

Darlington Terraces – updated SSDA issue

Issue A: 20 May 2020

Further Shadow Impacts

Refer to drawings DA3910 - DA3913 (inclusive) for bi-monthly overshadowing impacts to the neighbouring property at No.120 Darlington Road, Darlington.

An analysis of the overshadowing impact of our proposal on the 1st and 15th day of each month, the conclusion is that:

- From 01 January – 01 May (4 months) No.120 Darlington Road will receive 2 hours and above of sunlight to at least 8m² of its rear private open space (southern aspect). The property will **also** receive at least 2 hours and above sunlight to at least 8m² of its front private open space facing Darlington Road (northern aspect).
- From 01 May – 01 September (4 months) No.120 Darlington Road will receive 2 hours and above of sunlight to at least 8m² of its front private open space facing Darlington Road (northern aspect).
- From 01 September – 01 January (4 months) No.120 Darlington Road will receive 2 hours and above of sunlight to at least 8m² of its rear private open space (southern aspect). The property will **also** receive at least 2 hours and above of sunlight to at least 8m² of its front private open space facing Darlington Road (northern aspect).

In summary, No.120 Darlington Road will receive at least 2 hours of sun to at least 8m² of private open space all year round and will therefore satisfy the objectives of *Sydney DCP 2012* clause 4.1.3.1 *Solar Access*.

Privacy Mitigation

Refer to updated Landscape Drawings for planting locations, type and size. All planter beds shown on architectural plans are deep soil and to natural ground. Planting will be installed at maturity to facilitate privacy measure as soon as the bedrooms are occupied.

Architectural Drawings have been updated to show:

- Planting added to all architectural plans (in collaboration with Landscape Design) and architectural window screen locations have been updated. Refer to Drawings DA2101 – DA2124 (inclusive).
- Mature planting to all elevations and sections to Courtyard facing facades (in collaboration with Landscape Design). Refer to Drawings DA3100 - DA3101 (inclusive) and DA3201 - DA3202 (inclusive).
- Angles and directions to all window screens have been updated and considered in relation to bedroom window locations from existing terraces to the proposed new buildings. Window screens have been added to some terrace bedroom windows to mitigate overlooking. Refer to Drawings DA2101 – DA2124 (inclusive).

Privacy mitigation treatments for proposed New Buildings and Terraces:

- All bedroom windows will have 2 layers of blinds installed:
 - Blackout blind
 - Semi-opaque blind which reduces glare but still lets in light

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- Bedrooms on the Internal Courtyard level (ground floor) will be screen from each other through mature planting and small trees within planter beds which go to natural ground level (deep soil).
- Bedrooms on upper levels will have external perforated screens additional to internal blinds. These screens will be angled and orientated away from bedrooms windows directly opposite.
- Screens on windows to the top floors of the new buildings will not be required as these floors are above the top floors of the terraces so there will be no direct privacy issues from bedroom to bedroom. In some instances however where there might be some overlooking due to the difference in level only being at half level, window screens will be installed to bedroom windows with a combination of window hoods which project forward to the window.

Heritage and CMP

Refer to updated Statement of Heritage Impact (amended May 2020) prepared by Ian Kelly and the following DRAFT Terraces Schedules:

- 9610 Terraces External Condition – Proposed Conservation Schedule (Issue 02)
- 9605 Terraces Internal Condition – Proposed Conservation Schedule (Issue 03)

Note that the Schedules above have been amended to be read in conjunction with The Heritage Impact Statement and to include works to all Fireplaces and Stairs.

For detailed Demolition Works to all terraces, refer to Drawings DA1101 - DA1109 (inclusive).

Other Matters

- Refer to **Darlington Terraces Accommodation Schedule of Changes – New Build** (Issue A) attached for detailed table comparing originally submitted SSDA to the current revised proposal.
- All revised architectural drawings submitted have been updated to show a bar scale.
- Laundries:
Sydney DCP 2012 4.4.1.5 states:
(2) Laundry facilities are to be provided and include:
(a) one 5kg capacity automatic washing machine and one domestic dryer for every 12 residents or part thereof; and
(b) at least one large laundry tub with hot and cold running water
Requirement for 336 students = 28 Washing Machine / Dryers and 1 large Laundry Tub
- Laundry rooms have been revised on Drawings DA2101, DA2111 and DA2121 to accommodate numbers that satisfy the above Sydney DCP requirement.
- Building A = 8 Washing Machine / Dryers and 1 large Laundry Tub
- Building B = 17 Washing Machine / Dryers and 1 large Laundry Tub
- Building D = 4 Washing Machine / Dryers and 1 large Laundry Tub
- **TOTAL = 29 Washing Machine / Dryers and 3 large Laundry Tubs**
- **The proposal provides 1 Washing Machine / Dryers and 2 large Laundry Tubs above the required amount (one large tub per Building).**