

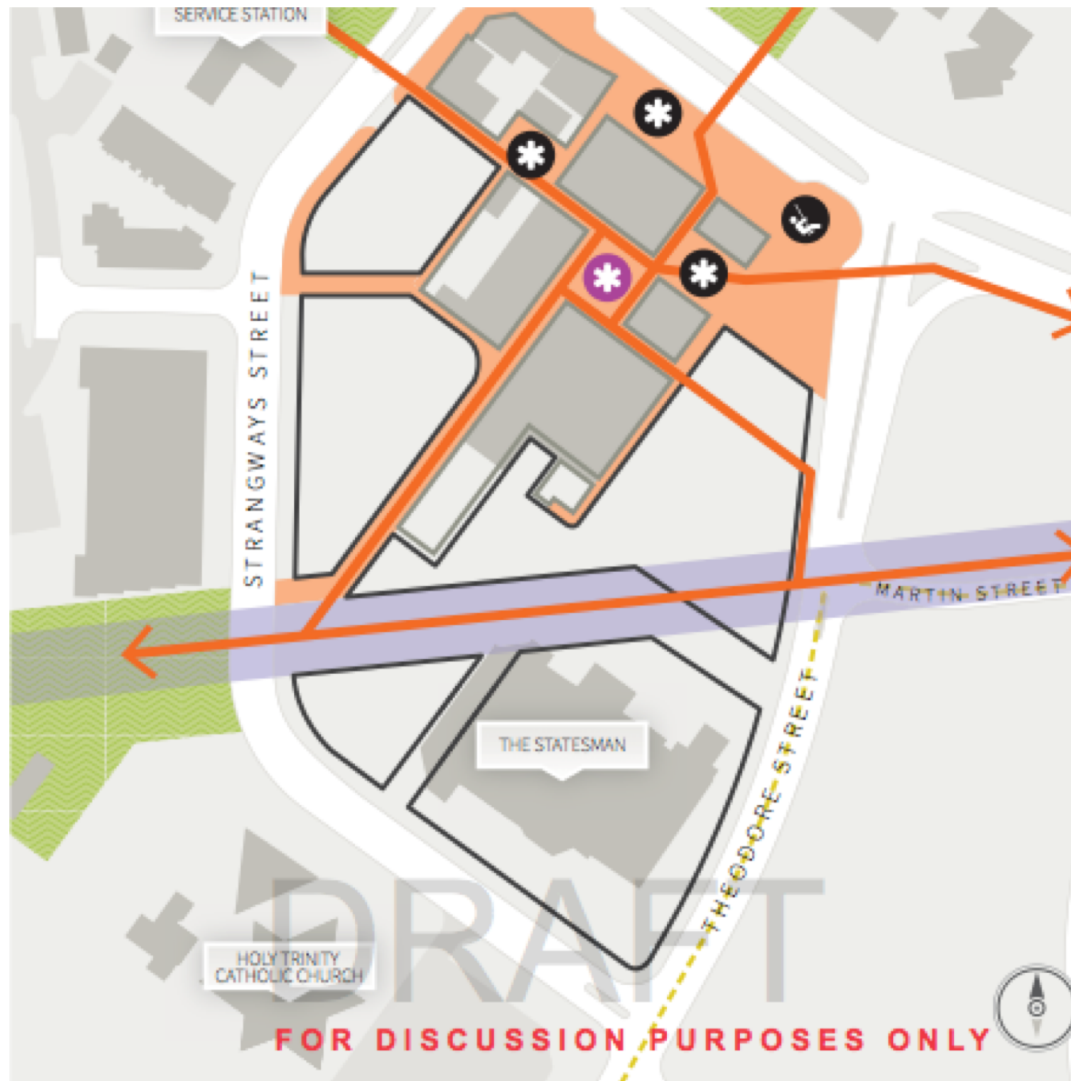
Sunlight in the central courtyards and the Curtin Group Centre Master Plan *part 1*

*Key messages from Stage 1 of community
engagement for the Curtin group centre
included: protect solar access to internal
courtyards* Community engagement (section 3.1; p.17)

Sunlight in the central courtyards

- Curtin Square
- The other courtyards
- Shadowing
- Visible sky

Prepared for the
Community Panel
consultations in 2017



LEGEND

- Key pedestrian routes
- Water easement
- Pedestrian priority areas
- Potential block boundary
- Existing block boundary
- New play space
- Central courtyard (Key public space)
- Key public spaces

Shadowing in Curtin Square

| Now | Draft Master Plan (2015) | Revised draft (2018) | DA Curtin Place (2016) |
|--|--|--|---|
| <p>One storey buildings on all sides</p> <p>Buildings to north and west are 3.6m(?) high at the square</p> | <p>Retaining the maximum allowable building height (two storeys) for existing buildings will protect the human scale of this area and preserve solar access to the courtyards. (p.55)</p> <p>A building setback above the ground floor is required for any new development on the northern, eastern and western boundaries of the central courtyard. (p. 59)</p> | <p><u>Buildings to the north and west</u></p> <ul style="list-style-type: none"> • One storey with a total height of not more than 5m. • 5m high “solar fence” at boundary of the square <p><u>Buildings to the east and south</u></p> <ul style="list-style-type: none"> • Development above one storey is setback a minimum of 3m • <i>Rule</i>: the lesser of 9m and 2 storeys • <i>Criteria (merit)-based</i>: maximum of the lesser of 18m and 5 storeys if solar access is retained to the central courtyard (i.e. Curtin Square) | <p>7.6m high first storey to the west</p> <p>The additional shadowing of the square was almost entirely due to the increased height of this first storey.</p> |

Note that the square is oriented to the north-east so that “building to the north” is a general, rather than accurate, indication of direction.