

REGISTERED ARCHITECT: TONY LEUNG NSW 7133

SOLAR STUDY

SITE 1 : 23-35 ATCHISON ST, ST LEONARDS

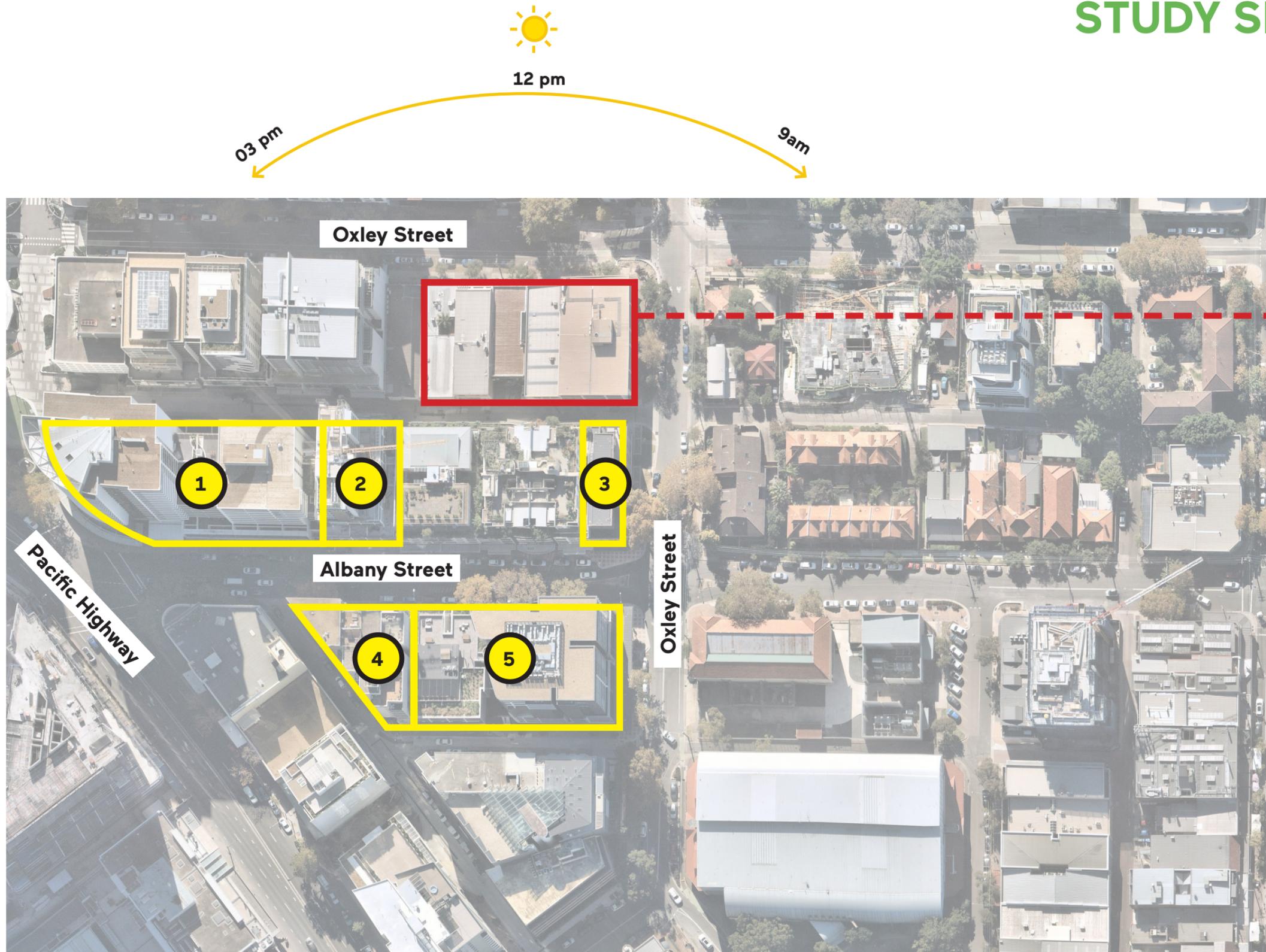
PREAMBLE

Aplus Design Group have been engaged by land owners of 23- 35 Atchison St, St Leonards to prepare the solar study on neighbour building surrounding Site 1.

The information provides a comparison against the proposed building with the approved planning proposal and the St Leonards planning 2036 's envelopes, and discusses how the current proposal has better or less impact on surrounding.

PART 1
COMPARISON AGAINST
APPROVED PLANNING PROPOSAL

STUDY SITE LOCATIONS



SUBJECT SITE

Site 1 : 23-35 Atchison Street

STUDY SITES:

- ① 599 Pacific Highway
- ② 28 Albany Street
- ③ 48 Albany Street
- ④ 01 Albany Street
- ⑤ 09 Albany Street



SOLAR STUDIES

WINTER SOLSTICE - JUNE 21ST

APPROVED PLANNING PROPOSAL

Images extracted from Approved St Leonards - Planning Proposal - Revision AB



9AM



12 PM



03 PM

PROPOSED DEVELOPMENT



9AM



12 PM



03 PM

STUDY SITES

- ① 599 Pacific Highway
- ② 28 Albany Street
- ③ 48 Albany Street
- ④ 01 Albany Street
- ⑤ 09 Albany Street

LEGEND

- APPROVED PLANNING ENVELOPE SHADOW OUTLINE
- PROPOSED DA ENVELOPE SHADOW OUTLINE
- ADDITIONAL SHADOW FROM APPROVED PLANNING PROPOSAL ENVELOPE
- REDUCED SHADOW FROM APPROVED PLANNING ENVELOPE



SOLAR STUDIES

EQUINOX - MARCH 21ST

APPROVED PLANNING PROPOSAL

Images extracted from Approved St Leonards - Planning Proposal - Revision AB



9AM



12 PM



03 PM

*Images extracted from Approved St Leonards - Planning Proposal - Site one, page 273

PROPOSED DEVELOPMENT



9AM



12 PM



03 PM

STUDY SITES

- ① 599 Pacific Highway
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SOLAR STUDIES

SUMMER SOLSTICE - DECEMBER 21ST

APPROVED PLANNING PROPOSAL

Images extracted from Approved St Leonards - Planning Proposal - Revision AB



9AM



12 PM

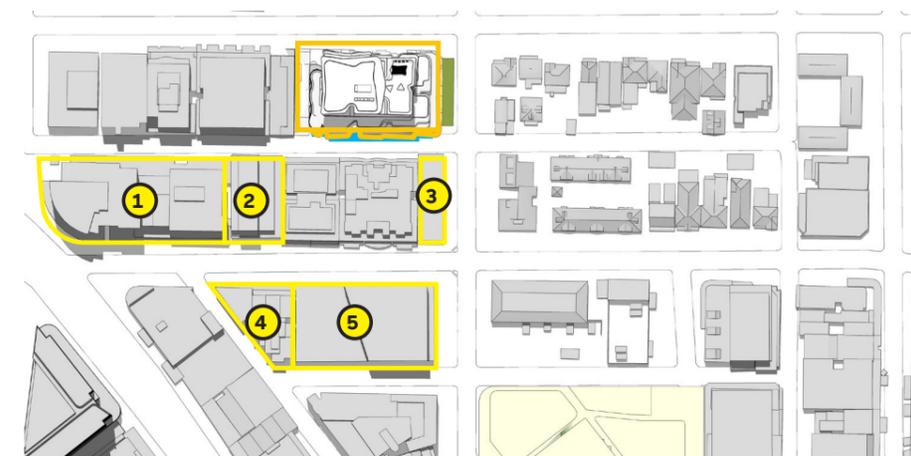


03 PM

PROPOSED DEVELOPMENT



9AM



12 PM



03 PM

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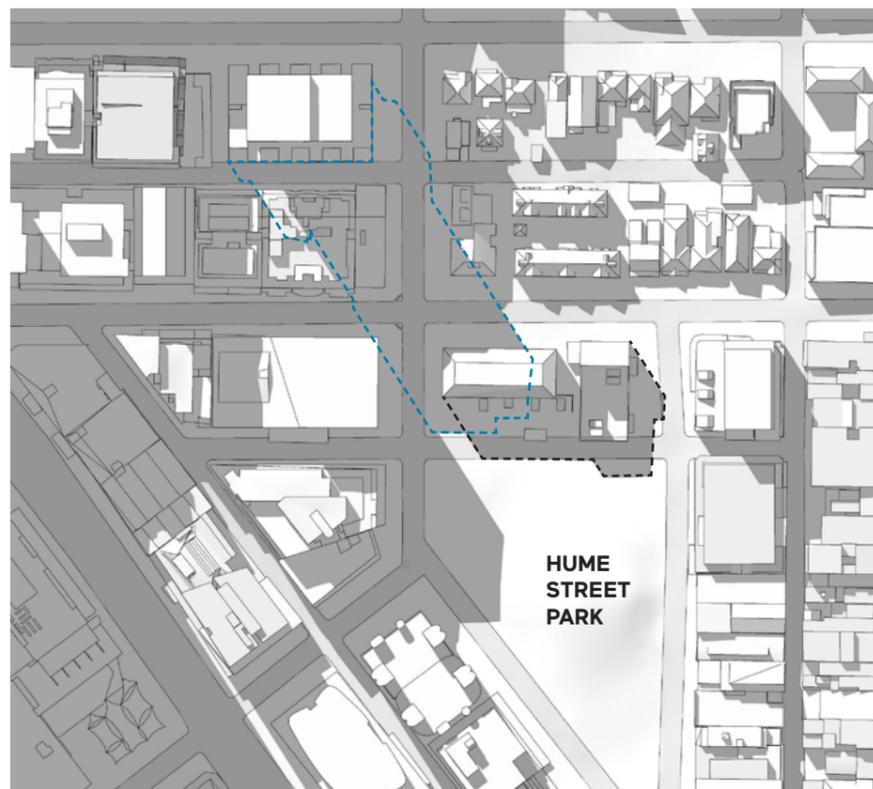


PART 2
COMPARISON AGAINST
ST LEONARDS & CROWS NEST
2036 PLANNING

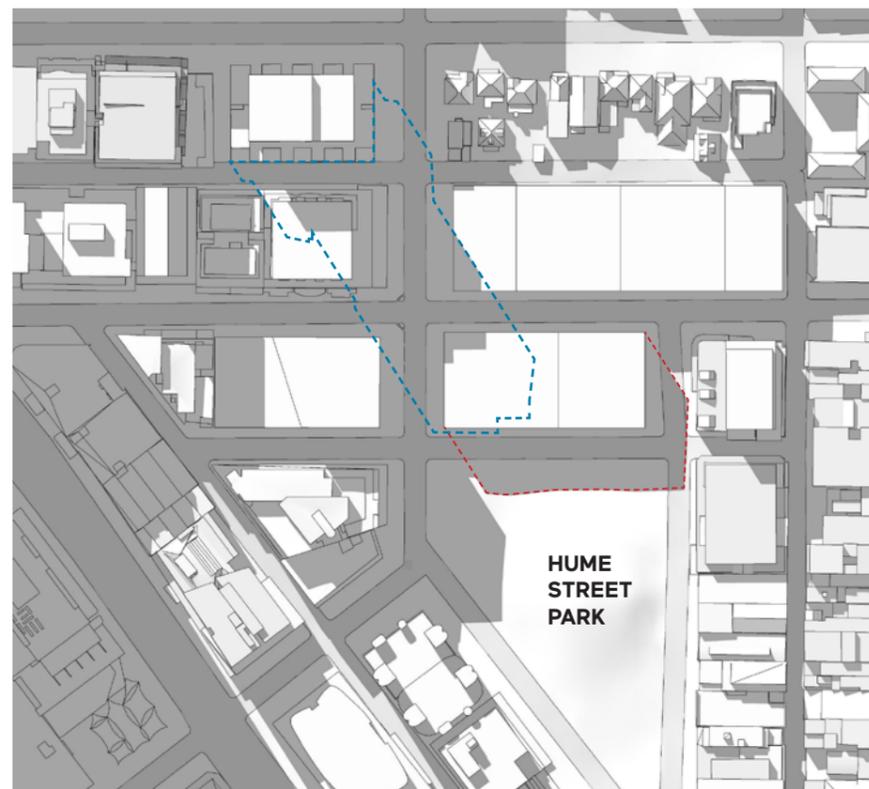
SOLAR ANALYSIS

21ST JUNE - 2:00 PM

**SITE 1 PLANNING PROPOSAL (REVISION AB , DATE: 05.07.2018)
UNDER CURRENT ST LEONARDS CONDITION**



**SITE 1 PLANNING PROPOSAL (REVISION AB , DATE: 05.07.2018)
UNDER ST LEONARDS AND CROWS NEST 2036 PLAN
(SECTION 9.1 MINISTERIAL DIRECTION APPROVED ON 31ST AUGUST 2020)**



**PROPOSED DA ENVELOPE
UNDER ST LEONARDS AND CROWS NEST 2036 PLAN
(SECTION 9.1 MINISTERIAL DIRECTION APPROVED ON 31ST AUGUST 2020)**



CONCLUSION

The proposed DA envelope shadow is similar to the approved Site 1 Planning Proposal (Rev AB). The proposed DA envelope shadow sits completely within the permissible envelope for 23-27 Pole Ln (under NSLEP and SLCN 2036 plan) and does not overshadow the Hume St Park.

LEGEND

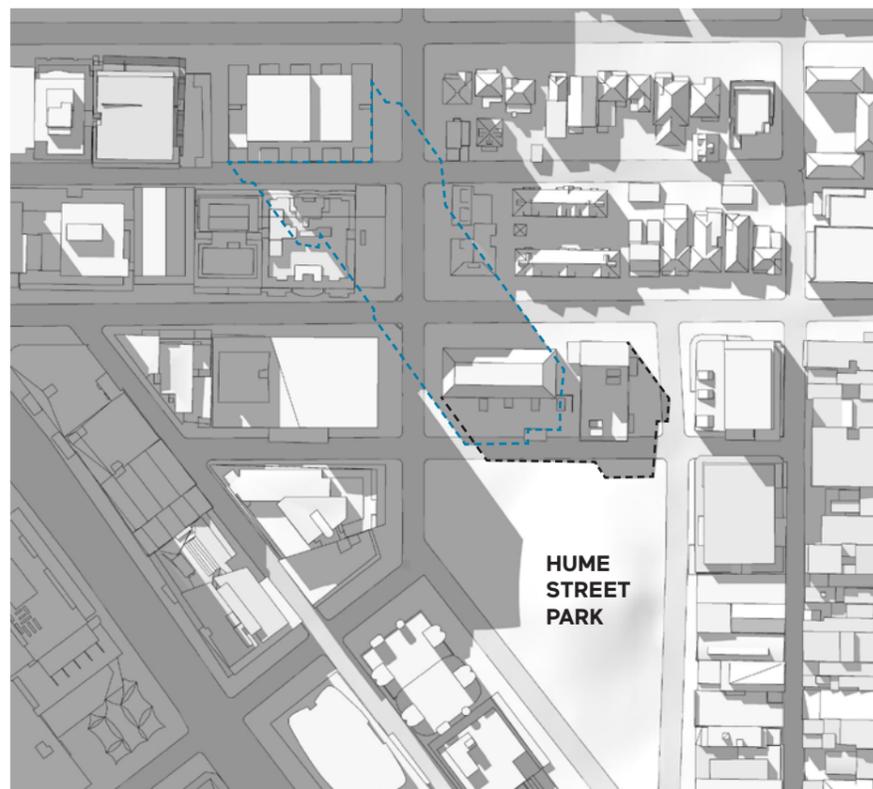
- - - PROPOSED ENVELOPE SHADOW OUTLINE
- - - APPROVED PLANNING PROPOSAL ENVELOPE SHADOW OUTLINE
- - - NO.23-27 ALBANY ST SHADOW OUTLINE
- - - FUTURE SL & CN 2036 PLANNING ENVELOPE SHADOW OUTLINE



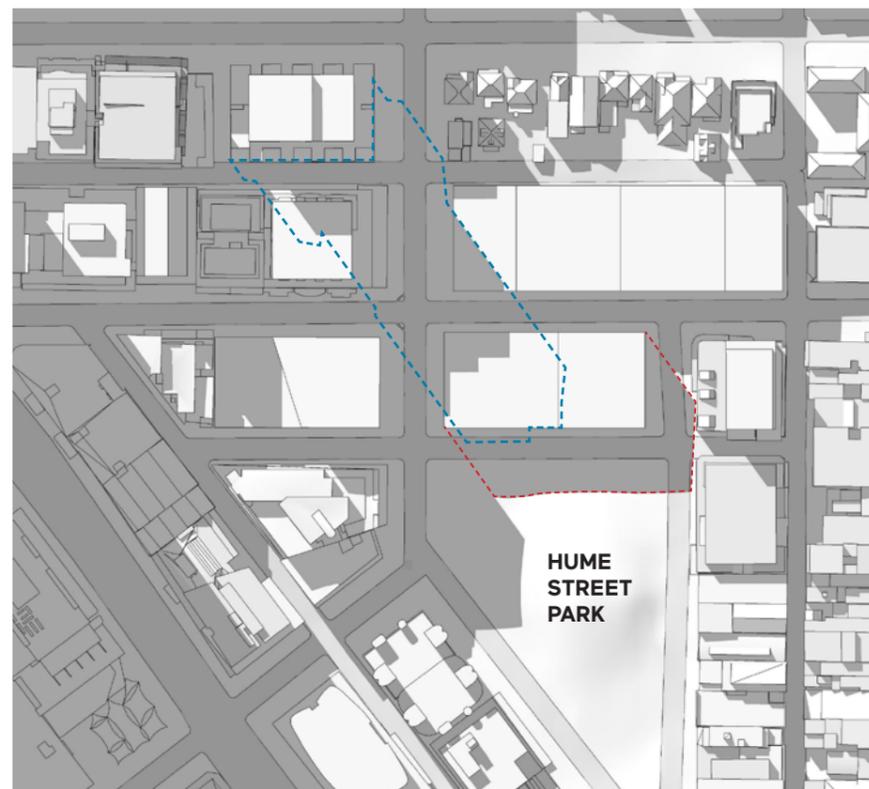
SOLAR ANALYSIS

21ST JUNE - 2:15 PM

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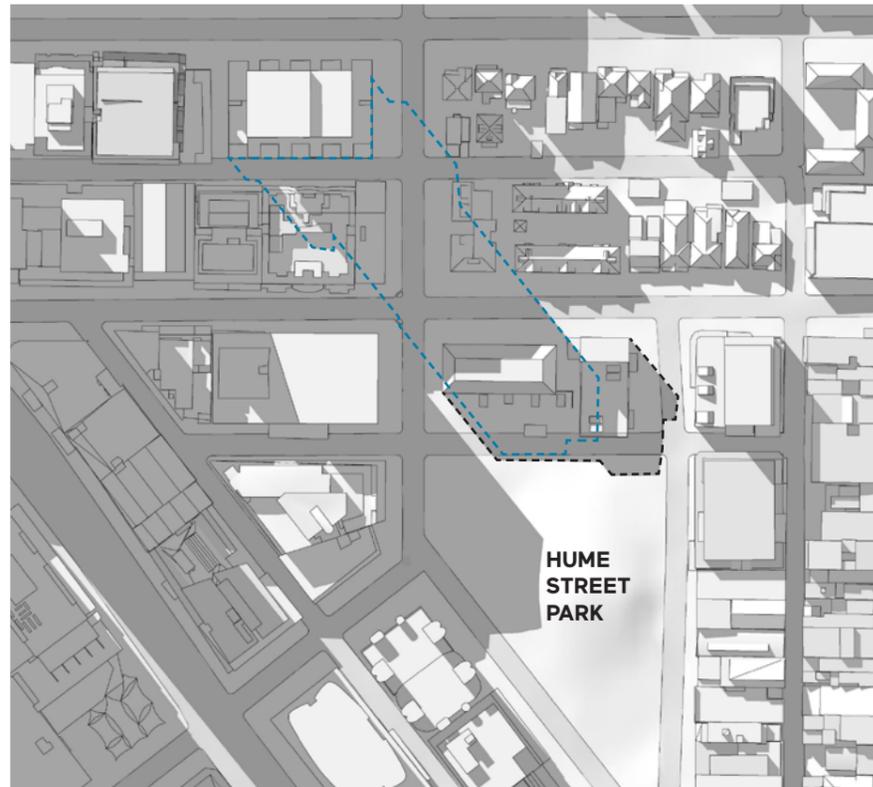
- - - PROPOSED ENVELOPE SHADOW OUTLINE
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- - - NO.23-27 ALBANY ST SHADOW OUTLINE
- - - FUTURE SL & CN 2036 PLANNING ENVELOPE SHADOW OUTLINE



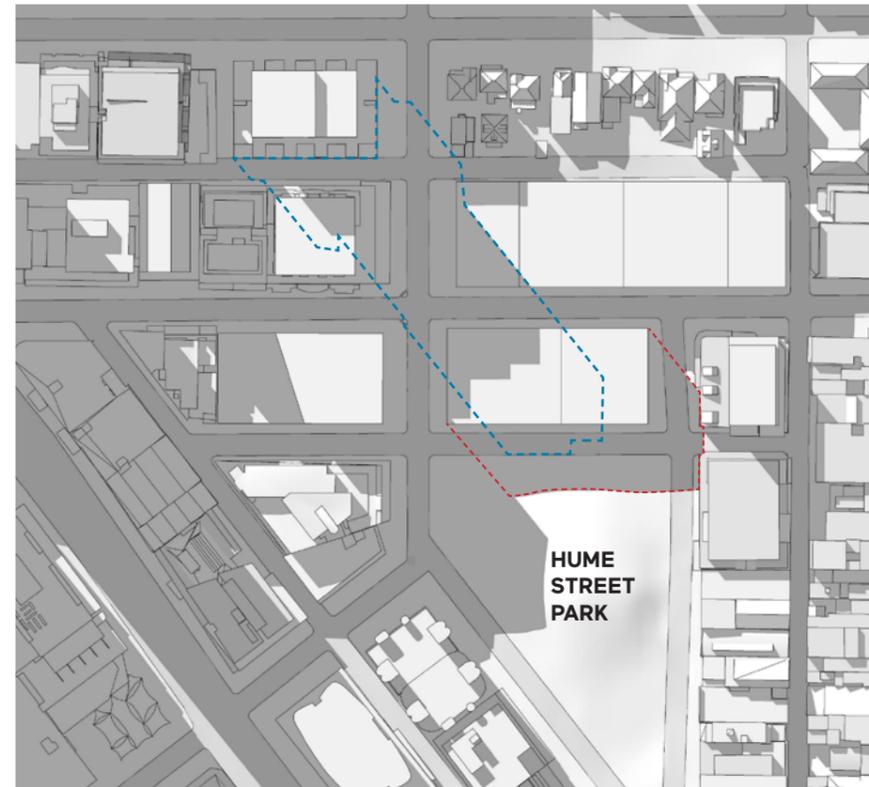
SOLAR ANALYSIS

21ST JUNE - 2:30 PM

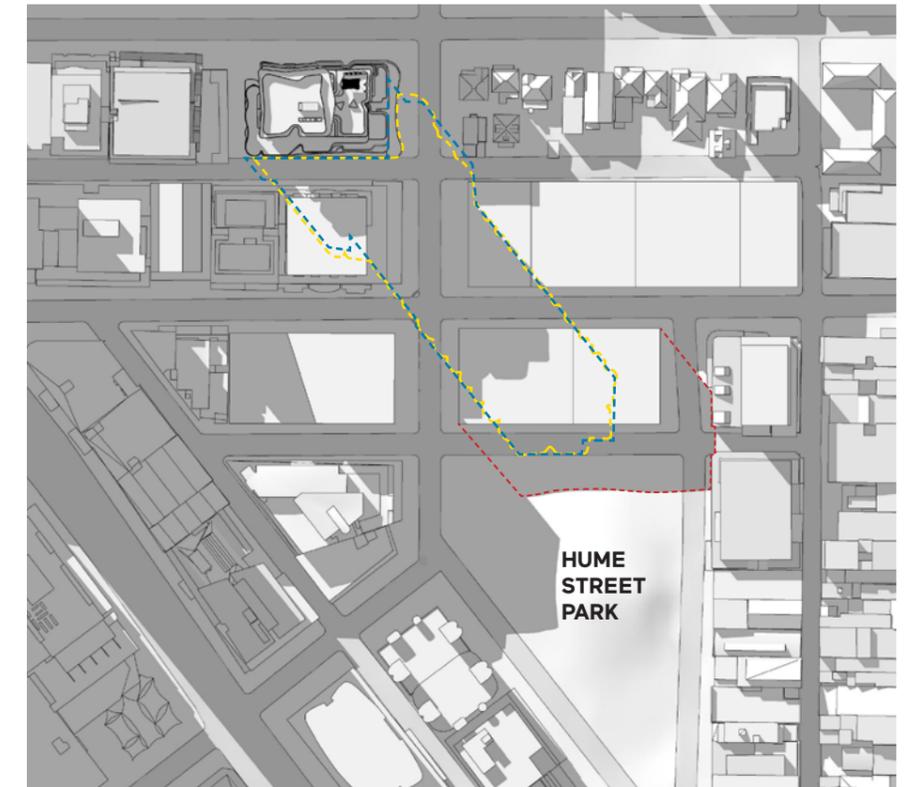
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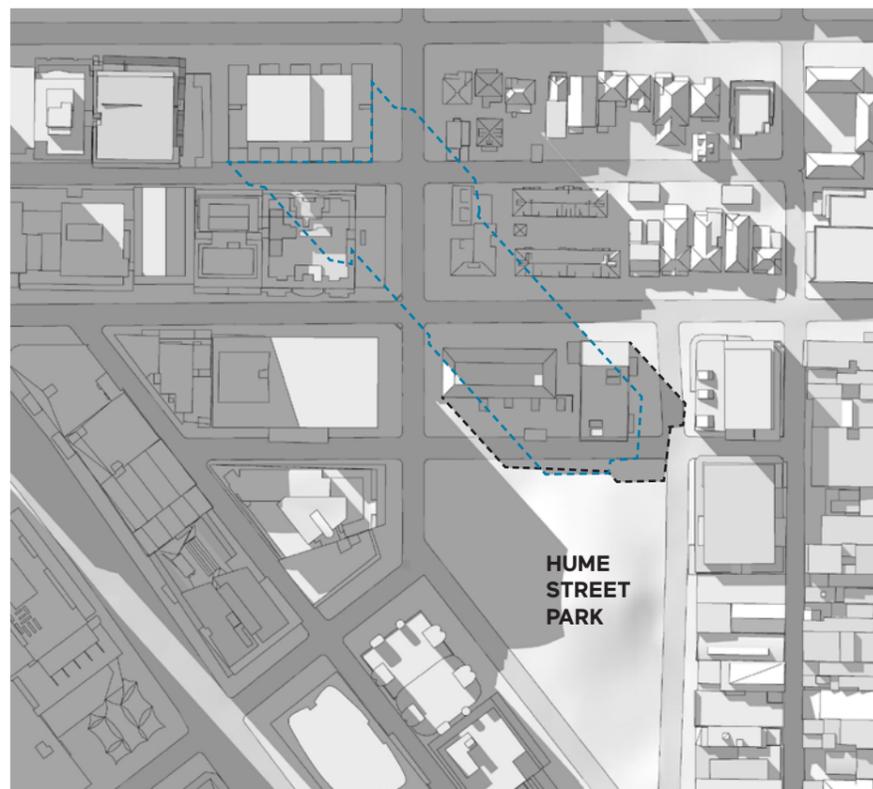
- - - PROPOSED ENVELOPE SHADOW OUTLINE
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- - - NO.23-27 ALBANY ST SHADOW OUTLINE
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SOLAR ANALYSIS

21ST JUNE - 2:45 PM

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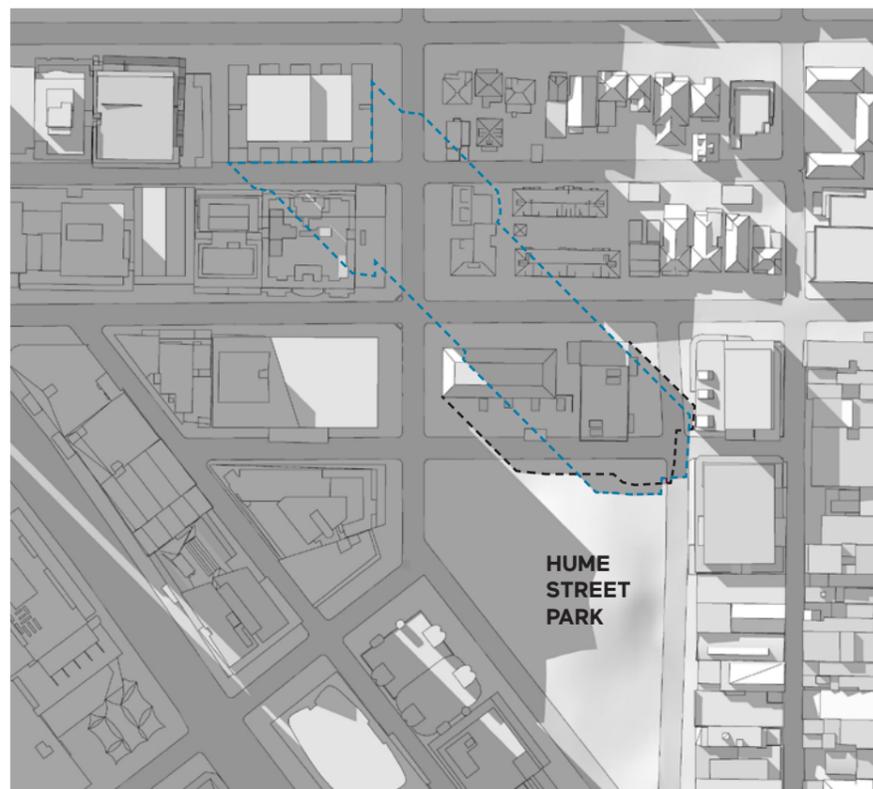
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- FUTURE SL & CN 2036 PLANNING ENVELOPE SHADOW OUTLINE



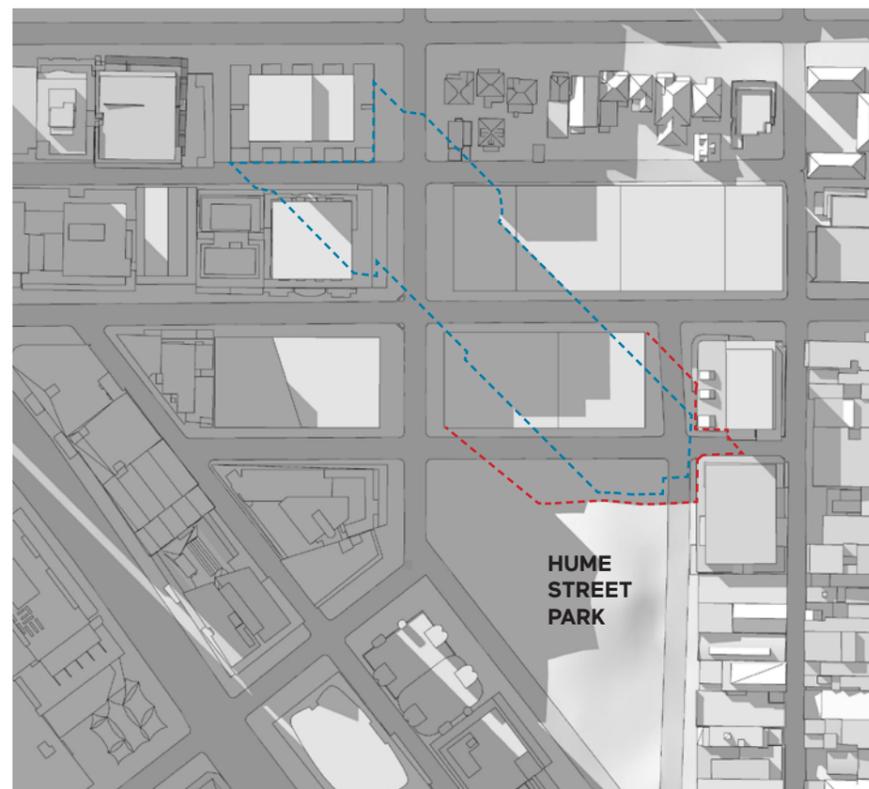
SOLAR ANALYSIS

21ST JUNE - 3:00 PM

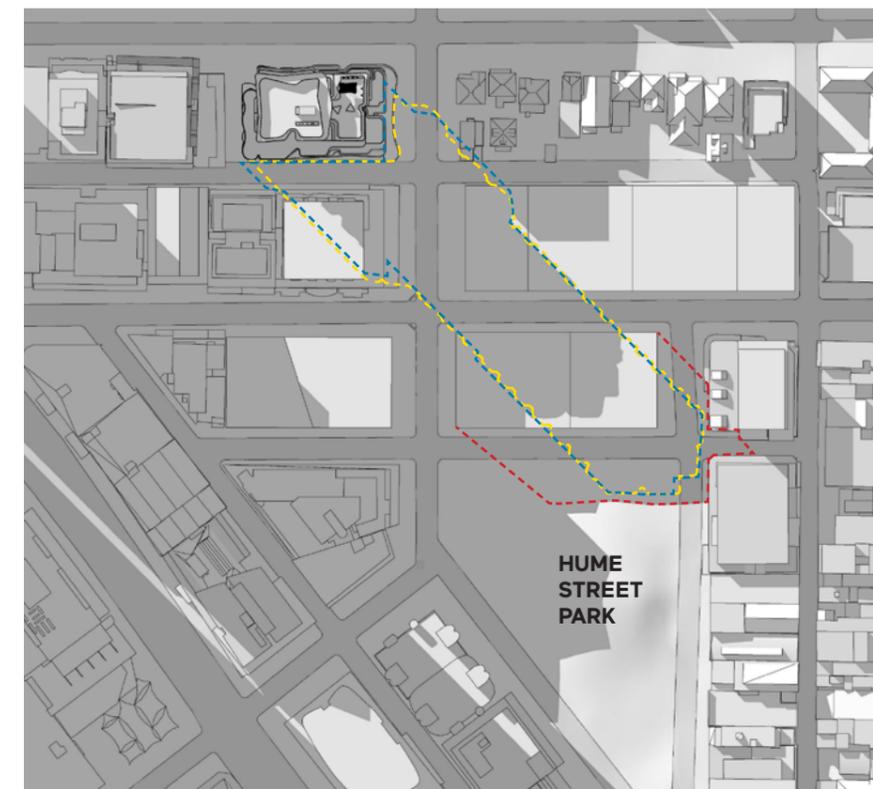
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- - - NO.23-27 ALBANY ST SHADOW OUTLINE
- - - FUTURE SL & CN 2036 PLANNING ENVELOPE SHADOW OUTLINE



DISCLAIMER

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The materials should not be considered to be error free or to include all relevant information.

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APLUS DESIGN GROUP

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