

16/05/2025

Bayside Council  
Customer Service Centre  
444-446 Princes Highway  
ROCKDALE NSW 2216

Attention: Felicity Eberhart  
Senior DA Planner

Dear Felicity,

**DA-2024/205 – Lot F, 16 Studio Drive Eastgardens, NSW 2036**  
**Response to Sydney Eastern City Panel Comments**

Please find enclosed the revised Solar Analysis package for Lot F, 16 Studio Drive, Eastgardens, NSW 2036. This additional information has been prepared following the public determination meeting with the Sydney Eastern Central Planning Panel (SECPP) and Bayside Council held on 1 May 2025.

We have uploaded the following solar analysis documents for Lot F to the Planning Portal:

1. Lot F solar analysis for each unit
2. Excel spreadsheet for Lot F
3. Lot J's impact on Lot F
4. Lot F's impact on Lot C

The summary tables below provide a concise overview of the above.

Lot J's impact on Lot F

Level	Total Units Lot F	Total Units Impacted by Lot J	Units Impacted by Lot J that receive 2hrs sun	TEST above 1m <sup>2</sup> for 15min	Lot F 2Hrs Sun Compliance
Ground	17	5	4	Y	11
Level 1	22	5	5	Y	14
Level 2	26	6	5	Y	17
Level 3	26	4	4	Y	18
Level 4	26	3	3	Y	20
Level 5	26	-	-		21
Level 6	22	-	-		18
Level 7	15	-	-		11
Level 8	11	-	-		9
Level 9	11	-	-		9
Level 10	6	-	-		6
Level 11	6	-	-		6
Level 12	6	-	-		6
Level 13	4	-	-		4
<b>Total</b>	<b>224</b>	<b>23</b>	<b>21</b>	<b>21/21</b>	<b>170</b>
				<b>100%</b>	<b>75.9%</b>

Lot F's impact on Lot C

Level	Total Units Lot C	Total Units Impacted by Lot F	Units Impacted by Lot F that receive 2hrs sun	TEST 1m <sup>2</sup> above 1m for 15min	Lot C 2Hrs Sun Compliance
Ground	6	2	2	Y	2
Level 1	31	8	5	Y	19
Level 2	31	7	6	Y	20
Level 3	31	7	6	Y	21
Level 4	31	5	5	Y	21
Level 5	31	5	5	Y	21
Level 6	25	4	4	Y	20
Level 7	11	2	2	Y	9
Level 8	11	2	2	Y	9
Level 9	11	1	1	Y	9
Level 10	6	-			5
Level 11	4	-			3
Level 12	3	-			3
<b>Total</b>	<b>232</b>	<b>43</b>	<b>38</b>	<b>38/38</b>	<b>162</b>
				<b>100%</b>	<b>70%</b>

Should you require any further information or clarification, please do not hesitate to contact me directly.

Yours sincerely,  
**Karimbla Properties (No. 39) Pty Ltd**



Ashna Aggarwal  
**Town Planner**