

## Response to Department's Overshadowing model:

In response to the Department's overshadowing testing we also submit Council's overshadowing modelling for mid-winter (which is included in Council's *Supplementary Design Report*).

Council has reviewed the Department's overshadowing testing of St Leonards South and note that it does not include the correct widths of any of the road reserves in Canberra, Duntroon, Marshall or Holdsworth Avenues, Berry and Park Roads. Council's overshadowing also includes the current cadastral information for the precinct and the location of the existing houses along River Road – while the Department's does not.

The above would affect and impact the results, however Council has prepared the following additional material in response to the principle "Ensure no additional overshadowing of public open spaces and important places in accordance with solar access controls identified on page 49 of the Plan."

Newlands Park currently has significant tree canopy, in particular on the edges of the park. The shadow modelling suggests that between 12pm and 3pm there is shading from the proposed building envelopes opposite the park. The following photograph was taken at 3 pm on 24 May 2019 (modelling based on 21 June), which demonstrates that the existing tree canopy already shadows the park.





The shadow diagrams confirm there is no additional overshadowing of the existing open space at Propsting Park between 10am and 3pm.

Council's proposed built form was developed to minimise the overshadowing impacts using design guidance provided by the State Government's Apartment Design Guide, to deliver on the actions of the North District Plan which also achieve the objective of the controls in the Draft 2036 Plan, which is to minimise overshadowing on key open spaces, public places and adjoining residential areas.

The NSW Government Architect stated "Solar access controls are only one component when considering the subsequent appropriate built form approach, the resulting amenity of the public domain, and achieving quality and character in spaces." (p6)

In relation to the principle no additional overshadowing of residential zone land outside the precinct between 9am and 3pm. It is noted that Council's Shadow Model indicated shadows have been contained to River Road, and do not overshadow the living areas of the dwellings along the south side of River Rd. The SJB Model does not show the extent of the Road Reserve or the location of individual houses, which distorts the perceived impacts.

The photos below indicate the extensive existing foliage on the south side of River Road, the elevated properties at 47, 49, 51 River Road and the following map shows minimal residential land due to the alignment of Eastview Street and Wilona Avenue.





Photo A



Photo B

