

2.10 Detail Shadow comparison: Henderson Road residences

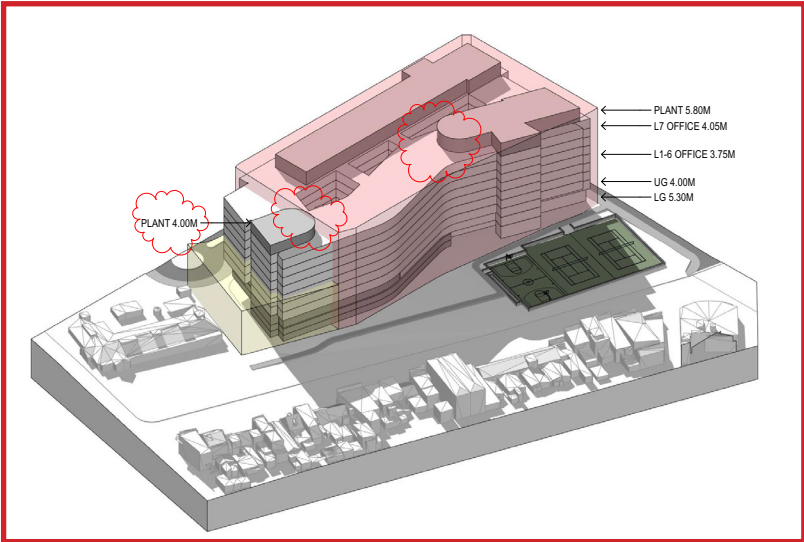
GFA and height compliant 'Refined Base' scheme

The following analysis compares shadows to the Henderson Road residences as cast by the modified SSDA B1 proposal against those cast by a GFA & Height compliant 'Refined Base' scheme (same extent of roof plant, and same floor to floor for office levels as modified SSDA B1 proposal).

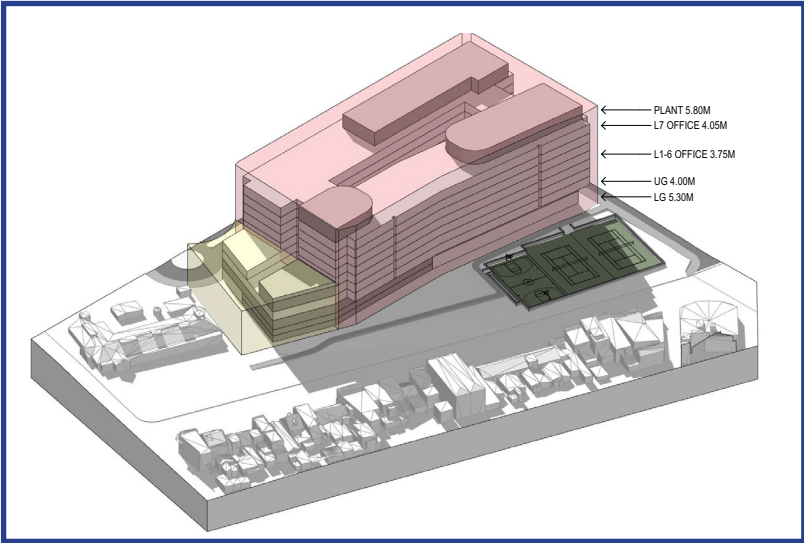
The red shadow represents that cast by the modified SSDA proposal as illustrated below (framed in red box). The blue shadow represents the shadow as cast by the GFA and height compliant 'Refined' scheme.

The red portion of shadow cast at the west of the site is attributed to the portion of the modified SSDA B1 proposal that sits outside the 10 storey height limit as noted in the SEPP. The blue portion of shadow illustrates an area of shadow as cast by the GFA & Height compliant 'Base' scheme, which is not cast by the modified SSDA B1 proposal. The curved southern elevation in the modified SSDA proposal steps back from the boundary thus improving solar access to the central portion of the Henderson Road residences.

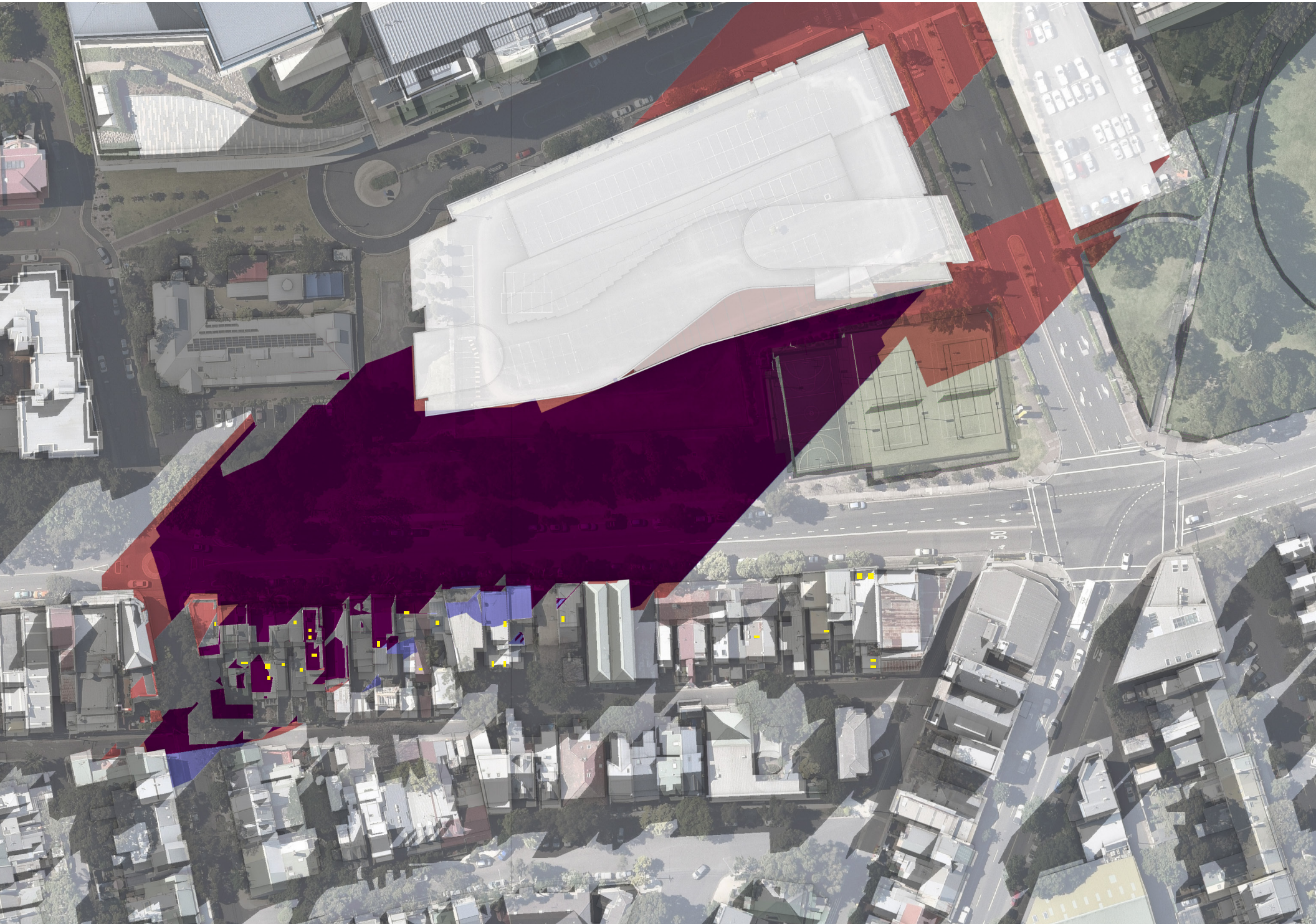
During the design process, the design team has sought to balance the extent of red and blue as illustrated on these diagrams to ensure that the extent of over-shadowing attributed to the modified SSDA B1 proposal is no greater than that associated with the GFA & Height compliant 'Refined' scheme.



SSDA scheme as modified.



GFA and Height complaint 'Refined Base' scheme.

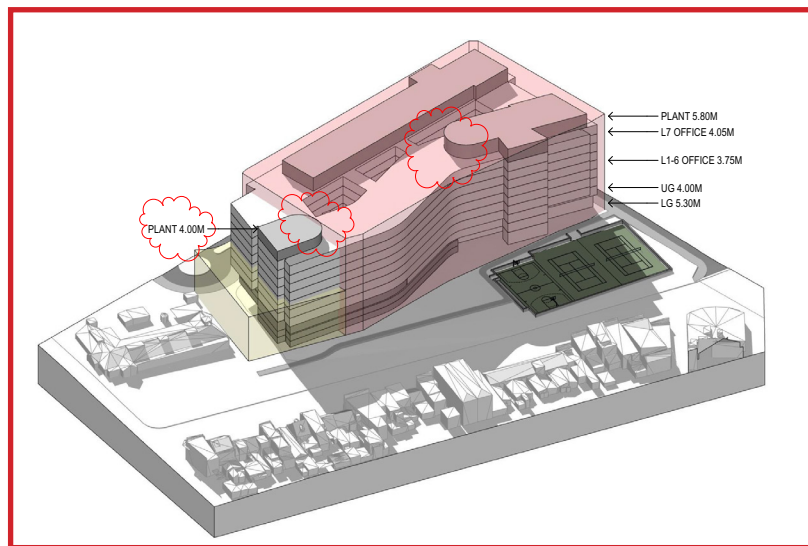


- Shadow cast by the GFA & Height compliant 'Refined Base' scheme
- Shadow cast by the GFA & Height compliant 'Refined Base' scheme & proposed SSDA scheme as modified
- Shadow cast by proposed SSDA scheme as modified
- Existing Shadows

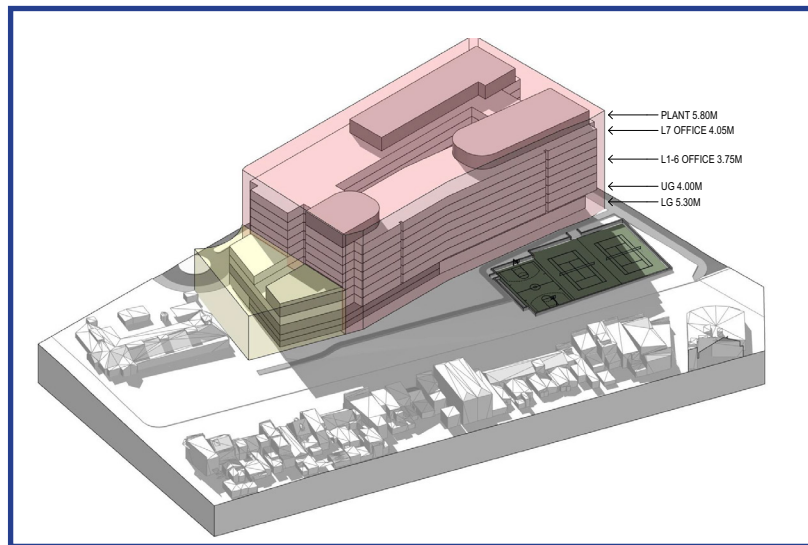
Notes:

- Varying building heights along Henderson Road influence shadows
- The North-South orientation of existing buildings along Henderson Road cast existing shadows

Skylight Analysis - 24 counted along Henderson Road	
Compliant 'Base' Scheme	10 negatively affected
Modified SSDA scheme	7 negatively affected



SSDA scheme as modified.



GFA and Height compliant 'Refined Base' scheme.



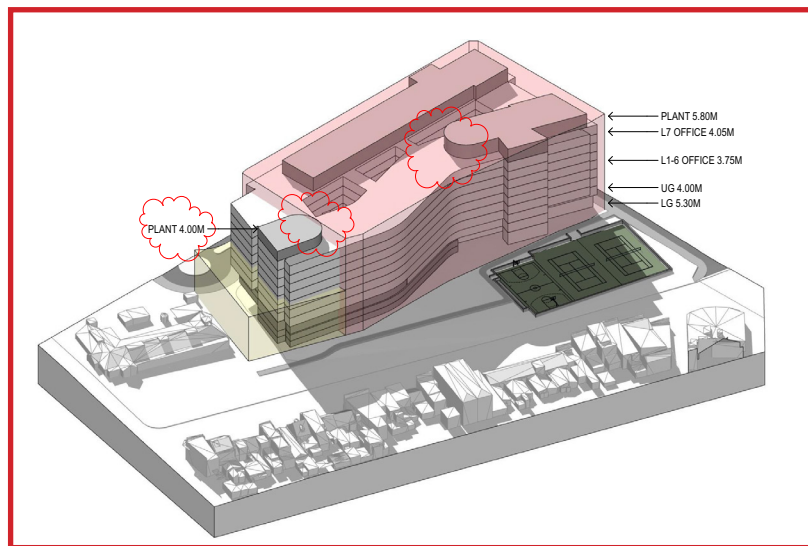
- Shadow cast by the GFA & Height compliant 'Refined Base' scheme
- Shadow cast by the GFA & Height compliant 'Refined Base' scheme & proposed SSDA scheme as modified
- Shadow cast by proposed SSDA scheme as modified
- Existing Shadows

Notes:

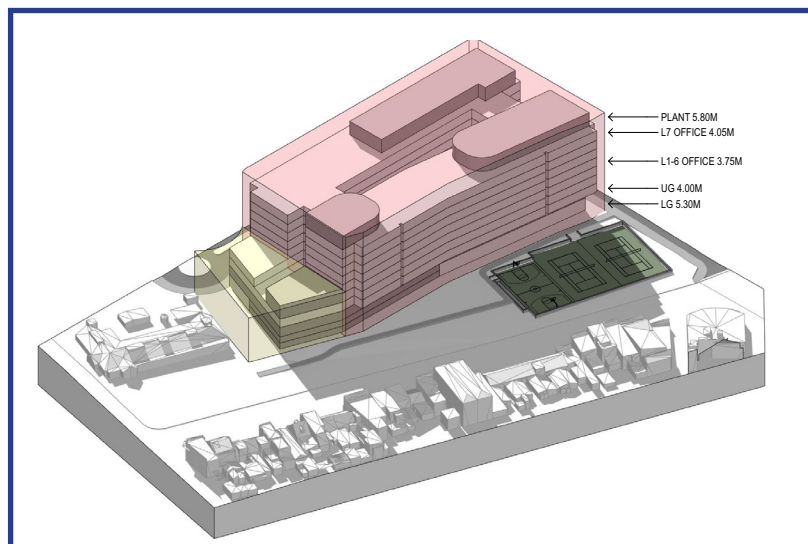
- Varying building heights along Henderson Road influence shadows
- The North-South orientation of existing buildings along Henderson Road cast existing shadows

June 21 : 10.00am

Skylight Analysis - 24 counted along Henderson Road	
Compliant 'Base' Scheme	2 negatively affected
Modified SSDA scheme	6 negatively affected



SSDA scheme as modified.



GFA and Height compliant 'Refined Base' scheme.



June 21 : 11.00am

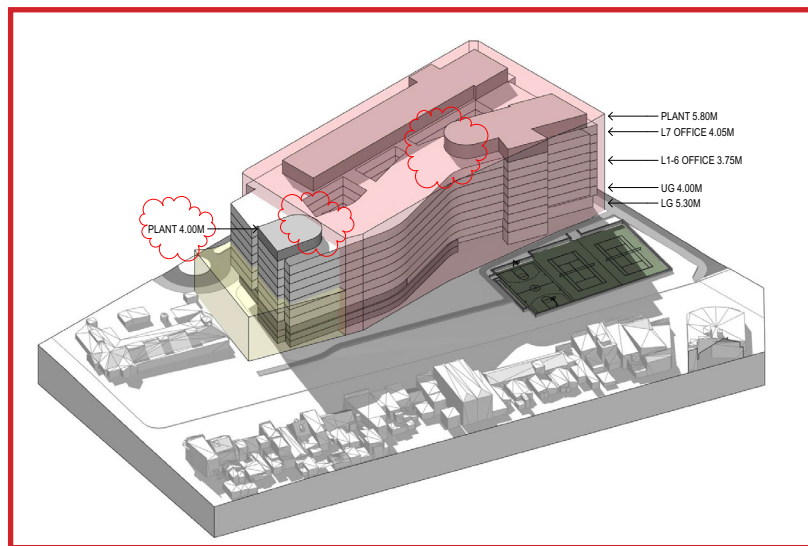
- Shadow cast by the GFA & Height compliant 'Refined Base' scheme
- Shadow cast by the GFA & Height compliant 'Refined Base' scheme & proposed SSDA scheme as modified
- Shadow cast by proposed SSDA scheme as modified
- Existing Shadows

Notes:

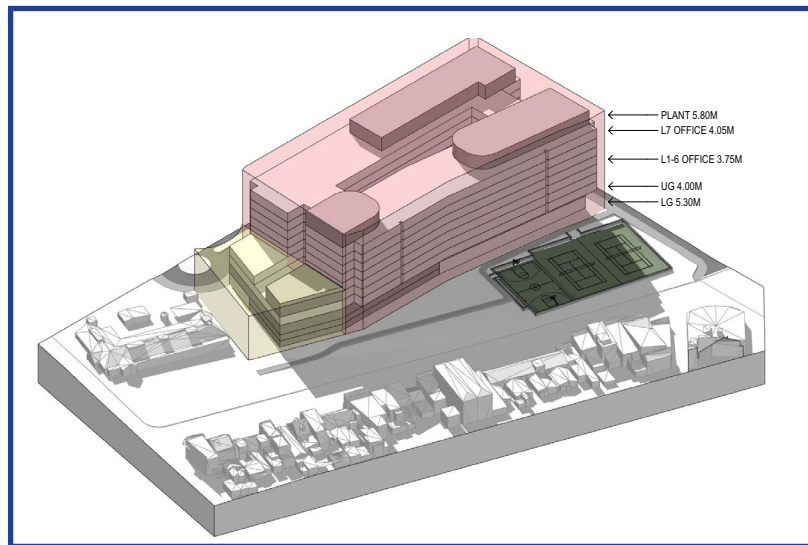
- Varying building heights along Henderson Road influence shadows
- The North-South orientation of existing buildings along Henderson Road cast existing shadows

Skylight Analysis - 24 counted along Henderson Road

Compliant 'Base' Scheme	1 negatively affected
Modified SSDA scheme	1 negatively affected



SSDA scheme as modified.



GFA and Height compliant 'Refined Base' scheme.



- Shadow cast by the GFA & Height compliant 'Refined Base' scheme
- Shadow cast by the GFA & Height compliant 'Refined Base' scheme & proposed SSDA scheme as modified
- Shadow cast by proposed SSDA scheme as modified
- Existing Shadows

Notes:

- Varying building heights along Henderson Road influence shadows
- The North-South orientation of existing buildings along Henderson Road cast existing shadows

June 21 : 12.00pm

Skylight Analysis - 24 counted along Henderson Road	
Compliant 'Base' Scheme	1 negatively affected
Modified SSDA scheme	0 negatively affected