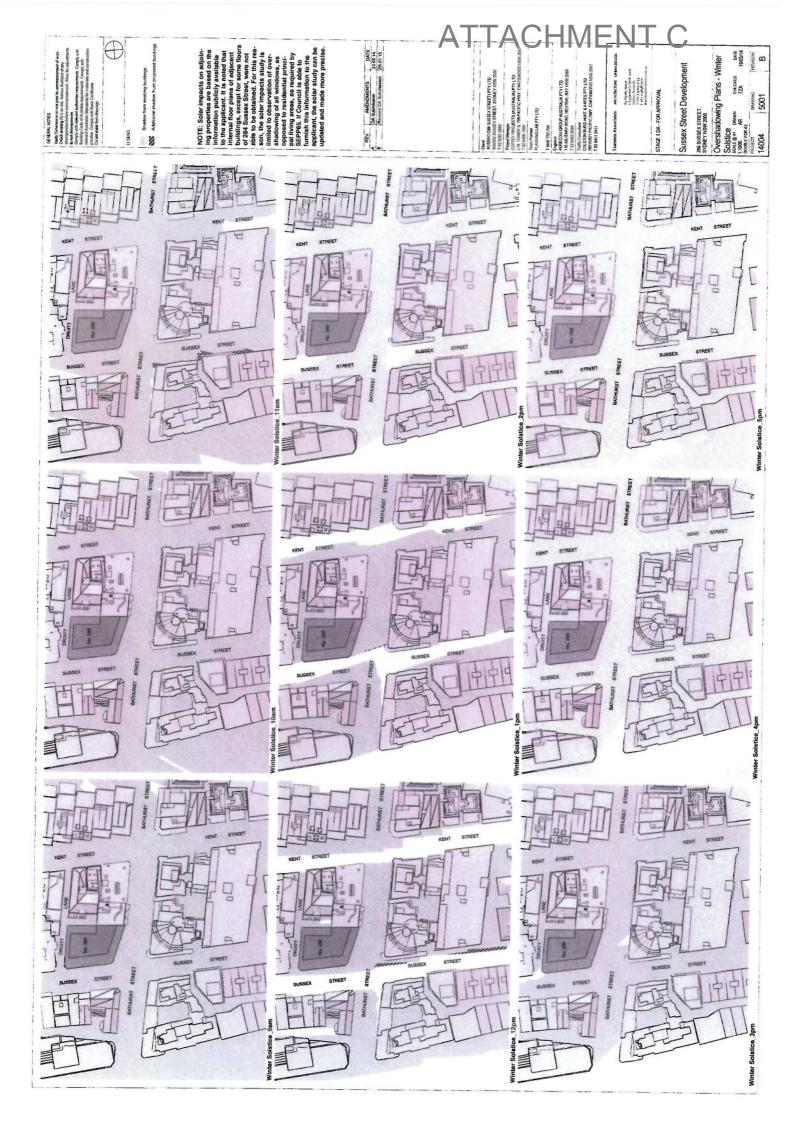
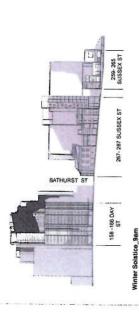
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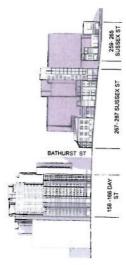
SHADOW ANALYSIS 286-296 SUSSEX STREET SYDNEY

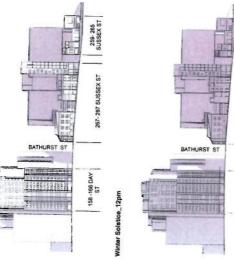


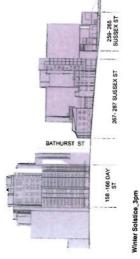
TACHMEN NOTE: Solar impacts on adjoining properties are based on the information publicly available to the appicant, it is noted that internal floor plans of adjacent buildings, accept for some floors of 284 Sussay Street, were not able to be obtained. For this reason, the solar impacts study is limited to obseavation of over-shadowing of all windows, as opposed to residential principal living areas, as required by SEPPES, it Council is able to Aurilable the information to the applicant, the solar study can be updated and made more precise. Overshadowing Elevations Winter Solstice
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AR 72A 238 Sussex Street Development (AND SUBSEX STREET) PTY LTD USSEX STREET, SYCHEY MON DOM 7800 CONTINUED STOR BUILD HAVE BY LTD AND PACES PTY LTD AND PACE PLOTYTY, CHATSWOOD HEY STAGE 1 DA - FOR APPROVAL 286 SUSSEX STREET. SYDNEY NSW 2000 urcen 13 For expedency and practical reasons, this analysis considers all the windows in the adjoining buildings. It is noted that only a proportion of these belong to living and diming rooms. This analysis takes into account the impact of the entire proposed envelope. Stage 2 building form will be smaller than the proposed envelope and therefore actual impacts will be reduced. 158-166 DAY ST 158-166 DAY ST 158-166 DAY ST Million Simmuna. SUSSEX STREET 511 KENT ST and 298 SUSSEX ST 511 KENT ST and 298 SUSSEX ST 511 KENT ST and 298 SUSSEX ST KENT STREET KENT STREET Winter Solstice_11am NOTES 158-166 DAY ST 158-166 DAY ST 158-166 DAY ST 11% 63% 26% Windows that do not currently achieve 2n of sunlight.
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SUSSEX STREET ELEVATION (FACING WEST)_ WINTER SOLSTICE









DRUITT LANE ELEVATION (FACING NORTH)_WINTER SOLSTICE



284 SUSSEX ST and 493-497 KENT ST

259-265 SUSSEX ST 267- 287 SUSSEX ST BATHURST ST 158 -166 DAY ST Winter Solstice, 10am

BATHURST ST

259-265 SUSSEX ST

267- 287 SUSSEX ST

158 -166 DAY ST

Winter Solstice_11am

259-265 SUSSEX ST 267-287 SUSSEX ST BATHURST ST 158 -166 DAY ST

NOTE: Solar impacts on adjoining properties are based on the information publicly available to the applicant it is noted that informal floor plans of adjacent buildings, axegot for some floors of 284 Sussex Street, were not able to be obtained. For this reason, the solar impacts study is limited to observation of over-shadowing of all unidows, as opposed to readential principal living areas, are equired by SEPPES, If Council is able to furnish this information to the applicant, the solar important of the applicant, the solar important of the probability of the properties of the pro

259-265 SUSSEX ST 267-287 SUSSEX ST 158 -166 DAY ST Winter Solstice_1pm

267-287 SUSSEX ST

158 -166 DAY ST

Winter Solstice_2pm

BATHURST ST

Winter Solstice_4pm

259-265 SUSSEX ST

267- 287 SUSSEX ST

158 -166 DAY ST

Winter Solstice_5pm

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Windows that do not currently achieve 2h of sunght: Windows that currently achieve and will continue to receive a minimum of 2h of sunlight. Windows that currently achieve but will not continue to receive a minimum of 2h of sunlight.

Winter Solstice_9am - 5pm

Note: Building assessed as a whole including both Bathurs! and Sussex Street elevations

REFER TO SHEET 5003

267-287 SUSSEX ST (majority commercial buildings)

OVERSHADOWING IMPACT ASSESSMENT (98m - 5pm)

WINTER SOLSTICE 158 - 166 DAY STREET

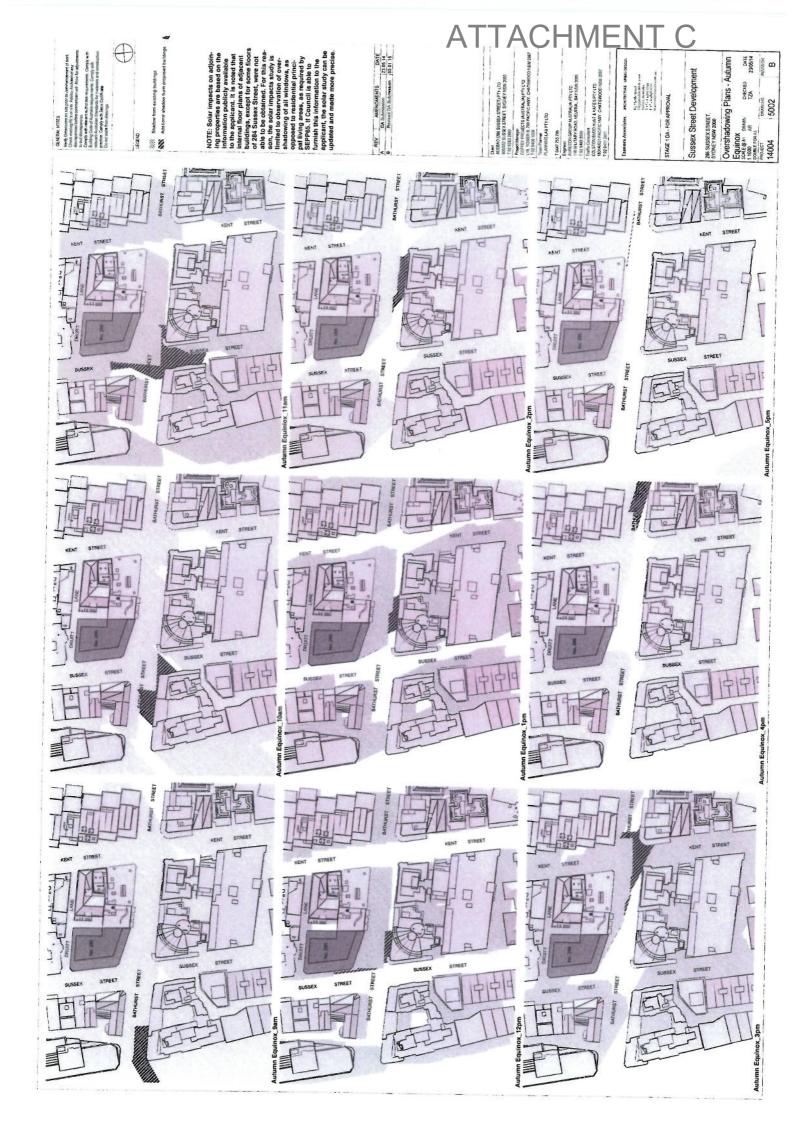
DRUITT LANE

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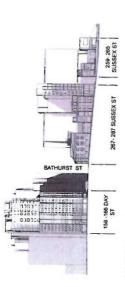
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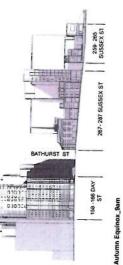
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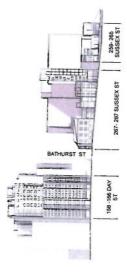


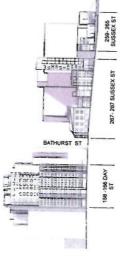
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PROJECT ORANGE REVIEW Sussex Street Development 5005 TACE 1 DA - FOR APPROVAL 396 SUSSEX STREET. 12 For expediency and practical reasons, this analysis considers all the windows in the adjoining buildings. It is noted that only a proportion of these belong to living and dining rooms. This analysis takes into account the impact of the entire proposed envelope. Stage 2 building form will be smaller than the proposed anvelope and therefore actual impacts will be reduced. 158-166 DAY ST 158-166 DAY ST 158-166 DAY ST 511 KENT ST and 298 SUSSEX ST 511 KENT ST and 288 SUSSEX ST 511 KENT ST and 298 SUSSEX ST 00000 KENT STREET KENT STREET Autumn Equinox_11am Autumn Equinox_2pm NOTES 411 158-166 DAY ST 158-166 DAY ST 158-166 DAY ST 6% 82% 12% Windows that do not currently achieve 2n of surtight: Windows that currently achieve and will continue to receive a minimum of 2n of surtight. Windows that currently achieve but will not continue to receive a minimum of 2n of surtight. 68811111111 Building assessed as a whole, including both Bethurst and Sussex Street elevations SUSSEX STREET 511 KENT ST and 298 SUSSEX ST 511 KENT ST and 298 SUSSEX ST 511 KENT ST and 298 SUSSEX ST KENT STREET KENT STREET Autumn Equinox_4pm 158 - 168 DAY STREET 4 BATHURST STREET ELEVATION (FACING SOUTH)_AUTUMN EQUINOX 158-166 DAY ST 158-166 DAY ST 158-166 DAY ST Windows that do not currently achieve 2h of sunight
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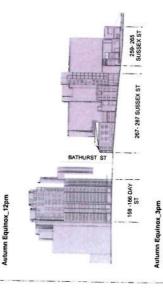
SUSSEX STREET ELEVATION (FACING WEST)_AUTUMN EQUINOX















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Autumn Equinox_9am - 5pm

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	259-265 SUSSEX ST
	267- 287 SUSSEX ST
BATHURST ST	
	158 -166 DAY

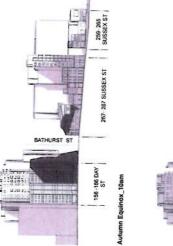
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259-265 SUSSEX ST

267-287 SUSSEX ST

158 -166 DAY ST

Autumn Equinox_11am





158 -166 DAY ST

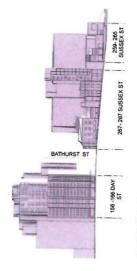
Autumn Equinox_1pm

BATHURST ST

267-287 SUSSEX ST

Autumn Equinox_2pm

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Autumn Equinox_4pm

Autumn Equinox_5pm

Table Consumer
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158 -166 DAY ST

BATHURST ST

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267-287 SUSSEX ST (majority commercial buildings)

including both Bathurst and Sussex Street elevation

Note Building assessed as a whole

REFER TO SHEET 5005

OVERSHADOWING IMPACT ASSESSMENT (9am - 5pm)

ALITHMIK EGISINOX 158 - 166 DAY STREET Overshadowing Elevations Autumn Equinox
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Sussex Street Development

286 SUSSEX STREET, SYDNEY NSW 2000

89% 91% 9%

STAGE 1 DA FOR APPROVA