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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



A	04.03.25	DA SUBMISSION
Rev.	Date	Description
Scale	m	2.5 5 7.5 10
0	1:250 at A3	1:125 at A1

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PROJECT STAGE
DA
PROJECT DETAILS
RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS
Owner

DRAWING TITLE
SITE PLAN

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE	SHEET SIZE
1 : 250	A3

PROJECT NUMBER
J230821

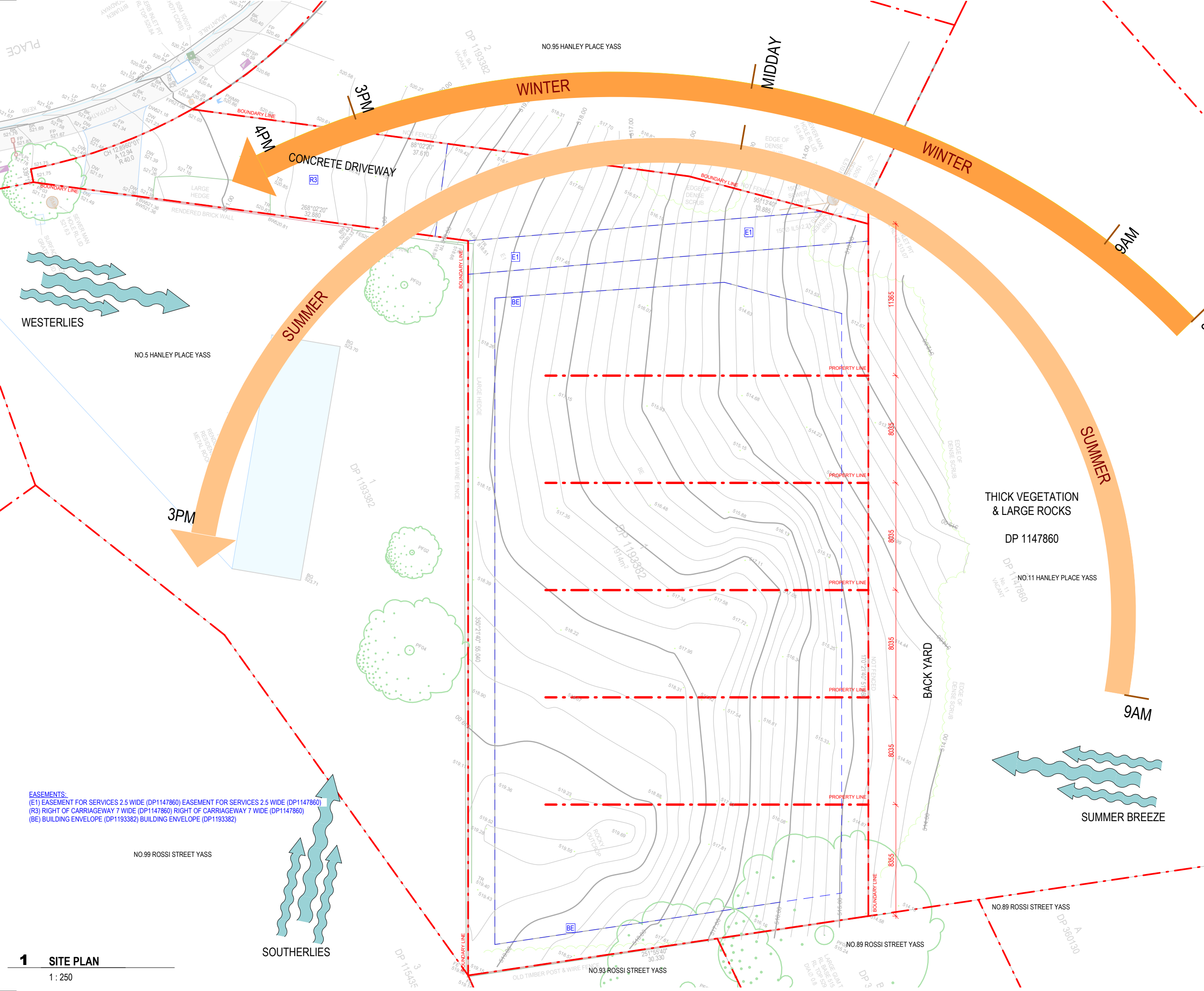
DRAWING NUMBER
DA 1002

REVISION
A

EASEMENTS:
(E1) EASEMENT FOR SERVICES 2.5 WIDE (DP1147860) EASEMENT FOR SERVICES 2.5 WIDE (DP1147860)
(R3) RIGHT OF CARRIAGEWAY 7 WIDE (DP1147860) RIGHT OF CARRIAGEWAY 7 WIDE (DP1147860)
(BE) BUILDING ENVELOPE (DP1193382) BUILDING ENVELOPE (DP1193382)

1 SITE PLAN

1 : 250



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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



A	04.03.25	DA SUBMISSION		
Rev.	Date	Description		
Scale	2.5	5	7.5	10
m				
0	1:250 at A3	1:125 at A1		

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PROJECT STAGE
DA
PROJECT DETAILS
RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582
CLIENT DETAILS
Owner

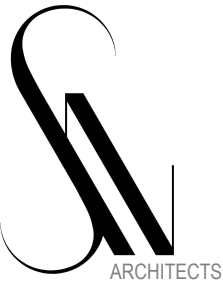
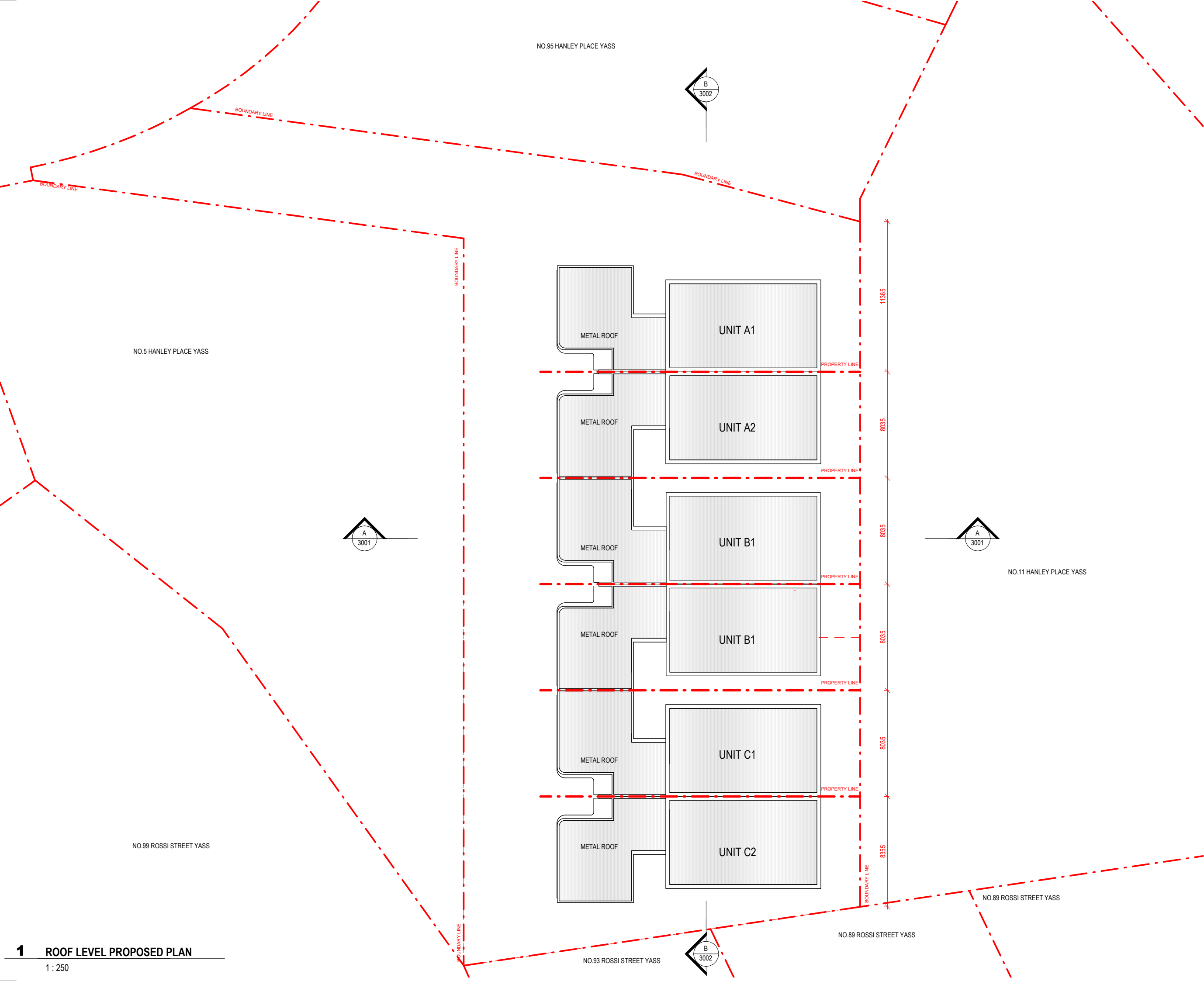
DRAWING TITLE
SITE ANALYSIS PLAN

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE	SHEET SIZE
As indicated	A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
J230821	DA 1003	A

EASEMENTS:
(E1) EASEMENT FOR SERVICES 2.5 WIDE (DP1147860) EASEMENT FOR SERVICES 2.5 WIDE (DP1147860)
(R3) RIGHT OF CARRIAGEWAY 7 WIDE (DP1147860) RIGHT OF CARRIAGEWAY 7 WIDE (DP1147860)
(BE) BUILDING ENVELOPE (DP1193382) BUILDING ENVELOPE (DP1193382)



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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



04.03.25		DA SUBMISSION		
Rev.	Date	Description		
Scale	2.5	5	7.5	10
m				
0	1:250 at A3	1:125 at A1		

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PROJECT STAGE
DA
PROJECT DETAILS
RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS
Owner

DRAWING TITLE
ROOF LEVEL PROPOSED PLAN

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE
1 : 250

SHEET SIZE
A3

PROJECT NUMBER
J230821

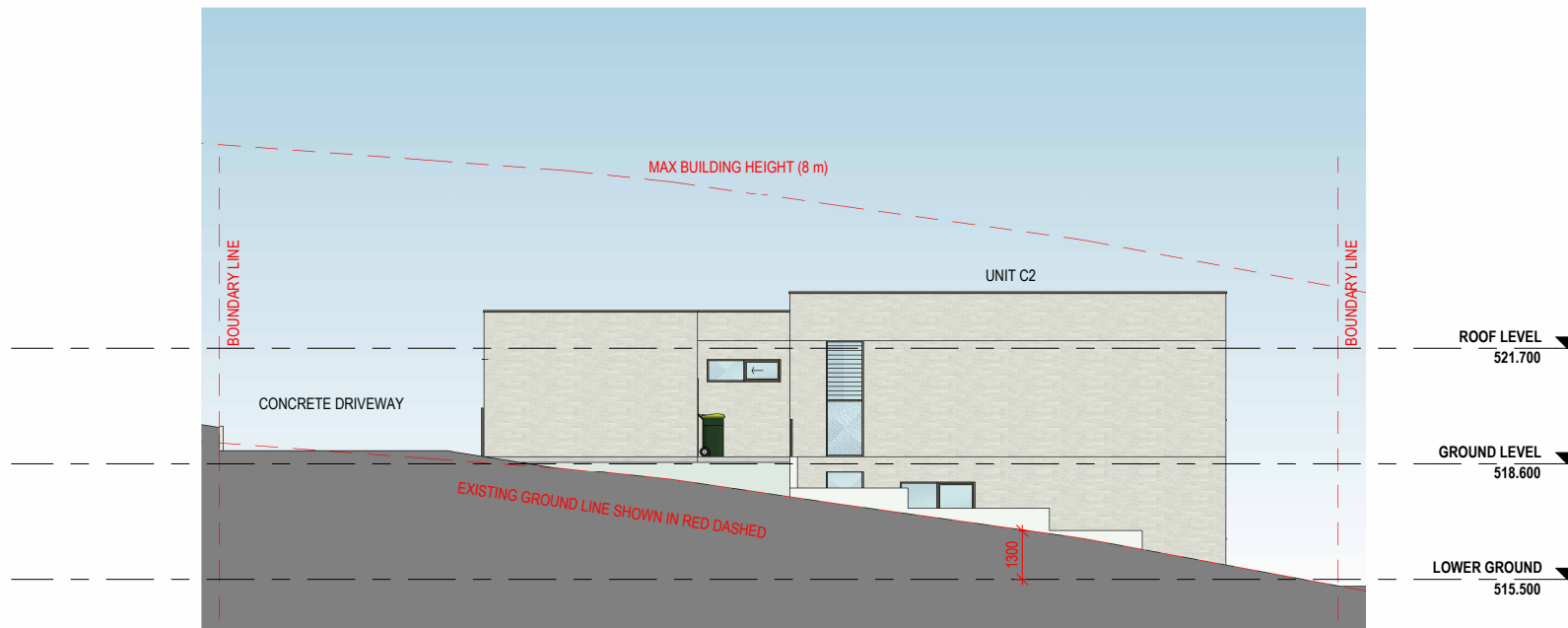
DRAWING NUMBER
DA 1103

REVISION
A



1 NORTH ELEVATION

1 : 200



2 SOUTH ELEVATION

1 : 200

MATERIAL LEGEND

	AWD 01	DARK BEIGE POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS
	FB 01	FACE BRICK WHITE
	TB 01	DARK BEIGE POWDER COATED ALUMINIUM

04.03.25		DA SUBMISSION		
Rev.	Date	Description		
Scale				
m	2	4	6	8
0	1:200 at A3		1:100 at A1	

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PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS

Owner

DRAWING TITLE

ELEVATION NO.1

DRAWN	DESIGNED	CHECKED
SM	SM	SM

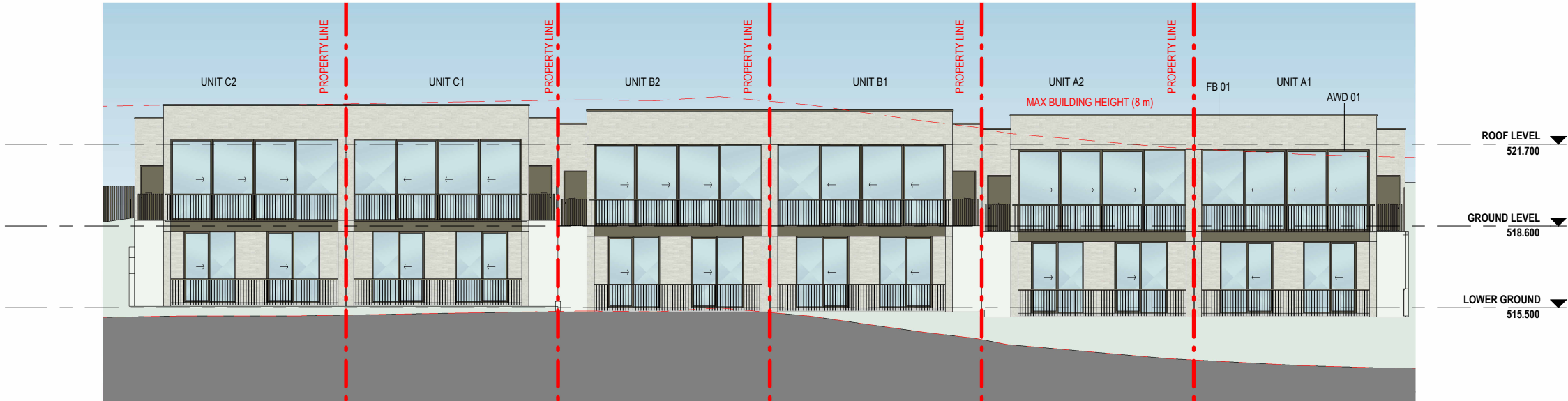
DRAWING SCALE
1 : 200

SHEET SIZE
A3

PROJECT NUMBER
J230821

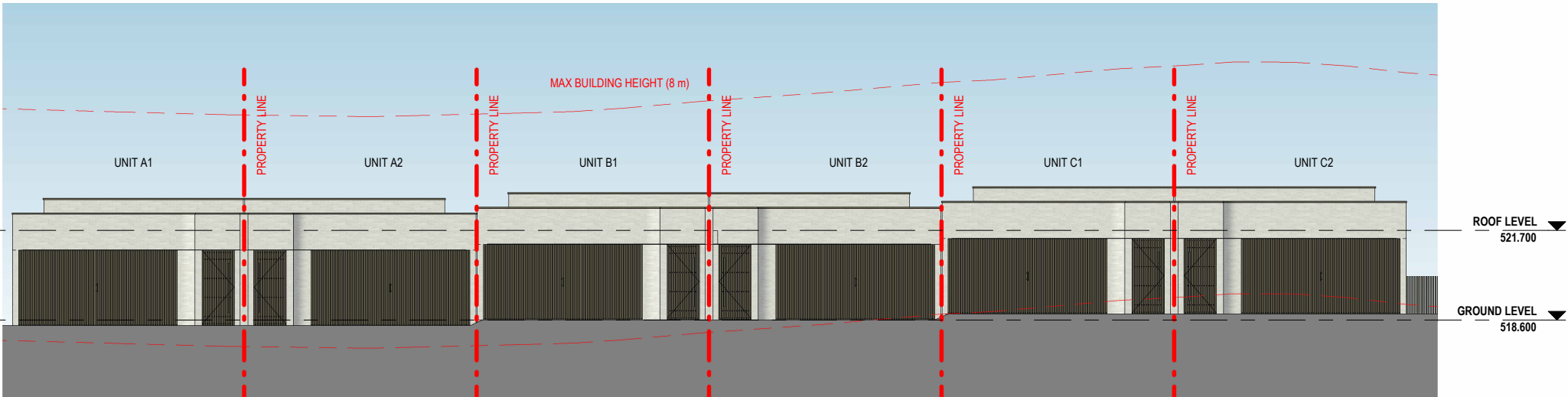
DRAWING NUMBER
DA 2001

REVISION
A



1 EAST ELEVATION

1 : 200



2 WEST ELEVATION

1 : 200

MATERIAL LEGEND



AWD 01 DARK BEIGE POWDER COATED ALUMINIUM FRAME
DOORS AND WINDOWS



FB 01 FACE BRICK WHITE



TB 01 DARK BEIGE POWDER COATED ALUMINIUM

A	04.03.25	DA SUBMISSION
Rev.	Date	Description
Scale		
m	2	4
0	1:200 at A3	1:100 at A1

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PROJECT DETAILS

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7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS

Owner

DRAWING TITLE

ELEVATION NO.2

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE	SHEET SIZE
1 : 200	A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 2002

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Rev.	Date	Description

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PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS

Owner

DRAWING TITLE

SHADOW DIAGRAM-21JUNE-9AM

DRAWN	DESIGNED	CHECKED
SM	SM	SM


DRAWING SCALE SHEET SIZE
As indicated A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6000

REVISION
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SHADOW DIAGRAM LEGEND

 PROPOSED SHADOW BY PROPOSED BUILDINGS



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Rev.	Date	Description
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PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS

Owner

DRAWING TITLE

SHADOW DIAGRAM-21JUNE-10AM

SHADOW DIAGRAM LEGEND

PROPOSED SHADOW BY PROPOSED BUILDINGS

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
As indicated A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6001

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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



SHADOW DIAGRAM LEGEND

PROPOSED SHADOW BY PROPOSED BUILDINGS

A 04.03.25 DA SUBMISSION

Rev. Date Description

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PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS

Owner

DRAWING TITLE

SHADOW DIAGRAM-21JUNE-11AM

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE	SHEET SIZE
As indicated	A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6002

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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



Rev.	Date	Description
A	04.03.25	DA SUBMISSION

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MEASUREMENTS OFF DRAWINGS.

PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582


CLIENT DETAILS

Owner

DRAWING TITLE

SHADOW DIAGRAM-21JUNE-12PM

SHADOW DIAGRAM LEGEND

 PROPOSED SHADOW BY PROPOSED BUILDINGS

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
As indicated A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6003

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PROJECT STAGE

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PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582


CLIENT DETAILS

Owner

DRAWING TITLE

SHADOW DIAGRAM-21JUNE-13PM

SHADOW DIAGRAM LEGEND

 PROPOSED SHADOW BY PROPOSED BUILDINGS

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
As indicated A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6004

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PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582


CLIENT DETAILS

Owner

DRAWING TITLE

SHADOW DIAGRAM-21JUNE-14PM

SHADOW DIAGRAM LEGEND

 PROPOSED SHADOW BY PROPOSED BUILDINGS

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
As indicated A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6005

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Rev.	Date	Description
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PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS

Owner

DRAWING TITLE

SHADOW DIAGRAM-21JUNE-15AM

SHADOW DIAGRAM LEGEND

PROPOSED SHADOW BY PROPOSED BUILDINGS

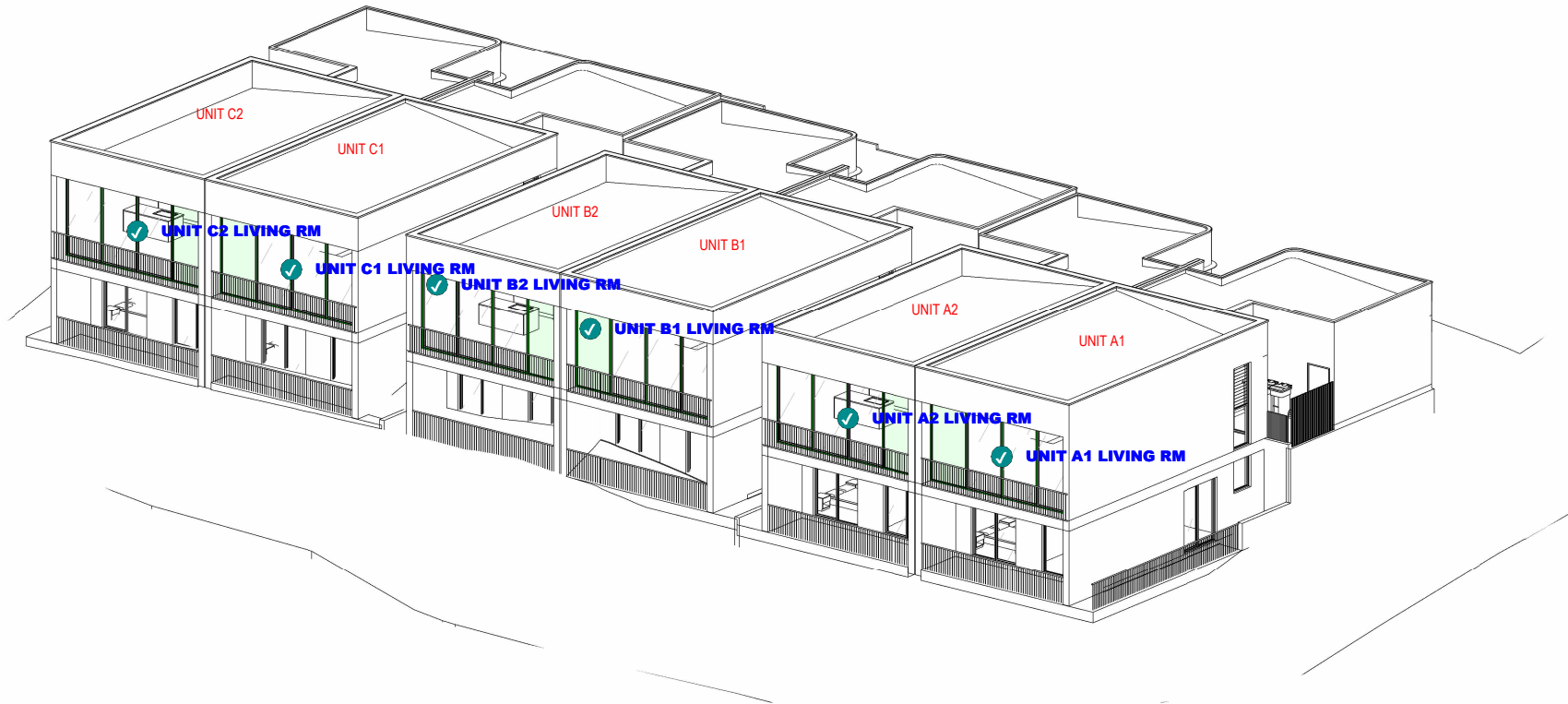
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SM	SM	SM

DRAWING SCALE	SHEET SIZE
As indicated	A3

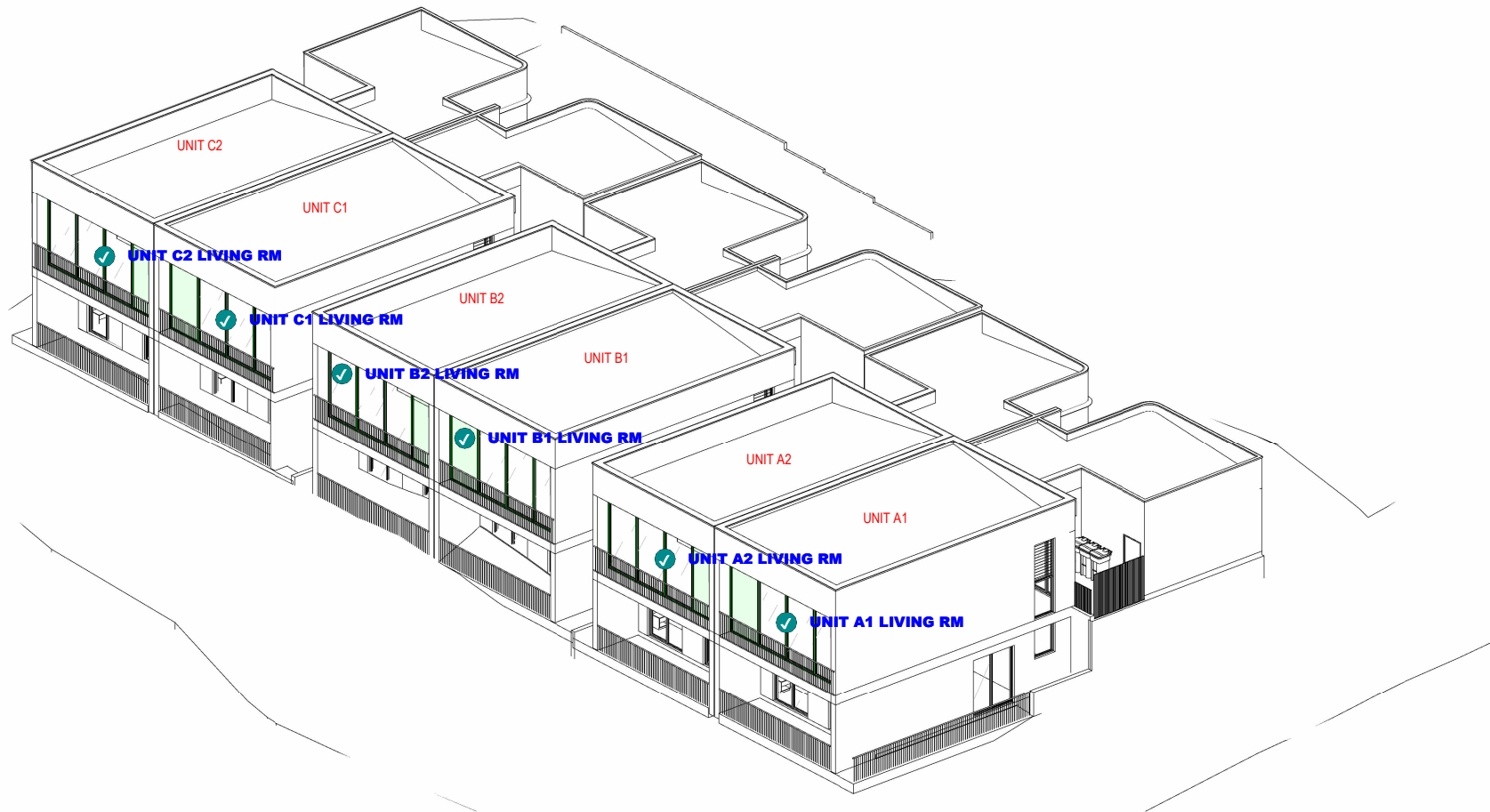
PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6006

REVISION
A



1 NO.7 PROPOSED SUN VIEW ON 21JUNE-09AM



2 NO.7 PROPOSED SUN VIEW ON 21JUNE-10AM

04.03.25		DA SUBMISSION		
Rev.	Date	Description		
Scale	2.5	5	7.5	10
m	0	1:250 at A3	1:125 at A1	

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PROJECT STAGE

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PROJECT DETAILS

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CLIENT DETAILS

Owner

DRAWING TITLE

NO.7 PROPOSED SUN VIEW ON
21JUNE NO.1

DRAWN	DESIGNED	CHECKED
SM	SM	SM

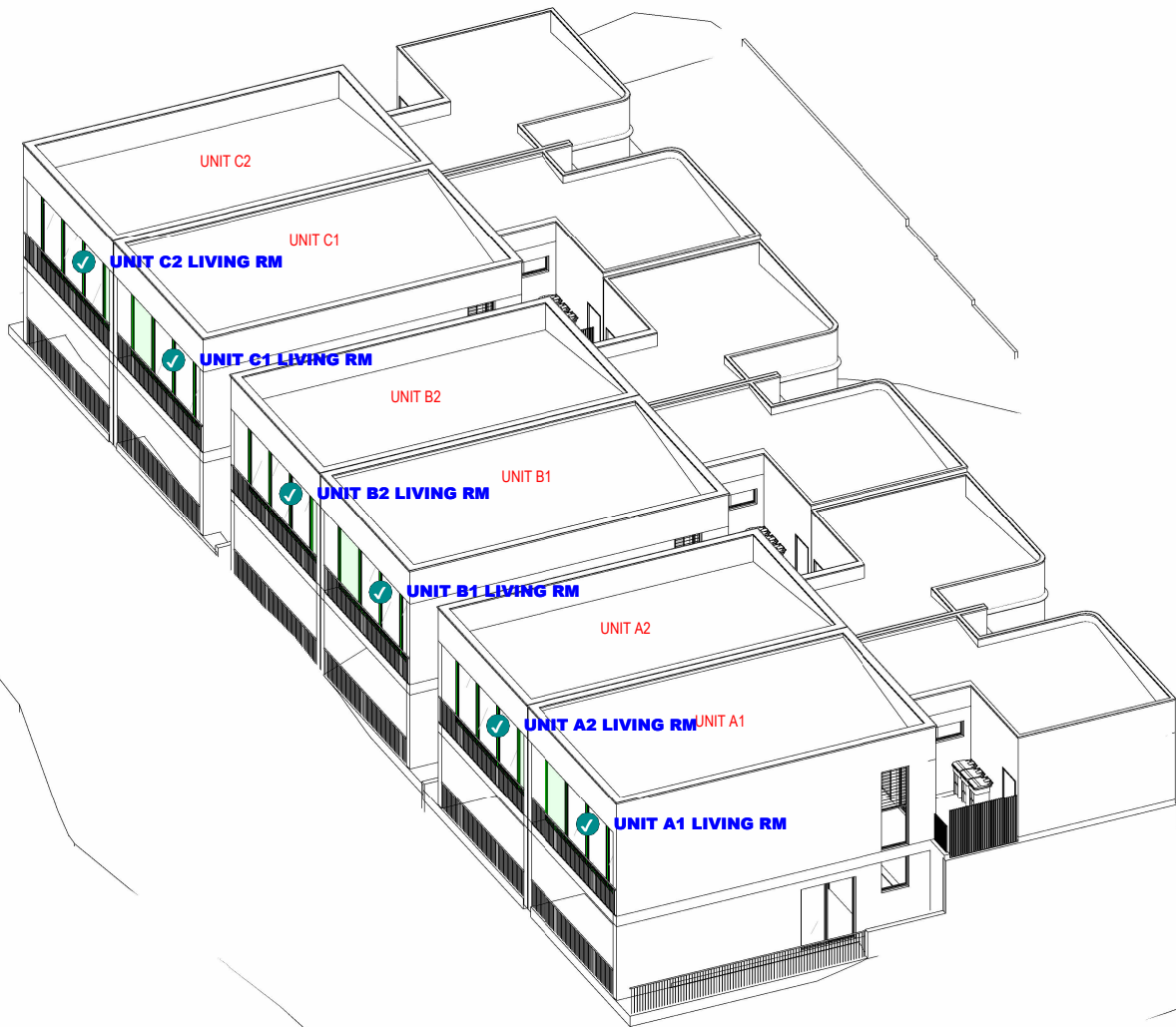
DRAWING SCALE	SHEET SIZE
	A3

PROJECT NUMBER
J230821

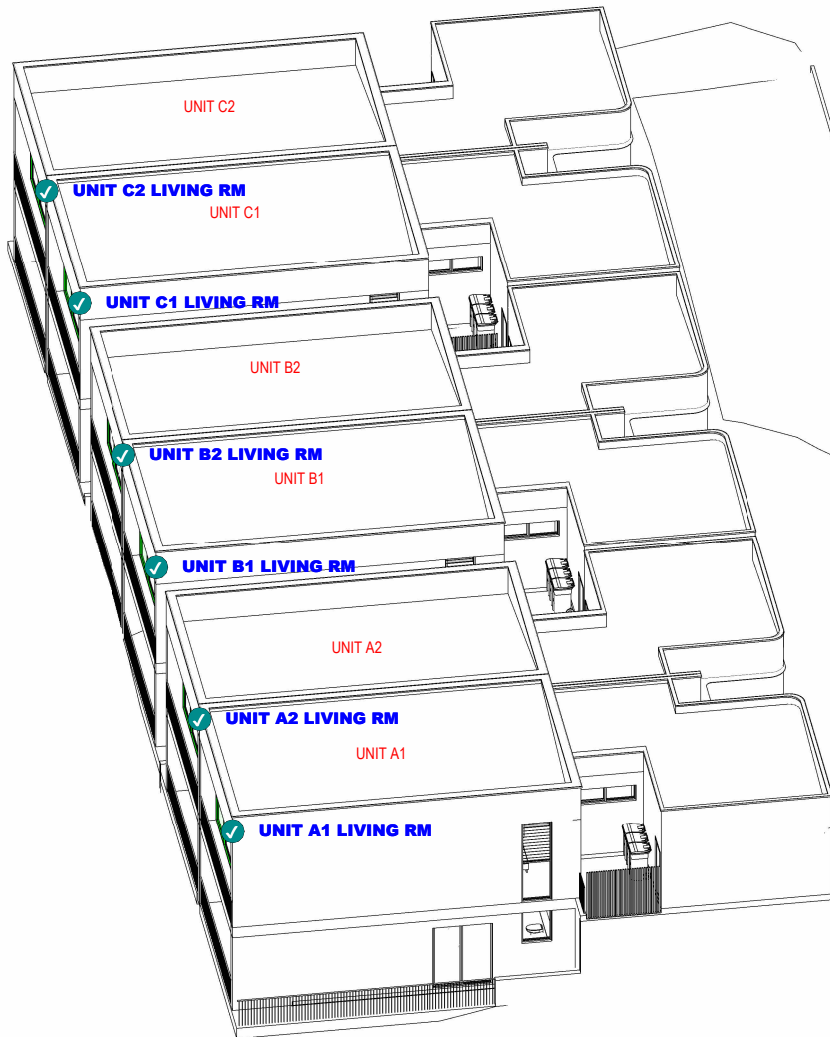
DRAWING NUMBER
DA 6007

REVISION
A

1 NO.7 PROPOSED SUN VIEW ON 21JUNE-11AM



2 NO.7 PROPOSED SUN VIEW ON 21JUNE-12AM



04.03.25		DA SUBMISSION		
Rev.	Date	Description		
Scale	2.5	5	7.5	10
m				
0	1:250 at A3	1:125 at A1		

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CLIENT DETAILS

Owner

DRAWING TITLE

**NO.7 PROPOSED SUN VIEW ON
21JUNE NO.2**

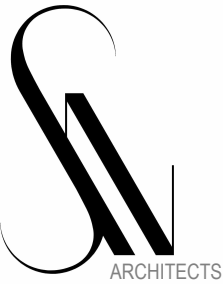
DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE	SHEET SIZE
	A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 6008

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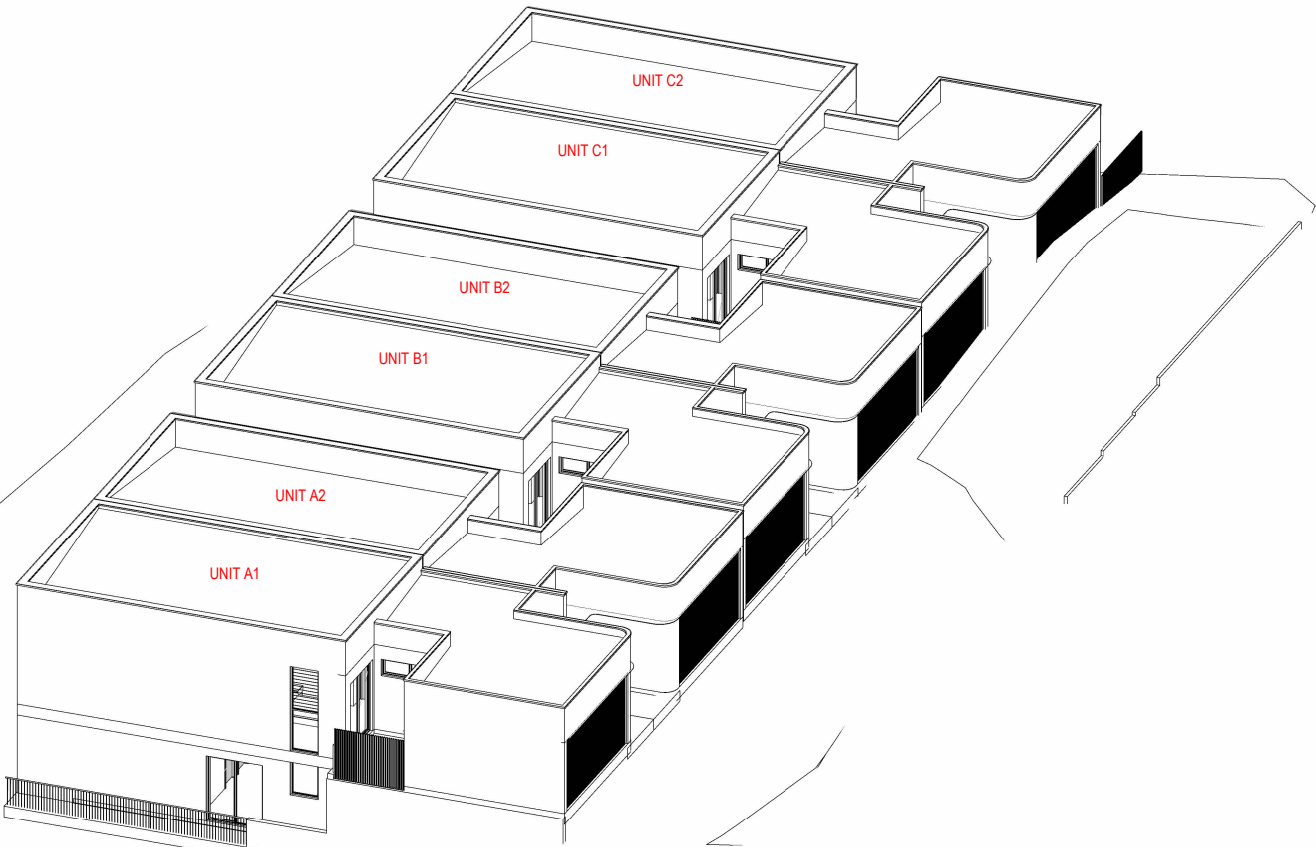
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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278

1 NO.7 PROPOSED SUN VIEW ON 21JUNE-13PM



2 NO.7 PROPOSED SUN VIEW ON 21JUNE-14PM



04.03.25		DA SUBMISSION		
Rev.	Date	Description		
Scale	2.5	5	7.5	10
m	0	1:250 at A3	1:125 at A1	

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PROJECT STAGE

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PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

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CLIENT DETAILS

Owner

DRAWING TITLE

NO.7 PROPOSED SUN VIEW ON
21JUNE NO.3

DRAWN	DESIGNED	CHECKED
SM	SM	SM

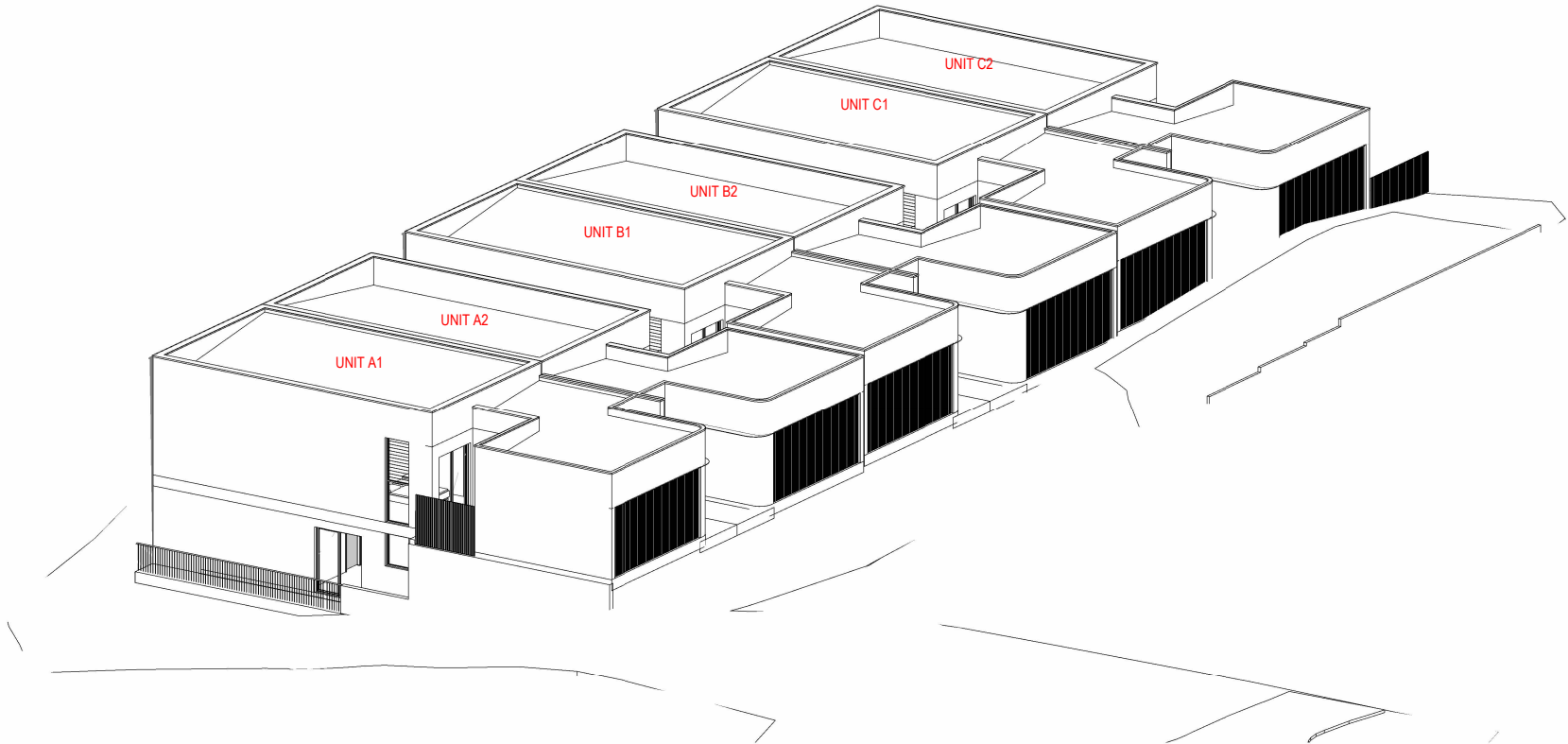
DRAWING SCALE	SHEET SIZE
	A3

PROJECT NUMBER
J230821

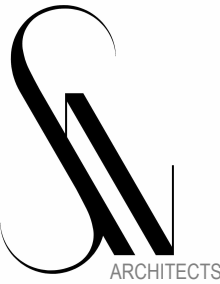
DRAWING NUMBER
DA 6009

REVISION
A

1 NO.7 PROPOSED SUN VIEW ON 21JUNE-15PM



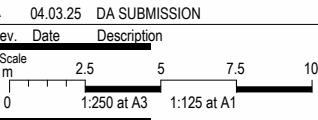
PROPOSED BUILDING SUN VIEW STUDY ON NO.7 HANLEY PL ON JUNE 21 BETWEEN 9AM - 3PM							
Room Name	CD_Solar 09:00	CD_Solar 10:00	CD_Solar 11:00	CD_Solar 12:00	CD_Solar 13:00	CD_Solar 14:00	CD_Solar 15:00
UNIT A1 LIVING RM							
UNIT A2 LIVING RM							
UNIT B1 LIVING RM							
UNIT B2 LIVING RM							
UNIT C1 LIVING RM							
UNIT C2 LIVING RM							



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PROJECT STAGE
DA
PROJECT DETAILS
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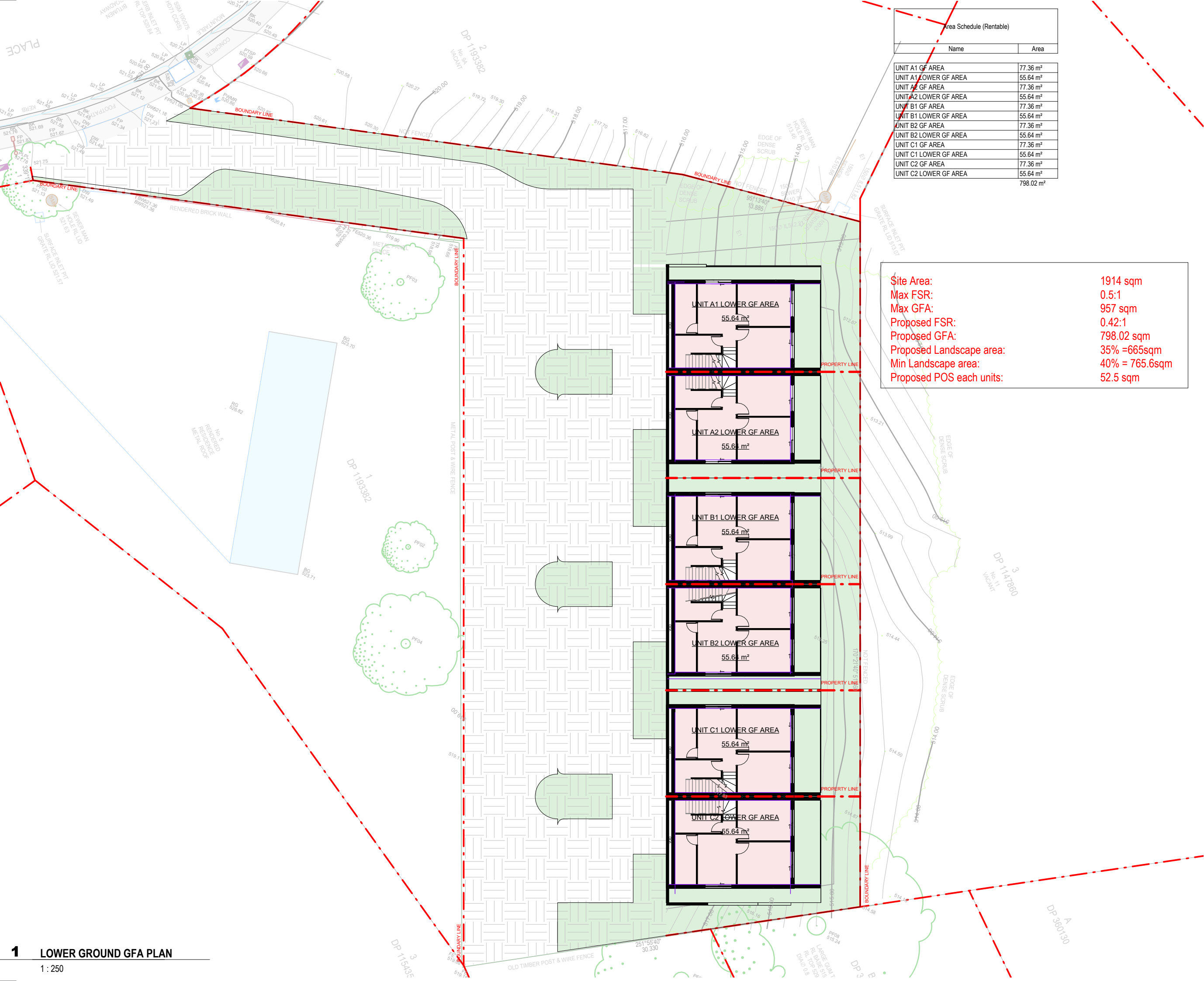
CLIENT DETAILS
Owner

DRAWING TITLE
NO.7 PROPOSED SUN VIEW ON
21JUNE NO.4

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
J230821	DA 6010	A



Area Schedule (Rentable)	
Name	Area
UNIT A1 GF AREA	77.36 m²
UNIT A1 LOWER GF AREA	55.64 m²
UNIT A2 GF AREA	77.36 m²
UNIT A2 LOWER GF AREA	55.64 m²
UNIT B1 GF AREA	77.36 m²
UNIT B1 LOWER GF AREA	55.64 m²
UNIT B2 GF AREA	77.36 m²
UNIT B2 LOWER GF AREA	55.64 m²
UNIT C1 GF AREA	77.36 m²
UNIT C1 LOWER GF AREA	55.64 m²
UNIT C2 GF AREA	77.36 m²
UNIT C2 LOWER GF AREA	55.64 m²
	798.02 m²

Site Area:	1914 sqm
Max FSR:	0.5:1
Max GFA:	957 sqm
Proposed FSR:	0.42:1
Proposed GFA:	798.02 sqm
Proposed Landscape area:	35% =665sqm
Min Landscape area:	40% = 765.6sqm
Proposed POS each units:	52.5 sqm



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Rev.	Date	Description		
Scale	2.5	5	7.5	10
m				
0	1:250 at A3	1:125 at A1		

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PROJECT STAGE

DA

PROJECT DETAILS

RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS

Owner

DRAWING TITLE

GFA CALCULATION NO.1

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE
As indicated A3

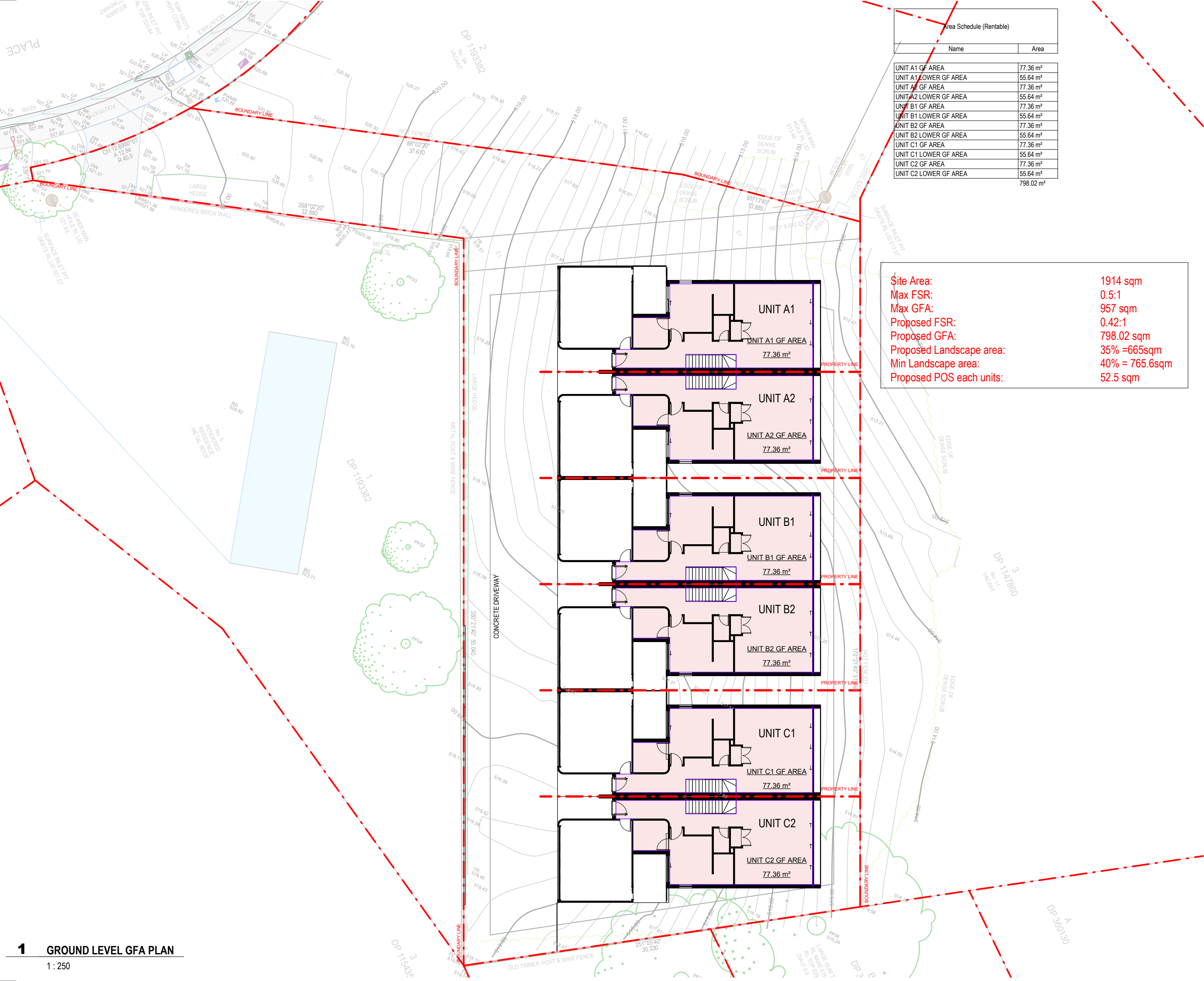
PROJECT NUMBER
J230821

DRAWING NUMBER
DA 7001

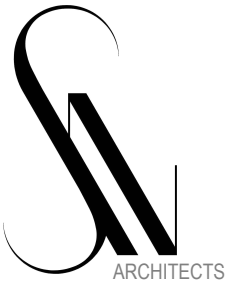
REVISION
A

1 LOWER GROUND GFA PLAN

1 : 250



Area Schedule (Rentable)		
	Name	Area
	UNIT A1 GF AREA	77.36 m²
	UNIT A1 LOWER GF AREA	55.64 m²
	UNIT A2 GF AREA	77.36 m²
	UNIT A2 LOWER GF AREA	55.64 m²
	UNIT B1 GF AREA	77.36 m²
	UNIT B1 LOWER GF AREA	55.64 m²
	UNIT B2 GF AREA	77.36 m²
	UNIT B2 LOWER GF AREA	55.64 m²
	UNIT C1 GF AREA	77.36 m²
	UNIT C1 LOWER GF AREA	55.64 m²
	UNIT C2 GF AREA	77.36 m²
	UNIT C2 LOWER GF AREA	55.64 m²
		798.02 m²



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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



Site Area: 1914 sqm
Max FSR: 0.5:1
Max GFA: 957 sqm
Proposed FSR: 0.42:1
Proposed GFA: 798.02 sqm
Proposed Landscape area: 35% = 665sqm
Min Landscape area: 40% = 765.6sqm
Proposed POS each units: 52.5 sqm

A	04.03.25	DA SUBMISSION		
Rev.	Date	Description		
Scale	2.5	5	7.5	10
m				
0	1:250 at A3	1:125 at A1		

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PROJECT STAGE
DA
PROJECT DETAILS
RESIDENTIAL DEVELOPMENT

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CLIENT DETAILS
Owner

DRAWING TITLE
GFA CALCULATION NO.2

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE
As indicated A3

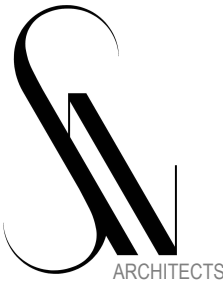
PROJECT NUMBER
J230821

DRAWING NUMBER
DA 7002

REVISION
A

MATERIAL LEGEND2		
MATERIAL REFERENCE	MATERIAL TAG	MATERIAL DESCRIPTION

	AWD 01	DARK BEIGE POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS
	FB 01	FACE BRICK WHITE
	TB 01	DARK BEIGE POWDER COATED ALUMINIUM



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PROJECT STAGE
DA
PROJECT DETAILS
RESIDENTIAL DEVELOPMENT

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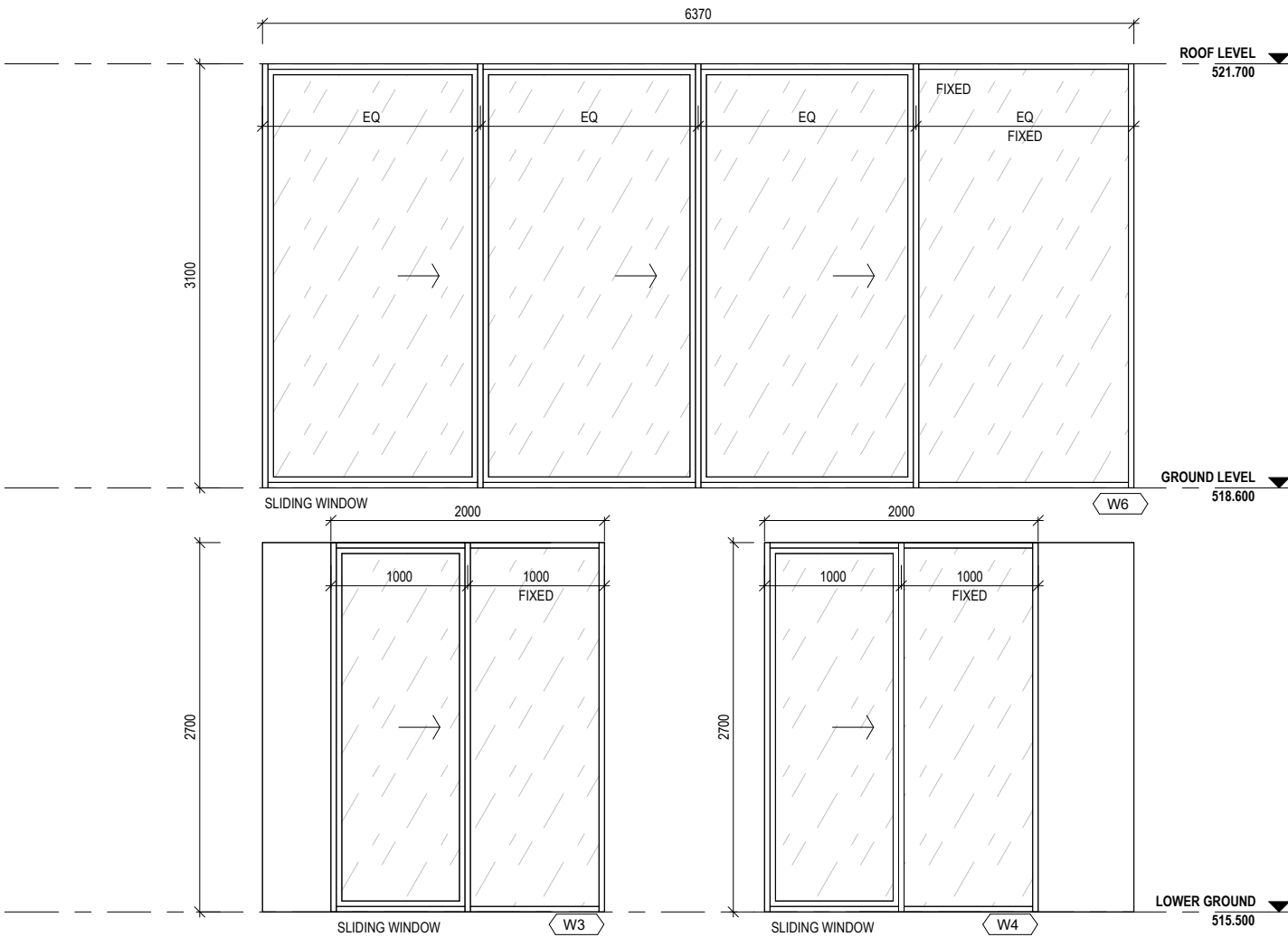
CLIENT DETAILS
Owner

DRAWING TITLE
FINISHES SCHEDULE

DRAWN	DESIGNED	CHECKED
SM	SM	SM

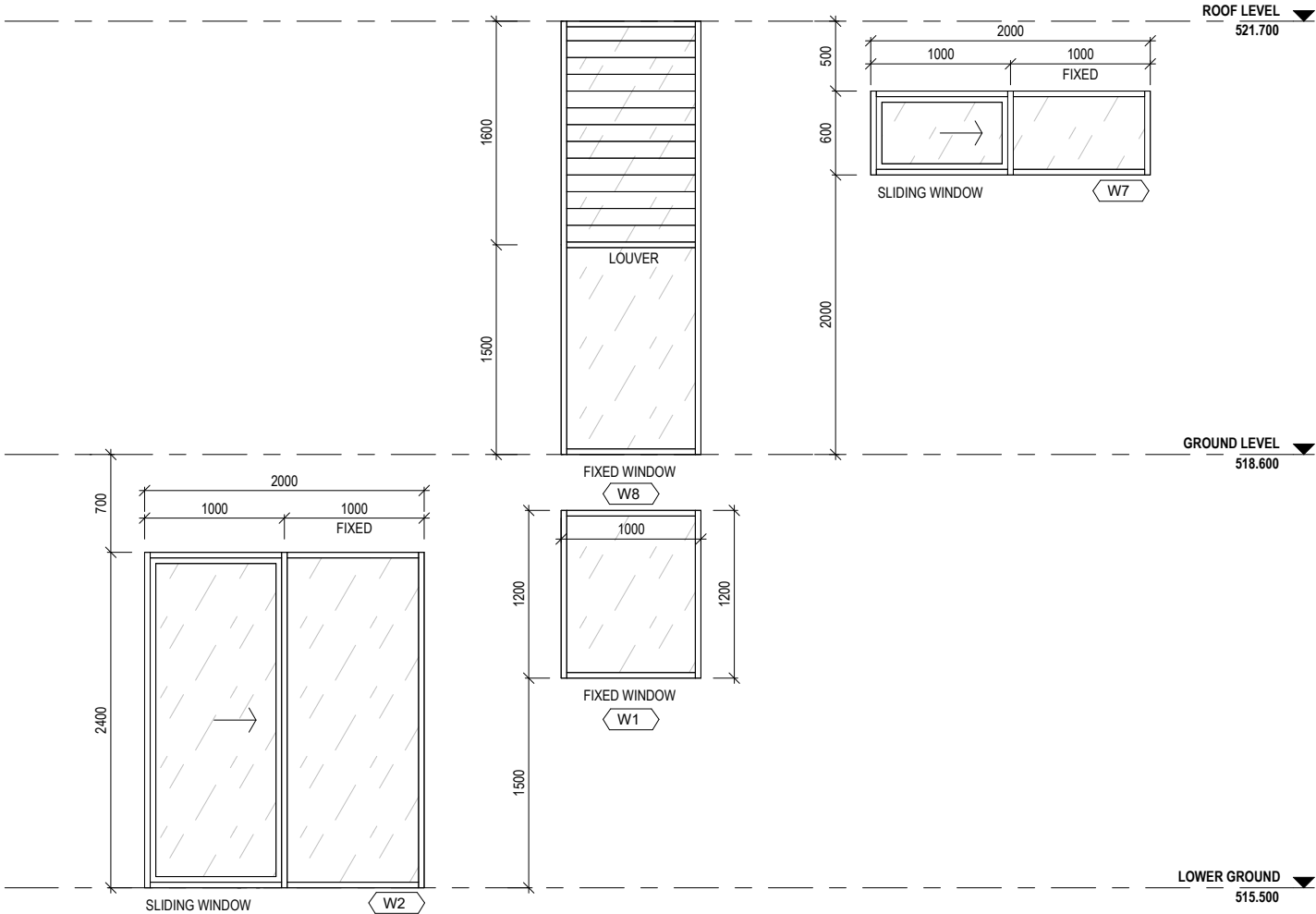
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PROJECT NUMBER	DRAWING NUMBER	REVISION
J230821	DA 7041	A



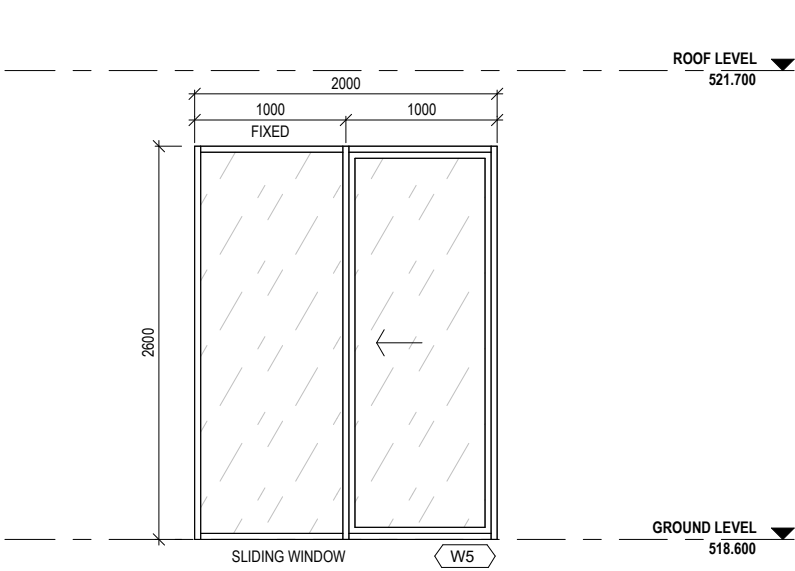
1 EAST WINDOW SCHEDULE

1 : 50



3 NORTH / SOUTH WINDOW SCHEDULE

1 : 50



2 WEST WINDOW SCHEDULE

1 : 50



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Rev.	Date	Description		
Scale	2.5	5	7.5	10
m	0	1:250 at A3	1:125 at A1	

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PROJECT STAGE
DA
PROJECT DETAILS
RESIDENTIAL DEVELOPMENT

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS
Owner

DRAWING TITLE
WINDOW SCHEDULE NO.1

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE
1 : 50

SHEET SIZE
A3

PROJECT NUMBER
J230821

DRAWING NUMBER
DA 7052

REVISION
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