

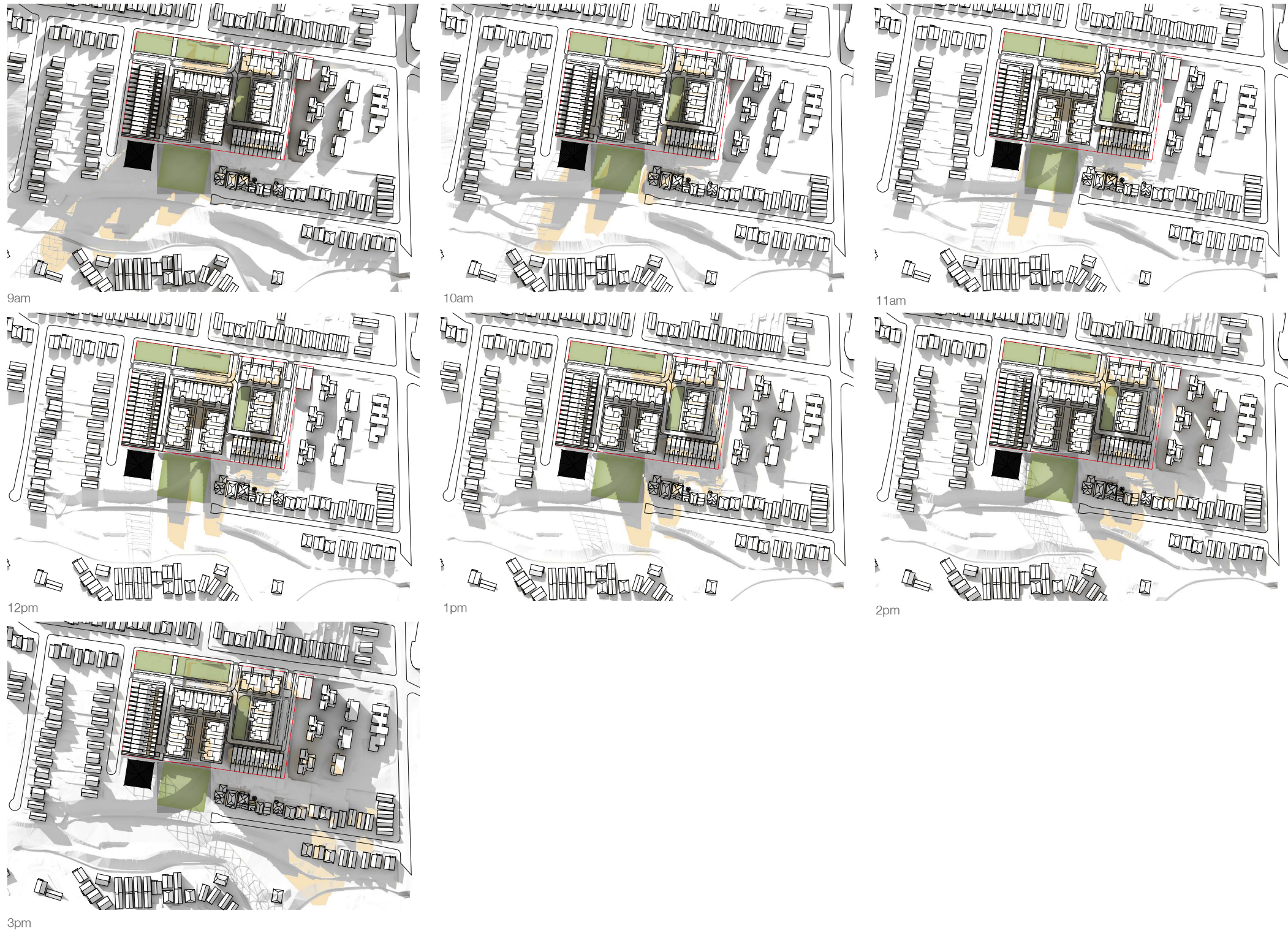
4.1.8 Solar Analysis - 21 June - Summary

The scale and configuration of the Concept Plan has been refined to minimise the impact of overshadowing on neighbouring properties, specifically those along Walter Street and along the western boundary of Castle Vale.

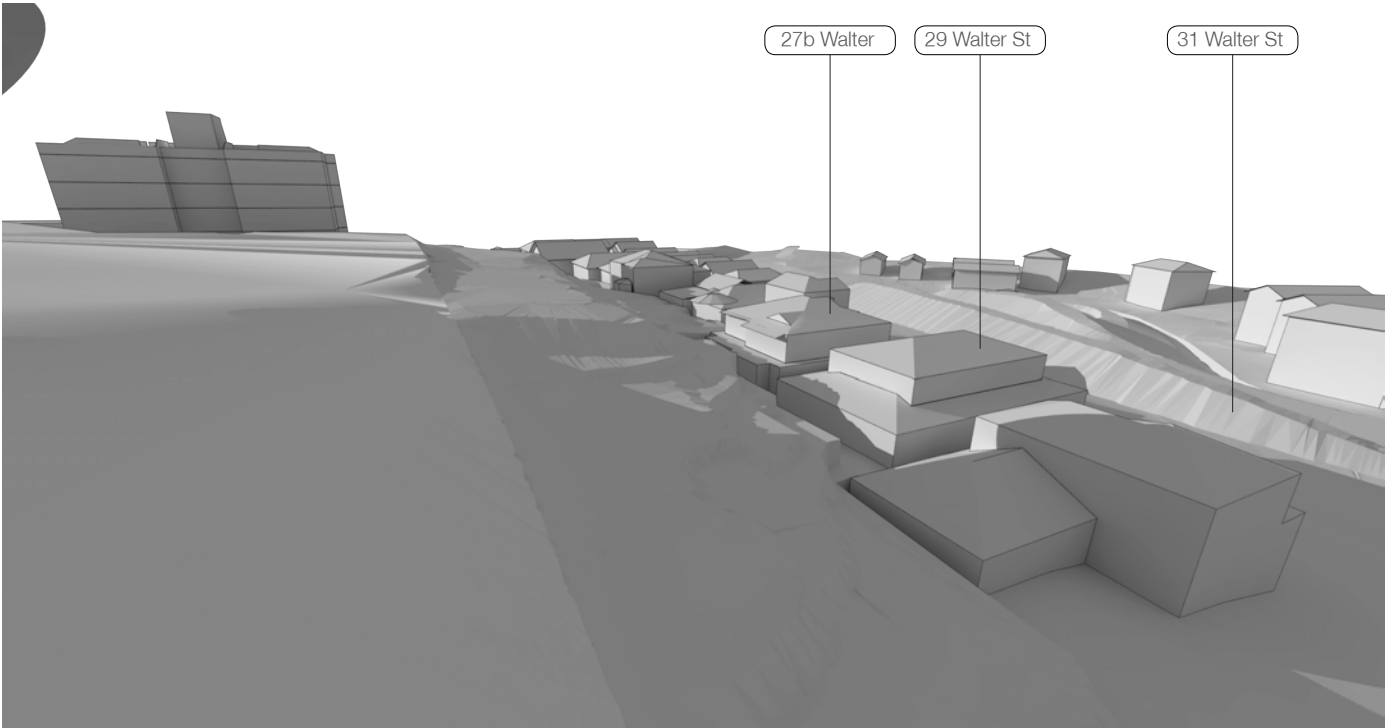
One of the key challenge has been to ensure Walter Street receives a minimum of 2-hours consecutive sunlight during mid-winter. When reviewing the shadow diagrams consideration should be given to the existing features and topography that already impact on the access to sunlight for the rear of the Walter Street properties - this has been analysed in greater detail in the next section.

This plan analysis illustrates that the Walter Street properties receive access to sunlight during the morning in mid-winter as a result of the reduce height of Blocks B and C, and their increased setback from the southern boundary. From midday onwards Blocks E and G begin to over-shadow the Walter Street properties, starting with No. 31 and by 3pm the shadow reaches No. 14 on the southern street frontage.

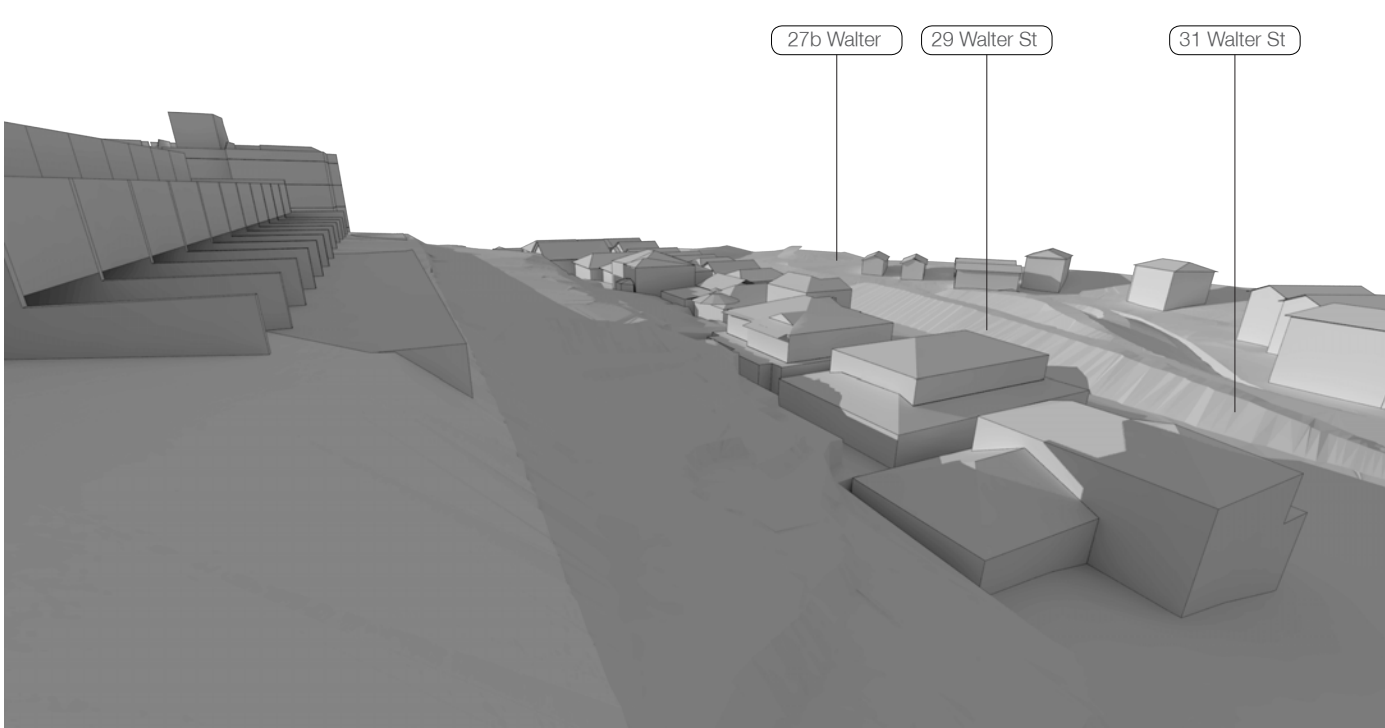
The height of Block B has been reduce to minimise the impact on the western elevation of Castle Vale. Further analysis of these elevations is outlined below.



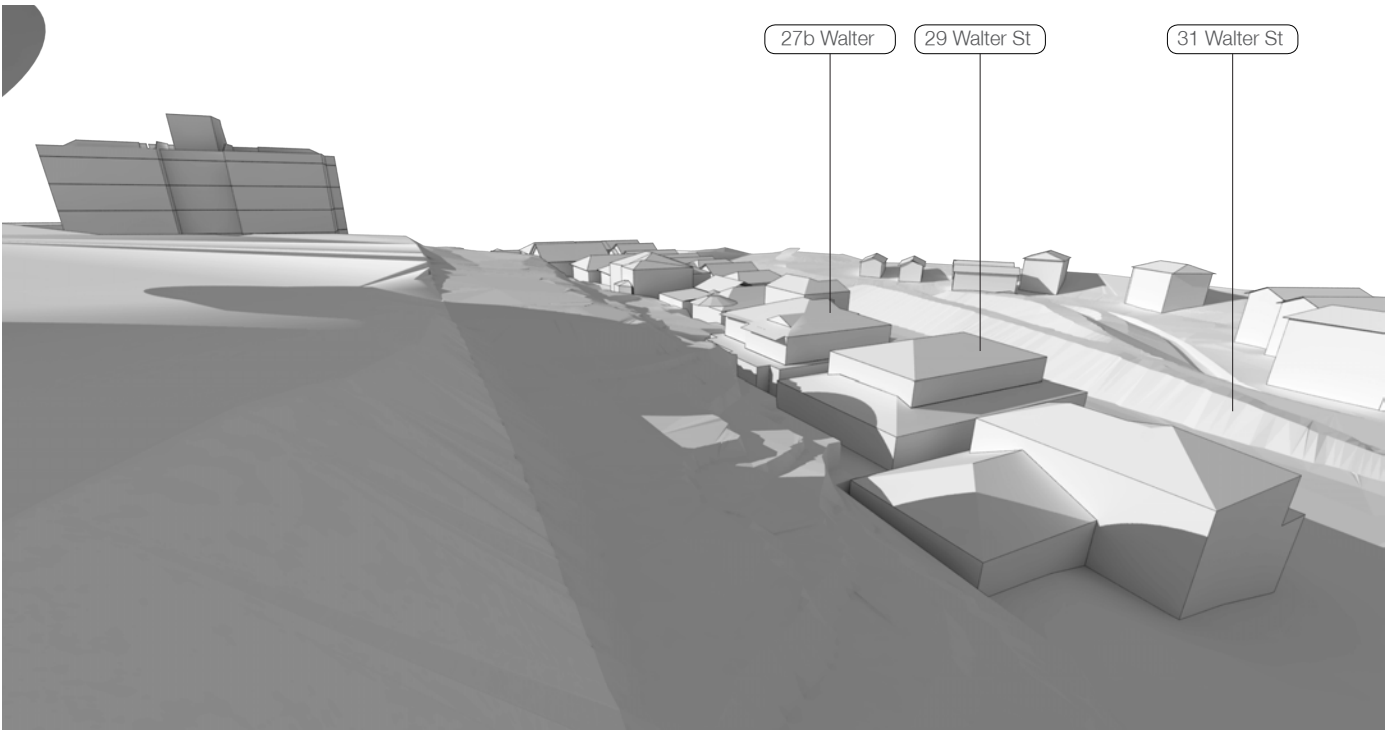
4.2 Walter Street Analysis - 21 June



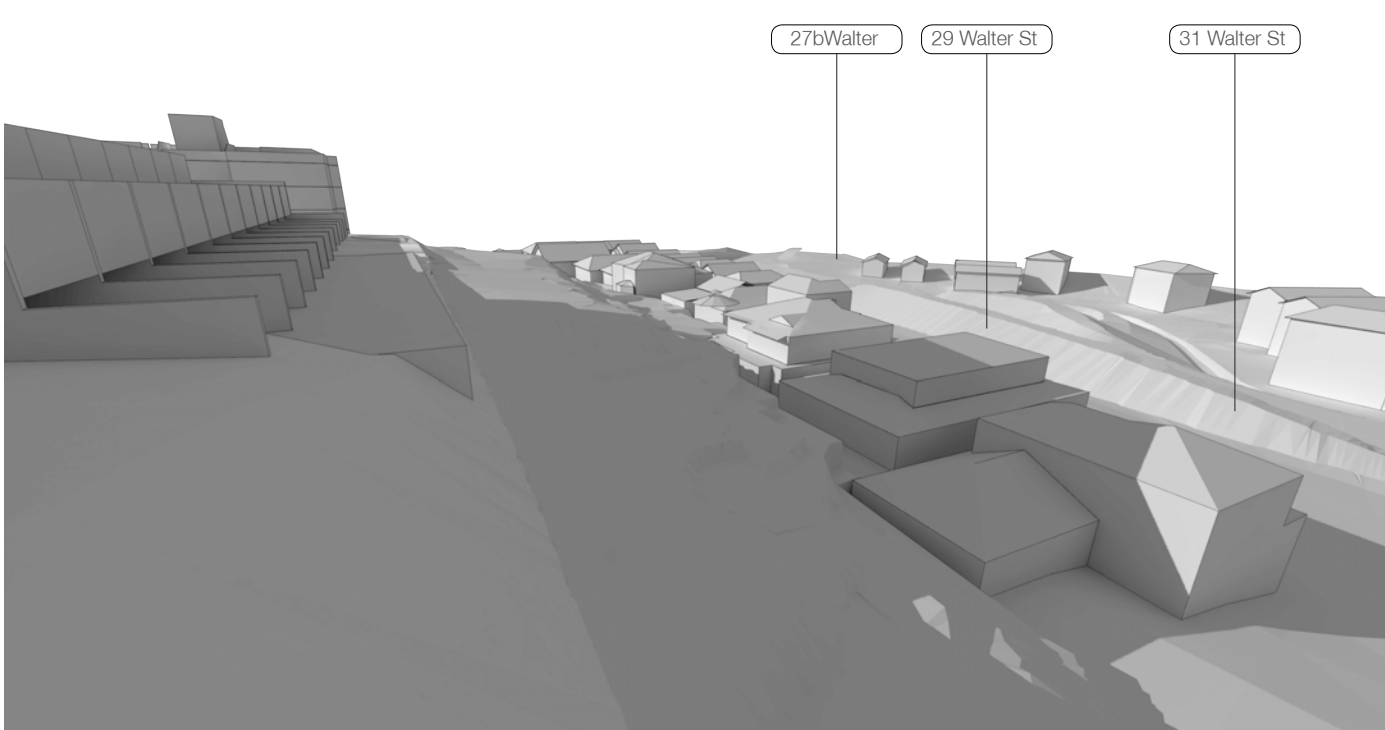
9am Existing



9am Proposed



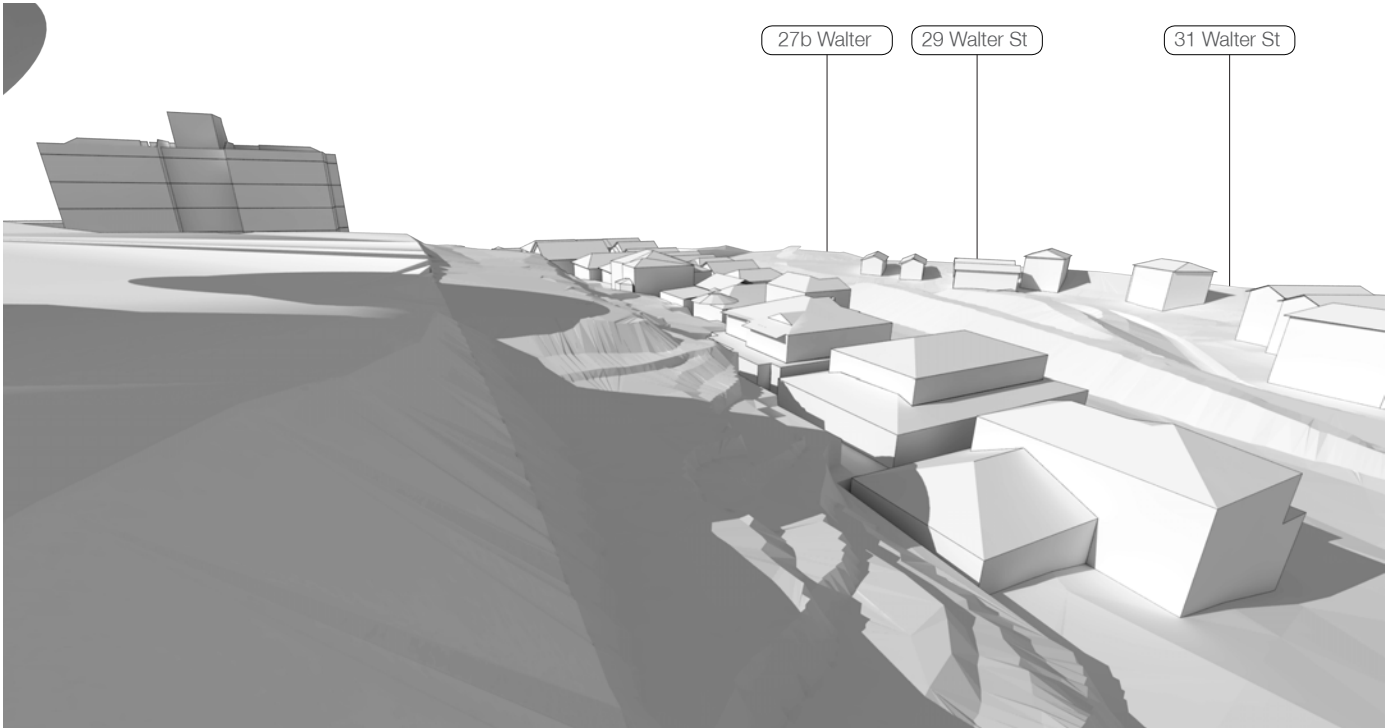
10am Existing



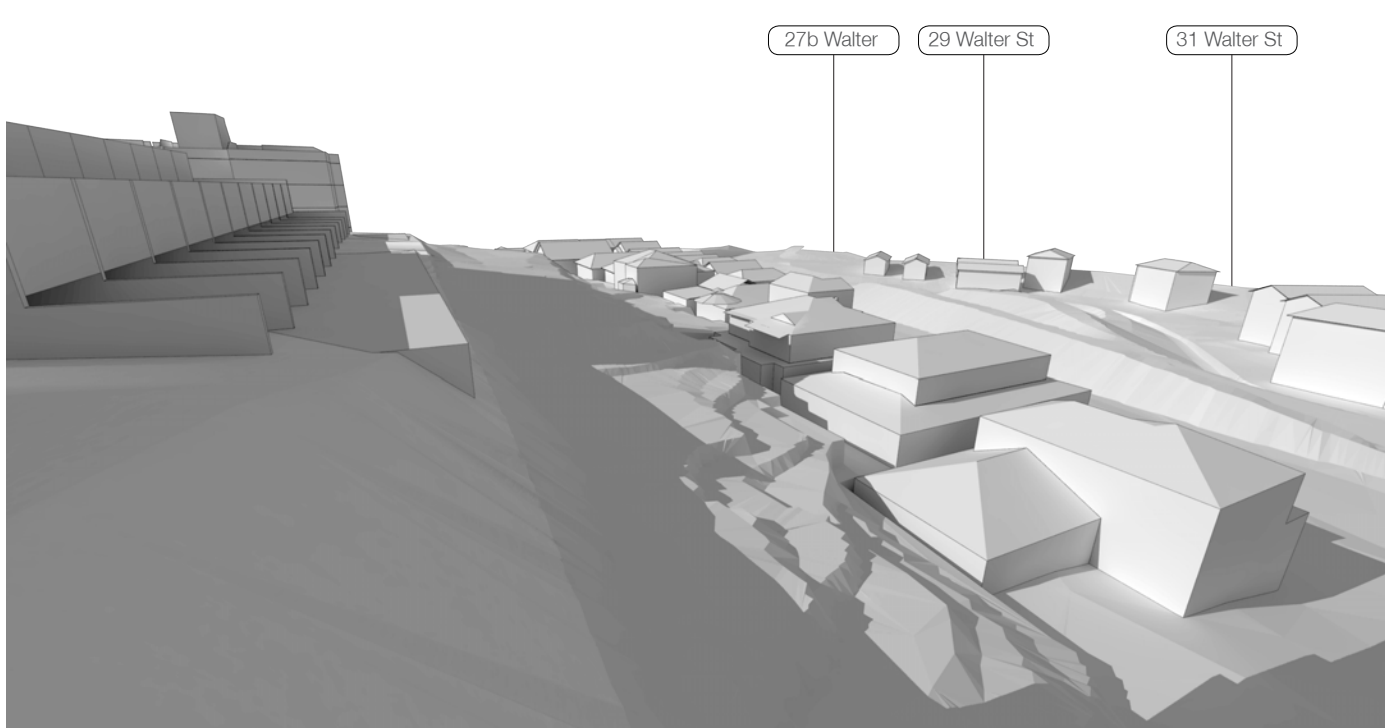
10am Proposed



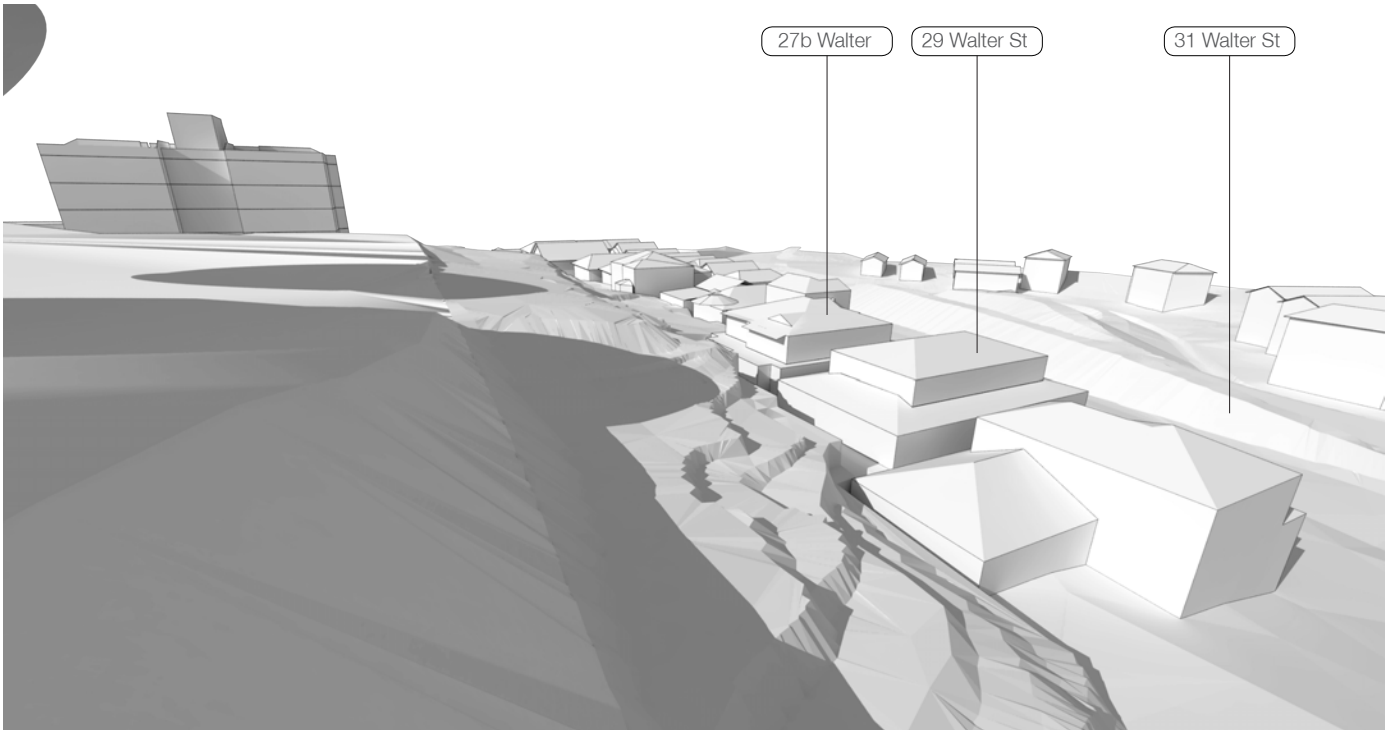
4.2 Walter Street Analysis - 21 June



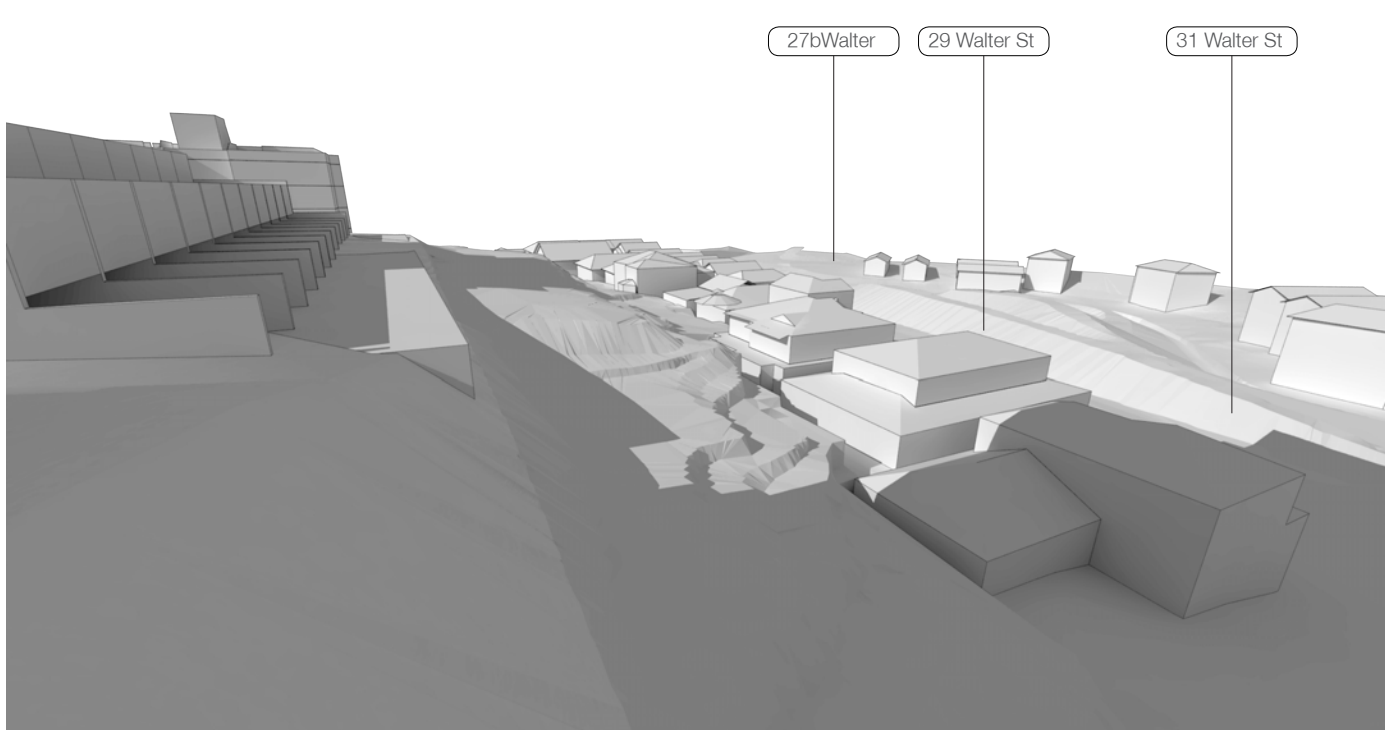
11am Existing



11am Proposed

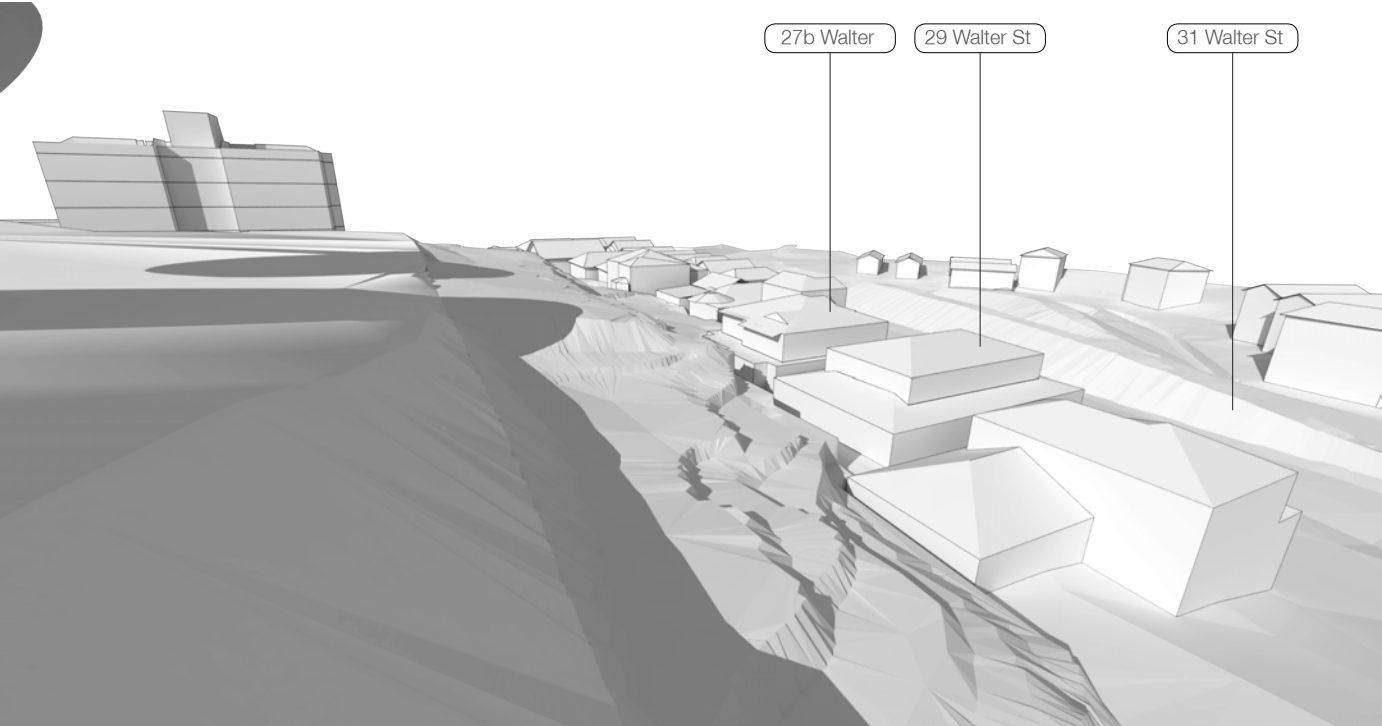


12pm Existing

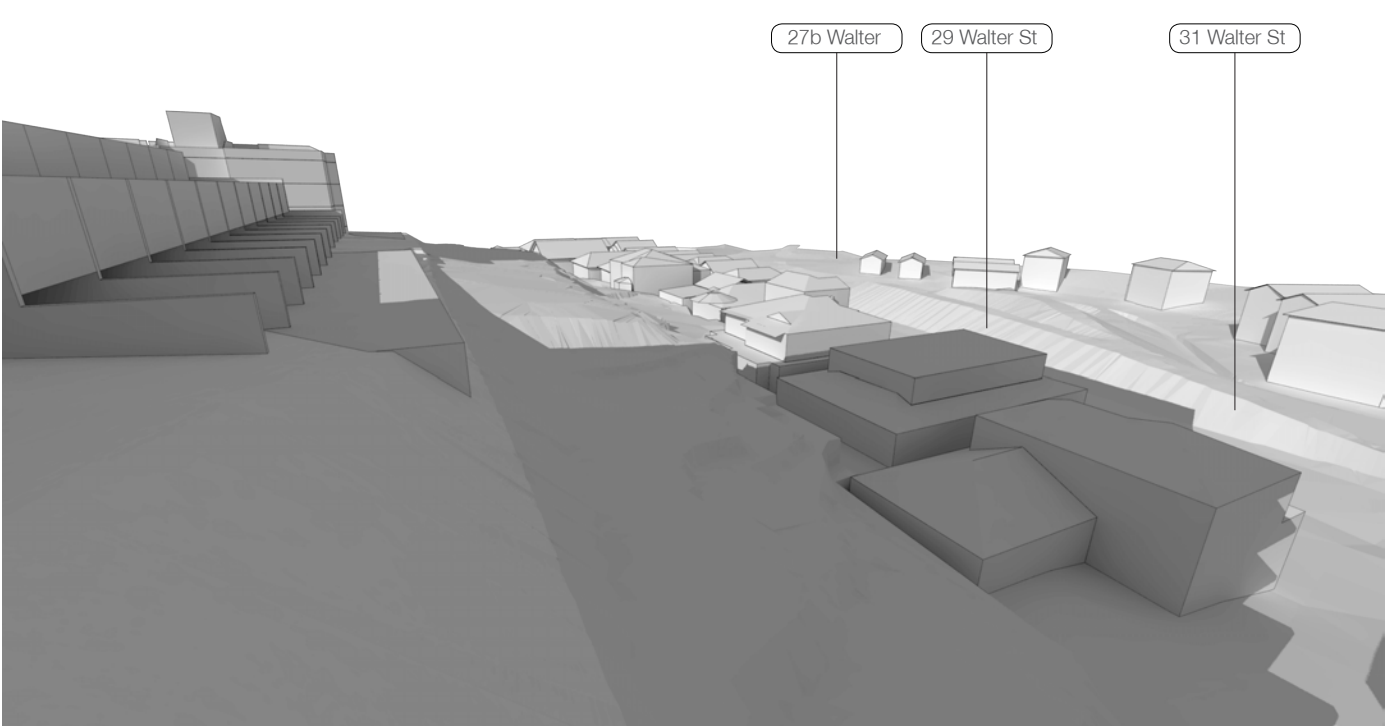


12pm Proposed

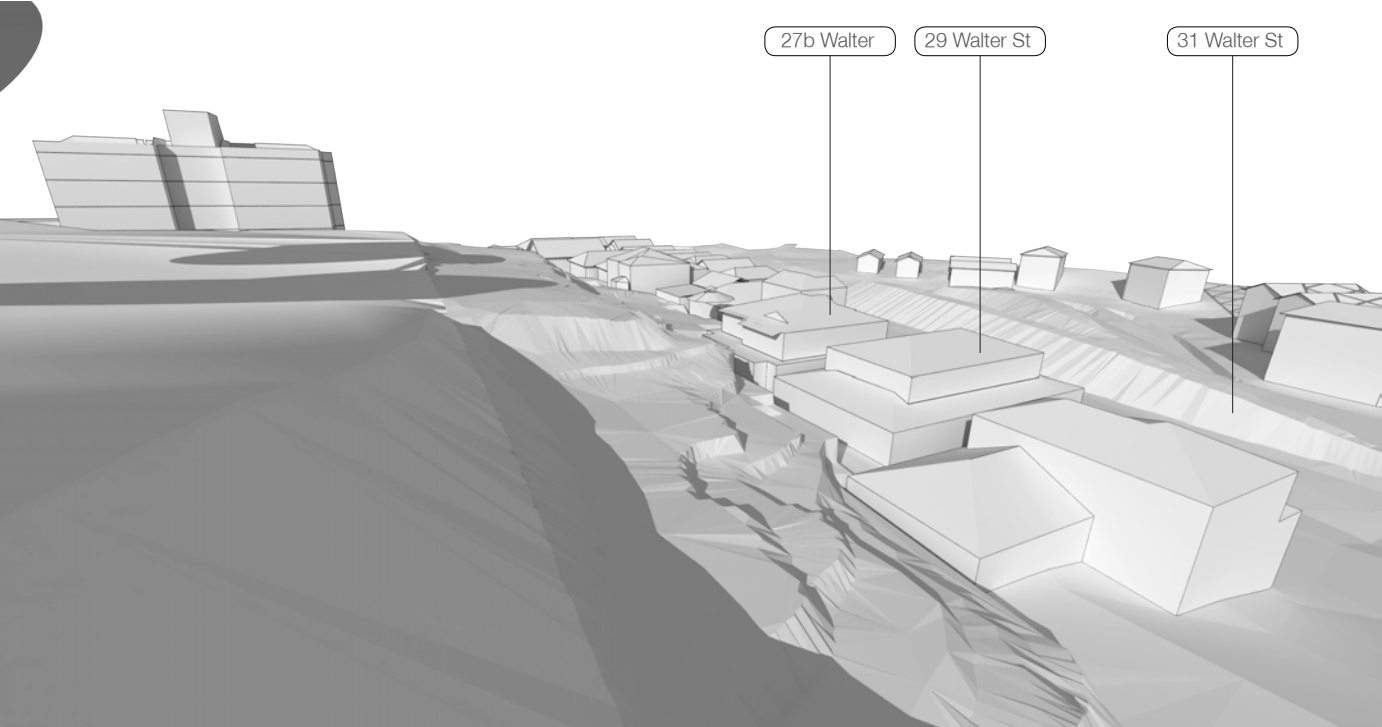
4.2 Walter Street Analysis - 21 June



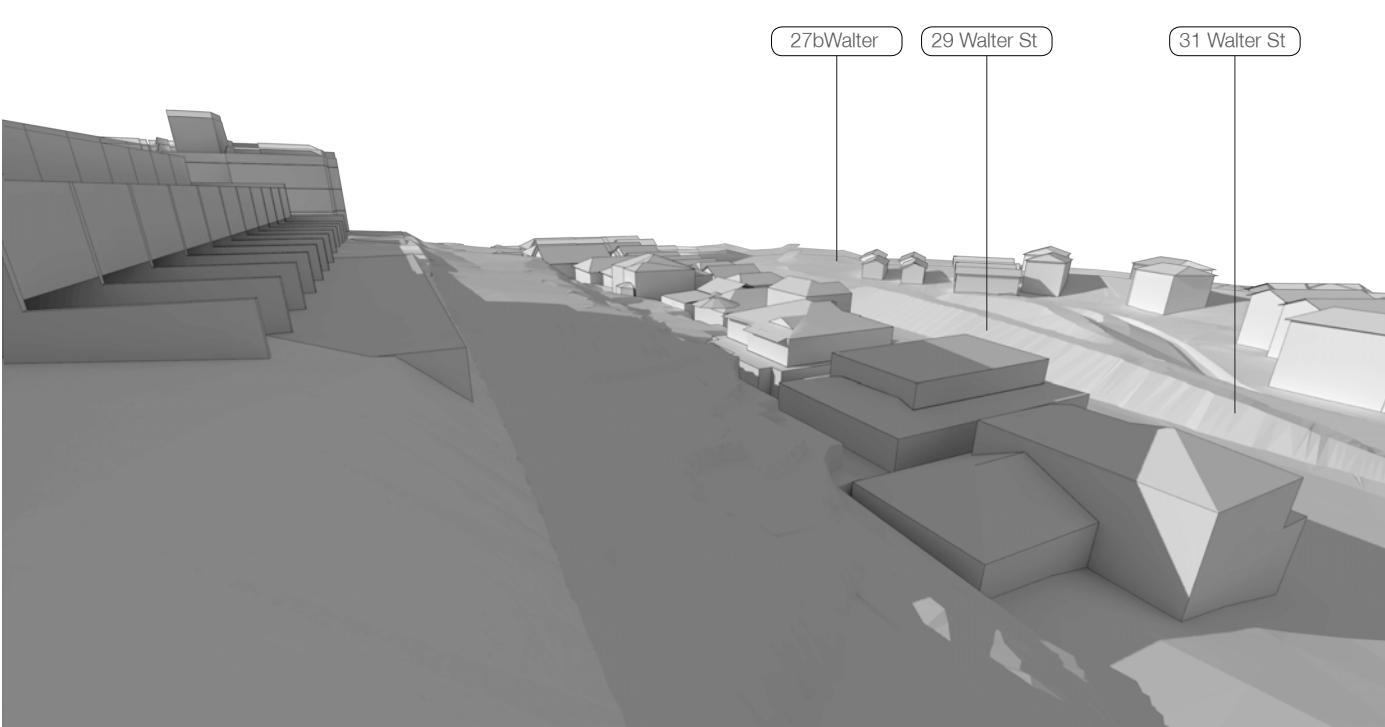
1pm Existing



1pm Proposed

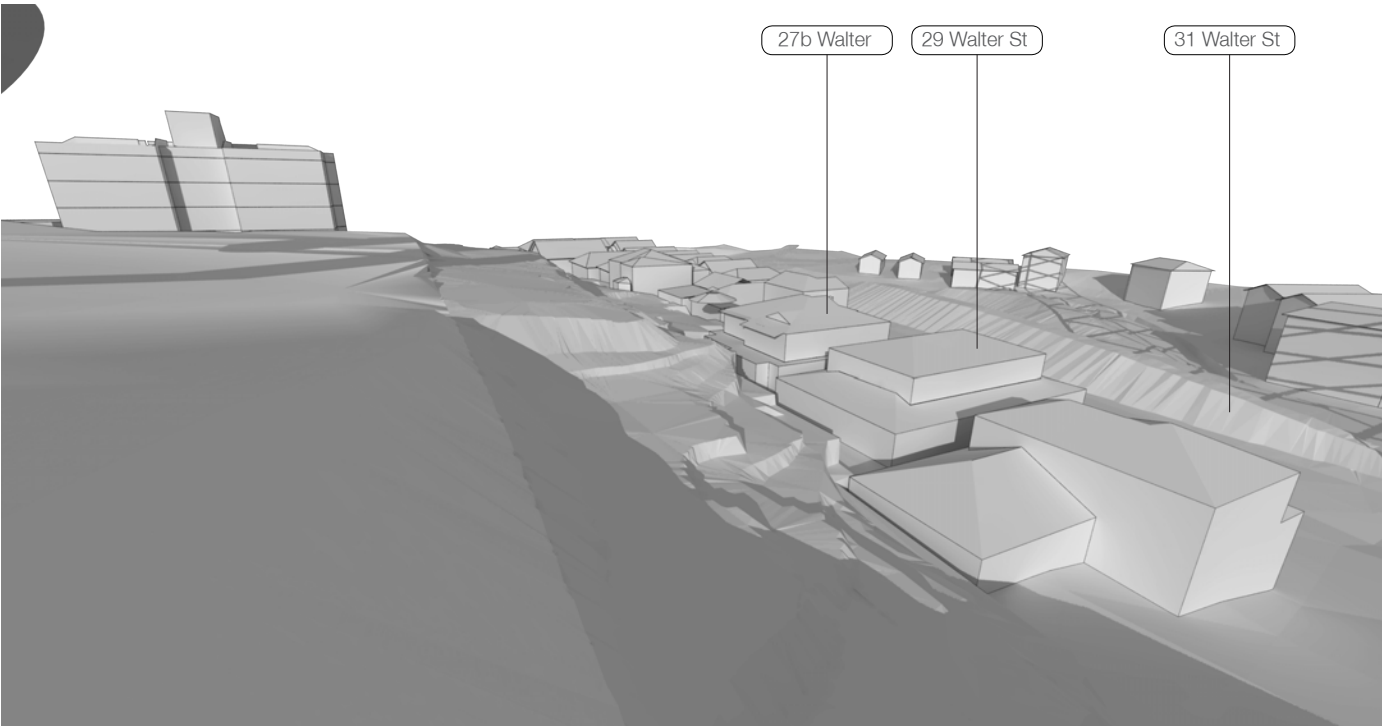


2pm Existing

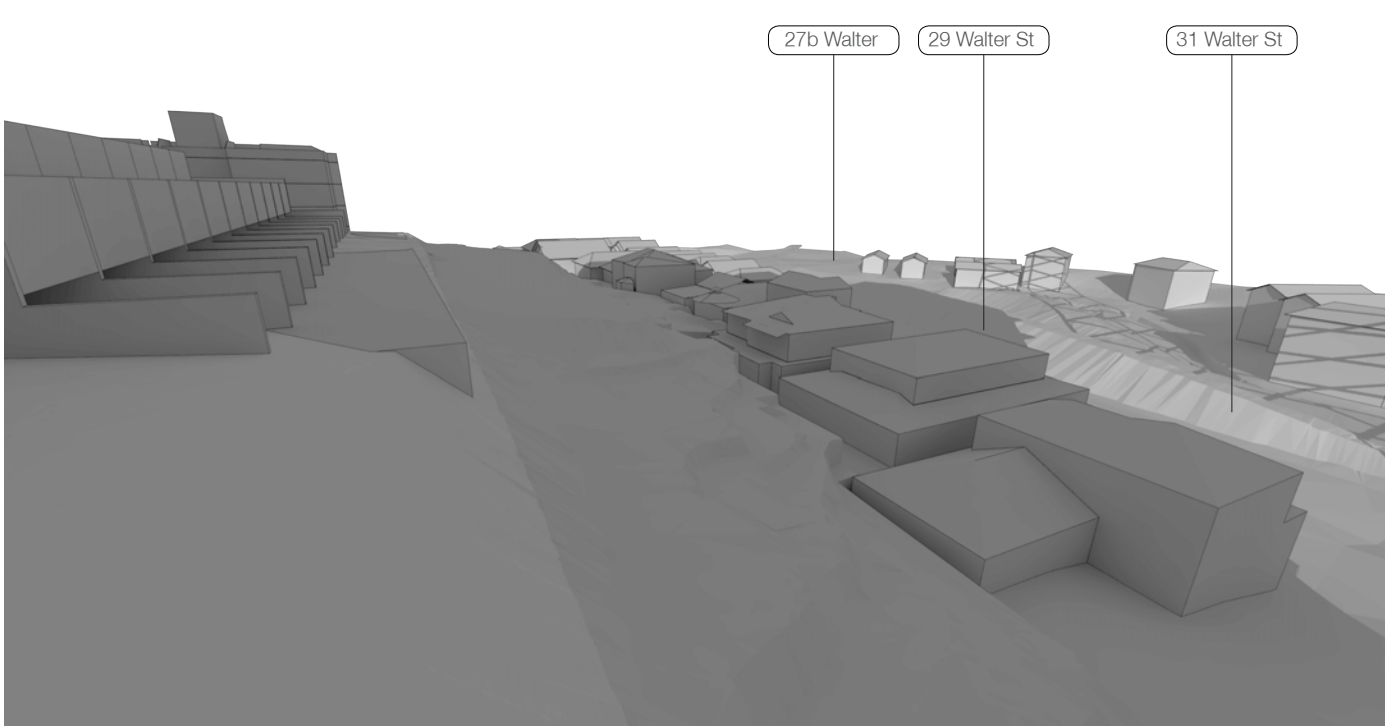


2pm Proposed

4.2 Walter Street Analysis - 21 June



3pm Existing



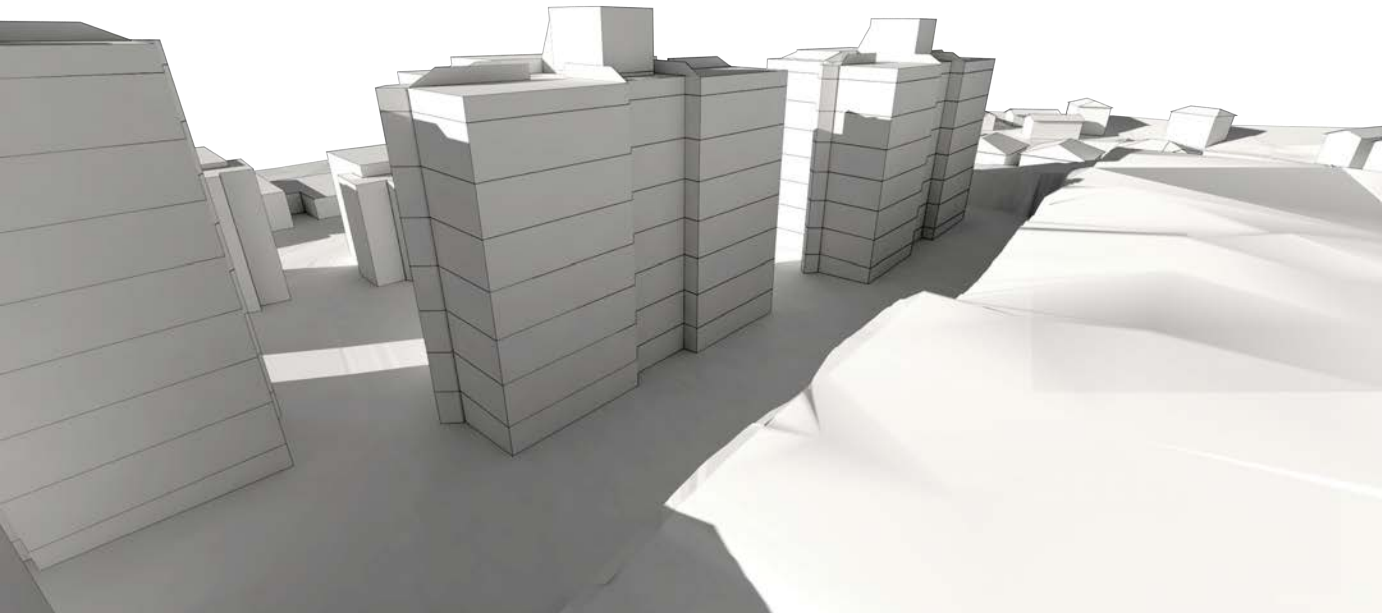
3pm Proposed

As outlined in the section above, the existing features on the site (satellite dishes, vegetation and topography) already cause overshadowing to the rear of the Walter Street properties.

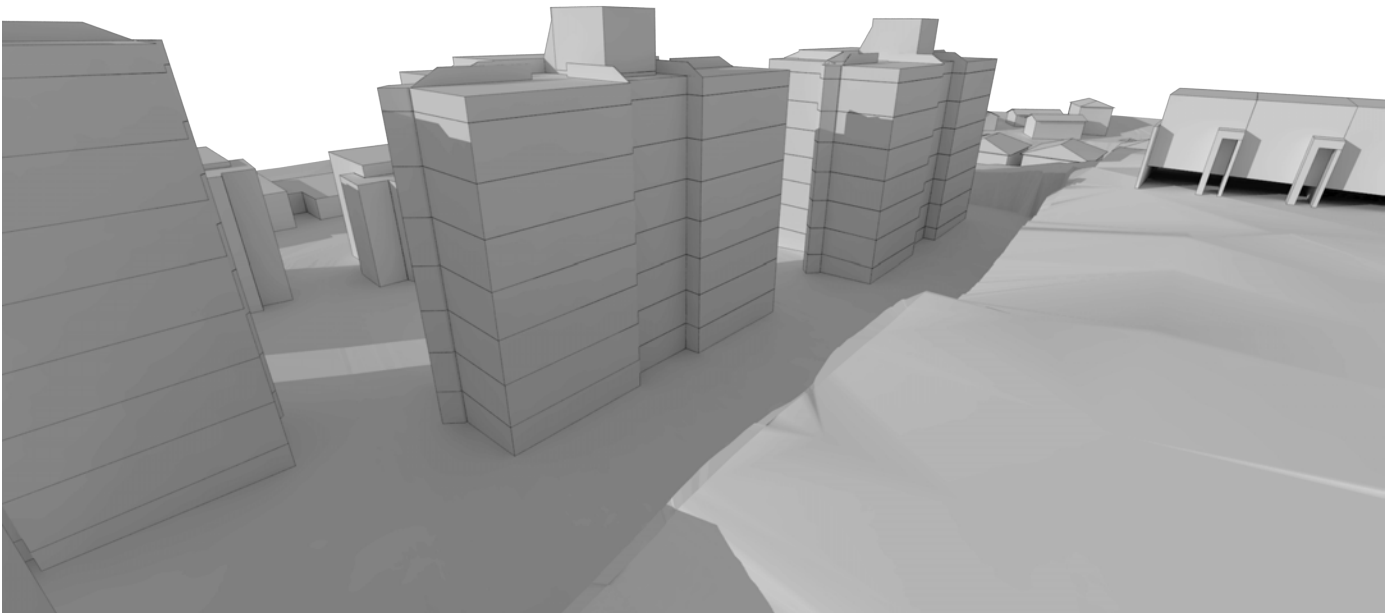
At 9am there is no further over-shadowing impact resulting from the Concept Plan. By 10am the shadow cast by Block B passes briefly over No. 29 and 31 before their access to sunlight returns until 12pm when Block E begins to impact on Walter Street.

From midday onwards the shadows cast by Blocks E and G continue to move along Walter Street.

4.3 Castle Vale Analysis - 21 June



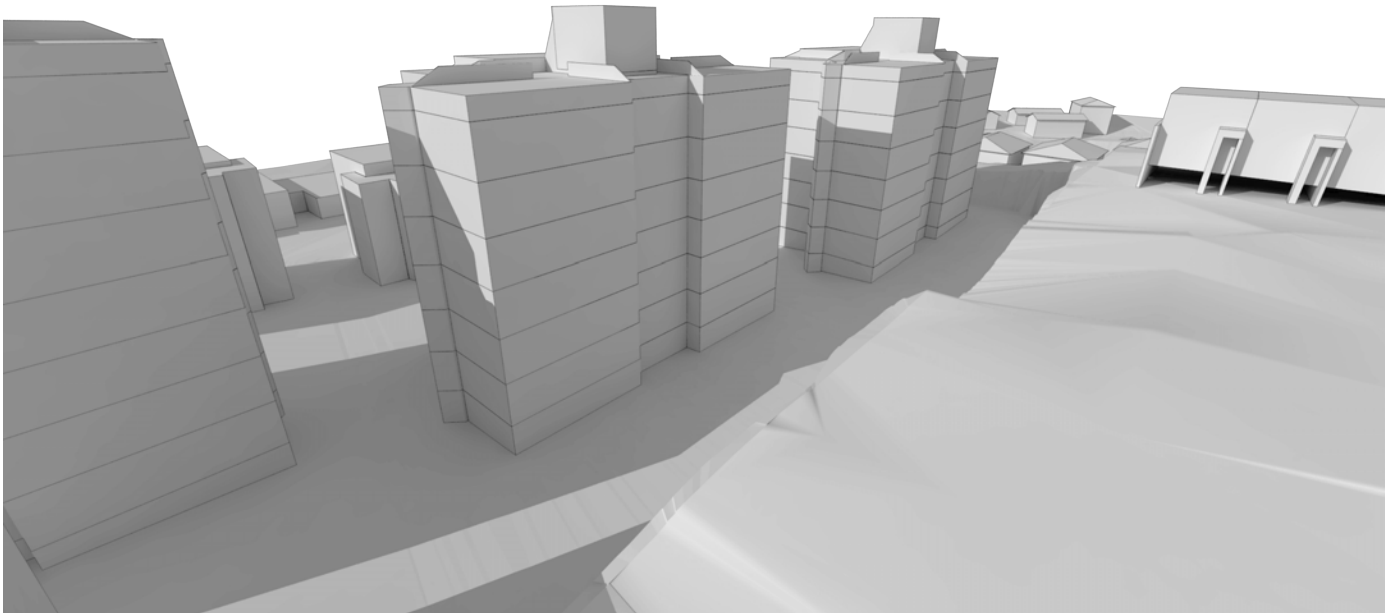
9am Existing



9am Proposed



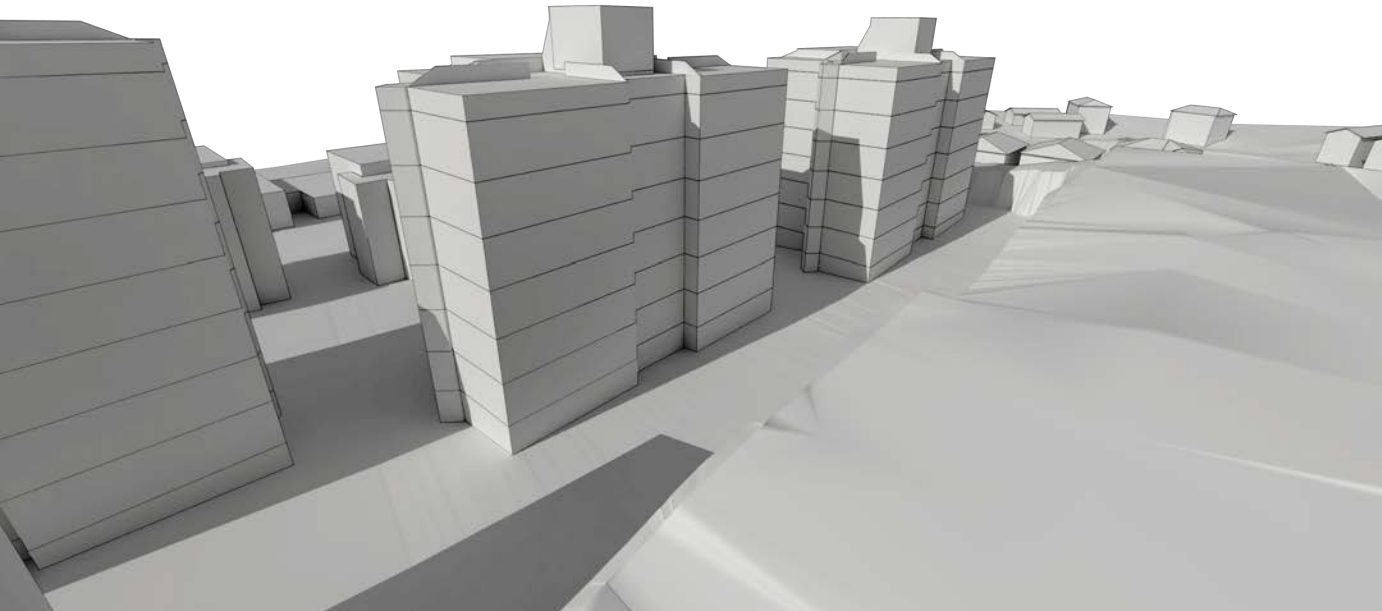
10am Existing



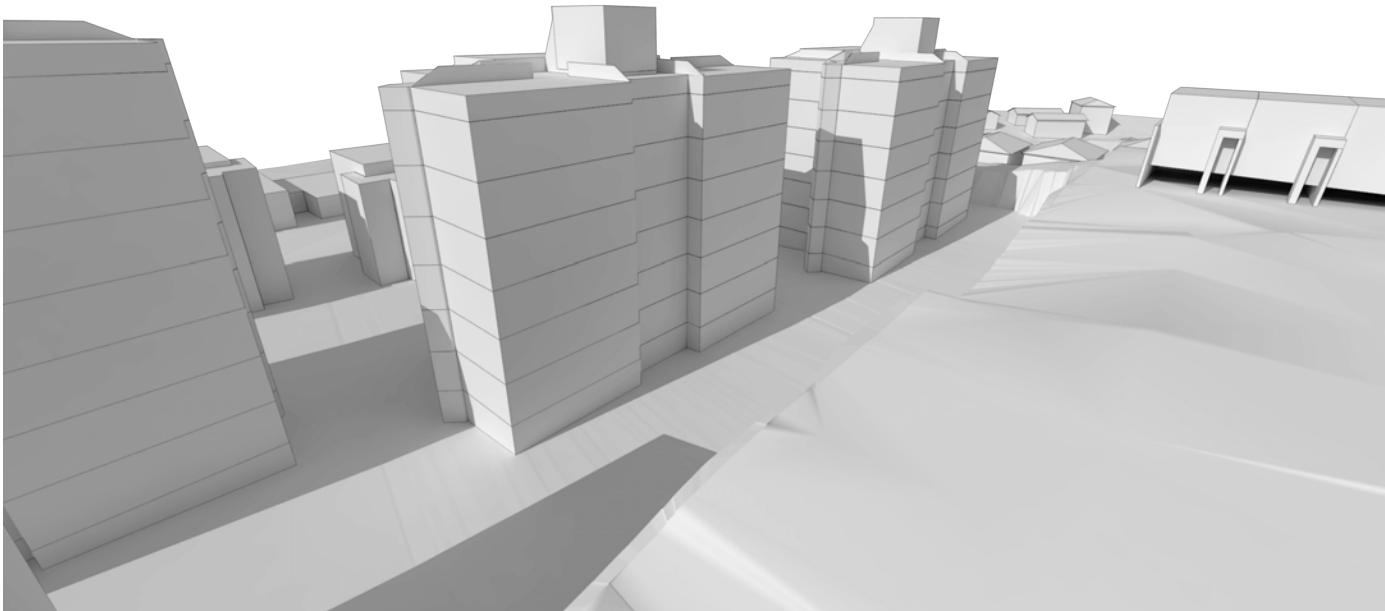
10am Proposed



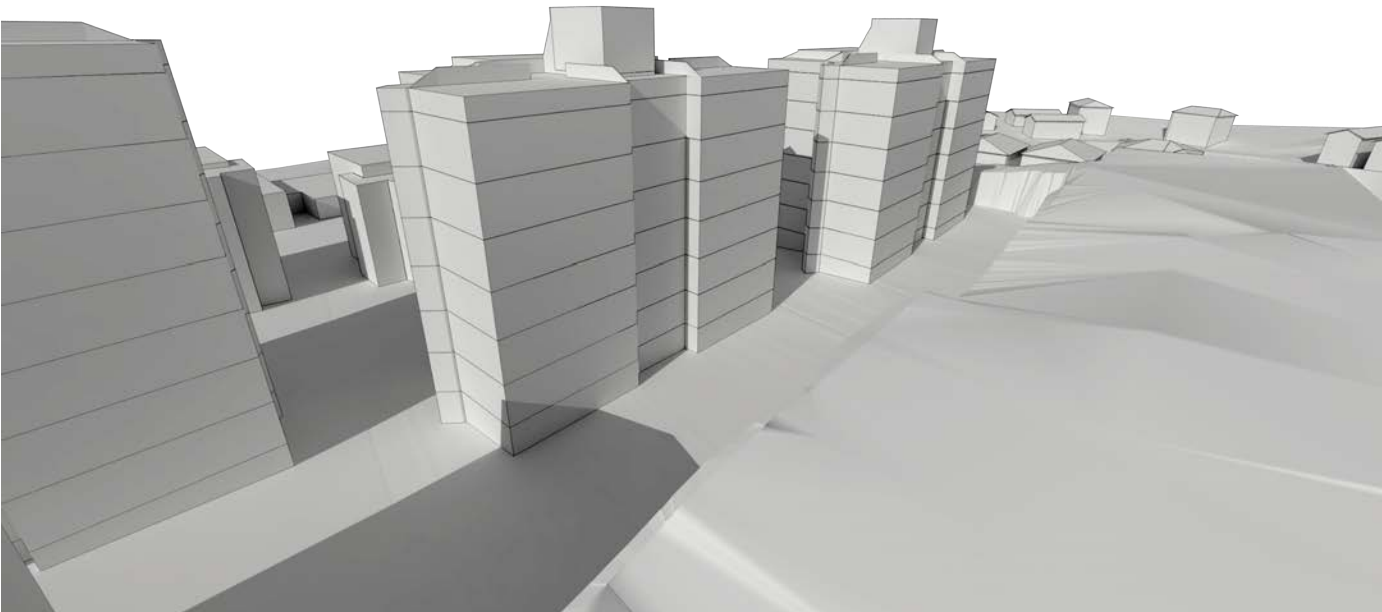
4.3 Castle Vale Analysis - 21 June



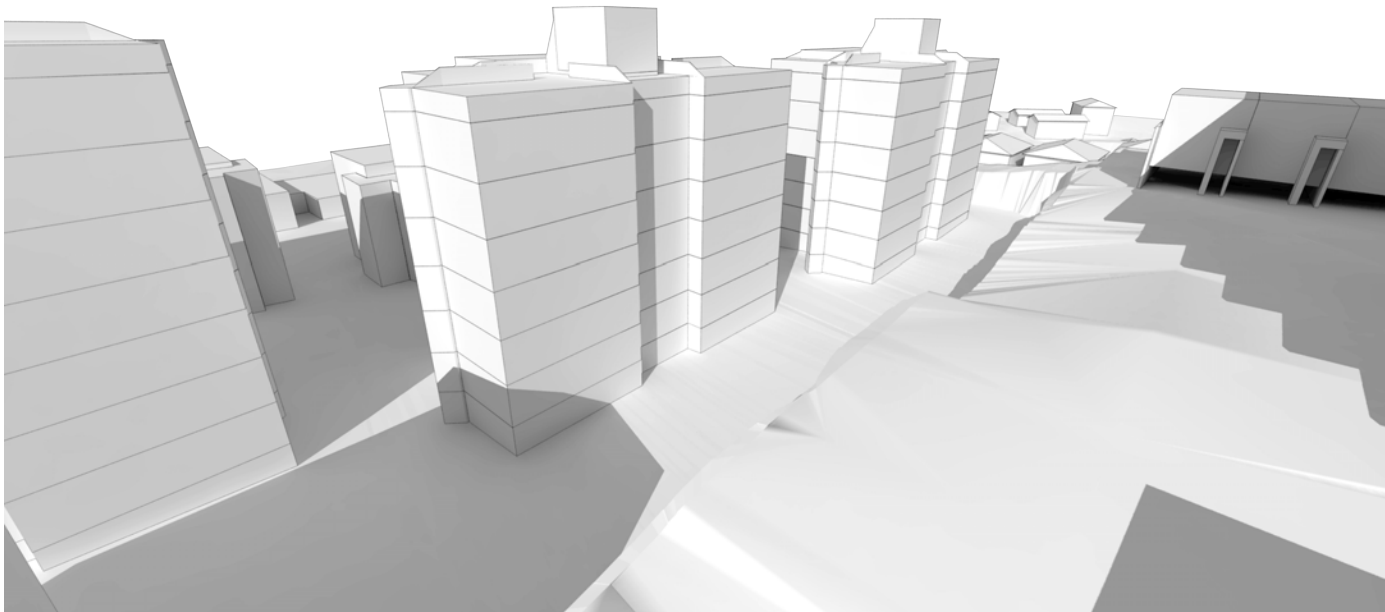
11am Existing



11am Proposed



12pm Existing



12pm Proposed