Sustainable Development Factsheet

When is a Shadow Diagram required?

To assist Council assess your application, shadow diagrams maybe required to ascertain what impacts there are on neighbouring properties.

As a minimum, Shadow Diagrams are required for the following types of development:

- Development comprising two storeys or more
- Development that encroach into the Building Height Plane
- Development that is located up hill of other residential development that may overshadow in the morning or afternoon

The diagrams form part of the assessment process to ensure the amenity of surrounding properties is protected to an appropriate standard.

Shadow diagrams must:

- be drawn to true north
- be in accordance with the survey that has been prepared for the development application (DA) by a registered surveyor
- show the expected shadows cast by the development proposal for 9am, 12 noon and 3pm mid summer (21 December) and midwinter (21 June).
- show the shadows cast by existing buildings and structures on the site and surrounding areas
- show the extent of additional overshadowing cast by the proposed development at ground level and the windows of adjoining and surrounding premises.

Further Information

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