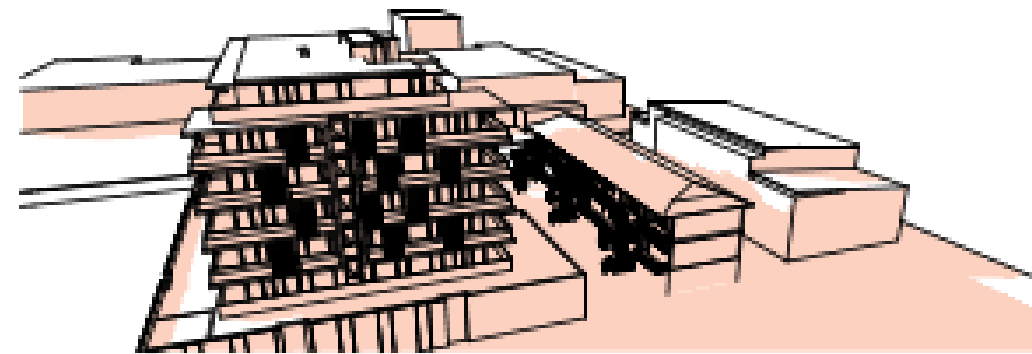
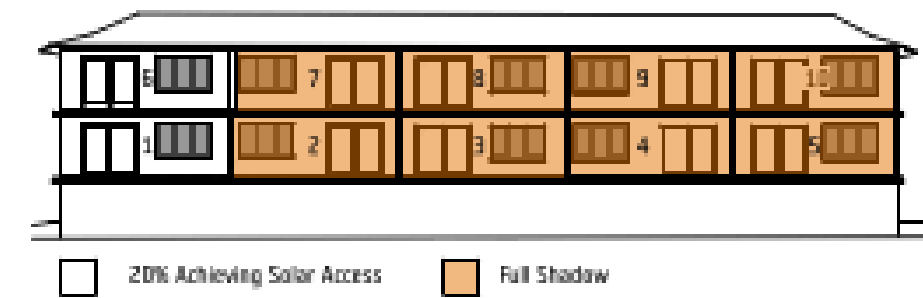


SHADOW ANALYSIS | JUNE 21 9:00am

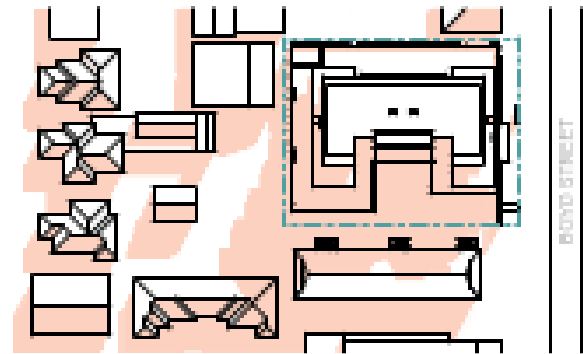


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 9:00am

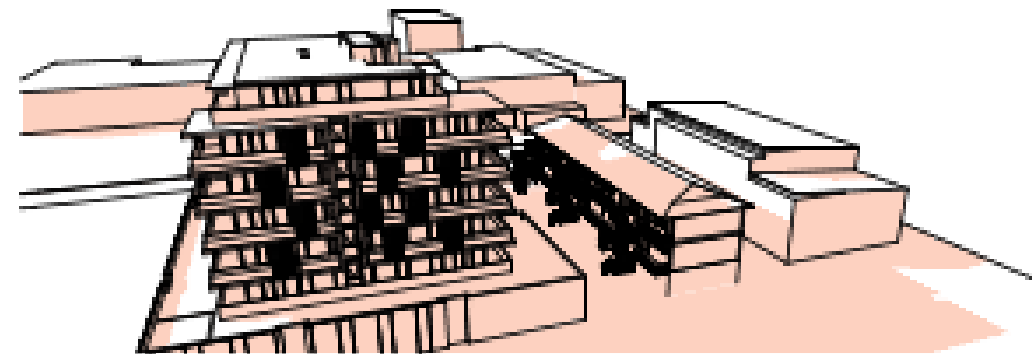


20% Achieving Solar Access Full Shadow

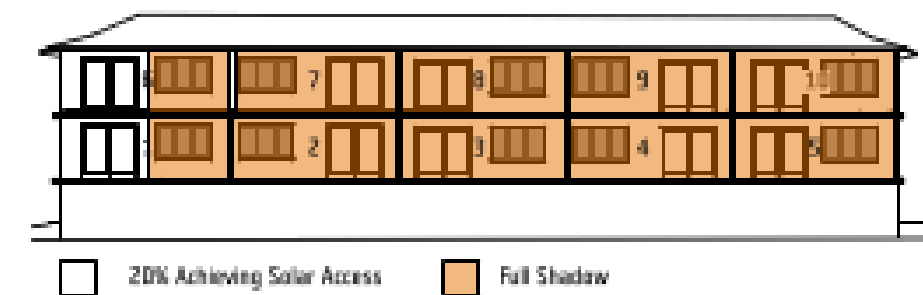
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 9:00am



SHADOW ANALYSIS | JUNE 21 9:30am

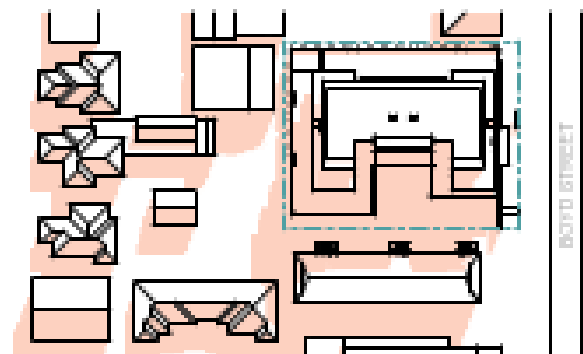


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 9:30am

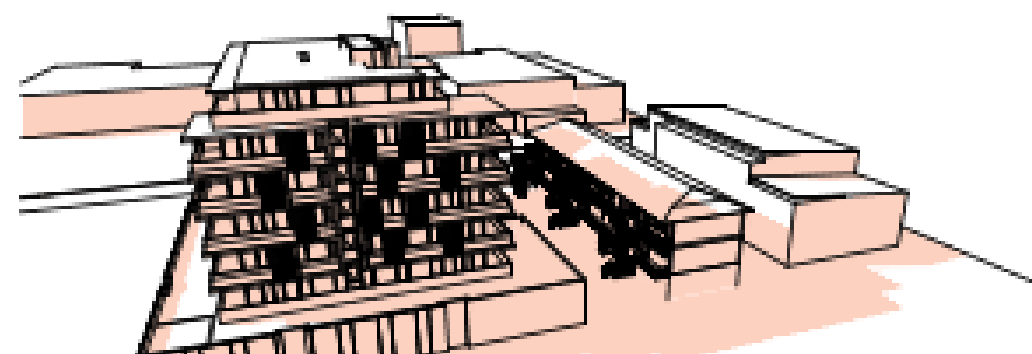


20% Achieving Solar Access Full Shadow

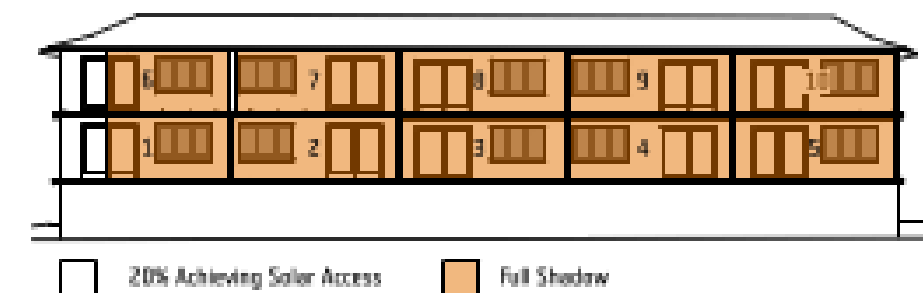
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 9:30am



SHADOW ANALYSIS | JUNE 21 10:00am

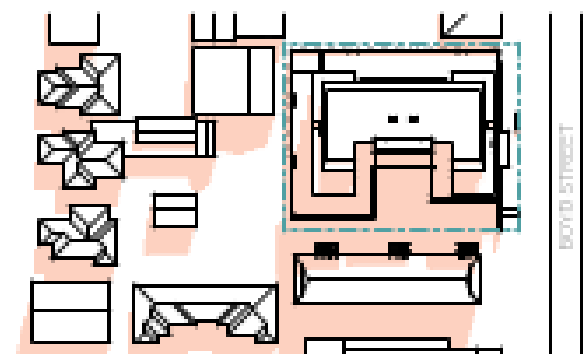


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 10:00am

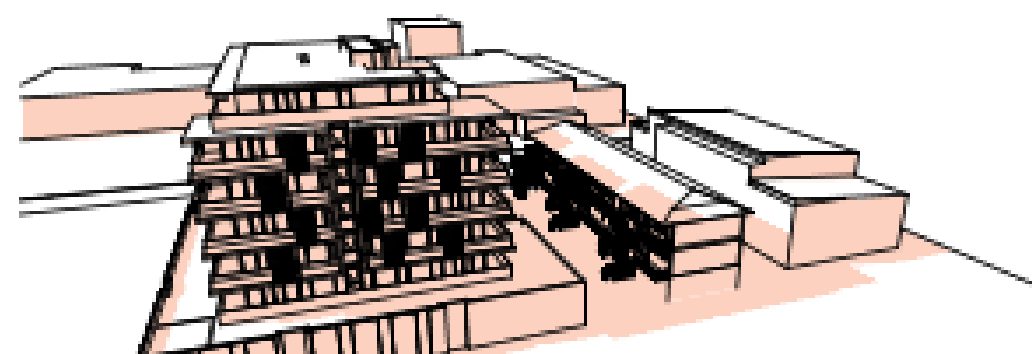


20% Achieving Solar Access Full Shadow

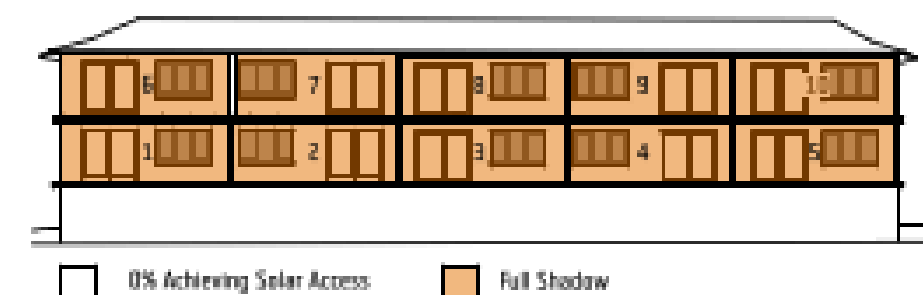
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 10:00am



SHADOW ANALYSIS | JUNE 21 10:30am



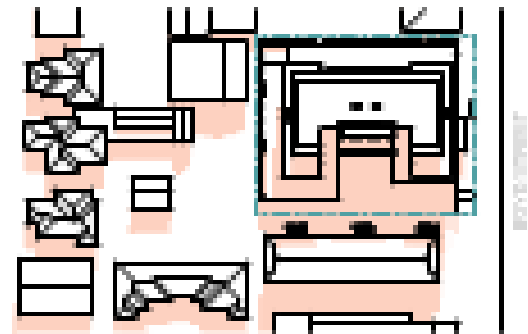
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 10:30am



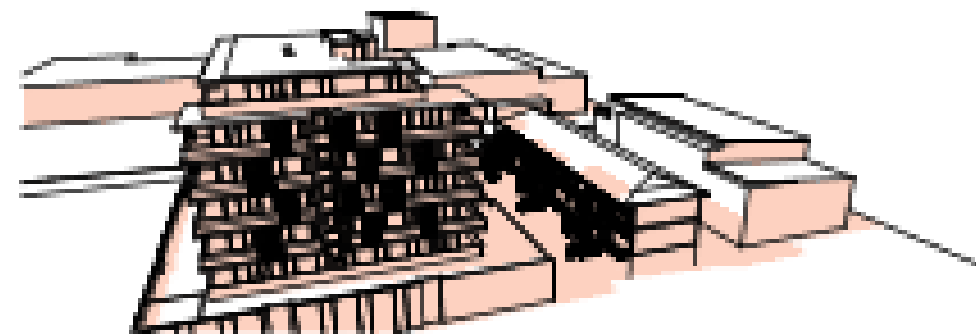
0% Achieving Solar Access Full Shadow

SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 10:30am

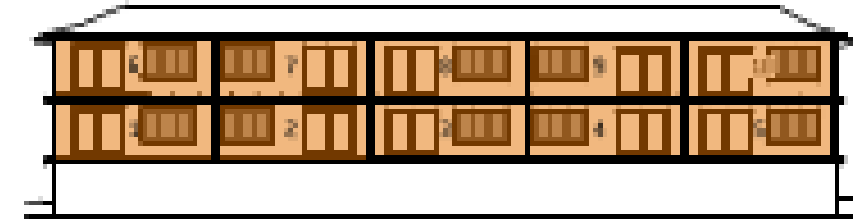
Development Application



SHADOW ANALYSIS | JUNE 21 11:00pm

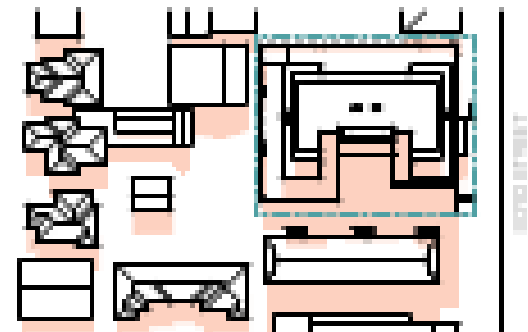


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 11:00pm

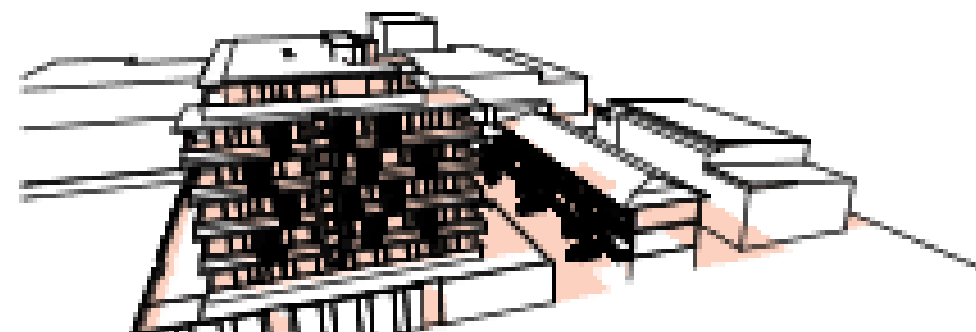


0% Achieving Solar Access Full Shadow

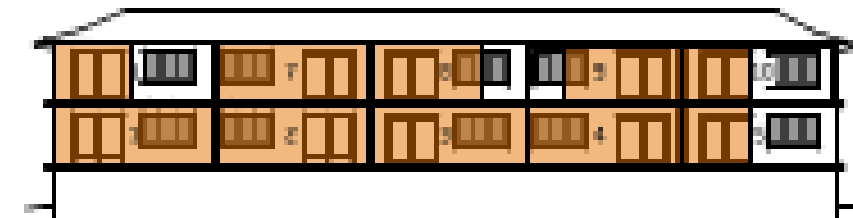
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 11:00am



SHADOW ANALYSIS | JUNE 21 11:30am

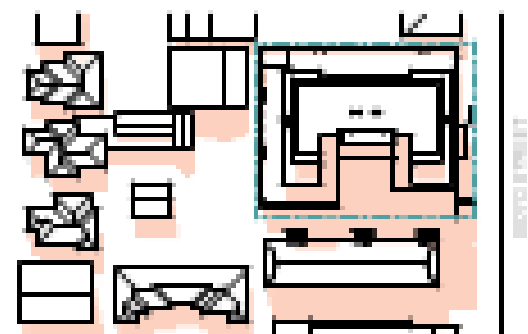


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 11:30am

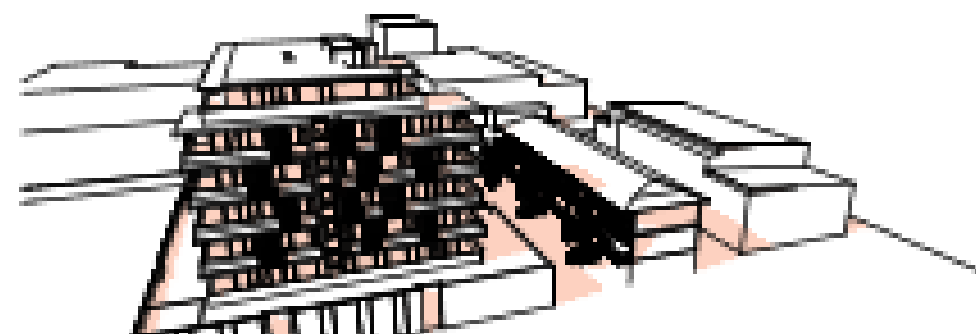


0% Achieving Solar Access Full Shadow

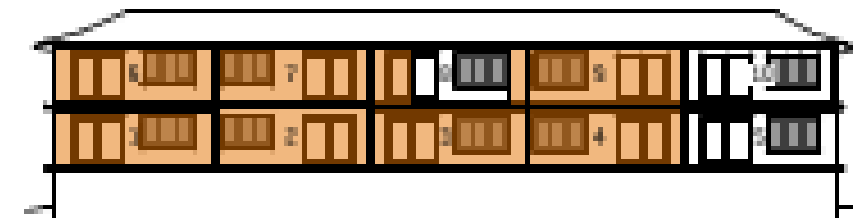
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 11:30am



SHADOW ANALYSIS | JUNE 21 12:00pm

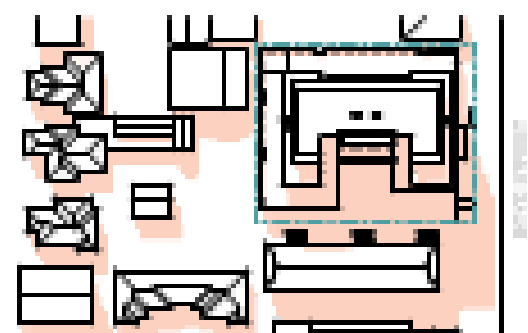


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 12:00pm

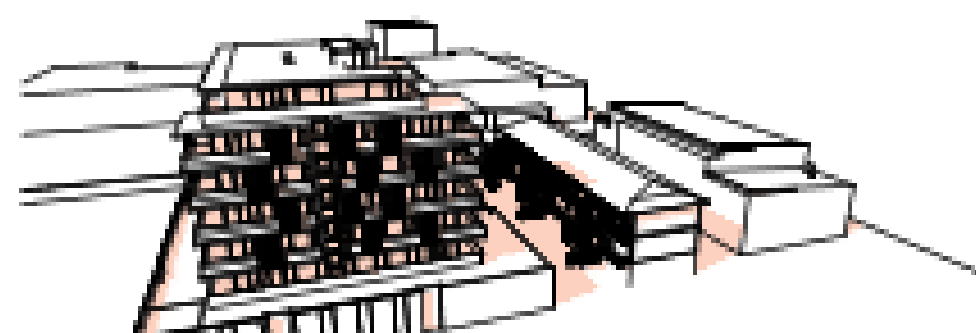


0% Achieving Solar Access Full Shadow

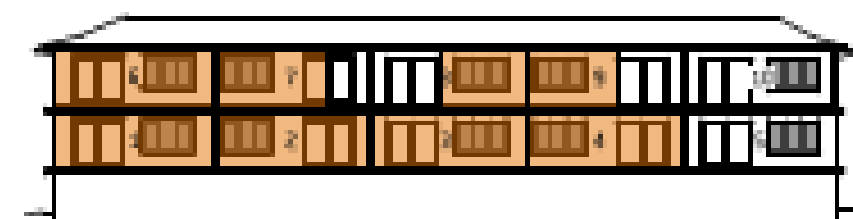
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 12:00pm



SHADOW ANALYSIS | JUNE 21 12:30pm



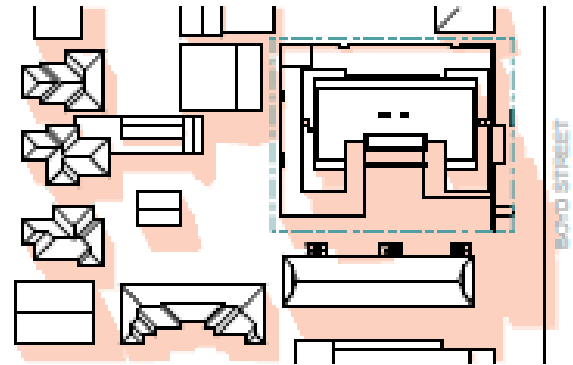
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 12:30pm



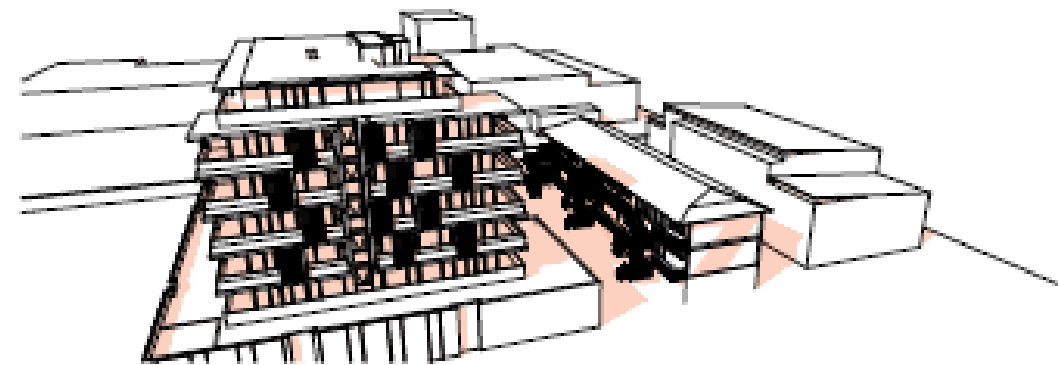
0% Achieving Solar Access Full Shadow

SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 12:30pm

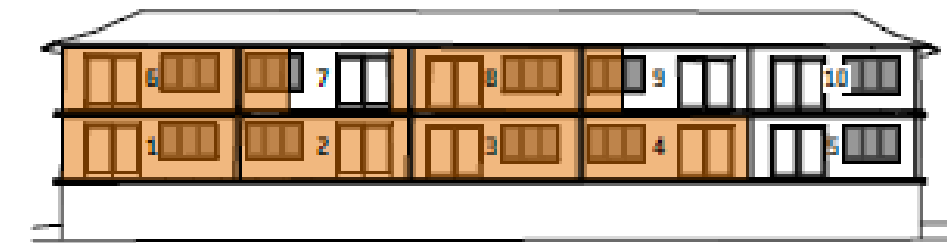
Development Application



SHADOW ANALYSIS | JUNE 21 1:00pm

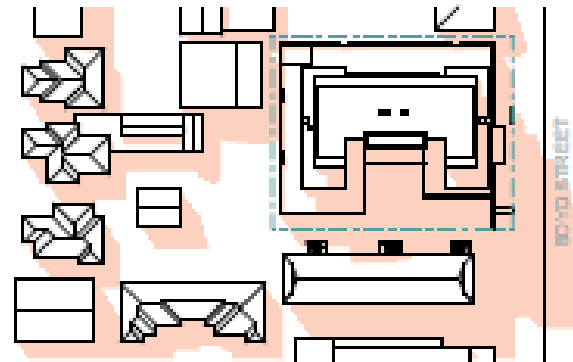


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 1:00pm

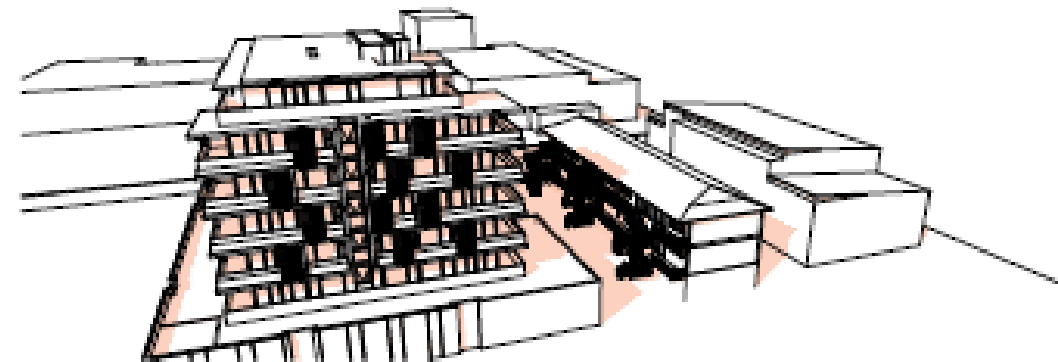


□ 40% Achieving Solar Access ■ Full Shadow

SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 1:00pm



SHADOW ANALYSIS | JUNE 21 1:30pm

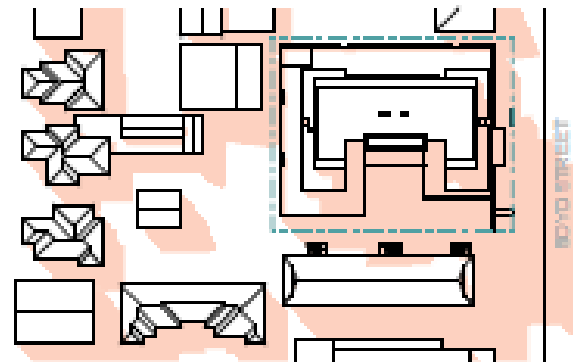


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 1:30pm

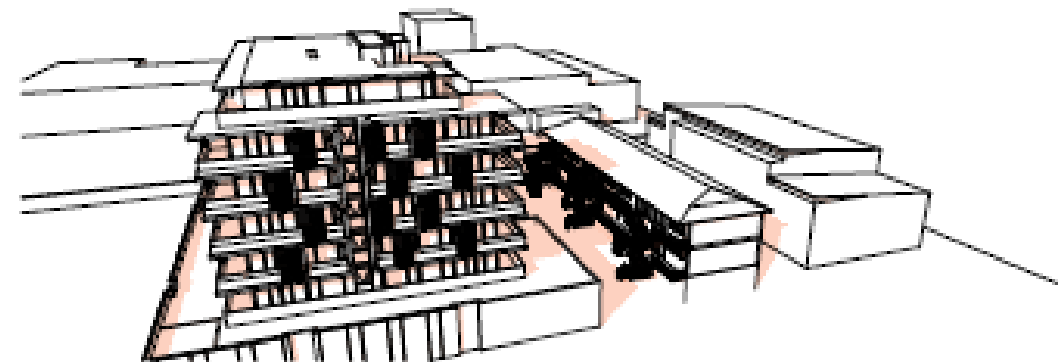


□ 40% Achieving Solar Access ■ Full Shadow

SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 1:30pm



SHADOW ANALYSIS | JUNE 21 2:00pm

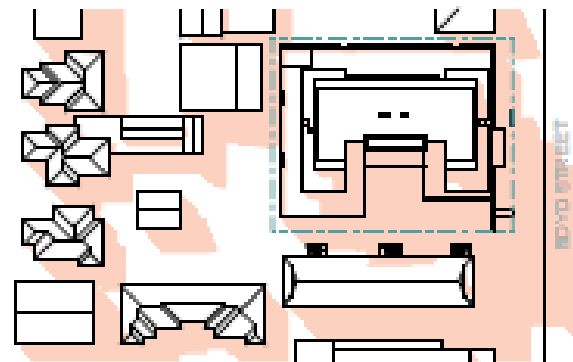


SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 2:00pm

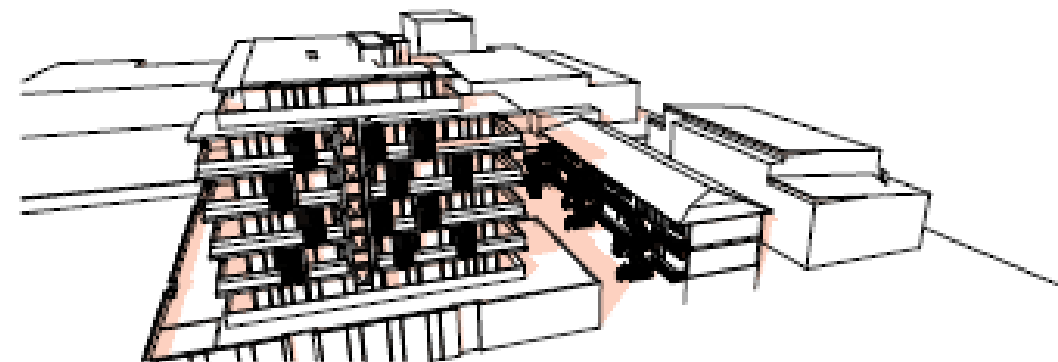


□ 50% Achieving Solar Access ■ Full Shadow

SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 2:00pm



SHADOW ANALYSIS | JUNE 21 2:30pm



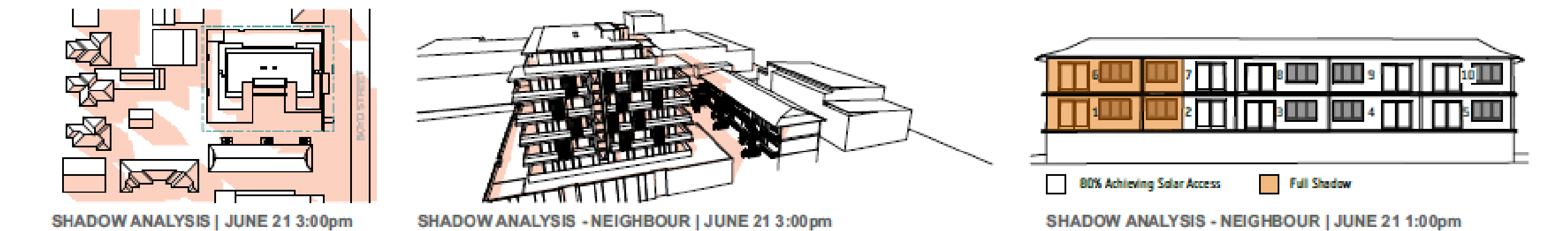
SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 2:30pm



□ 40% Achieving Solar Access ■ Full Shadow

SHADOW ANALYSIS - NEIGHBOUR | JUNE 21 2:30pm

Development Application



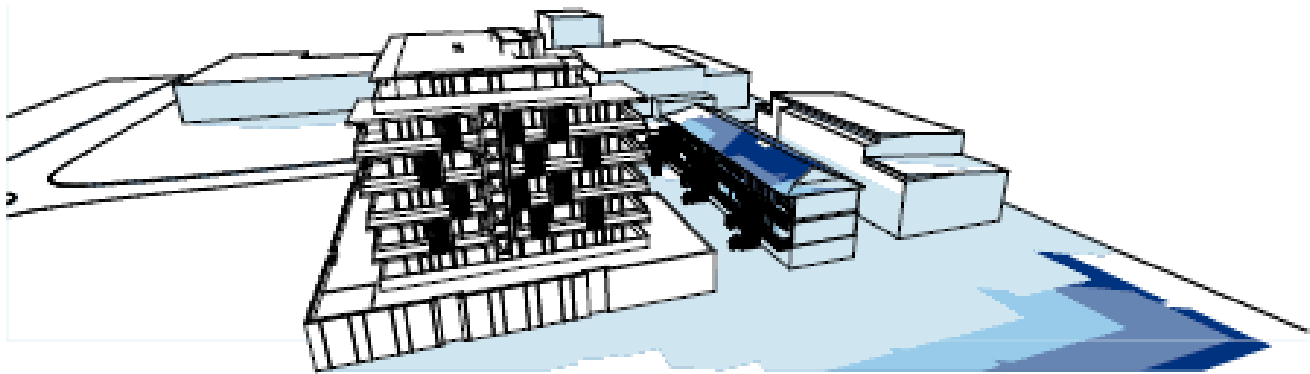
Solar Access to Units

Time	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Total
9:00	✓					✓					20%
9:30	✓					✓					20%
10:00	✓					✓					20%
10:30											0%
11:00											0%
11:30											0%
12:00					✓			✓		✓	30%
12:30					✓		✓	✓	✓	✓	50%
1:00				✓	✓		✓		✓	✓	40%
1:30				✓	✓				✓	✓	40%
2:00				✓	✓	✓			✓	✓	50%
2:30			✓	✓	✓			✓	✓	✓	40%
3:00		✓	✓	✓	✓		✓		✓	✓	80%
Total	1.5 hrs	0.5 hrs	1.0 hrs	2.0 hrs	3.5 hrs	2.0 hrs	1.5 hrs	2.0 hrs	3.0 hrs	3.5 hrs	

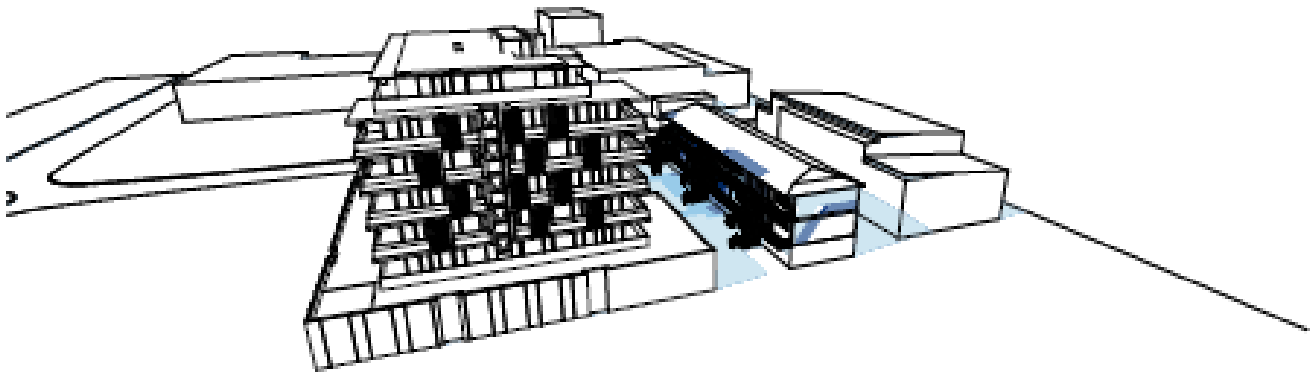
SEPP 65 Compliance

Objective	Proposal	Compliance
3B-2: Overshadowing of neighbouring properties is minimised during mid-winter.		
In all other areas (exc. Sydney, Wollongong, Newcastle), living rooms and private open spaces of at least 70% of apartments in a neighbouring building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid-winter	Living rooms / Balcony spaces to 30% (3 of 10) of the units will achieve a minimum of 3hrs sunlight during mid winter. Living rooms / Balcony spaces to 80% (8 of 10) of the units will achieve a minimum of 3hrs sunlight during mid winter.	On Merit
A maximum of 15% of apartments in the neighbouring building receive no direct sunlight between 9am and 3pm at mid-winter	Living rooms / Balcony spaces to all units receive direct sunlight during mid winter.	YES

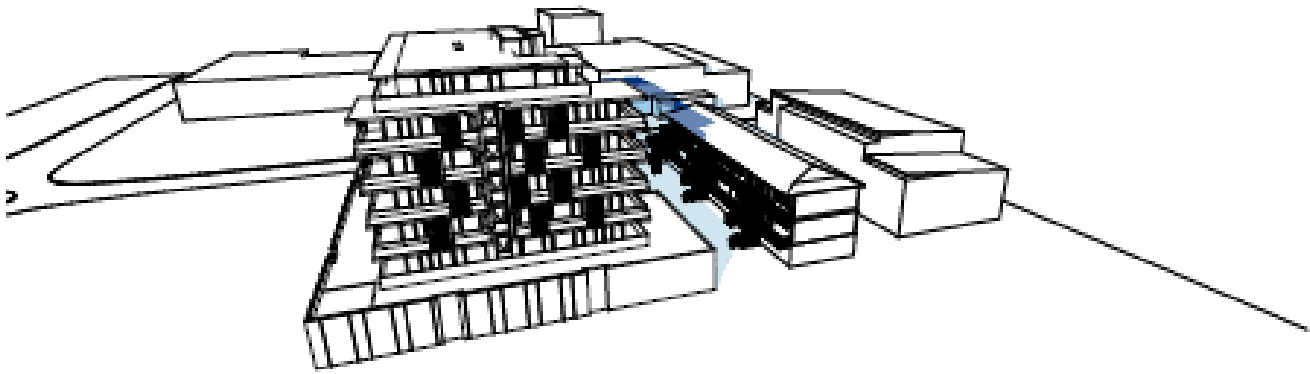
Development Application



SHADOW ANALYSIS | JUNE 21 9:00am

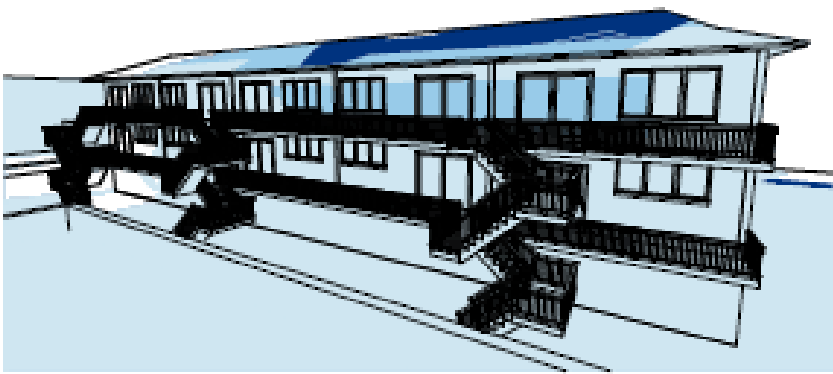


SHADOW ANALYSIS | JUNE 21 12:00pm

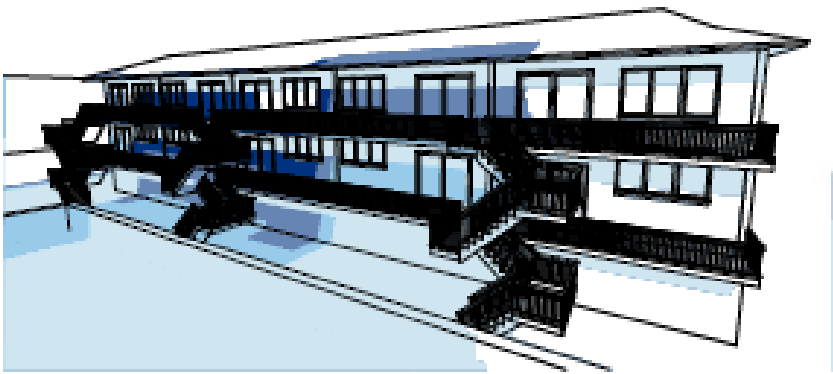


SHADOW ANALYSIS | JUNE 21 3:00pm

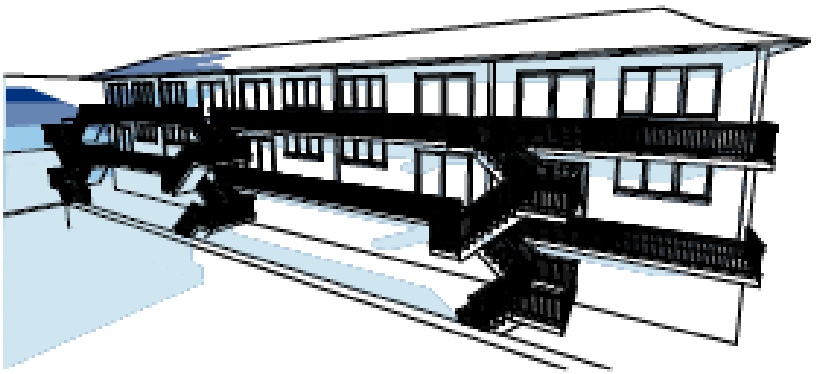
- Additional shadow from Level 6
 - Additional shadow from Level 5
 - Additional shadow from Level 4
 - Shadow from all levels and elements of existing building
- Note: Shadows from the existing stairs are not shown for clarity



SHADOW ANALYSIS | JUNE 21 9:00am



SHADOW ANALYSIS | JUNE 21 12:00pm



SHADOW ANALYSIS | JUNE 21 3:00pm

Development Application