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26 July 2019

Mr Marcelo Occhiuzzi
Manager Strategic Planning
North Sydney Council

Re: Correction on Supplementary information for Planning Proposal (PP 3/19) for East Walker Street North Sydney

Dear Marcelo,

Avenor would like to provide a correction on supplementary information provided in the Letter provided by Urbis 19 July 2019, regarding solar access to 171 Walker Street North Sydney (Century Plaza).

The correction is for solar studies presented on pages 12 – 14 of the Urbis letter. Updated information is provided in the attached two pages. The Strata Plan for this building Century Plaza contains 83 lots, including three commercial office suites located on the Lower Ground Floor, with common areas on the ground level. This results 2 hours of daylight easily achieved with design resolution at DA for 75% of apartments in both the Reference Design and the Special Provisions Reference Design. The two central apartments in each floorplan are unaffected by the Planning Proposal, as those apartments have no north facing side.

Yours Sincerely,



Peter Clemesha Director, Avenor Pty Limited
For and on behalf of Walker Street No. 100 Pty Ltd

Avenor.

Updated Solar Studies on Page 12 and 13 of the Letter dated 19 July 2019:

Reference scheme:
solar study of Century Plaza



Special Provision Reference scheme:
solar study of Century Plaza



Updated Summary of Solar Studies of 88 Berry Street and 171 Walker Street North Sydney from Page 14 of the Letter dated 19 July 2019:

Below a summary of the solar studies for 88 Berry Street and 171 Walker Street. Both the Reference Design and the Special Provisions Reference design can achieve a compliant level of solar access with design resolution at DA. It is noted that 88 Berry Street has a zero metre setback from the subject property and both 88 Berry Street and 171 Walker Street predominantly orient apartments in a South Easterly direction toward Sydney Harbour.

88 Berry Street	2hrs daylight will be easily achieved with design resolution at DA	Less than 2 hours daylight in mid-winter	Total
Reference design			
Apartments	41	17	58
Percentage	71%	29%	100%
Special Provisions Reference Design			
Apartments	47	11	58
Percentage	81%	19%	100%

171 Walker Street	2hrs daylight will be easily achieved with design resolution at DA	Less than 2 hours daylight in mid-winter	Total
Reference design			
Apartments	60	20	80
Percentage	75%	25%	100%
Special Provisions Reference Design			
Apartments	60	20	80
Percentage	75%	25%	100%