

4. Amended Concept Plan

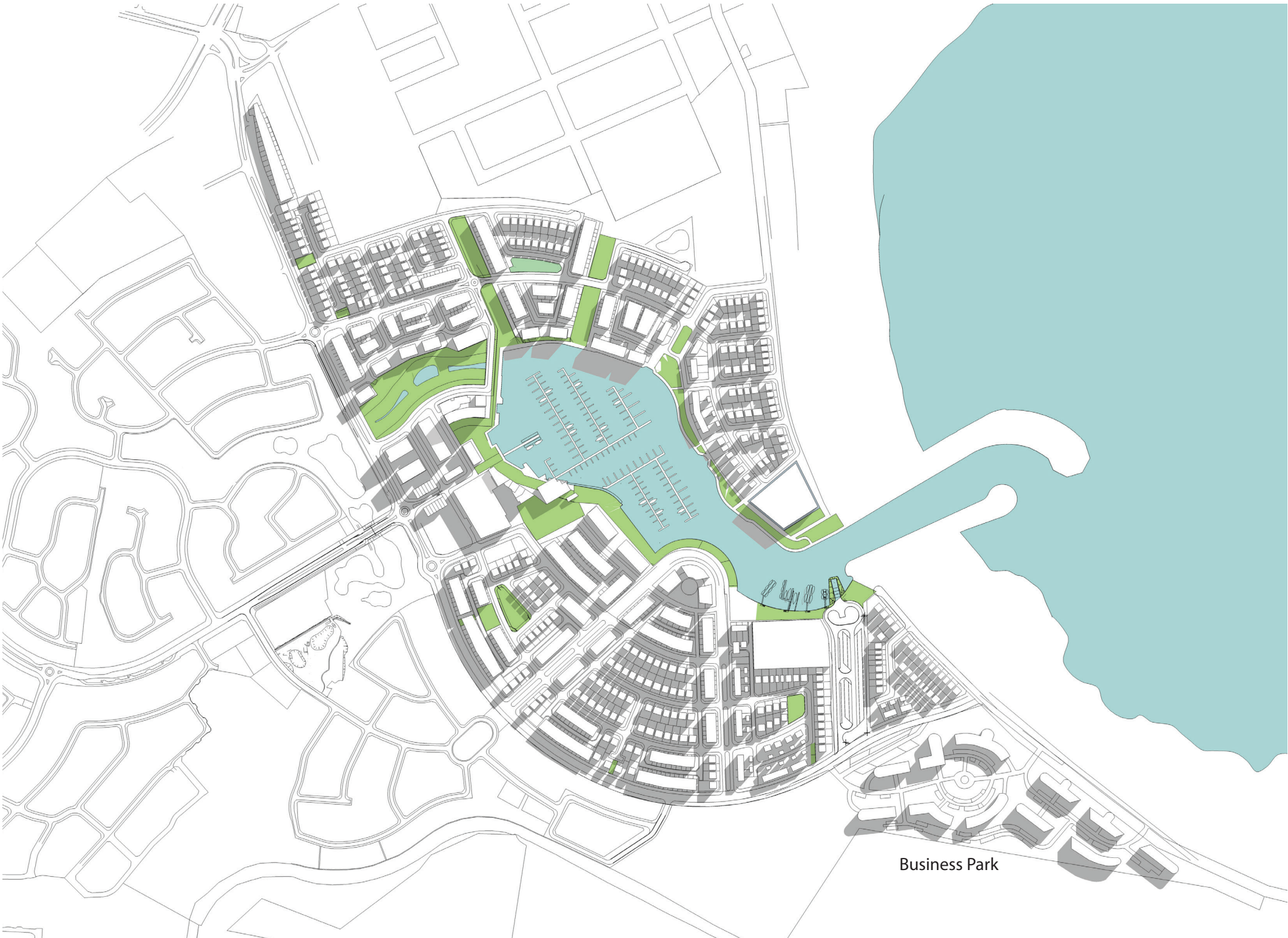
4.5.3 Overshadowing

- The overshadowing impacts of the proposed built form have been analysed as follows:
- Shadow projections have been modelled for mid-winter, June 21st (Winter Equinox) and March 21st (Autumn Equinox) (refer to 4.5.1- 4.5.3. Impacts on the public domain are described in detail below

4.5.3.1 Public Parks

- The neighbourhood parks indicated in Precincts A, C and F receive full sun between 9am and 3pm in mid winter and 21st March.
- The green spine parks between precincts E, F and G receive full sun between 9am and 3pm in mid winter and 21st March apart from a minor area to the east of the green spine between precincts E and F.

* Overshadowing analysis has not been undertaken for Business Park zone as there are no sensitive users proposed.



June 21st 9am - Amended Scheme

4.5.3.2 Foreshore and Wetlands

- The foreshore pedestrian edge receives full sun between 9am and 3pm in mid winter apart from the area immediately south of precincts F and G. All areas receive full solar access from 10am to 3pm on 21st March.
- The wetlands south of precinct E receive full solar access between 9am and 3pm in mid winter as well as on March 21st.

4.5.3.3 The Town Square

- The town centre open space comprises the public parkland and foreshore area located within Precinct D (i.e. from the hotel to the parkland south-east of the proposed tavern). The majority of the town centre open space will receive solar access between 9am-12pm in mid-winter and all day at the Autumn equinox.

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June 21st 12pm - Amended Scheme



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