

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;
 - pivot system: U=6.7, SHGC=0.57
 - 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 |
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| C | 27/06/2022 | MW | NB | Court Amended Drawings |

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

Client

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

Adjani Pty Ltd

| | |
|----------------|-------------|
| Project Number | 00012781 |
| Drawing Name | Cover Sheet |
| Scale | |
| Date | June 2021 |

| | |
|----------------|-------|
| Drawing Number | DA000 |
| Revision | C |



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|------|------------|----|-----|------------|
| B | 27/06/2022 | MW | NB | Court Amen |

| | |
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|----------------|--------------------|
| Project Number | 00012781 |
| Drawing Name | Development Summar |
| Scale | |
| Date | June 2021 |

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

| | |
|----------------|-------|
| Drawing Number | DA001 |
| Revision | B |

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 |

| 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.

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| 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 |

B.1



1 View Along Fairlight St looking East



2 View Along Fairlight St looking North



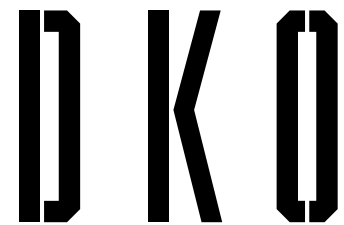
3 View Along Fairlight St looking West



4 View Along Margaret St looking North



5 View Along Margaret St looking West



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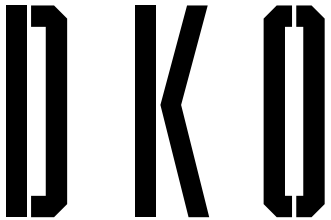
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|------|------------|----|-----|-------------------------|
| A | 12/10/2021 | WL | NB | Development Application |

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

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

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

| | |
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| Drawing Number | DA100 |
| Revision | A |



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Project Address

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Project Number
Drawing Name
Scale
Date

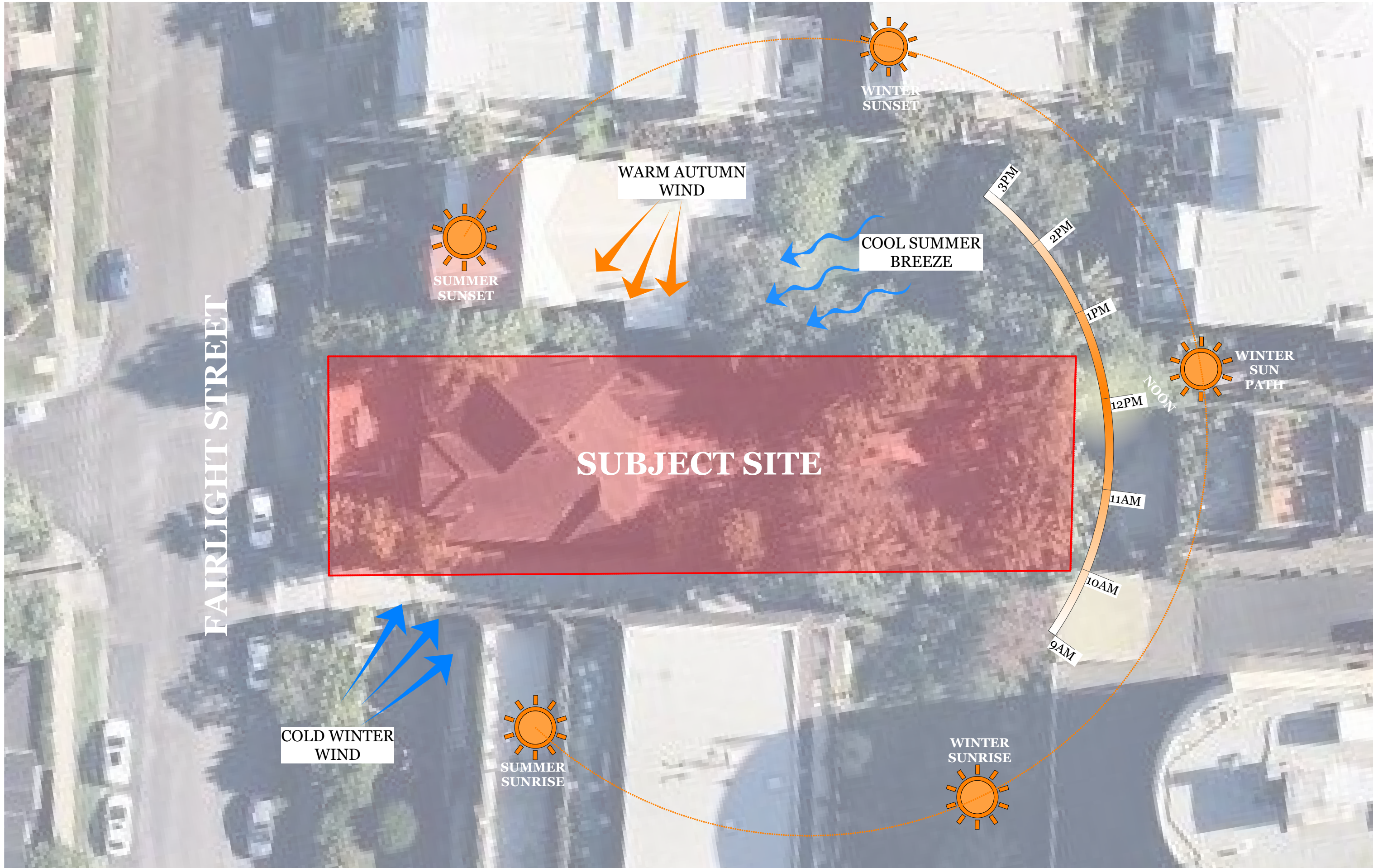
00012781
Site Analysis Plan 1/2
N/A
June 2021

Client

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Drawing Number
Revision

DA101
A



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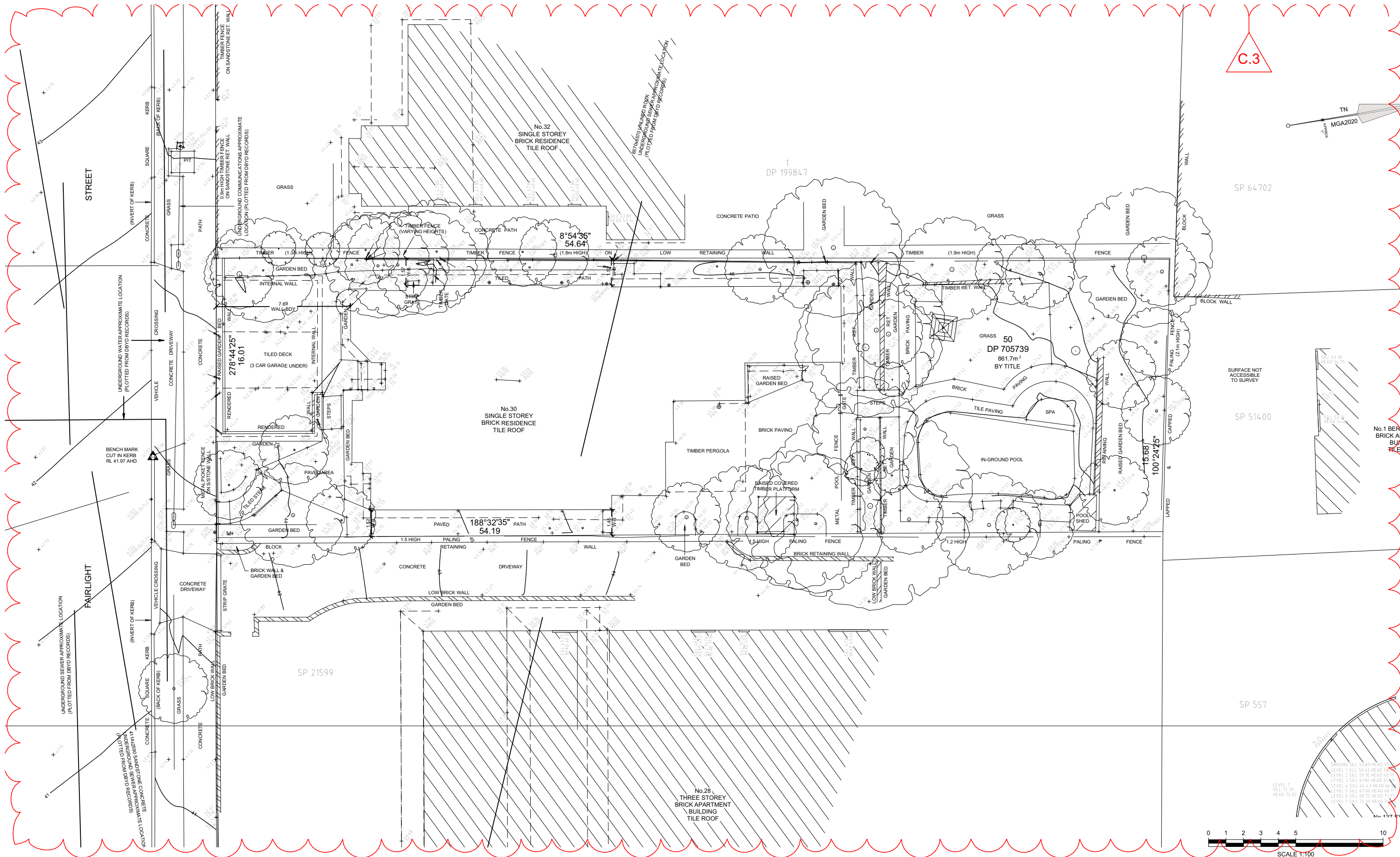
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|------|------------|----|-----|-------------------------|
| A | 12/10/2021 | WL | NB | Development Application |

Project Name
Project Address
30 Fairlight St, Fairlight
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Client
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Project Number
Drawing Name
Scale
Date
00012781
Site Analysis Plan 2/2
1:250 (A3)
June 2021

Drawing Number
Revision
DA102
A



C.3

TN

MGA2020

SP 64702

SP 51400

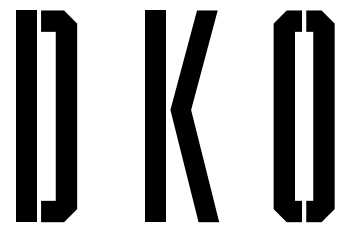
SP 557

No. 1 BERN
BRICK APARTMENT
BUILDING

GROUND SILL 72.80 HEAD 55.00
LEVEL 1 SILL 56.45 HEAD 58.00
LEVEL 2 SILL 59.10 HEAD 60.75
LEVEL 3 SILL 61.80 HEAD 63.50
LEVEL 4 SILL 64.45 HEAD 66.25
LEVEL 5 SILL 67.10 HEAD 69.00
LEVEL 6 SILL 69.75 HEAD 71.75
LEVEL 7 SILL 72.40 HEAD 74.50

SCALE 1:100

Survey Prepared by Usher & Company Pty Ltd



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Project Number
Drawing Name
Scale
Date

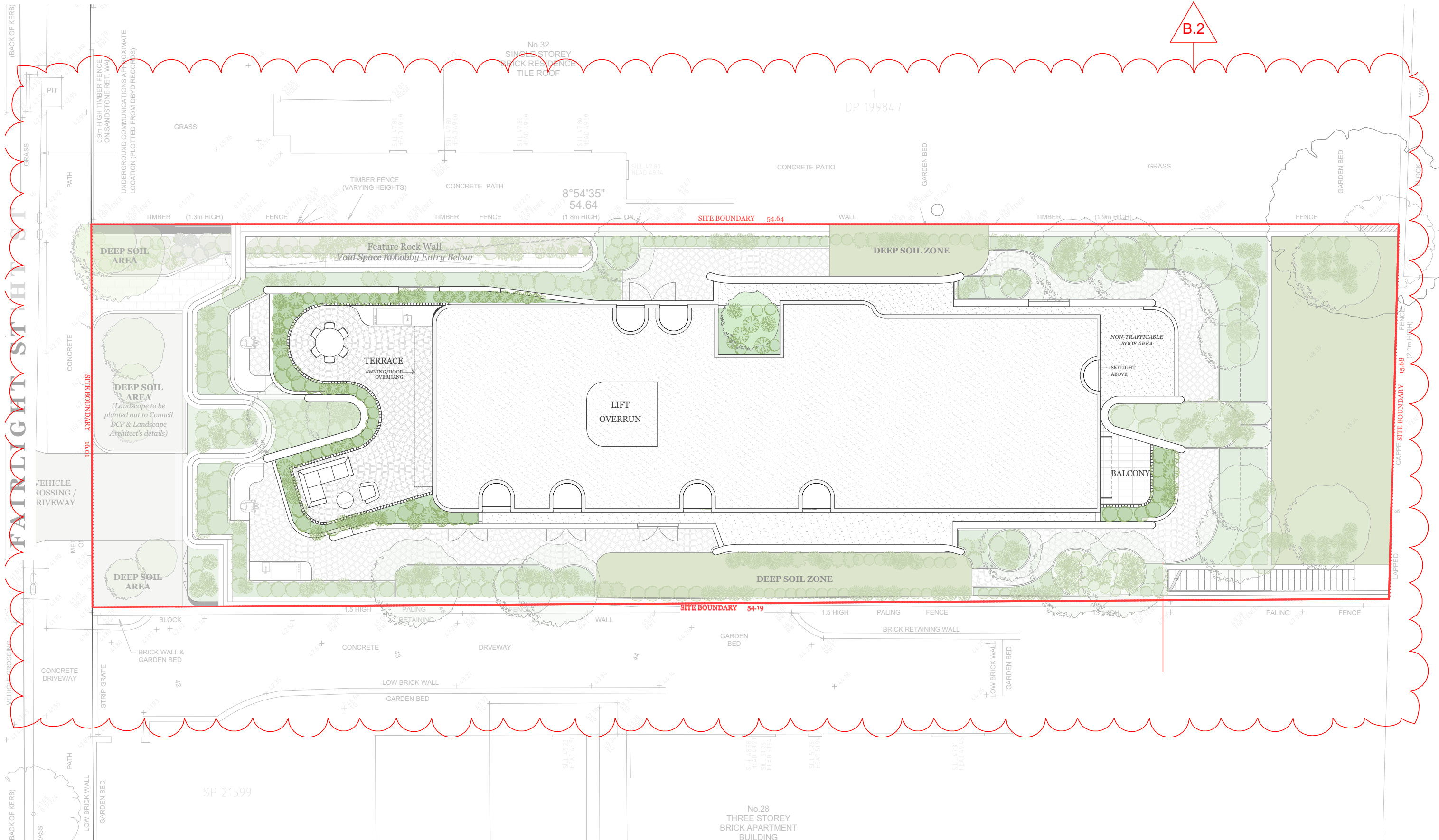
00012781
Existing Site Survey
1:200 (A3)
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DA103
C



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Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

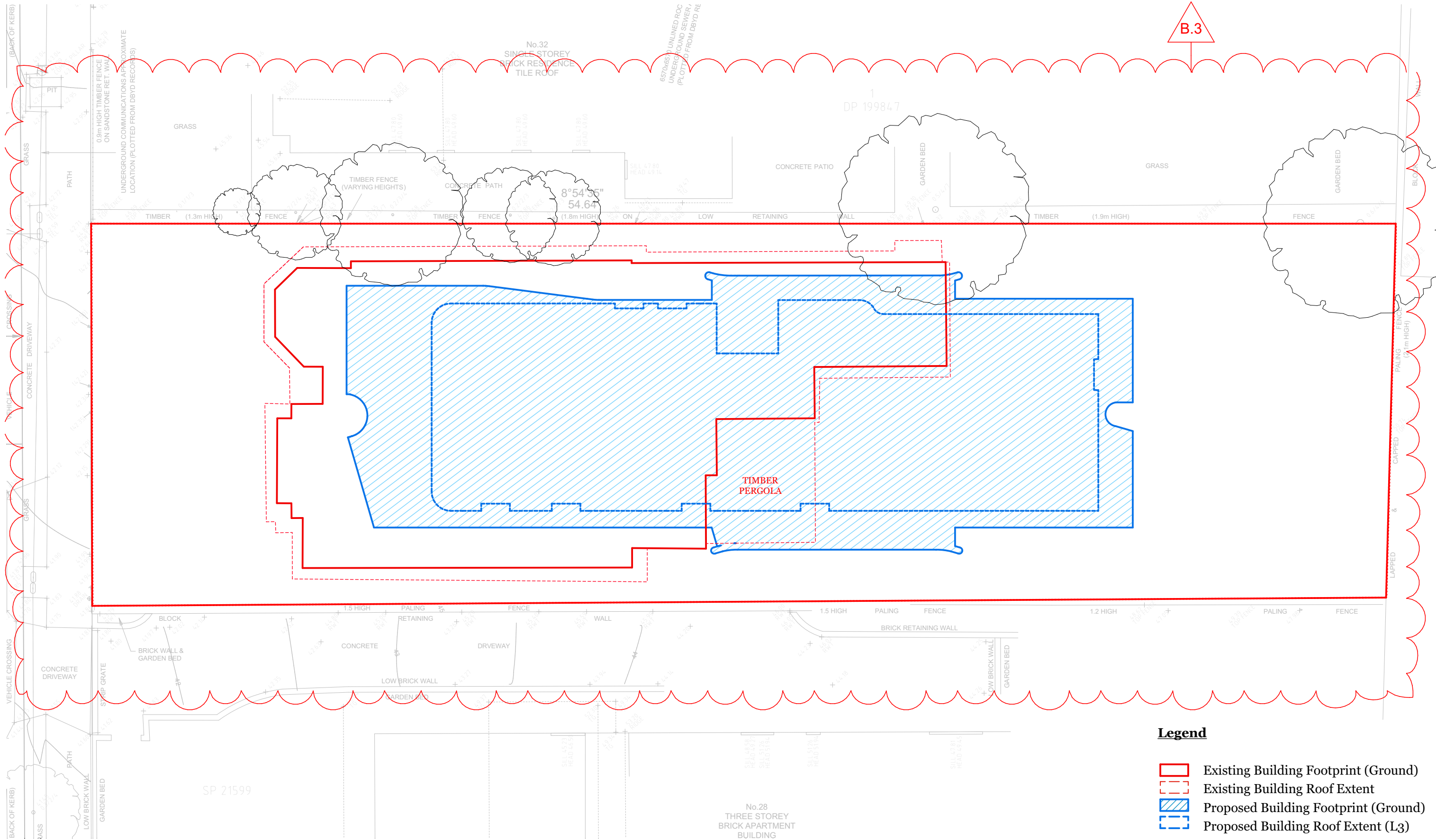
00012781
Site Plan
1:150 (A3)
June 2021

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Adjani Pty Ltd

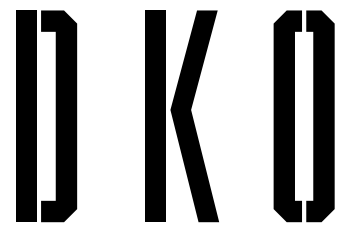
Drawing Number
Revision

DA104
B



Legend

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



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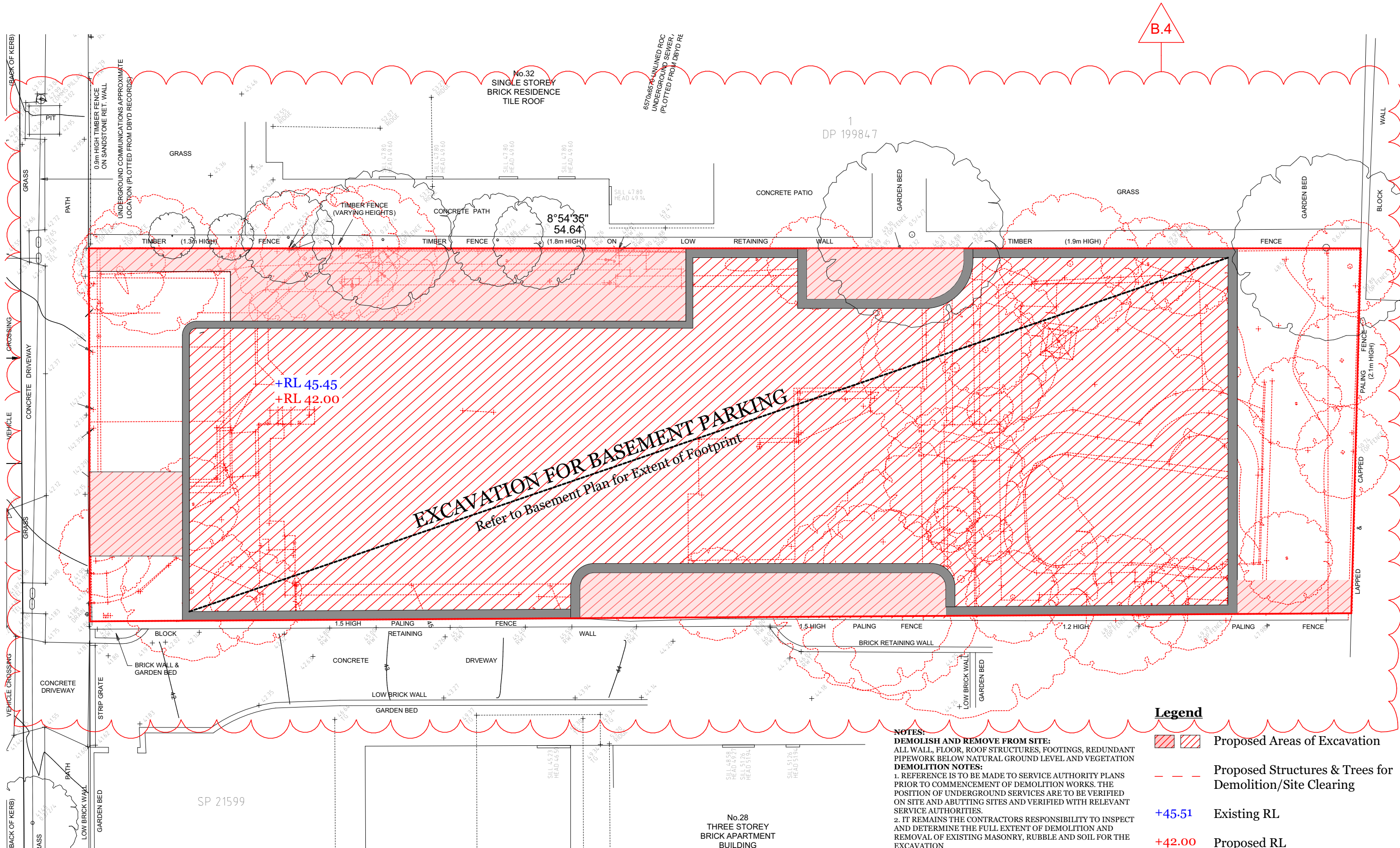
00012781
Building Footprint
1:150 (A3)
June 2021

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Drawing Number
Revision

DA105
B

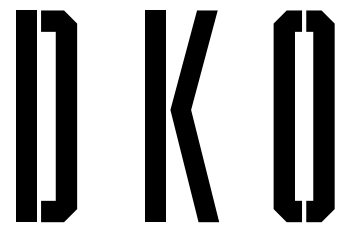


Legend

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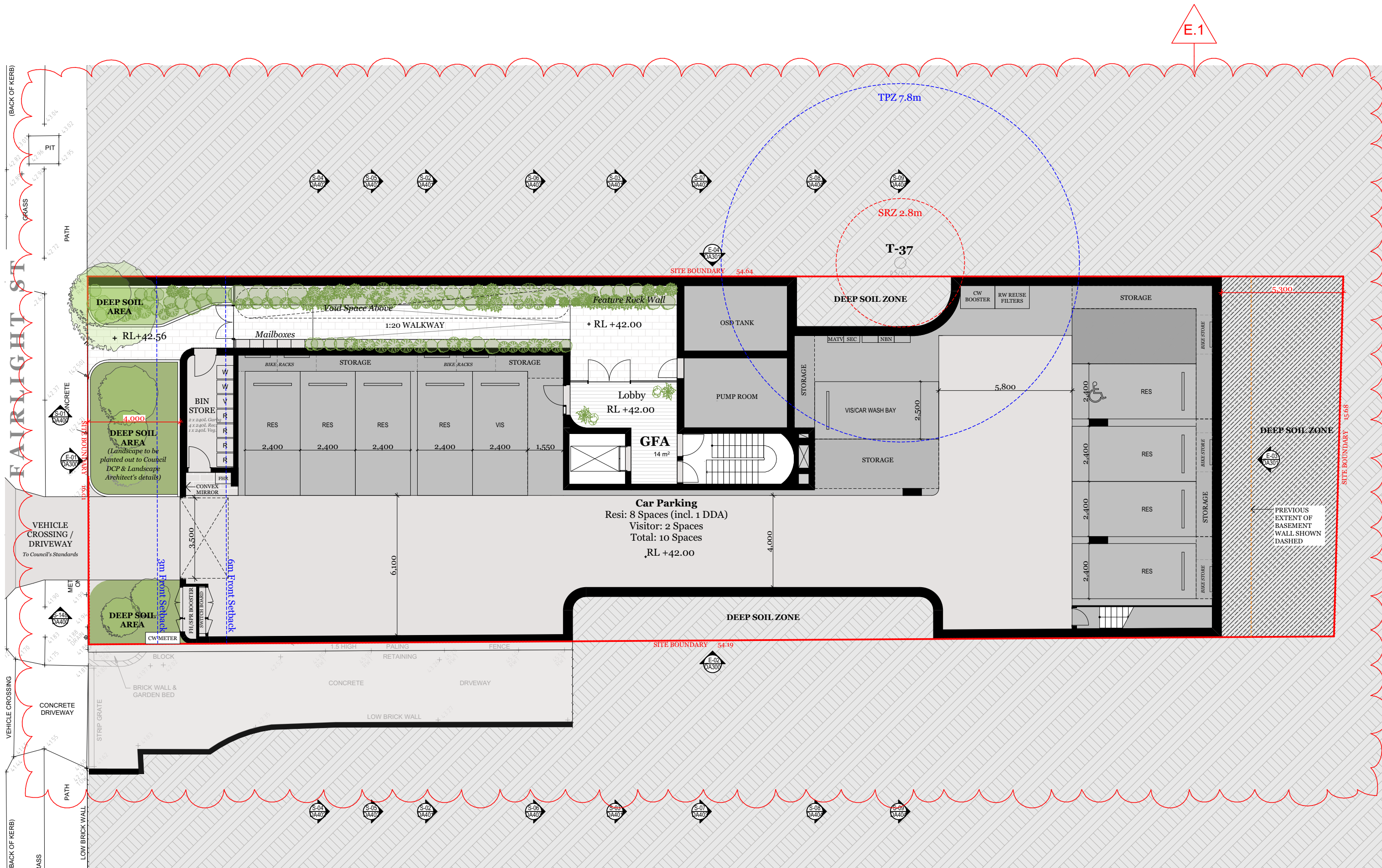
| Rev. | Date | By | Ckd | Description |
|------|------------|----|-----|------------------------|
| C | 27/06/2022 | MW | NB | Court Amended Drawings |

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| Project Name | 30 Fairlight St, Fairlight |
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| Client | Adjani Pty Ltd |
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| | |
|----------------|-------------------------|
| Project Number | 00012781 |
| Drawing Name | Demolition & Excavation |
| Scale | 1:150 (A3) |
| Date | June 2021 |

| | |
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| Drawing Number | DA106 |
| Revision | C |



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Project Name
Project Address

30 Fairlight St, Fairlight
30 Fairlight St,
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Project Number
Drawing Name
Scale
Date

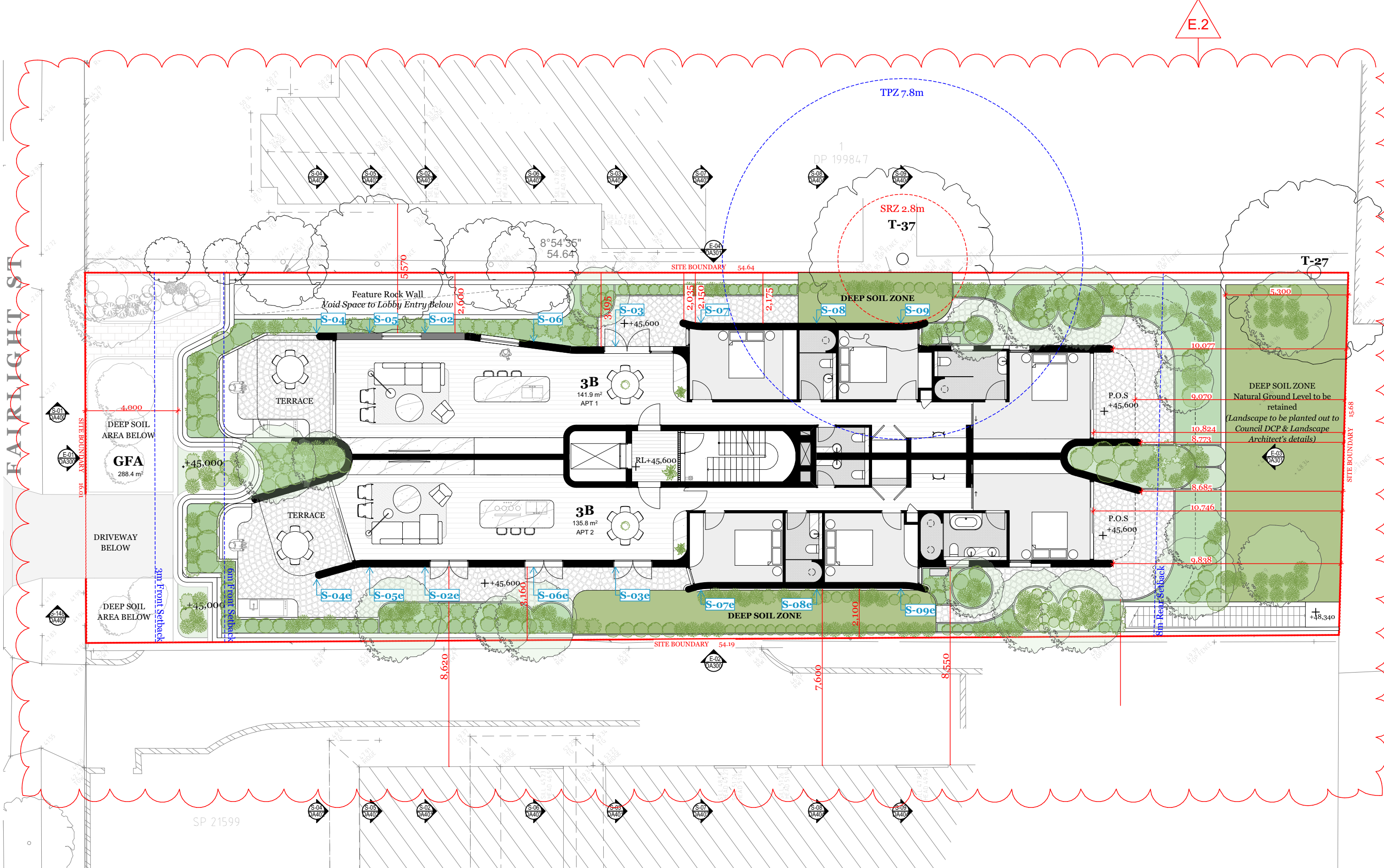
00012781
Basement Plan
1:150 (A3)
June 2021

Client

Adjani Pty Ltd

Drawing Number
Revision

DA200
E



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Project Number
Drawing Name
Scale
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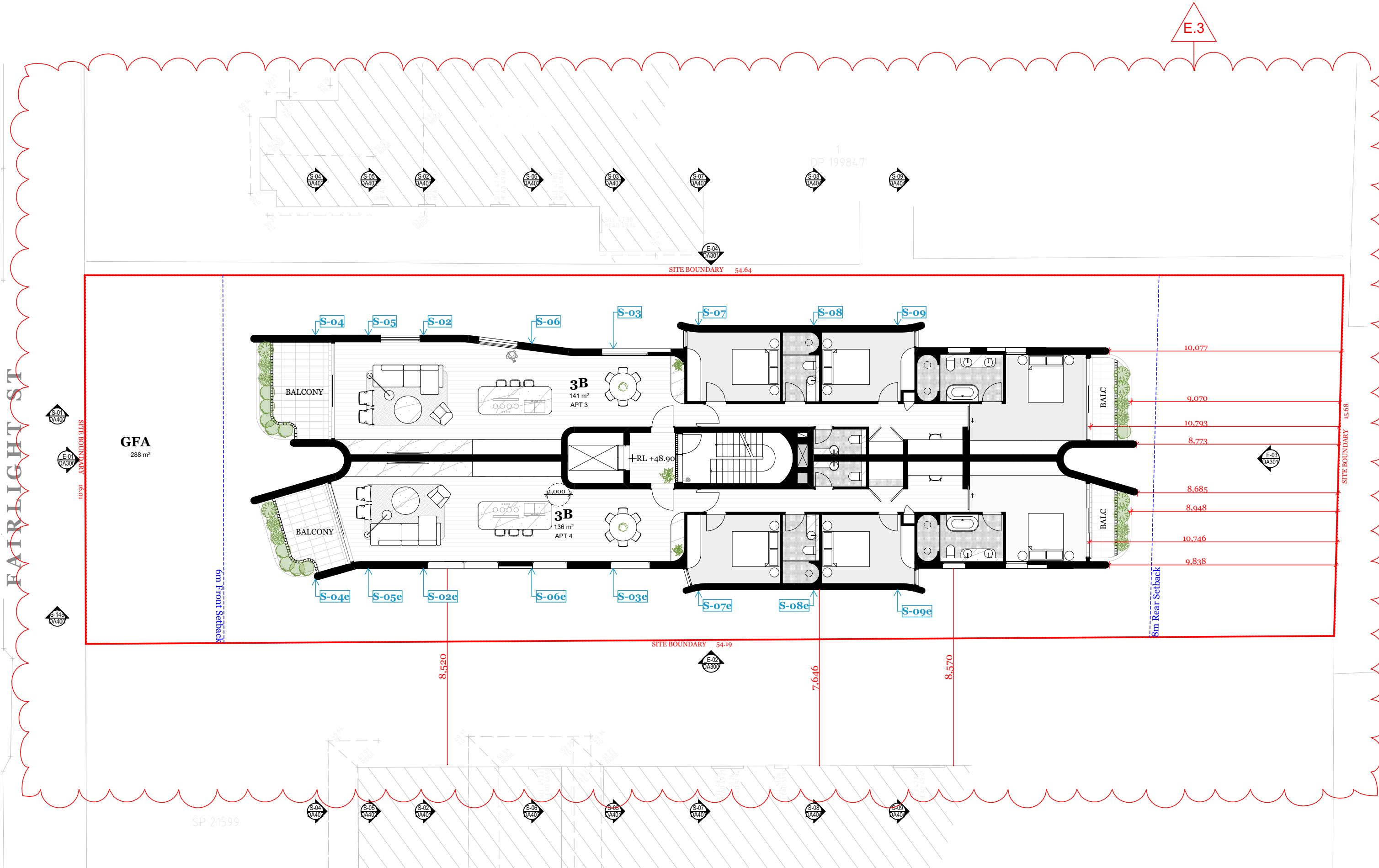
00012781
Ground Floor Plan
1:150 (A3)
June 2021

Client

Adjani Pty Ltd

Drawing Number
Revision

DA201
E



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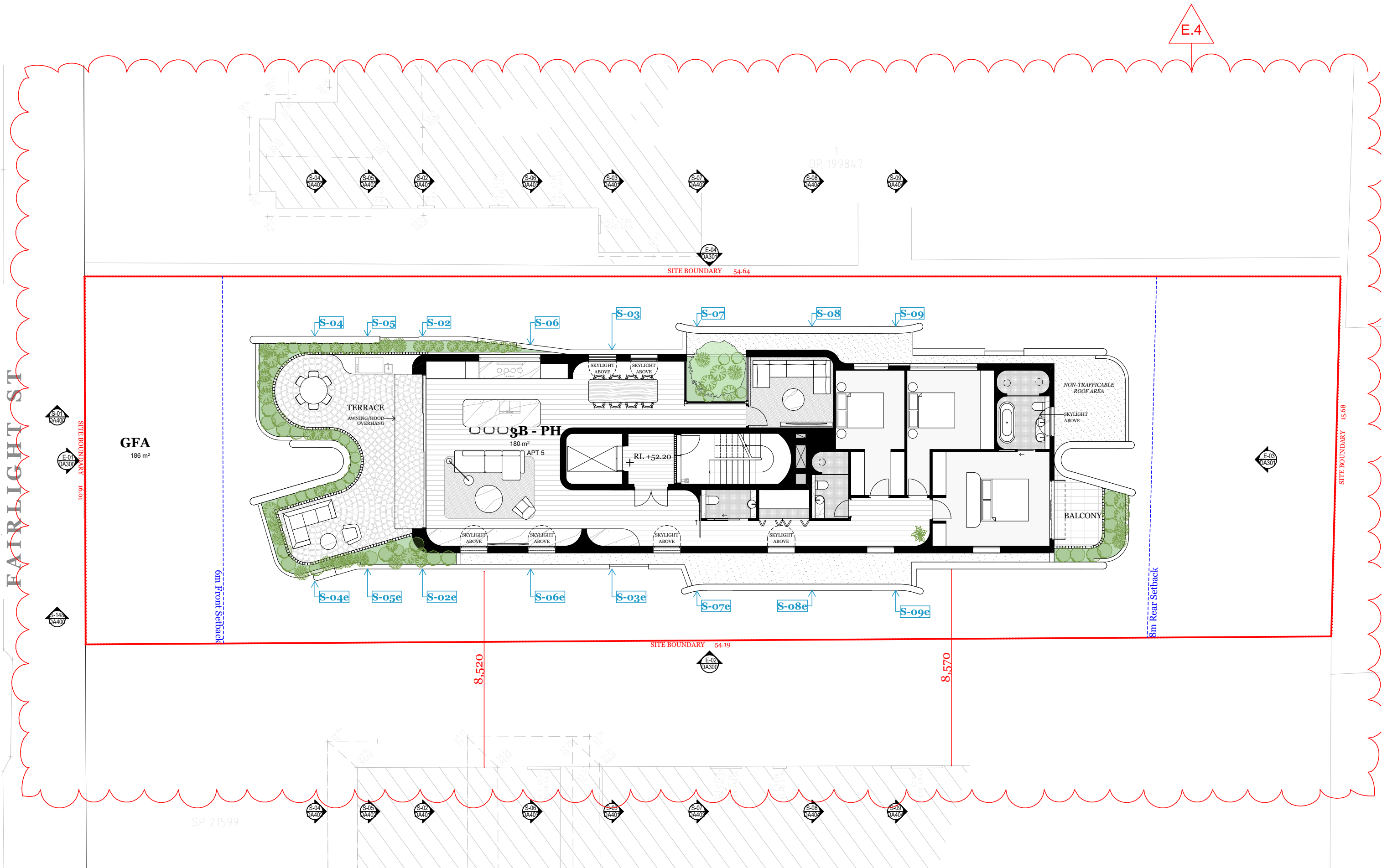
00012781
Level 1 Plan
1:150 (A3)
June 2021

Client

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Drawing Number
Revision

DA202
E



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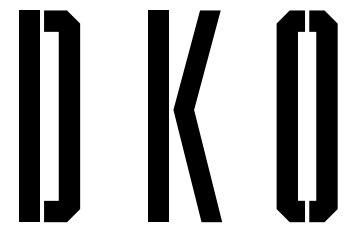
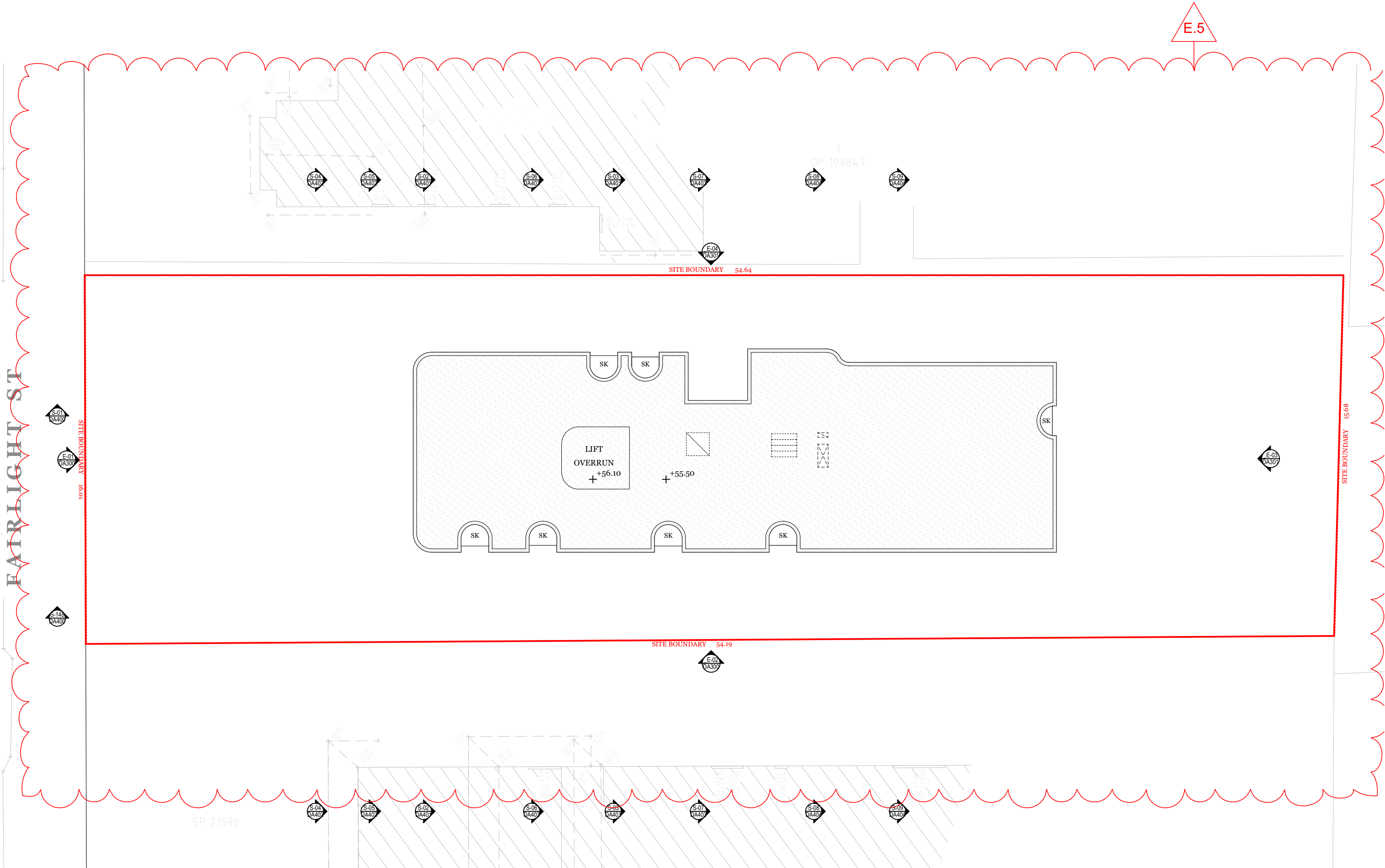
00012781
Level 2 Plan
1:150 (A3)
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Client

Adjani Pty Ltd

Drawing Number
Revision

DA203
E



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00012781
Roof Plan
1:150 (A3)
June 2021

Client

Adjani Pty Ltd

Drawing Number
Revision

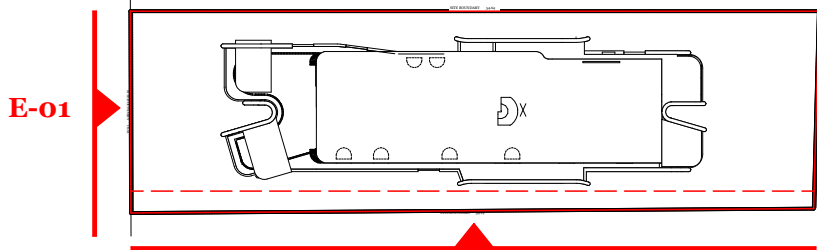
DA204
E



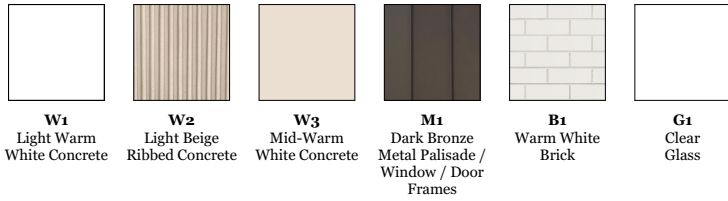
South-Facing Elevation

1:150

KEY PLAN

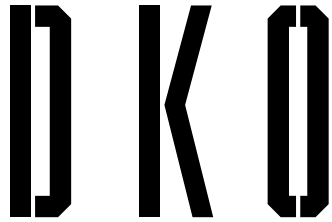


MATERIALS LEGEND



East-Facing Elevation

1:150



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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

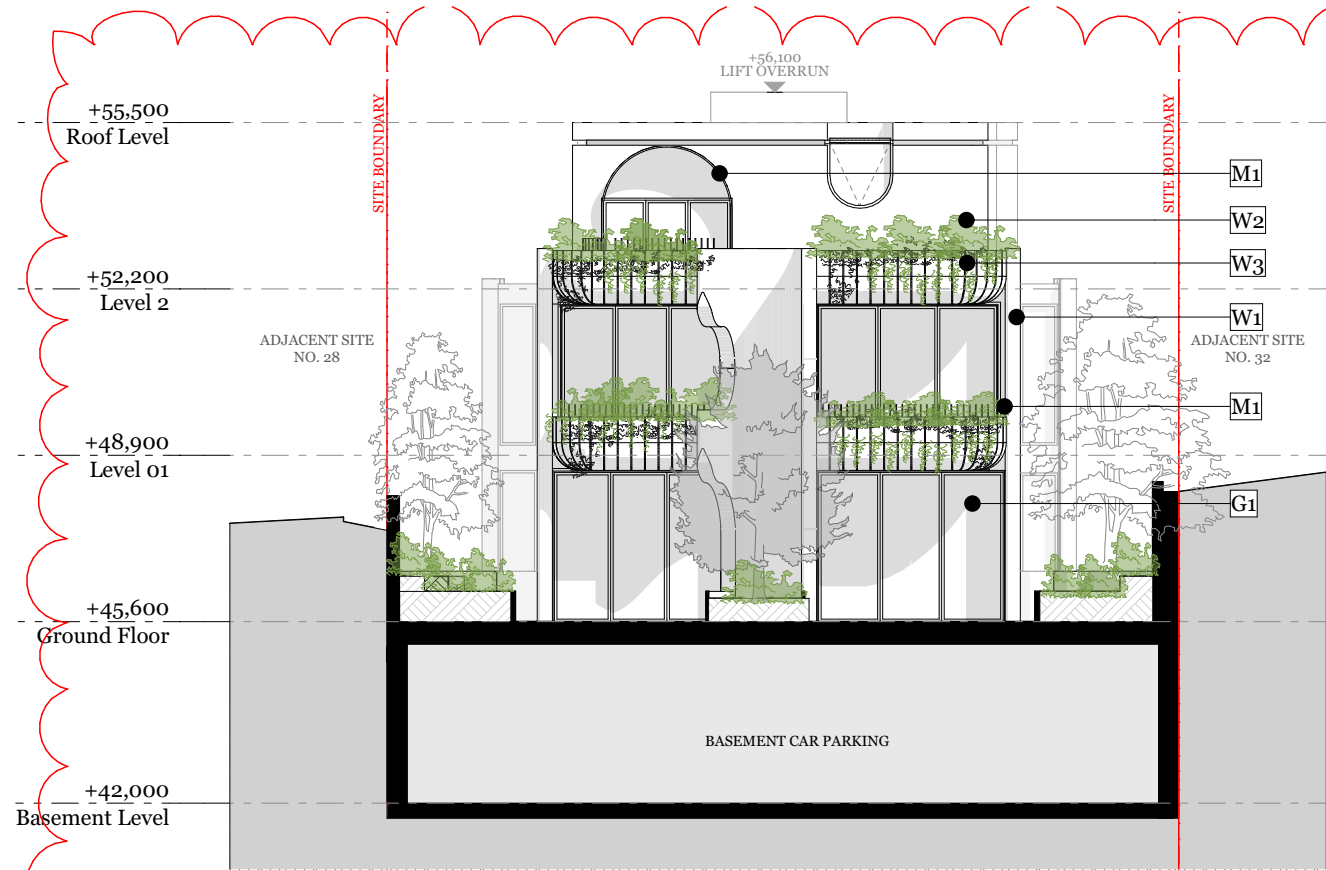
00012781
Elevations - Sheet 1
1:150 (A3)
June 2021

Client

Adjani Pty Ltd

Drawing Number
Revision

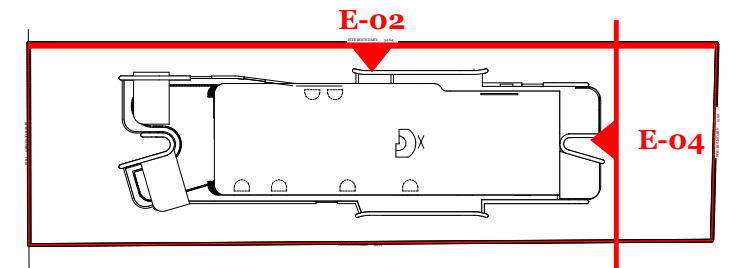
DA300
B



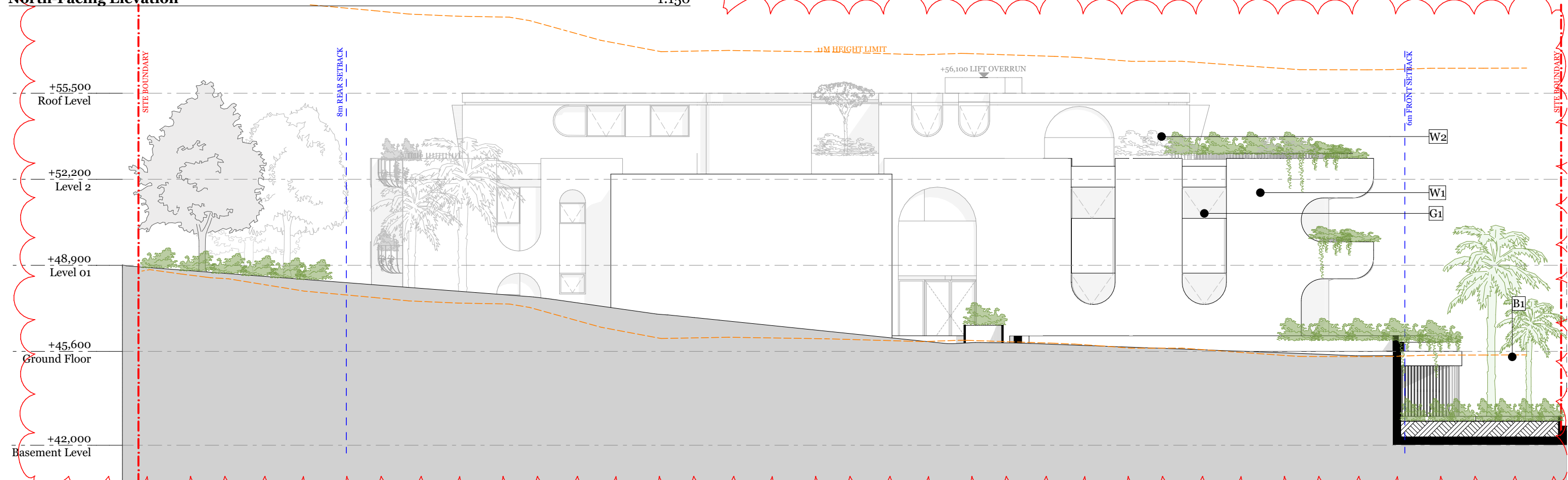
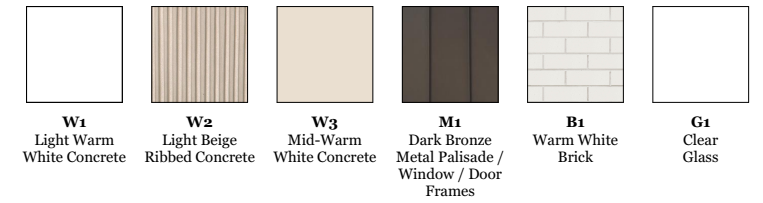
North-Facing Elevation

1:150

KEY PLAN



MATERIALS LEGEND



West-Facing Elevation

1:150



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| 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

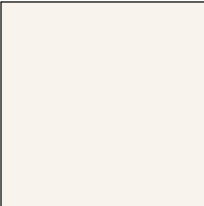

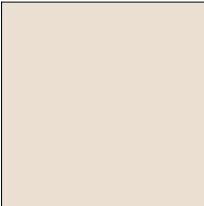
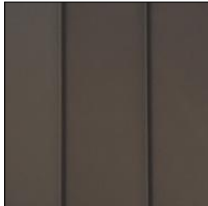
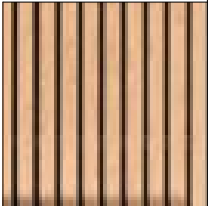

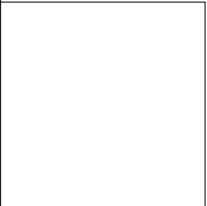
Client

Adjani Pty Ltd

Drawing Number
Revision

DA301
C



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

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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

Client

Adjani Pty Ltd

Drawing Number

Revision

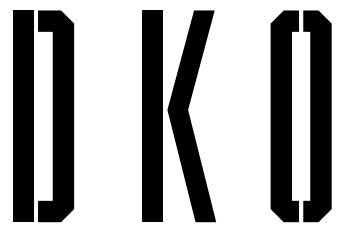
00012781
Materials & Finishes
(A3)
June 2021

DA302

B



View From East of Fairlight Street



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| B | 27/06/2022 | MW | NB | Court Amended Drawings |

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

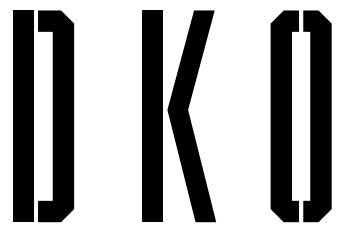
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| Project Number | 00012781 |
| Drawing Name | Perspectives - Sheet 1 |
| Scale | (A3) |
| Date | June 2021 |

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

| | |
|----------------|-------|
| Drawing Number | DA303 |
| Revision | B |



View of Lobby Entrance from West of Fairlight Street



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| 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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| 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
Perspectives - Sheet 3
(A3)
June 2021

Client

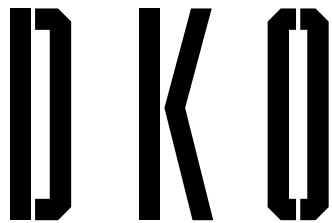
Adjani Pty Ltd

Drawing Number
Revision

DA305
C



View of North-Facing Facade



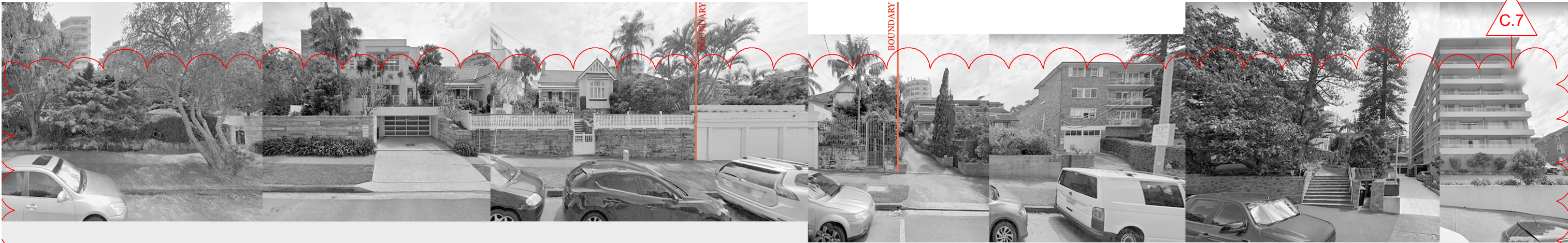
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| C | 27/06/2022 | WL | NB | Court Amended Drawings |

| | | | |
|-----------------|---|----------------|--------------------------------|
| 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 |



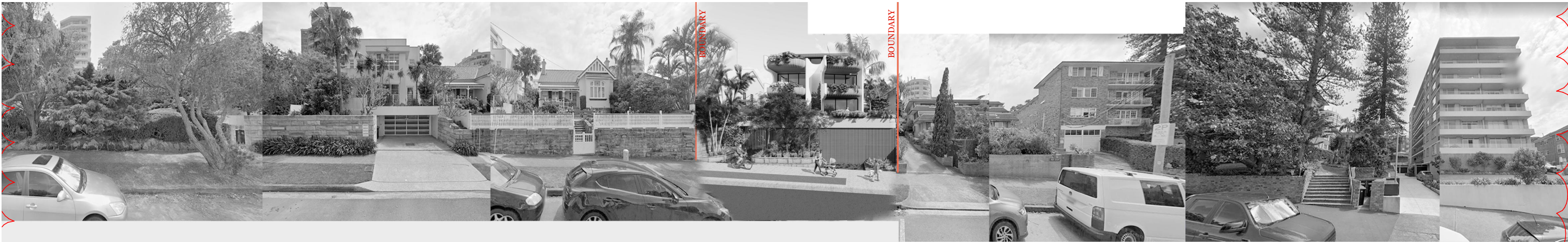
28 Woods Parade 34 Fairlight St 32 Fairlight St **Site** 30 Fairlight St 26-28 Fairlight St 24 Fairlight St 22 Fairlight St

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

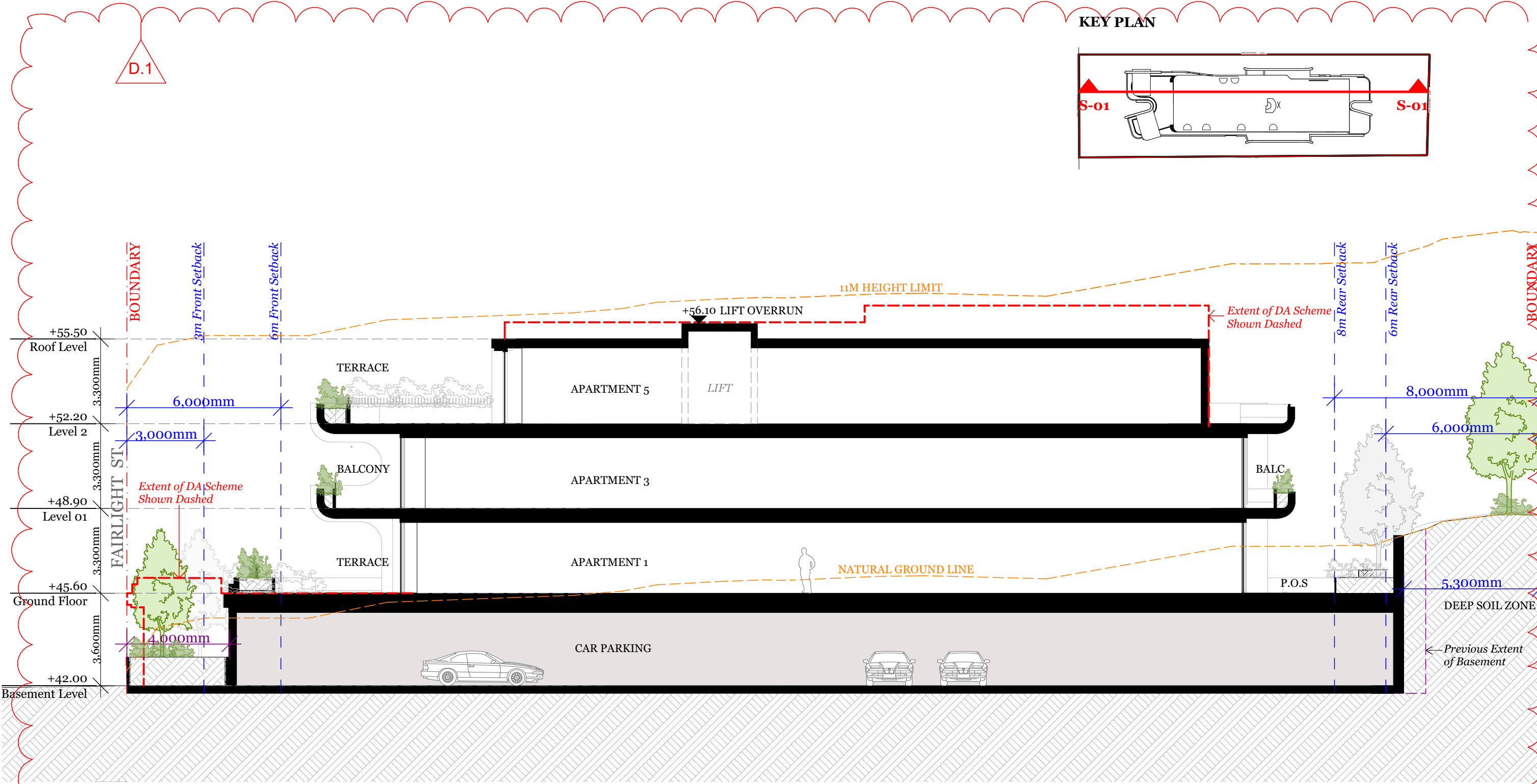
B) DA Scheme - Streetscape Elevation - View Along Fairlight St



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

| <div>DKO</div> | DKO Architecture (NSW) Pty Ltd 42 Davies Street Surry Hills, NSW 2010 ABN: 81956706590 NSW: Nominated Architects Koos de Keijzer 5767 David Randerson 8542 | T +61 2 8346 4500 info@DKO.com.au www.DKO.com.au | © DKO Architecture (NSW) Pty Ltd Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission of DKO Architecture. | <table><tr><th>Rev.</th><th>Date</th><th>By</th><th>Ckd</th><th>Description</th></tr><tr><td>C</td><td>27/06/2022</td><td>WL</td><td>NB</td><td>Court Amended Drawings</td></tr></table> | 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 Streetscape Elevations (A3) June 2021 | |
|----------------|---|--|--|--|------------------------|------------|----|-----|-------------|---|------------|----|----|------------------------|---------------------------------|--|---|--|---|--|--|--|
| | Rev. | Date | By | Ckd | Description | | | | | | | | | | | | | | | | | |
| | C | 27/06/2022 | WL | NB | Court Amended Drawings | | | | | | | | | | | | | | | | | |
| Client | | Adjani Pty Ltd | | Drawing Number Revision | | DA307 C | | | | | | | | | | | | | | | | |



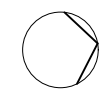
Section - S-01



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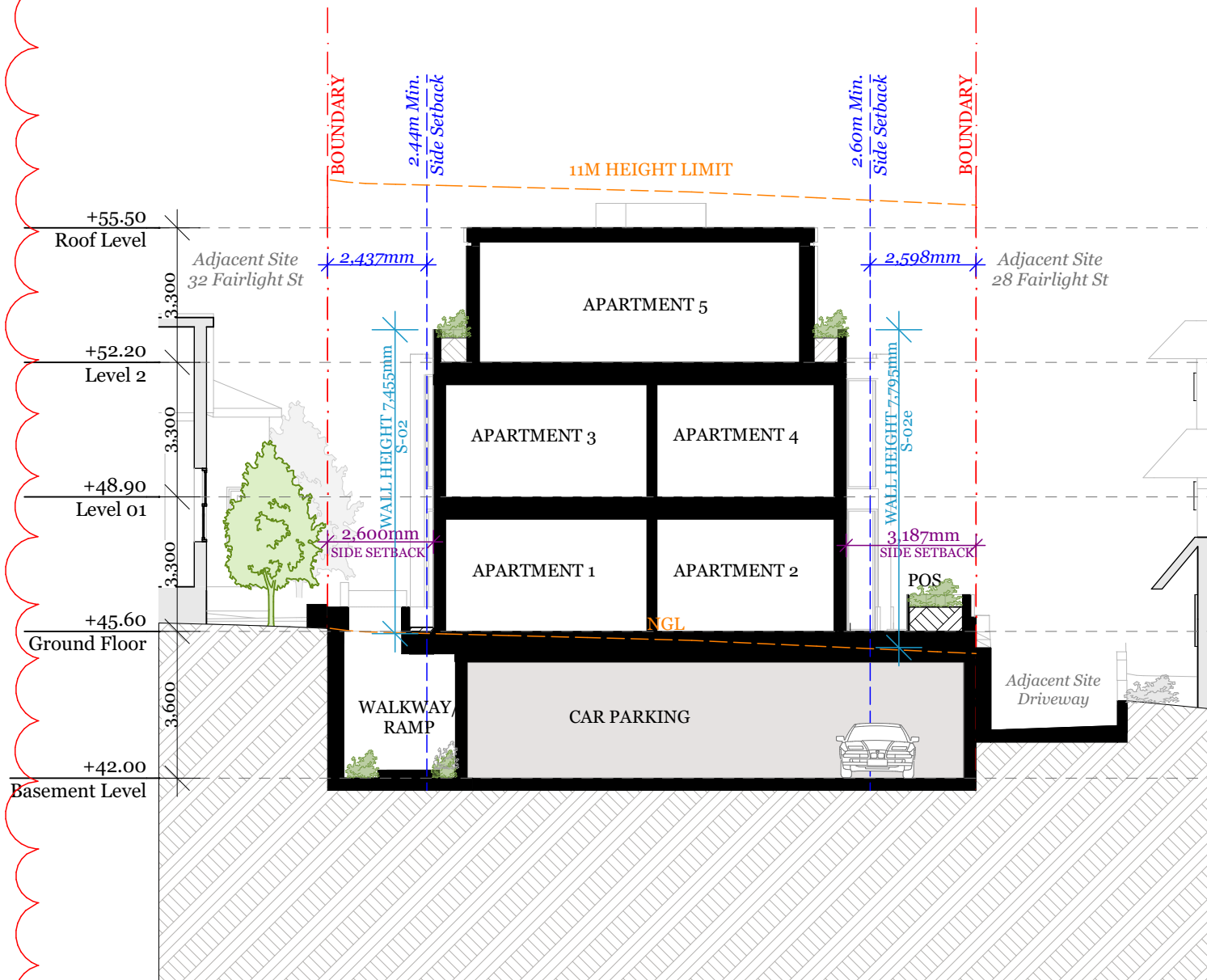
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| D | 27/06/2022 | WL | NB | Court Amended Drawings |

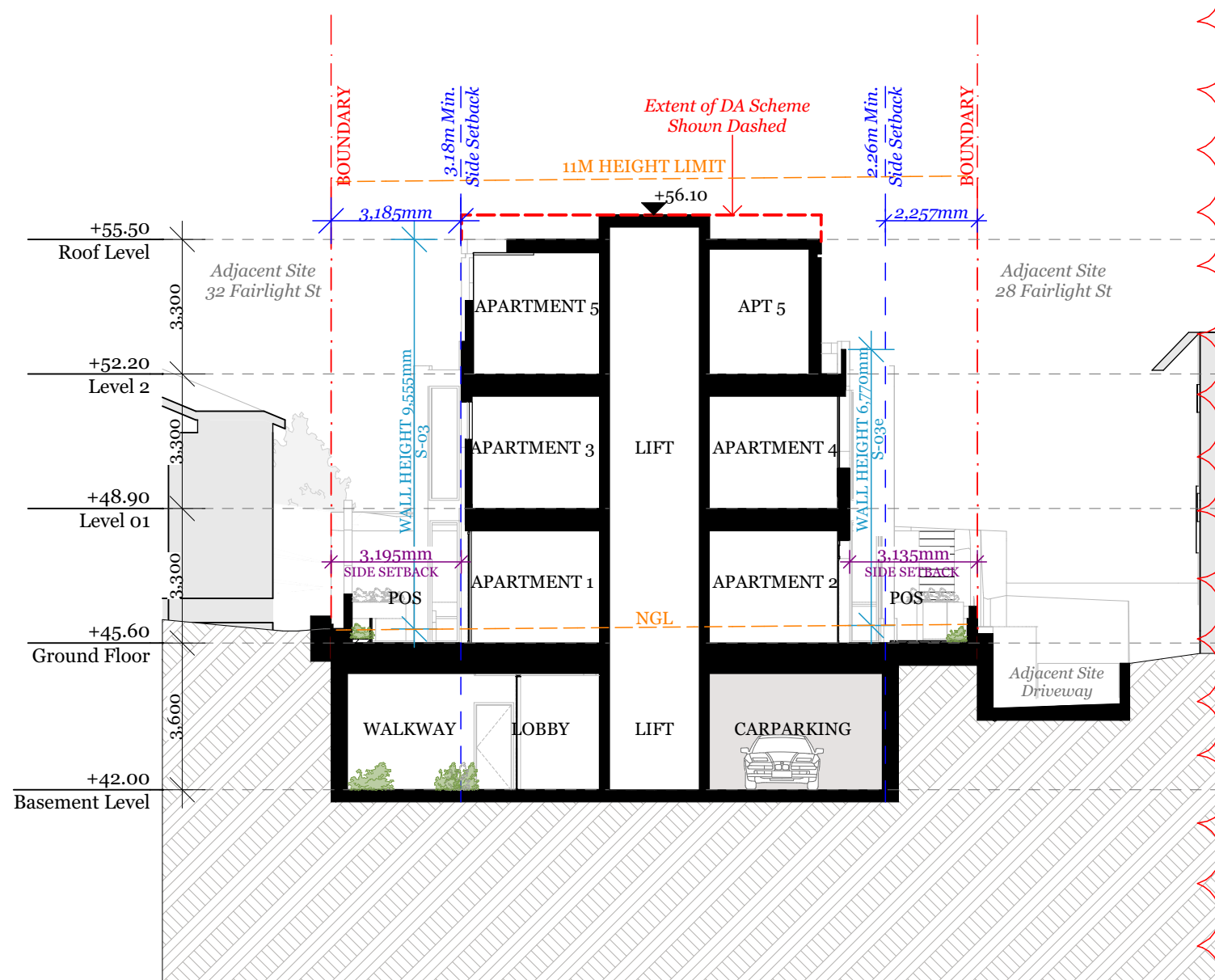
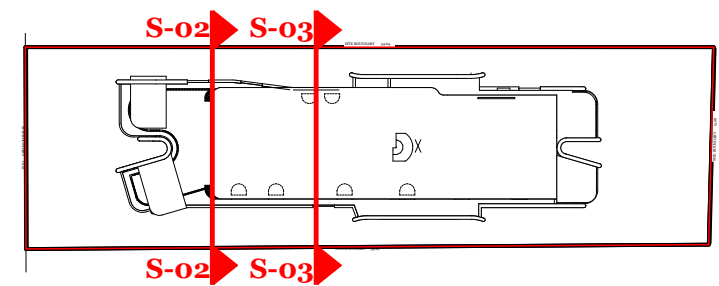
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| Project Name | 30 Fairlight St, Fairlight | Project Number | 00012781 |
| Project Address | 30 Fairlight St, Fairlight, NSW 2094 | Drawing Name | Sections - Sheet 1 |
| | | Scale | 1:150 (A3) |
| | | Date | June 2021 |
| Client | Adjani Pty Ltd | Drawing Number | DA400 |
| | | Revision | D |

D.2

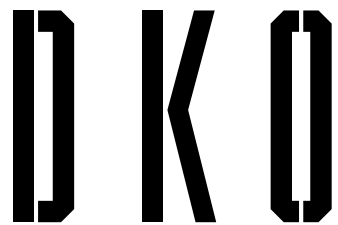


Section - S-02

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

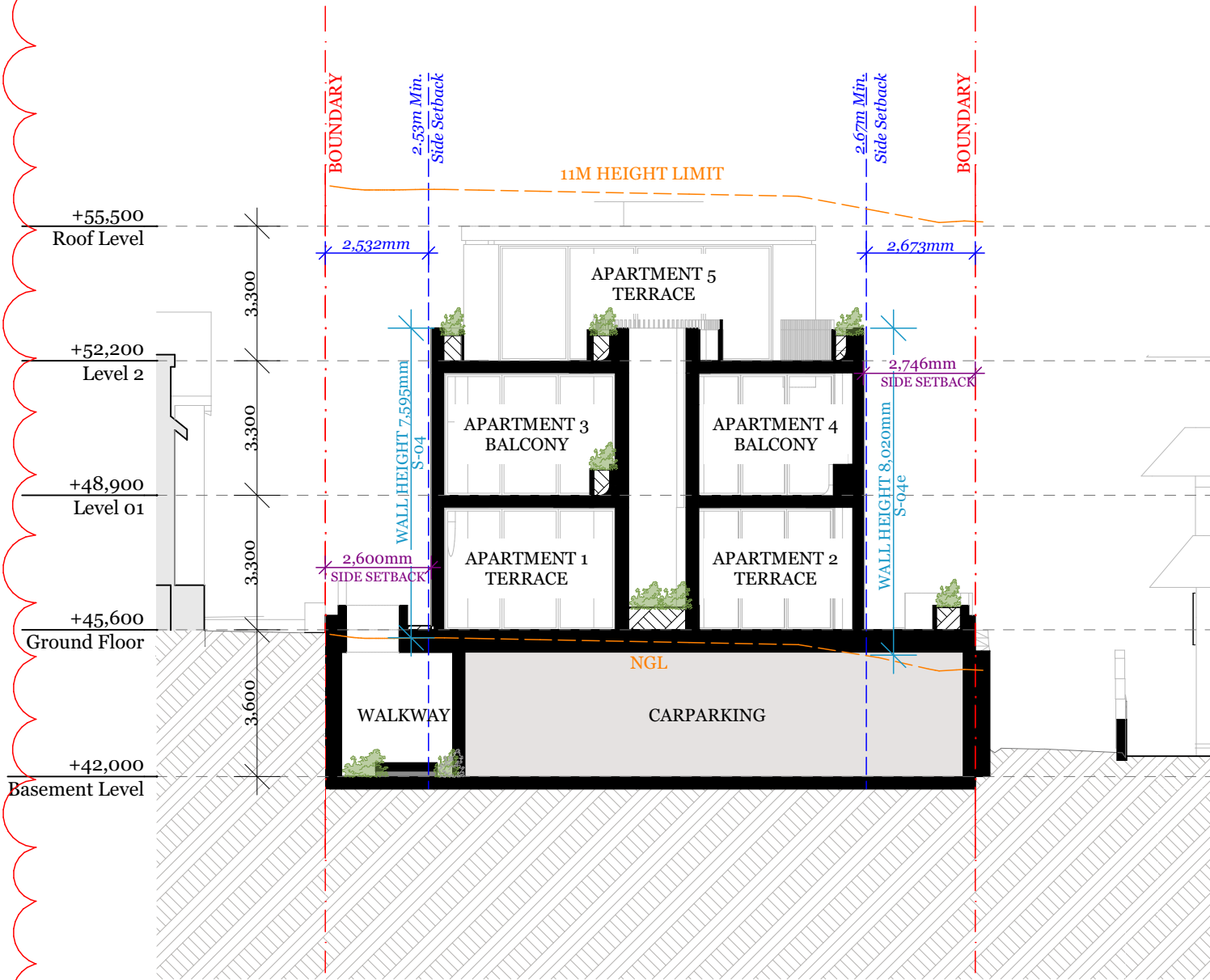
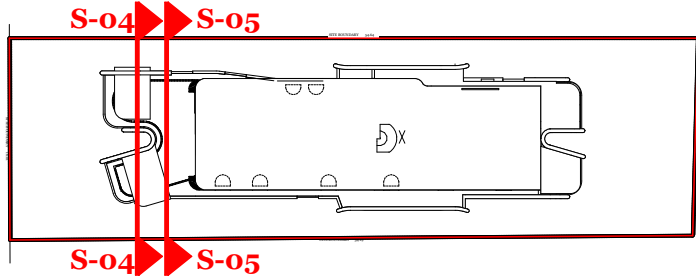
Adjani Pty Ltd

Drawing Number
Revision

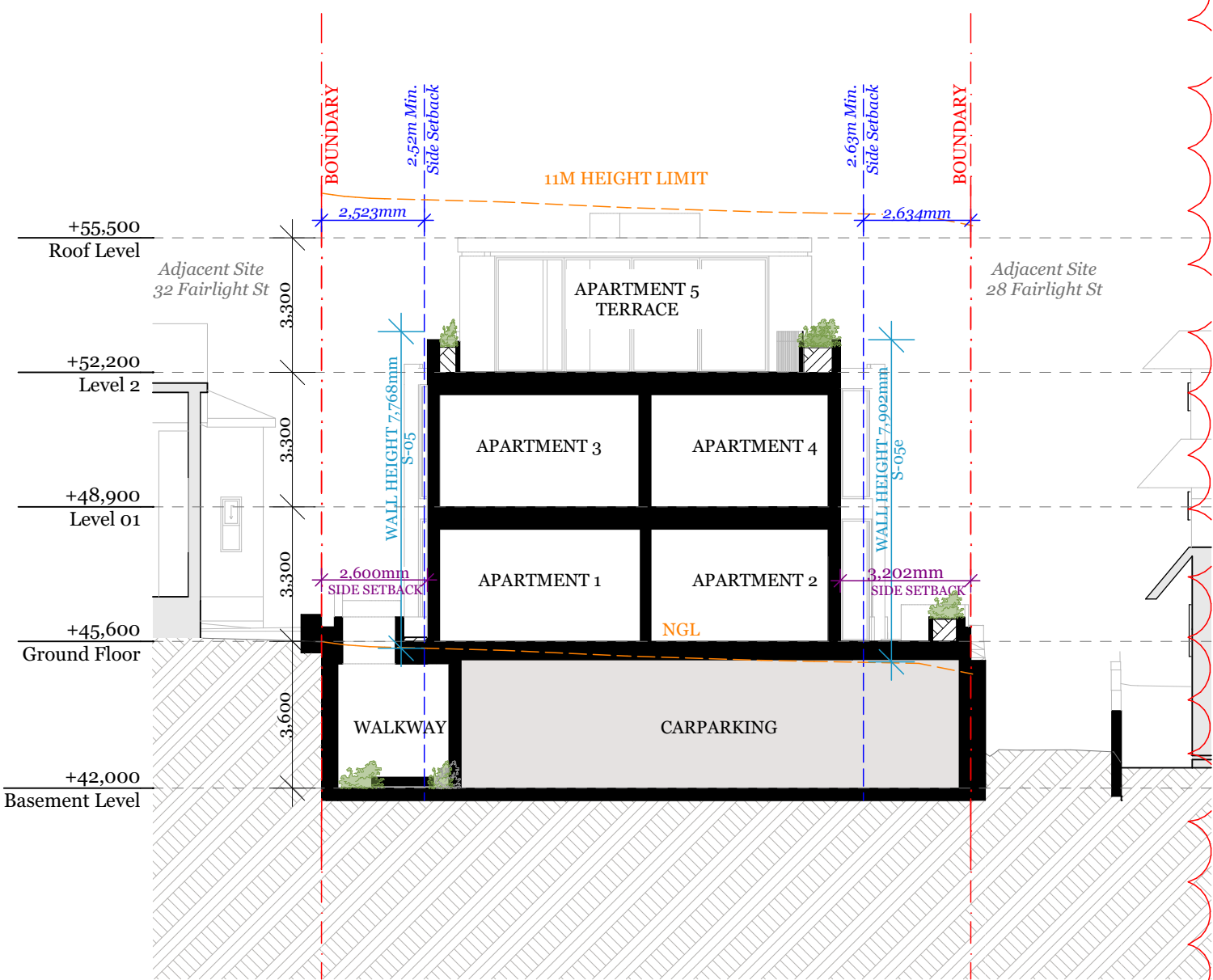
DA401
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A.1

KEY PLAN



Section - S-04



Section - S-05



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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 3
(A3)
June 2021

Client

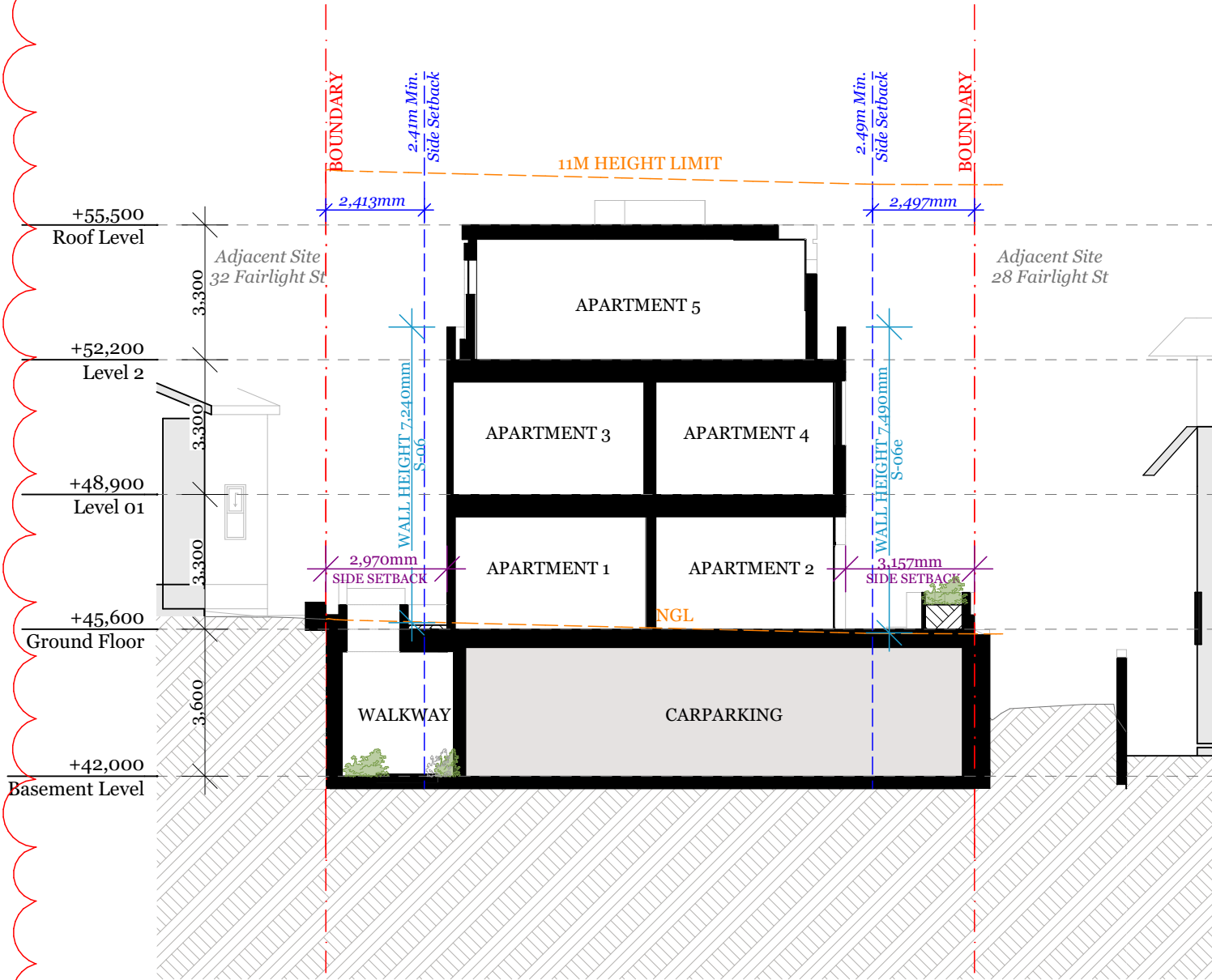
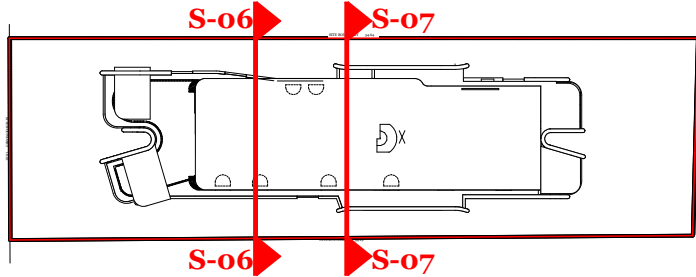
Adjani Pty Ltd

Drawing Number
Revision

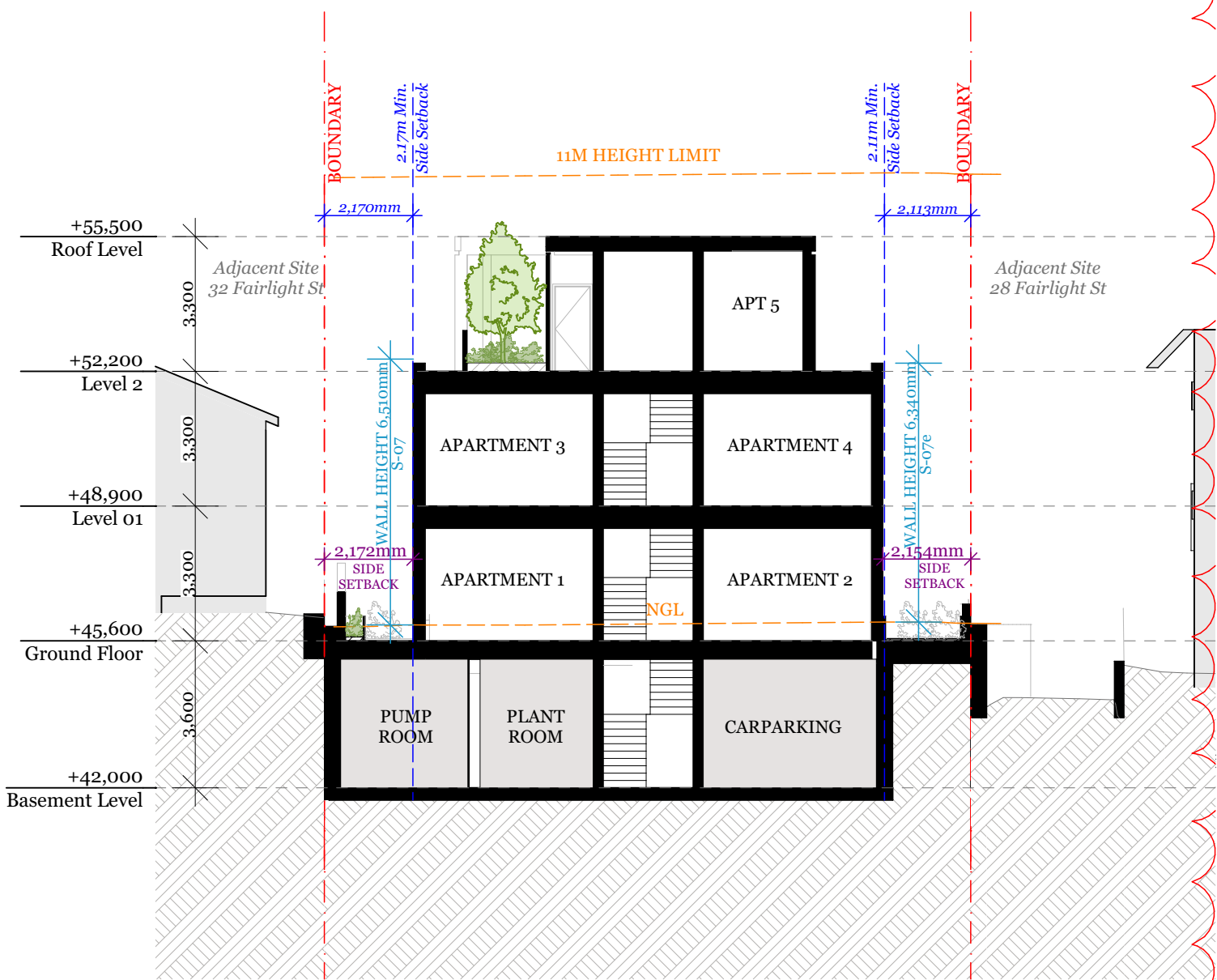
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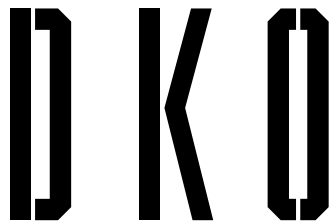
KEY PLAN



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

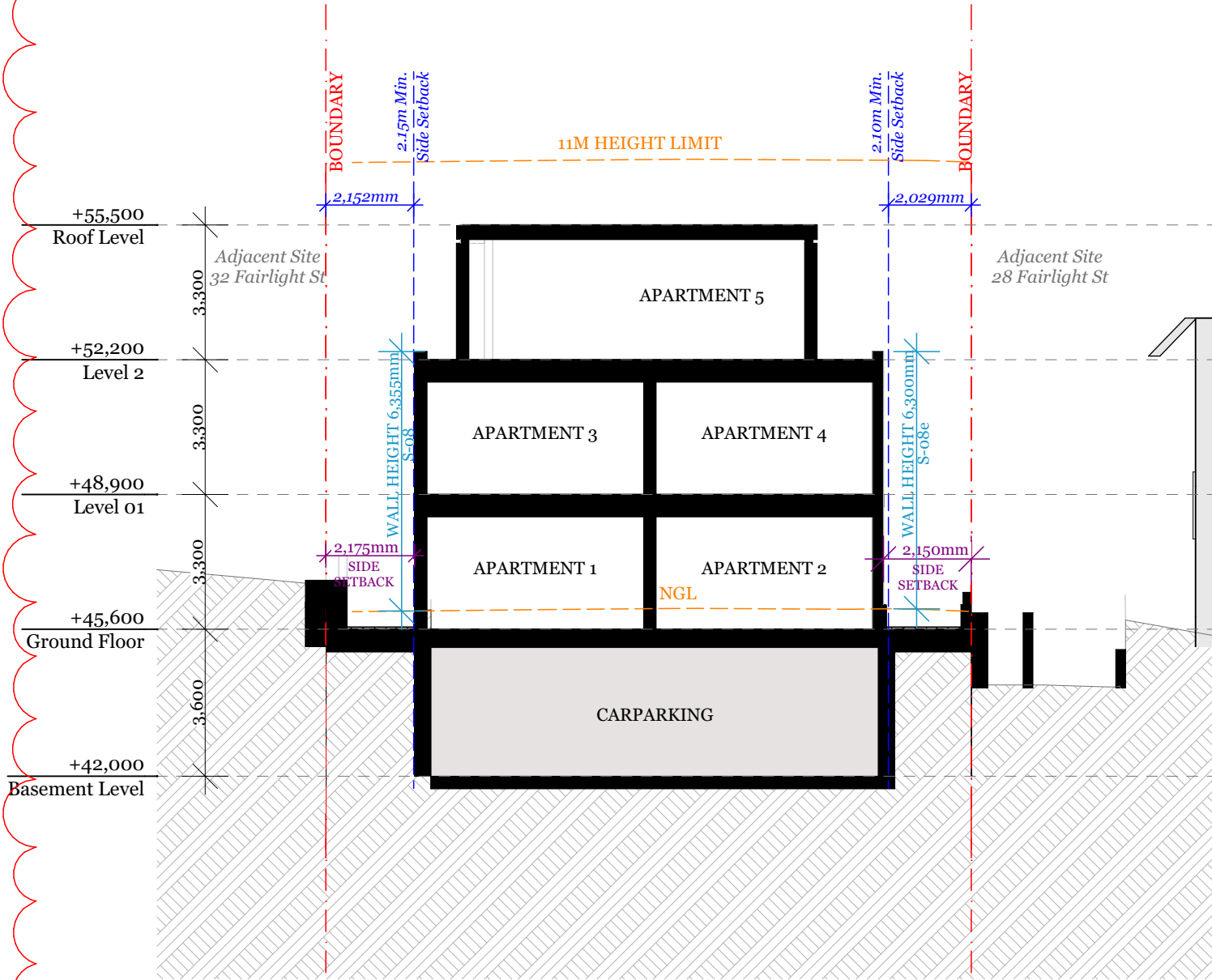
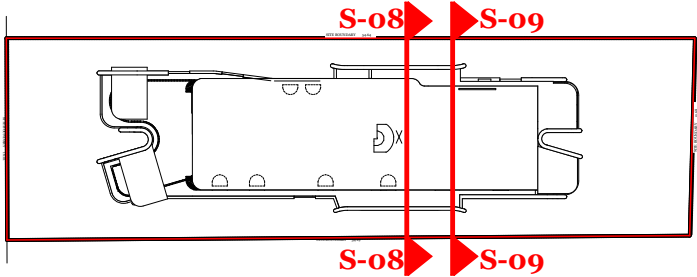
Adjani Pty Ltd

Drawing Number
Revision

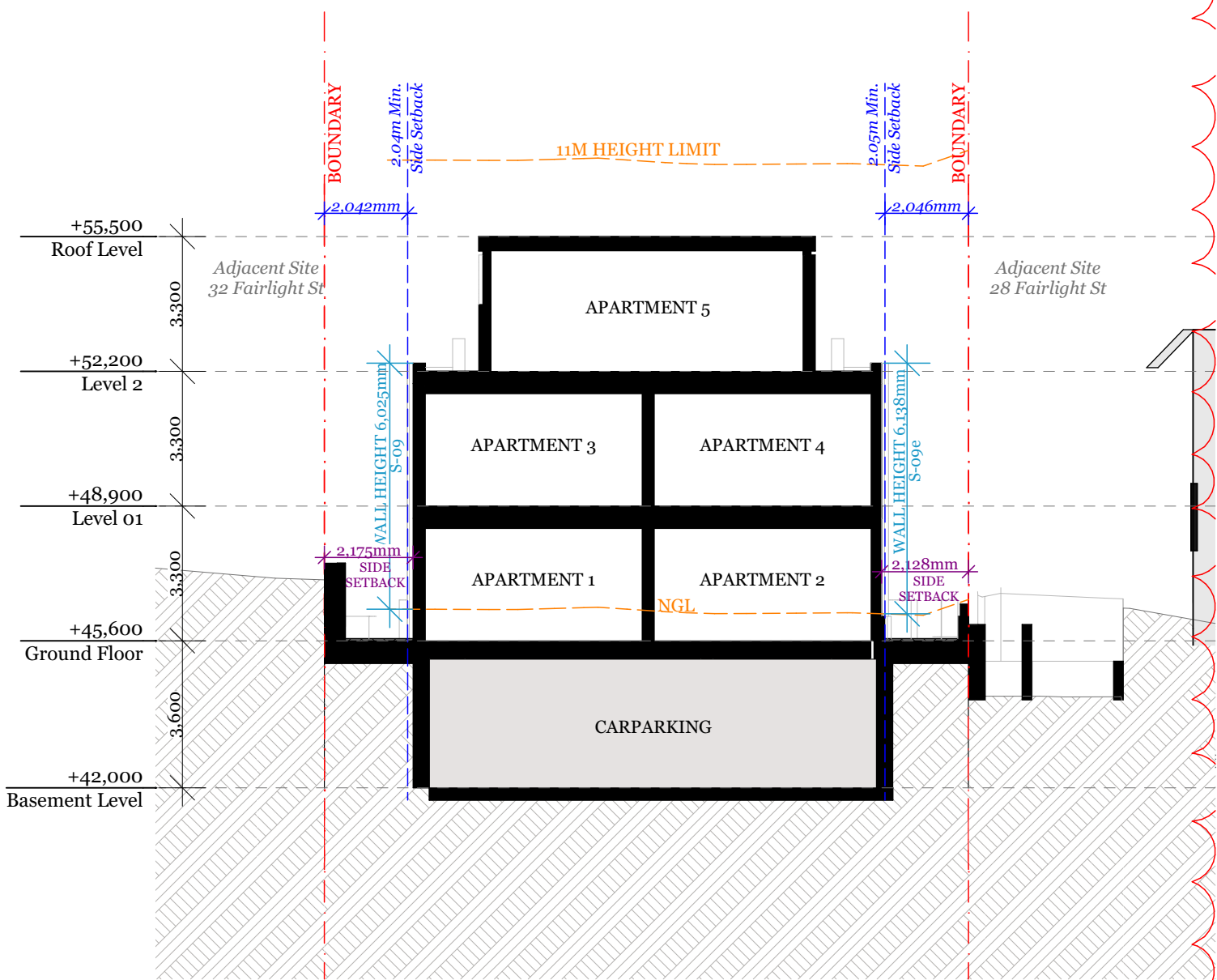
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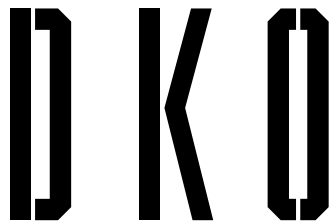
KEY PLAN



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

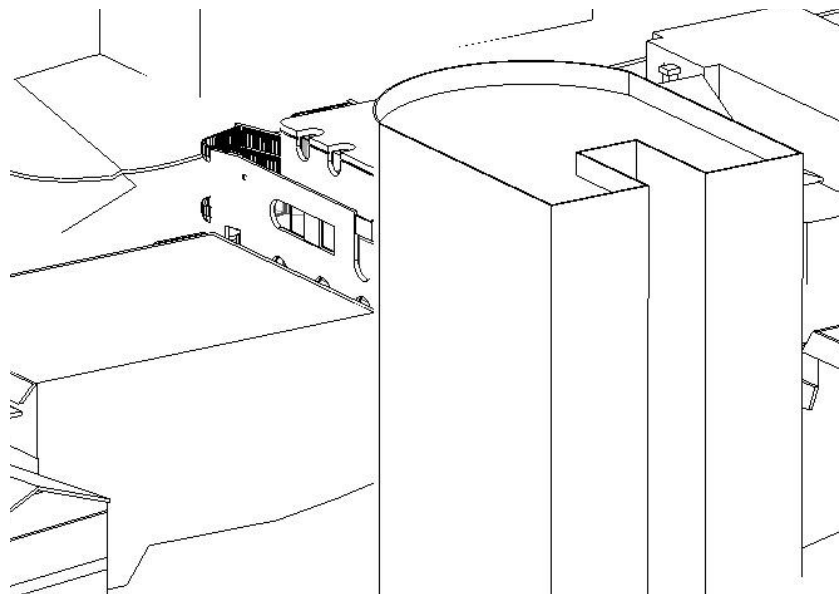
00012781
Sections - Sheet 5
(A3)
June 2021

Client

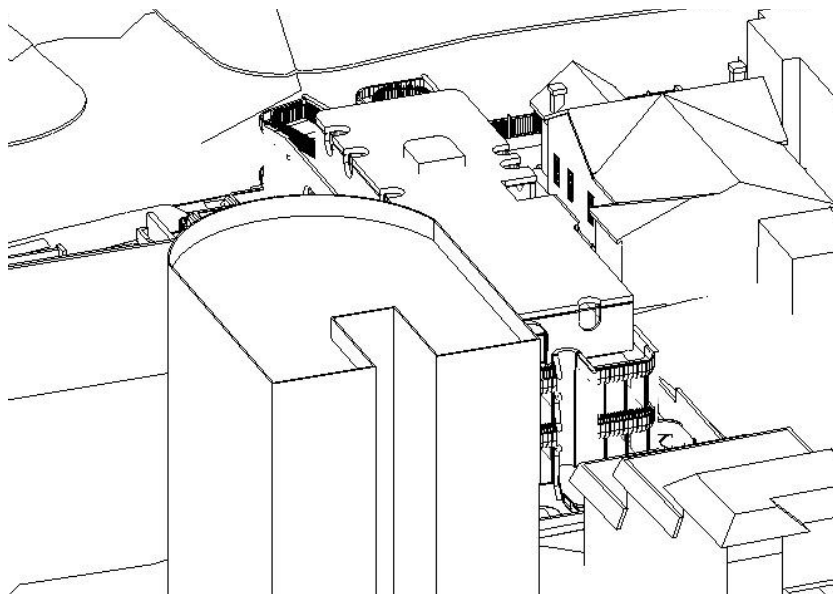
Adjani Pty Ltd

Drawing Number
Revision

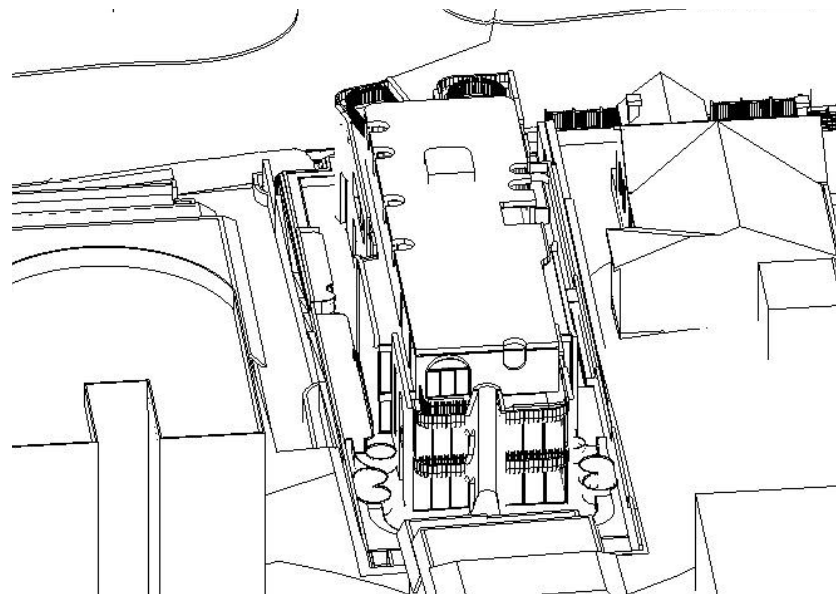
DA404
A



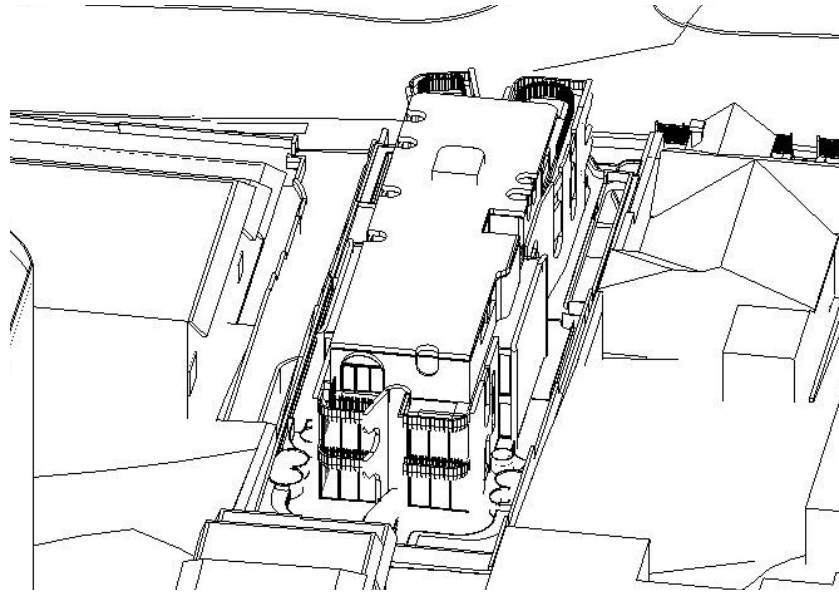
1 June 21st - 9am



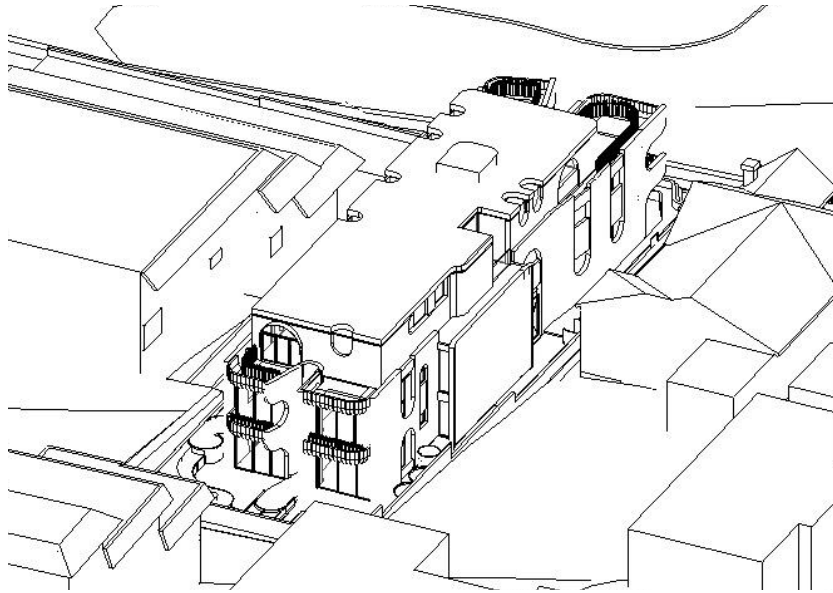
2 June 21st - 10am



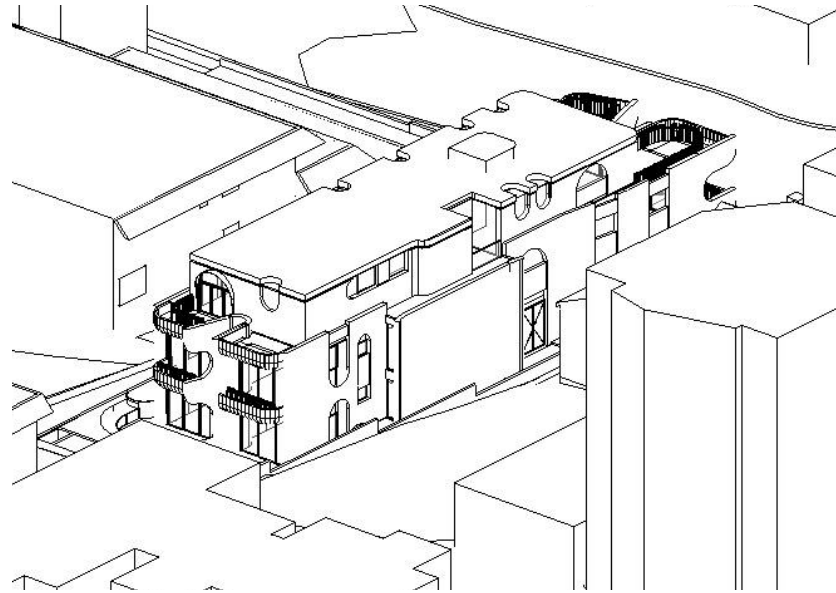
3 June 21st - 11am



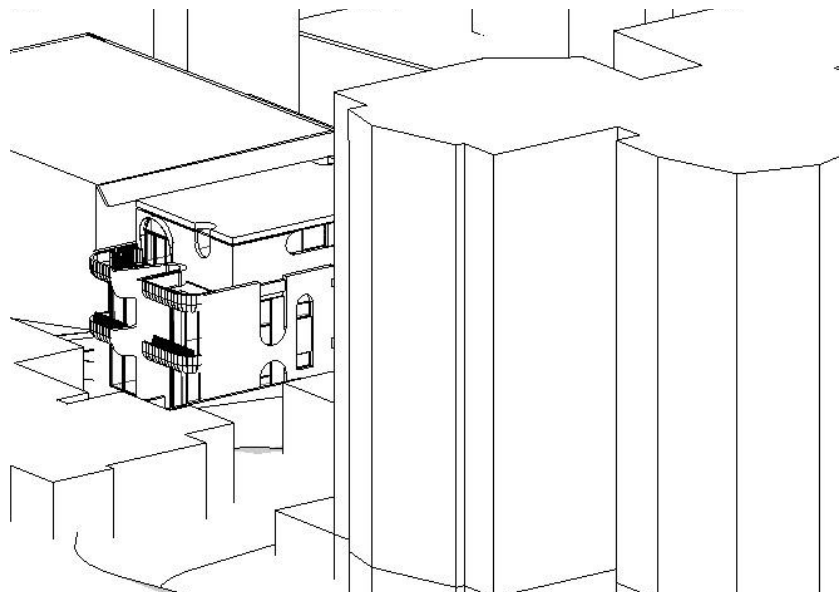
4 June 21st - 12pm



5 June 21st - 1pm



6 June 21st - 2pm



7 June 21st - 3pm



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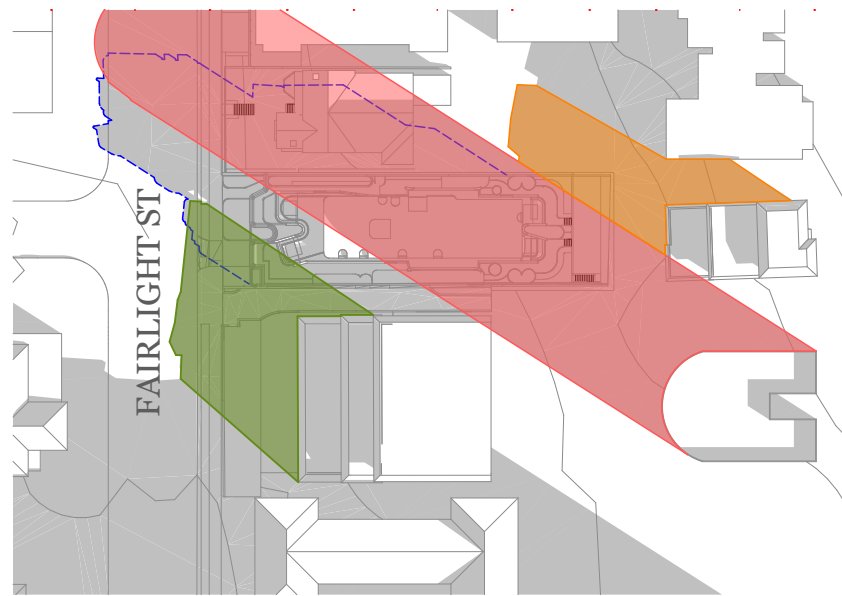
| Rev. | Date | By | Ckd | Description |
|------|------------|----|-----|-------------------------|
| A | 12/10/2021 | WL | NB | Development Application |

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

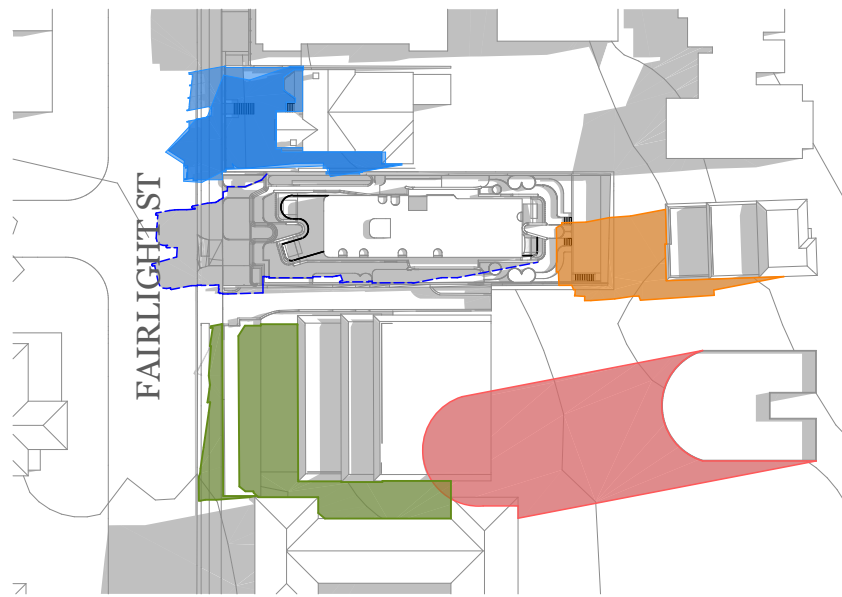
| | |
|----------------|----------------|
| Project Number | 00012781 |
| Drawing Name | Eye of the Sun |
| Scale | (A3) |
| Date | June 2021 |

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

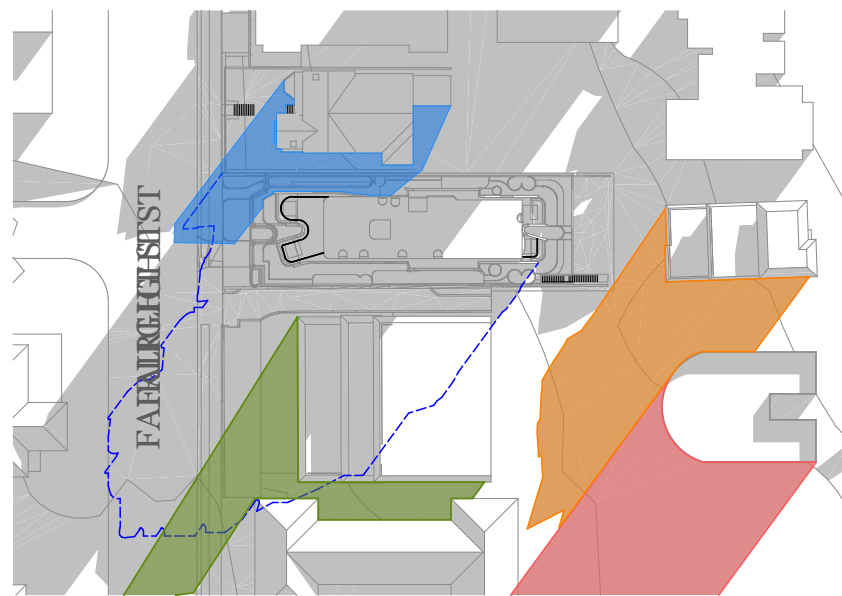
| | |
|----------------|-------|
| Drawing Number | DA500 |
| Revision | A |



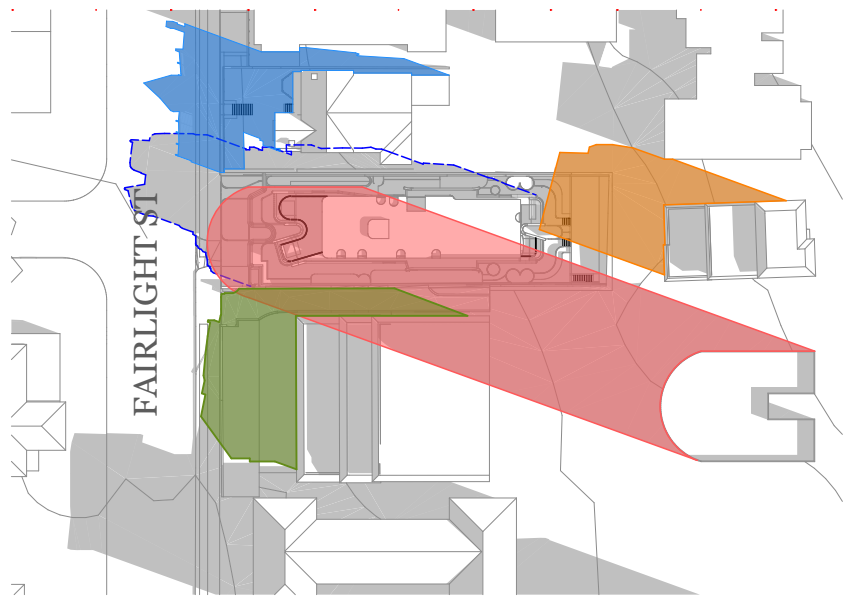
1 June 21st - 9am



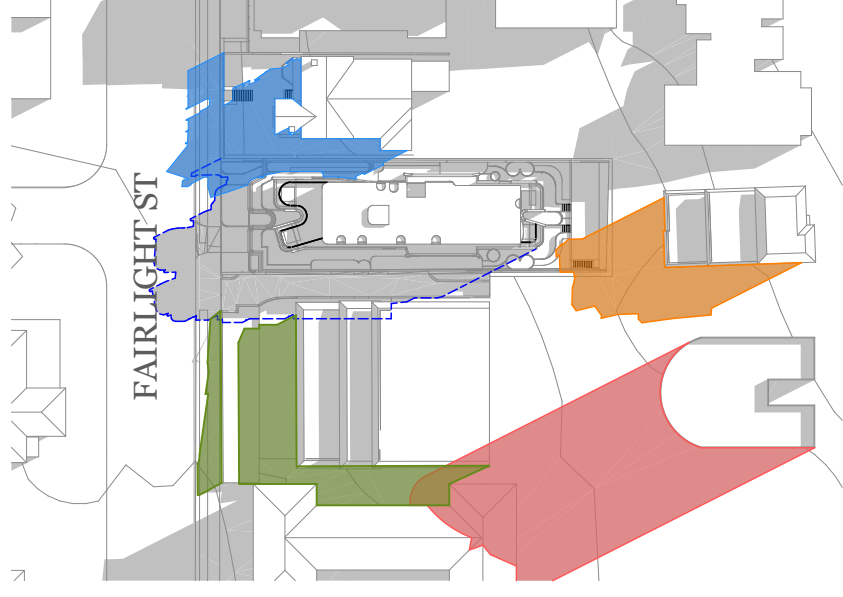
3 June 21st - 12pm



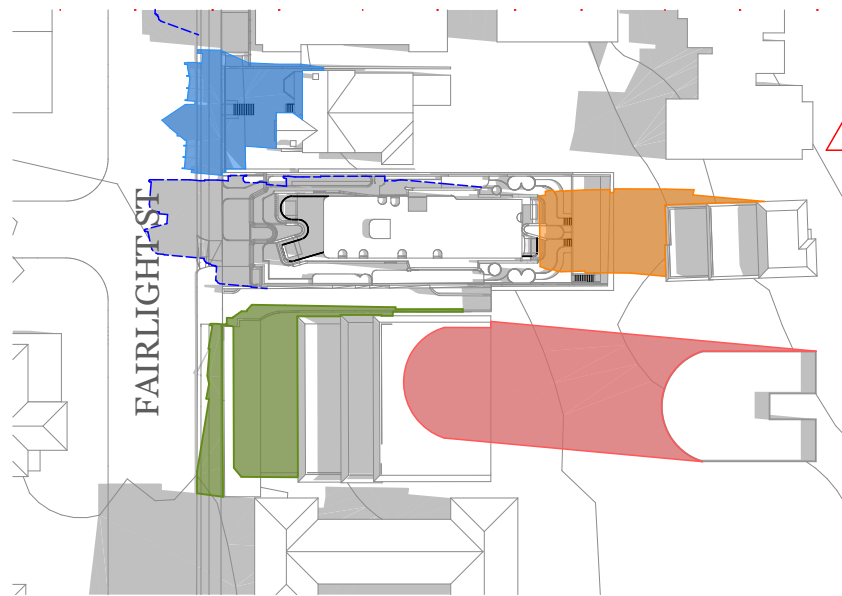
6 June 21st - 3pm



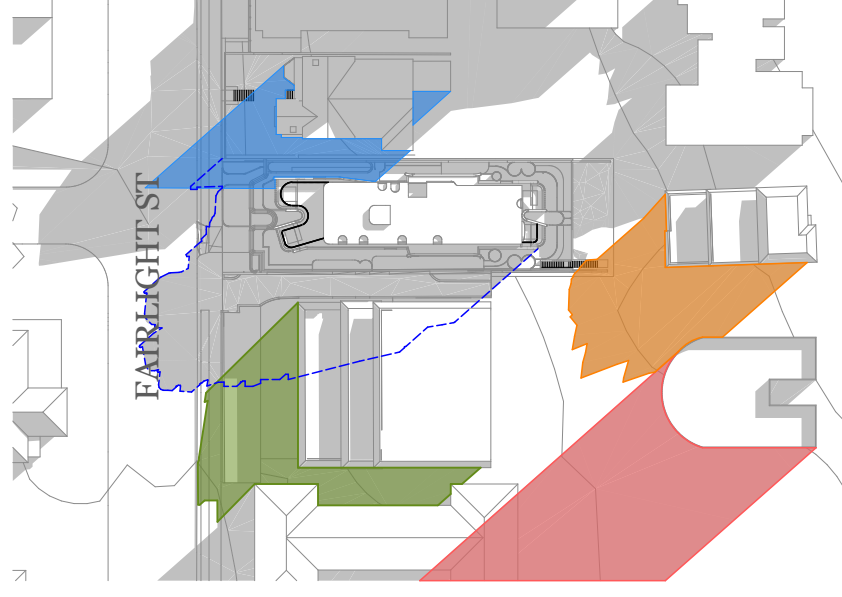
2 June 21st - 10am



4 June 21st - 1pm



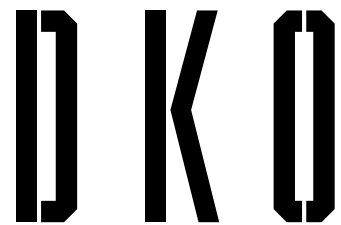
7 June 21st - 11am



5 June 21st - 2pm

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



DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

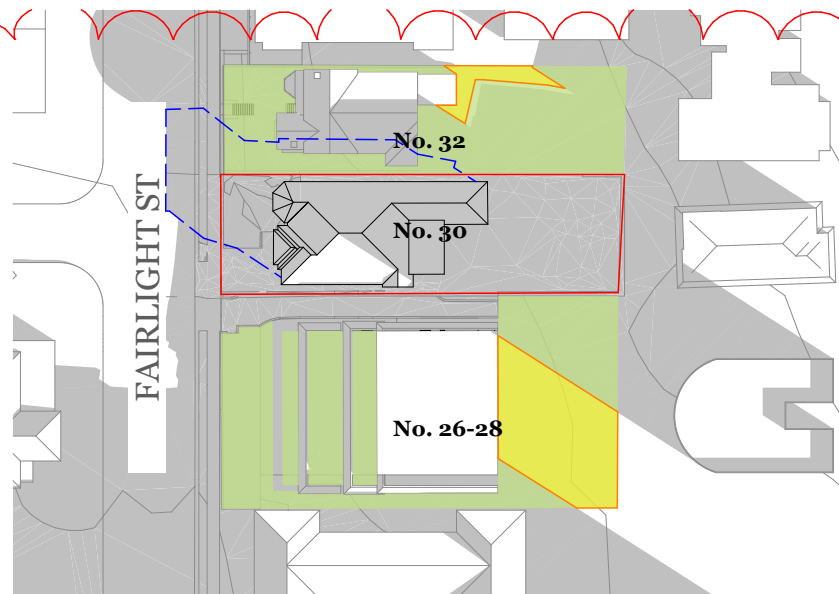
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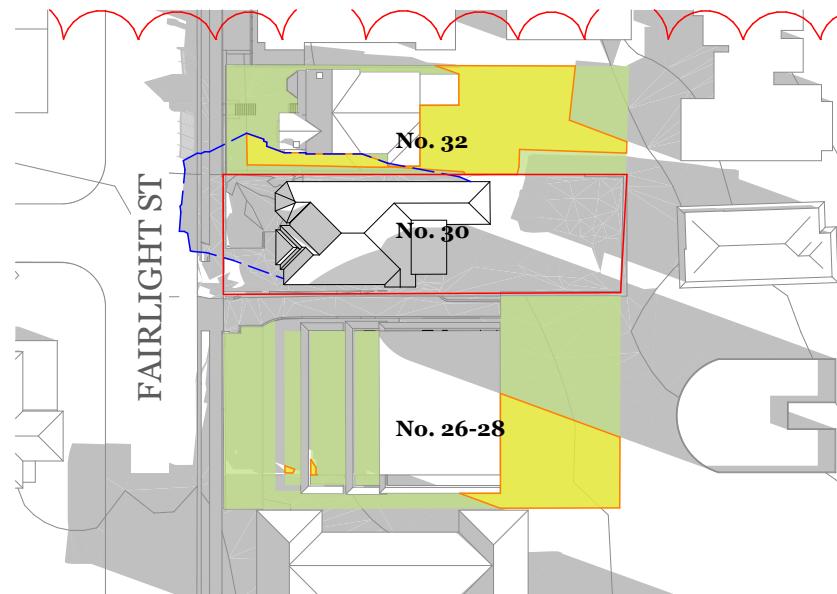
| Rev. | Date | By | Ckd | Description |
|------|------------|----|-----|------------------------|
| B | 27/06/2022 | WL | NB | Court Amended Drawings |

| | | | |
|-----------------|---|----------------|---------------|
| Project Name | 30 Fairlight St, Fairlight | Project Number | 00012781 |
| Project Address | 30 Fairlight St, Fairlight, NSW 2094 | Drawing Name | Shadows Study |
| Client | Adjani Pty Ltd | Scale | (A3) |
| | | Date | June 2021 |
| | | Drawing Number | DA501 |
| | | Revision | B |

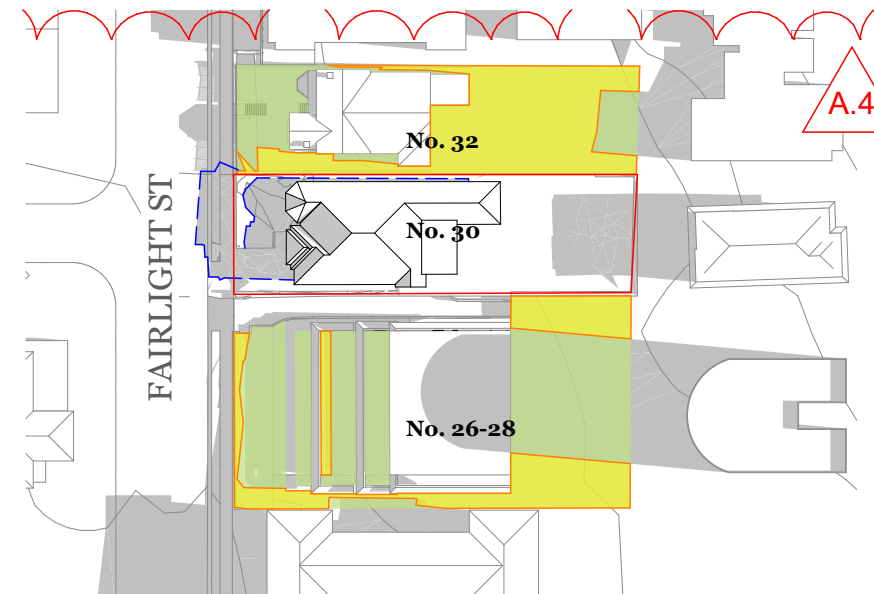




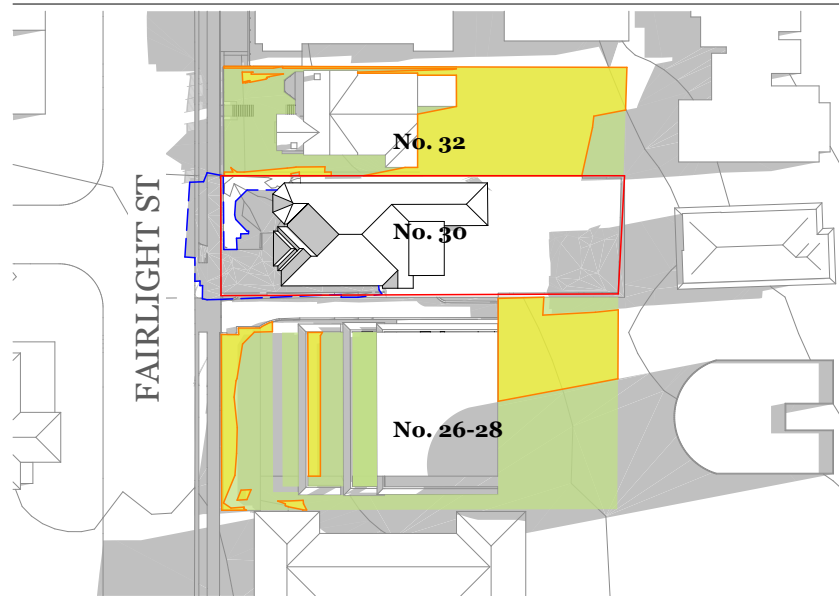
June 21st - 9am



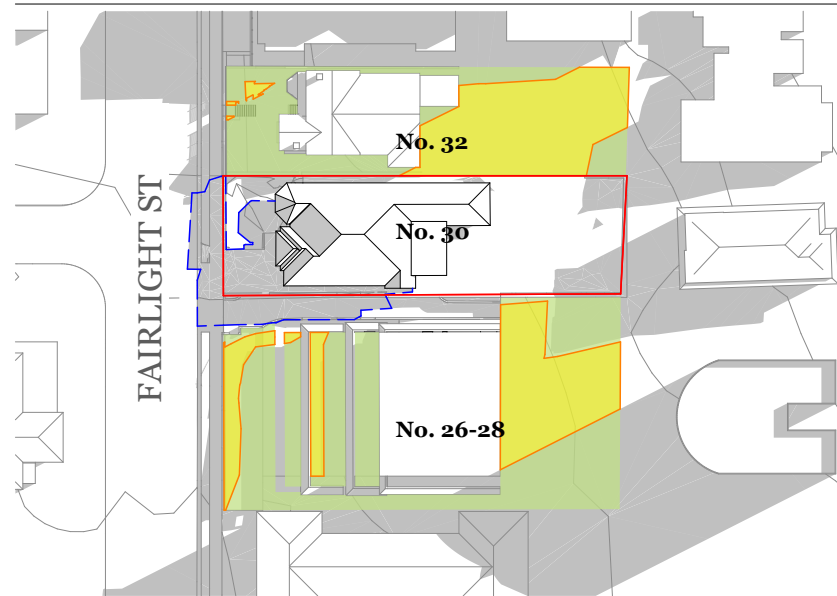
June 21st - 10am



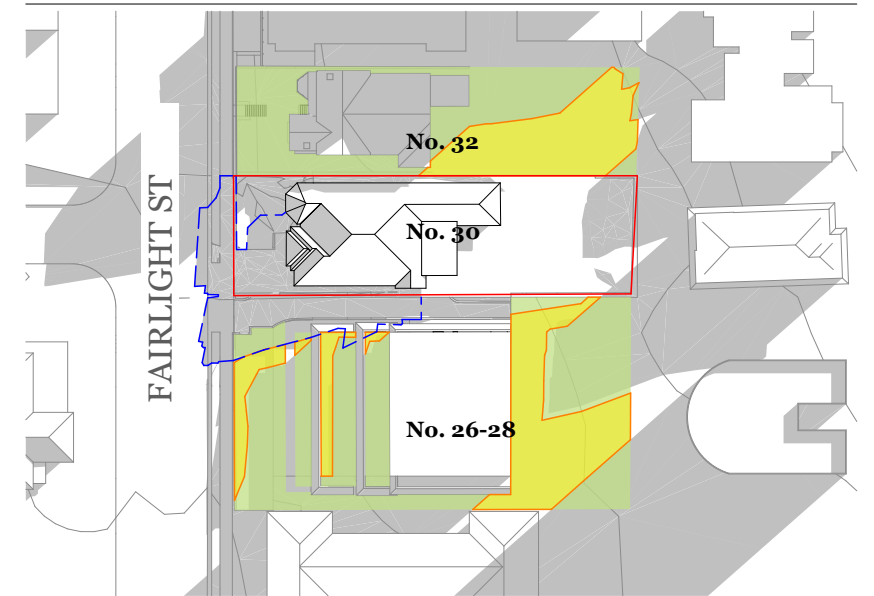
June 21st - 11am



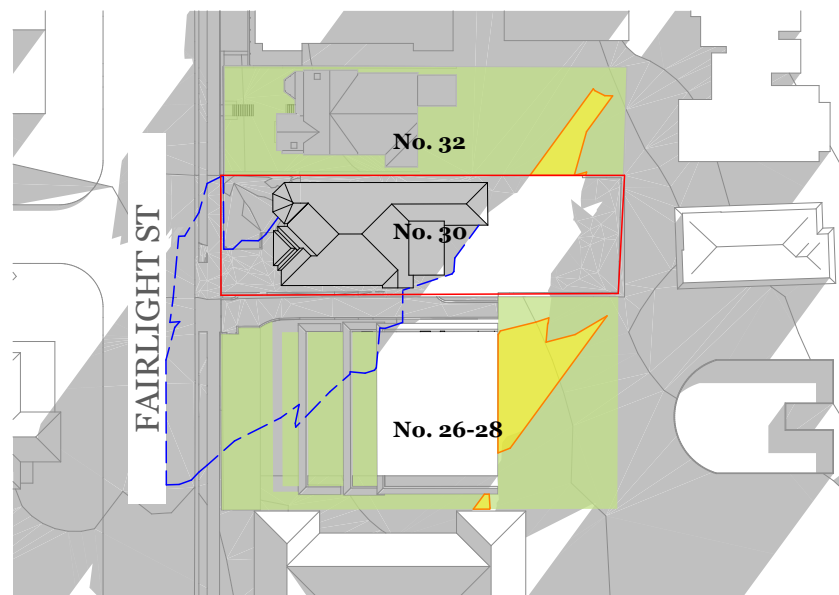
June 21st - 12pm



June 21st - 1pm



June 21st - 2pm



June 21st - 3pm

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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| 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

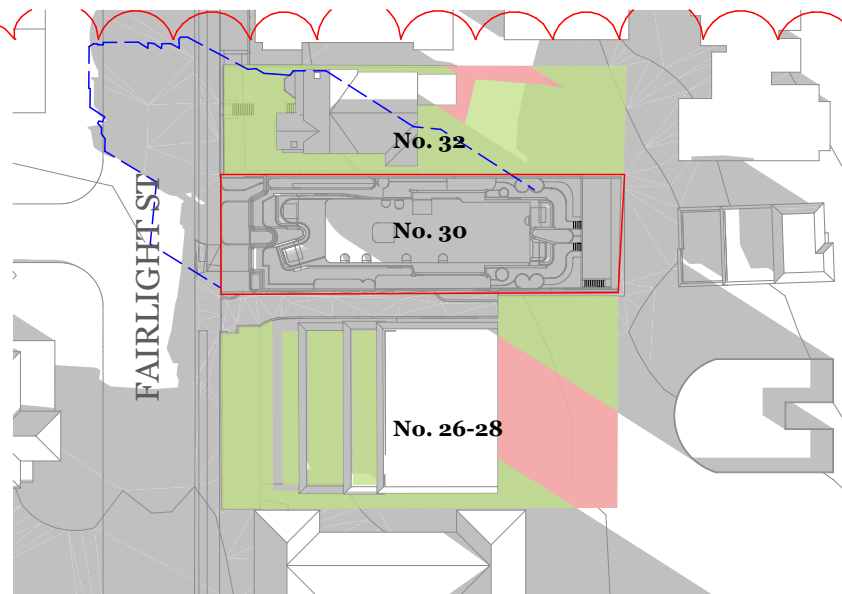
00012781
Shadows Study - Adjac
Site P.O.S
June 2021

Client

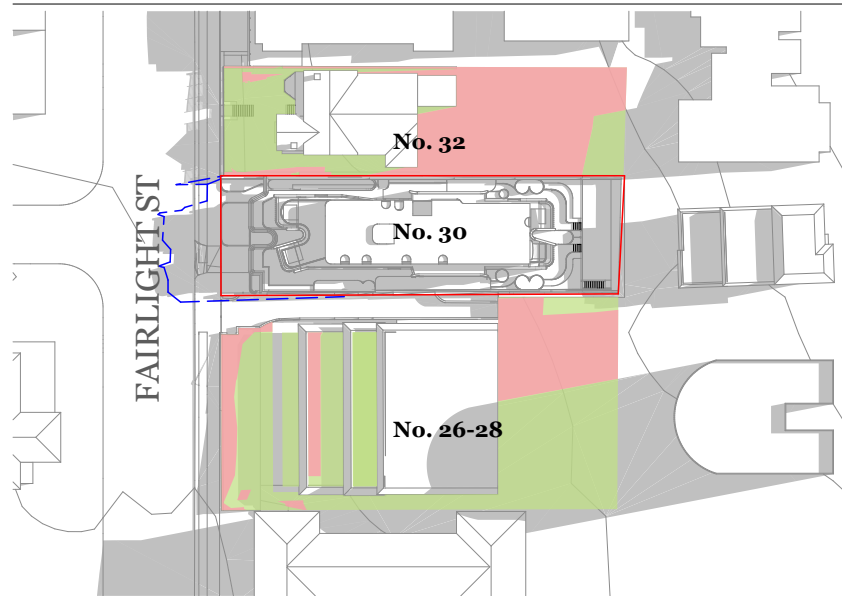
Adjani Pty Ltd

Drawing Number
Revision

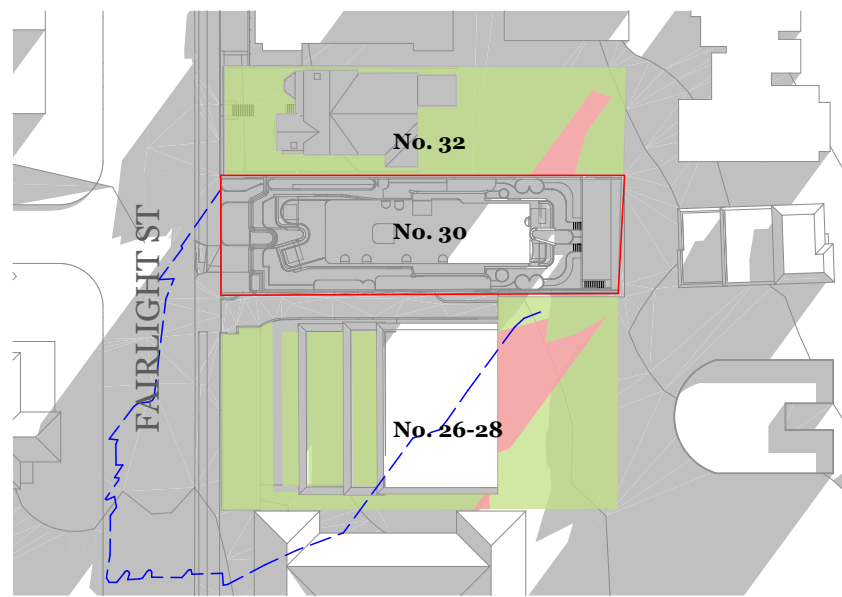
DA501a
A



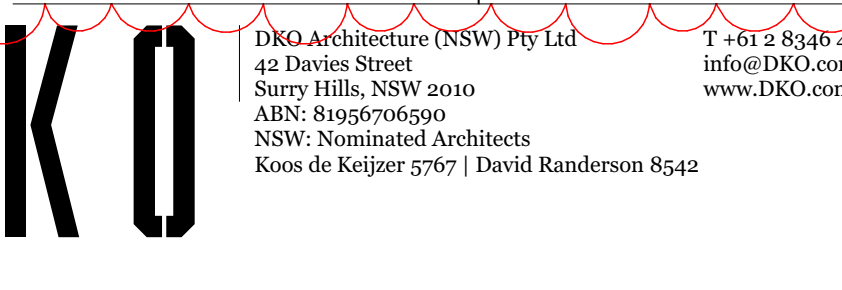
June 21st - 9am



June 21st - 10am



June 21st - 12pm



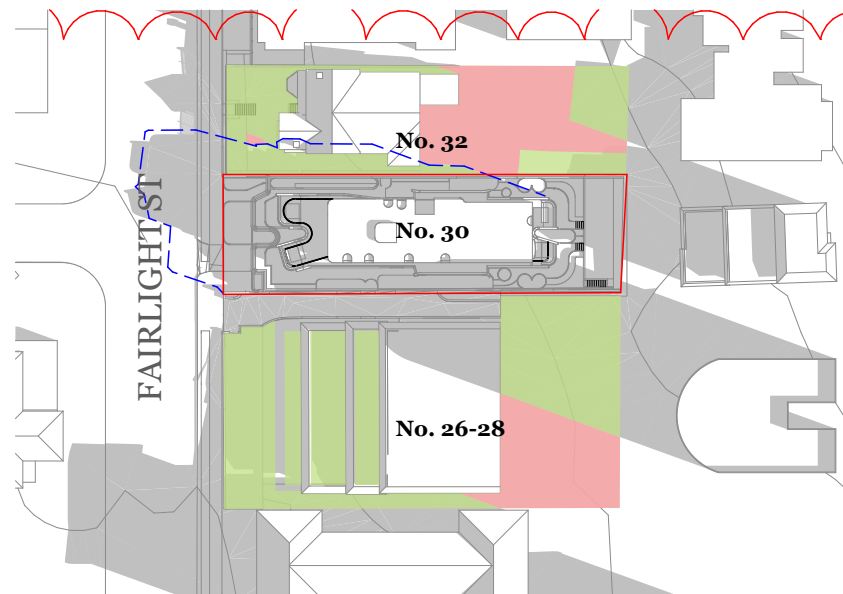
June 21st - 1pm



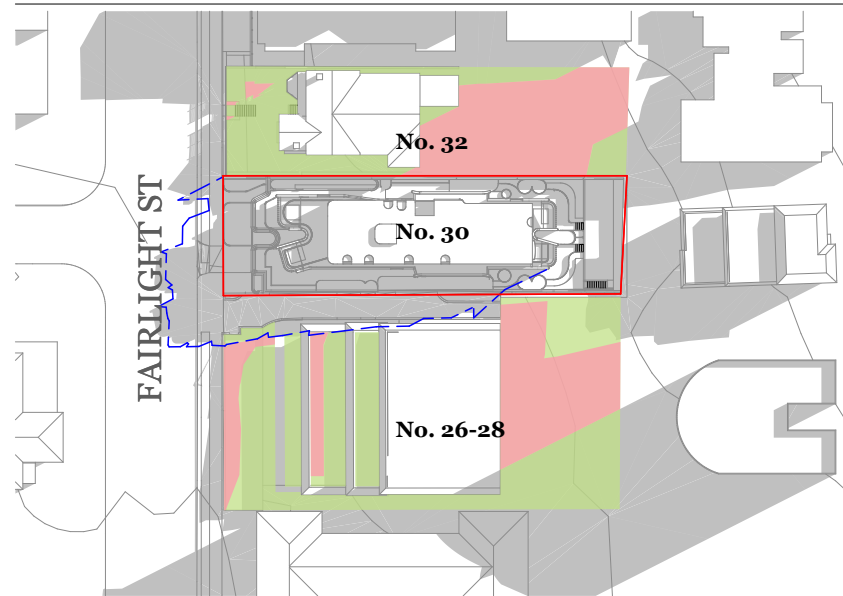
June 21st - 2pm



June 21st - 3pm



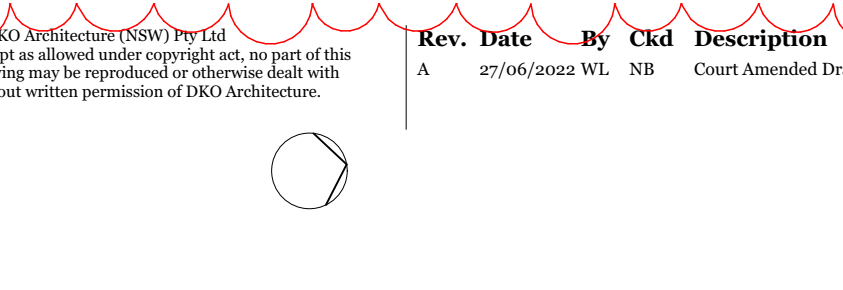
June 21st - 10am



June 21st - 11am



June 21st - 12pm



June 21st - 1pm



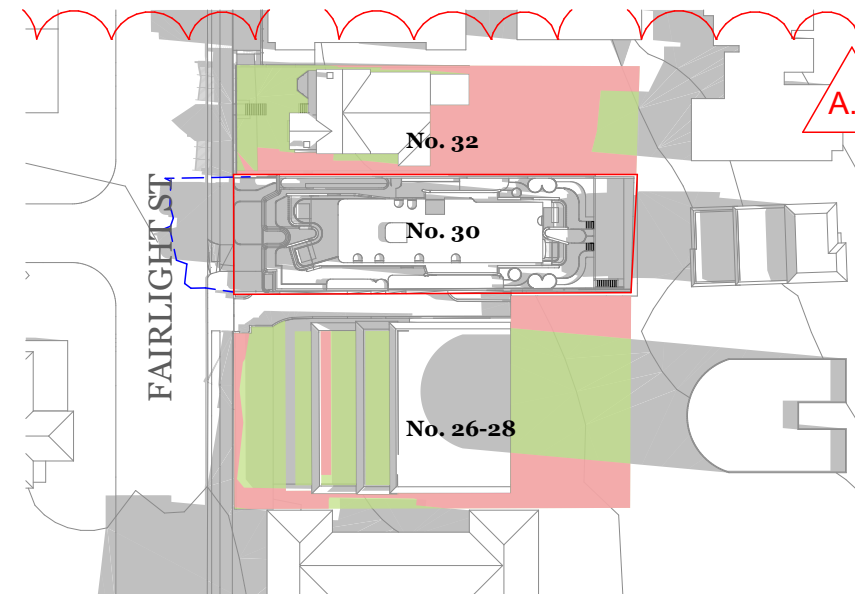
June 21st - 2pm



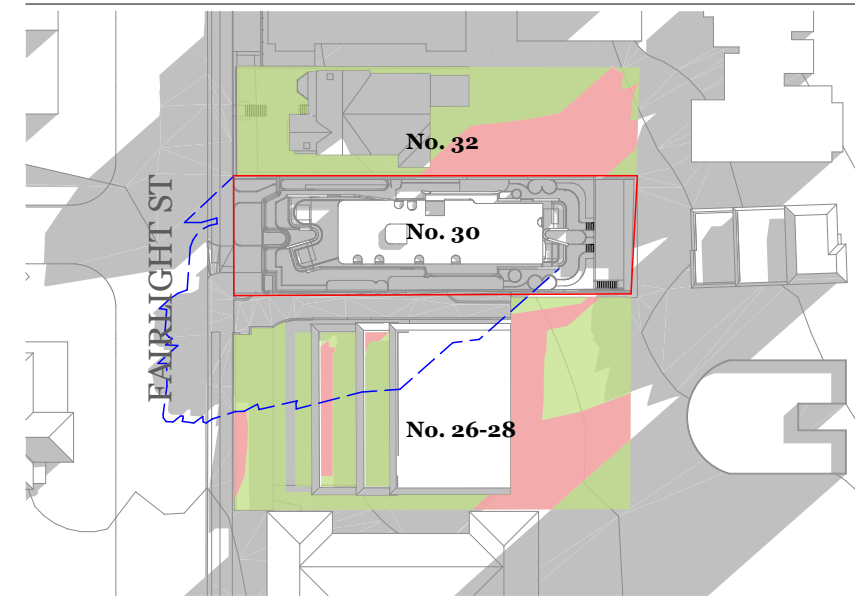
June 21st - 3pm



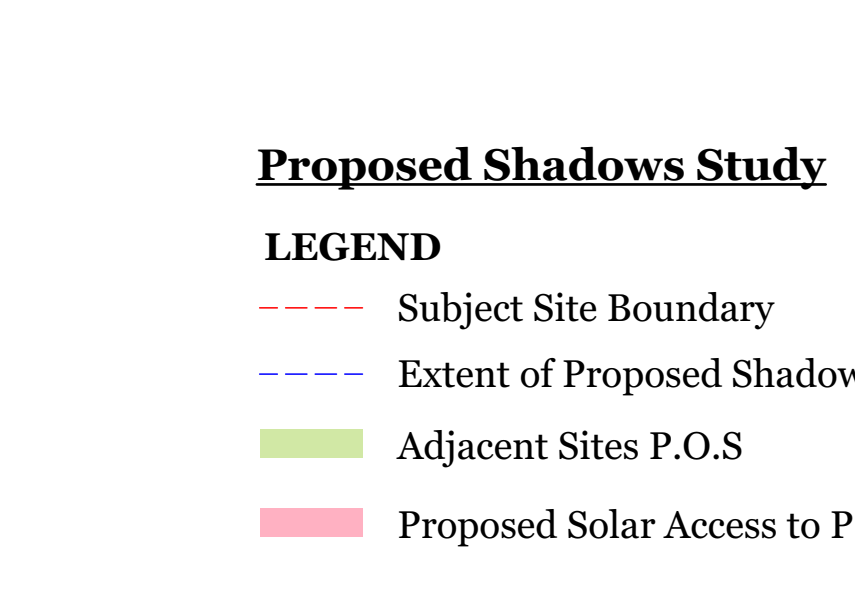
June 21st - 3pm



June 21st - 10am



June 21st - 11am



June 21st - 12pm



June 21st - 1pm



June 21st - 2pm



June 21st - 3pm



June 21st - 3pm

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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| 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

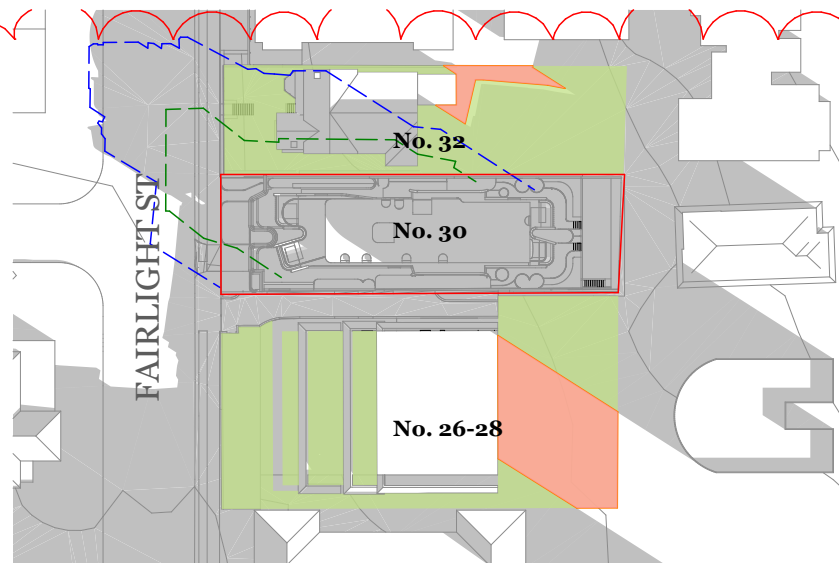
00012781
Shadows Study - Adjac
Site P.O.S
June 2021

Client

Adjani Pty Ltd

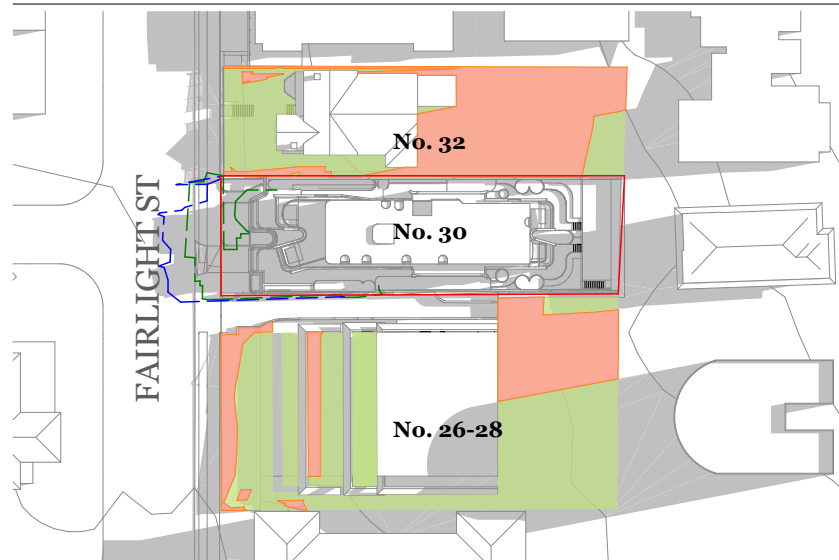
Drawing Number
Revision

DA501b
A



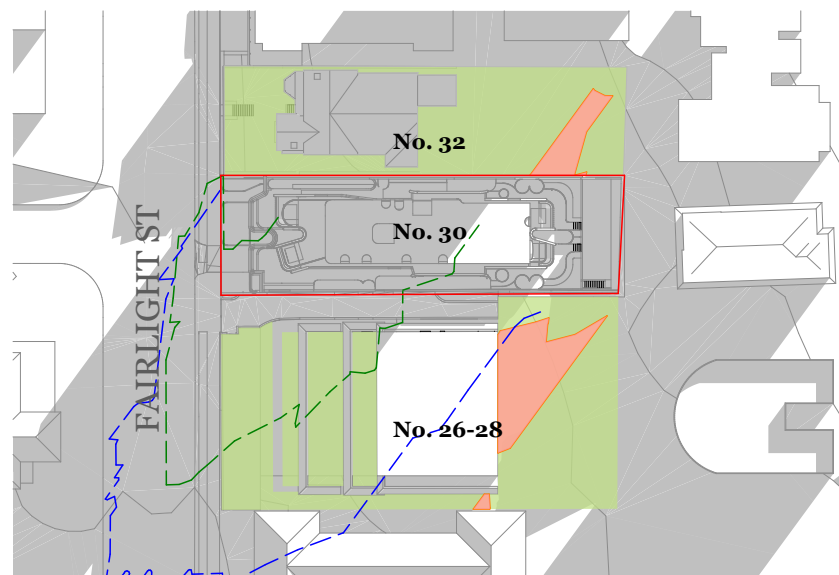
No Existing Solar Access Loss to Adjacent Properties' P.O.S

June 21st - 9am



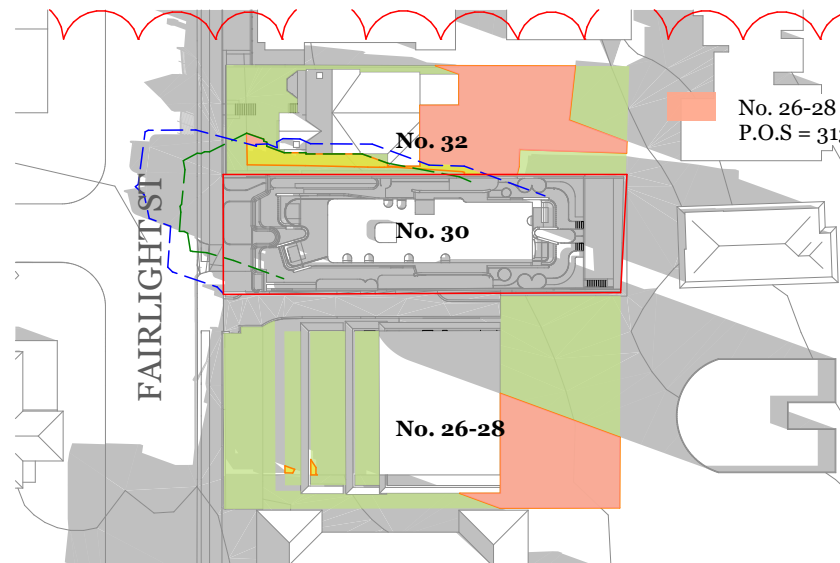
No Existing Solar Access Loss to Adjacent Properties' P.O.S

June 21st - 12pm



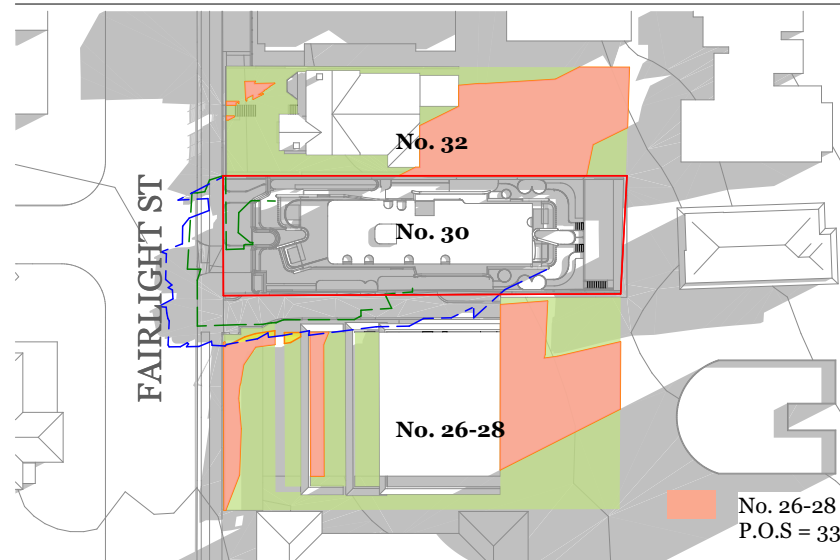
No Existing Solar Access Loss to Adjacent Properties' P.O.S

June 21st - 3pm



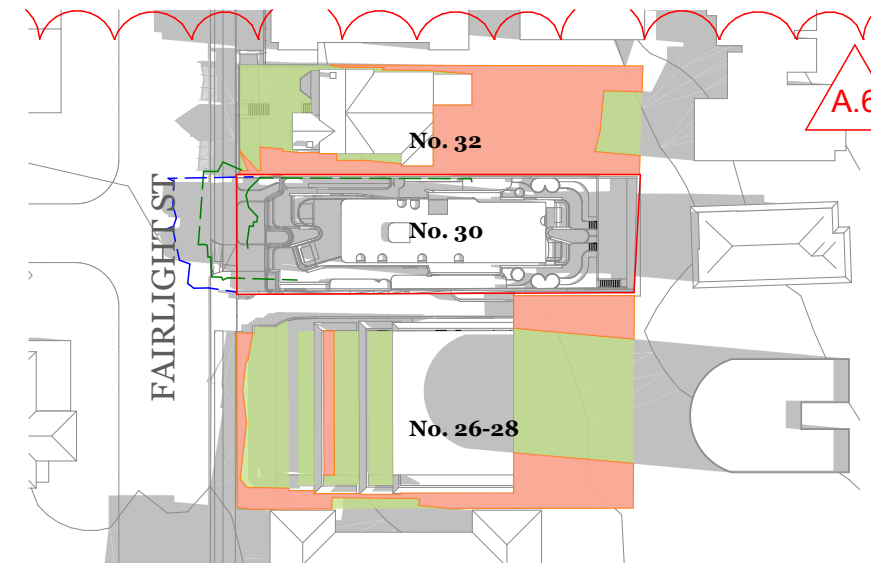
Existing Solar Access Loss to No. 32 P.O.S: $42\text{m}^2/313\text{m}^2 = 13.4\%$

June 21st - 10am



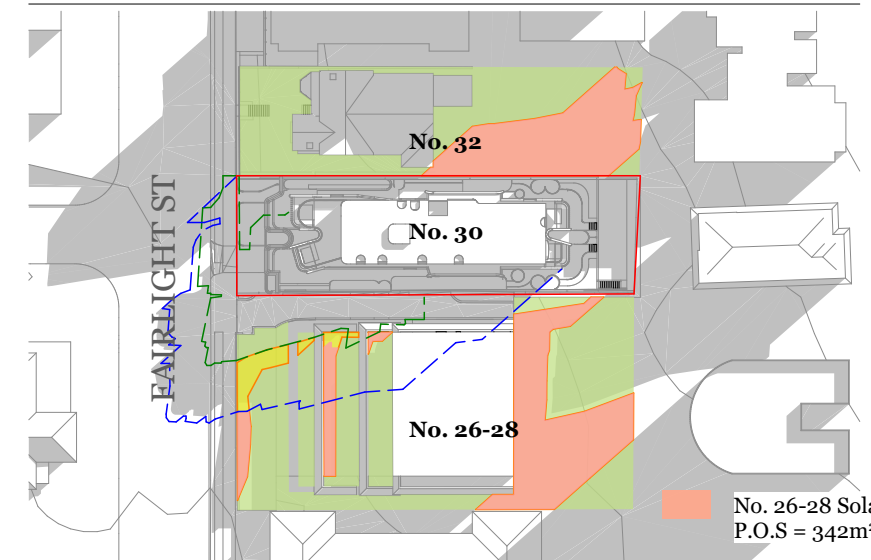
Existing Solar Access Loss to No. 26-28 P.O.S: $6\text{m}^2/335\text{m}^2 = 1.8\%$

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

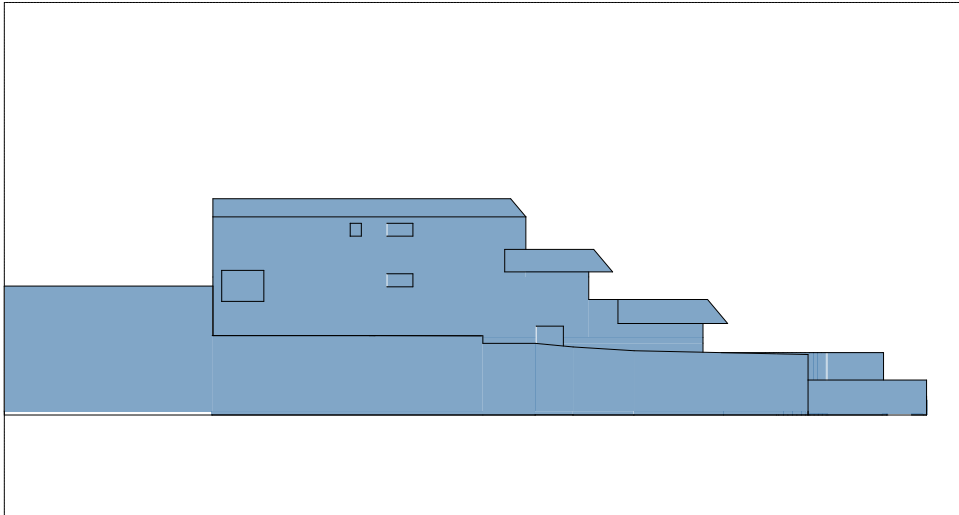
Client

Adjani Pty Ltd

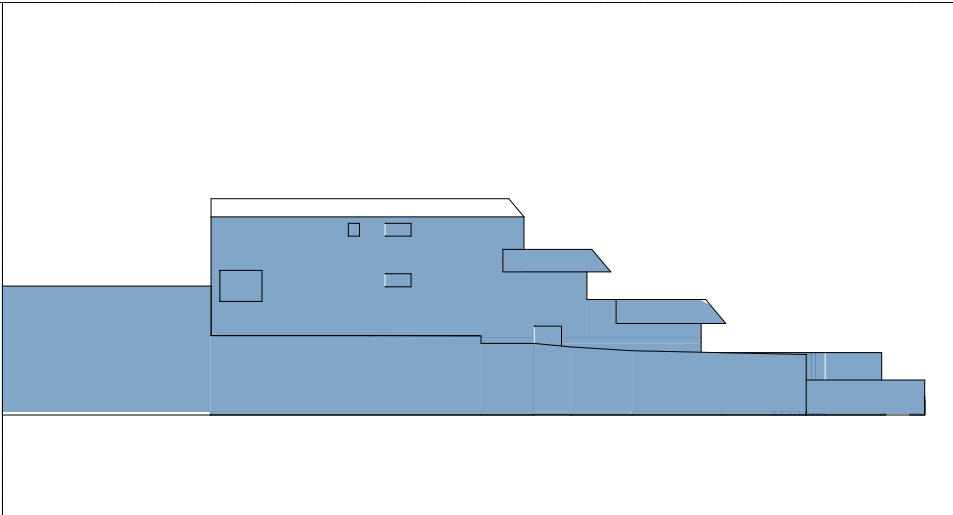
Drawing Number
Revision

DA501c
A

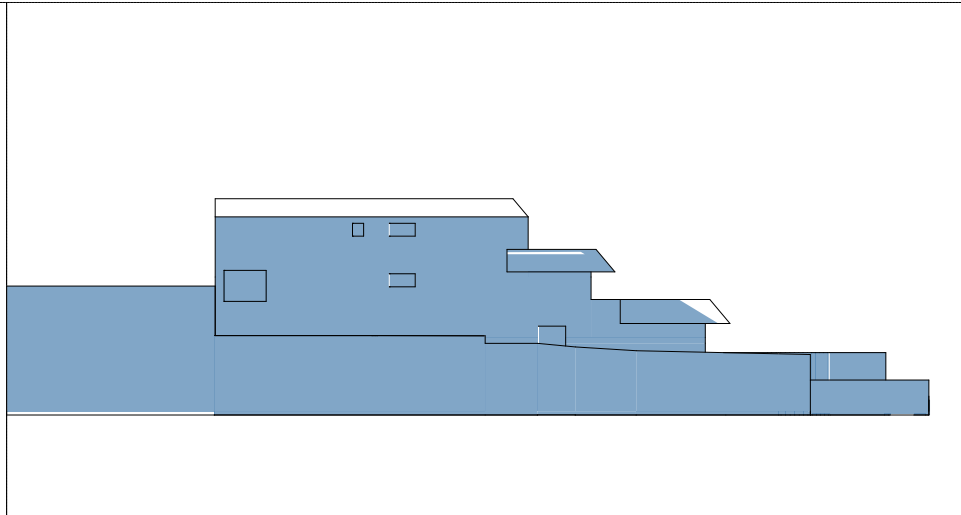
Existing Elevational Shadow Diagram - 36-28 Fairlight St (Western Elevation)



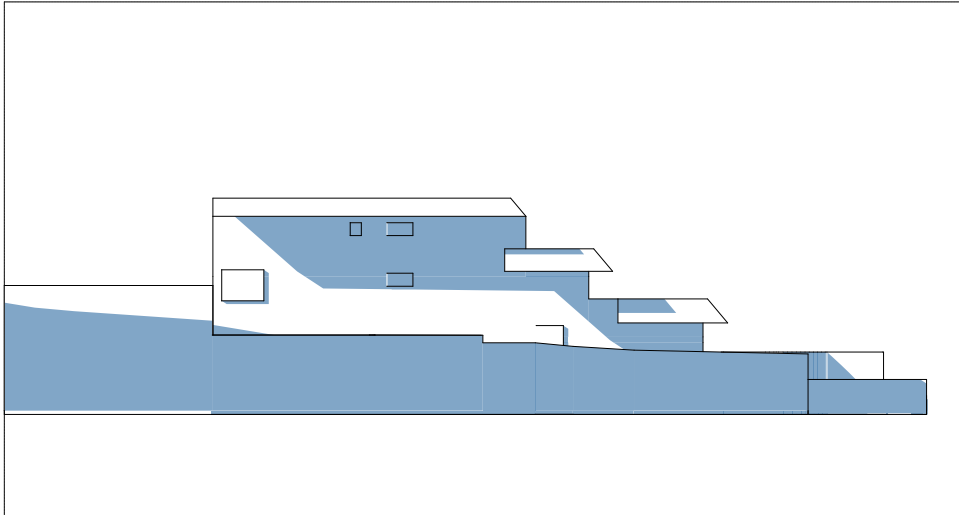
June 21st - 9am



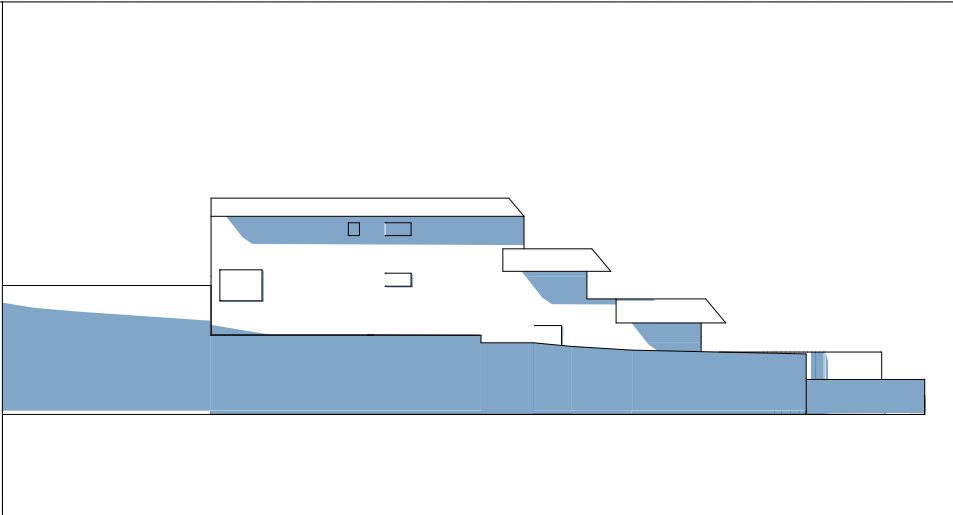
June 21st - 10am



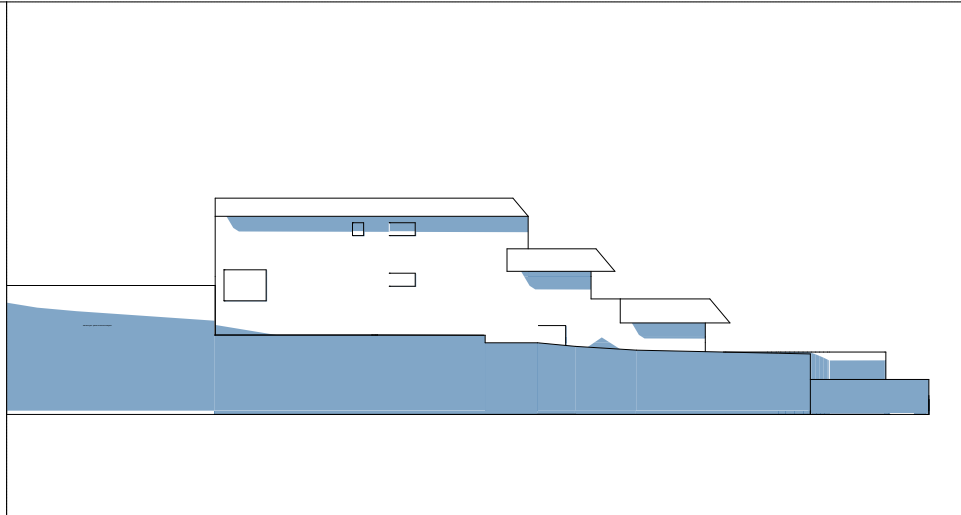
June 21st - 11am



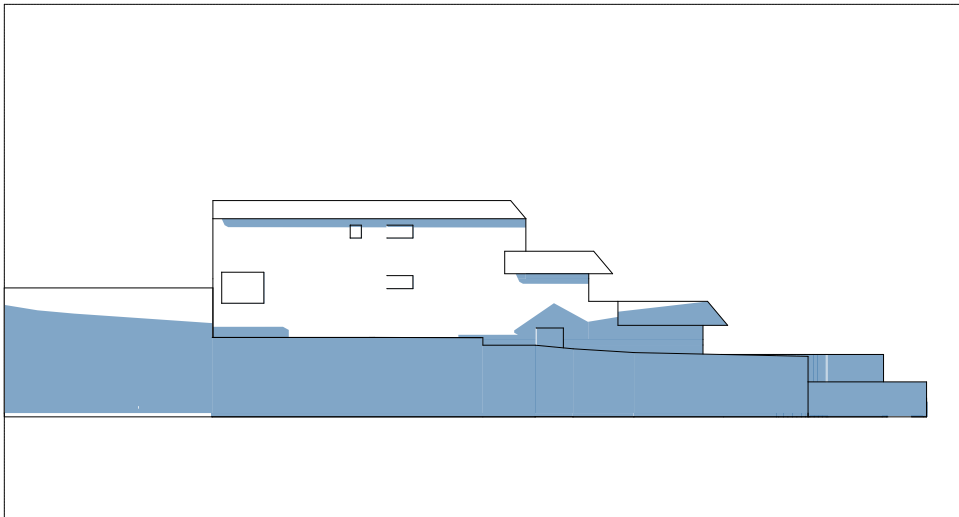
June 21st - 12pm



June 21st - 1pm



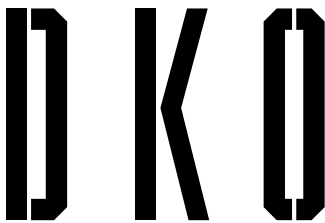
June 21st - 2pm



June 21st - 3pm

LEGEND

Extent of Existing Shadow Impact



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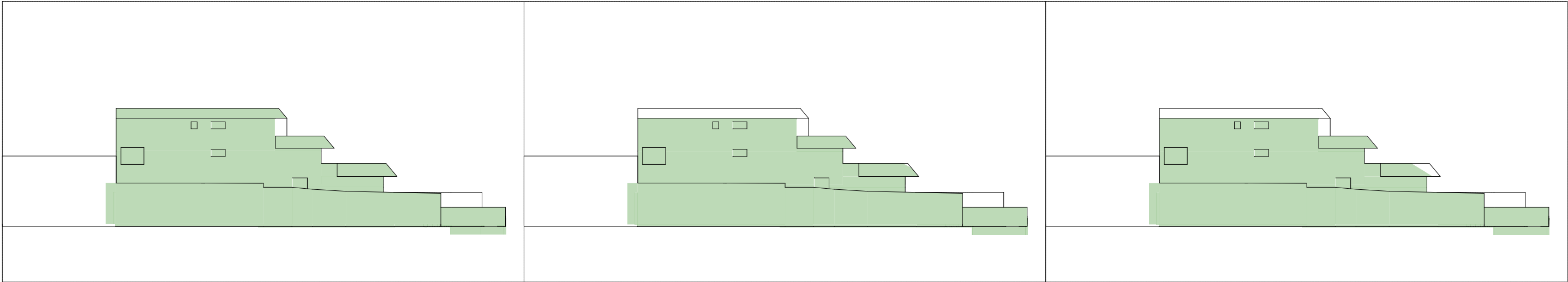
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|------|------------|----|-----|------------------------|
| A | 27/06/2022 | WL | NB | Court Amended Drawings |

| | | | |
|-----------------|---|----------------|-----------------------|
| 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 |

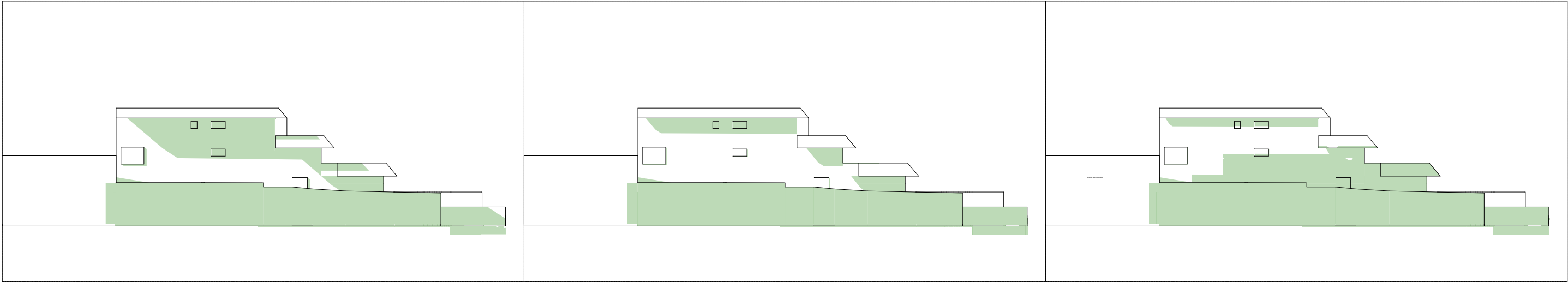
Proposed Elevational Shadow Diagram - 36-28 Fairlight St (Western Elevation)



June 21st - 9am

June 21st - 10am

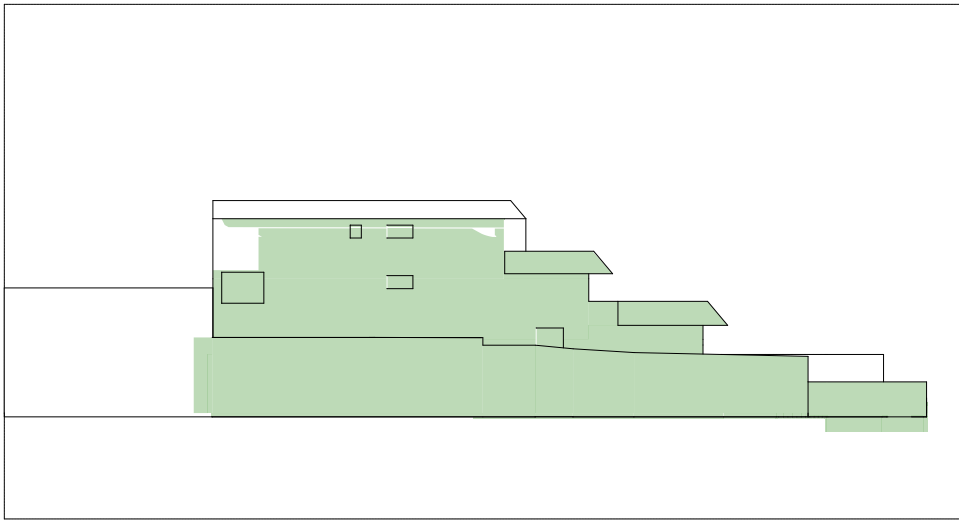
June 21st - 11am



June 21st - 12pm

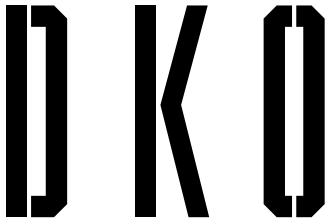
June 21st - 1pm

June 21st - 2pm



June 21st - 3pm

LEGEND
Extent of Proposed Shadow Impact



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Surry Hills, NSW 2010
ABN: 81956706590
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Koos de Keijzer 5767 | David Randerson 8542

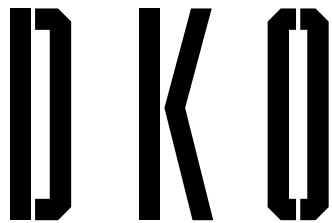
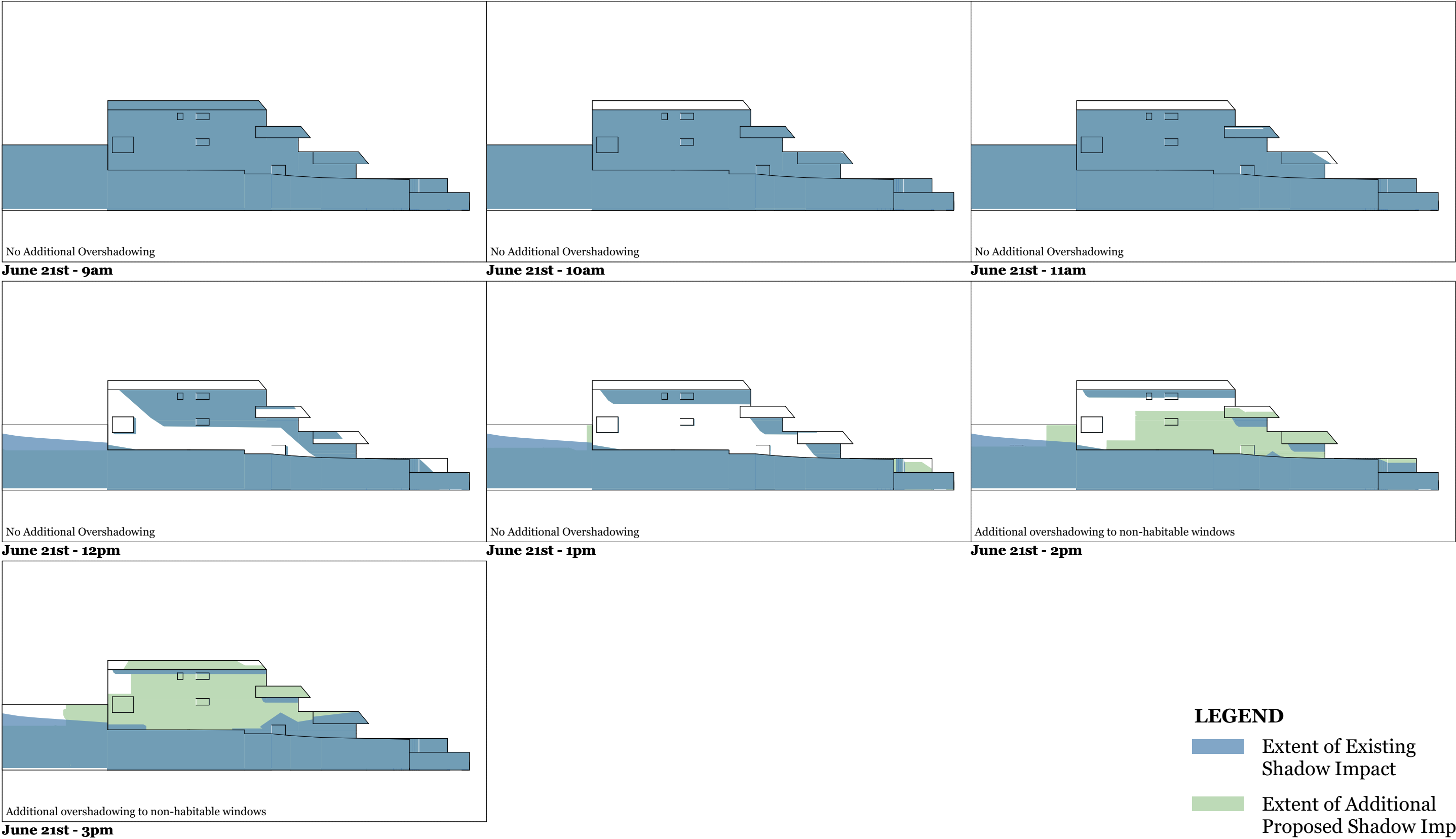
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| Rev. | Date | By | Ckd | Description |
|------|------------|----|-----|------------------------|
| A | 27/06/2022 | WL | NB | Court Amended Drawings |

| | | | |
|-----------------|---|----------------|-----------------------|
| 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 | DA501e |
| | | Revision | A |

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



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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
Elevational Shadows &
1:400 (A3)
June 2021

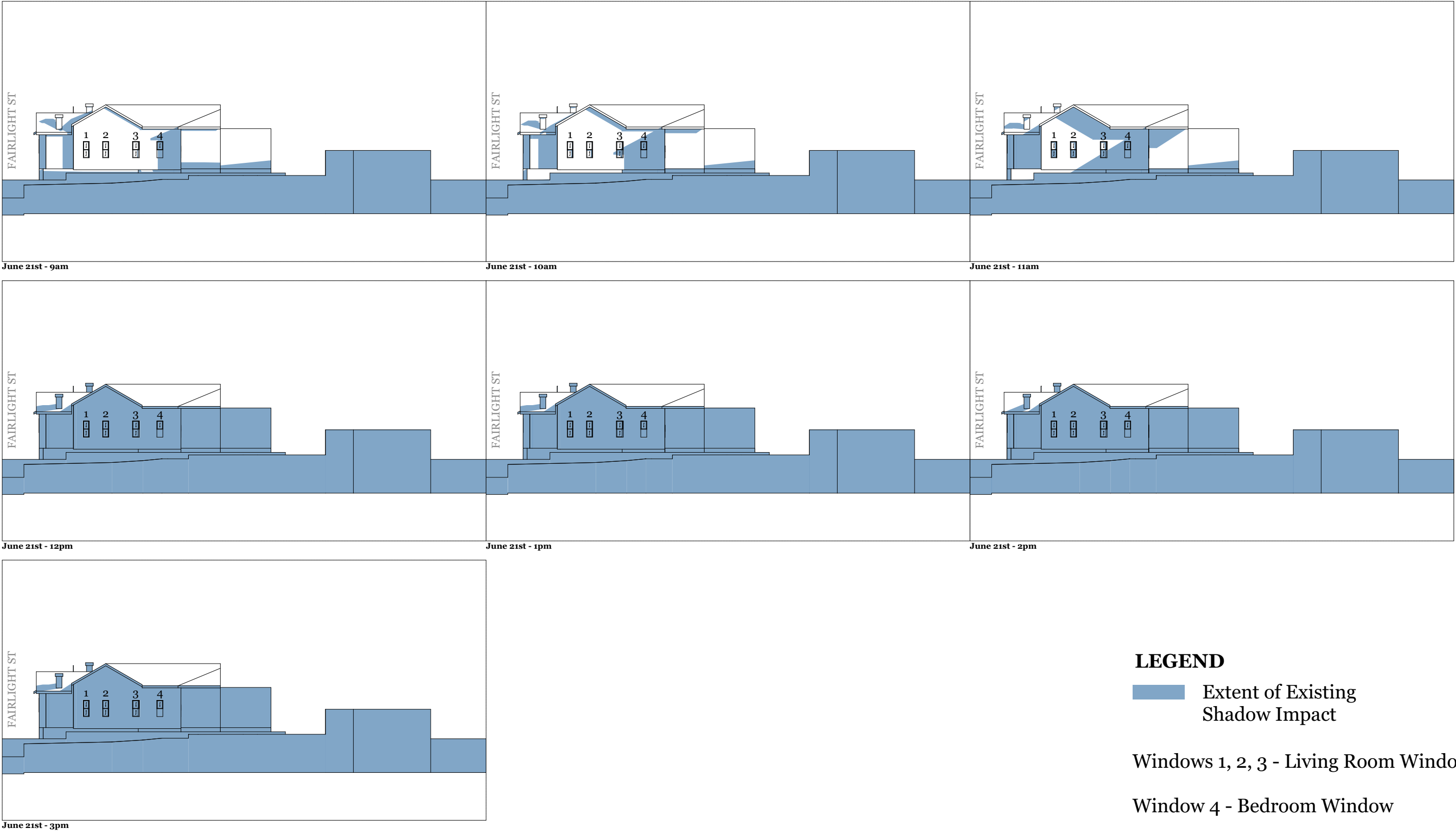
Client

Adjani Pty Ltd

Drawing Number
Revision

DA501f
A

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

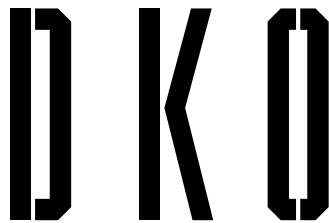


LEGEND

Extent of Existing Shadow Impact

Windows 1, 2, 3 - Living Room Windows

Window 4 - Bedroom Window



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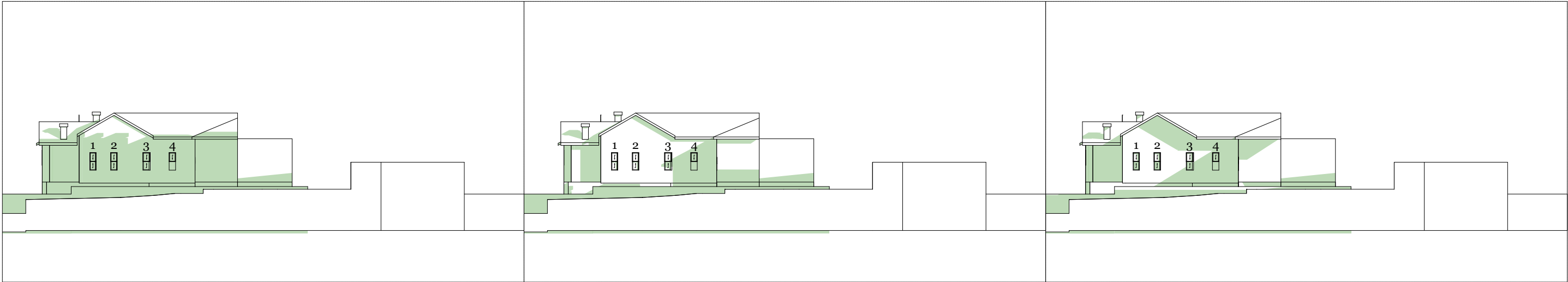


| Rev. | Date | By | Ckd | Description |
|------|------------|----|-----|------------------------|
| A | 27/06/2022 | WL | NB | Court Amended Drawings |

| | | | |
|-----------------|--------------------------------------|----------------|-----------------------|
| Project Name | 30 Fairlight St, Fairlight | Project Number | 00012781 |
| Project Address | 30 Fairlight St, Fairlight, NSW 2094 | Drawing Name | Elevational Shadows & |
| | | Scale | 1:400 (A3) |
| | | Date | June 2021 |
| Client | Adjani Pty Ltd | Drawing Number | DA501g |
| | | Revision | A |

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

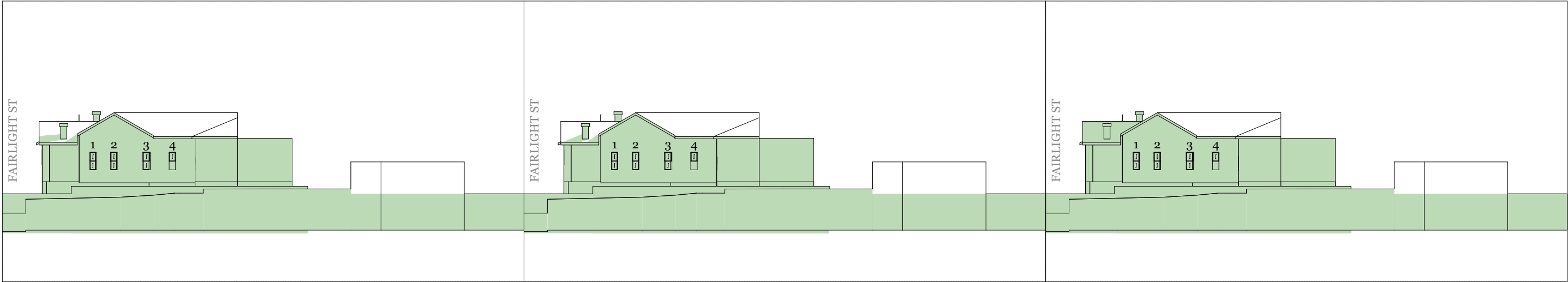
A.11



June 21st - 9am

June 21st - 10am

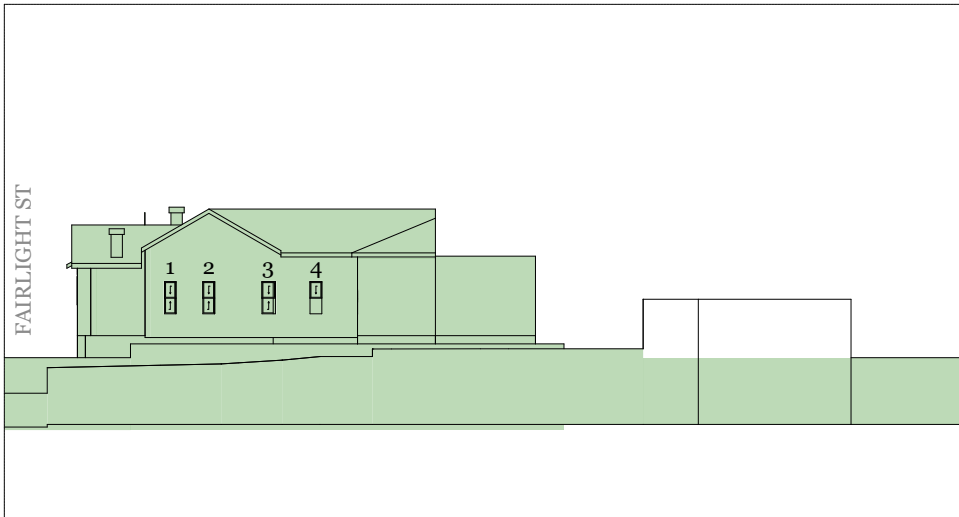
June 21st - 11am



June 21st - 12pm

June 21st - 1pm

June 21st - 2pm



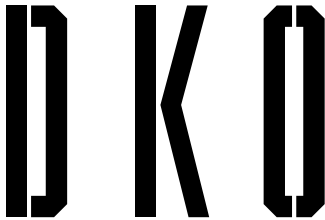
June 21st - 3pm

LEGEND

Extent of Proposed Shadow Impact

Windows 1, 2, 3 - Living Room Windows

Window 4 - Bedroom Window



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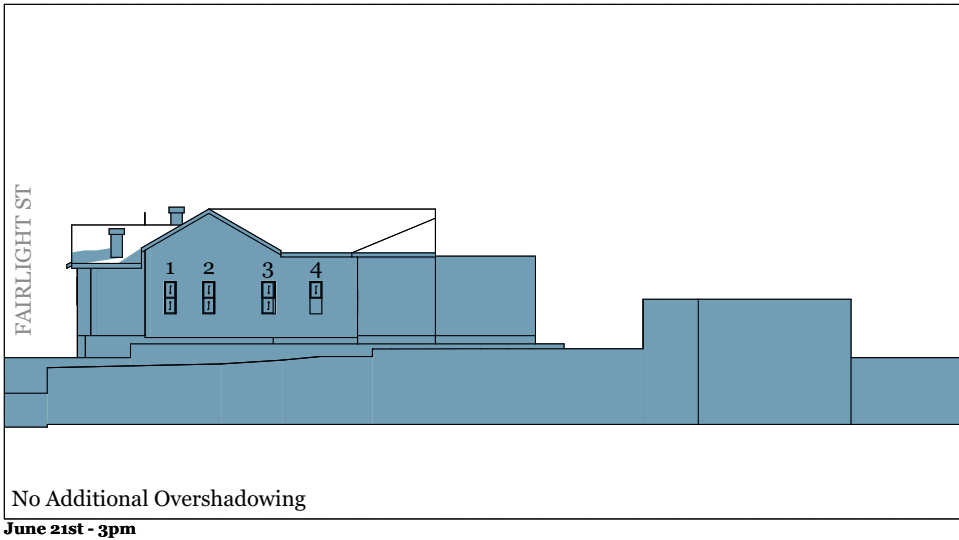
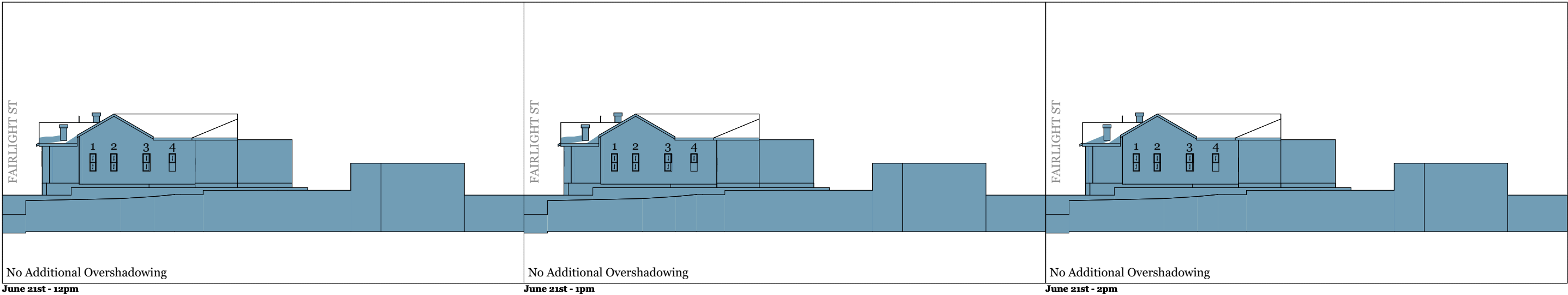
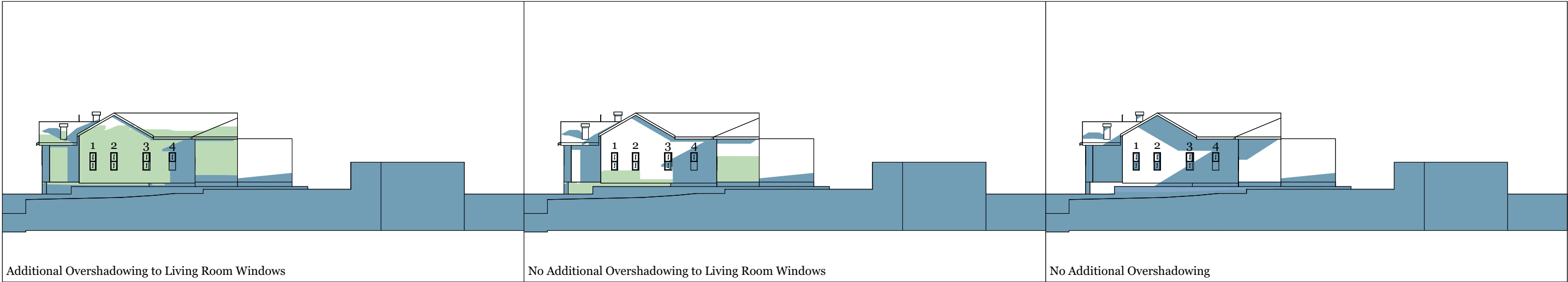


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|------|------------|----|-----|------------------------|
| A | 27/06/2022 | WL | NB | Court Amended Drawings |

| | | | |
|-----------------|---|----------------|-----------------------|
| Project Name | 30 Fairlight St, Fairlight | Project Number | 00012781 |
| Project Address | 30 Fairlight St, Fairlight, NSW 2094 | Drawing Name | Elevational Shadows & |
| | | Scale | 1:400 (A3) |
| | | Date | June 2021 |
| Client | Adjani Pty Ltd | Drawing Number | DA501h |
| | | Revision | A |

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

A.12



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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Project Number
Drawing Name
Scale
Date

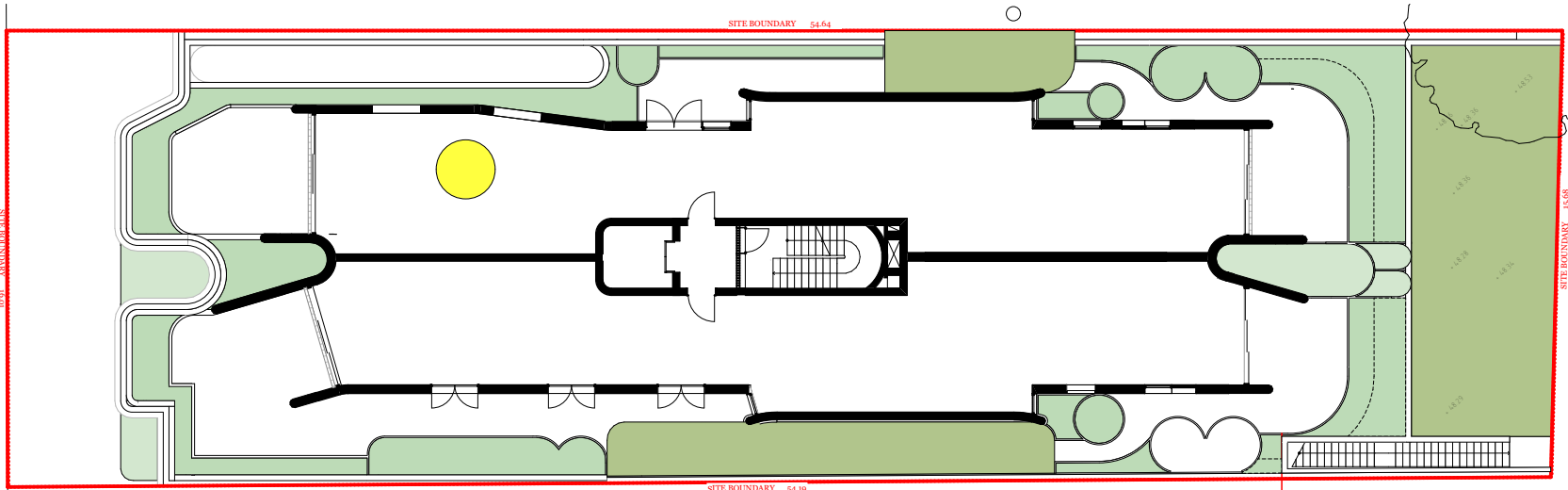
00012781
Elevational Shadows &
1:400 (A3)
June 2021

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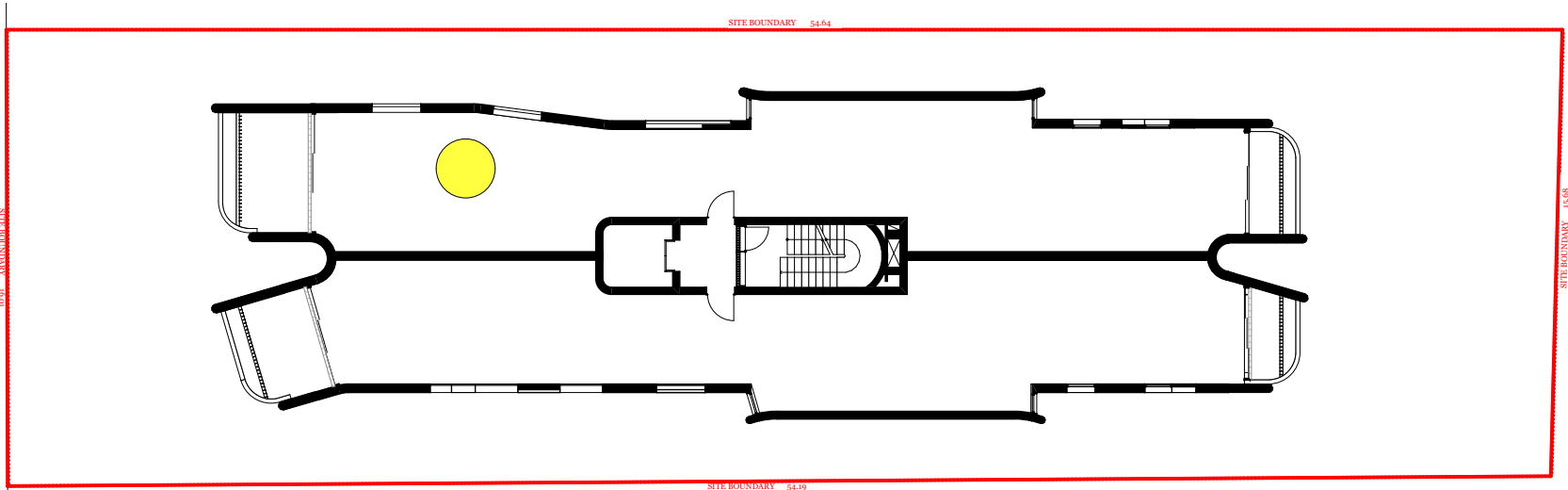
Adjani Pty Ltd

Drawing Number
Revision

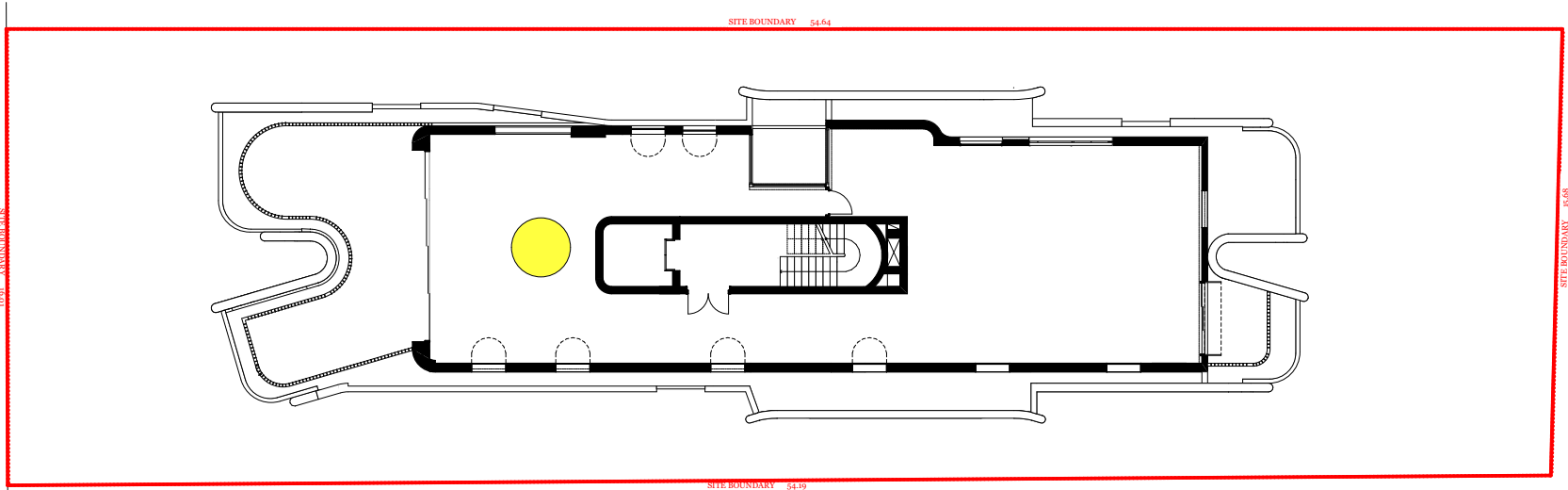
DA501i
A



Ground Floor: 1/2



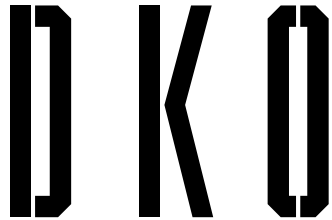
Level 1: 1/2



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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Project Number
Drawing Name
Scale
Date

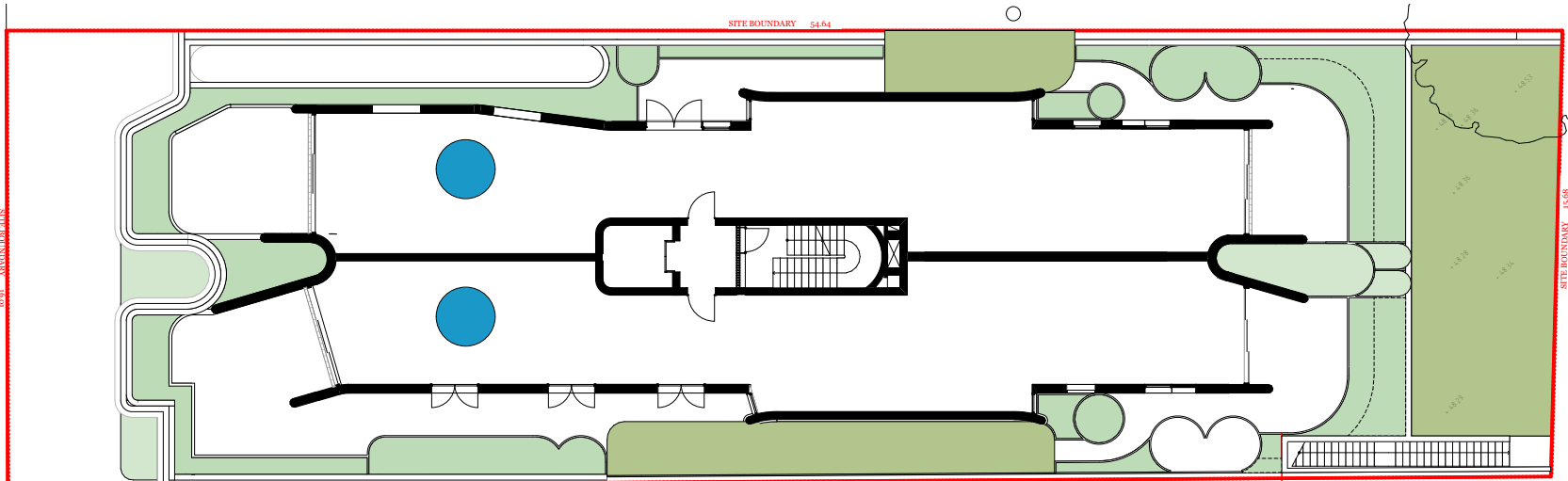
00012781
Solar Access Calc.
(A3)
June 2021

Client

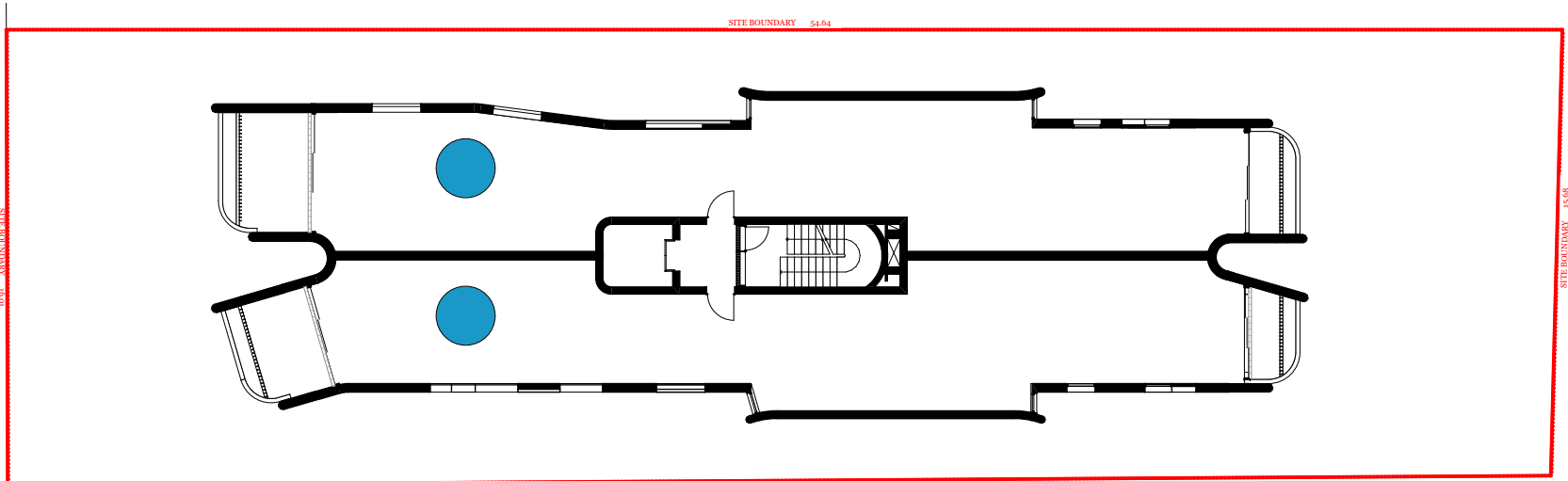
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Drawing Number
Revision

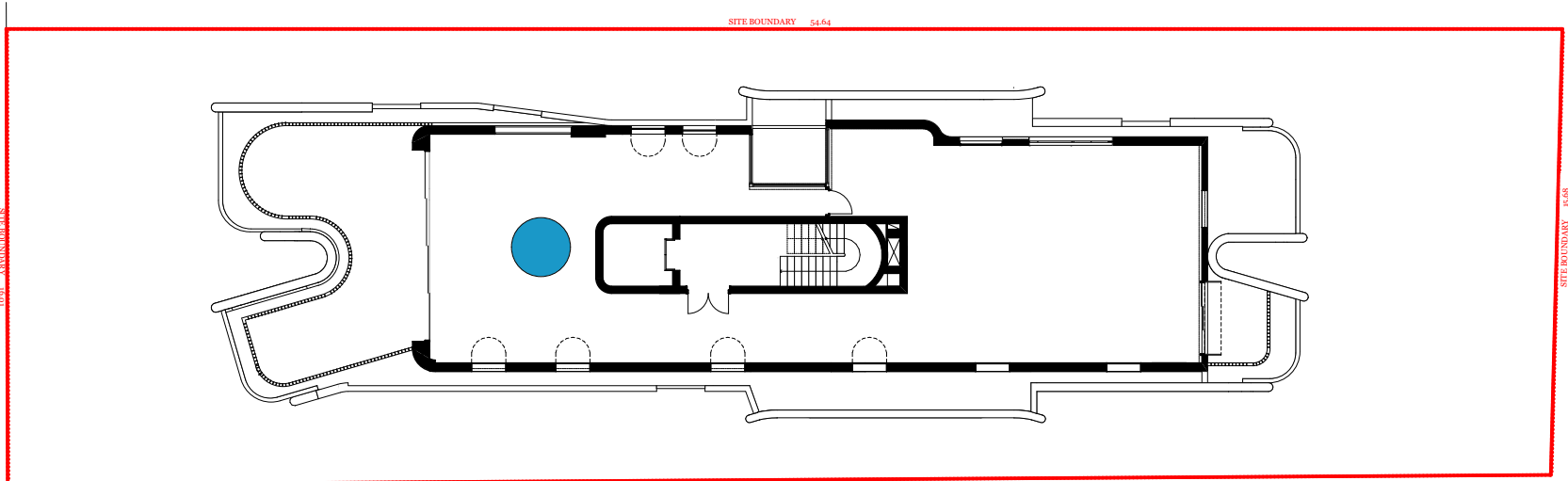
DA502
A



Ground Floor: 2/2



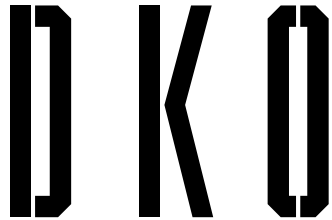
Level 1: 2/2



Level 2:1/1

CROSS-VENTILATION CALCULATIONS

● Cross-Ventilated Units: 5/5 100%



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Drawing Name
Scale
Date

00012781
Cross-Ventilation Calc
(A3)
June 2021

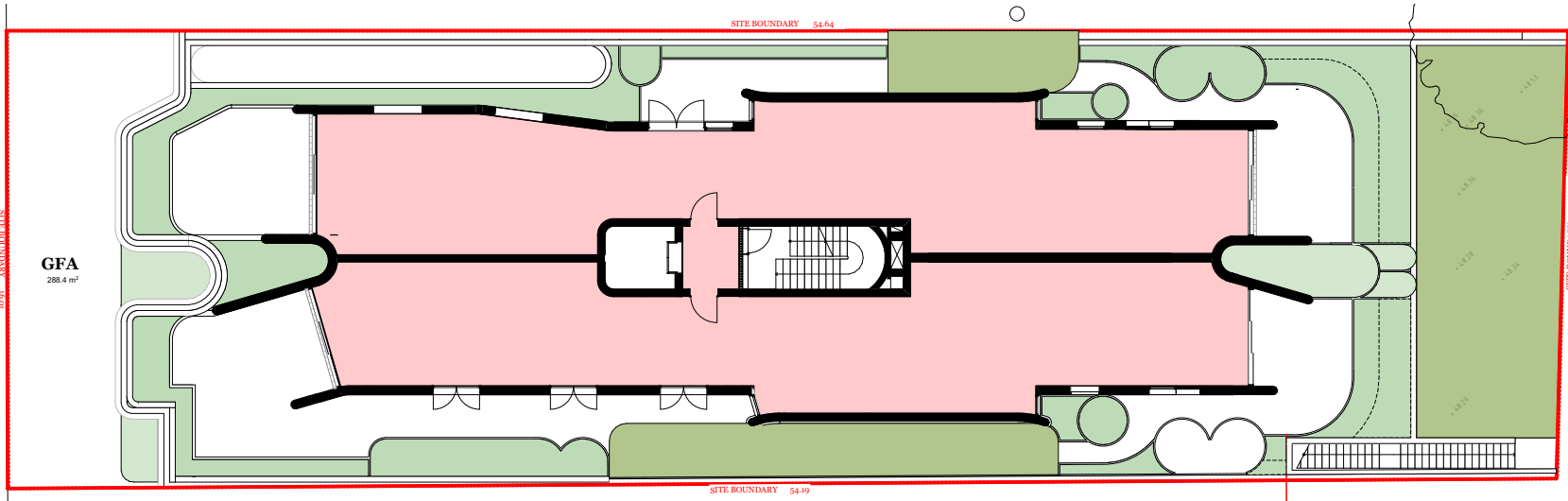
Client

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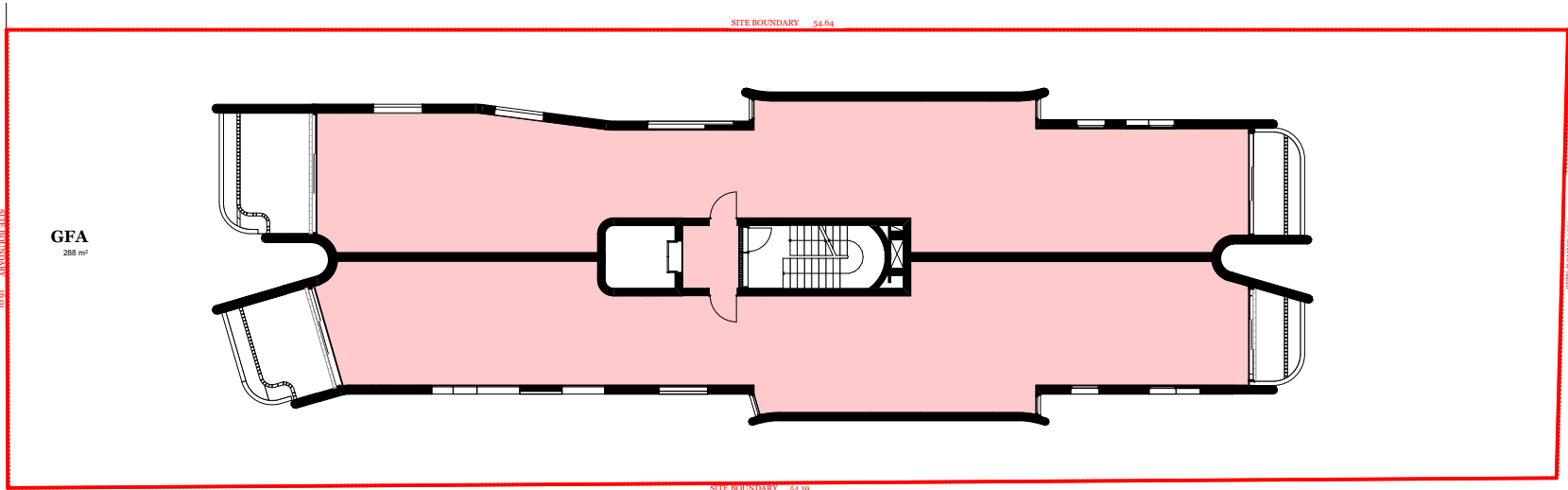
Drawing Number
Revision

DA503
A

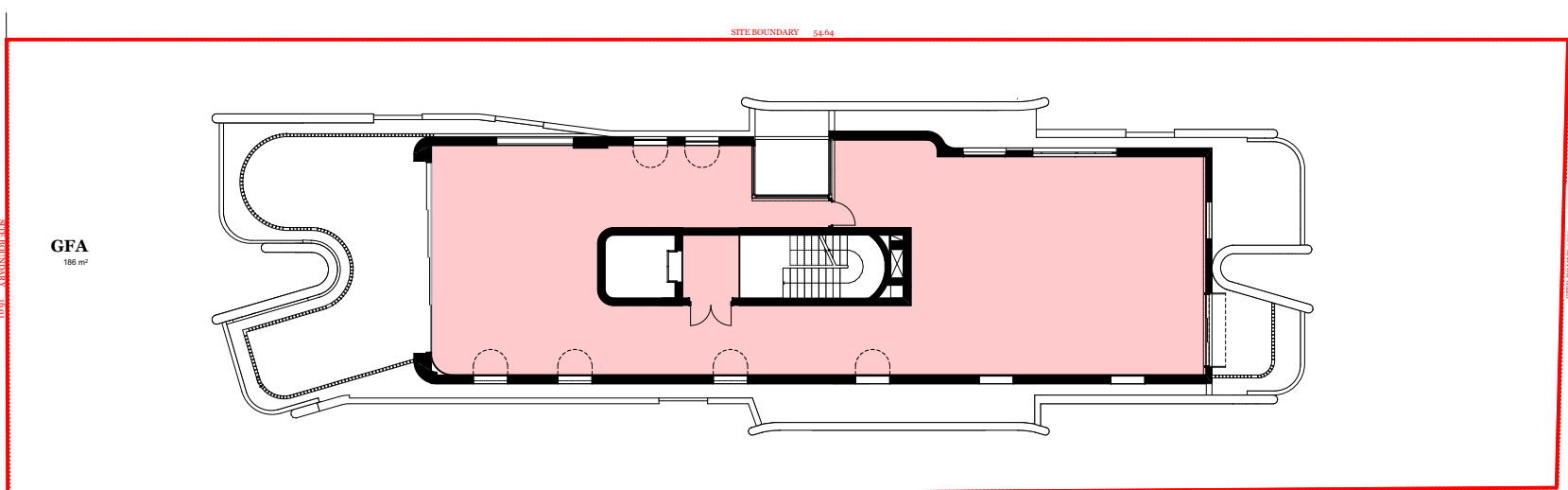
B.10



Basement Level Lobby: 14m²
Ground Floor: 288m²



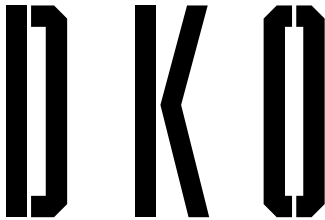
Level 1: 288m²



Level 2: 186m²

GFA CALCULATION

| | |
|------------------|-------------------|
| Site Area | 862 sqm |
| Max. GFA | 674m ² |
| Max. FSR | 0.75:1 |
| Proposed GFA | 776m ² |
| Proposed FSR | 0.90:1 |



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Project Name
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Project Number
Drawing Name
Scale
Date

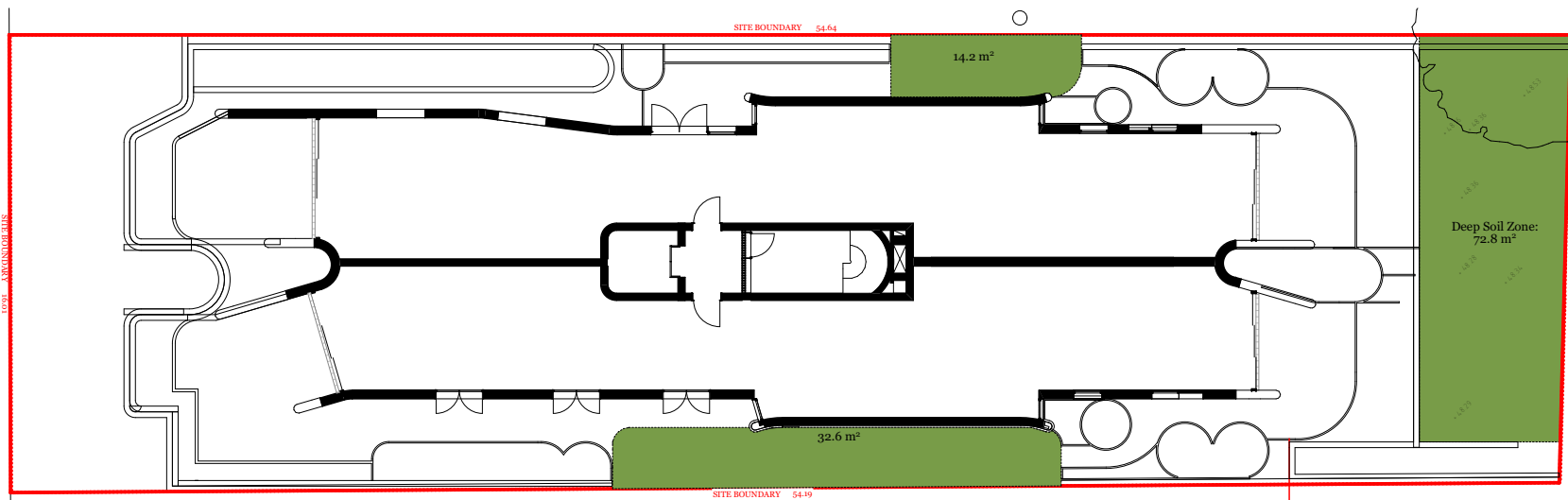
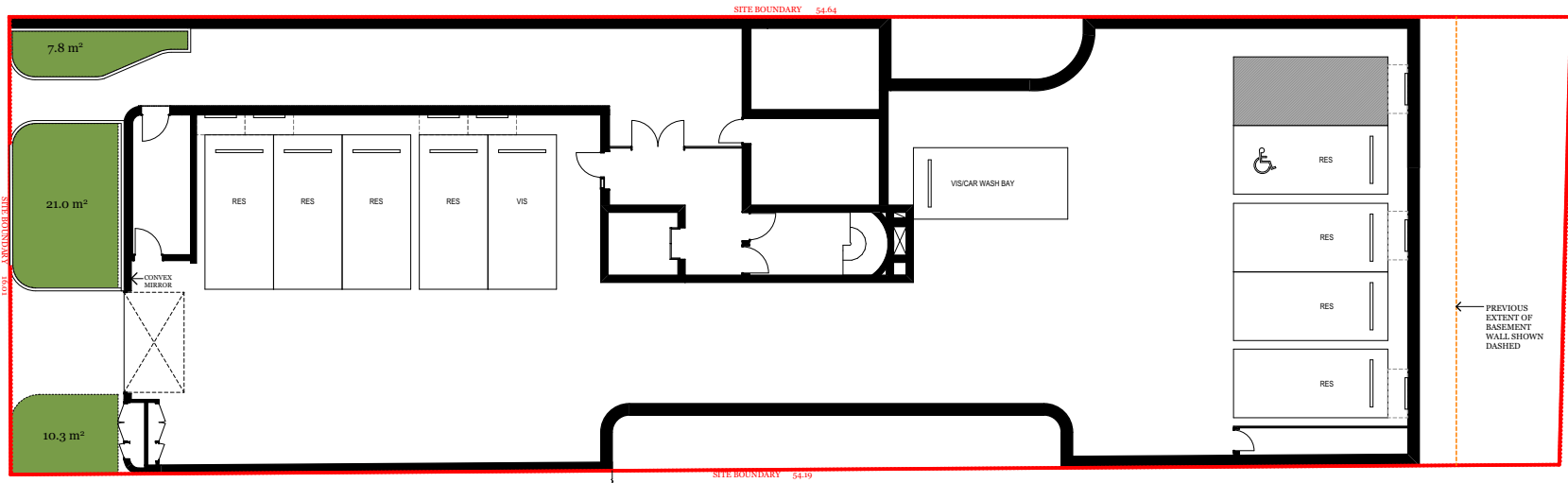
00012781
GFA Calc.
(A3)
June 2021

Client

Adjani Pty Ltd

Drawing Number
Revision

DA504
B



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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Project Number
Drawing Name
Scale
Date

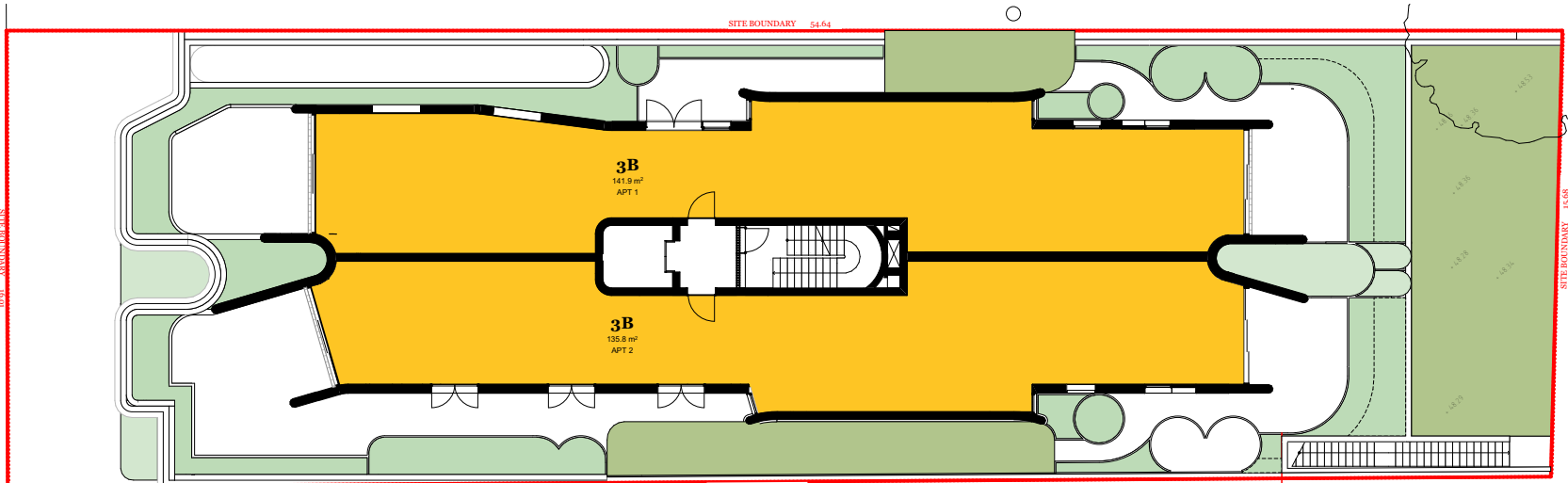
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Deep Soil Calc.
(A3)
June 2021

Client

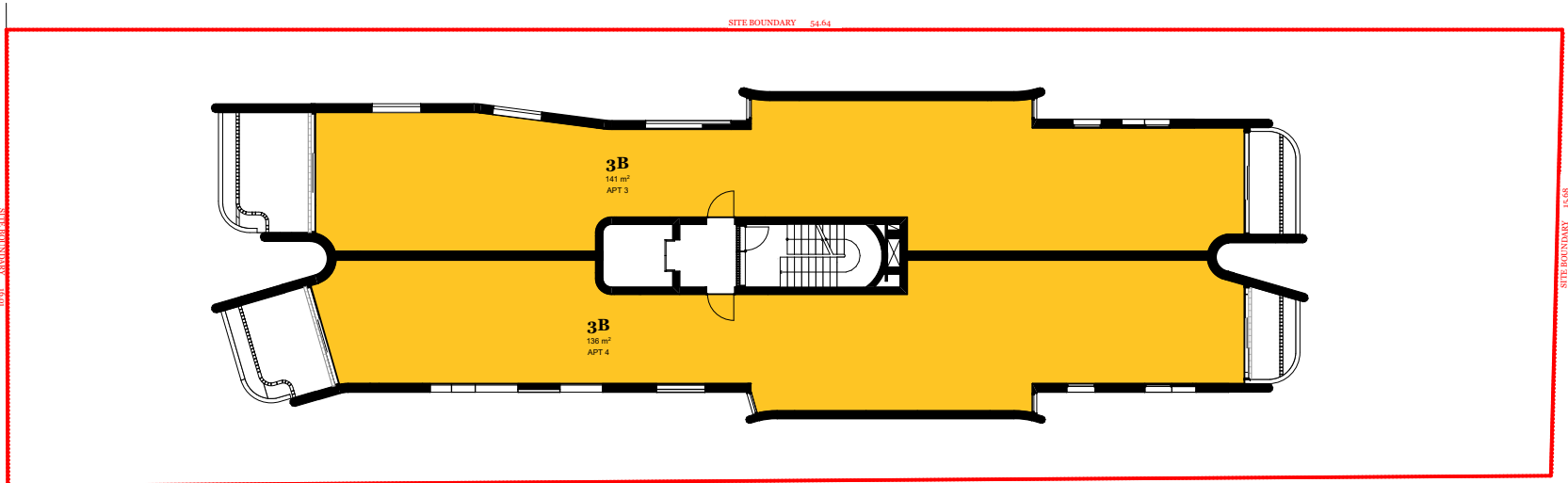
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Drawing Number
Revision

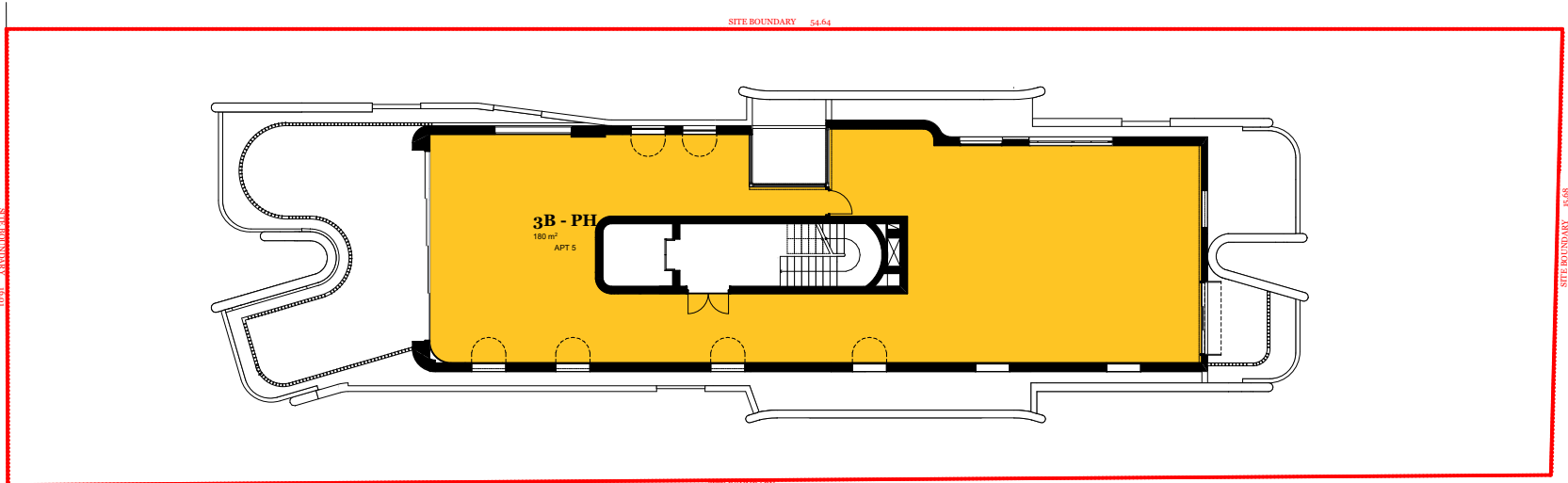
DA505
B



Ground Floor 3-Bed: 2

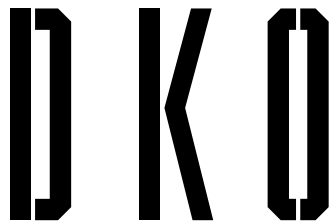


Level 1 3-Bed: 2



Level 2 3-Bed: 1

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



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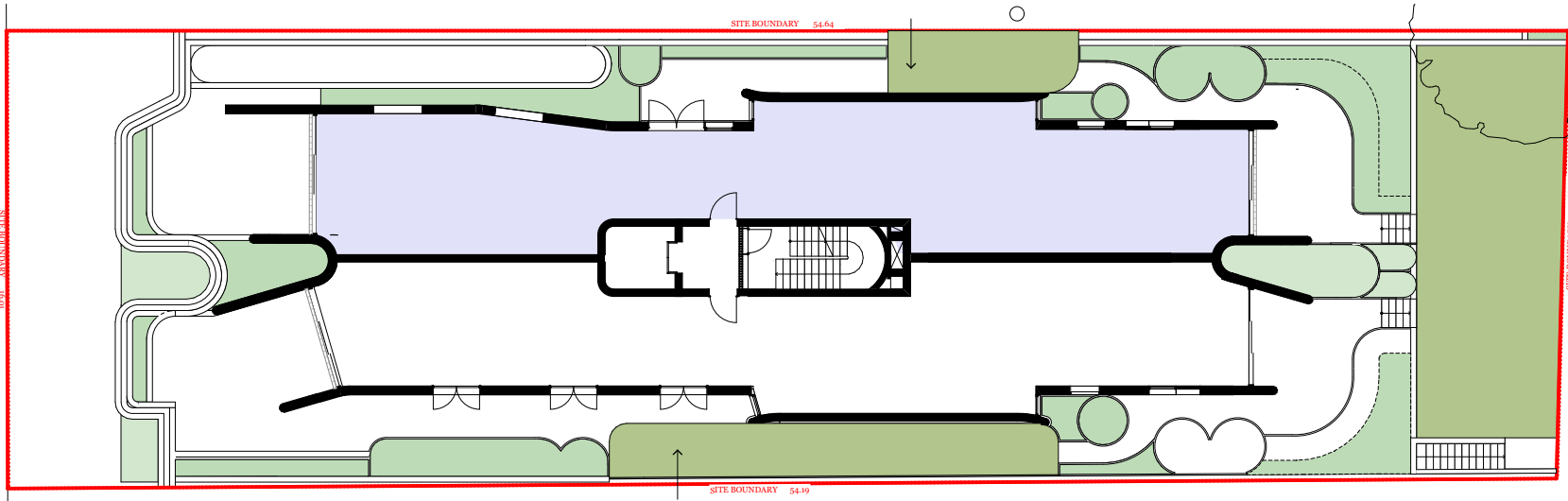
00012781
Unit Mix Calc.
(A3)
June 2021

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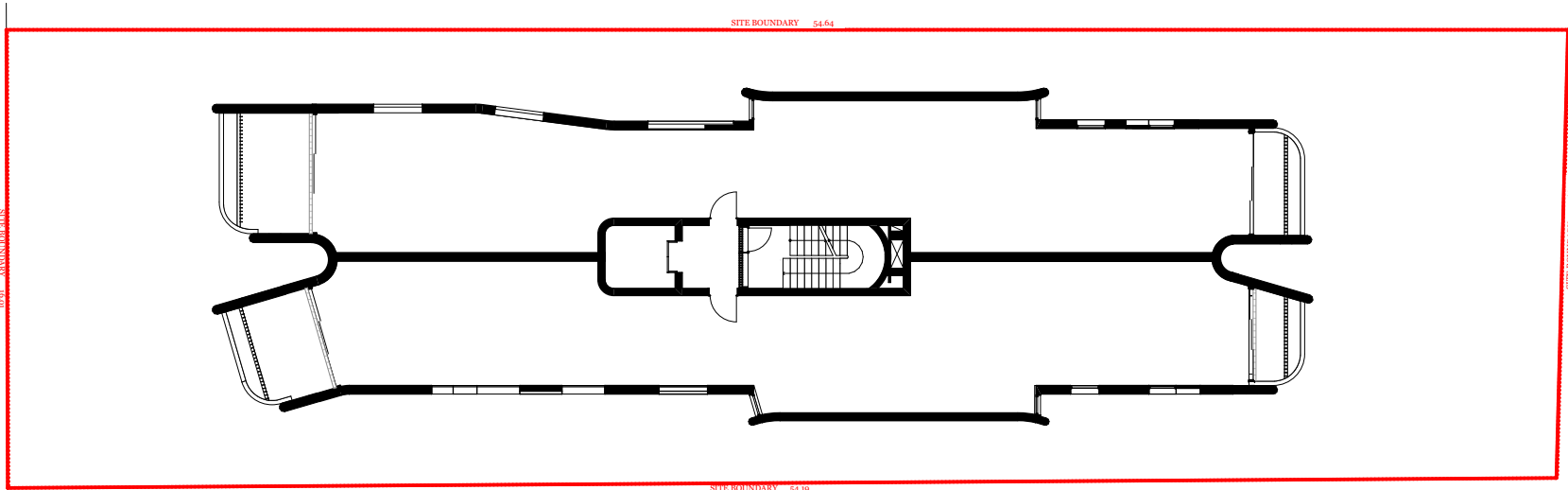
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Drawing Number
Revision

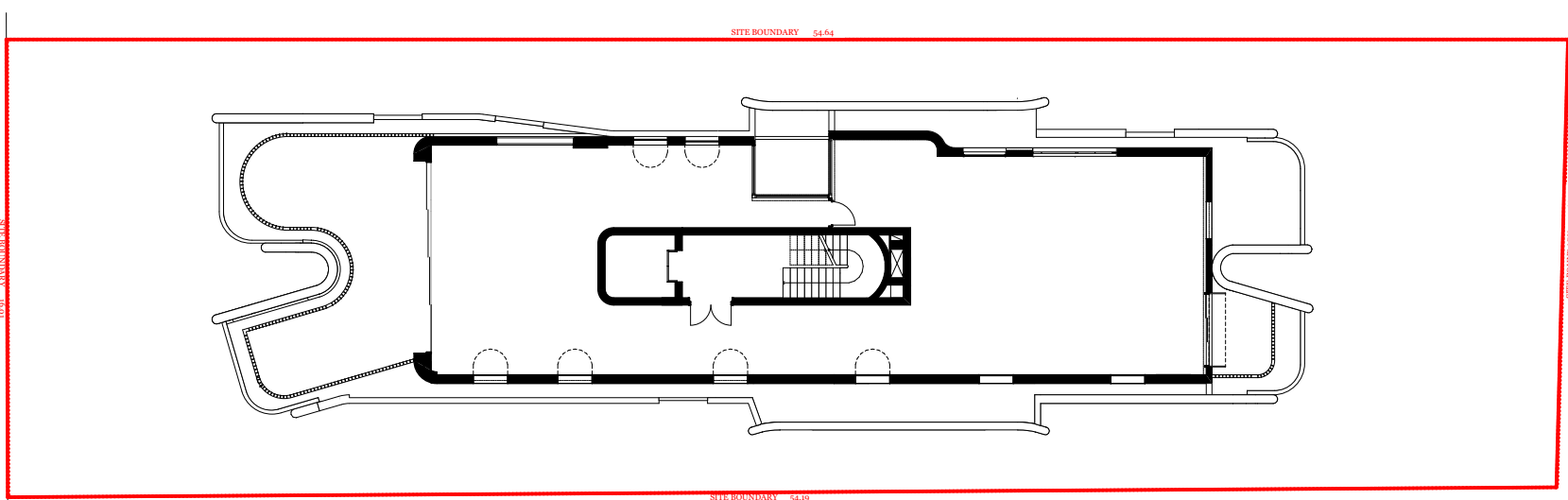
DA506
A



Ground Floor: 1/2 Units



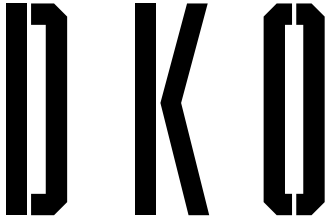
Level 1: 0/2 Units



Level 2: 0/1 Units

ADAPTABLE APARTMENTS

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



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Scale
Date

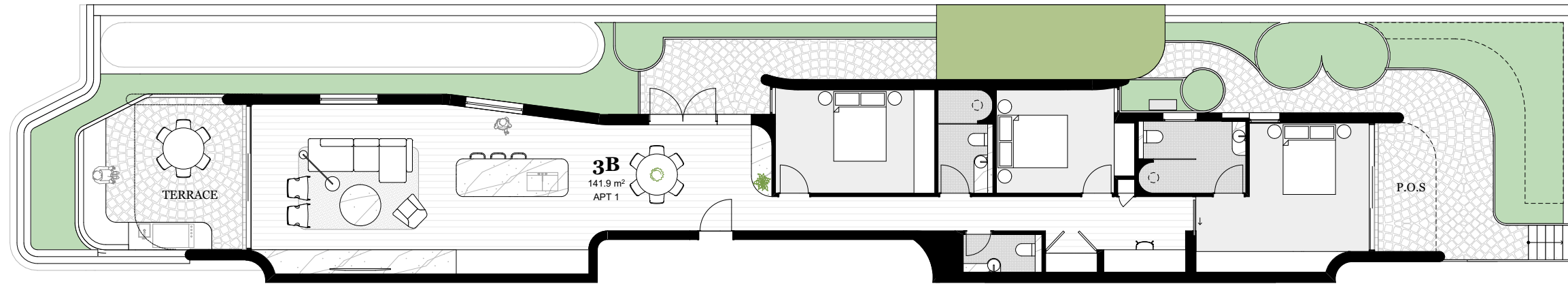
00012781
Adaptable Apartments
(A3)
June 2021

Client

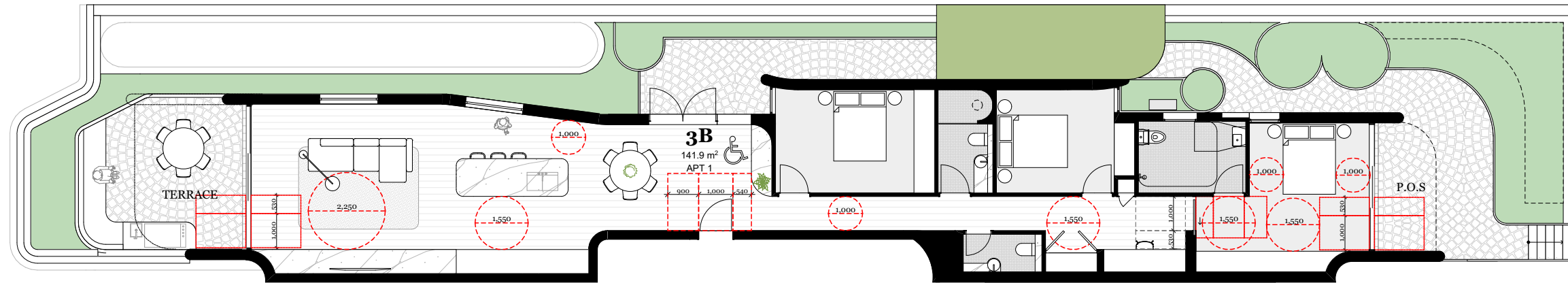
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DA507
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Pre-Adaptable Unit Layout
Apartment 1



Post-Adaptable Unit Layout
Apartment 1



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Project Number
Drawing Name
Scale
Date

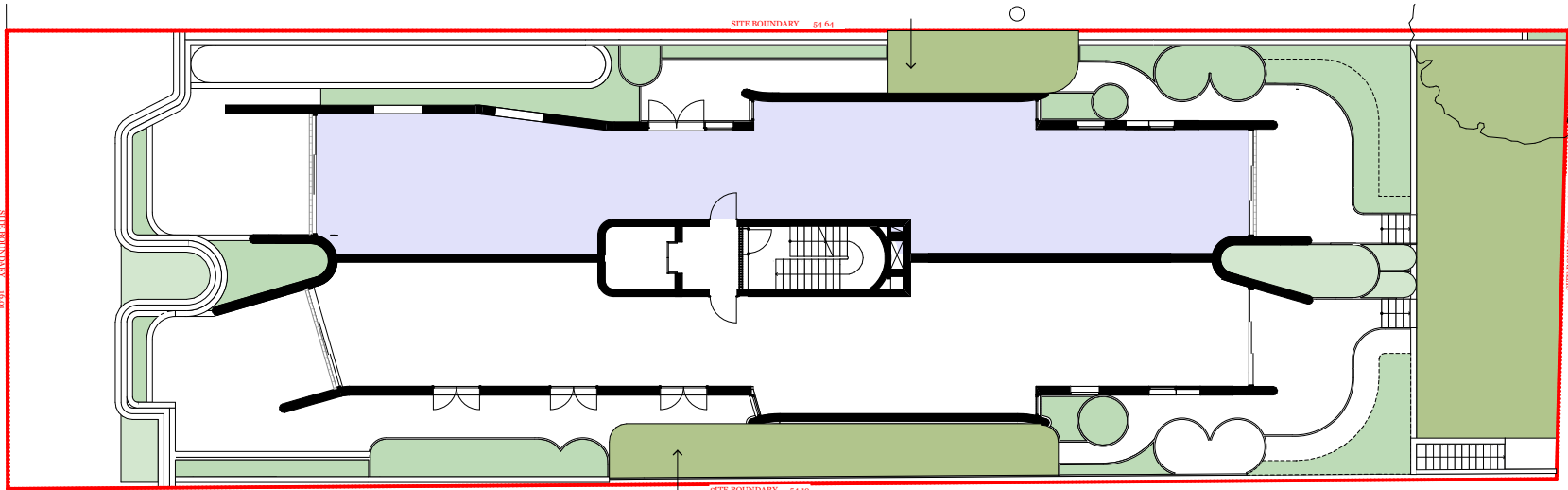
00012781
Adaptable Unit Layout
1:150 (A3)
June 2021

Client

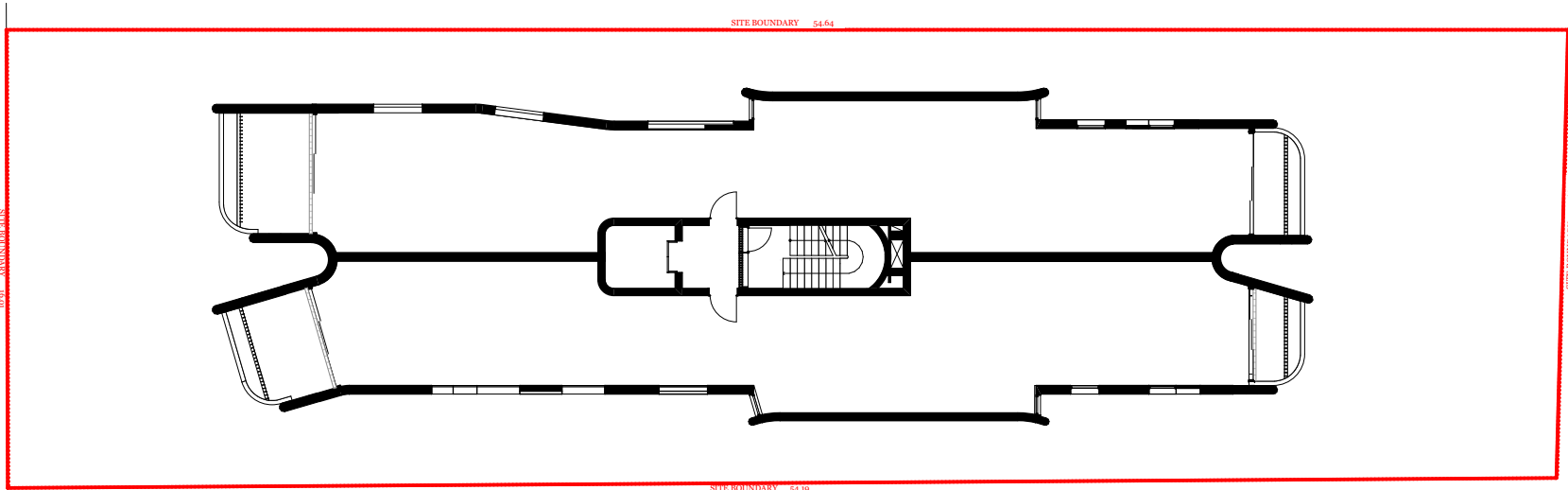
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Drawing Number
Revision

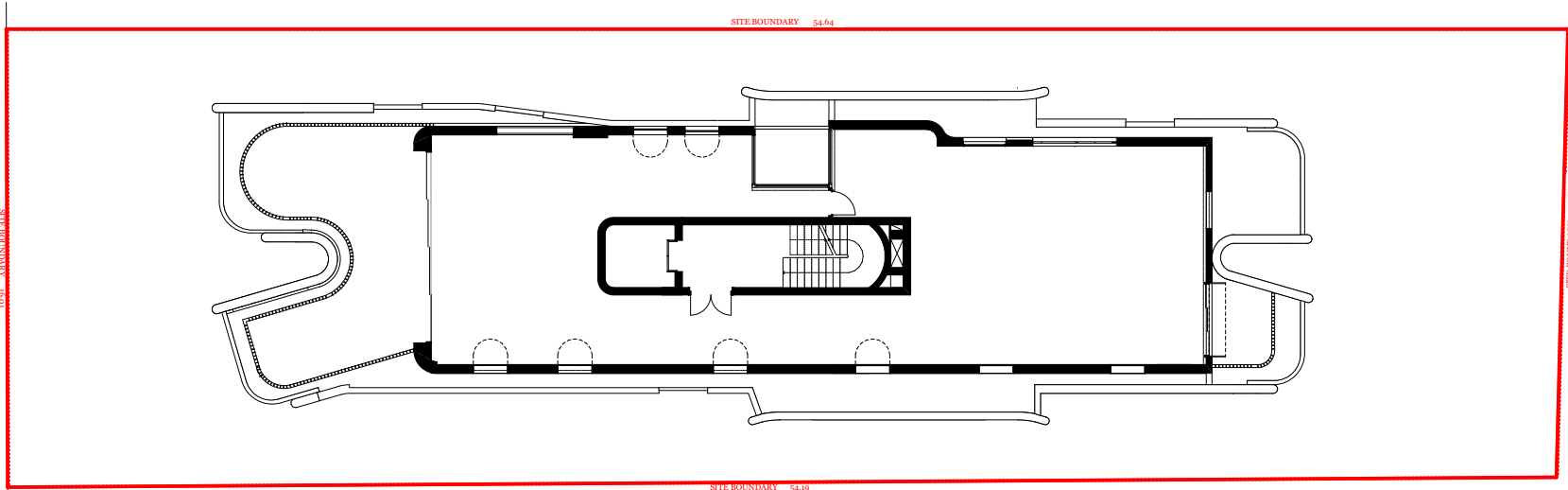
DA508
A



Ground Floor: 1/2 Units



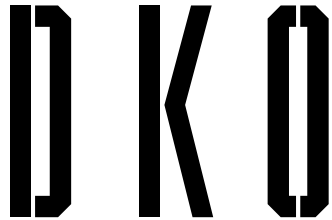
Level 1: 0/2 Units



Level 2: 0/1 Units

LIVABLE APARTMENTS

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



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Project Number
Drawing Name
Scale
Date

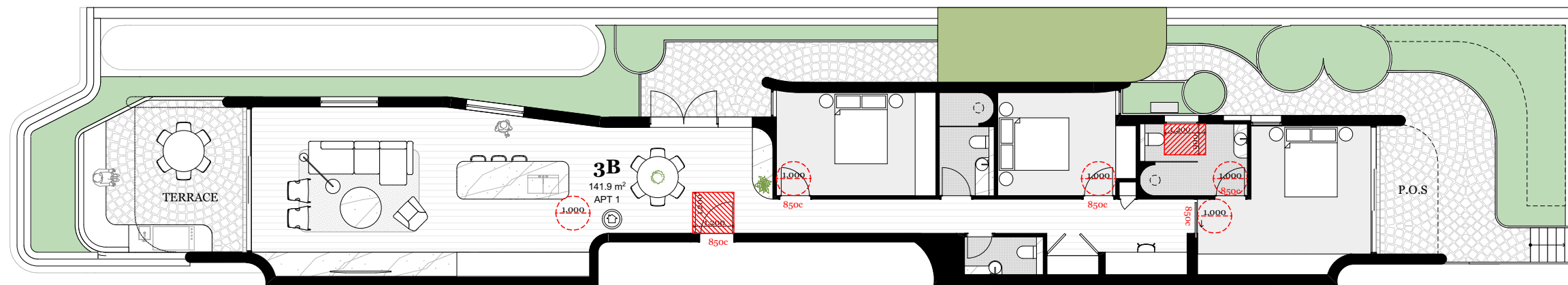
00012781
Livable Apartments
(A3)
June 2021

Client

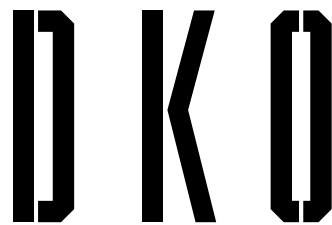
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Drawing Number
Revision

DA509
A



Silver Level Livable Unit Layout
Apartment 1



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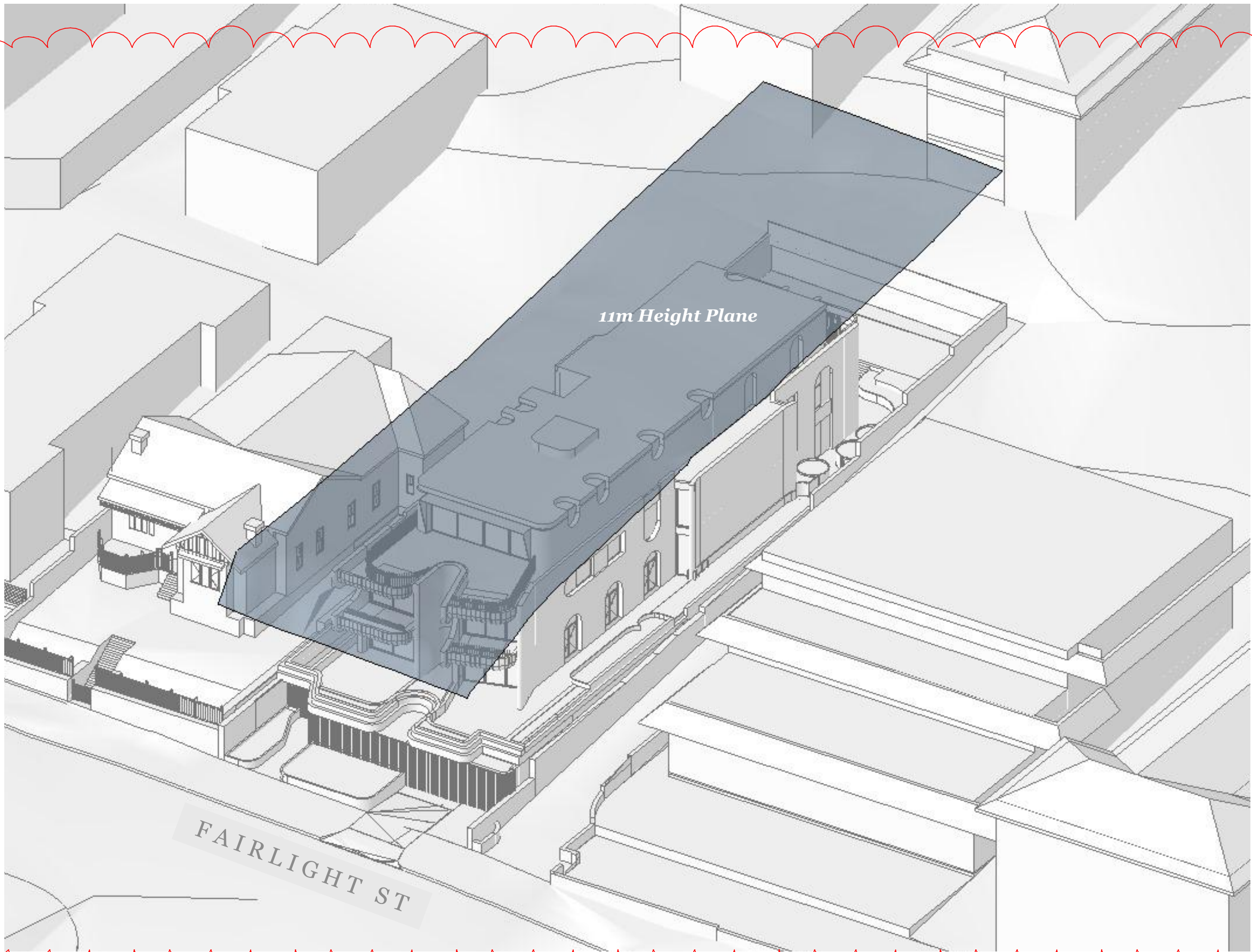
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| | | Scale | 1:150 (A3) |
| | | Date | June 2021 |
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| | | Revision | A |



Legend

11m Height Plane

3D Height Plane Diagram



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|-----------------|---|----------------|----------------------|
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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 |