



7 April 2021

Mr Jim Betts  
Secretary  
NSW Department of Planning, Industry and Environment  
12 Darcy Street  
Parramatta NSW 2150

To Mr Betts,

### **One Sydney Harbour, R5 Building – Solar Access**

Integrated Solutions is the ESD consultant for the above project and has reviewed the proposed changes associated with the RtS as detailed within the 'R5 Supplementary Design Statement' (March 2021). We can confirm that there are no changes that will affect the project's ability to meet the existing solar access levels outlined in our report, 'Solar and Daylight Access Study One Sydney Harbour – R5', dated 17 November 2020.

Analysis within our Solar and Daylight Access study confirmed that 72% of apartments received a minimum of 2 hours of direct sunlight between 9am and 3pm on the winter solstice. The Apartment Design Guide (ADG) requires at least 70% of apartments to receive direct sunlight over this time period which acknowledges that achieving significant solar access to 100% of apartments is very challenging in an urban context where not all apartments can be optimally oriented.

While the additional key working housing (KWH) apartments introduced on Podium level 1 are not included in the 72% of apartments receiving 2 hours of sunlight between 9am and 3pm on the winter solstice, it is important to consider that they will still receive some sunlight. During this period, both apartments P05-03 and P05-04 receive 1.25 hours of sunlight which increases as the equinox approaches. There will always be apartments within apartment buildings in an urban context that will receive limited sunlight.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Zacharia'.

Peter Zacharia  
Environmental Design Consultant, Integrated Solutions  
Lendlease