

North Sydney LEP 2001
Shadow Diagram
Winter Solstice

Legend

- Proposed Development
- Existing Buildings
- Proposed Shadow
- Existing Shadow
- Special Areas
(as per NS LEP 2001, amendment no.9)
- Composite Shadow outline
(as per NS LEP 2001, amendment no.9)



In relation to North Sydney LEP 2001
Clause 28D(2)(b)
“ **28D Building heights and massing**
(2) Building heights and massing controls
(b) there is no net increase in overshadowing of any
land between the hours of 9am and 3pm, 21 June
outside the composite shadow area, as shown on
the map marked “North Sydney Local
Environmental Plan 2001 (Amendment No 9)-
North Sydney Centre” (except land that is in the
road or Railways Zone), and”



Winter Solstice, 21 June @ 9.00am



Winter Solstice, 21 June @ 10.00am



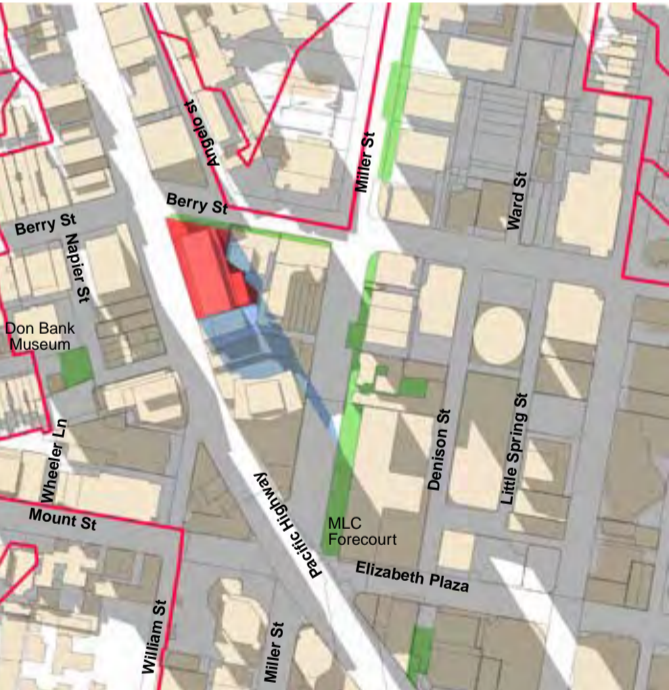
Winter Solstice, 21 June @ 11.00am



Winter Solstice, 21 June @ 12 noon



Winter Solstice, 21 June @ 1pm



Winter Solstice, 21 June @ 2pm



Winter Solstice, 21 June @ 3 pm

In relation to North Sydney LEP 2001
Clause 28D(2)(c)
“ **28D Building heights and massing**
(2) Building heights and massing controls
(c) there is no net increase in overshadowing,
between 10am and 2pm, at any time of the year,
of any land that is within the North Sydney
Centre and is within the public open space zone
or within a special area as shown on Sheet 5 of
the map marked “North Sydney Local
Environmental Plan 2001 (Amendment No 9)-
North Sydney Centre”, and”



Proposed Development

Existing Buildings

Proposed Shadow

Existing Shadow

Special Areas
(as per NS LEP 2001, amendment no.9)

Composite Shadow outline
(as per NS LEP 2001, amendment no.9)



Summer Solstice, 21 Dec @ 10am



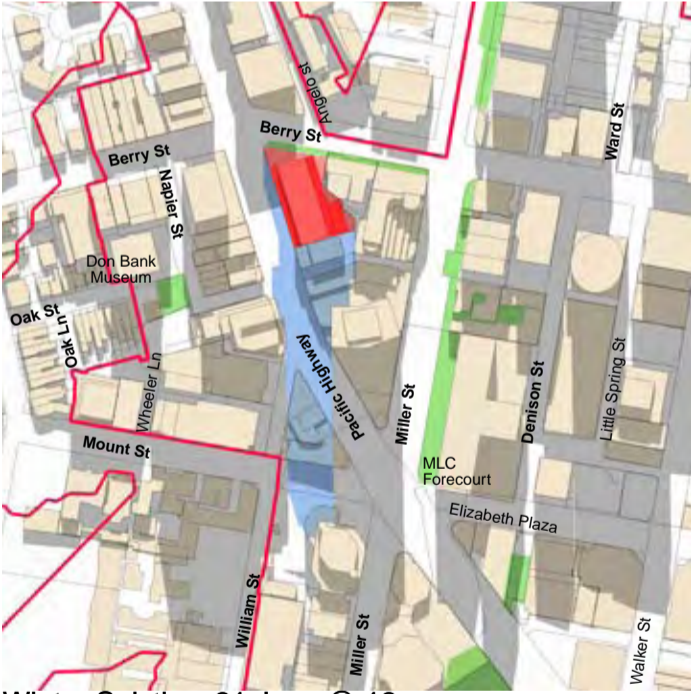
Summer Solstice, 21 Dec @ 12 noon



Summer Solstice, 21 Dec @ 2pm



Winter Solstice, 21 June @ 10am



Winter Solstice, 21 June @ 12 noon



Winter Solstice, 21 June @ 2pm

Shadow Diagrams
Equinoxes 10am, 12pm, 2pm

Legend

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(as per NS LEP 2001, amendment no.9)
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In relation to North Sydney LEP 2001
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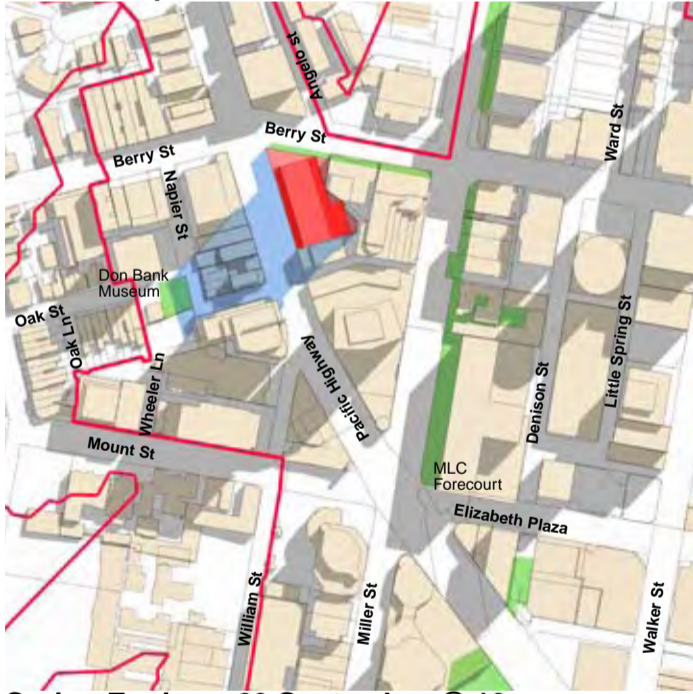
Autumn Equinox, 21 March @ 10am



Autumn Equinox, 21 March @ 12 noon



Autumn Equinox, 21 March @ 2pm



Spring Equinox, 23 September @ 10am



Spring Equinox, 23 September @ 12 noon



Spring Equinox, 23 September @ 2pm

North Sydney LEP 2001
Shadow Diagram
Impact on Special Area
Don Bank Musuem

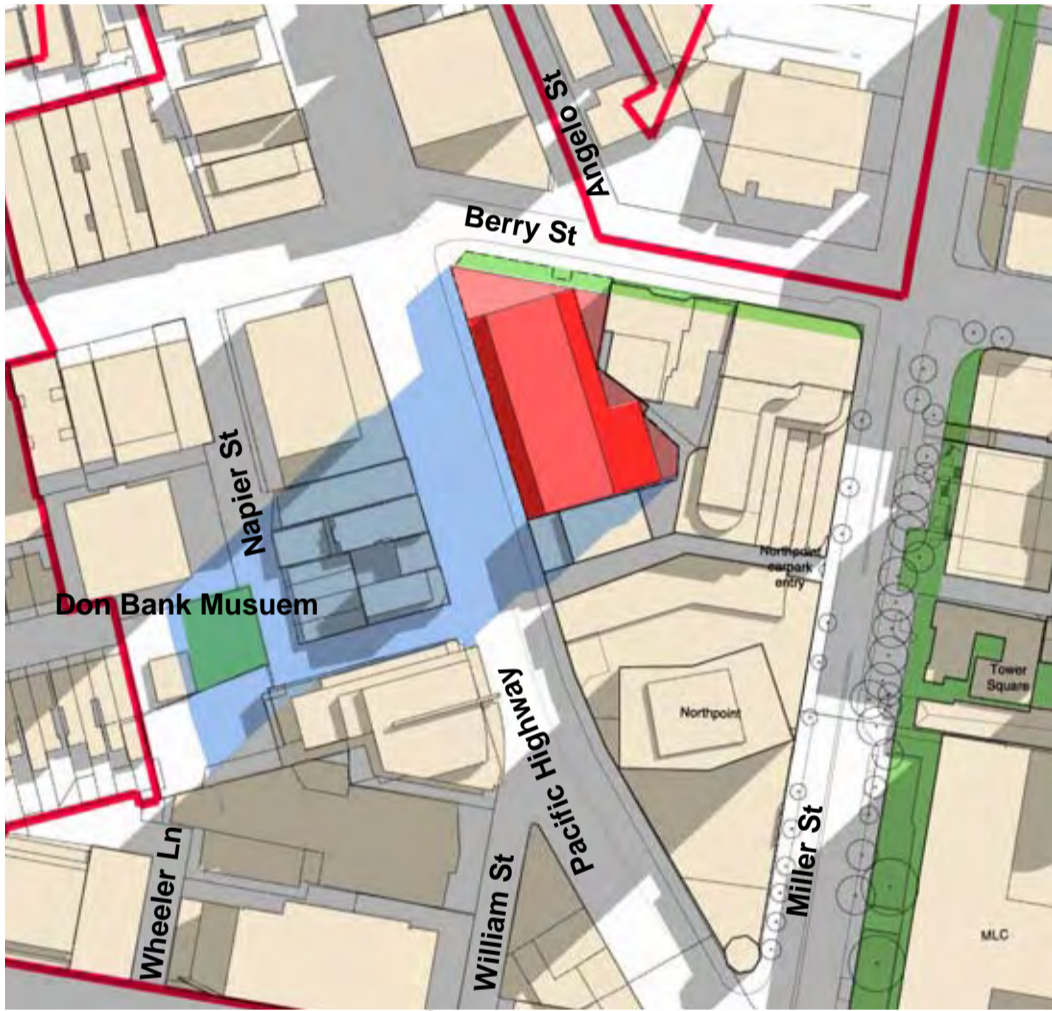
Legend

Autumn Equinox

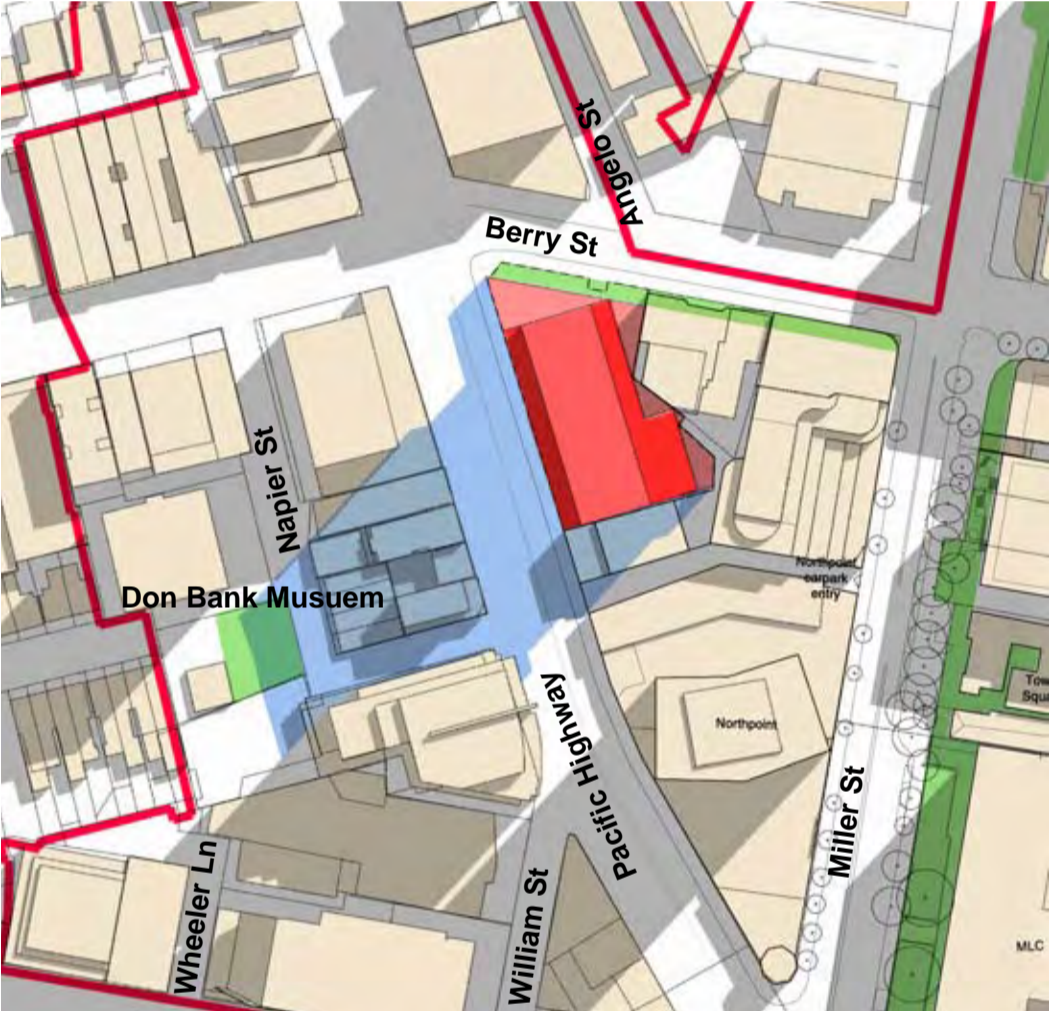
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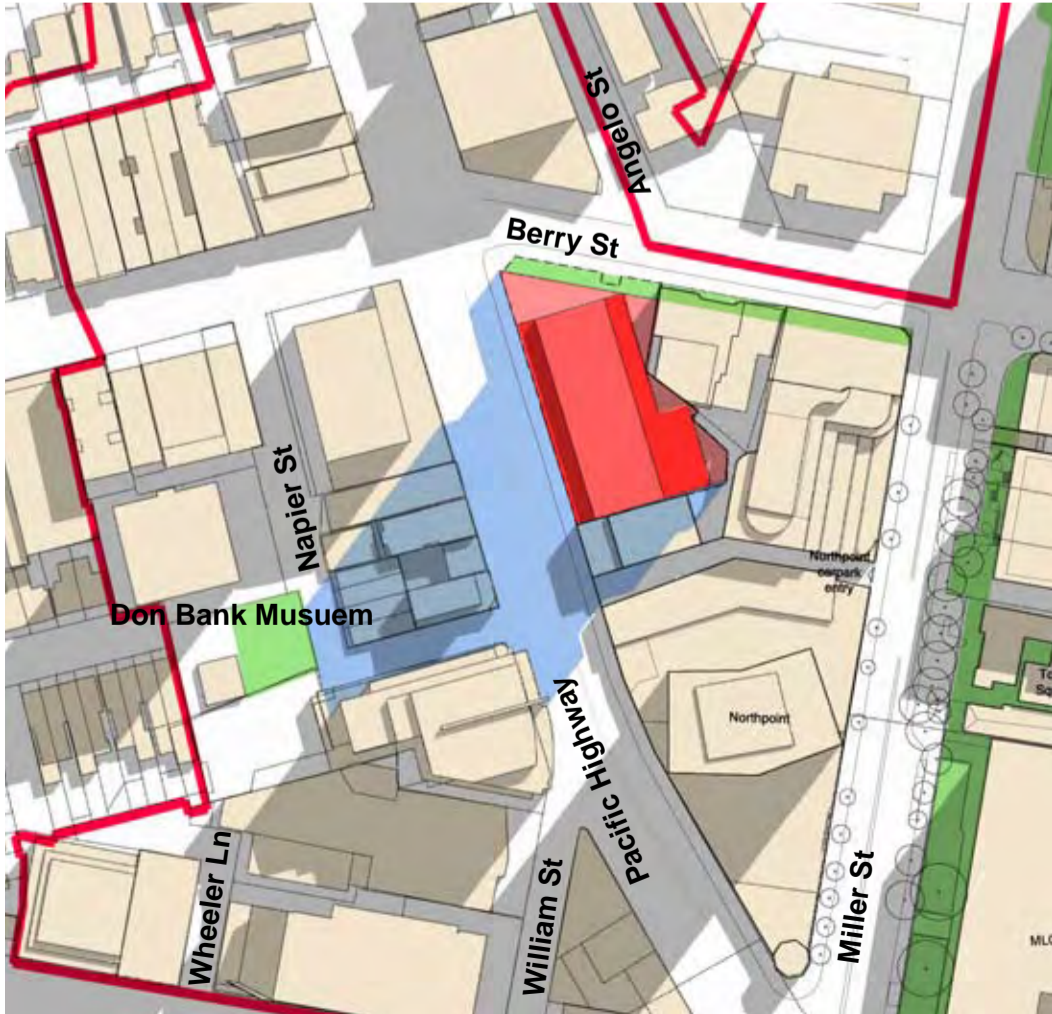
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Autumn Equinox, 21st March @10am



Autumn Equinox, 21st March @10.15am



Autumn Equinox, 21st March @10.33am

In relation to North Sydney LEP 2001
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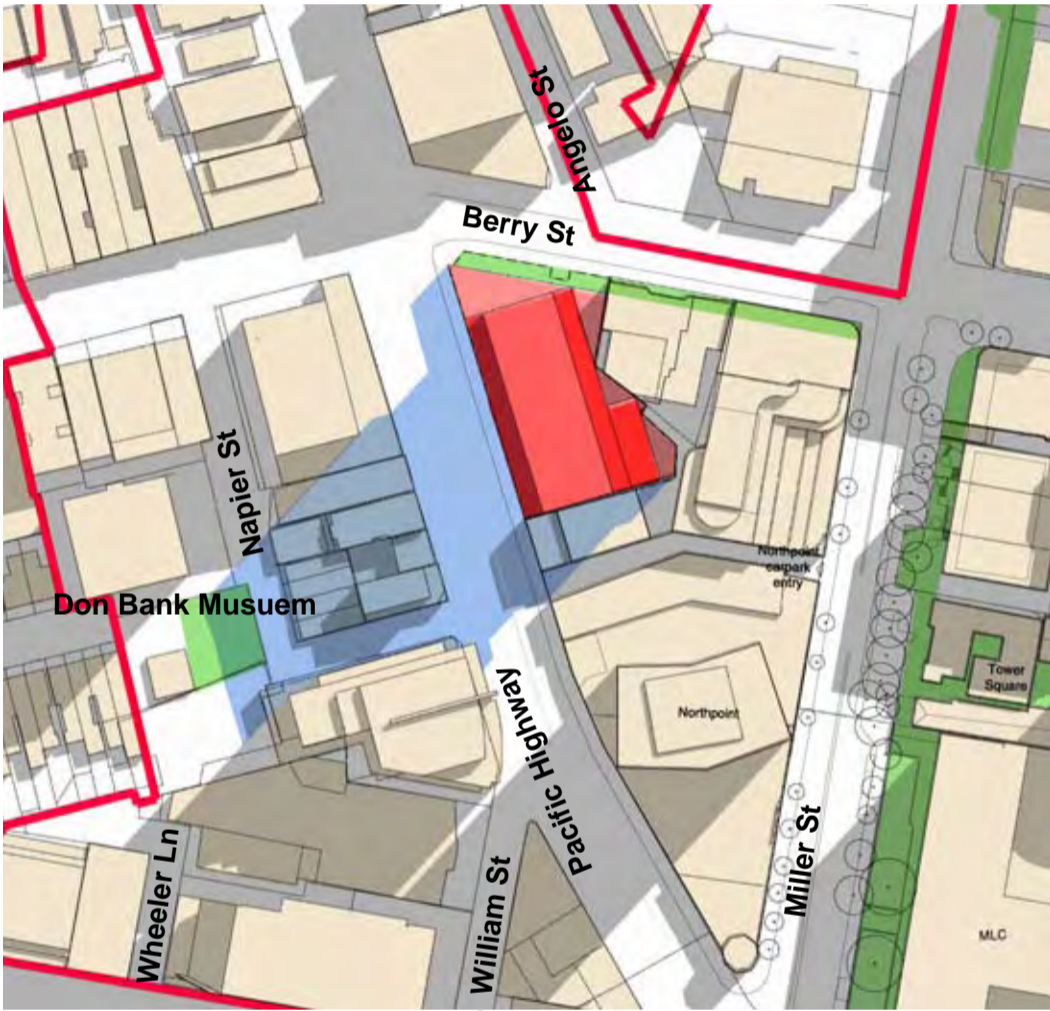
North Sydney LEP 2001
Shadow Diagram
Impact on Special Area
Don Bank Musuem

Spring Equinox



Legend

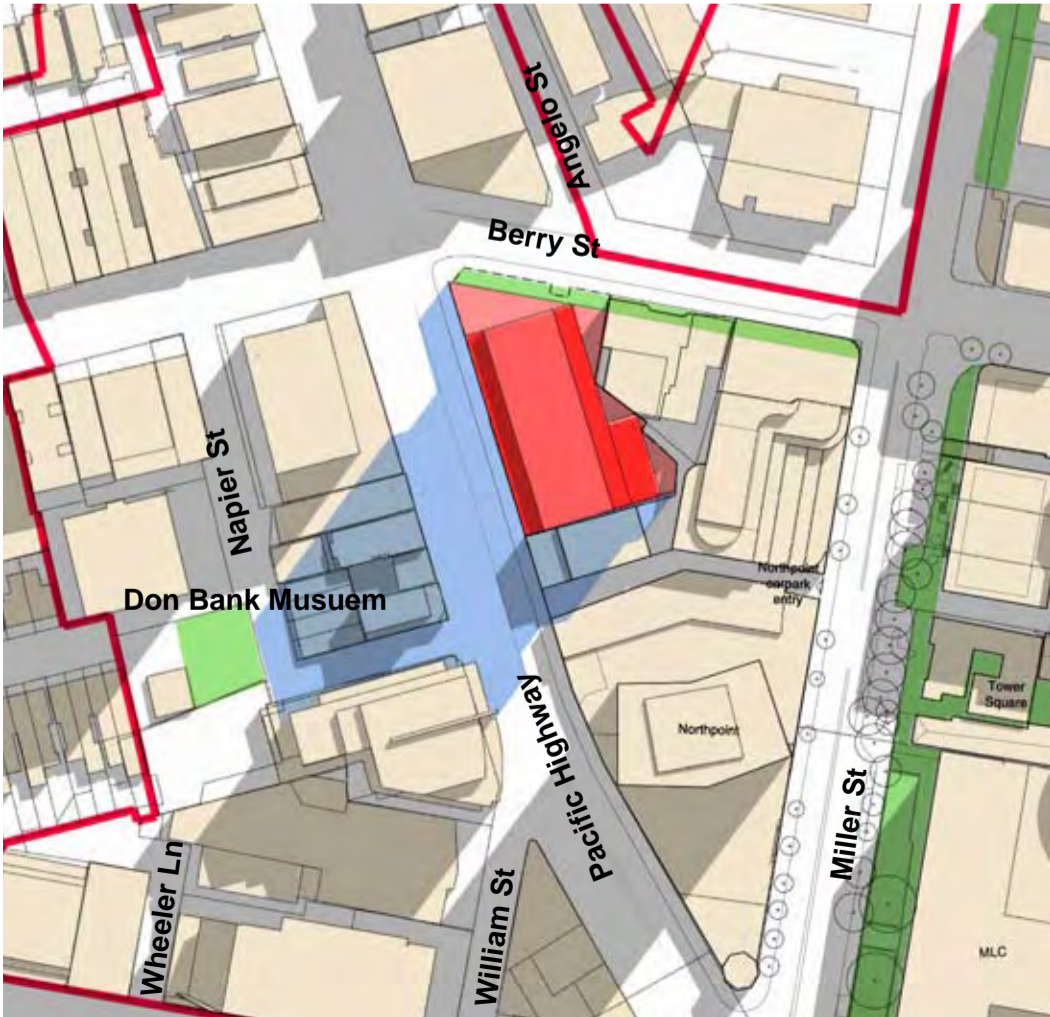
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Spring Equinox, 23rd September @10am



Spring Equinox, 23rd September @10.15am



Spring Equinox, 23rd September @10.19am

North Sydney LEP 2001
Shadow Diagram
Impact on Special Area
Miller Street Area

Legend

Spring Equinox

Proposed Development

Existing Buildings

Proposed Shadow

Existing Shadow

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(as per NS LEP 2001, amendment no.9)

Composite Shadow outline
(as per NS LEP 2001, amendment no.9)



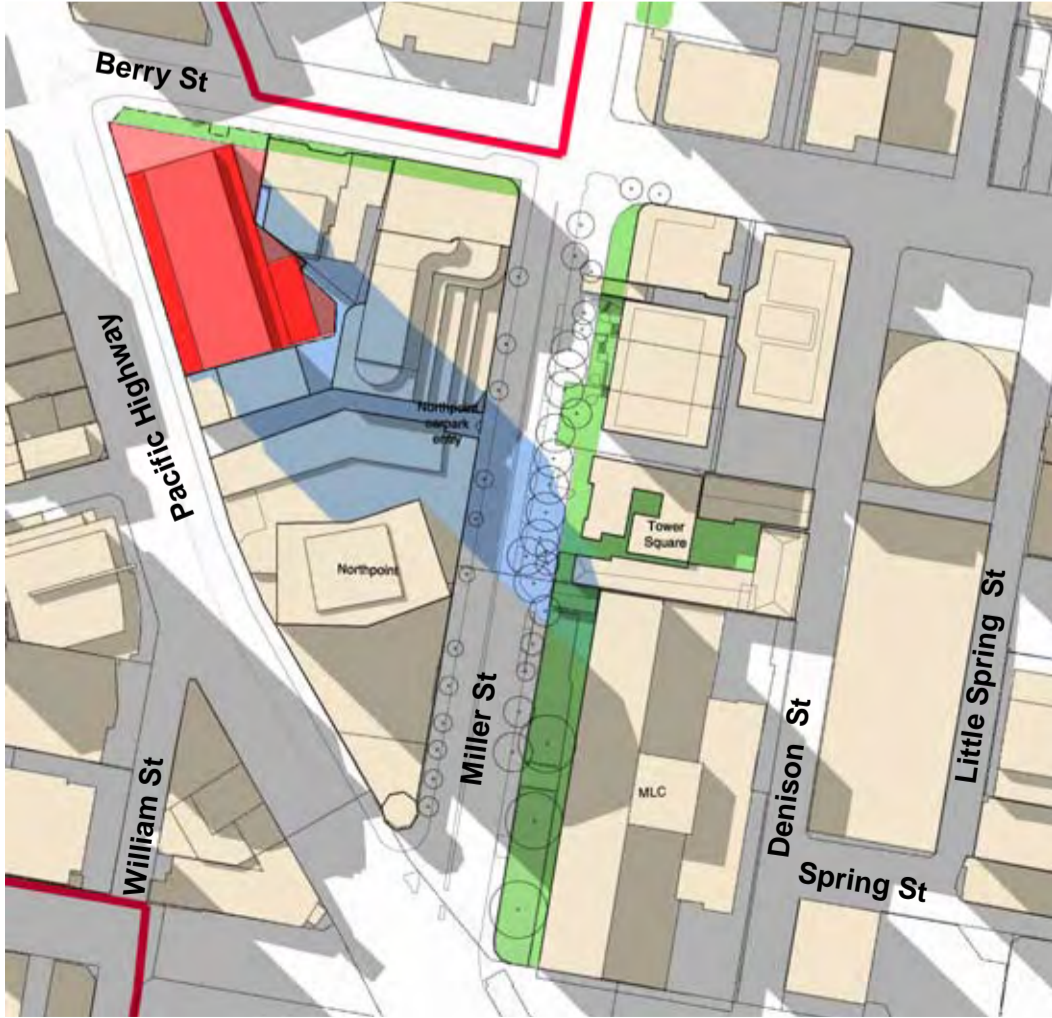
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Spring Equinox, 23rd September @ 1.15pm



Spring Equinox, 23rd September @ 1.30pm



Spring Equinox, 23rd September @ 1.45pm



Spring Equinox, 23rd September @ 2pm

North Sydney LEP 2001
Shadow Diagram
Impact on Special Area
Miller Street Area

Legend

Autumn Equinox

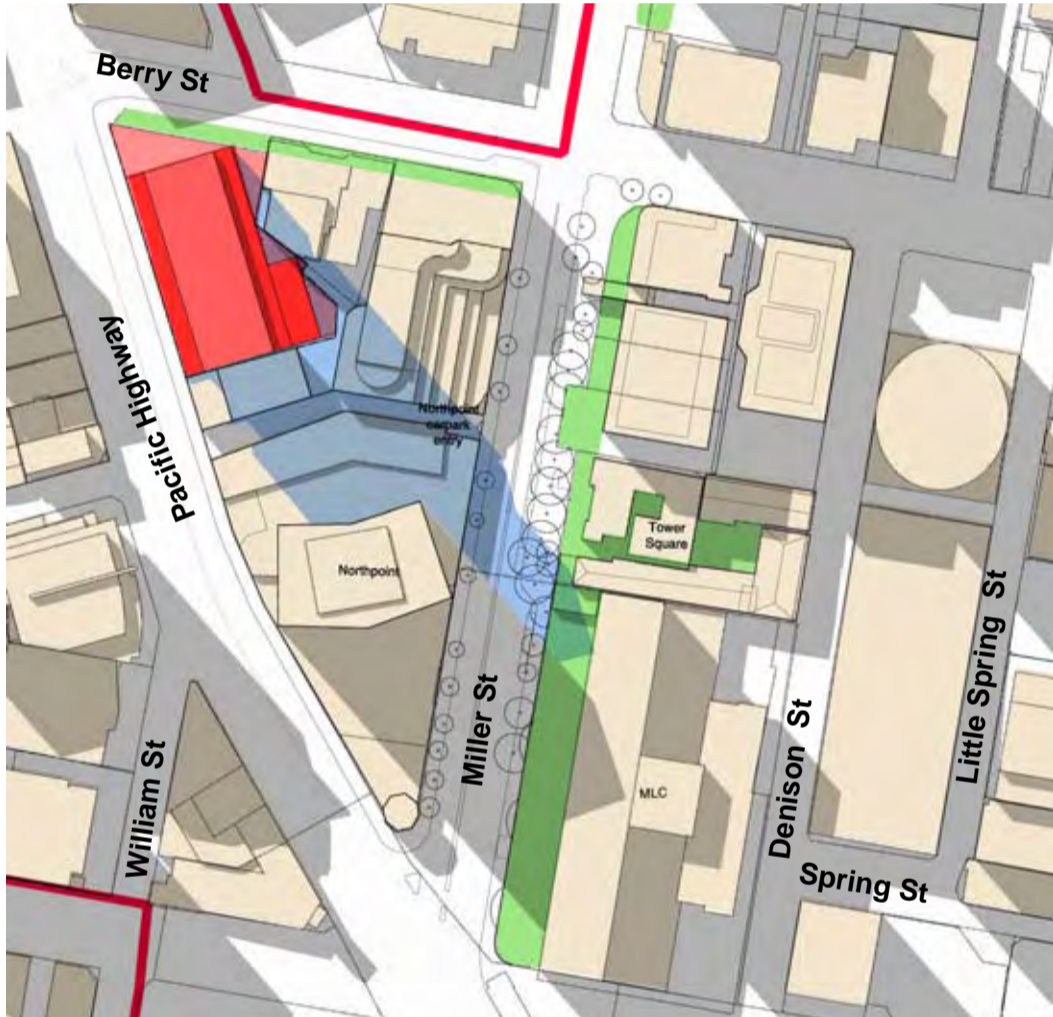
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Autumn Equinox, 21st March @ 1.30pm



Autumn Equinox, 21st March @ 1.45pm



Autumn Equinox, 21st March @ 2pm

North Sydney LEP 2001
Shadow Diagram
Solstices 9am, 12pm, 3pm

Legend

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In relation to North Sydney LEP 2001
Clause 28D(2)(d)
“ **28D Building heights and massing**
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(d) there will be no increase in overshadowing that
would reduce the amenity of any dwelling that is
outside the North Sydney Centre and falls within
the composite shadow area referred to in
paragraph (b), and”



Summer Solstice, 21 Dec @ 9.00am



Summer Solstice, 21 Dec @ 12 noon



Summer Solstice, 21 Dec @ 3pm



Winter Solstice, 21 June @ 9.00am



Winter Solstice, 21 June @ 12 noon



Winter Solstice, 21 June @ 3 pm

North Sydney LEP 2001
Shadow Diagrams
Equinoxes 9am, 12pm, 3pm

Legend

In relation to North Sydney LEP 2001
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Autumn Equinox, 21 March @ 9.00am



Autumn Equinox, 21 March @ 12 noon



Autumn Equinox, 21 March @ 3pm



Spring Equinox, 23 September @ 9.00am



Spring Equinox, 23 September @ 12 noon



Spring Equinox, 23 September @ 3pm



In relation to North Sydney LEP 2001
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North Sydney LEP 2001
Shadow Diagrams
Impact on Dwellings within
the composite area (but
outside the centre)

Winter Solstice



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(as per NS LEP 2001, amendment no.9)
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- Dwellings affected by proposed
Shadow



Winter Solstice, 21st June @9am



Winter Solstice, 21st June @9.15am



Winter Solstice, 21st June @9.42am



In relation to North Sydney LEP 2001
Clause 28D(2)(d)
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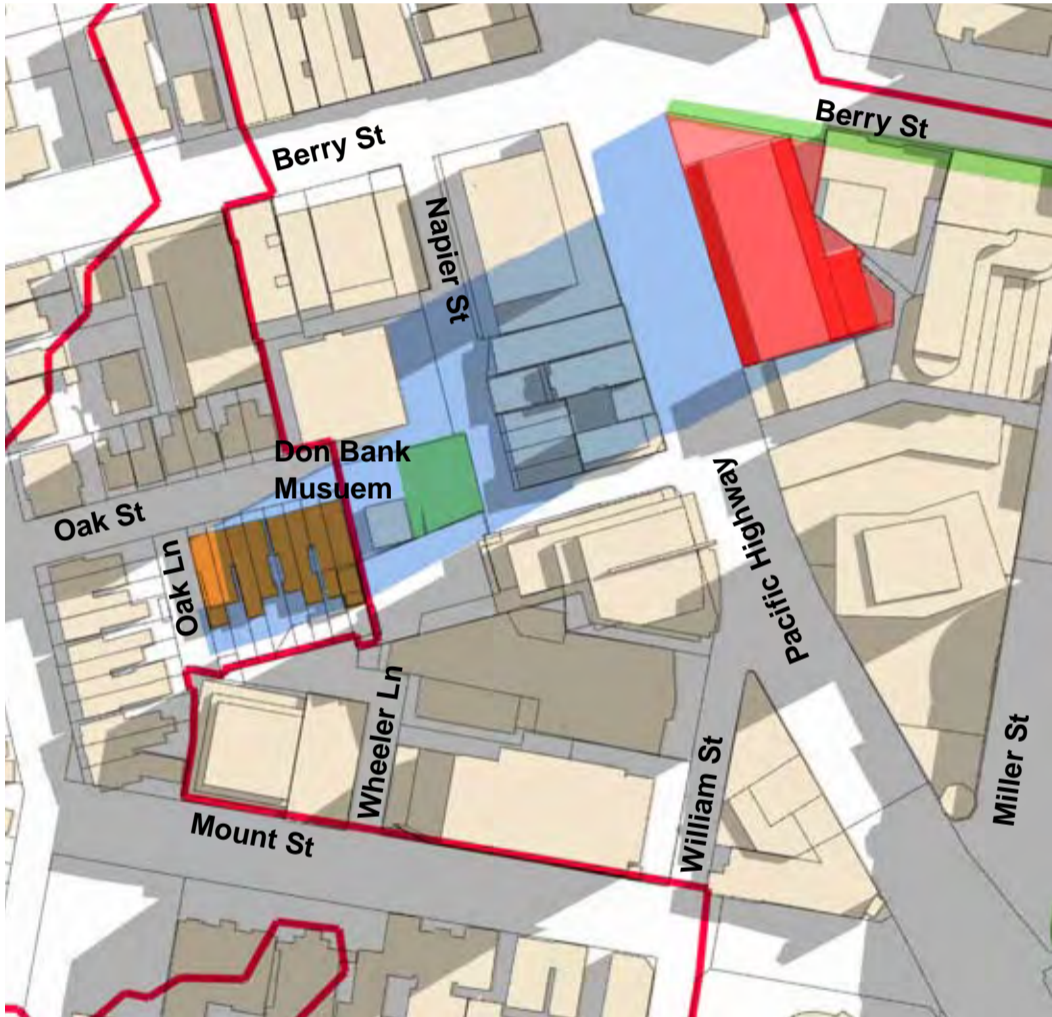
North Sydney LEP 2001
Shadow Diagrams
Impact on Dwellings within
the composite area (but
outside the centre)

Autumn Equinox

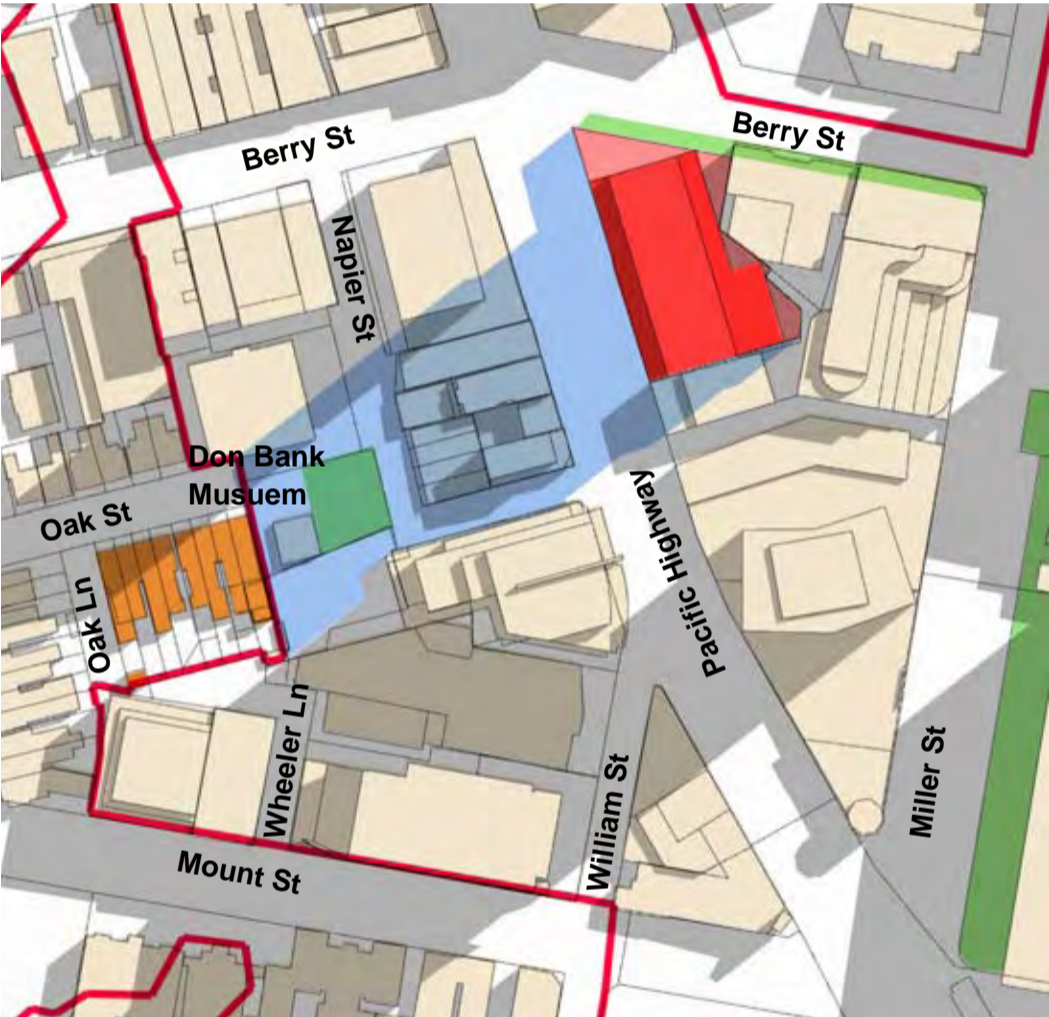


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Shadow



Autumn Equinox, 21st March @9am



Autumn Equinox, 21st March @9.42am



North Sydney LEP 2001
Shadow Diagrams
Impact on Dwellings within
the composite area (but
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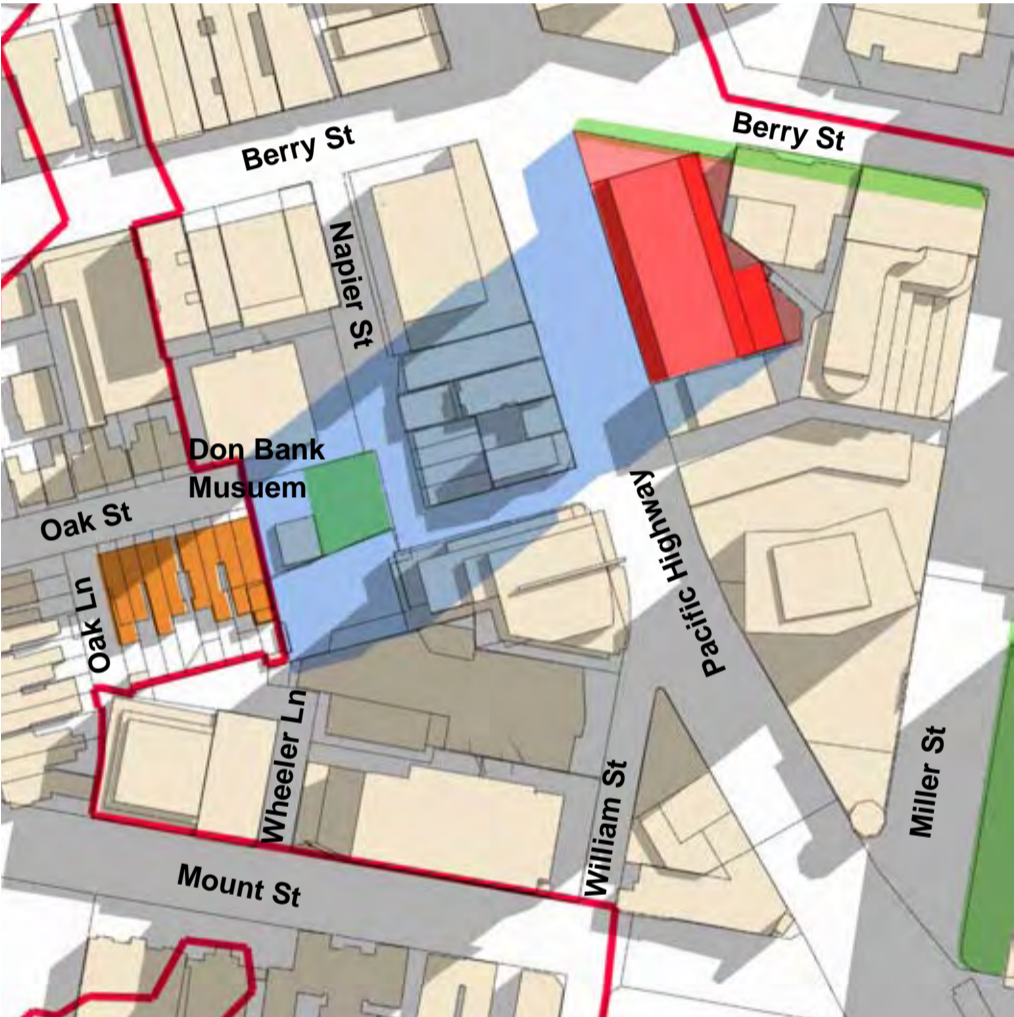
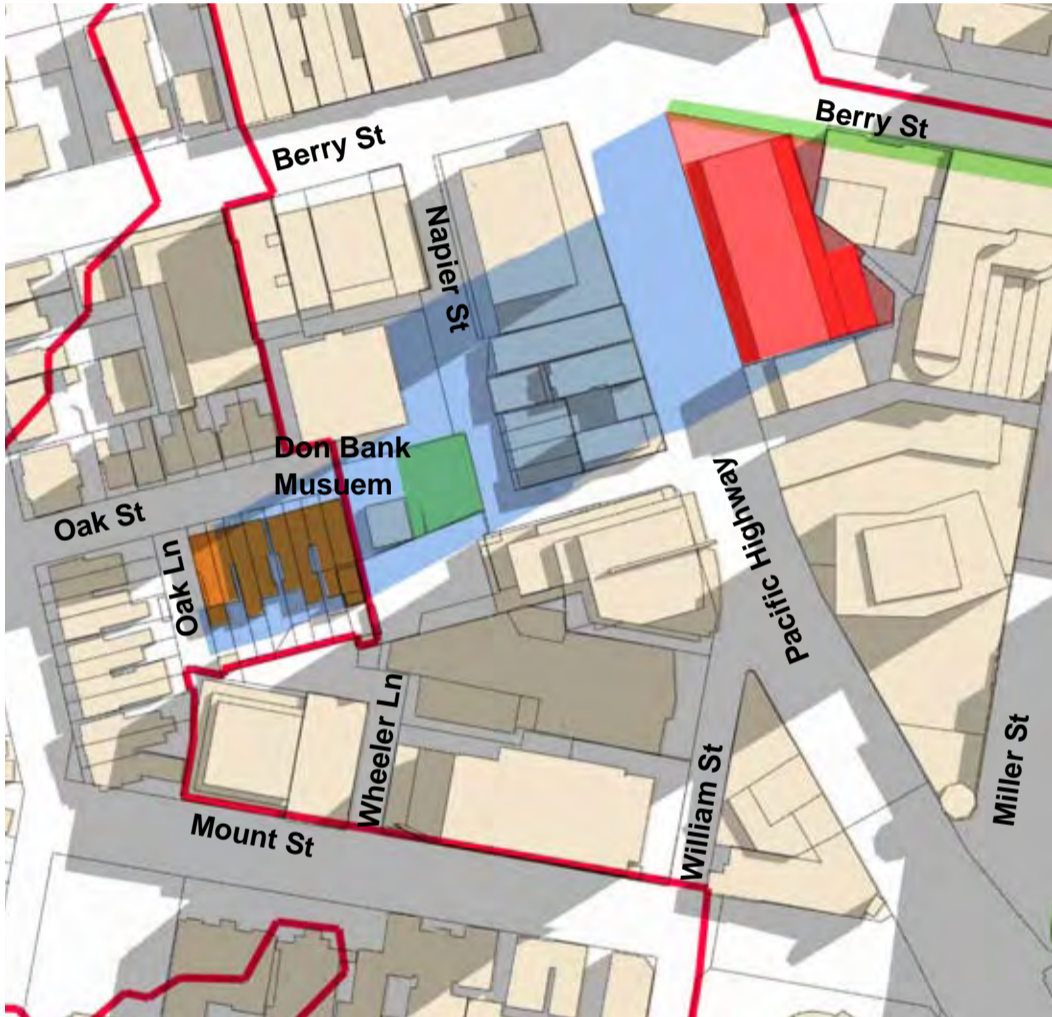
Spring Equinox



Legend

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In relation to North Sydney LEP 2001
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5.0 Draft North Sydney LEP 2009
Shadow Diagram
Solstices 12pm, 1pm, 2pm

In relation to Draft North Sydney LEP 2009
Clause 6.4 (2) (b)

“(2) **Building heights and massing controls**
(b) there will be a net increase in overshadowing between 12 noon and 2pm, Eastern Standard Time, of any land that is within the North Sydney Centre and is within the RE1 Public Recreation zone or within a Special Area as shown on the North Sydney Centre Map, or”



- Legend
- Proposed Development
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 - Special Areas
(as per Draft NS LEP 2009)
 - City Centre Boundary
(as per Draft NS LEP 2009)



Summer Solstice, 21 Dec @ 12 noon



Summer Solstice, 21 Dec @ 1pm



Summer Solstice, 21 Dec @ 2pm



Winter Solstice, 21 June @ 12 noon



Winter Solstice, 21 June @ 1pm



Winter Solstice, 21 June @ 2pm

Draft North Sydney LEP 2009
Shadow Diagrams
Equinoxes 12pm, 1pm, 2pm

Legend

Proposed Development

Existing Buildings

Proposed Shadow

Existing Shadow

Special Areas
(as per Draft NS LEP 2009)

City Centre Boundary
(as per Draft NS LEP 2009)

In relation to Draft North Sydney LEP 2009
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Autumn Equinox, 21 March @ 12 noon



Autumn Equinox, 21 March @ 1pm



Autumn Equinox, 21 March @ 2pm



Spring Equinox, 23 September @ 12 noon



Spring Equinox, 23 September @ 1pm



Spring Equinox, 23 September @ 2pm

Draft North Sydney LEP 2009
Shadow Diagram
Impact on Special Area
Miller Street Area

Legend

Spring Equinox

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(as per Draft NS LEP 2009)
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In relation to Draft North Sydney LEP 2009
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Spring Equinox, 23rd September @ 1.15pm



Spring Equinox, 23rd September @ 1.30pm



Spring Equinox, 23rd September @ 1.45pm



Spring Equinox, 23rd September @ 2pm

Draft North Sydney LEP 2009
Shadow Diagram
Impact on Special Area
Miller Street Area

Legend

Autumn Equinox

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Autumn Equinox, 21st March @ 1.30pm



Autumn Equinox, 21st March @ 1.45pm



Autumn Equinox, 21st March @ 2pm

Draft North Sydney LEP 2009
Shadow Diagram
Impact on Special Area
Don Bank Musuem

Legend

Autumn Equinox

Proposed Development

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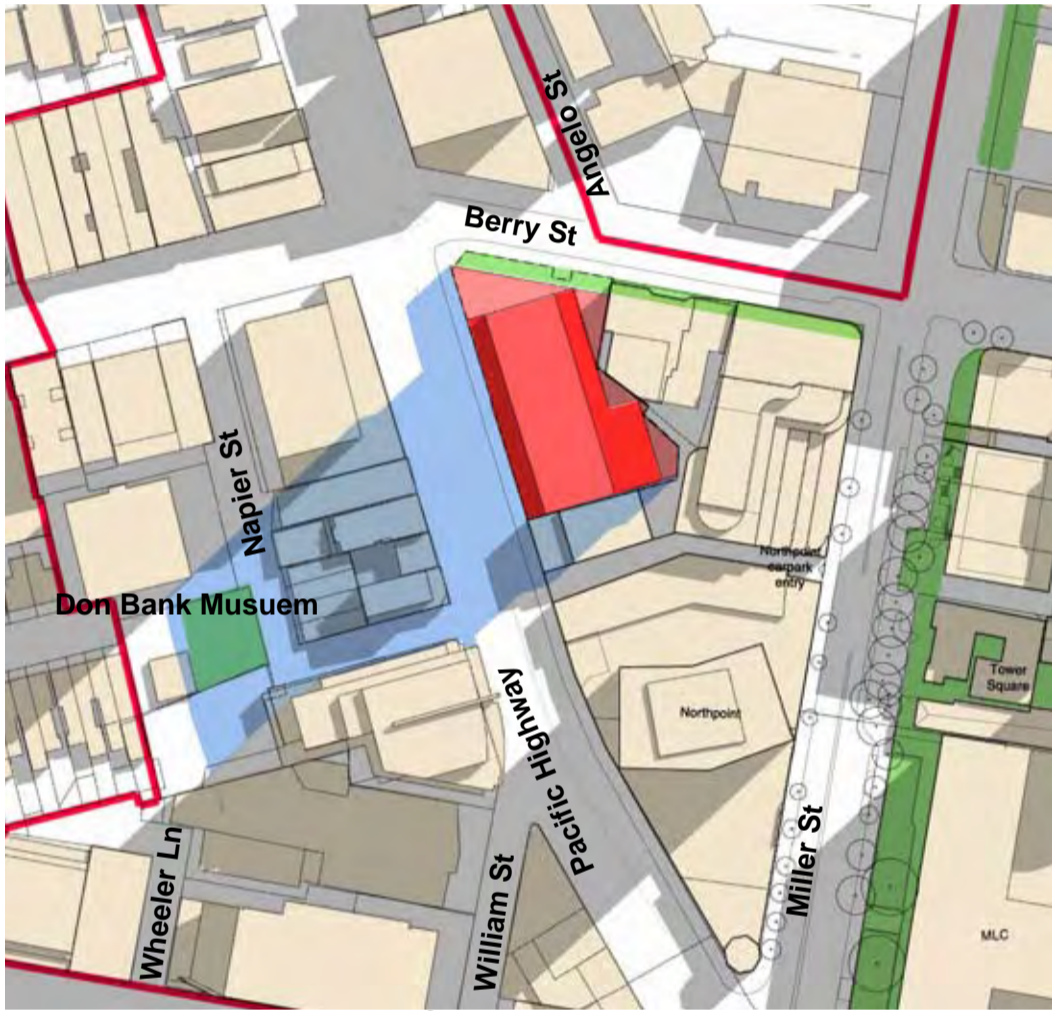
Special Areas
(as per Draft NS LEP 2009)

City Centre Boundary
(as per Draft NS LEP 2009)



In relation to Draft North Sydney LEP 2009
Clause 6.4 (2) (c)

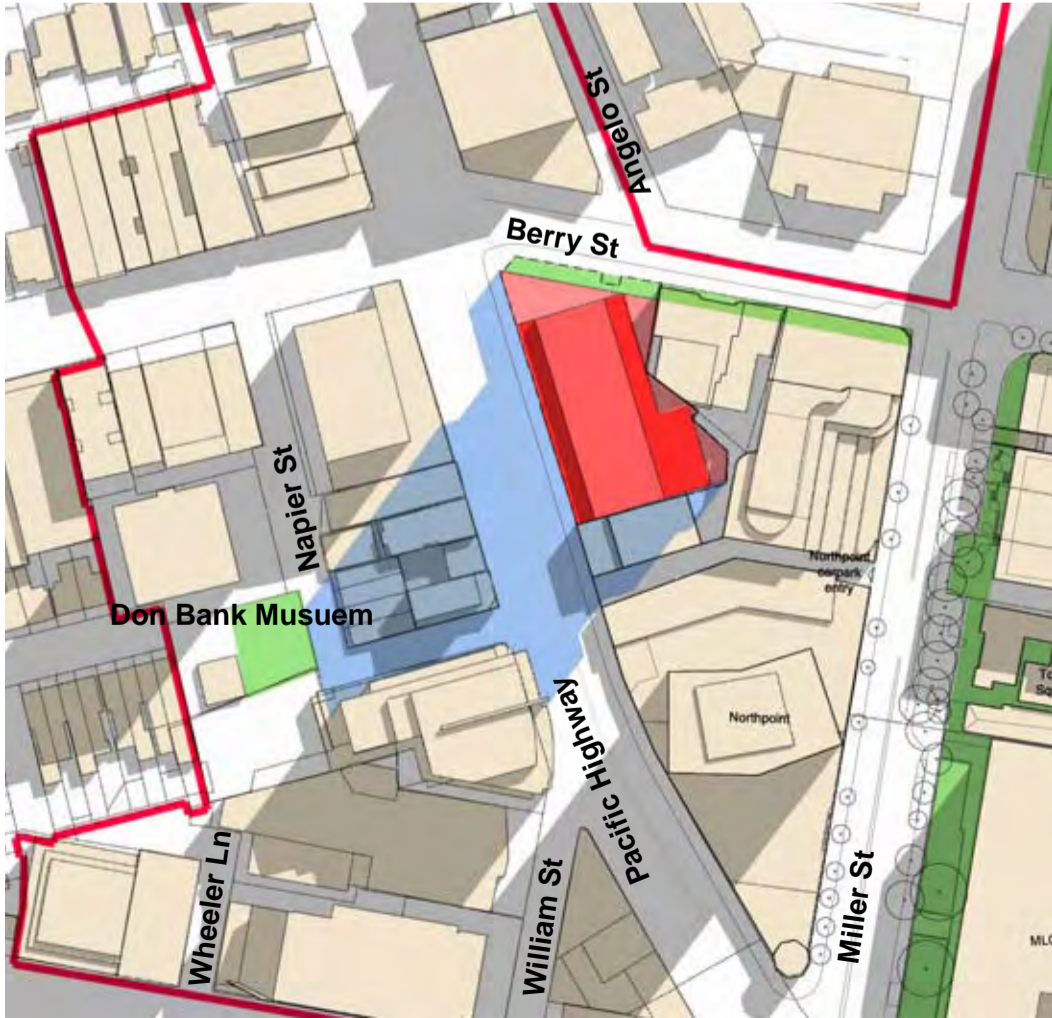
“(2) **Building heights and massing controls**
(c) there will be a net increase in overshadowing between 10am and 2pm, Eastern Standard Time, of the land known as Don Bank Museum, 6 Napier Street, North Sydney, or”



Autumn Equinox, 21st March @10am



Autumn Equinox, 21st March @10.15am



Autumn Equinox, 21st March @10.33am

Draft North Sydney LEP 2009
Shadow Diagram
Impact on Special Area
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Legend

Spring Equinox

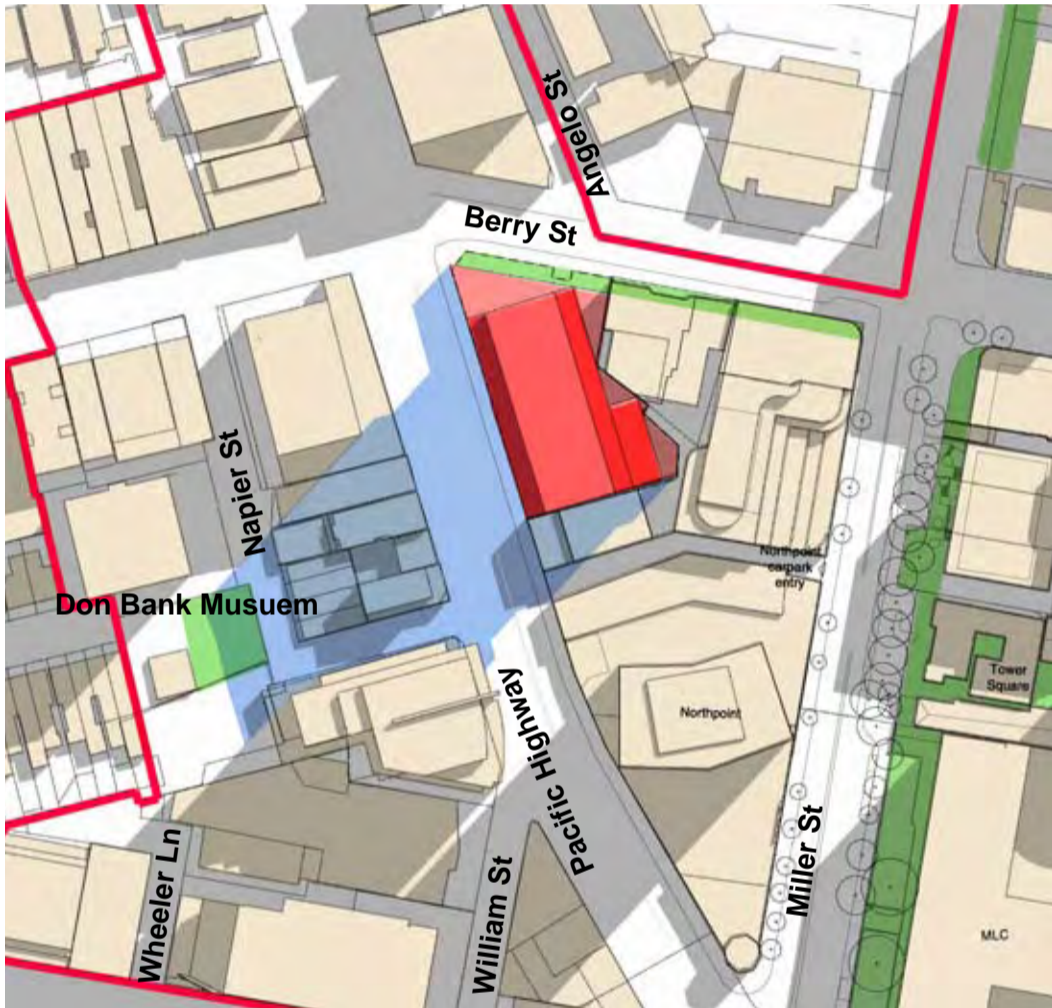


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In relation to Draft North Sydney LEP 2009
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Spring Equinox, 23rd September @10am



Spring Equinox, 23rd September @10.15am



Spring Equinox, 23rd September @10.19am



In relation to Draft North Sydney LEP 2009
Clause 6.4 (4)

(4) Despite subclause (2) (a), consent may be granted for development that exceeds the maximum building height, but only if the consent authority is satisfied that:
(a) the variation is justified by the merits of the development and the public benefit to be gained, and
(b) any increase in overshadowing between the hours of 9am and 3pm, Eastern Standard Time, will not reduce the amenity of any dwelling that is outside the North Sydney Centre.

North Sydney Commerce Centre
177-199 Pacific Highway North Sydney

Architectural Design Statement
S10825 May 2010

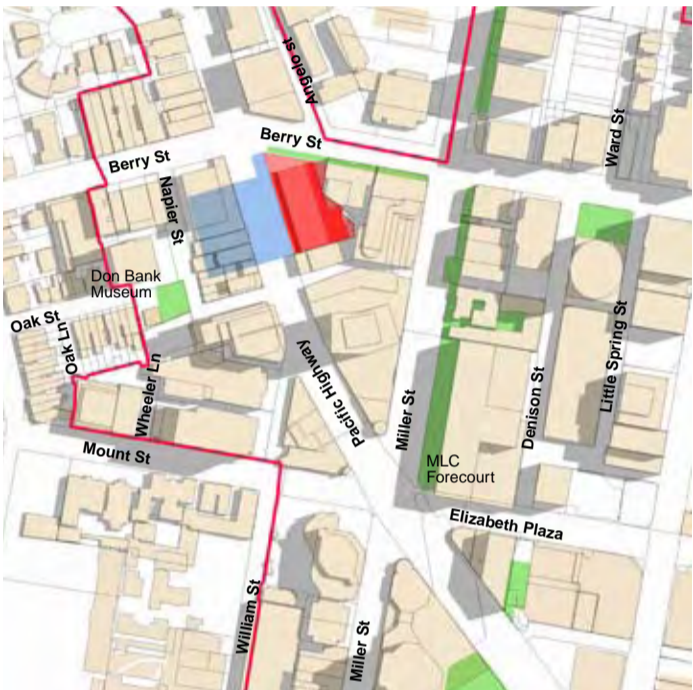
Draft North Sydney LEP 2009
Shadow Diagram
Summer Solstice

Legend

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- Dwellings affected by proposed Shadow



Summer Solistice, 21 December @ 9.00am



Summer Solistice, 21 December @ 10.00am



Summer Solistice, 21 December @ 11.00am



Summer Solistice, 21 Dec @ 12 noon



Summer Solistice, 21 Dec @ 1pm



Summer Solistice, 21 Dec @ 2pm



Summer Solistice, 21 December @ 3 pm



In relation to Draft North Sydney LEP 2009
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Winter Solstice, 21 June @ 12 noon



Winter Solstice, 21 June @ 1pm



Winter Solstice, 21 June @ 2pm



Winter Solstice, 21 June @ 3 pm

North Sydney Commerce Centre
177-199 Pacific Highway North Sydney

Architectural Design Statement
S10825 May 2010

Draft North Sydney LEP 2009
Shadow Diagram
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Draft North Sydney LEP 2009
Shadow Diagram
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In relation to Draft North Sydney LEP 2009
Clause 6.4 (4)

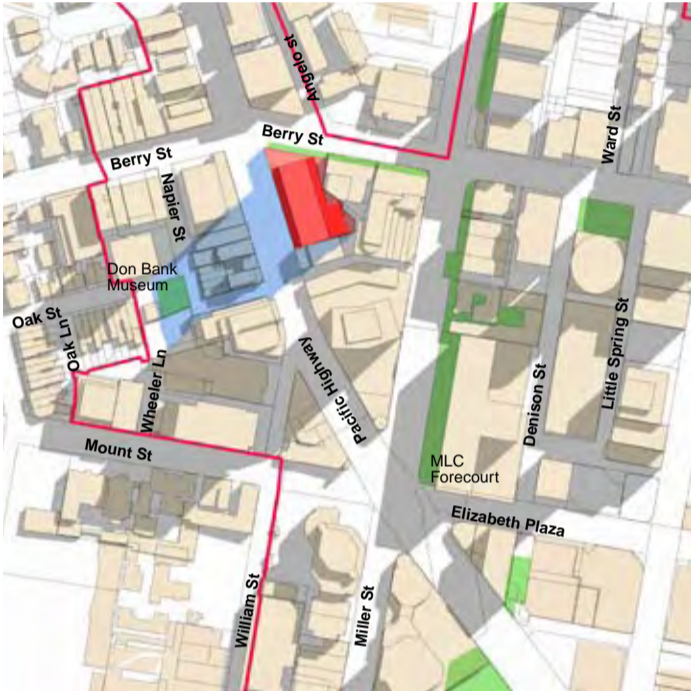
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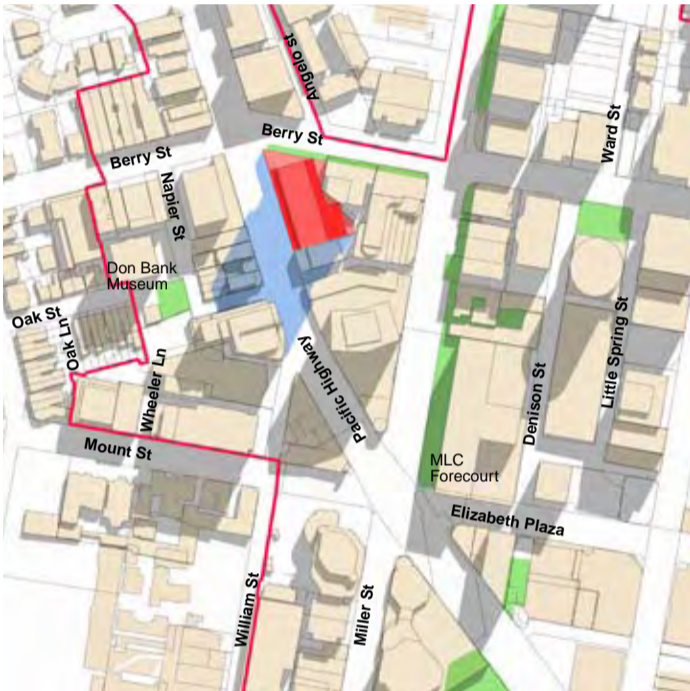
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Autumn Equinox, 21 March @ 9.00am



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Autumn Equinox, 21 March @ 11am



Autumn Equinox, 21 March @ 12 noon



Autumn Equinox, 21 March @ 1pm



Autumn Equinox, 21 March @ 2pm



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Draft North Sydney LEP 2009
Shadow Diagram
Spring Equinox

Legend

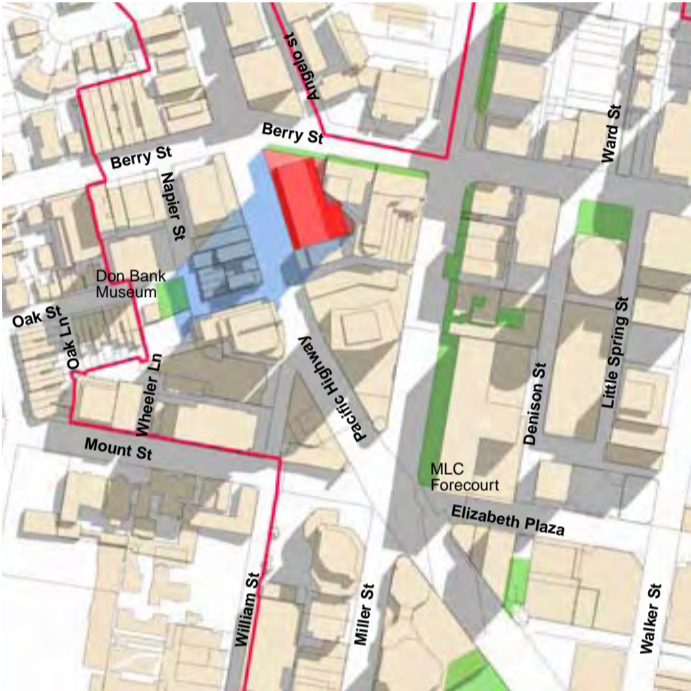
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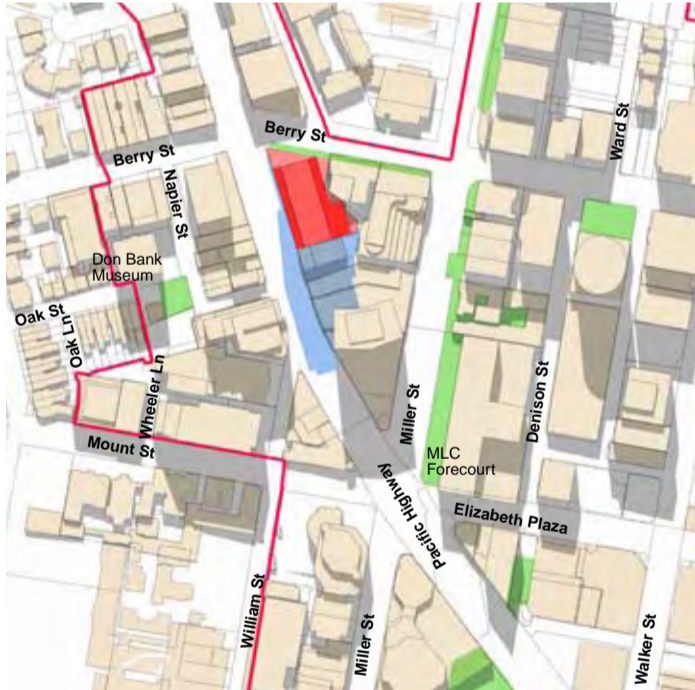
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Spring Equinox, 23 September @ 10am



Spring Equinox, 23 September @ 11am



Spring Equinox, 23 September @ 12 noon



Spring Equinox, 23 September @ 1pm



Spring Equinox, 23 September @ 2pm



Spring Equinox, 23 September @ 3pm



Architectural Design Statement
S10825 May 2010

Shadow Diagram
Impact on
Miller Street Special Area

Spring Equinox

Legend

Proposed Development

Existing Buildings

Existing Shadow

Special Areas
(as per NS LEP 2001, amendment no.9)

Existing overshadowing of Special Area

Non-useable area within the Miller Street Special Area

Built area within the Miller Street Special Area

Proposed Shadow

Affected area of overshadowing by proposal on Miller Street Special Area

Affected Useable area by proposal on the Miller Street Special Area

1.30pm Spring Equinox

Total Special Area = 2230sqm
Total Useable Area within Special Area = 1637sqm
Total Useable Area/Total Special Area = 72%

Extent of additional overshadowing on special area = 174sqm [8%]

Useable Area within Special Area affected = 60sqm [4%]





Architectural Design Statement
S10825 May 2010

Shadow Diagram
Impact on
Miller Street Special Area

Spring Equinox

1.45pm Spring Equinox

Total Special Area = 2230sqm
Total Useable Area within Special Area = 1637sqm
Total Useable Area/Total Special Area = 72%

Extent of additional overshadowing on special area = 195sqm [9%]

Useable Area within Special Area affected = 84sqm [5%]

Legend

Proposed Development

Existing Buildings

Existing Shadow

Special Areas
(as per NS LEP 2001, amendment no.9)

Existing overshadowing of Special Area

Non-useable area within the Miller Street Special Area

Built area within the Miller Street Special Area

Proposed Shadow

Affected area of overshadowing by proposal on Miller Street Special Area

Affected Useable area by proposal on the Miller Street Special Area





Architectural Design Statement
S10825 May 2010

Shadow Diagram
Impact on
Miller Street Special Area

Spring Equinox

2pm Spring Equinox

Total Special Area = 2230sqm
Total Useable Area within Special Area = 1637sqm
Total Useable Area/Total Special Area = 72%

Extent of additional overshadowing on special area = 285sqm [13%]

Useable Area within Special Area affected = 214sqm [13%]

Legend

Proposed Development

Existing Buildings

Existing Shadow

Special Areas
(as per NS LEP 2001, amendment no.9)

Existing overshadowing of Special Area

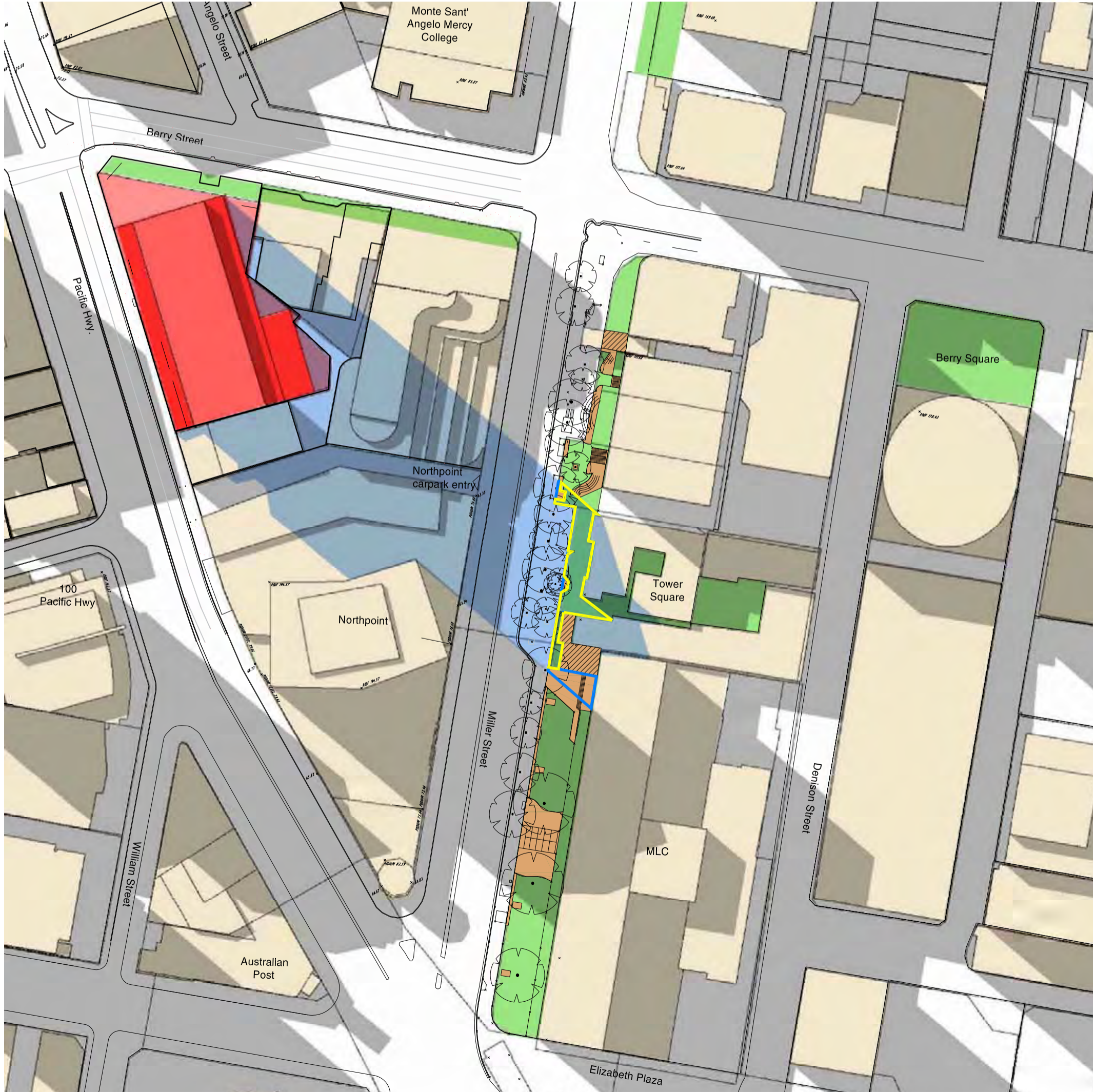
Non-useable area within the Miller Street Special Area

Built area within the Miller Street Special Area

Proposed Shadow

Affected area of overshadowing by proposal on Miller Street Special Area

Affected Useable area by proposal on the Miller Street Special Area



Shadow Diagrams
DGRs Solstices

Legend

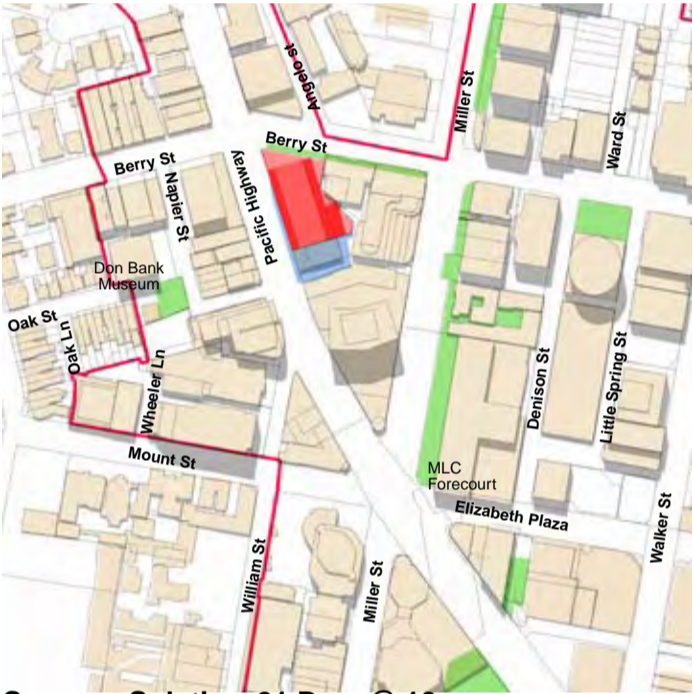
- Proposed Development
- Existing Buildings
- Proposed Shadow; Proposed Shadow over Existing Shadow
- Existing Shadow
- Special Areas (as per draft NS LEP 2009)
- City Centre Boundary (as per draft NS LEP 2009)

In relation to Director - General's Environmental Assessment Requirements
Section 75F of the Environmental Planning and Assessment Act 1979
Appendix B - Plans and Documents

"5. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and Equinox (March 21 and September 21) at 9.00 am , 12 midday and 3.00pm."



Summer Solstice, 21 Dec @ 9.00am



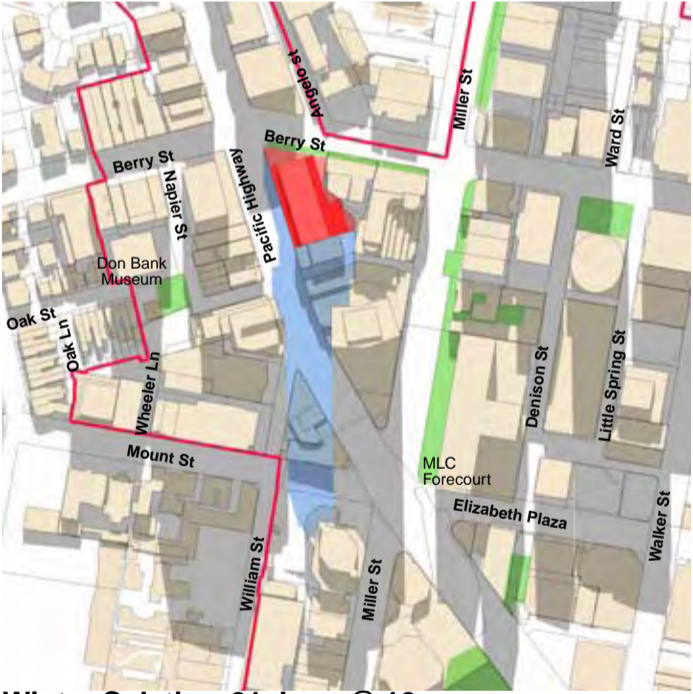
Summer Solstice, 21 Dec @ 12 noon



Summer Solstice, 21 Dec @ 3pm



Winter Solstice, 21 June @ 9.00am



Winter Solstice, 21 June @ 12 noon



Winter Solstice, 21 June @ 3 pm

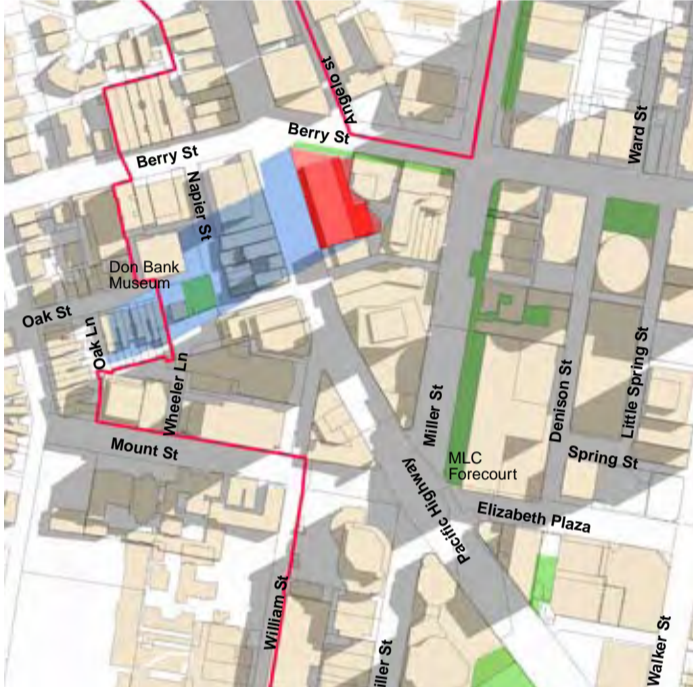
Shadow Diagrams
DGRs Equinoxes

Legend

- Proposed Development
- Existing Buildings
- Proposed Shadow; Proposed Shadow over Existing Shadow
- Existing Shadow
- Special Areas (as per draft NS LEP 2009)
- City Centre Boundary (as per draft NS LEP 2009)

In relation to Director - General's Environmental Assessment Requirements
Section 75F of the Environmental Planning and Assessment Act 1979
Appendix B - Plans and Documents

"5. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and Equinox (March 21 and September 21) at 9.00 am , 12 midday and 3.00pm."



Autumn Equinox, 21 March @ 9.00am



Autumn Equinox, 21 March @ 12 noon



Autumn Equinox, 21 March @ 3pm



Spring Equinox, 23 September @ 9.00am



Spring Equinox, 23 September @ 12 noon



Spring Equinox, 23 September @ 3pm

BATESSMART™



North Sydney Commerce Centre
177-199 Pacific Highway North Sydney

Architectural Design Statement
S10825 May 2010

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