



27 May 2019

Chief Executive Officer  
City of Parramatta Council  
PO Box 32  
126 Church Street PARRAMATTA 2124

**Attn: Deepa Randhawa**

Dear Deepa,

**Re: Building separation between 12a Parkes Street and 124 Wigram Street—DA/1263/2016**

I refer to your correspondence dated 5 April 2019 regarding the above DA—in particular, your concern about building separation between the proposed development at 12a Parkes Street and potential future development to the north at 124 Wigram Street.

Concept scheme for 124 Wigram Street

The architect has prepared concept plans for 124 Wigram Street (**Attachment 1**) in order to demonstrate that that site can redevelop up to the maximum FSR with an ADG-compliant scheme (in terms of building separation) despite the proposed development's reduced setback from the northern boundary.

The concept plans show an envelope with an FSR of 6:1 and height of <72m, which complies with LEP controls. As demonstrated by the indicative floor plan for the tower levels, the core is located on the south side of the building, resulting in a southern façade that is non-habitable for ADG building separation purposes. The north, east and west facades are habitable. This layout is a natural design outcome given the need to maximise solar access to the dwellings.

ADG building separation

The concept plans for 124 Wigram Street show a tower setback of 9m from the southern boundary in accordance with ADG requirements for a non-habitable facade. The proposed development at 12a Parkes Street provides a setback of 9m from the north boundary (adjoining 124 Wigram Street). Therefore, the total separation between towers is 18m in accordance with the ADG separation requirement for habitable to non-habitable facades.

Visual privacy

Adequate visual privacy is achieved through the provision of ADG-compliant total building separation, as outlined above. Given this compliance, it is considered that no additional mitigation measures are required.

### Solar access

The architect has prepared a solar access study (**Attachment 1**) that assesses the overshadowing impacts of the 124 Wigram Street concept scheme onto the proposed development at 12a Parkes Street. The study demonstrates that 79% of apartments at 12a Parkes Street achieve the required two hours of solar access even after 124 Wigram Street is redeveloped, which is well above the 70% ADG minimum.

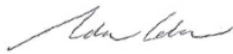
It is evident, therefore, that the proposed development's reduced setback from the north boundary does not affect the building's solar access to an unacceptable degree.

### Conclusion

The proposed reduced northern boundary setback will neither unduly affect the ability of 124 Wigram Street to redevelop nor unduly reduce the solar access enjoyed by 12a Parkes Street. It is possible to achieve ADG-compliant total separation of 18m between the two sites by providing a non-habitable façade at the southern façade of 124 Wigram Street. Such a non-habitable façade is not an unreasonable constraint but rather is a natural design outcome given the need to orient dwellings to the north, east and west for solar access purposes.

If you would like to discuss these matters further, please do not hesitate to contact me at (02) 8073 4677 or [acoburn@mecon.com.au](mailto:acoburn@mecon.com.au).

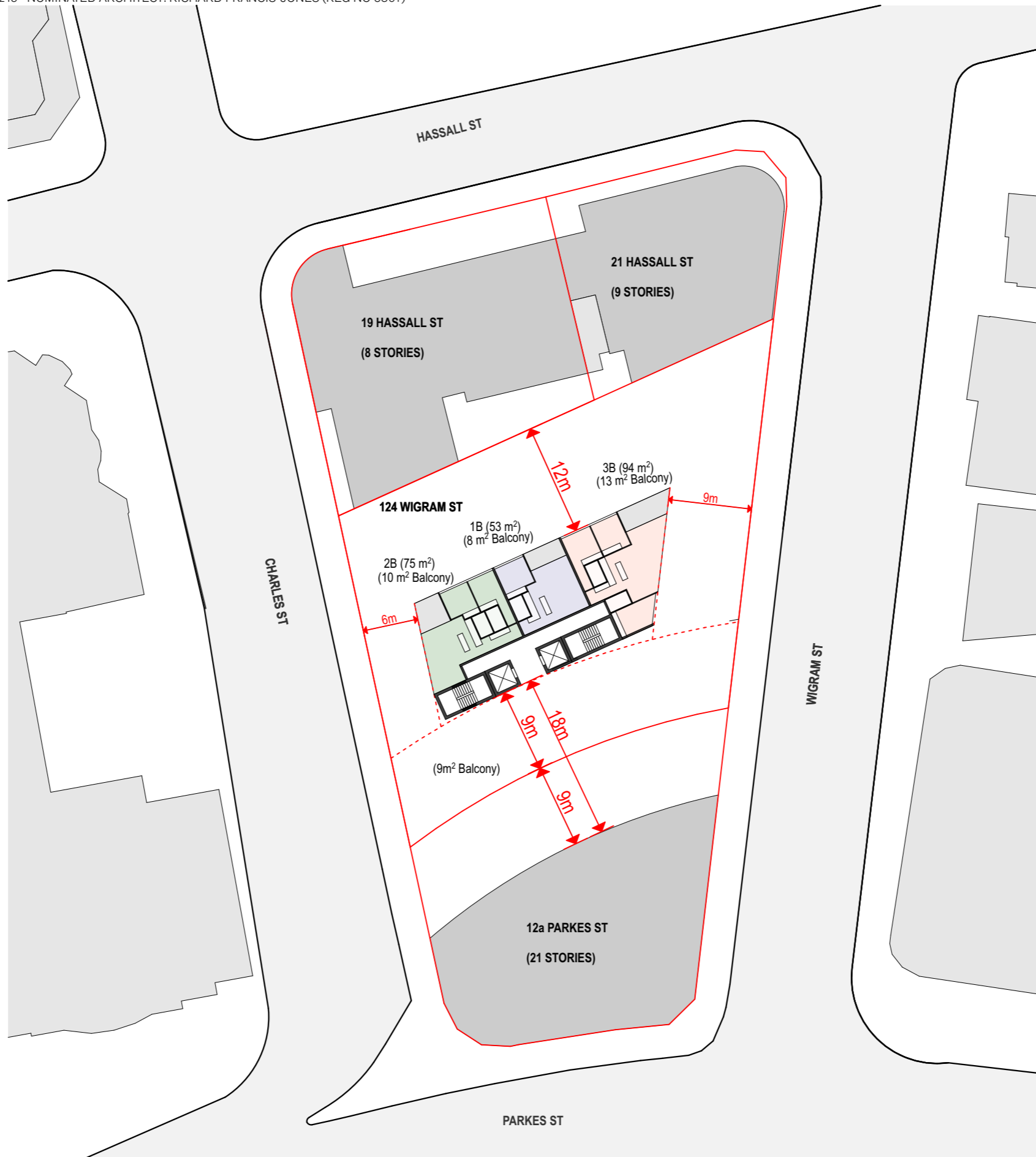
Yours sincerely,



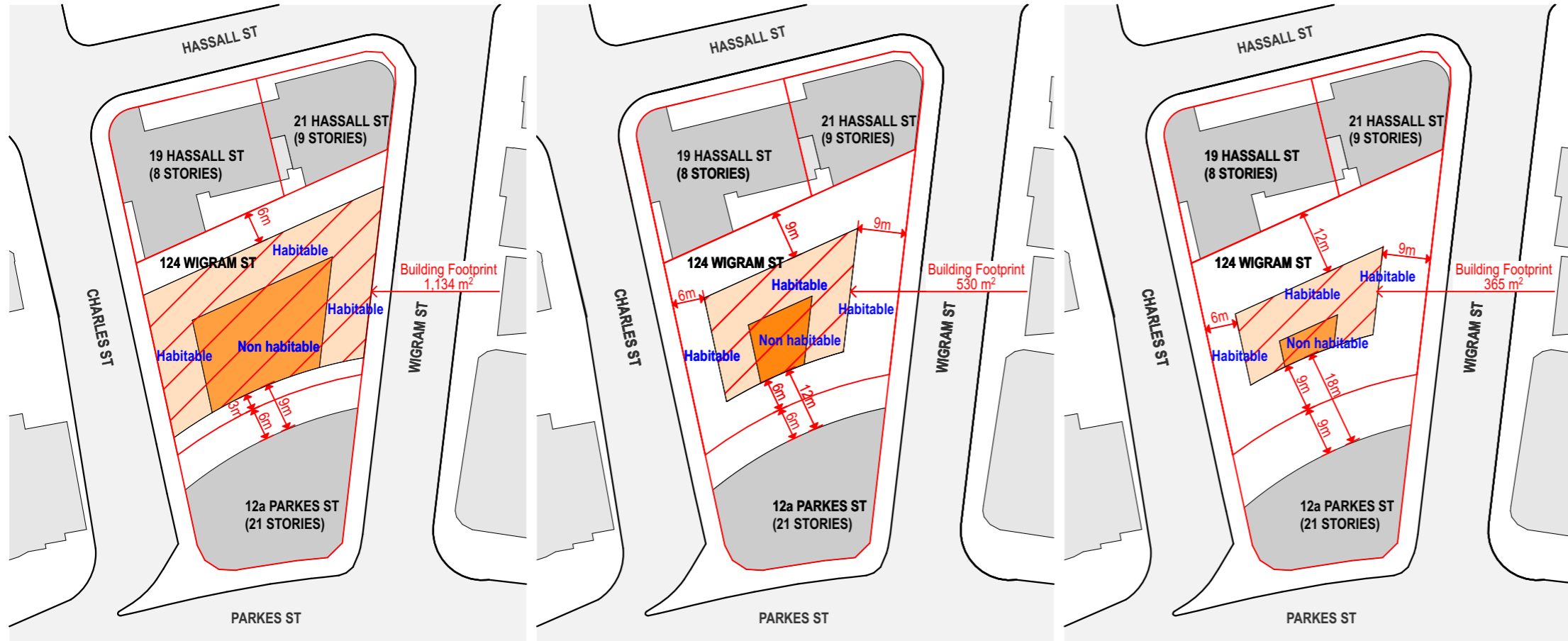
Adam Coburn

**Attachment 1:**

Concept plan for 124 Wigram Street and associated solar access study



Apartment Layout - Over 25m - Smallest Building Footprint (365m<sup>2</sup>)



0-12m (1-4 Stories)

12-25m (5-8 Stories)

Over 25m (9-13 Stories)

Summary Controls

.control	
.Site Area	1465 m2
.Base FSR	6 .1
.Max. GFA	8790 m2
.Max. Height	72 m

Achieved

.residential GFA	8,829 m2	100%
.total GFA	8,828.8 m2	-39

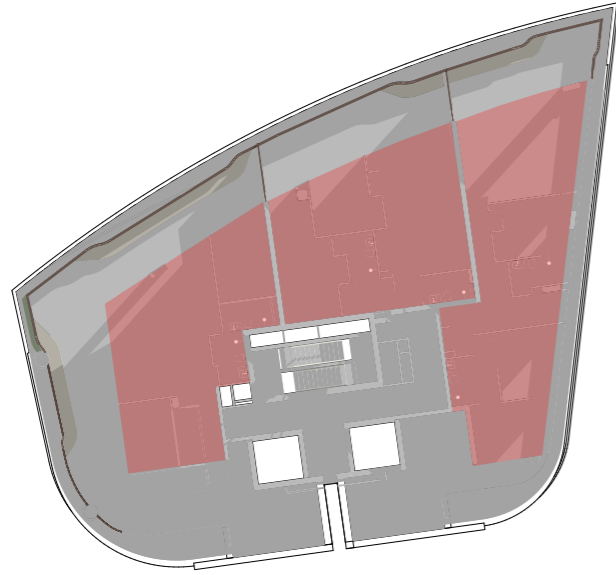
level	RL	height (m)	Residential	
			Envelope	GFA (80% Envelope)
20	69.5			
19	66.4	3.10	62.00	365
18	63.3	3.10	58.90	365
17	60.2	3.10	55.80	365
16	57.1	3.10	52.70	365
15	54	3.10	49.60	365
14	50.9	3.10	46.50	365
13	47.8	3.10	43.40	365
12	44.7	3.10	40.30	365
11	41.6	3.10	37.20	365
10	38.5	3.10	34.10	365
9	35.4	3.10	31.00	365
8	32.3	3.10	27.90	365
7	29.2	3.10	24.80	530
6	26.1	3.10	21.70	530
5	23	3.10	18.60	530
4	19.9	3.10	15.50	530
3	16.8	3.10	12.40	1134
2	13.7	3.10	9.30	1134
1	10.6	3.10	6.20	1134
G	7.5	3.10	3.10	1134
subtotal				
total				8829



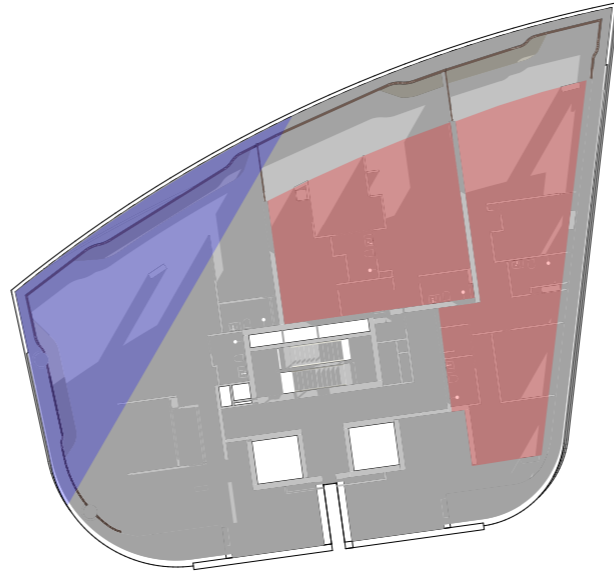
3D View

**solar access to living spaces & private open space (2 hours 21st June)**

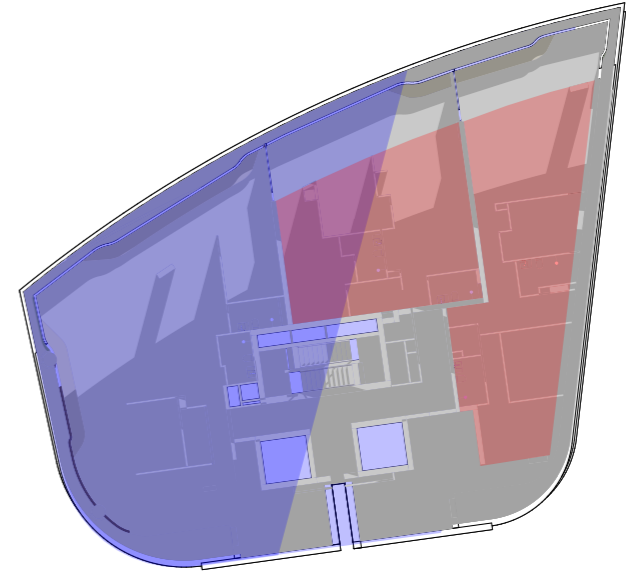
		Studio	1B	2B	3B	4B	Total	No Direct Sunlight		
Level 21	Apartment				1	1	2	0		
Level 20	Apartment			1	3		4	0		
Level 19	Apartment	1		3			4	0		
Level 18	Apartment	1	2	2			5	1		
Level 17	Apartment	1	2	2			5	1		
Level 16	Apartment	1	2	2			5	1		
Level 15	Apartment	1	2	2			5	1		
Level 14	Apartment	1	2	2			5	1		
Level 13	Apartment	1	2	2			5	1		
Level 12	Apartment	1	2	2			5	1		
Level 11	Apartment	1	2	2			5	1		
Level 10	Apartment	1	2	2			5	1		
Level 9	Apartment	1	2	2			5	1		
Level 8	Apartment	1	2	2			5	1		
Level 7	Apartment	1	1	1	1		4	1		
Level 6	Apartment	1	1	1	1		4	1		
Level 5	Apartment	1	1	1	1		4	1		
Level 4	Apartment	2	2	1			5	1		
Level 3	Apartment	2	2	1			5	1		
Level 2	Apartment			2	1		3	0		
L1 Terrace	terrace and facilities									
Ground	foyer and retail									
							<b>total units &gt;2hrs</b>	<b>90</b>	<b>total units with no direct sunlight</b>	<b>16</b>
							<b>solar access</b>	<b>79.65%</b>		<b>14.16%</b>
							<b>Total units</b>	<b>113</b>		



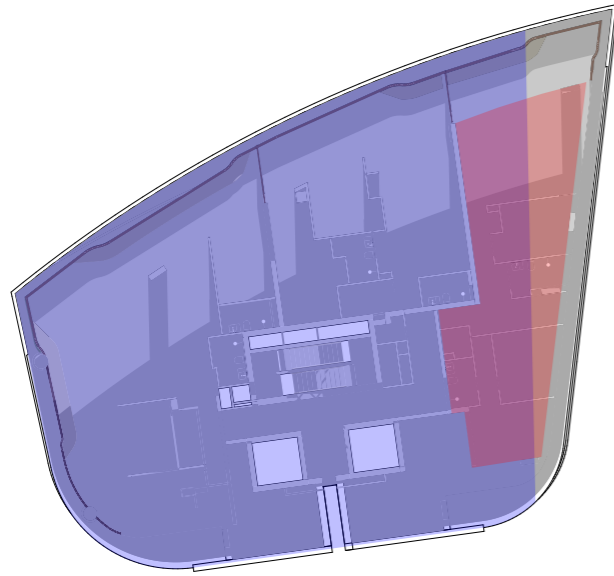
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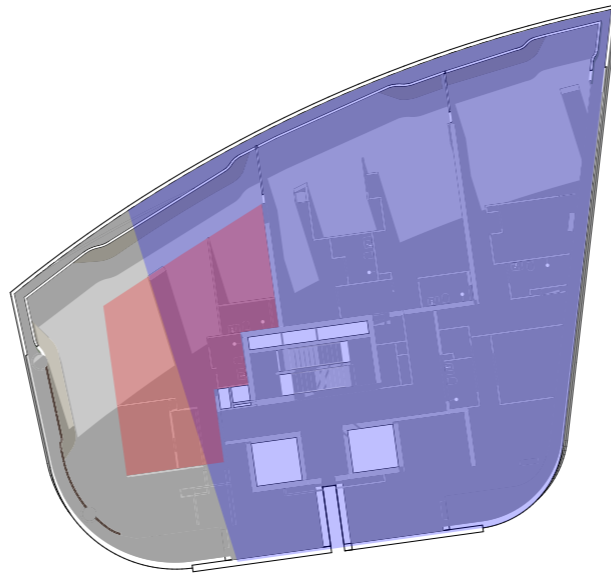
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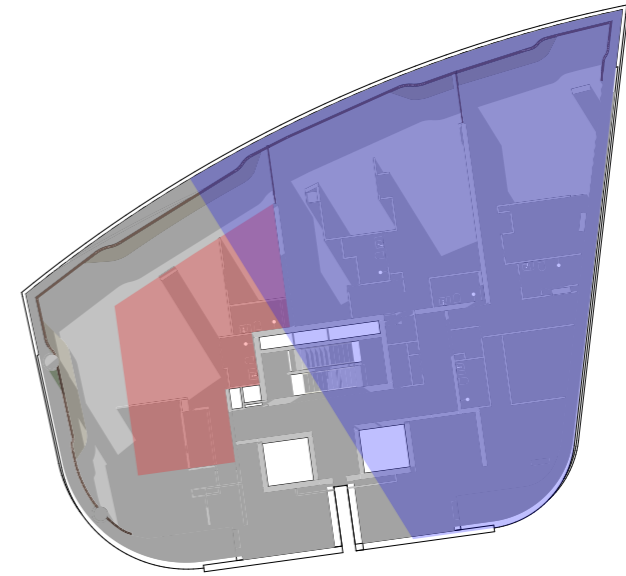
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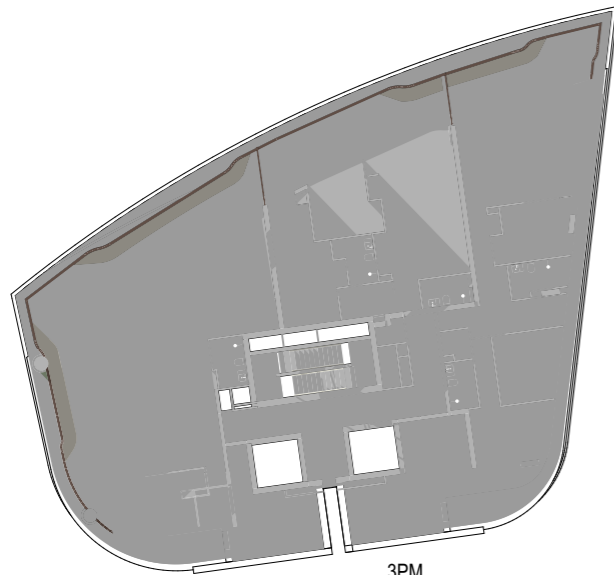
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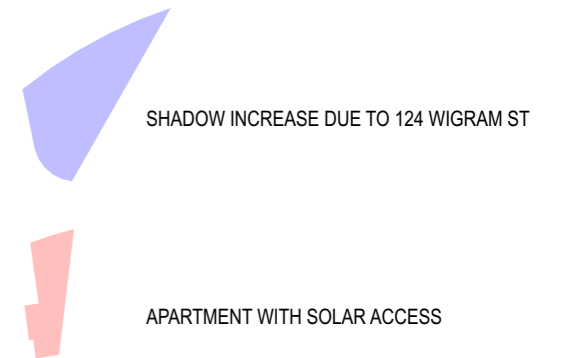
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2PM

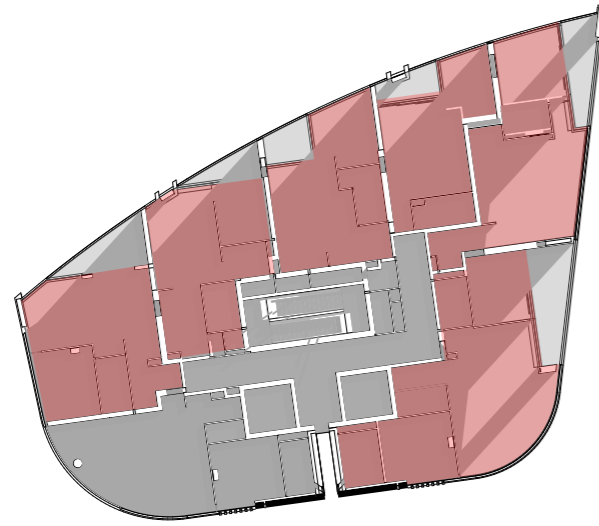


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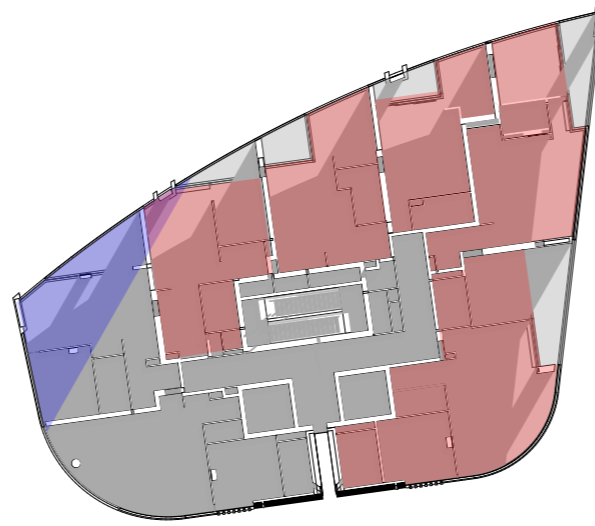


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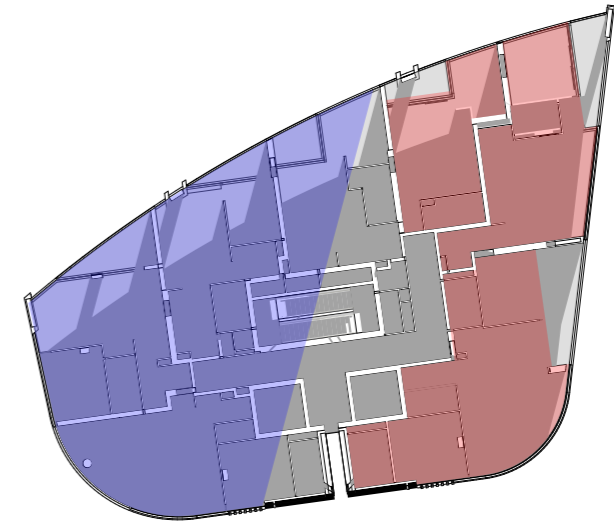




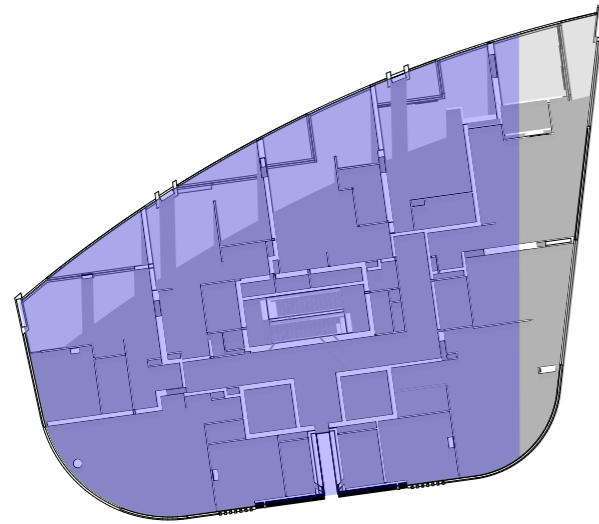
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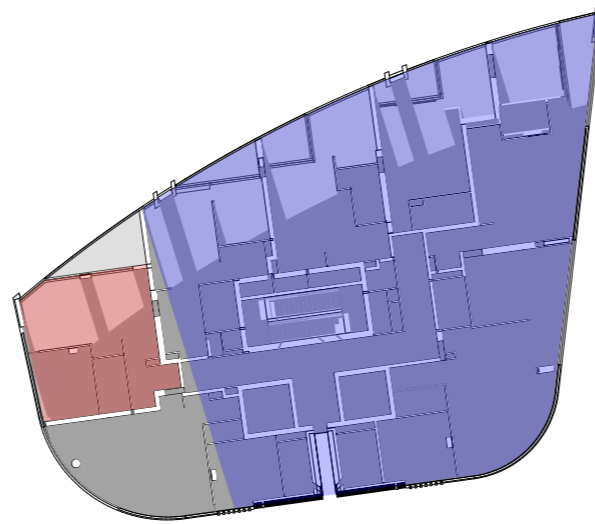
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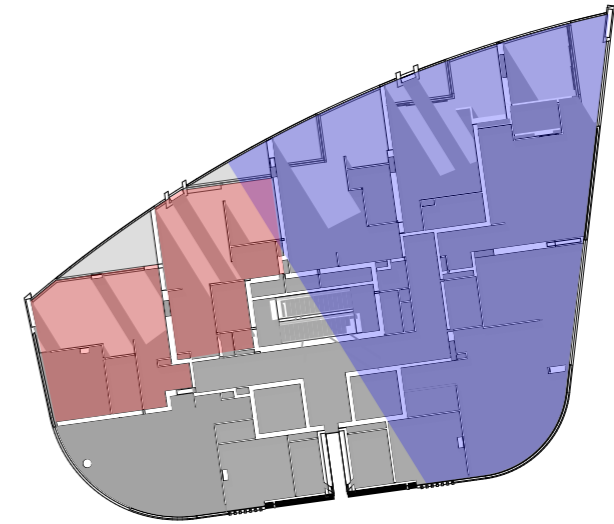
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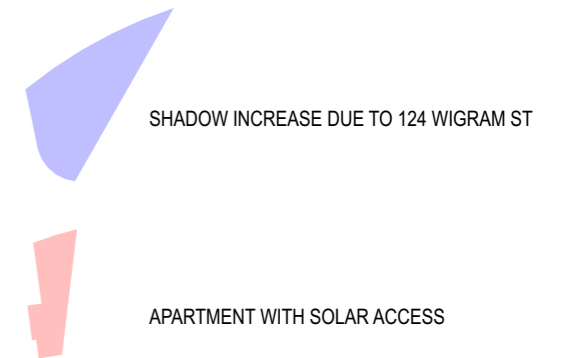
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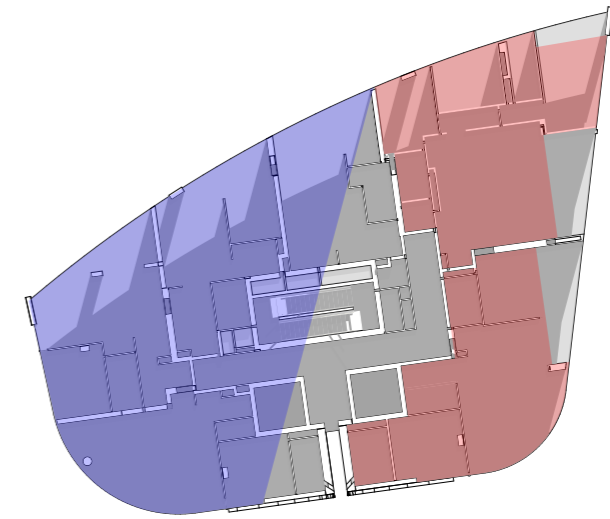




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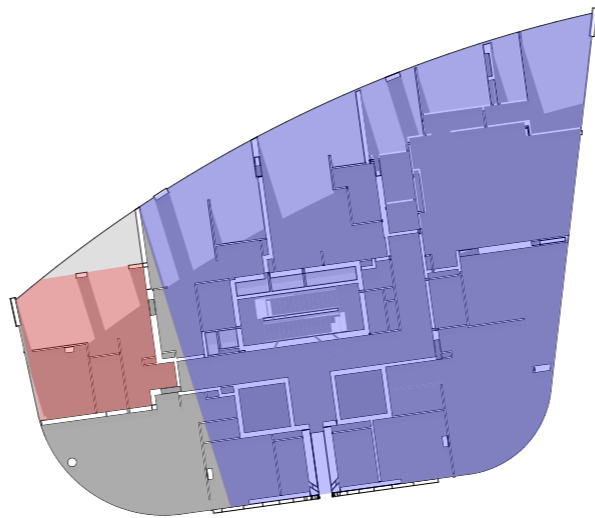
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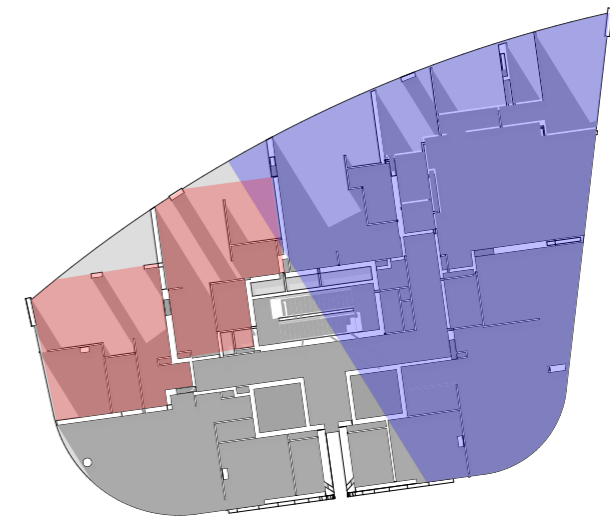
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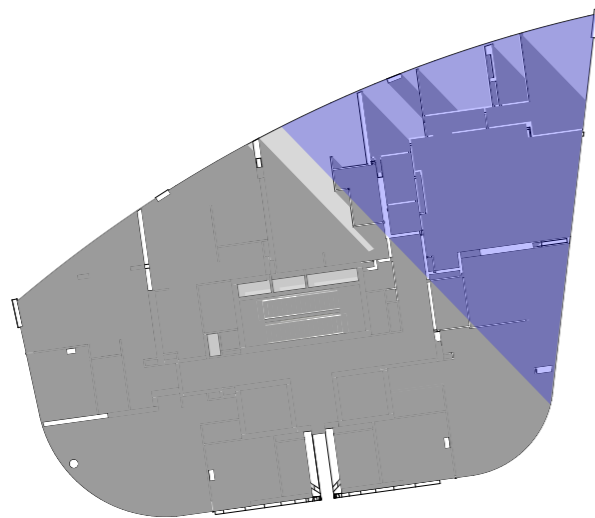
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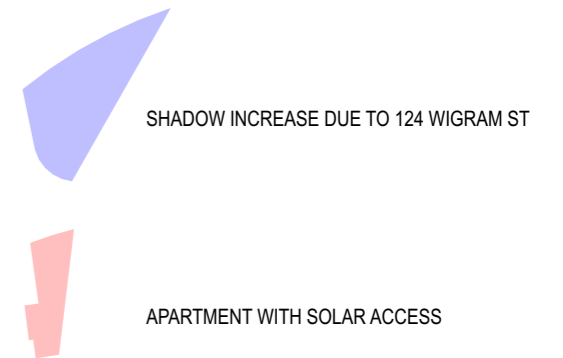
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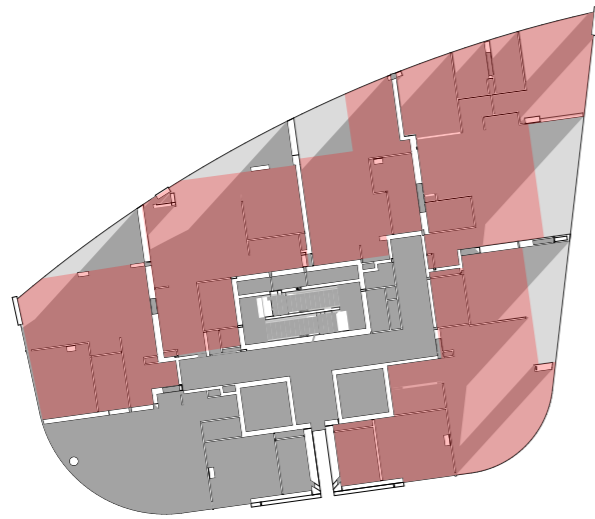


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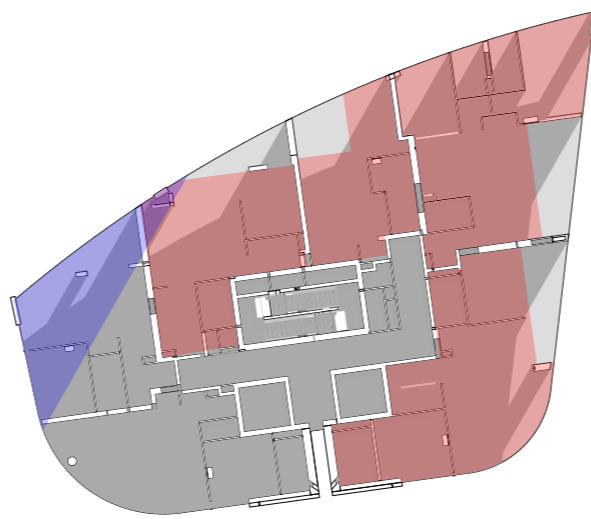


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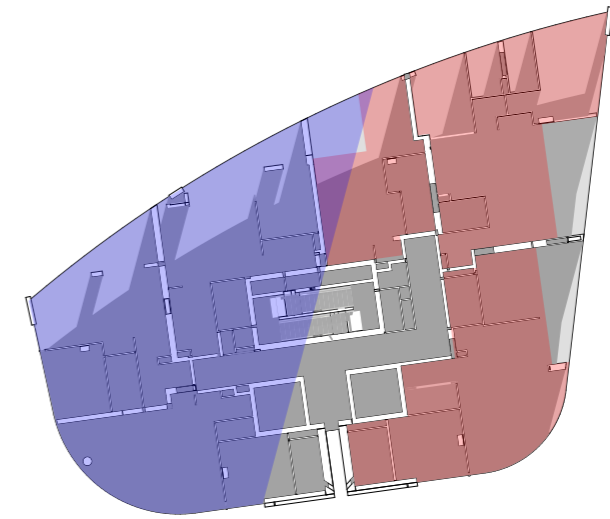




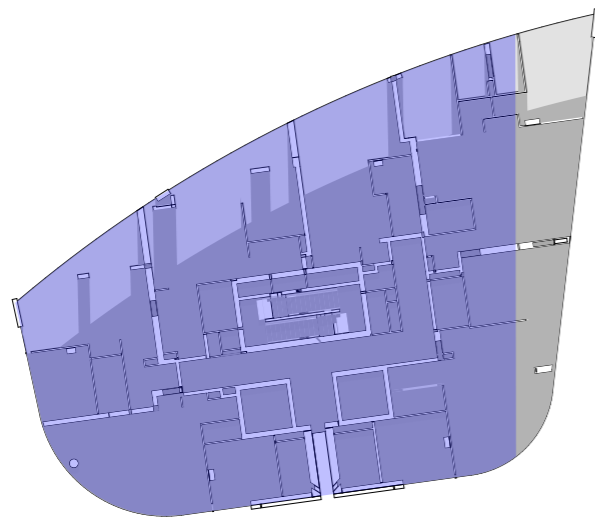
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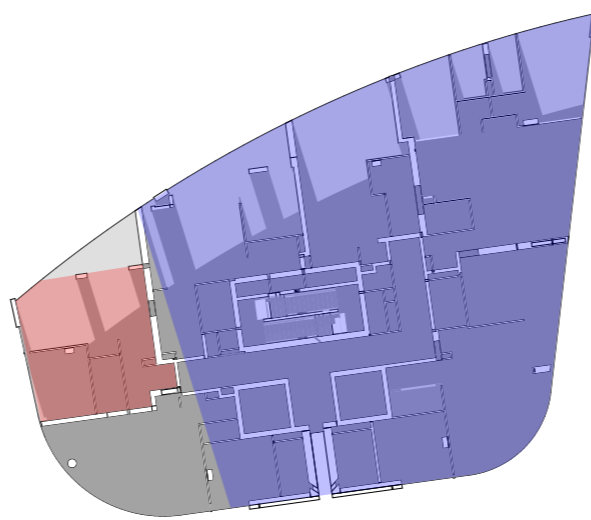
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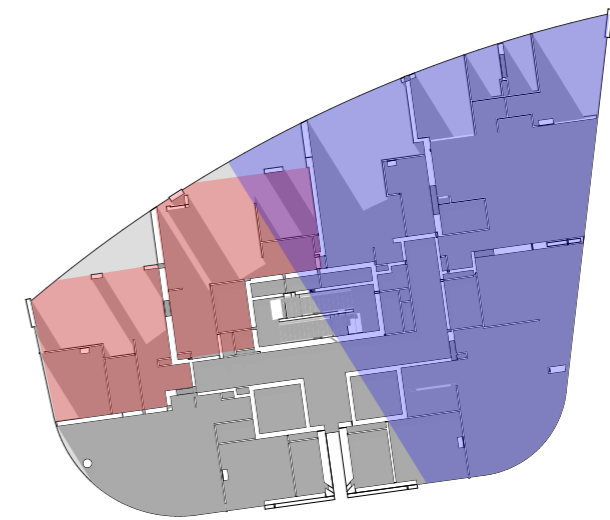
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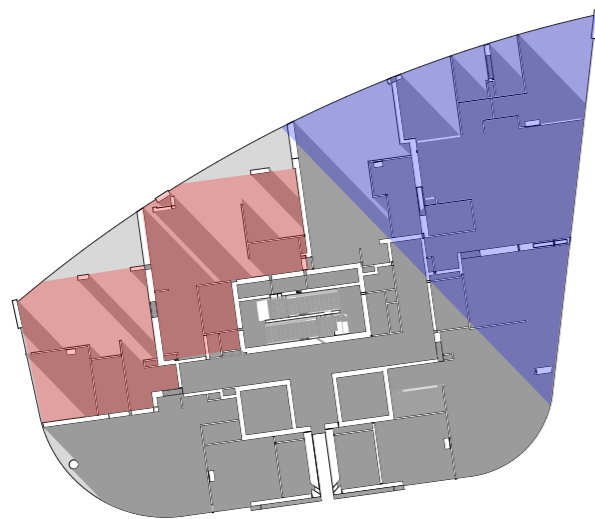
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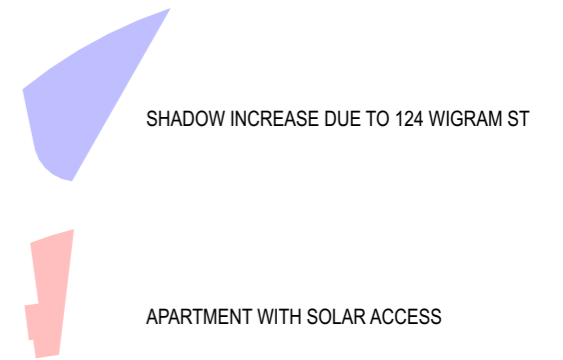
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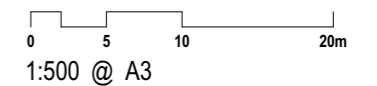
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**DAYLIGHT ACCESS - LEVEL 19**

CORONATION PROPERTY CO PTY LTD - 12a Parkes Street, Harris Park





9AM



10AM



11AM



12PM



1PM



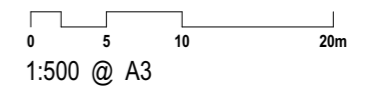
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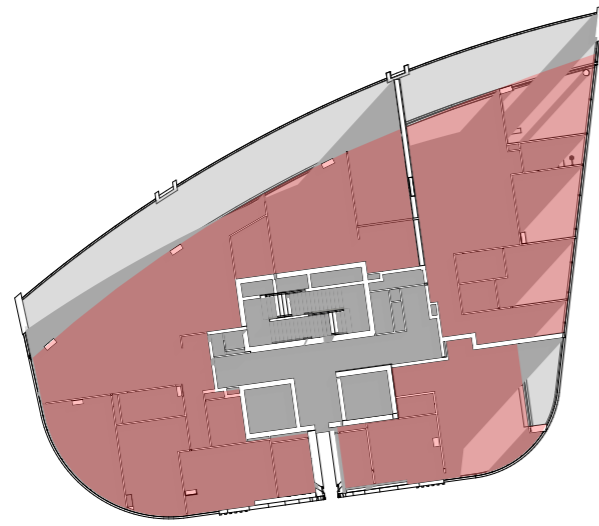


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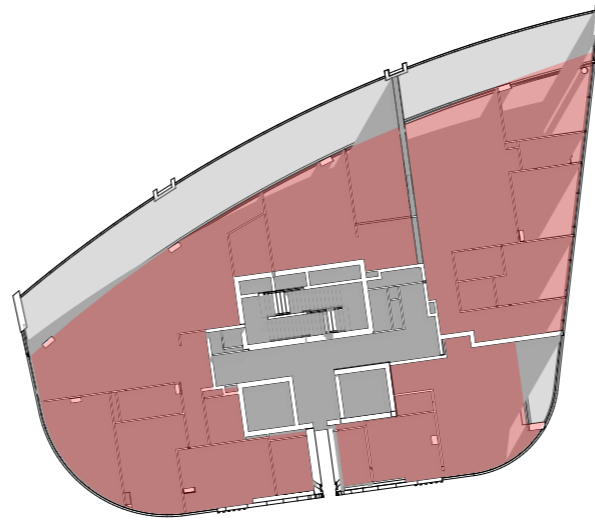
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CORONATION PROPERTY CO PTY LTD - 12a Parkes Street, Harris Park

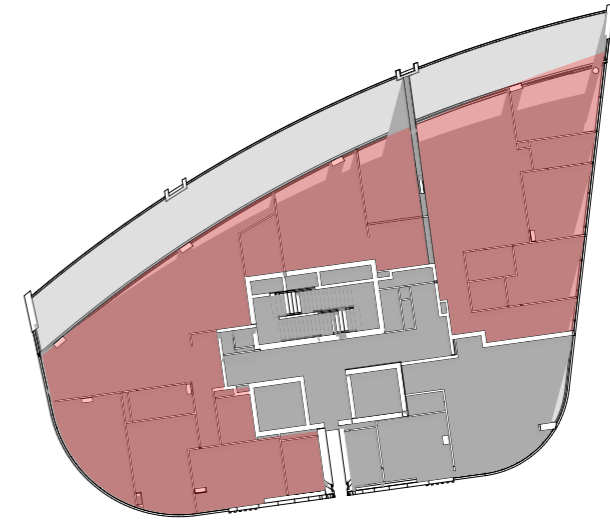




9AM



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11AM



12PM



1PM



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3PM

**DAYLIGHT ACCESS - LEVEL 21**

CORONATION PROPERTY CO PTY LTD - 12a Parkes Street, Harris Park

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