04____Other Times of the Year

Proposed Built Form Maximum Envelope _Hyde Park Barracks

21 June **10am**

Legend

- Existing overshadowing
- Additional overshadowing
- Additional sun

Figure 1_Plan view

04____Other Times of the Year

122

Proposed Built Form Maximum Envelope _Hyde Park Barracks

21 June **11am**

Legend

- Existing overshadowing
- Additional overshadowing
- Additional sun

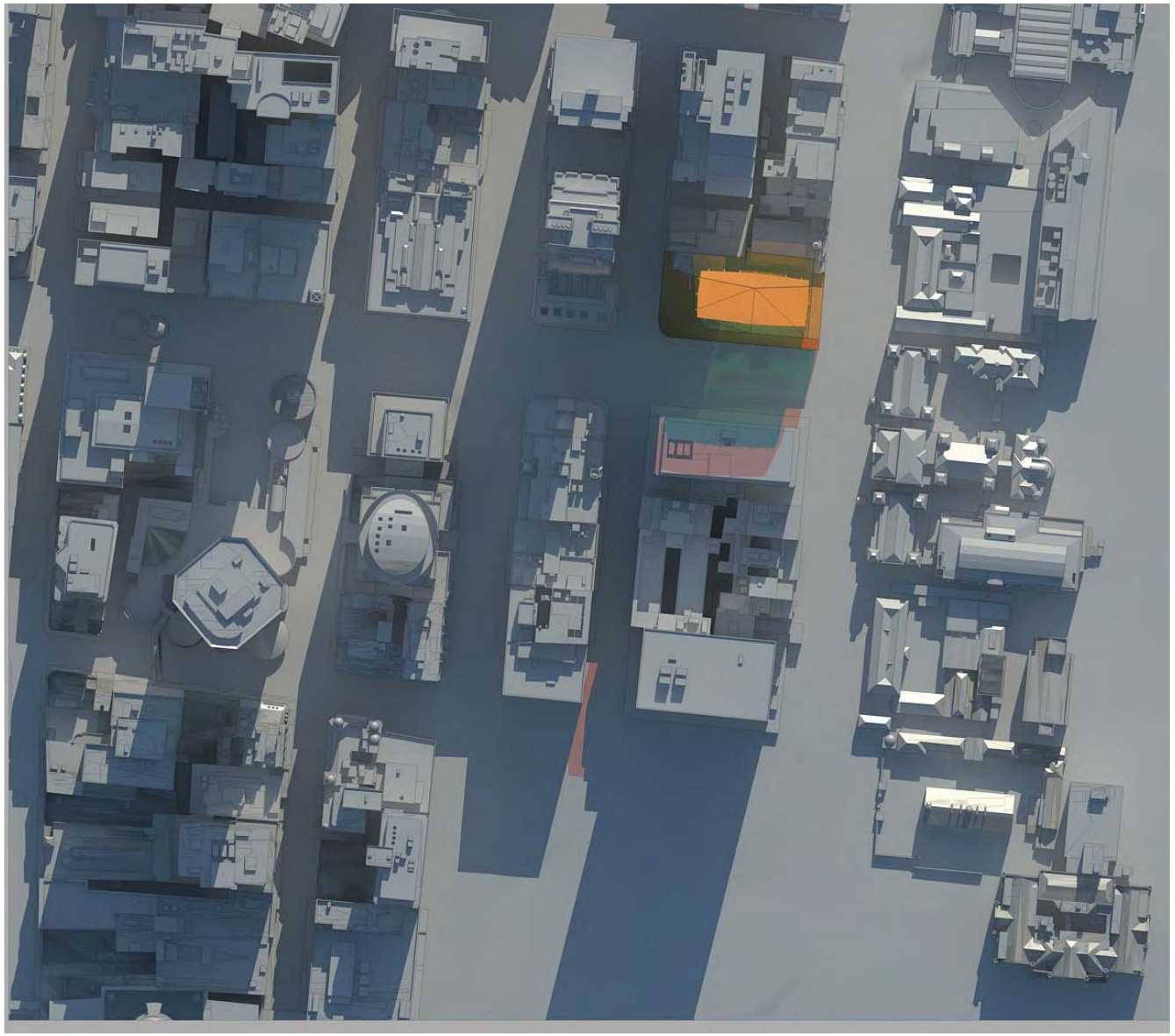

Figure 1_Plan view

04____Other Times of the Year

Proposed Built Form Maximum Envelope _Hyde Park Barracks

21 June **Midday**

Legend

- Existing overshadowing
- Additional overshadowing
- Additional sun

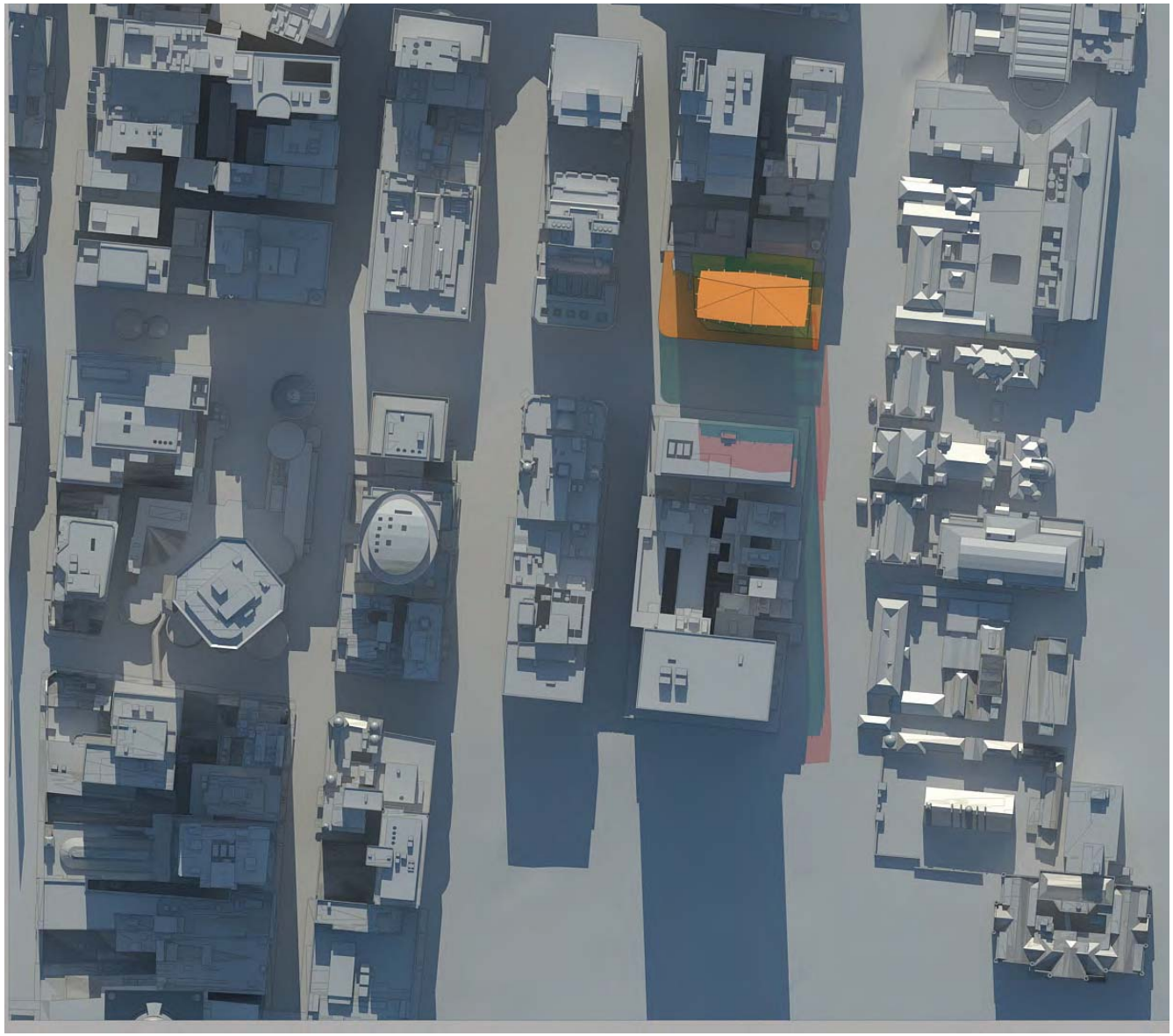

Figure 1_Plan view

04____Other Times of the Year

Proposed Built Form Maximum Envelope _Hyde Park Barracks

21 June **1pm**

Legend

- Existing overshadowing
- Additional overshadowing
- Additional sun

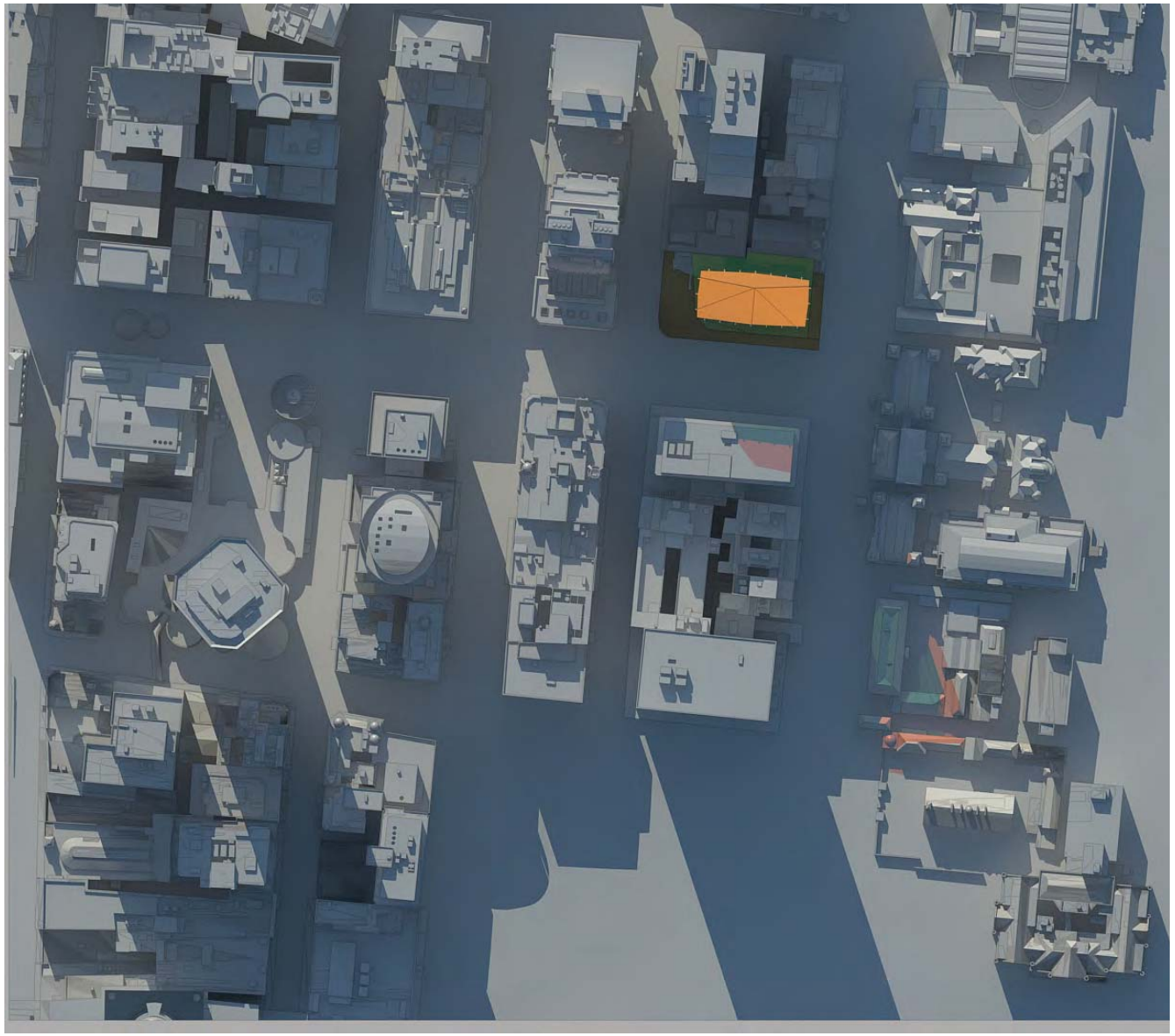

Figure 1_Plan view

04____Other Times of the Year

Proposed Built Form Maximum Envelope _Hyde Park Barracks

21 June **2pm**

Legend

- Existing overshadowing
- Additional overshadowing
- Additional sun

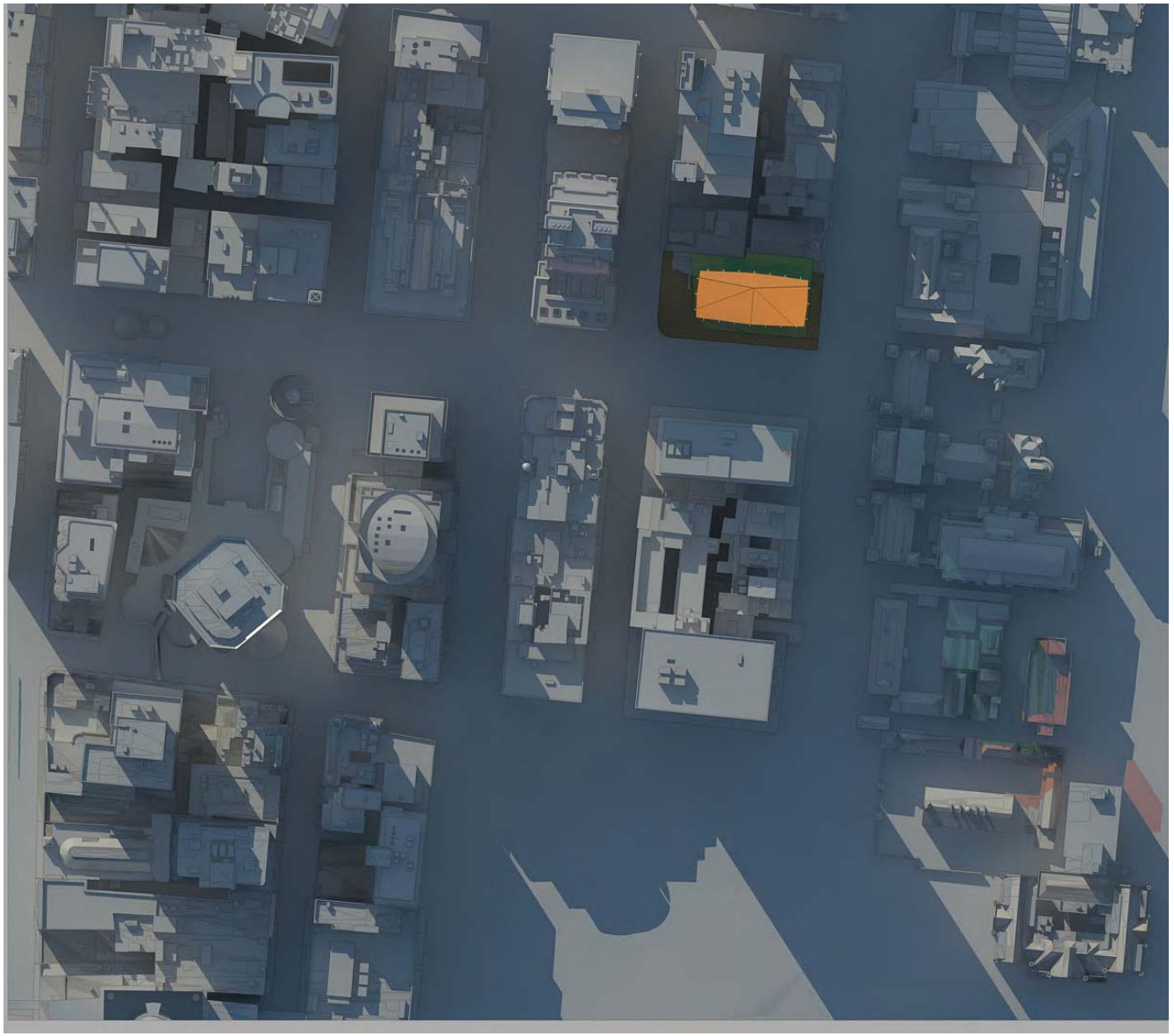

Figure 1_Plan view

04____Other Times of the Year

126 **Proposed Built Form Maximum Envelope _Hyde Park Barracks**

21 June **3pm**

Legend

- Existing overshadowing
- Additional overshadowing
- Additional sun

Figure 1_Plan view

04____Other Times of the Year

Proposed Built Form Maximum Envelope _Hyde Park Barracks

21 June **4pm**

Legend

- Existing overshadowing
- Additional overshadowing
- Additional sun

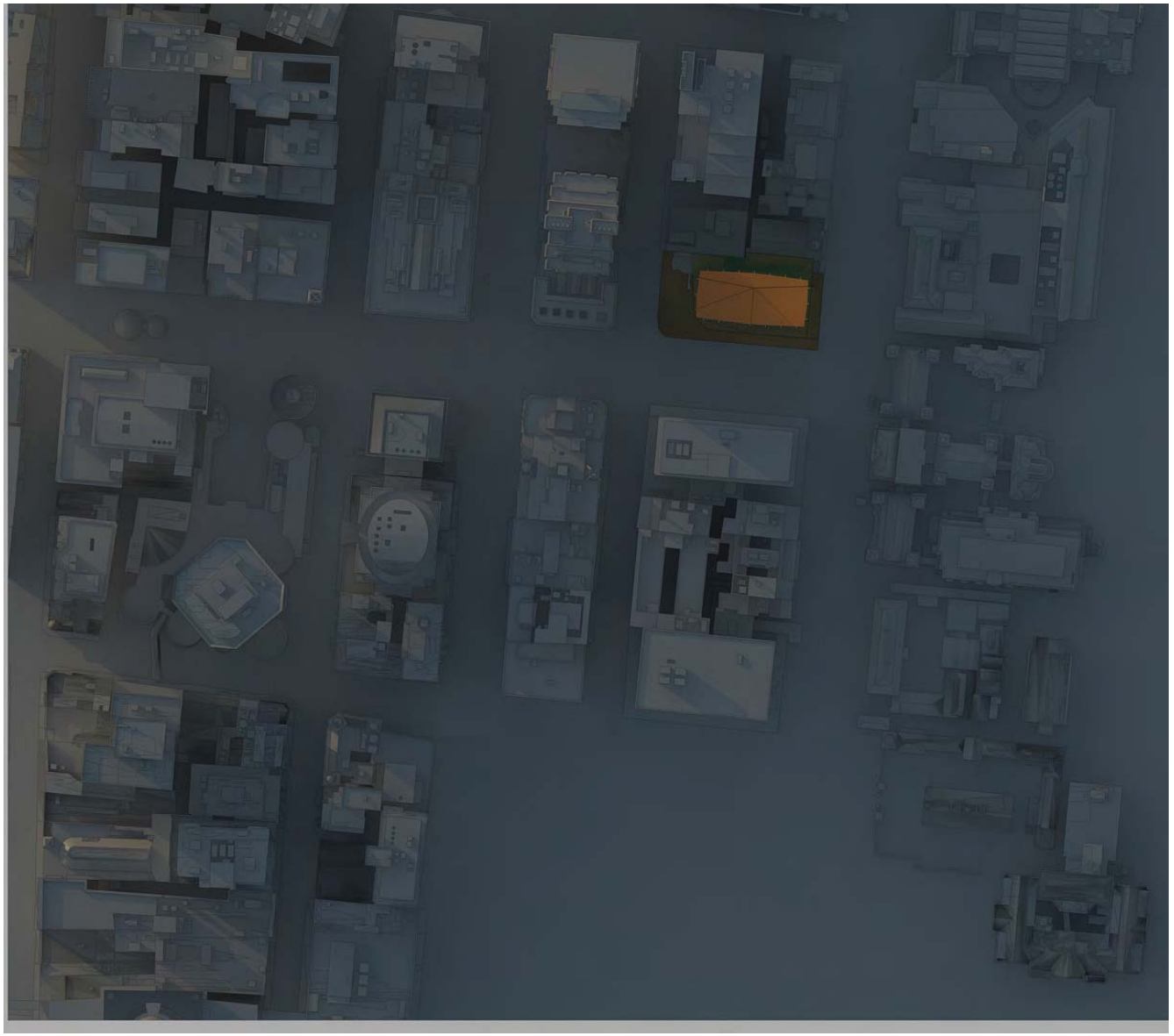

Figure 1_Plan view

04____Other Times of the Year

Proposed Built Form Maximum Envelope _Hyde Park Barracks

21 June **5pm**

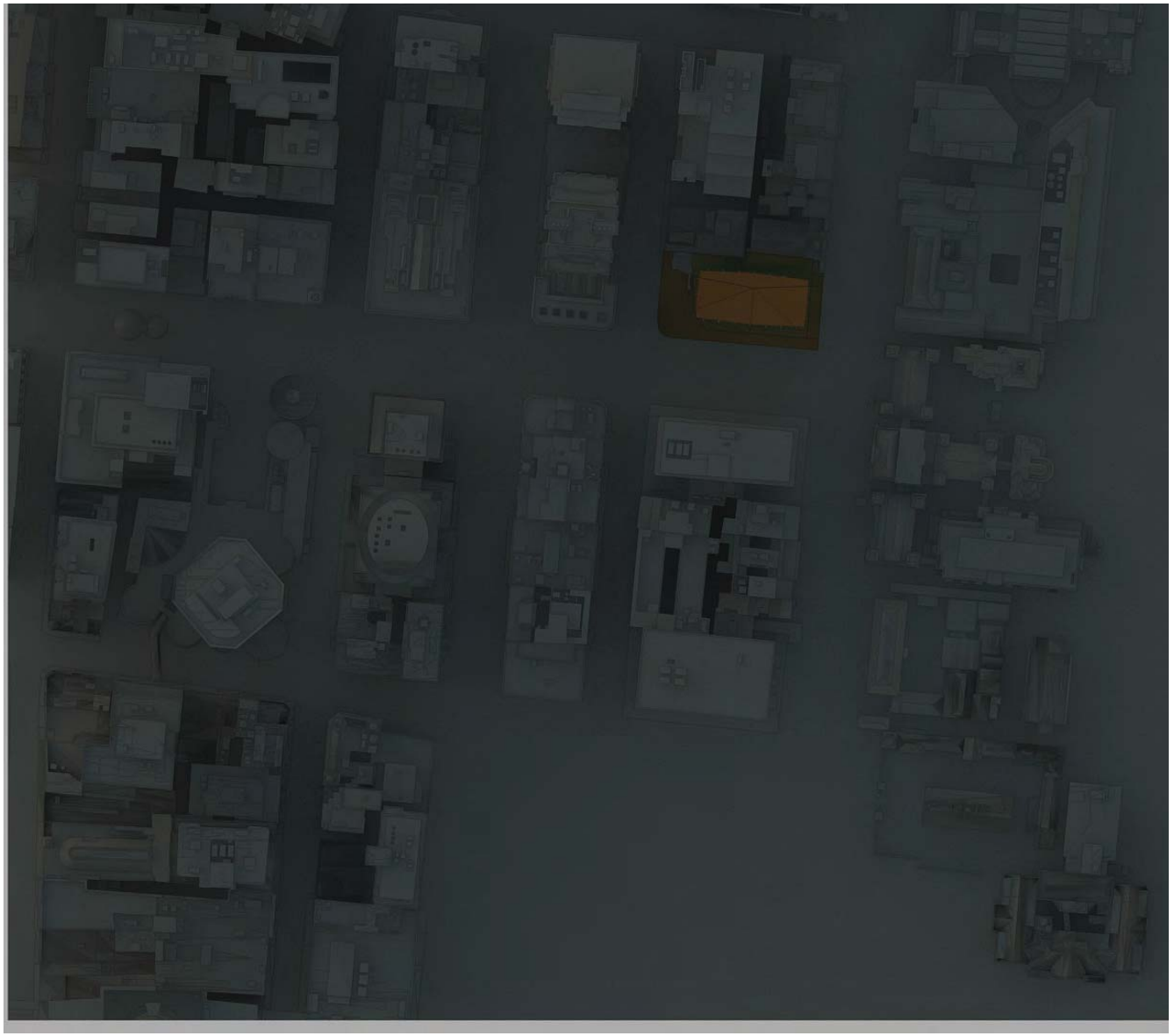

Figure 1_Plan view

05____Conclusions

Control Time

PROPOSED BUILT FORM MAXIMUM ENVELOPE
This Report demonstrates that the proposed built form maximum envelope as documented above does not result in any additional overshadowing on the Martin Place ground plane and the building facades on its southern edge during the control times of April 14th 12pm - 2pm.

This envelope does result in a strip of additional overshadowing onto Macquarie Street before it shifts onto the Sydney Hospital Group Buildings. The additional shadow cast on Macquarie Street is considered acceptable in light of the nature of the land use as a transport thoroughfare.

LEP COMPLIANT ENVELOPE
The LEP compliant envelope is shown to create significant additional overshadowing of the Martin Place ground plane during the control times and with a significant reduction of overshadowing on the facade of the Reserve Bank of Australia,

Other times of the year

PROPOSED BUILT FORM MAXIMUM ENVELOPE
The configuration of 60 Martin Place means that almost any additional development outside the existing external envelope will result in an increase in overshadowing at some point in the year. There is a narrow triangle sandwiched between the existing tower and the northern boundary that has zero impact .

It should be noted that the built form maximum envelope defines the maximum envelope and a final design solution will be built within this envelope with a lesser impact.

This report demonstrates that the proposed built form maximum envelope will cause a a strip of additional overshadowing from the east and west edges of the existing building onto the Martin Place ground plane and RBA at other times of the year outside of the control time. It will also have a marginal impact on Hyde Park Barracks between 1:10pm and 2:20pm between the approximate dates of June 6- July 6[note the existing fig tree has not been included in shadow impact and will reduce this considerably].

The minor additional shadow is considered negligible in the dense urban context of Sydney.

LEP COMPLIANT ENVELOPE
In comparison the LEP compliant scheme will result in a significant amount of additional overshadowing on the ground plane with less impact on the southern elevations.

Conclusion

The proposed built form maximum envelope achieves no additional overshadowing in the critical date and time period as specified by Council. This critical date and time period reflects the highest benefit for the maximum number of users of Martin Place. The LEP compliant scheme would result in significant additional overshadowing of the public domain during this period.

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