



# Solar Access Assessment

**27 East Esplanade, Manly**  
**Manly Property Group No.2 Pty Ltd.**

Level 1, 3/599 Pacific Highway  
St Leonards, NSW 2065

Prepared by:

**SLR Consulting Australia**

Tenancy 202 Submarine School, Sub Base  
Platypus, 120 High Street, North Sydney NSW  
2060, Australia

SLR Project No.: 610.032942

29 September 2025

Revision: 1

## Revision Record

| Revision | Date              | Prepared By | Checked By        | Authorised By     |
|----------|-------------------|-------------|-------------------|-------------------|
| 01       | 29 September 2025 | Mark Hobday | Neihad Al-Khalidy | Neihad Al-Khalidy |
|          |                   |             |                   |                   |
|          |                   |             |                   |                   |
|          |                   |             |                   |                   |
|          |                   |             |                   |                   |

## Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Manly Property Group No.2 Pty Ltd. (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



## Executive Summary

SLR Consulting Australia (SLR) has been engaged by Manly Property Group No.2 Pty Ltd. to conduct a detailed solar access assessment of specific units within the development at 27 East Esplanade, Manly, in accordance with the Apartment Design Guide parts:

- Part 3D - Communal and Public Open Space
- Part 4A - Solar and Daylight Access

The assessment will form part of the development application to Northern Beaches Council.

The State Environmental Planning Policy (SEPP) 65 supported by the Apartment Design Guide - Part 03 and 04 is relevant to the assessment of the daylight access into the residential component of the proposed development. The above regulation states that:

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.
- In all other areas, living rooms and private open spaces of at least 70% of the apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).
- The ADG also outlines the following design guidance:
  - To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of  $1m^2$  of direct sunlight, measured at 1m above floor level is achieved for at least 15 minutes.

From the model provided SLR has calculated the below summarised ADG assessed direct sunlight to residential apartments for June 21, between the hours of 9.00 am and 3.00 pm.

- 87.5% (7 of 8) of apartments will achieve 2 hours solar access across the assessment window.
- 12.5% (1 of 8) of apartments will receive no solar access across the assessment window.



## Table of Contents

|  |                                     |
|--|-------------------------------------|
| <b>Basis of Report .....</b>               | <b>i</b>                            |
| <b>Executive Summary .....</b>             | <b>ii</b>                           |
| <b>1.0 Introduction .....</b>              | <b>1</b>                            |
| 1.1 Development Site .....                 | 1                                   |
| 1.2 Proposed Development Description ..... | <b>Error! Bookmark not defined.</b> |
| <b>2.0 Solar Access.....</b>               | <b>3</b>                            |
| <b>3.0 Solar Access Analysis .....</b>     | <b>4</b>                            |
| <b>4.0 Results .....</b>                   | <b>5</b>                            |
| 4.1 Solar Access to Apartments .....       | 5                                   |
| <b>5.0 Conclusions.....</b>                | <b>6</b>                            |
| <b>6.0 Feedback.....</b>                   | <b>6</b>                            |

## Figures in Text

|   |                                     |
|---|-------------------------------------|
| Figure 1 Site Location .....                                  | <b>Error! Bookmark not defined.</b> |
| Figure 2 Elevation Sections of the Proposed Development ..... | <b>Error! Bookmark not defined.</b> |
| Figure 3 3D Model of Proposed Site and Surrounds .....        | 4                                   |

## Appendices

|                   |                              |
|-------------------|------------------------------|
| <b>Appendix A</b> | <b>Sun Eye View Diagrams</b> |
| <b>Appendix B</b> | <b>ADG Compliance Table</b>  |



## 1.0 Introduction

SLR Consulting Australia (SLR) has been engaged by Manly Property Group No.2 Pty Ltd. to conduct a detailed solar access assessment of specific units within the development at 27 East Esplanade, Manly, in accordance with the Apartment Design Guide parts:

- Part 3D - Communal and Public Open Space
- Part 4A - Solar and Daylight Access

The assessment will form part of the development application to Northern Beaches Council.

### 1.1 Development Site

The proposed development consists of a seven-story building. The site is bounded by East Esplanade to the southwest. And surrounded by Victoria Parade on the northwest, Darley Road to the northeast and Ashburner Street to the southeast.

An aerial view of the development site is shown in **Figure 1**.

**Figure 1 Development Site Location Aerial View**



Image: Courtesy Nearmap May 2025



## 1.2 Proposed Development

This assessment has been based on the most recent July 2025 design of the site.

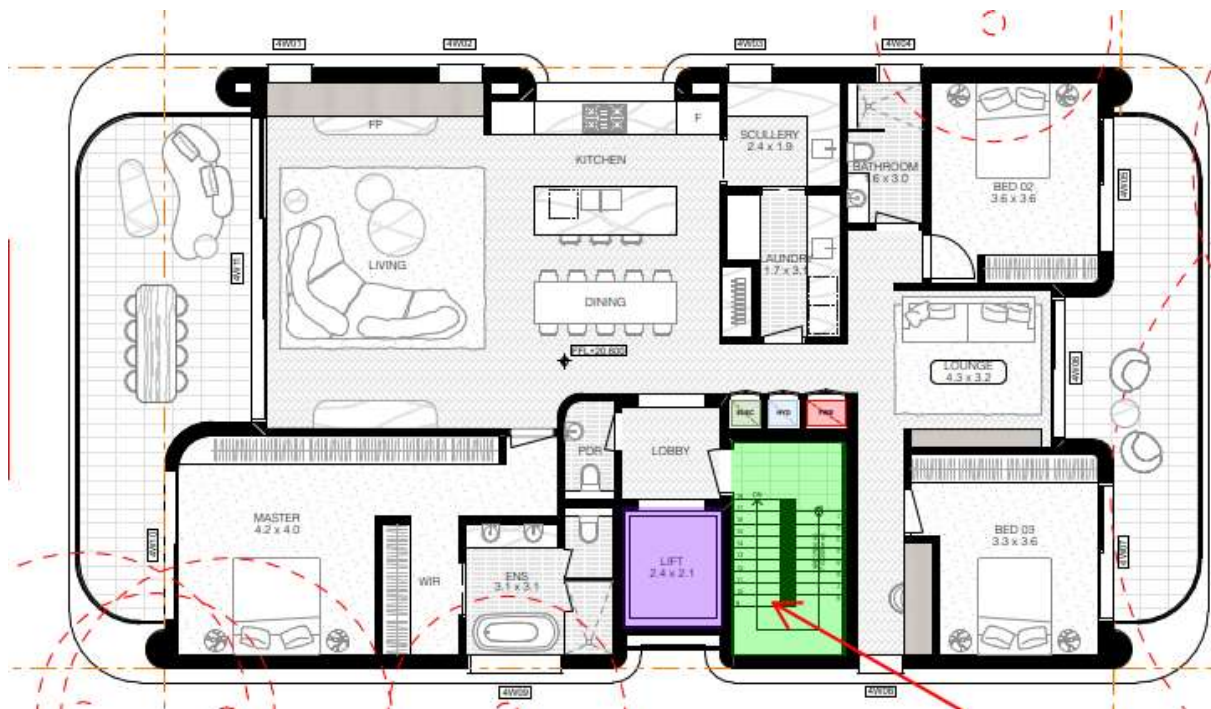
The proposed development consists of a seven-story building including:

- 3 Levels of Basement carparking
- Ground level with communal areas and residential apartments
- Level 1 to Level 6 with residential apartments
- Level 7 with residential apartment and private open space

Representative floor plans of the proposed development are shown in **Figure 2**.

**Figure 2 Representative site plan**

**Typical Plan**



## 2.0 Solar Access

The State Environmental Planning Policy (SEPP) 65 supported by the Apartment Design Guide - Part 03 and 04 is relevant to the assessment of the daylight access into the residential component of the proposed development. The above regulation states that:

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.
- In all other areas, living rooms and private open spaces of at least 70% of the apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).
- The ADG also outlines the following design guidance:
  - To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of  $1m^2$  of direct sunlight, measured at 1m above floor level is achieved for at least 15 minutes.





### 3.0 Solar Access Analysis

The 3D CAD file, created below, was based on the IFC file provided by MHNDU Architects was utilised to conduct the solar analysis (Refer **Figure 3**):

Surrounds were included in the model to incorporate elements which may impact the solar access assessment.

SLR used DA architectural plans DA-2000 to DA-2010- prepared by MHNDU Architects and dated July 2025, to review the layout of apartments for the proposed site.

**Figure 3 3D Model of Proposed Site and Surrounds**





## 4.0 Results

SLR imported the AutoCAD 3D model into Sketchup and sun's eye view diagrams were generated for each 15-minute interval between 9.00 am and 3.00 pm on the Winter Solstice (21 June). These can be seen in attached **Appendix A**.

### 4.1 Solar Access to Apartments

Results of solar access to living rooms and private open spaces of apartments for the proposed development at 27 East Esplanade on June 21 (winter solstice) between the hours of 9.00 am and 3.00 pm inclusive are summarised in the list below, detailed results can be found in **Appendix B**.

From the model provided SLR has calculated the below summarised ADG assessed direct sunlight to residential apartments for June 21, between the hours of 9.00 am and 3.00 pm.

- 87.5% (7 of 8) of apartments will achieve 2 hours solar access across the assessment window.
- 12.5% (1 of 8) of apartments will receive no solar access across the assessment window.

**Table 3 Solar Access Results**

| Number of Apartments | Number of Apartments with 2 hours direct sunlight between 9 am and 3 pm | Number of Apartments with no direct sunlight between 9 am and 3 pm | Percentage of Apartments with 2 hours direct sunlight between 9 am and 3 pm | Percentage of Apartments with no direct sunlight between 9 am and 3 pm |
|----------------------|---|--|---|--|
| 8                    | 7   | 1  | 87.5%   | 12.5%  |



## 5.0 Conclusions

SLR Consulting Australia (SLR) has been engaged by Manly Property Group No.2 Pty Ltd. to conduct a detailed solar access assessment of specific units within the development at 27 East Esplanade, Manly, in accordance with the Apartment Design Guide parts:

- Part 3D - Communal and Public Open Space
- Part 4A - Solar and Daylight Access

The assessment will form part of the development application to Northern Beaches Council.

The State Environmental Planning Policy (SEPP) 65 supported by the Apartment Design Guide - Part 03 and 04 is relevant to the assessment of the daylight access into the residential component of the proposed development. The above regulation states that:

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.
- In all other areas, living rooms and private open spaces of at least 70% of the apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).
- The ADG also outlines the following design guidance:
  - To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m<sup>2</sup> of direct sunlight, measured at 1m above floor level is achieved for at least 15 minutes.

From the model provided SLR has calculated the below summarised ADG assessed direct sunlight to residential apartments for June 21, between the hours of 9.00 am and 3.00 pm.

- 87.5% (7 of 8) of apartments will achieve 2 hours solar access across the assessment window.
- 12.5% (1 of 8) of apartments will receive no solar access across the assessment window.

## 6.0 Feedback

At SLR, we are committed to delivering professional quality service to our clients. We are constantly looking for ways to improve the quality of our deliverables and our service to our clients. Client feedback is a valuable tool in helping us prioritise services and resources according to our client needs.



To achieve this, your feedback on the team's performance, deliverables and service are valuable and SLR welcome all feedback via <https://www.slrconsulting.com/en/feedback>. We recognise the value of your time and we will make a \$10 donation to our Charity Partner - Lifeline, for every completed form.





## **Appendix A   Sun Eye View Diagrams**

**Time – 9.00am (June 21<sup>st</sup>)**



**Time – 9.15am (June 21<sup>st</sup>)**



**Time – 9.30am (June 21st)**



**Time – 9.45am (June 21<sup>st</sup>)**





**Time – 10.00am (June 21<sup>st</sup>)**



**Time – 10.15am (June 21<sup>st</sup>)**



**Time – 10.30am (June 21<sup>st</sup>)**



**Time – 10.45am (June 21<sup>st</sup>)**





### Time – 11.00am (June 21<sup>st</sup>)



### Time – 11.15am (June 21<sup>st</sup>)



### Time – 11.30am (June 21st)



### Time – 11.45am (June 21<sup>st</sup>)





### Time – 12.00am (June 21<sup>st</sup>)



### Time – 12.15am (June 21<sup>st</sup>)



**Time – 12.30am (June 21<sup>st</sup>)**



**Time – 12.45am (June 21<sup>st</sup>)**





### Time – 13.00pm (June 21<sup>st</sup>)



### Time – 13.15pm (June 21<sup>st</sup>)



**Time – 13.30pm (June 21<sup>st</sup>)**



**Time – 13.45pm (June 21<sup>st</sup>)**



**Time – 14.00pm (June 21<sup>st</sup>)**



**Time – 14.15pm (June 21<sup>st</sup>)**





**Time – 14.30pm (June 21<sup>st</sup>)**



**Time – 14.45pm (June 21<sup>st</sup>)**



**Time – 15.00pm (June 21<sup>st</sup>)**





## **Appendix B    ADG Compliance Table**



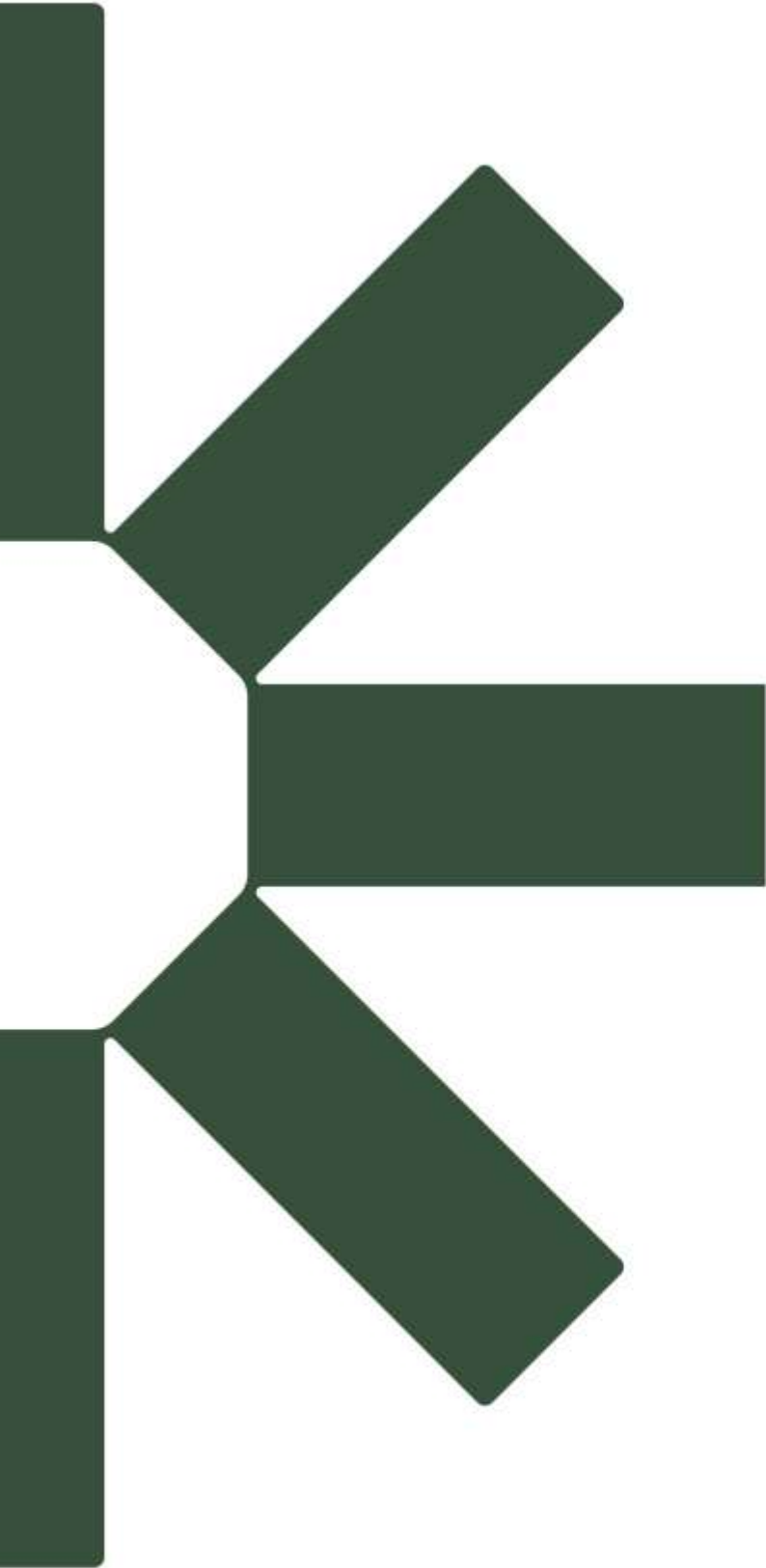
| Solar Access Tally at 15 minute intervals  |                         |
|--|-------------------------|
| EXISTING / PROPOSED  |                         |
| Subject site:  | 27 East Esplanade Manly |
| Infill orange cells using drop down menu options only:<br>Y = in sunlight<br>N = not in sunlight<br>H = min. 15 mins sunlight to habitable room only |                         |
| Infill red cells manually  |                         |

| No. of Apt | Floor Level (Living) | Unique Apt ID | Room Name | 9:00 |      | 9:15 |      | 9:30 |      | 9:45 |      | 10:00 |      | 10:15 |      | 10:30 |      | 10:45 |      | 11:00 |      | 11:15 |      | 11:30 |      | 11:45 |      | 12:00 |      | 12:15 |      | 12:30 |      | 12:45 |      | 1:00 |      | 1:15 |      | 1:30 |      | 1:45 |      | 2:00 |      | 2:15 |      | 2:45 |      | 3:00 |
|------------|----------------------|---------------|-----------|------|------|------|------|------|------|------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1          | G                    | G01           | LIVING    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    |
|            |                      |               | P.O.S     | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    |
| 2          | G                    | G02           | LIVING    | N    | 0    | N    | 0    | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    |
|            |                      |               | P.O.S     | N    | 0    | N    | 0    | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N     | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    |
| 3          | 1                    | 101           | LIVING    | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    |
|            |                      |               | P.O.S     | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    | 0    | N    |
| 4          | L1                   | 201           | LIVING    | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
|            |                      |               | P.O.S     | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
| 5          | L1                   | 301           | LIVING    | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
|            |                      |               | P.O.S     | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
| 6          | L1                   | 401           | LIVING    | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
|            |                      |               | P.O.S     | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
| 7          | L2                   | 501           | LIVING    | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
|            |                      |               | P.O.S     | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0    | N     | 0    | N     | 0    | N     | 0    | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
| 8          | L2                   | 601           | LIVING    | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |
|            |                      |               | P.O.S     | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y     | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    | 0.25 | Y    |

|                   |
|-------------------|
| Total No. of Apts |
| 8                 |

|                    |
|--------------------|
| ≥ 2 hours sunlight |
| 7                  |
| 87.5%              |

|               |
|---------------|
| No Direct Sun |
| 1             |
| 12.5%         |



Making Sustainability Happen