



RWDI Anemos Ltd
Unit 1 Tilers Road, Milton Keynes
Buckinghamshire, United Kingdom MK11 3LH

December 18, 2018

Mirvac
Attn: Annie So
Level 28, 200 George Street
Sydney NSW 2000

Re: 2 Figtree Drive, Sydney Olympic Park
Solar Access Performance for Revised Section 4.55 Modification

Dear Annie,

RWDI have undertaken a review of the solar access performance for the proposed development located at 2 Figtree Drive in Sydney Olympic Park (Site 53 Figtree Drive), in relation to the proposed additional Section 4.55 modifications to the design. Steve King has previously undertaken the solar access analysis for this project, however RWDI have undertaken the additional analysis as Steve King is currently not available.

As part of the analysis for solar access to account for the effect of the proposed Section 4.55 modifications to the design, RWDI were provided by Steve King the model previously used for the analysis as well as previous reports and calculations. This has helped to ensure consistency in the analysis process for the solar access performance. No additional modelling was undertaken as part of this analysis.

RWDI has taken into account the following documents as part of the analysis, which were provided by Mirvac and Steve King:

- Architectural Drawings Issue H dated June 14, 2017 – for DA Issue, prepared by BVN.
- Architectural Drawings Issue I dated June 26, 2018 – for Modification to SSD 7662, prepared by Mirvac Design.
- Architectural Drawings Issue O dated December 10, 2018 – for Modification to SSD 7662 – S4.55 1A, prepared by Mirvac Design.
- Solar Access Report, dated June 14, 2017, prepared by Steve King as part of the DA submission.
- Amended Solar Access Compliance Letter, dated July 6, 2018, prepared by Steve King as part of the Section 4.55 Modification to SSD 7662 submission.
- Solar Access Calculation tables, prepared by Steve King
- Sketchup model of the subject development used by Steve King for the abovementioned Solar Access Reports.



Design Changes

It is noted that since the original Development Application submission, a number of changes occurred as part of the Section 4.55 Modification the SSD 7662 submission which were noted in Attachment B of the Amended Solar Access Compliance Letter.

Additional changes are now proposed as part of the Section 4.55 1A submission, which are noted as follows:

Building 3

- Level 9 – Convert the whole level to communal spaces (remove Apartments 30901, 30902, 30903, 30905 and 30906).
- Semi-open Sky Bridge to link Buildings 3 and 5.

Building 5

- Level 1 – Convert Apartment 50108 into a display unit (included in calculations)
- Level 1 – Convert Apartment 50101 into a leasing office
- Level 9 – Convert the communal space into 4 apartment units (create units 50901a, 50901b, 50902a and 50902b)

Solar Access Compliance

The effect of the proposed design changes as part of the Section 4.55 1a modification to the design have been considered with regards to the impact on the solar access performance. For consistency and understanding of the change in performance, the summary tables for the Approved Development Application Scheme and Approved Section 4.55 design scheme have been noted in Tables 1 and 2 below.

The effect of the abovementioned design changes to the final design of the development has resulted in a further improvement in the overall solar access performance. This is noted to be due to the location of the communal area where poor performing apartments were previously located, and inclusion of apartments on the northern aspect at Level 9 on Building 5.

Note that for consistency of the project the results have been presented in the same format as previously provided by Steve King. The analysis has not involved reviewing the previously results for accuracy nor any detailed computational modelling. It is an experience based review based on the local sun path, the provided drawings, model and the analysis previously undertaken by Steve King. Only the impact of the proposed changes to the outcome of the solar access performance has been considered.



Table 1: Approved Development Application Scheme

705 Apartment Scheme

>3hrs 9-3	>2hrs 9-3 (>3hrs 8-4)	>2hrs 9-3	>2hrs 8-4	>2hrs 8-4 with Bed	>0hrs 8-4 with Bed	No Sun 8- 4
310	124	29	26	24	146	46
44.0%	17.6%	4.1%	3.7%	3.4%	20.7%	6.52%
	434	463	489	513		
	61.6%	65.7%	69.4%	72.8%		

Table 2: Approved Section 4.55 Modification to SSD7662 Design

698 Apartment Scheme

>3hrs 9-3	>2hrs 9-3 (>3hrs 8-4)	>2hrs 9-3	>2hrs 8-4	>2hrs 8-4 with Bed	>0hrs 8-4 with Bed	No Sun 8- 4
308	124	29	26	24	146	41
44.1%	17.8%	4.2%	3.7%	3.4%	20.9%	5.9%
	432	461	487	511		
	61.9%	66.1%	69.8%	73.2%		

Table 3: Proposed Section 4.55 1A Design

696 Apartment Scheme

>3hrs 9-3	>2hrs 9-3 (>3hrs 8-4)	>2hrs 9-3	>2hrs 8-4	>2hrs 8-4 with Bed	>0hrs 8-4 with Bed	No Sun 8- 4
310	124	28	25	24	144	40
44.5%	17.8%	4.0%	3.6%	3.4%	20.7%	5.8%
	434	462	487	511		
	62.4%	66.4%	70.0%	73.5%		

Yours truly,

RWDI

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