



309 KING STREET NEWCASTLE

COUNCIL RFI - SOLAR

25 JUNE 2025





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**ADDITIONAL INFO
RECESSED BALCONY
L15 SKYLIGHT**

SOLAR ACCESS COMPARISON

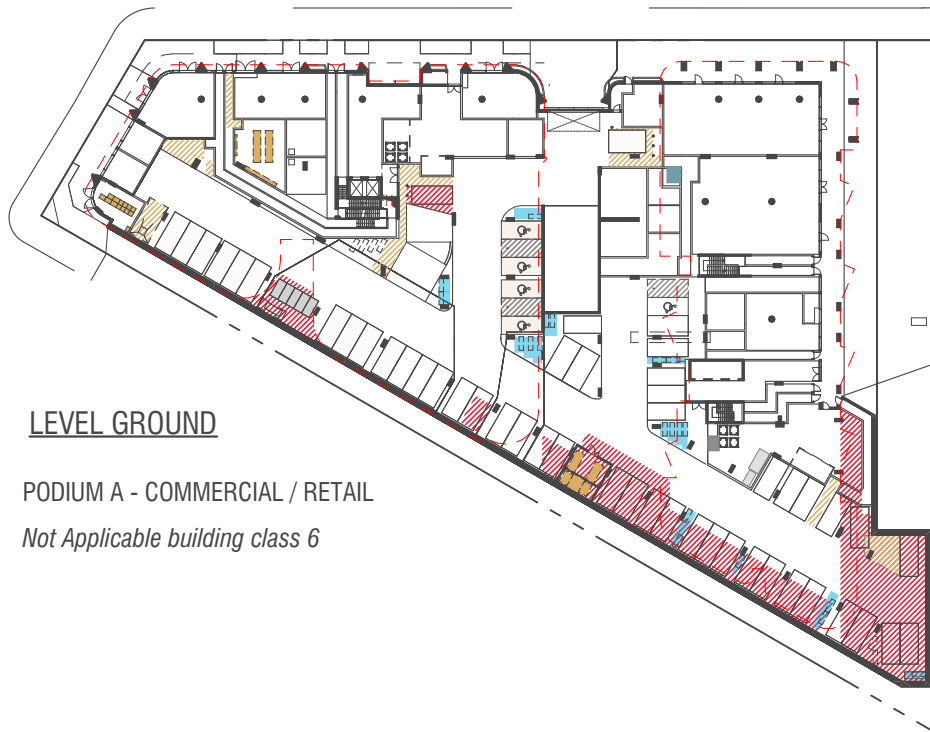
SOLAR ACCESS COMPARISON -LIVING ROOM

SOLAR CALCULATIONS		Original Solar Angle			Updated Solar Angle		
		Tower A	Tower B	Total	Tower A	Tower B	Total
APPROVED DA	>2hr	64%	76%	72%	46%	31%	36%
	1hr 45				17%	51%	39%
	1 hr 30				0%	5%	3%
	<1hr30				0%	11%	7%
	0hr	36%	13%	20%	37%	2%	14%
APPROVED MOD 1	>2hr	65%	65%	65%	55%	39%	46%
	1hr 45				9%	1%	4%
	1 hr 30				9%	47%	32%
	<1hr30				0%	9%	5%
	0hr	26%	6%	14%	26%	3%	13%
CURRENT MOD 2	>2hr	71%	71%	71%	43%	38%	40%
	1hr 45				0%	36%	20%
	1 hr 30				28%	11%	18%
	<1hr30				2%	13%	9%
	0hr	28%	7%	17%	27%	0%	12%

SOLAR ACCESS COMPARISON - BALCONY

BALCONY SOLAR ACCESS COMPARISON		
ORIGINAL DA	MOD 1	MOD 2
ACROSS BOTH TOWER -SOLAR ACCESS - BALCONY	ACROSS BOTH TOWER -SOLAR ACCESS - BALCONY	ACROSS BOTH TOWER -SOLAR ACCESS - BALCONY
248 RESIDENTIAL + INDEPENDENT UNITS	259 RESIDENTIAL + INDEPENDENT UNITS	280 RESIDENTIAL UNITS
77% 191 >2 HRS SOLAR ACCESS	85% 220 >2 HRS SOLAR ACCESS	77% 216 >2 HRS SOLAR ACCESS
01% 5 1 HR 45 MINS SOLAR ACCESS	4% 11 1 HR 45 MINS SOLAR ACCESS	4% 10 1 HR 45 MINS SOLAR ACCESS
02% 7 1 HR 30 MINSSOLAR ACCESS	1% 03 1 HR 30 MINSSOLAR ACCESS	1% 4 1 HR 30 MINSSOLAR ACCESS
06% 14 <1 HR 30 MINSSOLAR ACCESS	3% 07 <1 HR 30 MINSSOLAR ACCESS	3% 7<1 HR 30 MINSSOLAR ACCESS
13% 13 0 HRS SOLAR ACCESS	7% 18 0 HRS SOLAR ACCESS	15% 40 0 HRS SOLAR ACCESS

PART -3
COUNCIL COMMENTS - SOLAR
ACCESS DIAGRAMS



LEVEL GROUND

PODIUM A - COMMERCIAL / RETAIL

Not Applicable building class 6

203A is included in applicant's 1hr 45min calculation, however CN assessment was unable to confirm solar access to the living room. Accordingly, it is not included in CN's 1hr 45min calculation

FK- AGREED - 203A UPDATED TO <1.30 REFER MOD 2 SOLAR ACCESS DIAGRAMS

201A and 202A are included in applicant's < 1hr 45min calculation, however CN assessment was unable to confirm solar access to the living rooms due to awning structure over. Accordingly, they are not included in CN's < 1hr 45min calculation

FK- AGREED - 201A/202 A RECIEVE 15 MINS BETWEEN 9 AM -10 AM

CN assessment: 1hr 30mins

CN assessment: 1hr 30mins

FK- AGREED

FK- UNITS 205-208 MINIMUM ~1.002 SQ.M OF DAYLIGHT T AT 10.45 AM REFER PAGE 65

LEVEL 1

TOWER A - 2 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

PODIUM B - 8 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

CN assessment: 45mins

CN assessment: 30 mins

LEVEL 2

PODIUM A - 10 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

TOWER B - 11 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

CN assessment: 1hr

FK- ALREADY IDENTIFIED IN THEIR DOCUMENTATION

CN assessment: 45mins

CN assessment: 30 mins

LEGEND

- > 2 hrs Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

FK- 1-40MINS REFER PAGE 66

CN assessment: 1hr 45mins

FK- AGREED/UPDATED

CN assessment: >2hrs

FK- UNITS 205-208 RECIEVE ~1.002 SQ.M OF DAYLIGHT AT 10.45 AM

REFER PAGE 65/66

CN assessment: 1hr 30mins

FK- 1-40MINS 12.35 -2 PM. REFER PAGE 66

CN assessment: 1hr 45mins

FK- 402 AGREED/UPDATED

CN assessment: >2hrs

FK- UNITS 205-208 RECIEVE ~1.002 SQ.M OF DAYLIGHT AT 10.45 AM

REFER PAGE 65/66

CN assessment: 1hr 30mins

FK- 1-40MINS 12.35 -2 PM. REFER PAGE 66

CN assessment: 1hr 45mins

LEVEL 3

PODIUM A - 10 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

TOWER B - 11 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

CN assessment: 1hr 30mins

FK- AGREED/UPDATED

CN assessment: 1hr

FK- UNITS 305 - 308 MINIMUM ~1.002 SQ.M OF DAYLIGHT AT 10.45 AM

REFER PAGE 65/66

CN assessment: 45mins

LEVEL 4

TOWER A - 10 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

TOWER B - 11 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

CN assessment: 1hr 30mins

FK- AGREED/UPDATED

CN assessment: 1hr

410B is included in applicant's <1hr 45min calculation, however CN assessment was unable to confirm solar access to the balcony. Accordingly, it is not included in CN's <1hr 45min calculation

FK- BALCONY RECIEVE 1.30HRS REFER SOLAR ACCESS DIAGRAMS REFER PAGE 64

LEVEL 5

TOWER A - 10 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

TOWER B - 11 RESIDENTIAL APARTMENTS

- > 2 hr Solar Access
- 1 hr 45min Solar Access
- < 1 hr 45min Solar Access
- 0 hrs Solar Access

CN assessment: 1hr 30mins

FK- AGREED/UPDATED

CN assessment: 1hr

FK- UNITS 505 - 508 MINIMUM ~1.002 SQ.M OF DAYLIGHT AT 10.45 AM

REFER PAGE 65/66

CN assessment: 1hr 30mins

510B is included in applicant's <1hr 45min calculation however CN assessment was unable to confirm solar access to the balcony. Accordingly, it is not included in CN's <1hr 45min calculation

FK- BALCONY RECIEVE 1.30HRS REFER SOLAR ACCESS DIAGRAMS REFER PAGE 64

BIMcloud: Rspdrim01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODELS/SD TP-DA/CENTRAL MODELS/22104 SA.55 Tower B

REVISION					
01	GFA CALCULATIONS	BB	29.08.2018	09	SECTION 4.55 APPLICATION SUBMISSION
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019	10	SECTION 4.55 RFI SUBMISSION
03	FOR COUNCIL DISCUSSION	PM	28.11.2022	11	DEVELOPMENT APPLICATION
04	CONCEPT DESIGN ISSUE	RAS	03.02.2023	12	UDRP AND COUNCIL RFI AMENDMENT ISSUE
05	TOWER B - SCHEMATIC DESIGN	AR	03.03.2023	13	COUNCIL RFI 2
06	ISSUE FOR REVIEW	RAS	06.04.2023		
07	TOWER A AND B SCHEMATIC DESIGN	PM	17.05.2023		
08	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023		

FK COMMENTS - 05/06/2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	21.03.2025	TF	20.05.2025	22104	1:1000@A3

PROJECT

309 King Street
Newcastle NSW 2302

DRAWING TITLE
PROPOSED SOLAR ACCESS DIAGRAMS

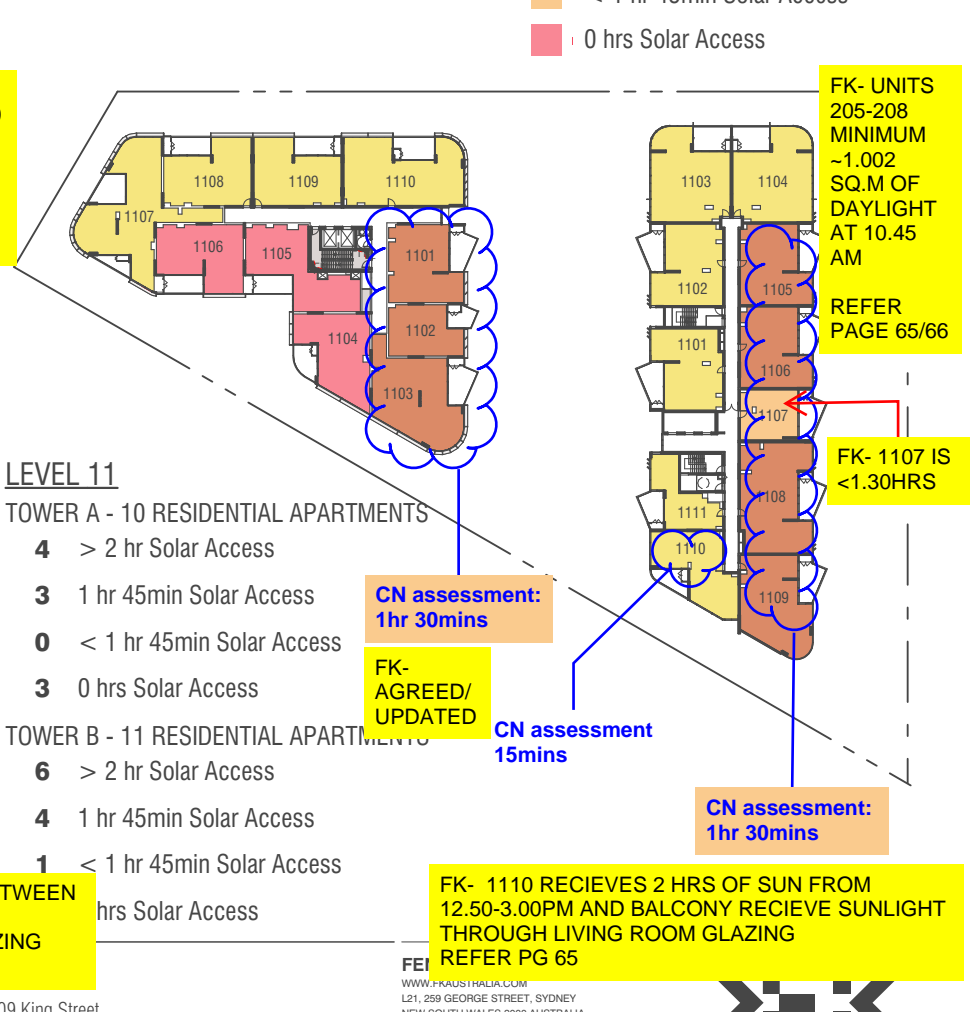
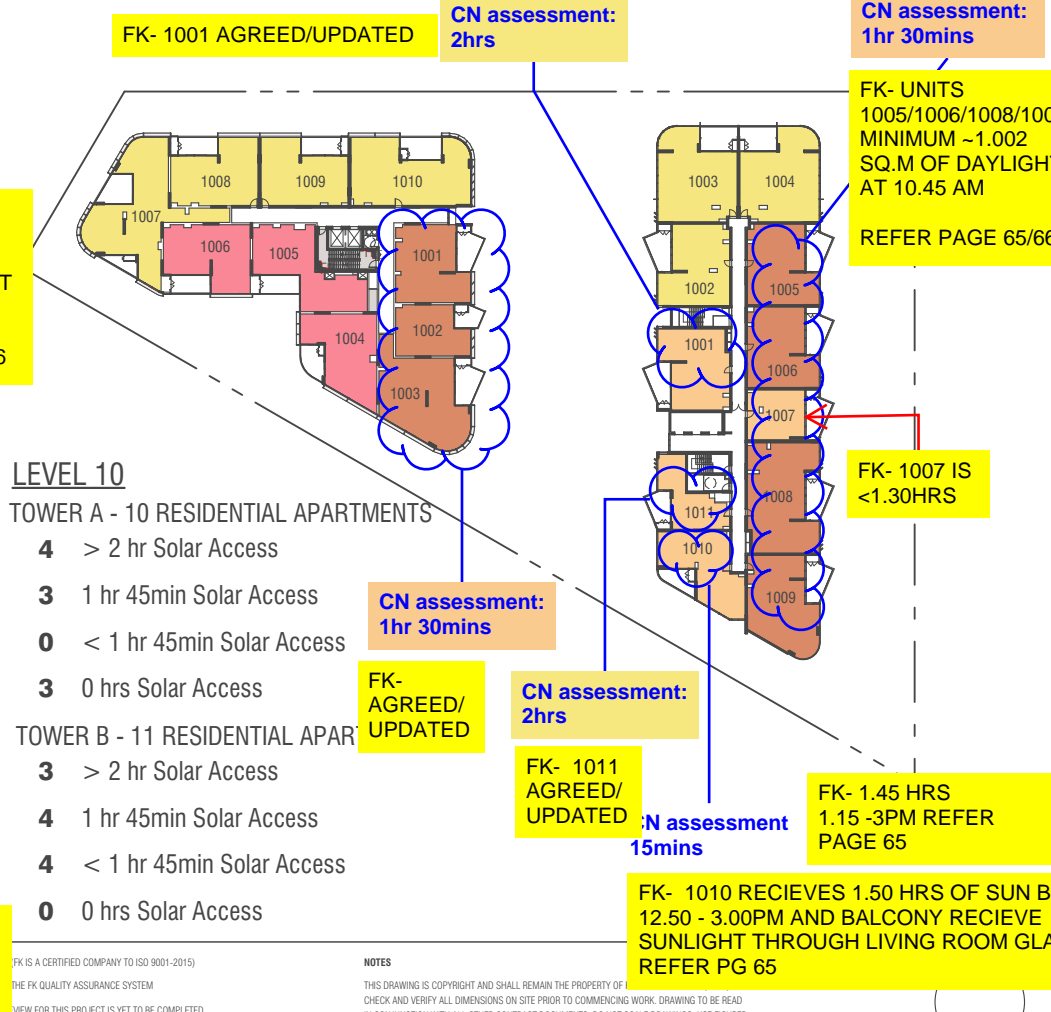
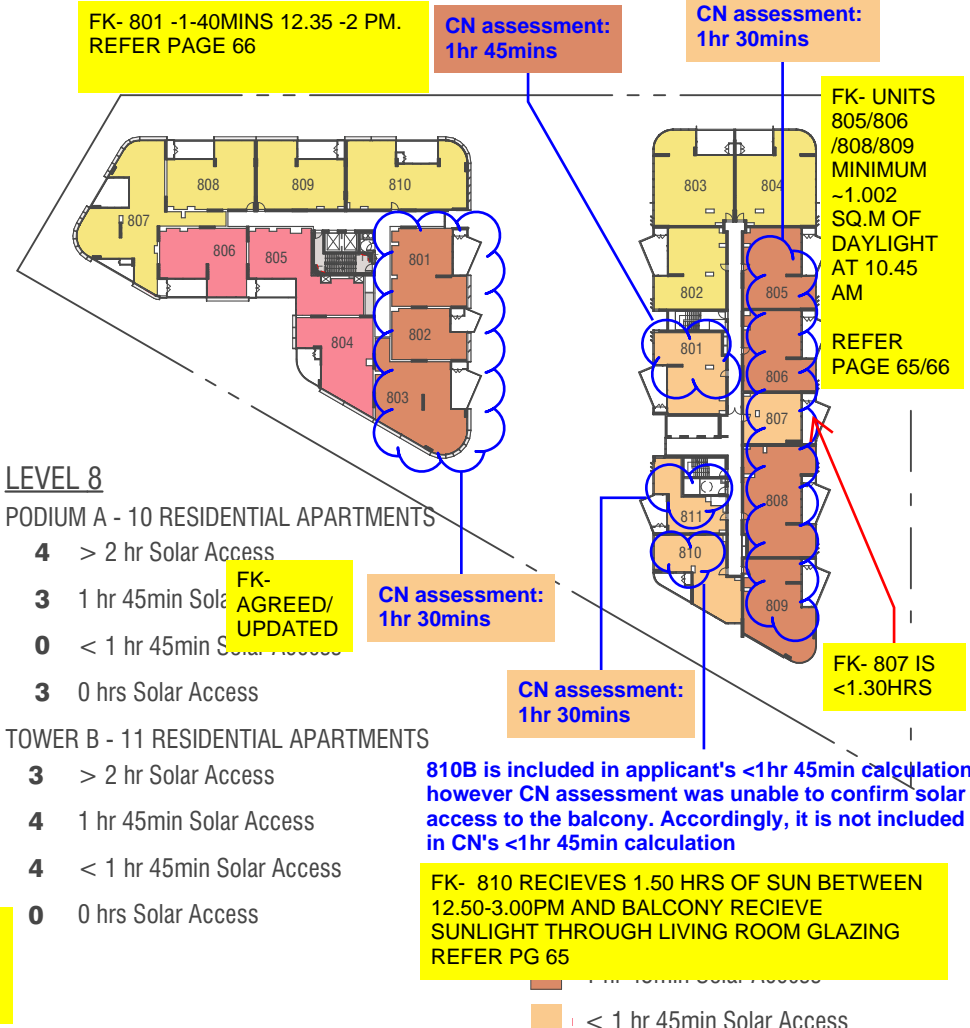
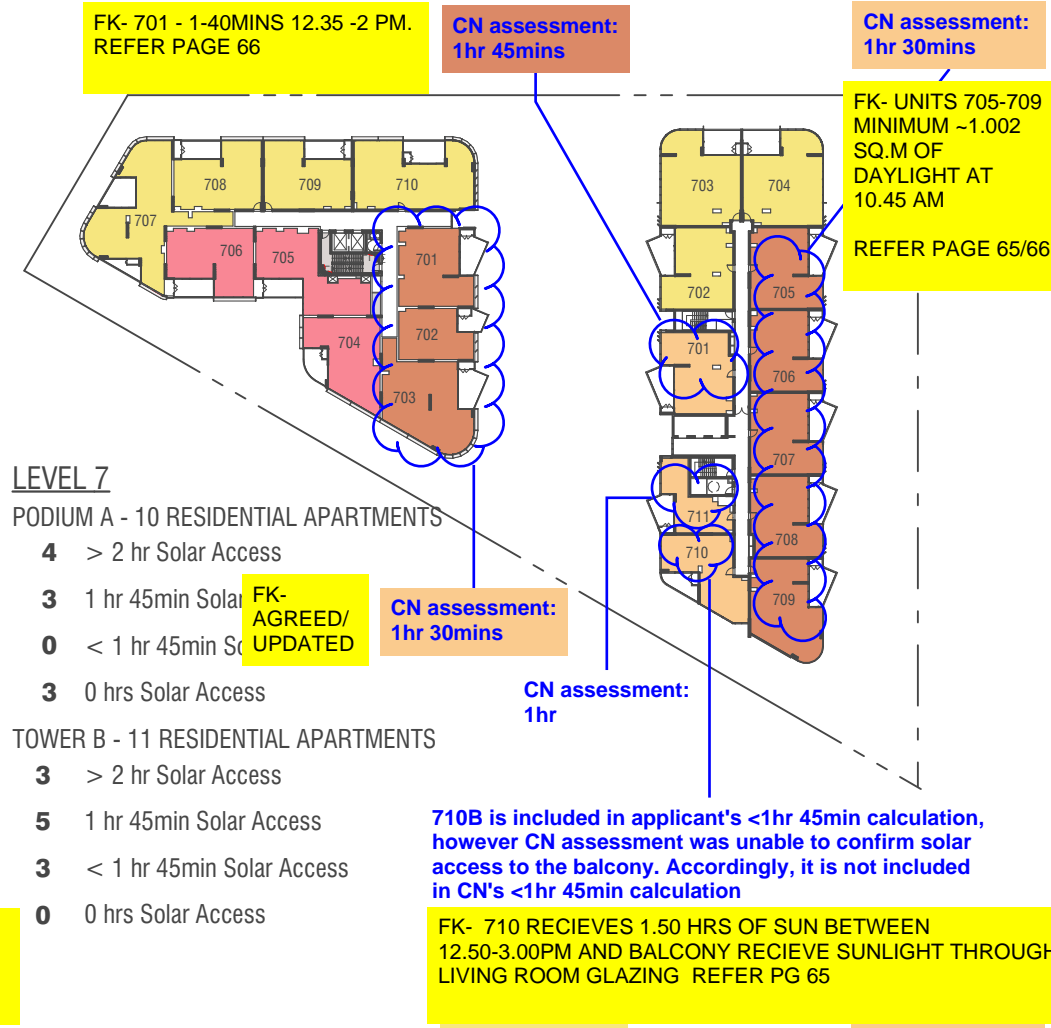
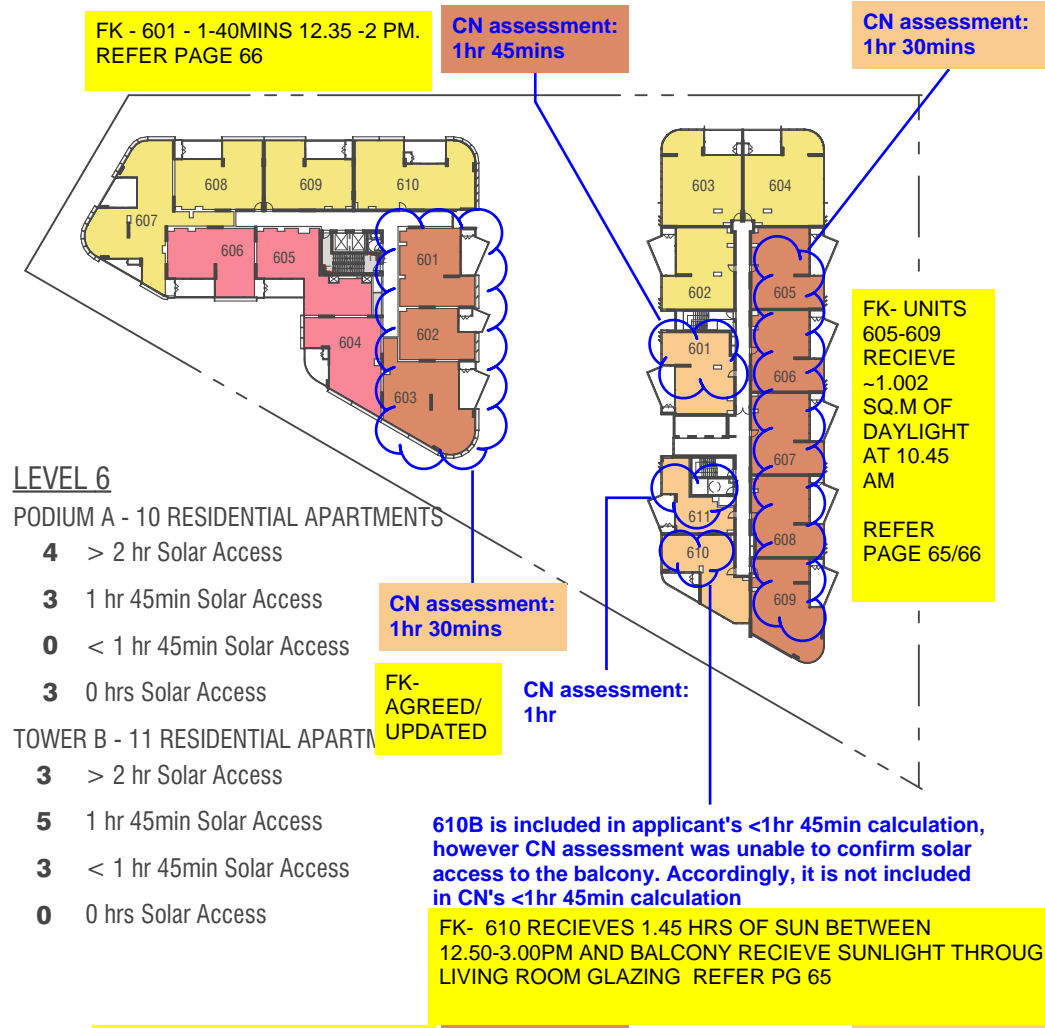
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ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV. 13
DRAWING NO. DA516



BIMcloud: Raaprdm01 - BIMcloud/22104 309 King Street Newcastle (GWH)/00 BIM MODEL/SD TP-DA/CENTRAL M

REVISION				
01	DEVELOPMENT APPLICATION	MP	29.08.2018	
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	19.08.2019	
03	FOR COUNCIL DISCUSSION	PM	28.11.2022	
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06	ISSUE FOR REVIEW	RAS	06.04.2023	
07	TOWER A AND B SCHEMATIC DESIGN	PM	17.05.2023	
08	TOWER A AND B SCHEMATIC DESIGN	TF	03.03.2023	

FK COMMENTS - 05/06/2025

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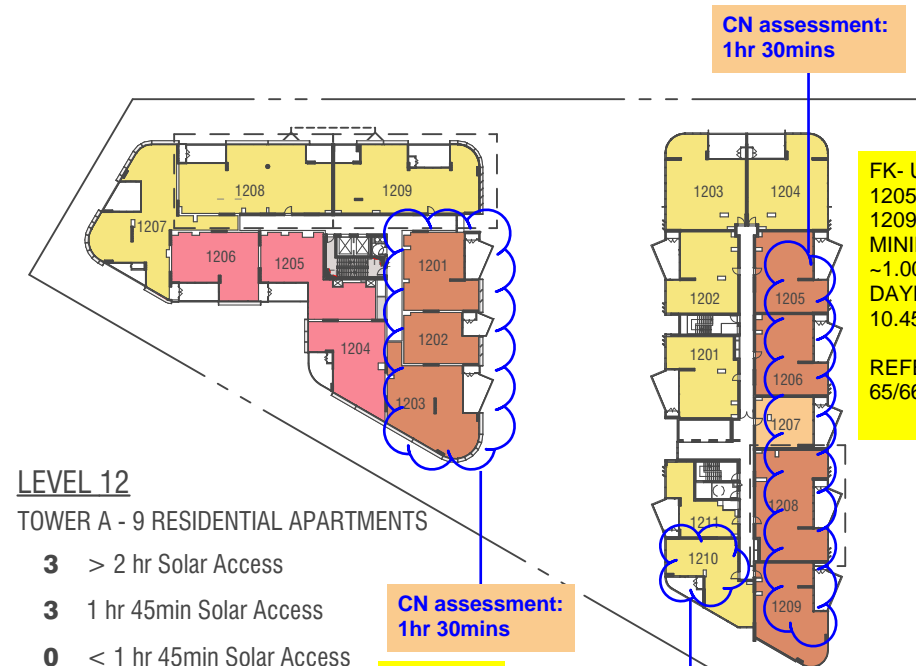
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
TA	21.03.2025	TF	20.05.2025	22104	1:1000@A3

309 King Street
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DRAWING TITLE
PROPOSED SOLAR ACCESS DIAGRAMS

ISSUE PURPOSE
DEVELOPMENT APPLICATION



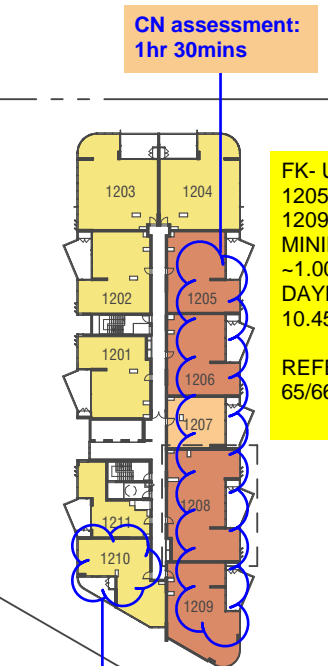


LEVEL 12
TOWER A - 9 RESIDENTIAL APARTMENTS

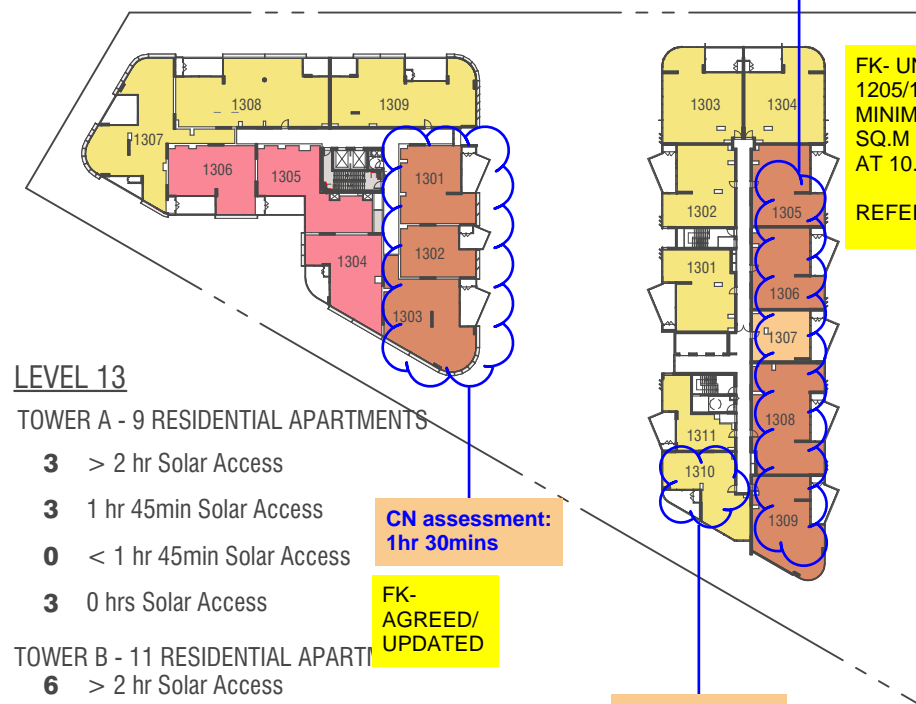
- 3 > 2 hr Solar Access
- 3 1 hr 45min Solar Access
- 0 < 1 hr 45min Solar Access
- 3 0 hrs Solar Access

TOWER B - 11 RESIDENTIAL APARTMENTS

- 6 > 2 hr Solar Access
- 4 1 hr 45min Solar Access
- 1 < 1 hr 45min Solar Access
- 0 0 hrs Solar Access



FK- 1310 RECIEVES 2.00 HRS OF SUN BETWEEN 12.50 - 3.00PM AND BALCONY RECIEVE SUNLIGHT THROUGH LIVING ROOM GLAZING REFER PG 65

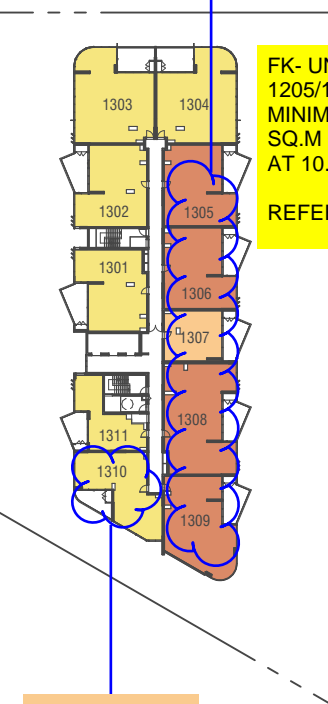


LEVEL 13
TOWER A - 9 RESIDENTIAL APARTMENTS

- 3 > 2 hr Solar Access
- 3 1 hr 45min Solar Access
- 0 < 1 hr 45min Solar Access
- 3 0 hrs Solar Access

TOWER B - 11 RESIDENTIAL APARTMENTS

- 6 > 2 hr Solar Access
- 4 1 hr 45min Solar Access
- 1 < 1 hr 45min Solar Access
- 0 0 hrs Solar Access



FK- 1310 RECIEVES 2.00 HRS OF SUN BETWEEN 12.50 - 3.00PM AND BALCONY RECIEVE SUNLIGHT THROUGH LIVING ROOM GLAZING REFER PG 65

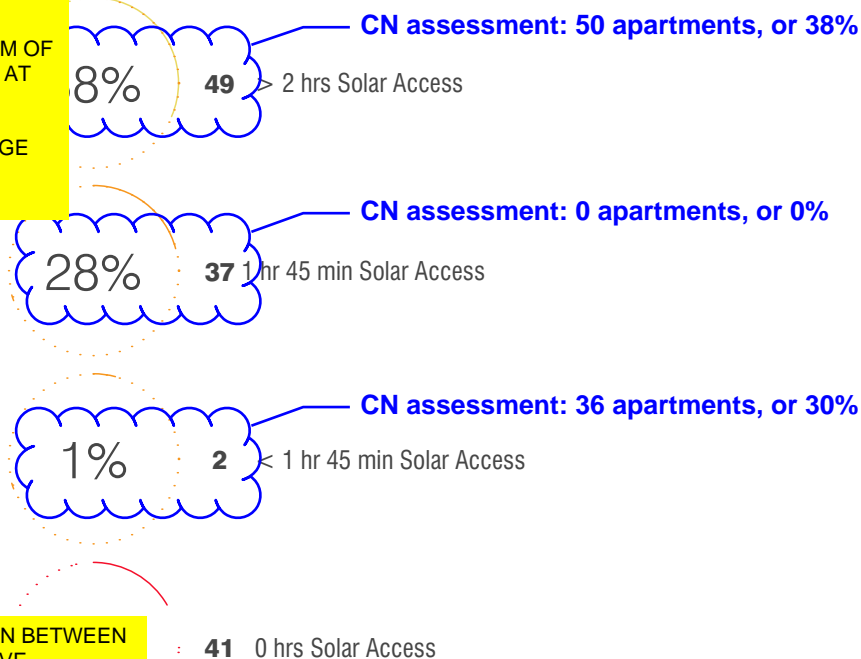
SUMMARY

TOWER A SOLAR ACCESS RESIDENTIAL APARTMENTS

FK- SUMMARY UPDATED
REFER TO PG 19 -PART 1

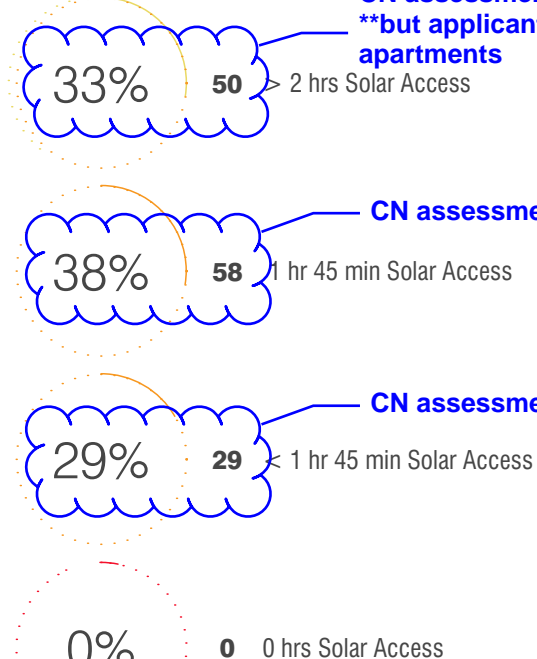
FK- UNITS
1205/1206/1208/
1209
MINIMUM
~1.002 SQ.M OF
DAYLIGHT AT
10.45 AM

REFER PAGE
65/66



TOWER B SOLAR ACCESS 151 RESIDENTIAL APARTMENTS

CN assessment: 50 apartments, or 33%
**but applicant and CN have included different
apartments



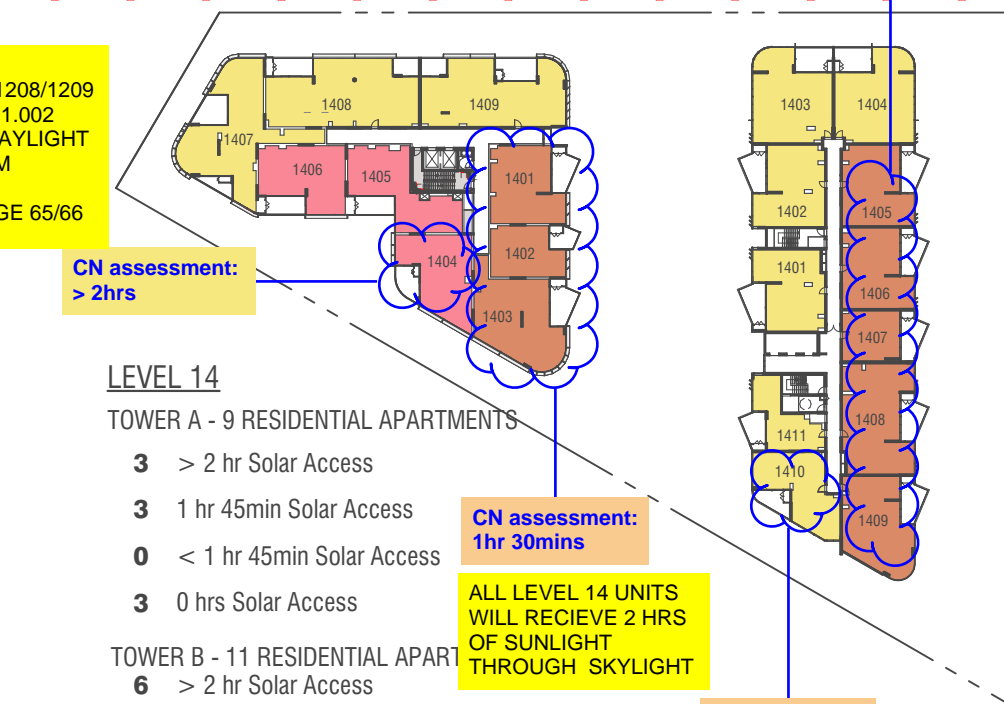
- LEGEND
- > 2 hrs Solar Access
 - 1 hr 45min Solar Access
 - < 1 hr 45min Solar Access
 - 0 hrs Solar Access

LEVEL 14 TOWER A - 9 RESIDENTIAL APARTMENTS

- 3 > 2 hr Solar Access
- 3 1 hr 45min Solar Access
- 0 < 1 hr 45min Solar Access
- 3 0 hrs Solar Access

TOWER B - 11 RESIDENTIAL APARTMENTS

- 6 > 2 hr Solar Access
- 5 1 hr 45min Solar Access
- 0 < 1 hr 45min Solar Access
- 0 0 hrs Solar Access



ALL LEVEL 14 UNITS
WILL RECIEVE 2 HRS
OF SUNLIGHT
THROUGH SKYLIGHT

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REVISION	MP	29.08.2018	REVISION	RL	06.06.2023
01	DEVELOPMENT APPLICATION		09	SECTION 4.55 APPLICATION SUBMISSION	
02	DEVELOPMENT APPLICATION FOR COUNCIL	BB	10	SECTION 4.55 RFI SUBMISSION	TA
03	FOR COUNCIL DISCUSSION	PM	11	SECTION 4.55 RFI SUBMISSION	TA
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06	ISSUE FOR REVIEW	RAS	14	COUNCIL RFI 2	FK
07	TOWER A AND B SCHEMATIC DESIGN	PM			
08	TOWER A AND B SCHEMATIC DESIGN	TF			

FK COMMENTS - 05/06/2025

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PROJECT

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DRAWING TITLE
PROPOSED SOLAR ACCESS DIAGRAMS

FENDER KATSLALIDIS

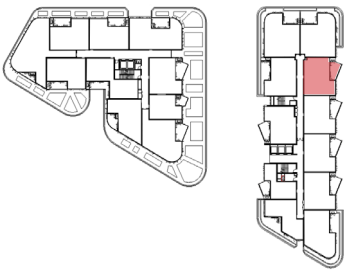
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSLALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
DEVELOPMENT APPLICATION



REV.	DRAWING NO.
14	DA518

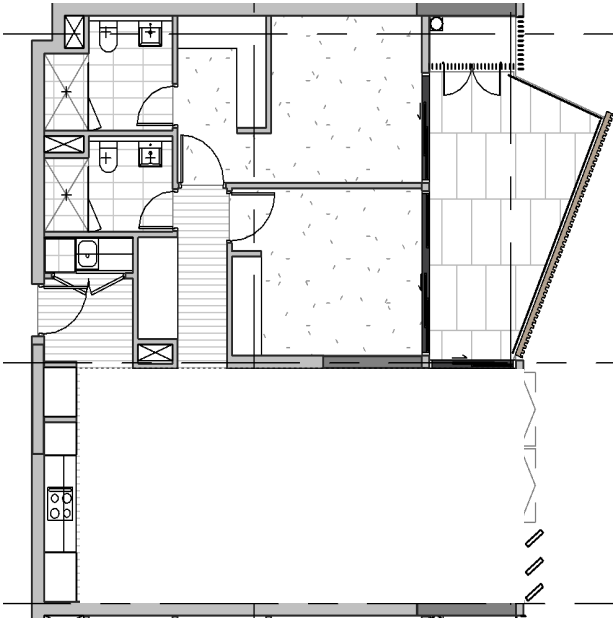
APARTMENT TYPOLOGY SOLAR ANALYSIS - TOWER B UNIT 505 - 1HR.45MIN



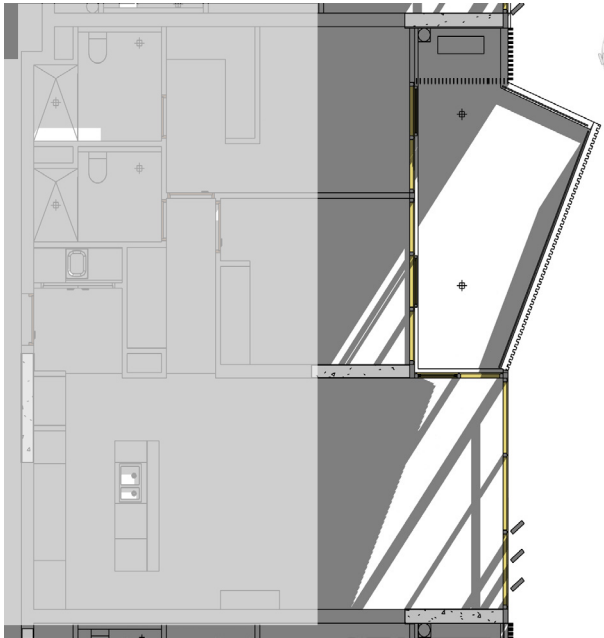
COUNCIL COMMENT - LEVEL 2-14 - CN ASSESSMENT: 1HR 30MINS

RESPONCE

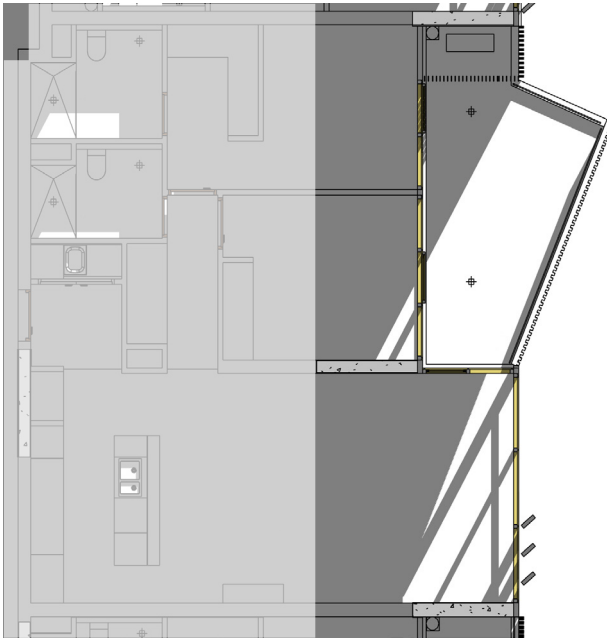
AT 10.45 AM UNIT RECIEVES 1.002 SQ,M OF DAYLIGHT



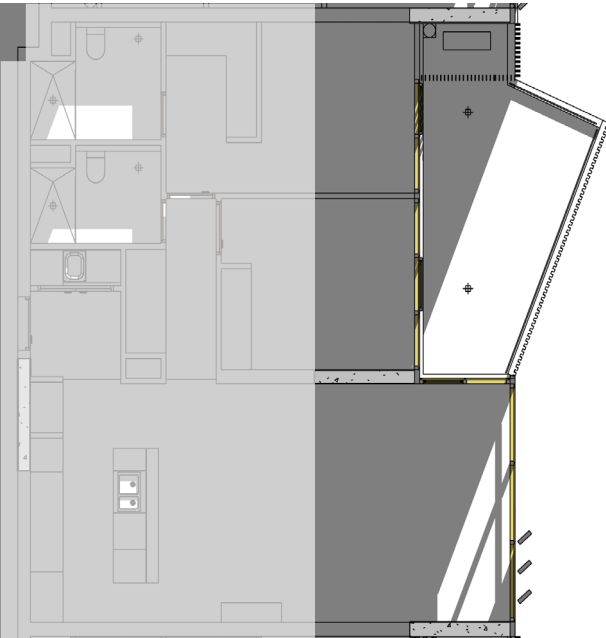
UNIT LAYOUT



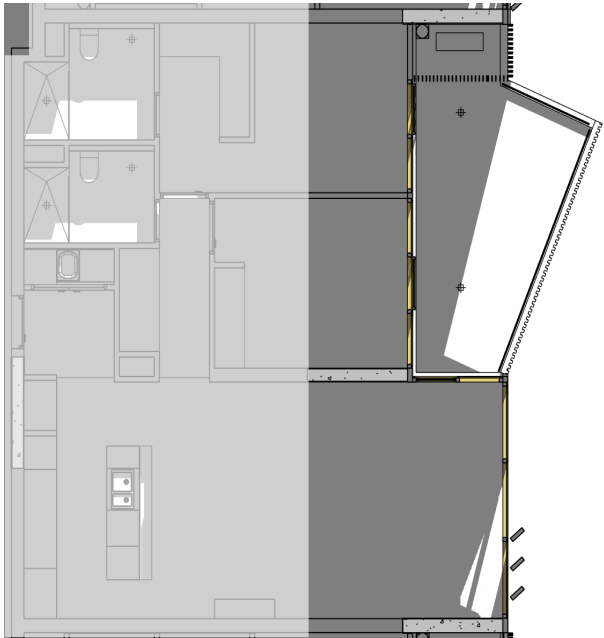
DAYLIGHT ANALYSIS -9.00 AM



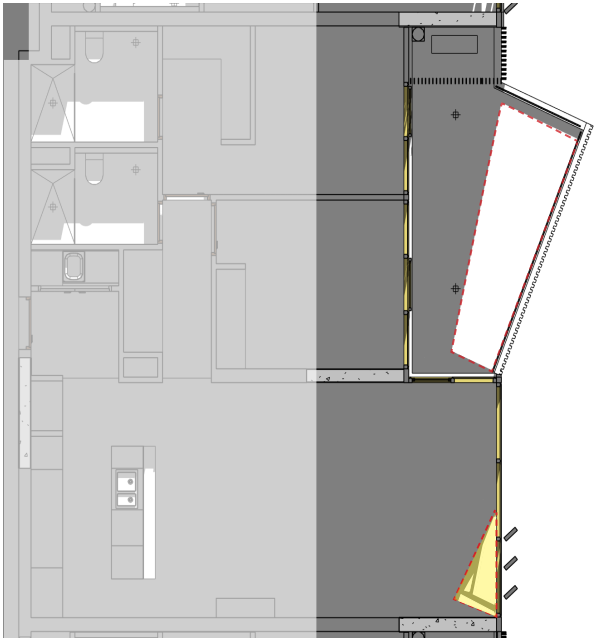
DAYLIGHT ANALYSIS -9.30 AM



DAYLIGHT ANALYSIS -10.00 AM



DAYLIGHT ANALYSIS -10.30 AM



DAYLIGHT ANALYSIS -10.45 AM
LIVING ROOM -1.002SQ.M
BALCONY - 6.345SQ M

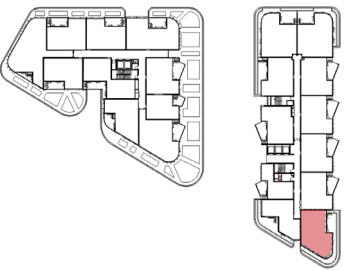


DAYLIGHT ANALYSIS -11.00 AM
BALCONY - 5.241SQ.M

Please note that the area of sunlight on the 1m above floor level plane is outlined with a dashed red line. These areas include any shadow cast by window frames. The ADG does not clearly define whether frames are to be excluded from the area of sunlight, or not. Additional fine-grain analysis that would be required to calculate frame areas cannot be automated. This factor may only affect apartments that are close to the 1 sqm minimum sunlight area required for compliance. Additionally, this factor would not result in any apartments currently categorised as 2 hours being re-categorised as having less than 2 hours sunlight.

Note: Light grey areas are excluded from assessment due to depth within building

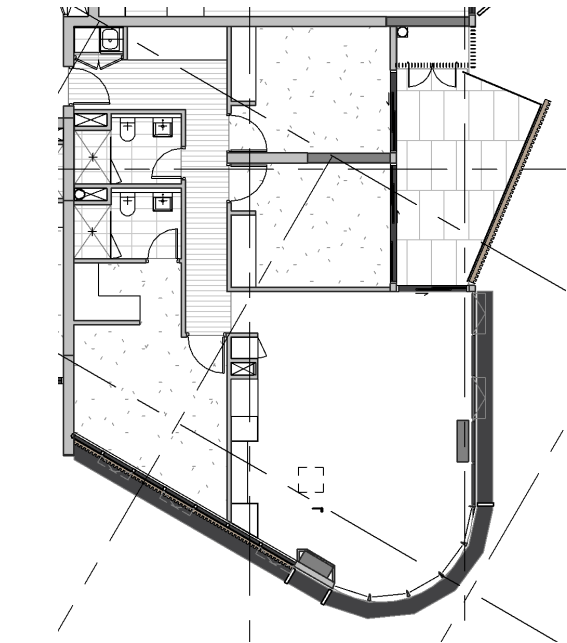
APARTMENT TYPOLOGY SOLAR ANALYSIS - TOWER B UNIT 509 - 1HR.45MIN



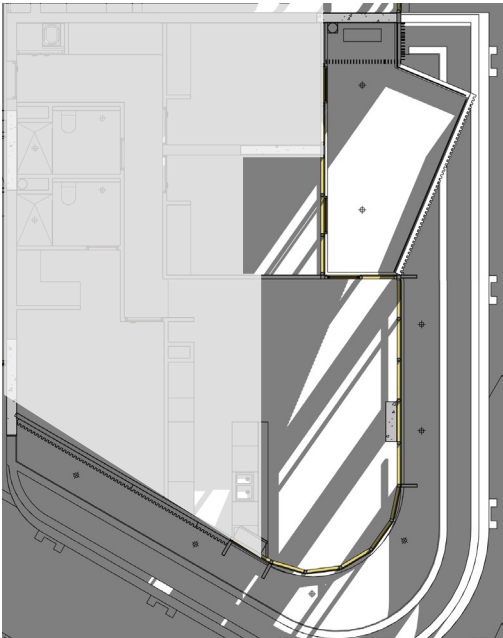
COUNCIL COMMENTS - LEVEL 2-14 - CN ASSESSMENT: 1HR 30MINS

RESPONSE

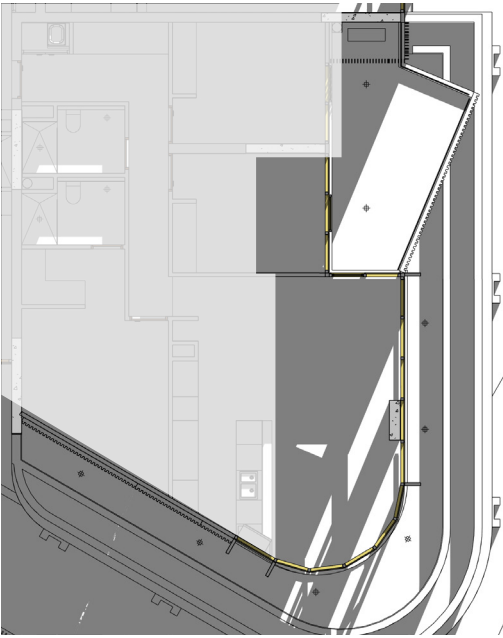
AT 10.45 AM UNIT RECIEVES 1.06 SQ,M OF DAYLIGHT



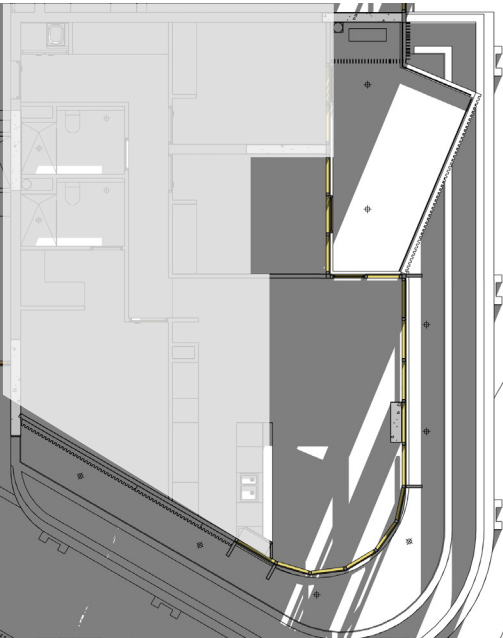
UNIT LAYOUT



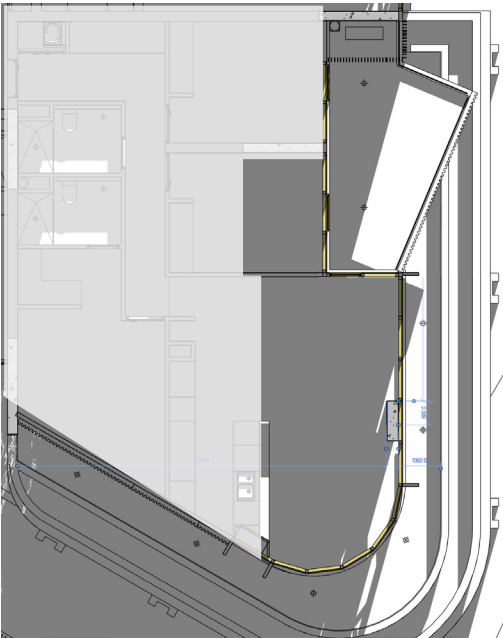
DAYLIGHT ANALYSIS -9.00 AM



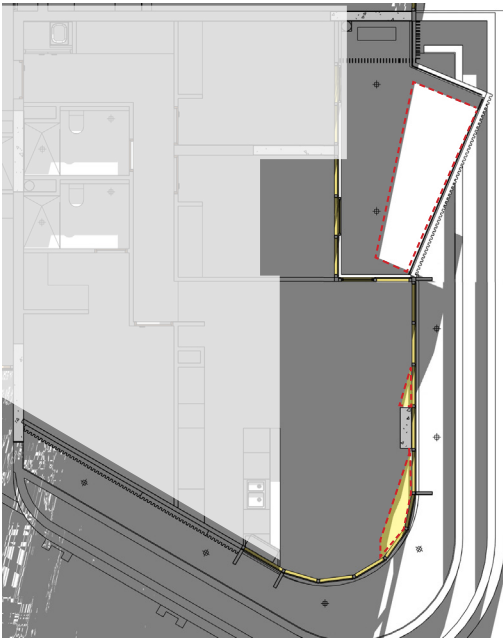
DAYLIGHT ANALYSIS -9.30 AM



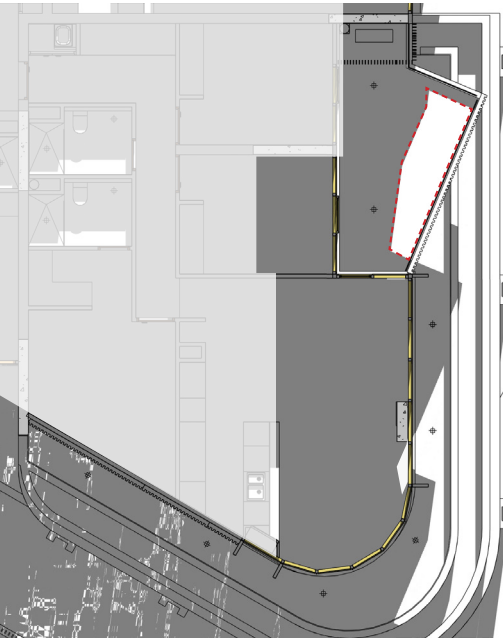
DAYLIGHT ANALYSIS -10.00 AM



DAYLIGHT ANALYSIS -10.30 AM



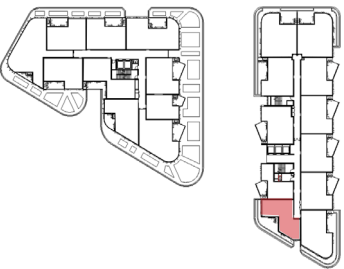
DAYLIGHT ANALYSIS -10.45 AM
LIVING ROOM - 1.06 SQ.M
BALCONY - 6.345SQ M



DAYLIGHT ANALYSIS -11.00 AM
BALCONY - 5.201SQ.M

Please note that the area of sunlight on the 1m above floor level plane is outlined with a dashed red line. These areas include any shadow cast by window frames. The ADG does not clearly define whether frames are to be excluded from the area of sunlight, or not. Additional fine-grain analysis that would be required to calculate frame areas cannot be automated. This factor may only affect apartments that are close to the 1 sqm minimum sunlight area required for compliance. Additionally, this factor would not result in any apartments currently categorised as 2 hours being re-categorised as having less than 2 hours sunlight.

APARTMENT TYPOLOGY SOLAR ANALYSIS - TOWER B UNIT 510 1HR.45MIN BALCONY

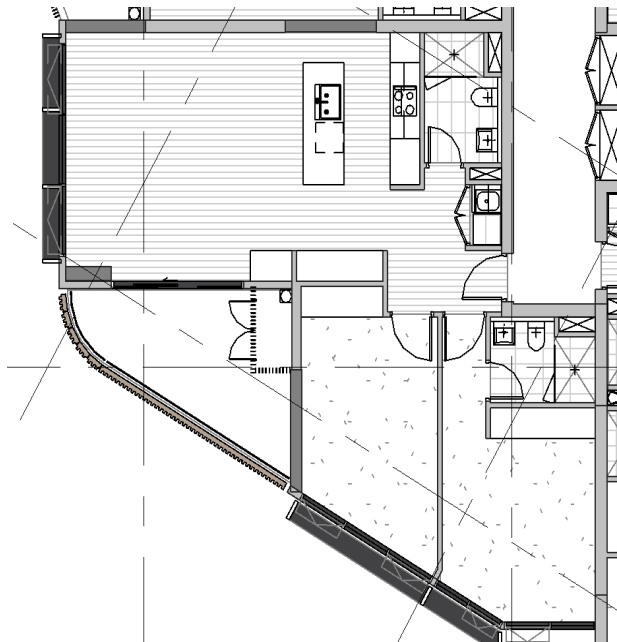


COUNCIL COMMENTS - 410B TO 810 B IS INCLUDED IN APPLICANT'S <1HR 45MIN CALCULATION, HOWEVER CN ASSESSMENT WAS UNABLE TO CONFIRM SOLAR ACCESS TO THE BALCONY. ACCORDINGLY, IT IS NOT INCLUDED IN CN'S <1HR 45MIN CALCULATION

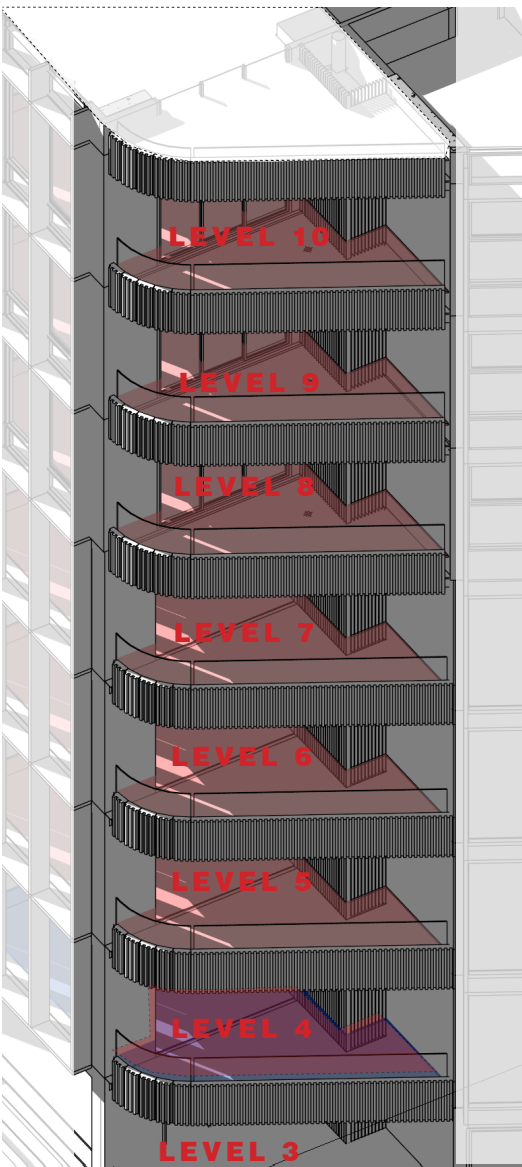
RESPONSE - SUNLIGHT TO BALCONY PASSES THROUGHT THE LIVING AREA.

LEVEL 1 TO 5 - <1HR 30 MINS - 11.55AM - 1.00 PM

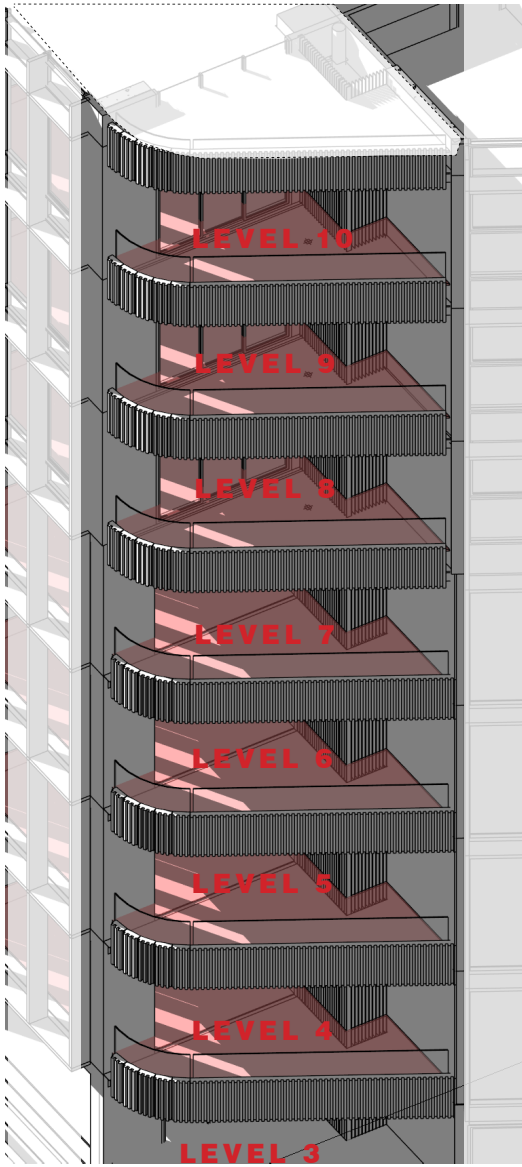
LEVEL 6 - 8 - 1HR 30MINS - 11.55 AM - 1.30 PM



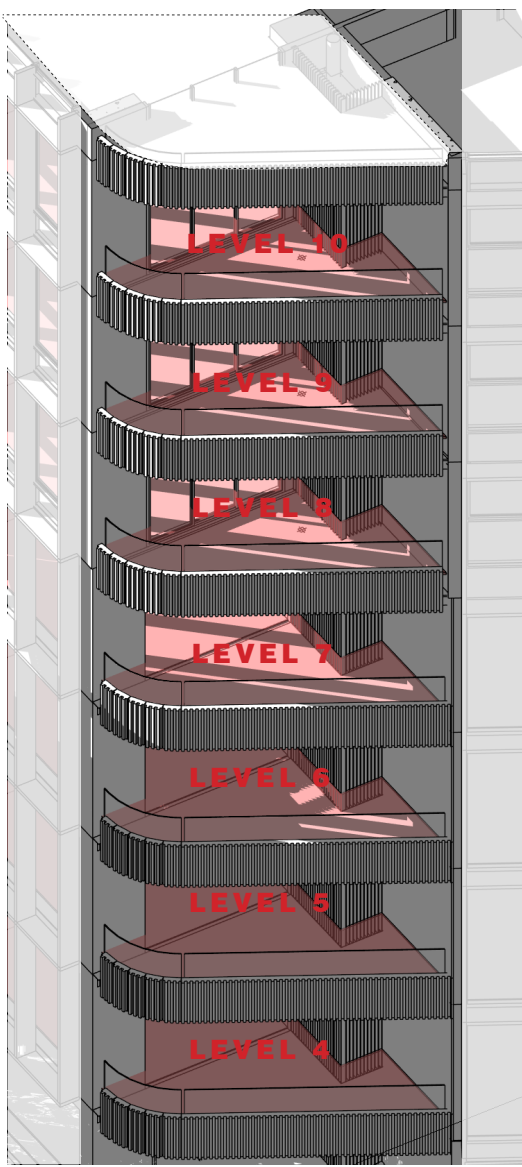
UNIT LAYOUT



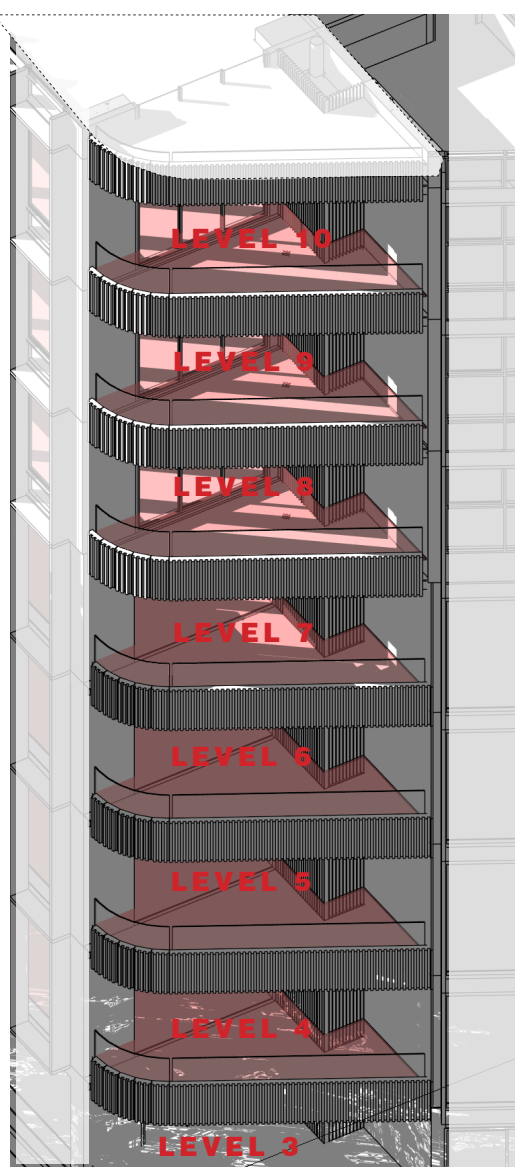
3D - BALCONY -11.55 AM



3D - BALCONY -12.30 PM



3D - BALCONY -1.30 PM

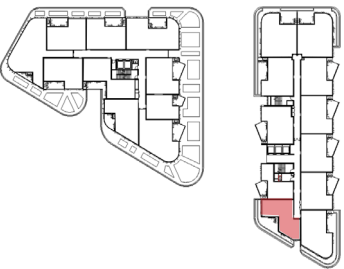


3D - BALCONY -1.45 PM

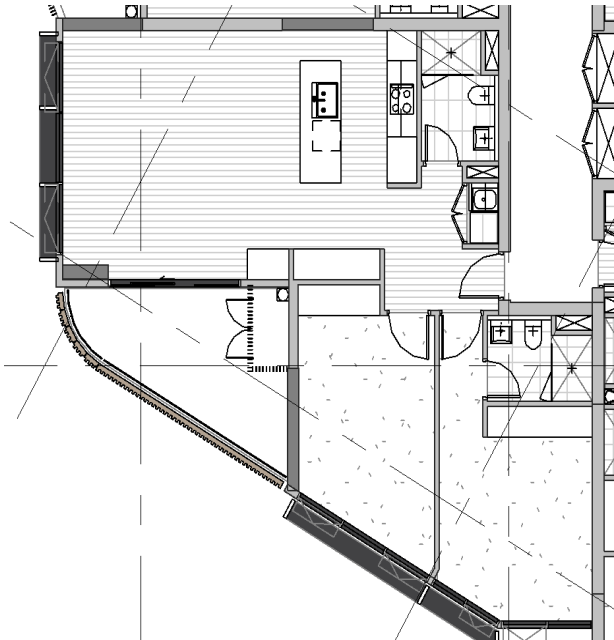
Note: Light grey areas are excluded from assessment due to depth within building
1M PLANE SHOWN IN RED

309 KING STREET, NEWCASTLE

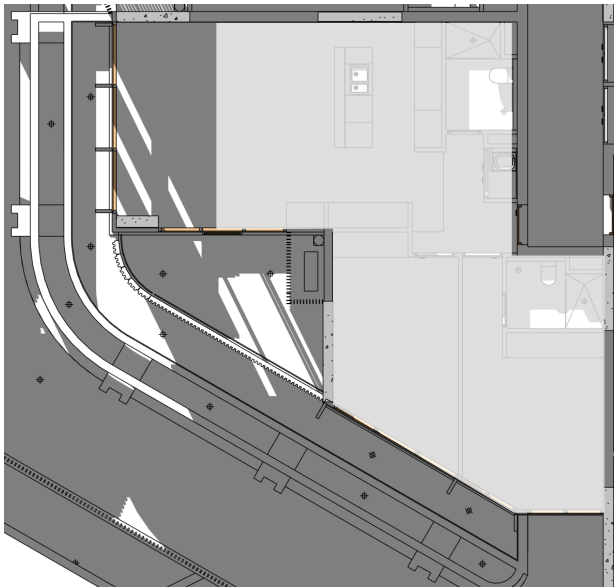
APARTMENT TYPOLOGY SOLAR ANALYSIS - TOWER B UNIT 910 - 1HR.45MIN BALCONY



COUNCIL COMMENTS- LEVEL 9 - 14 - CN ASSESSMENT 15MINS
RESPONSE
LEVEL 9 - 1HR 45 MINS - 11.55 AM - 1.45 PM
LEVEL 10 - 14 - > 2HRS - 11.55 PM - 3.00 PM



UNIT LAYOUT



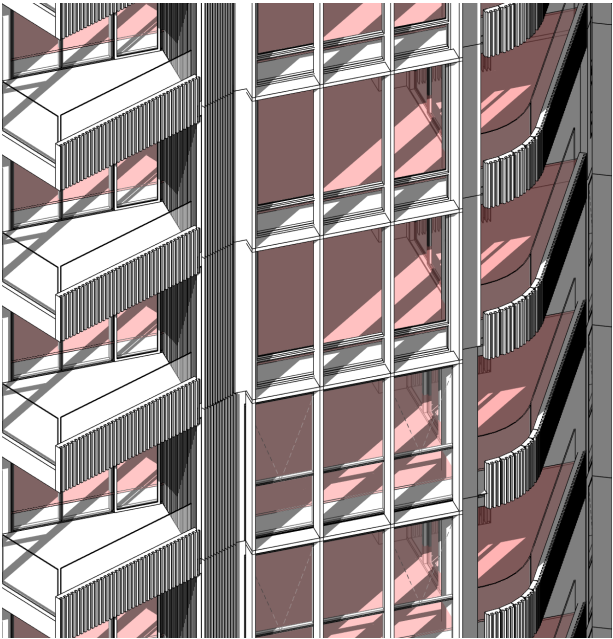
DAYLIGHT ANALYSIS -1.00 PM



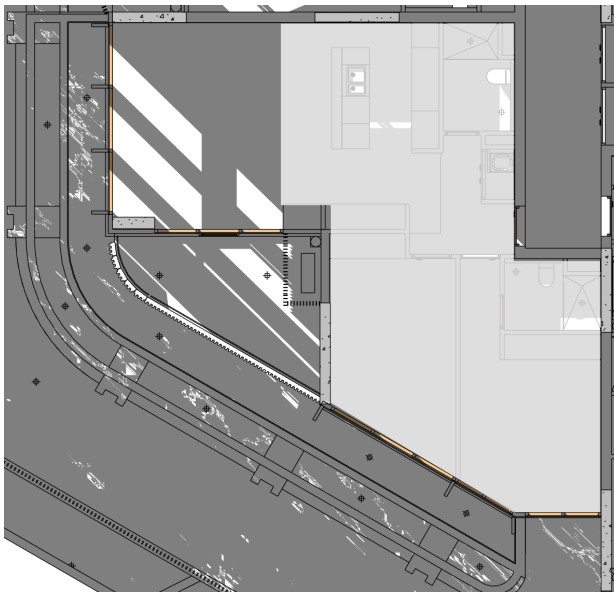
DAYLIGHT ANALYSIS -1.30 PM



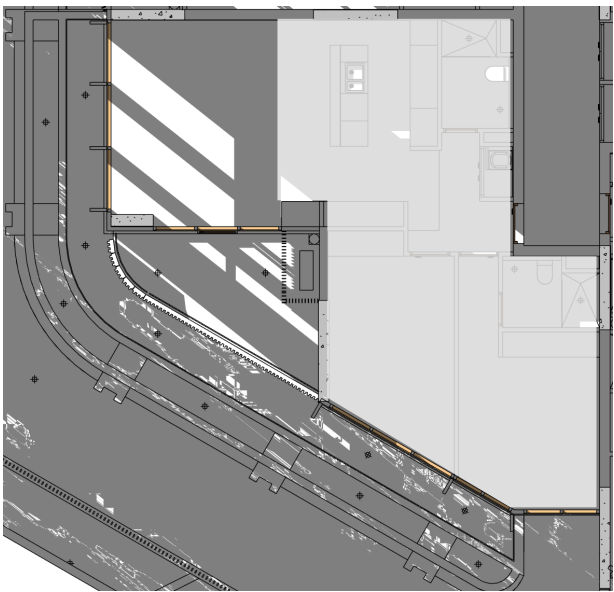
DAYLIGHT ANALYSIS -2.00 PM



UNIT LAYOUT - 1210B



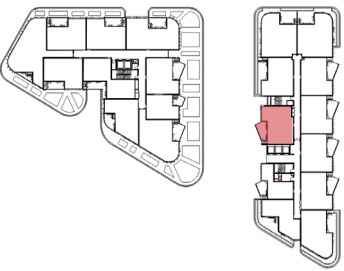
DAYLIGHT ANALYSIS - 2.30 PM



DAYLIGHT ANALYSIS - 3.00 PM

Note: Light grey areas are excluded from assessment due to depth within building

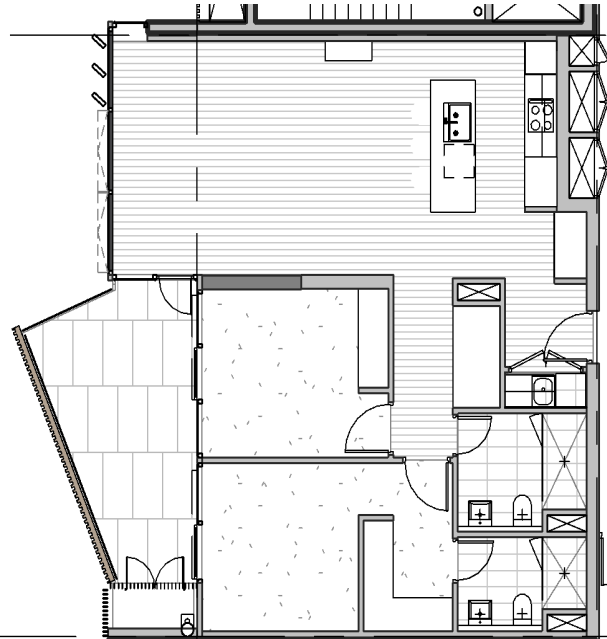
APARTMENT TYPOLOGY SOLAR ANALYSIS - TOWER B - UNIT 501 - 1HR.40 MINS



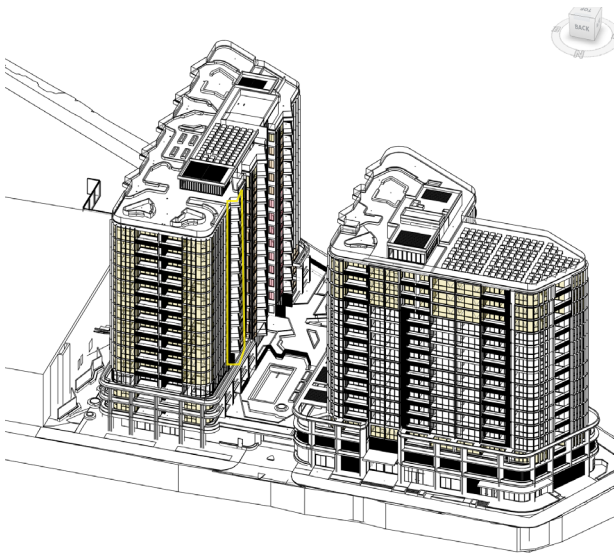
COUNCIL COMMENTS - LEVEL 6 -9 - CN ASSESSMENT:1HR 45MINS
RESPONCE

LEVEL 1 - 9 - 1HR.40 MINS - 12.20PM TO 2.00PM

LEVEL 10 - 14 - 2 HRS W

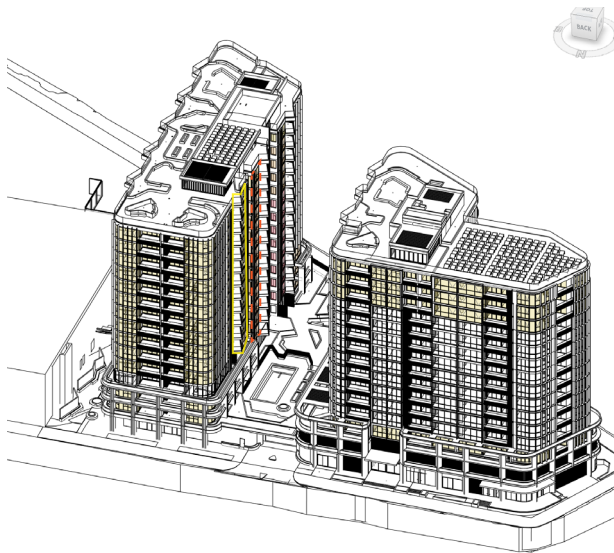


UNIT LAYOUT



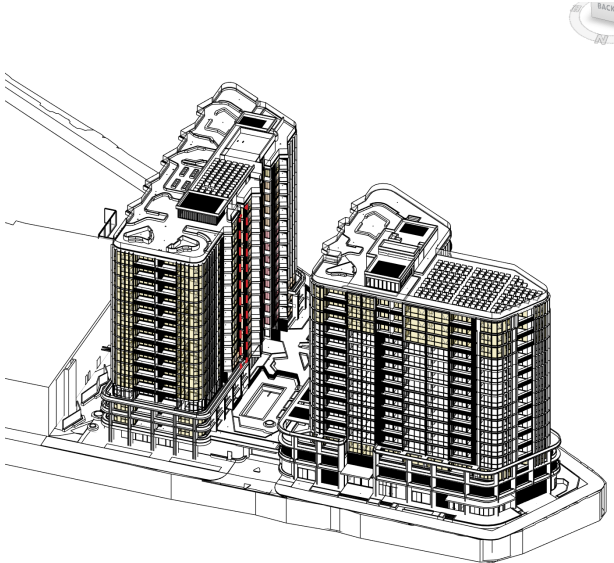
DAYLIGHT ANALYSIS -12.15 PM

AT 12.15 THE BALCONY ANGLE
OVERSHADOWS THE FACADE AND STOPS
SUNLIGHT ENTERING INTO THE LIVING
AREA. SUNLIGHT AREA~0.85SQ.M

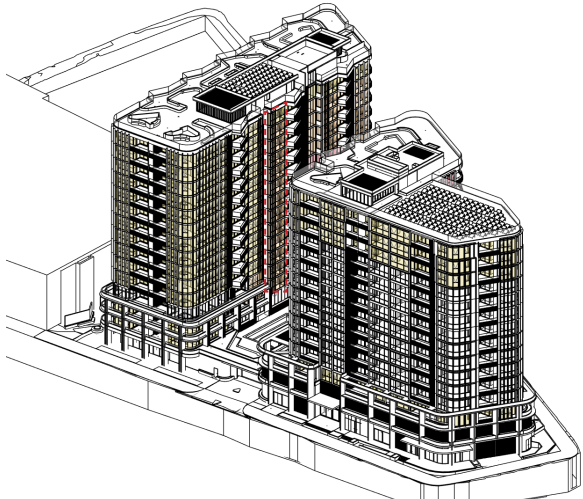


DAYLIGHT ANALYSIS -12.30 PM

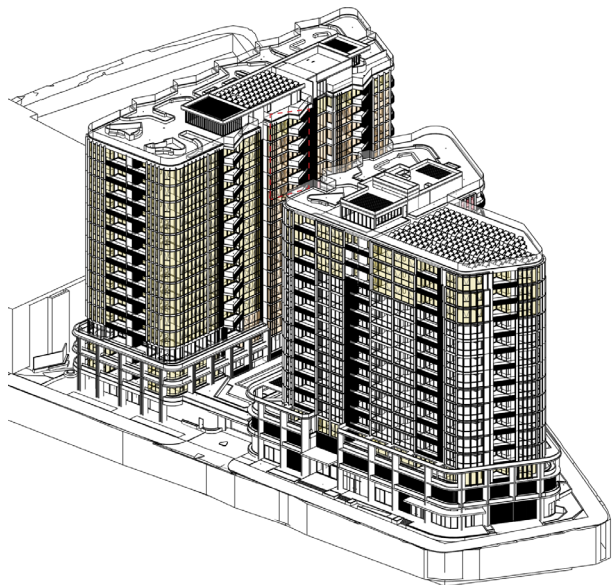
AT 12.20 THE SUNLIGHT WITHIN THE
LIVING ROOM INCREASES TO ~1.03SQ.M
AT 12.30 ~1.45SQ.M



DAYLIGHT ANALYSIS -12.45 PM



DAYLIGHT ANALYSIS - 2.00PM



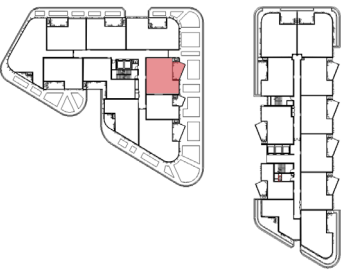
DAYLIGHT ANALYSIS - 2.15PM

AT 2.15 TOWER A OVERSHADOWS UNITS IN
LEVEL 02-09.

YELLOW LINE INDICATES THE BALCONY OVERSHADOWING THE
LIVING ROOM
RED DASHED LINE INDICATES THE UNITS ANALYSIED

309 KING STREET, NEWCASTLE

APARTMENT TYPOLOGY SOLAR ANALYSIS - TOWER A UNIT 501 -1HR.30MINS

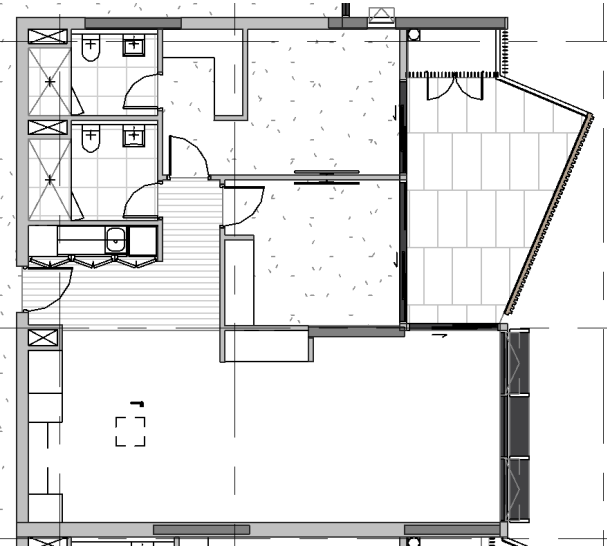


COUNCIL COMMENTS - 201A AND 202A ARE INCLUDED IN APPLICANT’S < 1HR 45MIN CALCULATION, HOWEVER CN ASSESSMENT WAS UNABLE TO CONFIRM SOLAR ACCESS TO THE LIVING ROOMS DUE TO AWNING STRUCTURE OVER. ACCORDINGLY, THEY ARE NOT INCLUDED IN CN’S < 1HR 45MIN CALCULATION

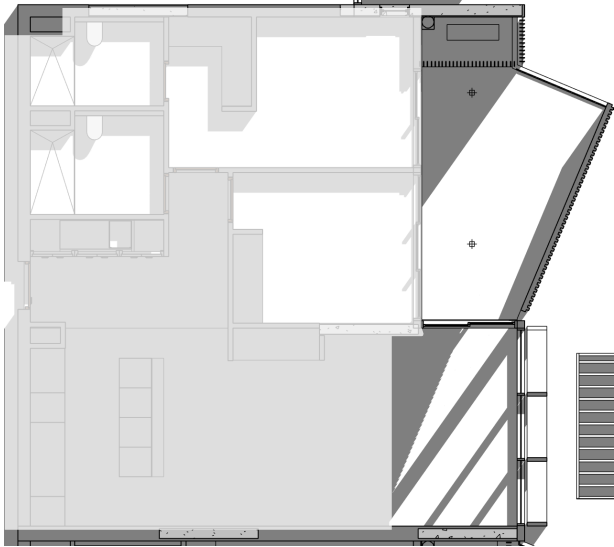
RESPONCE - LEVEL 2 - <1HR.30 MIN

LEVEL 3 - 14 - COUNCIL COMMENTS -CN ASSESSMENT:1HR 30MINS

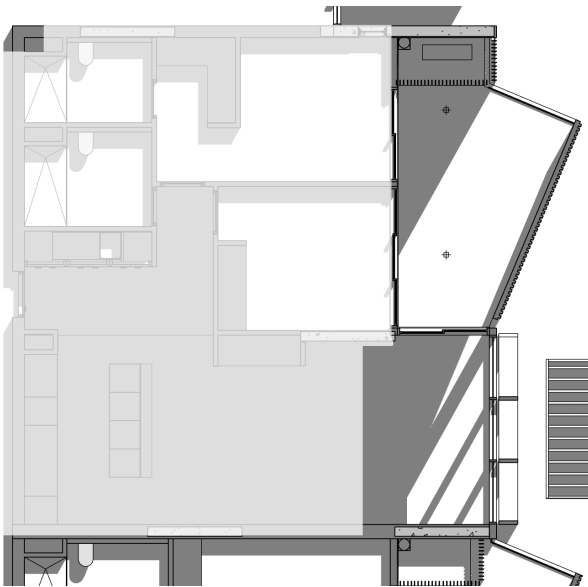
RESPONCE - LEVEL 3 - 14 - 1HR.30MINS



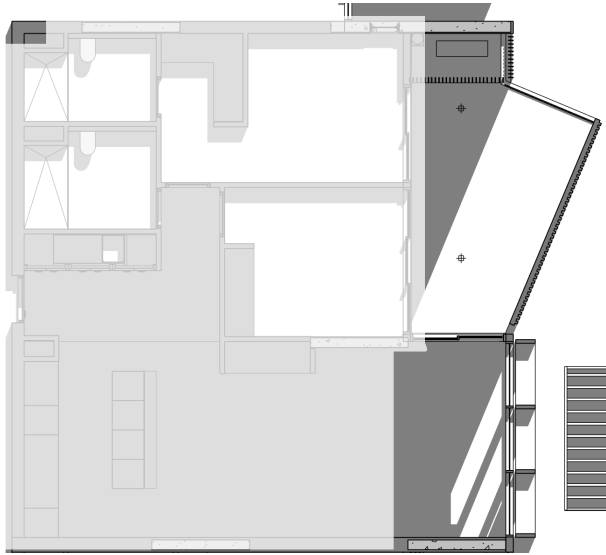
UNIT LAYOUT



DAYLIGHT ANALYSIS -9.00 AM

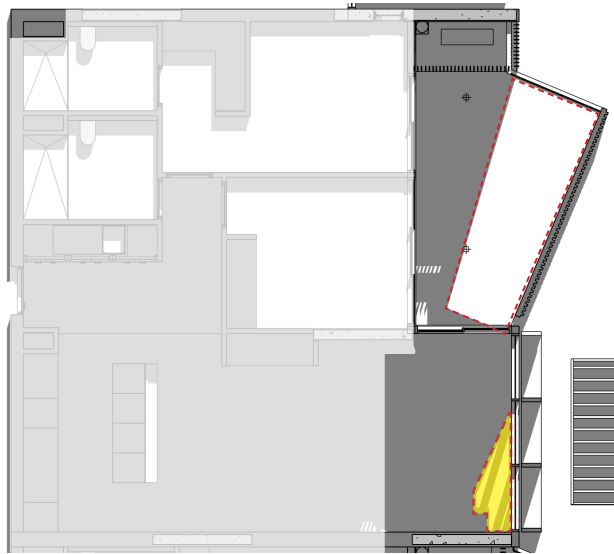


DAYLIGHT ANALYSIS -9.30 AM



DAYLIGHT ANALYSIS -10.00 AM

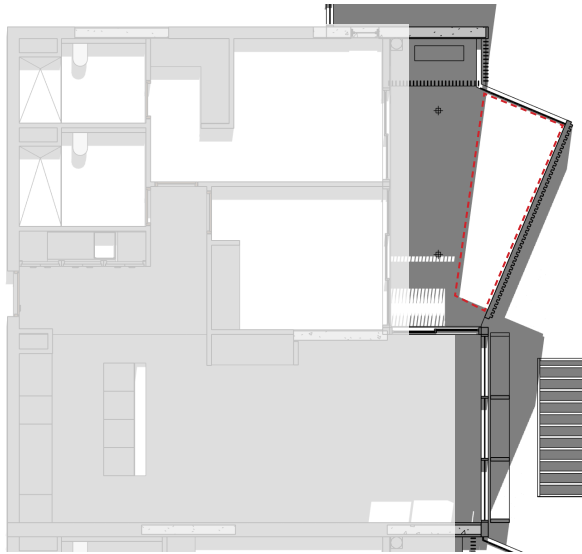
Please note that the area of sunlight on the 1m above floor level plane is outlined with a dashed red line. These areas include any shadow cast by window frames. The ADG does not clearly define whether frames are to be excluded from the area of sunlight, or not. Additional fine-grain analysis that would be required to calculate frame areas cannot be automated. This factor may only affect apartments that are close to the 1 sqm minimum sunlight area required for compliance. Additionally, this factor would not result in any apartments currently categorised as 2 hours being re-categorised as having less than 2 hours sunlight.



DAYLIGHT ANALYSIS -10.30 AM
LIVING ROOM ~ 1.4 SQ.M
BALCONY - 7.1 SQ.M



DAYLIGHT ANALYSIS -10.45 AM
LIVING ROOM ~ 0.48 SQ.M
BALCONY - 6.35 SQ.M



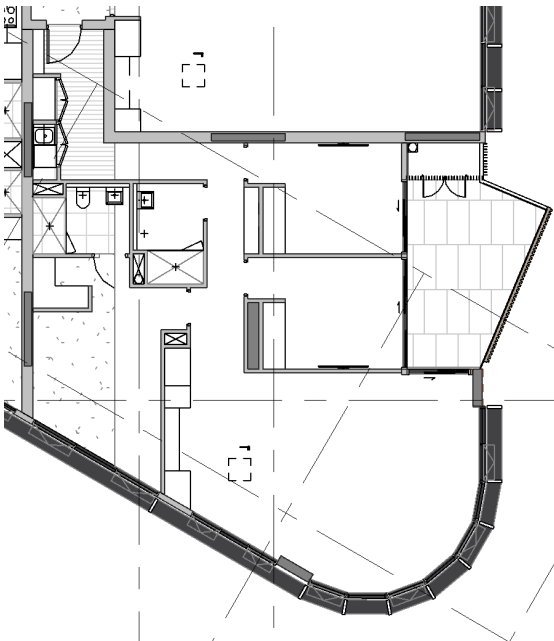
DAYLIGHT ANALYSIS -11.00 AM
BALCONY - 5.20 SQ.M

Note: Light grey areas are excluded from assessment due to depth within building

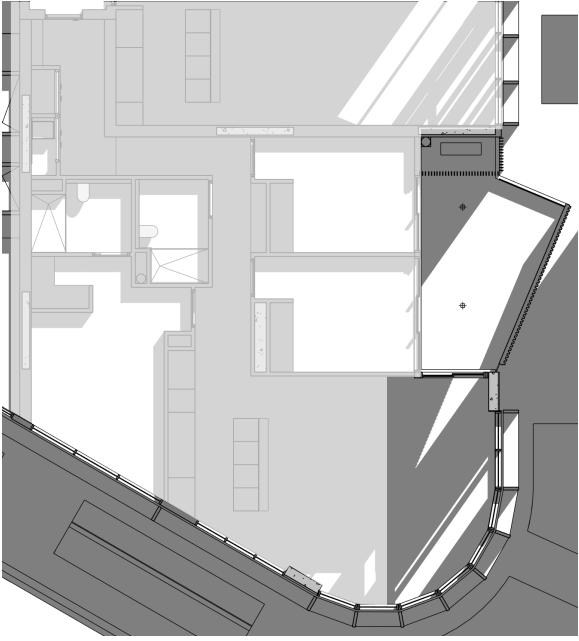
APARTMENT TYPOLOGY SOLAR ANALYSIS - TOWER A UNIT 503 - 1HR.30MINS



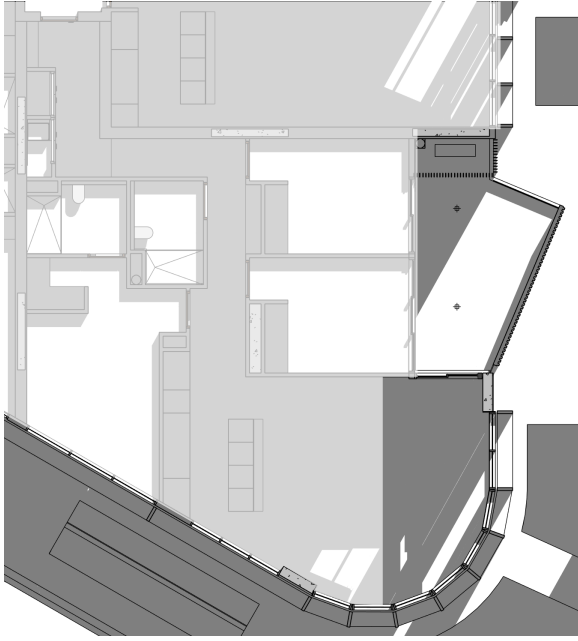
COUNCIL COMMENTS - CN ASSESSMENT:1HR 30MINS
RESPONSE
LEVEL 2 - <1HR.30 MIN
LEVEL 3 - 14 - 1HR.30MINS



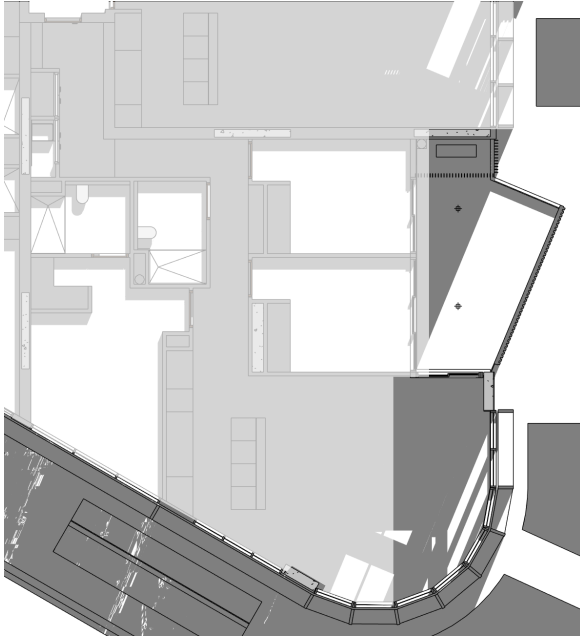
UNIT LAYOUT



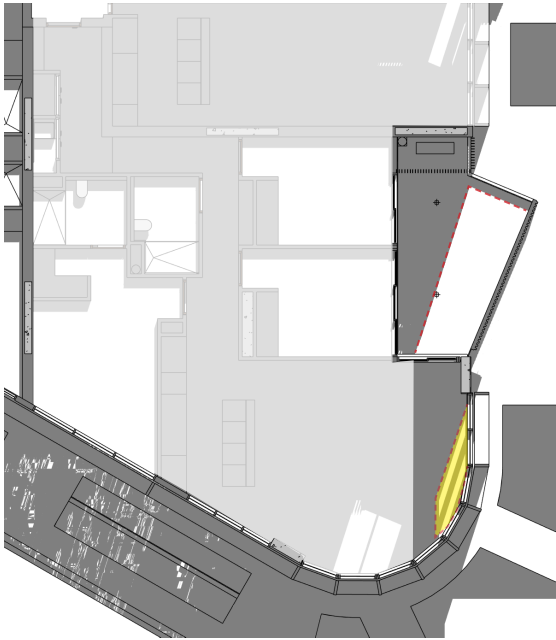
DAYLIGHT ANALYSIS -9.00 AM



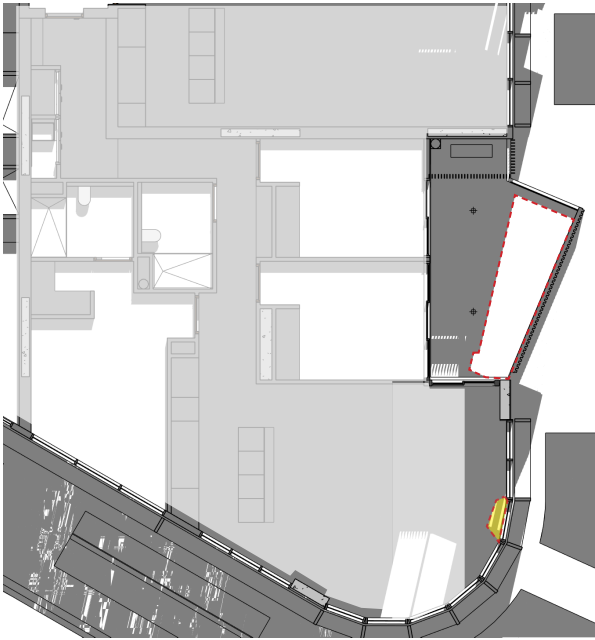
DAYLIGHT ANALYSIS -9.30 AM



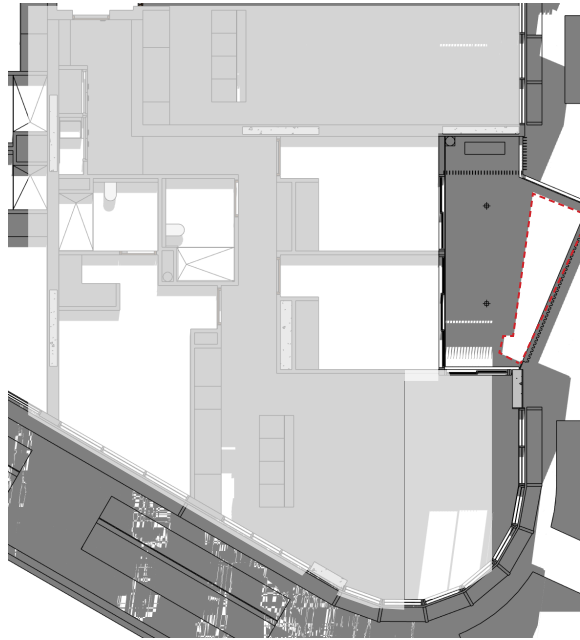
DAYLIGHT ANALYSIS -10.00 AM



DAYLIGHT ANALYSIS -10.30 AM
LIVING ROOM ~1.35 SQ.M
BALCONY - 7.18



DAYLIGHT ANALYSIS -10.45 AM
LIVING ROOM ~0.25 SQ.M
BALCONY - 5.82 SQ.M



DAYLIGHT ANALYSIS -11.00 AM
BALCONY - 4.57SQ.M

Please note that the area of sunlight on the 1m above floor level plane is outlined with a dashed red line. These areas include any shadow cast by window frames. The ADG does not clearly define whether frames are to be excluded from the area of sunlight, or not. Additional fine-grain analysis that would be required to calculate frame areas cannot be automated. This factor may only affect apartments that are close to the 1 sqm minimum sunlight area required for compliance. Additionally, this factor would not result in any apartments currently categorised as 2 hours being re-categorised as having less than 2 hours sunlight.

RECESSED BALCONY

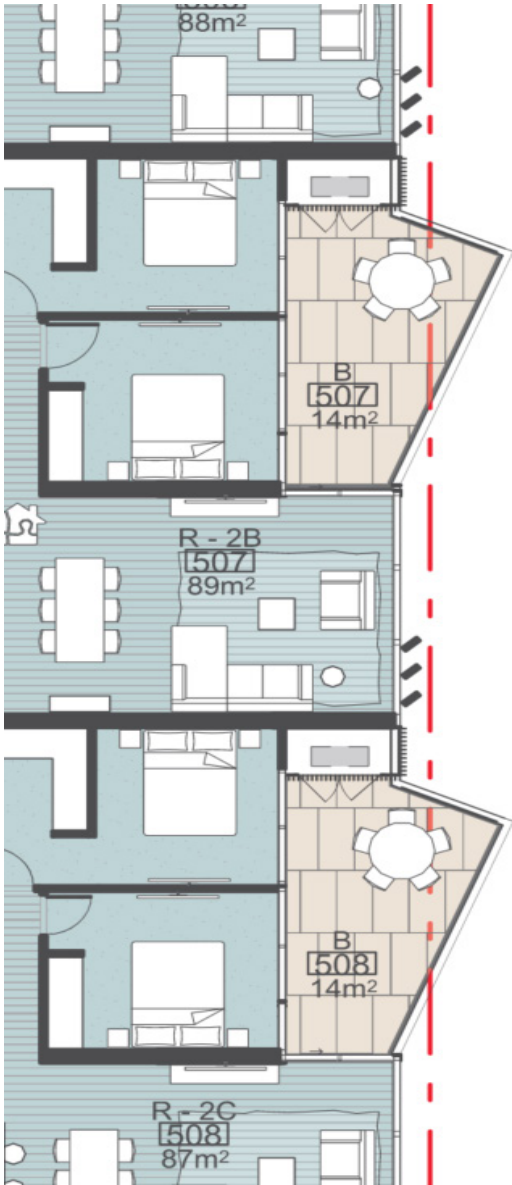
Proposed condition of consent requiring changes to apartment balconies:

Before the issue of the first construction certificate for works above the ground level slab (i.e., whether for part or whole of a building), the development must be amended as follows:

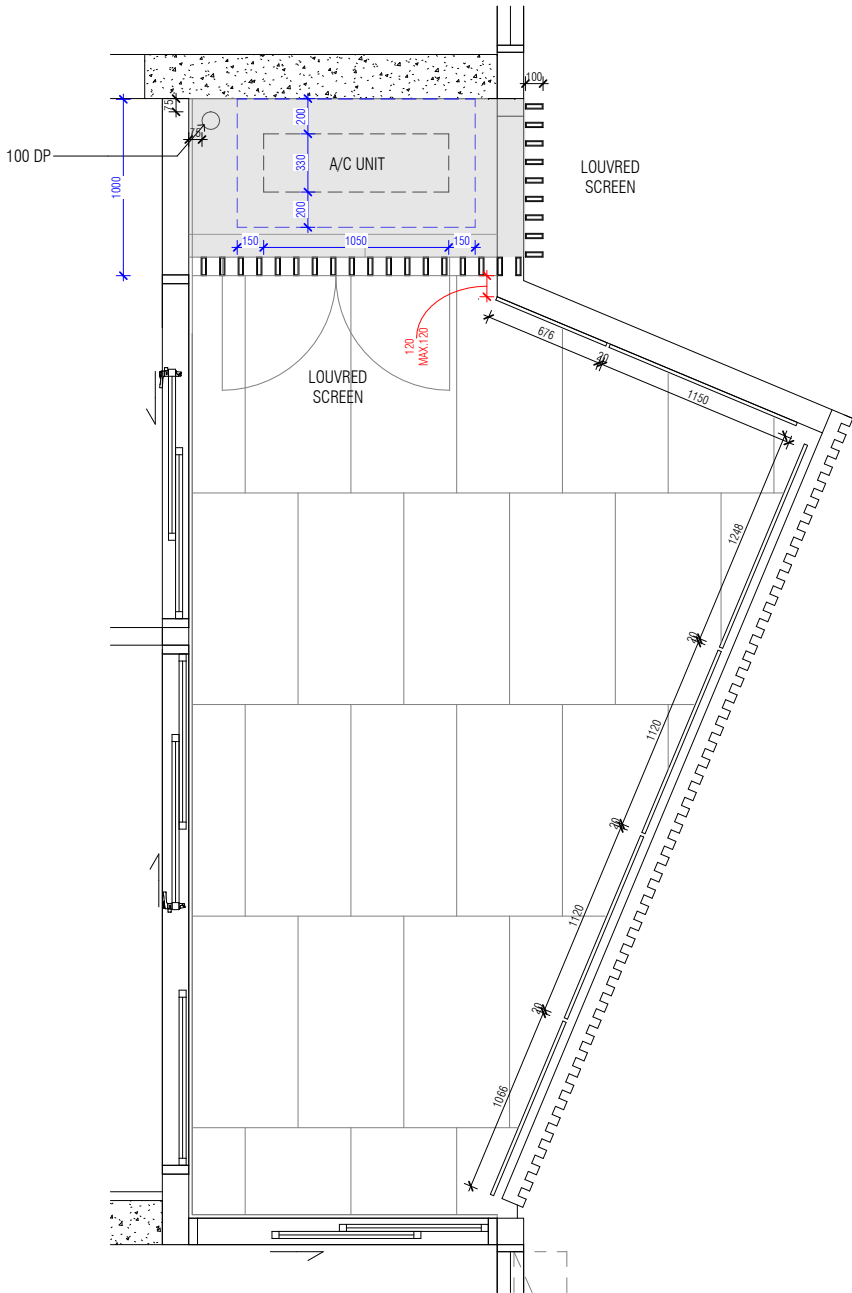
1. The width of the air conditioning enclosure (also referred to as 'balcony louvres') on the eastern balconies of Tower A and Tower B must be reduced by a minimum of 450mm, as indicated on approved drawings SK558 to SK563 prepared by Fender Katsalidis Pty Ltd. Full details are to be included in the documentation for a Construction Certificate

ADDITIONAL INFORMATION - TOWER B UNIT 505 - BALCONY UPDATE

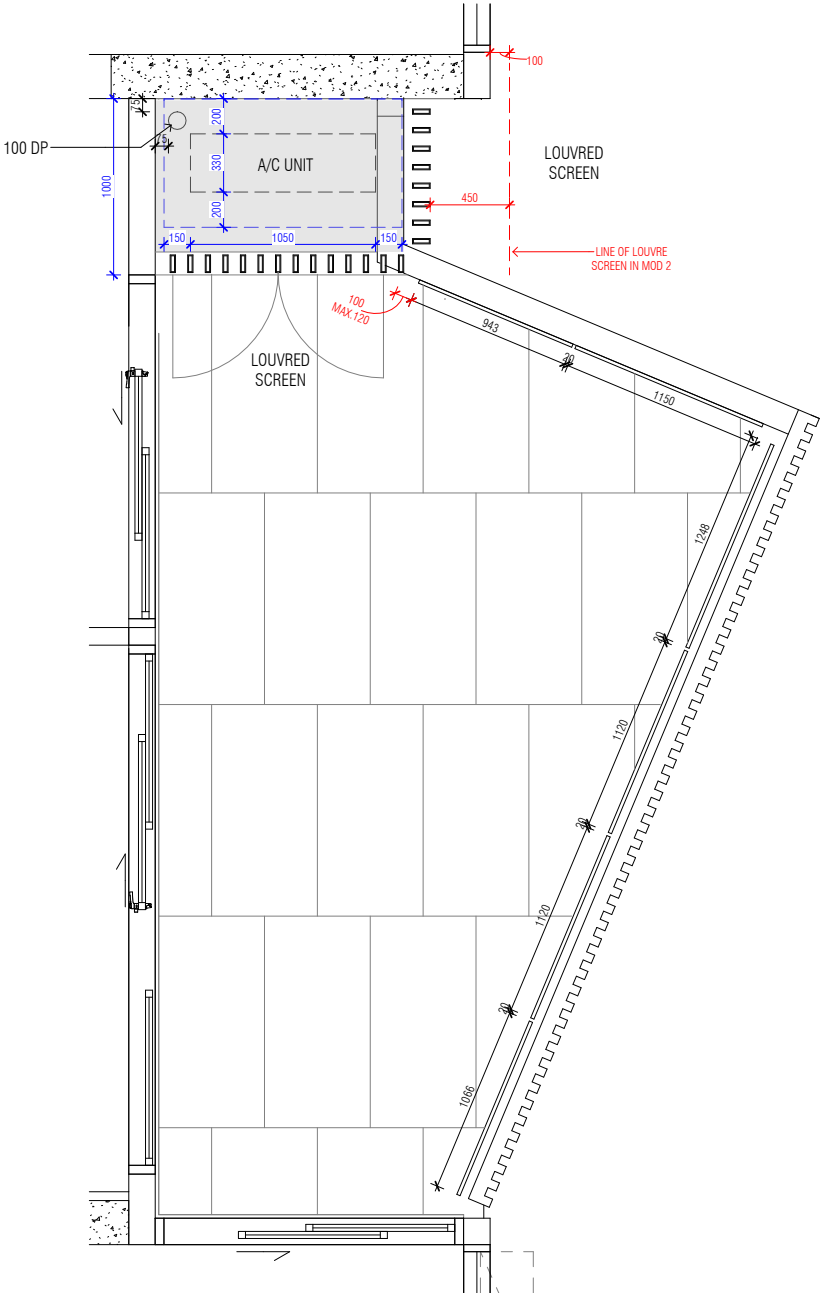
UNCONTROLLED COPY
NOT FOR CONSTRUCTION



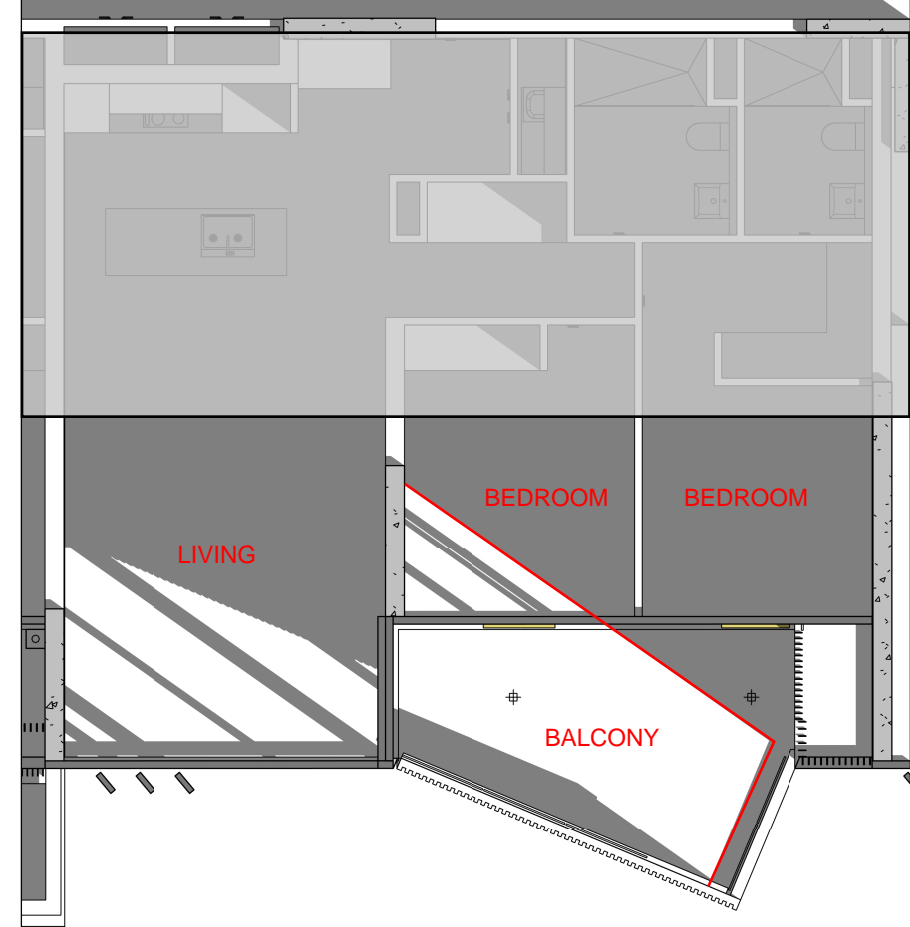
EXCERPT FROM MOD 2 GA
PLANS (NTS)



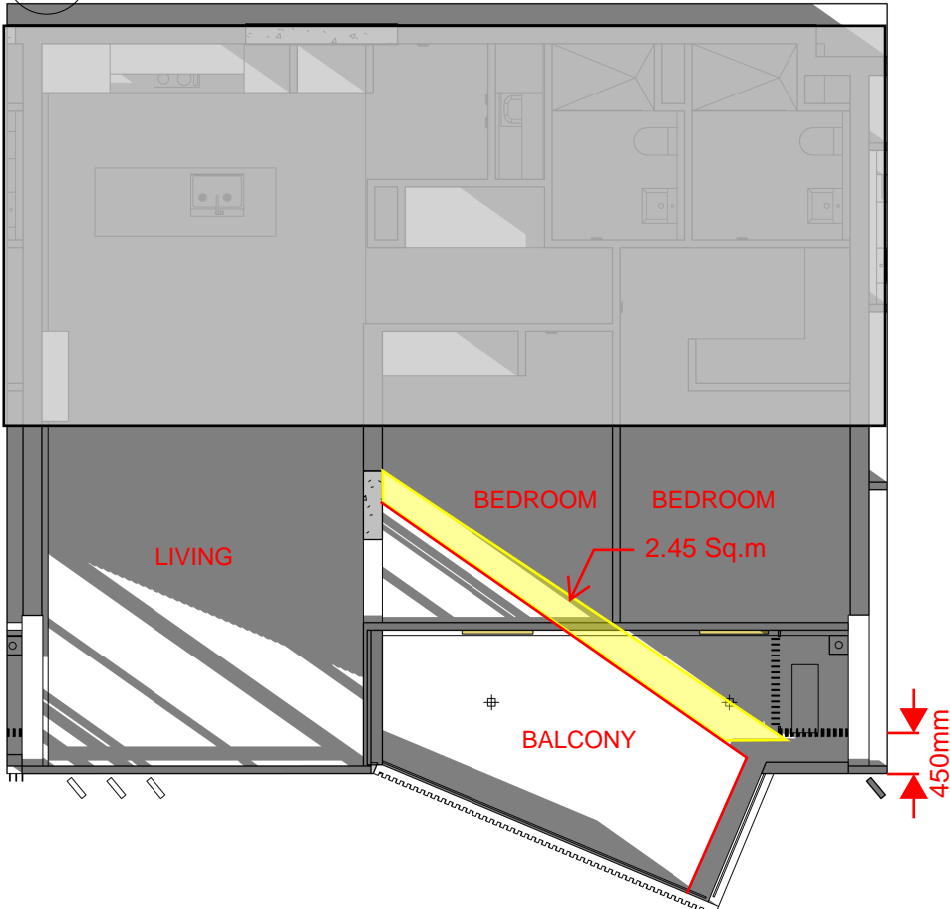
MOD 2 - BALCONY PLAN



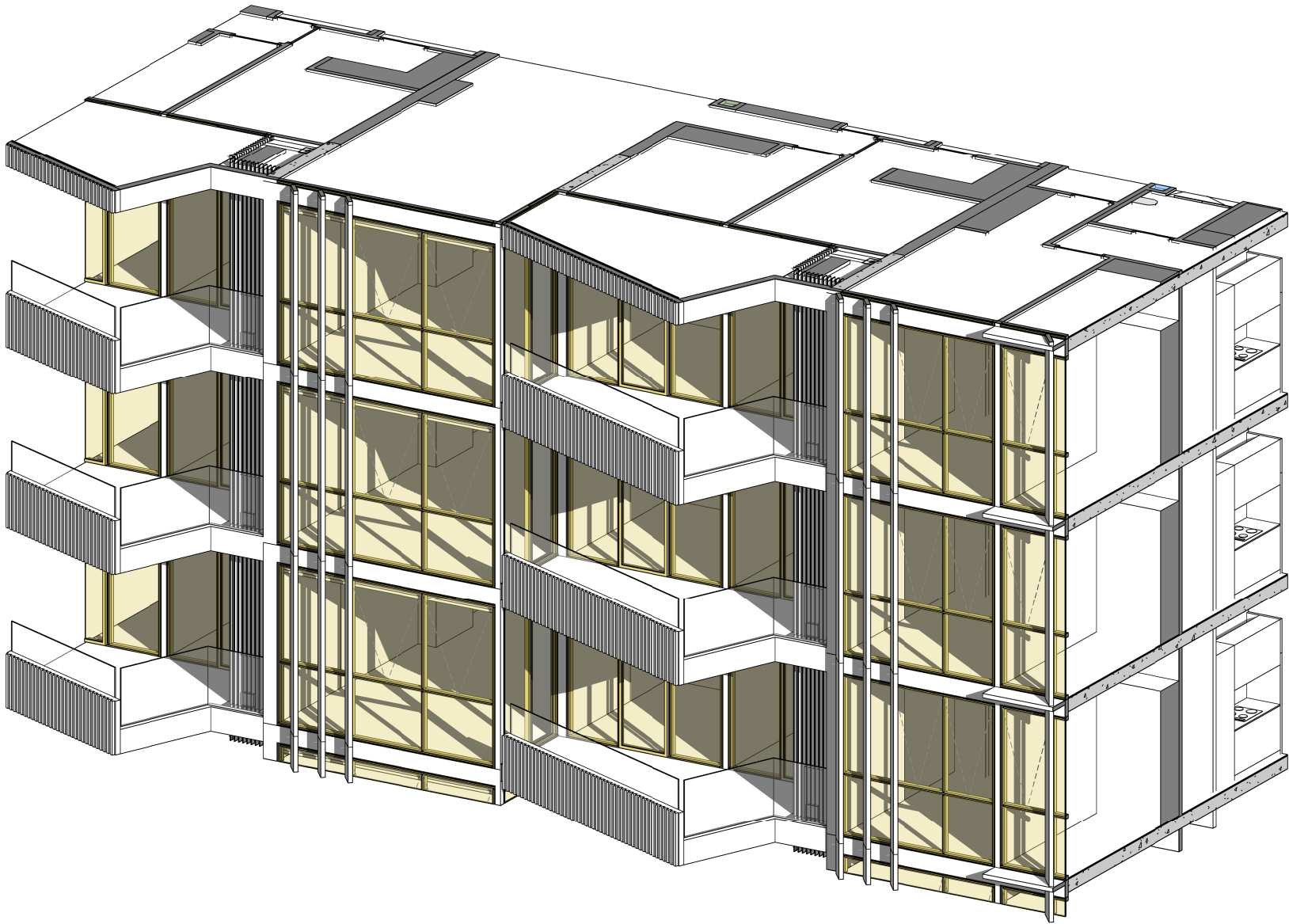
RECESSED BALCONY PLAN



3 SOLAR CHECK NO DESIGN CHANGE - 9.00 AM



2 SOLAR CHECK-BALCONY LOUVRE UPDATE - 9 AM



1 BALCONY LOUVRE UPDATE 3D-9 AM

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GWH

124 - 126 BULL STREET, NEWCASTLE WEST

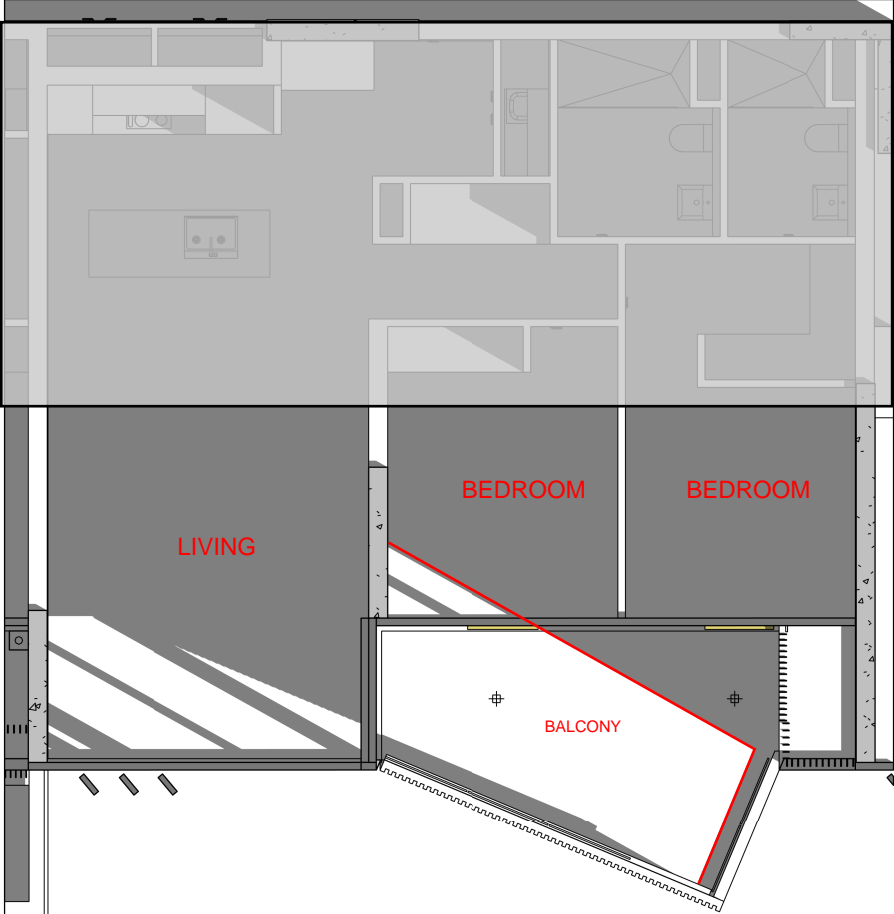
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SUN EYE VIEW CHECK 9 AM

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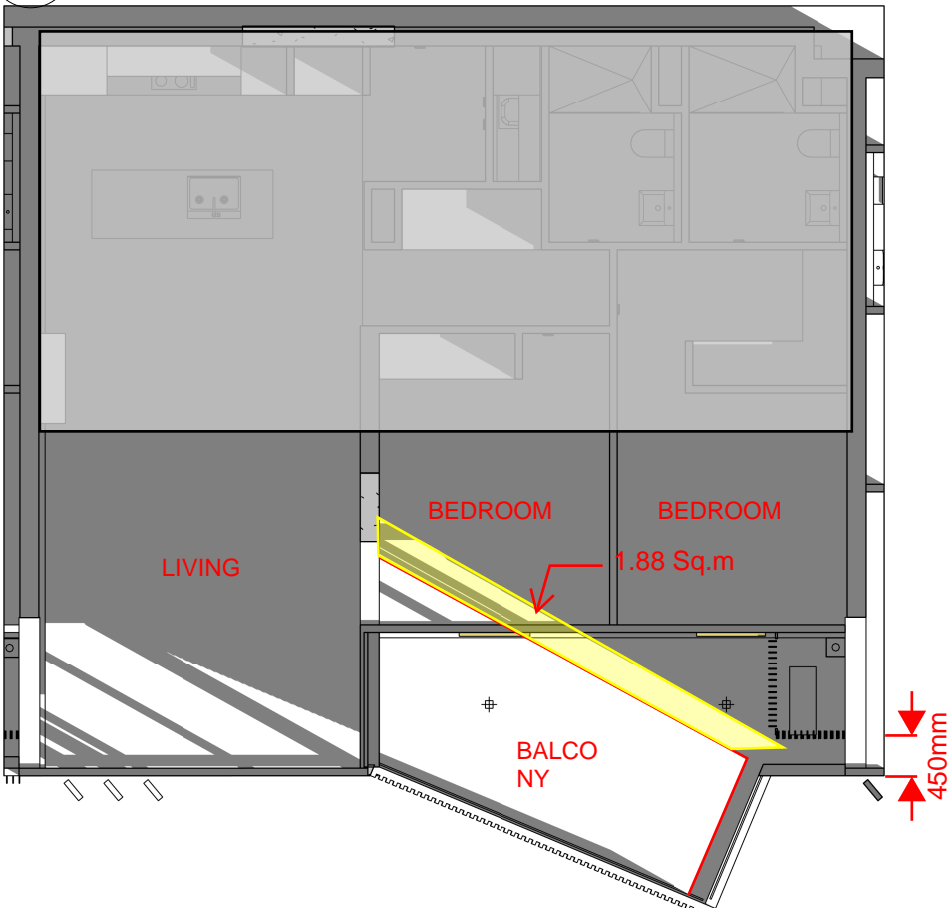
ISSUE PURPOSE



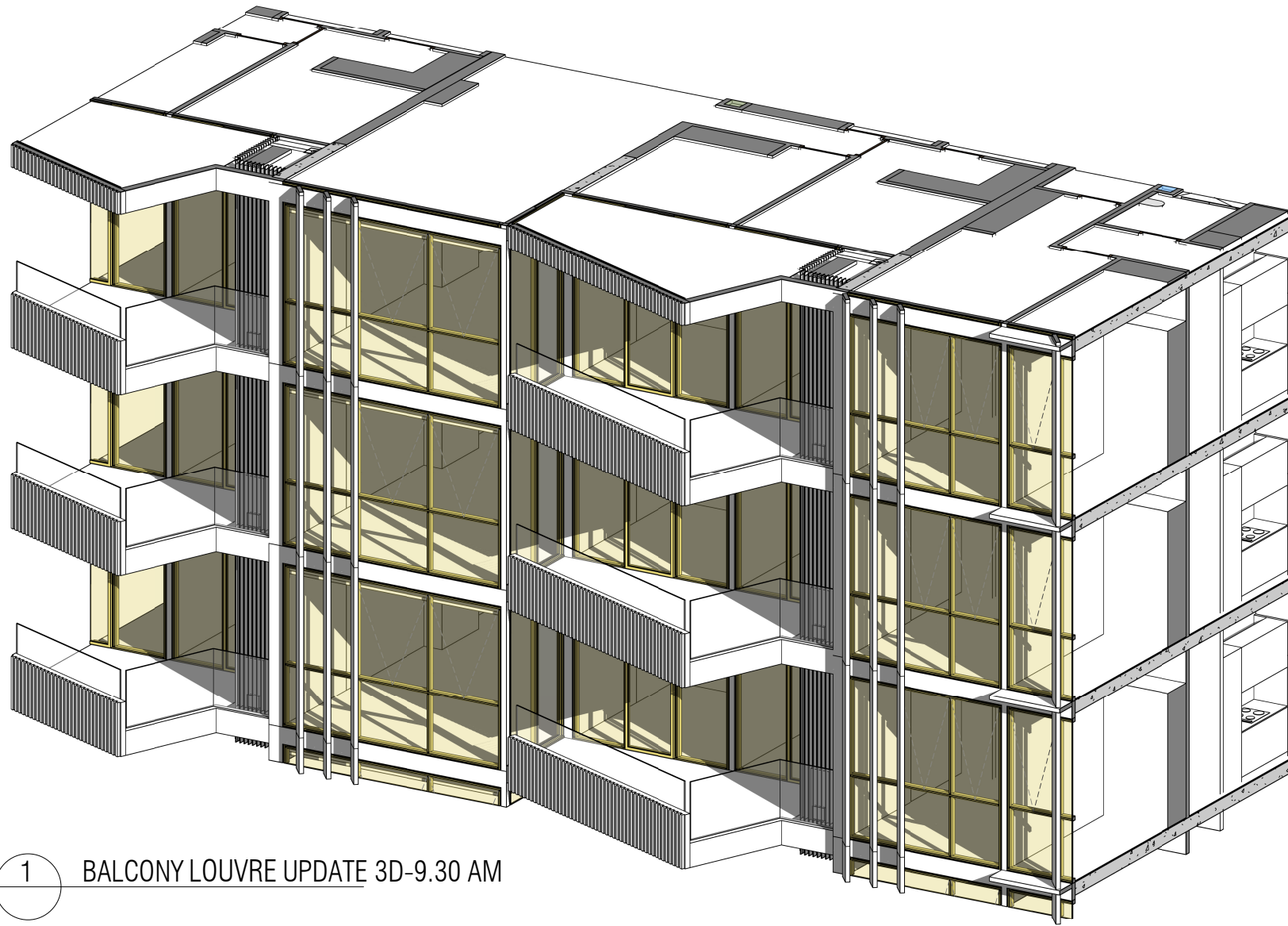
REV. DRAWING NO.
SK558



3 SOLAR CHECK NO DESIGN CHANGE - 9.30 AM



2 SOLAR CHECK BALCONY LOUVRE UPDATE - 9.30 AM



1 BALCONY LOUVRE UPDATE 3D-9.30 AM

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124 - 126 BULL STREET, NEWCASTLE WEST

DRAWING TITLE
SUN EYE VIEW CHECK 9.30 AM

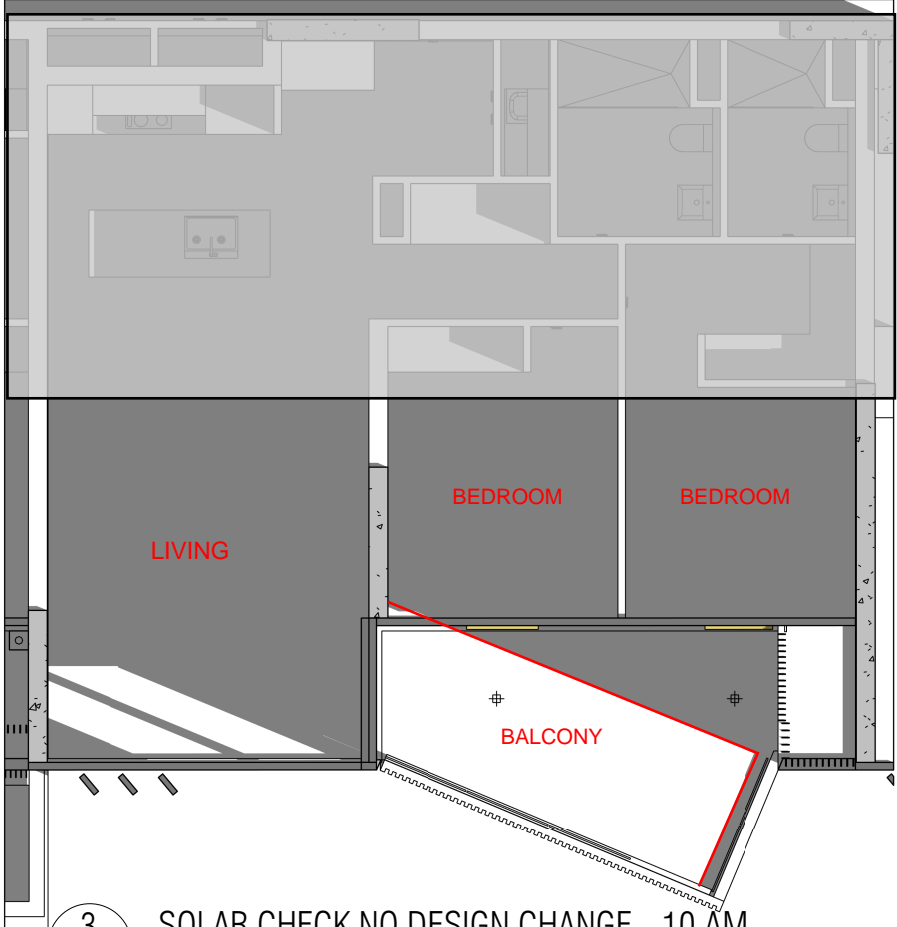
ISSUE PURPOSE

REV.

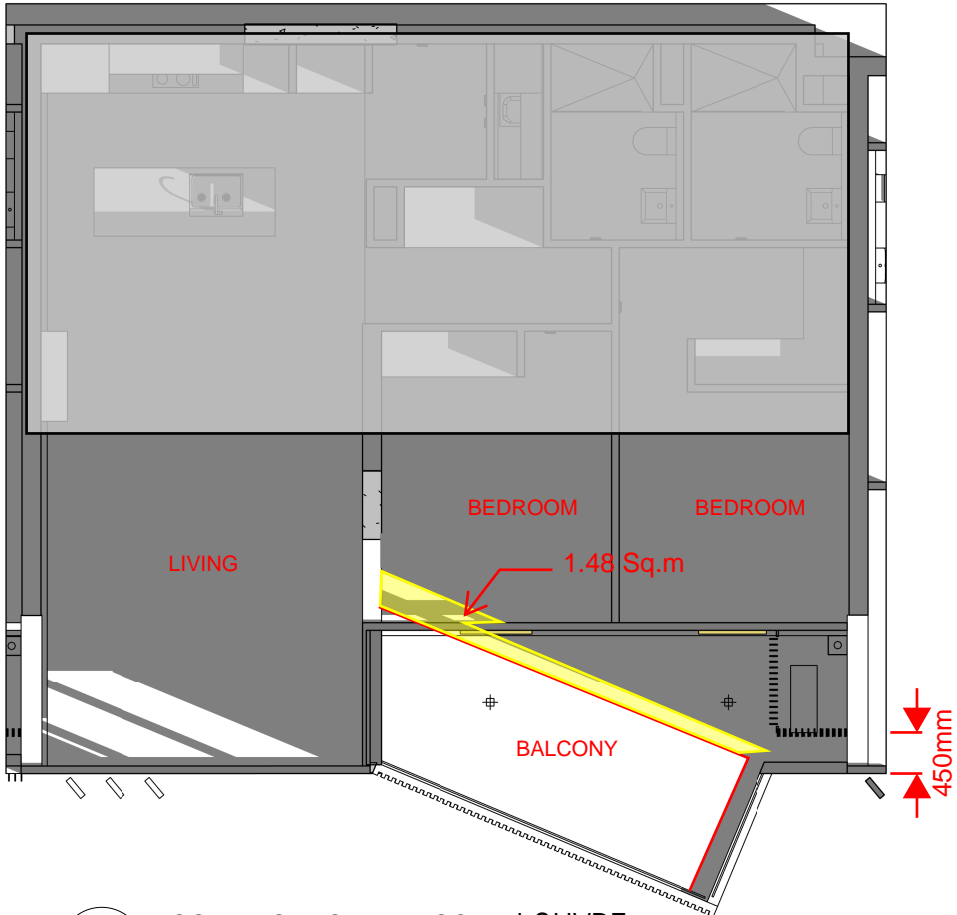
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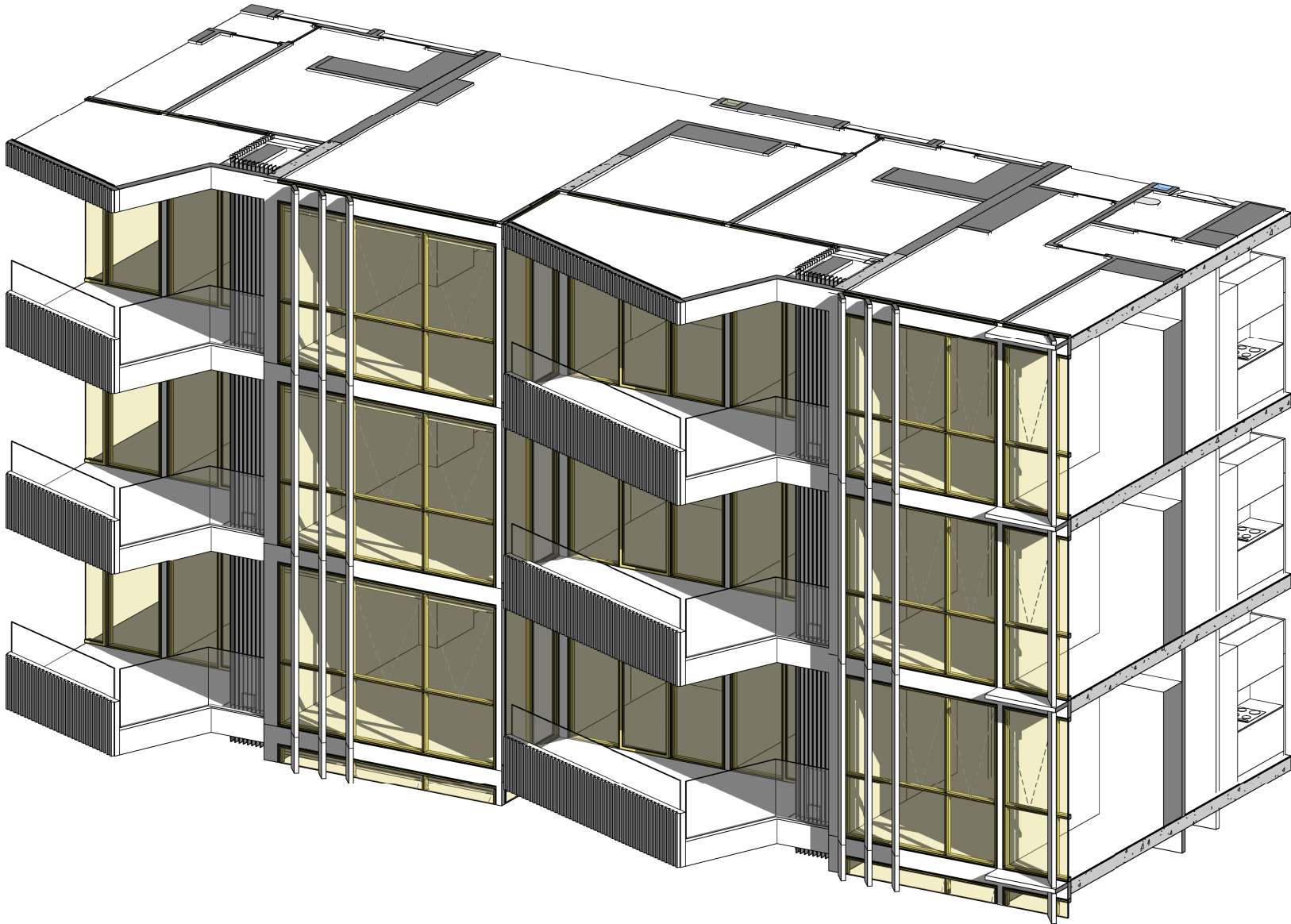




3 SOLAR CHECK NO DESIGN CHANGE - 10 AM



2 SOLAR CHECK BALCONY LOUVRE UPDATE- 10 AM



1 BALCONY LOUVRE UPDATE 3D-10.00

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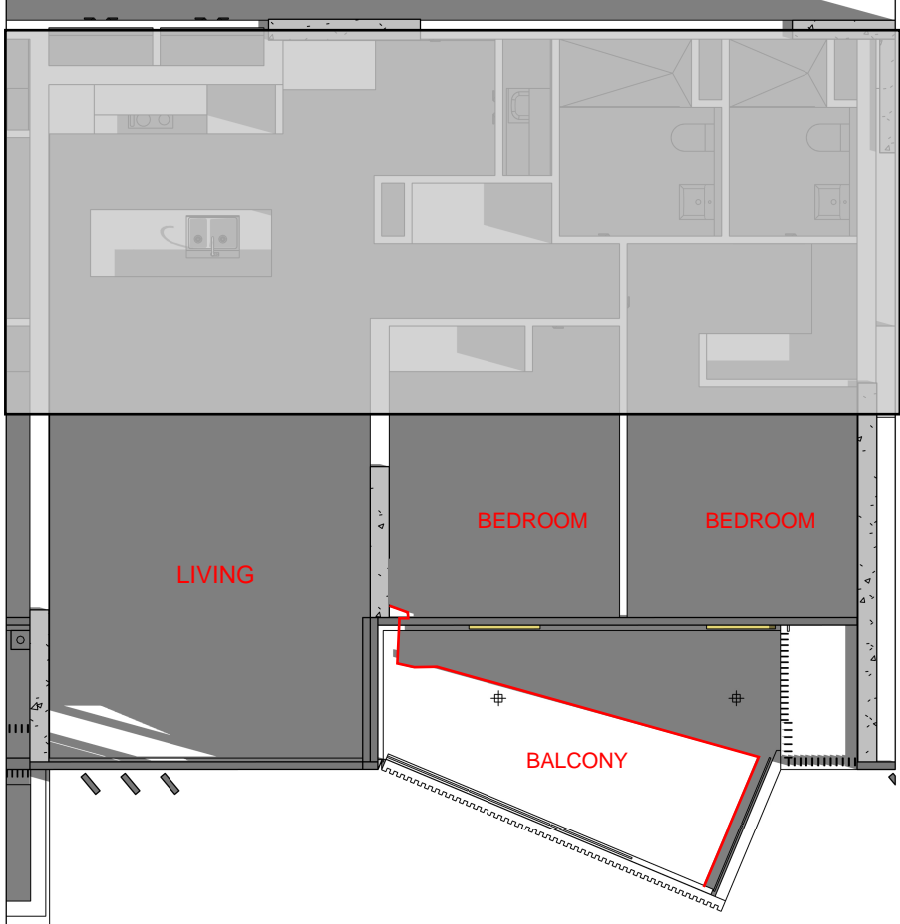
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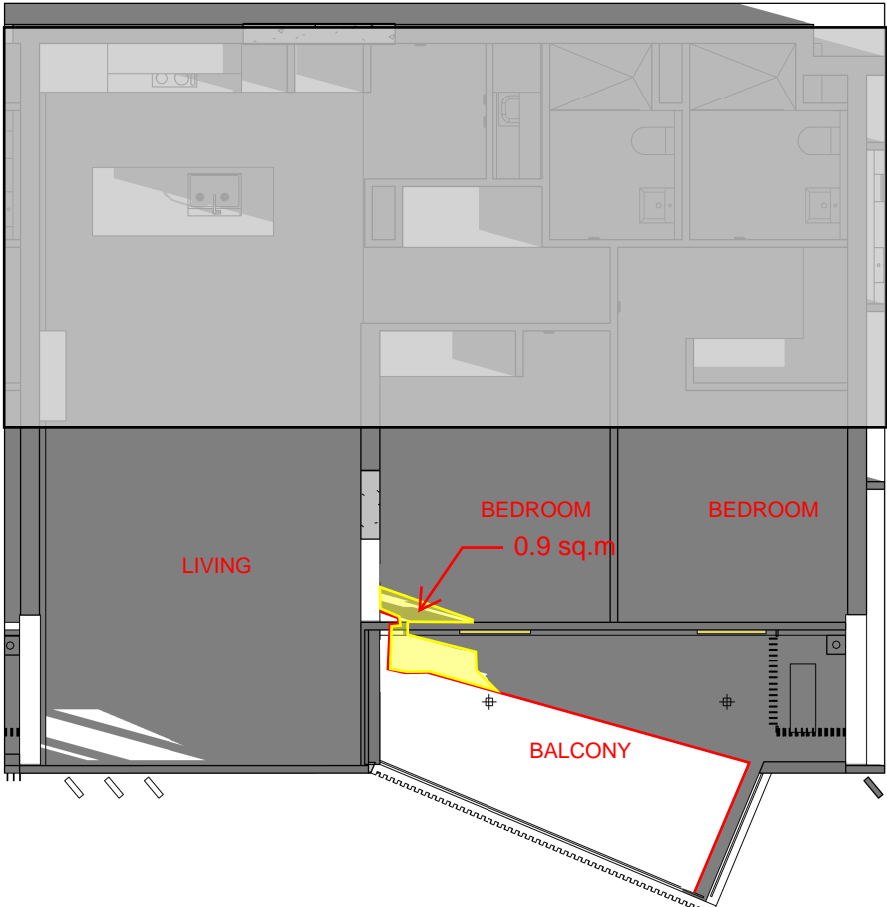
ISSUE PURPOSE

FK

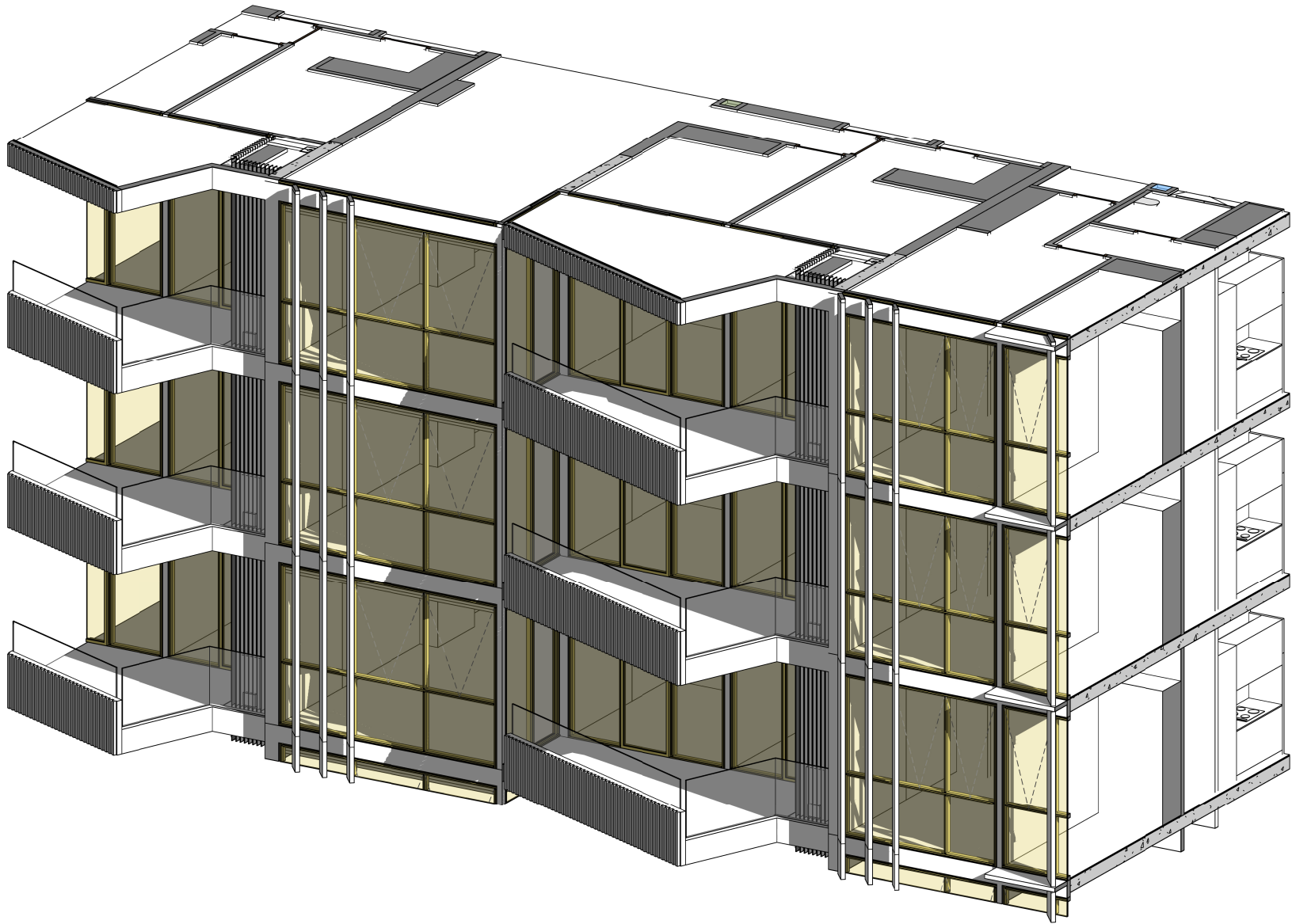
REV. DRAWING NO.
SK560



3 SOLAR CHECK NO DESIGN CHANGE - 10.30 AM



2 SOLAR CHECK BALCONY LOUVRE UPDATE- 10.30 AM



1 BALCONY LOUVRE UPDATE 3D-10.30 AM

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124 - 126 BULL STREET, NEWCASTLE WEST

DRAWING TITLE
SUN EYE VIEW CHECK 10.30 AM

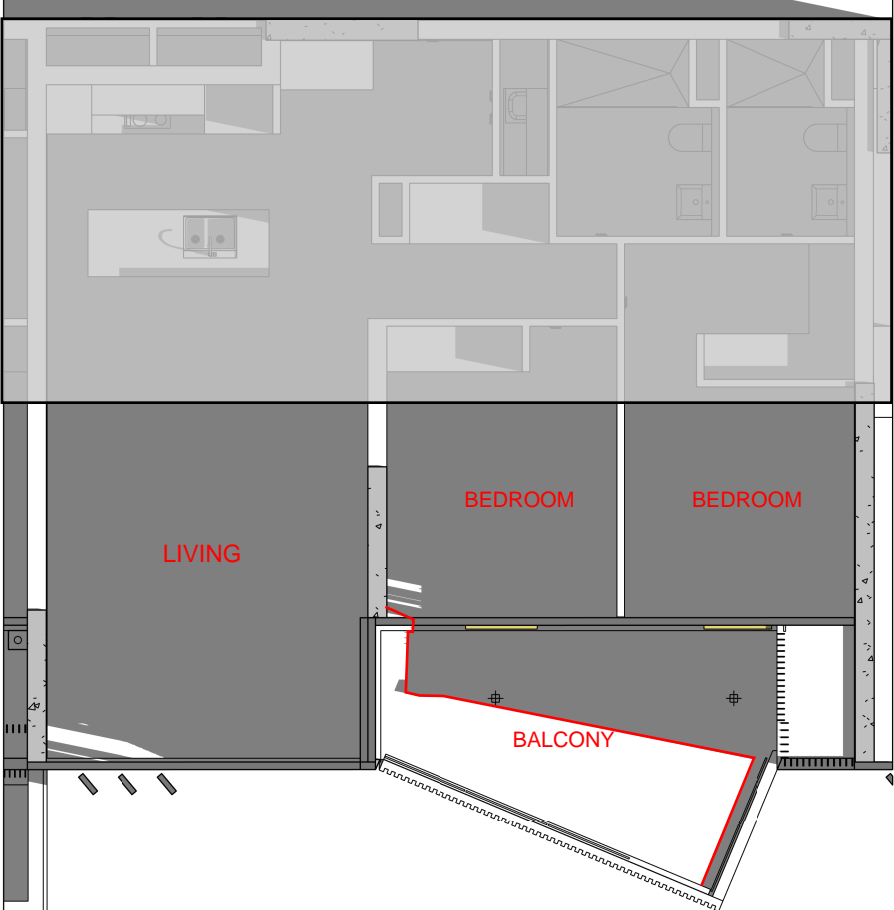
ISSUE PURPOSE

REV.

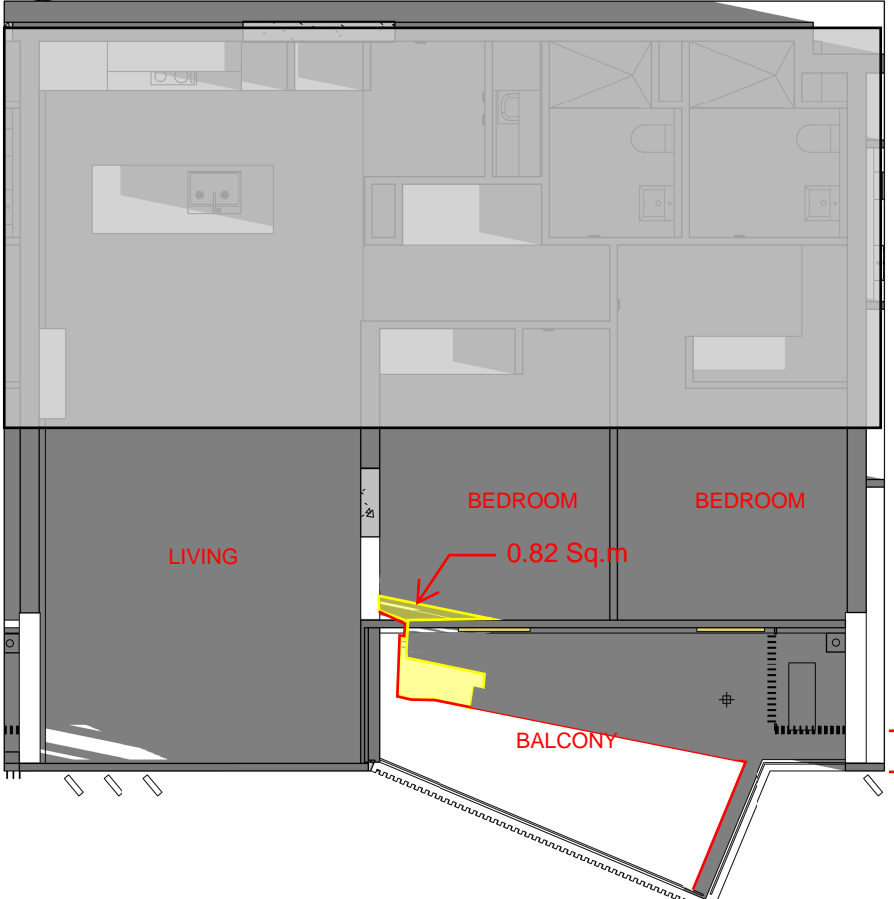
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SK561

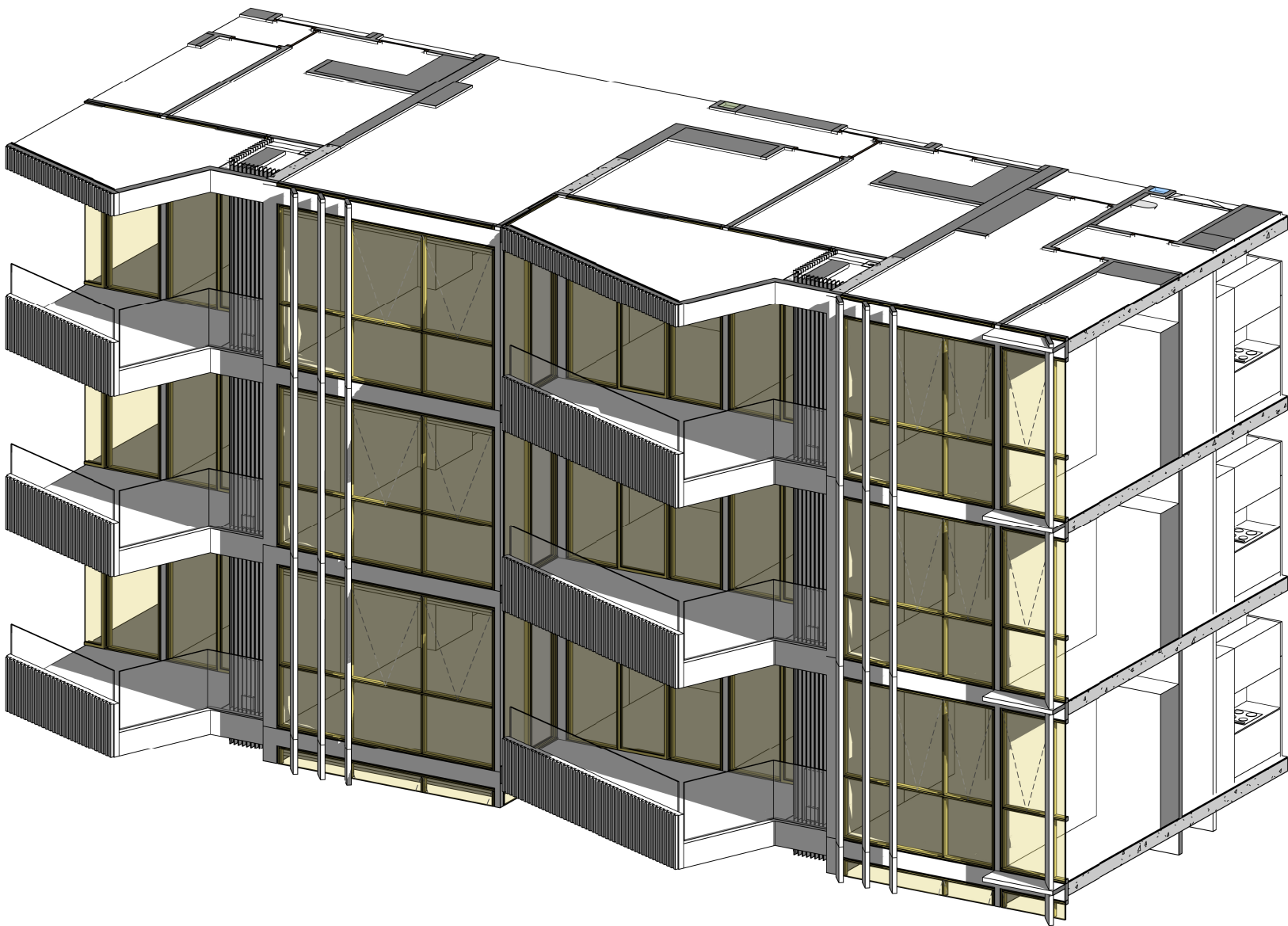




3 SOLAR CHECK NO DESIGN CHANGE - 10 .45 AM



2 SOLAR CHECK -BALCONY LOUVRE UPDATE- 10.45 AM



1 BALCONY LOUVRE UPDATE 3D-10.45 AM

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Author

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Checker

DATE

JOB NO.
22104

SCALE
[TYPE SCALE]

PROJECT
ERA NEWCASTLE

CLIENT
GWH

124 - 126 BULL STREET, NEWCASTLE WEST

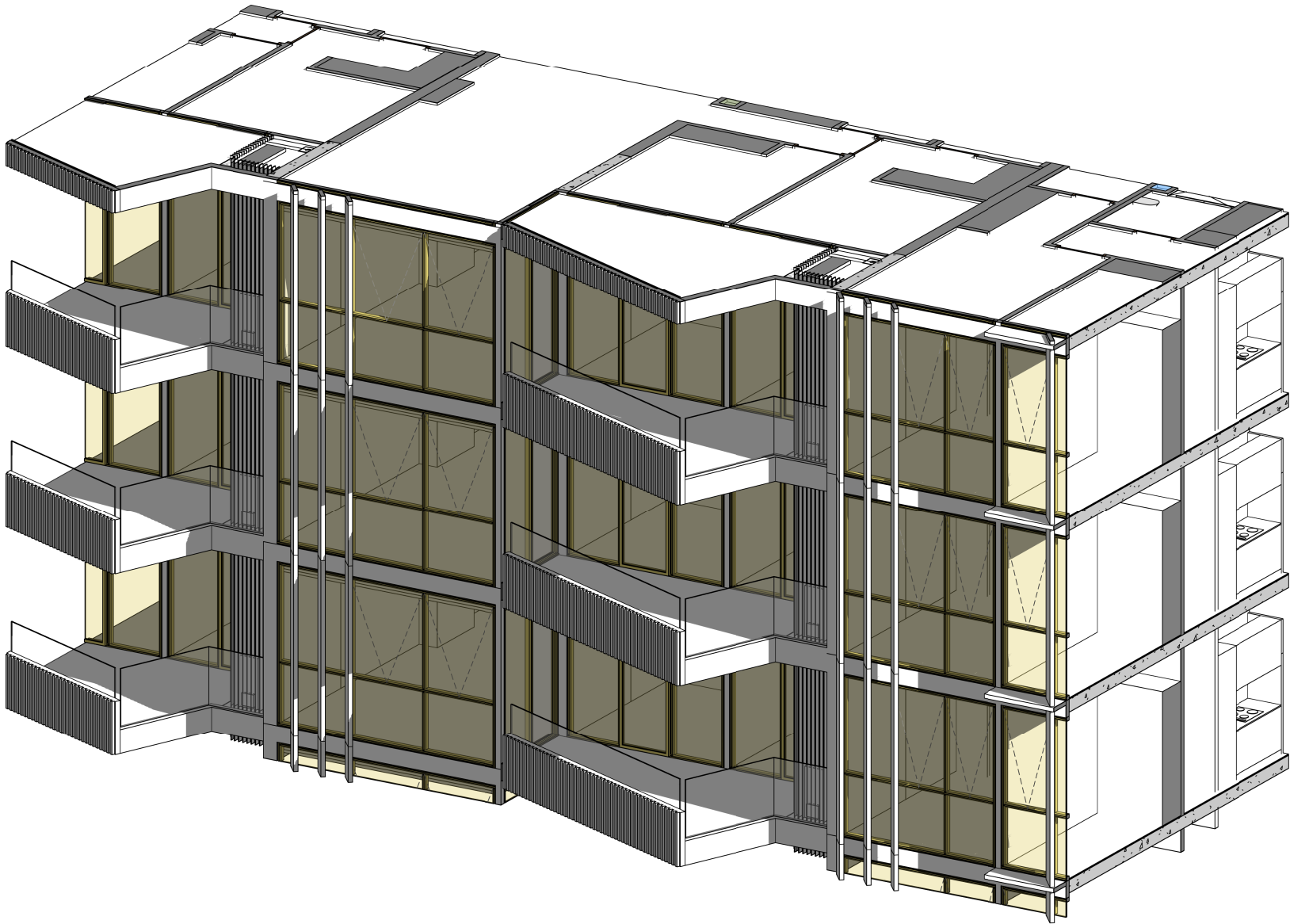
DRAWING TITLE
SUN EYE VIEW CHECK 10.45 AM

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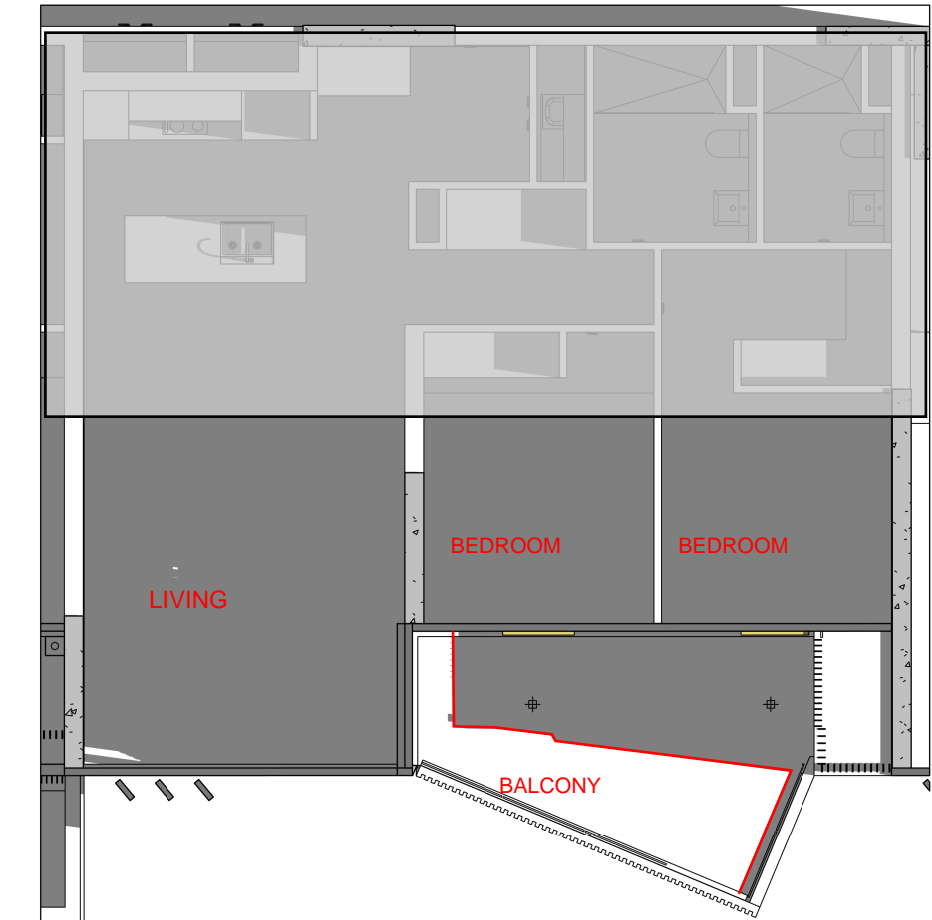
ISSUE PURPOSE



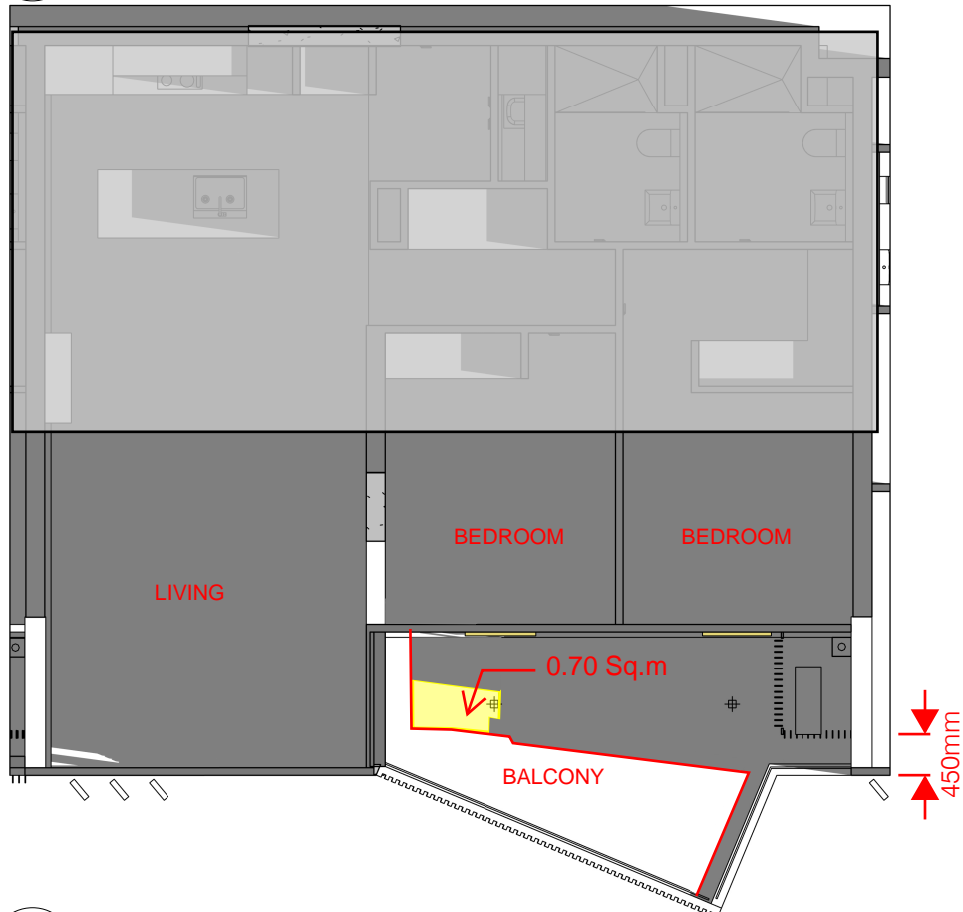
REV. DRAWING NO.
SK562



1 BALCONY LOUVRE UPDATE 3D-11 AM



3 SOLAR CHECK NO DESIGN CHANGE - 11 AM



2 SOLAR CHECK -BALCONY LOUVRE UPDATE- 11 AM

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SCALE
@A3

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SUN EYE VIEW CHECK 11 AM

ISSUE PURPOSE

REV.

DRAWING NO.

SK563



L 15 SKYLIGHTS

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.

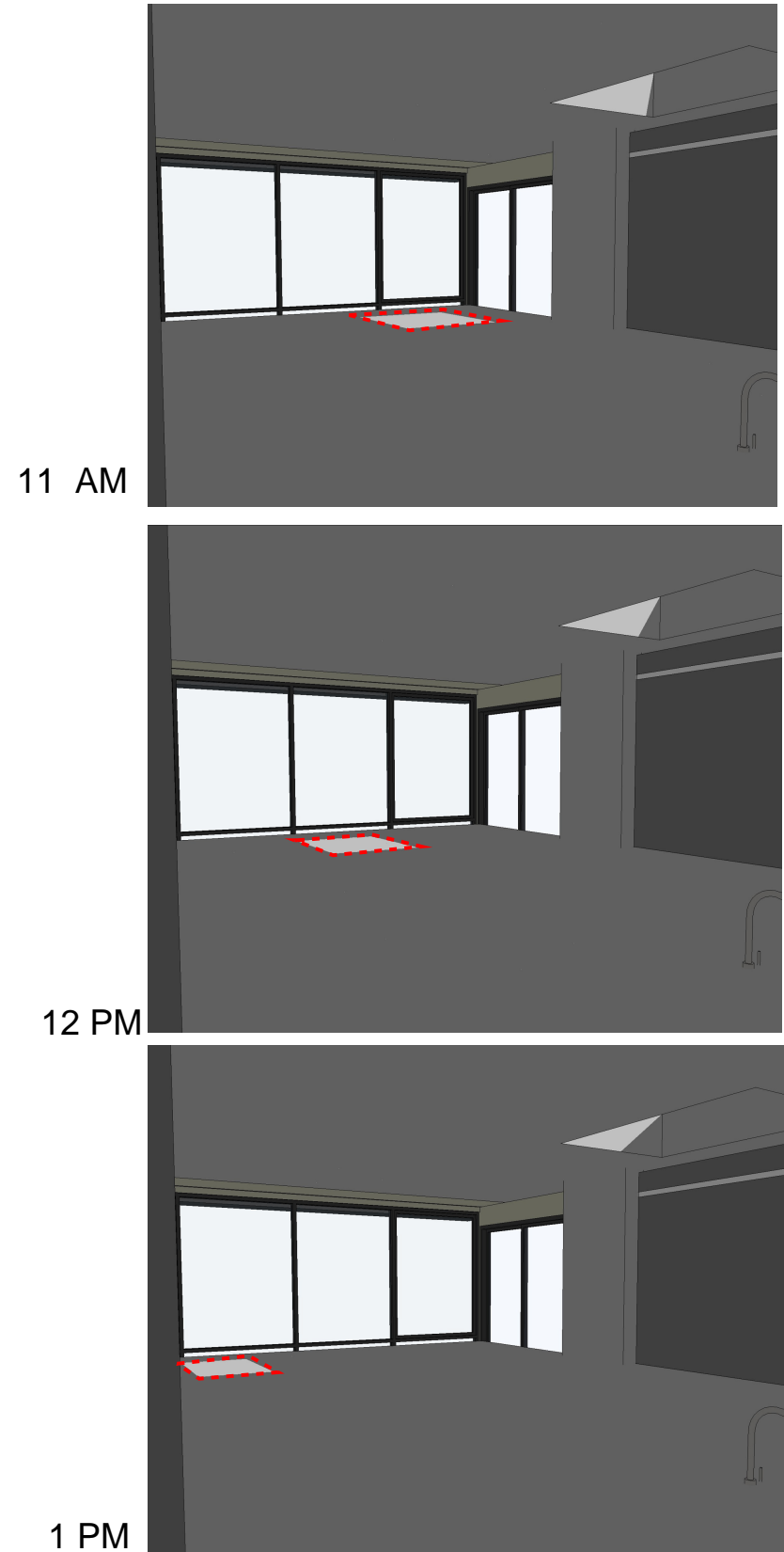
MOD 1:

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.

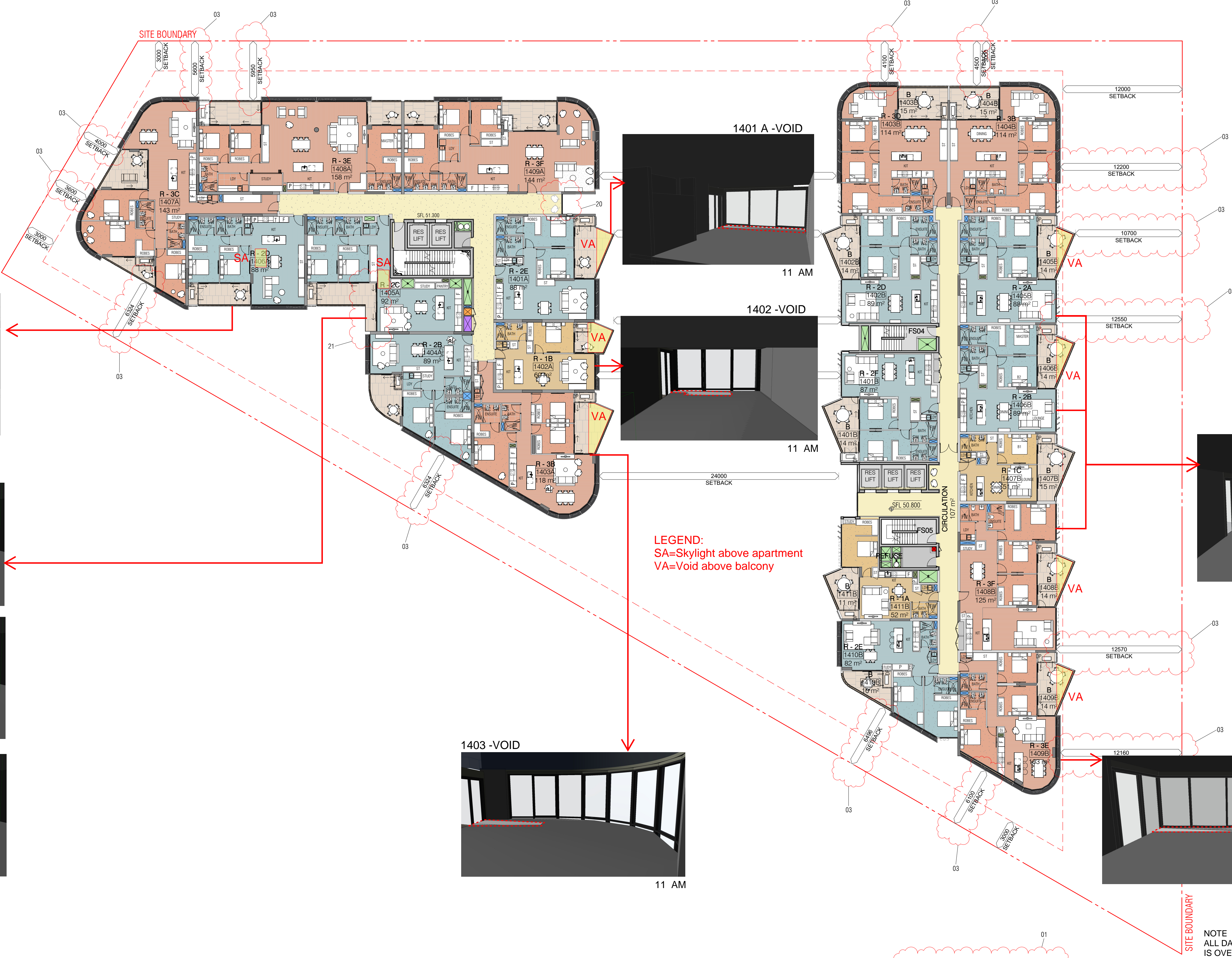
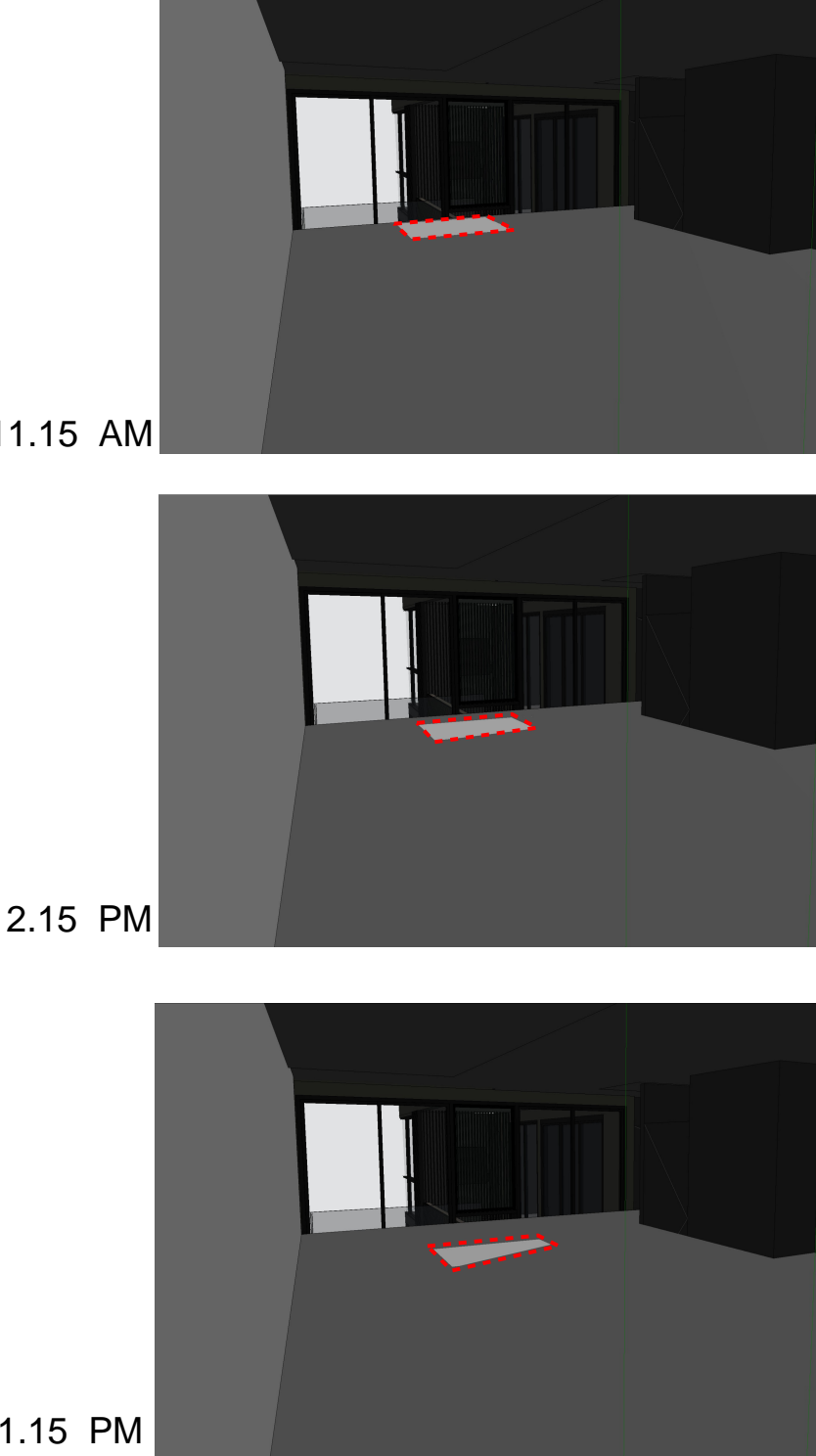
MOD 2:

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

1406 - A -SKYLIGHT



1405 - A -SKYLIGHT



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DRAWN CL
DATE 01.05.2025
CHECKED TF
PLOT DATE 21/03/2025
JOB NO. 22104
SCALE 1:200@A1
DRAWING TITLE LEVEL 14 FLOOR PLAN

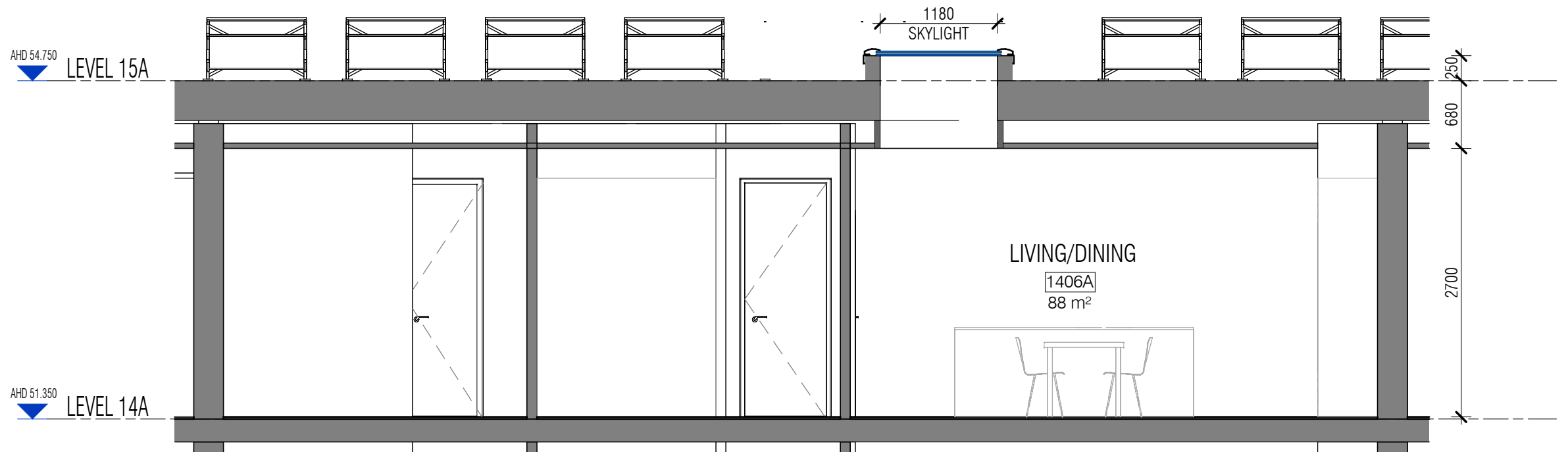
PROJECT
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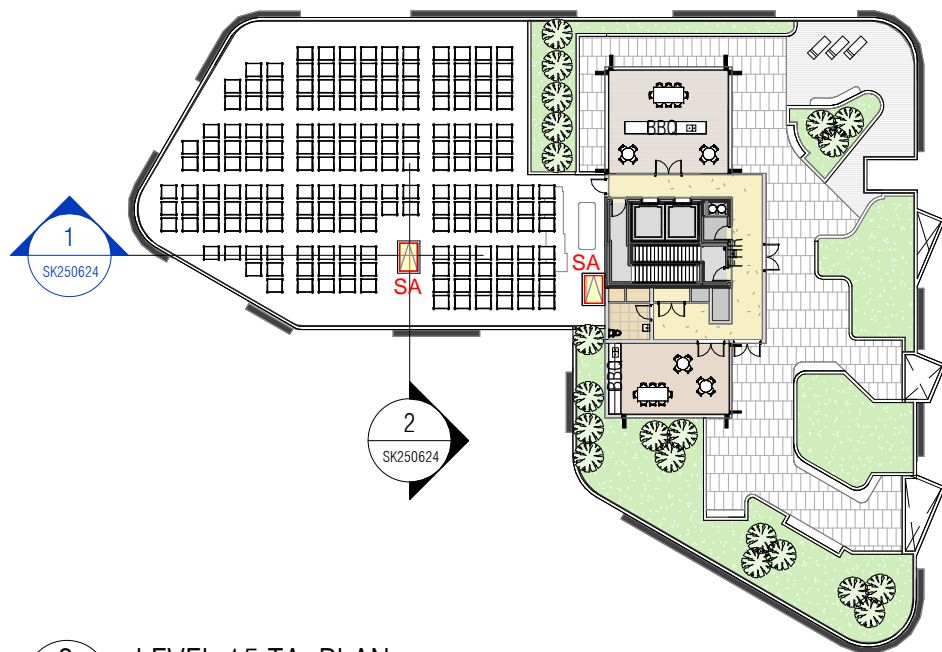
ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 16
DRAWING NO. SK019

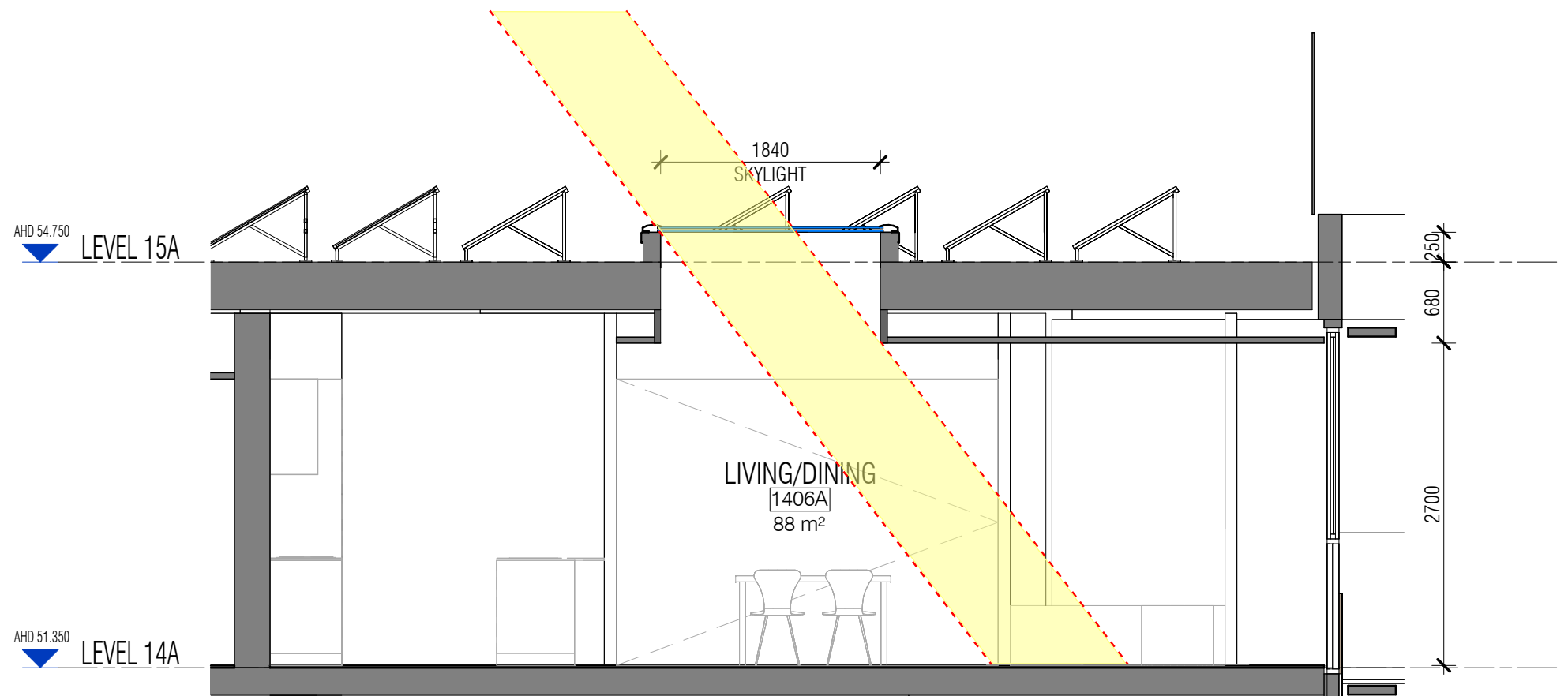


1 SK SKYLIGHT 1

LEGEND:
SA=Skylight above
L14 apartment



3 LEVEL 15 TA PLAN



2 SK SKYLIGHT 2

NOTE: ANGLE OF SUN
INDICATIVE ONLY

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REVISION	REVISION
01 COUNCIL RFI 3_SOLAR	24/06/25

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AP	BA	24/06/25	22104

SCALE	DRAWING TITLE
As indicated @A3	SKYLIGHT SECTION

PROJECT
ERA NEWCASTLE

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ISSUE PURPOSE

REV. 01
DRAWING NO. SK020



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