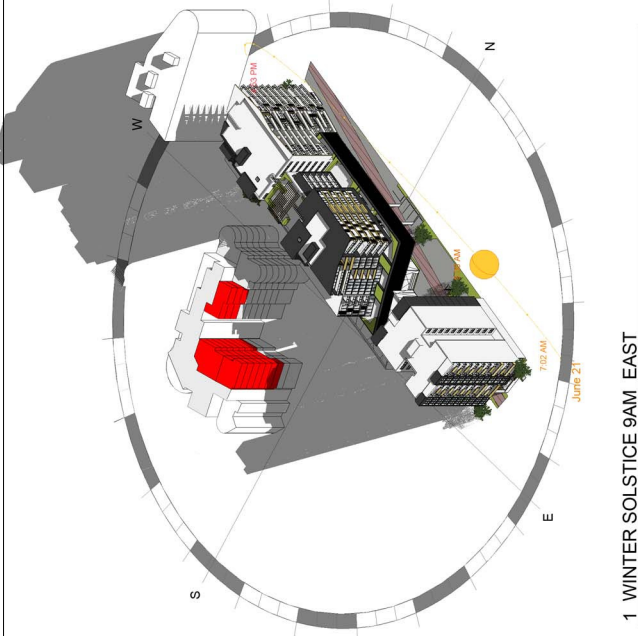
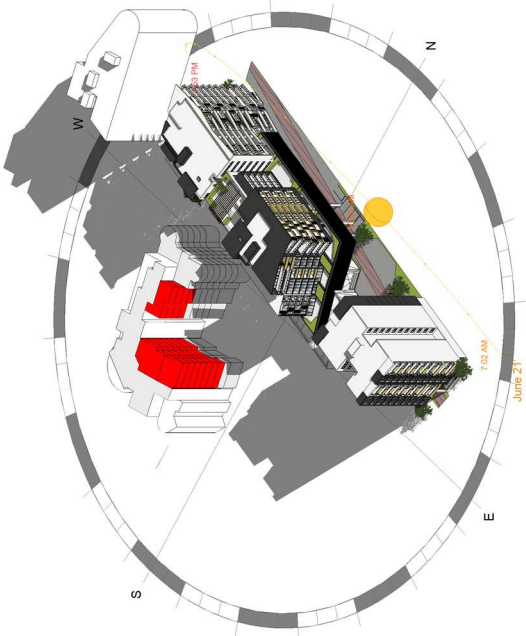
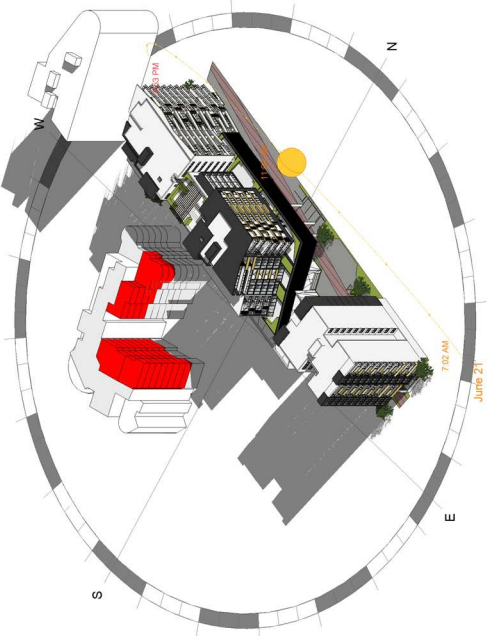




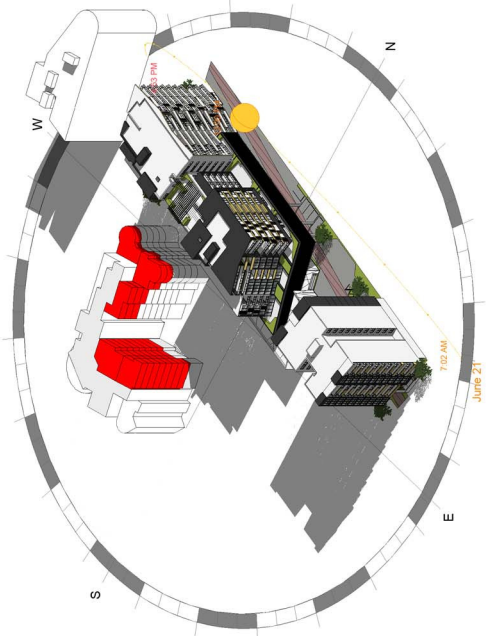
1 WINTER SOLSTICE 9AM_EAST



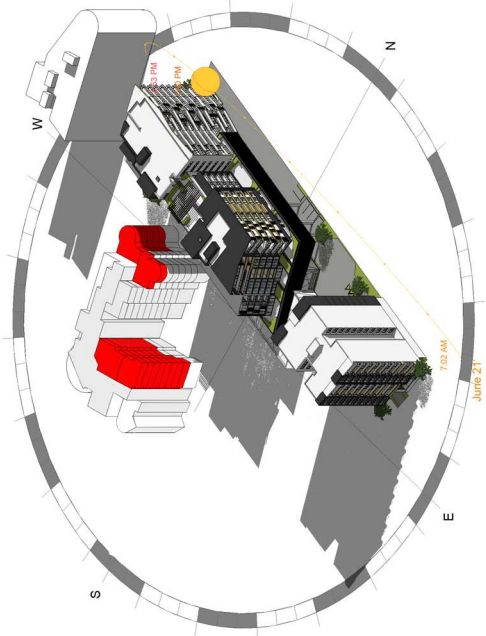
2 WINTER SOLSTICE 10AM_EAST



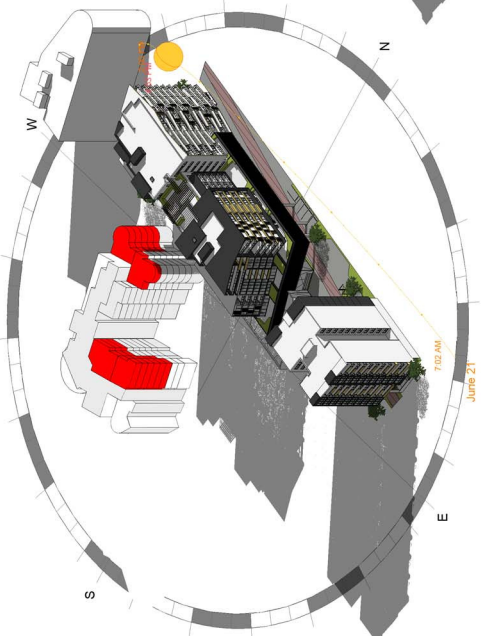
3 WINTER SOLSTICE 11AM_EAST



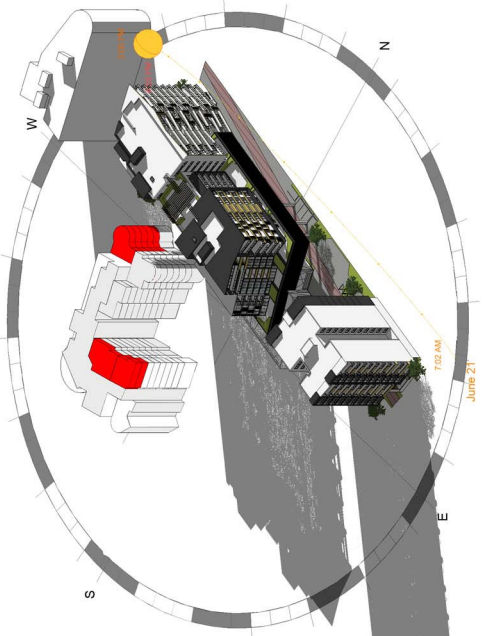
4 WINTER SOLSTICE 12PM_EAST



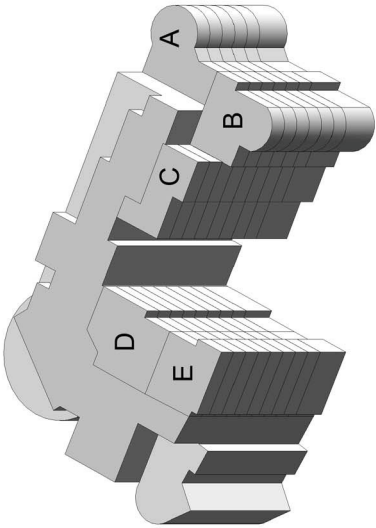
5 WINTER SOLSTICE 1PM_EAST



6 WINTER SOLSTICE 2PM_EAST



7 WINTER SOLSTICE 3PM_EAST



KEY PLAN

UNITS HIGHLIGHTED IN RED REPRESENT DWELLINGS WITH LIVING ROOMS WHICH HAVE ACCESS TO DAYLIGHT DURING THE SPECIFIED TIME.

ENTIRE DRAWING REVISED.

SHADOW STUDY
IMPACT UPON SOLAR ACCESS TO THE SOUTHERN NEIGHBOURING BUILDING

LEVEL	APT A	APT B	APT C	APT D	APT E
G					
1	1PM-3:00PM			10:30AM-12:30PM	11AM-1PM
2	1PM-3:00PM			9AM-1PM	9AM-1PM
3	1PM-3:15PM			9AM-1PM	9AM-2PM
4	12:40PM-3:40PM			9AM-1PM	9AM-2PM
5	12PM-3:45PM			9AM-1PM	9AM-2PM
6		11AM-2PM	9AM-12AM	9AM-2PM	9AM-2PM
7			8AM-12PM	8AM-3PM	8AM-3PM
8			8AM-12PM	8AM-4PM	8AM-4PM

TOTAL APARTMENTS AFFECTED BY THE PROPOSED DEVELOPMENT : 6

APARTMENT ACHIEVES SOLAR ACCESS FOR A MINIMUM OF 2 HOURS
APARTMENT DOES NOT ACHIEVE SOLAR ACCESS DUE TO OVERSHADOWING BY PROPOSED DEVELOPMENT
APARTMENT DOES NOT ACHIEVE SOLAR ACCESS REGARDLESS OF PROPOSED DEVELOPMENT

Note: Criteria for solar access to 7 Cross Street is based on the 'Apartment Design Guide' requiring a minimum of 2 hours direct sunlight between the hours of 9am and 3pm during the winter solstice.

Do not scale from drawings. All dimensions to be checked to drawings and written dimensions take preference. This drawing is the property of Marchese Partners International Pty Ltd and must not be copied, reproduced or used without the express authority of MARCHESE PARTNERS INTERNATIONAL PTY. LTD.

DA ISSUE

NOT FOR CONSTRUCTION

marchesepartners

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CLIENT
MAXIMS FAMILY TRUST

PROJECT
CROSS ST SCHEME
11+17 CROSS ST, BANKSTOWN

DRAWING TITLE
NEIGHBOURING BUILDING
OVERSHADOWING STUDY
9AM-3PM EAST

SCALE @ A1

DATE
26/04/17

DRAWN
AC

CHECKED
FE

JOB
14082

DRAWING
DA 9.06

REVISION
J