

SENIORS HOUSING PROPOSAL

289 - 293 Beauchamp Road, Matraville

DEVELOPMENT APPLICATION ISSUE



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DEVELOPMENT DATA TABLE

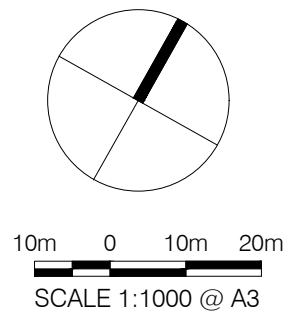
SITE INFORMATION				
ADDRESS	289 - 293 BEAUCHAMP ROAD			
DP / LOT	LOTS 8 & 9, DP 36253			
SITE AREA	1330.2 m ²			
NO. OF UNITS: 10 UNITS				
BEDROOM MIX: 4x 2-Beds, 6x 1-Beds				
UNITS	# BEDS	LEVEL	INT. AREA	P.O.S.
Unit 01	2 Bed	GF	72 m ²	64 m ²
Unit 02	2 Bed	GF	72 m ²	70 m ²
Unit 03	1 Bed	GF	53 m ²	33 m ²
Unit 04	1 Bed	GF	62 m ²	32 m ²
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GFA (LEP)	FSR (LEP)	GFA (SEPP)	FSR (SEPP)	
730 m ²	0.55:1	741 m ²	0.56:1	

OTHER CONTROLS			
	CONTROL	REQUIREMENT	PROPOSED
CAR PARKING	H SEPP	1 space per 5 dwellings	5 spaces (incl. 2 accessible) + turning bay
	LAHC	1-bed: 0.4 space 2-bed: 0.5 space	
FRONT SETBACKS	H SEPP / DCP	exist. building line, min. 3m	6.600 m
SIDE SETBACKS	DCP	min. 4m	3.000 West / 6.230 East
REAR SETBACK	DCP	15% of site depth / min. 5m	min. 13.115 m
LAND-SCAPING	H SEPP	min. 35m ² / dwelling (350m ²)	445 m ² (33% of site)
DEEP SOIL	H SEPP	min. 15% of site (199.3m ²)	341 m ² (26% of site)
		min. 65% at rear of site (129.7m ²)	160 m ²
SOLAR ACCESS	H SEPP	min 2h to 70% of dwellings	80 % (8/10 units)
PRIVATE OPEN SPACE	H SEPP	GF: 15m ² per dwelling, min 3m FF: 1-bed: 6m ² (LAHC: 8m ²) 2-bed: 10m ² , min 2m	GF: 20-70m ² per dwelling, min 3m FF: 1-bed: 8-12 m ² , min 2m 2-bed: 13 m ² , min 2m



Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253



COVER PAGE

Scale	Date	Issue	Project No.
1:1000 @ A3	Feb 07, 2023 10:41AM	J	3260
			A-000

NOTES

BASIX & Thermal Comfort Inclusions – 289-293 Beauchamp Rd, Matraville

Aluminium framed clear performance glazing:

Type A – hinged doors: all units

U-Value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)

Type B – sliding doors + sliding windows: all units

U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)

Type B – fixed glazing: Unit 5 living room door fixed side panel

U-Value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%)

Type A– hinged door: Unit 5

U-Value: 5.40 (equal to or lower than) SHGC: 0.49 (±10%)

Given values are AFRC, total window system values (glass and frame)

NOTE: Openability modelled as per BASIX Thermal Protocol -4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regard to restricted openings.

Roof

Steel roof with R1.3 Anticon (or similar)

External Colour

Concrete: Medium (0.475<SA<0.7)

Ceiling

Plasterboard ceiling with a minimum F2.5 insulation (insulation only value) where metal roof is above

Plasterboard ceiling, no insulation where neighbouring units are above

Ceiling Penetrations

Sealed LED downlights every at a maximum of 1 fitting per 2.5m²

External Wall

Cavity Brick with aircell (or similar)

External Colour

Default Medium (0.475<SA<0.7) colour modelled

Inter tenancy walls

Cavity Brick party walls between dwellings

Cavity Brick to walls adjacent to hallway

200mm brick to walls adjacent to lift shaft

Walls within dwellings

Plasterboard on studs – no insulation

Floors

Concrete between levels no insulation required.

Floor coverings

Carpet with underlay to bedrooms, tiles to bathrooms and laundry, timber elsewhere

External Shading

Shading as per stamped documentation

BASIX water inclusions

Score 40/40

Fixtures within units

Showerheads: Mid flow (>4.5L but <=6.0 L/min)

Toilets: 4.0 star

Kitchen taps: 5.0 star

Bathroom vanity taps: 5.0 star

Appliances within units

No specified

Common area swimming pool

No pool

Low water planting

22m²

Hot water system

Individual gas instantaneous 6.0 stars

Lift motors

All lifts to have gearless traction with VVVF motor

Appliances & other efficiency measures within units

Gas cooktop & electric oven

Dishwashers: rating not specified

Clothes dryers: rating not specified

Clothes washer: rating not specified

No well ventilated fridge space

Heating and cooling within units

All units to have ceiling fans (min 900mm) to each bedroom and living room

No heating

Artificial lighting within units

All light fittings within each room are to have dedicated LED fixtures installed

Ventilation within units

Bathroom – Individual fan, ducted to roof or facade – interlocked to light

Laundry – Individual fan, ducted to roof or facade – manual on/ manual off switch

Kitchen range hood – Individual fan, ducted to roof or facade – manual on / manual off switch

Ventilation to common areas

Hallway/Lobby areas – No mechanical ventilation

Artificial lighting to common areas

Lifts – Light emitting diodes (LEDs)

Hallway/Lobby areas Light emitting diodes (LEDs)

Alternative energy

2.4kW



Rev	Description	Date
A	Issue for Development Application	2021-12-10
B	Amended party walls	2022-02-21

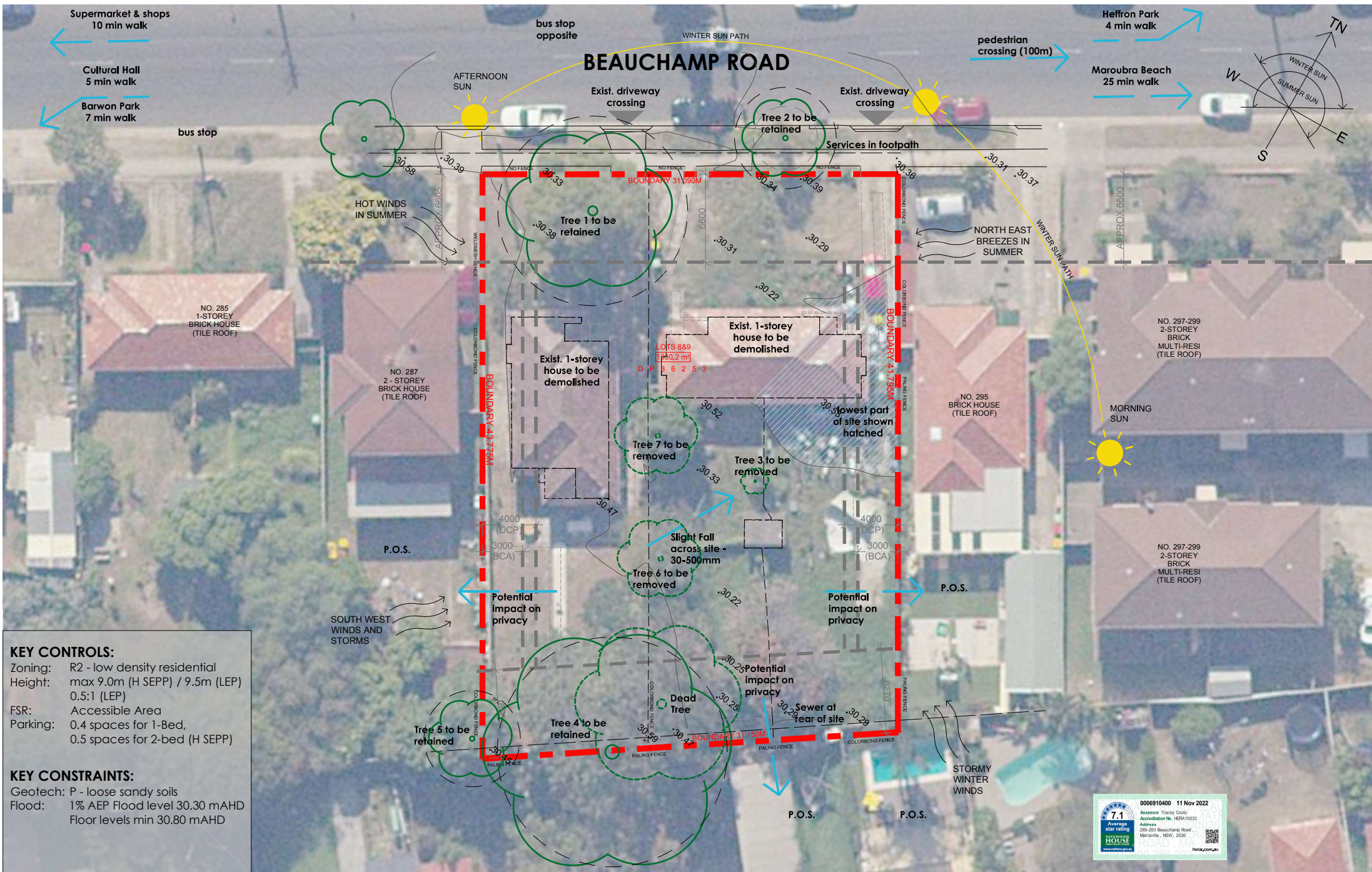


Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253

NOTES

Scale	Date	Issue	Project No.
NTS	Feb 21, 2022 10:45AM	B	3260
			A-001



KEY CONTROLS:

Zoning: R2 - low density residential

Height: max 9.0m (H SEPP) / 9.5m (LEP) 0.5:1 (LEP)

FSR: Accessible Area

Parking: 0.4 spaces for 1-Bed, 0.5 spaces for 2-bed (H SEPP)

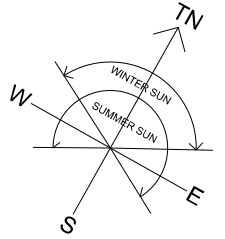
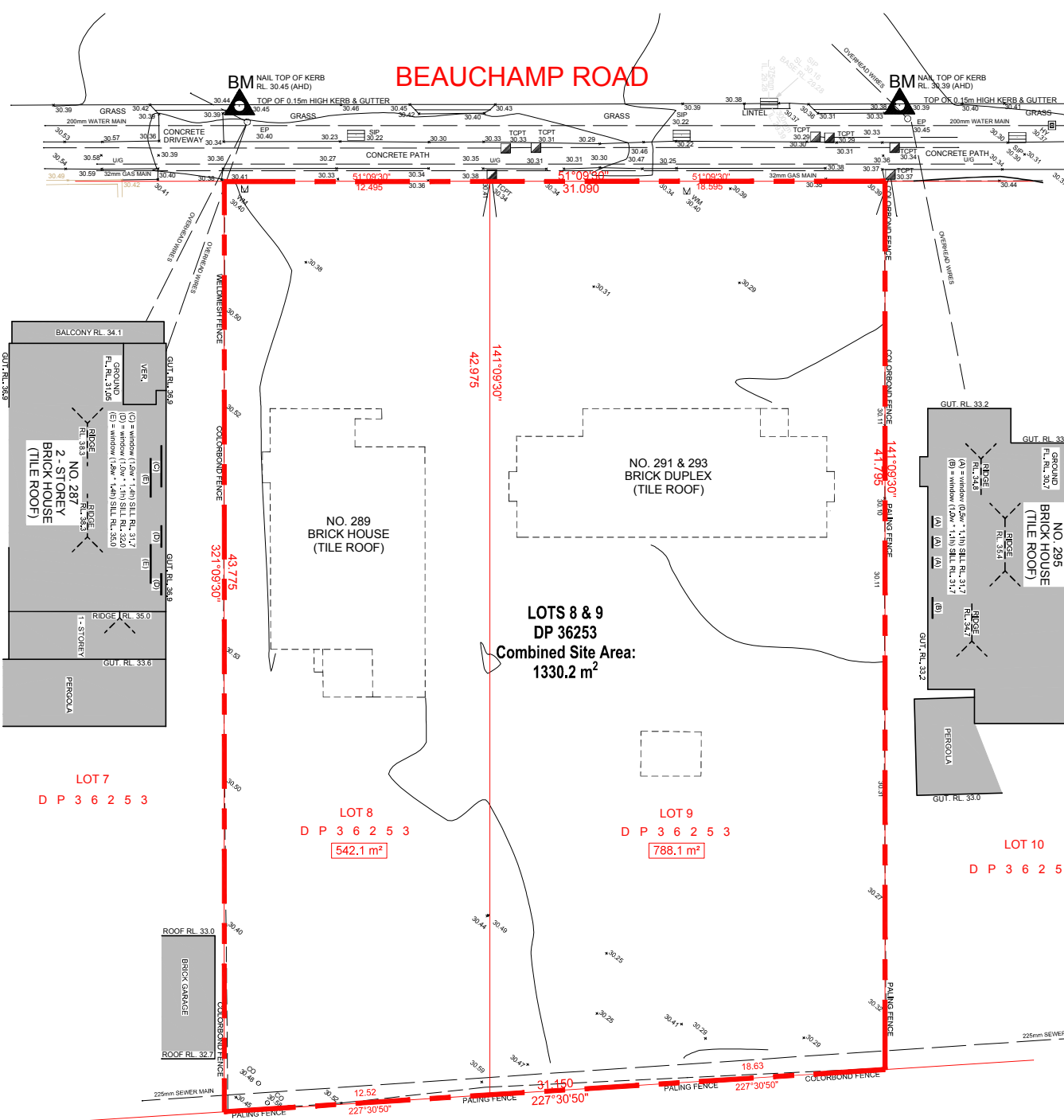
KEY CONSTRAINTS:

Geotech: P - loose sandy soils

Flood: 1% AEP Flood level 30.30 mAHD

Floor levels min 30.80 mAHD

Rev	Description	Date
A	Issue for Development Application	2021-12-10
B	Revised DA Issue - Land 1 tree 5 removed	2022-09-21
C	Revised DA Issue	2022-11-24



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Rev	Description	Date
A	Issue for Development Application	2021-12-10



Senior Housing Development

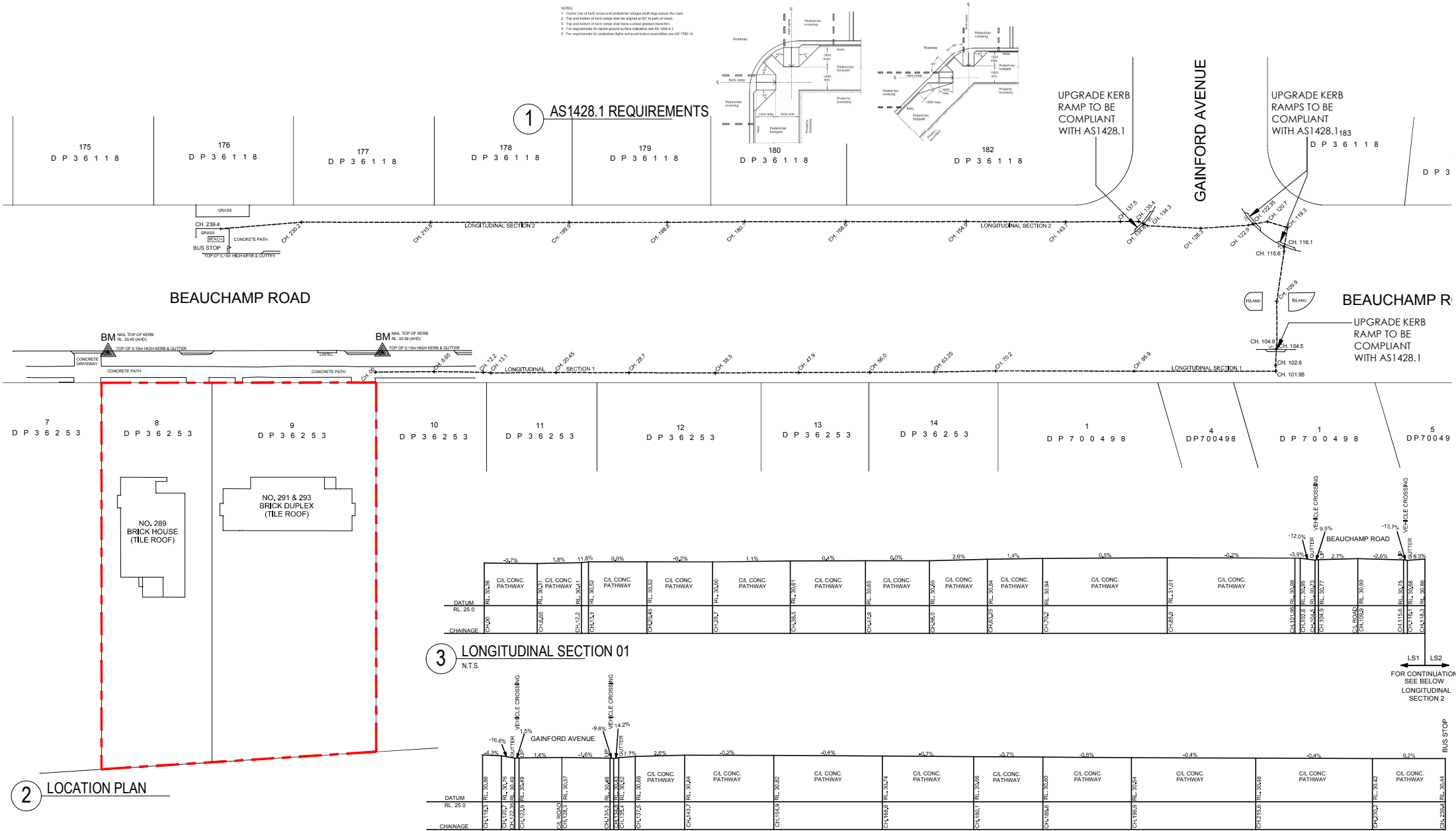
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Matraville NSW 2036
Lots 8 & 9, DP 36253

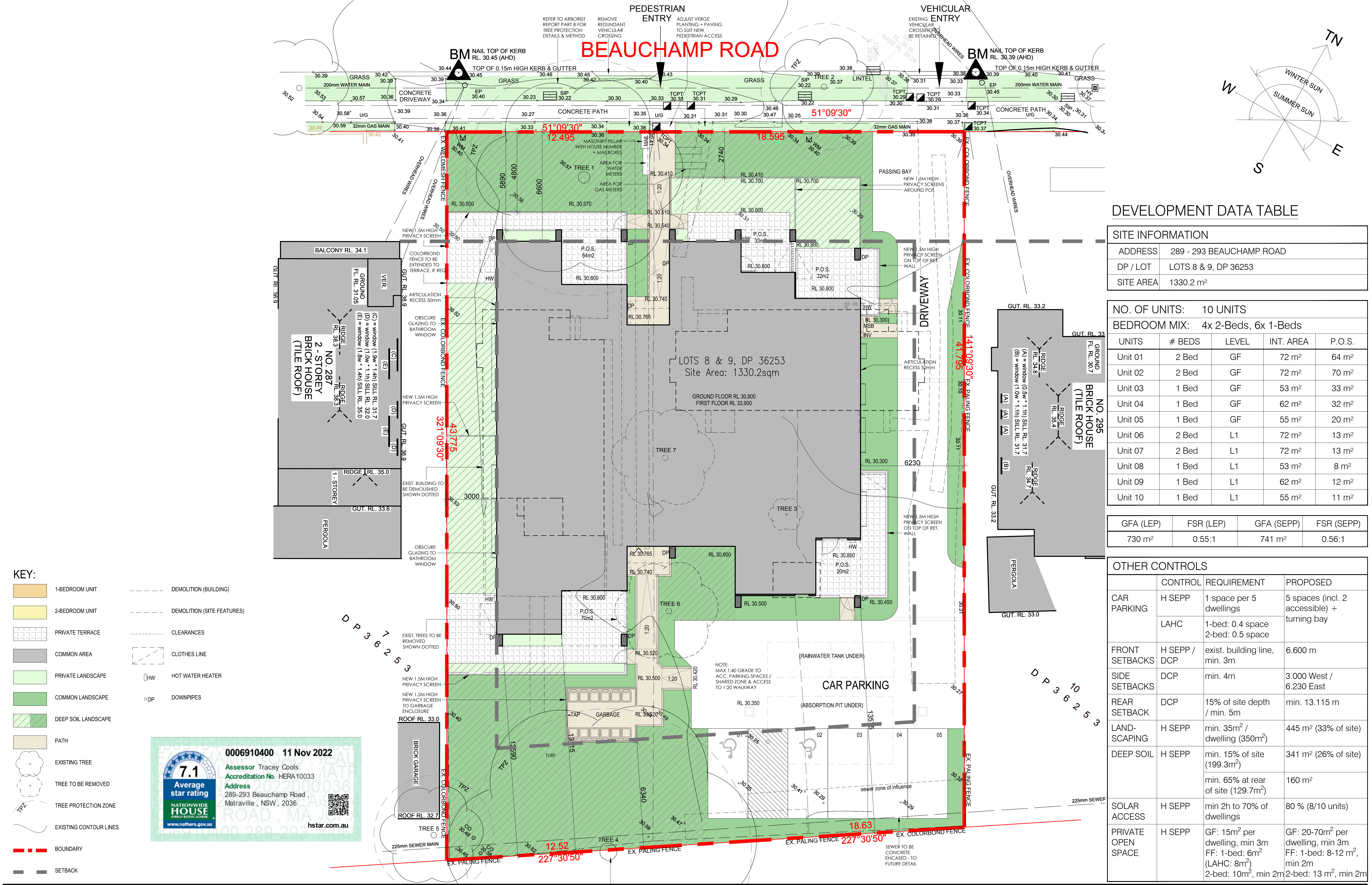


SITE AMALGAMATION PLAN

Scale	Date	Issue	Project No.
1:100 @ A1 1:200 @ A3	Dec 09, 2021 3:44PM	A	3260

A-003





CM+A

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L 2, 97 Pacific Highway, North Sydney 2060 NSW

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0006910400

11 Nov 2022

Assessor Tracey Cools

Accreditation No. HERA10033

Address

289-293 Beauchamp Road ,

Matraville , NSW , 2036

7.1

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

hstar.com.au

Rev

Description

Date

A

Design Development Issue

2021-11-05

B

Issue for Consultants

2021-11-22

C

Issue for Development Application

2021-12-10

D

Revised DA Issue - Garbage Enclosure at Rear

2022-01-21

E

Revised DA Issue - Garbage Enclosure at Rear - extended aisle

2022-02-08

F

Revised DA Issue - Dead Tree 5 removed

2022-02-22

G

Amended Development Data Table

2022-04-04

H

Revised DA Issue

2022-11-01

I

Additional detail in response to Council comments

2023-02-03

NSW

GOVERNMENT

Locked Bag 5022 Parramatta NSW 2124

Senior Housing Development

289-293 Beauchamp Road

Matraville NSW 2036

Lots 8 & 9, DP 36253

SITE PLAN

Scale

1:100 @ A1

1:200 @ A3

Date

Feb 03, 2023

3:09PM

Issue

J

Project No.

3260

A-100

NOTES

- ALL UNITS TO BE COMPLIANT WITH HOUSING SEPP SCHEDULE 4
- ALL DOORS TO BE MIN 850 CLEAR WIDTH
- ALL SHOWERS TO BE HOBLESS
- LINEN CABINETS TO BE MIN 600MM CLEAR AND HAVE ADJUSTABLE SHELVING

KEY:

	1-BEDROOM UNIT		CLEARANCES
	2-BEDROOM UNIT		CLOTHES LINE
	PRIVATE TERRACE		HOT WATER HEATER
	COMMON AREA		DOWNPIPES
	PRIVATE LANDSCAPE		
	COMMON LANDSCAPE		
	DEEP SOIL LANDSCAPE		
	PATH		
	EXISTING TREE		
	TREE TO BE REMOVED		
	TREE PROTECTION ZONE		
	EXISTING CONTOUR LINES		
	BOUNDARY		
	SETBACK		



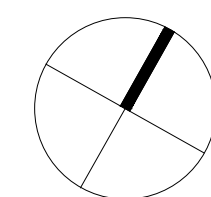
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Rev	Description	Date
A	For Interim Client Discussion	2021-10-13
B	Design Development Issue	2021-11-05
C	Issue for Consultants	2021-11-22
D	Revised Issue for Consultants	2021-11-23
E	Issue for Development Application	2021-12-10
F	Revised DA Issue	2022-01-21
G	Revised DA Issue - Relocated Garbage Enclosure	2022-02-18
H	Amended party walls	2022-02-24
J	Amended Development Data Table	2022-04-04
J	Revised DA Issue	2022-11-01
K	Added detail in response to Council Comments	2023-02-03

Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253



GROUND FLOOR PLAN

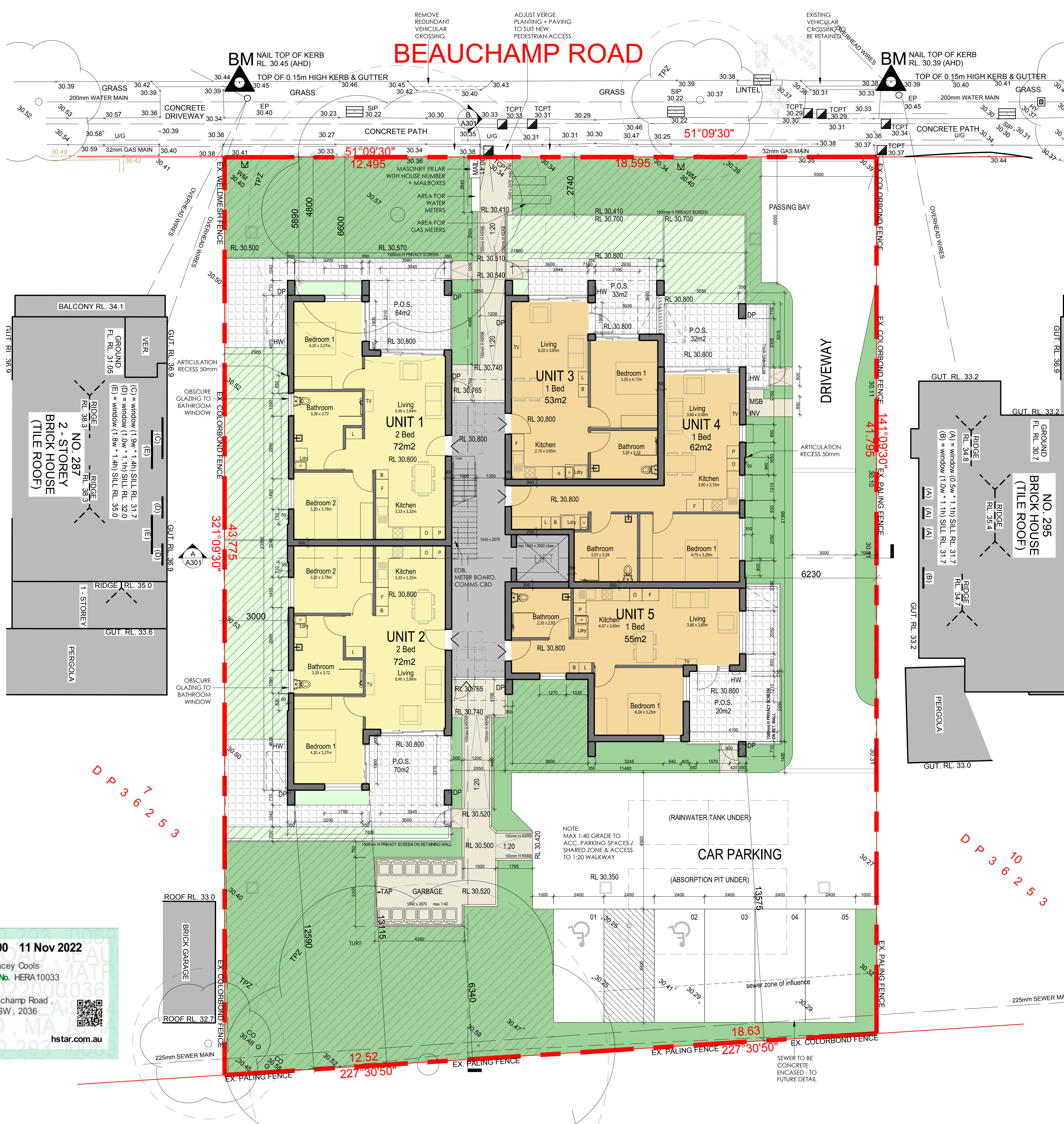
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1:200 @ A3

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Feb 03, 2023
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Issue
K

Project No.
3260

A-101



DEVELOPMENT DATA TABLE

SITE INFORMATION	
ADDRESS	289 - 293 BEAUCHAMP ROAD
DP / LOT	LOTS 8 & 9, DP 36253
SITE AREA	1330.2 m²

NO. OF UNITS: 10 UNITS				
BEDROOM MIX: 4x 2-Beds, 6x 1-Beds				
UNITS	# BEDS	LEVEL	INT. AREA	P.O.S.
Unit 01	2 Bed	GF	72 m²	64 m²
Unit 02	2 Bed	GF	72 m²	70 m²
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GFA (LEP)	FSR (LEP)	GFA (SEPP)	FSR (SEPP)
730 m²	0.55:1	741 m²	0.56:1

OTHER CONTROLS			
	CONTROL	REQUIREMENT	PROPOSED
CAR PARKING	H SEPP	1 space per 5 dwellings	5 spaces (incl. 2 accessible) + turning bay
	LAHC	1-bed: 0.4 space 2-bed: 0.5 space	
FRONT SETBACKS	H SEPP / DCP	exist. building line, min. 3m	6.600 m
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REAR SETBACK	DCP	15% of site depth / min. 5m	min. 13.115 m
LAND-SCAPING	H SEPP	min. 35m² / dwelling (350m²)	445 m² (33% of site)
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SOLAR ACCESS	H SEPP	min 2h to 70% of dwellings	80 % (8/10 units)
PRIVATE OPEN SPACE	H SEPP	GF: 15m² per dwelling, min 3m FF: 1-bed: 6m² (LAHC: 8m²) 2-bed: 10m², min 2m	GF: 20-70m² per dwelling, min 3m FF: 1-bed: 8-12 m², min 2m 2-bed: 13 m², min 2m

NOTES

- ALL UNITS TO BE COMPLIANT WITH HOUSING SEPP SCHEDULE 4
- ALL DOORS TO BE MIN 850 CLEAR WIDTH
- ALL SHOWERS TO BE HOBLESS
- LINEN CABINETS TO BE MIN 600MM CLEAR AND HAVE ADJUSTABLE SHELVING

KEY:

	1-BEDROOM UNIT
	2-BEDROOM UNIT
	PRIVATE TERRACE
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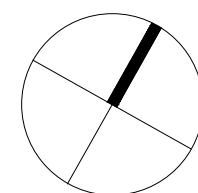
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Rev	Description	Date
A	For Interim Client Discussion	2021-10-13
B	Design Development Issue	2021-11-05
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D	Revised Issue for Consultants	2021-11-23
E	Issue for Development Application	2021-12-10
F	Revised DA Issue	2022-01-21
G	Revised DA Issue - Relocated Garbage Enclosure	2022-02-18
H	Amended party walls	2022-02-24
I	Amended Development Data Table	2022-04-04
J	Revised DA Issue	2022-11-01
K	Added detail in response to Council comments	2023-02-03

Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253



FIRST FLOOR PLAN

Scale
1:100 @ A1
1:200 @ A3

Date
Feb 03, 2023
3:09PM

Issue
K

Project No.
3260

A-102



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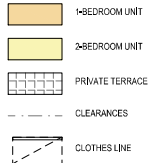
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A-103



KEY:



NOTES

- ALL UNITS TO BE COMPLIANT WITH HOUSING SEPP SCHEDULE 4
- ALL DOORS TO BE MIN 850 CLEAR WIDTH
- ALL SHOWERS TO BE HOBLESS
- LINEN CABINETS TO BE MIN 600MM CLEAR AND HAVE ADJUSTABLE SHELVING



02 9955 0637

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Rev	Description	Date
A	Revised DA Issue	2022-01-21
B	Revised DA Issue - Relocated Carriage Enclosure	2022-02-10
C	Amended party walls	2022-02-24
D	Amended Development Data Table	2022-04-04



Locked Bag 5022 Parramatta NSW 2124

Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253



UNIT LAYOUT - UNITS 1 & 2

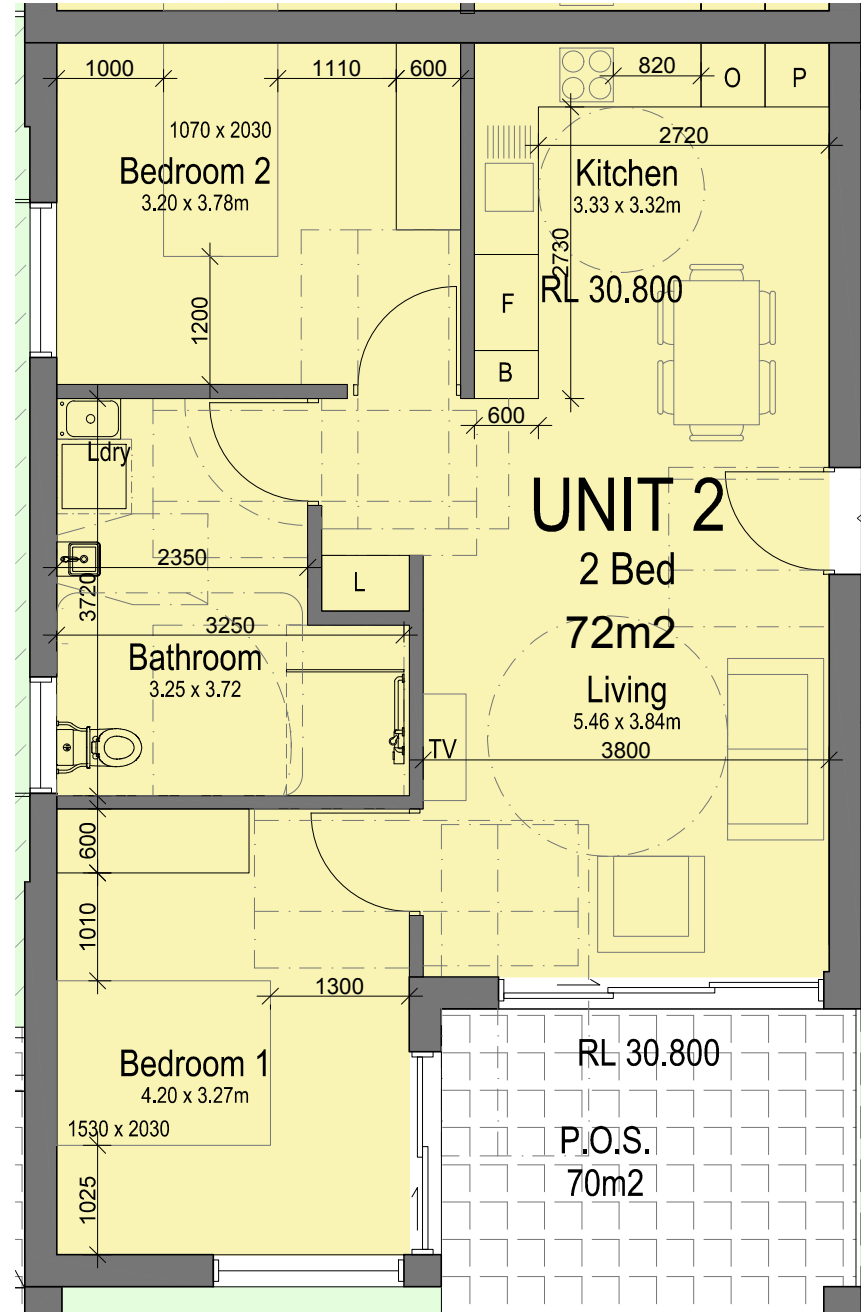
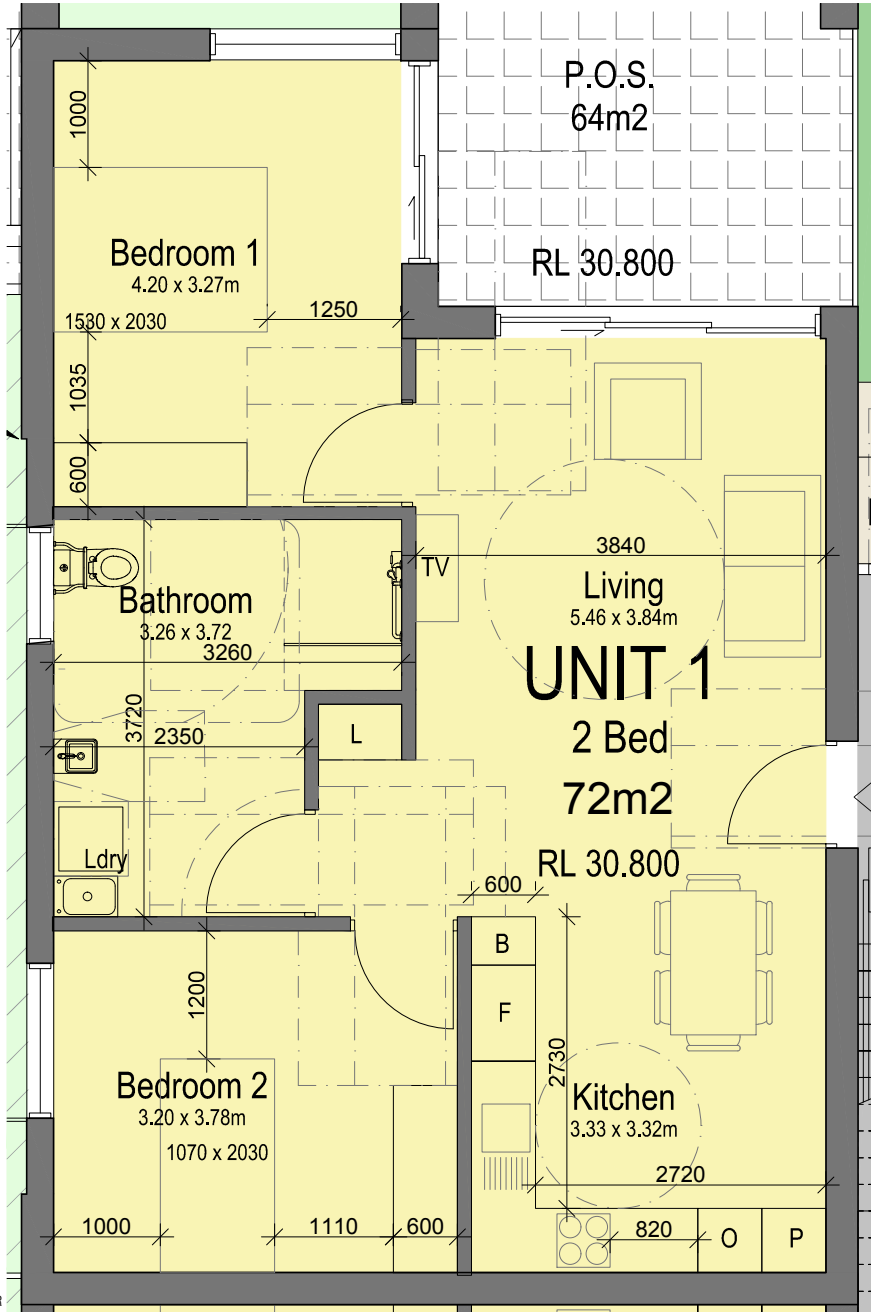
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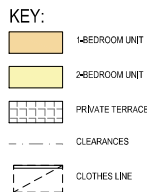
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Apr 04, 2022
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Issue
D

Project No.
3260

A-121





- ALL UNITS TO BE COMPLIANT WITH HOUSING SEPP SCHEDULE 4
- ALL DOORS TO BE MIN 850 CLEAR WIDTH
- ALL SHOWERS TO BE HOBLESS
- LINEN CABINETS TO BE MIN 600MM CLEAR AND HAVE ADJUSTABLE SHELVING

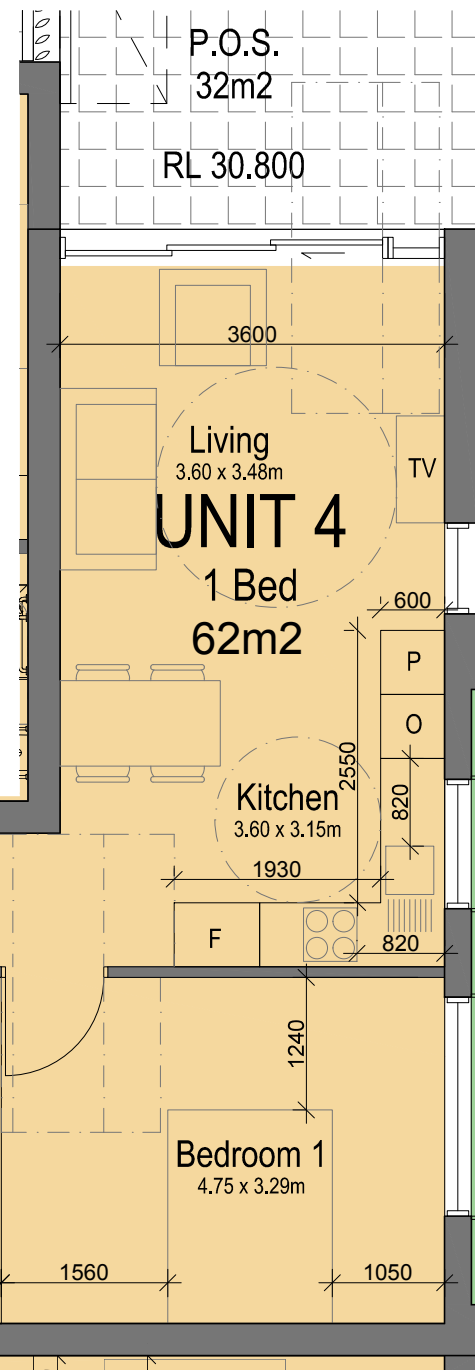


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[illegible]

This floor plan shows a 1-bedroom apartment with the following details:

- Living Area:** Labeled "RL 30.800", featuring a fireplace on the left wall and a large window on the right.
- Dining Area:** Labeled "L" (Living) and "B" (Breakfast).
- Kitchen:** Labeled "Kitchen 3.60 x 3.15m", containing a refrigerator "F", a sink, and a stove.
- Bedroom 1:** Labeled "Bedroom 1 4.75 x 3.29m", featuring a large window.
- Bathroom:** Labeled "Bathroom 3.01 x 3.29", containing a toilet, sink, and bathtub.
- Laundry:** Labeled "Ldry", located between the living and kitchen areas.
- Dimensions:**
 - Overall width: 1930
 - Overall depth: 1250
 - Living area width: 1490
 - Living area depth: 600
 - Bedroom width: 1560
 - Bedroom depth: 1050
 - Bathroom width: 3010
 - Bathroom depth: 3240
 - Kitchen width: 820
 - Kitchen depth: 1240



Scale	Date	Issue	A-122
1:25 @ A1 1:50 @ A3	Apr 04, 2022 11:37AM	D	

A-122



KEY:

- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- PRIVATE TERRACE
- CLEARANCES
- CLOTHES LINE

NOTES

- ALL UNITS TO BE COMPLIANT WITH HOUSING SEPP SCHEDULE 4
- ALL DOORS TO BE MIN 850 CLEAR WIDTH
- ALL SHOWERS TO BE HOBLESS
- LINEN CABINETS TO BE MIN 600MM CLEAR AND HAVE ADJUSTABLE SHELVING

CM+A
COLLARD MAXWELL ARCHITECTS

02 9955 0637

L2, 97 Pacific Highway, North Sydney 2060 NSW

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Rev	Description	Date
A	Revised DA Issue	2022-01-21
B	Revised DA Issue - Relocated Carriage Enclosure	2022-02-10
C	Amended entry walls	2022-02-24
D	Amended Development Data Table	2022-04-04



Locked Bag 5022 Parramatta NSW 2124

Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253



UNIT LAYOUT - UNITS 6 & 7

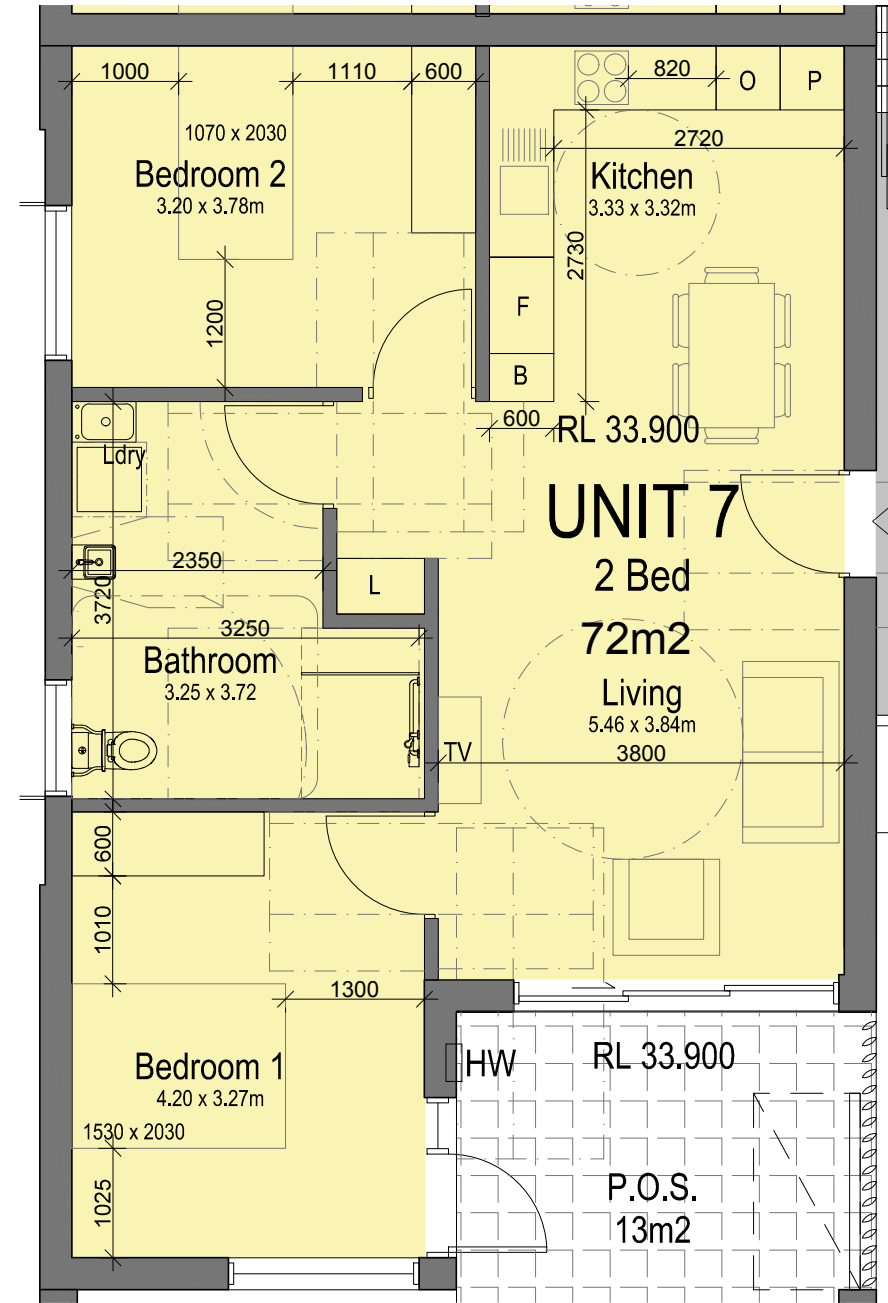
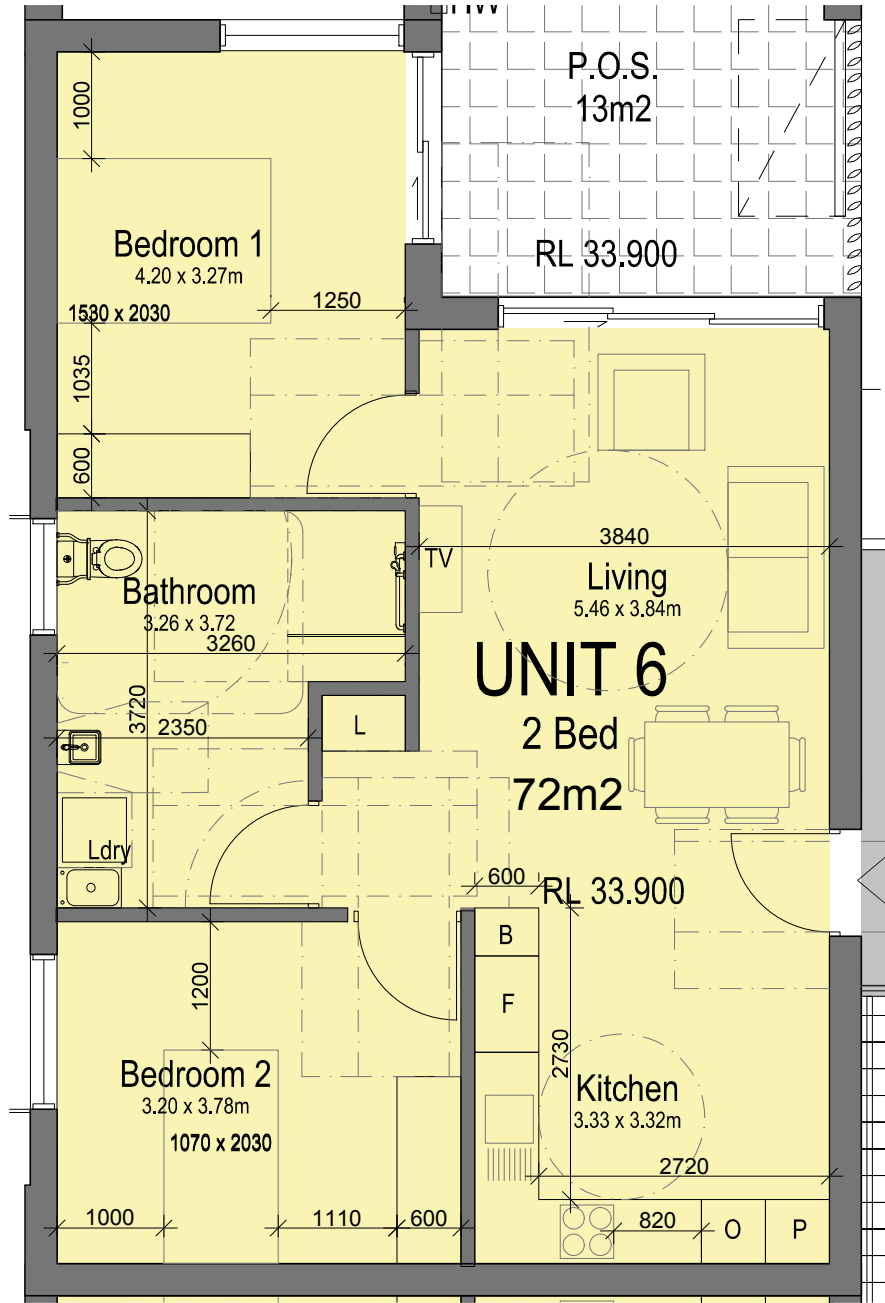
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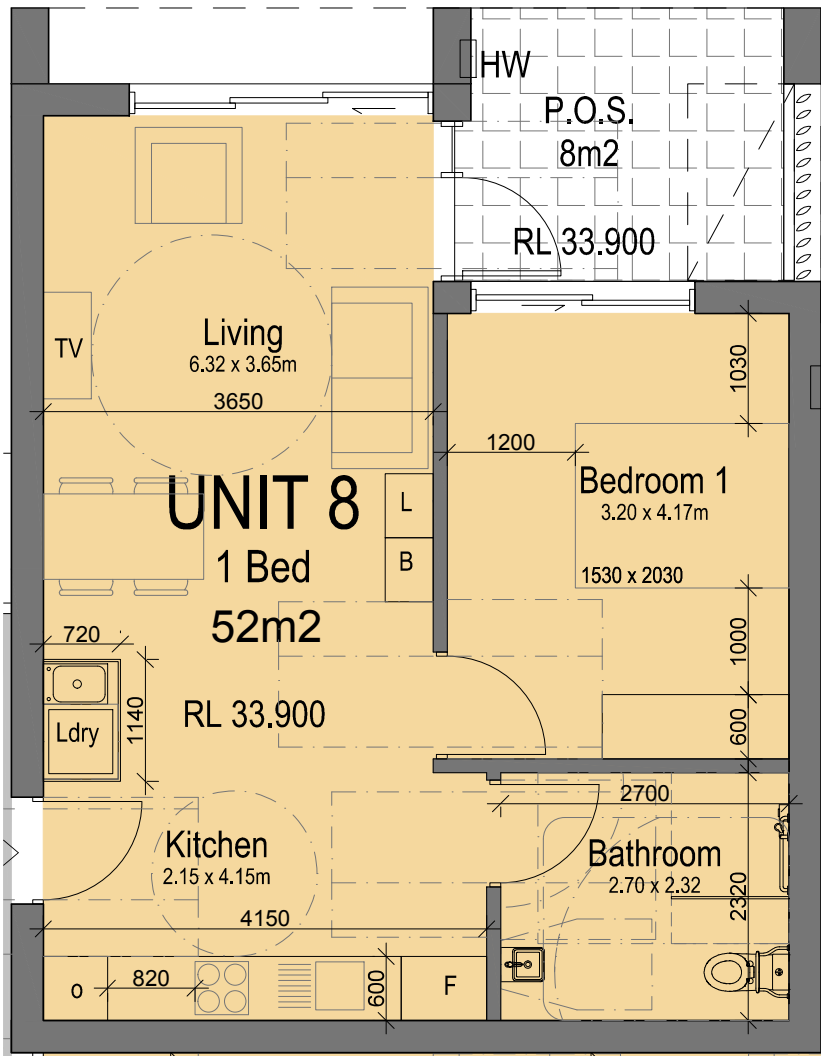
Date
Apr 04, 2022
11:38AM

Issue
D

Project No.
3260

A-124





NOTES

- ALL UNITS TO BE COMPLIANT WITH HOUSING SEPP SCHEDULE 4
- ALL DOORS TO BE MIN 850 CLEAR WIDTH
- ALL SHOWERS TO BE HOBLESS
- LINEN CABINETS TO BE MIN 600MM CLEAR AND HAVE ADJUSTABLE SHELVING

KEY:

- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- PRIVATE TERRACE
- CLEARANCES
- CLOTHES LINE



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Rev	Description	Date
A	Revised DA Issue	2022-01-21
B	Revised DA Issue - Relocated Carriage Enclosure	2022-02-13
C	Amended party walls	2022-02-22
D	Amended Development Data Table	2022-04-04



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Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253



UNIT LAYOUT - UNITS 8 & 9

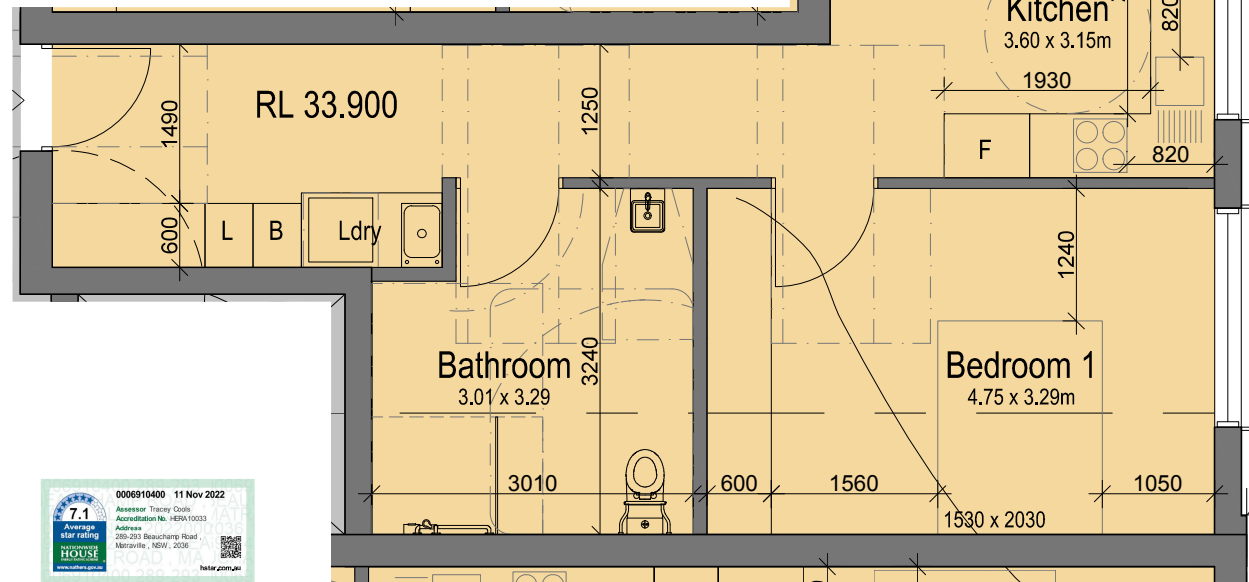
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1:50 @ A3

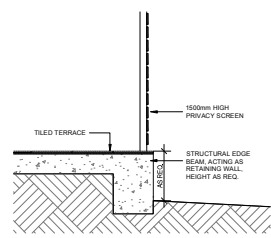
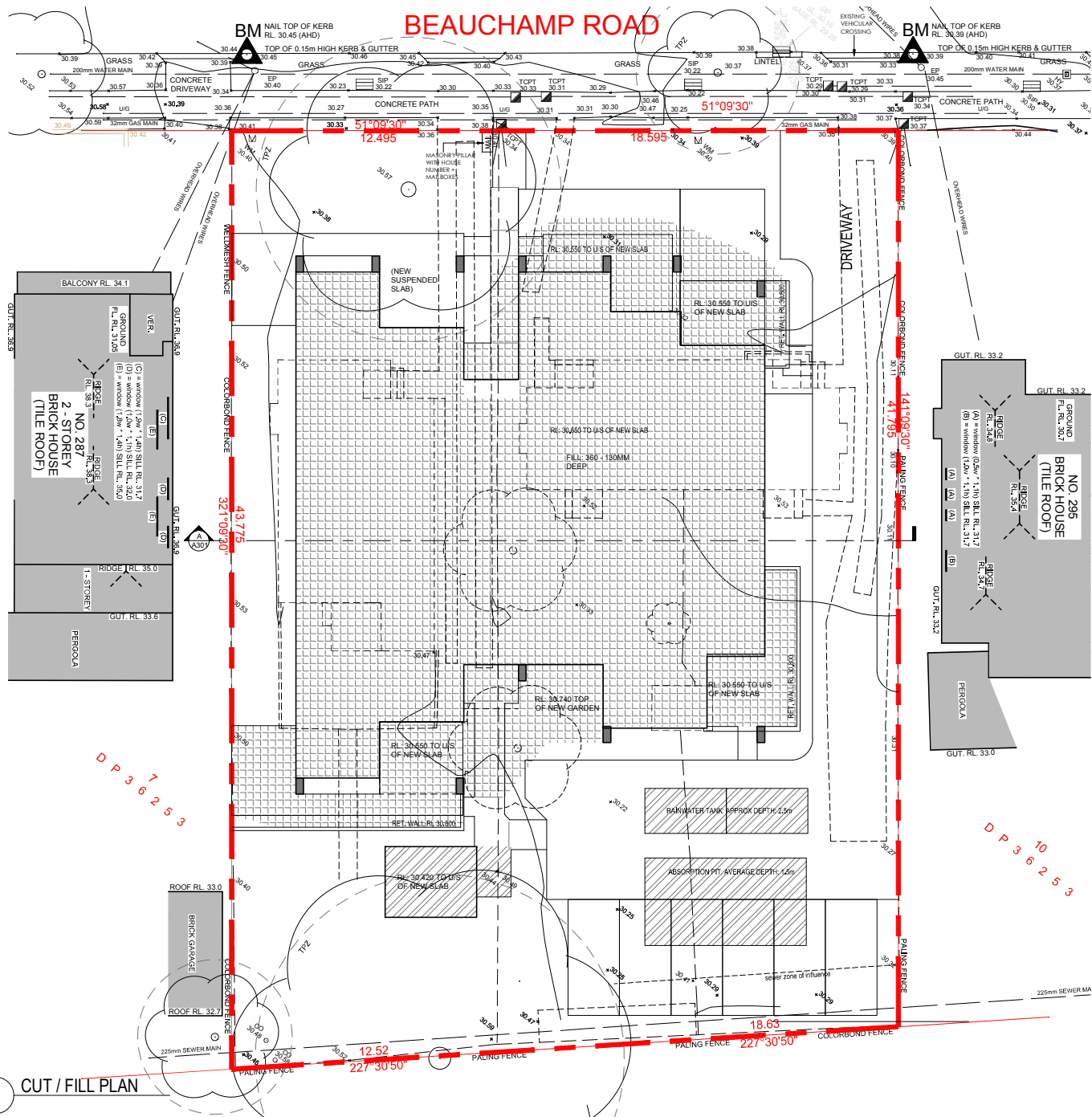
Date
Apr 04, 2022
11:38AM

Issue
D

Project No.
3260

A-125





2 RETAINING WALL SECTION
SCALE 1:20

- KEY:
- CUT
 - FILL
 - DEMOLITION (BUILDING)
 - DEMOLITION (SITE FEATURES)
 - NEW BUILDING
 - NEW SITE WORK

1 CUT / FILL PLAN

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Rev	Description	Date
A	Issue for Development Application	2021-12-10
B	Revised DA Issue	2022-01-11
C	Revised DA Issue - Relocated Garbage Enclosure	2022-02-11
D	Revised DA Issue - Deep Trench removed	2022-02-22
E	Revised Development Control Table	2022-05-04
F	Revised DA Issue	2022-11-01

NSW GOVERNMENT
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Senior Housing Development
289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253

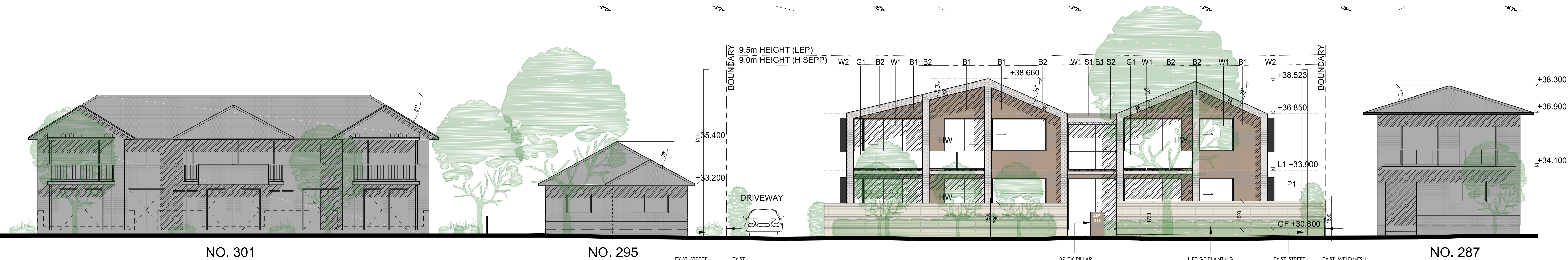


CUT / FILL PLAN, DEMOLITION
Scale: 1:100 @ A1, 1:200 @ A3
Date: Nov 01, 2022 11:37AM
Issue: F

Project No. 3260
A-151

CM+A
COLLARD MAXWELL ARCHITECTS
02 9955 0637
1/2-97 Pacific Highway, North Sydney 2060 NSW

0006910400 11 Nov 2022
Assessor Tracey Cooks
Accreditation No. HEP10033
Address 289-293 Beauchamp Road, Matraville, NSW, 2036
7.1 Average star rating
www.easystar.com.au



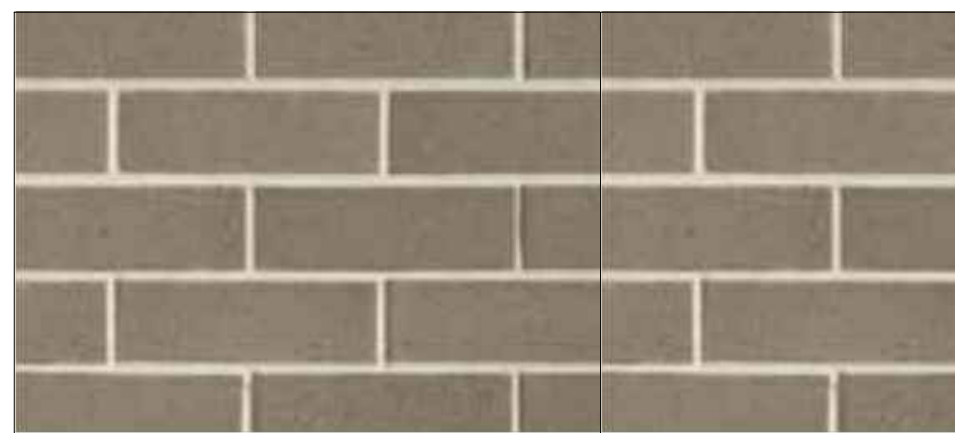
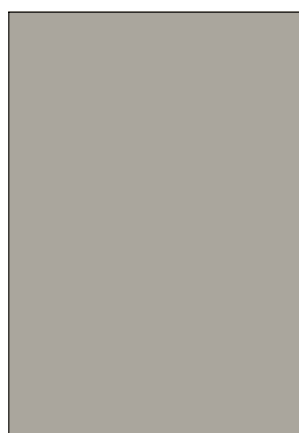
1 NORTHERN ELEVATION / STREETSCAPE



2 EASTERN ELEVATION



S1 STEEL COLOURBOND ROOF, COLOUR: DUNE



B1 FACE BRICKWORK: AUSTRALBRICKS - MINERAL CONTOURS, GYPSUM TAN



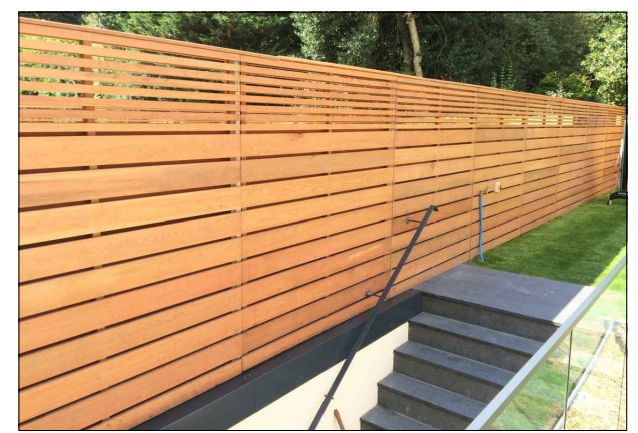
B2 FACE BRICKWORK: AUSTRALBRICKS - SMOKED COLLECTION, GREY CASHMERE



W1 DARK WINDOW FRAMES
W2 DARK WINDOW SURROUND



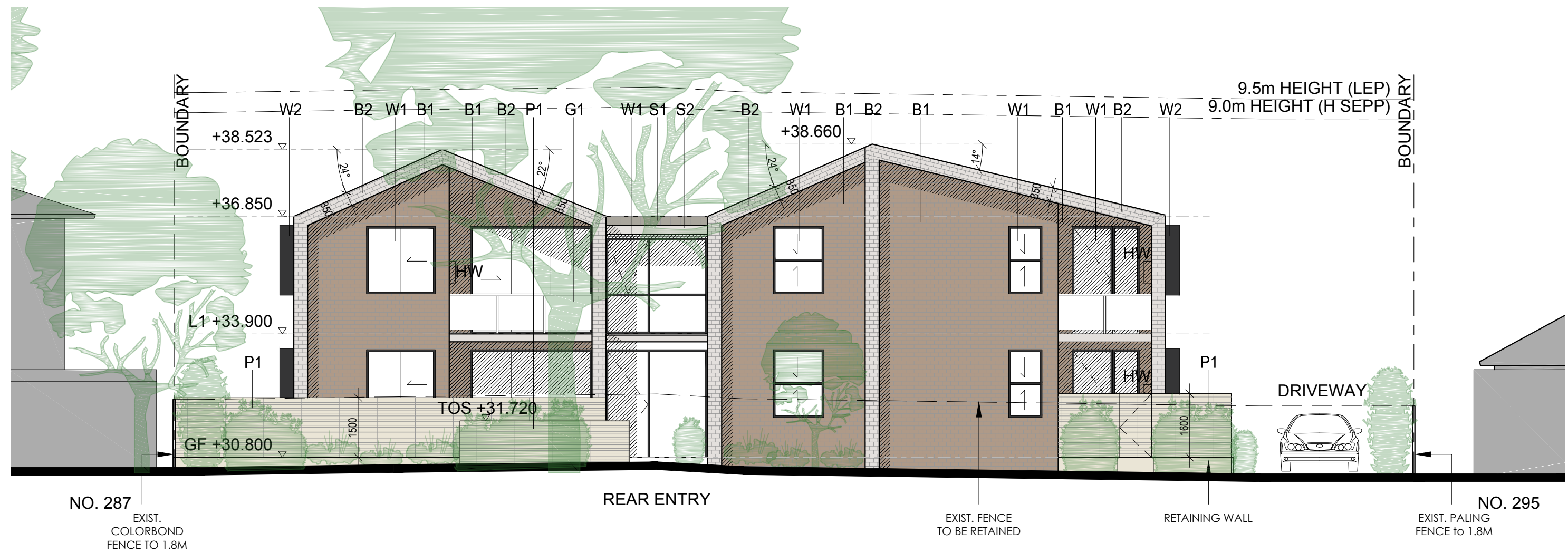
G1 GLASS BALUSTRADES, LIGHTLY FROSTED



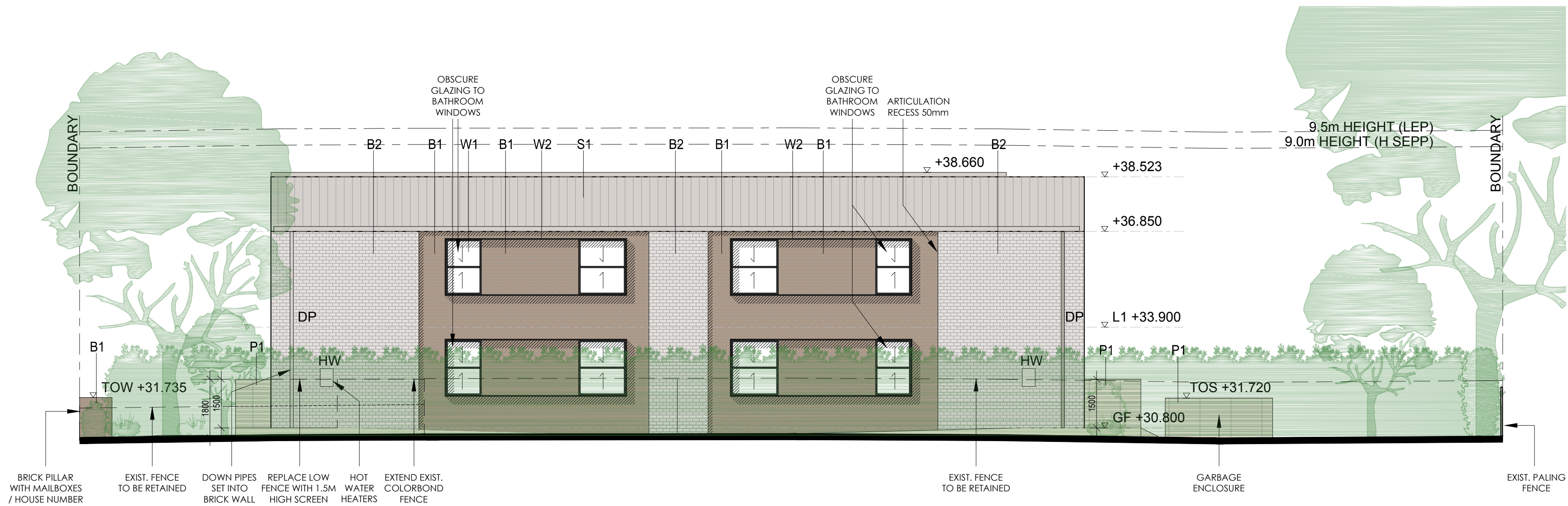
P1 PRIVACY SCREENS, METAL SLATS



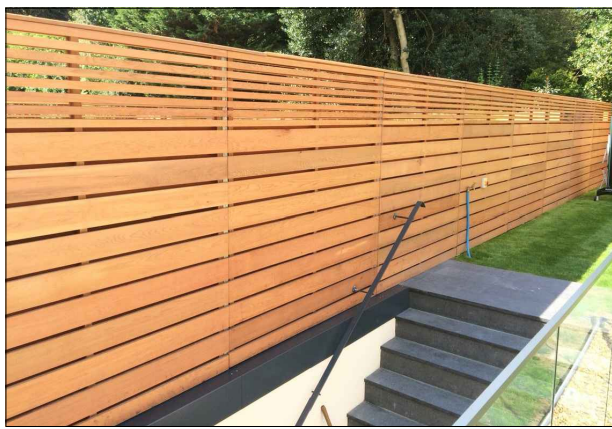
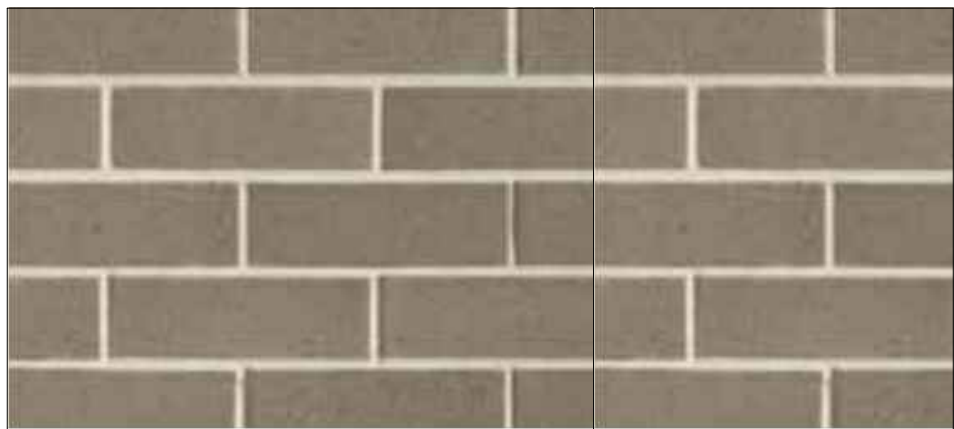
P2 DARK METAL VERTICAL LOUVRES



1 SOUTHERN ELEVATION



2 WESTERN ELEVATION



S1 STEEL COLOURBOND ROOF, COLOUR: DUNE

B1 FACE BRICKWORK: AUSTRALBRICKS - MINERAL CONTOURS, GYPSUM TAN

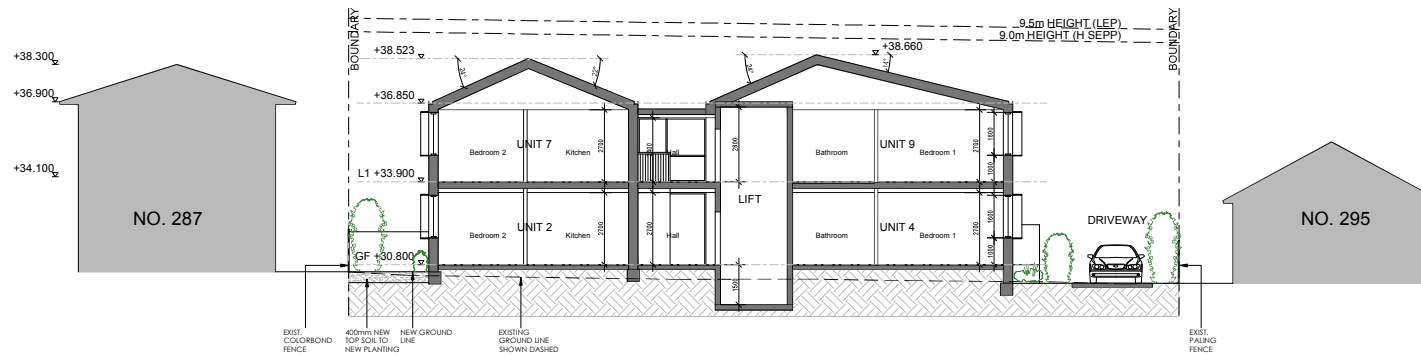
B2 FACE BRICKWORK: AUSTRALBRICKS - SMOKED COLLECTION, GREY CASHMERE

W1 DARK WINDOW FRAMES
W2 DARK WINDOW SURROUND

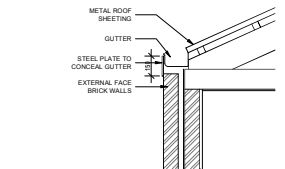
G1 GLASS BALUSTRADES, LIGHTLY FROSTED

P1 PRIVACY SCREENS, METAL SLATS

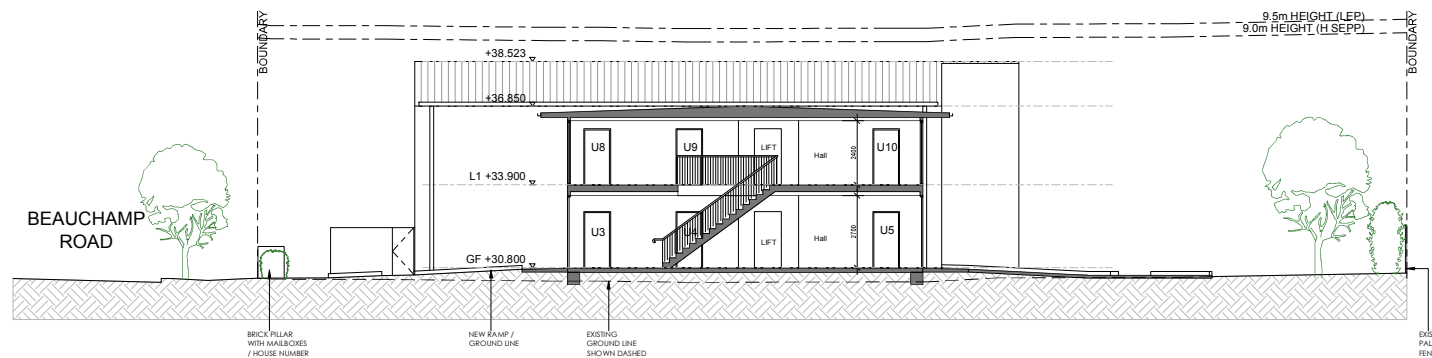
P2 DARK METAL VERTICAL LOUVRES



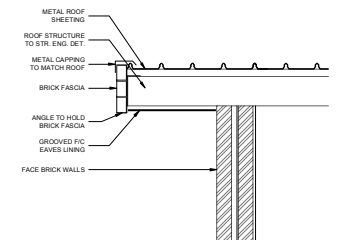
1 SECTION A-A



3 DETAIL SECTION
SCALE 1:20



2 SECTION B-B



4 DETAIL SECTION
SCALE 1:20

Rev	Description	Date
A	Design Development Issue	2021-10-04
B	Issue for Consultation	2021-11-09
C	Revised Issue for Consultation	2021-11-09
D	Issue for Development Application	2021-12-10
E	Revised DA Issue	2022-01-11
F	Revised DA Issue - Relocated Garbage Enclosure	2022-02-14
G	Revised Development Data Table	2022-04-04

Senior Housing Development

289-293 Beauchamp Road
Matraville NSW 2036
Lots 8 & 9, DP 36253



SECTIONS A-A, B-B

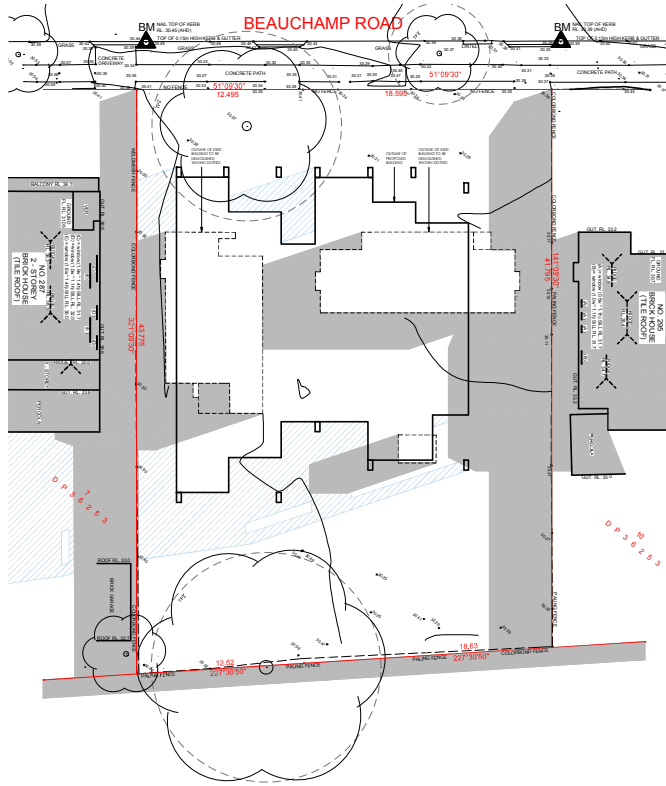
Scale
1:100 @ A1
1:200 @ A3

Date
Apr 04, 2022
12:08PM

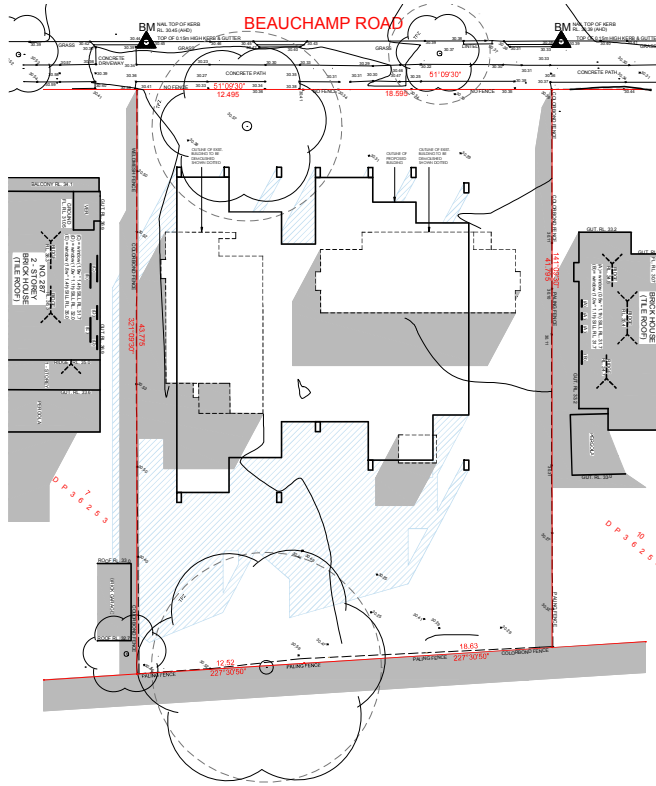
Issue
G

Project No.
3260

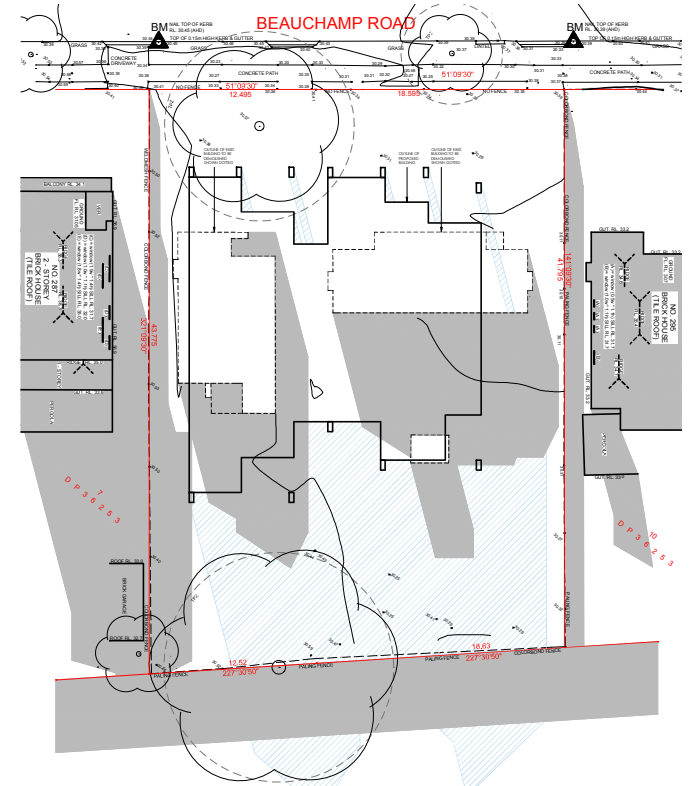
A-301



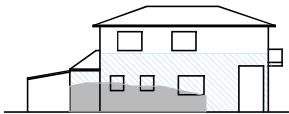
1 SHADOW DIAGRAM (JUNE 22 @9AM)
EXISTING / PROPOSED



2 SHADOW DIAGRAM (JUNE 22 @12PM)
EXISTING / PROPOSED



3 SHADOW DIAGRAM (JUNE 22 @3PM)
EXISTING / PROPOSED



4 SHADOW DIAGRAM (JUNE 22 @9AM)
ELEVATION - No. 287 BEAUCHAMP RD

KEY:
 SHADOWS FROM EXISTING BUILDINGS
 SHADOWS FROM PROPOSED BUILDING



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Rev	Description	Date
A	Design Development Issue	2021-11-04
B	Issue for Development Application	2021-12-10
C	Revised DA Issue - Relocated Garbage Enclosure	2022-02-10
D	Revised DA Issue - Road Tree 5 removed	2022-02-21
E	Minor graphic changes	2022-03-01



Senior Housing Development

289-293 Beauchamp Road
 Matraville NSW 2036
 Lots 8 & 9, DP 36253



SHADOW DIAGRAMS

Scale
 1:200 @ A1
 1:400 @ A3

Date
 Mar 09, 2022
 9:13AM

Issue
 E

Project No.
 3260

A-501



1 SUN ANGLE DIAGRAM (JUNE 22 @9AM)



2 SUN ANGLE DIAGRAM (JUNE 22 @10AM)



3 SUN ANGLE DIAGRAM (JUNE 22 @11AM)



4 SUN ANGLE DIAGRAM (JUNE 22 @12AM)



Rev	Description	Date
A	Design Development Issue	2021-11-04
B	Issue for Development Application	2021-12-10
C	Revised DA Issue - Disconnected Garbage Enclosure	2022-02-19



1 SUN ANGLE DIAGRAM (JUNE 22 @1PM)



2 SUN ANGLE DIAGRAM (JUNE 22 @2PM)



3 SUN ANGLE DIAGRAM (JUNE 22 @3PM)

SUNLIGHT ACCESS			
Unit	Living Areas		Private Open Space
1	5 hrs	10am-3pm	5 hrs 10am-3pm
2	0 hrs	-	0 hrs -
3	5 hrs	10am-3pm	5 hrs 10am-3pm
4	6 hrs	9am-3pm	6 hrs 9am-3pm
5	3 hrs	9am-12pm	3 hrs 9am-12pm
6	5 hrs	10am-3pm	5 hrs 10am-3pm
7	0 hrs	-	0 hrs -
8	5 hrs	10am-3pm	5 hrs 10am-3pm
9	6 hrs	9am-3pm	6 hrs 9am-3pm
10	3 hrs	9am-12pm	3 hrs 9am-12pm

min. 3 hrs midwinter sunlight to 8 of 10
Living areas (80%)

min. 3 hrs midwinter sunlight to 8 of 10
balconies (P.O.S.) (80%)





VIEW FROM BEAUCHAMP ROAD (NORTH-NORTH-WEST)



VIEW FROM BEAUCHAMP ROAD (NORTH-WEST)



VIEW FROM REAR (SOUTH)



VIEW FROM REAR (SOUTH-EAST)



0006910400 11 Nov 2022
Assessor Tracey Cools
Accreditation No. HERA10033
Address
289-293 Beauchamp Road ,
Matraville , NSW , 2036



hstar.com.au

Rev	Description	Date
A	For Interim Client Discussion	2021-10-13
B	Design Development Issue	2021-11-05
C	Issue for Consultants	2021-11-23
D	Issue for Development Application	2021-12-10
E	Revised DA Issue	2022-01-21
F	Revised DA Issue - Relocated Garbage Enclosure	2022-02-18
G	Updated front landscape following Council Comments	2023-02-07

Scale	Date	Issue
1:100 @ A1 1:200 @ A3	Feb 07, 2023 10:37AM	G