

EMBECE

20.10.2025

Solar Access Assessment Statement

Provided to the Department of Planning, Housing and Infrastructure to assist the assessment of the SSDA Application for 3-5 Help Street, Chatswood

As demonstrated by the attached views from the sun in 15 minute increments, and the corresponding solar study which highlights those parts of the facade receiving 2 hours of sunlight or more in red, at least 119 of 166 apartments (74%) will receive 2 hours of sunlight to either the habitable rooms or private open space between the hours of 8AM to 4PM on June 21 if the proposed SSDA to the north of the site is approved in its current form.

We note that the objective of part 4A-1 of the ADG is as follows:

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.

In this proposal, the design clearly satisfies that objective by deploying a number of non-exhaustive design features found in the ADG. These includes as follows:

1. The orientation of the building in the N-S direction maximises available sunlight from the general eastern and western directions which are not affected by future developments to the north. For the same reason, the proposed building form is slender and narrow to the north, minimising the number of windows and balconies that may be affected by future development to the north.
2. Living rooms and private open spaces have all been located to maximise available sunlight throughout the day from aspects where sunlight is available – primarily along the eastern facade.
3. The number of dual-aspect apartments is maximised throughout. In many apartments, not only does the living room and balcony receive 2 hours of sunlight, but the bedrooms do as well.
4. All apartment layouts can be described as shallow, extending along N-S axis.
5. Only 15% of single aspect-south facing apartments.
6. Stepping of the eastern façade in plan to maximise access to sunlight.

As a result, the proposal clearly demonstrates a skilful and considered approach to apartment planning, that optimises solar access and satisfies the objectives of the ADG, especially taking into consideration the dense urban context in which the site is located.

The fact that 74% of apartments will still have access to sunlight in mid-winter despite the proposed SSDA to the north is further evidence of that objective being satisfied.

Please call if you have any questions or wish to discuss.



Mladen Prnjatovic

Director