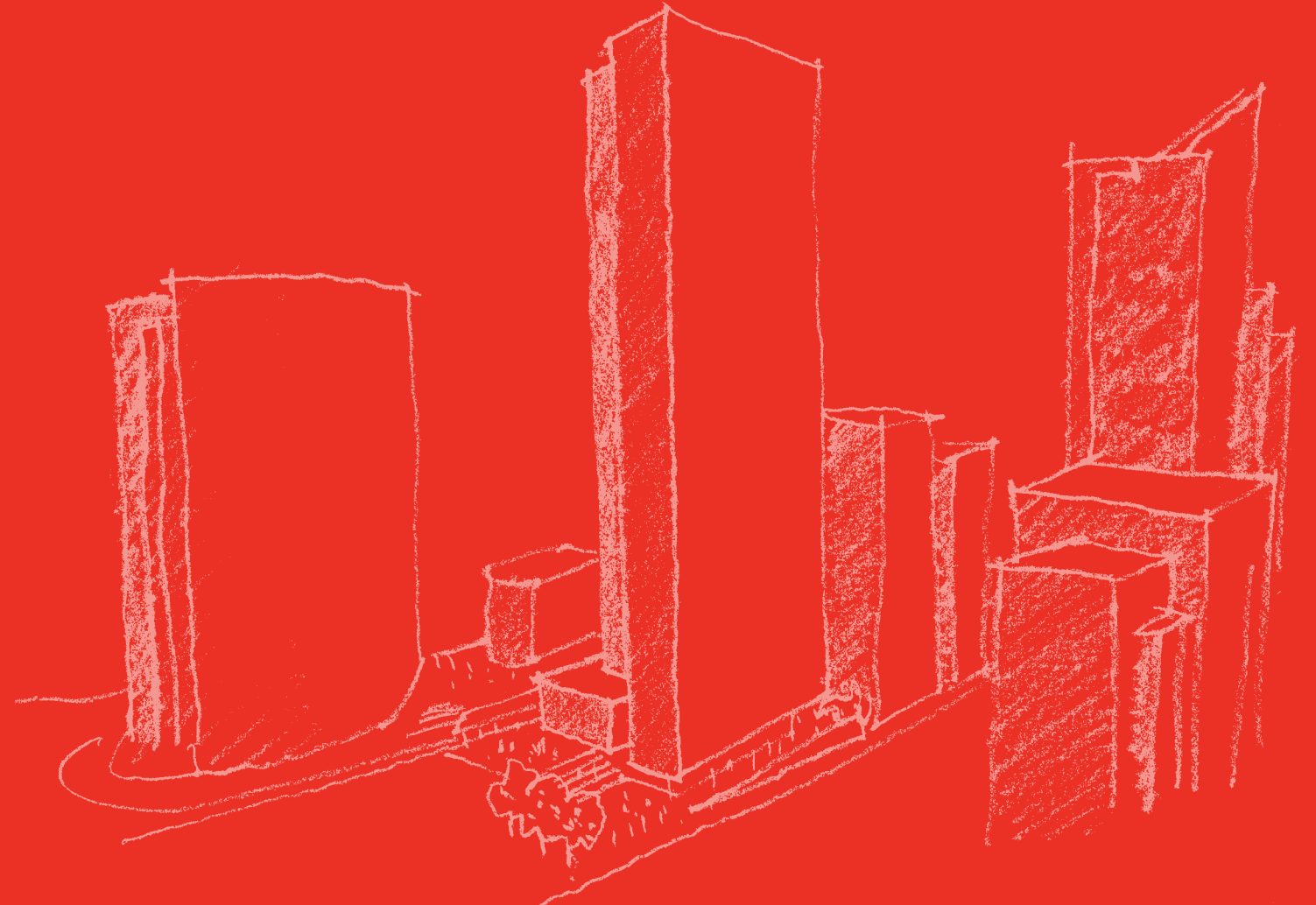


Architectural Design Report and Drawings



Project Application to NSW Department of Planning

Atchison Street Mixed Use Development
6-16 Atchison Street, St Leonards NSW

Bancor Developments

fjmt

April 2011

05. SHADOW ANALYSIS



MARCH 21 SHADOWS

• EXISTING SHADOW IMPACTS

The existing March 21 shadow conditions are relatively benign with negligible impacts from the existing taller development envelopes, on key residential zones to the East, West and South/West.

Morning and afternoon shadow impacts from the “Forum”, “IBM Tower” and “The Abode” developments are generally limited to their immediate neighbours.

STUDY 01: 9am



STUDY 02: 10am



STUDY 03: 11am



• PROPOSED SHADOW IMPACTS

The March 21 shadows of the proposed development track the line of the Pacific Highway and sit generally within existing shadow envelopes. In the afternoon the IBM Tower mitigates shadow impacts to the South East across the Abode residential development.



• ADDITIONAL SHADOW IMPACTS



STUDY 04: Midday



STUDY 05: 1pm



STUDY 06: 2pm



STUDY 07: 3pm



MARCH 21 SHADOWS continued

• **EXISTING SHADOW IMPACTS WITH GAZETTED LANE COVE LEP DEVELOPMENT ENVELOPES**

The gazetted Lane Cove LEP development envelopes on the south side of the Pacific Highway (Noted in Blue) impose significant morning and afternoon shadows upon their immediate neighbours whilst introducing new shadows on the residential zone to the south west (Noted in the red circle in Study 01).

Morning and afternoon shadow impacts from the “Forum”, “IBM Tower” and “The Abode” developments remain generally limited to their immediate neighbours.

STUDY 01: 9am



STUDY 02: 10am



STUDY 03: 11am



• **PROPOSED DEVELOPMENT SHADOW IMPACTS WITH GAZETTED LANE COVE LEP DEVELOPMENT ENVELOPES**

Impacts from the proposed development sit generally within existing shadow envelopes, with negligible new impacts being noted. The Lane Cove LEP development envelopes noted in Blue



• **ADDITIONAL SHADOW IMPACTS**



STUDY 04: Midday



STUDY 05: 1pm



STUDY 06: 2pm



STUDY 07: 3pm



JUNE 21 SHADOWS

EXISTING SHADOW IMPACTS

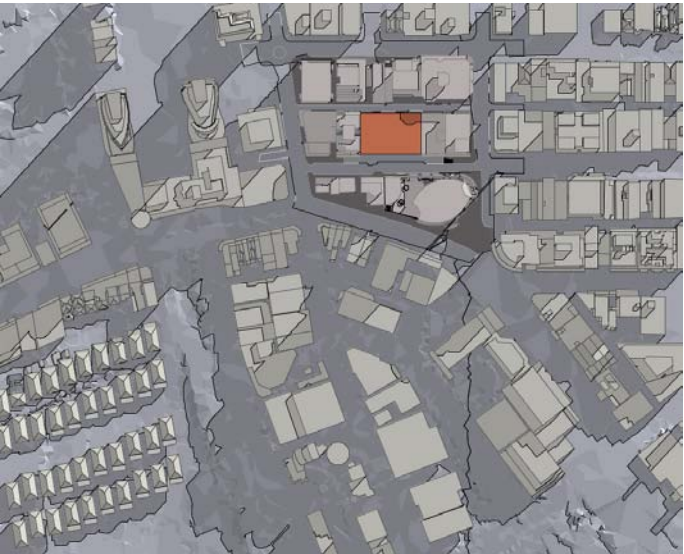
The existing June 21 shadow conditions are relatively poor with extensive shadow impacts into and across the precinct from virtually every building. These impacts are exaggerated in the early morning as a result of the topography of the precinct which falls away to the South West (as shown by the red arrow).

PROPOSED SHADOW IMPACTS

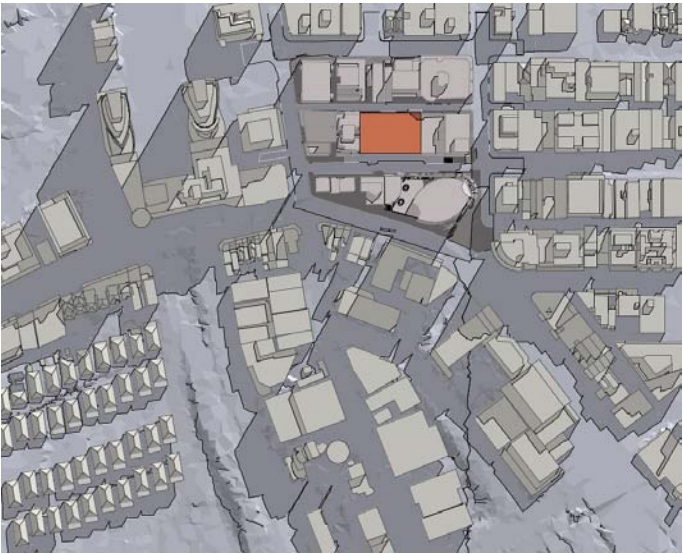
Impacts from the proposed development sit generally within existing shadow envelopes, with negligible new impacts being noted.

ADDITIONAL SHADOW IMPACTS

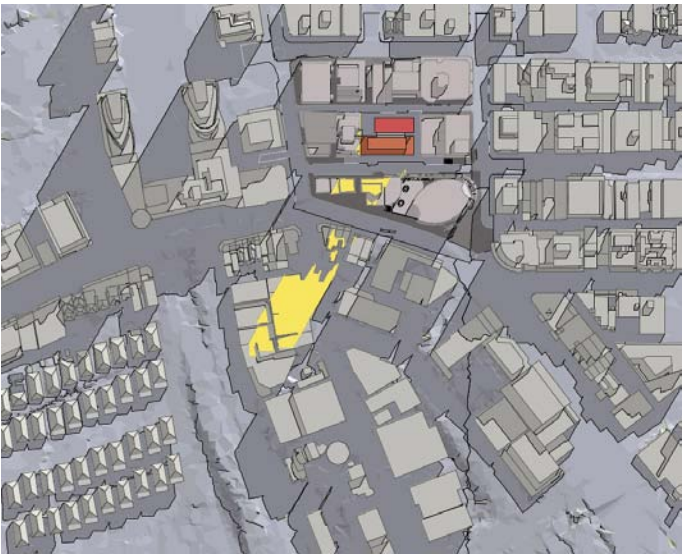
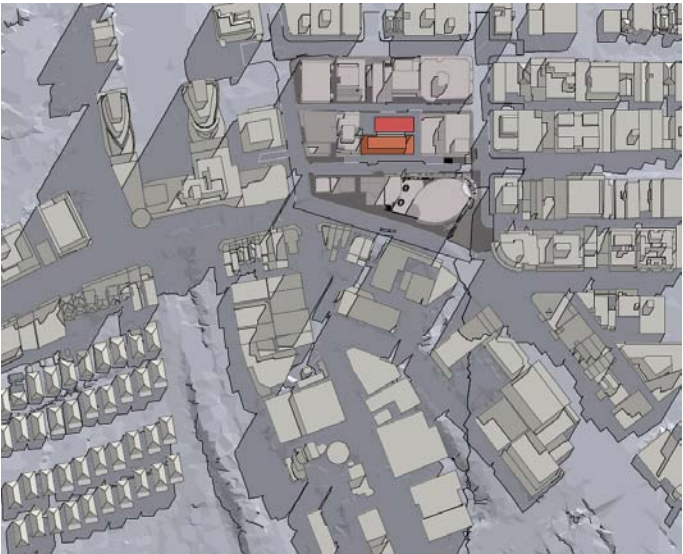
STUDY 01: 9am



STUDY 02: 10am



STUDY 03: 11am



STUDY 04: Midday



STUDY 05: 1pm



STUDY 06: 2pm



STUDY 07: 3pm



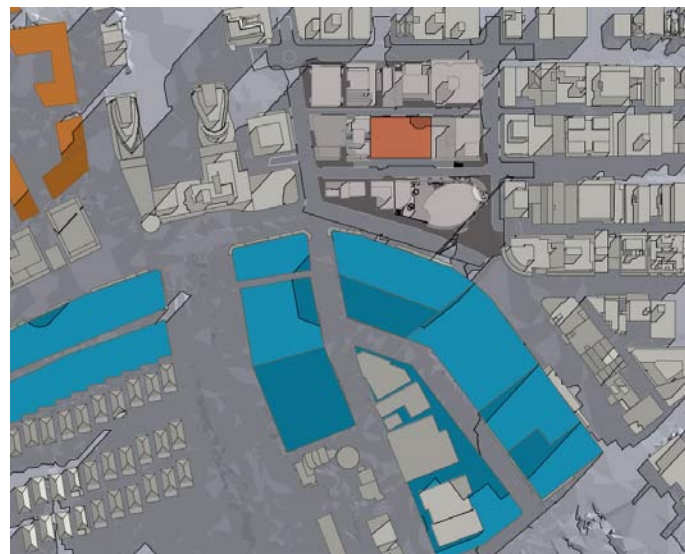
- **EXISTING SHADOW IMPACTS WITH GAZETTED LANE COVE LEP DEVELOPMENT ENVELOPES**

The gazetted Lane Cove LEP development envelopes on the south side of the Pacific Highway (Noted in Blue) potentially impose significant morning and afternoon shadows upon their immediate neighbours whilst introducing new shadows on the residential zone to the south west.

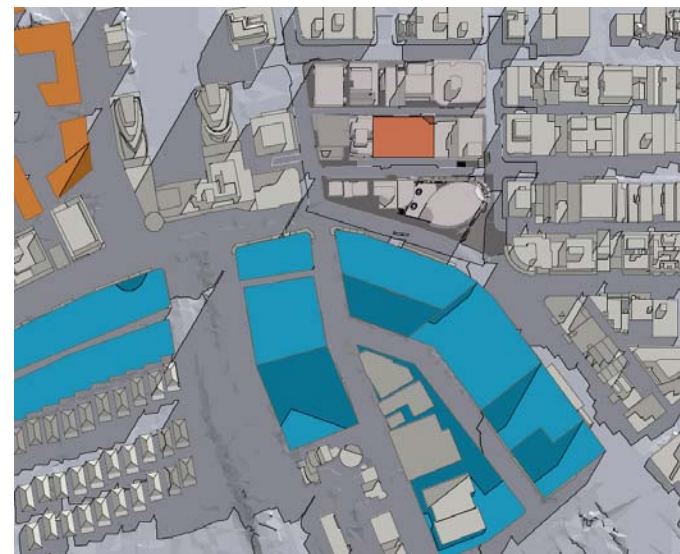
The redevelopment of the the Royal North Shore Hospital site is noted in Yellow, with impacts being negligible.

Morning and afternoon shadow impacts from the “Forum”, “IBM Tower” and “The Abode” developments remain generally limited to their immediate neighbours.

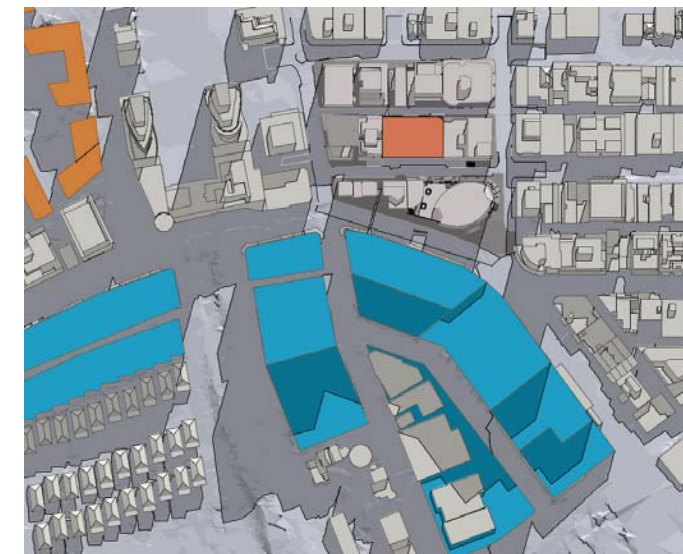
STUDY 01: 9am



STUDY 02: 10am

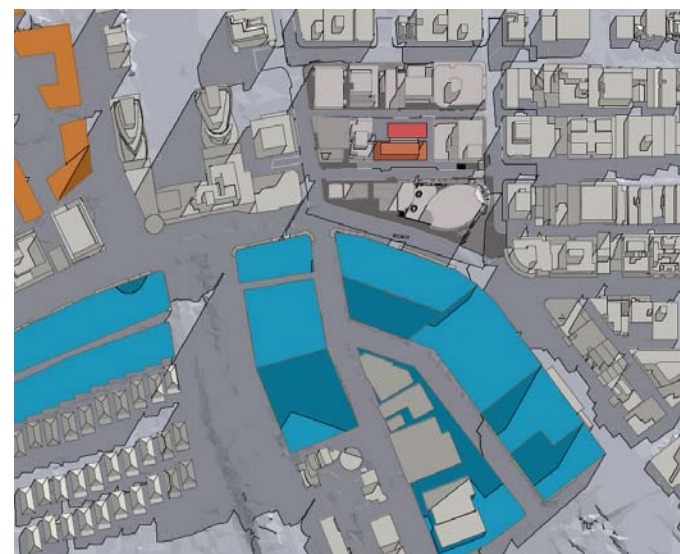
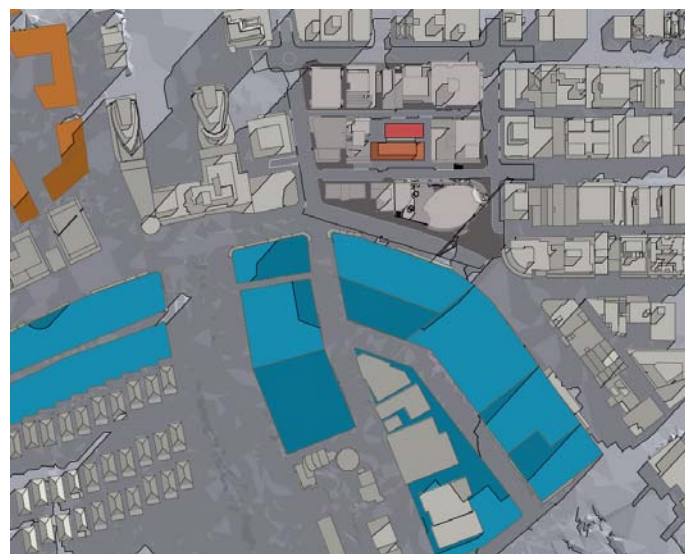


STUDY 03: 11am

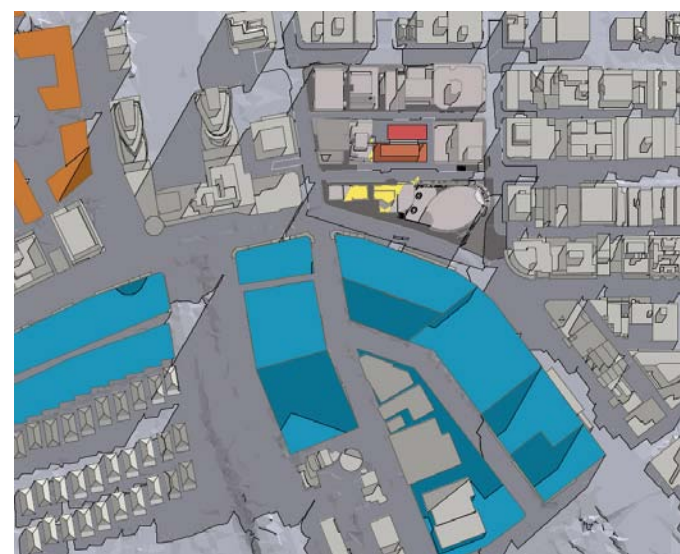
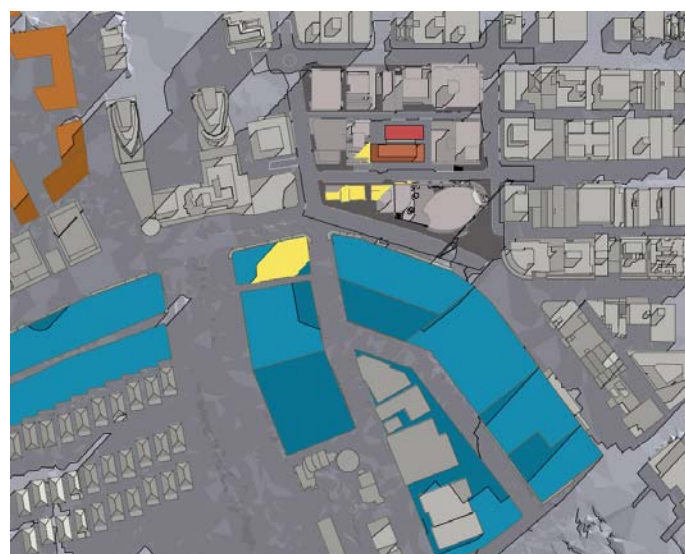


- **PROPOSED DEVELOPMENT SHADOW IMPACTS WITH GAZETTED LANE COVE LEP DEVELOPMENT ENVELOPES**

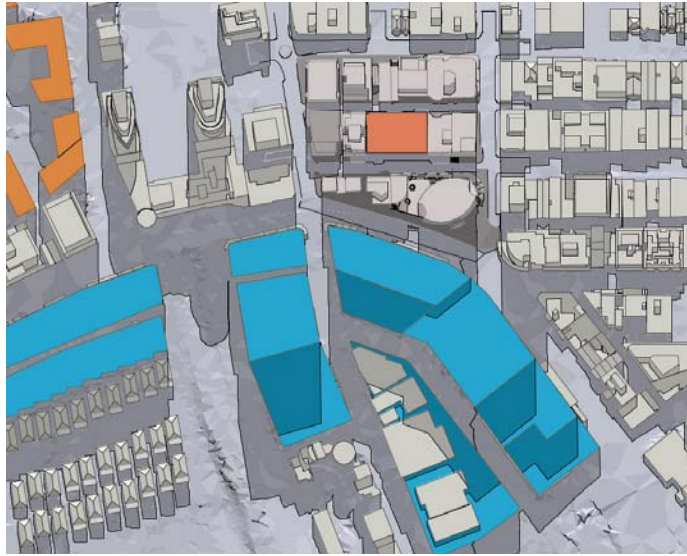
Impacts from the proposed development sit generally within existing shadow envelopes, with negligible new impacts being noted.



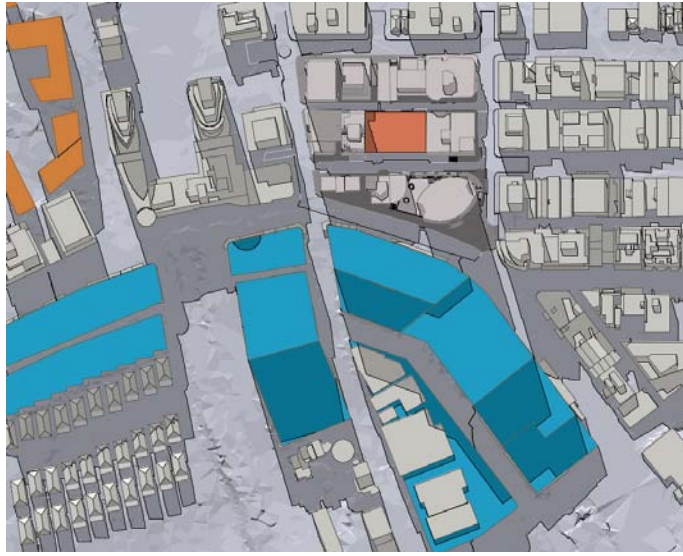
- **ADDITIONAL SHADOW IMPACTS**



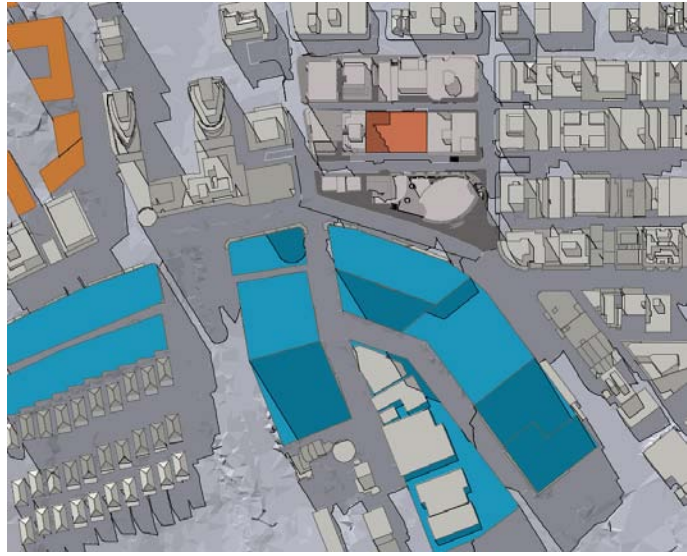
STUDY 04: Midday



STUDY 05: 1pm



STUDY 06: 2pm



STUDY 07: 3pm

