

FUSE ARCHITECTS
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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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18th February 2022

RE: DA2020/1043_ 25 George St, North Strathfield

Response to Planning Panel

To whom it may concern,

In reference to the Planning Panel's Record of Deferral (dated 10.02.2022) for DA 2020/1043 at 25 George St, North Strathfield, please find responses below.

1. Sun eye diagrams to be provided which show the extent of solar penetration (hours numerically) between the hours of 9 and 3pm mid-winter on a 30 minute basis for the living areas and private open space of each dwelling.

Response: Sun eye view diagrams have been provided which show the extent of solar penetration (hours numerically) between the hours of 9 and 3pm mid-winter on a 30 minute basis for the living areas and private open space of each dwelling. Please refer to SK01-SK02. The solar analysis schedule on SK03 demonstrates solar access in accordance with SEPP65 Apartment Design Guidelines is achievable for 100 of the apartments, resulting in 69% solar access noting min ADG req. 70%. The nominal shortfall we believe is justifiable under the current circumstances.

2. The sun eye diagrams to have regard to the impact on existing buildings and private open space in the vicinity on the solar access to the proposal.

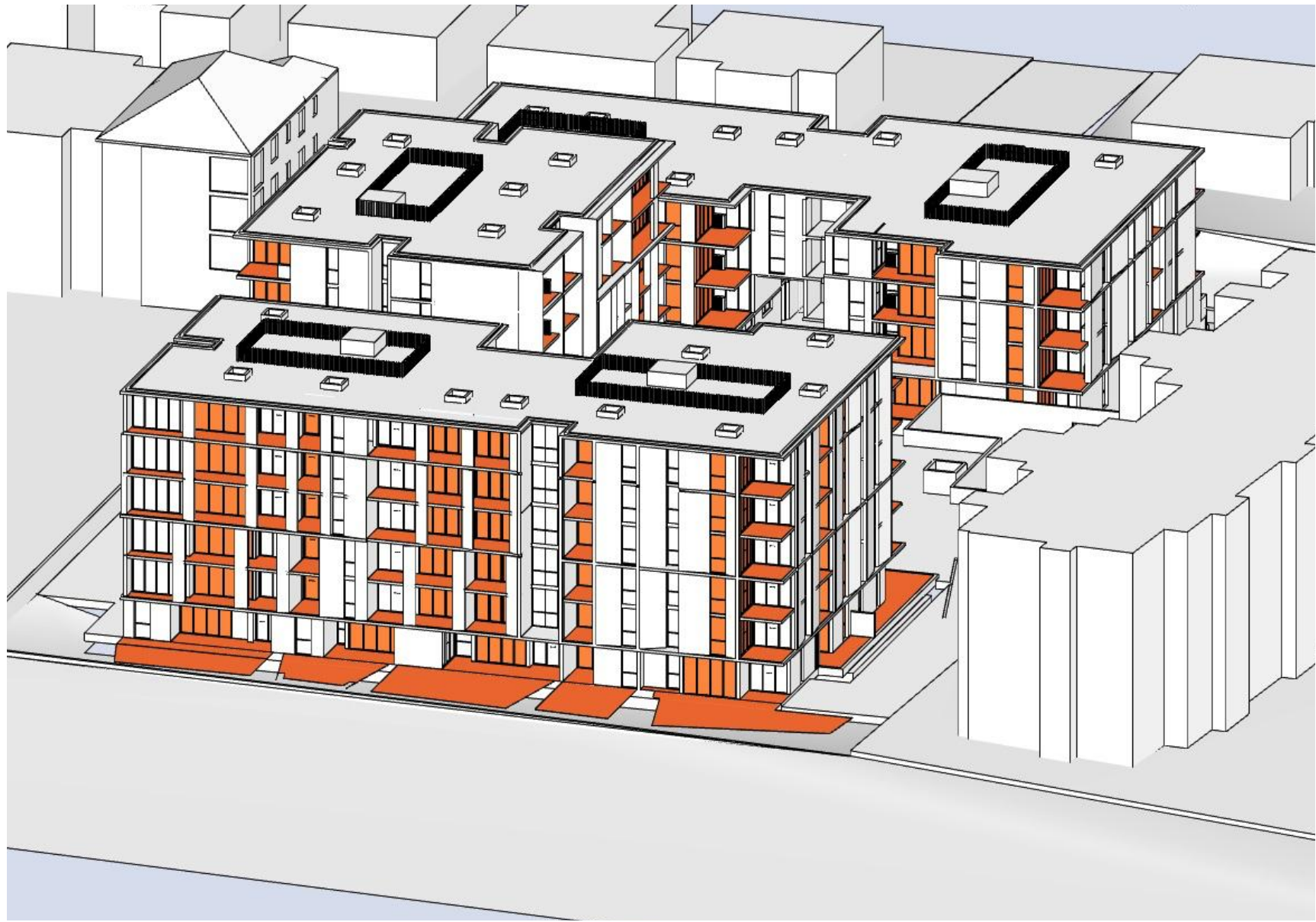
Response: The sun eye diagrams have regard to the impact of existing neighbouring buildings and private open space in the vicinity on the solar access to the proposed development. Please refer to SK01-02 sun eye diagrams.

3. A solar impact analysis is required to establish the impact of the proposal on the adjoining development to the South being 23a George Street.

Response: A solar impact analysis has been prepared to establish the impact of the proposal on the adjoining development to the South being 23a George Street. Please refer to SK05 which notes the windows within the adjacent wall whilst either non habitable rooms or secondary windows to a habitable room will still achieve compliance with the ADG.

4. Having regard to the proposed visitor parking, prior to making any decision the Panel would like a plan to understand the location, functionality, and accessibility of those spaces (separate to the residential parking).

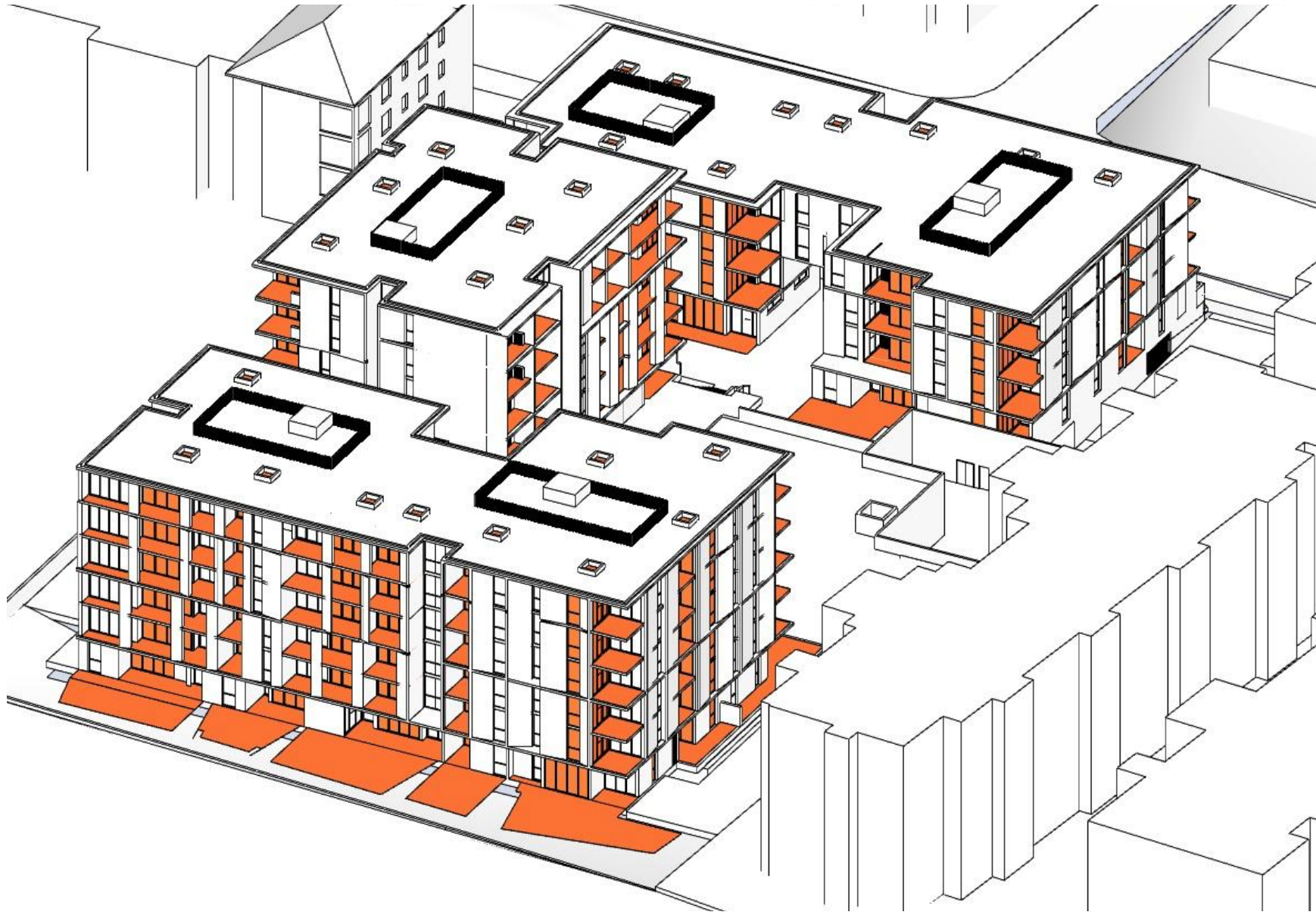
Response: Please refer to DA102 BASEMENT 1 which has been updated to clearly annotate the 15 visitor parking spaces allocated near the basement entry for ease of access and security.



1 JUNE 21 - 9AM



2 JUNE 21 - 9:30AM



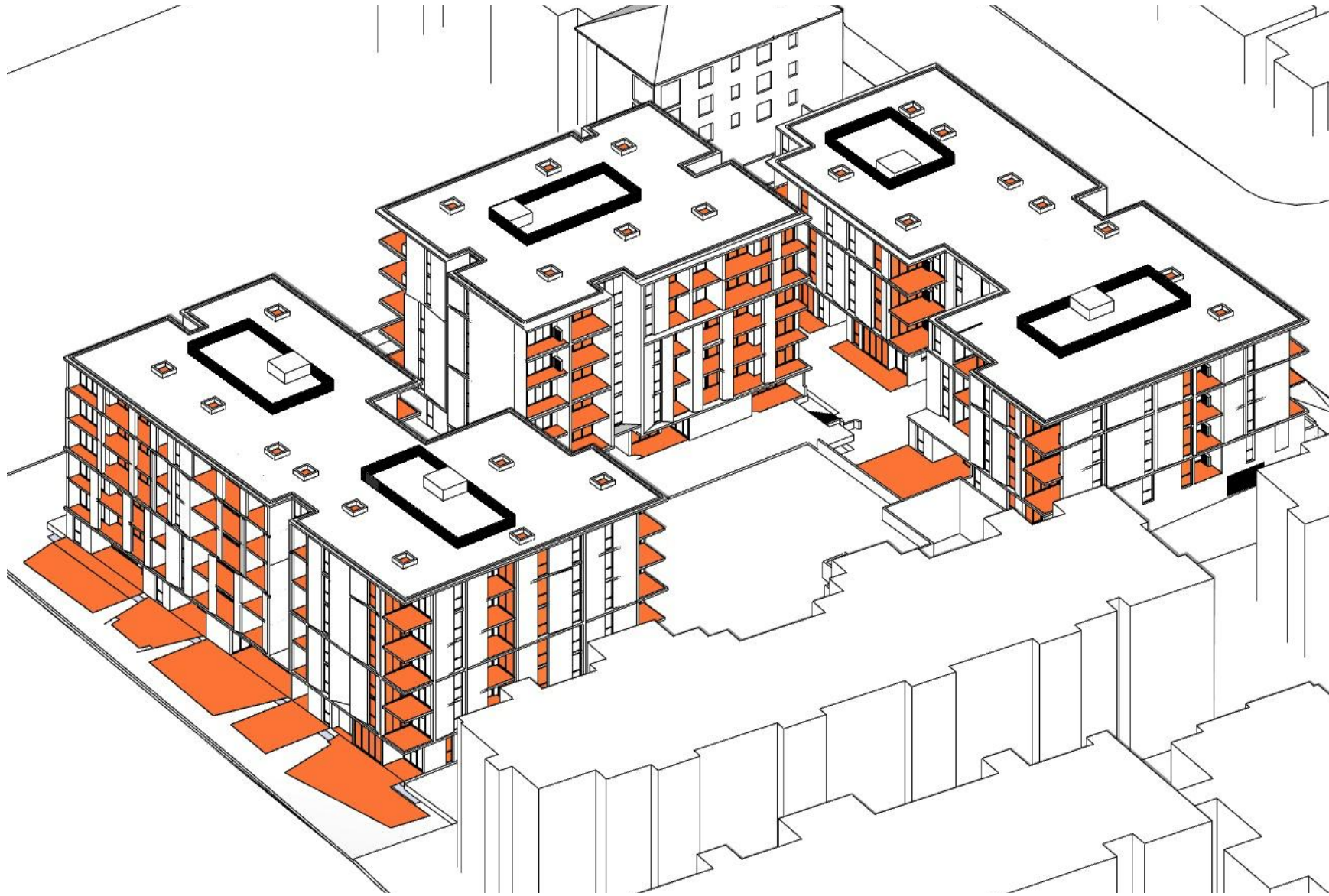
3 JUNE 21 - 10AM



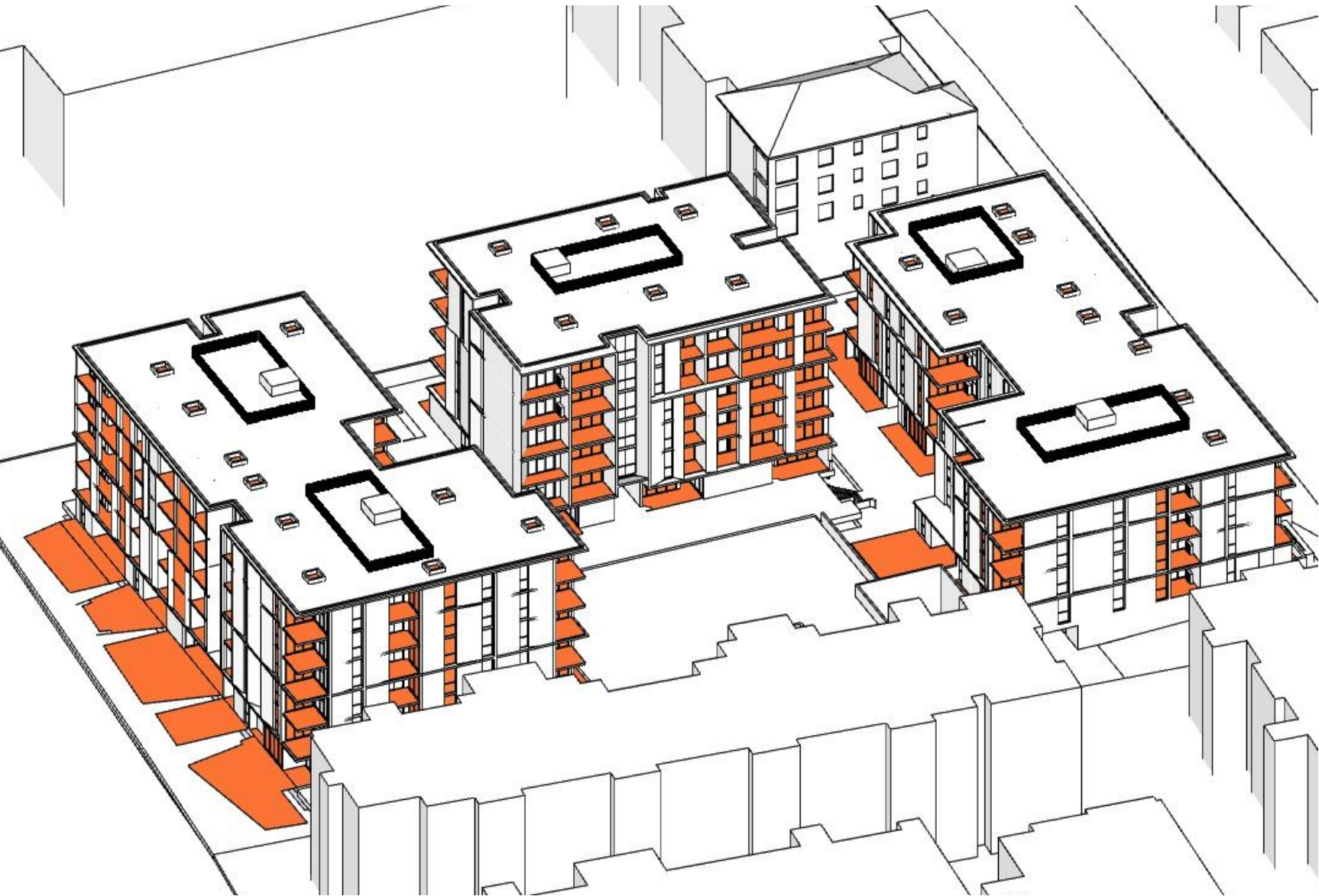
4 JUNE 21 - 10:30AM



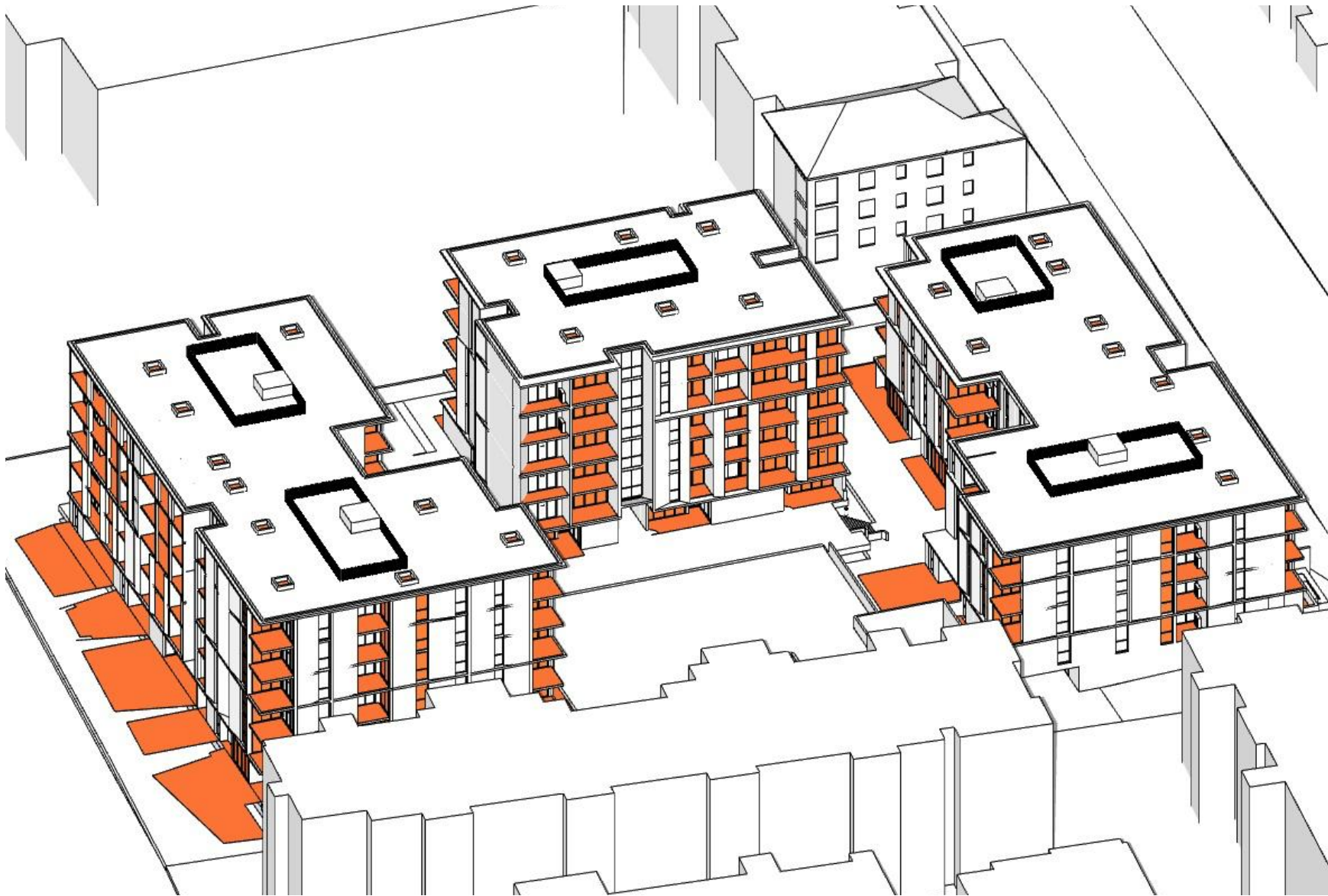
5 JUNE 21 - 11AM



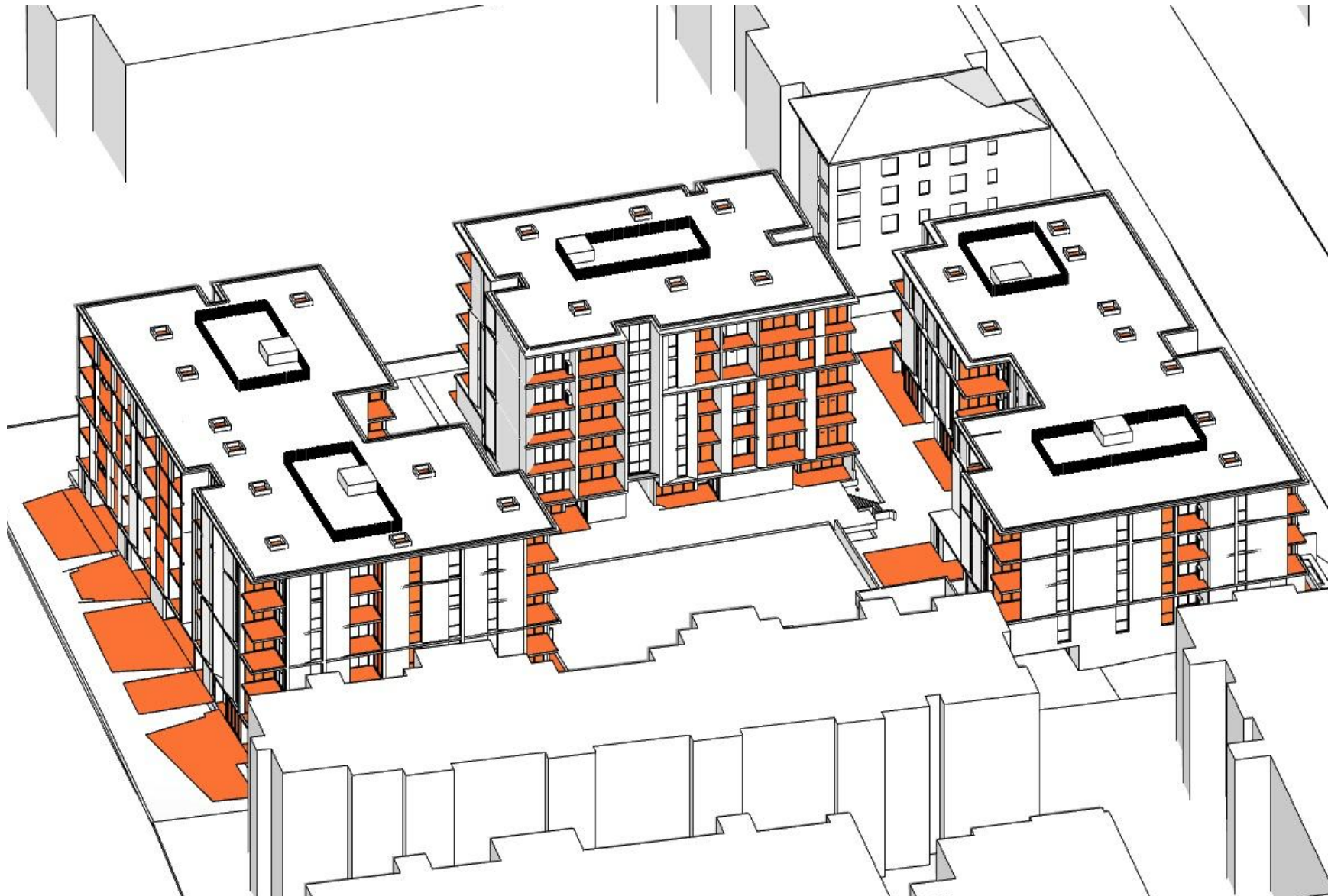
6 JUNE 21 - 11:30AM



7 JUNE 21 - 12PM



8 JUNE 21 - 12:30PM



9 JUNE 21 - 1PM

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file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Tuesday, 22 February 2022 @ 12:09 pm

LEGEND

- LIVING AREAS GLAZING RECEIVING SUNLIGHT
- PRIVATE OPEN SPACE FLOOR AREA RECEIVING SUNLIGHT

NOTE:

SUN EYE VIEW DEMONSTRATES VIEW ANGLE FROM THE SUN. THERE IS NO SHADOW VISIBLE FROM THE ANGLE:

- ANY SURFACES VISIBLE IN THE VIEW ARE RECEIVING SUNLIGHT
- ANY SURFACES OBSCURED/COVERED BY ANOTHER PLANE ARE UNDER SHADOW CAST BY SAID PLANE

NO. AMENDMENTS IN ISSUE

REVISION ID	ISSUE NAME	ISSUE DATE
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ARCHITECT
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STUDIO 64
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pietygroup
SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED
DRAWN
DATE
SCALE

PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SUN EYE VIEW SHEET 1

SHEET NO.	REVISION
SK 01	



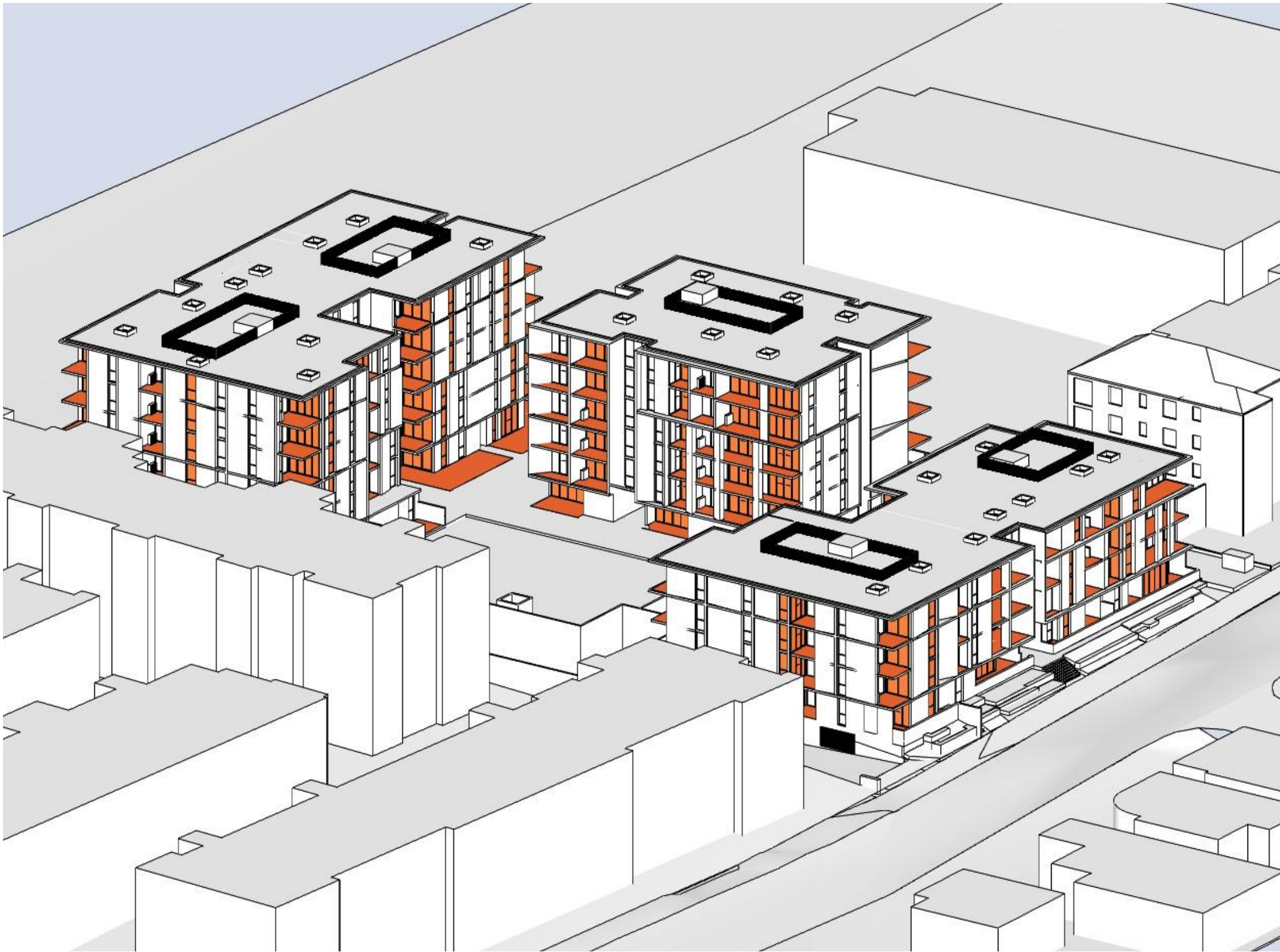
1 JUNE 21 - 1:30PM



2 JUNE 21 - 2PM



3 JUNE 21 - 2:30PM



4 JUNE 21 - 3PM

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REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Tuesday, 22 February 2022 @ 11:18 am
LEGEND
LIVING AREAS GLAZING RECEIVING SUNLIGHT
PRIVATE OPEN SPACE FLOOR AREA
RECEIVING SUNLIGHT

NOTE:
SUN EYE VIEW DEMONSTRATES VIEW ANGLE FROM THE SUN.
THERE IS NO SHADOW VISIBLE FROM THE ANGLE:
- ANY SURFACES VISIBLE IN THE VIEW ARE RECEIVING
SUNLIGHT,
- ANY SURFACES OBSCURED/COVERED BY ANOTHER PLANE ARE
UNDER SHADOW CAST BY SAID PLANE.

NO. AMENDMENTS IN ISSUE

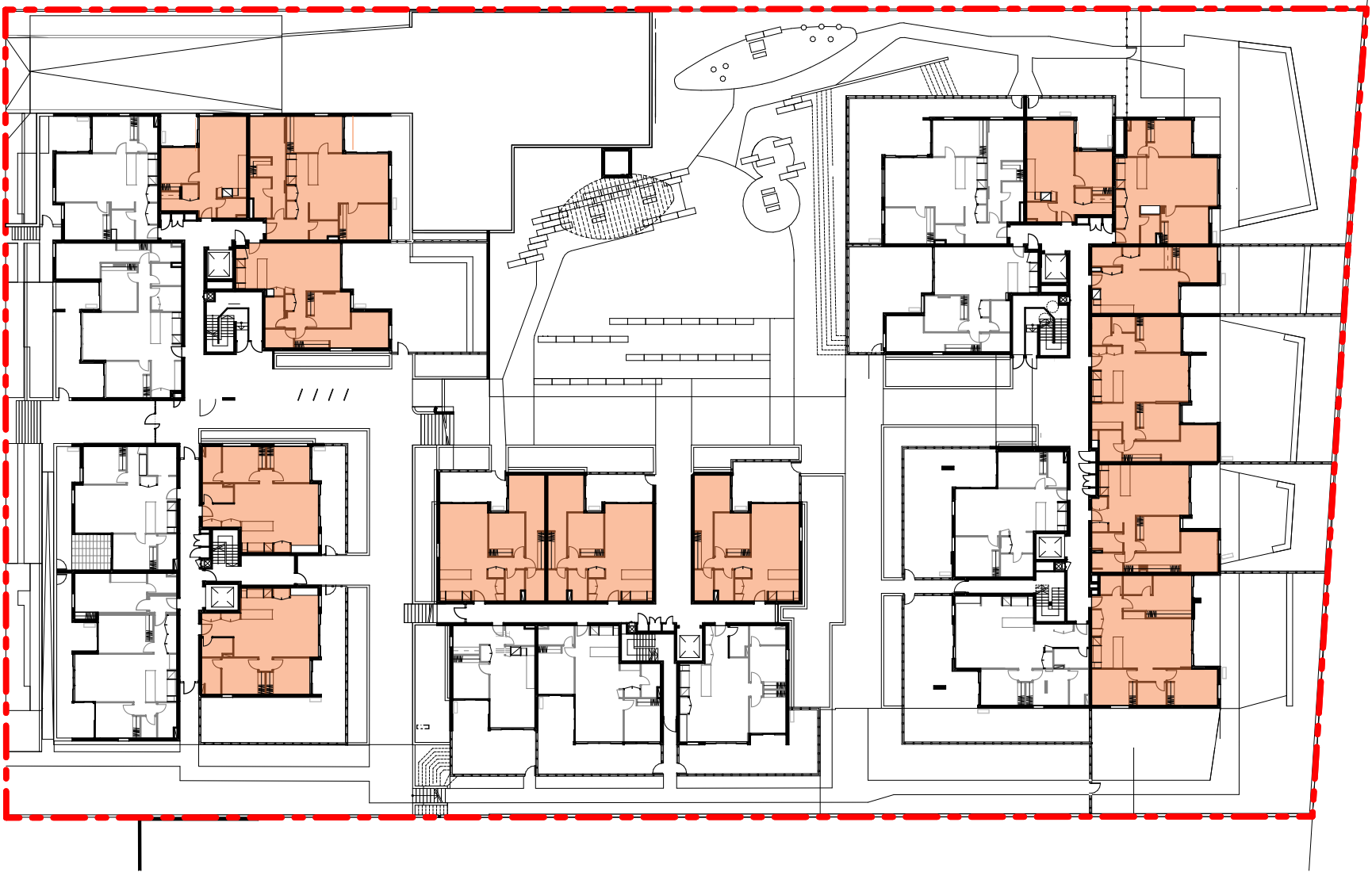
REVISION ID	ISSUE NAME	ISSUE DATE
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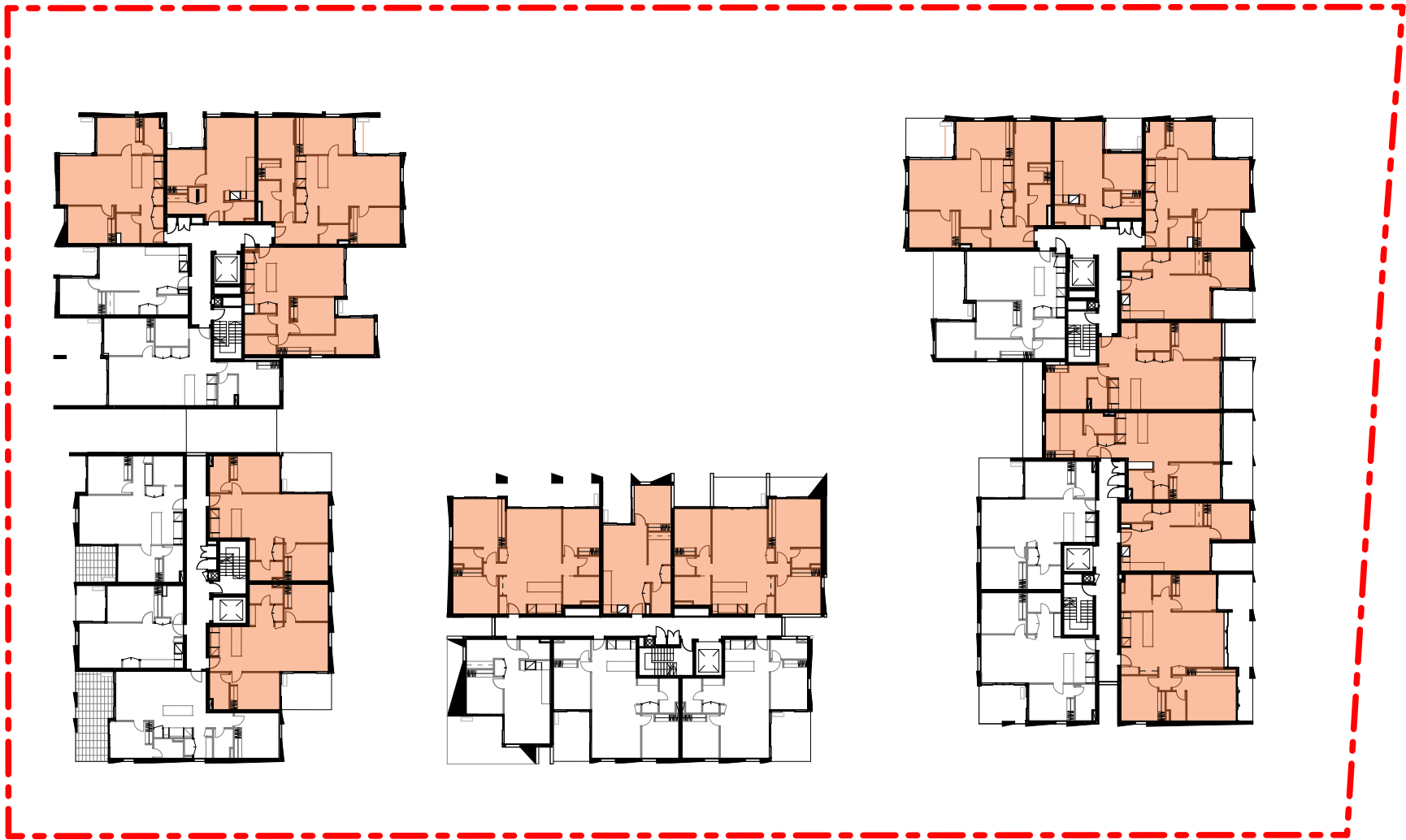
PROJECT	25 GEORGE STREET
SITE ADDRESS	25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO	1711
CHECKED	DRAWN
DATE	SCALE

PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SUN EYE VIEW SHEET 2

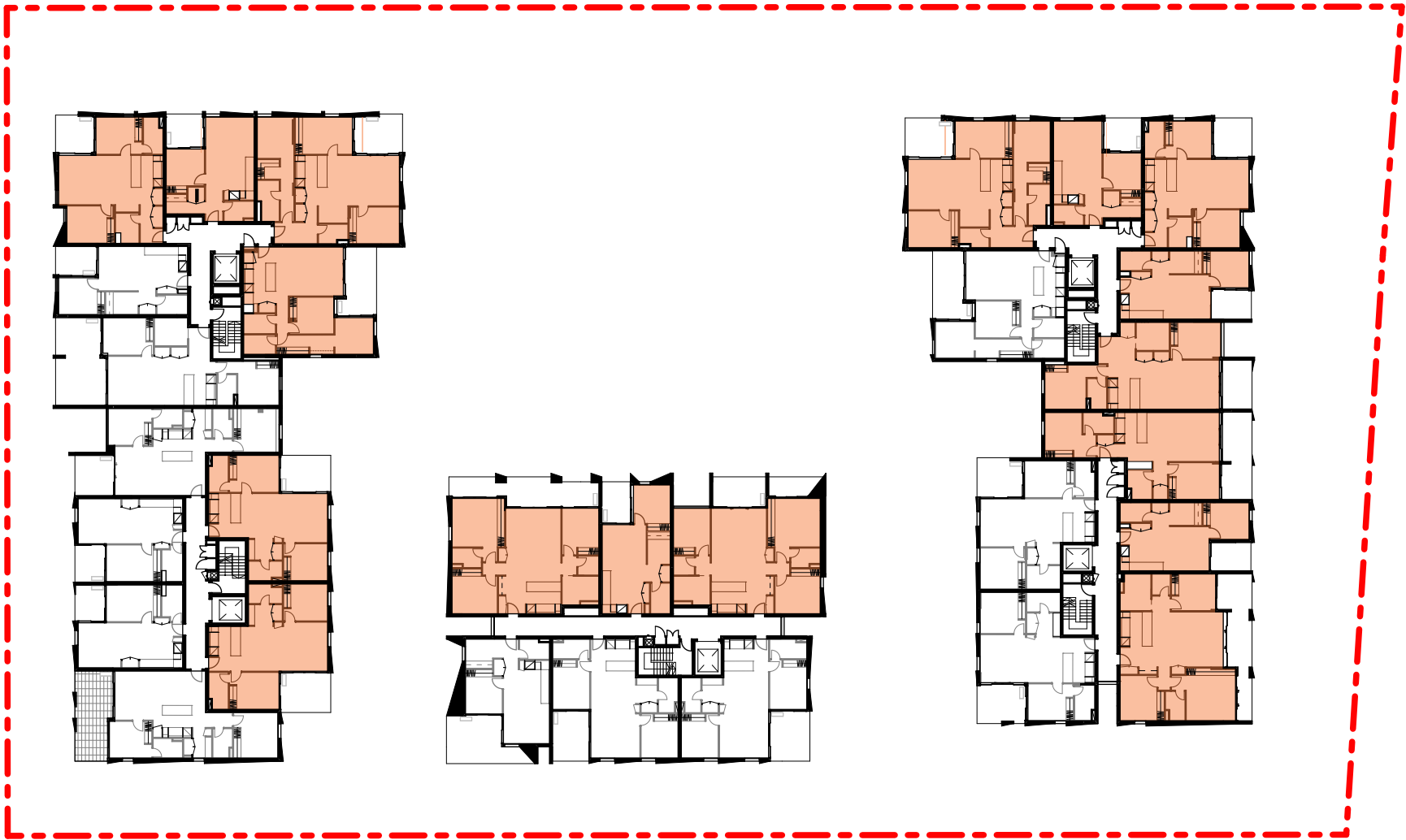
SHEET NO.	REVISION
SK 02	



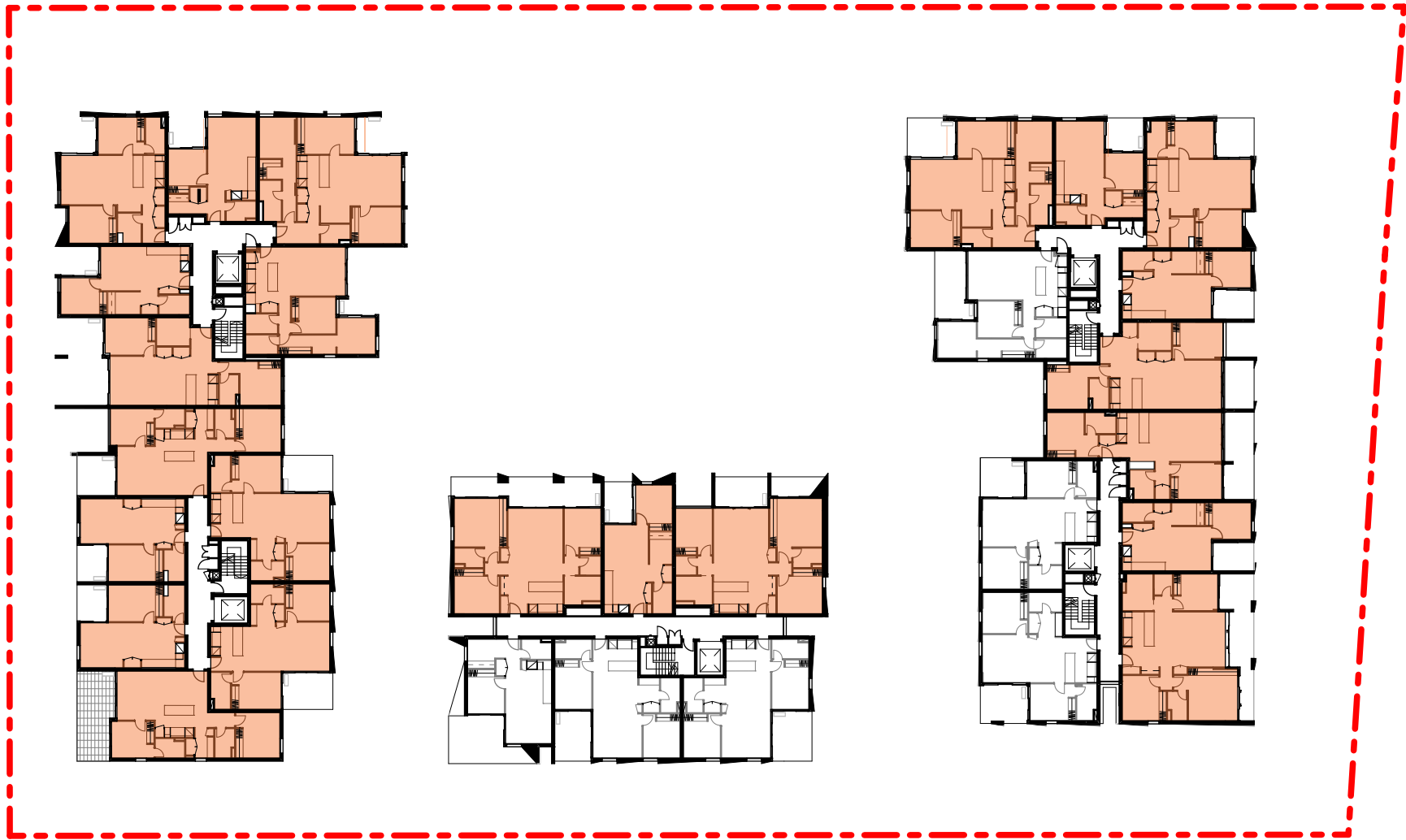
GROUND LEVEL



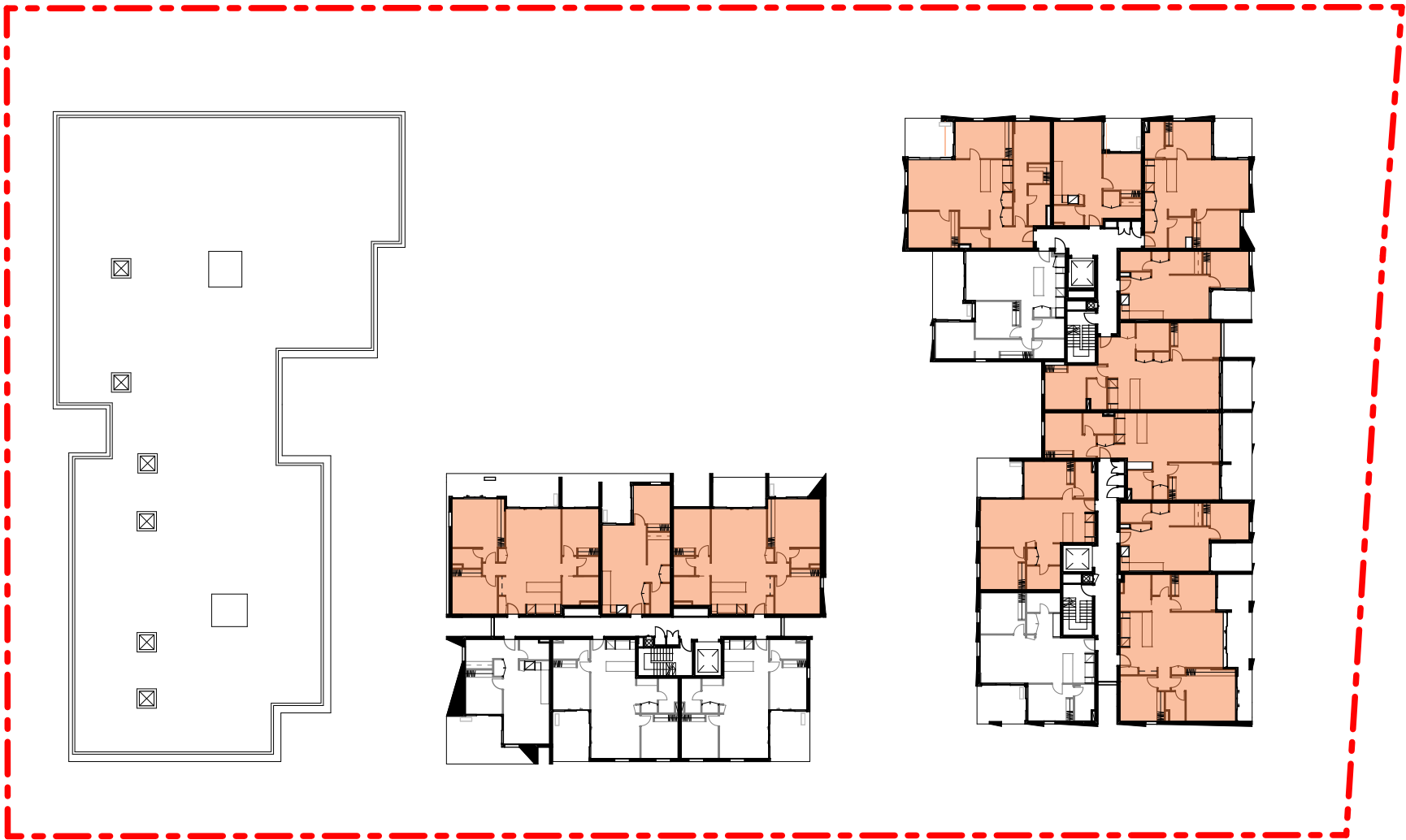
LEVEL 01



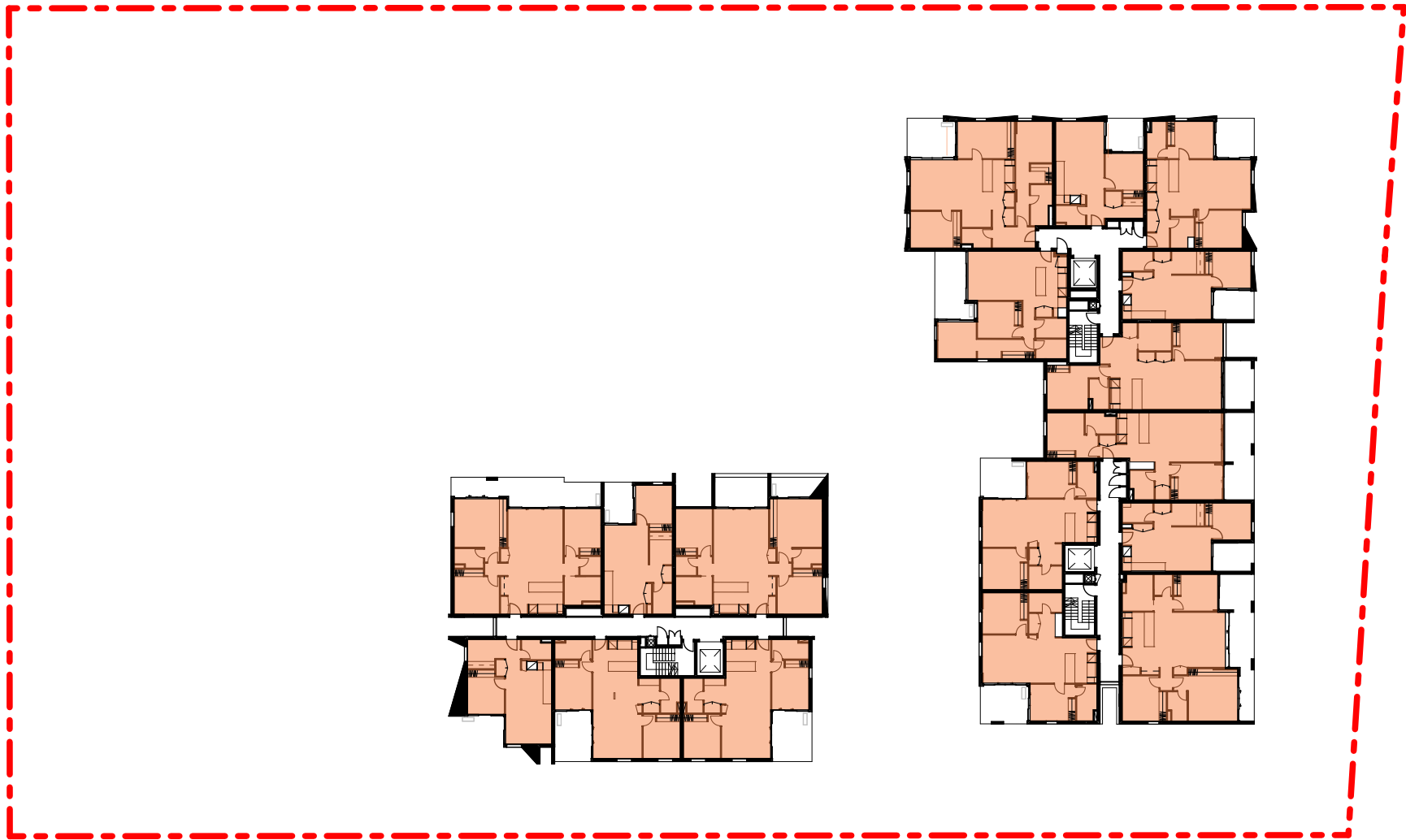
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

GENERAL NOTES

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file: 1711_NORTH STRATHFIELD1_MARKETING

print date and time: Thursday, 17 February 2022 @ 3:06 pm

LEGEND

APARTMENTS ACHIEVING SOLAR ACCESS

LEVEL	UNITS TOTAL	DAYLIGHT ACCESS
GROUND LEVEL	25	14
LEVEL 01	28	17
LEVEL 02	29	17
LEVEL 03	29	23
LEVEL 04	17	12
LEVEL 05	17	17
TOTAL	145	100
%	100%	68.9%

NO.

AMENDMENTS IN ISSUE

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	10/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RF1	18/9/20

ARCHITECT

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SUITE 41.02, LEVEL 41, 2 PARK STREET SYDNEY NSW 2000 AUSTRALIA

N

0 5 10 20m

PROJECT

25 GEORGE STREET

SITE ADDRESS

25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137

JOB NO

1711

CHECKED

DRAWN

DATE

10/2/22

SCALE

1:500 @ A1 1:1000 @ A3

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

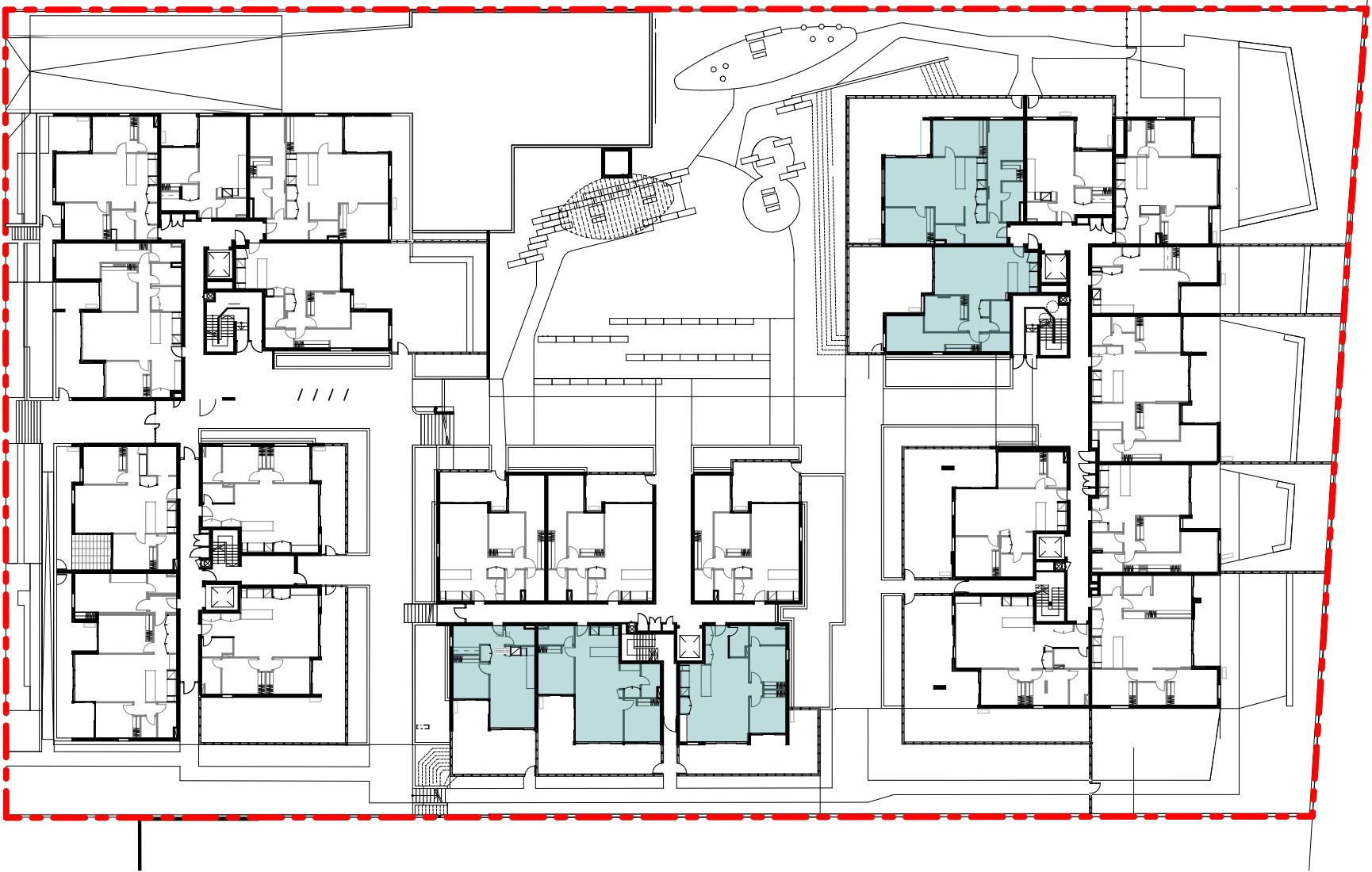
SEPP 65 - DAYLIGHT ACCESS

SHEET NO.

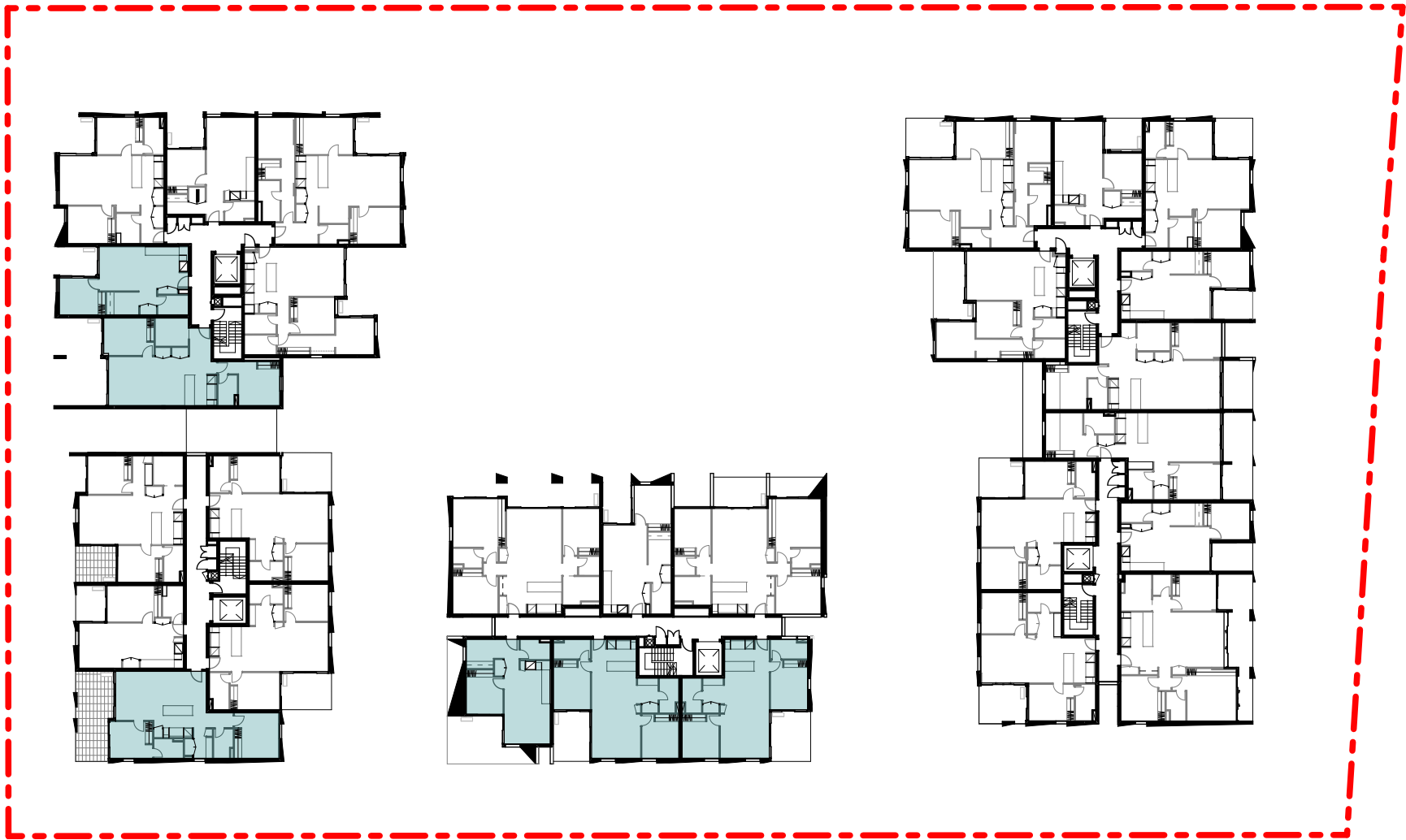
DA 602

REVISION:

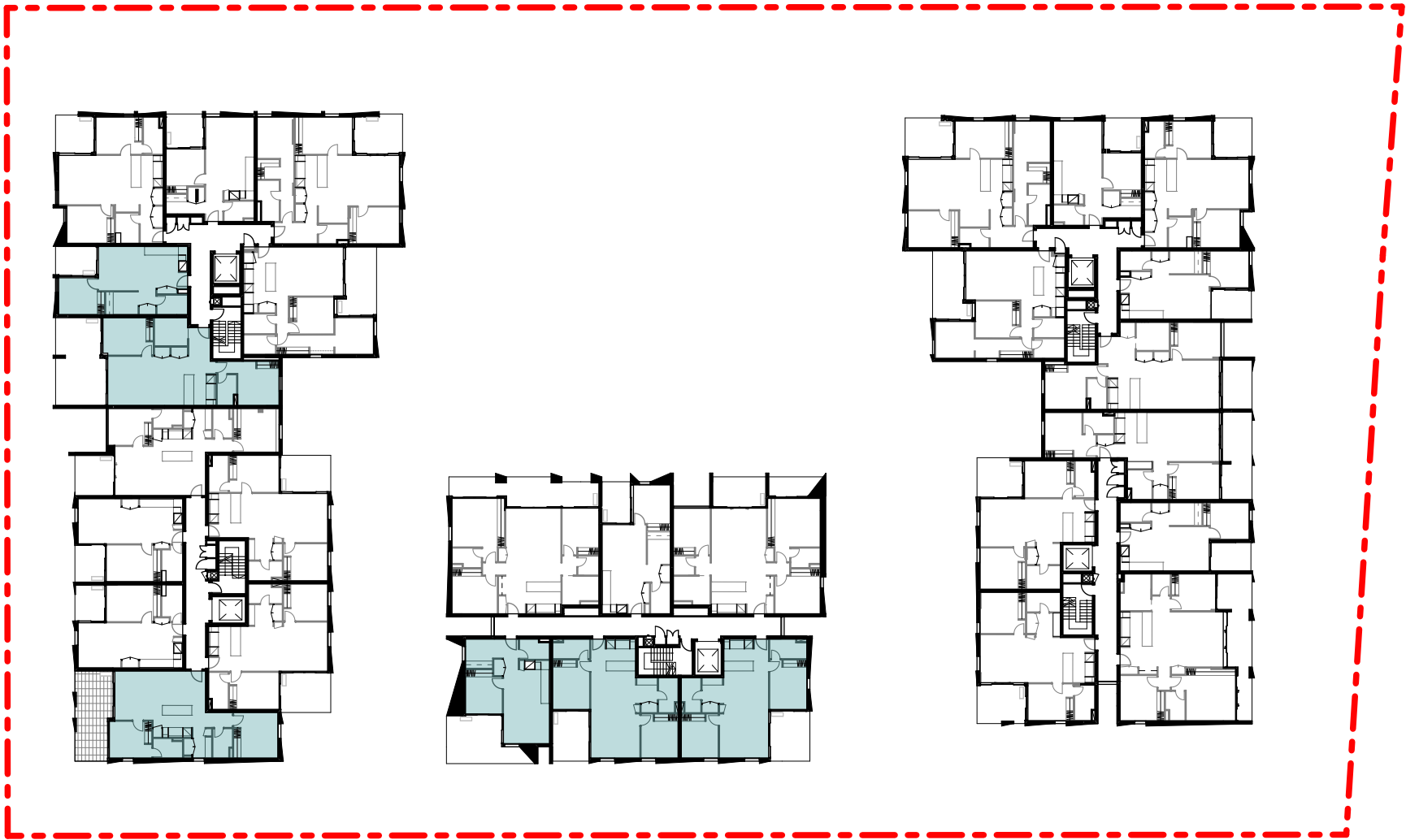
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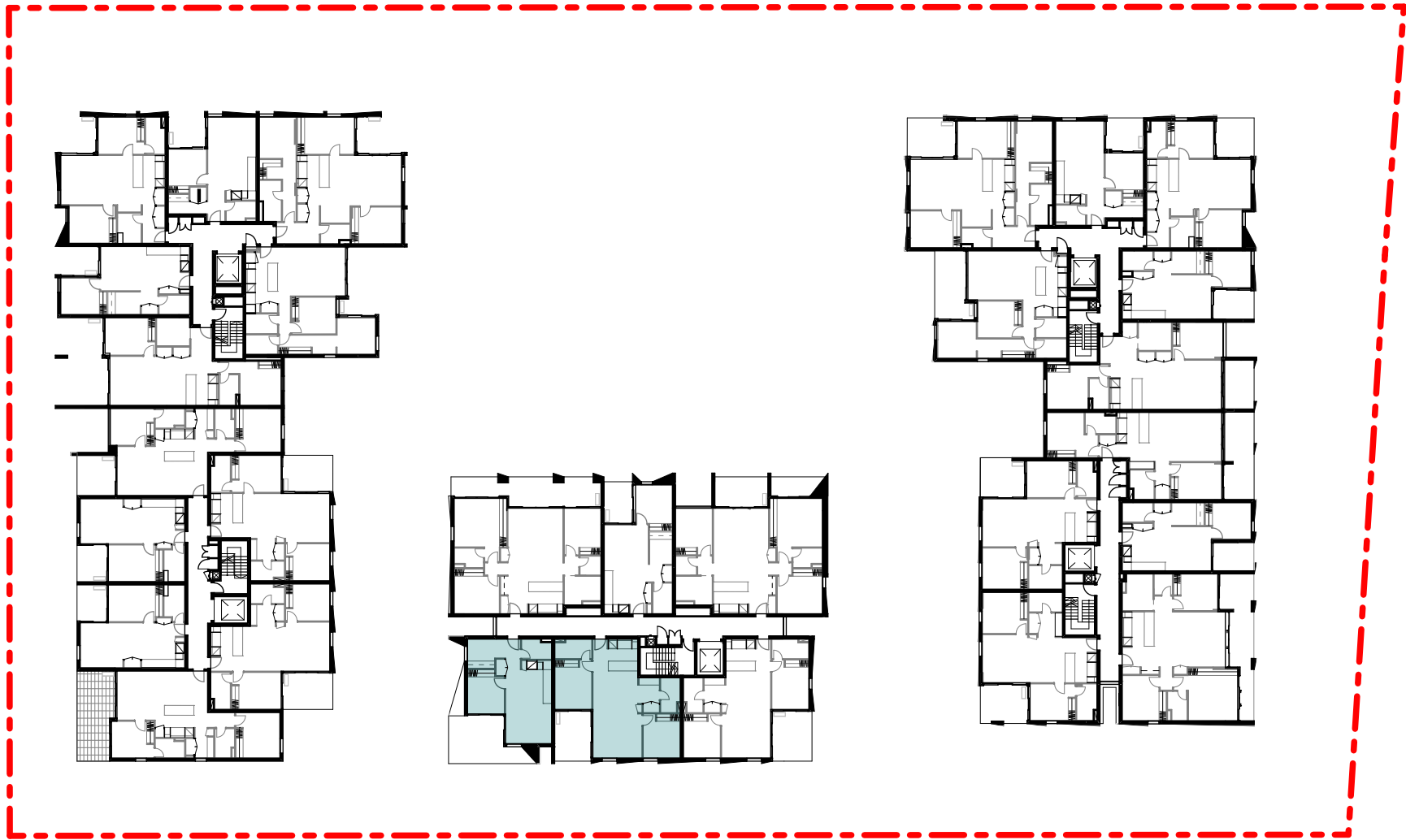
GROUND LEVEL



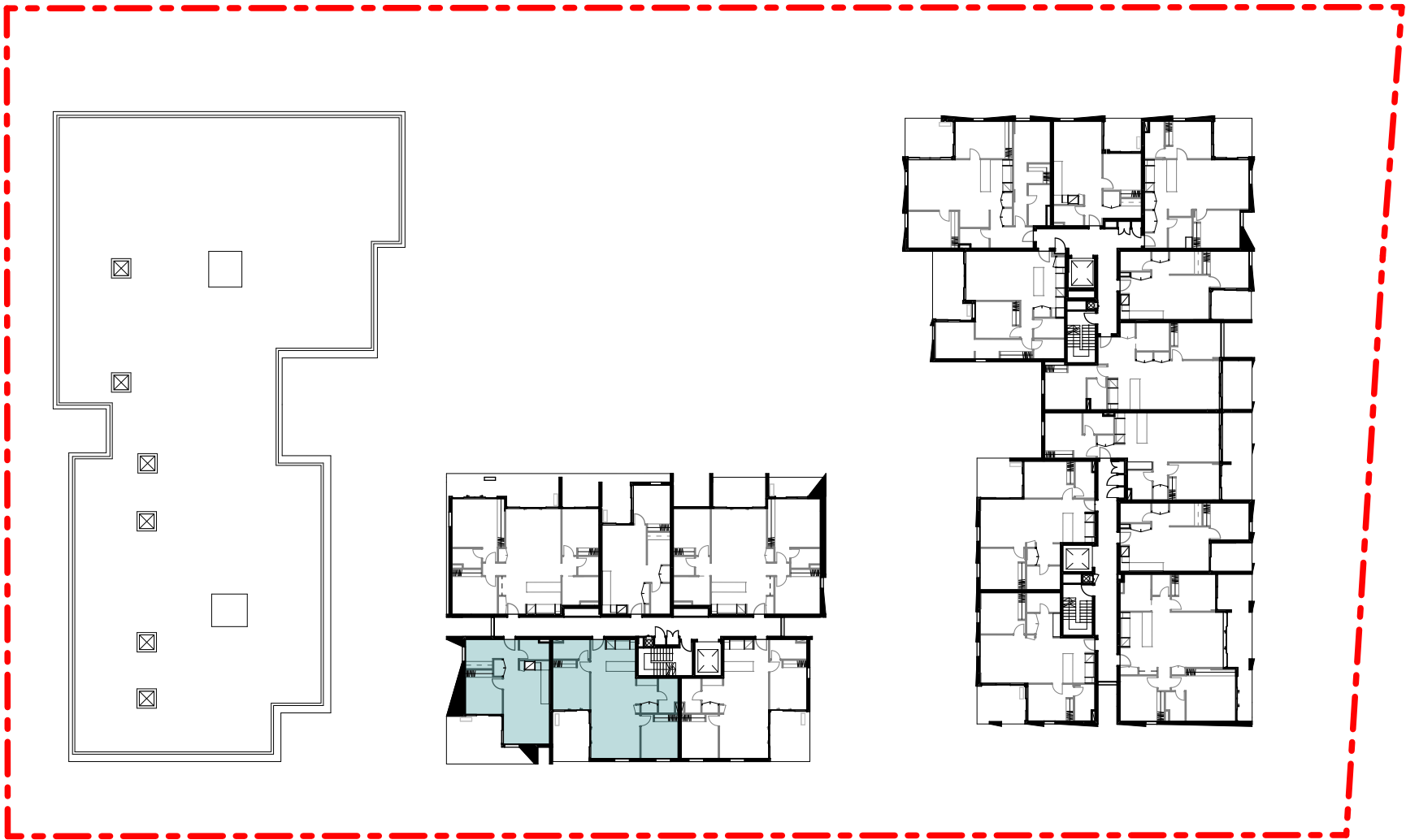
LEVEL 01



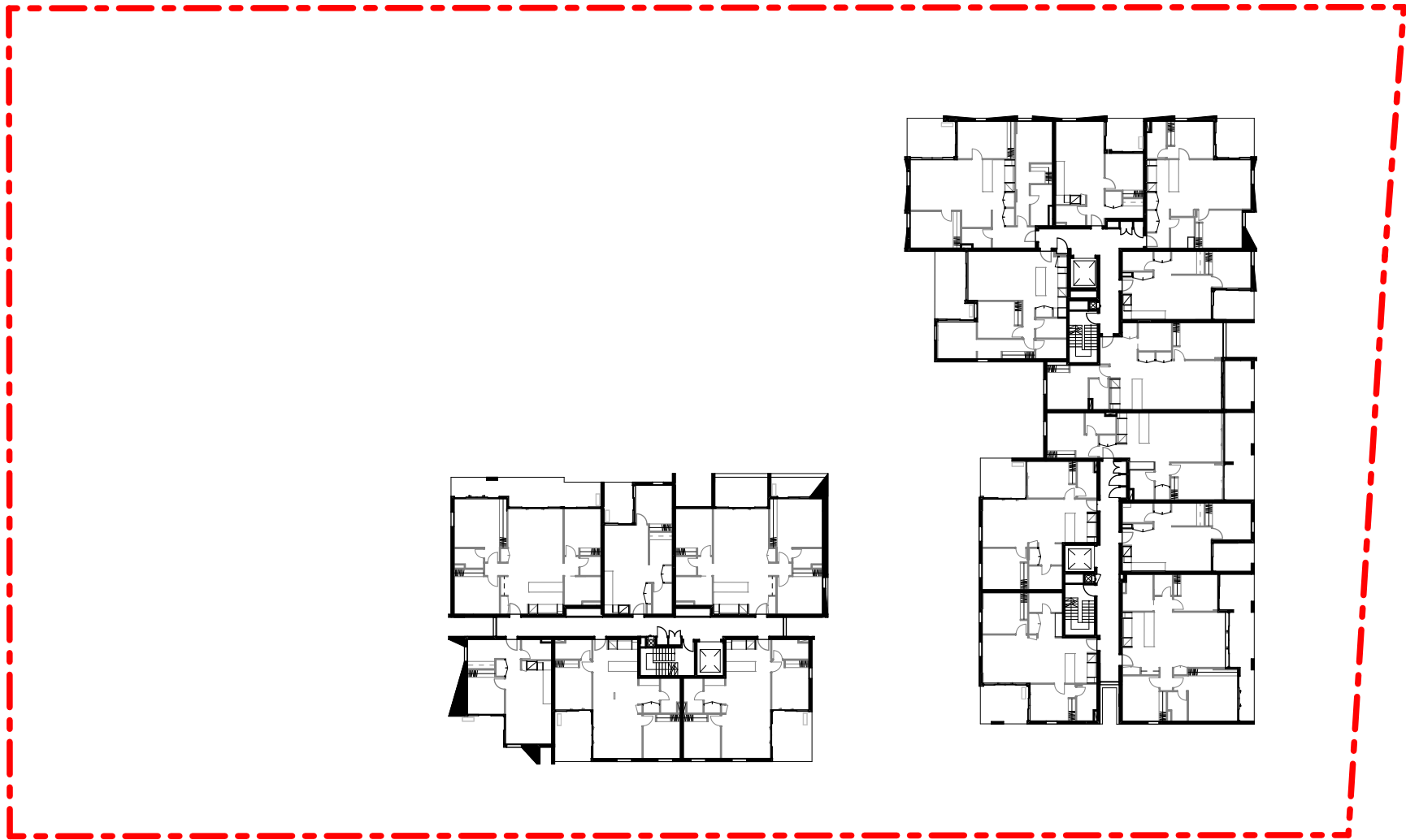
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05

GENERAL NOTES

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file:

1711_NORTH STRATHFIELD1_MARKETING

print date and time:

Thursday, 17 February 2022

@

3:06 pm

LEGEND

APARTMENTS ACHIEVING NO SOLAR ACCESS

LEVEL	UNITS TOTAL	NO DAYLIGHT ACCESS
GROUND LEVEL	25	5
LEVEL 01	28	6
LEVEL 02	29	6
LEVEL 03	29	2
LEVEL 04	17	2
LEVEL 05	17	0
TOTAL	145	21
%	100%	14.5%

NO.

AMENDMENTS IN ISSUE

REVISION ID	ISSUE NAME	ISSUE DATE
D	DA AMENDMENTS	10/2/22
C	DA AMENDMENTS	22/10/21
B	ISSUE FOR COUNCIL RF1	18/9/20

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N

051020m

PROJECT

25 GEORGE STREET

SITE ADDRESS

25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137

JOB NO

1711

CHECKED

DRAWN

DATE

10/2/22

SCALE

1:500 @ A1

1:1000 @ A3

PROJECT STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

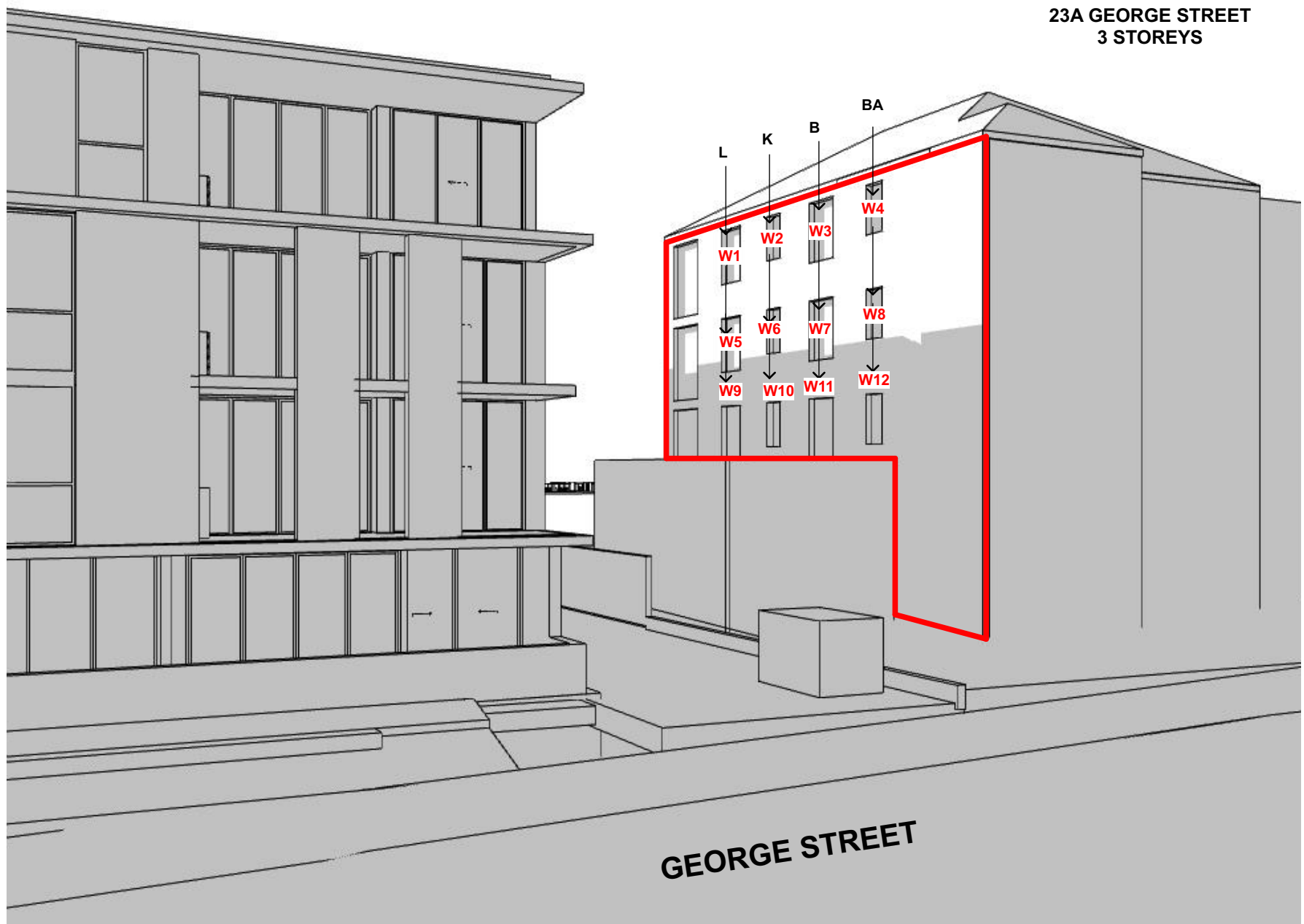
SEPP 65 - NO DAYLIGHT

SHEET NO.

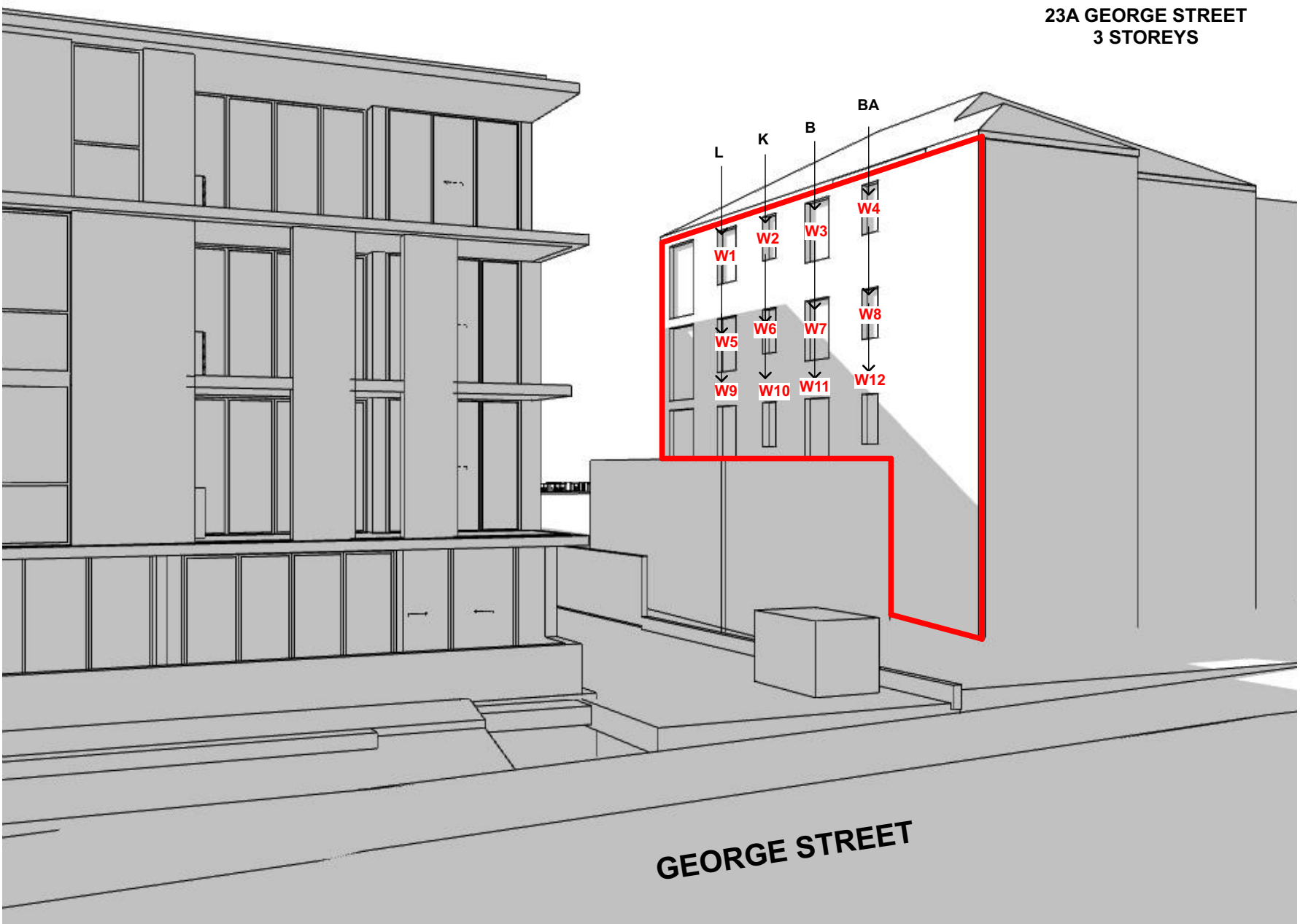
DA 603

REVISION:

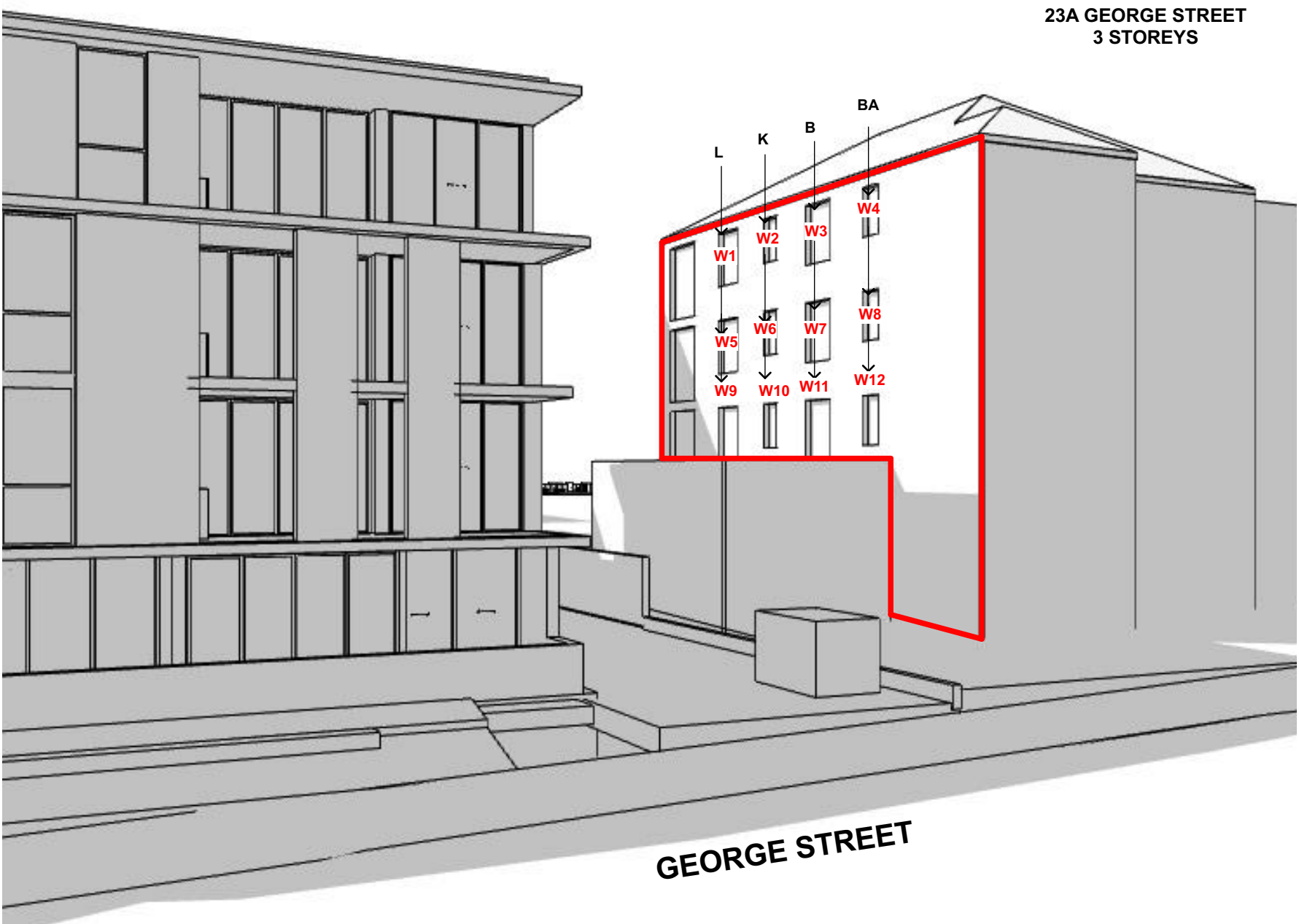
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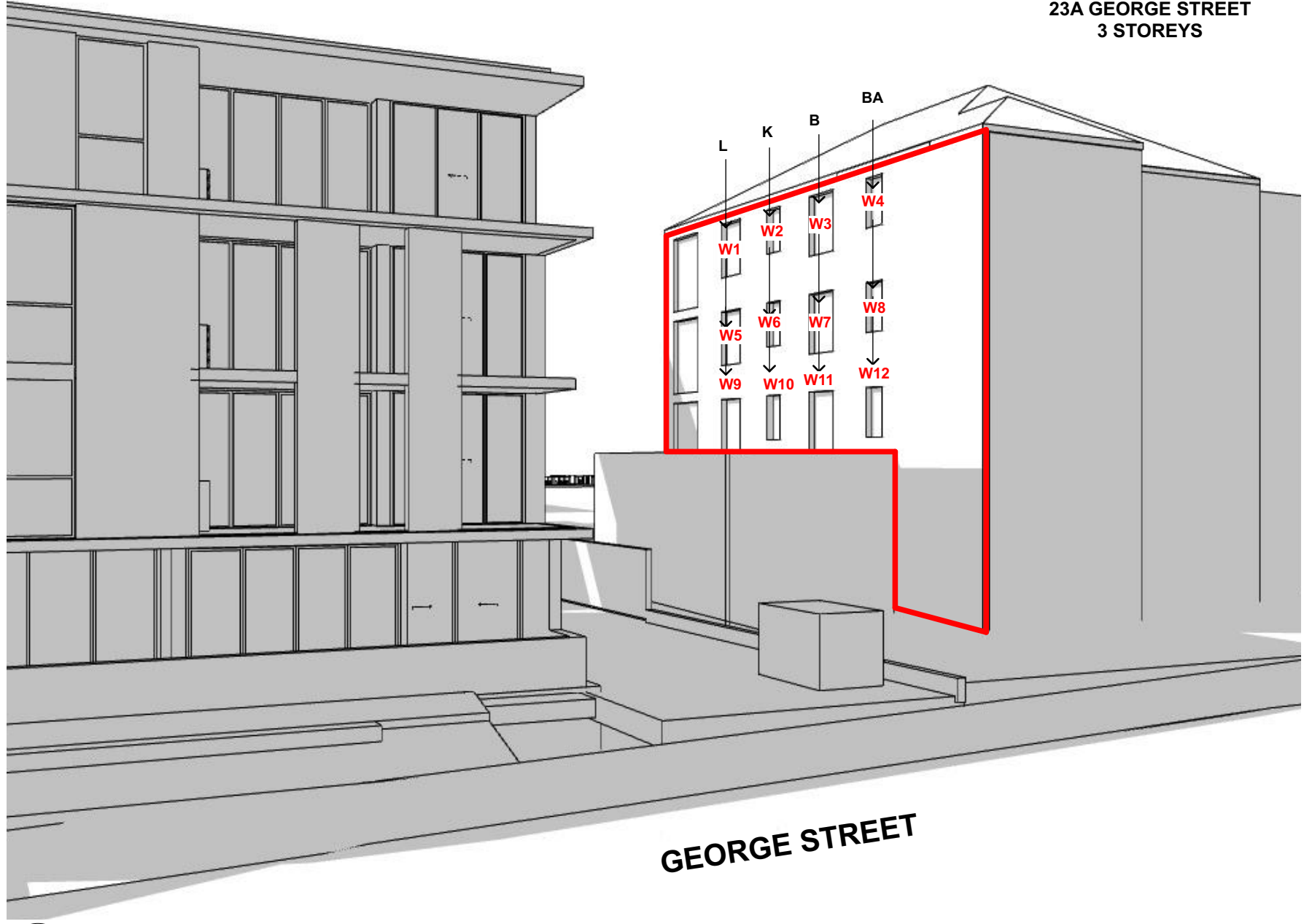
1 SHADOW STUDY 9:00AM



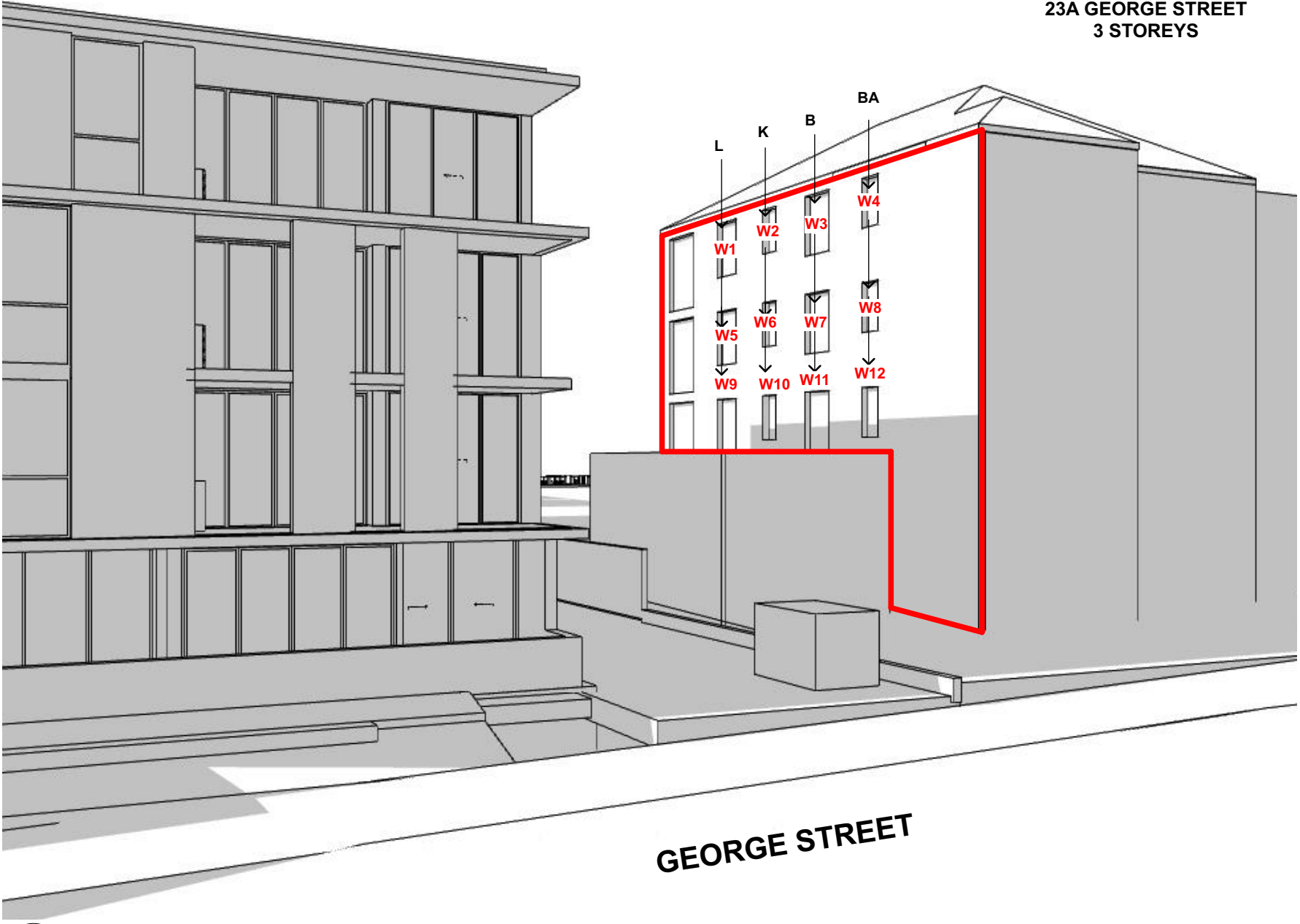
2 SHADOW STUDY 10:00AM



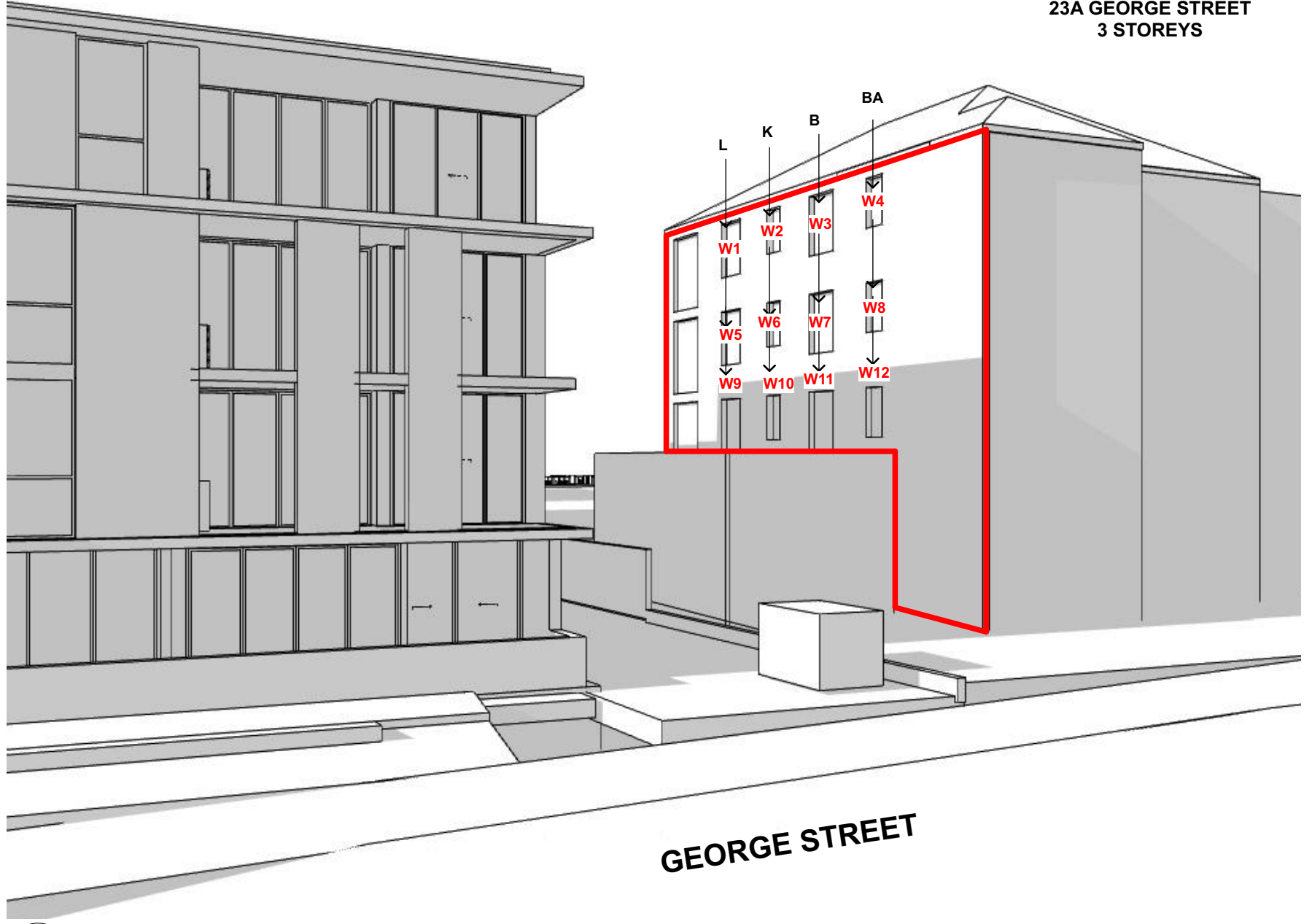
3 SHADOW STUDY 11:00AM



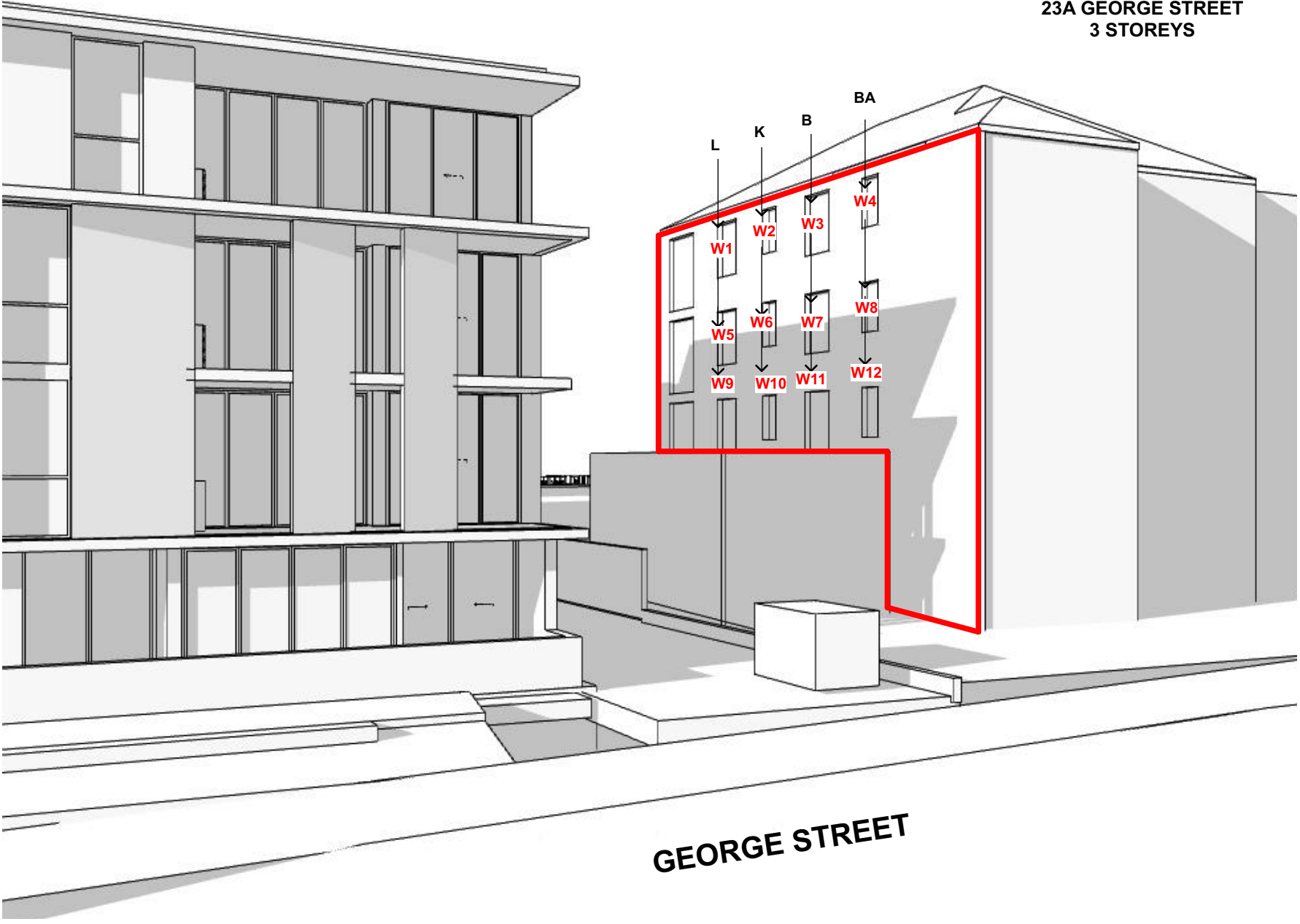
4 SHADOW STUDY 12:00PM



5 SHADOW STUDY 1:00PM

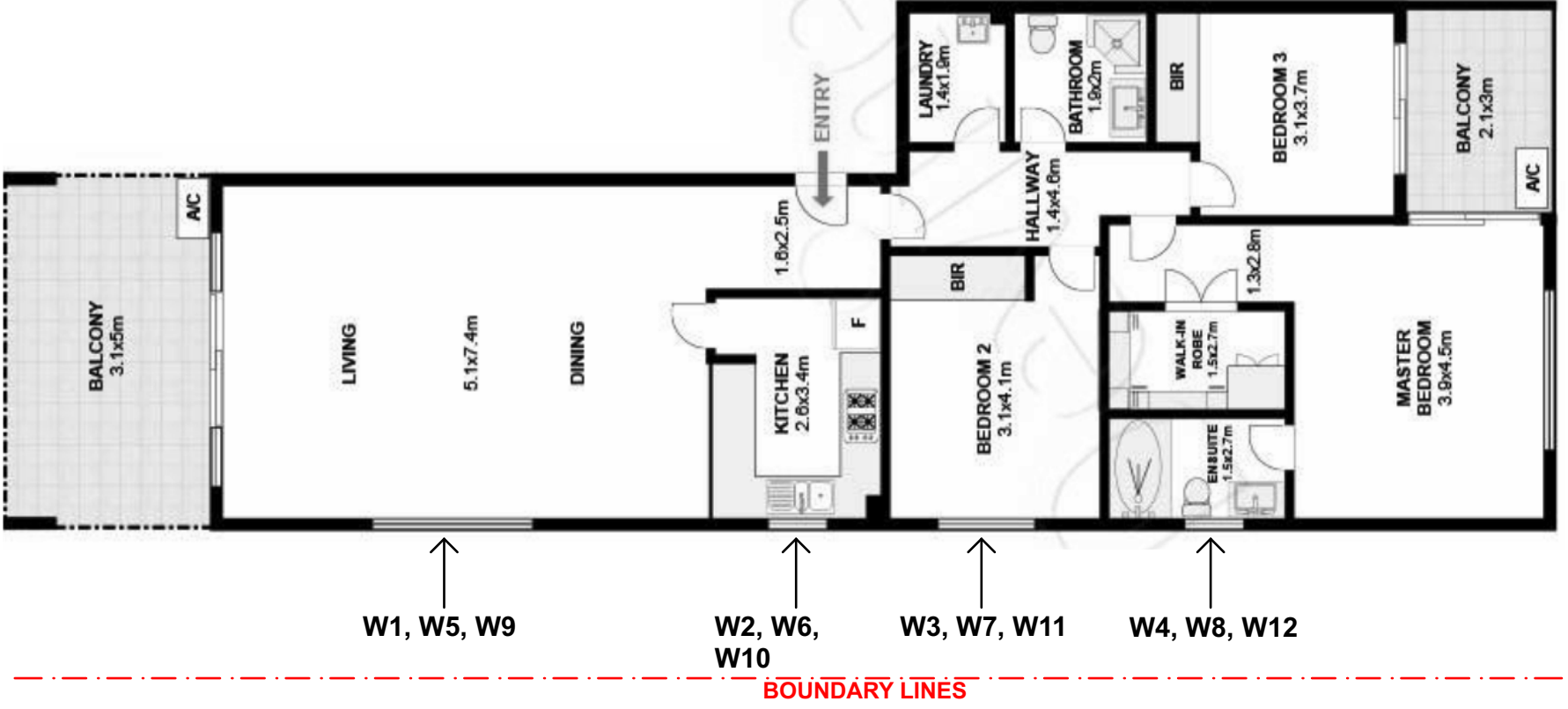


6 SHADOW STUDY 2:00PM



7 SHADOW STUDY 3:00PM

WINDOW	ROOM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL (HRS)
W1	LIVING	Y	Y	Y	Y	Y	Y	Y	6
W2	KITCHEN	Y	Y	Y	Y	Y	Y	Y	6
W3	BEDROOM	Y	Y	Y	Y	Y	Y	Y	6
W4	BATHROOM	Y	Y	Y	Y	Y	Y	Y	6
W5	LIVING	Y	-	Y	Y	Y	Y	Y	5
W6	KITCHEN	Y	-	Y	Y	Y	Y	Y	5
W7	BEDROOM	Y	Y	Y	Y	Y	Y	Y	6
W8	BATHROOM	Y	Y	Y	Y	Y	Y	Y	6
W9	LIVING	-	-	Y	Y	Y	-	-	2
W10	KITCHEN	-	-	Y	Y	Y	-	-	2
W11	BEDROOM	-	-	Y	Y	Y	-	-	2
W12	BATHROOM	-	-	Y	Y	Y	-	-	2
WINDOWS RECEIVING 2 OR MORE HOURS OF SOLAR ACCESS ON JUNE 21 BETWEEN 9AM -3PM									12/12
WINDOWS RECEIVING LESS THAN 2 HOURS OF SOLAR ACCESS ON JUNE 21 BETWEEN 9AM -3PM									0/12



ADJACENT 23A GEORGE STREET UNIT LAYOUT
REFERENCE:
<https://www.realestate.com.au/property/unit-31-23a-george-st-north-strathfield-nsw-2137>

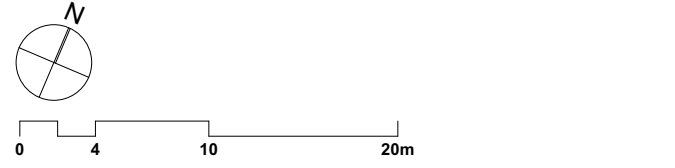
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INFORMATION
file: 1711_NORTH STRATHFIELD1_MARKETING
print date and time: Friday, 18 February 2022 @ 12:41 pm
LEGEND
L LIVING ROOM
K KITCHEN
B BEDROOM
BA BATHROOM

NO. AMENDMENTS IN ISSUE

REVISION ID ISSUE NAME ISSUE DATE

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PROJECT
25 GEORGE STREET
SITE ADDRESS
25 GEORGE STREET, NORTH STRATHFIELD, NSW 2137
JOB NO
1711
CHECKED DRAWN
DATE SCALE
1:400 @ A1 1:800 @ A3
PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SHADOW STUDY - 23A GEORGE ST SHEET 1
SHEET NO.
SK 05
REVISION: