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Date: 4 June 2013

To: Robertson + Marks Architects

Attn: Mr. Brian Mann

Address: Ground Floor, 11-17 Buckingham Street,
Surry Hills, NSW, 2010

From: Trong Thien Huynh

**RE: 6-16 ATCHISON STREET, ST. LEONARDS
DESKTOP SOLAR ACCESS VISUAL ASSESSMENT**

This memo comments on the desktop solar access visual assessment carried out to provide the estimated solar access performance of the various residential dwellings of the three design schemes presented for the subject development located at 6-16 Atchison Street, St. Leonards. The assessment was based on a visual inspection of the 3D images provided by the project architects Robertson + Marks, with views from the sun's perspective at 30 minute intervals between 9am and 3pm for the winter solstice (June 21). No modelling has been carried out as part of this assessment with the results presented below based on our review of the supplied views of the various design schemes.

The three design schemes reviewed are as follows:

- Original Design Scheme: A total of 173 residential dwellings.
Drawing reference: drawing title R2012_RESIDENTIAL_fjmt-sun, dated 05/27/2013
- Option Scheme 1: A total of 199 residential dwellings.
Drawing reference: drawing title R2012_RESIDENTIAL_70%, dated 05/27/2013
- Preferred Scheme 2: A total of 199 residential dwellings.
Drawing reference: drawing title R2012_RESIDENTIAL_54%, dated 05/27/2013

The results of the analysis of the estimated solar performance of the three design schemes for the SEPP65 Solar Access requirement of at least 2 hours of direct solar access jointly to the glass line of the living areas and zone of the private open spaces for dense urban areas are tabulated in Table 1 below:

Table 1: Estimated Solar Performance of the Three Design Scheme

Design Scheme	Living Areas & Private Open Spaces (%)
Original Design Scheme	53
Option Scheme 1	70
Preferred Scheme 2	54

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DOCUMENT CONTROL

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