

Attachment A4

Urban Design Study

11.0 Overshadowing and Solar Access

The proposed envelope has been developed to prevent additional overshadowing to the public domain in particular the relevant public places as outlined in the clause 6.19 of the Sydney Local Environmental Plan (LEP) 2012.

The public places and times identified in the LEP within the sites proximity that could potentially be impacted upon include;

- Australia Square 12:00-14:00
- Lang Park 12:00-14:00
- Macquarie Place 10:00-14:00

The following shadow impact analysis has been undertaken on April 14, June 21 and August 31 during the specified times to demonstrate the achievement of this clause. The analysis has taken into consideration all of the currently proposed indicative tower envelopes and built forms that have been granted development consent by council on the APDG block. These include;

- DA Stage 2 at 33-35 Pitt Street
- Stage 2 Envelope A at 1 Alfred Street
- Stage 2 Envelope B at 1 Alfred Street

The results illustrate that the proposed envelope will not result in any additional overshadowing of Australia Square, Lang Park or Macquarie place within the specified times. The additional overshadowing caused by the proposed envelope will have minimal to no additional impact on the public domain. Much of the shadows cast by the proposed envelope have minimal additional contribution to overshadowing when reviewed in conjunction with the DA Stage 2 to the north of the subject site at 33-35 Pitt Street.

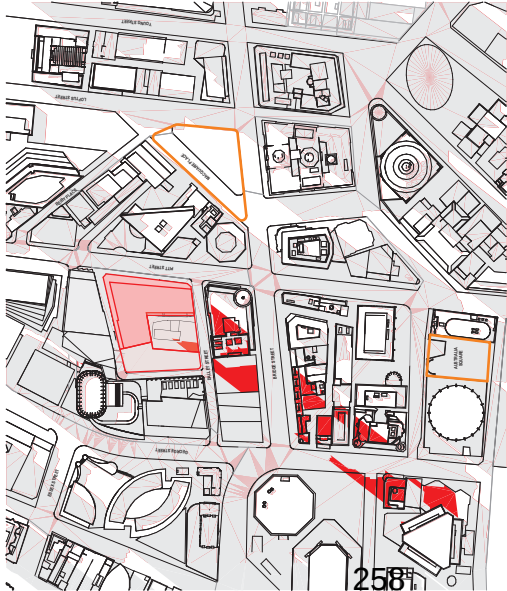


Image 1.69 14 April 10am

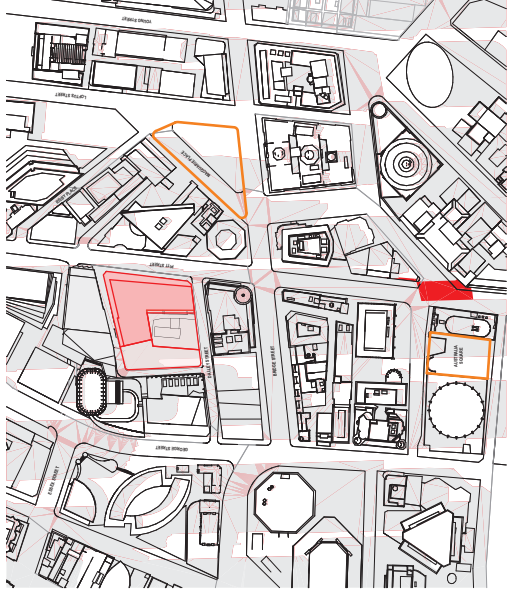


Image 1.70 14 April 12pm

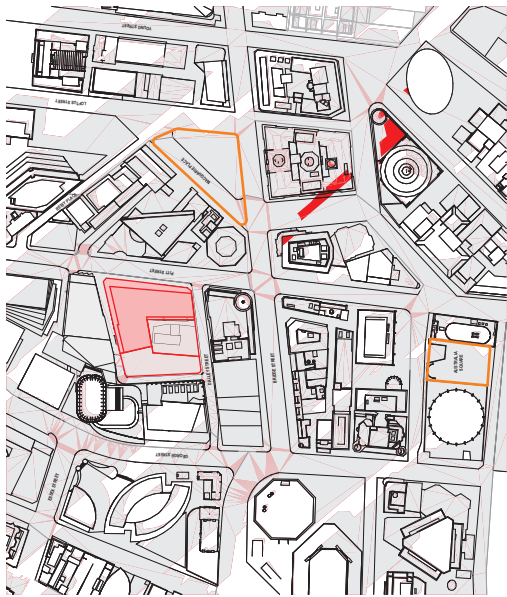


Image 1.71 14 April 2pm

Existing shadow

Additional shadow

Locations requiring no additional overshadowing as per the LEP Controls
- Australia Square Plaza
- Macquarie Place



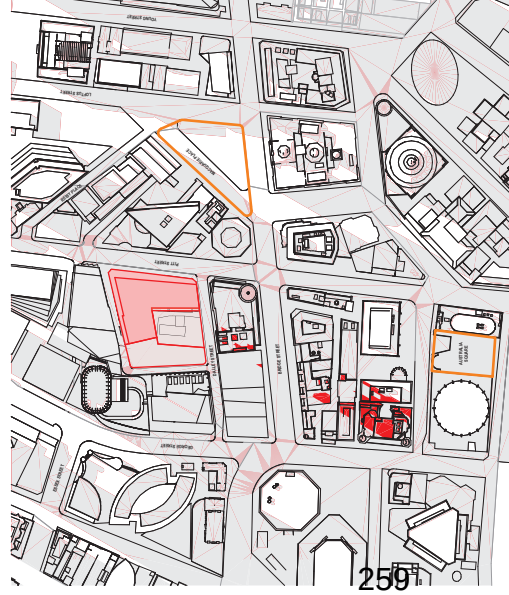


Image 1.72 21 June 10am

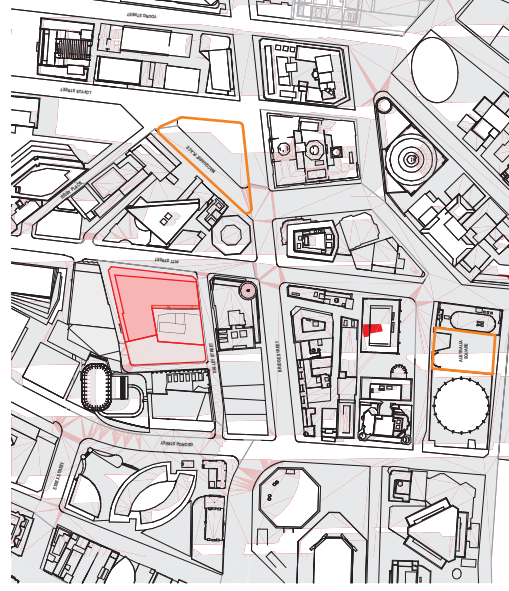


Image 1.73 21 June 12pm

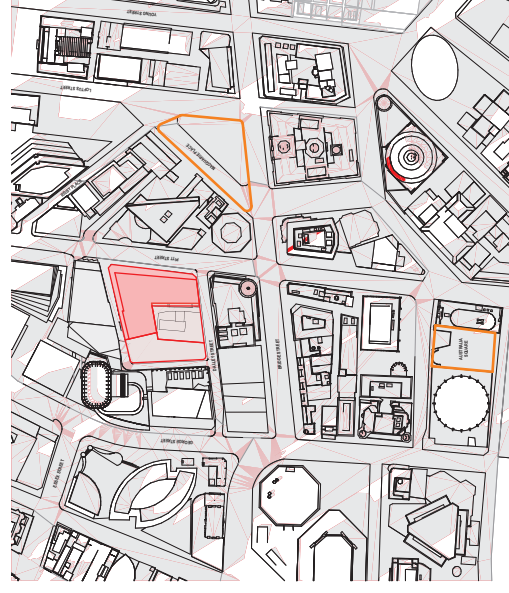


Image 1.74 21 June 2pm

- Existing shadow
- Additional shadow
- Locations requiring no additional overshadowing as per the LEP Controls
 - Australia Square Plaza
 - Macquarie Place



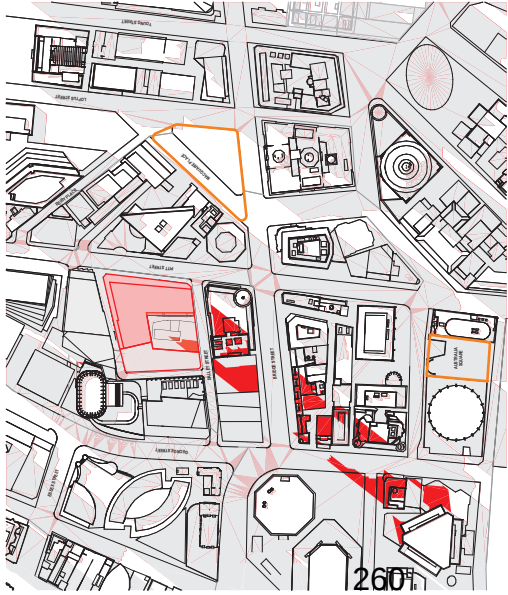


Image 1.75 31 August 10am

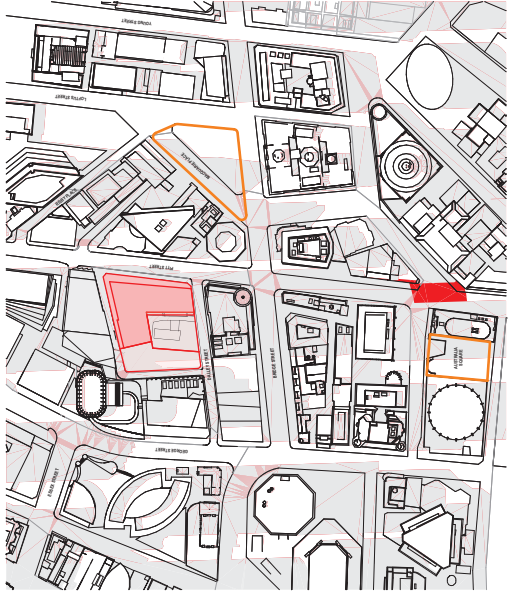


Image 1.76 31 August 12pm

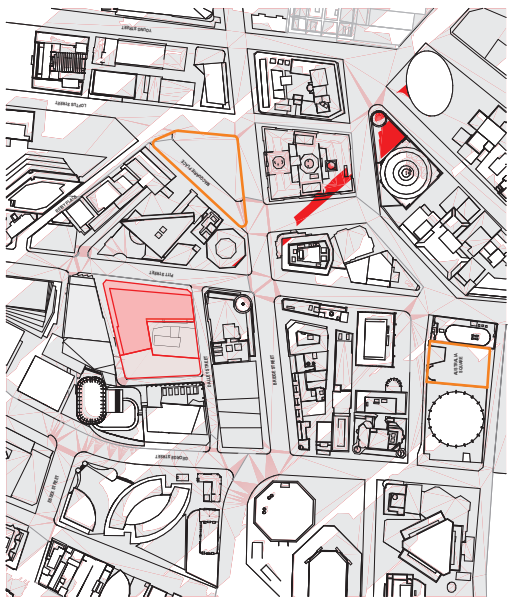


Image 1.77 31 August 2pm

Existing shadow

Additional shadow

Locations requiring no additional overshadowing as per the LEP Controls

- Australia Square Plaza

- Macquarie Place

14 April 1pm - 2pm
(15 minutes intervals)

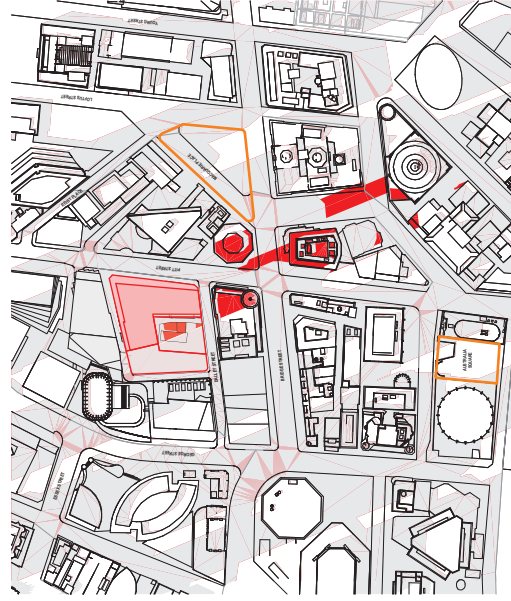


Image 1.78 14 April 1:00pm

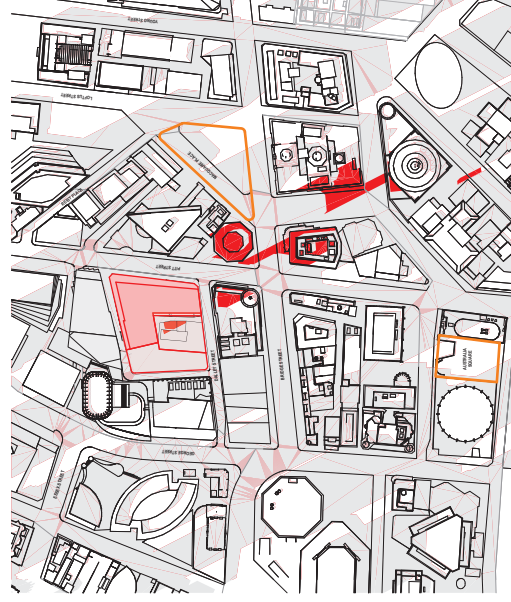


Image 1.79 14 April 1:15pm

- Existing shadow
- Additional shadow
- Locations requiring no additional overshadowing as per the LEP Controls
 - Australia Square Plaza
 - Macquarie Place



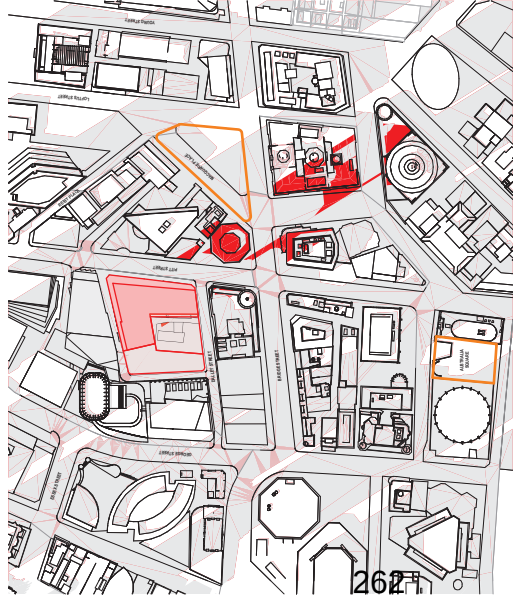


Image 1.80 14 April 1:30pm

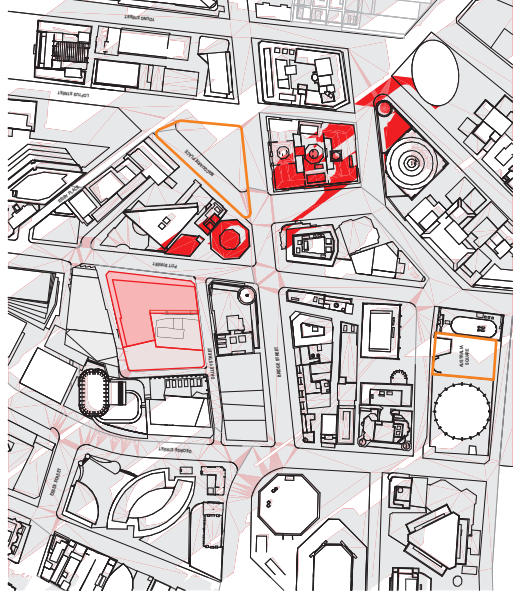


Image 1.81 14 April 1:45pm



Image 1.82 14 April 2:00pm

- Existing shadow
- Additional shadow
- Locations requiring no additional overshadowing as per the LEP Controls
 - Australia Square Plaza
 - Macquarie Place



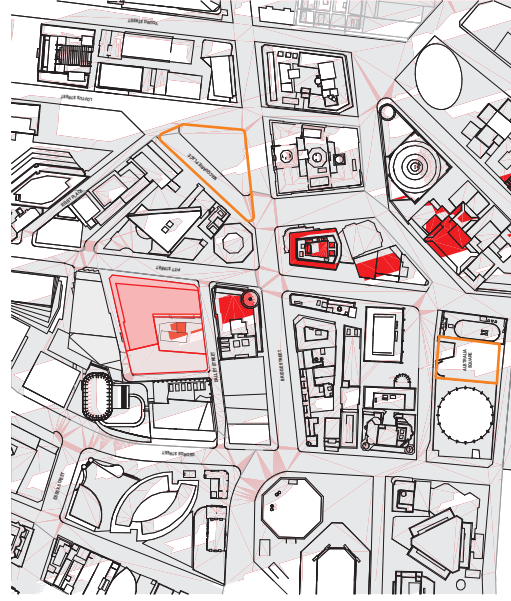


Image 1.83 21 June 1:00pm

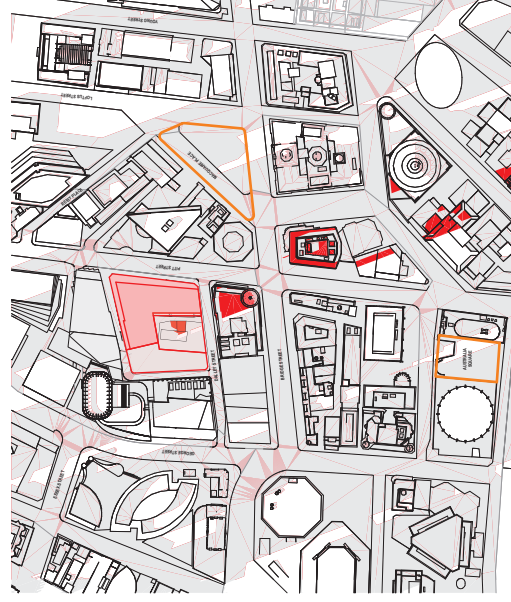


Image 1.84 21 June 1:15pm

- Existing shadow
- Additional shadow
- Locations requiring no additional overshadowing as per the LEP Controls
 - Australia Square Plaza
 - Macquarie Place





Image 1.85 21 June 1:30pm

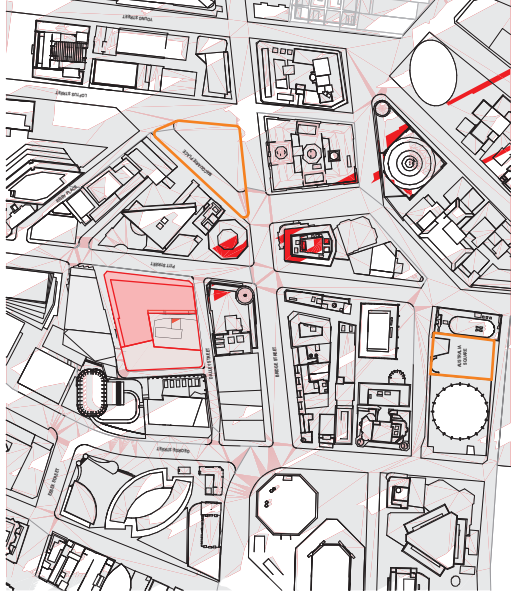


Image 1.86 21 June 1:45pm

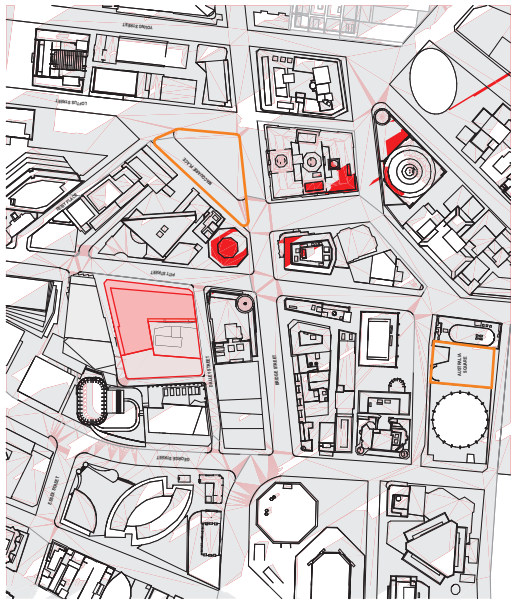


Image 1.87 21 June 2:00pm

Existing shadow

Additional shadow

Locations requiring no additional overshadowing as per the LEP Controls

- Australia Square Plaza

- Macquarie Place

31 August 1pm - 2pm
(15 minutes intervals)

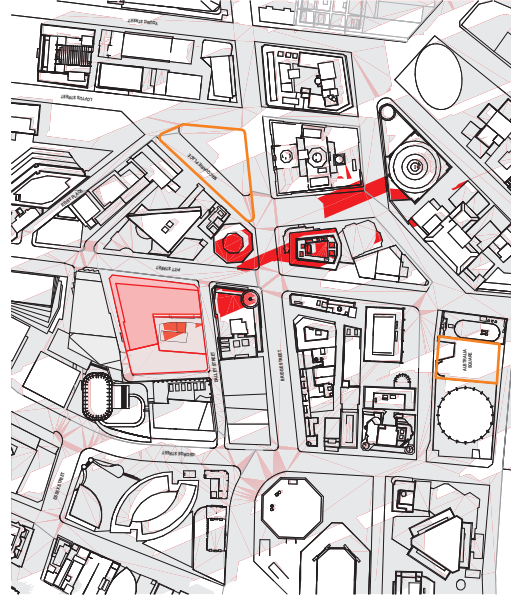


Image 1.88 21 June 1:00pm

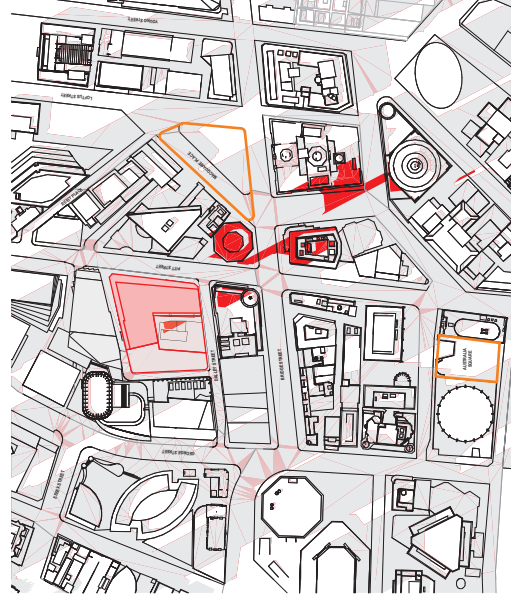


Image 1.89 21 June 1:15pm

Existing shadow

Additional shadow

Locations requiring no additional overshadowing as per the LEP Controls

- Australia Square Plaza

- Macquarie Place



Image 1.90 21 June 1:30pm



Image 1.91 21 June 1:45pm



Image 1.92 21 June 2:00pm

Existing shadow

Additional shadow

Locations requiring no additional overshadowing as per the LEP Controls
- Australia Square Plaza
- Macquarie Place

