



A detailed shadow analysis identifying the days upon which

additional shadow is cast over the Miller Street Special Area and the Don Bank Museum Special Area between 10am to 2pm, and the number of minutes of additonal shadow cast on each day.

North Sydney Commerce Centre 177-199 Pacific Highway North Sydney

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



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: *Schedule 2*





North Sydney Commerce Centre 177-199 Pacific Highway North Sydney

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Minutes of affectation

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Additional Overshadowing on the Don Bank Special Area

Affected Period Between 10:00am-2:00pm



Additional Overshadowing on the Miller Street Special Area

Affected period between 10:00am-2:00pm



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Miller Street Special Area overshadowing analysis

Minutes of affectation (5min intervals)

'Average Case' 2nd August (23mins of affection)



Legend Proposed Development

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Existing Buildings

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Car Park Exhaust Vent

Proposed Public Garden Plaza



2nd August @1.37pm





Bary Stroet

The shadow forms a quadrilateral over the grassed area, touching the southern MLC car park exhaust and extending to the paved padestrian path of the MLC building.

2nd August @1.52pm

2nd August @1.47pm



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Legend Proposed Development

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2nd August @2pm

2nd August @1.57pm





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Response to DOP letter (30th August 2010)

Miller Street Special Area overshadowing analysis

Minutes of affectation (5min intervals)

'Worst Case' 13th September (46mins of affection)



Legend Proposed Development

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Car Park Exhaust Vent

Proposed Public Garden Plaza







13th September @1.19pm





Pacific Highway

13th September @1.29pm

A quadrilateral shaped shadow now covers the northern MLC car park exhaust vent and surrounding grassed area; and a portions of paved pedestrian paths of the MLC building.

13th September @1.24pm





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Car Park Exhaust Vent

Proposed Public Garden Plaza



Proposed Planar



Parry Street Proposed * Plaza*



13th September @1.44pm



13th September @1.49pm

The shadow has effectively left the MLC forecourt (1.5 metre slither remaining), and affects the street front seating of Zoes Café, the Tower Square pedestrian entrance and outdoor seating of That Pizza Place



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'Worst Case' **13th September** (46mins of affection)



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Car Park Exhaust Vent





13th September @1.54pm

13th September @2pm



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9th August @10.15am



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Response to DOP letter (30th August 2010)

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 affection)

(N)

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

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⁹th August @10.19am



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Minutes of affectation (5min intervals)

'Average Case' 9th August (19mins of affection)



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Car Park Exhaust Vent

Proposed Public Garden Plaza



9th August @10am





9th August @10.05am



9th August @10.15am

9th August @10.10am



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'Average Case'9th August(19mins of affection)



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27th March @10.15am



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

27th March (24mins of affection)

(N)

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Proposed Public Garden Plaza



27th March @10.20am



27th March @10.25am

27th March @10.30am





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27th March @10.35am

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27th March (24mins of affection)

N

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27th March @10.39am



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'Worst Case' 27th March (39mins of affection)



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27th March @10am





27th March @10.05am



27th March @10.10am

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27th March @10.25am



27th March @10.30am

27th March @10.35am





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