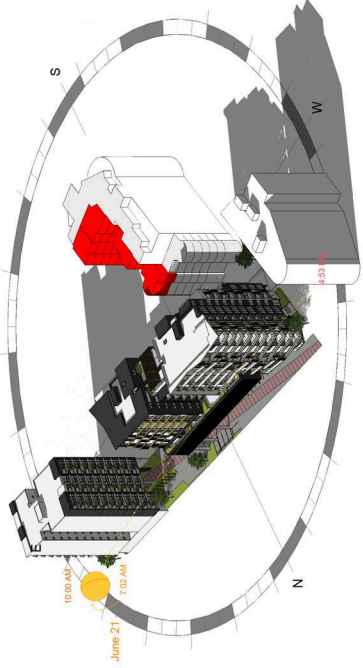
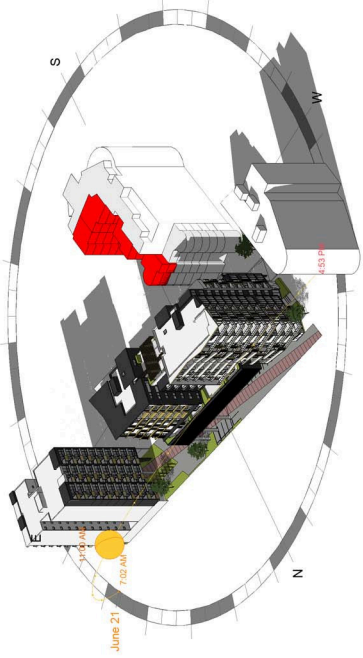




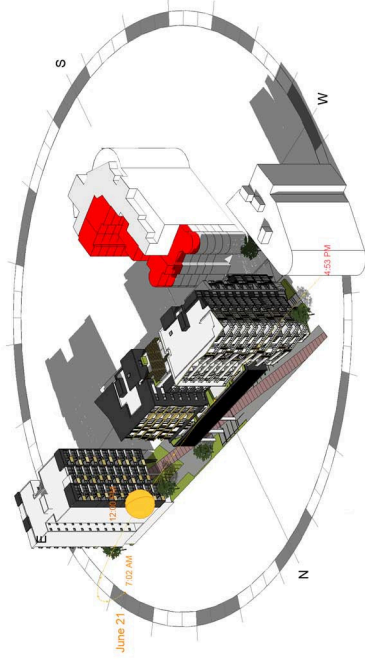
1 WINTER SOLSTICE 9AM_WEST



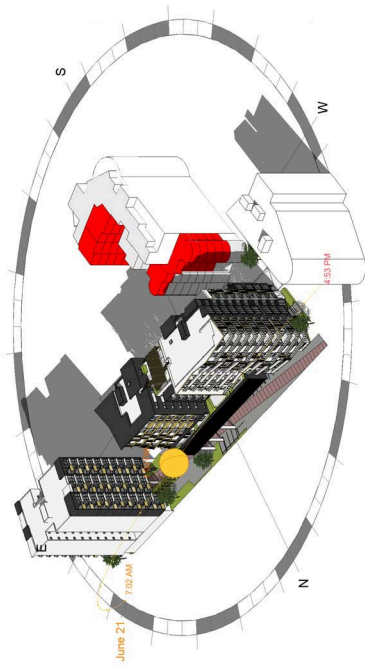
2 WINTER SOLSTICE 10AM_WEST



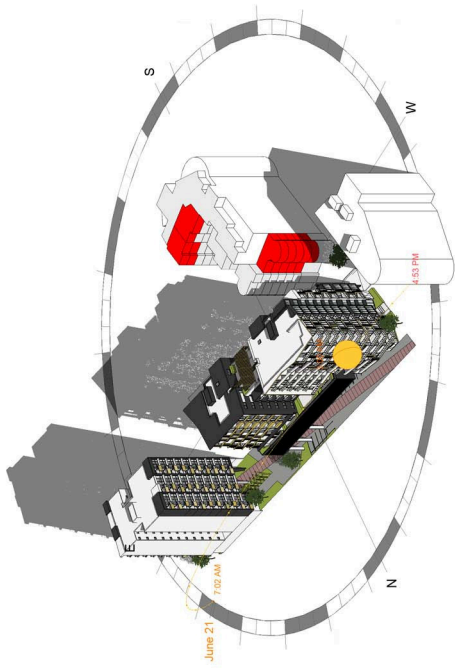
3 WINTER SOLSTICE 11AM_WEST



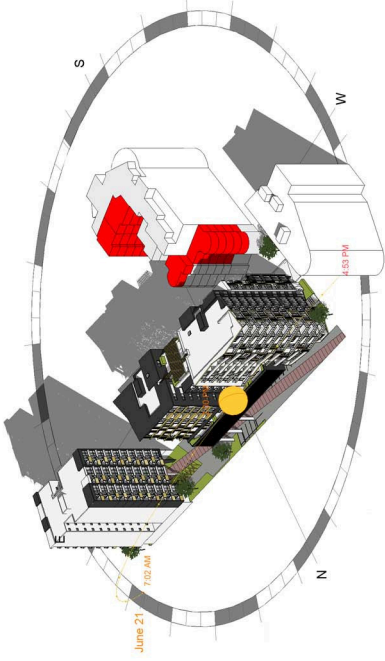
4 WINTER SOLSTICE 12PM_WEST



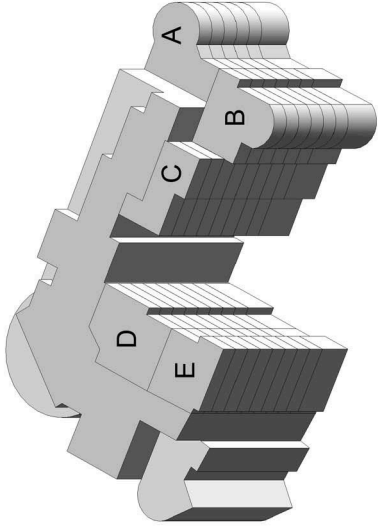
5 WINTER SOLSTICE 1PM_WEST



7 WINTER SOLSTICE 3PM_WEST



6 WINTER SOLSTICE 2PM_WEST



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 the dimensions shown on the drawings. Larger scale 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.

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NOT FOR CONSTRUCTION

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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 WEST**

SCALE @ A1

DATE
26/04/17

DRAWN
AC

CHECKED
FE

JOB
14082

DRAWING
DA 9.06a

REVISION
C