



9 December 2010

10-8878 Killeaton Daylighting 20101209.doc

Meriton Apartments Pty Ltd
Level 11, 528 Kent Street
SYDNEY NSW 2000

Attention: Mr Tom Hutchison

Dear Tom

132-138 Killeaton St, St Ives Daylighting Assessment

Heggies Pty Ltd (Heggies) has been previously engaged by Meriton Apartments Pty Ltd (Meriton) to assess the solar access of the proposed residential development in terms of daylight compliance with the State Environmental Planning Policy (SEPP) 65 supported by the Residential Flat Design Code - Part 03 Building Design, 'Rules of Thumb' for solar access.

The following regulation is relevant to the assessment of the daylight access into residential components of the proposed development.

- Living rooms and private open spaces for at least 70 % in a development should receive a minimum of three hours of direct sunlight between 9.00 am and 3.00 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.

On the basis of previous Heggies study (Heggies Report 10-8878-R1 dated 6 July 2010 the following conclusions have been reached:

- The proposed development (Buildings A-D) was found to provide **81.5 %** of the residential development with 2 hrs or more sunlight on the Winter Solstice, between the hours of 9.00 am to 3.00 pm at a 'sampling rate' of 15 minute intervals.
- The proposed development (Buildings A-D) was found to provide **62.4 %** of the residential development with 3 hrs or more sunlight on the Winter Solstice, between the hours of 9.00 am to 3.00 pm at a 'sampling rate' of 15 minute intervals.

Recently Heggies has been commissioned by Meriton to conduct a qualitative daylighting assessment to be followed by further daylight modelling on updated architectural drawings for the proposed development. The following modifications were included in the updated drawings Revision A dated 3 December 2010:

- Block C has been amended by removing an entire level of units. The building is now 4 storeys instead of 5 storeys.

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- Block E has been split into two separate buildings by creating a break at its corner. The northern wing of former Block E is now called Block F and has been relocated 3 metres to the north. One floor of units has been deleted from Block F. The building is now 4 storeys instead of 5 storeys.
- Blocks B and D have been amended by adding a partial additional level.

Based on a qualitative assessment we would expect that the revised design will provide more than 70% of the residential development with 2 hrs or more sunlight on the Winter Solstice between the hours of 9.00 am to 3.00 pm.

Due to the degree of modifications in buildings height and number Heggies would carry a detailed daylight modelling of the proposed design and the results will be provided as soon as possible.

Please do not hesitate to call if you have any questions.

Yours sincerely

Dr Neihad Al-Khalidy
Principal Consultant – Specialist Building Services