



**ATTACHMENT A – LOCATION OF LIVING AREAS FOR MAGILL AND BOTANY STREET
RESIDENCES**

The purpose of this document is to establish whether the north-facing windows of Nos. 1-15 Magill St and Nos. 103-109 Botany St, Randwick are:

- “north-facing living area windows” as described in the provisions of the Randwick DCP 2013 and stated in Section 7.3 of the EIS, and that;
- windows to spaces are being used for the purposes defined in the Randwick DCP 2013 definition of “living areas” as “indoor space[s] occupied for extended periods of time such as a living room, lounge room, dining room, family room and/or other open plan living areas.”

Property	Detail of north facing windows and indoor space(s)
1 Magill St	✓*Living/dining; ✓**bed 3
3 Magill St	^Six (6) north facing windows – Floorplans were not available. Google Street View indicates there are north facing windows. It has been assumed that the north facing windows are living areas for the purposes of this analysis.
5 Magill St	^Two (2) north facing windows – Floorplans were not available. Google Street View indicates there are north facing windows. It has been assumed that the north facing windows are living areas for the purposes of this analysis; ^carport – reduces the degree of solar access to the north facing window
7 Magill St	^Two (2) north facing windows – Floorplans were not available. Google Street View indicates there are north facing windows. It has been assumed that the north facing windows are living areas for the purposes of this analysis; ^carport – reduces the degree of solar access to the north facing window
9 Magill St	^Two (2) north facing windows – Floorplans were not available. Google Street View indicates there are north facing windows. It has been assumed that the north facing windows are living areas for the purposes of this analysis
11 Magill St	✓*Media room; ✓**bed 1; ✓**bed 2
13 Magill St	✓*Cinema; ✓**bed 2; ✓**bed 3; ✓**master bed
15 Magill St	^Three (3) north facing windows – Floorplans were not available. Google Street View indicates there are north facing windows. It has been assumed that the north facing windows are living areas for the purposes of this analysis
103 Botany St	+Not applicable given current use
105 Botany St	✓*Living; ✓*sunroom (enclosed verandah on the second level); ✓**kitchen; ✓**laundry; ✓**bed 2
107 Botany St	^No north facing windows were identified.
109 Botany St	^Two (2) north facing windows – Floorplans were not available. Google Street View indicates there are north facing windows. It has been assumed that the north facing windows are living areas for the purposes of this analysis

Legend:

✓ Floorplans were obtained via desktop searches.

* Indicates indoor space(s) that satisfy the definition of *"living areas"* in the Randwick DCP 2013. "Media room" and "Cinema" have been included as it is considered they could be argued as satisfying *"or other open plan living areas"* of the definition. It is noted that the second 'north facing window' in Nos. 11 and 13 Magill Street are identified as "garage/storage".

** Indicates indoor space(s) that do not satisfy the definition.

^ Based on Google Street View (July 2014). Floorplans were not available.

+ **Re 103 Botany Street:** This property (see floorplan) was sold in July 2009. The use at that time has been assumed to be a single unit, single storey "residential" property, being land zoned "R2 Low Density Residential" under the Randwick LEP 2012. Development Application (DA/84/2010) for *"ground level alterations and additions to existing dwelling and change of use to paediatric clinic with 3 consulting rooms, vehicle access provided off Magill Street with on-site parking for 4 vehicles"* was approved in August 2010. The development comprised *"3 specialist consulting rooms, a treatment room, a reception room, a waiting room..."*. Thus, the current use of any indoor space(s) with north facing windows does not satisfy the definition of *"living areas"*.

