17 December 2013

610.11713 L05 20131217

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

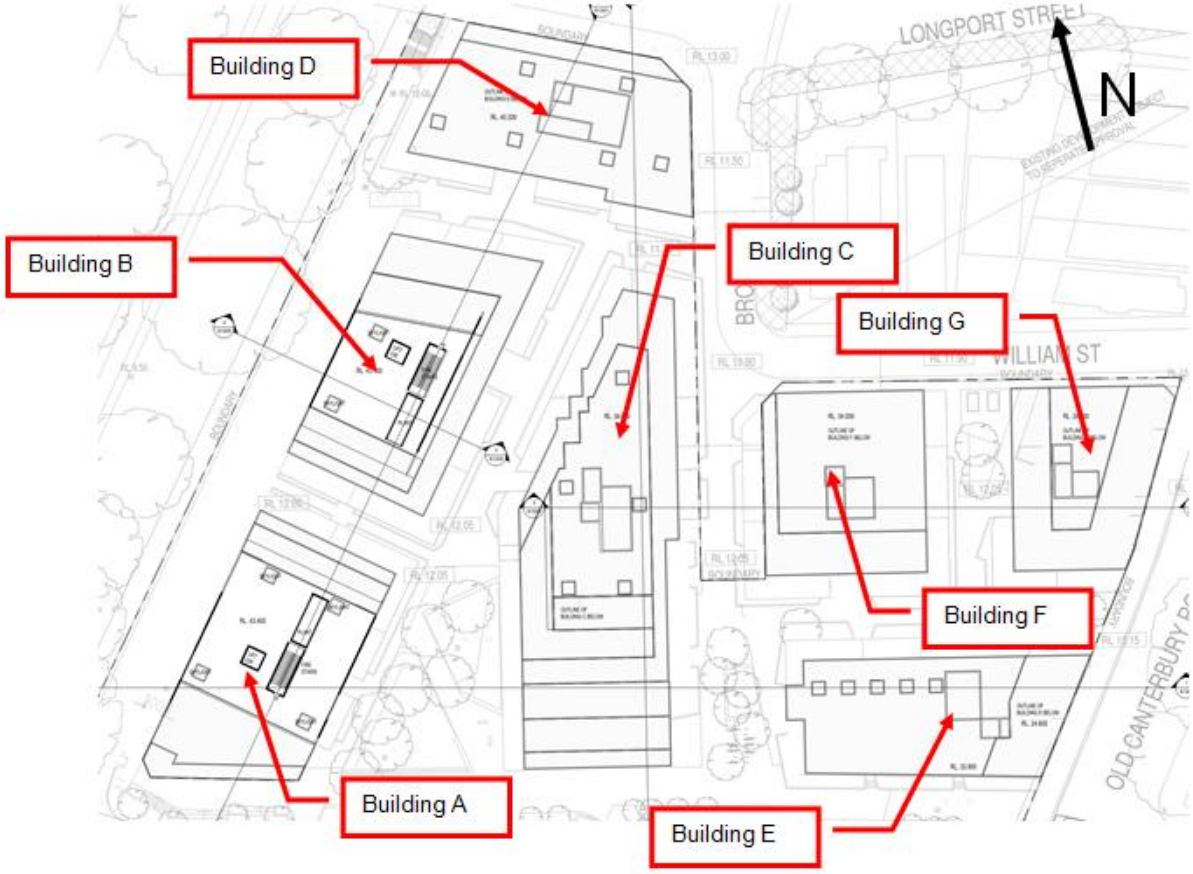
Image: Google

SLR Consulting Australia Pty Ltd 2 Lincoln Street Lane Cove NSW 2066 Australia
(PO Box 176 Lane Cove NSW 1595 Australia)
T: 61 2 9428 8100 F: 61 2 9427 8200 E: sydney@slrconsulting.com www.slrconsulting.com
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 21st of June

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 5** is approximately 3000 m^2.

Shadows 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 10:00am - Plan View

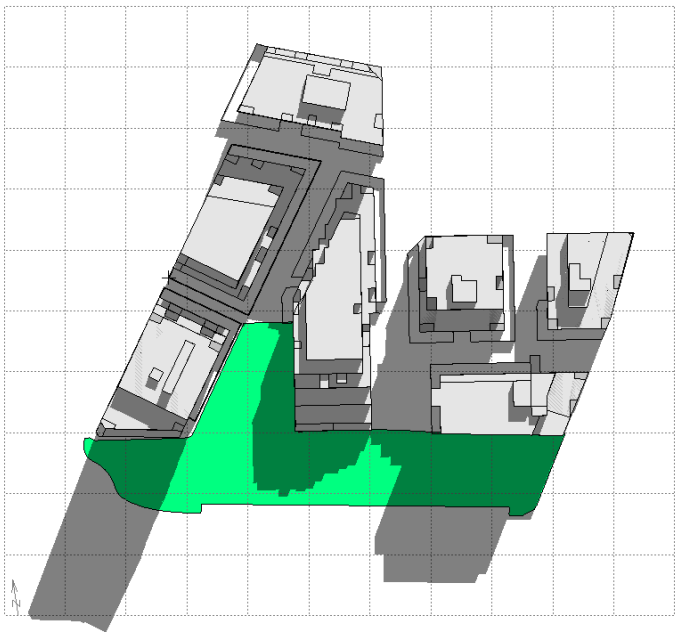


Figure 4 Shadow Diagram at 11:00am - Plan View

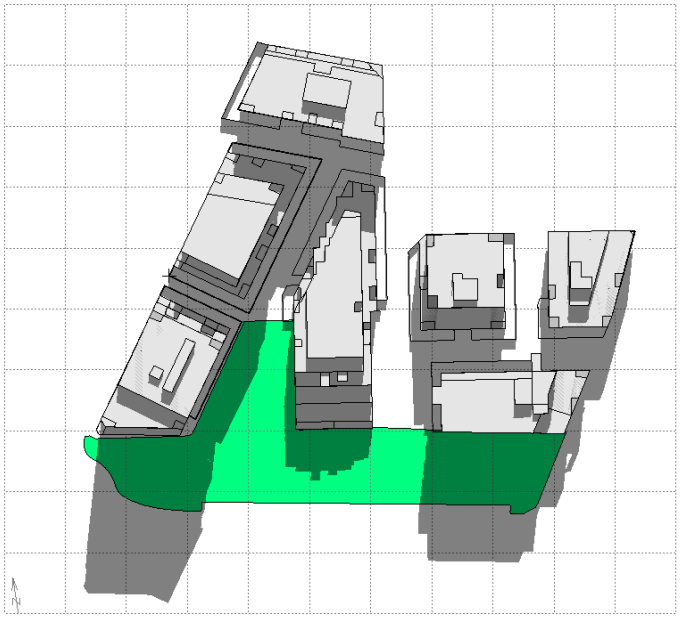


Figure 5 Shadow Diagram at 12:00am - Plan View

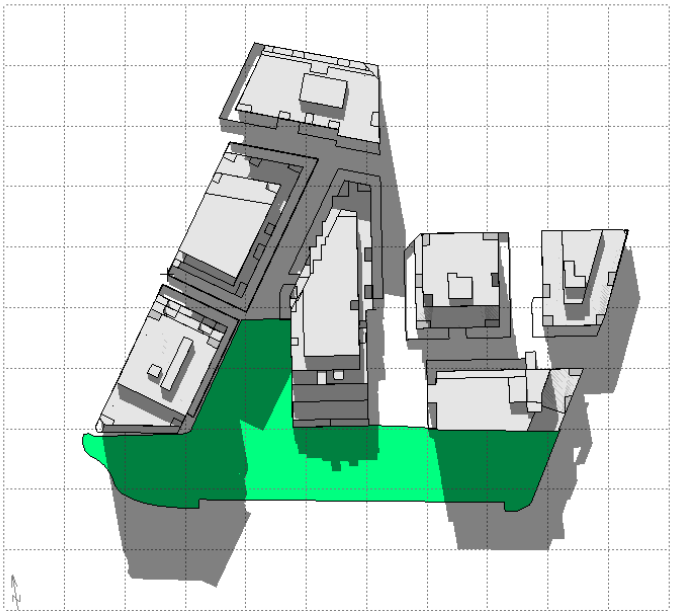


Table 1 below shows the areas of the COS with 2 hours of direct sunlight on June 21 and their percentage area of the communal open spaces.

Table 1 Area of COS with Direct Sunlight on June 21

Time	un-shaded area (m²)	%
10.00 am	1136.5	37.9%
11.00 am	1402.6	40.2%
12.00 am	957.1	31.9%

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

1.3.2 March/September 21 (Equinox)

Shadows from the scheme complying with the approved building envelopes were calculated at the best 2 hours of solar access on March/September 21 (Equinox). Shadow diagrams are shown in **Figure 6** to **Figure 8**.

Figure 6 Shadow Diagram at 10:00am - Plan View

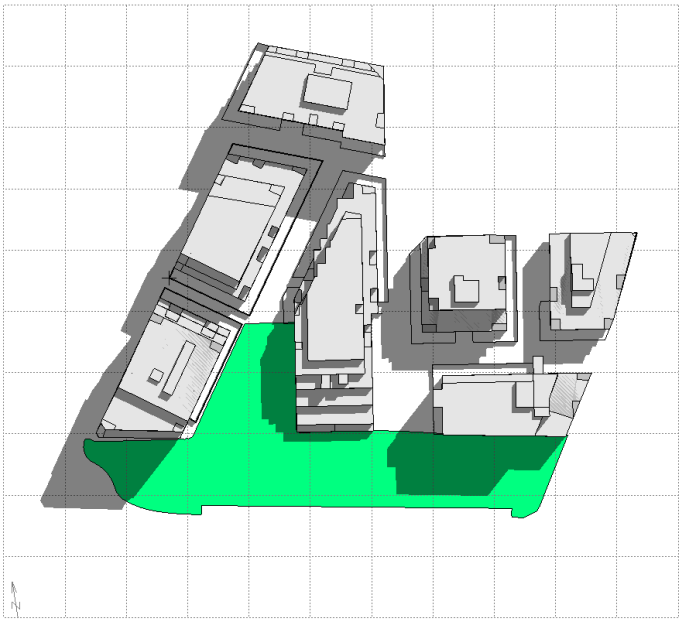


Figure 7 Shadow Diagram at 11:00am - Plan View

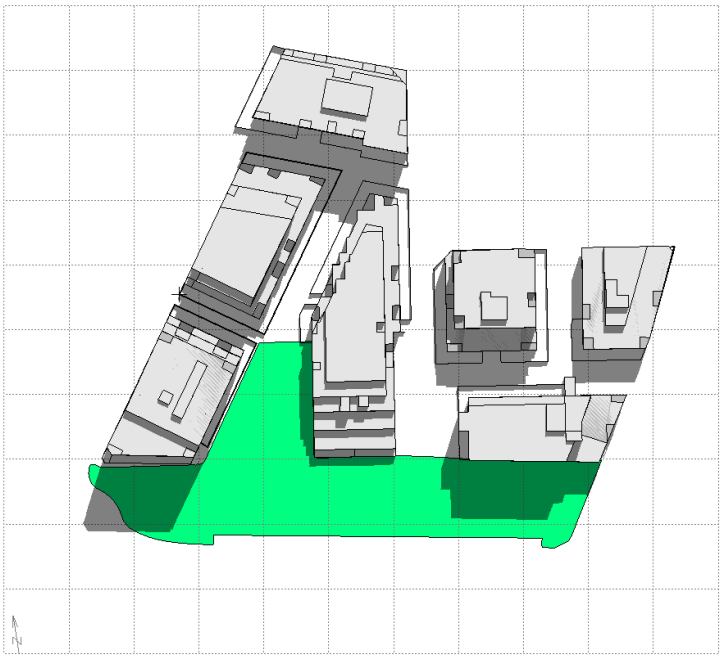


Figure 8 Shadow Diagram at 12:00am - Plan View

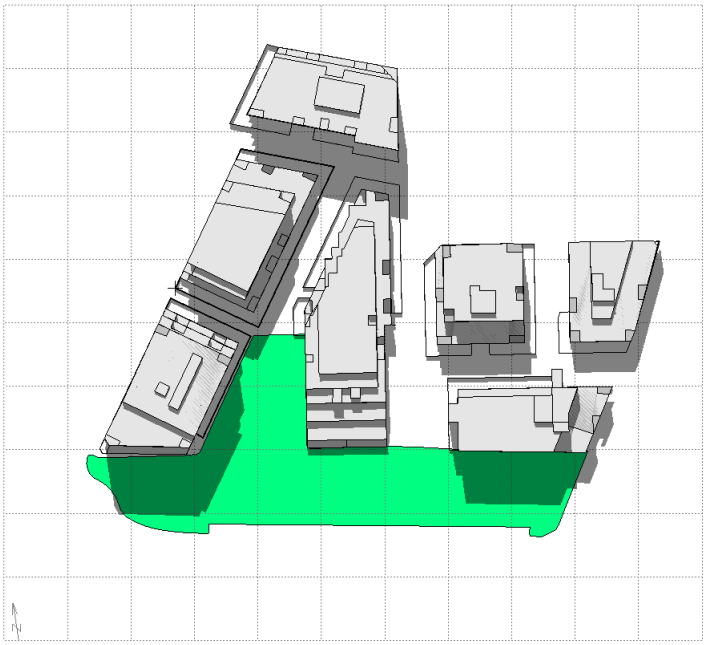


Table 1 below shows the areas of the COS with 2 hours of direct sunlight on June 21 and their percentage area of the communal open spaces.

Table 2 Area of COS with Direct Sunlight on March/September 21

Time	un-shaded area (m²)	%
10.00 am	1910.5	63.7%
11.00 am	2075.7	69.6%
12.00 am	2083.2	69.8%

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 as follows:

Approved Concept Floor Plan - Mid-winter (June 21st)

- 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
- 12.00am (31.9% solar access over the surface of the park).

Approved Concept Floor Plan - March/September 21 (Equinox)

- 10.00am (63.7% solar access over the surface of the park);
- 11.00am (69.6% solar access over the surface of the park); and
- 12.00am (69.8% 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