

DEVELOPMENT APPLICATION: PROPOSED INDUSTRIAL WAREHOUSE

98 Lot C DP388635 ROGERS STREET, ROSELANDS, NSW

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SHADOWS - WINTER- 21 JUNE 8.00AM 12.00PM
- AR0904

SHADOW - WINTER - 21 JUNE 3.00 PM



1
AR700

PHOTOMONTAGE



2
AR700

PHOTOMONTAGE

CONSULTANTS

SURVEYOR

Engineering Surveying Redvelopment
PO Box 283
Unanderra, NSW 2526

STORMWATER/ HYDRAULIC

JHA Consulting Engineerings- Civil
2 Market Steet
Sydney NSW 2000

TRAFFIC CONSULTANT

Mc Laren Traffic Engineers
PO Box 66
Sutherland, NSW 1499

ACCESS CONSULTANT

Ergon Consulting
PO Box 265
Enmore, NSW 2042

LANDSCAPE CONSULTANT

Blue Gum Design
Camden, NSW 2570

TOWNPLANNER CONSULTANT

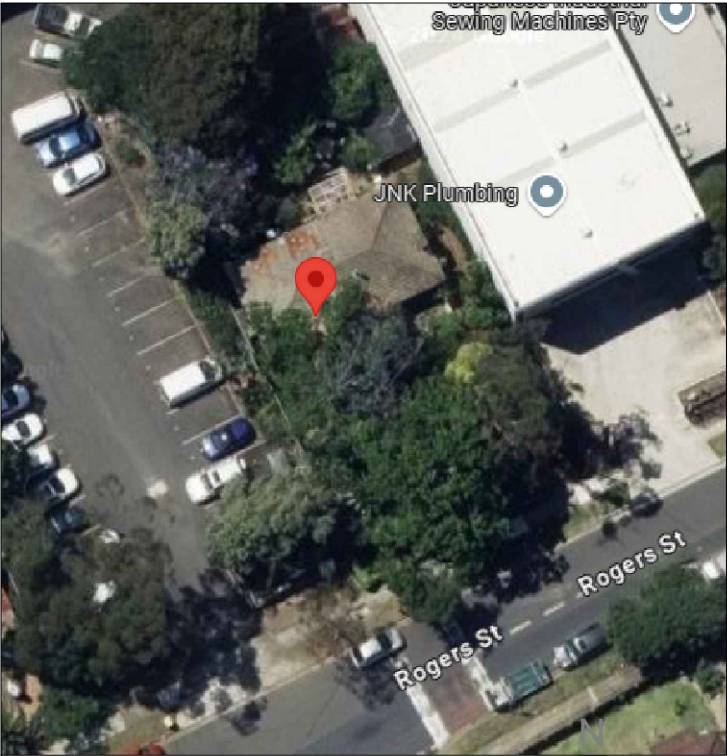
Drew Robert Consulting
6 Amos Street, Sylvania, NSW 2224

ARBORISTS CONSULTANT

Complete Arborcare
36 Arthur Street, Dee Why NSW 2099
P: 0413 801 557

WASTE MANAGEMENT CONSULTANT

Waste Solutions Services
Po Box 502, Earlwood NSW 2206



SUBJECT SITE LOCATION PLAN
SOURCE: GOOGLE MAPS



SUMMARY OF DEVELOPMENT

SITE AREA	850.10	M ²	
SITE COVERAGE	70.0	%	
LANDSCAPE AREA	58.0	M ²	
GROSS FLOOR AREA (GFA)			
GROUND FLOOR	506.90	M ²	
FIRST FLOOR	90.96	M ²	
TOTAL GFA	597.86	M ²	
CAR PARK SPACES	6	SPACES	

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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24

LEGEND:

- TO BE DEMOLISHED
- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- LAND FALL
- SITE BOUNDARY
- PREDOMINANTLY STRONG WINDS
- HOT WINDS IN SUMMER
COLD WINDS IN WINTER
- PLEASANT BREEZE
(Cool in Summer, Warm in Winter)
- GUSTY WINDS
(Hot in Summer, Cool in Winter)

COVER SHEET AND LOCATION PLAN

drawn PM date Nov 18 2024 issue DA1
checked PM project no. 24.8204 scale drawing no. AR0000

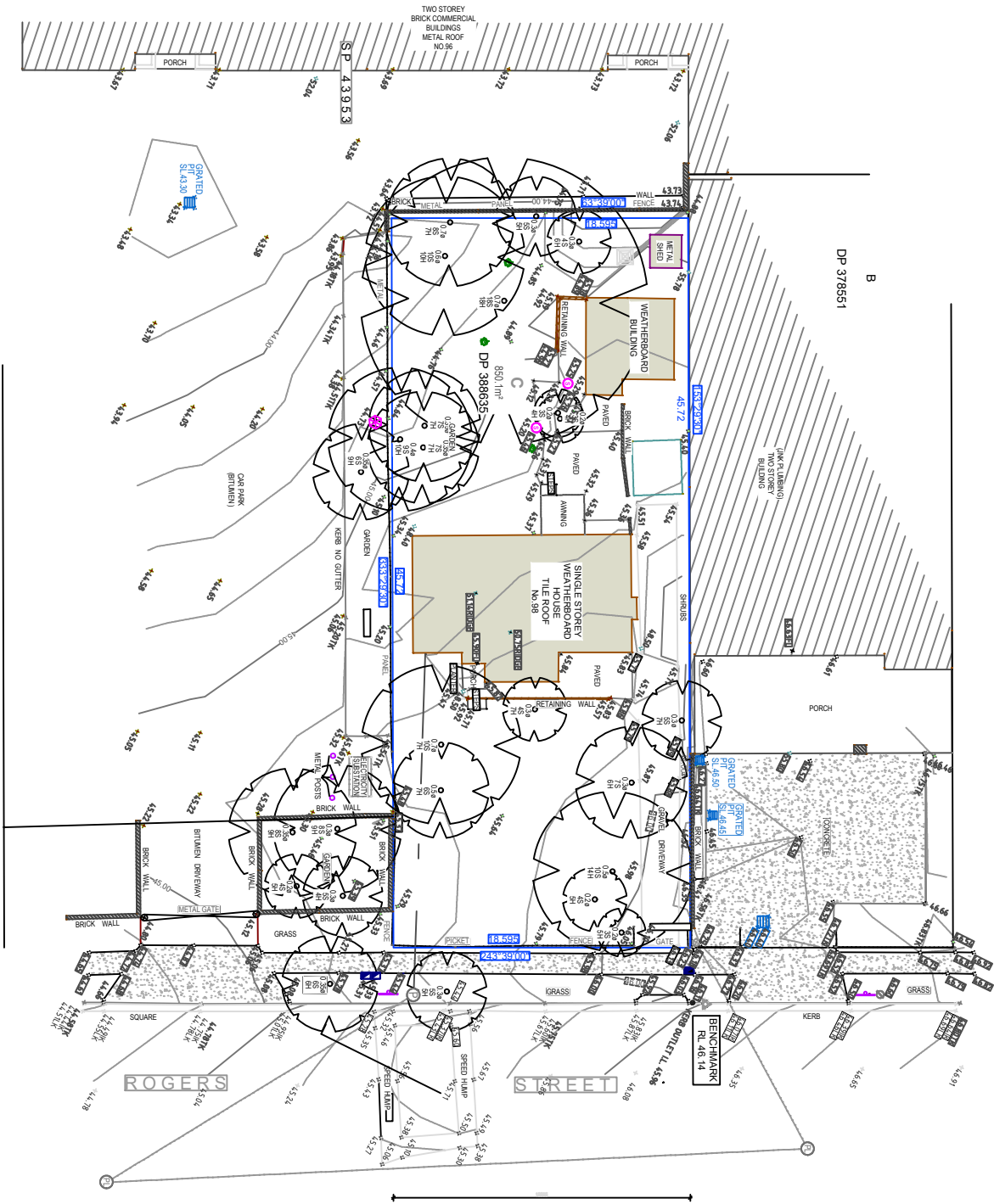
CLIENT: CLEARSKY PROJECTS PTY LTD
PROJECT PROPOSAL: PROPOSED NEW WAREHOUSE
PROJECT ADDRESS: 98 Rogers Street, Roselands NSW

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issue	amendments	date
PD1	PRELIMINARY DESIGN	01.10.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24
DA2	FINAL DA - prelim label removed	19.11.24

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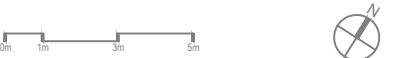
- TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA



SURVEY AND EXISTING PLAN

drawn 19 Nov 2024 DA2
checked PM 1:200 @ A3 issue
project no. 24.8204 scale 1:100 @ A1 drawing no. AR0100

CLIENT: CLEARSKY PROJECTS PTY LTD
PROJECT PROPOSAL: PROPOSED WAREHOUSE
PROJECT ADDRESS: 98 Rogers Street, Roselands NSW



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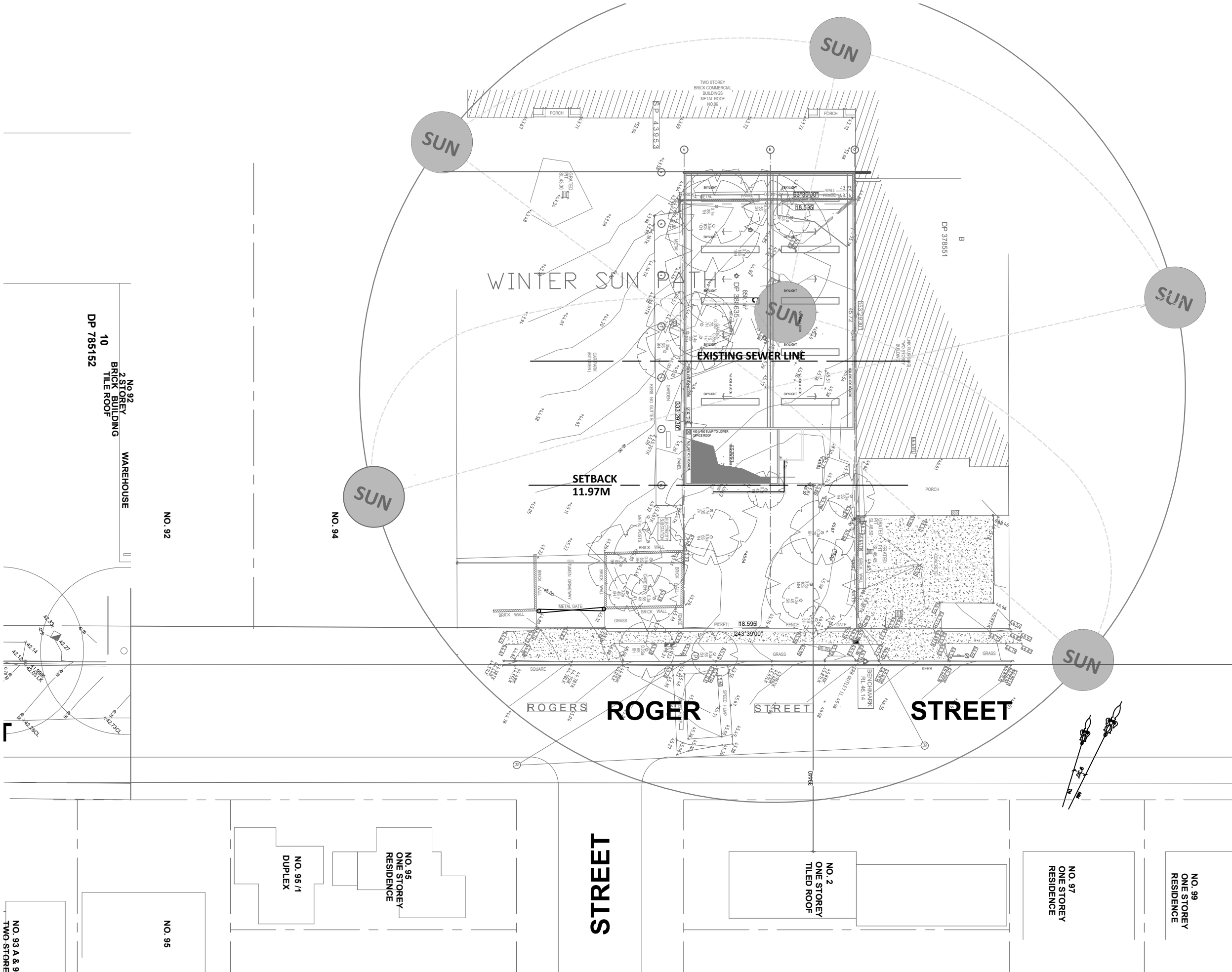
9pm architecture
Architecture
Interiors
Design

1

AR010

SURVEY AND EXISTING PLAN

SCALE 1:200 @ A3
SCALE 1:100 @ A1



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PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24

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- LANDSCAPE AREA

FRONT ELEVATION EAST

DEVELOPMENT SUMMARY	
SITE AREA	= 850.5m ²
WAREHOUSE AREA	= 508.30m ²
OFFICE	= 88.77m ²
TOTAL BUILDING AREA	= 596.67m ²
FLOOR SPACE RATIO	= 0.69:1
PROVIDED LANDSCAPED AREA	= 69.00m ²
CAR SPACE REQUIRED	= 6
CAR SPACE PROVIDED	= 6 OFF

CARSPACES : 1
WAREHOUSES/OFFICE 1 SPACE GFA
100m²

SITE /CONTEXT ANALYSIS PLAN

drawn	date	Oct 2024	issue	DA1
checked	PM	1:200 @ A3	scale	1:100 @ A1
project no.	24.8204	drawing no.	AR001	
CLIENT:	CLEARSKY PROJECTS PTY LTD			
PROJECT PROPOSAL:	PROPOSED WAREHOUSE			
PROJECT ADDRESS:	98 Rogers Street, Roselands NSW			



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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	ENTRY LOCATION by TRAFFIC CONSULTANT	30.10.24
DA1	FINAL DA	08.11.24

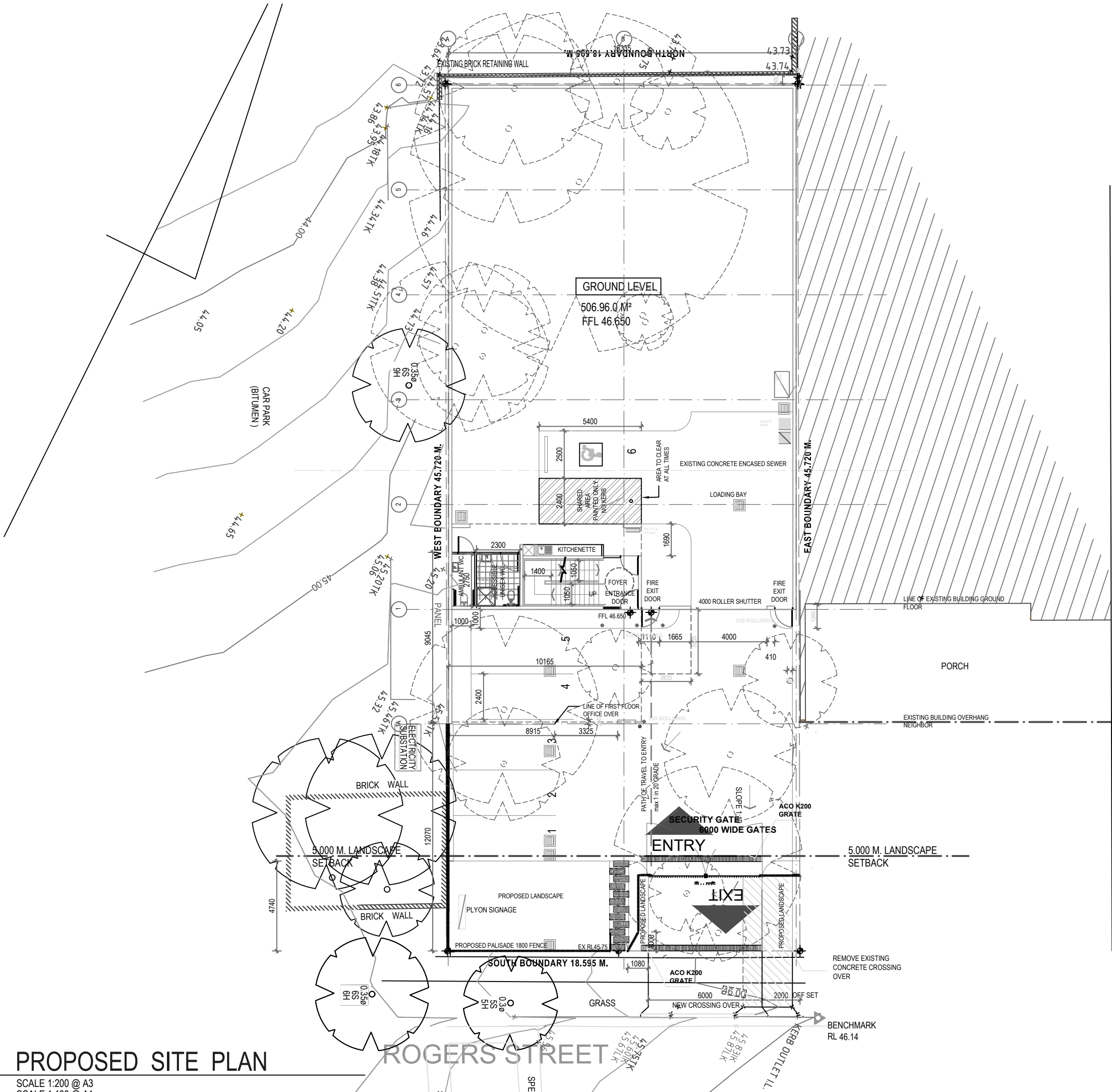
- LEGEND:**
- TO BE DEMOLISHED
 - SUBJECT SITE
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - EXISTING RL
 - PROPOSED RL
 - T/COM
 - POWER POLE
 - WATER METER
 - LANDSCAPE AREA
 - LAND FALL
 - SITE BOUNDARY
 - PREDOMINANTLY STRONG WINDS
 - HOT WINDS IN SUMMER
COLD WINDS IN WINTER
 - PLEASANT BREEZE
(Cool in Summer, Warm in Winter)
 - GUSTY WINDS
(Hot in Summer, Cool in Winter)

PROPOSED SITE PLAN

drawn date Nov 2024 issue DA1
checked PM 1:200 @ A3
project no. 24.8204 scale 1:100 @ A1 drawing no. AR0012
CLIENT: CLEARSKY PROJECTS PTY LTD
PROJECT PROPOSAL: PROPOSED WAREHOUSE
PROJECT ADDRESS: 98 Rogers Street, Roselands NSW



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PROPOSED SITE PLAN

SCALE 1:200 @ A3
SCALE 1:100 @ A1

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issue	amendments	date
PD1	PRELIMINARY DESIGN	01.10.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24

LEGEND:

- TO BE DEMOLISHED
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- EXISTING TREE TO BE RETAINED
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- POWER POLE
- WATER METER
- LANDSCAPE AREA
- LAND FALL
- SITE BOUNDARY
- PREDOMINANTLY STRONG WINDS

LEGEND	
	HOT WINDS IN SUMMER EXISTING STRUCTURE TO BE DEMOLISHED IN WINTER
	CLEARANCE OF TERRACE IN SUMMER TERRACE IN WINTER
	EXISTING WINDS TO BE DEMOLISHED IN SUMMER, Cool in Winter)

DEMOLITION PLAN

drawn	date	Nov 2024	issue	DA1
checked	PM	1:200 @ A3	scale	1:100 @ A1
project no.	24.8204	drawing no.	AR0100	
CLIENT:	CLEARSKY PROJECTS PTY LTD			
PROJECT PROPOSAL:	PROPOSED WAREHOUSE			
PROJECT ADDRESS:	98 Rogers Street, Roselands NSW			



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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	CLIENT REQUEST ADD BALCONNY	28.10.24
DA1	FINAL DA	08.11.24

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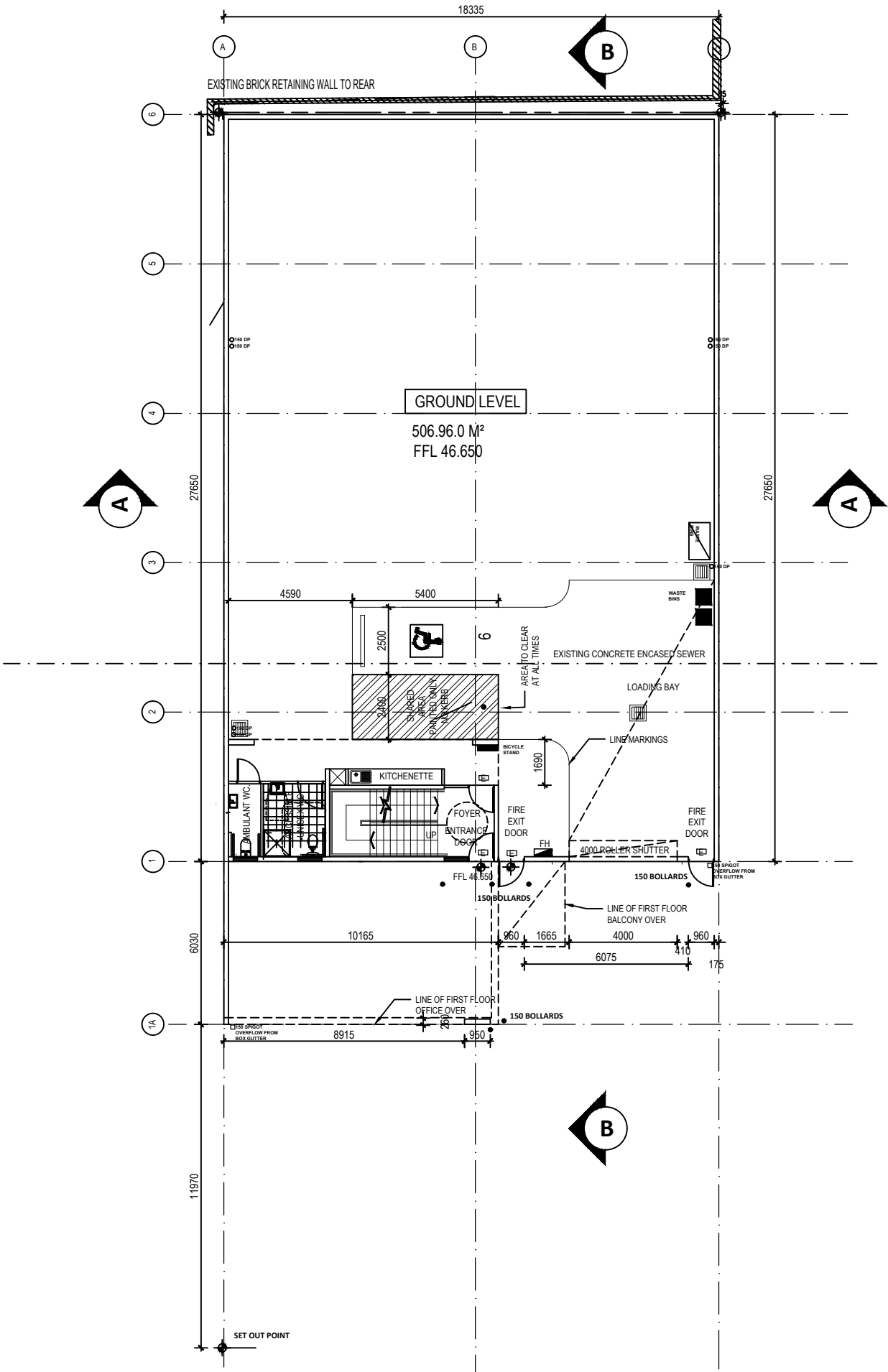
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- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
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- T/COM
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COLD WINDS IN WINTER
- PLEASANT BREEZE
(Cool in Summer, Warm in Winter)
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(Hot in Summer, Cool in Winter)

PROPOSED GROUND FLOOR PLANS

drawn	PM	date	Nov 2024	issue	DA1
checked		1:200 @ A3		scale	1:100 @ A1
project no.	24.8204	scale	1:100 @ A1	drawing no.	AR0110
CLIENT:	CLEARSKY PROJECTS PTY LTD				
PROJECT PROPOSAL:	PROPOSED FACTORY				
PROJECT ADDRESS:	98 Rogers Street, Roselands NSW				

0m 1m 2m 3m

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PROPOSED GROUND FLOOR PLAN

1

AR02

SCALE 1:200 @ A3
SCALE 1:100 @ A1

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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	CLIENT REQUEST BALCONNY LEVEL 1	28.10.24
DA1	FINAL DA	08.11.24

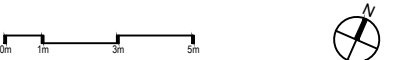
LEGEND:

- TO BE DEMOLISHED
- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
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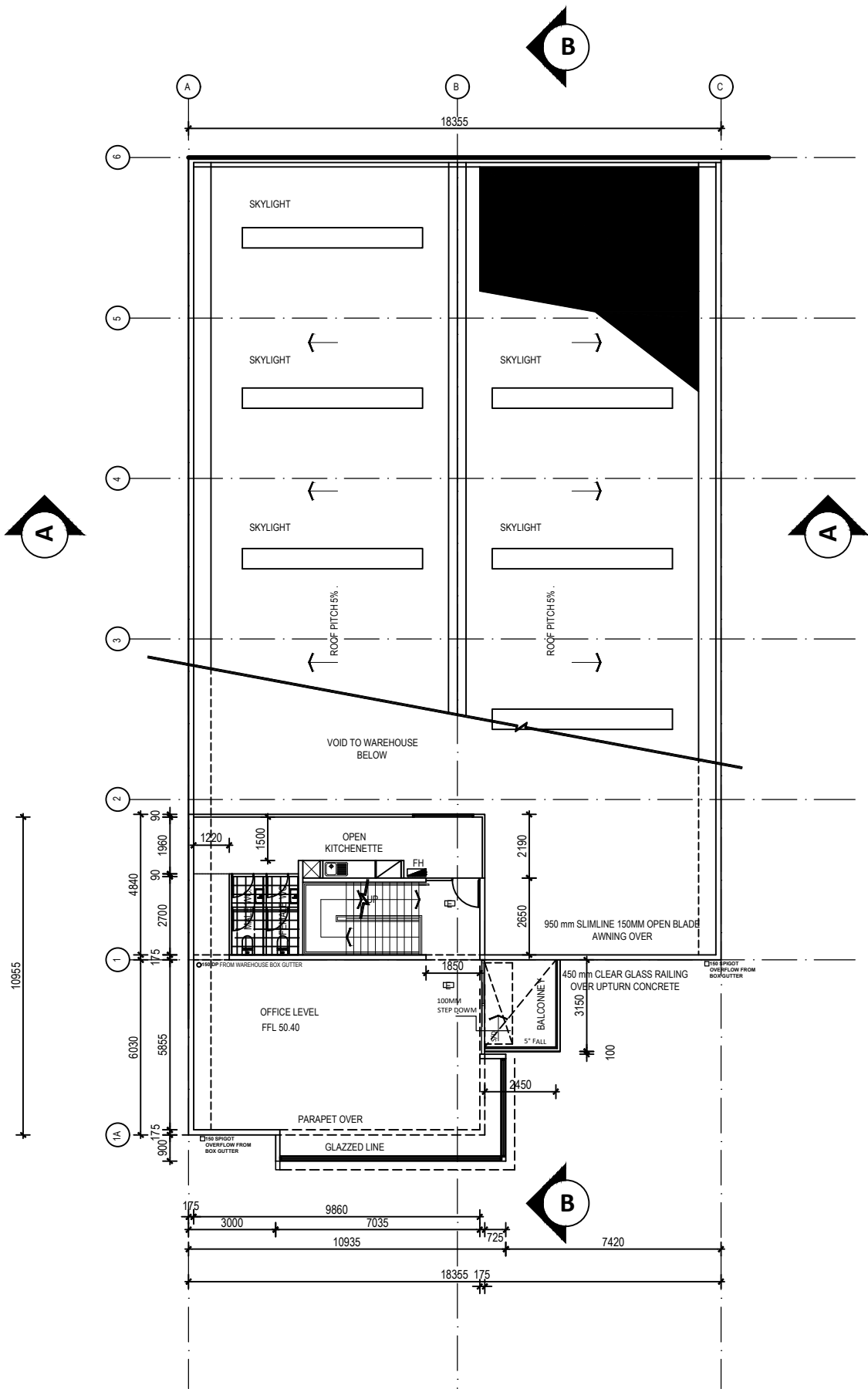
PROPOSED FIRST FLOOR PLAN

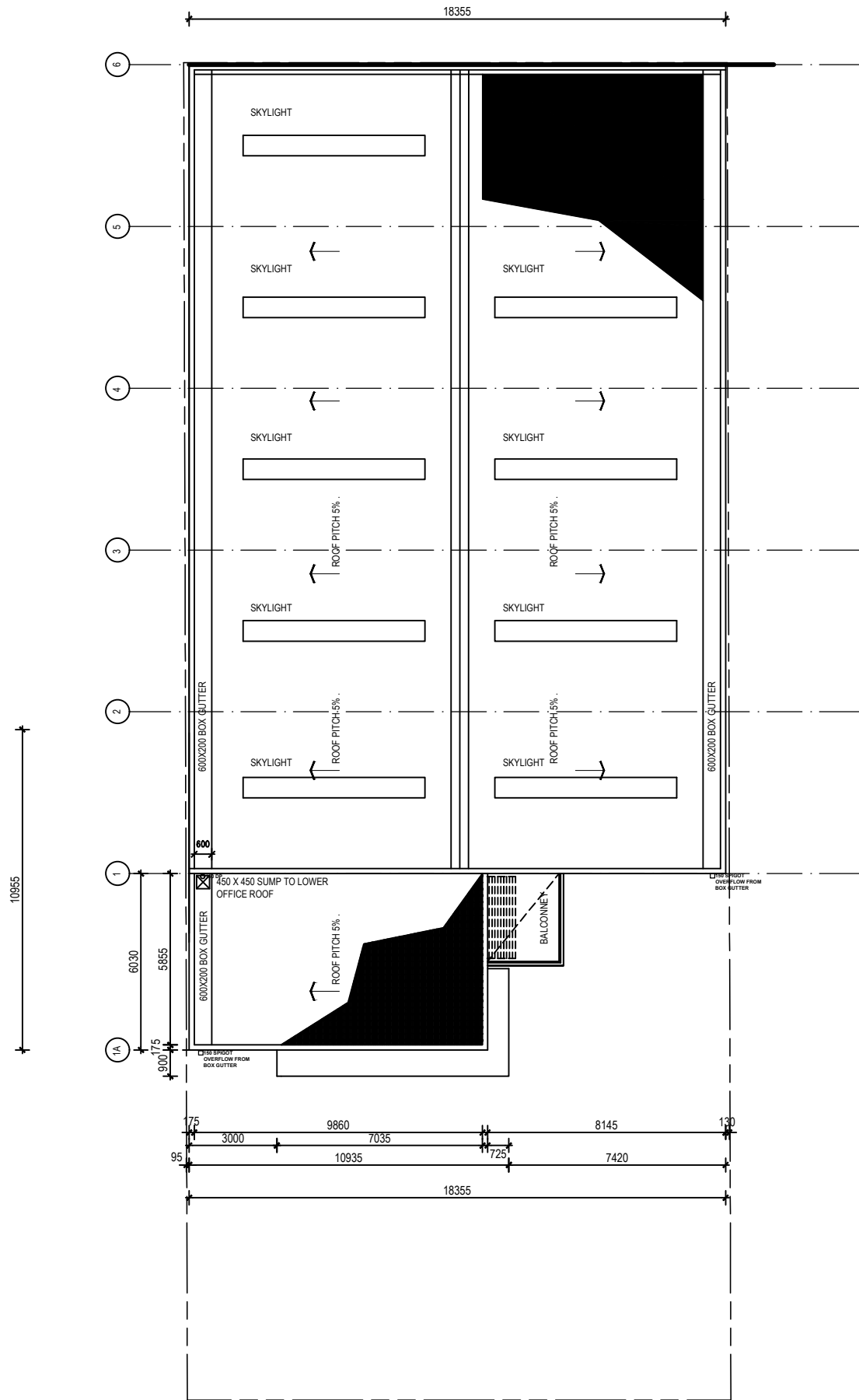
drawn date Nov 2024 issue DA1
checked PM 1:200 @ A3
project no. 24.8204 scale 1:100 @ A1 drawing no. AR0111

CLIENT: CLEARSKY PROJECTS PTY LTD
PROJECT PROPOSAL: PROPOSED WAREHOUSE
PROJECT ADDRESS: 98 Rogers Street, Roselands NSW



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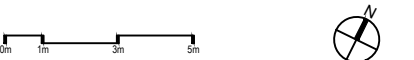
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- TO BE DEMOLISHED
- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
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PROPOSED ROOF PLAN

drawn date Nov 2024 issue DA1
checked PM 1:200 @ A3
project no. 24.8204 scale 1:100 @ A1 drawing no. AR0120

CLIENT: **CLEARSKY PROJECTS PTY LTD**
PROJECT PROPOSAL: **PROPOSED WAREHOUSE**
PROJECT ADDRESS: **98 Rogers Street, Roselands NSW**



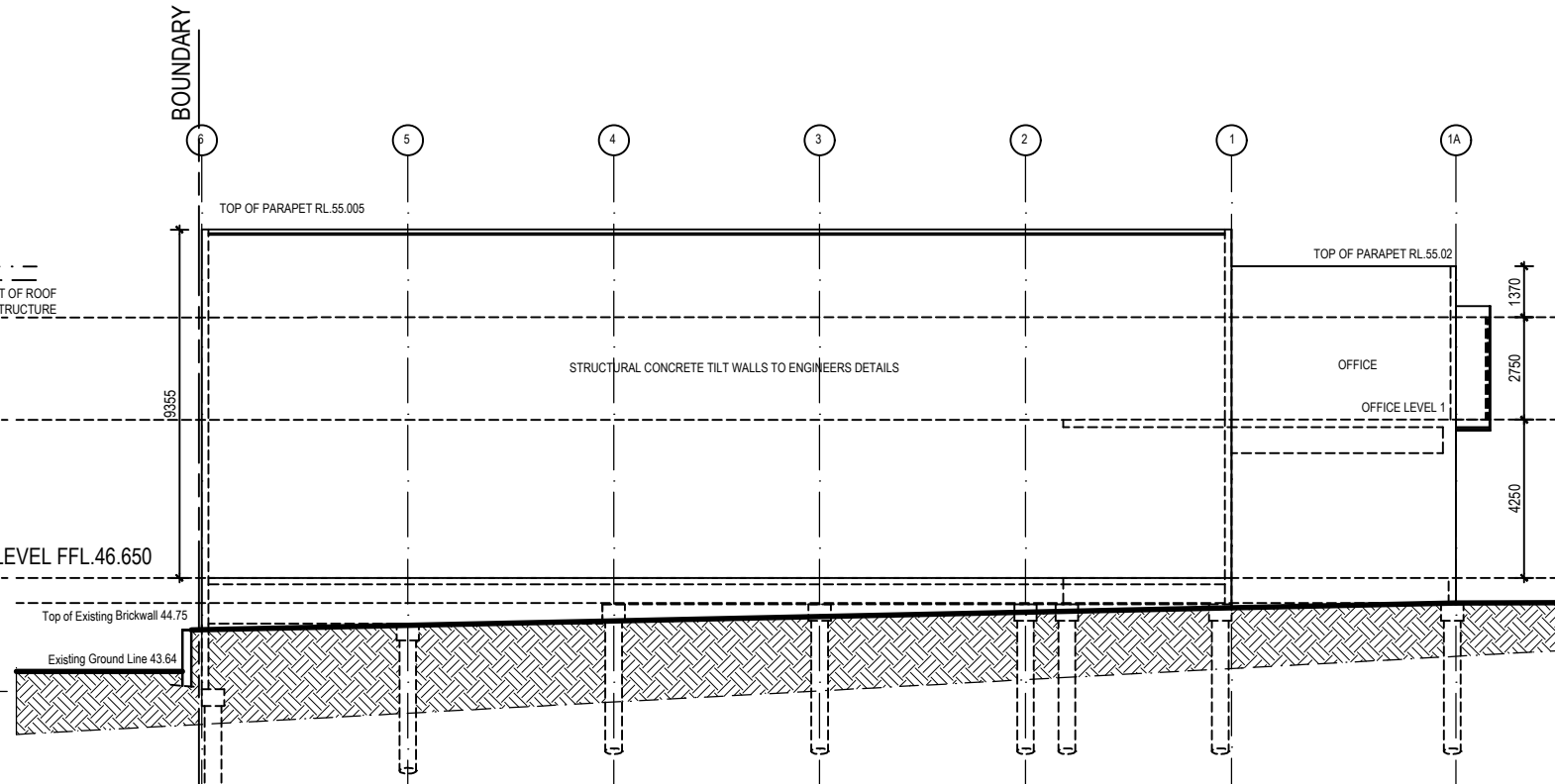
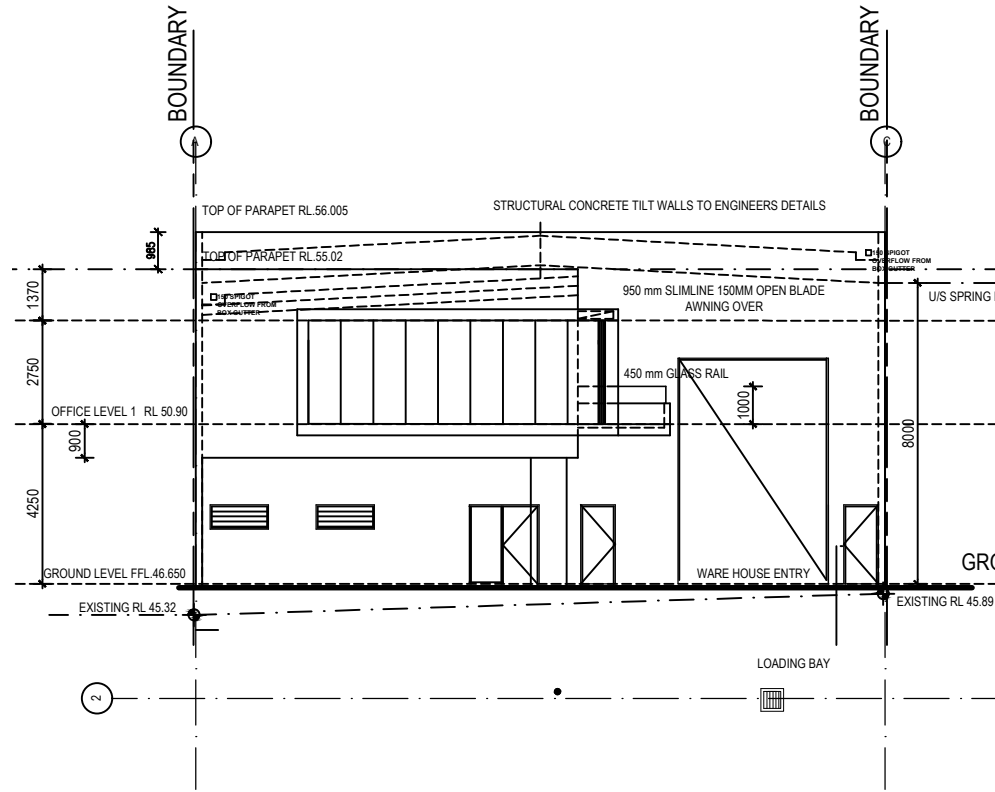
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PD3	AMENDED TO CLIENT REQUEST	28.10.24
DA1	FINAL DA	08.11.24

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(Hot in Summer, Cool in Winter)



1 PROPOSED ROGERS STREET ELEVATION

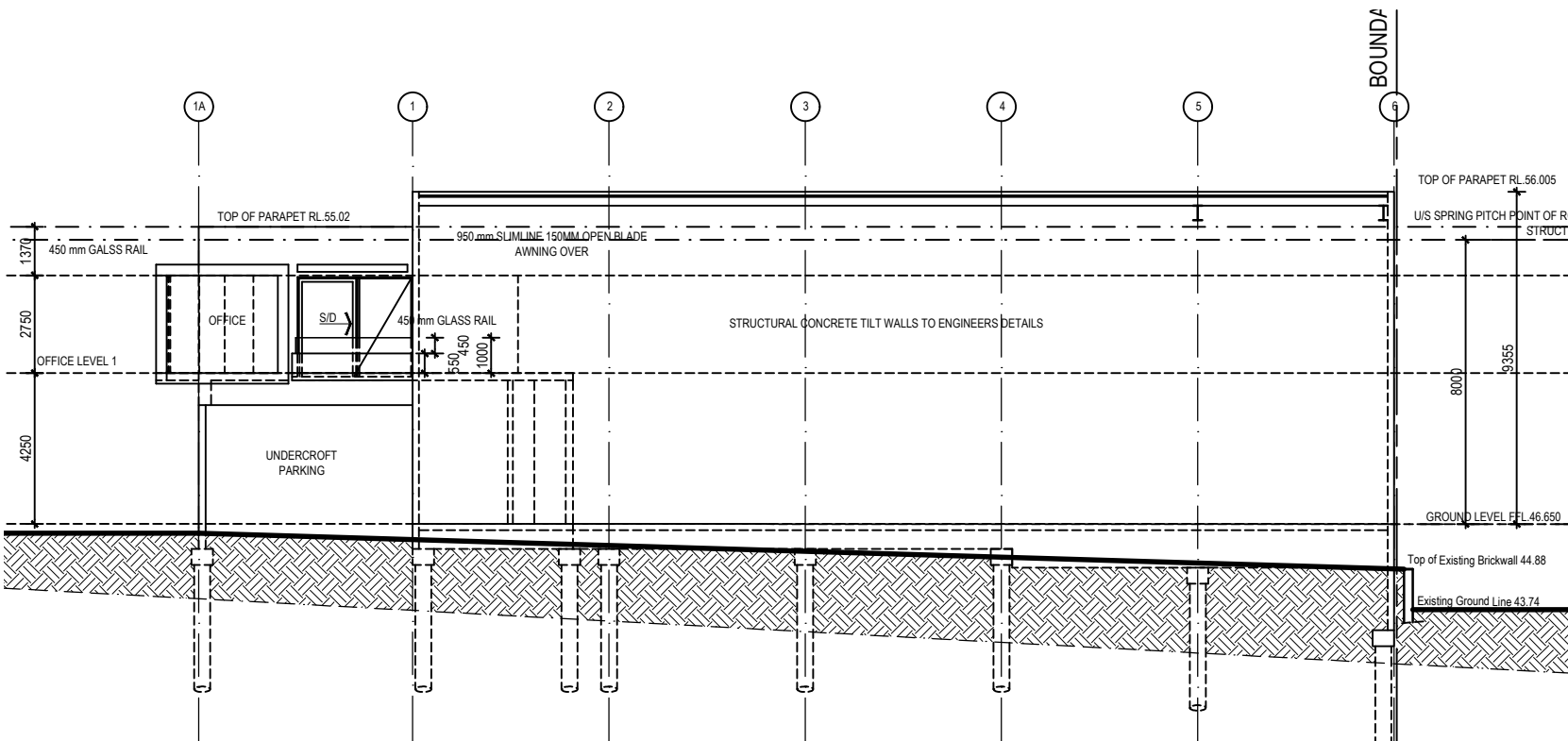
AR200

SCALE 1:200 @ A3
SCALE 1:100 @ A1

2 PROPOSED WESTERN ELEVATION

AR200

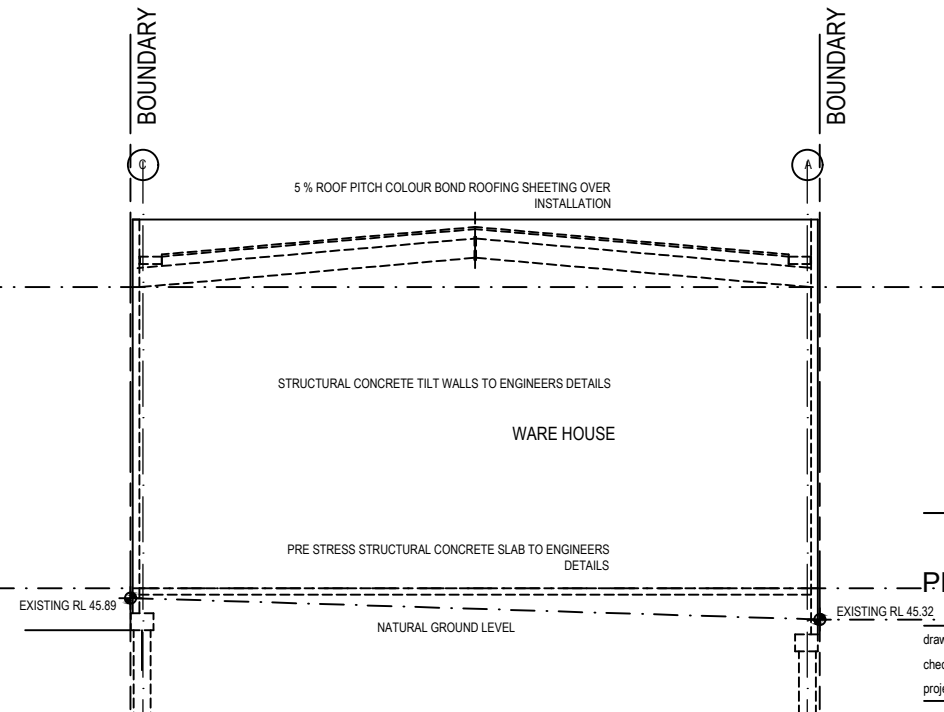
SCALE 1:200 @ A3
SCALE 1:100 @ A1



3 PROPOSED EASTERN ELEVATION

AR200

SCALE 1:200 @ A3
SCALE 1:100 @ A1



4 PROPOSED NORTHERN ELEVATION

AR200

SCALE 1:200 @ A3
SCALE 1:100 @ A1

PROPOSED ELEVATIONS

drawn: PM checked: PM date: Nov 2024 issue: DA1
project no. 24.8204 scale: 1:200 @ A3 drawing no. AR0201
scale: 1:100 @ A1

CLIENT: CLEARSKY PROJECTS PTY LTD
PROJECT PROPOSAL: PROPOSED FACTORY
PROJECT ADDRESS: 98 Rogers Street, Roselands NSW

0m 1m 2m 3m

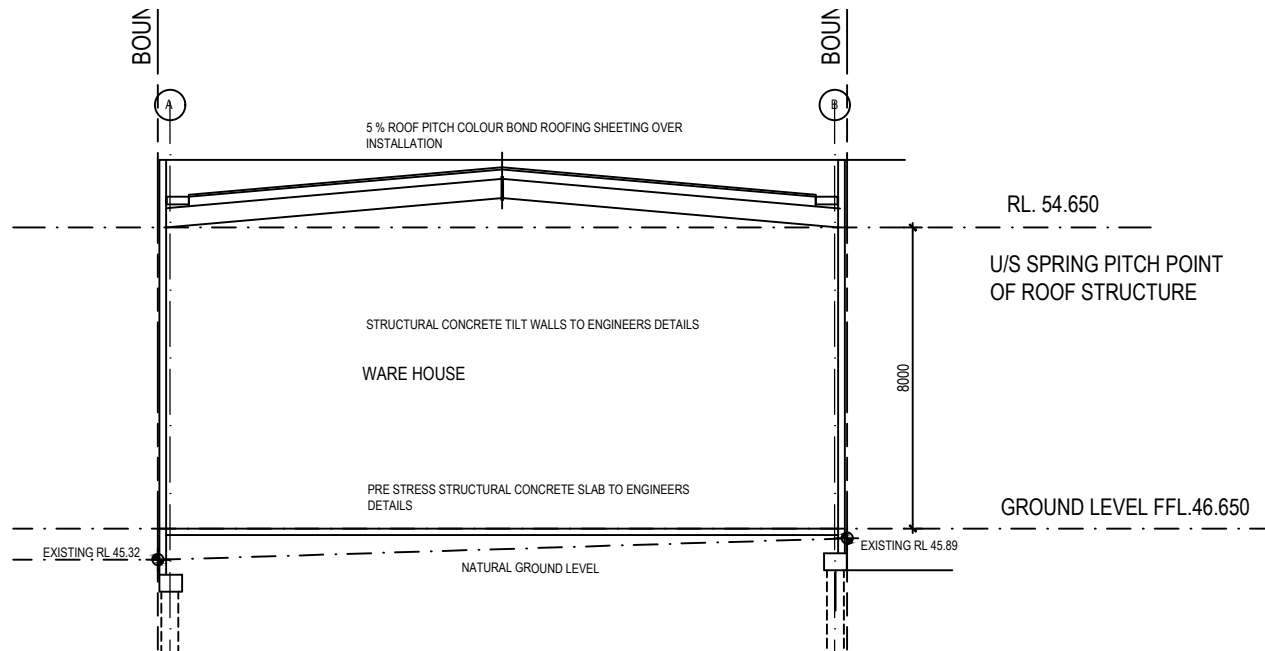
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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24

LEGEND:

-  TO BE DEMOLISHED
-  SUBJECT SITE
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED
-  EXISTING RL
-  PROPOSED RL
-  T/COM
-  POWER POLE
-  WATER METER
-  LANDSCAPE AREA
-  LAND FALL
-  SITE BOUNDARY
-  PREDOMINANTLY STRONG WINDS
-  HOT WINDS IN SUMMER
COLD WINDS IN WINTER
-  PLEASANT BREEZE
(Cool in Summer, Warm in Winter)
-  GUSTY WINDS
(Hot in Summer, Cool in Winter)

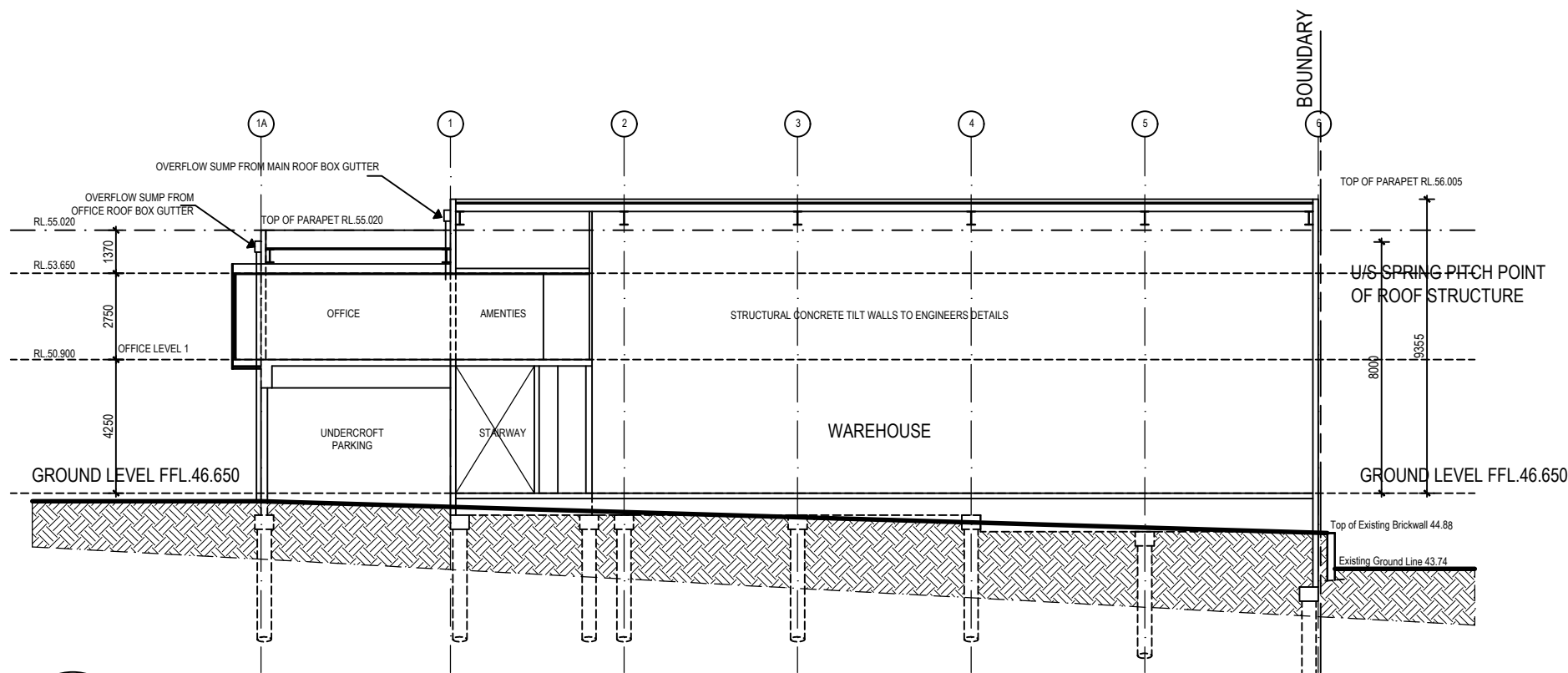


1

AR02

PROPOSED SECTION A-A

SCALE 1:200 @ A3
SCALE 1:100 @ A1



1

AR02

PROPOSED SECTION B-B

SCALE 1:200 @ A3
SCALE 1:100 @ A1

PROPOSED SECTION A-A B-B

drawn	PM	date	Nov 2024	issue	DA1
checked		scale	1:200 @ A3		
project no.	24.8204	scale	1:100 @ A1	drawing no.	AR0301
CLIENT:	CLEARSKY PROJECTS PTY LTD				
PROJECT PROPOSAL:	PROPOSED WAREHOUSE				
PROJECT ADDRESS:	98 Rogers Street, Roselands NSW				



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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24

LEGEND:

GFA BASED ON CB COUNCIL'S PARAMETERS
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:
(A) THE AREA OF A MEZZANINE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC.
BUT EXCLUDES
(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT;
(F) STORAGE, AND
(G) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES AND
(H) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(I) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(J) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(K) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(L) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

FLOOR AREAS - UNIT 1	
NAME	AREA
GF WAREHOUSE	506.90 m ²
LEVEL 1 - OFFICE	89.80 m ²
TOTAL (GFA)	596.70 m ²

DEVELOPMENT SUMMARY	
SITE AREA	= 850.10m ²
WAREHOUSE AREA	= 506.90m ²
OFFICE	= 89.80m ²
TOTAL BUILDING AREA	= 596.70m ²
FLOOR SPACE RATIO	= 0.70:1
PROVIDED LANDSCAPED AREA	= 59.50m ²
CAR SPACE REQUIRED	= 6
CAR SPACE PROVIDED	= 6 OFF

CARSPACES : 1
WAREHOUSES / OFFICE SPACE 100m² GFA

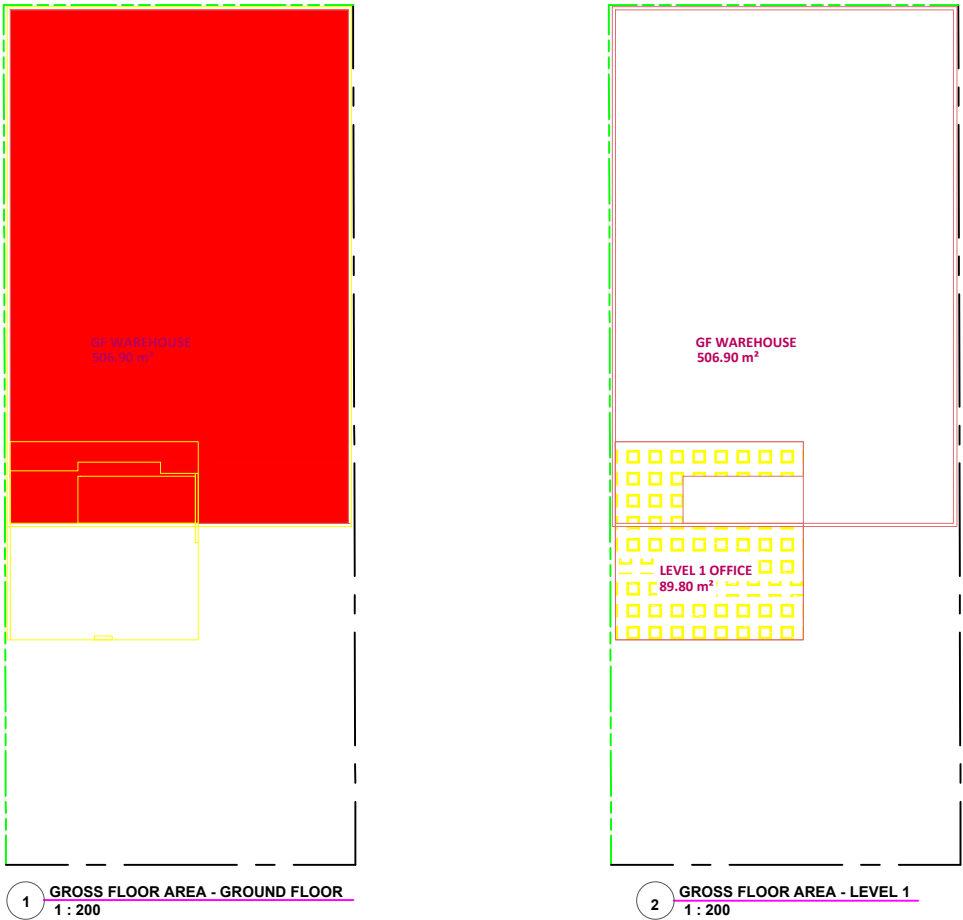
AREA CALCULATIONS

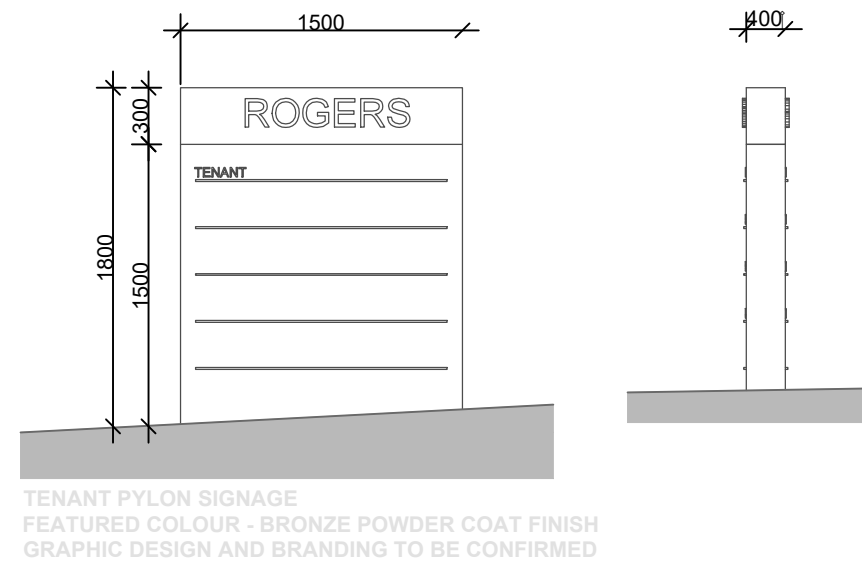
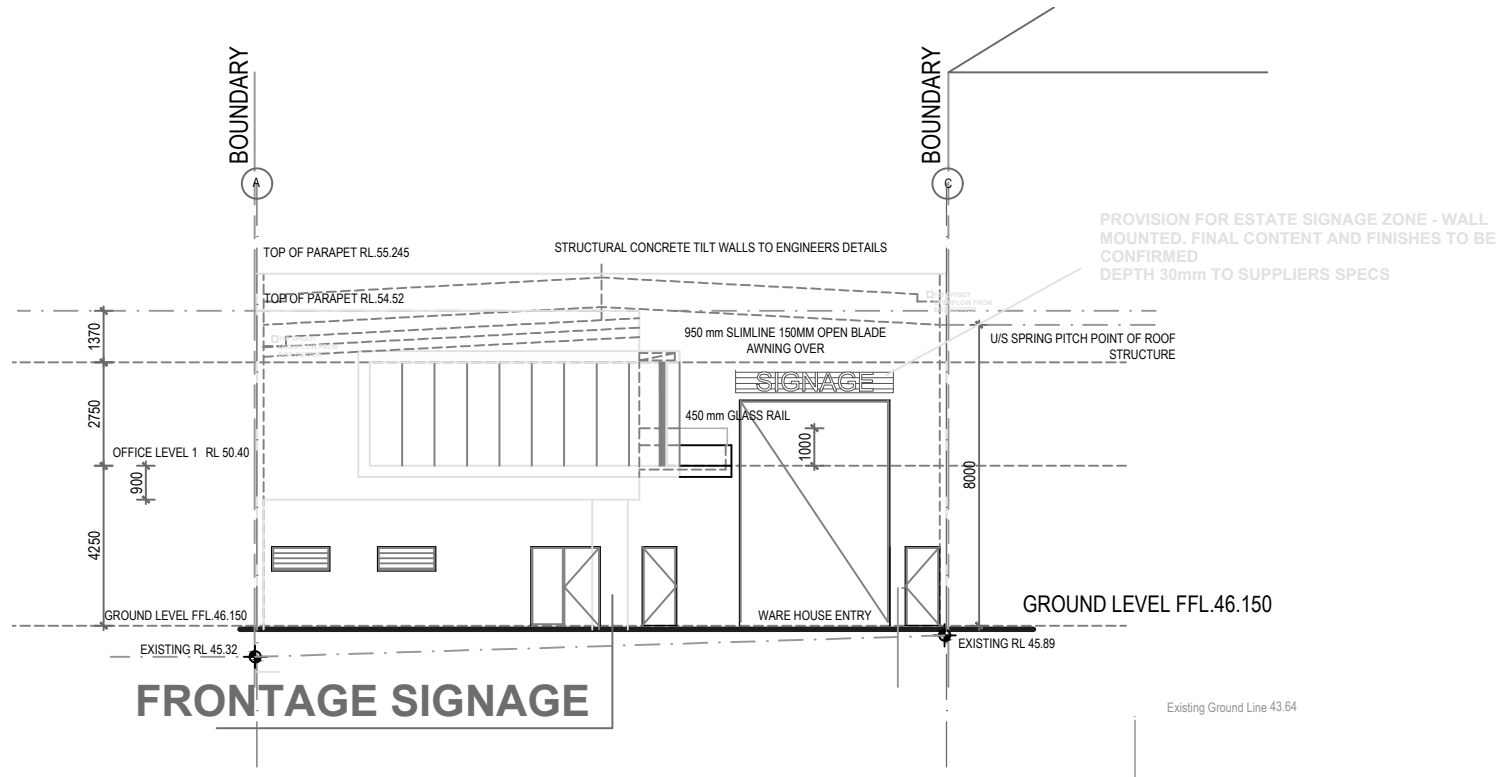
drawn date Nov 2024 issue DA1
checked PM 1:200 @ A3
project no. 24.8204 scale 1:100 @ A1 drawing no. AR0661

CLIENT: CLEARSKY PROJECTS PTY LTD
PROJECT PROPOSAL: PROPOSED WAREHOUSE
PROJECT ADDRESS: 98 Rogers Street, Roselands NSW



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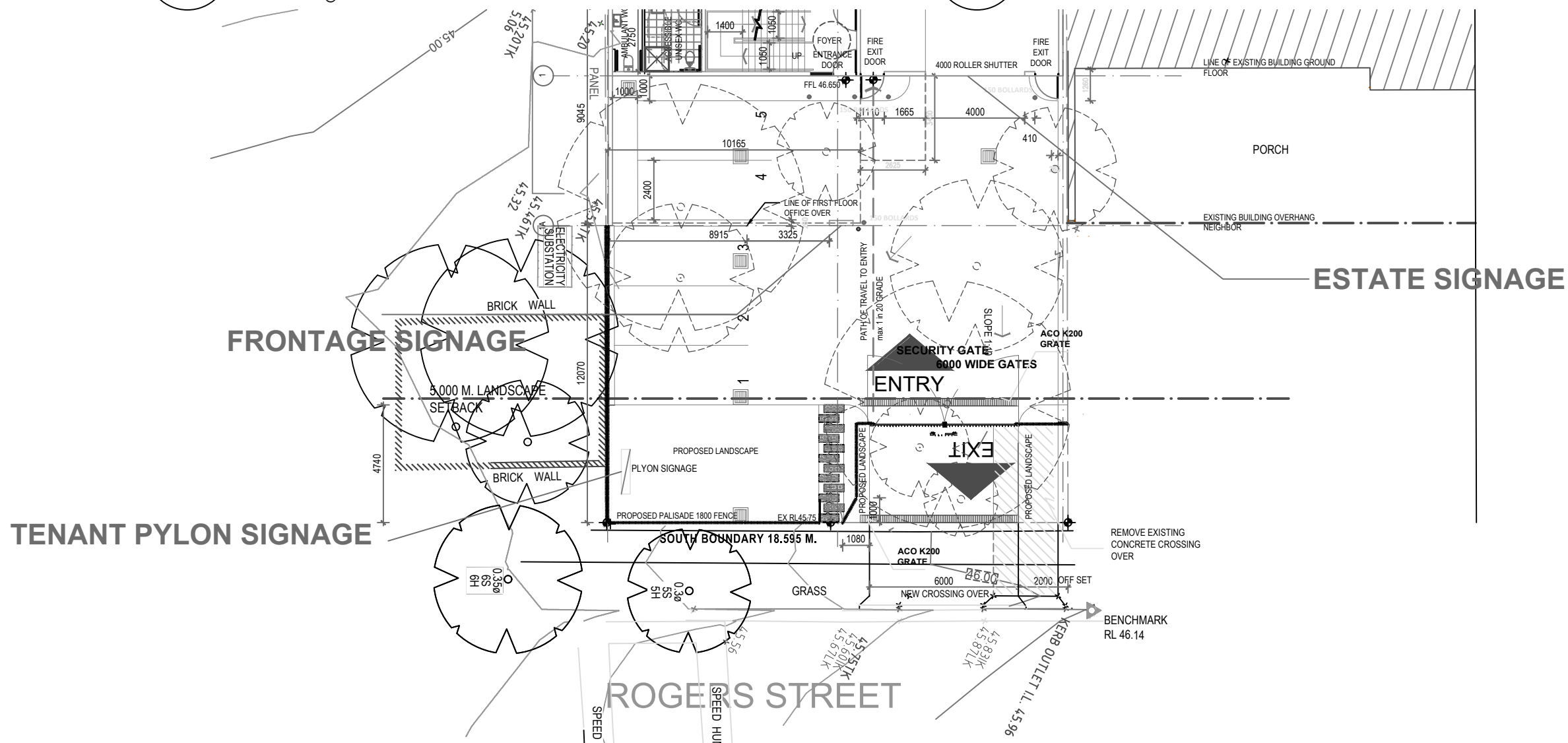
1
AR200

PROPOSED ROGERS STREET ELEVATION

SCALE 1:200 @ A3
SCALE 1:100 @ A1

2 PROPOSED PYLON ELEVATION

AR200 SCALE 1:20 @ A3



3
AR200

PROPOSED SITE / SIGNAGE PLAN

SCALE 1:200 @ A3
SCALE 1:100 @ A1

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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24

LEGEND:

- | | |
|---|--|
|  | TO BE DEMOLISHED |
|  | SUBJECT SITE |
|  | EXISTING TREE TO BE RETAINED |
|  | EXISTING TREE TO BE REMOVED |
|  | EXISTING RL |
|  | PROPOSED RL |
|  | T/COM |
|  | POWER POLE |
|  | WATER METER |
|  | LANDSCAPE AREA |
|  | LAND FALL |
|  | SITE BOUNDARY |
|  | PREDOMINANTLY
STRONG WINDS |
|  | HOT WINDS IN SUMMER
COLD WINDS IN WINTER |
|  | PLEASANT BREEZE
<i>(Cool in Summer, Warm in Winter)</i> |
|  | GUSTY WINDS
<i>(Hot in Summer, Cool in Winter)</i> |

PROPOSED SIGNAGE- ELEVATION & SITE PLAN

drawn	date	Nov 2024	DA1
checked	PM	1:200 @ A3	issue
project no.	24.8204	scale 1:100 @ A1	drawing no. AR0801

CUSTOMER: **CLEARSKY PROJECTS PTY LTD**

PROJECT PROPOSAL: **PROPOSED FACTORY**

PROJECT ADDRESS: **98 Rogers Street, Roselands NSW**



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SCALE 1:200 @ A3
SCALE 1:100 @ A1

1
AR0900



EASTERN ELEVATION

WESTERN ELEVATION

[illegible]

issue	amendments	date
PD1	DRAWINGS FOR CLIENT'S REVIEW	06.12.17
PD2	PRELIMINARY DA	04.10.24
DA1	FINAL DA	08.11.24

LEGEND

WALL SYSTEM - CONCRETE TILTUP PANELS

- 1) CONCRETE FINISH TILT PANELS
- 2) BLACK ALUMINIUM WINDOW FRAMING SYSTEM
- 3) COLOURBOND ALUMINIUM 3mm
COLOUR: ATOMIC ORANGE
- 4) COLOURBOND FLASHING TRIM TO PAREPET
COLOUR: ONYX PEARL
- 5) COLOURBOND METAL ROLLASHUTTER
COLOUR : STEEL PEARL
- 6) CONCRETE TILT WALLS
COLOUR: NOTRE DAME
- 7) CONCRETE TILT WALLS
COLOUR : MANNEX CHARCOAL

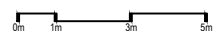
MATERIAL SCHEDULE

drawn AM date 26.10.24 issue DA
checked PM 1:200 @ A3
project no P24.203.140 scale 1:100 @ A1 drawing no AR-DA0900

CLIENT: SPRINT (Aust) PTY LTD

PROJECT PROPOSAL: PROPOSED INDUSTRIAL UNITS

PROJECT ADDRESS: 330 EDGAR STREET, CONDELL PARK NSW



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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
DA1	FINAL DA	08.11.24

PROPOSED PERSPECTIVE (ROGERS STREET)

drawn	date		Nov 2024	issue	DA1
checked	PM	1:100 @ A3			
project no.	24.8204	scale	1:50 @ A1	drawing no.	AR090
CLIENT:		CLEARSKY PROJECTS PTY LTD			
PROJECT PROPOSAL:		PROPOSED WAREHOUSE			
PROJECT ADDRESS:		98 Rogers Street, Roselands NSW			

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1
AR700

PROPOSED PERSPECTIVE (ROGERS STREET)

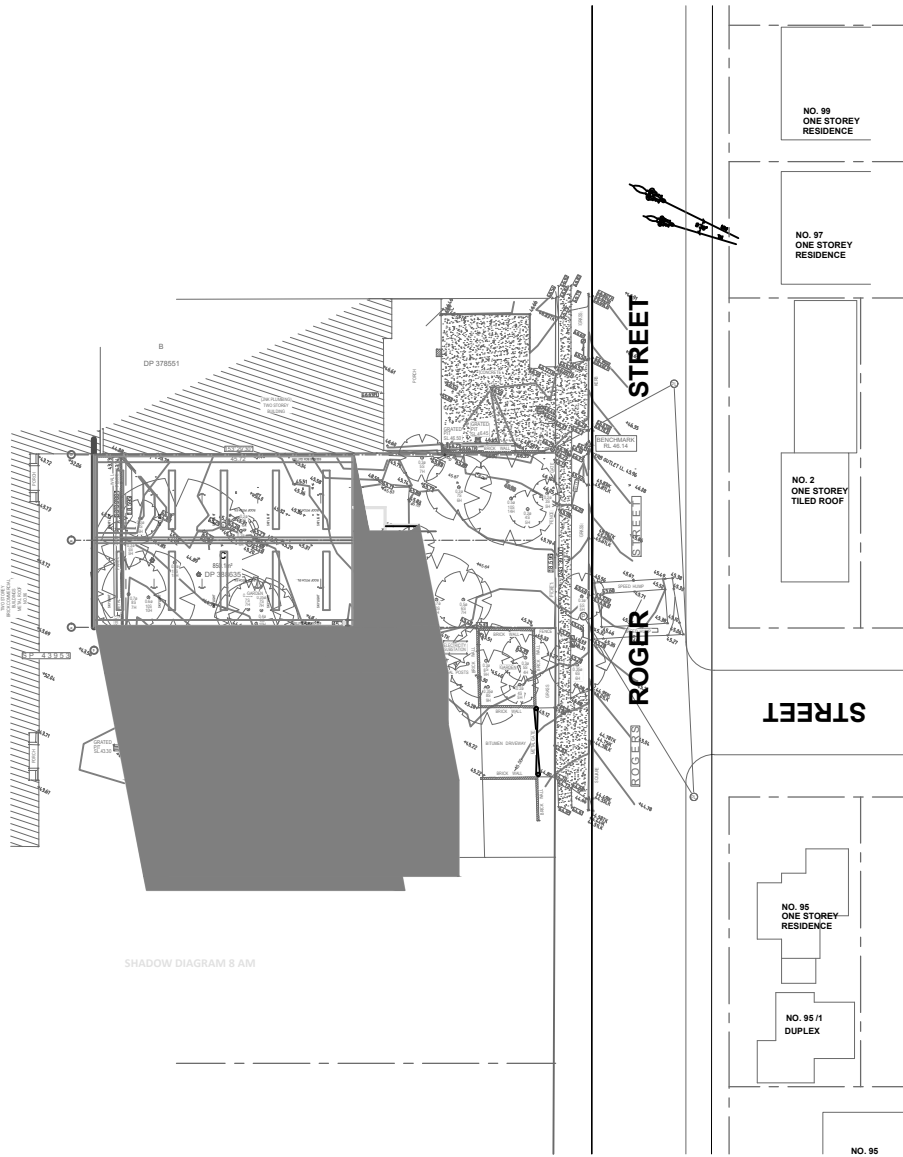
SCALE 1:100 @ A3
SCALE 1:50 @ A1

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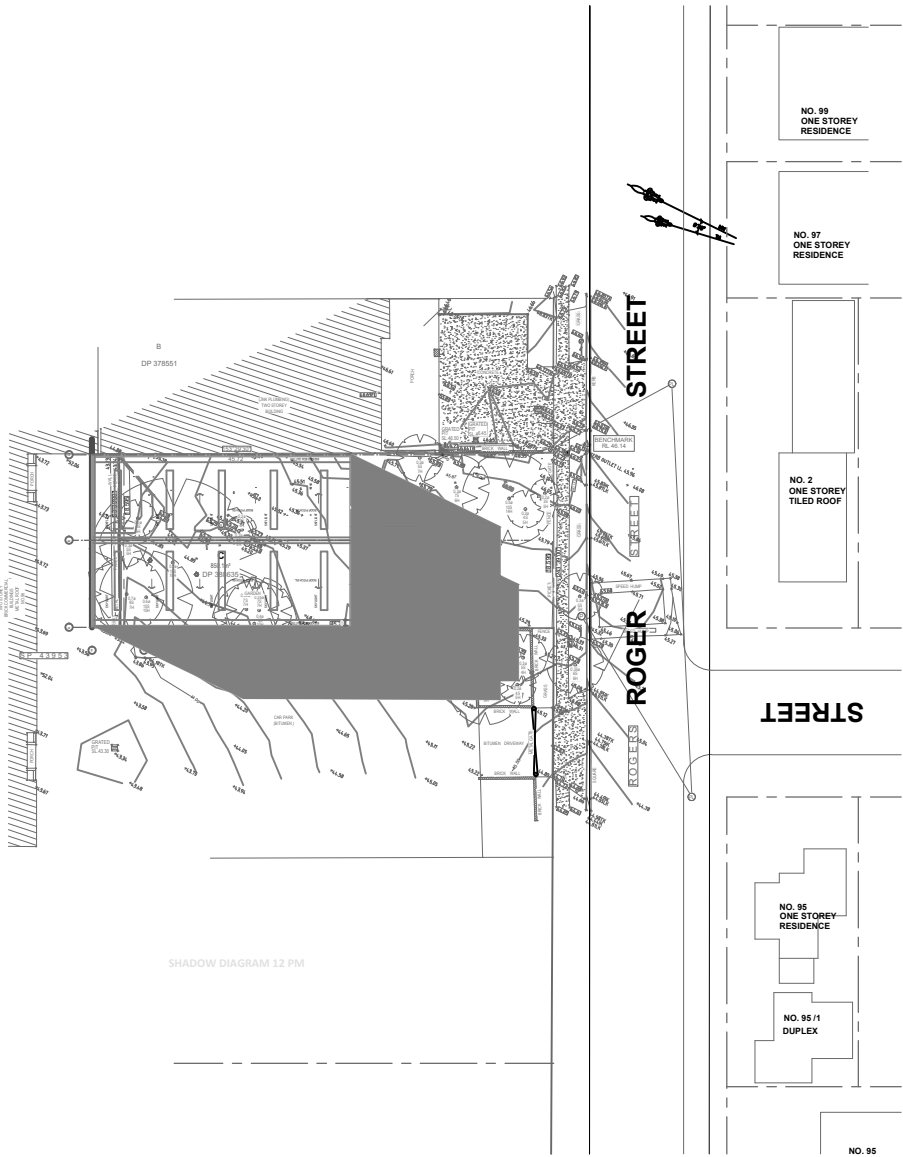
issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	ENTRY LOCATION by TRAFFIC CONSULTANT	30.10.24
DA1	FINAL DA	08.11.24
DA2	FINAL DA - SHAADOW S	18.11.24

LEGEND:

- TO BE DEMOLISHED
- SUBJECT SITE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- LAND FALL
- SITE BOUNDARY
- PREDOMINANTLY STRONG WINDS
- HOT WINDS IN SUMMER
COLD WINDS IN WINTER
- PLEASANT BREEZE
(Cool in Summer, Warm in Winter)
- GUSTY WINDS
(Hot in Summer, Cool in Winter)



SHADOW DIAGRAM 8 AM



SHADOW DIAGRAM 12 PM

SHADOWS

WINTER JUNE 21
8.00AM & 12.00 PM

drawn date Nov 2024 issue DA2
checked PM 1:200 @ A3
project no. 24.8204 scale 1:100 @ A1 drawing no. AR0903

CLIENT: CLEARSKY PROJECTS PTY LTD
PROJECT PROPOSAL: PROPOSED WAREHOUSE
PROJECT ADDRESS: 98 Rogers Street, Roselands NSW

0m 1m 2m 3m



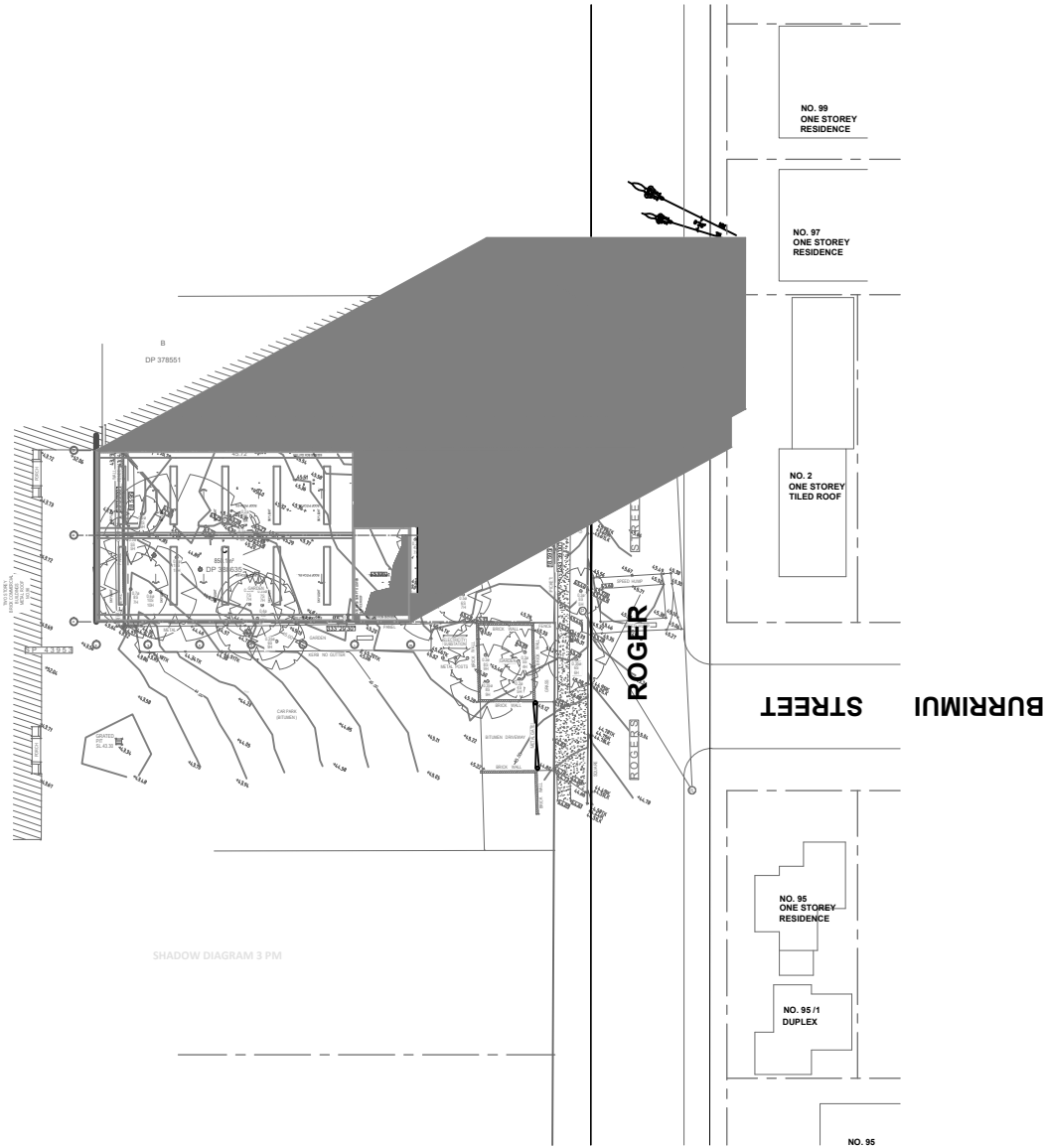
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issue	amendments	date
PD1	PRELIMINARY DESIGN	27.09.24
PD2	PRELIMINARY DA FOR CLIENT REVIEW	18.10.24
PD3	ENTRY LOCATION by TRAFFIC CONSULTANT	30.10.24
DA1	FINAL DA	08.11.24
DA2	FINAL DA - SHAADOW S	18.11.24

LEGEND:

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- EXISTING RL
- PROPOSED RL
- T/COM
- POWER POLE
- WATER METER
- LANDSCAPE AREA
- LAND FALL
- SITE BOUNDARY
- PREDOMINANTLY STRONG WINDS
- HOT WINDS IN SUMMER
COLD WINDS IN WINTER
- PLEASANT BREEZE
(Cool in Summer, Warm in Winter)
- GUSTY WINDS
(Hot in Summer, Cool in Winter)



1
AR013

SHADOW DIAGRAM 3.00PM

SCALE 1:400 @ A3

SHADOWS

WINTER JUNE 21
3.00 PM

drawn	date	Nov 2024	issue	DA2	
checked	PM	1:200 @ A3	scale	1:100 @ A1	
project no.	24.8204	scale	1:100 @ A1	drawing no.	AR0904

CLIENT: **CLEARSKY PROJECTS PTY LTD**
PROJECT PROPOSAL: **PROPOSED WAREHOUSE**
PROJECT ADDRESS: **98 Rogers Street, Roselands NSW**



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