

OVERSHADOWING IMPACT REPORT

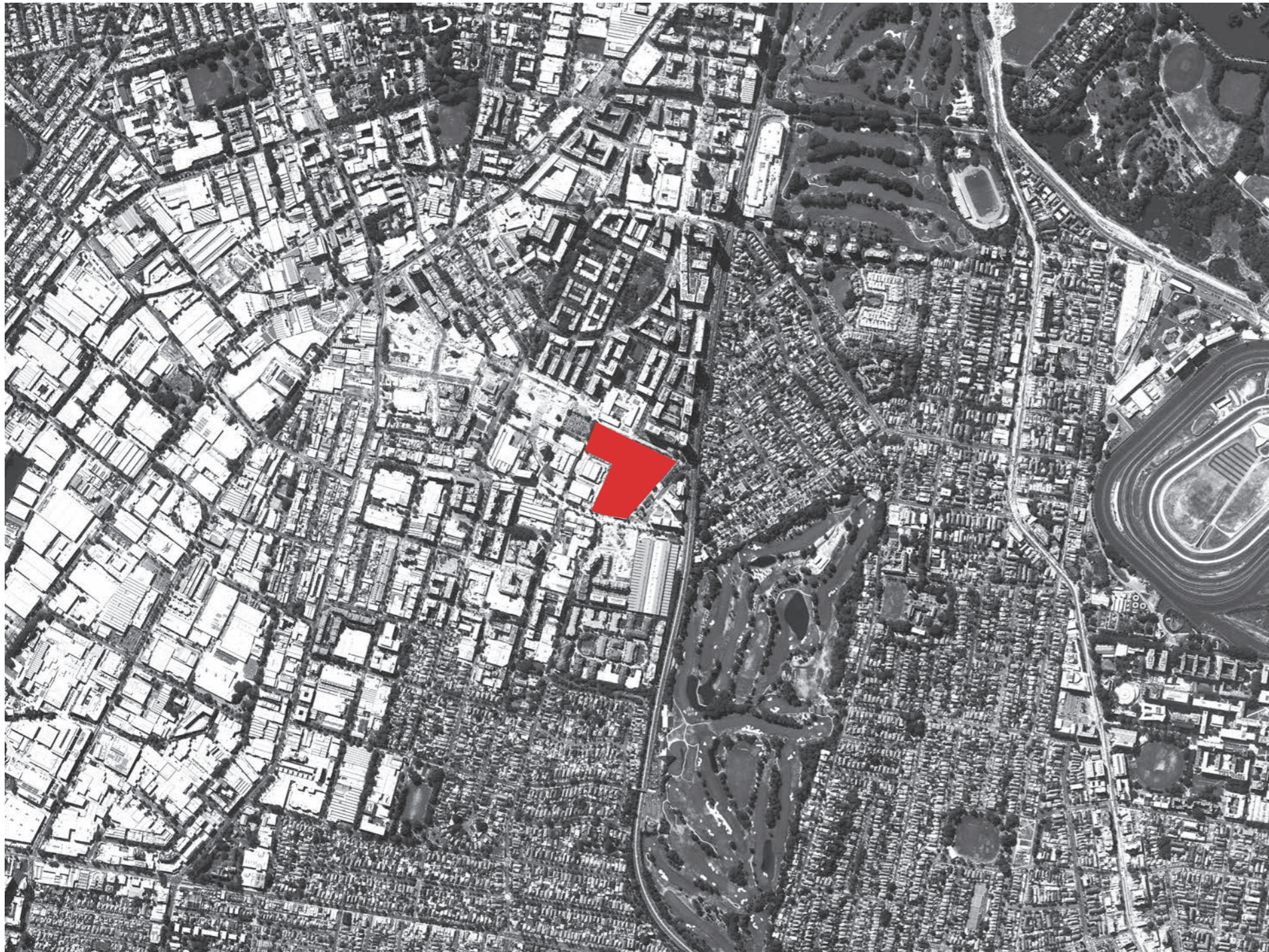
To accompany the exhibition of the planning proposal for
118-130 Epsom Road and 905 South Dowling Street, Zetland

EXHIBITION NOTE: THIS SOLAR ANALYSIS HAS BEEN UPDATED TO
REFLECT THE BUILT FORM PROPOSED IN THE DRAFT PLANNING
PROPOSAL

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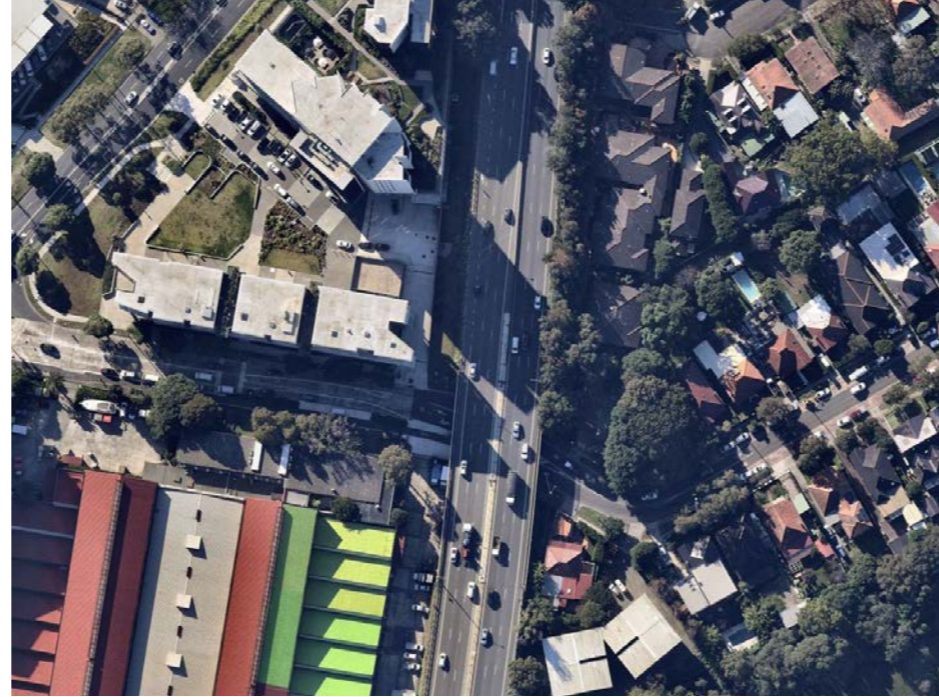
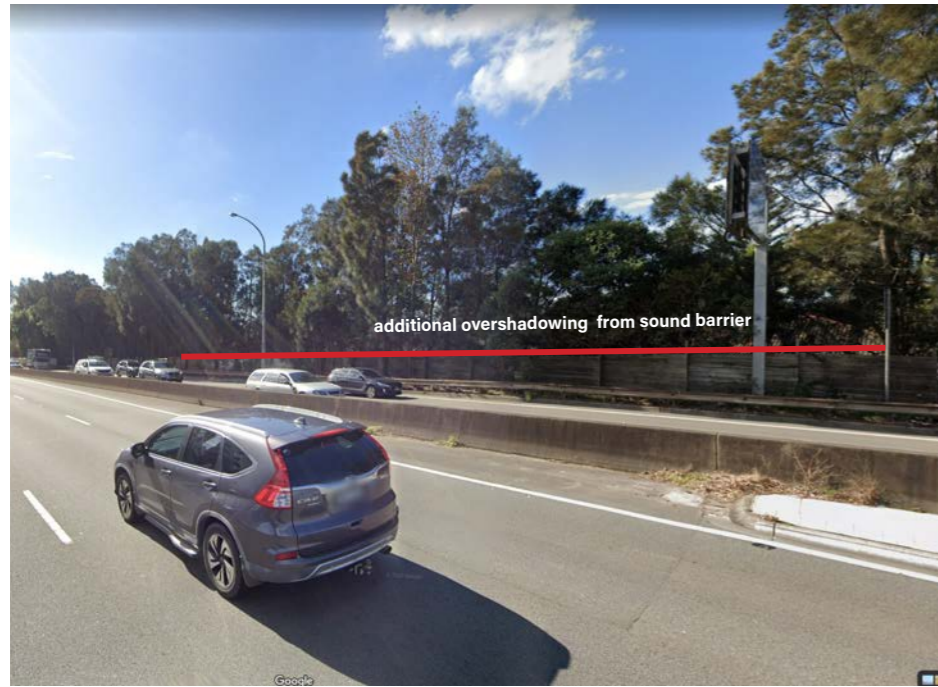
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Contextual Considerations

Residential lots directly adjacent to Southern Cross Drive are subject to existing significant overshadowing due to the roadway and associated acoustic screens as well as significantly tall and dense vegetation. Shadows cast by these structures coincide with a large proportion of the area affected by additional overshadowing caused by the subject development.

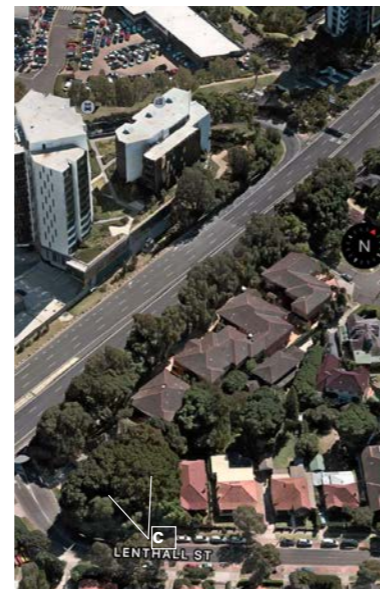
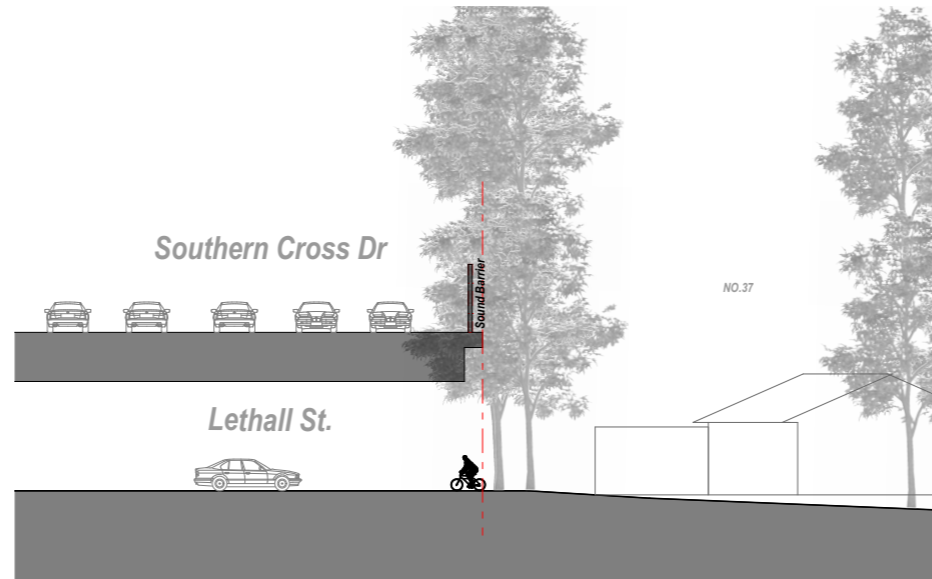


Source: Nearmap (May 2021 approx 3pm) *Winter shadows will be longer than shown.



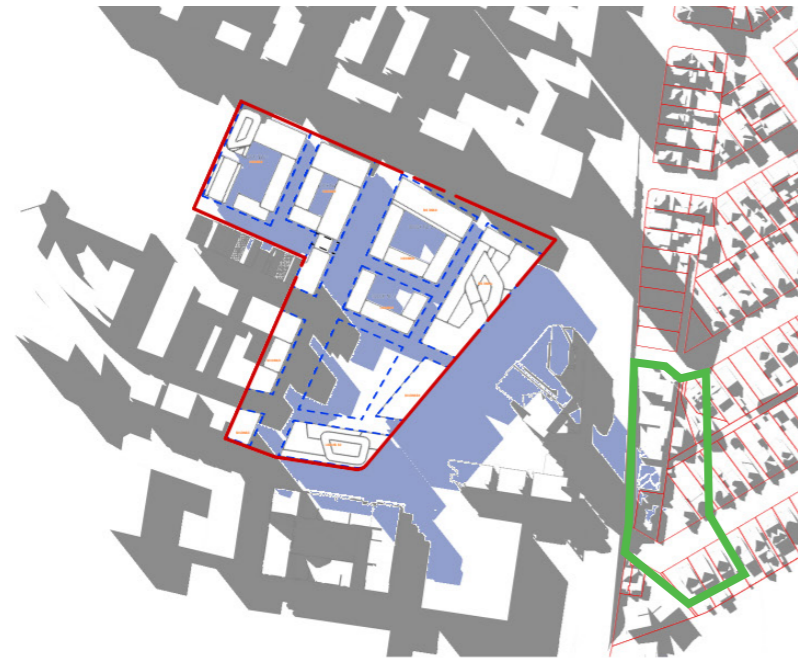
Contextual Considerations

The existing Southern Cross Drive roadway is elevated significantly above natural ground level as illustrated exacerbating shadows cast in much of the area directly to it's East.

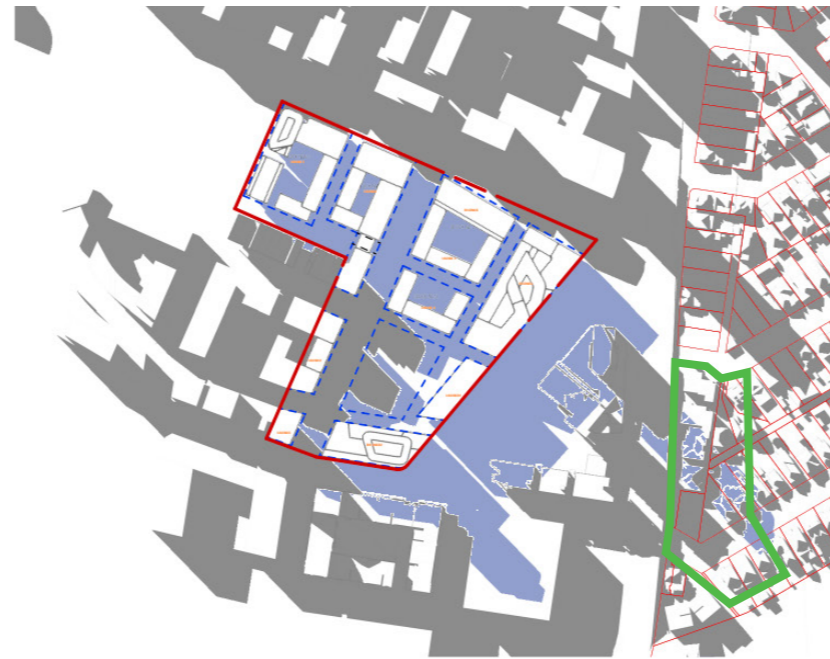


Shadow Analysis

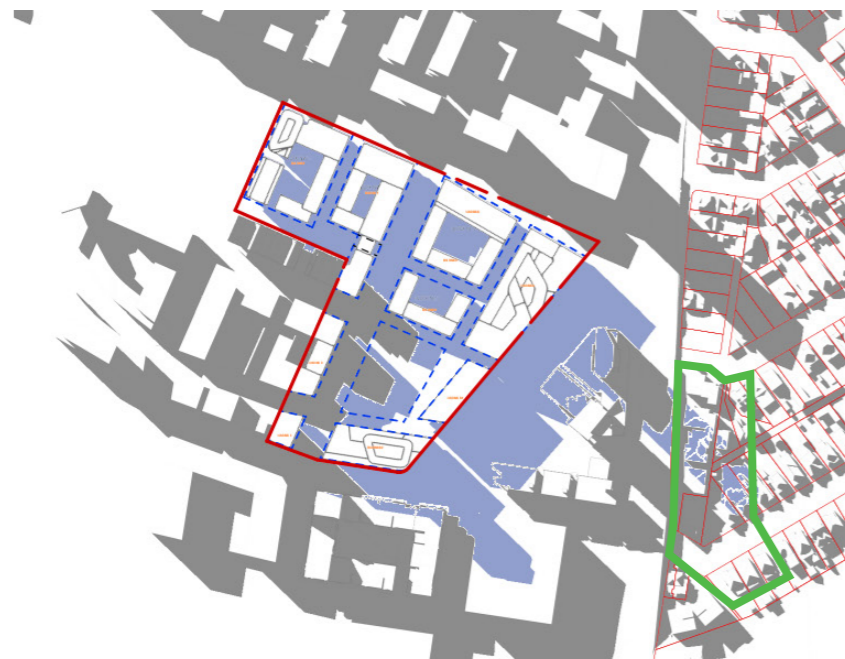
By comparing existing and proposed shadows, the impact of proposed development on solar access can be understood. In this case, the analysis looks at the critical time frames of 14:30 and 15:00 during winter. It shows that additional overshadowing caused to the East of Southern Cross Drive is minimal, even in mid-winter and at least, consistent with existing development.



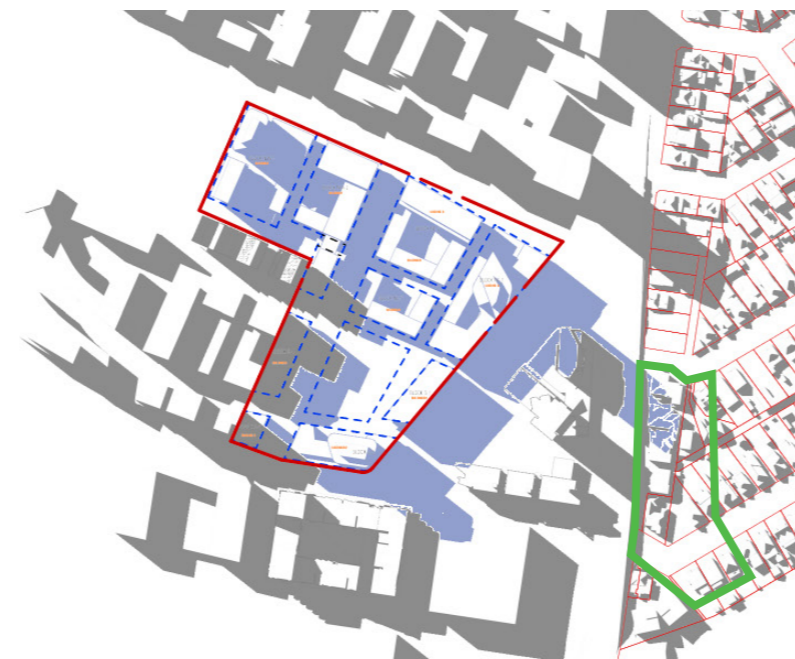
21/6 14:30



21/6 15:00



21/7 15:00



21/8 15:00

Legend:

- Shadow from proposed envelope
- Shadow from existing and approved context
- Randwick LGA Cadastral Lots
- Area affected by existing shadows from dense vegetation, acoustic barrier and elevated roadway. Outline derived from Nearmap Aerial shown on Page 3

Conclusion

Proposed development casts additional shadow on a small number of properties within Randwick LGA during some hours of the afternoon. Many of the subject properties are already significantly overshadowed by existing roadway structures, acoustic barriers and dense, tall trees.

Whilst the impact of overshadowing from vegetation is generally not considered as permanent and impermeable as from structures, in this case, the canopy of existing vegetation is evergreen and very dense, so present as a real qualitative consideration.

With this considered and even excluding this factor, the additional overshadowing of the development is considered to be of minimal impact.



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Thank you for the opportunity.



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