

Modification of Pitt Street South Over Station Development

We have been engaged to assess the solar implications of allowing balustrades, vents, flues, air terminals, etc above the maximum height of RL165.35 as per the Approved Development Consent. The applicant is proposing to alter the wording of condition B11 as per below

B11. The maximum height of the approved building must not exceed RL 165.35 AHD, including plant and lift over runs. Communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues, balustrades and the like can extend to a maximum height of RL 166.35. Details confirming compliance with this condition must be submitted to the Certifying Authority to the issue of the relevant Construction Certificate.

We have compared the approved DA solar access with the proposed amendments, and **we can confirm that there is no loss of compliance to any neighbouring buildings and no measurable increase of overshadowing to Hyde Park.** Majority of the elements beyond RL 165.35 are proposed to be inboard of the edge of the building, meaning that majority of the projections actually throw any additional shadows onto the proposed building itself rather than any neighbouring buildings. The only projection that would cause additional shadows is the proposed balustrade, but as it is a light metal safety balustrade only, it allows ample light through the gaps of the proposed balustrade. Any minor increase in overshadowing due to this balustrade does not change the solar compliance of any neighbouring residential units.

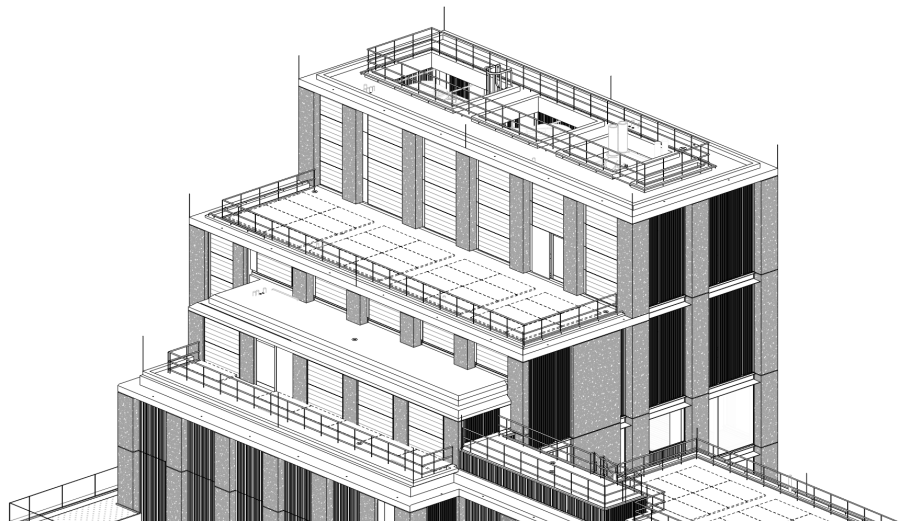


Image 1: Amended 3D form showing proposed projections beyond RL165.35.

We have included an updated set of Views from the Sun which demonstrates that the proposed modification has a negligible impact.

If the approval body has any queries, please call me on 0466 049 880 to discuss further. Thank you.

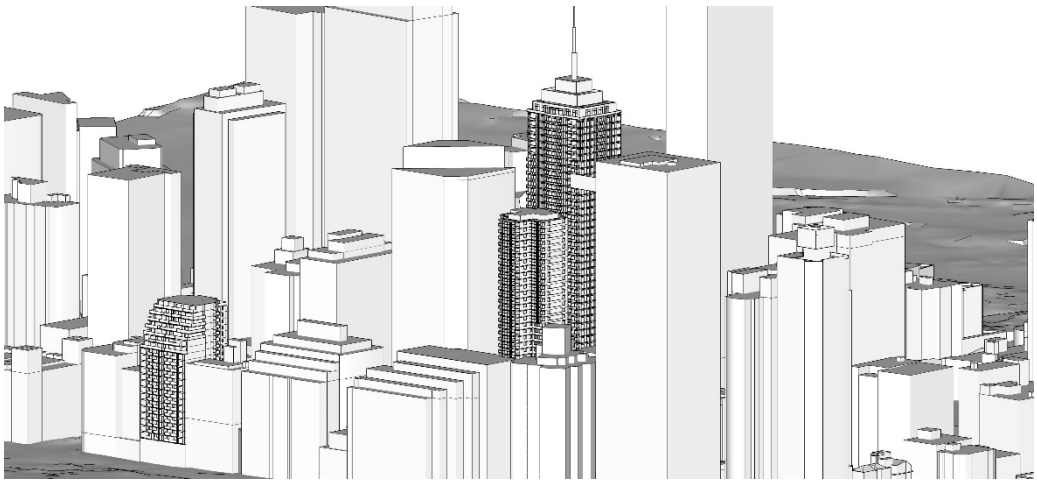
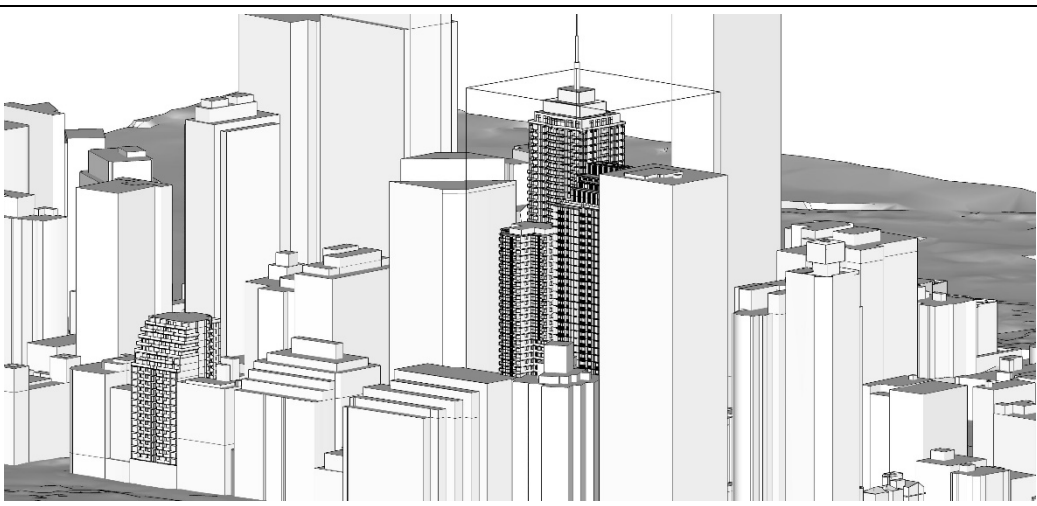
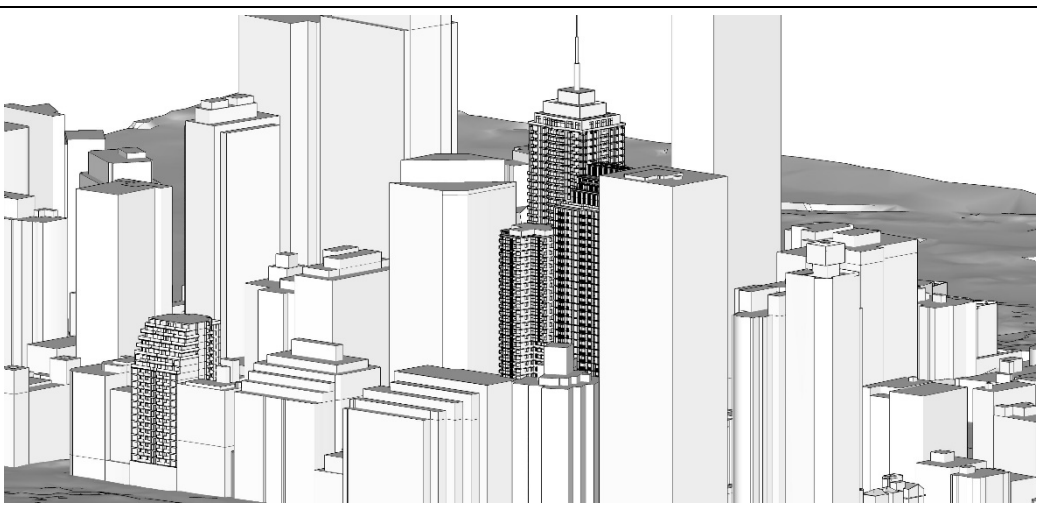
Scott Walsh

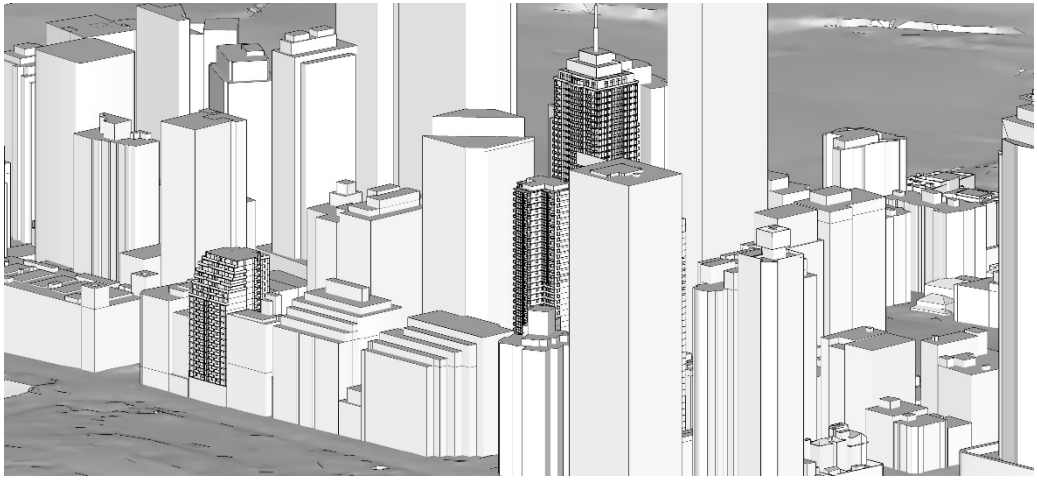
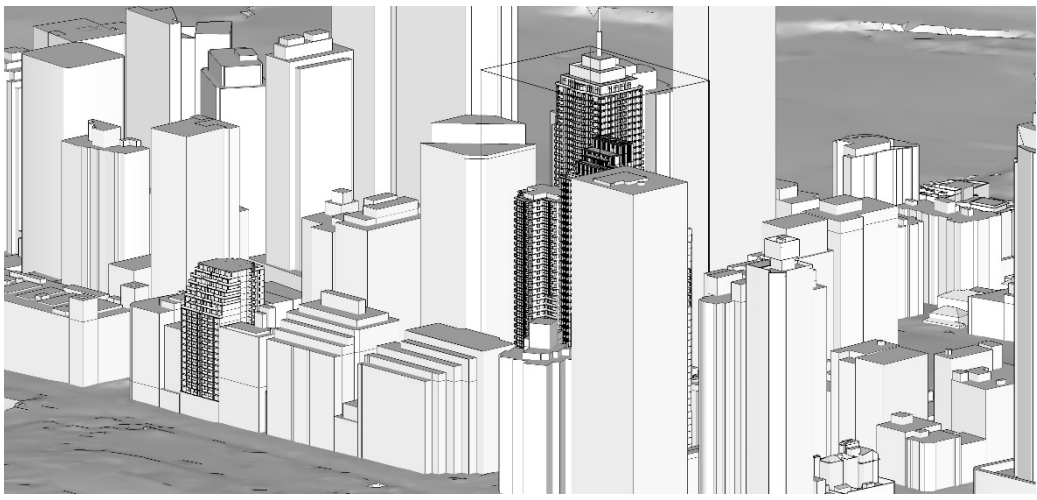
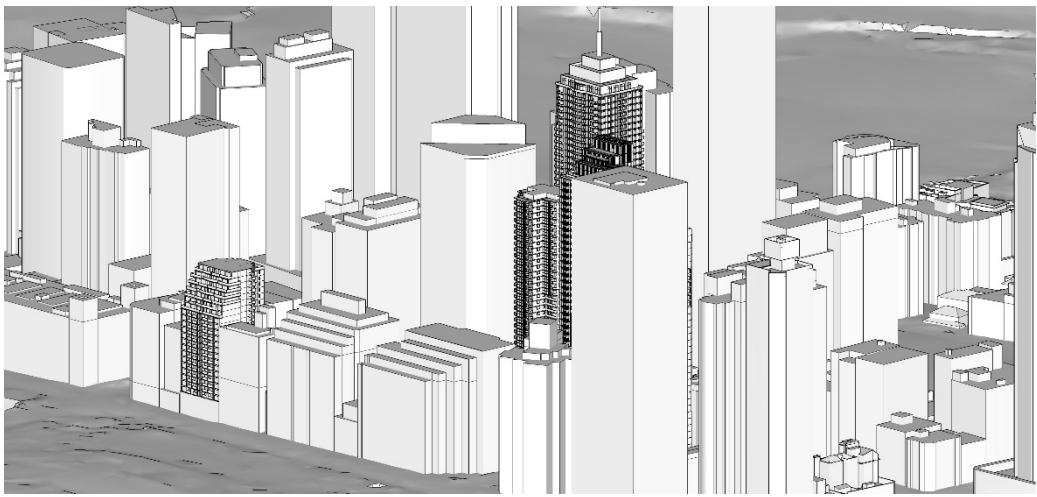
Registered Architect ACT 2624, NSW 10366

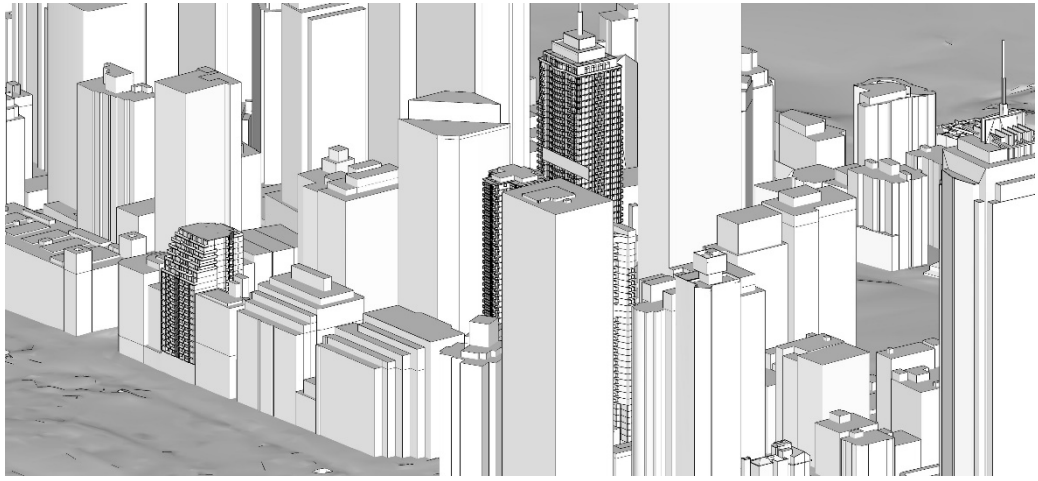
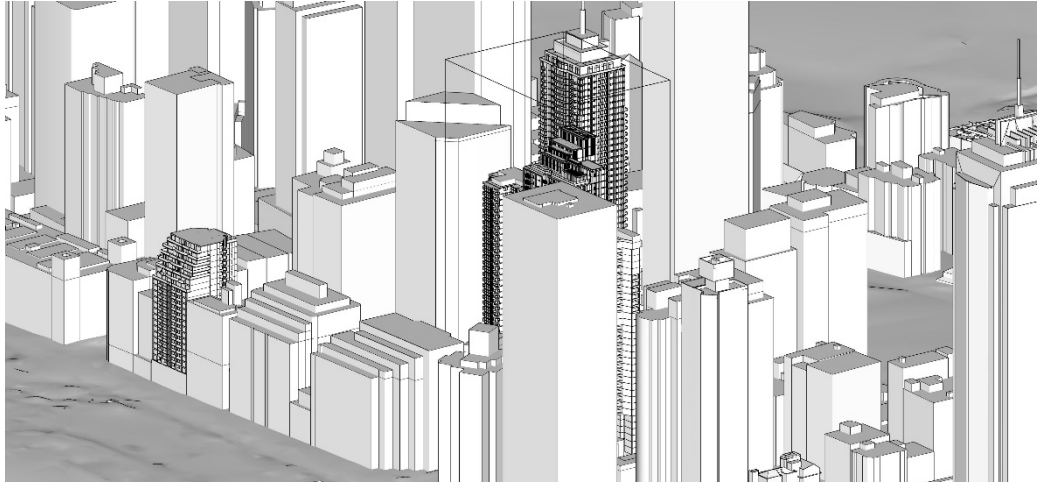
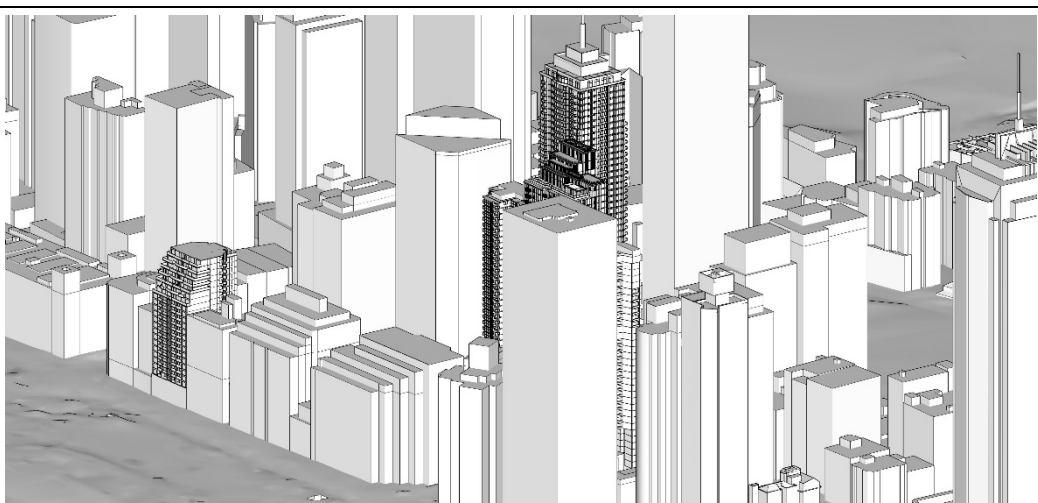
Walsh Analysis

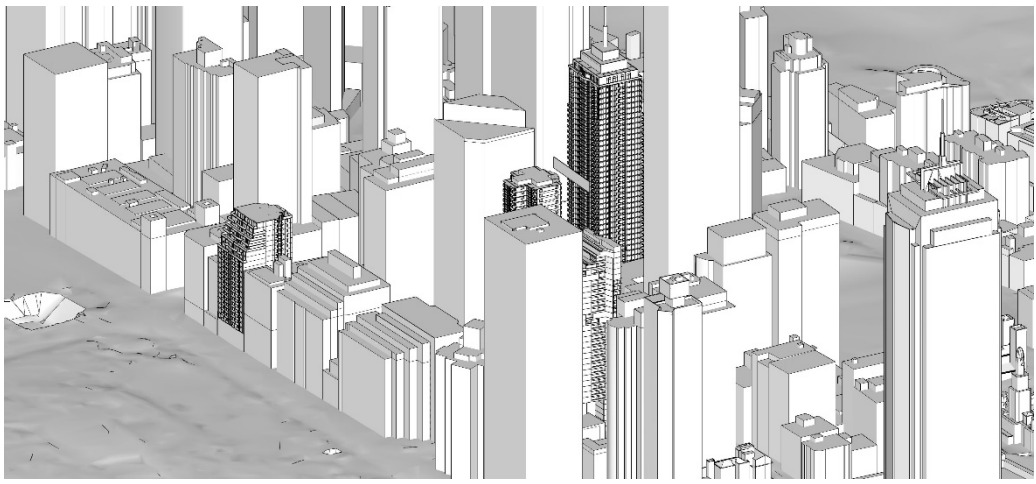


B.0 APPENDIX B: VIEWS FROM THE SUN

The table shows half-hourly views of solar access projections for **June 21**.

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<p>8.00 APPROVED</p>	
<p>8.00 4.55 MOD</p>	

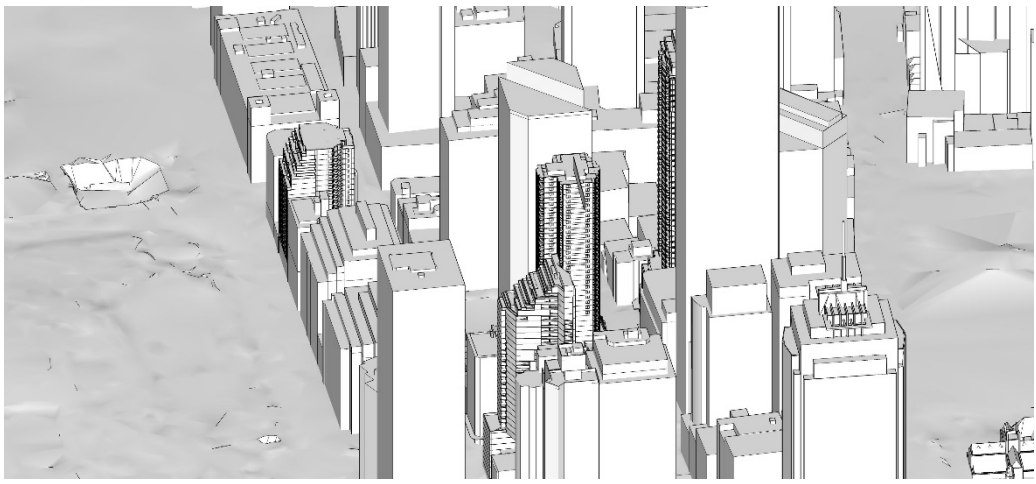
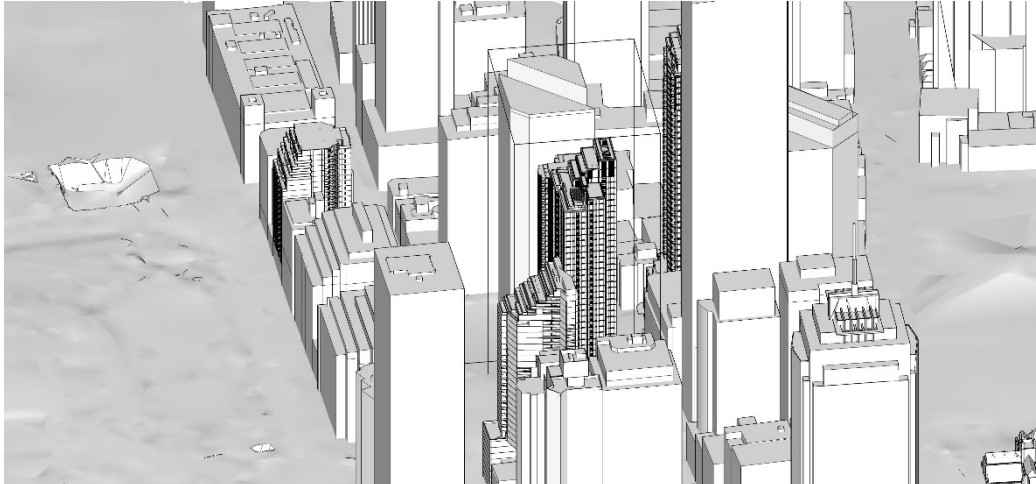

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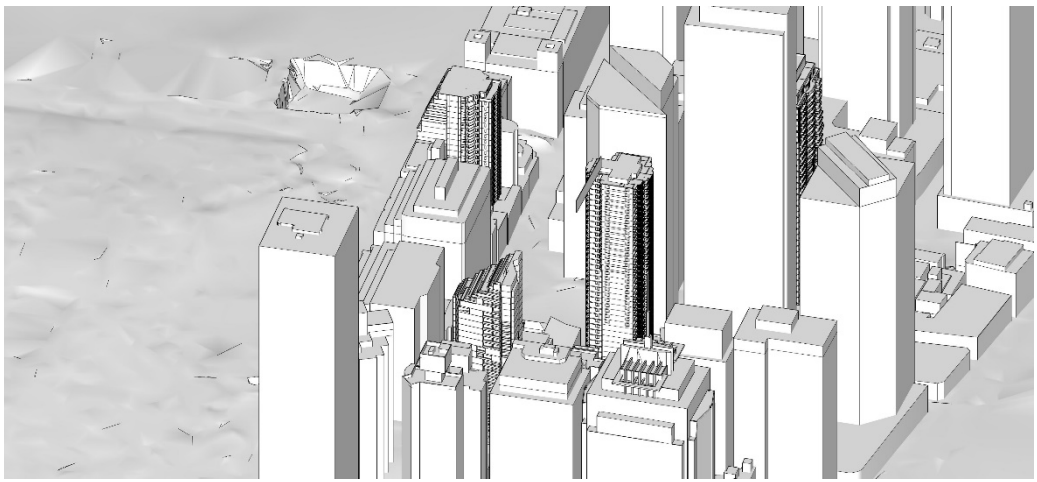
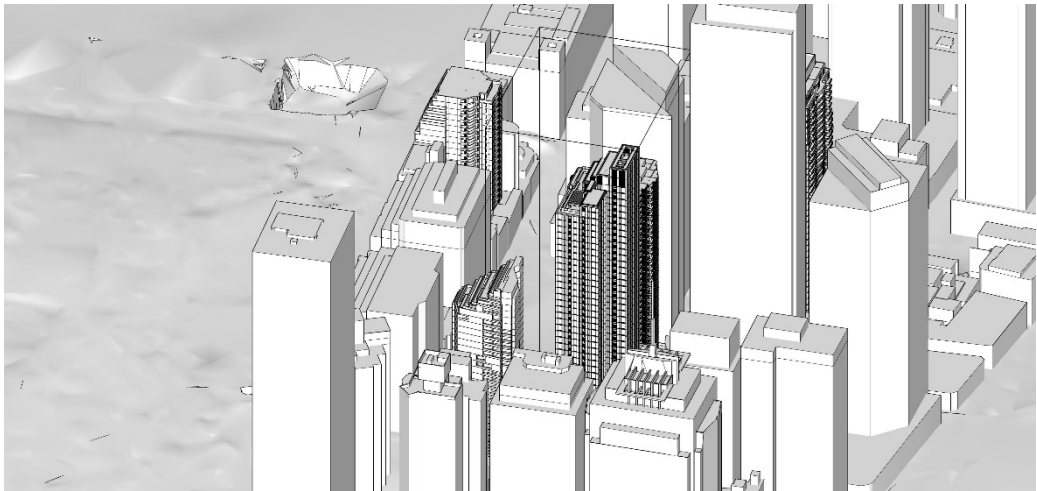
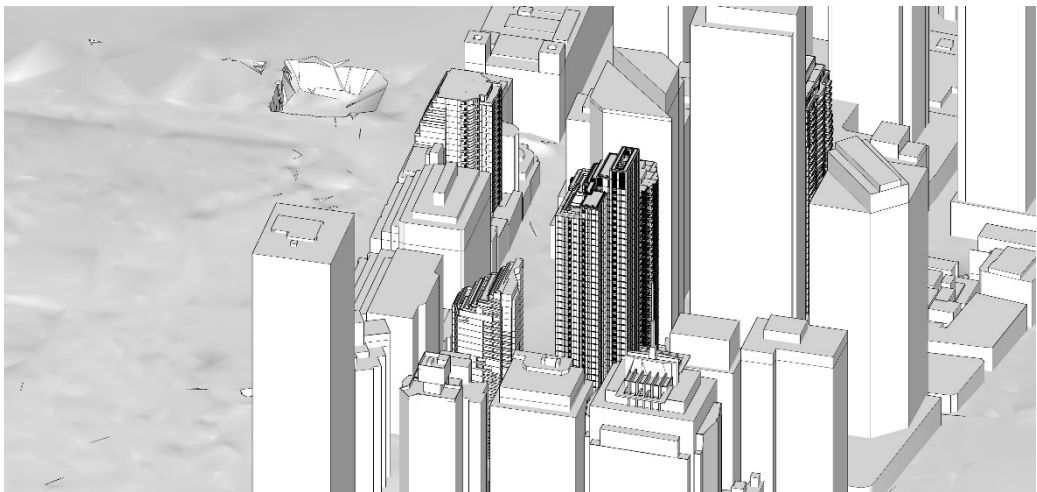
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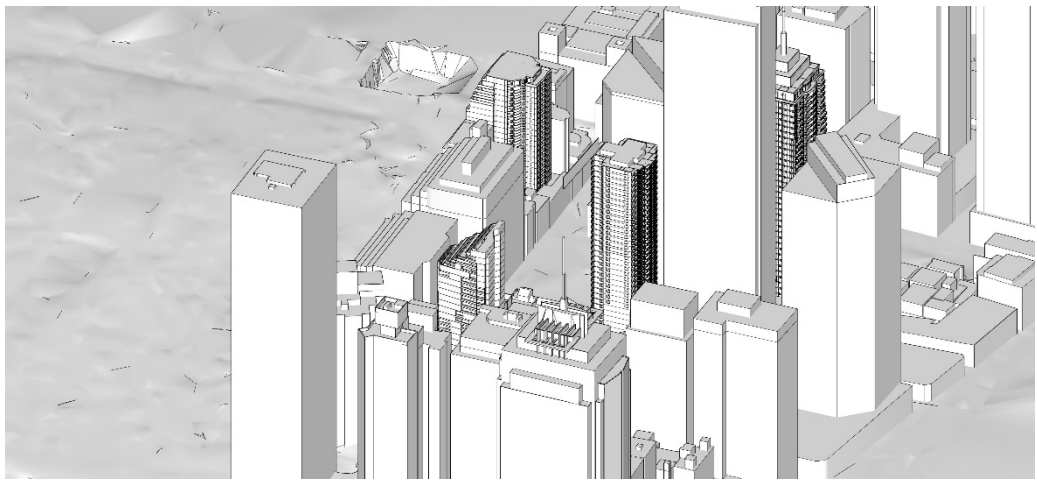
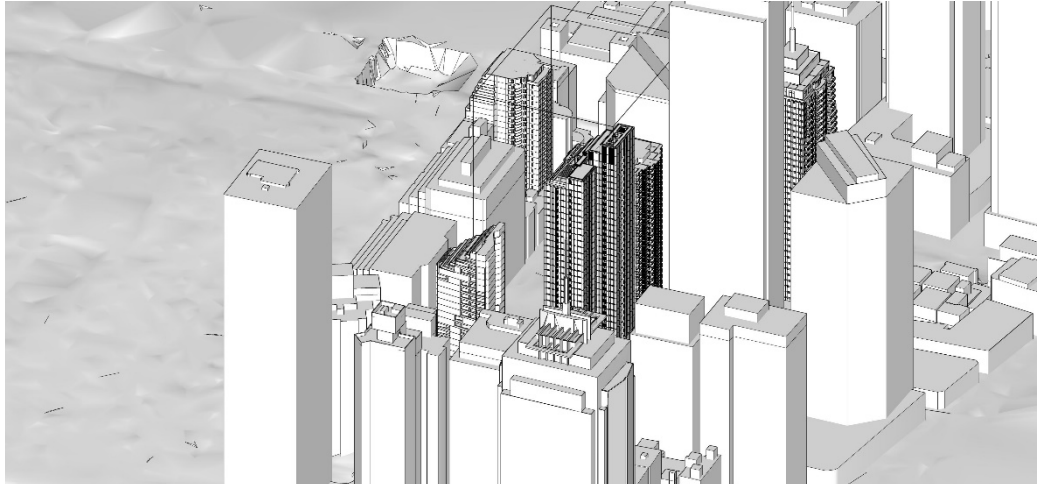
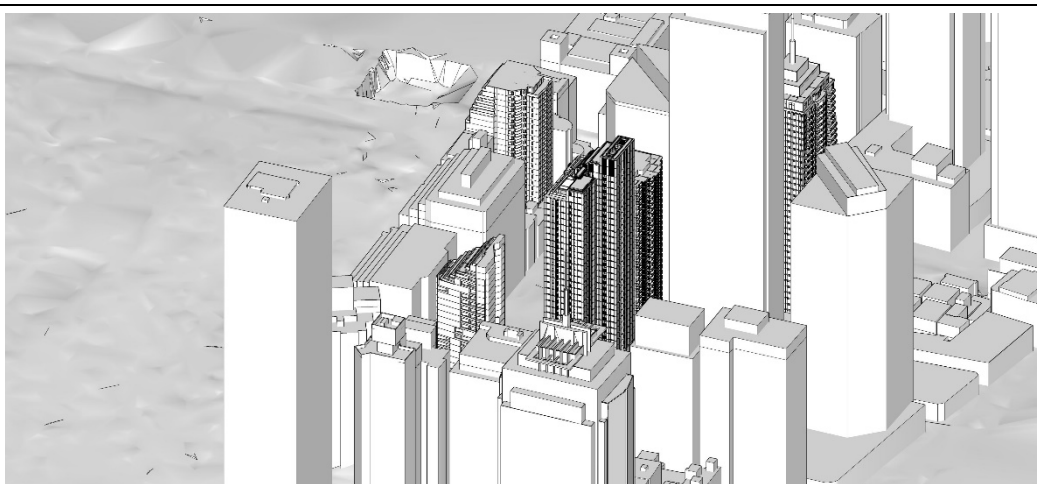
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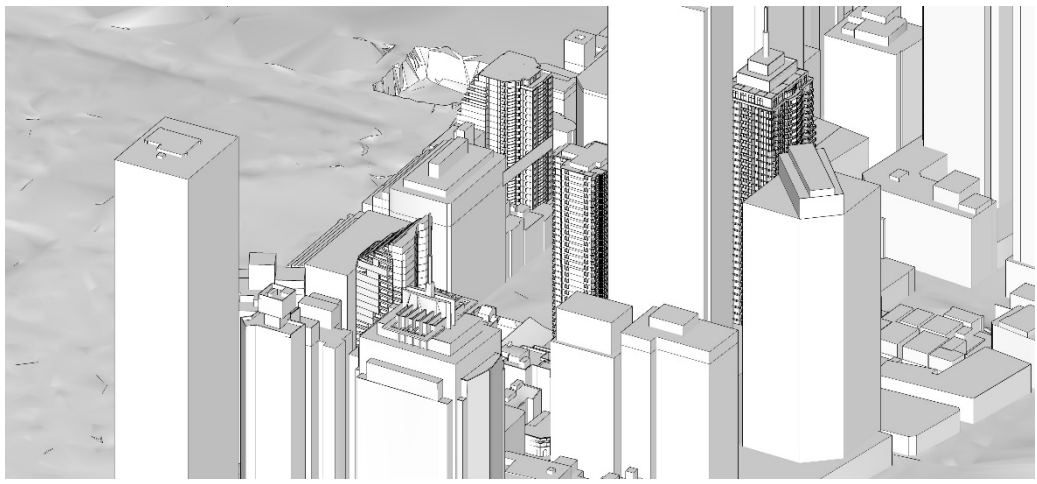
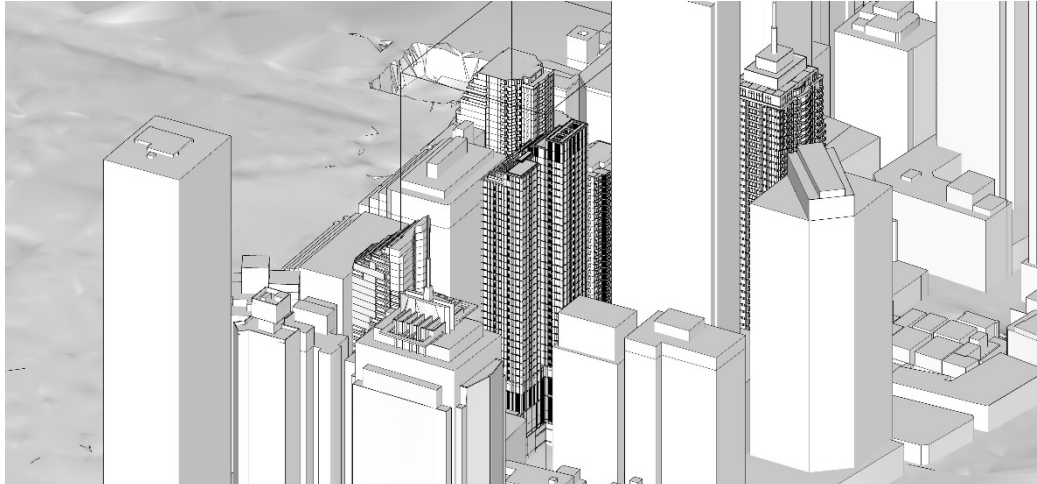
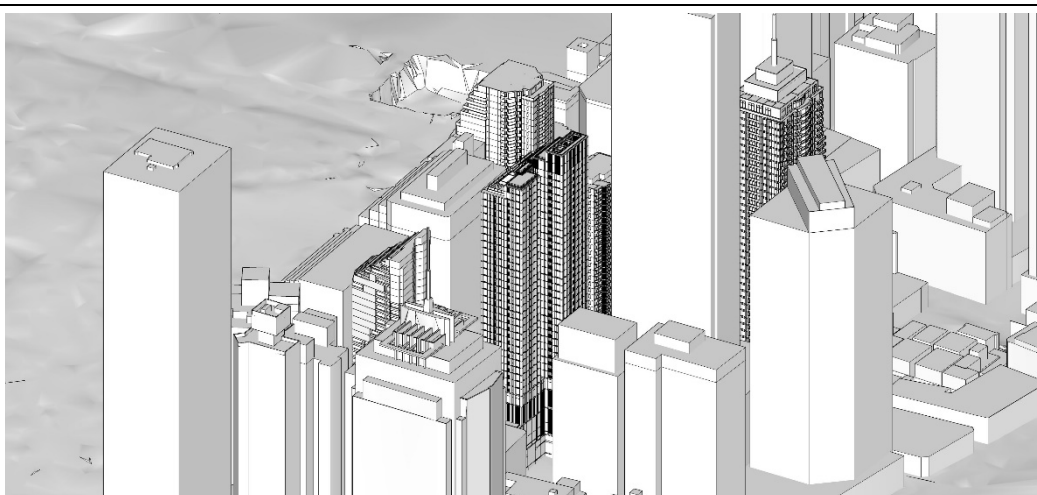
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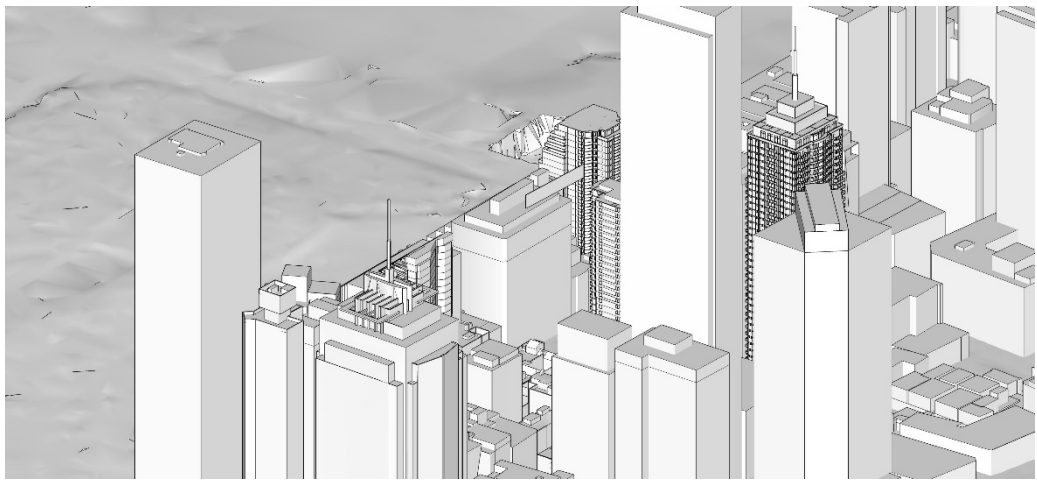
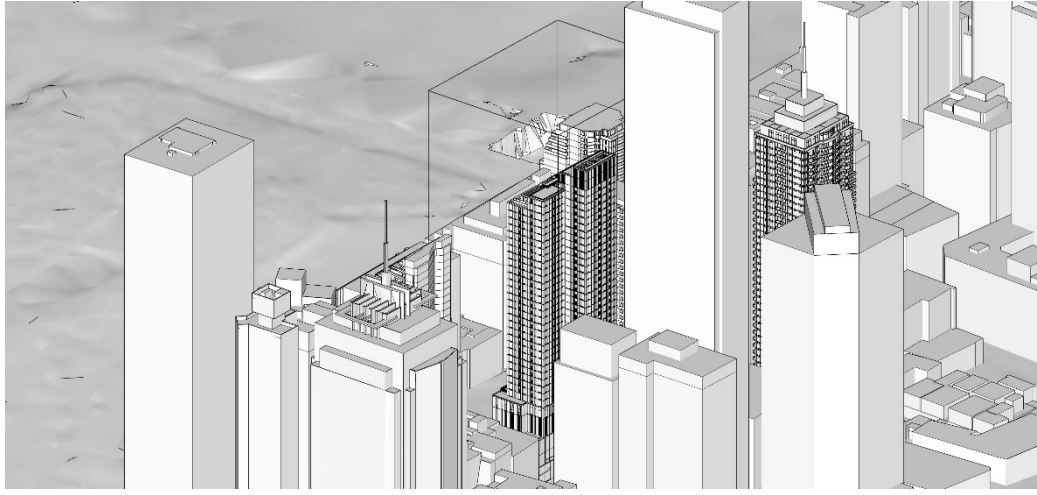
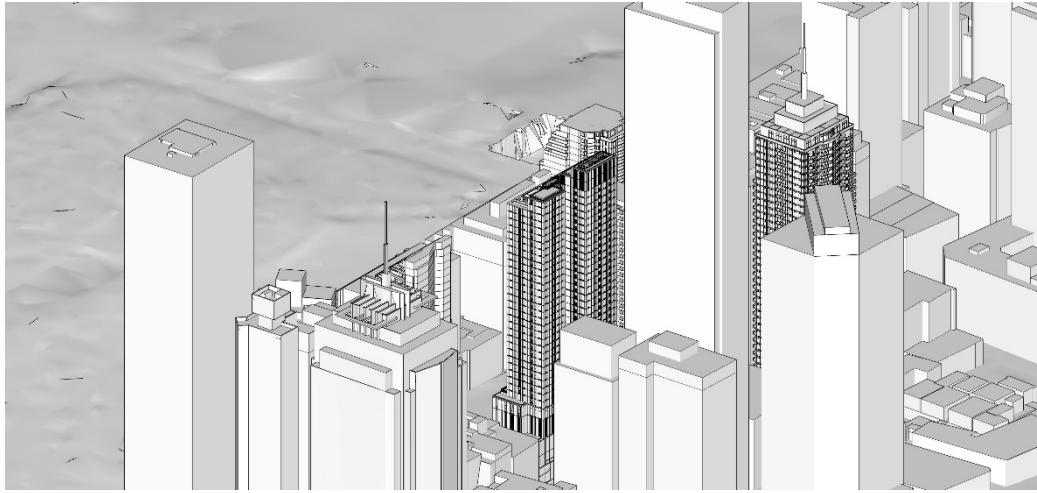
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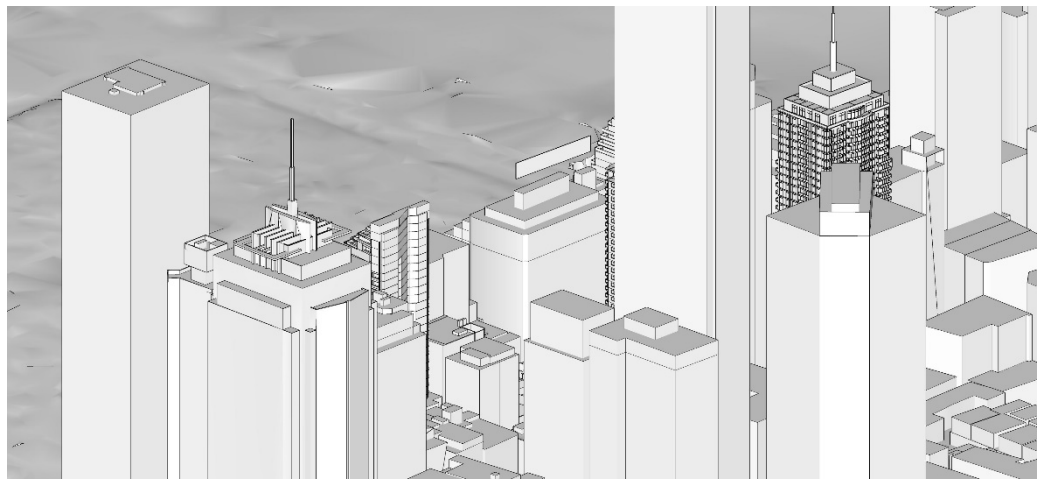
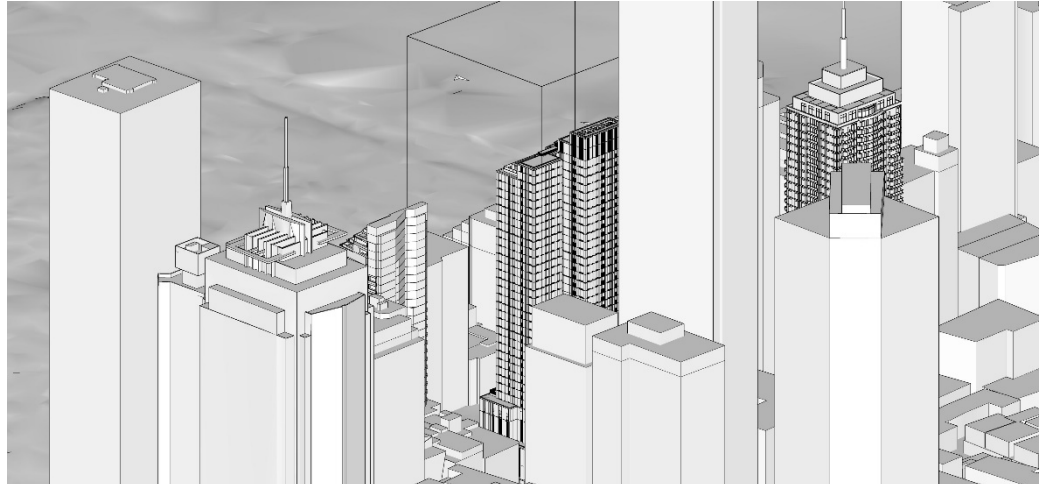
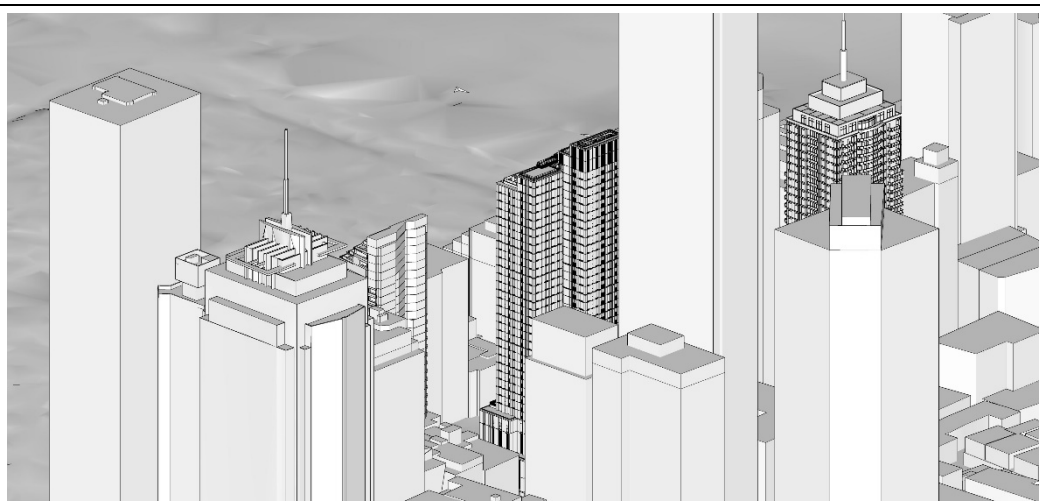
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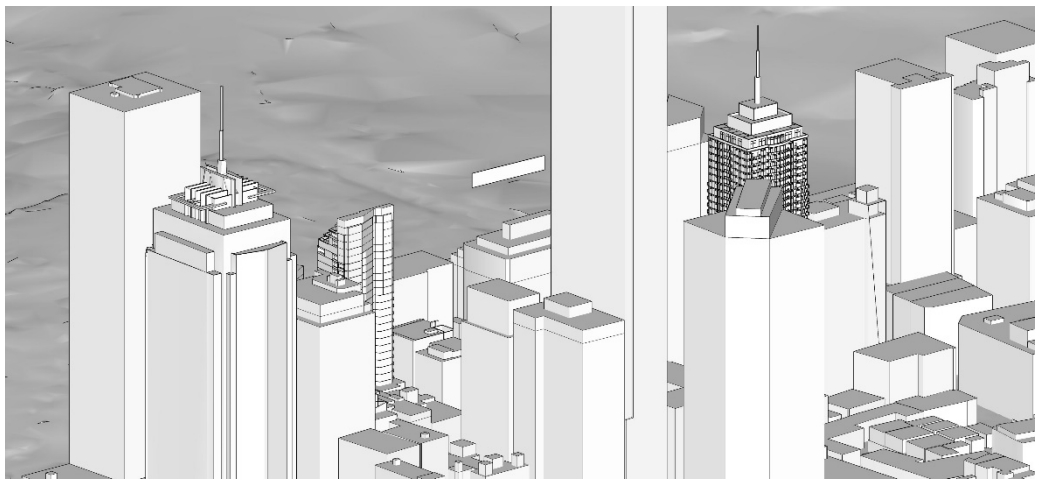
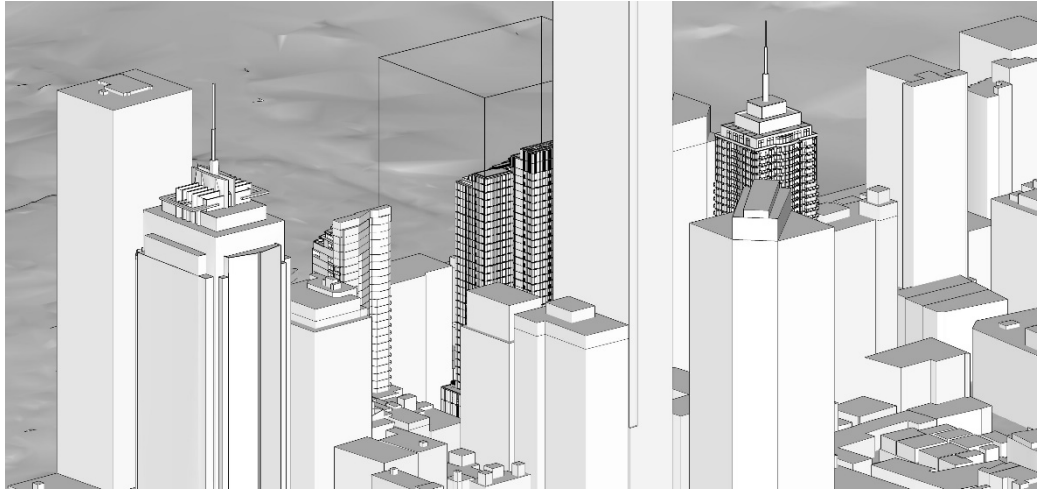
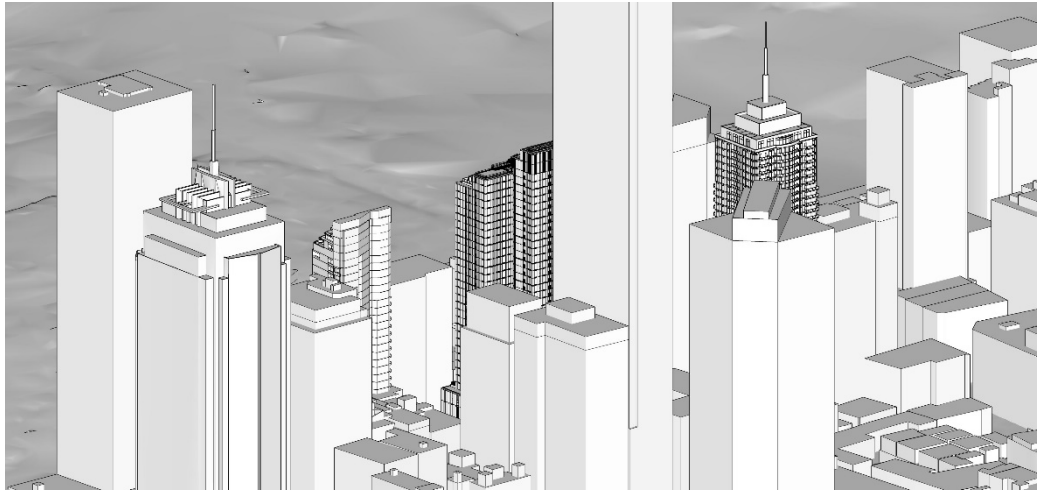
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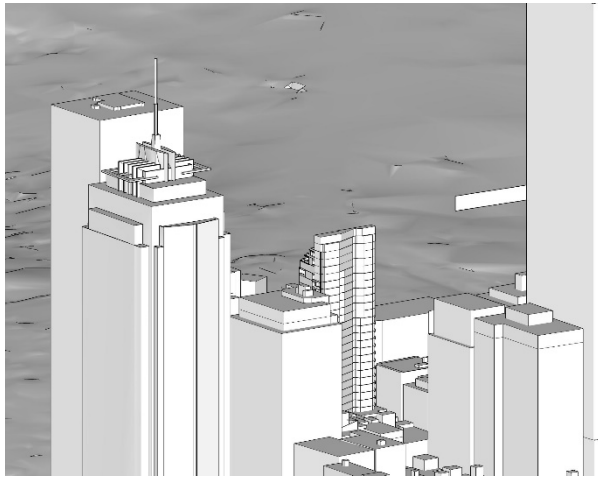
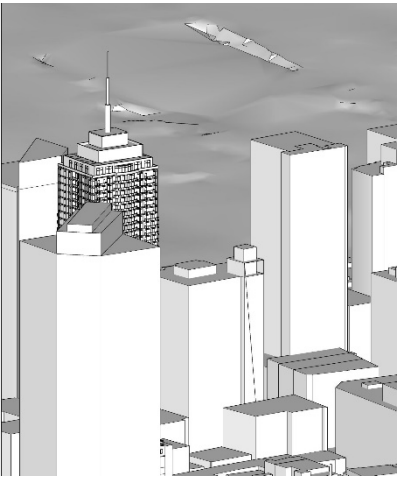
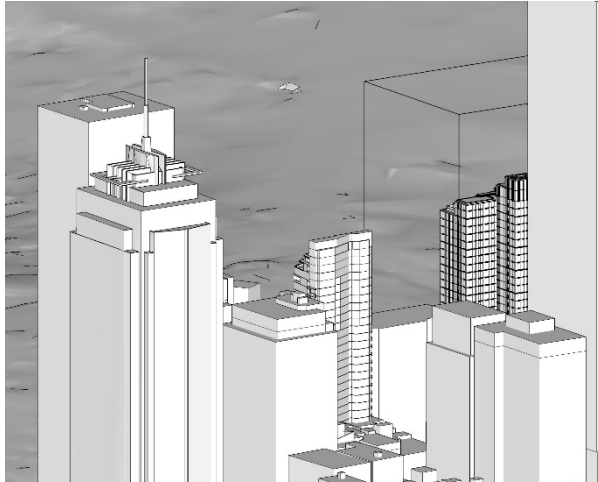
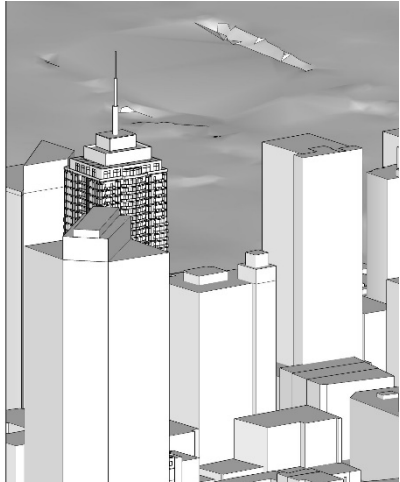
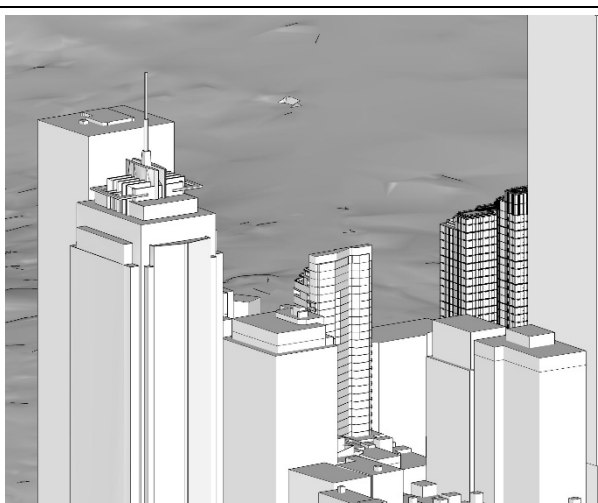
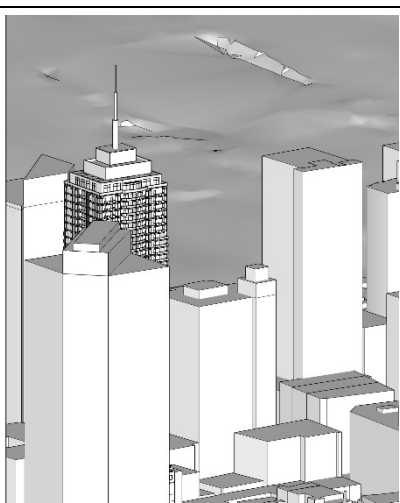
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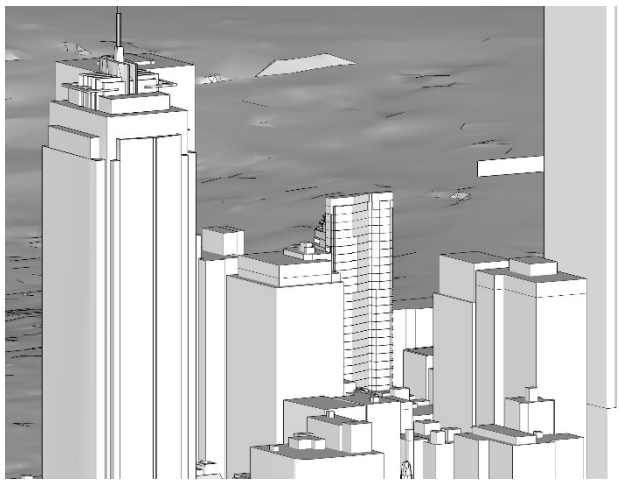
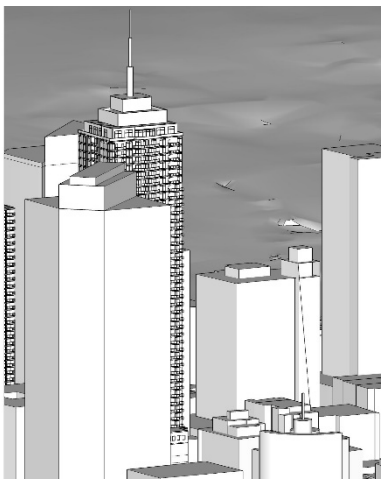
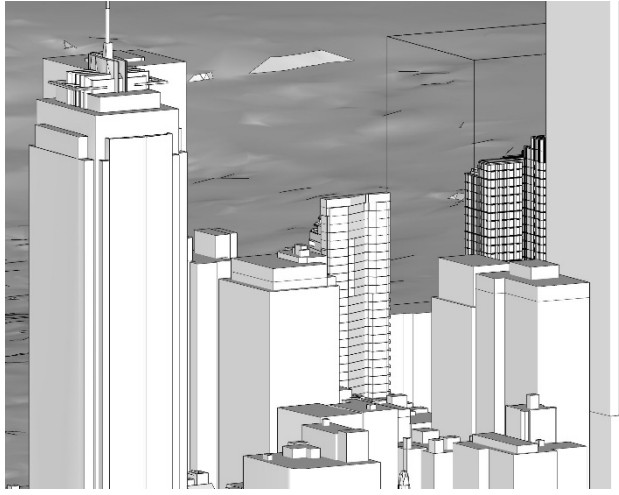
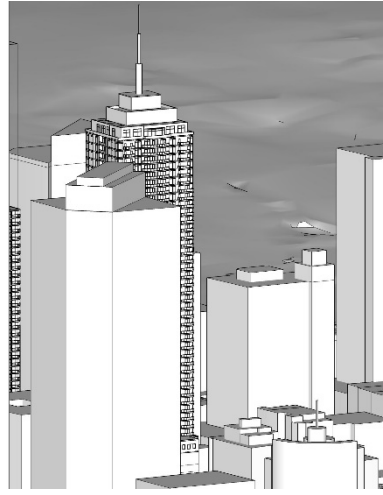
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<p>2.00 APPROVED</p>	
<p>2.00 4.55 MOD</p>	

<p>2.30 EXISTING</p>	
<p>2.30 APPROVED</p>	
<p>2.30 4.55 MOD</p>	

<p>3.00 EXISTING</p>	
<p>3.00 PROPOSED</p>	
<p>3.00 4.55 MOD</p>	

<p>3.30 EXISTING</p>		
<p>3.30 APPROVED</p>		
<p>3.30 4.55 MOD</p>		

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<p>4.00 APPROVED</p>		
<p>4.00 4.55 MOD</p>	