

SOLAR ACCESS IMPACT ADDENDUM

APPENDIX C





Concept SSDA Design Report - Addendum

Pitt Street North OSD



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1.0

Introduction

A more detailed solar impact analysis has been conducted for Pitt Street North to provide further analysis of the proposal's impact to solar access, views and amenity of the residential properties at 27 Park Street and 197-199 Castlereagh Street. These include tabulated information on 2 hours direct sunlight as per ADG requirements.

This report will indicate a detailed solar analysis of the building facades as well as individual apartment levels to both 27 Park Street and 197-199 Castlereagh Street. It will highlight which units are no longer compliant as a result of the Pitt Street OSD development and which are no longer compliant as a result of the revised location of the 201 Elizabeth Street proposal.

2.0 Solar Access Analysis - 27 Park Street

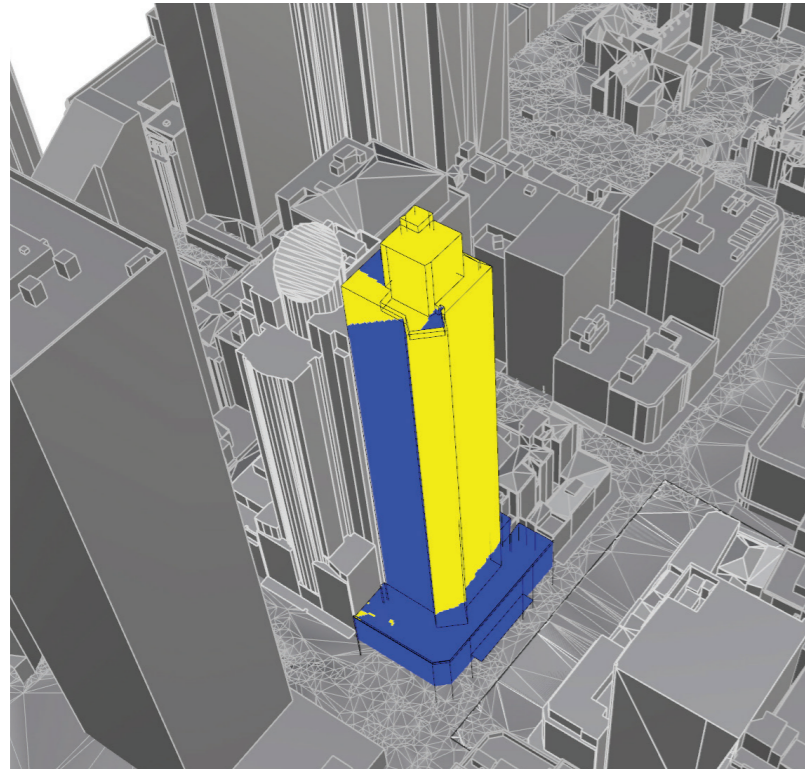
2.1

Introduction

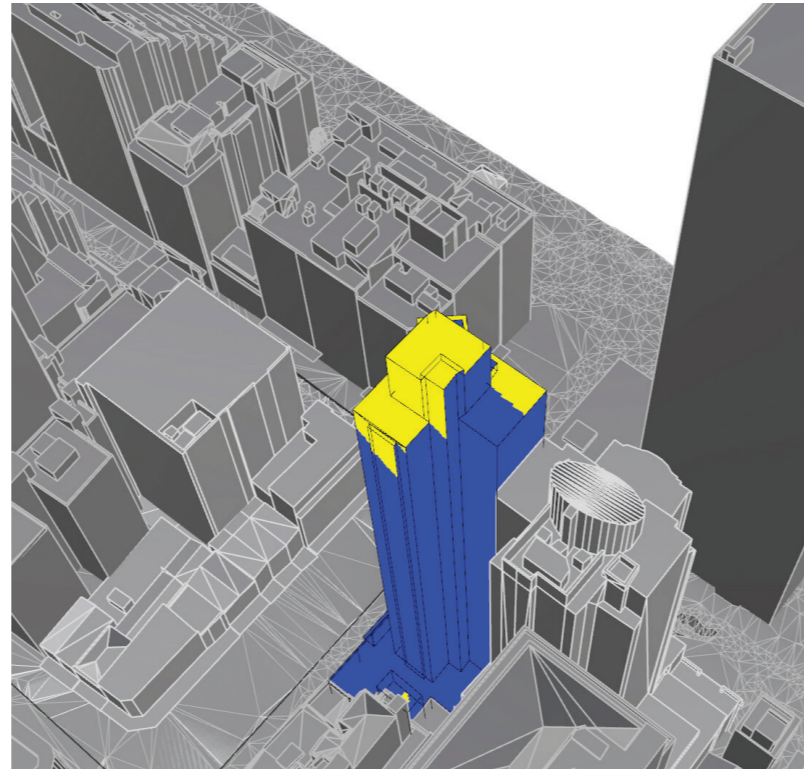
27 Park Street receives additional overshadowing on its northern and western facades as a result of the proposed OSD envelope. The northern façade exposure is reduced from 4 hours solar access to 1-3 hours, impacting approximately 30 of the 40 tower levels. The western façade is similarly impacted, with solar exposure reduced from 1 hour to zero on approximately 30 of the 40 tower levels. In detail the analysis shows that a total of 47 units will no longer receive a minimum of 2 hours of direct sunlight (2m² as per ADG).

This reduces the overall compliant percentage from 86% to 60%. According to ADG requirements a residential building should achieve a minimum of 70% compliant units. The envelope of the proposed development at 201 Elizabeth Street has no impact on the solar access of 27 Park Street.

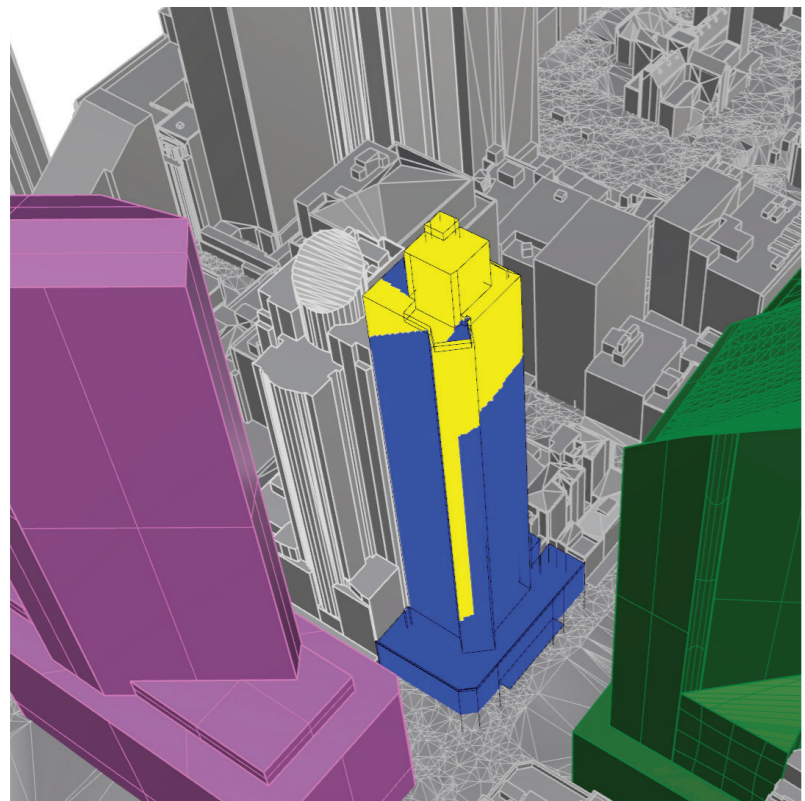
Solar Impact Analysis | 27 Park St | Planning Envelope



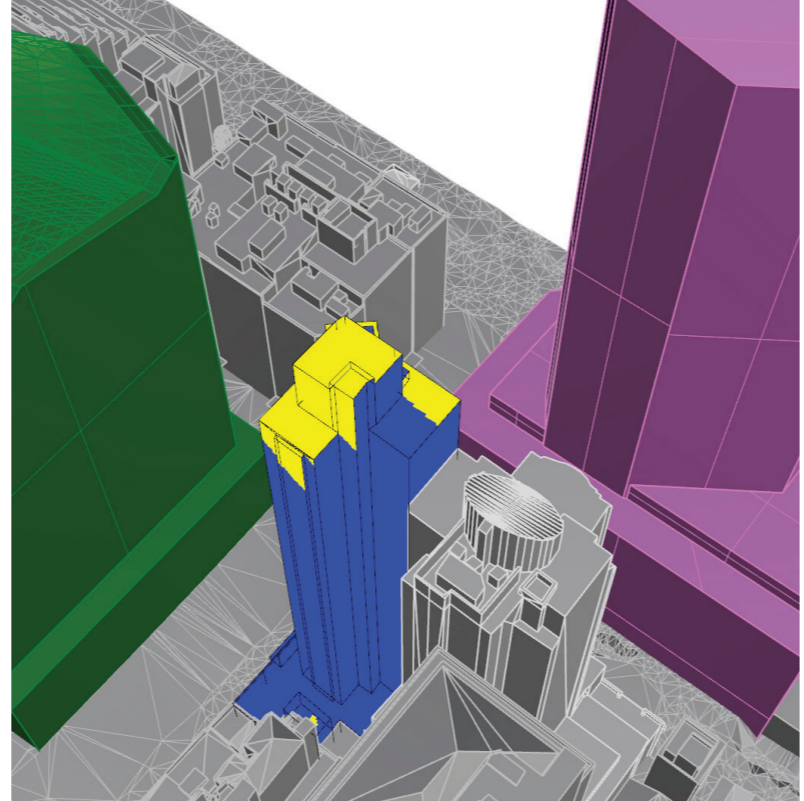
27 Park St | Existing | NE



27 Park St | Existing | SW



27 Park St | Proposed | OSD + 201 [ENVELOPE] | NE



27 Park St | Proposed | OSD + 201 [ENVELOPE] | SW

LEVELS	No. APARTMENTS PER LEVEL	No. APARTMENTS CURRENTLY COMPLIANT - 2HR MIN	No. APARTMENTS COMPLIANT WITH OSD +201 ENVELOPE	No. APARTMENTS LOST DUE TO OSD+201 ENVELOPE
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-
11	-	-	-	-
12	-	-	-	-
13	-	-	-	-
14	-	-	-	-
15	-	-	-	-
16	8	5	2	3
17	8	5	2	3
18	7	5	2	3
19	8	5	2	3
20	7	5	2	3
21	6	4	1	3
22	8	5	2	3
23	7	5	2	3
24	8	5	2	3
25	8	5	2	3
26	6	4	1	3
27	7	5	2	3
28	7	5	2	3
29	7	5	2	3
30	5	3	3	0
31	6	4	1	3
32	6	4	1	3
33	7	5	3	2
34	5	3	3	0
35	4	3	3	0
36	7	5	5	0
37	7	5	5	0
38	8	7	7	0
39	4	4	4	0
40	5	5	5	0
41	5	6	6	0
42	5	6	6	0
43	3	3	3	0
44	3	3	3	0

TOTAL	182	134	84	47
%	-	-	60%	26%

*RESULTS UPDATED SINCE LAST REPORT

HOTEL PARK REGIS CITY CENTRE, FROM LEVELS 6 TO 15

NO IMPACT

Total hours the development receives direct sunlight during the hours of 9am – 3pm on June 21

- Less than 2 hours.
- 2 hours or more.
- 201 Elizabeth Envelope
- OSD Envelope

**6 UNITS
LEVEL 21,26,31,32**

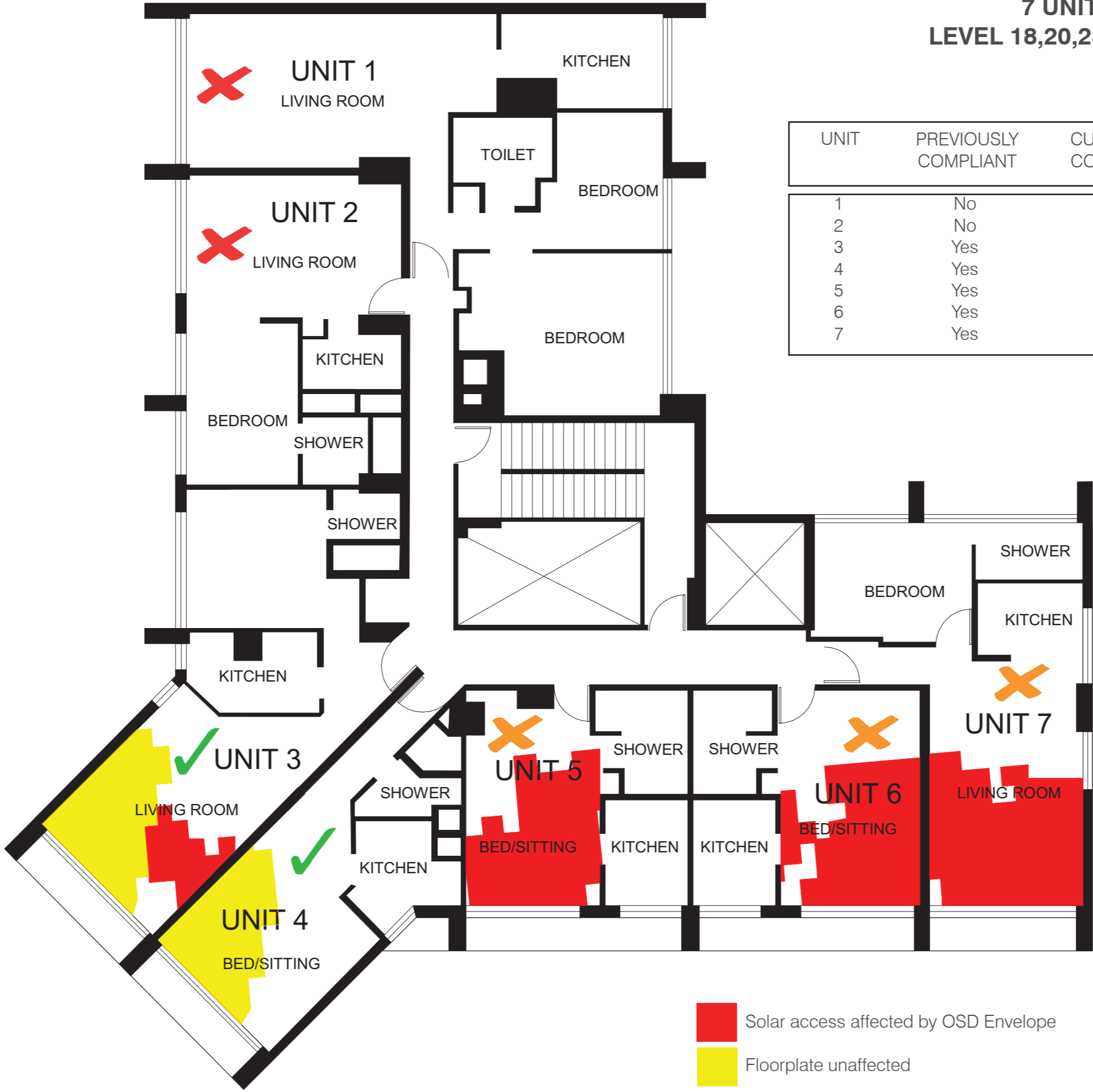


UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) (APPROXIMATE)
1	No	No	0
2	No	No	0
3	Yes	Yes	5
4	Yes	No	12
5	Yes	No	14
6	Yes	No	21

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

Solar access affected by OSD Envelope
 Floorplate unaffected

7 UNITS
LEVEL 18,20,23,27,28,29



UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) APPROXIMATE
1	No	No	0
2	No	No	0
3	Yes	Yes	5
4	Yes	Yes	0
5	Yes	No	12
6	Yes	No	14
7	Yes	No	21

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

8 UNITS
LEVEL 16,17,19,22,24,25



UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) APPROXIMATE
1	No	No	0
2	No	No	0
3	No	No	0
4	Yes	Yes	5
5	Yes	Yes	0
6	Yes	No	12
7	Yes	No	14
8	Yes	No	21

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

Solar access affected by OSD Envelope
 Floorplate unaffected

**7 UNITS
LEVEL 33**



UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) APPROXIMATE
1	No	No	0
2	No	No	0
3	Yes	Yes	5
4	Yes	Yes	0
5	Yes	Yes	8
6	Yes	No	13
7	Yes	No	19.75

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

**5 UNITS
LEVEL 30,34**



UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) APPROXIMATE
1	No	No	0
2	No	No	0
3	Yes	Yes	2.5
4	Yes	Yes	0
5	Yes	Yes	20

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

- Solar access affected by OSD Envelope
- Floorplate unaffected

**4 UNITS
LEVEL 35**



UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) APPROXIMATE
1	No	No	0
2	Yes	Yes	1.5
3	Yes	Yes	4.0
4	Yes	Yes	13.25

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

Solar access affected by OSD Envelope
 Floorplate unaffected

**7 UNITS
LEVEL 36**

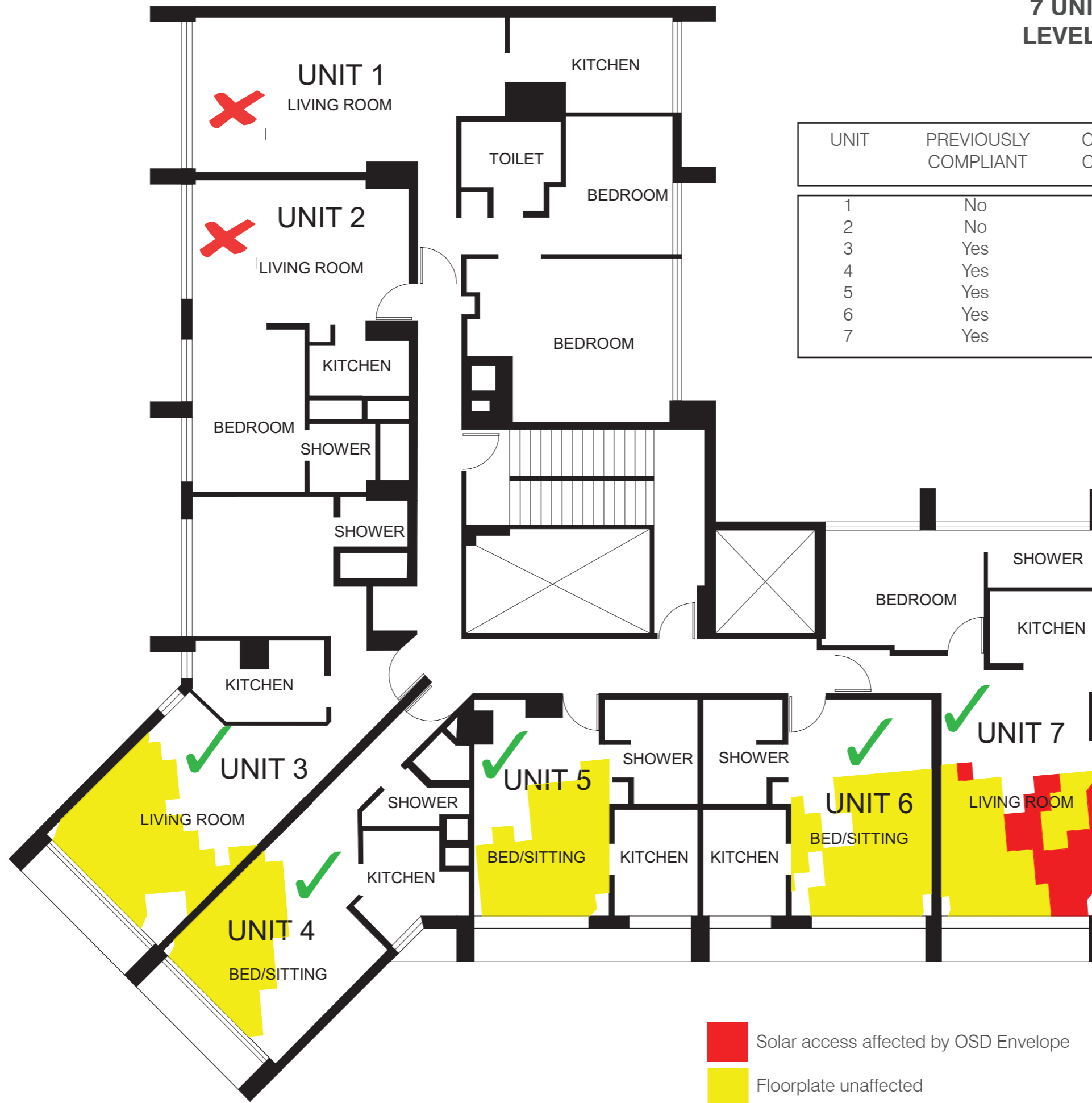


UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) APPROXIMATE
1	No	No	0
2	No	No	0
3	Yes	Yes	0
4	Yes	Yes	0
5	Yes	Yes	0
6	Yes	Yes	2.5
7	Yes	Yes	11

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

■ Solar access affected by OSD Envelope
■ Floorplate unaffected

**7 UNITS
LEVEL 37**



UNIT	PREVIOUSLY COMPLIANT	CURRENTLY COMPLIANT	AREA LOST (M ²) APPROXIMATE
1	No	No	0
2	No	No	0
3	Yes	Yes	0
4	Yes	Yes	0
5	Yes	Yes	0
6	Yes	No	0
7	Yes	No	7.75

Red and Yellow fill represent 2 hours (Minimum) solar access between 9 am and 3 pm.

■ Solar access affected by OSD Envelope
■ Floorplate unaffected

3.0 Solar Access Analysis - 197-199 Castlereagh Street

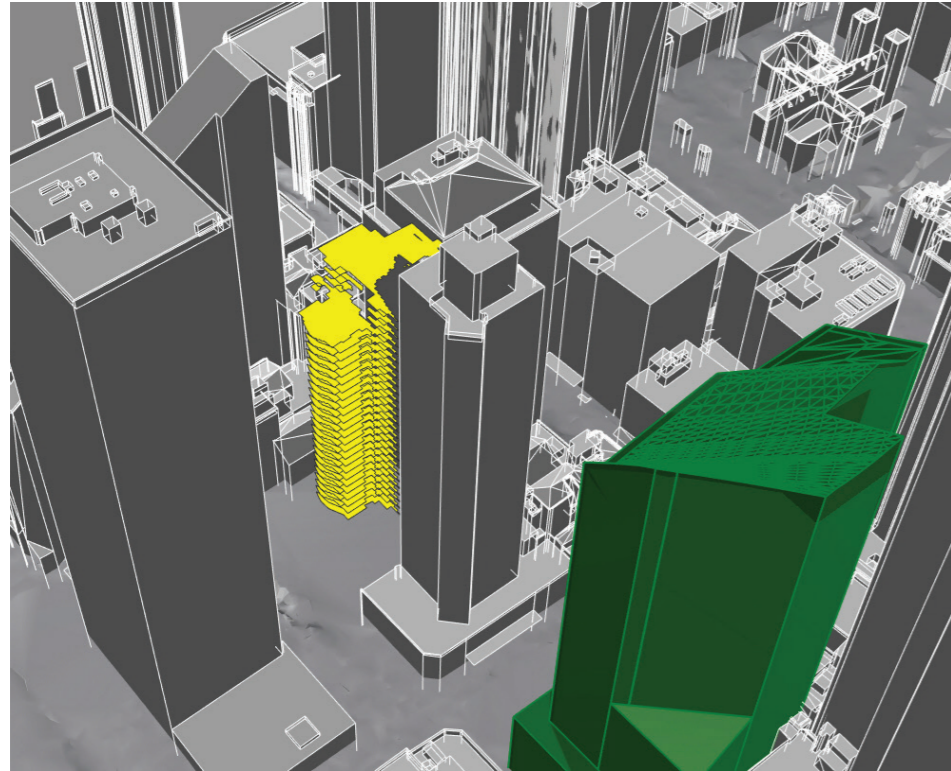
3.1

Introduction

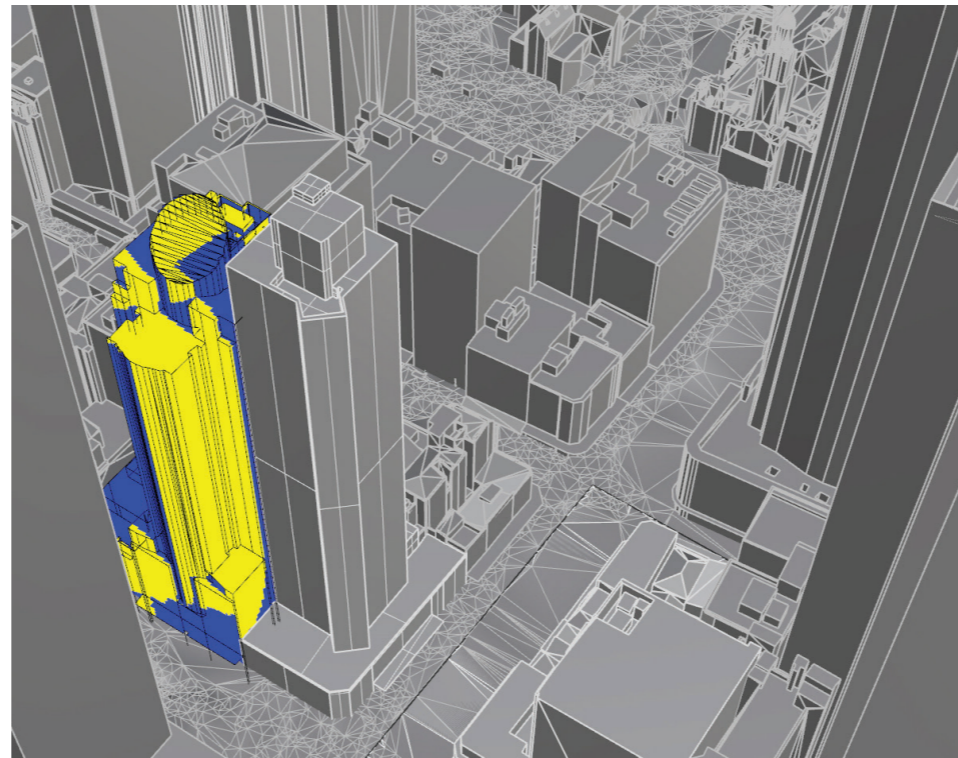
After careful examination of the solar impacts of the approved building envelope of Pitt Street North OSD, it was concluded that there was no overshadowing impact on 197-199 Castlereagh Street building. This is due to the proximity of the 27 Park Street building.

There is some minor overshadowing caused by 201 Elizabeth Street's approved envelope on 197-199 Castlereagh Street building. However, this is only to the podium area and does not impact any residential floor plates. This is highlighted in the images below.

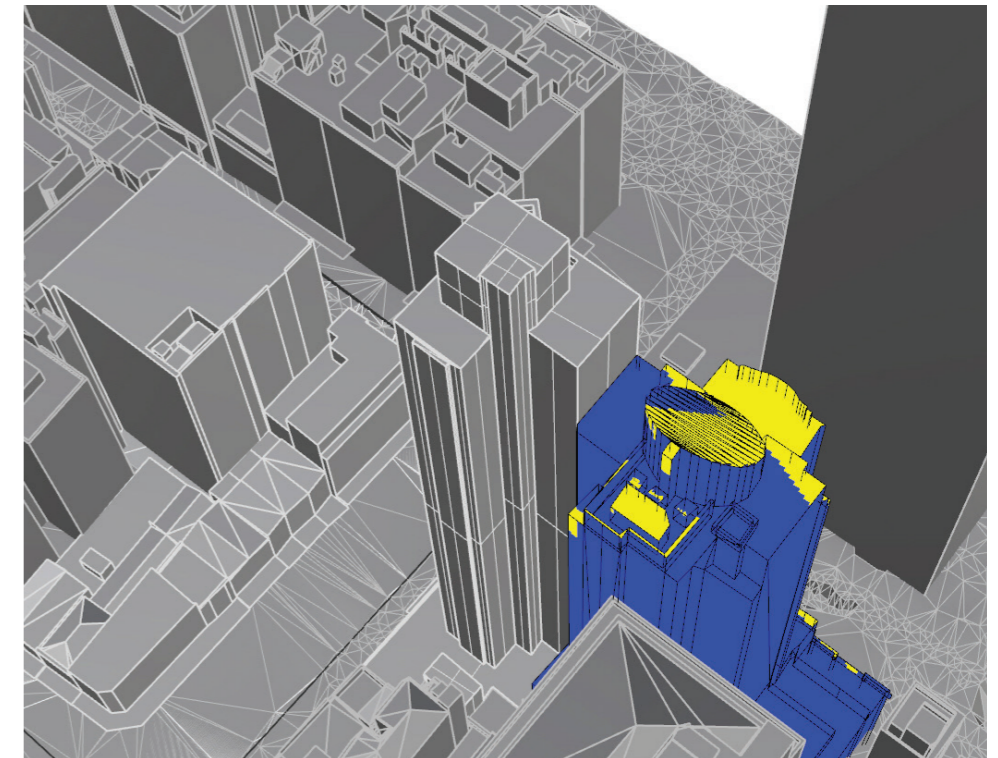
Solar Impact Analysis | 197-199 Castlereagh St | Planning Envelope



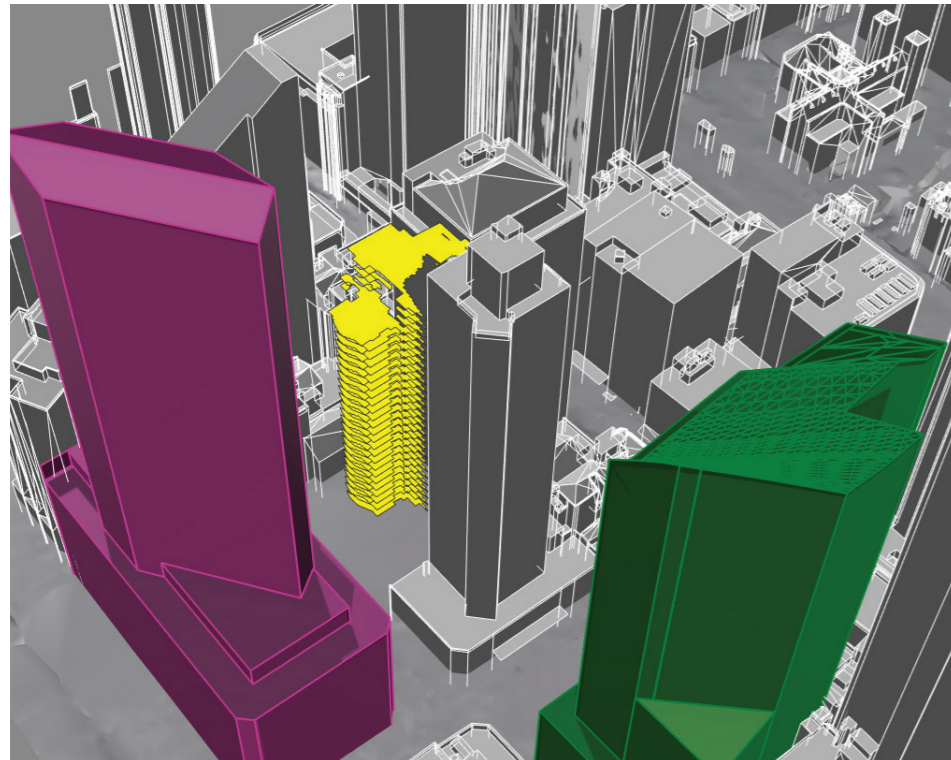
197-199 Castlereagh St | Existing | Tower Floorplates only | NE



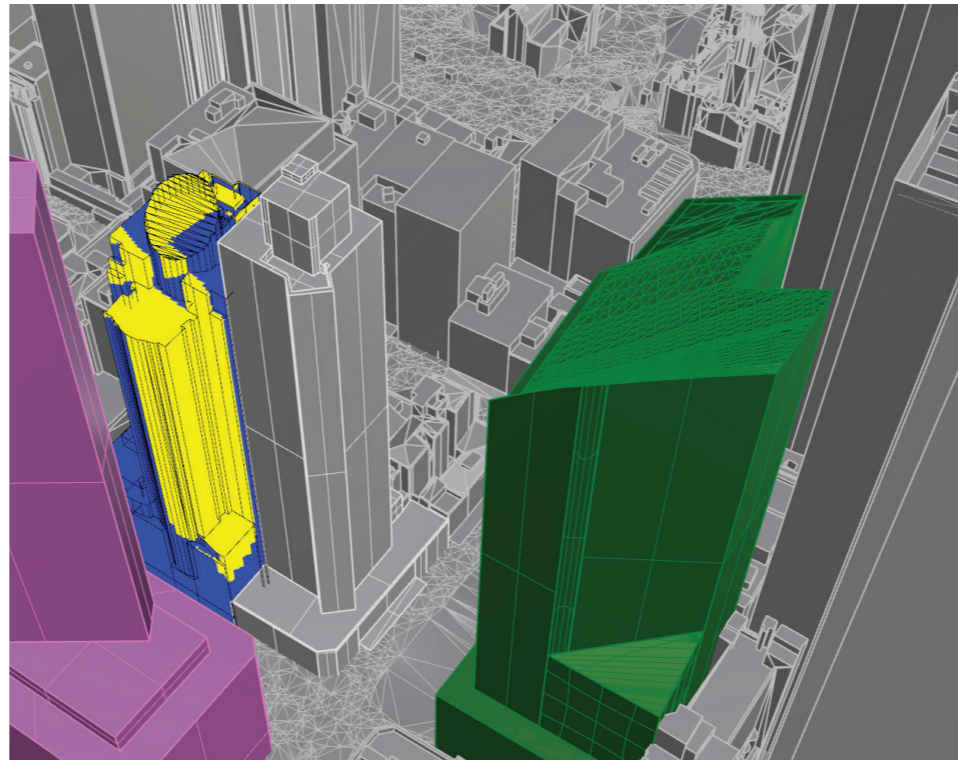
197-199 Castlereagh St | Existing | NE



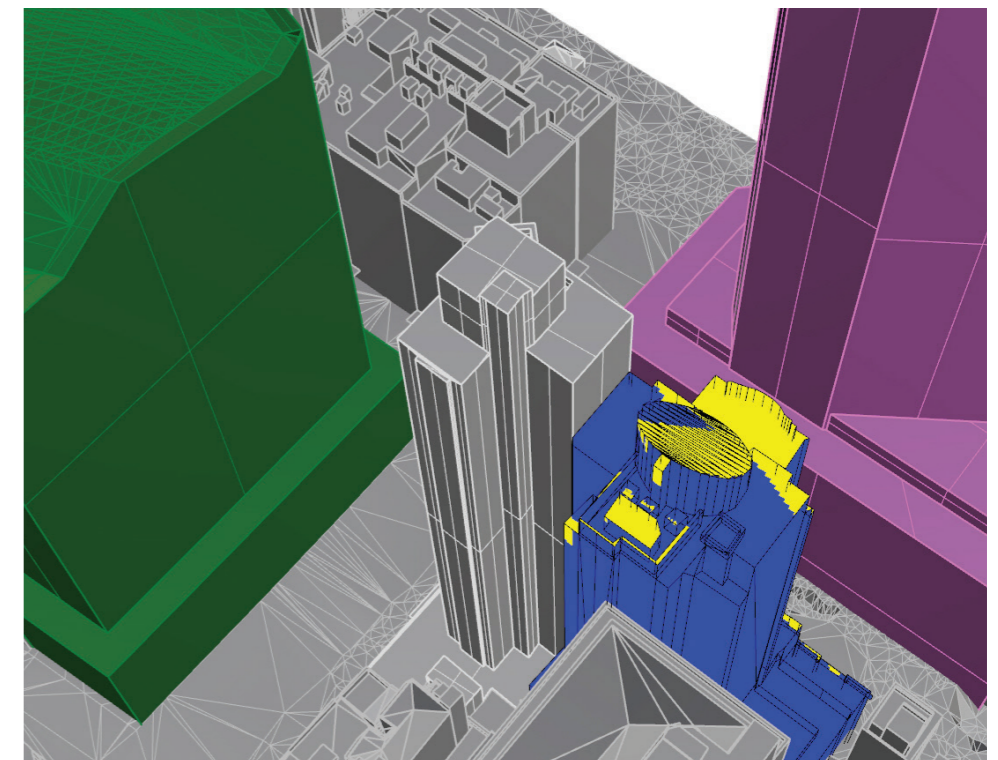
197-199 Castlereagh St | Existing | SW



197-199 Castlereagh St | Proposed | OSD + 201 [ENVELOPE] | Tower Floorplates only | NE



197-199 Castlereagh St | Proposed | OSD + 201 [ENVELOPE] | NE



197-199 Castlereagh St | OSD + 201 [ENVELOPE] | SW



201 Elizabeth Envelope



OSD Envelope

Total hours the development receives direct sunlight during the hours of 9am – 3pm on June 21



Less than 2 hours.



2 hours or more.

4.0

Conclusion

Due to the Pitt Street North over station development (OSD) the 27 Park Street building is no longer ADG solar access compliant. The previous score of 86% has been reduced to 60%. However, the envelope of the proposed development at 201 Elizabeth Street does not contribute to this percentage decrease.

The solar access to the residential component of 197-199 Castlereagh Street is not changed by the proposed OSD envelope.

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