



City of Canterbury

City of Cultural Diversity

City of Canterbury
 Officer: Rita Nakhle
 File: 121/26D PTHS
 Date Rec: 4 SEP 2013
 Task: DA 519/2013
 Doc #: GM DCS DCW DCP
 Copy: GM DCS DCW DCP

File No:

Location:

AMENDED/ADDITIONAL PLANS (FOR CURRENT DEVELOPMENT APPLICATIONS)

To: LITA NAKHLE

(Insert relevant Area Planner Or Building Inspector)

Full Name: PETER (Surname) WITTE

(Insert Name of Applicant/Person delivering Plans)

Full Company Name: Cesno Management P/L

Phone: 0414 735 979 8246 6513

(Insert Contact Phone Number for Person delivering Plans)

Address: CANTERBURY LEASER CLUB - 26 BRIDGE ROAD

(Insert Address of Property to Which Plans Relate)

D.A No: 519/2013

CSO: AA (Please Print Name)

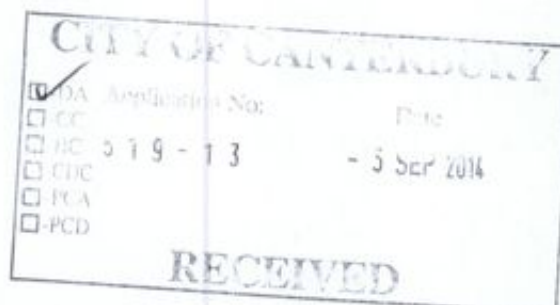
Date: 3 September 2014

INSTRUCTIONS:

- 1) Ensure the File Number and Location details are fully completed. For Location details check on DataWorks locality of file and enter either Records or Officer's Name.
- 2) Ensure all copies of plans are Date-Stamped and folded for placement in file.
- 3) Enter details of amended plans and Date of receipt in Amended/Landscaping/Hydraulics Plans register (Orange Book).
- 4) Place this page and copies of plans in City Planning tray to be collected by records.

3 September 2014

Ms Rita Nakhle
Senior Planner
City of Canterbury Council
137 Beamish Street
CAMPSIE NSW 2194



Dear Ms Nakhle,

26-62 Bridge Road, Belmore - DA-519/2013

We write on behalf of Cerno Management Pty Ltd in response to the City of Canterbury Council's (Council) letter dated 12 August 2014. This letter specifically addresses the following:

"It is advised that you re-consider the changes proposed along the western elevation where the Level1 plant room is proposed to increase in overall wall height. It is required that you either maintain this part of the development as approved under Development Consent DA-519/2013, or provide additional detailed analysis of the shadowing impacts and clearer diagrams at hourly intervals for our assessment to demonstrate that the proposal is in keeping with the objectives and requirements under Part 6.2 of Canterbury Development Control Plan 2012."

In this regard, we have assessed the shadow impacts of the proposed modification on the solar access to existing dwellings adjacent to the Canterbury League Club, against the requirements of Part 6.2.6 (vi) of the Canterbury Development Control Plan 2012, being:

"Dwellings in or adjoining business zones

- vi. *Living room and principal area of private open space receive at least 2 hours sunlight daily between 9.00 am and 3.00 pm on 21 June."*

This letter should be read with reference to the shadow analysis undertaken at hourly intervals by Altis Architecture (submitted under separate cover). The shadow analysis demonstrates the following:

- There will be negligible, if any, additional overshadowing to the backyard open space at 20, 22, 24 and 26 Gladstone Street at any time during the day. Further, all these properties receive good sunlight access to their front terrace area from 12.00pm onwards;
- There will be additional overshadowing of the backyard open space at 27 Collins Street between 11.00am and 1.00pm. Notwithstanding this, there will be good sunlight access to the backyard open space between 1.00pm and 3.00pm.

We trust that the information provided will assist Council with their assessment of the proposal. Please feel free to call the undersigned on 8233 7620 to discuss any of the above.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Jim Murray', is located in the upper left quadrant of the page.

Jim Murray

CC: Peter Whittle – Associate Director, Cerno Management

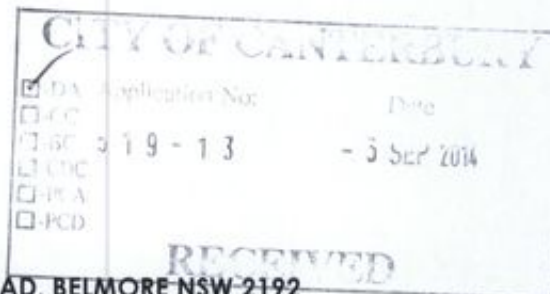
3 September 2014

Canterbury City Council
137 Beamish Street
CAMPSIE NSW 2194

Attention: Ms. Rita Nakhle

Dear Rita

CANTERBURY LEAGUE CLUB, 26 BRIDGE ROAD, BELMORE NSW 2192
DA 519/2013 – SECTION 96/A



Dear Rita

Following your letter dated 12 August requesting additional information we wish to respond to the two points raised.

Changes to Western Elevation – Additional Impacts

Please find attached the letter from Urbis which addresses this item. We have attached four copies of DA005/1 (one full size) which compares the overshadowing as at the original DA with the proposal of the section 96.

Impact on adjoining Solar Panel (20 Gladstone Street)

At the beginning of August the Club requested Mr. Dimou to provide information related to the installation of the solar panels to 20 Gladstone Street. The dates and responses have been as follows:-

1. **Email from Mr. Dimou on 15 August** where the provision of requested information regarding the Solar panels was received.
2. **Email from CLC on 20 August** requesting electricity bills for the last year and copy of the contract with the provider
3. **Email from Mr. Dimou on 20 August** providing copies of the bills and the contract
4. **Email from Mr. Dimou on 1 September** requesting CLC maintains their confidentiality on the information provided on 20 August and ensure that their privacy is not breached in any way.
5. **Email from CLC on 1 September** stating that the information provided is only being used as intended and will not be used for any other purpose. The Club's electrical consultants - Haron Robson are currently reviewing in order to recommend a solution and will report directly back to the Club. We are hoping to be in touch with a solution for your consideration in the near future.
6. **Email from Haron Robson 1 September** which stated that the information provided has been reviewed and that Haron Robson have carried out a "bench top analysis" on the projected returns for the solar system as currently installed based on the previous 12 months electricity accounts. We have attached Haron Robsons email for your information.
7. **Haron Robson** are currently undertaking a review of the current shadow diagrams in order to make an assessment of the effect of the minimal overshadowing in the winter months.

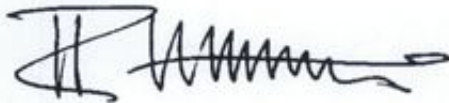
Once this assessment has been completed by Haron Robson it is the intention of CLC to meet with Mr. Dimou and run through the proposed resolutions. We will keep you up to date with the progress of the negotiations. We have attached the last email (part only due to the trail of emails which included some information from Mr. Dimou which he wanted to keep confidential) from Haron Robson for your information.

We have also attached a revised Section 96 drawing Nos. DA119/3 (roof plan), DA210/3 (external elevations) and DA300/4 (sections sheet 1). These drawings indicate a relocation of a plant room which was shown almost adjacent to its new position. This has been necessary due to the staging of the project. If you have any further queries on this please give me a call. We have attached four copies of these plans for your information and attention.

If you have any further queries please do not hesitate to give me a call.

Yours sincerely,

Cerno Management Pty Ltd

A handwritten signature in black ink, appearing to read 'Peter Whittle', with a stylized, flowing script.

Peter Whittle
Associate Director

Encl.

Peter Whittle

From: tr@haronrobson.com.au
Sent: Monday, 1 September 2014 6:42 PM
To: Peter Whittle
Cc: jbaim@haronrobson.com.au
Subject: Re: FW: Solar @ 20 Gladstone

Pete,

We have reviewed the information provided and carried out a bench top analysis on the projected returns for the solar system as currently installed and based on the previous 12 months electricity accounts advise as follows;

The customers current retail electricity contract expires on 22-1-15 and the NSW governments 20 cent rebate scheme ends on 31-12-16. After which the customer will have to make other arrangements with the electricity retailers to sign up as either a Net metered or Gross metered customer (this may require a change of their existing metering at their expense).

These schemes work on selling the solar power for a set fee per kilowatt hour or subtracting the amount of solar power generated from the actual site usage and obtaining a rebate calculated on the time of use method (ie peak, shoulder or off peak rates depending on the tariff in play at the actual time the solar power is produced. Based on last years electricity bills the site produced 4590 kilowatt hours at \$0.20 cents per unit = \$918.04. This would equate to \$22,950.88 at todays prices over the 25 years of the installation (note we would need to know when the units were installed new and deduct the amount already generated from the life of the installation). However, based on the advise that the installation cost was \$20,000 then the return on the investment represents a small ROI at net present value.

We have requested the data on the effect of the shading by the new building on the system, however, we believe the effect was predicted as negligible and only occurs for two months a year in winter (when the solar is at its least effective).

Given the system produced 921 kilowatts in total from June to September and if the shading was responsible for say a 30% loss (very conservative) this represents a loss of 921 kWhrs (for June to Sept) x 0.3 (30%) x 0.20 (cents per kilowatt hour) = \$55.26 per annum x 25 years = \$1,381.50.

Based on the above we would propose the following options

- 1 Carry out an analysis of the shading diagrams for both the before and after scenarios and based on todays electricity tariffs and electricity costs calculate the actual number for kilowatts lost and the actual dollar value lost to and reimburse the property owner in advance.
- 2 Carry out the calculation annually for say three years and pay the average cost of lost kilowatt hours for the remainder of the life of the solar cells (ie 25 years from installation)
- 3 Relocate the solar panels to another area on the roof to avoid the new shading area.
- 4 Wait until current contract and solar rebate scheme ends in Jan 2016 (near the time when the building works will be constructed and then calculate the loss based on the new contract rate.
- 5 Work out the cost for all the above scenarios and pay whatever is the higher cost as a single payment 12 months after completion of the works.
- 6 Pay the \$1,381.50 (see above)

We would recommend option 1. As the cost to prepare the analysis for calculating options 1 to 5 is more expensive the actual projected loss.

Regards,
TOM RUSSELL | TECHNICAL DIRECTOR

HARON ROBSON - we understand lightmatters | wattmatters | avmatters

181 First Avenue Five Dock NSW 2046 | PO Box 963 Five Dock NSW 2046

M +61 418 602 010 | T +61 2 9712 5544

tr@haronrobson.com.au | www.haronrobson.com.au



From: Peter Whittle <PWhittle@cerno.com.au>
To: "Tom Russell (tr@haronrobson.com.au)" <tr@haronrobson.com.au>
Date: 15/08/2014 02:37 PM
Subject: FW: Solar @ 20 Gladstone

Tom

Can we talk about the email below please.

Kind Regards,

Peter Whittle | Associate Director

M : +61 (414) 739 979 | D : +61 (2) 8246 6513 | pwhittle@cerno.com.au

Suite 2, Level 4, 280 George St, Sydney NSW 2000

GPO Box 2594, Sydney NSW 2001

DNA

Graph (c) shows a decreasing trend. The curve starts at a high value on the y-axis and decreases as it moves to the right, approaching the x-axis. The curve is concave up.

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8

 $\frac{f(x)}{g(x)}$

Price New

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- 3 SEP 1981

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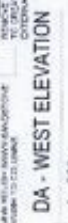
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1

ROOF PLAN

Age Group	Percentage of Respondents
18-29	65
30-49	75
50-69	80
70+	85

100



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CITY OF CANTERBURY

Application No: **12-10**

519-13 **- 3 SEP 2014**

☒ DA ☐ CC ☐ BC ☐ EC ☐ PCA ☐ PCD

RECEIVED

GENERAL LEGEND

NOVEMBER 2005/CLIMATE MONITORING

NEW SPINAL: WORKS FOR ALL AGES.

NEW! INTERNAL VIDEOS FOR THE ABSTRACTS

LANDSCAPING - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS

CANTERBURY LEAGUE CLUB

CANTERBURY LEAGUE CLUB
UPGRADE WORKS

ALTIS
architecture

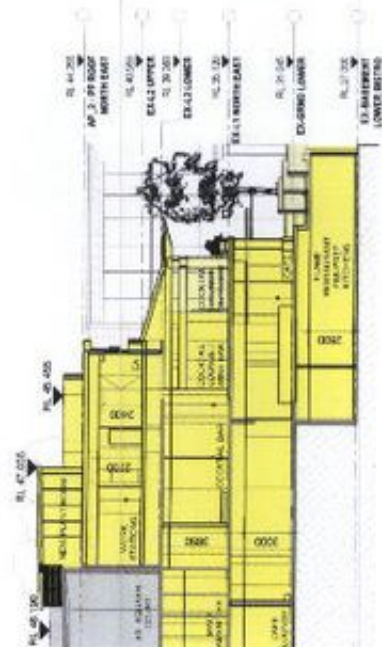
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SECTIONS
SHEET 1

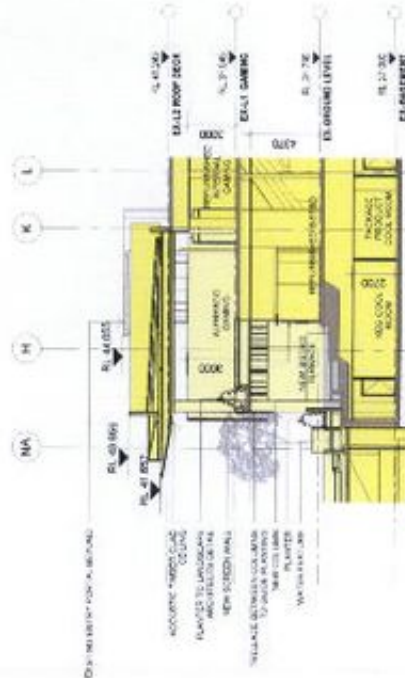
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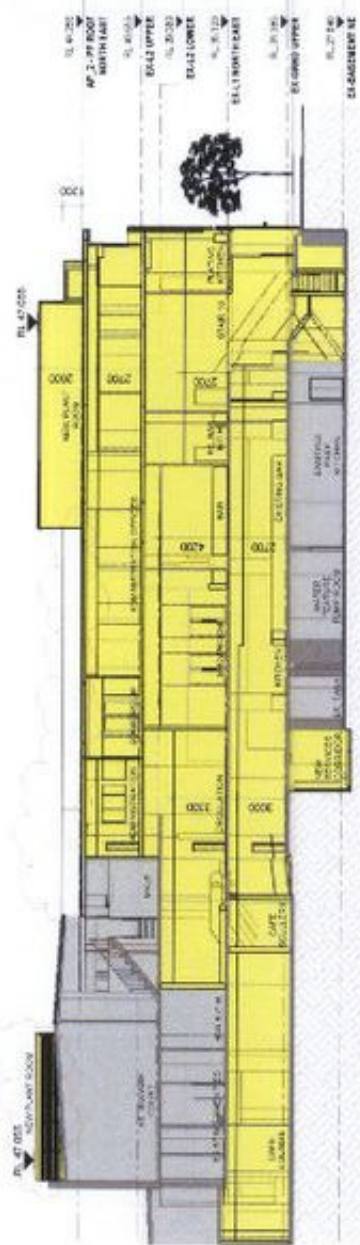
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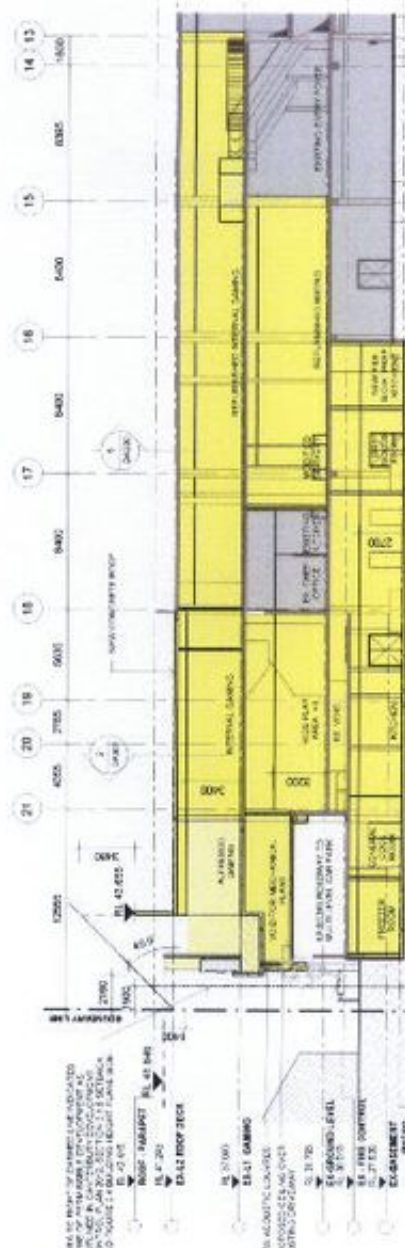
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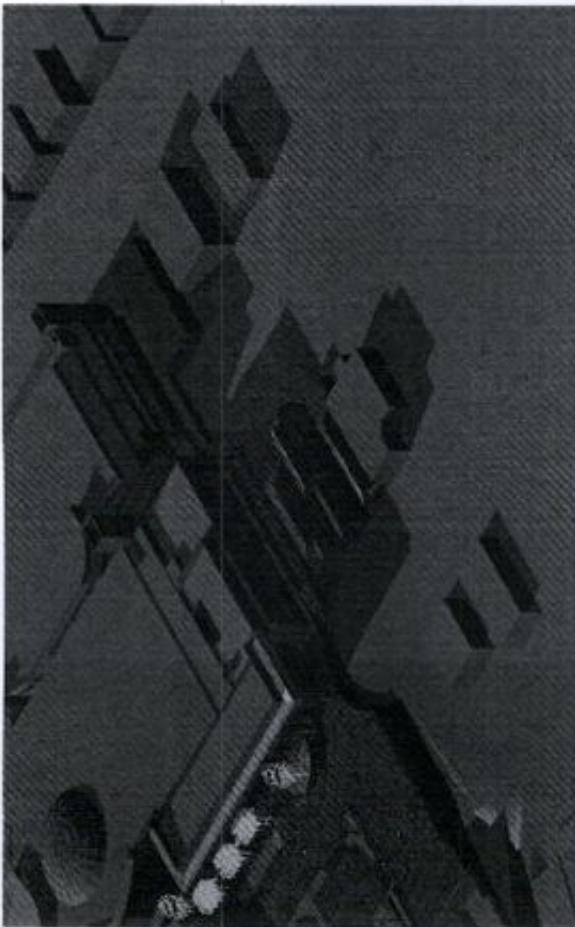
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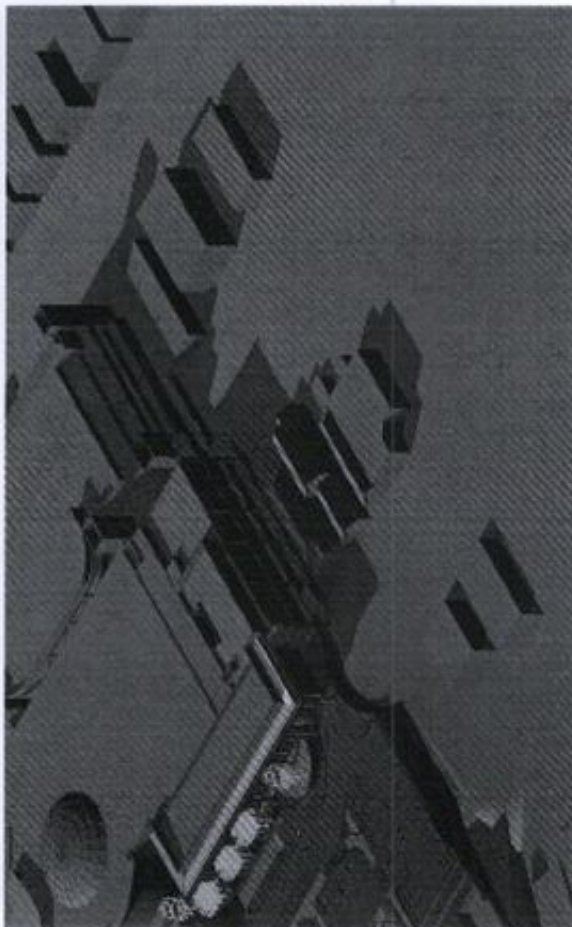
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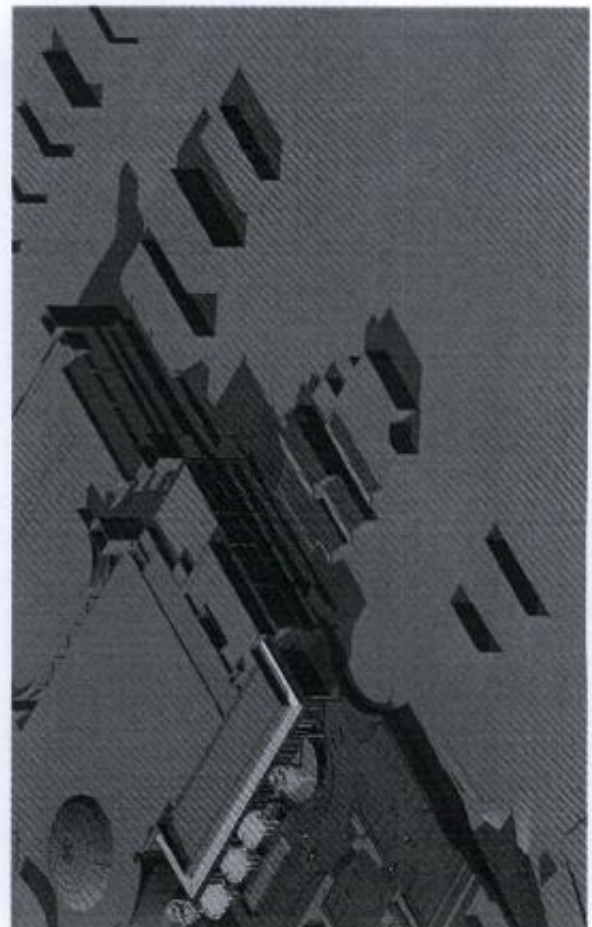
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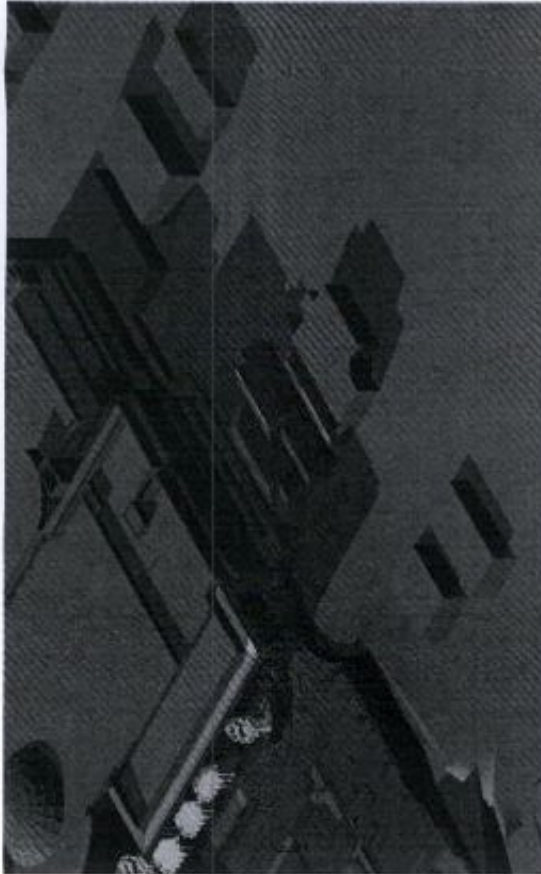
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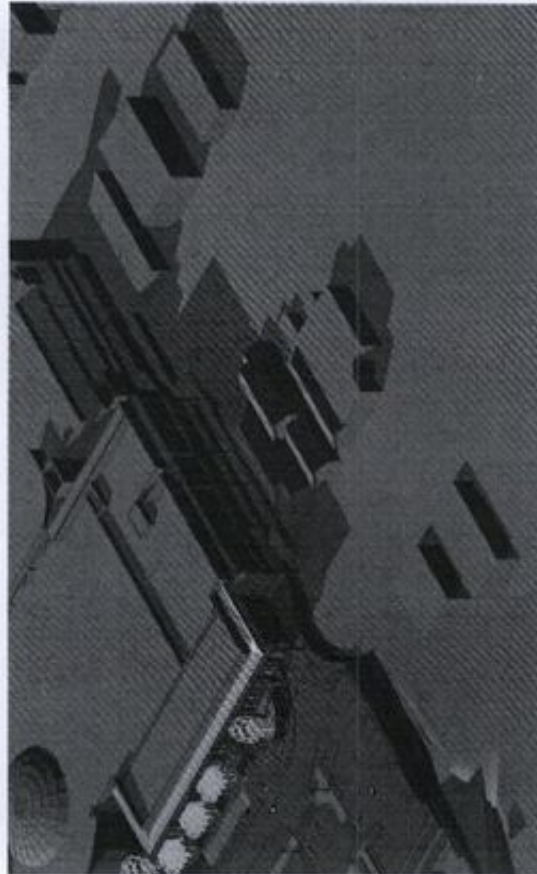
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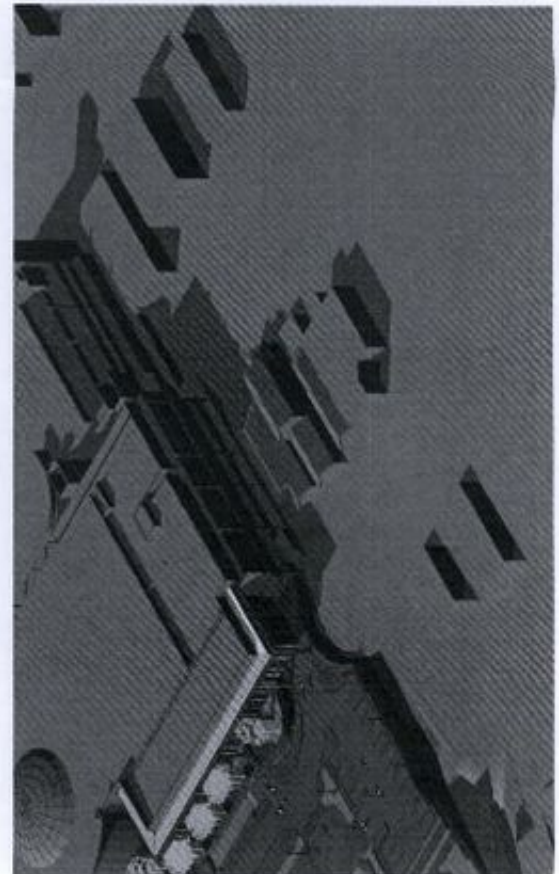
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3D - PP 2 - WINTER 9AM SECTION 96



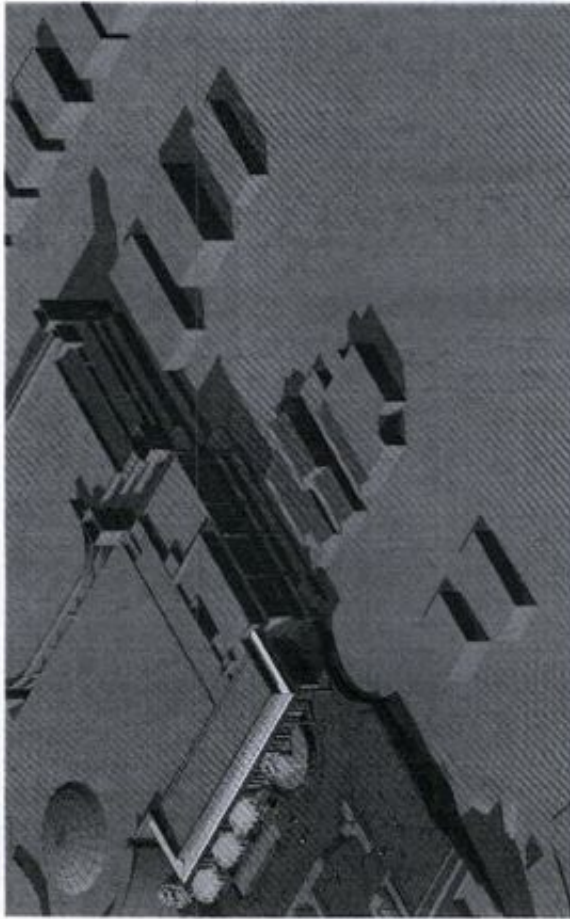
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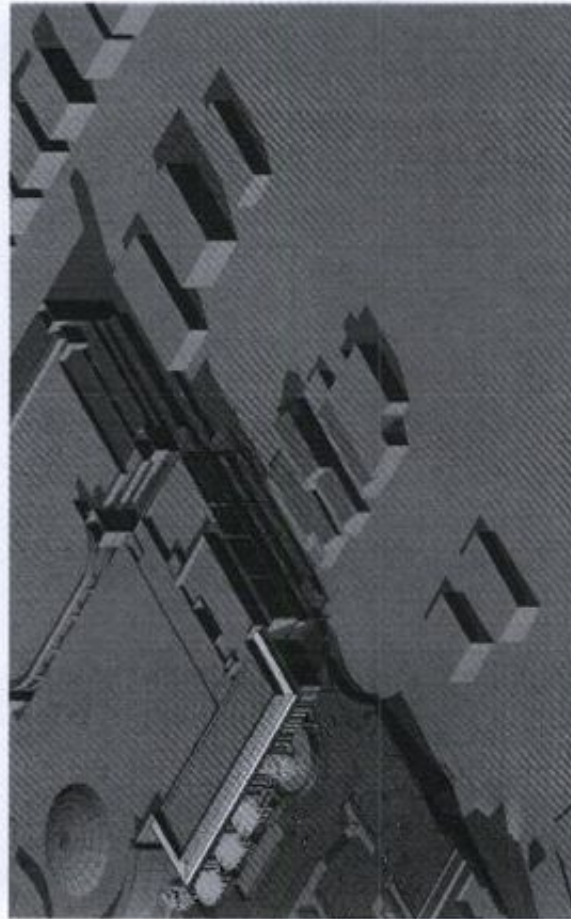
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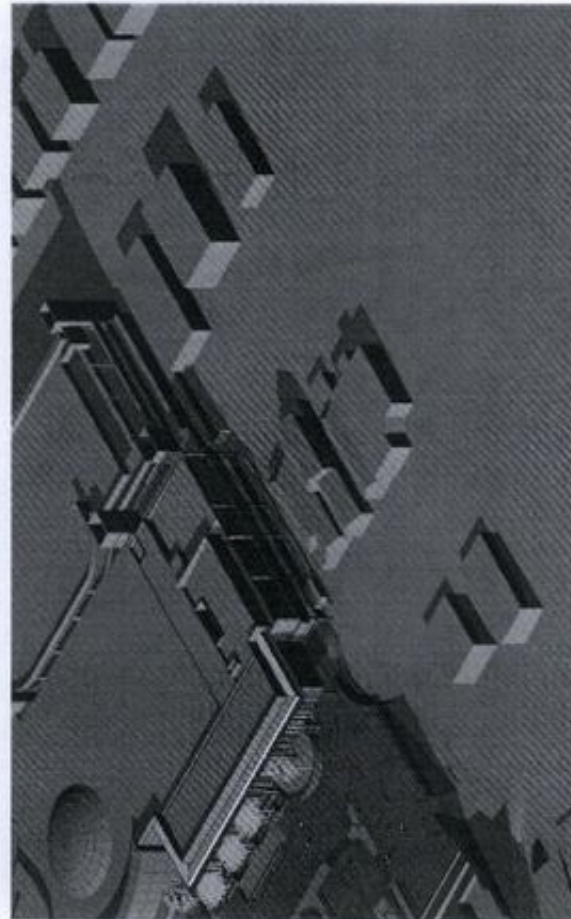
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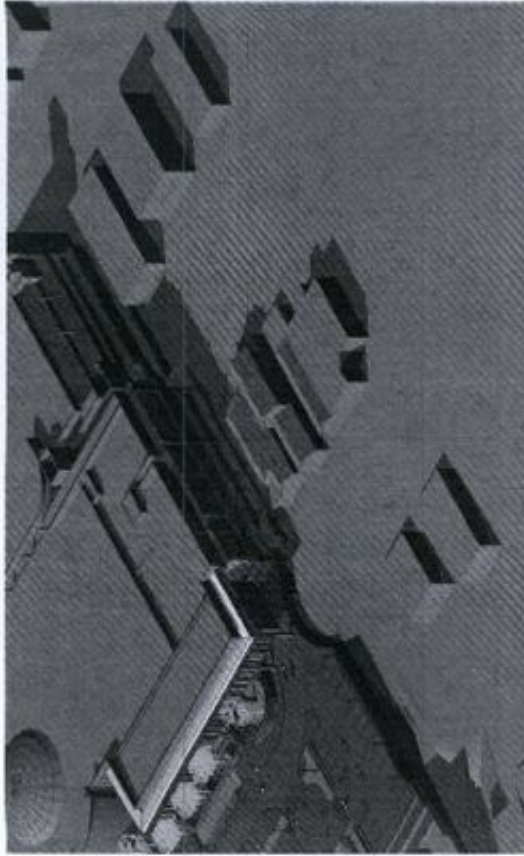
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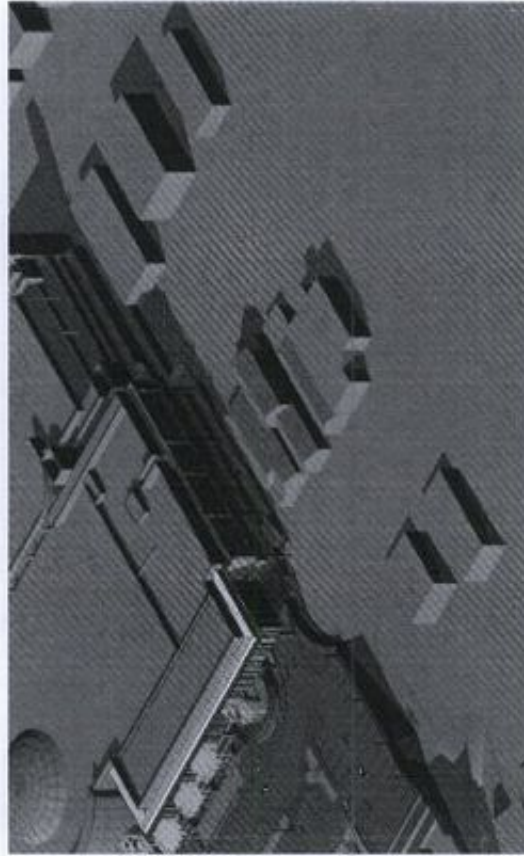
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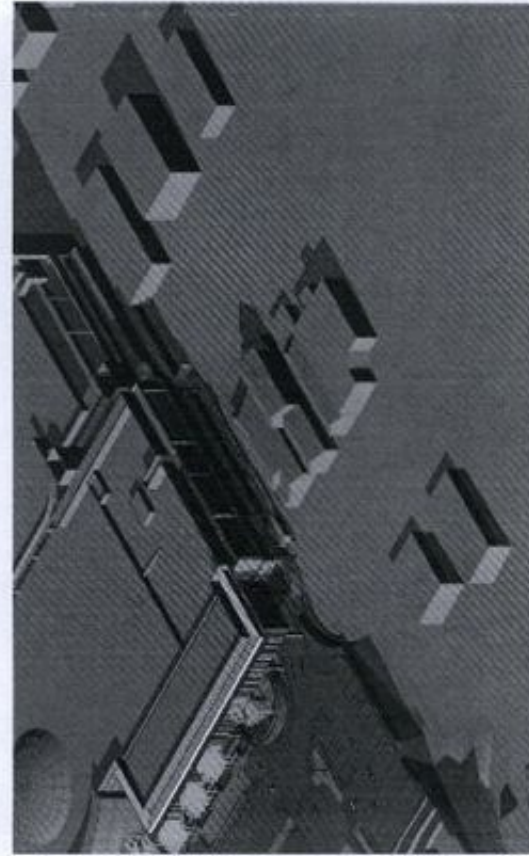
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3D - PP_2 - WINTER 2PM SECTION 96

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CITY OF CANTERBURY
 519-13
 - 3 SEP 2014
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CANTERBURY LEAGUE CLUB

CANTERBURY LEAGUE CLUB
 UPGRADE WORKS

ALTIS

ATC 11/14/14
 11/14/14 11:14 AM
 11/14/14 11:14 AM
 11/14/14 11:14 AM

DA/SECTION 96 SHADOW
 COMPARISON - HOURLY 9AM - 3PM
 21 JUNE - SHEET 2

1
 OCT 2013
 DA006

