



**The General Manager
Liverpool City Council
Attention: Mr Nelson Mu
Team Leader Development Assessment
Date: 31th January 2017**

RE:

Application No.: DA-1212/2015

Property: 17-23 Goulburn Street Liverpool

Proposal: Consolidation of four existing lots, demolition of existing structures and tree removal and construction of 9 storey residential flat building comprising a total of 102 units.

Panel Consideration – Solar Access

Dear Nelson,

Subsequent to public meeting held at Liverpool City Council in the Blue Gum Room on Tuesday 17th January 2017 at 1:30pm. The Panel members have requested the applicant to amend the design of the building to improve solar access to the southern adjoining residential flat building and internally to the ground level communal open space within the development. Through this, our applicant has prepared and reviewed a comparison study to the alternate schemes requested by the JRPP. The findings are represented below:

With reference to Architectural Plans – Issue C and Alternate scheme Requested by JRPP Architectural Plans;

1) Solar Access:

- With reference to A301-Issue C - The proposed application is fully compliant with the requirements of ADG (SEPP65). The scheme represents 72% (73 Units of 102) Units receive a minimum 1m² of solar access for 2 hours between 9am and 3pm on the winter solstice.
- With reference to A301- OP1 - The alternate design, does not comply with the requirements of ADG (SEPP65). Only 68.9% (60 Units of 87) units will receive the required solar access.
- Therefore, noting the above, it is clearly evident that the alternative scheme will receive less solar access when compared to the original scheme.

2) Shadow Impact on the adjoining development:

- With reference to A102- Issue C - It is evident that the shadow impact from the Alternate Scheme design on the adjoining development at 25-27 Goulburn Street in comparison to the proposed development indicates no reduction in shadow impact in the Morning and afternoon diagrams.
- With reference to A102 – OP1 the alternate scheme illustrates only a minor improvement in shadow impact during the midday time slot.

3) Communal Open space on Ground floor:

- With reference to A102- Issue C - It is evident that 30-50% of communal open space will receive solar access between 12pm and 3pm in the original scheme.
- With reference to A102- OP1 - It is evident that the alternate scheme will receive minimal to zero solar access in the winter solstice due to the southern orientation. In addition to this, the alternate scheme will implicate further privacy issues to the communal open space as it is in direct view of southern neighbouring property.

4) Design and Development Yield:

- It is clearly evident that the proposed site is rectangular in shape, with any degree of rotation will implement a reduction in developable residential units. With reference to the alternate scheme, the total number of units is reduced from 102 to 87 units. If a re-design is required, amended project documentation must be compiled and then be provided to council for re-assessment; this process will significantly burden the applicant in terms of time and resources.

To conclude our findings, it is clearly apparent that the Original Scheme is compliant with the requirements of the ADG (SEPP65). With respect to the planning panel, the applicant has provided sincere consideration to an alternate design, which has concluded that the Original Scheme will produce a better design outcome.

Should you require any further information, please do not hesitate to contact me on 9635 3838.

Yours faithfully

Gus Fares Architects Pty Ltd



Gus Fares AIA
Architect