

TRAFFIC IMPACT ASSESSMENT

NSW Land and Housing Corporation
Residential Development
25-29 Prospero Street, Maryland

Prepared for:
Stanton Dahl Architects
PO Box 833
Epping NSW 1710

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Stanton Dahl Architects (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.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30566-R01-v1.3	26 April 2023	Suvam Pandey	Charlie Seventekin	Charlie Seventekin

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1 Introduction

1.1 Overview

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by NSW Land and Housing Corporation (LAHC) in the care of Stanton Dahl Architects (SAD) to prepare a Traffic Impact Assessment (TIA) report for a proposed residential development to be located at 25-29 Prospero Street, Maryland NSW.

Plans illustrating the proposal, prepared by SAD, are reproduced in Appendix A.

1.2 Assessment Scope

This Traffic Impact Assessment (TIA) has been prepared to assess the consistency of the proposed development with the traffic- and transport-specific provisions of the following:

- *State Environmental Planning Policy (SEPP) (Housing) 2021; and*
- *The Newcastle Local Environmental Plan 2012 (LEP).*

In order to identify any traffic and transport impacts of the proposed development on the surrounding road network, the following documents are of particular relevance for this assessment:

- *Roads and Traffic Authority (RTA) Guide to Traffic Generating Developments (2002);*
- *Roads and Maritime Services (RMS) Updated Surveys TDT 2013/04a (2013);*
- *Australian Standard 2890.1:2004 Parking Facilities Part 1: Off-street car parking; and*
- *Building Code of Australia (BCA).*

2 Subject Site

2.1 Site Context

The subject site is located at 25-29 Prospero Street, Maryland, within Zone R2 (Low Density Residential) of the Newcastle LEP 2012.

There are three existing detached dwelling houses with street addresses #25, #27 and #29 Prospero Street on the subject site. The site is formally described as lots 395, 396 and 397 of DP 702896; respectively. The site is bound by Prospero Street to the north and residential developments to the east, south and west.

The site location is shown in the context of the local area in Figure 1.

Figure 1 Site Location



2.2 Surrounding Road Network

Details of the key roads surrounding the subject site are provided in Table 1.

Table 1 Key Surrounding Roads

Road Name	Classification	Authority	Existing Form	Posted Speed Limit
Prospero Street	Local Road	Newcastle Council	One trafficable lane in each direction, kerbside parking permitted in either direction, approximately 9.0m wide & undivided carriageway with urban cross-section, kerb, and channel.	50 km/h
Berrico Avenue			One trafficable lane in each direction, kerbside parking permitted in either direction, approximately 9.0m wide & undivided carriageway with urban cross-section, kerb, and channel.	
Boundary Road			One trafficable lane in each direction, kerbside parking permitted in either direction, approximately 12.8m wide & undivided carriageway with urban cross-section, kerb, and channel.	
Minmi Road	Unclassified Regional Road (7771)		One trafficable lane in each direction, kerbside parking not permitted in either direction, up to approximately 18m wide at some sections & undivided carriageway with no kerb and channel.	60 km/h

Source: Classified Roads Schedule, TfNSW

2.3 Public Transport

The site is reasonably well connected by, and accessible to, public transport, as shown in Figure 2 and Table 2 summarised as follows:

- There are two bus stops in Boundary Road near Prospero Street intersection that are within approximately 225m walking distance (less than 5-minute walk) from the subject site. These bus stops are serviced by route 260 and route 12, providing services from Minmi to University of Newcastle and Merewether Beach to Maryland; respectively.
- Two more bus stops are available in Bottlebrush Boulevard near Minmi Road intersection that are within approximately 700m walking distance (less than 10-minute walk) from the subject site. These bus stops are serviced by route 261, providing services between University of Newcastle and Fletcher.

Figure 2 Local Public Transport Facilities



Details of the services at the public transport facilities local to the subject site are summarised in Table 2.

Table 2 Local Public Transport Services

Type	Stop	Routes	Frequency
Bus	Two bus stops in Boundary Road near Prospero Street as shown in Figure 2.	<u>Route 260</u> : Operates between Minmi and University of Newcastle, via Fletcher, Maryland, and Wallsend <u>Route 12</u> : Operates between Maryland and Merewether Beach via Wallsend and Newcastle Interchange	<u>AM peak</u> : ~2/4 services per hour <u>PM peak</u> : ~2/4 services per hour
	Two bus stops in Bottlebrush Boulevard near Minmi Road as shown in Figure 2.	<u>Route 261</u> : Operates between University of Newcastle and Fletcher via Wallsend and Maryland	<u>AM peak</u> : ~2 services per hour <u>PM peak</u> : ~2 services per hour

Table 2 indicates that the bus stops proximate to the subject site provide connectivity to the University of Newcastle and Newcastle Town Centre. Therefore, the site is considered well-connected to, and serviced by, public transport.

2.4 Active Transport

A review of Nearmap aerial imagery indicates that there are existing footpaths (constructed concrete) along either side of some of the carriageways in the wider road network. In some sections, there are footpaths on both sides. However it is of note, that there are no pedestrian footpaths on the southern side of Prospero Street or along the frontage of the subject site.

It should be noted that there is no formal cycling infrastructure (cycle lanes or dedicated cycle paths) in the vicinity of the proposed development, however the street network and footpaths can accommodate cyclists due to the local / residential nature of the streets in the site vicinity.

2.5 Crash History

In order to highlight any existing safety deficiencies on the road network in the vicinity of the subject site, SLR has conducted a review of TfNSW crash data for the most recent five-year period available (2017 – 2021).

The TfNSW crash data indicates that there were two reported crashes with serious injuries in this period. No fatal crashes were recorded in the vicinity of the site.

Figure 3 and Table 3 provide a summary of crash events that have occurred in the vicinity of the site between 2017 and 2021.

The historic crash history, and the minor additional traffic generation of the proposed development, is not so significant that the development would present any road safety risk.

Figure 3 Crash History in the Vicinity of the Site

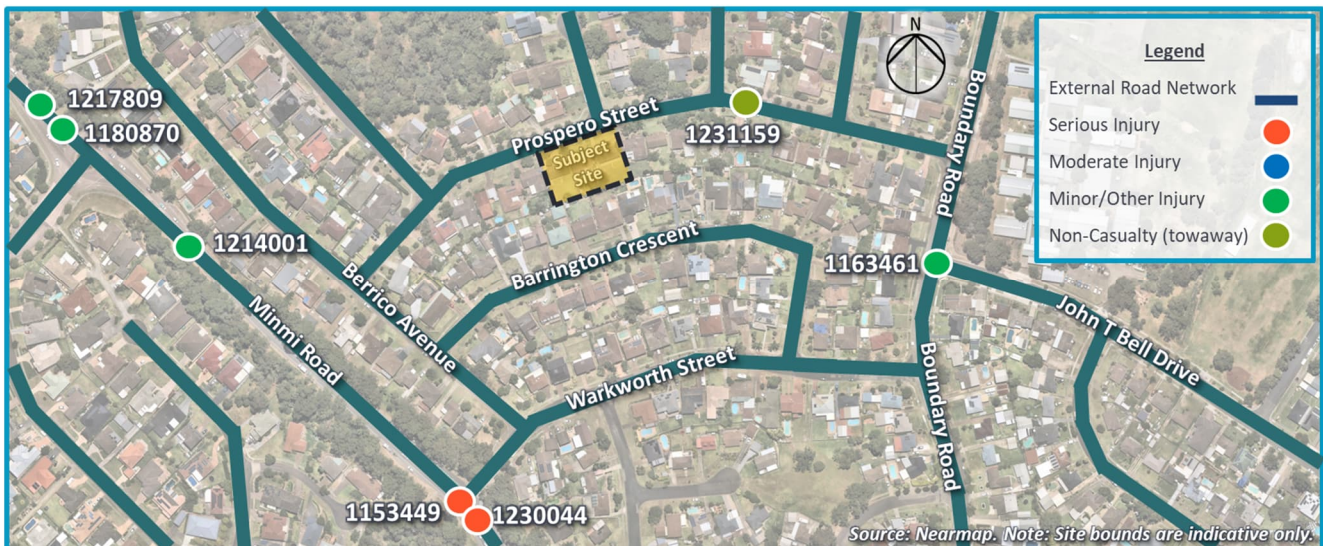


Table 3 Crash History in the Vicinity of the Site

Location	Crash ID	Year	Severity	Rum Code	Description
Minmi Rd & Bottlebrush Blvd	1180870	2018	Non-casualty (tow-away)	30	Rear end
Minmi Rd & Bottlebrush Blvd	1217809	2019	Non-casualty (tow-away)	73	Right off carriageway into object or parked vehicle
Mimmi Rd	1214001	2019	Non-casualty (tow-away)	30	Rear end
Minmi Rd & Warkworth St	1230044	2020	Serious Injury	13	Right near
Prospero St	1231159	2020	Non-Casualty (tow-away)	71	Left off carriageway into object or parked vehicle
Minmi Rd & Warkworth St	1153449	2017	Serious Injury	13	Right near
Boundary Rd & John T Bell Dr	1163461	2017	Minor / Other Injury	37	Left-turn sideswipe

3 Development Overview

3.1 Proposed Development

Based on the development plans prepared by Stanton Dahl Architects, which are reproduced at Appendix A, it is proposed to demolish all existing buildings and structures and construct a new development that will comprise a mixture of one-, two- and three-bedroom dwelling houses.

The proposed land uses, and associated yields, are described in terms of bedroom numbers and Gross Floor Area (GFA) in Table 4. This information is used for the estimation of traffic generation and car parking requirements.

Table 4 Development Yield Summary

Unit Type	Unit Number	Proposed Combined Yield
3-bedroom dwelling house	3	301.53m ² GFA
2-bedroom dwelling house	5	429.64m ² GFA
1-bedroom dwelling house	1	49.38 m ² GFA
TOTAL	9	780.55m ² GFA

3.2 Vehicular Access

Vehicular access for the proposed development's off-street car park will be provided via a priority controlled, all-movements driveway crossover to / from Prospero Street. This driveway is proposed as 3.3m wide, single lane, two-way, with an adjacent pedestrian pathway which is 1.2m in width.

It is understood that the refuse collection will be undertaken on Prospero Street (i.e., on-street), similar to all nearby properties.

The pedestrian entry and exit will be provided via two dedicated paths. The path in the west will provide direct access to Unit 7, Unit 8 and Unit 9. The path in the east will run parallel to the vehicle access driveway and provide direct access to Unit 3, Unit 4, Unit 5 and Unit 6. Unit 1 and Unit 2 will have their individual direct access from Prospero Street.

The proposed site traffic arrangements are illustrated in Figure 4.

Figure 4 Proposed Site Traffic Arrangements

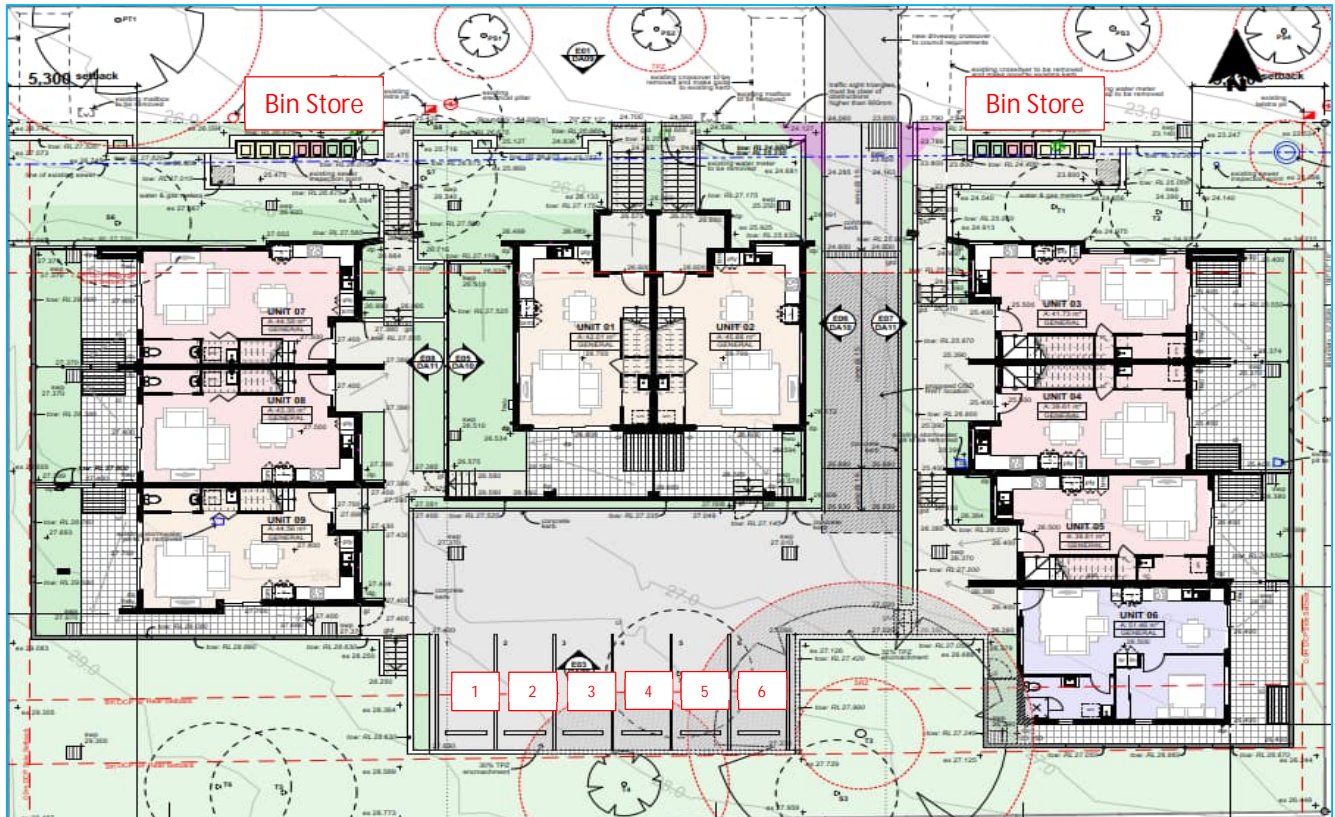


3.3 Car Parking

The development proposes a total of six parking spaces for nine dwellings. At this stage, it is anticipated that the parking will be shared (i.e., made available for use) by all residents.

A schematic illustration of the car parking plan is provided in Figure 5 below.

Figure 5 Parking and Bin Arrangements



3.4 Bicycle Parking

It is expected that each dwelling will have sufficient space to store bicycles (within each unit) and therefore it is considered not necessary to provide a separate dedicated bicycle parking facility. A review of the SEPP Housing 2021 indicated no requirements for the provision of bicycle parking spaces.

3.5 Refuse Collection and Servicing

It is understood that refuse collection will be undertaken on Prospero Street. Wheelie bins will be stored in the two separate locations in the northern frontage of the development lot as also shown in Figure 5 and taken to street frontage by the residents. Based on this, the development proposes no off-street parking bay for refuse collection vehicles.

Similarly, the infrequent service (maintenance) vehicles (such as 8.8m long medium rigid vehicles) will park in Prospero Street. However, any service vehicle that is up to the size of B99 design vehicle (such as 5.2m long VANS) can also be accommodated in the car park, with the exception of the parking space #1 (near wall).

4 Car Parking Considerations

4.1 Statutory Requirements

The statutory requirements for car parking provision are dependent on the planning context of the subject site as well as the land uses proposed for the development. It is understood that the development application will be lodged under SEPP Housing 2021.

The subject site is located in an “*accessible*” area as defined by SEPP Housing 2021. According to SEPP Housing 2021, which adopts from Australian Bureau of Statistics (ABS), an “accessible area” means land that is within,

- (a) 800m walking distance of a public entrance to—
 - (i) a railway station, or
 - (ii) a wharf from which a Sydney Ferries ferry service operates, or
- (b) 400m walking distance of—
 - (i) a public entrance to a light rail station, or
 - (ii) for a light rail station with no entrance—a platform of the light rail station, or
- (c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the *Passenger Transport Act 1990*, that has at least 1 bus per hour servicing the bus stop between—
 - (i) 6am and 9pm each day from Monday to Friday, both days inclusive, and
 - (ii) 8am and 6pm on each Saturday and Sunday.

A review of the location of the bus stops in Boundary Street near Prospero Street and the timetables of bus routes 12 and 260 revealed that “*criterion c*” is met according to the current timetable. Based on this, the proposed development satisfies the requirements of “*accessible*” land as per SEPP Housing 2021. Accordingly, the required car parking provisions for the subject development as specified in Division 6 Clause 42-1 of SEPP Housing 2021 (*an accessible area*) are detailed in Table 5.

Table 5 Required Car Parking Provision in an Accessible Area¹

Land Use	Parking Requirement per Unit (Minimum)	Total Units	Total Parking Requirement
1-bedroom dwelling house	0.4 parking space per unit	1	0.4
2-bedroom dwelling house	0.5 parking space per unit	5	2.5
3-bedroom dwelling house	1.0 parking space per unit	3	3
TOTAL		9	5.9

Table 5 indicates that a minimum of six parking spaces needs to be provided as part of this development to satisfy the requirements of SEPP Housing 2021.

Based on a development-wide parking provision calculation, the proposed six car parking spaces satisfy the requirements of the SEPP Housing 2021

Notwithstanding the above, a review of 62 high-resolution NearMap aerials captured between March 2010 and January 2023 revealed that there are sufficient vacant on-street parking spaces in Prospero Street on a consistent basis to provide for any overflow car parking requirements (i.e., beyond the SEPP Housing 2021 requirements).

4.2 PWD Car Parking Provision

The Building Code of Australia (BCA) stipulates the "Persons with Disability" (PWD) car parking requirements based on the class. The proposed residential development is categorised as a Class 1A building by the BCA, and as such, BCA does not specifically require a provision of PWD car parking spaces for Class 1A buildings.

4.3 Visitor Car Parking

A review of the SEPP Housing 2021 indicated that there are no requirements for the provision of visitor parking spaces as part of the proposed development.

¹ Refer to Division 6 Clause 42-1 in SEPP Housing 2021 for further information.

5 Servicing Considerations

5.1 Statutory Requirements

A review of the SEPP Housing 2021 indicated that there are no statutory requirements for the provision of parking spaces for service and refuse collection vehicles.

5.2 Servicing Arrangements

Servicing will typically occur via VANs (5.2m), small rigid vehicles (SRVs – 6.4m) and medium rigid vehicles (MRVs – 8.8m) that can be parked on street at the development frontage in Prospero Street.

Swept path assessments have been prepared and are attached in Appendix B. These swept path assessments are adequate to demonstrate that a standard car (4.91m long B85 vehicle) is able to access all on-site parking spaces, as specified within AS2890.1.

The proposed SRV and MRV servicing arrangements are also considered appropriate for the following reasons:

- Servicing by SRVs / MRVs is expected to be very occasional, with the vast majority of servicing anticipated to occur by VANs due to the residential nature of the development; and
- There is adequate provision and availability of on-street parking on Prospero Street, adjacent to the site, to accommodate infrequent use by service vehicles.

5.3 Refuse Collection Arrangements

A review of 62 high-resolution NearMap aerials captured between March 2010 and January 2023 revealed that there are sufficient vacant on-street parking spaces in Prospero Street. Parking in Prospero Street is unrestricted, and the carriageway is sufficiently wide (approximately 9m) for a safe and efficient refuse collection activity by kerbside wheelie bin collection.

The proposed refuse collection arrangements are considered appropriate based on the following reasons:

- The RCV will service the site on only one weekday a week;
- The RCV will stand at the development frontage for only five to seven minutes every week; and
- It is expected that traffic volumes in Prospero Street will remain low.

6 Design Considerations

6.1 Overview

A review of the traffic components of the proposed internal design of the site was conducted with reference to the following regulatory documentation:

- *State Environmental Planning Policy (Housing) 2021*;
- *Australian Standard for Parking Facilities Part 1: Off-street car parking (AS2890.1)*; and
- *Austroads Guidelines: Guide to Road Design Part 6A: Paths for Walking and Cycling*.

6.2 Vehicular Access

6.2.1 Driveway Crossover

Vehicular access for the proposed development's off-street car park will be provided via a priority-controlled, all-movements, shared and single lane driveway crossover which is 3.3m in width. This is the minimum circulation roadway width permitted by AS2890.1:2004 (consistent with *Table 3.1 and Table 3.2*) and applicable to domestic driveways with Class 1 or Class 1A requirements and for car parks with a capacity of 25 spaces or less.

6.2.2 Circulation Road Width

The circulation road width as per AS2890.1:2004, allows for two-way movement on a 3.0m wide circulation roadway where the following is satisfied:

- Prospero Street is not arterial or sub-arterial;
- The circulation road is less than 30m long;
- There will be less than 30 movements per hour, the expected traffic movements are in the order of 6 per hour.

6.2.3 Aisle Width

The aisle width adjacent to the parking spaces in the rear of the property is 5.8m, also consistent with AS2890.1:2004. It is recognised that the driveway for the car park at the rear of the site is a single lane width (3.3m) but will be used as two way. This is totally acceptable since the driveway only serves for six car spaces used by the residents; hence the frequency of activity and local & repeat users mean that traffic disruption / conflicts will be rare.

6.2.4 Pedestrian Path

As per the requirements of AS2890.1:2004, it is proposed that a dedicated pedestrian path will be provided alongside the entire length of the access driveway. The width of this proposed pedestrian path (1.2m) satisfies the requirements of Austroads Guide to Road Design Part 6A for pedestrian paths with low volumes.

However due to significant fall in levels, three sets of stairs are proposed at each of the two pedestrian paths. This means access to the units with a wheelchair is not possible through the pedestrian paths.

Based on above, it is concluded that the proposed development is not accessible with a wheelchair.

6.2.5 Queueing

Given the parking supply in the rear of the property is six spaces, the required queueing provision for the entry / exit queue is two vehicles (12m) as per the AS2890.1. This is measured as the distance between the roadway and the first conflict point (first parking space), which satisfies the minimum queueing provision requirement.

6.2.6 Sight Distance

The sight distance at the access location is considered to be suitable. Prospero Street slopes downwards on a consistent basis travelling in the eastbound direction (approx. 1 in 12.5 or -8%) with no significant crests or dips. There are no existing or proposed structures as part of this development that are considered to reduce the sight distance beyond an acceptable level.

A review of AS2890.1 indicated that ideally 45m (40m at a minimum) of sight distance must be provided at the driveway crossover based on the posted speed limit (50 km/h) in Prospero Street. A review of high-resolution NearMap aerials revealed that the proposed location of the driveway complies with the required sight distances.

6.3 Car Parking and Internal Circulation

The proposed designs of the internal car parking and vehicular circulation area have been assessed against the requirements of the relevant documents mentioned earlier in this report. The results of this assessment are summarised in Table 6.

Table 6 Parking & Circulation Design Compliance Assessment

Component	AS2890 Requirement	Provision	Compliant
Parking spaces	2.70m x 5.4m (near a wall) 2.4m x 5.4m (Class 1A)	2.70m x 5.4m (near a wall) ² 2.4m x 5.4m (all other spaces)	✓
Blind Aisle End Space	Aisle length extended by 1m	Aisle length extended by 1m	✓
Parking next to walls	300mm parking space extension	End space near a wall extended by 300mm	✓
PWD parking spaces	-	Not applicable, no PWD spaces are proposed	
Parking aisle widths	5.8m	5.8m	✓
Access Driveway Width	3.0m (Class 1A)	3.3m	✓
Parking module gradients	1:20 (5%) maximum – parallel to angle of parking	1:20 (5%)	✓
	1:16 (6.25%) maximum – in any other direction	1:40 (2.5%) in any other direction	
Ramp gradients	1:4 (25%)	1:5 (20%)	✓
Grade transitions	12.5% maximum for summit 15% maximum for sag	1:8 (12.5%)	✓

² It should be noted that the end parking space (parking space #1) can only accommodate a B85 design vehicle.

Component	AS2890 Requirement	Provision	Compliant
Grade transition lengths	2m minimum length	Grade transition length of 2m	✓

The outcomes of the parking and circulation design compliance assessment summarised within Table 6 show that the proposed car park design is compliant with the AS2890 requirements for each component and is therefore considered to be appropriate.

7 Operational Assessment

7.1 Development Traffic Demand

Peak hour traffic demands have been forecast for the subject development based upon the trip generation rates provided in Roads and Maritime Services (RMS) *Guide to Traffic Generating Developments 2002 and TDT 2013/04a* (RMS GTGD). This data represents the most recent and comparable source for this development type.

The peak hour traffic generation rates adopted for the land uses proposed as part of the development are as follows:

- Dwelling Houses:
 - Weekday AM peak hour: 0.95 per dwelling (based on RTA GTGD TDT 2013/04a).
 - Weekday PM peak hour: 0.99 per dwelling (based on RTA GTGD TDT 2013/04a).

Reflective of the above, the adopted peak hour traffic generation rates and resultant traffic demand forecast for the development are summarised in Table 7.

It should also be noted that three existing dwelling houses will be demolished as part of this proposal and therefore the traffic generated by these existing dwelling houses should be deducted to determine the net traffic impacts.

Table 7 Net Development Trip Demand Forecast

Use	Bedrooms	Units	Trip Rate		Peak Hour Trips	
			Weekday AM	Weekday PM	Weekday AM	Weekday PM
Dwelling House	3	3	0.95 vph per dwelling	0.99 vph per dwelling	3vph	3vph
Dwelling House	2	5	0.95 vph per dwelling	0.99 vph per dwelling	5vph	5vph
Dwelling House	1	1	0.95 vph per dwelling	0.99 vph per dwelling	1vph	1vph
Dwelling House (to be demolished)	3 (assumed)	-3	-0.95 vph per dwelling	-0.99 vph per dwelling	-3vph	-3vph
Total	-	6	-	-	6vph	6vph

Table 7 indicates that the anticipated traffic generation of the development is very low, representing approximately one extra vehicle using the surrounding network in every 10 minutes during the peak hour. Therefore, the traffic generation is not expected to have a noticeable impact on the operation of the surrounding road network.

In SLR's opinion, given the small volume of the anticipated traffic generation, no further operational assessment is warranted.

8 Summary

SLR has been commissioned by LAHC in the care of SDA to prepare a TIA for a proposed residential development to be located at 25-29 Prospero Street, Maryland.

Plans illustrating the proposal, prepared by SDA, are reproduced in Appendix A.

Based on the analysis and assessment conducted as part of this TIA, the following conclusions have been made:

- The development provides safe and convenient connectivity to the surrounding active transport (walk and cycle) network however access to the units by a wheelchair is not possible due to the stairs at the pedestrian paths.
- The proximity of the development to nearby public transport stops is appropriate for the development.
- The proposed vehicular access, car parking and internal circulation arrangements are in accordance with the relevant provisions of either the Australian Standards or SEPP Housing 2021.
- The proposed refuse collection and servicing arrangements are considered appropriate.
- As detailed in Section 4.1 in this report, in the entirety of development, the proposed six car parking spaces satisfy the requirements of the SEPP Housing 2021.

Notwithstanding the above, a review of 62 high-resolution NearMap aerials captured between March 2010 and January 2023 revealed that there are sufficient vacant on-street parking spaces in Prospero Street on a consistent basis to accommodate any excess parking demands (beyond the SEPP Housing 2021 requirement).

- The proposed development is expected to have a net development traffic generation of six vehicles per peak hour. This equates to one vehicle movement every ten minutes in the peak hour and therefore in SLR's opinion, no further operational assessment is necessary.

APPENDIX A

Development Plans (Prepared by Stanton Dahl Architects)

Land & Housing Corporation, General Housing Development
25-29 Prospero Street, Maryland, NSW Lots 395-397, DP 702896
Part 5 Activity Submission 14th April 2023

Architectural Drawing Schedule

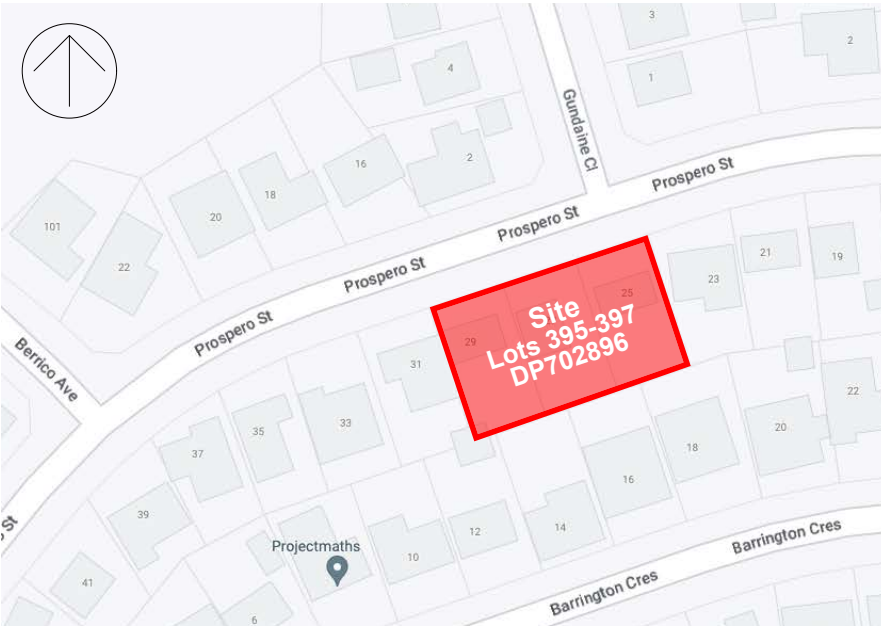
2869.23	DA00	Cover Sheet & Location Plan
2869.23	DA01	Site & Block Analysis Plan
2869.23	DA02	Demolition Plan
2869.23	DA03	Cut & Fill Plan
2869.23	DA04	Site & External Works Plan
2869.23	DA05	Landscape & Deep Soil Diagram
2869.23	DA06	Floor Plans (Units 1-2)
2869.23	DA07	Floor Plans (Units 3-6)
2869.23	DA08	Floor Plans (Units 7-9)
2869.23	DA09	Elevations - Sheet 1
2869.23	DA10	Elevations - Sheet 2
2869.23	DA11	Elevations - Sheet 3
2869.23	DA12	Sections - Sheet 1
2869.23	DA13	Sections - Sheet 2
2869.23	DA14	Shadow Diagrams - Sheet 1
2869.23	DA15	Shadow Diagrams - Sheet 2
2869.23	DA16	View From Sun - Sheet 1
2869.23	DA17	View From Sun - Sheet 2
2869.23	DA18	External Colour Selection

Civil Drawing Schedule

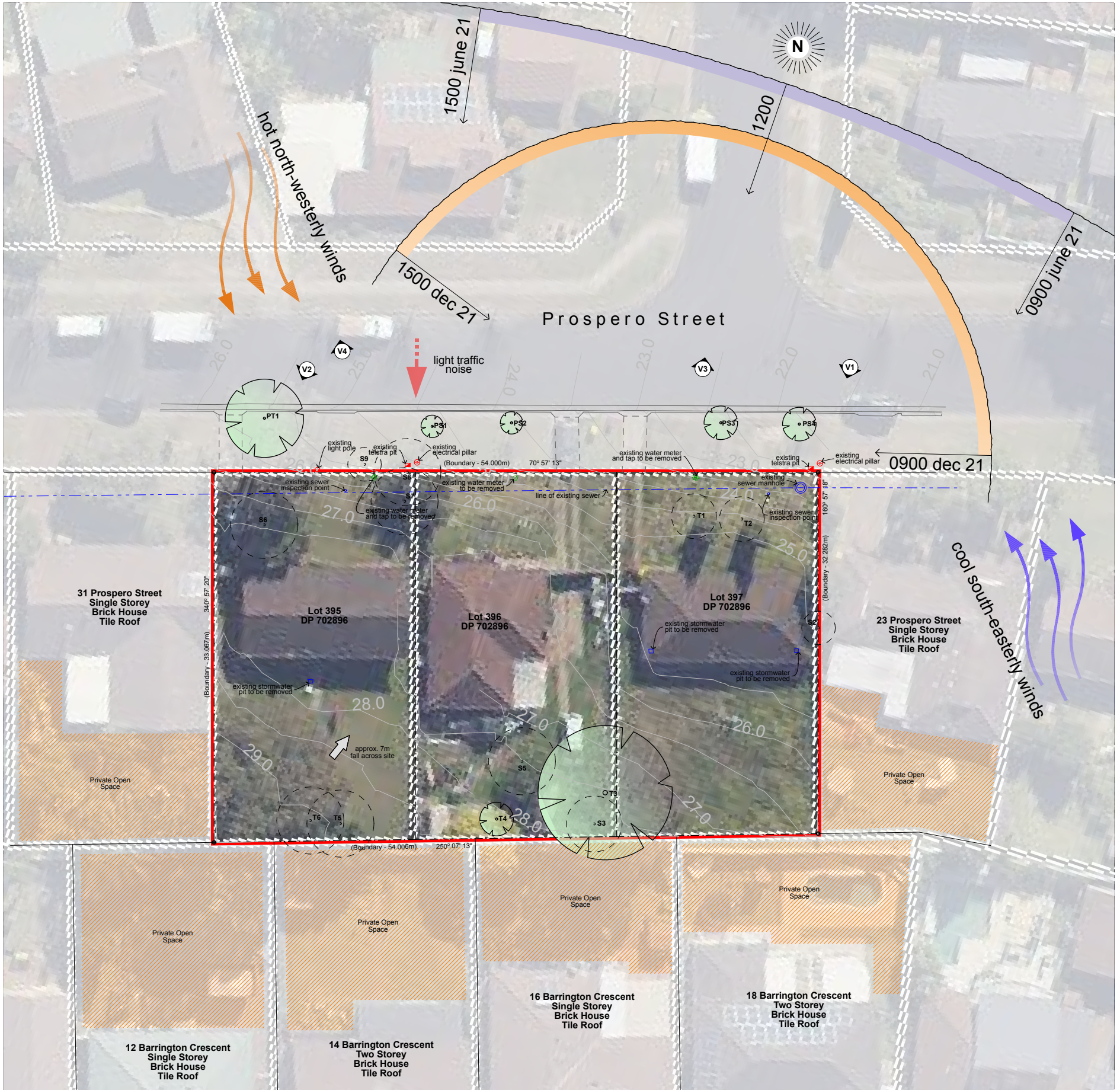
230135	C01	Notes & Legends
230135	C02	Ground Floor Drainage Plan
230135	C03	Site Stormwater Details Sheet 1

Landscape Drawing Schedule

2869.23	L01	Landscape Plan & Details
2869.23	L02	Tree Protection Details
2869.23	L03	Landscape Specification & Maintenance Plan



01 Location Plan
not to scale



V1 View towards 23 Prospero Street



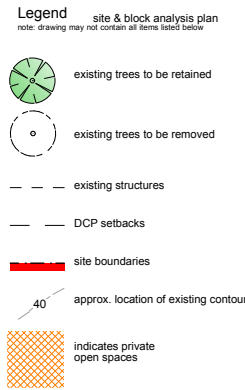
V2 View towards 31 Prospero Street



V3 View towards Gundaine Close



V4 View towards 16 Prospero Street & 2 Gundaine Close



- Coles Fletcher (895m)
- Fire & Rescue NSW Wallsend Fire Station (706m)
- Maryland Public School (320m)
- Grange Avenue Reserve (452m)
- Bill Elliot Park (631m)
- Wallsend Airfield (1,538m)
- Sandgate Train Station (4,325m)

01 Site & Block Analysis Plan
1:200



Planning & Environment



Rev	Date	Issue
01	14/04/23	Part 5 Issue
do not scale drawings, check all dimensions on site, figured dimensions take precedence.		

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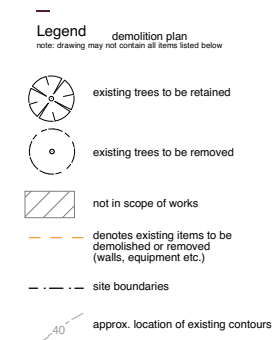
Architect:

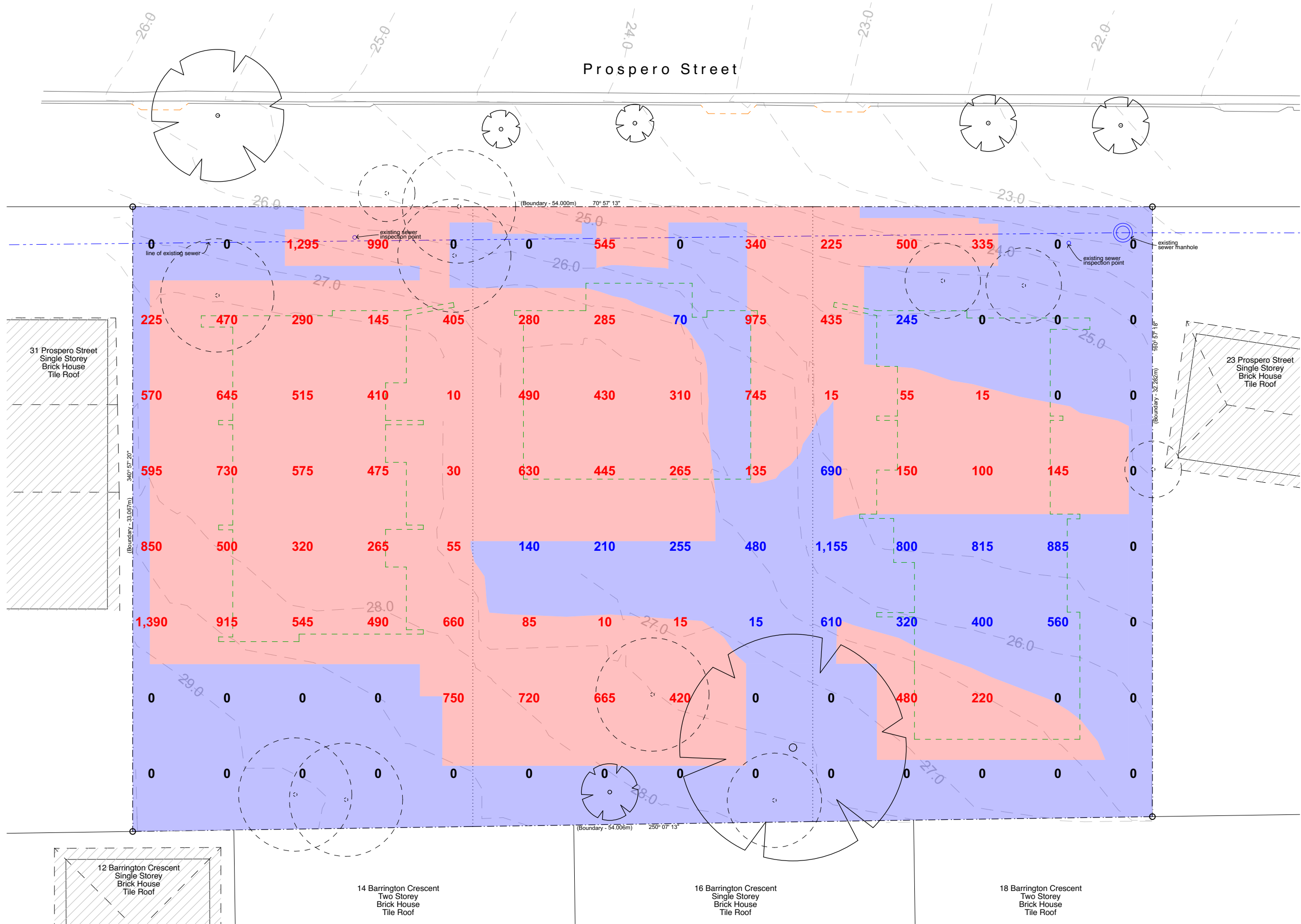
Stanton Dahl Architects

Project:
General Housing Development
at
25-29 Prospero Street, Maryland

Title:
Site & Block Analysis Plan
File:
2869.23_25-29 Prospero St,
Maryland_Part 5.pln
Plotted:
14/4/2023
4:19 pm

Status: Part 5 Activity Submission
Date: 14/4/2023
Scale: 1:200 @ A1
Stage: Part 5
Drawing: DA01
Sheet: 2
of 19
Project no: BGWY9
Approved: ML
Rev: 01





01 Cut & Fill Plan
1:100



Rev	Date	Issue
01	14/04/23	Part 5 Issue
Rev	Date	Issue

do not scale drawings, check all dimensions on site.
figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Botanique Design
Mob: 0404 887 620

Stormwater Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:

Project:
General Housing Development
at
25-29 Prospero Street, Maryland

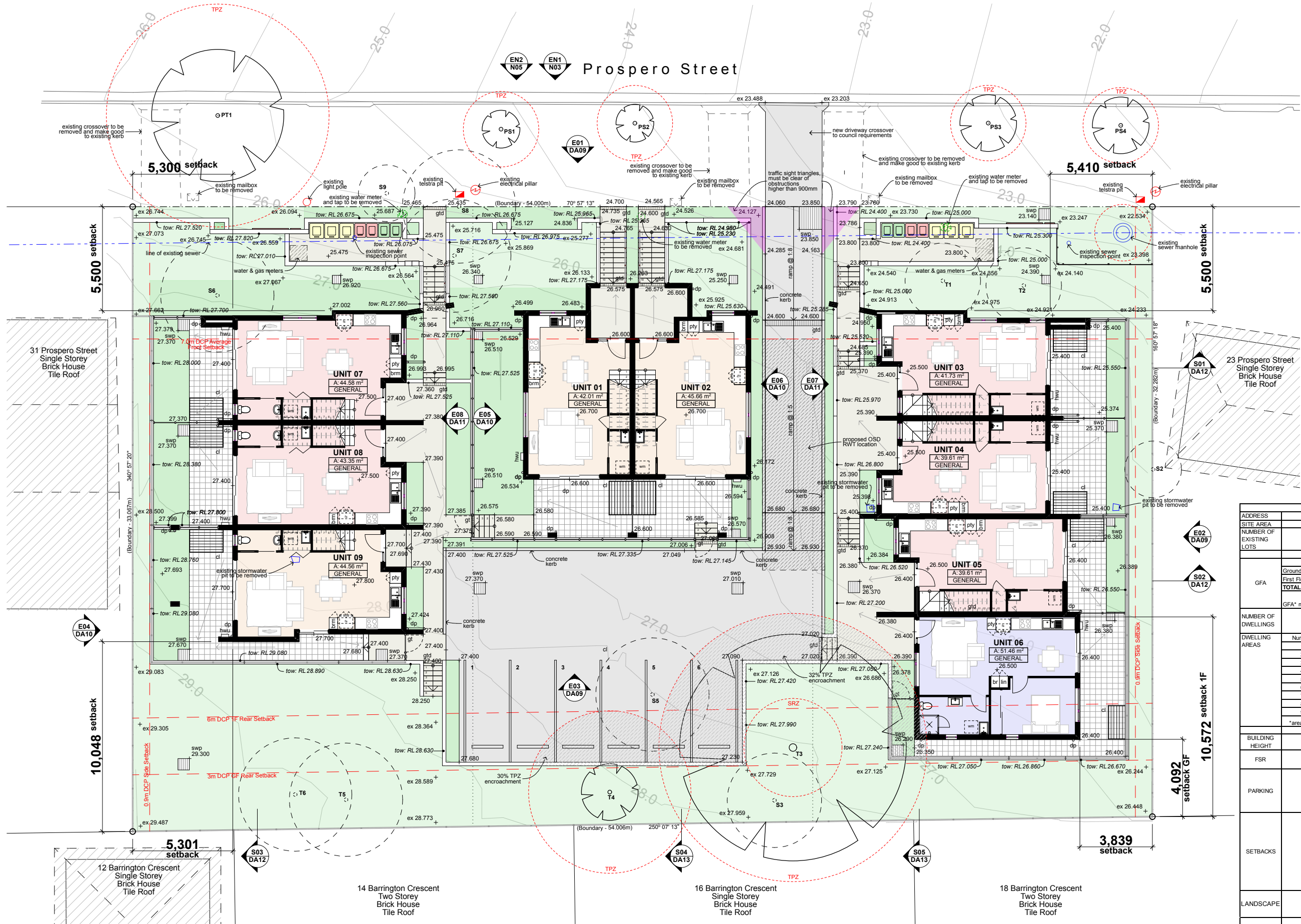
Title:
Cut & Fill Plan

File:
2869.23_25-29 Prospero St,
Maryland_Part 5.pln

Plotted: 14/4/2023
4:19 pm

Status: Part 5 Activity Submission

Date:	Scale:	5/16 job no:	Project no:
14/4/2023	1:100 @ A1	2869.23	BGWY9
Stage:	Drawn:	Checked:	Approved:
Part 5	MP/DD/AT	ML	ML
Drawing:	Sheet:		Rev:
DA03	4	of 19	01



- Legend** (external work / site plan)
note: drawing may not contain all items listed below
- ex. contours & banking line
 - existing trees to be removed
 - existing trees to be retained
 - proposed trees
 - ex. RL00.00 → existing levels
 - RL00.00 → proposed levels
 - 39.000 → proposed spot levels
 - ac air conditioner condenser
 - acc accessible
 - adhc ageing, disability & home care
 - ap access panel
 - bal(1) balustrade (type)
 - bfc broom finished concrete
 - boe brick on edge
 - bl bollard
 - bol coloured concrete (type)
 - cc(1) ceramic floor tile (type)
 - cl clothes line
 - col column
 - dp downpipe
 - drp doorpost
 - ex existing
 - fb(1) facebrick work (type)
 - fl finished floor level
 - ft(1) fence (type)
 - gb garbage bin
 - gt gate
 - gtd graded drain
 - hr(1) handrail (type)
 - ht hose tap
 - hwu hot water unit
 - hyd hydrant
 - kr kerb ramp
 - lb letter box
 - ofc off form concrete
 - pmp permeable pavers
 - pos private open space
 - pp power pole
 - rw(1) retaining wall (type)
 - rwo rainwater outlet
 - rwt rainwater tank
 - sfc steel float concrete
 - sfl structural floor level
 - swp storm water pit
 - twc trowel finished concrete
 - tgsl tactile ground surface indicator
 - tw wall

DEVELOPMENT DATA - TOWNHOUSES				
ADDRESS	25-29 Prospero Street, Maryland			
SITE AREA	1,764.45m ²			
NUMBER OF EXISTING LOTS	Lots 395-397 DP 702896			
GFA	Land Zoning: R2			
	Ground Floor	392.63	m ²	
	First Floor	391.85	m ²	
	TOTAL	784.48	m ²	
GFA* measured to inner face of external enclosing wall, excluding garages.				
NUMBER OF DWELLINGS	9 Apartments - 1x 1 Bed, 7x 2 Bed, 1x 3 Bed			
DWELLING AREAS	Number	Type*	Beds	Area* (m ²)
	1	General	3	95.44
	2	General	3	105.01
	3	General	2	87.29
	4	General	2	84.01
	5	General	2	82.37
	6	General	1	51.46
	7	General	2	90.44
	8	General	2	87.57
	9	Livable	3	101.29
*area = measured to internal face of external wall including internal walls.				
BUILDING HEIGHT	Control	Requirement	Proposed	
	Housing SEPP	9m	7.95m	
FSR	Newcastle LEP	0.6:1	0.44 : 1 (784.35 m ²)	
PARKING	SEPP (Housing)	0.4 space per 1 bed = 0.4	6 spaces	
		0.5 space per 2 bed = 2.5		
		1 space per 3 bed = 3		
		total spaces required = 5.9 (6)		
SETBACKS	Newcastle DCP	Front: average setback of buildings within 40m either side on same road = 7m	building line = 5.5m front porch = 4.05m	
		Side: 4.5m high = 0.9m	3.84m	
		Rear: <4.5m high = 3m	4.09m	
		>4.5m high = 6m	10.05m	
LANDSCAPE	Newcastle DCP	30% of lot area min 1.5m, min 3m at rear = 529.34m ²	530.68m ² (30% of site area)	
DEEP SOIL	Newcastle DCP	15% of lot area, min 3m = 264.67m ²	409.2m ² (23% of site area)	
SOLAR ACCESS	LAHC Design Requirements	70% of dwellings & POS must have 2hrs of direct sunlight between 9am to 3pm 21 June	Living - 7/9 = 78% POS - 9/9 = 100%	

01 Site & External Works Plan
1:100



Planning & Environment



Project Architect:	Stanton Dahl Architects Ph: (02) 8876 5300
Landscape Consultant:	Botanique Design Mob: 0404 887 620
Stormwater Consultant:	Greenview Consulting Ph: (02) 8544 1683
Architect:	Stanton Dahl Architects
Project:	General Housing Development
at	25-29 Prospero Street, Maryland
Title:	Site & External Works Plan
Status:	Part 5 Activity Submission
Date:	14/4/2023
Scale:	1:100 @ A1
Drawn:	MP/DD/AT
Checked:	ML
Revised:	ML
Project no:	BGWY9
Approved:	ML
Rev:	Rev:

Stormwater Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:

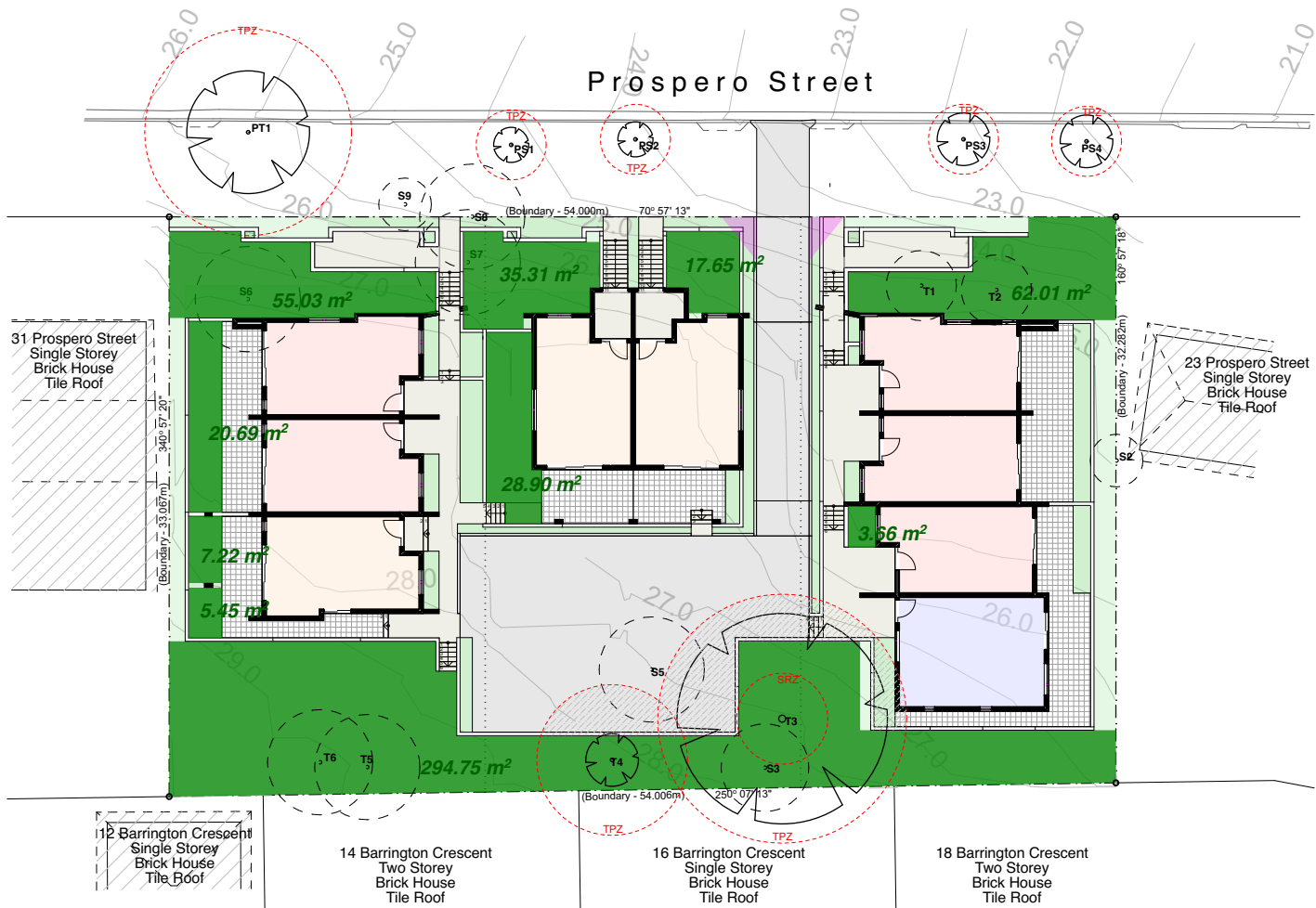


Project:
General Housing Development
at
25-29 Prospero Street, Maryland

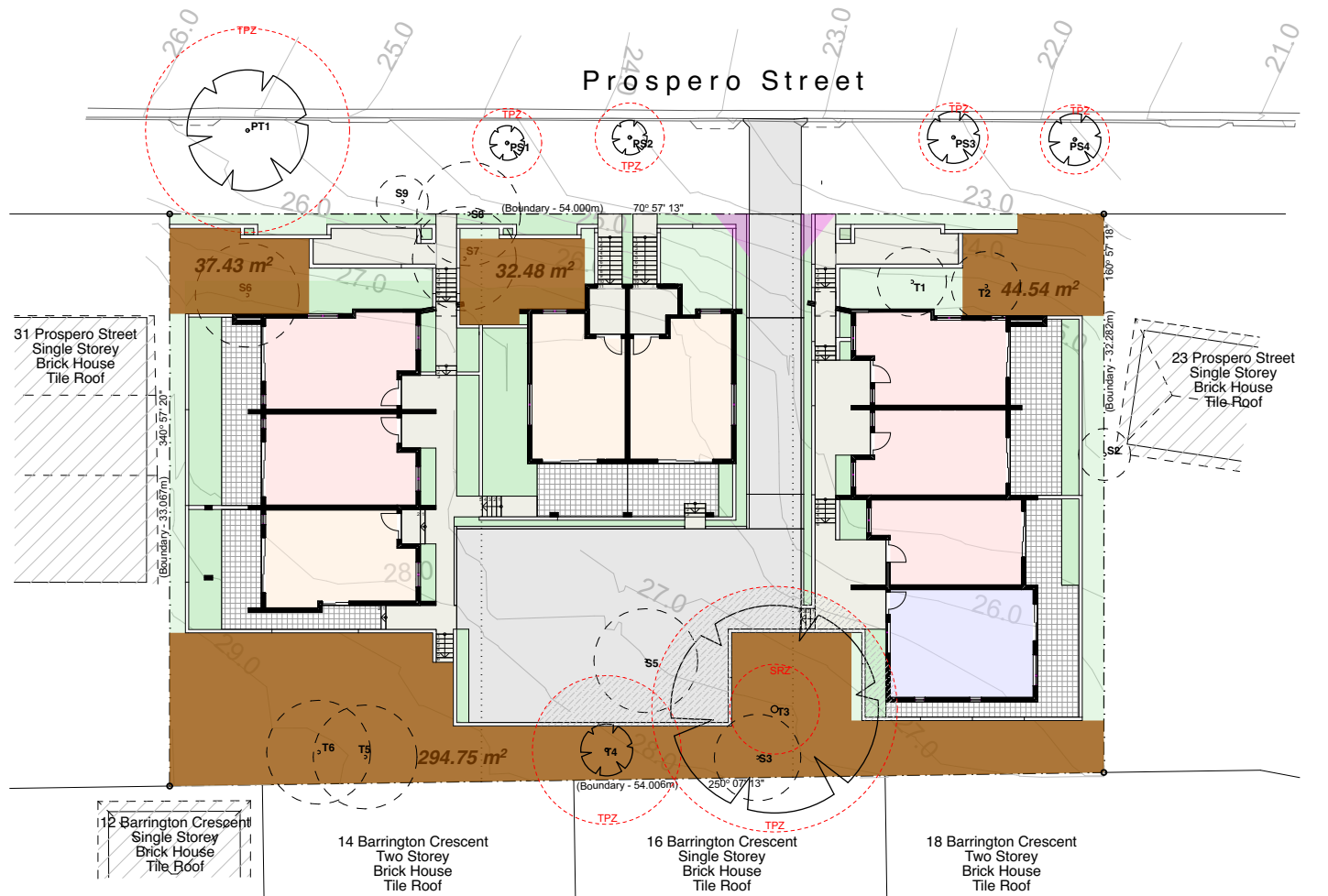
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Site & External Works Plan
Status:
Part 5 Activity Submission
Date:
14/4/2023
Scale:
1:100 @ A1
Drawn:
MP/DD/AT
Checked:
ML
Revised:
ML
Project no:
BGWY9
Approved:
ML
Rev:
Rev:

Plotted:
14/4/2023
4:19 pm

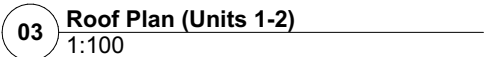
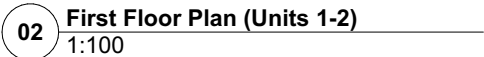
DA04 5 of 19 01





01 Soft Landscaping Diagram
1:200



02 Deep Soil Diagram
1:200



- Legend** (floor plans)
note: drawing may not contain all items listed below
- | | |
|---|---|
|  | door numbers (as scheduled)
(prefix ex. for existing door) |
|  | window numbers (as scheduled)
(prefix ex. for existing window) |
| (a) | wall type (as scheduled) |
| ac | air conditioner condenser |
| acc | accessible |
| adhc | ageing, disability & home care |
| amb | ambulant |
| ap | access panel |
| bal(1) | balustrade (type) |
| bfc | broom finish concrete |
| bol | bollard |
| brm | broom cupboard |
| ctf(1) | basin |
| cj | ceramic floor tile (type) |
| cj | control joint |
| cl | clothes line |
| col | column |
| comms | communication cabinet |
| cpt(1) | carpet (type) |
| ct | cooktop |
| dp | downpipe |
| drrp | doorpost |
| edb | electrical distribution box |
| ex | existing |
| fb(1) | face brickwork (type) |
| fhr | fire hose reel |
| fp | feature panel |
| fs | fridge space |
| fw | floor waste |
| gb | garbage bin |
| gt | gate |
| gtd | grated drain |
| hr(1) | handrail (type) |
| ht | hose tap |
| hwu | hot water unit |
| hyd | hydrant |
| kr | kerb ramp |
| lb | letter box |
| lin | linen cupboard |
| mw | microwave |
| ofc | off form concrete |
| ps | privacy screen |
| pty | pantry |
| ref | refridgerator |
| rfm | recessed floor mat |
| robe | wardrobe |
| rw(1) | retaining wall (type) |
| rwt | rainwater tank |
| snk | sink |
| sc | steel column |
| sfc | steel float concrete |
| shr | shower |
| sk | skylight/skytube |
| sl | sliding door |
| st | store |
| sv(1) | sheet vinyl (type) |
| swp | storm water pit |
| tsai | tactile ground surface indicators |
| vp | vent pipe |
| wfc | wood float concrete |
| wm | washing machine space |
| wo | wall oven |
| ws | wheel stop |
| wcs | window casing |

Legend

(floor plans)
note: drawing may not contain all items listed below

door numbers (as scheduled)
(prefix ex. for existing door)

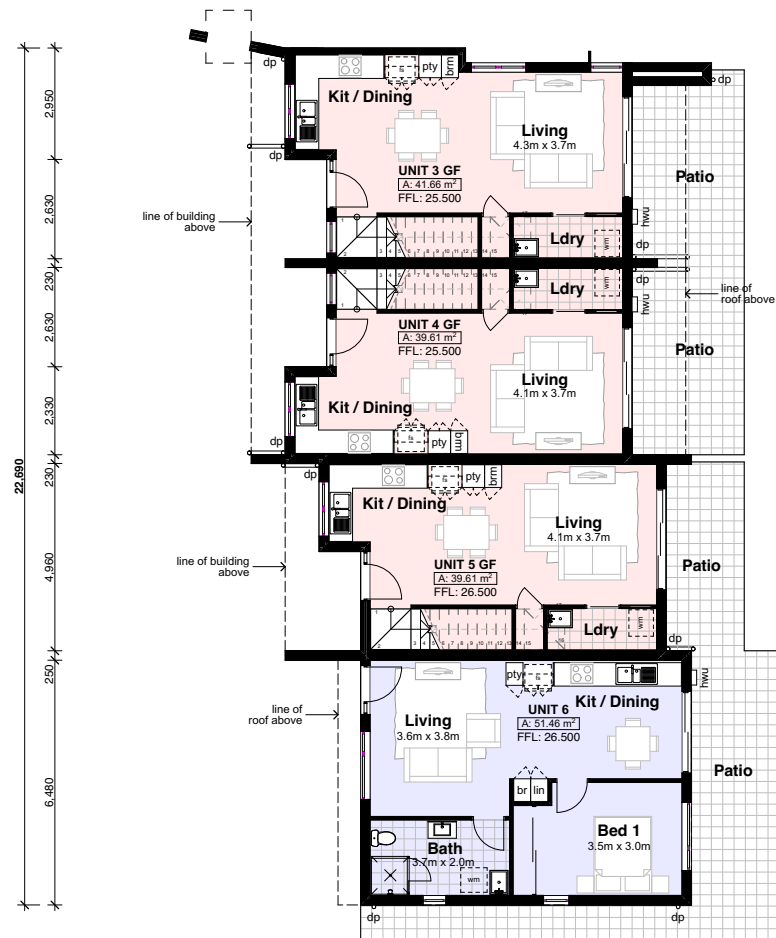
window numbers (as scheduled)
(prefix ex. for existing window)

(a) wall type (as scheduled)

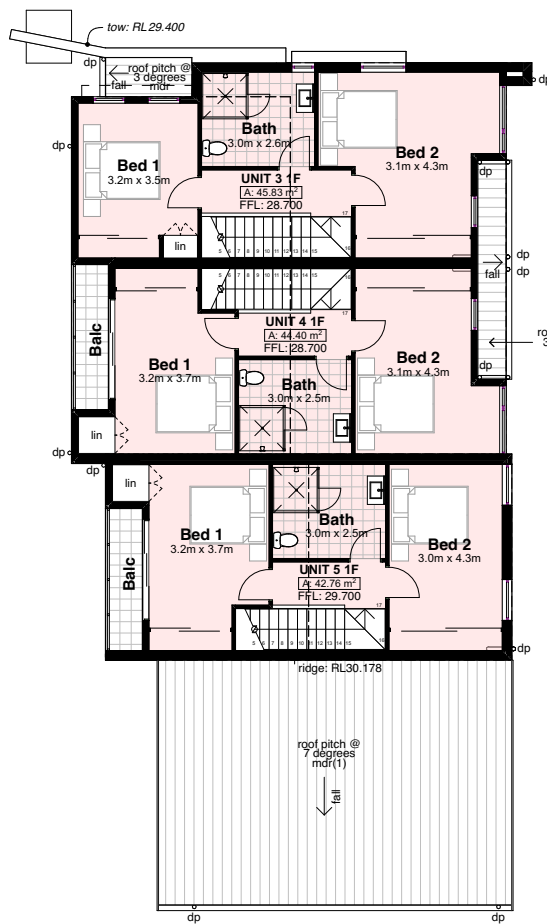
ac air conditioner condenser
acc accessible
adhc ageing, disability & home care
amb ambulant
ap access panel
bal(1) balustrade (type)
bfc broom finish concrete
bol bollard
brm broom cupboard
bsn basin
ct(1) ceramic floor tile (type)
cj control joint
cl clothes line
col column
comms communication cabinet
cpt(1) carpet (type)
ct cooktop
dp downpipe
drp doorpost
edb electrical distribution box
ex existing
fb(1) face brickwork (type)
fhr fire hose reel
fp feature panel
fs fridge space
fw floor waste
gb garbage bin
gt gate
gtd grated drain
hr(1) handrail (type)
ht hose tap
hwu hot water unit
hyd hydrant
kr kerb ramp
lb letter box
lin linen cupboard
mw microwave
ofc off form concrete
ps privacy screen
ply pantry
ref refrigerator
rfm recessed floor mat
robe wardrobe
rw(1) retaining wall (type)
rwt rainwater tank
snk sink
sc steel column
sfc steel float concrete
shr shower
sk skylight/skytube
sl sliding door
st store
sv(1) sheet vinyl (type)
swp storm water pit
tgsi tactile ground surface indicators
vp vent pipe
wfc wood float concrete
wm washing machine space
wo wall oven
ws wheel stop
wcs window casing

9.190
4.775 4.415 2.100

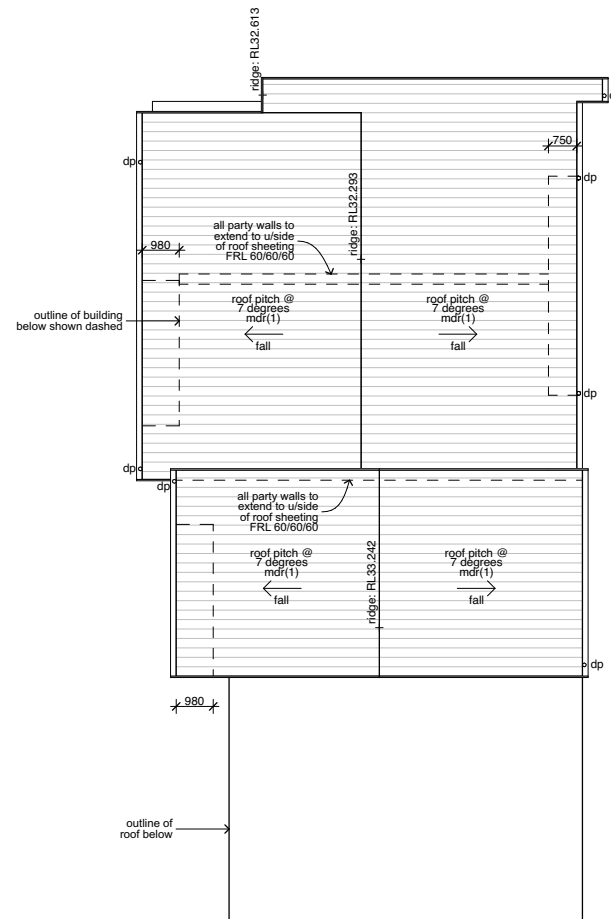
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3.190 8.320 680



6.730 4.940 2.500 4.960 2.630 2.330 2.630 2.950
16.210 10.610 3890
22.680 5.210



1.980 5.460 16.210
1.980 5.600 1.980 6.000 1.380



01 Ground Floor Plan (Units 3-6)
1:100

02 First Floor Plan (Units 3-5)
1:100

03 Roof Plan (Units 3-5)
1:100



Legend

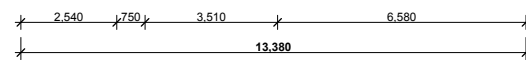
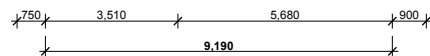
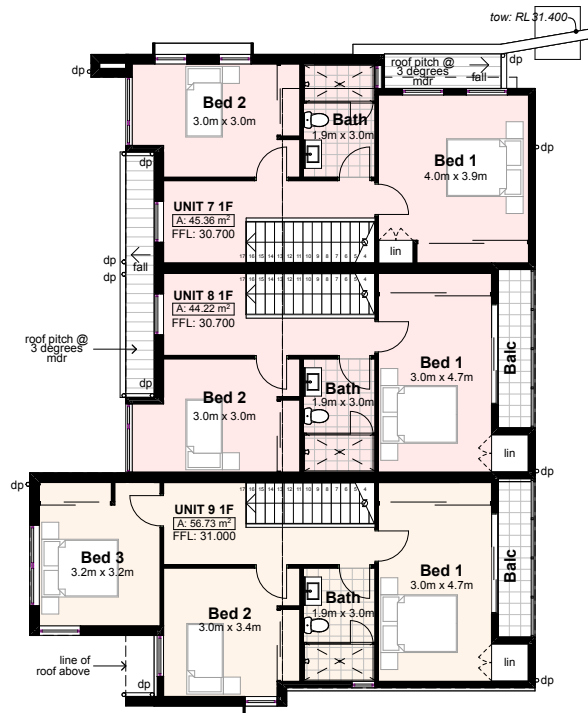
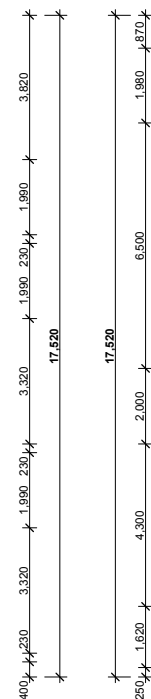
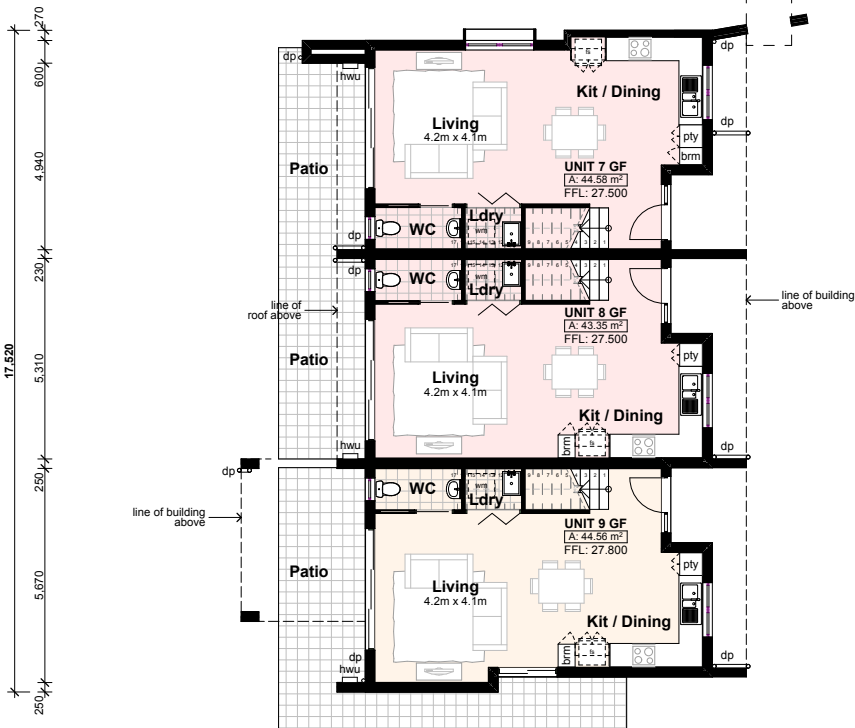
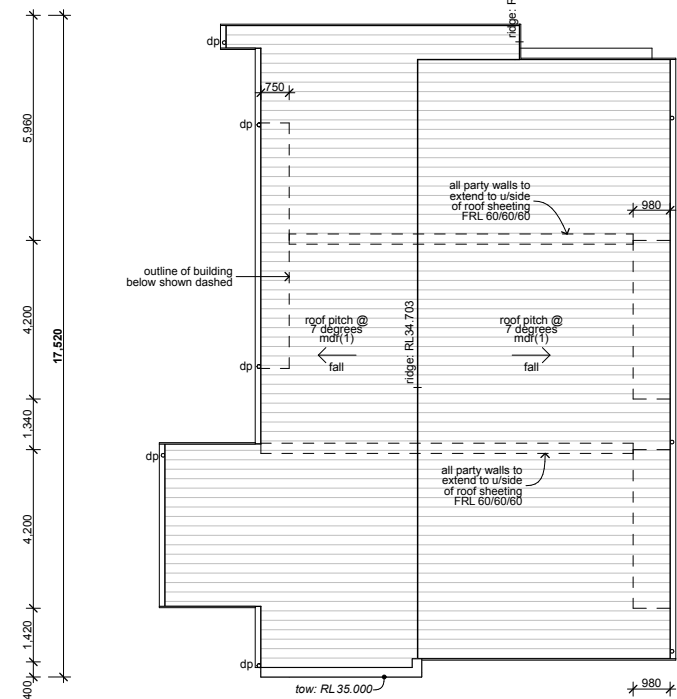
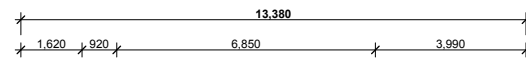
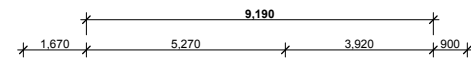
(floor plans)
note: drawing may not contain all items listed below

door numbers (as scheduled)
(prefix ex. for existing door)

window numbers (as scheduled)
(prefix ex. for existing window)

(a) wall type (as scheduled)

ac air conditioner condenser
acc accessible
adhc ageing, disability & home care
amb ambulant
ap access panel
bal(1) balustrade (type)
bfc broom finish concrete
bol bollard
brm broom cupboard
bsn basin
ctf(1) ceramic floor tile (type)
cj control joint
cl clothes line
col column
comms communication cabinet
cpt(1) carpet (type)
ct cooktop
dp downpipe
drp doorpost
edb electrical distribution box
ex. existing
fb(1) face brickwork (type)
fhr fire hose reel
fp feature panel
fs fridge space
fw floor waste
gb garbage bin
gt gate
gtd grated drain
hr(1) handrail (type)
ht hose tap
hwu hot water unit
hyd hydrant
kr kerb ramp
lb letter box
lin linen cupboard
mw microwave
ofc off form concrete
ps privacy screen
ply pantry
ref refrigerator
rfm recessed floor mat
robe wardrobe
rw(1) retaining wall (type)
rwt rainwater tank
snk sink
sc steel column
sfc steel float concrete
shr shower
sk skylight/skytube
sl sliding door
st store
sv(1) sheet vinyl (type)
swp storm water pit
tgsi tactile ground surface indicators
vp vent pipe
wfc wood float concrete
wm washing machine space
wo wall oven
ws wheel stop
wcs window casing



01 Ground Floor Plan (Units 7-9)
1:100

02 First Floor Plan (Units 7-9)
1:100

03 Roof Plan (Units 7-9)
1:100



Rev	Date	Issue
01	14/04/23	Part 5 Issue
do not scale drawings, check all dimensions on site. figured dimensions take precedence.		

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300
Landscape Consultant:
Botanique Design
Mob: 0404 887 620

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Ph: (02) 8544 1683

Architect:

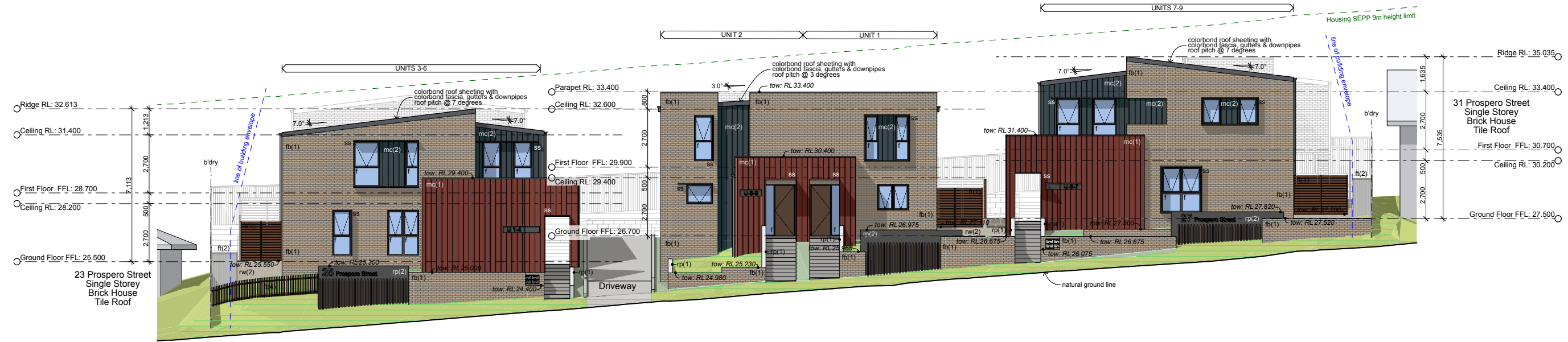
Project:
General Housing Development
at
25-29 Prospero Street, Maryland

Title:
Floor Plans (Units 7-9)
File:
2869.23_25-29 Prospero St,
Maryland_Part 5.pln

Plotted: 14/4/2023
4:20 pm

Status: Part 5 Activity Submission
Date: 14/4/2023
Scale: 1:100 @ A1
Stage: MP/DD/AT
Part 5
DA08
9 of 19
01

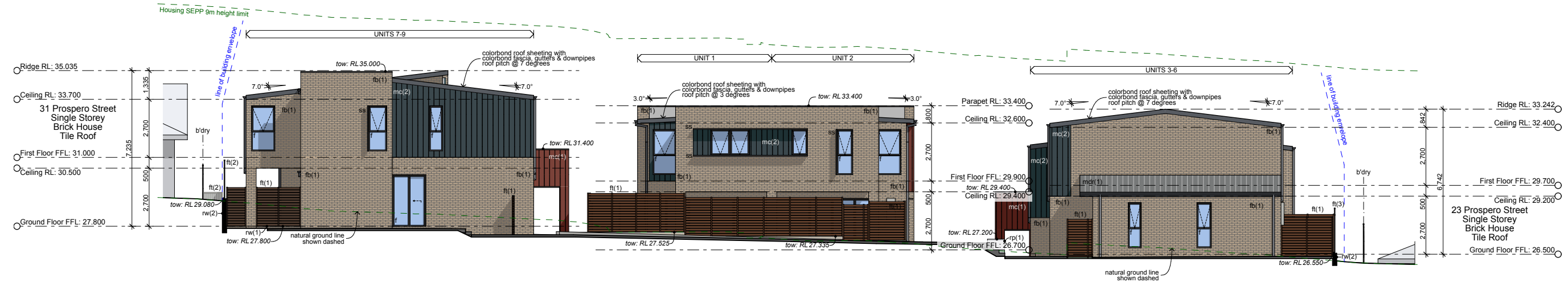
Project no:
2869.23
BGWY9
Approved:
ML
Rev:



E01 North Elevation (Prospero Street)
1:100



E02 East Elevation
1:100



E03 South Elevation
1:100

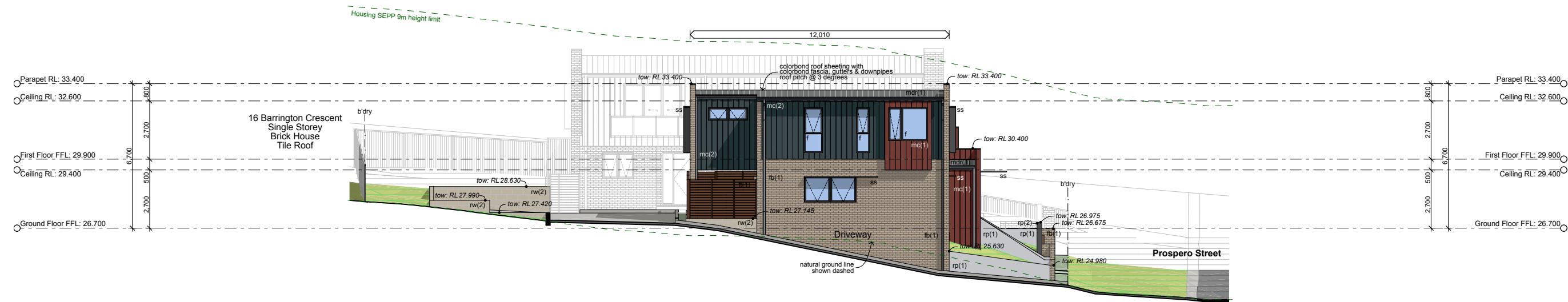
- Legend (elevation & sections)**
note: drawing may not contain all items listed below
- ac air conditioner condenser
 - ag ag pipe
 - alv adjustable louvers
 - alw aluminium framed window
 - bal(1) balustrade (type)
 - bc barge capping
 - bg box gutter
 - boe brick on edge
 - bws brickwork sill
 - cfc compressed fibre cement
 - cj control joint
 - conc concrete
 - cs coved skirting
 - csc cut soldier course
 - dp downpipe
 - dhr door head
 - dms decorative metal screen
 - eg eaves gutter
 - egl existing ground line
 - ex existing
 - f fixed sash window
 - fb(1) face brickwork (type)
 - fcd finished ceiling level
 - fft finished floor level
 - flv fixed louvers
 - fp feature panel
 - ft(1) fence (type)
 - gl ground line
 - gt gate
 - hr(1) handrail (type)
 - ip insulated panel
 - mc(1) metal cladding (type)
 - mdr(1) metal deck roof (type)
 - mps metal privacy screen
 - nc non structural column
 - og obscure glazing
 - ofc off form concrete
 - olv operable louvers
 - p(1) paint (type)
 - pap(1) perforated acoustic panel (type)
 - pbd plasterboard
 - ps privacy screen
 - pv photovoltaic cells
 - rc rendered concrete
 - rms raked metal soffit
 - rp(1) render & paint finish (type)
 - rs roller shutter
 - rw(1) retaining wall (type)
 - rwh rainwater head
 - s sliding sash window
 - sc steel column
 - sk skylight/skylight
 - sl sliding door
 - ss(1) sun shade (type)
 - ts timber skirting
 - wcs window casing
- Fence Type**
- ft(1) 1.8m high powdercoated metal slatted fence (horizontal)
 - ft(2) 1.8m high colorbond fence
 - ft(3) 1.8m high colorbond fence with 0.3m top lattice
 - ft(4) 0.9m high powdercoated metal slatted fence (vertical)



E04 West Elevation
1:100



E05 Units 1-2 West Internal Elevation
1:100



E06 Units 1-2 East Internal Elevation
1:100

- Legend** (elevation & sections)
note: drawing may not contain all items listed below
- ac air conditioner condenser
 - ag ag pipe
 - alv adjustable louvers
 - alw aluminium framed window
 - bal(1) balustrade (type)
 - bc barge capping
 - bg box gutter
 - boe brick on edge
 - bws brickwork sill
 - cfc compressed fibre cement
 - cj control joint
 - conc. concrete
 - cs coved skirting
 - csc cut soldier course
 - dp downpipe
 - drh door head
 - dms decorative metal screen
 - eg eaves gutter
 - egl existing ground line
 - ex. existing
 - f fixed sash window
 - fb(1) face brickwork (type)
 - fcl finished ceiling level
 - ftl finished floor level
 - flv fixed louvers
 - fp feature panel
 - ft(1) fence (type)
 - gl ground line
 - gt gate
 - hr(1) handrail (type)
 - ip insulated panel
 - mcl(1) metal cladding (type)
 - mdr(1) metal deck roof (type)
 - mps metal privacy screen
 - nc non structural column
 - og obscure glazing
 - ofc off form concrete
 - olv operable louvers
 - p(1) paint (type)
 - pap(1) perforated acoustic panel (type)
 - pbd plasterboard
 - ps privacy screen
 - pv photovoltaic cells
 - rc rendered concrete
 - rms raked metal soffit
 - rp(1) render & paint finish (type)
 - rs roller shutter
 - rw(1) retaining wall (type)
 - rwh rainwater head
 - s sliding sash window
 - sc steel column
 - sk skylight/skylube
 - sl sliding door
 - ss(1) sun shade (type)
 - ts timber skirting
 - wcs window casing

- Fence Type**
- ft(1) 1.8m high powdercoated metal slatted fence (horizontal)
 - ft(2) 1.8m high colorbond fence
 - ft(3) 1.8m high colorbond fence with 0.3m top lattice
 - ft(4) 0.9m high powdercoated metal slatted fence (vertical)



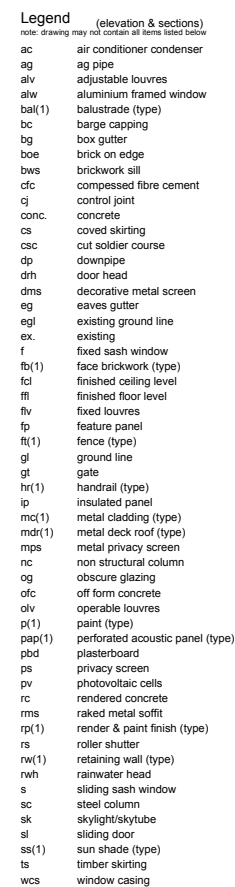
E07 Units 3-6 West Internal Elevation
1:100



E08 Units 7-9 East Internal Elevation
1:100

- Legend** (elevation & sections)
note: drawing may not contain all items listed below
- ac air conditioner condenser
 - ag ag pipe
 - alv adjustable louvres
 - alw aluminium framed window
 - bal(1) balustrade (type)
 - bc barge capping
 - bg box gutter
 - boe brick on edge
 - bws brickwork sill
 - cfc compressed fibre cement
 - cj control joint
 - con conc. concrete
 - cs coved skirting
 - csc cut soldier course
 - dp downpipe
 - drh door head
 - dms decorative metal screen
 - eg eaves gutter
 - egl existing ground line
 - ex. existing
 - f fixed sash window
 - fb(1) face brickwork (type)
 - fci finished ceiling level
 - ffi finished floor level
 - flv fixed louvres
 - fp feature panel
 - ft(1) fence (type)
 - gl ground line
 - gt gate
 - hr(1) handrail (type)
 - ip insulated panel
 - mc(1) metal cladding (type)
 - mdr(1) metal deck roof (type)
 - mps metal privacy screen
 - nc non structural column
 - og obscure glazing
 - ofc off form concrete
 - olv operable louvres
 - p(1) paint (type)
 - pap(1) perforated acoustic panel (type)
 - pbd plasterboard
 - ps privacy screen
 - pv photovoltaic cells
 - rc rendered concrete
 - rms raked metal soffit
 - rp(1) render & paint finish (type)
 - rs roller shutter
 - rw(1) retaining wall (type)
 - rwh rainwater head
 - s sliding sash window
 - sc steel column
 - sk skylight/skylube
 - sl sliding door
 - ss(1) sun shade (type)
 - ts timber skirting
 - wcs window casing

- Fence Type**
- ft(1) 1.8m high powdercoated metal slatted fence (horizontal)
 - ft(2) 1.8m high colorbond fence
 - ft(3) 1.8m high colorbond fence with 0.3m top lattice
 - ft(4) 0.9m high powdercoated metal slatted fence (vertical)



Ceiling RL: 30.500

Ground Floor FFL: 27.800

Living

Kit/Dining

Pathway

23 Prospero Street
Single Storey
Brick House

First Floor FFL: 29.700

Ceiling RL: 29.200

Living

Kit/Dining

Driveway

b'dry

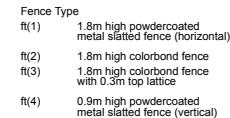
Fence Type

ft(1) 1.8m high powdercoated metal slatted fence (horizontal)

ft(2) 1.8m high colorbond fence

ft(3) 1.8m high colorbond fence with 0.3m top lattice

ft(4) 0.9m high powdercoated metal slatted fence (vertical)



Architectural elevation drawing of a two-story brick house, identified as 14 Barrington Crescent. The drawing shows the front facade with three units, labeled UNIT 9, UNIT 8, and UNIT 7. The units are arranged horizontally, with UNIT 9 on the left, UNIT 8 in the middle, and UNIT 7 on the right. The drawing includes the following details:

- Rooms and Layout:**
 - UNIT 9: Bed 2, Hallway, Living, WC.
 - UNIT 8: Bed 2, Hallway, Living, WC.
 - UNIT 7: Hallway, Bed 2, Living, WC.
- Roof and Structure:**
 - Roof: treated timber roof framing to manufacturer's details, colorbond roof sheeting with colorbond fascia, gutters & downpipes, roof pitch @ 7 degrees.
 - Roof Type: Tile Roof (as per title).
- Height Markers and Levels:**
 - Parapet RL: 35.000
 - Ceiling RL: 33.700
 - First Floor FFL: 31.000
 - Ceiling RL: 30.500
 - Ground Floor FFL: 27.800
- Site and Ground:**
 - Natural ground line shown dashed.
 - Proposed ground level shown solid.
 - Prospero Street is indicated at the bottom right.
- Other Labels:**
 - 14 Barrington Crescent
 - Two Storey Brick House
 - Tile Roof



NSW
GOVERNMENT

**Planning &
Environment**

Stormwater Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Stanton
Dahl
Architects

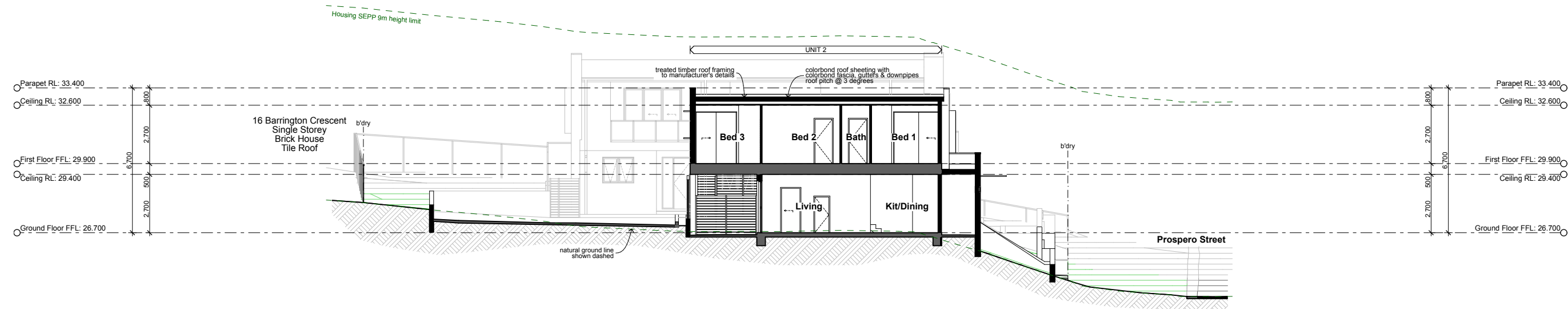
Project:
General Housing Development
at
25-29 Prospero Street, Maryland

Title:
Sections - Sheet 1

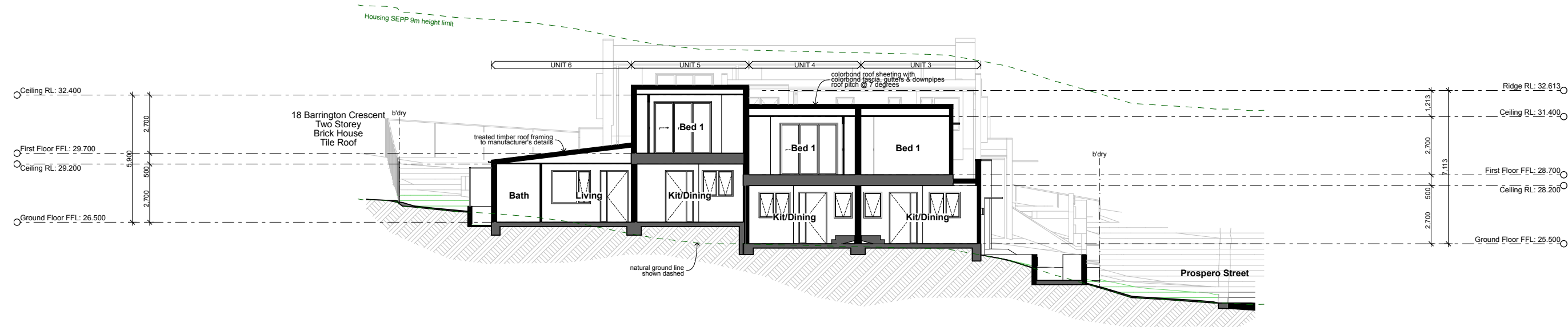
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2869.23_25-29 Prospero
Maryland Part 5.pln

Status: Part 5 Activity Submission

Date:	Scale:	S/d job no:	Project no:
14/4/2023	1:100 @ A1	2869.23	BGWY9
Stage:	Drawn:	Checked:	Approved:
Part 5	MP/DD/AT	ML	ML
Drawing:	Sheet:		Rev:
Plotted: 14/4/2023 4:20 pm	DA12	13 of 19	01



S04 East Section 2
1:100









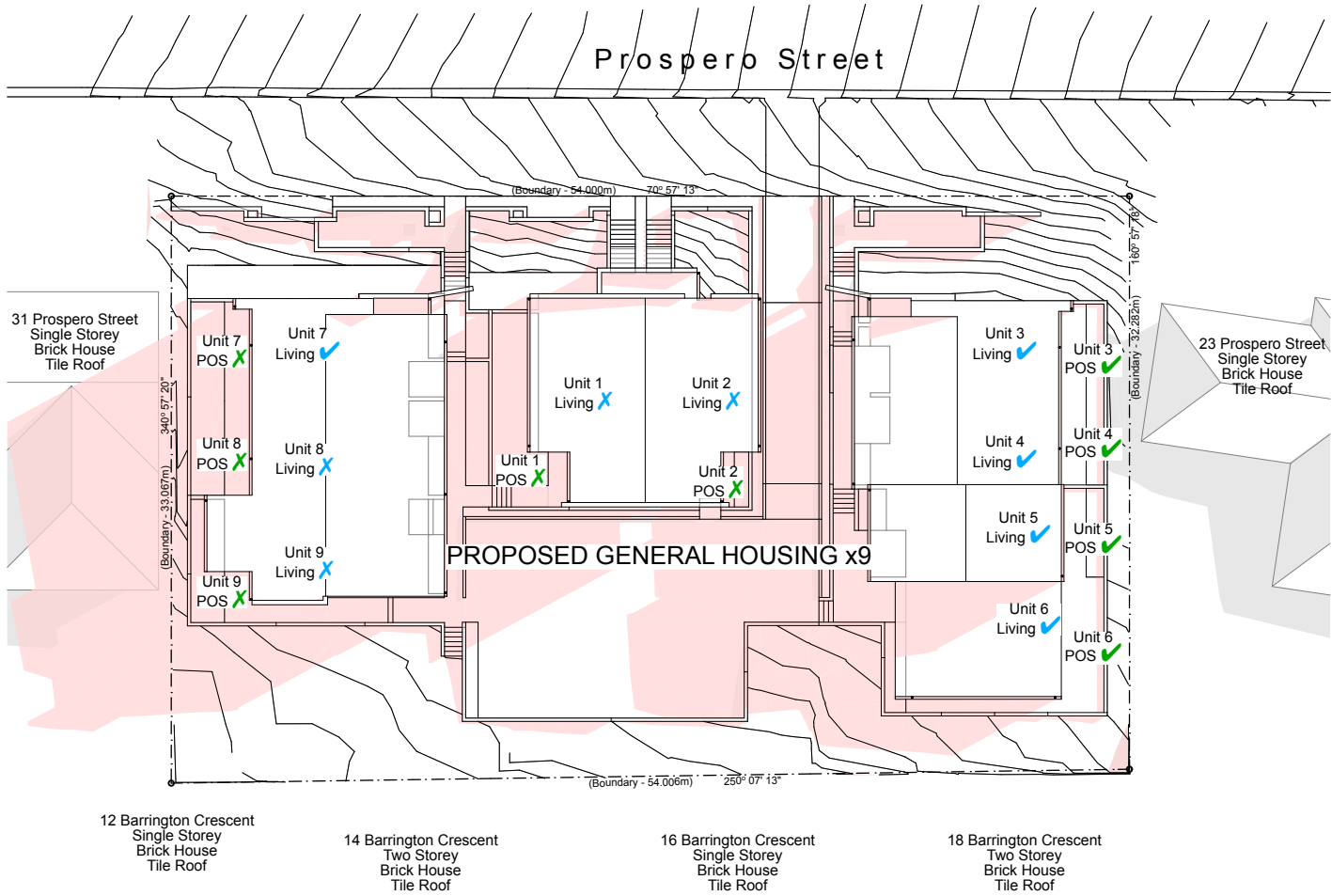
S05 East Section 3
1:100

Legend (elevation & sections)
note: drawing may not contain all items listed below

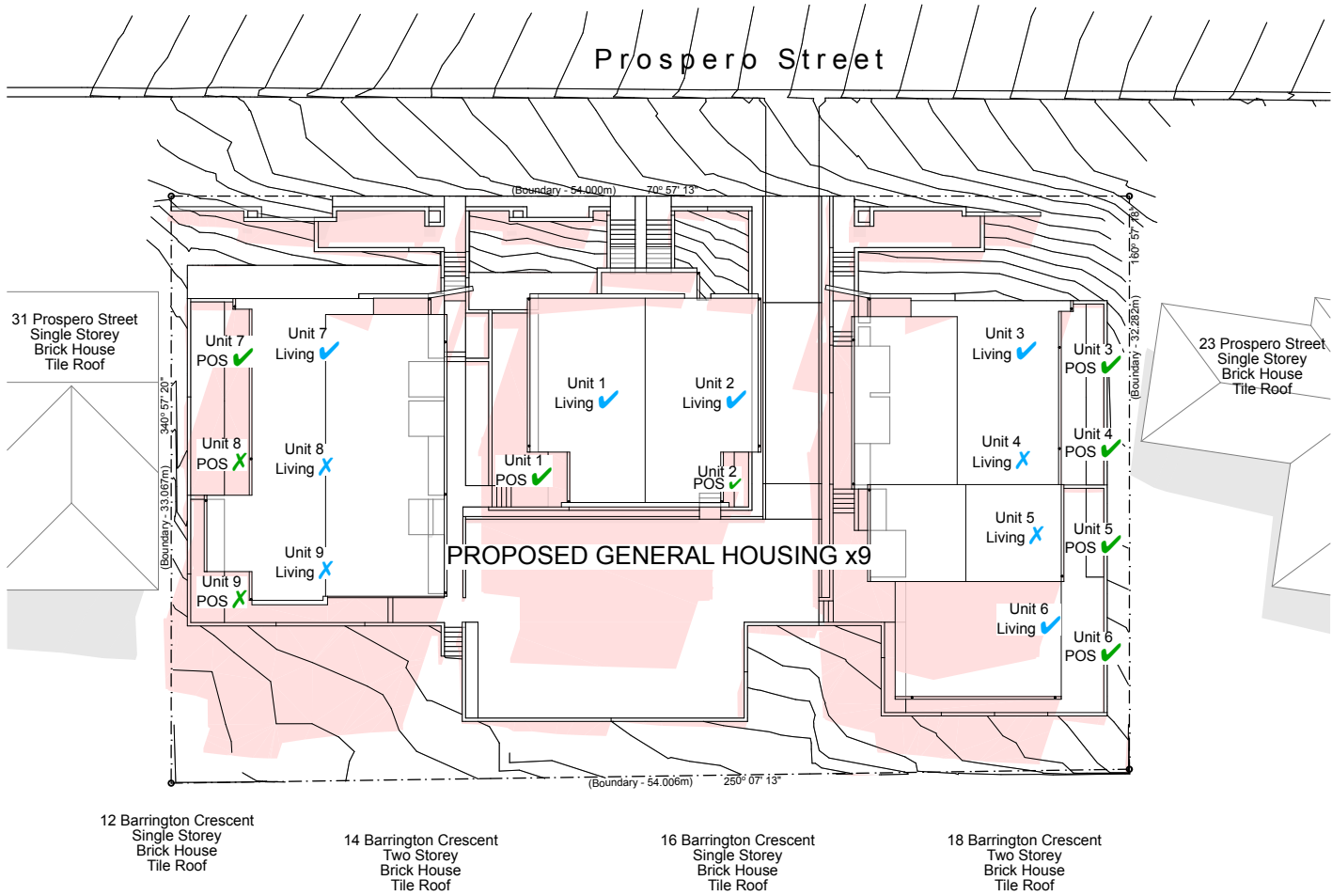
ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvres
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
boe	brick on edge
bws	brickwork sill
cfc	compressed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
csc	cut soldier course
dp	downpipe
drh	door head
dms	decorative metal screen
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcl	finished ceiling level
fti	finished floor level
flv	fixed louvres
fp	feature panel
ft(1)	fence (type)
gl	ground line
gt	gate
hr(1)	handrail (type)
ip	insulated panel
md(1)	metal cladding (type)
mdr(1)	metal deck roof (type)
mps	metal privacy screen
nc	non structural column
og	obscure glazing
ofc	off form concrete
olv	operable louvres
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
ps	privacy screen
pv	photovoltaic cells
rc	rendered concrete
rms	raked metal soffit
rp(1)	render & paint finish (type)
rs	roller shutter
rw(1)	retaining wall (type)
rwh	rainwater head
s	sliding sash window
sc	steel column
sk	skylight/skytube
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting
wcs	window casing

Fence Type	
ft(1)	1.8m high powdercoated metal slatted fence (horizontal)
ft(2)	1.8m high colorbond fence
ft(3)	1.8m high colorbond fence with 0.3m top lattice
ft(4)	0.9m high powdercoated metal slatted fence (vertical)

- Legend** shadow diagrams
note: drawing may not contain all details listed below
-  **note:** shadows cast: proposed buildings
-  **note:** shadows cast: existing neighbour buildings
-  sunlight to living area
-  no sunlight to living area
-  sunlight to private open space
-  no sunlight to private open space



01 Shadow Diagram @ 9am, 21 June
1:200



02 Shadow Diagram @ 12pm, 21 June
1:200



Rev	Date	Issue
01	14/04/23	Part 5 Issue
do not scale drawings, check all dimensions on site. figured dimensions take precedence.		

Project Architect:
Stanton Dahl Architects
Ph: (02) 8876 5300

Landscape Consultant:
Botanique Design
Mob: 0404 887 620

Stormwater Consultant:
Greenview Consulting
Ph: (02) 8544 1083

Architect:

Project:
General Housing Development
at
25-29 Prospero Street, Maryland

Title:
Shadow Diagrams - Sheet 1

File:
2869.23_25-29 Prospero St,
Maryland_Part 5.pln

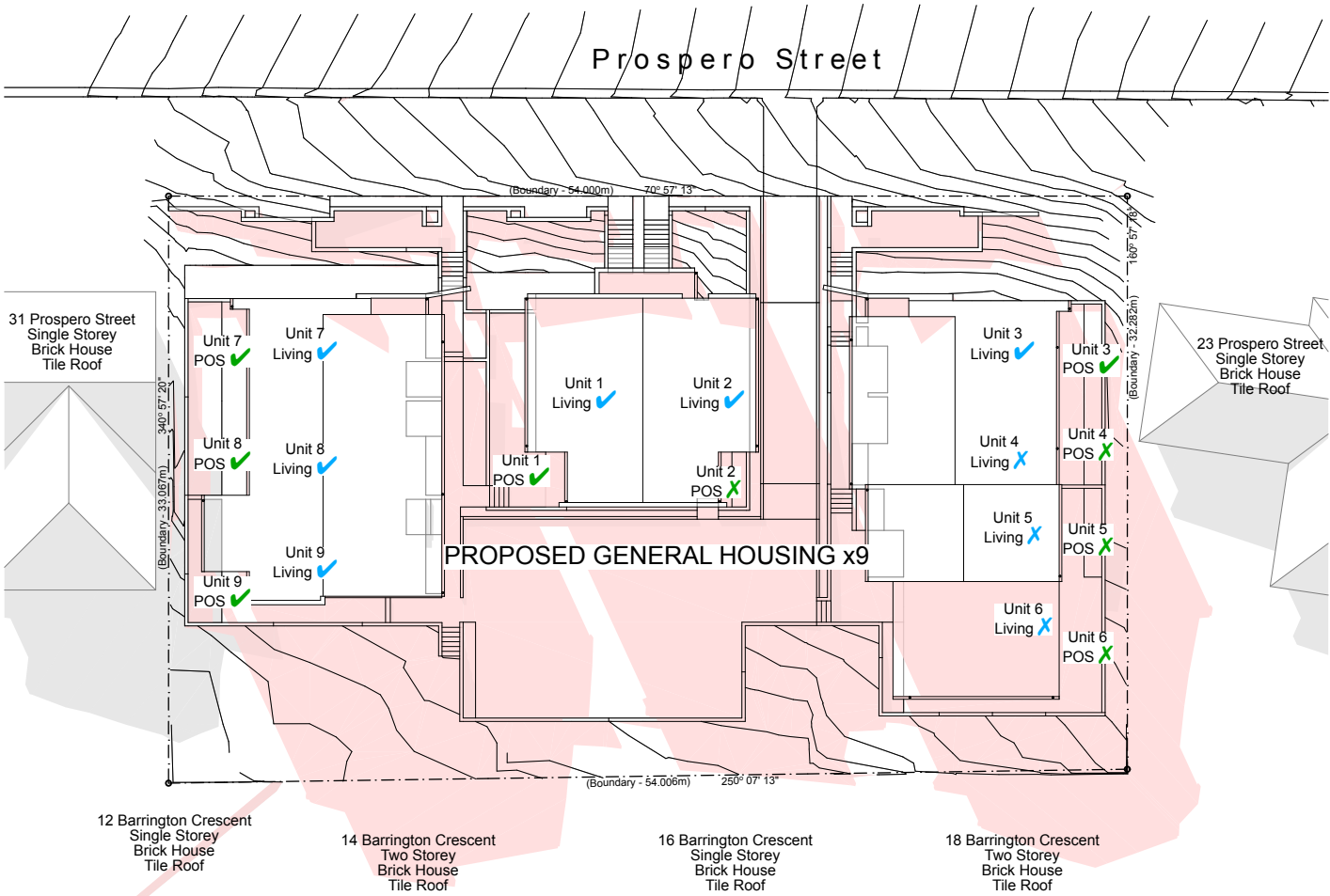
Plotted:
14/4/2023
4:20 pm

Status: Part 5 Activity Submission

Date:	14/4/2023	Scale:	1:200 @ A1	Project no:	616 job no:
Stage:	Part 5	Drawn:	MP/DD/AT	Checked:	ML
Drawn:	ML	Checked:	ML	Approved:	ML
Rev:	01	Rev:	01	Rev:	01

DA14 15 of 19 01

- Legend** shadow diagrams
note: drawing may not contain all items listed below
- note:**
shadows cast: proposed buildings
- note:**
shadows cast: existing neighbour buildings
- sunlight to living area
- no sunlight to living area
- sunlight to private open space
- no sunlight to private open space



01 Shadow Diagram @ 3pm, 21 June
1:200

Living Areas									
Solar Access	9am	10am	11am	12pm	1pm	2pm	3pm	Total	Complies
Unit 1	N	Y	Y	Y	Y	Y	Y	5 hrs	Y
Unit 2	N	Y	Y	Y	Y	Y	Y	5 hrs	Y
Unit 3	Y	Y	Y	Y	Y	Y	Y	6 hrs	Y
Unit 4	Y	Y	Y	N	N	N	N	3 hrs	Y
Unit 5	Y	Y	Y	N	N	N	N	2 hrs	Y
Unit 6	Y	Y	Y	Y	N	N	N	3 hrs	Y
Unit 7	Y	Y	Y	Y	Y	Y	Y	6 hrs	Y
Unit 8	N	N	N	N	N	N	Y	0 hrs	N
Unit 9	N	N	N	N	N	N	Y	0 hrs	N
Living areas of 70% of the dwellings must receive a minimum of 2 hours of sunlight between 9:00am and 3:00pm on 21 June.								Complies - 7/9 = 78%	

Private Open Space									
Solar Access	9am	10am	11am	12pm	1pm	2pm	3pm	Total	Complies
Unit 1	N	N	Y	Y	Y	Y	Y	4 hrs	Y
Unit 2	N	Y	Y	Y	N	N	N	2 hrs	Y
Unit 3	Y	Y	Y	Y	Y	Y	Y	6 hrs	Y
Unit 4	Y	Y	Y	Y	Y	Y	N	5 hrs	Y
Unit 5	Y	Y	Y	Y	Y	N	N	4 hrs	Y
Unit 6	Y	Y	Y	Y	Y	N	N	4 hrs	Y
Unit 7	N	Y	Y	Y	Y	Y	Y	5 hrs	Y
Unit 8	N	N	N	N	Y	Y	Y	2 hrs	Y
Unit 9	N	N	N	N	Y	Y	Y	2 hrs	Y
Private open space of 70% of the dwellings must receive a minimum of 2 hours of sunlight between 9:00am and 3:00pm on 21 June.								Complies - 9/9 = 100%	



Rev	Date	Issue
01	14/04/23	Part 5 Issue
do not scale drawings, check all dimensions on site, figured dimensions take precedence.		

Project Architect:
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Landscape Consultant:
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Stormwater Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Architect:

Project:
General Housing Development
at
25-29 Prospero Street, Maryland

Title:
Shadow Diagrams - Sheet 2

File:
2869.23_25-29 Prospero St,
Maryland_Part 5.pln

Plotted: 14/4/2023
4:20 pm

Status: Part 5 Activity Submission
Date: 14/4/2023
Scale: 1:200 @ A1
Stage: Part 5
Drawing: DA15
Sheet: 16
of 19
01

Project no: BGWY9
Approved: ML
Rev: Rev:



01 View From Sun - 9am, June 21
not to scale



03 View From Sun - 11am, June 21
not to scale



02 View From Sun - 10am, June 21
not to scale



04 View From Sun - 12pm, June 21
not to scale



01 View From Sun - 1pm, June 21
not to scale



03 View From Sun - 3pm, June 21
not to scale



02 View From Sun - 2pm, June 21
not to scale



Planning &
Environment

Rev	Date	Issue
01	14/04/23	Part 5 Issue
do not scale drawings, check all dimensions on site. figured dimensions take precedence.		

Project Architect:
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Landscape Consultant:
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Architect:

Stanton
Dahl
Architects

Project:
General Housing Development

at
25-29 Prospero Street, Maryland

Title:
View From Sun - Sheet 2

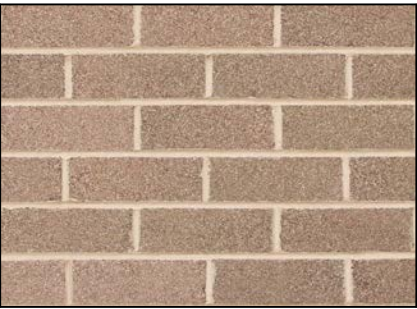
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Plotted: 14/4/2023
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Status: Part 5 Activity Submission

Date: 14/4/2023
Scale: @ AI
Stage: Part 5
Drawing: DA17
Sheet: 18
of 19
01

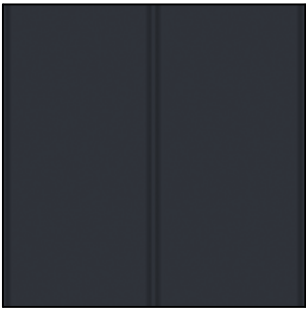
General Housing Development
25-29 Prospero Street, Maryland, NSW
Lots 395-397, DP 702896



Face Brick - fb(1), rw(1)
Austral "Bowral 76"
Colour: "Simmental Silver"



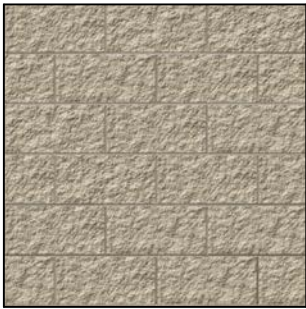
Metal Cladding - mc(1)
Fielders "Prominence"
Colour: "Colorbond - Aries"



Metal Cladding - mc(2)
Fielders "Prominence"
Colour: "Colorbond - Ironstone"



Metal Roof Sheet - mdr(1)
Colorbond "Trimdek"
Colour: "Ironstone"



Retaining Wall - rw(2)
Austral - GB Split Face
Colour: "Porcelain"

Render & Paint rp(1)

DULUX - 5W White on White

Gutters, Fascia, Downpipes, Letterboxes

Dulux - Colorbond "Ironstone"

Render & Paint rp(2), Cappings, Sunshades, Door & Window Frames, Balustrades

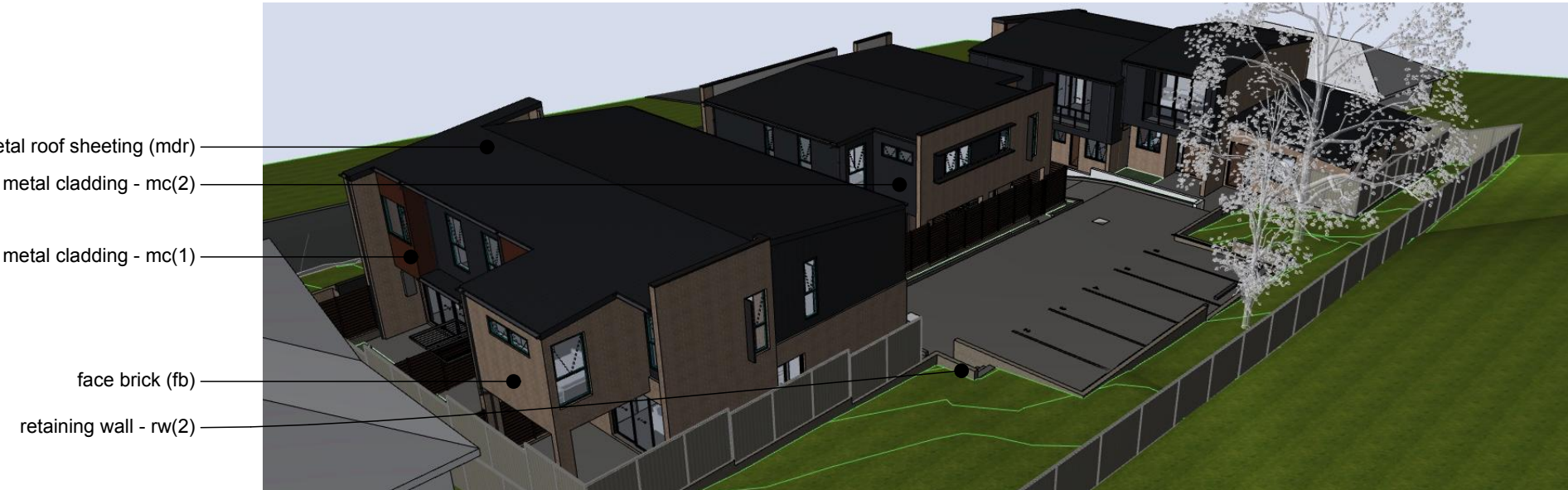
Dulux - Colorbond "Monument"

Fences ft(1) ft(4), Entry Doors

DULUX - Colorbond "Terrain"

Fences ft(2) ft(3)

DULUX - Colorbond "Surfmist"



Rev	Issue	Date
01	Part 5 Issue	14/04/23



Stanton
Dahl
Architects

PART 5 ISSUE

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Land & Housing Corporation,
General Housing Development
25-29 Prospero Street,
Maryland, NSW

External Colour Selection

Project No;
BGWY9

Drawing No; Revision#;
DA18 01

Scale; as noted @ A3

Drawn; MP/DD/AT

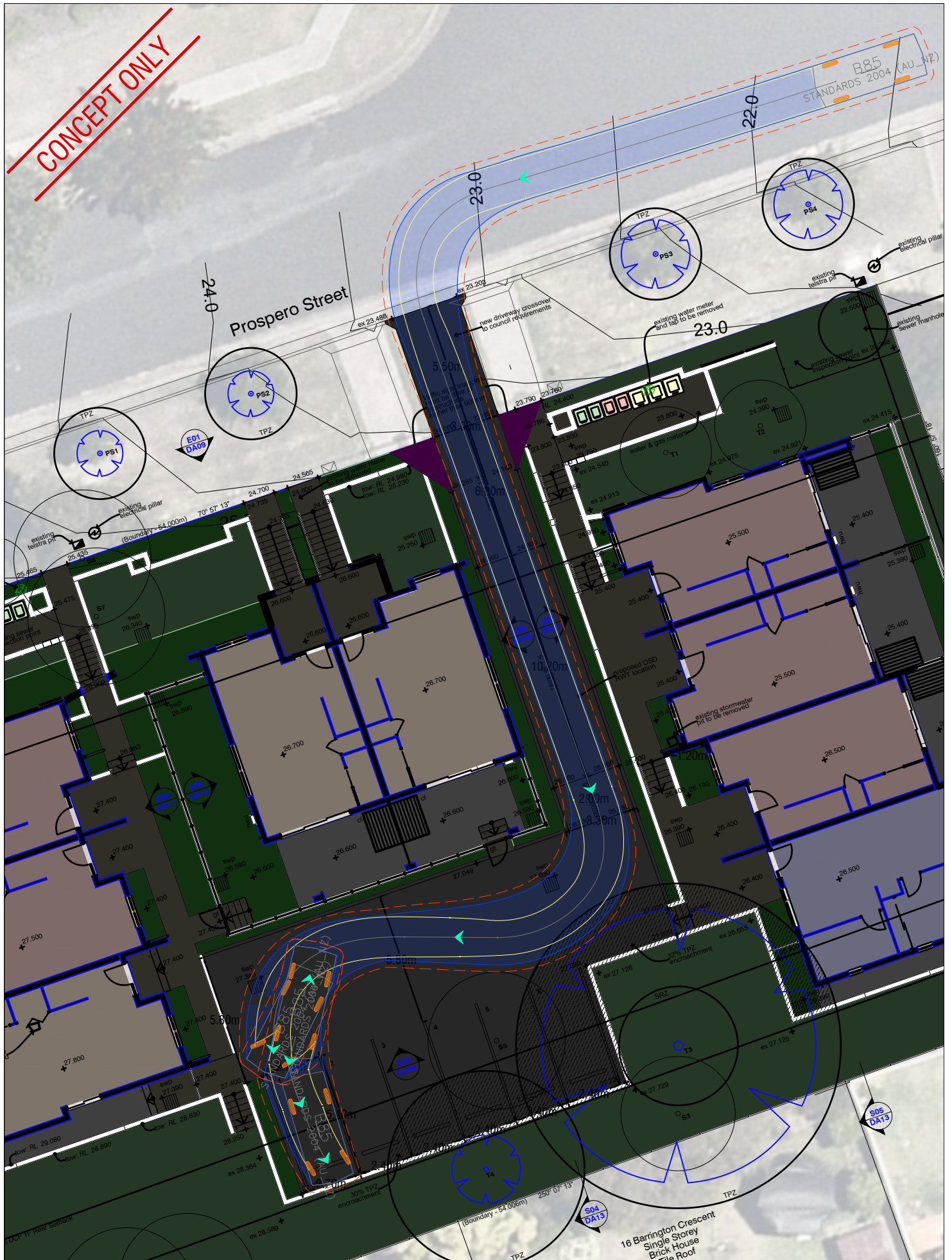
Plot date; 14/4/2023

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Stanton Dahl & Associates Pty Limited, ABN 32 002 261 396
Nominated Architects : D.P Stanton 3642, S.M Evans 7686
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APPENDIX B

Swept Path Assessments



SWEEP PATH LEGEND

- Vehicle Path
- Vehicle Body
- Body Clearance
- Front Wheels



Walls
Tracks
Lock to Lock Time
Slowing Range

0.85
1.87
1.77
0.6
2.41



0 0.5 1.5 3 4.5 6
METERS

SCALE 1:150

NSW Land and Housing Commission

25-29 Prospero Street, Maryland

**B85 Design Review Forward Left
Turn Entry Maneuver**

FIGURE SK-02

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