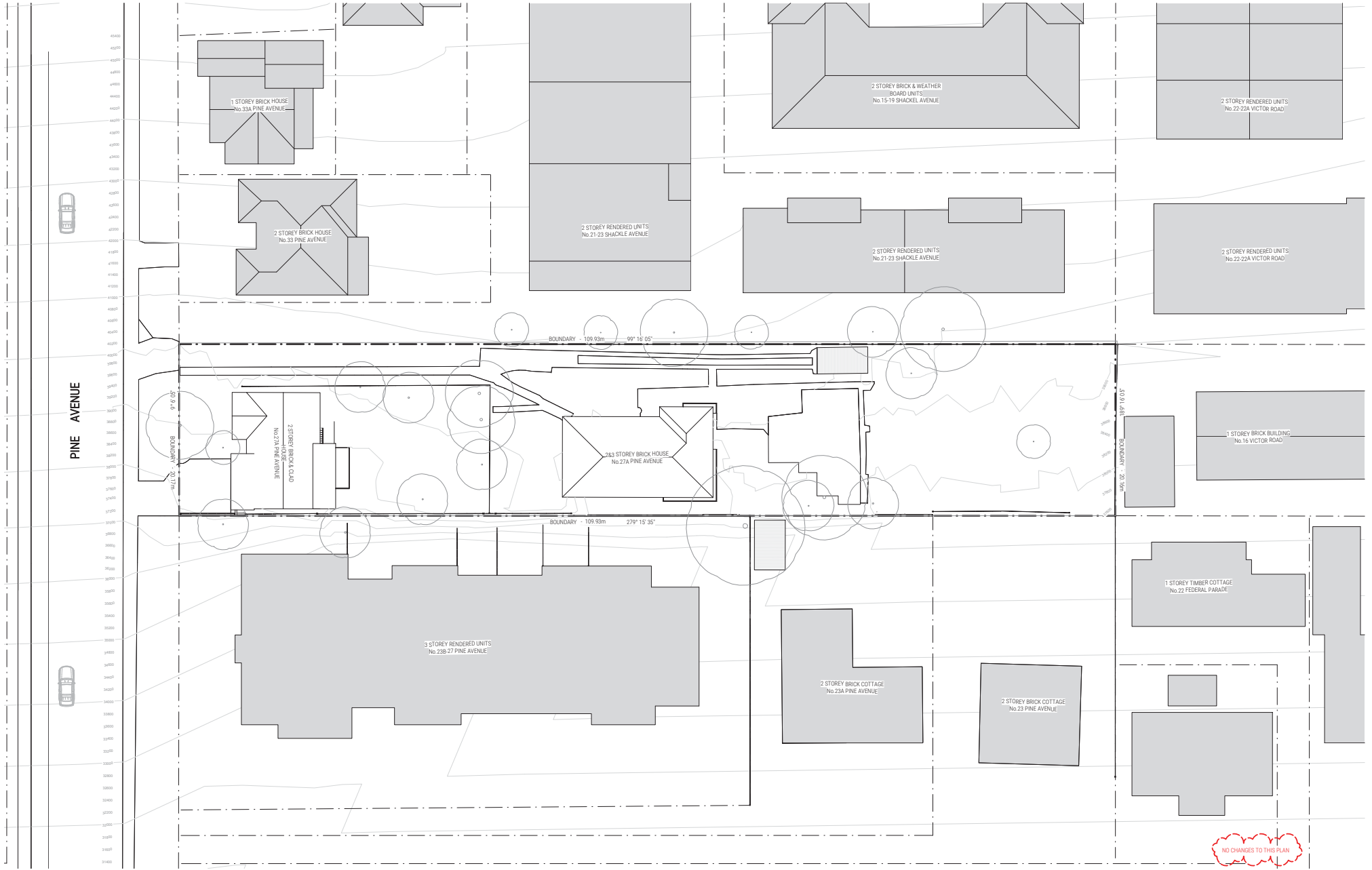


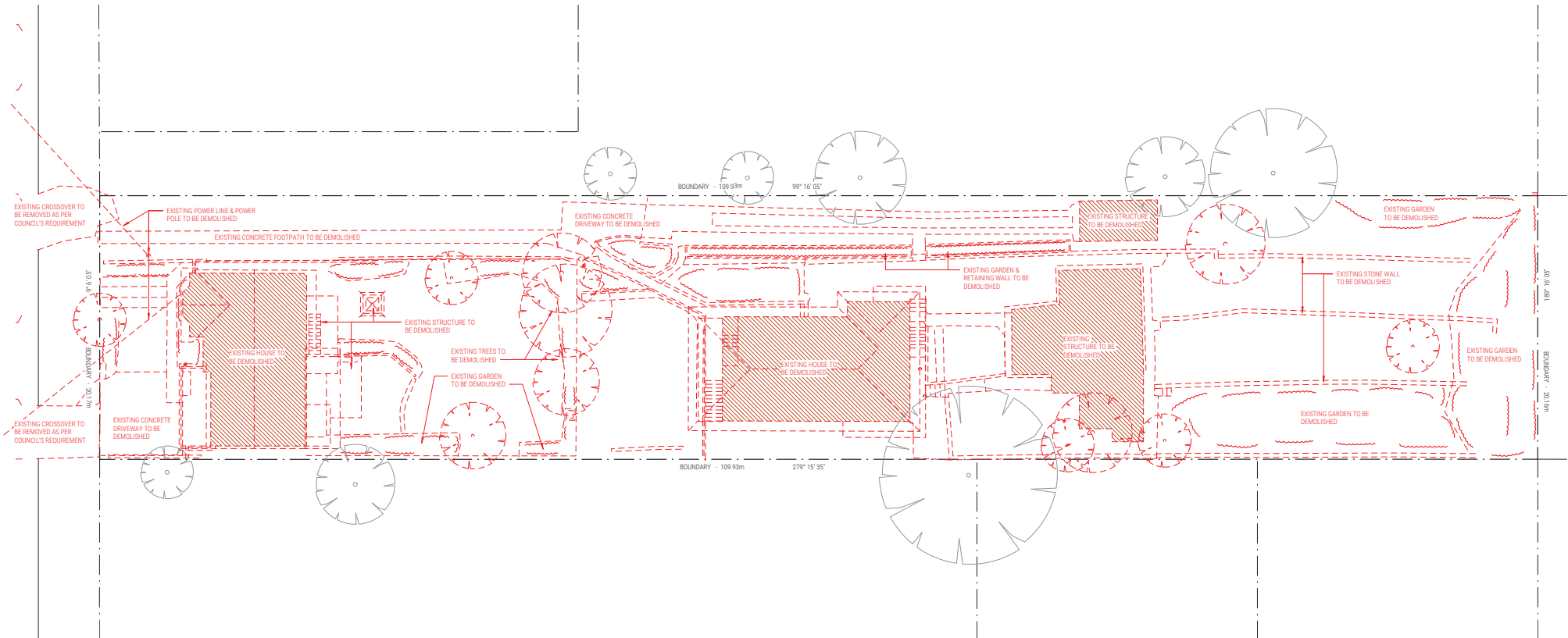


27A - 29 PINE AVE BROOKVALE

ISSUE FOR DEVELOPMENT
APPLICATION APPROVAL

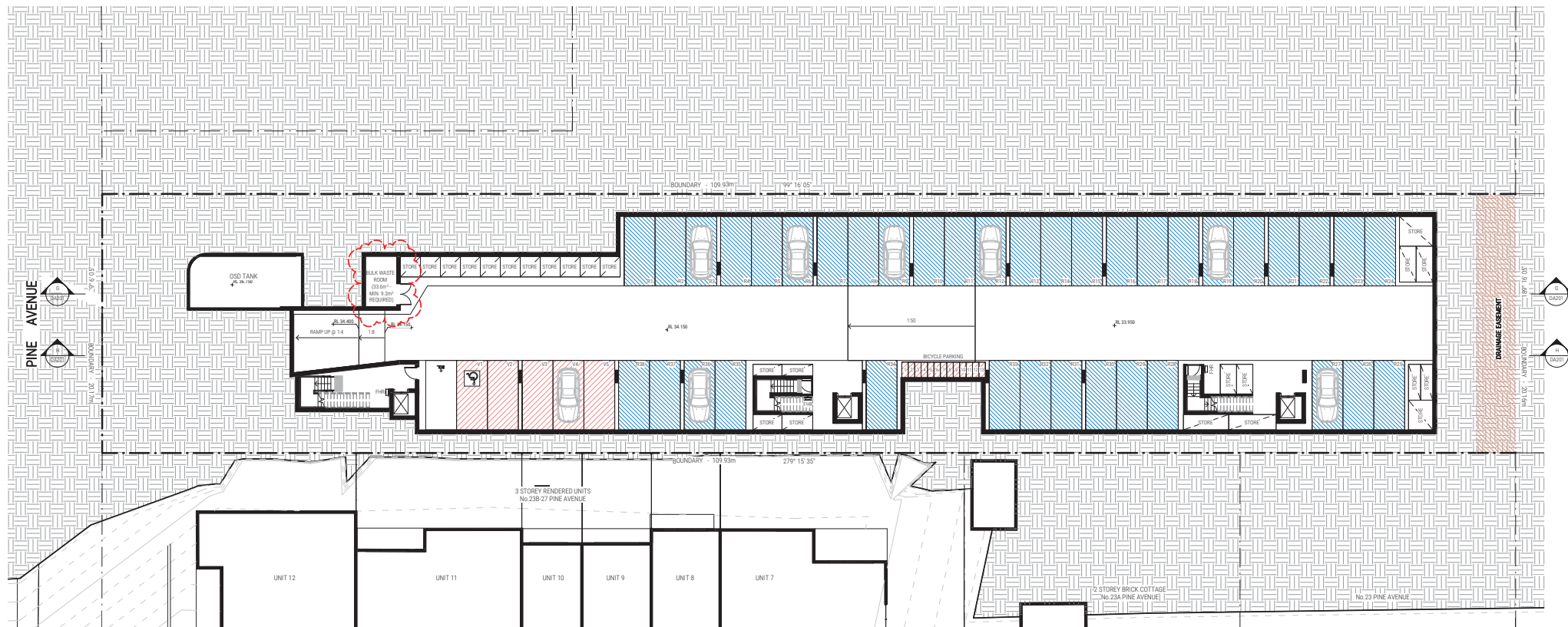
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	B
DA010	EXISTING SITE PLAN	B
DA020	SITE ANALYSIS	B
DA030	DEMOLITION PLAN	B
DA040	PROPOSED SITE PLAN	B
DA100	BASEMENT PLAN	B
DA101	GROUND FLOOR PLAN	B
DA102	LEVEL 1 PLAN	B
DA103	LEVEL 2 PLAN	B
DA104	ROOF PLAN	B
DA200	SECTIONS - SHEET 1	B
DA201	SECTIONS - SHEET 2	B
DA301	ELEVATIONS	B
DA400	AREA CALCULATION - LANDSCAPE & COMMUNAL	B
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	B
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	B
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	B
DA600	VIEWS FROM SUN - JUNE 21ST	B
DA601	VIEWS FROM SUN - JUNE 21ST	B
DA602	VIEWS FROM SUN - JUNE 21ST	B
DA603	VIEWS FROM SUN - JUNE 21ST	B
DA604	VIEWS FROM SUN - JUNE 21ST	B
DA605	VIEWS FROM SUN - JUNE 21ST	B
DA606	VIEWS FROM SUN - JUNE 21ST	B
DA700	ELEVATIONAL SHADOW DIAGRAM - EXISTING	B
DA701	ELEVATIONAL SHADOW DIAGRAM - DCP	B
DA702	ELEVATIONAL SHADOW DIAGRAM - PROPOSED	B
DA703	ELEVATIONAL SHADOW DIAGRAM - OVERLAY	B
DA900	ADG COMPLIANCE	B
DA901	8.5m LEP HEIGHT PLANE	B
DA950	FEASIBILITY OF 23&23 PINE AVE - SHEET 1	B
DA951	FEASIBILITY OF 23&23 PINE AVE - SHEET 2	B
DA960	ADAPTABLE APARTMENT PLAN	B





NO CHANGES TO THIS PLAN





DOP PARKING RATES			
NAME	NO. OF UNITS	DOP PARKING REQUIRED	VISITOR PARKING REQUIRED
1 BED	5	5	1.8
2 BED	8	9.6	1.6
3 BED	6	9	1.2
	23	27.6	4.6

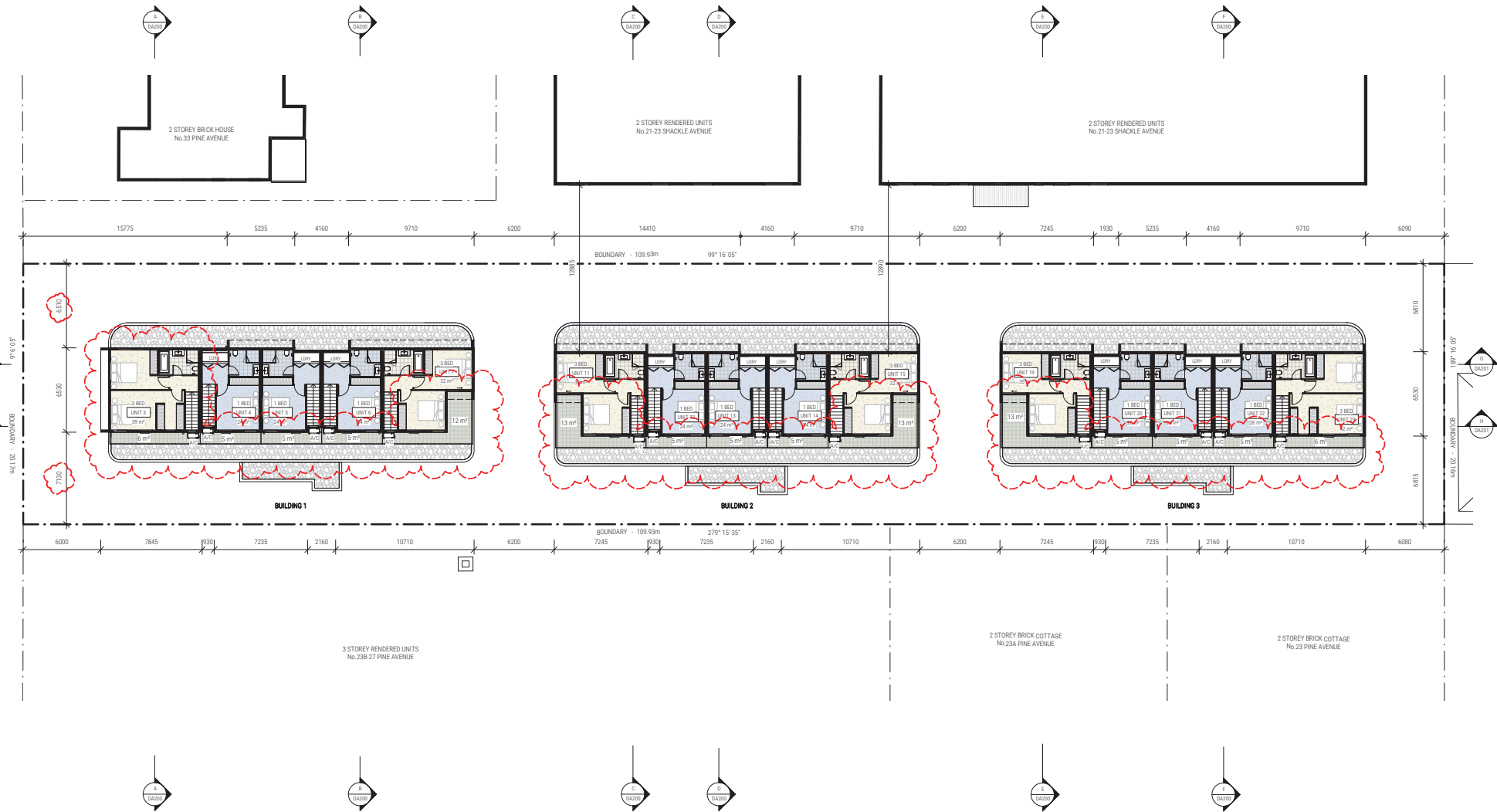
PARKING PROVIDED		
TYPE	NUMBER REQUIRED	NUMBER PROVIDED
BICYCLE	NOT REQUIRED	13
RESIDENTIAL	28	38
VISITOR	5	5

NOTE:
UNIT 2, 8 & 10 ARE PROVIDED WITH 2 CAR SPACES FOR FUTURE ADAPTION TO ACCESSIBLE CAR SPACE

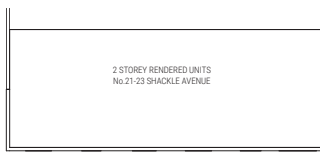
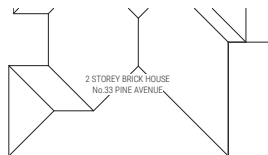




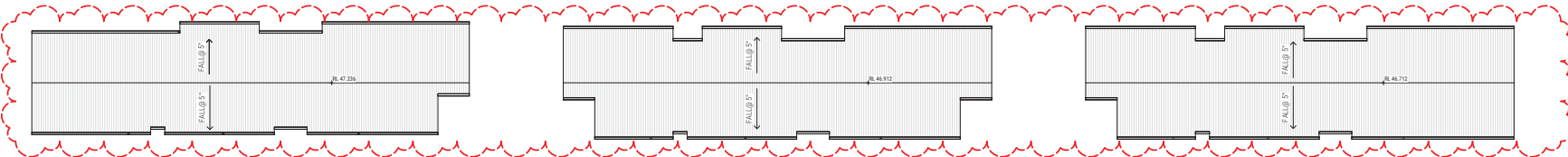
PINE AVENUE



PINE AVENUE



BOUNDARY - 105' 93m 99' 16' 05"



BUILDING 1

BUILDING 2

BUILDING 3

BOUNDARY - 105' 93m 279' 15' 35"

3 STOREY RENDERED UNITS
No. 23B-27 PINE AVENUE

2 STOREY BRICK COTTAGE
No. 23A PINE AVENUE

2 STOREY BRICK COTTAGE
No. 23 PINE AVENUE



BOUNDARY - 105' 93m 105' 16' 05"



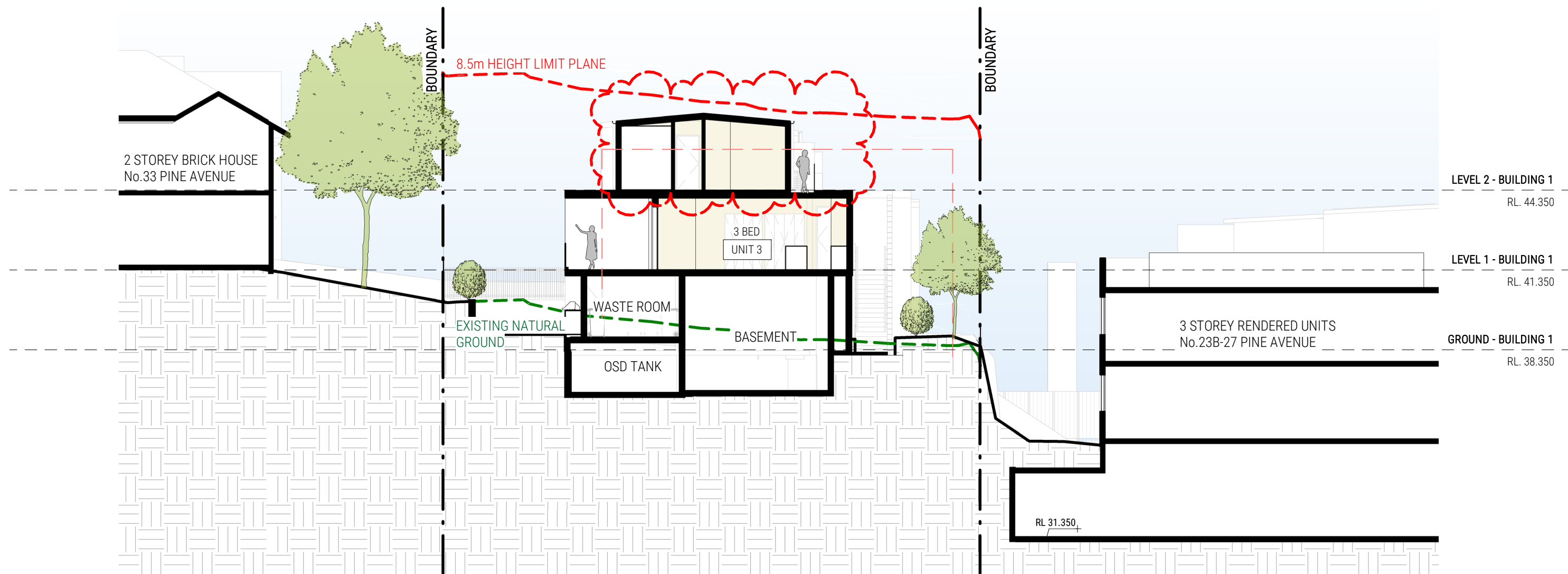
Building 3.3/1 Darry Rd,
Hyndham ACT 2899
E: scott@walsharchitects.com.au
P: 0488 548 888
Nominated Architect: Scott Walsh
ACT 2024 / NSW 10566



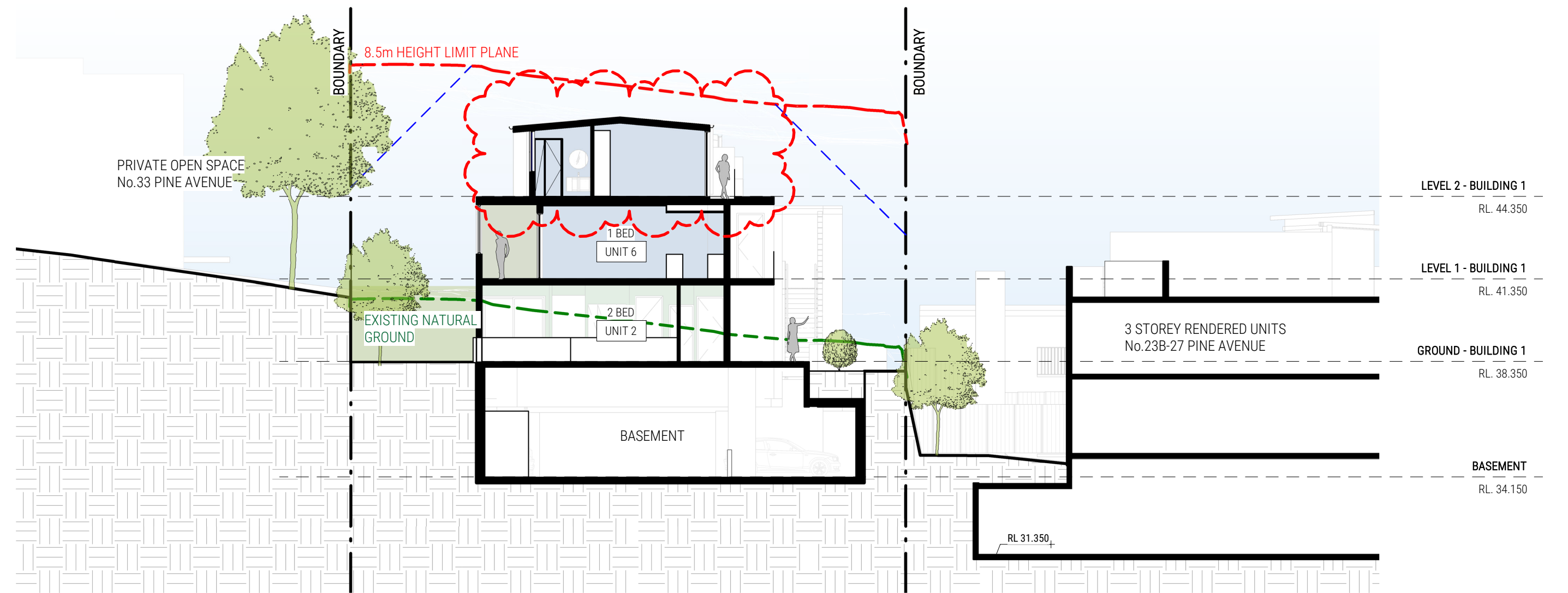
REV NO.	DESCRIPTION	REV DATE
B	ISSUE FOR L&EC APPROVAL	26.05.22

SHEET NUMBER
REVISION
SCALE @ A1
27A & 29 PINE AVENUE BROOKVALE

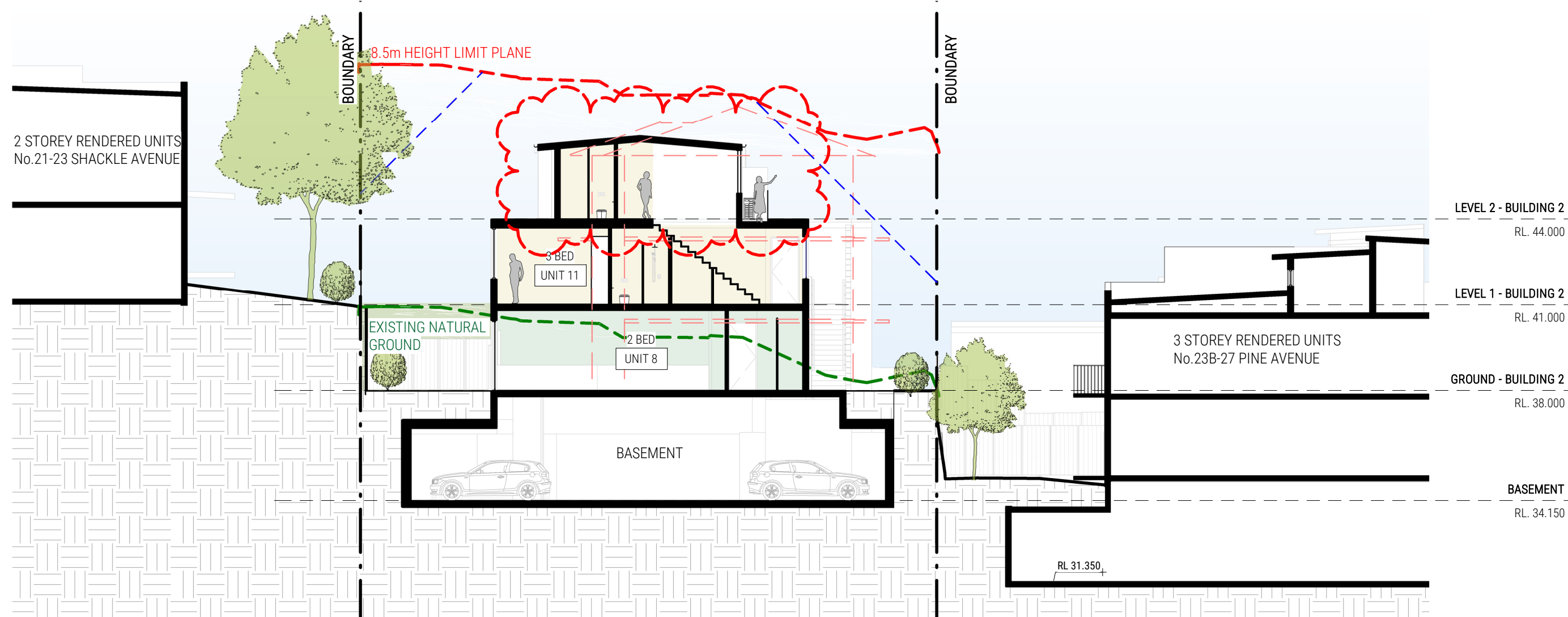
ROOF PLAN
DA104
B
1:150



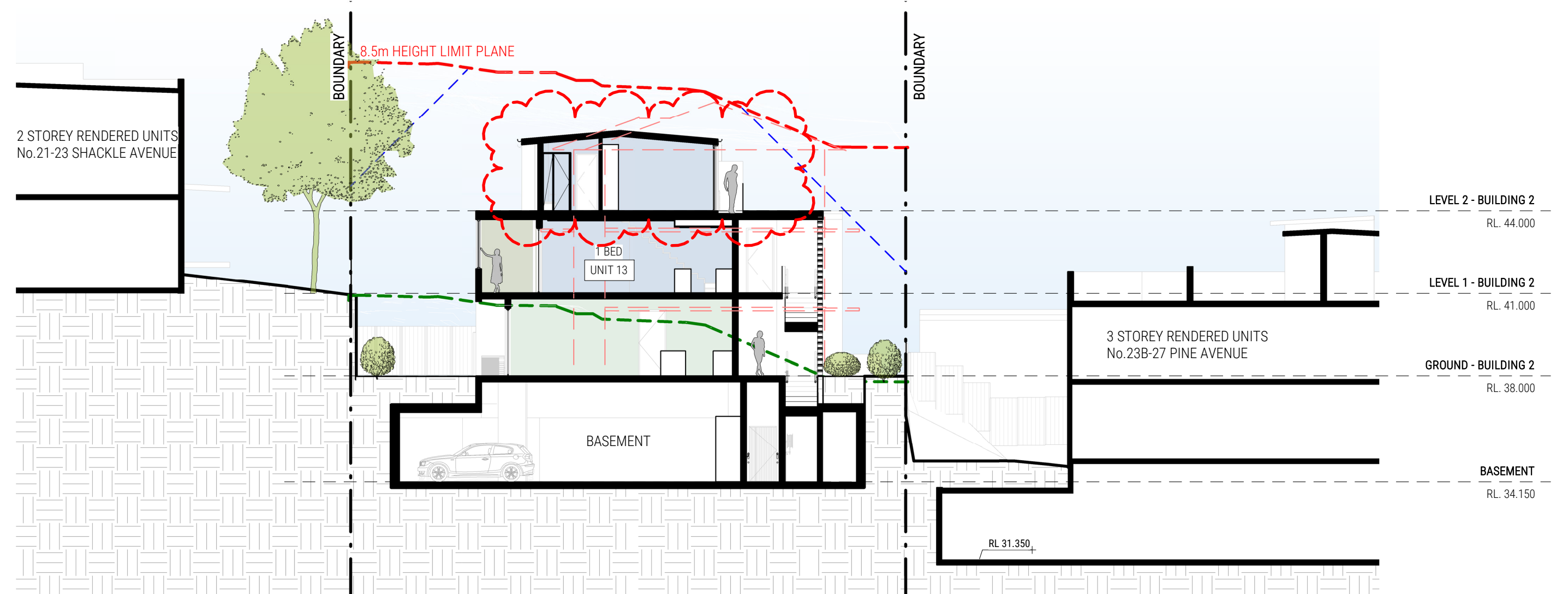
A CROSS SECTION A - A (BUILDING 1)
DA200/ 1:150 @ A1



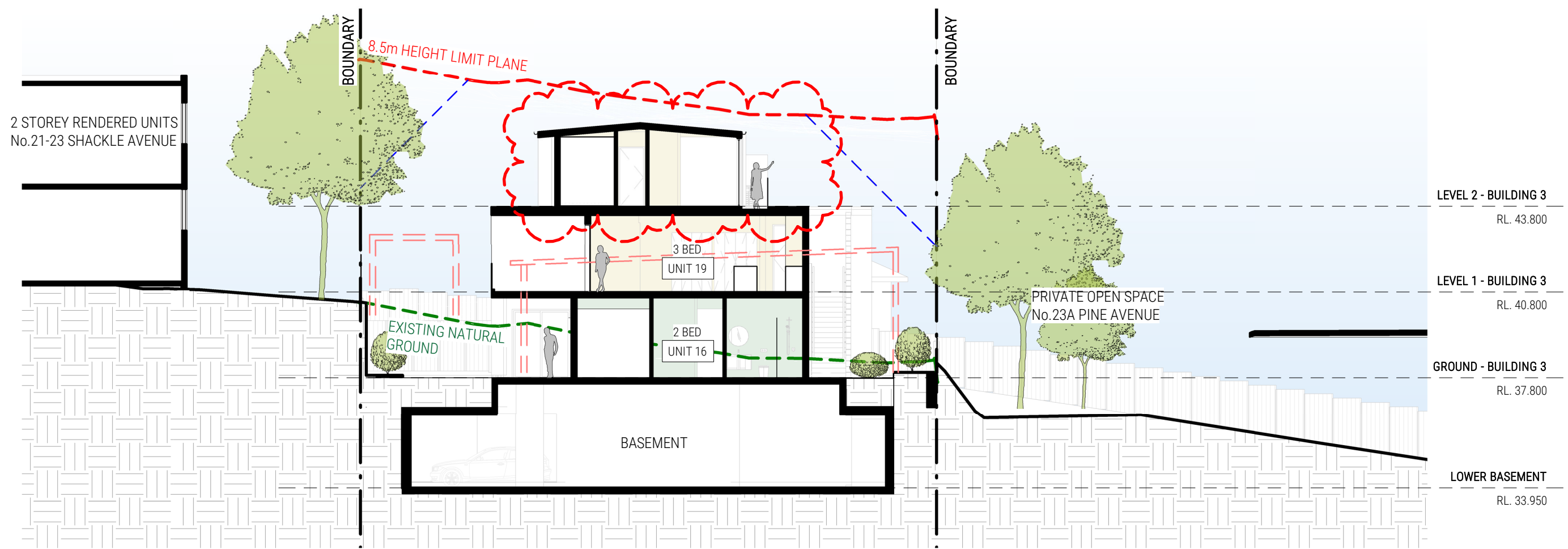
B CROSS SECTION B - B (BUILDING 1)
DA200/ 1:150 @ A1



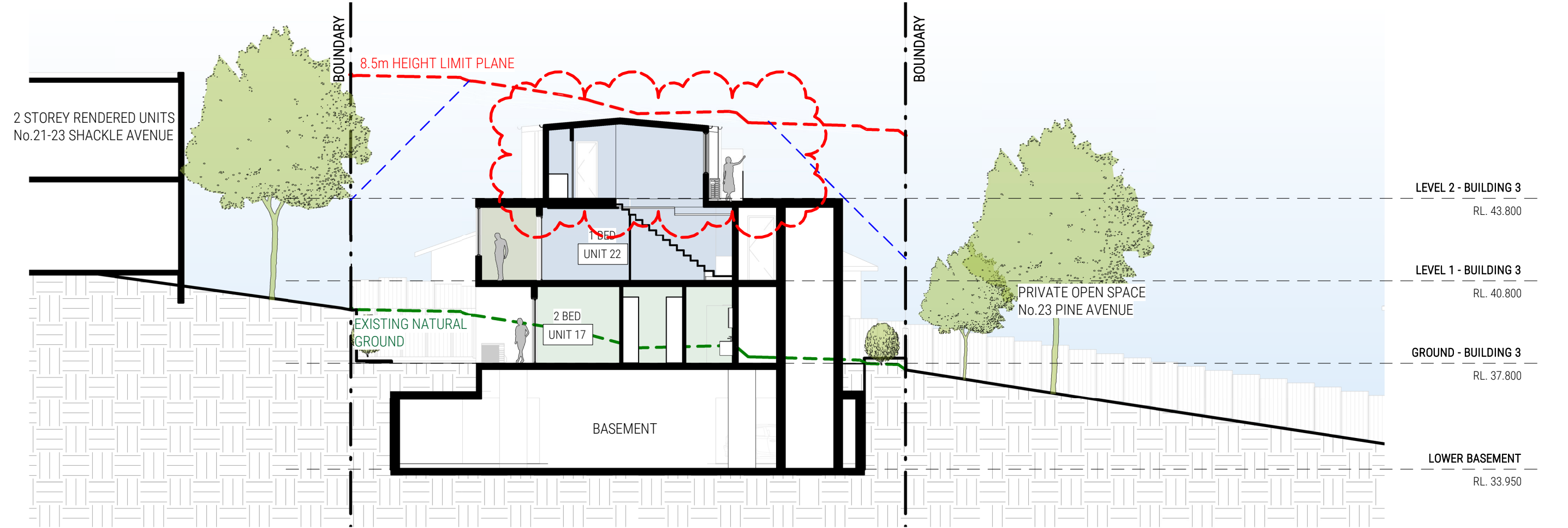
C CROSS SECTION C - C (BUILDING 2)
DA200/ 1:150 @ A1



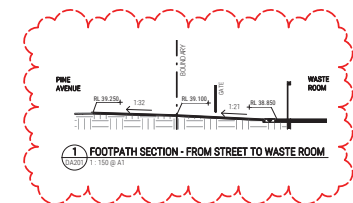
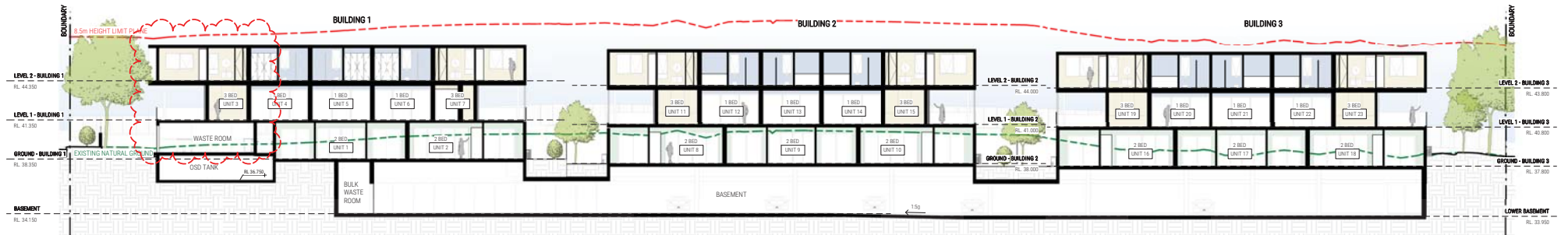
D CROSS SECTION D - D (BUILDING 2)
DA200/ 1:150 @ A1

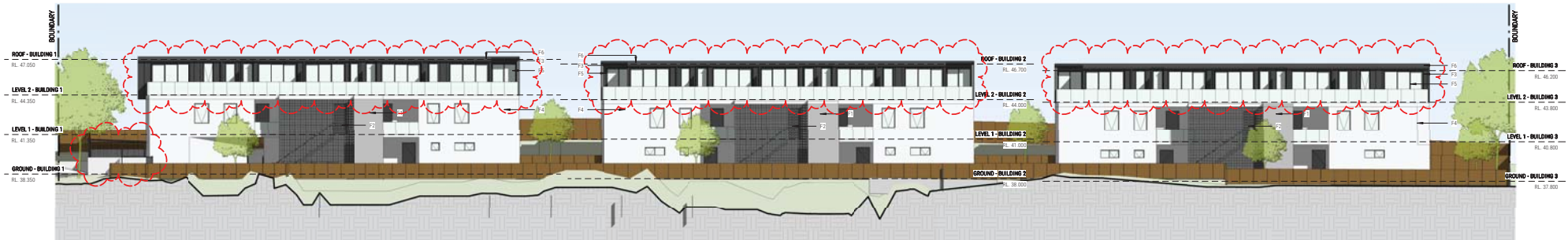


E CROSS SECTION E - E (BUILDING 3)
DA200/ 1:150 @ A1



F CROSS SECTION F - F (BUILDING 3)
DA200/ 1:150 @ A1

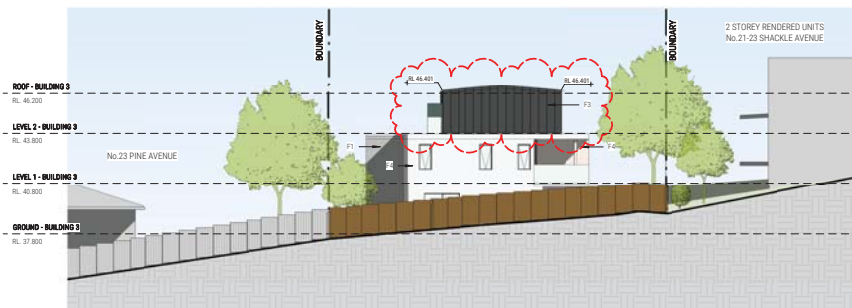




1 SOUTH ELEVATION
SCALE 1:150 @ A1



2 NORTH ELEVATION
SCALE 1:150 @ A1



3 EAST ELEVATION
SCALE 1:150 @ A1



4 WEST ELEVATION
SCALE 1:150 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERIOR
F1	- CONCRETE
F2	- BREEZE BLOCK
F3	- MONUMENT - LYSAGHT ENSEAM WALL CLADDING
F4	- OFF WHITE - FC SHEETING WITH PAINT FINISH

CODES	EXTERIOR
F5	- ALUMINUM WINDOW FRAME - SURFIMET/MONUMENT
F6	- LYSAGHT METAL ROOF - MONUMENT

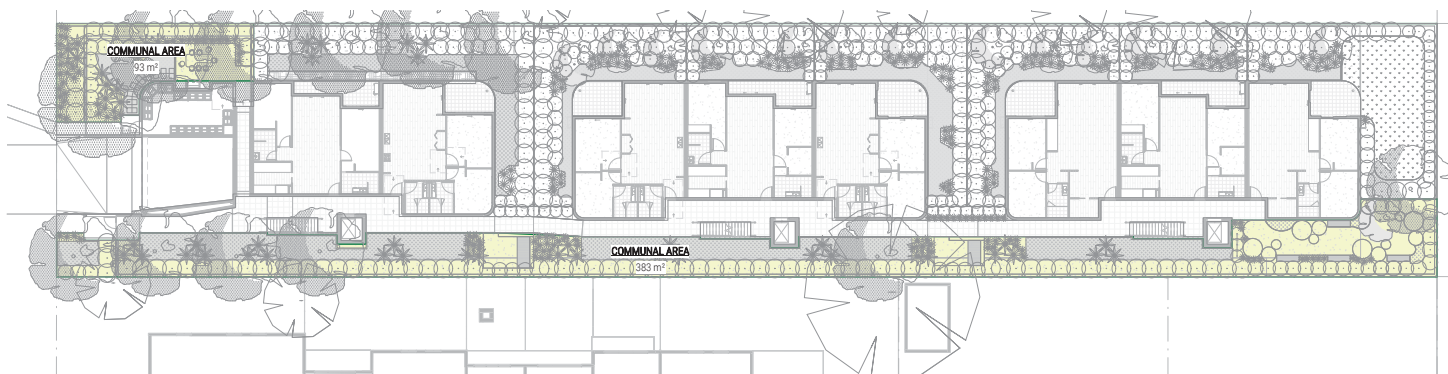


1 LANDSCAPED AREAS
SCALE: 1:200 @ A1

TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:

- DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC. AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION.
- THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION.
- LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED), AND
- THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METRE.

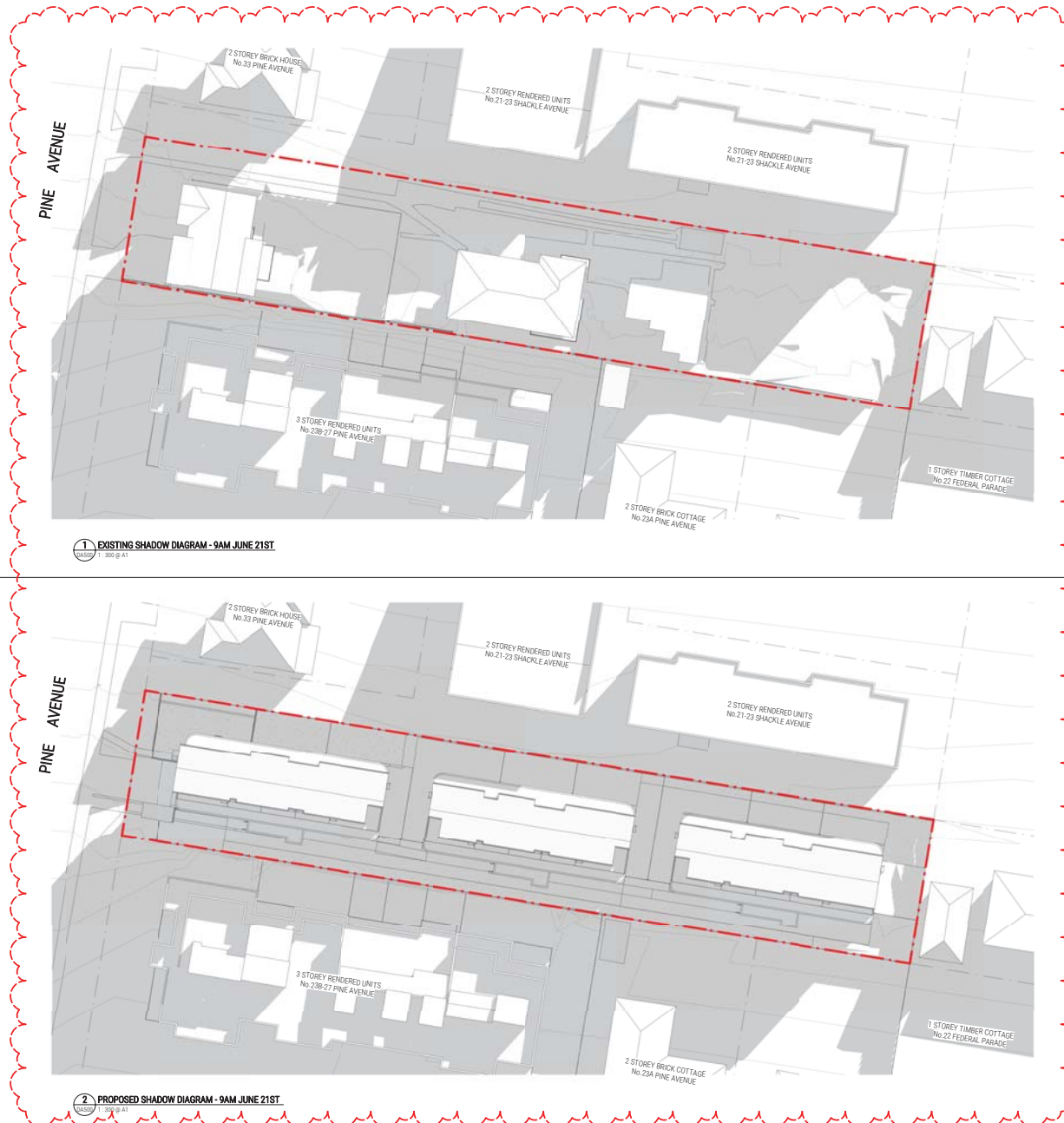
LANDSCAPE AREA SCHEDULE	
OPEN SPACE AREA	% OF SITE
1104 m²	50

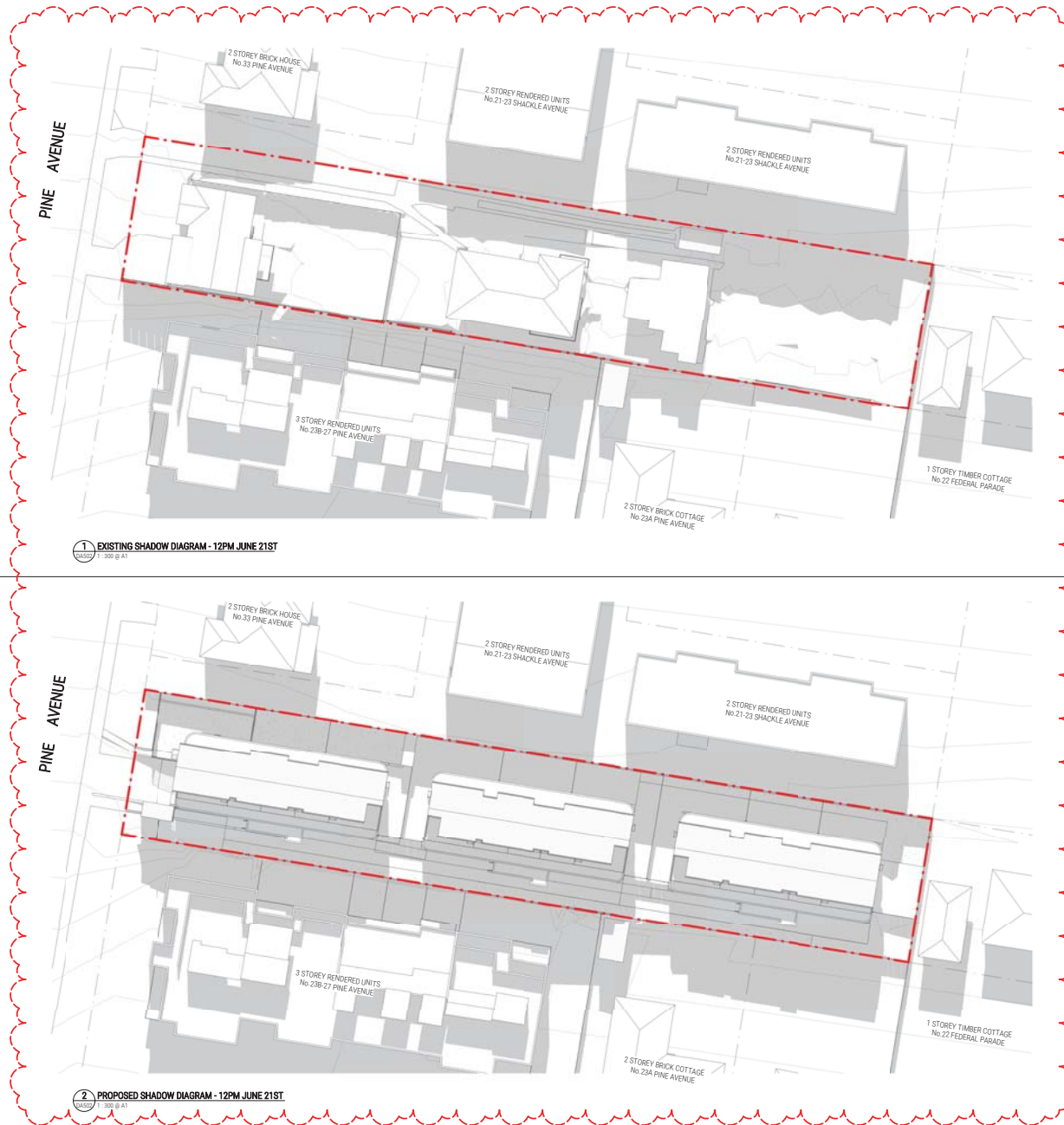


2 COMMUNAL AREAS
SCALE: 1:200 @ A1

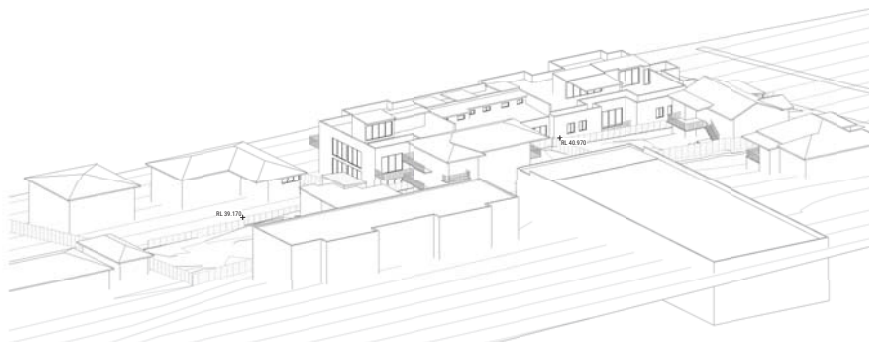
COMMUNAL AREA SCHEDULE	
COMMUNAL AREA	% OF SITE
476 m²	21





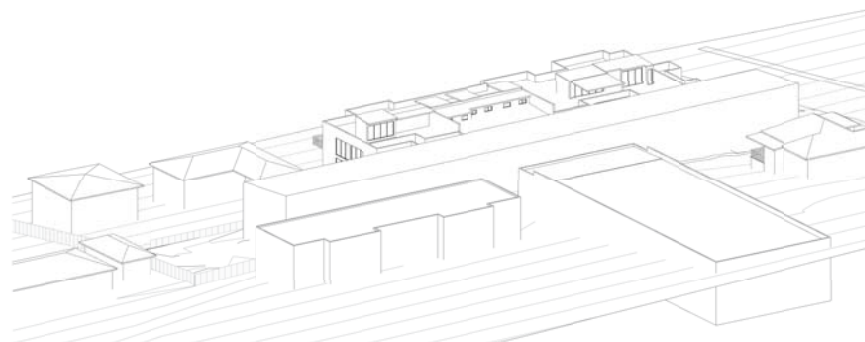






1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING

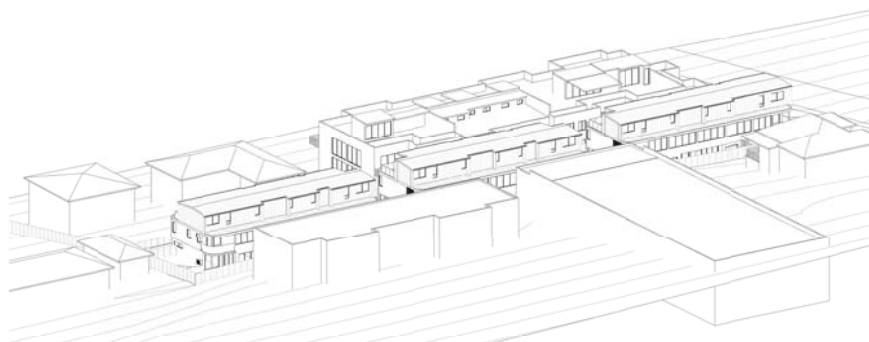
RELATIVE LEVELS SHOWN ON FENCES AS PER UPDATED SURVEY



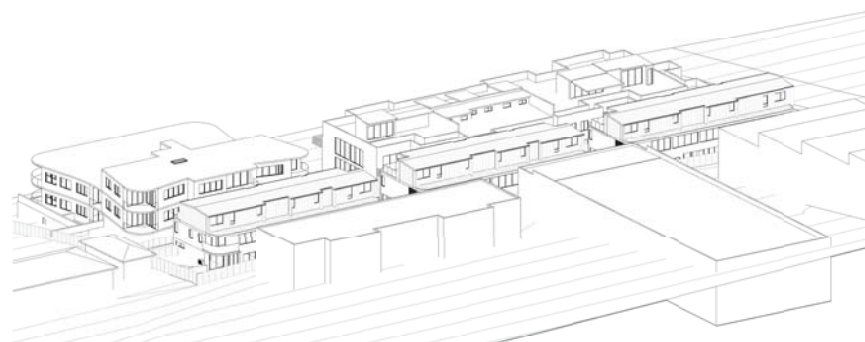
2 VIEW FROM SUN - JUNE 21 - 9AM DCP ENVELOPE

NOTE: DCP ENVELOPE CONTAINS THE FOLLOWING COMPLIANCE:

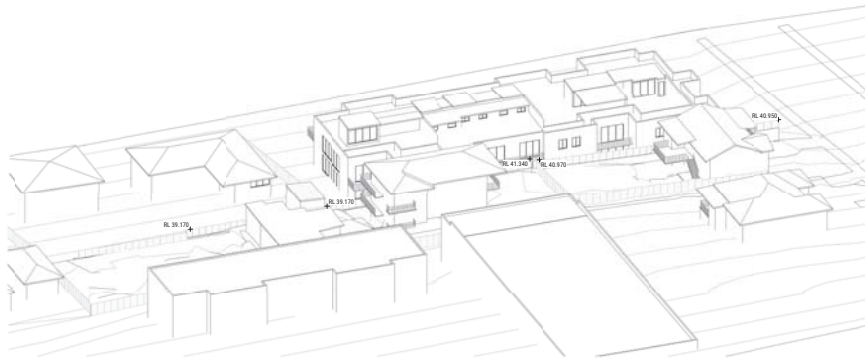
1. FRONT SETBACK - COMPLIANT AT 6.5M
2. SIDE SETBACK NORTH - COMPLIANT AT 4.5M
3. SIDE SETBACK SOUTH - COMPLIANT AT 4.5M
4. SIDE BOUNDARY ENVELOPE NORTH - COMPLIANT
5. SIDE BOUNDARY ENVELOPE SOUTH - COMPLIANT
6. REAR SETBACK - IN EXCESS OF COMPLIANCE AT 18M TO COMPLY WITH LANDSCAPING
7. LANDSCAPED OPEN SPACE - COMPLIANT AT 50%
8. LEP HEIGHT CONTROL - COMPLIANT AT MAXIMUM 8.5M



3 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED

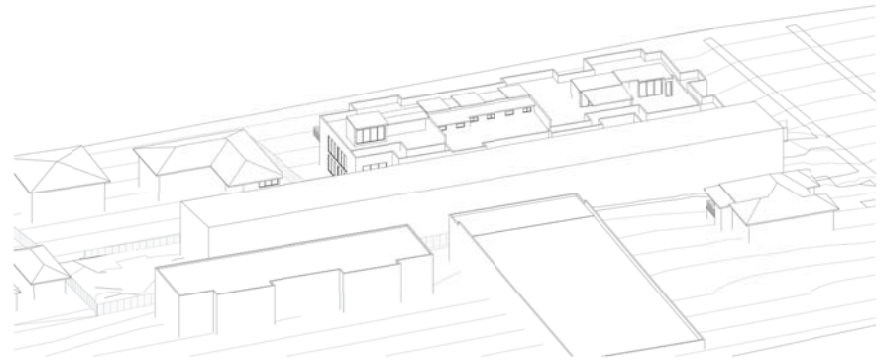


4 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED WITH NEIGHBOURING MASSING AT 33 PINE AVE



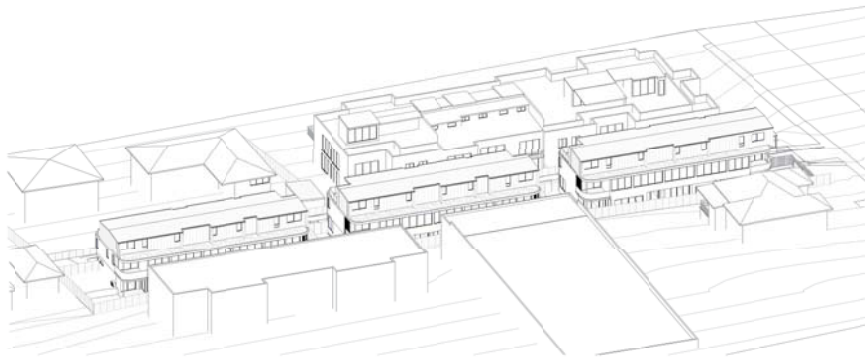
1 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
@ A1

RELATIVE LEVELS SHOWN ON FENCES AS PER UPDATED SURVEY

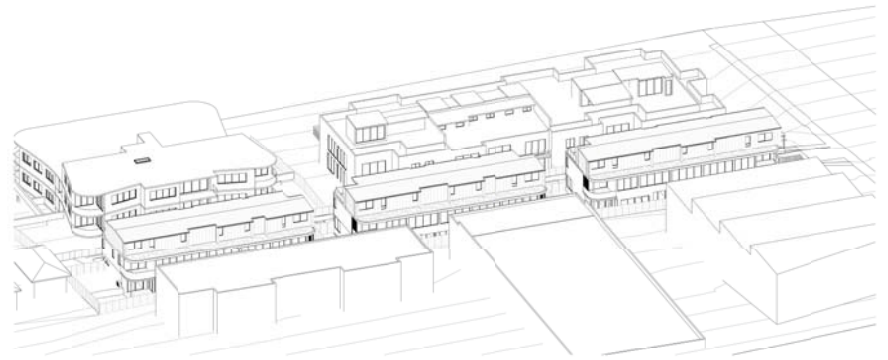


2 VIEW FROM SUN - JUNE 21 - 10AM DCP ENVELOPE
@ A1

NOTE: DCP ENVELOPE CONTAINS THE FOLLOWING COMPLIANCE:
1. FRONT SETBACK - COMPLIANT AT 6.5M
2. SIDE SETBACK NORTH - COMPLIANT AT 4.5M
3. SIDE SETBACK SOUTH - COMPLIANT AT 4.5M
4. SIDE BOUNDARY ENVELOPE NORTH - COMPLIANT
5. SIDE BOUNDARY ENVELOPE SOUTH - COMPLIANT
6. REAR SETBACK - IN EXCESS OF COMPLIANCE AT 18M TO COMPLY WITH LANDSCAPING
7. LANDSCAPED OPEN SPACE - COMPLIANT AT 50%
8. LEP HEIGHT CONTROL - COMPLIANT AT MAXIMUM 8.5M



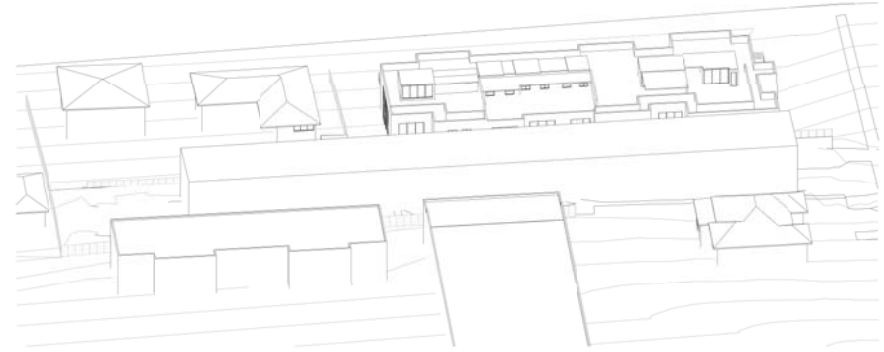
3 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
@ A1



4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED WITH NEIGHBOURING MASSING AT 33 PINE AVE
@ A1



1 VIEW FROM SUN - JUNE 21 - 11AM EXISTING
VIEWED @ 41°



2 VIEW FROM SUN - JUNE 21 - 11AM DCP ENVELOPE
VIEWED @ 41°

- NOTE: DCP ENVELOPE CONTAINS THE FOLLOWING COMPLIANCE:
- | | |
|---------------------------------|---|
| 1. FRONT SETBACK | - COMPLIANT AT 6.5M |
| 2. SIDE SETBACK NORTH | - COMPLIANT AT 4.5M |
| 3. SIDE SETBACK SOUTH | - COMPLIANT AT 4.5M |
| 4. SIDE BOUNDARY ENVELOPE NORTH | - COMPLIANT |
| 5. SIDE BOUNDARY ENVELOPE SOUTH | - COMPLIANT |
| 6. REAR SETBACK | - IN EXCESS OF COMPLIANCE AT 18M TO COMPLY WITH LANDSCAPING |
| 7. LANDSCAPED OPEN SPACE | - COMPLIANT AT 50% |
| 8. LEP HEIGHT CONTROL | - COMPLIANT AT MAXIMUM 8.5M |



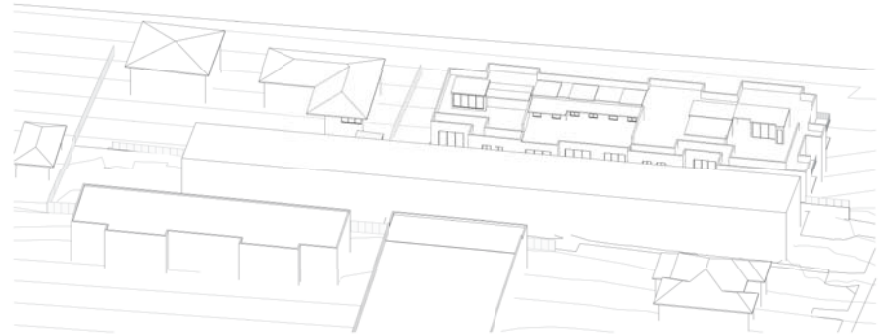
3 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
VIEWED @ 41°



4 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED WITH NEIGHBOURING MASSING AT 33 PINE AVE.
VIEWED @ 41°

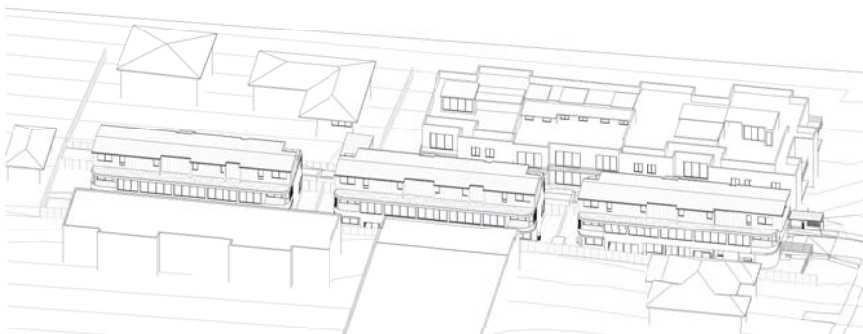


1 VIEW FROM SUN - JUNE 21 - 12PM EXISTING
@ A1

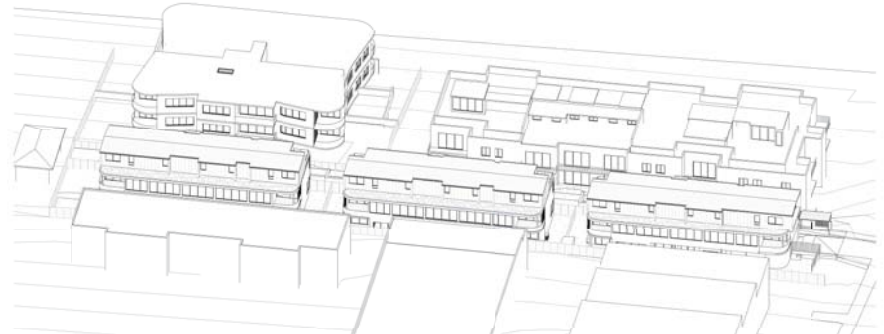


2 VIEW FROM SUN - JUNE 21 - 12PM DCP ENVELOPE
@ A1

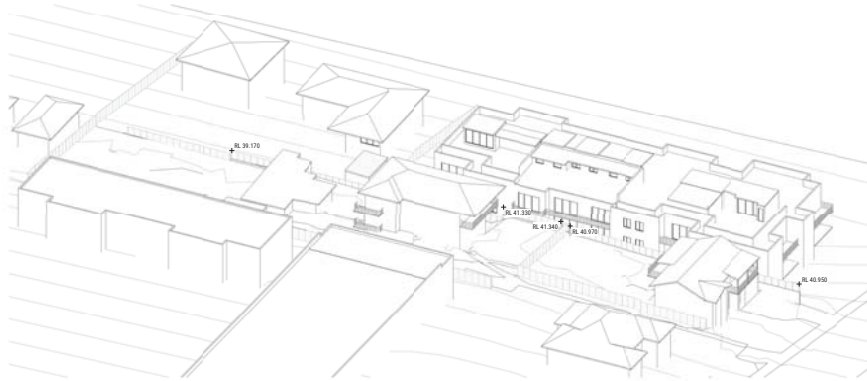
- NOTE: DCP ENVELOPE CONTAINS THE FOLLOWING COMPLIANCE:
- | | |
|---------------------------------|---|
| 1. FRONT SETBACK | - COMPLIANT AT 6.5M |
| 2. SIDE SETBACK NORTH | - COMPLIANT AT 4.5M |
| 3. SIDE SETBACK SOUTH | - COMPLIANT AT 4.5M |
| 4. SIDE BOUNDARY ENVELOPE NORTH | - COMPLIANT |
| 5. SIDE BOUNDARY ENVELOPE SOUTH | - COMPLIANT |
| 6. REAR SETBACK | - IN EXCESS OF COMPLIANCE AT 18M TO COMPLY WITH LANDSCAPING |
| 7. LANDSCAPED OPEN SPACE | - COMPLIANT AT 50% |
| 8. LEP HEIGHT CONTROL | - COMPLIANT AT MAXIMUM 8.5M |



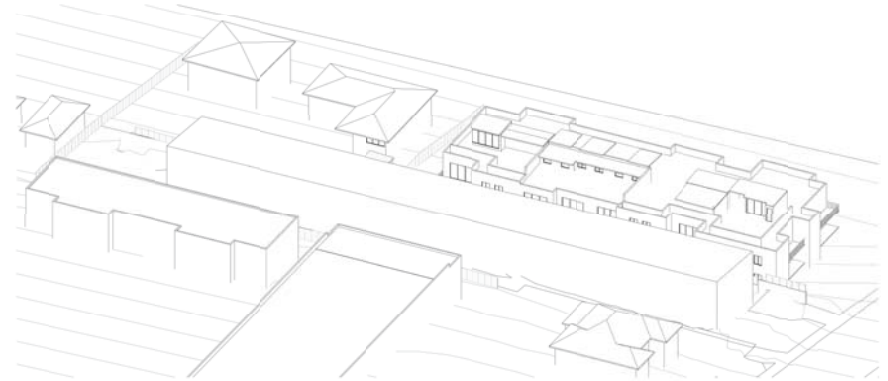
3 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
@ A1



4 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED WITH NEIGHBOURING MASSING AT 33 PINE AVE
@ A1

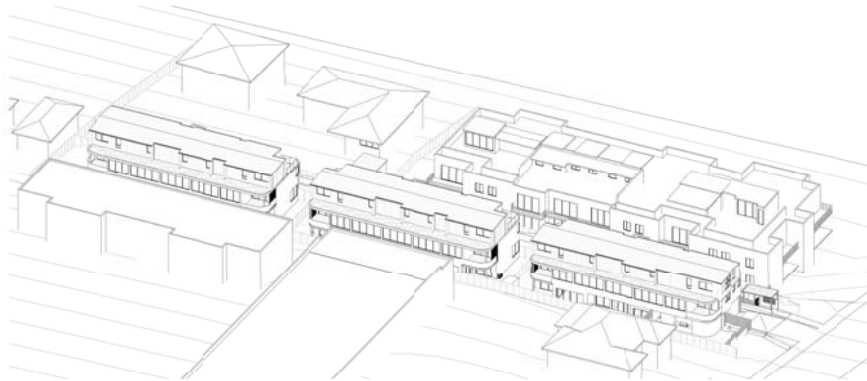


1 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
@ A1

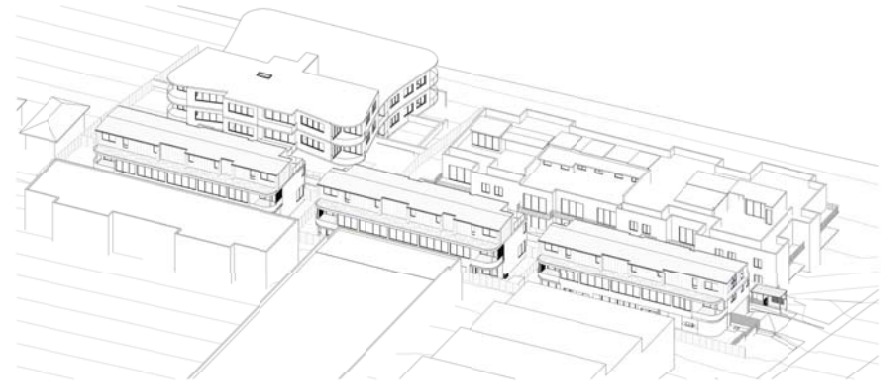


2 VIEW FROM SUN - JUNE 21 - 1PM DCP ENVELOPE
@ A1

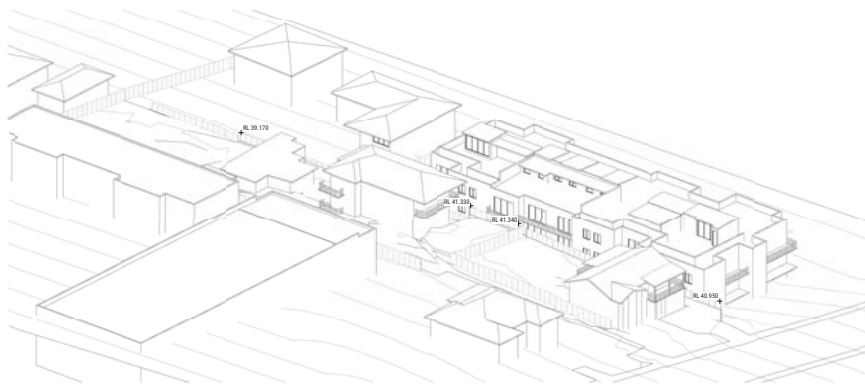
- NOTE: DCP ENVELOPE CONTAINS THE FOLLOWING COMPLIANCE:
- | | |
|---------------------------------|---|
| 1. FRONT SETBACK | - COMPLIANT AT 6.5M |
| 2. SIDE SETBACK NORTH | - COMPLIANT AT 4.5M |
| 3. SIDE SETBACK SOUTH | - COMPLIANT AT 4.5M |
| 4. SIDE BOUNDARY ENVELOPE NORTH | - COMPLIANT |
| 5. SIDE BOUNDARY ENVELOPE SOUTH | - COMPLIANT |
| 6. REAR SETBACK | - IN EXCESS OF COMPLIANCE AT 18M TO COMPLY WITH LANDSCAPING |
| 7. LANDSCAPED OPEN SPACE | - COMPLIANT AT 50% |
| 8. LEP HEIGHT CONTROL | - COMPLIANT AT MAXIMUM 8.5M |



3 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
@ A1

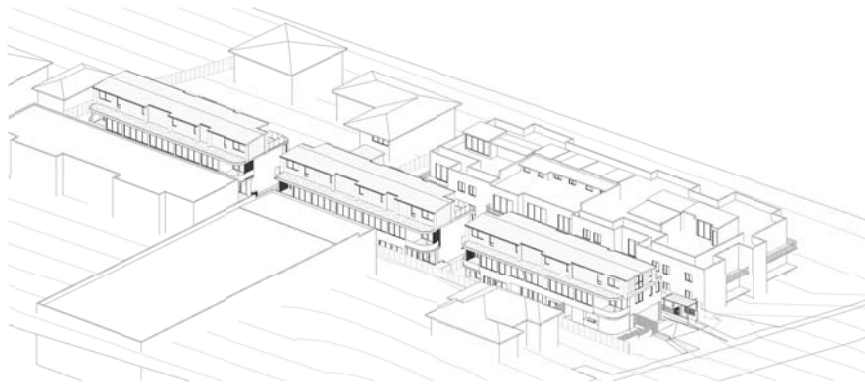


4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED WITH NEIGHBOURING MASSING AT 33 PINE AVE
@ A1

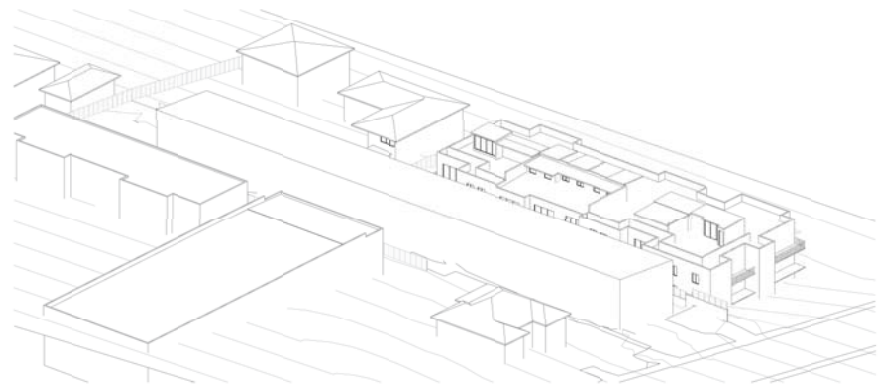


RELATIVE LEVELS SHOWN ON FENCES AS PER UPDATED SURVEY

1 VIEW FROM SUN - JUNE 21 - 2PM EXISTING
@ A1



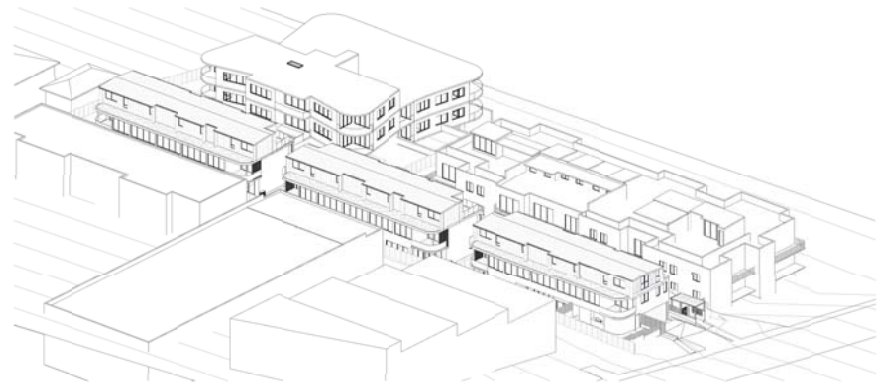
3 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED
@ A1



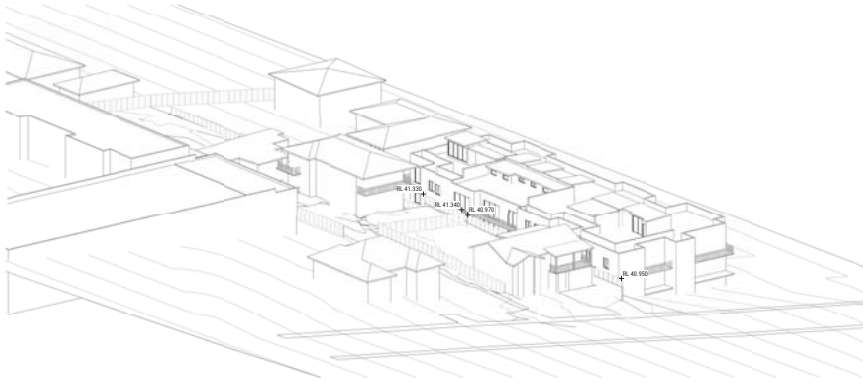
2 VIEW FROM SUN - JUNE 21 - 2PM DCP ENVELOPE
@ A1

NOTE: DCP ENVELOPE CONTAINS THE FOLLOWING COMPLIANCE:

1. FRONT SETBACK - COMPLIANT AT 6.5M
2. SIDE SETBACK NORTH - COMPLIANT AT 4.5M
3. SIDE SETBACK SOUTH - COMPLIANT AT 4.5M
4. SIDE BOUNDARY ENVELOPE NORTH - COMPLIANT
5. SIDE BOUNDARY ENVELOPE SOUTH - COMPLIANT
6. REAR SETBACK - IN EXCESS OF COMPLIANCE AT 18M TO COMPLY WITH LANDSCAPING
7. LANDSCAPED OPEN SPACE - COMPLIANT AT 50%
8. LEP HEIGHT CONTROL - COMPLIANT AT MAXIMUM 8.5M

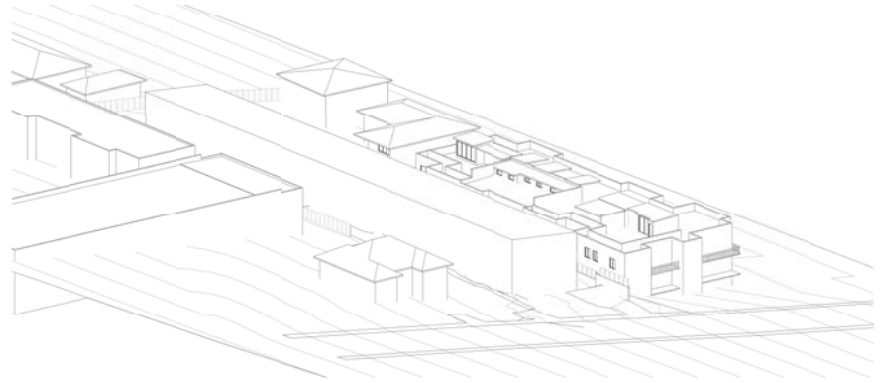


4 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED WITH NEIGHBOURING MASSING AT 33 PINE AVE.
@ A1



RELATIVE LEVELS SHOWN ON FENCES AS PER UPDATED SURVEY

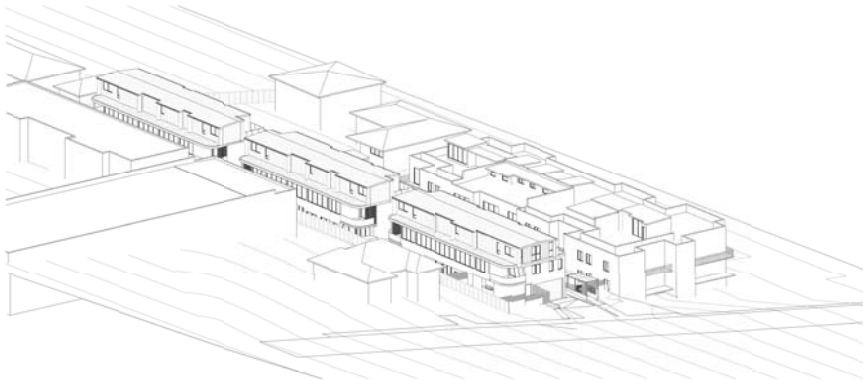
1 VIEW FROM SUN - JUNE 21 - 3PM EXISTING
@ A1



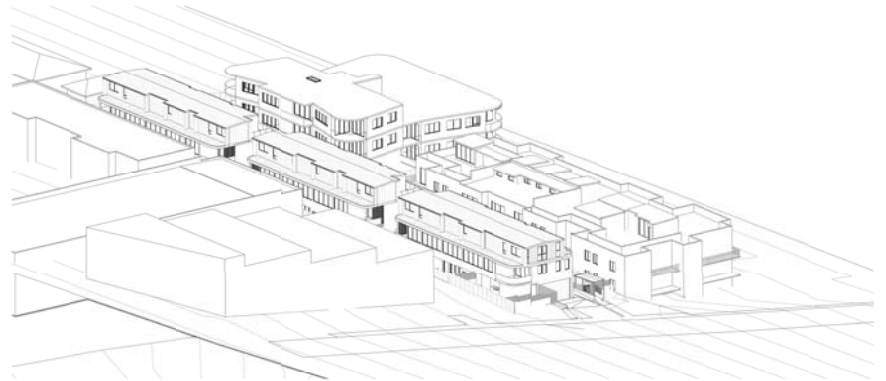
2 VIEW FROM SUN - JUNE 21 - 3PM DCP ENVELOPE
@ A1

NOTE: DCP ENVELOPE CONTAINS THE FOLLOWING COMPLIANCE:

1. FRONT SETBACK - COMPLIANT AT 6.5M
2. SIDE SETBACK NORTH - COMPLIANT AT 4.5M
3. SIDE SETBACK SOUTH - COMPLIANT AT 4.5M
4. SIDE BOUNDARY ENVELOPE NORTH - COMPLIANT
5. SIDE BOUNDARY ENVELOPE SOUTH - COMPLIANT
6. REAR SETBACK - IN EXCESS OF COMPLIANCE AT 18M TO COMPLY WITH LANDSCAPING
7. LANDSCAPED OPEN SPACE - COMPLIANT AT 50%
8. LEP HEIGHT CONTROL - COMPLIANT AT MAXIMUM 8.5M



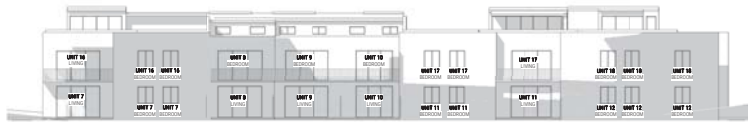
3 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED
@ A1



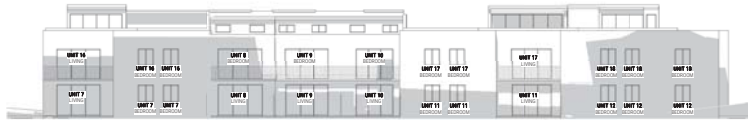
4 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED WITH NEIGHBOURING MASSING AT 33 PINE AVE
@ A1



1 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 9AM JUNE 21ST - EXISTING
@ A1



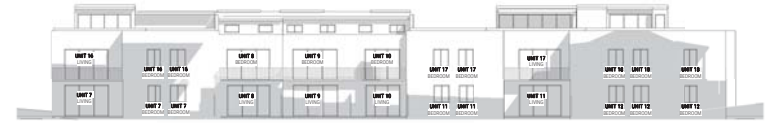
2 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 10AM JUNE 21ST - EXISTING
@ A1



3 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 11AM JUNE 21ST - EXISTING
@ A1



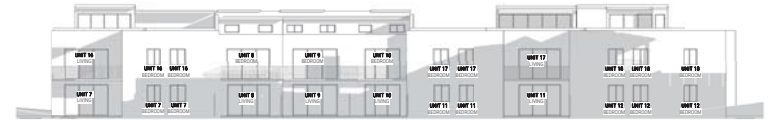
4 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 12PM JUNE 21ST - EXISTING
@ A1



5 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 1PM JUNE 21ST - EXISTING
@ A1



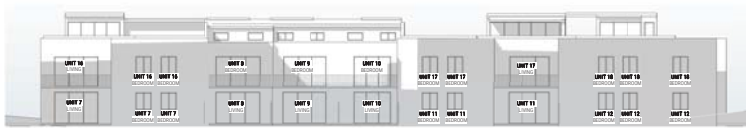
6 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 2PM JUNE 21ST - EXISTING
@ A1



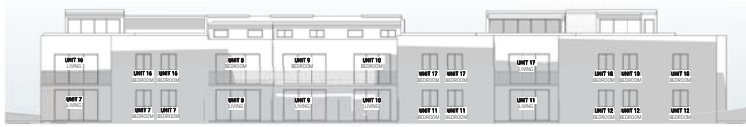
7 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 3PM JUNE 21ST - EXISTING
@ A1



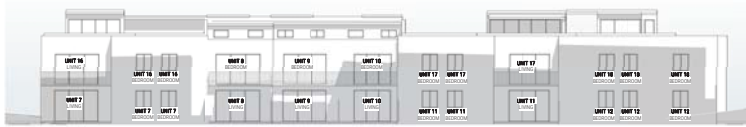
1 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 9AM JUNE 21ST - DCP
@ A1



2 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 10AM JUNE 21ST - DCP
@ A1



3 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 11AM JUNE 21ST - DCP
@ A1



4 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 12PM JUNE 21ST - DCP
@ A1



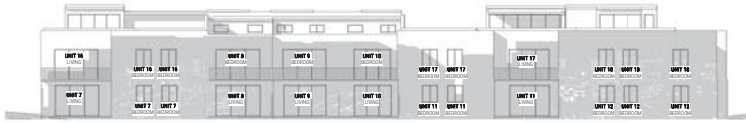
5 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 1PM JUNE 21ST - DCP
@ A1



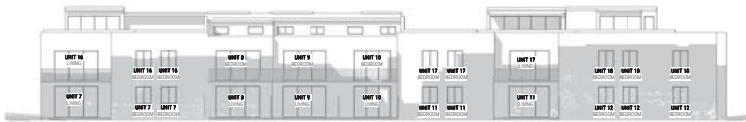
6 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 2PM JUNE 21ST - DCP
@ A1



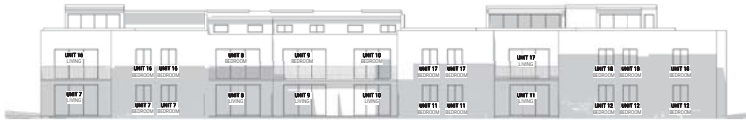
7 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 3PM JUNE 21ST - DCP
@ A1



1 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 9AM JUNE 21ST - PROPOSED
@ A1



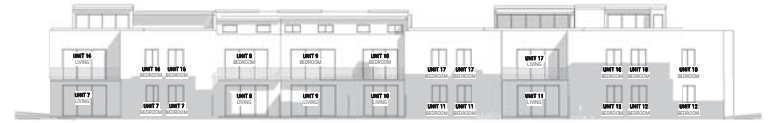
2 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 10AM JUNE 21ST - PROPOSED
@ A1



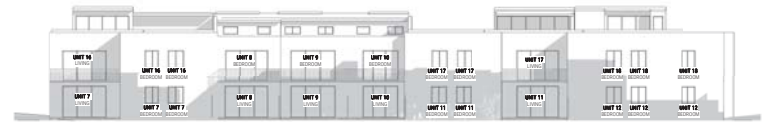
3 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 11AM JUNE 21ST - PROPOSED
@ A1



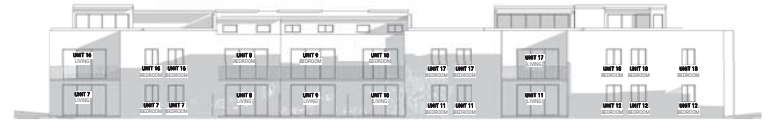
4 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 12PM JUNE 21ST - PROPOSED
@ A1



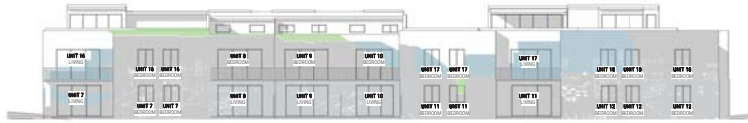
5 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 1PM JUNE 21ST - PROPOSED
@ A1



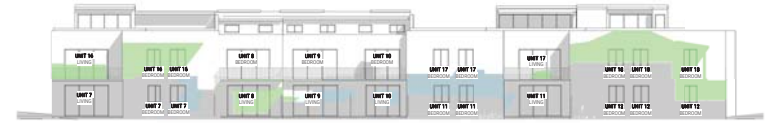
6 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 2PM JUNE 21ST - PROPOSED
@ A1



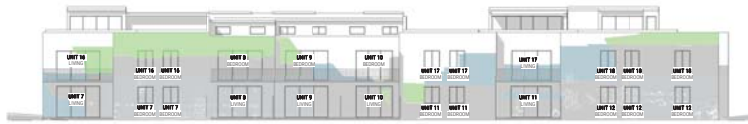
7 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 3PM JUNE 21ST - PROPOSED
@ A1



1 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 9AM JUNE 21ST - PROPOSED OVERLAY
@ A1



5 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 1PM JUNE 21ST - PROPOSED OVERLAY
@ A1



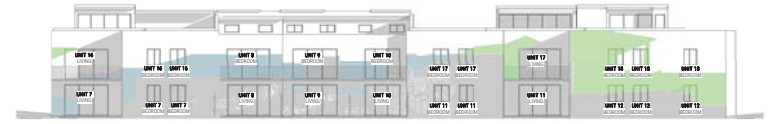
2 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 10AM JUNE 21ST - PROPOSED OVERLAY
@ A1



6 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 2PM JUNE 21ST - PROPOSED OVERLAY
@ A1



3 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 11AM JUNE 21ST - PROPOSED OVERLAY
@ A1



7 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 3PM JUNE 21ST - PROPOSED OVERLAY
@ A1



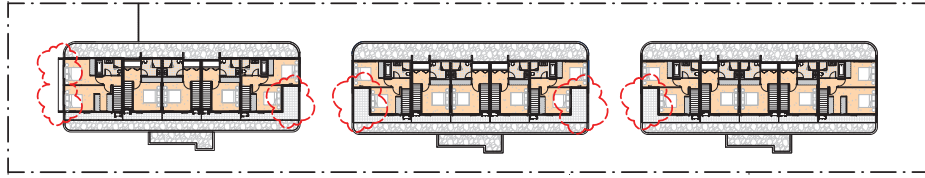
4 ELEVATIONAL SHADOW OF No.23B-27 PINE AVE - 12PM JUNE 21ST - PROPOSED OVERLAY
@ A1

LEGEND

- NEW ELEVATIONAL SHADOW AREA
(PREVIOUSLY HAD SUN, NOW IS
OVERSHADOWED)
- REDUCED ELEVATIONAL SHADOW AREA
(PREVIOUSLY WAS OVERSHADOWED BY
NOW RECEIVES SUN)



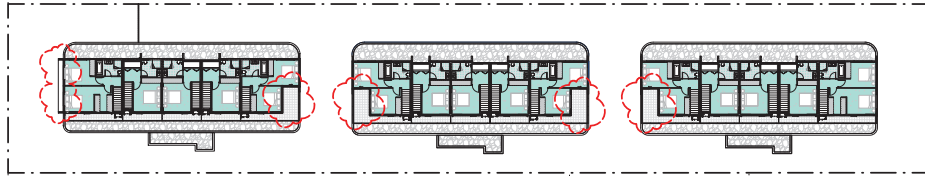
1 SOLAR - GROUND FLOOR PLAN
SCALE: 1:300 @ A1



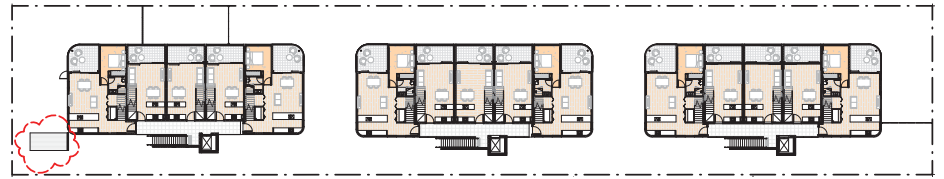
3 SOLAR - LEVEL 2 FLOOR PLAN
SCALE: 1:300 @ A1



4 VENTILATION - GROUND FLOOR PLAN
SCALE: 1:300 @ A1



6 VENTILATION - LEVEL 2 FLOOR PLAN
SCALE: 1:300 @ A1



2 SOLAR - LEVEL 1 FLOOR PLAN
SCALE: 1:300 @ A1

2 HOUR SOLAR ACCESS	
SOLAR ACCESS	NUMBER
No	5
Yes	18

OBJECTIVE #6.1

DESIGN CRITERION 1

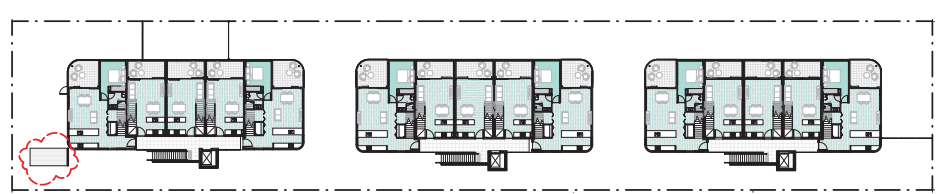
- 2 HOURS OF SOLAR ACCESS TO 70% OF DWELLINGS 9:30AM - 1:00PM
- 100% OF APARTMENTS COMPLIANT

DESIGN CRITERION FULLY SATISFIED.

DESIGN CRITERION 3

- MAXIMUM 15% OF APARTMENTS RECEIVE LESS THAN 15 MINUTES OF SUN.
- 100% OF APARTMENTS RECEIVE LESS THAN 15 MINUTES OF SUN.

DESIGN CRITERION FULLY SATISFIED.



5 VENTILATION - LEVEL 1 FLOOR PLAN
SCALE: 1:300 @ A1

CROSS VENTILATION	
CROSS VENTILATION	NUMBER
No	3
Yes	20

OBJECTIVE #6.3

DESIGN CRITERION 1

- AT LEAST 80% OF APARTMENTS ARE NATURALLY CROSS VENTILATED.
- 100% OF APARTMENTS ARE CROSS VENTILATED.

DESIGN CRITERION FULLY SATISFIED.

DESIGN CRITERION 2

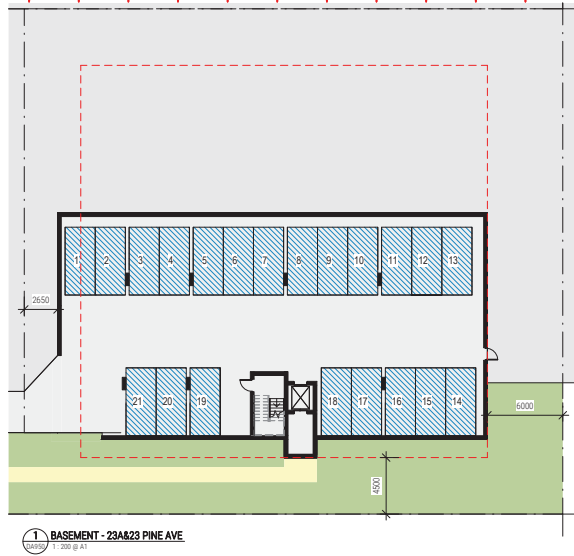
- MAXIMUM DEPTH OF CROSS OVER/THROUGH APARTMENTS IS 18M.
- NO CROSS OVER/THROUGH APARTMENTS DEPTH EXCEEDS 18M.

DESIGN CRITERION FULLY SATISFIED.

UNIT NUMBER	APARTMENT AREA #6.1 (1)	BALCONY AREA #6.1 (2)	BALCONY DEPTH #6.1 (3)	LIVING ROOM WIDTH #6.1 (4)	BEDROOM AREAS #6.1 (5)	CLOTHING HEIGHTS #6.1 (6)	CEILING HEIGHTS #6.1 (7)	UNIVERSAL DESIGN #6.1 (8)	2 HOUR SOLAR ACCESS #6.1 (9)	CROSS VENTILATION #6.1 (10)	UNIT NUMBER	APARTMENT AREA #6.1 (1)	BALCONY AREA #6.1 (2)	BALCONY DEPTH #6.1 (3)	LIVING ROOM WIDTH #6.1 (4)	BEDROOM AREAS #6.1 (5)	CLOTHING HEIGHTS #6.1 (6)	CEILING HEIGHTS #6.1 (7)	UNIVERSAL DESIGN #6.1 (8)	2 HOUR SOLAR ACCESS #6.1 (9)	CROSS VENTILATION #6.1 (10)
01	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	13	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
02	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	14	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
03	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	15	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
04	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	16	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
05	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	17	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	18	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
07	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	19	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
08	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	20	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
09	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	22	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	23	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓







DEVELOPMENT SUMMARY

4 x 1-BED UNIT
6 x 2-BED UNIT
4 x 3-BED UNIT

21 x CAR PARKING SPACE

LANDSCAPED AREA

DCP CLAUSE - D1

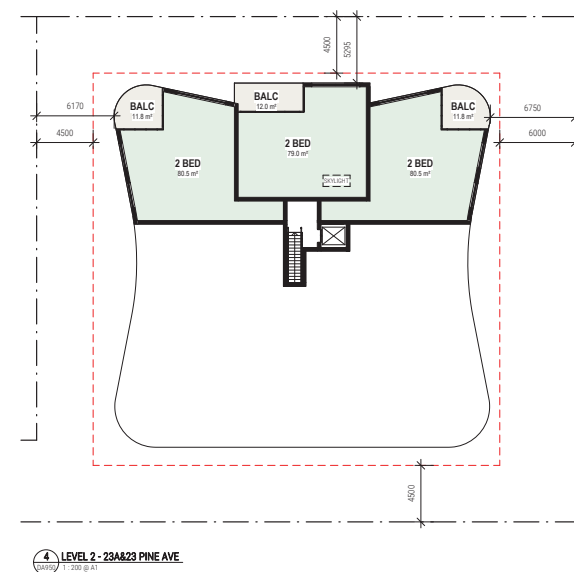
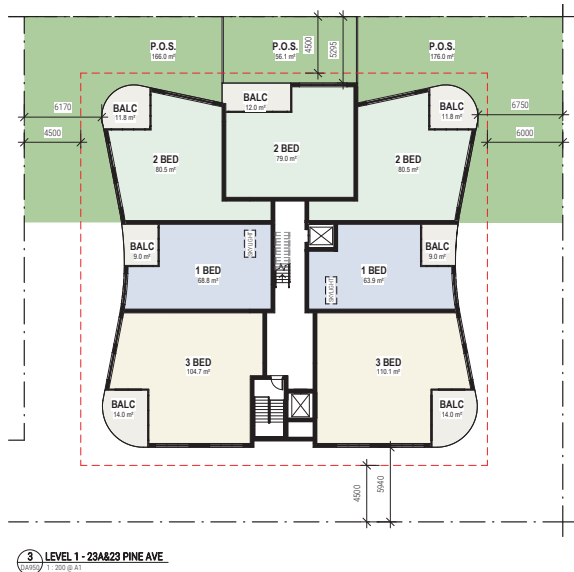
- A MINIMUM 50% OF SITE AREA TO BE LANDSCAPED AREA.
- 51% OF SITE AREA IS LANDSCAPED.
DESIGN CRITERION FULLY SATISFIED.

2 HOUR SOLAR ACCESS

OBJECTIVE 4A-1

DESIGN CRITERION 1
- 2 HOURS OF SOLAR ACCESS TO 70% OF DWELLINGS 9-3PM.
- 12/14 = 85.7% OF APARTMENTS COMPLY.
DESIGN CRITERION FULLY SATISFIED.

DESIGN CRITERION 3
- MAXIMUM 15% OF APARTMENTS RECEIVE LESS THAN 15 MINUTES OF SUN
- 0/14 = 0% OF APARTMENTS RECEIVE LESS THAN 15 MINUTES OF SUN
DESIGN CRITERION FULLY SATISFIED.



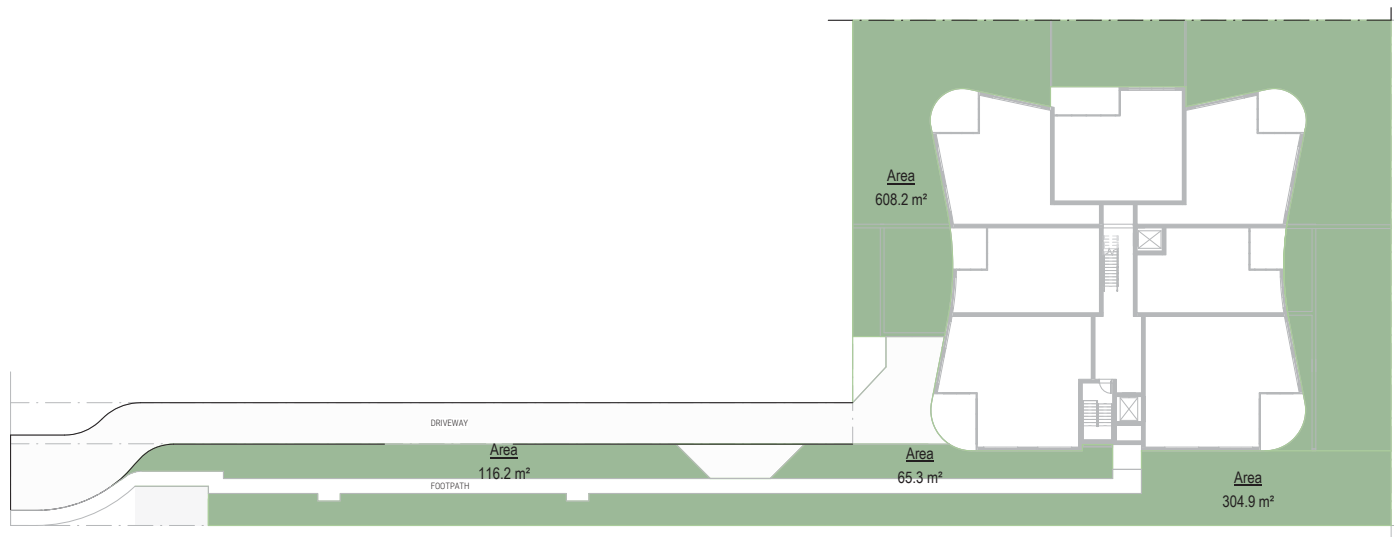
CROSS VENTILATION

OBJECTIVE 4B-3

DESIGN CRITERION 1
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSSVENTILATED
- 11/14 = 78.6% ARE CROSS VENTILATED INCLUDING OPERABLE SKYLIGHTS
DESIGN CRITERION FULLY SATISFIED.

DESIGN CRITERION 2
- MAXIMUM DEPTH OF CROSS OVER/THROUGH APARTMENTS IS 18M.
- NO CROSS OVER/THROUGH APARTMENT DEPTH EXCEEDS 18M.
DESIGN CRITERION FULLY SATISFIED.





1 LANDSCAPED AREA
1:200 @ A1

SITE AREA: 2161.4 SQM
LANDSCAPED OPEN SPACE AREA: 1094.5 SQM
50.6%

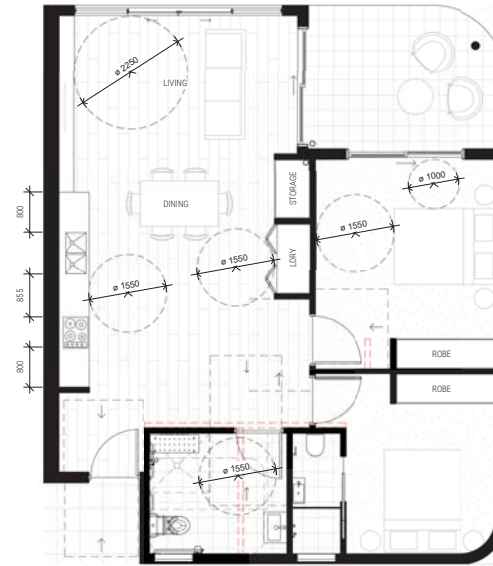
TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:

- DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC. AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION;
- THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION;
- LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED); AND
- THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METRE;





1 FLOOR PLAN - 2 BED TYPE PRE-ADAPTED
1:50 @ A1



2 FLOOR PLAN - 2 BED TYPE POST-ADAPTED
1:50 @ A1

