

Response to Submissions (RtS) - Architectural Comments
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- *Analysis of the shadow impacts to Nos 538 and 540 Railway Parade.*

Following a meeting with the Department of Planning on 29th October 2013, a detailed study (please refer to SD31 – 48 Shadow Diagrams) has been prepared to further assess the overshadowing impact by the development at 21-35 Treacy Street on the primary private open space to the Nos 538 and 540 Railway Parade, Hurstville.

The shadow diagrams illustrate the impacts from the existing, the approved (S75W Mod 1) 16 storey and the proposed (S75W Mod 2) 19 storey building forms on June 21 (winter solstice), June 2 and May 21 at hourly intervals between the 9am and 3pm.

The two sites (Nos 538+540) generally fall away to the south and east along Railway Parade. Structures on the sites currently include detached single storey dwellings fronting Railway Parade and detached garages located within the rear open spaces. The main living areas to both dwellings appear to be oriented south and south east towards the rear open space. Bedrooms are oriented north west towards the street.

The primary private open spaces are located to rear of the properties and lay directly south east of the dwelling. The primary private open space areas located directly adjacent to the living areas are currently overshadowed for most times of the year by the existing dwellings on site. Due to the south orientation, the windows to the main living areas would currently achieve very little or no solar access at the winter solstice between 9am and 3pm.

The Planning control for solar access requirements to medium density housing in the Kogarah Development Control Plan (DCP) 2013 (which came into effect on 26 September 2013) states the following:

Where the neighbouring properties are affected by overshadowing, at least 50% of the neighbouring existing primary private open space or windows to main living areas must receive a minimum of 3 hours sunlight between 9am–3pm on the winter solstice (21 June)

The SEPP65 RFDC rule of thumb for daylight access for dense urban areas states:

Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.

On June 21, June 2 and May 21, with the approved 16 storey building at Treacy St, No 538 and No 540 receive at least 5 hours of sunlight to at least 50% of the primary private open space between 9am–3pm. Please refer to the table attached.

538 Railway Parade, Hurstville

With the proposed 19 storey building form at Treacy St, No 538 receives 5 hours of sunlight on June 21, 4 hours of sunlight on June 02 and 6 hours of sunlight on May 21 to at least 50% of the primary private open space. Please refer to the table attached.

This exceeds the minimum control requirement of Kogarah DCP of 3 hours of sunlight to at least 50% of the primary private open space and the SEPP65 RFDC requirement of 2 hours

540 Railway Parade, Hurstville

With the proposed 19 storey building form at Treacy St, No 540 receives 2 hours of sunlight on June 21, 5 hours of sunlight on June 02 and May 21 to at least 50% of the primary open space. Please refer to the table attached.

Conclusion

While the 2 hours of sunlight achieved on June 21 (winter solstice) for No 540 does not comply with the 3 hours of sunlight required by Kogarah DCP for medium density housing, it does satisfy the SEPP65 RFDC rule of thumb for 2 hours of daylight access in dense urban areas. Whilst on June 02 and May 21 at least 50% of the primary private open space will receive between 4-6 hours of sunlight.

Hurstville City is the only Major Centre in the South Subregion identified in the Draft Sydney Metropolitan for Sydney to 2031 (March 2013). A Major Centre that is comparative to Chatswood and Bondi Junction. As such it would be appropriate in this context that a criteria for a dense urban environment and 2 hours of daylight as outlined in the SEPP65- RFDC is better suited than one for medium density housing as identified in the Kogarah DCP 2013.

Attached:

Table: Sunlight received to primary open space areas at Nos 538 + 540.
SD31 – 48 Shadow Diagrams;