



Sustainable Development Factsheet

When is a Shadow Diagram required?

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

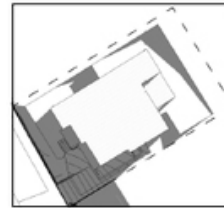
As a minimum, Shadow Diagrams are required for the following types of development:

- Development comprising two storeys or more
- Development that encroaches 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.



SHADOW DIAGRAM 9AM



SHADOW DIAGRAM 12PM



SHADOW DIAGRAM 3PM

Further Information

Development Support Officers

PO Box 219, (Station Street) Mullumbimby NSW 2482

P 02 6626 7025 F 02 6684 3018

W www.byron.nsw.gov.au E DSO@byron.nsw.gov.au

#E2018/48380