

30 Fairlight St, Fairlight NSW 2094 - Development Application



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MINIMUM NatHERS & BASIX REQUIREMENTS

COMMON AREAS		
LANDSCAPING		
• Provide indigenous or low water use species of vegetation throughout 50m² metres of the landscaped area		
NON-RESIDENTIAL REQUIREMENTS		
AREA	LIGHTING	VENTILATION
• Carparking	Fluorescent time clocks & motion	supply & exhaust - carbon monoxide + VSD fan
• Bin Storage	LED - manual / manual off	exhaust ventilation only
• Fire Stair	LED - manual / manual off	no mechanical ventilation
• Pump room	LED - manual / manual off	no mechanical ventilation
• Plant room	LED - manual / manual off	no mechanical ventilation
• Lobby - Ground Floor	LED - manual / timer off	no mechanical ventilation
• Lobby - Levels 1 & 2	LED - manual / timer off	no mechanical ventilation
• Lift	LED - connected to lift call button	no mechanical ventilation
LIFTS		
• Gearless traction with V V V F motor.		
• LED lighting connected to lift call button		

APARTMENTS
WATER
WELS Water Rating
• 4 star rated (>4.5 but <= 6 L/min) showerheads to all showers • 4 star rated toilets • 5 star rated taps to Kitchen
• 5 star rated taps to Bathrooms / Ensuites • 3.5 star dishwasher

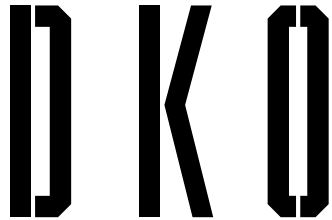
THERMAL PERFORMANCE
INSULATION
• R2.0 to underside of slab soffit in Basement carpark
• R2.5 bulk insulation + anti-glare foil with to all walls
• R2.5 insulation to all intertenancy walls
• R2.5 ceiling insulation (only required where there is a roof above)
EXTERNAL COLOURS
• Light (SA<0.475) external walls colour (as per architectural colour scheme)
• Medium (0.475<SA<0.70) roof colour (as per architectural colour scheme)
CEILING PENETRATIONS
• Australian Standard approved non-ventilated covers or shields to all downlight installations throughout dwelling, where used
• All exhaust units to be sealed (dampers installed)
FLOOR COVERINGS
• Timber flooring to Living area's
• Carpet flooring to Bedroom area's
• Tile flooring to all wet area's
GLAZED WINDOWS & DOORS - Refer NatHERS Certificate for further details
• Aluminium framed with clear glazing to all windows & doors;
o pivot system: U=6.7, SHGC=0.57
o sliding/fixd system: U=6.7, SHGC=0.70

ENERGY
HWS
• 5 star gas instantaneous
HEATING AND COOLING
• 3 star zoned single-phase air conditioner to Living & Bedroom areas
VENTILATION
• Ducted artificial ventilation to min. One Bathroom
• Ducted rangehood to Kitchen
• Ducted artificial ventilation to Laundry
FLUORESCENT OR LED LIGHTING
• Provide dedicated efficient lighting to Bedrooms, Living, Dining, Kitchen, Bathrooms, Toilets, Ensuite, Laundry and Hallways
OTHER (appliances and fixtures)
• gas cooktop & electric oven
• 3.5 star dishwasher
• 2 star clothes dryer
• Indoor clothes drying line or cupboard
• Well ventilated fridge space

C.2



C.1



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Rev.	Date	By	Ckd	Description
C	27/06/2022	MW	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Cover Sheet  
  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

DA000  
C



30 Fairlight St, Fairlight  
Development Summary

Site Area: 861.7 m2  
Max GFA 646 m2  
Proposed GFA: 776 m2  
Allowable FSR: 0.75 :1  
Proposed FSR: 0.90 :1

B.1

Development Summary						TOTAL
2B	3B	4B	Sub	GFA	NSA	
				m²	m²	
Basement	-	-	-	14		2
Ground	0	2	0	288	278	
Level 1	0	2	0	288	277	
Level 2	0	1	0	186	180	
Roof						
Subtotal	0	5	0	5	776	735
Achieved Mix	0%	100%	0%	100%	m²	m²

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.

This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.

This design has been prepared without structural or services engineering input hence is subject to change once advice is received.

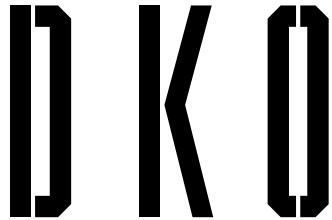
The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.

Recipients must make their own investigations to satisfy themselves in all aspects.

The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture (NSW) P/L.

Manly DCP 2013		Min. Spaces Required		Proposed
Dwelling	Car Parking Rate	Raw	Rounded	
Per dwelling*	1 space per dwelling	5	8	8
2-bedroom	0.2 per 2-bed	0		
3-bedroom or more	0.5 per 3-bed or more	2.5		
Visitor	0.25 per dwelling	1.25	2	2
Total		8.75	10	10

Bicycle Parking	Bicycle Parking Rate	Min Req	Proposed
	1 per 3 car parking spaces / min 1 per premise	5	5



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Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Development Summar
		Scale	
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA001
		Revision	B





1 View Along Fairlight St looking East



2 View Along Fairlight St looking North



3 View Along Fairlight St looking West



4 View Along Margaret St looking North



5 View Along Margaret St looking West



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A	12/10/2021	WL	NB	Development Application

Project Name	30 Fairlight St, Fairlight
Project Address	30 Fairlight St, Fairlight, NSW 2094

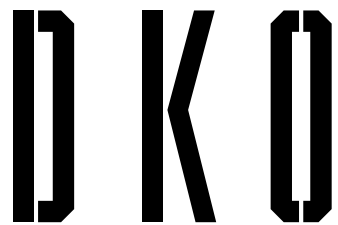
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Project Number	00012781
Drawing Name	Site Photos
Scale	1:909.11 (A3)
Date	June 2021

Drawing Number	DA100
Revision	A







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Project Name  
Project Address

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30 Fairlight St,  
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Project Number  
Drawing Name  
Scale  
Date

00012781  
Site Analysis Plan 1/2  
N/A  
June 2021

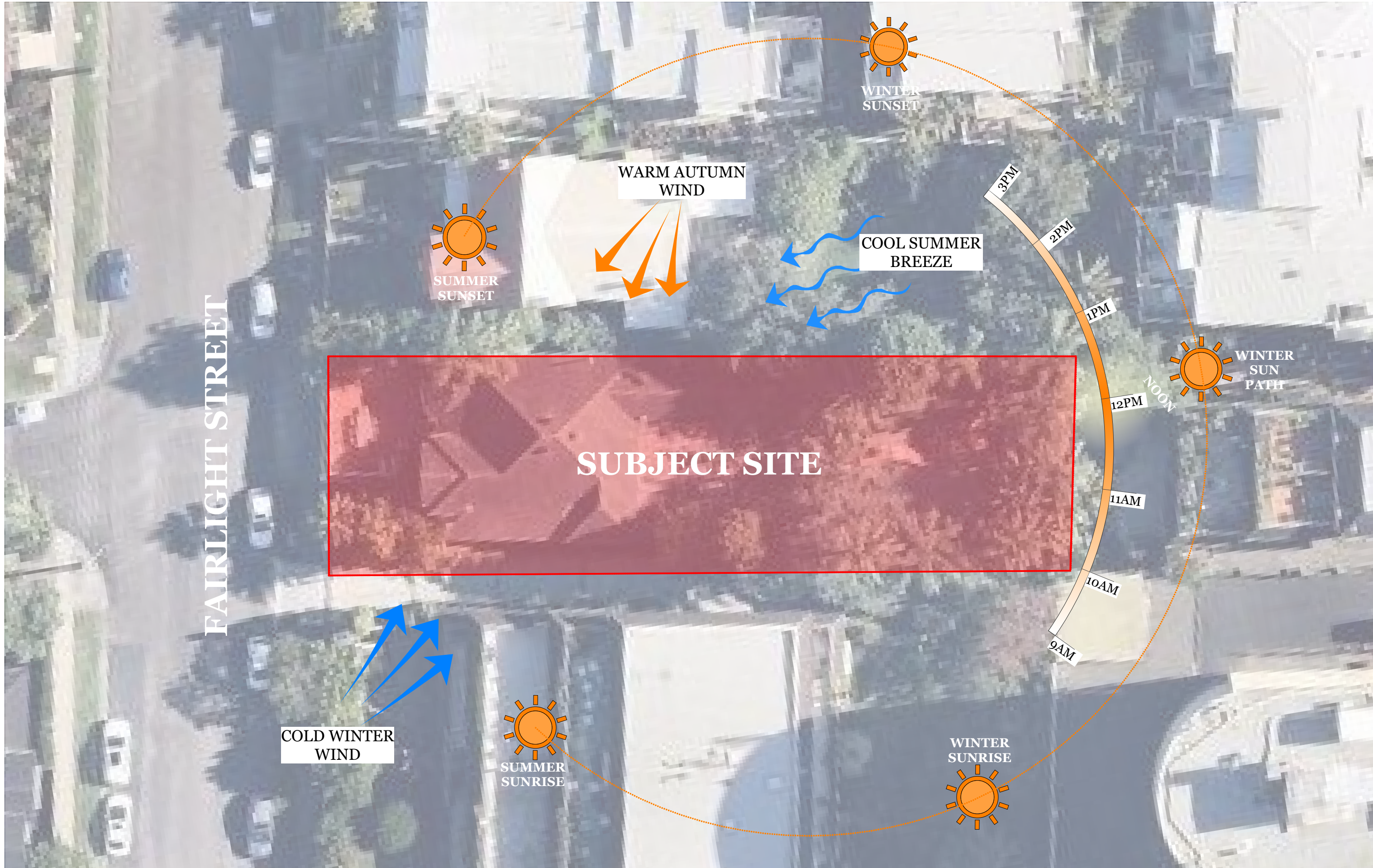
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Revision

**DA101**  
**A**





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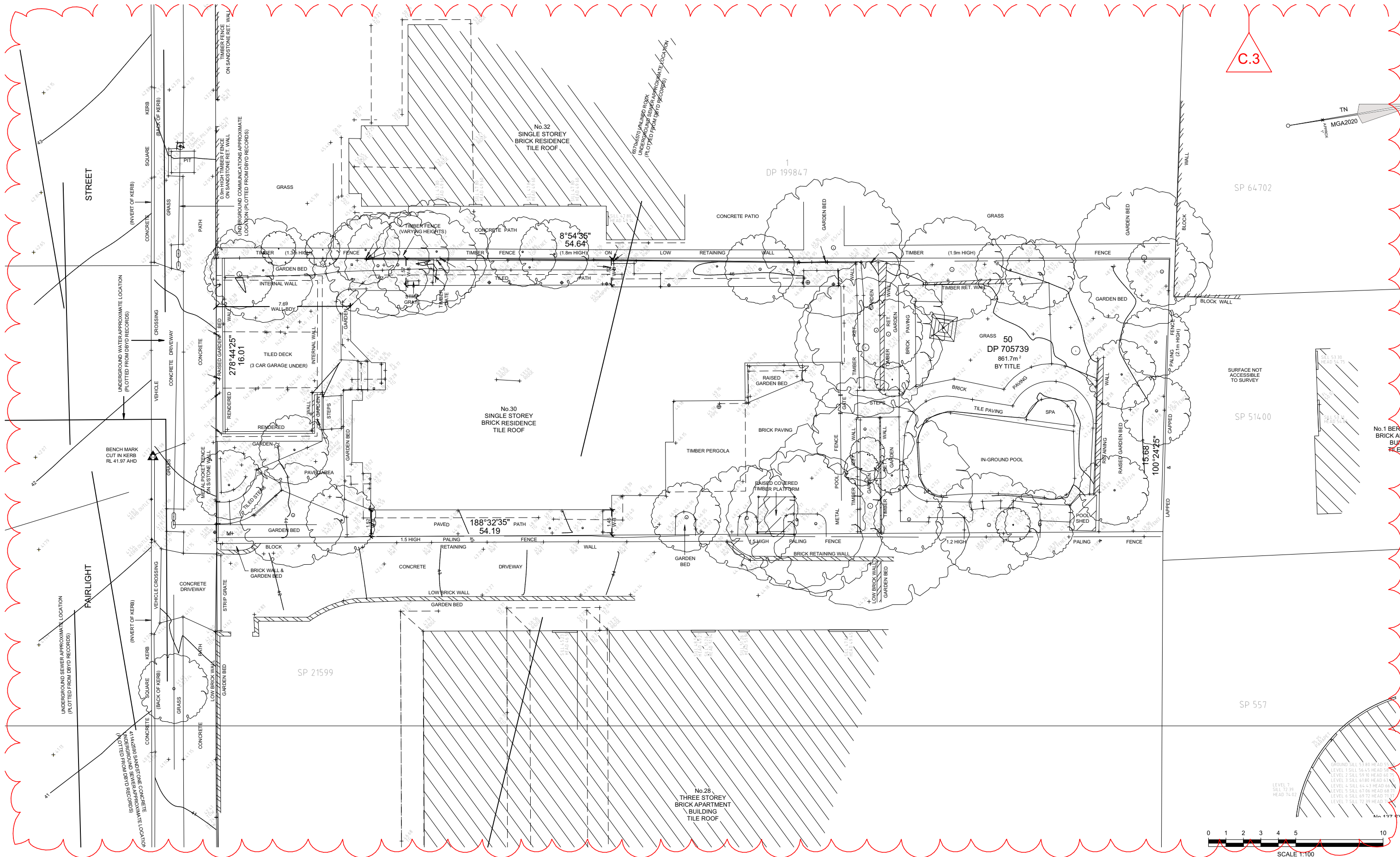
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Adjani Pty Ltd

Project Number  
Drawing Name  
Scale  
Date  
00012781  
Site Analysis Plan 2/2  
1:250 (A3)  
June 2021

Drawing Number  
Revision  
DA102  
A





Survey Prepared by Usher & Company Pty Ltd



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Project Number  
Drawing Name  
Scale  
Date

00012781  
Existing Site Survey  
1:200 (A3)  
June 2021

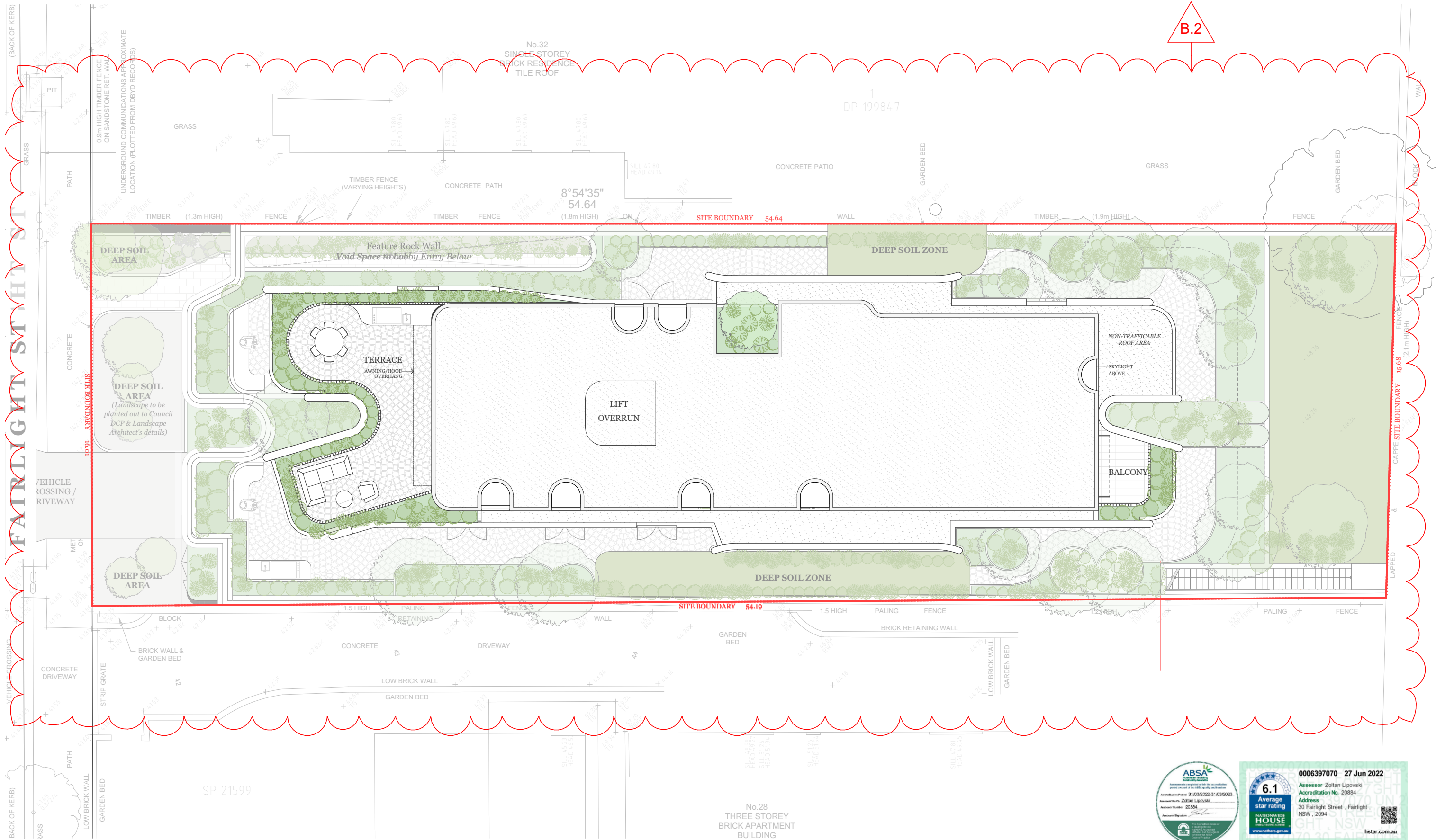
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Revision

DA103  
C





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Drawing Name  
Scale  
Date

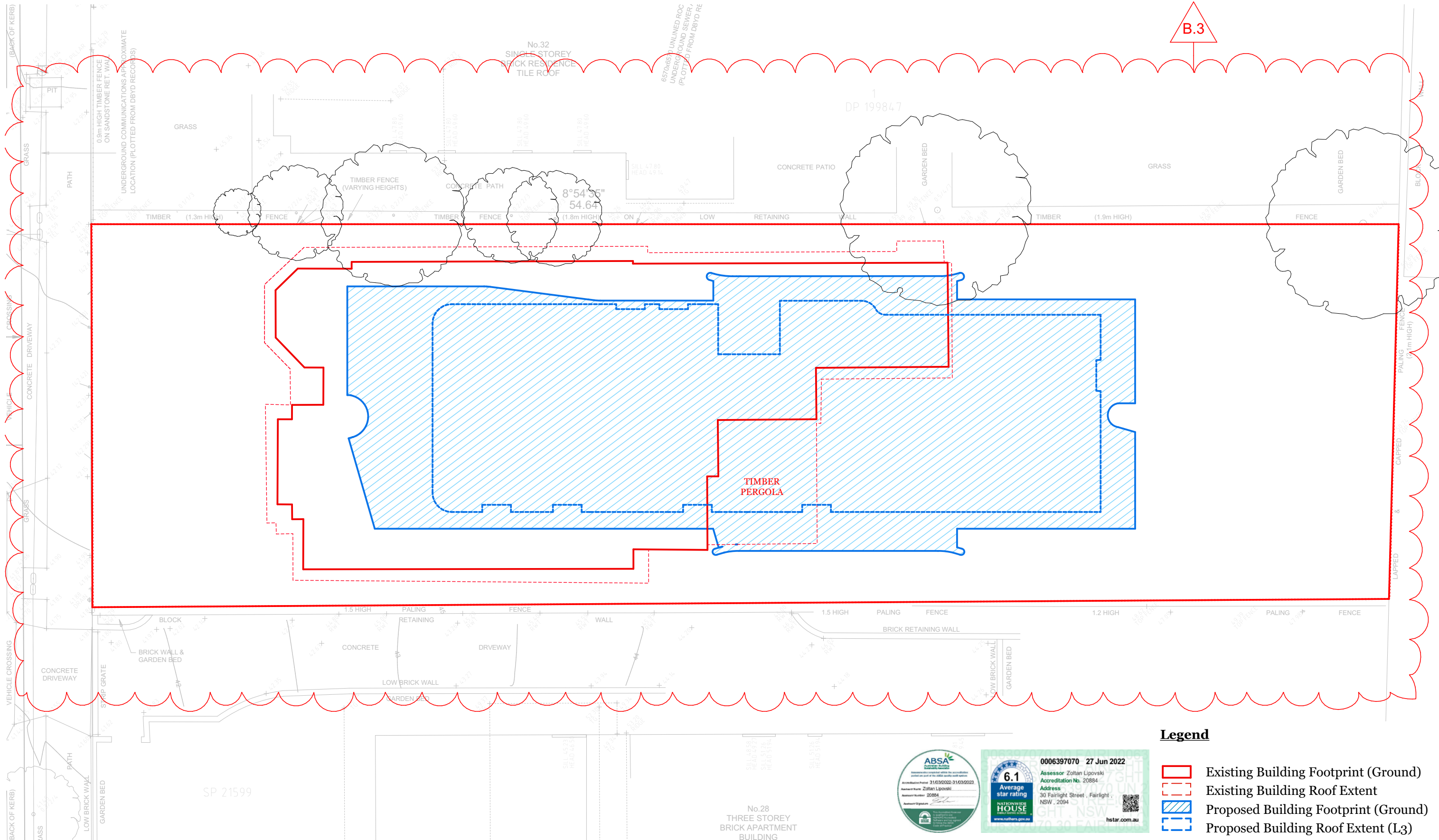
Drawing Number  
Revision

00012781  
Site Plan  
1:150 (A3)  
June 2021

DA104  
B







### Legend

- Existing Building Footprint (Ground)
- Existing Building Roof Extent
- Proposed Building Footprint (Ground)
- Proposed Building Roof Extent (L3)



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Project Name  
Project Address

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30 Fairlight St,  
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Project Number  
Drawing Name  
Scale  
Date

00012781  
Building Footprint  
1:150 (A3)  
June 2021

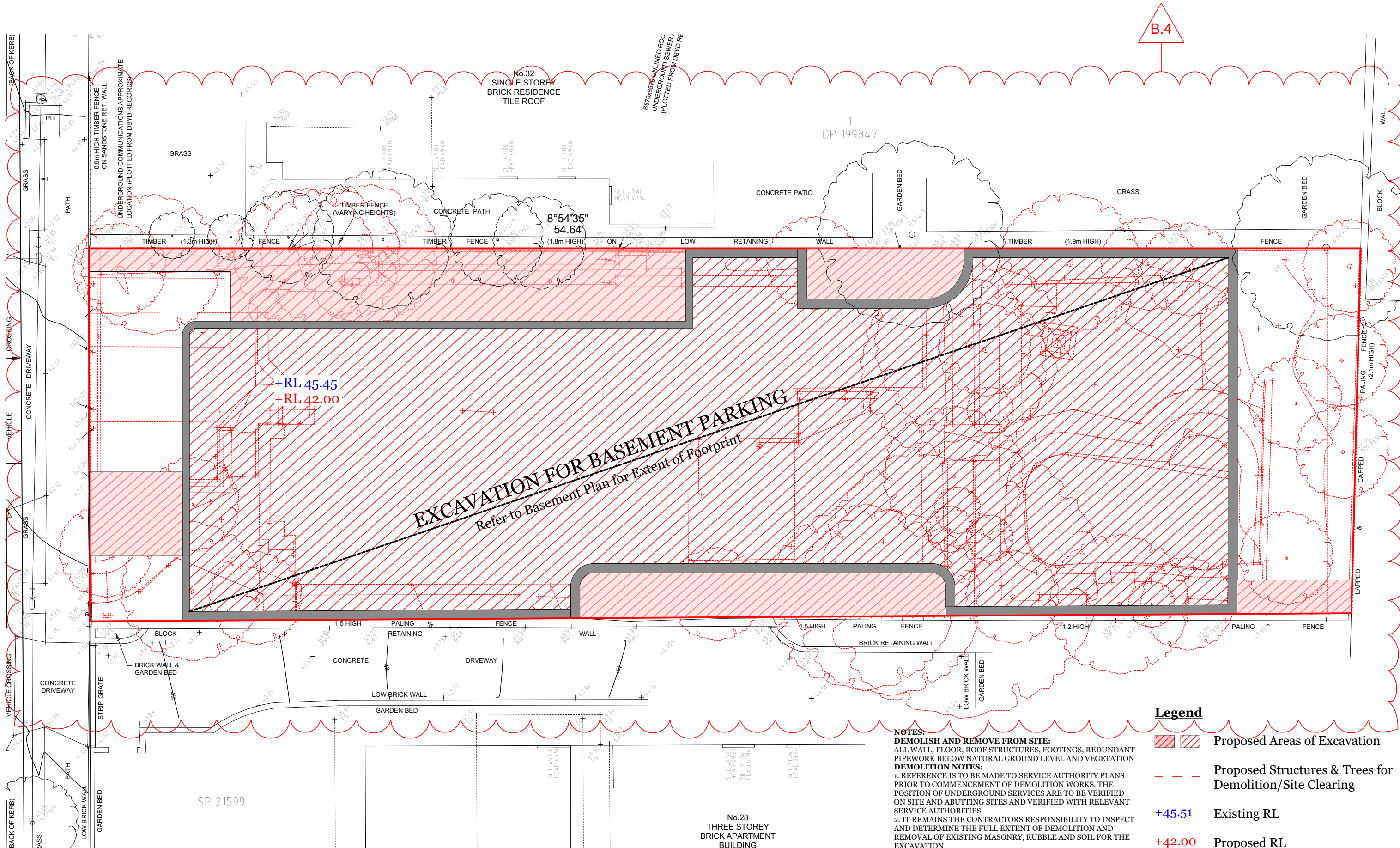
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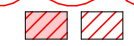




Drawing Number  
Revision

**DA105**  
**B**





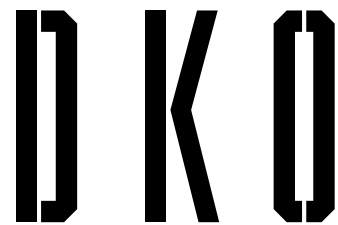
#### Legend

-   Proposed Areas of Excavation
-  Proposed Structures & Trees for Demolition/Site Clearing
-  +45.51 Existing RL
-  +42.00 Proposed RL

#### NOTES:

**DEMOLISH AND REMOVE FROM SITE:**  
ALL WALL, FLOOR, ROOF STRUCTURES, FOOTINGS, REDUNDANT PIPEWORK BELOW NATURAL GROUND LEVEL AND VEGETATION

**DEMOLITION NOTES:**  
1. REFERENCE IS TO BE MADE TO SERVICE AUTHORITY PLANS PRIOR TO COMMENCEMENT OF DEMOLITION WORKS. THE POSITION OF UNDERGROUND SERVICES ARE TO BE VERIFIED ON SITE AND ADJUTING SITES AND VERIFIED WITH RELEVANT SERVICE AUTHORITIES.  
2. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO INSPECT AND DETERMINE THE FULL EXTENT OF DEMOLITION AND REMOVAL OF EXISTING MASONRY, RUBBLE AND SOIL FOR THE EXCAVATION



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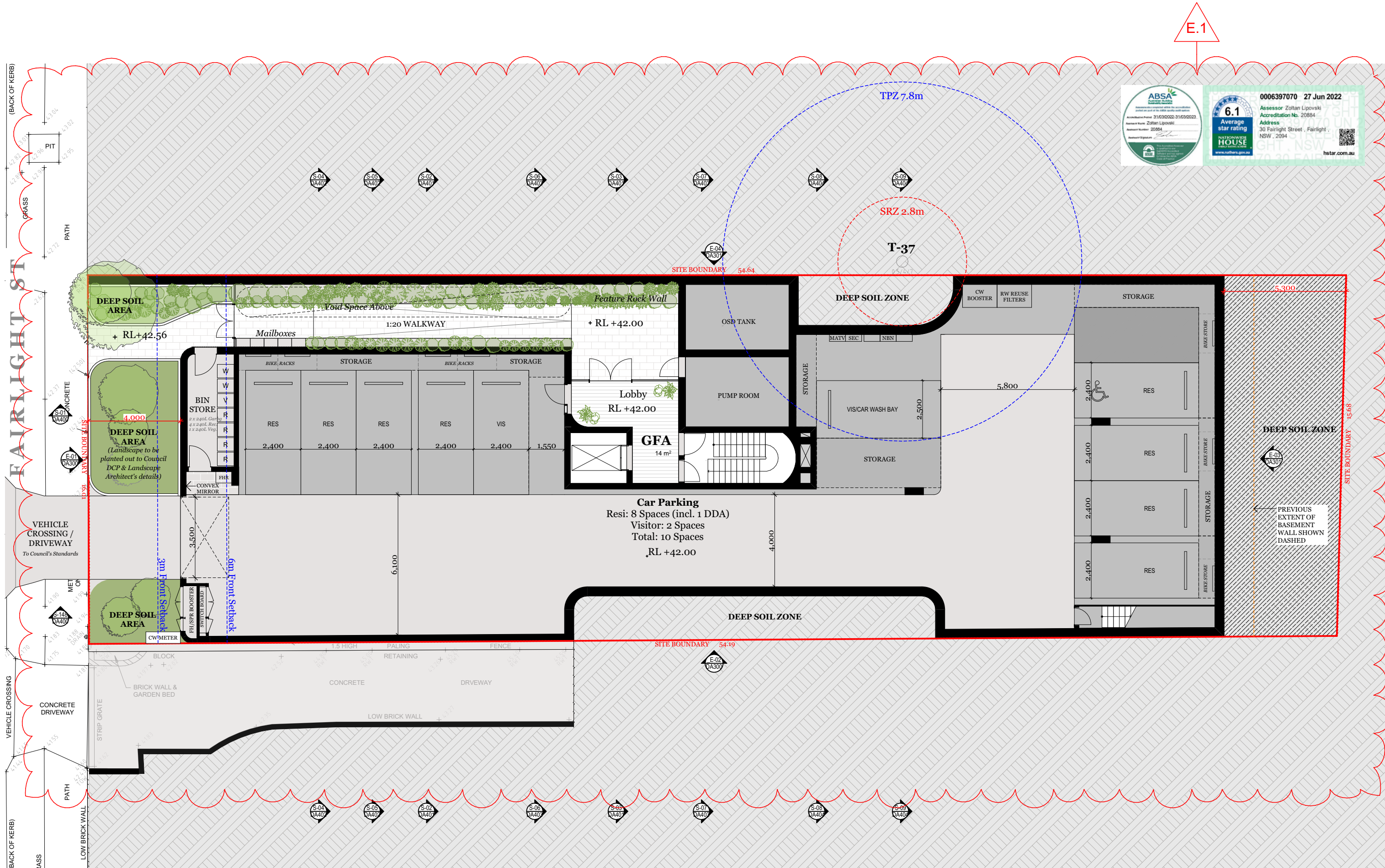
Project Name	30 Fairlight St, Fairlight
Project Address	30 Fairlight St, Fairlight, NSW 2094

Client	Adjani Pty Ltd
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Project Number	00012781
Drawing Name	Demolition & Excavation
Scale	1:150 (A3)
Date	June 2021

Drawing Number	DA106
Revision	C





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Rev.	Date	By	Ckd	Description
E	27/06/2022	MW	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Basement Plan  
1:150 (A3)  
June 2021

Client

Adjani Pty Ltd

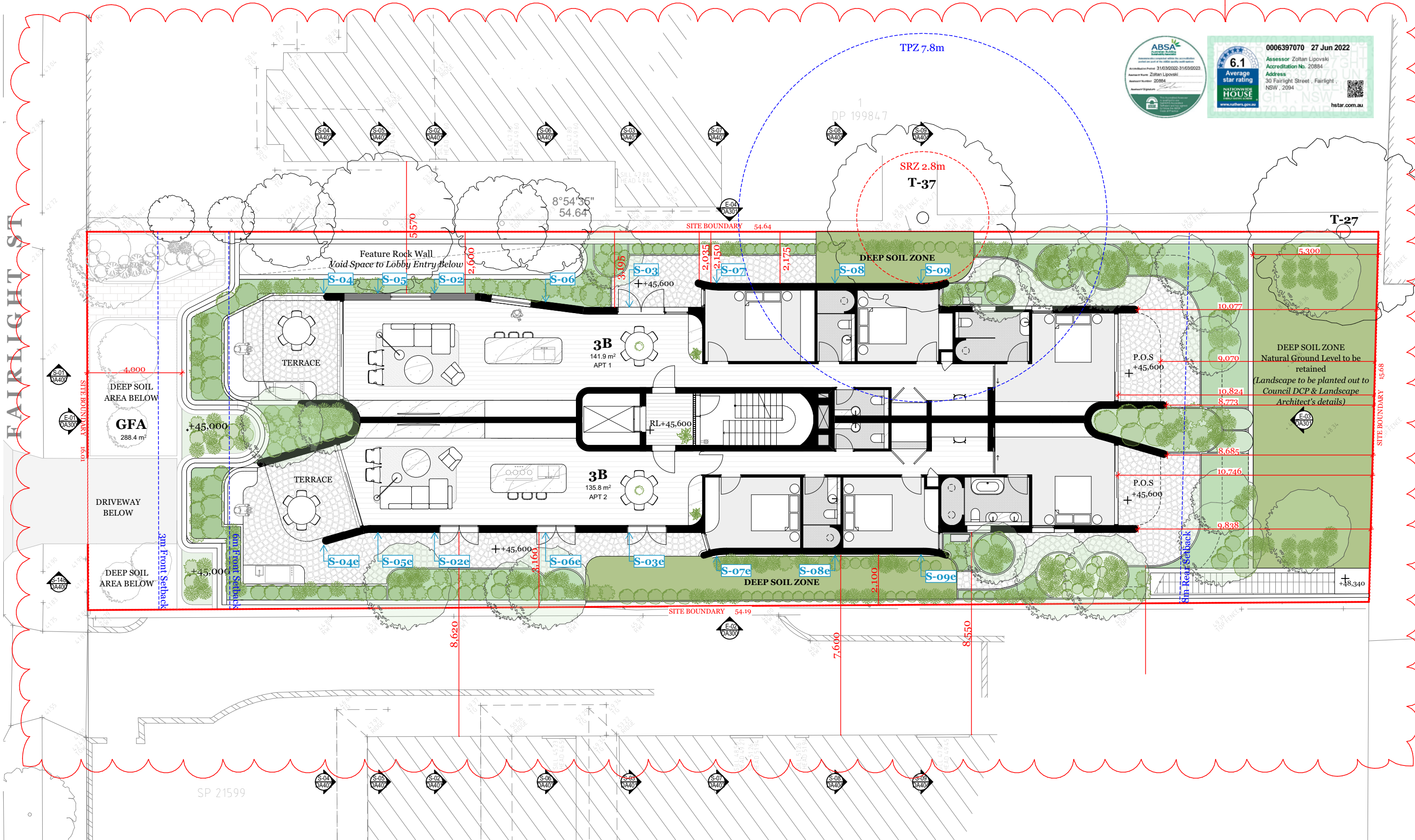
Drawing Number  
Revision

**DA200**  
**E**



FAIRLIGHT ST

E.2



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E	27/06/2022	MW	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Ground Floor Plan  
1:150 (A3)  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

**DA201**  
**E**

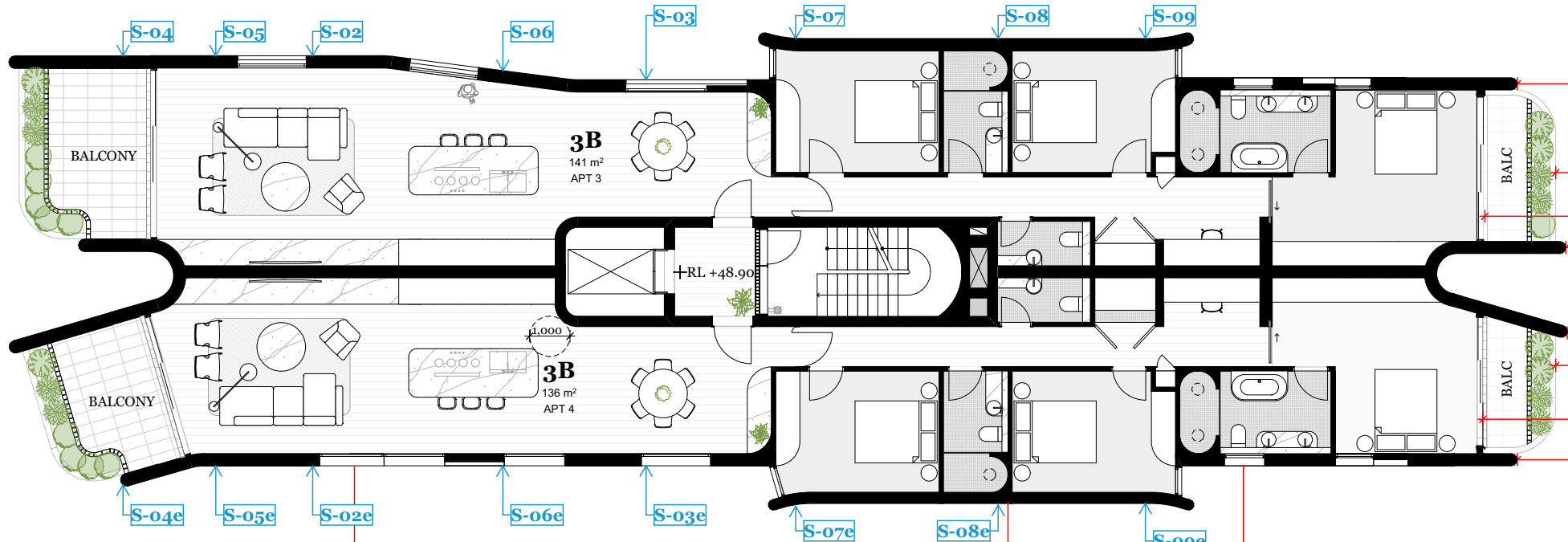


FAIRLIGHT ST

E.3



GFA  
288 m<sup>2</sup>



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E	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Level 1 Plan  
1:150 (A3)  
June 2021

Client

Adjani Pty Ltd

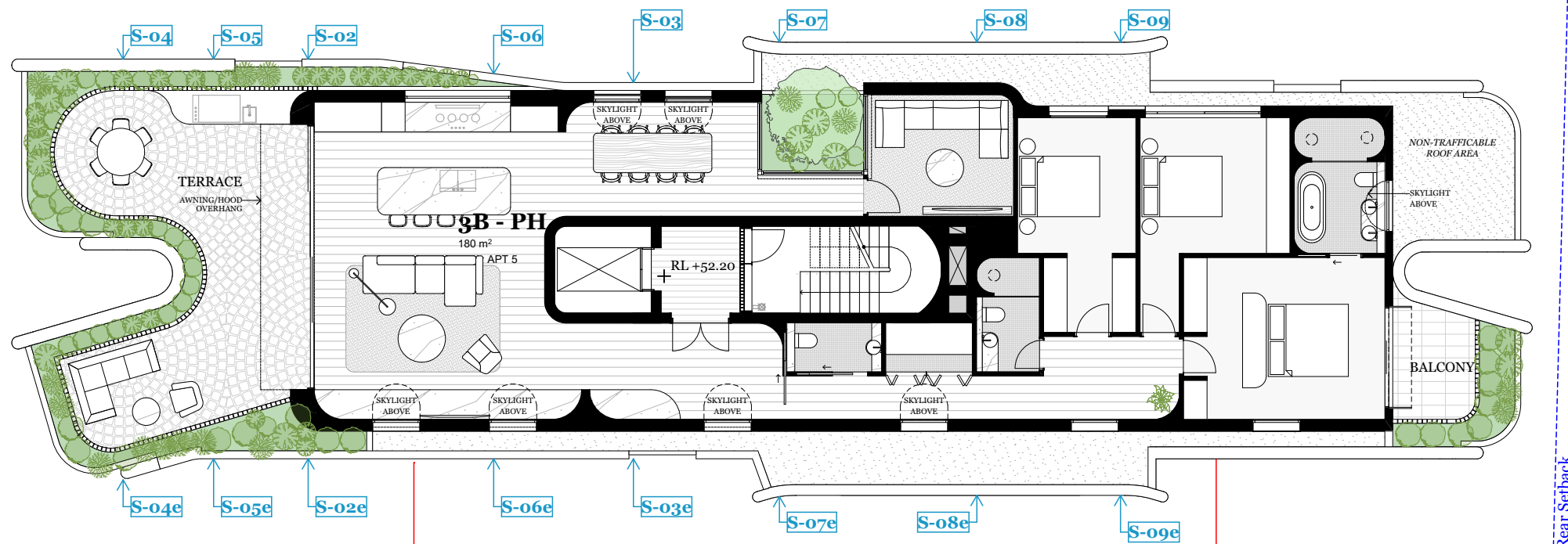
Drawing Number  
Revision

DA202  
E



FAIRLIGHT ST

E.4



GFA  
186 m<sup>2</sup>

8,520

8,570



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Project Name  
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30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Level 2 Plan  
1:150 (A3)  
June 2021

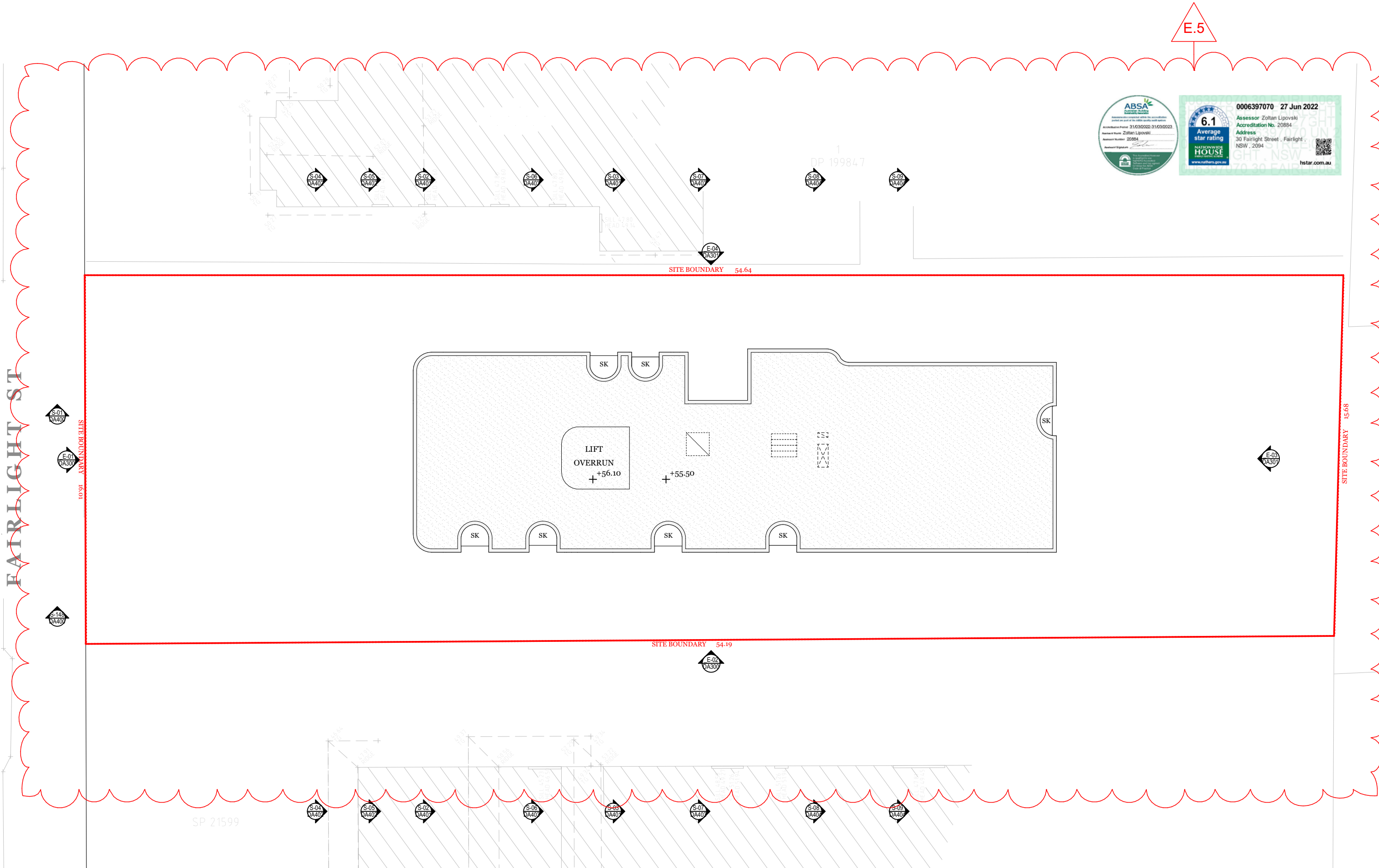
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Drawing Number  
Revision

**DA203**  
**E**





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Rev.	Date	By	Ckd	Description
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Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Roof Plan  
1:150 (A3)  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

**DA204**  
**E**



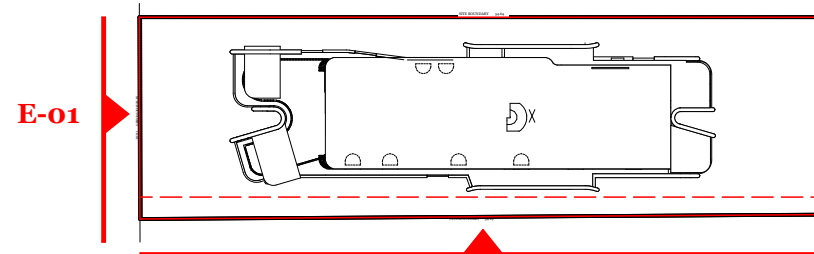


South-Facing Elevation

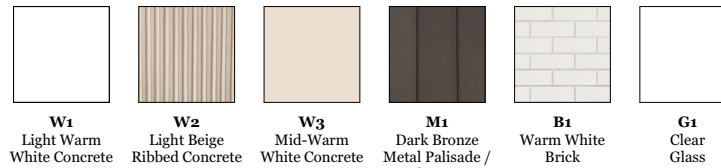
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B.5

## KEY PLAN

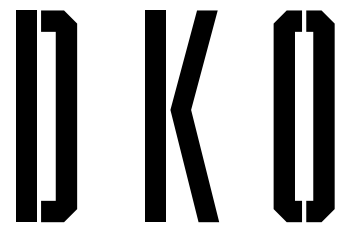


## MATERIALS LEGEND



East-Facing Elevation

1:150



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Project Number  
Drawing Name  
Scale  
Date

00012781  
Elevations - Sheet 1  
1:150 (A3)  
June 2021

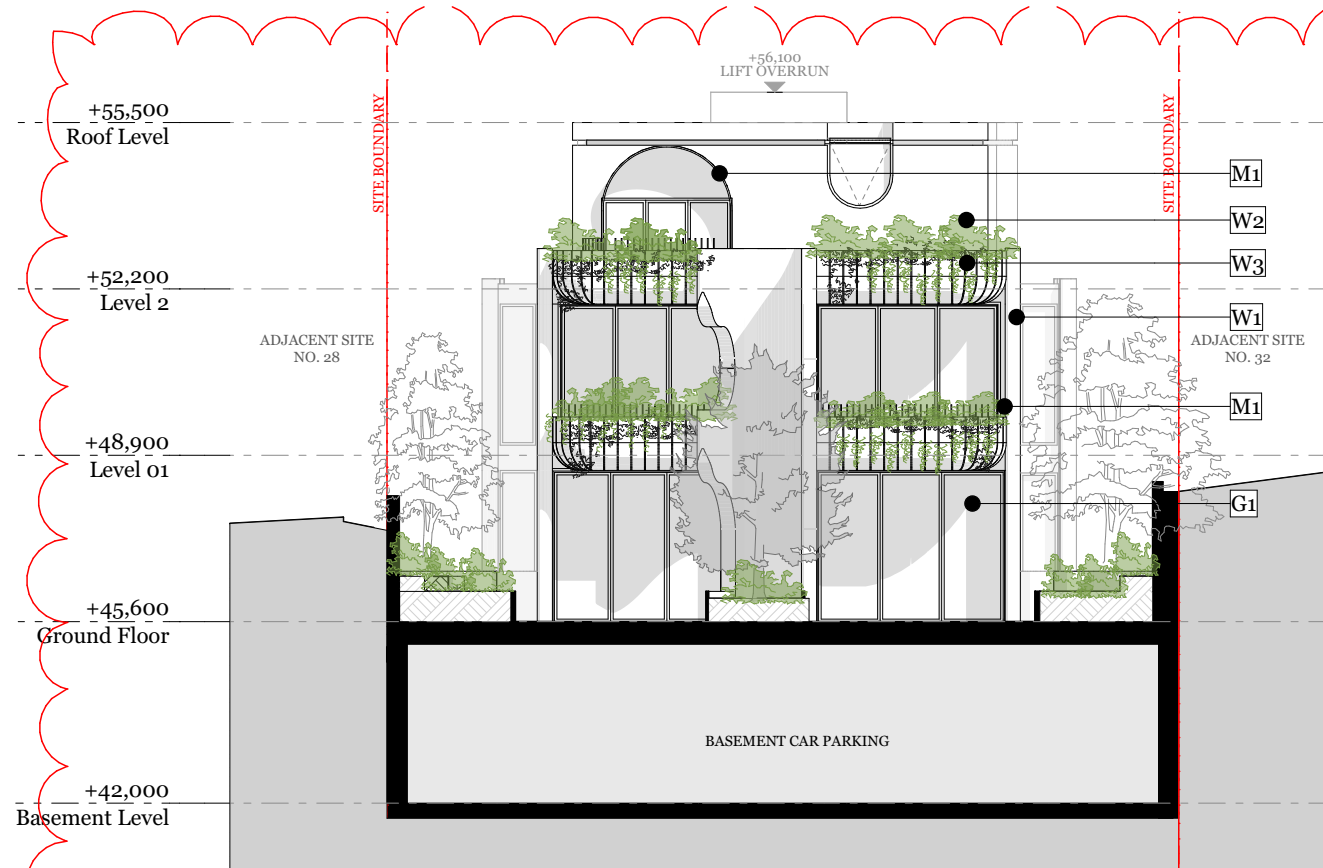
Client

Adjani Pty Ltd

Drawing Number  
Revision

DA300  
B

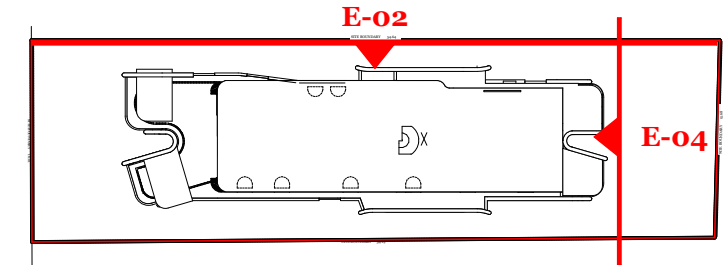




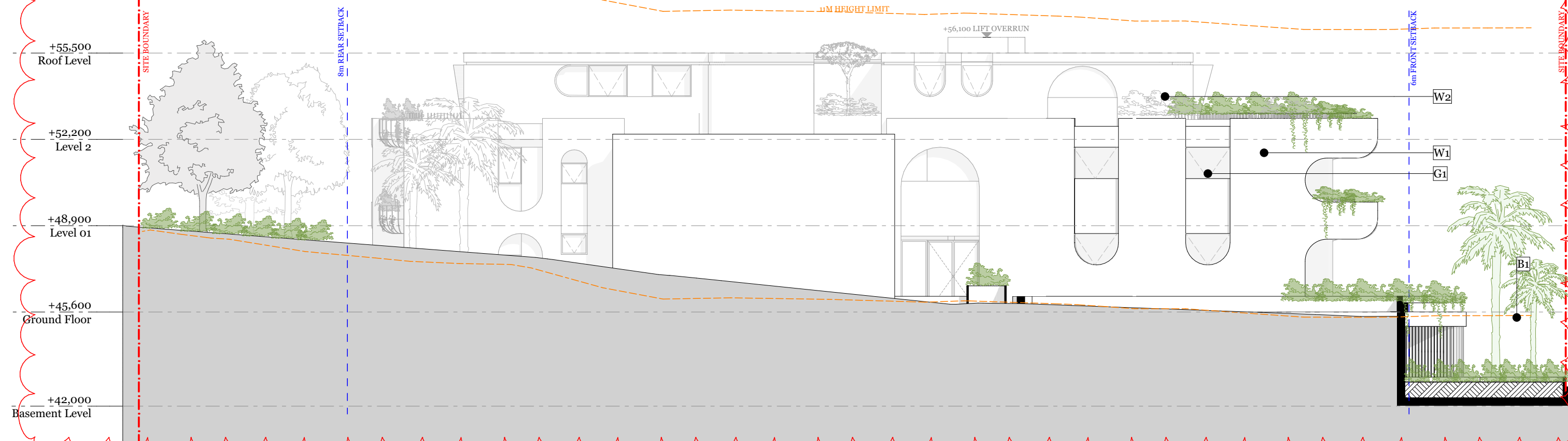
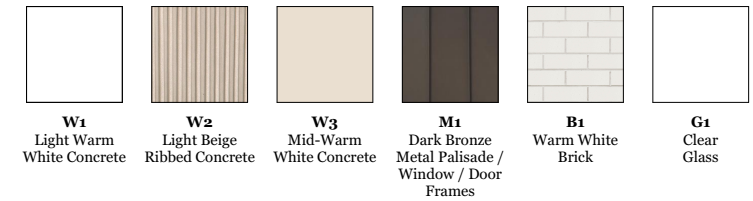
North-Facing Elevation

1:150

KEY PLAN



MATERIALS LEGEND



West-Facing Elevation

1:150



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Rev.	Date	By	Ckd	Description
C	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Elevations - Sheet 2  
1:150 (A3)  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

DA301  
C




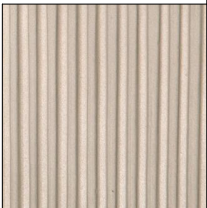
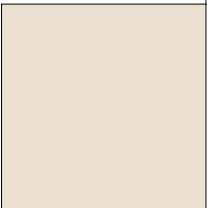

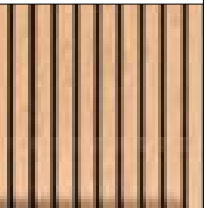




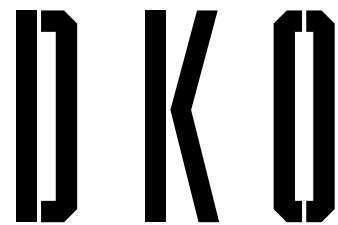


ABSA  
Australian Building Sustainability Association  
Accreditation Period: 31/03/2022-31/03/2023  
Assessor Name: Zoltan Lipovski  
Assessor Number: 20884  
Assessor Signature: [Signature]



0006397070 27 Jun 2022  
Assessor Zoltan Lipovski  
Accreditation No. 20884  
Address  
30 Fairlight Street, Fairlight,  
NSW, 2094  
www.nature.com.au  
hstar.com.au

	<b>W1</b> Light Warm White Concrete		<b>W2</b> Light Beige Ribbed Concrete		<b>W3</b> Mid-Warm White Concrete		<b>M1</b> Dark Bronze Metal Palisade / Window / Door Frames		<b>M2</b> Metal Screen Slats		<b>B1</b> Warm White Brick		<b>G1</b> Clear Glass
---	---	---	---	--	---	---	---	---	------------------------------------	---	----------------------------------	---	-----------------------------



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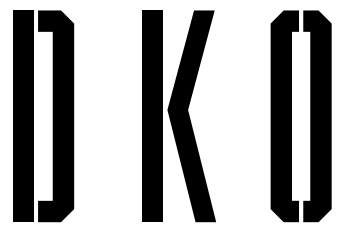
Rev.	Date	By	Ckd	Description
B	27/06/2022	WL	NB	Court Amended Drawings

Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Materials & Finishes
		Scale	(A3)
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA302
		Revision	B





**View From East of Fairlight Street**



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Rev.	Date	By	Ckd	Description
B	27/06/2022	MW	NB	Court Amended Drawings

Project Name	30 Fairlight St, Fairlight
Project Address	30 Fairlight St, Fairlight, NSW 2094

Project Number	00012781
Drawing Name	Perspectives - Sheet 1
Scale	(A3)
Date	June 2021

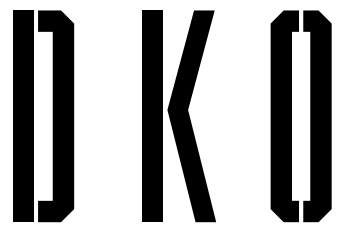
Client	Adjani Pty Ltd
--------	----------------

Drawing Number	DA303
Revision	B





**View of Lobby Entrance from West of Fairlight Street**



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Rev.	Date	By	Ckd	Description
B	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Perspectives - Sheet 2  
(A3)  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

**DA304**  
**B**





**View of North-Facing Facade From North-East Corner Site**



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Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Perspectives - Sheet 3  
(A3)  
June 2021

Client

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Drawing Number  
Revision

**DA305**  
**C**





View of North-Facing Facade



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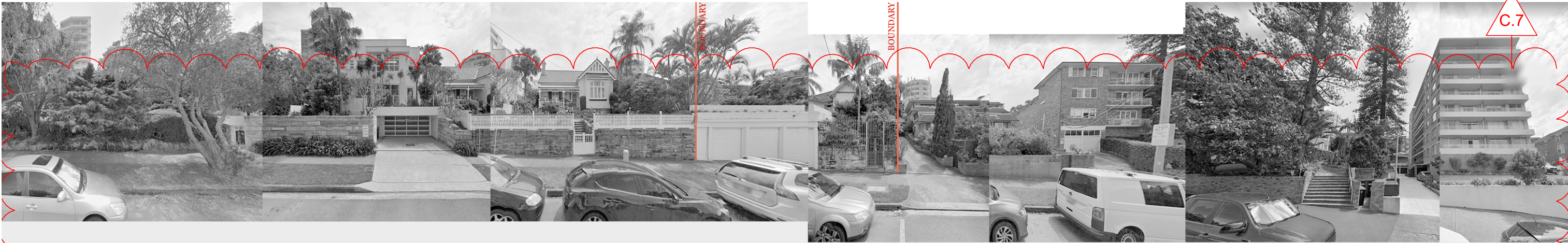
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C	27/06/2022	WL	NB	Court Amended Drawings

Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Perspectives - Sheet 4 (A3)
		Scale	
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA306
		Revision	C





28 Woods Parade

34 Fairlight St

32 Fairlight St

Site  
30 Fairlight St

26-28 Fairlight St

24 Fairlight St

22 Fairlight St

**A) Existing Streetscape Elevation - View Along Fairlight St**



28 Woods Parade

34 Fairlight St

32 Fairlight St

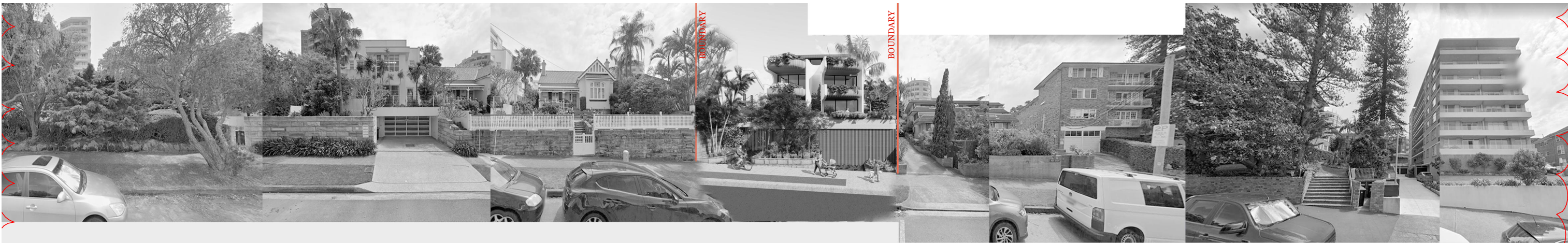
Site  
30 Fairlight St

26-28 Fairlight St

24 Fairlight St

22 Fairlight St

**B) DA Scheme - Streetscape Elevation - View Along Fairlight St**



28 Woods Parade

34 Fairlight St

32 Fairlight St

Site  
30 Fairlight St

26-28 Fairlight St

24 Fairlight St

22 Fairlight St

**C) 3m Front Setback Scheme - Streetscape Elevation - View Along Fairlight St**



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C	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Streetscape Elevations  
(A3)  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

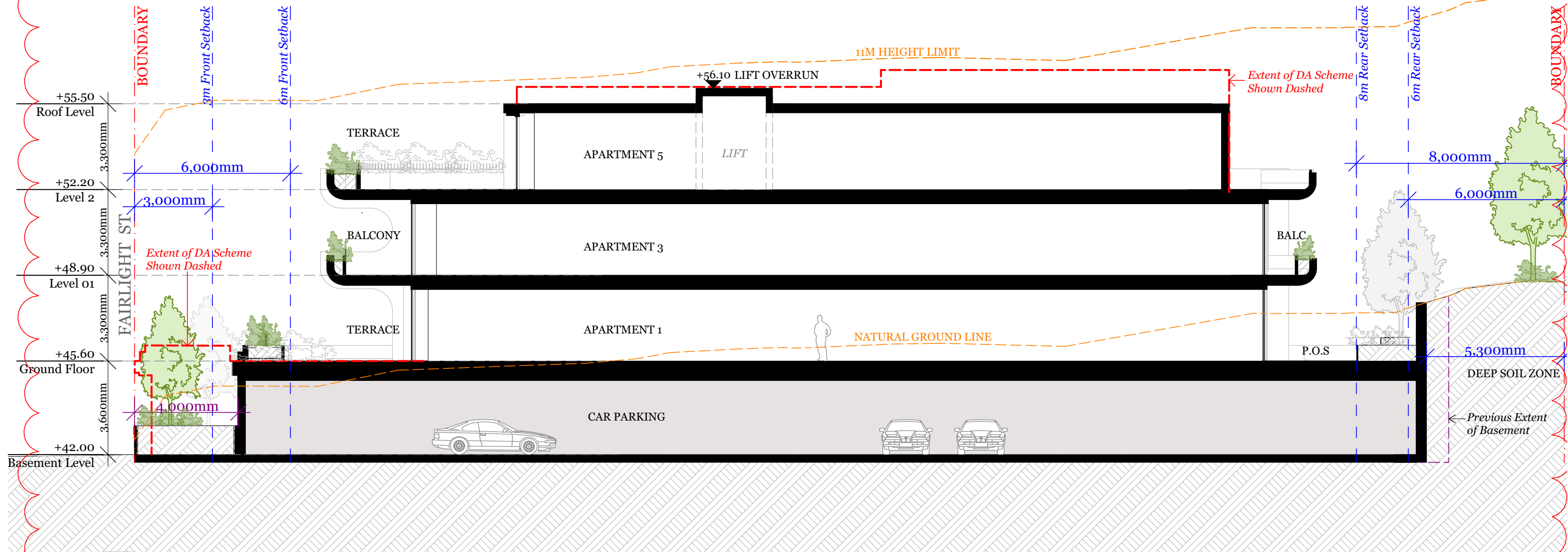
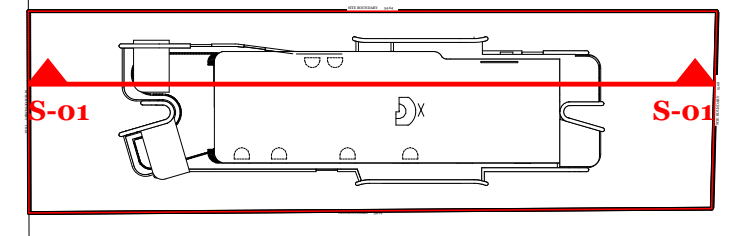
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**C**



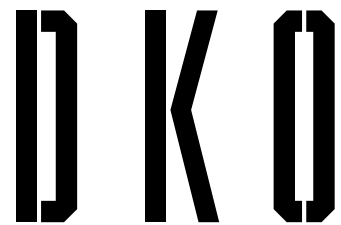
D.1



## KEY PLAN



Section - S-01



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D	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Sections - Sheet 1  
1:150 (A3)  
June 2021

Client

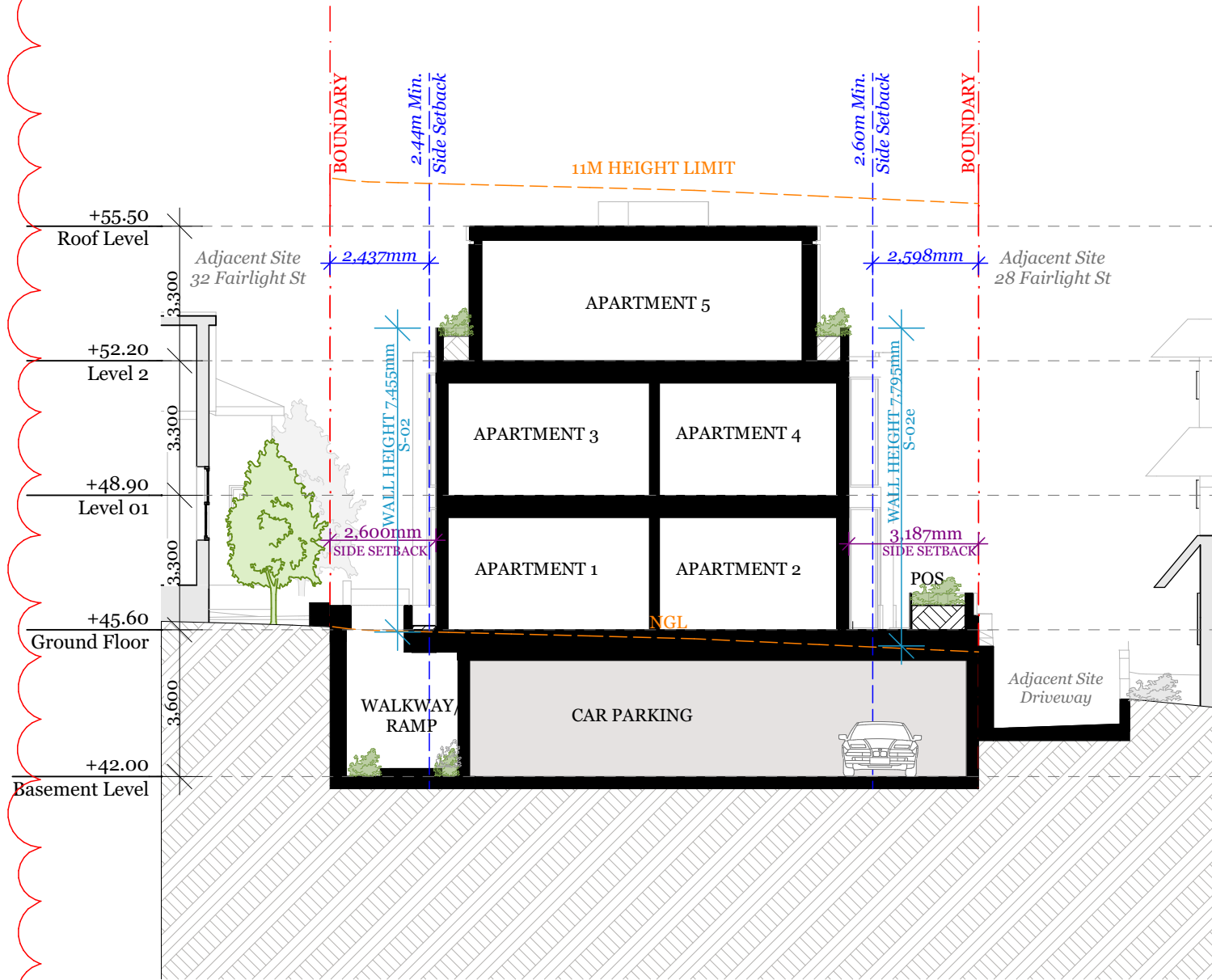
Adjani Pty Ltd

Drawing Number  
Revision

**DA400**  
**D**

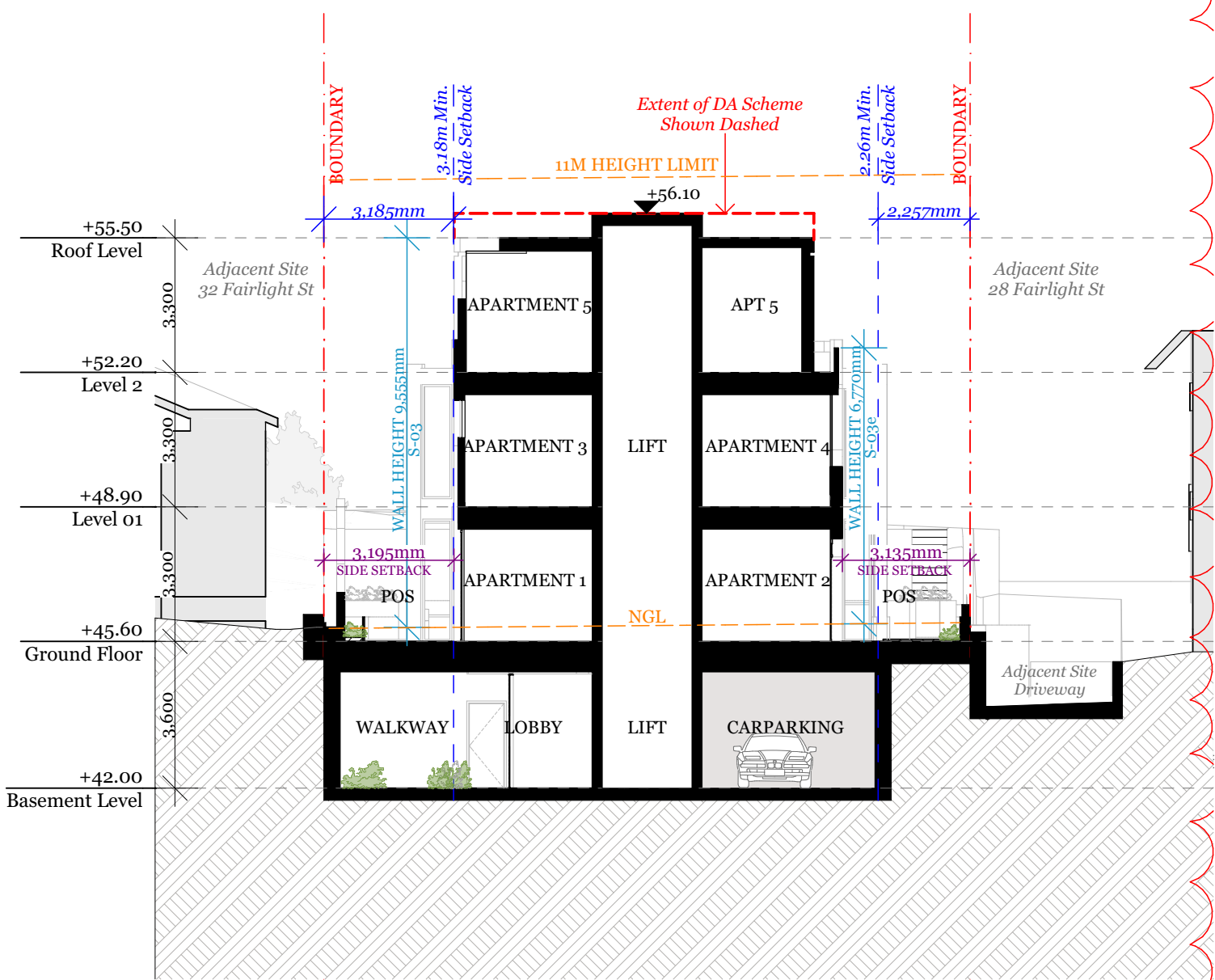
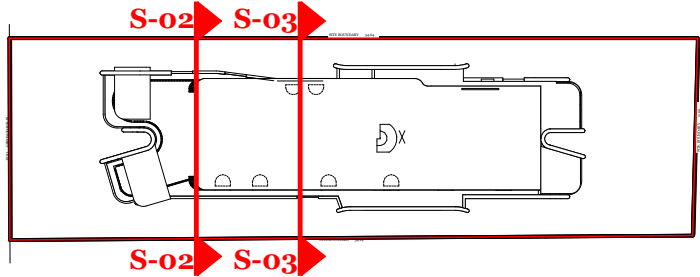


D.2



Section - S-02

KEY PLAN



Section - S-03



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D	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Sections - Sheet 2  
(A3)  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

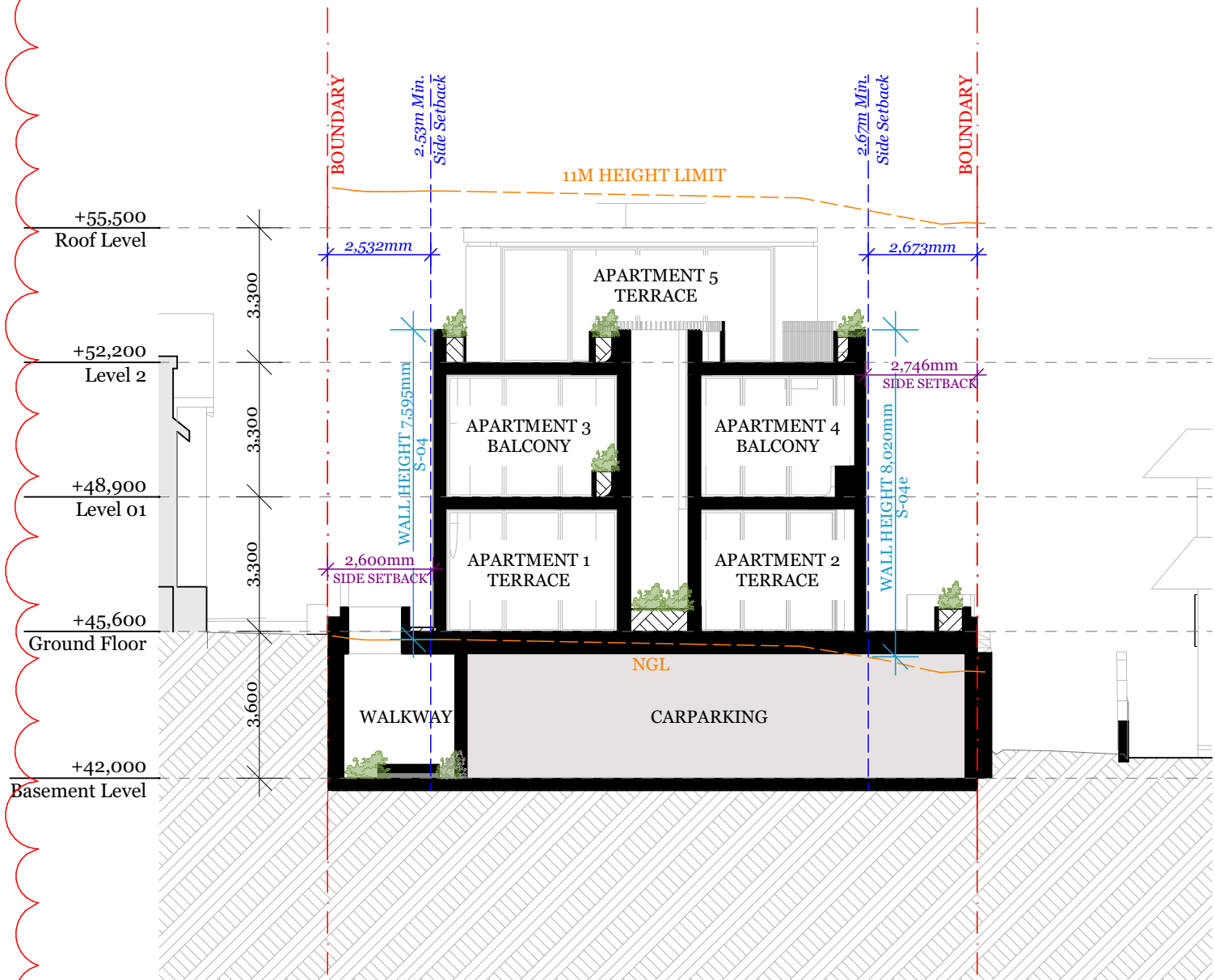
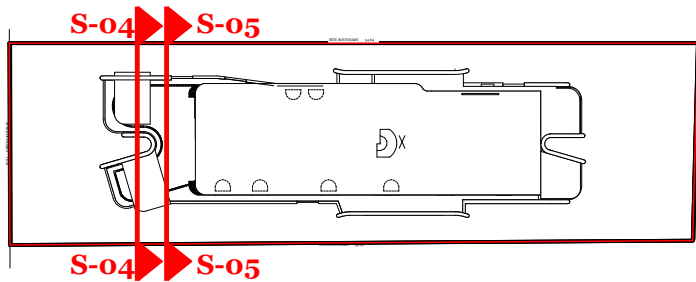
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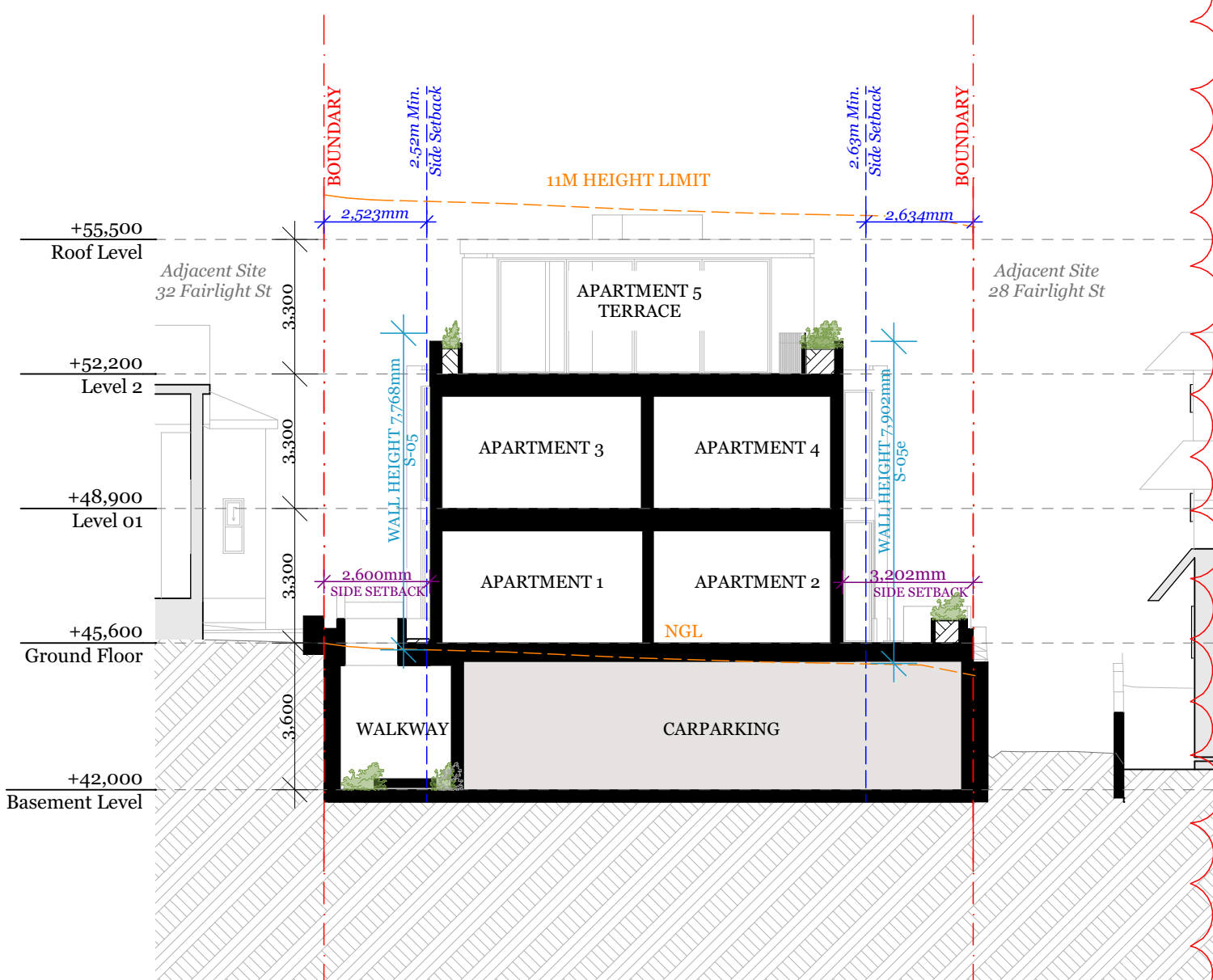
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KEY PLAN



Section - S-04



Section - S-05



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Rev.	Date	By	Ckd	Description
A	27/06/2022	WL	NB	Court Amended Drawings

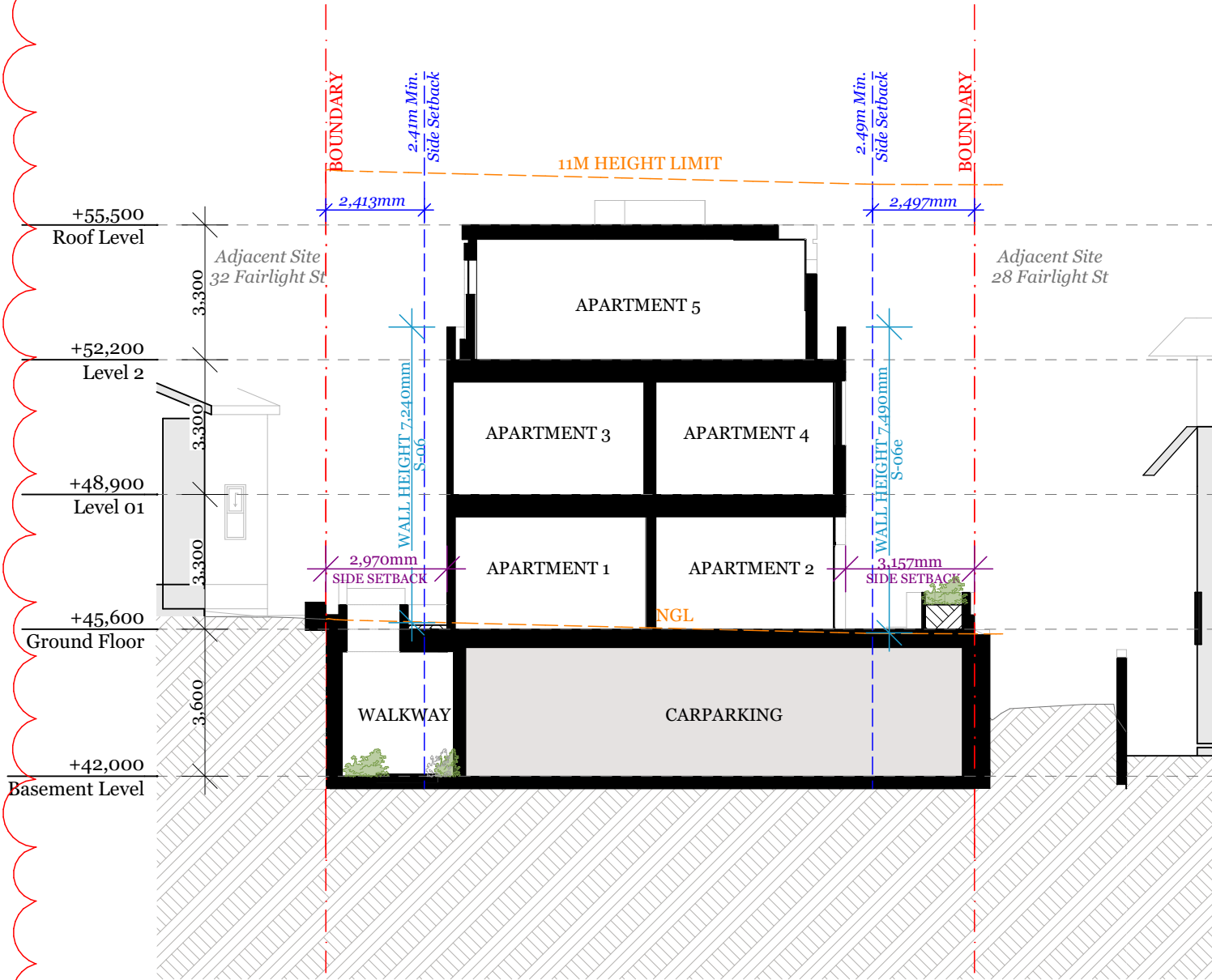
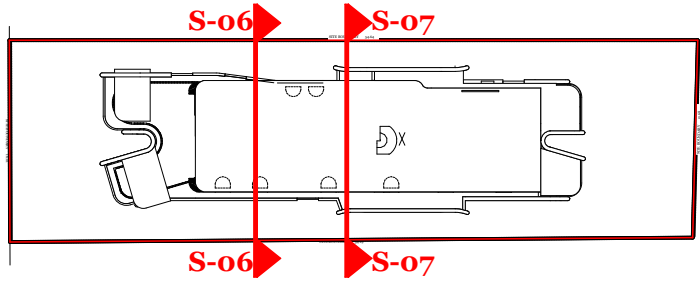
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Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Sections - Sheet 3 (A3)
		Scale	June 2021
		Date	
Client	Adjani Pty Ltd	Drawing Number	DA402
		Revision	A



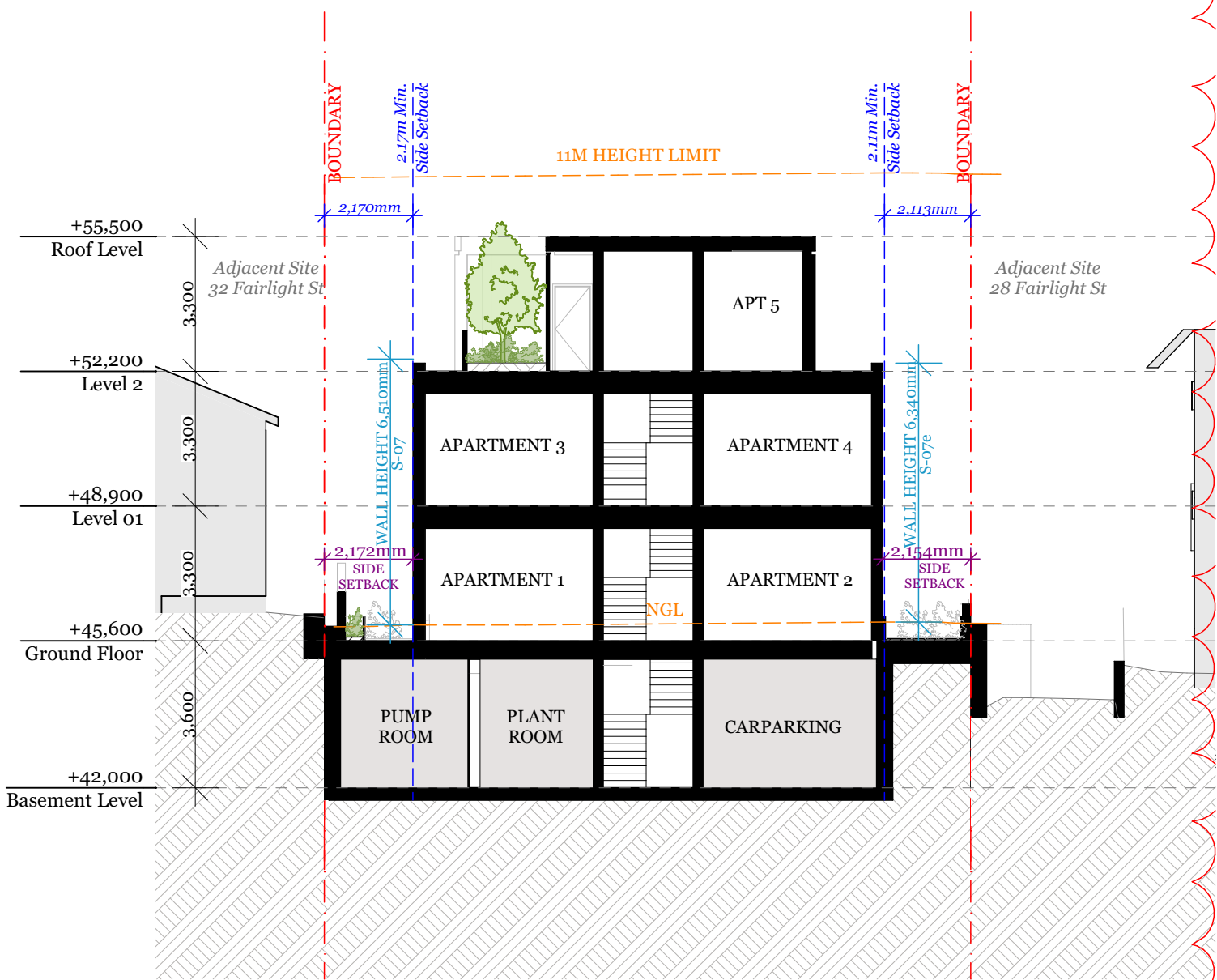
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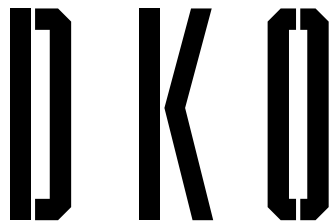
KEY PLAN



Section - S-06



Section - S-07



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A	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Sections - Sheet 4  
(A3)  
June 2021

Client

Adjani Pty Ltd

Drawing Number  
Revision

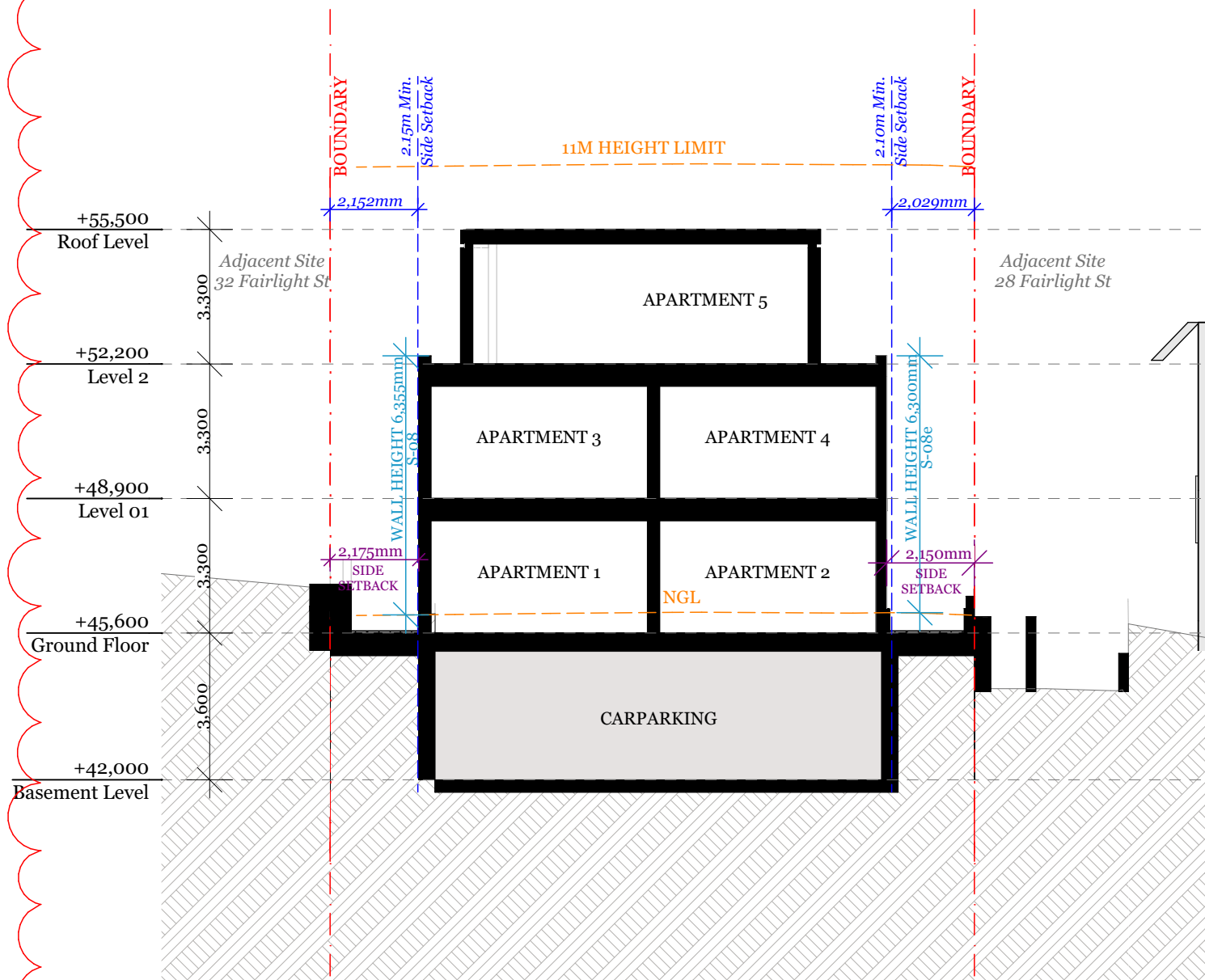
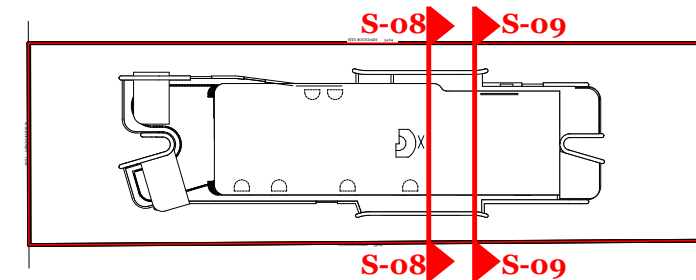
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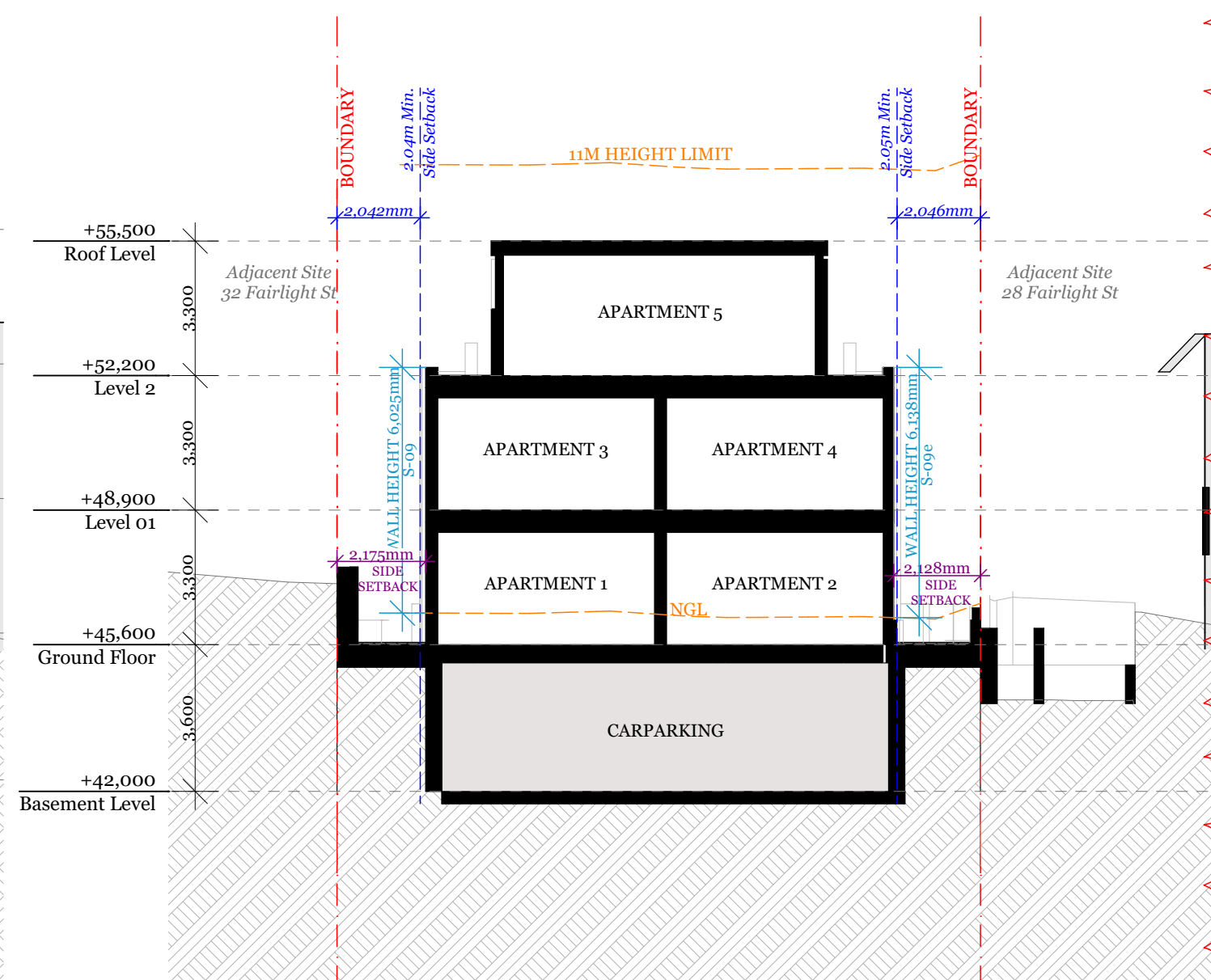
A.3



## KEY PLAN



Section - S-08



Section - S-09



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A	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Sections - Sheet 5  
(A3)  
June 2021

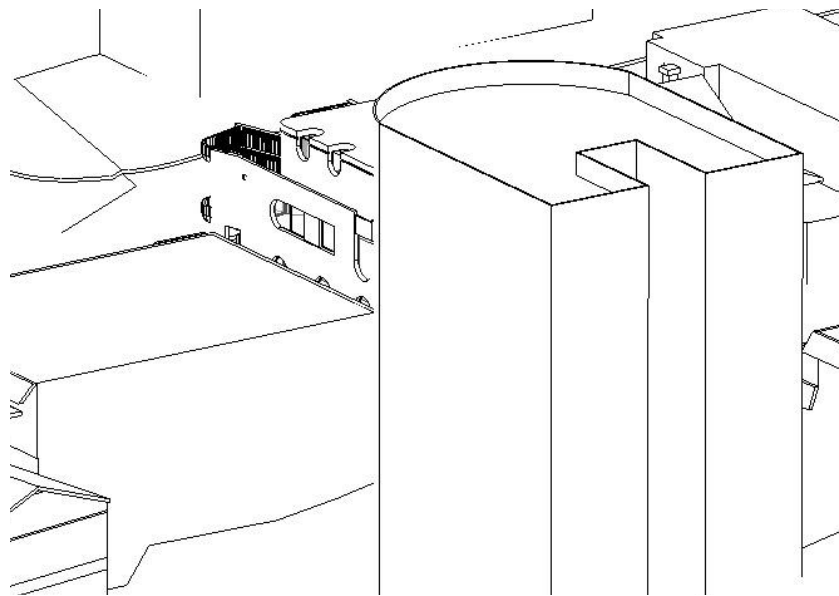
Client

Adjani Pty Ltd

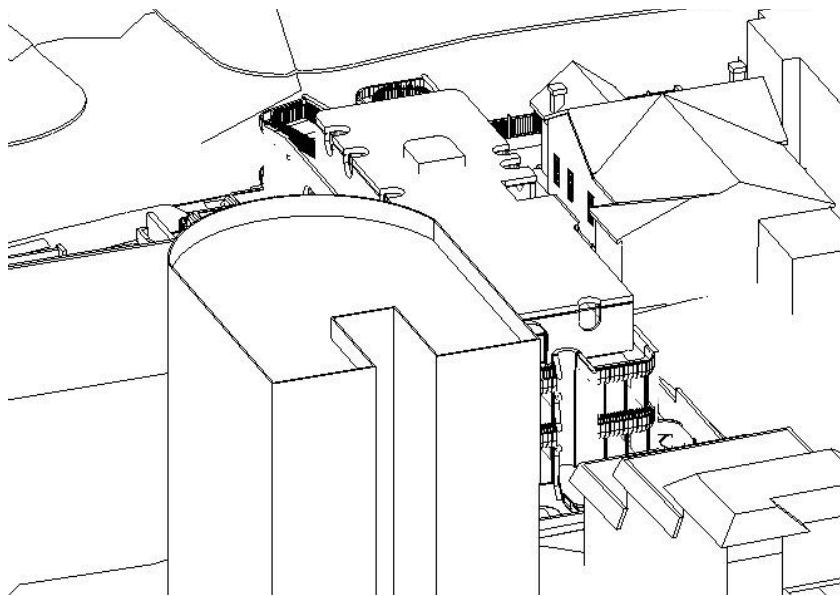
Drawing Number  
Revision

DA404  
A

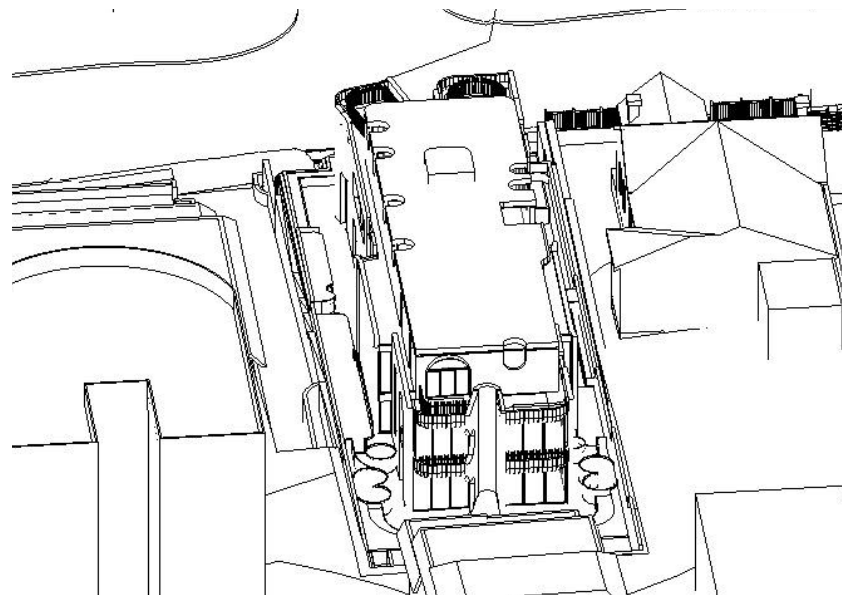




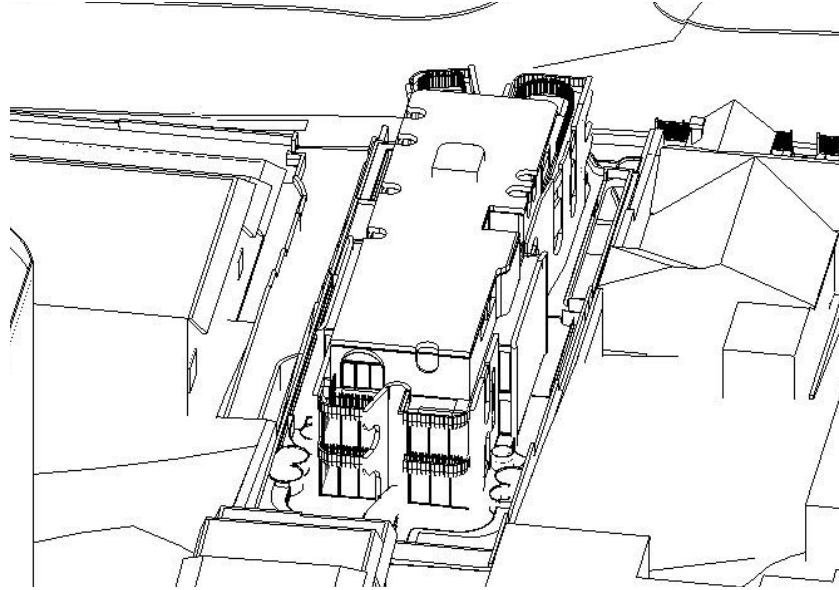
1 June 21st - 9am



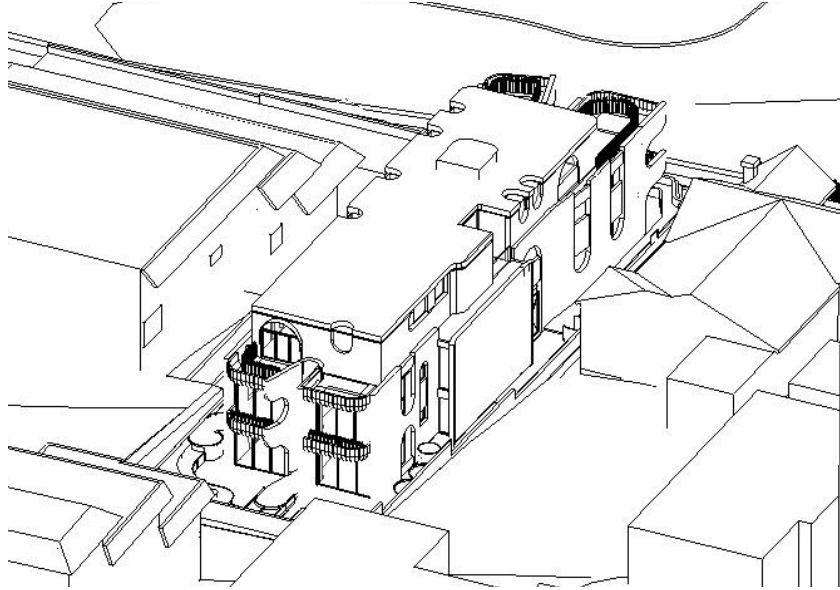
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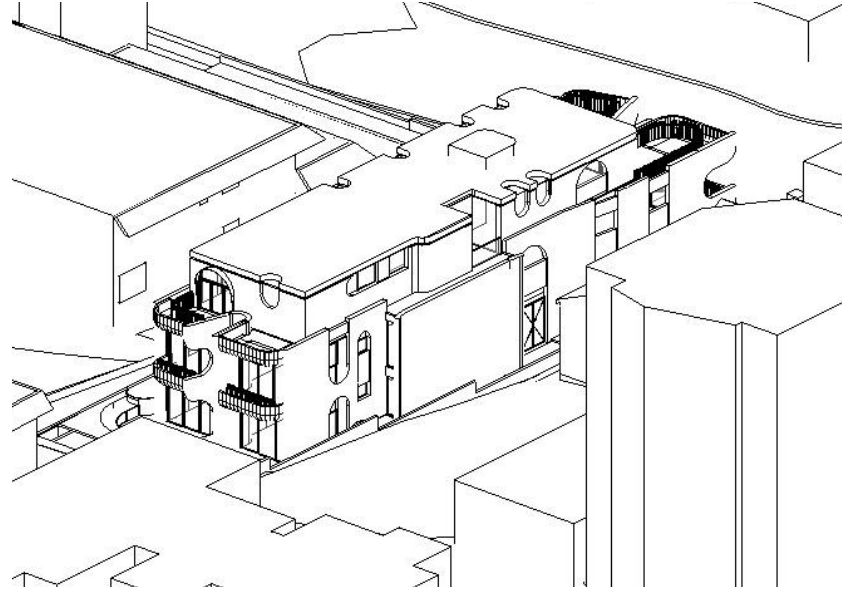
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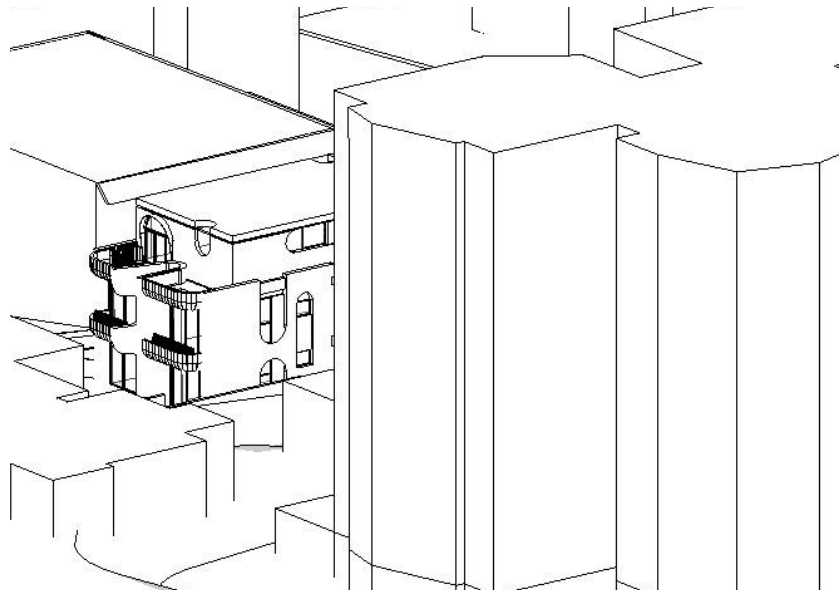
4 June 21st - 12pm



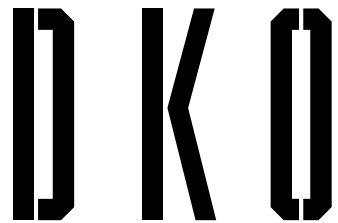
5 June 21st - 1pm



6 June 21st - 2pm



7 June 21st - 3pm



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Rev.	Date	By	Ckd	Description
A	12/10/2021	WL	NB	Development Application

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Eye of the Sun  
(A3)  
June 2021

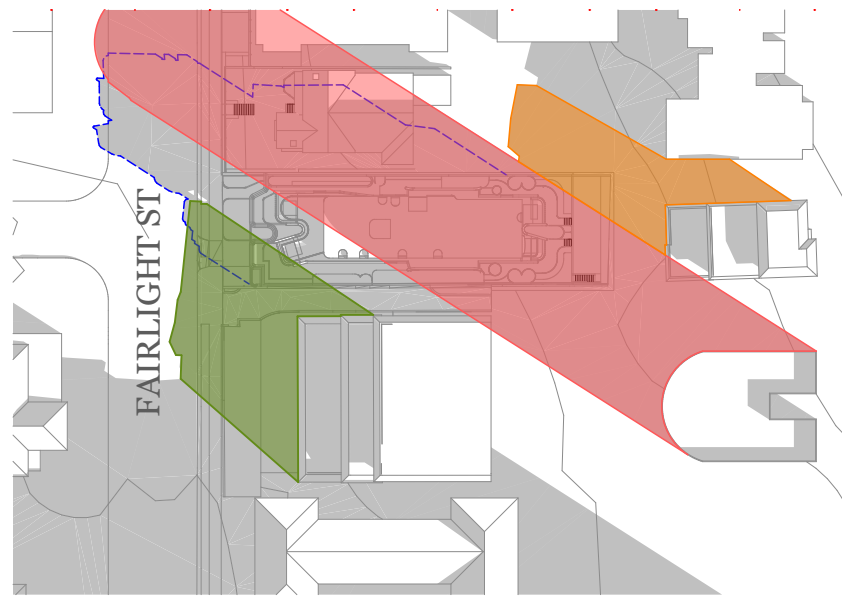
Client

Adjani Pty Ltd

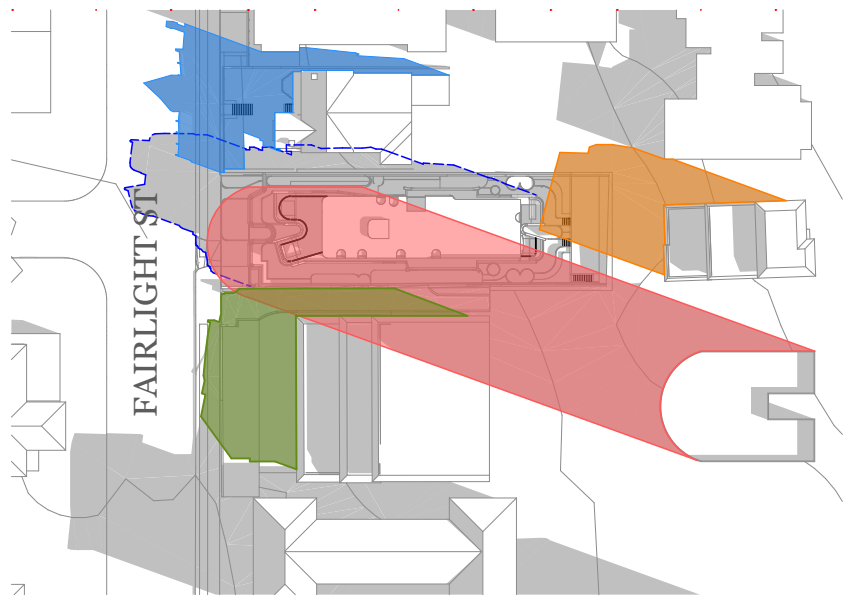
Drawing Number  
Revision

**DA500**  
**A**

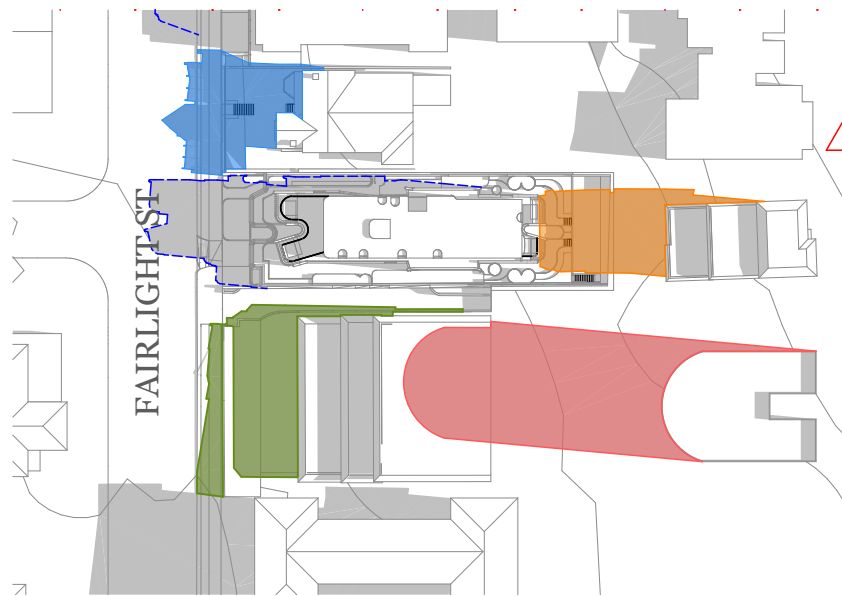




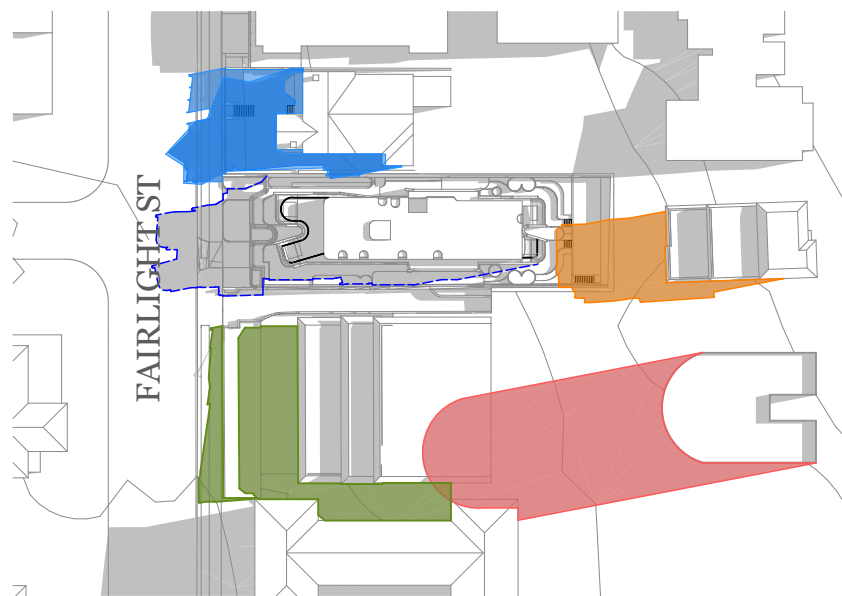
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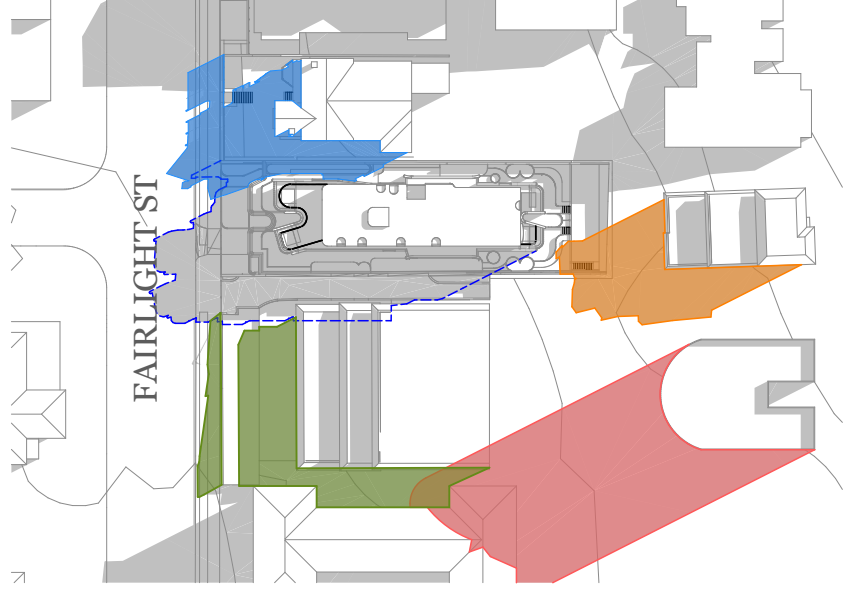
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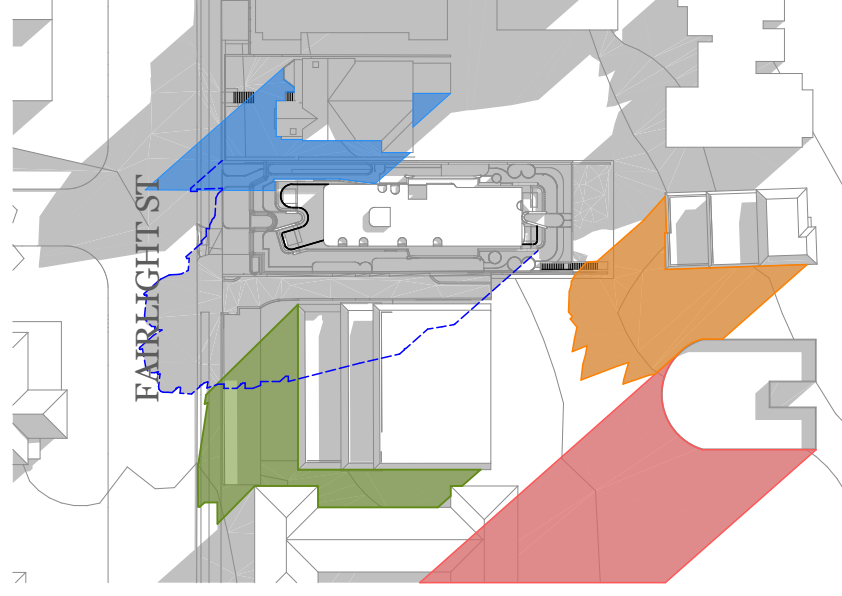
7 June 21st - 11am



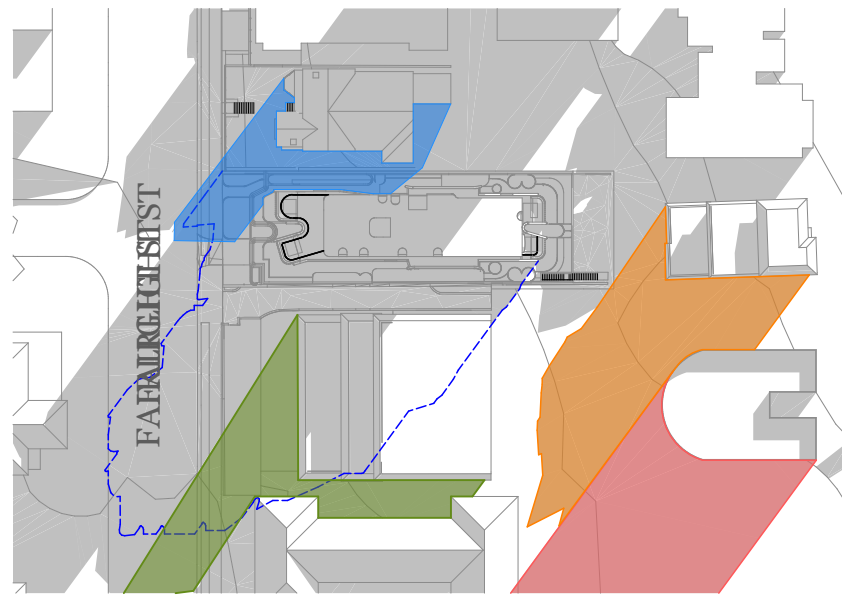
3 June 21st - 12pm



4 June 21st - 1pm



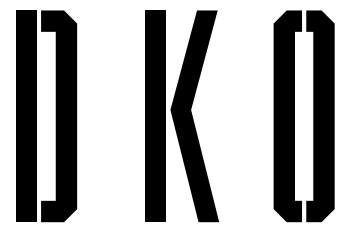
5 June 21st - 2pm



6 June 21st - 3pm

#### LEGEND

- Extent of Proposed Shadow Impact
- 1 Berry Avenue, Fairlight Shadows
- 137 Sydney Rd, Fairlight Shadows
- 32 Fairlight St, Fairlight Shadows
- 28 Fairlight St, Fairlight Shadows



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Rev.	Date	By	Ckd	Description
B	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Shadows Study  
(A3)  
June 2021

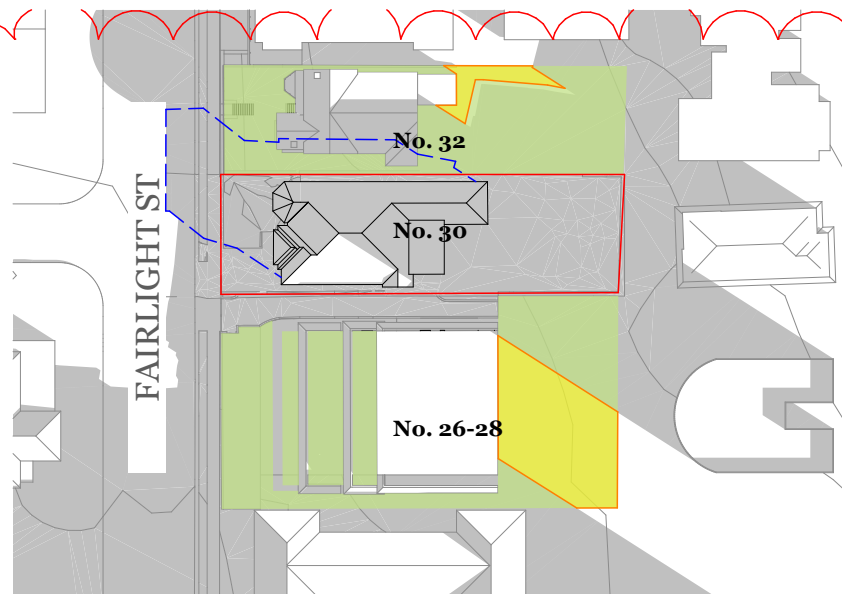
Client

Adjani Pty Ltd

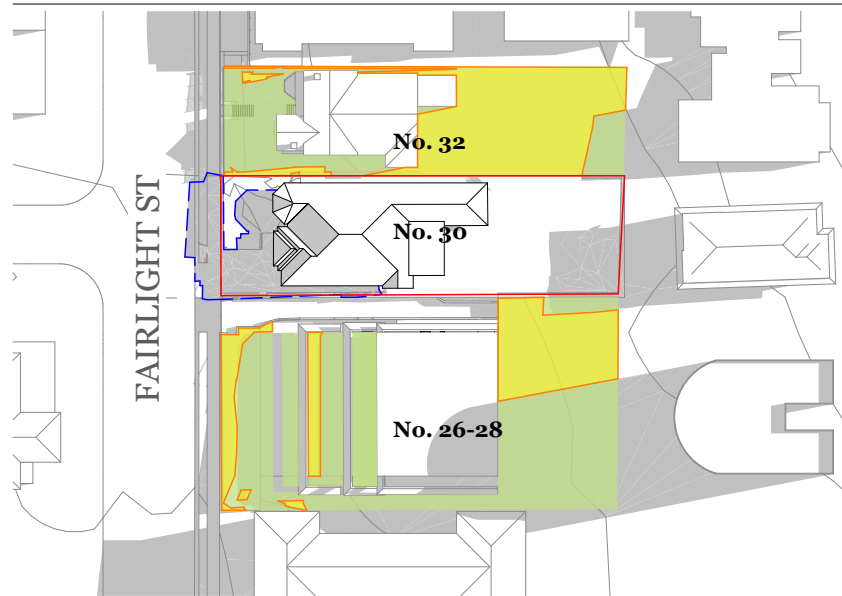
Drawing Number  
Revision

**DA501**  
**B**

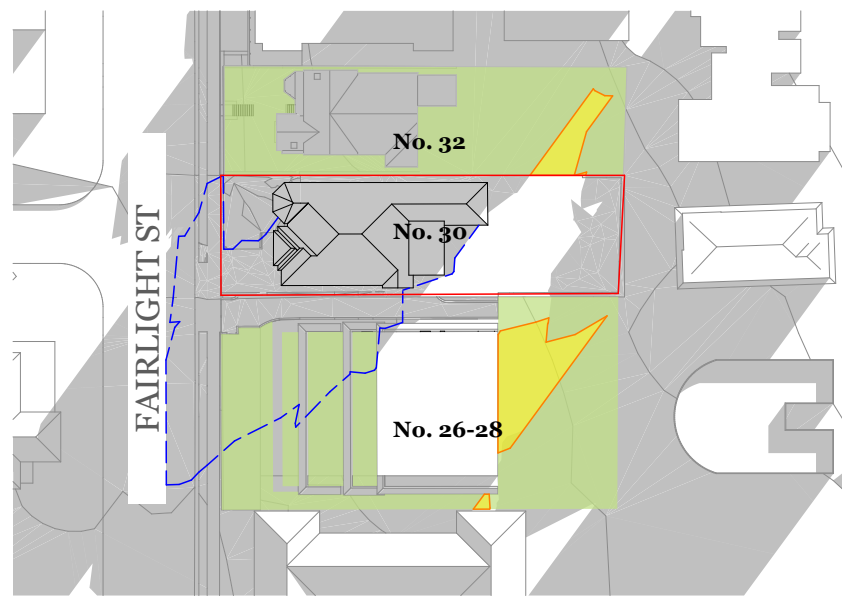




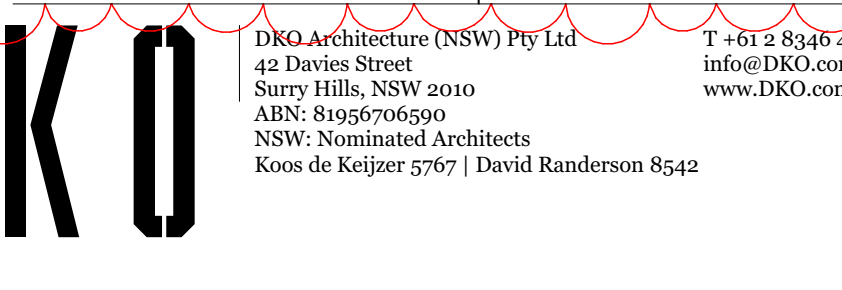
June 21st - 9am



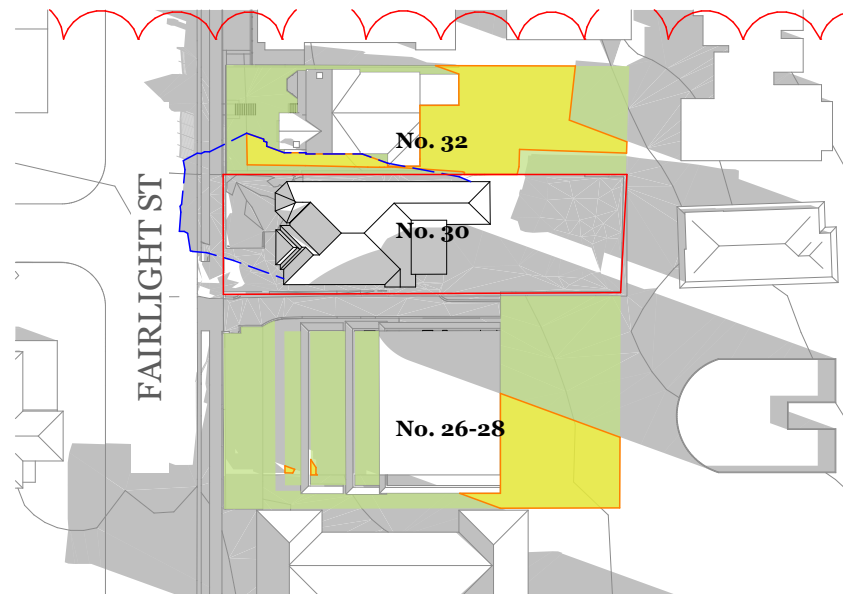
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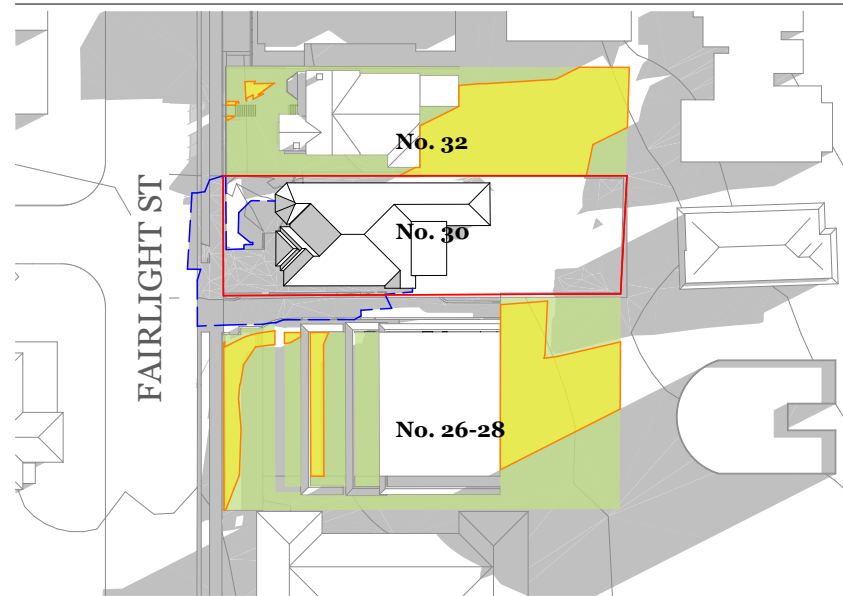
June 21st - 11am



June 21st - 12pm



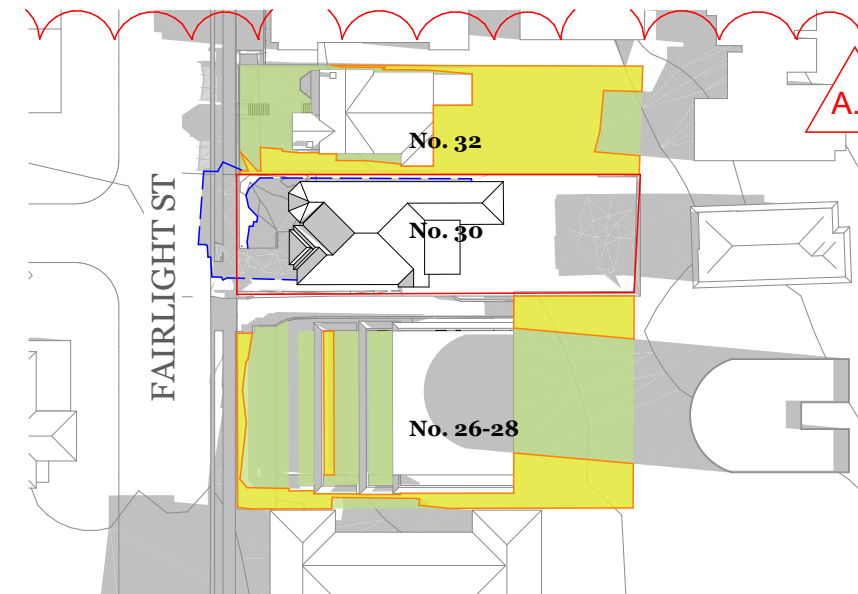
June 21st - 1pm



June 21st - 2pm



June 21st - 3pm



June 21st - 4pm



June 21st - 5pm

## Existing Shadows Study

### LEGEND

- Subject Site Boundary
- Extent of Existing Shadow Impact
- Adjacent Sites P.O.S
- Existing Solar Access to P.O.S

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Project Number  
Drawing Name  
Scale  
Date

00012781  
Shadows Study - Adjac  
Site P.O.S  
June 2021

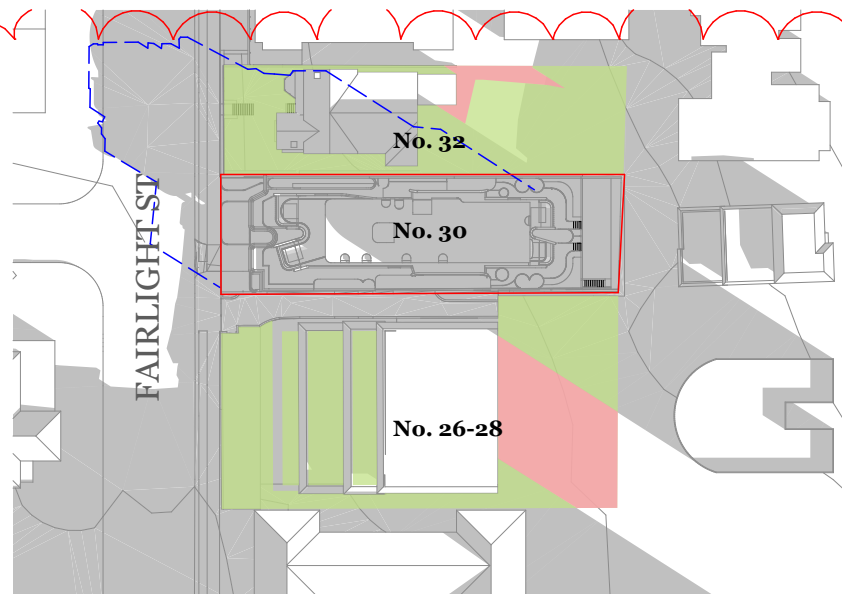
Client

Adjani Pty Ltd

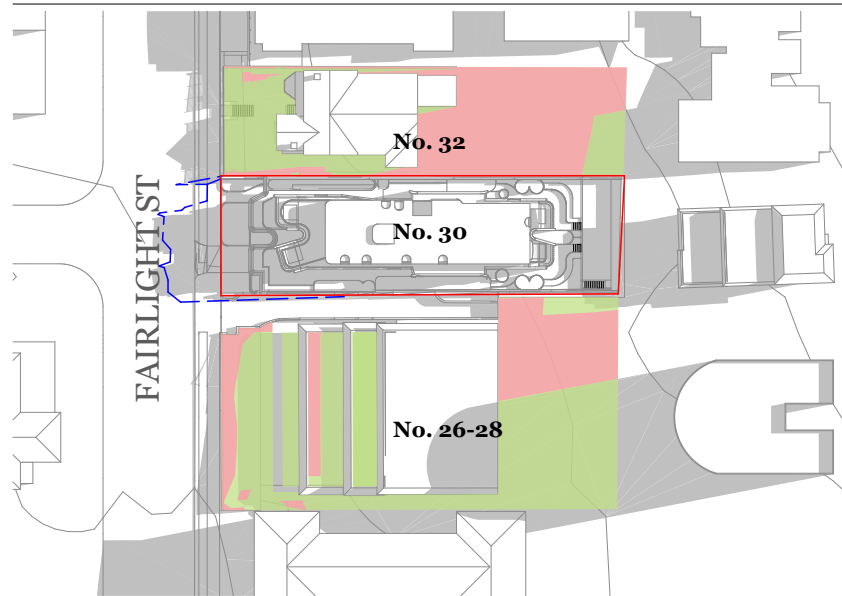
Drawing Number  
Revision

**DA501a**  
**A**

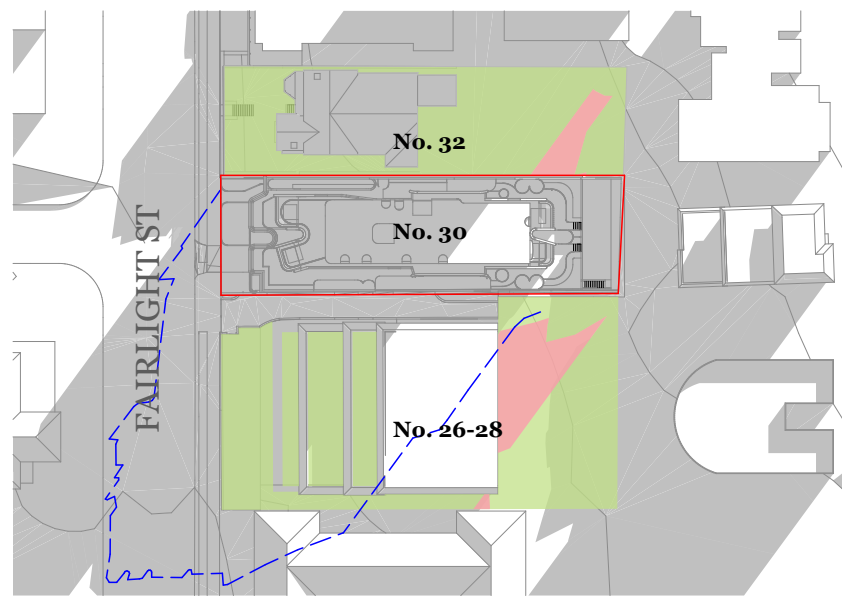




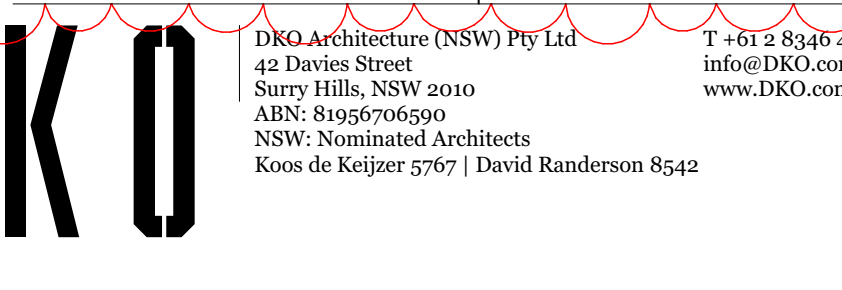
June 21st - 9am



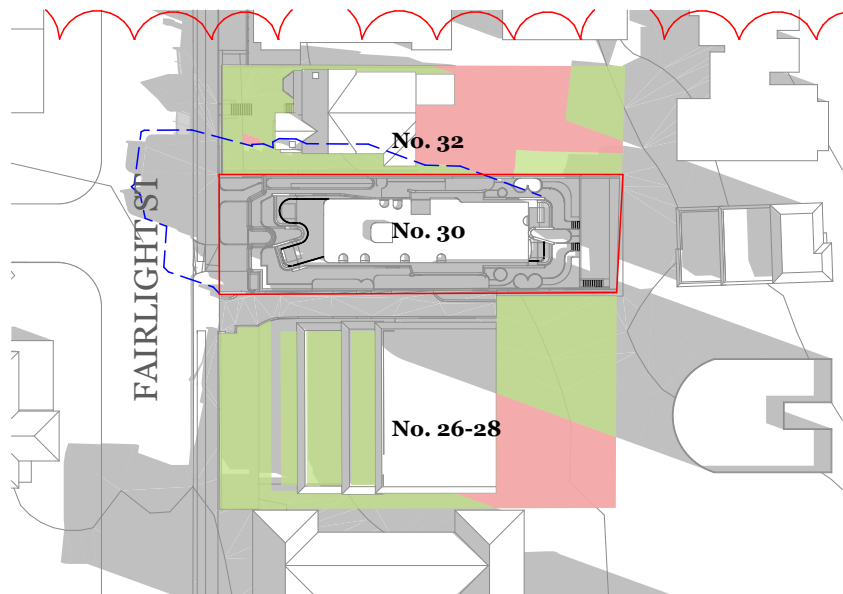
June 21st - 10am



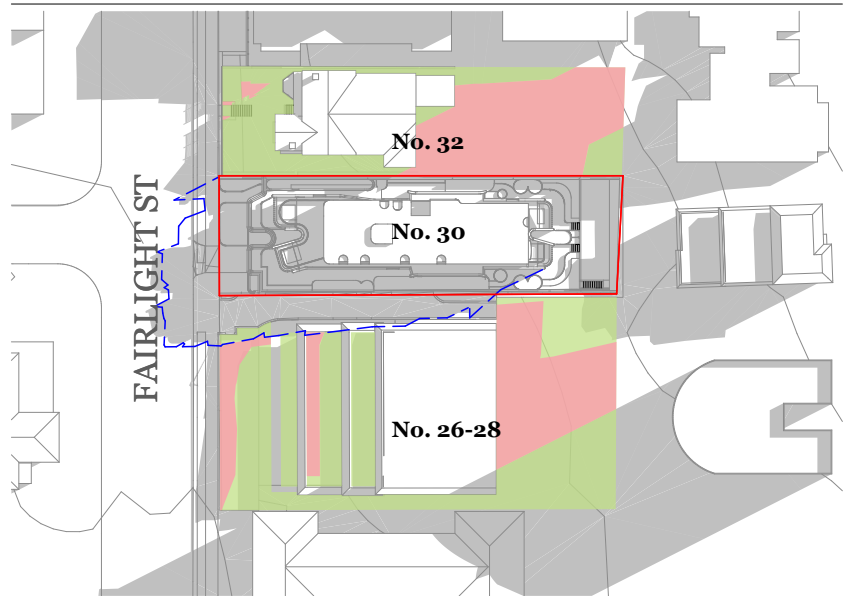
June 21st - 11am



June 21st - 12pm



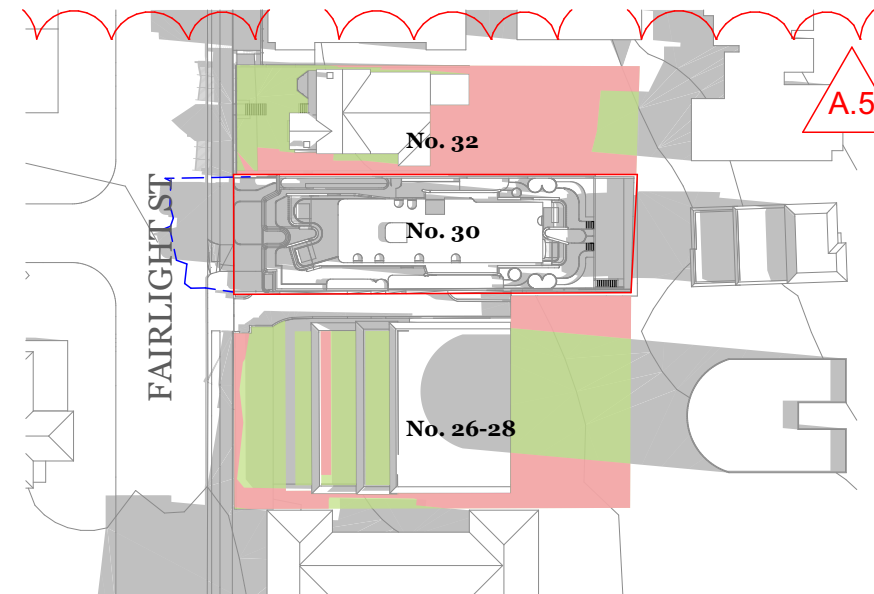
June 21st - 1pm



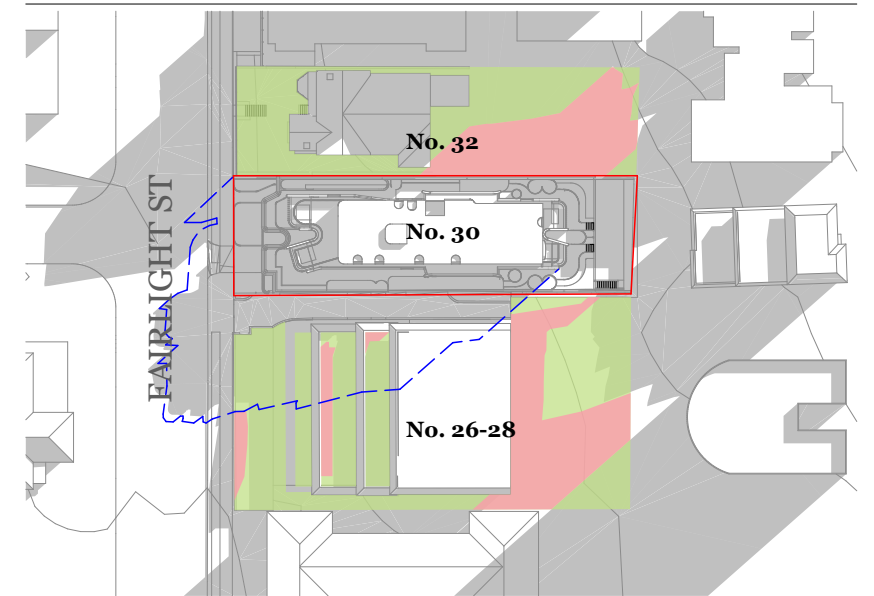
June 21st - 2pm



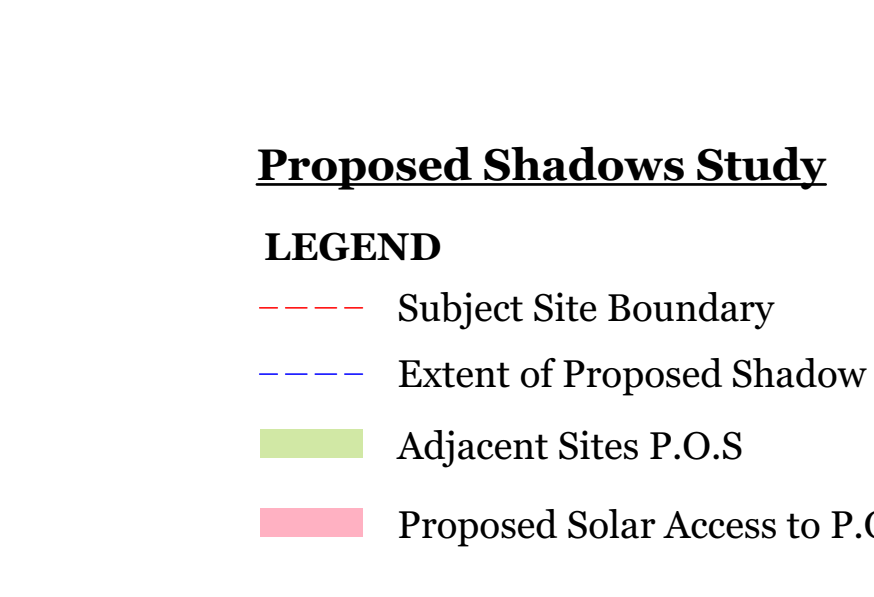
June 21st - 3pm



June 21st - 4pm



June 21st - 5pm



June 21st - 6pm

## Proposed Shadows Study

### LEGEND

- Subject Site Boundary
- Extent of Proposed Shadow Impact
- Adjacent Sites P.O.S
- Proposed Solar Access to P.O.S

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Project Name  
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Project Number  
Drawing Name  
Scale  
Date

00012781  
Shadows Study - Adjac  
Site P.O.S  
June 2021

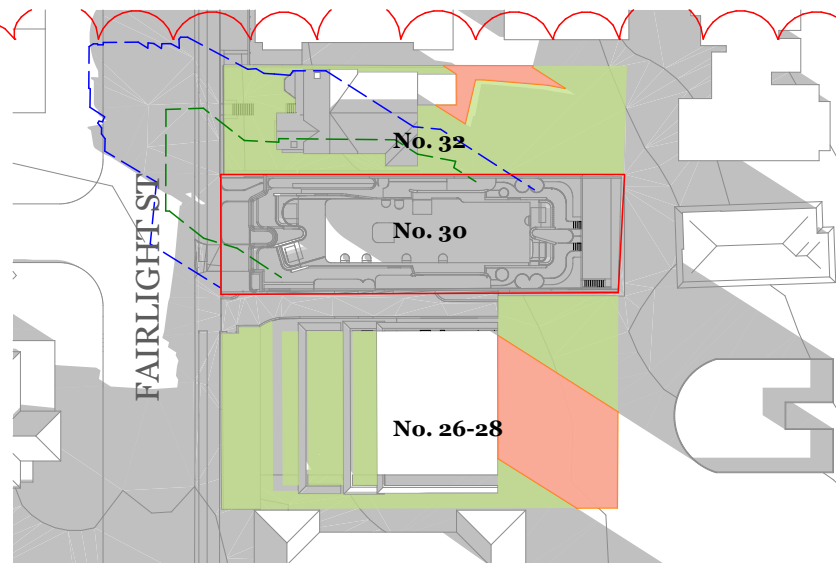
Client

Adjani Pty Ltd

Drawing Number  
Revision

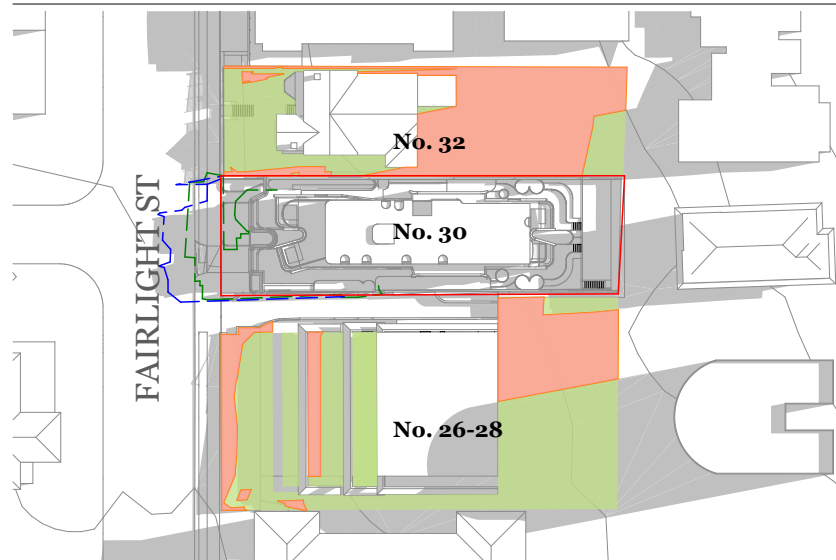
**DA501b**  
**A**





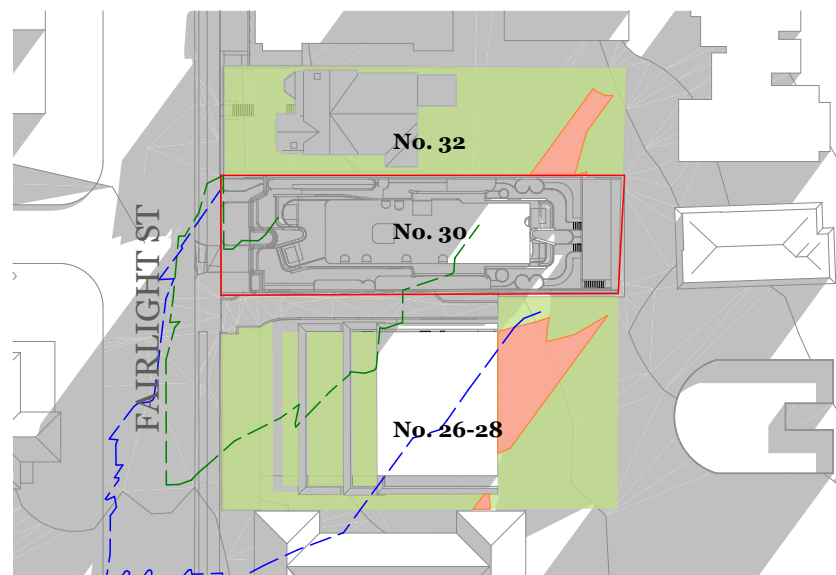
No Existing Solar Access Loss to Adjacent Properties' P.O.S

June 21st - 9am



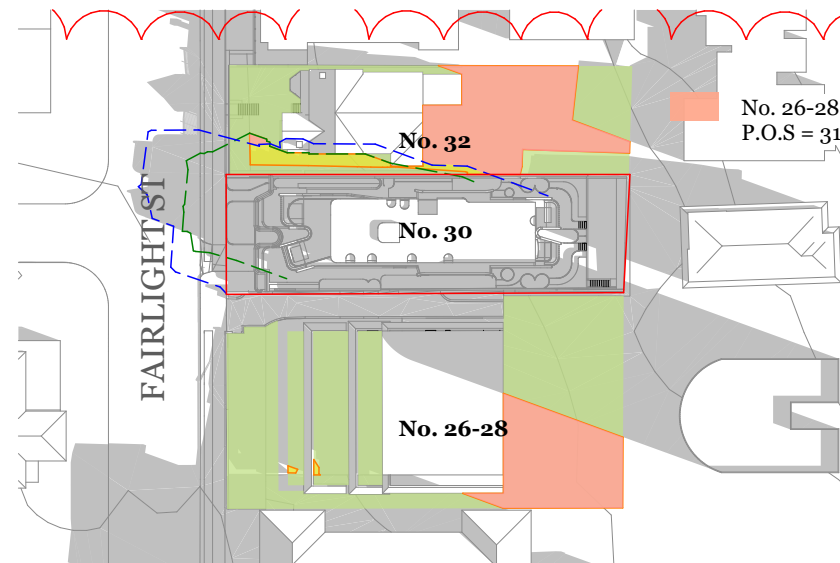
No Existing Solar Access Loss to Adjacent Properties' P.O.S

June 21st - 12pm



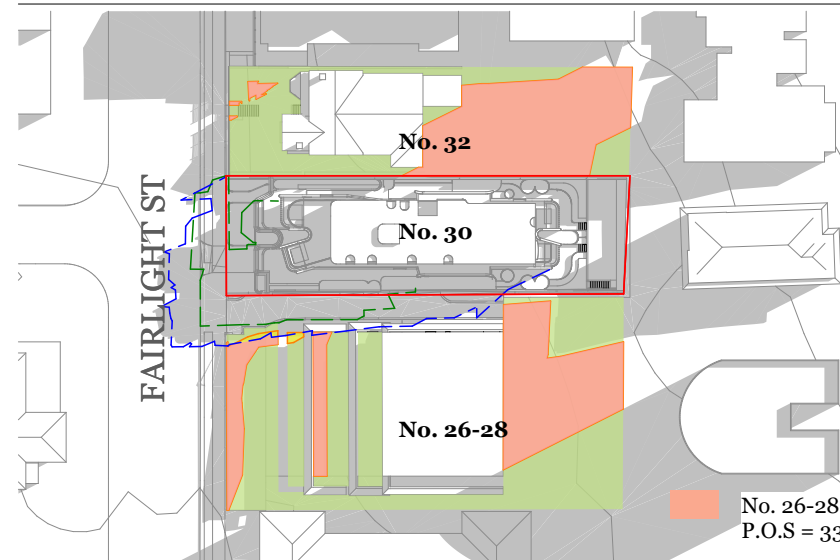
No Existing Solar Access Loss to Adjacent Properties' P.O.S

June 21st - 3pm



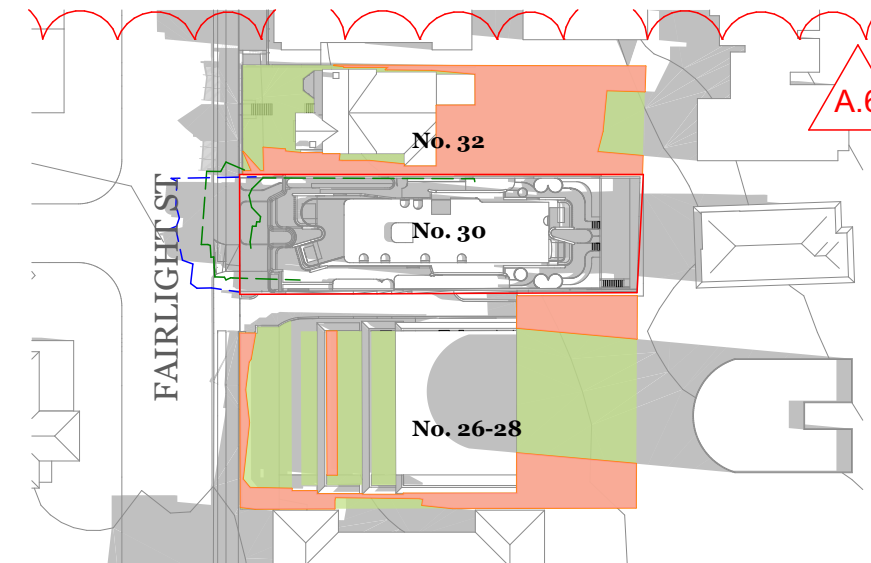
Existing Solar Access Loss to No. 32 P.O.S:  $42\text{m}^2/313\text{m}^2 = 13.4\%$

June 21st - 10am



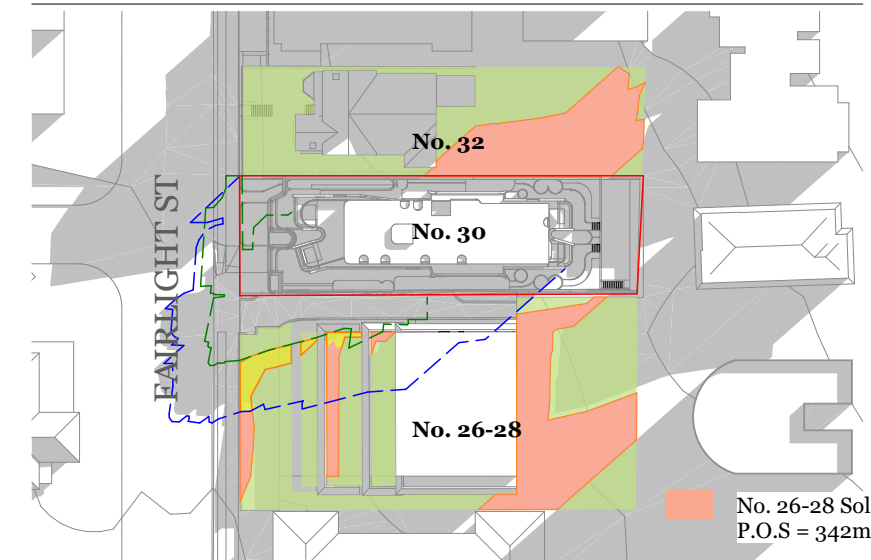
Existing Solar Access Loss to No. 26-28 P.O.S:  $6\text{m}^2/335\text{m}^2 = 1.8\%$

June 21st - 1pm



No Existing Solar Access Loss to Adjacent Properties' P.O.S

June 21st - 11am



Existing Solar Access Loss to No. 26-28 P.O.S:  $35\text{m}^2/342\text{m}^2 = 10.2\%$

June 21st - 2pm

### MDCP2013

#### Clause 3.4.1.1 a)

*New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June)*

Proposed development only eliminates existing sunlight to P.O.S of adjacent properties at 10am, 1pm and 2pm.

10am Existing Solar Access Loss to No. 32 P.O.S = 13.4%

1pm Existing Solar Access Loss to No. 26-28 P.O.S = 1.8%

2pm Existing Solar Access Loss to No. 26-28 P.O.S = 10.2%

## Shadows Study Comparison

### LEGEND

- Subject Site Boundary
- Extent of Existing Shadow Impact
- Extent of Proposed Shadow Impact
- Adjacent Sites P.O.S
- Proposed Solar Access to P.O.S
- Solar Access Loss to P.O.S (comparative to existing solar access)

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Rev.	Date	By	Ckd	Description
A	27/06/2022	WL	NB	Court Amended Drawings

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Shadows Study - Adjac  
Site P.O.S  
June 2021

Client

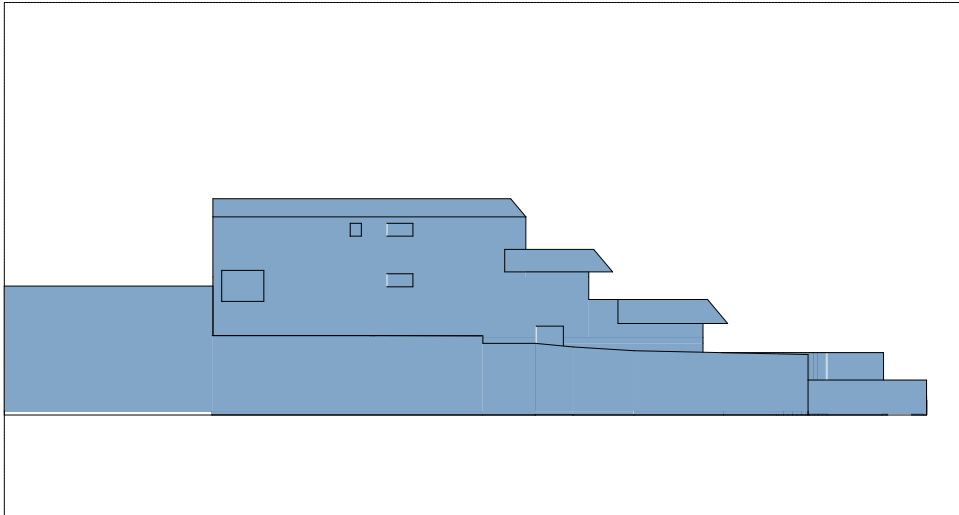
Adjani Pty Ltd

Drawing Number  
Revision

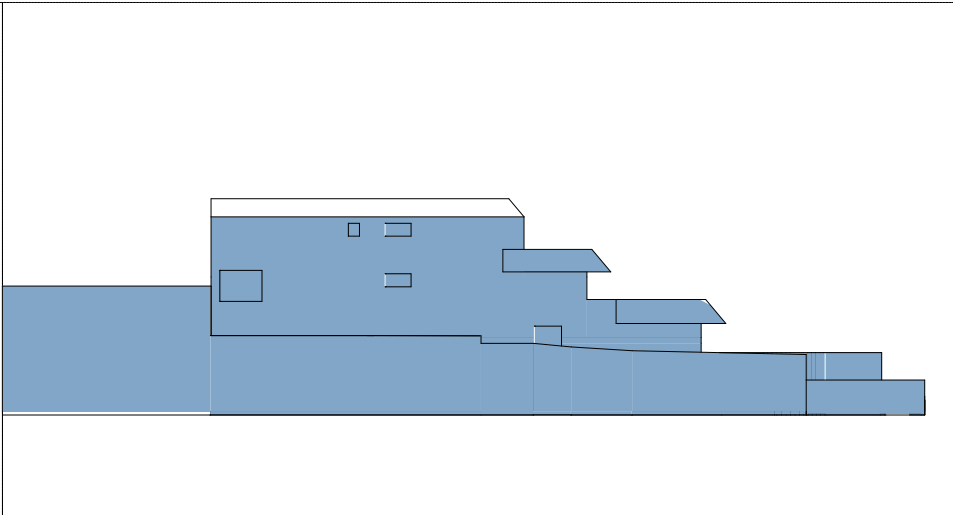
**DA501c**  
**A**



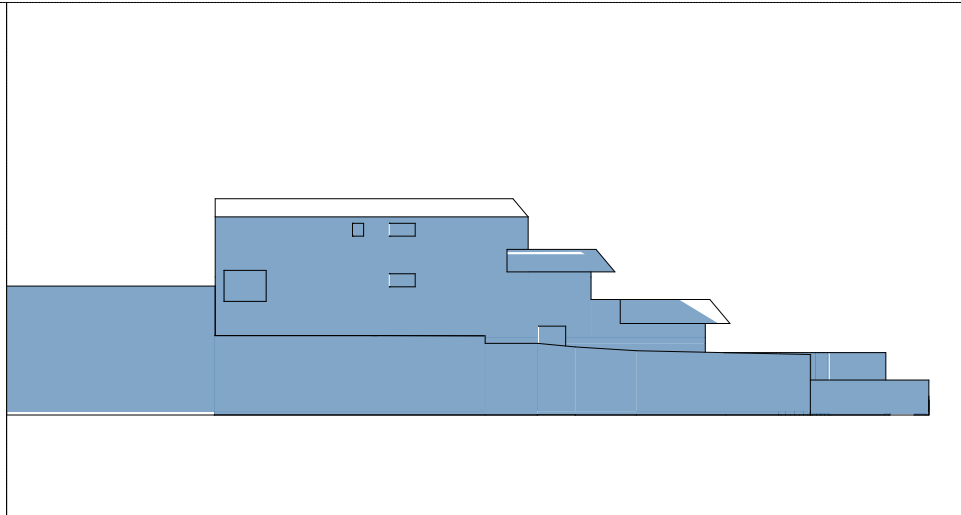
Existing Elevational Shadow Diagram - 36-28 Fairlight St (Western Elevation)



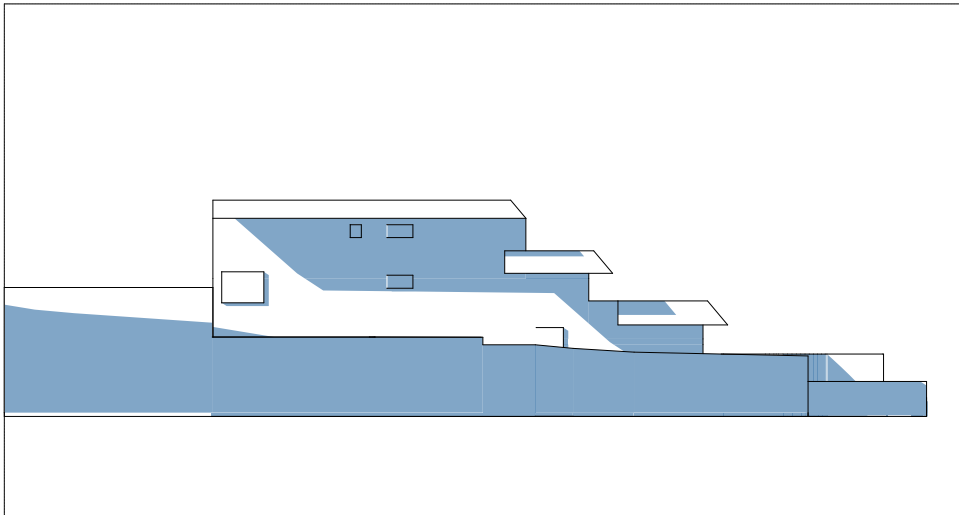
June 21st - 9am



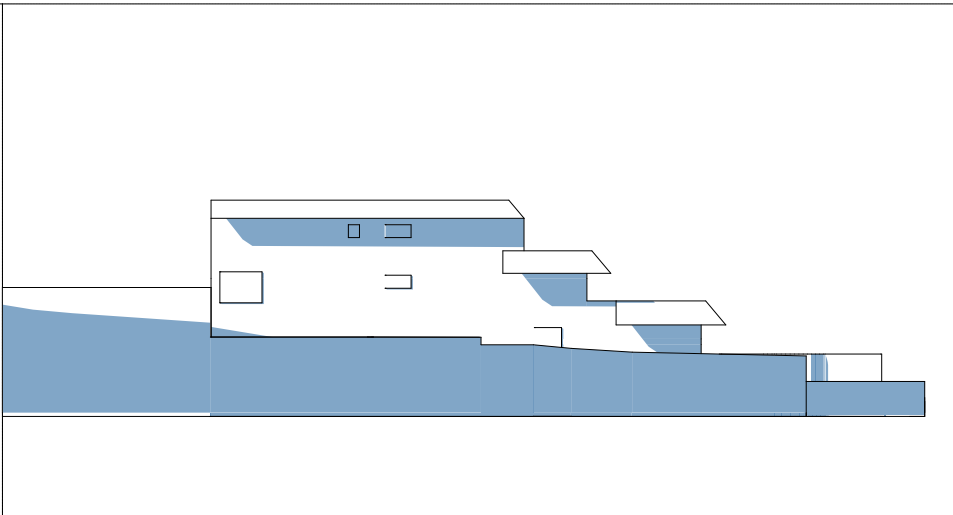
June 21st - 10am



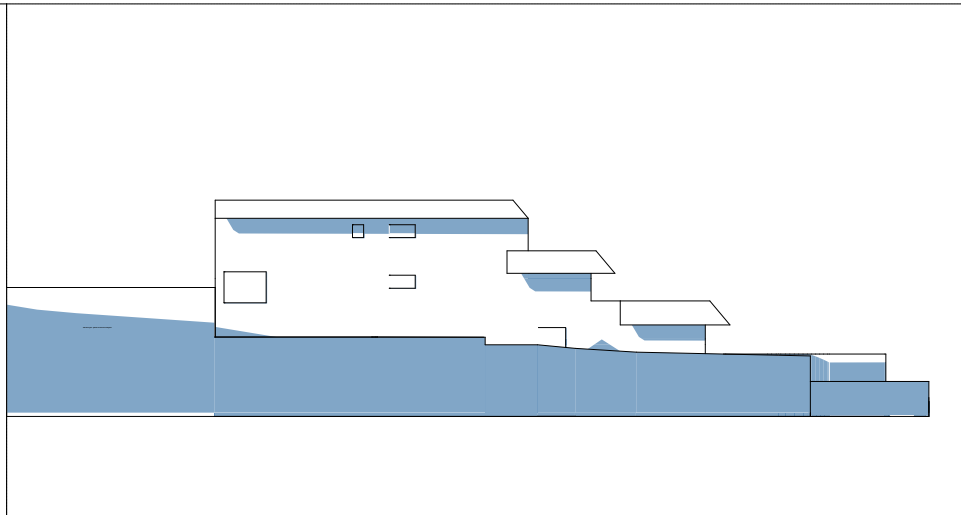
June 21st - 11am



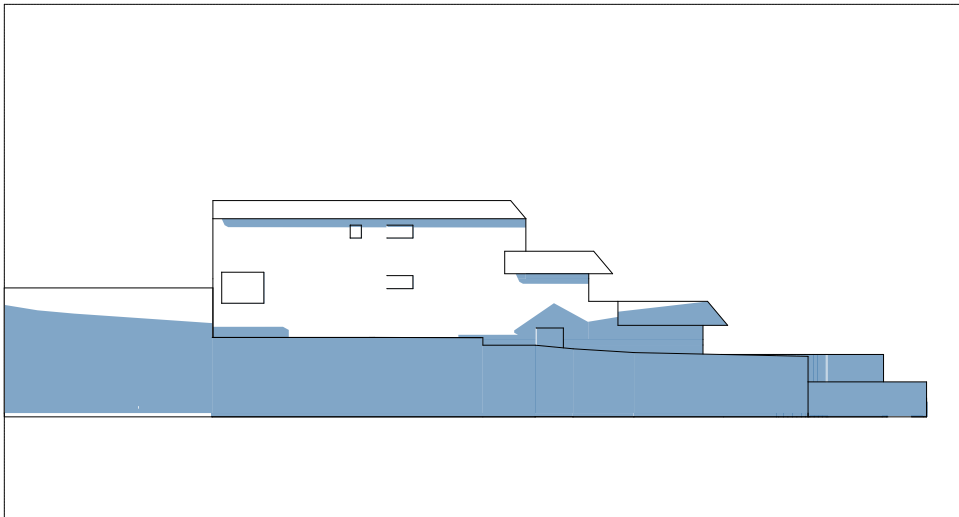
June 21st - 12pm



June 21st - 1pm



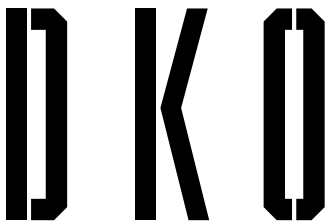
June 21st - 2pm



June 21st - 3pm

LEGEND

Extent of Existing Shadow Impact



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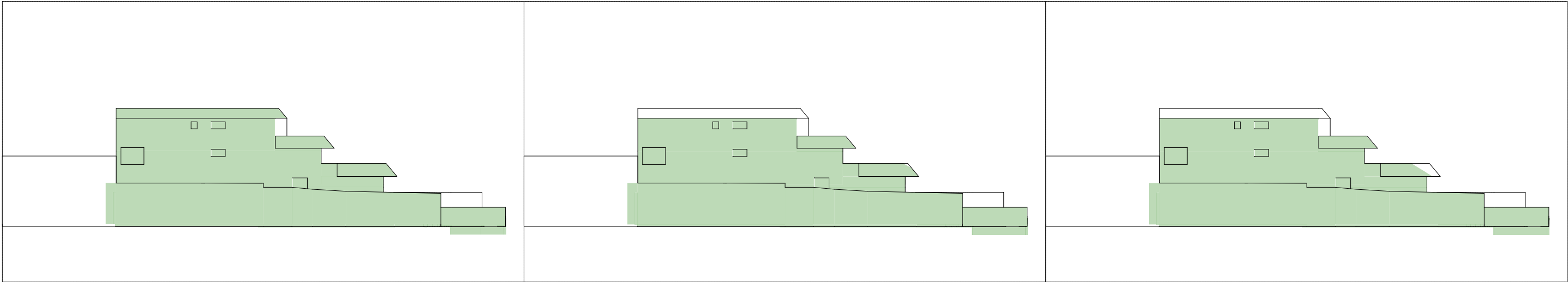


Rev.	Date	By	Ckd	Description
A	27/06/2022	WL	NB	Court Amended Drawings

Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Elevational Shadows S
		Scale	1:400 (A3)
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA501d
		Revision	A



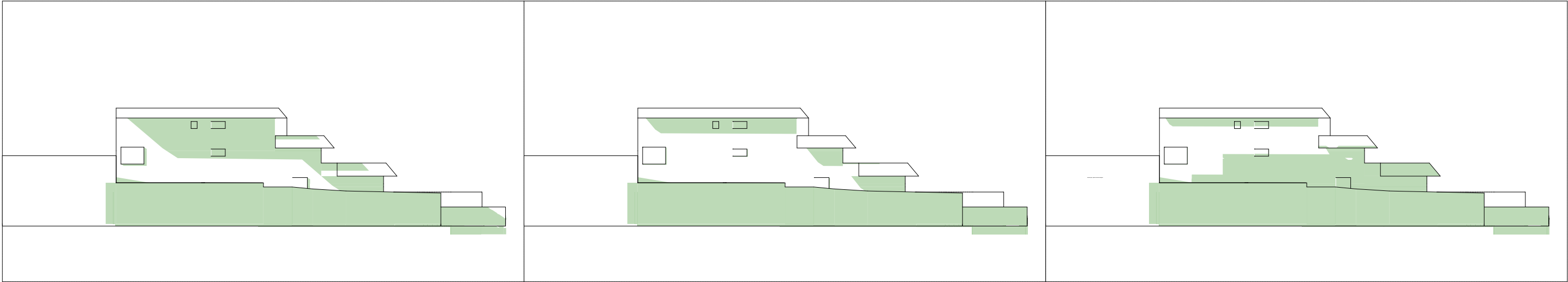
Proposed Elevational Shadow Diagram - 36-28 Fairlight St (Western Elevation)



June 21st - 9am

June 21st - 10am

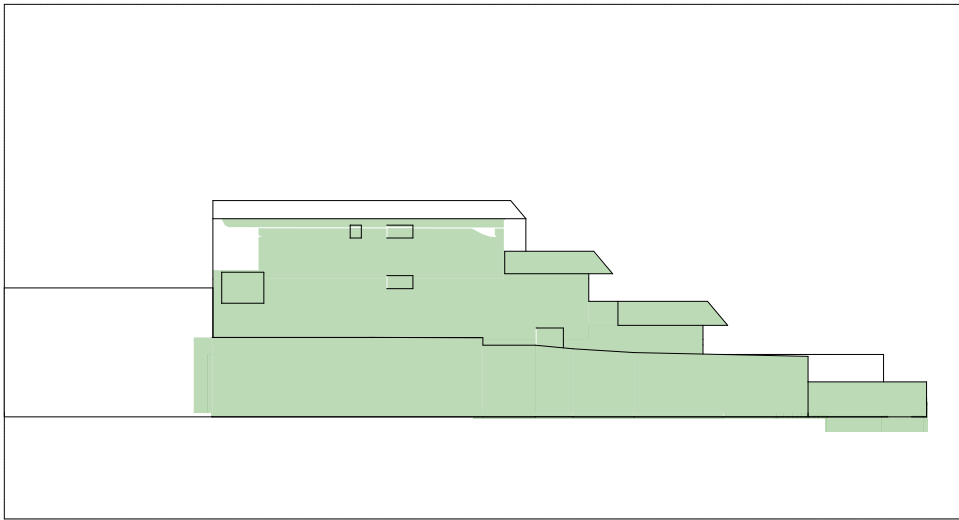
June 21st - 11am



June 21st - 12pm

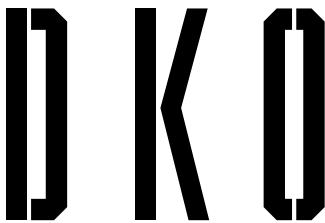
June 21st - 1pm

June 21st - 2pm



June 21st - 3pm

LEGEND  
Extent of Proposed Shadow Impact



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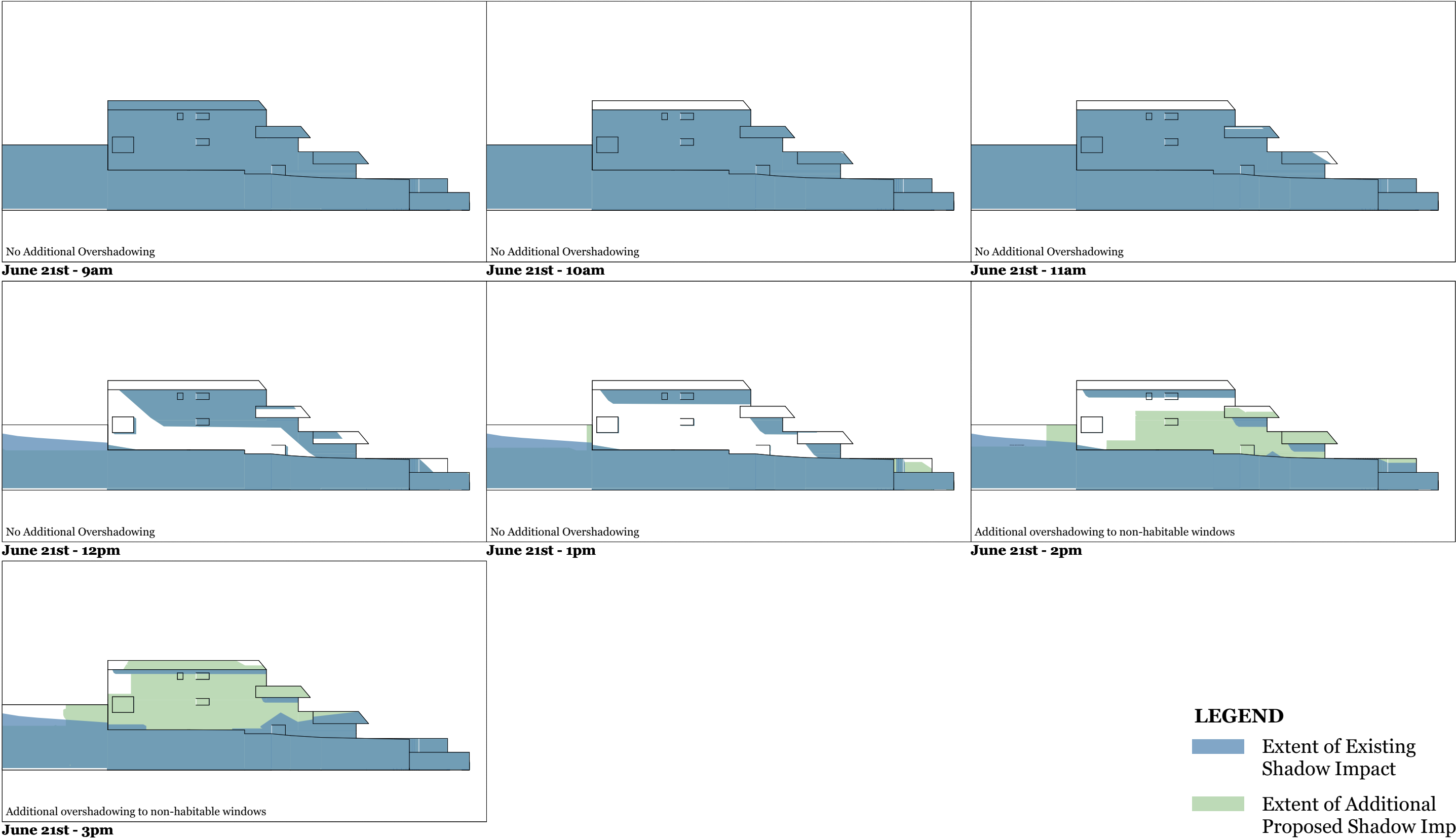


Rev.	Date	By	Ckd	Description
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Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Elevational Shadows S
		Scale	1:400 (A3)
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA501e
		Revision	A



Elevational Shadow Diagram Comparison - 36-28 Fairlight St (Western Elevation)



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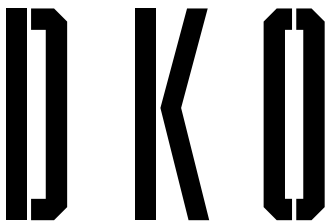
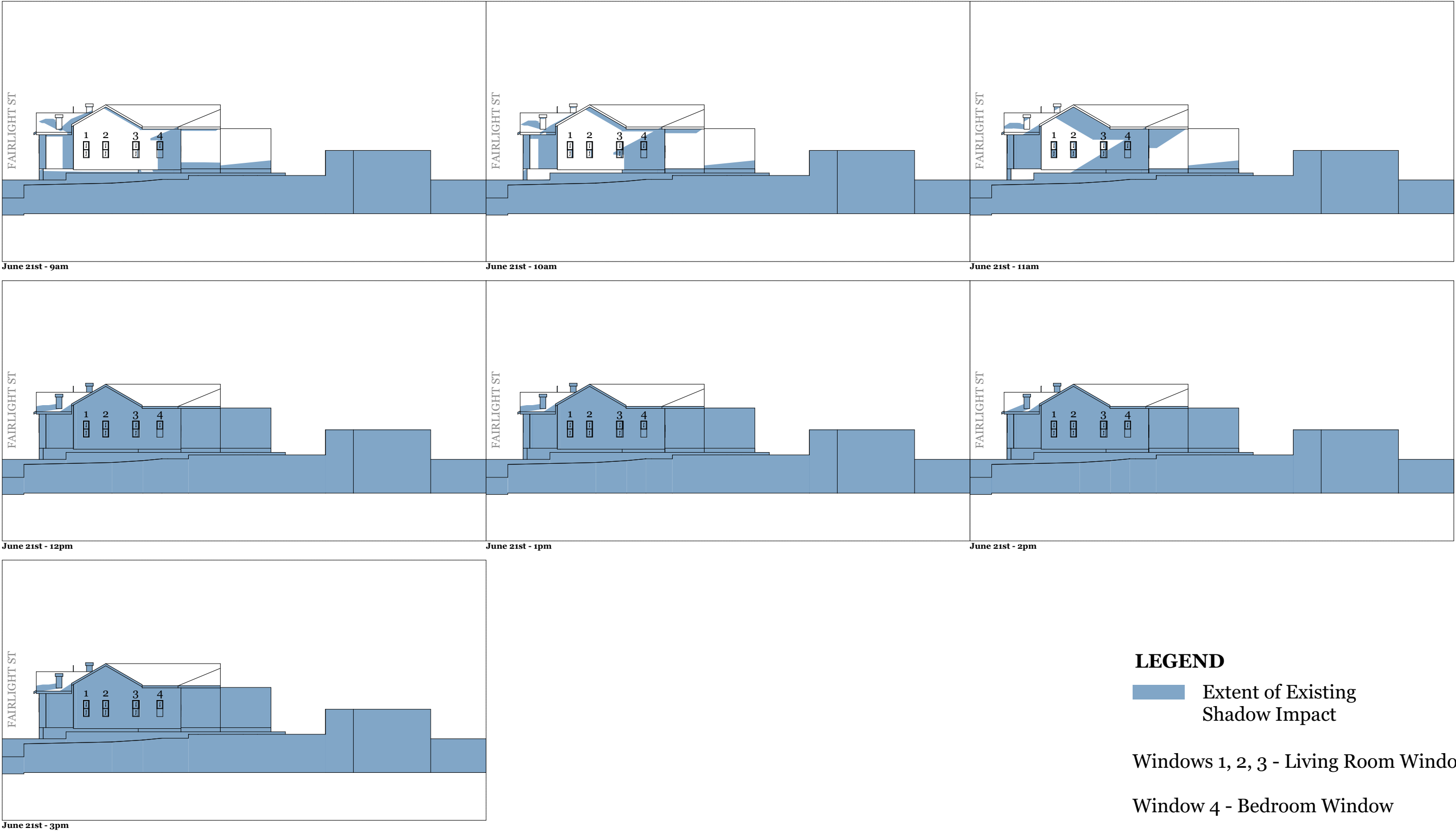


Rev.	Date	By	Ckd	Description
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Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Elevational Shadows &
		Scale	1:400 (A3)
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA501f
		Revision	A



Existing Elevational Shadow Diagrams - 32 Fairlight St (Eastern Elevation)



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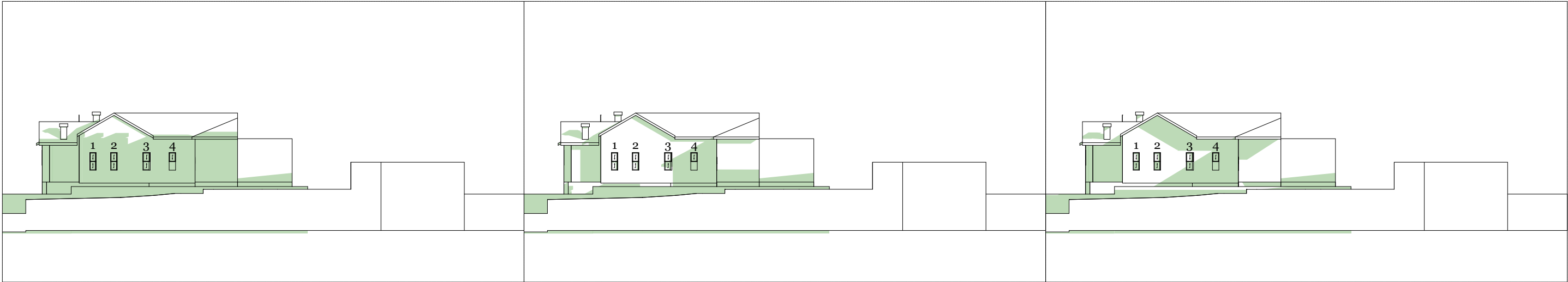


Rev.	Date	By	Ckd	Description
A	27/06/2022	WL	NB	Court Amended Drawings

Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Elevational Shadows &
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		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA501g
		Revision	A



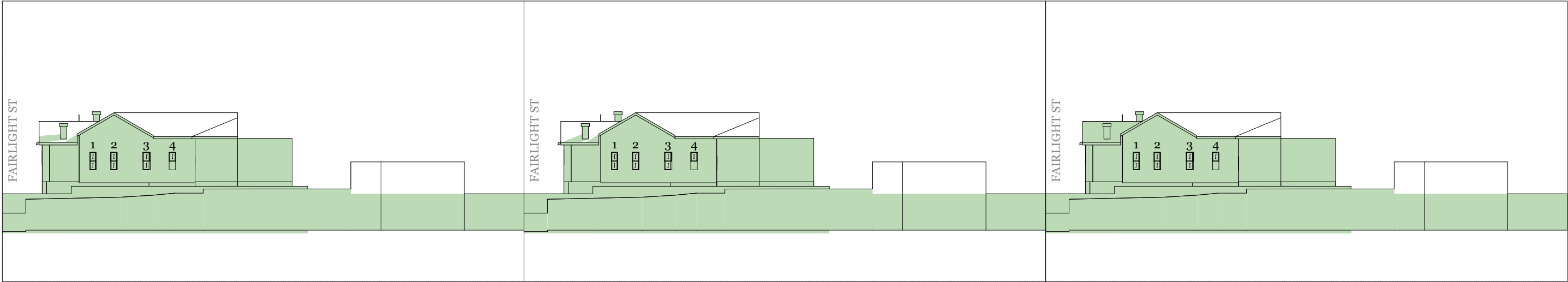
Proposed Elevational Shadow Diagrams - 32 Fairlight St (Eastern Elevation)



June 21st - 9am

June 21st - 10am

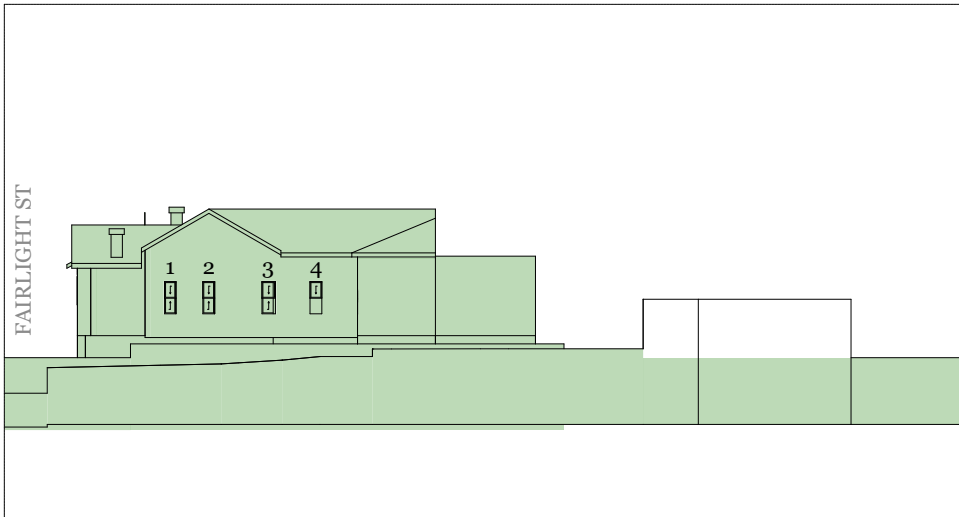
June 21st - 11am



June 21st - 12pm

June 21st - 1pm

June 21st - 2pm



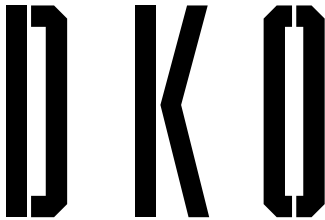
June 21st - 3pm

LEGEND

Extent of Proposed Shadow Impact

Windows 1, 2, 3 - Living Room Windows

Window 4 - Bedroom Window



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Scale  
Date

00012781  
Elevational Shadows &  
1:400 (A3)  
June 2021

Client

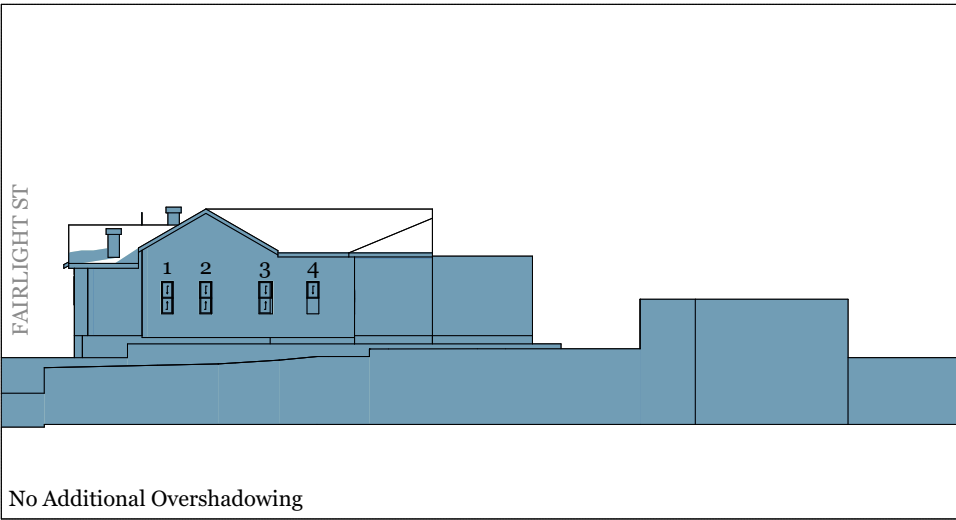
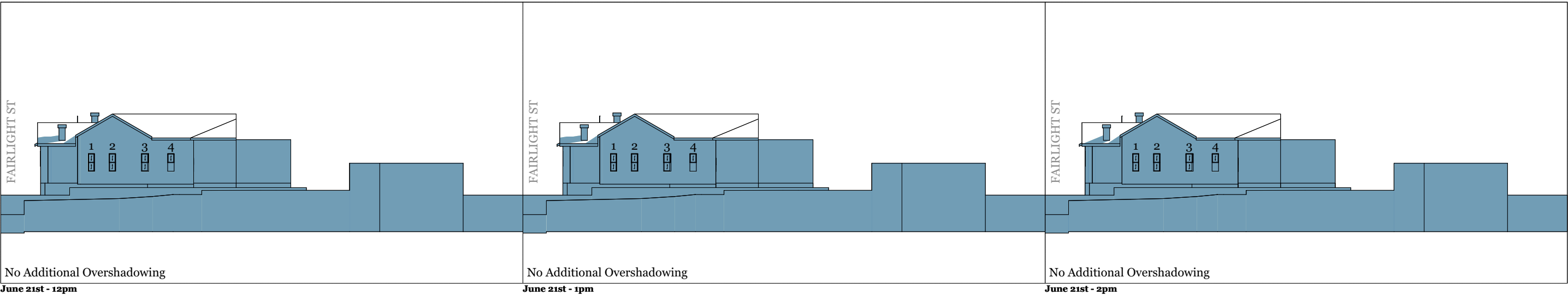
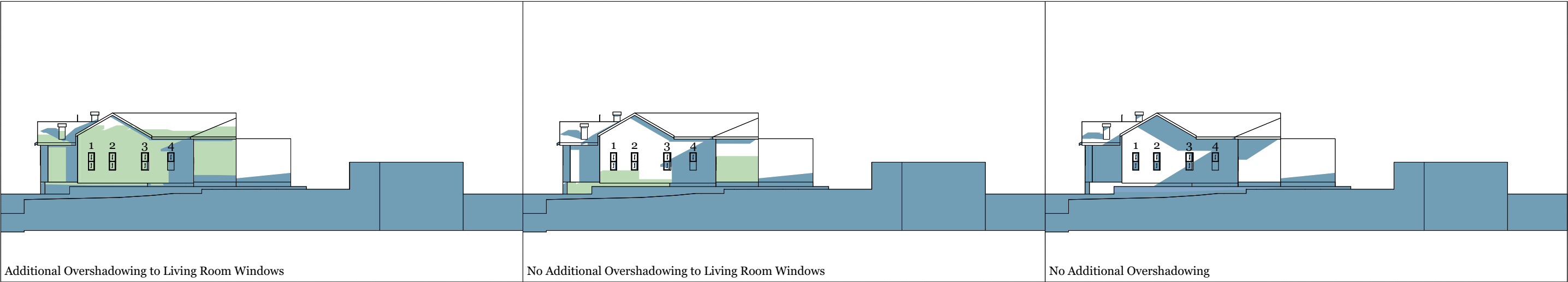
Adjani Pty Ltd

Drawing Number  
Revision

DA501h  
A



Elevational Shadow Diagrams Comparison - 32 Fairlight St (Eastern Elevation)



**MDCP2013**  
**Clause 3.4.1.2 b)**  
*For adjacent buildings with a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June);*

Existing solar access to living room between 9am-3pm (June 21): 2 hours  
Proposed solar access to living room between 9am-3pm (June 21): 1 hour

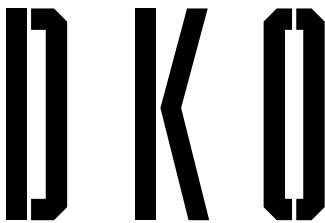
**LEGEND**

Extent of Existing Shadow Impact

Extent of Additional Proposed Shadow Impact

**Windows 1, 2, 3 - Living Room Windows**

**Window 4 - Bedroom Window**



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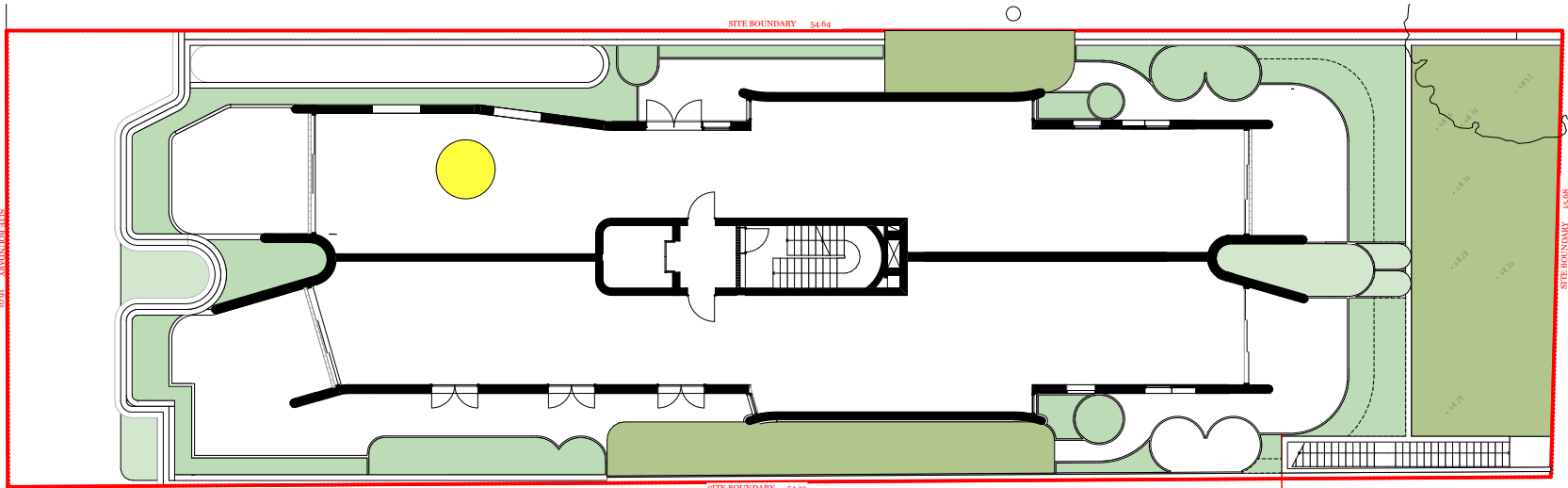
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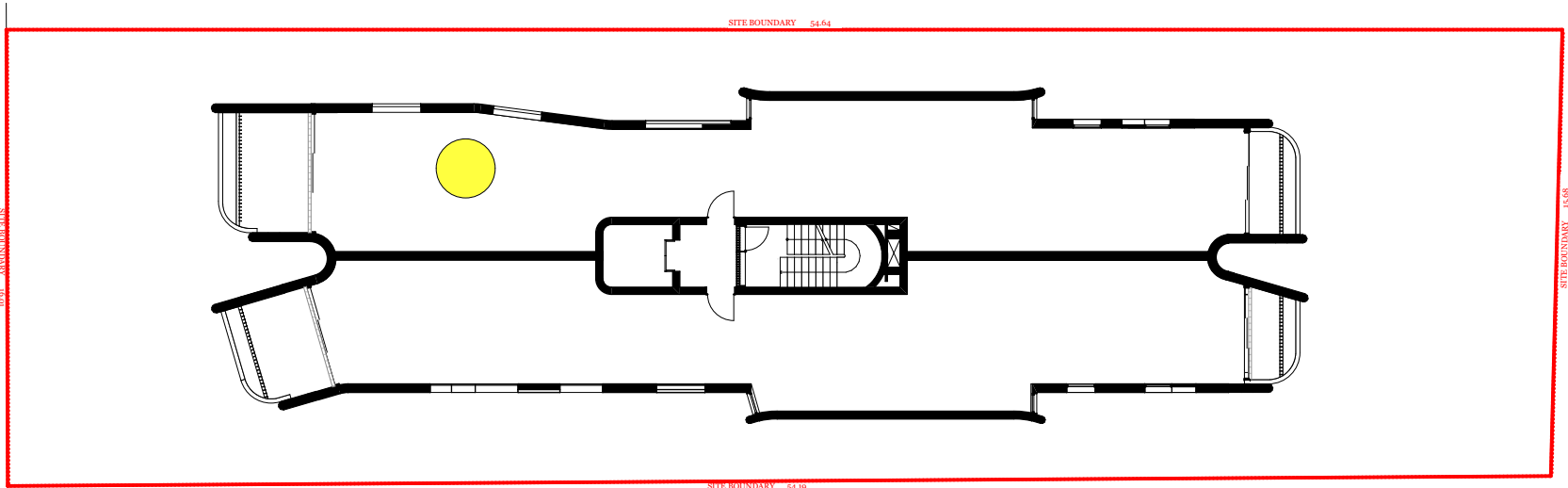
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Project Name	30 Fairlight St, Fairlight	Project Number	00012781
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		Scale	1:400 (A3)
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA501i
		Revision	A

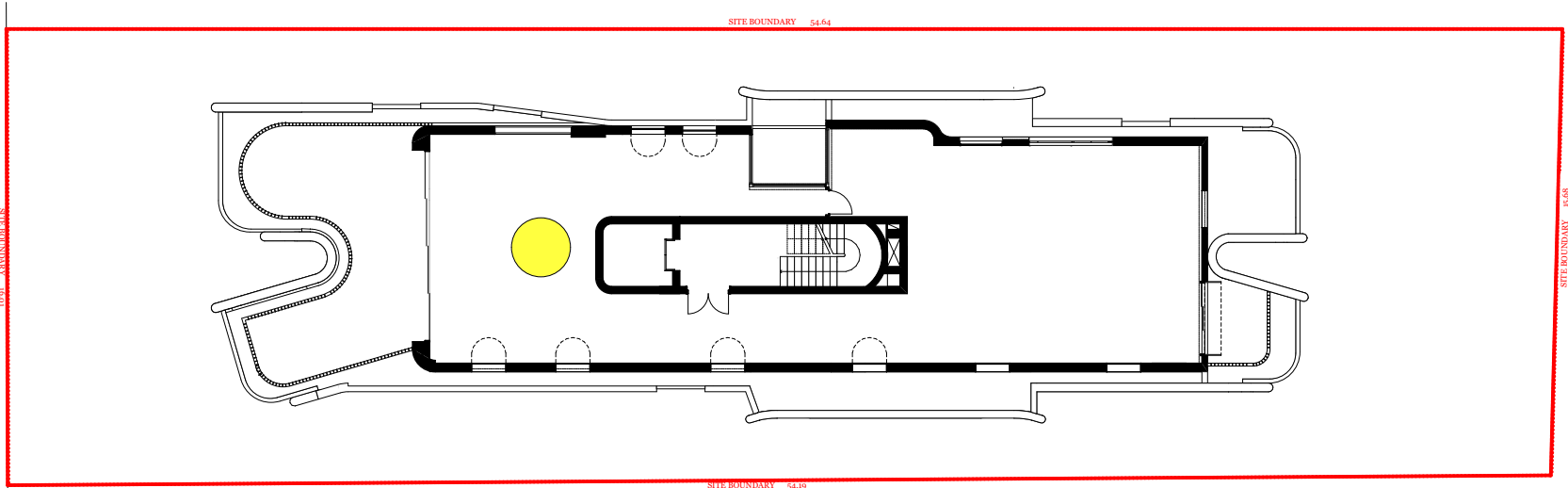




Ground Floor: 1/2



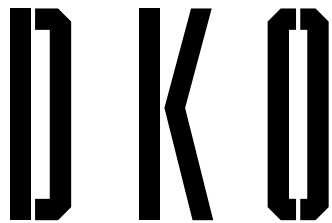
Level 1: 1/2



Level 2: 1/1

SOLAR ACCESS CALCULATIONS

Units with 2+ Hrs Solar Access:	3/5	60%
Units with no Solar Access:	0/5	0%



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Drawing Name  
Scale  
Date

00012781  
Solar Access Calc.  
(A3)  
June 2021

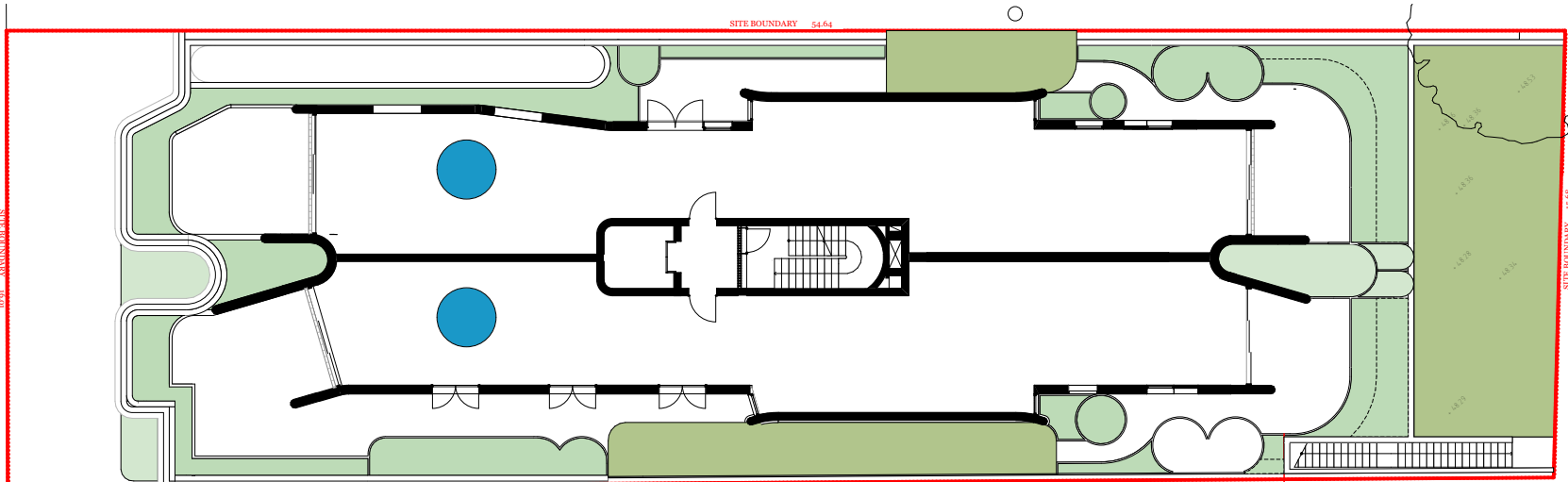
Client

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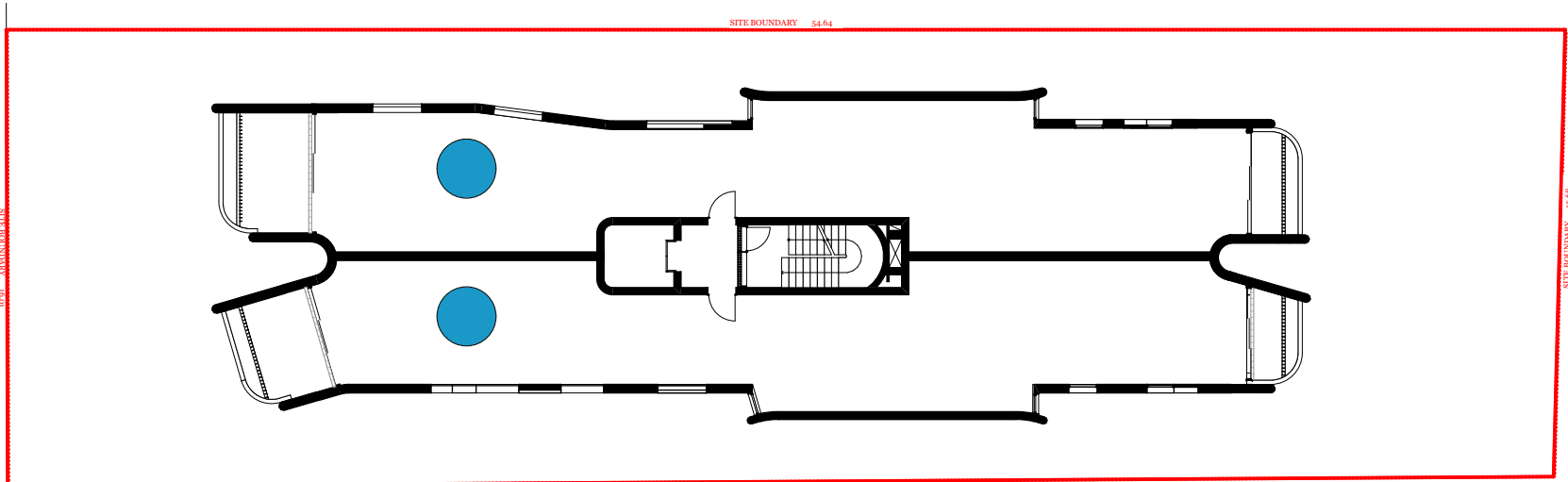
Drawing Number  
Revision

DA502  
A

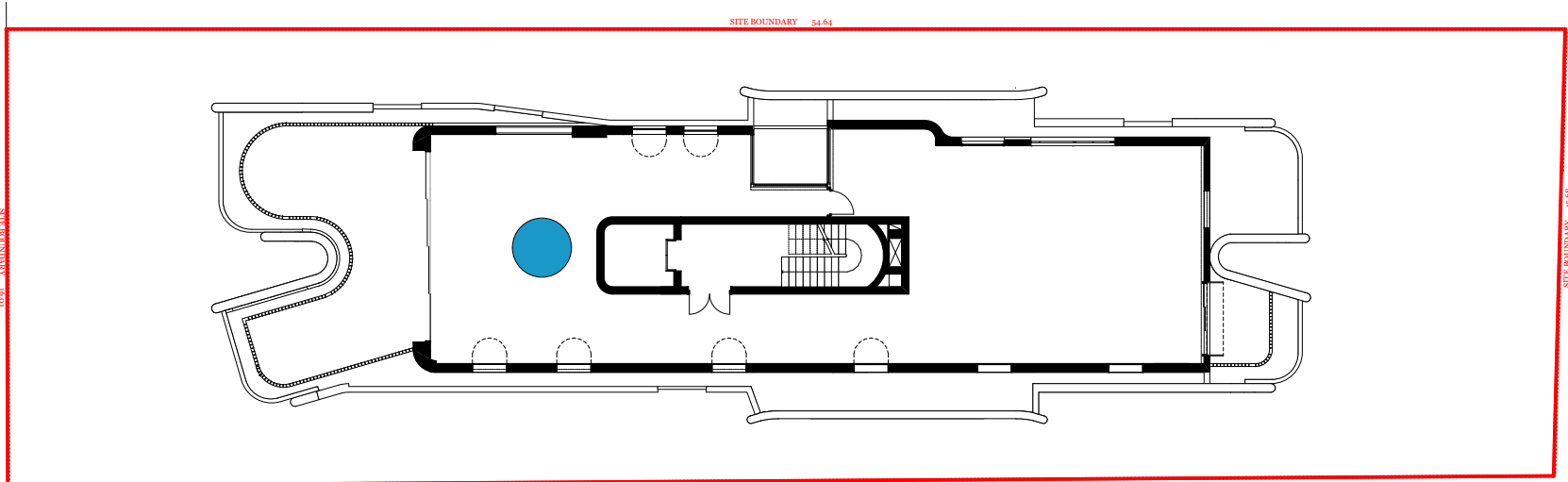




Ground Floor: 2/2



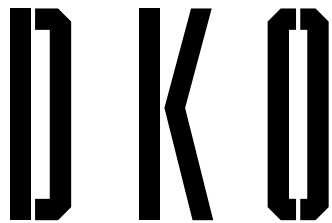
Level 1: 2/2



Level 2:1/1

**CROSS-VENTILATION CALCULATIONS**

● Cross-Ventilated Units: 5/5 100%



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Scale  
Date

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Cross-Ventilation Calc  
(A3)  
June 2021

Client

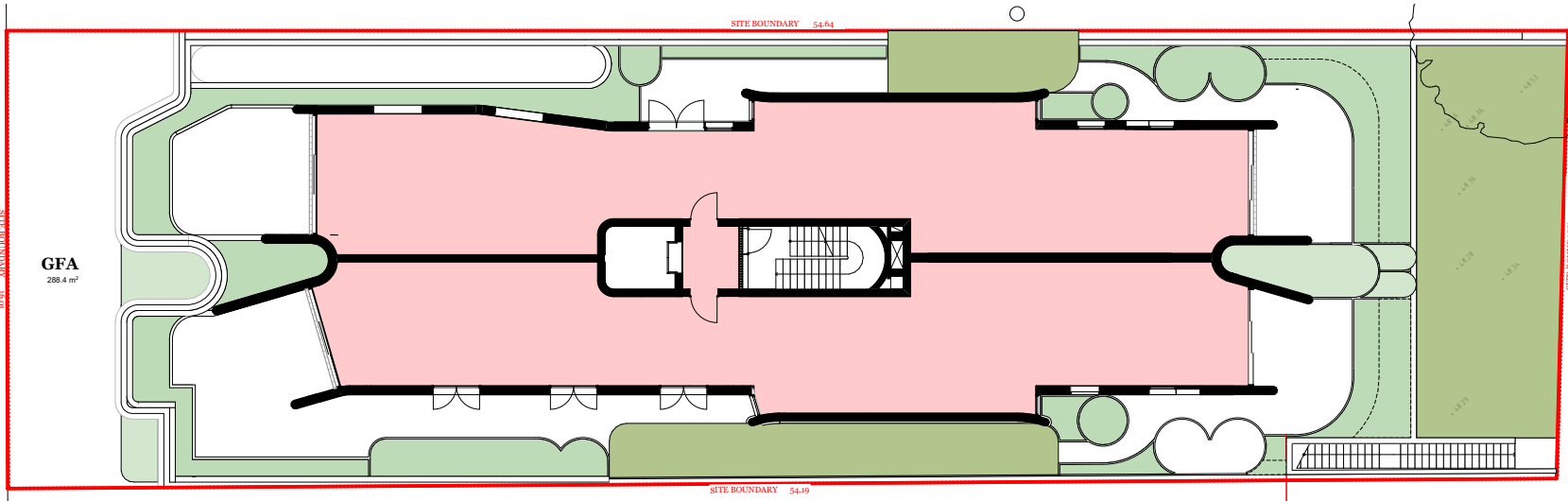
Adjani Pty Ltd

Drawing Number  
Revision

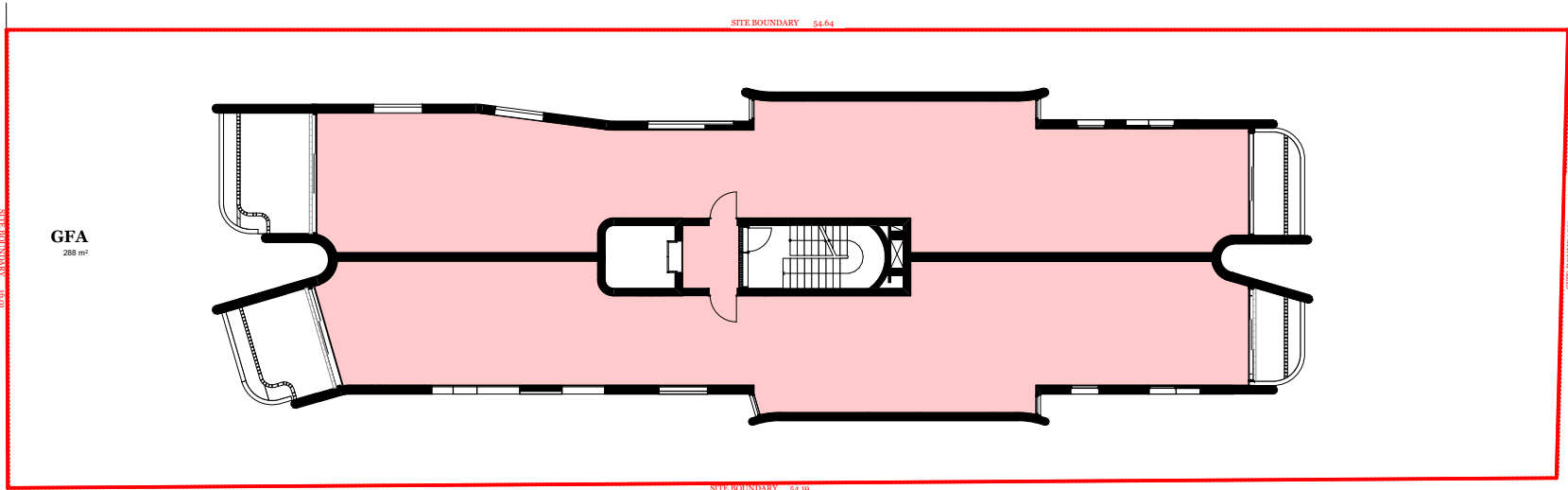
**DA503**  
**A**



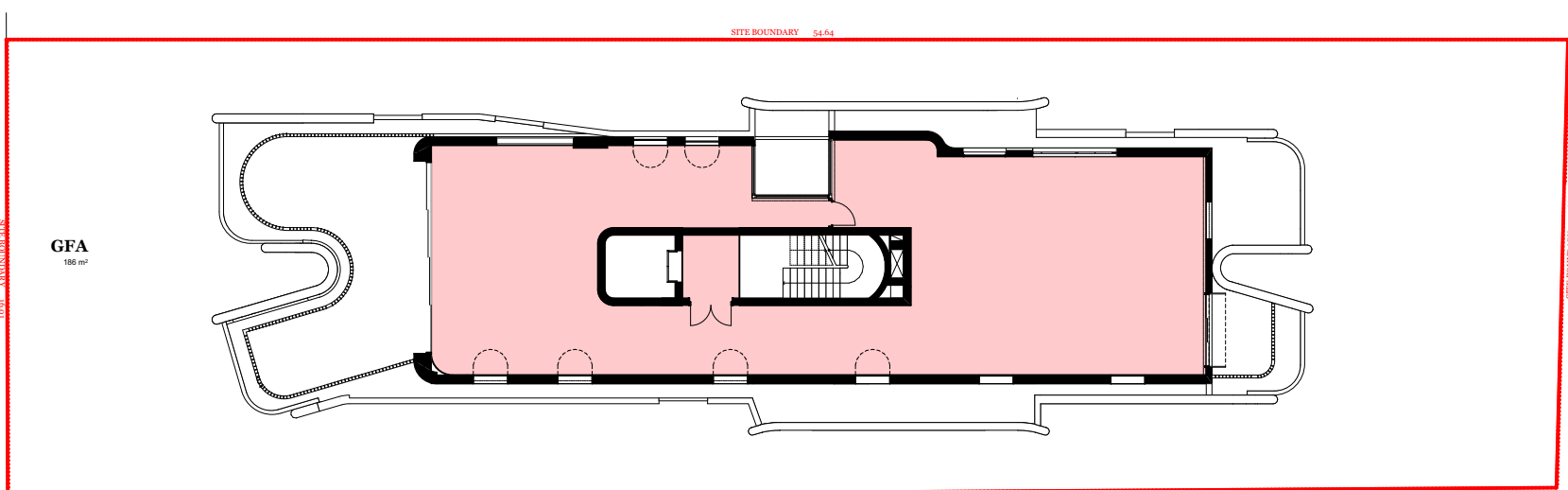
B.10



Basement Level Lobby: 14m<sup>2</sup>  
Ground Floor: 288m<sup>2</sup>



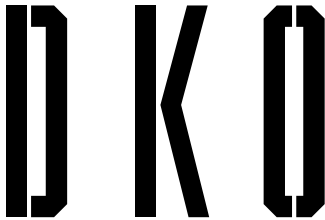
Level 1: 288m<sup>2</sup>



Level 2: 186m<sup>2</sup>

GFA CALCULATION

<b>Site Area</b>	<b>862 sqm</b>
Max. GFA	674m <sup>2</sup>
Max. FSR	0.75:1
Proposed GFA	776m <sup>2</sup>
Proposed FSR	0.90:1



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Drawing Name  
Scale  
Date

00012781  
GFA Calc.  
(A3)  
June 2021

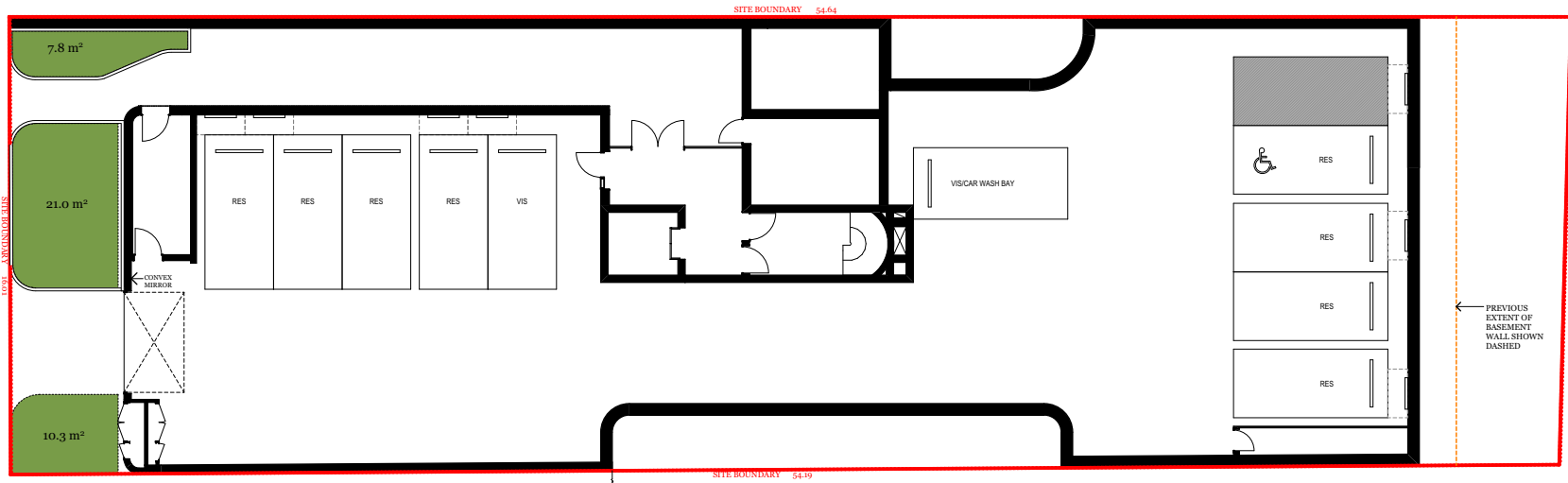
Client

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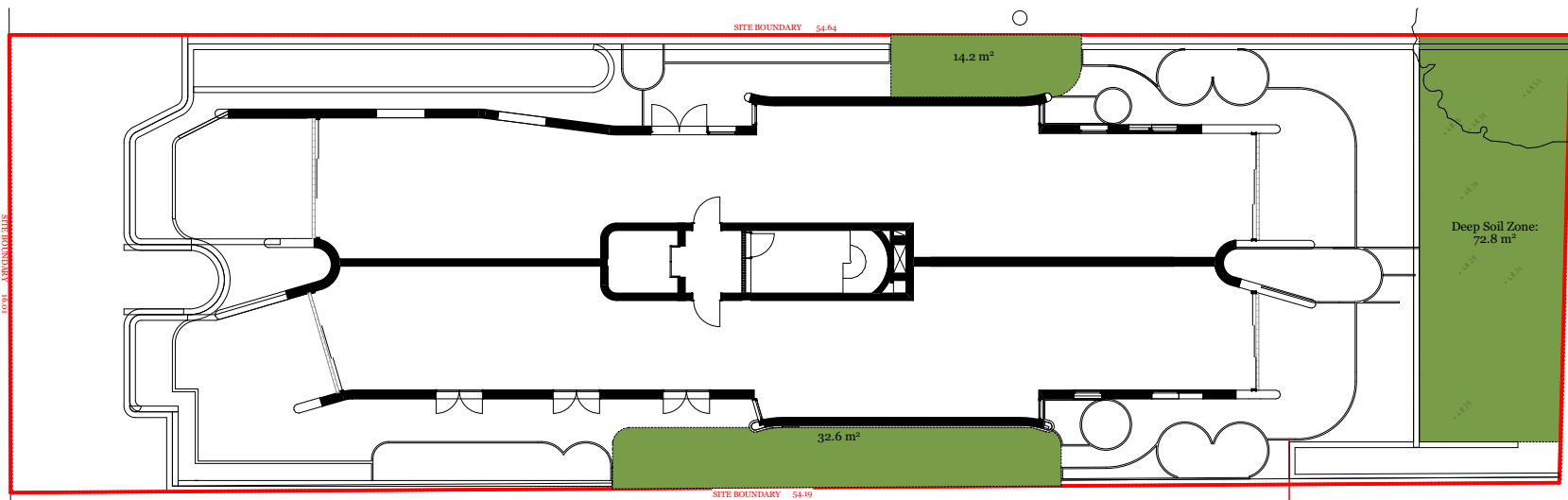
Drawing Number  
Revision

**DA504**  
**B**





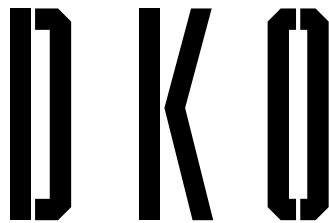
Basement Level  
Proposed Deep Soil: 39.1sqm



Ground Floor  
Proposed Deep Soil: 119.6sqm

DEEP SOIL CALCULATIONS

Site Area	862sqm	
Area Required As Deep Soil	60.3sqm	7%
Area Proposed As Deep Soil	158.7sqm	18.4%



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Drawing Name  
Scale  
Date

00012781  
Deep Soil Calc.  
(A3)  
June 2021

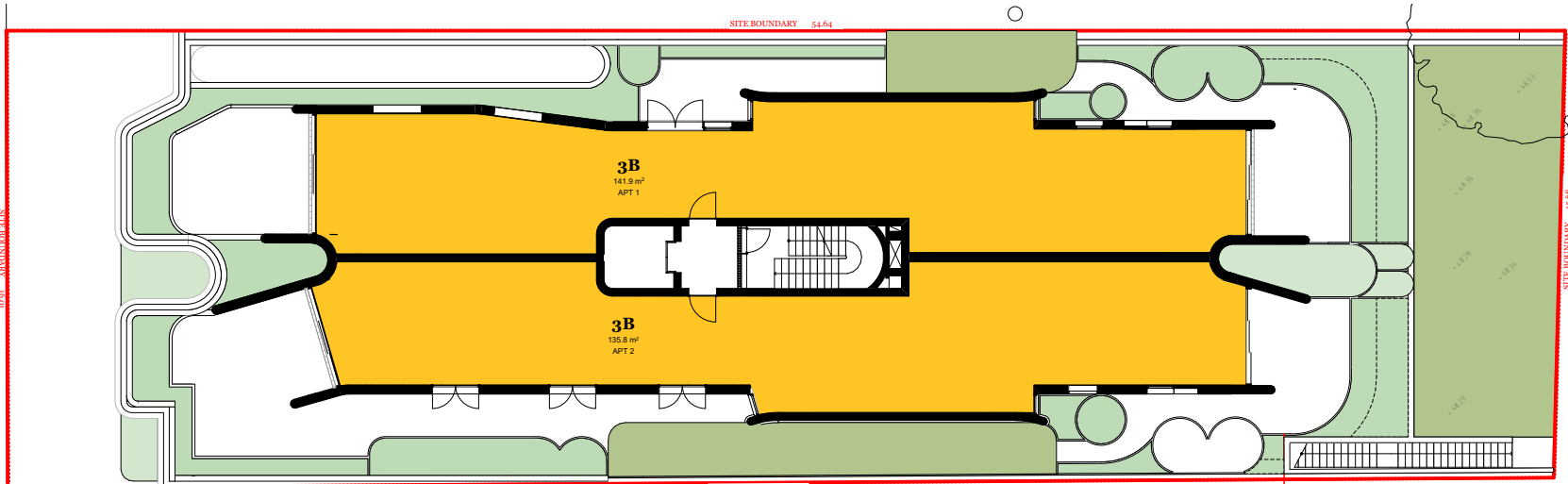
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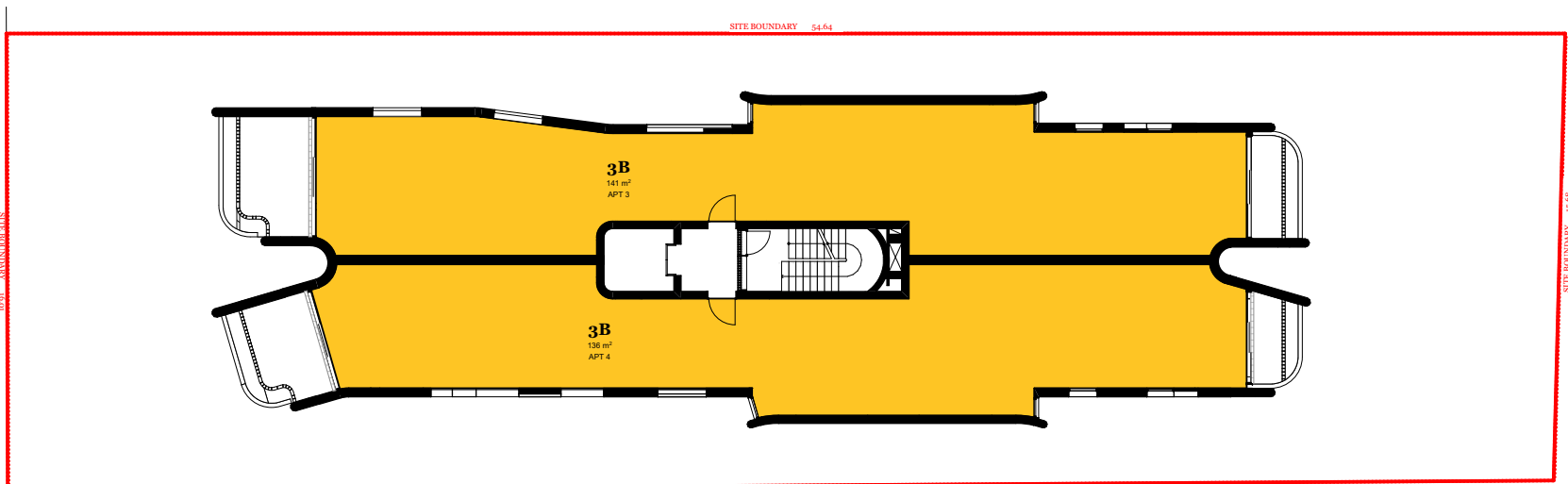
Drawing Number  
Revision

DA505  
B

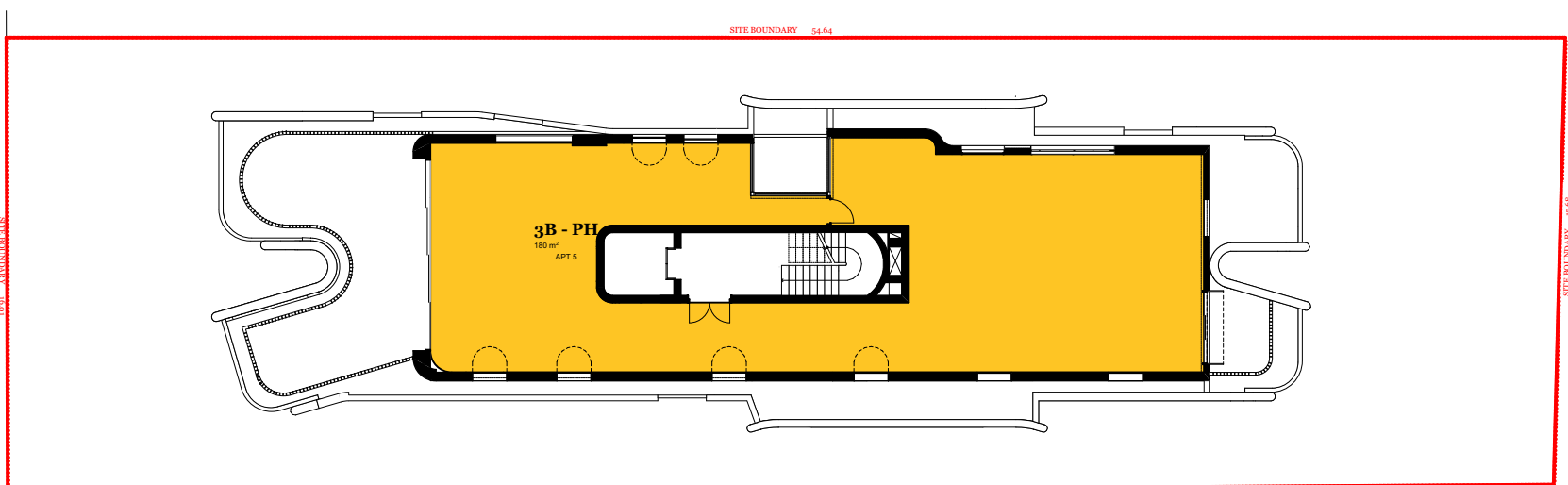




Ground Floor ● 3-Bed: 2

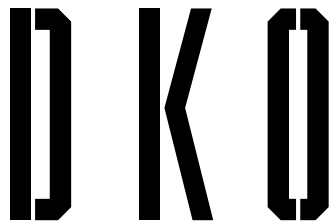


Level 1 ● 3-Bed: 2



Level 2 ● 3-Bed: 1

UNIT MIX			
1B:	0/5	0%	
2B:	0/5	0%	
3B:	5/5	100%	



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Unit Mix Calc.  
(A3)  
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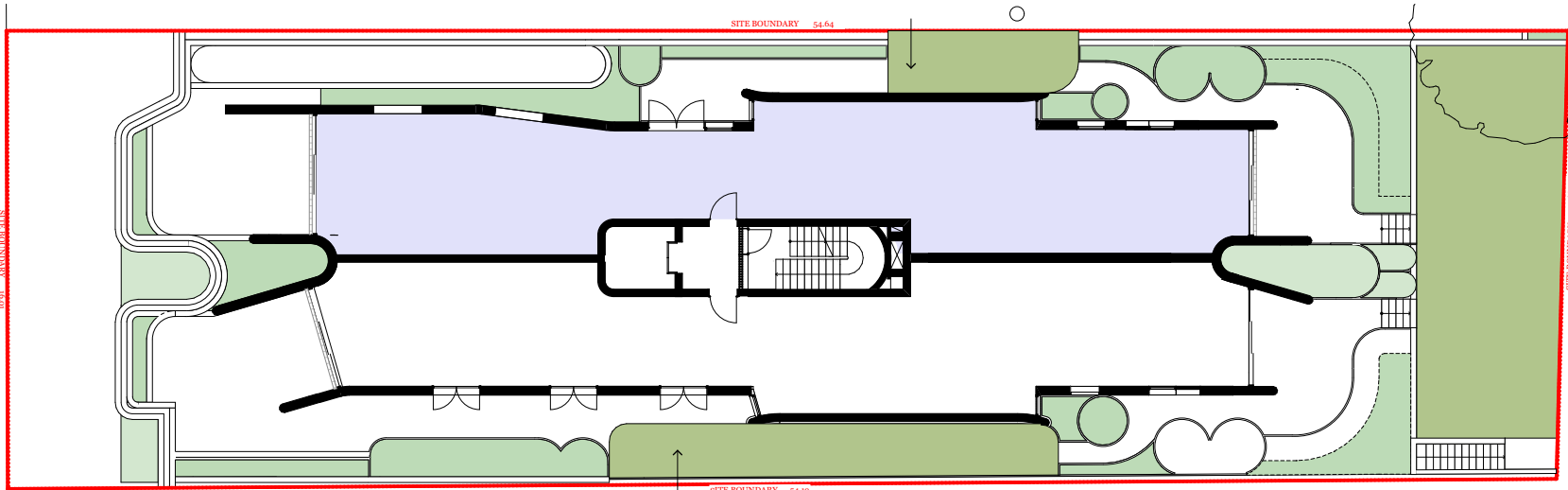
Client

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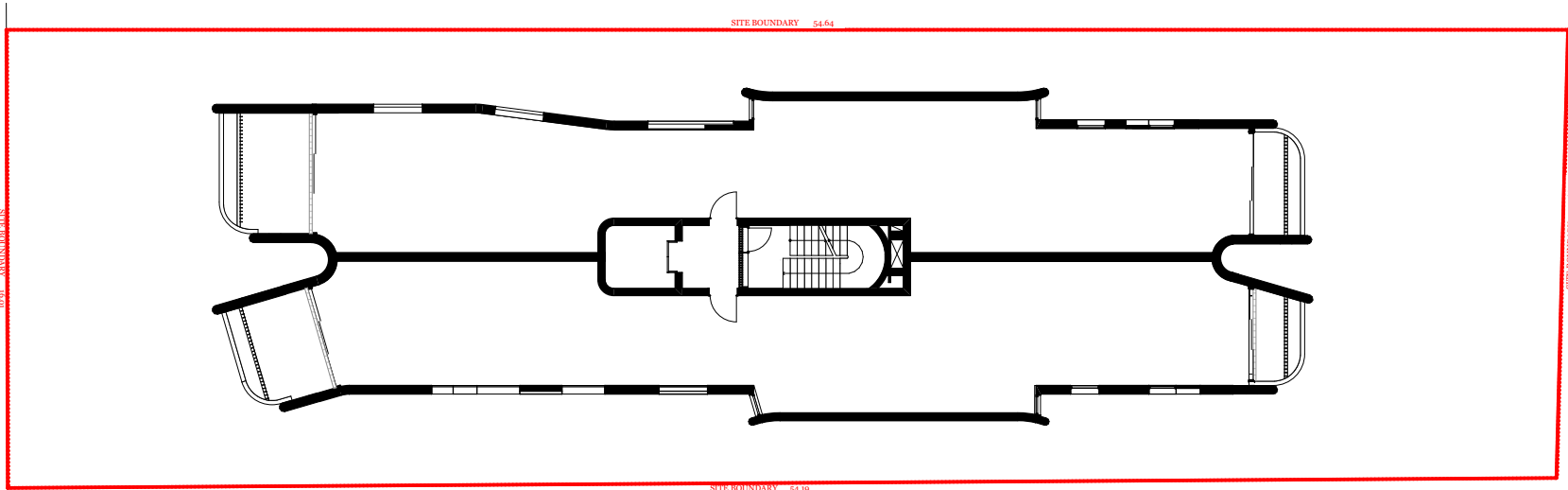
Drawing Number  
Revision

DA506  
A

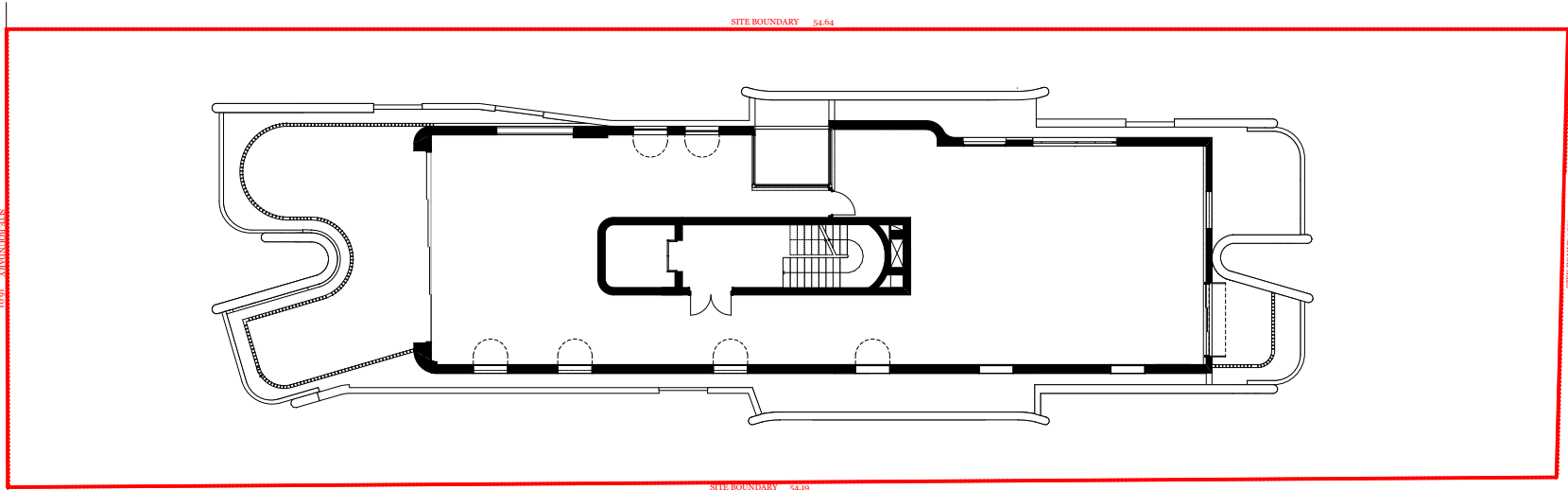




Ground Floor: 1/2 Units



Level 1: 0/2 Units



Level 2: 0/1 Units

**ADAPTABLE APARTMENTS**

Total No. Units: 5  
Proposed No. Adaptable Units: 1



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Drawing Name  
Scale  
Date

00012781  
Adaptable Apartments  
(A3)  
June 2021

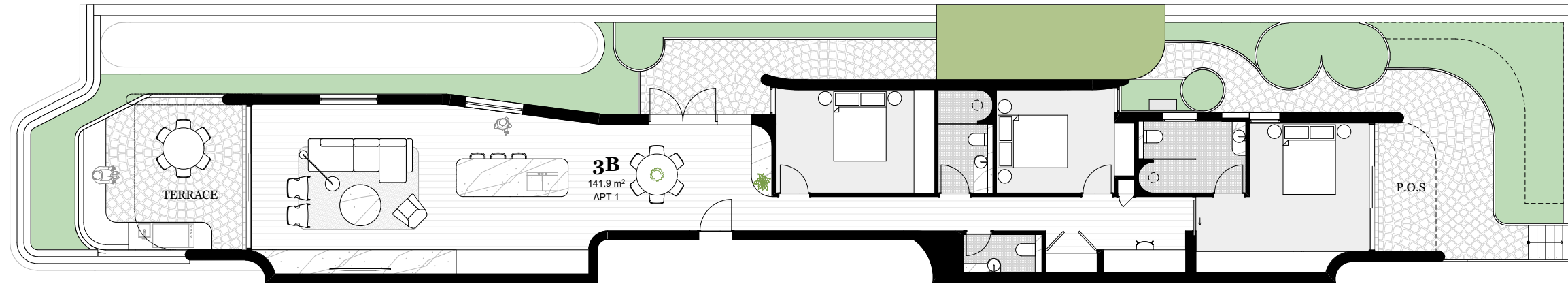
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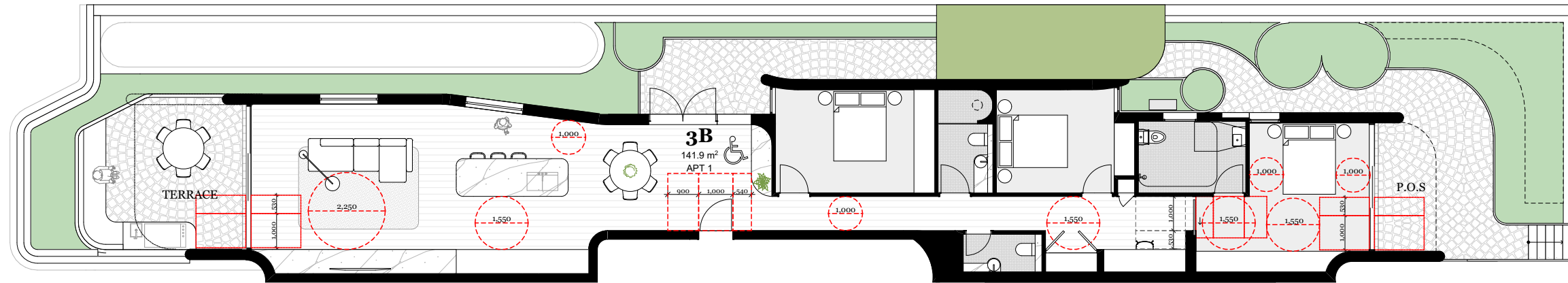
Drawing Number  
Revision

**DA507**  
**A**

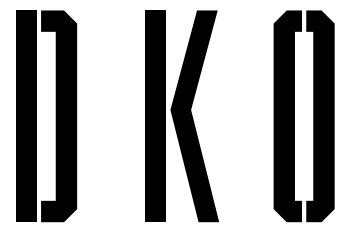




**Pre-Adaptable Unit Layout**  
***Apartment 1***



**Post-Adaptable Unit Layout**  
***Apartment 1***



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Project Number  
Drawing Name  
Scale  
Date

00012781  
Adaptable Unit Layout  
1:150 (A3)  
June 2021

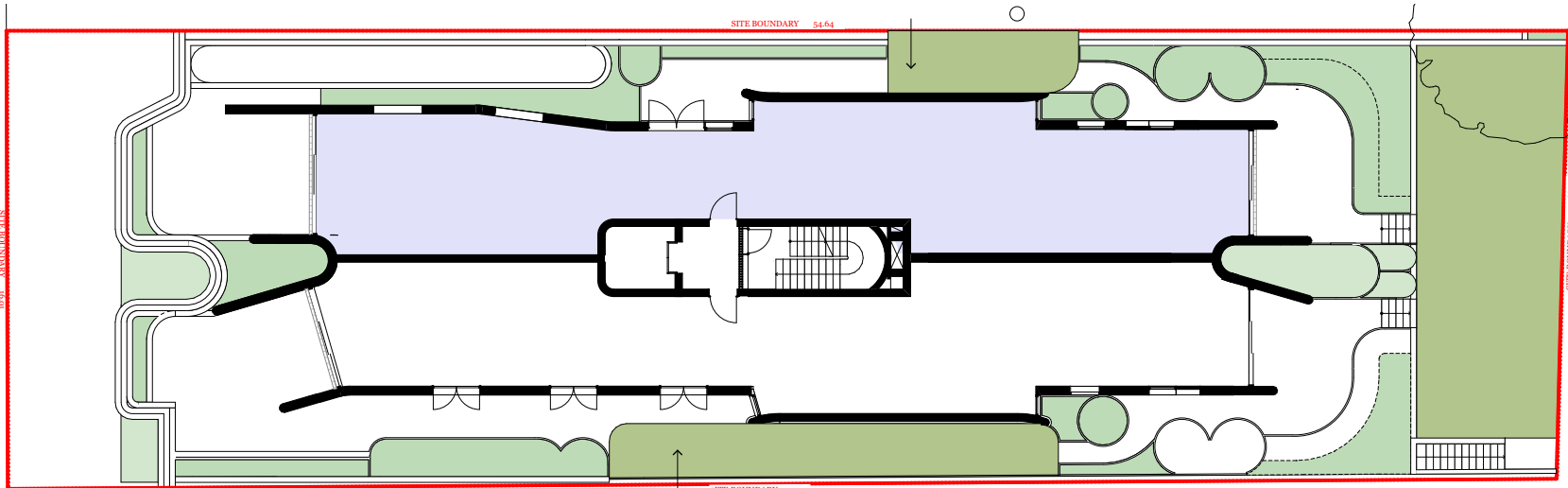
Client

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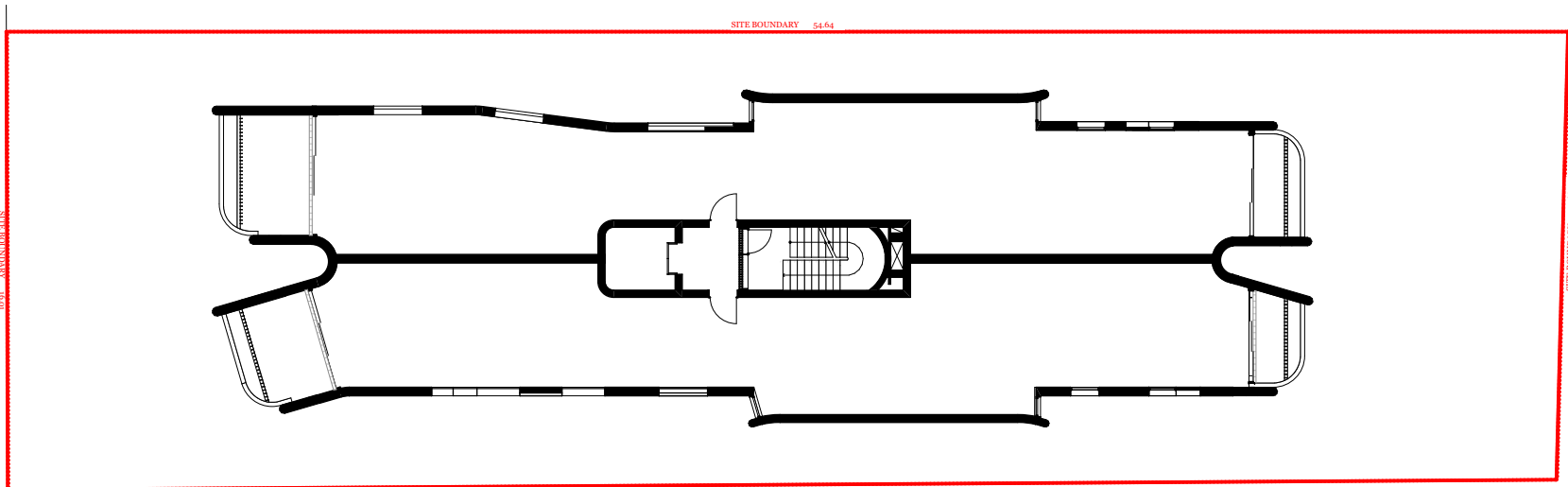
Drawing Number  
Revision

**DA508**  
**A**

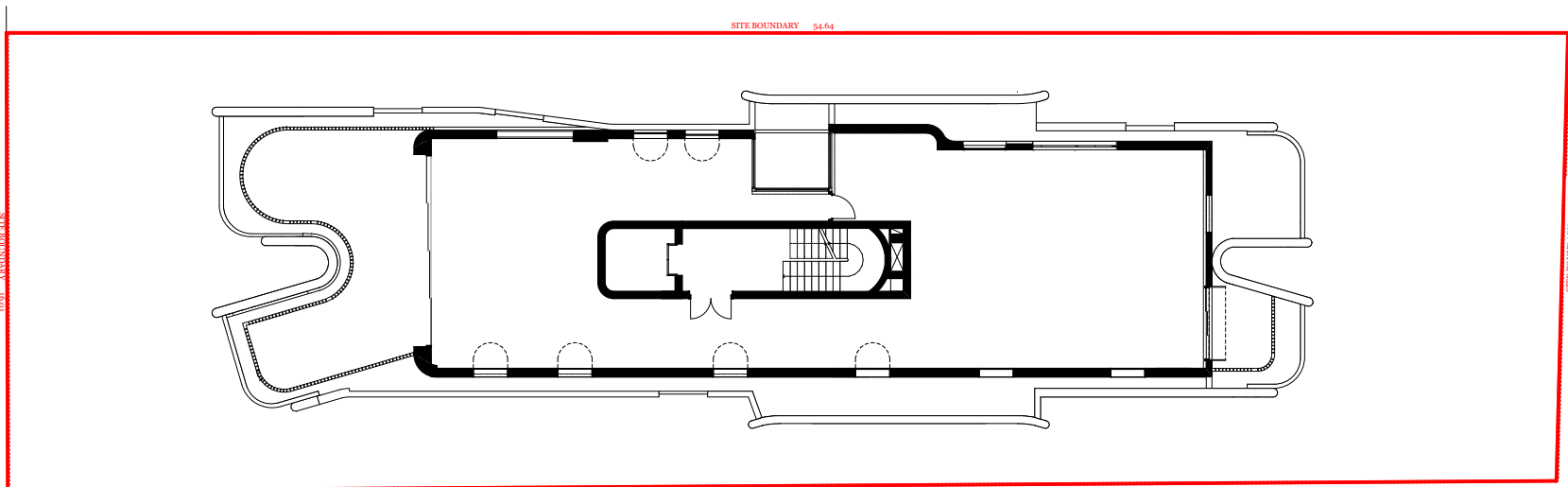




Ground Floor: 1/2 Units



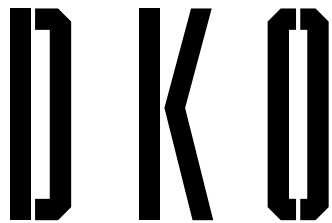
Level 1: 0/2 Units



Level 2: 0/1 Units

**LIVABLE APARTMENTS**

Total No. Units: 5  
Proposed No. Adaptable Units: 1



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Project Name  
Project Address

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Project Number  
Drawing Name  
Scale  
Date

00012781  
Livable Apartments  
(A3)  
June 2021

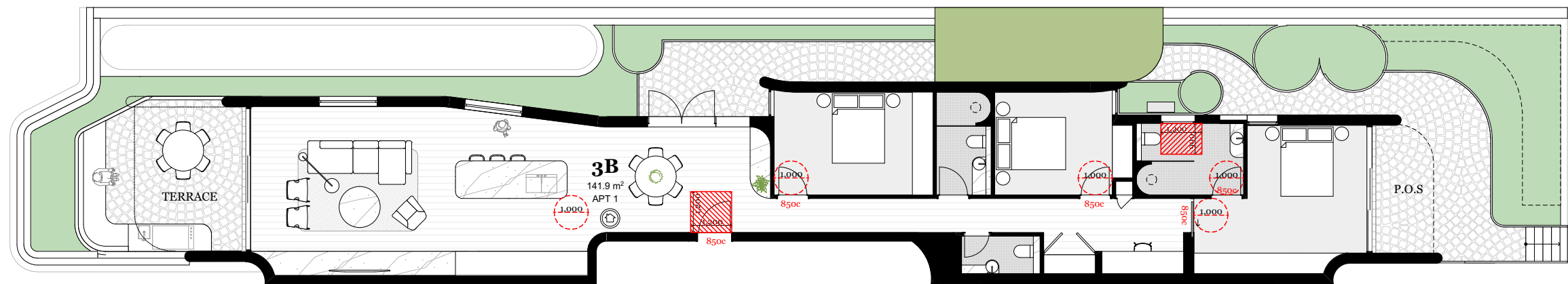
Client

Adjani Pty Ltd

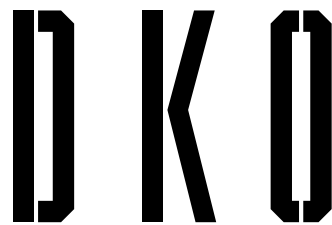
Drawing Number  
Revision

**DA509**  
**A**





**Silver Level Livable Unit Layout**  
**Apartment 1**



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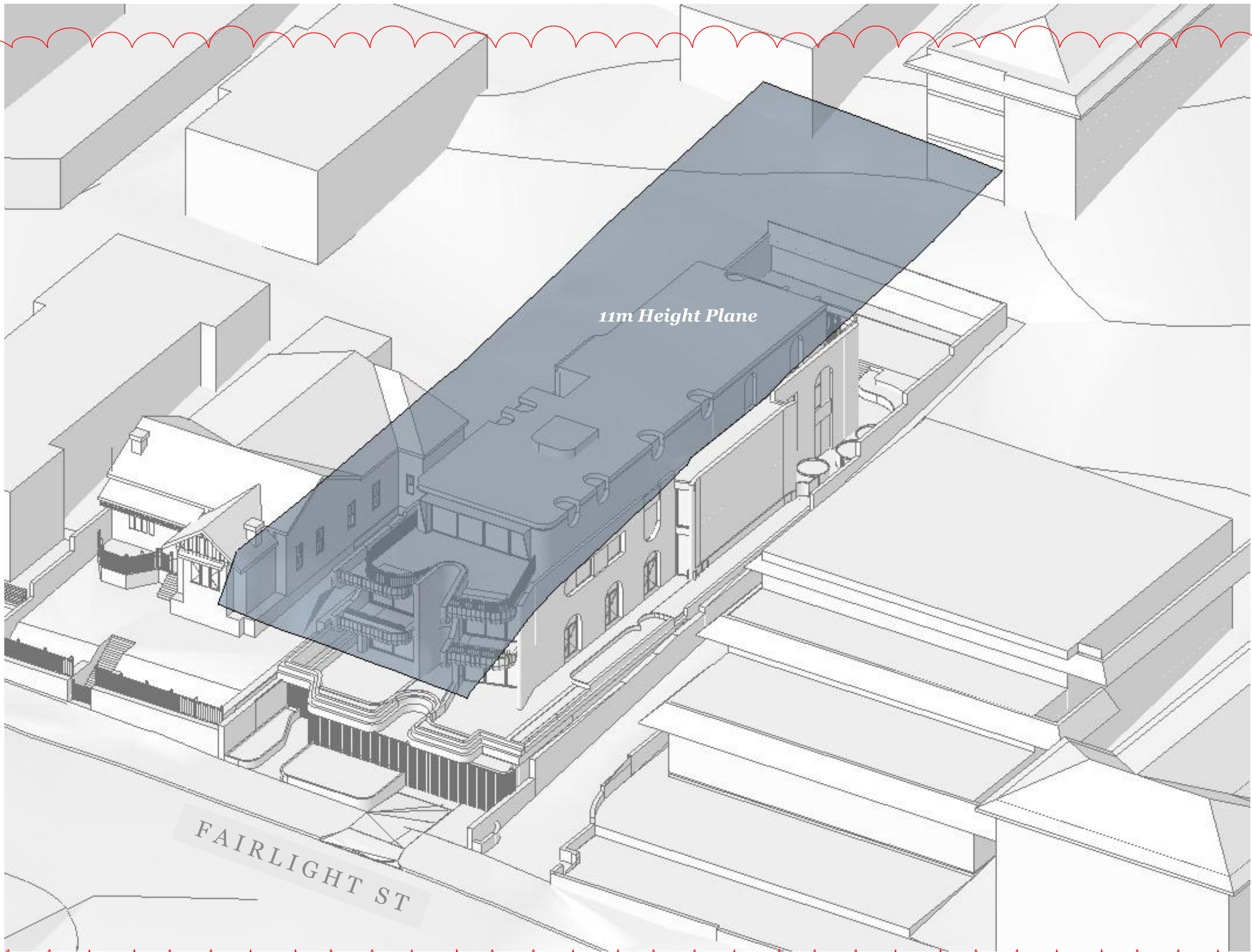
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Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Livable Unit Layout
		Scale	1:150 (A3)
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA510
		Revision	A





Legend

11m Height Plane

3D Height Plane Diagram



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Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Height Plane Diagram
		Scale	
		Date	June 2021
Client	Adjani Pty Ltd	Drawing Number	DA511
		Revision	B