

The General Manager
Northern Beaches Council
Attention: Claire Ryan

15th January 2020

Solar Access Review of 26 Whistler Street Manly

We have been asked to undertake a review of Revision B of the DA lodged at 26 Whistler Street Manly. We have been supplied with the Revision B drawings and a revised 3D model. Based off the information provided, we would amend our Solar Access Report dated 12th June 2019 to have the following figures:

1.2.1 SOLAR ACCESS FOR APARTMENTS

To undertake the analysis we received a 3D model of the proposal located in the surrounding context. We then take half hourly views from the sun (Appendix B), and a detailed compliance table of the DA scheme is prepared (Appendix C).

30/41 (73.2%) of the dwellings achieve 2 hours or more sunlight to the Living area glazing and Private Open Space (POS) between 9am-3pm on June 21st. **This represents full compliance with the relevant ADG design criterion.**

4/41 (8.8%) of the dwellings are projected to achieve no sun 9am – 3pm June 21. **This represents full compliance with the relevant ADG design criterion.**

Whilst there has been a small reduction in solar access, both ADG design criterion are still achieved.

We also undertook an analysis of the southern neighbour and we can confirm that the design changes do not have any significant impact with regards to solar access to the southern neighbour. Compliance with objective 3B-2 of the ADG is still achieved with the proposed amendments to the DA.

If council would like any parts of the report to be updated, such as updated Views from Sun (Appendix B) or updated detailed analysis table (Appendix C), please contact us and we will quickly update the full report.

Yours Sincerely,

Scott Walsh
Registered Architect ACT 2624, NSW 10366



Walsh² Analysis