

urbaine architecture pty ltd

Suite 6, 15 The Corso
Manly NSW 2095

URBAINE Architecture Pty Ltd

Creation of Shadow studies for a proposed residential development at 46, Victoria Parade, Manly 2095. January, 2019

Description of Process:

URBAINE Architecture was engaged by ARC architects, on behalf of Manly Owners Group Pty Ltd., to review shadow diagrams previously prepared by Design Cubicle Pty Ltd (reference 130526 S96: 402 Rev C) for a proposed development at 46, Victoria Parade in Manly, NSW 2095. The shadow diagrams served to illustrate the negligible amount of additional shadow that would be cast upon the Eastern elevation of the adjoining apartment block at 42-44, Victoria Parade.

These original diagrams were subsequently revised by Design Cubicle Pty Ltd. to reflect the change in the extent of shadowing with the new design prepared by Design Cubicle: dated 28.5.2014

Urbaine Architecture was provided with a certified survey of the site with associated RL's, a 3d model from ARC Architects of their new proposal and the drawings from the Design Cubicle development approval, together with the original shadow diagrams and a survey of the eastern façade of 42-44 Victoria Parade.

Urbaine modelled, in Autocad, a proprietary architectural modelling software, both the approved development, by Design Cubicle and also the apartment on the adjoining site at 42-44 Victoria Parade. This together with ARC's own 3d model, was combined into the survey model at the RL's indicated in the architectural documentation. The sun angle calculations are set to use True North, rather than Magnetic North, which would give an incorrect assessment if used.

From this point the proprietary software permits the user to input the exact location of the site, together with the date and times of day required for the sun to be replicated within the 3d model and hence to produce accurate shadow projections onto the side of the 'virtual' building at 42-44 Victoria Parade. The date chosen was 22nd June, the Winter Solstice in the Southern Hemisphere and at hourly intervals from 9am to midday.

This was done, in the first instance, to verify the shadows provided previously, as per the Design Cubicle approved design, and then to indicate the additional shadowing that would be incurred with the new proposal from ARC Architects.

These are illustrated in the shadow diagrams that accompany this document.

The shadow analysis, as provided, demonstrates no additional overshadowing to windows or balustrades and, in some instances, demonstrates a better outcome to the previously approved design.

ARC architects and Urbaine worked collaboratively to refine the new design and then to ensure any additional overshadowing was not over any balcony or window areas. The final version is indicated in Figures 1 to 4, below. The accompanying documents to this report show all the shadows between 9am and midday on 22nd June.

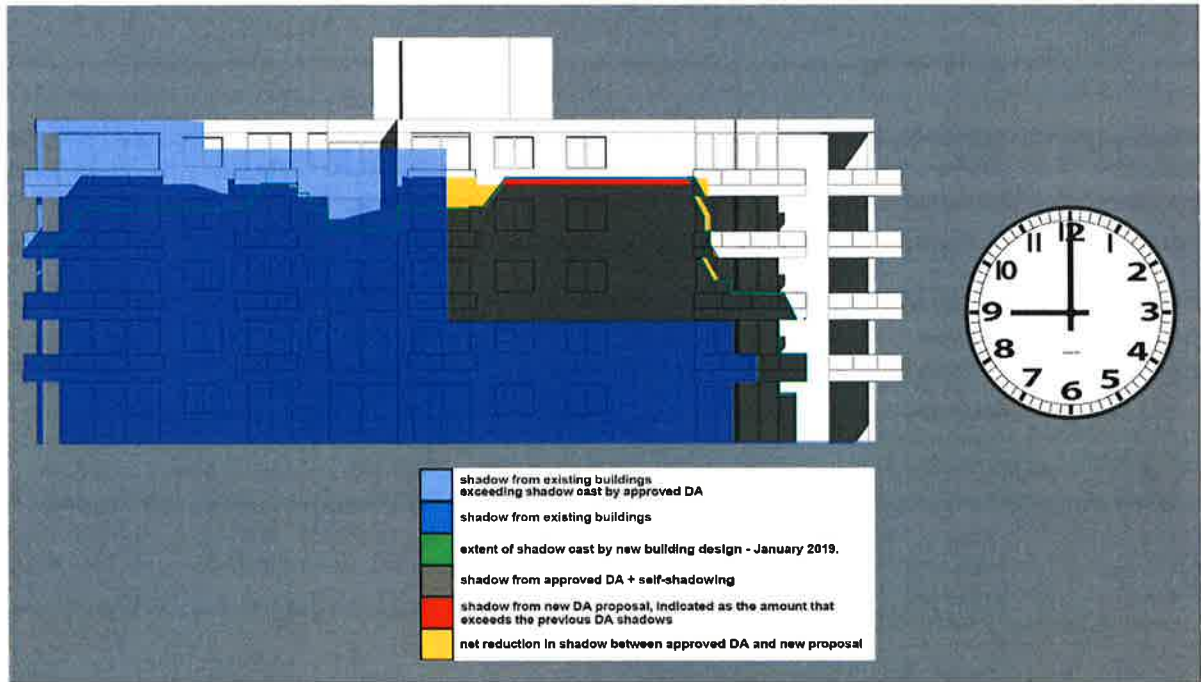


Figure 1: Indication of extent of additional overshadowing from new design proposal at 9am on 22nd June.

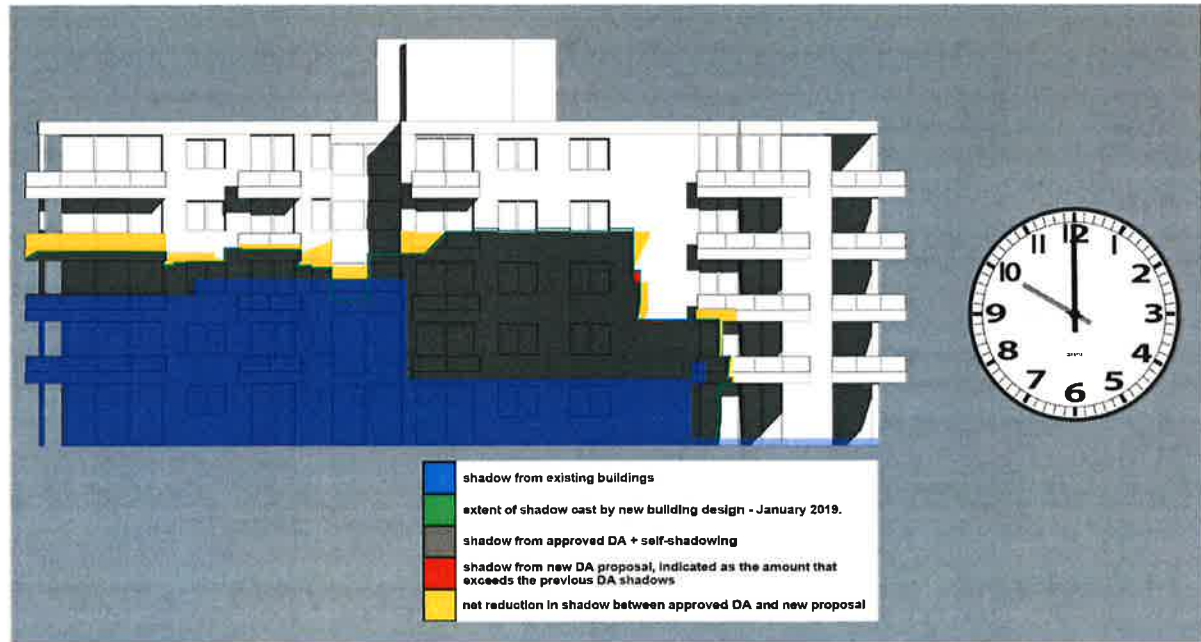


Figure 2: Indication of extent of additional overshadowing from new design proposal at 10am on 22nd June.

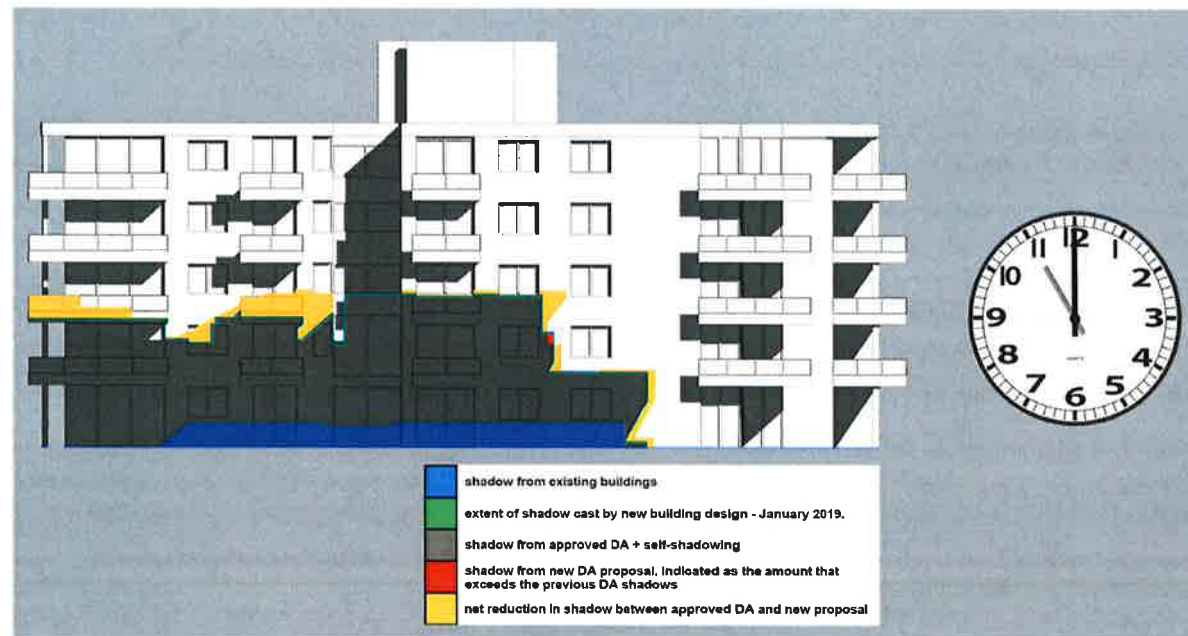


Figure 3: Indication of extent of additional overshadowing from new design proposal at 11am on 22nd June.

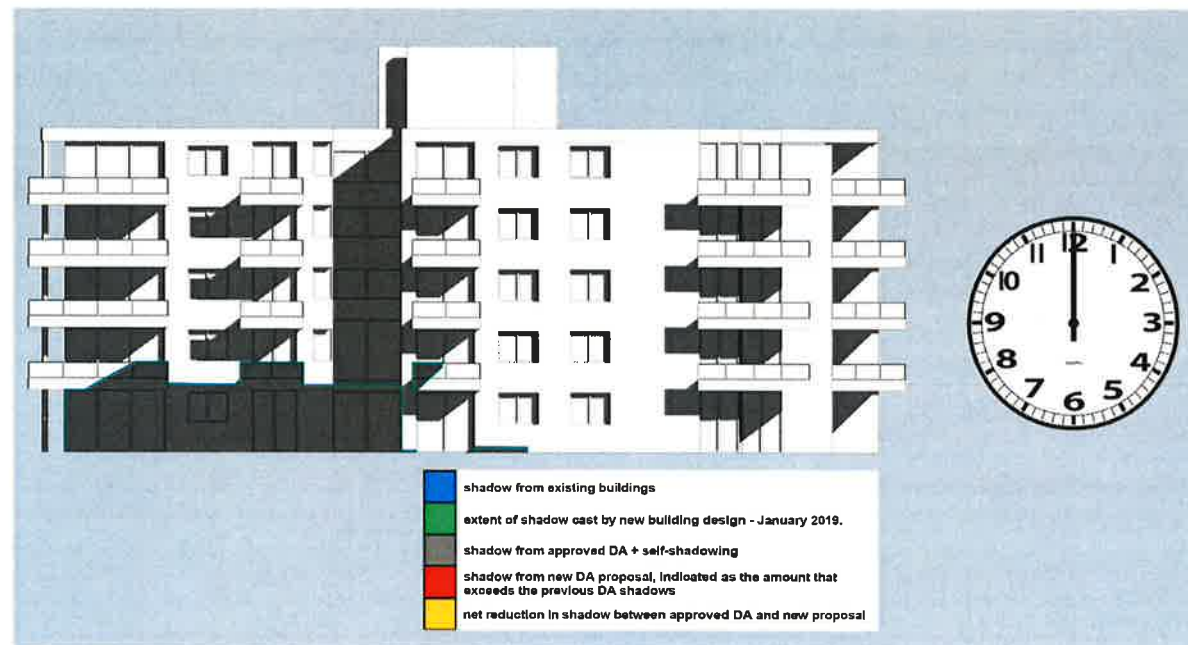


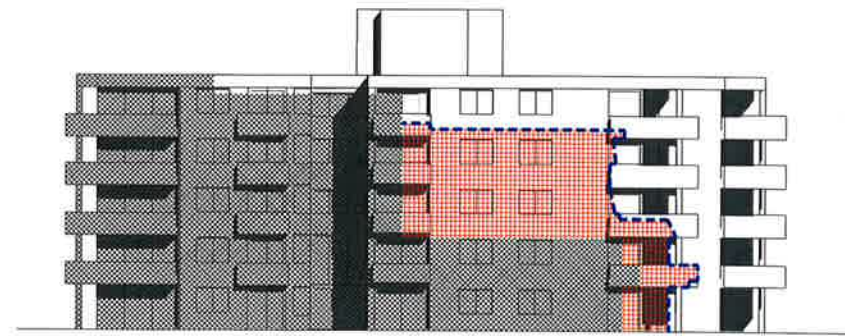
Figure 4: Indication of extent of additional overshadowing from new design proposal at 12am on 22nd June.

In conclusion, any additional overshadowing to that created by the original approved DA, is minimal and is not within the areas of windows or balconies. The modelling of the new proposal and the adjoining building is 100% accurate from the survey information provided.

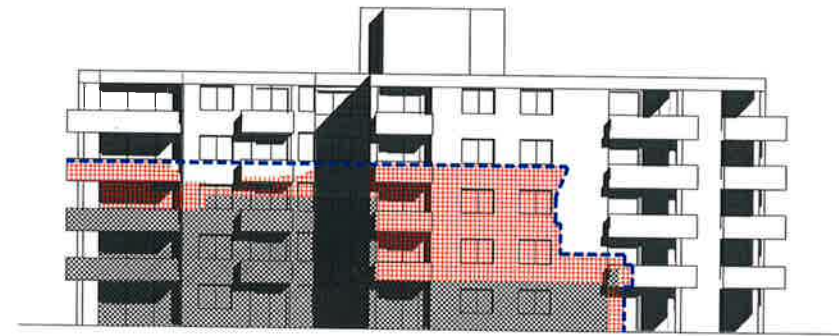
The overshadowing is generally consistent with the previously approved design by Design Cubicle. There is no increase in shadow over window openings and balconies and in some areas, the revised design as prepared for the 8.2A referral shows marginal improvement as to the condition of the neighbouring property. In this bases, we consider condition 101 of the approved DA able to be satisfied by the new design, as submitted.

The extent to which the previous modelling was inaccurate has also been clearly demonstrated and the shadow diagrams generated from this, shown to be unsuitable for any valid discourse on the relative impact of the new design.

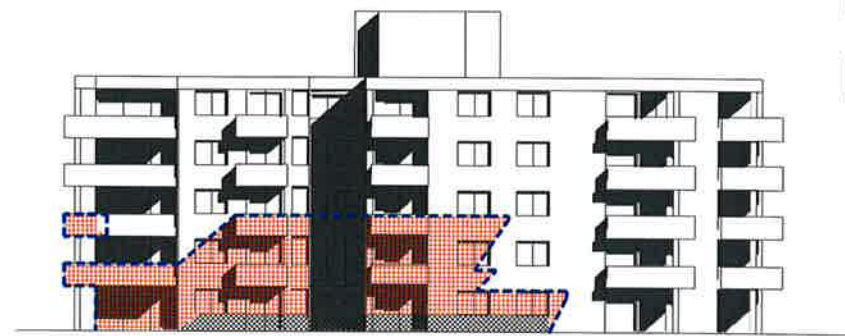
John Aspinall,
DIRECTOR, Urbaine Architecture.



9am



10am





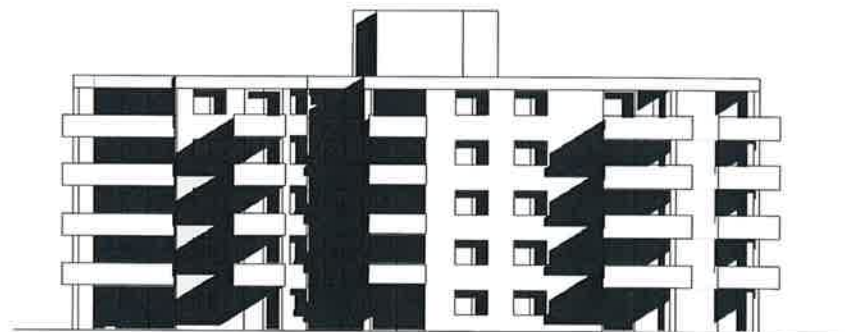
11am



12pm

LEGEND

-  SHADOW CAST BY 42-44 VICTORIA PD
-  EXISTING SHADOW
-  PROPOSED SHADOW AS PER ROOF PROFILE PROPOSED
-  SHADOW LINE OF DA APPROVED DEVELOPMENT



1pm

Note - Shadow Diagram:

(i) The shadow diagrams illustrated on this page, pertaining to the East Elevation of 42-44 Victoria Parade, Manly, have been prepared with reference to a base document being the Shadow Diagrams prepared by Woodhouse & Danks Architects Pty. Ltd., (reference: 11009 - DA40 Rev B dated 03.09.12).

(ii) All existing shadows (black hatch), & the shadow line of the currently approved development (blue line) have been illustrated by directly overlaying the above-mentioned document prepared by Woodhouse & Danks Architects Pty. Ltd.

ISSUE	AMENDMENT	DATE	DRAWN
C	AMENDED IN RESPONSE TO COUNCIL FEEDBACK RECEIVED 26.05.14 & EMAIL DATED 27.05.14	28.05.14	JPB
B	AMENDED IN RESPONSE TO COUNCIL EMAIL CORRESPONDENCE DATED 02.05.14	19.05.14	JPB
A	ISSUED FOR SECTION 96 SUBMISSION	10.03.2014	JAM

DATE	DRAWN
28.05.14	JPB
19.05.14	JPB
10.03.2014	JAM

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ABN: 47 116 316 333

SHEET TITLE:
SHADOW DIAGRAM
42-44 VICTORIA PARADE
EAST ELEVATION
LOADED AT: MANLY COUNCIL

DRAWN BY:
KR/NM
CHECKED BY:
FG
DATE:
DEC 13

PROPOSED RESIDENTIAL DEVELOPMENT
AT 46 VICTORIA PARADE
MANLY
JOB No:
130526 S96: 402
SCALE:
1:200(on A1)

ISSUE:
C

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REVISIONS
NOTES

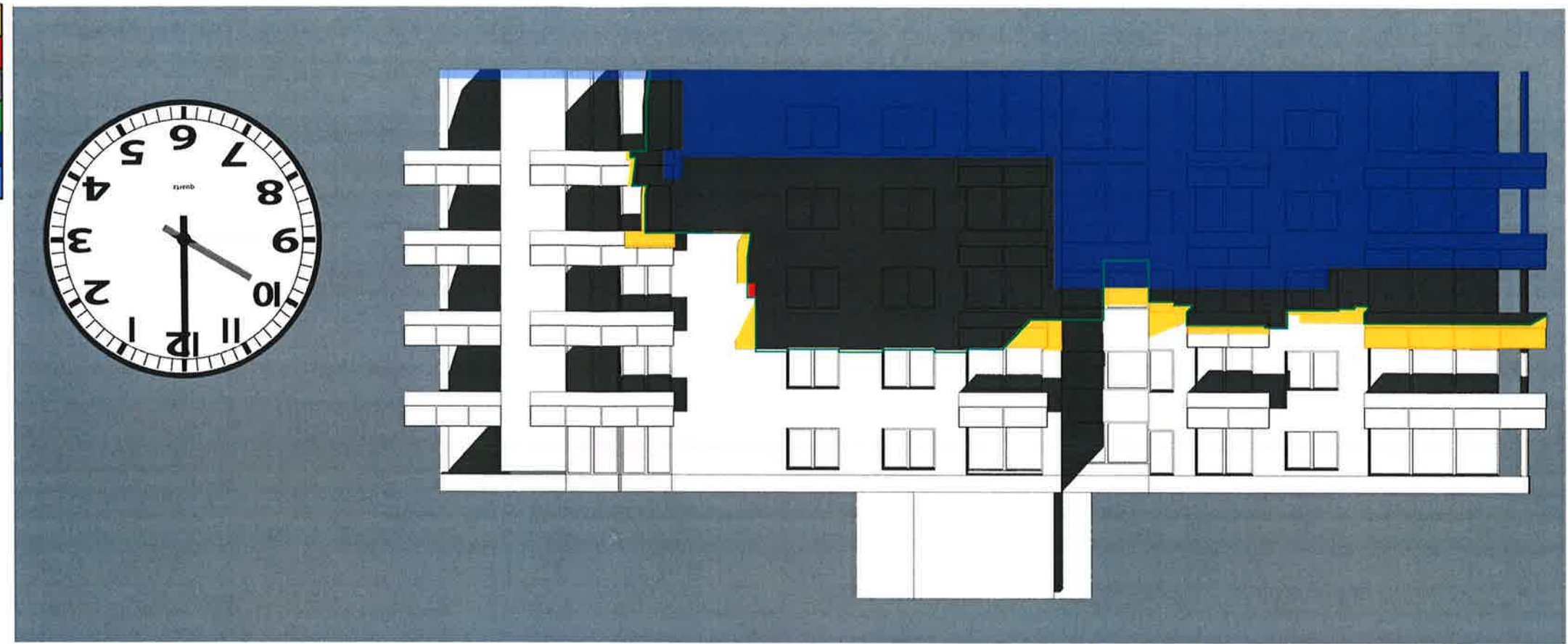
CLIENT
DRAWING

Shadows - June 22nd

PROJECT
42-44 Victoria Parade,
Manly 2095
SCALE
n.t.s.
ISSUE
DWG NO.

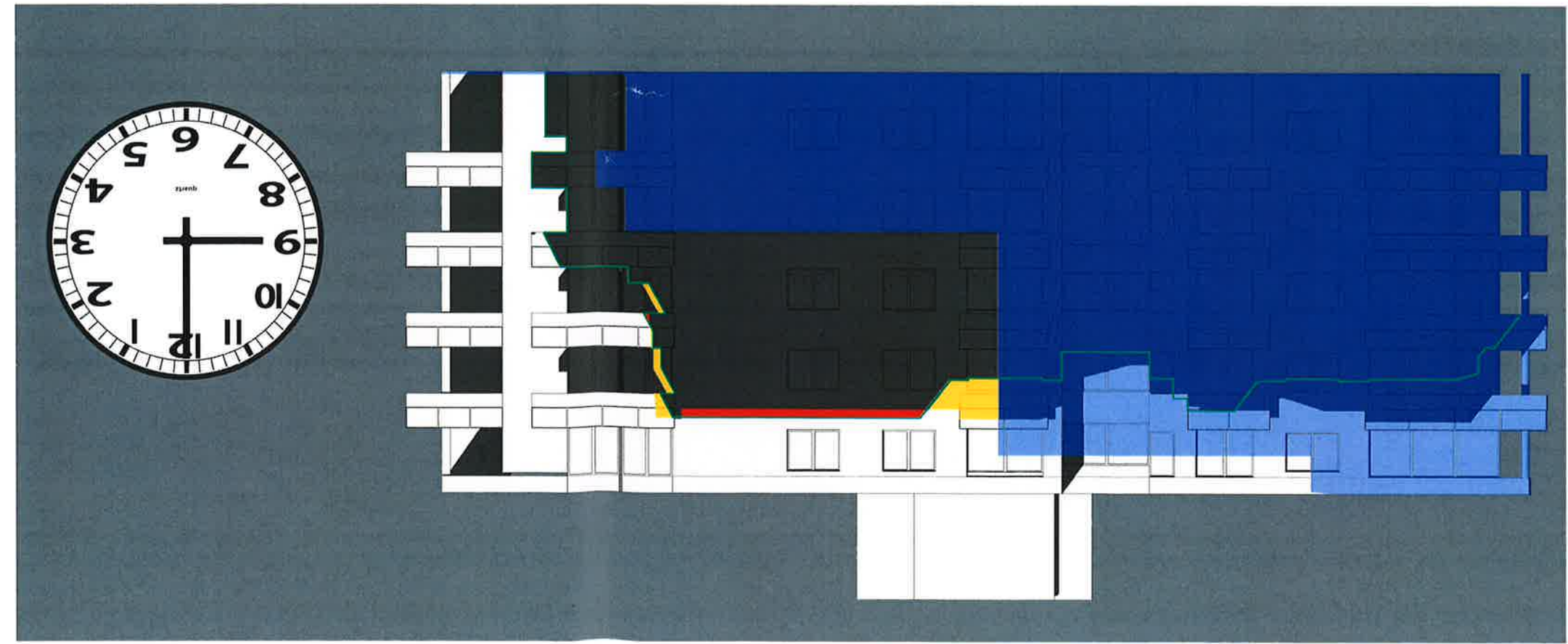
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urbaine pty ltd , 6/15, The Corso, Manly, NSW 2095. Tel: 02 8355 6770

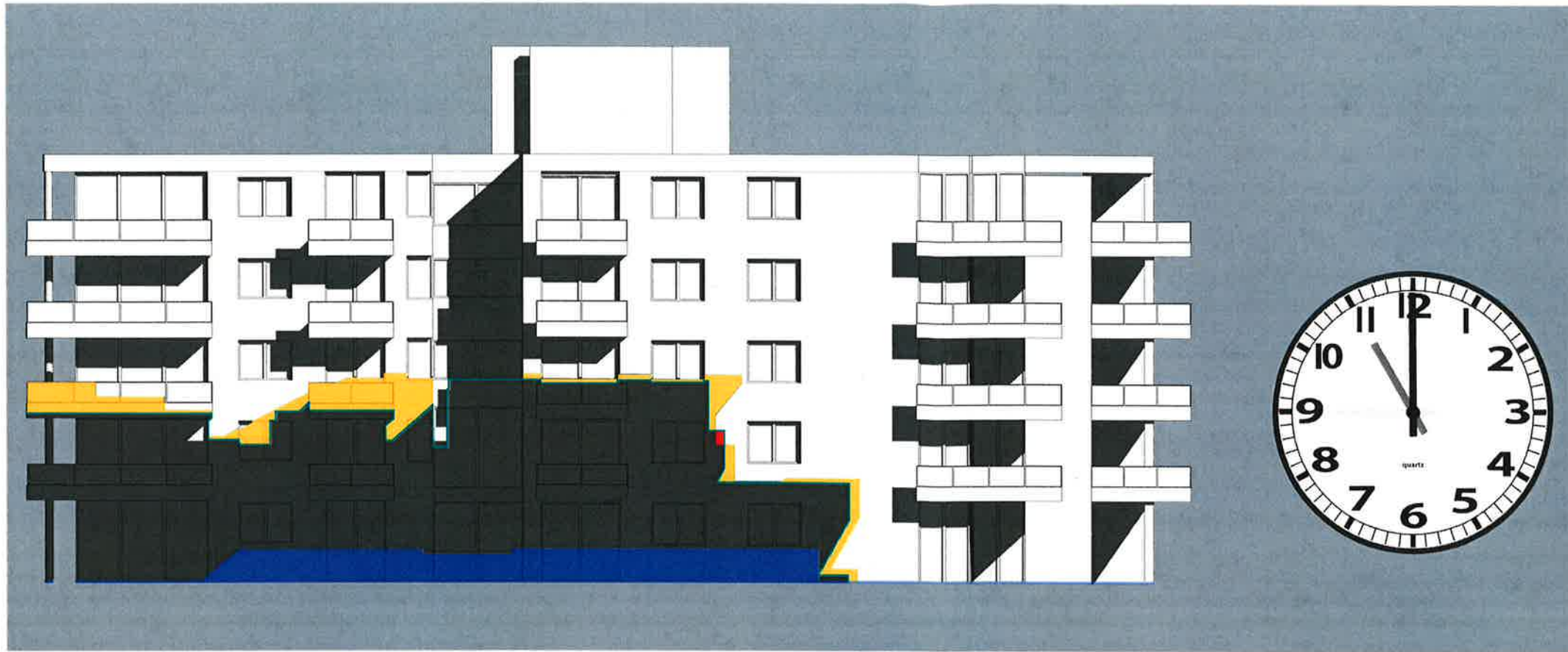
June 22nd - 10am



net reduction in shadow between approved DA and new proposal
exceeds the previous DA shadows
shadow from new DA proposal, indicated as the amount that
shadow from approved DA + self-shadowing
extent of shadow cast by new building design - January 2019.
shadow from existing buildings
exceeding shadow cast by approved DA
shadow from existing buildings

June 22nd - 9am





June 22nd - 11am



June 22nd - 12am

- shadow from existing buildings exceeding shadow cast by approved DA
- shadow from existing buildings
- extent of shadow cast by new building design - January 2019.
- shadow from approved DA + self-shadowing
- shadow from new DA proposal, indicated as the amount that exceeds the previous DA shadows
- net reduction in shadow between approved DA and new proposal

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REVISIONS

NO.	DESCRIPTION

NOTES

CLIENT:

DRAWING:

Shadows - June 22nd

PROJECT:

42-44 Victoria Parade,
Manly 2095
n.t.s.

SCALE:

ISSUE:

DWG. NO.

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