

REGISTERED ARCHITECT: TONY LEUNG NSW 7133

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# SOLAR STUDY

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**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.



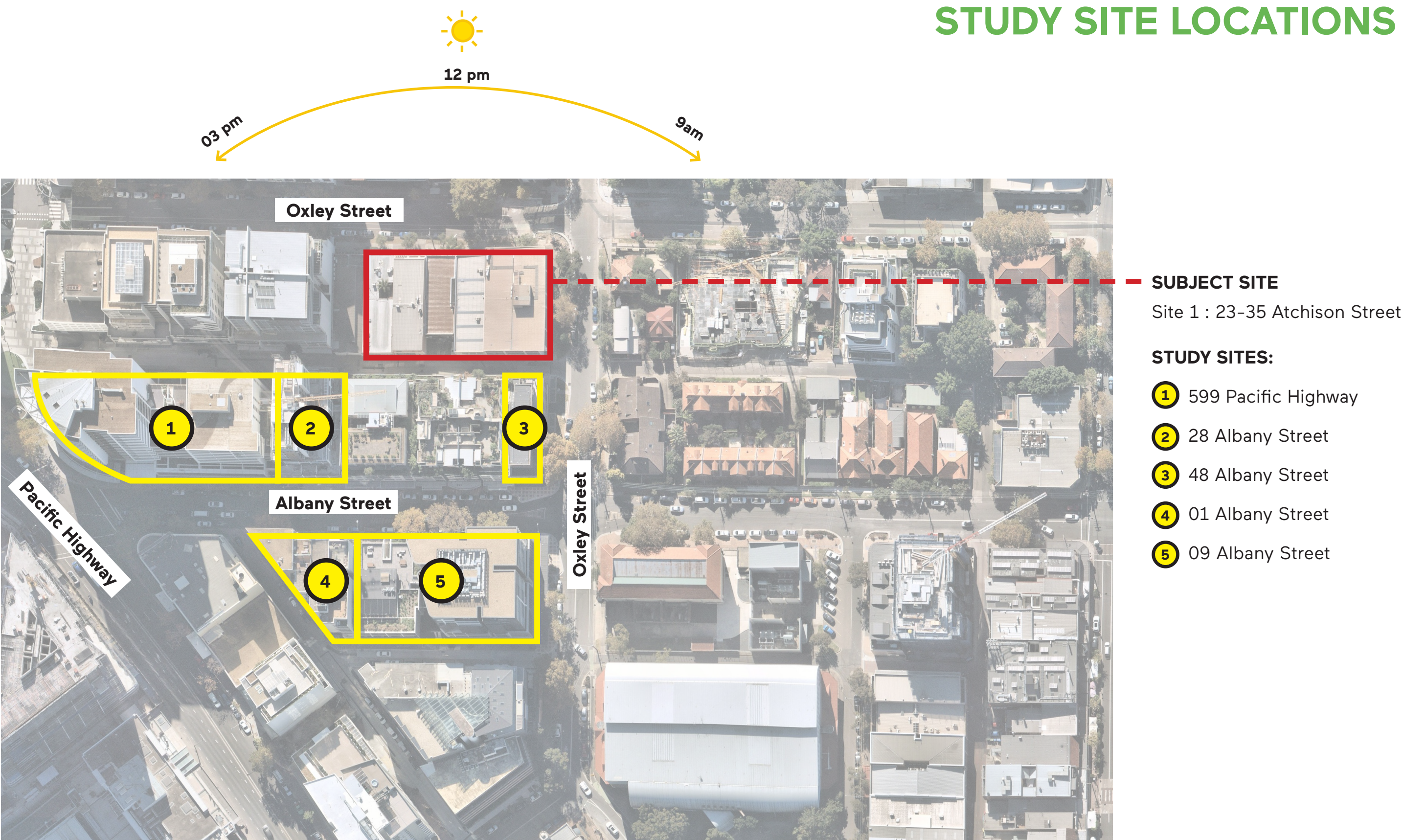
**PART 1**

**COMPARISON AGAINST**

**APPROVED PLANNING PROPOSAL**



# STUDY SITE LOCATIONS





# SOLAR STUDIES

WINTER SOLSTICE - JUNE 21<sup>ST</sup>

## APPROVED PLANNING PROPOSAL

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



9AM

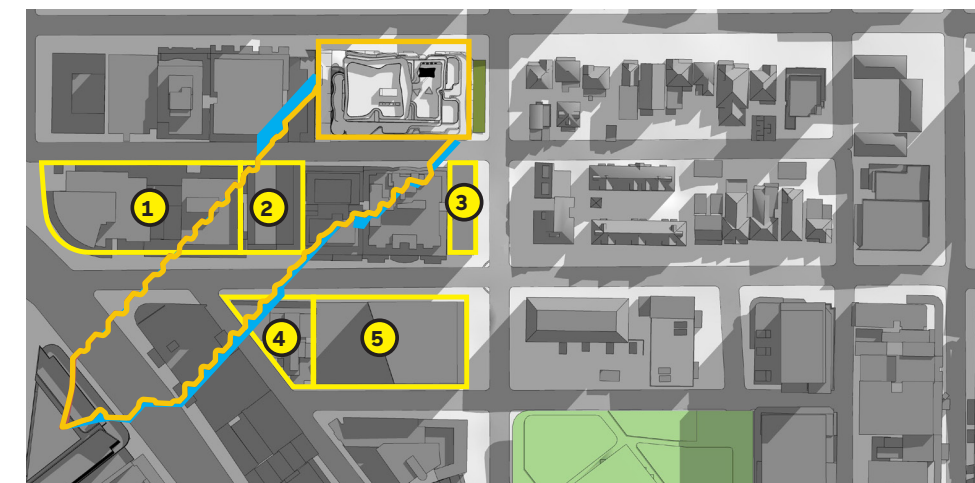


12 PM



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 21<sup>ST</sup>

## APPROVED PLANNING PROPOSAL

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



9AM



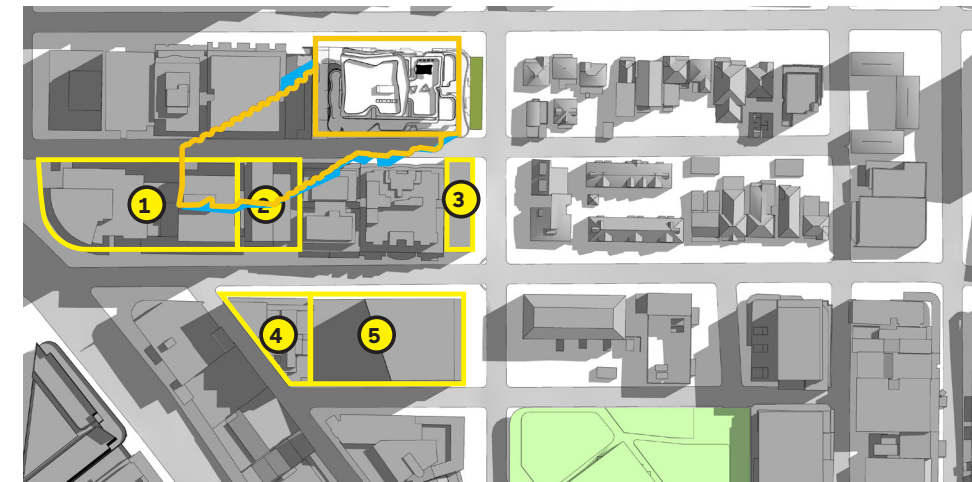
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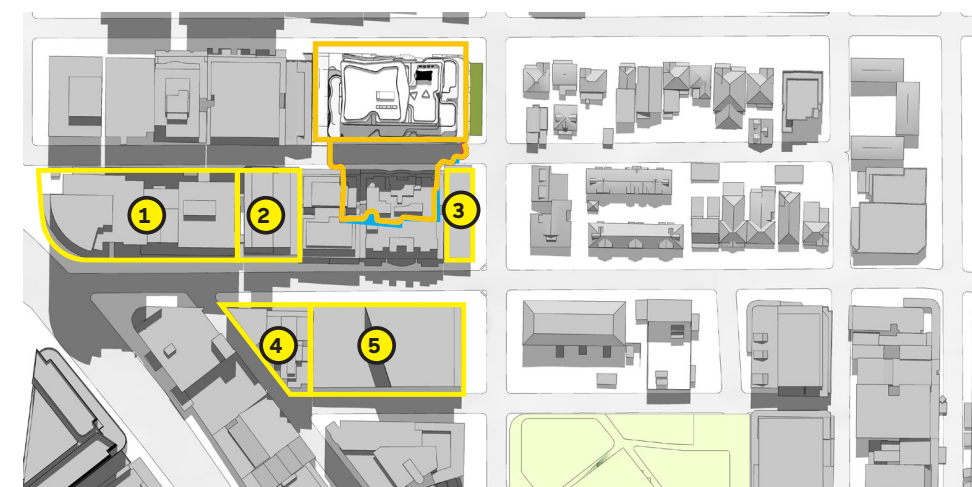
03 PM

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

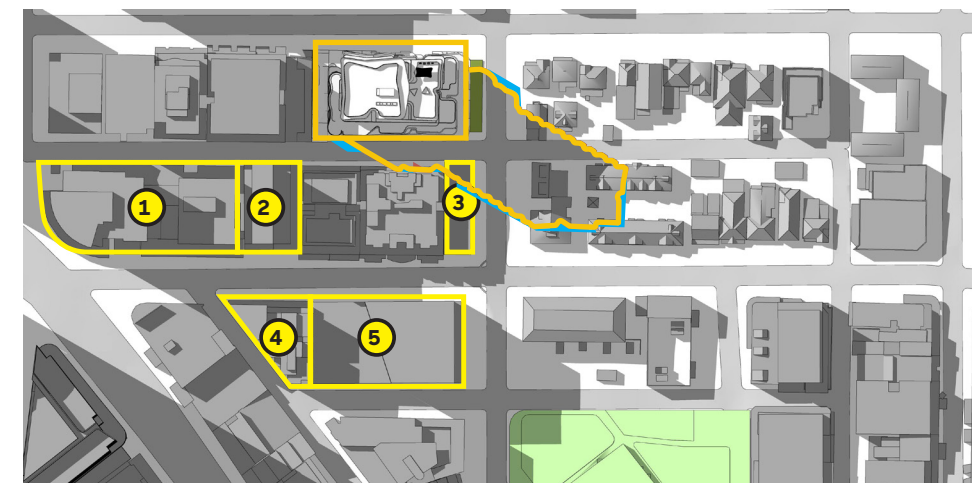
## PROPOSED DEVELOPMENT



9AM



12 PM



03 PM

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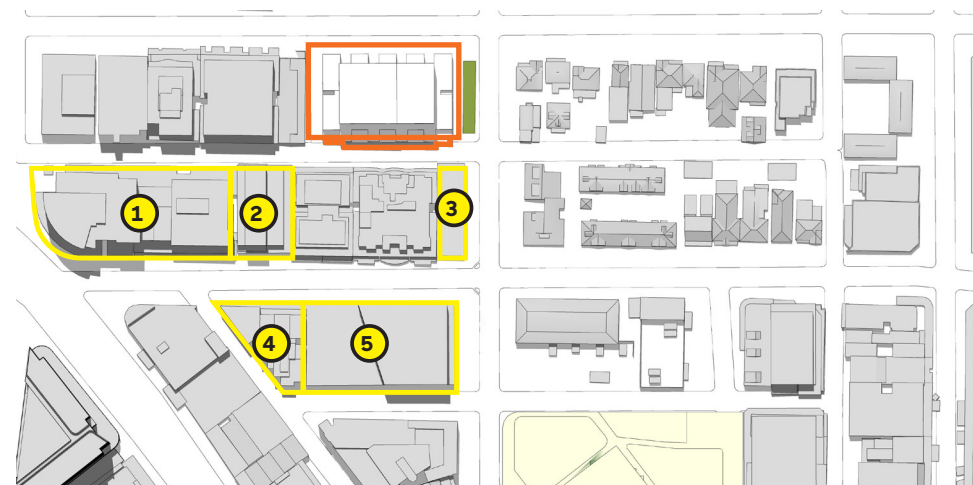
# SOLAR STUDIES

## APPROVED PLANNING PROPOSAL

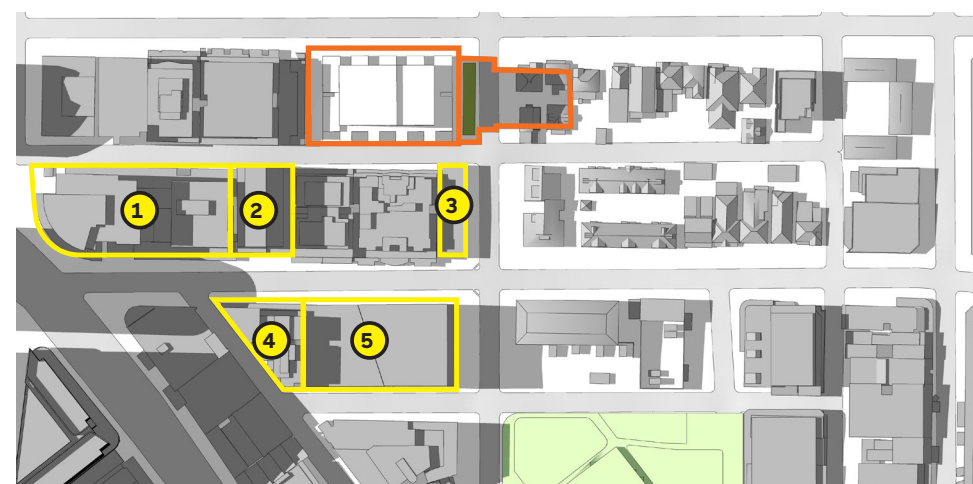
Images extracted from Approved St Leonards - Planning Proposal - Revision AB



9AM



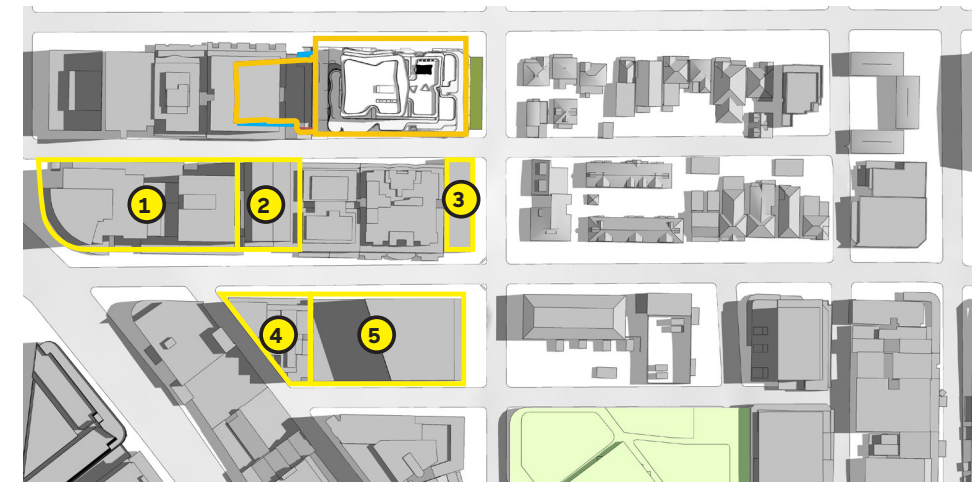
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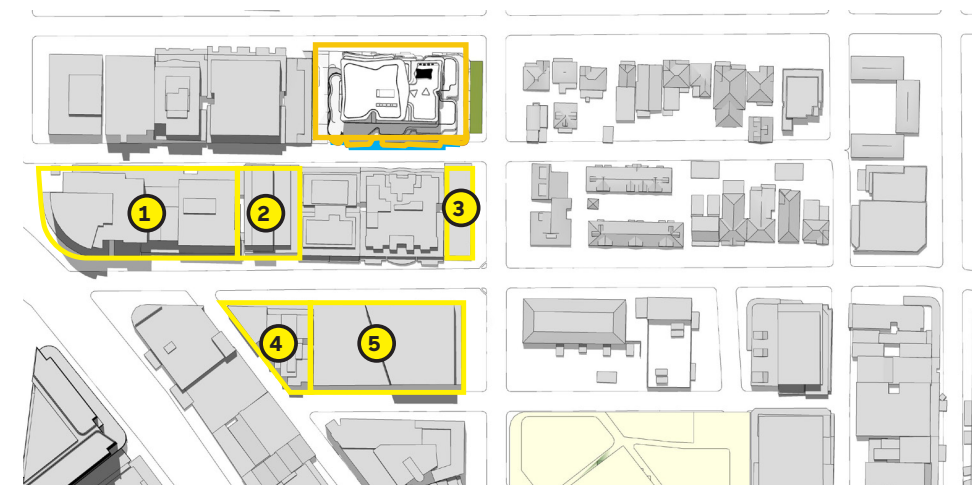
03 PM

## PROPOSED DEVELOPMENT

SUMMER SOLSTICE - DECEMBER 21<sup>ST</sup>



9AM



12 PM



03 PM

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- ① 599 Pacific Highway
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**PART 2**

**COMPARISON AGAINST**

**ST LEONARDS & CROWS NEST**

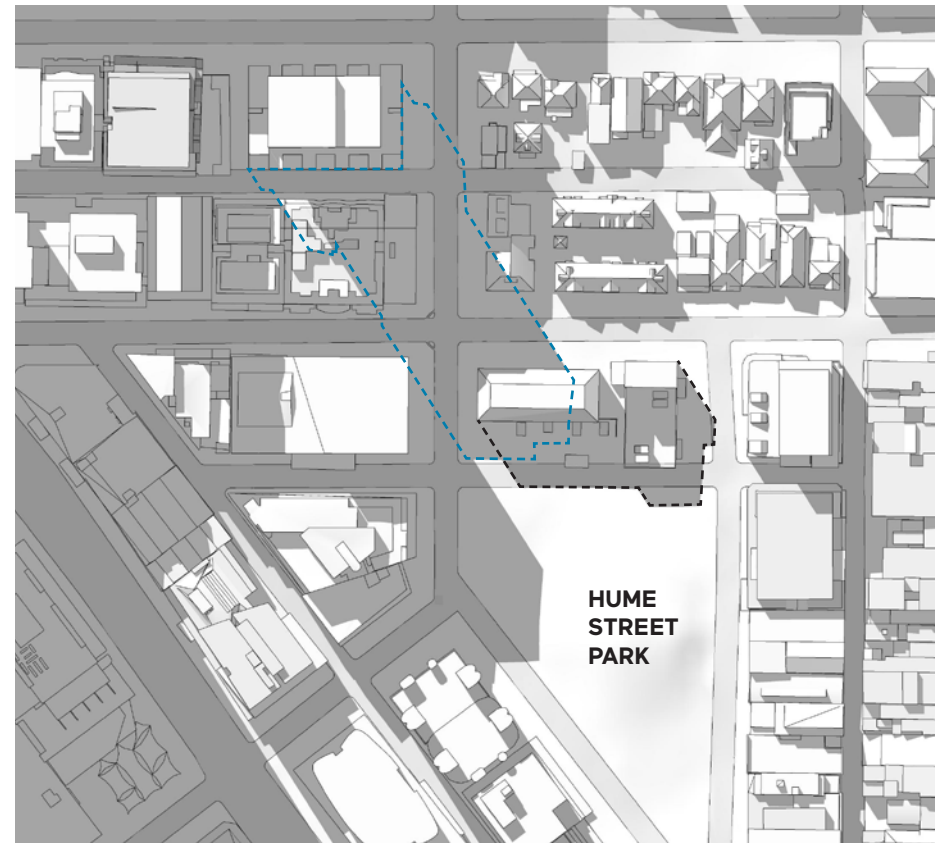
**2036 PLANNING**



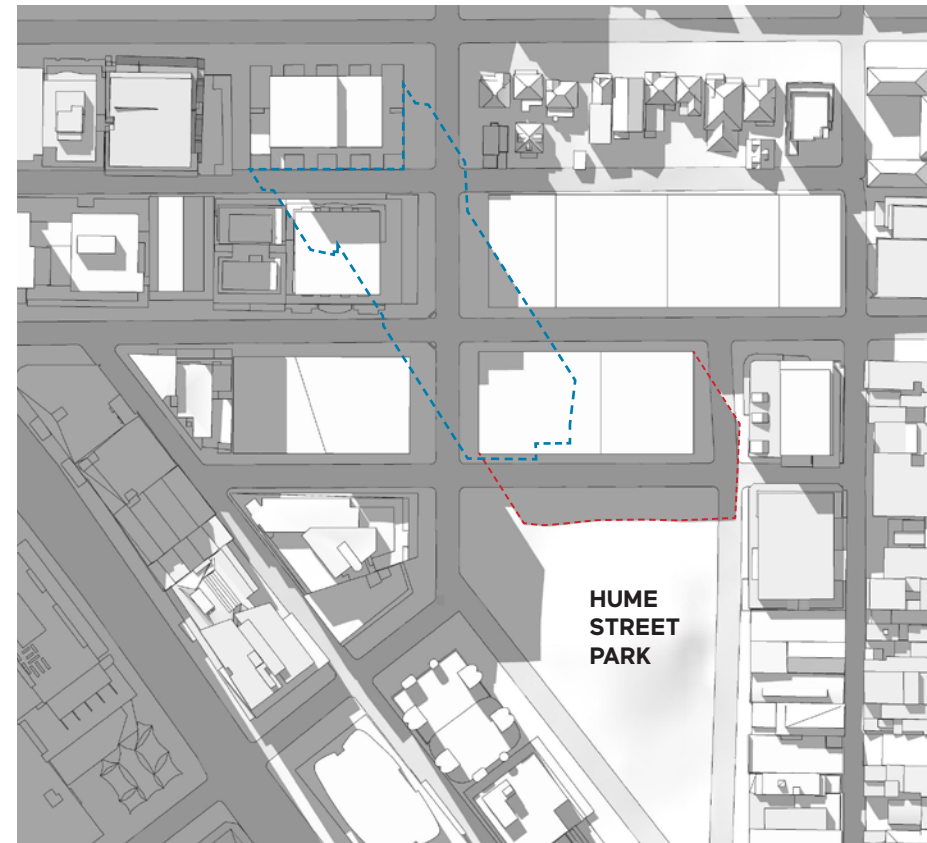
# SOLAR ANALYSIS

21ST JUNE - 2:00 PM

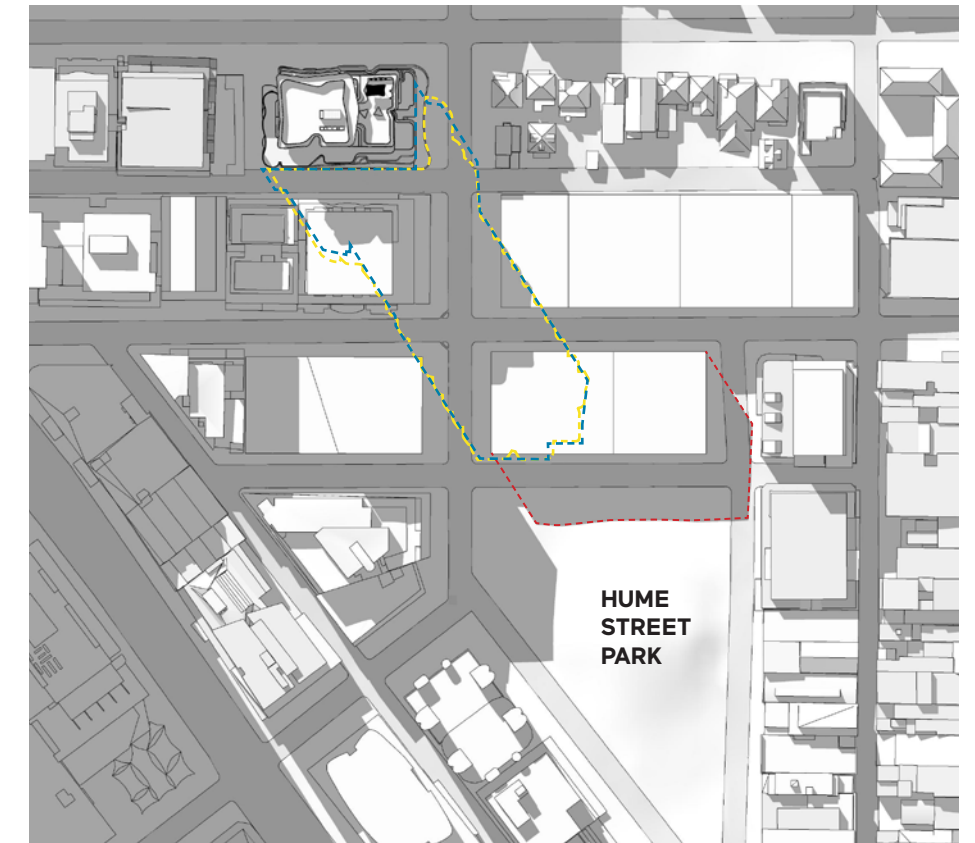
**SITE 1 PLANNING PROPOSAL (REVISION AB , DATE: 05.07.2018 )  
UNDER CURRENT ST LEONARDS CONDITION**



**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.

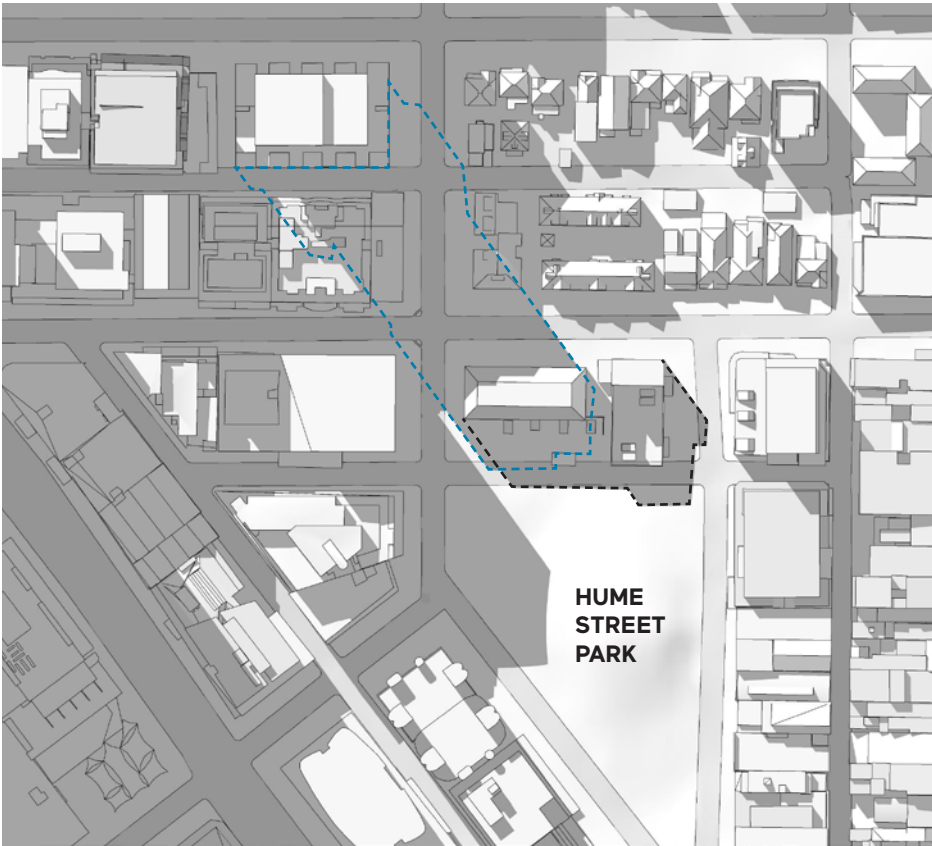
## LEGEND

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

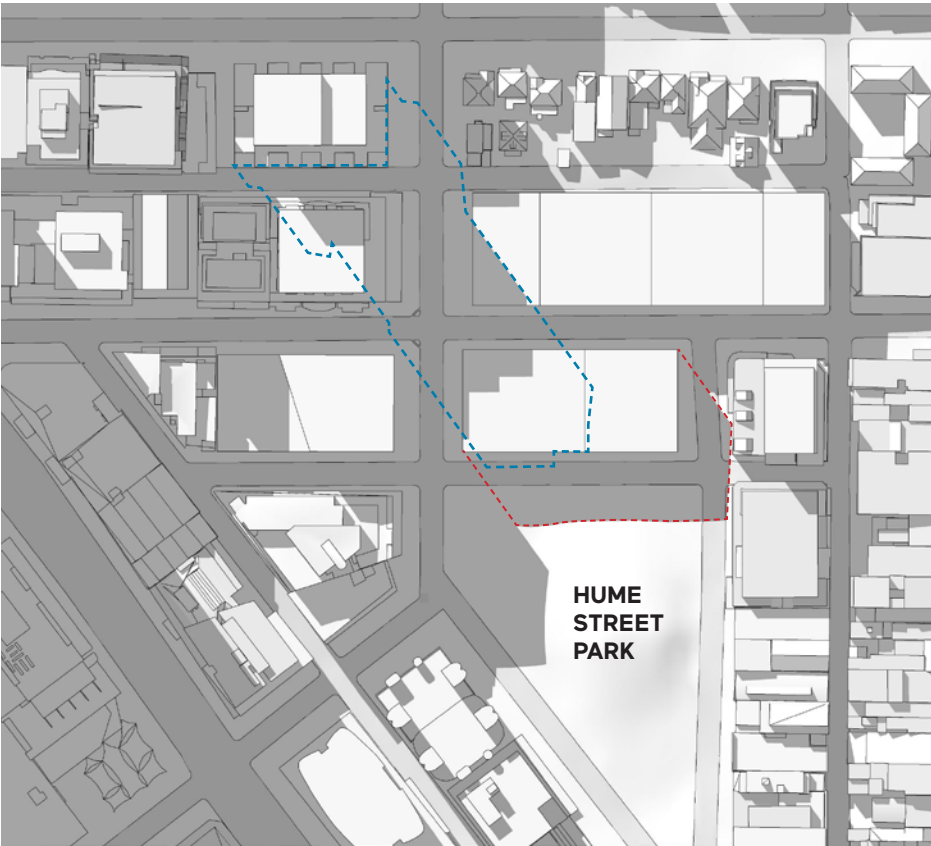
# SOLAR ANALYSIS

21ST JUNE - 2:15 PM

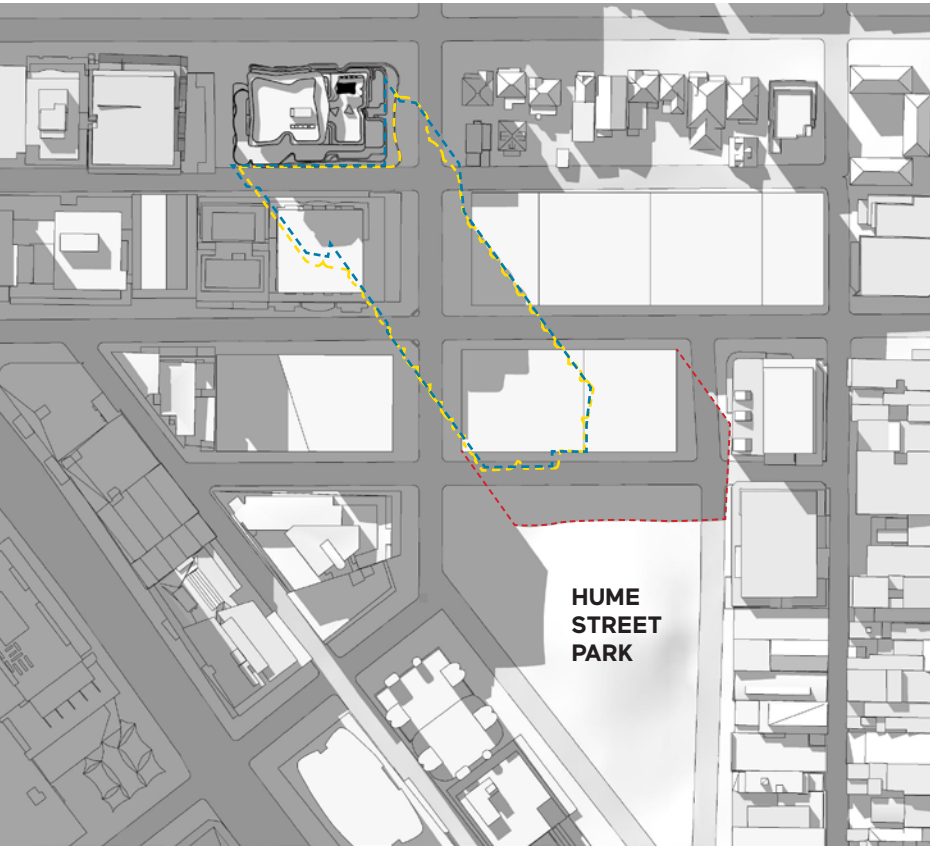
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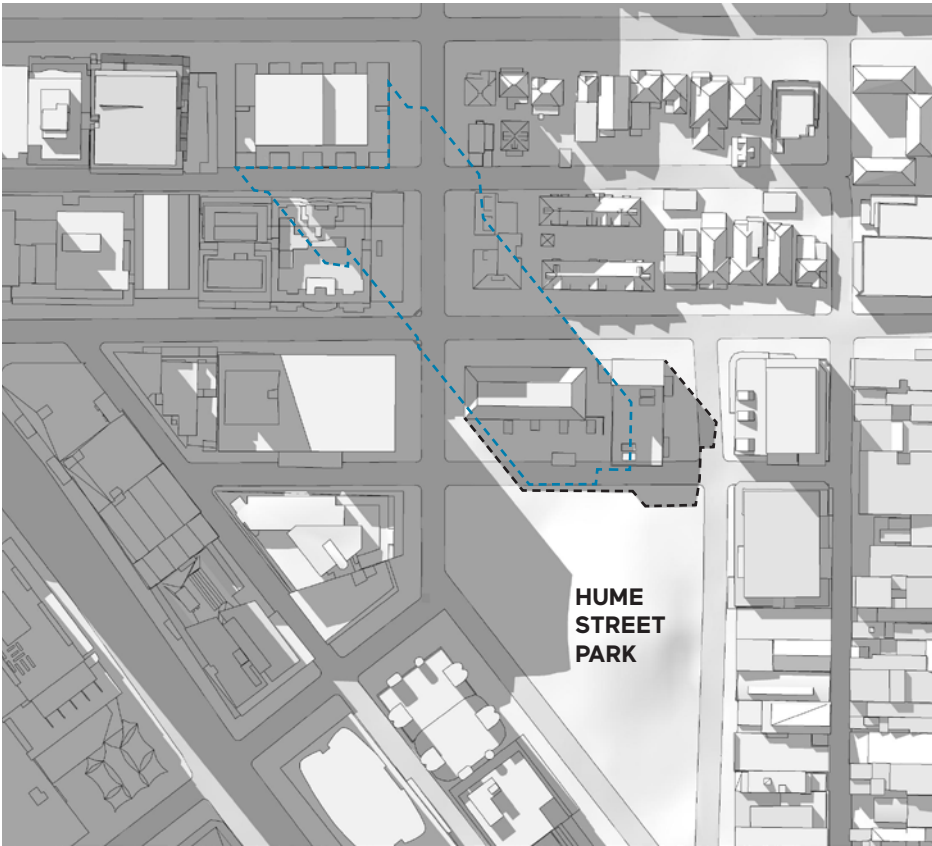
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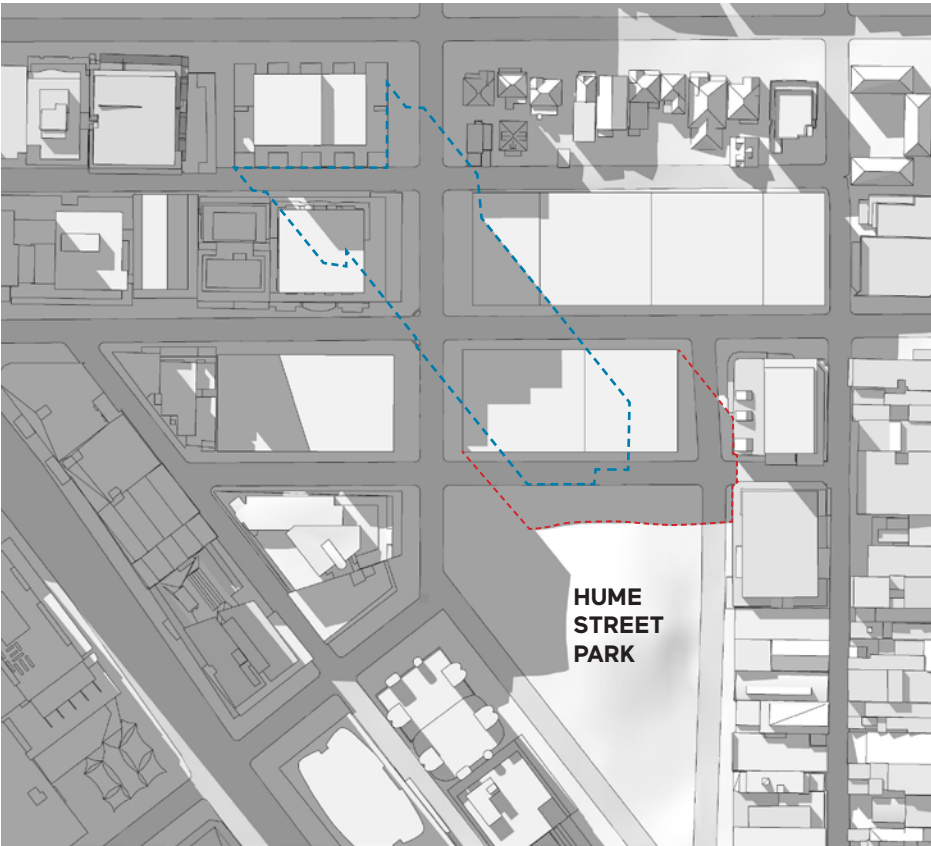
# SOLAR ANALYSIS

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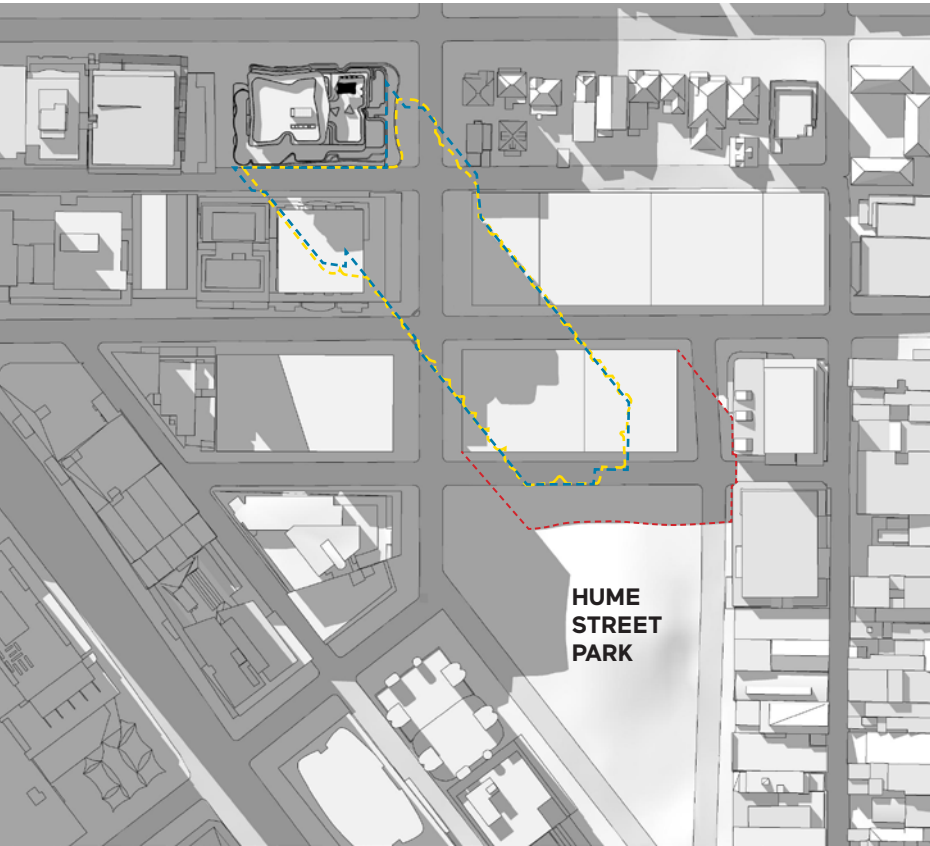
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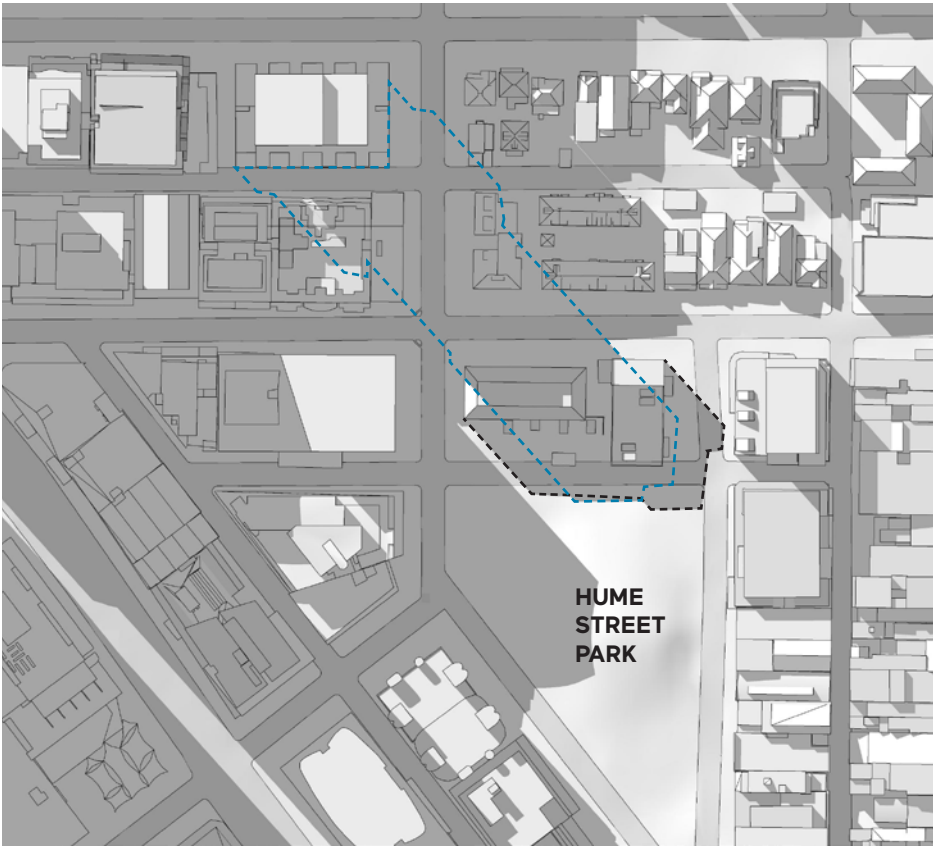




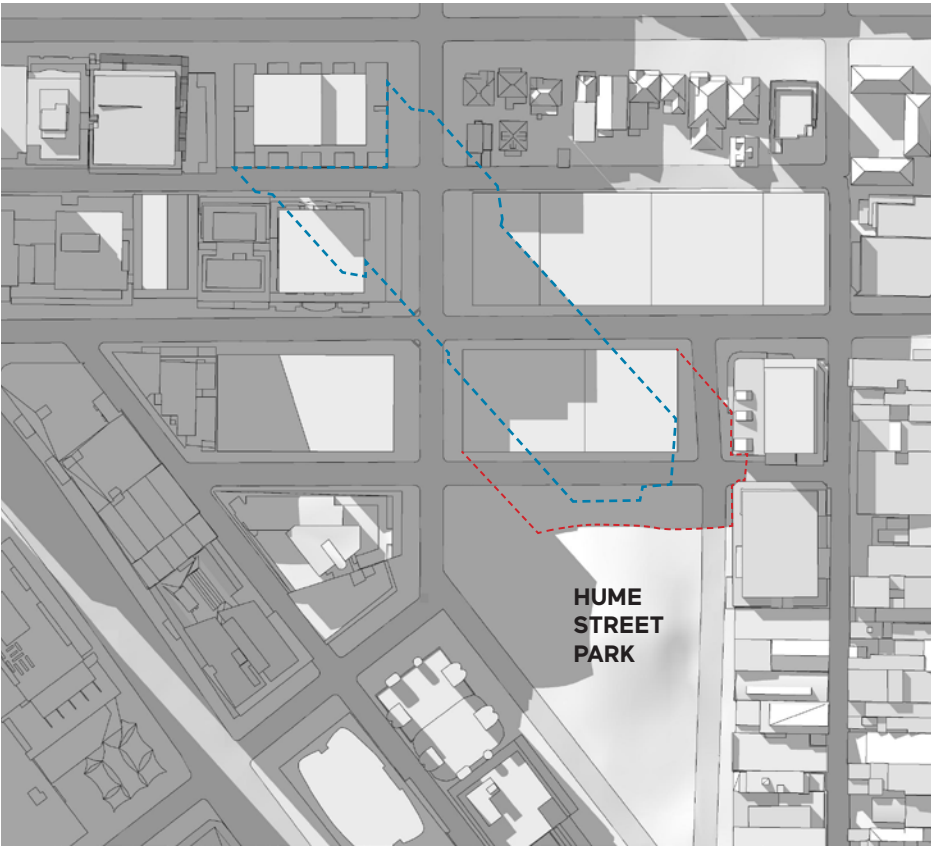
# SOLAR ANALYSIS

21ST JUNE - 2:45 PM

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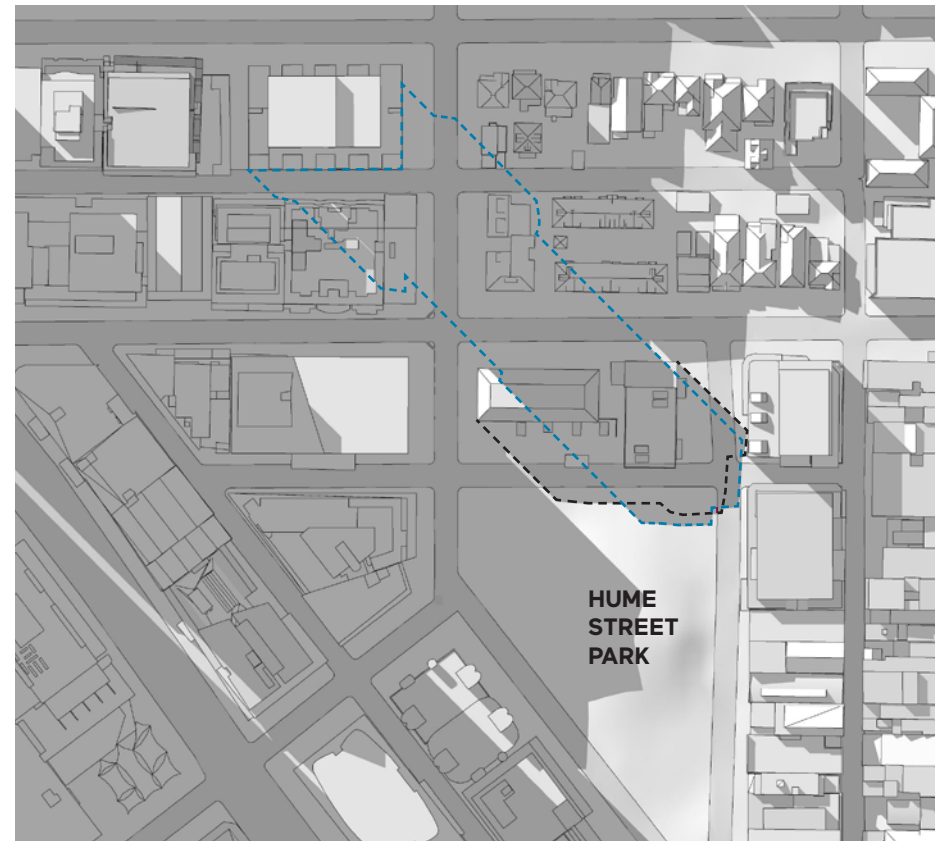
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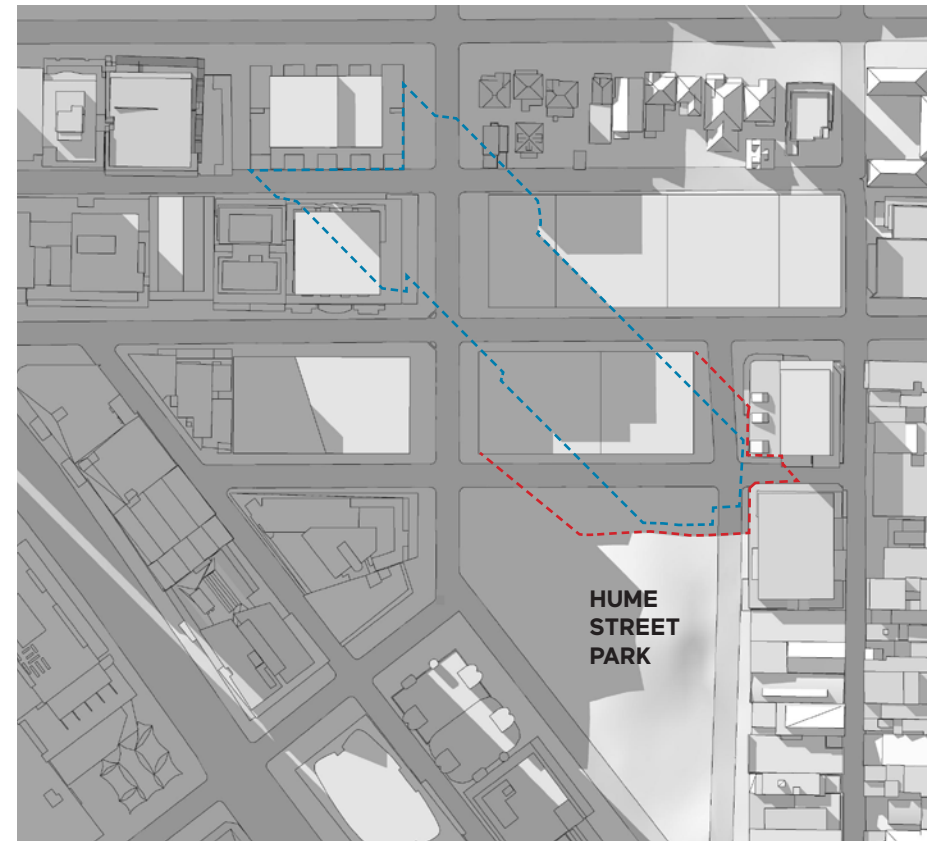
# SOLAR ANALYSIS

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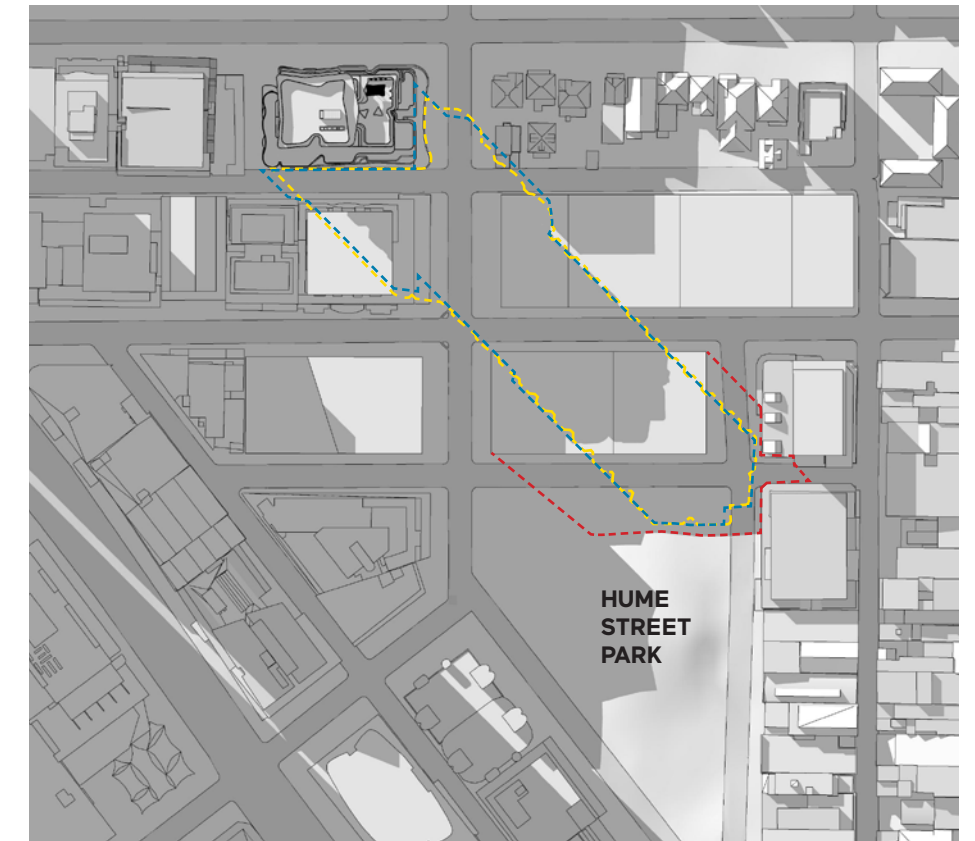
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NOMINATED ARCHITECT: TONY **LEUNG**  
**APLUS DESIGN GROUP**

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A: Level 3, 9 BARRACK ST, SYDNEY, NSW 2000  
Ph: 1300 377 789 | W: [www.aplusedg.com.au](http://www.aplusedg.com.au)