

SEPTEMBER 21 SHADOWS

EXISTING SHADOW IMPACTS

The existing September 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 shadow of the proposed development tracks the line of the Pacific Highway and sits generally within existing shadow envelopes in the morning. In the afternoon the IBM Tower mitigates shadow impacts to the South East.



ADDITIONAL SHADOW IMPACTS



STUDY 04: Midday



STUDY 05: 1pm



STUDY 06: 2pm



STUDY 07: 3pm

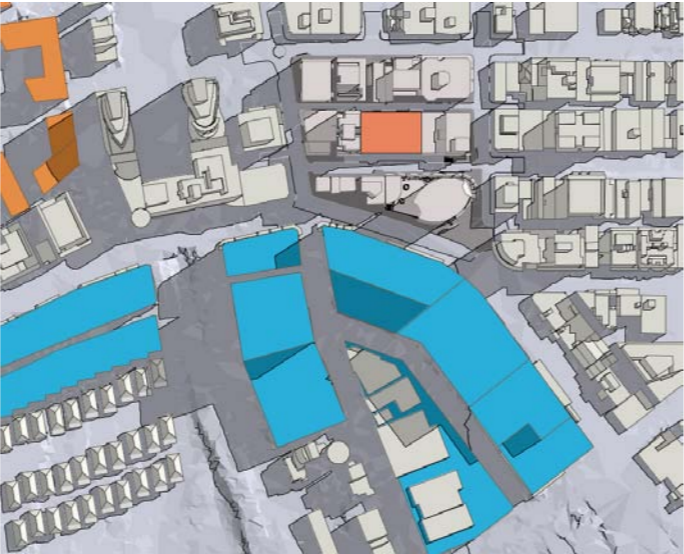


• **EXISTING SHADOW IMPACTS WITH GAZETTED LANE COVE LEP DEVELOPMENT ENVELOPES**

The gazetted Lane Cove LEP development envelopes on the south side of the Pacific Highway (Noted in Blue) 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 are noted in blue.



• **ADDITIONAL SHADOW IMPACTS**



STUDY 04: Midday



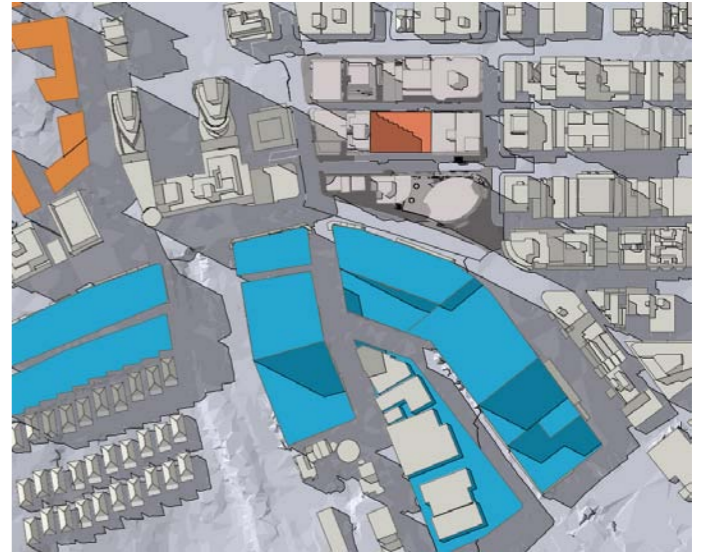
STUDY 05: 1pm



STUDY 06: 2pm



STUDY 07: 3pm



## DECEMBER 21 SHADOWS

- **EXISTING SHADOW IMPACTS**

The existing December 21 shadow conditions are relatively benign with negligible impacts from the existing development envelope.

STUDY 01: 9am



STUDY 02: 10am



STUDY 03: 11am



- **PROPOSED SHADOW IMPACTS**

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



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

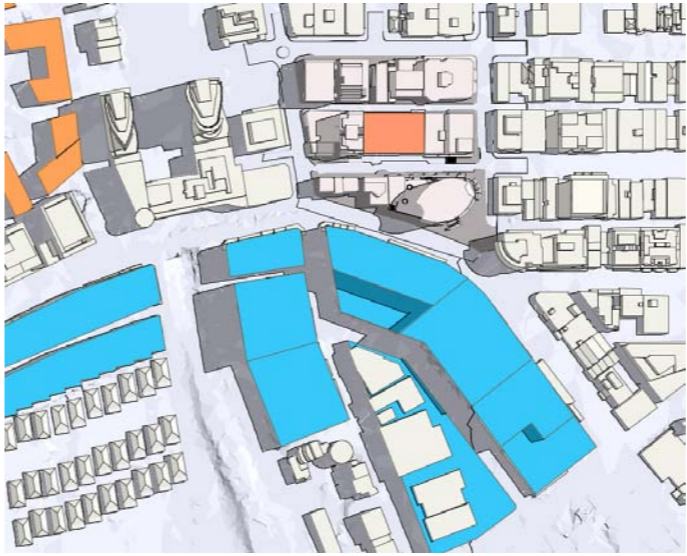
The gazetted Lane Cove LEP development envelopes on the south side of the Pacific Highway (Noted in blue) impose significant morning and afternoon shadows upon their immediate neighbours.

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 are noted in blue.



• **ADDITIONAL SHADOW IMPACTS**



STUDY 04: Midday



STUDY 05: 1pm



STUDY 06: 2pm



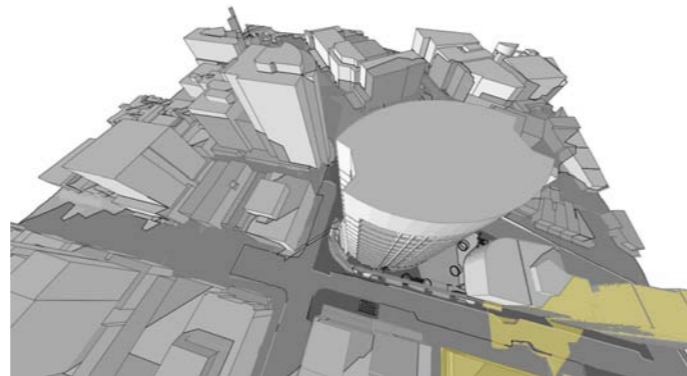
STUDY 07: 3pm



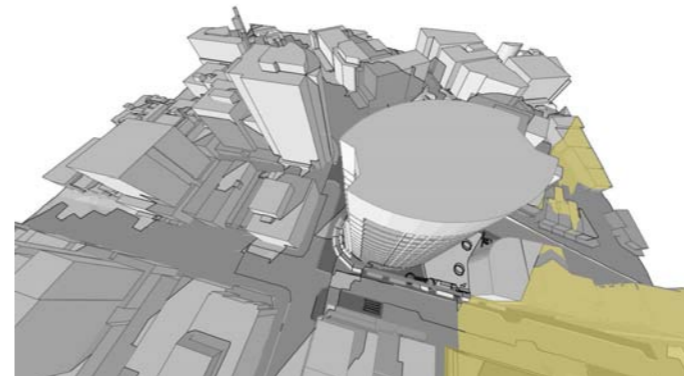
## SOLAR IMPACT ANALYSIS FOR THE ABODE APARTMENTS

- **JUNE 21, HOURLY 9AM-3PM**

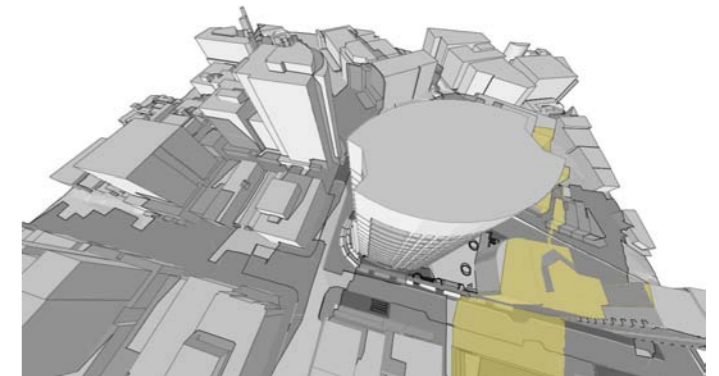
09:00 am



10:00 am

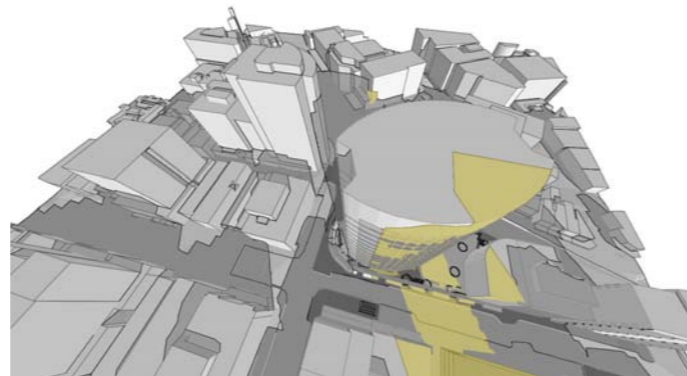


11:00 am

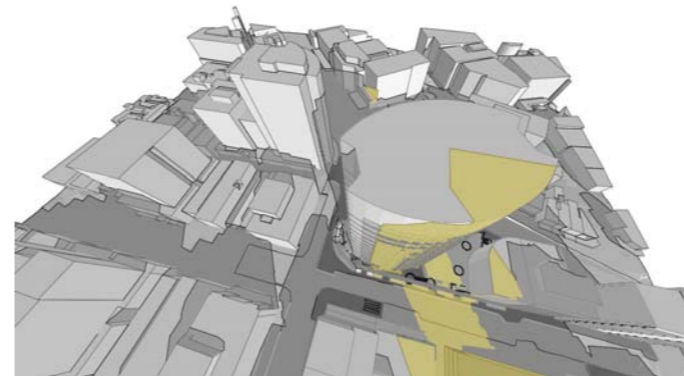


- **JUNE 21, 5 MINUTE INTERVALS 2PM-3PM**

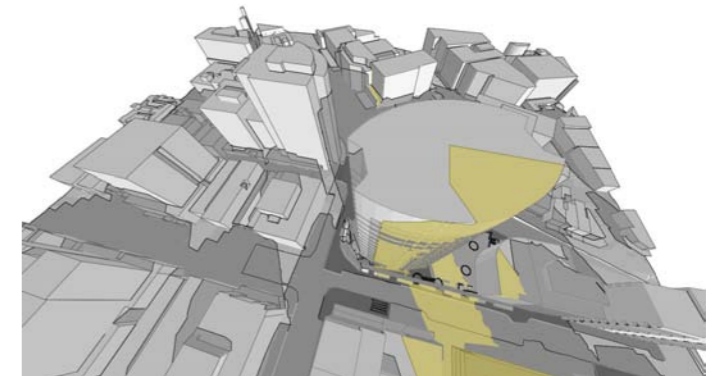
02:00 pm



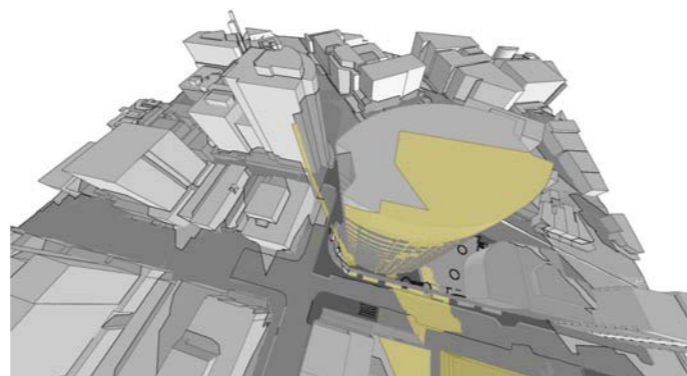
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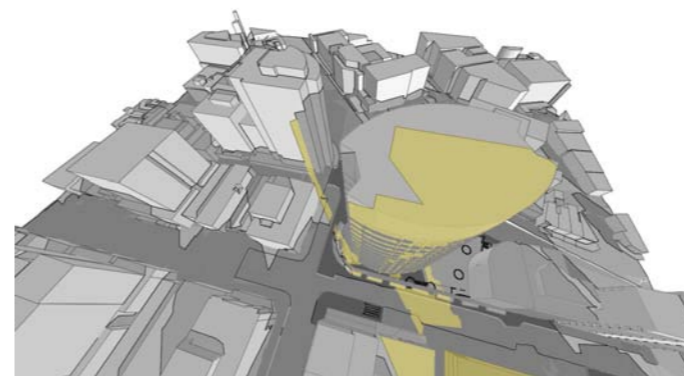
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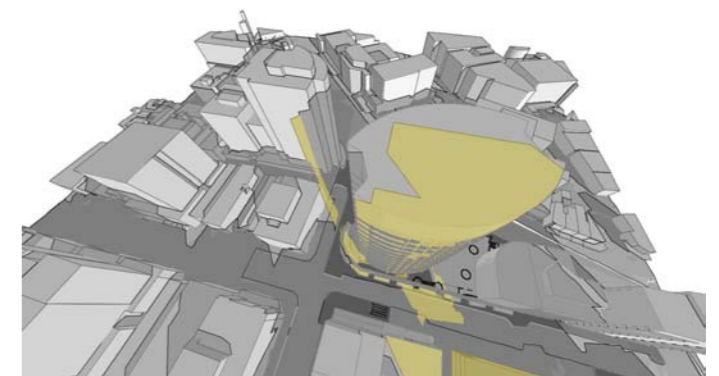
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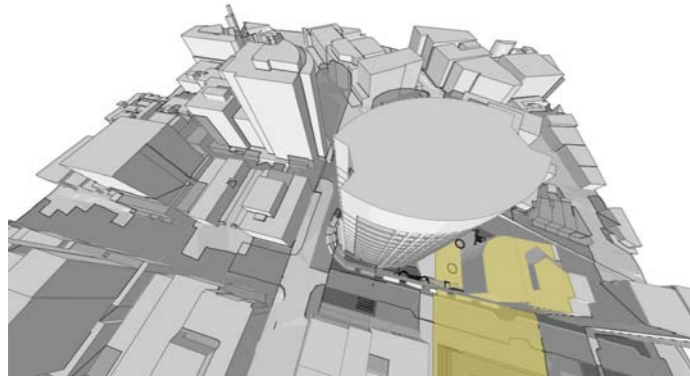
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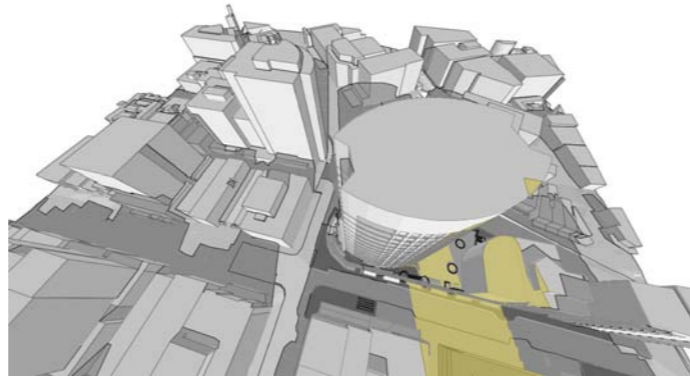
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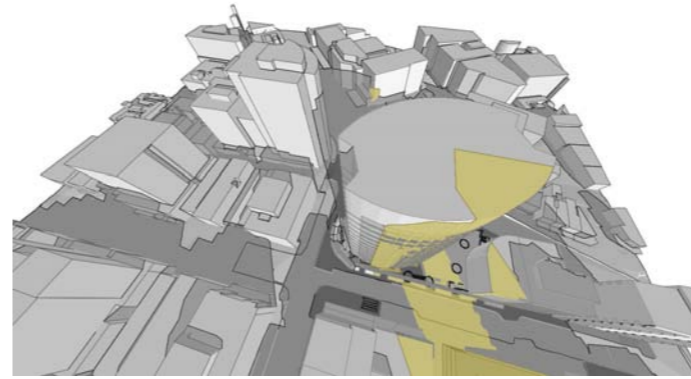
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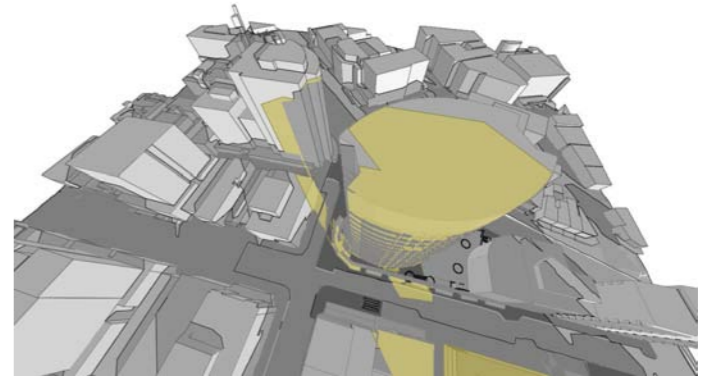
01:00 pm



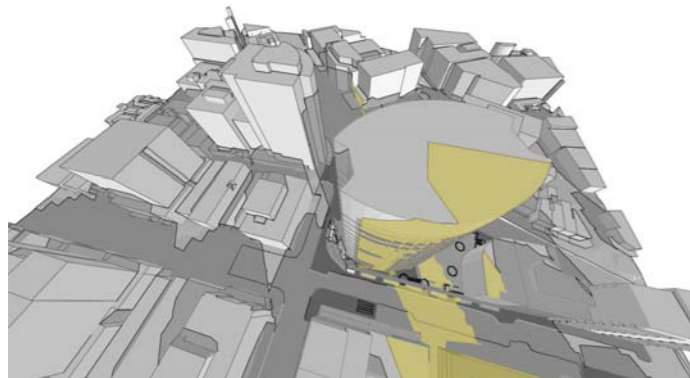
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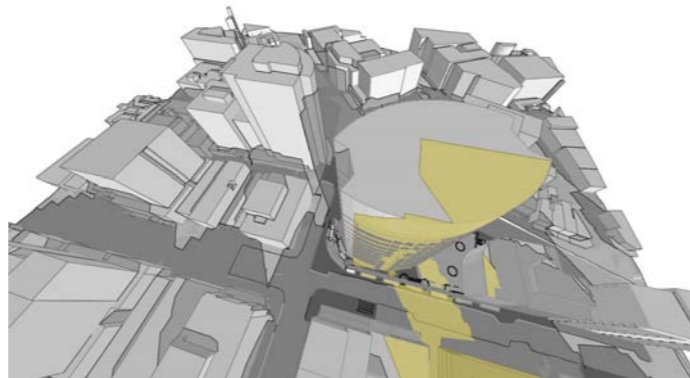
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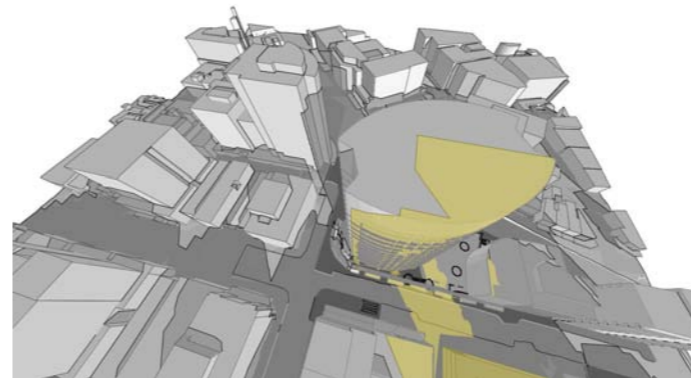
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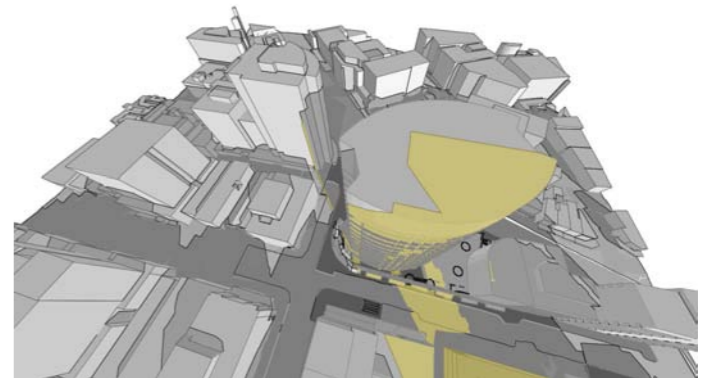
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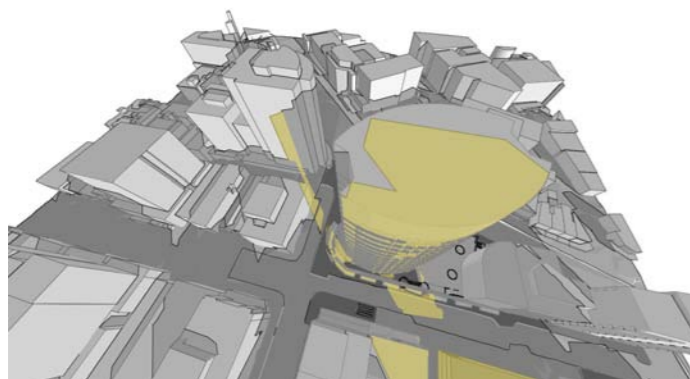
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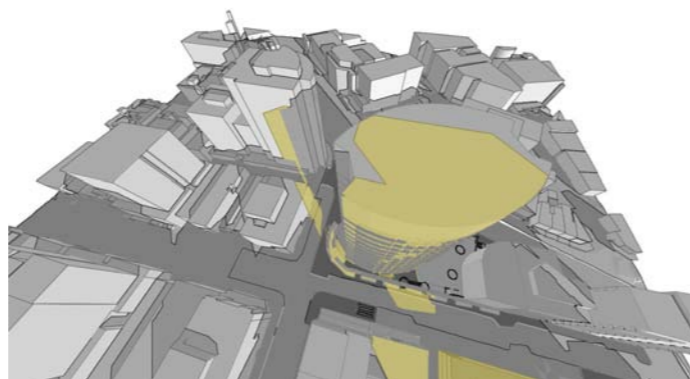
02:30 pm



02:50 pm



02:55 pm



03:00 pm

