

SOLAR ACCESS ASSESSMENT

138 Maroubra Rd Maroubra

Prepared for:

Maroubra Property Developments Pty Ltd
PO Box 7105
Baulkham Hills
NSW 2153

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Maroubra Property Developments Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
610.31029-R03-v3.0	24 July 2025	Mark Hobday	Dr Neihad Al-Khalidy	Dr Neihad Al-Khalidy
610.31029-R03-v2.0	27 February 2024	Mark Hobday	Dr Neihad Al-Khalidy	Dr Neihad Al-Khalidy
610.31029-R03-v2.0	30 May 2023	Mark Hobday	Dr Neihad Al-Khalidy	Dr Neihad Al-Khalidy
610.31029-R03-v1.0	27 February 2023	Mark Hobday	Dr Neihad Al-Khalidy	Dr Neihad Al-Khalidy

EXECUTIVE SUMMARY

SLR Consulting Australia (SLR) has been engaged by Maroubra Property Developments Pty Ltd to conduct a detailed solar access assessment of the proposed residential development at 138 Maroubra Rd Maroubra, in accordance with the Apartment Design Guide parts:

- Part 3D - Communal and Public Open Space
- Part 4A - Solar and Daylight Access

The assessment will form part of the state significant development application to the NSW Minister for Planning.

Chapter 4 of the Housing SEPP supported by the Apartment Design Guide - Part 03 and 04 is relevant to the assessment of the daylight access into the residential component of the proposed development. The above regulation states that:

- 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.
- In all other areas, living rooms and private open spaces of at least 70% of the apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).

From the model provided SLR has calculated the below summarised ADG assessed direct sunlight to residential apartments for June 21, between the hours of 9.00 am and 3.00 pm.

- 73.4 % (47 of 64) of apartments will achieve 2 hours solar access across the assessment window.
- 10.9 % (7 of 64) of apartments will receive no solar access across the assessment window.

SLR has also assessed the communal space of the proposed development to be compliant with ADG requirements. It is expected the elevated communal open space areas will receive 2 hours solar access across the assessment window.

SLR has also assessed the childcare open space of the Pacific Square development. It is expected that the elevated childcare open space areas will receive 1.5 hours of direct sunlight to 50% of the principal usable portion of the childcare open space on June 21, between 9:00 am and 3:00 pm. SLR has also assessed the impact of the building on the childcare open space on September 21. While the building will affect the solar access, the childcare open space areas will receive 2 hours of direct sunlight to 50% of the principal usable portion of the space between 9:00 am and 3:00 pm.

EXECUTIVE SUMMARY

In considering the proposed sites impact on solar access to residential apartments located at Pacific Square, SLR has determined that the proposed development will reduce the solar access for 7 apartments along the western façade of Pacific Square below the 2 hours solar access across June 21, between the hours of 9.00 am and 3.00 pm. SLR has also assessed the impact of the building on the western façade of Pacific Square during September 21, the building will have impact on the solar access of the apartments but the previously mentioned apartments will receive 2 hours of solar access between the hours of 9.00 am and 3.00 pm. It is also noted that the proposed design will have less impact on the Pacific Square development than the DCP envelope with additional architectural bonuses.

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1 Introduction

SLR Consulting Australia (SLR) has been engaged by Maroubra Property Developments Pty Ltd to conduct a detailed solar access assessment of the proposed residential development at 138 Maroubra Rd Maroubra, in accordance with the Apartment Design Guide parts:

- Part 3D - Communal and Public Open Space
- Part 4A - Solar and Daylight Access

The assessment will form part of the state significant development application to the NSW Minister for Planning.

1.1 Development Site

The development site is situated at 138 Maroubra Road, Maroubra which is within the Randwick City Council. 138 Maroubra Road comprises of 64 residential apartments within a 9-storey building. The development is bounded by mixed urban development. The proposed development will be bounded by Maroubra Road to the south, and Piccadilly Place to the north, with mid-rise buildings surrounding the development to the east and west. The site location and surrounds are shown in **Figure 1** below.

Figure 1 Proposed Development Site Location



1.2 Proposed Development Description

From the plans provided the proposed development contains the following.

- Basement 1 includes parking and service rooms and areas.
- Retail areas, Parking and Lobby areas on Ground level
- Residential apartments, and Parking on Level 1.
- Residential apartments, and a communal open space on Level 2.
- Residential apartments from Level 3 to Level 8.
- Rooftop communal area on level 9.

2 Solar Access

Chapter 4 of the Housing SEPP supported by the Apartment Design Guide - Part 03 and 04 is relevant to the assessment of the daylight access into the residential component of the proposed development. The above regulation states that:

- 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.
- In all other areas, living rooms and private open spaces of at least 70% of the apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).

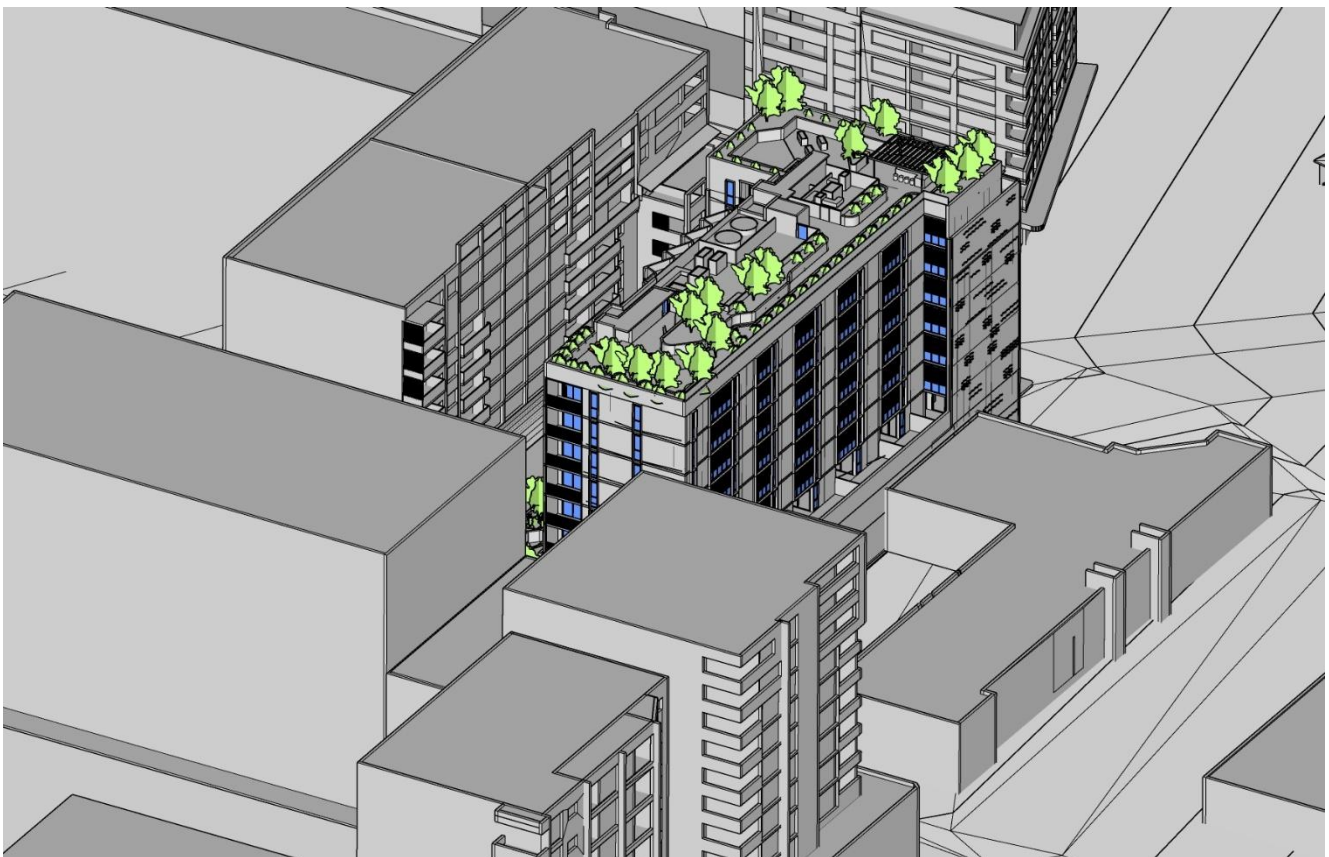
3 Solar Access Analysis

The 3D CAD file, created below, was based on the IFC file provided by DJRD Architects was utilised to conduct the solar analysis (Refer **Figure 2**):

Additional surrounds were added to the model to incorporate elements which may impact the solar access assessment.

SLR used DA architectural plans DA0.100 – DA2.302, prepared by DJRD Architects and dated June 2025, to review the internal layout of apartments for the proposed site.

Figure 2 3D Model of Proposed Site and Surrounds



4 Results

SLR imported the AutoCAD 3D model into Sketchup and sun’s eye view diagrams were generated for each 15-minute interval between 9.00 am and 3.00 pm on the Winter Solstice (21 June). These can be seen in attached **Appendix A**.

4.1 Solar Access to Apartments

Results of solar access to living rooms and private open spaces of apartments for the proposed 138 Maroubra Rd Maroubra development on June 21 (winter solstice) between the hours of 9.00 am and 3.00 pm inclusive are summarised in the table below, detailed results can be found in **Appendix B**.

Table 1 Solar Access Summary using 2 hour criterion between 9.00am to 3.00pm on June 21st

Number of Apartments	Number of Apartments with at least 2hr of direct sunlight	Percentage of Apartments with at least 2hr of direct sunlight
64	47	73.4 %

Table 2 Solar Access Summary for “no direct sunlight” criterion between 9.00am to 3.00pm on June 21st

Number of Apartments	Number of Apartments without direct sunlight	Percentage of Apartments without direct sunlight
64	7	10.9%

4.2 Solar Access to Communal Open spaces

Results of solar access to 50% of the communal open spaces for the proposed 138 Maroubra Rd Maroubra development on June 21 (winter solstice) between the hours of 9.00 am and 3.00 pm inclusive are summarised in the table below.

Table 3 Solar Access Summary for Communal Open Spaces

Communal Open Space	Hours of sunlight June 21 (winter solstice) between the hours of 9.00 am and 3.00 pm
Level 2	1.25 Hrs
Level 9	9 Hrs

4.3 Overshadowing Impact on Neighbours – Pacific Square

In considering the proposed sites impact on solar access to residential apartments located at Pacific Square, SLR has determined that the proposed development will reduce the solar access for 7 apartments along the western façade of Pacific Square below the 2 hours solar access across June 21, between the hours of 9.00 am and 3.00 pm. SLR has also assessed the impact of the building on the western façade of Pacific Square during September 21, the building will have impact on the solar access of the apartments but the previously mentioned apartments will receive 2 hours of solar access between the hours of 9.00 am and 3.00 pm. It is also noted that the proposed design will have less impact on the Pacific Square development than the DCP envelope with additional architectural bonuses.

4.4 Overshadowing Impact on Neighbours – Childcare Centre

SLR has also assessed the childcare open space of the Pacific Square development. It is expected that the elevated childcare open space areas will receive 1.5 hours of direct sunlight to 50% of the principal usable portion of the childcare open space on June 21, between 9:00 am and 3:00 pm. SLR has also assessed the impact of the building on the childcare open space on September 21. While the building will affect the solar access, the childcare open space areas will receive 2 hours of direct sunlight to 50% of the principal usable portion of the space between 9:00 am and 3:00 pm.

5 Conclusions

SLR Consulting Australia (SLR) has been engaged by Maroubra Property Developments Pty Ltd to conduct a detailed solar access assessment of the proposed residential development at 138 Maroubra Rd Maroubra, in accordance with the Apartment Design Guide parts:

- Part 3D - Communal and Public Open Space
- Part 4A - Solar and Daylight Access

The assessment will form part of the development application to Randwick City Council.

The State Environmental Planning Policy (SEPP) 65 supported by the Apartment Design Guide - Part 03 and 04 is relevant to the assessment of the daylight access into the residential component of the proposed development. The above regulation states that:

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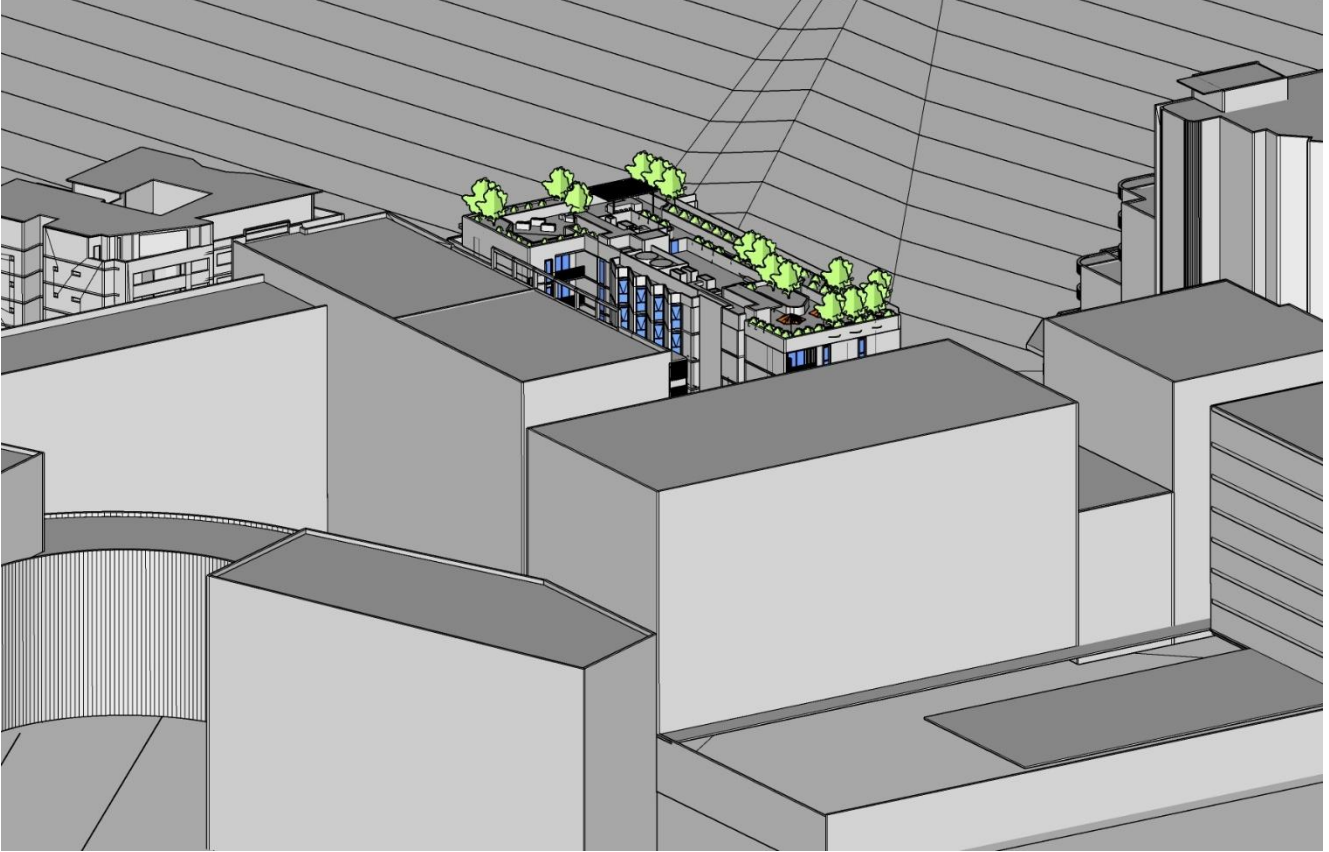
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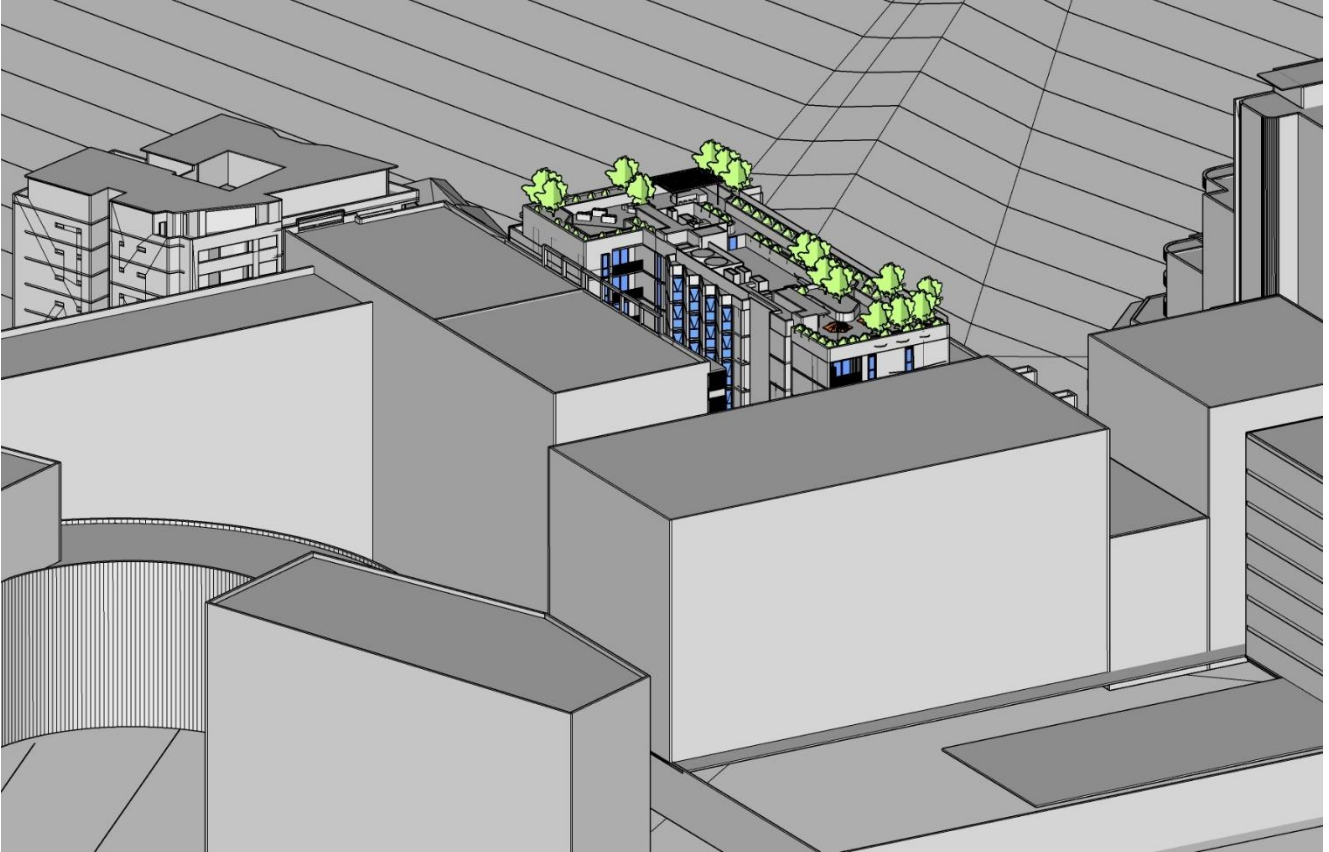
APPENDIX A

Sun Eye Views

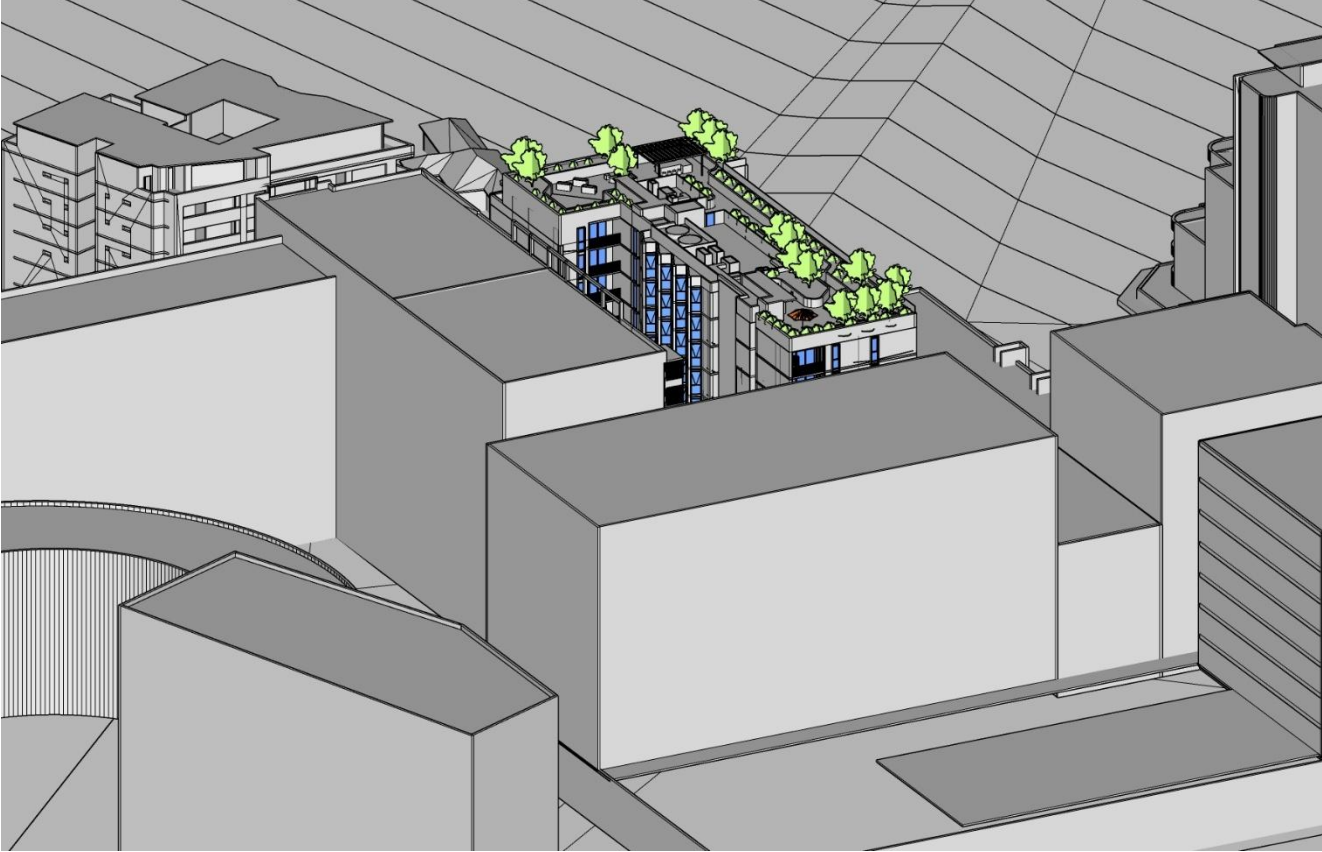
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0915



0930



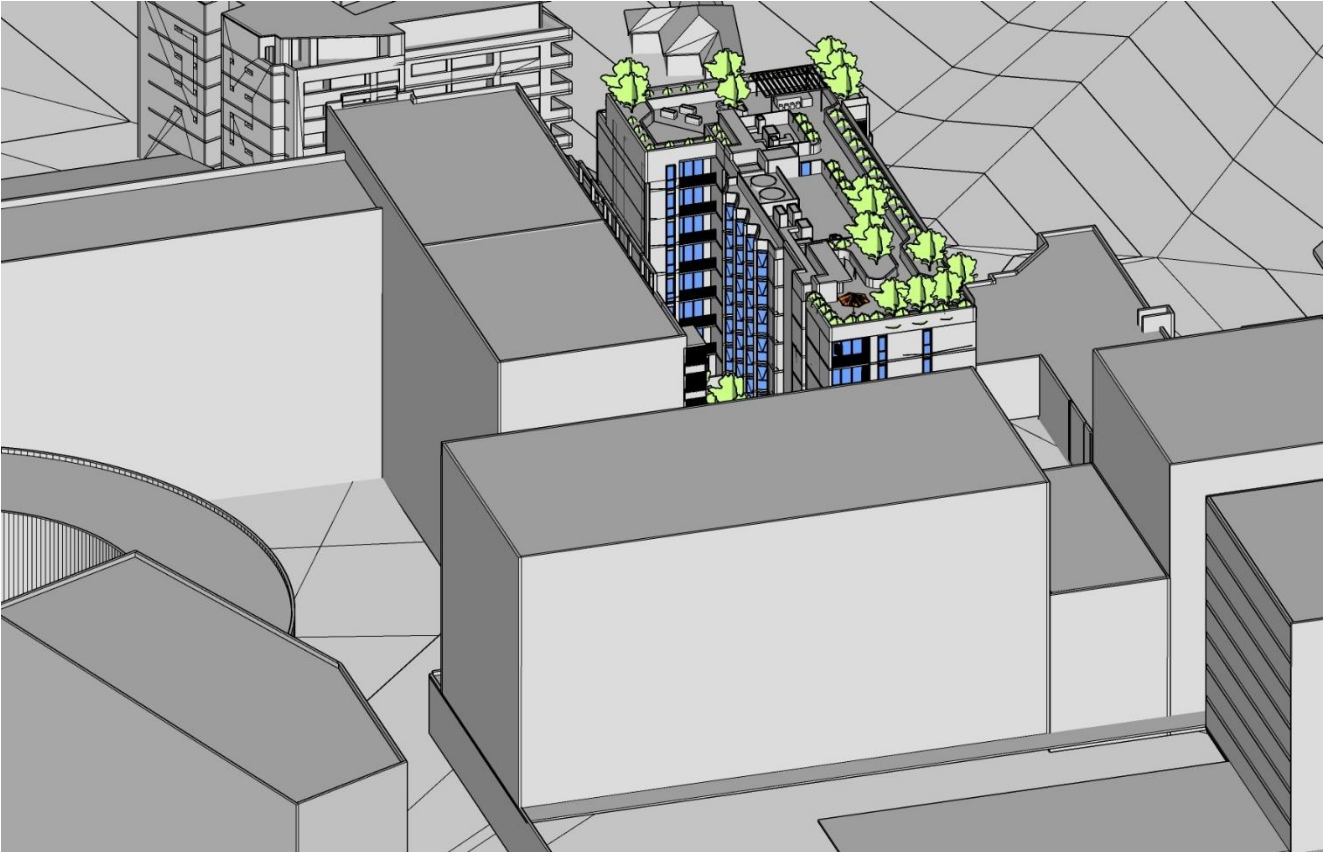
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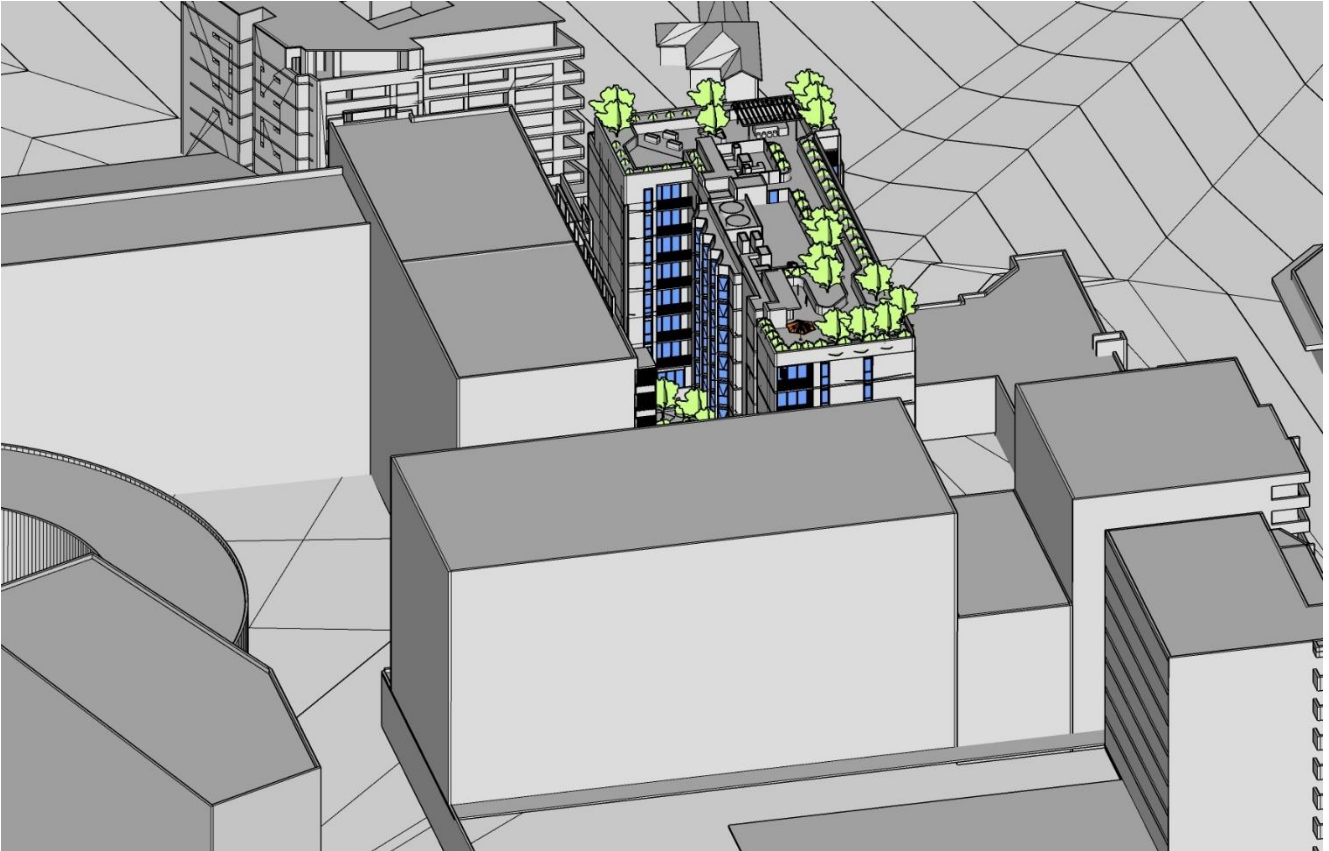
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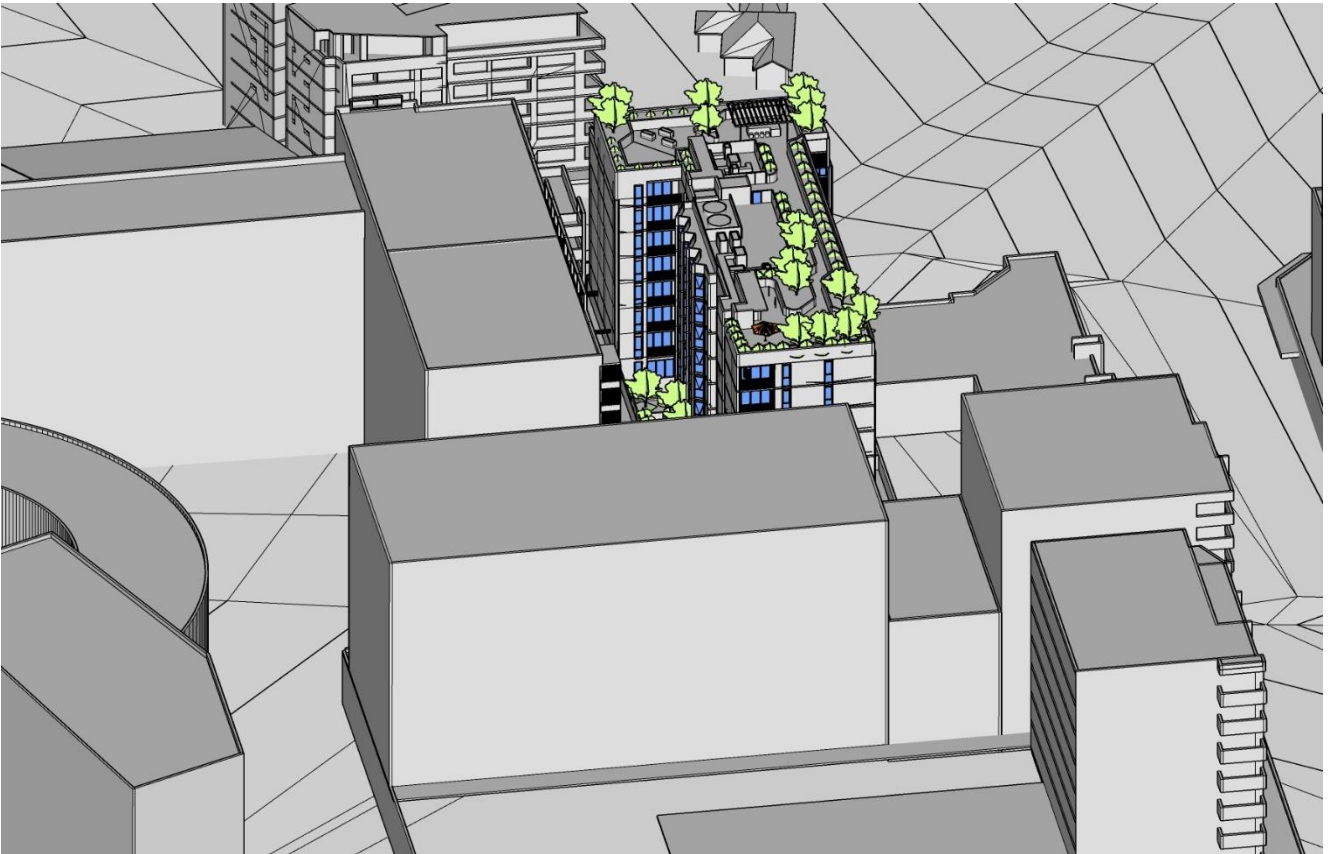
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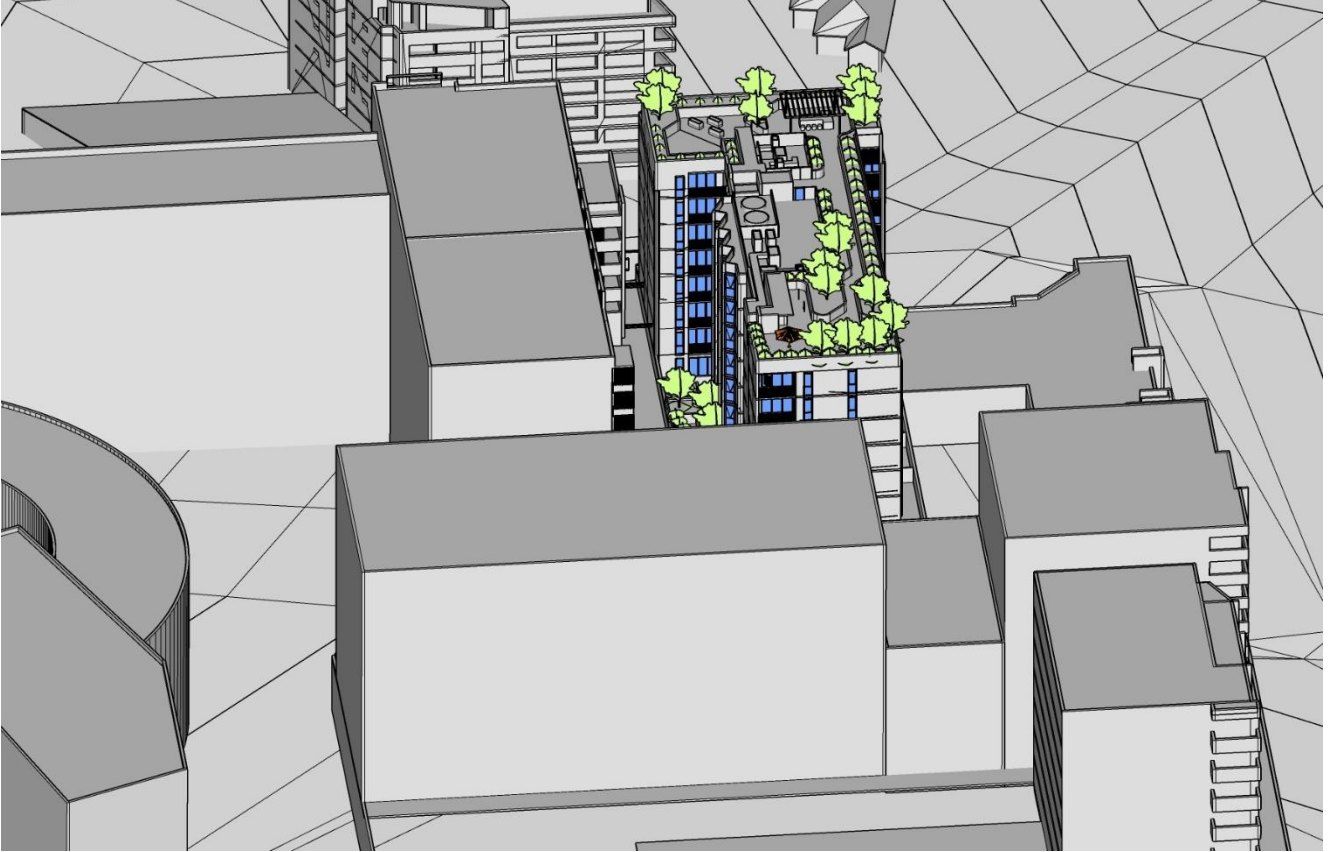
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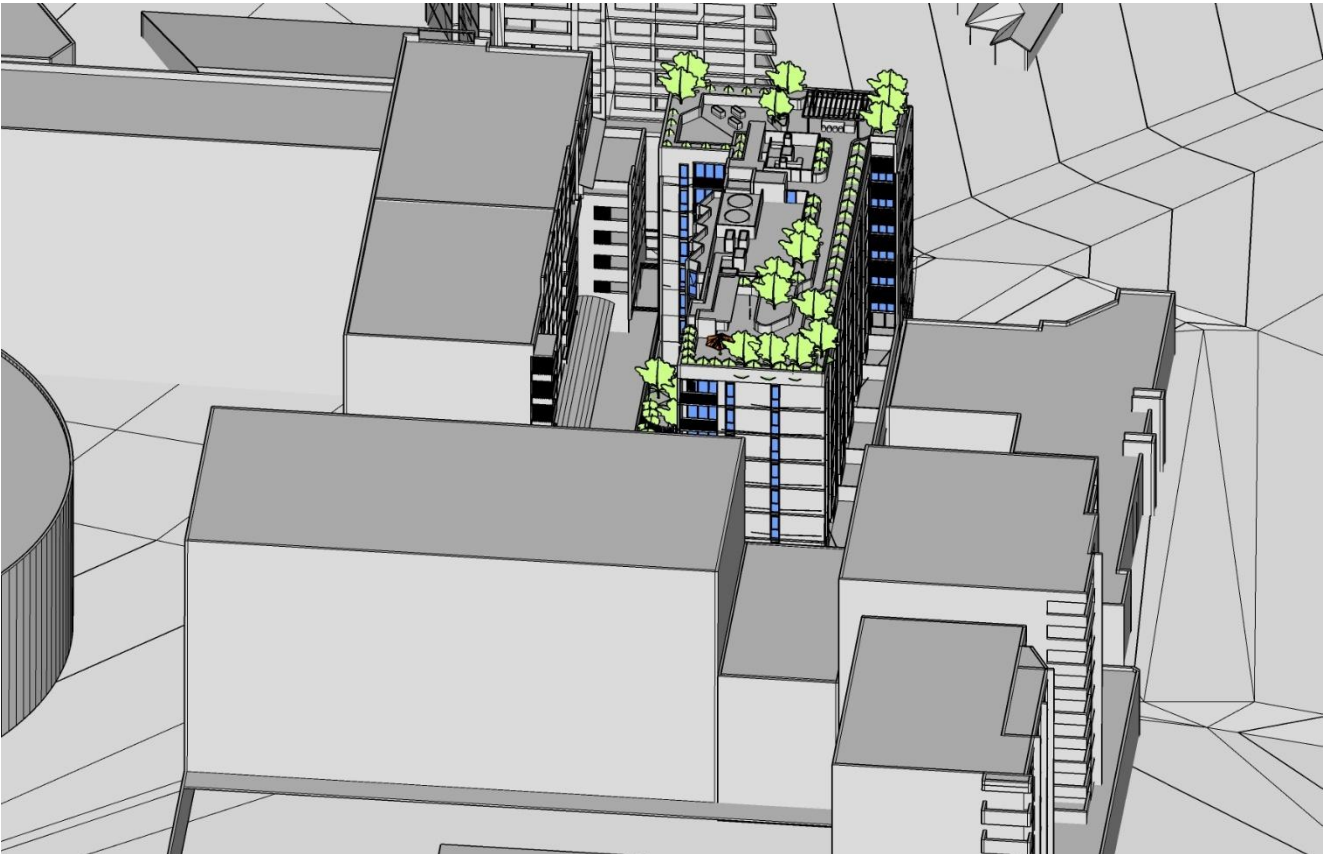
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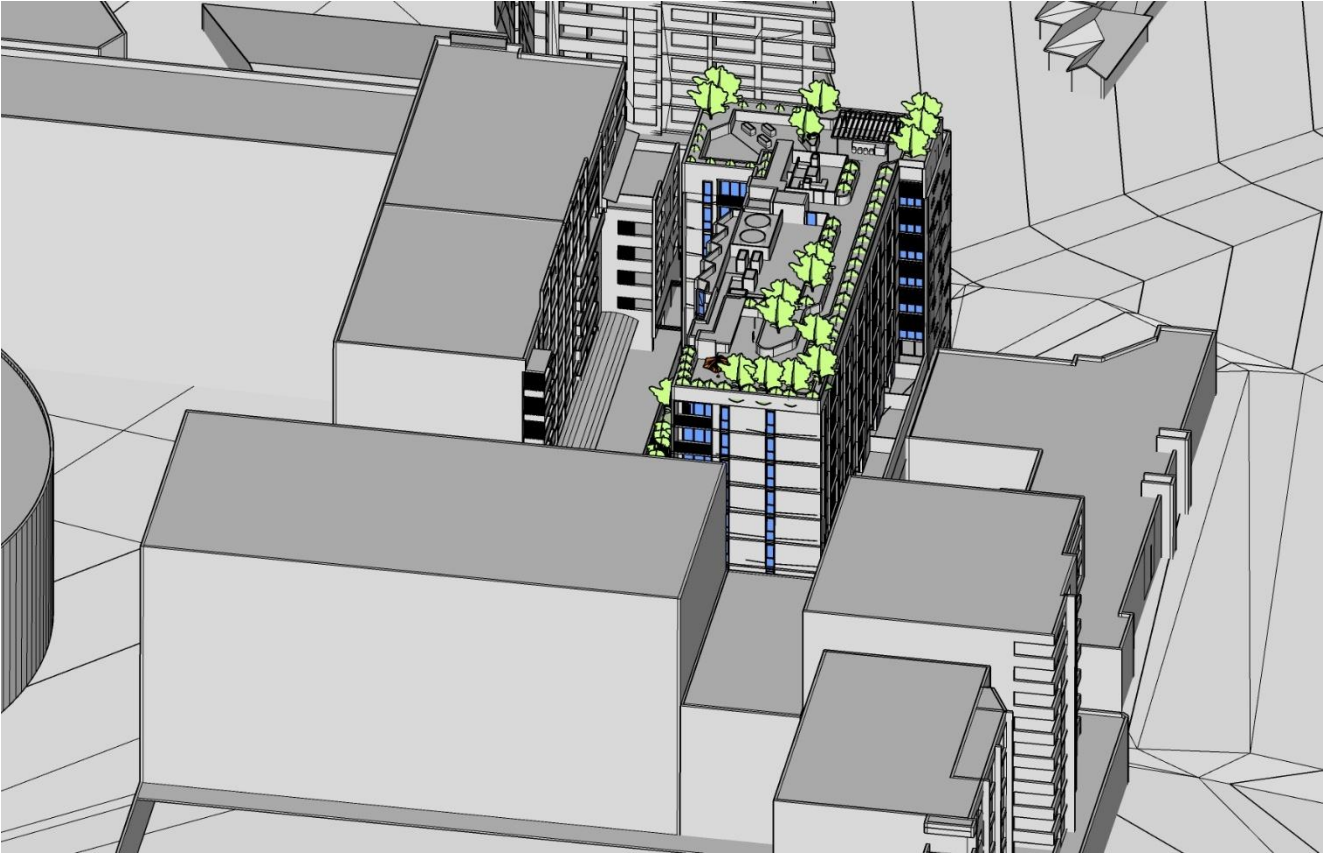
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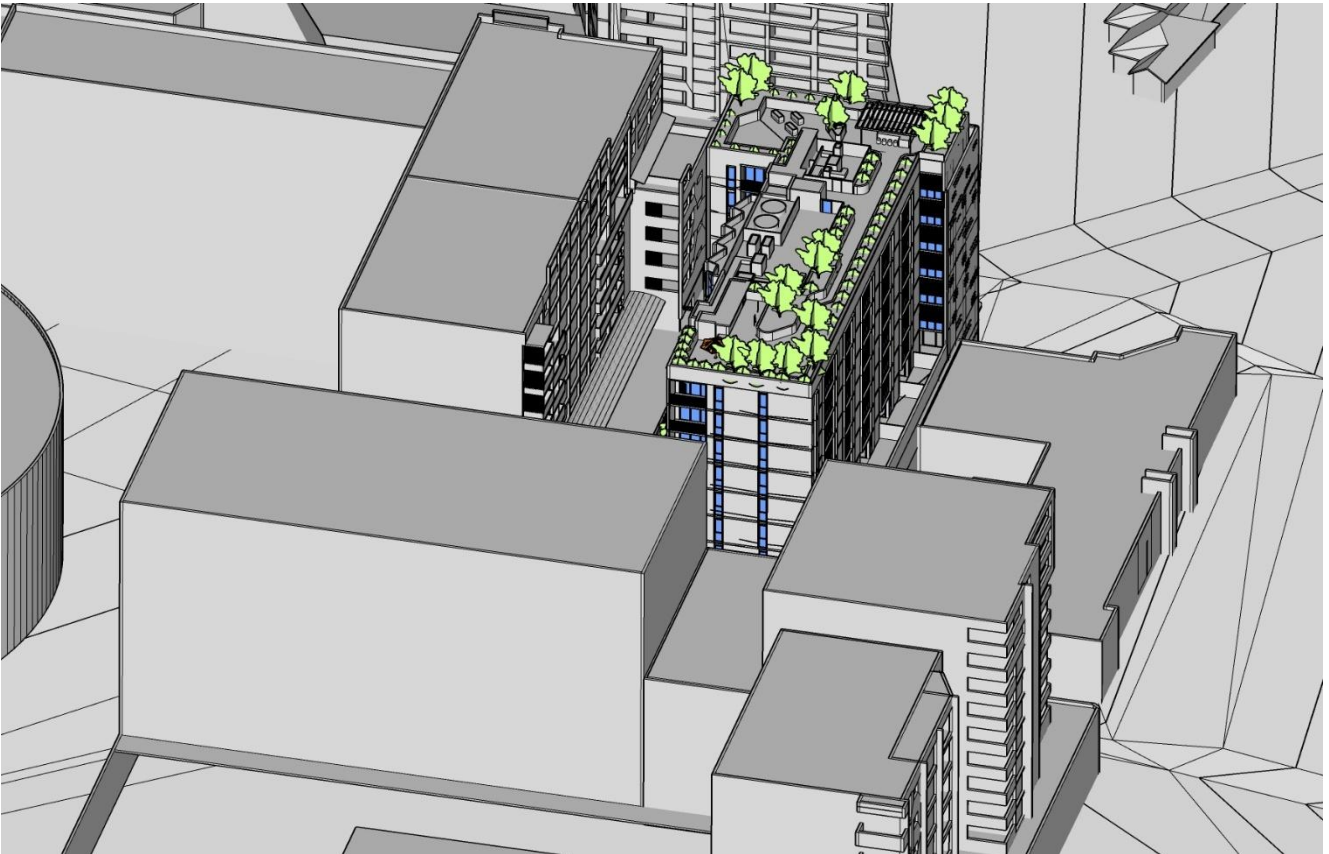
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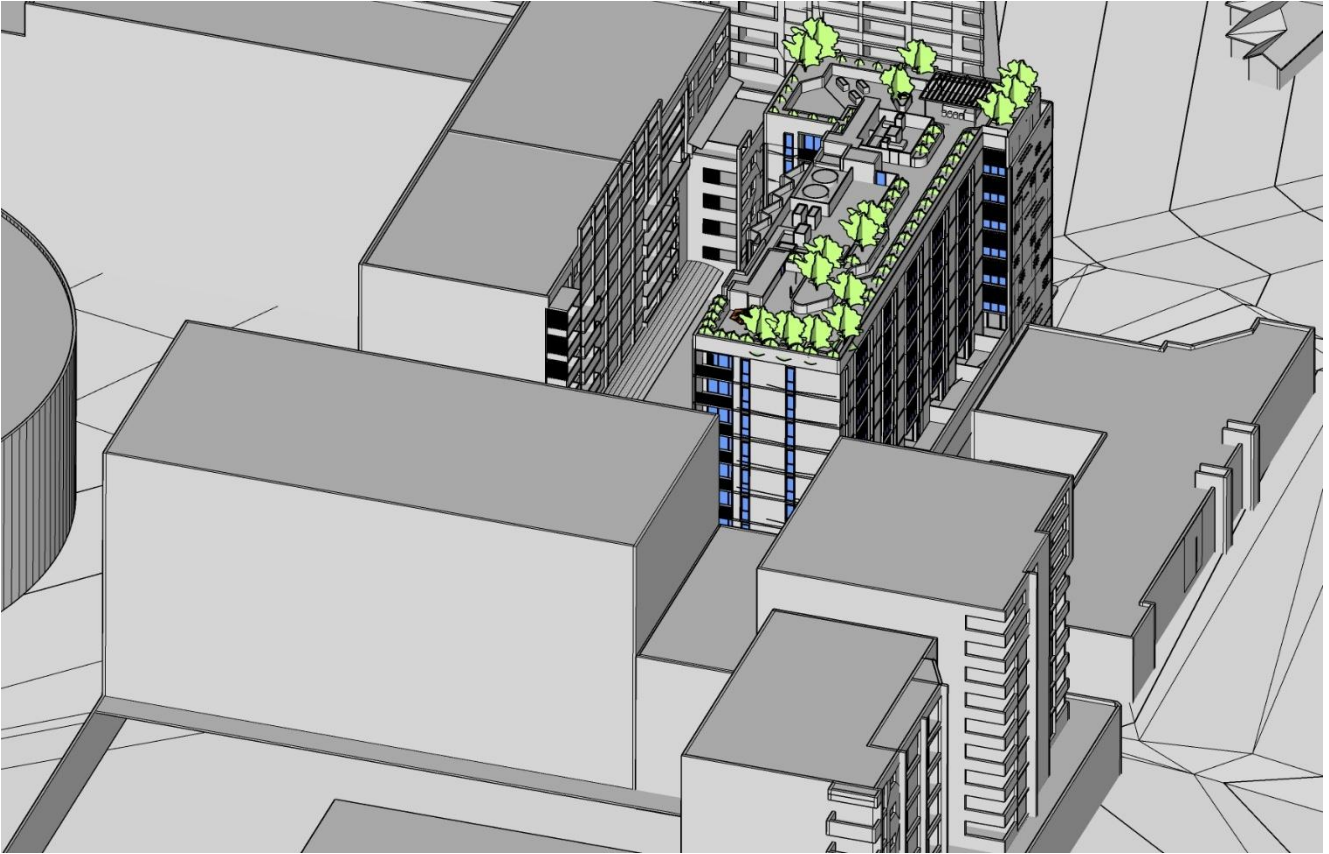
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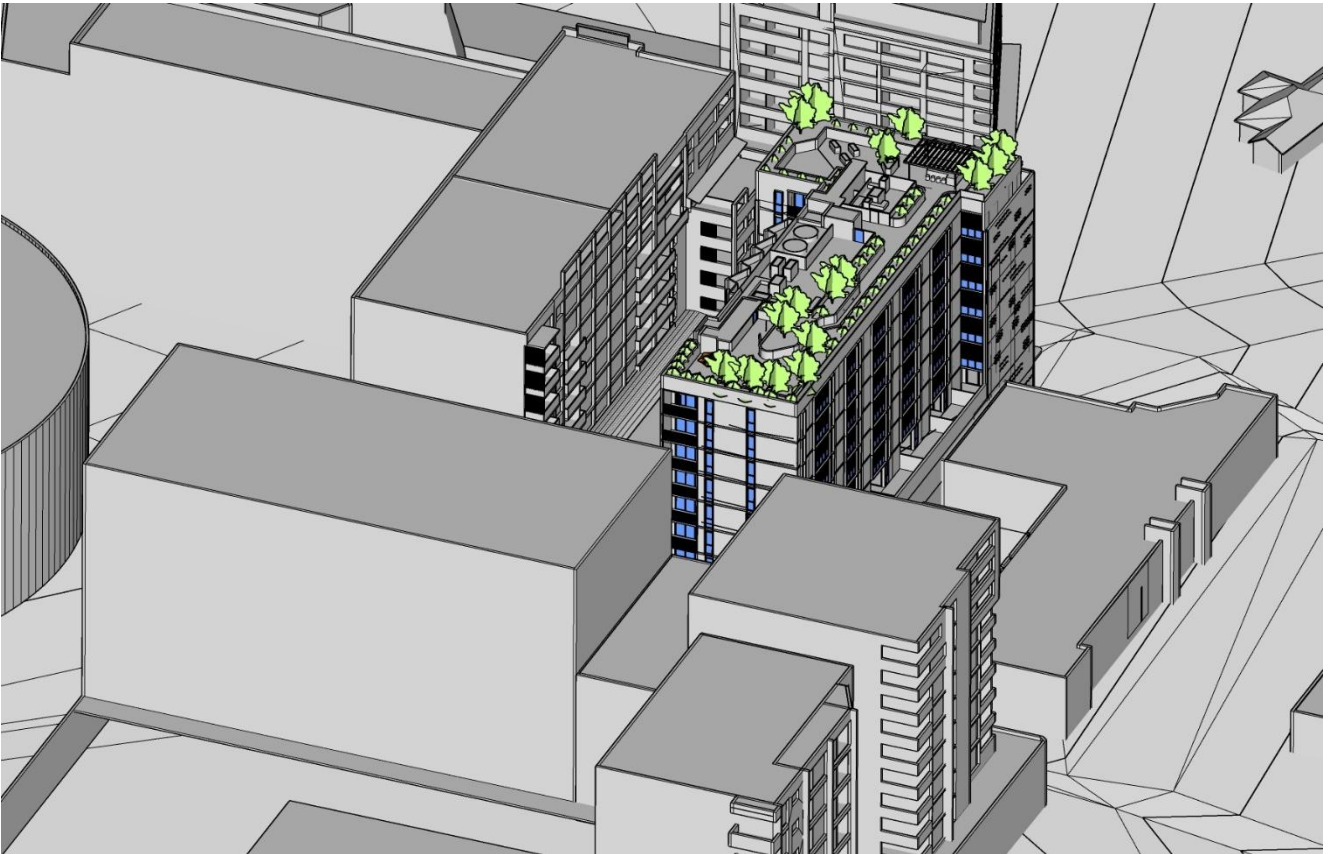
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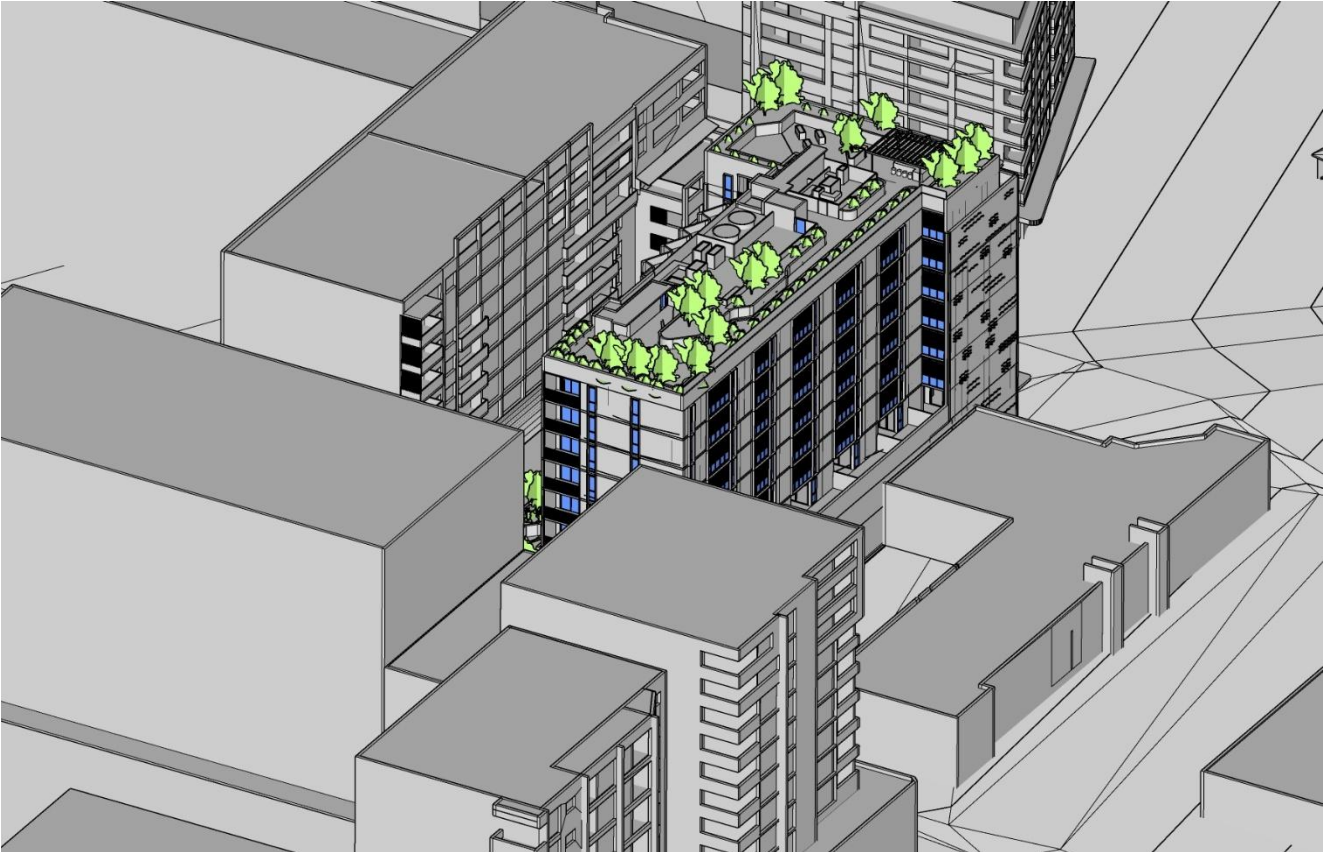
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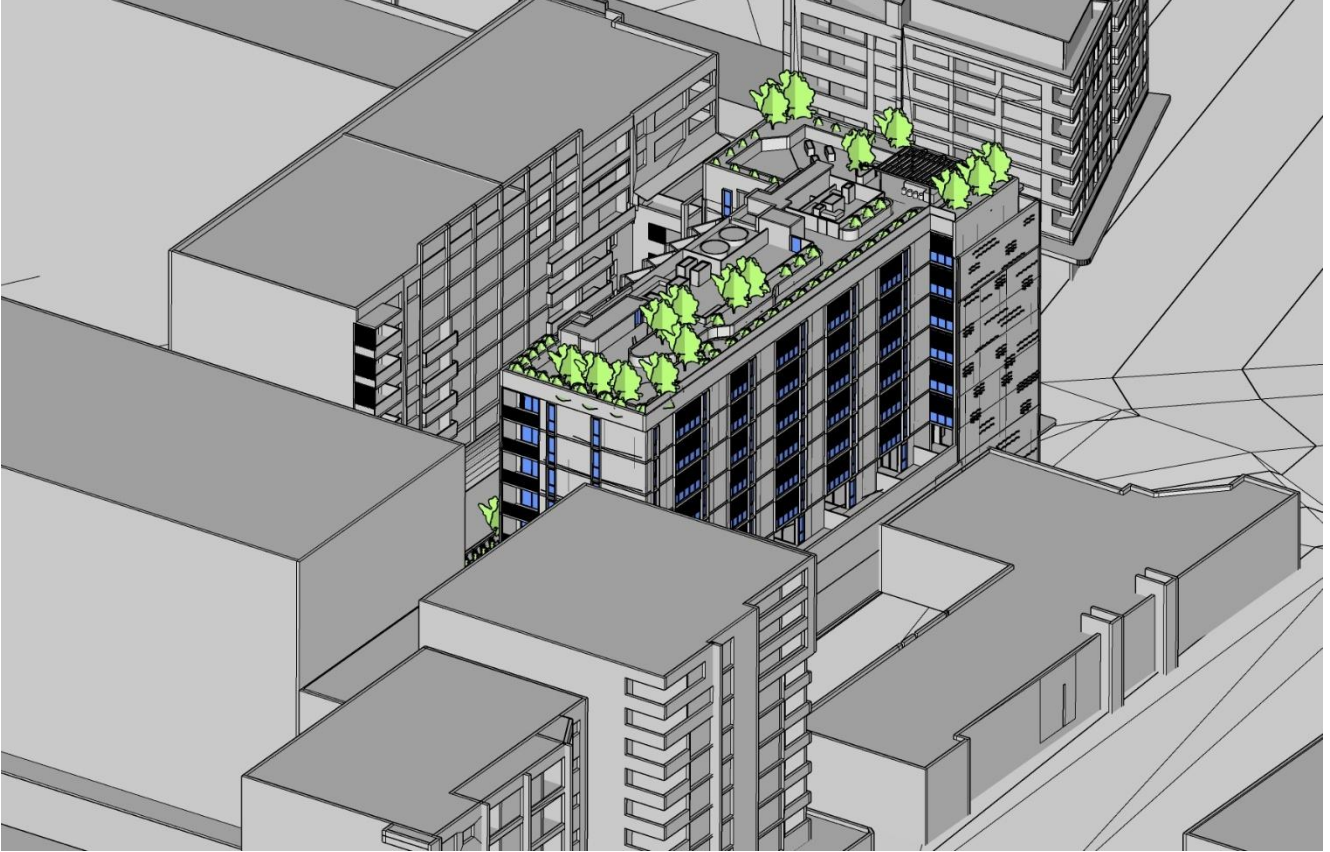
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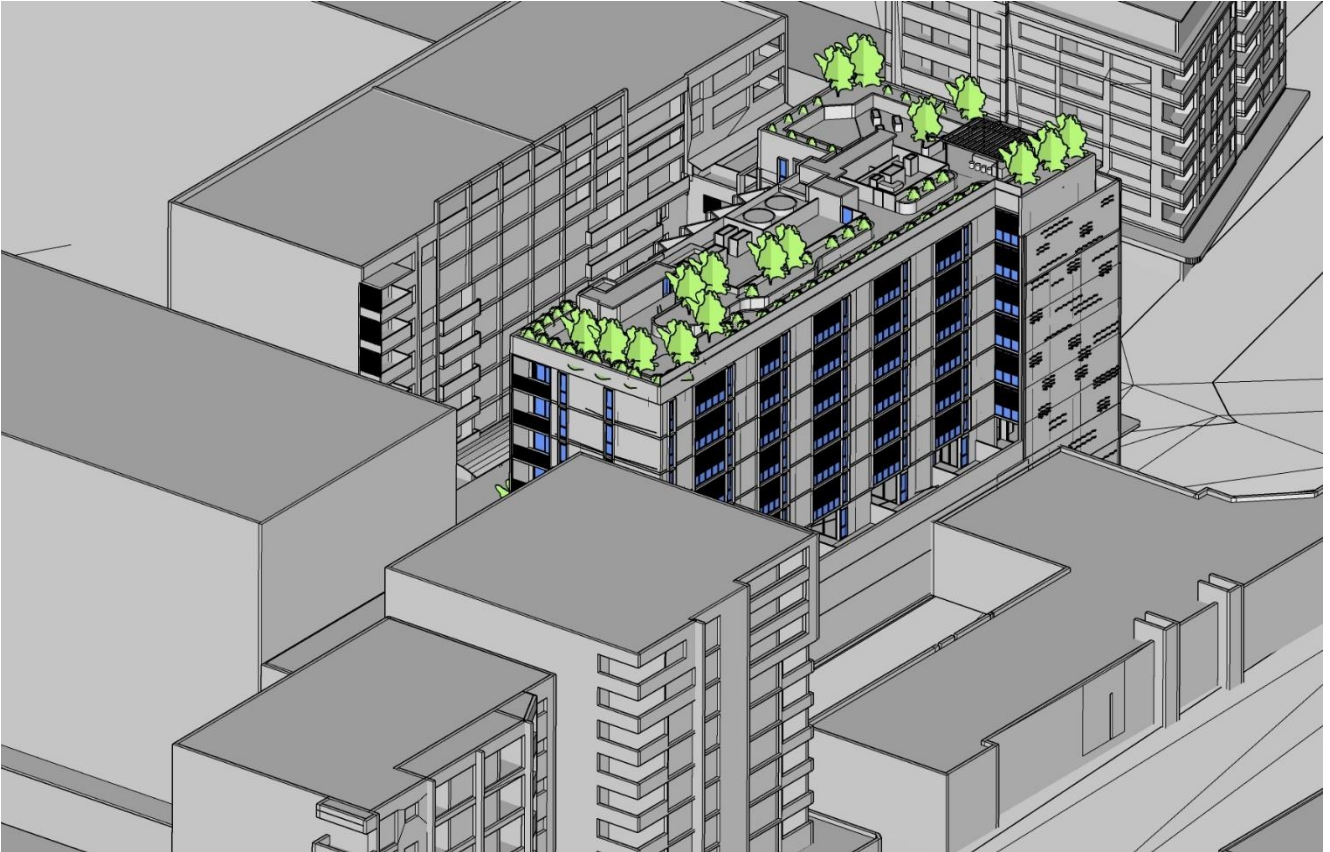
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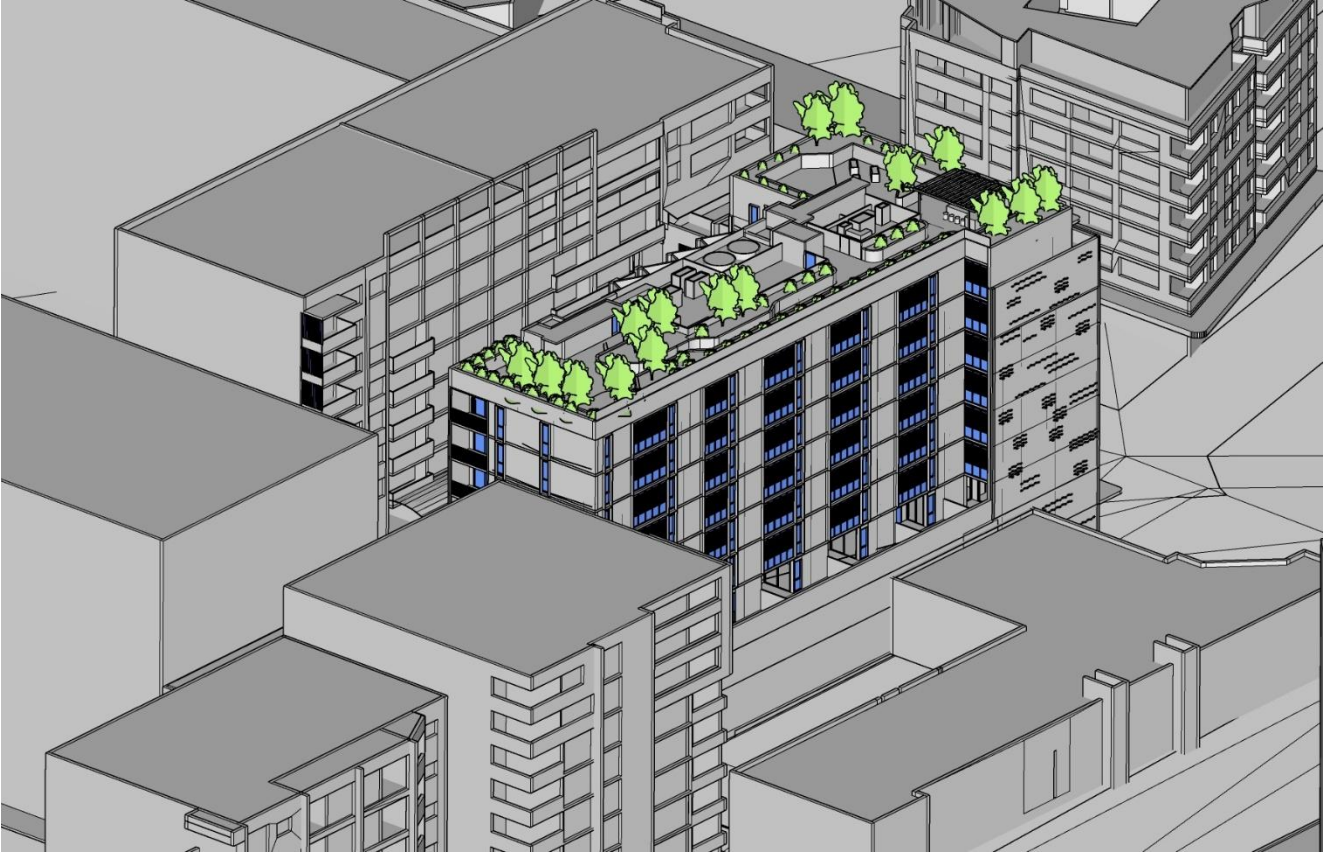
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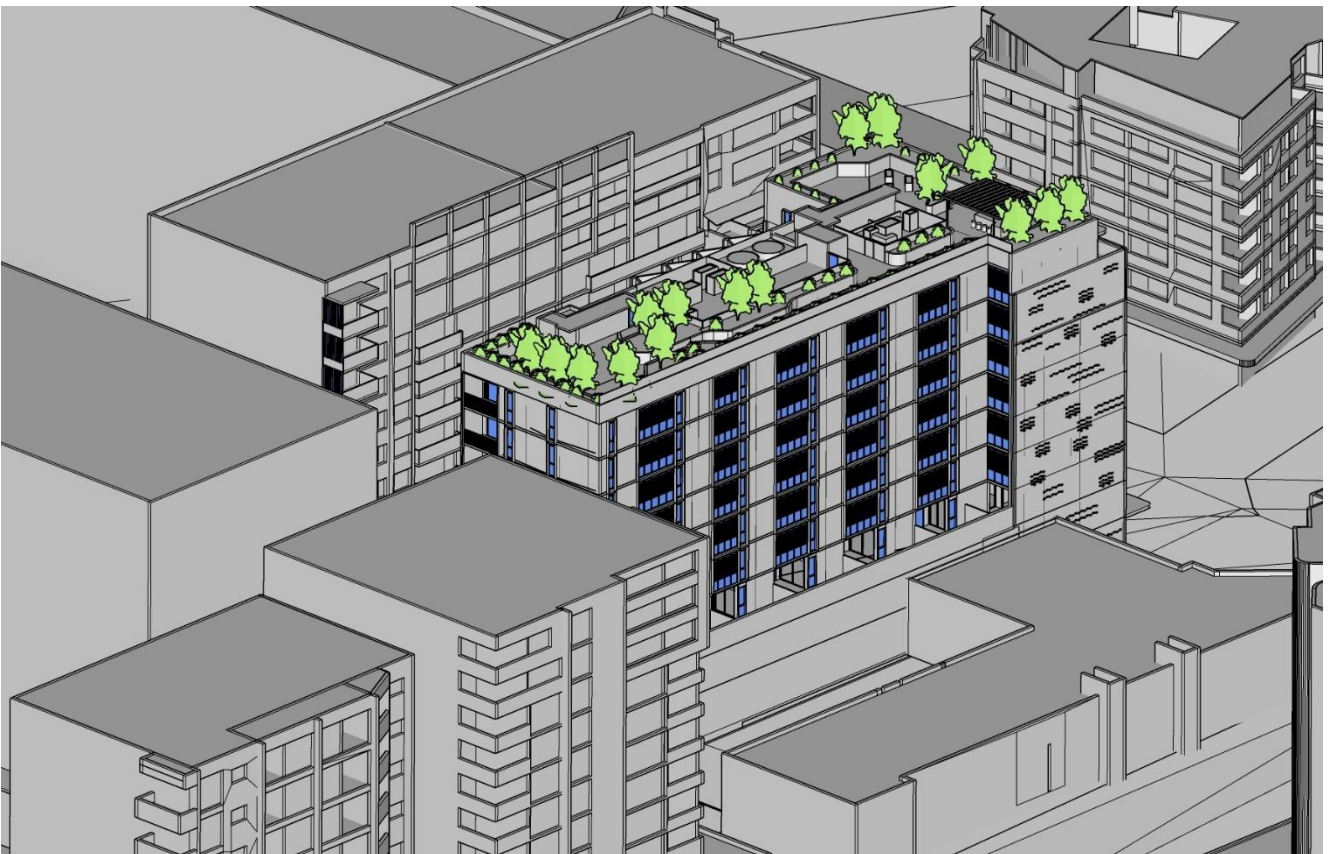
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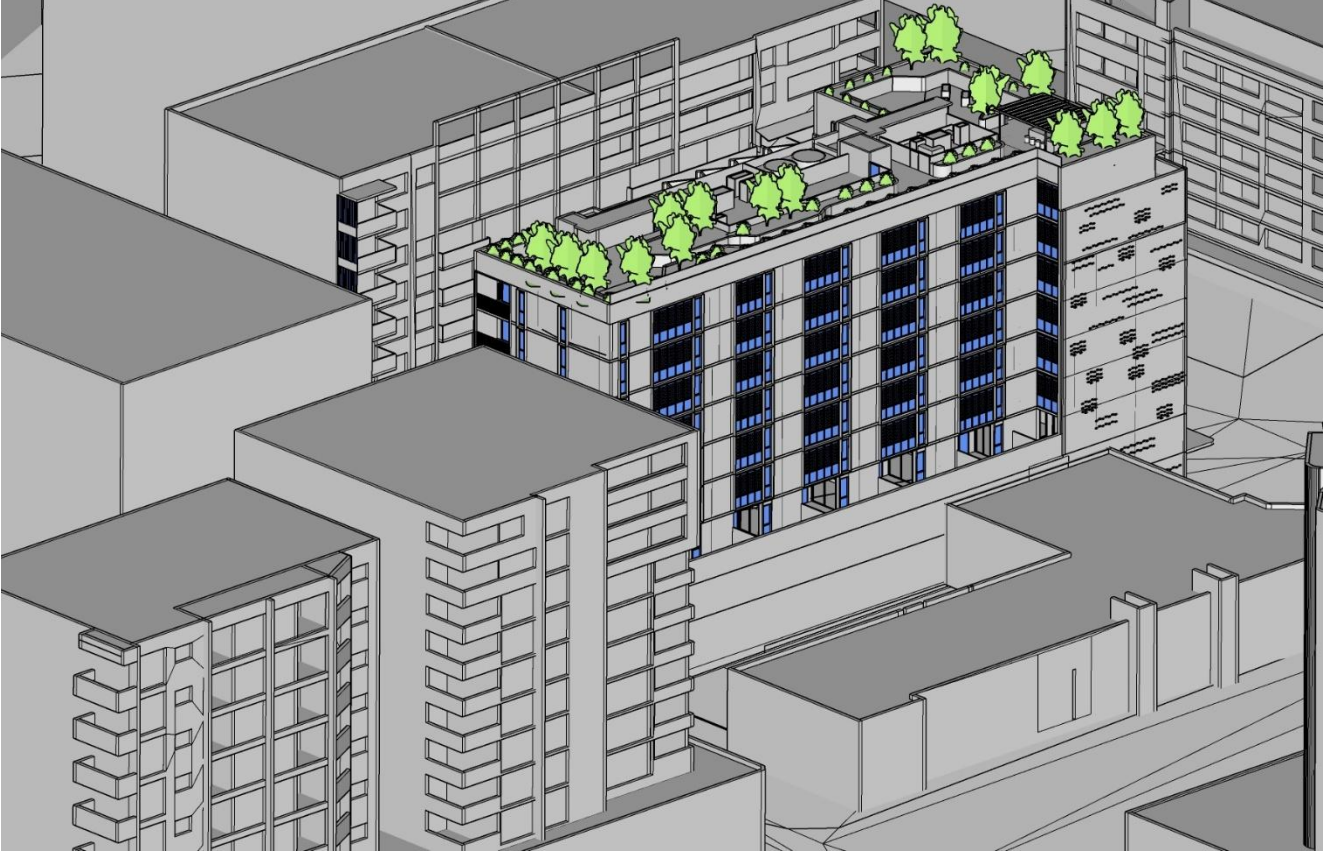
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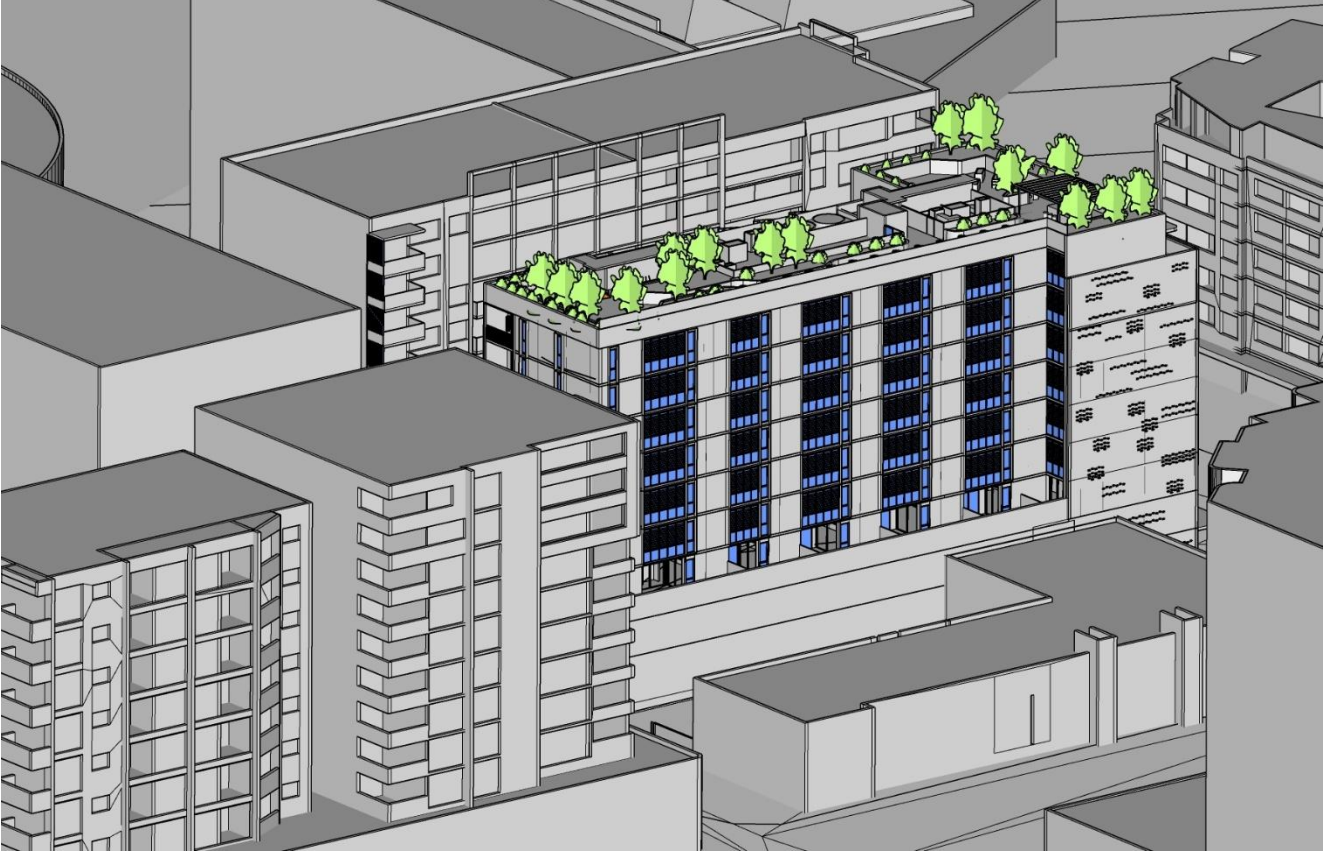


1430



1445





APPENDIX B

Solar Access Calculations

Solar Access Tally at 15 minute intervals	
EXISTING / PROPOSED	
Subject site:	138 Maroubra Road, Maroubra
Adjacent site:	

Infill orange cells using drop down menu options only:
 Y = in sunlight
 N = not in sunlight
 H = min. 15 mins sunlight to habitable room only

Infill red cells manually

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S	No Direct Sun Check (<15 mins)	Confirm! NDS = 'YES' (<15mins)	NDS to LIVING & P.O.S	
36	L5	506	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
37	L5	507	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
38	L5	508	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
39	L5	509	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	2			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	2			NO		
40	L6	601	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3.75			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3.75			NO		
41	L6	602	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0			confirm!	Yes	YES
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0			confirm!	Yes	
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			P.O.S	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	2.25			NO		
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			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
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			P.O.S	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	3.25			NO		
51	L7	704	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
52	L7	705	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
53	L7	706	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
54	L7	707	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
55	L7	708	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
56	L7	709	LIVING	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.5			NO		
			P.O.S	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.5			NO		
57	L7	801	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	4.5			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	4.5			NO		
58	L7	803	LIVING	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4			NO		
			P.O.S	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	4			NO		
59	L7	804	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
60	L7	805	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
61	L7	806	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
62	L7	807	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
63	L7	808	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	3			NO		
64	L7	809	LIVING	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.5			NO		
			P.O.S	N	0	N	0	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	0.25	Y	5.5			NO		

Total No. of Apts
64

If the number of apartments is greater or less than 50, add/remove rows below 1 or above 50
 If rows are added or removed, check that the total number of apartments shown here is correct

≥ 2 hours sunlight
47
73.4%

ASIA PACIFIC OFFICES

BRISBANE

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M: +61 438 763 516

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