Sun Access Analysis | 189 Castlereagh Street

Sun Access Analysis

189 Castlereagh Street - Sun Access | South-east view

Existing

Proposed
Sun Access Analysis | 201 Castlereagh Street

Sun Access Analysis

201 Castlereagh Street - Sun Access | North-east view

Existing

Proposed
Sun Access Analysis | 201 Castlereagh Street

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

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

Sun Access Analysis

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

Existing

Proposed

Dexus
Francis-Jones Morehen Thorp
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.
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.

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.

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

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.
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.

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

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

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

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

06. Outline specific design features.