

# Urban Design and Landscape Plan

Eastern Busway – Doncaster Park and Ride

**BIG BUILD**  
**EASTERN BUSWAY**

## Attachment 4: Urban Design Shadowing Assessment



Artist impression – indicative only















URBAN DESIGN AND LANDSCAPE PLAN  
DONCASTER PARK AND RIDE

ATTACHMENT 4 : OVERSHADOWING ASSESSMENT

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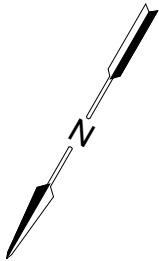
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				DRAFTING CHECKED BY	M.PHAROAH	08/05/2024	<div>DISCLAIMER</div> <div>Conditions of Use: This Document has been developed for the purposes of the Doncaster Park and Ride UDLP. Recipients of this document: - Are subject to obligations of confidentiality in relation to this document, and information handling obligations indicated by the Protective Marking/Security Classification as per Department of Transport Information and Planning Security Policy, and - May not rely upon the information contained in this document, and must rely absolutely on their own opinion and professional advice</div> <div><div><div></div><div></div><div><div><div></div></div></div></div></div>		<div><div></div><div></div></div>		<div>EASTERN BUSWAY</div> <div>URBAN DESIGN AND LANDSCAPE PLAN</div> <div>DONCASTER PARK AND RIDE</div> <div>COVER SHEET</div>			
			DESIGNED BY	D. WATTS	08/05/2024									
			TEAM LEADER CHECKED BY	V.OSORIO	08/05/2024									
0	REVISION 0	31/01/2025	VERIFIED BY	C. WONG	08/05/2024									
REV	DESCRIPTION		DATE	APPROVED BY	J. MCCUTCHEON	08/05/2024								
REVISIONS			APPROVALS			DRAWN: D. WATTS	SIZE: A3	SCALE: N.T.S	CAD FILE: NEL-STH-NSA-5700-BAR-DRG-U4100.dwg	Protective Marking: <b>OFFICIAL: Sensitive</b>	PROJECT CONTRACT: SOUTH	NELP DRAWING No.: NEL-STH-NSA-5700-BAR-DRG-U4100	SUIT. CODE	REVISION 0

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DRAWING NUMBER	DRAWING TITLE
4100 ATTACHMENT 4 - OVERSHADOWING DIAGRAMS	
NEL-STH-NSA-5700-BAR-DRG-U4100	COVER SHEET
NEL-STH-NSA-5700-BAR-DRG-U4101	ATTACHMENT 4 - DRAWING LIST
NEL-STH-NSA-5700-BAR-DRG-U4102	SUN SHADOW STUDIES - 9AM
NEL-STH-NSA-5700-BAR-DRG-U4103	SUN SHADOW STUDIES - 12PM
NEL-STH-NSA-5700-BAR-DRG-U4104	SUN SHADOW STUDIES - 3PM

DRAWING  
SYMBOLS

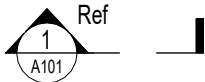
NORTH POINT



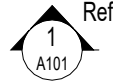
SCALE BAR



SECTION MARK



ELEVATION MARK



SYSTEM TAG



MATERIAL TAG



FLOOR LEVEL (ELEVATION)



LINEAR DIMENSION



GRID HEAD



CENTRE LINE



MAXIMUM HEIGHTS NOTED WITHIN THE DRAWINGS ARE MEASURED FROM EXISTING GROUND LEVEL AT THAT SPECIFIC LOCATION.

PEDESTRIAN FENCING PROVIDED TO RANGE IN HEIGHT BETWEEN 1.2M AND 1.8M. FINAL HEIGHT AND ALIGNMENT TO BE CONFIRMED IN CONSULTATION WITH ULTIMATE LAND AND ASSET OWNER.

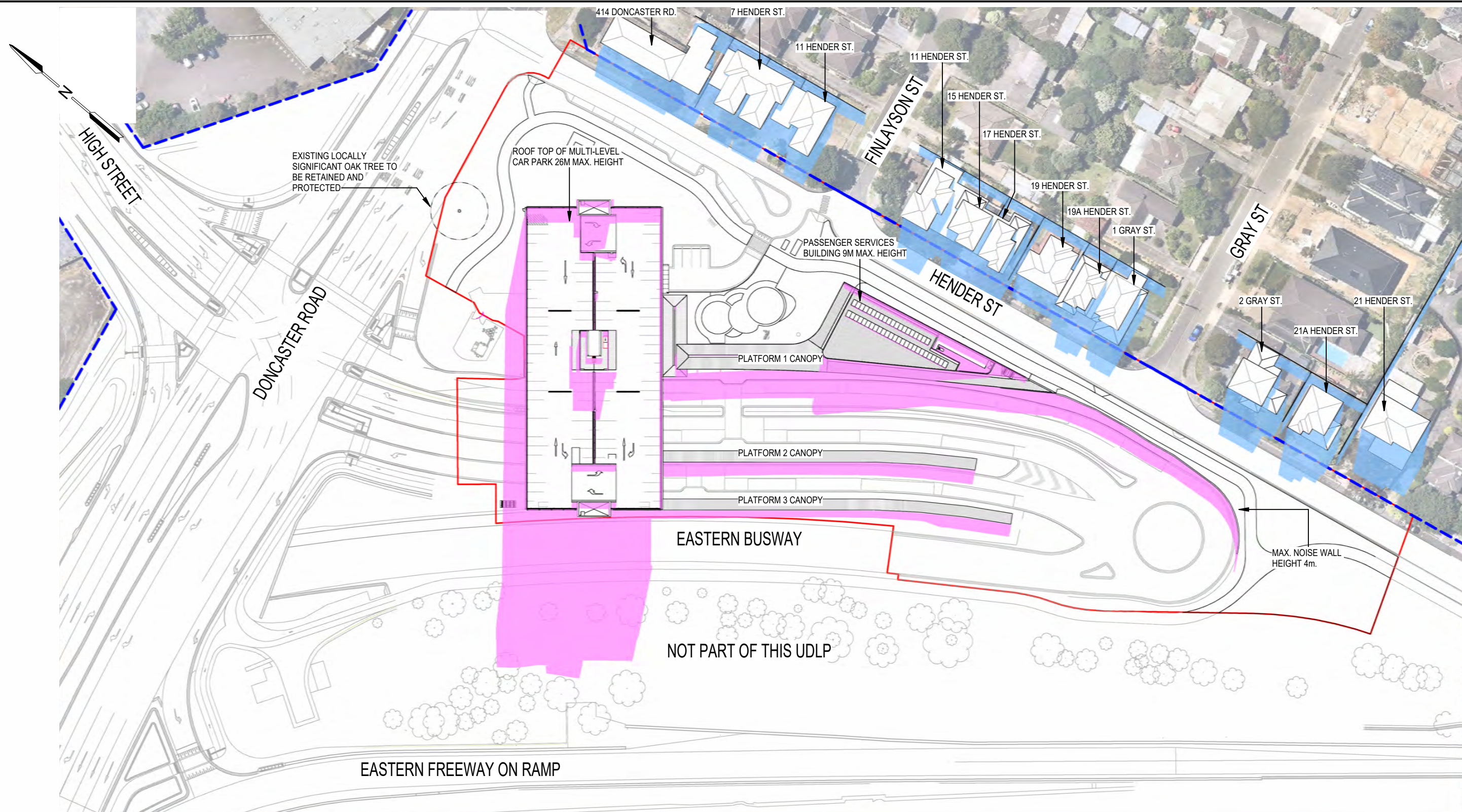
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**DONCASTER PARK & RIDE OVERSHADOWING - SITE PLAN - 9AM**  
SCALE 1 : 1000

**LEGEND:**

- PROJECT BOUNDARY
- UDLP BOUNDARY
- NEW SHADOW
- EXISTING SHADOW
- EXISTING & PROPOSED SHADOW OVERLAPPED
- AREA OF SECLUDED PRIVATE OPEN SPACE (S.P.O.S) TO THIS PROPERTY

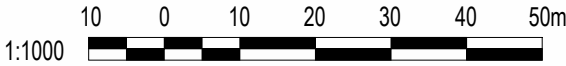
**ASSESSMENT SUMMARY**

**22 SEPT - 9AM**

THE PROJECT (INCLUDING THE MULTI-DECK CAR PARK, THE PASSENGER SERVICES BUILDING, THE NOISE WALLS ALONG HENDER STREET AND ALL ABOVE-GROUND PERMANENT STRUCTURES) WILL NOT CREATE ANY ADDITIONAL SHADOW ONTO THE SECLUDED PRIVATE OPEN SPACES OF RESIDENTIAL PROPERTIES IN THE IMMEDIATE SURROUNDS. IT COMPLIES WITH THE EPR LP4.

**OVERSHADOWING DISCLAIMER NOTE:**

OVERSHADOWING DIAGRAMS HAVE BEEN DRAFTED FOR THE PURPOSES OF DEPICTING SHADOWING EFFECTS FROM MAJOR BUILDING ELEMENTS AND THEREFORE DO NOT ILLUSTRATE SHADOWS CASTED FROM MINOR ELEMENTS SUCH AS GANTRIES, LIGHT POLES, VEGETATION AND LOW-HEIGHT RETAINING WALLS. THIS ANALYSIS IS SUBJECT TO SITE SURVEYS WHICH ARE TO BE UNDERTAKEN DURING THE DESIGN DEVELOPMENT PHASE WHICH WILL INCLUDE SURVEYS OF EXISTING BUILDING LOCATIONS, SOLAR PANEL LOCATIONS, SITE LEVELS, HABITABLE WINDOWS. SUBSEQUENT ADDITIONAL OVERSHADOWING ASSESSMENT WILL BE UNDERTAKEN AND THE RELEVANT IMPACTED PROPERTIES WILL BE CONSULTED.



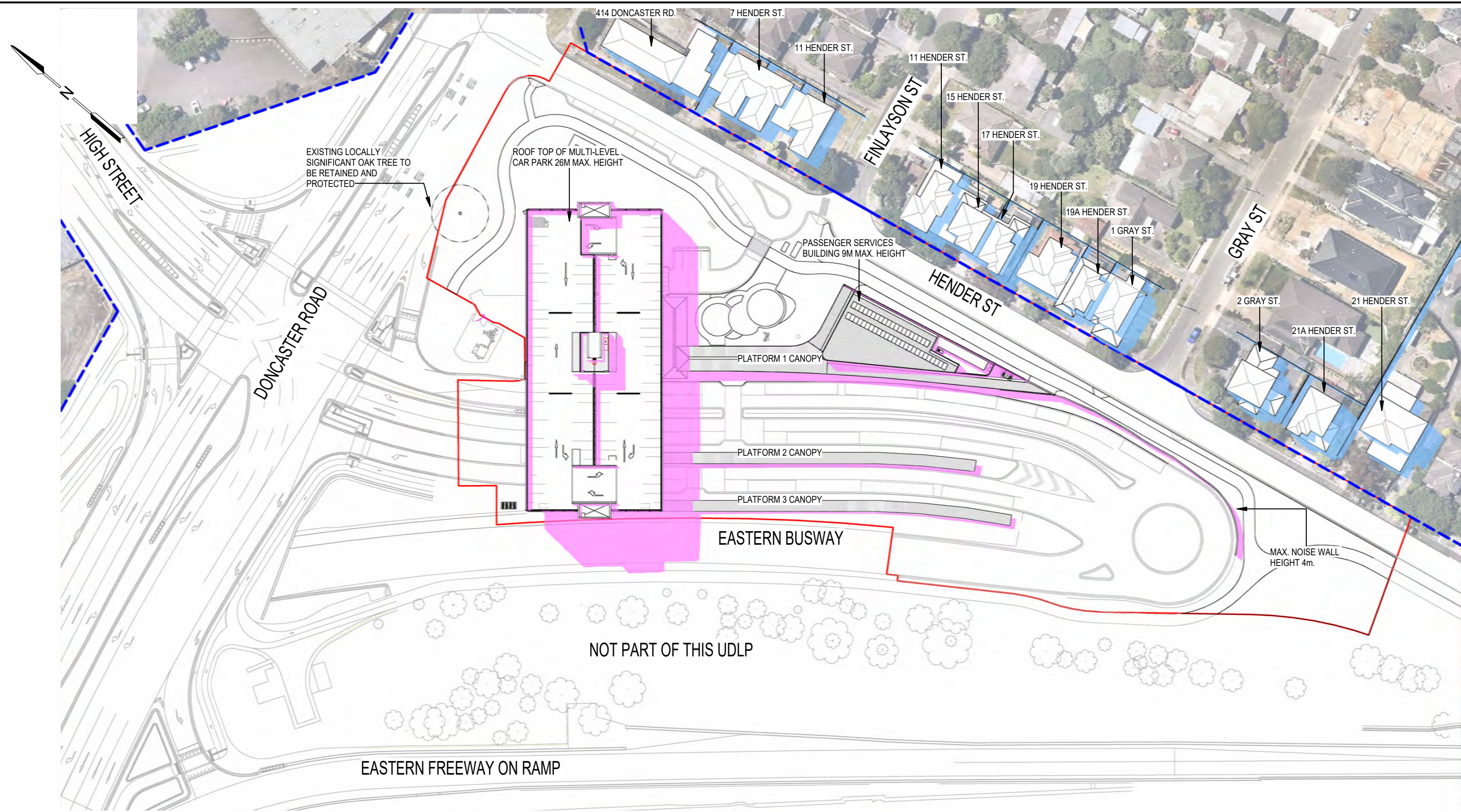
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			NAME		DATE	DISCLAIMER		wsp		ARCADIS		MAJOR ROAD PROJECTS VICTORIA		VICTORIAN INFRASTRUCTURE DELIVERY AUTHORITY		VICTORIA'S BIG BUILD		EASTERN BUSWAY		Protective Marking: OFFICIAL: Sensitive		PROJECT CONTRACT: SOUTH		NELP DRAWING No.: NEL-STH-NSA-5700-BAR-DRG-U4102		SUIT. CODE		REVISION 0	
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			CHECKED BY	D. WATTS	08/05/2024																								
			DESIGNED BY	V.OSORIO	08/05/2024																								
			TEAM LEADER	C. WONG	08/05/2024																								
			CHECKED BY	J. MCCUTCHEON	08/05/2024																								
			VERIFIED BY																										
			APPROVED BY																										
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1 DONCASTER PARK & RIDE OVERSHADOWING - SITE PLAN - 12PM  
SCALE 1 : 1000

**LEGEND:**

PROJECT BOUNDARY

UDLP BOUNDARY

NEW SHADOW

EXISTING SHADOW

EXISTING & PROPOSED SHADOW OVERLAPPED

AREA OF SECLUDED PRIVATE OPEN SPACE (S.P.O.S) TO THIS PROPERTY

**ASSESSMENT SUMMARY**

**22 SEPT - 12NOON**

THE PROJECT (INCLUDING THE MULTI-DECK CAR PARK, THE PASSENGER SERVICES BUILDING, THE NOISE WALLS ALONG HENDER STREET AND ALL ABOVE-GROUND PERMANENT STRUCTURES) WILL NOT CREATE ANY ADDITIONAL SHADOW ONTO THE SECLUDED PRIVATE OPEN SPACES OF RESIDENTIAL PROPERTIES IN THE IMMEDIATE SURROUNDS. IT COMPLIES WITH THE EPR LP4.

**OVERSHADOWING DISCLAIMER NOTE:**

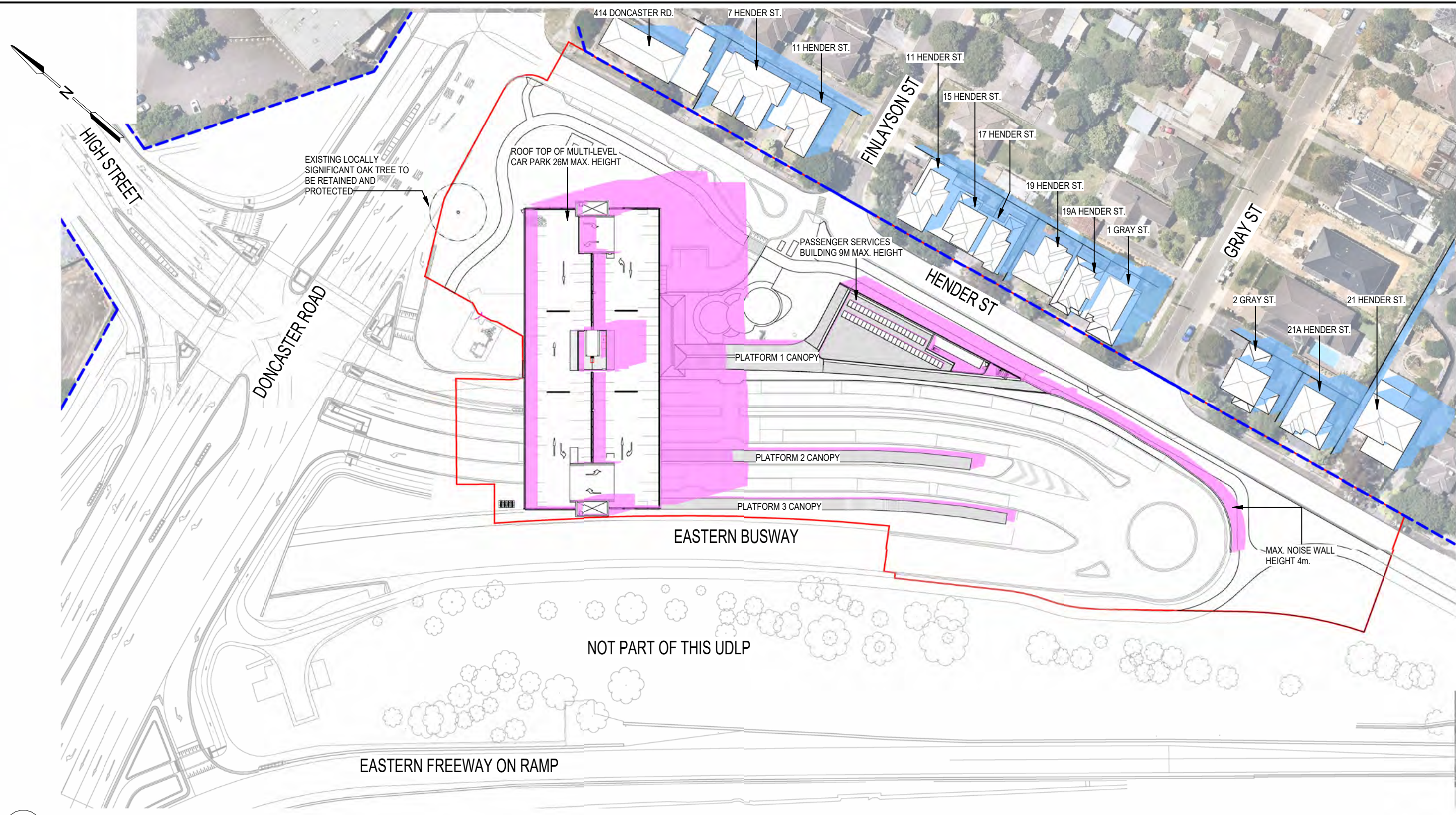
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				NAME	DATE	DISCLAIMER		 					EASTERN BUSWAY URBAN DESIGN AND LANDSCAPE PLAN DONCASTER PARK AND RIDE SUN SHADOW STUDIES - 12PM				
				DRAFTING CHECKED BY	M. PHAROAH	08/05/2024	Conditions of Use: This Document has been developed for the purposes of the Doncaster Park and Ride UDLP. Recipients of this document: - Are subject to obligations of confidentiality in relation to this document, and information handling obligations indicated by the Protective Marking/Security Classification as per Department of Transport Information and Planning Security Policy, and - May not rely upon the information contained in this document, and must rely absolutely on their own opinion and professional advice.	 		  							
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1 DONCASTER PARK & RIDE OVERSHADOWING - SITE PLAN - 3pm  
SCALE 1 : 1000

**LEGEND:**

PROJECT BOUNDARY

UDLP BOUNDARY

NEW SHADOW

EXISTING SHADOW

EXISTING & PROPOSED SHADOW OVERLAPPED

AREA OF SECLUDED PRIVATE OPEN SPACE (S.P.O.S) TO THIS PROPERTY

**ASSESSMENT SUMMARY**

**22 SEPT - 3PM**

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0	REVISION 0			31/01/2025									
REV													
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												SUIT. CODE REVISION 0	



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