Henderson Road Detail Study

This study examines and compares the shadow impact of the proposed building 1 against the site's SEPP maximum building height volume on the residences to the south of Henderson Road.

Images have been compiled using a high accuracy 3D digital model sourced from AAM with the proposed building and the SEPP height volume added to the site. The storey levels of the height volume have been matched with the proposals as set out in page 11 of this document.

The properties generally affected the most include 110 to 140 Henderson Road. Properties within this group are generally semi-detached terrace housing with an interspersing of some commercial uses. Typical height of these properties is 1 and 2 storeys.

These properties are largely shadow affected on their street facing, northern elevation within the early morning period and as the shadow moves eastward throughout the morning, these properties become progressively unaffected by overshadowing from 10am to approximately 1pm

In addition, 88 to 104 Henderson Road are also affected by new overshadowing as a result of the proposal. However with exception to an early morning period, these properties are generally not impacted on until 1pm onwards.

The proposal does not impact on the outdoor play area of the existing Alexandra Child Care Centre to the west of the ATP site, with exception to some minor shadowing at approximately 8am in mid-winter. The site however, is impacted by shadows cast by the existing Media City building, located within the western portion of ATP.

Other shadow impacts within the late afternoon period in mid-winter largely fall within commercial properties near to the intersection of Henderson Road and Mitchell Road. However, from 3.00pm onwards in mid-winter, overshadowing to the south and south-east of the ATP site increases significantly on predominately residential areas, which is commonplace as a result of the existing built form and density of the surrounding areas.

It is noted that the majority of the properties located on the southern side of Henderson Road are already shaded to some degree by existing mature street trees along Henderson Road and within the frontages of these properties. Further disruption to sun access in mid-winter for these properties is also present from mature canopy trees located within ATP itself on the northern side of Henderson Road.

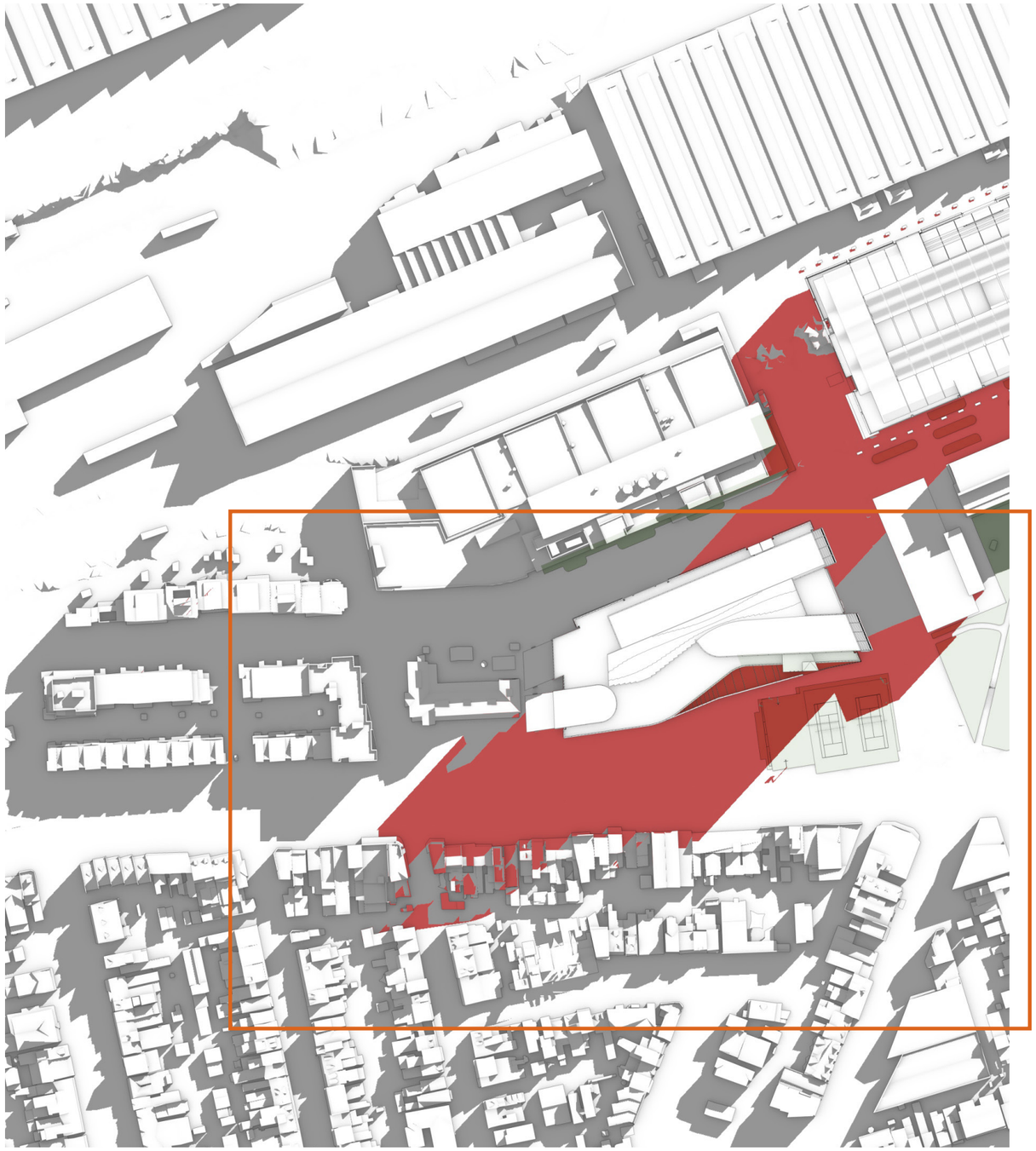
On the whole, the overshadowing impact of the proposal on surrounding properties external to the ATP site is considered reasonable in the circumstances and in line with expectations to deliver Sydney a world class innovation and technology focused hub.

Legend

Shadow cast by the site's SEPP maximum building height volume

Shadow cast by the site's SEPP maximum building height volume AND the proposed buildings

Shadow cast by the proposed buildings



extent of detail shadow study:
using photographic background to allow detailed analysis

Shadow cast by the site's SEPP maximum building height volume

Shadow cast by the site's SEPP maximum building height volume AND the proposed buildings

Shadow cast by the proposed buildings

June 21 : 9.00am

Shadow cast by the site's SEPP maximum building height volume

Shadow cast by the site's SEPP maximum building height volume AND the proposed buildings

Shadow cast by the proposed buildings

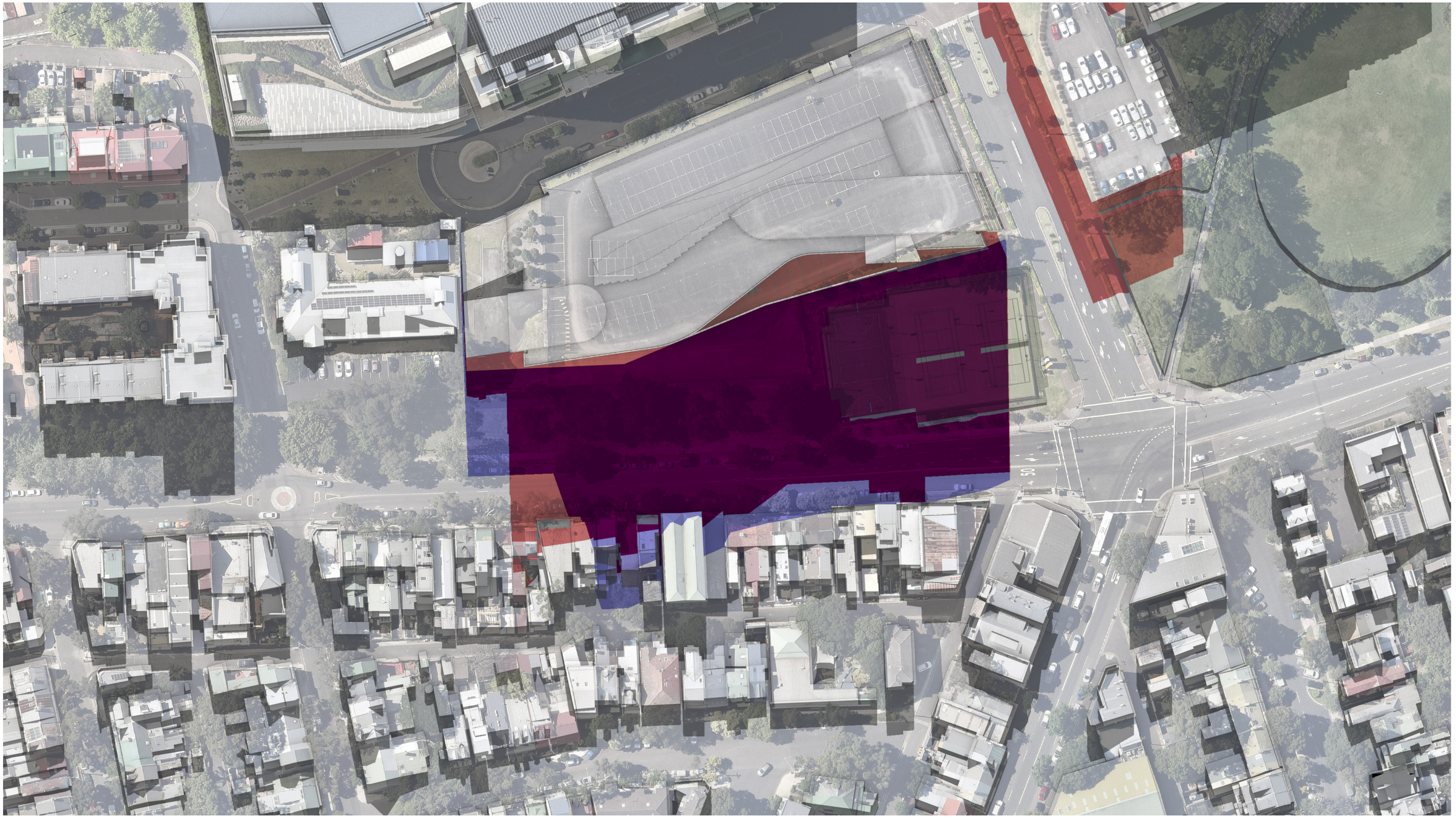
June 21 : 10.00am

Shadow cast by the site's SEPP maximum building height volume

Shadow cast by the site's SEPP maximum building height volume AND the proposed buildings

Shadow cast by the proposed buildings

June 21 : 11.00am



Shadow cast by the site's SEPP maximum building height volume

Shadow cast by the site's SEPP maximum building height volume AND the proposed buildings

Shadow cast by the proposed buildings

June 21 : 12.00pm