



SOLAR STUDY DIAGRAM. 100 Mount Street, North Sydney

PSN Matter
Measurement Mapping & Surveying

100 Mount Street Study - Solar Impact Comparison Between Proposed Building and Draft LEP 2009

The accompanying study describes predicted solar impact differences between proposed development at 100 Mount Street and the predicted solar impact caused by a complying envelope under the draft 2009 North Sydney Council LEP.

Overview:

The Study concentrates upon predicted solar impact upon residential buildings to the east of the North Sydney CBD in the area of High Street. The potentially affected area of High Street has a number of semidetached residential buildings of which the western wall of number 26B is affected and a multi storied residential flat building of which the west facing wall of number 49-51 is potentially affected.

The proposed development impacts upon both of these areas for a very small length of time being measured at less than five minutes during midwinter between 2:55pm and 3:00pm. Whilst the area affected is for a maximum period of five minutes at midwinter this dissipates to zero within three weeks either before and after midwinter. Sunlight to both buildings is severely impaired by large trees growing to the west of the buildings. Whilst 49-51 High Street trees are deciduous, they are substantial in stature, trees growing to the west of 26 High Street consist of two very large ficus (probably macrophylla) which completely block out any form of western sun.

As can be seen by the accompanying perspective view diagrams the proposed new shadow has no impact upon residential building living area in either buildings and no impact upon residential private open space in either buildings. (Refer photos below).



26 b High Street looking north

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49-51 High Street looking south west