Planning Proposal - Gateway Determination September 2023

DRAWING LIST

Sheet		Current	Revisio	
Number	Sheet Name	Revision	Date	
DA00.00	Cover Sheet	D	06/09/2023	
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DA02.01	Basement Level oz	D	06/09/2023	
DA02.09	Lower Ground	E	06/09/2023	
DA02.10	Ground Plan	E	06/09/2023	
DA02.11	Level 01	D	06/09/2023	
DA02.12	Level 02	D	06/09/2023	
DA02.13	Level 03	D	06/09/2023	
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DA02.16	Level o6	D	06/09/2023	
DA02.17	Level 07	D	06/09/2023	
DA02.18	Level o8	D	06/09/2023	
DA02.19	Level og	D	06/09/2023	
DA02.20	Roof Level	D	06/09/2023	
DA03.10	Elevations	D	06/09/2023	
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DA04.20	Sections (2)	D	06/09/2023	
DA05.10	Artistic Impression 01	С	06/09/2023	
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DA05.30	Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 9-12pm	В	06/09/2023	
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DA05.33	Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 1-4pm	В	06/09/2023	
DA05.34	Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 9-12pm	С	06/09/2023	
DA05.35	Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 1-4pm	С	06/09/2023	
DA05.36	Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st 9-12pm	С	06/09/2023	
DA05.37	Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st - 1-4pm	С	06/09/2023	
DA05.38	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 9-12pm	С	06/09/2023	
DA05.39	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 1-4pm	C	06/09/2023	
DA05.40	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 9-12pm	C	06/09/2023	
DA05.41	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 1-4pm	C	06/09/2023	
DA05.50	Sun-Eye Diagram - North-South Through Site Link June 21st	C	06/09/2023	
DA05.51	Sun-Eye Diagram - North-South Through Site Link Sept 21st	С	06/09/2023	
DA05.52	Sun-Eye Diagram - North-South Through Site Link Dec 21st	С	06/09/2023	
DA05.53	Sun-Eye Diagram - East-West Cross Site Link	C	06/09/2023	

DEVELOPMENT SUMMARY

Site Area:	4,235m²	Landsca
Proposed FSR: Proposed GFA:	3.27 : 1 13,830m²	
Proposed Apartment no: Proposed Hotel no:	92 50	
Proposed Carparking: Req'd Carparking:	241 208.	

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n Date Description 17/08/2023 For Coordination 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination 06/09/2023 For Gateway Determination

jkm architects JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483

chitect	Client.	Project Name.	Project No.
km.	Tunborn Pty Ltd	BNH Mixed-Use Development	2305
Tunborn Pty Ltd (Trevor Yang)	(Trevor Yang)	Project Address 187 Slade Road, Bexley North	Sheet Name Cover
rmont, NSW 2009. 3N 98 651 373 483 ominated Architect Tai Kei Keith Ma	NGW 0347	NSW 2207	Drawing no.
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caped Area: 634.4m²

Project No.	Status
2305	Gateway Determination
^{Sheet Name} Cover Sheet	Scale @ A3
Drawing no	Revision
Drawing no. DA00.00	D



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 Date
 Description

 31/08/2023
 For Gateway Determination

 04/09/2023
 For Gateway Determination

 06/09/2023
 For Gateway Determination

ikm	Tunborn Pty Lte
architects	(Trevor Yang)
JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483	

Nominated Architect Tai Kei Keith Ma NSW 9247

Project Name.	Project No.
BNH Mixed-Use Development	2305
Project Address 187 Slade Road, Bexley North	Sheet Name Site Plan
NSW 2207	Drawing no. DA00.30

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	Н	Retail Residential 1-Bed A
re		Residential 2-Bed A Residential 3-Bed A
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 Revision
 Date
 Description

 A
 25/08/2023
 Final Draft Issue

 B
 31/08/2023
 For Gateway Determination

 C
 04/09/2023
 For Gateway Determination

 D
 06/09/2023
 For Gateway Determination

Architect Clier jkm architects Tunborn Pty Ltd (Trevor Yang) JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma NSW 9247

Project Name.	Project No.
BNH Mixed-Use Development	2305
Project Address 187 Slade Road, Bexley North	Sheet Name Basemen
NSW 2207	Drawing no.

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ent Level 01	scale 1: 400 @ A3		
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ngs, e		Hotel Accommodatio Hotel Circulation Pub Retail	
		Residential 1-Bed Apt Residential 2-Bed Apt	
s for		Residential 3-Bed Apt	

 Revision
 Date
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 Final Draft Issue

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 31/08/2023
 For Gateway Determination

 C
 04/09/2023
 For Gateway Determination

 D
 06/09/2023
 For Gateway Determination

T

Architect jkm architects Tunborn Pty Ltd (Trevor Yang) JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma NSW 9247

Project Name.	Project No.		
BNH Mixed-Use Development	2305		
Project Address 187 Slade Road, Bexley North	Sheet Name Basemer		
NSW 2207	Drawing no.		

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ent Level 02	Scale 1: 400 @ A3					
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Legend

 \mathbf{T} Hotel Accommodation Hotel Circulation Pub Retail Residential 1-Bed Apt Residential 3-Bed Apt Residential 3-Bed Apt Residential Circulation Basement / Plant / Services

n Date Description 17/08/2023 For Coordination 25/08/2023 Final Draft Issue 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination Revision 06/09/2023 For Gateway Dete

Architec jkm architect JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma NSW 9247

	Client.	Project Name.			
ts	Tunborn Pty Ltd (Trevor Yang)	BNH Mixed			
		Project Address 187 Slade R			
		North			
		NSW 2207			
	NEW op 47				

	Project No.
d-Use Development	2305
Road, Bexley	^{Sheet Name} Lower G
	Drawing no. DA02.09

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 Hotel Circulation
 Pub
 Retail
 Residential -Bed Apt
 Residential -Bed
 Legend Revision jk JKMa Suite Pyrmo ABN 9 factorily. Nomi

hitect	Client.	Project Name.				
km	Tunborn Pty Ltd (Trevor Yang)	BNH Mixed-Use Developmer				
Kinchitects Marchitects Pty Ltd te 6:13 (55 Miller Street, mont, NSW 2009, N 98 651 373 483		Project Address 187 Slade Road, Bexley North NSW 2207				
minated Architect Tai Kei Keith Ma	NSW 9247					

t	Project No. 2305	Gateway Determination					
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	Drawing no. DA02.16	0 4 8 12 Revision m D					



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Client.	Project Name.	Project No.
Tunborn Pty Ltd	BNH Mixed-Use Development	2305
tects (Trevor Yang)	Project Address 187 Slade Road, Bexley North	Sheet Name Level 07
09. 83 tect Tai Kei Keith Ma NSW 9247	NSW 2207	Drawing no. DA02.17

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n Date Description 25/08/2023 Final Draft Issue 31/08/2023 For Gateway Determination 06/09/2023 For Gateway Determination Revision

jkm architects	^{Client.} Tunborn Pty Ltd	Project Name. BNH Mixed-Use Develop
AGAIN STATES STREET, AND	(Trevor Yang)	Project Address 187 Slade Road, Bexley North NSW 2207
Nominated Architect Tai Kei Keith Ma	NSW 9247	

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	Project No.	Status
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ad, Bexley	Level o8	1: 400 @ A3
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Legend

Hotel Accommodation
 Hotel Circulation
 Pub
 Retail
 Residential -Bed Apt
 Residential -Bed
 Residential -Bed

n Date Description 25/08/2023 Final Draft Issue 31/08/2023 For Gateway Determination 06/09/2023 For Gateway Determination Revision

Architect	Client.	Project Name.
ikm.	Tunborn Pty Ltd	BNH Mixed-
Architects Marchitects Pty Ld Suite 6:13 / 55 Miller Street, Pyrmont, NW 2009, ABN 98 651 373 483	(Trevor Yang)	Project Address 187 Slade Ro North NSW 2207

Project No. ked-Use Development 2305 Sheet Name e Road, Bexley Drawing no. DA02.19

	Status Gateway Determination
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n Date Description 25/08/2023 Final Draft Issue 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination Revision

06/09/2023 For Gateway Determinatio

JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483

Client Tunborn Pty Ltd jkm architects (Trevor Yang) Nominated Architect Tai Kei Keith Ma NSW 9247

Project Name. Project No. BNH Mixed-Use Development 2305 Sheet Name Elevation Project Address 187 Slade Road, Bexley North Drawing no. NSW 2207 DA03.10





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East Dwelling Long Section 2 1:400

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Legend

Hotel Accommodation
Pub
Retail
Residential
Basement / Plant / Services

06/09/2023 For Gateway De Cross Ventilation Solar Access (min. 2hrs mid winter 9am-3pm)

n	Date 25/08/2023 31/08/2023 04/09/2023 06/09/2023	Description Final Draft Issue For Gateway Determination For Gateway Determination For Gateway Determination	Architect
			JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483

Architect	Client.	Project Name.	Project No.
jkm architects	Tunborn Pty Ltd	BNH Mixed-Use Development	2305
JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street,	(Trevor Yang)	^{Project Address} 187 Slade Road, Bexley North	Sheet Name Sectio
Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma	NSW 9247	NSW 2207	Drawing no.

NOT FOR CONSTRUCTION

Project No.	status
2305	Gateway Determination
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Drawing no. DA04.10	0 4 8 12 Revision





 $2 \frac{\text{Cross-Section}}{1:400}$

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 Date
 Description

 25/08/2023
 Final Draft Issue

 31/08/2023
 For Gateway Determination

 04/09/2023
 For Gateway Determination
 Architect Clien Project Name. Project No. Legend BNH Mixed-Use Development 2305 Hotel Accommodation
Ub
Retail
Residential
Basement / Plant / Services Tunborn Pty Ltd jkm architects (Trevor Yang) Project Address Sheet Name 06/09/2023 For Gateway Determination Sections 187 Slade Road, Bexley JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Cross Ventilation Solar Access (min. 2hrs mid winter 9am-3pm) North Drawing no. NSW 2207 DA04.20 Nominated Architect Tai Kei Keith Ma NSW 924;

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s (2)	scale 1: 400 @ A3
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Artistic Impression of Through-site link

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Legend

n Date Description 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination 06/09/2023 For Gateway Determination Revision

jkm architects	^{Client.} Tunborn Pty (Trevor Yan;
JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483	

Nominated Architect Tai Kei Keith Ma NSW 9247

	Project Name.	Project No.
n Pty Ltd	BNH Mixed-Use Development	2305
Yang)	Project Address 187 Slade Road, Bexley North	Sheet Name Artisti
	NSW 2207	Drawing no.



Project No. 2305	Status Gateway Determination
Sheet Name Artistic Impression 01	Scale @ A3
Drawing no.	Revision
DA05.10	Ĺ



Artistic Impression from Bexley Road Corner

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 Revision
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 A
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 For Gateway Determination

 B
 04/09/2023
 For Gateway Determination

 C
 06/09/2023
 For Gateway Determination

Architect	Client.
ikm	Tunborn Pty Ltd
architects	(Trevor Yang)
JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483	

Nominated Architect Tai Kei Keith Ma NSW 9247

Project Name.	Project No.
BNH Mixed-Use Development	2305
Project Address 187 Slade Road, Bexley North	Sheet Name Artistic
NSW 2207	Drawing no. DA05.11

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Gateway Determination
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@ A3
Revision
C



Artistic Impression of Facade Close-up

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Builden Gode of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed tor clarification. Should this be not the case, the Client should be informed tor clarification. Should this be not the case, the Client should be informed tor clarification. Should this be not the case, the Client should be informed tor clarification. Should this be not the case, the Client should be informed tor clarification. Should this be not the case, the Client should be informed tor clarification. Should this be not the case, the the reading and the architect. It is the responsibility of the consultants/sub-consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily.

Legend

 Revision
 Date
 Description

 A
 31/08/2023
 For Gateway Determination

 B
 04/09/2023
 For Gateway Determination

 C
 06/09/2023
 For Gateway Determination

Architect	Client.
ikm	Tunborn Pty Ltd
architects	(Trevor Yang)
JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483	

Nominated Architect Tai Kei Keith Ma NSW 9247

Project Name.	Project No.
BNH Mixed-Use Development	2305
Project Address 187 Slade Road, Bexley North	^{Sheet Name} Artistic II
NSW 2207	Drawing no.

Status Gateway Determination	
Scale @ A3	
	Revision C
	Gateway Determination Scale



Artistic Impression of Facade Close-up

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed for a crafification. Should this be not the case, the Client should be informed to radiffication. Should this be not the case, the Client should be informed to radiffication. Should this be not the case, the Client should be informed to radiffication. Should this be not the case, the Client should be informed to radiffication. Should this be not the case, the Client should be informed to radiffication. Should this be not the case, the Client should be informed to radiffication. Should this be not the case, other than the architect. It is the responsibility of the consultants/sub-consultants/sublider, and not the architect, to ensure that the design intent is met satisfactorily.

Legend

 Revision
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 For Gateway Determination

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 For Gateway Determination

 C
 06/09/2023
 For Gateway Determination

Architect	Client.
ikm	Tunborn Pty Ltd
architects	(Trevor Yang)
JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483	

Nominated Architect Tai Kei Keith Ma NSW 9247

Project Name.	Project No.
BNH Mixed-Use Development	2305
Project Address 187 Slade Road, Bexley North	^{Sheet Name} Artistic Ir
NSW 2207	Drawing no. DA05.13



Status Gateway Determination	
Scale @ A3	
-	Revision
	C
	Gateway Determination Scale



specification and BASIX certificate where applicable. Comply with relevant commence	dimensions, site conditions and RL's against survey prior to cement of any work, the purchase or ordering of any materials, fittings, vices or equipment and the preparation of shop drawings and or the	nd Hotel Accommodation Pub	Revision Date Description A 31/08/2023 For Gateway Determination B 04/09/2023 For Gateway Determination	Architect	^{Client.} Tunborn Pty Ltd	Project Name. BNH Mixed-Use Development	Project No. 2305	Status Gateway Determination
Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants.	on of any components. Do not scale drawings - Any discrepancies ed shall immediately be referred to the Client for clarification. It remains with the JKMarchitects. The Client is licensed to use the ts and drawings to produce the project and site for which they were	Retail Residential Basement / Plant / Services Cross Ventilation Solar Access (min. 2hrs mid winter 9am-3p	m)	JKmarchitects Pty Ltd Suite 6:13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma	(Trevor Yang)	187 Slade Road, Bexley North	Sheet Name Area Plans / ADG Compliance Drawing no. DA05.20	Scale 1: 1000 @ A3 0 10 20 30 Revision m C

Total Apartm	nents:	92

187 Slade Road, Bexley N	lorth Hotel Developme	nt							
Area Schedule									
Site Area	4235 m2								
Permissible FSR	3.35 :1		Req'd Deep Soil Zones	423.5 m2	10%				
Permissible GFA	14187 m2		Proposed Deep Soil Zones	505 m2	~				
Proposed GFA	13830 m2	~	Max. Height	35 m		Max. Height	20 m		
Proposed FSR	3.27 :1	\checkmark	Proposed Height	34.8 m	~	Proposed Height	19.5 m	\checkmark	

							Resi	identi	ial (WE	ST)							Hotel	Retail	Pub								Resid	lential (I	EAST)						Retail		
	Height(m)	RL(m)	GBA	GI	FA	1B	2B	3E		NV	SA	Car	Vi	sitor B	Bike	MB	GFA	GFA	GFA			Height(m)	RL(m)	GBA	GFA	1B	2B	зB	NV	SA	Car	Visit	or Bike	MB	GFA		
						į			- D		1																1										
Roof		47.	3																																		
Level 09	3.5	43.8	3 2	40	340																																
Level o8	3.1	40.	7 6	70	450	[4	3	7	7	7															0	1									
Level 07	3.1	37.0	5 6	70	570	4	ł	2	0		3	5																									
Level 06	3.1	34.	5 10	015	695	4		3	1	6	5	7																									
Level 05	3.1	31.4	4 10	015	820	1		5	2	6	,	7									Roof		32					1									
Level 04	3.1	28.	3 10	015	820	1		5	2	6	5	7		240							Level 04	3.5	28.5	1100	75)	2	4	1	5	7						
Level 03	3.1	25.	2														880				Level 03	3.1	25.4	1580	129	0	3	7	3	8	13						
Level 02	3.1	22.	1			0		l.				1					880				Level 02	3.1	22.3	1580	129)	3	7	3	8	13				6		
Level 01	4	18.	1															21	0 8	40	Level 01	3.1	19.2	1580	129)	3	7	3	8	13						
Ground	4	14.	1		20												40	38	o 7	10	Ground	3.1	16.1	1200	88)	3	5	1	4	9				280)	
Lower Ground	5.6	12.	5			1		j.				1	52	1							Lower Ground	3.6	12.5		4	0									35	5	
B01	2.9	11.	2 37	20					1	1	1	1	103								B01	2.9	11.2										1			i. i	1 1
B02	2.9	8.	3										80								Bo2	2.9	8.3														
GFA Subtotal					3715								235				1800	59	0 15	50	GFA Subtotal				554)									63	;	
GFA Total					7655																GFA Total				617												
GFA Total (Both Sites)					13830																																
Apt Mix Sub-Total						10		19	8								50				Apt Mix Sub-Total					14	3	0	11								
Apt Mix Percentage						27%		51%	22%												Apt Mix Percentag					25	% 55	% 20	0%								
Apt Units Sub-Total									37	28		3									Apt Units Sub-Tota								55	33	55						
NDG Compliance (%)										76%																			60		0%						
Apt Units Total (Both Sites)									92	1	1																		~	· .	1						

NOTE: NV = Natural Ventilation (min. 60%) SA = Solar Access (min. 70%)

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements.	Legend	Revision Date Description A 31/08/2023 For Gateway Determination B 04/09/2023 For Gateway Determination	Architect jkm architects	^{Client.} Tunborn Pty Ltd	Project Name. BNH Mixed-Use Development	Proje
Autorities requirements. Comply with reparation is standards for materials and construction practices and advantage and the All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intert. Should this be not the case the Client should be informed immediately for clarification. Some elements shown other than the architect. It is the responsibility of the consultant/sjub-consulta		C 06/09/2023 For Gateway Determination	JKMarchitects Py Ltd Suite 6:3 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 65:37 483 Nominated Architect Tai Kei Keith Ma	(Trevor Yang)	Project Address 187 Slade Road, Bexley North NSW 2207	Shee Ar Drav DA

2023.09.04

Rev.04

oject No.	Status
305	Gateway Determination
eet Name rea Schedule	Scale @ A3
awing no.	Revision
A05.21	C



Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid. Project Name Project No. Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experience dbuilder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants/builder, and not the ersponsibility of the consultants/sub-consultants/builder, and not the architect, it oensure that the design intent is met satisfactorily. Legend Date Description 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination BNH Mixed-Use Development 2305 Tunborn Pty Ltd jkm architects (Trevor Yang) For Gateway De Project Address Sheet Name Landscap 187 Slade Road, Bexley JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 North Drawing no. NSW 2207 Nominated Architect Tai Kei Keith Ma NSW 9247

	Status Gateway Determination
ape Area Plans	scale 1: 500 @ A3
2	0 5 10 15 ^{Revision} m C

—— Subject Site LEP Compliant Envelope (22m Height)



June 21st - 9:00 am



June 21st - 10:00 am



June 21st - 11:00 am

June 21st - 12:00 pm





Diagram (Subject Site LEP @ A3 ht envelope) June 21st 9-12pm B	Status Gateway Determination	
		Revision B

Subject Site LEP Compliant Envelope (22m Height)







June 21st - 4:00 pm

June 21st - 1:00 pm



June 21st - 3:00 pm

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed in cardification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants other than the architect. It is the responsibility of the consultants/sub-consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily. Project Name Project No. Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for Clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid. Legend
 Revision
 Date
 Description

 A
 04/09/2023
 For Gateway Determination

 B
 06/09/2023
 For Gateway Determination
 Tunborn Pty Ltd BNH Mixed-Use Development 2305 jkm architects (Trevor Yang) Project Address 187 Slade Road, Bexley Sheet Name Sun-Eye I JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 compliar North Drawing no. DA05.31 NSW 2207 Nominated Architect Tai Kei Keith Ma NSW 9247

	Status Gateway Determination	
Diagram (Subject Site LEP nt envelope) June 21st 1-4pm	Scale @ A3 Rev B	ision

— Subject Site LEP Compliant Envelope (22m Height)





Dec 21st - 11:00 am



Dec 21st - 12:00 pm

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub- consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily.	Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid.			Date Description 94/09/2023 For Gateway Determination 66/09/2023 For Gateway Determination	Architect JKMarchitects Pty Ltd Suite 6:3 / 55 Miller Street, Pyrmont, NSW 2009. ABW 26 65:3 73:483 Nominated Architect Tai Kei Keith Ma	Client. Tunborn Pty Ltd (Trevor Yang)	Project Name. BNH Mixed-Use Development Project Address 187 Slade Road, Bexley North NSW 2207	Project No. 2305 Sheet Name Sun-Eye Di compliant Drawing no. DA05.32
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- Subject Site LEP Compliant Envelope (22m Height)



Diagram (Subject Site LEP @ A3 nt envelope) Sept 21st 9-12pm B	Status Gateway Determination	

- Subject Site LEP Compliant Envelope (22m Height)



Dec 21st - 1:00 pm





Dec 21st - 3:00 pm



Dec 21st - 4:00 pm

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown other than the architect. It is the responsibility of the consultant/slub- consultant/slubider, and not the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met satisfactorily. Expendent of the architect, to ensure that the design intent is met Satisfactorily. Expendent of the architect	ination Tunborn Pty Ltd BNH Mixed-Use Development 2305
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Diagram (Subject Site LEP nt envelope) Sept 21st 1-4pm	ale @ A3 ^{Revision} B

– 9th / 10th Storey



June 21st - 9:00 am



June 21st - 10:00 am





June 21st - 11:00 am

In response to Gateway Determination Condition (d) (viii), the suitability of the 9th and 10th storey component of the subject development will have little impact on the car-park site and communal open space (existing park). Sun-eye diagrams clearly demonstrate that:

Car-park site

The carpark site is predominantly achieving solar access from **11am-3pm** during mid-winter and has little or no impact from the 9th / 10th storey of the subject development. (Refer to Urban Design Report where it is demonstrated that over 75% of the carpark site achieves a minimum of 2hrs solar access in mid-winter)

Communal open space (Existing Park)

The existing park is predominantly achieving solar access from **10am-3pm** during mid-winter and has little or no impact from the 9th / 10th storey of the subject development.

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for carification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants other than the architect. It is the responsibility of the consultants/subconsultants/builder, and ont the architect, to ensure that the design intent is met satisfactorily.

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Legend

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 Date
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 A
 31/08/2023
 For Gateway Determination

 B
 04/09/2023
 For Gateway Determination

 C
 06/09/2023
 For Gateway Determination

Architect Client. JKMarchitects Pty Ltd JKMarchitects Pty Ltd Studie 6,31 / 5,50 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma NSW 9247 Value 5,13 / 5,50 Miller Street, Pyrmont, NSW 2007 North NSW 2207

 Project Name.
 Project No.

 BNH Mixed-Use Development
 2305

 Project Address
 Sheet Name

 187 Slade Road, Bexley
 Sun-Eye

 North
 Propose

 Drawing no.
 DA05.34

June 21st - 12:00 pm

	Status Gateway Determination	
Diagram (Subject Site d Envelope) June 21st 9-12pm	Scale @ A3 Revision C	1





June 21st - 2:00 pm



June 21st - 4:00 pm



June 21st - 3:00 pm

In response to Gateway Determination Condition (d) (viii), the suitability of the 9th and 10th storey component of the subject development will have little impact on the car-park site and communal open space (existing park). Sun-eye diagrams clearly demonstrate that:

Car-park site

The carpark site is predominantly achieving solar access from **11am-3pm** during mid-winter and has little or no impact from the 9th / 10th storey of the subject development. (Refer to Urban Design Report where it is demonstrated that over 75% of the carpark site achieves a minimum of 2hrs solar access in mid-winter)

Communal open space (Existing Park)

The existing park is predominantly achieving solar access from **10am-3pm** during mid-winter and has little or no impact from the 9th / 10th storey of the subject development.

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 Revision
 Date
 Description

 A
 31(08/2023)
 For Gateway Determination

 B
 04/09/2023
 For Gateway Determination

 C
 06/09/2023
 For Gateway Determination

Architect	Client.
ikm	Tunborn Pty Ltd
architects	(Trevor Yang)
architects	(nevol rang)
JKMarchitects Pty Ltd	
Suite 6.13 / 55 Miller Street,	
Pyrmont, NSW 2009.	
ABN 98 651 373 483	
Nominated Architect Tai Kei Keith Ma	NSW 9247

	Project Name.	Project No.
d	BNH Mixed-Use Development	2305
	Project Address 187 Slade Road, Bexley North NSW 2207	Sheet Name Sun-Eye I Proposed Drawing no. DA05.35

Diagram (Subject Site d Envelope) June 21st 1-4pm C	status Gateway Determination





Sept 21st - 11:00 am

Sept 21st - 12:00 pm

				1		1	
authorities requirement. Comply with Building Code of Australia requirements.	Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the	Legend	Revision Date Description A 31/08/2023 For Gateway Determination B 04/09/2023 For Gateway Determination C 06/09/2023 For Gateway Determination	jkm architects	^{Client.} Tunborn Pty Ltd (Trevor Yang)	BNH Mixed-Use Development	
Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants	ably competent and hould this be not the case, tion. Some elements shown onsultants/sub-consultants			JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street,	(increating)	Project Address 187 Slade Road, Bexley North	Sheet Name Sun-Eye Dia Proposed E
other than the architect. It is the responsibility of the consultants/sub- consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily.	which they were commissioned, and all fees due to the JKMarchitects has been paid.			Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma	NSW 9247	NSW 2207	Drawing no. DA05.36





	Status Gateway Determination	
Diagram (Subject Site d Envelope) Sept 21st 9-12pm	Scale @ A3 C	vision







Sept 21st - 3:00 pm



Sept 21st - 4:00 pm

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements.	Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the	Legend		Description or Gateway Determination or Gateway Determination	Architect jkm architects	^{Client.} Tunborn Pty Ltd	Project Name. BNH Mixed-Use Development	Project No. 2305
Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants	 comply with relevant Australian Standards for materials and construction practice. Id arown information should be sufficient for areasionably competent and parienced builder to understand the design intent. Should this be not the case, be Client should be informed immediately be referred to the Client for carfication. Copyright remains with the JKMarchitects. The Client for admictation. Copyright remains with the JKMarchitects are completed the extent of works for intended, provided that the JKMarchitects are completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been output the sufficient of a segment of the consultant/syub- onsultant/syub-		C 06/09/2023 Fo	or Gateway Determination	JKMarchitects Pty Ltd JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma	(Trevor Yang)	187 Slade Road, Bexley North	Sheet Name Sun-Eye Di Proposed Drawing no. DA05.37

Diagram (Subject Site <u>d Envelope) Sept 21st - 1-4pm</u> C Scale @ A3 Revision C	Status Gateway Determination	
	@ A3	ision

LEP Compliant Envelopes (22m Height)



June 21st - 9:00 am

June 21st - 10:00 am



June 21st - 11:00 am

June 21st - 12:00 pm





sc	
Diagram (Adjacent Sites LEP nt envelope) June 21st - 9-12pm	@ A3 Revision C







June 21st - 4:00 pm

June 21st - 1:00 pm



June 21st - 3:00 pm

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed in cardification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants other than the architect. It is the responsibility of the consultants/sub-consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily. Project Name Project No. Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for Clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid. Legend n Date Description 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination 06/09/2023 For Gateway Determination Revision Tunborn Pty Ltd BNH Mixed-Use Development 2305 jkm architects (Trevor Yang) Project Address 187 Slade Road, Bexley Sheet Name Sun-Eye I JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 complian North Drawing n NSW 2207 DA05.39 Nominated Architect Tai Kei Keith Ma NSW 9247

Diagram (Adjacent Sites LEP nt envelope) June 21st - 1-4pm C	Status Gateway Determination	
		Revision C

– LEP Compliant Envelopes (22m Height)



Dec 21st - 9:00 am





Dec 21st - 11:00 am



Dec 21st - 12:00 pm

specification and BASIX certificate where applicable. Comply with relevant commencem	imensions, site conditions and RL's against survey prior to ment of any work, the purchase or ordering of any materials, fittings,	Legend		Description eway Determination eway Determination	jkm architects	,	Project Name. BNH Mixed-Use Development	Project No. 2305
Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants.	evant Australian Standards for materials and construction practice. Tation Shudd be sufficient for a reasonably competent and discovered shall immediately be referred to the Client for clarification. Goyvight remains with the UKMarchitects. The Client is licensed to use the do be informed immediately for clarification. Some elements shown may be subject to further advice from consultants/sub- context. It is the responsibility of the consultants/sub- which they were commissioned, and all fees due to the JKMarchitects has been		c o6/09/2023 For Gateway Determination	eway Determination	JKMarchitects Pty Ltd Suite 6:13 / 55 Miller Street, Pyrmont, NSW 2009, ABN 98 651 373 483 Nominated Architect Tai Kei Keith Ma	(Trevor Yang)	Project Address 187 Slade Road, Bexley North NSW 2207	Sheet Name Sun-Eye Dia compliant e Drawing no. DA05.40

– LEP Compliant Envelopes (22m Height)



	Gateway Determination	
Diagram (Adjacent Sites LEP nt envelope) Sept 21st 9-12pm	Scale @ A3 Revisio C	'n







Dec 21st - 1:00 pm



Dec 21st - 3:00 pm

actorily.

Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants/builder, and not the architect, to ensure that the design intent is met satisfactorily. Project Name Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for Clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid. Legend n Date Description 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination Revision Tunborn Pty Ltd BNH Mixed-Use Development 2305 jkm architects (Trevor Yang) Project Address 187 Slade Road, Bexley 06/09/2023 For Gateway Determinatio JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 North NSW 2207 Nominated Architect Tai Kei Keith Ma NSW 9247

Dec 21st - 4:00 pm

Project No.	Status
2305	Gateway Determination
Sheet Name Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) Sept 21st 1-4pm Drawlng no. DA05.41	Scale @ A3 Revision C



Through-site

link

June 21st - 10:30am 16% of Through-site link with Solar Access



<u>June 21st - 11:45am</u> 65% of Through-site link with Solar Access



June 21st - 10:45am 23% of Through-site link with Solar Access



June 21st - 12:00pm **75**% of Through-site link with Solar Access



June 21st - 1:00pm **69**% of Through-site link with Solar Access



June 21st - 01:15pm **55**% of Through-site link with Solar Access



June 21st - 11:00am 33% of Through-site link with Solar Access



<u>June 21st - 12:15pm</u> 84% of Through-site link with Solar Access



June 21st - 01:30pm **39**% of Through-site link with Solar Access



June 21st - 11:15am 44% of Through-site link with Solar Access



June 21st - 12:30pm 85% of Through-site link with Solar Access



June 21st - 01:45pm **26**% of Through-site link with Solar Access

ving should be read in conjunction with th tent and nt. Should this be not the case v for clarification. Some elements sh this drawing may be subject to further advice from consultants/sub-consultants ility of the consultants/sub

Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, plant, services or equipment and the preparation of shop drawings and of fabrication of any components. Do not scale drawings - Any discrepancie discovered shall immediately be referred to the Client for clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the nts and drawings to produce the project and site for which they intended, provided that the JKMarchited d the extent of works f Date Description 31/08/2023 For Gateway Determinatio 04/09/2023 For Gateway Determinatio

Architect	Client.
ikm	Tunborn Pty Ltd
i km architects	(Trevor Yang)
JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483	

ts	(Trevor Yang)	
ei Keith Ma	NSW 0247	







June 21st - 11:30am 55% of Through-site link with Solar Access



June 21st - 12:45pm **78**% of Through-site link with Solar Access



<u>June 21st - 02:00pm</u> **20**% of Through-site link with Solar Access DESIGN INTENT DRAWINGS NOT FOR CONSTRUCTION

	Status Gateway Determination	
Diagram - North-South Site Link June 21st	Scale @ A3 Revisi	on
	C	







September 21st - 10:30am **42**% of Through-site link with Solar Access



September 21st - 11:45am 85% of Through-site link with Solar Access



September 21st - 10:45am 51% of Through-site link with Solar Access



September 21st - 12:00pm **94**% of Through-site link with Solar Access



September 21st - 1:00pm **71**% of Through-site link with Solar Access



September 21st - 01:15pm **55**% of Through-site link with Solar Access



September 21st - 11:00am 60% of Through-site link with Solar Access



September 21st - 12:15pm 92% of Through-site link with Solar Access



September 21st - 01:30pm **43**% of Through-site link with Solar Access



September 21st - 11:15am 69% of Through-site link with Solar Access



September 21st - 12:30pm 87% of Through-site link with Solar Access



September 21st - 01:45pm 28% of Through-site link with Solar Access

ing should be read in conjunction with th nt. Should this be not the case v for clarification. Some eleme bject to further advice from consultants/sub-consultant

I dimensions, site conditions and RL's against survey prior to iccement of any work, the purchase or ordering of any materials, rvices or equipment and the preparation of shop drawings and on of any components. Do not scale drawings - Any discrepancie ed shall immediately be referred to the Cilent for clarification. Copyright remains with the JKMarchitects. The Client is licer nts and drawings to produce the project and site for which the intended, provided that the JKMarchite

Date Description 31/08/2023 For Gateway Determinatio 04/09/2023 For Gateway Determinatio

jkm architects ts Pty Lto Pyrmont, NSW 2009 ABN 98 651 373 483

Tunborn Pty Ltd (Trevor Yang) nated Architect Tai Kei Keith Ma NSW 924

Project Nam BNH Mixed-Use Development 2305 Project Address Sheet Name Sun-Eye 187 Slade Road, Bexley Through North NSW 2207 DA05.51









September 21st - 11:30am 77% of Through-site link with Solar Access



September 21st - 12:45pm 80% of Through-site link with Solar Access



September 21st - 02:00pm 21% of Through-site link with Solar Access DESIGN INTENT DRAWINGS NOT FOR CONSTRUCTION

	Status Gateway Determination	
Diagram - North-South Site Link Sept 21st	Scale @ A3	
I SILE LINK SEPT 213C	Revisio	n
	С	



<u>December 21st - 10:30am</u> **54**% of Through-site link with Solar Access



December 21st - 11:45am 94% of Through-site link with Solar Access



December 21st - 1:00pm **76**% of Through-site link with Solar Access



December 21st - 10:45am 65% of Through-site link with Solar Access



December 21st - 12:00pm **99%** of Through-site link with Solar Access



December 21st - 01:15pm 65% of Through-site link with Solar Access



December 21st - 11:00am **71**% of Through-site link with Solar Access



December 21st - 12:15pm 98% of Through-site link with Solar Access



December 21st - 11:15am 84% of Through-site link with Solar Access



December 21st - 12:30pm 93% of Through-site link with Solar Access



December 21st - 01:30pm 54% of Through-site link with Solar Access



December 21st - 01:45pm **41**% of Through-site link with Solar Access

Sicialmer: information shown on this drawing should be read in conjunction with the pedifaction and BASIX certificate where applicable. Comply with relevant stuthorfibes requirement. Comply with Building Code of Australia requirements. Comply with relevant Australia Taktandards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and sperienced builder to understand the design intert. Should this be not the case, he Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants ther than the architect. It is the responsibility of the consultants/subconsultants/builder, and not the architect, to ensure that the design intent is met atisfactorily.

Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for draffication. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects are completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid.
 Revision
 Date
 Description

 A
 31/08/2023
 For Gateway Determination

 B
 04/09/2023
 For Gateway Determination

 C
 06/09/2023
 For Gateway Determination

Architect Client. Client. Tunborn Pty Ltd (Trevor Yang) JKMarchitects Pty Ltd Stute 6.13 / 55 Miller Street, Pyrmort, MSW 2009. ANN 96 59 373 749 Monimated Architect Tai Kei Keith Ma NSW 9247

Project Name.	Project No.
BNH Mixed-Use Development	2305
Project Address 187 Slade Road, Bexley North NSW 2207	Sheet Name Sun-Eye D Through S Drawing no. DA05.52





December 21st - 11:30am 87% of Through-site link with Solar Access



December 21st - 12:45pm 86% of Through-site link with Solar Access



<u>December 21st - 02:00pm</u> 28% of Through-site link with Solar Access DESIGN INTENT DRAWINGS NOT FOR CONSTRUCTION

ye Diagram - North-South gh Site Link Dec 21st 52



Check all dimensions, site conditions and RL's against survey prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components. Do not scale drawings - Any discrepancies discovered shall immediately be referred to the Client for clarification. Copyright remains with the JKMarchitects. The Client is licensed to use the documents and drawings to produce the project and site for which they were intended, provided that the JKMarchitects has completed the extent of works for which they were commissioned, and all fees due to the JKMarchitects has been paid. Project Nam Project No. Legend Date Description 31/08/2023 For Gateway Determination 04/09/2023 For Gateway Determination Disclaimer: Information shown on this drawing should be read in conjunction with the specification and BASIX certificate where applicable. Comply with relevant authorities requirement. Comply with building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. All drawn information should be sufficient for a reasonably competent and experienced builder to understand the design intent. Should this be not the case, the Client should be informed immediately for clarification. Some elements shown in this drawing may be subject to further advice from consultants/sub-consultants other than the architext. It is the reasonsibility of the consultants/sub-BNH Mixed-Use Development 2305 Tunborn Pty Ltd jkm architects (Trevor Yang) 06/09/2023 For Gateway Determinatio Project Address Sheet Name Sun-Eye I 187 Slade Road, Bexley JKMarchitects Pty Ltd Suite 6.13 / 55 Miller Street, Pyrmont, NSW 2009. ABN 98 651 373 483 Link North other than the architect. It is the responsibility of the consultants/sub-consultants/builder, and not the architect, to ensure that the design intent is met Drawing no. NSW 2207 DA05.53 Nominated Architect Tai Kei Keith Ma NSW 9247



Cross Site Link

Cross Site Link

Cross Site Link

Solar access Sun-Eye Diagram not applicable at this time

<u>June 21st - 5:00pm</u>



September 21st - 5:00pm



December 21st - 5:00pm

	Gateway Determination	
Diagram - East-West Cross Site	Scale @ A3	
		Revision C