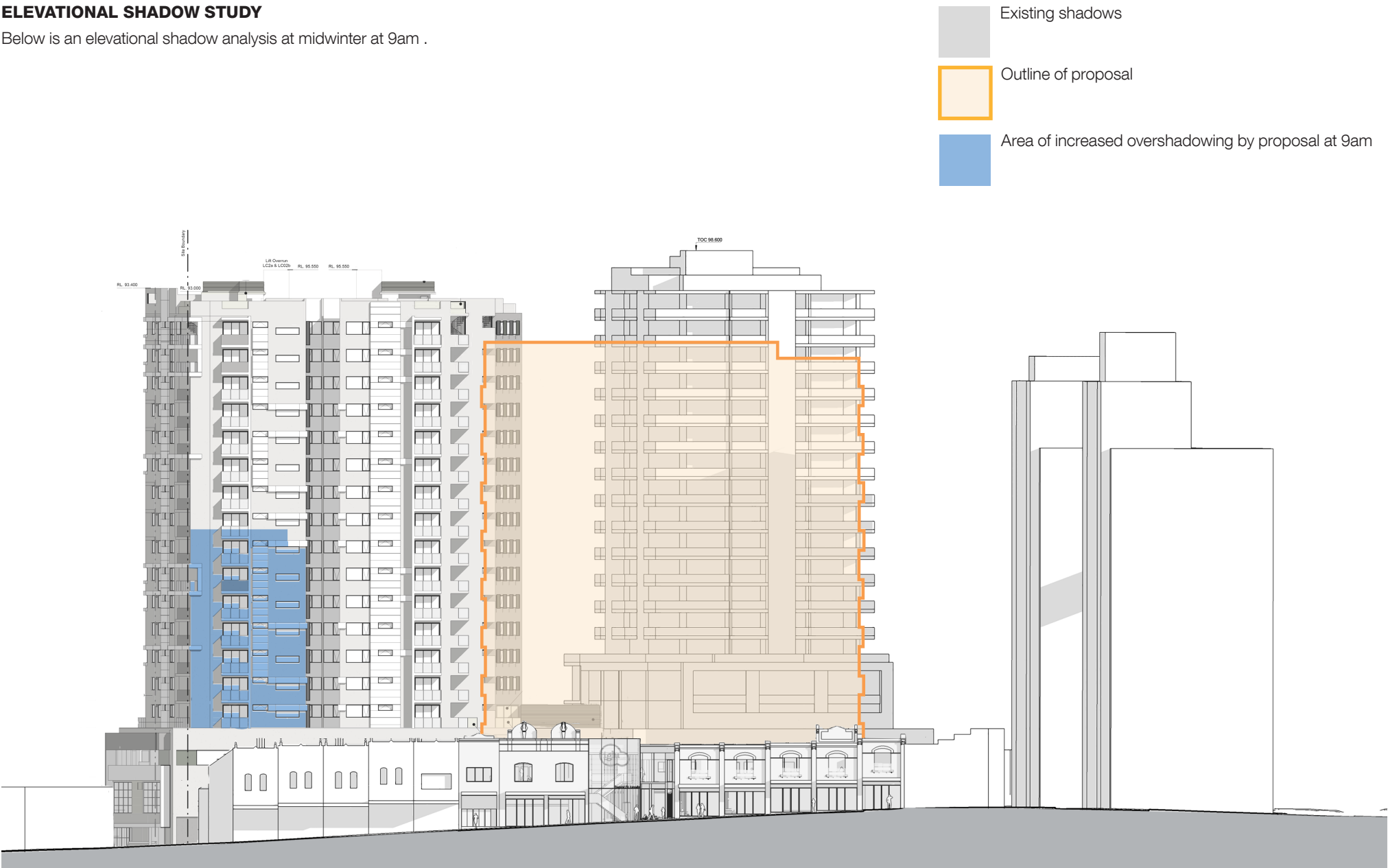


1.2 SHADOW ANALYSIS - IMPACT ON 7-9 GIBBONS ST  
DAYLIGHT ACCESS

ELEVATIONAL SHADOW STUDY

Below is an elevational shadow analysis at midwinter at 9am .



SEPP 65/ RFDC Compliance

There are 14 residential levels and 126 apartments at 7-9 Gibbons St. 87 apartments face north-west and receive 2 hours of daylight access at the winter solstice. In the assessment of the planning application for this building (MP 08\_0112), it was assumed that no east-facing apartments would receive solar access due to the future development potential of sites located on Regent Street. Based on this assumption, this scheme currently achieves 69.0% solar compliance, which is below the minimum of 70% required by SEPP65.

The following study demonstrates the proposal's overshadowing impact on 7-9 Gibbons St would not alter the SEPP65 compliance outcome in relation to daylight access. Only seven apartments would be subject to additional overshadowing at 9am, for a period of less than one hour, and these are the east-facing apartments at lower levels that were already assumed to not receive direct sunlight.

7-9 GIBBONS ST SEPP65 ASSESSMENT PROFILE

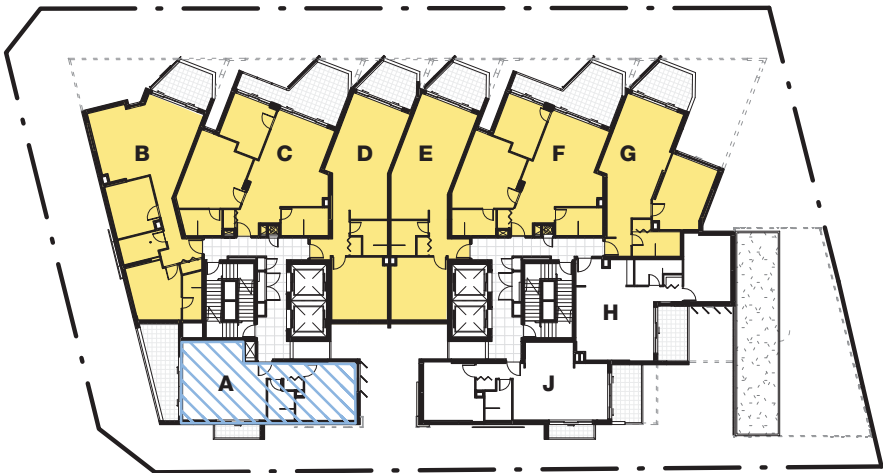
LEVEL*	APARTMENT									
	A	B	C	D	E	F	G	H	J	
18	✗	✓	✓	✓	✓	✓	✓	✓	✓	
17	✗	✓	✓	✓	✓	✓	✓	✓	✗	
16	✗	✓	✓	✓	✓	✓	✓	✗	✗	
15	✗	✓	✓	✓	✓	✓	✓	✗	✗	
14	✗	✓	✓	✓	✓	✓	✓	✗	✗	
13	✗	✓	✓	✓	✓	✓	✓	✗	✗	
12	✗	✓	✓	✓	✓	✓	✓	✗	✗	
11	✗	✓	✓	✓	✓	✓	✓	✗	✗	
10	✗	✓	✓	✓	✓	✓	✓	✗	✗	
9	✗	✓	✓	✓	✓	✓	✓	✗	✗	
8	✗	✓	✓	✓	✓	✓	✓	✗	✗	
6	✗	✓	✓	✓	✓	✓	✓	✗	✗	
5	✗	✓	✓	✓	✓	✓	✓	✗	✗	
4	✗	✓	✓	✓	✓	✓	✓	✗	✗	

\* Residential levels

✓ Units that receive 2 hours of daylight access

✗ Units that do not receive 2 hours of daylight access

Units overshadowed by proposal



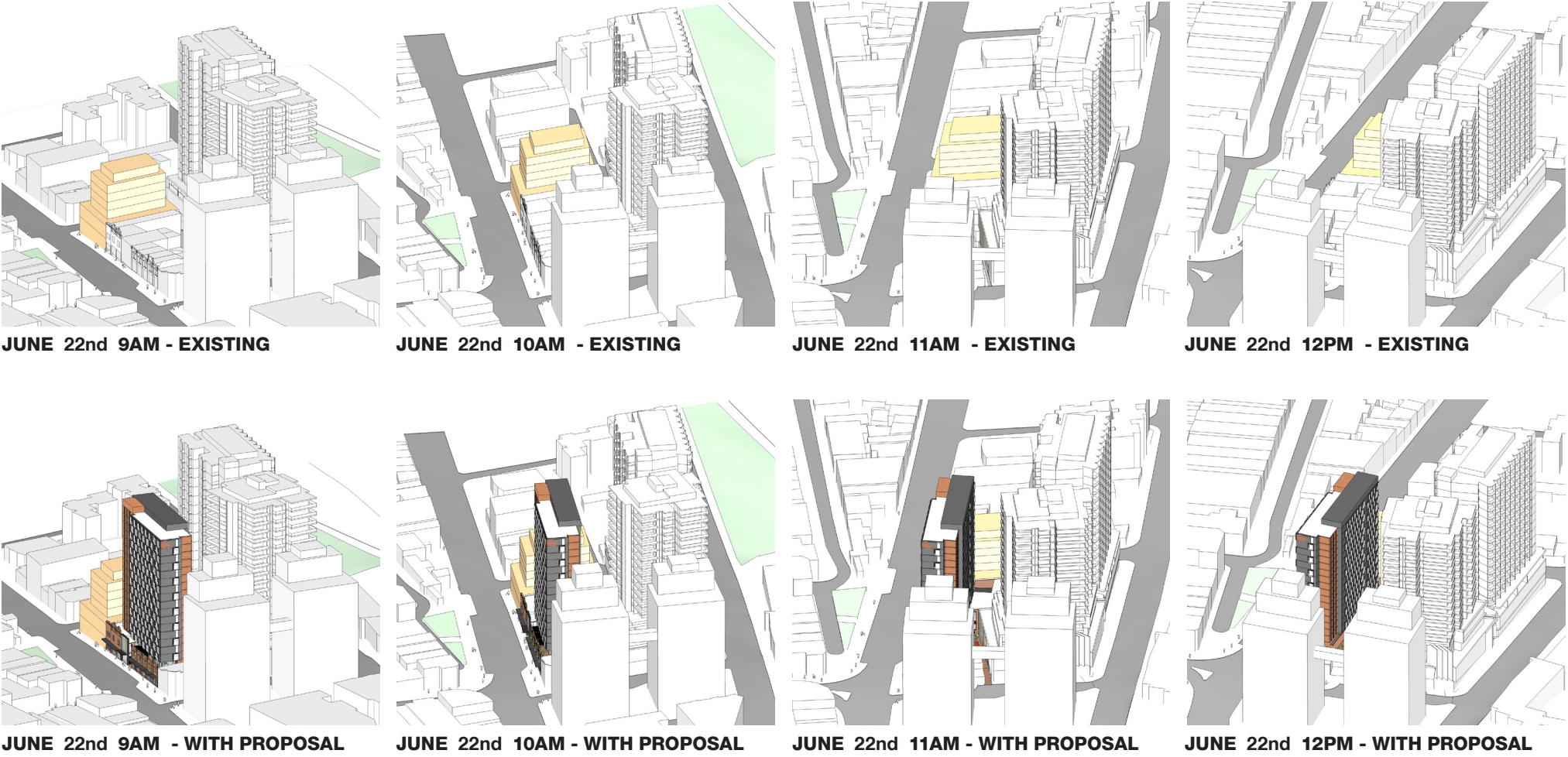
Apartments that receive 2 hours daylight access

Apartments affected by Proposal

1.3 SHADOW ANALYSIS - IMPACT ON 80-88 REGENT ST  
DAYLIGHT ACCESS

The following diagrams show the comparison between existing potential solar access and solar access with proposal at June 22nd. As indicated, the future development envelope achieves access between 9am-11am

WINTER SOLSTICE / VIEW FROM SUN



SEPP 65/ RFDC Compliance

As shown in above shadow diagrams, the future development at 80-88 Regent Street is heavily overshadowed by existing buildings. Applying an indicative internal layout for this envelope, the building would not receive complaint hours of daylight access. This is based on assumption the living areas would address the Regent Street, Marian Street and William Lane frontages.

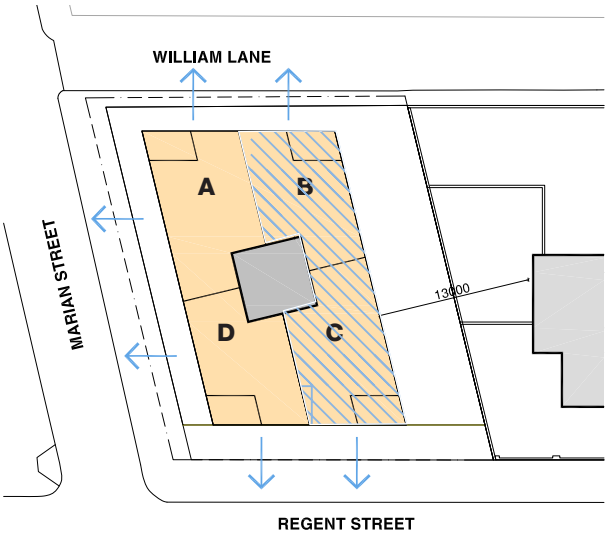
Proposal has minor impact on adjoining site. It would not alter the Sepp65 compliance outcome in relation to daylight access hours.

The only impact the proposal will have is on apartment B at 9-10am and apartment C at 10-11am on the 22nd of June.

It is also noted that overshadowing associated with the proposed redevelopment of the former TNT Towers may impact on solar access to this site.

FUTURE DEVELOPMENT 80-88 REGENT ST SEPP65 ASSESSMENT PROFILE

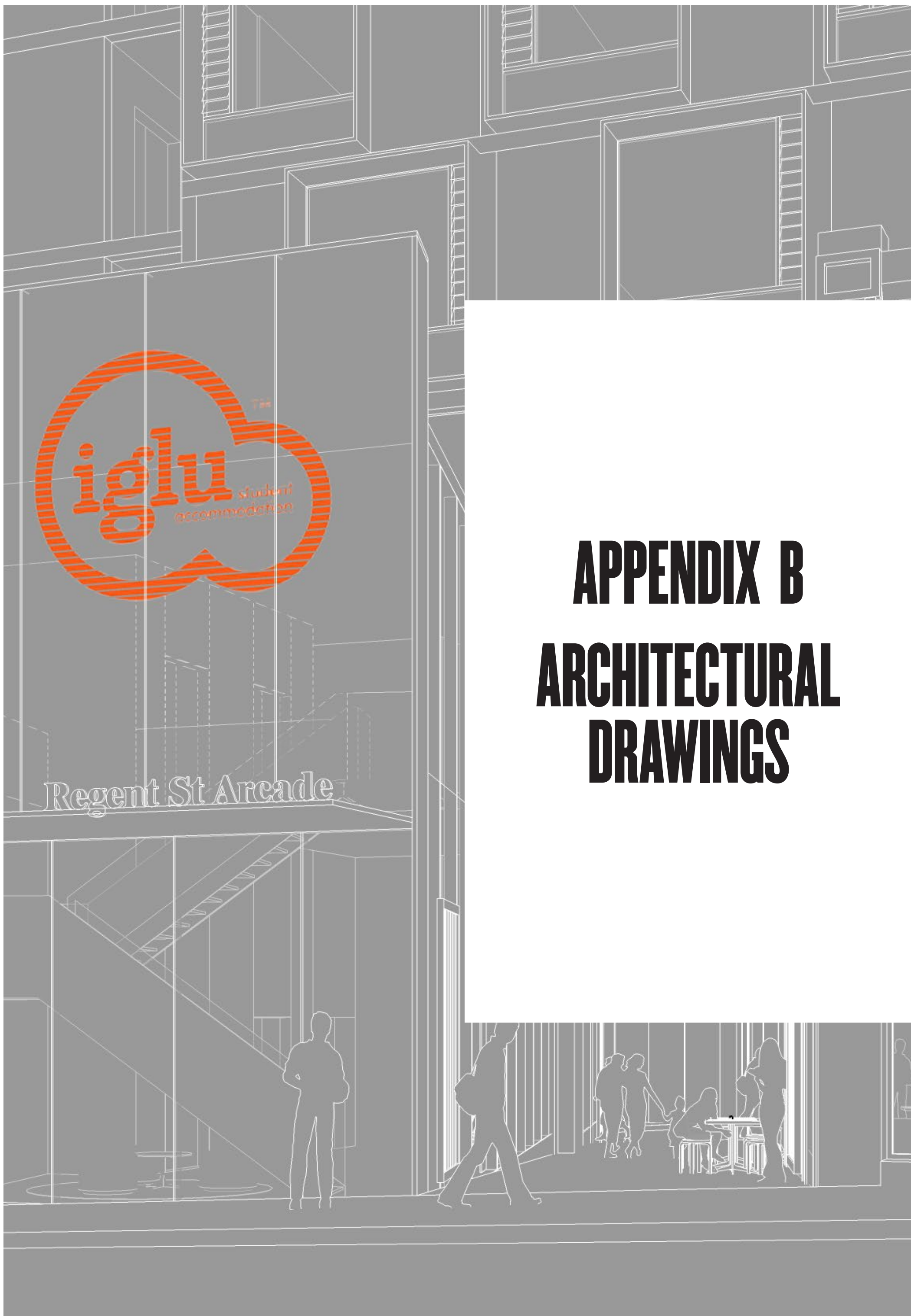
LEVEL*	APARTMENT			
	A	B	C	D
6	✗	✓	✓	✗
5	✗	✓	✓	✗
4	✗	✗	✓	✗
3	✗	✗	✓	✗



- \* Residential levels
- ✓ Units that receive 2 hours of daylight access
  - ✗ Units that do not receive 2 hours of daylight access
  - Units overshadowed by proposal

Apartment affected by Proposal



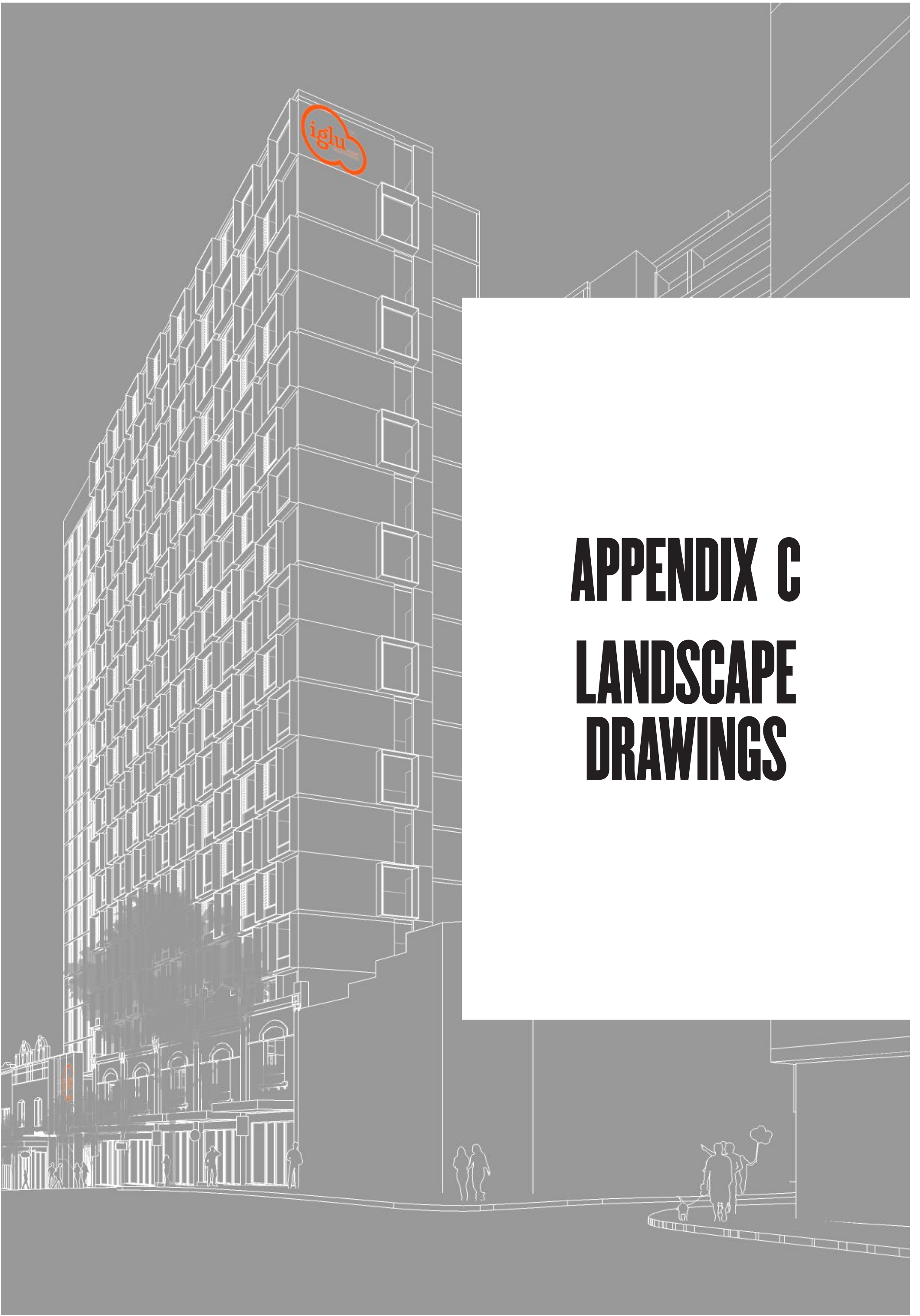


# APPENDIX B

## ARCHITECTURAL DRAWINGS







# **APPENDIX C**

## **LANDSCAPE DRAWINGS**



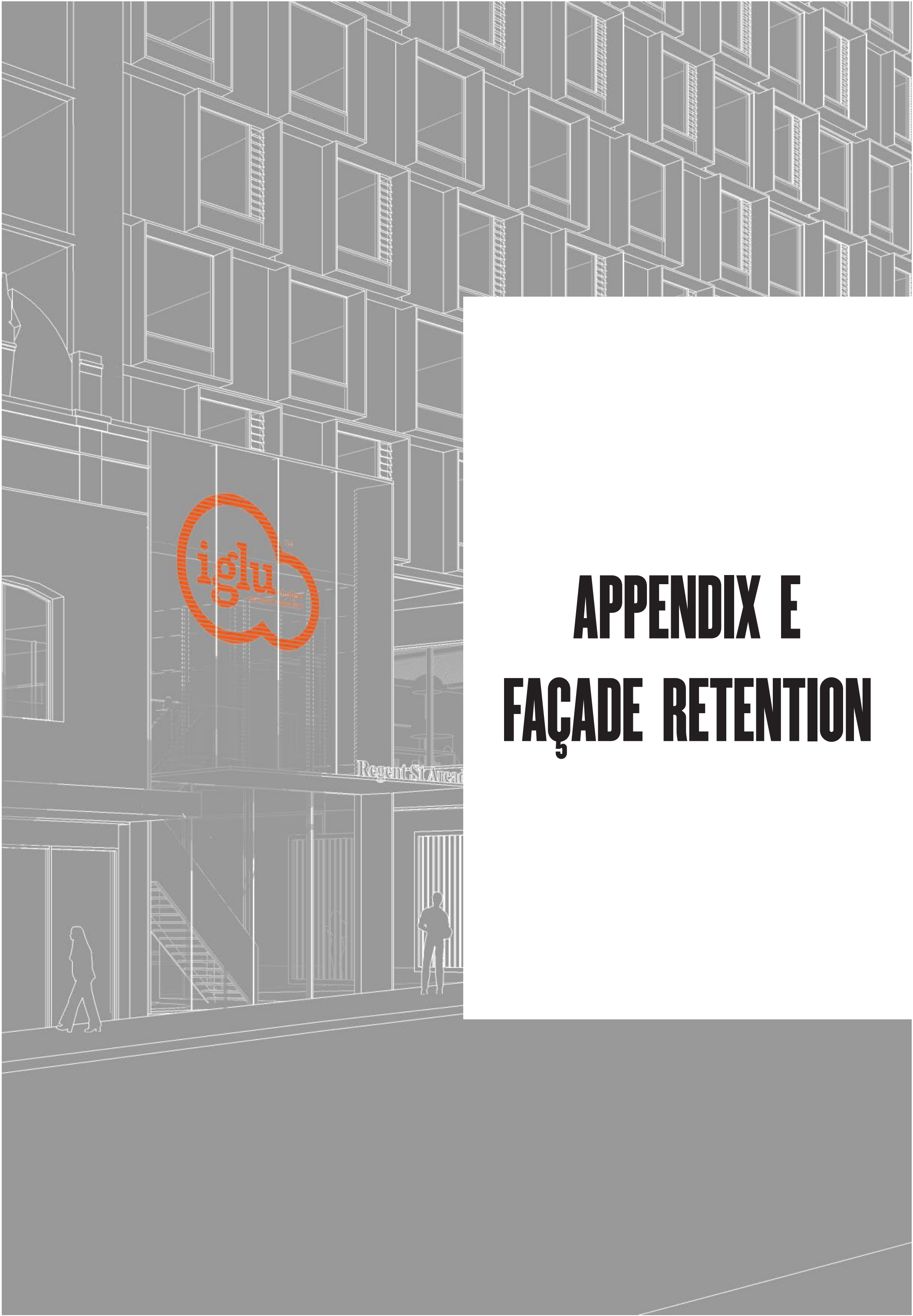


# APPENDIX D

## SURVEY







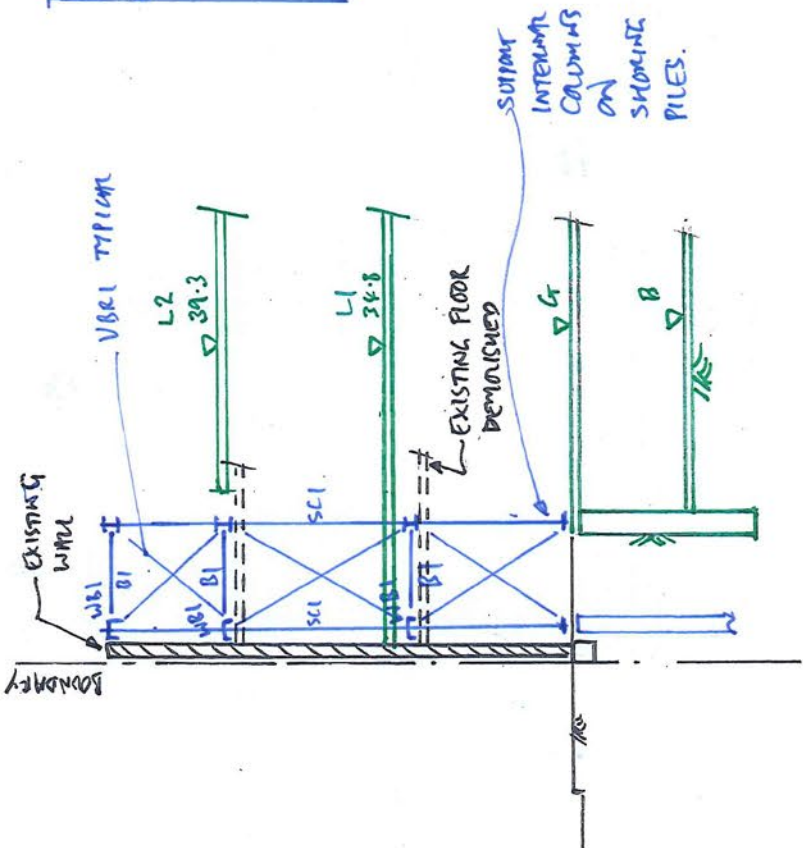
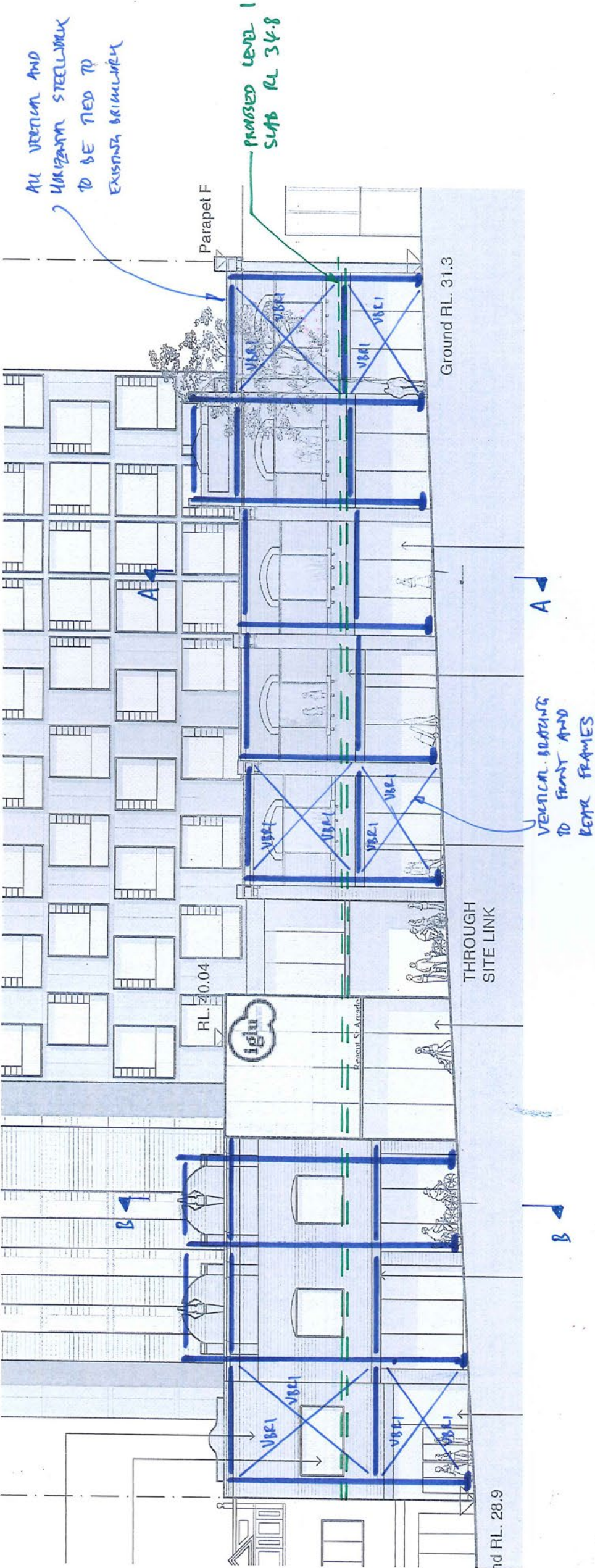
# APPENDIX E

## FAÇADE RETENTION

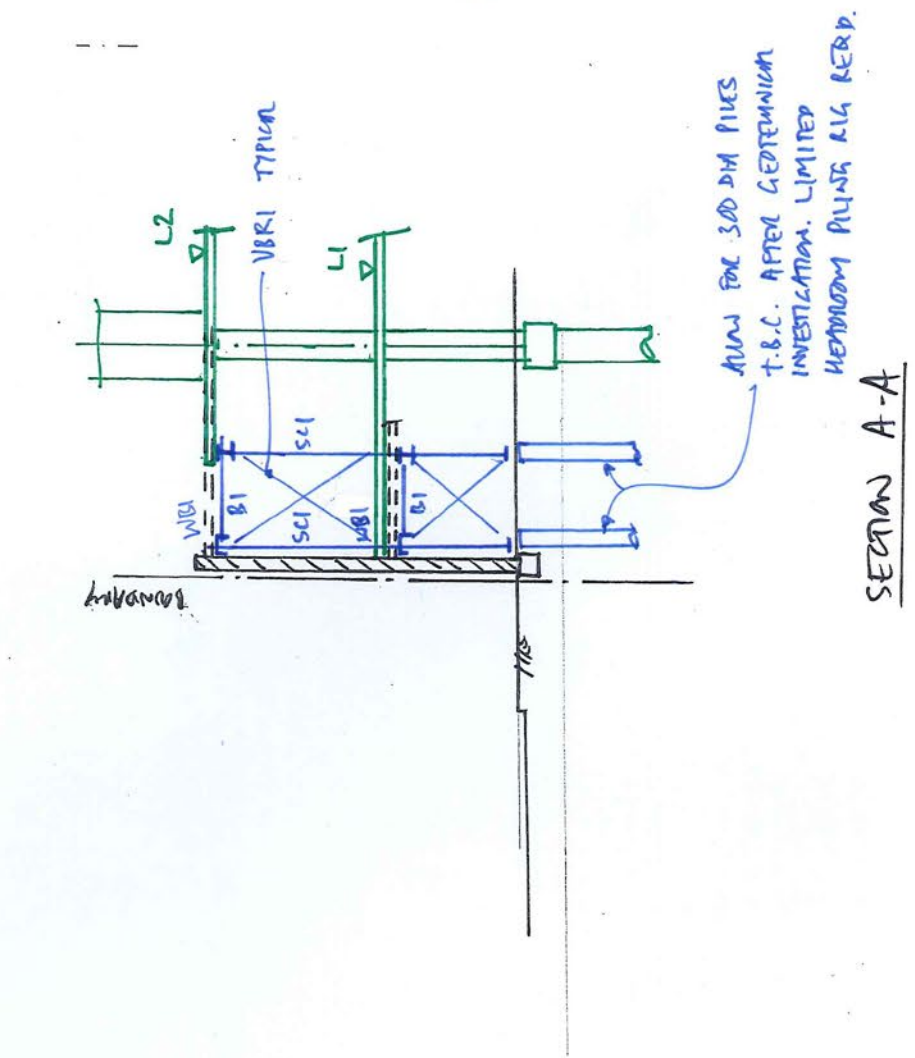




FAÇADE RETENTION  
Steel frame inside site.



MEMBER SCHEDULE	
B1	150 UC 23
SC1	150 UC 23
WB1	200 PFC
VBR1	65X5EA



IGLU Redfern  
14/5/15  
TTW  
DT  
28/10/14