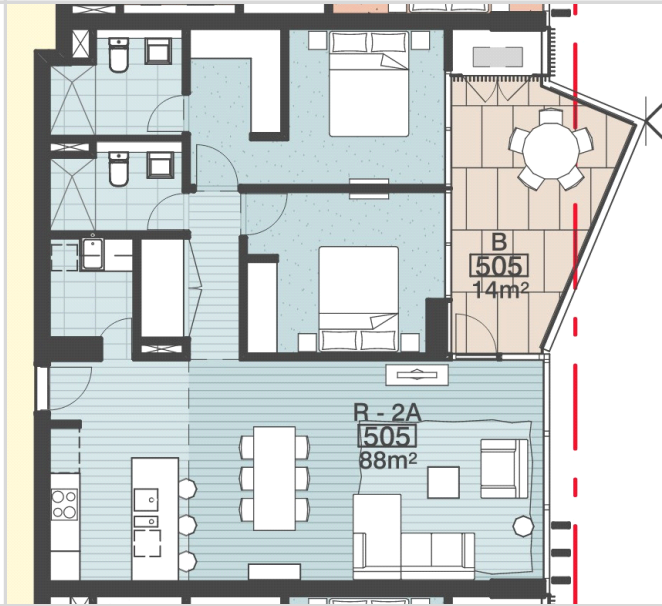
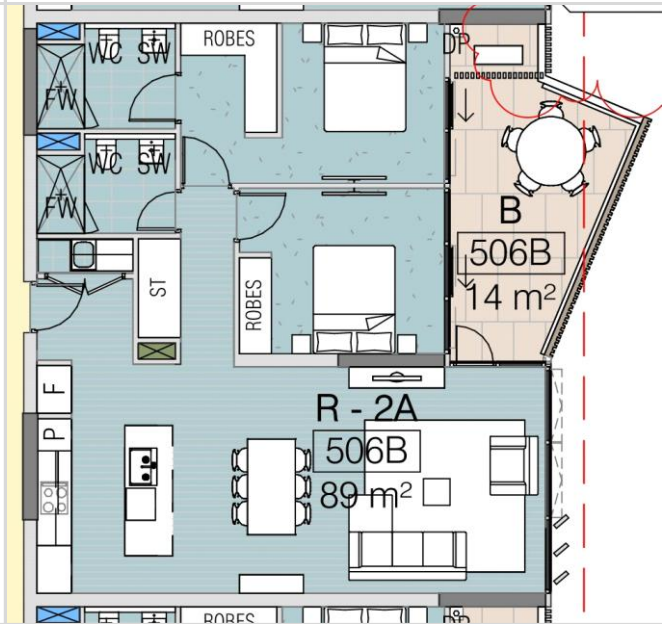
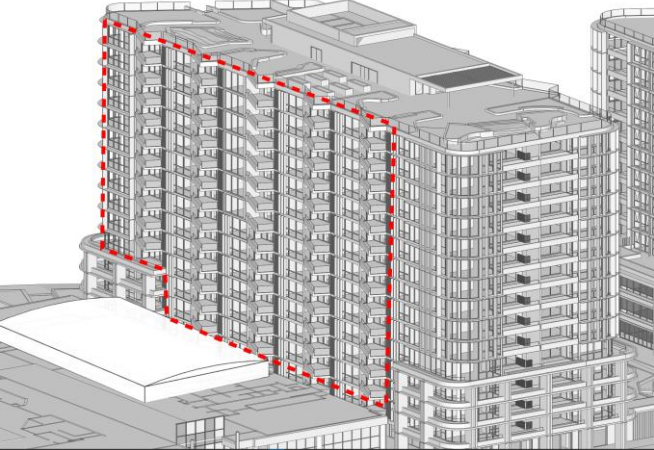
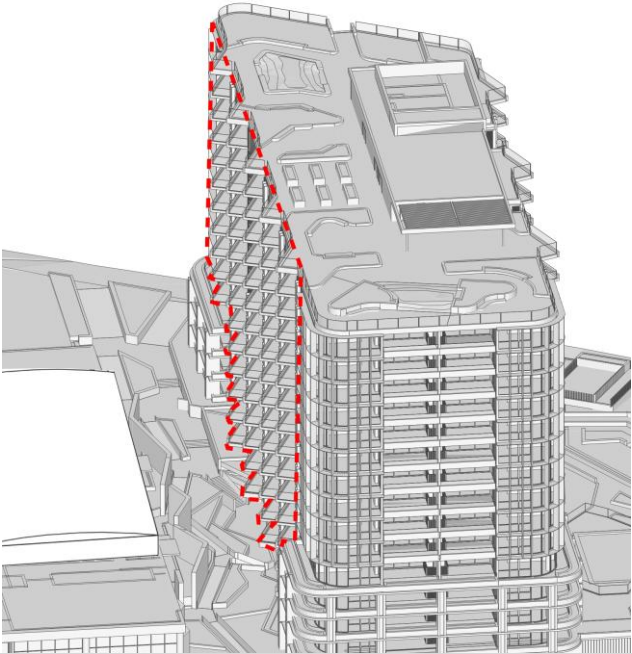


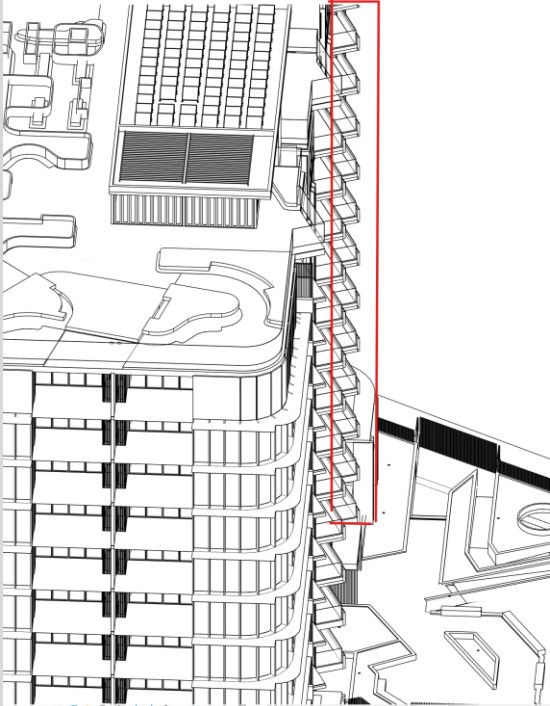
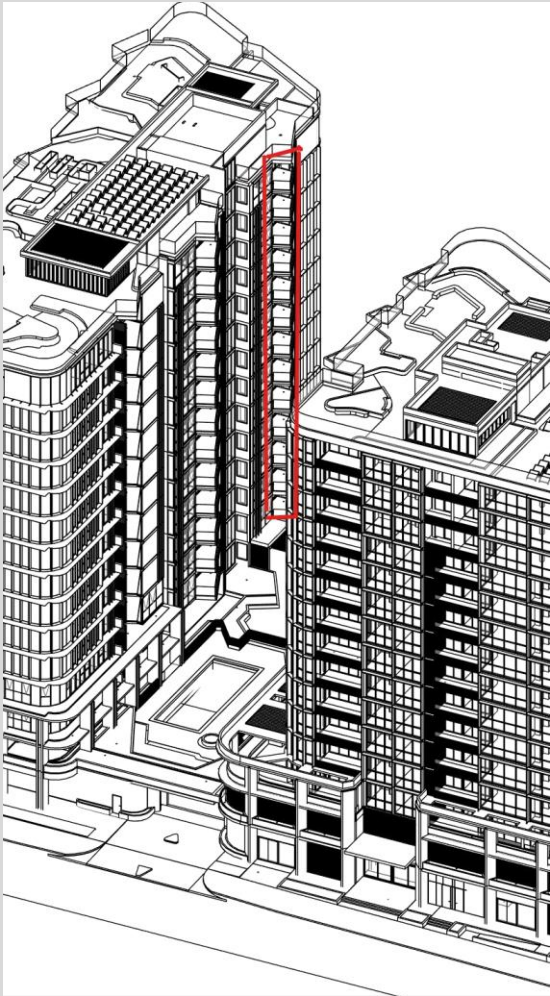
ERA: ADG Solar Access Compliance		No	Has no effect on compliance %		25/06/2025
Council RFI dated 19 June - FK Response Table		Yes	Has positive effect on compliance %		
		Yes	Has negative effect on compliance %		
Item	Description	Affects Compliance %	Action or additional information to be provided	Council Method of Analysis	FK Method of Analysis
	General note on FK response and additional analysis:		<p>Council’s Request for Information (RFI) dated 19 June requested a reanalysis of solar access for more than 60 units, with only 2.5 working days provided to complete the task. Assessing solar access at an individual unit level is a detailed and time-intensive process, with each analysis potentially taking several hours to complete.</p> <p>In line with the structure and focus of Council’s RFI, our initial review concentrated on the MOD 2 scheme. Upon reviewing Council’s queries, we found that the majority of our previously stated results were confirmed as accurate. Given the limited timeframe, our analysis prioritised units where Council identified a reduction in solar access compared to our earlier assessment. Due to time constraints, we were unable to fully investigate the units where Council indicated an increase in solar access. It is important to note that, in a worst-case scenario where Council’s assessment is correct, a greater number of units would benefit from solar access. Furthermore, none of the units identified by Council as having increased solar access fall below the critical two-hour ADG compliance threshold.</p> <p>Our response table below presents our solar access analysis, supported by selected images from the 3D model illustrating solar exposure. While all units listed have been reviewed for compliance, internal 3D modelling imagery has only been provided for a representative selection, given the scale and complexity of the request.</p>		
	Compliance updates:		Any changes resulting from the Council RFI dated 19 June 2025 are reflected within the updated SOLAR ACCESS COMPLIANCE RESPONSE documents Parts 1, 2 & 3		
SCHEDULE 1: ORIGINAL DA AND MOD 1					
The following matters are raised and are required to be addressed via the submission of additional analysis.					
General Comments:					
1	The Sun Eye View (SK-250608a.8) needs to be updated to match the resolution of other diagrams. There are currently areas that are blocked out and unclear		FK response - We have reviewed this image and it appears to be OK. We have re-attached the image to the document in case there was some corruption of the file in the final PDF		
2	The 'VIEW FROM SUN DIAGRAM' drawings provided for Mod 1 and the current modification application omit the built form of the uppermost level of the neighbouring development to the east (no. 309 King Street, Wests Club). As a result, Levels 1 and 2 of the apartments on the eastern façade of Tower B cannot be properly assessed and it is considered that some of these apartments would not receive solar in the early morning period		FK response - We have checked this issue. The original DA had a very detailed model of the Wests building. MOD 1 and MOD 2 models were based on current survey information that provided a very simplistic massing of the building. The pop-up roof element on the West building was not included. This would have had some impact on the assessment. However, it should be noted that apartments on the lower levels of the Tower B east facade have never been assessed as having 2 hours sunlight on June 21. Therefore, there is no impact on the compliance percentage as a result of this issue. An amended outline for the Wests roof line has been added to MOD 1 and MOD 2 sun eye view diagrams so that the area of impact is identified. FK solar access diagrams have been updated.		

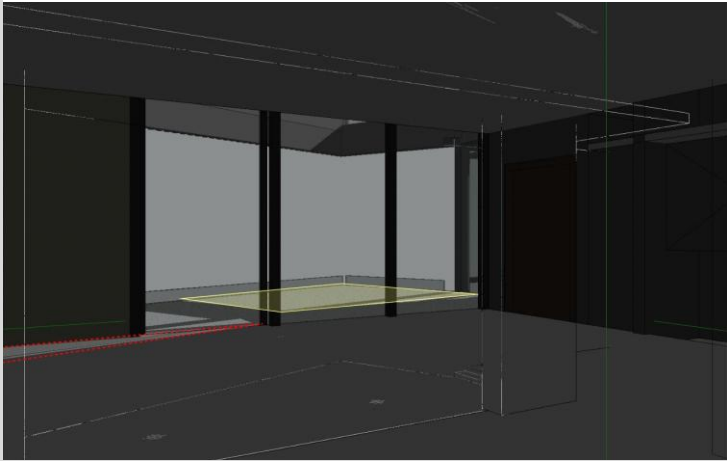
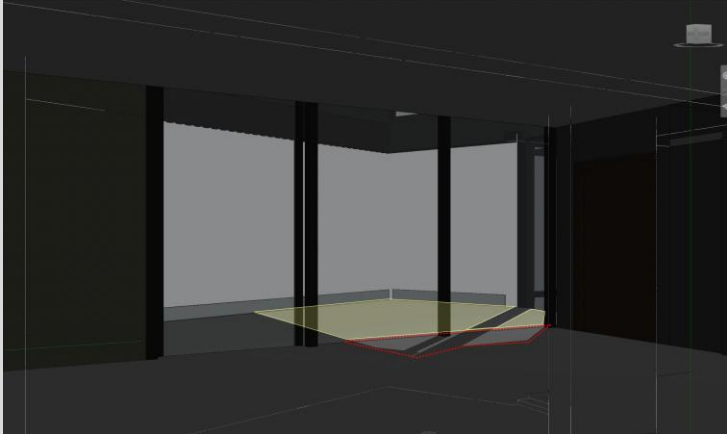
3	FK identifies the Tower B east facing apartments as receiving 1hr 30mins solar access to the living rooms (see pages 14-16 of Appendix 2) under MOD 1. However, these same apartments are identified as receiving 1hr 45mins solar access to the living rooms under the current modification. It is noted the additional solar analysis provided on pages 11 and 12 of Appendix 3 to demonstrate that the Tower B east facing apartments generally receive 1hr 45mins solar access to the living rooms (the expecting being the 1-bedroom apartments at Level 8 and above) in accordance with the '1sqm @ 1 meter above FFL criteria, is accepted by CN. As such, it is unclear why the calculations for the MOD 1 have identified these apartments as receiving only 1hr 30mins solar access, rather than the 1hr 45mins		FK response - This discrepancy is due to a change in the angle and spacing of privacy louvres to these apartments. In MOD 2 privacy louvres wre changed from being perpendicular to the façade, to being angled towards the sun. Additionally, spacing between the louvres was increased. Both these design changes allowed more sunlight to access apartments between the louvres. See louvres on plans below:		
		MOD 1 apartment plan with perpendicular privacy louvres			
		MOD 2 apartment plan with angled privacy louvres allowing better sunlight access			
4	The apartment numbers have been omitted from all the updated 'PROPOSED SOLAR ACCESS DIAGRAMS' drawings. All floor plans need to be updated to label the apartment numbers		FK response - Unit numbers have been updated in the solar access diagrams		
Assessment of Apartments:					
	A breakdown of CN's assessment and the analysis provided by FK is provided below. Further justification is required for the original DA and MOD 1.				
5	Original DA - Living Areas				
a	Eastern façade Tower B - Level 4-13 - amend from 1hour 45mins to 1hour 30mins	No	FK response - Rechecking of sun eye view diagrams has confirmed that units receive 1.45 HRS sunlight from 9 - 10.45 AM	Sun Eye View	Re-checking of Sun Eye View diagrams
b	Amend B115-B118 from 1hour 45mins to 1hour 15mins - overshadowed by the Wests Club.	No	FK response - Rechecking of sun eye view diagrams has confirmed that units recieve 1.30 HRS sunlight from 9.30 - 11 AM	Sun Eye View	Re-checking of Sun Eye View diagrams

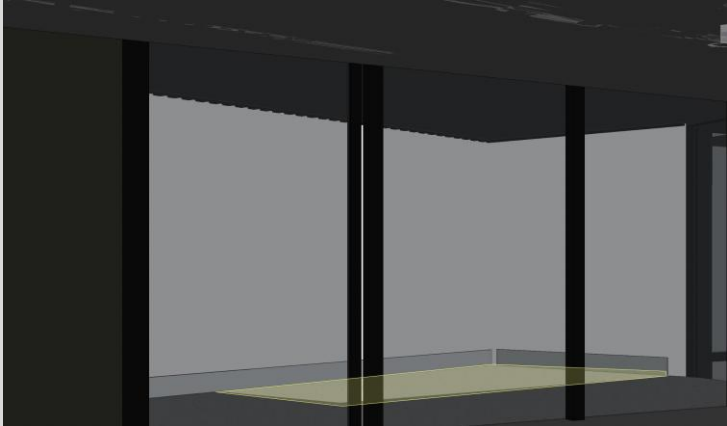
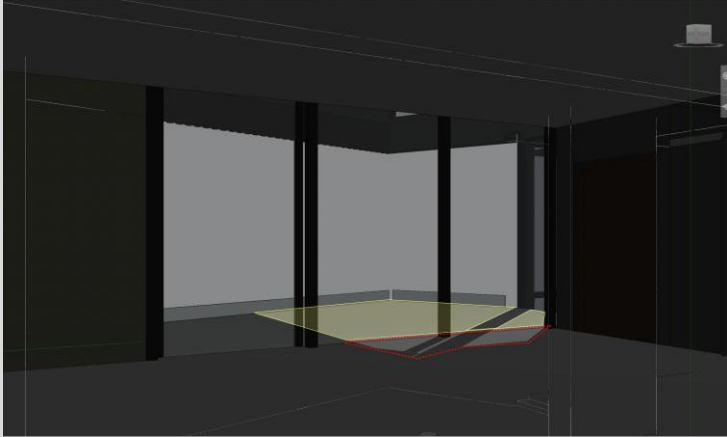
c	Amend B119-B121 from 1hour 45mins to 1hour - overshadowed by the Wests Club.	No	FK response - Rechecking of sun eye view diagrams has confirmed that units receive 1.15 HRS sunlight from 9.30 - 10.45 AM	Sun Eye View	Re-checking of Sun Eye View diagrams
d	Amend B108-B114, B208-B214, B308-B314 from 1hour 45mins to 1hour. Overshadowed by Tower A.	No	FK response - Due to time constraints we are unable to reassess these 12 units. CN assessment adopted. A quick review of the sun eye view diagrams indicates that these apartments will get more than one hour	Sun Eye View	Sun Eye View
e	Amend B404 from 1hour 45mins to 2hours (12:15-14:15)	Yes	FK response - Rechecking of sun eye view diagrams has confirmed that units receive 1.50 HRS sunlight from 12.20 - 2.15 PM. Balcony above casts shadow at 2.15 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
f	Amend B608 from 1hour 30mins to 1hour (12:30-13:30)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 1.30HRS sunlight from 12 - 1.30 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
g	Amend B708 from 1hour 45mins to 1hour (12:45-13:45)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 1.45 HRS sunlight from 12 - 1.45 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
h	Amend B808 from 1hour 45mins to <1hour 30mins (12:45-14:00)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 1.45 HRS sunlight from 12.15 - 2.00 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
i	Amend B902 and B908 from 2 hours to 1hour 45mins	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 2 HRS sunlight from 12.00- 2.00 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
j	Amend B1008 from 2hours to 1hour 30mins (13:00-14:30)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 2 HRS sunlight from 12.00- 2.00 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
6	Original DA - Balconies				
a	Wests Club overshadows balconies on level 1 and 2. The rear balconies wouldn't start to receive solar until 9:45am. These balconies would then be overshadowed at 11.15am. Calculations are to be updated.	No	FK response - Detailed model of Wests building was correct in original DA analysis. No changes required	Sun Eye View	Sun Eye View
b	Amend B208-B210 from 2hours to 1hour 30mins (12:30-14:00)	Yes	FK response - Due to time constraints we are unable to reassess these units. CN assessment adopted	Sun Eye View	Sun Eye View
c	Amend B502 from 2hours to 1hour 45mins (12:30-14:15)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 2 HRS sunlight from 12.00- 2.00 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
d	Amend B808 from 1hour 45mins to 2hours (12:00-14:00)	Yes	FK response - Due to time constraints we are unable to reassess this unit. CN assessment adopted	Sun Eye View	Sun Eye View
e (TA)	Amend apartment A02 on Level 6-13 apartment from 2hours to 1hour 45mins (9:00am-10:45)	No	FK response - CN to confirm if question relates to TA or TB. Rechecking of sun eye view diagrams has confirmed that units 602A-1302A receive sun from 9.00- 10.45 AM. These apartments have always been assessed as having 1.45 HRS sunlight	Sun Eye View	Re-checking of Sun Eye View diagrams
e (TB)	Amend apartment B02 on Level 6-13 apartment from 2hours to 1hour 45mins (9:00am-10:45)	No	FK response - CN to confirm if question relates to TA or TB. Rechecking of sun eye view diagrams has confirmed that units 602B-1302B receive sun from 11.30 - 2.00PM. These apartments have always been assessed as complying	Sun Eye View	Re-checking of Sun Eye View diagrams
7	Mod 1 - Living Area				
a	Amend B302 from 1hour 30mins to 2hours (12:45-14:45)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 1.30 HRS sunlight from 1.15 - 2.45 PM.	Sun Eye View	Sun Eye View
b	Amend A301 from <1hour 30mins to 1hour 30mins (12:30-13:15)	No	FK response - There is no A301 unit, Unit B301 receives 1.30 HRS	Sun Eye View	Sun Eye View
c	Amend A402 from 1hour 45mins to 1hour 30mins (9:00-10:30)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 1.45 HRS sunlight from 9.00 - 10.45 AM, through dining room glazing	Sun Eye View	Re-checking of Sun Eye View diagrams
d	Amend B401 from 2hours to 1hour 45mins (12:30-14:15)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit receives 2 HRS sunlight from 12.15 - 2.15 PM	Sun Eye View	Re-checking of Sun Eye View diagrams

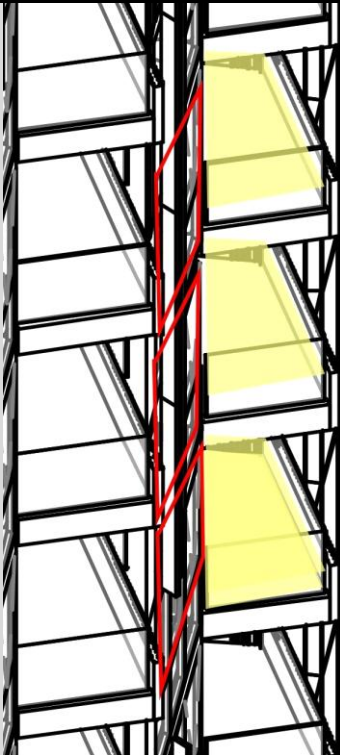
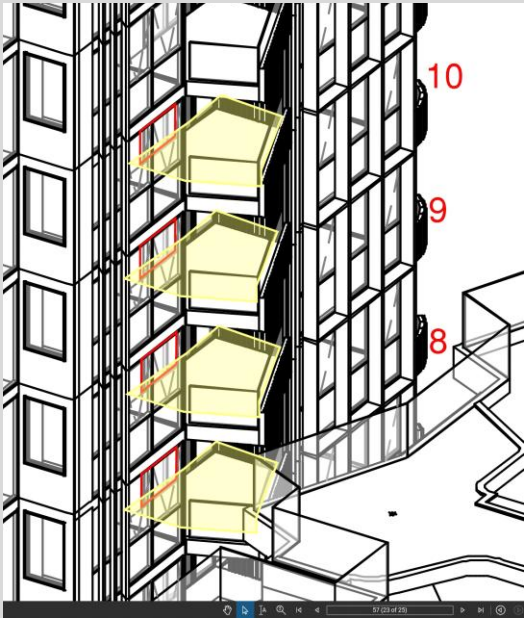
e	Amend B501 from 2hours to 1hour 45mins (12:30-14:15)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit recieves 2 HRS sunlight from 12.15 - 2.15 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
f	Amend B601, B701, B801 from 2hours to 1hour 45mins (12:30-14:15)	No	FK response - Rechecking of sun eye view diagrams has confirmed that unit recieves 2 HRS sunlight from 12.15 - 2.15 PM	Sun Eye View	Re-checking of Sun Eye View diagrams
g	Amend A501-503→A1301-1303 (inclusive of all levels) from 1hour 45mins / 0hours to 1hour 30mins (9:00-10:30)	No	FK response - This item relates to 27 apartments, some have 0 HRS sunlight and others have 1.45 HRS. Rechecking of sun eye view diagrams has confirmed that FK original assessments are correct. Some of these apartments are south facing and could not recieve 1.30 HRS sunlight	Sun Eye View	Re-checking of Sun Eye View diagrams
h	B610-611→B910-911 - Refer to comments in Schedule 2.		Refer to FK responses to Schedule 2 items	Sun Eye View	
8	MOD 1 - Balconies				
a	Amend Level 4-12 Tower A east facing apartments from 2hours to 1hour 30mins.	No	FK response - Rechecking of sun eye view diagrams has confirmed that balconies in east facing units recieve 2 HRS sunlight from 9.00 - 11.00 AM. Please see sun eye view diagrams below	Sun Eye View	Re-checking of Sun Eye View diagrams
		East facing balconies - 09:00 AM			
		East facing balconies - 11:00 AM			
b	B610-611→B910-911 - Refer to comments in Schedule 2.		Refer to FK responses to Schedule 2 items		
	It is noted comments related to MOD 1 are to be reviewed in the context of the current modification as discussed in Schedule 2 below.				
SCHEDULE 2: CURRENT MODIFICATION					
Assessment of Apartments:					

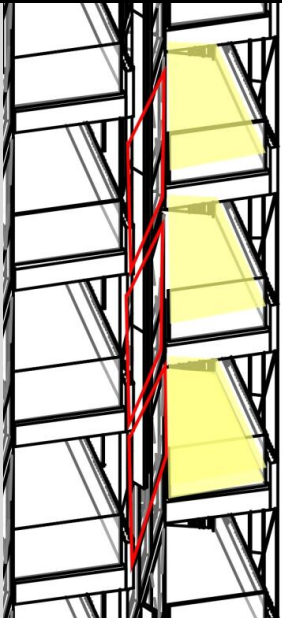
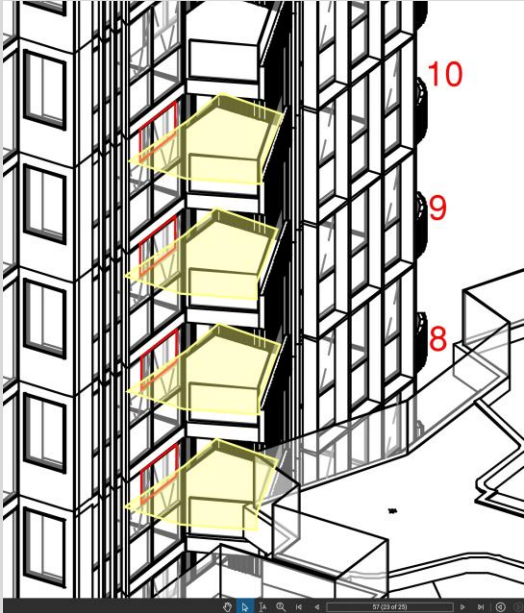
1	Skylights to living rooms of all Level 14 apartments - No further details have been provided regarding the nature, location, or size of these skylights. It is unclear how skylights could be incorporated given half of Tower A and the entirety of Tower B have communal facilities (both indoor and outdoor) located on Level 15 roof directly above.		Description of proposed design changes		
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	Updated Level 14 floor plan showing location and size of skylights over dashed.		Refer to drawing SK019 included in Part 3		
ii	Updated Level 15 roof plan showing location and size of skylights.		Refer to drawing SK018 included in Part 3		
iii	Updated sections as required (it would be beneficial to include a section through at least one of these skylights).		Refer to drawing SK020 included in Part 3		
iv	Updated view of the sun diagrams showing location and size of skylights.		Refer to pages 19-25 of Appendix 2		
v	Additional solar analysis to demonstrate the location and size of the skylights have been designed in a manner which results in direct sunlight reaching the apartment living rooms below.		See additional 3D model analysis on drawing SK018 included in Part 3		
	Additional information:		Regarding the use of skylights to achieve solar compliance, the history of this feature of the project is as follows: Original DA: In the original DA skylights were proposed for a number of Tower A apartments. The skylights were shown on the roof plan submitted for approval, which were accepted by CN. There was 16 skylights. MOD 1: Because the team thought that we were close to 70% solar compliance, skylights were removed from the design. Skylights were removed from the roof plans submitted for approval. MOD 2: Due to solar access compliance reducing current analysis once again assumes that skylights could be used to improve the compliance percentage. The current proposal is to use a combination of skylights (2) and voids within the existing profile of the parapets (7) to bring addition sunlight into top level apartments. This has been analysed in a 3D model environment to ensure that compliant sunlight is provided. Please refer to SK019 in Part 3.		
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA518) need to be updated to show apartments:		Not applying this option		
•	1401A, 1402A and 1403A coloured pink, indicating their living rooms have been included in the '1hr 30mins solar access' calculations.		Not applying this option		
•	1405A and 1406A coloured red, indicating their living rooms have been included in the '0hrs solar access' calculations.		Not applying this option		
•	1405B, 1406B, 1408B, and 1409B coloured brown, indicating their living rooms have been included in the '1hr 45mins solar access' calculations.		Not applying this option		
•	1407B coloured orange, indicating the living room has been included in the '<1hr 30mins solar access' calculations.		Not applying this option		
•	1411B coloured brown, indicating the living room has been included in the '1hr 45mins solar access' calculations.		Not applying this option		
ii	The corresponding calculation breakdowns must also be revised to reflect all the above updates.		Not applying this option		
2	211B, 311B, 411B and 511B Living Rooms - FK identifies these apartments as receiving <1hr 30mins solar access to the living rooms (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516). However, analysis of the relevant view of the sun diagrams found these apartments receive no solar access to the living rooms due to being overshadowed by the other Tower				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	How the living rooms of these apartments receive solar access for <1hr 30mins (but greater than 15mins) accounting for overshadowing from Tower A.		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units receive less than 2 hours sunlight and therefore do not affect the overall compliance percentage	Sun Eye View	3D Model Analysis
			Unit 211B - Receives <1.30HRS sunlight from 12.35 - 12.55 PM		

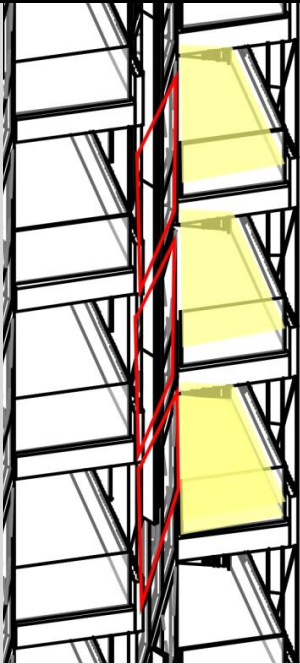
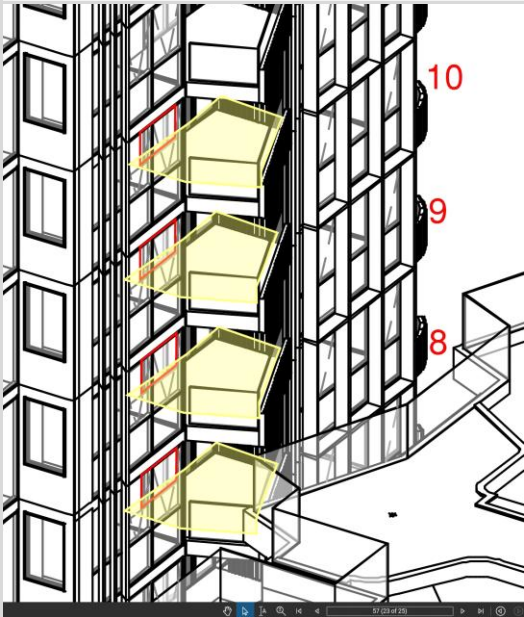
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balconies of these apartments receive solar access for 1hr 30mins, accounting for overshadowing from Tower A.		<p>FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage</p> <p>Unit 411B - Receives 1.30Hrs sunlight from 11.35 - 13.05 PM Unit 511B - Receives 1.30 Hrs sunlight from 11.35 - 13.05 PM</p>	Sun Eye View	Sun Eye View
		Unit 411 - 11.35 AM			
		Unit 411 - 1.05 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				

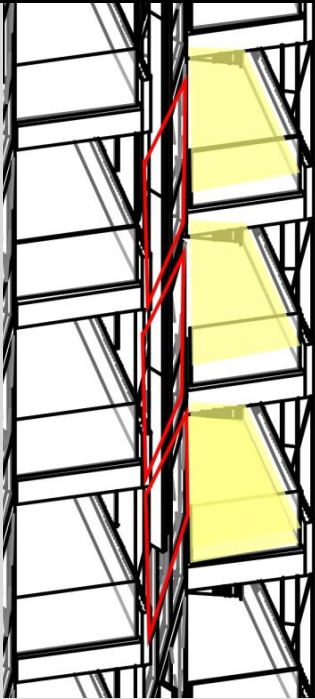
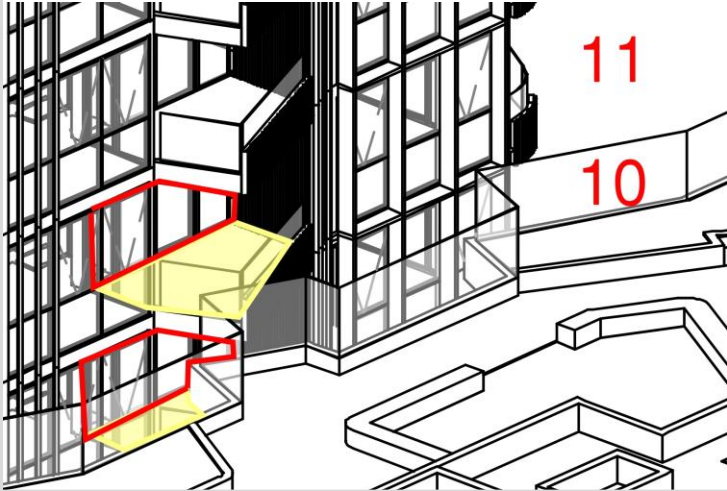
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516-A) need to be updated to show these apartments coloured orange to indicate the balconies have been included in the '<1hr 30mins' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
4	611B, and 711B Living Rooms - FK identifies these apartments as receiving 1hr 30mins solar access to the living rooms (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517). However, analysis of the relevant view of the sun diagrams found these apartments receive solar access to the living room at 1:15pm, but are overshadowed by Tower A by 1:30pm. This is less than 15mins. Given a minimum of '1sqm @ 1 meter above FFL for a period of 15mins' has not been demonstrated, it is CN's assessment the living rooms of these apartments should be included in the 'No Solar' calculation.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of these apartments receive solar access for 1hr 30mins, accounting for overshadowing from Tower A		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage	Sun Eye View	3D Model Analysis
			Unit 611B - Receives 1.30Hrs sunlight from 11.55 - 13.25 PM		
			Unit 711B - Receives 1.30Hrs sunlight from 11.55 - 13.25 PM		
		611 B - Living 11:55 AM			
		611B - Living 1.25 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
ii	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517) need to be updated to show these apartments coloured red to indicate their living rooms have been included in the '0hrs solar access' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
5	611B, and 711B Balconies - FK identifies these apartments as receiving 1hr 45mins solar access to the balconies (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517-A). However, analysis of the relevant view of the sun diagrams found these apartments receive solar access to the balconies at 11:45am, 12:00noon, 12:15pm, 12:30pm, 12:45pm, 1pm, and 1:15pm, but are overshadowed by Tower A by 1:15pm. This is 1hr 30mins.				
a.					
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				

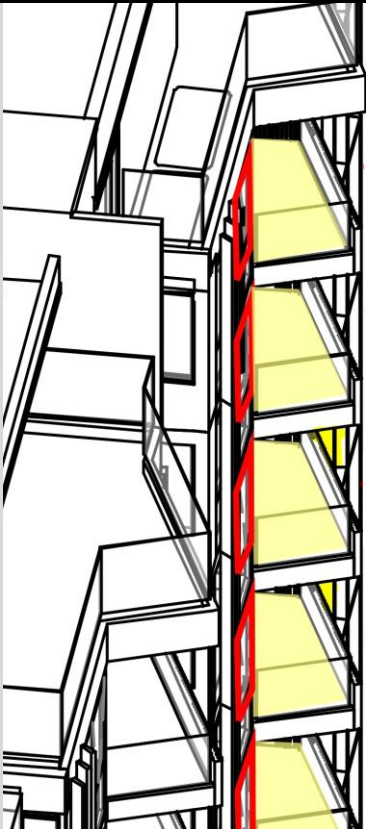
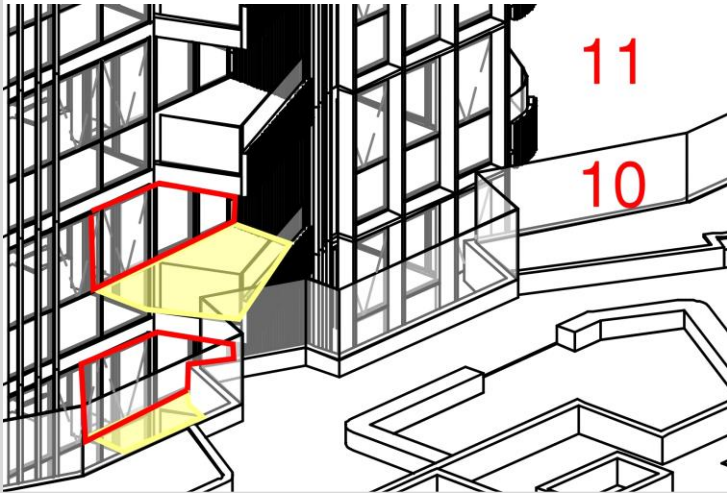
i	how the balconies of these apartments receive solar access for 1hr 45mins, accounting for overshadowing from Tower A.		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage	Sun Eye View	3D Model Analysis
			Unit 611B Balconies- Receives 1.45Hrs sunlight from 11.35 - 1.25 PM		
			Unit 711B Balconies - Receives 1.45Hrs sunlight from 11.35- 1.25 PM		
		611B - Balcony 11:35 AM			
		611B - Balcony 1.25 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517-A) need to be updated to show these apartments coloured pink to indicate the balconies have been included in the '1hr 30mins' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
6	811B Living Room - FK identifies apartment 811B as receiving 1hr 30mins solar access to the living room (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517). However, analysis of the relevant view of the sun diagrams found apartment 811B receives solar access to the living room at 1:15pm, and 1:30pm, but is overshadowed by Tower A by 1:45pm. This is 15mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of apartment 811B receives solar access for 1hr 30mins, accounting for overshadowing from Tower A.		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage	Sun Eye View	Sun Eye View
			Unit 811 B - Receives 1.30Hrs sunlight from 11.55 - 1.30 Pm		

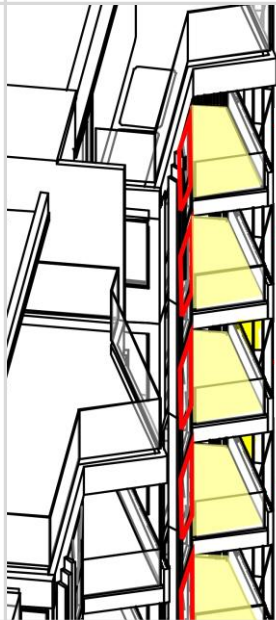
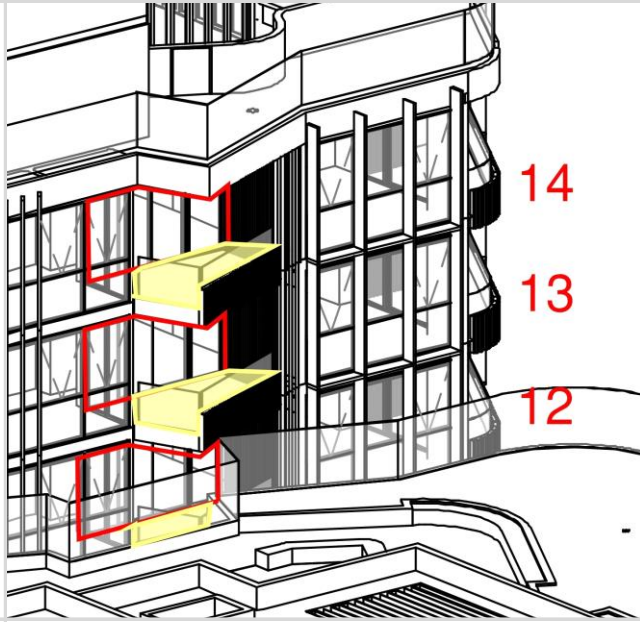
					
		811 B - Living 11:55 AM			
					
		811 B - Living 1.30 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517) need to be updated to show apartment 811B coloured orange to indicate the living room has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
7	811B Balconies - FK identifies apartment 811B as receiving 2hr solar access to the balconies (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517-A). However, analysis of the relevant view of the sun diagrams found apartment 811B receives solar access to the balcony at 11:45am, 12:00noon, 12:15pm, 12:30pm, 12:45pm, 1pm, 1:15pm, and 1:30pm, but are overshadowed by Tower A by 1:45pm. This is 1hr 45mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balcony of apartment 811B receives solar access for 2hrs accounting for overshadowing from Tower A.		<div>FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage</div> <div>Unit 811 B - Receives ` 2HRS sunlight from 11.35 - 1.40PM</div>	Sun Eye View	Sun Eye View

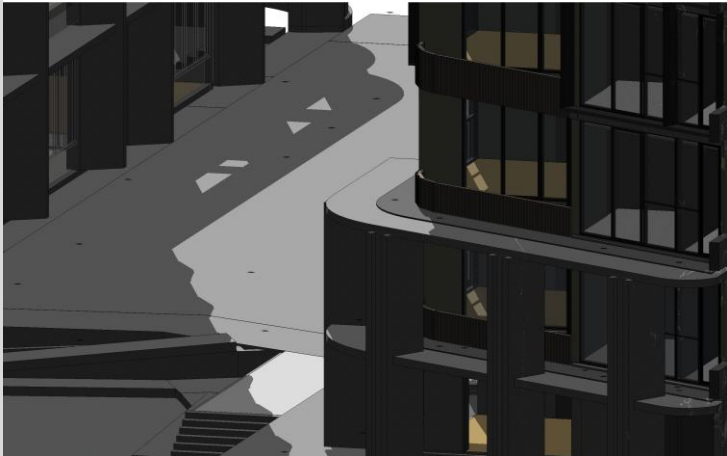
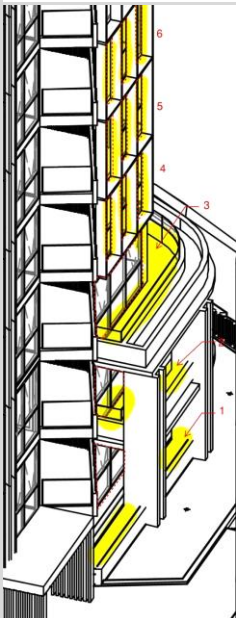
					
		811B - Balcony 11:55 AM			
					
		811 B - Balcony 1.30 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517-A) need to be updated to show apartment 811B coloured brown to indicate the balcony has been included in the '1hr 45mins' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
8	911B Living Room - FK identifies apartment 911B as receiving 1hr 30mins solar access to the living room (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517). However, analysis of the relevant view of the sun diagrams found apartment 911B receive solar access to the living room at 1:15pm, 1:30pm and 1:45pm, but is overshadowed by Tower A by 2pm. This is 30mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of apartment 911B receives solar access for 1hr 30mins, accounting for overshadowing from Tower A.		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage	Sun Eye View	Sun Eye View
			Unit 911 B - Receives 1.30 Hrs sunlight from 11.55 - 1.30 Pm		

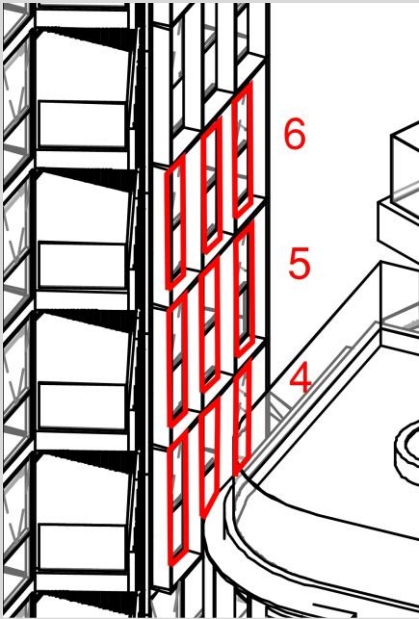
		811B - Living 11:55 AM			
		811B - Living 1.30 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517) need to be updated to show apartment 911B coloured orange to indicate the living room has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
9	1011B Living Room - FK identifies apartment 1011B as receiving 2hr solar access to the living room (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517). However, analysis of the relevant view of the sun diagrams found apartment 1011B receives solar access to the living room at 1:15pm, 1:30pm, 1:45pm, and 2pm, but is overshadowed by Tower A by 2:15pm. This is 45mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of apartment 1011B receive solar access for 2hrs, accounting for overshadowing from Tower A.		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage	Sun Eye View	Sun Eye View
			Unit 1011 B - Receives 2 Hrs sunlight from 11.55 - 2.15 Pm		

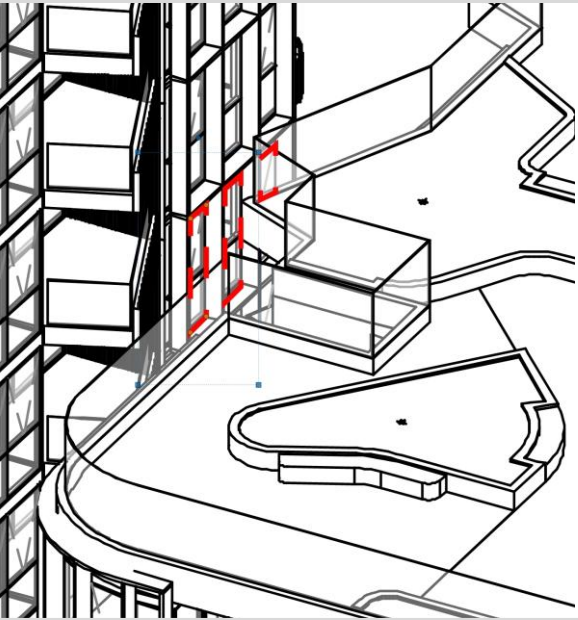
					
		1011B - Living 11:55 AM			
					
		1011B - Living 2:15 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517) need to be updated to show apartment 1011B coloured orange to indicate the living room has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
10	1111B Living Room - FK identifies apartment 1111B as receiving 2hr solar access to the living room (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517). However, analysis of the relevant view of the sun diagrams found apartment 1111B receives solar access to the living room at 1:15pm, 1:30pm, 1:45pm, 2pm, 2:15pm, and 2:30pm, but is overshadowed by Tower A by 2:45pm. This is 1hr 15mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of apartment 1111B receive solar access for 2hrs, accounting for overshadowing from Tower A.		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage Unit 1111 B - Receives 2 Hrs sunlight from 11.55 - 2.15 Pm	Sun Eye View	Sun Eye View

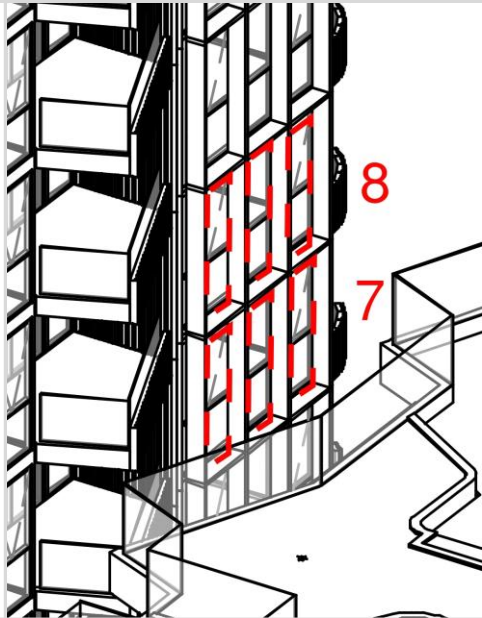
					
		1111B Living - 11:55 AM			
					
		1111B Living - 2.15 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517) need to be updated to show apartment 1111B coloured orange to indicate the living room has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
11	1211B, 1311B, and 1411B Living Room - FK identifies these apartments as receiving 2hr solar access to the living room (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA518). However, analysis of the relevant view of the sun diagrams found these apartments receive solar access to the living room at 1:15pm, 1:30pm, 1:45pm, 2pm, 2:15pm, 2:30pm, 2:45pm, and 3pm, which equates to 1hr 45mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of these apartments receive solar access for 2hrs.		FK response - To achieve solar access for these apartments, sunlight passes through bedroom glazing on the facade, and into living rooms at the back of the balcony. Figure A illustrates this principle and shows the living room window behind the bedroom outlined with a red dashed line. This condition recurs in a number of apartments. These units recieve less than 2 hours sunlight and therefore do no affect the overall compliance percentage	Sun Eye View	Sun Eye View
			Unit 1211B - Receives 2 Hrs sunlight from 11.55 -3.00 Pm		
			Unit 1311B - Receives 2 Hrs sunlight from 11.55 -3.00 Pm		
			Unit 1411B - Receives 2 Hrs sunlight from 11.55 -3.00 Pm		

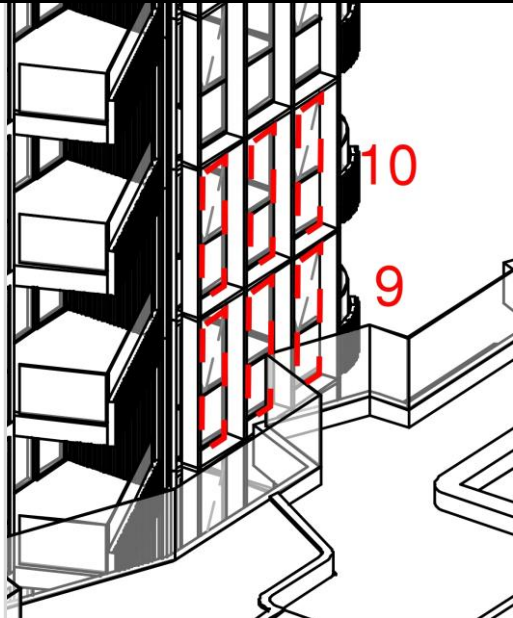
					
		1211B, 1311B, 1411B - Living Rooms 11:55 AM			
					
		1211B, 1311B, 1411B Living Rooms 3.00 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA518) need to be updated to show these apartments coloured brown to indicate the living room has been included in the '<1hr 45mins' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
12	108B, 210B, and 310B Living Rooms - FK identifies these apartments as receiving <1hr 30mins solar access to the living rooms (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516). Specifically, FK states these apartments receive solar access from 1pm until 2:10pm, totalling 1hr 10mins (see apartment typology solar analysis, page 12 of Appendix 3). However, analysis of the relevant view of the sun diagrams found these apartments receive solar access to the living rooms at 1pm, but are overshadowed by Tower A by 1:15pm. Whilst this is less then 15mins, it appears FK has overlooked that the exterior façade extrusions which occur around the living room windows of the southwest corner apartments at Level 4 and above are omitted from the Level 1 to Level 3 apartments. As a result, the living rooms of these apartments potentially receive solar access from as early as 12:30pm.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of these apartments receive solar access at 1:15pm until 2:10pm, accounting for overshadowing from Tower A.		Not applying this option	Sun Eye View	3D Model Analysis
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The written information on the apartment typology solar analysis on page 12 of Appendix 3 needs to be updated to correctly identify the timeframe which the living rooms of these apartments receive solar access. Noting the façade detailing at Level 1 to Level 3 appears to afford solar access to these living rooms prior to 1pm as currently stated by FK. It is recommended FK investigate this to be certain of the correct time when these balconies start to receive the '1sqm @ 1 meter above FFL' requirement.		FK rspose - FK model analysis was correct. However, times were annotated incorrectly. Living room sunlight timeframes updated in APPENDIX 3 as per CN comments. Units 108B, 210B, 310B receieve sun from 11.55 AM until 1.00 PM		
ii	The 3D solar analysis views of the apartment typology solar analysis on page 12 of Appendix 3 need to be updated to account for overshadowing from Tower A.		FK response - Timeframes updated to start at 11.55 AM		
			FK reponse to CN comments about assessment methodology when analysing sunlight received in balconies - TA shadows are projected as part of TB analysis		

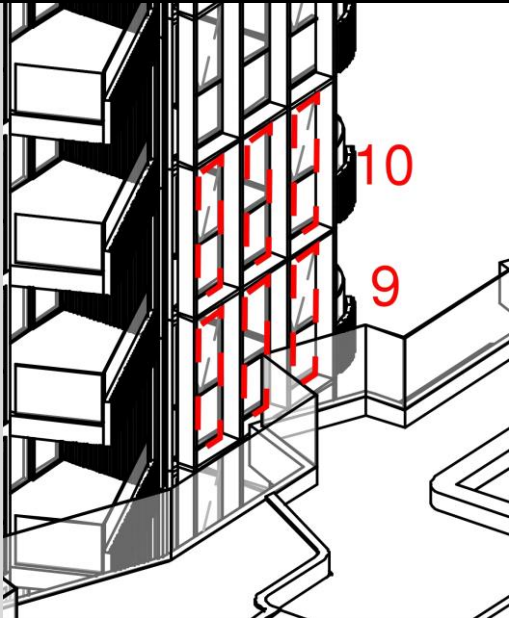
			Unit 108B receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
			Unit 210B receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
			Unit 310 receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
					
13	108B, 210B, and 310B Balconies - FK identifies these apartments as receiving <1hr 30mins solar access to the balconies (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516-A). Specifically, FK states these apartments receive solar access from 1pm until 2:10pm, totalling 1hr 10mins (see apartment typology solar analysis, page 12 of Appendix 3). However, analysis of the relevant view of the sun diagrams found these apartments receive solar access to their balconies at 1pm, but are overshadowed by Tower A by 1:15pm. Whilst this is less than 15mins, it appears FK has overlooked that these apartments benefit from extended balconies due to the podium-like design of Level 1 to Level 3 and as such the balconies potentially receive solar access from as early as 12:15pm.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balconies of these apartments receive solar access at 1:15pm until 2:10pm, accounting for overshadowing from Tower A.			Sun Eye View	Sun Eye View/3D Model Analysis
			Not applying this option		
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically,				
i	The written information on the apartment typology solar analysis on page 12 of Appendix 3 needs to be updated to correctly identify the timeframe which these balconies receive solar access. Noting the extended balconies at Level 1 to Level 3 appears to afford solar access to these balconies prior to 1pm as currently stated by FK. It is recommended FK investigate this to be certain of the correct time when these balconies start to receive the '1sqm @ 1 meter above FFL' requirement.		FK response - FK model analysis was correct. However, times were annotated incorrectly. Balcony sunlight timeframes updated in APPENDIX 3 as per CN comments. Units 108B, 210B, 310B receive sun from 11.55 AM until 1.00PM		
ii	The 3D solar analysis views of the apartment typology solar analysis on page 12 of Appendix 3 need to be updated to account for overshadowing from Tower A.		FK response - Timeframes updated to start at 11.55 AM, as shown in Figure B		
			FK reponse to CN comments about assessment methodology when analysing sunlight received in balconies - TA shadows are projected as part of TB analysis		
			Unit 108B receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
			Unit 210B receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
			Unit 310 receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
		Figure B			

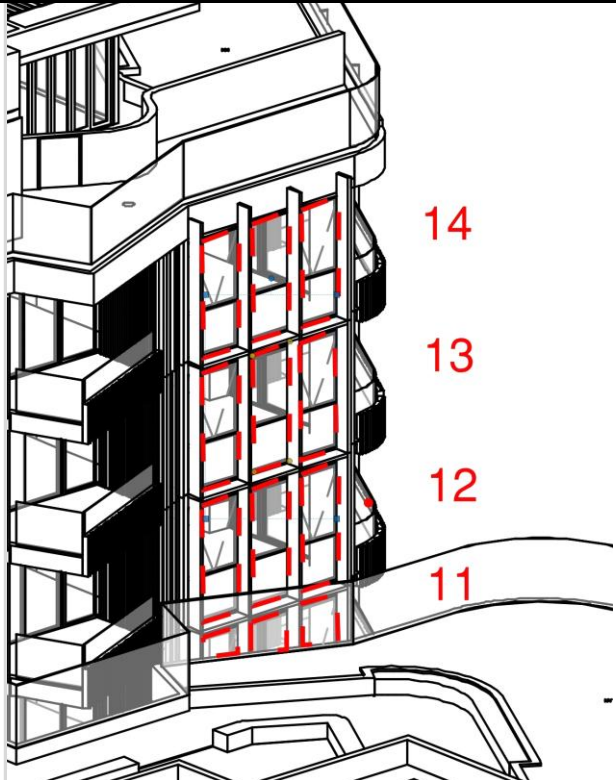

14	410B and 510B Living Room and Balcony - FK seeks to rely solely on sunlight passing through the living room onto the balcony of these apartments for the purposes of considering the solar access requirements described in the ADG (see apartment typology solar analysis, page 12 of Appendix 3). In principle, CN accepts this premise. As such, the comments below are relevant to both the living room and balcony of these apartments.				
	<ul style="list-style-type: none">FK identifies these apartments as receiving <1hr 30mins solar access to the living room, while also identifying the balcony as receiving 1hr 30mins solar access (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516 and DA516-A respectively).Specifically, FK states the balcony of apartment 910B receives solar access from 1pm until 2:35pm, totalling over 1hr 30mins (see apartment typology solar analysis, page 12 of Appendix 3). Given the balconies rely on sunlight passing through the apartment living rooms onto the balconies, it is unclear how the balconies could be achieving greater solar access than the living rooms.				
	Regardless of this identified inconsistency, analysis of the relevant view of the sun diagrams found these apartments receive solar access to the living room (and therefor the balcony) at 1pm, but are overshadowed by Tower A by 1:15pm. This is less than 15mins.				
	<ul style="list-style-type: none">Given the abovementioned overshadowing from Tower A observed at 1:15pm, it is unclear how the additional 3D solar analysis views provided on page 12 of Appendix 3 show sunlight entering the living room and onto the balcony of these apartments at 1:15pm and beyond.Given a minimum of '1sqm @ 1 meter above FFL for a period of 15mins' has not been demonstrated, it is CN's assessment the living rooms of these apartments should be included in the 'No Solar' calculation.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balcony (and therefor the living room) of these apartments receive solar access at 1:15pm until 2:35pm, accounting for overshadowing from Tower A.		FK response - FK model analysis was correct. However, times were annotated incorrectly. Living room and balcony sunlight timeframes updated in APPENDIX 3 as per CN comments. Units 410B and 510B receive sun from 11.55 AM until 1:00 PM	Sun Eye View	Sun Eye View
			Refer to Figure B showing sunlight at starting at 11:55 AM		
			Unit 410B receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
			Unit 510B receives <1.30 HRS sunlight from 11.55 to 1.00 PM		
		410B/510 B Living Room & Balcony - 1.00 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516 and DA516-A) need to be updated to show these apartments coloured red to indicate they have been included in the '0hrs solar access' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 12 of Appendix 3 needs to be updated to correctly identify the timeframe which the living room and balcony of these apartments receive solar access, accounting for overshadowing from Tower A.		Not applying this option		
iii	The 3D solar analysis views of the apartment typology solar analysis on page 12 of Appendix 3 need to be updated to account for overshadowing from Tower A on these apartments.		Not applying this option		
15	610B Living Room and Balcony - FK seeks to rely solely on sunlight passing through the living room onto the balcony of apartment 610B for the purposes of considering the solar access requirements described in the ADG (see apartment typology solar analysis, page 12 of Appendix 3). In principle, CN accepts this premise. As such, the comments below are relevant to both the living room and balcony of apartment 610B.				
	<ul style="list-style-type: none">FK identifies apartment 610B as receiving 1hr 30mins solar access to the living room, while also identifying the balcony as receiving 1hr 45mins solar access (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A respectively).				

	<ul style="list-style-type: none">Specifically, FK states the balcony of apartment 610B receives solar access from 1pm until 2:45pm, totalling 1hr 45mins (see apartment typology solar analysis, page 12 of Appendix 3). Given the balcony relies on sunlight passing through the apartment living rooms onto the balcony, it is unclear how the balcony could be achieving greater solar access then the living room.				
	Regardless of this identified inconsistency, analysis of the relevant view of the sun diagrams found apartment 610B receives solar access to the living room (and therefor the balcony) at 1pm and 1:15pm, but are overshadowed by Tower A by 1:30pm. This is 15mins.				
	<ul style="list-style-type: none">It is unclear how the additional 3D solar analysis views provided on page 12 of Appendix 3 show sunlight entering the living room and onto the balcony of apartment 610B at 1:300pm and beyond.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balcony (and therefor the living room) of apartment 610B receives solar access at 1:30pm until 2:45pm, accounting for overshadowing from Tower A.		FK response - Rechecking of sun eye view diagrams confirms that this apartment gets solar access through glass balustrades	Sun Eye View	Rechecking of Sun Eye View diagrams
			Refer to Figure B showing sunlight at starting at 11:55 AM		
			Unit 610B receieves 1.30 HRS sun from 11.55 AM until 1.25 PM		
		610B Living Room & Balcony - 1.25 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A) need to be updated to show apartment 610B coloured orange to indicate it has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 12 of Appendix 3 needs to be updated to correctly identify the timeframe which the living room and balcony of apartment 610B receives solar access, accounting for overshadowing from Tower A - being from 1pm until 1:15pm, totalling 15mins.		Not applying this option		
iii	The 3D solar analysis views of the apartment typology solar analysis on page 12 of Appendix 3 need to be updated to account for overshadowing from Tower A on apartment 610B.		Not applying this option		
16	710B and 810B Living Room and Balcony - FK seeks to rely solely on sunlight passing through the living room onto the balcony of these apartments. CN accepts this premise as noted in 14. above.				
	<ul style="list-style-type: none">FK identifies these apartments as receiving 1hr 30mins solar access to the living room, while also identifying the balcony as receiving 1hr 45mins solar access (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A respectively).				
	<ul style="list-style-type: none">Specifically, FK states the balcony of these apartments receive solar access from 1pm until 2:50pm, totalling 1hr 50mins (see apartment typology solar analysis, page 13 of Appendix 3). Given the balconies rely on sunlight passing through the apartment living rooms onto the balconies, it is unclear how these balconies could be achieving greater solar access than the living rooms.				
	Regardless of this identified inconsistency, analysis of the relevant view of the sun diagrams found these apartments receive solar access to the living room (and therefor the balcony) at 1pm, 1:15pm, and 1:30pm, but are overshadowed by Tower A by 1:45pm. This is 30mins.				
	<ul style="list-style-type: none">It is unclear how the additional 3D solar analysis views provided on page 12 of Appendix 3 show sunlight entering the living room and onto the balcony of these apartments at 1:45pm and beyond.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balcony (and therefor the living room) of these apartments receive solar access at 1:45pm until 2:50pm, accounting for overshadowing from Tower A.		FK response - Rechecking of sun eye view diagrams confirms that these apartment living room get direct sunlight and balconies get solar access through living room glazing	Sun Eye View	Rechecking of Sun Eye View diagrams
			Refer to Figure B showing sunlight at starting at 11:55 AM		

			Unit 710B receieves 1.30 HRS sun from 11.55 AM until 1.35 PM		
			Unit 810B receieves 1.30 HRS sun from 11.55 AM until 1.35 PM		
		710B & 810B Living Rooms & Balconies - 1.30 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:		Not applying this option		
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A) need to be updated to show these apartments coloured orange to indicate they have been included in the '<1hr 30mins' calculations. The accompanying calculation breakdowns need to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 13 of Appendix 3 needs to be updated to correctly identify the timeframe which the living room and balcony of these apartments receive solar access, accounting for overshadowing from Tower A - being from 1pm until 1:30pm, totalling 30mins.		Not applying this option		
iii	The 3D solar analysis views of the apartment typology solar analysis on page 12 of Appendix 3 needs to be updated to account for overshadowing from Tower A on these apartments.		Not applying this option		
17	910B Living Room and Balcony - FK seeks to rely solely on sunlight passing through the living room onto the balcony of these apartments. CN accepts this premise as noted in 14. above.				
	<ul style="list-style-type: none">FK identifies apartment 910B as receiving 1hr 30mins solar access to the living room, while also identifying the balcony as receiving 1hr 45mins solar access (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A respectively).Specifically, FK states the balcony of apartment 910B receives solar access from 1pm until 2:50pm, totalling 1hr 50mins (see apartment typology solar analysis, page 13 of Appendix 3). Given the balcony relies on sunlight passing through the apartment living rooms onto the balcony, it is unclear how the balcony could be achieving greater solar access then the living room.				
	Regardless of this identified inconsistency, analysis of the relevant view of the sun diagrams found apartment 910B receives solar access to the living room (and therefor the balcony) at 1pm, 1:15pm, 1:30pm, and 1:45pm, but is overshadowed by Tower A by 2:00pm. This is 45mins. It is unclear how the additional 3D solar analysis views provided on page 12 of Appendix 3, and the additional floor plan solar analysis on page 13 of Appendix 3, show sunlight entering the living room and onto the balcony of apartment 910B at 2:00pm and beyond.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balcony (and therefor the living room) of apartment 910B receives solar access at 2:00pm until 2:50pm, accounting for overshadowing from Tower A.		FK response - Rechecking of sun eye view diagrams confirms that this apartment living room get direct sunlight and balconies get solar access through living room glazing. Some sunlight comes through roof level glass balustrade Refer to Figure B showing sunlight at starting at 11:55 AM	Sun Eye View	Rechecking of Sun Eye View diagrams
			Unit 910B receieves 1.45 HRS sun from 11.55 AM until 1.45 PM, Living room updated to 1.45 HRS		

					
		910B Living Room & Balcony - 1.45 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A) need to be updated to show apartment 910B coloured orange to indicate it has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 13 of Appendix 3 needs to be updated to correctly identify the timeframe which the living room and balcony of apartment 910B receives solar access, accounting for overshadowing from Tower A - being from 1pm until 1:45pm, totalling 45mins.		Not applying this option		
iii	The 3D solar analysis views of the apartment typology solar analysis on page 12 of Appendix 3, and the additional floor plan solar analysis on page 13 of Appendix 3, need to be updated to account for overshadowing from Tower A on apartment 910B.		Not applying this option		
18	1010B Living Room and Balcony - FK seeks to rely solely on sunlight passing through the living room onto the balcony of these apartments. CN accepts this premise as noted in 14. above.				
	<ul style="list-style-type: none">FK identifies apartment 1010B as receiving 1hr 45mins solar access to the living room and balcony (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A respectively). Specifically, FK states the balcony (and therefor the living room) of apartment 1010B receives solar access from 1pm until 2:50pm, totalling 1hr 50mins (see apartment typology solar analysis, page 13 of Appendix 3).				
	<ul style="list-style-type: none">However, analysis of the relevant view of the sun diagrams found apartment 1010B receives solar access to the living room (and therefor the balcony) at 1pm, 1:15pm, 1:30pm, 1:45pm, 2pm, and 2:15pm, but are overshadowed by Tower A by 2:30pm. This is 1hr 15mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balcony (and therefor the living room) of apartment 1010B receives solar access at 2:30pm until 2:50pm, accounting for overshadowing from Tower A.		FK response - Rechecking of sun eye view diagrams confirms that this apartment living room get direct sunlight and balconies get solar access through living room glazing. Some sunlight comes through roof level glass balustrade Refer to Figure B showing sunlight at starting at 11:55 AM Unit 1010B receieves 1.45 HRS sun from 11.55 AM until 1.50 PM	Sun Eye View	Rechecking of Sun Eye View diagrams

					
		1010B Living Room & Balcony - 1.45 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:		Not applying this option		
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A) need to be updated to show apartment 1010B coloured orange to indicate it has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 13 of Appendix 3 needs to be updated to correctly identify the timeframe which the living room and balcony of apartment 1010B receives solar access, accounting for overshadowing from Tower A - being from 1pm until 2:15pm, totalling 1hr 15mins.				
19	1110B Living Room and Balcony - FK seeks to rely solely on sunlight passing through the living room onto the balcony of these apartments. CN accepts this premise as noted in 14. above.				
	<ul style="list-style-type: none">FK identifies apartment 1110B as receiving 2hrs solar access to their living room and balcony (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A respectively). Specifically, FK states the balcony (and therefor the living room) of apartment 1110B receives solar access from 1pm until 3pm, totalling 2hrs (see apartment typology solar analysis, page 13 of Appendix 3).However, analysis of the relevant view of the sun diagrams found apartment 1110B receive solar access to the living room (and therefor the balcony) at 1pm, 1:15pm, 1:30pm, 1:45pm, 2pm, and 2:15pm, but is overshadowed by Tower A by 2:30pm. This is 1hr 15mins.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balcony (and therefor the living room) of apartment 1110B receives solar access at 2:30pm until 2:50pm, accounting for overshadowing from Tower A.		FK response - Rechecking of sun eye view diagrams confirms that this apartment living room get direct sunlight and balconies get solar access through living room glazing. Some sunlight comes through roof level glass balustrade Refer to Figure B showing sunlight at starting at 11:55 AM Unit 1110B receieves 2 HRS sun from 11.55 AM until 2.45 PM	Sun Eye View	Rechecking of Sun Eye View diagrams

					
		1110B Living Room & Balcony - 2.45 PM			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA517 and DA517-A) need to be updated to show apartment 1110B coloured orange to indicate it has been included in the '<1hr 30mins' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 13 of Appendix 3 needs to be updated to correctly identify the timeframe which the living room and balcony of apartment 1110B receive solar access, accounting for overshadowing from Tower A - being from 1pm until 2:15pm, totalling 1hr 15mins.		Not applying this option		
20	201A and 202A Living Rooms - FK identifies these apartments as receiving <1hr 30mins solar access to the living rooms (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516).				
	<ul style="list-style-type: none">However, analysis of the relevant view of the sun diagrams found these apartments receive no solar access to the living rooms due to large awning structure over their balconies.The additional apartment typology solar analysis provided on page 15 of Appendix 3 relating to apartment 201A uses apartment 501A as a 'typical' representation and does not provide any further clarification as to the specific timeframe FK is suggesting apartment 201A receive solar access to the living room. Apartment 501A is not suitable to use as 'typical' example for apartment 201A as it does not account for the large awning structure over the Level 2 west facing balconies of Tower A.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of these apartments receive solar access for <1hr 30mins (but greater than 15mins), accounting for overshadowing from the large awning over the Level 2 west facing balconies of Tower A.		FK response - We have zoomed into sun eye view diagrams with reduced lineweights to establish if sunlight can penetrate through the louvres. The image below shows an aerial view of the proposed louvres with 400mm spacing. Rechecking of the sun eye view diagrams indicates that units 201A & 202A living rooms will receive <1.30 HRS of sunlight between 9.30 - 10.45 AM	Sun Eye View	Checking of Sun Eye View diagrams
		Solar access through louvres about L2 apartments			
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:				

i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516) need to be updated to show these apartments coloured red to indicate their living rooms have been included in the '0hrs solar access' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 15 and 16 of Appendix 3 needs to be updated to clarify the analysis is not applicable to the apartments on Level 2 of Tower A.		Not applying this option		
21	201A and 202A Balconies - FK identifies these apartments as receiving 1hr 30mins solar access to the balconies (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516-A). However, analysis of the relevant view of the sun diagrams found these apartments receive no solar access to the balconies due to the large awning structure located above them.				
•	It is acknowledged that the awning structure above the Level 2 west-facing balconies of Tower A contains cutouts (or voids), meaning it is not a completely solid structure. However, the view of the sun diagrams appear to depict spaced batten-like elements (possibly louvres) within these cutouts, which obstruct direct sunlight from reaching the balconies below. The architectural and landscape drawings do not provide any detail or clarification regarding the design or spacing of these batten-like elements within the awning cutouts. In the absence of further analysis demonstrating that the batten-like elements within the awning cutouts have been specifically designed to allow sunlight to pass through to the Level 2 balconies below, assessment will rely on the current view of the sun diagrams. Given the acknowledged limitations of these diagrams—particularly the blurring of details when zooming in—the balconies are interpreted as receiving no solar access during mid-winter.				
•	The additional apartment typology solar analysis provided on page 15 of Appendix 3 relating to apartment 201A uses apartment 501A as a 'typical' representation and does not provide any further clarification as to the specific timeframe. FK is suggesting apartment 201A receives solar access to the balcony. Apartment 501A is not suitable to use as 'typical' example for apartment 201A as it does not account for the large awning structure over the Level 2 west facing balconies of Tower A.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the balconies of these apartments receive solar access for 1hr 30mins, accounting for overshadowing from the large awning over the Level 2 west facing balconies of Tower A.		FK response - We have zoomed into sun eye view diagrams with reduced lineweights to establish if sunlight can penetrate through the louvres, which are at 400mm spacing. Rechecking of the sun eye view diagrams indicates that unit 203A living room receives 1.30 HRS of sunlight from 9.15 - 10.45 AM	Sun Eye View	Checking of Sun Eye View diagrams
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516-A) need to be updated to show these apartments coloured red to indicate their balconies have been included in the '0hrs solar access' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		
ii	The written information on the apartment typology solar analysis on page 15 and 16 of Appendix 3 needs to be updated to clarify the analysis is not applicable to the apartments on Level 2 of Tower A.		Not applying this option		
22	203A Living Room - FK identifies apartment 203A as receiving <1hr 30mins solar access to the living room (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516). However, analysis of the relevant view of the sun diagrams found apartment 203A receives no solar access to the living room due to large awning structure over its balcony.				
•	The additional apartment typology solar analysis provided on page 16 of Appendix 3 relating to apartment 203A uses apartment 503A as a 'typical' representation and does not provide any further clarification as to the specific timeframe FK is suggesting apartment 203A receive solar access to the living room. Apartment 503A is not suitable to use as 'typical' example for apartment 203A as it does not account for the large awning structure over the Level 2 west facing balconies of Tower A.				
a	Further details need to be submitted to demonstrate how FK achieved the results stated. Specifically:				
i	how the living rooms of apartment 203A receives solar access for <1hr 30mins (but greater than 15mins), accounting for overshadowing from the large awning over the Level 2 west facing balconies of Tower A.		FK response - We have zoomed into sun eye view diagrams with reduced lineweights to establish if sunlight can penetrate through the louvres, which are at 400mm spacing. Rechecking of the sun eye view diagrams indicates that unit 203A living room receives <1.30 HRS of sunlight from 9.30 - 10.45 AM	Sun Eye View	Checking of Sun Eye View diagrams
b	Alternatively, the documentation needs to be amended to reflect CN's assessment. Specifically:				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA516) needs to be updated to show apartment 203A coloured red to indicate its living room has been included in the '0hrs solar access' calculations. The accompanying calculation breakdown needs to be updated accordingly.		Not applying this option		

ii	The written information on the apartment typology solar analysis on page 15 and 16 of Appendix 3 needs to be updated to clarify the analysis is not applicable to the apartments on Level 2 of Tower A.		Not applying this option		
23	1404A Balcony - FK identifies apartment 1404A as receiving no solar access to the balcony (see 'PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA518-A). However, analysis of the relevant view of the sun diagrams found apartment 1404A receives solar access to the balcony at 1pm, 1:15pm, 1:30pm, 1:45pm, 2pm, 2:15pm, 2:30pm, 2:45pm, and 3:00pm - totalling 2hrs				
a	The documentation needs to be amended to reflect CN's assessment. Specifically:				
i	The colour coded floor plan diagrams ('PROPOSED SOLAR ACCESS DIAGRAMS' drawing no. DA518-A) needs to be updated to show apartment 1404A coloured yellow, indicating its balcony has been included in the '2hrs solar access' calculations. The corresponding calculation breakdowns must also be revised to reflect this update.		FK response - Solar access diagram has been updated as per CN comments		