

Amanda Harvey
Department of Planning,
Industry and Environment

04th March 2020

Solar Access Review for Gateway Determination of 42-60 Railway Parade Burwood

We have been asked to review the solar access as outlined in Condition 2(a)(ii) of the Planning Proposal PP_2016_BURW_05_00. We have previously undertaken a detailed review of the solar access to both Burwood Grand and Emerald Square. We have produced a Solar Access Peer Review Report dated 20th May 2019 which has a detailed compliance table located in Appendix C.

The purpose of this letter is to clearly identify which units have lost a complying amount of solar access as a result of the Planning Proposal only. For this analysis, we have used the same methodology as that in our peer review report, which is noted again below:

"The methodology undertaken to prepare our solar analysis, is tested at minute by minute basis during the winter solstice (21 June) between the hours of 9:00am and 3:00pm. The total percentage includes solar access to private open space and habitable rooms to which a minimum of 1m² of solar access is present" (Architectus)

We have based the existing compliance figures off Architectus' Attachment D dated March 2019. We have not completed a detailed take-off of the existing building, but we believe that Architectus have incorrectly shown Burwood Grand BG.02 as not complying in the existing solar plans when we believe it complies currently. We also believe that within Emerald Square, apartments B.1805, B18.06 and C.1702 are all complying in the existing state.

Proposed solar access compliance was undertaken by Walsh² Analysis in May 2019 and can be investigated in Appendix C of our May 2019 report.

BURWOOD GRAND

The table below nominates the apartments that no longer achieve 2 hours of solar access due to the proposal when assessed with the methodology stated above.

BUILDING	A	B	C					
UNIT NO.	A.207	BG.07	CG.02	C.307	C.707	C.1007	C.1610	
	A.208		CG.03	C.308	C.708	C.1008	C.1709	
	A.209		CG.05	C.309	C.709	C.1009	C.1710	
	A.307		CG.07	C.310	C.710	C.1010	C.1809	
	A.308		CG.08	C.501	C.801	C.1101	C.1810	
	A.309		CG.09	C.502	C.802	C.1102	C.1909	
	A.507		C.102	C.503	C.803	C.1106	C.2009	
	A.508		C.103	C.505	C.806	C.1107		
	A.509		C.105	C.507	C.807	C.1108		
	A.607		C.107	C.508	C.808	C.1109		
	A.608		C.108	C.509	C.809	C.1110		
	A.609		C.109	C.510	C.810	C.1201		
	A.707		C.201	C.601	C.901	C.1202		
	A.708		C.202	C.602	C.902	C.1209		
	A.709		C.203	C.603	C.903	C.1210		
	A.807		C.205	C.605	C.906	C.1301		
	A.808		C.207	C.607	C.907	C.1302		
	A.809		C.208	C.608	C.908	C.1309		
	A.907		C.209	C.609	C.909	C.1310		
	A.908		C.210	C.610	C.910	C.1501		
	A.909		C.301	C.701	C.1001	C.1502		
	A.1007		C.302	C.702	C.1002	C.1509		
	A.1008		C.303	C.703	C.1003	C.1510		
	A.1009		C.305	C.705	C.1006	C.1609		
TOTALS								
TOTAL	24	1	101					126
% OF TOTAL DEVELOPMENT	4.8%	0.2%	20.24%					25.25%

We have shown below what the estimated amount of solar access is to each of the apartments that have lost a cumulative of 2 hours of solar access to Living, Bedrooms or Private Open Spaces.

DURATION	0 - 0.5 hours	0.5 - 1 hours	1 - 1.5 hours	1.5 - 2 hours	
UNIT NO.	A.207 C.201	A.708	BG.07	CG.07	
	A.208 C.202	A.1009	CG.09	CG.08	
	A.209 C.203	A.808	C.109	C.107	
	A.307 C.205	A.908	C.209	C.108	
	A.308 C.303	A.1008	C.210	C.207	
	A.309 C.305	C.301	C.309	C.208	
	A.507 C.503	C.302	C.310	C.307	
	A.508 C.505	C.501	C.502	C.308	
	A.509 C.603	C.601	C.509	C.507	
	A.607 C.605	C.701	C.510	C.508	
	A.608 C.705	C.810	C.609	C.602	
	A.609 C.803	C.903	C.610	C.607	
	A.707 C.809	C.910	C.703	C.608	
	A.709 C.909	C.1010	C.709	C.702	
	A.807 C.1009	C.1110	C.710	C.707	
	A.809 C.1109	C.1210	C.801	C.708	
	A.907 C.1209		C.802	C.806	
	A.909 C.1309		C.901	C.807	
	A.1007 C.1509		C.902	C.808	
	CG.02 C.1609		C.1001	C.906	
	CG.03 C.1709		C.1002	C.907	
	CG.05 C.1809		C.1101	C.908	
	C.102 C.1909		C.1102	C.1003	
	C.103 C.2009		C.1201	C.1006	
	C.105		C.1202	C.1007	
			C.1301	C.1008	
				C.1106	
				C.1107	
				C.1108	
				C.1302	
					TOTAL
TOTAL	49	16	26	30	126
% OF TOTAL DEVELOPMENT	9.8%	3.2%	5.2%	6.0%	25.25%

Further detail on the above can be found in Appendix C our report from May 2019

There are a total of 499 units, of which 126 lose their complying solar access. This equates to 25.25% of the development.

SOLAR ACCESS TO EMERALD SQUARE

The table below nominates the apartments that no longer achieve 2 hours of solar access due to the proposal when assessed with the methodology stated above.

BUILDING	A	B	C	
UNIT NO.	A.503 A.505 A.605 A.1103 A.1602 A.1702	B.501 B.601 B.602 B.603 B.701 B.702 B.703 B.705 B.801 B.802 B.805 B.901 B.902 B.905 B.1002 B.1005 B.1102 B.1105	C.903 C.1003 C.1103 C.1203 C.1303 C.1503 C.1603 C.1703 C.1705	
TOTAL	6	18	9	33
% OF TOTAL DEVELOPMENT	2.9%	8.6%	4.3%	15.7%

For the units that drop below 2 hours of comply solar access, majority of them still receive over 1 hour of cumulative solar access to living room, bedrooms or private open space. We have shown below what the estimated amount of solar access is to each of those apartments.

DURATION	0 – 0.5 hours	0.5 – 1 hours	1 – 1.5 hours	1.5 – 2 hours	
UNIT NO.	C.903 C.1003 C.1103 C.1203 C.1303 C.1503 C.1603 C.1703 C.1705	B.601 B.702 B.701 B.801 B.802 B.902	A.605 A.505 B.501 B.603 B.705 B.805 B.901 B.905 B.1002	A.503 A.1602 A.1702 B.1005 B.1102 B.1105 A.1103 B.602 B.703	
TOTAL	9	6	9	9	33
% OF TOTAL DEVELOPMENT	4.3%	2.9%	4.3%	4.3%	15.7%

There are a total of 210 units, of which 33 lose their complying solar access. This equates to 15.7% of the development.

Overall, there are 709 units spread across both developments. The planning proposal results in a loss of 2 hours of solar access using the above methodology to 159 out of 709 units, equating to 22.7% of a combined development.

These findings are all subject to a detailed take-off which should be required at DA stage. This should include a more detailed model of both developments.

If any further information is required, please call Scott Walsh on 0466 049 880 to discuss.

Yours Sincerely,

Scott Walsh

Registered Architect ACT 2624, NSW 10366

A handwritten signature in black ink, appearing to read 'S. Walsh', with a stylized flourish at the end.

Walsh² Analysis