

LAHC-S

20289 - Design Development

New Social Housing at

25-27 Easton Ave, Sylvania (LOT 21 + 22 IN DP13628)

NSW Land & Housing Corporation

10/01/2023

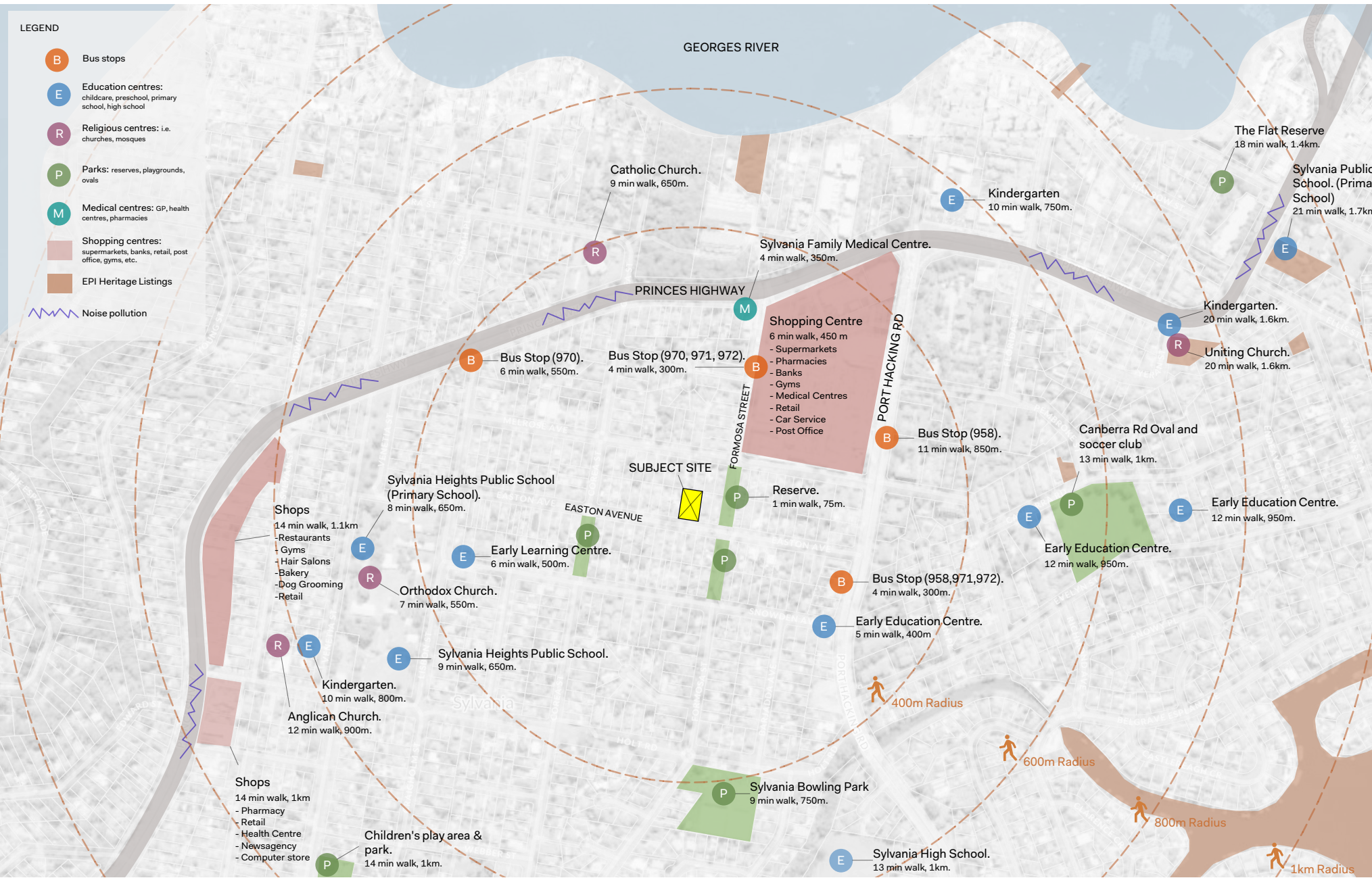
Architectural Drawing List

Dwg No.	Sheet Name	Scale	Paper Size	Revision	Rev. Date
01-00	Plan: Block Analysis	1:500	A3	C	10/11/22
01-01	Plan: Site Analysis	1:200	A3	G	10/11/22
10-02	Plan: Demolition	1:100	A1	E	10/11/22
10-10	Plan: Site Plan	1:100	A1	F	10/11/22
10-11	Plan: Ground Floor	1:100	A1	U	10/1/23
10-12	Plan: First Floor	1:100	A1	O	10/1/23
10-13	Plan: Roof	1:100	A1	I	10/11/22
10-20	Area Calculations	1:200	A1	G	10/11/22
20-01	Sections A & B	1:100	A1	M	10/11/22
20-02	Sections C & D	1:100	A1	K	10/1/23
30-01	Elevations: Front & Rear	1:100	A1	M	10/1/23
30-02	Elevations: East & West	1:100	A1	L	10/1/23
30-03	Elevations: Internal Driveway	1:100	A1	I	10/1/23
70-01	Sun View Winter (June 21)	NTS	A1	G	10/11/22
70-10	Shadow Diagrams Winter (June 21)	1:250	A1	I	10/11/22
90-01	Notification - Cover Page	NTS	A3	D	10/11/22
90-02	Notification - Site/Landscape Plan	1:200	A3	D	10/11/22
90-03	Notification - Development Data	1:200	A3	D	10/11/22
90-04	Notification - Elevations	1:200	A3	G	10/11/22
90-05	Notification - Schedule of Finishes	1:200	A3	E	10/1/23
90-06	Notification - Shadow Diagrams	1:500	A3	D	10/11/22



EASTON AVENUE PERSPECTIVE

LOCATION PLAN



COMPLIANCE TABLE

DEVELOPMENT DATA (Multi Dwelling Housing)						
Job Reference	BIGWYE					
Locality / Suburb	Sylvania					
Street Address	25-27 Easton Avenue					
Lot Number(s) & Deposited Plan	Lot 21 and 22 in Deposited Plan 13628					
SITE AREA (sqm)	1,312.6m <sup>2</sup>					
NUMBER OF EXISTING LOTS	2					
PROPOSED GFA* (sqm)	600					
NUMBER OF DWELLINGS	6 (2 x 2-Bed, 4 x 3-Bed)					
DWELLINGS	Number	Type*	No of Bedrooms	Area* (m <sup>2</sup> )	Proposed	POS*
				Min. (Dwelling Requirements)		
	1	Liveable: Silver Level	3	90	115	106
	2	Liveable: Silver Level	3	90	115	102
	3	Liveable: Silver Level	3	90	108	46
	4	Liveable: Silver Level	3	90	108	51
	5	Adaptable	2	70	76	94
	6	Liveable: Silver Level	2	70	76	91
BUILDING HEIGHT	Control	Requirement			Proposed	
	Housing SEPP (Division 6)	8m			8.5m	
PARKING	Housing SEPP (Division 6)	Accessible	2 x 5-Bed @ 0.5 + 1 4 x 3-Bed @ 1.0 + 4 plus 1 accessible space for the adaptable unit			6 spaces, of which 1 is Accessible
	Sutherland LEP 2015	8.5m			8.5m	
FBR	SLUDG (Note FBR is measured from the internal face of the external wall under the Housing SEPP)	0.5:1			0.46	
	Sutherland LEP 2015	0.55:1				
SETBACK(s)	Sutherland DCP	Front Setback	7.5m			7.5m
		Side Setback	Front 60% of the site Ground Floor: 0.8m Rear 40% of the site: 1.5m			Front 60% of the site Ground Floor: 0.8m Second storey: 2m-5.5m
		Rear Setback	Rear 40% of the site 4m for rear 40% of site, however, side setback may be 1.5m in rear 40% if development is single storey in rear 40%			Rear 50% of the site: 4m (single storey)
DEEP SOIL	SLUDG	15% of site area 2/3 at rear Min. dimension 3m			262m <sup>2</sup> = 20%	
LANDSCAPED AREA	SLUDG	30% of site area = 393.8m <sup>2</sup>			386.1m <sup>2</sup> = 29.4%	
	Sutherland LEP 2015	35% of site area				
SOLAR ORIENTATION	SLUDG	70% of dwellings have 3 hours of sunlight between 9am and 3pm 21 June			5 Dwellings = 83%	

ANCHD - Land and Housing Corporation Dwelling Requirements

GFA\* - gross floor area calculated as per the Housing SEPP 2021


AREA\* - dwelling floor area includes internal walls but excludes external walls

POS\* - possible outcomes

LAHC - Land and Housing Corporation Dwelling Requirements  
GFA\* - gross floor area calculated as per the Housing SEPP 2021  
AREA\* - dwelling floor area includes internal walls but excludes external walls  
POS\* - private open space

BASIX CERTIFICATE NUMBER & ASSESSOR STAMP


NatHERS Thermal Specification - Sylvania			
BASIX Certificate Number: 1190742M_02			
All works to be in accordance with NCC and relevant AS/NZS Standards			
External Wall			
Wall Type	Insulation	Colour	Comments
Brick Veneer	R2.5	Medium	Throughout
Internal Wall			
Wall Type	Insulation	Comments	
Plasterboard Stud	None	Throughout except as below	
Plasterboard Stud	R2.5	Partitions to garage	
Cavity Brick	None	Party walls	
Floor			
Floor Type	Insulation	Comments	
Concrete	None	Slab on ground	
Timber	None	First floor	
Ceiling			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Where floor above	
Plasterboard	R3.5	Garage ceiling	
Plasterboard	R3.5	Where roof above	
Sealed LED downlights have been modelled. A sealed exhaust fan has been included in the kitchen, bathroom and laundry.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil faced blanket	Light	Throughout
Glazing			
Opening Type	U Value	SHGC	Comments
Sliding, louvre and fixed	4.8	0.59	Throughout
Casement and awning	4.8	0.51	Throughout
Skylights			
Type	U Value	SHGC	Comments
Velux Fixed Skylight	2.7	0.24	3mm Low E Double Glazing with Argon Fill
Installed glazing systems cannot exceed the U values above and SHGC must be within ± 10%			



NATIONWIDE  
HOUSE  
REAL ESTATE CENTRE

0008354490 17 Jan 2023

Assessor: Lawrence Yu  
Accreditation No. 20647  
Address  
25-27 Estan Ave., Sylvania, NSW, 2224



hstar.com.au

**ABSA**  
Australian Building  
Sustainability Association


Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2022-31/03/2023


Assessor Name: Lawrence Yu

Assessor Number 20647


Assessor Signature \_\_\_\_\_



This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice



**0008354490 17 Jan 2023**  
Assessor Lawrence Yu  
Accreditation No. 20647  
Address  
25-27 Easton Ave , Sylvania , NSW , 2224



hstar.com.au



Assessments completed within the accreditation period are part of the ABSA quality audit system  
Accreditation Period 31/03/2022-31/03/2023  
Assessor Name Lawrence Yu  
Assessor Number 20647  
Assessor Signature 



This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice





CARTER  
WILLIAMSON

**Contact.**  
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02 9799 4472  
studio@carterwilliamson.com  
Nominated Architect:  
Shaun Carter 7860

**Note.**  
True North shown. Preliminary, not for construction. This drawing is copyright and is not to be reproduced without the permission of Carter Williamson Architects. All heights reduced to AHD unless otherwise noted. Use figured dimensions only. Refer any discrepancy to Carter Williamson Architects for clarification.

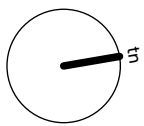
  
**Planning,  
Industry &  
Environment**  
LOCKED BAG 5022  
PARRAMATTA NSW 2124  
PHONE No: 1800 738 718  
Website: www.dpie.nsw.gov.au/land-and-housing-corporation

**Design Development**  
Reference: 20289 LAHC-S  
Clients: LAHC  
Address: 25-27 Easton Ave, Sylvania  
Description: Lot 21 + 22 DP13628  
PL  
NC  
1:500  
A3  
Drawn:  
Checked:  
Scale:  
Paper:

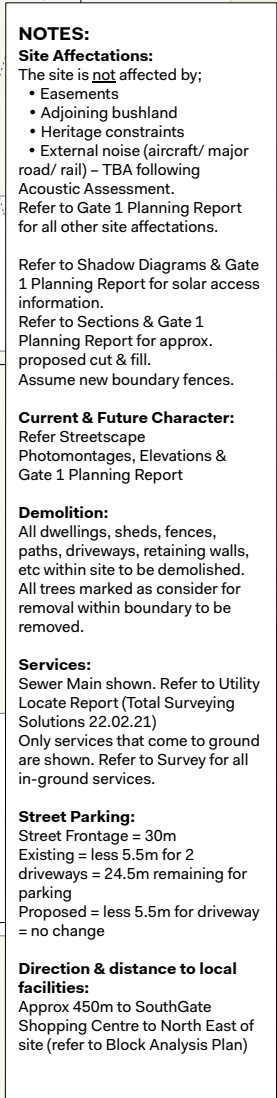
**Revision Note.**  
Gate 2 Package  
For Information  
Gate 2 Package  
**Date.**  
A 18/6/21  
B 27/10/21  
C 10/11/22

**Plan: Block Analysis**

01-00 C







C A R T E R  
W I L L I A M S O N

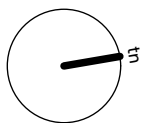
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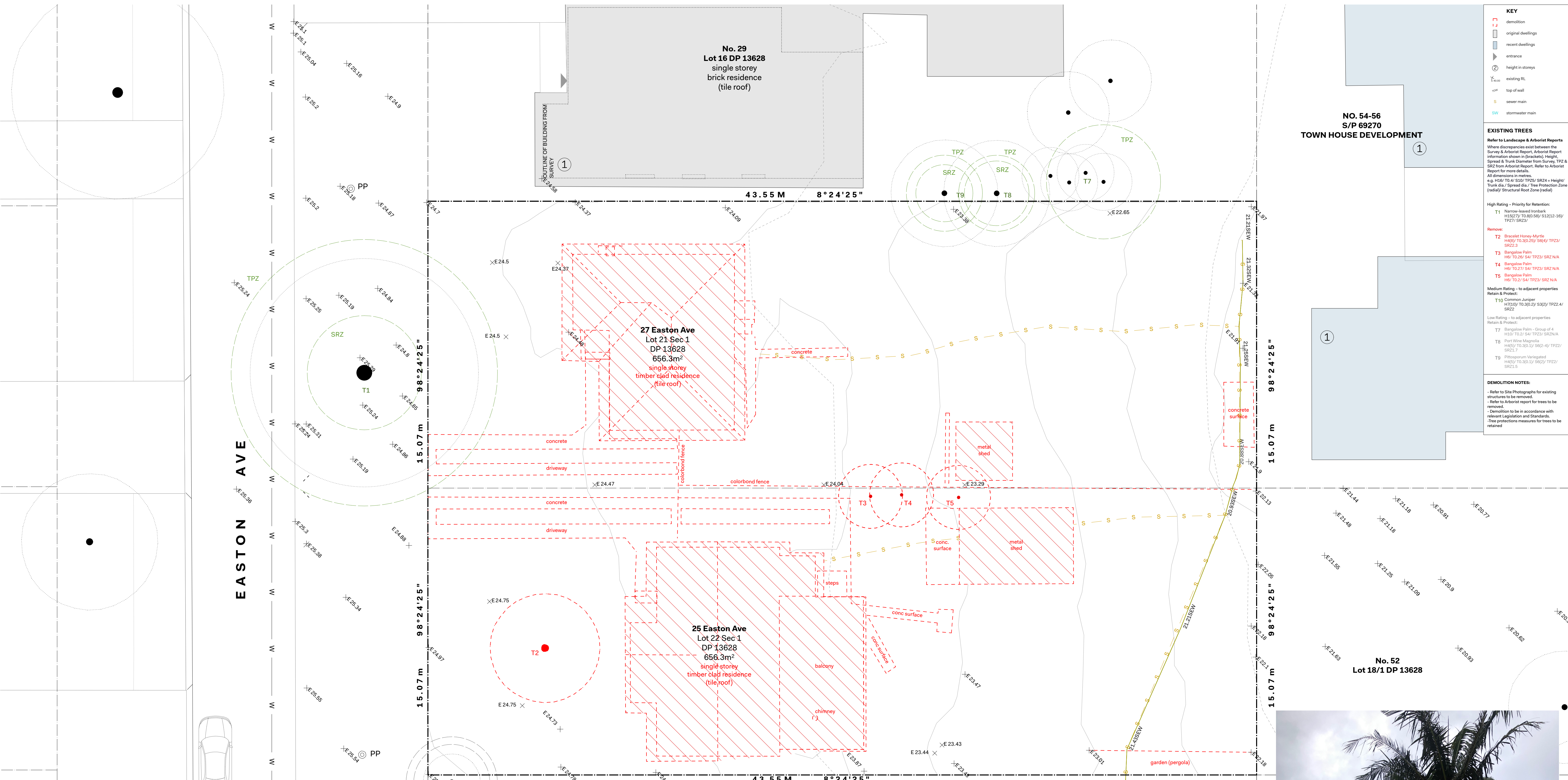
## Planning, Industry & Environment

Revision Note.	Date.
For Information	C 10/12/21
Draft for Internal Review	D 22/2/21
Gate 2 Package	E 18/6/21
For Information	F 27/10/21
Gate 2 Package	G 10/11/22

01-01 G











**KEY**

- original dwellings
- recent dwellings
- Demolition
- entrance
- height in storeys
- existing RL
- Proposed new RL
- garden edge
- permeable paving
- hardstand

**EXISTING TREES**

Where discrepancies exist between the Survey and Arborist Report, Arborist Report information shown in brackets. Height, Spread & Trunk Diameter from Survey, TPZ & SRZ from Arborist Report. Refer to Arborist Report for more details. All dimensions in metres. e.g. H16/ T0.4/ S10/ TP25/ SR24 = Height/ Trunk dia./ Spread dia./ Tree Protection Zone (radial)/ Structural Root Zone (radial)

- existing trees
- proposed trees
- TPZ / SRZ
- trees to be removed

High Rating – Priority for Retention:

- T1 Narrow-leaved Ironbark H15(27)/ T0.8(0.58)/ S12(12-16)/ TP27/ SR23/

Medium Rating – to adjacent properties Retain & Protect:

- T10 Common Juniper H7(10)/ T0.3(0.2)/ S3(2)/ TP22.4/ SR22

Low Rating – to adjacent properties Retain & Protect:

- T7 Bangalow Palm - Group of 4 H10/ T0.2/ S4/ TP23/ SR2NA
- T8 Port Wine Magnolia H4(5)/ T0.3(0.1)/ S6(2-4)/ TP22/ SR21.7
- T9 Pittosporum Variegated H4(5)/ T0.3(0.1)/ S6(2)/ TP22/ SR21.5

Remove:

- T2 Bracelet Honey-Myrtle H4(8)/ T0.3(0.25) S6(4)/ TP23/ SR22.3
- T3 Bangalow Palm H6/ T0.26/ S4/ TP23/ SR2 N/A
- T4 Bangalow Palm H6/ T0.27/ S4/ TP23/ SR2 N/A
- T5 Bangalow Palm H6/ T0.2/ S4/ TP23/ SR2 N/A

**Notes:**  
Refer to cover sheet for data table





- KEY**
- original dwellings
  - recent dwellings
  - Private Open Space
  - DCP setback controls
  - DCP potential envelope
  - entrance
  - height in storeys
  - existing RL
  - Proposed new RL
  - garden edge/top of wall
  - permeable paving
  - hardstand
- EXISTING TREES**
- Where discrepancies exist between the Survey & Arborist Report, Arborist Report information shown in brackets. Height, Spread & Trunk Diameter from Survey, TPZ & SRZ from Arborist Report. Refer to Arborist Report for more details. All dimensions in metres. e.g. H16/ T0.4/ S10/ TP25/ SR24 = Height/ Trunk dia / Spread dia / Tree Protection Zone (radial) / Structural Root Zone (radial)
- High Rating - Priority for Retention:**
- T1 Narrow-leaved Ironbark H15(27)/ T0.8(0.58)/ S12(12-16)/ TP27/ SR23/
- Medium Rating - to adjacent properties Retain & Protect:**
- T10 Common Juniper H7(10)/ T0.3(0.2)/ S3(2)/ TP22.4/ SR22
- Low Rating - to adjacent properties Retain & Protect:**
- T7 Bangalow Palm - Group of 4 H10/ T0.2/ S4/ TP23/ SR21A
  - T8 Port Wine Magnolia H4(5)/ T0.3(0.1)/ S6(2-4)/ TP22/ SR21.7
  - T9 Pittosporum Variegated H4(5)/ T0.3(0.1)/ S6(2)/ TP22/ SR21.5
- Remove:**
- T2 Bracelet Honey-Myrtle H4(8)/ T0.3(0.25)/ S6(4)/ TP23/ SR22.3
  - T3 Bangalow Palm H6/ T0.26/ S4/ TP23/ SR2 N/A
  - T4 Bangalow Palm H6/ T0.27/ S4/ TP23/ SR2 N/A
  - T5 Bangalow Palm H6/ T0.2/ S4/ TP23/ SR2 N/A
- Walls:**
- Party walls: 270 Brick Cavity
  - External walls: 270 Brick Veneer

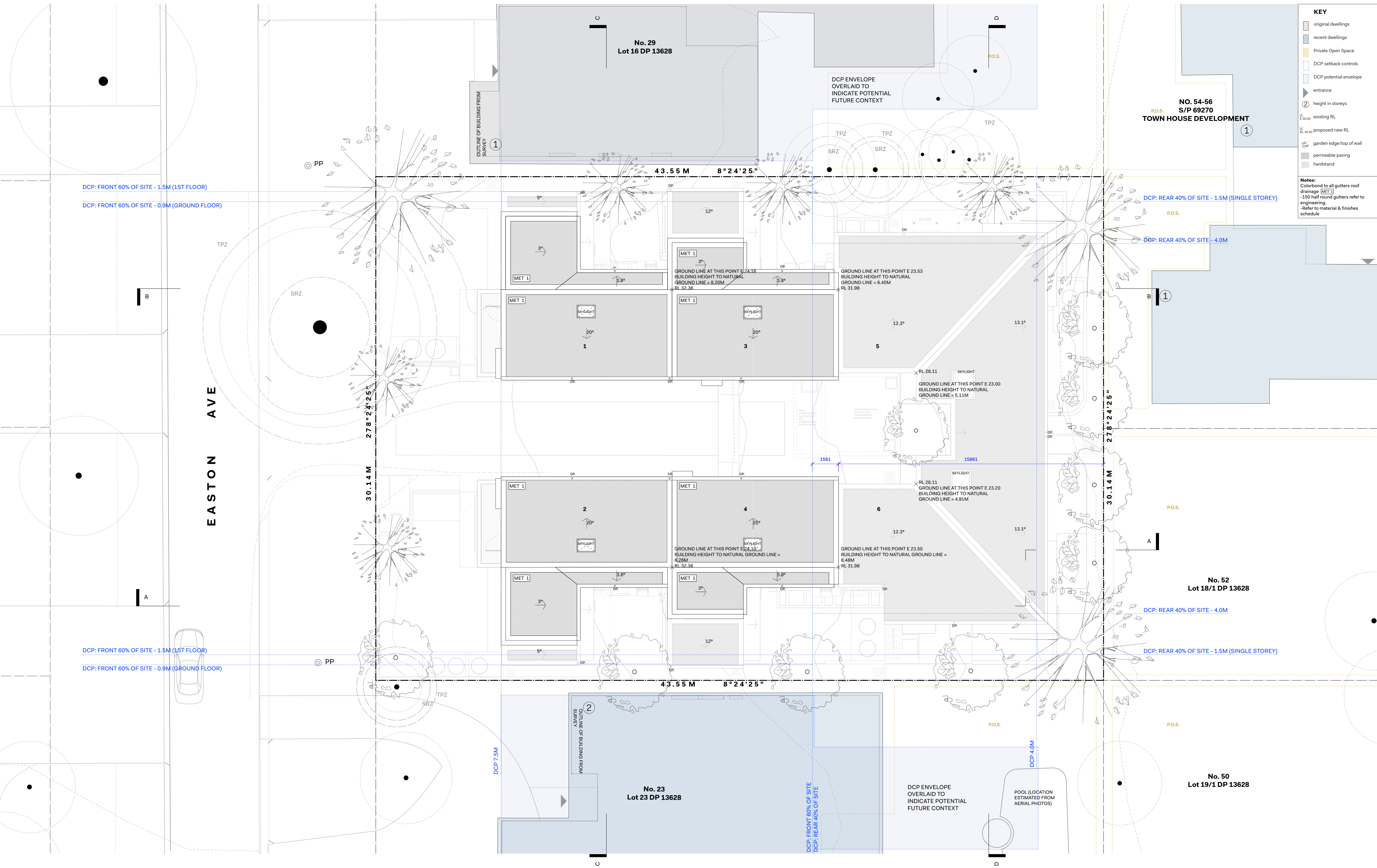
DWELLINGS		ROOM AREAS - LAHC SYLVANIA																	
		ROOMS																	
		L/K/D		B1		B2		B3		Bathroom		WC		Laundry		Garage			
		W	L	m2	W	L	m2	W	L	m2	W	L	m2	W	L	m2	W	L	m2
1 & 2	4,000	10,300	41.0	4,000	4,390	17.5	2,990	4,610	13.7	3,000	3,640	10.9	1,705	3,000	5.1	900	2,470	2.2	1,100
3 & 4	3,990	10,295	41.0	4,000	3,600	14.4	2,990	3,820	11.4	3,000	3,640	10.9	2,840	1,710	4.8	900	2,310	2.0	1,100
5	4,000	7,680	30.7	3,225	4,600	13.2	3,390	3,600	12.2	N/A	N/A	N/A	2,295	2,830	6.5	N/A	N/A	N/A	745
6	8480	3955	33.5	3065	4600	12.8	2997	3645	10.9	N/A	N/A	N/A	1800	3000	5.4	N/A	N/A	N/A	1700



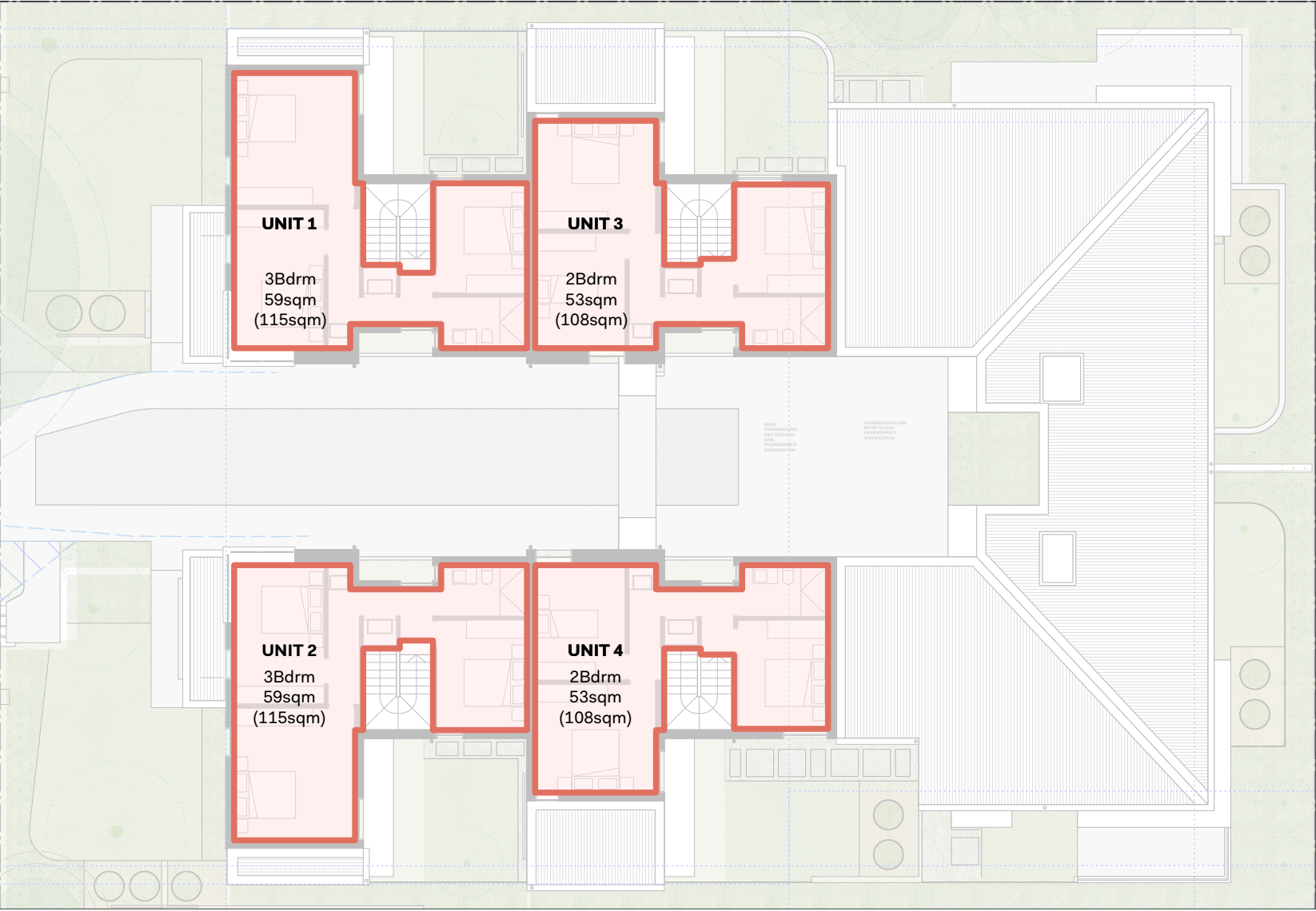


ROOM AREAS - LAHC SYLVANIA																									
DWELLINGS		ROOMS																							
		L/K/D			B1			B2			B3			Bathroom			WC			Laundry			Garage		
		W	L	m2	W	L	m2	W	L	m2	W	L	m2	W	L	m2	W	L	m2	W	L	m2	W	L	m2
1 & 2	4,000	10,300	41.0	4,000	4,390	17.5	2,990	4,610	13.7	3,000	3,640	10.9	1,705	3,000	5.1	900	2,470	2.2	1,100	3,170	3.4	3,000	5,425	16.2	
3 & 4	3,990	10,295	41.0	4,000	3,600	14.4	2,990	3,820	11.4	3,000	3,640	10.9	2,840	1,710	4.8	900	2,310	2.0	1,100	3,170	3.4	3,000	5,425	16.2	
5	4,000	7,680	30.7	3,225	4,600	13.2	3,390	3,600	12.2	N/A	N/A	N/A	2,295	2,830	6.5	N/A	N/A	N/A	745	2,375	1.7	3,800	7,210	27.3	
6	8480	3955	33.5	3065	4600	12.8	2997	3645	10.9	N/A	N/A	N/A	1800	3000	5.4	N/A	N/A	N/A	1700	1800	3.06	3000	5460	16.3	



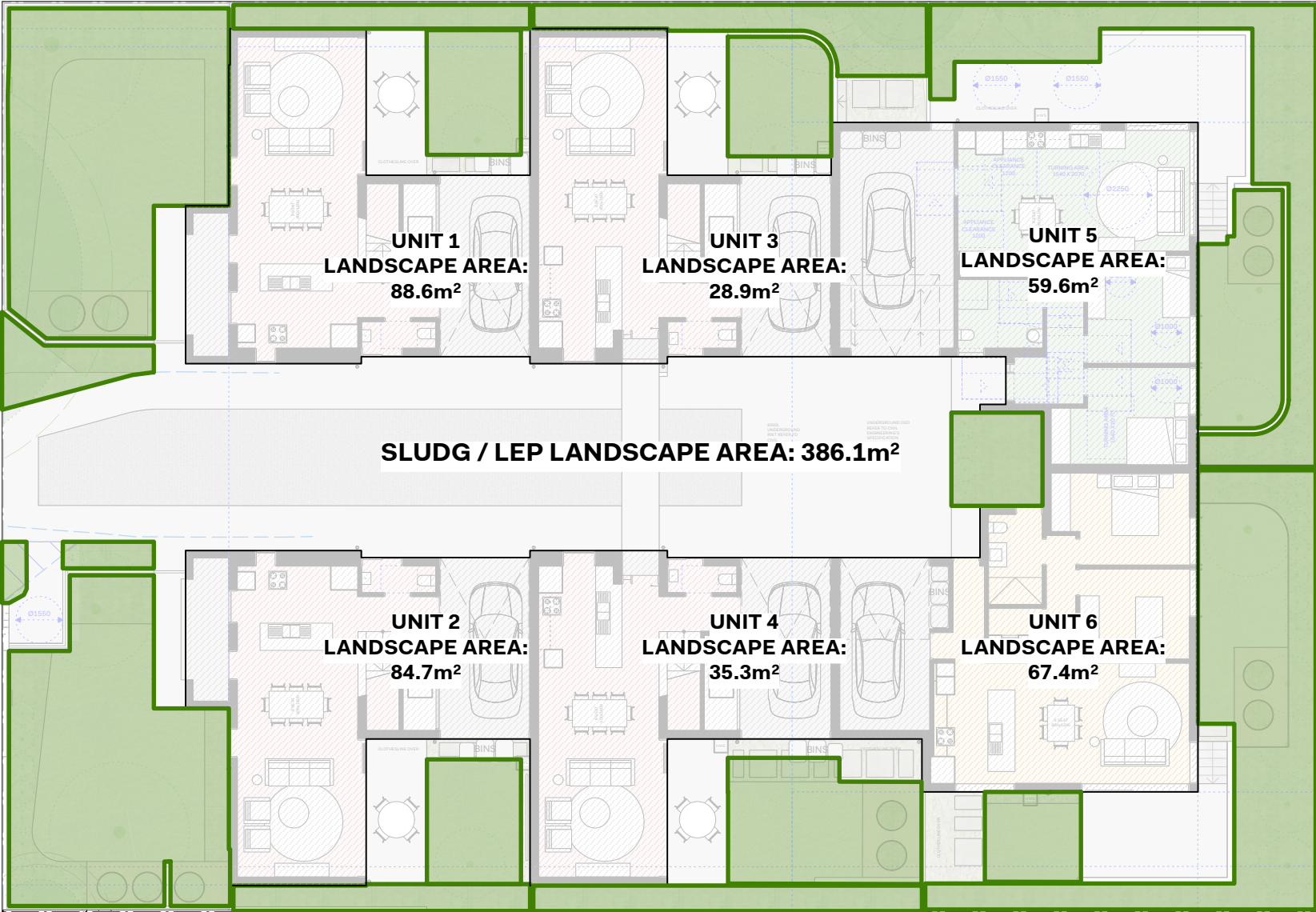






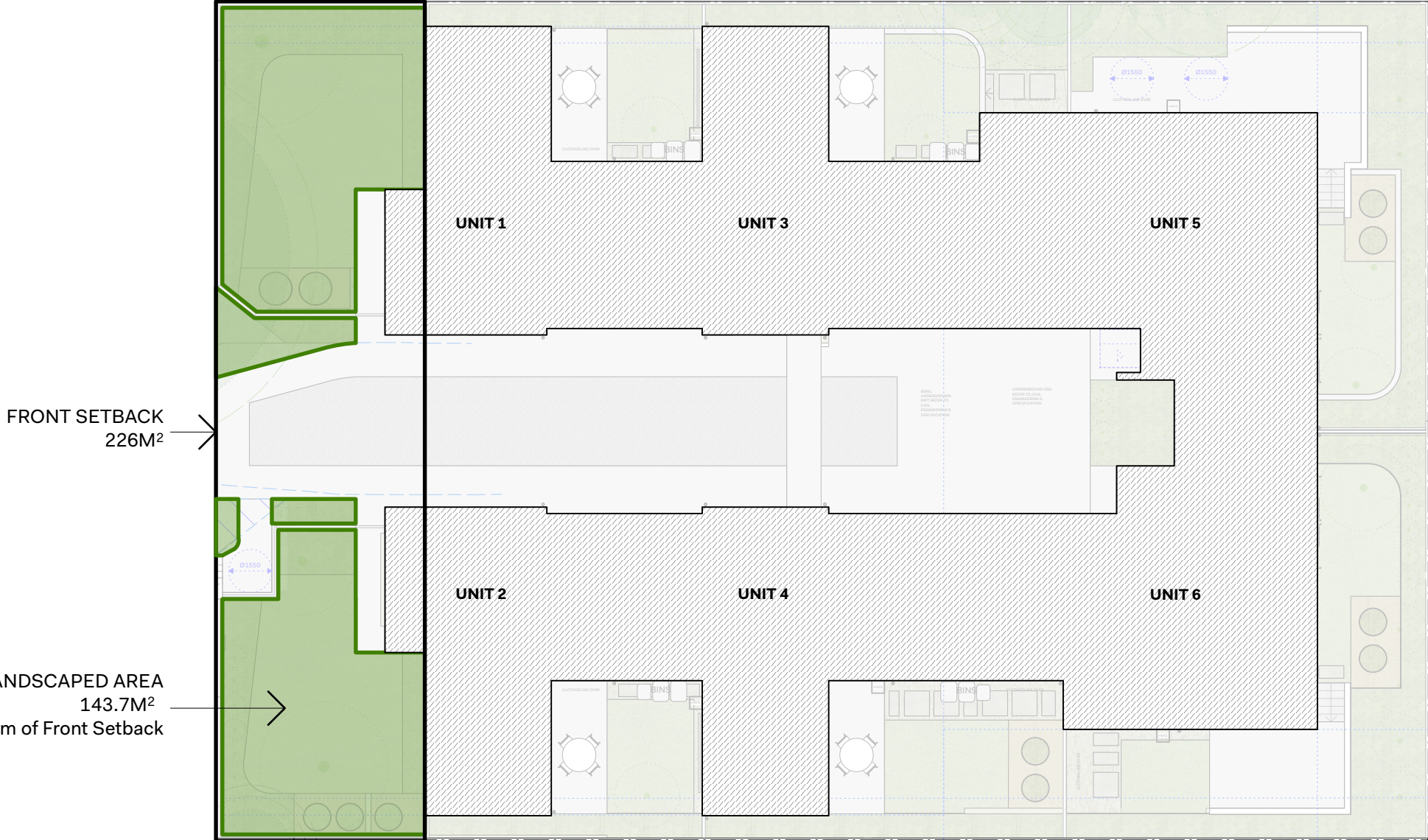
**GFA AREAS: LEVEL 1**

- GFA: 3 BEDROOM
- GFA: 2 BEDROOM
- GFA: 2 BEDROOM ADAPTED
- PRIVATE OPEN SPACE



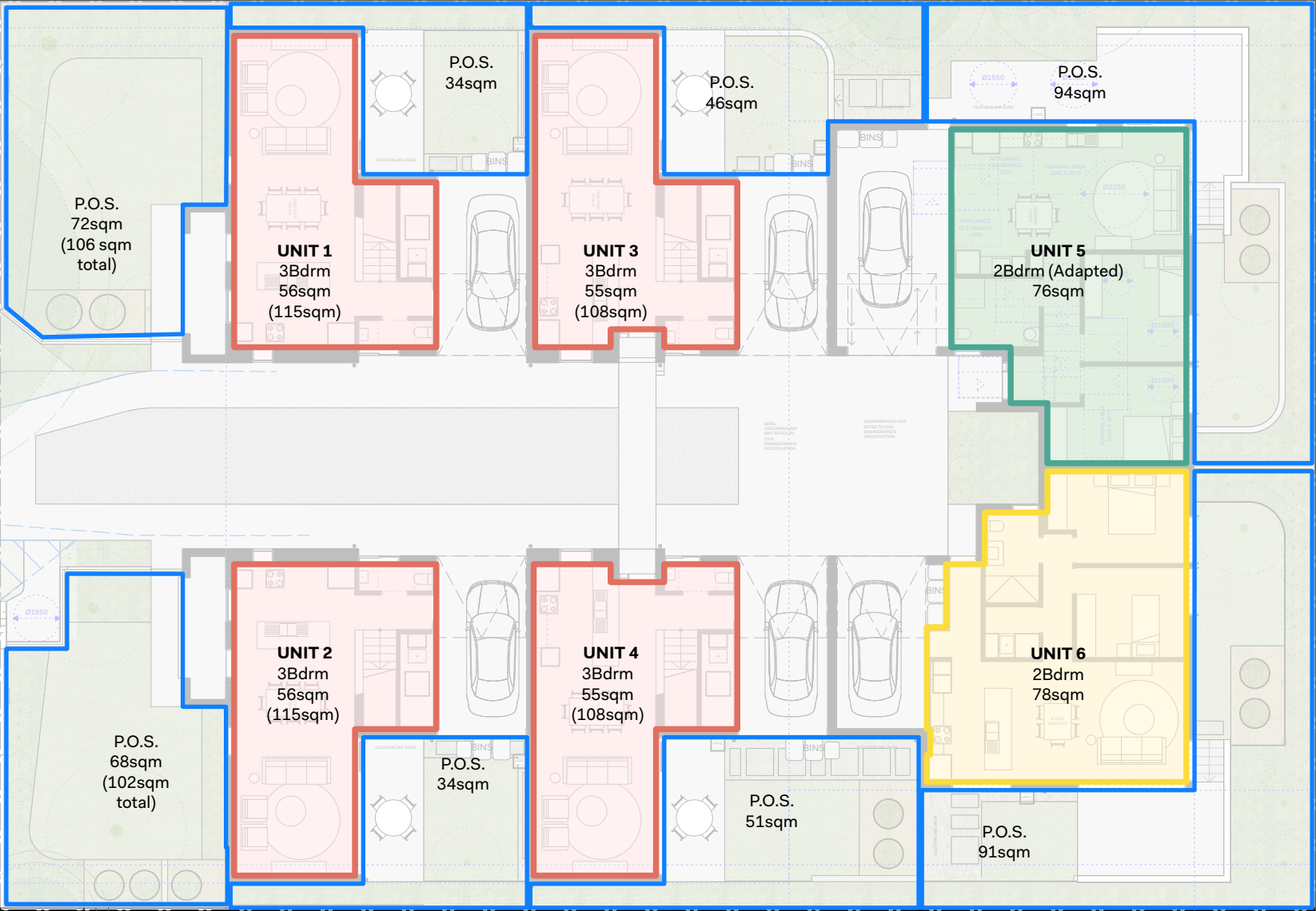
**SLUDG / LEP LANDSCAPE CALCULATIONS - LANDSCAPED AREA**

- BUILDING AREA
- LANDSCAPE AREA



**DCP FRONT SETBACK LANDSCAPING REQUIREMENTS**

- BUILDING AREA
- LANDSCAPE AREA (DCP REQ. 50% OF FRONT SETBACK DEEP SOIL)



**GFA AREAS: GROUND FLOOR & POS**

- GFA: 3 BEDROOM
- GFA: 2 BEDROOM
- GFA: 2 BEDROOM ADAPTED
- PRIVATE OPEN SPACE



**SLUDG LANDSCAPE CALCULATIONS - DEEP SOIL**

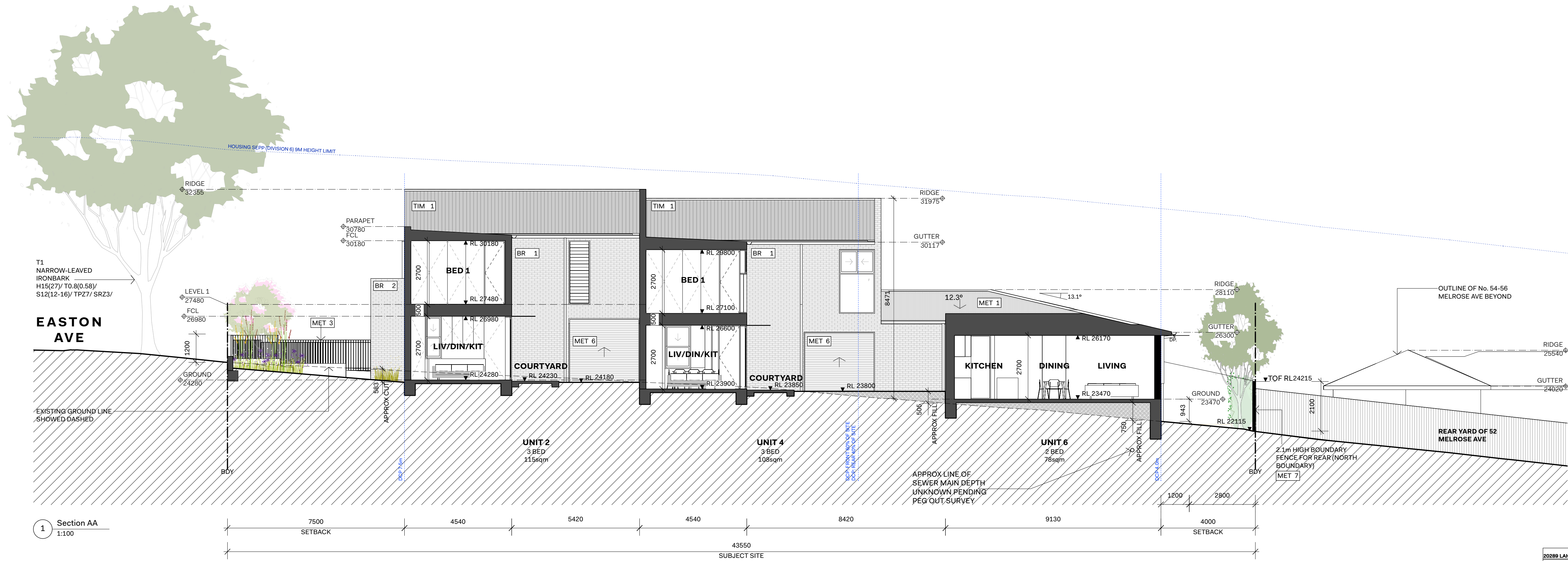
- BUILDING AREA
- DEEP SOIL AREA (MINIMUM 3M DIMENSION)



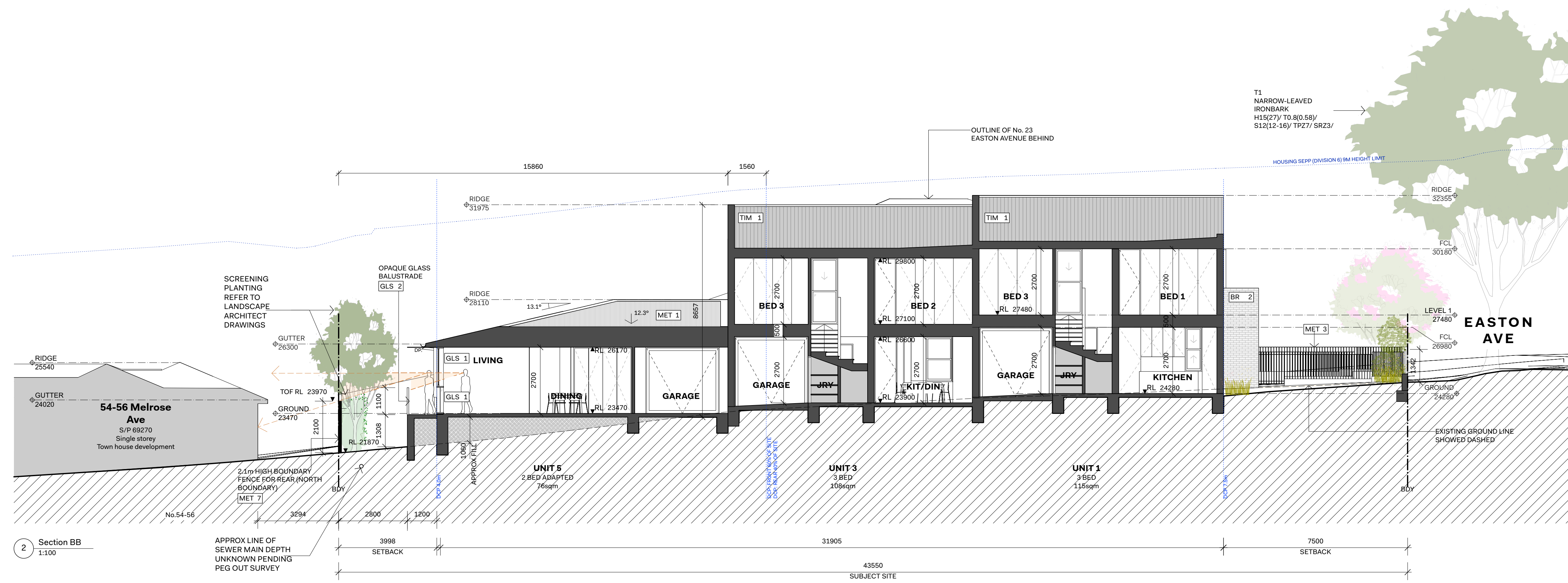
**DCP POS CALCULATIONS**

- BUILDING AREA
- PRIVATE OPEN SPACE: MIN 5m DIMENSIONS
- PRIVATE OPEN SPACE: PAVED AREA





1 Section AA  
1:100



2 Section BB  
1:100

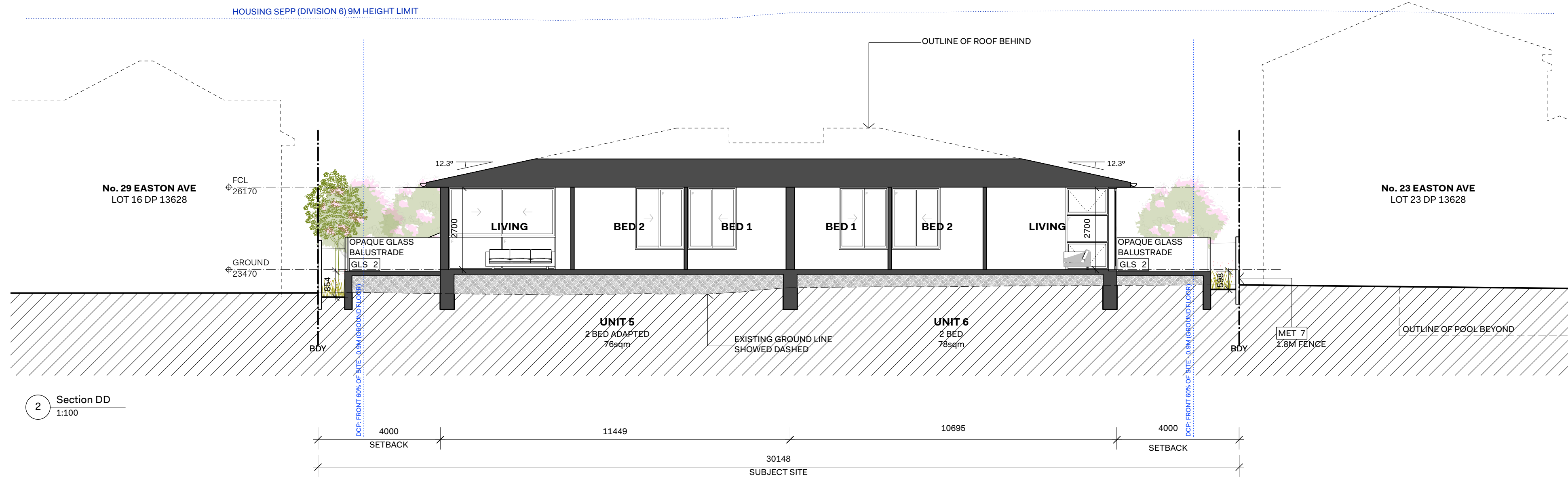
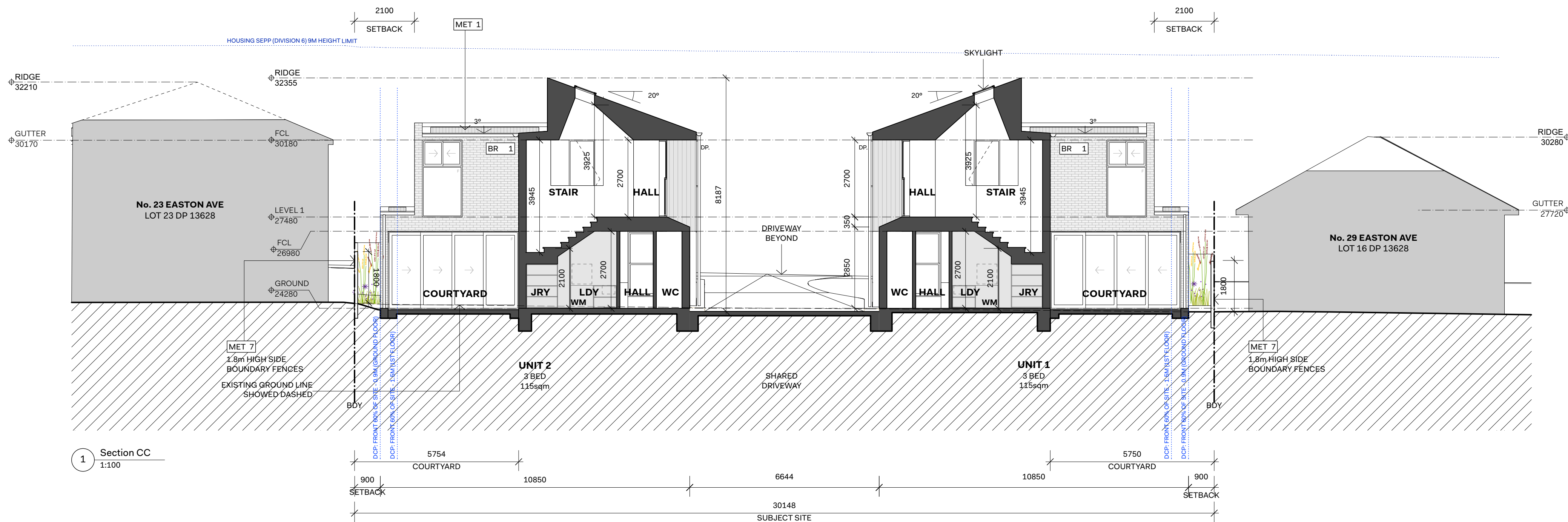
20289 LAHC SCHEDULE OF EXTERIOR MATERIALS AND FINISHES				
Code	Image	Element / Location	Specification	Location
BR1		FACE BRICK - MEDIUM COLOUR	Type: Boral 76 Dry Pressed brick Colour: Medium - e.g. Murray Grey or similar	FAÇADES & LOW LEVEL LANDSCAPING WALLS / FENCES
BR2		FACE BRICK - DARK COLOUR	Type: Boral 76 Dry Pressed brick or similar Class: Second Class Bricks Colour: Dark - e.g. Waterloo Blue or similar	FAÇADE ELEMENTS
FC1		FIBRE CEMENT SHEET	Material: Fibre Cement Sheet Type: Cemented Barastone Finish: Pre-finished Colour: Varies depending on location - e.g. Light - Grey (eaves), Dark - e.g. Charcoal or Black (soffits) - Lunar Graphite	SOFFITS & EAVES / FAÇADE ELEMENTS
MET1		ROOF SHEETING, CAPRIBES, DRAINAGE, ETC	Type: Colorbond Roof sheeting Custom Orb Access: L3 Colour: Light - e.g. Windgrey or similar	ROOF
MET2		PAINTED STEEL - HOODS & REVEALS	Type: Steel Plate Finish: Paint Finish Colour: Dark - e.g. Charcoal / Ferrodor / Black	WINDOWBOXES, HOODS OVER DOORS
MET3		PAINTED STEEL - FENCES & GATES	Type: Steel Flat Bar Palisade Finish: Paint Finish Colour: Dark - e.g. Charcoal / Ferrodor / Black	FRONT FENCES & GATES
MET4		STANDARD BRICK INSERT LETTERBOX	Type: Front and Back Letterbox with Back Open Finish: Powder Coated Aluminium Colour: Dark - e.g. Charcoal / Ferrodor / Black	FRONT FENCE
MET5		ALUMINIUM WINDOW & DOOR JOINERY	Type: Aluminium Frame, Square profile Finish: Powder coated Colour: Dark - e.g. Matt Black	WINDOWS AND DOORS
MET6		COLORBOND STEEL GARAGE DOORS	Type: Metal Roller & TR Garage Doors Finish: Colourbond Steel Colour: Dark - e.g. Charcoal / Matt Black	GARAGE DOORS
MET7		COLORBOND STEEL FENCES	Type: Steel Fences Finish: Colourbond steel Colour: Dark - e.g. Grey, Charcoal or Black Location: Perimeter boundary between and fencing between dwellings	BOUNDARY FENCES & FENCES BETWEEN DWELLINGS WHERE NOT BRICK
PF1		PAINT FINISH FRONT DOORS	Type: Timber Solid core Doors Finish: Paint Finish Colour: Charcoal/matt Frame: MET5, Type: Aluminium Frame, Square Profile, Finish: Powdercoated aluminium Colour: Dark eg. Matt black	FRONT DOORS
GLS1		CLEAR GLASS	Type: To Appropriate Thickness and AS WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS1 "F" DENOTES FIXED GLASS	
GLS2		OPAQUE/FROSTED GLASS	Type: To Appropriate Thickness and AS "F" DENOTES FIXED GLASS	
TIM1		SELECT CLADDING	Finish: Pre-Finished Cladding	FAÇADE ELEMENTS

Revision Note.  
For Information  
Gate 2 Package  
For Information  
Gate 2 Package

Date.  
I 11/6/21  
J 18/6/21  
K 21/10/21  
L 27/10/21  
M 10/11/22

Sections A & B  
20-01 M





20289 LAHC SCHEDULE OF EXTERIOR MATERIALS AND FINISHES				
Code	Image	Element / Location	Specification	Location
BR1		FACE BRICK - MEDIUM COLOUR	Type: Biscuit 75 Dry Pressed brick Colour: Medium - e.g. Murray Grey or similar	FAÇADES & LOW LEVEL LANDSCAPING WALLS
BR2		FACE BRICK - DARK COLOUR	Type: Biscuit 75 Dry Pressed brick or similar Class: Second Class Bricks Colour: Dark - e.g. Waterloo Blue or similar	FAÇADE ELEMENTS
FC1		FIBRE CEMENT SHEET	Material: Fibre Cement Sheet Type: Cemented Basestone Finish: Pre-finished Colour: Varies depending on location (e.g. Light - Grey/Green), Dark - e.g. Charcoal or Black (soffit) - Lunar Graphite	SOFFITS & EAVES / FAÇADE ELEMENTS
MET1		ROOF SHEETING - CAPRINO, DRAINAGE, ETC	Type: Colorbond Roof sheeting Custom Orb Aspect 2:1 Colour: Light - e.g. Windgrey or similar	ROOF
MET2		PAINTED STEEL - HOODS & REVEALS	Type: Steel Plate Finish: Paint Finish Colour: Dark - e.g. Charcoal/ Ferrodor/ Black	WINDOWBOXES, HOODS OVER DOORS
MET3		PAINTED STEEL - FENCES & GATES	Type: Steel Flat Bar Palisade Finish: Paint Finish Colour: Dark - e.g. Charcoal/ Ferrodor/ Black	FRONT FENCES & GATES
MET4		STANDARD BRICK INSERT LETTERBOX	Type: Front and Back Letterbox with Back Open Finish: Powder Coated Aluminum Colour: Dark - e.g. Charcoal/ Ferrodor/ Black	FRONT FENCE
MET5		ALUMINUM WINDOW & DOOR JOINERY	Type: Aluminum Frame, Square profile Finish: Powder coated Colour: Dark - e.g. Matt Black	WINDOWS AND DOORS
MET6		COLORBOND STEEL GARAGE DOORS	Type: Metal Roller & TR Garage Doors Finish: Colourbond Steel Colour: Dark - e.g. Charcoal/ Matt Black	GARAGE DOORS
MET7		COLORBOND STEEL FENCES	Type: Steel Fences Finish: Colourbond Steel Colour: Mid Dark - e.g. Grey, Charcoal or Black Location: Perimeter boundary fence and fencing between dwellings	BOUNDARY FENCES & FENCES BETWEEN DWELLINGS WHERE NOT BRICK
PF1		PAINT FINISH FRONT DOORS	Type: Timber Solid core doors Finish: Paint Finish Colour: Charcoal/matt Frame: MET5 Type: Aluminum Frame, Square Profile, Finish: Powdercoated aluminum Colour: Dark eg. Matt black	FRONT DOORS
GLS1		CLEAR GLASS	Type: To Appropriate Thickness and AS Frame: MET5	WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS1 "F" DENOTES FIXED GLASS
GLS2		OPAQUE/FROSTED GLASS	Type: To Appropriate Thickness and AS	SOME BALUSTRADES AND WINDOW, WHERE SHOWN BY MATERIAL TAG "F" DENOTES FIXED GLASS
TIM1		SELECT CLADDING	Finish: Pre-Finished Cladding	FAÇADE ELEMENTS

Revision Note.  
For Information  
Gate 2 Package  
For Information  
Gate 2 Package

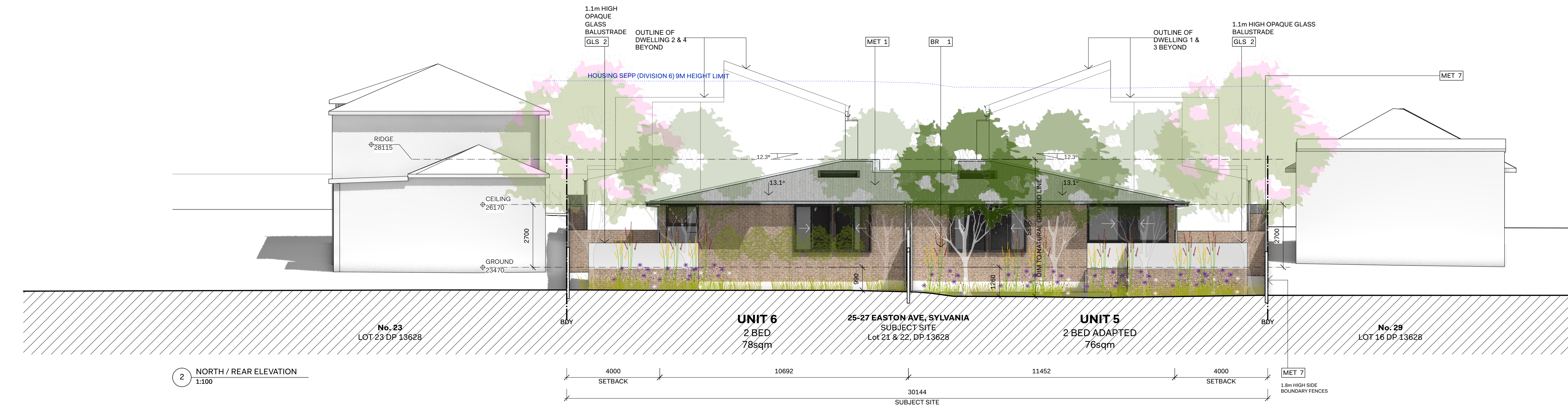
Date.  
G 11/6/21  
H 18/6/21  
I 27/10/21  
J 10/11/21  
K 10/1/23

Sections C & D  
20-02 K





1 SOUTH / STREET ELEVATION  
1:100 (EASTON AVENUE)



2 NORTH / REAR ELEVATION  
1:100

20289 LAHC SCHEDULE OF EXTERIOR MATERIALS AND FINISHES				
Code	Image	Element / Location	Specification	Location
BR1		FACE BRICK - MEDIUM COLOUR	Type: Bural 76 Dry Pressed brick Colour: Medium - e.g. Murray Grey or similar	FAÇADES & LOW LEVEL LANDSCAPING WALLS / FENCES
BR2		FACE BRICK - DARK COLOUR	Type: Bural 76 Dry Pressed brick or similar Class: Second Class Bricks Colour: Dark - e.g. Waterloo Blue or similar	FAÇADE ELEMENTS
FC1		FIBRE CEMENT SHEET	Material: Fibre Cement Sheet Finish: Pre-finished Colour: Varies depending on location (e.g. Light - Grey (eave), Dark - e.g. Charcoal or Black (soffit)) Lunar Granite	SOFFITS & EAVES / FAÇADE ELEMENTS
MET1		ROOF SHEETING, CAPRINS, DRAINAGE, ETC	Type: Colorbond Roof sheeting Custom Orb Accent LS Colour: Light - e.g. Windgrey or similar	ROOF
MET2		PAINTED STEEL - HOODS & REVEALS	Type: Steel Plate Finish: Paint Finish Colour: Dark - e.g. Charcoal / Ferrodor / Black	WINDOWBOXES, HOODS OVER DOORS
MET3		PAINTED STEEL - FENCES & GATES	Type: Steel Flat Bar Palisade Finish: Paint Finish Colour: Dark - e.g. Charcoal / Ferrodor / Black	FRONT FENCES & GATES
MET4		STANDARD BRICK INSERT LETTERBOX	Type: Front and Back Letterbox with Back Open Finish: Powder Coated Aluminium Colour: Dark - e.g. Charcoal / Ferrodor / Black	FRONT FENCE
MET5		ALUMINIUM WINDOW & DOOR JOINERY	Type: Aluminium Frame, Square profile Finish: Powder coated Colour: Dark - e.g. Matt Black	WINDOWS AND DOORS
MET6		COLOURBOND STEEL GARAGE DOORS	Type: Metal Roller & TR Garage Doors Finish: Colourbond Steel Colour: Dark - e.g. Charcoal / Matt Black	GARAGE DOORS
MET7		COLOURBOND STEEL FENCES	Type: Steel Fences Finish: Colourbond Steel Colour: Matt Dark - e.g. Grey, Charcoal or Black Location: Perimeter boundary fence and fencing between dwellings	BOUNDARY FENCES & FENCES BETWEEN DWELLINGS WHERE NOT BRICK
PF1		PAINT FINISH FRONT DOORS	Type: Timber Solid core Doors Finish: Paint Finish Colour: Charcoal / matt Frame: MET5, Type: Aluminium Frame, Square Profile, Finish: Powder coated aluminium Colour: Dark e.g. Matt black	FRONT DOORS
GLS1		CLEAR GLASS	Type: To Appropriate Thickness and AS 1.8m HIGH SIDE BOUNDARY FENCES	WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS1 "F" DENOTES FIXED GLASS
GLS2		OPAQUE / FROSTED GLASS	Type: To Appropriate Thickness and AS	SOME BALUSTRADES AND WINDOW, WHERE SHOWN BY MATERIAL TAG "F" DENOTES FIXED GLASS
TIM1		SELECT CLADDING	Finish: Pre-Finished Cladding	FAÇADE ELEMENTS

Revision Note.  
For Information  
Gate 2 Package  
For Information  
Gate 2 Package

Date.  
I 11/6/21  
J 18/6/21  
K 27/10/21  
L 10/11/22  
M 10/1/23

Elevations: Front & Rear

30-01 M





1 WEST ELEVATION  
1:100

4000 9130 8420 4540 5420 4540 7500  
COURTYARD COURTYARD SETBACK



2 EAST ELEVATION  
1:100

7500 4540 5420 4540 8420 9130 4000  
SETBACK COURTYARD COURTYARD

20289 LAHC SCHEDULE OF EXTERIOR MATERIALS AND FINISHES					
Code	Image	Element / Location	Specification	Location	
BR1		FACE BRICK MEDIUM COLOUR	Type: Buxton 75 Dry Pressed brick Colour: Medium - e.g. Murray Grey or similar	FACADES & LOW LEVEL LANDSCAPING WALLS	
BR2		FACE BRICK DARK COLOUR	Type: Buxton 75 Dry Pressed brick or similar Class: Second Class Bricks Colour: Dark - e.g. Waterloo Blue or similar	FACADE ELEMENTS	
FC1		FIBRE CEMENT SHEET	Material: Fibre Cement Sheet Type: Cemented Basaltstone Finish: Pre-finished Colour: Varies depending on location (e.g. Light - Grey (walls), Dark - e.g. Charcoal or Black (soffits) Lunar Graphite	SOFFITS & EAVES / FACADE ELEMENTS	
MET1		ROOF SHEETING, CAPRINS, DRAINAGE, ETC	Type: Colorbond Roof sheeting Custom Orb Access LS Colour: Light - e.g. Windspire or similar	ROOF	
MET2		PAINTED STEEL - HOODS & REVEALS	Type: Steel Plate Finish: Paint Finish Colour: Dark - e.g. Charcoal / Ferrodor / Black	WINDOWBOXES, HOODS OVER DOORS	
MET3		PAINTED STEEL - FENCES & GATES	Type: Steel Flat Bar Palisade Finish: Paint Finish Colour: Dark - e.g. Charcoal / Ferrodor / Black	FRONT FENCES & GATES	
MET4		STANDARD BRICK (INSERT LETTERBOX)	Type: Front and Back Letterbox with Back Open Finish: Powder Coated Aluminium Colour: Dark - e.g. Charcoal / Ferrodor / Black	FRONT FENCE	
MET5		ALUMINIUM WINDOW & DOOR JOINERY	Type: Aluminium Frame, Square profile Finish: Powder coated Colour: Dark - e.g. Matt Black	WINDOWS AND DOORS	
MET6		COLORBOND STEEL GARAGE DOORS	Type: Metal Roller & TR Garage Doors Finish: Colourbond Steel Colour: Dark - e.g. Charcoal / Matt Black	GARAGE DOORS	
MET7		COLORBOND STEEL FENCES	Type: Steel Fences Finish: Colourbond Steel Colour: Matt Dark - e.g. Grey, Charcoal or Black Location: Perimeter boundary between and fencing between dwellings	BOUNDARY FENCES & FENCES BETWEEN DWELLINGS WHERE NOT BRICK	
PF1		PAINT FINISH FRONT DOORS	Type: Timber Solid core Doors Finish: Paint Finish Colour: Charcoal/matt Frame MET5, Type: Aluminium Frame, Square Profile, finish: Powdercoated aluminium Colour: Dark eg. Matt black	FRONT DOORS	
GLS1		CLEAR GLASS	Type: To Appropriate Thickness and AS WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS1 "F" DENOTES FIXED GLASS	WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS1 "F" DENOTES FIXED GLASS	
GLS2		OPAQUE / FROSTED GLASS	Type: To Appropriate Thickness and AS WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS2 "F" DENOTES FIXED GLASS	WHERE MATERIAL TAG NOT SHOWN, ASSUME GLS2 "F" DENOTES FIXED GLASS	
TIM1		SELECT CLADDING	Finish: Pre-Finished Cladding	FACADE ELEMENTS	

Revision Note.  
For Information  
Gate 2 Package  
For Information  
Gate 2 Package  
Gate 2 Package

Date.  
H 11/6/21  
J 18/6/21  
J 27/10/21  
K 10/11/21  
L 10/1/23

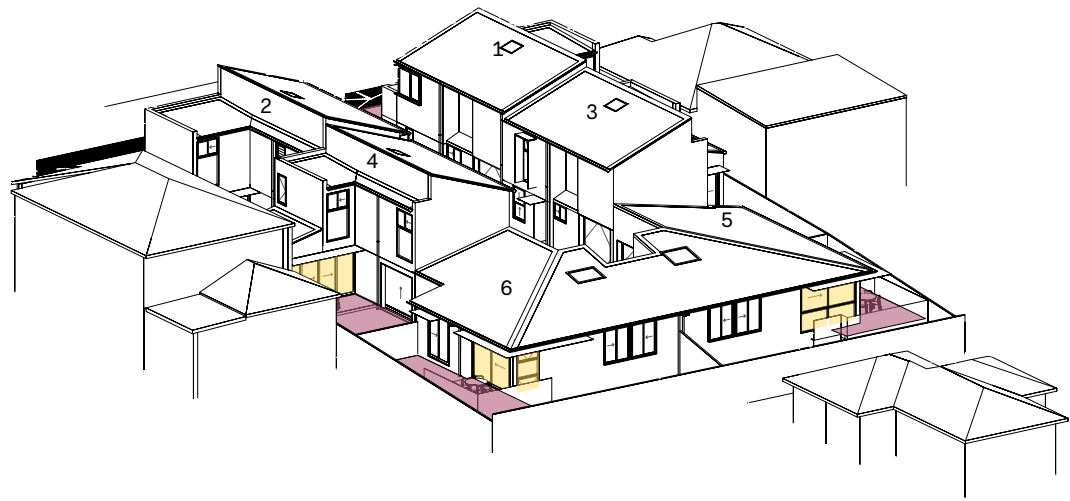
Elevations: East & West

30-02 L



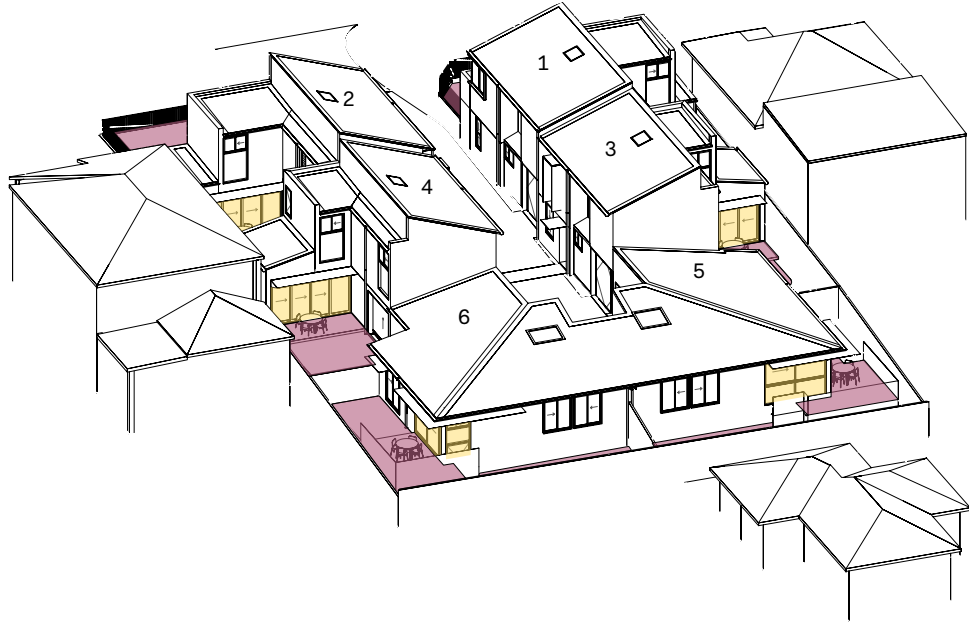






1 9am Winter (June 21)

Dwellings with solar access to;  
POS = 4/6 = 67%  
Living = 3/6 = 50%



2 10am Winter (June 21)

Dwellings with solar access to;  
POS = 6/6 = 100%  
Living = 5/6 = 83%



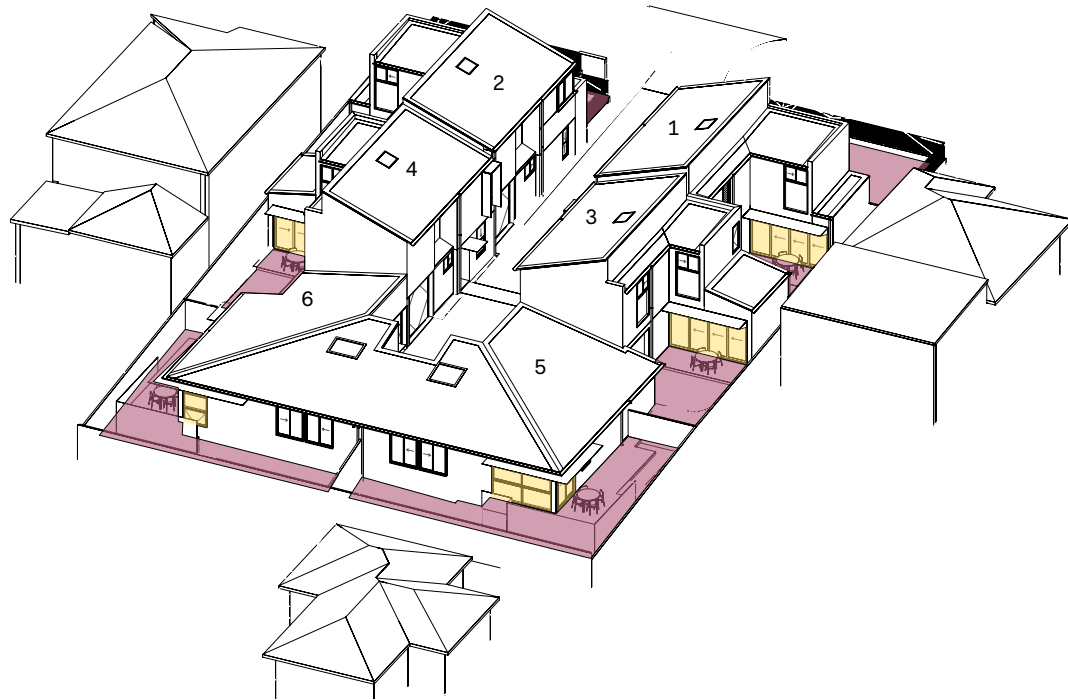
3 11am Winter (June 21)

Dwellings with solar access to;  
POS = 6/6 = 100%  
Living = 6/6 = 100%  
End of 1st hour of SLUDG Compliance



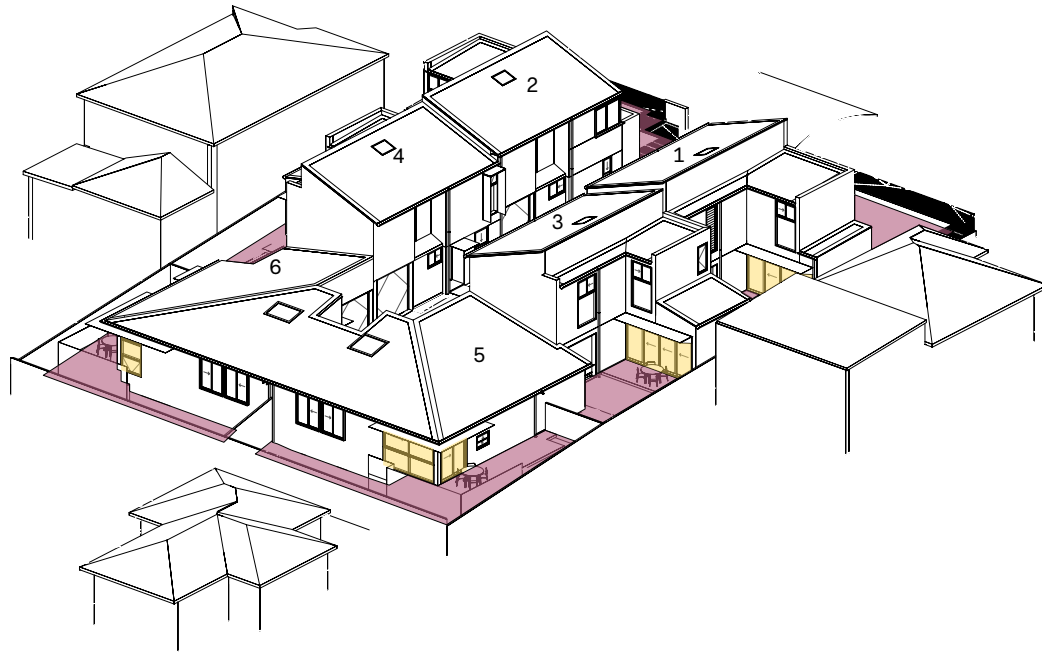
4 12pm Winter (June 21)

Dwellings with solar access to;  
POS = 6/6 = 100%  
Living = 6/6 = 100%  
End of 2nd hour of SLUDG Compliance



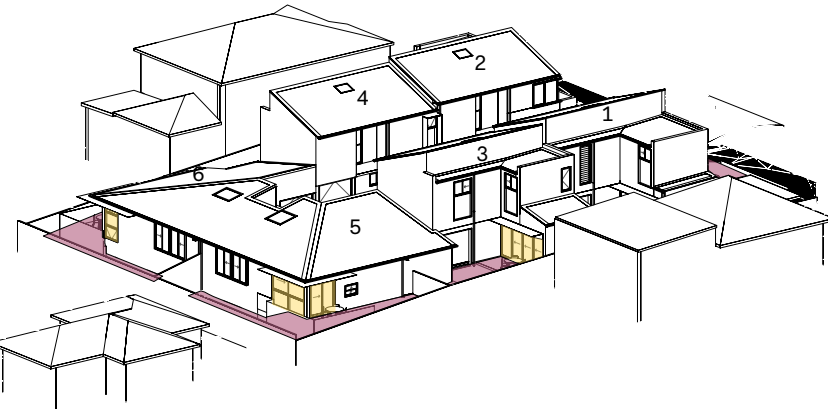
5 1pm Winter (June 21)

Dwellings with solar access to;  
POS = 6/6 = 100%  
Living = 5/6 = 83%  
End of 3rd hour of SLUDG Compliance



6 2pm Winter (June 21)

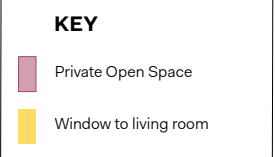
Dwellings with solar access to;  
POS = 6/6 = 100%  
Living = 4/6 = 67%



7 3pm Winter (June 21)

Dwellings with solar access to;  
POS = 4/6 = 67%  
Living = 3/6 = 50%

	UNIT 1		UNIT 2		UNIT 3		UNIT 4		UNIT 5		UNIT 6	
	LIV	POS	LIV	POS	LIV	POS	LIV	POS	LIV	POS	LIV	POS
9AM - 10AM		1					1	1	1	1	1	1
10AM - 11AM		1	1	1	1	1	1	1	1	1	1	1
11AM - 12PM	1	1	1	1	1	1	1	1	1	1	1	1
12PM - 1PM	1	1		1	1	1	1	1	1	1	1	1
1PM - 2PM	1	1		1	1	1		1	1	1	1	1
2PM - 3PM		1			1	1			1	1	1	1
TOTAL	3	6	2	4	5	5	4	5	6	6	6	6
	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓

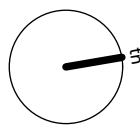


Revision Note.  
For Information  
Issue  
Gate 2 Package  
For Information  
Gate 2 Package

Date.  
C 11/6/21  
D 16/6/21  
E 18/6/21  
F 27/10/21  
G 10/11/22

Sun View Winter (June 21)

70-01 G



Contact.  
102 Smith Street  
Summer Hill NSW 2130  
02 9799 4472  
studio@carterwilliamson.com  
Nominated Architect:  
Shaun Carter 7860

Note.  
True North shown.  
Preliminary, not for construction.  
This drawing is copyright  
and may not be reproduced  
without the permission of Carter  
Williamson.

Design Development.  
Reference:20289 LAHC-S  
Clients:LAHC  
Address:25-27 Easton Ave,  
Sylvania

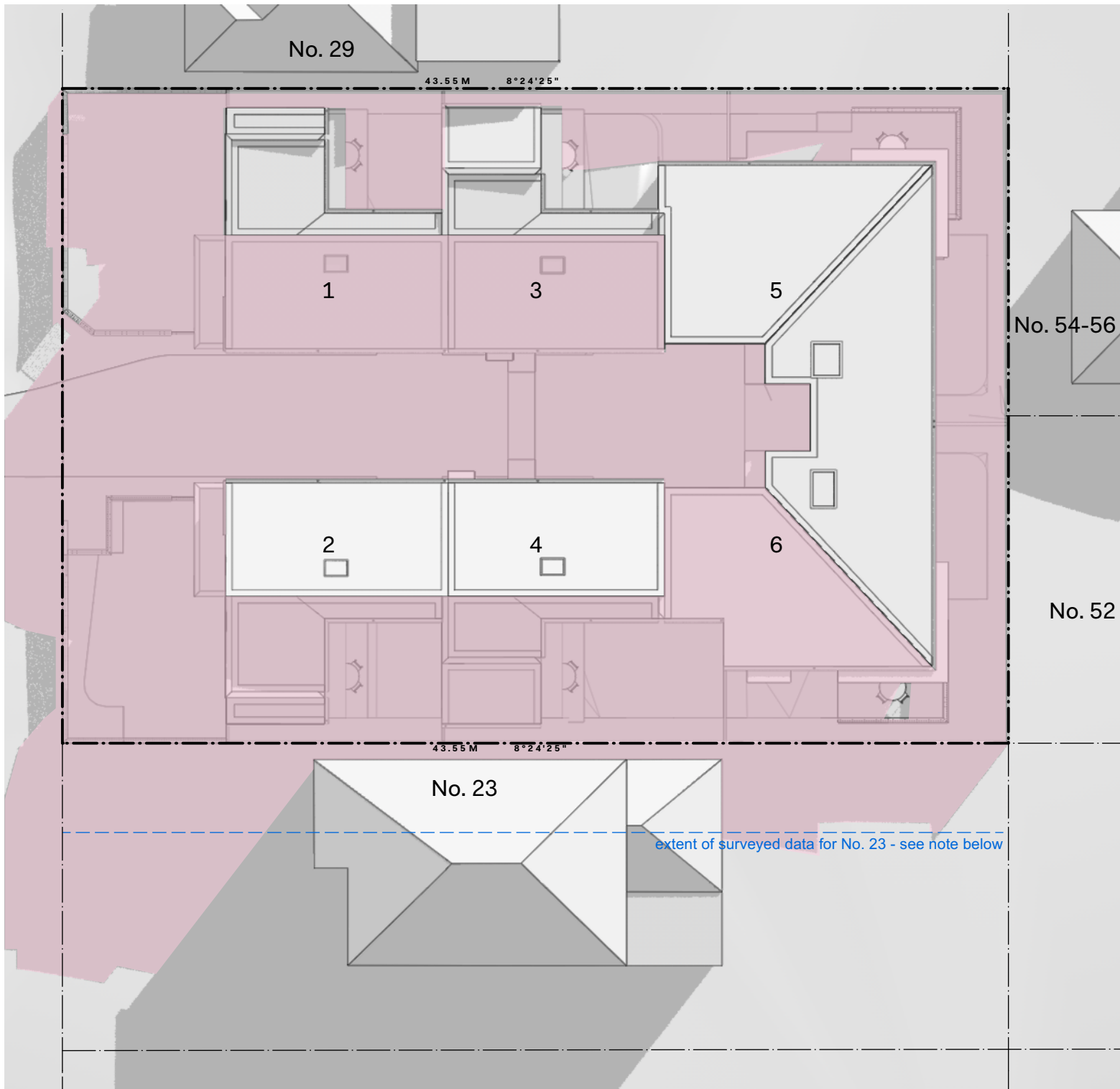
Description: Lot 21 + 22 DP13628  
Drawn: PL/AP  
Checked: NC/BP  
Scale: NTS  
Paper: A1



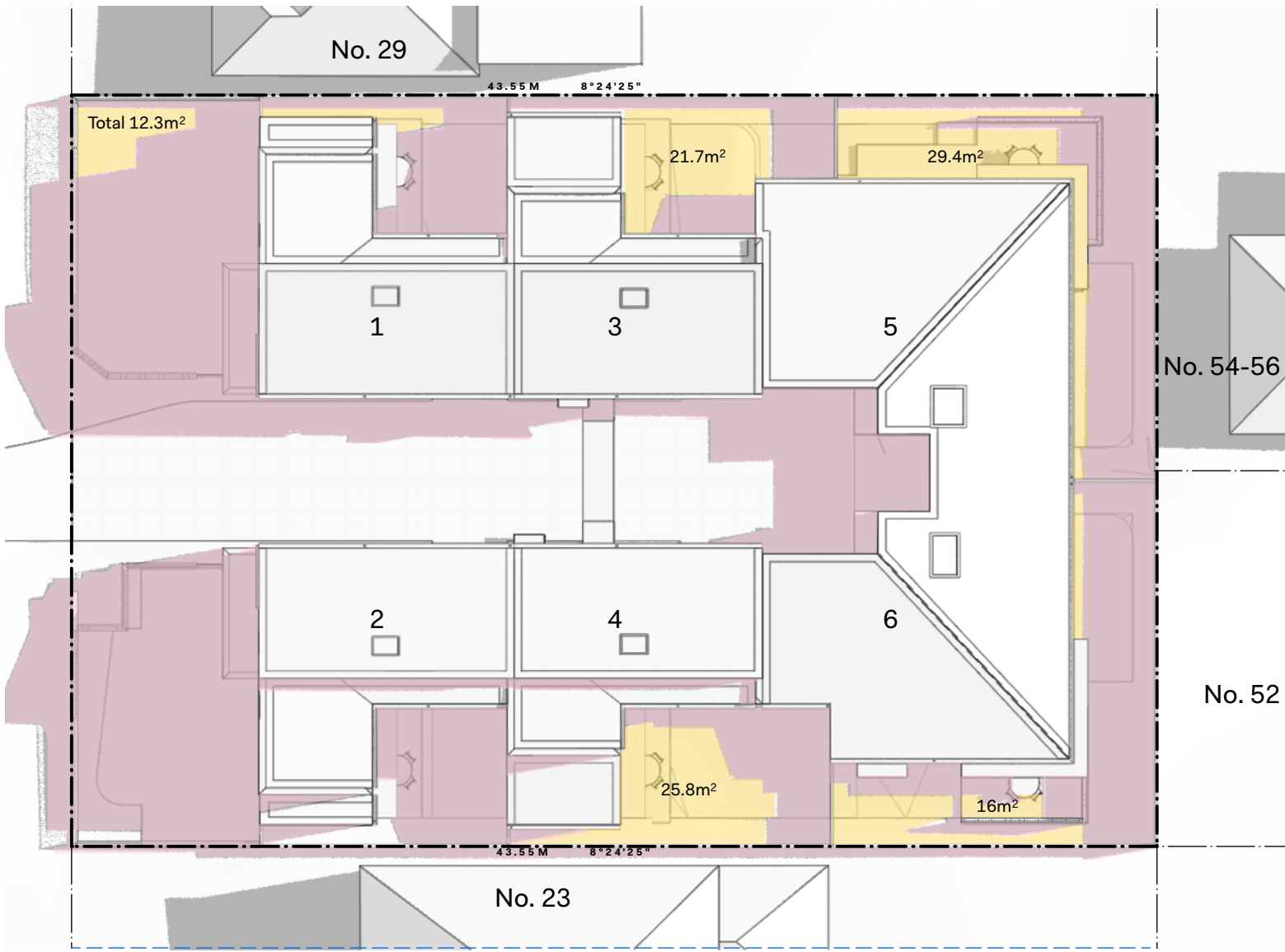
Planning,  
Industry &  
Environment

LOCKED BAG 5022  
PARRAMATTA NSW 2124  
PHONE No: 1800 738 718  
Website: www.dpie.nsw.gov.au/land-and-housing-corporation

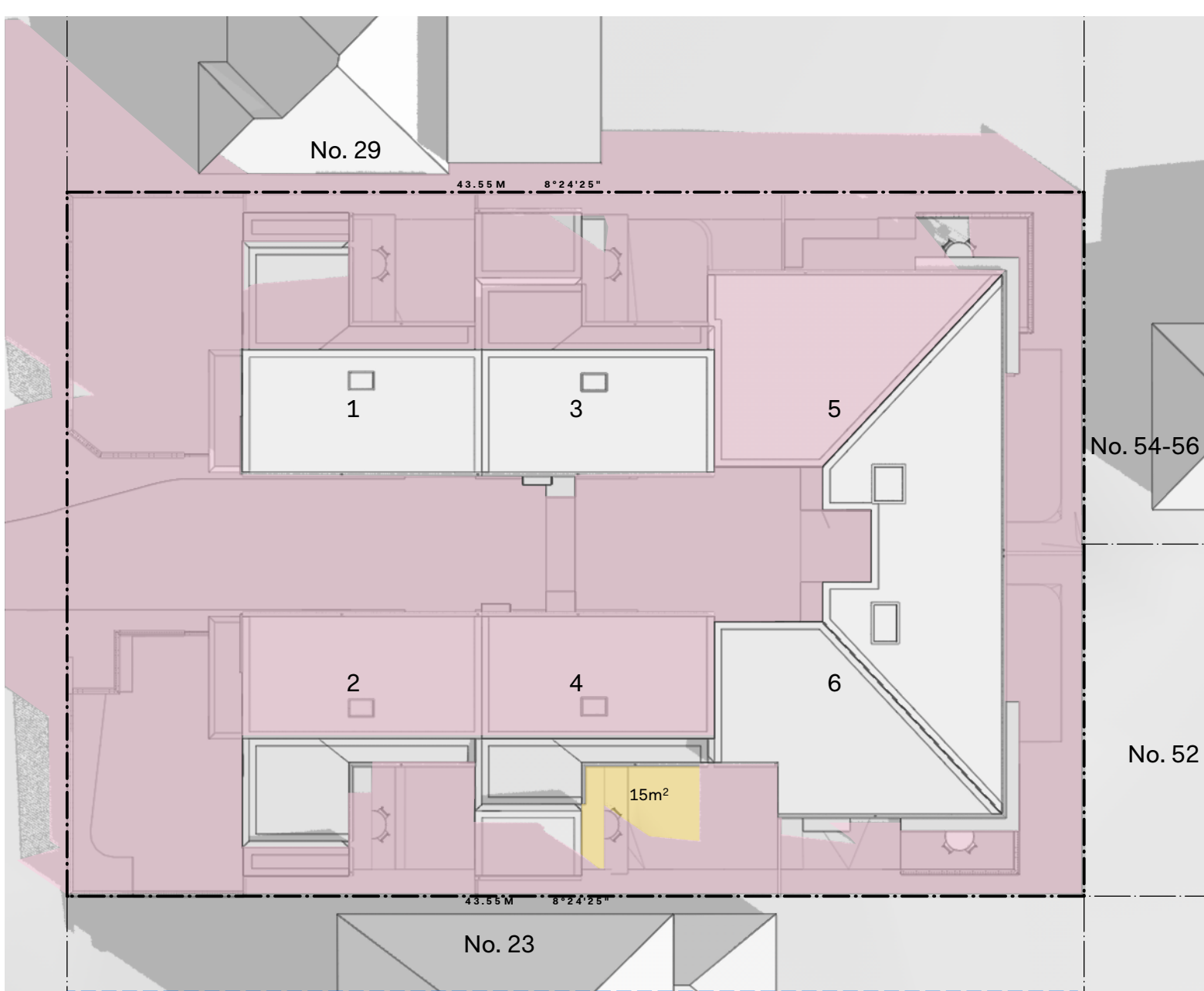




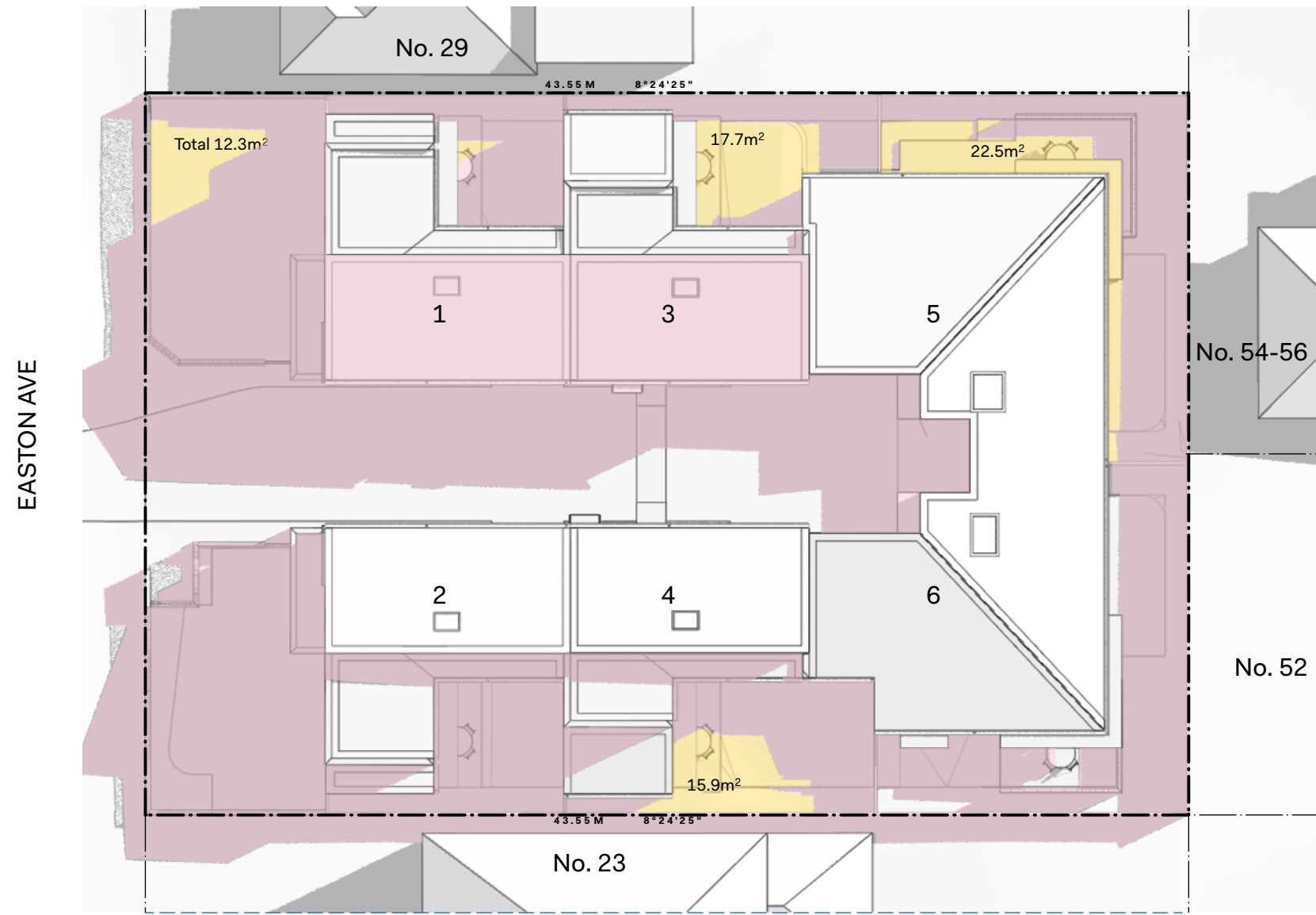
7 3pm Winter (June 21) Dwellings with solar access to:  
POS = 4/6 = 67%  
Living = 3/6 = 50%



4 12pm Winter (June 21) Dwellings with solar access to:  
POS = 6/6 = 100%  
Living = 6/6 = 100%  
End of 2nd hour of SLUDG Compliance



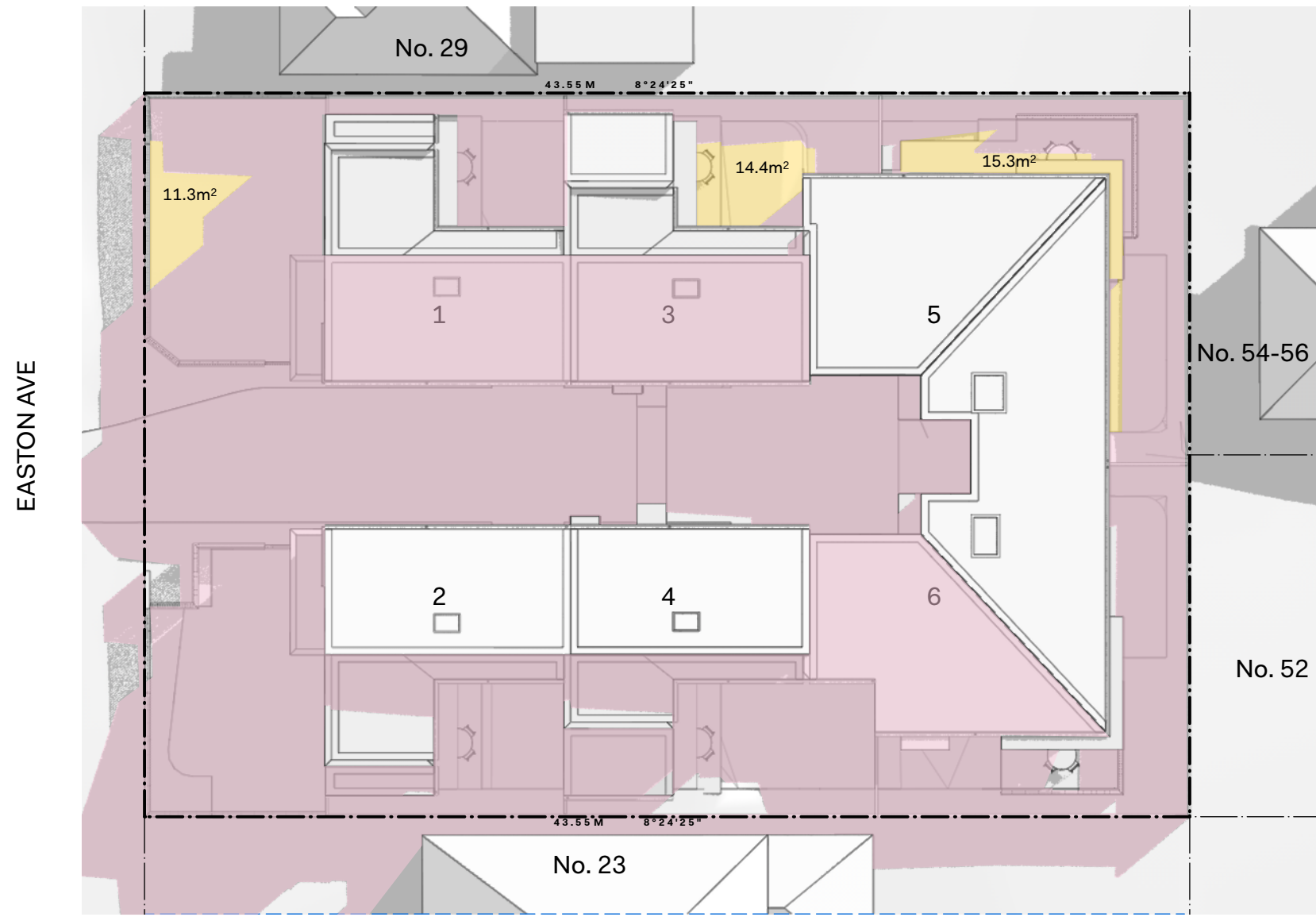
1 9am Winter (June 21) Dwellings with solar access to:  
POS = 4/6 = 67%  
Living = 3/6 = 50%



5 1pm Winter (June 21) Dwellings with solar access to:  
POS = 6/6 = 100%  
Living = 5/6 = 83%  
End of 3rd hour of SLUDG Compliance



2 10am Winter (June 21) Dwellings with solar access to:  
POS = 6/6 = 100%  
Living = 5/6 = 83%  
Start of 1st hour of SLUDG Compliance



6 2pm Winter (June 21) Dwellings with solar access to:  
POS = 6/6 = 100%  
Living = 4/6 = 67%



3 11am Winter (June 21) Dwellings with solar access to:  
POS = 6/6 = 100%  
Living = 6/6 = 100%  
End of 1st hour of SLUDG Compliance

#### SHADOW COMPLIANCE: SLUDG

	UNIT 1		UNIT 2		UNIT 3		UNIT 4		UNIT 5		UNIT 6	
	LIV	POS	LIV	POS	LIV	POS	LIV	POS	LIV	POS	LIV	POS
9AM - 10AM		1	1	1	1	1	1	1	1	1	1	1
10AM - 11AM		1	1	1	1	1	1	1	1	1	1	1
11AM - 12PM	1	1	1	1	1	1	1	1	1	1	1	1
12PM - 1PM	1	1		1	1	1	1	1	1	1	1	1
1PM - 2PM	1	1		1	1	1		1	1	1	1	1
2PM - 3PM		1			1	1		1	1	1	1	1
TOTAL	3	6	2	4	5	5	4	5	6	6	6	6
	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### SHADOW COMPLIANCE: DCP (where getting 10m<sup>2</sup> compliance)

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
	POS	POS	POS	POS	POS	POS
9AM - 10AM				1	1	1
10AM - 11AM				1	1	1
11AM - 12PM			1	1	1	1
12PM - 1PM	1		1	1	1	
1PM - 2PM	1		1	1		
2PM - 3PM						
TOTAL	2	0	3	3	4	2
	✗	✗	✓	✓	✓	✗

#### LEGEND

GREY AREA INDICATES EXISTING SHADOWS  
CAST BY NEIGHBOURING PROPERTIES

PINK AREA INDICATES SHADOWS CAST BY  
PROPOSED DEVELOPMENT

AREA OF SOLAR ACCESS TO POS AREAS  
OVER 10M<sup>2</sup> INDICATED WITH ANNOTATION  
SHOWING m<sup>2</sup>.

#### NOTES:

**Survey**  
Extent of surveyed information shown by  
blue dashed line.  
All other levels and information,  
extrapolated or from google maps, site  
photographs, etc.

**Revision Note.**  
For Information  
Gate 2 Package  
For Information  
Gate 2 Package

**Date.**  
E 17/6/21  
F 18/6/21  
G 27/10/21  
H 19/11/21  
I 10/11/22

Shadow Diagrams Winter (June 21)

70-101

