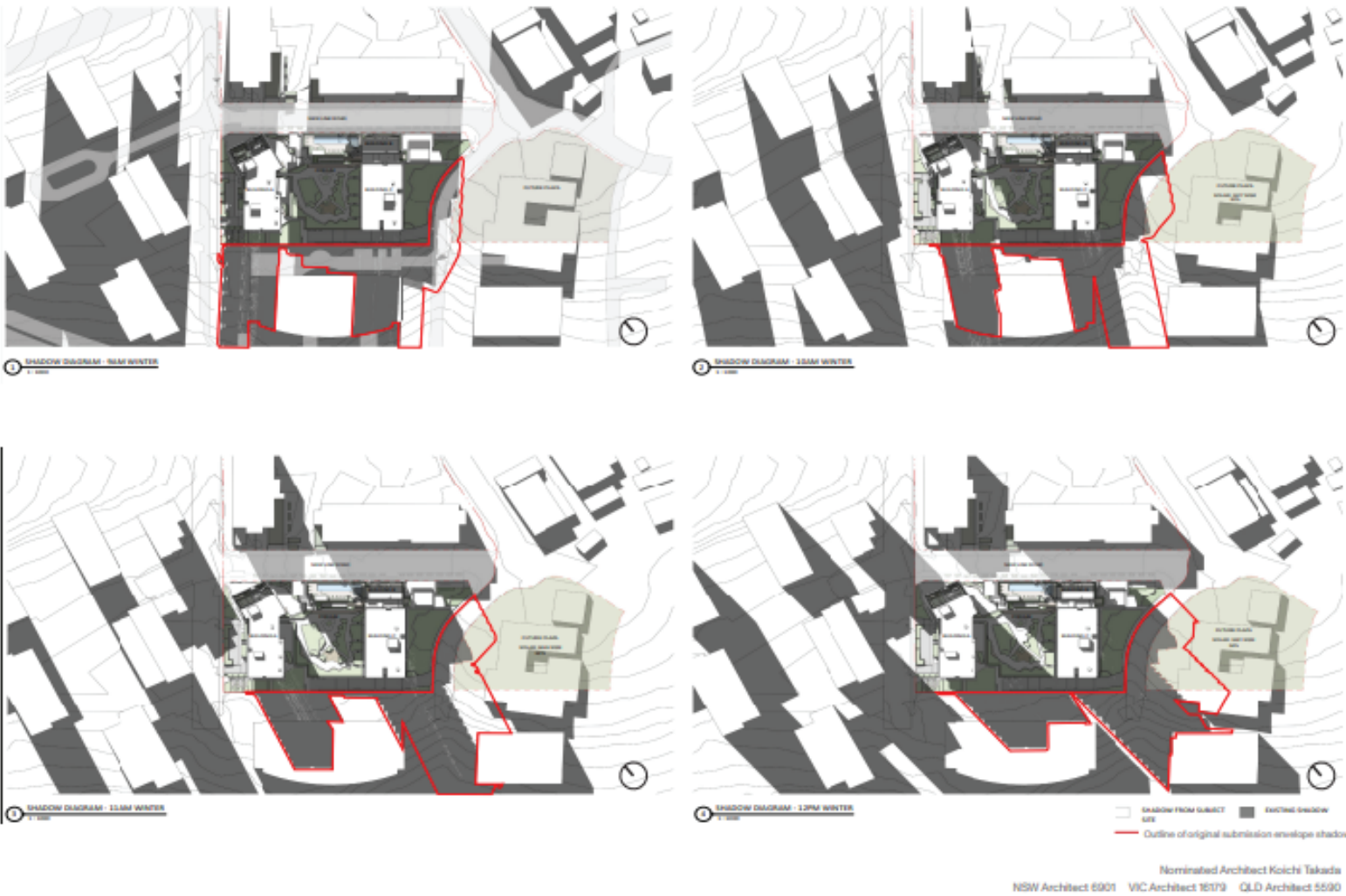
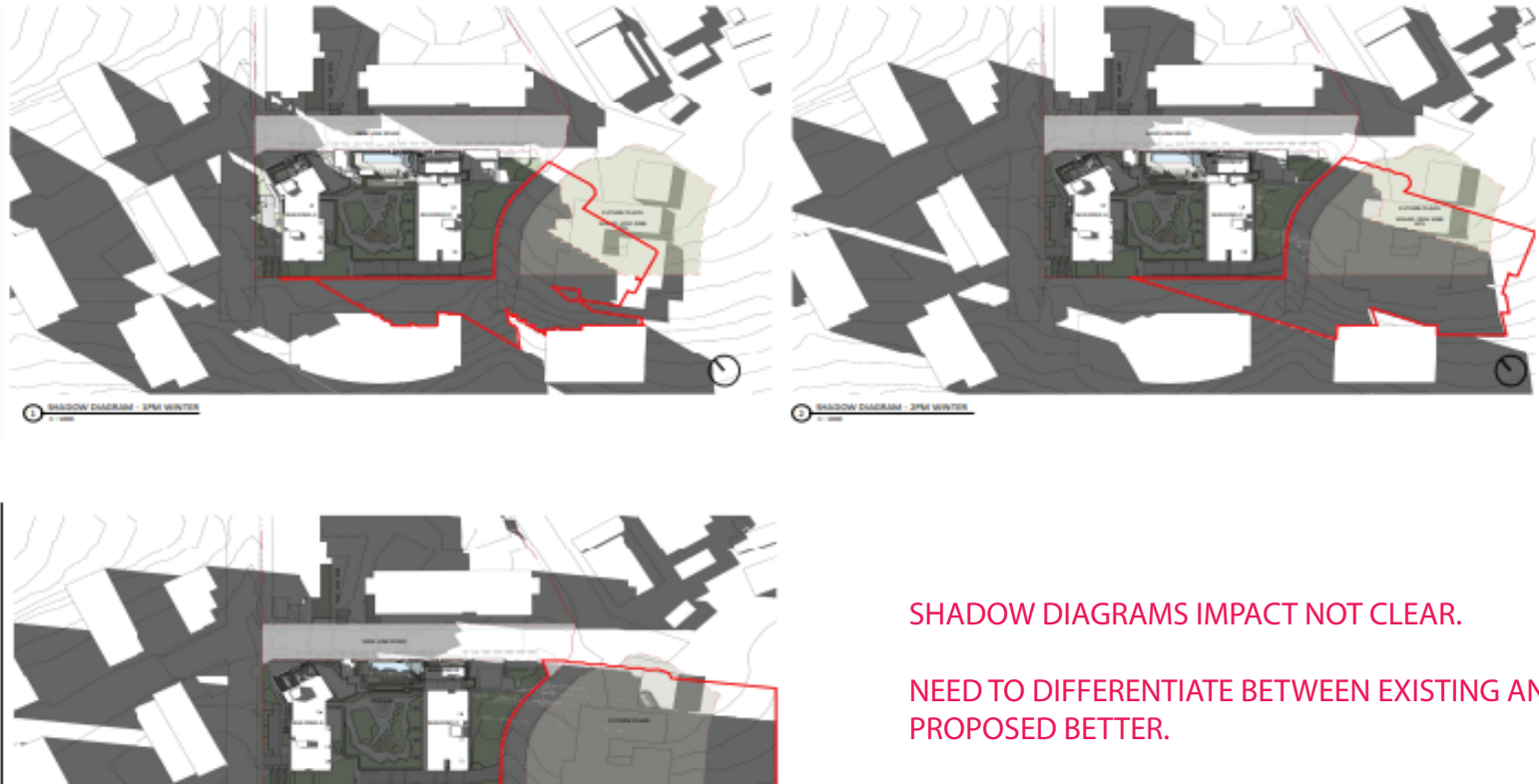


12.0 SEPP 65 Design Quality of Residential Development
12.15 Shadow Analysis Mid-Winter (June 21)



12.0 SEPP 65 Design Quality of Residential Development
12.16 Shadow Analysis Mid-Winter (June 21)



SHADOW DIAGRAMS IMPACT NOT CLEAR.

NEED TO DIFFERENTIATE BETWEEN EXISTING AND PROPOSED BETTER.

CURRENT STUDIES SHOW GROUND PLANE (PUBLIC SPACES) ALMOST FULLY OVERSHADOWED, DID NOT ACHIEVE REQUIREMENT.

PUBLIC SPACE ABOVE GROUND PLANE ARE GENERALLY LESS SUCCESSFUL AND RUNS RISK OF BEING PRIVATISED AFTER PROJECT COMPLETED.