

29 June 2010

Candalepas & Associates
Level 9, 219 Castlereagh Street
SYDNEY NSW 2000

EMAIL ONLY

Attention: Mr John Watkins

Dear John

7 – 9 GIBBONS STREET, REDFERN
BUILDING CODE OF AUSTRALIA ADVICE – NATURAL LIGHT

I refer to your request for a specific Building Code of Australia assessment and code compliance advice in respect the subject design satisfying the requirements of Clause F4.2 for natural light and Clause F4.3 for borrowed light.

Clause F4.2 states;

F4.2 Methods and extent of natural lighting

(a) Required natural lighting must be provided by—

(i) windows, excluding roof lights, that—

(A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and

(B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or

(ii) roof lights, that—

(A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and

(B) are open to the sky; or

(iii) a proportional combination of windows and roof lights required by (i) and (ii).

(b) Except in a Class 9c aged care building, in a Class 2, 3 or 9 building or Class 4 part of a building a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must

not be less than a horizontal distance from that boundary or wall that is the greater of—

- (i) generally — 1 m; and*
 - (ii) in a patient care area or other room used for sleeping purposes in a Class 9a building — 3 m; and*
 - (iii) 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.*
- (c) In a Class 9c aged care building, a required window must be transparent and located—*
- (i) in an external wall with the window sill not more than 1 m above the floor level; and*
 - (ii) where the window faces an adjoining allotment, another building or another wall of the same building, it must not be less than a horizontal distance of 3 m from the adjoining allotment, other building or wall.*

Clause F4.3 states;

F4.3 Natural light borrowed from adjoining room

F4.3 amended by BCA2010

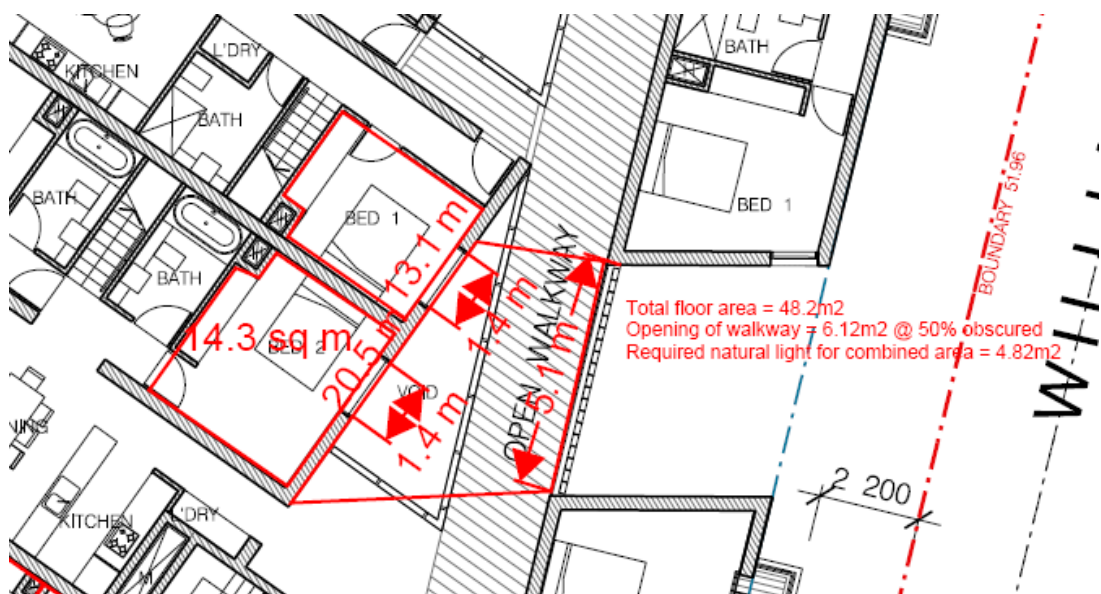
- (a) Natural lighting to a room in a Class 2 building or Class 4 part of a building or in a sole-occupancy unit of a Class 3 building, may come through a glazed panel or opening from an adjoining room (including an enclosed verandah) if—*
- (i) both rooms are within the same sole-occupancy unit or the enclosed verandah is on common property; and*
 - (ii) the glazed panel or opening has an area of not less than 10% of the floor area of the room to which it provides light; and*
 - (iii) the adjoining room has—*
 - (A) windows, excluding roof lights, that—*
 - (aa) have an aggregate light transmitting area of not less than 10% of the combined floor areas of both rooms; and*
 - (bb) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or*
 - (B) roof lights, that—*
 - (aa) have an aggregate light transmitting area of not less than 3% of the combined floor areas of both rooms; and*
 - (bb) are open to the sky; or*
 - (C) a proportional combination of windows and roof lights required by (A) and (B).*
 - (b) The areas specified in (a)(ii) and (a)(iii) may be reduced as appropriate if direct natural light is provided from another source.*

UNITS 3 & 4 – LEVELS 4 to 17;

Units 3 & 4 are single bedroom units which are typical over level 4 to 17. Each unit has single bedroom with windows in the external facade of the building facing towards William Lane to the east. The subject windows open toward a void and an external balcony walkway that is partly enclosed by separate units located in the north east & south east corners of the building.

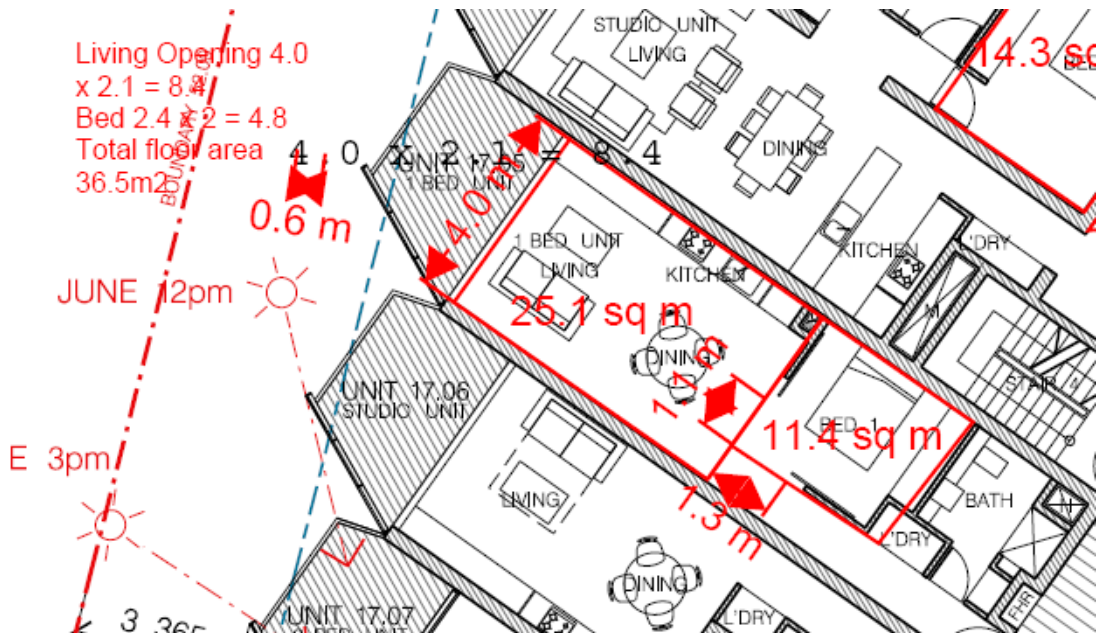
Bed 1's have a floor area of 14.3 m² and 13.1 m² and are therefore required to have windows of unobstructed glazing of not less than 1.4 m² and 1.3 m². The light transmitting area of each window has been calculated as being at least 2.6 m² each. On this basis compliance with F2.4 is achieved.

However, due to the balcony being enclosed for the majority of its length, except the portion adjacent to the subject units, it is considered appropriate to consider compliance under the borrowed light requirements for F4.3 as a conservative assessment. The total area of the bedrooms, void space and balcony adjacent to the external wall of the bedrooms is 48.2 m². We have assumed that the opening of the balcony is 50% reduced by the screening and therefore has an unobscured area of 5.12m² which exceeds the 10% requirement. On this basis compliance with F4.3 would also be achieved.



TYPICAL STUDIO UNIT;

The typical studio units contain a bedroom that is substantially opened to a living area by sliding walls that would significantly exceed the required openable area which is less than 2 m². Both spaces would have a combined area of approximately 36.5 m². The full width sliding door opening to the western balconies has a light transmitting area that would exceed 8 m². On this basis compliance with F4.3 would also be achieved.



Please don't hesitate to call me if you wish to discuss this issue in more detail.

Yours faithfully,

Brendan Bennett
Managing Director