

REVESBY HOMES NSW - BGYAN - APARTMENTS

15 SPENCE ST & 171-173 THE RIVER RD | DA APPLICATION

Revesby, NSW 2212

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SITE LOCATION



ARTIST IMPRESSION



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PROJECT 21.0324.12713 APARTMENTS REVESBY - HOMESNSW

SITE INFORMATION

Job Reference
Locality/Suburb
Street Address
Lot No & DP

BGYAN
Revesby
15 Spence St & 171-173 The River Rd, Revesby
Lots 14,15 & 28 in DP 25413

Site Area (m²)
Permissible Max GFA (m²)
GFA Provided (m²)

1731.6
2597.4
2597.39

Total Studio Units	3
Total 1 Bed Units	18
Total 2 Bed Units	15
Total Number of Units	36

8%
50%
42%

Total Adaptable Units	4
-----------------------	---

Apartment	Level	Number of Beds	Internal Area (m2)	POS	Internal storage (m3)	Basement storage (m3)
G.01	Ground Floor	1	50.68	35.5	4	3
G.02	Ground Floor	2	70.61	26.33	4	4
G.03	Ground Floor	2	71.68	27.94	4	4
G.04	Ground Floor	2	71.15	20.18	4	4
G.05	Ground Floor	1 (STUDIO)	37.49	11.51	3	3
G.06	Ground Floor	1	50.7	19.16	3	3

1.01	Level 1	1	51.73	10.17	4	3
1.02	Level 1	1	50.74	10	4	3
1.03	Level 1	2	73.84	12.16	4	4
1.04	Level 1	1	50.7	8.94	3	3
1.05	Level 1	2	72.12	10.68	4	3
1.06	Level 1	1	50.73	10	4	3
1.07 (Adaptable)	Level 1	1	59.73	10	4	3
1.08	Level 1	2	71.14	13.17	4	4

2.01	Level 2	1	51.74	10.17	4	3
2.02	Level 2	1	51.74	10	4	3
2.03	Level 2	2	73.84	12.13	4	4
2.04	Level 2	1	50.7	8.94	3	3
2.05	Level 2	2	72.12	10.7	4	3
2.06	Level 2	1	50.73	10	4	3
2.07 (Adaptable)	Level 2	1	59.96	10.15	4	3
2.08	Level 2	2	71.14	13.17	4	4

3.01	Level 3	1	50.73	10.17	4	3
3.02	Level 3	1	50.74	10	4	4
3.03	Level 3	2	73.75	12.16	4	3
3.04	Level 3	1	50.7	8.94	3	3
3.05	Level 3	2	72.12	10.7	4	2
3.06	Level 3	1	50.73	10	4	3
3.07 (Adaptable)	Level 3	1	59.96	10.15	4	3
3.08	Level 3	2	71.14	13.17	4	4

4.01	Level 4	2	75.47	18.38	4	4
4.02	Level 4	2	73.47	18.2	4	3
4.03	Level 4	1 (STUDIO)	35.8	23.68	3	3
4.04	Level 4	2	71.36	19.95	4	4
4.05 (Adaptable)	Level 4	1	57.98	44.36	3	4
4.06	Level 4	1 (STUDIO)	33.44	52.96	2	4

	Control	Required	Proposed	Complies
Setbacks				
Primary + Secondary		6m	6m	yes
Side + Rear	Canterbury-Bankstown DCP	4.5m	6m	yes
Basement	2023	2m	1.75m (min.)	yes
Driveway		1m	2.25m	yes
Max. Height		13m		
	Canterbury-Bankstown LEP 2023	16.9m	Tower A: 16.56m (From natural ground to lift overrun RL 26.50)	yes
Height Bonus (30%)			Tower B: 16.73m (From natural ground to lift overrun RL 27.00m)	yes
FSR		1:1		
FSR Bonus (0.5)	Housing SEPP 2021	1.5:1	1.500	yes
Landscaped Area	Housing SEPP 2021: 30% of site area	519.48	607.07	yes
Deep Soil Zone	Apartment Design Guide: Min. 7% of total site (min 6m deep)	121.212	130.23	yes
Communal Open Space	Apartment Design Guide: Min. 25% of total site Min. 50% direct sunlight to principle part of C.O.S for min. 2 hours	432.9 108.9	503.87 112.15	yes yes
Solar Access	Apartment design Guide: 70% of apartments receive min. 2 hours to living spaces.	25.2 Units	30 Units	yes

Natural Ventilation	Apartment Design Guide: 60% of apartments receive natural cross ventilation	21.6 units	23 units	yes
Parking	Housing SEPP 2021: 0.4 spaces x 1 bed/studio 0.5 spaces x 2 bed	16 parking spaces 4 accessible	16 parking spaces 4 accessible	yes
Waste	Canterbury Bankstown LEP 2023 General: 140L Per Dwelling Recycling: 120L per Dwelling Organics : 1 x20L per 10 Dwellings	General: 5x1100 L Bins Recycling: 4x1100L Bins Organics: 4x240L Bins		yes



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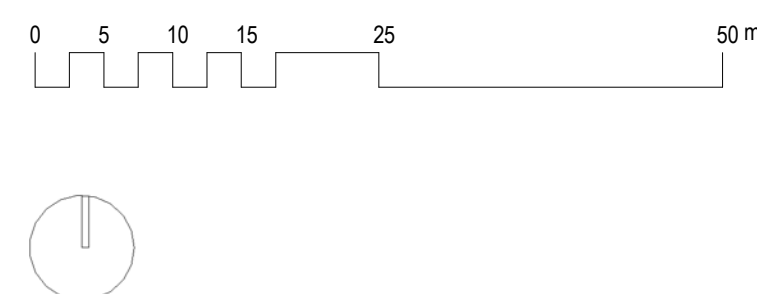
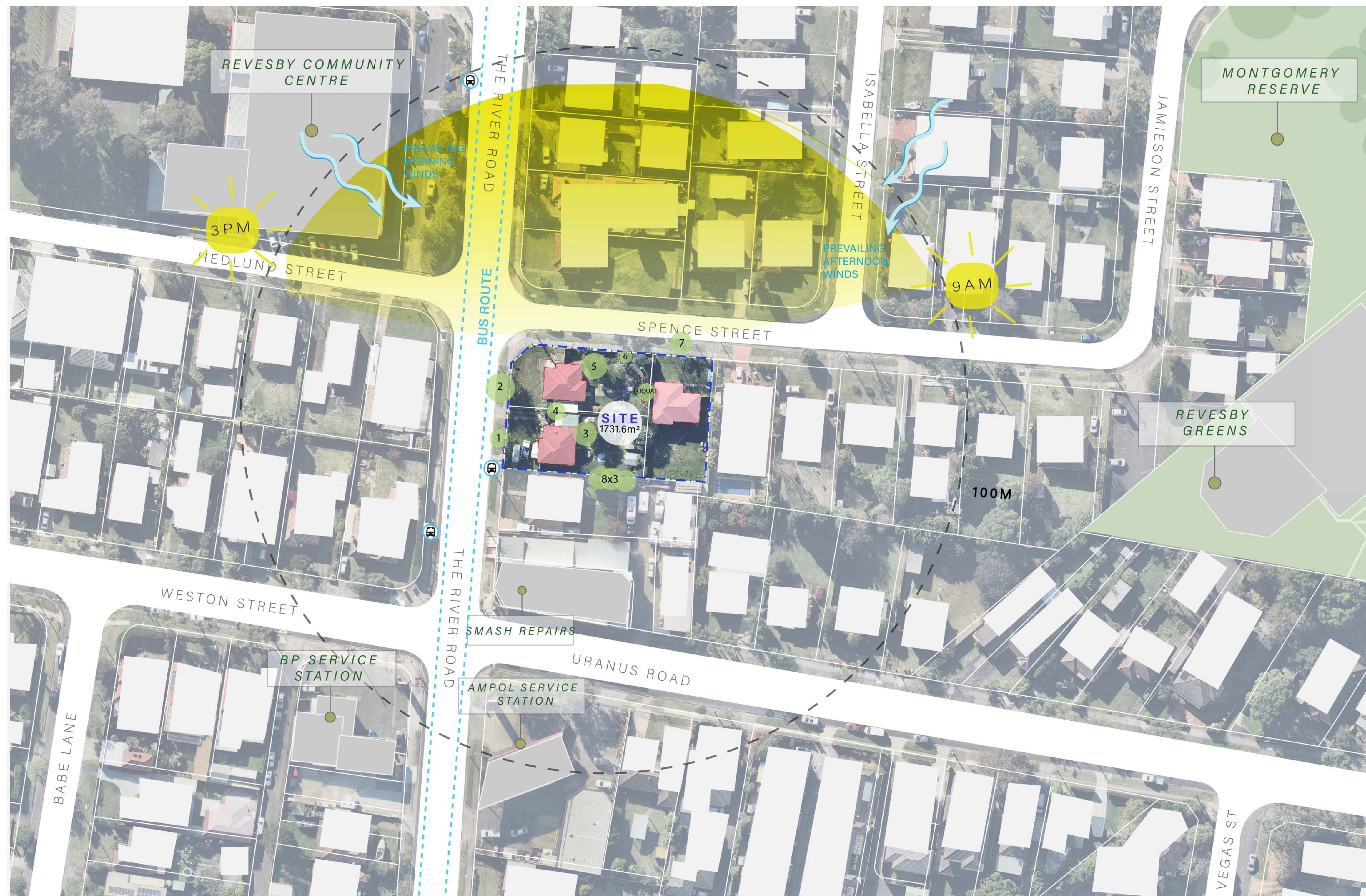
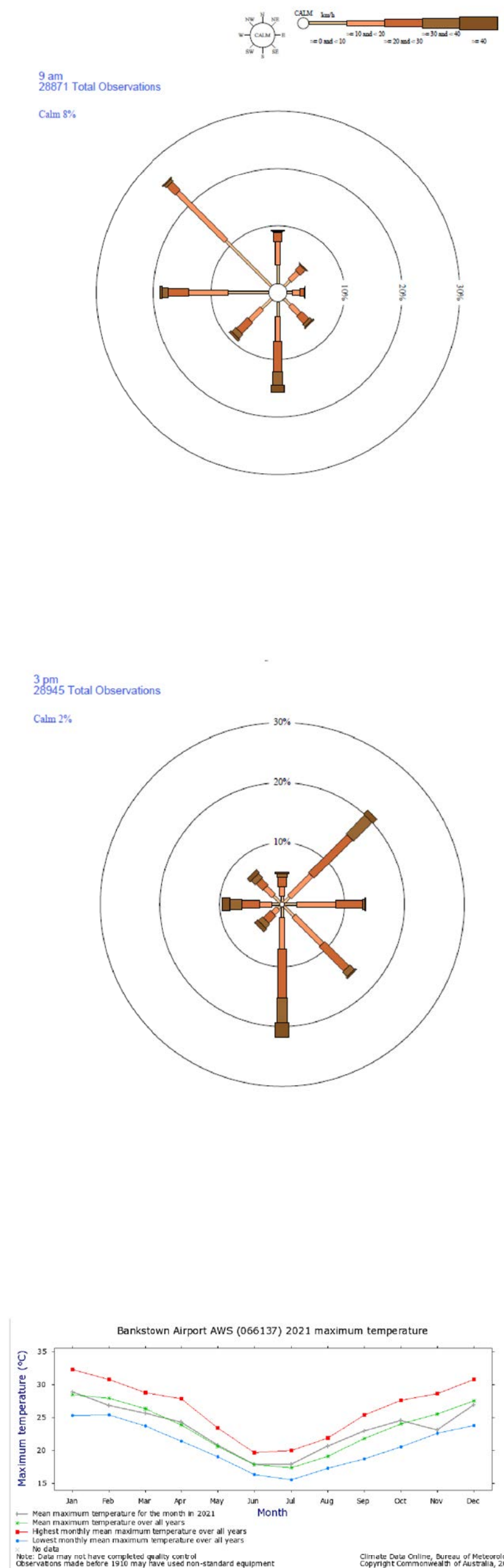
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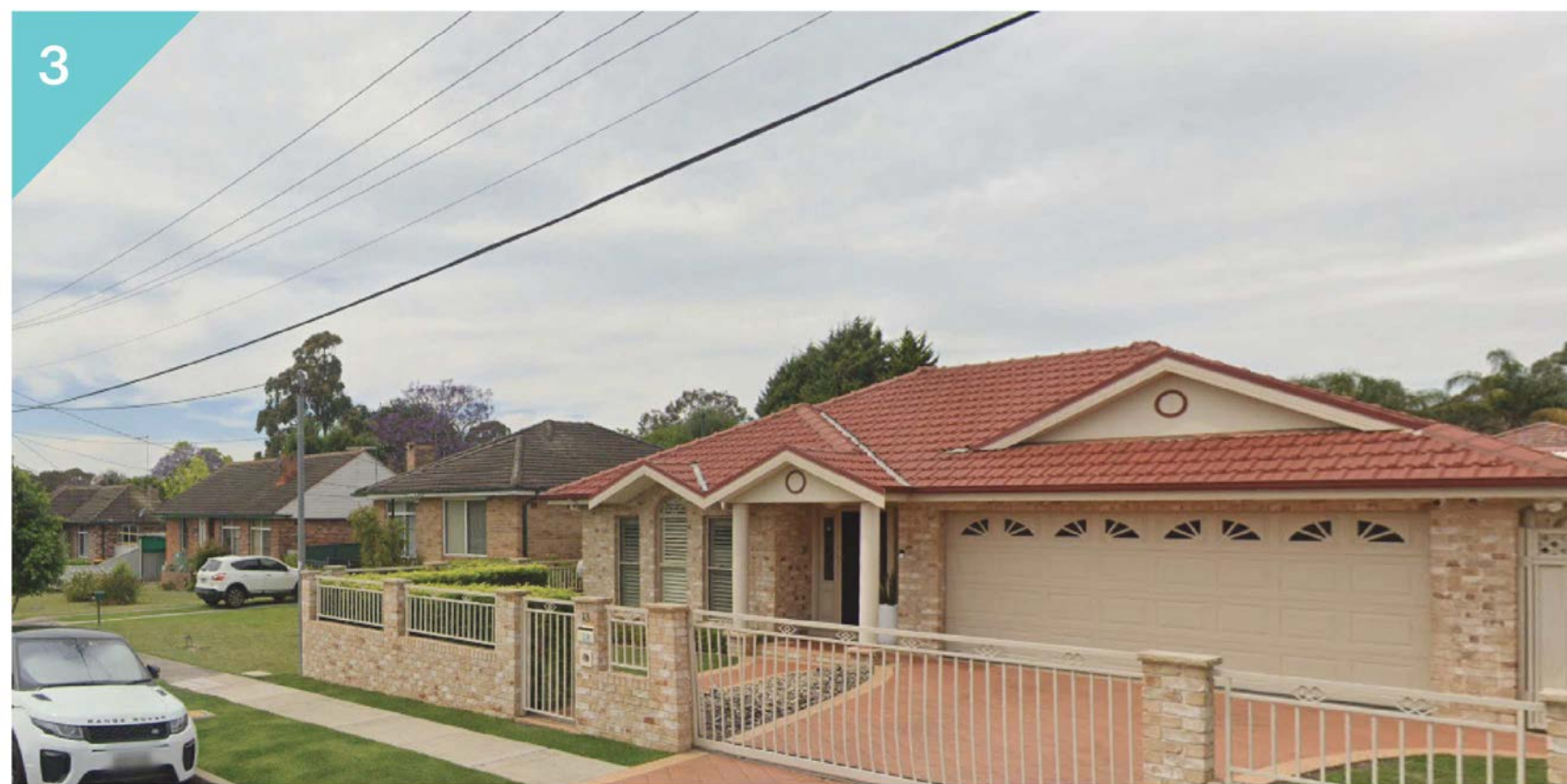
SITE ANALYSIS

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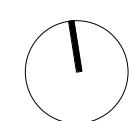
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1 Building storeys



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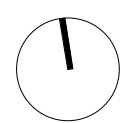
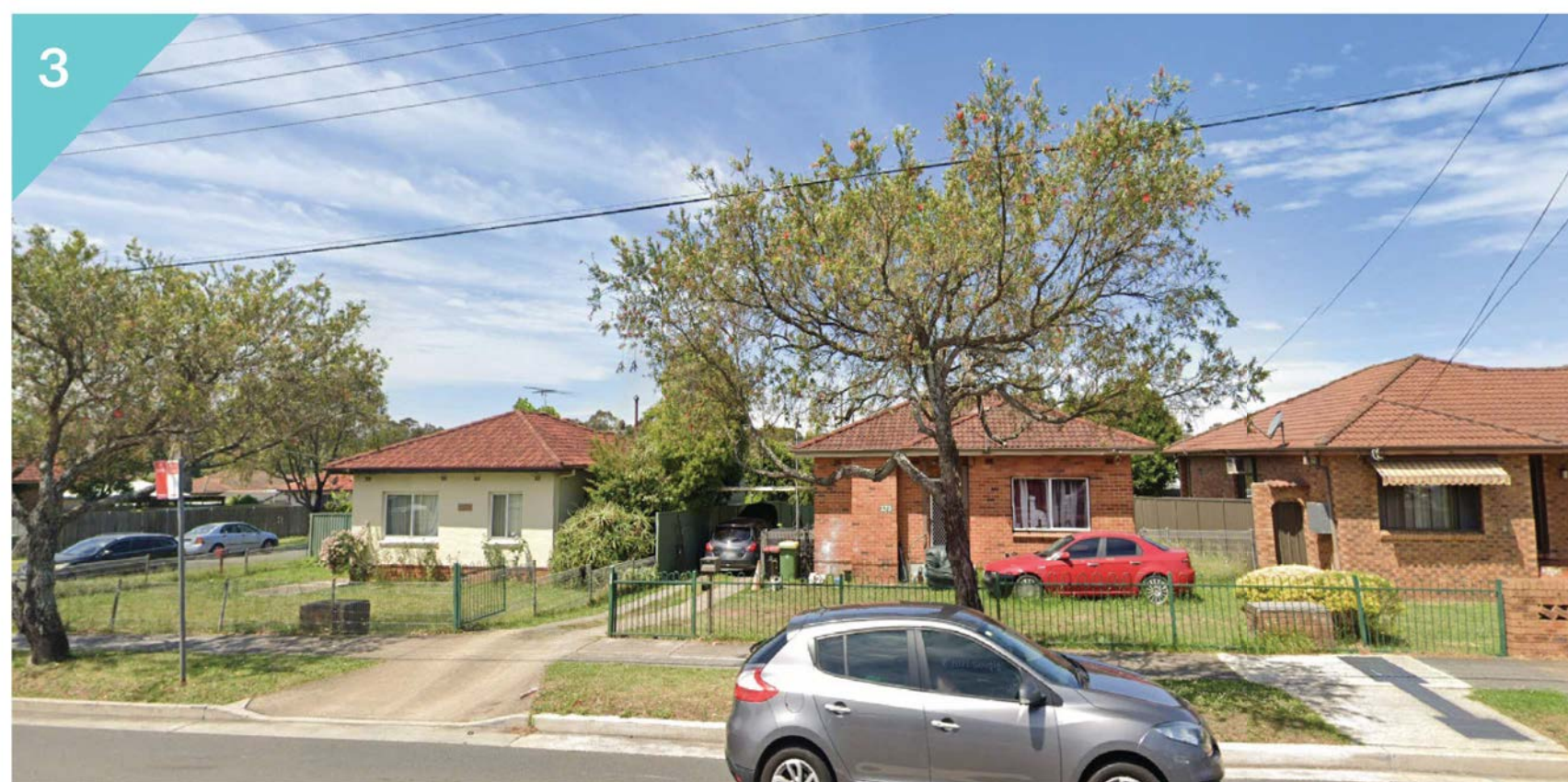
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**SITE ANALYSIS - SURROUNDING BUILDING
CHARACTER**

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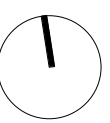
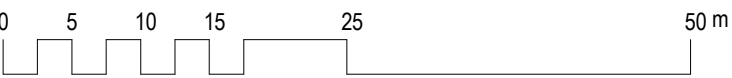
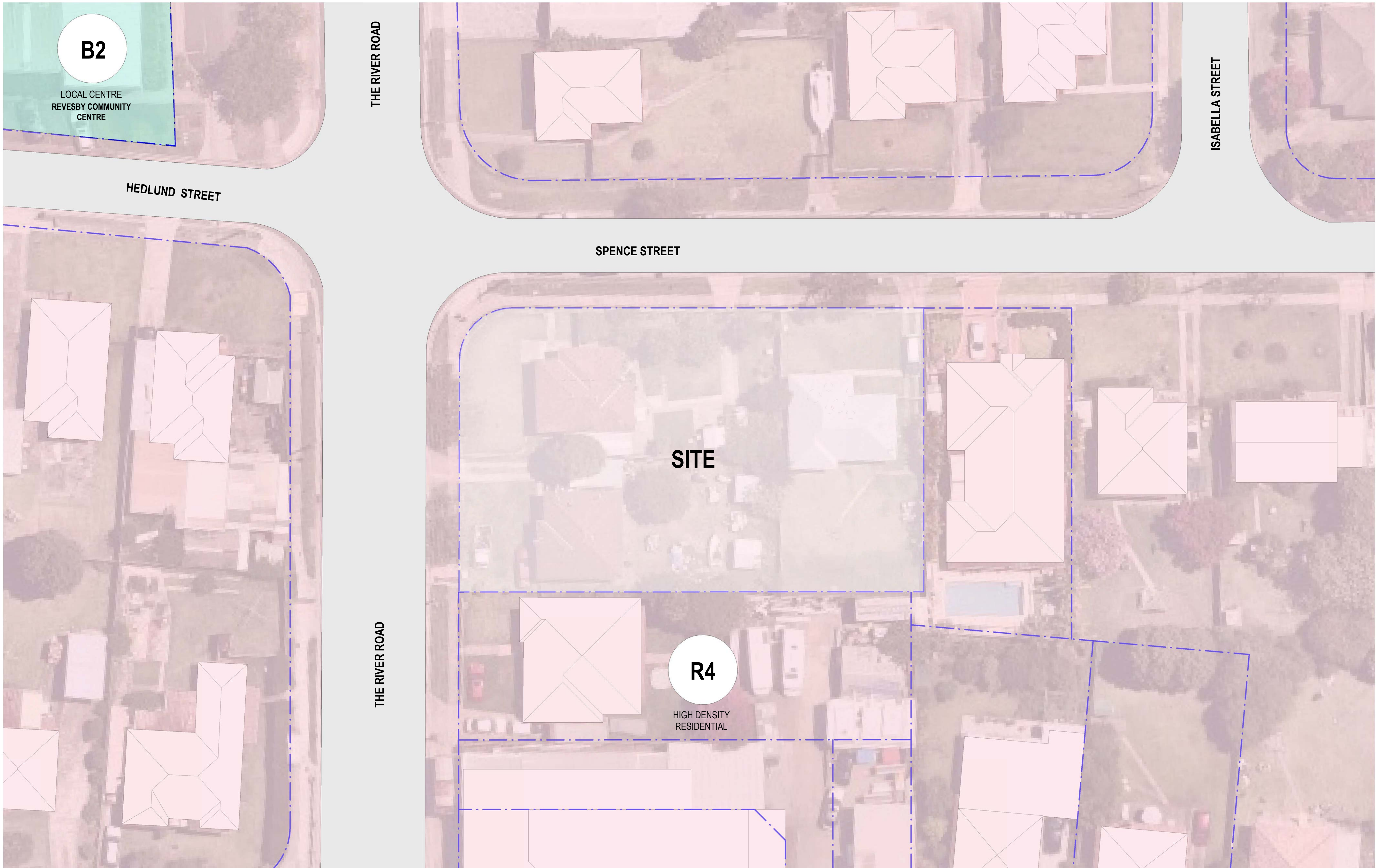
SITE ANALYSIS - SITE PHOTOS

@ A1

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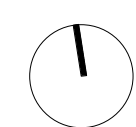
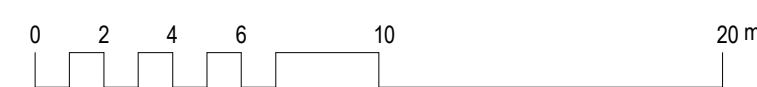
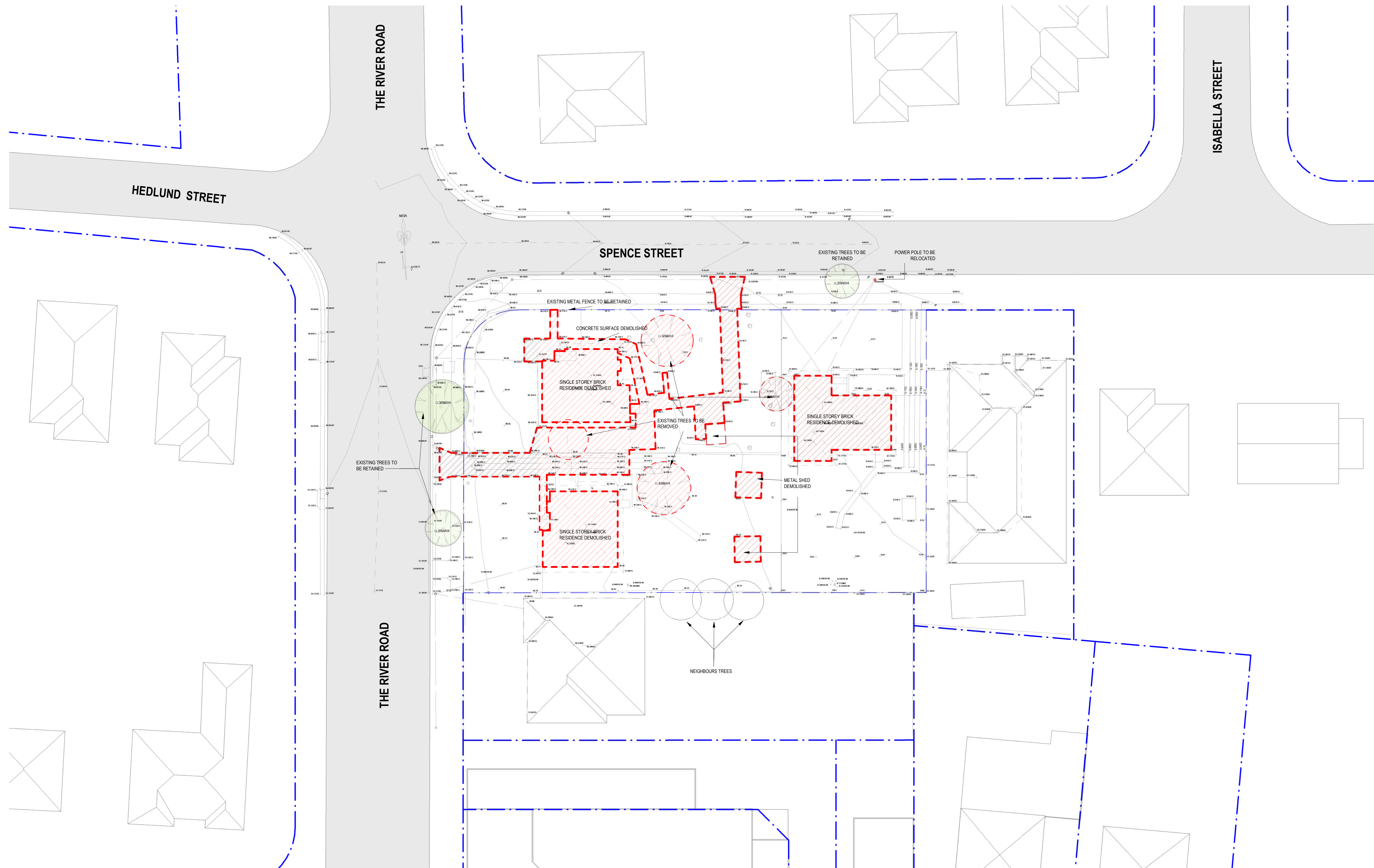
ZONING PLAN

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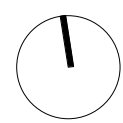
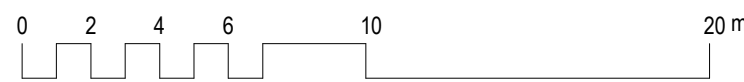
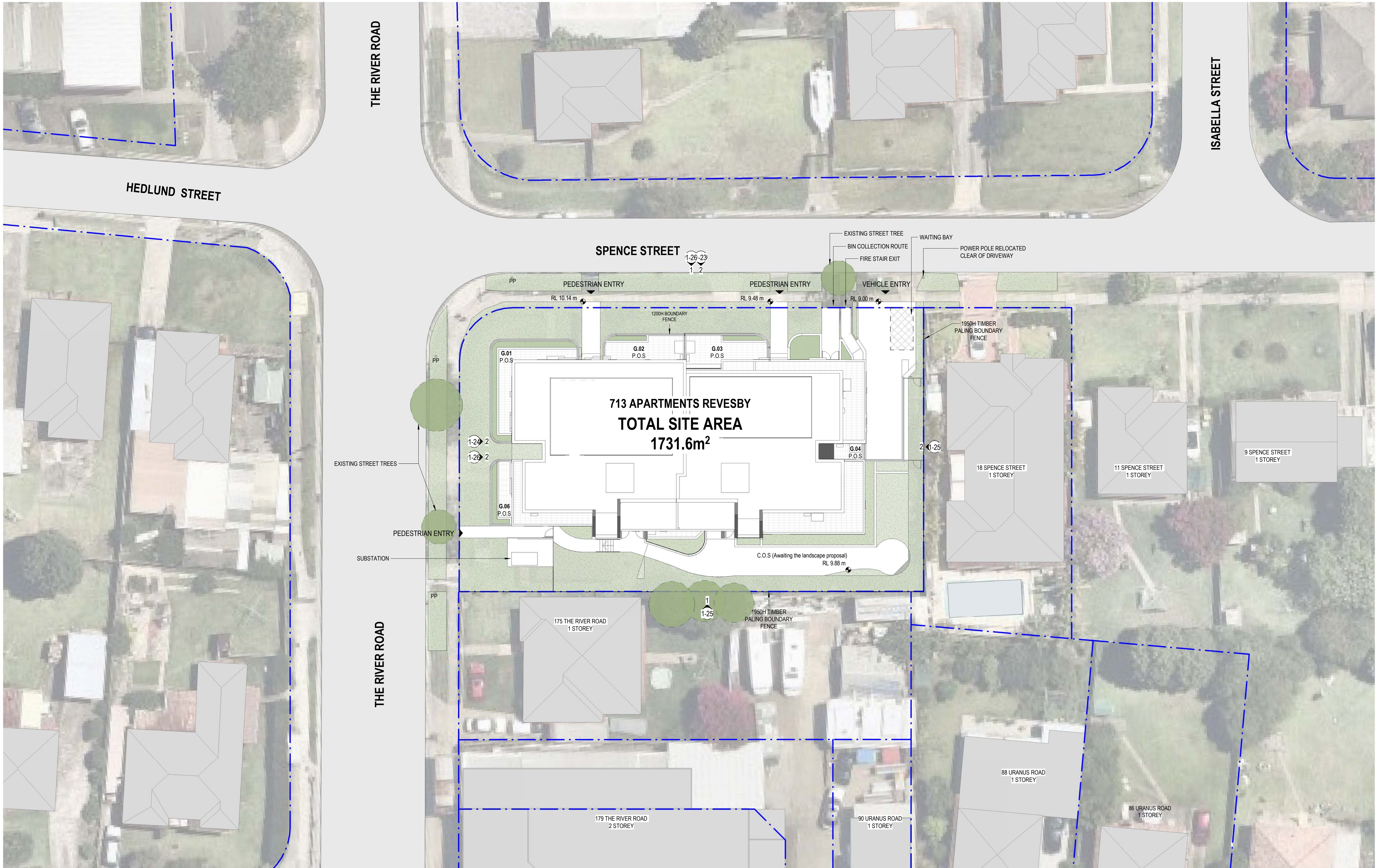
DEMOLITION PLAN

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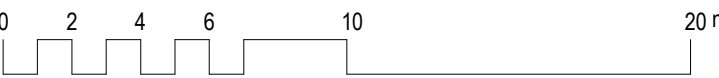
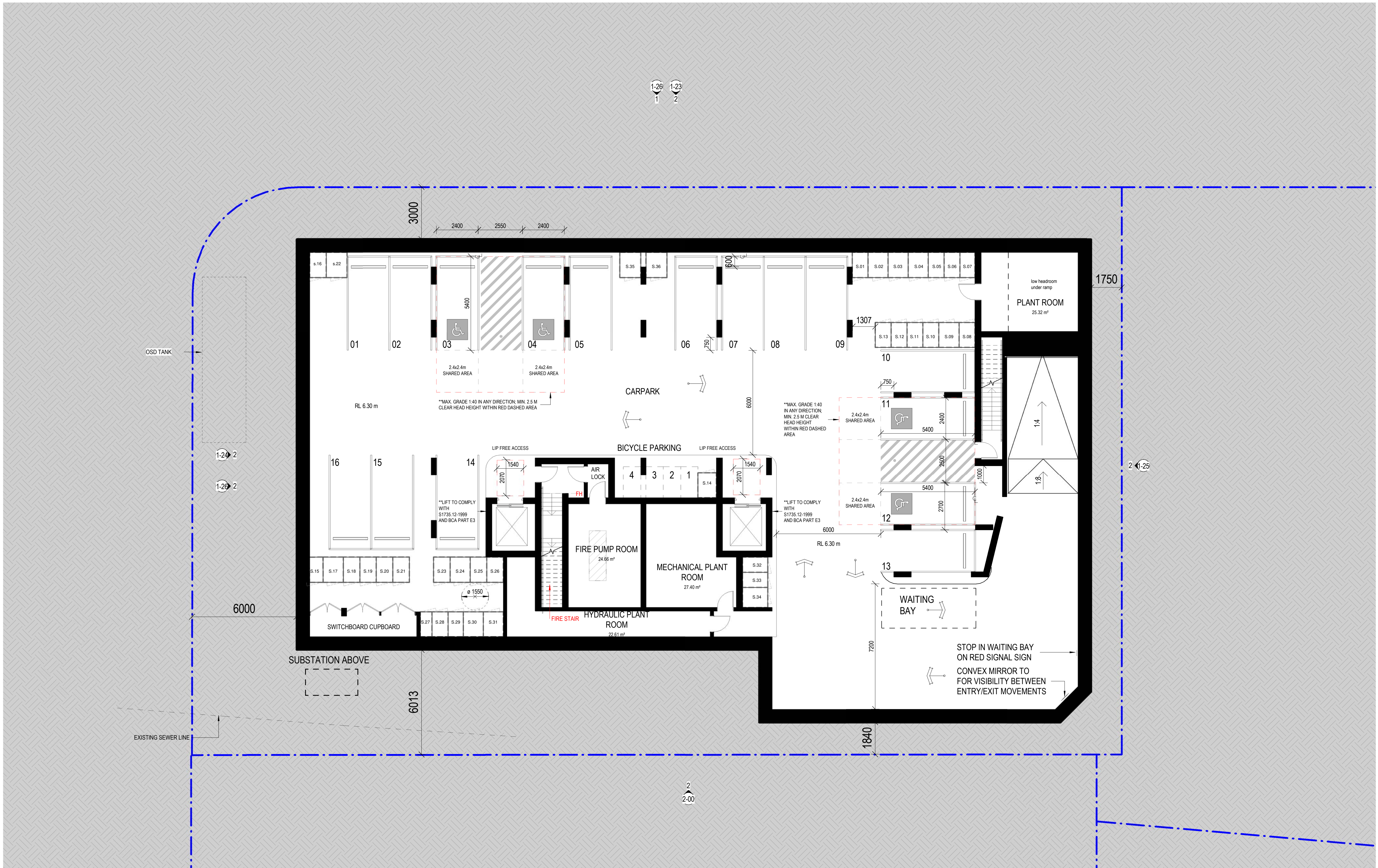
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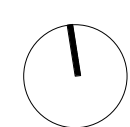
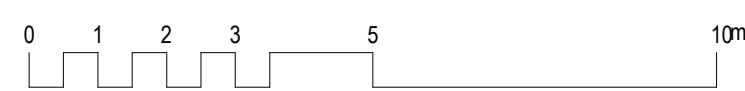
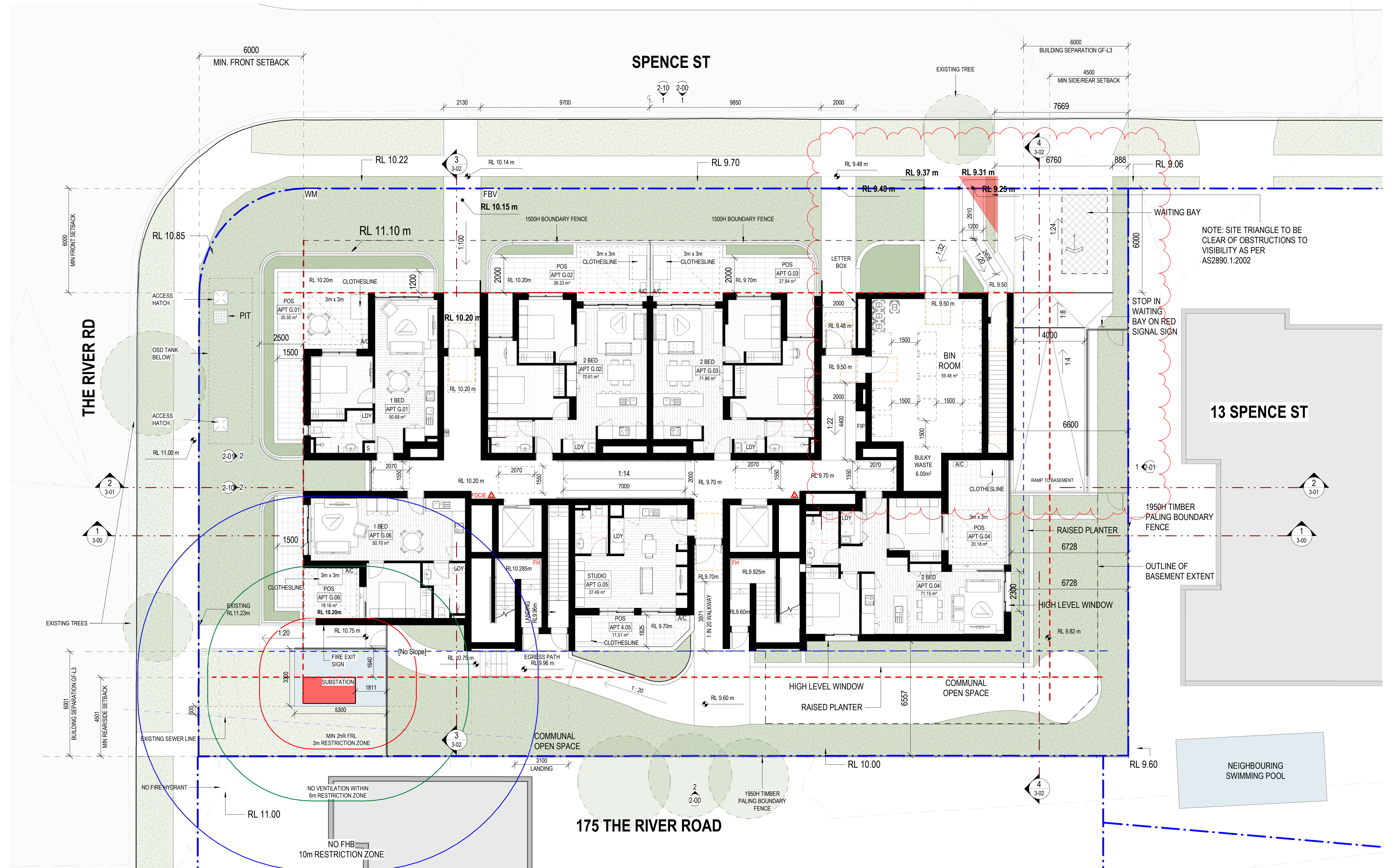
FLOOR PLAN - BASEMENT

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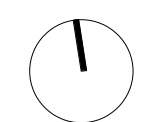
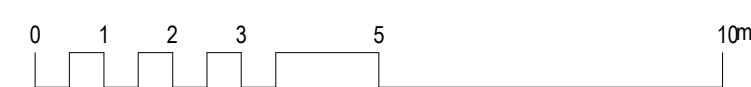
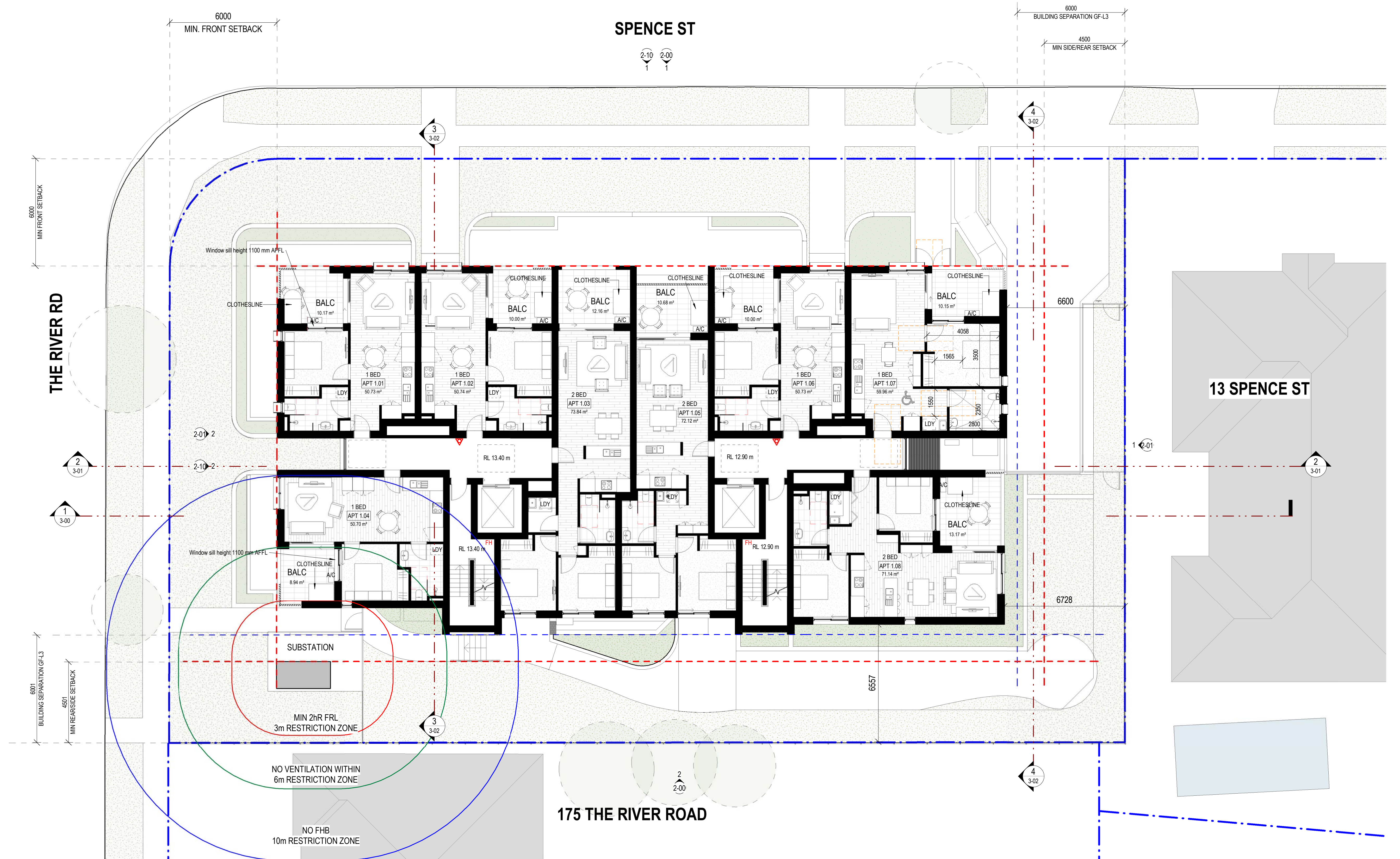
FLOOR PLAN - GROUND FLOOR

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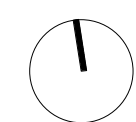
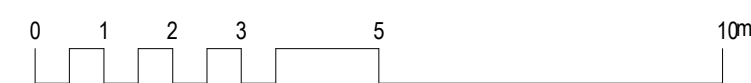
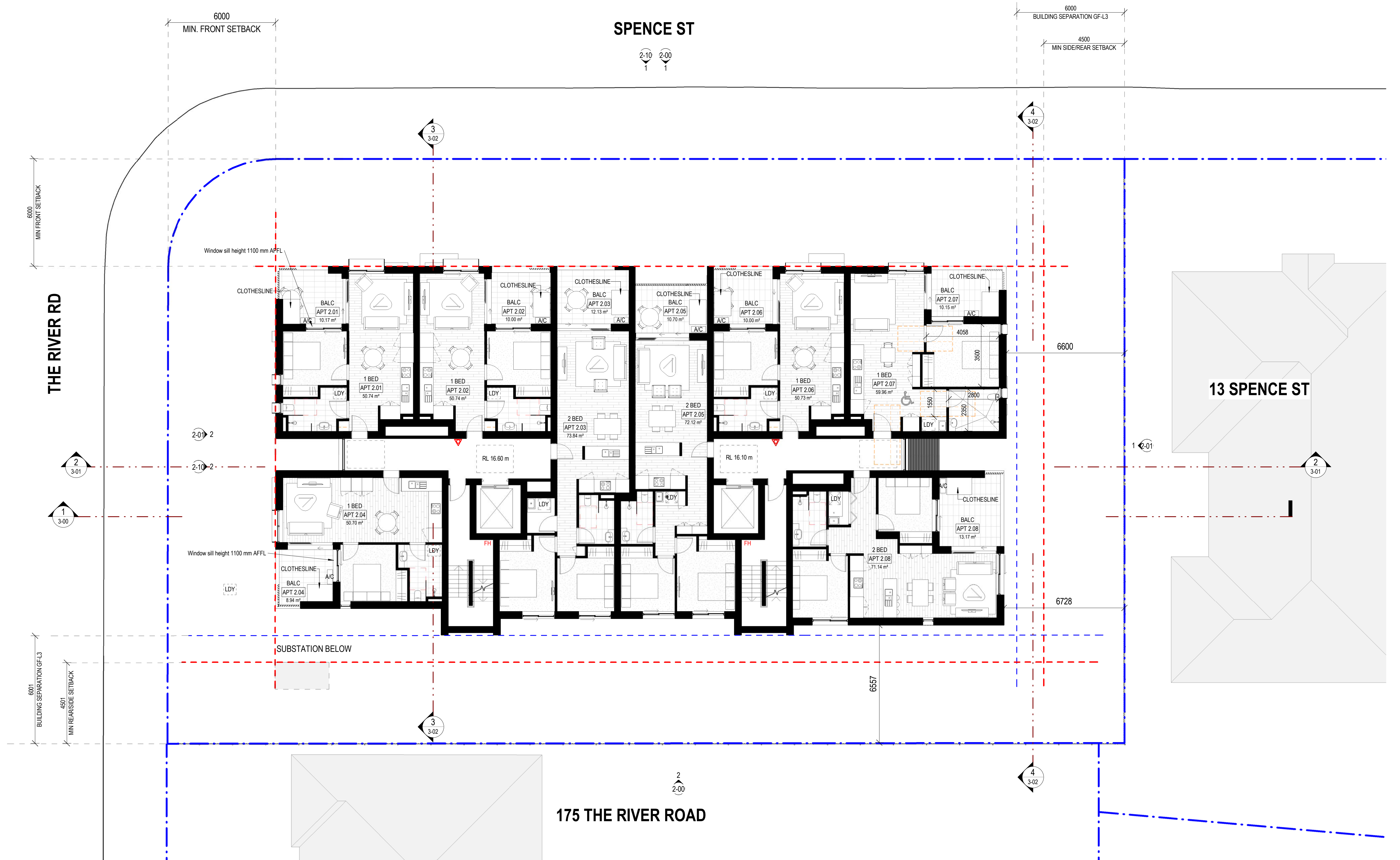
FLOOR PLAN - LEVEL 1

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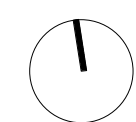
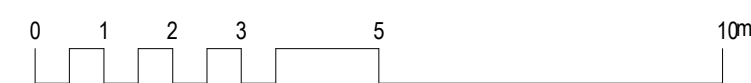
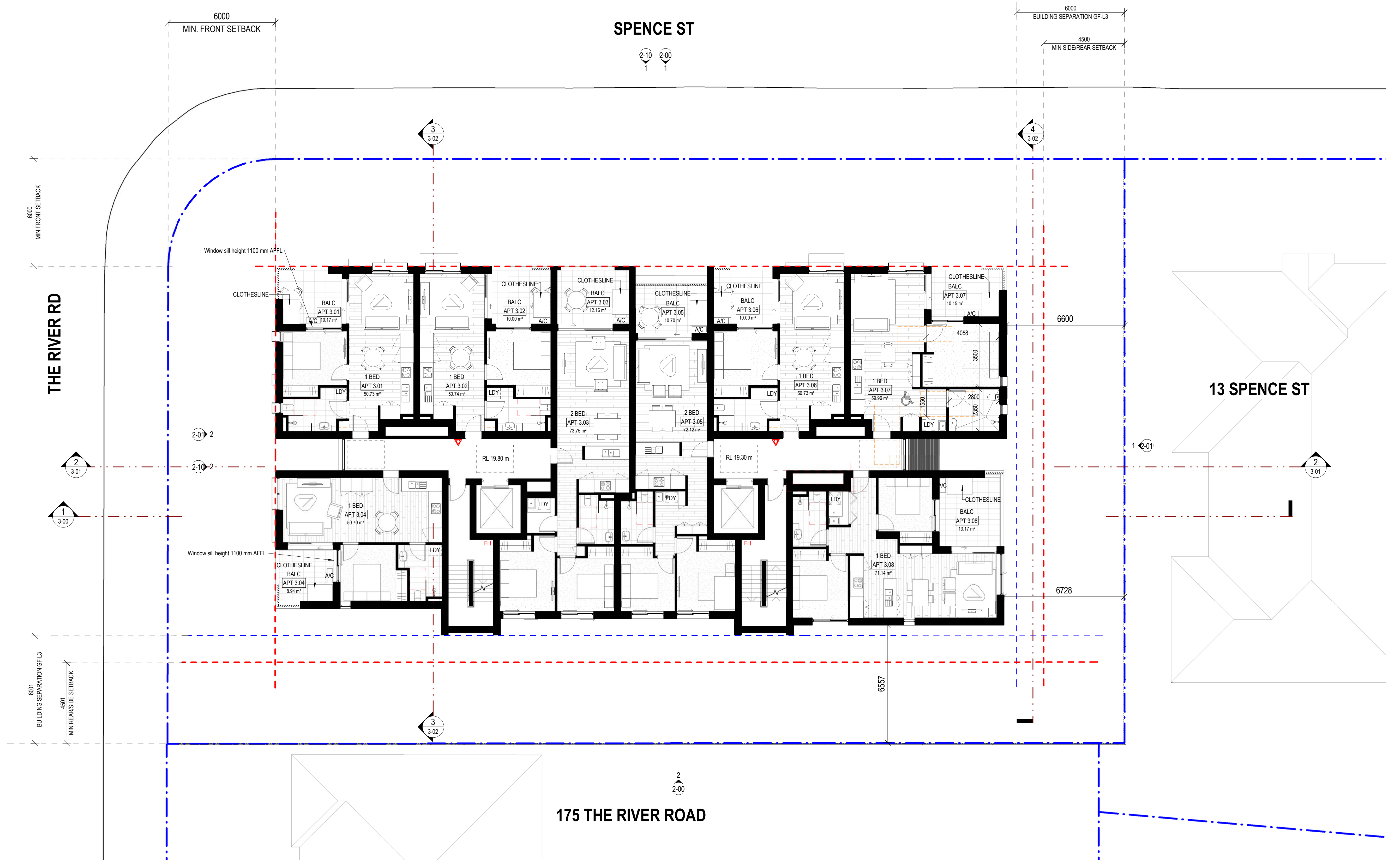
FLOOR PLAN - LEVEL 2

1: 100 @ A1

A-1-12

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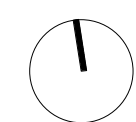
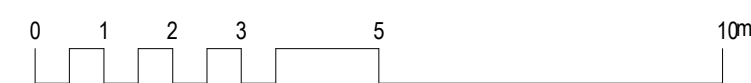
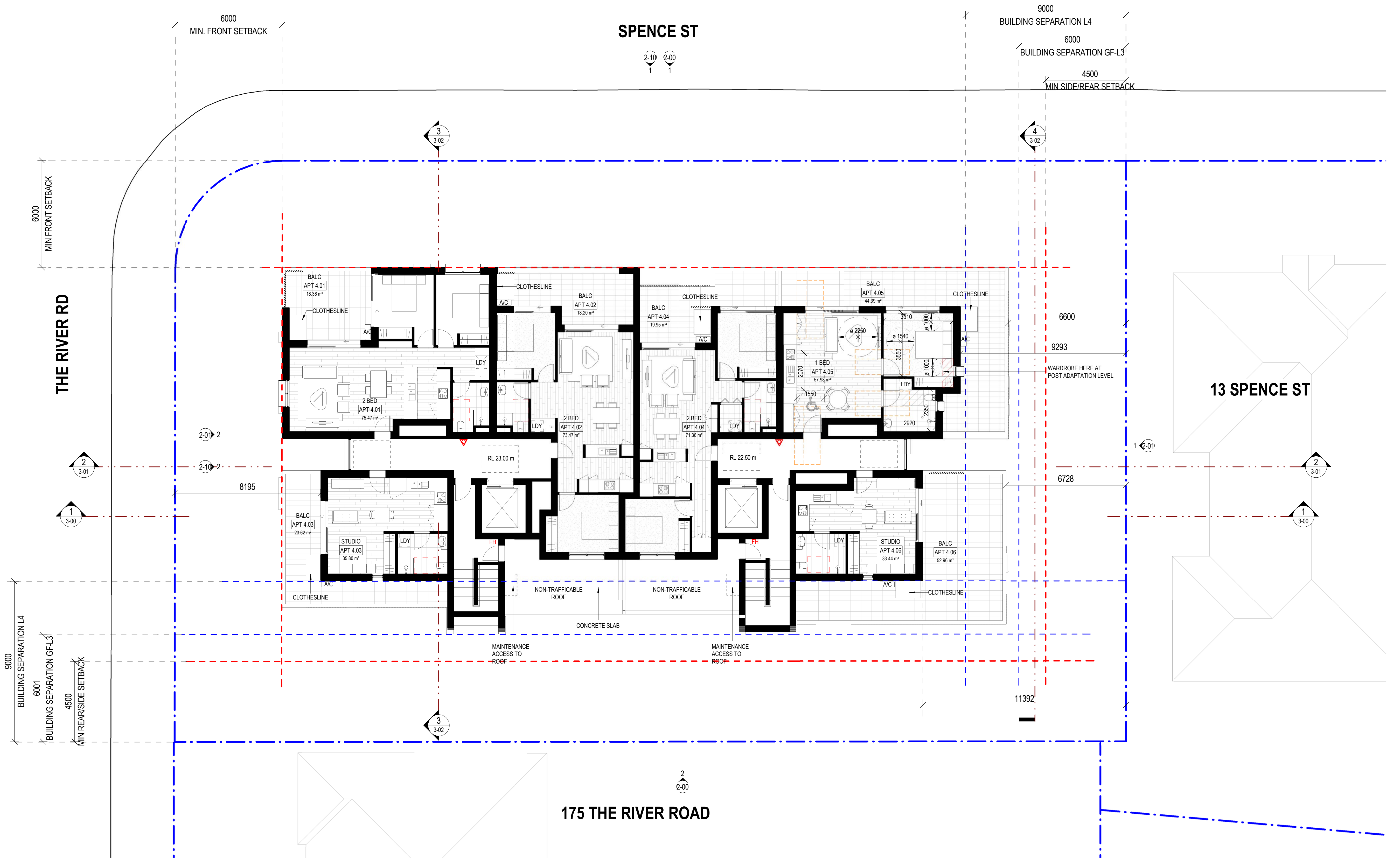
FLOOR PLAN - LEVEL 3

1: 100 @ A1

A-1-13

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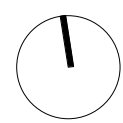
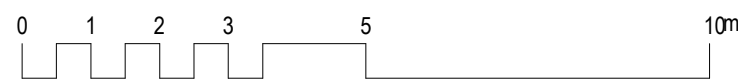
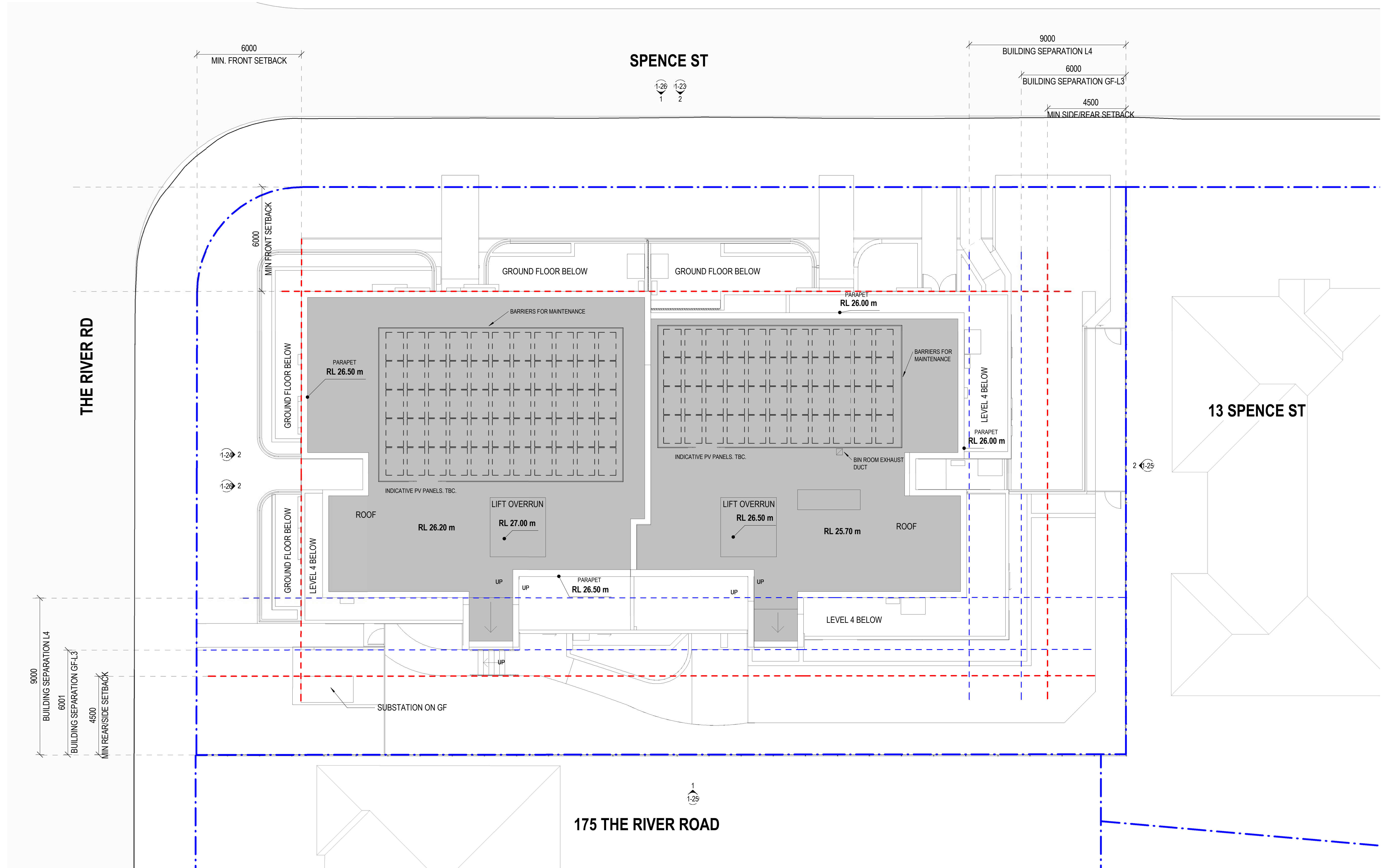
FLOOR PLAN - LEVEL 4

1: 100 @ A1

A-1-14

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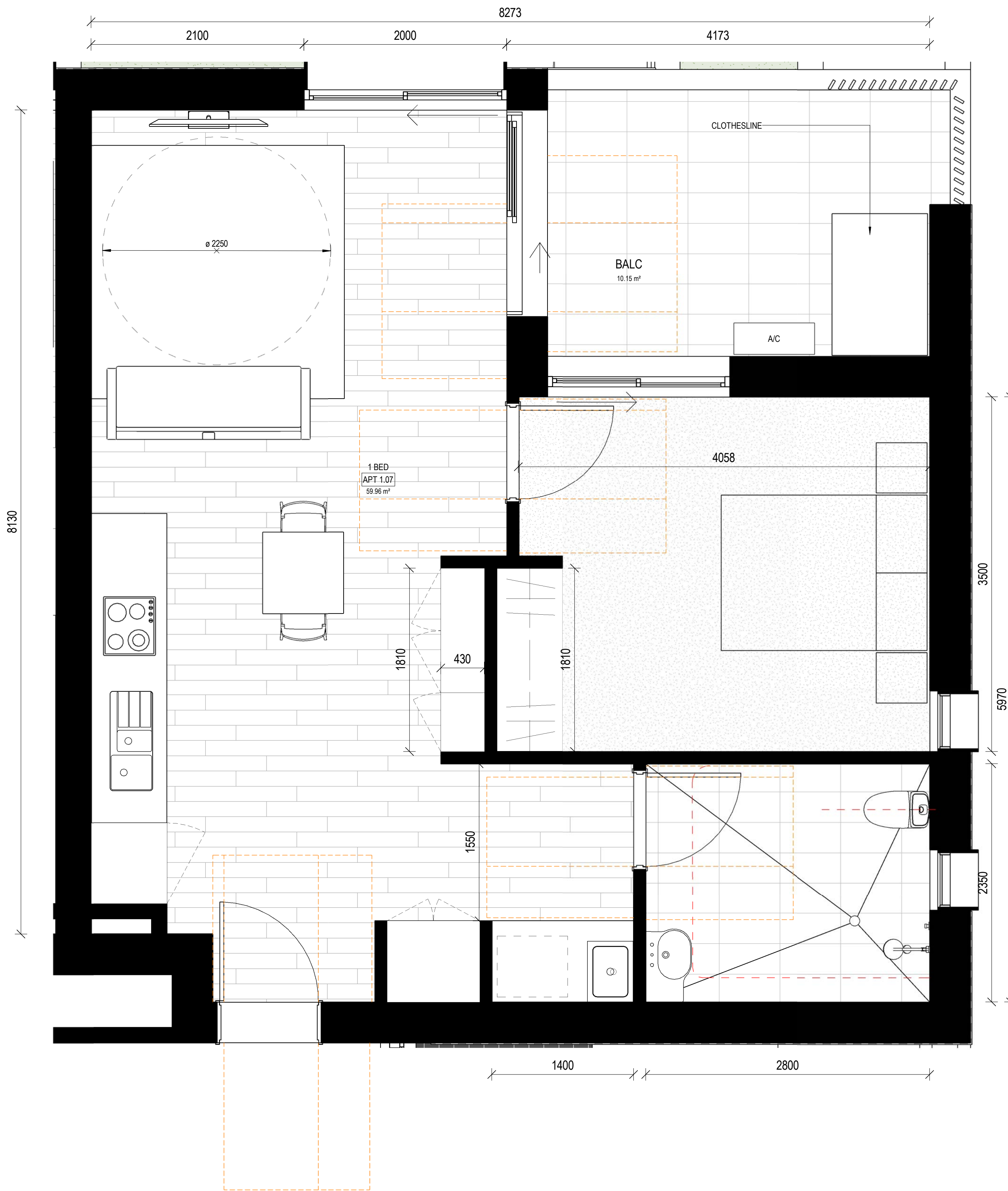
ROOF PLAN

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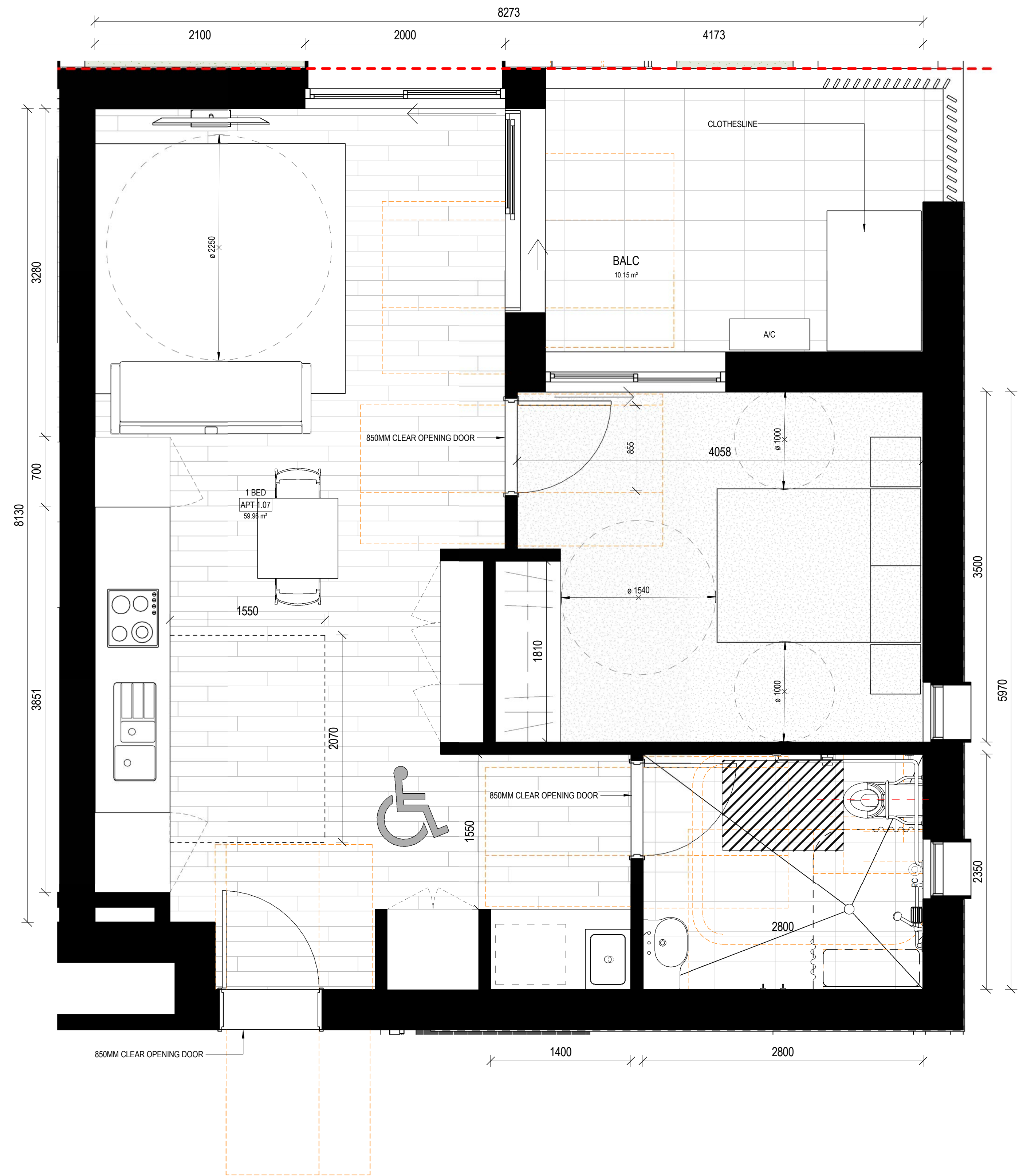
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18.08.2026

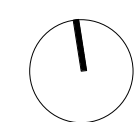
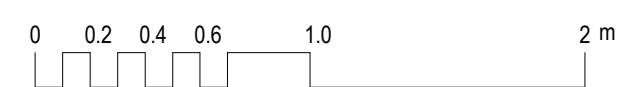
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1 TYPICAL ADAPTABLE UNIT - PRE ADAPTATION LAYOUT
1:25



2 TYPICAL ADAPTABLE UNIT - POST ADAPTATION LAYOUT
1:25



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FLOOR PLAN - ADAPTABLE UNIT

1:25 @ A1

A-1-20

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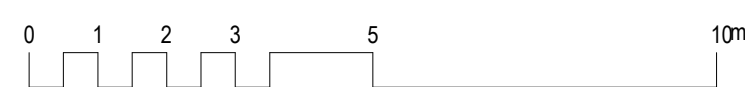
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NORTH ELEVATION



SOUTH ELEVATION



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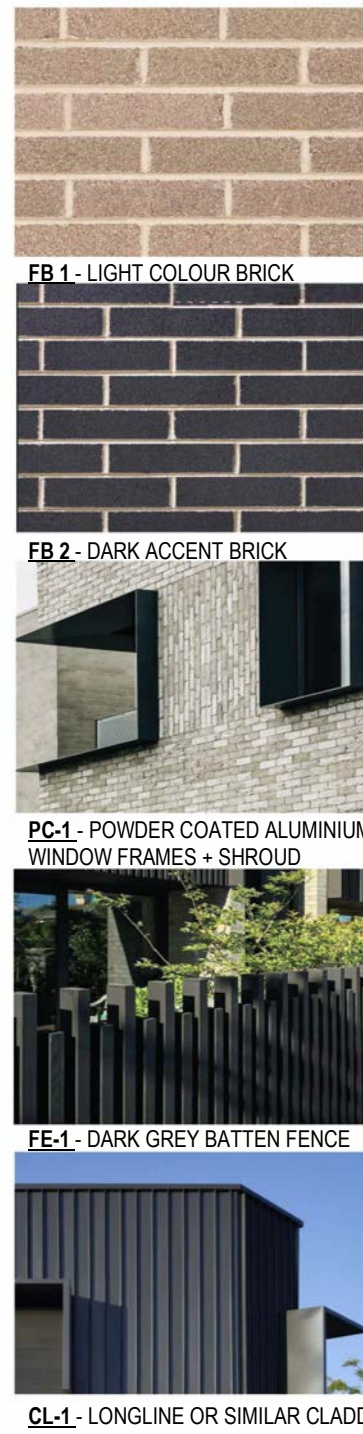
ELEVATIONS - SHEET 01

1: 100 @ A1

A-2-00

18.08.2026

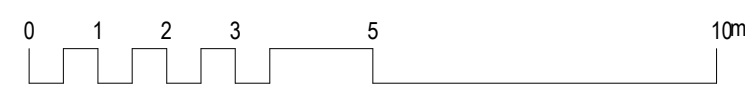
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EAST ELEVATION



WEST ELEVATION



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ELEVATIONS - SHEET 02

As indicated @ A1

A-2-01

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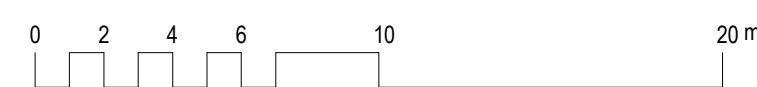
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1 **STREETSCAPE ELEVATIONS - SPENCE STREET**
1 : 200



2 **STREETSCAPE ELEVATIONS - THE RIVER ROAD**
1 : 200



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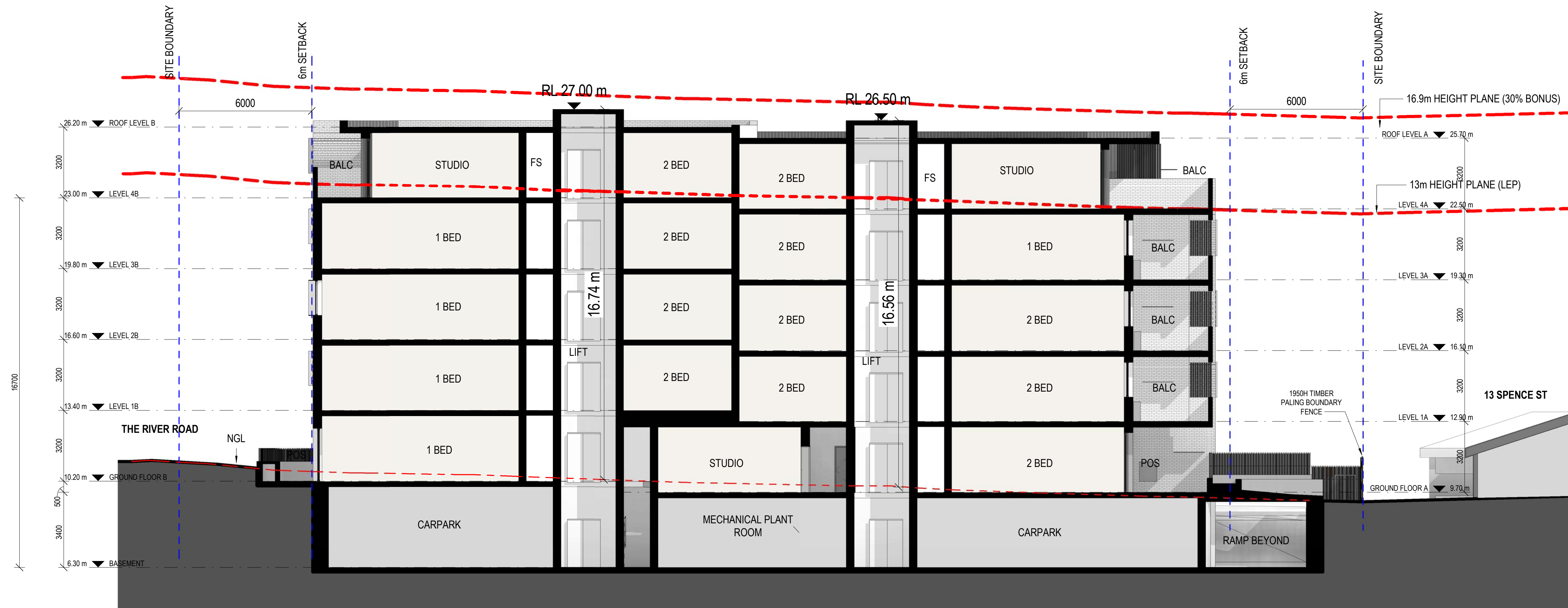
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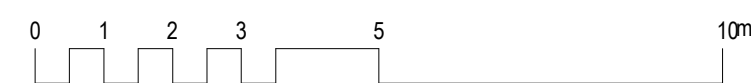
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STREETSCAPE ELEVATIONS
1 : 200 @ A1
18.08.2026
A-2-10
rev. P2



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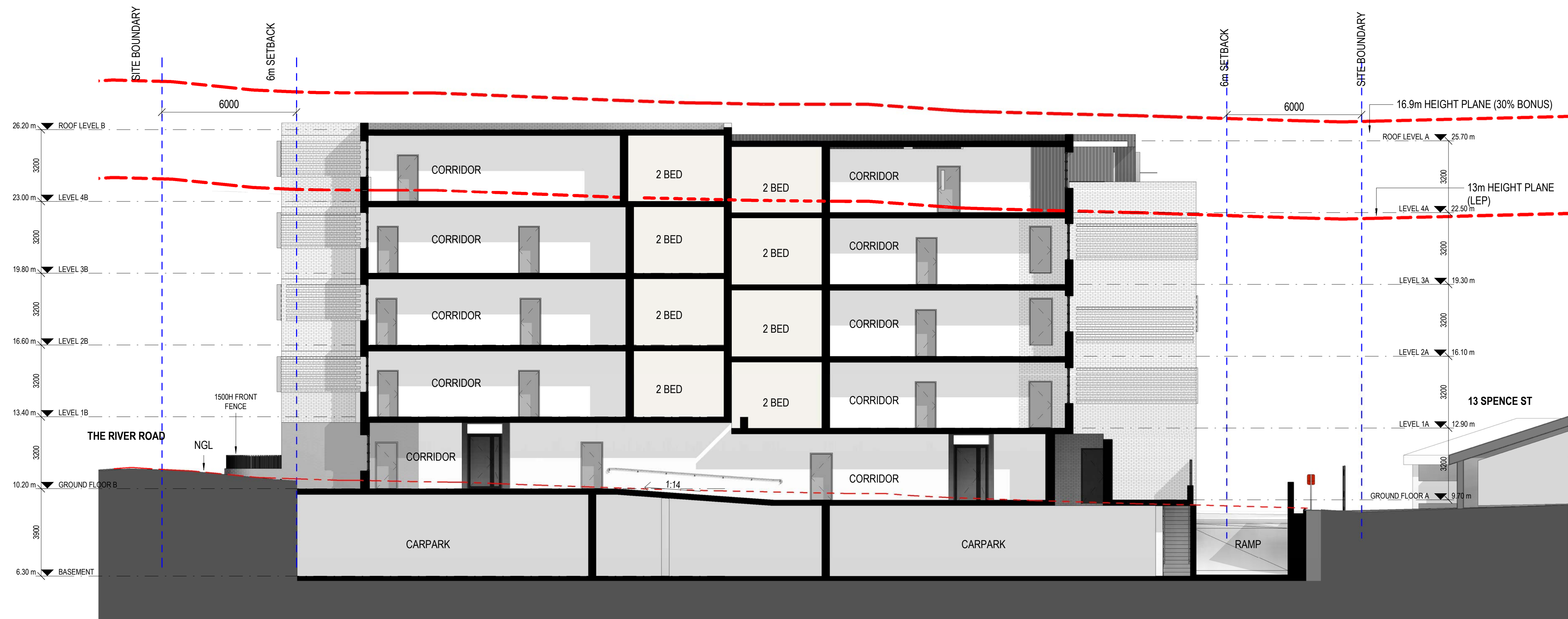
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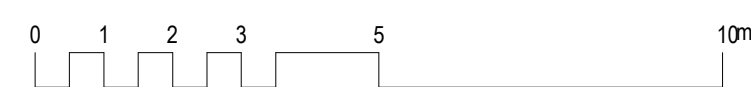
A-3-00

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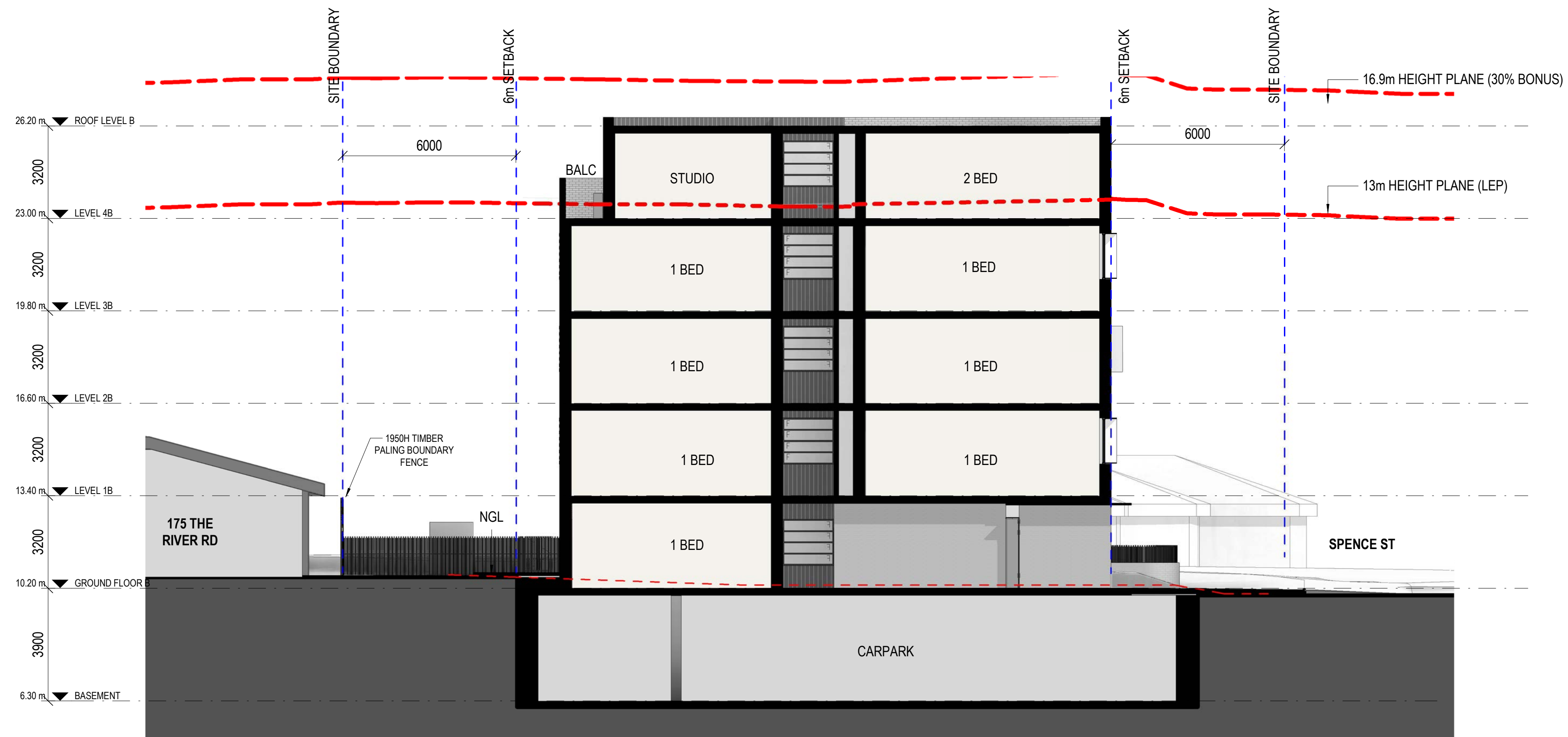
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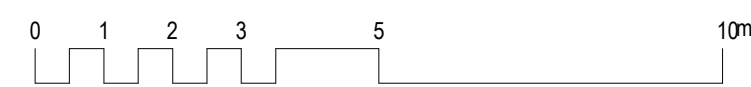
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SECTION 3



SECTION 4



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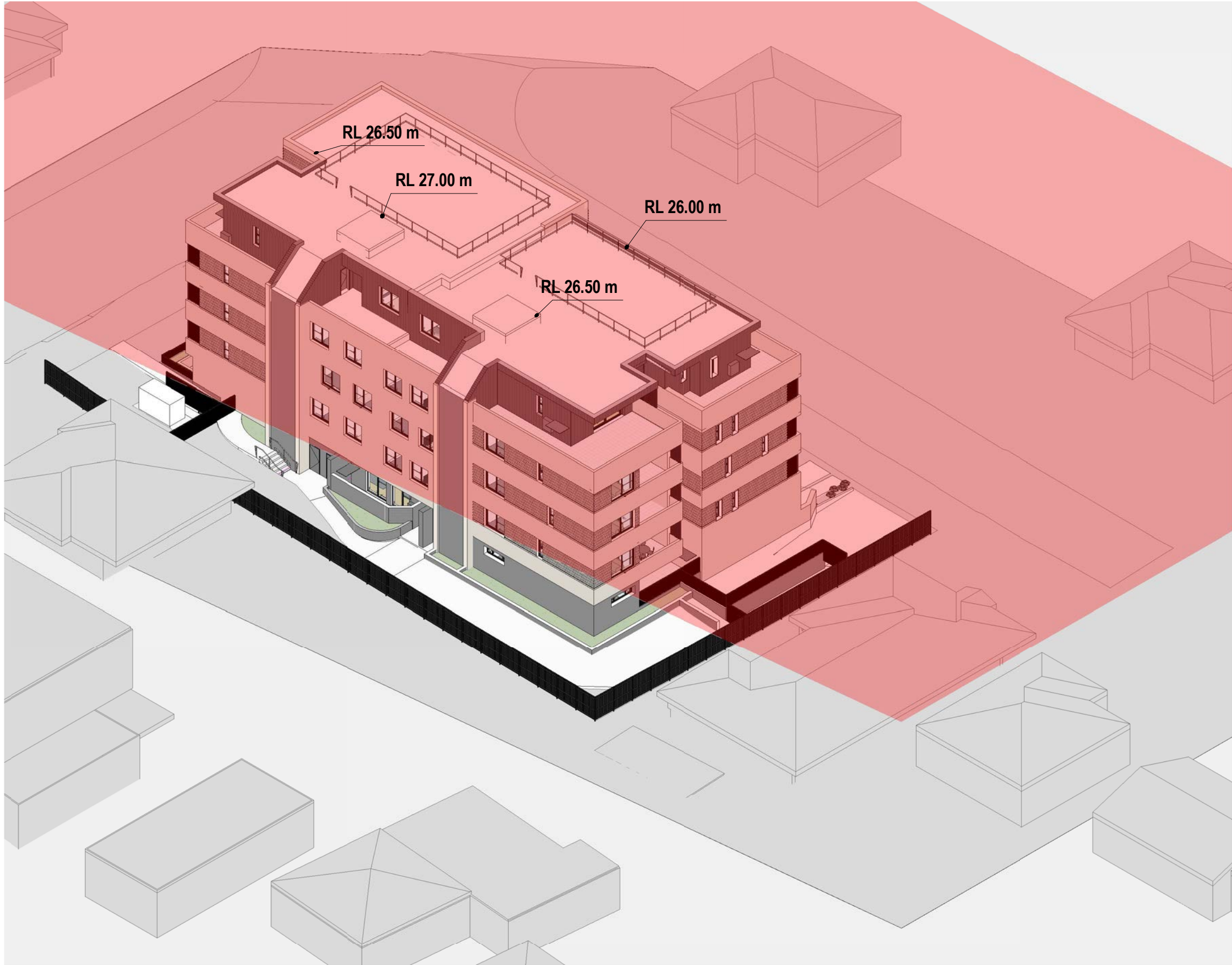
SECTION 03

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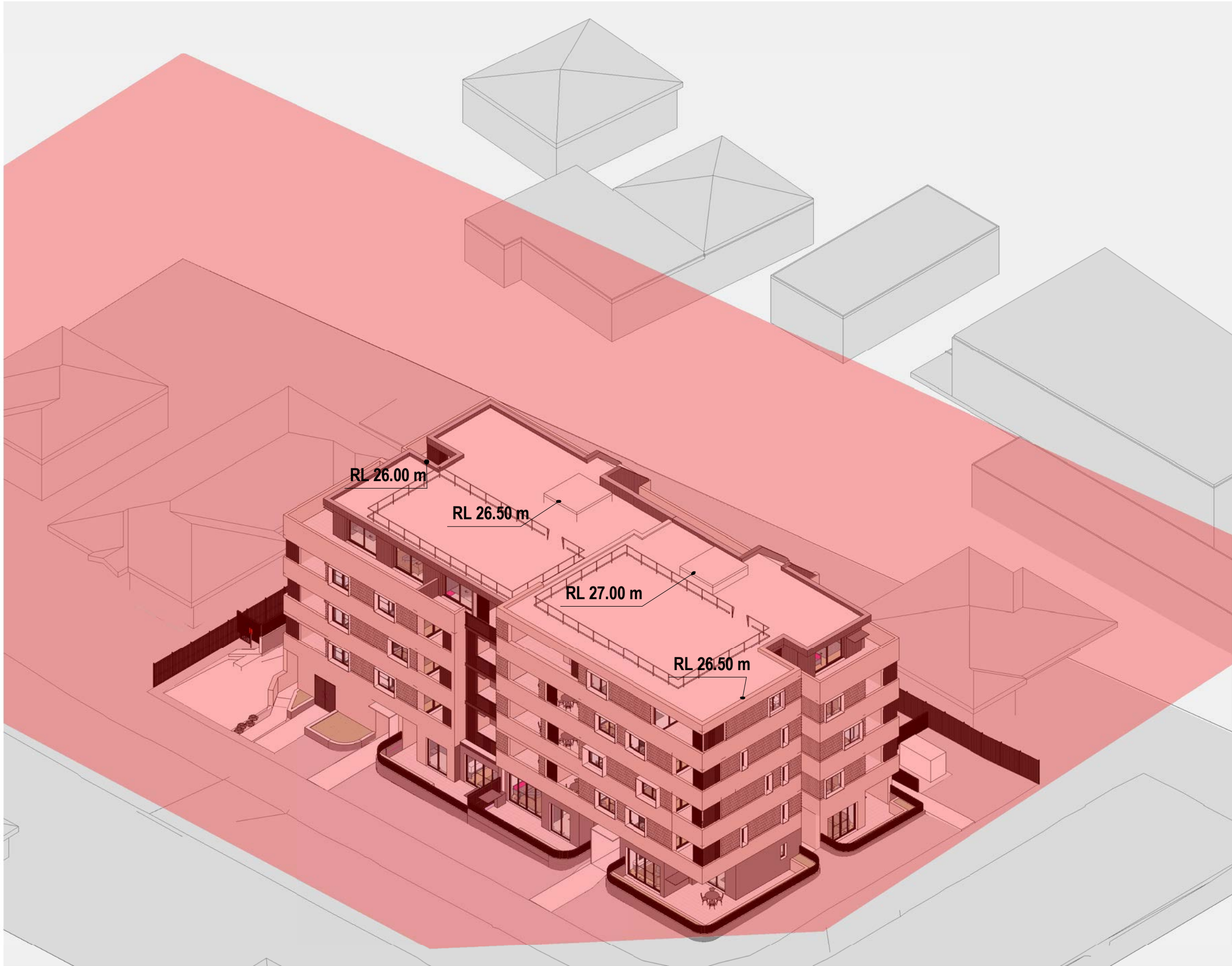
A-3-02

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INDICATIVE HEIGHT PLAN - SE
16.9m HEIGHT PLANE (30% BONUS)



INDICATIVE HEIGHT PLAN - NW
16.9m HEIGHT PLANE (30% BONUS)



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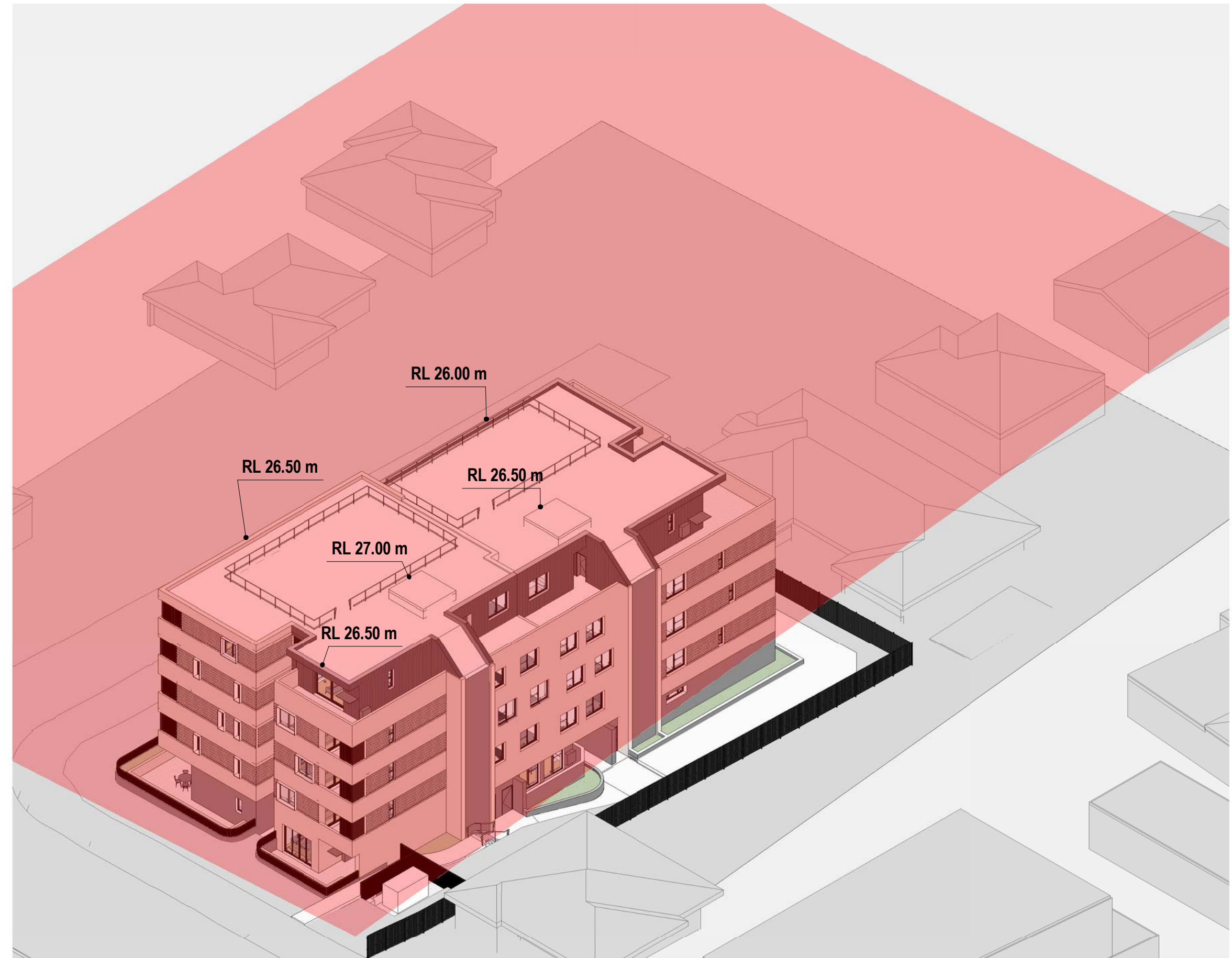
INDICATIVE HEIGHT PLANE

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INDICATIVE HEIGHT PLAN - NE
16.9m HEIGHT PLANE (30% BONUS)



INDICATIVE HEIGHT PLAN - SW
16.9m HEIGHT PLANE (30% BONUS)



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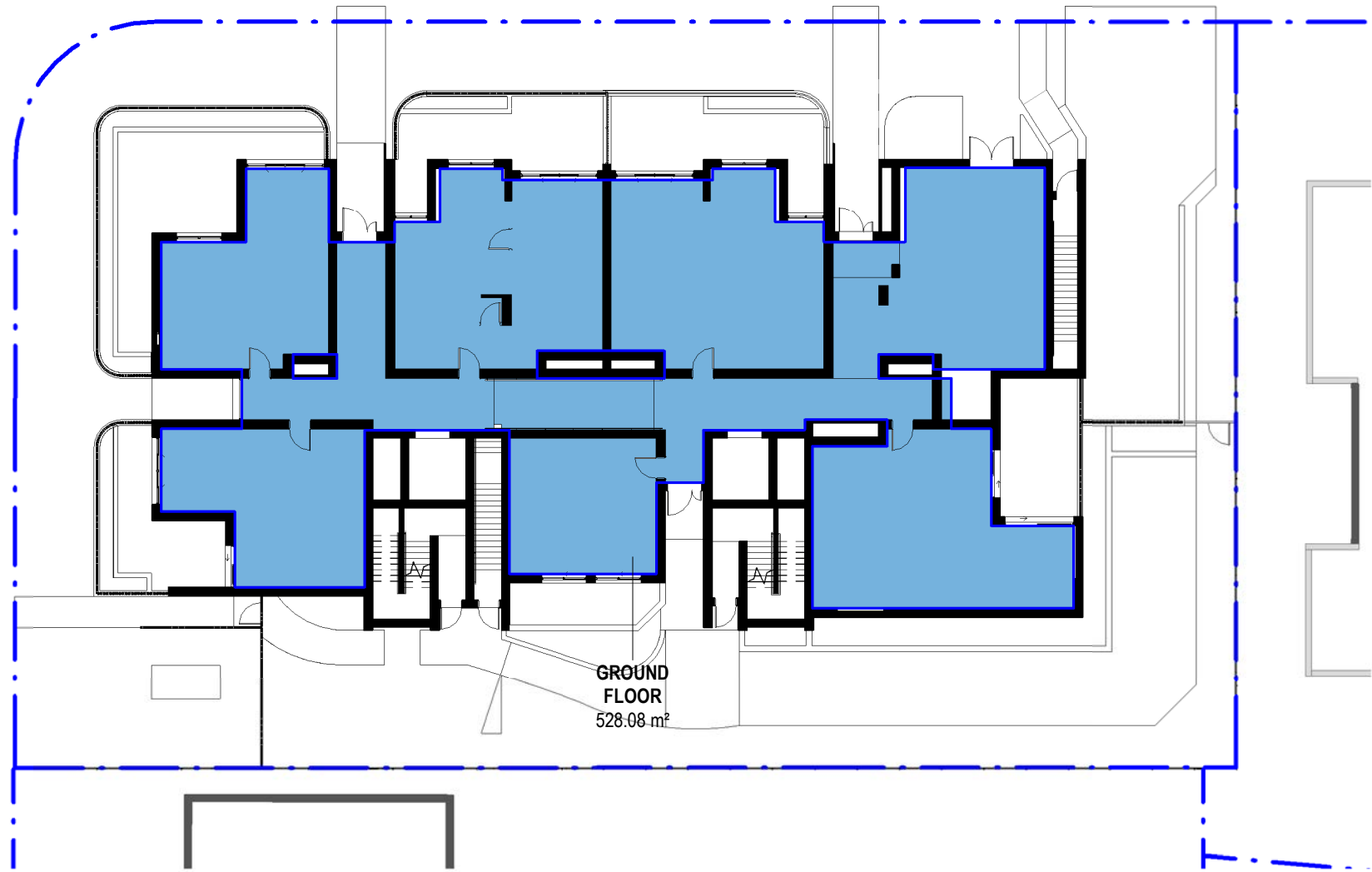
INDICATIVE HEIGHT PLANE

@ A1

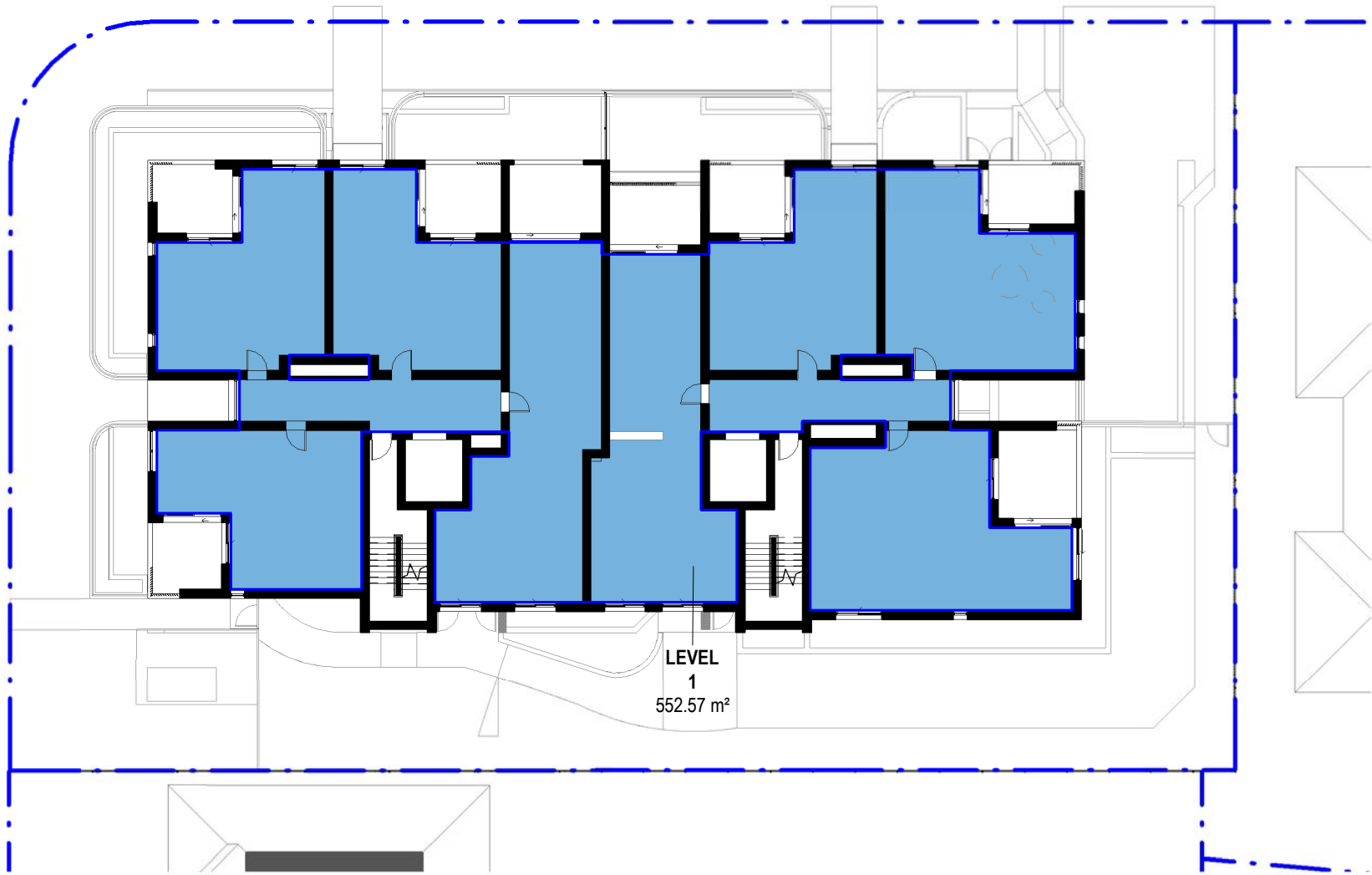
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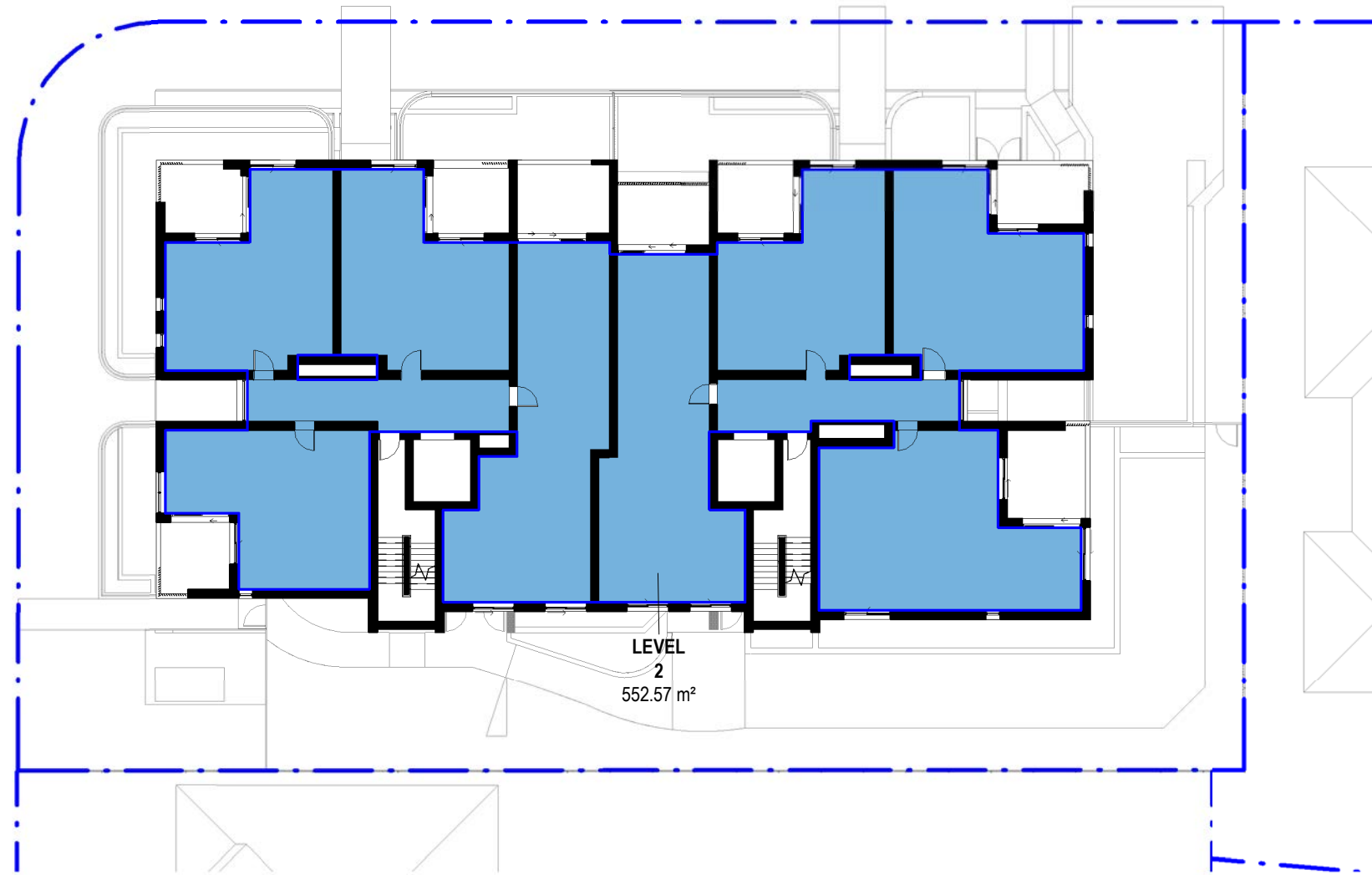
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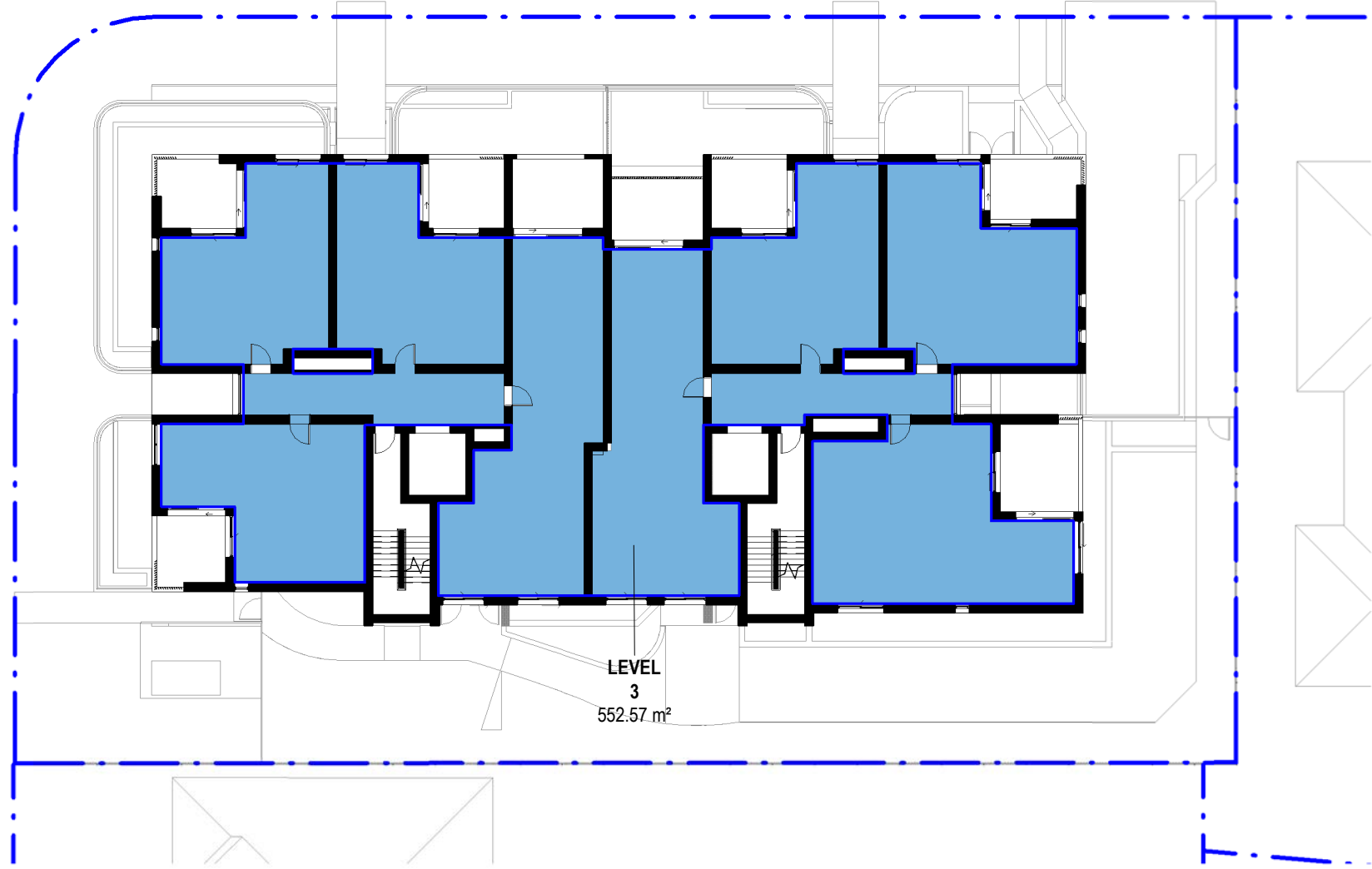
GROUND FLOOR GFA



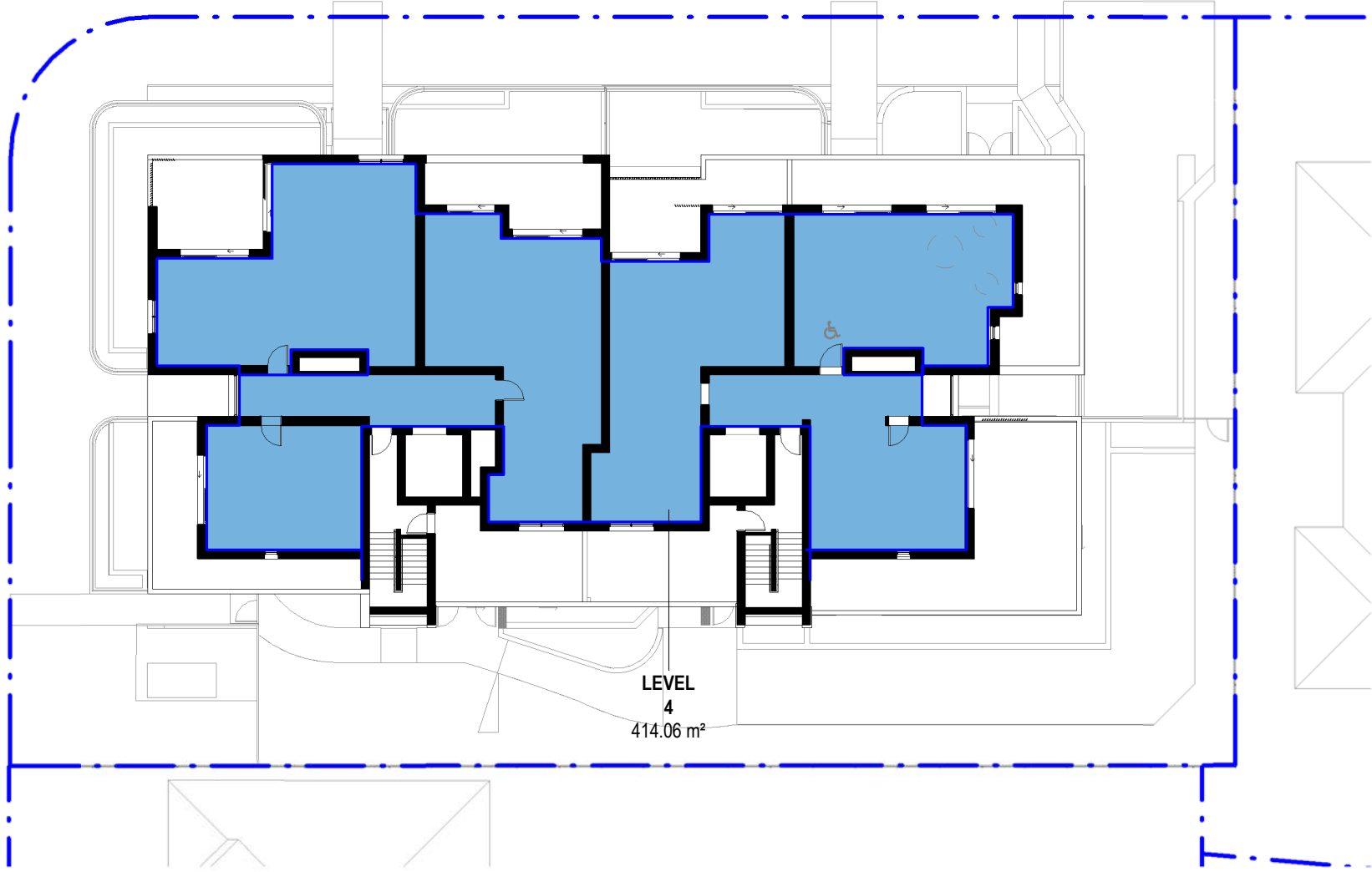
LEVEL 1 GFA



LEVEL 2 GFA

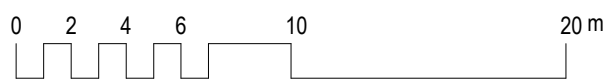


LEVEL 3 GFA



LEVEL 4 GFA

GFA SCHEDULE	
Level	Area
GROUND FLOOR B	528.08 m²
LEVEL 1B	552.57 m²
LEVEL 3B	552.57 m²
LEVEL 4B	414.06 m²
LEVEL 2B	552.57 m²
	2599.84 m²



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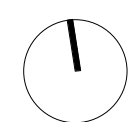
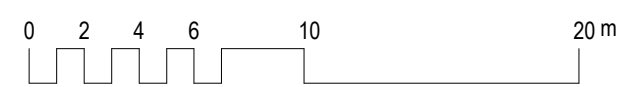
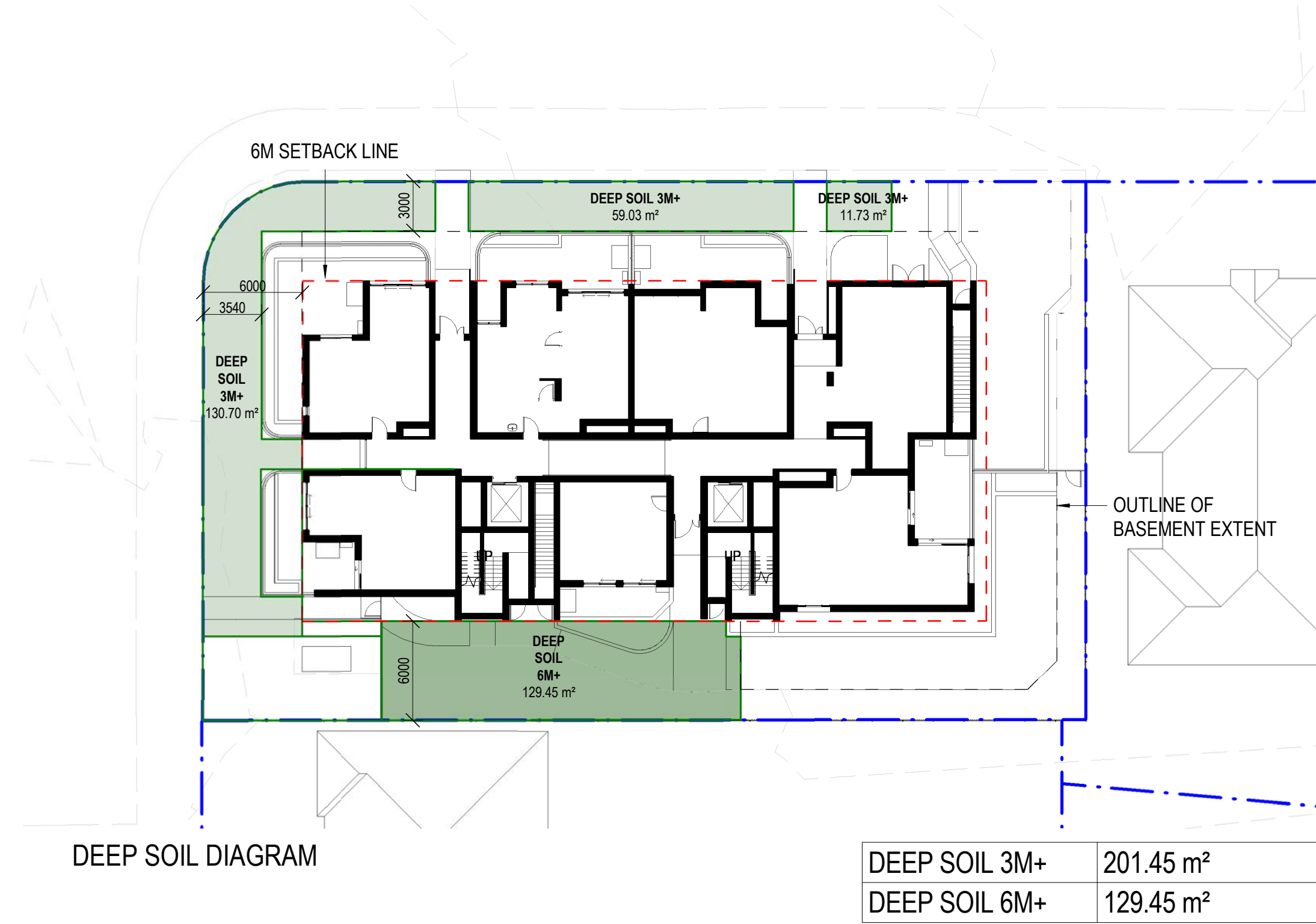
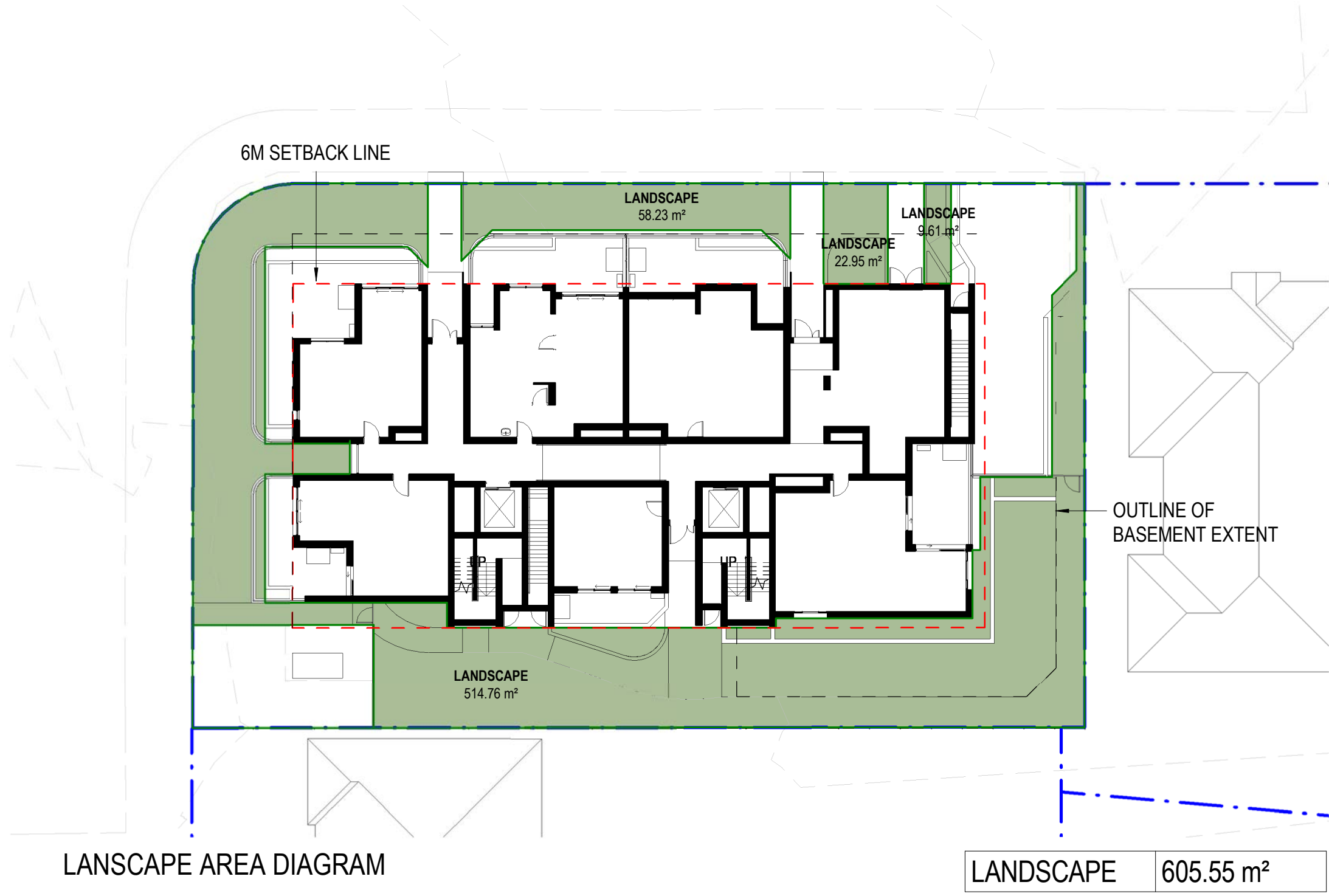
GFA DIAGRAM

1 : 250 @ A1

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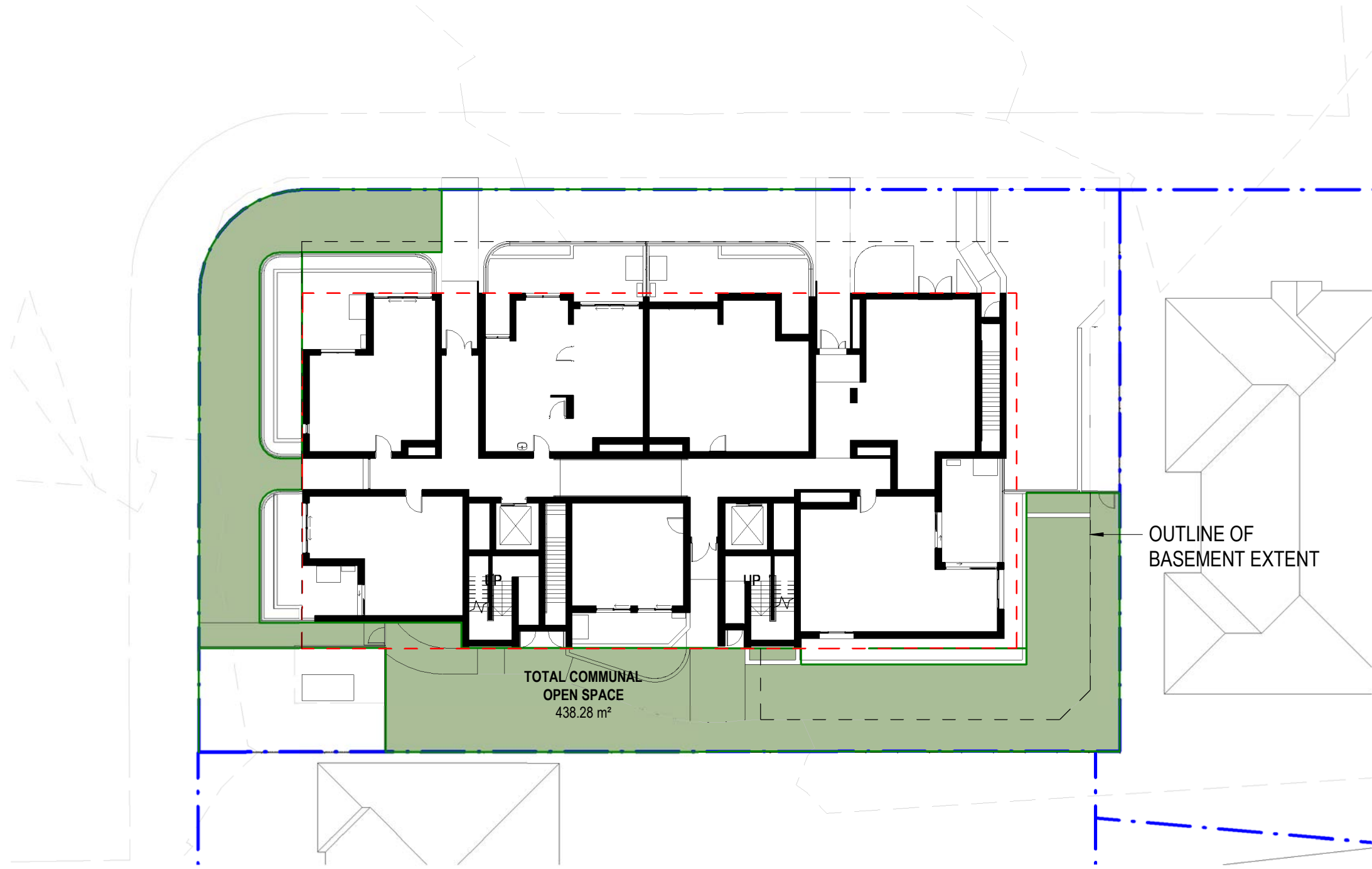
LANDSCAPE AND DEEP SOIL DIAGRAMS

1 : 250 @ A1

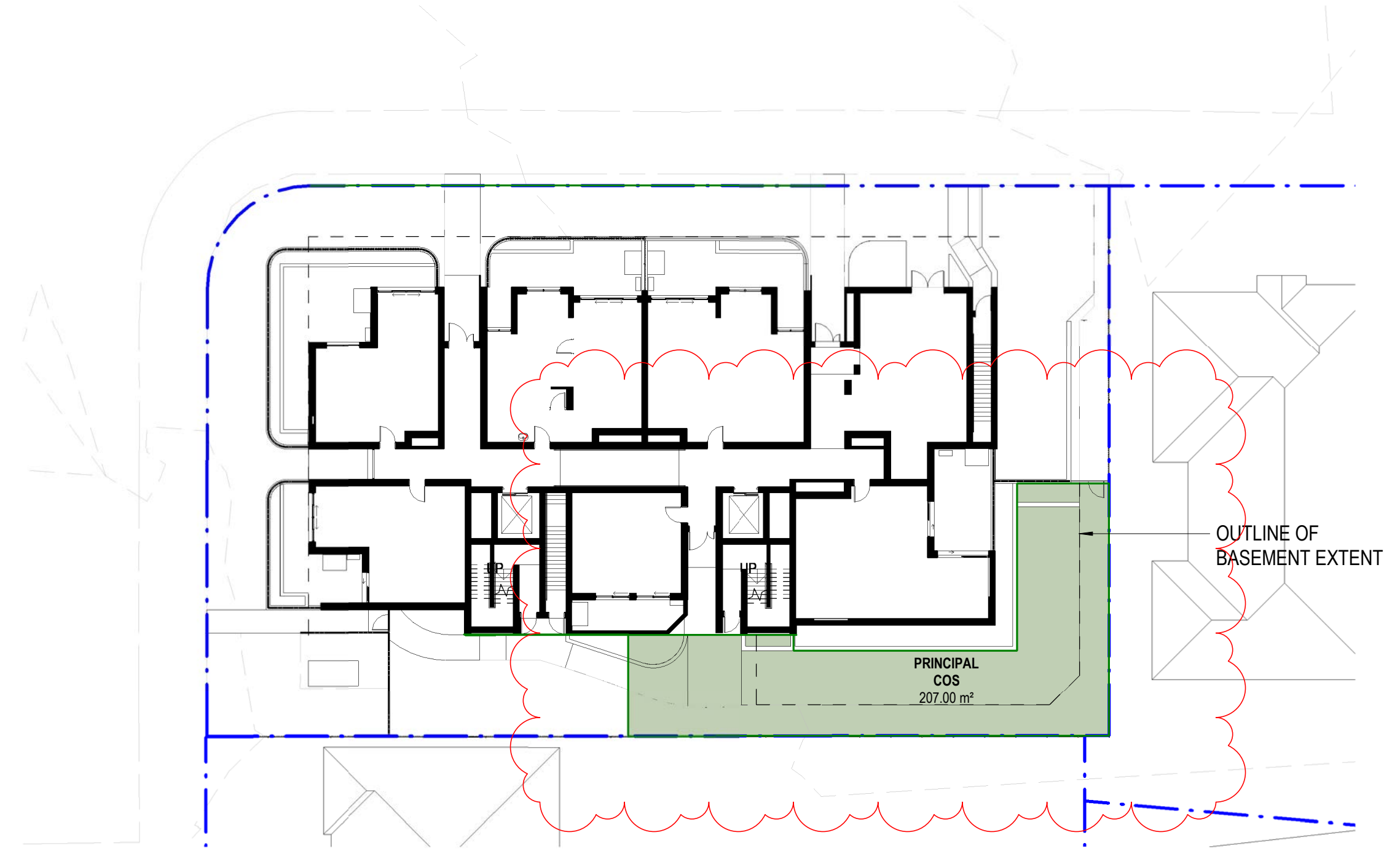
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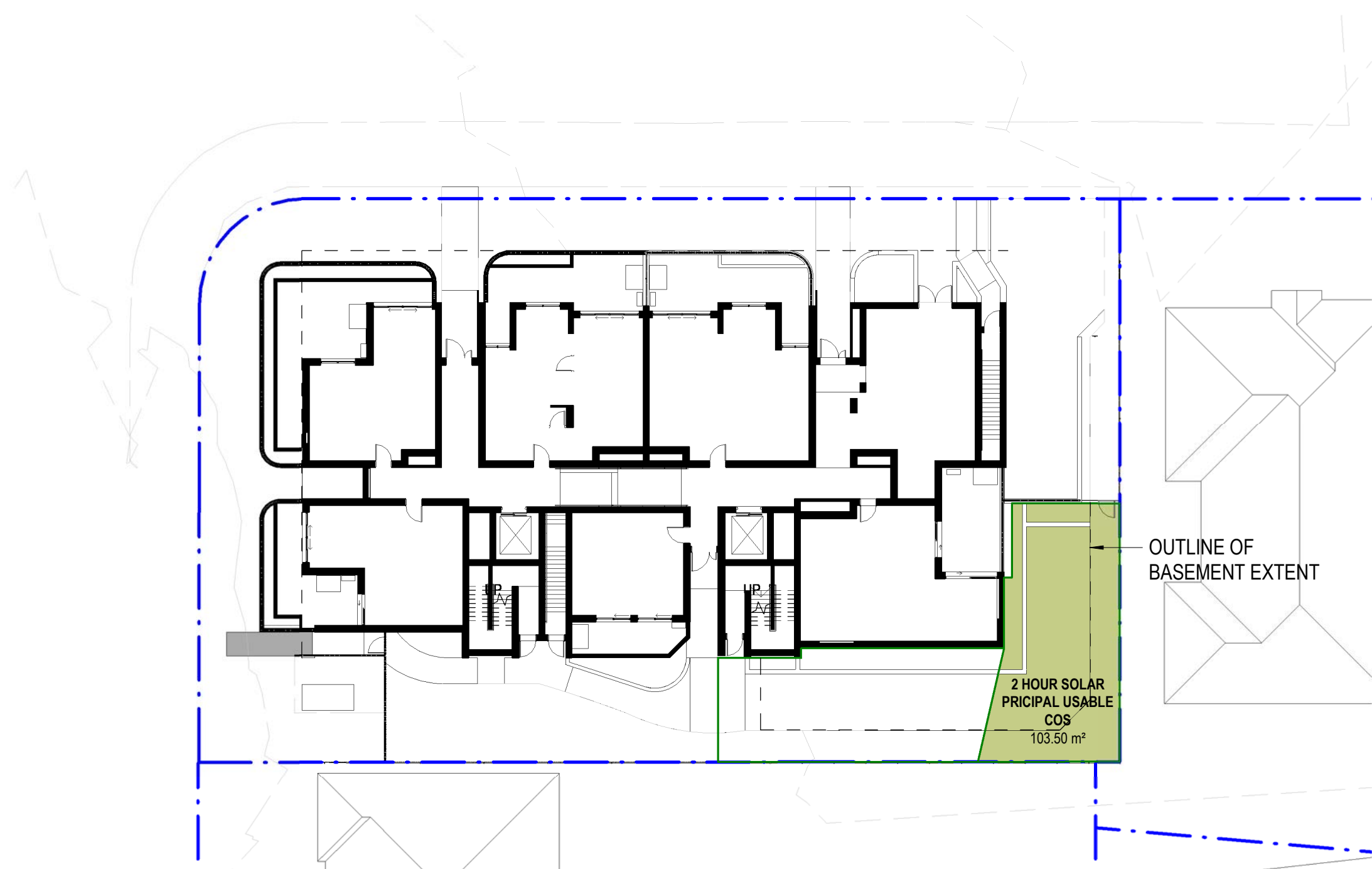
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COMMUNAL OPEN SPACE

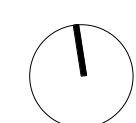
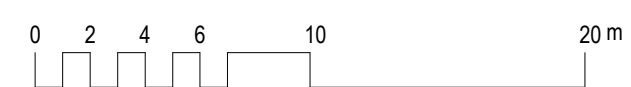


PRINCIPAL USABLE COMMUNAL OPEN SPACE



GROUND FLOOR A

TOTAL COMMUNAL OPEN SPACE	438.28 m ²
PRINCIPAL COS	207.00 m ²
2 HOUR SOLAR PRINCIPAL USABLE COS	103.50 m ²



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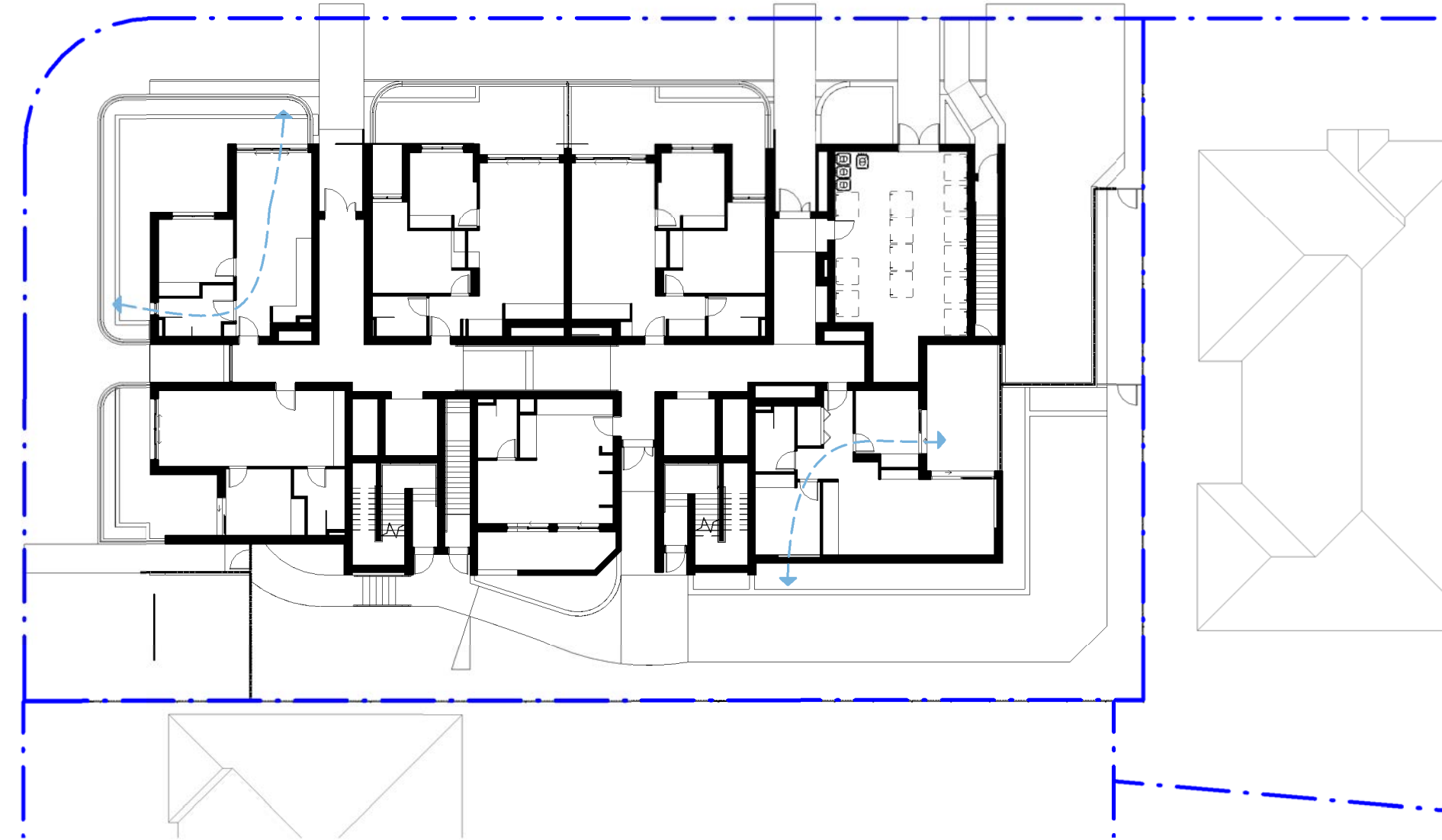
COMMUNAL OPEN SPACE DIAGRAM

1 : 250 @ A1

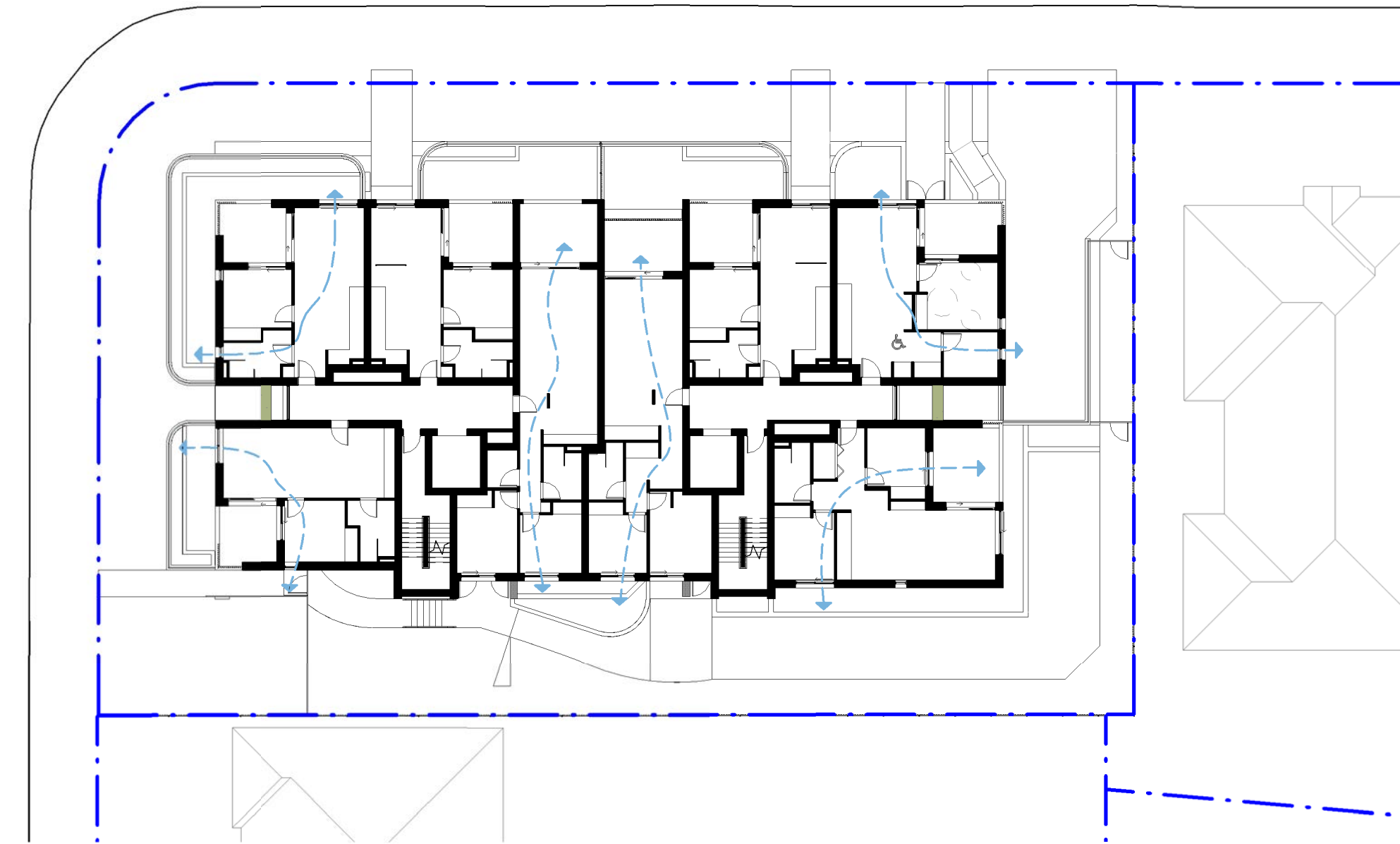
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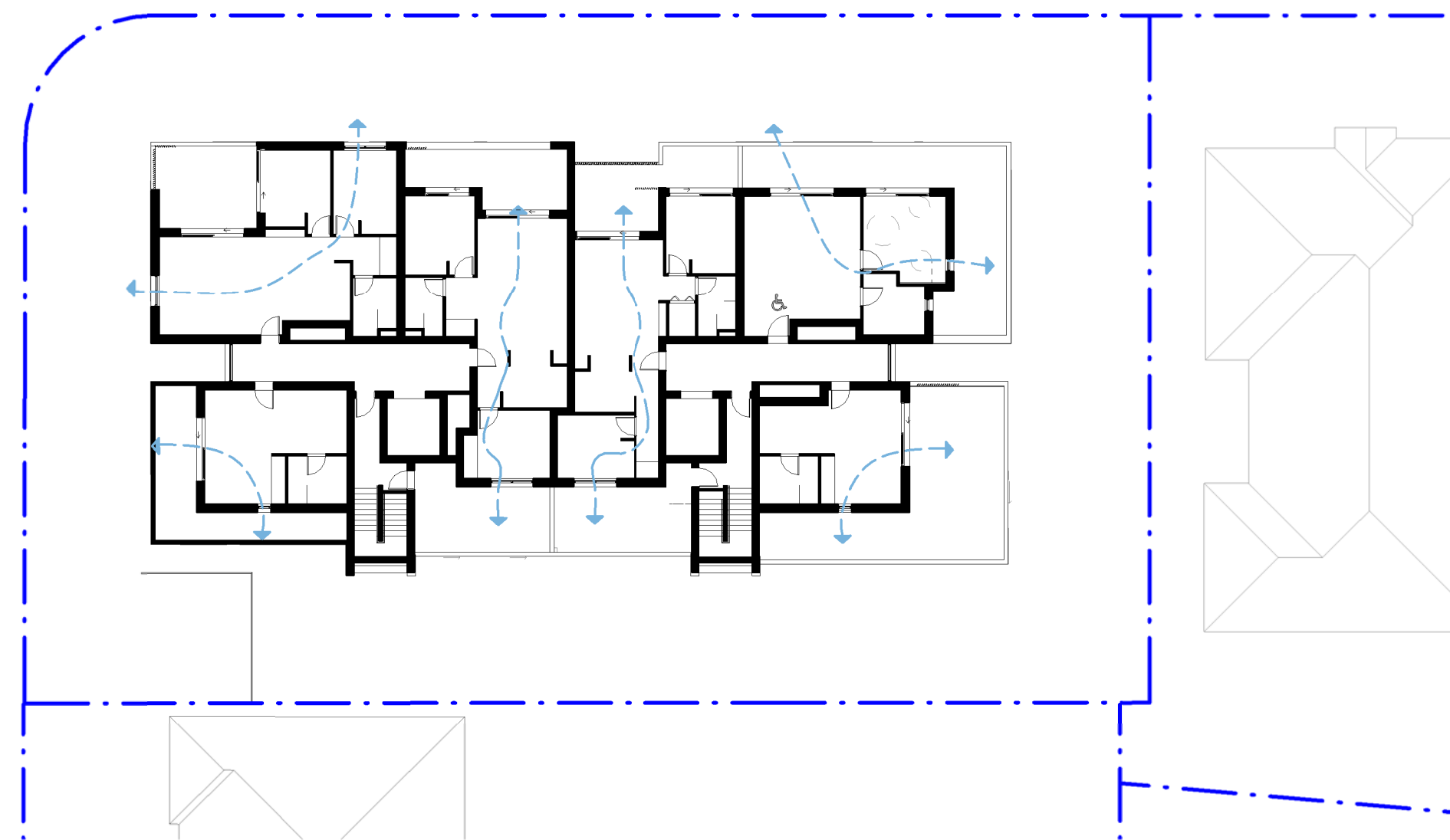
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CROSS VENTILATION DIAGRAM - GROUND FLOOR



CROSS VENTILATION DIAGRAM - LEVEL 01 TO LEVEL 03

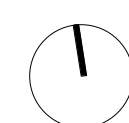


CROSS VENTILATION DIAGRAM - LEVEL 4

CROSS VENTILATION - ADG COMPLIANCE

CONTROL	60% - MIN being 21.6 (22) APARTMENTS
PROPOSED	72% x APARTMENTS 26 / 36 APARTMENTS

0 2 4 6 10 20 m



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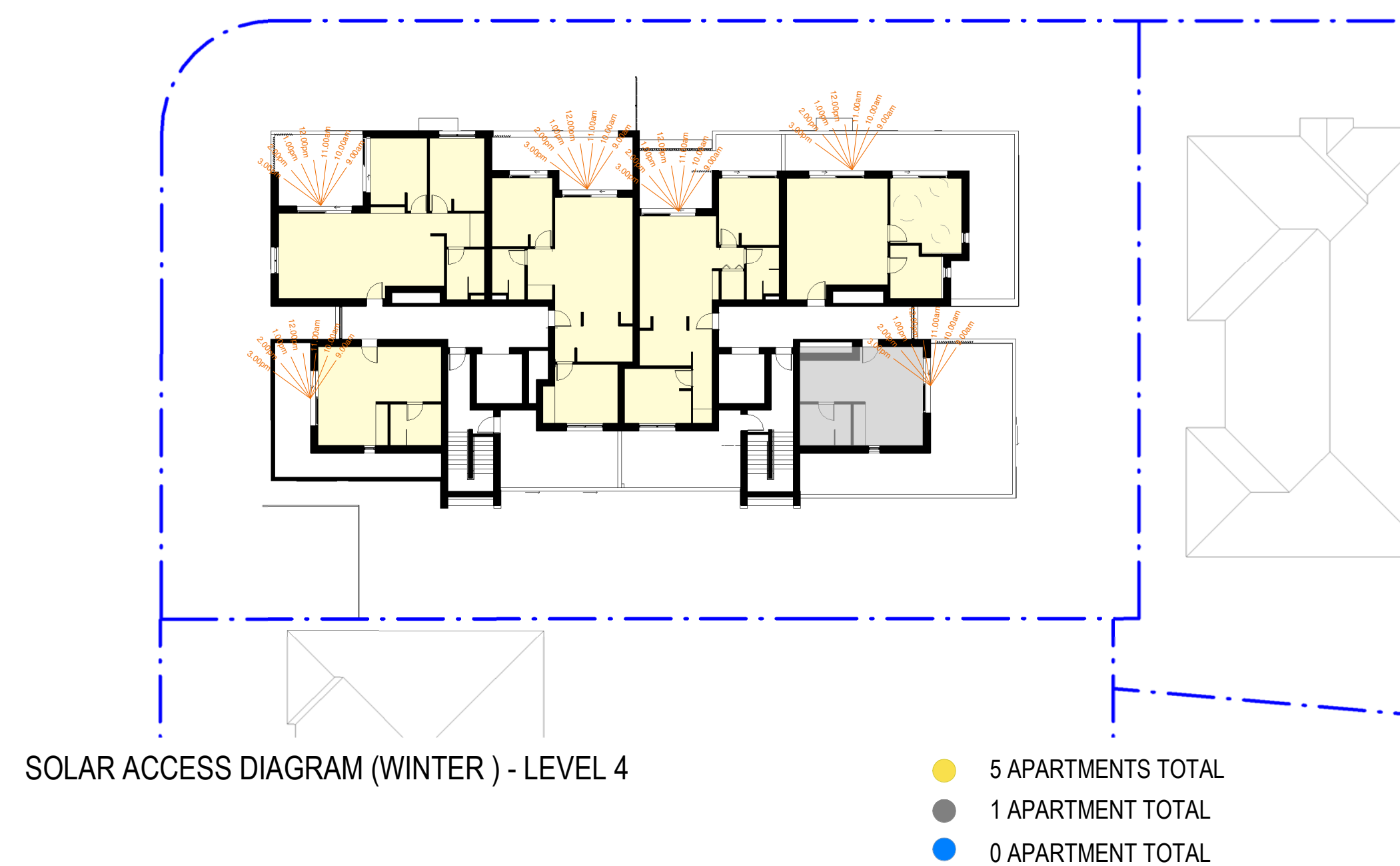
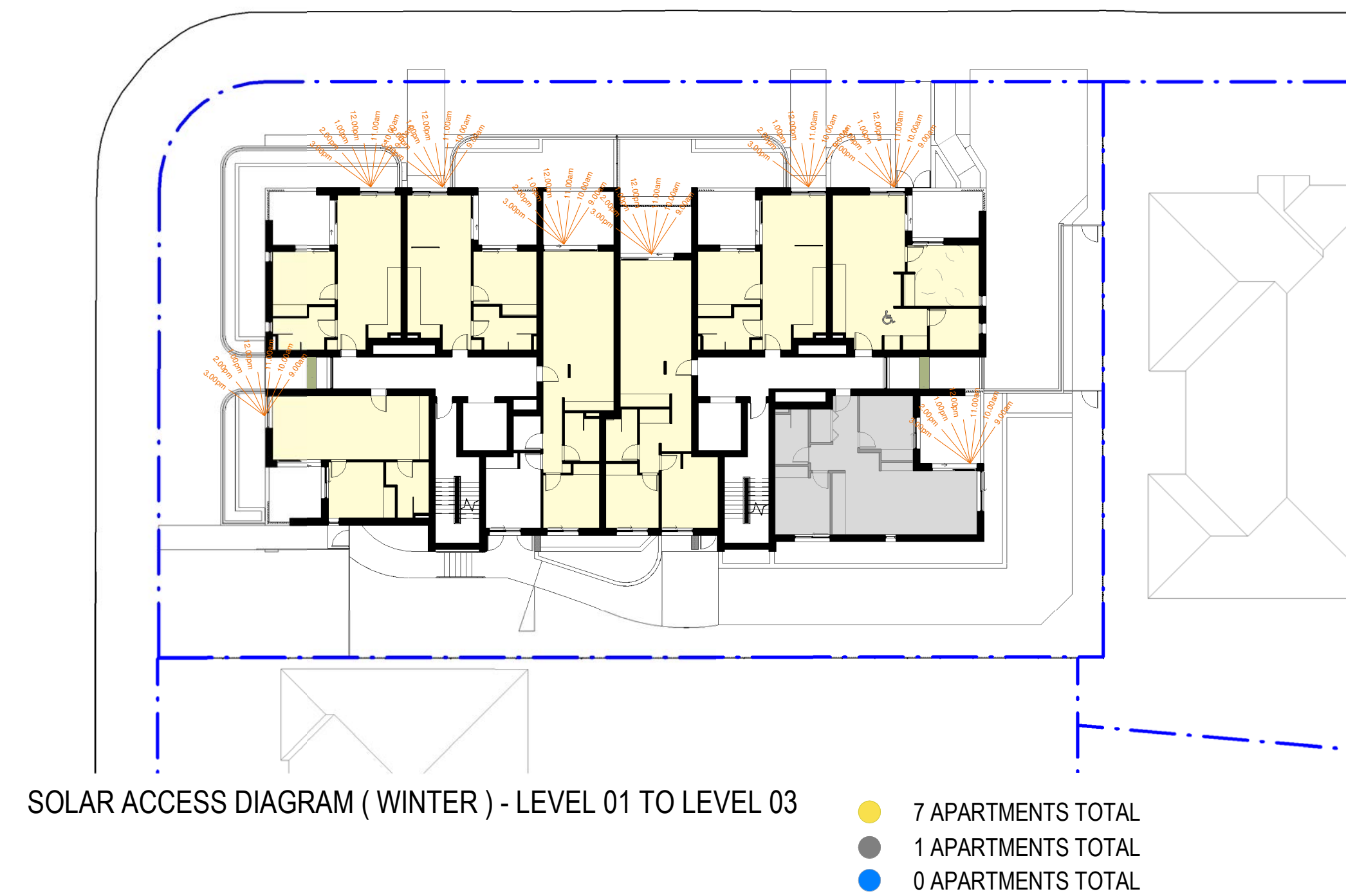
CROSS VENTILATION DIAGRAM

1 : 250 @ A1

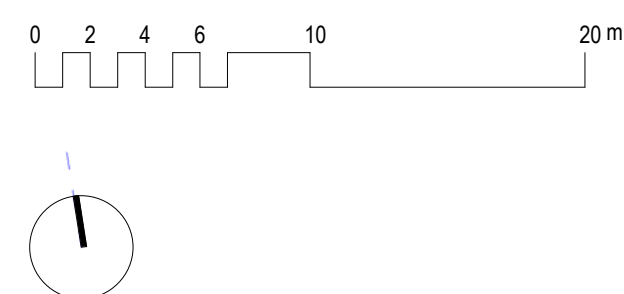
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A-4-50

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● SOLAR ACCESS - ADG COMPLIANCE CONTROL 70% - MIN. 2 hour being 25.2 (26) APARTMENTS PROPOSED 83% x APARTMENTS 30 / 36 APARTMENTS	● NO SOLAR ACCESS - ADG COMPLIANCE CONTROL 15% MAX. being 5.4 (6) APARTMENTS PROPOSED 3% x APARTMENTS 1 / 36 APARTMENTS
● SOLAR ACCESS REMARK LESS than 2 hour PROPOSED 14% x APARTMENTS 5 / 36 APARTMENTS	



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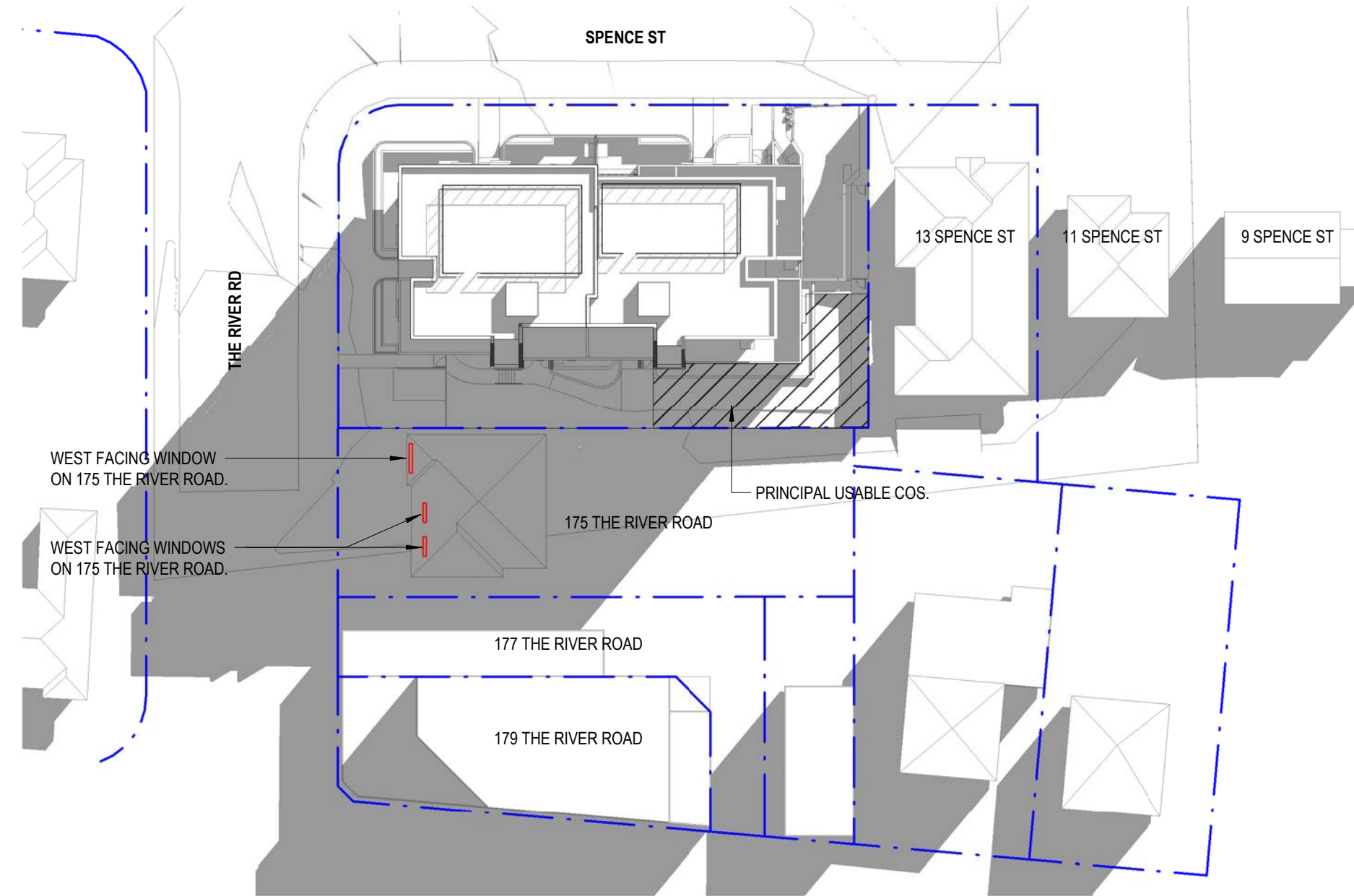
SOLAR ACCESS DIAGRAM

1 : 250 @ A1

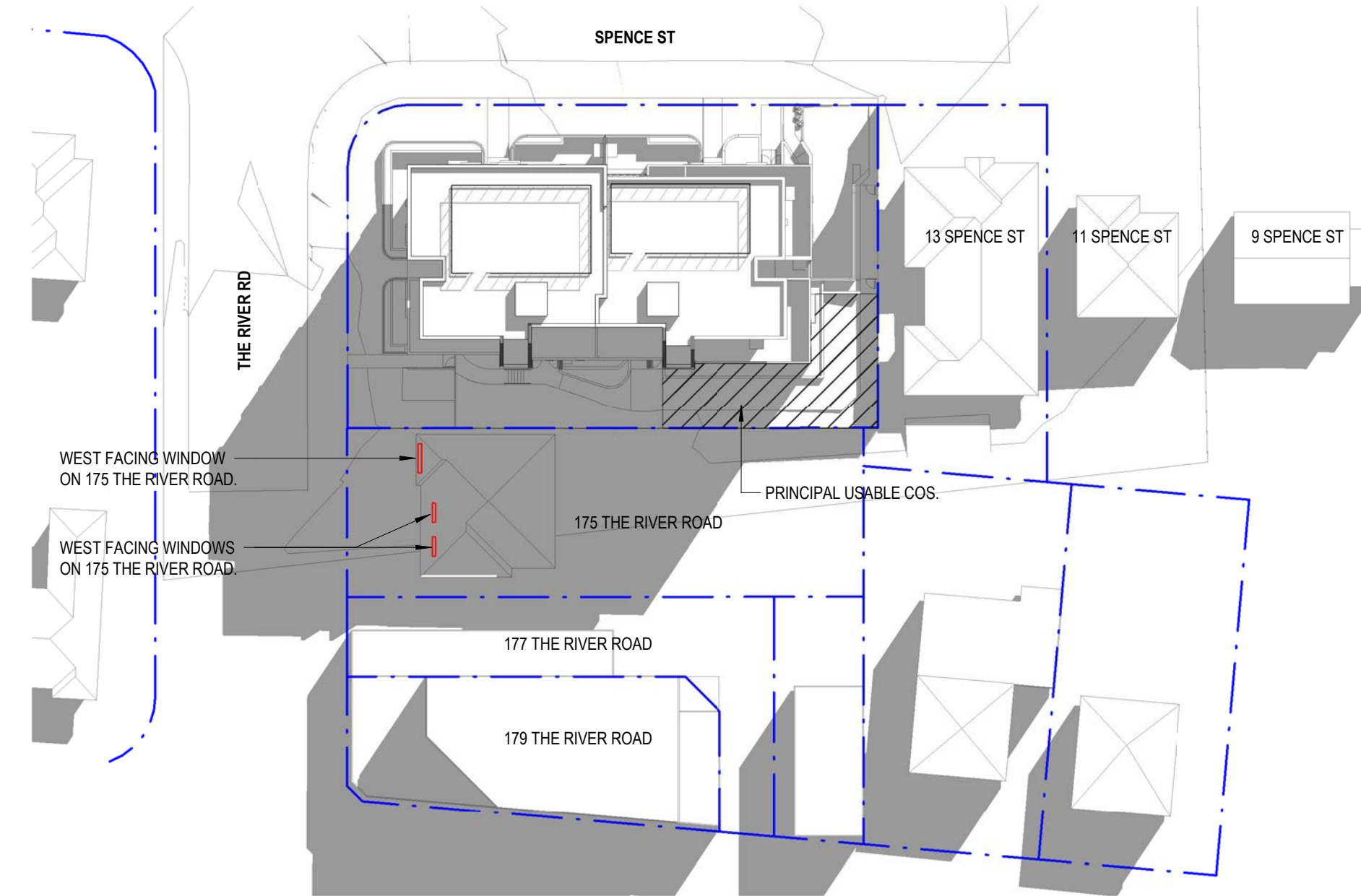
A-4-55

18.08.2026

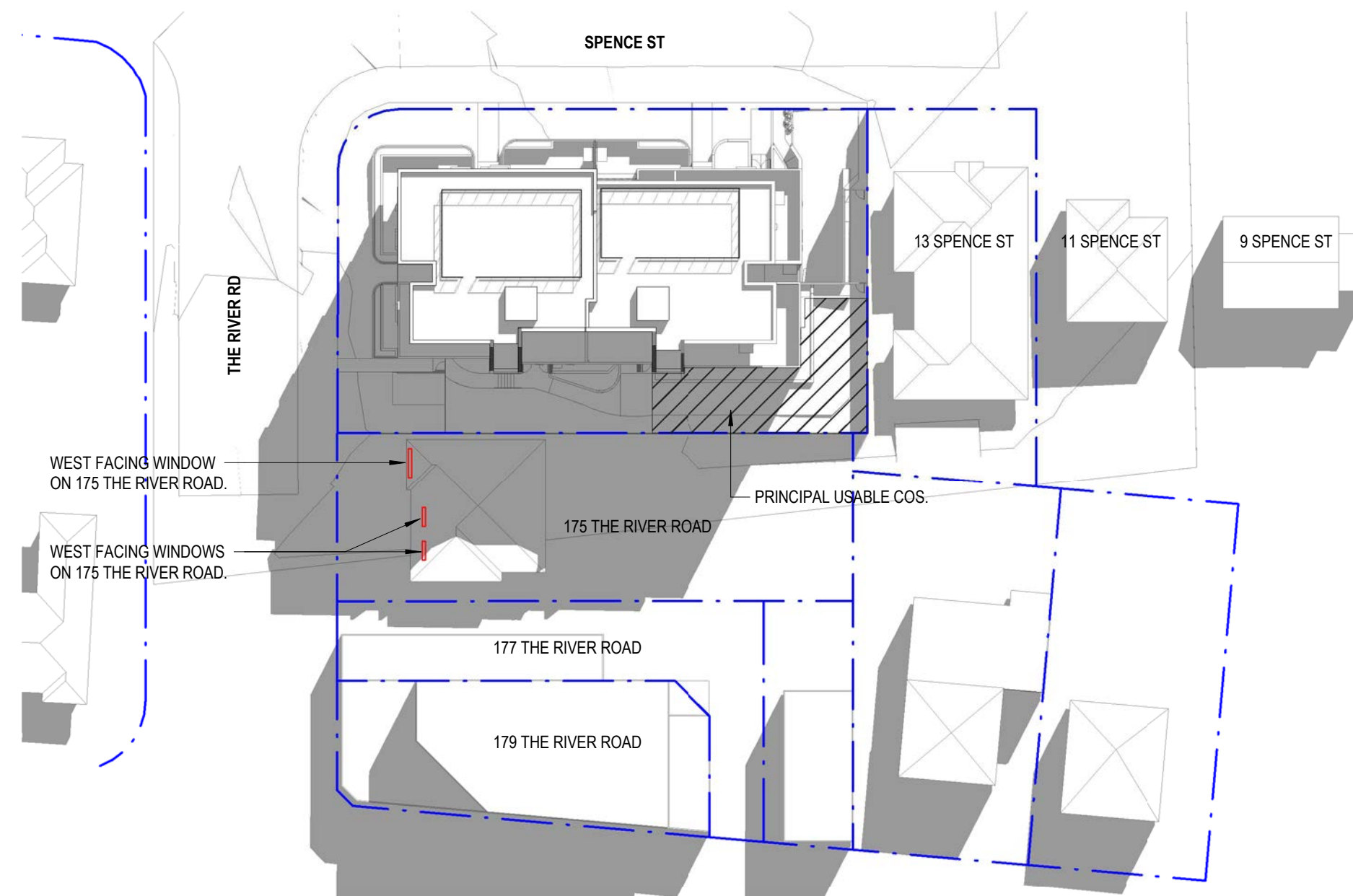
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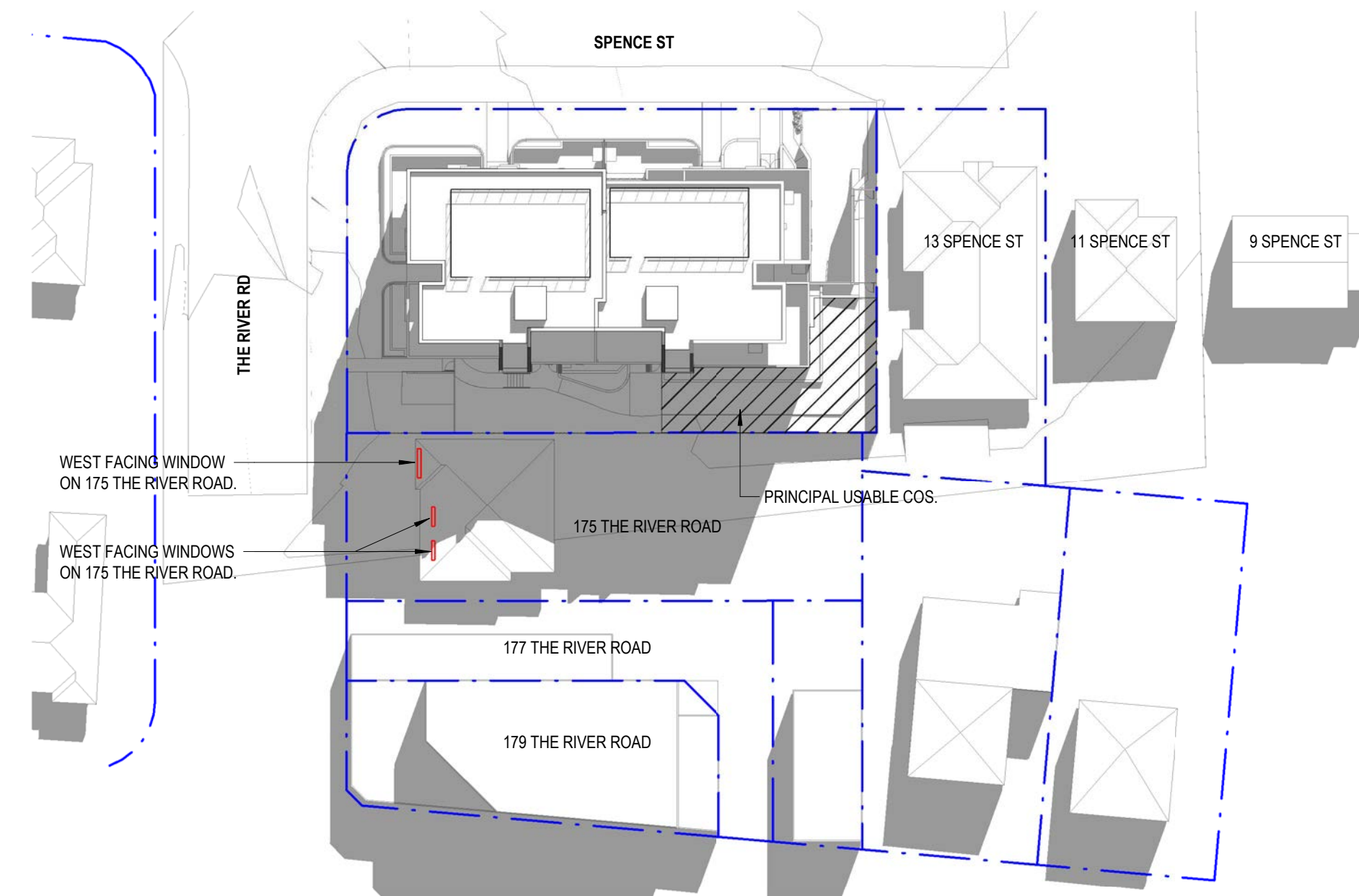
SHADOW DIAGRAM- JUNE 21@ 9AM



SHADOW DIAGRAM- JUNE 21@ 9.30 AM

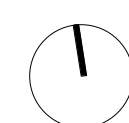


SHADOW DIAGRAM- JUNE 21@ 10 AM



SHADOW DIAGRAM- JUNE 21@ 10.30 AM

0 5 10 15 25 50 m



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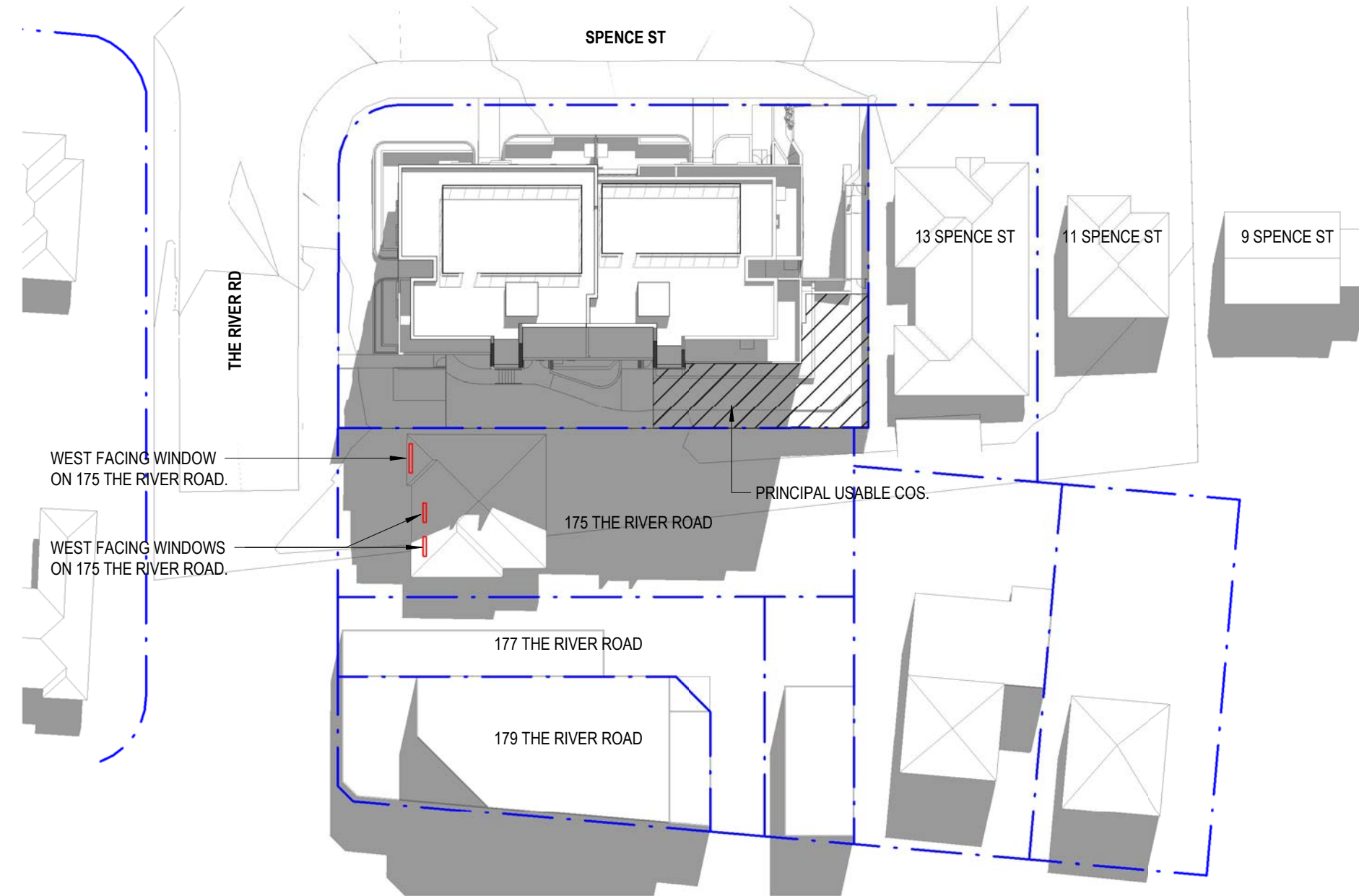
SHADOW DIAGRAM - WINTER SOLSTICE

1: 500 @ A1

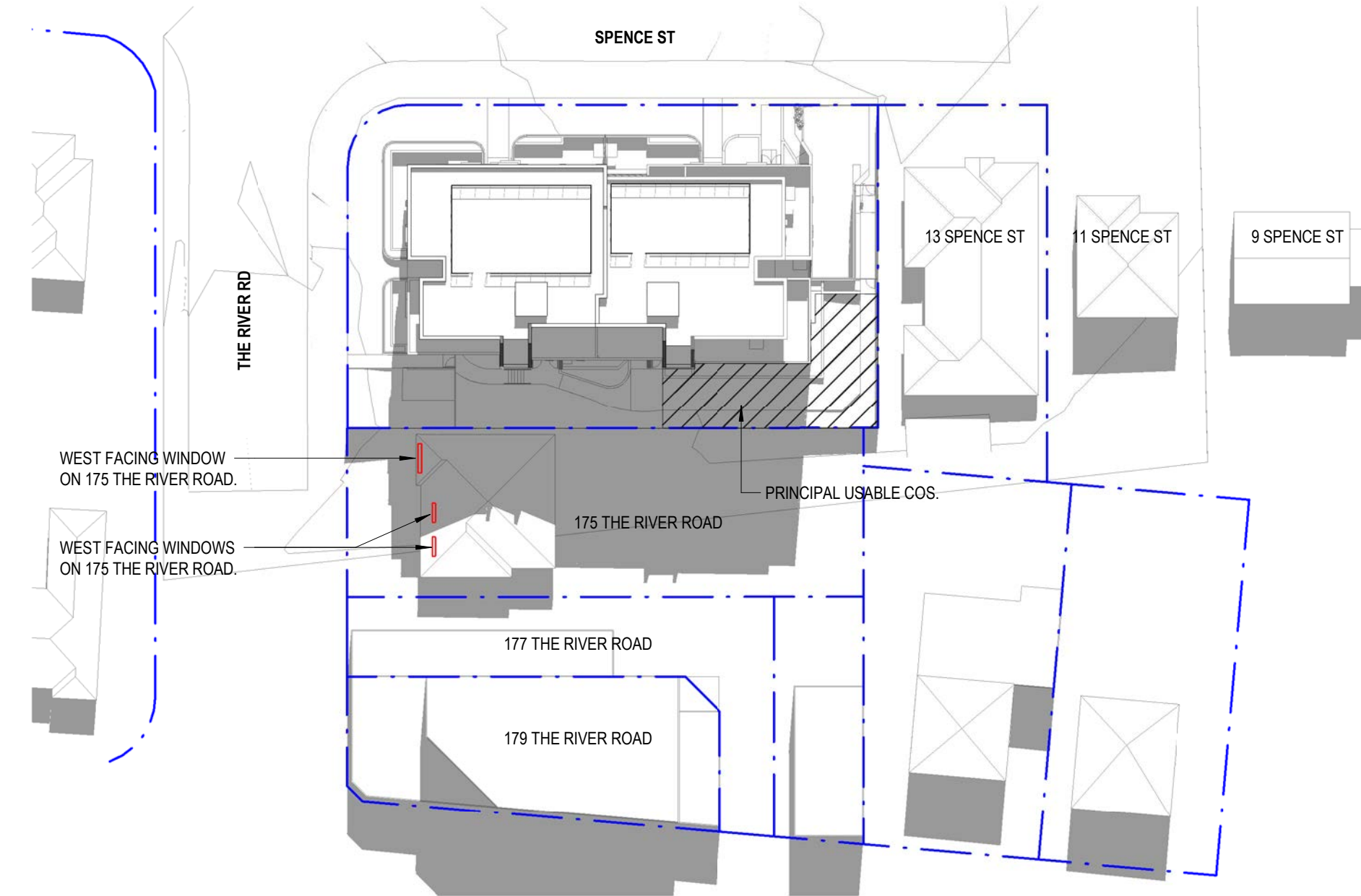
A-4-60

18.08.2026

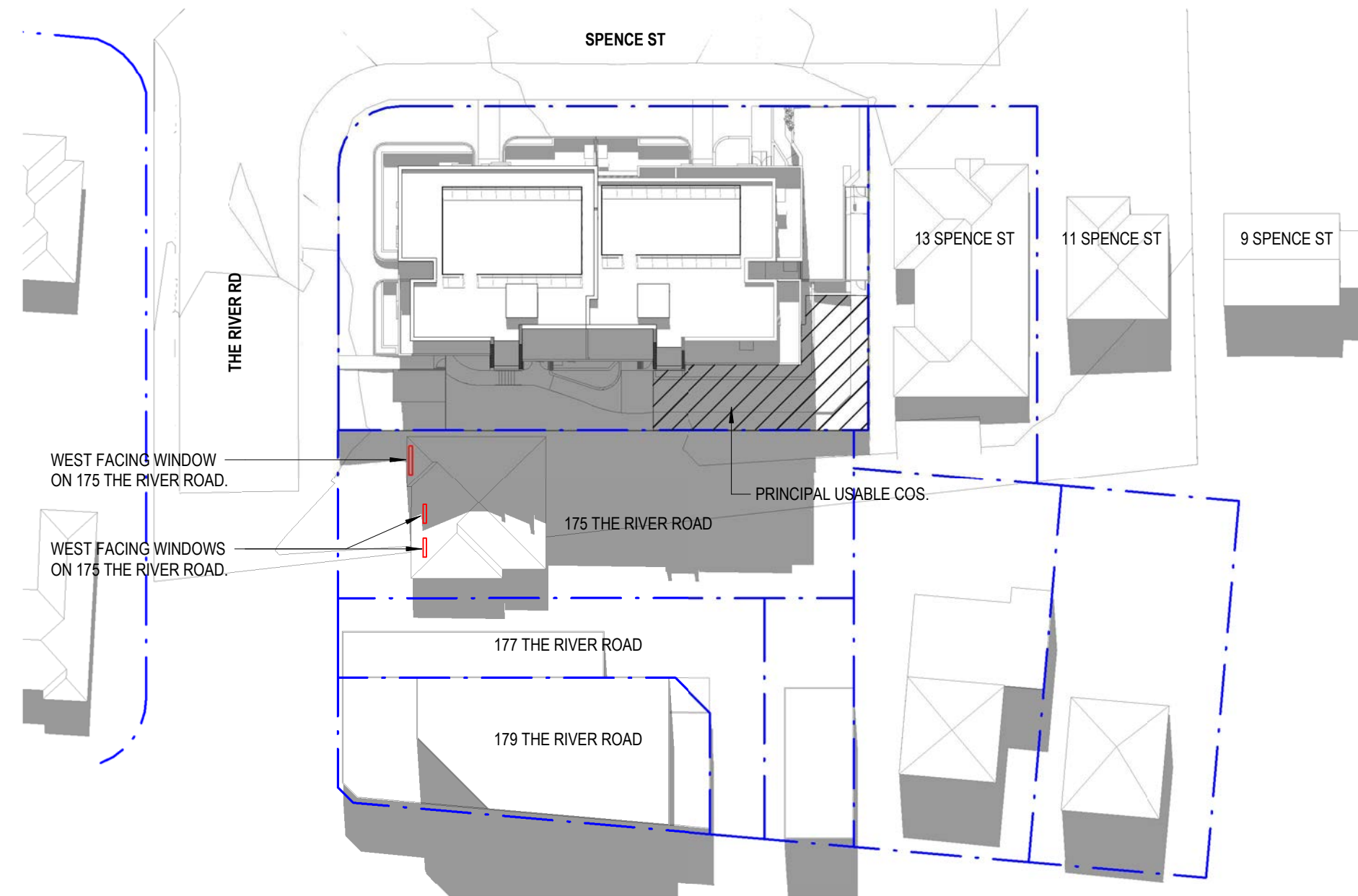
rev. C



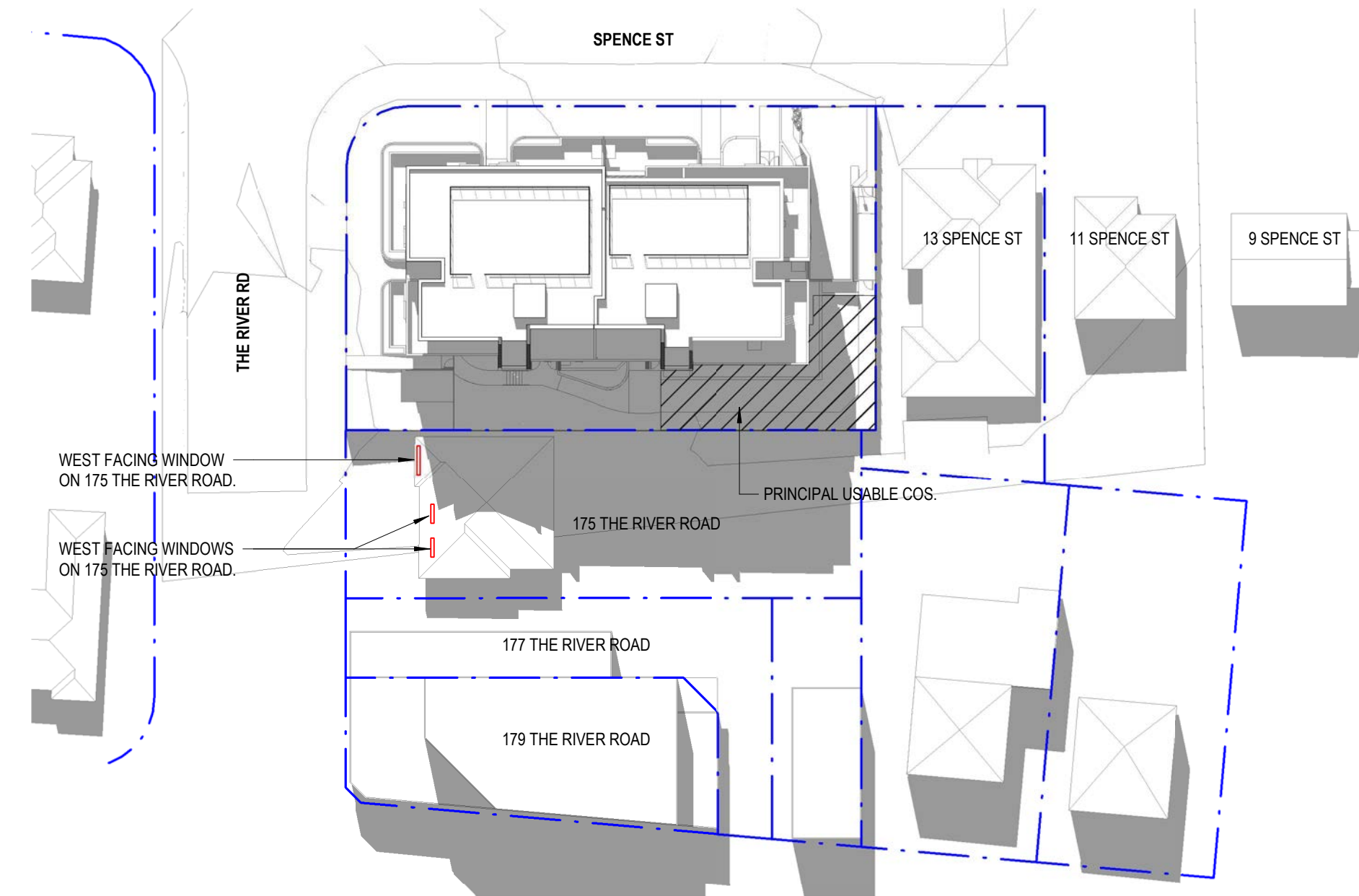
SHADOW DIAGRAM- JUNE 21@ 11 AM



SHADOW DIAGRAM- JUNE 21@ 11.30 AM

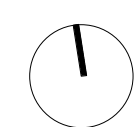


SHADOW DIAGRAM- JUNE 21@ 12 PM



SHADOW DIAGRAM- JUNE 21@ 12.30 PM

0 5 10 15 25 50 m



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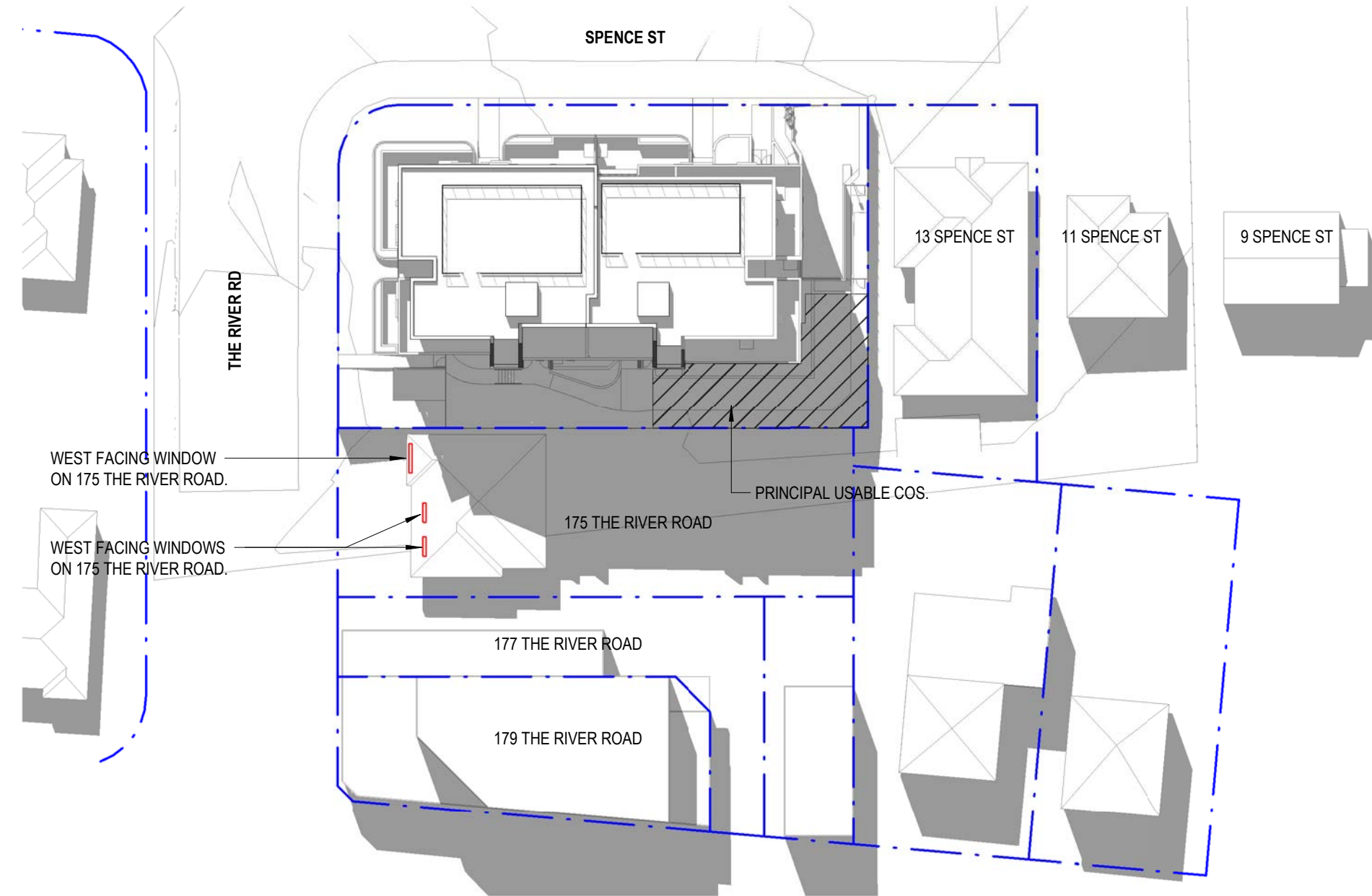
SHADOW DIAGRAM - WINTER SOLSTICE

1: 500 @ A1

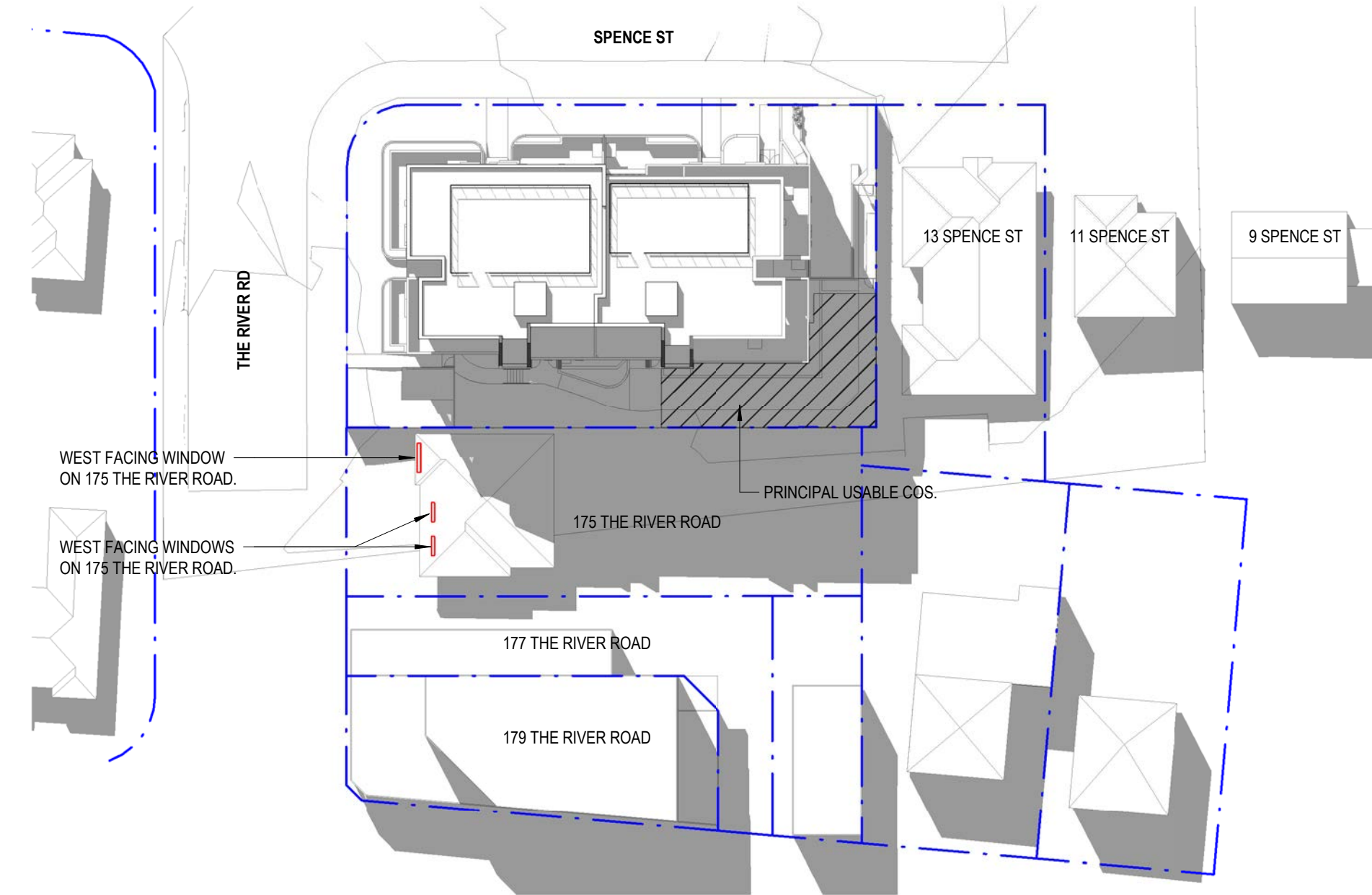
A-4-61

18.08.2026

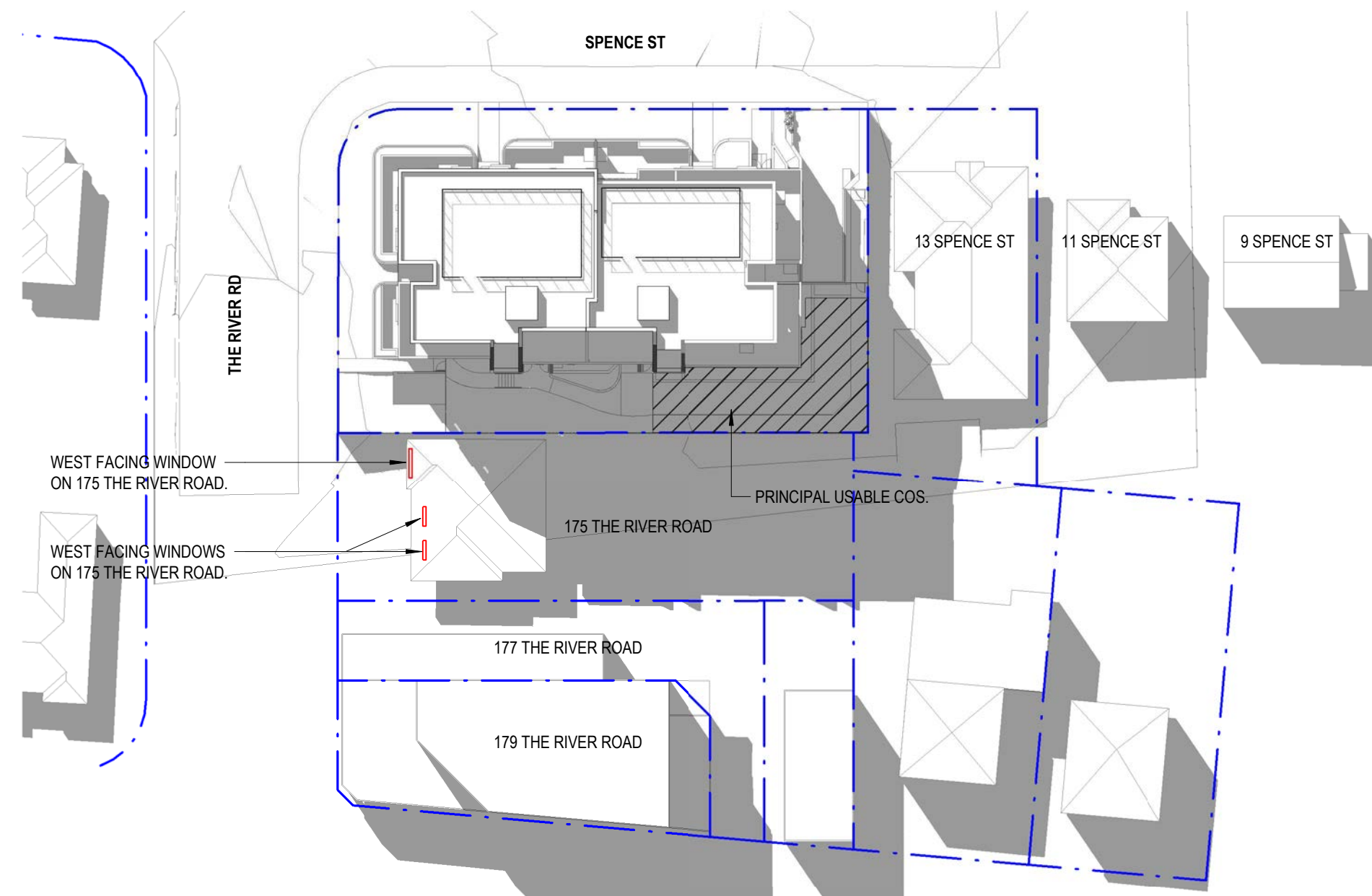
rev. C



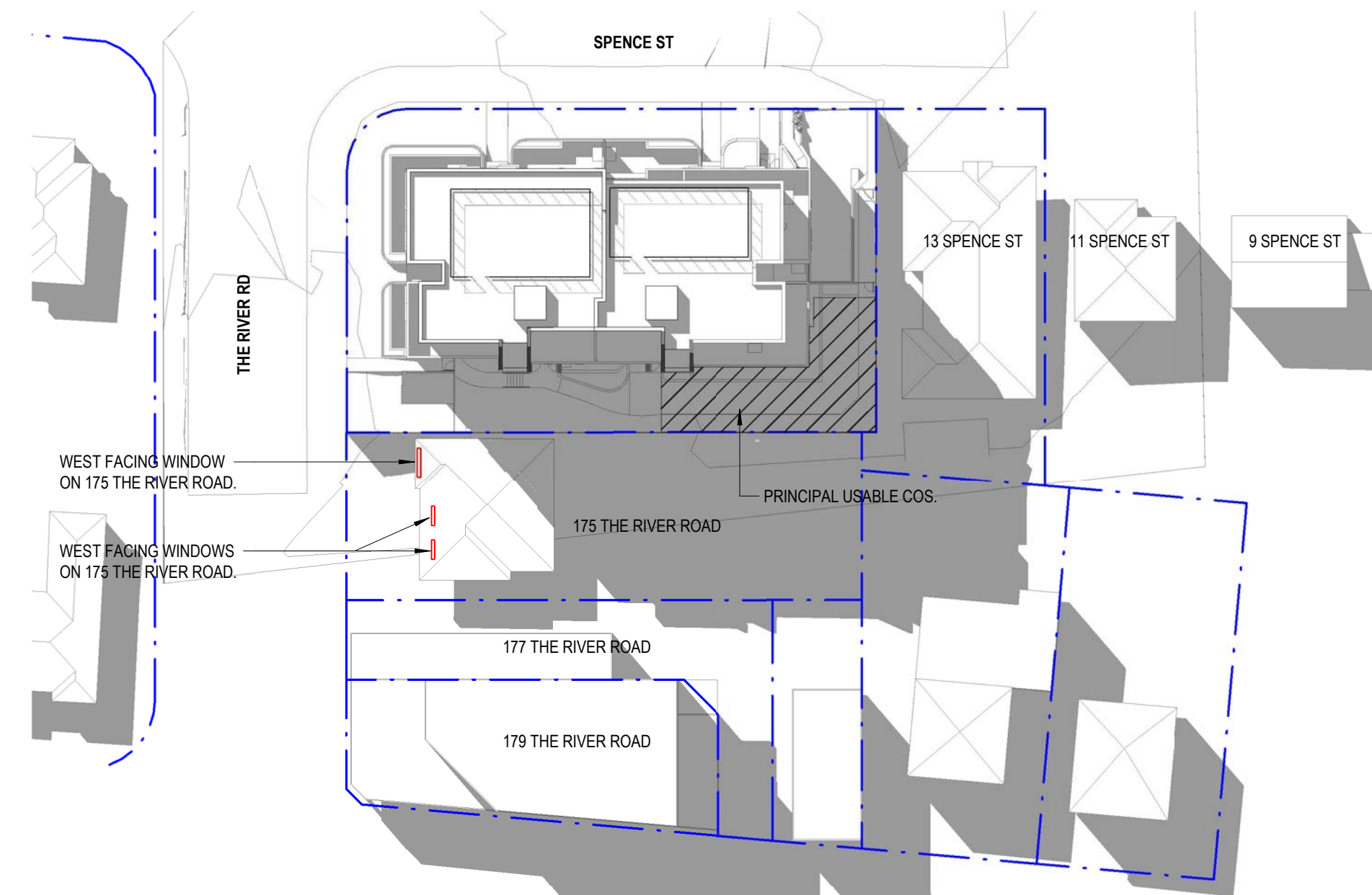
SHADOW DIAGRAM- JUNE 21@ 1 PM



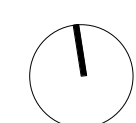
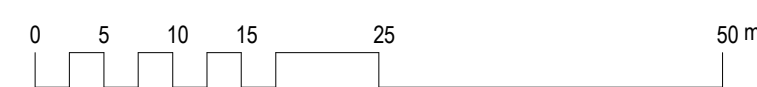
SHADOW DIAGRAM- JUNE 21@ 1.30 PM



SHADOW DIAGRAM- JUNE 21@ 2 PM



SHADOW DIAGRAM- JUNE 21@ 2.30 PM



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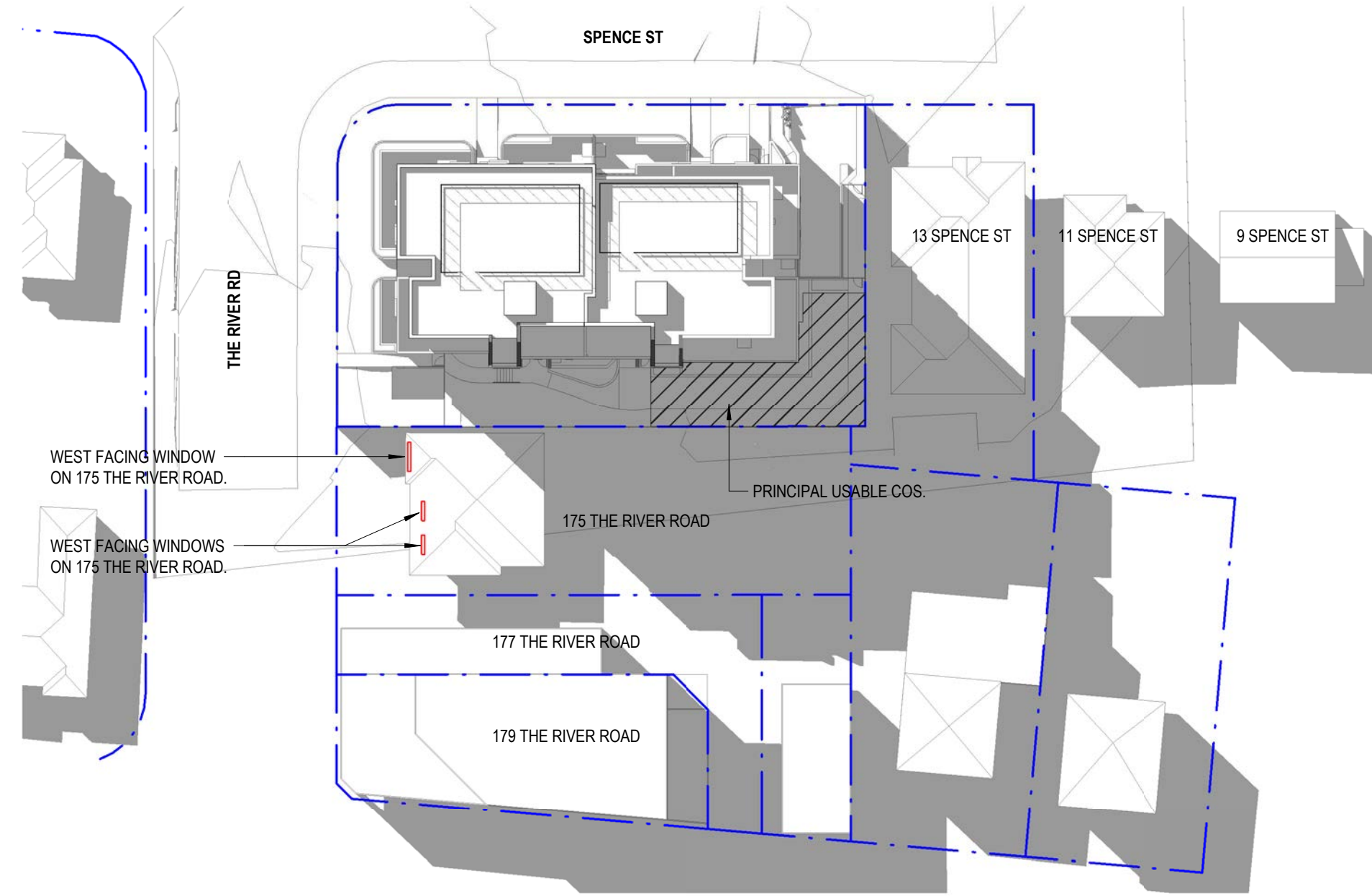
SHADOW DIAGRAM - WINTER SOLSTICE

1: 500 @ A1

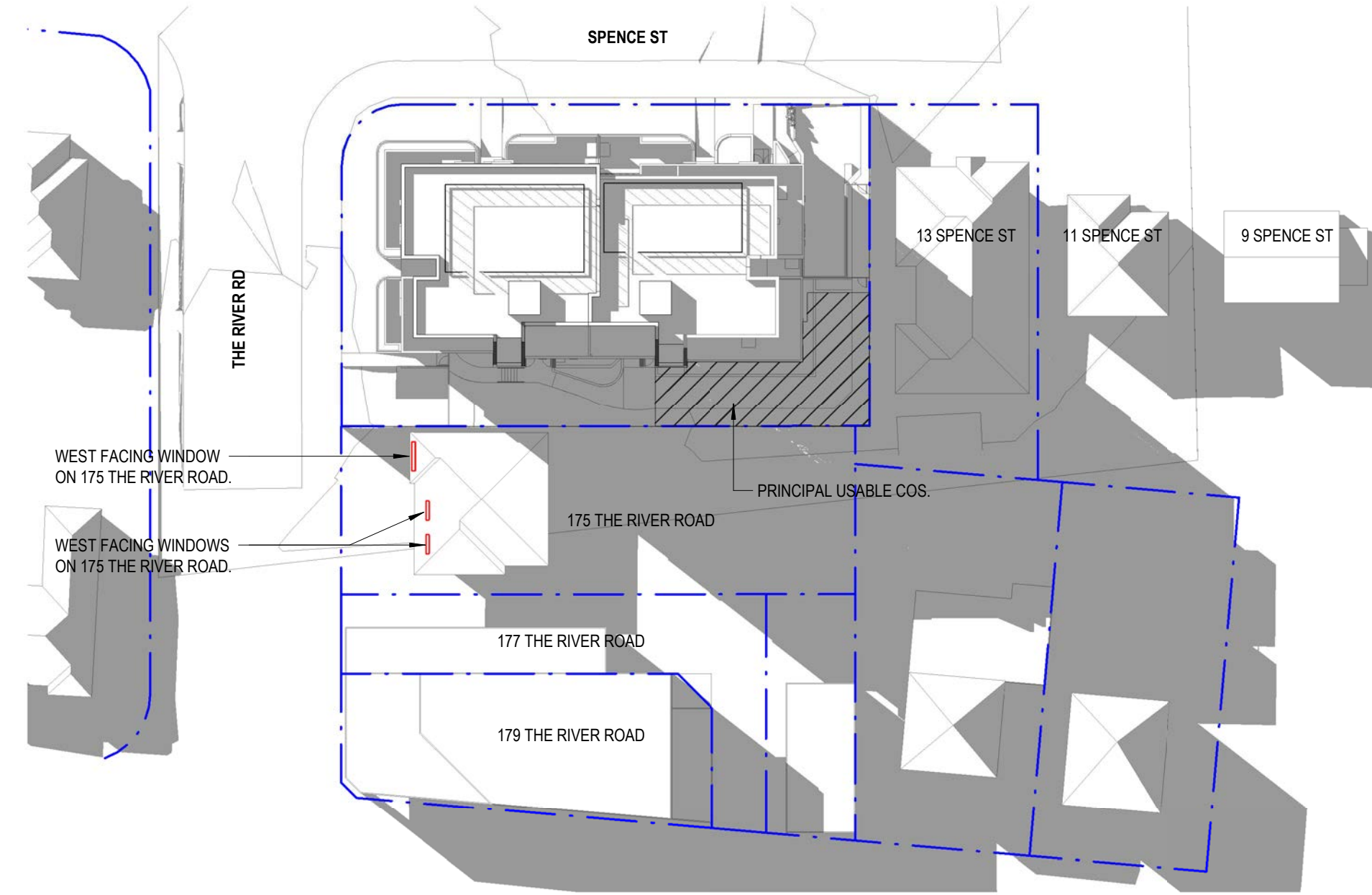
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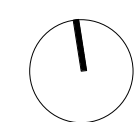
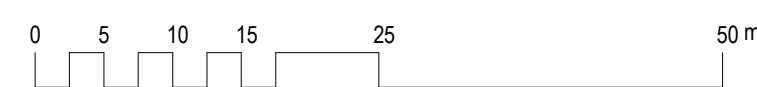
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SHADOW DIAGRAM- JUNE 21@ 3 PM



SHADOW DIAGRAM- JUNE 21@ 3.30 PM



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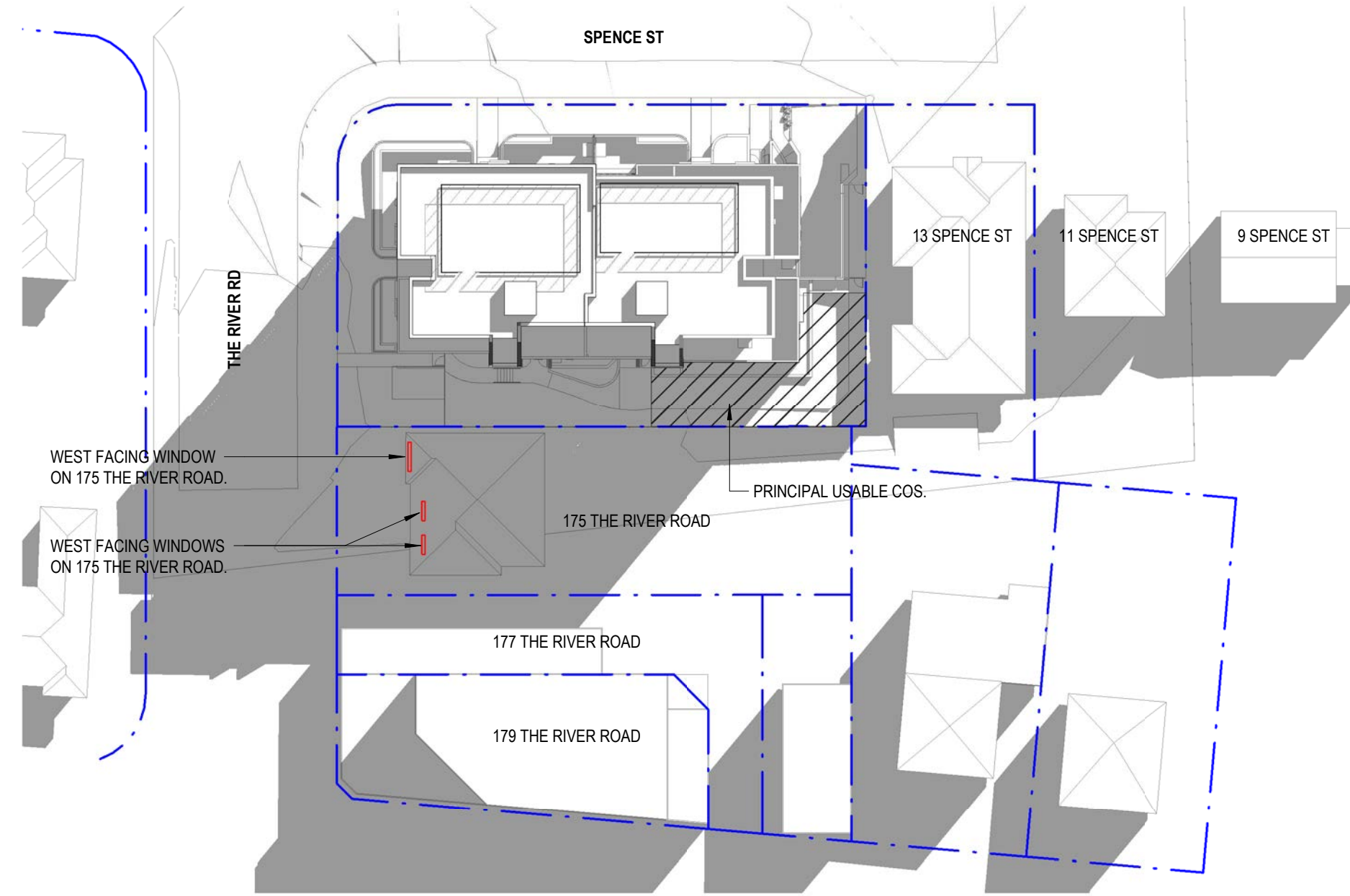
SHADOW DIAGRAM - WINTER SOLSTICE

1 : 500 @ A1

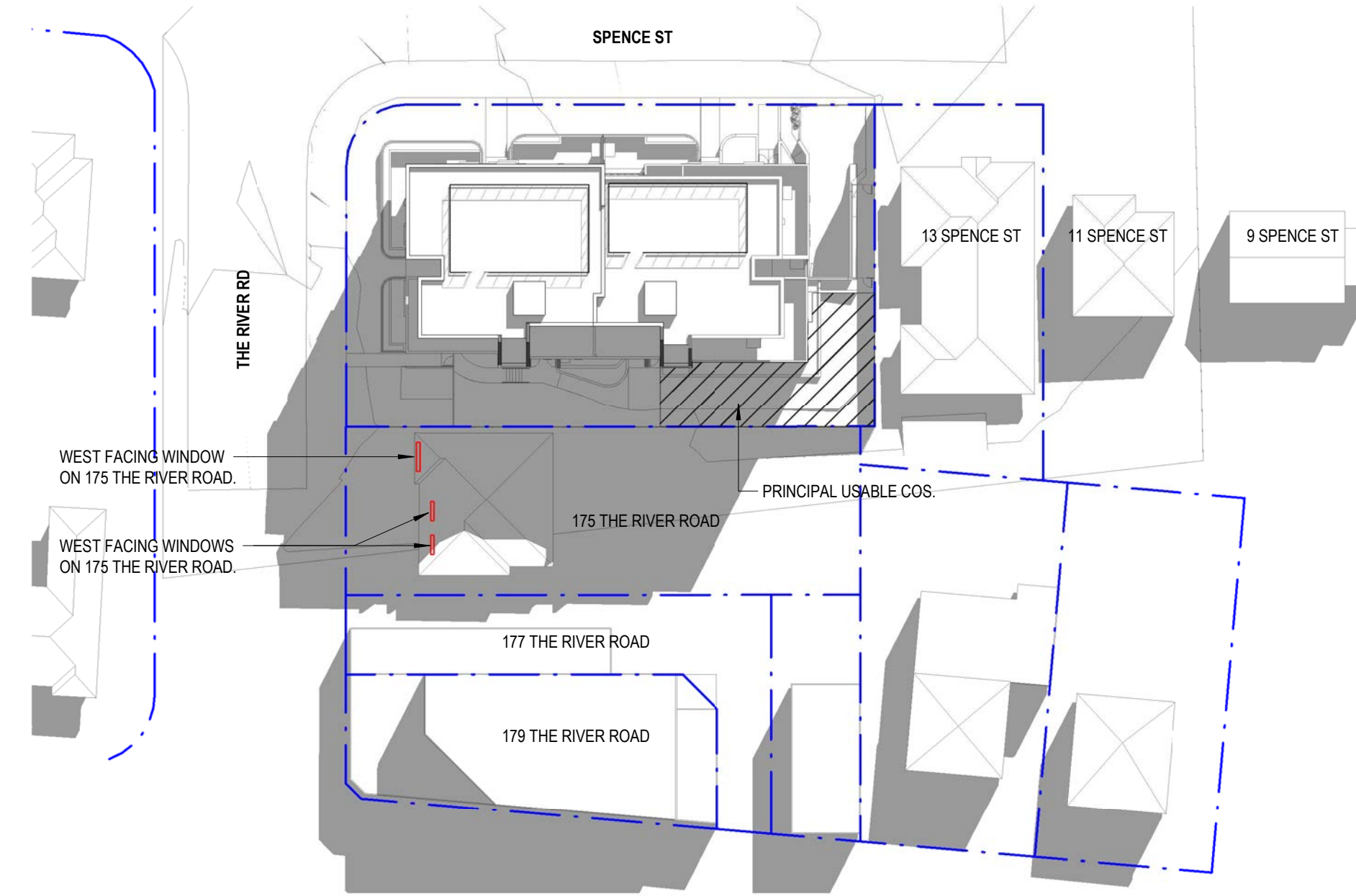
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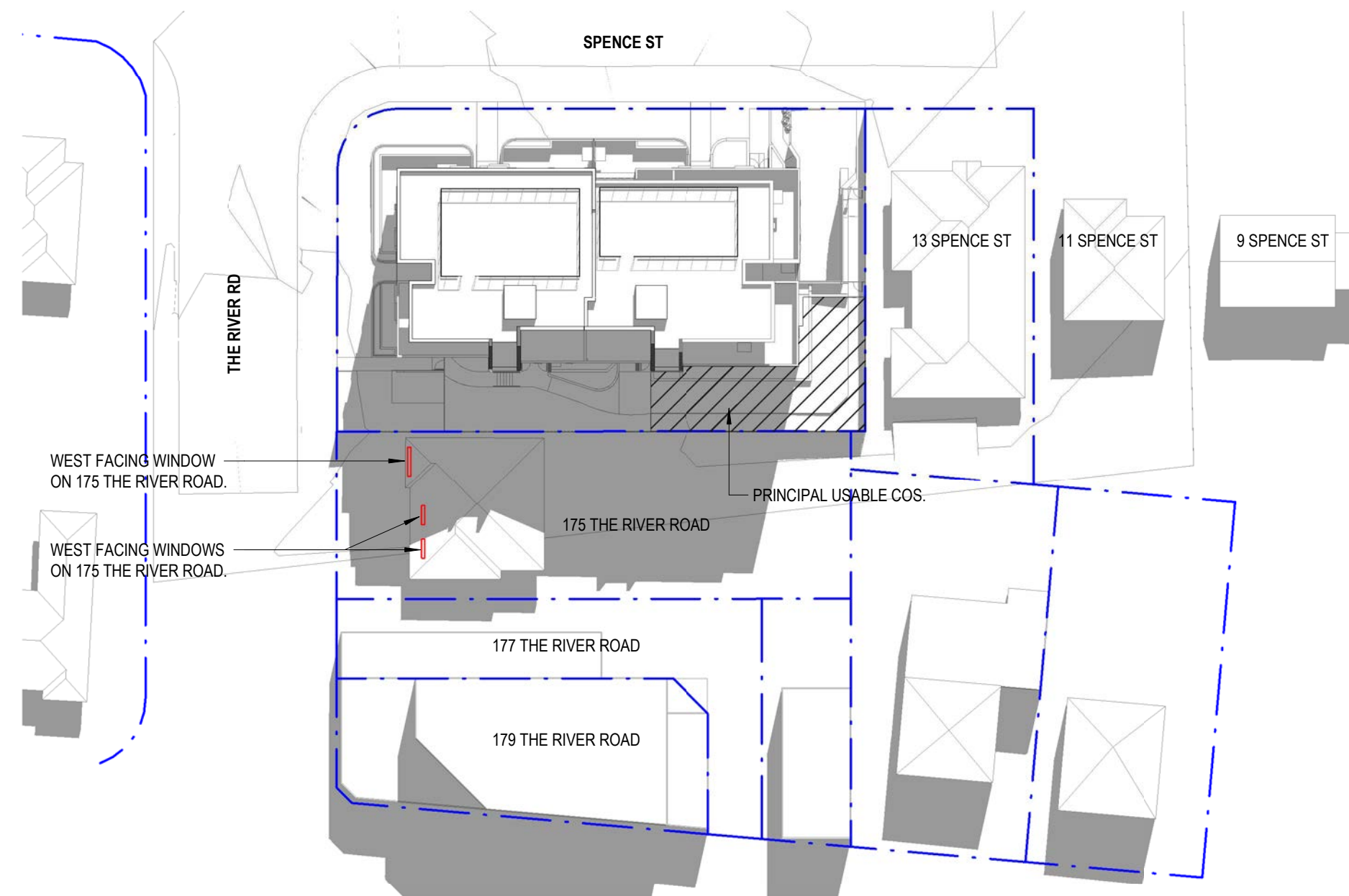
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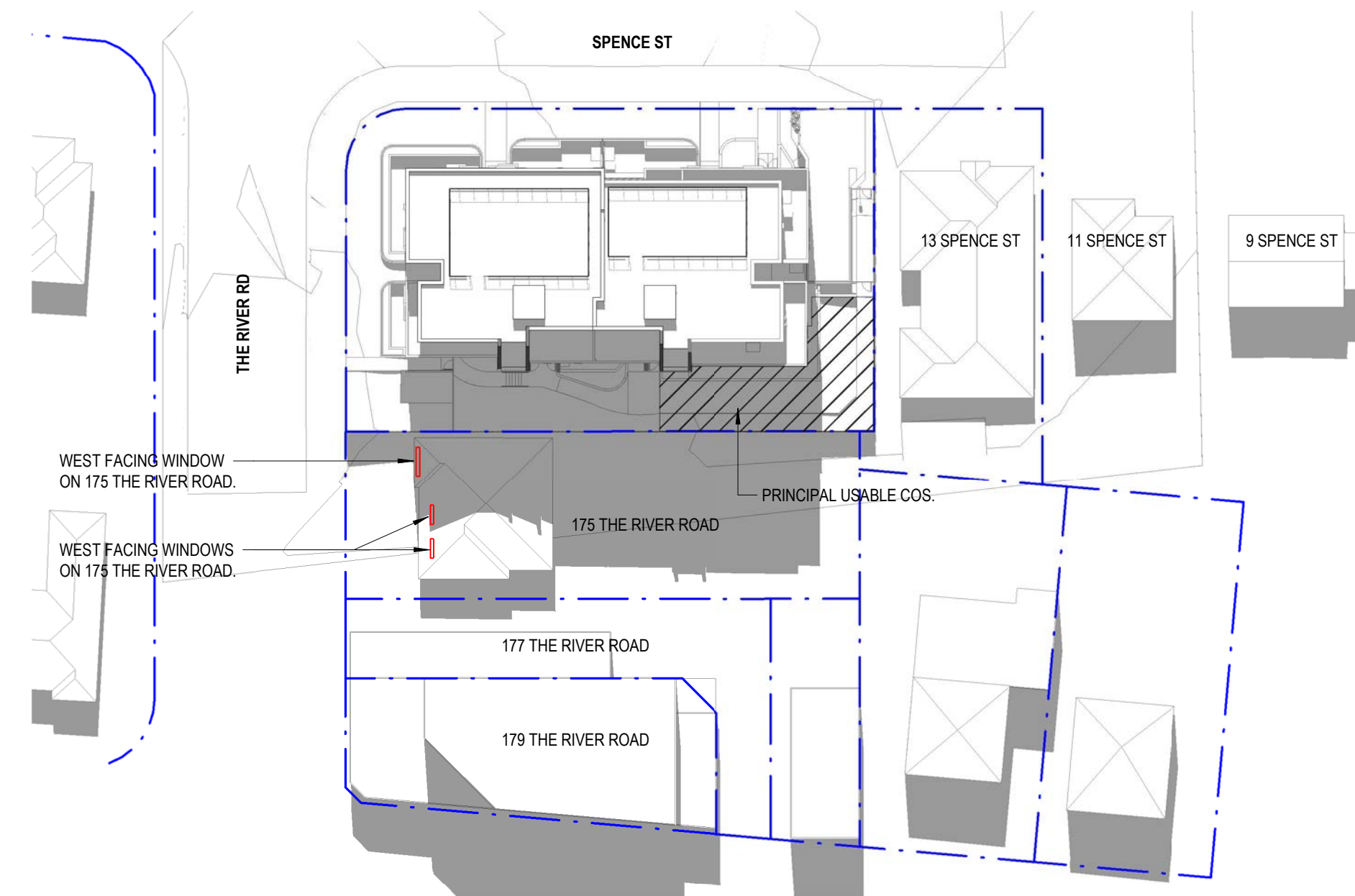
SHADOW DIAGRAM- JUNE 21@ 9.00 AM COS



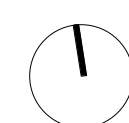
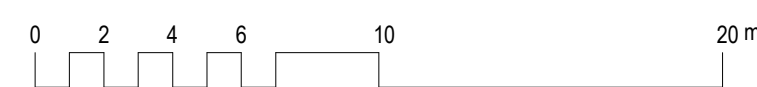
SHADOW DIAGRAM- JUNE 21@ 10.00 AM COS



SHADOW DIAGRAM- JUNE 21@ 11.00 AM COS



SHADOW DIAGRAM- JUNE 21@ 12.00 PM COS



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SOLAR ACCESS ANALYSIS - COS

1: 500 @ A1

A-4-64

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SUN EYE VIEW - 21 JUNE 09AM



SUN EYE VIEW - 21 JUNE 10AM



SUN EYE VIEW - 21 JUNE 11AM



SUN EYE VIEW - 21 JUNE 12PM



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SUN EYE VIEWS - PART 1

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SUN EYE VIEW - 21 JUNE 1PM



SUN EYE VIEW - 21 JUNE 2PM



SUN EYE VIEW - 21 JUNE 3PM



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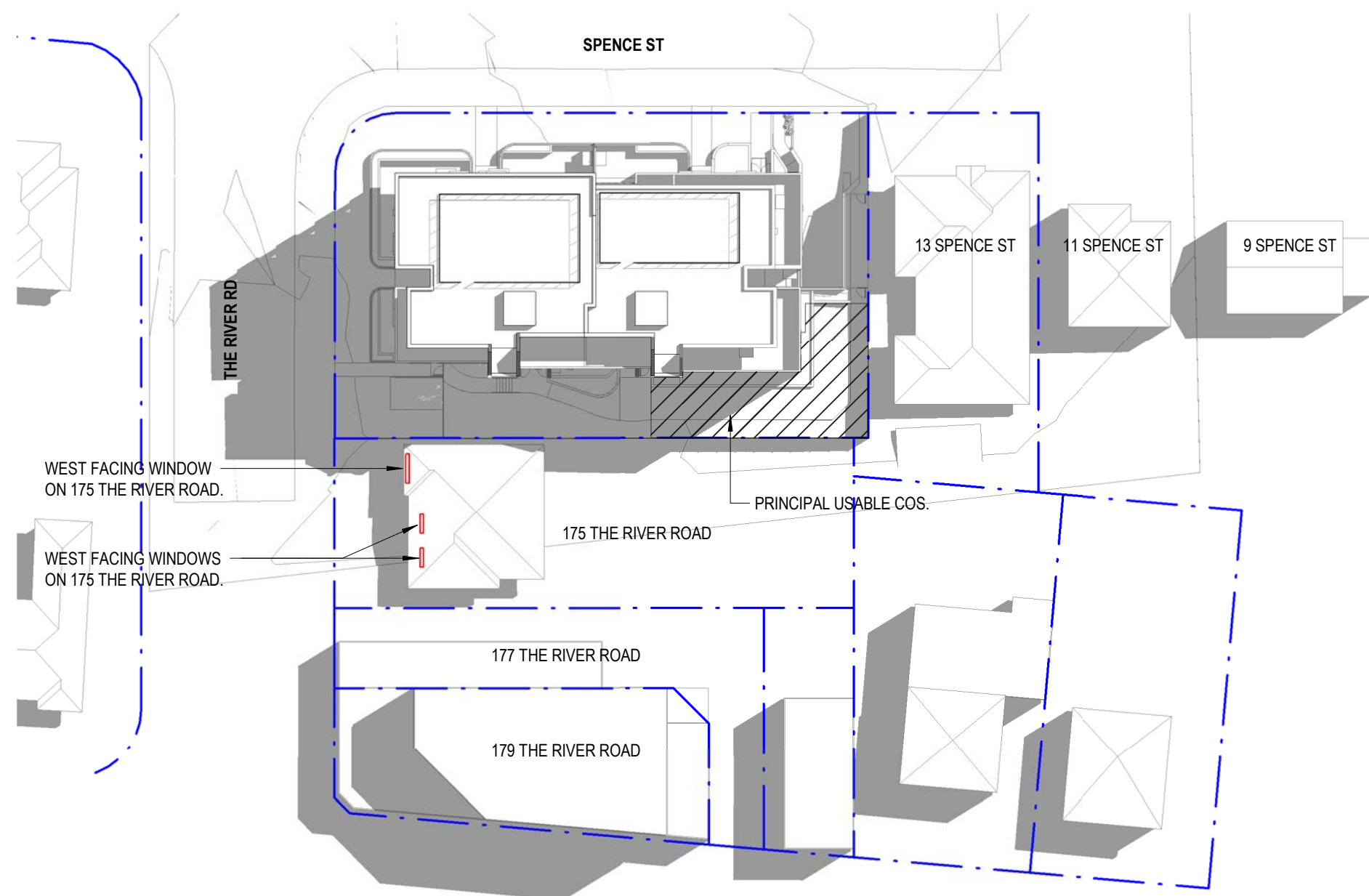
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SUN EYE VIEWS - PART 2

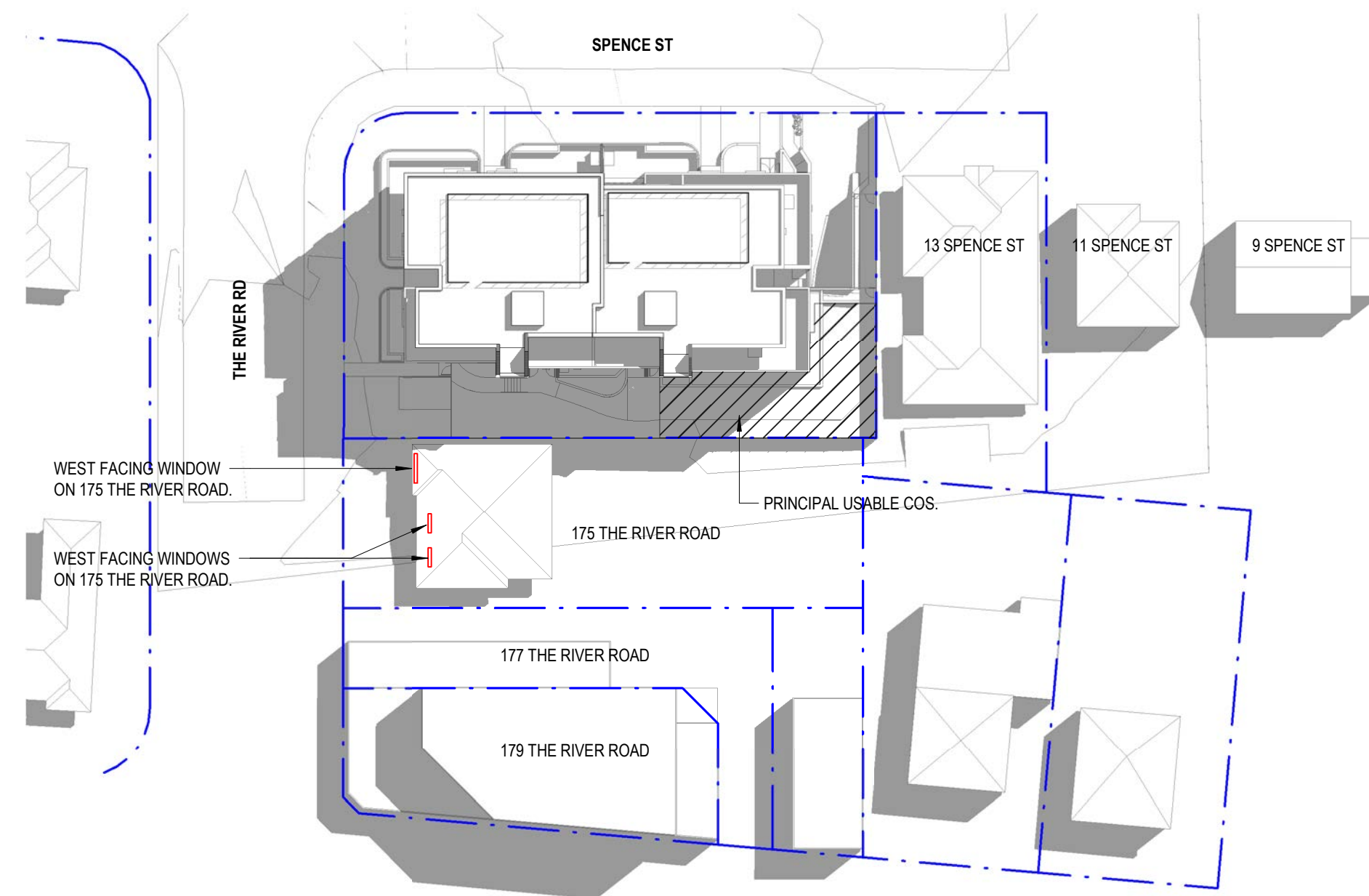
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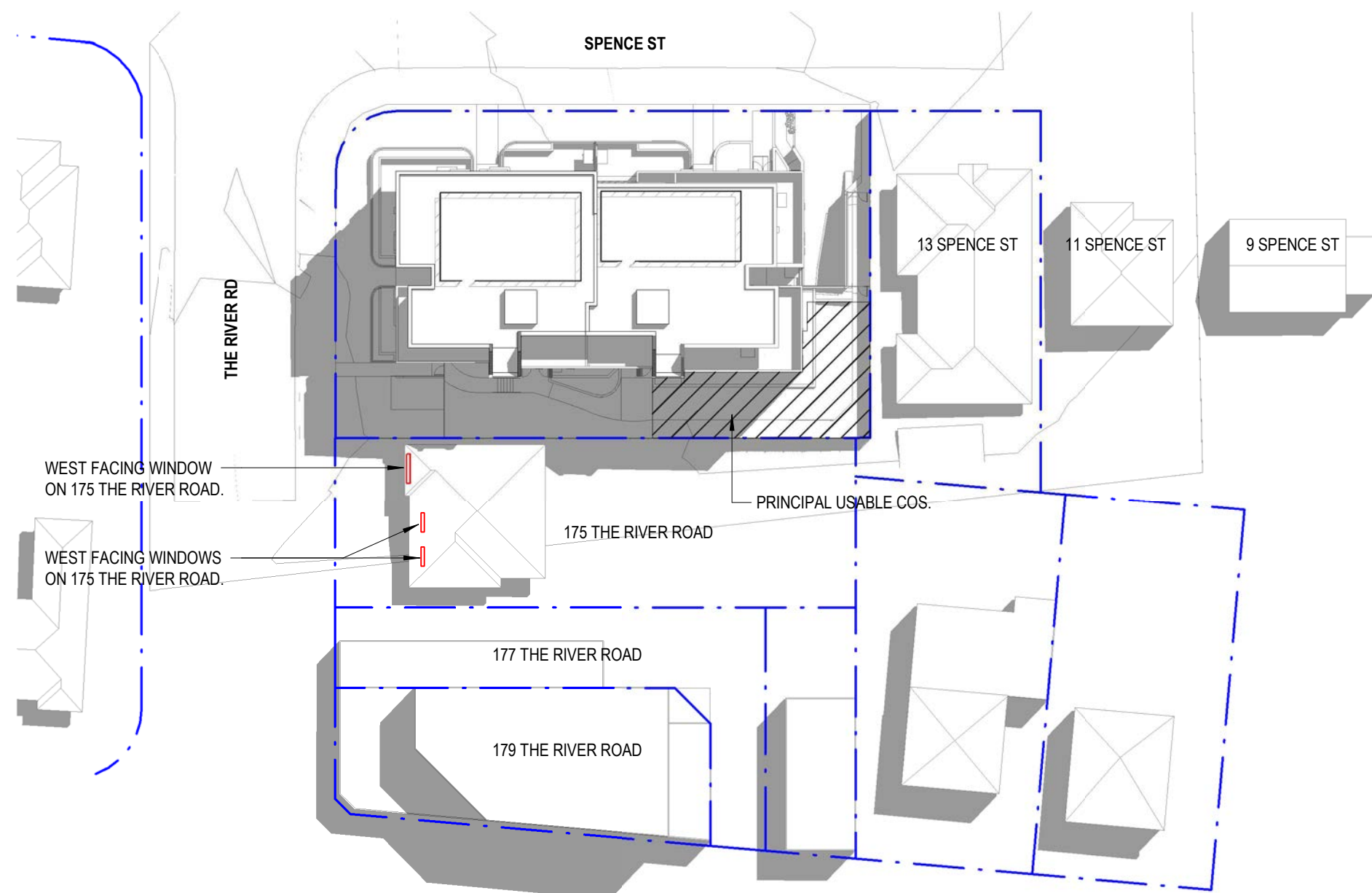
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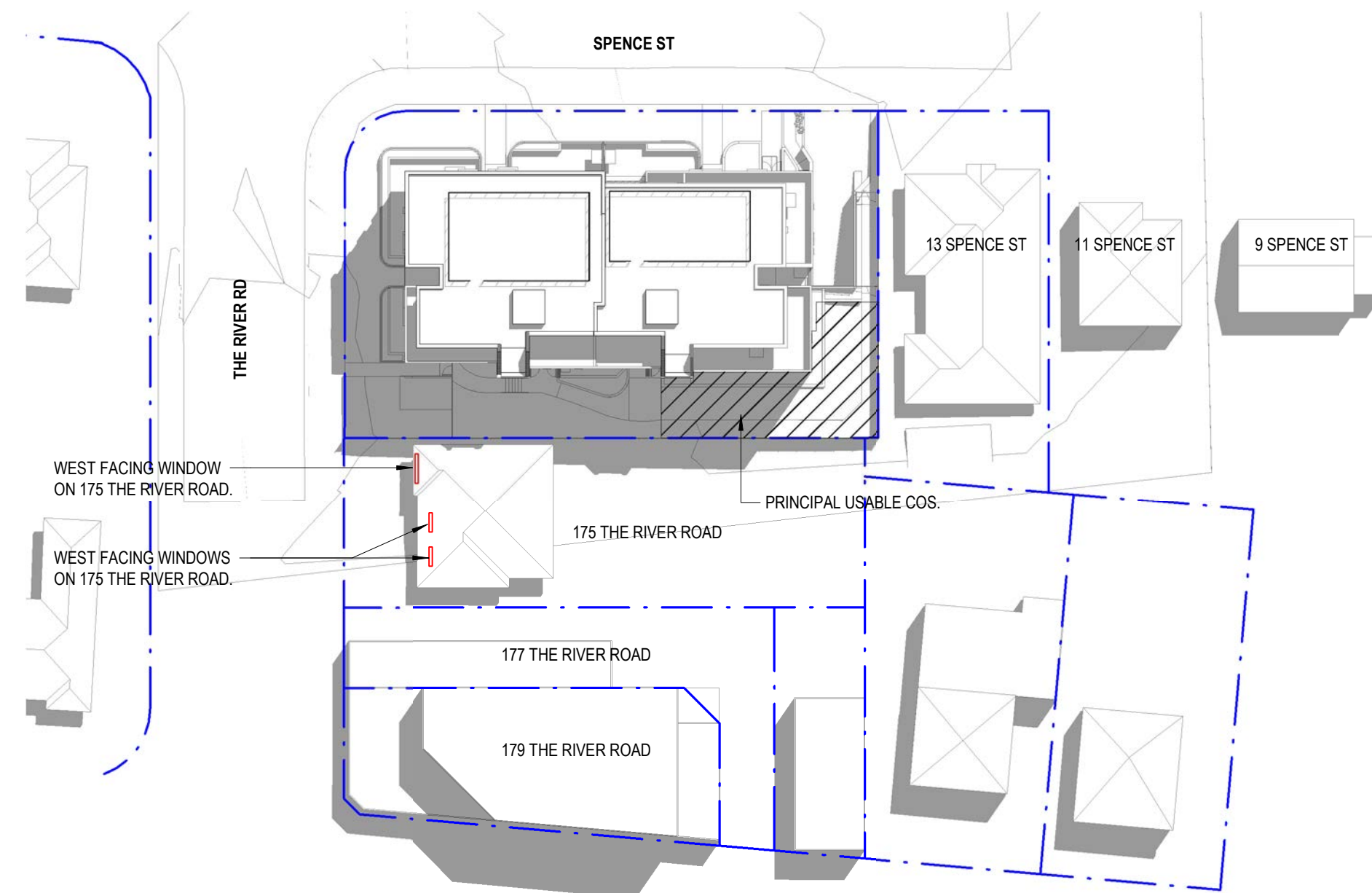
1 SHADOW DIAGRAM- MAR 21@ 9.00 AM
1-23 1 : 500



2 SHADOW DIAGRAM- MARCH 21@ 9.30 AM
1-23 1 : 500



3 SHADOW DIAGRAM- MARCH 21@ 10 AM
1-23 1 : 500



4 SHADOW DIAGRAM- MARCH 21@ 10.30 AM
1-23 1 : 500



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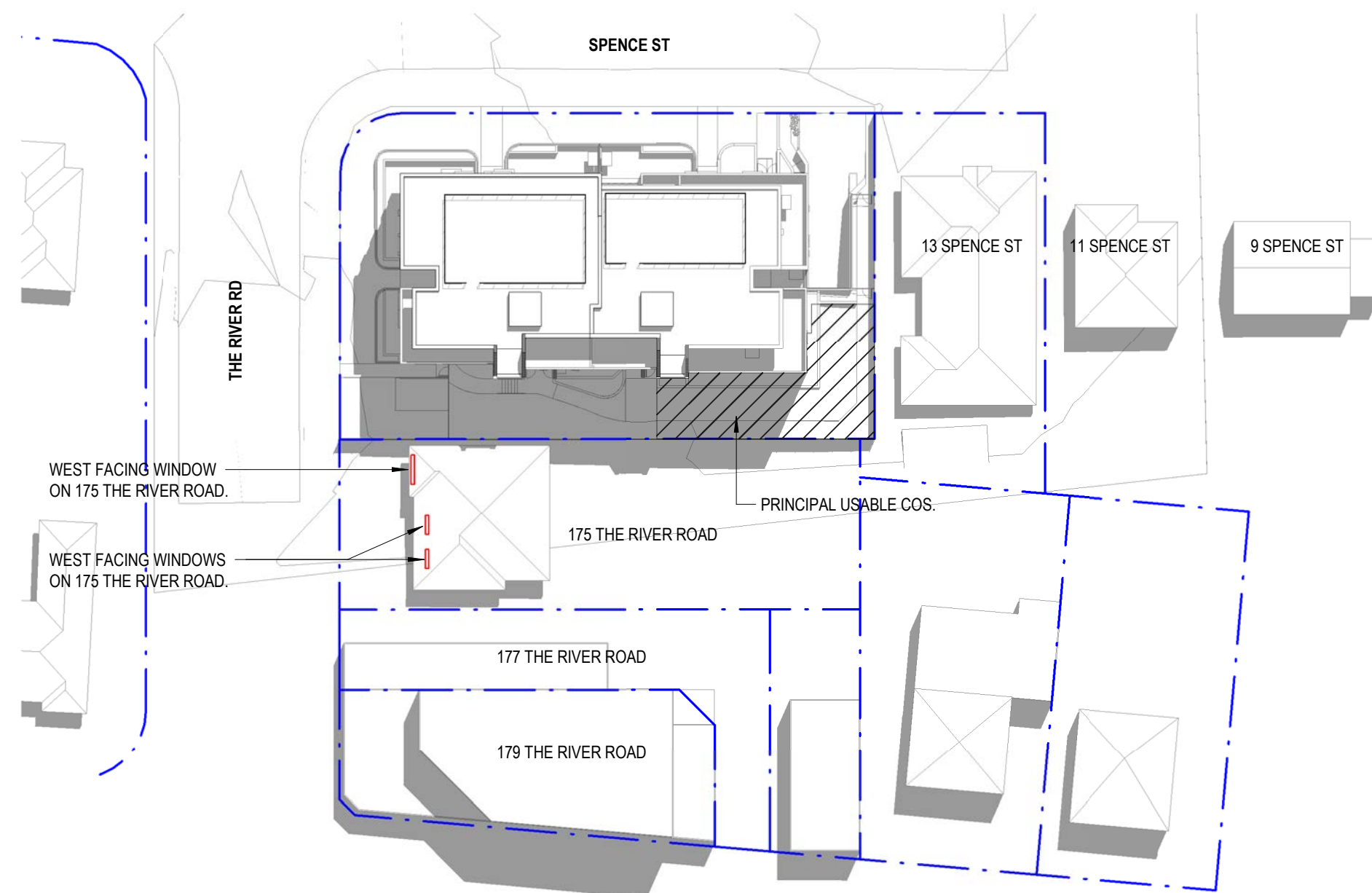
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SHADOW DIAGRAM - EQUINOX- MARCH

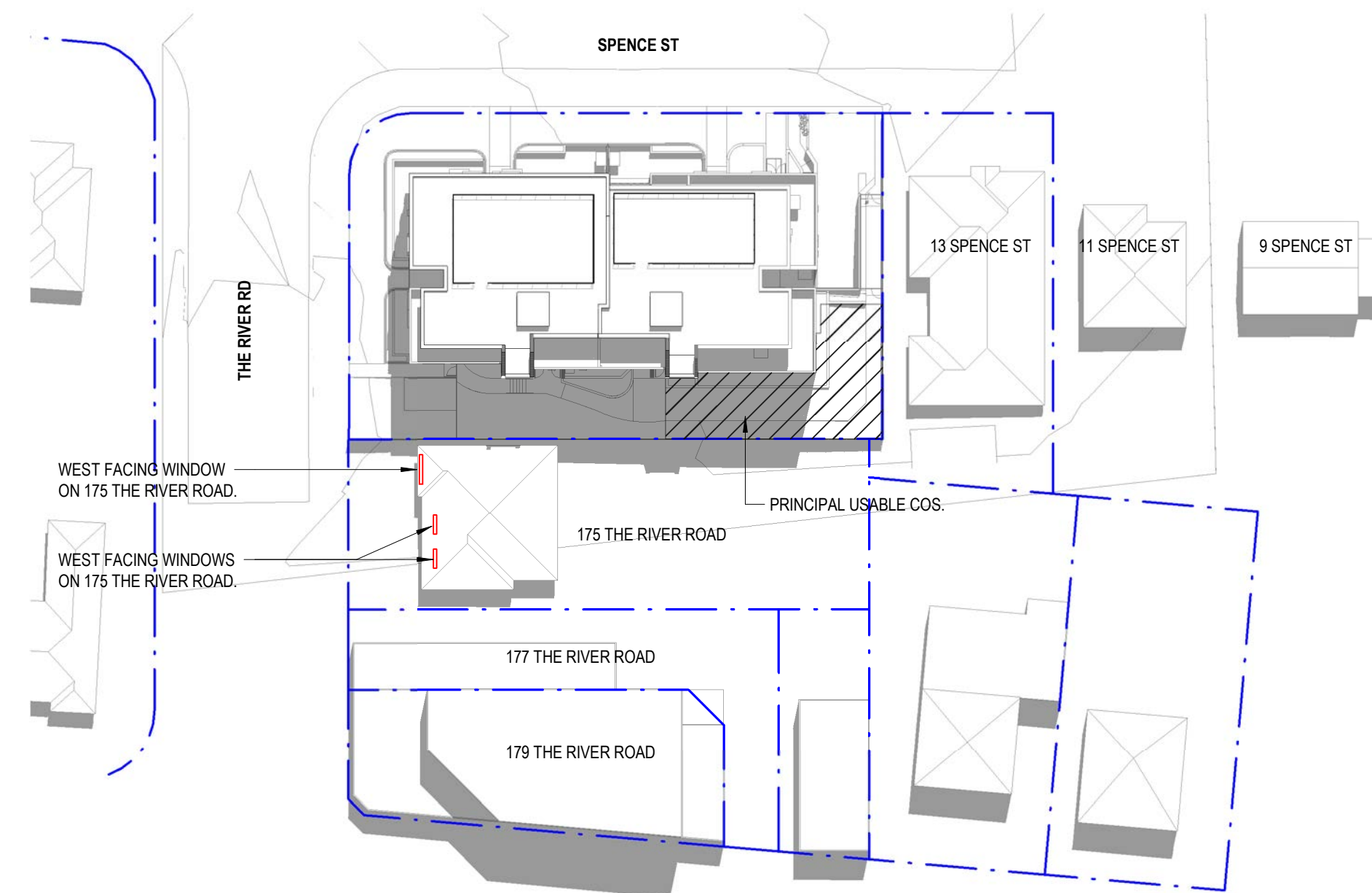
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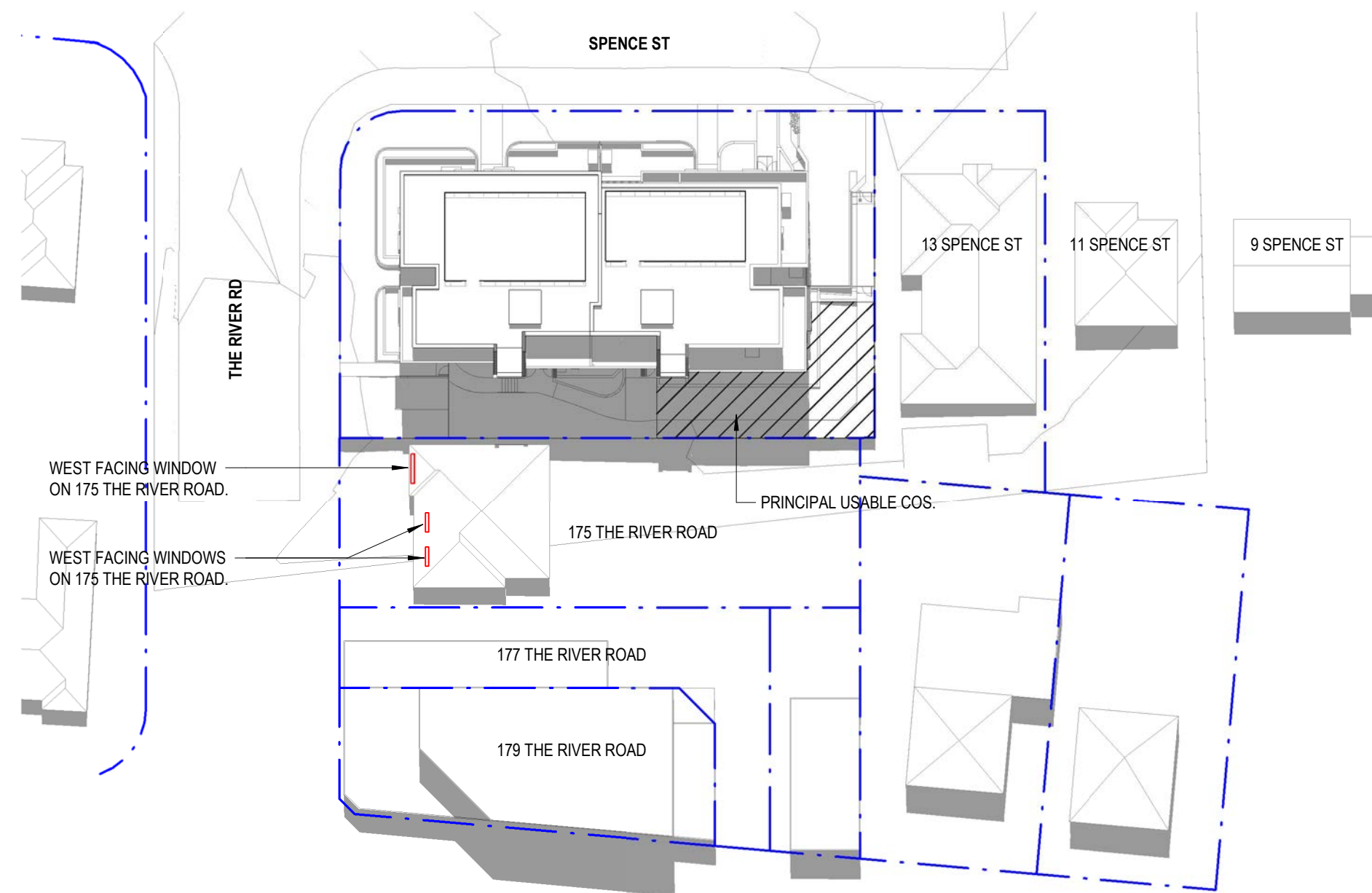
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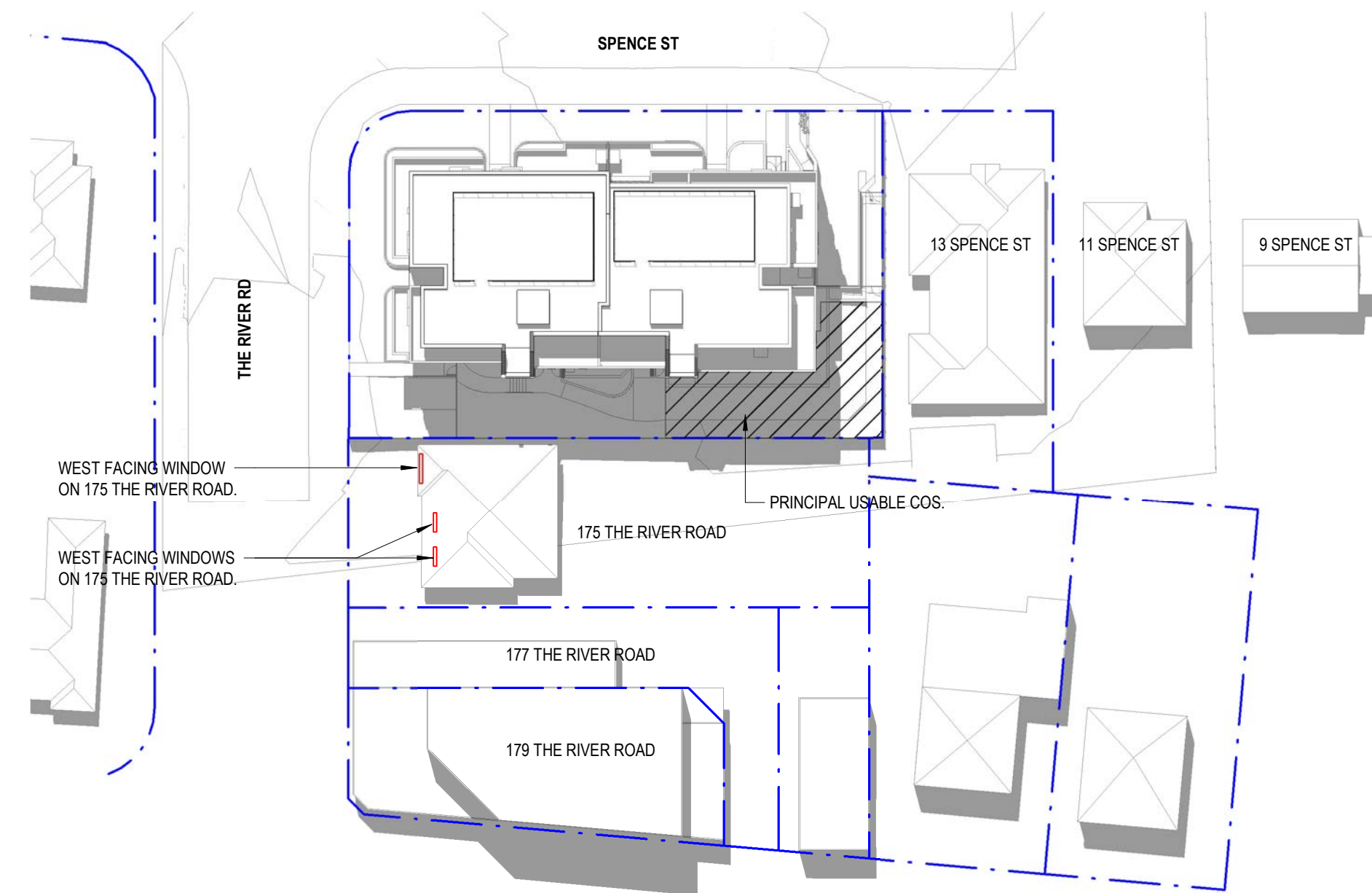
1 SHADOW DIAGRAM- MARCH 21@ 11 AM
1:23 1 : 500



2 SHADOW DIAGRAM- MARCH 21@ 11.30 AM
1:23 1 : 500



3 SHADOW DIAGRAM- MARCH 21@ 12 PM
1:23 1 : 500



4 SHADOW DIAGRAM- MARCH 21@ 12.30 PM
1:23 1 : 500



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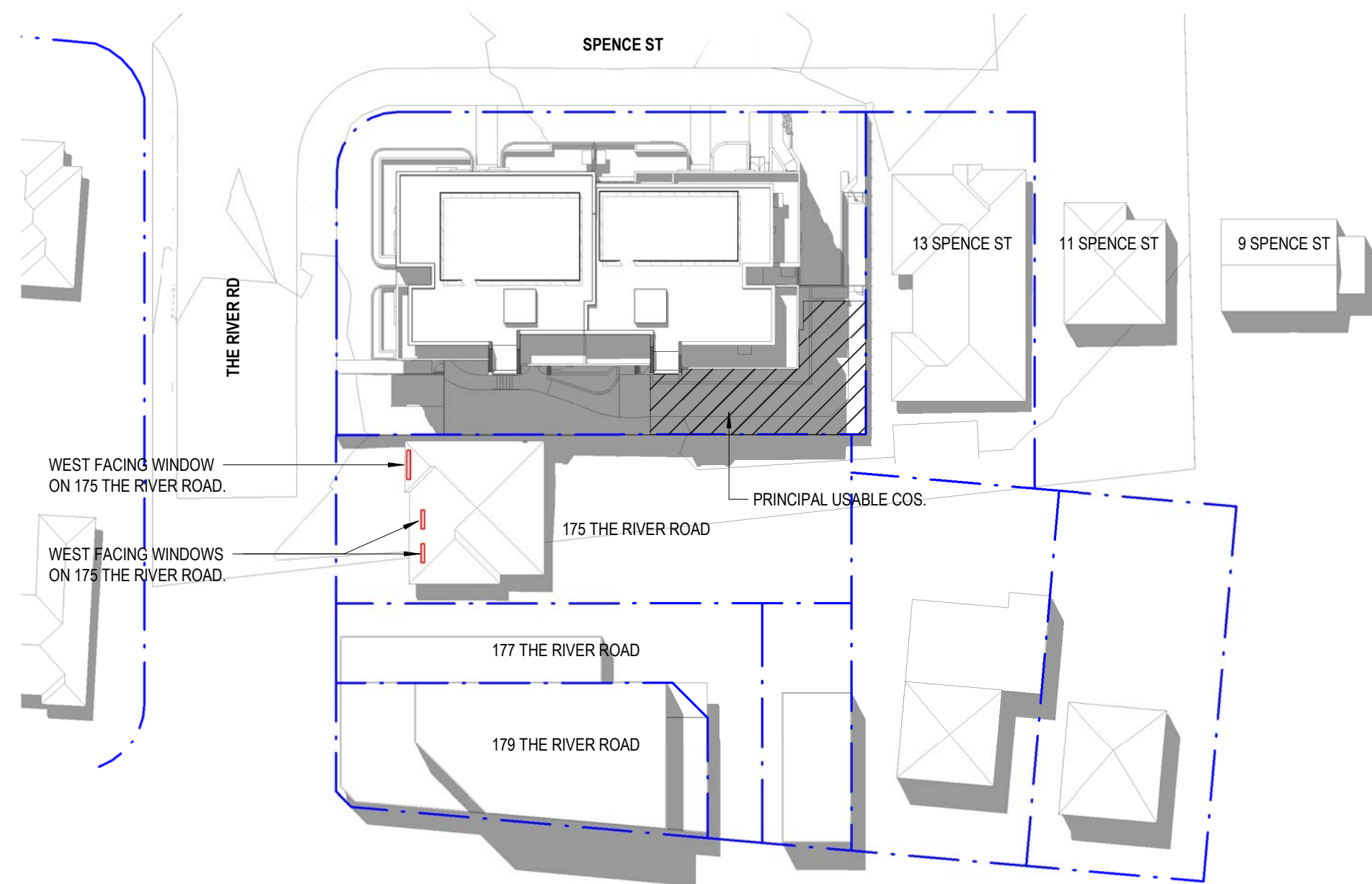
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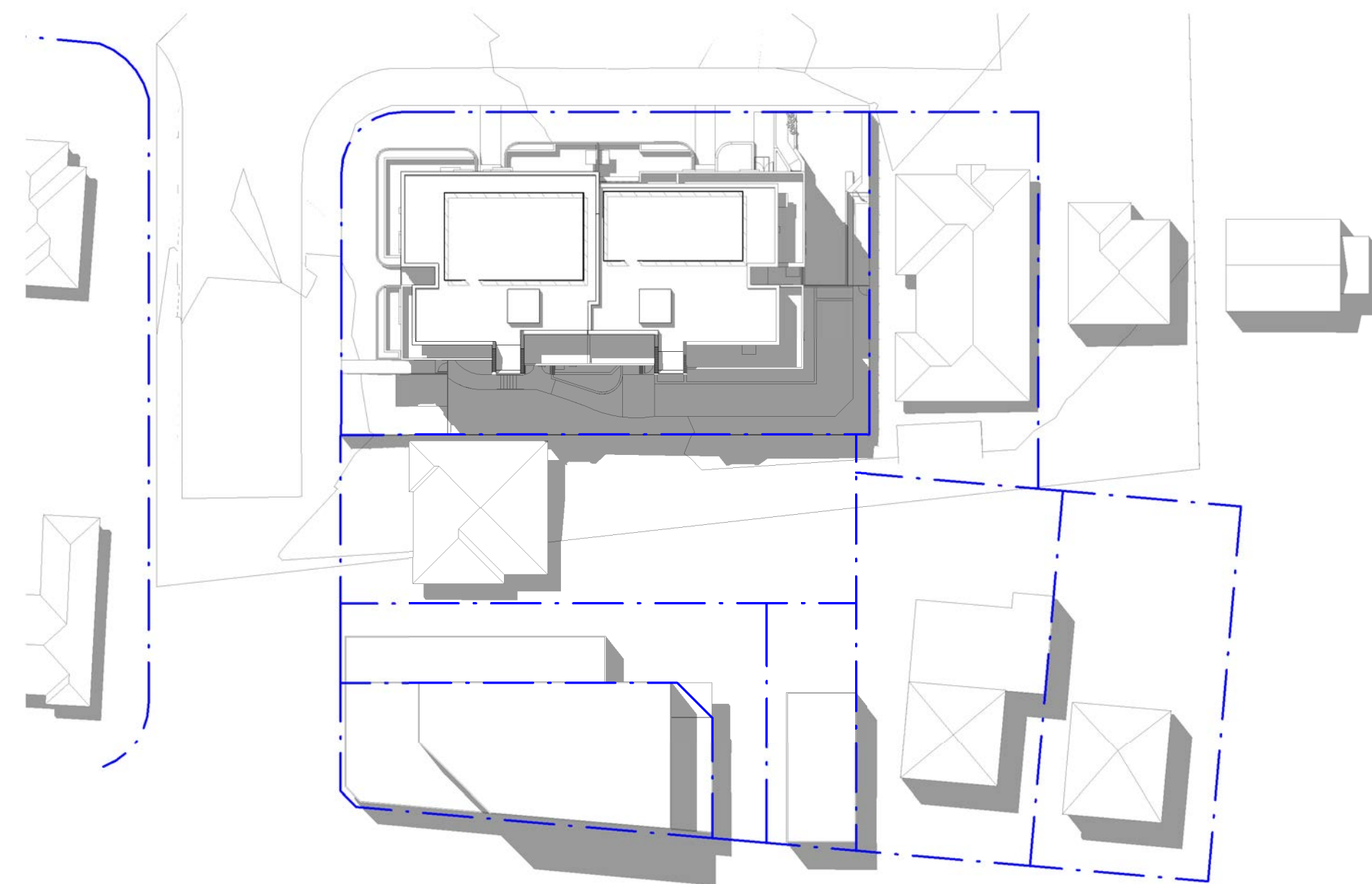
SHADOW DIAGRAM - EQUINOX- MARCH

18.08.2026

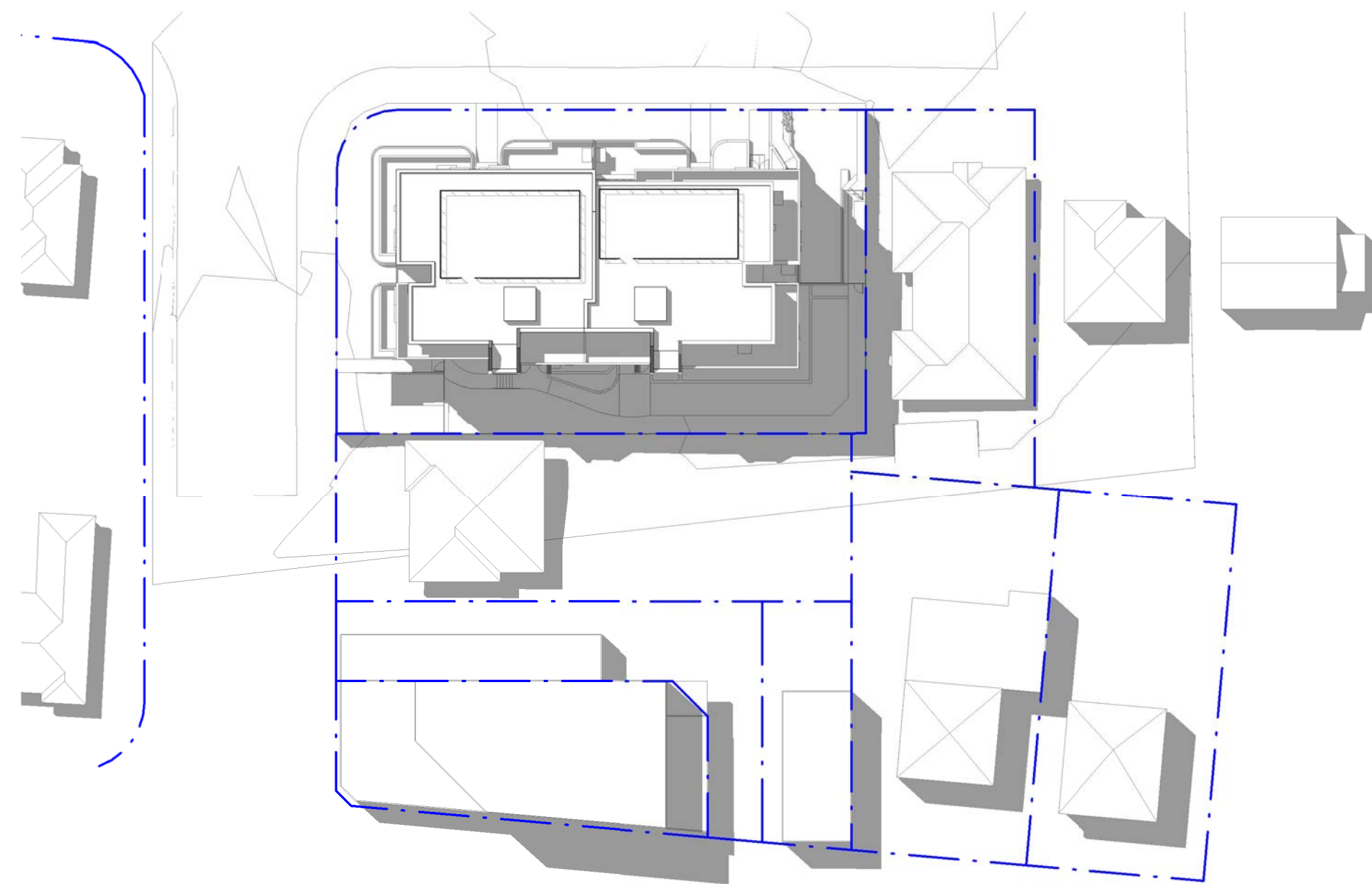
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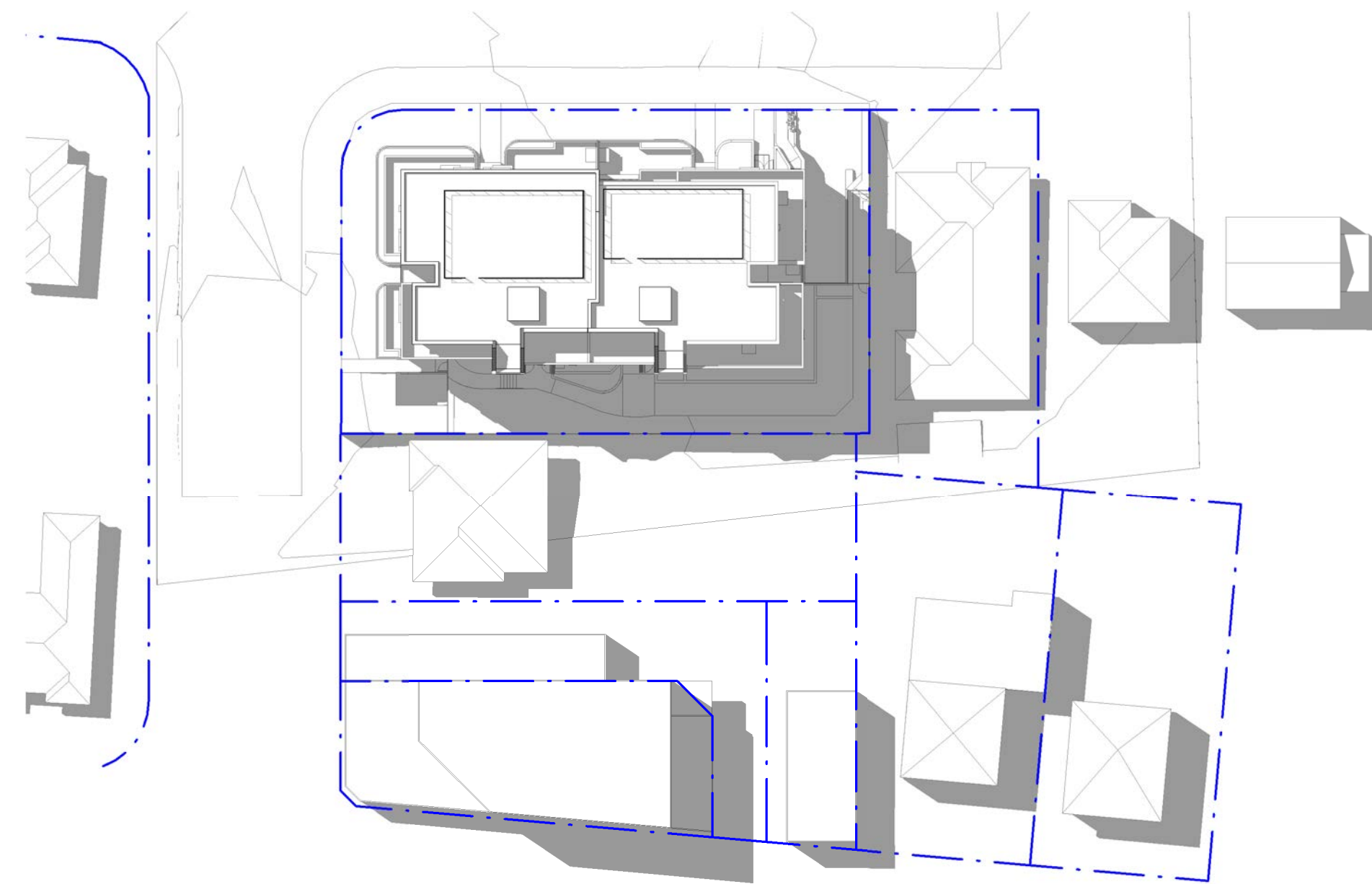
1 SHADOW DIAGRAM- MARCH 21@ 1 PM
1:23 1 : 500



2 SHADOW DIAGRAM- MARCH 21@ 1.30 PM
1:23 1 : 500



3 SHADOW DIAGRAM- MARCH 21@ 2 PM
1:23 1 : 500



4 SHADOW DIAGRAM- MARCH 21@ 2.30 PM
1:23 1 : 500



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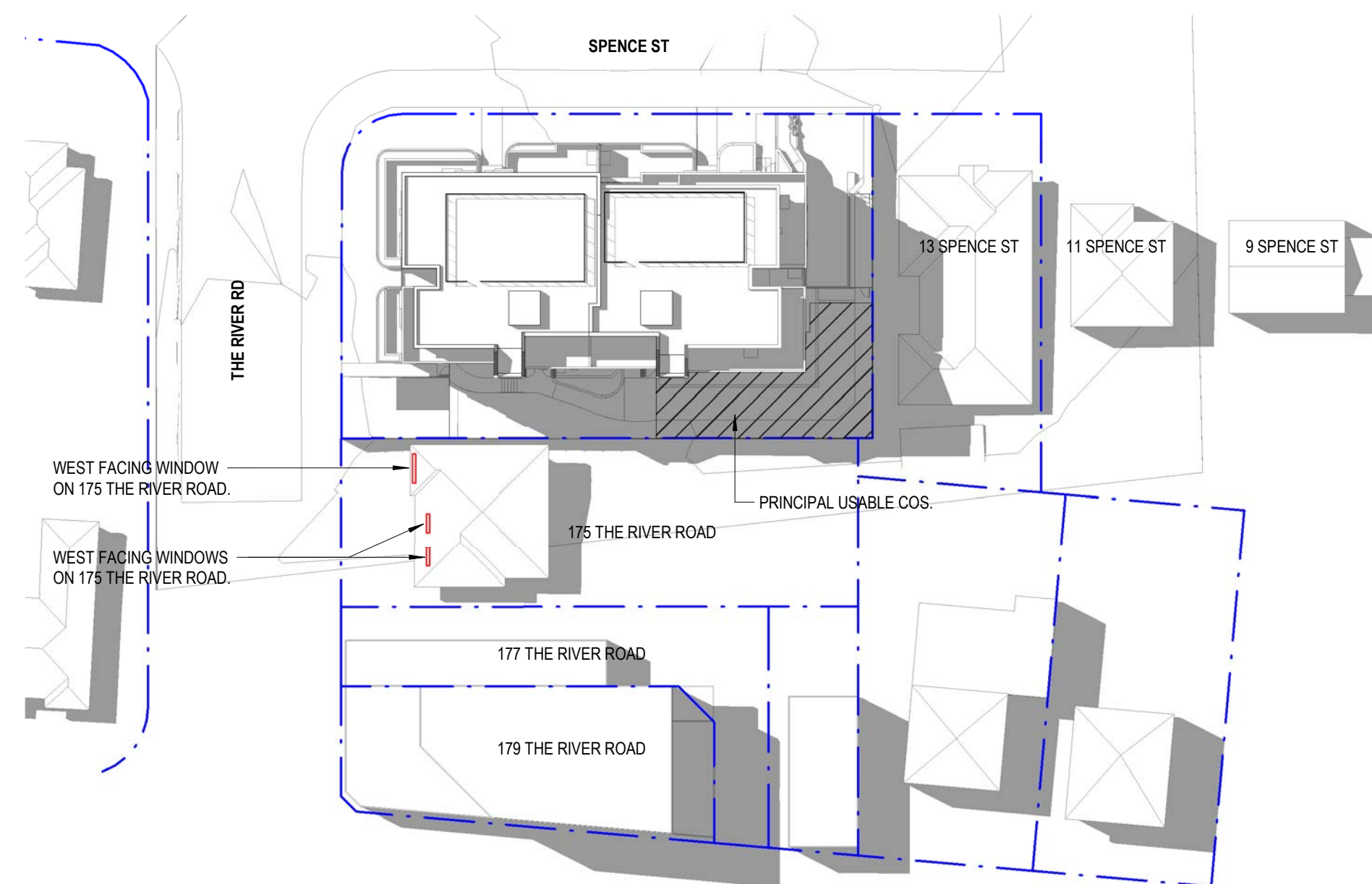
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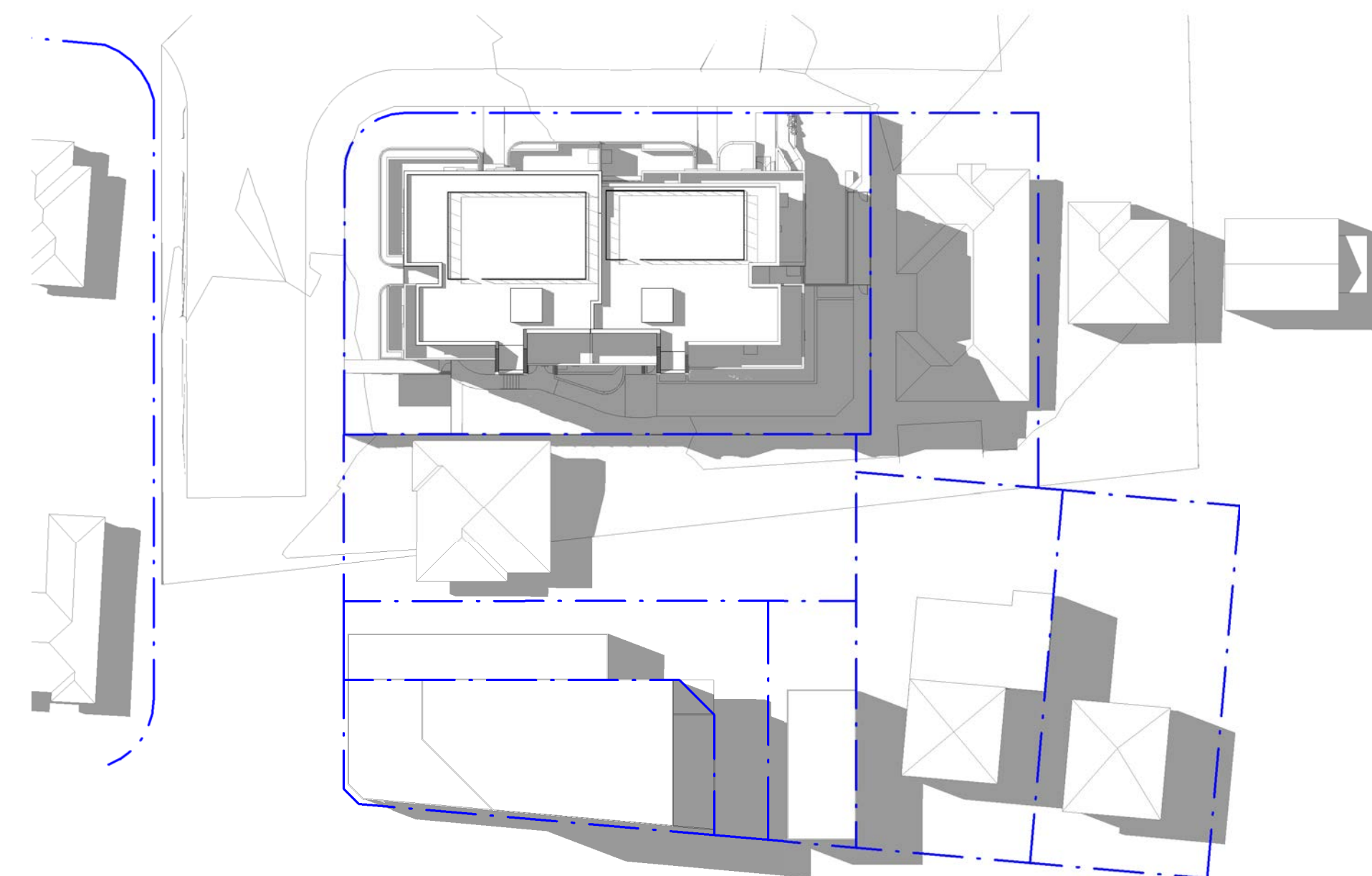
A-4-72

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1
1-23
SHADOW DIAGRAM- MARCH 21@ 3 PM
1 : 500



2
1-23
SHADOW DIAGRAM- MARCH 21@ 3.30 PM
1 : 500



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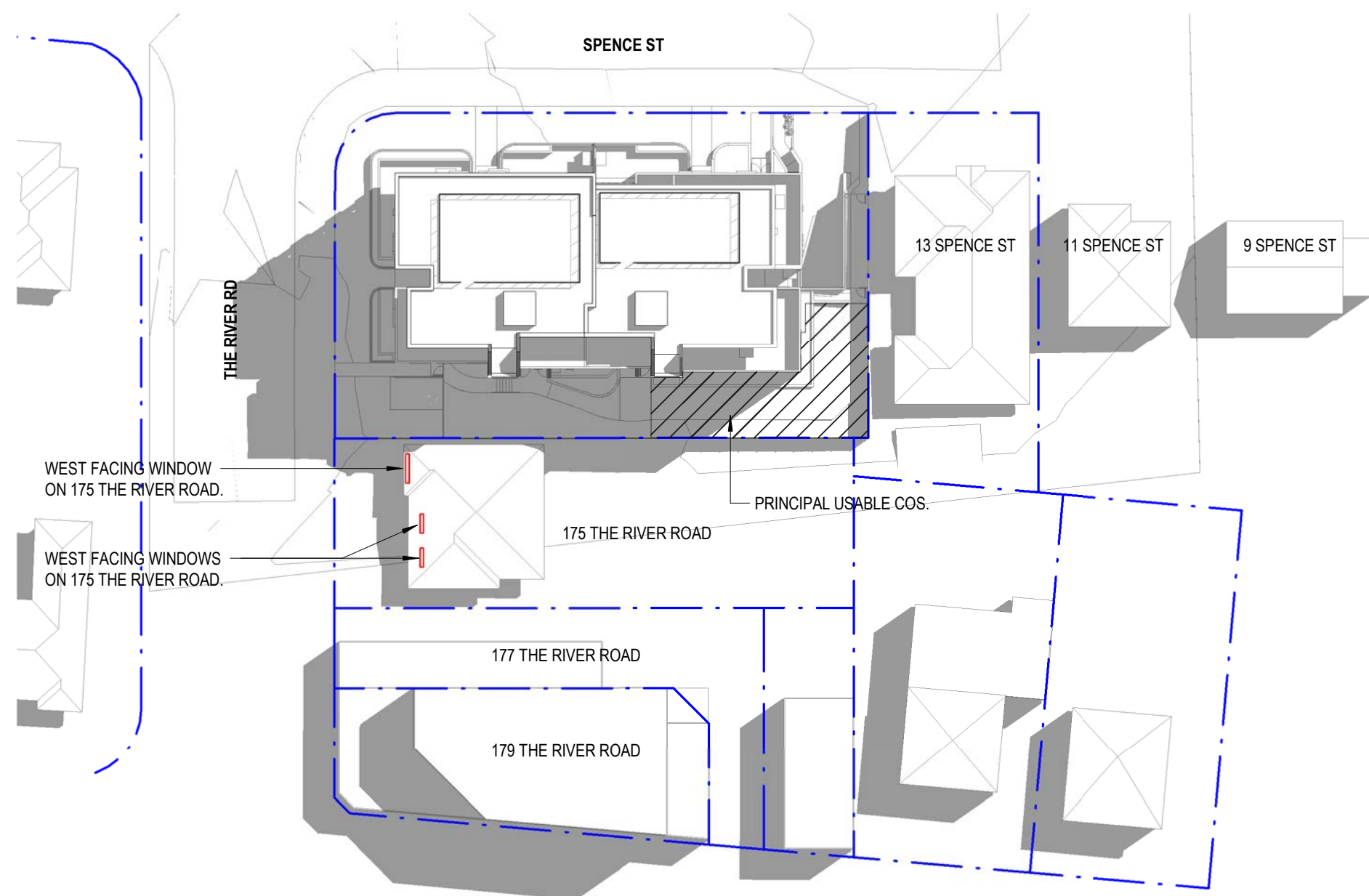
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SHADOW DIAGRAM - EQUINOX- MARCH

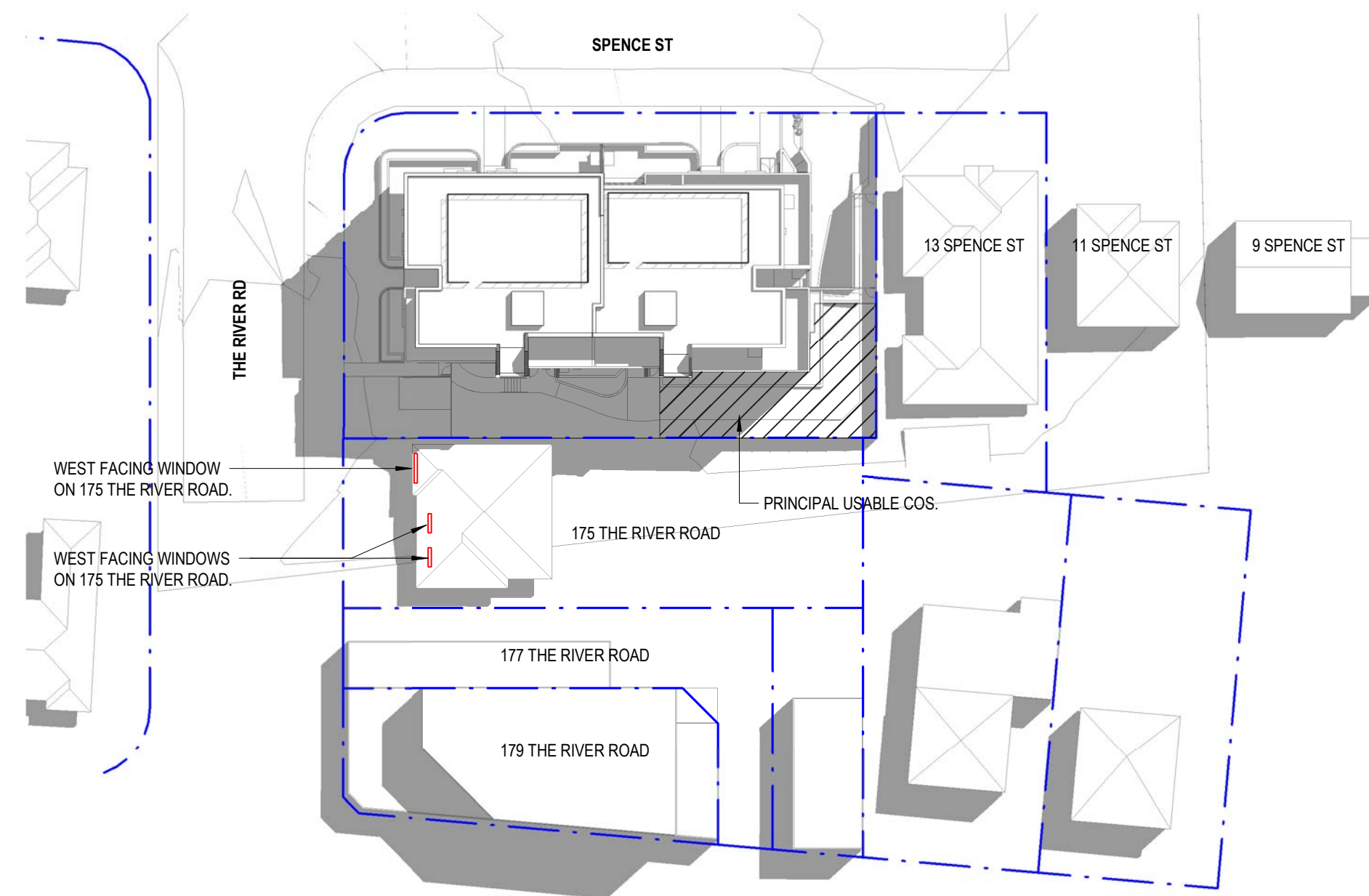
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A-4-73

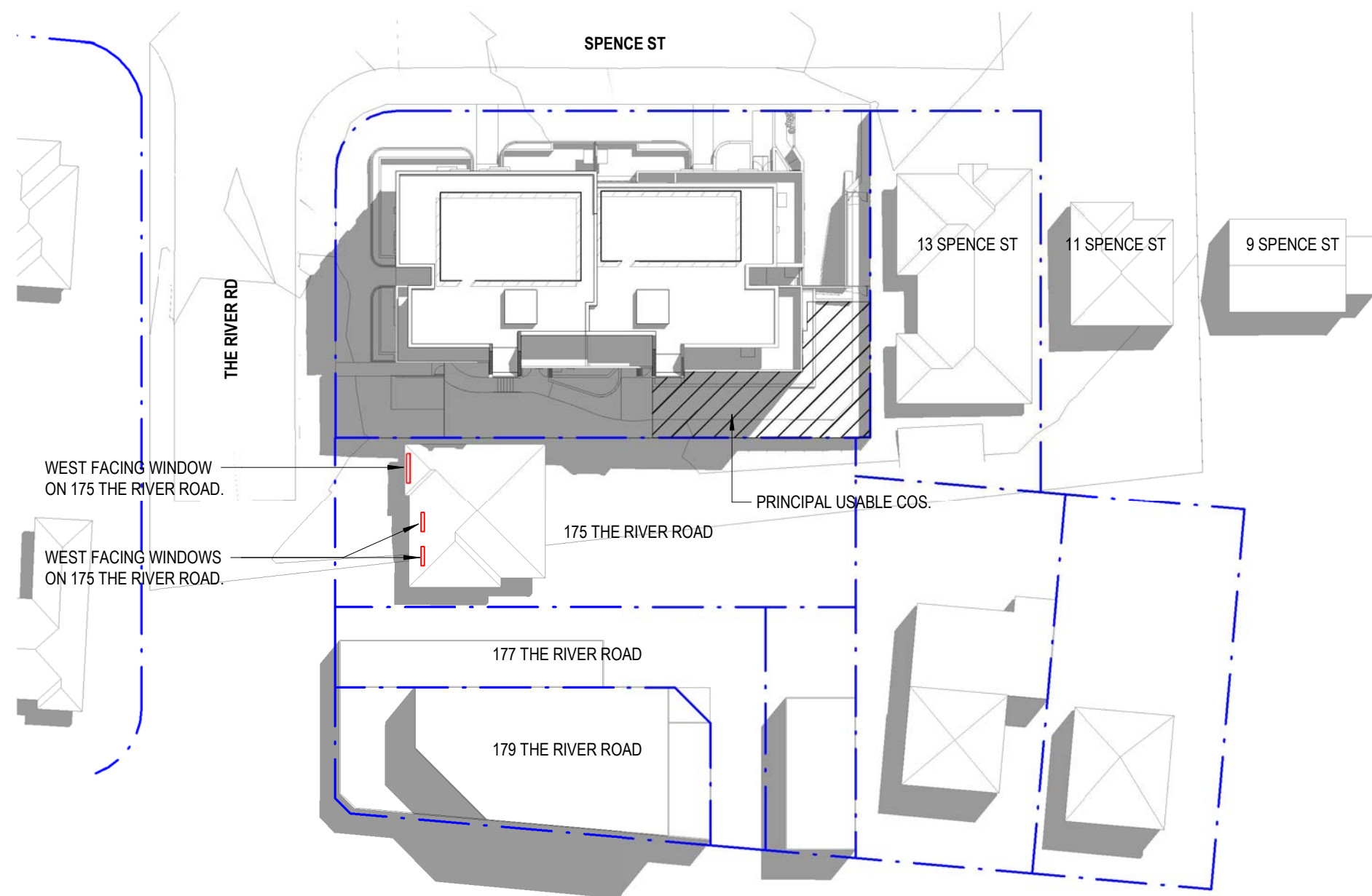
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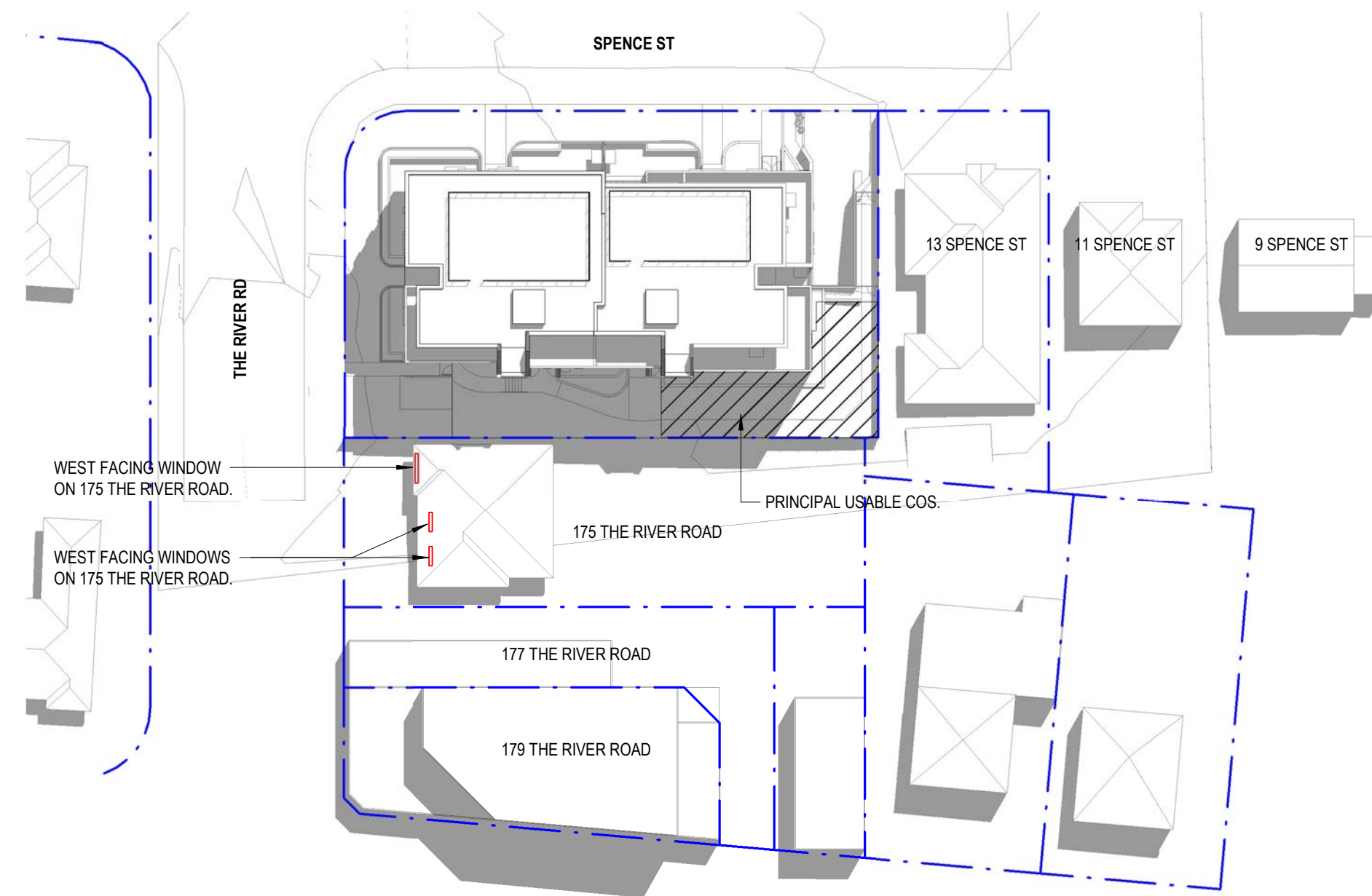
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1-23 1 : 500



2 SHADOW DIAGRAM- SEP 23@ 9.30 AM
1-23 1 : 500



3 SHADOW DIAGRAM- SEP 23@ 10 AM
1-23 1 : 500



4 SHADOW DIAGRAM- SEP 23@ 10.30 AM
1-23 1 : 500



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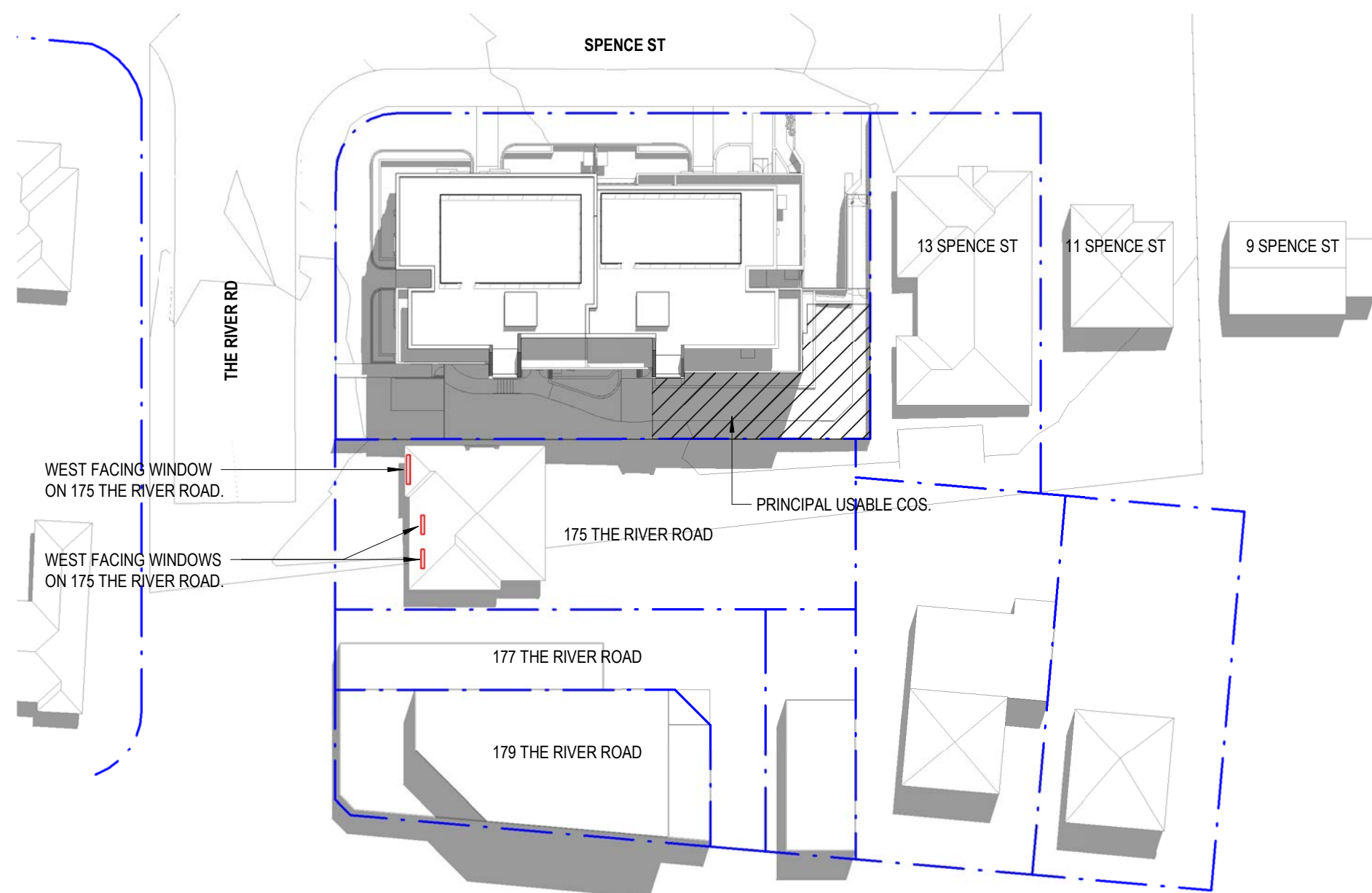
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SHADOW DIAGRAM - EQUINOX-
SEPTEMBER

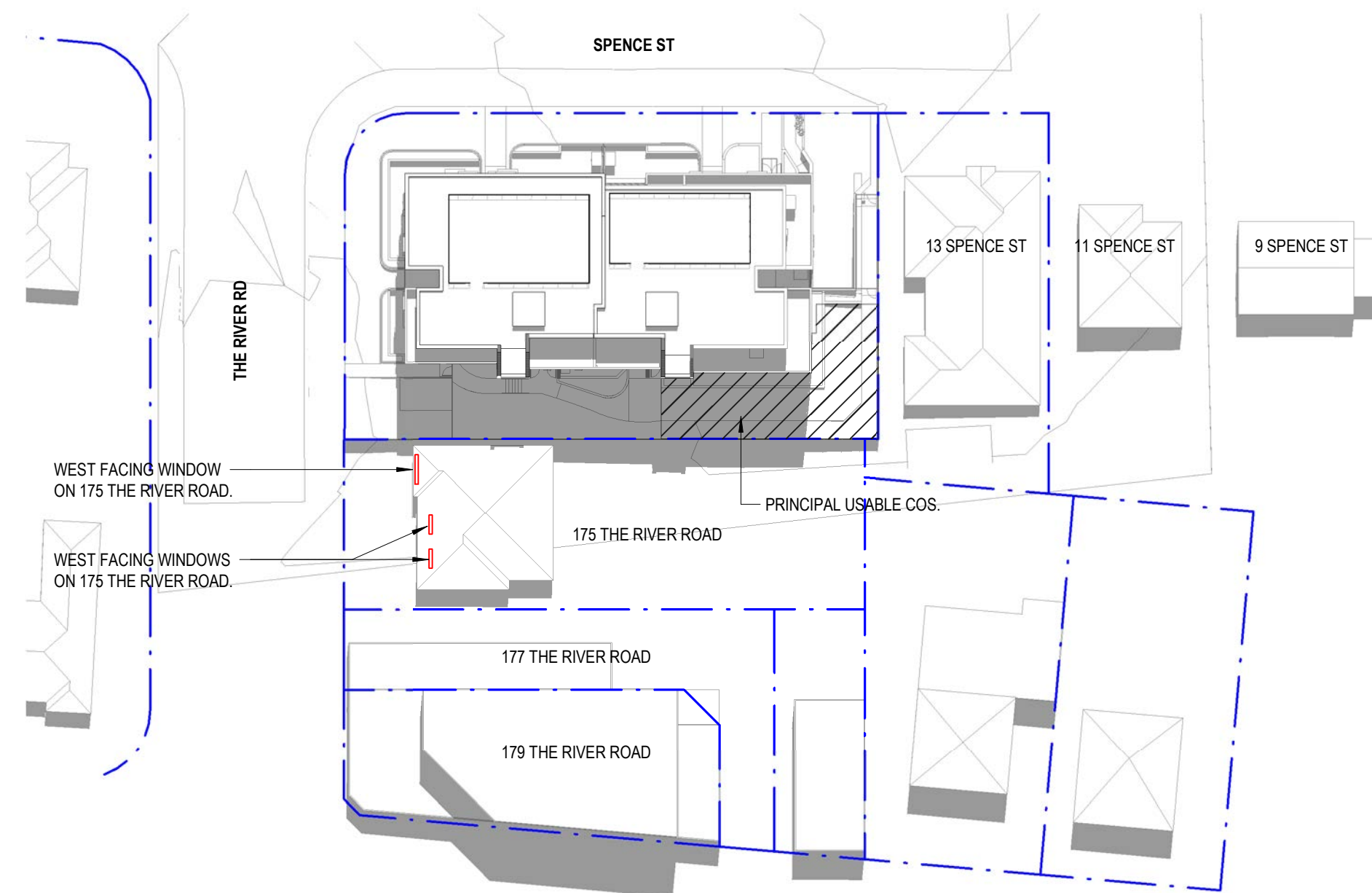
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18.08.2026

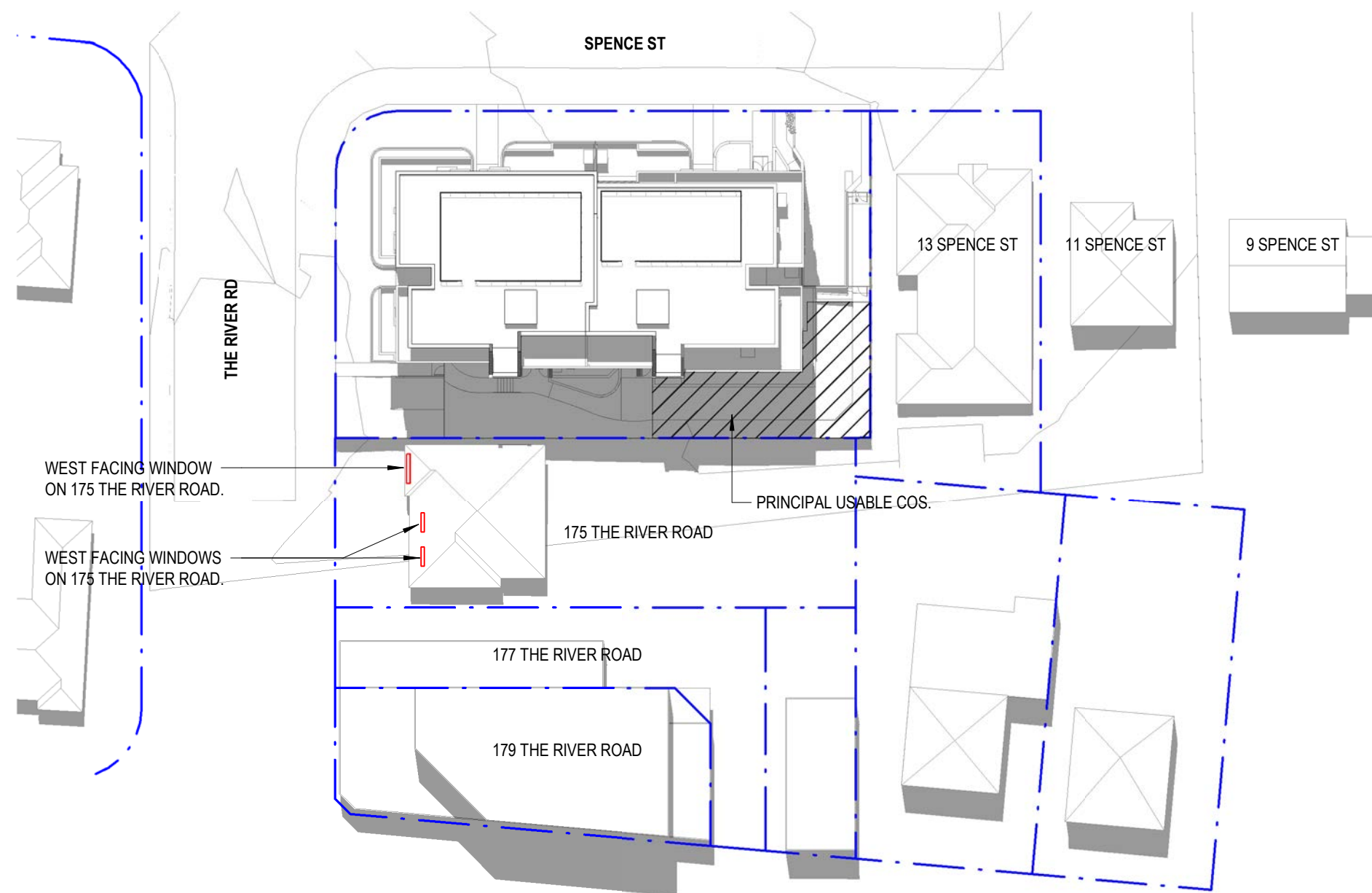
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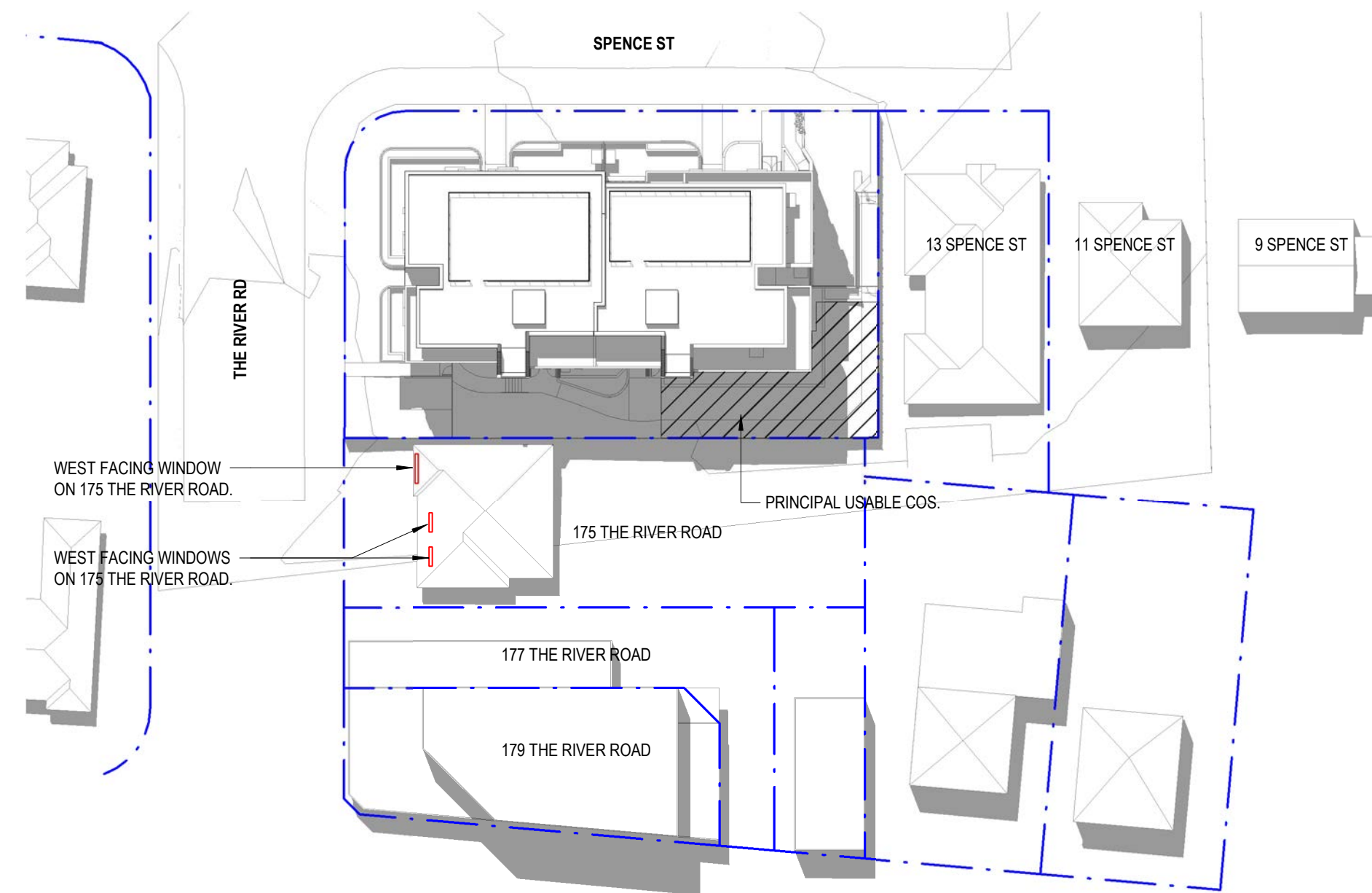
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1:23 1 : 500



2 SHADOW DIAGRAM- SEP 23@ 11.30 AM
1:23 1 : 500



3 SHADOW DIAGRAM- SEP 23@ 12 PM
1:23 1 : 500



4 SHADOW DIAGRAM- SEP 23@ 12.30 PM
1:23 1 : 500



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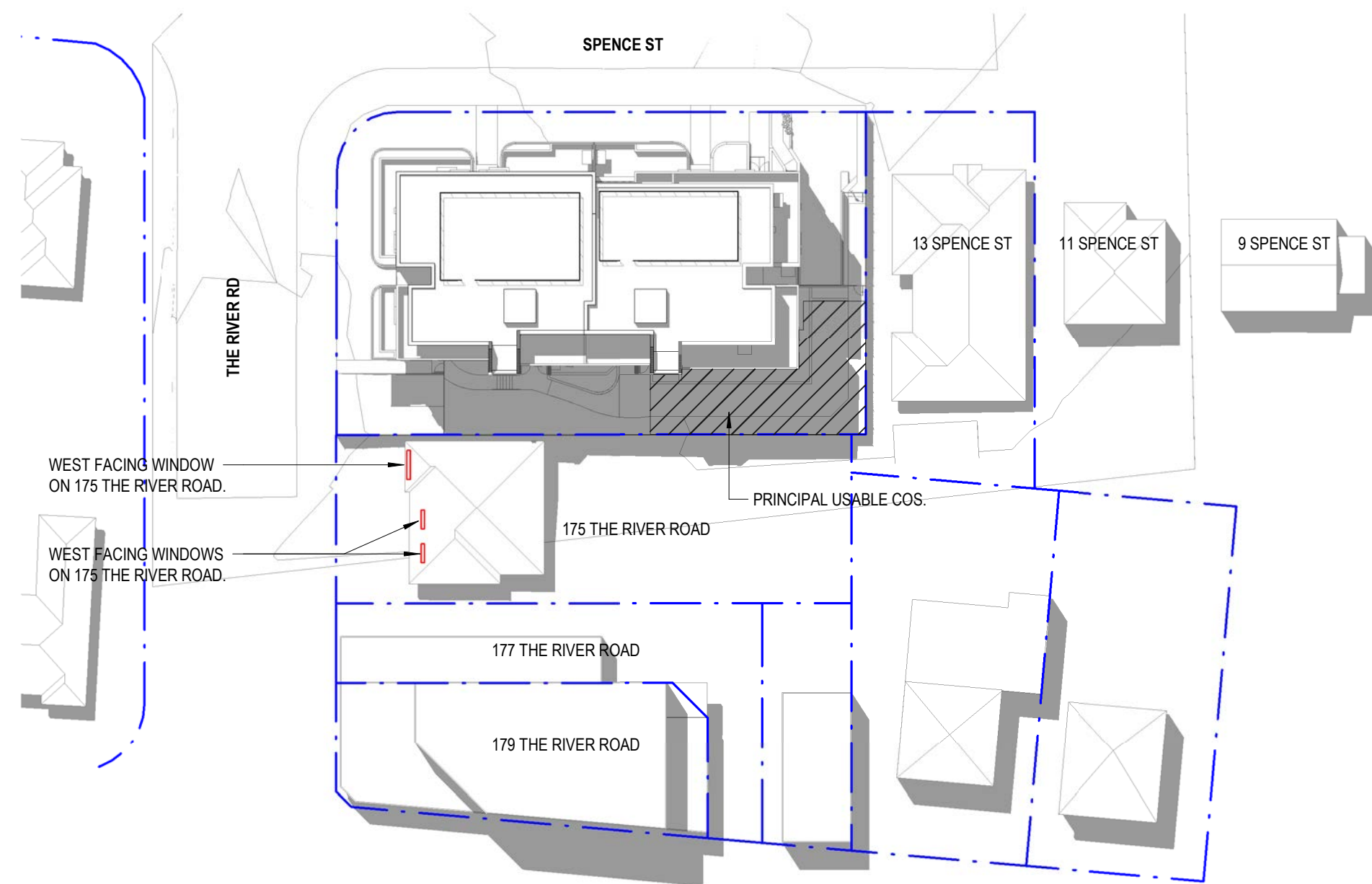
TA # 21.0324.12

**SHADOW DIAGRAM - EQUINOX-
SEPTEMBER**

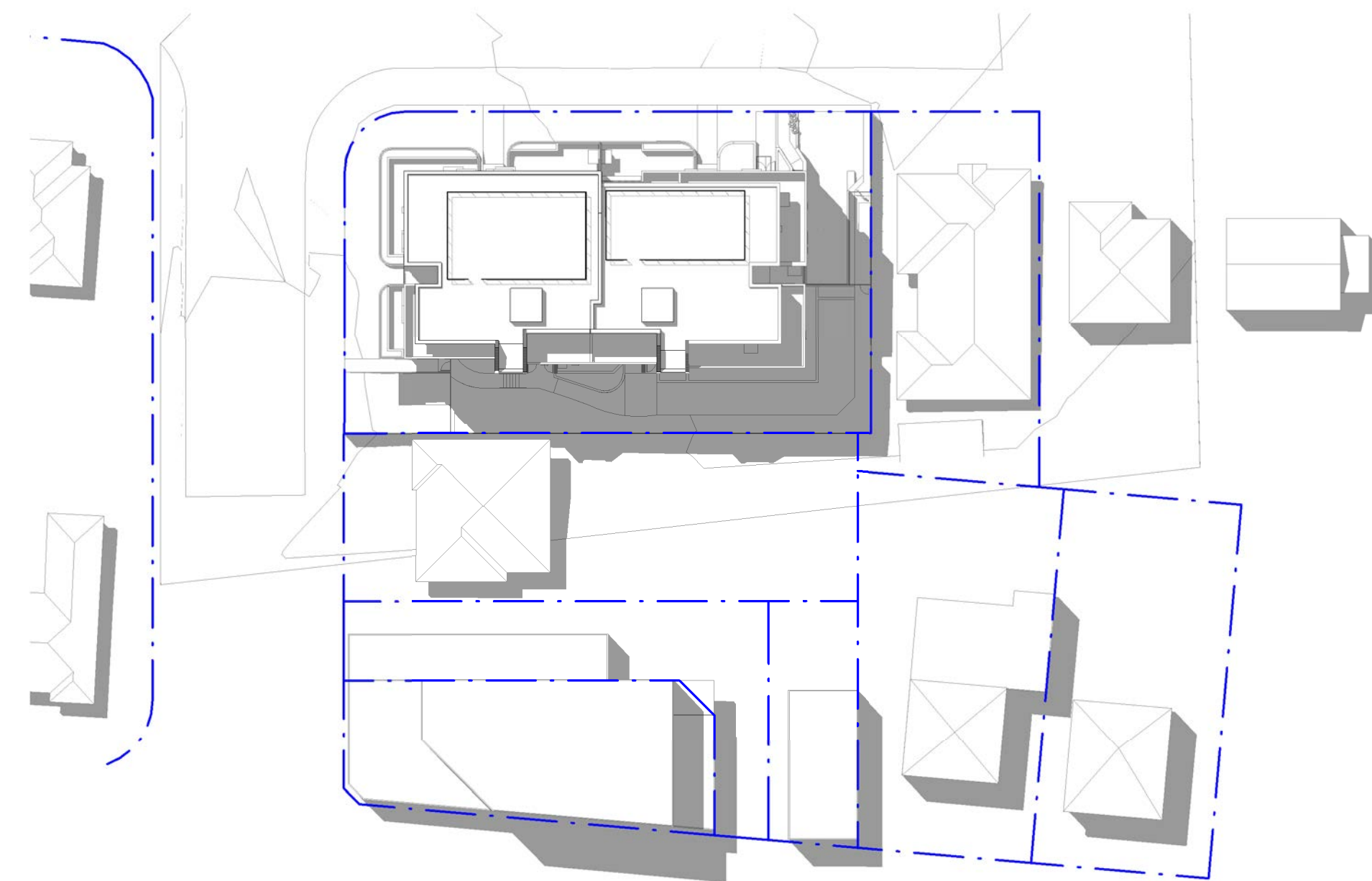
A-4-81

18.08.2026

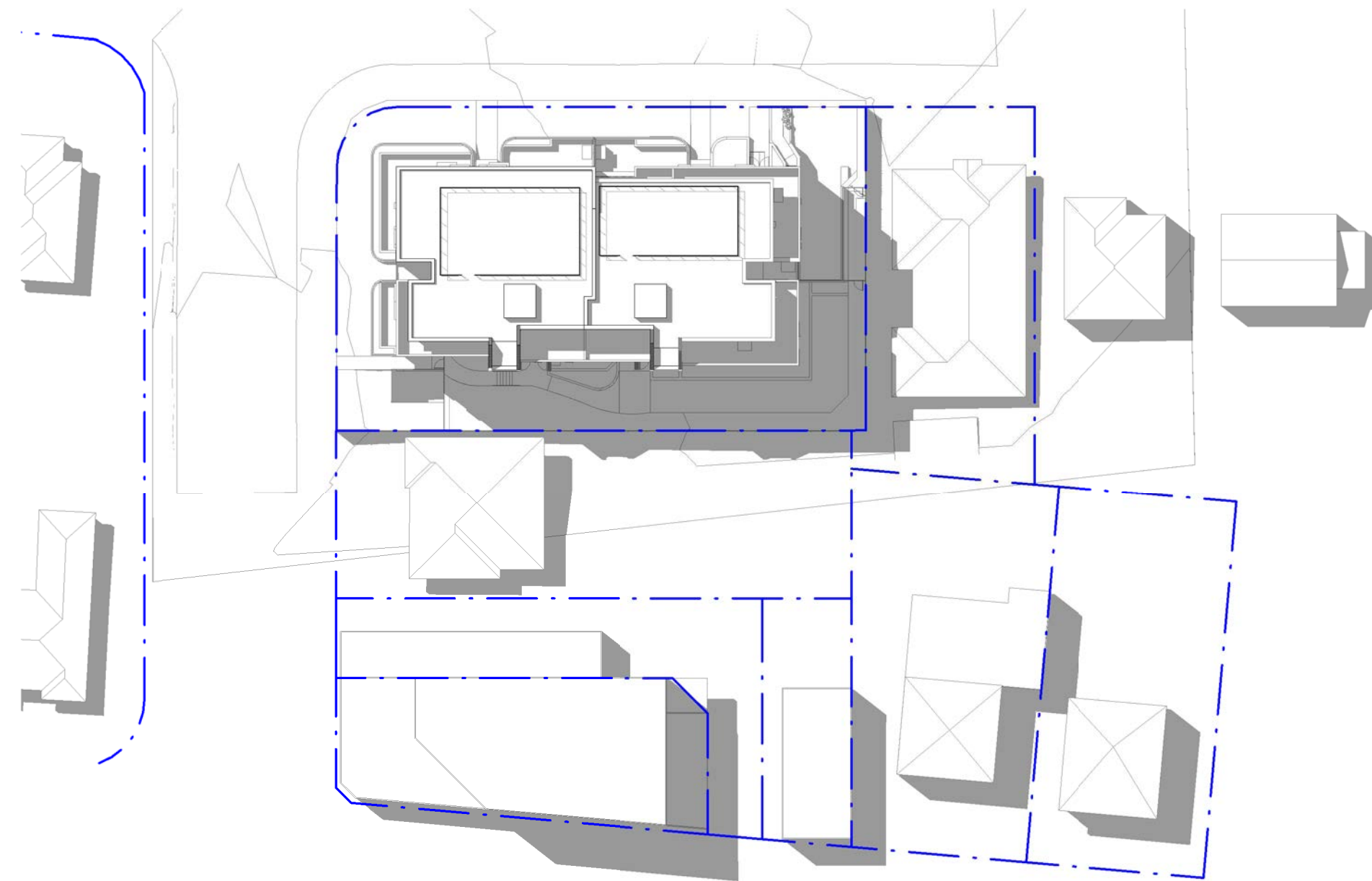
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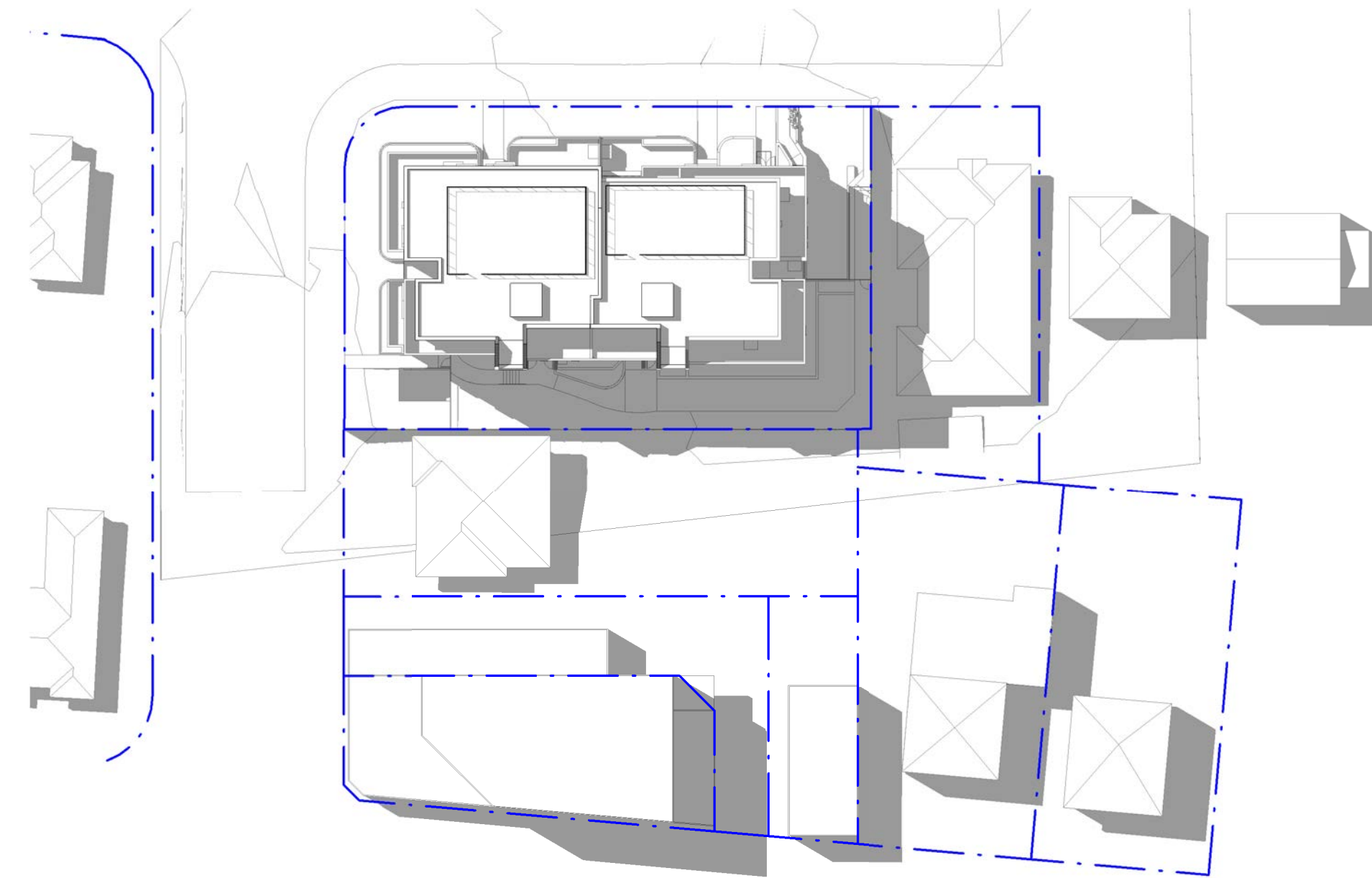
1 SHADOW DIAGRAM- SEP 23@ 1 PM
1:23 1 : 500



2 SHADOW DIAGRAM- SEP 23@ 1.30 PM
1:23 1 : 500



3 SHADOW DIAGRAM- SEP 23@ 2 PM
1:23 1 : 500



4 SHADOW DIAGRAM- SEP 23@ 2.30 PM
1:23 1 : 500



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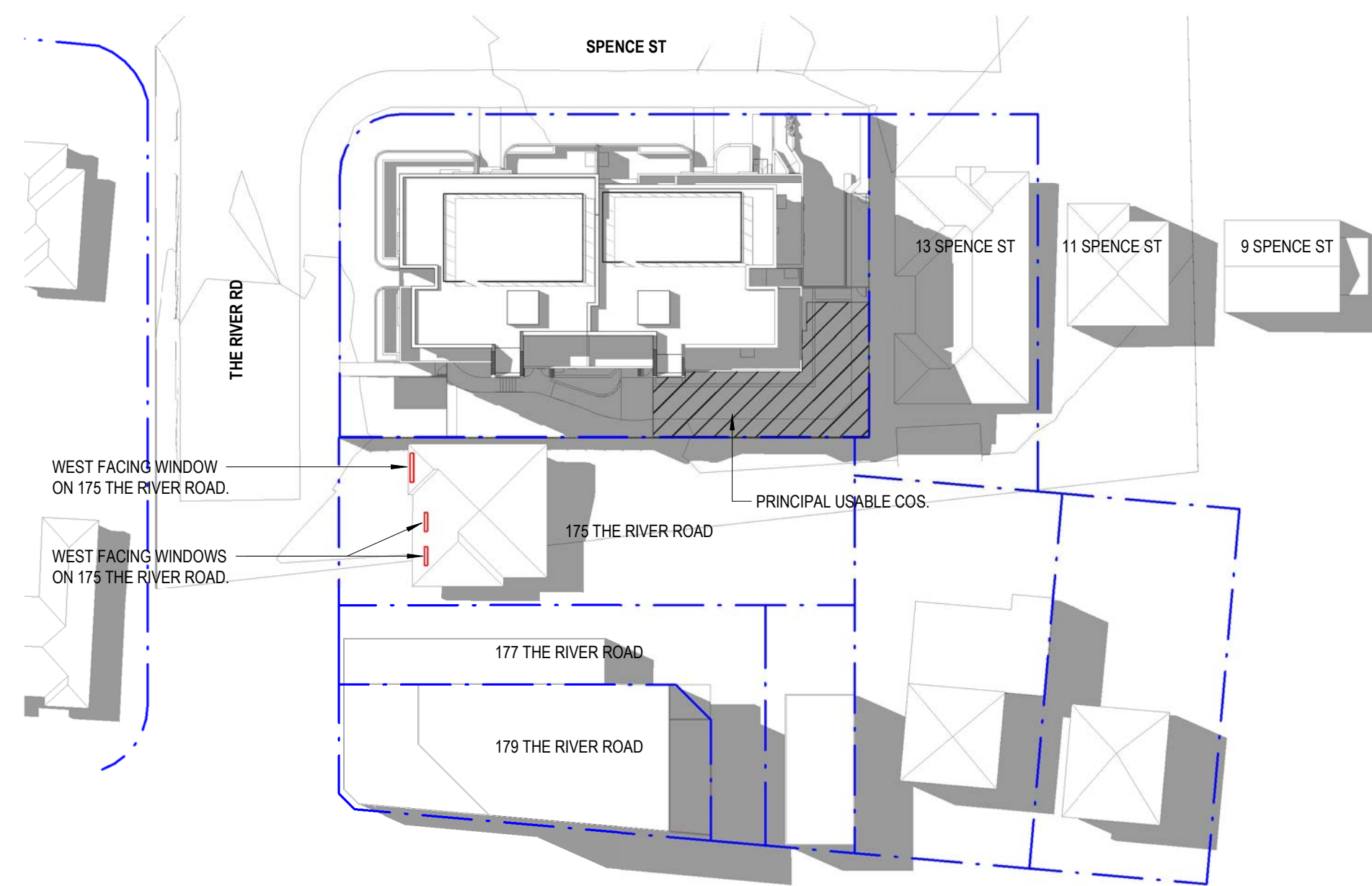
TA # 21.0324.12

**SHADOW DIAGRAM - EQUINOX-
SEPTEMBER**

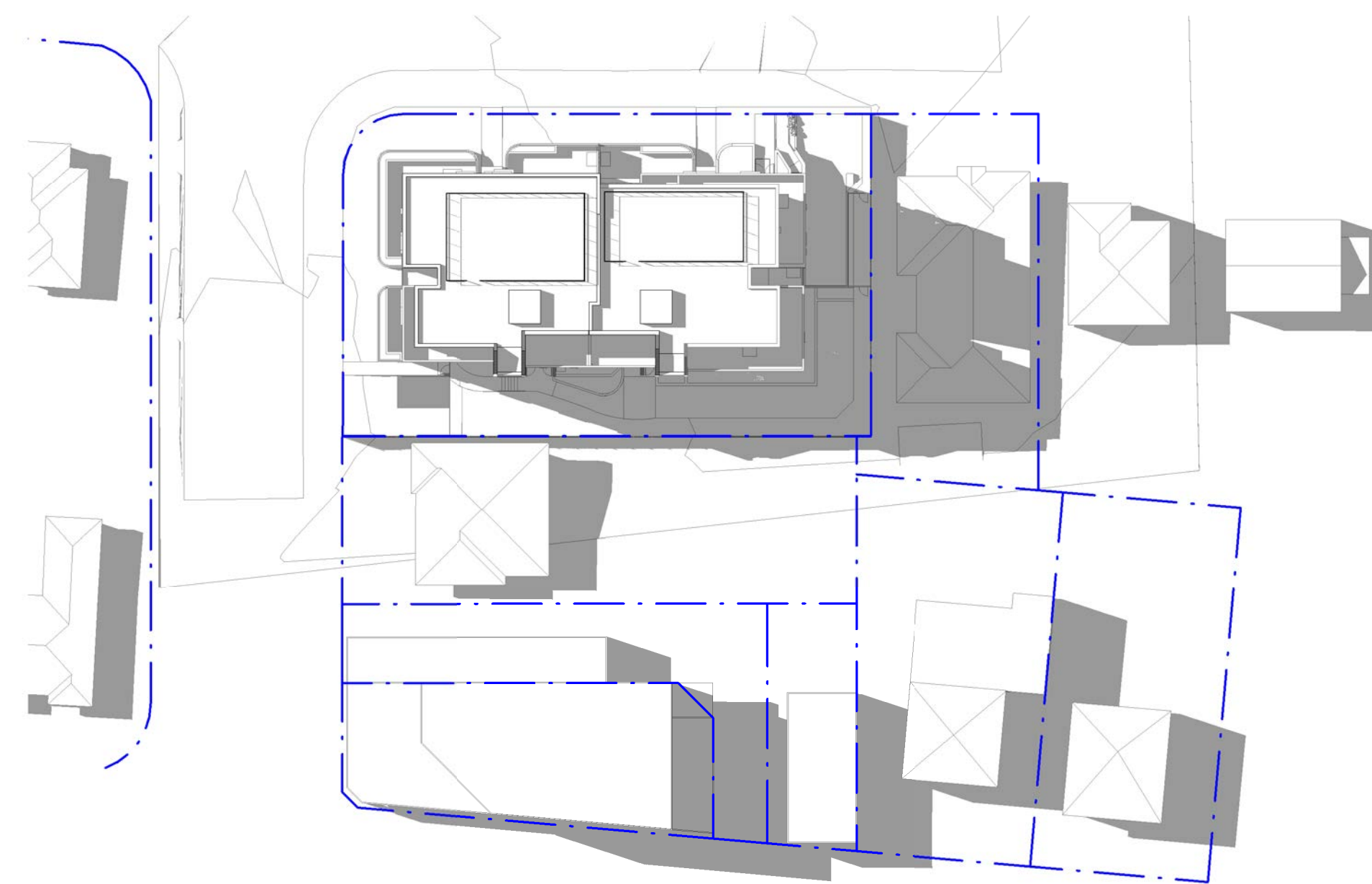
A-4-82

18.08.2026

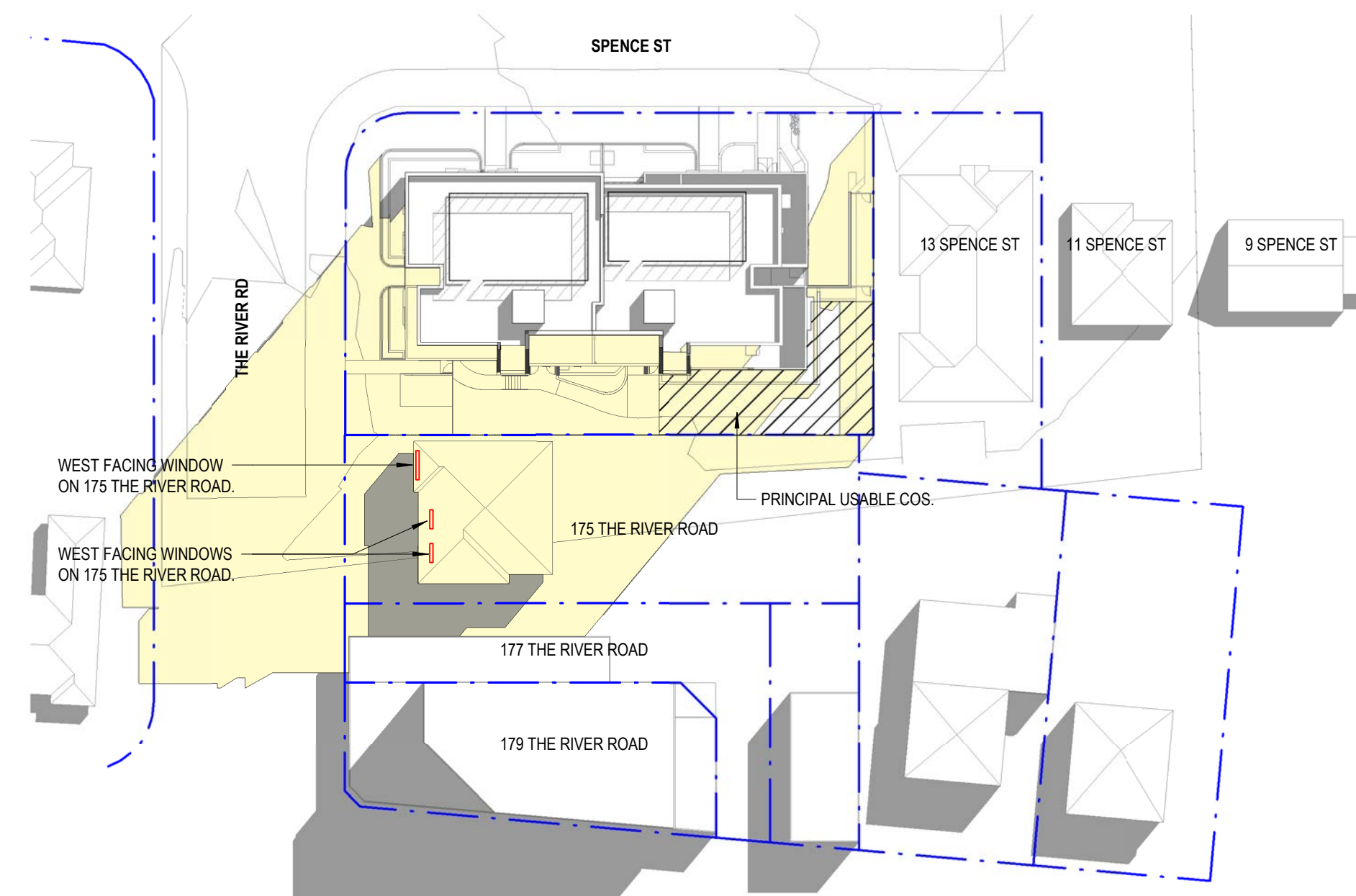
rev. C



1 SHADOW DIAGRAM- SEP 23@ 3 PM
1:23 1 : 500

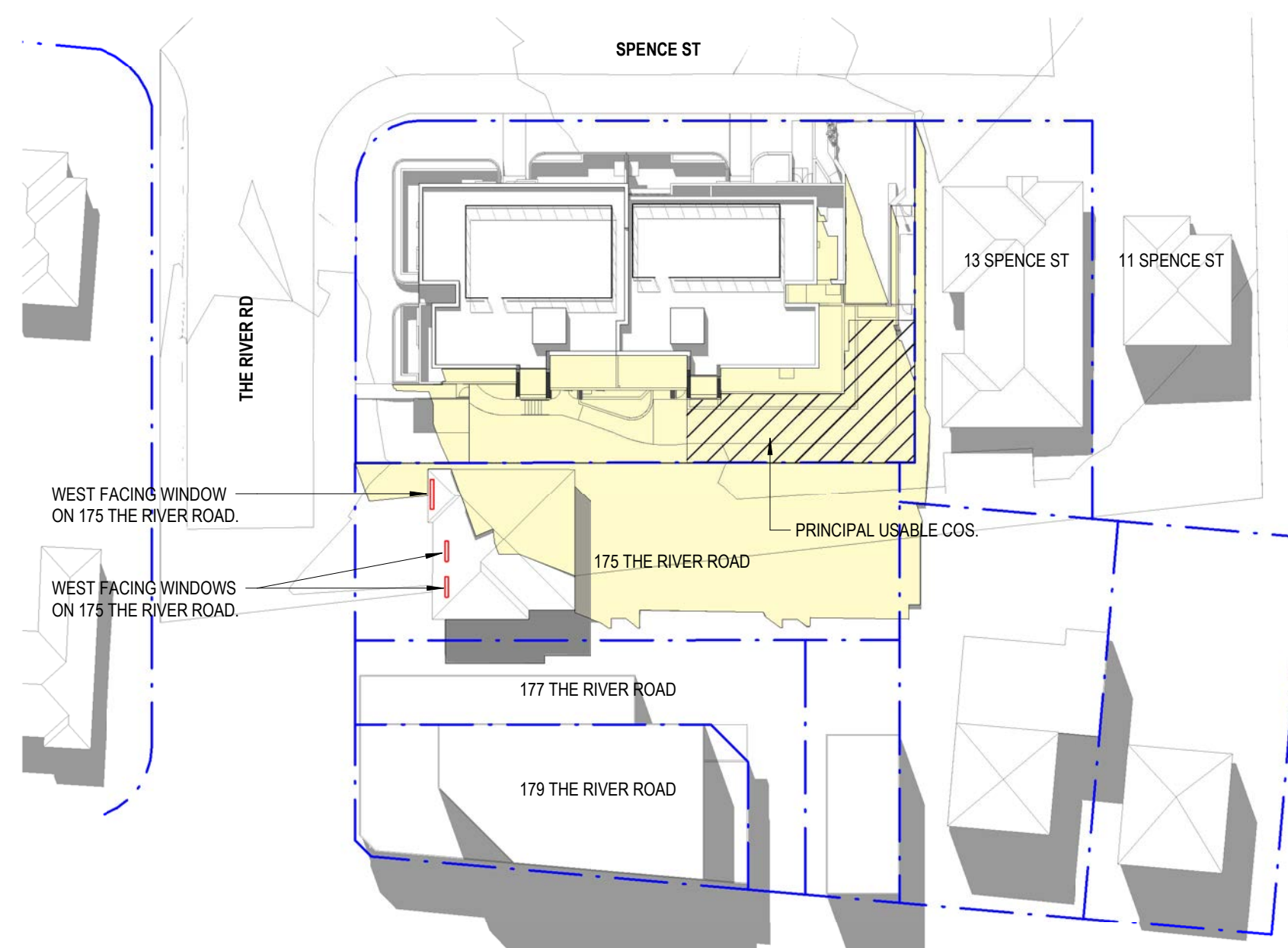


2 SHADOW DIAGRAM- SEP 23@ 3.30 PM
1:23 1 : 500

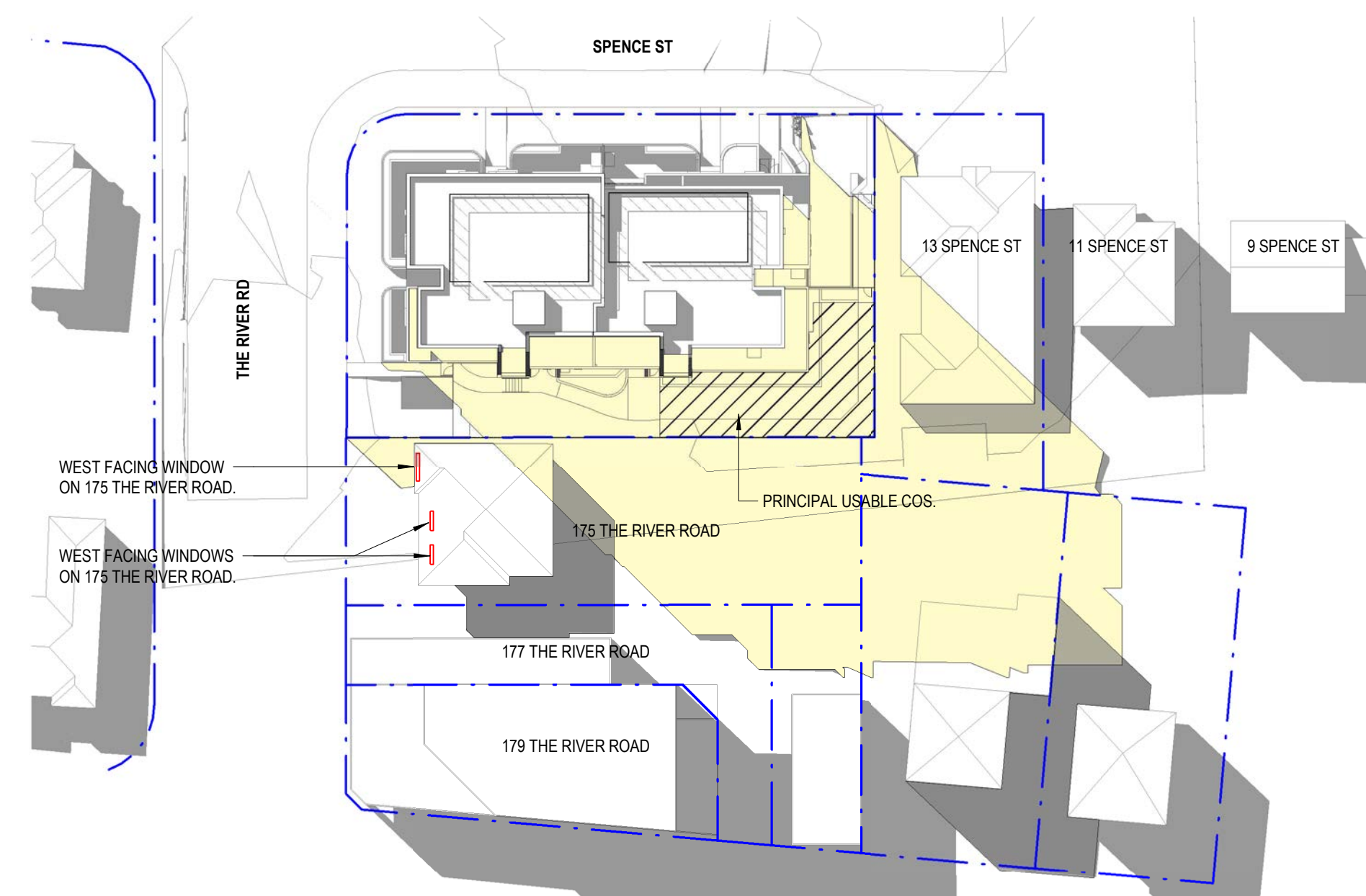


● EXISTING SHADOW
● PROPOSED SHADOW

1 SHADOW DIAGRAM- JUNE 21@ 9.00 AM PROPOSED
1:500



2 SHADOW DIAGRAM- JUNE 21@ 1PM PROPOSED
1:500



3 SHADOW DIAGRAM- JUNE 21@ 3 PM PROPOSED
1:500



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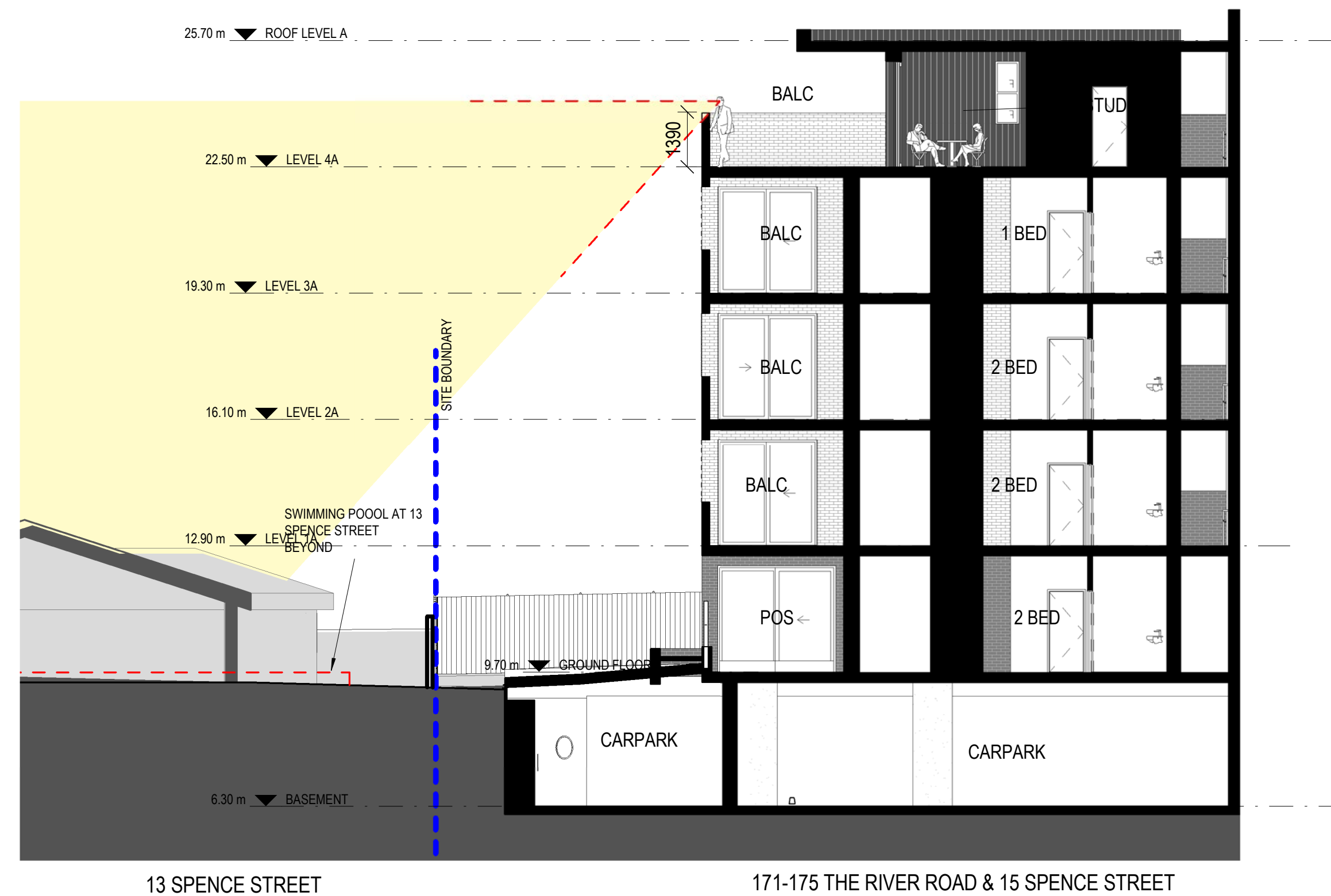
**SHADOW DIAGRAM - EXISTING &
PROPOSED**

1:500 @ A1

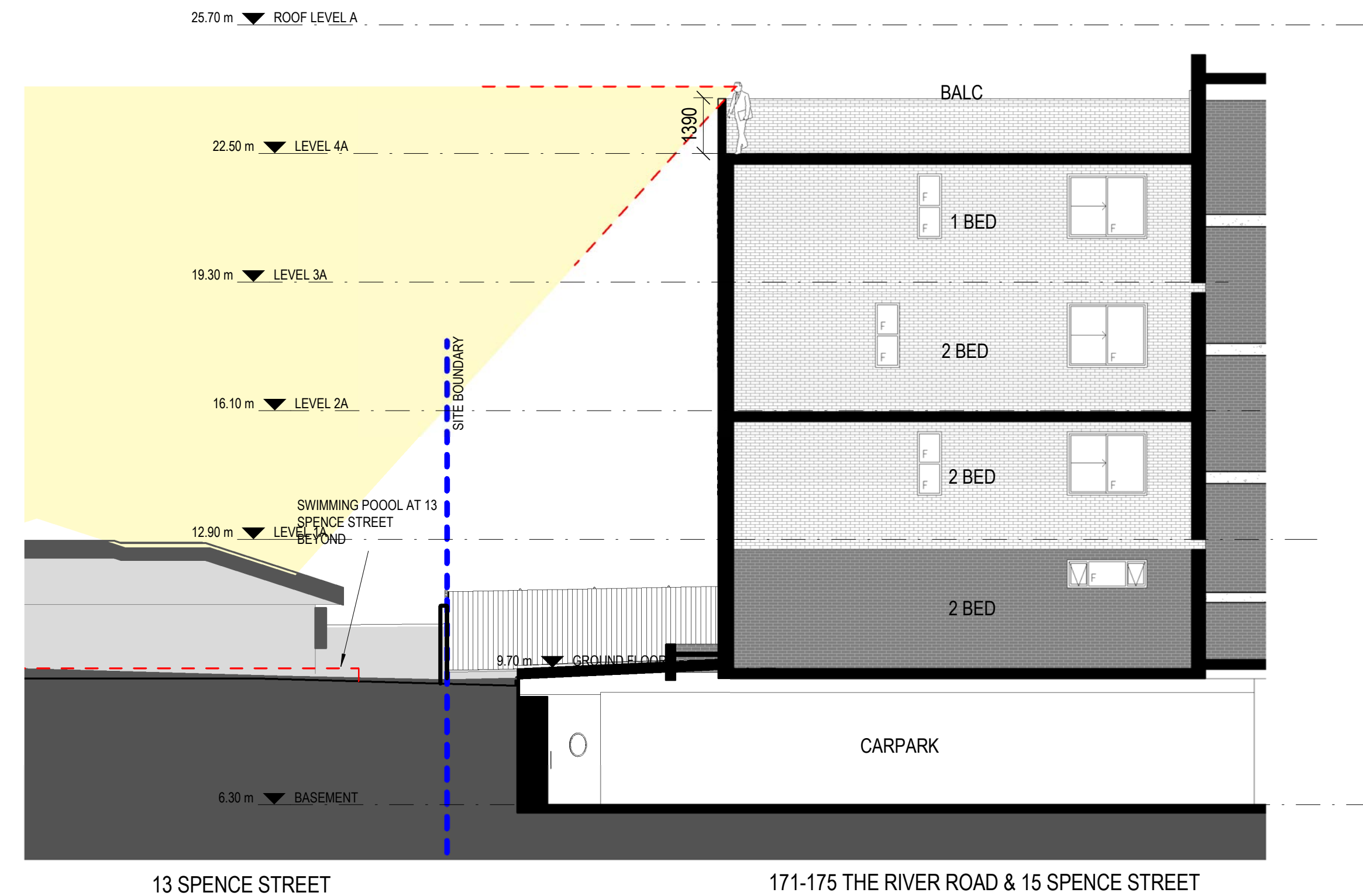
A-4-88

18.08.2026

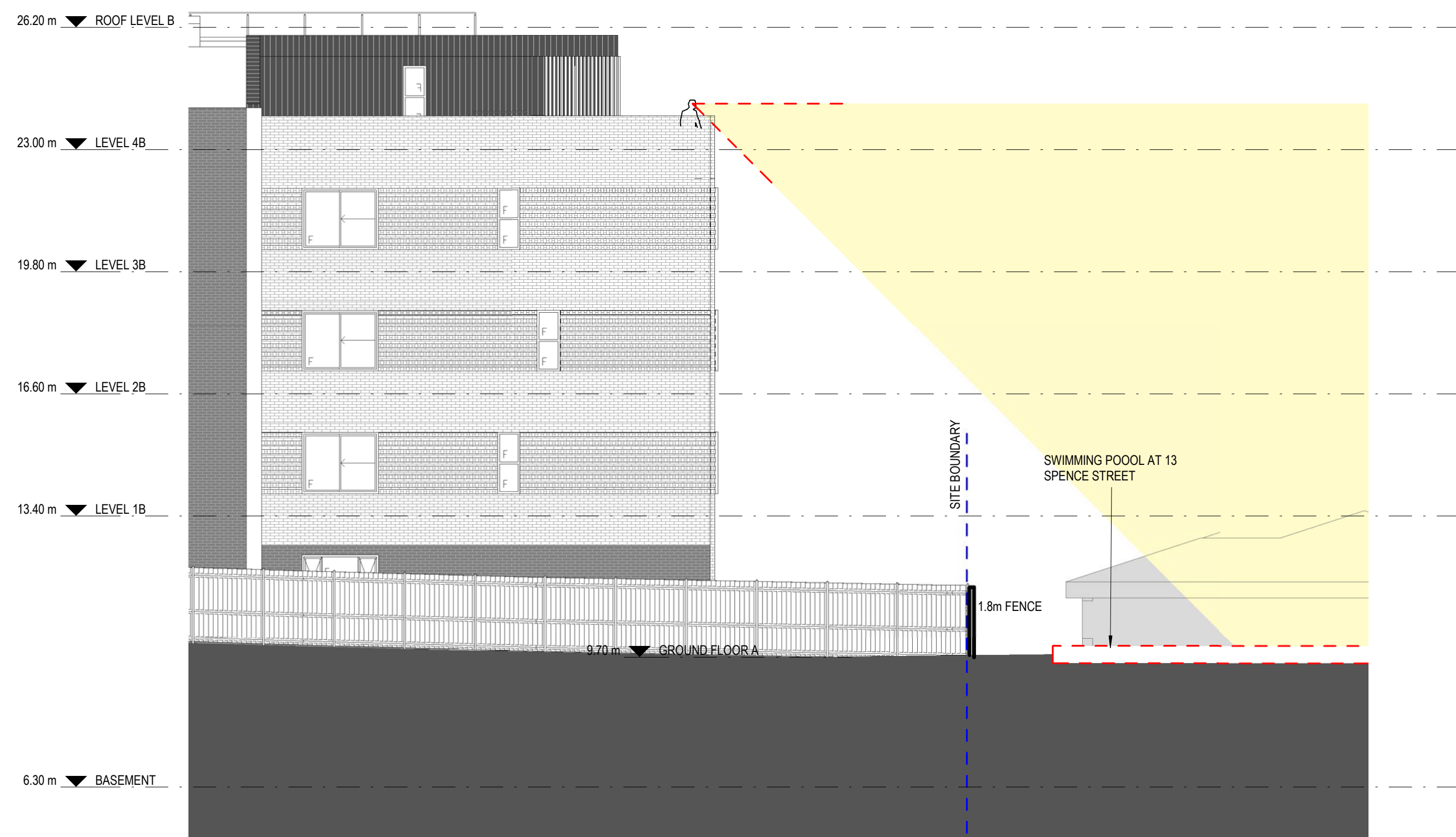
rev. C



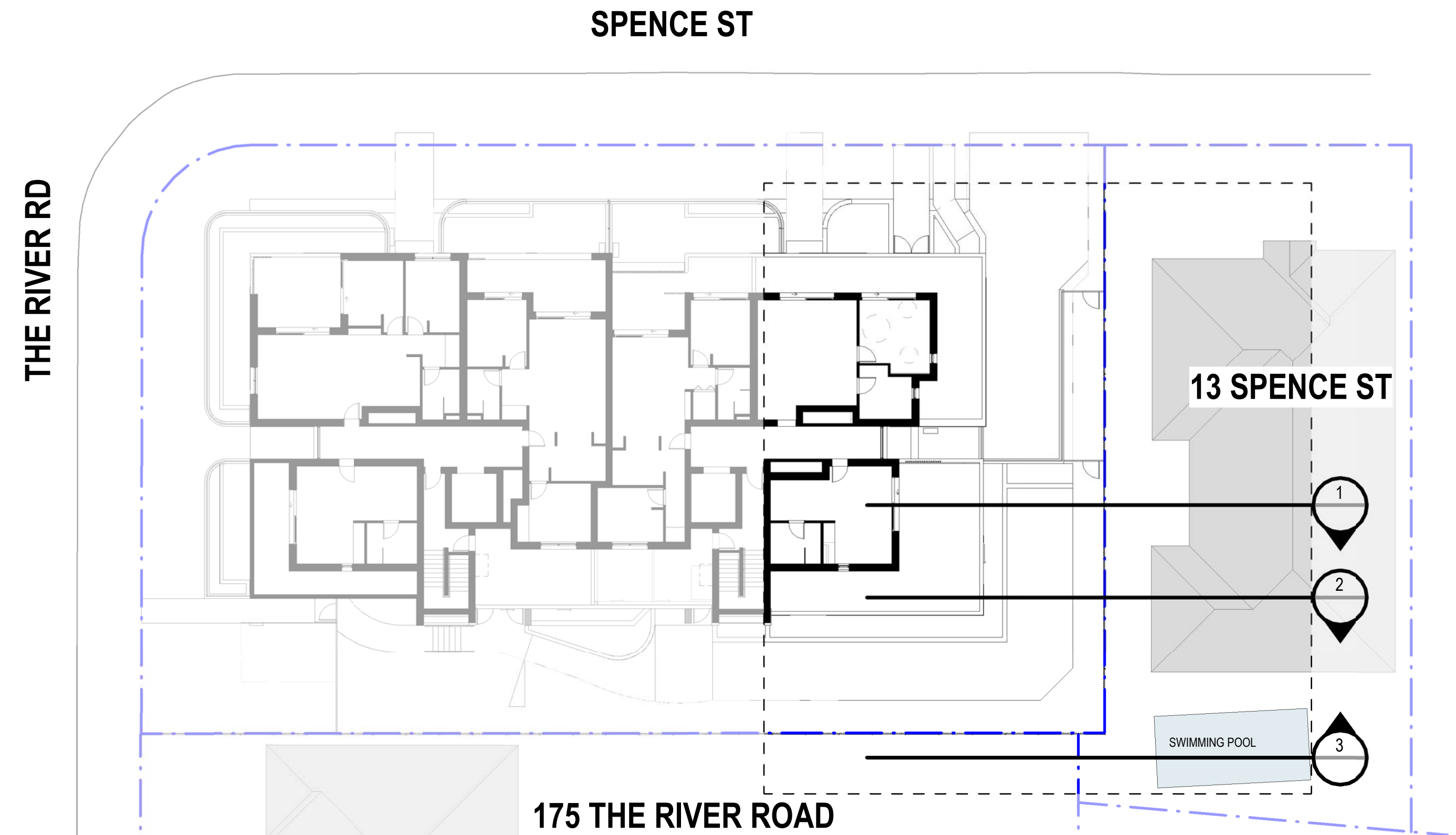
1 VIEW ANALYSIS - SECTION THROUGH LIVING AREA
1 : 100



2 VIEW ANALYSIS - SECTION THROUGH BALCONY
1 : 100



3 VIEW ANALYSIS - SOUTH ELEVATION
1 : 100



4 KEY PLAN - LEVEL 4
1 : 200



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**VIEW ANALYSIS TO 13 SPENCE ST
SWIMMING POOL**

As indicated @ A1

A-4-91

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