

SHADOW ANALYSIS - NEIGHBOURING BUILDINGS TO BLOCK 8

A detailed study has been done on available solar access to 8-12 Dick Street, using SEPP65 daylight Access Rules of Thumb as a guideline.

SEPP 65 RFDC Rules of Thumb states:

*“Living Rooms and private open spaces for at least 70 percent of apartments in a development should recieve a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of two hours may be acceptable”.*

The shadow diagrams and analysis below illustrates the limited shadow impacts to 8-12 Dick Street Street between the hours of 930am and 130pm Jun 21 (mid-winter equinox).

Between 930am – 1200pm

Level 2 North facing private open space receives **2.5 hours** direct sunlight

Between 930am – 1240pm

Level 2 North facing windows receive **3.16 hours** direct sunlight

Between 930am – 130pm

Level 3 North facing private open space receive **4 hours** direct sunlight

It is noted that the lower levels of 8-12 Dick Street are commercial premises currently used as an artists studio.

In summary, the proposed Block 8 building envelope is in keeping with the principles of the Approved Modified Concept Plan (MCP) and maintains daylight access to private open space and habitable rooms at 8a/8b Dick Street.



AERIAL VIEW - 8-12 DICK STREET FROM CENTRAL PARK



VIEW OF PRIVATE OPEN SPACES - 8-12 DICK STREET

EXISTING AND APPROVED  
MASTERPLAN SHADOWS

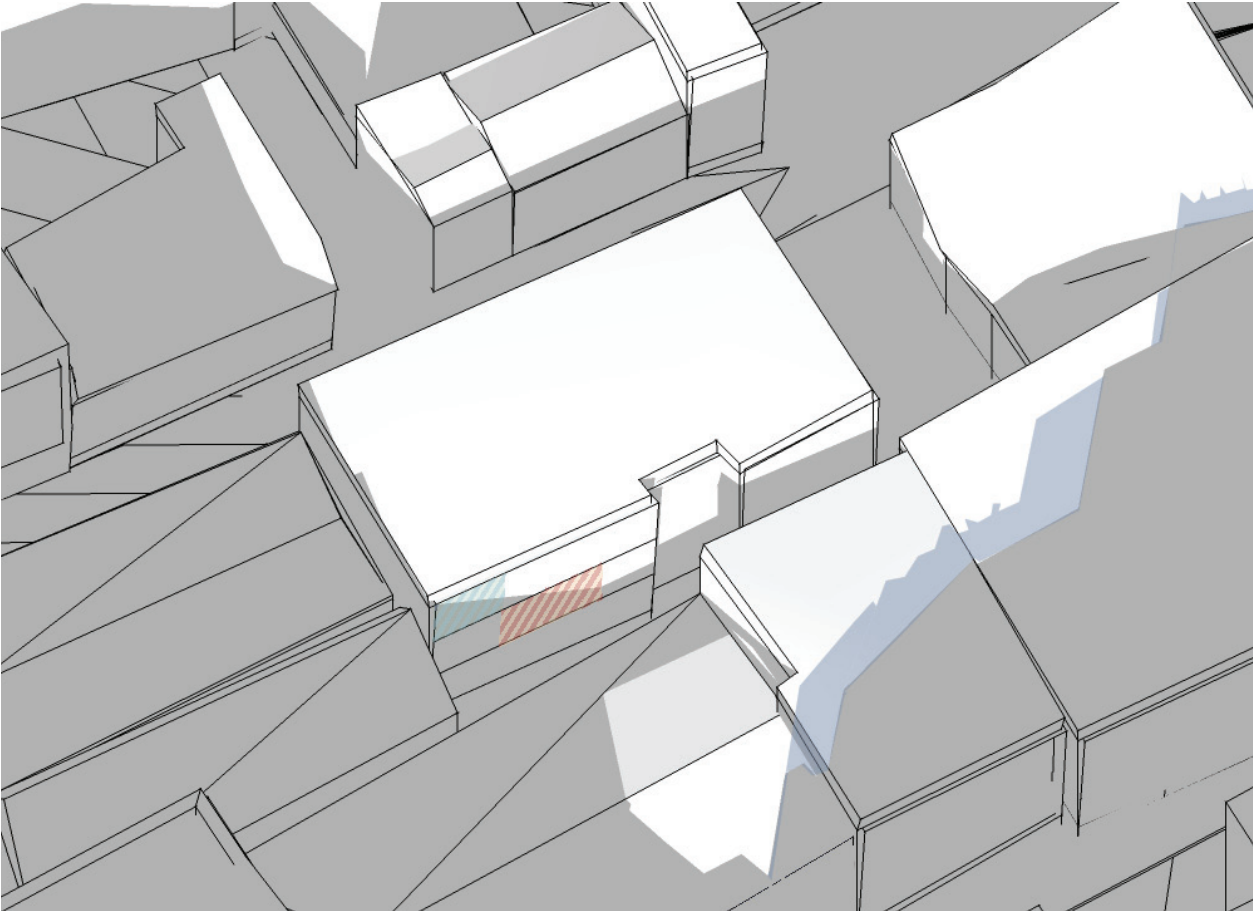
ADDITIONAL SHADOW CREATED BY  
BLOCK 8 PROPOSAL

LEVEL 2 PRIVATE OPEN SPACE AND  
LIVING ROOM GLAZING\*

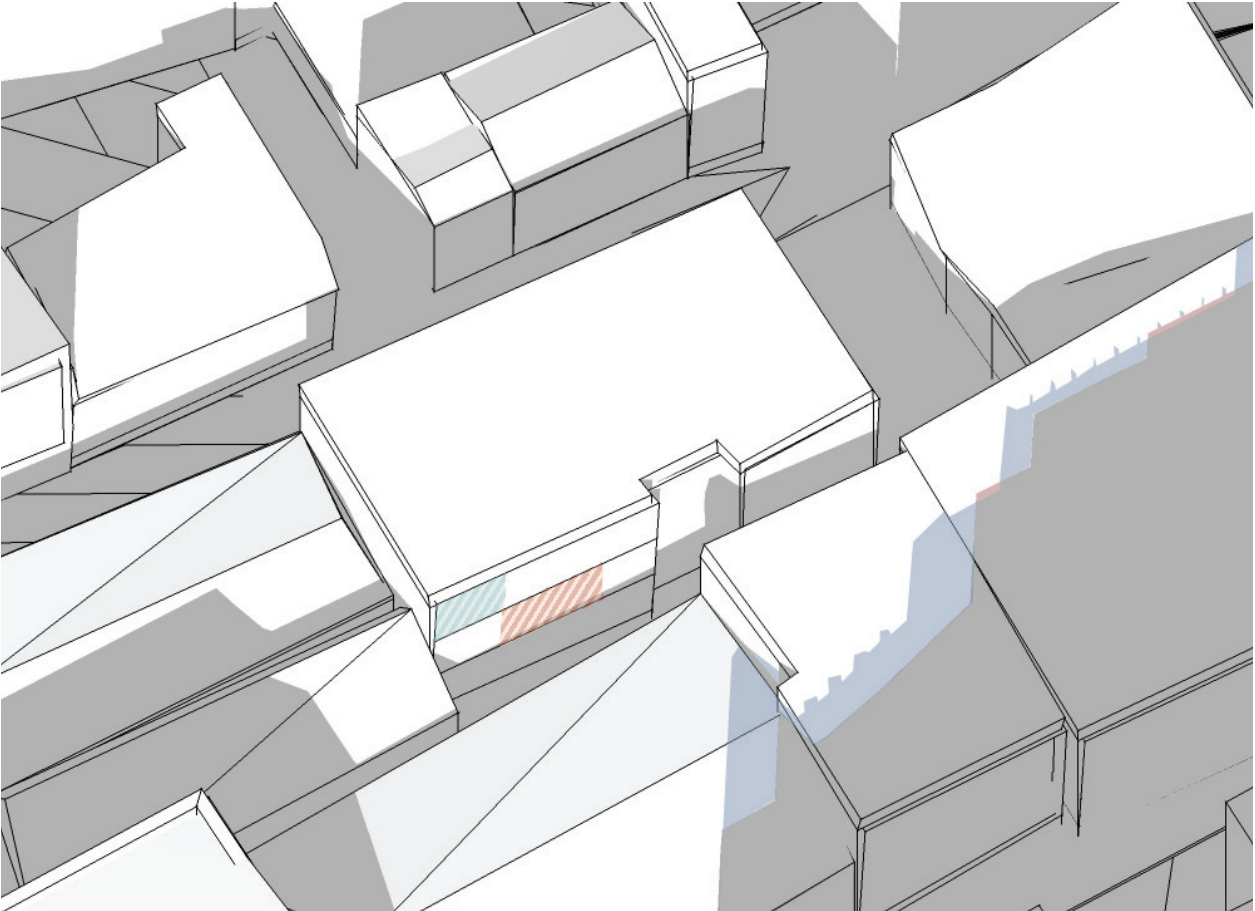
LEVEL 3 PRIVATE OPEN SPACE\*

NB: ALL OTHER COLOURS NOT SPECIFIED AS ABOVE ARE EXISTING SHADOWS. NOTE COLOUR VARIANCE IS A PRODUCT OF THE 3D MODELING PROGRAM.

\*Location of habitable areas/private open space is approximate only. Additional



JUNE 21 9.30AM



JUNE 21 10.00AM





EXISTING AND APPROVED  
MASTERPLAN SHADOWS

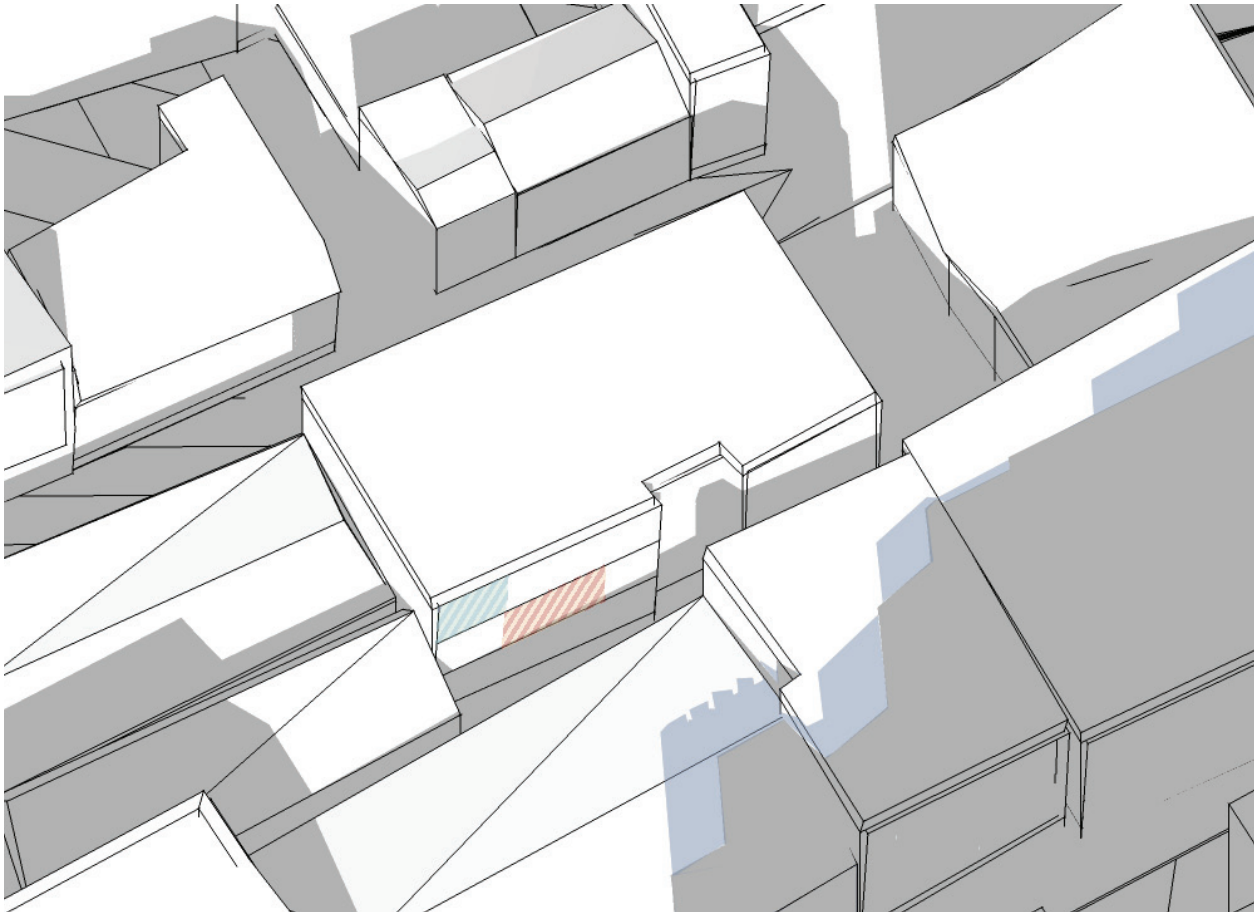
ADDITIONAL SHADOW CREATED BY  
BLOCK 8 PROPOSAL

LEVEL 2 PRIVATE OPEN SPACE AND  
LIVING ROOM GLAZING\*

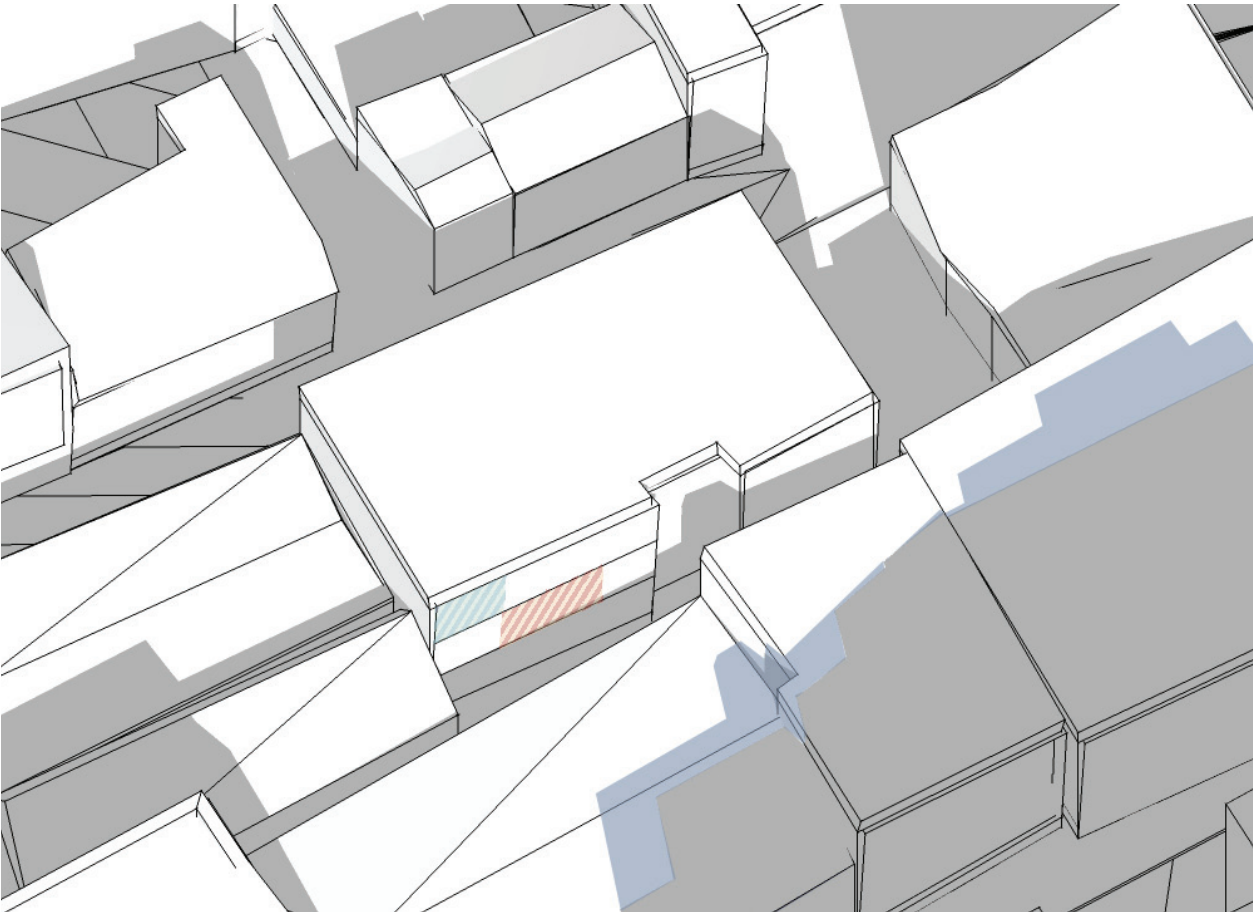
LEVEL 3 PRIVATE OPEN SPACE\*

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SPECIFIED AS ABOVE ARE EXISTING  
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MODELING PROGRAM.

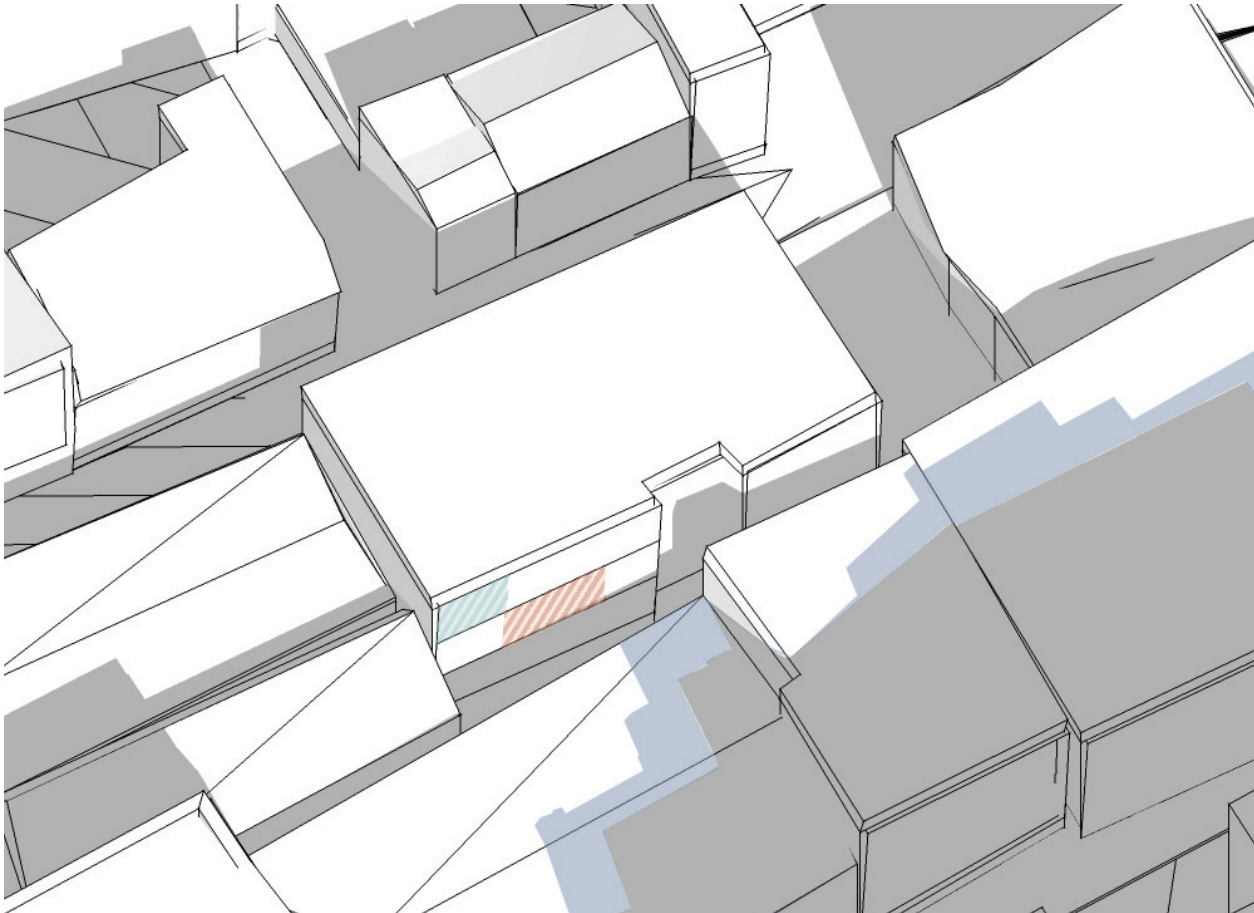
\*Location of habitable areas/private open  
space is approximate only. Additional



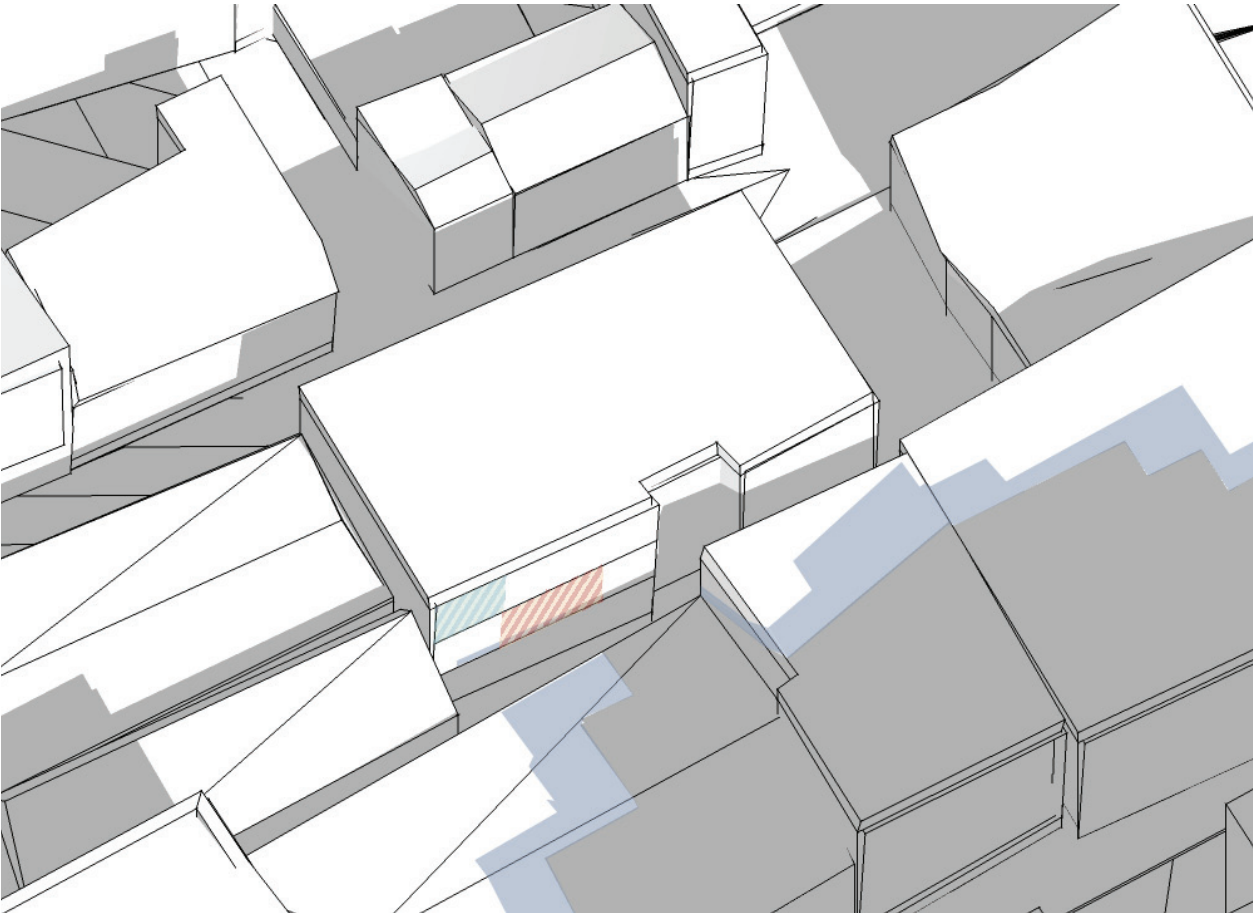
JUNE 21 10.30AM



JUNE 21 11.00AM



JUNE 21 11.30AM



JUNE 21 12.00PM





EXISTING AND APPROVED  
MASTERPLAN SHADOWS

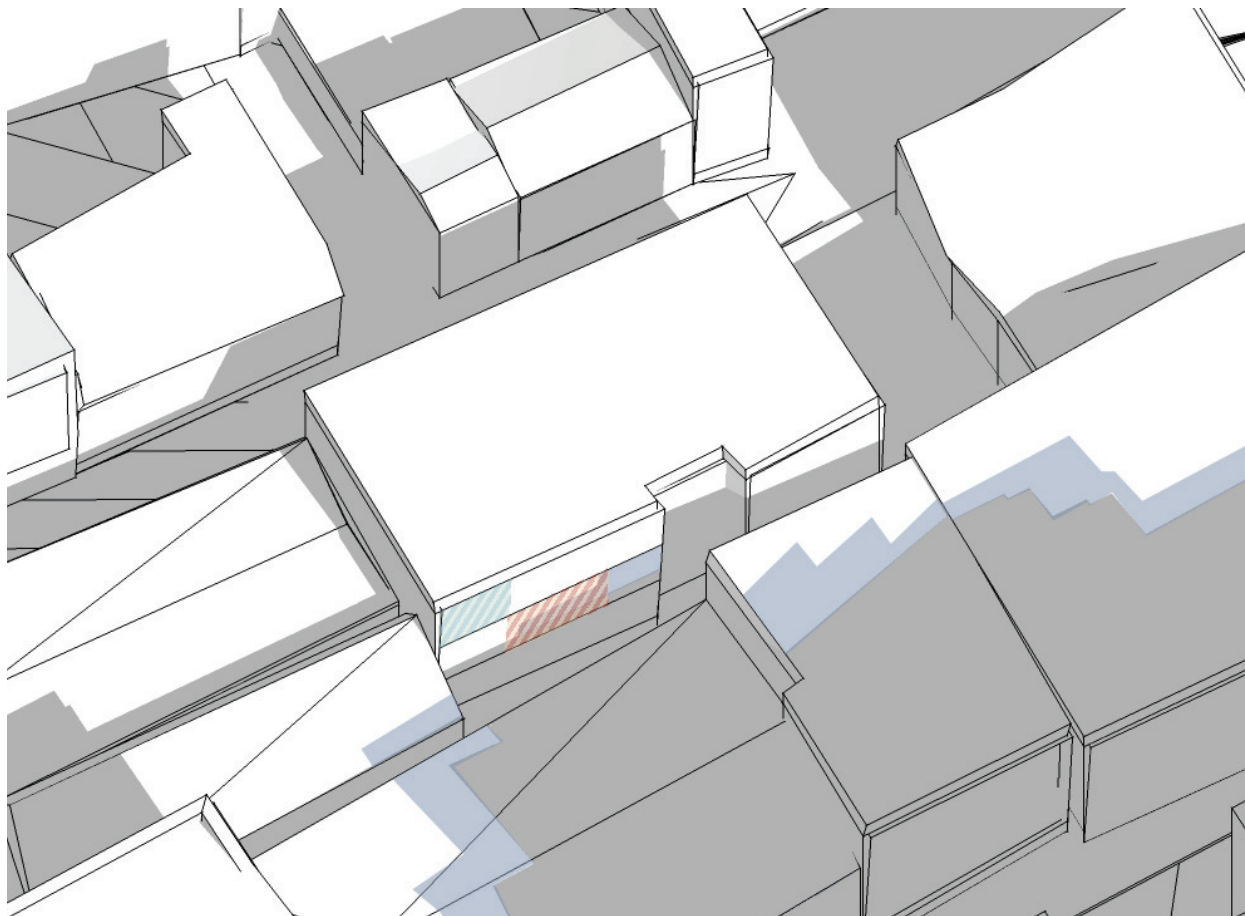
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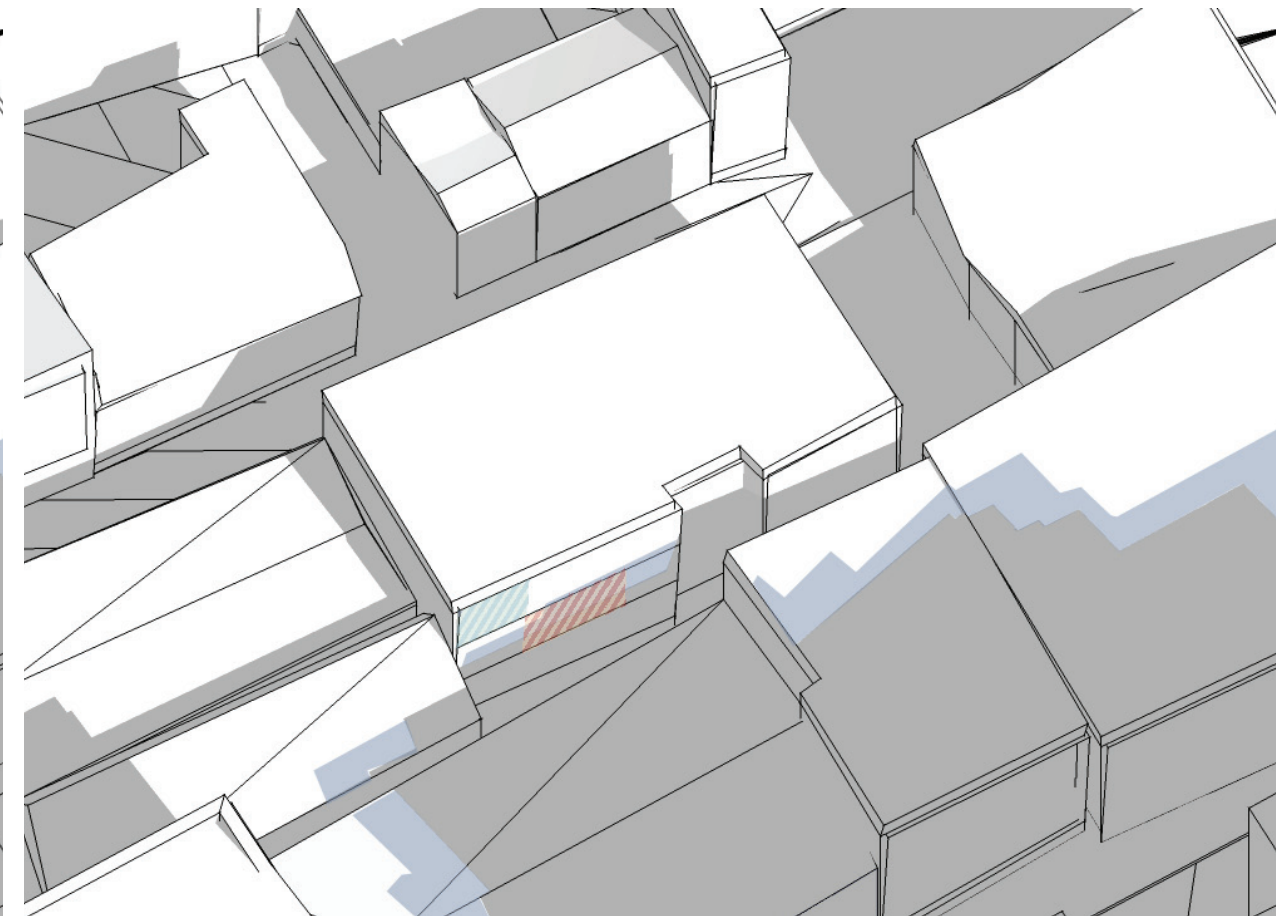
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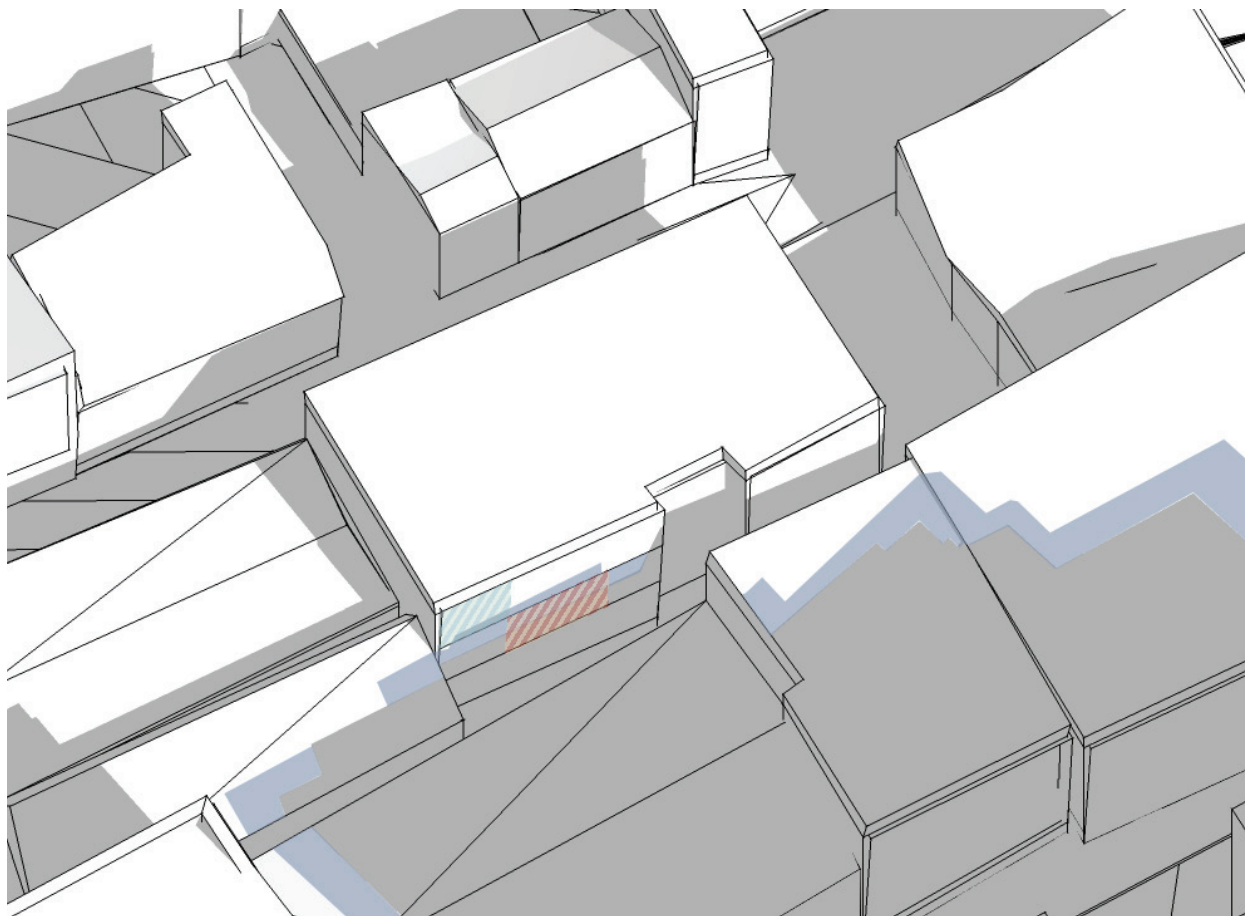
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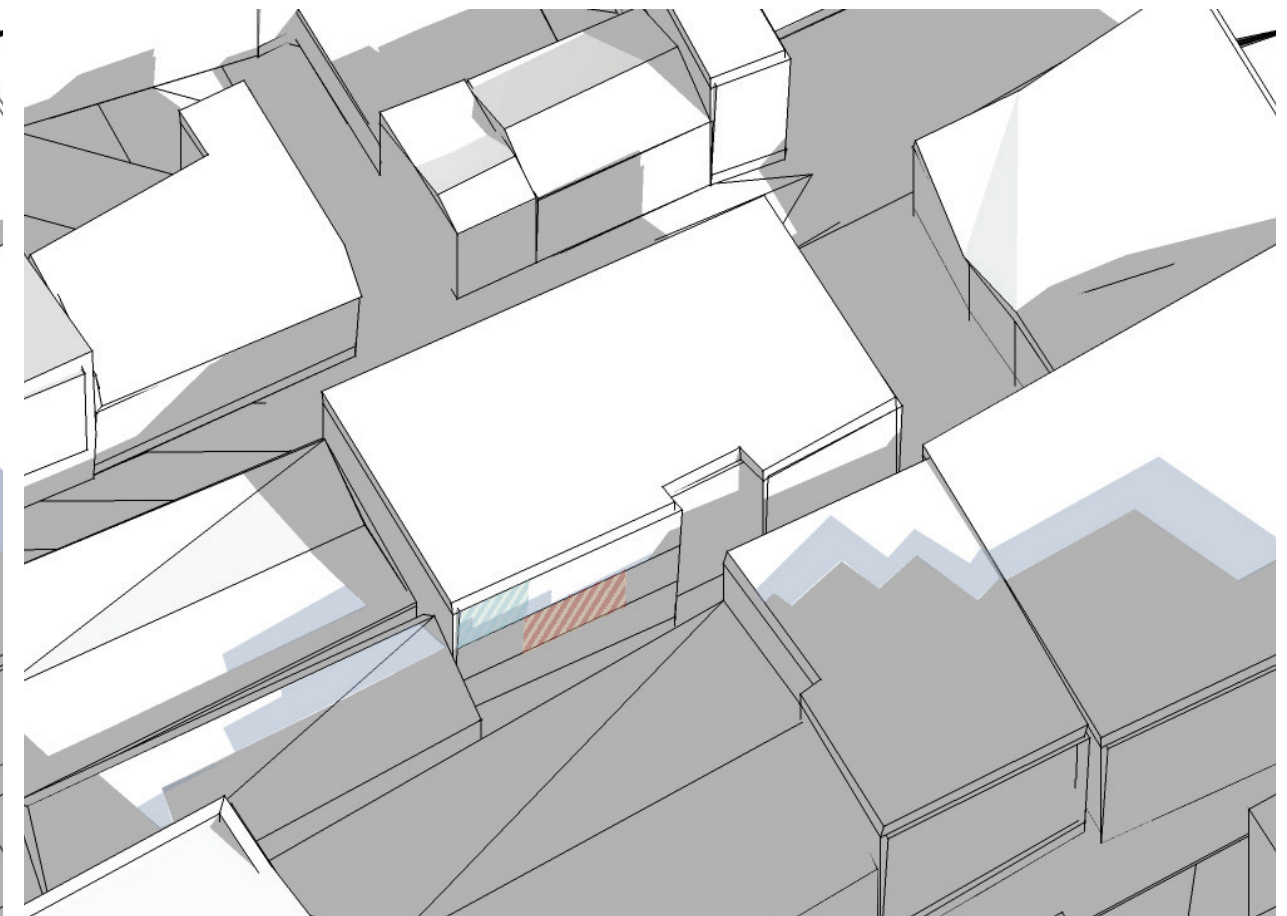
JUNE 21 12.30PM



JUNE 21 12.45PM



JUNE 21 1.00PM



JUNE 21 1.30PM

