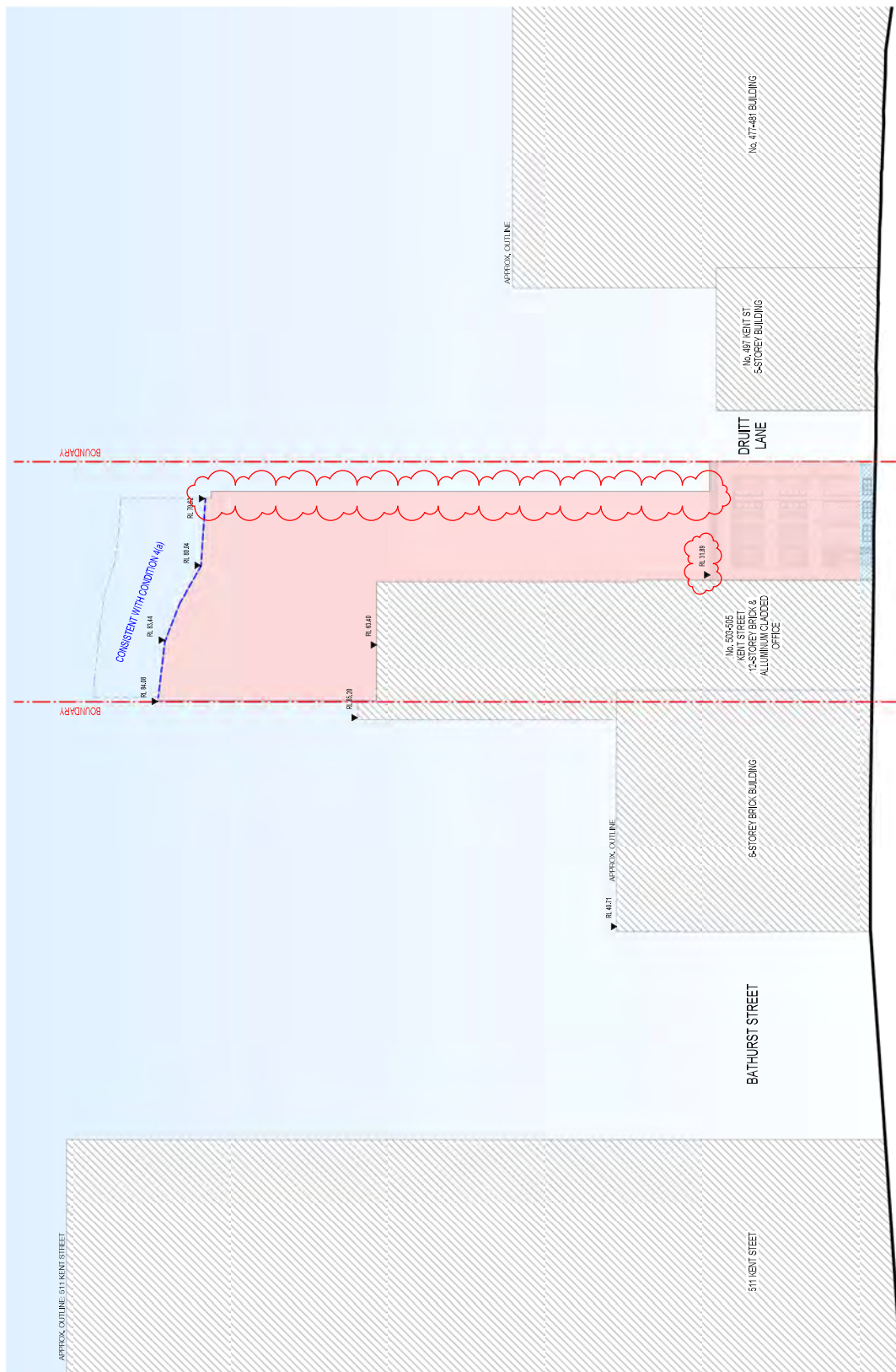


# **Attachment B**

**Selected Drawings**







- LEGEND**
- RETAIL/COMMERCIAL AREA
  - HOTEL AREA
  - BAR/RESTAURANT AREA
  - EXISTING BUILDING TO BE RETAINED

**Scale**  
 Date: 2024-04-18  
 Scale: 1:200  
 Sheet Size: @ A1

**Project**  
 ICON OCEANIA  
 499 KENT STREET  
 SYDNEY

**Client**  
 No. 505-505  
 KENT STREET  
 12-STOREY BRICK &  
 ALUMINUM CLADDED  
 OFFICE

**Revision**

Rev.	Chg.	Description	By	CHK.
1	2024-04-18	FOR APPROVAL	MD	ASB
2	2024-04-18	FOR APPROVAL	MD	RY
3	2024-04-18	FOR APPROVAL	MD	RY
4	2024-04-18	FOR APPROVAL	MD	RY
5	2024-04-18	FOR APPROVAL	MD	RY

**Drawings**  
 No. DA-0052  
 Revision: 7/5

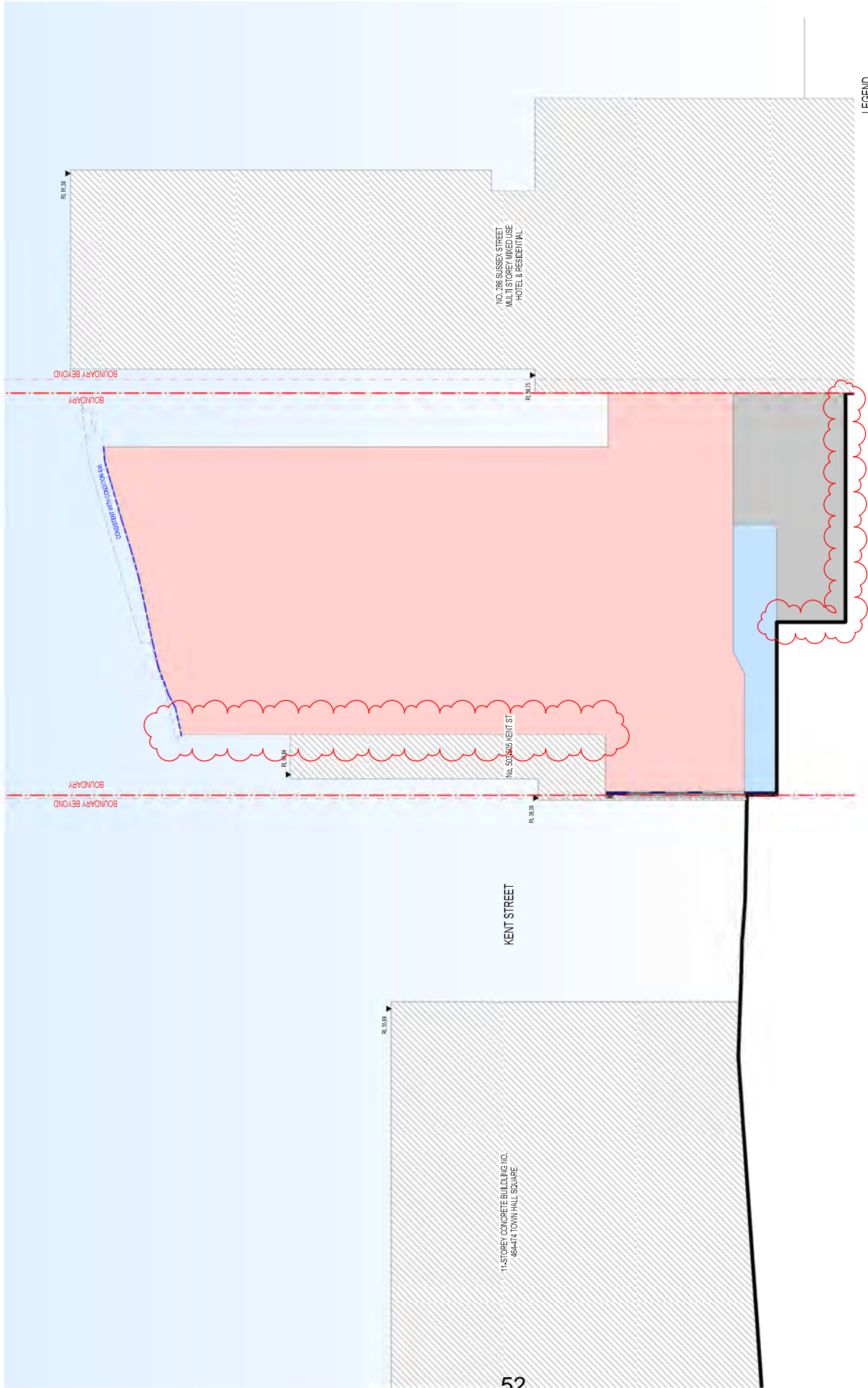
**Architect**  
 6th Floor  
 12-400 Crown St  
 Sydney NSW  
 Australia  
 T: +61 2 9333 8811  
 www.ife.com.au



**ICON OCEANIA**  
 499 KENT STREET  
 SYDNEY

**ENVELOPE EAST ELEVATION**





- LEGEND**
- RETAIL COMMERCIAL AREA
  - HOTEL AREA
  - RESIDENT AREA
  - EXISTING BUILDING TO BE RETAINED

**ICON PERAMIA**

SR Architects  
 12/400 Crown St  
 Sydney NSW 1585  
 T: 61 2 9333 8811  
 www.icon.com.au

Date	2024-04-18	Scale	1:200	Sheet Size	A1
Drawn	JV	CHK.	RY	Drawn No.	6543
Checked	JV	Reviewed	RY	Revision	1 of 2 (03/08/24)
Project	ICON OCEANIA 499 KENT STREET SYDNEY				
Drawn/Checked	ENVELOPE SECTION				
Project No.	DA-0053				

Rev	Chg	Revision	By	CHK
1	2024-04-18	ISSUE FOR PERMIT	MD	ASB
2	2024-04-18	ISSUE FOR PERMIT	MD	RY
3	2024-04-18	ISSUE FOR PERMIT	MD	RY
4	2024-04-18	ISSUE FOR PERMIT	MD	RY
5	2024-04-18	ISSUE FOR PERMIT	MD	RY

1:200 @ A1

0 2 4 8m

11 STOREY CONCRETE BUILDING NO. 494-497 TOWNHILL SQUARE

KENT STREET

No. 503-505 KENT ST

NO. 286 SUSSEX STREET  
MULTI STOREY MIXED USE  
HOTEL & RESIDENTIAL

BOUNDARY BEYOND

BOUNDARY

BOUNDARY BEYOND

BOUNDARY

CONSTRAINT WITH CONTOUR LINES

52

11 STOREY CONCRETE BUILDING NO. 494-497 TOWNHILL SQUARE

KENT STREET

No. 503-505 KENT ST

NO. 286 SUSSEX STREET  
MULTI STOREY MIXED USE  
HOTEL & RESIDENTIAL

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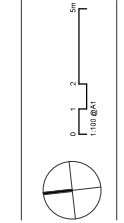


1 - DA-DEMOLITION PLAN L2 - STAGE 1 - 2  
SCALE 1:100

LEGEND

- EXISTING STRUCTURE TO BE RETAINED
- EXTENT OF STAGE 1 AND DEMOLITION
- EXTENT OF FURTHER DEMOLITION FROM STAGE 1 & 2

Author: [Name] Date: [Date]  
 Checked: [Name] Date: [Date]  
 Drawn: [Name] Date: [Date]  
 Project: [Project Name]  
 Scale: [Scale]  
 Revision: [Revision]



Rev.	Chg.	Revision	By	CHK.
1	2024-04-19	FOR APPROVAL	JV	RY

Project	Client
ICON OCEANIA 499 KENT STREET SYDNEY	ICON PERANIA

Project	Date	Scale	Sheet Size
ICON OCEANIA 499 KENT STREET SYDNEY	2024-04-19	1:100	@ A1

Drawn	Checked	Rev.	Scale
JV	RY	6543	1:100

Drawn	Checked	Rev.	Scale
JV	RY	6543	1:100







# Council RFI Response

## Setback Modifications

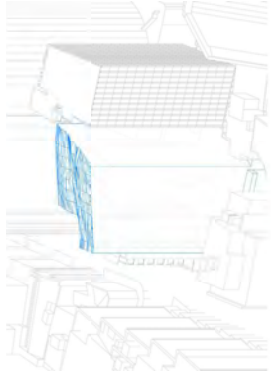
### Response - Impact to Daylight Access

The following analysis demonstrates the impact of the proposed setback modifications of the Concept Consent (consistent with Condition 4A) vs the Concept Consent (consistent with Condition 4A) as proposed to be modified. This is to ensure the true impact of the revised setbacks is understood.

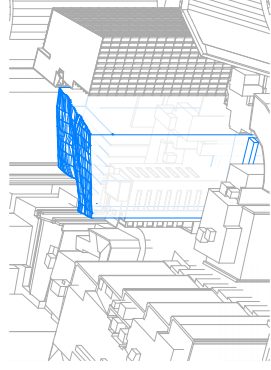
There is minor additional impact to the neighbouring commercial development at 503-505 Kent Street at mid winter. This is restricted to an approximate 30 minute window between 1.15pm-1.45pm as demonstrated in the adjacent eye of the sun diagrams. Only the North-Eastern bank of windows are affected during this period, noting there is no specific planning control which dictates solar access requirements to commercial tenancies. Further, as per the daylight studies prepared by Haron Robson submitted with this RFI response, there is negligible impact to the Level 5 balcony of 503-505 Kent Street as a result of the modified envelope.

Solar access as part of residential amenity under the ADG is not affected by the modified envelope to the neighbouring development at 286 Sussex Street. Refer to Appendix for detailed Eye of the Sun diagrams at mid winter.

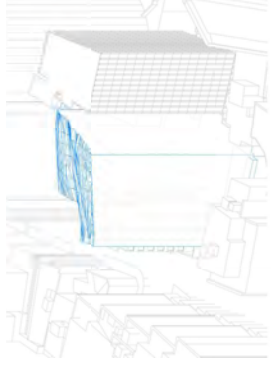
Eye of the Sun Diagrams - Winter Solstice 15min Intervals



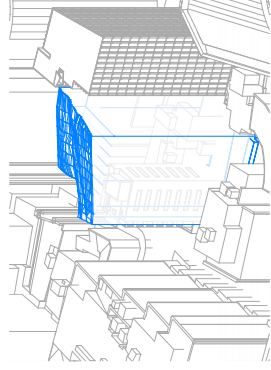
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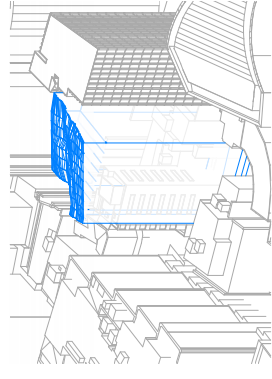
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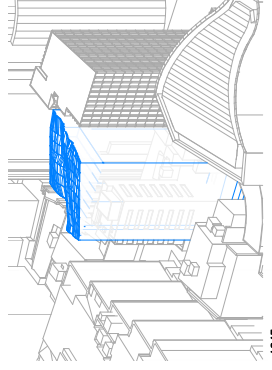
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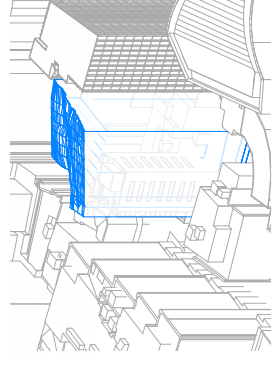
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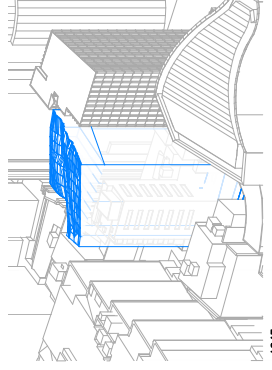
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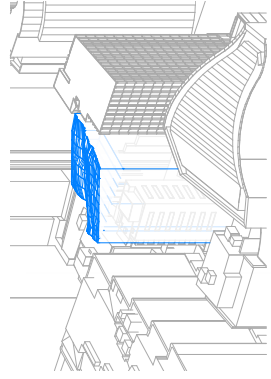
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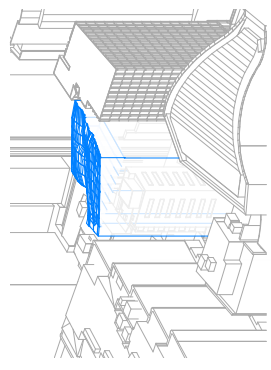
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1400

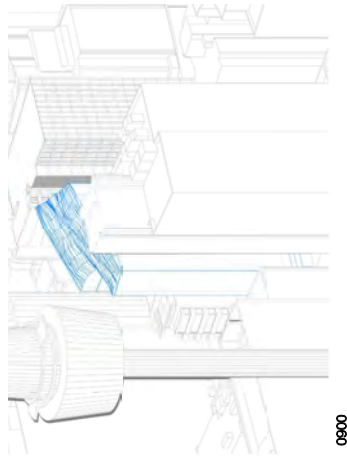
Concept Consent (consistent with Condition 4A)

Concept Consent (consistent with Condition 4A) as proposed to be modified

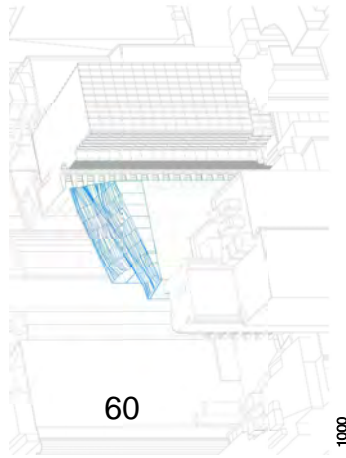
Eye of the Sun Diagrams - Winter Solstice



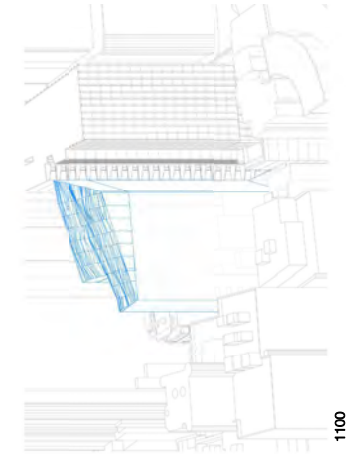
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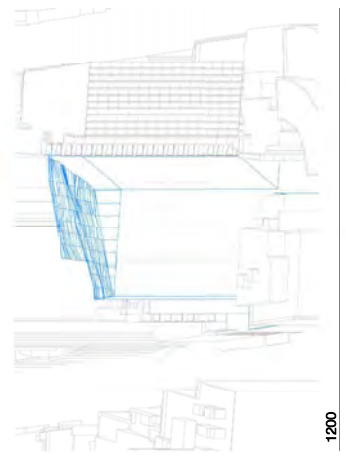
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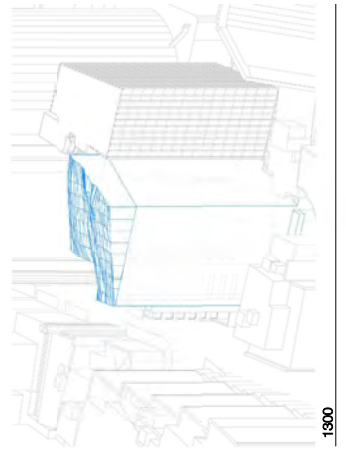
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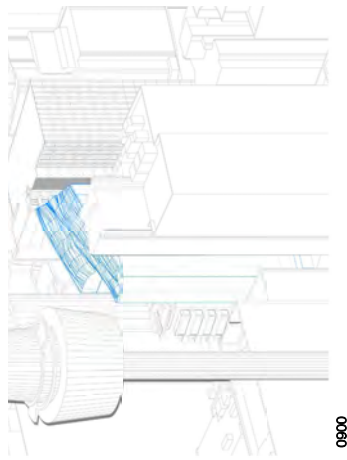
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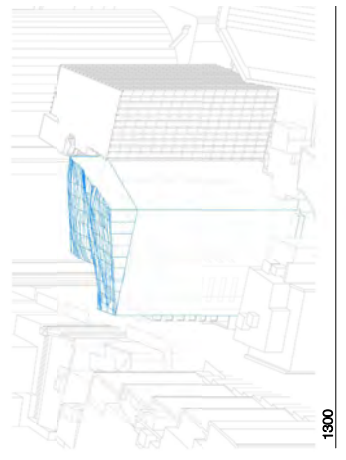
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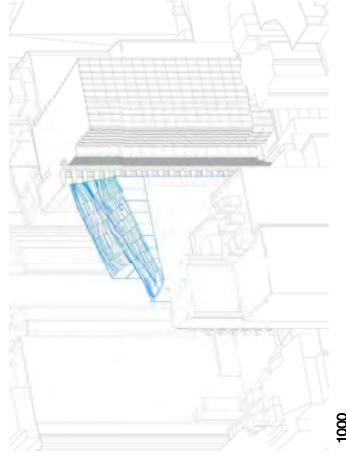
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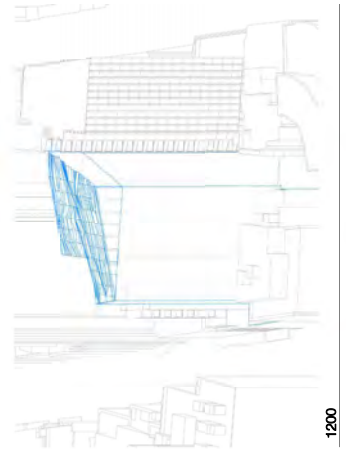
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0900



1000



1200



Eye of the Sun Diagrams - Winter Solstice cont.

