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4 December 2013

Mr Chris Wilson
Executive Director – Major Projects
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Wilson

78-90 OLD CANTERNBURY ROAD, LEWISHAM
SECTION 75W – AMENDMENT TO CONDITION B3 (MP08-0195 MOD4)

I refer to Council's letter dated 28 November 2013 and provide a response from SLR Consulting that demonstrates adequate sunlight to the park for 2 hours of the day in winter.

The Solar Access Report of the proposed central open space provides an accurate technical assessment that supports the proposed change to a minimum 30% of the open space having 2 hours of sunlight. The report actually shows that between 31.9% to 40% of the open space will receive 2 hours of sunlight.

The shadow diagrams in Figure 3-5 of the Assessment Report also demonstrates that large areas of the open space receives direct sunlight to support the primary function of a thoroughfare and passive recreation.

It is anticipated that the achievable floor space under this scenario will be in the vicinity of 35,000m^2 (i.e. substantially less than the approved 39,896m^2). We also highlight that the Department of Planning & Infrastructures (DPI) letter dated 19 July 2012 to the former project architect accepts that a scheme with a GFA of 34,437m^2 complied with Condition B3, and therefore we believe the request is not unreasonable.

The degree of overshadowing of public open space for part of winter is considered an acceptable solution. For example, the attached shadow diagrams relating to the current Draft Planning Proposal Green Square Town Centre Library and Plaza (355 Botany Road and 377- 497 Botany Road Zetland) shows overshadowing of a public open space to the south of a higher density urban environment which is being requested by Council. This demonstrates an acceptance that higher order community facilities (i.e. library and public square) can function in mid-winter when overshadowing is at its peak. This contrasts the Hudson Street open space which is primarily provided as a thoroughfare to the future light rail station with some capacity for minor passive recreation area.

Accordingly, we maintain that the Hudson Street open space, which has less substantial community infrastructure then that in the Green Square Plaza, can continue to function as intended and that the proposed provision of minimum 30% of direct solar access for 2hrs in mid-winter is acceptable and reasonable. The open space will receive good solar access outside of mid-winter and that the level of embellishment proposed will allow the open space to function as both a thoroughfare and provide additional passive recreational opportunities for future residents of the local area.

This is considered to be a reasonable response in working with the existing approval and that the proposed changes will provide workable and fair conditions of consent to support future development of the site in accordance with the metropolitan strategy.

Yours faithfully
MERITON GROUP

Walter Gordon
Director of Planning and Development

4 December 2013

610.11713 L04 20131204

Meriton Apartments Pty Ltd
Level 11, Meriton Tower
528 Kent Street
SYDNEY NSW 2000

Dear Tom

Old Canterbury Road, Lewisham
Solar Access to Central Open Space

1 Introduction

SLR Consulting Pty Ltd (SLR) has been commissioned by Meriton Apartments Pty Ltd (Meriton) to assess the environmental impact of the approved concept plan of the proposed development at Old Canterbury Road, Lewisham with respect to solar access to the Central Open Space (COS) to the south.

1.1 Site Description

The development site is bounded to the north by Longport Street, to the west by Old Canterbury Road and to the south by Hudson Street. There is also a rail line along the western boundary. Low-rise residential premises are located to the east of the site and there are some commercial buildings to the south.

Figure 1 shows the aerial view of the development site location.

Figure 1 Site location

Image: Google

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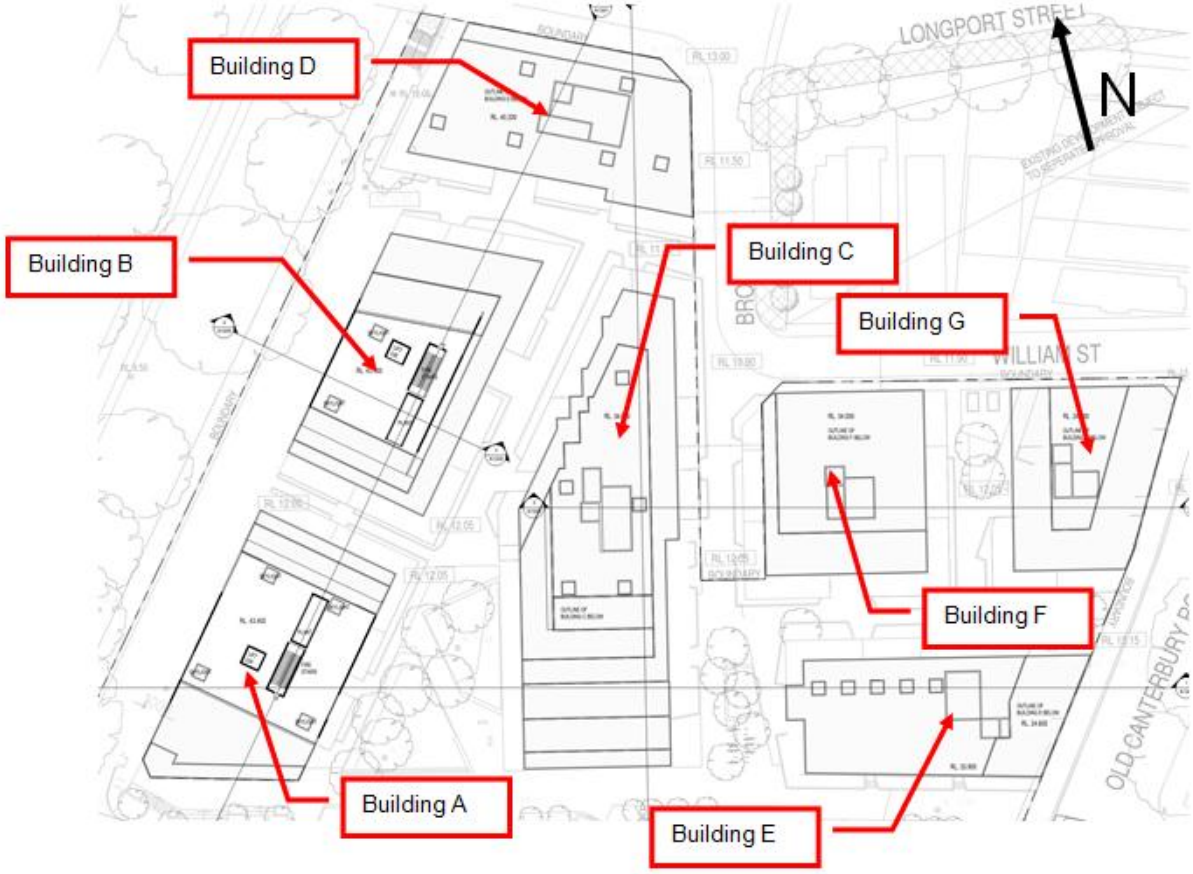
ABN 29 001 584 612

1.2 Development Description

The proposed development consists of 7 residential blocks, labelled as Building A to G. with some commercial tenancies in buildings A and C

Figure 2 Development Site Layout



1.3 Solar Access Results and Analysis

1.3.1 Approved Concept Floor Plan

Using the approved concept floor plans MP08_0195, elevations (DWG files) and a 3D DWG model provided by Tony Owen Partners, a solar access model was developed for the proposed development.

The total area for the COS highlighted in green in **Figure 3 to Figure 8** is approximately 3000 m^2.

Shadow from the scheme complying with the approved building envelopes were calculated at the best 2 hours of solar access on the 21st of June. Shadow diagrams are shown in **Figure 3** to **Figure 5**.

Figure 3 Shadow Diagram at 10:00pm - Plan View

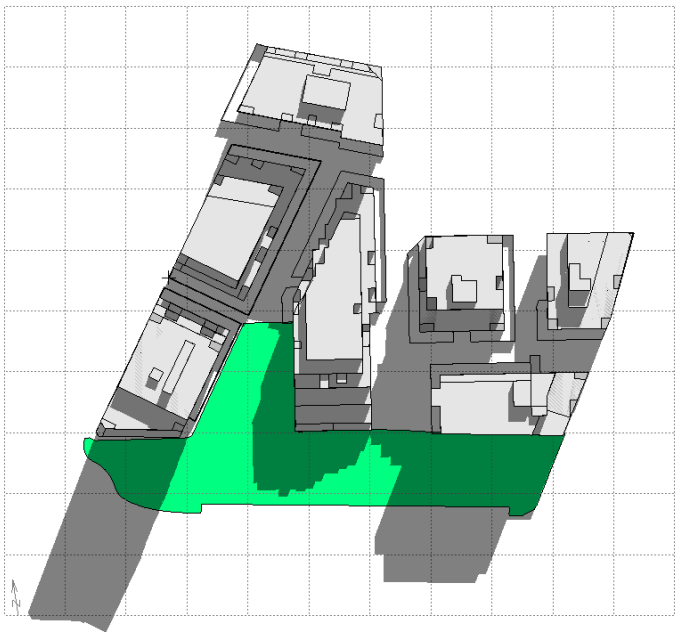


Figure 4 Shadow Diagram at 11:00pm - Plan View

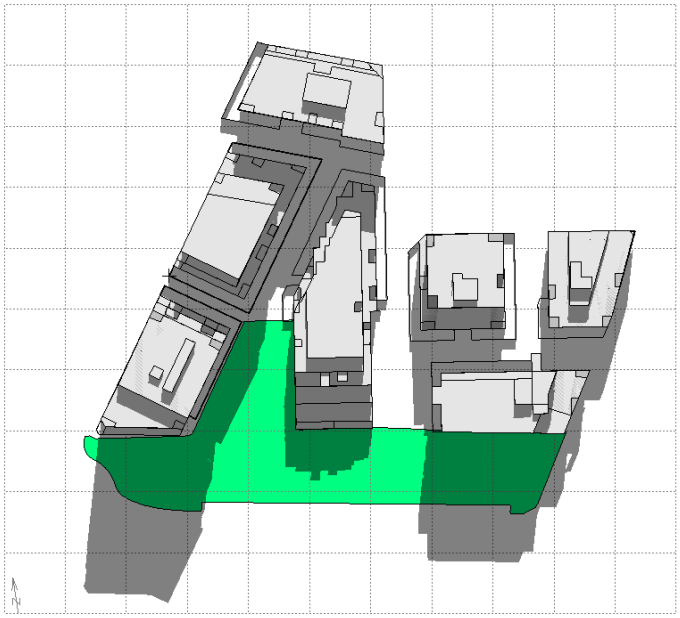
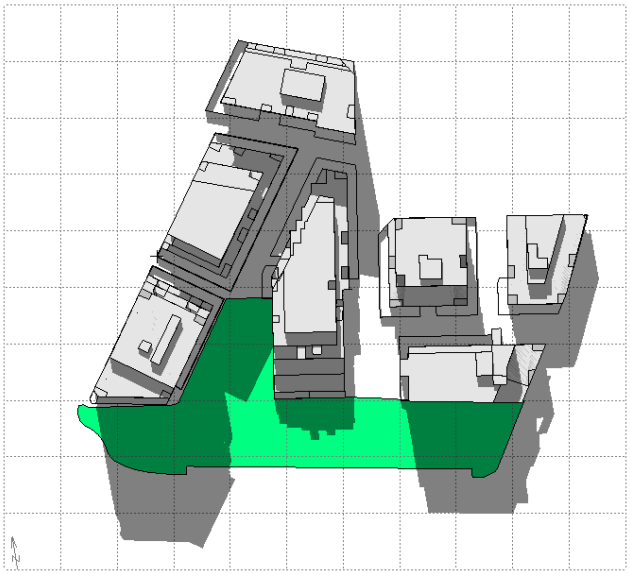


Figure 5 Shadow Diagram at 12:00pm - Plan View



1.3.2 Concept Approval which complies with 50% solar access to open space

The following modifications are made to achieve 2 hours solar access for 50% of open space on June 21st.to assess the impact of condition B3.

- Following changes to Building C
  - Cut 3 m from LG
  - Cut 5.2 m from G and L1
  - Cut 5.0 m from L2
  - Cut 6.5 m from L3
  - Cut 8 m from L4
  - Cut 8.5 m from L5
- The stairwell was removed from building E
- Move west façade of Building E by 16 m to the east
- Cut back south façade of top floor (L5) of Building F by 4m

Shadows from the scheme complying with Condition B3 were calculated at the best 2 hours of solar access on the 21st of June. Shadow diagrams were shown in **Figure 6** to **Figure 8.**

Figure 6 Shadow Diagram at 09:45 pm - Plan View

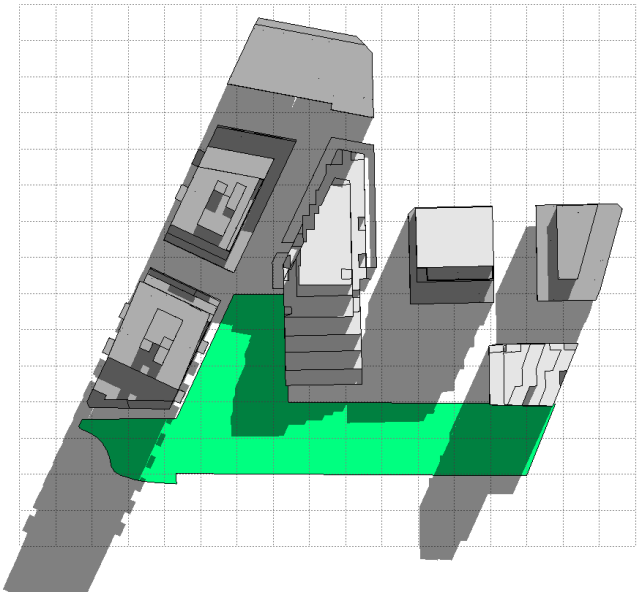


Figure 7 Shadow Diagram at 10:45pm - Plan View

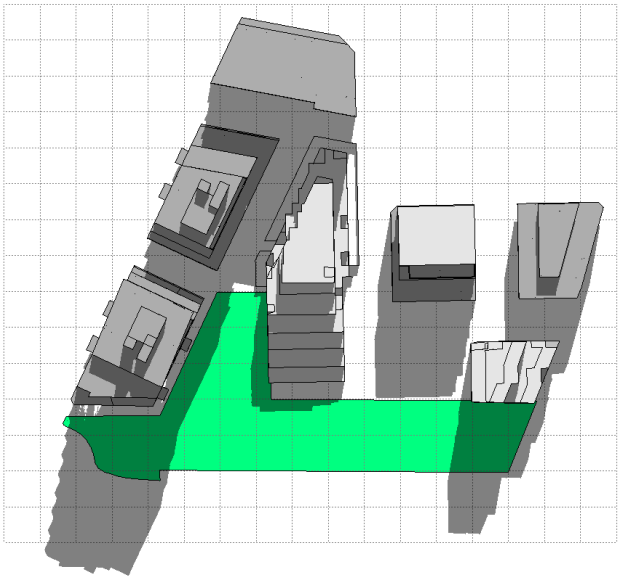


Figure 8 Shadow Diagram at 11:45pm - Plan View

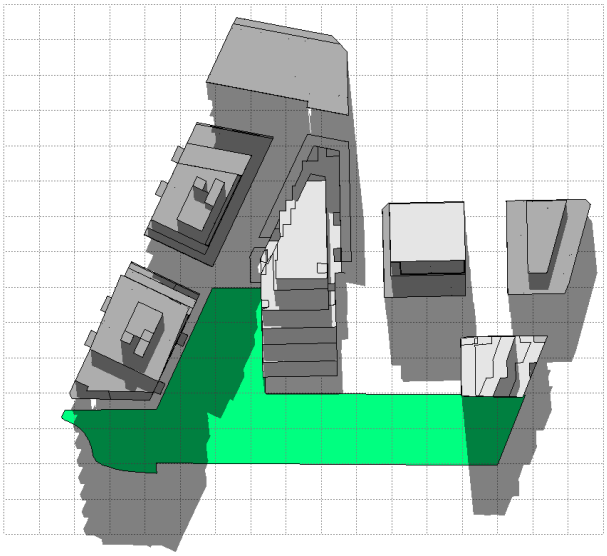


Table 1 below shows the areas of the COS with 2 hours of direct sunlight on June 21 and their percentage area of the communal open spaces.

Table 1 Area of COS with Direct Sunlight on June 21

Approved Concept Floor Plan			Concept Approval which Complies with 50% Solar Access to Open Space		
Time	**un-shaded area (m²)**	**%**	**Time**	**un-shaded area (m²)**	**%**
10.00 am	1136.5	37.9%	9:45 am	1491	~50%
11.00 am	1402.6	40.2%	10:45 am	1773.3	~59%
12.00 pm	957.1	31.9%	11:45 am	1498.3	~50%

Note 1: The total area of the Central Open Space (COS) is 3000 m²

2 Conclusions

The Central Open Space (CoS) with a total area of 3000m^2 receives 2 contiguous hours solar access in mid-winter (June 21st), as follows:

Approved Concept Floor Plan

- 10.00am (37.9% solar access over the surface of the park);
- 11.00am (40.2% solar access over the surface of the park); and
- 12.00pm (31.9% solar access over the surface of the park).

Concept Approval which complies with 50% solar access

- 9.45am (~50% solar access over the surface of the park);
- 10.45am (~59 % solar access over the surface of the park); and
- 11.45pm (~50% solar access over the surface of the park).

Please do not hesitate to call if require any further information.

Yours sincerely

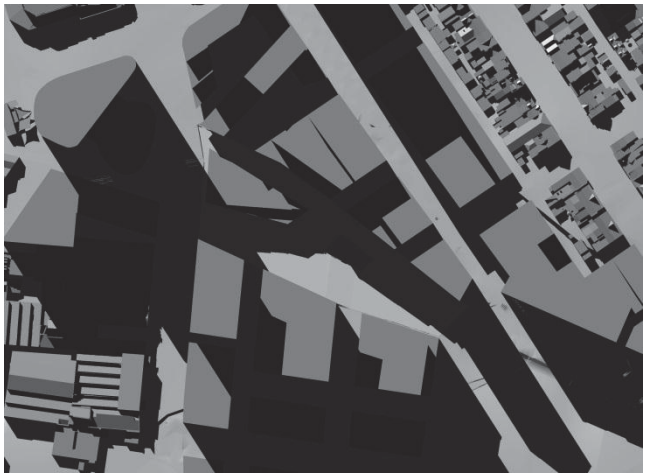
Neihad Al-Khalidy
Technical Director
Contact: 0401 416 274

Figure 3: Excerpt from **current** Height of Buildings Map in the proposed amendment to Sydney Local Environmental Plan (Green Square Town Centre) 2013

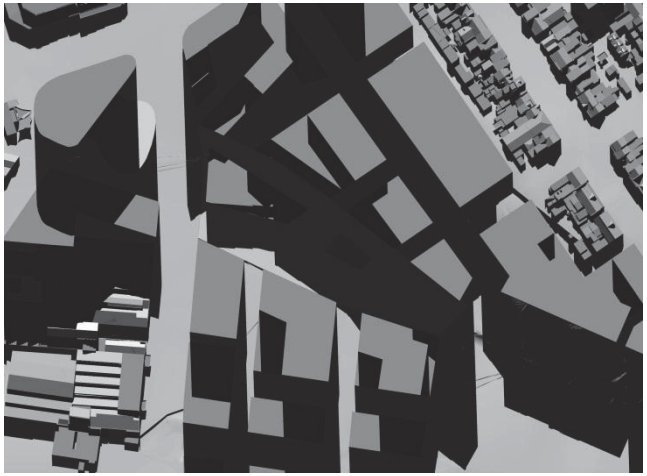
Figure 4: Excerpt from **Proposed** Height of Buildings Map in the proposed amendment to Sydney Local Environmental Plan (Green Square Town Centre) 2013

Overshadowing Diagrams: Current planning controls compared with proposed Green Square Library and Plaza

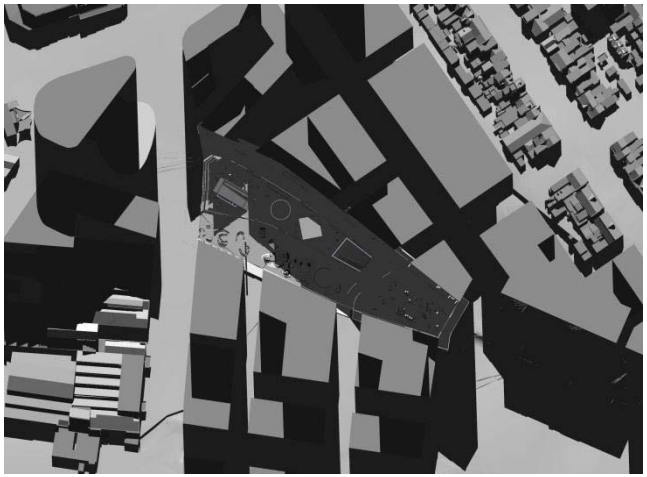
Overshadowing: Current planning controls
June 21 12 noon



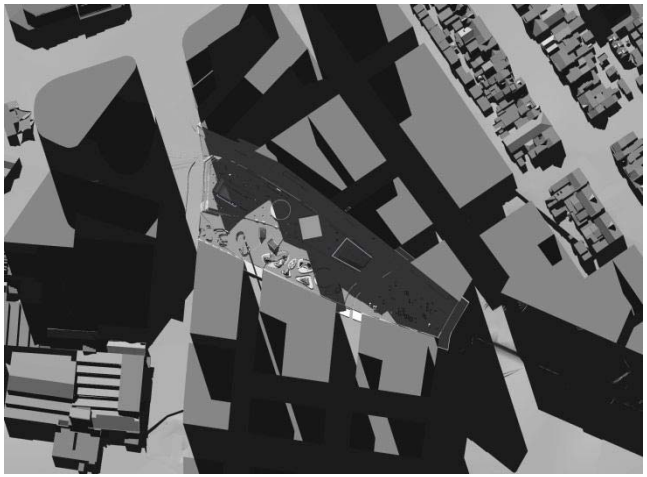
Overshadowing: Current planning controls
June 21 1 pm



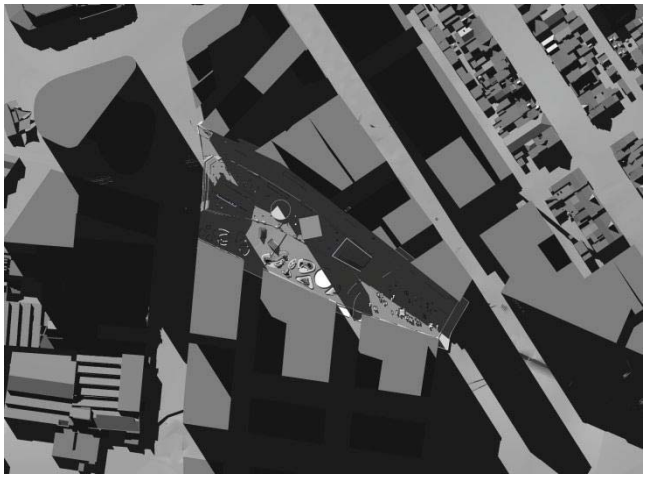
Overshadowing: Current planning controls
June 21 2 pm



Overshadowing: Proposed Library design
June 21 12 noon



Overshadowing: Proposed Library design
June 21 1 pm



Overshadowing: Proposed Library design
June 21 2 pm