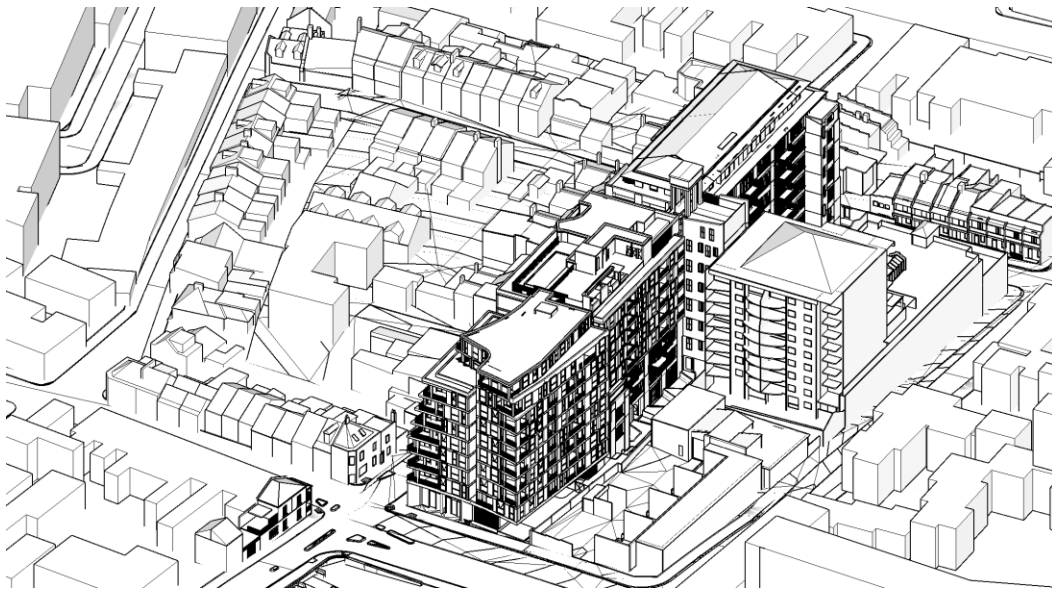


Walsh Analysis

scott@walsharchitects.com.au

0466 049 880



MARLBOROUGH HOUSE SSDA

47-97 Marlborough Street, Surry Hills

23rd April 2026 – Rev B

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1.0 INTRODUCTION

1.1 INTRODUCTION

This report has been prepared to support a State Significant Development Application (SSDA) SSD-78545225 for the site at 47 – 97 Marlborough Street, Surry Hills.

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 19 December 2024 (SSD- 78545225). Specifically, this report has been prepared to respond to the following SEARs:

Secretary's Environmental Assessment Requirements	Refer Report Section
7. Environmental Amenity Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Section 5.1–6.13

1.2 PROJECT DESCRIPTION

The application seeks development consent for the redevelopment of the site for an in-fill affordable housing residential development comprising 172 market and affordable housing dwellings. The works will involve the adaptive reuse of the heritage listed warehouse building known as the 'Former David Jones Factory'.

Specifically, this application seeks approval for the following:

- Demolition of the existing car park on the northern portion of the site.
- Site preparation works including:
 - Tree removal.
 - Excavation on the northern portion of the site.
- Alterations and additions to the existing warehouse building for the purposes of a residential flat building comprising:
 - Heritage conservation works to the warehouse building and alterations to the warehouse roof profile on level 8.
 - Four level addition to the warehouse building on the central portion of the site.
 - 134 residential apartments across 9 levels.
 - Indoor communal resident amenity and rooftop communal open space.
 - Service vehicle access from Goodlet Street to an at-grade loading dock.
 - Lower ground storage, plant and services area.
- Construction of a new residential flat building on the northern portion of the site comprising:
 - Basement car stacker and vehicular access from Landsdowne Street.
 - Retail tenancy on ground level on the corner of Marlborough Street and Landsdowne Street.
 - 38 residential apartments across 9 levels.
- Landscaping and associated public domain works including a private pedestrian link along the western site boundary.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by Wardle appended to the Environmental Impact Statement.

1.3 THE SITE

The site is located at 47-97 Marlborough Street, Surry Hills and is legally described as Lot 1 in DP225393 and Lot 1 in DP251056. It is regular in shape and has an area of approximately 3,413 sqm.

The site is located in the City of Sydney local government area (LGA) in Surry Hills, which is well-served by public amenities such as a supermarket, cafes, destination retail shops and a library. Community facilities such as swimming pools, tennis courts, and active open space are easily accessible. The southern portion of the site comprises a locally listed heritage item (the former David Jones Warehouse building) and the northern portion of the site accommodates a car park. The area to the east and south of the site is a Heritage Conservation Area.

The site is in a highly accessible area with the nearest Light Rail Station (Surry Hills) 200m to the north of the site. The site is also close to regular bus services in the immediate vicinity.

The existing building is built to the site boundaries. There are existing street trees along Marlborough Street, as well as some planter boxes containing vegetation on the site's north-eastern frontage to Marlborough Street.

The location of the site is illustrated in Figure 1.



2.1 PRELIMINARIES

This expert opinion report is an analysis and verification of projected solar access compliance and overshadowing for the proposal at 47-97 Marlborough Street, Surry Hills.

Our qualifications and experience are summarized in *A.0 APPENDIX A: CREDENTIALS*.

The documents referred to in this report are detailed in *3.1 DOCUMENTS*.

2.2 SUMMARY

2.2.1 SOLAR ACCESS FOR APARTMENTS IN SSDA

To undertake the analysis we use a 3D model of the proposal located in the surrounding context. We then take hourly views from the sun (Appendix B), and a detailed compliance table of the SSDA scheme is prepared (Appendix C).

Due to the architect working within a heritage fabric, the site as a whole does not strictly comply with design criterion 3 of the ADG Objective 4A-1. Overall, 73/172 (42.4%) of the dwellings achieve 2 hours or more sunlight to the living area glazing and Private Open Space (POS) between 9am-3pm on June 21st. Whilst this is not in strict compliance, reviewing the site on a building by building basis which is done in part 5.2-5.4 of this report outlines how the new building actually exceeds the design criterion but the heritage buildings are lowering the overall compliance. **We outline in 5.2-5.4 how we believe the overall objective of 4A-1 is met.**

15/172 (8.7%) of the dwellings are projected to achieve no sun 9am - 3pm June 21. **This represents full compliance with design criterion 3 of the ADG Objective 4A-1**

2.2.2 OVERSHADOWING OF NEIGHBOURING PROPERTIES

The overshadowing impact of the SSDA proposal was considered even before the competition scheme was developed. Part of the Jury notes when selecting Wardle noted *"The stepped character of the new addition to the north of the site which mitigates impacts to neighbours and achieves a positive relationship with the surrounding context including the park to the north and heritage conservation area to the east."*

After the competition was finished, further Design Integrity Panel meetings also reviewed Overshadowing and discussed the terracing of the upper levels which was adopted.

We have reviewed in detail the overshadowing impacts to 11 sites, some containing 5-9 dwellings within the one site. Overall, it is our consider opinion that the overshadowing has been minimised in mid-winter, thus we find it compliant with Objective 3B-2 of the ADG.

3.0 DOCUMENTS AND INFORMATION

3.1 DOCUMENTS

We base our analysis and opinion on the following drawings and documents:

DRAWING NO.	DRAWING NAME	ISSUE
100	GA PLAN - LEVEL B06	5
101	GA PLAN - TYPICAL BASEMENT PLAN	7
102	GA PLAN - GROUND FLOOR (G-G-B)	12
103	GA PLAN - LEVEL 01 (01-01-01)	16
104	GA PLAN - LEVEL 02 (02-02-02)	10
105	GA PLAN - LEVEL 03 (03-03-03)	11
106	GA PLAN - LEVEL 04 (04-04-04)	10
107	GA PLAN - LEVEL 05 (05-05-05)	10
108	GA PLAN - LEVEL 06 (_-06-06)	11
109	GA PLAN - LEVEL 07 (06-07-07)	11
110	GA PLAN - LEVEL 08 (_-08-08)	11
111	GA PLAN - LEVEL 09 (07-09-09P)	10
112	GA PLAN - LEVEL 10 (08P-10P-10P)	14
113	GA PLAN - ROOF PLAN	9

- 3D digital model supplied by Wardle:
 - o 2517_ SD_Marlborough Site Context_R25_Survey Model and Context.dwg
 - o 2517_ SD_Marlborough Site Context_R25_Survey Model Only.dwg
 - o 260227_ SD_Marlborough_New Building_R25.dwg
- Sales Plans of neighbouring buildings searched online and shown in this document.
- Survey by LTS Surveyors - Reference 52561 002DT

4.0 SOLAR ACCESS

4.1 RELEVANT SOLAR ACCESS STANDARDS

4.1.1 SEPP HOUSING 2021 CHAPTER 4

SEPP65 was repealed and replaced with SEPP Housing 2021 Chapter 4. The following is an extract from this document.

147 Determination of development applications and modification applications for residential apartment development

(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—

- (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,
- (b) the Apartment Design Guide,

We will shortly discuss the items in the Apartment Design Guide (ADG), but it is important to note that 147 (3) states the following:

(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.

The above shows that the consent authority needs to consider the ADG; but, that they do not require compliance with the design criteria.

There are also items of Case Law that discuss the status of the Design Criteria that are within the ADG. In Huajun Investments Pty Ltd v City of Canada Bay Council (No 3) [2019] NSWLEC 42 at [289] His Honour writes “the Apartment Design Guide guidelines do not have the status of development standards and strict compliance is not, in any fashion, mandated.” This also referenced in the more recent decision of Construction Development Management Services Pty Ltd v City of Sydney [2023] NSWLEC 1620. In this case, [38] shows page 11 of the ADG which states:

“Achieving the objectives

Parts 3 and 4 of the Apartment Design Guide provide objectives, design criteria and design guidance for the siting, design and amenity of apartment development. Each topic area is structured to provide the user with:

- 1. a **description** of the topic and an explanation of its role and importance
- 2. **objectives** that describe the desired design outcomes
- 3. **design criteria** that provide the measurable requirements for how an objective can be achieved.
- 4. **design guidance** that provides advice on how the objectives and design criteria can be achieved through appropriate design responses, or in cases where design criteria cannot be met.”

Commissioner Horton then continues at [52(1)]

While 70% of apartments do not receive the sunlight required by design criteria 1, the criteria is not, of itself, a development standard but one means of achieving the objective at 4A-1 of the ADG.

This decision will be further discussed later in his report; but, the above shows meeting design criteria is not the focus, and per the Housing SEPP Chapter 4, it is not required.

4.1.2 APARTMENT DESIGN GUIDE

The *Apartment Design Guide (ADG)* gives effect to SEPP Housing 2021 Chapter 4 for assessing solar access and other amenity provisions. As noted in 3.1.1, the focus is on the objective and it is not a requirement to achieve compliance with the design criteria.

<i>Objective 4A-1</i>	
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	
<i>Design criteria</i>	
1.	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2.	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3.	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

4.1.3 LOCAL CONTROLS

We note that Clause 149 of SEPP Housing 2021 shows that ADG prevails over development control plans. This includes in 149 (1) (b) solar and daylight access.

In quantifying the compliance for solar access for this application, we rely on satisfying the ADG objectives as also satisfying the DCP requirement.

4.2 PREDICTED SOLAR ACCESS: METHODOLOGY

We employ the following analysis methodology.

4.2.1 3D DIGITAL MODEL

For a detailed analysis of overshadowing and solar access, we refer to a 3D model that has been provided by Wardle Architects. A 3D DWG file was sent to us named "260227_SD_Marlborough_New Building_R25.dwg". After this model, there was also various 3D files sent to us which either updated or replaced parts of the above model such as updated context from the surveyor. The model analysed for this is the latest combination of these DWG files.

4.2.2 MODEL LOCATION

We have independently geo-located the model and verified the direction of North.

4.2.3 ACCURACY OF THE MODEL

From the model, we have summarily checked topographical and building dimensions that might otherwise give rise to any errors, by reference to figured RL dimensions. Having established the accuracy of the key points, we feel confident to rely on the general accuracy of the modelling.

4.2.4 VIEWS FROM THE SUN

The Sketchup software prepares the shadow projections by reference to accurate solar geometry. Because of the complexity of demonstrating the quantification of solar access to glazing and private open space of various orientations, our detailed analysis was performed primarily by using projections known as '**View from the Sun**' taken at half hourly intervals.

A view from the sun shows all sunlit surfaces at a given time and date. It therefore allows a very precise count of sunlight hours on any glazing or horizontal surface, with little or no requirement for secondary calculations or interpolation. The technique is illustrated in Figure 1.

Note that a 'view from the sun' by definition does not show any shadows.



Figure 2: View from the sun, 12pm June 21

4.3 CHARACTERISATION OF SOLAR ACCESS COMPLIANCE

4.3.1 SUN PATCHES ON GLAZING

For the purpose of calculating the compliance with the control, we examine sun patches on the relevant glazing line of each apartment. Because of its key importance in the determination of what is 'effective sunlight' for characterisation of compliance, for both glazing and private open space, we refer specifically to the relevant *L+EC Planning Principle (The Benevolent Society v Waverley Council [2010] NSWLEC 1082)* in that:

- We quantify as complying all sun patches of 'reasonable size', which we generally take to be a minimum of approximately 1m².
- We ignore very large angles of incidence to the glazing surface, and unusably small areas of sunlit glazing.

There is no accepted standard for the absolute limit of acceptable area of the sun patch on partly shaded glazing. In accordance with the Court's Planning Principle, we consider this to be approximately 1m² (on the basis that it exceeds 50% of the area of a standard window 1500 x 1200 high which would normally be accepted as complying).

4.3.2 SUN TO BEDROOMS

Periods of sun available to bedrooms contribute significantly to the amenity of any apartment that may have an otherwise unfavourably oriented or overshadowed living area. This characterisation is consistent with the interpretation of *the BenSoc Principle* (and its predecessor *Parsonage Principle*) as previously accepted by the Land and Environment Court, and by various Councils.

*That said, in evaluating this development, we **do not** rely on periods of sun to bedrooms in lieu of living areas to characterise apartments as complying with the ADG Design criterion.*

4.3.3 SUN TO BOTH POS AND LIVING

Objective 4A-1 of the ADG states "Living rooms **and** private open spaces". The use of the conjunctive "and" has been tested in the Land and Environment Court in the case *Landmark Group Australia Pty Ltd v Council of the City of Sydney [2019] NSWLEC 1338* where in 227, Commissioner Smithson did not agree that a development could count living rooms **or** private open space. We have for this site given figures for Private Open Space and Living Rooms, but there is nothing in the controls that state these need to occur in the same apartment; therefore, we have presented both figures independently.

4.3.4 STRICT COMPLIANCE VERSES MEETING OBJECTIVES

The objective of 4A-1 is "To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space" which is what is required to be demonstrated. As discussed previously, strict compliance with the Design Criteria is not required. This was also made clear in *Construction Development Management Services Pty Ltd v City of Sydney [2023] NSWLEC 1620* where Commissioner Horton made it clear that the intent of the ADG was to demonstrate how the objectives have been met; therefore, we have looked at this when doing our analysis of each apartment. Discussing these will be important in the conclusions of this site.

5.0 SOLAR ACCESS

5.1 PREDICTED SOLAR ACCESS OF APARTMENTS

Table 1 below summarises the projected solar access for the living area glazing and private open space of the Development Application. Appendix C records the detailed solar access for individual apartments.

We have broken down the results into a Building by Building analysis as this is key to understanding if the architects have met the objective.

5.2 PREDICTED SOLAR ACCESS OF BUILDING 1

Building 1 is a new architectural building and thus does not have aspects constraining its design. This building is the best test case on the site as to how the architect responds to Objective 4A-1 of the ADG.

Total number of Apartments	38	
Apartments which achieve 2 hours or more sunlight to living and POS 9am – 3pm June 21	31	81.6%
Units with no sun between 9am and 3pm June 21	0	0%

Table 1: Summary of solar access for Building 1 DA scheme

The ADG Design criteria recommends a minimum of 70% of apartments should have the amenity of two hours winter sun between 9 AM and 3 PM. Building 1 of this SSDA has 81.6% (31/38) total of such apartments. **This represents full compliance with the design criteria 1 of Objective 4A-1.**

The ADG design criteria recommends that a maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. Building 1 of this SSDA has 0% (0/38) total of such apartments **This represents full compliance with the design criteria 3 of Objective 4A-1.**

Building 1 is the new building on the site, and based on the results above, it is evident that the architects has had considerable design effort to meet the performance for solar access amenity under the ADG.

5.3 PREDICTED SOLAR ACCESS OF BUILDING 2

Building 2 has part of the building as a heritage building. This means there are apartments that are constrained in their locations as they are working within the heritage fabric. Some of the apartments also do not contain Private Open Space, so for those units we have counted them if their living room is complying. The new building above is also somewhat constrained as it needs to respond to the heritage fabric below and it has its core locations set from the building below.

Total number of Apartments	59	
Apartments which achieve 2 hours or more sunlight to living and POS 9am - 3pm June 21	25	42.4%
Units with no sun between 9am and 3pm June 21	4	6.8%

Table 2: Summary of solar access for Building 2 DA scheme

The ADG Design criteria recommends a minimum of 70% of apartments should have the amenity of two hours winter sun between 9 AM and 3 PM. Building 2 of this SSDA has 42.4% (25/59) total of such apartments. Whilst the above does not strictly meet the design criteria 1 of Objective 4A-1, it is our considered opinion that the above compliance is reasonable given that the architect is working within an existing heritage fabric. The architect has ensured that living areas are on the building façade to maximise how much solar access they can receive, as well as ensuing living areas are on the corners of the building in the heritage building which enables the apartments to get more indirect light into each of these living areas. There are also views to the east of the site which is yet another reason the above compliance numbers are considered to still achieve the objective.

The ADG design criteria recommends that a maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. Building 2 of this SSDA has 6.8% (4/59) total of such apartments This represents full compliance with the design criteria 3 of Objective 4A-1.

5.4 PREDICTED SOLAR ACCESS OF BUILDING 3

Building 3 is mostly a heritage building. This means most apartments that are constrained in their locations as they are working within the heritage fabric. Some of the apartments also do not contain Private Open Space, so for those units we have counted them if their living room is complying.

Total number of Apartments	75	
Apartments which achieve 2 hours or more sunlight to living and POS 9am – 3pm June 21	17	22.7%
Units with no sun between 9am and 3pm June 21	11	14.7%

Table 3: Summary of solar access for Building 3 DA scheme

The ADG Design criteria recommends a minimum of 70% of apartments should have the amenity of two hours winter sun between 9 AM and 3 PM. Building 3 of this SSDA has 22.7% (25/59) total of such apartments. Whilst the above does not strictly meet the design criteria 1 of Objective 4A-1, it is our considered opinion that the above compliance is reasonable given that the architect is working within an existing heritage fabric. The architect has ensured that living areas are on the building façade to maximise how much solar access they can receive, as well as ensuing living areas are on the corners of the building in the heritage building which enables the apartments to get more indirect light into each of these living areas. There are also views to the east of the site which is yet another reason the above compliance numbers are considered to still achieve the objective. There is also an existing neighbouring building to the west which overshadows the western façade of the building.

The ADG design criteria recommends that a maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. Building 3 of this SSDA has 14.7% (11/75) total of such apartments This represents full compliance with the design criteria 3 of Objective 4A-1.

5.4 OVERALL COMMENTS ON SOLAR ACCESS

Looking at a building-by-building analysis, it is clear that when the architect has a green field site that they can design a building that achieves the design criteria of Objective 4A-1 as the Building 1 complies. Whilst building 2 and 3 do not strictly meet the design criteria, the architect has had considerable effort to ensure light is maximised into the apartments which are mainly limited due to the existing heritage fabric they are working within. The non-compliance was highlighted in our response to the design competition; however, this design was unanimously selected. Overall, the architects have worked carefully to maximise solar access to the development and thus, in our considered opinion, we believe the objectives of the ADG are met. Please note that compliance with a design criteria is not required, but the overall objective should be achieved. This note is reinforced in SEPP Housing 2021 clause 147 (3).

6.0 OVERSHADOWING IMPACT ON NEIGHBOURING PROPERTIES

The views from the sun technic as outlined in 4.2.4 were used to identify potential overshadowing impacts for neighbouring properties.

6.1 POTENTIALLY AFFECTED PROPERTIES

Walsh Architects was originally engaged to review the overshadowing impacts of the neighbouring dwellings on concept schemes. Walsh Analysis then provided a Technical Memo to all architects in the Design Competition which highlighted different dwellings and their expected overshadowing results. Walsh Analysis then also provided feedback on all 5 competition schemes to assist the panel in selecting a winner. Wardle were noted not to comply with the requirements at that stage but were still selected as the winners. Further Design Integrity Panel meetings have also accepted the overshadowing risks presented by the scheme. In doing the below analysis, we have focused on the properties below which are all properties we could find floor plans of.

1. 25 Lansdowne Street Surry Hills
2. 27 Lansdowne Street Surry Hills
3. 29 Lansdowne Street Surry Hills
4. 56 Marlborough Street Surry Hills
5. 62 Marlborough Street Surry Hills
6. 64 Marlborough Street Surry Hills
7. 66 Marlborough Street Surry Hills
8. 68 Marlborough Street Surry Hills
9. 70 Marlborough Street Surry Hills
10. 72-80 Marlborough Street Surry Hills
11. 82 Marlborough Street Surry Hills

6.2 APPLICABLE CONTROL

6.2.1 The ADG provides a test for acceptable additional overshadowing impact on adjacent residential properties:

Objective 3B-2
Overshadowing of neighbouring properties is minimised during mid winter
Design guidance
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access
Solar access to living rooms, balconies and private open spaces of neighbours should be considered
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%

6.3 25 LANSDOWNE STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

As highlighted in the previous Technical Memo, the living room is at the front of the site which the proposed SSDA does not overshadow. The Private Open Space however is overshadowed in the afternoon by the proposed SSDA. This was highlighted in the technical memo and to the Design Panel prior to selection of this scheme. To the credit of the architect, they have placed balconies in the corner of their building to ensure as much sun gets through the gaps in the balconies into this dwellings POS; however, all designs limited this solar access to the dwelling in the afternoon. The Jury did note that the Wardle Design achieves tries to mitigate impacts to neighbours. An extract reads *"The stepped character of the new addition to the north of the site which mitigates impacts to neighbours and achieves a positive relationship with the surrounding context including the park to the north and heritage conservation area to the east."*

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
EXISTING																		
25 Lansdowne Street	25 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	YES.		N/A
PROPOSED																		
25 Lansdowne Street	25 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES		
		POS	N	N	N	N	N	N	Y	N	N	N	N	N	N			N/A

Table 4: Overshadowing Analysis of 25 Lansdowne Street

The images below have been sources from this website. <https://www.realestate.com.au/property/25-lansdowne-st-surry-hills-nsw-2010/> Floor plan rotated to have north up the page.

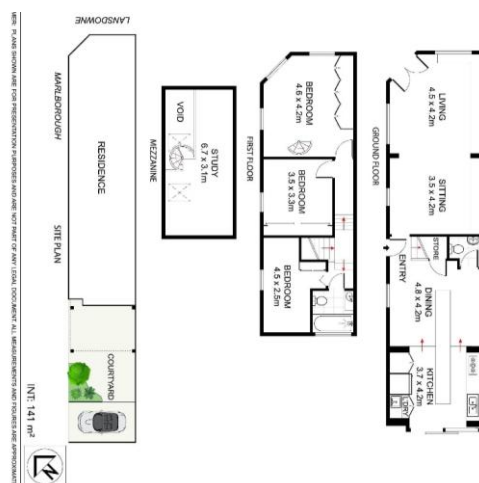


Figure 3: Sales Floor Plan of 25 Lansdowne.



Figure 4: View of POS of 25 Lansdowne.

6.4 27 LANSDOWNE STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

As highlighted in the previous Technical Memo, the living room is at the front of the site which the proposed SSDA does not overshadow. The Private Open Space is overshadowed in the afternoon by the proposed SSDA; however, it still receives complying solar access to the POS for two hours. This means Objective 3B-1 is easily met as compliance is still achieved.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
EXISTING																		
27 Lansdowne Street	27 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES.		N/A
PROPOSED																		
27 Lansdowne Street	27 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.		N/A

Table 5: Overshadowing Analysis of 27 Lansdowne Street

The images below have been sourced from this website. <https://www.realestate.com.au/property/27-lansdowne-st-surry-hills-nsw-2010/> Floor plan rotated to have north up the page.

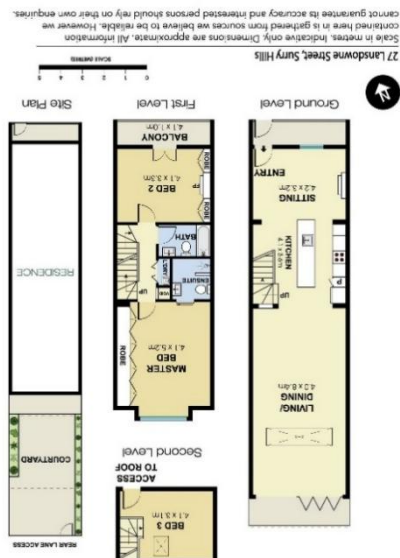


Figure 5: Sales Floor Plan of 27 Lansdowne.



Figure 6: View of Living and POS of 27 Lansdowne.

6.5 29 LANSDOWNE STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

As highlighted in the previous Technical Memo, the living room is at the front of the site which the proposed SSDA does not overshadow. The Private Open Space is overshadowed in the afternoon by the proposed SSDA; however, it still receives complying solar access to the POS for two hours. This means Objective 3B-1 is easily met as compliance is still achieved.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs	No sun
EXISTING																		
29 Lansdowne Street	29 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES.		N/A
PROPOSED																		
29 Lansdowne Street	29 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A

Table 6: Overshadowing Analysis of 29 Lansdowne Street

The images below have been sourced from this website. <https://www.realestate.com.au/property/29-lansdowne-st-surry-hills-nsw-2010/> Floor plan rotated to have north up the page.



Figure 7: Sales Floor Plan of 29 Lansdowne St.

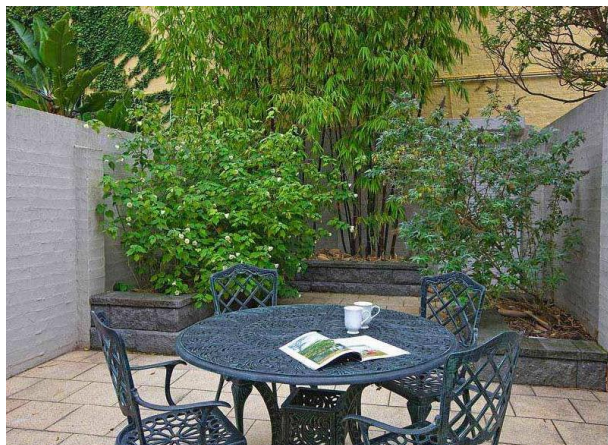


Figure 8: View of POS of 29 Lansdowne St.

6.6 56 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

As highlighted in the previous Technical Memo, the living room is at the front of the site which the proposed SSDA does overshadow. The Private Open Space is not impacted by the SSDA application as by the time the SSDA would cast shadow, the space is already self shaded by existing context. Whilst there is overshadowing to the living room for approximately 30 minutes in the afternoon, this living area never had compliant amount of sunlight in the afternoon due to existing parameters. Whilst the City of Sydney have their own interpretation that differs from the ADG, we remind the assessing body that their interpretation is only a Draft DCP document and thus has no statutory weight. No consideration of a Draft DCP is required by the consent authority. So turning to the actual wording of the objective, the objective asks for "Overshadowing of neighbouring properties is minimised during mid winter" which we believe the SSDA has done by considering the wider context and carefully sculpting the building forms to terrace back at the upper levels and have a more open corner to allow more sun to neighbours in general. Whilst this one terrace does lose some solar access, considering the contextual impacts, this is very minor and we believe the development overall still minimises overshadowing; therefore, complying with Objective 3B-1.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs	No sun
EXISTING																		
56 Marlborough Street	56 Marlborough Street	Living	H	H	N	N	N	N	N	Y	H	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
PROPOSED																		
56 Marlborough Street	56 Marlborough Street	Living	H	H	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A

Table 7: Overshadowing Analysis of 56 Marlborough Street

The image below have been sources from this website. <https://www.realestate.com.au/property/56-marlborough-st-surry-hills-nsw-2010/> Floor plan rotated to have north up the page.



Figure 9: Sales Floor Plan of 56 Marlborough Street.

6.7 62 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

This terrace house would still receive sunlight to the living area for 3.5 hours, far exceeding the 2 hour requirements. Whilst there is some overshadowing in the afternoon, it is considered reasonable as the dwelling still has compliant solar access to the living room. The Private Open Space is self shaded during the day, meaning its compliance does not change from the SSDA. Objective 3B-1 is easily met as compliance is still achieved.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
EXISTING																		
62 Marlborough Street	62 Marlborough Street	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	YES		
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
PROPOSED																		
62 Marlborough Street	62 Marlborough Street	Living	Y	Y	Y	Y	Y	Y	Y	Y	HH	N	N	N	N	N	YES	
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N		

Table 8: Overshadowing Analysis of 62 Marlborough Street

The images below have been sourced from this website. <https://www.realestate.com.au/sold/property-house-nsw-surry+hills-137029858> Floor plan rotated to have north up the page.



Figure 10: Sales Floor Plan of 62 Marlborough St.



Figure 11: View of Living and POS of 62 Marlborough St.

6.8 64 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

This site has a living room that gets no solar access, and a POS that is shaded by other buildings or fences. The SSDA only impacts one bedroom getting about 30 minutes of sun which is considered very minor. In our considered opinion, Objective 3B-1 is met as the architect has not reduced the amount of sun this dwelling gets by a large amount.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs	No sun
EXISTING																		
64 Marlborough Street	64 Marlborough Street	Living	H	H	N	N	N	N	N	H	N	N	N	N	N			N/A
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			
PROPOSED																		
64 Marlborough Street	64 Marlborough Street	Living	H	H	N	N	N	N	N	N	N	N	N	N	N			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A

Table 9: Overshadowing Analysis of 64 Marlborough Street

The images below have been sourced from this website. <https://www.realestate.com.au/sold/property-house-nsw-surry+hills-135855854> Floor plan rotated to have north up the page.



Figure 12: Sales Floor Plan of 64 Marlborough St.

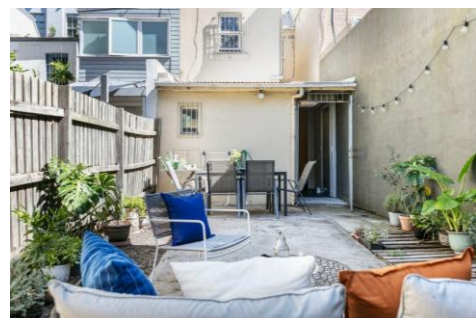


Figure 13: View of POS of 64 Marlborough St.

6.9 66 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

This terrace house would still receive sunlight to the living area for 3 hours, far exceeding the 2 hour requirements. Whilst there is some overshadowing in the afternoon to the Private Open Space, the POS still achieves 3 hours of solar access. Both living and POS have atleast 3 hours of solar access and thus any overshadowing of the SSDA is very minor in nature. Objective 3B-1 is easily met as compliance is still achieved.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs	No sun
EXISTING																		
66 Marlborough Street	66 Marlborough Street	Living	Y	Y	Y	Y	Y	Y	Y	H	N	N	N	N	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
PROPOSED																		
66 Marlborough Street	66 Marlborough Street	Living	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A

Table 10: Overshadowing Analysis of 66 Marlborough Street

The images below have been sourced from this website. <https://www.realestate.com.au/property/66-marlborough-st-surry-hills-nsw-2010/>



Figure 14: Sales Floor Plan of 66 Marlborough St.



Figure 15: View of POS of 66 Marlborough St.

6.10 68 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

This terrace house has a living room that gets no solar access in winter. The SSDA has a impacts a bedroom getting about 30 minutes of sun which is considered very minor. The POS of the site does receive good solar access from 10-2 which is reduced to 10-1 but this is still 3 hours of sunlight. In our considered opinion, Objective 3B-1 is met as compliance is still achieved to POS and the living compliance is unchanged.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	> 2 hrs 9-3	Comply for Living + POS > 2 hrs	No sun
EXISTING																		
68 Marlborough Street	68 Marlborough Street	Living	H	H	N	N	N	N	N	H	N	N	N	N	N			
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
PROPOSED																		
68 Marlborough Street	68 Marlborough Street	Living	H	H	N	N	N	N	N	N	N	N	N	N	N			
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A

Table 11: Overshadowing Analysis of 68 Marlborough Street

The images below have been sources from this website. <https://www.realestate.com.au/property/68-marlborough-st-surry-hills-nsw-2010/>



Figure 16: Sales Floor Plan of 68 Marlborough St.



Figure 17: View of POS of 68 Marlborough St.

6.11 70 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

This site is an apartment building with 9 units. We have discussed the results per unit below before giving a summary overview at the end.

1. Unit 1 does not receive any additional overshadowing due to the SSDA.
2. Unit 2 has overshadowing in the afternoon; however, the apartment still receives 2 hours of solar access to both the POS and Living area.
3. Unit 3 is heavily shadowed by a building to the north, but the SSDA does overshadow the unit from 2pm to 3pm. This one hour of overshadowing is considered reasonable in the circumstance. It is also worth noting that the architect has terraced back the top floor
4. Unit 4 is heavily shadowed by a building to the north, but the SSDA does overshadow the unit for less than 25 minutes.
5. Unit 5 does not receive any additional overshadowing due to the SSDA.
6. Unit 6 is overshadowed by the SSDA to both the living room and POS. That said, the unit never had compliant solar access to either of those spaces.
7. Unit 7 does not receive any additional overshadowing due to the SSDA.
8. Unit 8 only receives some very minor overshadowing to a bedroom.
9. Unit 9 only receives some very minor overshadowing to a bedroom.

Overall, all 9 units do not change the compliance figures of 2 hours solar access to either the living rooms or the POS. That said, unit 4 is noted as now no longer having any solar access to the dwelling. This is mainly because the site is heavily overshadowed by an existing building and this very small amount of sun late in the day is now removed. Due to the low angle of the sun at 3pm, it is not considered reasonable to try and protect this small amount of solar access, so we believe the Objective 3B-1 is still met.

Images that have been used to establish apartment location, floor plans or orientation are linked below. Other sales images may have been used that are also not represented below.

Figure 18 – <https://www.realestate.com.au/sold/property-apartment-nsw-surry+hills-113776807>

Figure 19 – <https://www.realestate.com.au/property/unit-3-70-marlbrough-st-surry-hills-nsw-2010/>

Figure 20 – <https://www.realestate.com.au/property/unit-2-70-marlbrough-st-surry-hills-nsw-2010/>

Figure 21 – <https://www.realestate.com.au/property/unit-6-70-marlbrough-st-surry-hills-nsw-2010/>

Figure 22 – <https://www.realestate.com.au/property/unit-7-70-marlbrough-st-surry-hills-nsw-2010/>

Figure 23 – <https://www.realestate.com.au/property/unit-9-70-marlbrough-st-surry-hills-nsw-2010/>

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun	
EXISTING																			
SP88383 - 70 Marlborough Street	UNIT 1	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N		YES	N/A	
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N				
	UNIT 2	Living	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES.		
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			N/A	
	UNIT 3	Living	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y			N/A
	UNIT 4	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	Y			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	Y				N/A
	UNIT 5	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			N/A
	UNIT 6	Living	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N			
		POS	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N			N/A
	UNIT 7	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N			N/A
	UNIT 8	Living	Y	Y	Y	N	H	H	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			N/A
	UNIT 9	Living	Y	Y	Y	N	N	H	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			N/A
	9																1	1	0
																	11.1%	11.1%	0.0%
																	11.1%	0.0%	

PROPOSED																			
SP88383 - 70 Marlborough Street	UNIT 1	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N			N/A	
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N				
	UNIT 2	Living	N	N	N	Y	Y	Y	Y	Y	Y	Y	HH	N	N	N	YES	YES	N/A
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		
	UNIT 3	Living	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N		N/A
		POS	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N		
	UNIT 4	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		YES
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
	UNIT 5	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N		N/A
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N		
	UNIT 6	Living	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N		N/A
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
	UNIT 7	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N	N	N		N/A
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N		
	UNIT 8	Living	Y	Y	Y	N	H	N	N	N	N	N	N	N	N	N	N		N/A
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N		
	UNIT 9	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N		N/A
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N		
9																1	1	1	
																11.1%	11.1%	11.1%	
																	11.1%	11.1%	

Table 12: Overshadowing Analysis of 70 Marlborough Street

The images below have been sources from the following websites.

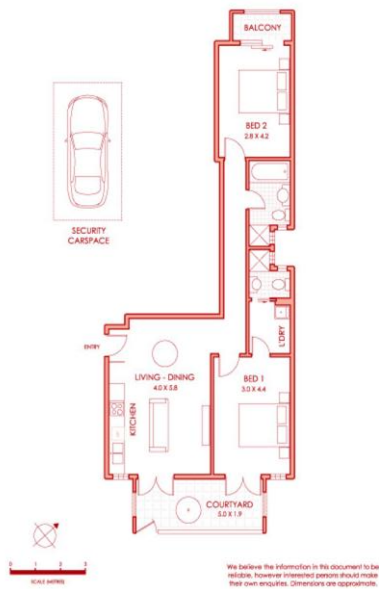


Figure 18: Sales Floor Plan Unit 1.

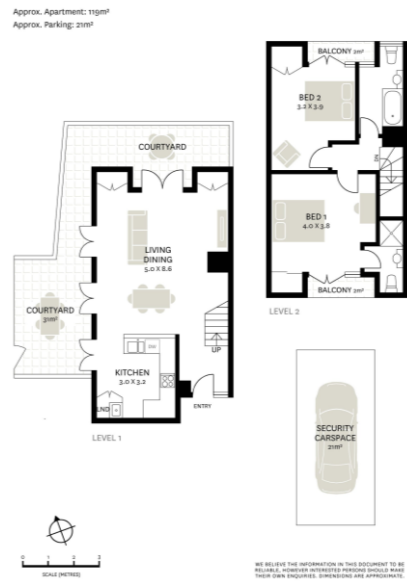


Figure 19: Sales Floor Plan of Unit 2.



Figure 20: Sales Floor Plan Unit 3 (Unit 4&5 Similar).



Figure 21: Living Room image of Unit 6.



Figure 22: Sales Floor Plan of 66 Marlborough St.



Figure 23: View of POS of 66 Marlborough St.

6.12 72-80 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

The SSDA does not change any compliance of any of the 5 dwellings below. The existing heritage building already causes overshadowing to these sites and it does not increase. Objective 3B-1 is met as compliance is still achieved to POS and the living compliance is unchanged.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS		UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
EXISTING																			
SP12379 - 72-80 Marlborough Street	72 Marlborough Street	Living	N	N	N	N	N	N	N	N	N	N	N	N	N			YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.	N/A	
	74 Marlborough Street	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.	N/A
	76 Marlborough Street	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.	N/A
	78 Marlborough Street	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.	N/A
	80 Marlborough Street	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.	N/A
5																	0	0	2
																	0.0%	0.0%	40.0%
																		0.0%	40.0%

PROPOSED																			
SP12379 - 72-80 Marlborough Street	72 Marlborough Street	Living	N	N	N	N	N	N	N	N	N	N	N	N	N			YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.	N/A	
	74 Marlborough Street	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.	N/A	
	76 Marlborough Street	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.	N/A	
	78 Marlborough Street	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.	N/A	
	80 Marlborough Street	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.	N/A	
5																0	0	2	
																0.0%	0.0%	40.0%	
																	0.0%	40.0%	

Table 13: Overshadowing Analysis of 68 Marlborough Street

The images below have been sources from this website. <https://www.realestate.com.au/property/76-marlborough-st-surry-hills-nsw-2010/>



Figure 22: Sales Floor Plan of 76 Marlborough St.

76 Marlborough Street, Surry Hills

DISCLAIMER: All data has been taken in preparing this floor plan, however the accuracy of the data should not be accepted as a guarantee of accuracy. For more information, please contact the agent.

Produced by Sydney House Property, email: info@sydneyhouseproperty.com

6.13 82 MARLBOROUGH STREET SURRY HILLS

This neighbouring building is situated to the east of the proposed site. Walsh Analysis have then studied the below floor plans and sales photos before undertaking a solar analysis of the property (which is reproduced in Appendix D).

This terrace house has a living room that gets solar access from the east and thus the SSDA does not impact this. The POS of the site does receive good solar access from 9-12:30 which remains unchanged from the SSDA. Objective 3B-1 is met as compliance is still achieved to POS and the living compliance is unchanged.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
EXISTING																		
82 Marlborough Street	82 Marlborough Street	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
PROPOSED																		
82 Marlborough Street	82 Marlborough Street	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A

Table 14: Overshadowing Analysis of 82 Marlborough Street

The images below have been sourced from this website. <https://www.realestate.com.au/sold/property-house-nsw-surry+hills-130866738>. Floor plan image rotated to have north up the page.



Figure 23: Sales Floor Plan of 82 Marlborough St.

7.1 SOLAR ACCESS FOR APARTMENTS IN SSDA

Due to the architect working within a heritage fabric, the site as a whole does not strictly comply with design criterion 3 of the ADG Objective 4A-1. Reviewing the site on a building by building basis which is done in part 5.2-5.4 of this report outlines how the new building actually exceeds the design criterion but the heritage buildings are lowering the overall compliance. **We outline in 5.2-5.4 how we believe the overall objective of 4A-1 is met.**

15/172 (8.7%) of the dwellings are projected to achieve no sun 9am - 3pm June 21. **This represents full compliance with design criterion 3 of the ADG Objective 4A-1**

7.2 OVERSHADOWING OF NEIGHBOURING PROPERTIES

The overshadowing impact of the SSDA proposal was considered even before the competition scheme was developed. Part of the Jury notes when selecting Wardle noted *"The stepped character of the new addition to the north of the site which mitigates impacts to neighbours and achieves a positive relationship with the surrounding context including the park to the north and heritage conservation area to the east."*

After the competition was finished, further Design Integrity Panel meetings also reviewed Overshadowing and discussed the terracing of the upper levels which was adopted.

We have reviewed in detail the overshadowing impacts to 11 sites, some containing 5-9 dwellings within the one site. Overall, it is our consider opinion that the overshadowing has been minimised in mid-winter, thus we find it **compliant with Objective 3B-2 of the ADG.**

Walsh² Analysis provides opinion based services primarily in relation to analysis and reporting of solar access and overshadowing compliance of multi residential projects.

Scott Walsh is a Director of Walsh² Analysis. He developed his specialised expertise under Steve King, a well-known expert in the field.

Scott started working for Steve King in 2011 as a tutor of Environmental Design at the University of New South Wales. From 2013 Scott has contracted to Steve King to undertake modelling and numerical analysis of solar access to large apartment projects. Over a number of years Scott contributed significantly to fine-tune the way the analysis was undertaken, and assisted in providing to the architects feedback in regards to areas that could be adjusted to improve solar access.

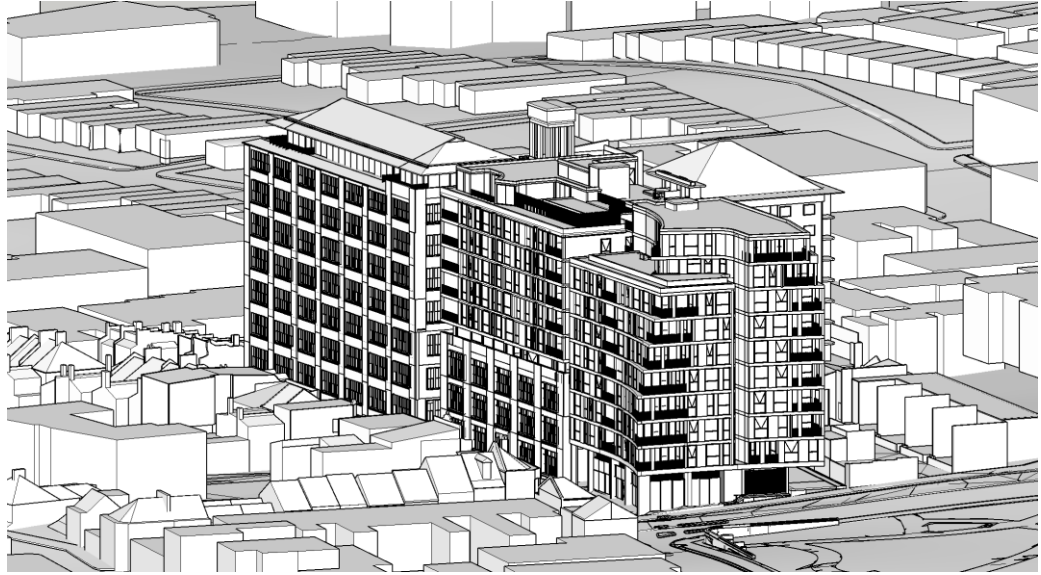
Scott holds a Masters of Architecture from the University of New South Wales as well as a Bachelor of Architecture. He is a registered architect in New South Wales (10366) and the Australian Capital Territory (2624) and a director of Walsh Architects.

Steve King:

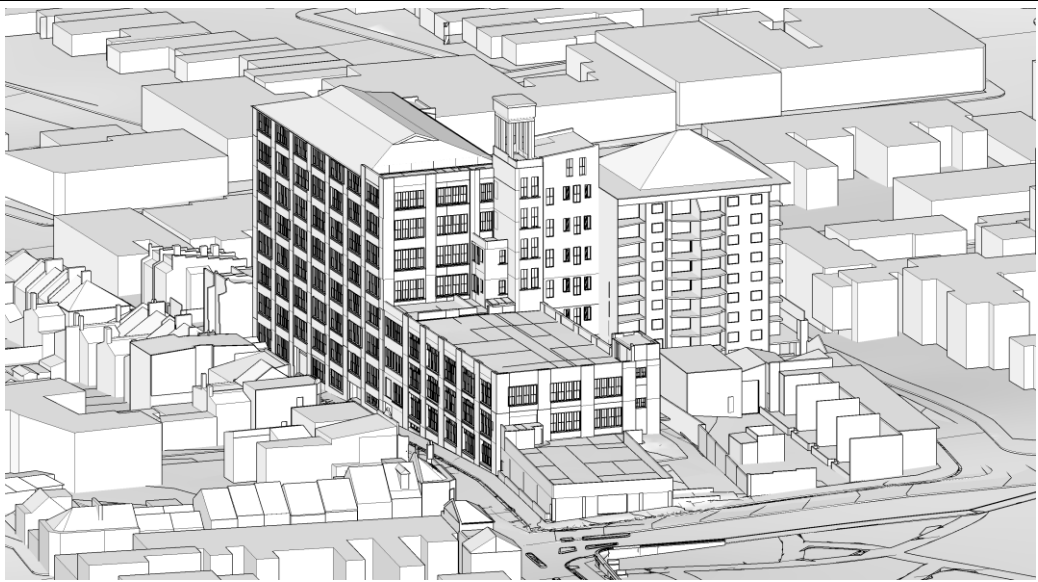
I am pleased to provide my commendation and support for Walsh² Analysis. Scott has undertaken solar access and overshadowing analysis of over 150 apartment buildings from as small as 10 units up to over 1000 units. I have relied on his technical expertise and accuracy to provide advice to architects, planners and to the Land and Environment Court, including independent third-party peer review of others' characterisation and reporting of compliance.

B.0 APPENDIX B: VIEWS FROM THE SUN

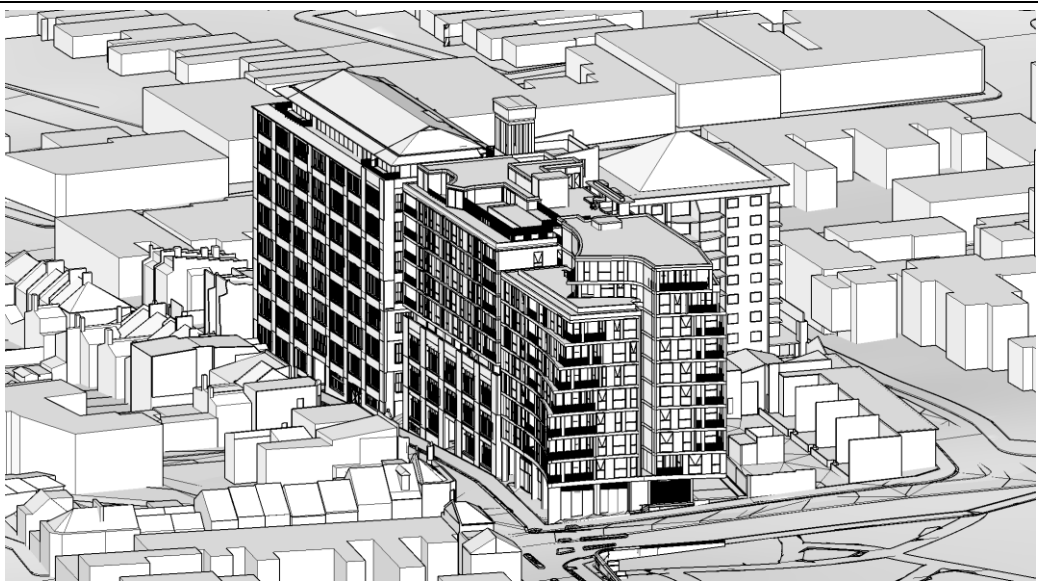
The table shows half-hourly views of solar access projections for June 21.

8.00 EXISTING	
8.00 PROPOSED	

8.30
EXISTING



8.30
PROPOSED



9.00
EXISTING



9.00
PROPOSED



9.30
EXISTING

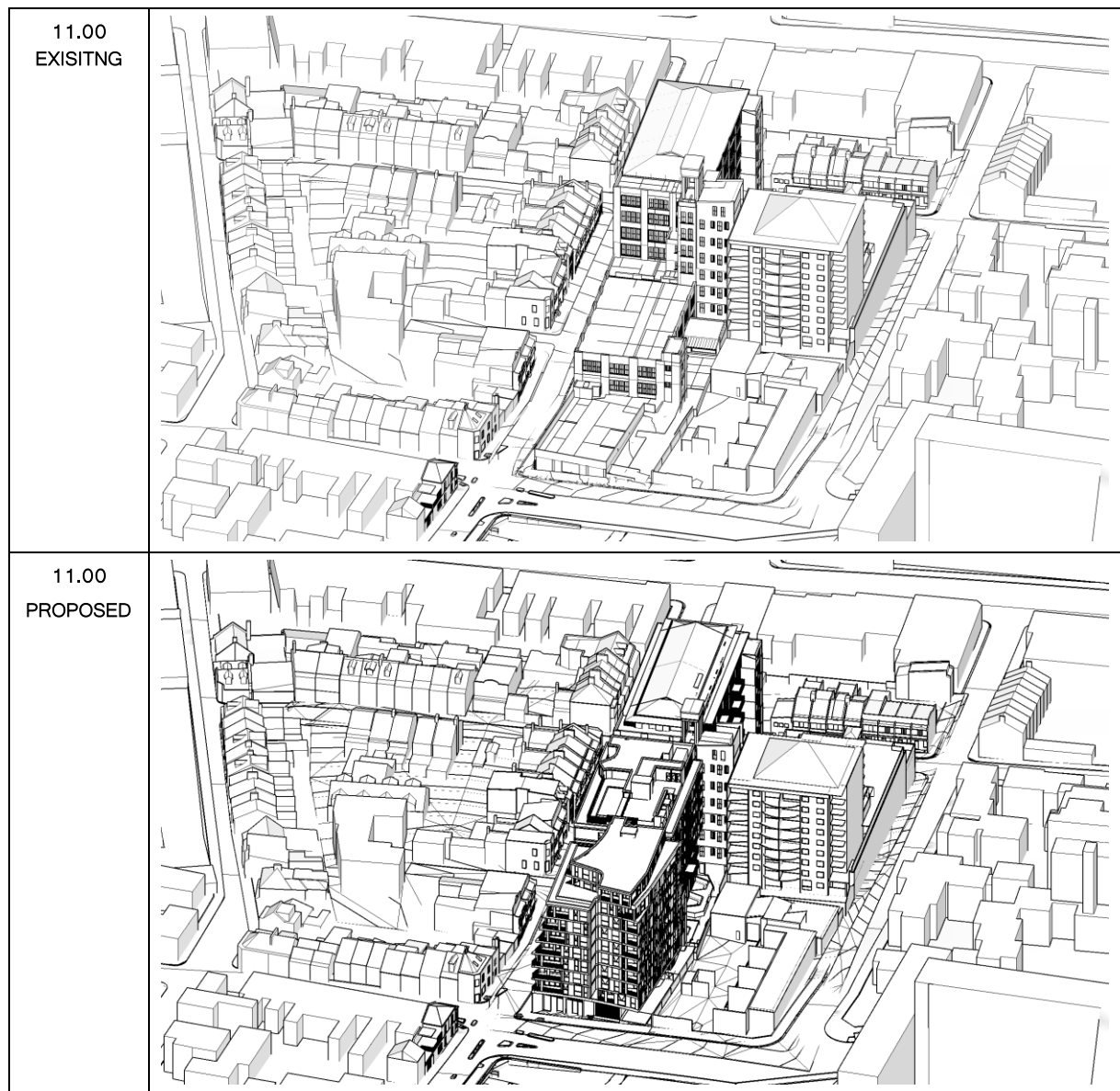


9.30
PROPOSED



10.00 EXISTING	
10.00 PROPOSED	



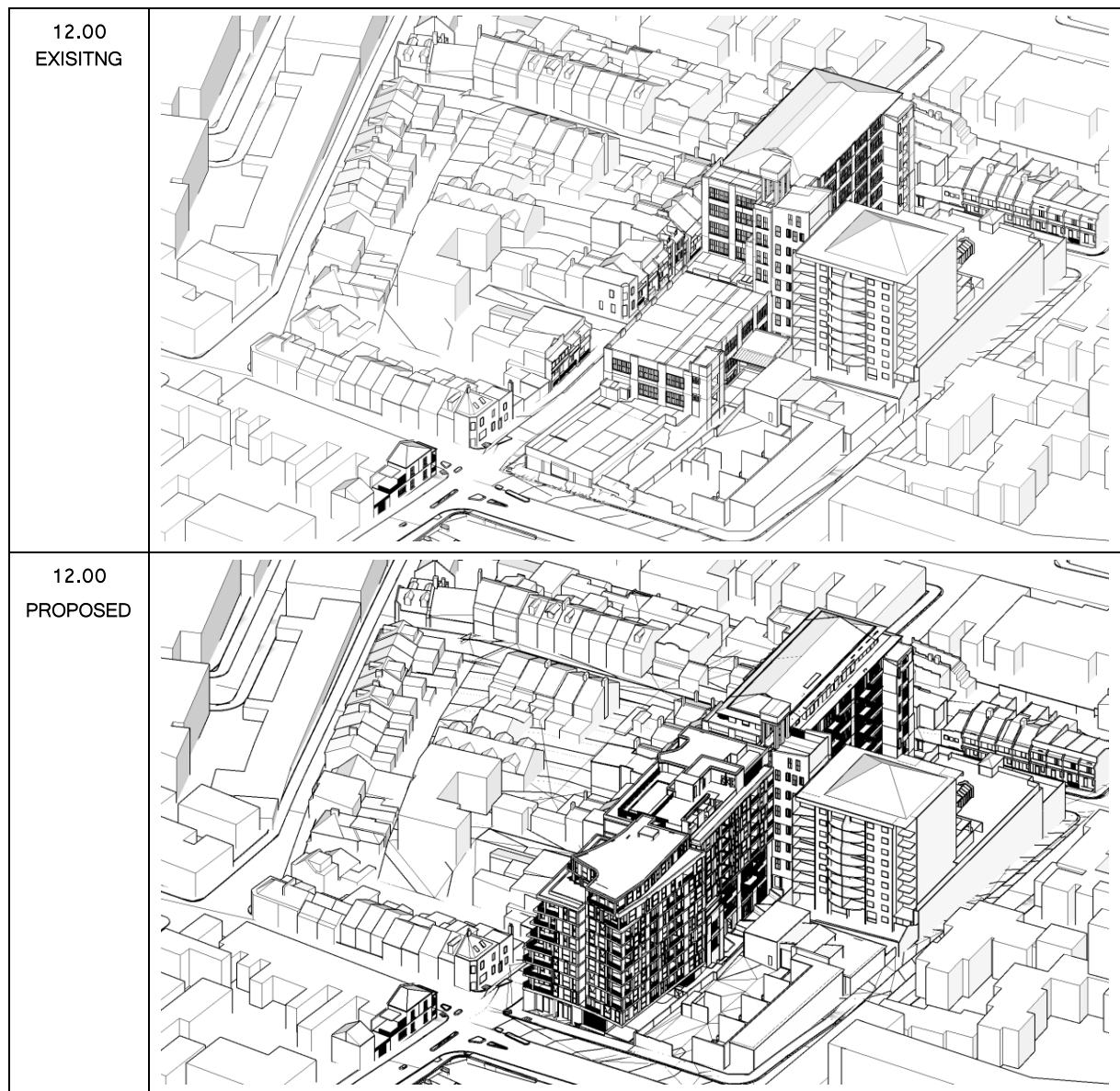


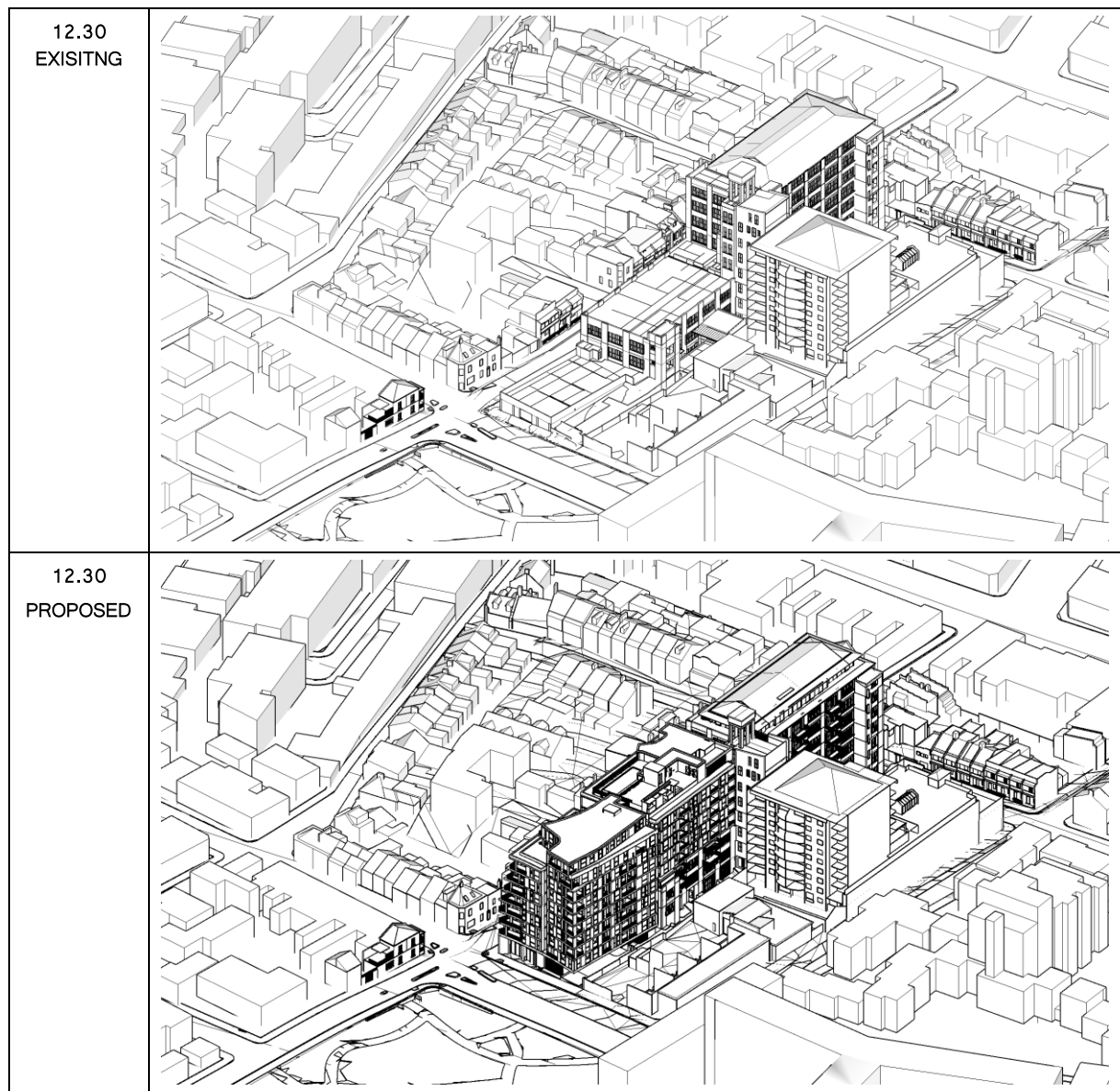
11.30
EXISTING

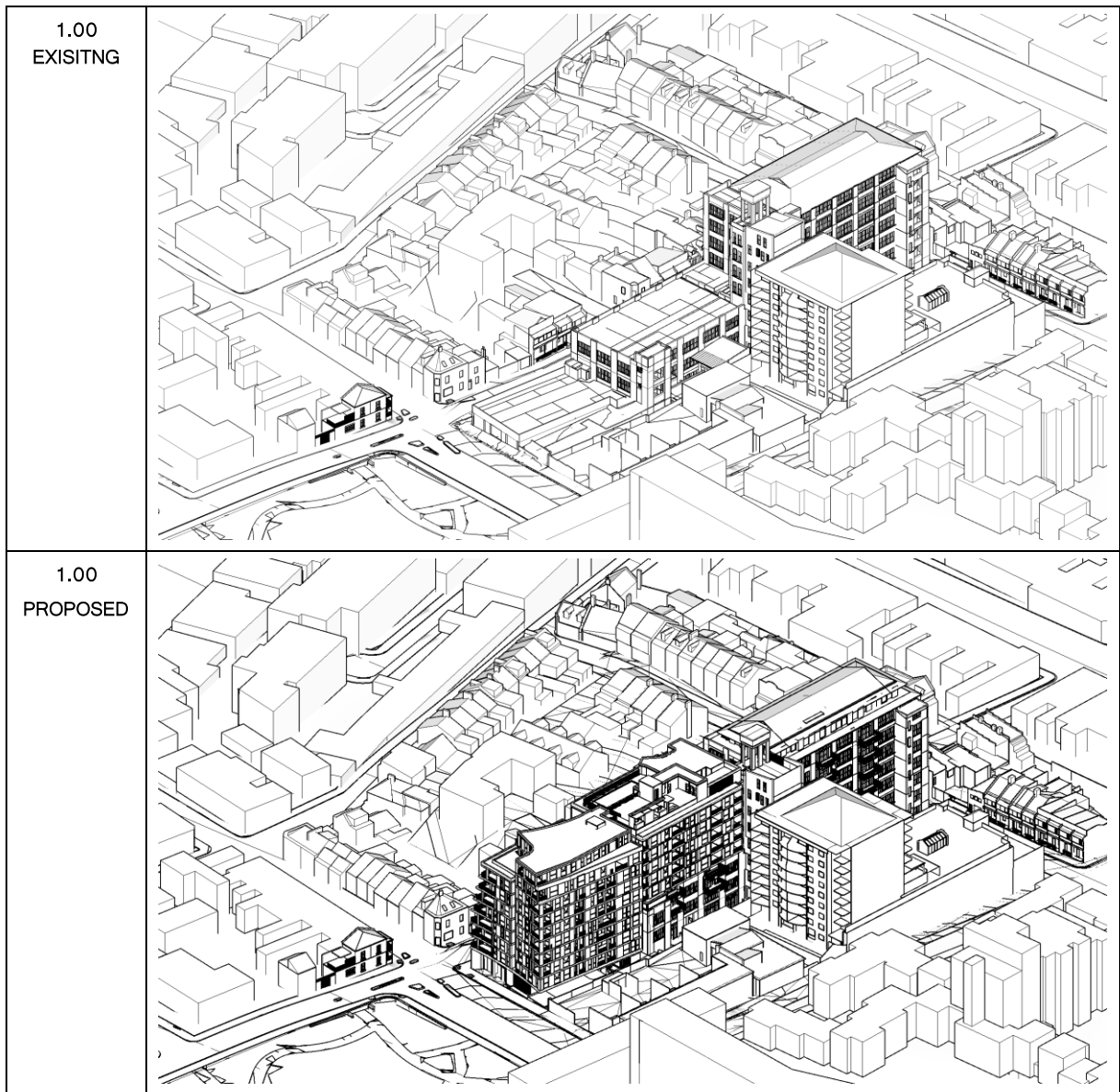


11.30
PROPOSED

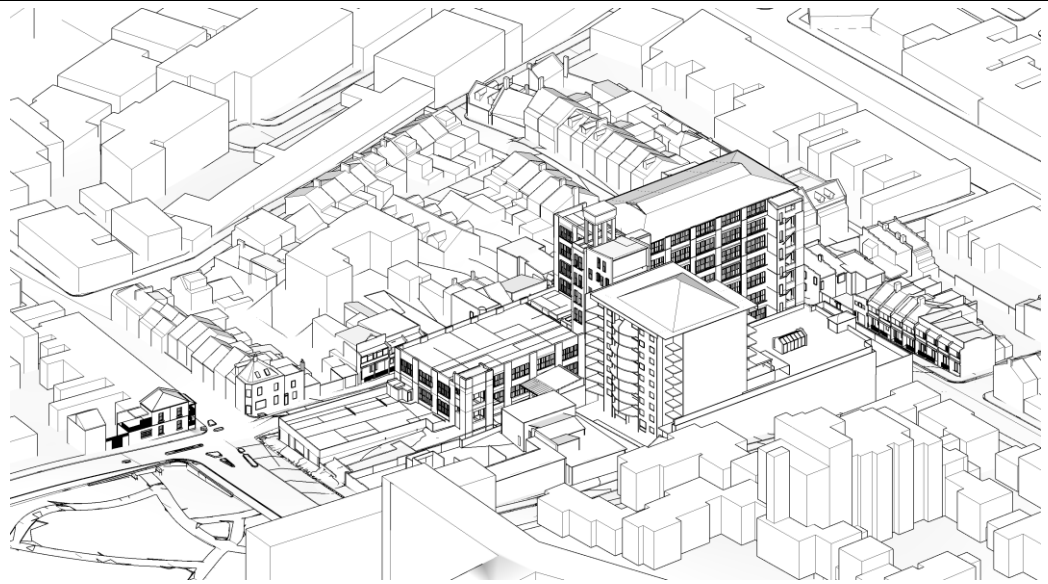




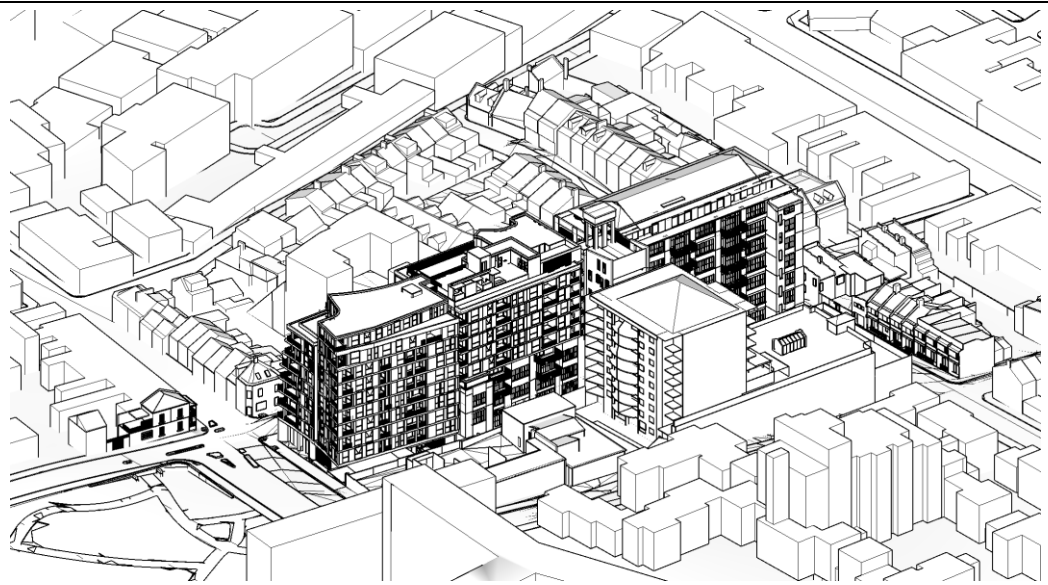




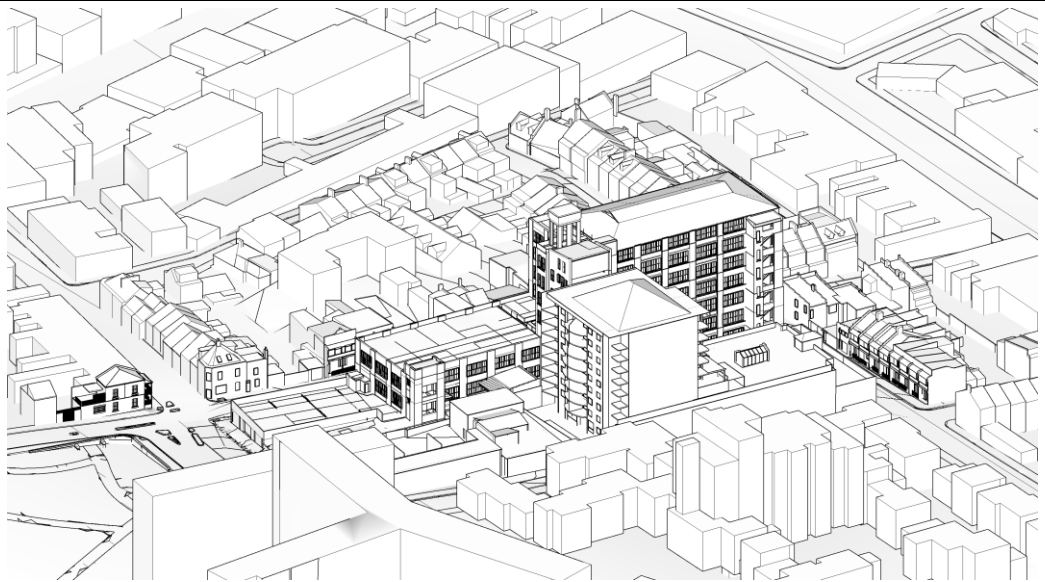
1.30
EXISTING



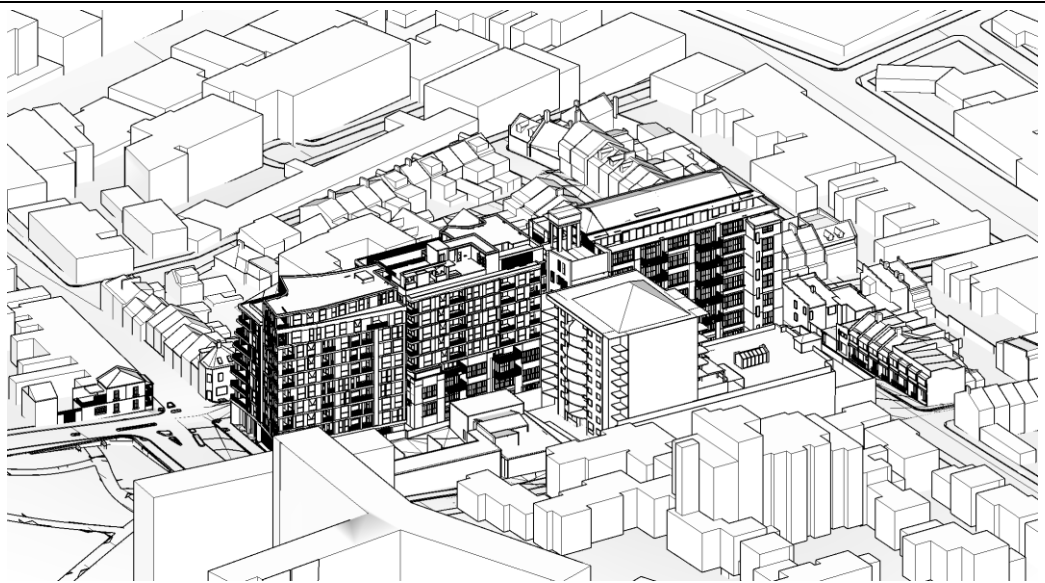
1.30
PROPOSED



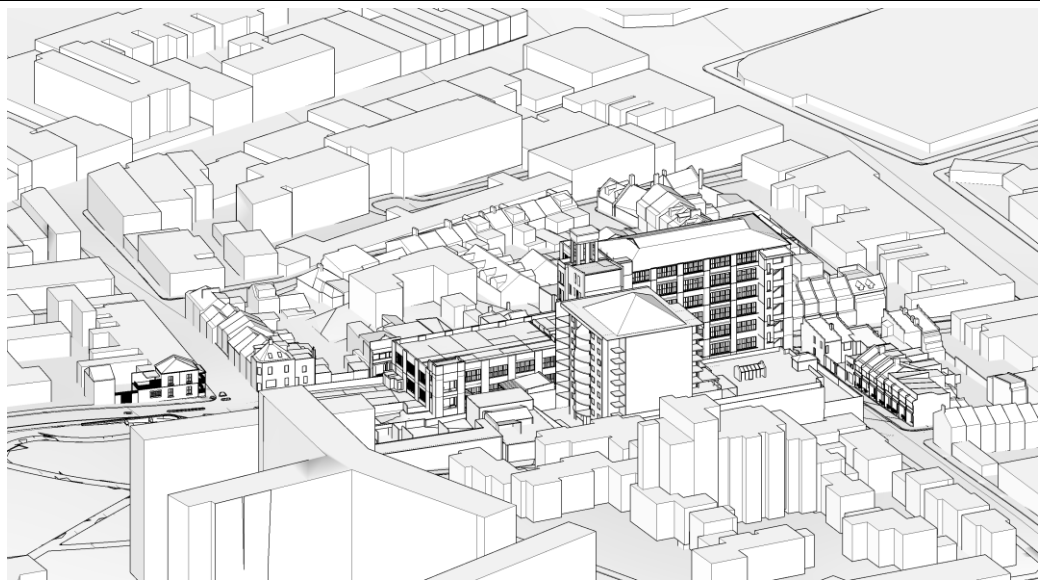
2.00
EXISTING



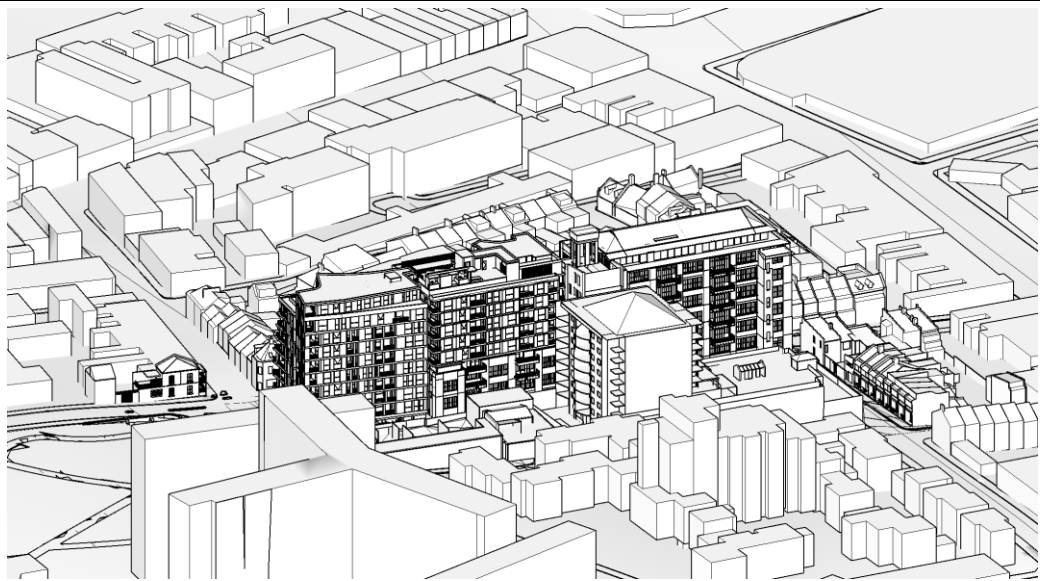
2.00
PROPOSED



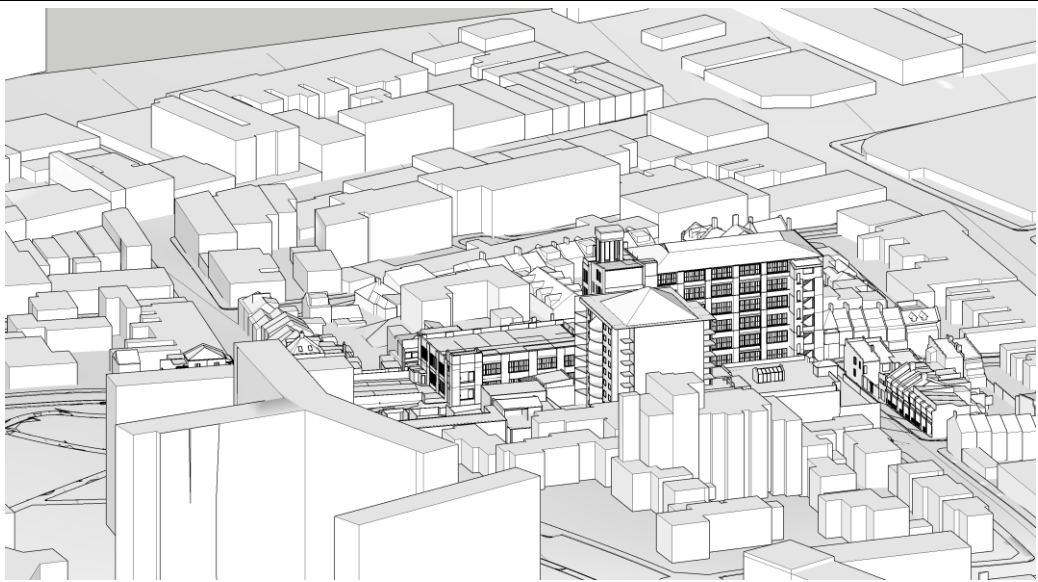
2.30
EXISTING



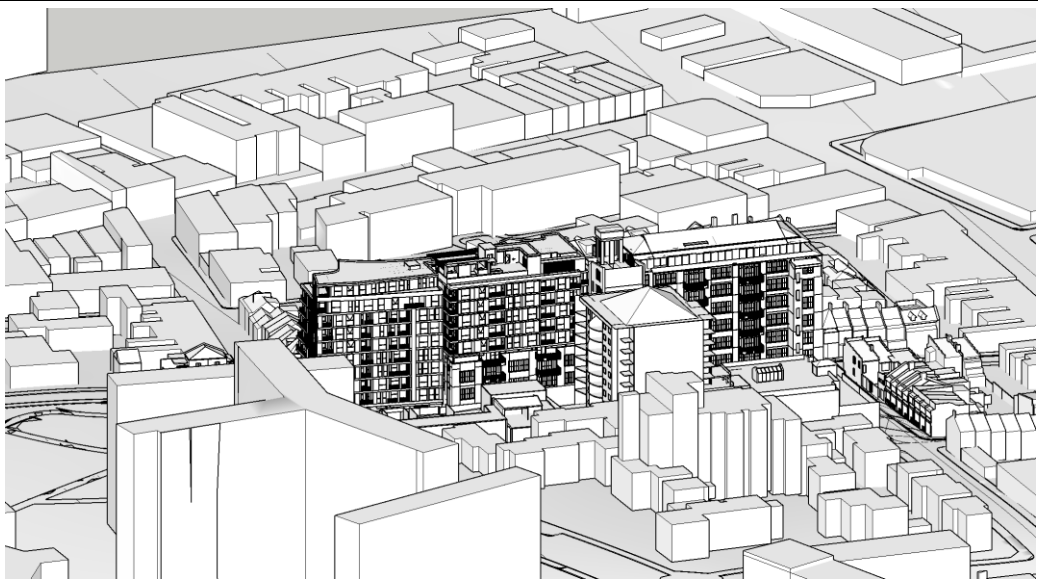
2.30
PROPOSED



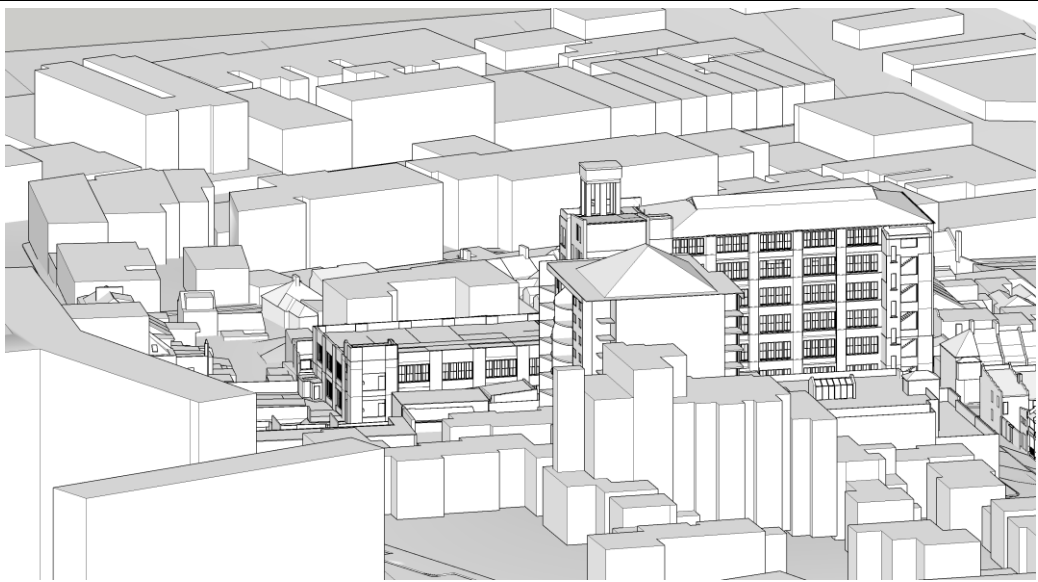
3.00
EXISTING



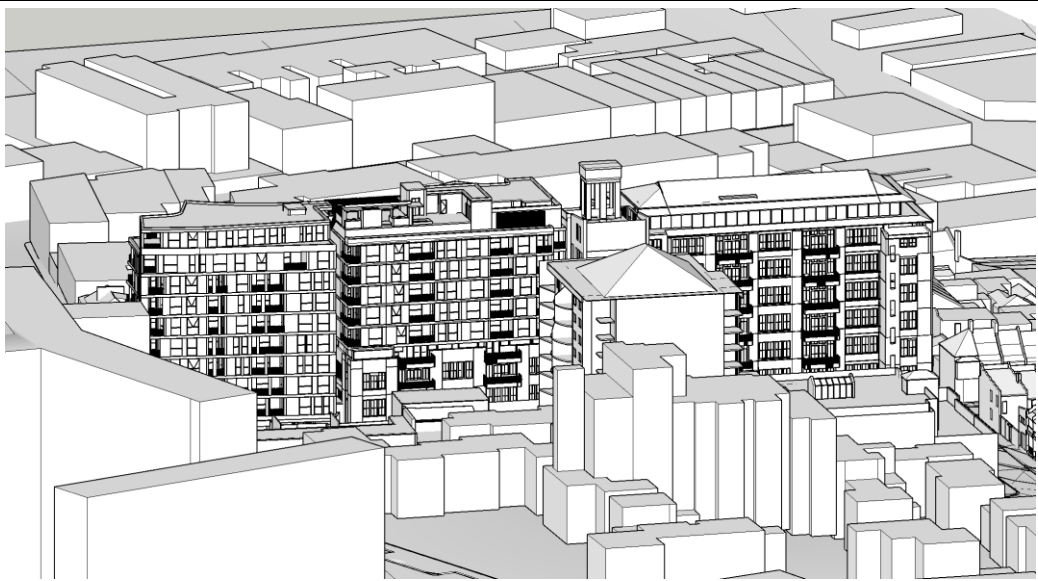
3.00
PROPOSED



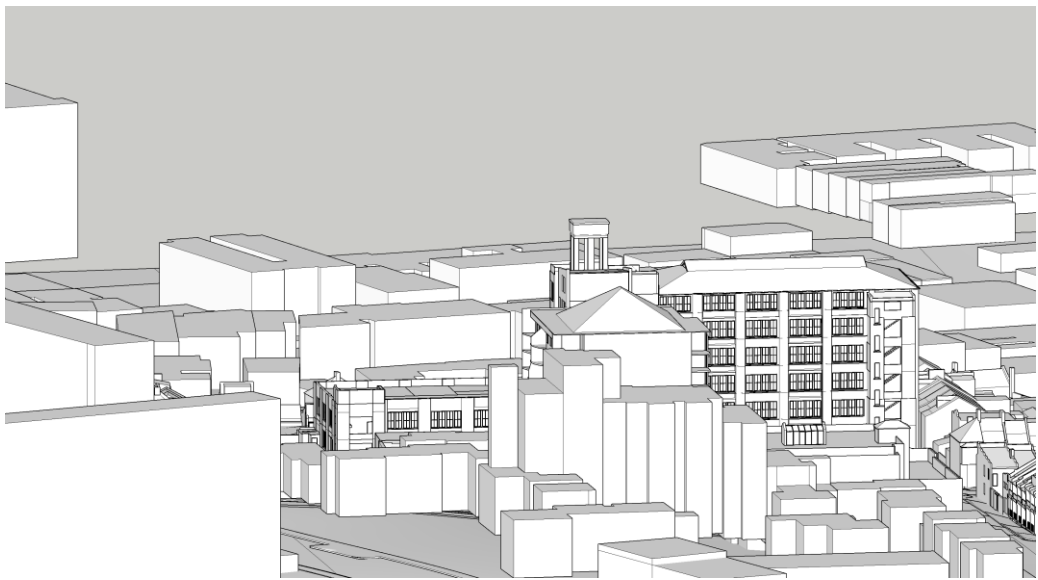
3.30
EXISTING



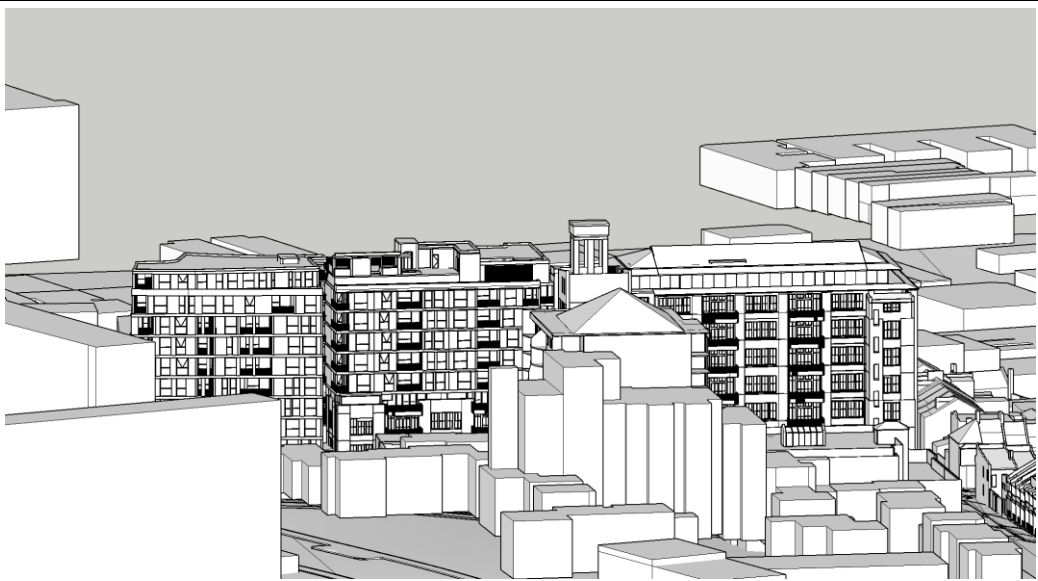
3.30
PROPOSED



4.00
EXISTING



4.00
PROPOSED



C.0 APPENDIX C: DETAILED COMPLIANCE TABLE OF SSDA

The following table sets out in detail the solar access status of each apartment.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY

LEVEL	UNIT NUM.	ROOM	8	830	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	1530	16	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
GR	3.G01	Living	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.G02	Living	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.G03	Living	H	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.G04	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
1	2.101	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.102	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.103	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.104	Living	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.105	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	YES.		N/A
	2.106	Living	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N			
		POS	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	N			N/A
	2.107	Living	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N			
		POS	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	3.101	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	3.102	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	3.103	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.104	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.105	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.106	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.107	Living	N	N	N	N	N	N	N	N	N	N	H	H	N	N	N	N	N			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
2	1.201	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	1.202	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	YES.		N/A
	1.203	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A
	1.204	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A

LEVEL	UNIT NUM.	ROOM	8	830	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	1530	16	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
3	1.205	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.201	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		NO POS	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.202	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.203	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.204	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.205	Living	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		NO POS	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.206	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		NO POS	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.207	Living	N	N	N	N	N	N	H	H	H	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		NO POS	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.201	Living	N	N	N	N	N	N		N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.202	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.203	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.204	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.205	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.206	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.207	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.208	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.209	Living	N	N	N	N	N	N	N	H	H	H	Y	Y	Y	Y	Y	Y	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.210	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	1.301	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	1.302	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	YES.		N/A
	1.303	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A
	1.304	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES.		N/A
	1.305	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.301	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.302	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.303	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.304	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.305	Living	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	2.306	Living	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A

LEVEL	UNIT NUM.	ROOM	8	830	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	1530	16	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
4	2.307	Living	N	N	N	N	N	N	N	N	H	H	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	3.301	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	H	Y	H			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N			N/A
	3.302	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.303	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.304	Living	N	N	N	N	H	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.305	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.306	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.307	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.308	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.309	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.310	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.311	Living	N	N	N	N	N	N	N	H	H	H	H	H	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			N/A
	1.401	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	1.402	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	1.403	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	H	N	H	N	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES.		N/A
	1.404	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
	1.405	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.401	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES		
		NO POS	N	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			N/A
	2.402	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.403	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.404	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.405	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	N	N	N	N	N	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA			N/A
	2.406	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.407	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	3.401	Living	N	N	N	N	N	N	N	N	N	N	H	N	N	N	H	Y	Y			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y			N/A
	3.402	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.403	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.404	Living	N	N	N	N	H	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.405	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A

LEVEL	UNIT NUM.	ROOM	8	830	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	1530	16	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
LEVEL 5	3.406	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.407	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.408	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.409	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.410	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.411	Living	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.501	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.502	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.503	Living	N	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	H	Y	H	YES	YES	
		POS	N	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	YES.		N/A
	1.504	Living	N	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	N	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
	1.505	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.501	Living	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
	2.502	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.503	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.504	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.505	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.506	Living	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	3.501	Living	N	N	N	N	N	N	N	H	H	H	H	H	H	H	Y	Y	Y			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y			N/A
	3.502	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.503	Living	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.504	Living	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.505	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.506	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.507	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.508	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.509	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.510	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.511	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
6	1.601	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A

LEVEL	UNIT NUM.	ROOM	8	830	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	1530	16	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
7	1.602	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	1.603	Living	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.604	Living	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.605	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.601	Living	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	YES.		N/A
	2.602	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.603	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.604	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.605	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.606	Living	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	3.601	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	3.602	Living	N	N	N	N	N	N	N	N	N	N	H	H	H	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.603	Living	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.604	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.605	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.606	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.607	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.608	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.609	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.610	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.701	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.702	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.703	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	1.704	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	1.705	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.701	Living	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
	2.702	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.703	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.704	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A

LEVEL	UNIT NUM.	ROOM	8	830	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	1530	16	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
8	2.705	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.706	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	3.701	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	3.702	Living	N	N	N	N	N	N	N	N	N	N	N	H	H	H	Y	Y	H			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.703	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.704	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.705	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.706	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.707	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.708	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		NO POS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A		N/A
	3.709	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.801	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.802	Living	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.803	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.804	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
	1.805	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.801	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES.		N/A
	2.802	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.803	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.804	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.805	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.806	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
9	1.901	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	H	H	H	H	H	H	H	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.		N/A
	1.902	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.901	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.902	Living	Y	Y	Y	Y	H	H	H	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.903	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	2.904	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.905	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A

LEVEL	UNIT NUM.	ROOM	8	830	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	1530	16	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
10	2.906	Living	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	1.1001	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	2.1001	Living	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	YES.		N/A
	3.1001	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	3.1002	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES	YES	
		POS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.		N/A

172

74	73	15
43.0%	42.4%	8.7%
	42.4%	8.7%

D.0 APPENDIX D: COMPLIANCE TABLE OF OVERSHADOWING

The following table sets out in detail the solar access status of each apartment.

LEGEND

Y	RECEIVES COMPLIANT SUN
H	HABITABLE SPACES RECEIVES COMPLIANT SUN
N	DOES NOT COMPLY
N	LIVING NOW OVERSHADOWED
N	HABITABLE ROOM NOW OVERSHADOWED
HH	LIVING OVERSHADOWED BUT HABITABLE ROOM GETS SUN

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
EXISTING																		
25 Lansdowne Street	25 Lansdowne	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	YES.		N/A
27 Lansdowne Street	27 Lansdowne	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES.		N/A
29 Lansdowne Street	29 Lansdowne	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	YES.		N/A
56 Marlborough Street	56 Marlborough	Living	H	H	N	N	N	N	N	Y	H	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
62 Marlborough Street	62 Marlborough	Living	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H	YES		
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
64 Marlborough Street	64 Marlborough	Living	H	H	N	N	N	N	N	H	N	N	N	N	N			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
66 Marlborough Street	66 Marlborough	Living	Y	Y	Y	Y	Y	Y	Y	H	N	N	N	N	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
68 Marlborough Street	68 Marlborough	Living	H	H	N	N	N	N	N	H	N	N	N	N	N			
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	YES.		N/A
SP88383 - 70 Marlborough Street	UNIT 1	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
	UNIT 2	Living	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	YES.		N/A
	UNIT 3	Living	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y			
		POS	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y			N/A
	UNIT 4	Living	N	N	N	N	N	N	N	N	N	N	N	N	Y			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	Y			N/A
	UNIT 5	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
	UNIT 6	Living	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N			
		POS	N	N	N	N	N	N	Y	Y	N	N	N	N	N			N/A
	UNIT 7	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			N/A
	UNIT 8	Living	Y	Y	Y	N	H	H	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
	UNIT 9	Living	Y	Y	Y	N	N	H	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
SP12379 - 72-80 Marlborough Street	72 Marlborough	Living	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	74 Marlborough	Living	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	76 Marlborough	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	78 Marlborough	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
80 Marlborough	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N				
	POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A	
82 Marlborough Street	82 Marlborough	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
24																6	5	2
																25.0%	20.8%	8.3%
																	20.8%	8.3%

PROPOSED

SITE ADDRESS	UNIT NUM.	ROOM	9	930	10	1030	11	1130	12	1230	13	1330	14	1430	15	>2 hrs 9-3	Comply for Living + POS >2 hrs 9-3	No sun
25 Lansdowne Street	25 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES		
		POS	N	N	N	N	N	N	Y	N	N	N	N	N	N			N/A
27 Lansdowne Street	27 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES.		N/A
29 Lansdowne Street	29 Lansdowne Street	Living	H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
56 Marlborough Street	56 Marlborough Street	Living	H	H	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
62 Marlborough Street	62 Marlborough Street	Living	Y	Y	Y	Y	Y	Y	Y	Y	HH	N	N	N	N	YES		
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
64 Marlborough Street	64 Marlborough Street	Living	H	H	N	N	N	N	N	N	N	N	N	N	N			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
66 Marlborough Street	66 Marlborough Street	Living	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A
68 Marlborough Street	68 Marlborough Street	Living	H	H	N	N	N	N	N	N	N	N	N	N	N			
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A
SP88383 - 70 Marlborough Street	UNIT 1	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
	UNIT 2	Living	N	N	N	Y	Y	Y	Y	Y	Y	HH	N	N	N	YES	YES	
		POS	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	YES.		N/A
	UNIT 3	Living	N	N	N	N	N	N	N	N	N	Y	N	N	N			
		POS	N	N	N	N	N	N	N	N	N	Y	N	N	N			N/A
	UNIT 4	Living	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	UNIT 5	Living	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
	UNIT 6	Living	N	N	N	N	Y	N	N	N	N	N	N	N	N			
		POS	N	N	N	N	N	N	N	N	N	N	N	N	N			N/A
	UNIT 7	Living	Y	H	H	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			N/A
	UNIT 8	Living	Y	Y	Y	N	H	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
	UNIT 9	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			N/A
SP12379 - 72-80 Marlborough Street	72 Marlborough Street	Living	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	74 Marlborough Street	Living	N	N	N	N	N	N	N	N	N	N	N	N	N			YES
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	76 Marlborough Street	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	78 Marlborough Street	Living	Y	N	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
	80 Marlborough Street	Living	Y	Y	N	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
82 Marlborough Street	82 Marlborough Street	Living	Y	Y	Y	N	N	N	N	N	N	N	N	N	N			
		POS	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	YES.		N/A
24																6	4	3
																25.0%	16.7%	12.5%
																	16.7%	12.5%