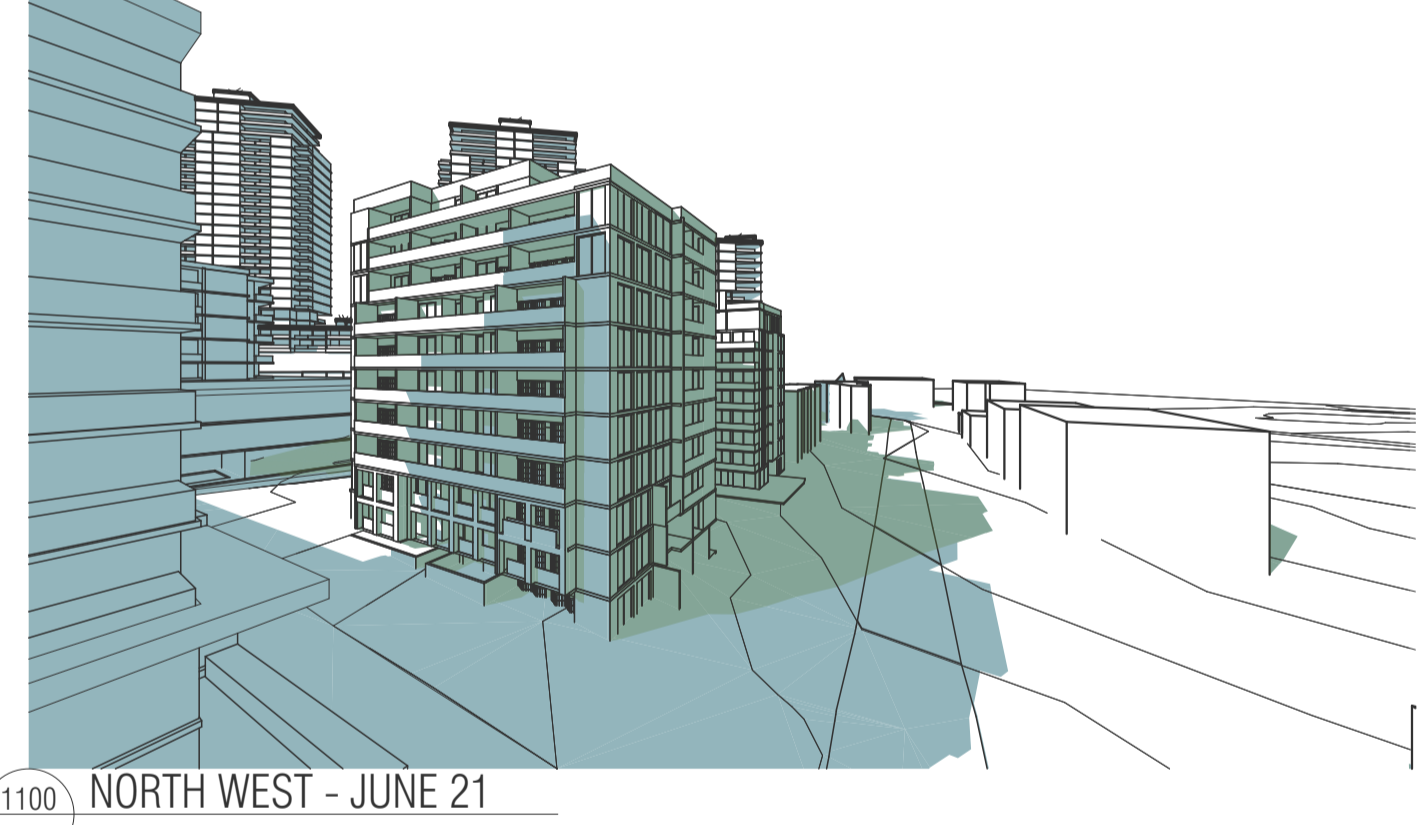
NORTH WEST VIEW



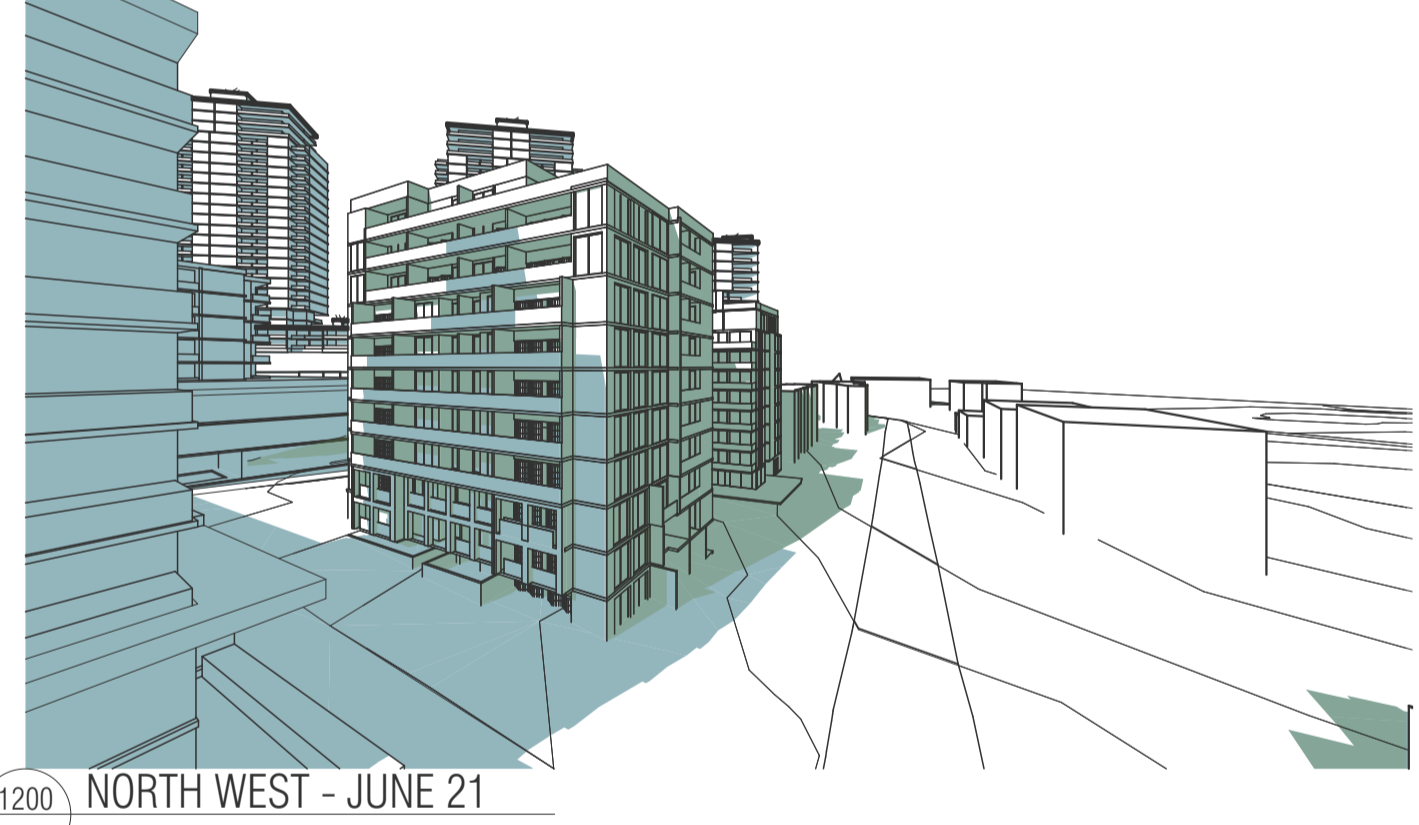
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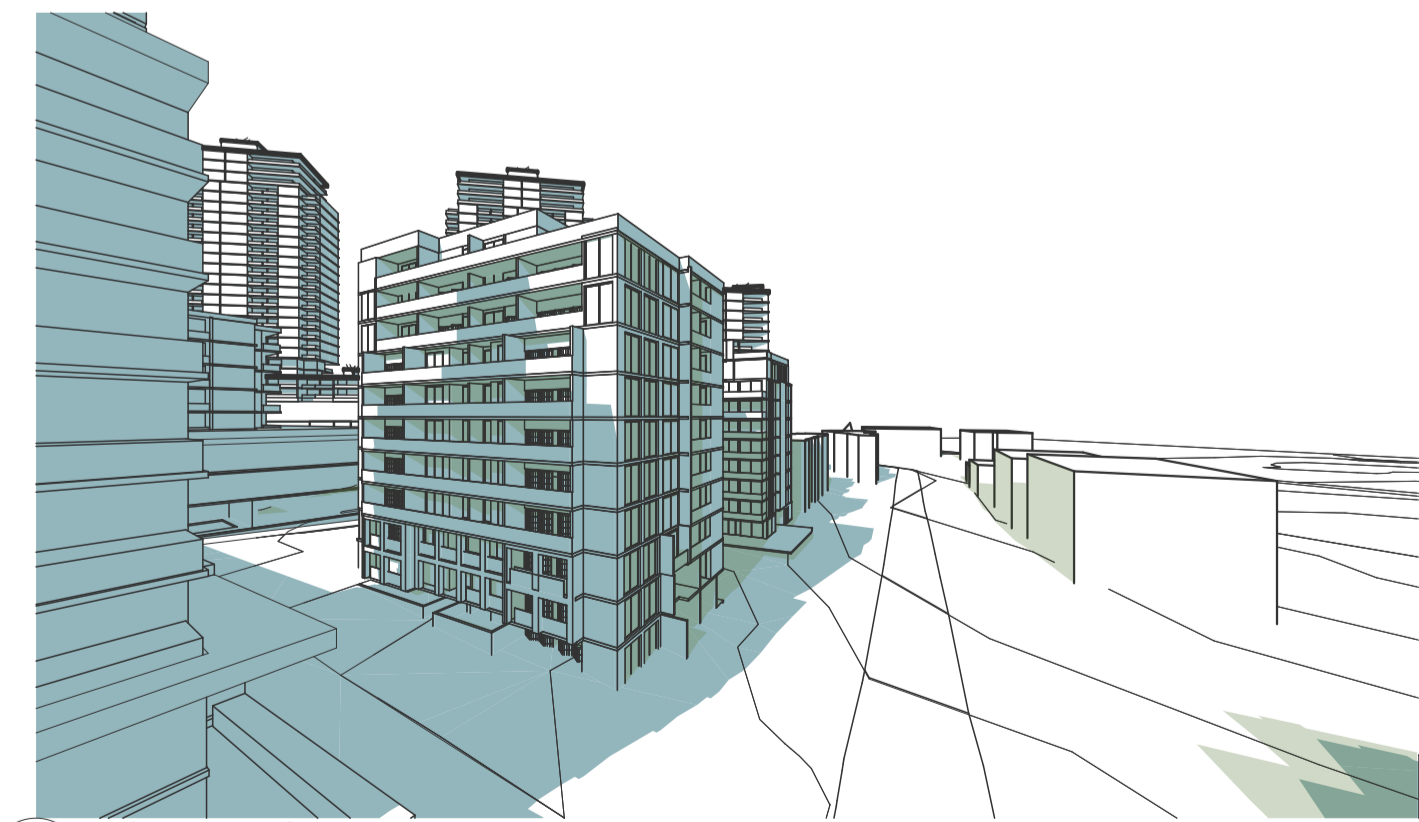
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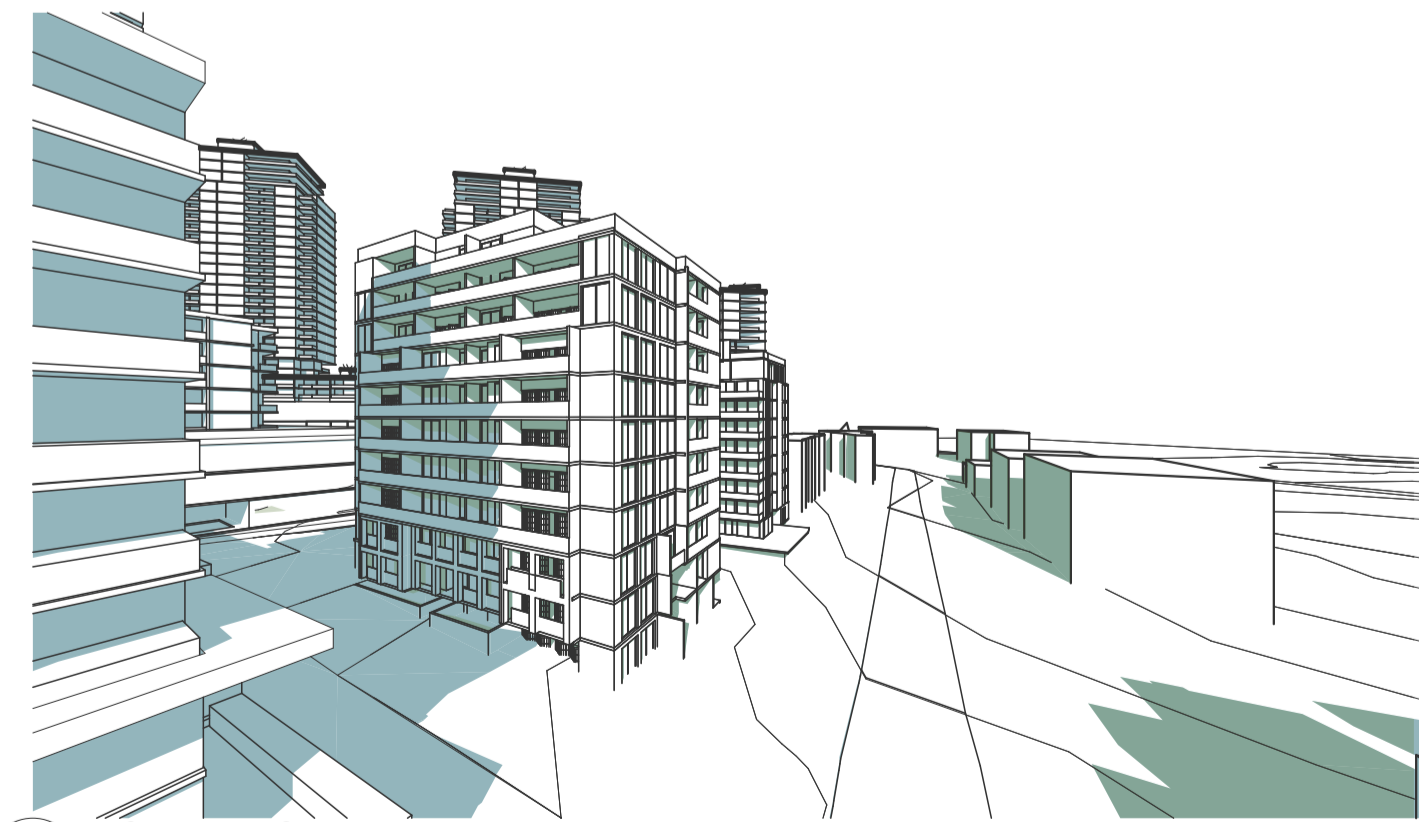
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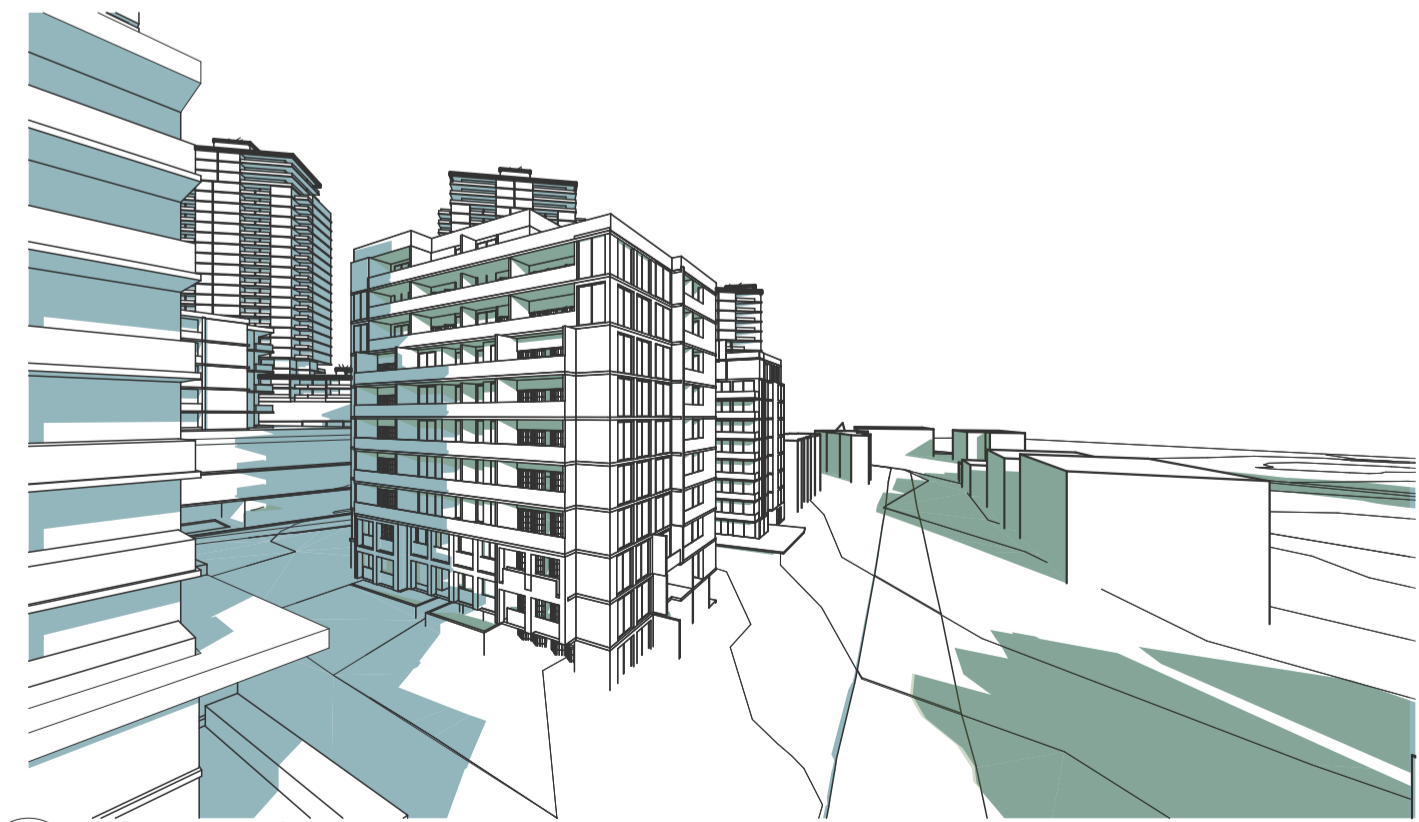
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1300 NORTH WEST - JUNE 21



1400 NORTH WEST - JUNE 21



1500 NORTH WEST - JUNE 21

SHADOW DIAGRAMS LEGEND

- SHADOWS CAST BY EXISTING DA
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS REDUCED FROM EXISTING DA

NOTE: FOR PURPOSES OF THIS STUDY BUILDINGS AND APARTMENTS HAVE BEEN LOCATED VIA SATELLITE IMAGERY AND AN APPROVED DA ONLY, NOT SURVEYED INFORMATION. THIS STUDY IS INDICATIVE AND SHOULD NOT BE RELIED ON FOR CONSTRUCTION.

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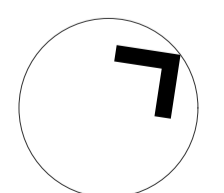
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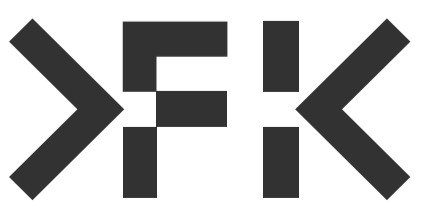


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 NEIGHBOURING IMPACT - 12 SHIRLEY STREET

FENDER KATSALIDIS
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 PLANNING PROPOSAL



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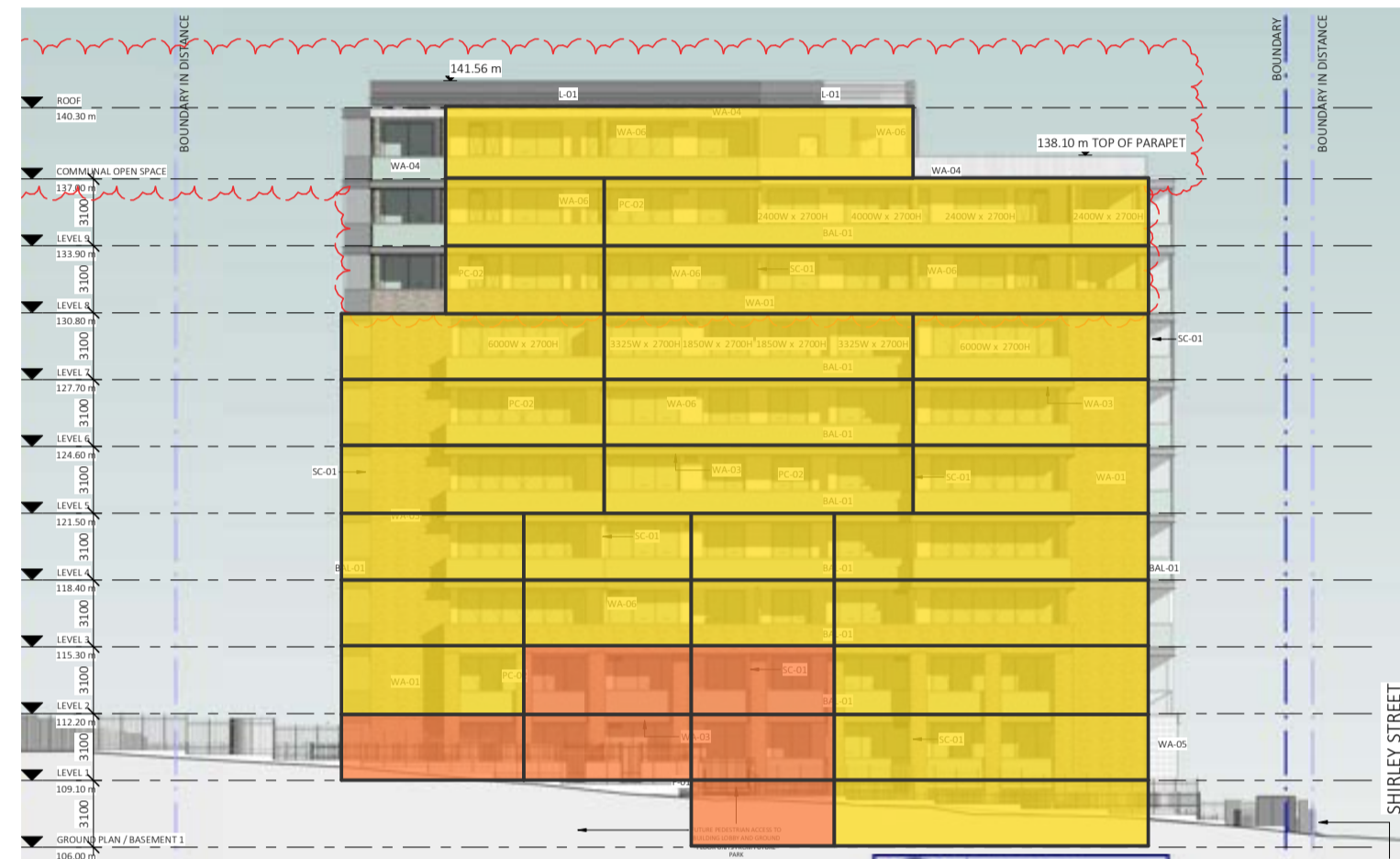
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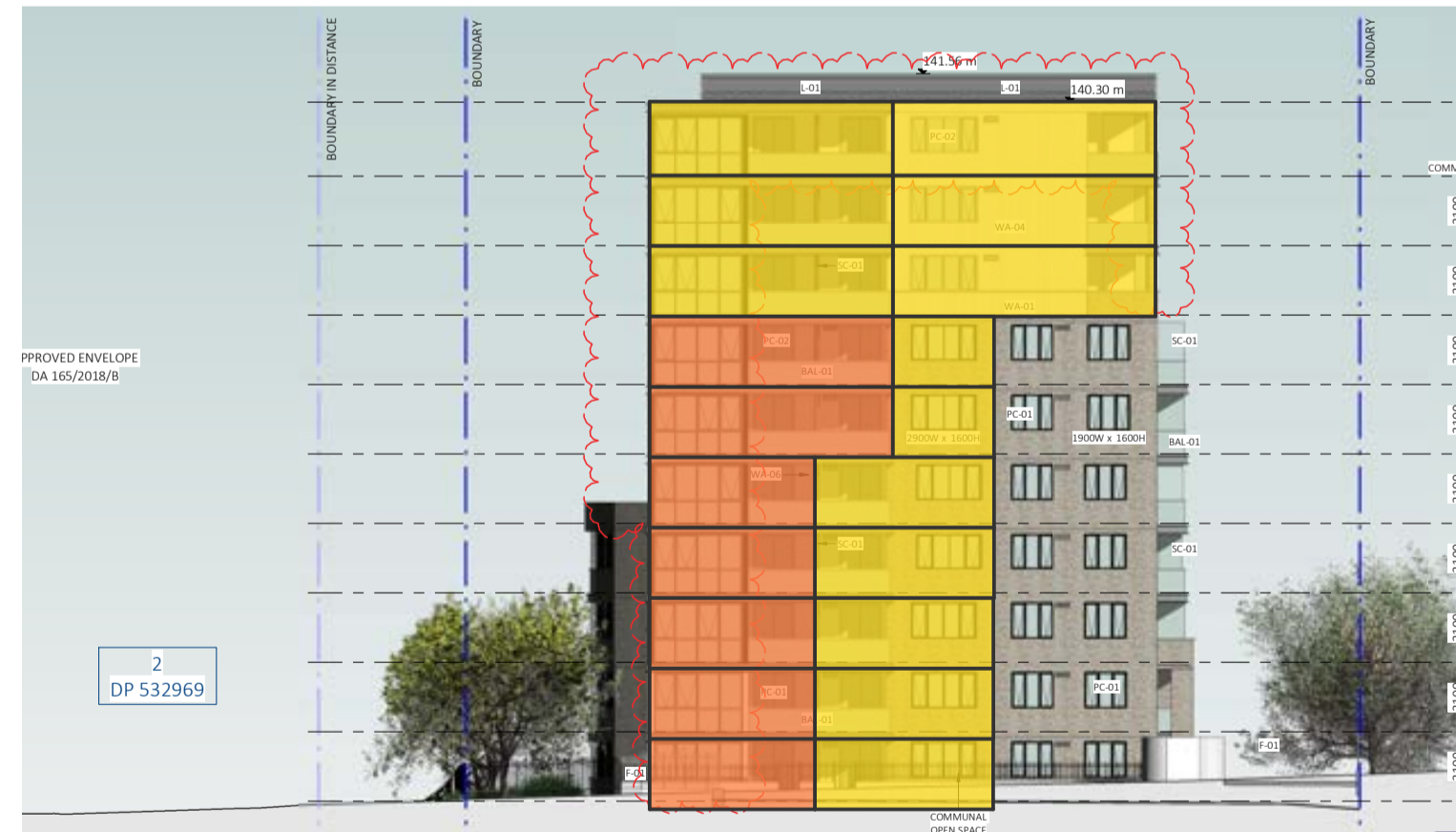
PROPOSED DEVELOPMENT IMPACT



2 WEST ELEVATION
SCALE 1:1.61@A1



1 NORTH ELEVATION
SCALE 1:1.61@A1



3 EAST ELEVATION
SCALE 1:1.61@A1

SOLAR ACCESS RESULTS

- 56 (78%) APARTMENTS ACHIEVE 2HRS SOLAR
- 12 (16%) REDUCED SOLAR FROM PROPOSED DEVELOPMENT
- 72 TOTAL APARTMENTS

ACHIEVING >70%

SOLAR ACCESS LEGEND

- 2HRS OR MORE @ 9AM-3PM JUNE 21
- LESS THAN 2 HRS @ 9AM-3PM JUNE 21

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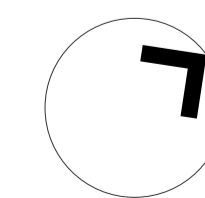
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| NB | 25.08.2023 | AV | 01.09.2023 | 20188 | N.T.S.@A1 |



PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
NEIGHBOURING IMPACT - 12 SHIRLEY STREET

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
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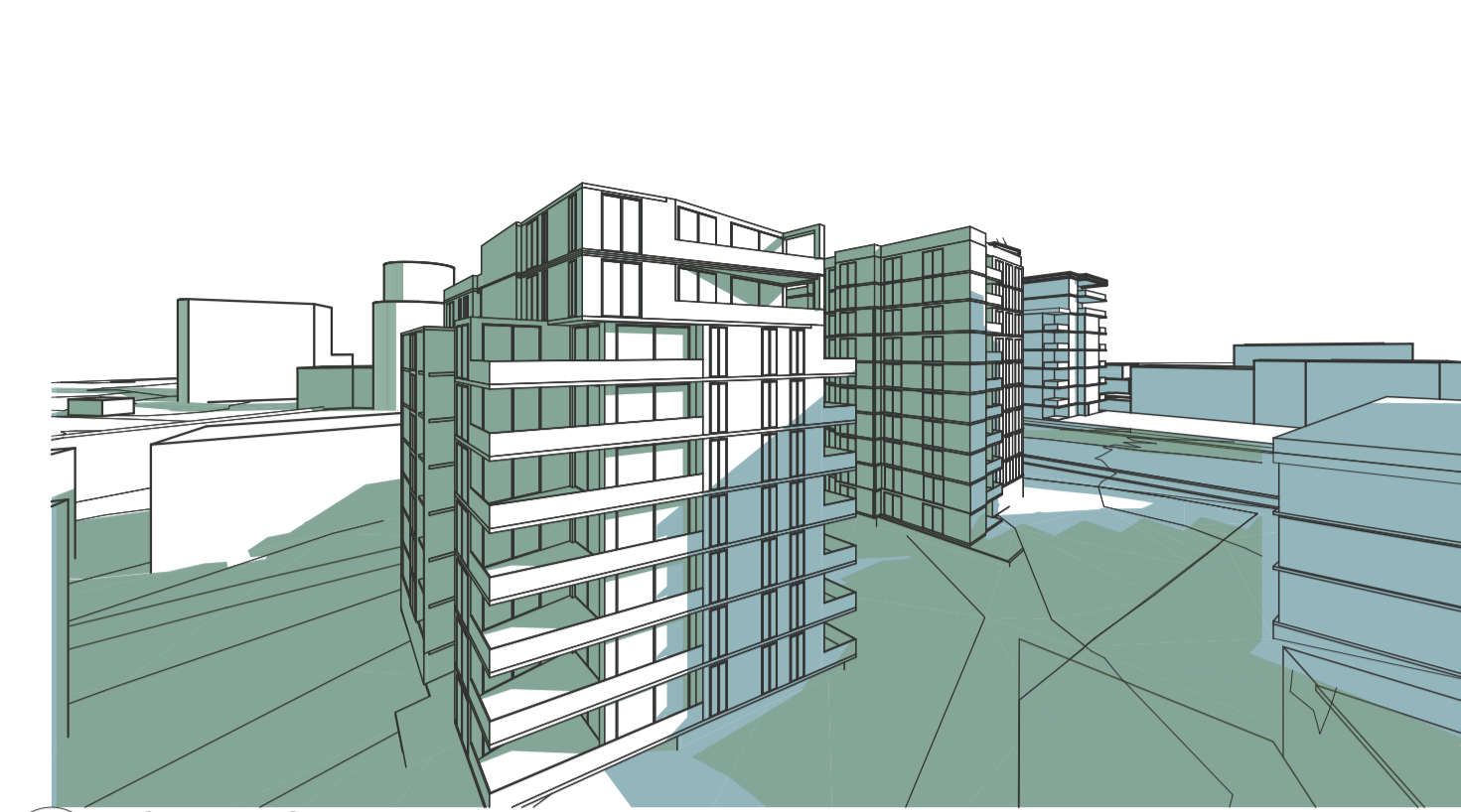
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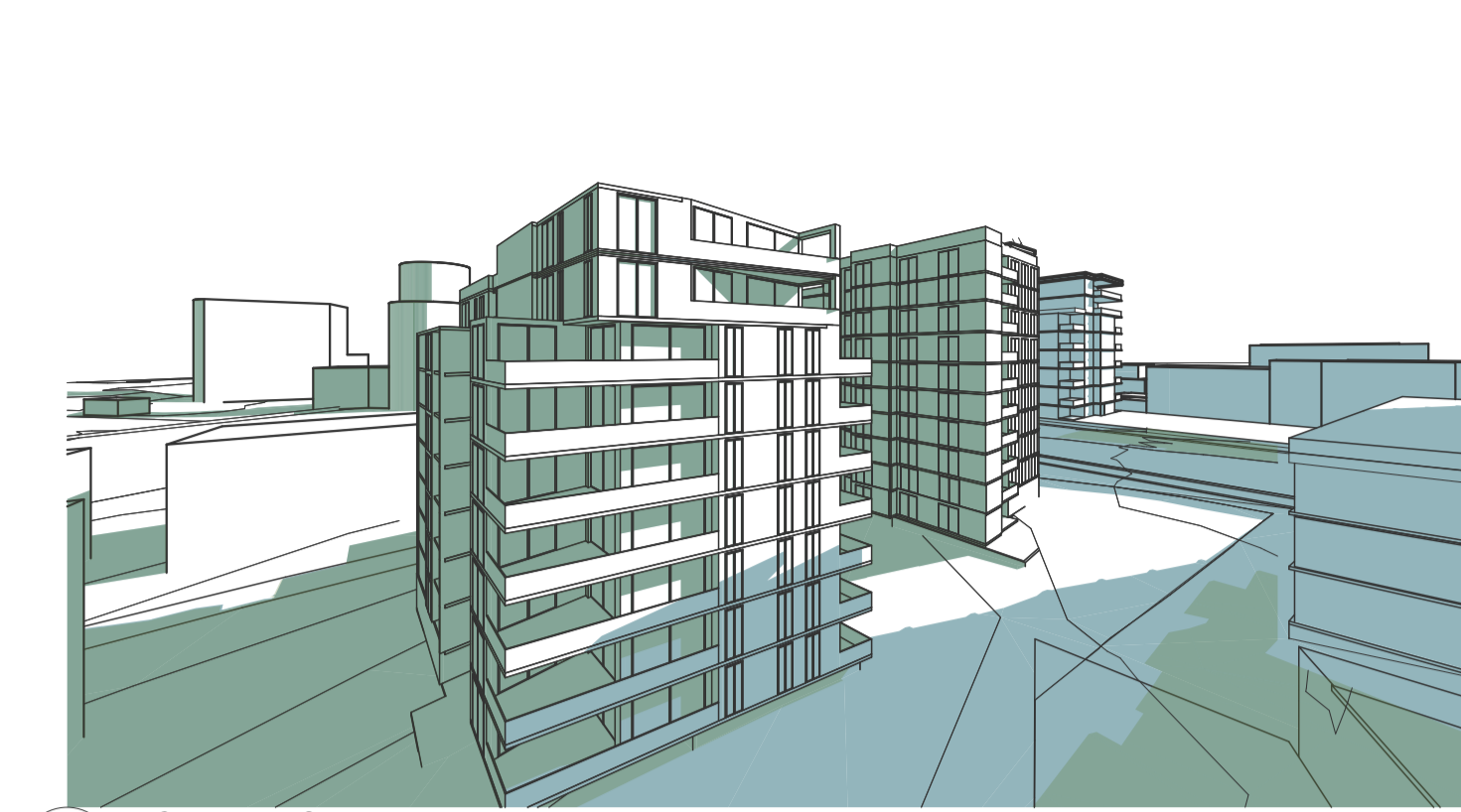
NORTH EAST VIEW



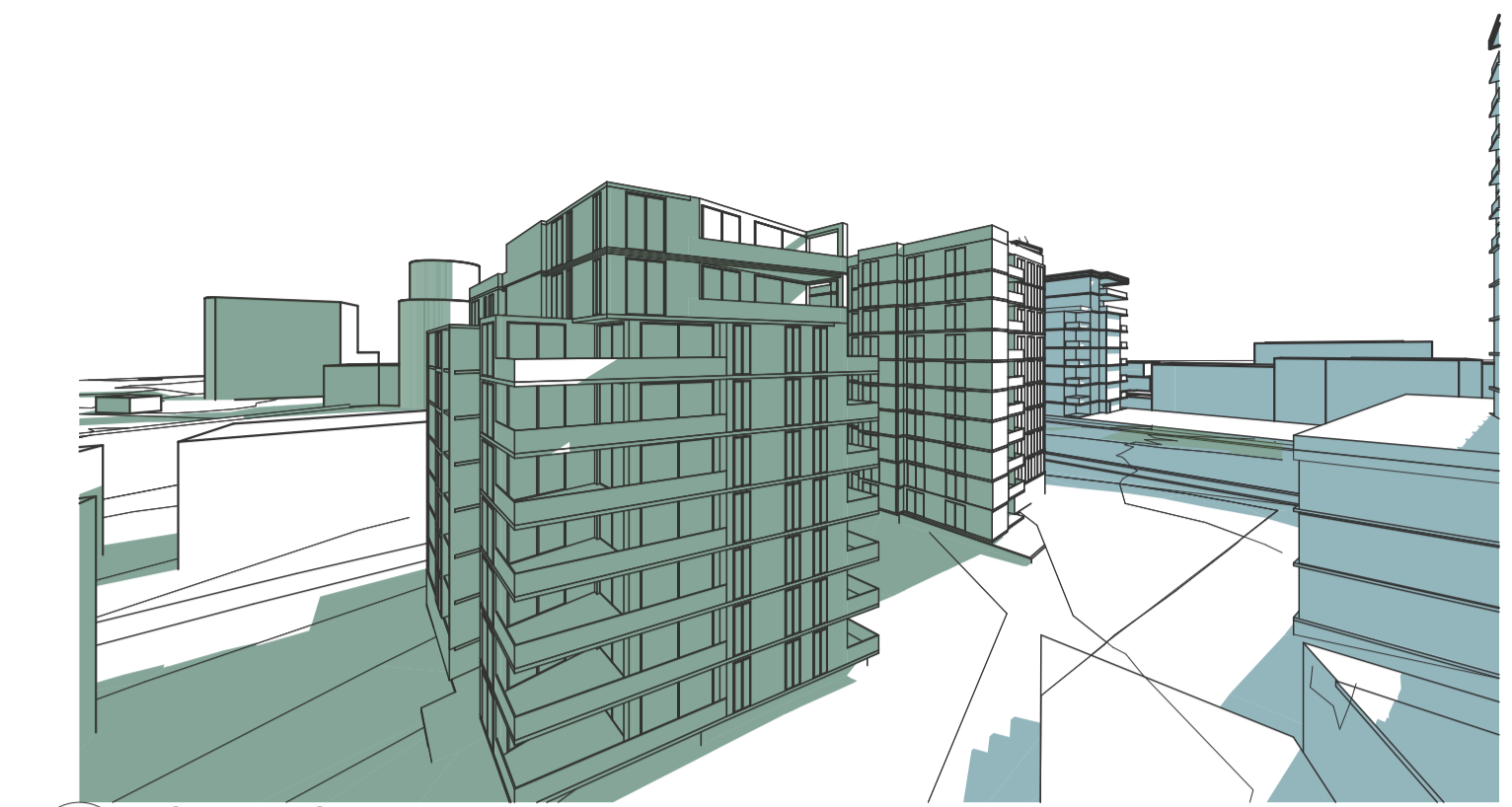
0900 NORTH EAST - JUNE 21



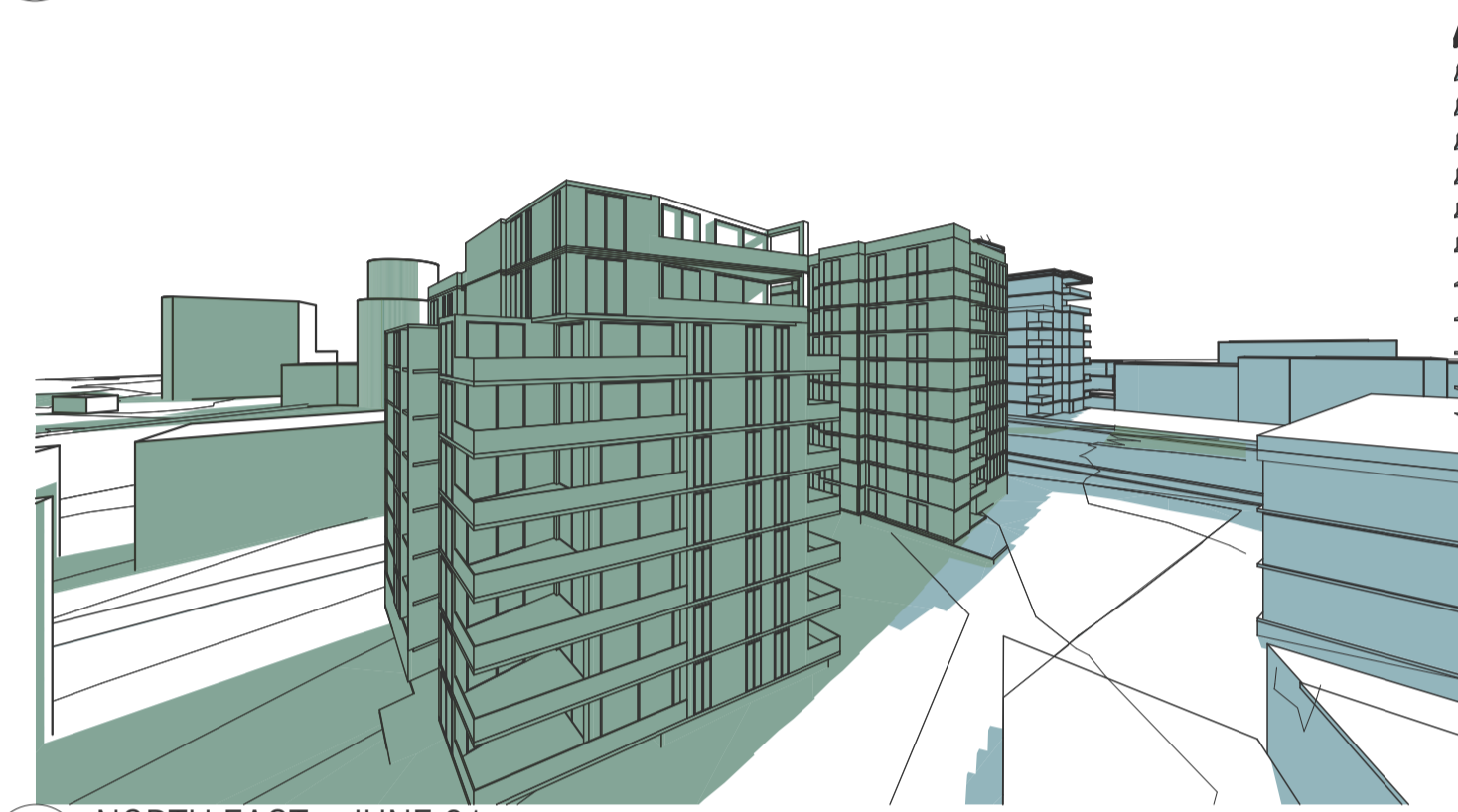
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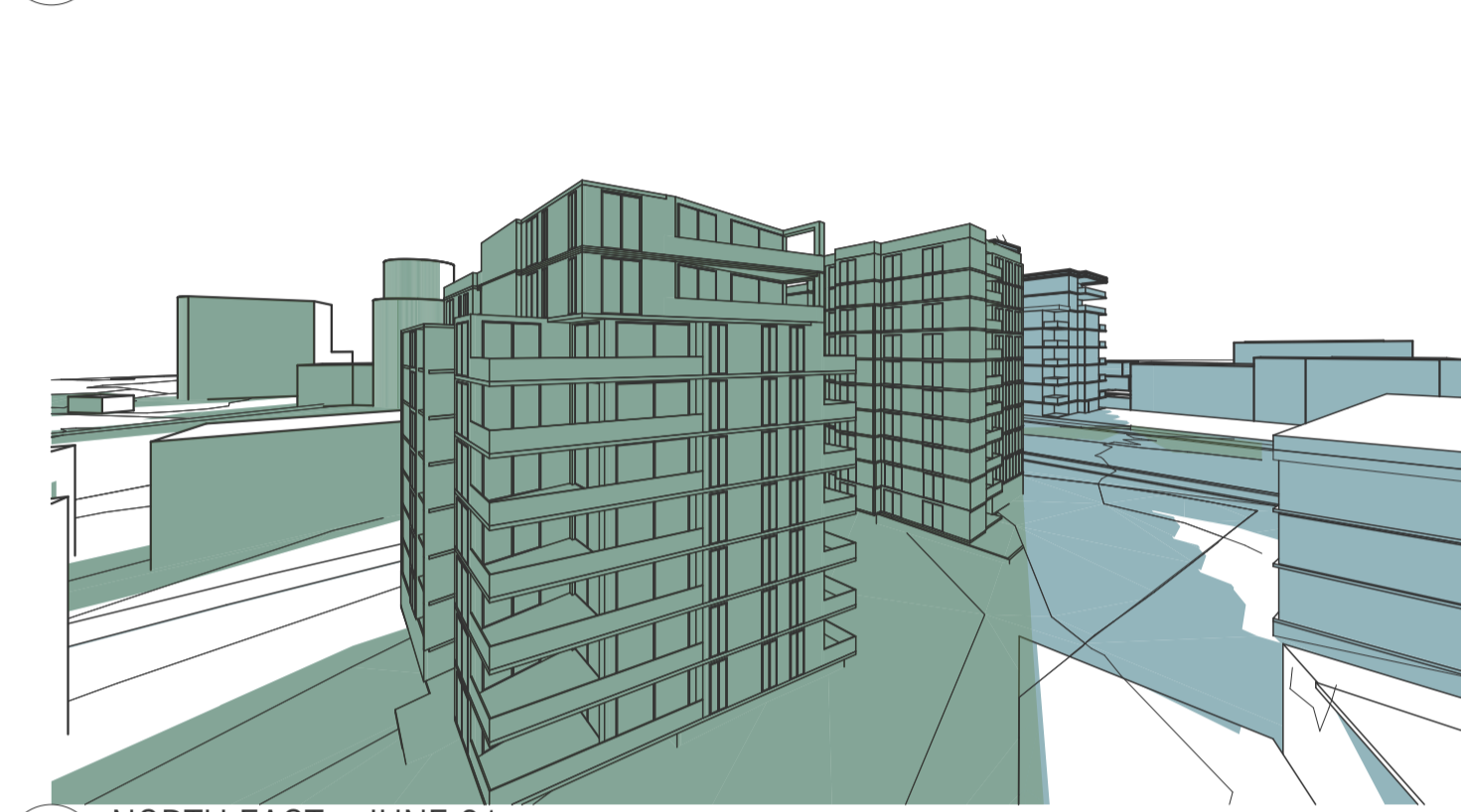
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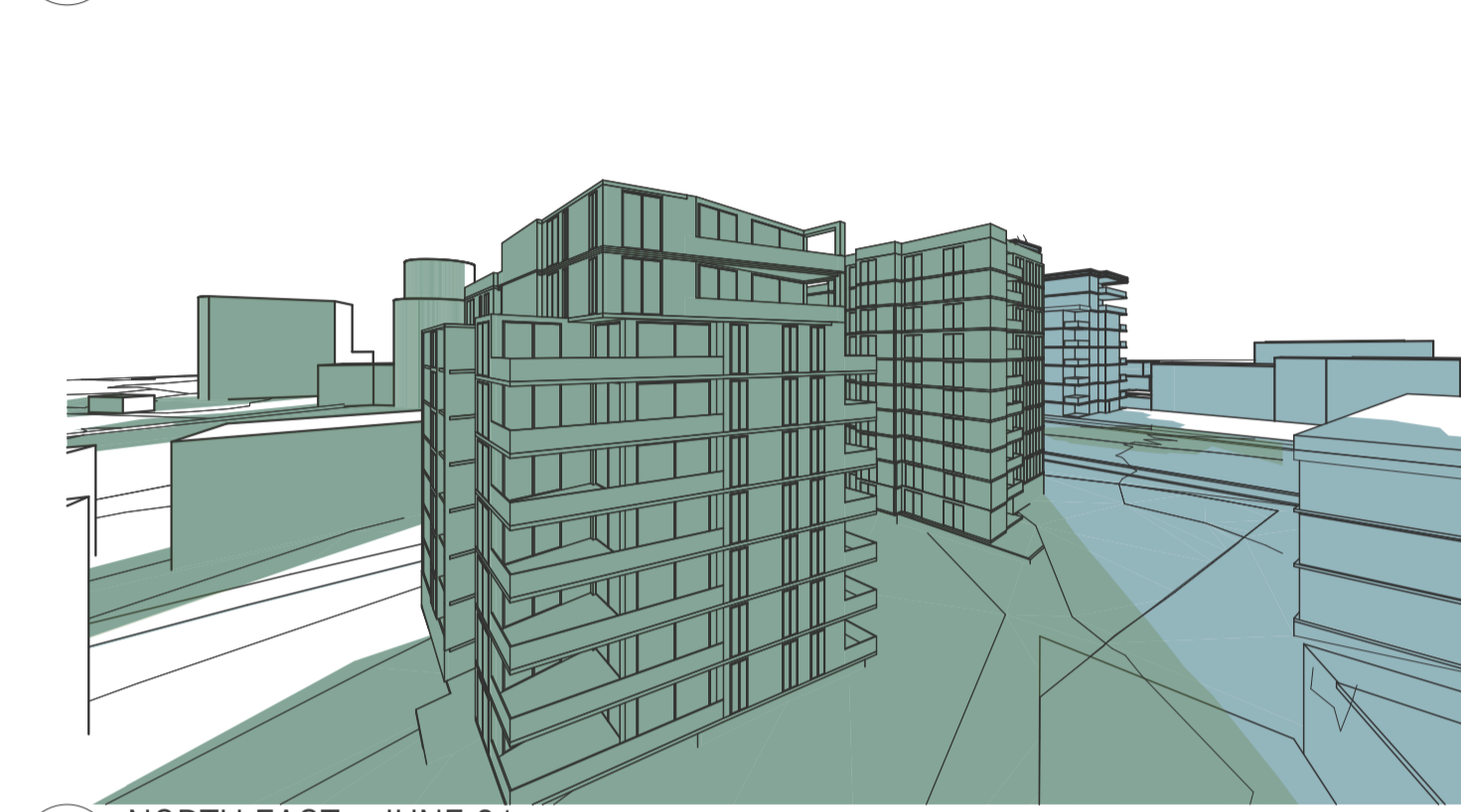
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1300 NORTH EAST - JUNE 21

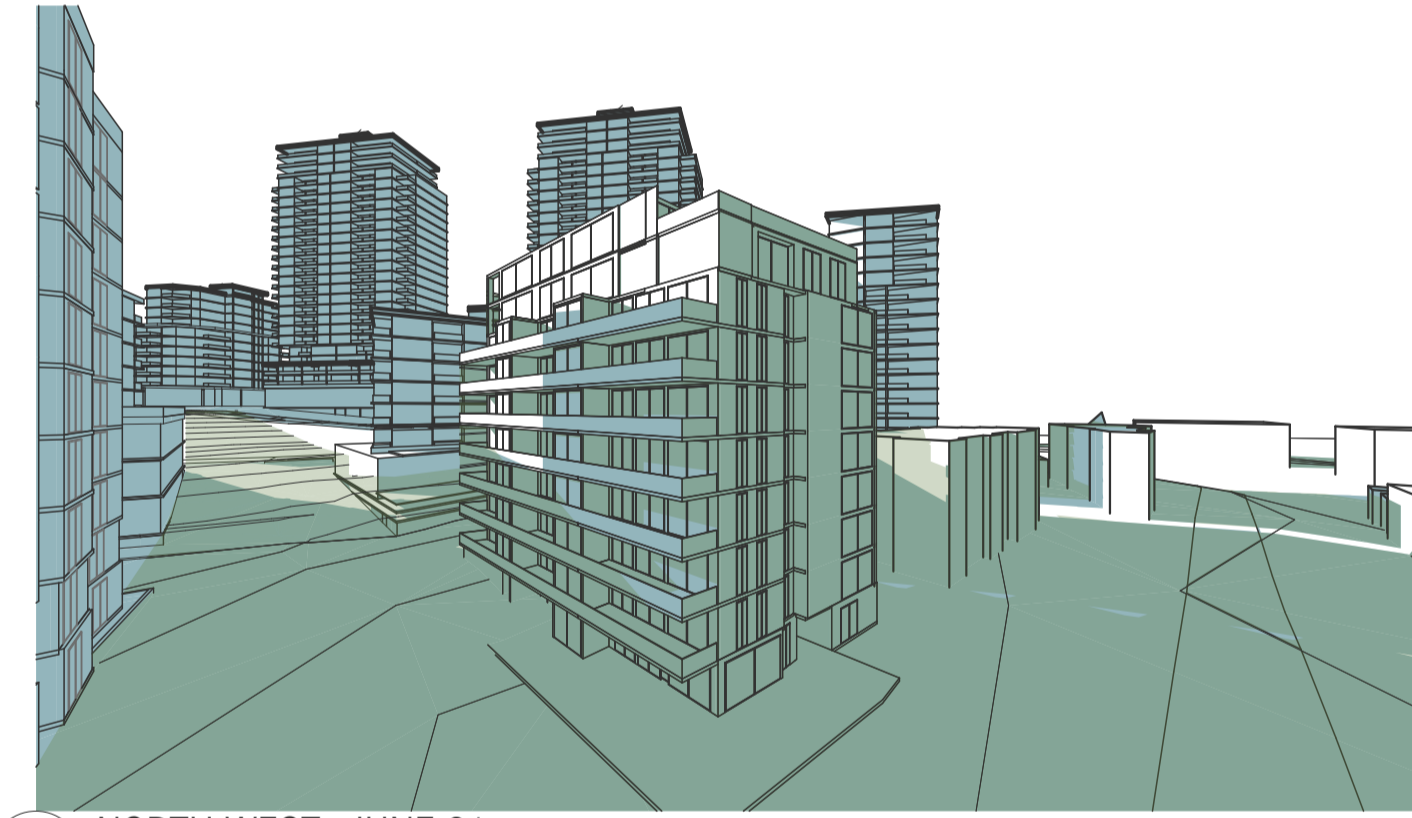


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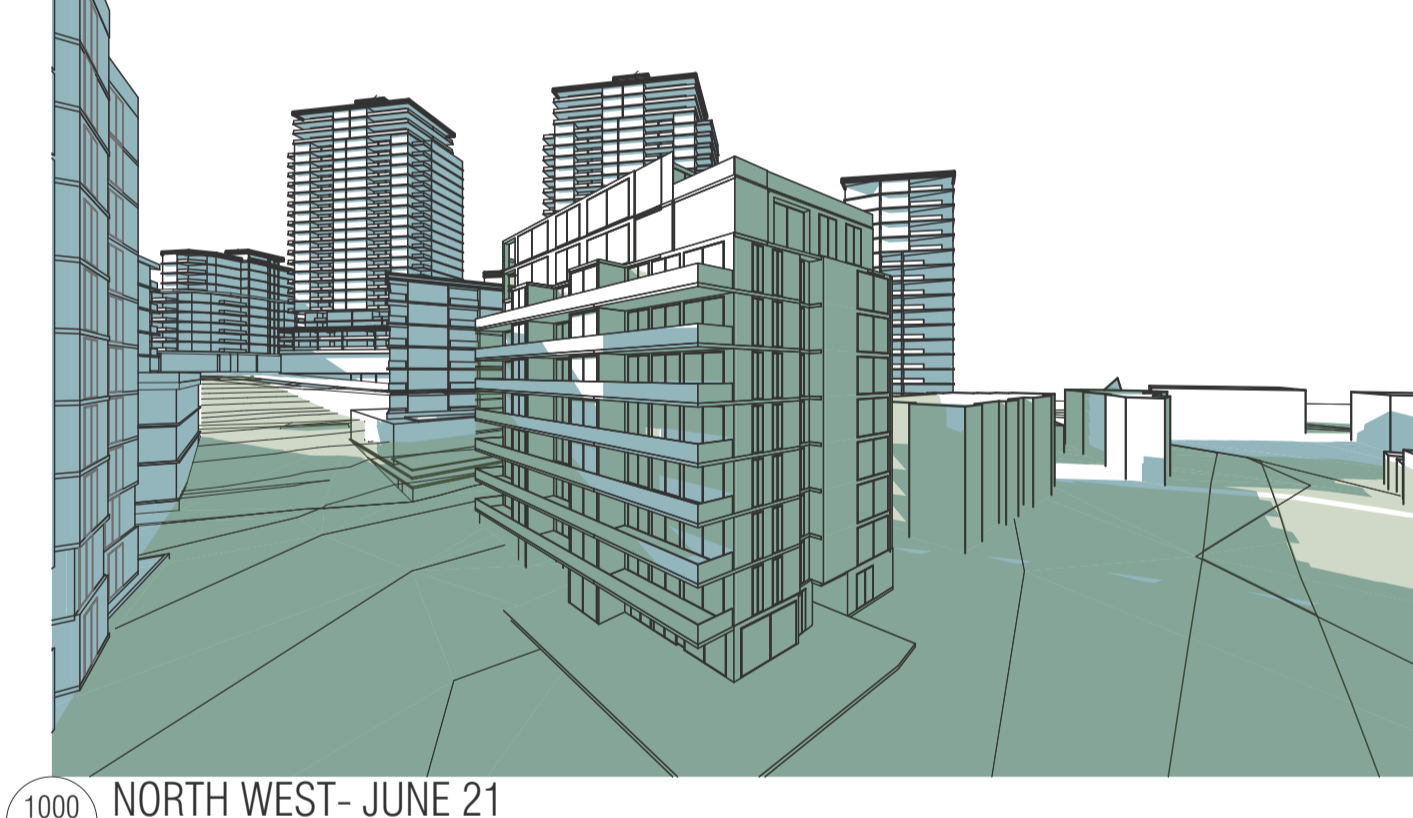


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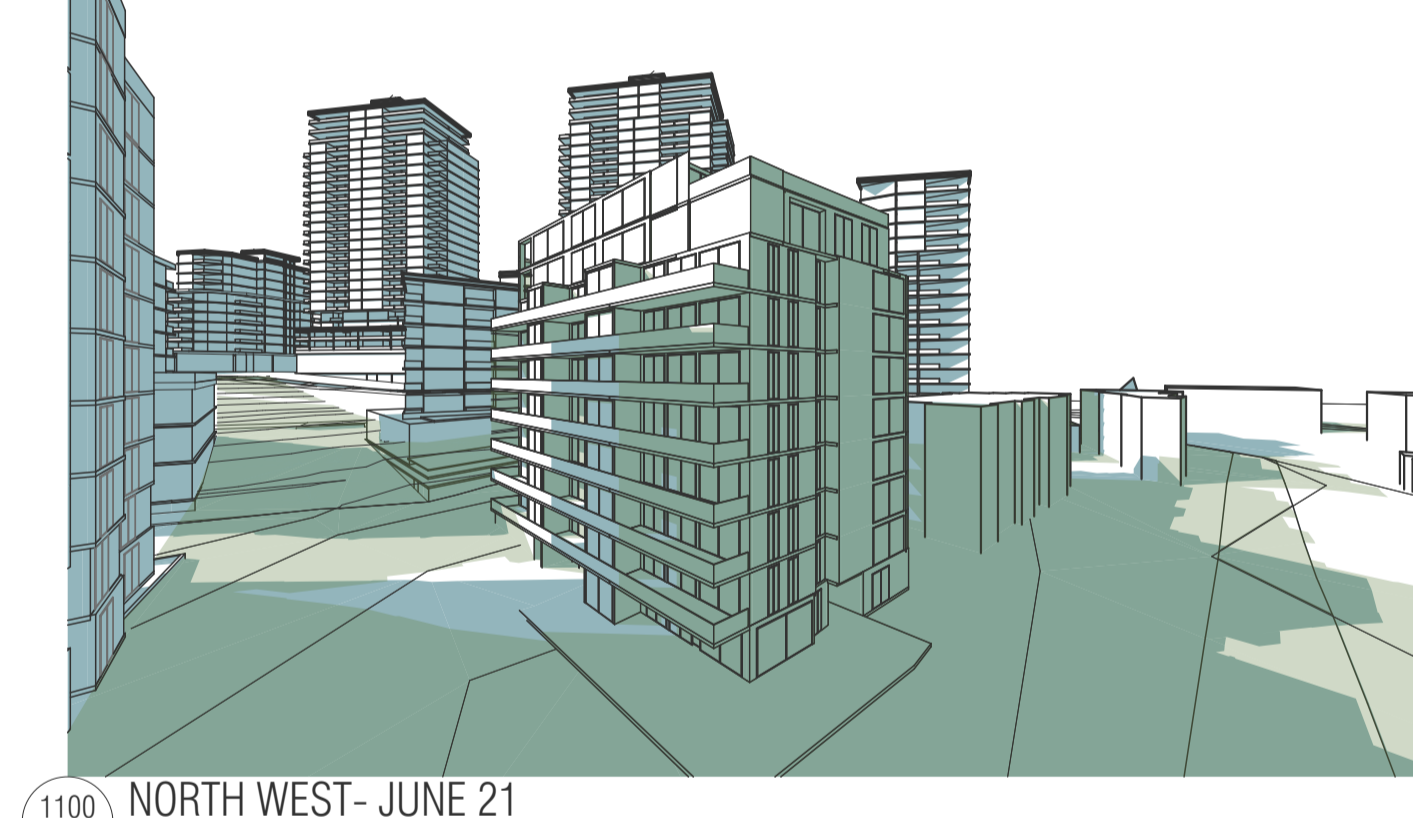
NORTH WEST VIEW



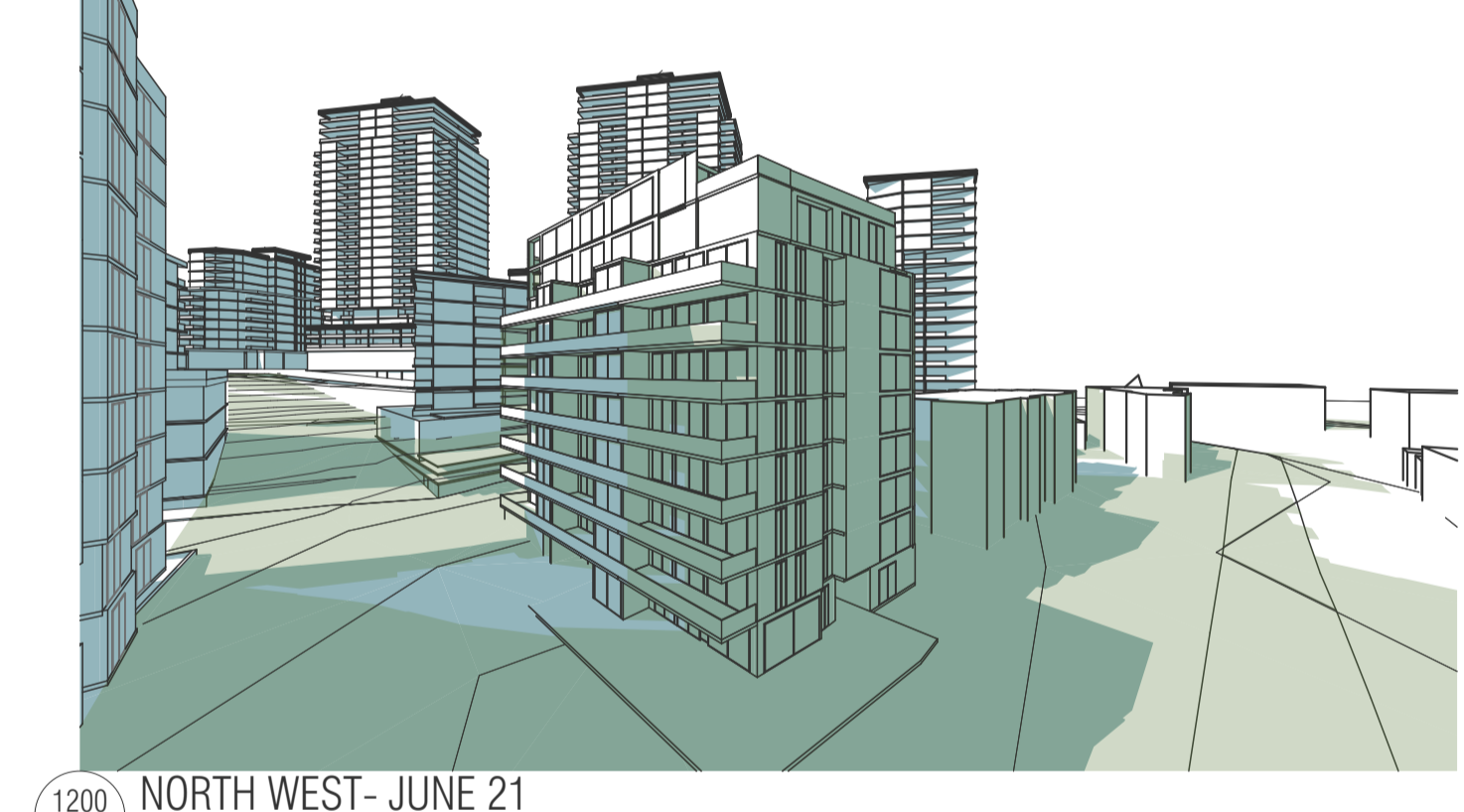
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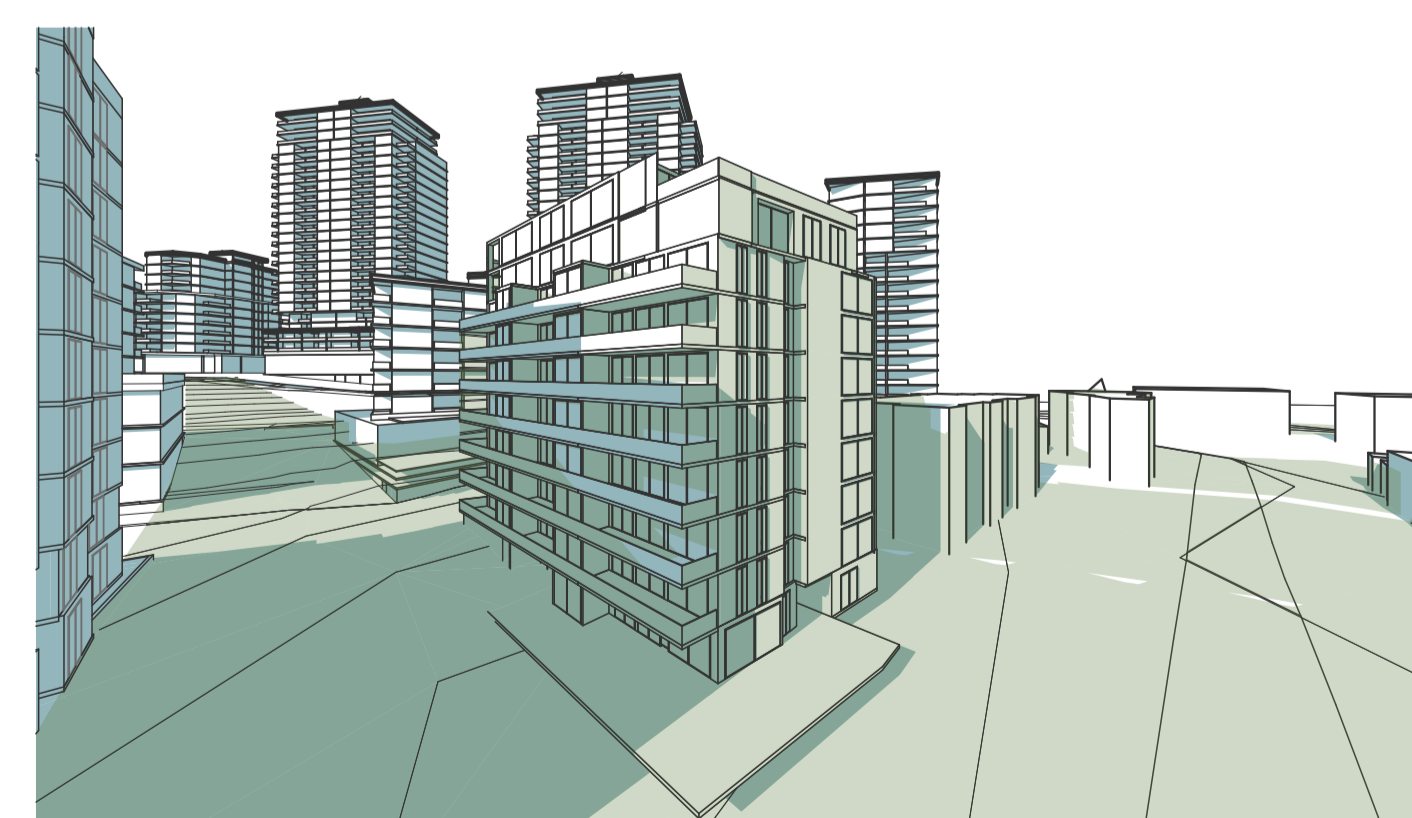
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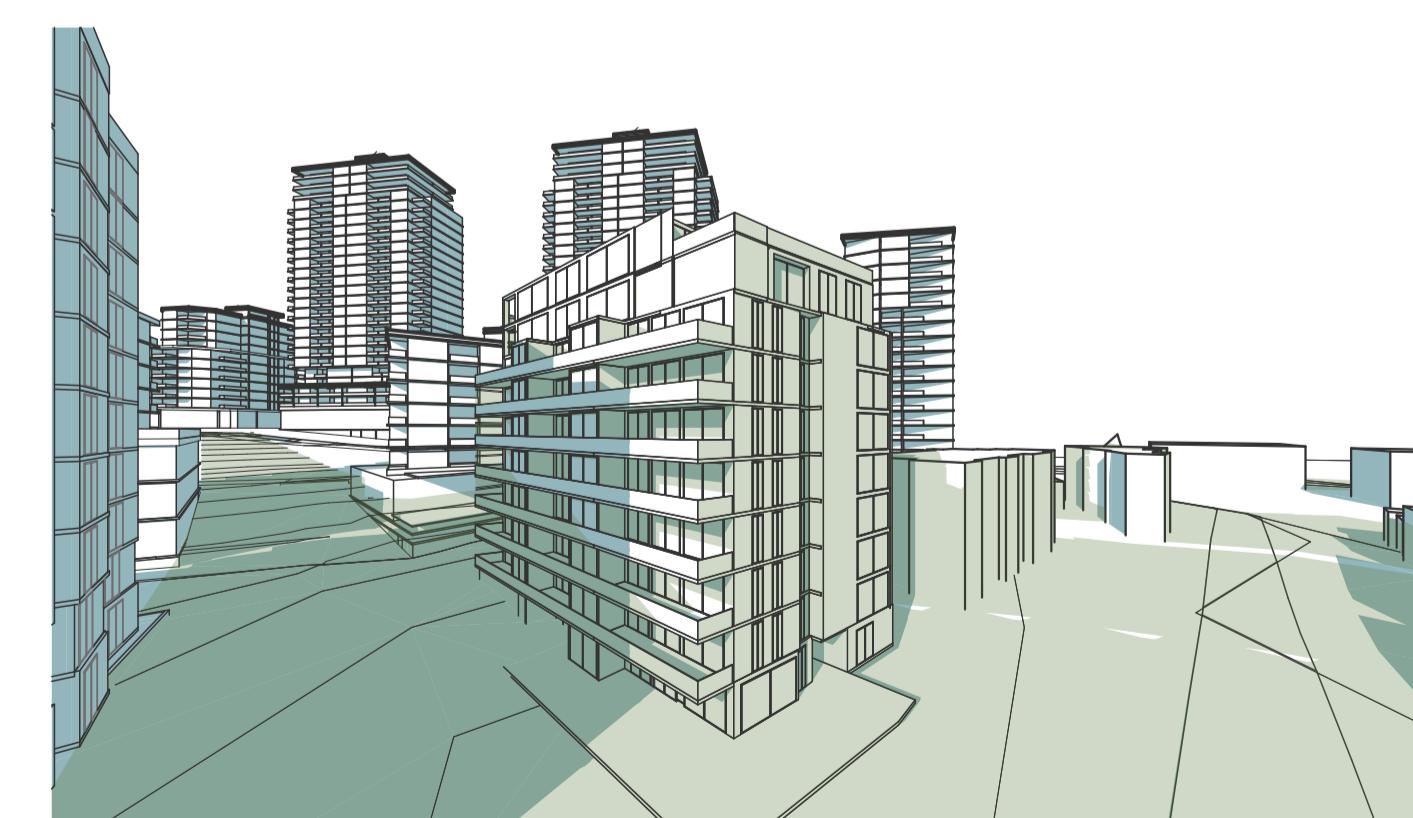
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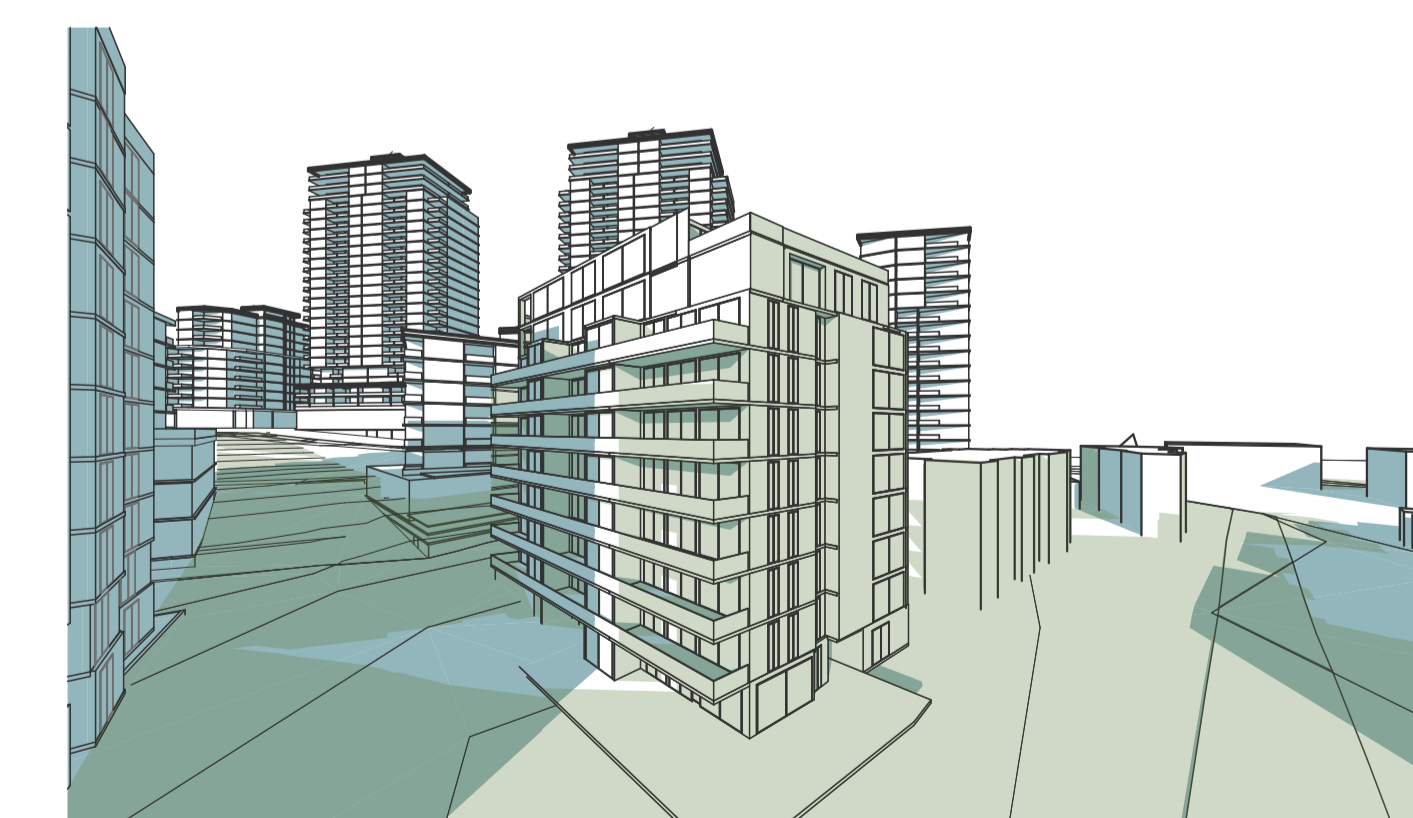
1200 NORTH WEST - JUNE 21



1300 NORTH WEST - JUNE 21



1400 NORTH WEST - JUNE 21



1500 NORTH WEST - JUNE 21

SHADOW DIAGRAMS LEGEND

- SHADOWS CAST BY EXISTING DA
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS REDUCED FROM EXISTING DA

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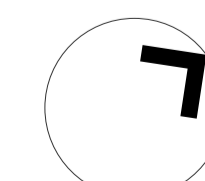


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| NB | 25.08.2023 | AV | 01.09.2023 | 20188 | N.T.S.@A1 |



PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 NEIGHBOURING IMPACT -8-10 SHIRLEY STREET

FENDER KATSLIDIS
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSLIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 PLANNING PROPOSAL



REV.
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DRAWING NO.
 PP04.15

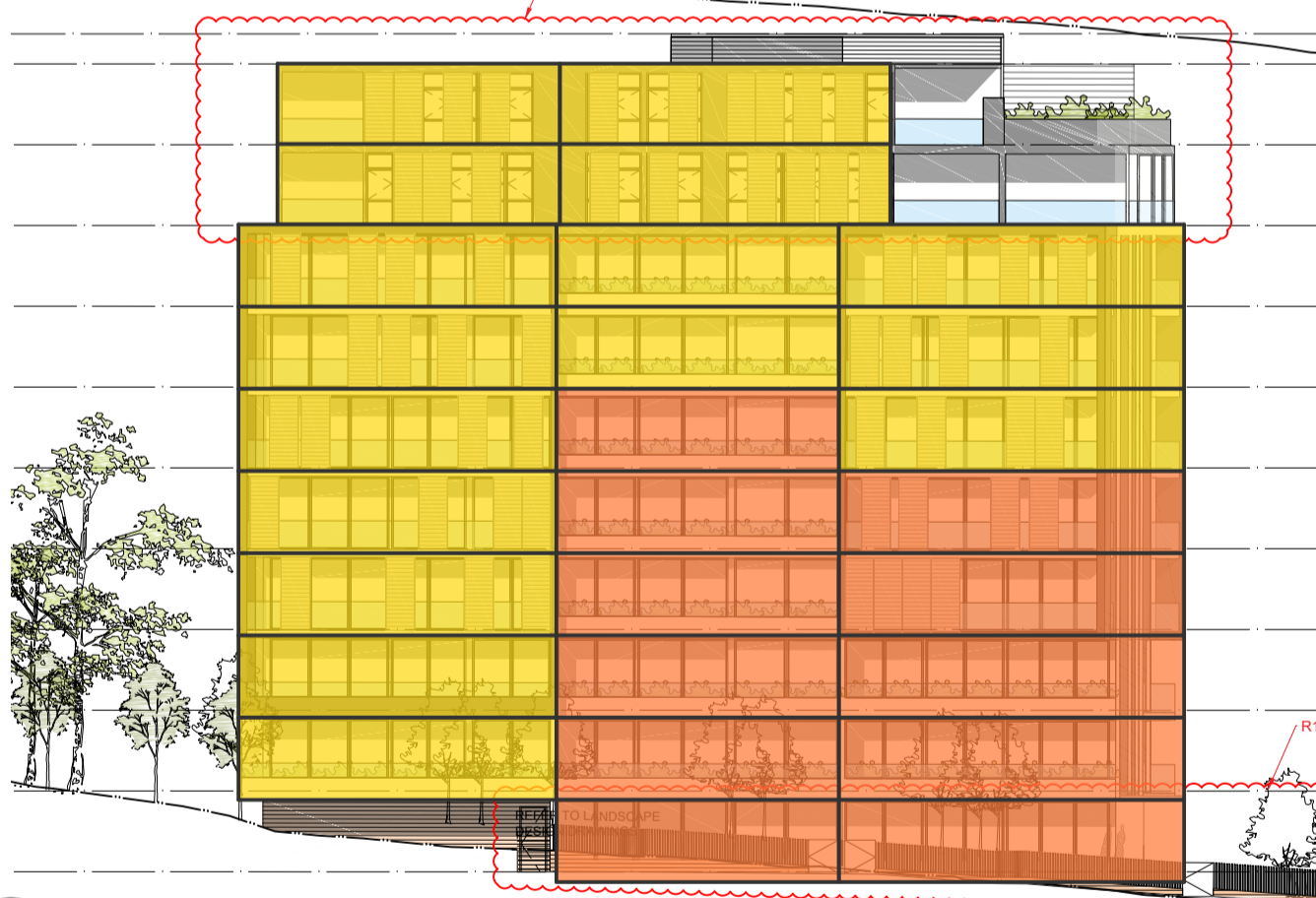
PROPOSED DEVELOPMENT IMPACT



East Elevation
SCALE 1:2.86@A1



West Elevation
SCALE 1:2.86@A1



North Elevation
SCALE 1:2.86@A1

SOLAR ACCESS RESULTS

- 30 (70%) APARTMENTS ACHIEVE 2HRS SOLAR
- 07 (16%) REDUCED SOLAR FROM PROPOSED DEVELOPMENT
- 43 TOTAL APARTMENTS

ACHIEVING 70%

SOLAR ACCESS LEGEND

- 2HRS OR MORE @ 9AM-3PM JUNE 21
- LESS THAN 2 HRS @ 9AM-3PM JUNE 21

NOTE: FOR PURPOSES OF THIS STUDY BUILDINGS AND APARTMENTS HAVE BEEN LOCATED VIA SATELLITE IMAGERY AND AN APPROVED DA ONLY, NOT SURVEYED INFORMATION. THIS STUDY IS INDICATIVE AND SHOULD NOT BE RELIED ON FOR CONSTRUCTION.

NOTE: THIS COMPLIES WITH OBJECTIVE 3B-2.3 OF THE ADG "WHERE AN ADJOINING PROPERTY DOES NOT CURRENTLY RECEIVE THE REQUIRED HOURS OF SOLAR ACCESS, THE PROPOSED BUILDING ENSURES SOLAR ACCESS TO NEIGHBOURING PROPERTIES IS NOT REDUCED BY MORE THAN 20%"

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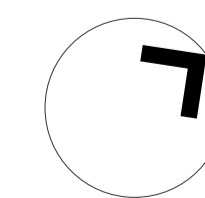
- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 28.08.2023
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| TA | 25.08.2023 | AV | 01.09.2023 | 20188 | N.T.S.@A1 |



PROJECT
CARLINGFORD APARTMENTS, MERITON
263-281 PENNANT HILLS ROAD, CARLINGFORD
SYDNEY NSW 2118

DRAWING TITLE
NEIGHBOURING IMPACT -8-10 SHIRLEY STREET

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

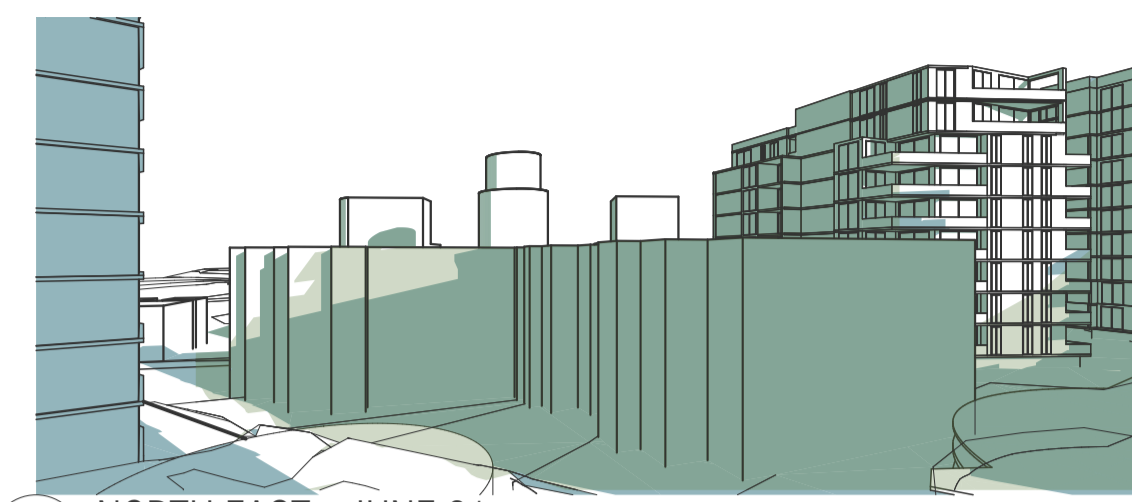
ISSUE PURPOSE
PLANNING PROPOSAL



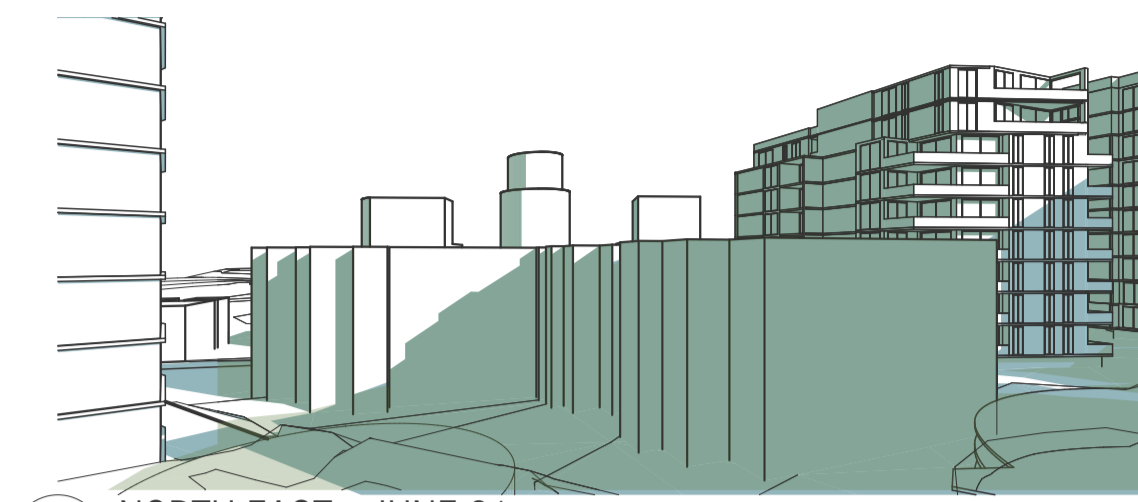
REV.
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DRAWING NO.
PP04.16

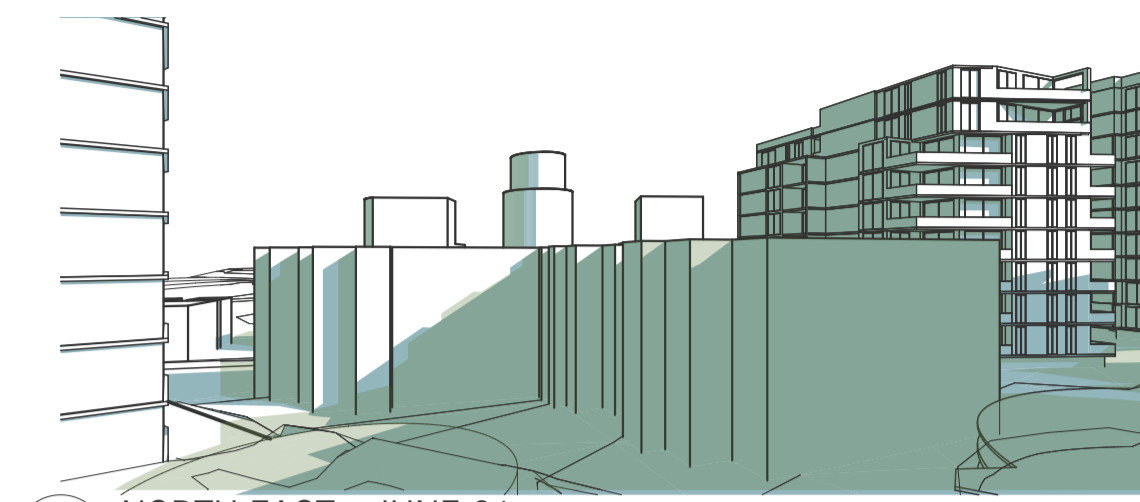
NORTH EAST VIEW



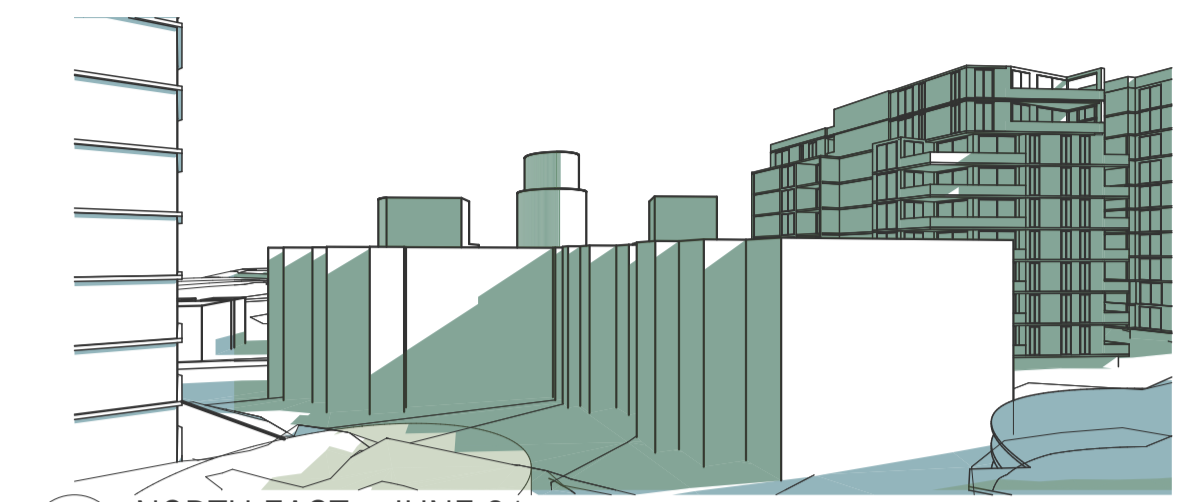
0900 NORTH EAST - JUNE 21



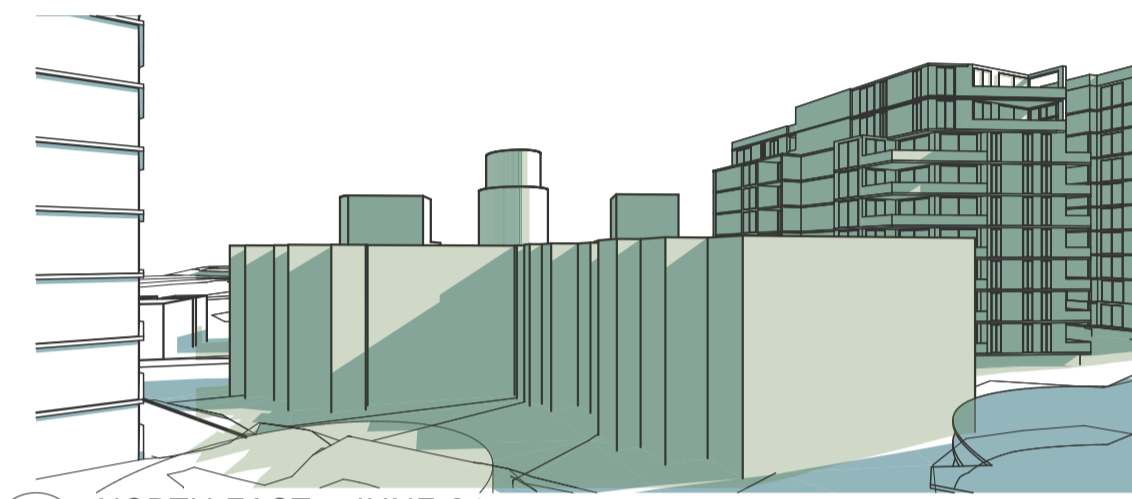
1000 NORTH EAST - JUNE 21



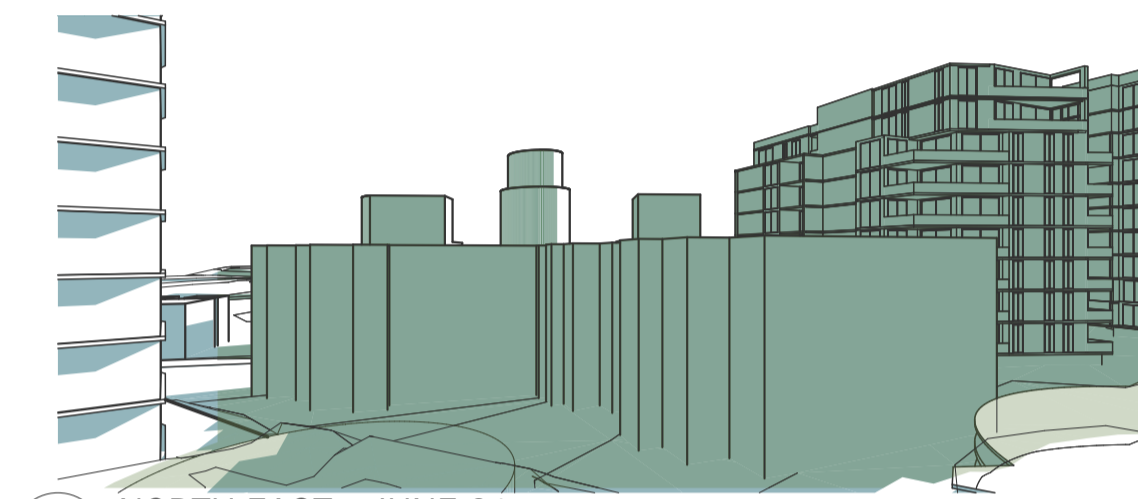
1100 NORTH EAST - JUNE 21



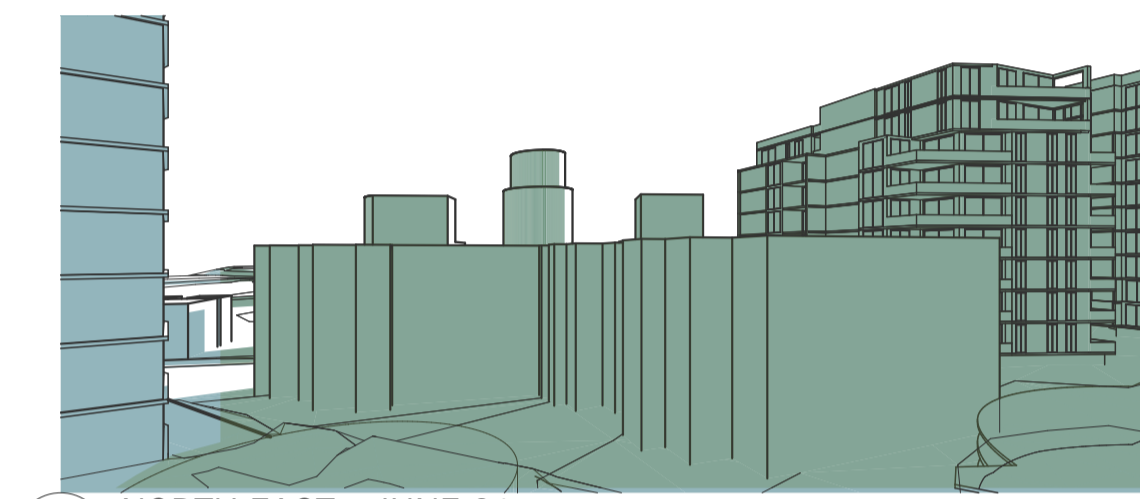
1200 NORTH EAST - JUNE 21



1300 NORTH EAST - JUNE 21

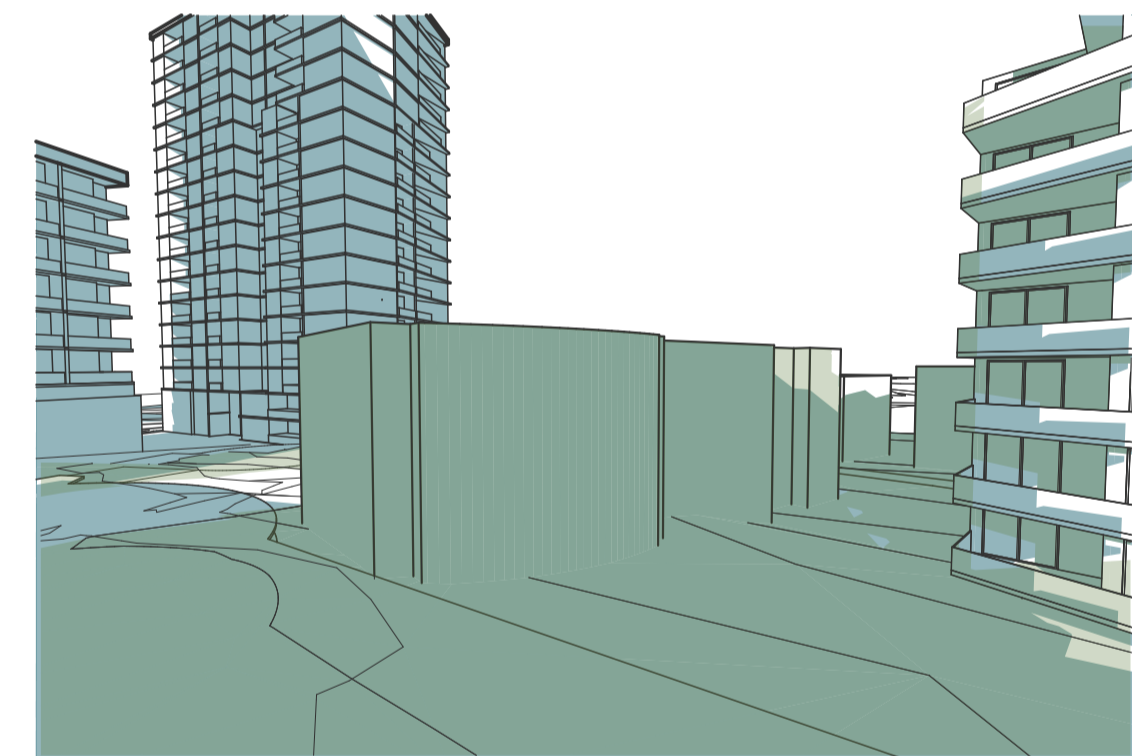


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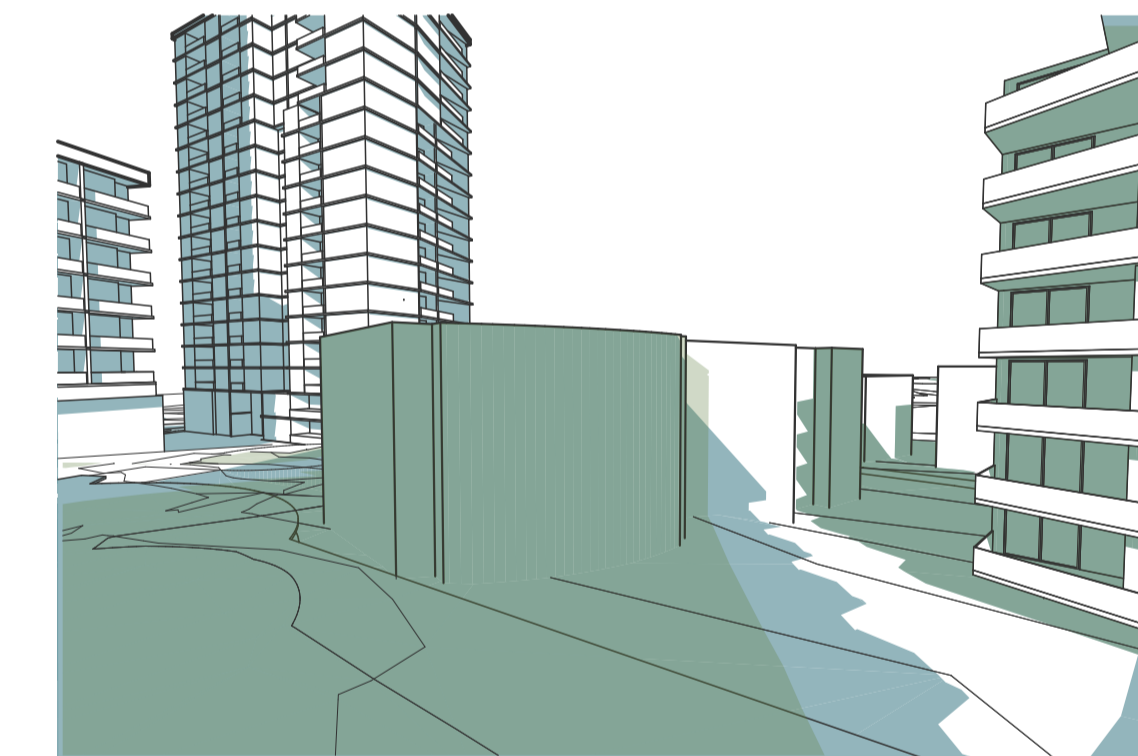


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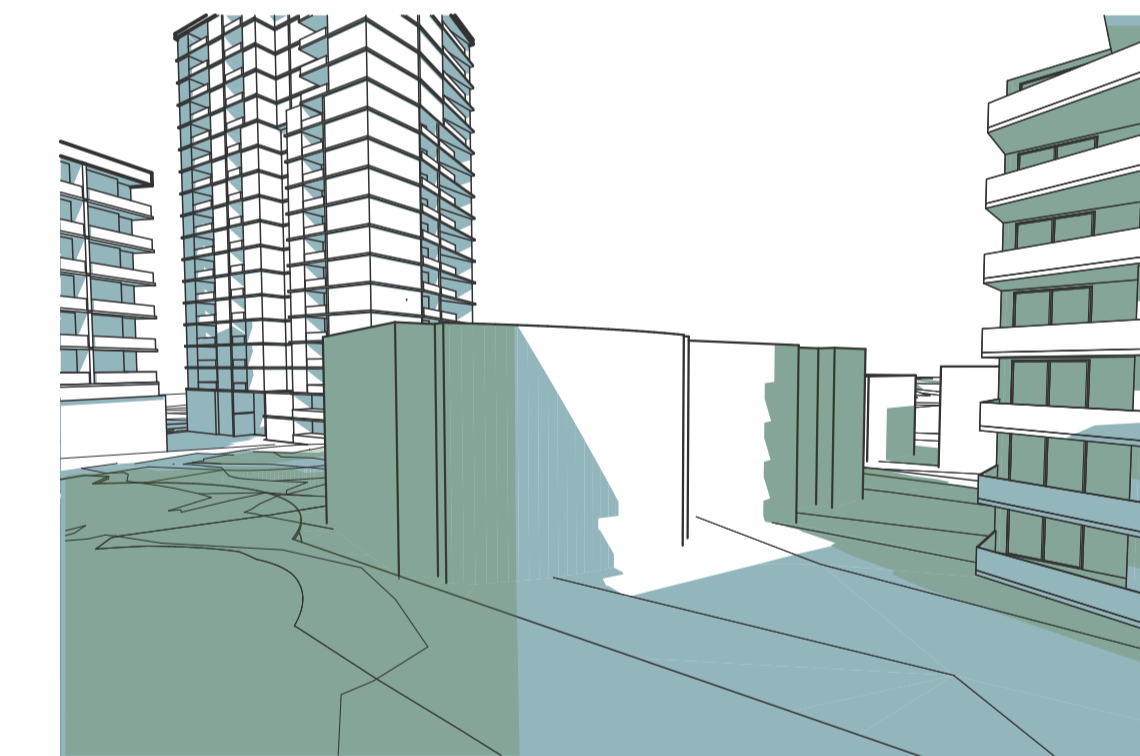
NORTH WEST VIEW



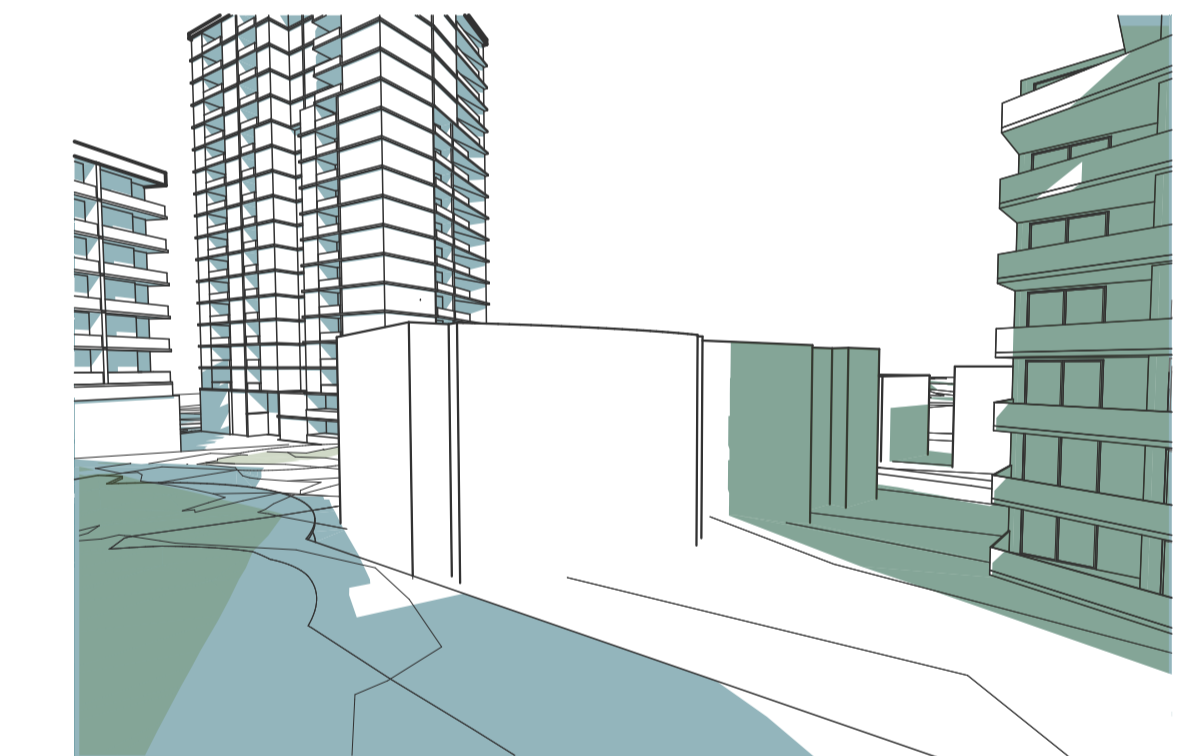
0900 NORTH WEST - JUNE 21



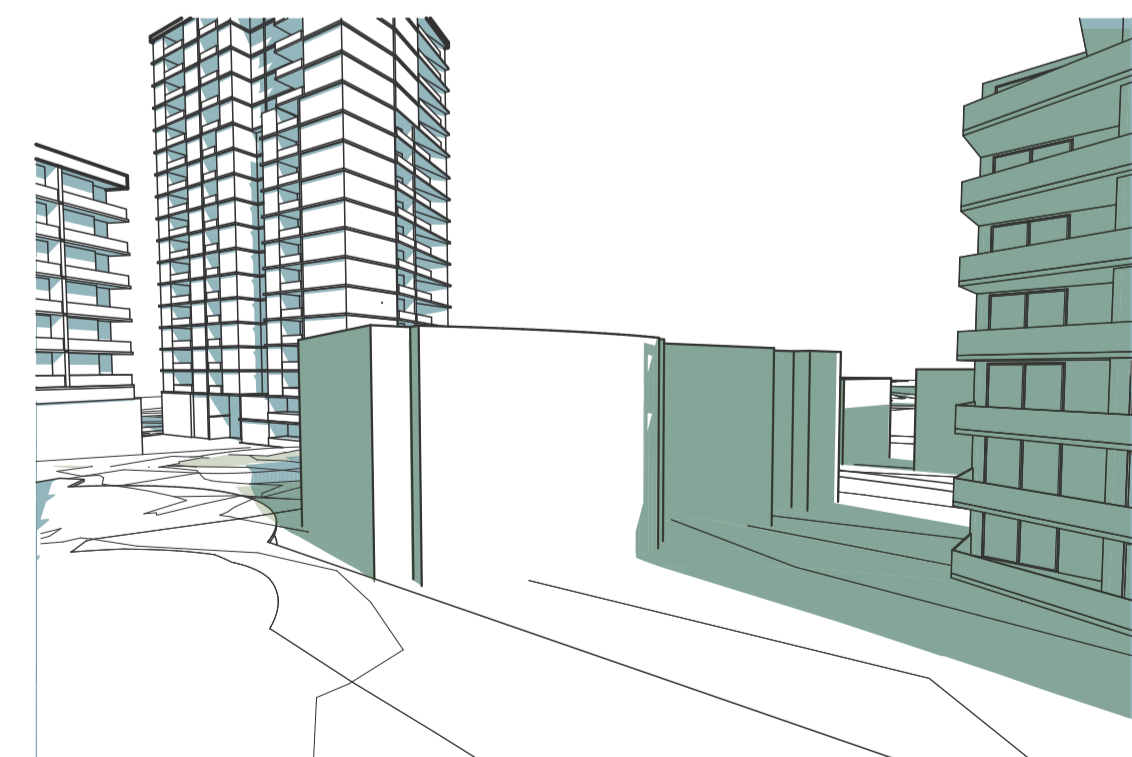
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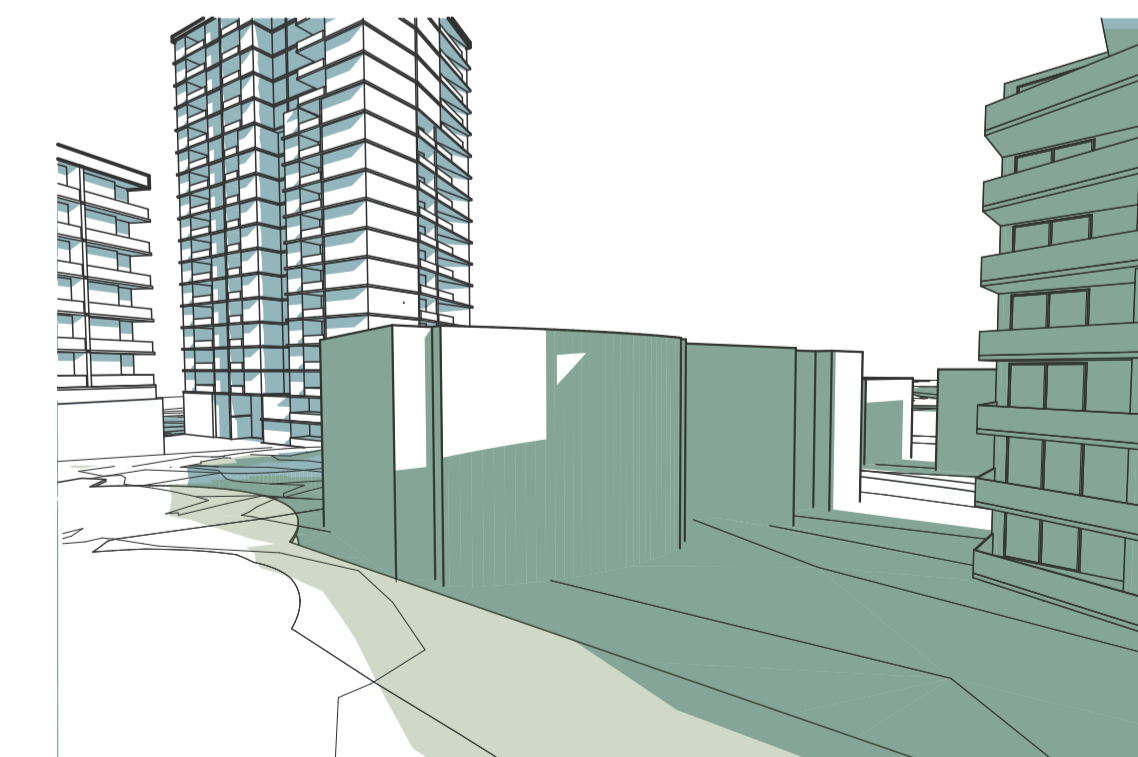
1100 NORTH WEST - JUNE 21



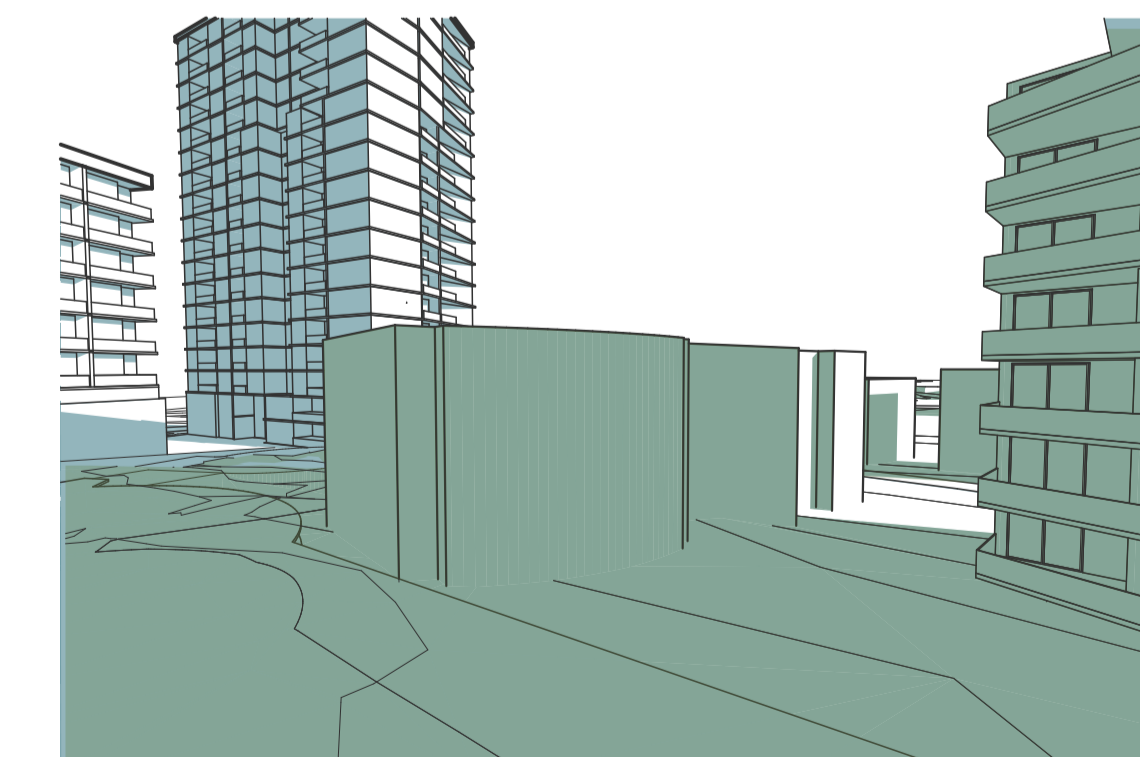
1100 NORTH WEST - JUNE 21



0900 NORTH WEST - JUNE 21



1000 NORTH WEST - JUNE 21



1100 NORTH WEST - JUNE 21

SHADOW DIAGRAMS LEGEND

- SHADOWS CAST BY EXISTING DA
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS REDUCED FROM EXISTING DA

NOTE: FOR PURPOSES OF THIS STUDY BUILDINGS AND APARTMENTS HAVE BEEN LOCATED VIA SATELLITE IMAGERY ONLY, NOT SURVEYED INFORMATION. THIS STUDY IS INDICATIVE AND SHOULD NOT BE RELIED ON FOR CONSTRUCTION.

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| REVISION | DATE | BY | REVISION |
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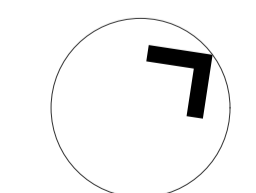


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| AA | 25.08.2023 | AV | 01.09.2023 | 20188 | N.T.S.@A1 |

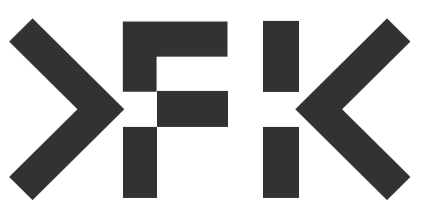


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 NEIGHBOURING IMPACT-2-6 SHIRLEY STREET

FENDER KATSLIDIS
 WWW.FKAUSTRALIA.COM
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 FENDER KATSLIDIS (AUST) PTY LTD ACN 092 943 032

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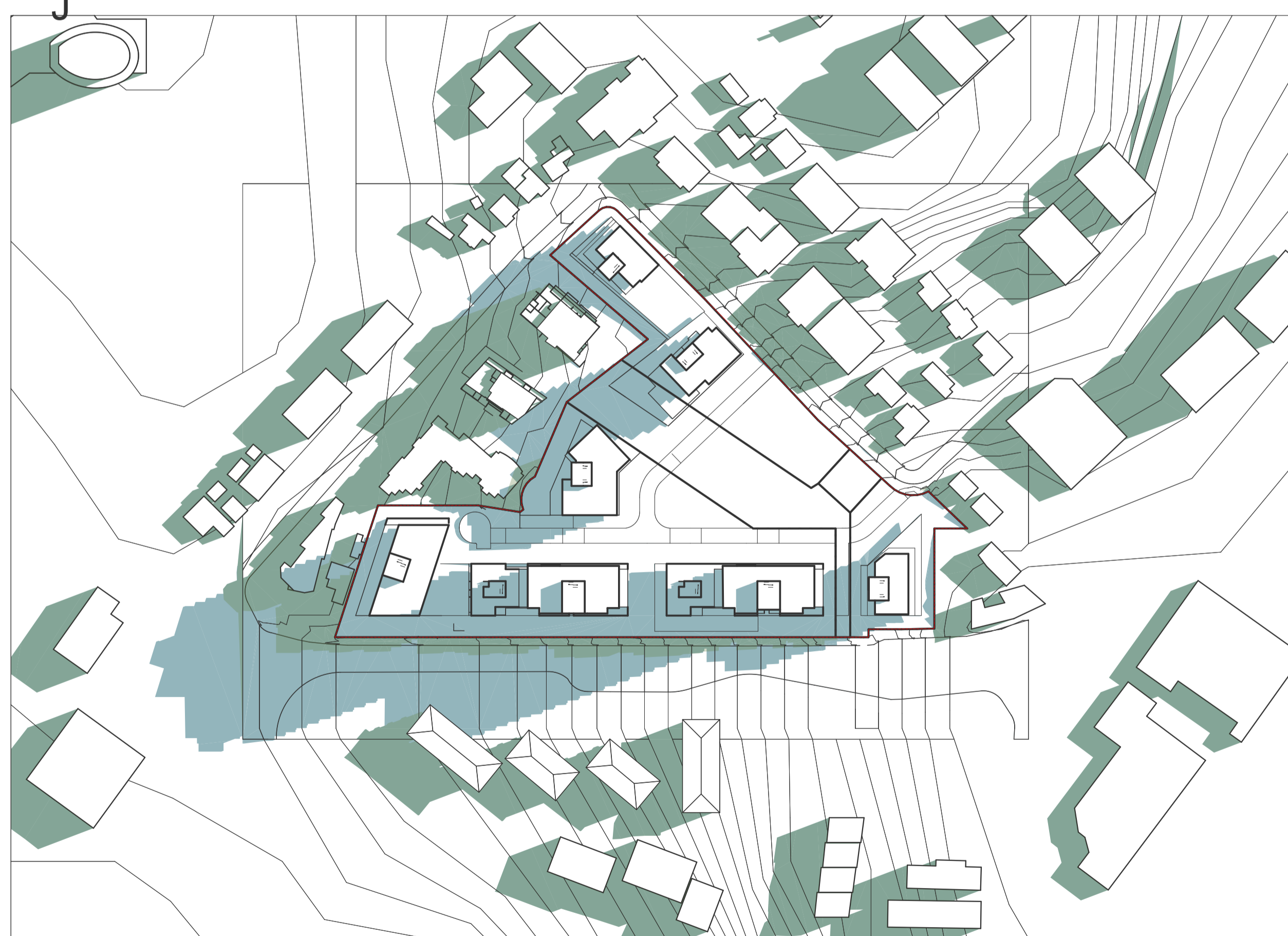
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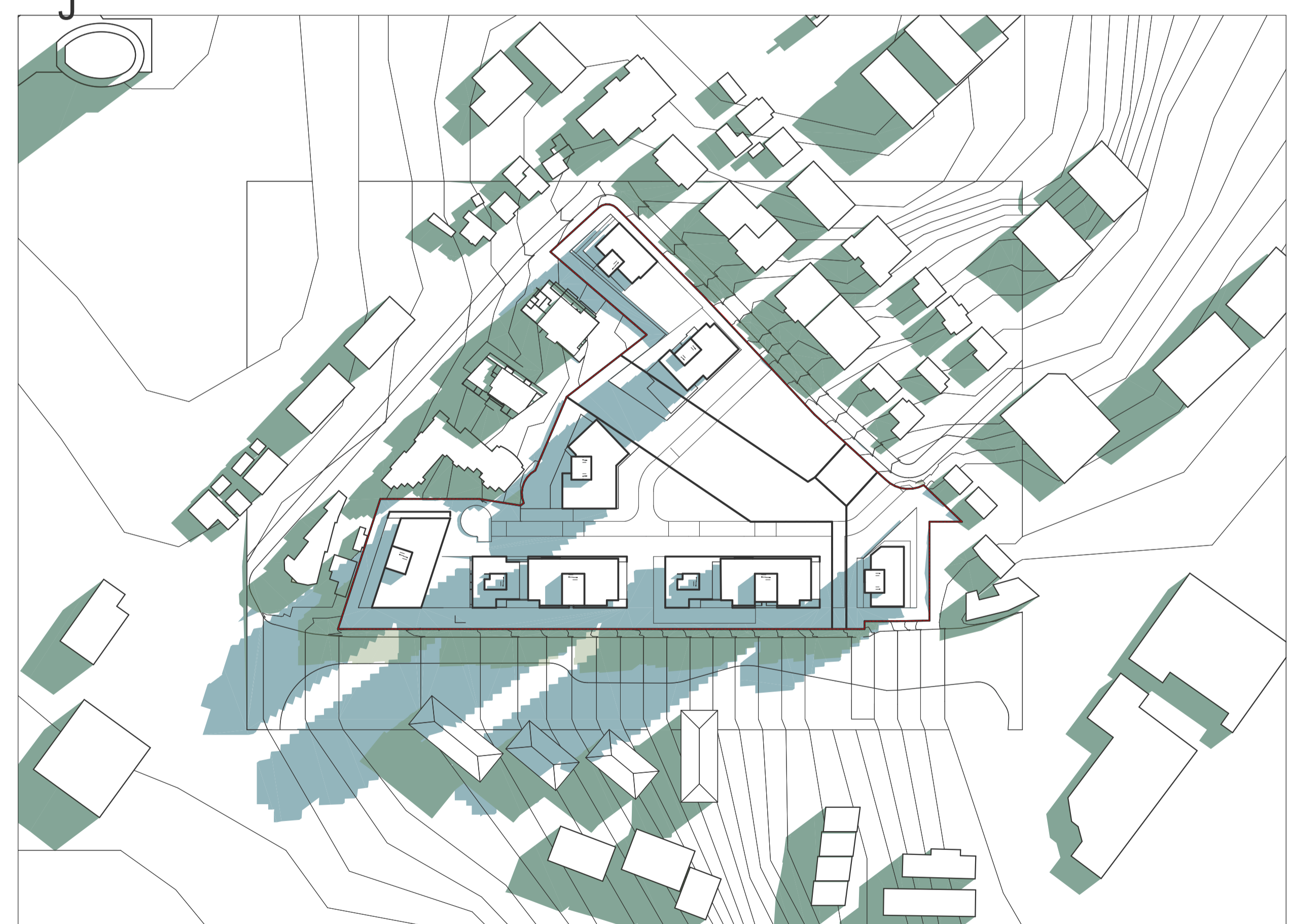
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gr k b=CN



NNM

gr k b=CN



NQMM

gr k b=CN

SHADOW DIAGRAMS LEGEND

- SHADOWS CAST BY EXISTING DA
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS REDUCED FROM EXISTING DA
- SITE BOUNDARY

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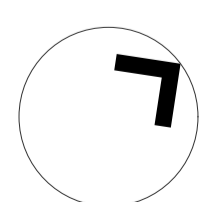
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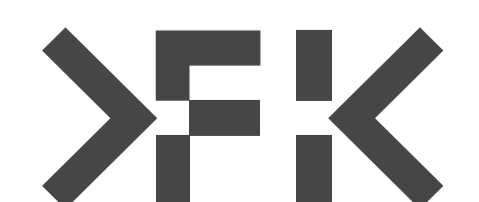


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 SHADOW DIAGRAM 1

FENDER KATSALIDIS
 WWW.FKAUSTRALIA.COM
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 PP04.3



NPM

gr k b=EN



NQM

gr k b=EN



NRM

gr k b=EN

SHADOW DIAGRAMS LEGEND

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- SHADOWS REDUCED FROM EXISTING DA
- SITE BOUNDARY

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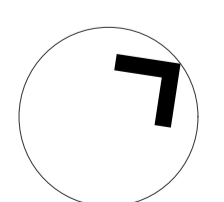
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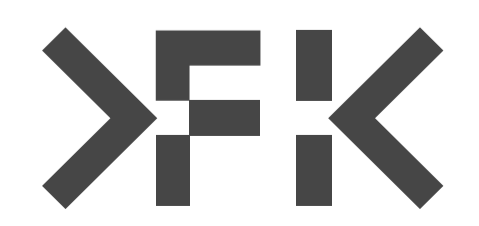


PROJECT
 CARLINGFORD APARTMENTS, MERITON
 263-281 PENNANT HILLS ROAD, CARLINGFORD
 SYDNEY NSW 2118

DRAWING TITLE
 SHADOW DIAGRAM 2

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 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
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