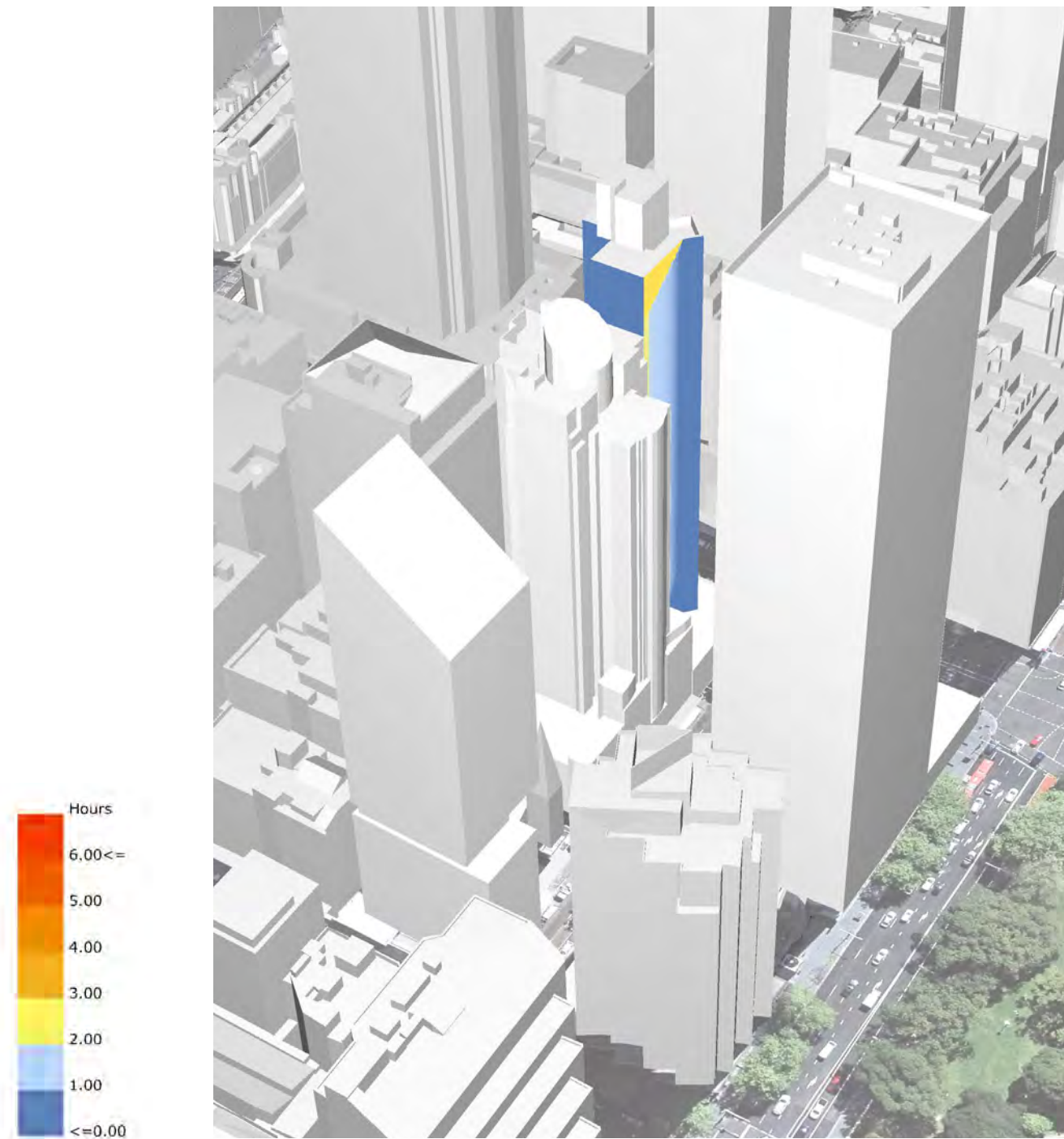


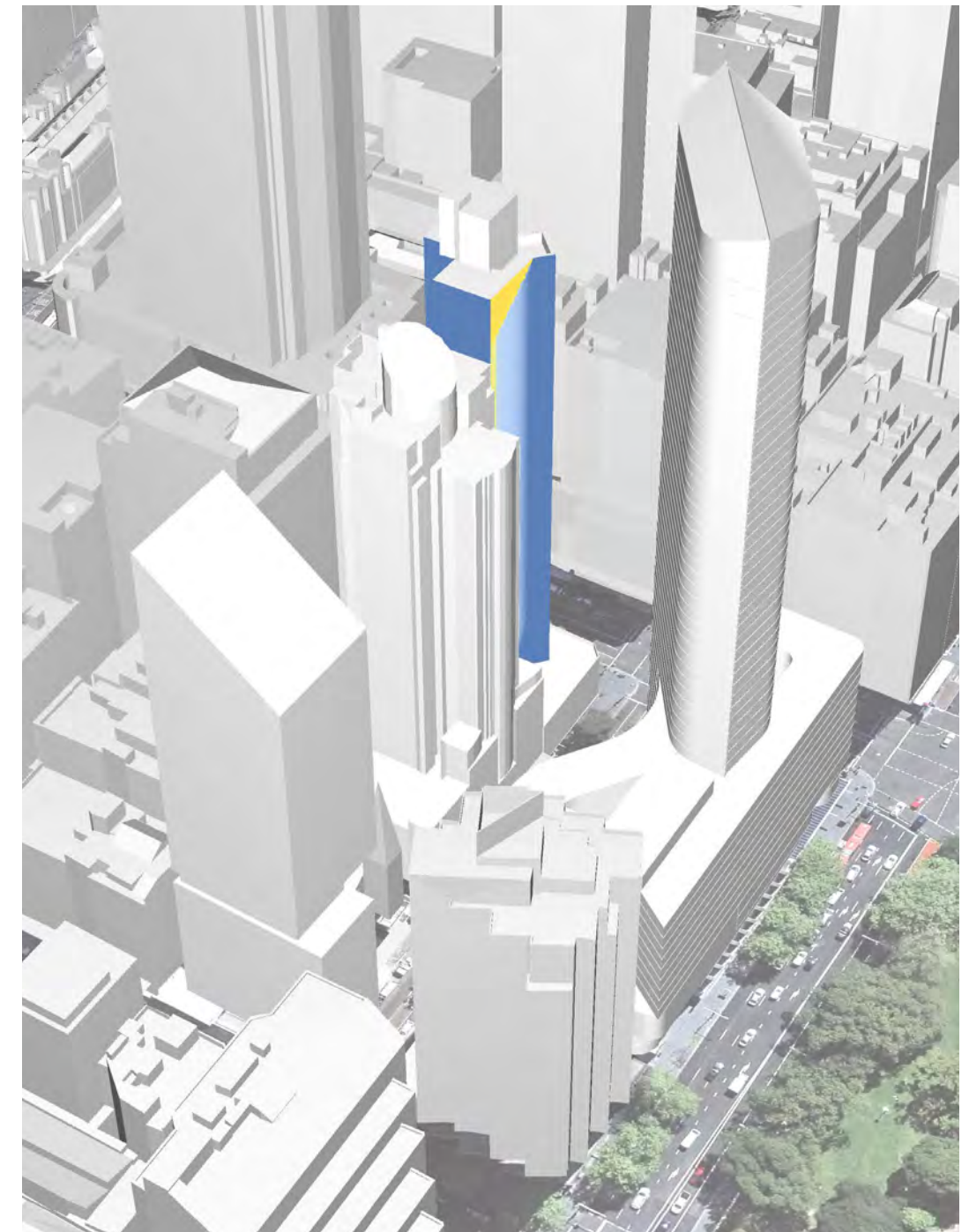
Sun Access Analysis | 189 Castlereagh Street

Sun Access Analysis



189 Castlereagh Street - Sun Access | South-east view

Existing

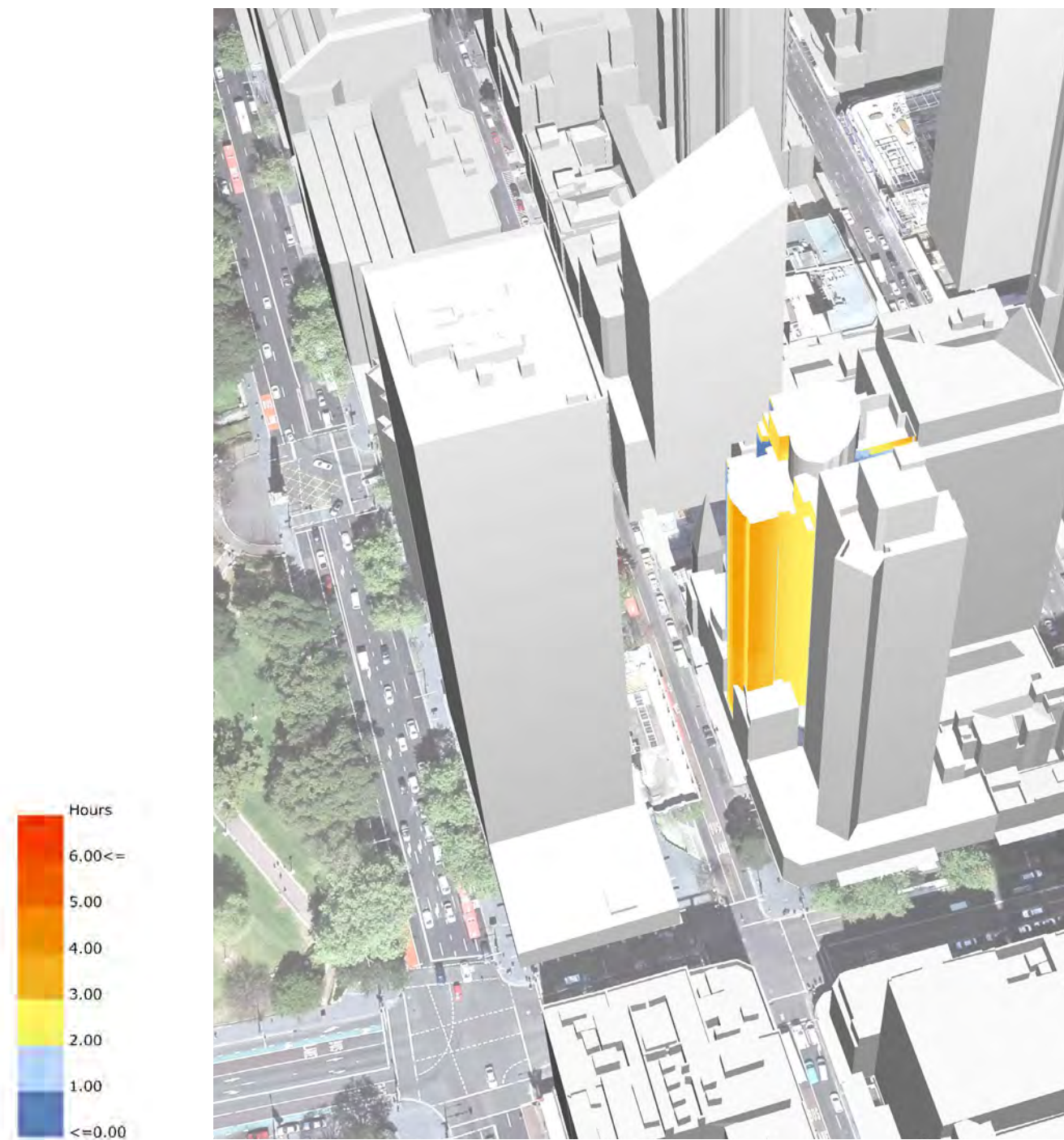


189 Castlereagh Street - Sun Access | South-east view

Proposed

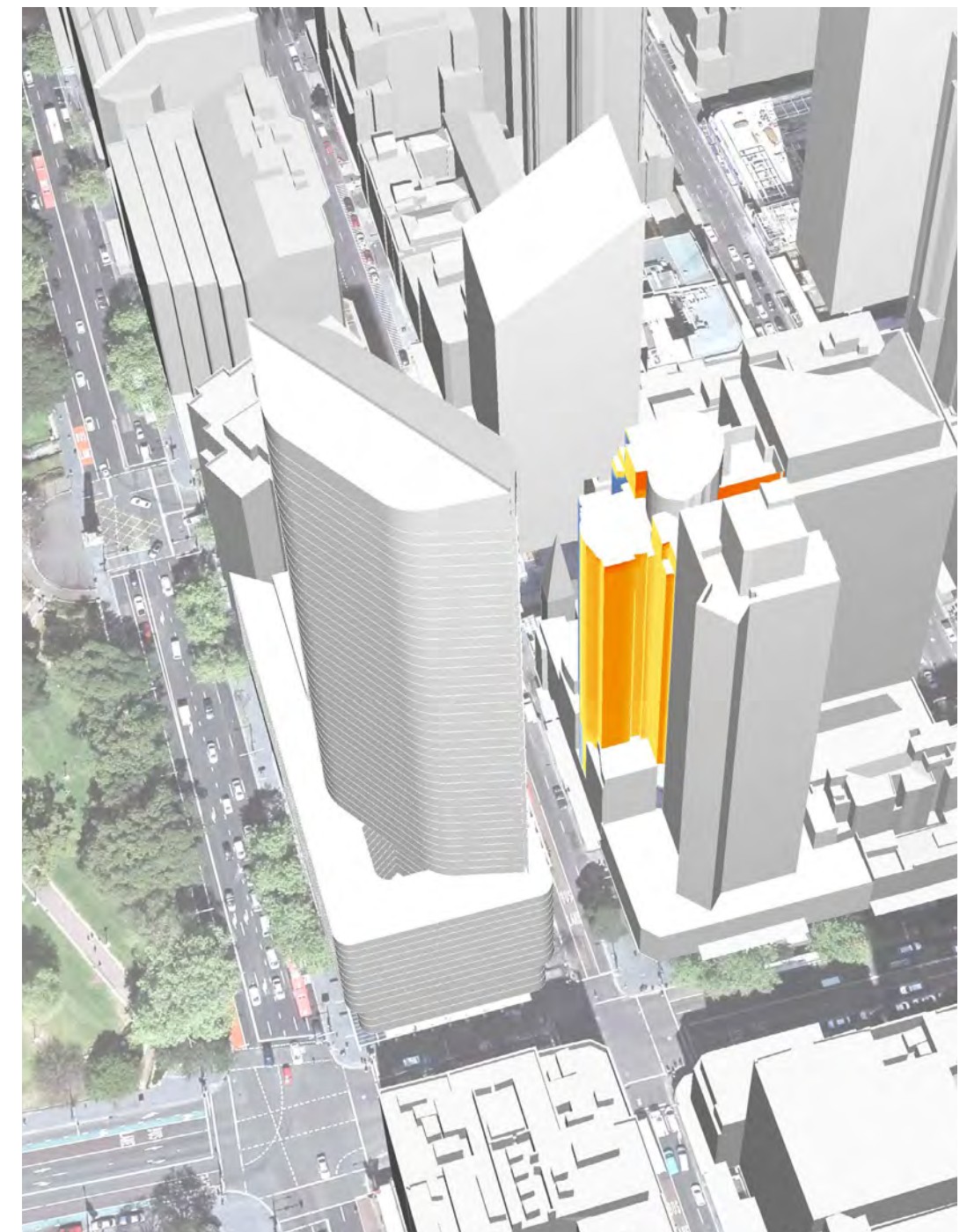
Sun Access Analysis | 201 Castlereagh Street

Sun Access Analysis



201 Castlereagh Street - Sun Access | North-east view

Existing

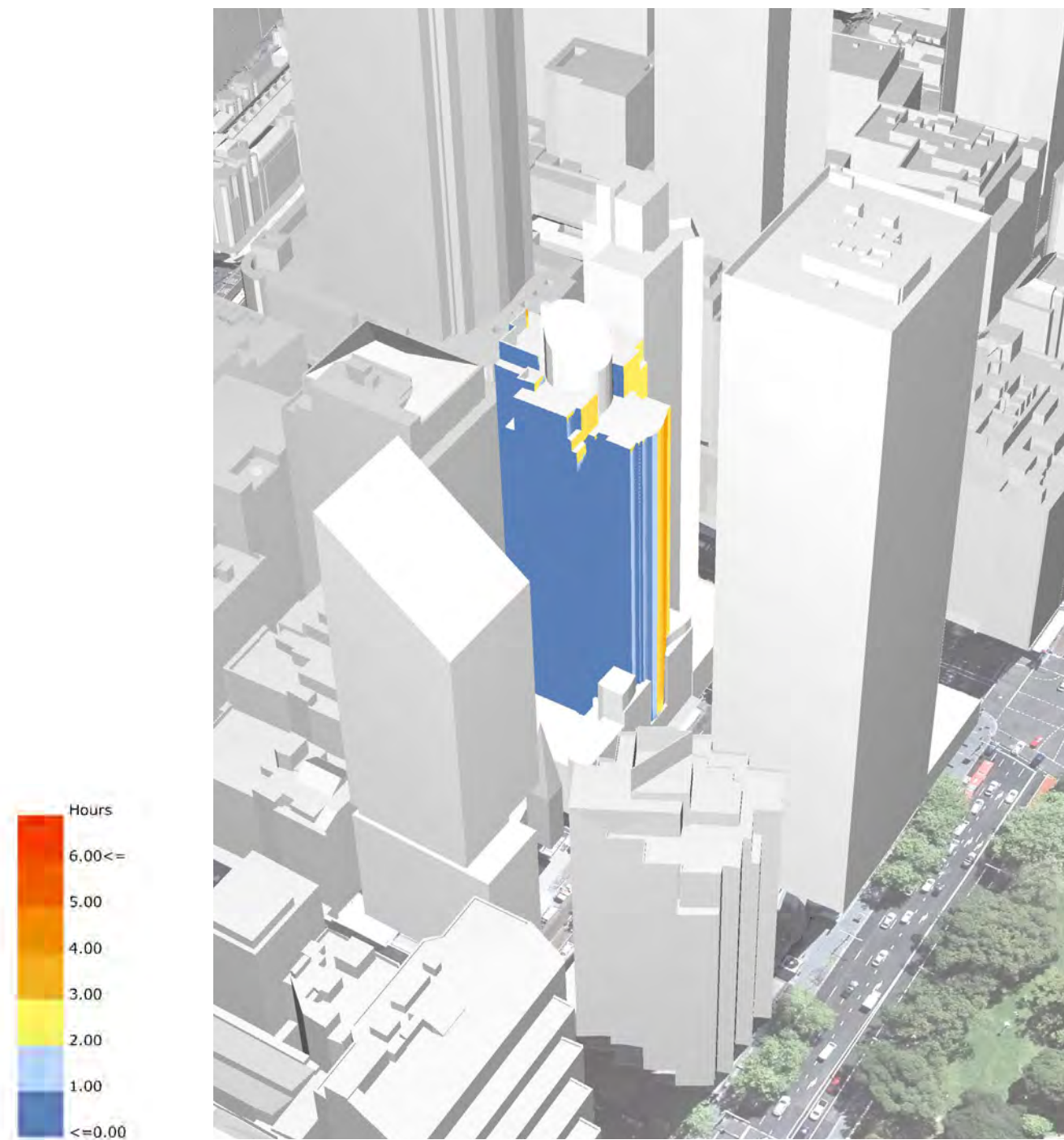


201 Castlereagh Street - Sun Access | North-east view

Proposed

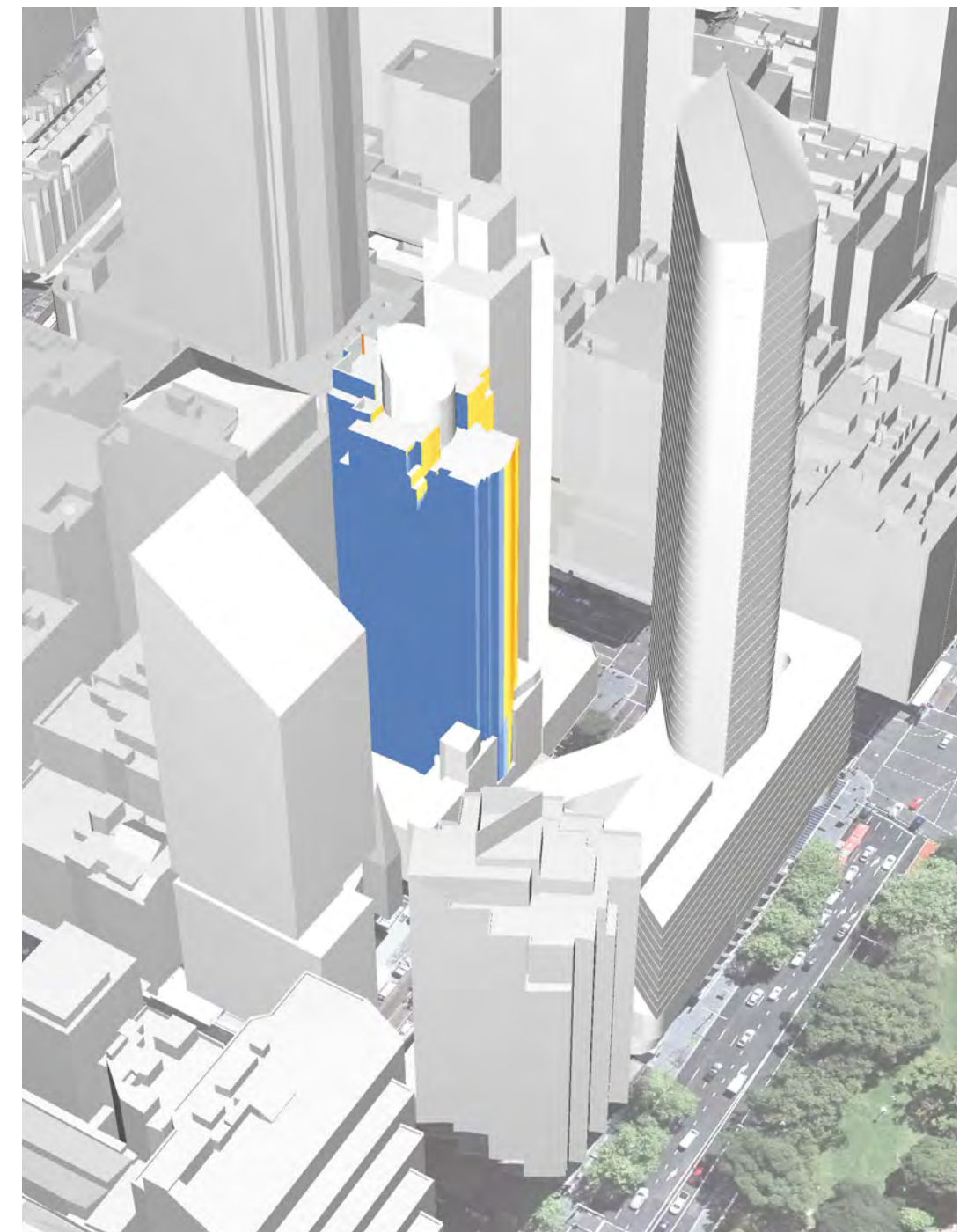
Sun Access Analysis | 201 Castlereagh Street

Sun Access Analysis



201 Castlereagh Street - Sun Access | South-east view

Existing



201 Castlereagh Street - Sun Access | South-east view

Proposed

Sun Access Analysis | 116 Bathurst Street & 201,189 Castlereagh Street - Comparison

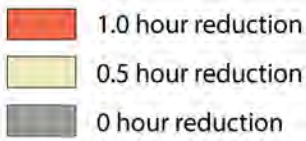
Sun Access reduced below 2 hours

Potentially affected nearby residential facades are detected as following:

1 area of 116 Bathurst Street, which is less than 3.5% of the overall facade currently having more than 2 hours Sun Access between 9 am and 3 pm on 21 June.

2 areas of 201 Castlereagh Street, which are less than 1% of the overall facade currently having more than 2 hours Sun Access between 9 am and 3 pm on 21 June.

Further investigation would determine whether these affected areas of facade impact living space within the apartment.



Sun Access Comparison | South-east view

Comparison

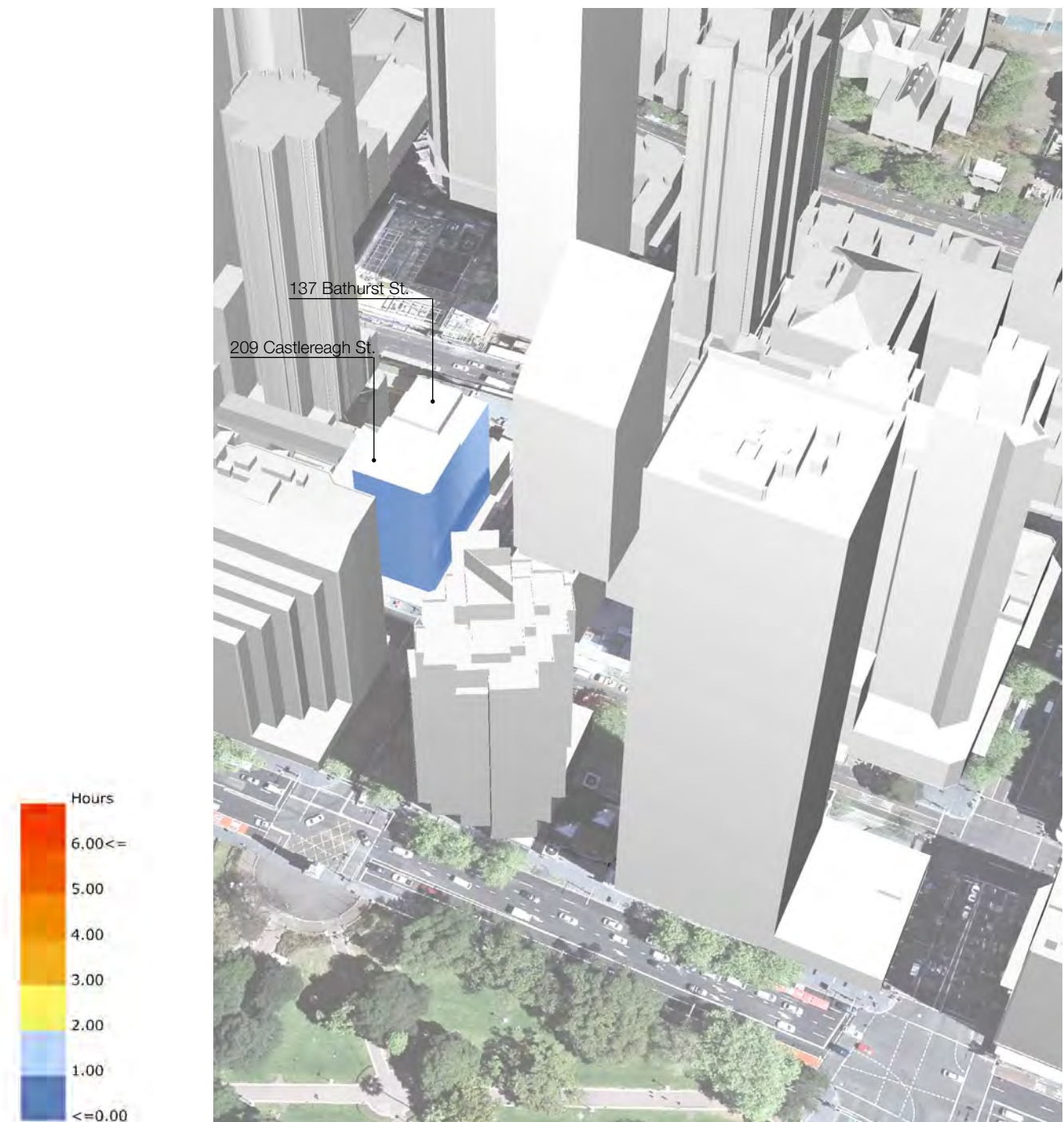


Sun Access Comparison | North-east view

Comparison

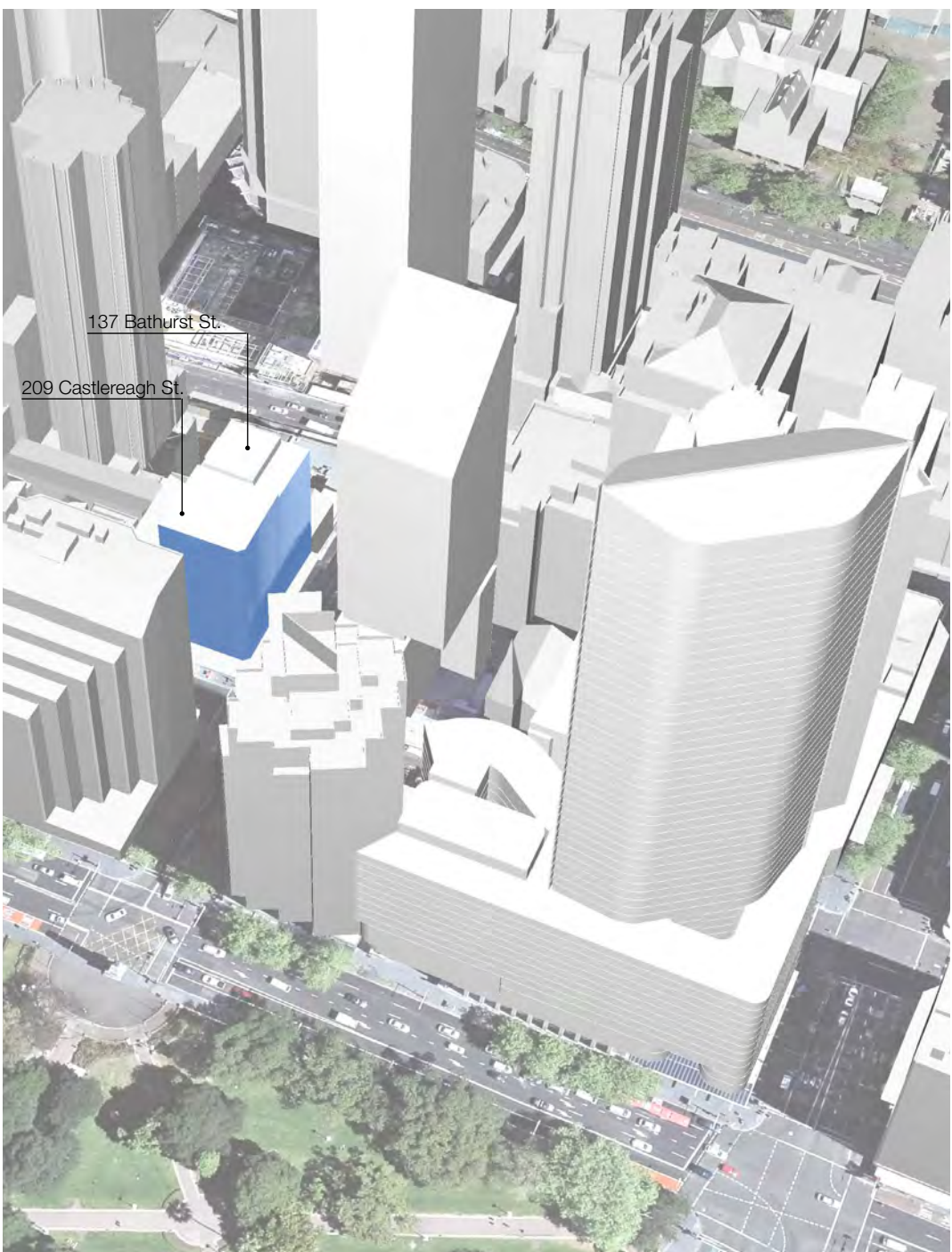
Sun Access Analysis | 137 Bathurst Street & 209 Castlereagh Street

Sun Access Analysis



137 Buthurst Street & 209 Castlereagh Street- Sun Access | North-east view

Existing

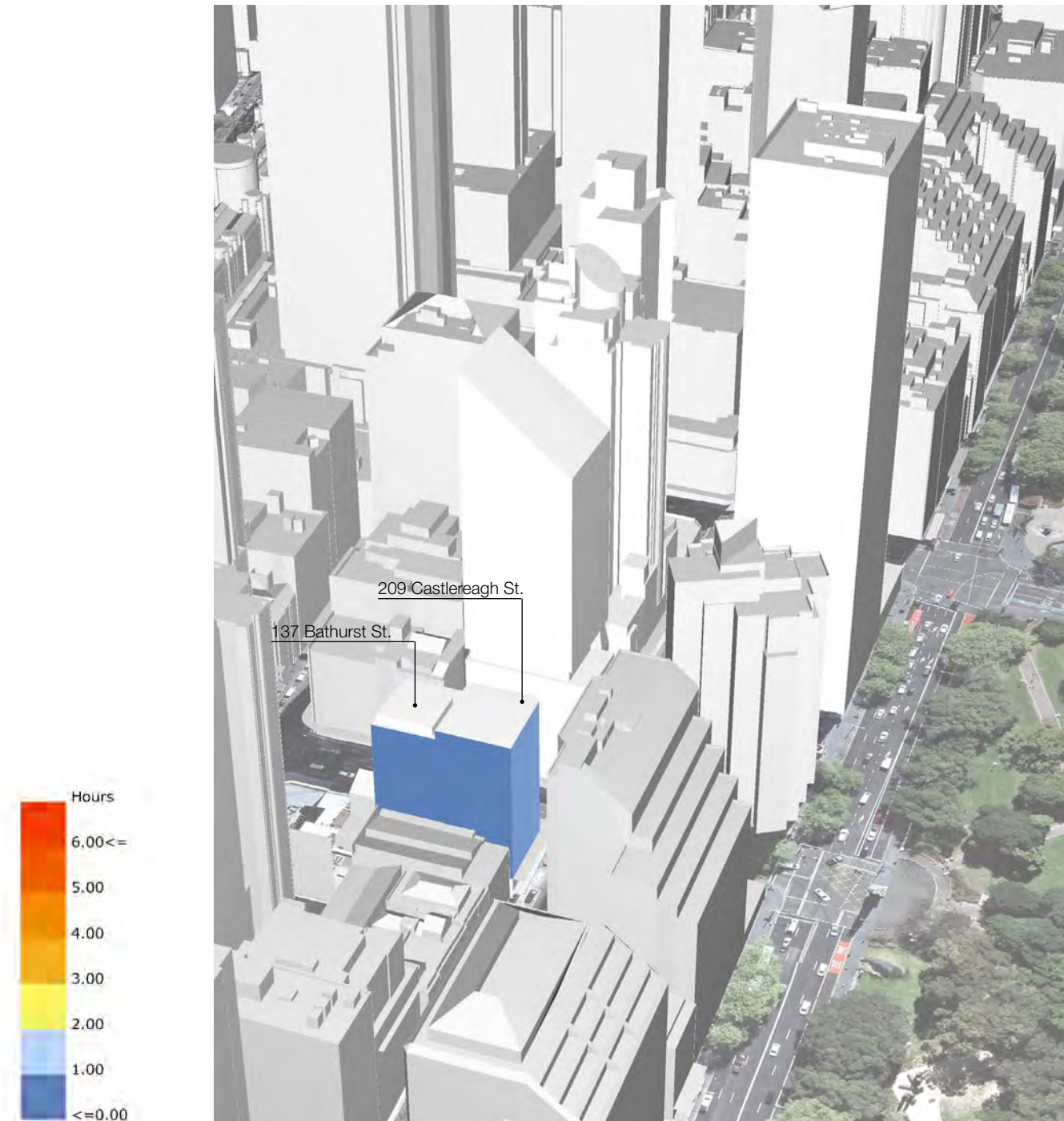


137 Buthurst Street & 209 Castlereagh Street - Sun Access | North-east view

Proposed

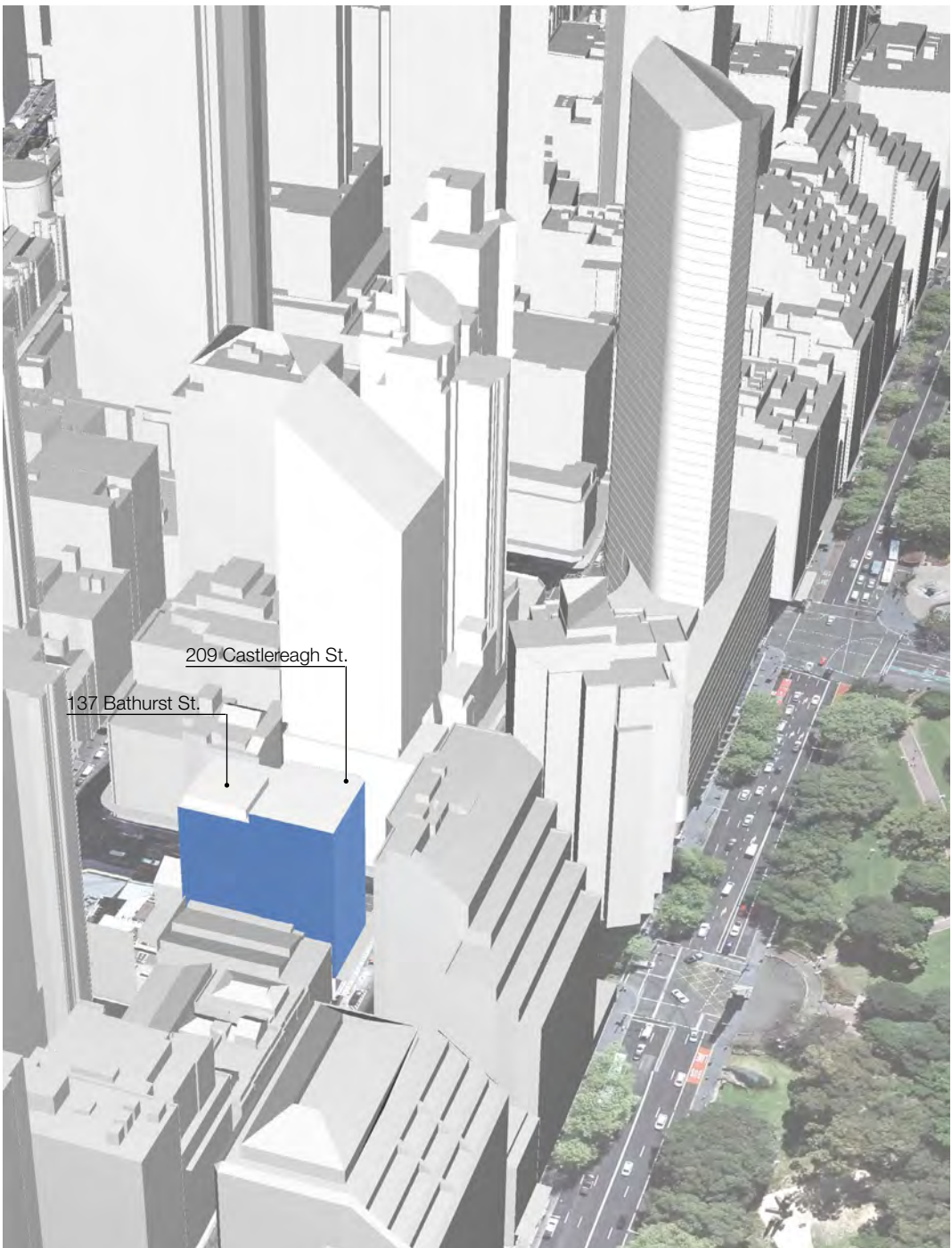
Sun Access Analysis | 137 Bathurst Street & 209 Castlereagh Street

Sun Access Analysis



137 Buthurst Street & 209 Castlereagh Street - Sun Access | South-east view

Existing



137 Buthurst Street & 209 Castlereagh Street - Sun Access | South-east view

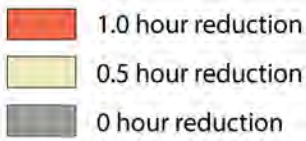
Proposed

Sun Access Analysis | 137 Bathurst Street & 209 Castlereagh Street - Comparison

Sun Access reduced
below 2 hours

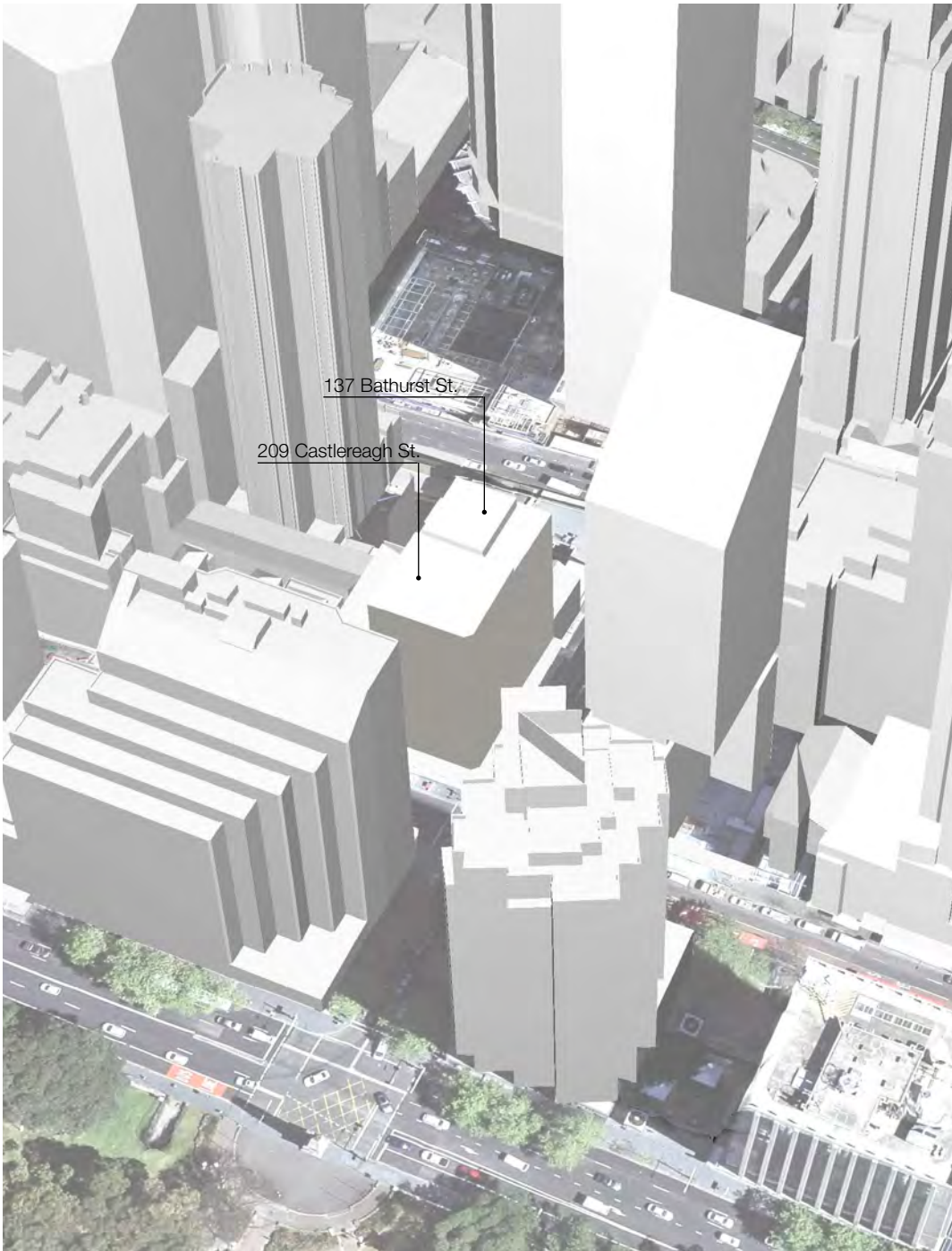
As existing condition, all the facade of 137 Bathurst Street and 209 Castlereagh Street have less than 2 hours Sun Access between 9 am and 3 pm on 21 June.

Their minimum solar access requirements for the living space of apartments are not affected by the proposed indicative volume of 201 Elizabeth Street.



Sun Access Comparison | South-east view

Comparison



Sun Access Comparison | North-east view

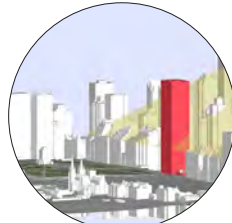
Comparison

Addressing Secretary's Environmental Assessment Requirements

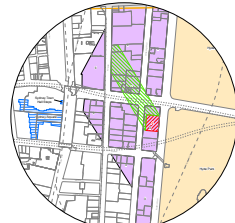
Addressing Secretary's Environmental Assessment Requirements

Key issues 3 : Design Excellence, Built Form and Urban Design

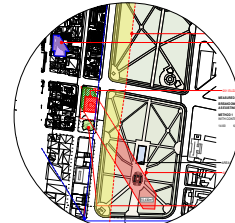
01. Outline the design process leading to the proposal and justify the suitability of the site for the proposal.



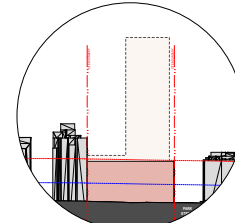
5. Sun Access Planes
- Hyde park west |
Sydney LEP - 12



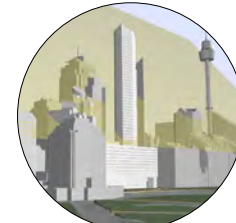
6. Category A and
Category B land |
Sydney LEP - 13



7. 50% Overshadowing
Reduction - Hyde park
| Sydney LEP - 14



8. Street Frontage
Height | Sydney
DCP / LEP - 17



9. Options
Considered - 22

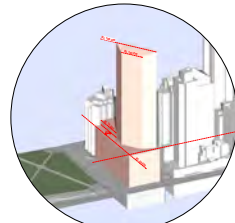


19. SEPP 65
Compliance
Statement - 56

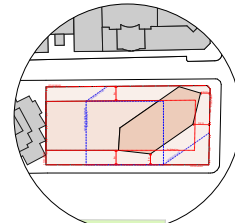
02. Demonstrate how the proposal achieves design excellence with specific consideration to the site's character, its layout, setbacks, amenity, views and vista, open spaces and public domain, connectivity and street activation.



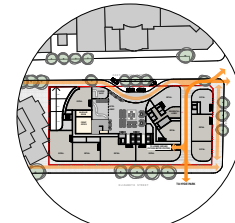
9. Options
Considered- 22



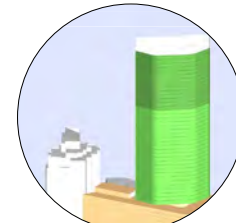
10. Proposed
Envelope - 26



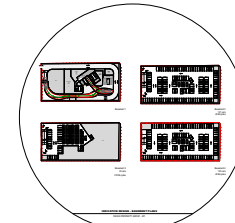
11. Setbacks |
Sydney DCP - 30



12. Ground level
Activation plan - 31



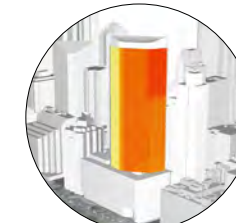
13. Building Use
& Mix - 33



14. Vehicle Access - 34



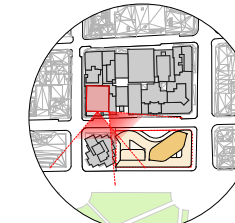
15. Public Art Strategy
Statement - 36



18. Residential
Amenity - 50

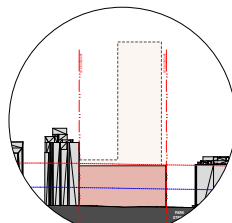


19. SEPP 65
Compliance
Statement - 56



20. Private View
Analysis - 57

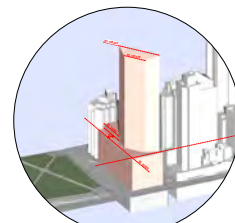
03. Address the height, bulk and scale of the proposal development within the context of the locality and its surrounds.



8. Street Frontage
Height | Sydney
DCP / LEP - 17



9. Options
Considered - 22

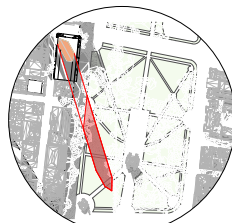


10. Proposed
Envelope - 26

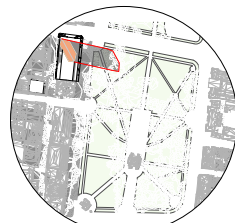


19. SEPP 65
Compliance
Statement - 56

04. Analyse the extent of any proposed departures from the Sydney LEP 2012 standards with regard to height, density, bulk and scale on existing buildings within the site, surrounding development and the streetscape.



16. Hyde park -
Overshadowing
Analysis | 50% Reduced
Shadow Study - 41



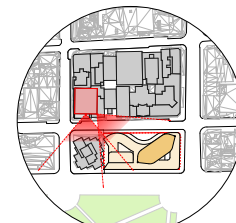
17. Hyde park -
Overshadowing
Analysis | Annual
Shadow Study - 43



18. Residential
Amenity - 50



19. SEPP 65
Compliance
Statement - 56



20. Private View
Analysis - 57

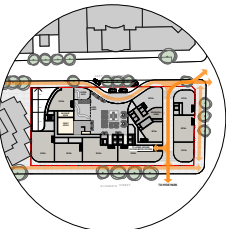


21. Sun Access
Analysis - 73

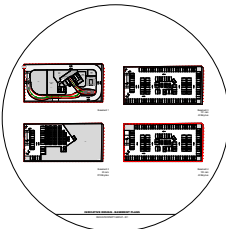
Addressing Secretary`s Environmental Assessment Requirements

Key issues 7 : Public Domain and Public Access

01. Identify proposed open space, public domain and linkages with and between other public domain spaces, other streets and lanes.



12. Ground level
Activation plan - 31



14. Vehicle Access - 34

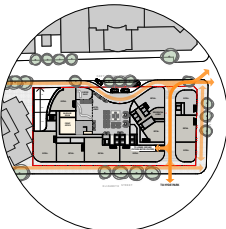


15. Public Art Strategy
Statement - 36



19. SEPP 65
Compliance
Statement - 56

05. A Public Art Strategy, in accordance with Sydney DCP 2012 is to be submitted.

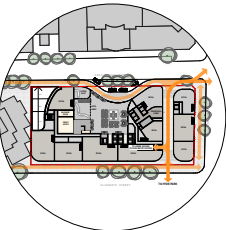


12. Ground level
Activation plan - 31

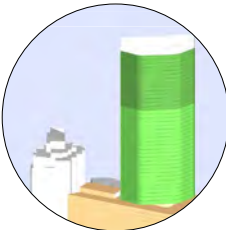


15. Public Art Strategy
Statement - 36

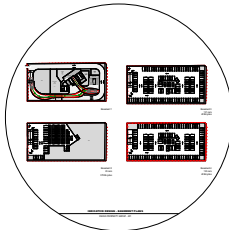
02. Detail and outline the interface between the proposed uses and the public domain.



12. Ground level
Activation plan - 31



13. Building Use
& Mix - 33



14. Vehicle Access - 34

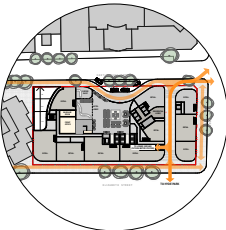


15. Public Art Strategy
Statement - 36

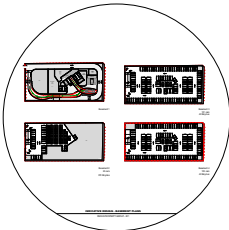


19. SEPP 65
Compliance
Statement - 56

06. Outline specific design features.



12. Ground level
Activation plan - 31

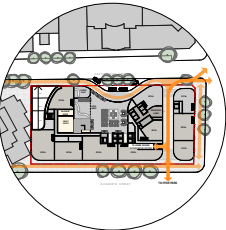


14. Vehicle Access - 34

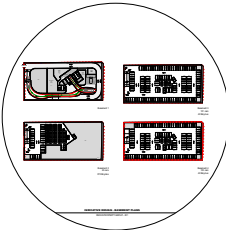


15. Public Art Strategy
Statement - 36

03. Demonstrate safe, accessible, prioritised pedestrian path of travel and entries and exits to the basement carpark.



12. Ground level
Activation plan - 31



14. Vehicle Access - 34

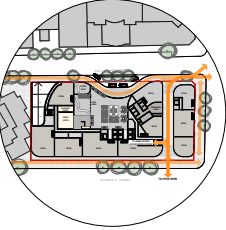


15. Public Art Strategy
Statement - 36



19. SEPP 65
Compliance
Statement - 56

04. A draft Public Domain Plan in accordance with City of Sydney Streets Code 2013 and Sydney Lights Code is to be submitted.

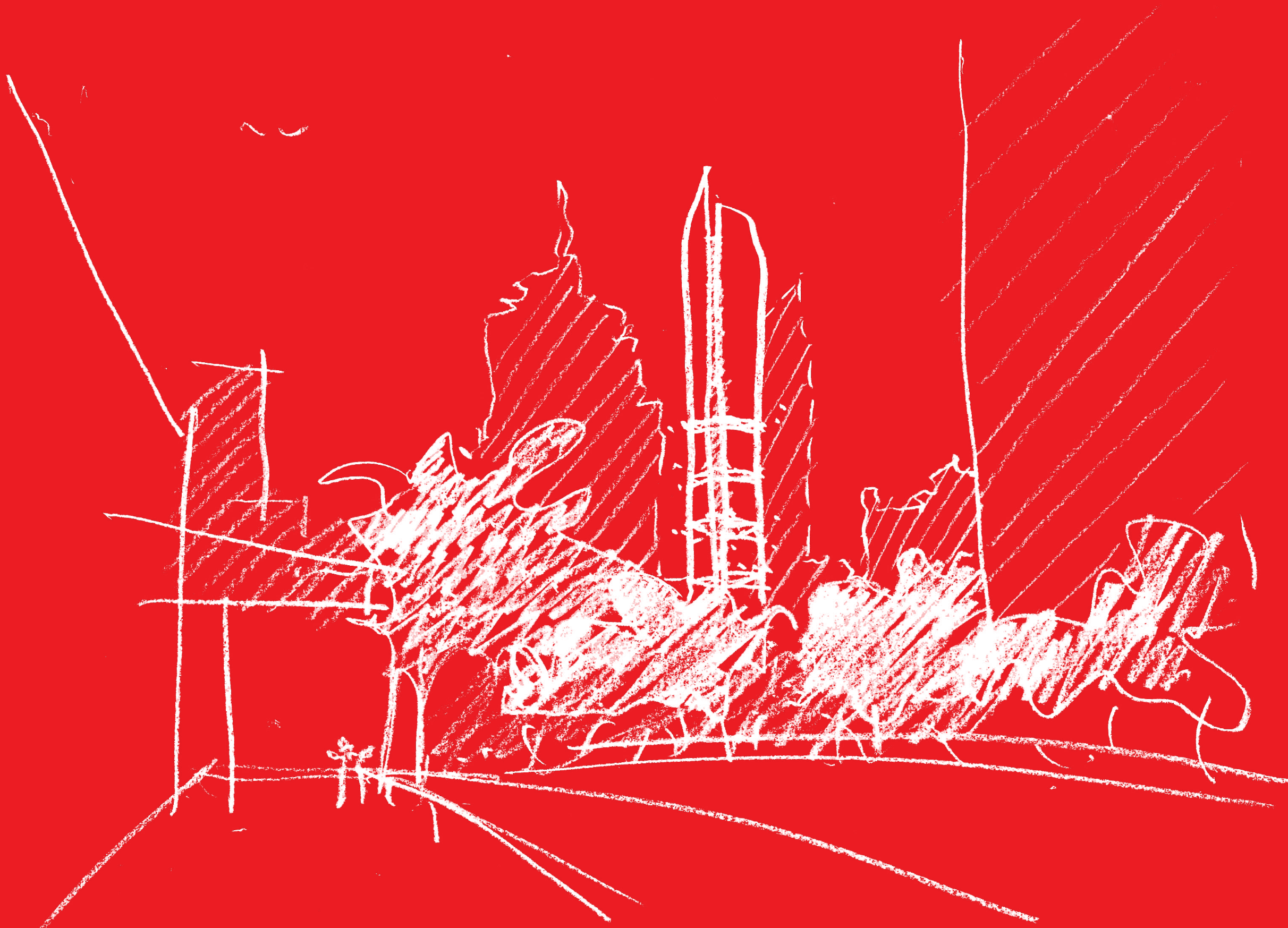


12. Ground level
Activation plan - 31



15. Public Art Strategy
Statement - 36





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