

STEVE KING

CONSULTANT ARCHITECT

Design advice and expert opinion: appropriate design and technologies for environmental control in buildings **Solar access and natural ventilation** SEPP65

3 August 2012

To whomever it may concern,

**Re: REVISED CONCEPT PLAN AND REVISED STAGE 1 PROJECT APPLICATION
SHEPHERDS BAY URBAN RENEWAL
Residential Development at the former Meadowbank Employment Area**

This letter refers to further revisions to the above application, and confirms the status and relevance of my former reports relating to SEPP 65 amenity compliance for solar access and natural ventilation.

1. The reports to which I refer are:
 - Analysis Report SEPP65 ISSUES OF AMENITY:
SOLAR ACCESS AND NATURAL VENTILATION
12 March 2012
 - Supplementary Report SEPP65 ISSUES OF AMENITY:
SOLAR ACCESS
24 April 2012
2. The application has been further amended primarily by a revision of a number of floor levels, which have no substantial effect on my former analysis.

The amended application also makes provision for four additional dwellings. The relevant dwellings are designated B-01 through B-04 in the amended plans.

The amendments to the application are illustrated in architectural plans provided to me, and scheduled in Attachment A to this letter.

3. The additional dwellings increased the total number of units in the proposed Stage 1 development from the former total of 242 to presently proposed 246.
4. The effect of the additional for units on the reported compliance levels for solar access and natural ventilation is summarised in Tables 1 and 2

	Previously		Now proposed	
Units with sun to Living >3 hours	110	45.5%	110	44.7%
Units with sun to Living >2 hours	11	4.6%	12	4.8%
Units with sun to Living and/or bedrooms >3 hours	32	13.2%	32	13.0%
Units with sun to Living and/or bedrooms >2 hours	2	0.8%	3	1.2%
Total	242	64 %	246	63.8%

Table 1: Summary of solar access for units

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	Previously		Now proposed	
Cross ventilated	116	47.9%	118	48.0%
Enhanced single sided ventilation	65	26.9%	65	26.4%
Other single sided	61		63	
Total	242		246	
Total deemed complying	181	74.8%	183	74.4%

Table 2: Ventilation compliance

Summary:

The effect of the proposed amendments to the Revised Stage 1 Project Application on compliance for solar access and natural ventilation amenity is small and almost negligible.

The amendments make no substantive difference to the analysis and opinion in my reports of 12 March and 24 April 2012. I confirm that those reports may be submitted as part of the amended development Application, with the inclusion of this letter.

Yours sincerely,



Steve King
Encl. Attachment A

Attachment A: Drawings of Amended Development Application

The drawings to which this review refers:

A 100-3	COVER SHEET
A 101/7	BASEMENT PLAN
A 102/6	UPPER BASEMENT PLAN
A 103/7	LOWER GROUND FLOOR PLAN
A 104/5	GROUND FLOOR PLAN
A 105/5	LEVEL 1 FLOORPLAN
A 106/5	LEVEL 2 FLOORPLAN
A 107/5	LEVEL 3 FLOORPLAN
A 108/4	LEVEL 4 FLOORPLAN
A 109/2	LEVEL 5 FLOORPLAN
A 110/2	LEVEL 6 FLOORPLAN
A 111/2	LEVEL 7 FLOORPLAN
A 112/2	LEVEL 8 PLAN
A 113/2	LEVEL 9 PLAN
A 114/2	LEVEL 10 PLAN
A 115/2	LEVEL 11 PLAN
A 117/2	ROOF PLAN
A 118/4	ROTHESAY AVENUE ELEVATION
A 119/4	BELMORE STREET ELEVATION
A 120/4	HAMILTON CRESCENT ELEVATION
A 121/5	NEW FORESHORE LINK ELEVATION
A 122/4	SECTIONS
A 123/4	SECTIONS
A 124/1	EXISTING BOUNDARIES
A 125/3	NEW BOUNDARIES
A 126/4	SHADOW DIAGRAM SHEET 1
A 127/3	SHADOW DIAGRAM SHEET 2
A 128/2	SHADOW DIAGRAM SHEET 3
A 129/1	SHADOW DIAGRAM SHEET 4
A 130/2	BUILDING ENVELOPE CONTROL DIAGRAMS
A 131/2	BUILDING ENVELOPE CONTROL DIAGRAMES
A 132/2	ADAPTABLE APARTMENTS
A 133/2	ADAPTABLE APARTMENTS
A 134/2	SHADOW DIAGRAM-ADJACENT BUILDING
A 135/1	SHADOW DIAGRAM SHEET 5