



Architectural Design Statement
S10825 September 2010

Response to DOP letter
(30th August 2010)

Miller Street and Don Bank
Museum Special Area
overshadowing analysis

Description of affected area

Keyplan

Legend
Proposed Development

- Existing Buildings
- Extent of Special Areas unaffected by proposal
(as per NS LEP 2001, amend.no.9)
- Grassed area (within Miller Street and Don Bank
Special Area) affected by proposal
- Cafe Seating areas (within Miller Street Special
Area) affected by proposal
- Pedestrian zone (within Miller Street Special
Area) affected by proposal
- Car Park Exhaust Vent
- Proposed Public Garden Plaza

In response to following issue raised:
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The analysis should include a description of the areas affected by the additional shadowing



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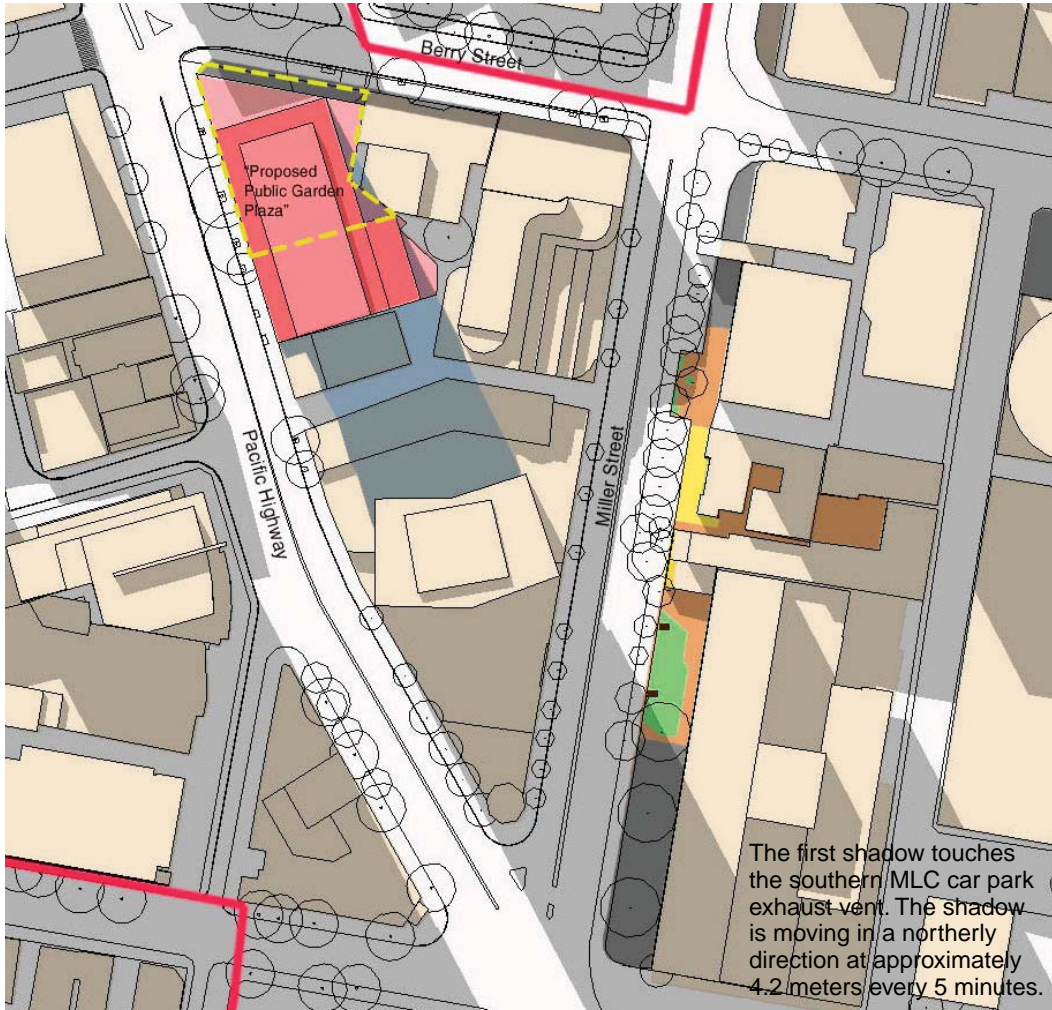
Minutes of affectation
(5min intervals)

‘Average Case’
2nd August
(23mins of affection)

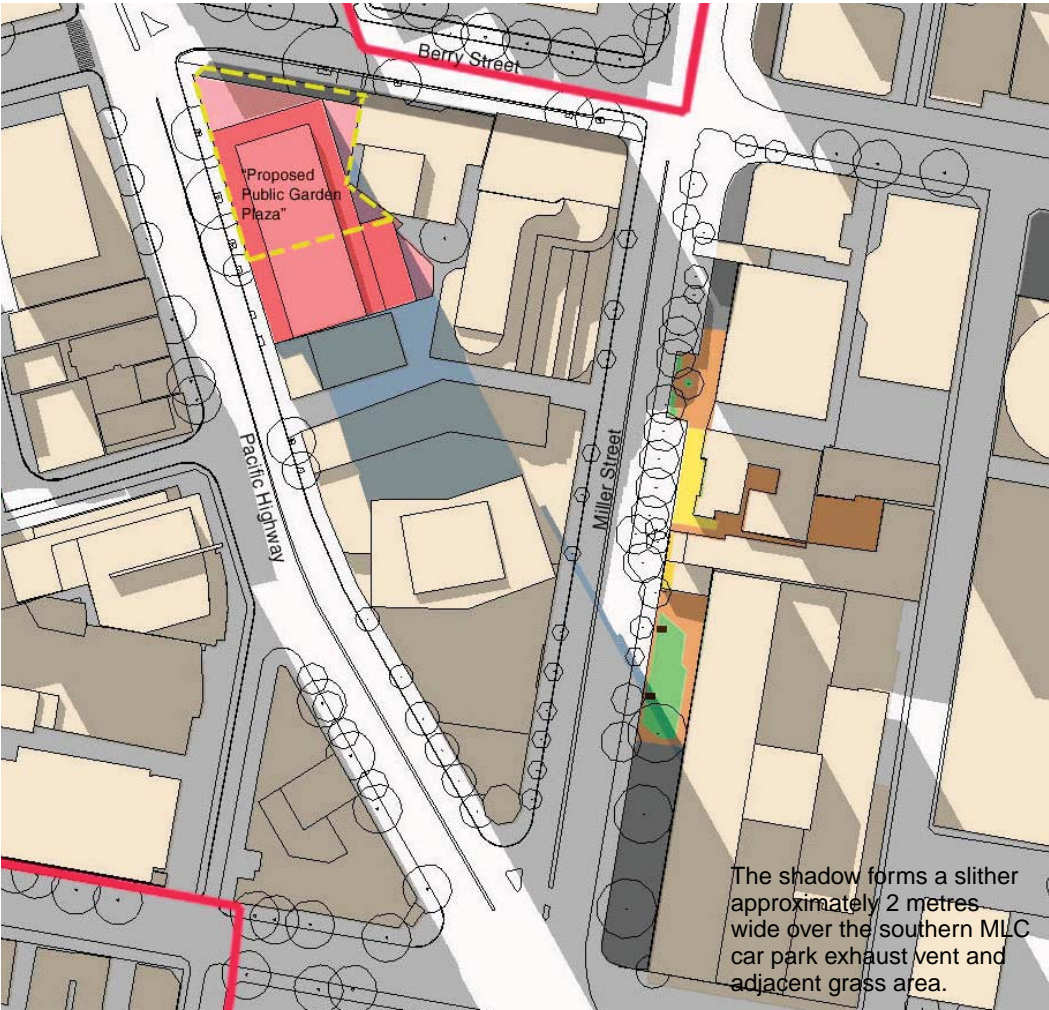
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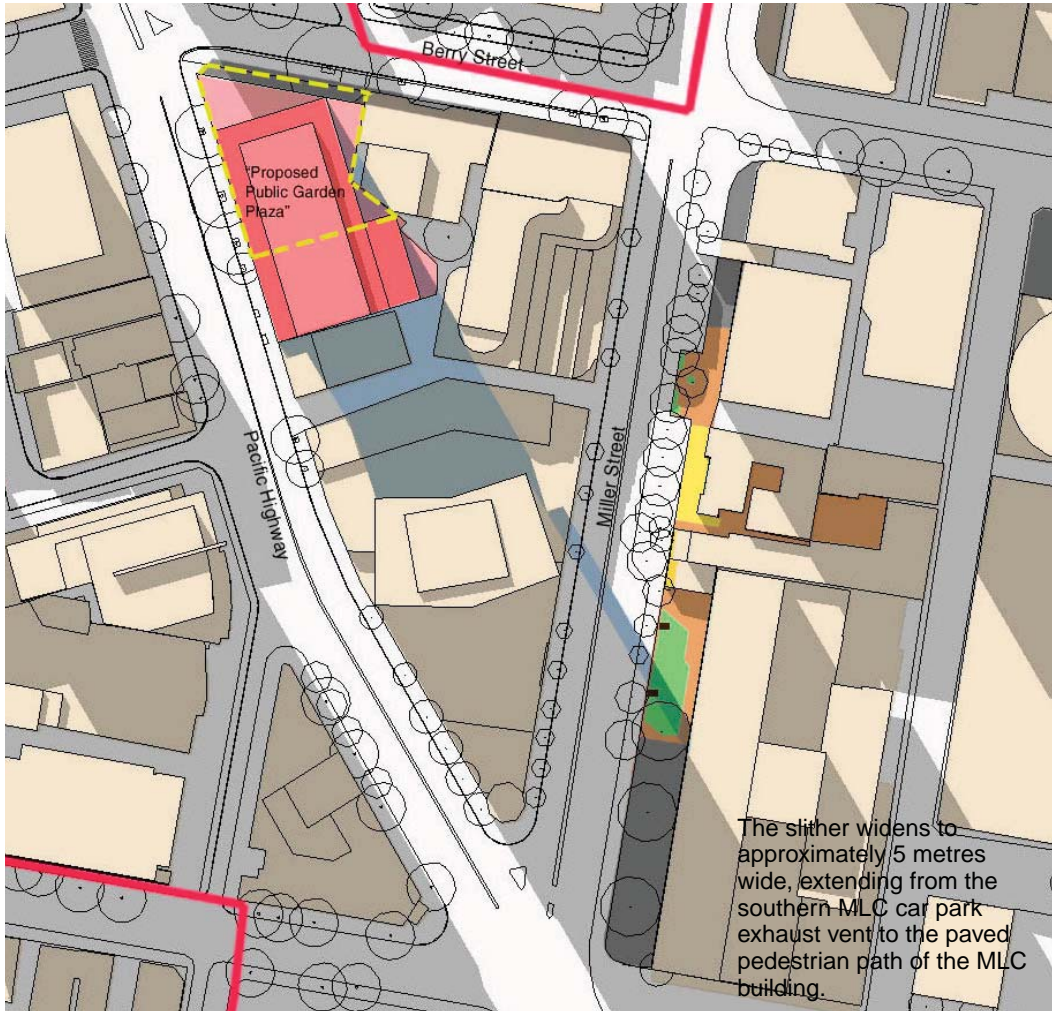
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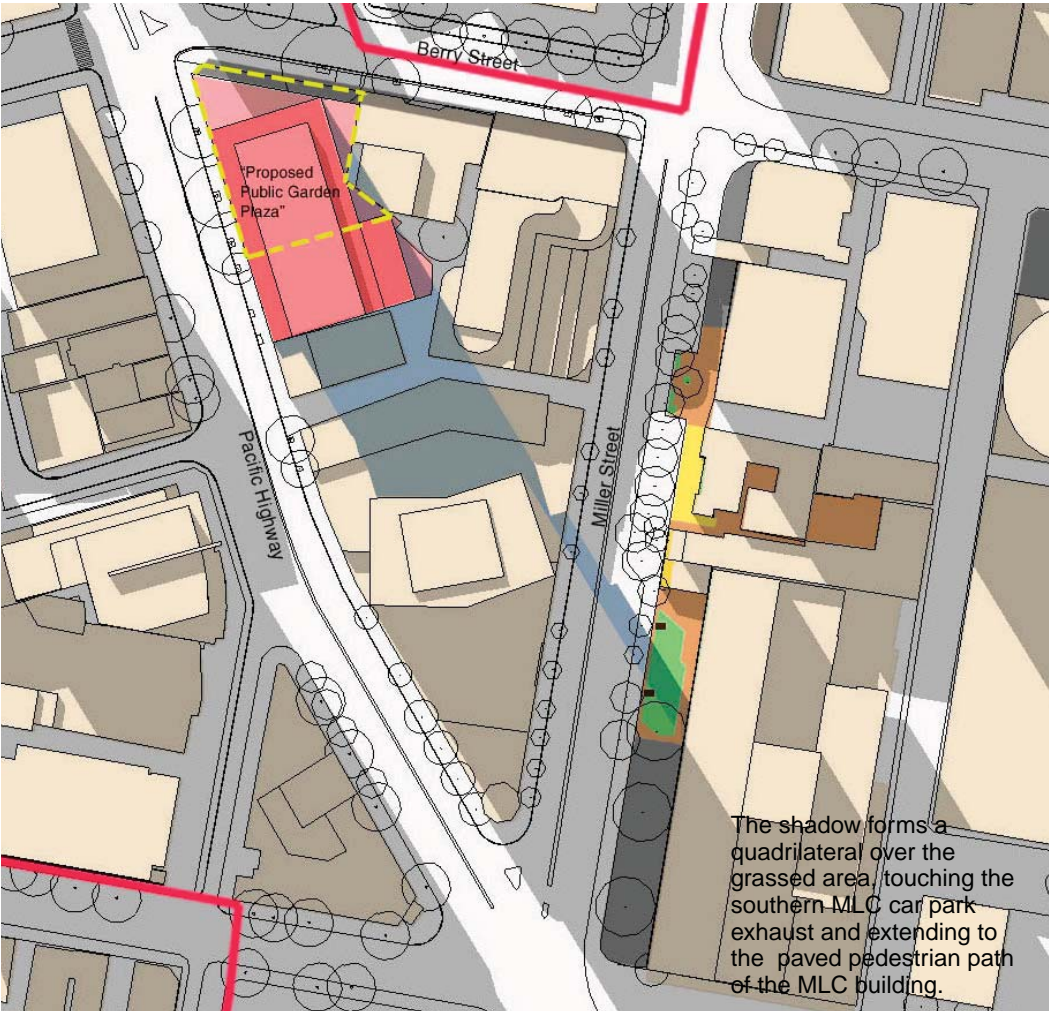
2nd August @1.37pm



2nd August @1.42pm



2nd August @1.47pm



2nd August @1.52pm

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(23mins of affection)

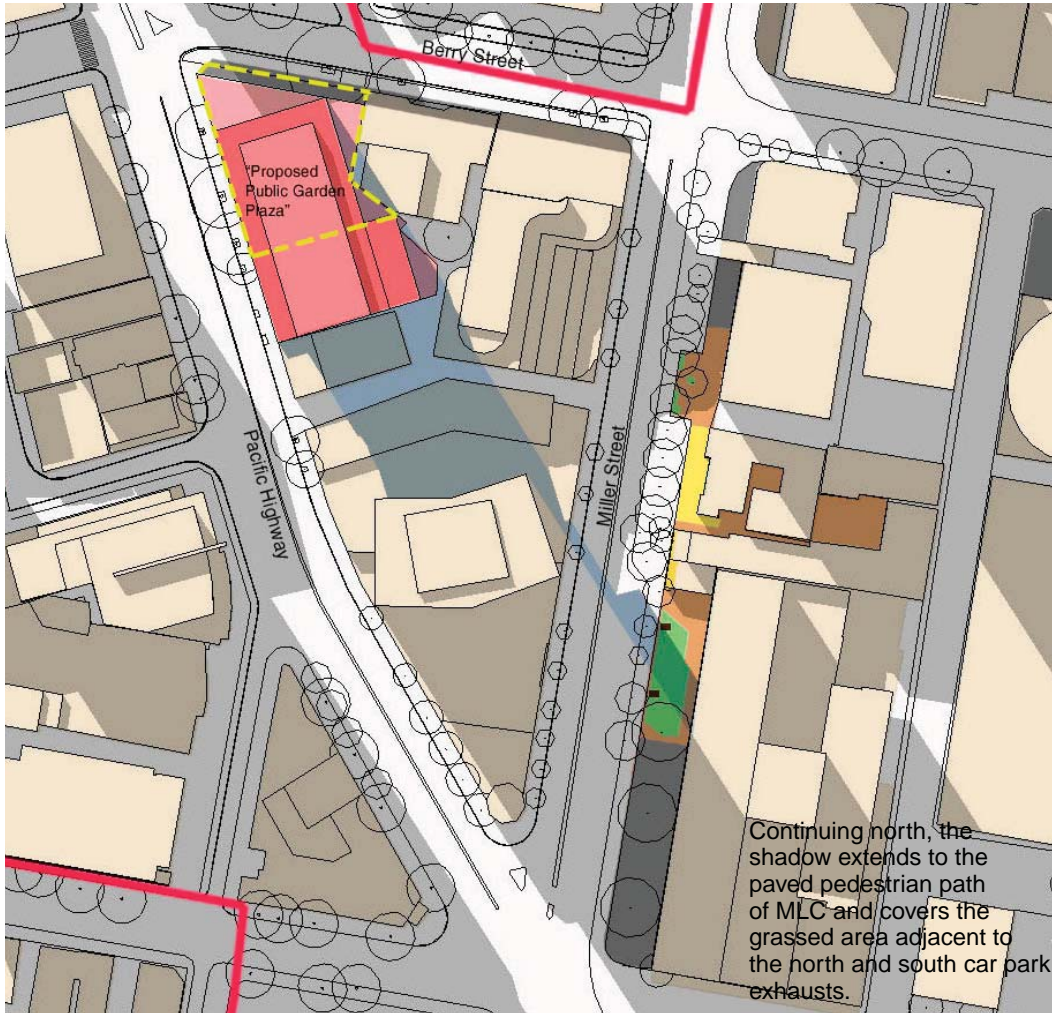
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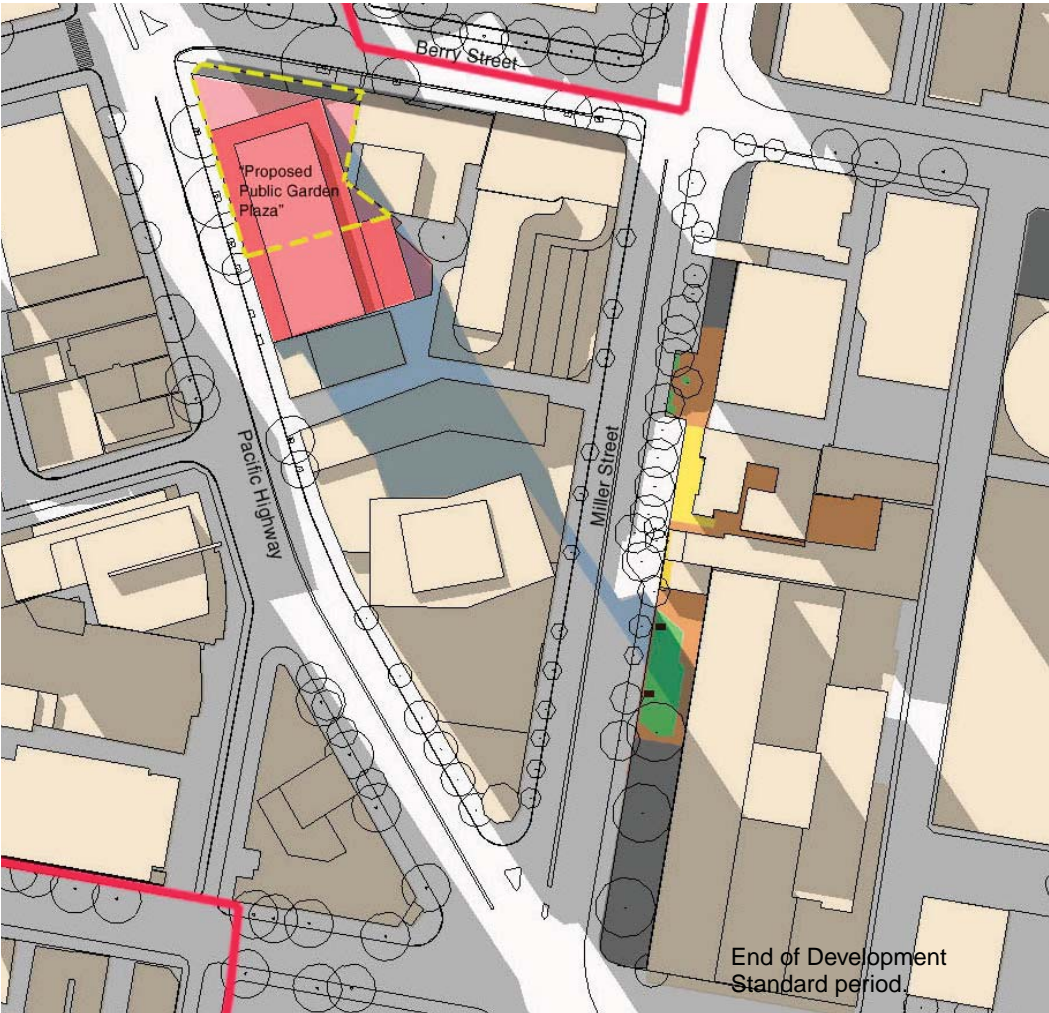
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2nd August @1.57pm



2nd August @2pm

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overshadowing analysis

Minutes of affectation
(5min intervals)

‘Worst Case’
13th September
(46mins of affection)

Legend
Proposed Development

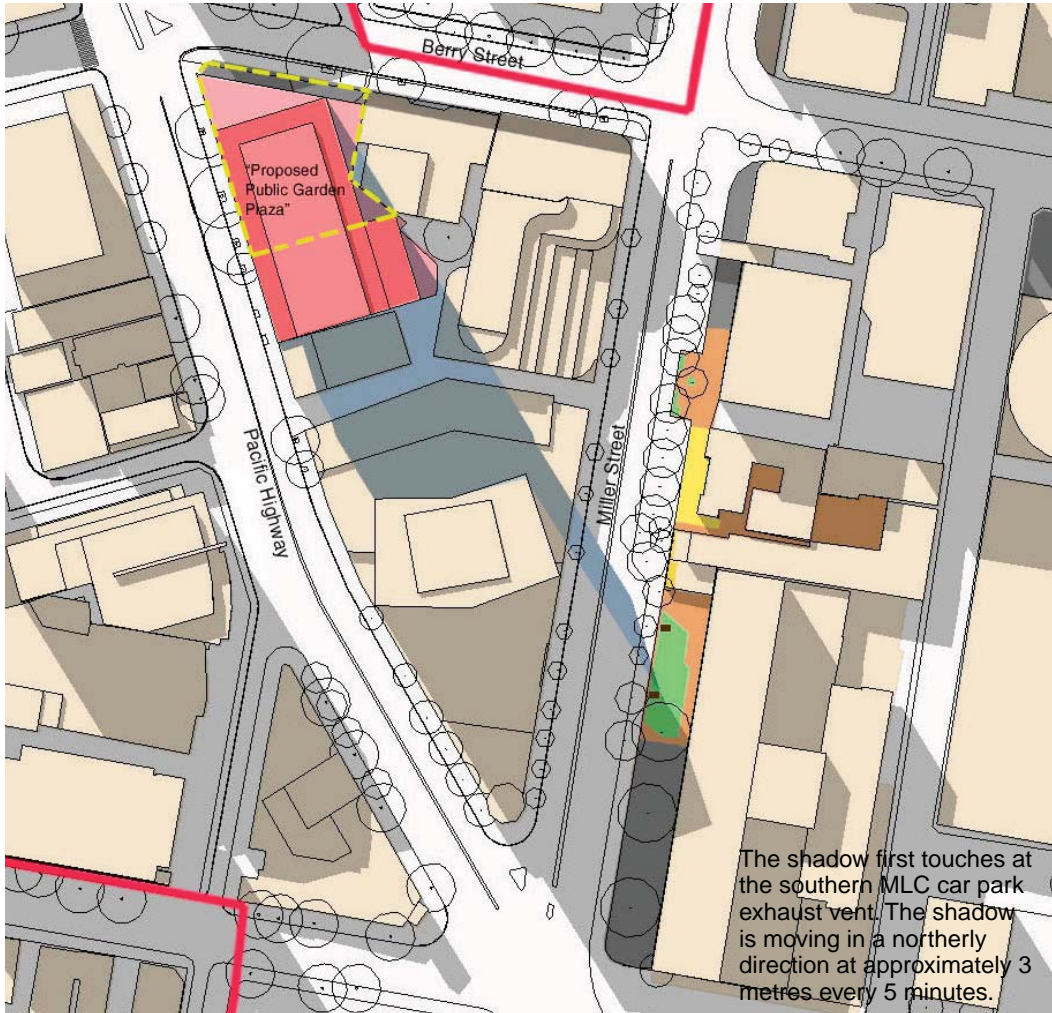
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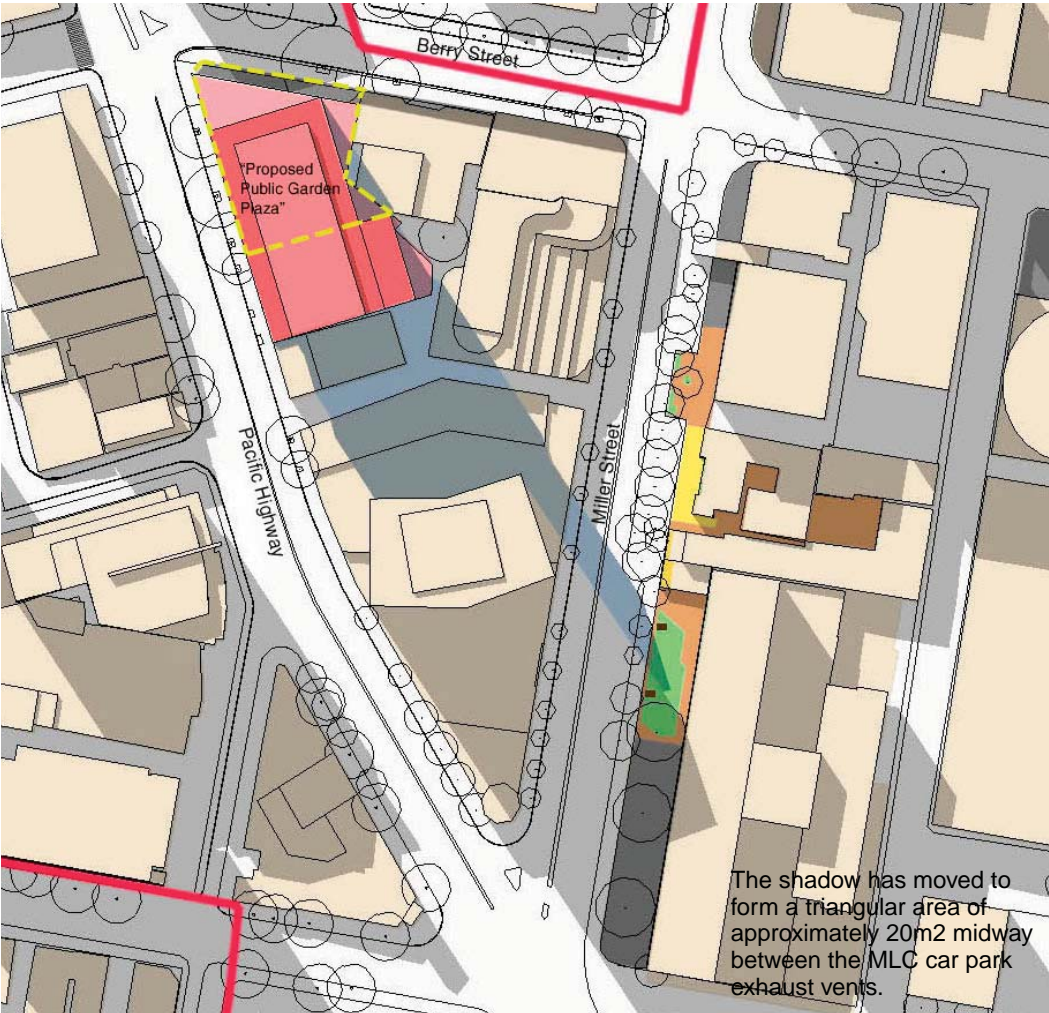
Proposed Public Garden Plaza



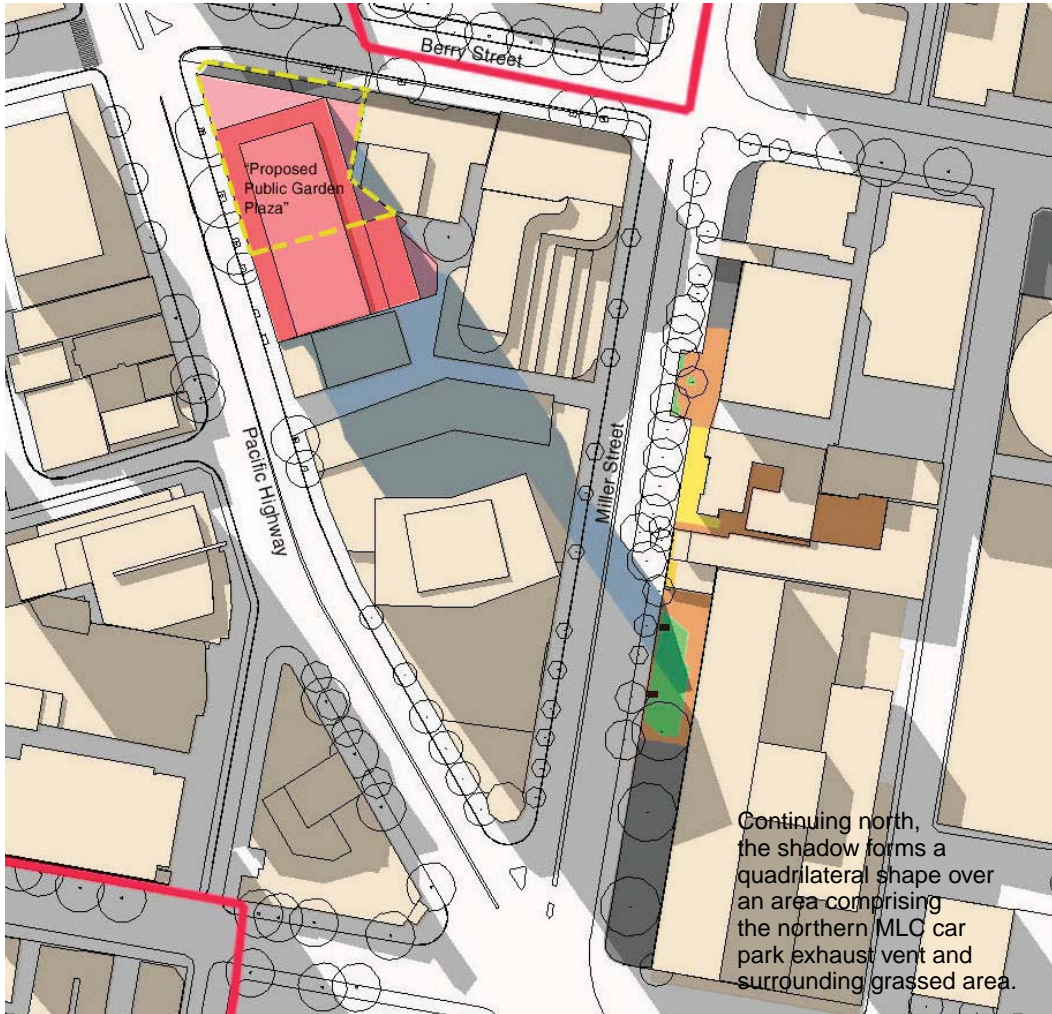
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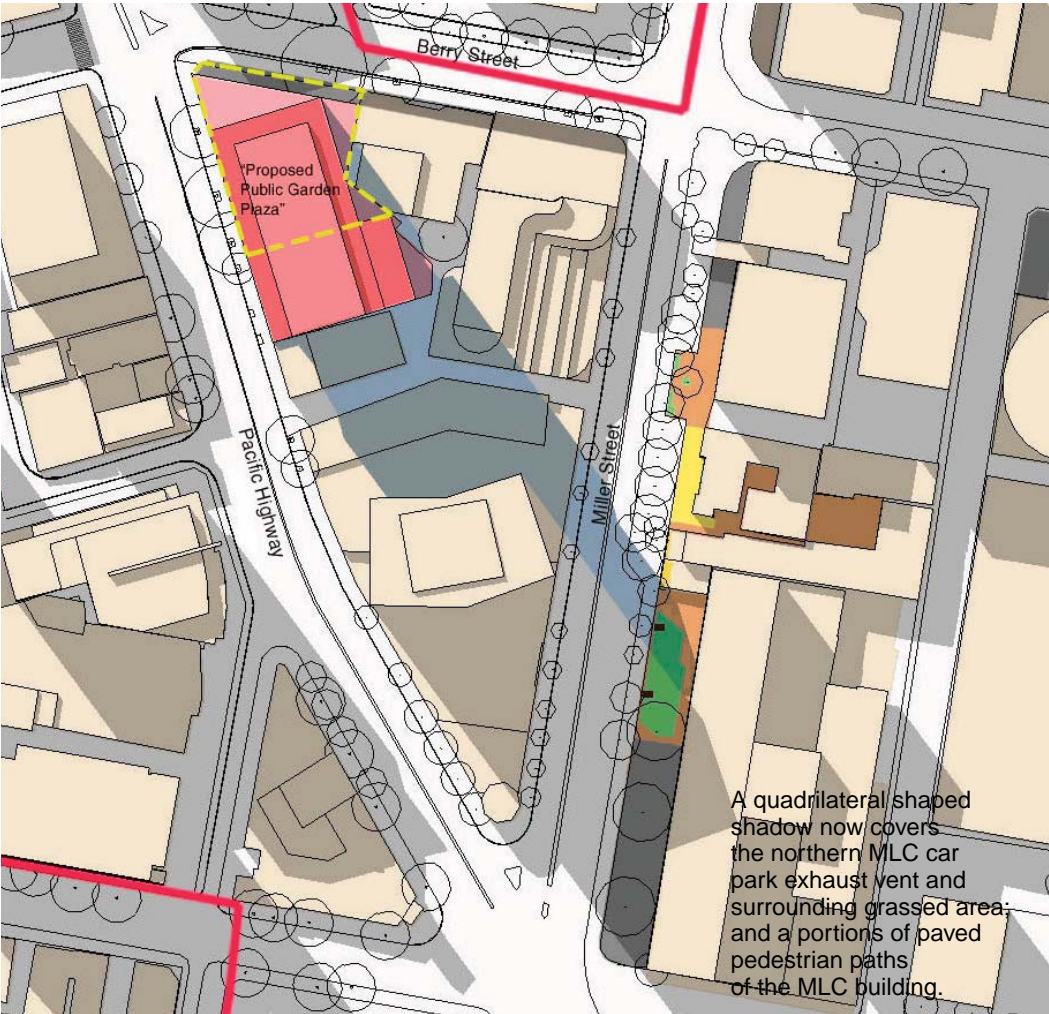
13th September @1.14pm



13th September @1.19pm



13th September @1.24pm



13th September @1.29pm

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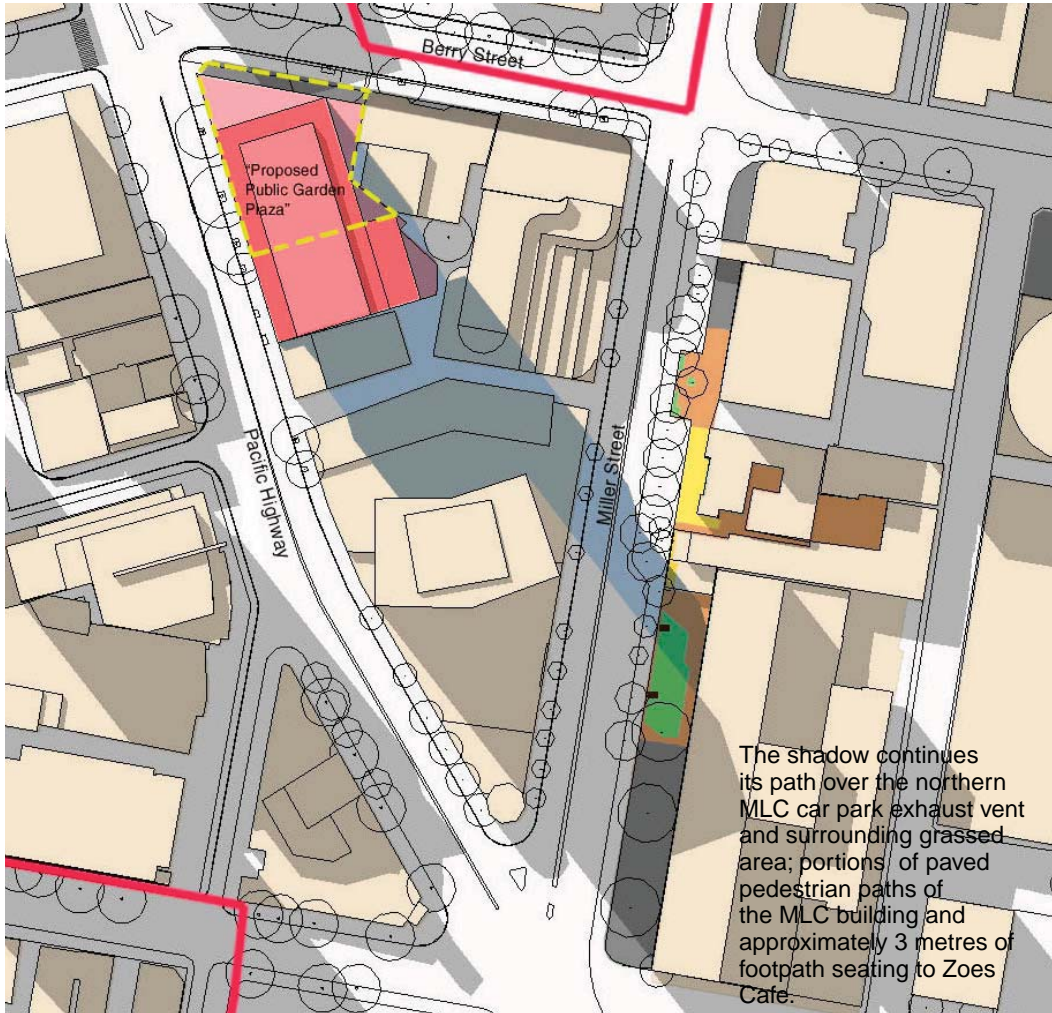
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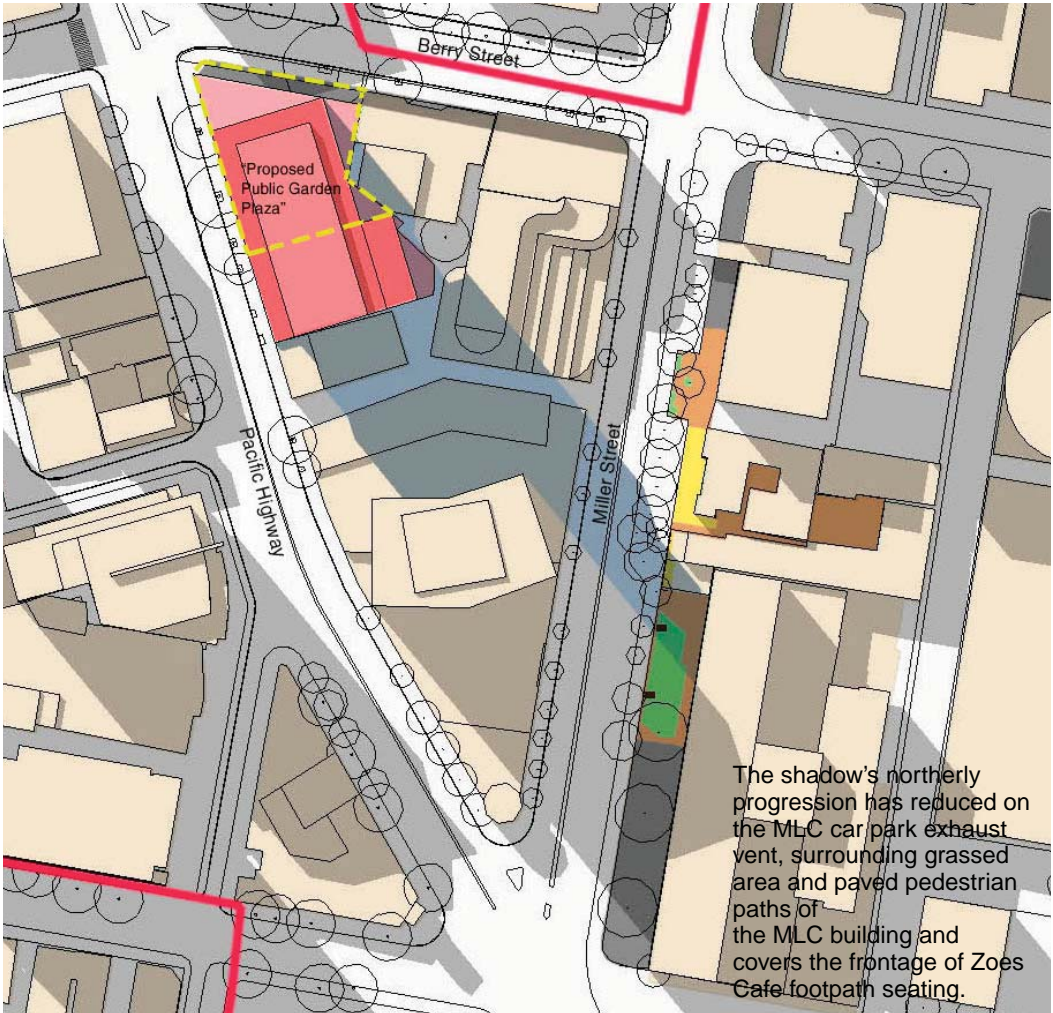
Car Park Exhaust Vent

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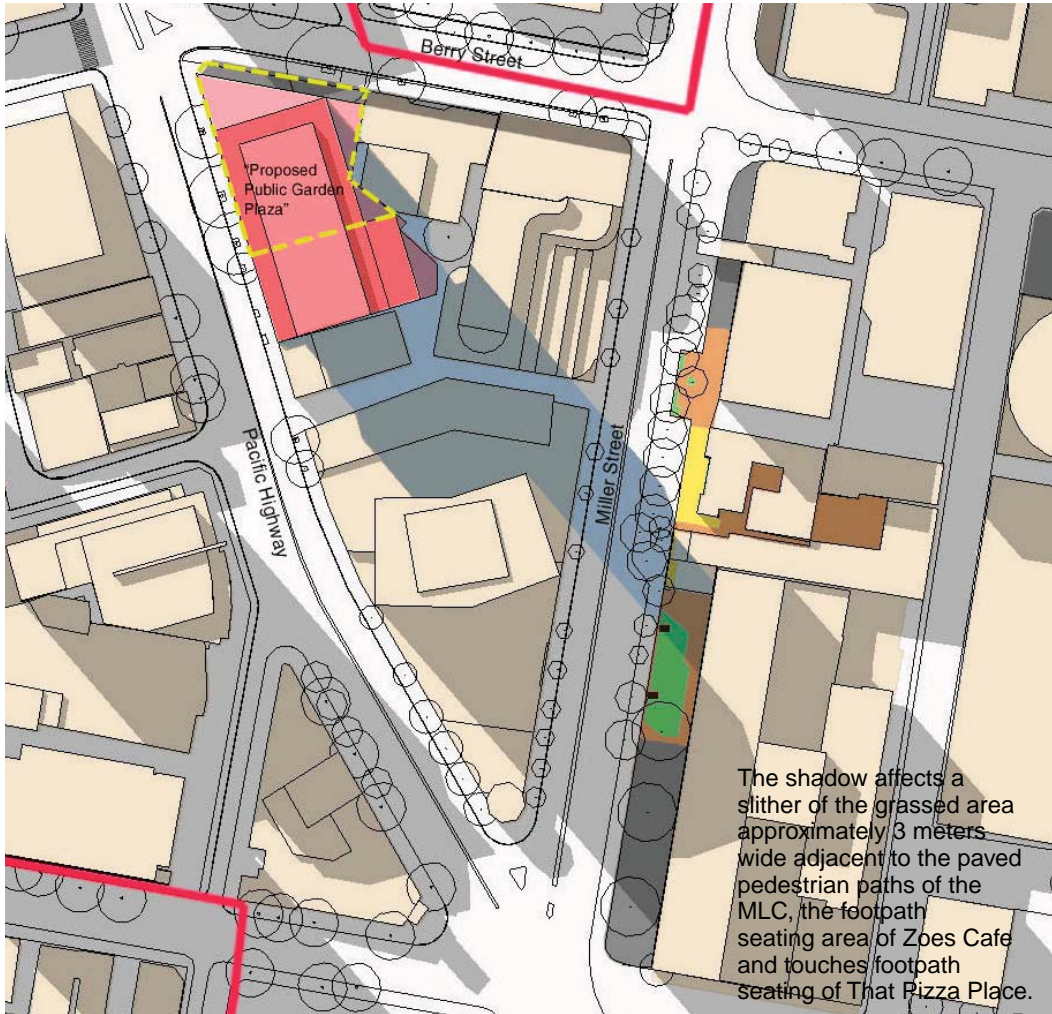
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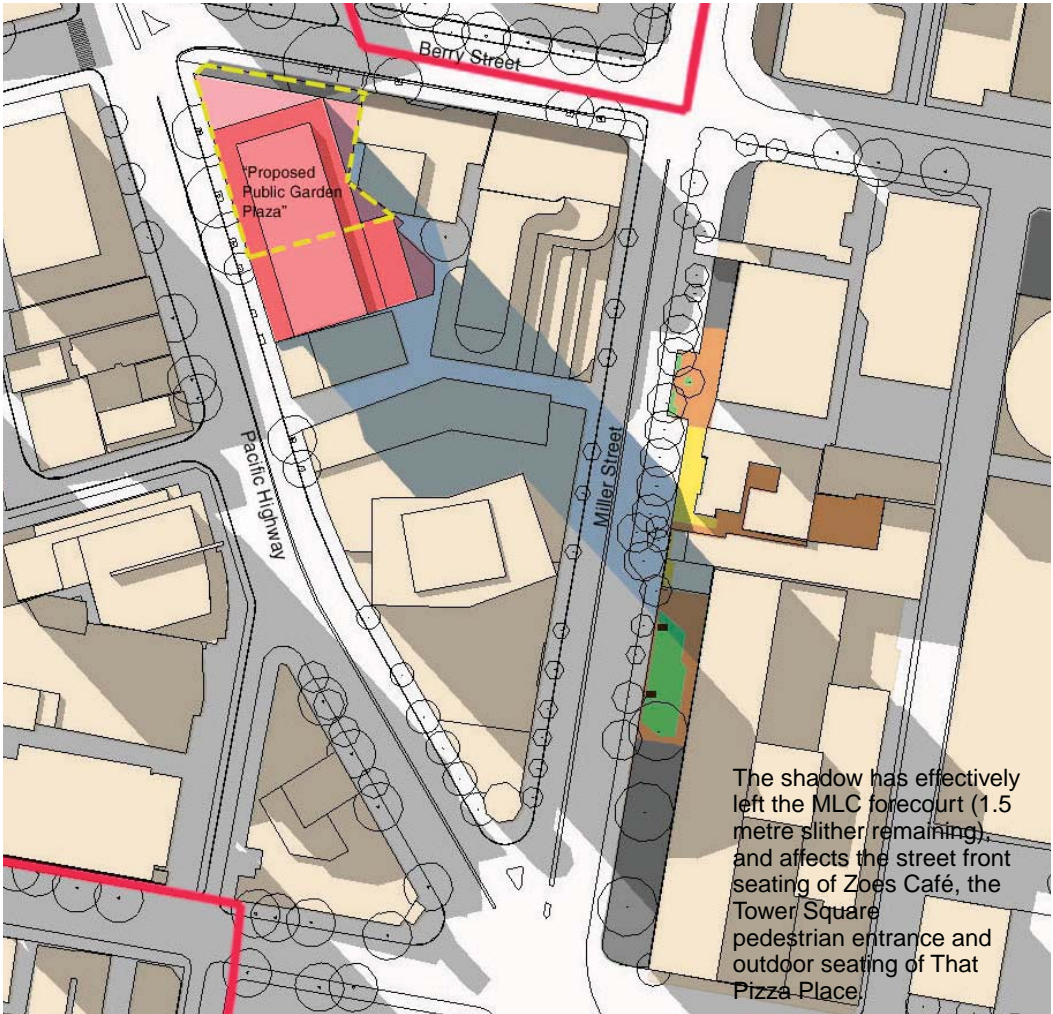
13th September @1.34pm



13th September @1.39pm



13th September @1.44pm



13th September @1.49pm

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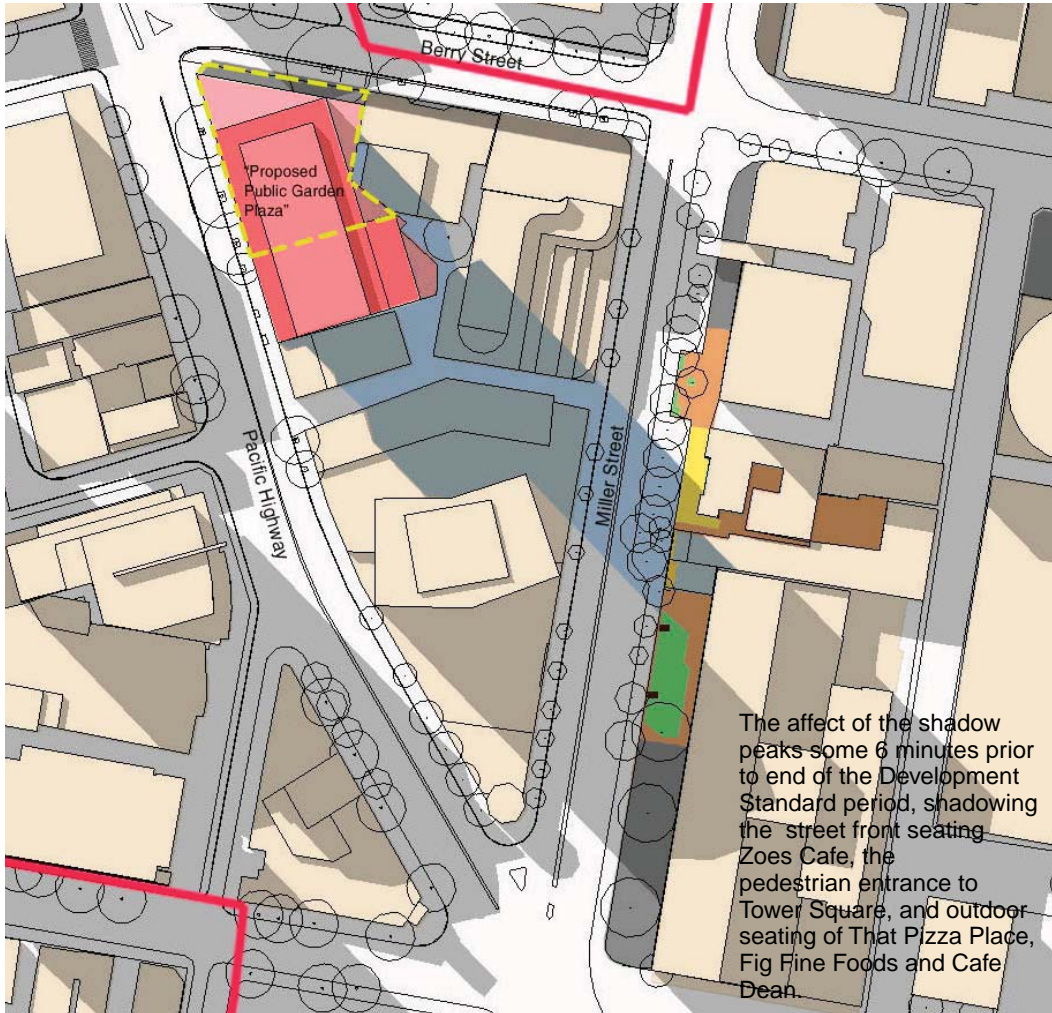
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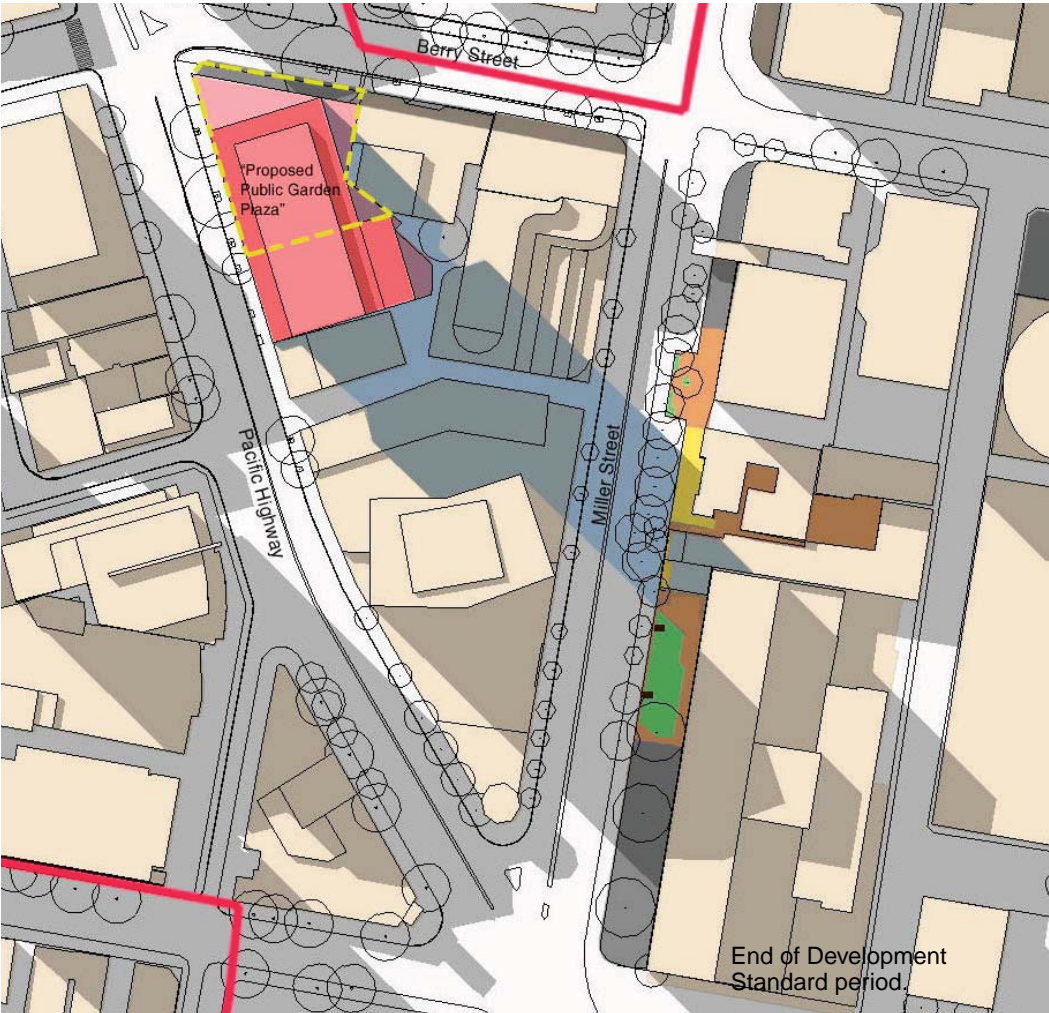
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13th September @1.54pm



13th September @2pm



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S10825 September 2010

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Don Bank Museum Special
Area overshadowing analysis

Minutes of affectation
(5min intervals)

‘Average Case’
Applying the 15 minute
variation to clause 27D2(b)
as allowed for under clause
28D(4)(c)

9th August
(4mins of affectation)

Legend

Proposed Development

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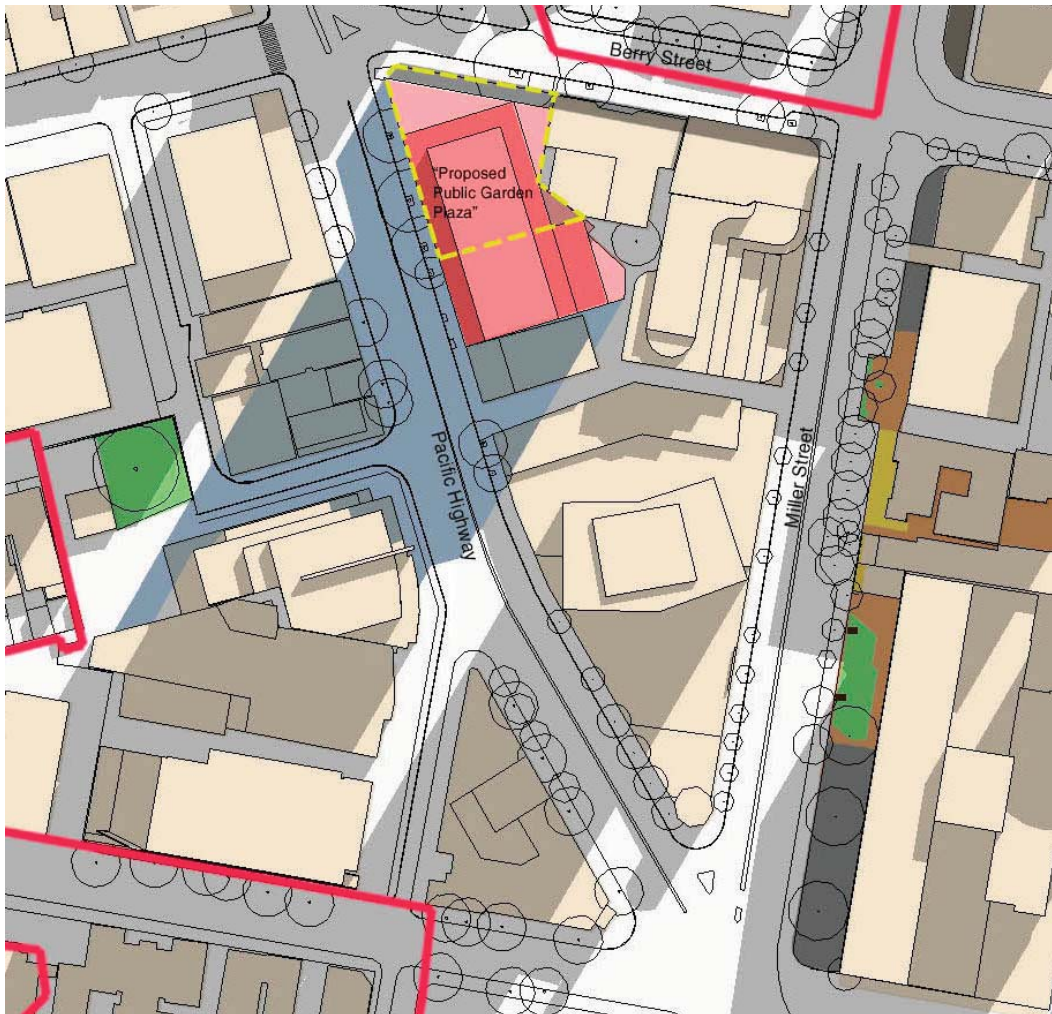
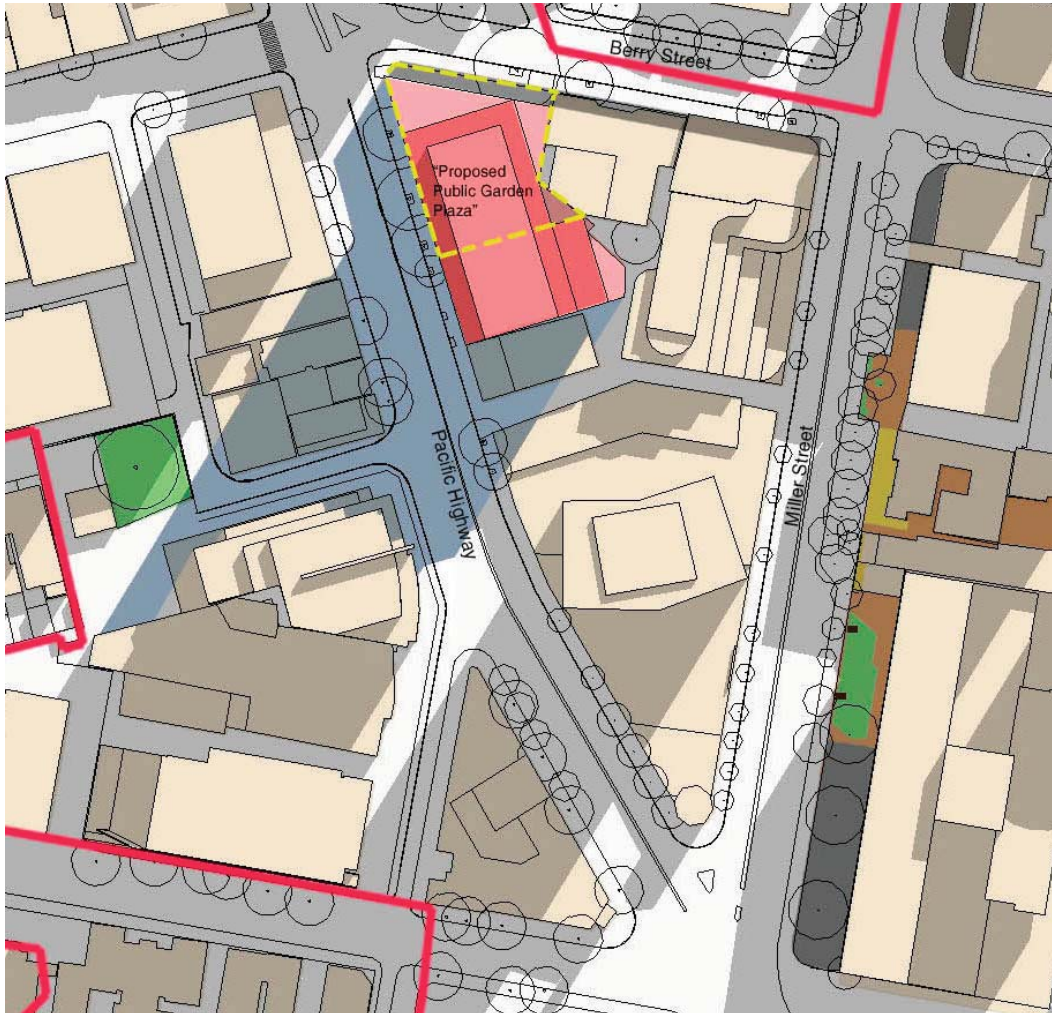
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(30th August 2010)**

**Don Bank Museum Special
Area overshadowing analysis**

**Minutes of affectation
(5min intervals)**

**‘Average Case’
9th August
(19mins of affection)**

Legend
Proposed Development

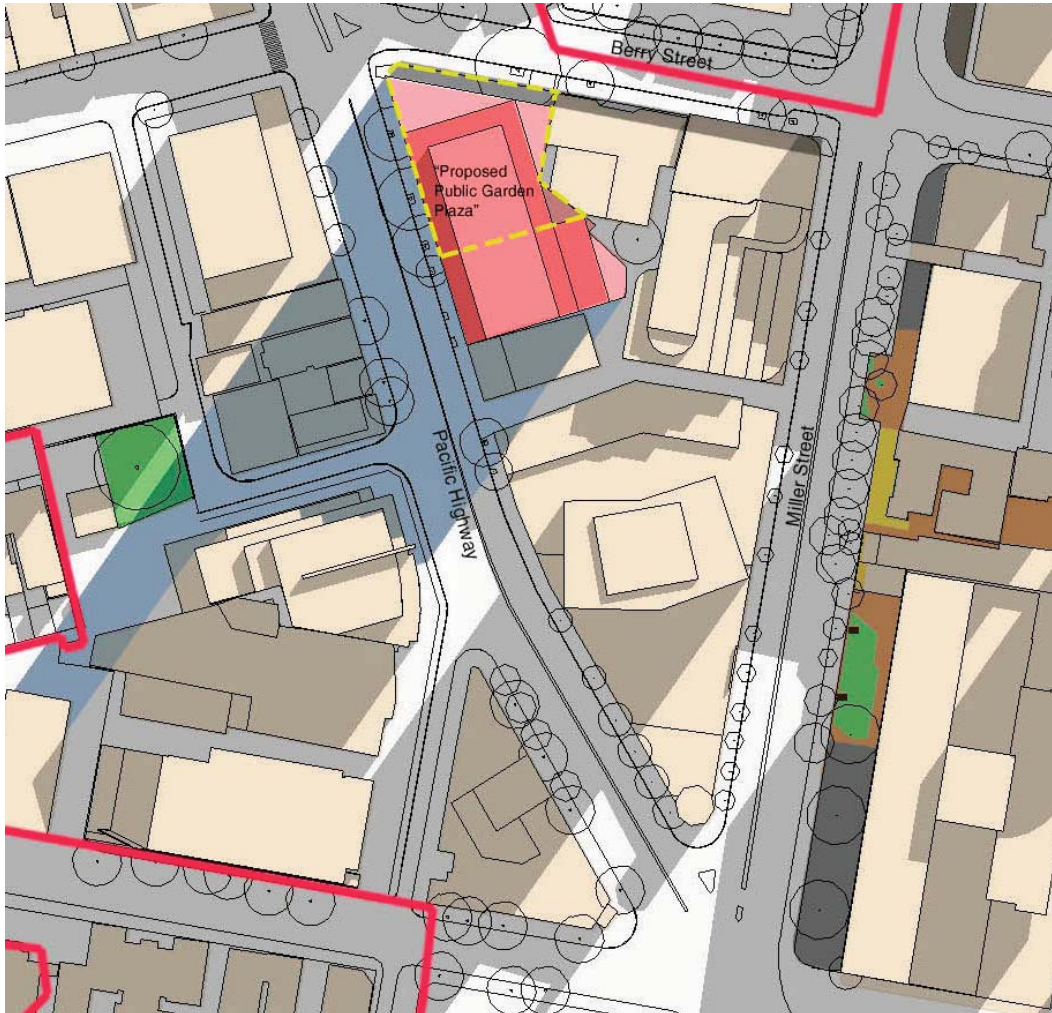
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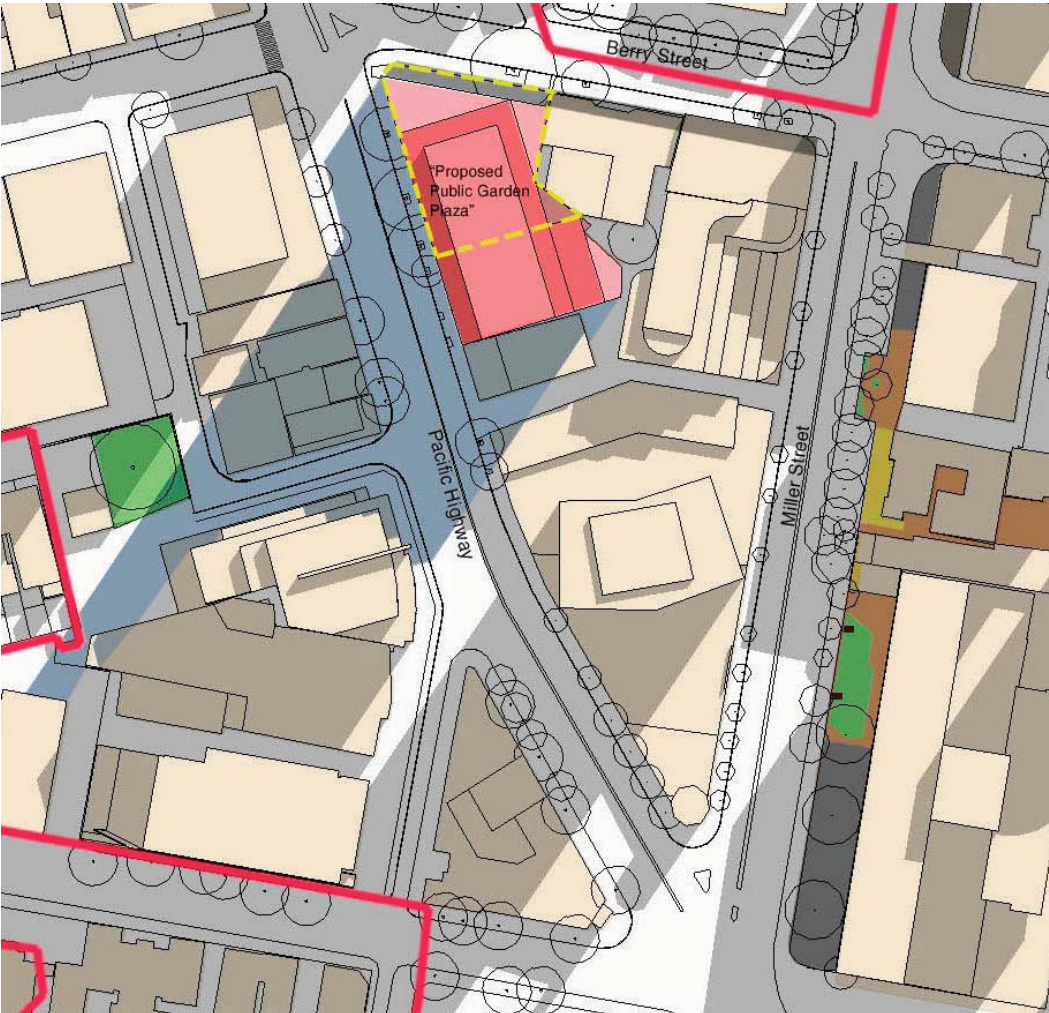
Proposed Public Garden Plaza



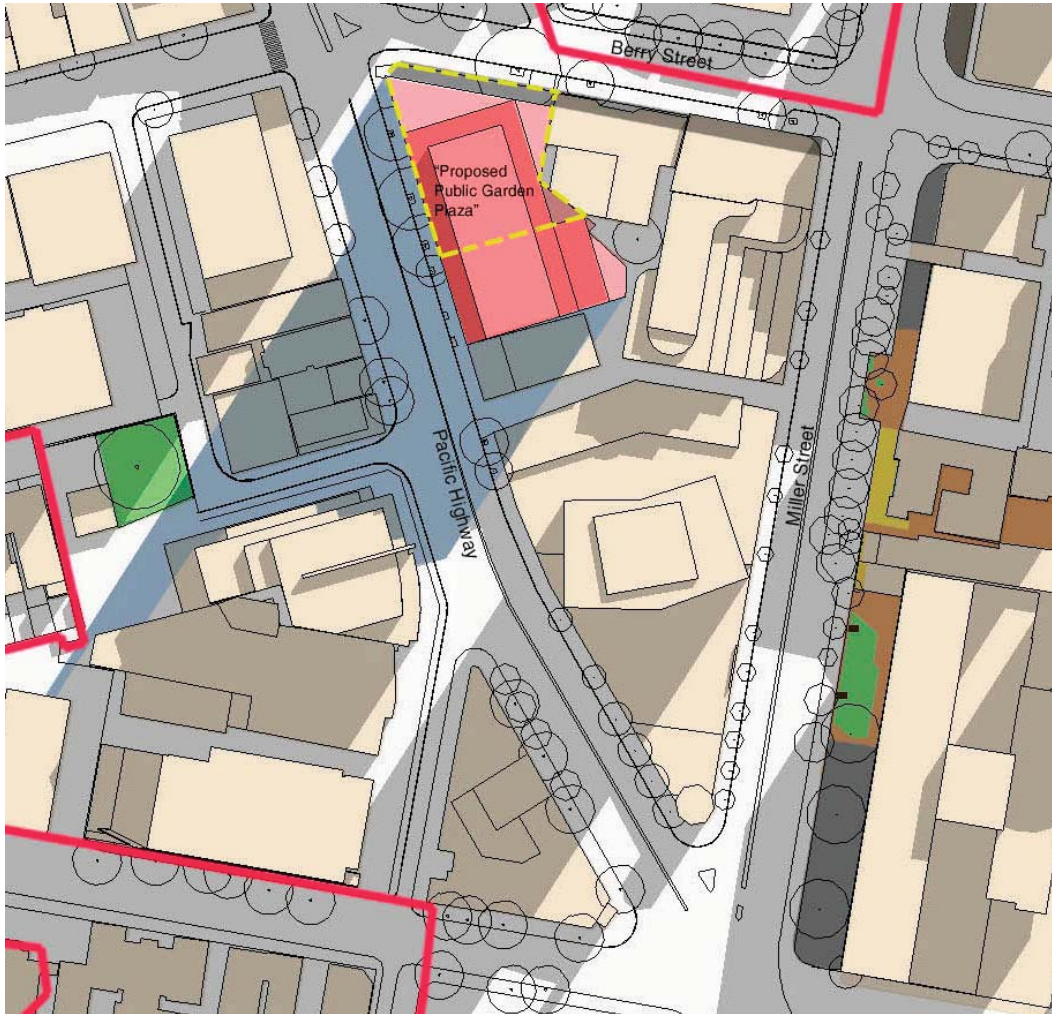
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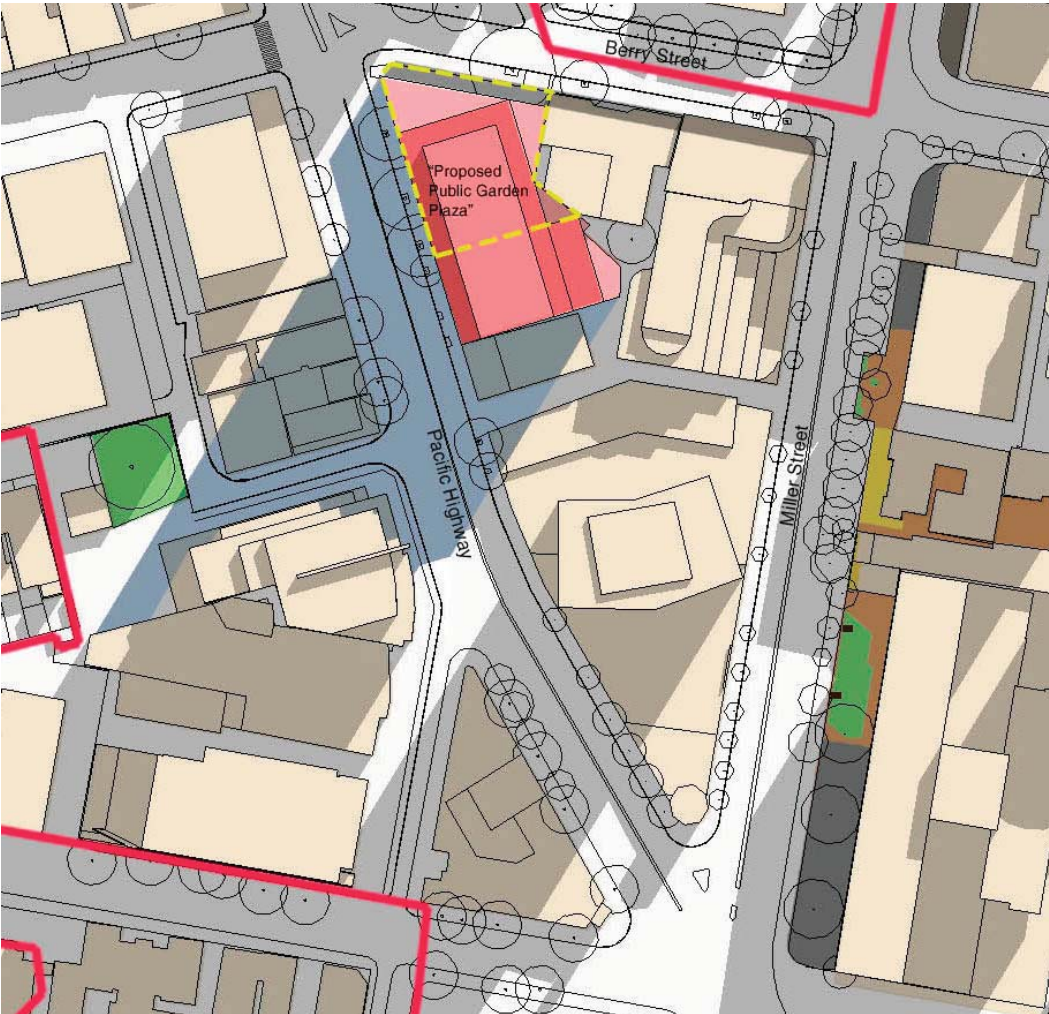
9th August @10am



9th August @10.05am



9th August @10.10am



9th August @10.15am



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9th August @10.19am

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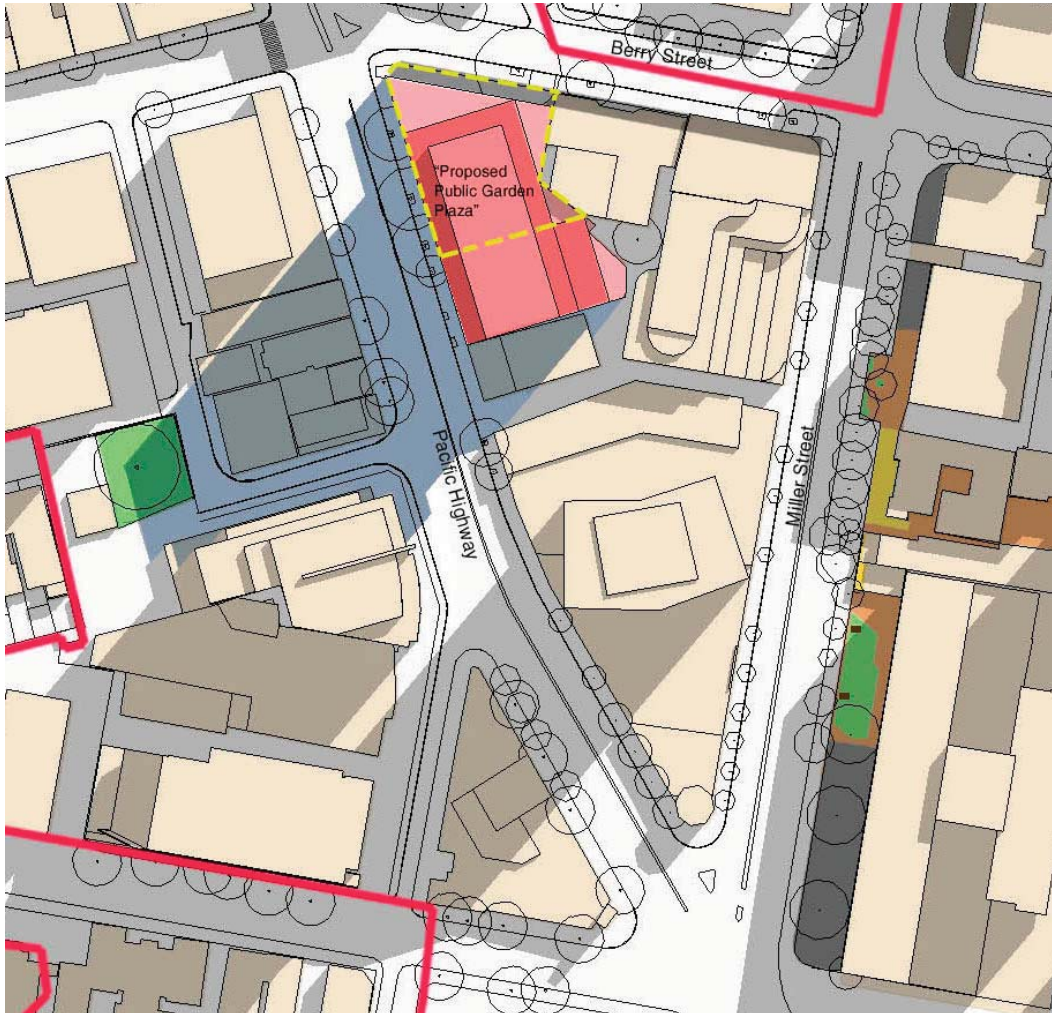
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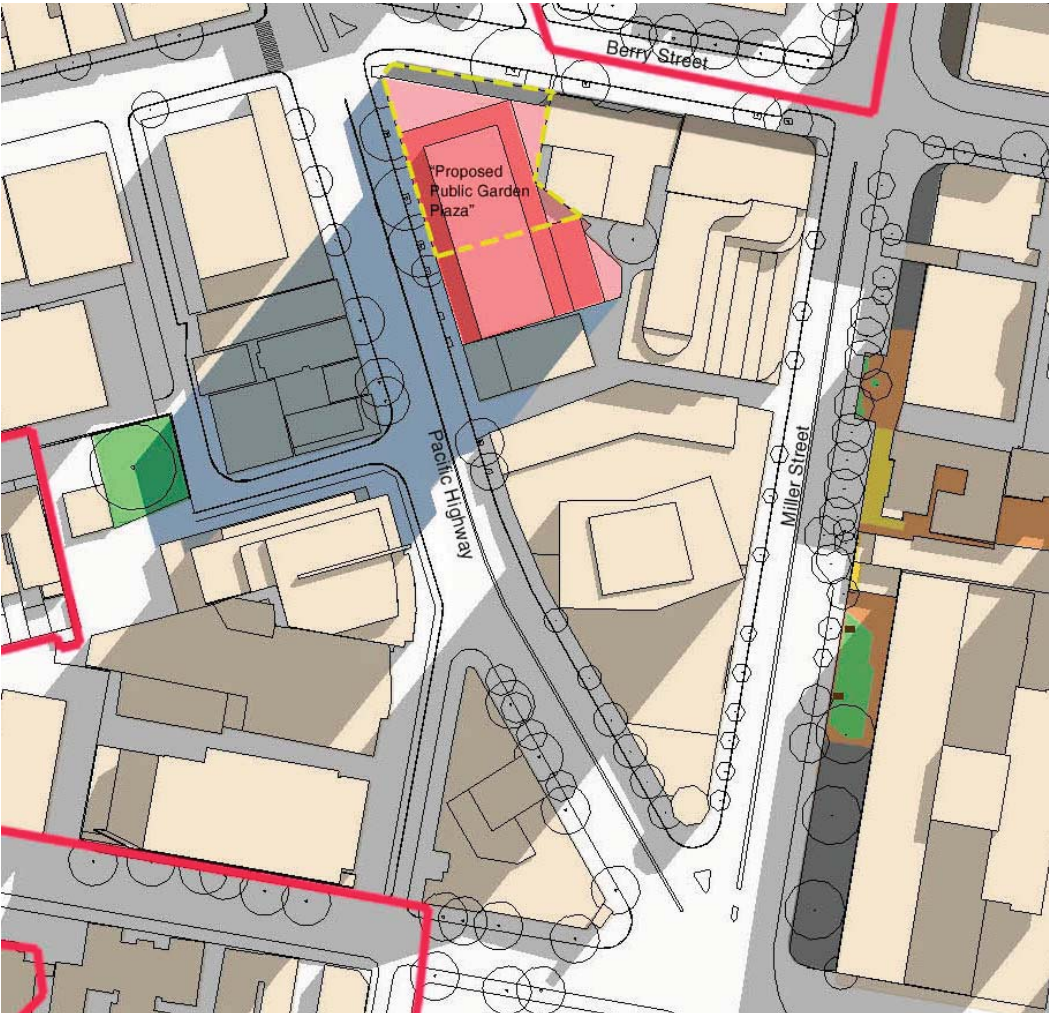
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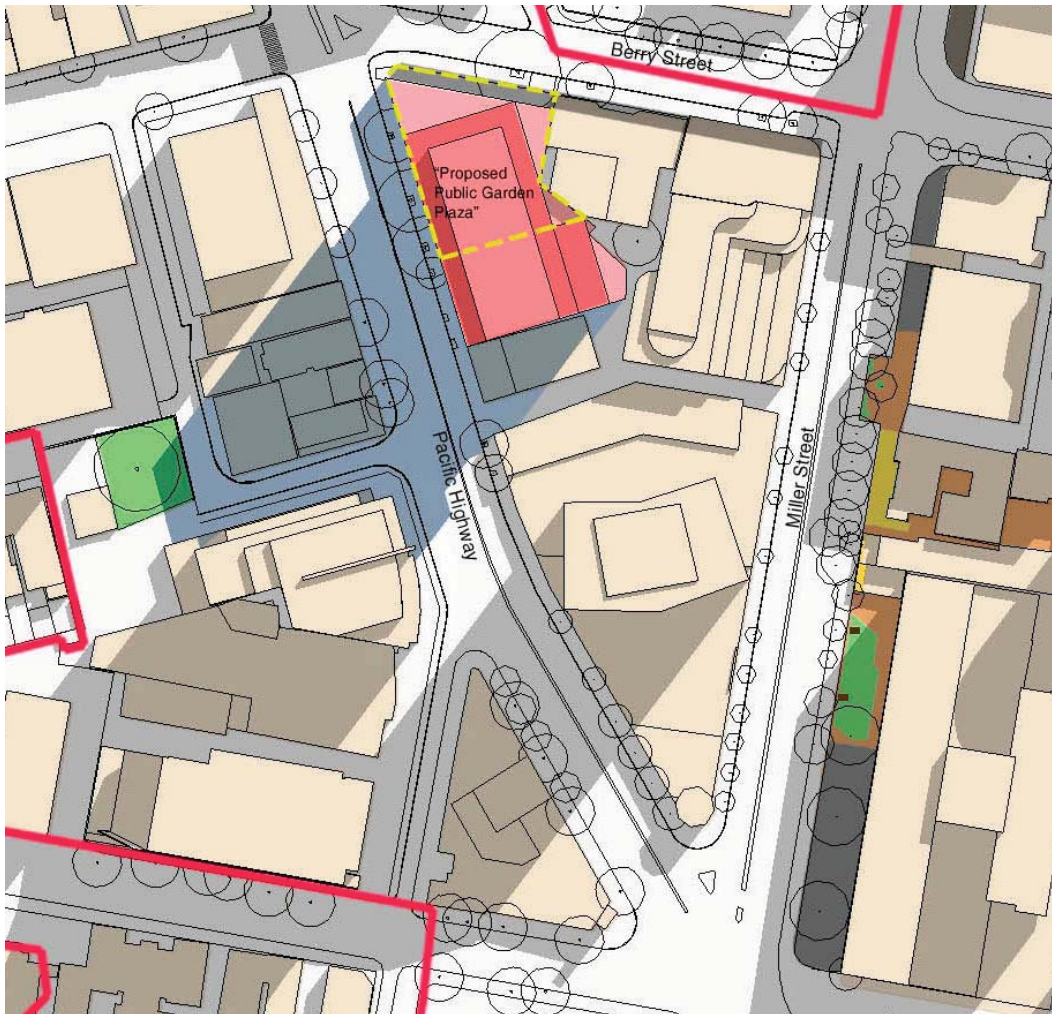
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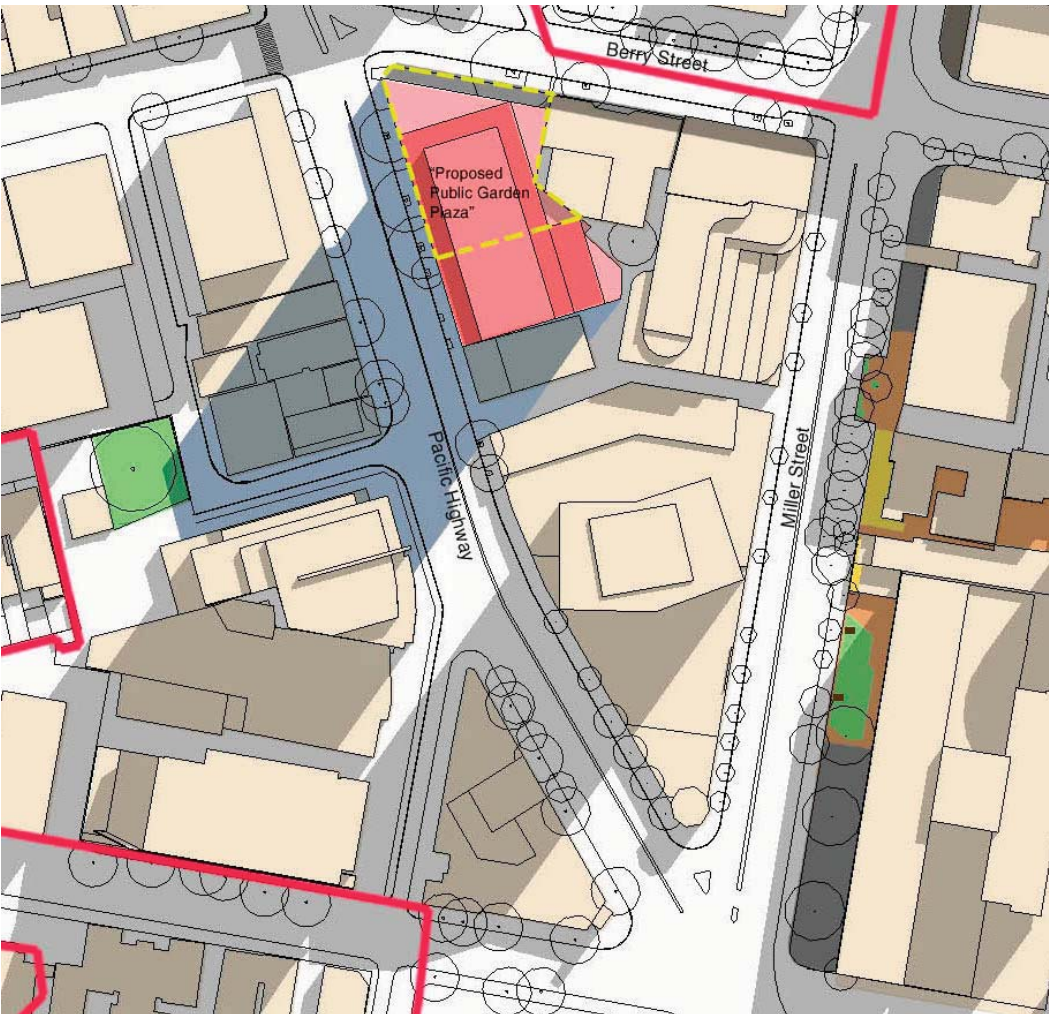
27th March @10.15am



27th March @10.20am



27th March @10.25am



27th March @10.30am

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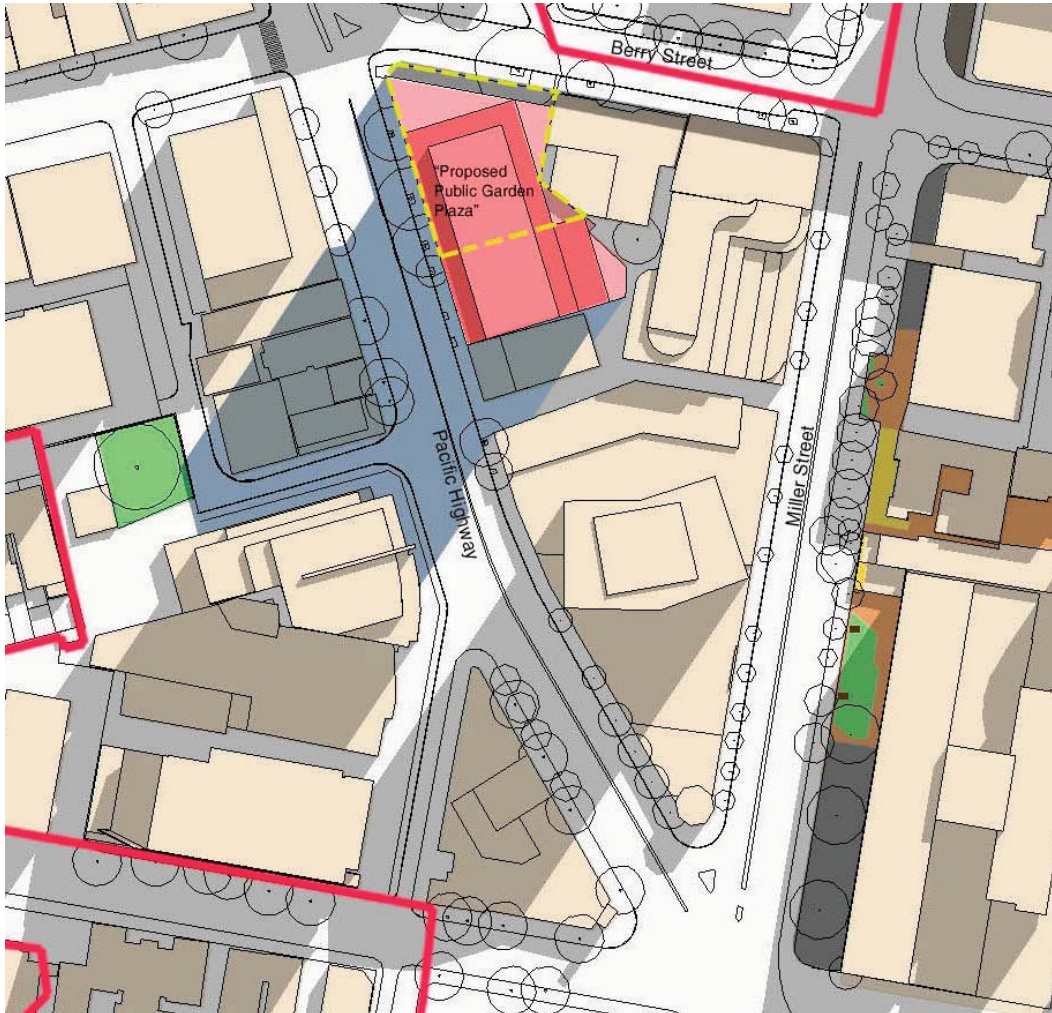
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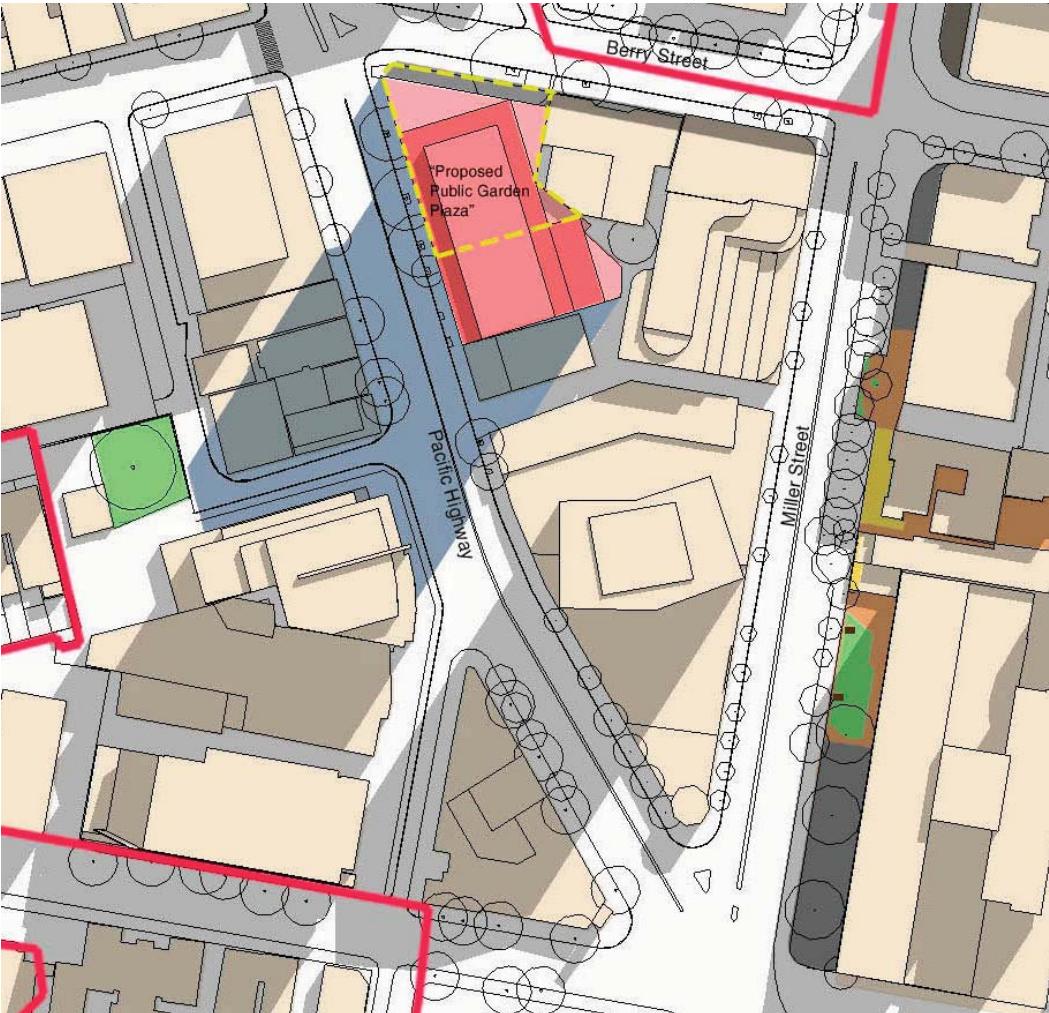
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27th March @10.39am

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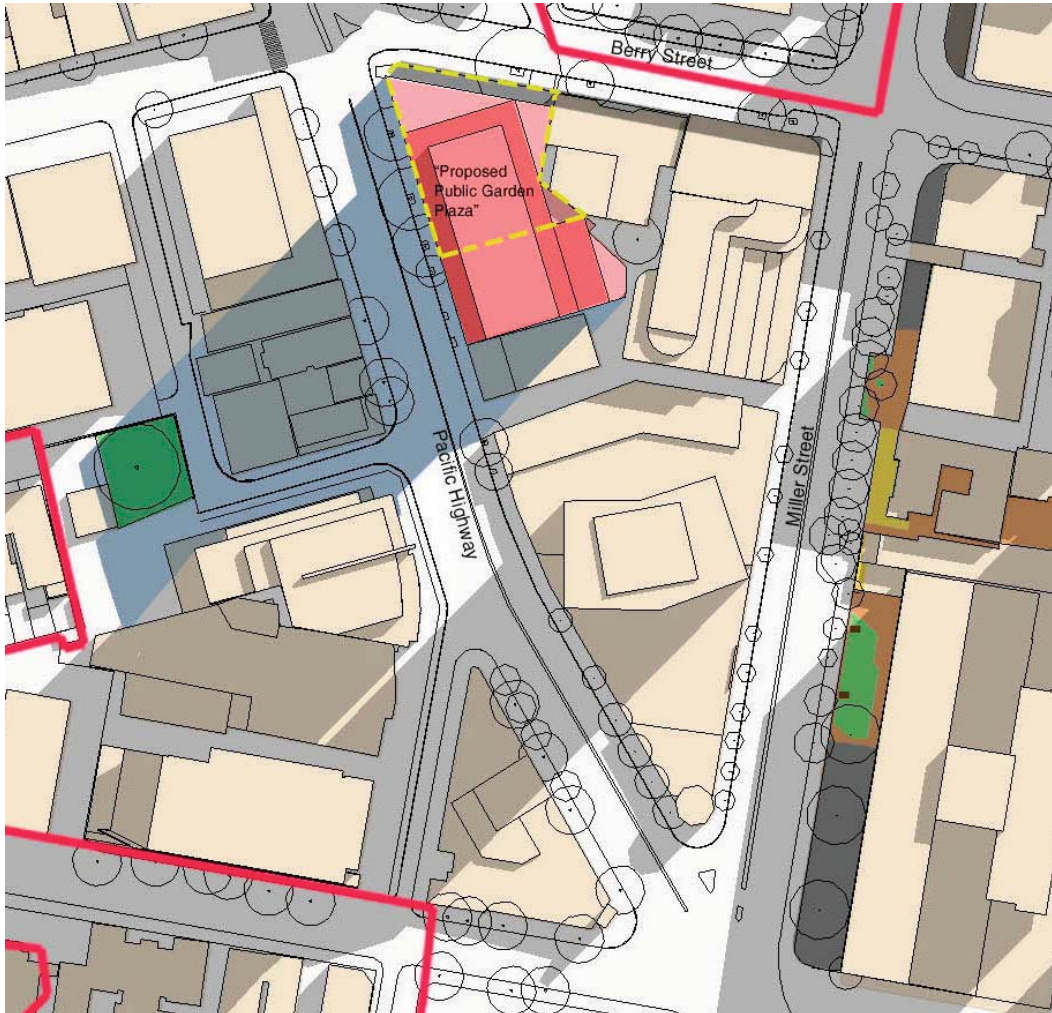
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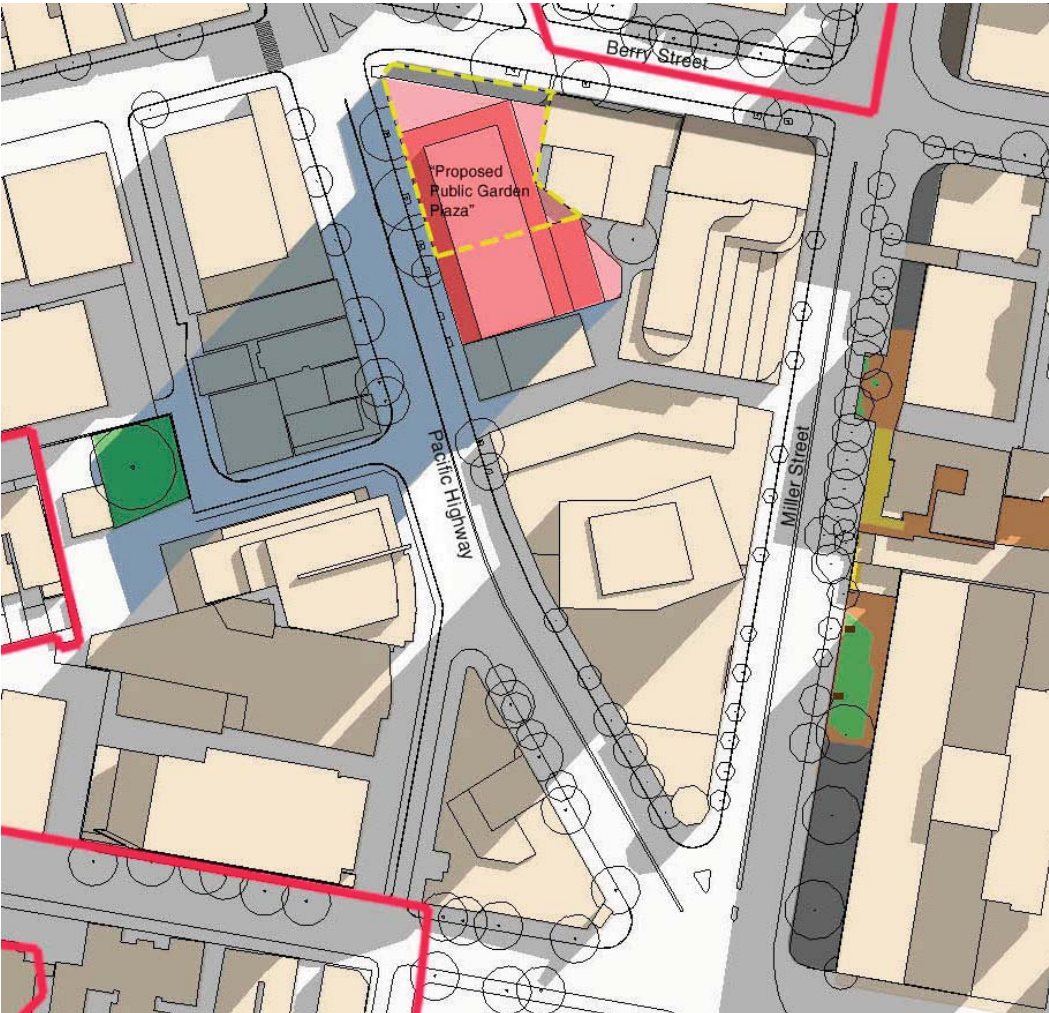
Car Park Exhaust Vent

Proposed Public Garden Plaza

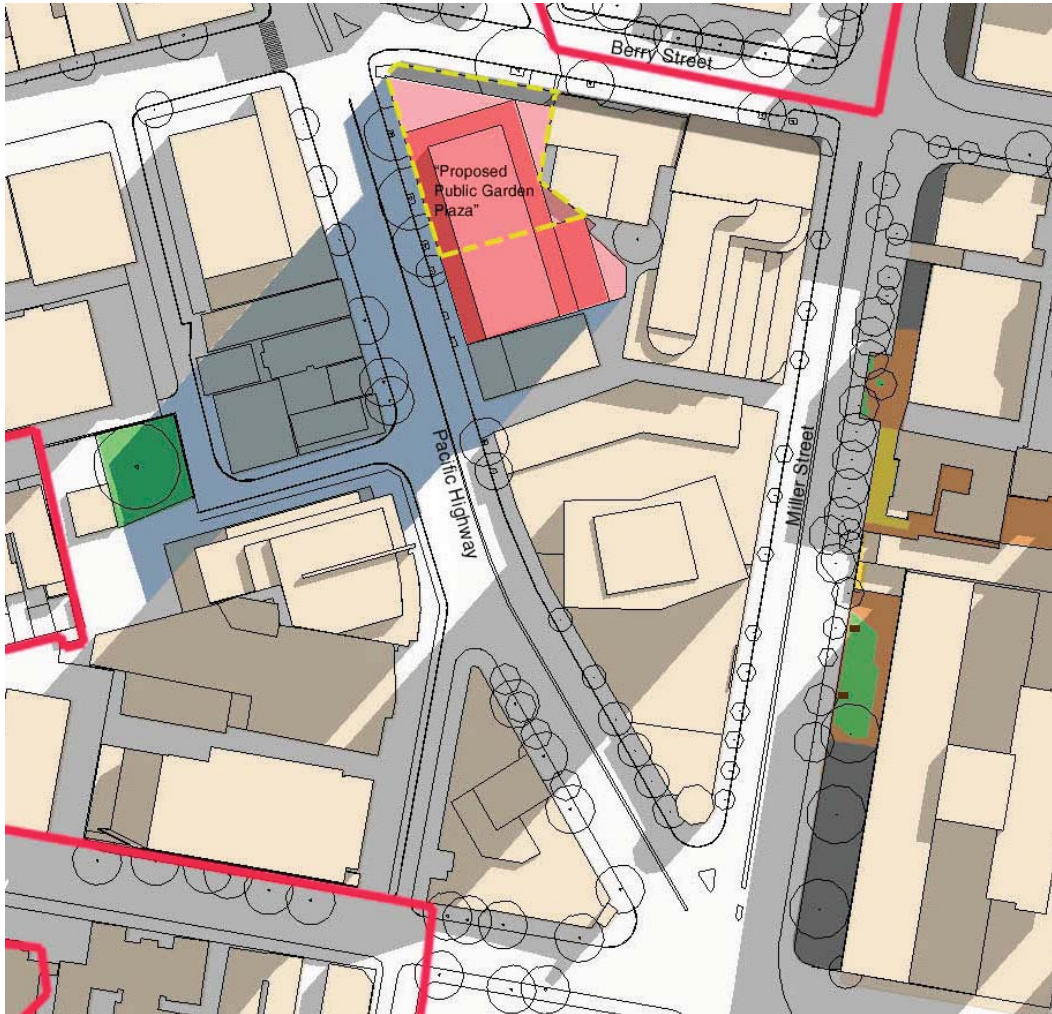
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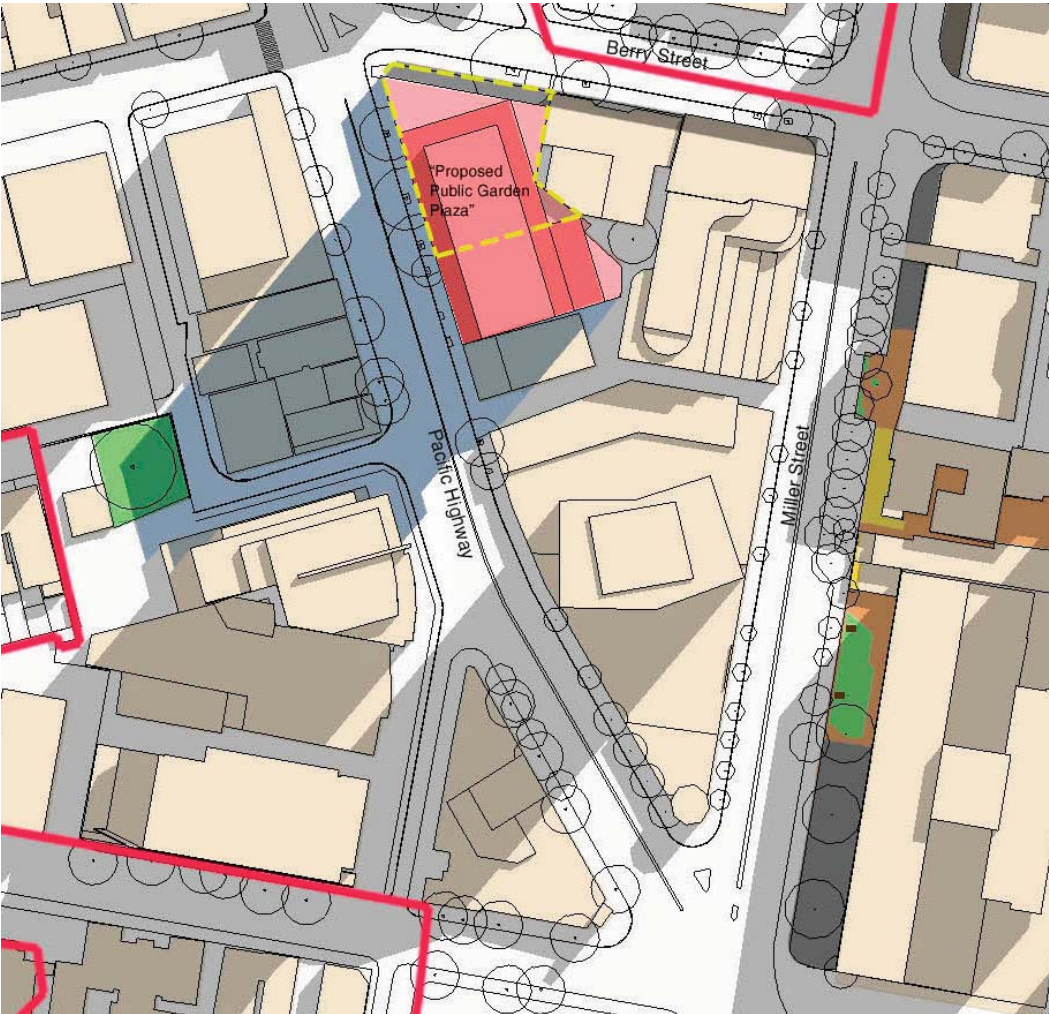
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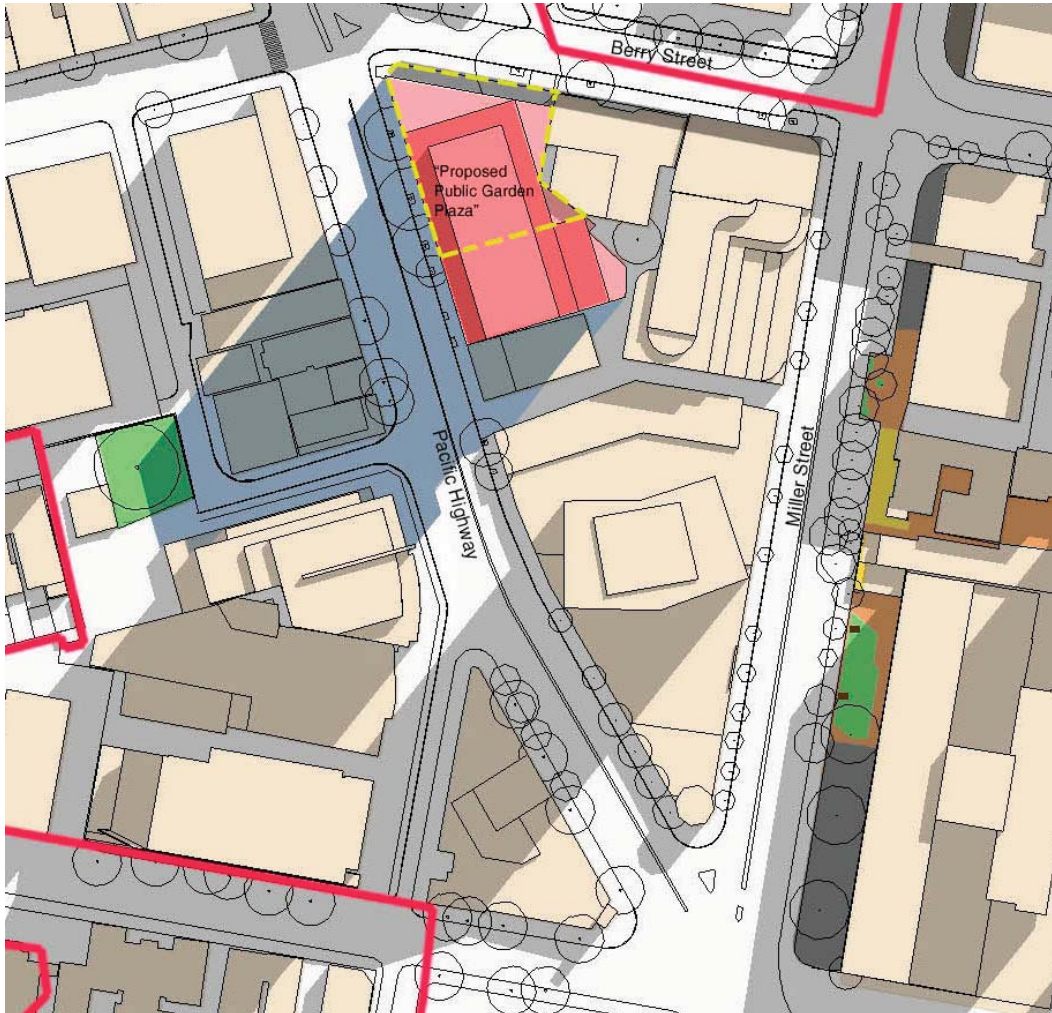
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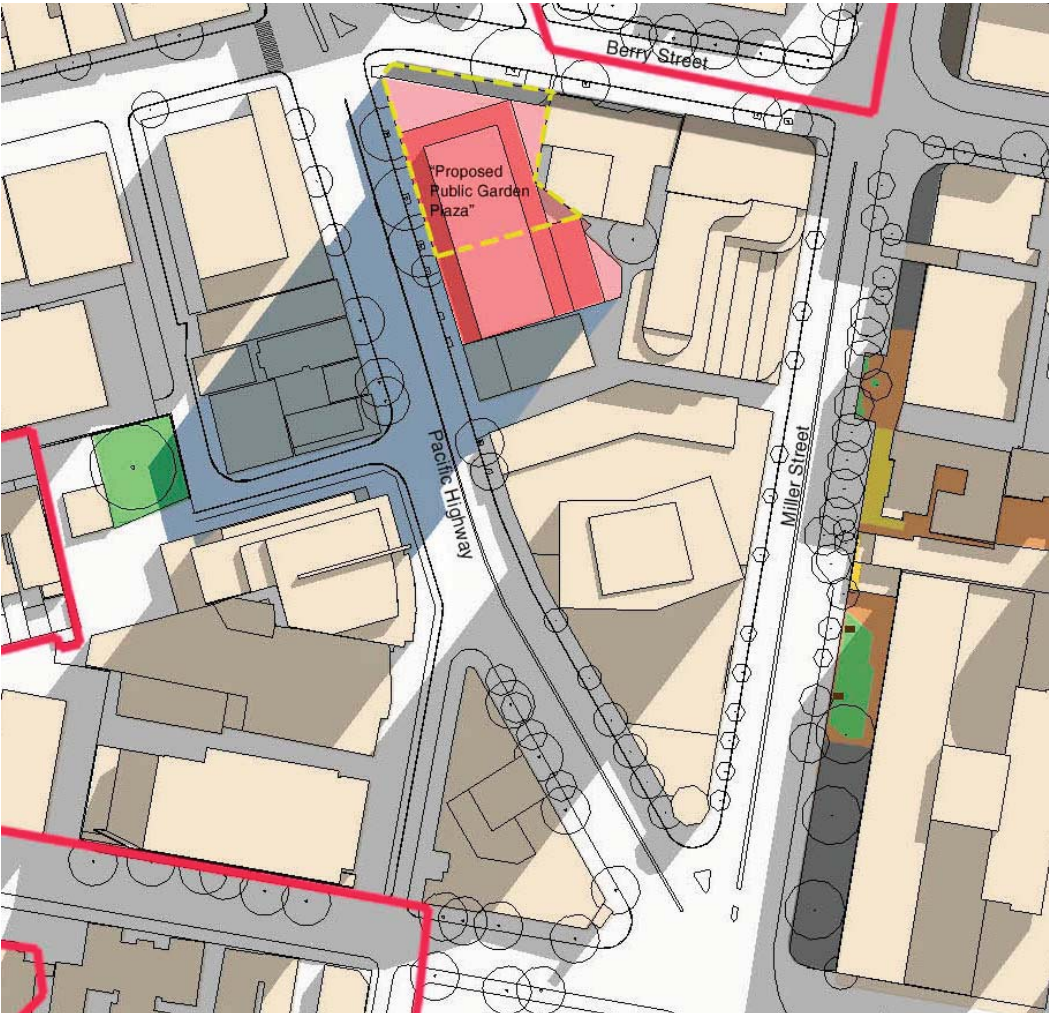
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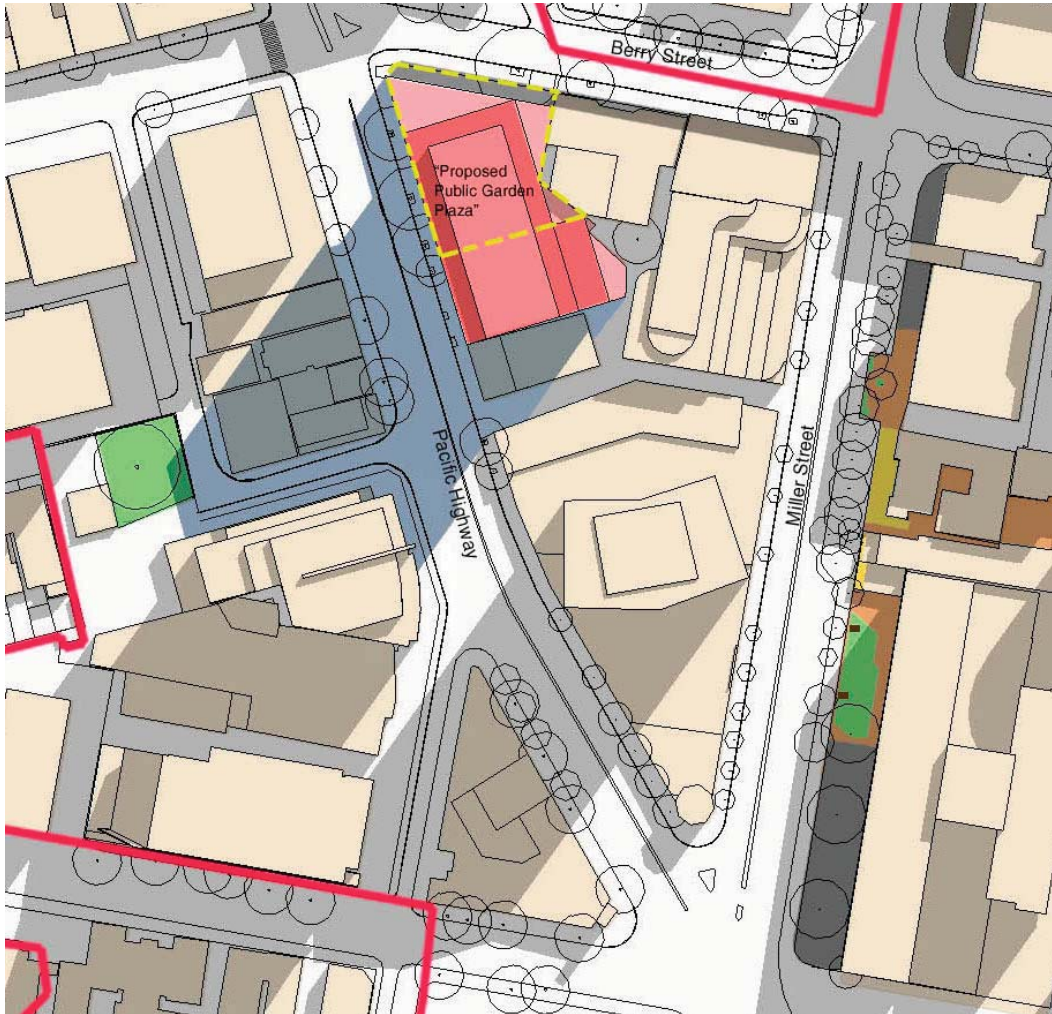
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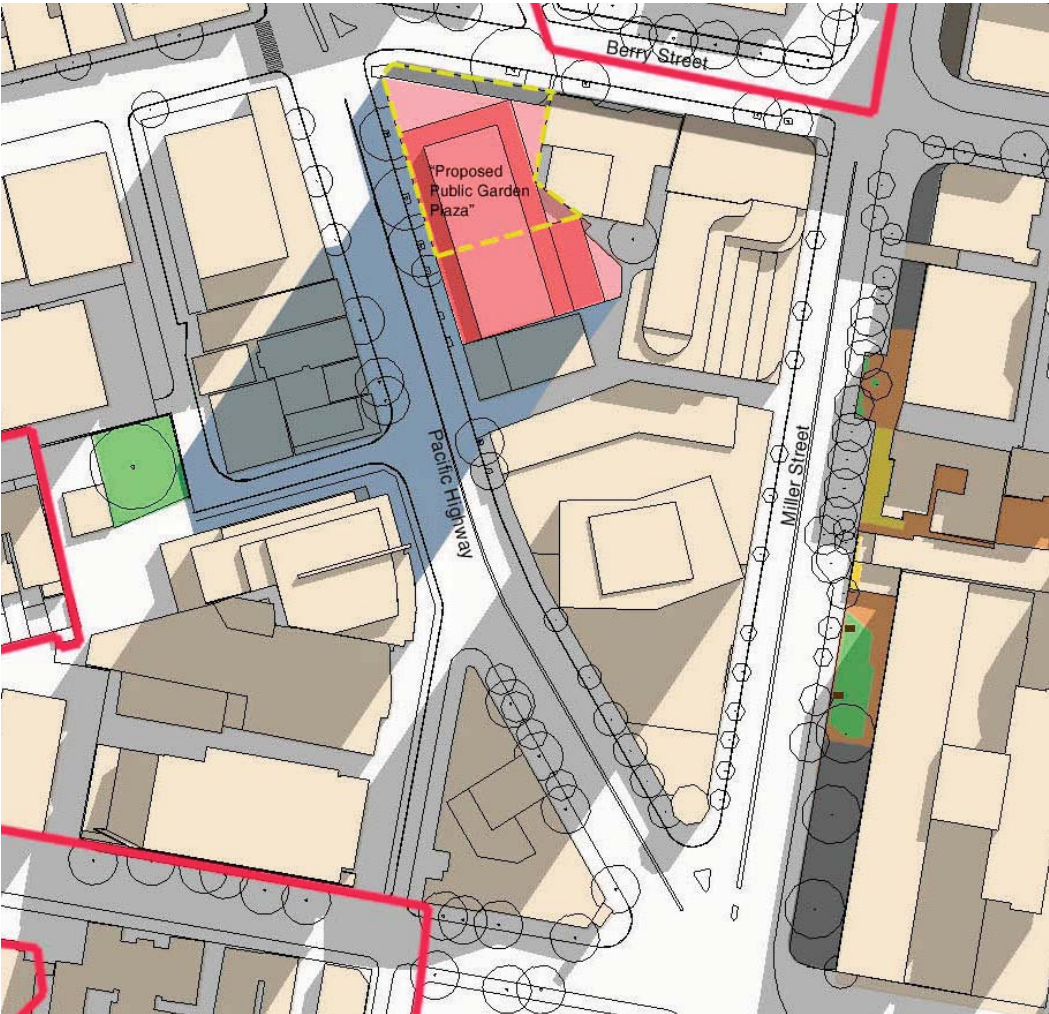
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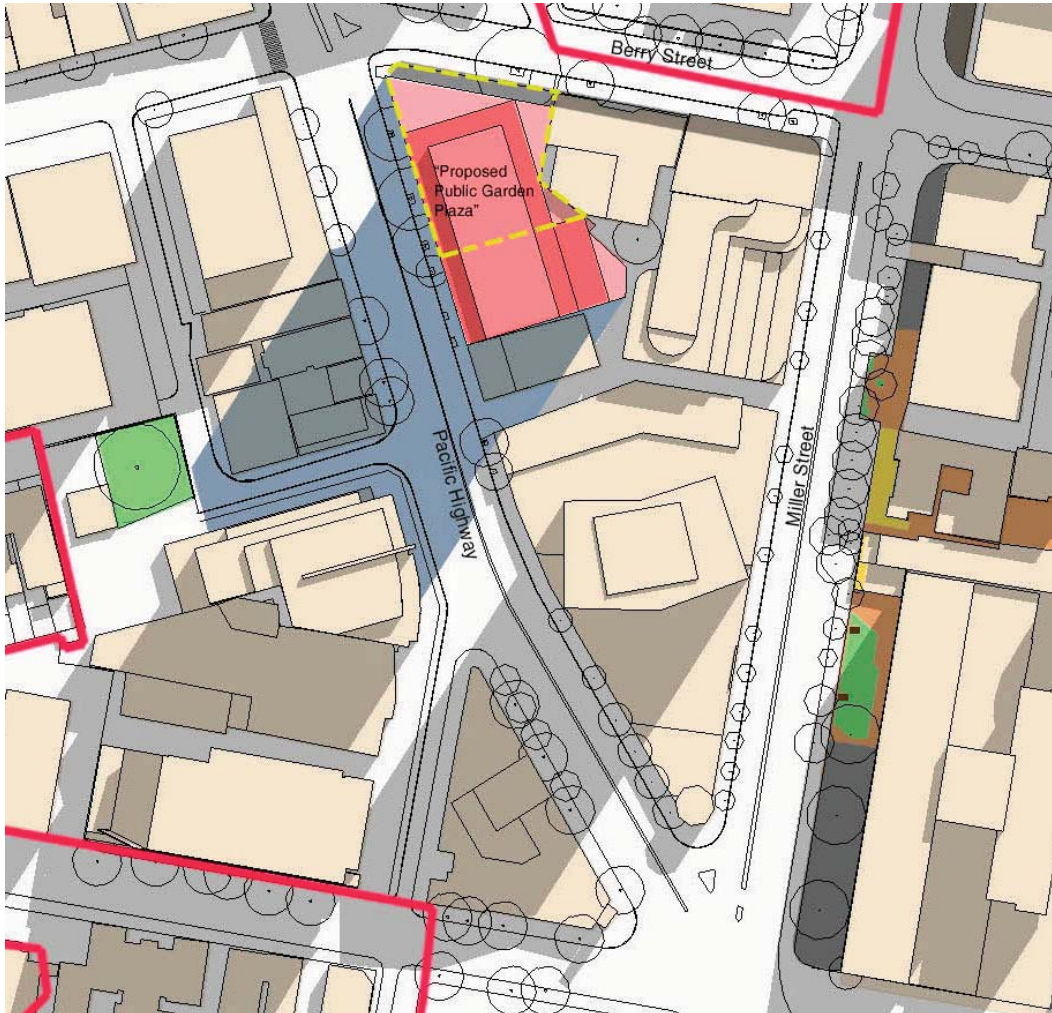
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