As the extent of shadow has been reduced, ie: the intent of the Modified Concept Plan. As the significant and the proposal is considered to meet this portion of the building.

These impacts to the shadows are not deemed indicated in blue on the images to the right.

The Modified Concept Plan envelope allows for a cast by this portion of the proposal at 9.00am as commercial level plus 11 upper levels of residential block accommodates a 3,900mm (floor to floor).

As illustrated the following massing diagram the block accommodates a 3,900mm (floor to floor) efficiently meet brief requirements, we have locally this building has an upper roof edge RL of 55,250.

Where required to the top of the upper floor to the finished roof level broken the envelope. For example, the eastern Compliant Scheme have been carefully determined to create great improvements to both the public domain, space.

The heights and alignments of the Alternative Proposal and the Concept Design have been carefully studied to avoid additional impacts on adjacent building amenity and value to the new space.

ADDITIONAL SHADOW RELATIVE TO MODIFIED CONCEPT PLAN ENVELOPE

OUTLINE OF PERMISSIBLE SHADOW AS PER MODIFIED CONCEPT PLAN

NEW SHADOW RESULTING FROM PROPOSAL

COMPLIANT SCHEME

21 JUNE, 9.00AM

3D VIEW June 21 1200 Proposed Envelope

3D VIEW June 21 1500 Compliant Envelope

DECEMBER MIDDAY - 79.53º

SEPTEMBER MIDDAY - 54.70º

JULY MIDDAY - 35.55º

MARCH MIDDAY - 55.93º

AHD 43.900 Top of Parapett

AHD 48.500 Mod Con Plan

AHD 52.500 Mod Con Plan

RL +16.300

RL +24.600

RL +27.750

Level 05

Level 09

Level 12

Level 13

Roof

RL +56.100

RL +59.250

RL +62.400

AHD 28.800 Mod Con Plan

AHD 40.750 Top of Parapett

AHD 45.300 Mod Con Plan

DEVELOPMENT SOLAR ANALYSIS - JUNE 21 09:00 to 15:00

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'

CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK

APPROVED

SB 01 24/10/2014 ISSUED FOR SSDA APPROVAL FJMT
APARTMENT SOLAR ACCESS ANALYSIS - JANUARY 21

Profiled anodised aluminium vertical batten using "clip-on" fixing as FAC12

FAC09
FAC08
FAC07
FAC06
FAC05
FAC04
FAC02
FAC01
FAC11

NATURAL VENTILATION
GOOD VENTILATION
ASSISTED VENTILATION
APARTMENT ASSIST VENT DUCT
LOBBY DUCTED VENTILATION
ADAPTABLE APARTMENT
WIDE FRONTAGE NATURALLY VENTILLATED
NATURAL VENTILATION (NV)
2 HOURS OF SUNLIGHT ACCESS
EXTERNAL AREA
CHILDCARE
RETAIL + NON-RESIDENTIAL
3 BED DUAL KEY
3BK
3BS
3 BED + STUDY
3 BED
2 BED 2 STOREY TERRACE
2BT
2 BED DUAL KEY
2BK
2BS
2 BED + STUDY
2 BED + MEDIA NOOK
2BM
2B
2 BED
1 BED + STUDY
1BS
1BM
1B
STUDIO

TITLE
PROJECT
SHEET NO.
DATE
SCALE

ARCHITECT
CLIENT
REV. DATE DESCRIPTION

01 24/10/2014 ISSUED FOR SSDA APPROVAL FJMT

Issued for Approval