

Planning Proposal - Gateway Determination September 2023



DRAWING LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
DA00.00	Cover Sheet	D	06/09/2023
DA00.30	Site Plan	C	06/09/2023
DA02.00	Basement Level 01	D	06/09/2023
DA02.01	Basement Level 02	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
DA02.14	Level 04	D	06/09/2023
DA02.15	Level 05	D	06/09/2023
DA02.16	Level 06	D	06/09/2023
DA02.17	Level 07	D	06/09/2023
DA02.18	Level 08	D	06/09/2023
DA02.19	Level 09	D	06/09/2023
DA02.20	Roof Level	D	06/09/2023
DA03.10	Elevations	D	06/09/2023
DA04.10	Sections (1)	D	06/09/2023
DA04.20	Sections (2)	D	06/09/2023
DA05.10	Artistic Impression 01	C	06/09/2023
DA05.11	Artistic Impression 02	C	06/09/2023
DA05.12	Artistic Impression 03	C	06/09/2023
DA05.13	Artistic Impression 04	C	06/09/2023
DA05.20	Area Plans / ADG Compliance	C	06/09/2023
DA05.21	Area Schedule	C	06/09/2023
DA05.22	Landscape Area Plans	C	06/09/2023
DA05.30	Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 9-12pm	B	06/09/2023
DA05.31	Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 1-4pm	B	06/09/2023
DA05.32	Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 9-12pm	B	06/09/2023
DA05.33	Sun-Eye Diagram (Subject Site LEP compliant envelope) Sept 21st 1-4pm	B	06/09/2023
DA05.34	Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 9-12pm	C	06/09/2023
DA05.35	Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 1-4pm	C	06/09/2023
DA05.36	Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st 9-12pm	C	06/09/2023
DA05.37	Sun-Eye Diagram (Subject Site Proposed Envelope) Sept 21st - 1-4pm	C	06/09/2023
DA05.38	Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 9-12pm	C	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	C	06/09/2023
DA05.52	Sun-Eye Diagram - North-South Through Site Link Dec 21st	C	06/09/2023
DA05.53	Sun-Eye Diagram - East-West Cross Site Link	C	06/09/2023

DEVELOPMENT SUMMARY

Site Area:	4,235m ²	Landscaped Area:	634.4m ²
Proposed FSR:	3.27 : 1		
Proposed GFA:	13,830m ²		
Proposed Apartment no:	92		
Proposed Hotel no:	50		
Proposed Carparking:	241		
Req'd Carparking:	208.		

DESIGN INTENT DRAWINGS
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- Legend
- Hotel Accommodation
 - Hotel Circulation
 - Pub
 - Retail
 - Residential 1-Bed Apt
 - Residential 2-Bed Apt
 - Residential 3-Bed Apt
 - Residential Circulation
 - Basement / Plant / Services



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

Architect
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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.
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
Basement Level 01

Drawing no.
DA02.00

Status
Gateway Determination

Scale
1: 400 @ A3
0 4 8 12 m
Revision
D

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Nominated Architect Tai Kei Keith Ma NSW 9247

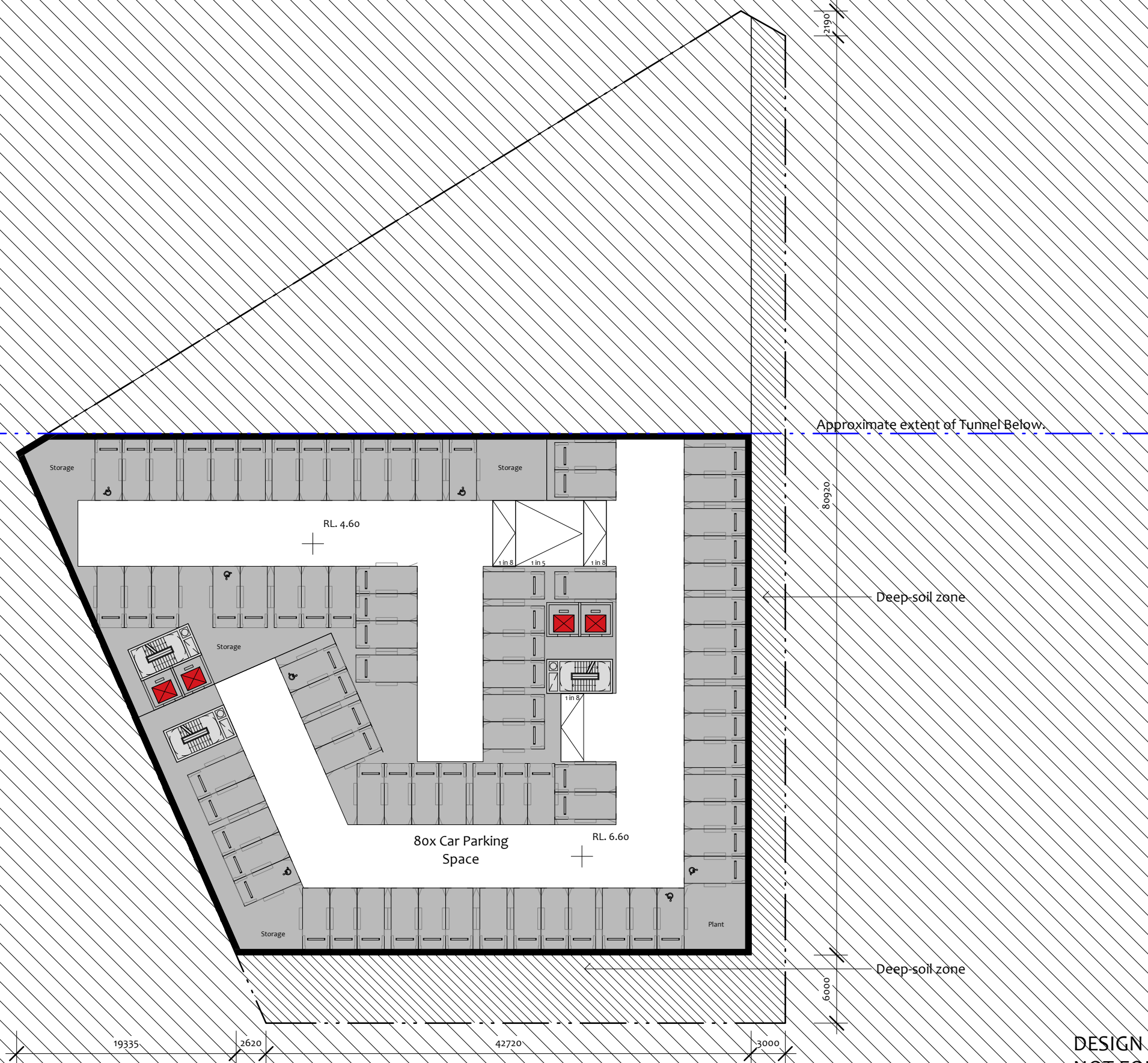
Client.
Tunborn Pty Ltd
(Trevor Yang)

Project Name.
BNH Mixed-Use Development
Project Address
187 Slade Road, Bexley
North
NSW 2207

Project No.
2305
Sheet Name
Basement Level 02
Drawing no.
DA02.01

Status
Gateway Determination

Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



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- Legend**
- Hotel Accommodation
 - Hotel Circulation
 - Pub
 - Retail
 - Residential 1-Bed Apt
 - Residential 2-Bed Apt
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 - Residential Circulation
 - Basement / Plant / Services



Revision	Date	Description
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Client.
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(Trevor Yang)

Project Name.
BNH Mixed-Use Development
Project Address
187 Slade Road, Bexley
North
NSW 2207

Project No.
2305
Sheet Name
Ground Plan
Drawing no.
DA02.10

Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
E



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Legend		
	Hotel Accommodation	
	Hotel Circulation	
	Pub	
	Retail	
	Residential 1-Bed Apt	
	Residential 2-Bed Apt	
	Residential 3-Bed Apt	
	Residential Circulation	
	Basement / Plant / Services	

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ABN 98 651 373 483
Nominated Architect Tai Kei Keith Ma NSW 9247

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
Level 01
Drawing no.
DA02.11

Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



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 - Hotel Circulation
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 - Residential 1-Bed Apt
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Architect
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ABN 98 651 373 483
Nominated Architect: Tai Kei Keith Ma NSW 9247

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
Level 02
Drawing no.
DA02.12

Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



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Legend

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- Residential Circulation
- Basement / Plant / Services

North Arrow

Revision	Date	Description
A	25/08/2023	Final Draft Issue
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D	06/09/2023	For Gateway Determination

Architect
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ABN 98 651 373 483
Nominated Architect: Tai Kei Keith Ma NSW 9247

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 Level 03
Drawing no. DA02.13

Status
Gateway Determination

Scale
1: 400 @ A3

0 4 8 12 m

Revision
D

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Architect
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ABN 98 651 373 483

Nominated Architect: Tai Kei Keith Ma NSW 9247

Client.
Tunborn Pty Ltd
(Trevor Yang)

Project Name.
BNH Mixed-Use Development

Project Address
187 Slade Road, Bexley
North
NSW 2207

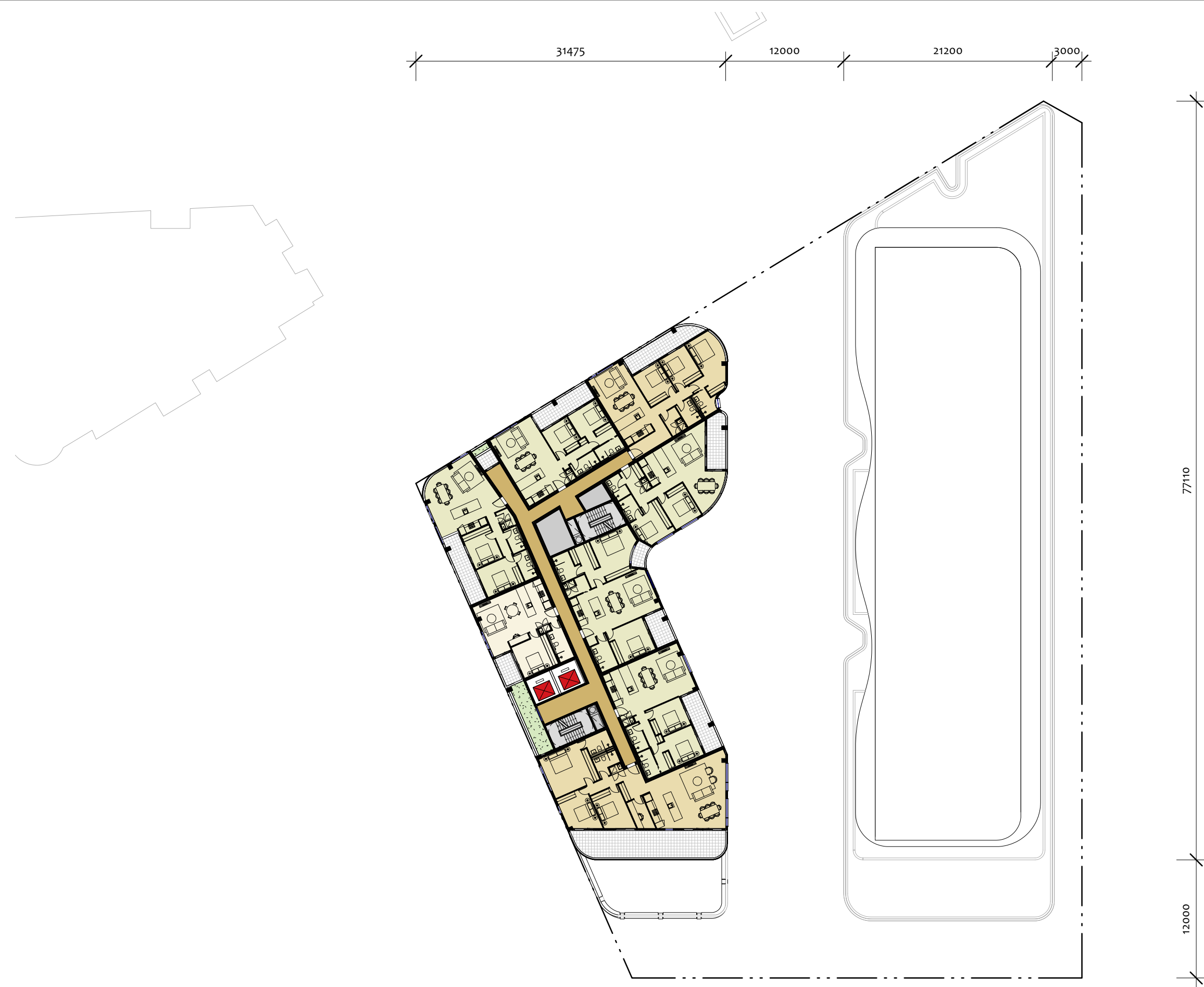
Project No.
2305

Sheet Name
Level 04

Drawing no.
DA02.14

Status
Gateway Determination

Scale
1: 400 @ A3
0 4 8 12 m
Revision D



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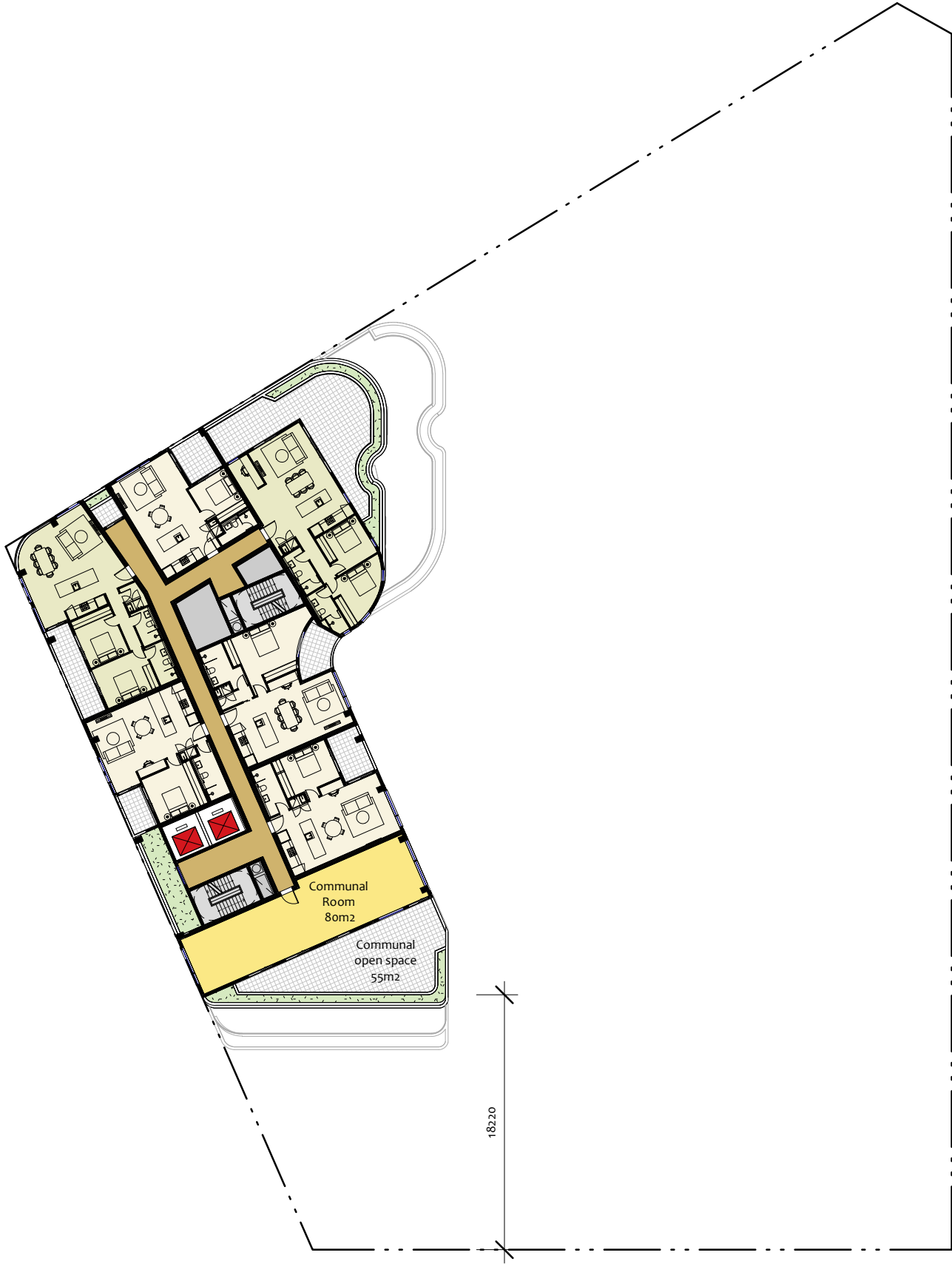
Architect
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ABN 98 651 373 483
Nominated Architect: Tai Kei Keith Ma NSW 9247

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
Level 05
Drawing no.
DA02.15

Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



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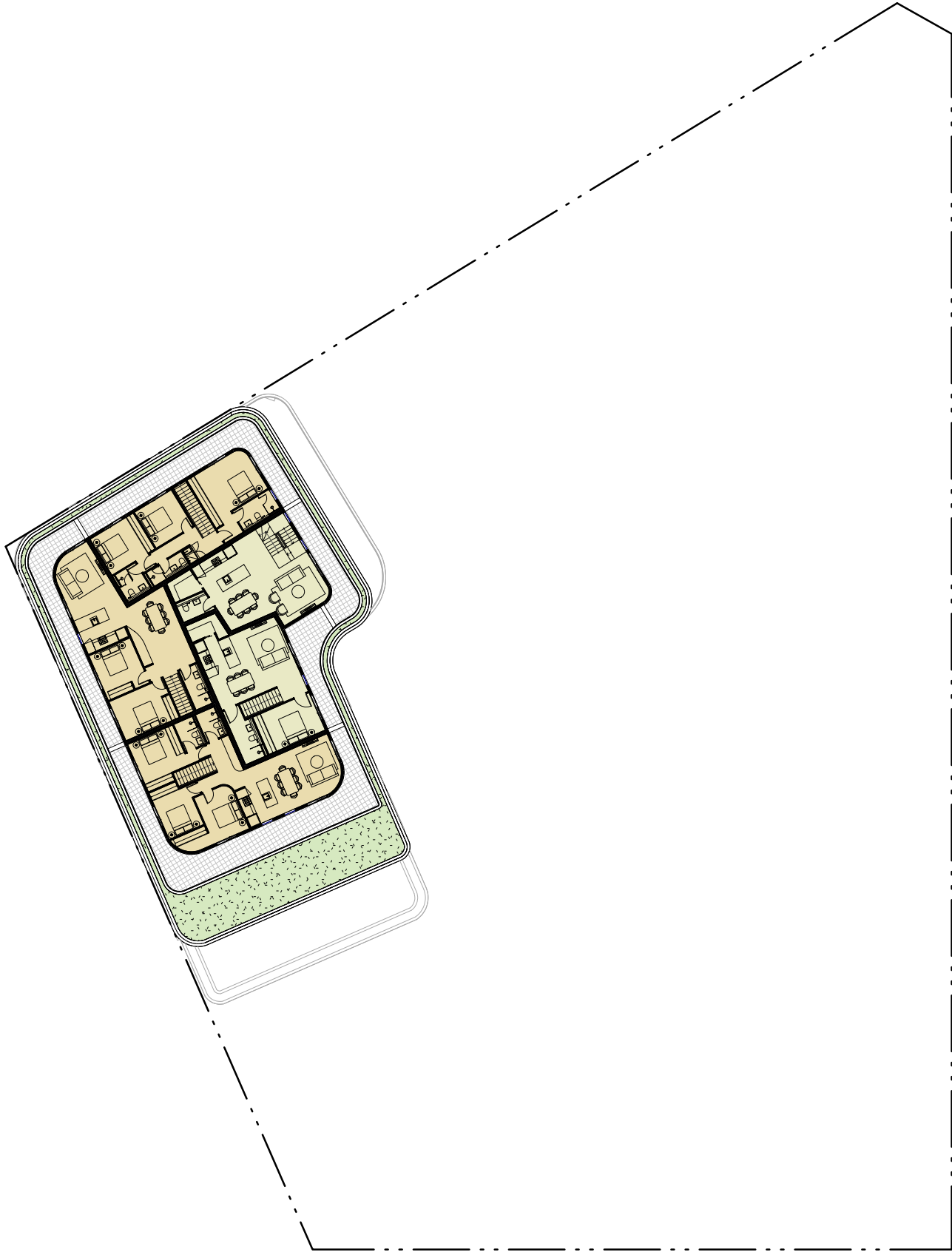
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ABN 98 651 373 483
Nominated Architect Tai Kei Keith Ma NSW 9247

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
Level 07
Drawing no.
DA02.17

Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



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NOT FOR CONSTRUCTION

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- Legend**
- Hotel Accommodation
 - Hotel Circulation
 - Pub
 - Retail
 - Residential 1-Bed Apt
 - Residential 2-Bed Apt
 - Residential 3-Bed Apt
 - Residential Circulation
 - Basement / Plant / Services



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

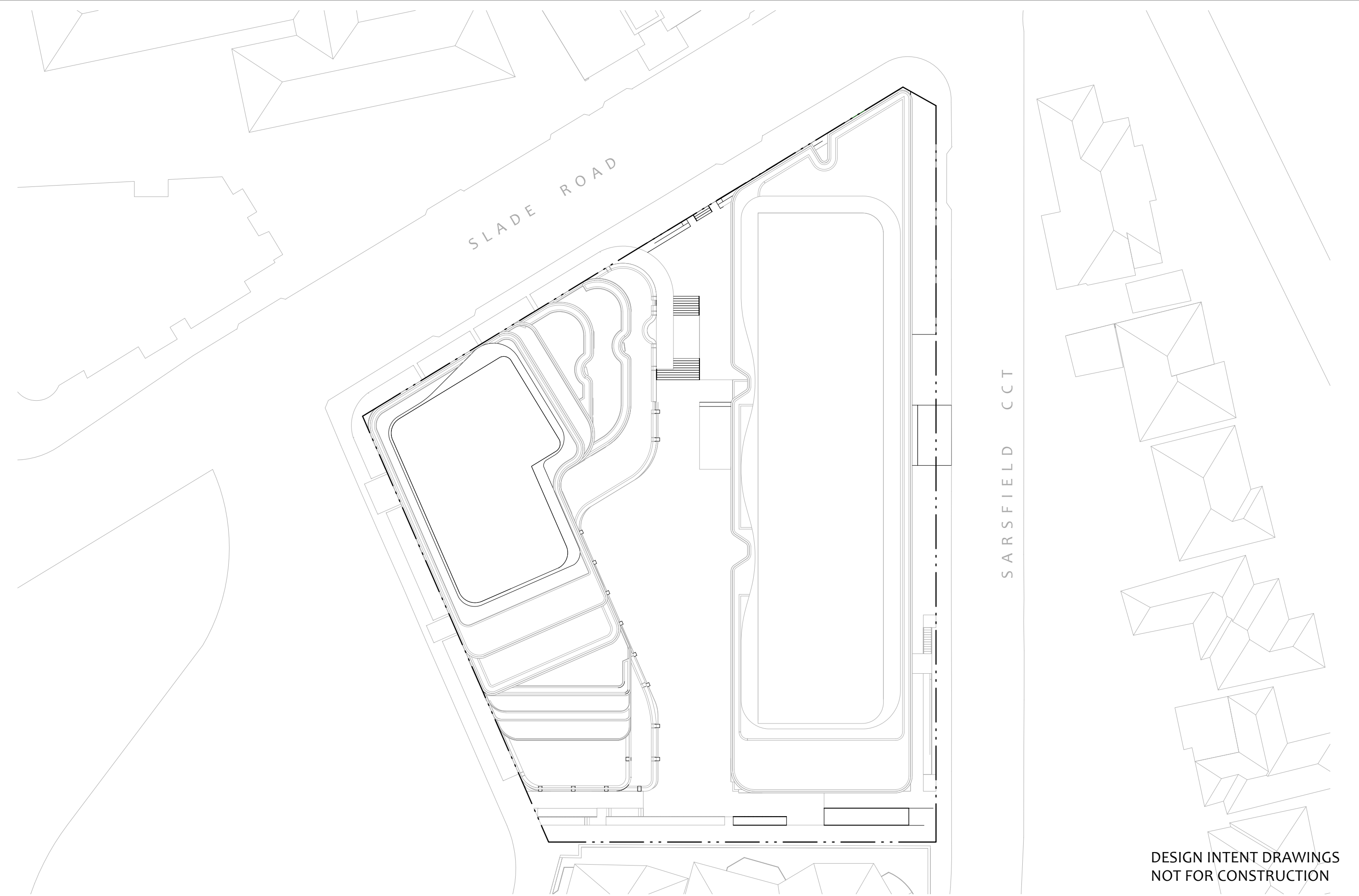
Architect
jkm architects
JKMarchitects Pty Ltd
Suite 6.13 / 55 Miller Street,
Pyrmont, NSW 2009.
ABN 98 651 373 483
Nominated Architect Tai Kei Keith Ma NSW 9247

Client.
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
Level 09
Drawing no.
DA02.19

Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



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Legend

Hotel Accommodation

Hotel Circulation

Pub

Retail

Residential 1-Bed Apt

Residential 2-Bed Apt

Residential 3-Bed Apt

Residential Circulation

Basement / Plant / Services

Revision	Date	Description
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B	31/08/2023	For Gateway Determination
C	04/09/2023	For Gateway Determination
D	06/09/2023	For Gateway Determination

Architect

jkm
architects

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

Nominated Architect

Client.

Tunborn Pty Ltd
(Trevor Yang)

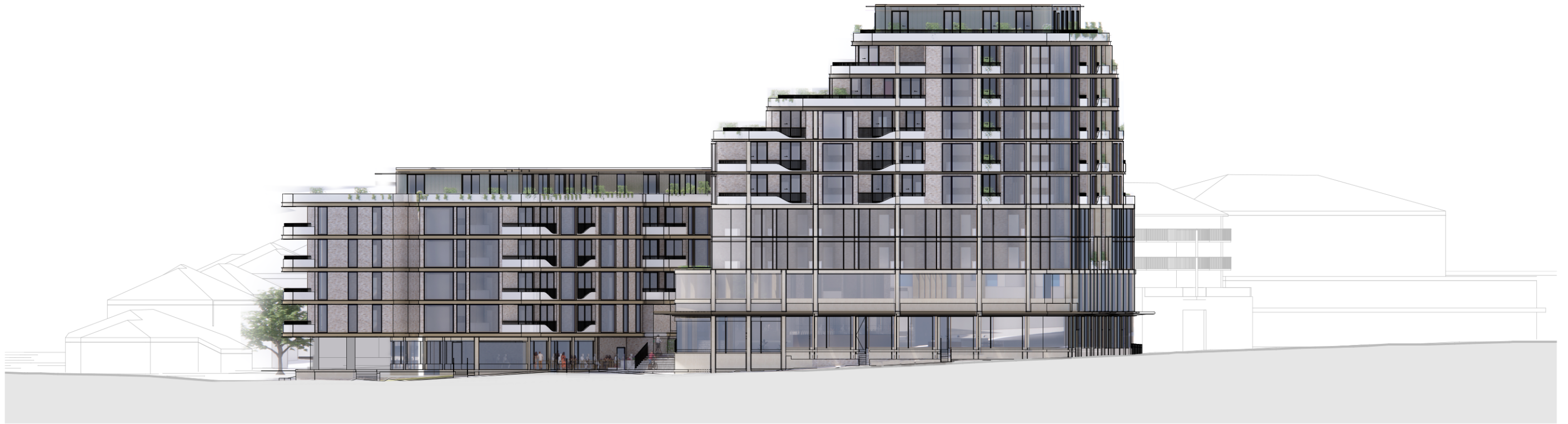
Tai Kei Keith Ma

NSW 9247

Project Name.	BNH Mixed-Use Development
Project Address	187 Slade Road, Bexley North NSW 2207

Project No.	2305
Sheet Name	Roof Level
Drawing no.	DA02.20

Status	Gateway Determination
Scale	1: 400 @ A3
<div>04812m</div>	Revision D



1 Slade Road Elevation
1 : 400



2 East Elevation
1 : 400

DESIGN INTENT DRAWINGS
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Legend

Revision	Date	Description
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B	31/08/2023	For Gateway Determination
C	04/09/2023	For Gateway Determination
D	06/09/2023	For Gateway Determination

Architect
jkm
architects

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.
Tunborn Pty Ltd
(Trevor Yang)

Project Name.
BNH Mixed-Use Development

Project Address
187 Slade Road, Bexley
North
NSW 2207

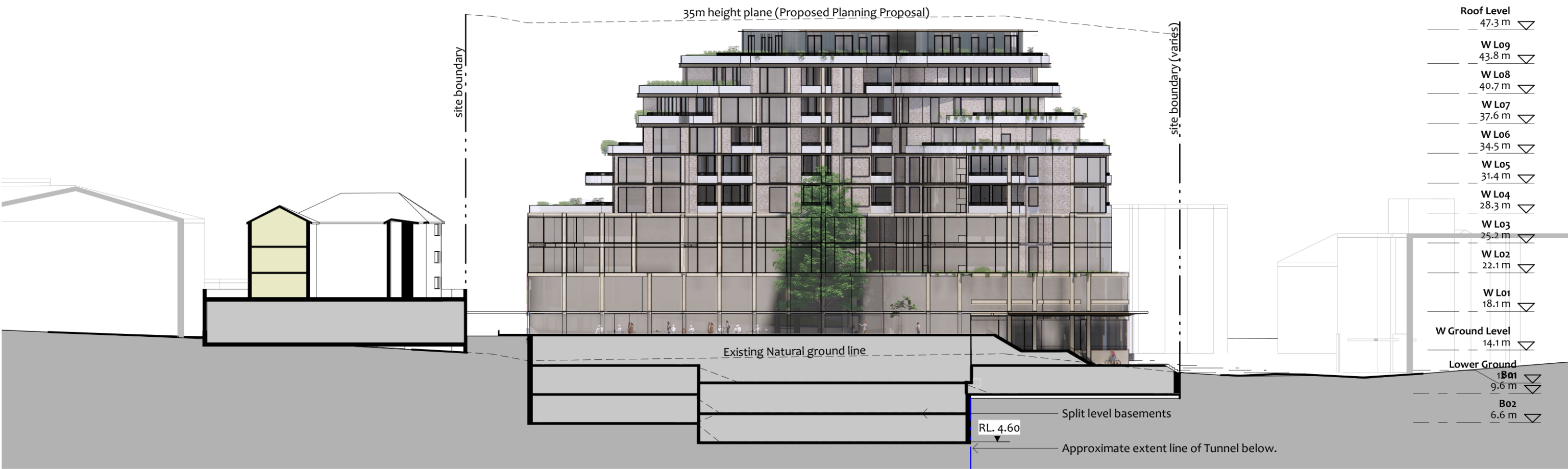
Project No.
2305

Sheet Name
Elevations

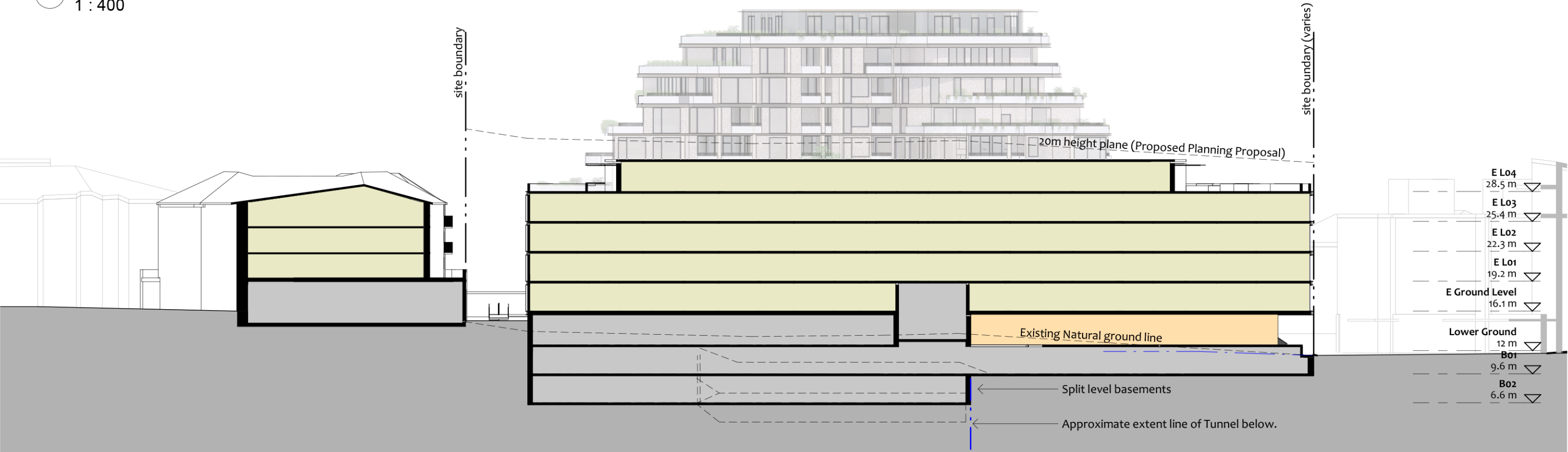
Drawing no.
DA03.10

Status
Gateway Determination

Scale
1: 400 @ A3
0 4 8 12 m
Revision D



1 Through-site link Section
1 : 400



2 East Dwelling Long Section
1 : 400

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- Legend
- Hotel Accommodation
 - Pub
 - Retail
 - Residential
 - Basement / Plant / Services
 - Cross Ventilation
 - Solar Access (min. 2hrs mid winter 9am-3pm)

Revision	Date	Description
A	25/08/2023	Final Draft Issue
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Architect
jkm
architects
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.
Tunborn Pty Ltd
(Trevor Yang)

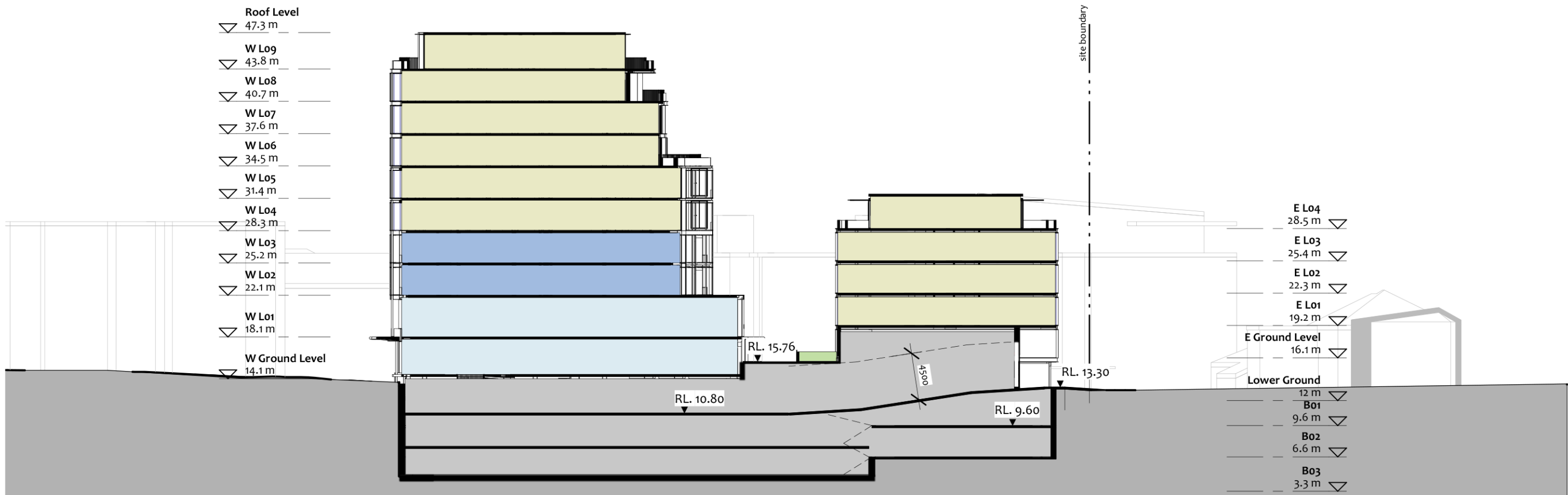
Project Name.
BNH Mixed-Use Development
Project Address
187 Slade Road, Bexley
North
NSW 2207

Project No.
2305
Sheet Name
Sections (1)
Drawing no.
DA04.10

Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



1 Southern Through-site Link Section
1 : 400



2 Cross-Section
1 : 400

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Legend

- Hotel Accommodation
- Pub
- Retail
- Residential
- Basement / Plant / Services
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Revision	Date	Description
A	25/08/2023	Final Draft Issue
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Architect
jkm architects
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.
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
Sections (2)
Drawing no.
DA04.20

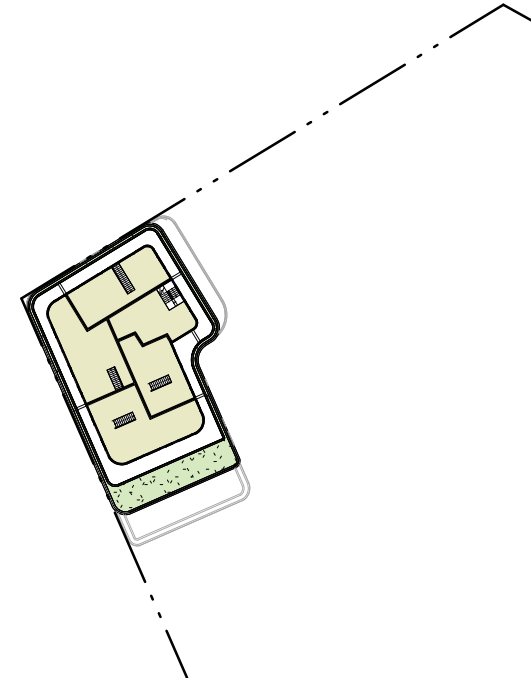
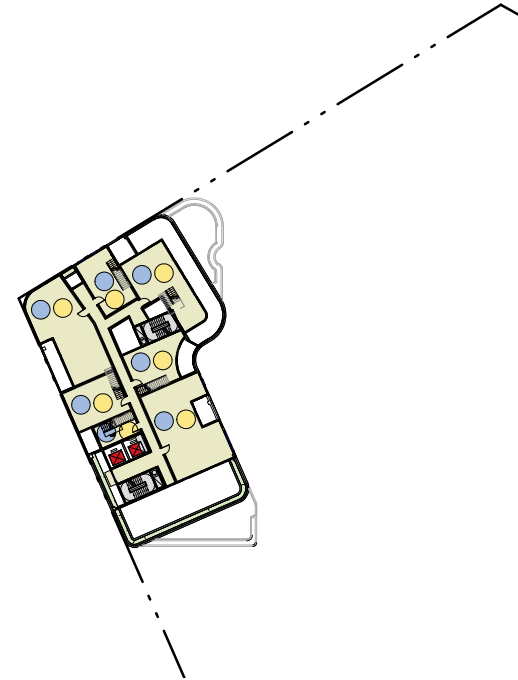
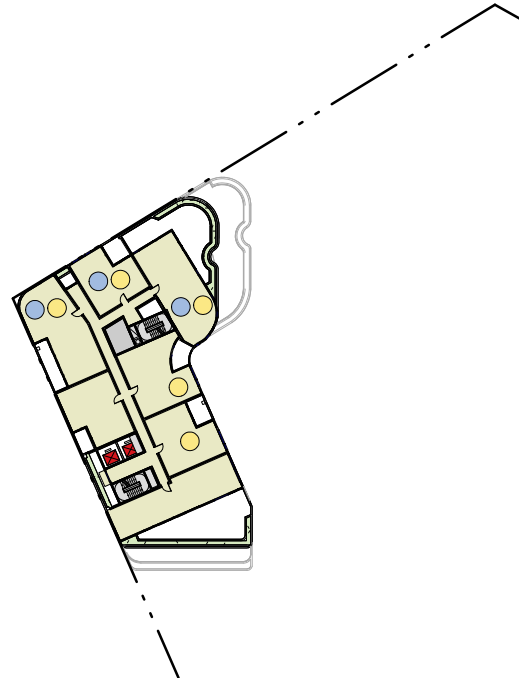
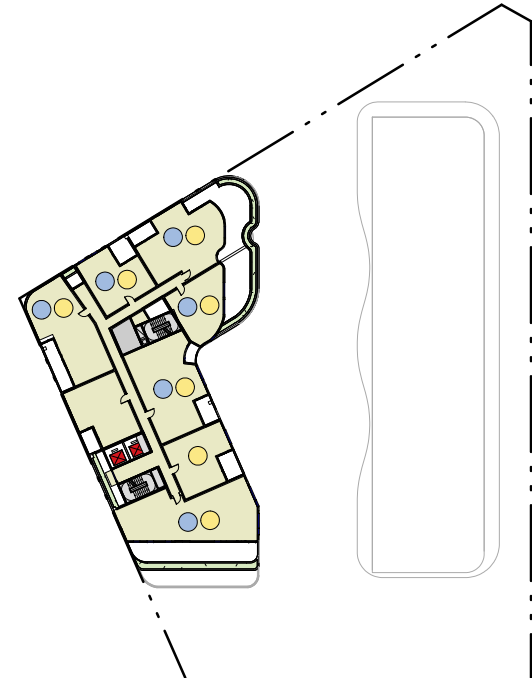
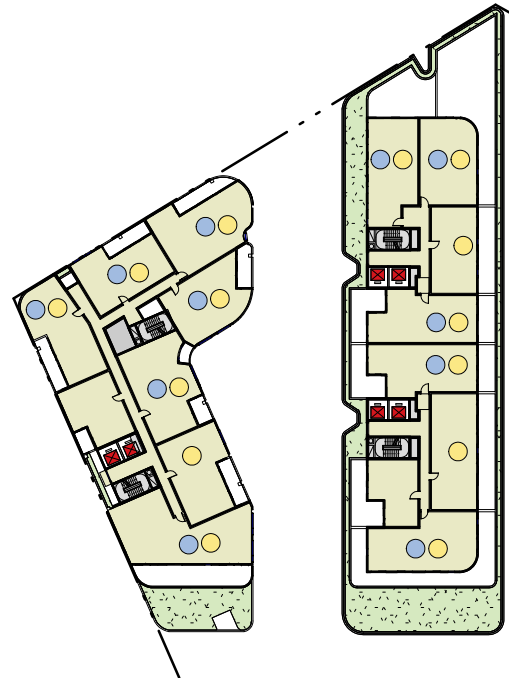
Status
Gateway Determination
Scale
1: 400 @ A3
0 4 8 12 m
Revision
D



Artistic Impression from Bexley Road Corner

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					<div>Project Address</div> <div>187 Slade Road, Bexley</div> <div>North</div> <div>NSW 2207</div>	<div>Sheet Name</div> <div>Artistic Impression 02</div>	<div>Scale</div> <div>@ A3</div>	<div>Revision</div> <div>C</div>
					<div>Drawing no.</div> <div>DA05.11</div>			



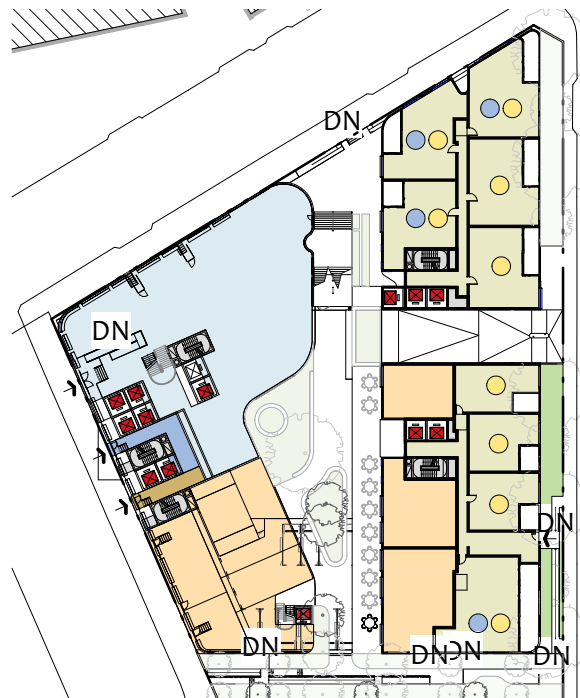
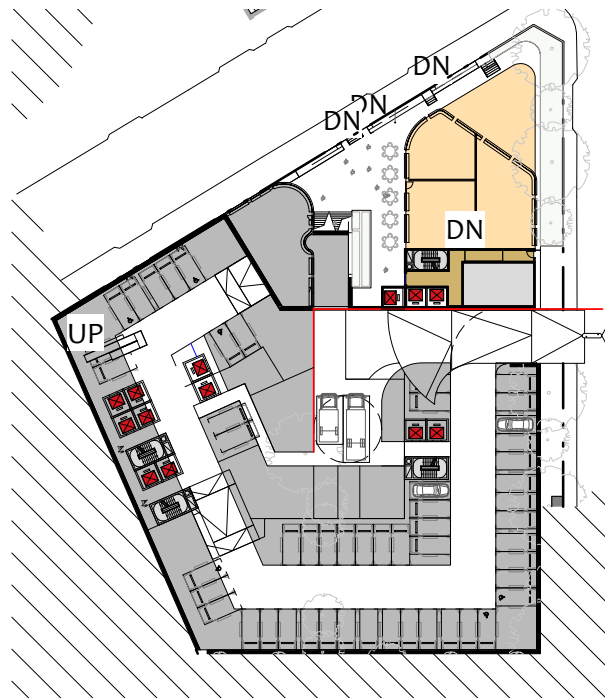
5 Area - Level 04-05
1 : 1000

6 Area - Level 06
1 : 1000

7 Area - Level 07
1 : 1000

8 Area - Level 08
1 : 1000

9 Area - Level 09
1 : 1000



1 Area - Lower Ground
1 : 1000

2 Area - Ground Plan
1 : 1000

3 Area - Level 01
1 : 1000

4 Area - Level 02-03
1 : 1000

Total Apartments: 92 Apts
Solar Access: 88 Apts (95%)
Cross Ventilation: 61 Apts (66%)

DESIGN INTENT DRAWINGS
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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																					

187 Slade Road, Bexley North Hotel Development														2023.09.04																			
Area Schedule														Rev.04																			
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		✓		Proposed Height		34.8 m		✓		Proposed Height		19.5 m		✓																	

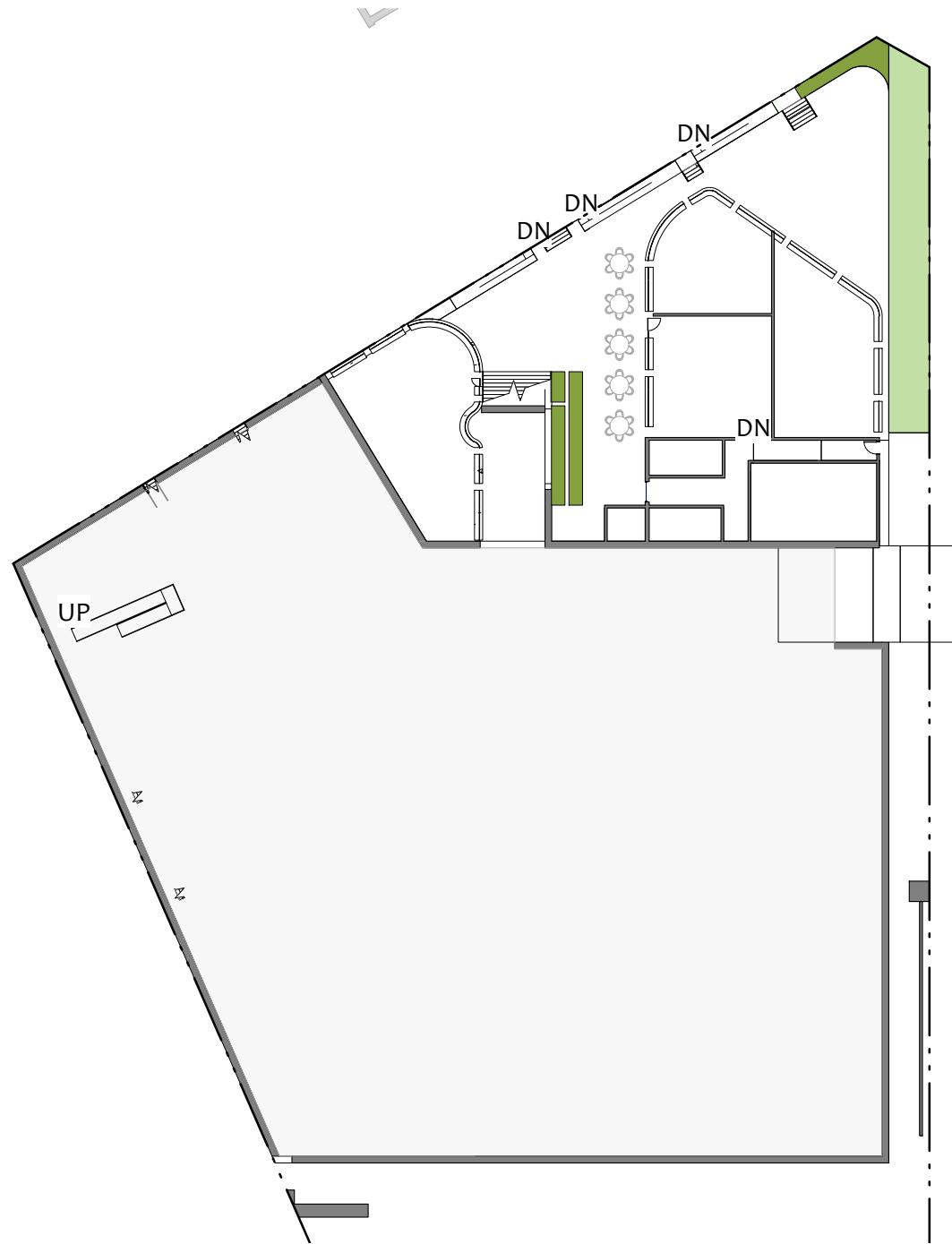
	Residential (WEST)														Hotel	Retail	Pub			Residential (EAST)														Retail			
	Height(m)	RL(m)	GBA	GFA	1B	2B	3B	NV	SA	Car	Visitor	Bike	MB	GFA	GFA	GFA			Height(m)	RL(m)	GBA	GFA	1B	2B	3B	NV	SA	Car	Visitor	Bike	MB	GFA					
Roof		47.3																																			
Level 09	3.5	43.8	240	340																																	
Level 08	3.1	40.7	670	450		4	3	7	7																												
Level 07	3.1	37.6	670	570	4	2	0	3	5																												
Level 06	3.1	34.5	1015	695	4	3	1	6	7																												
Level 05	3.1	31.4	1015	820	1	5	2	6	7									Roof		32																	
Level 04	3.1	28.3	1015	820	1	5	2	6	7		240							Level 04	3.5	28.5	1100	750	2	4	1	5	7										
Level 03	3.1	25.2												880				Level 03	3.1	25.4	1580	1290	3	7	3	8	13										
Level 02	3.1	22.1												880				Level 02	3.1	22.3	1580	1290	3	7	3	8	13										
Level 01	4	18.1														210	840	Level 01	3.1	19.2	1580	1290	3	7	3	8	13										
Ground	4	14.1		20										40	380	710		Ground	3.1	16.1	1200	880	3	5	1	4	9					280					
Lower Ground	5.6	12.5								52								Lower Ground	3.6	12.5		40										355					
B01	2.9	11.2	3720							103								B01	2.9	11.2																	
B02	2.9	8.3								80								B02	2.9	8.3																	
GFA Subtotal				3715						235				1800	590	1550		GFA Subtotal				5540									635						
GFA Total				7655														GFA Total				6175															
GFA Total (Both Sites)				13830																																	

Apt Mix Sub-Total		10		19		8		50		Apt Mix Sub-Total		14		30		11													
Apt Mix Percentage		27%		51%		22%				Apt Mix Percentage		25%		55%		20%													
Apt Units Sub-Total				37		28		33		Apt Units Sub-Total				55		33													
ADG Compliance (%)				76%		89%								60%		100%													
Apt Units Total (Both Sites)				92		✓		✓						✓		✓													

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

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						Project Address	187 Slade Road, BexleyNorthNSW 2207	Sheet Name	Area Schedule	Scale	@ A3
								Drawing no.	DA05.21		RevisionC



1 Landscape Area - Lower Ground
1 : 500



2 Landscape Area - Ground Plan
1 : 500

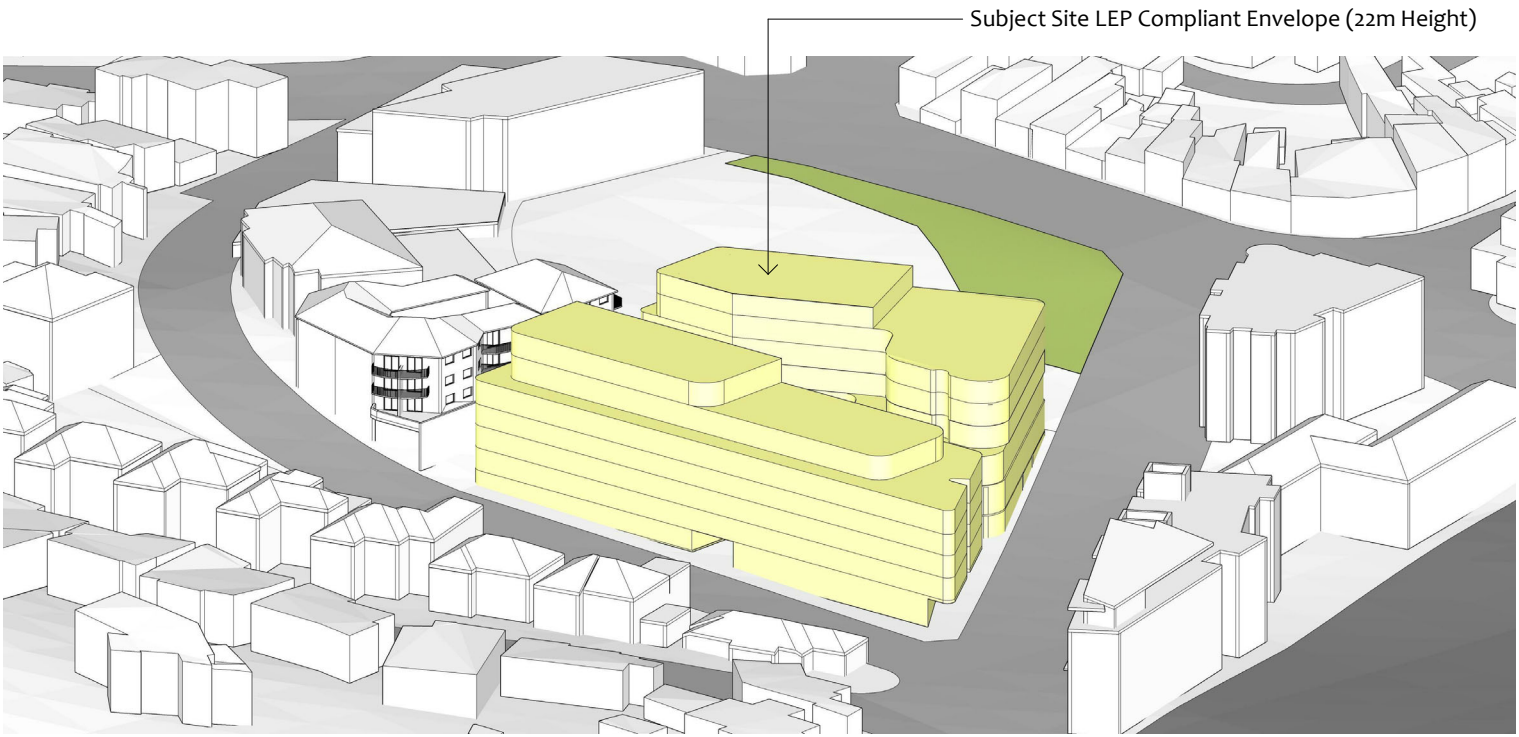
Site Area: 4235 sqm
 Planter boxes with min. soil depth at 1.2m: 189.34 sqm (4.5%)
 Deep soil landscape area: 454.06 sqm (10.7%)
 Total Landscape Area: 634.4 sqm (15.2%)

Planter box with min.
soil depth of 1.2m

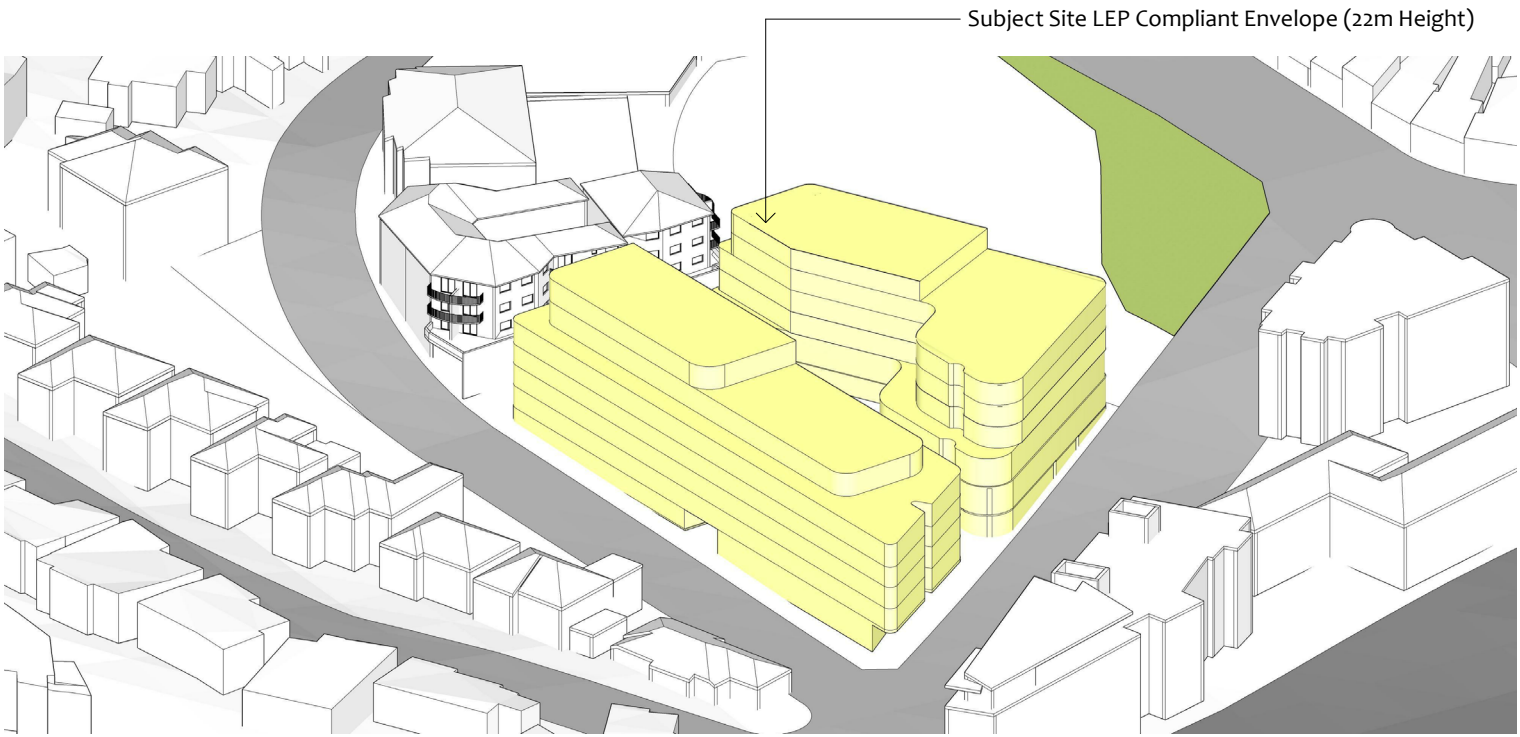
Deep Soil Planting

DESIGN INTENT DRAWINGS
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C	06/09/2023	For Gateway Determination																		
<p>Project Address</p> <p>187 Slade Road, Bexley North NSW 2207</p>	<p>Sheet Name</p> <p>Landscape Area Plans</p>	<p>Scale</p> <p>1: 500 @ A3</p> <div></div> <p>0 5 10 15 m</p>	<p>Revision</p> <p>C</p>																	



June 21st - 9:00 am



June 21st - 10:00 am



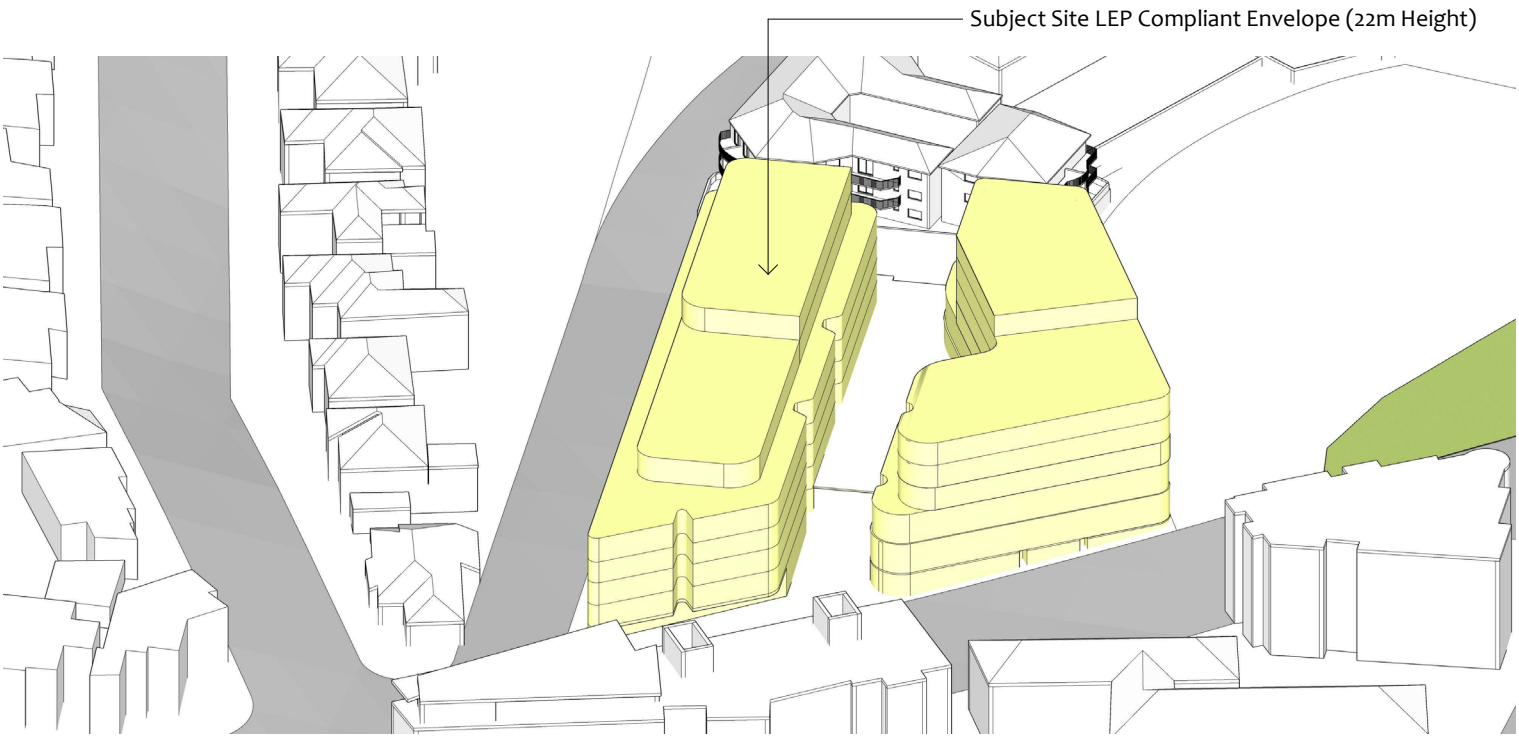
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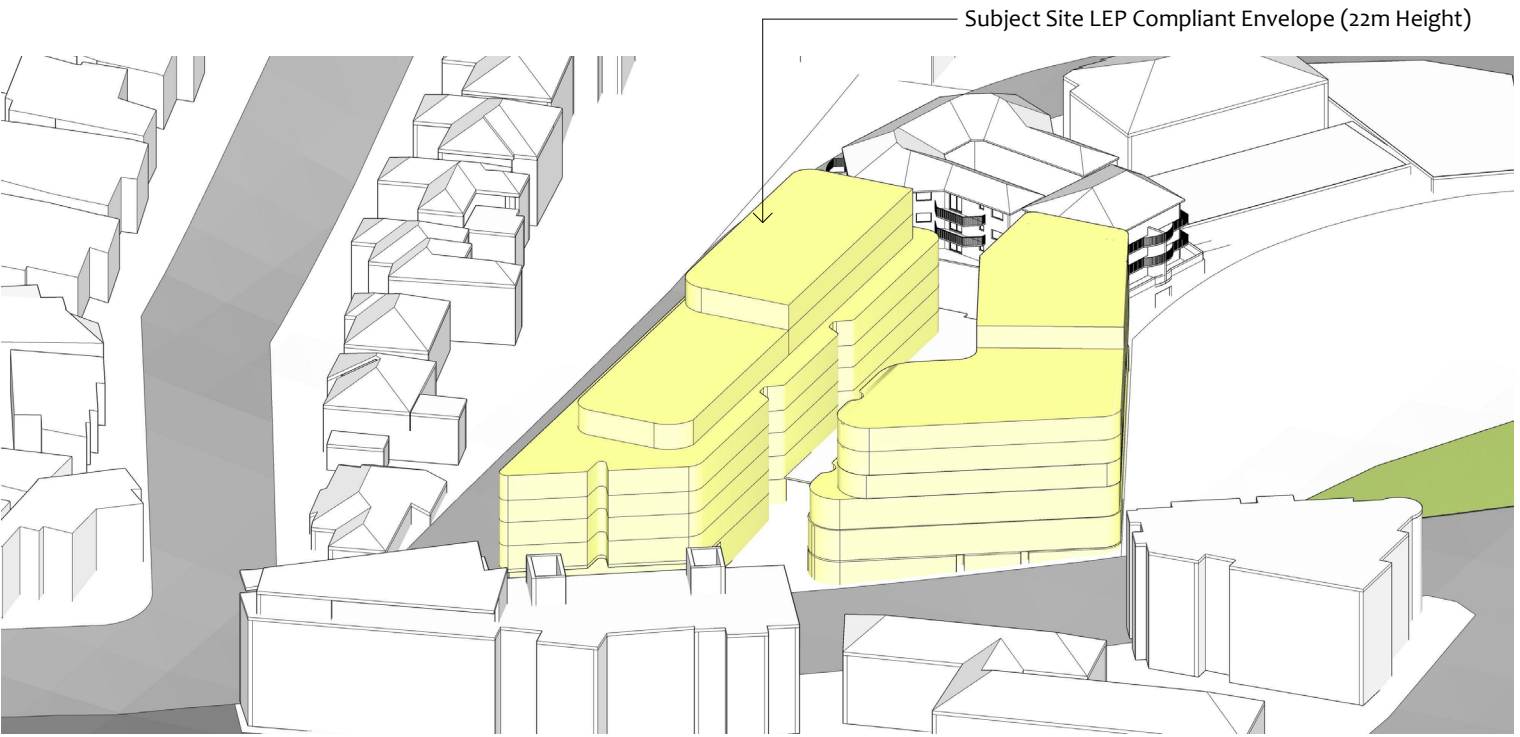
June 21st - 12:00 pm

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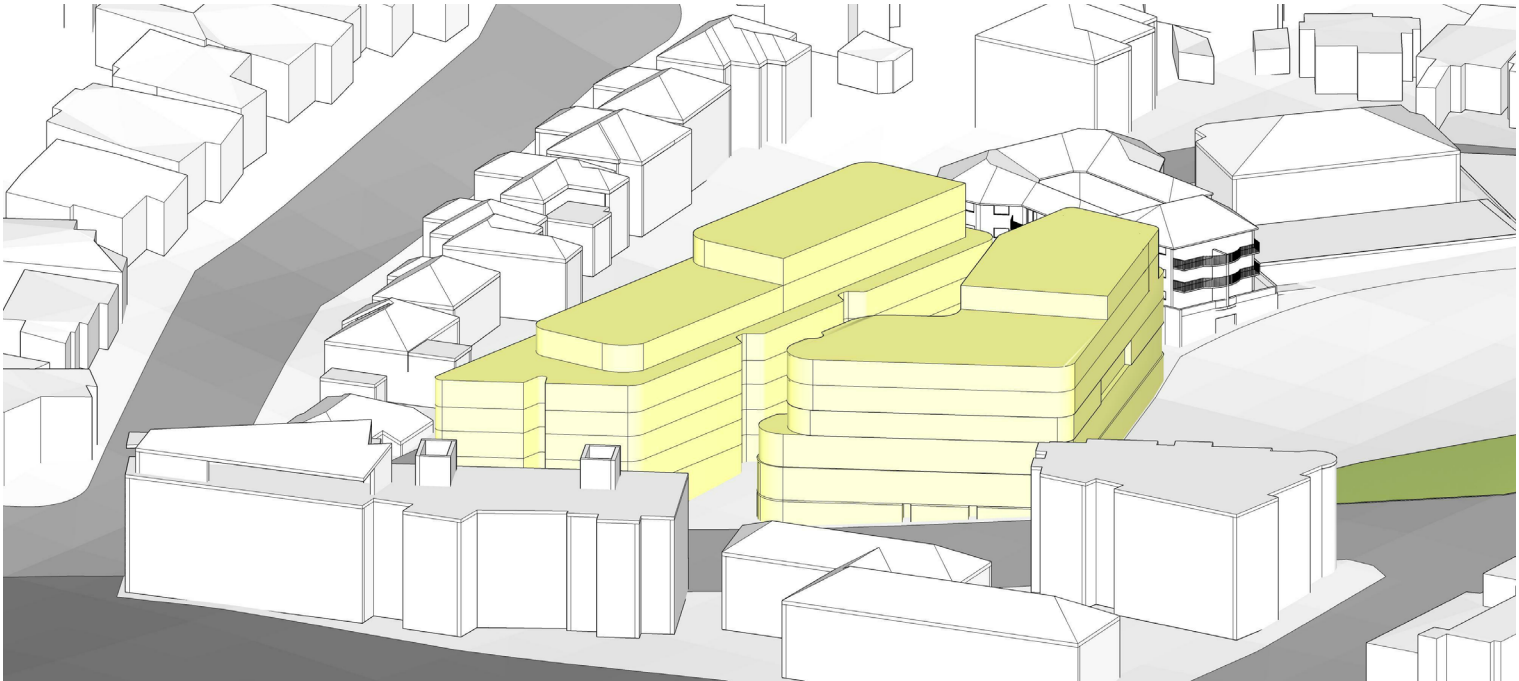
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<p>Project Address 187 Slade Road, Bexley North NSW 2207</p>	<p>Sheet Name Sun-Eye Diagram (Subject Site LEP compliant envelope) June 21st 9-12pm</p>	<p>Scale @ A3</p>															
	<p>Drawing no. DA05.30</p>		<p>Revision B</p>														



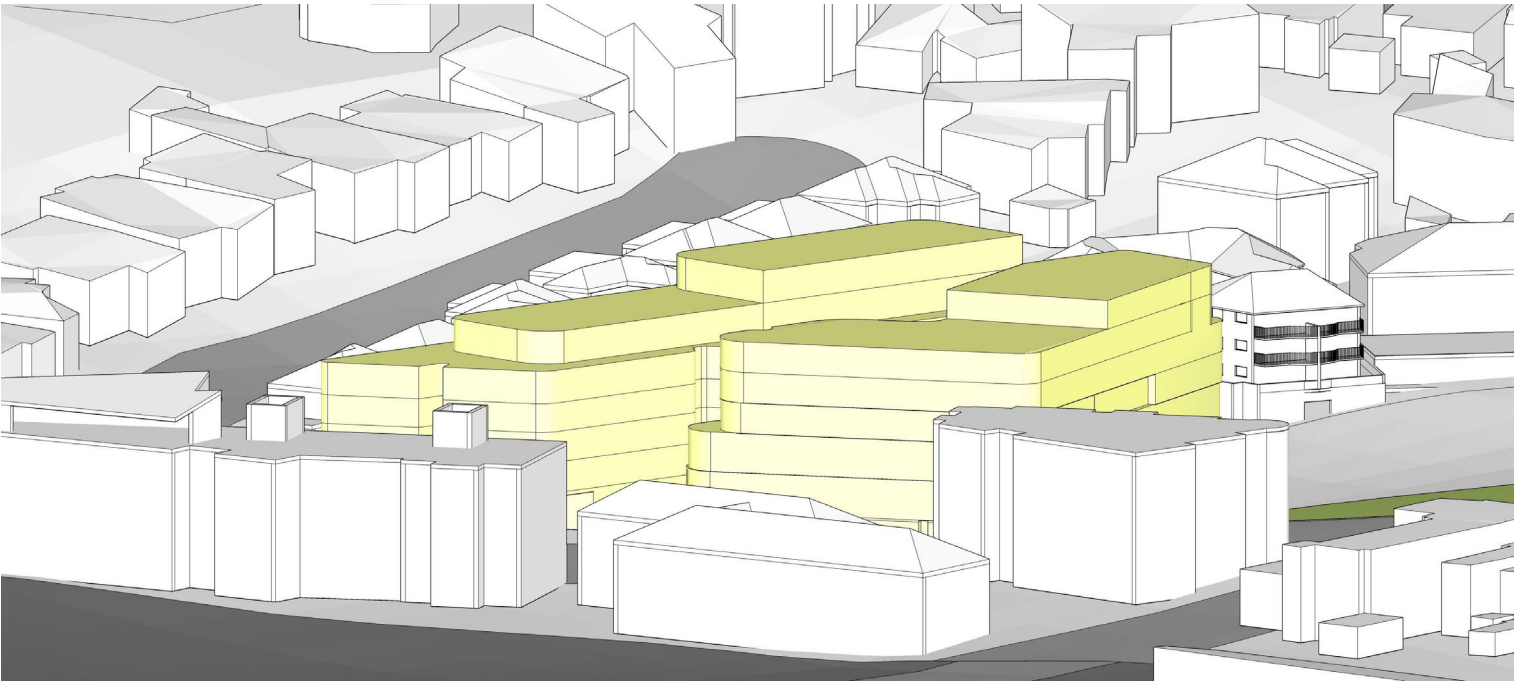
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June 21st - 2:00 pm



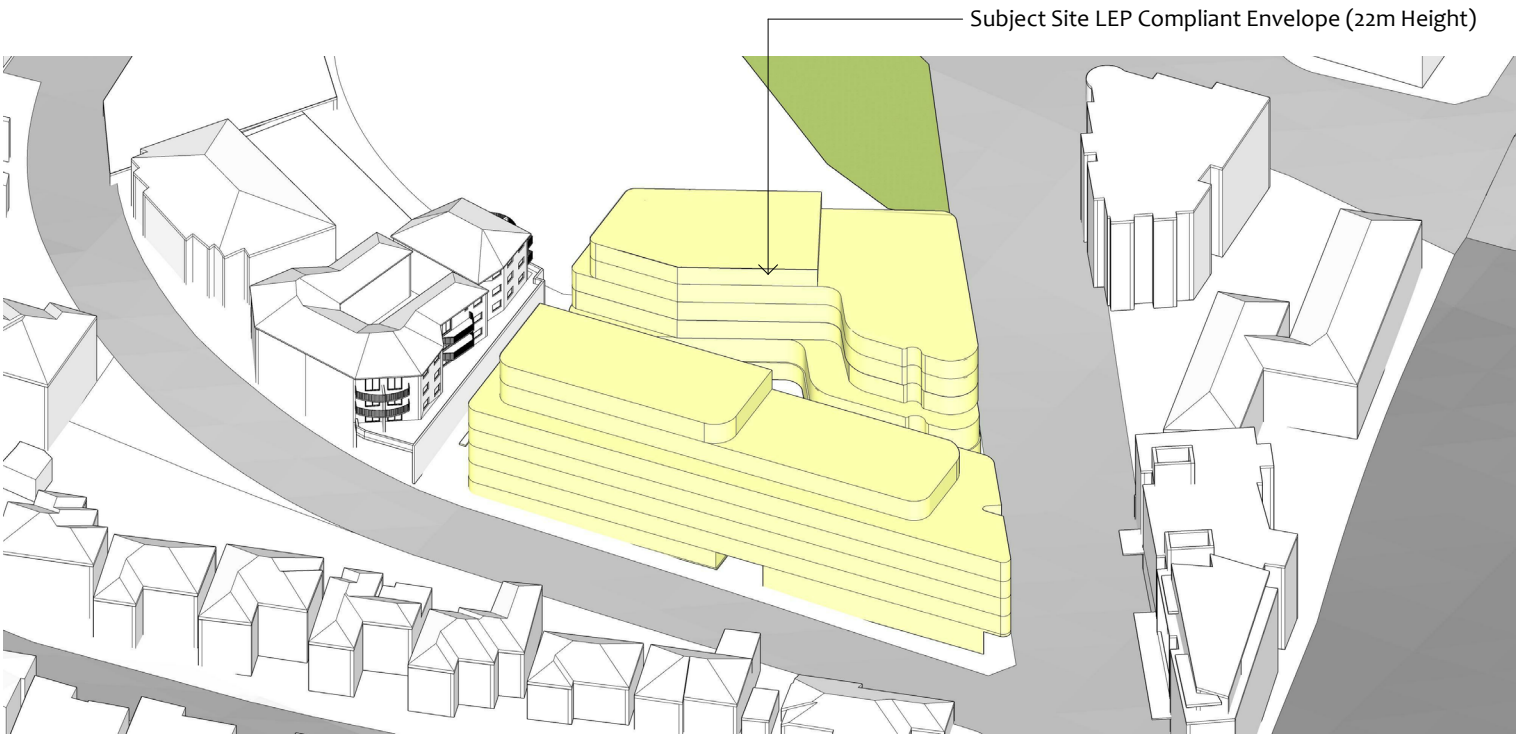
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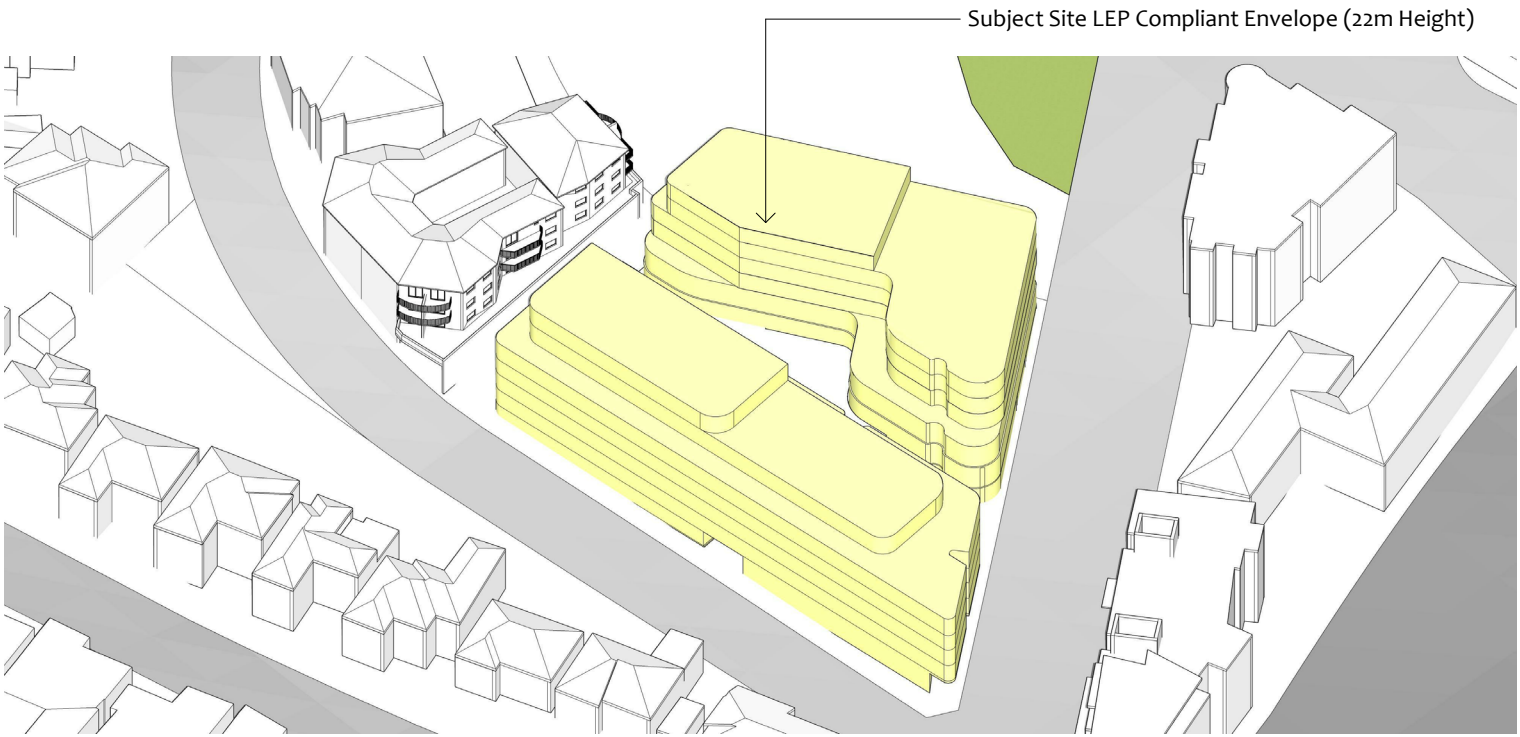
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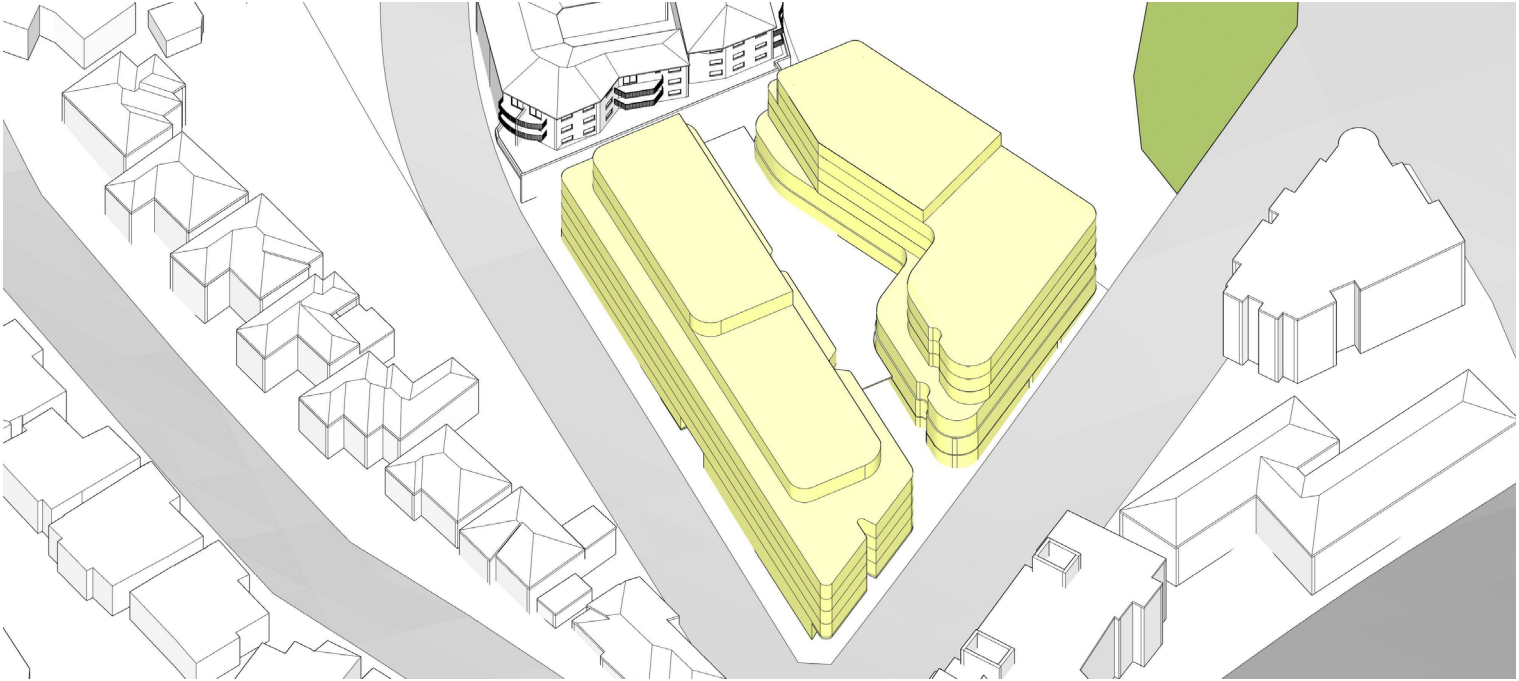
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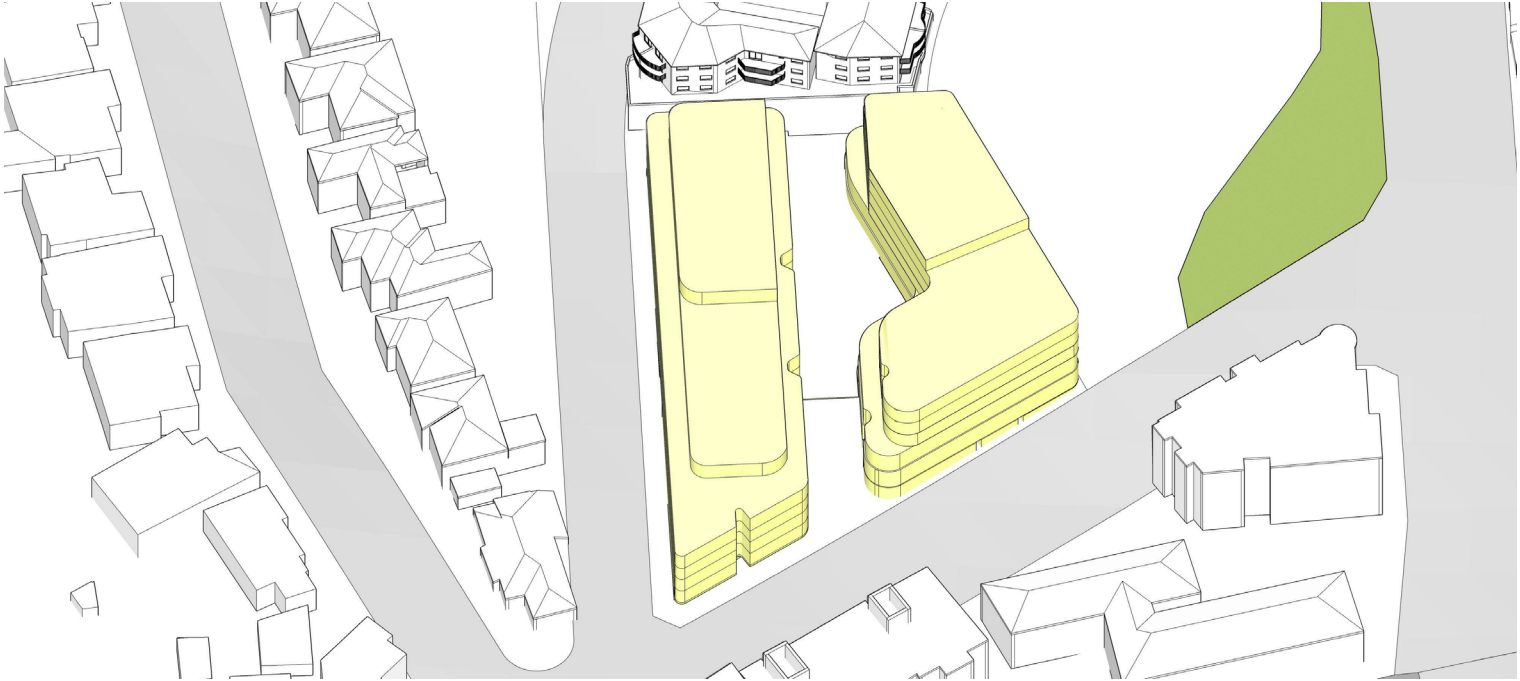
Dec 21st - 9:00 am



Dec 21st - 10:00 am



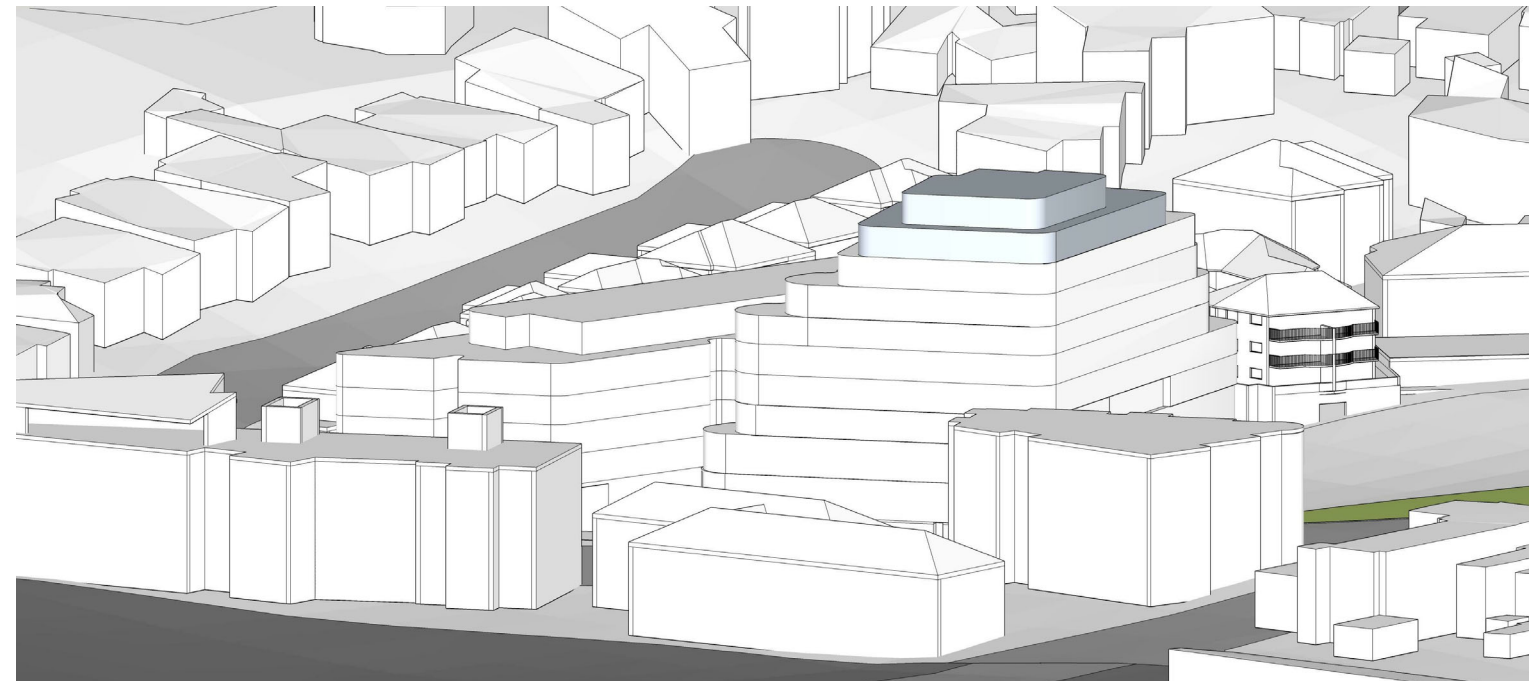
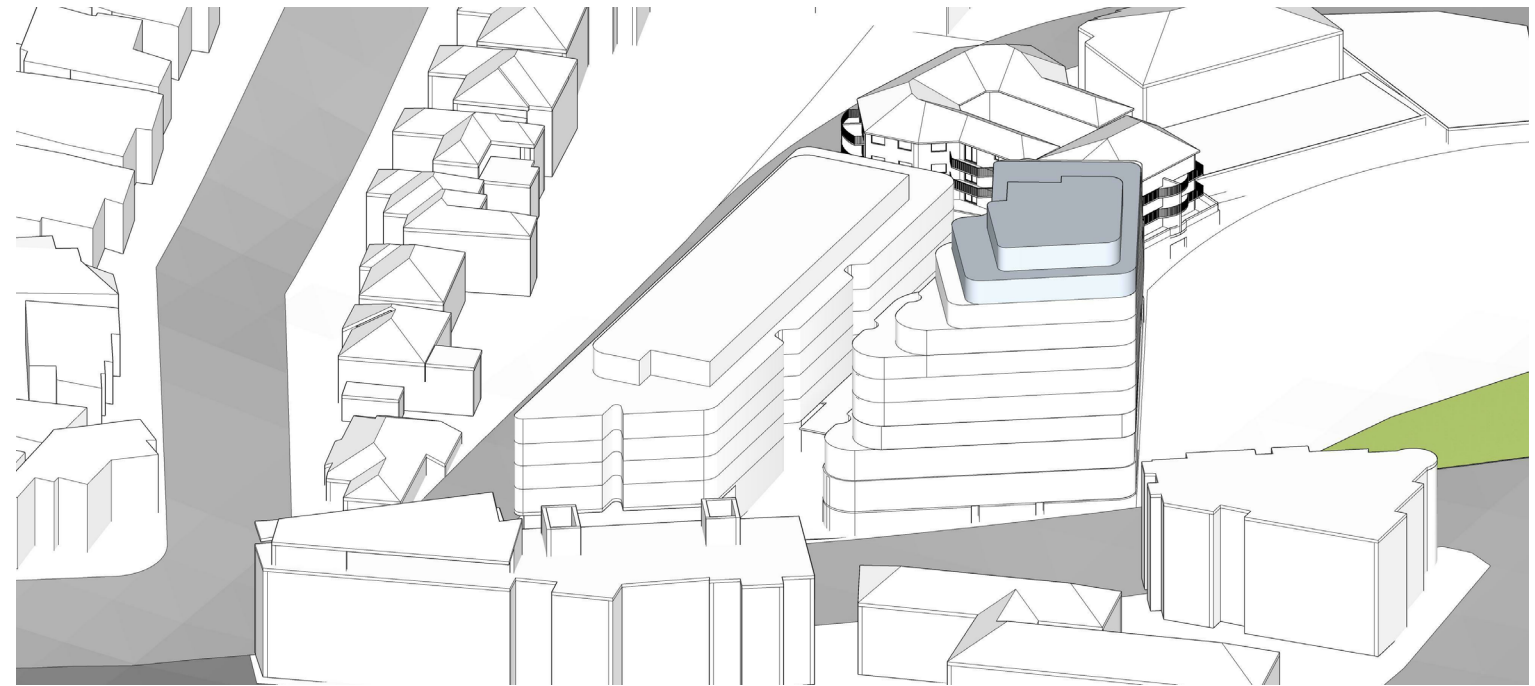
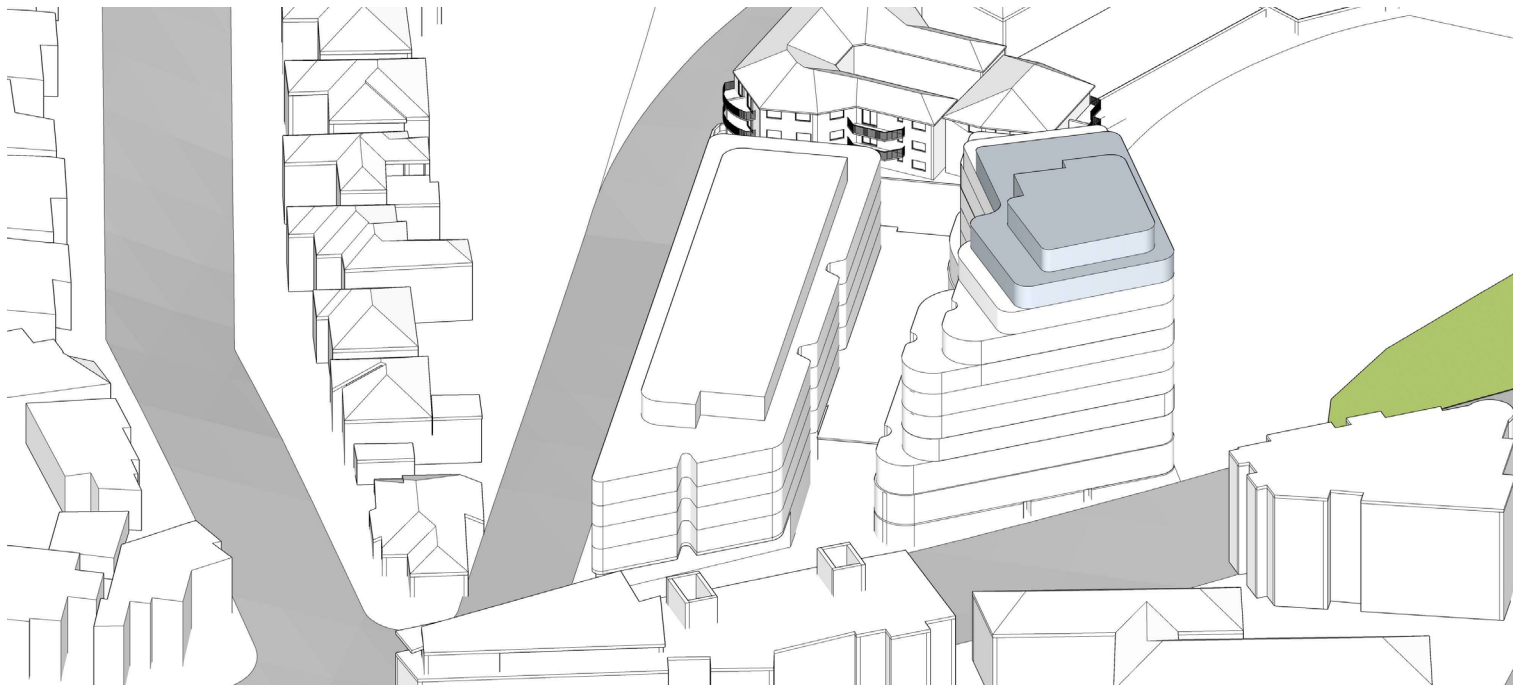
Dec 21st - 11:00 am



Dec 21st - 12:00 pm

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	<p>Drawing no.</p> <p>DA05.32</p>		<p>Revision</p> <p>B</p>														



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

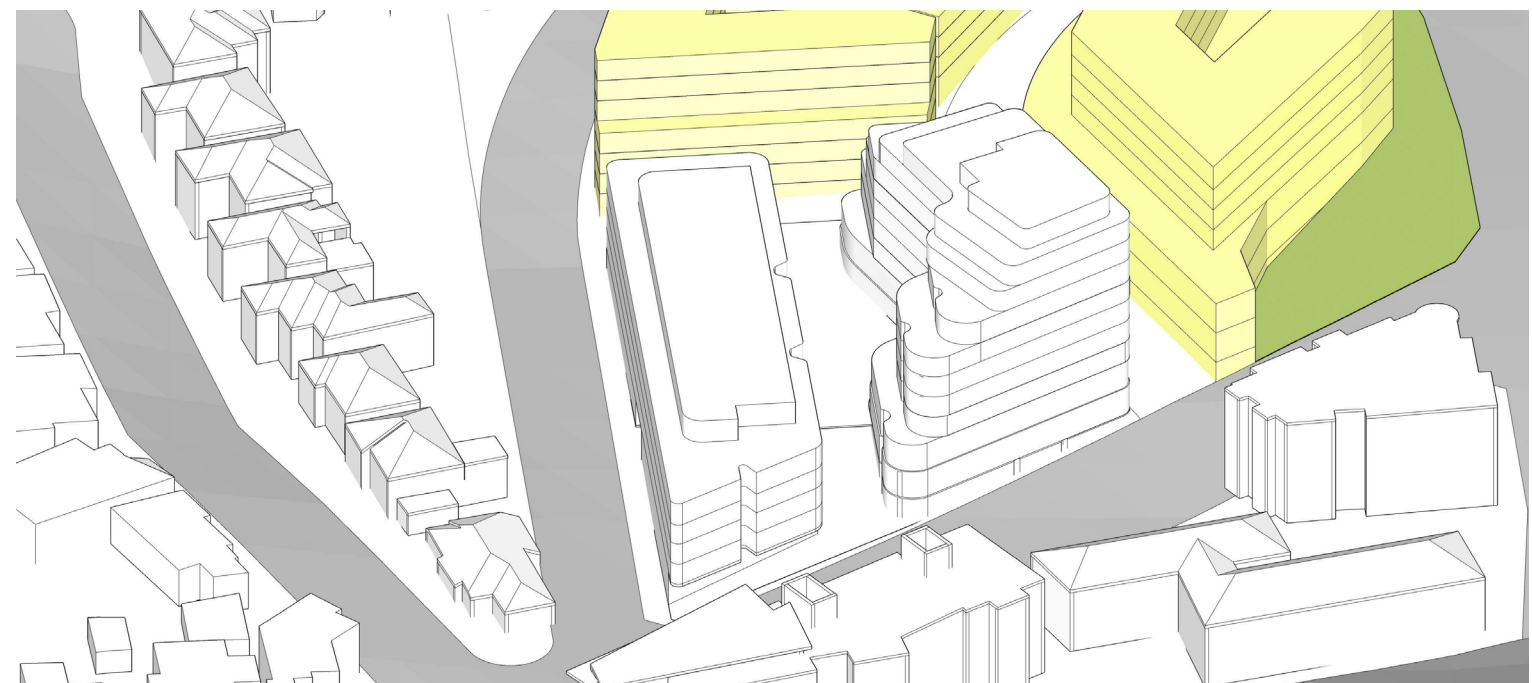
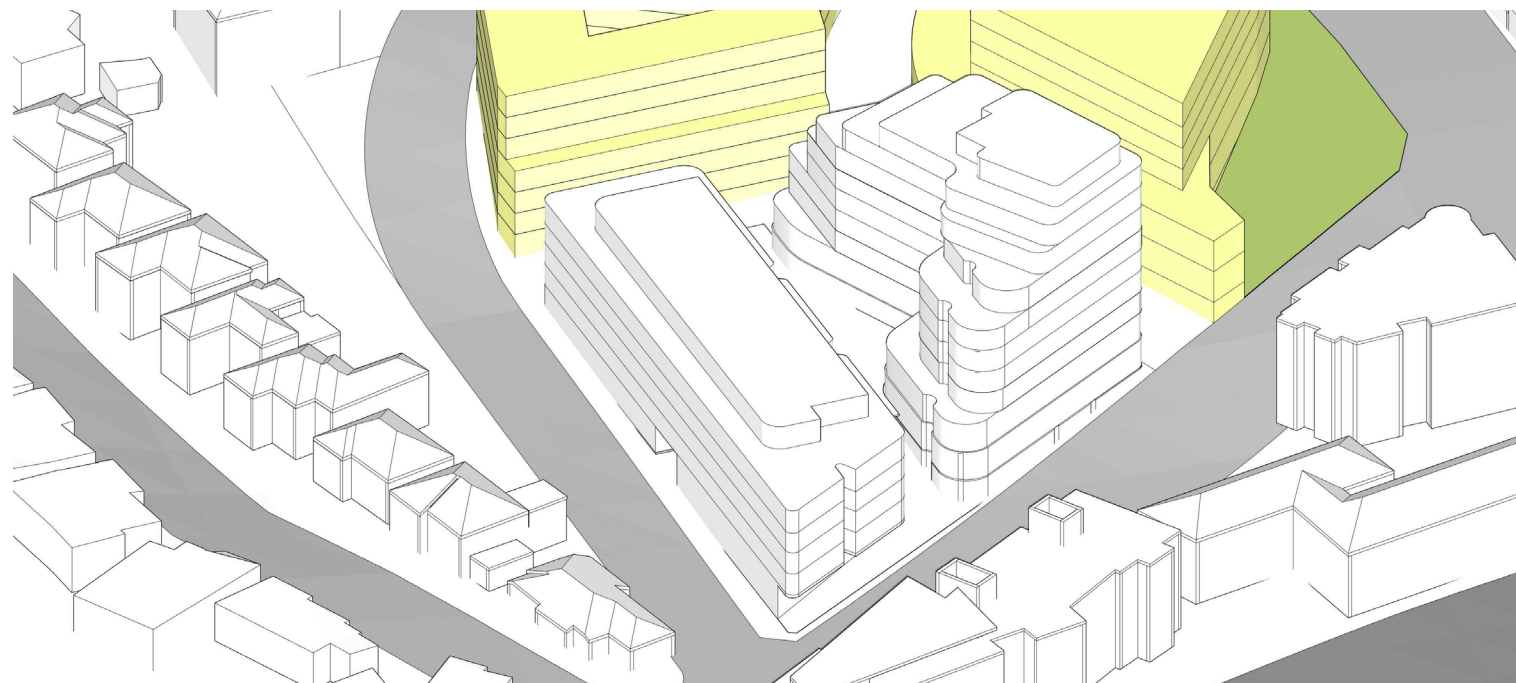
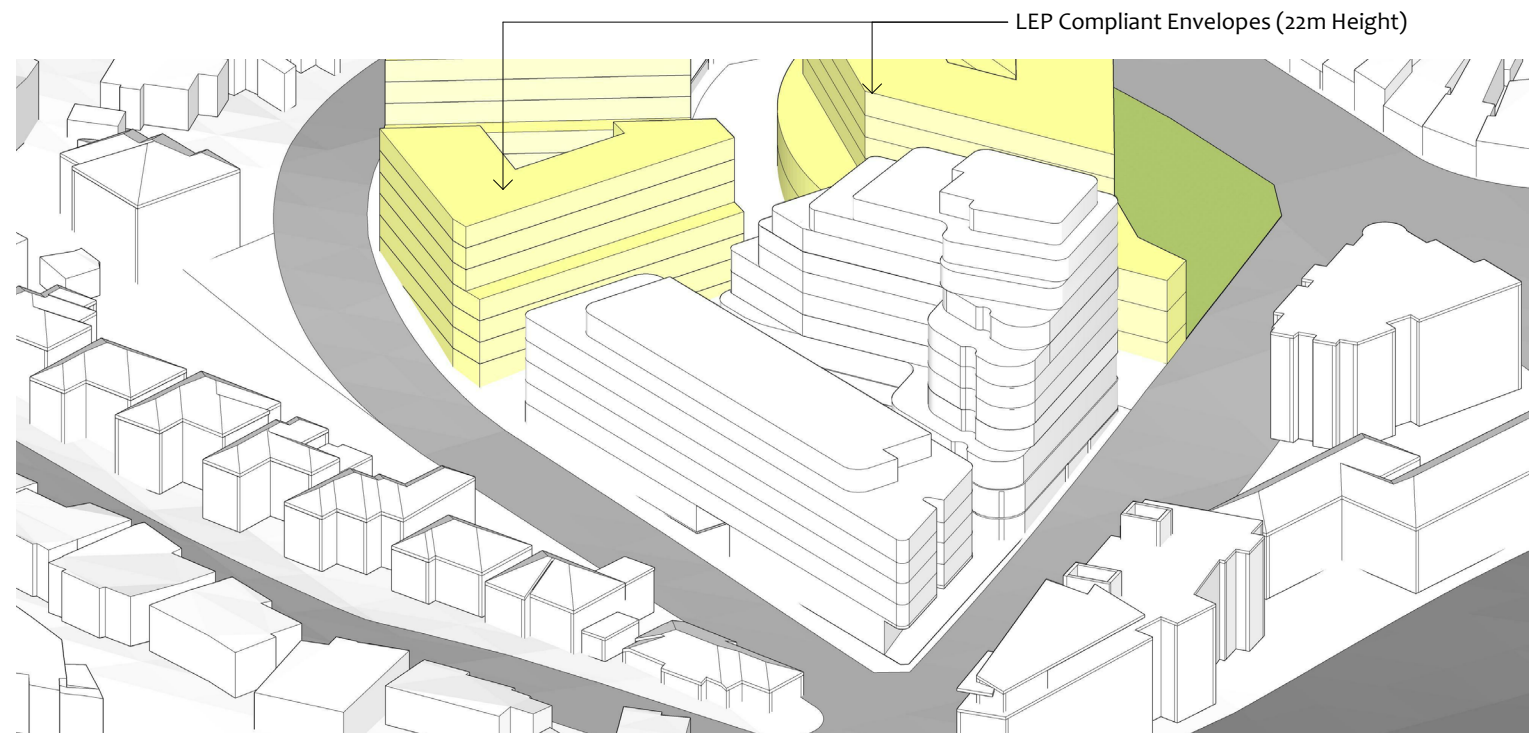
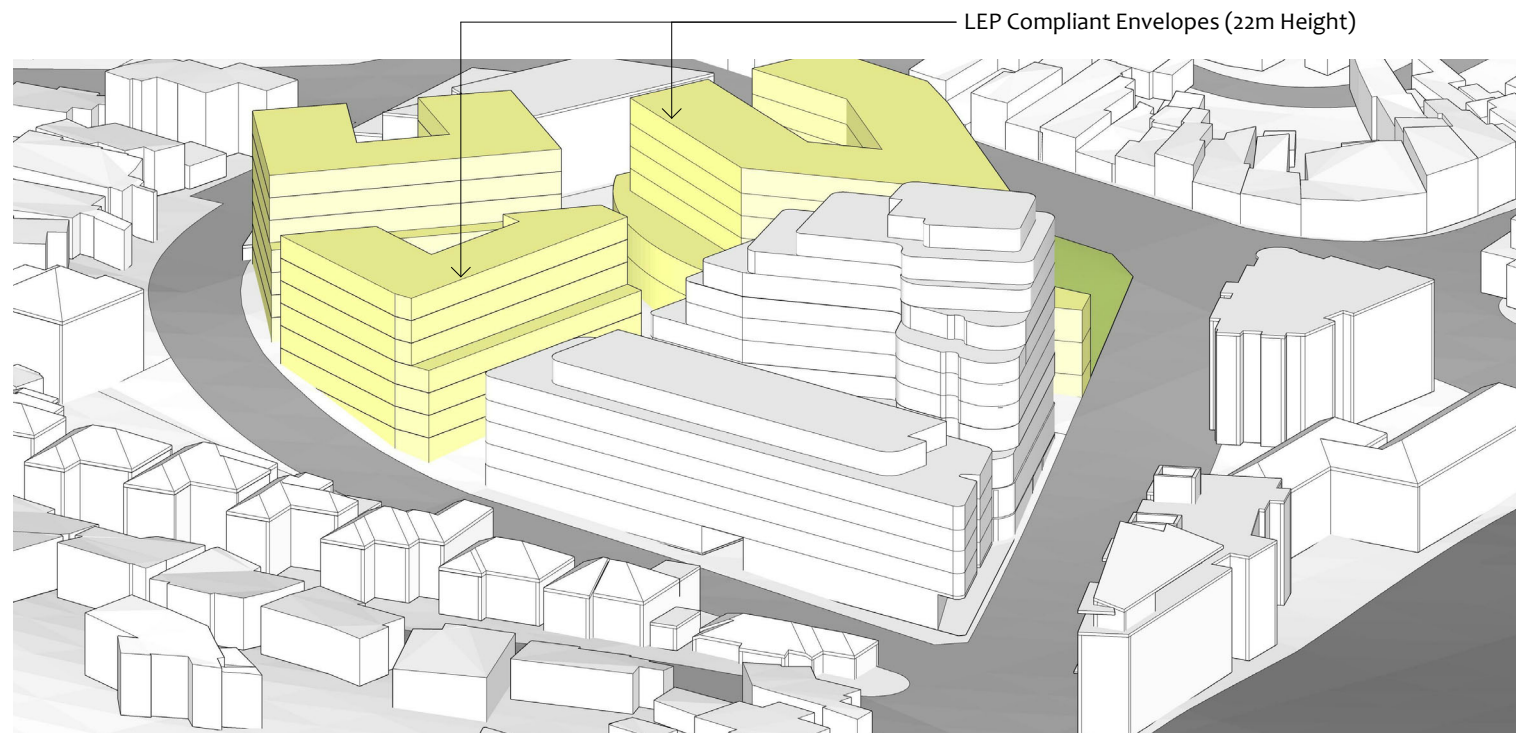
The carpark site is predominantly achieving solar access from **11am-3pm** during mid-winter and has little or no impact from the 9th / 10th storey of the subject development. (Refer to Urban Design Report where it is demonstrated that over 75% of the carpark site achieves a minimum of 2hrs solar access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

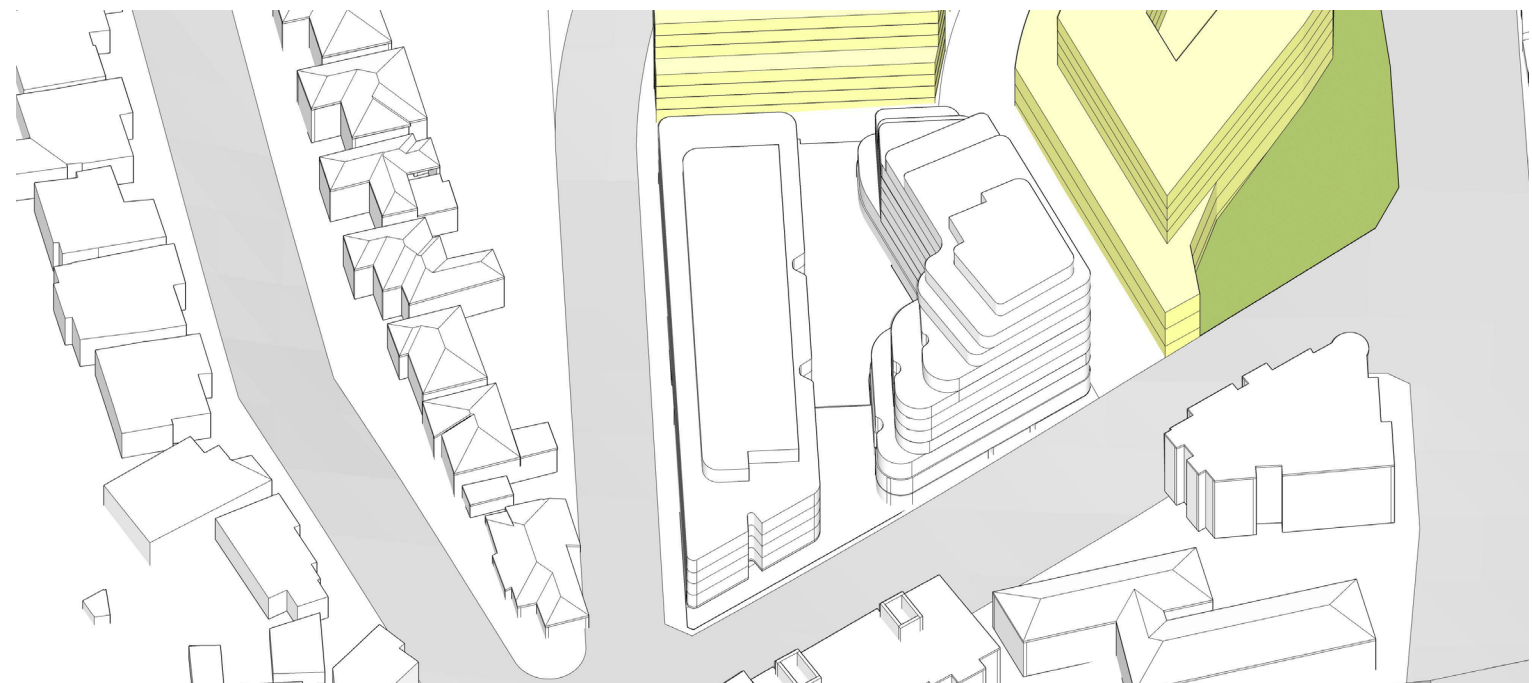
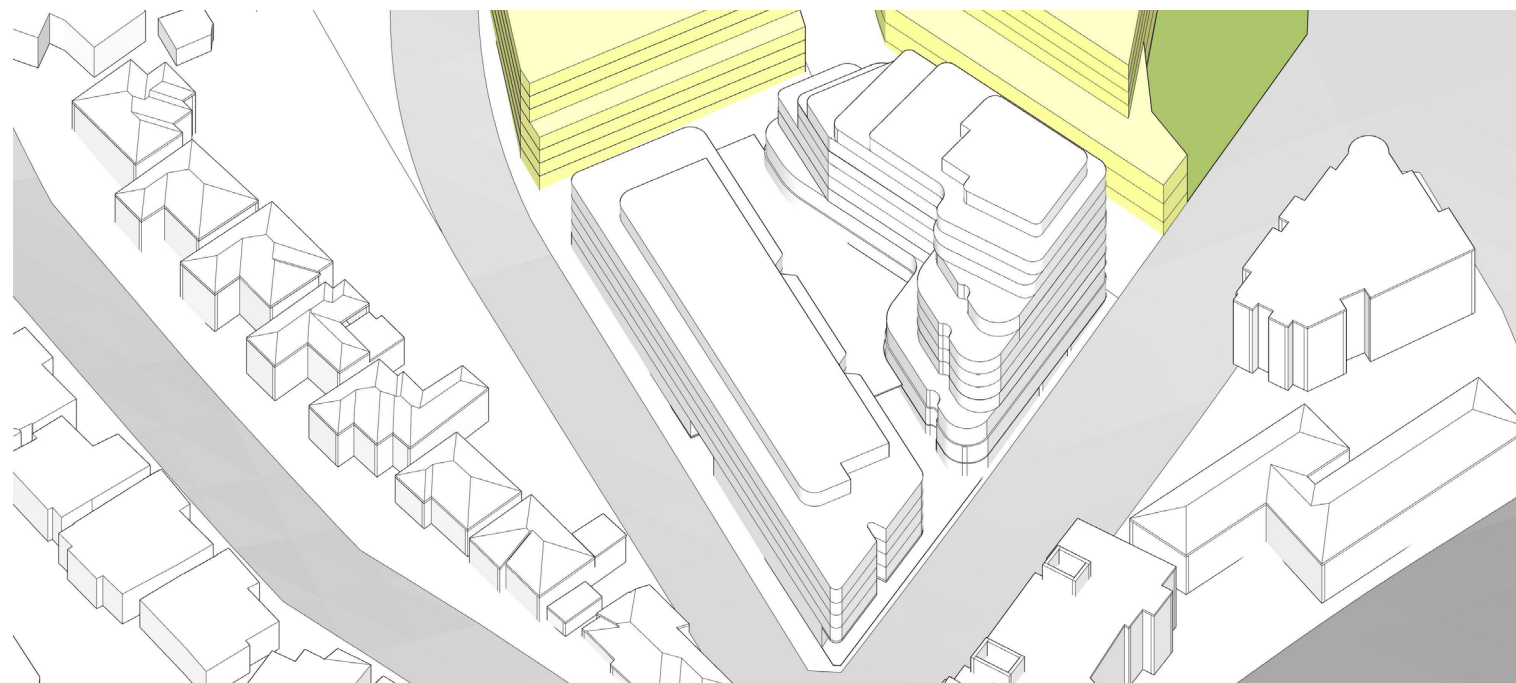
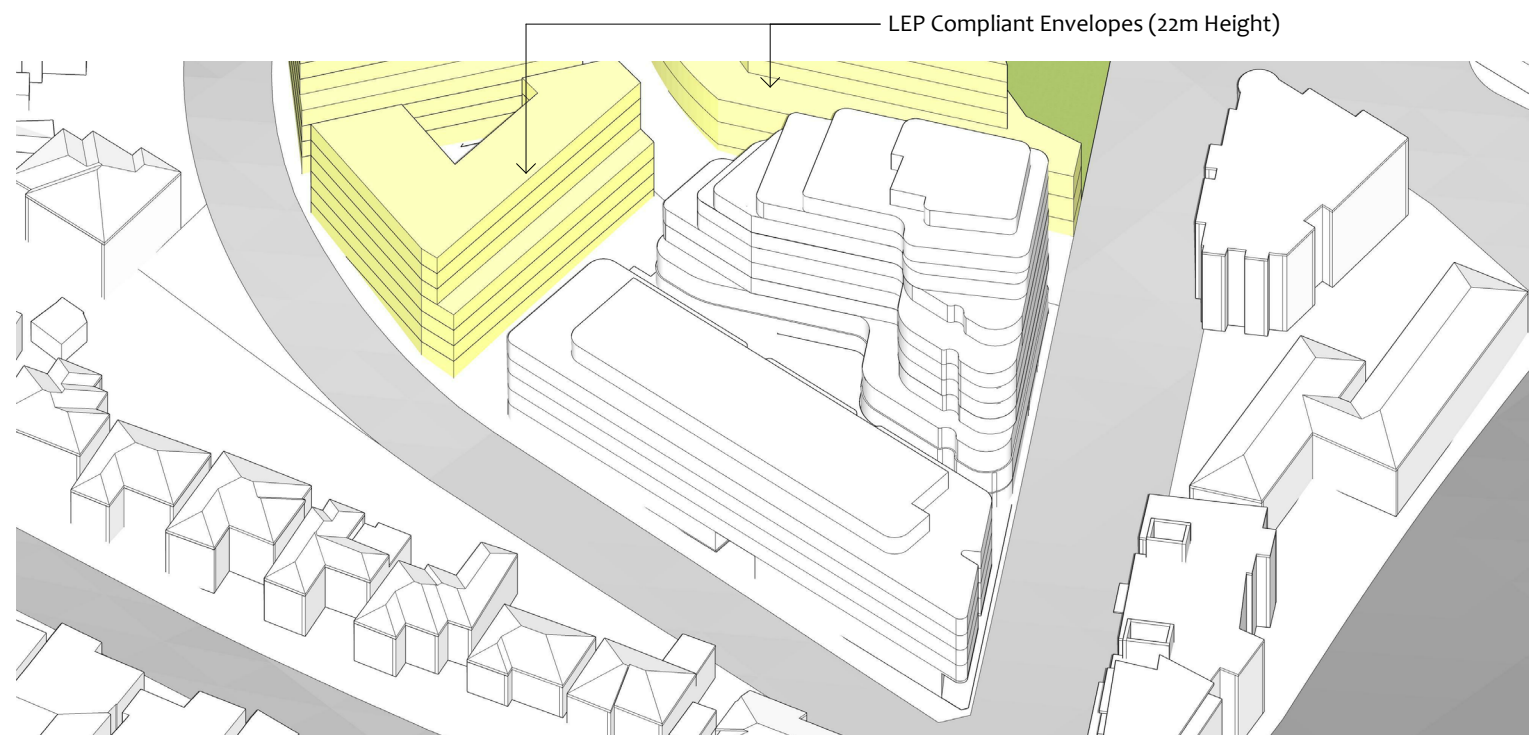
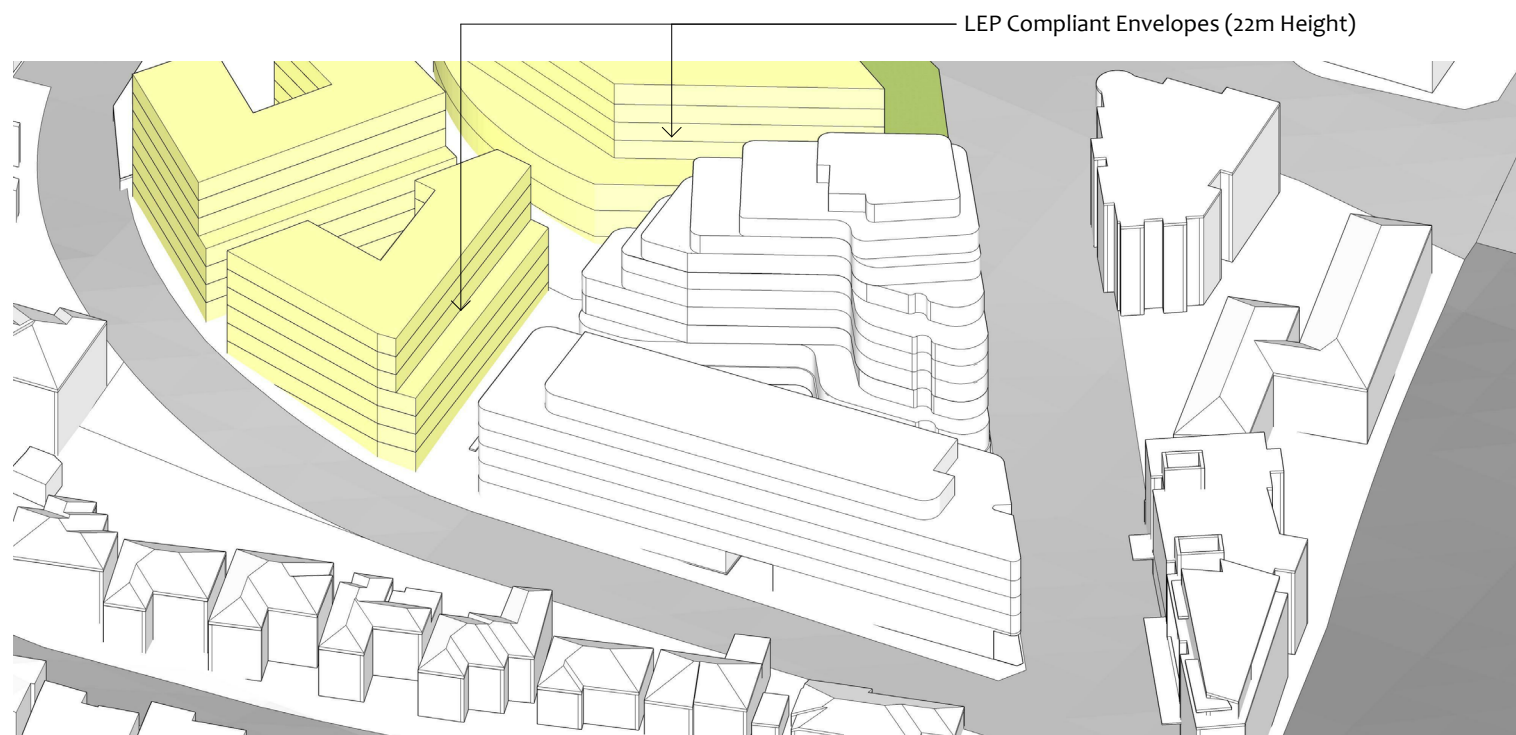
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			<div>Project Address</div> <div>187 Slade Road, Bexley North NSW 2207</div>	<div>Sheet Name</div> <div>Sun-Eye Diagram (Subject Site Proposed Envelope) June 21st 1-4pm</div>	<div>Scale</div> <div>@ A3</div>	<div>Revision</div> <div>C</div>		
				<div>Drawing no.</div> <div>DA05.35</div>				



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						<div>Project Address 187 Slade Road, Bexley North NSW 2207</div>	<div>Sheet Name Sun-Eye Diagram (Adjacent Sites LEP compliant envelope) June 21st - 9-12pm</div> <div>Drawing no. DA05.38</div>	<div>Scale @ A3</div>



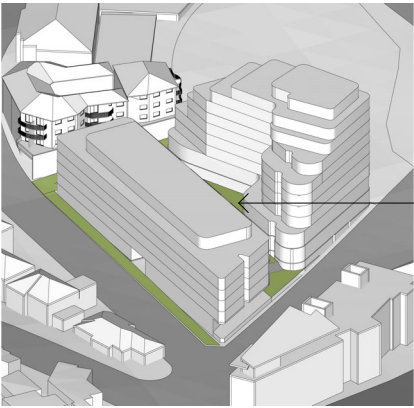
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An aerial perspective of a city block. A large, multi-story building with a yellow facade and a green base is highlighted. It has a complex, stepped roofline. To its left is a long, rectangular building with a flat roof. Further left are several smaller, white buildings with gabled roofs. The street layout is visible, with a wide road running horizontally across the bottom and a narrower street running vertically on the left.

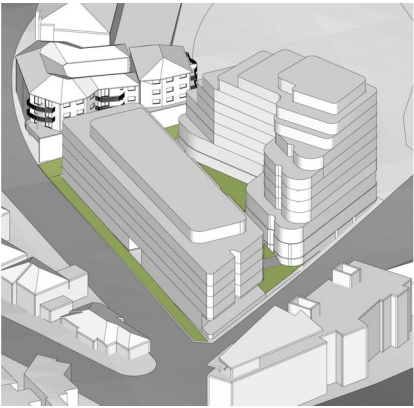
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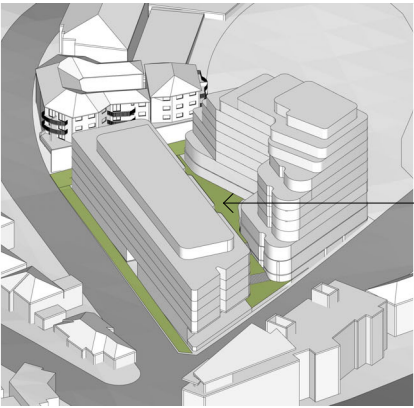


Through-site link

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

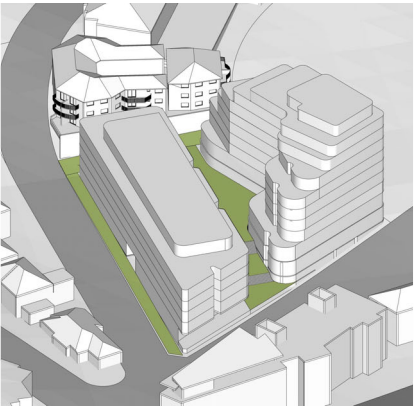


June 21st - 10:45am
23% of Through-site link with Solar Access



Through-site link

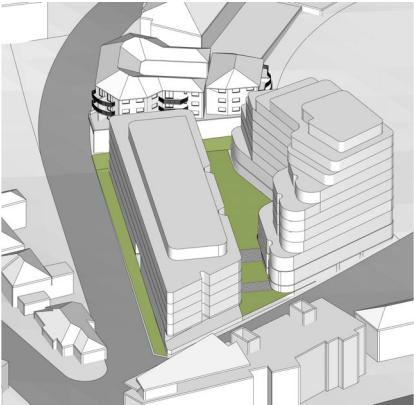
June 21st - 11:00am
33% of Through-site link with Solar Access



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



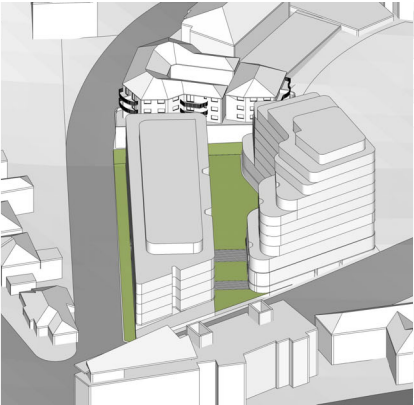
June 21st - 11:30am
55% of Through-site link with Solar Access



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



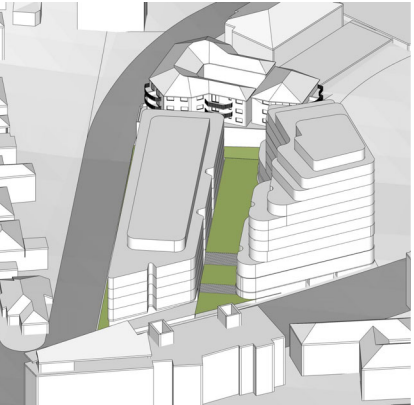
June 21st - 12:00pm
75% of Through-site link with Solar Access



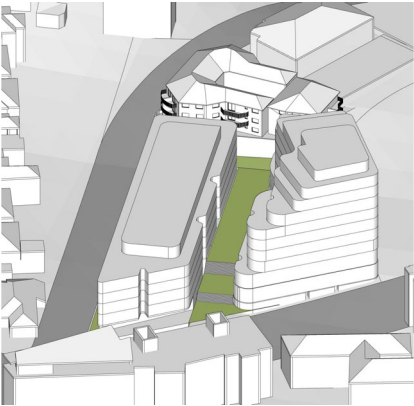
June 21st - 12:15pm
84% of Through-site link with Solar Access



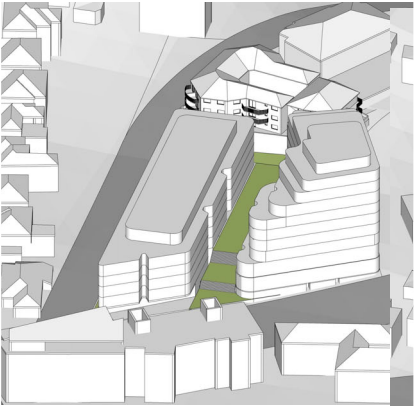
June 21st - 12:30pm
85% of Through-site link with Solar Access



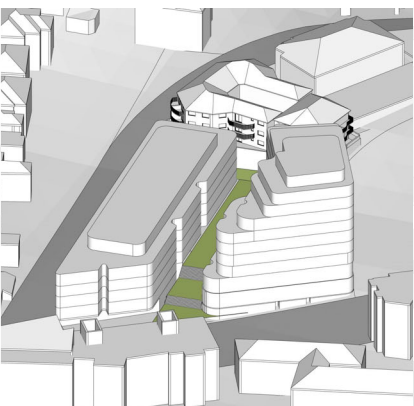
June 21st - 12:45pm
78% of Through-site link with Solar Access



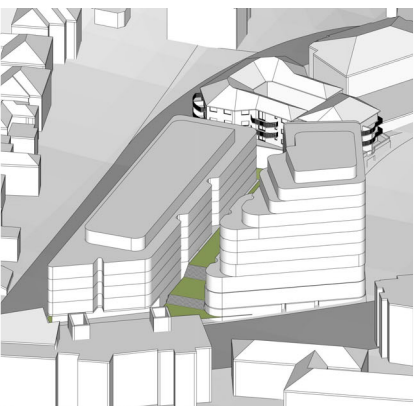
June 21st - 1:00pm
69% of Through-site link with Solar Access



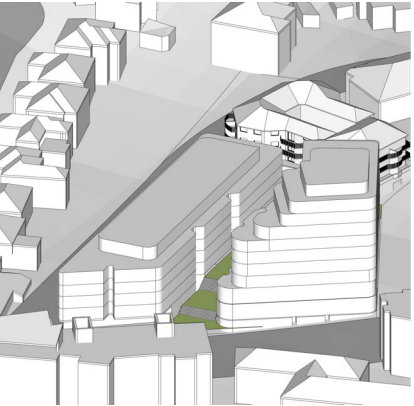
June 21st - 01:15pm
55% of Through-site link with Solar Access



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



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



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

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Legend

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C	06/09/2023	For Gateway Determination

Architect
jkm
architects
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.
Tunborn Pty Ltd
(Trevor Yang)

Project Name.
BNH Mixed-Use Development

Project Address
187 Slade Road, Bexley North NSW 2207

Project No.
2305

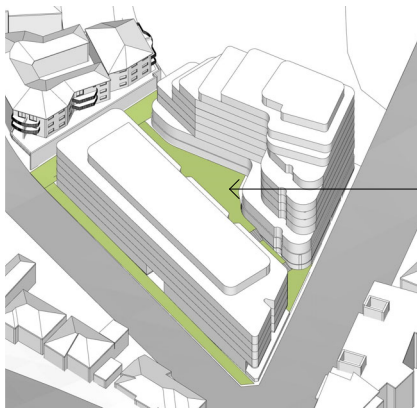
Sheet Name
Sun-Eye Diagram - North-South Through Site Link June 21st

Drawing no.
DA05.50

Status
Gateway Determination

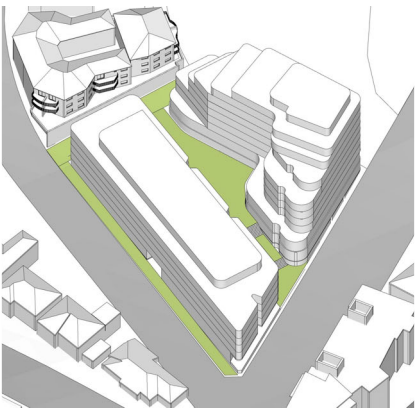
Scale
@ A3

Revision
C



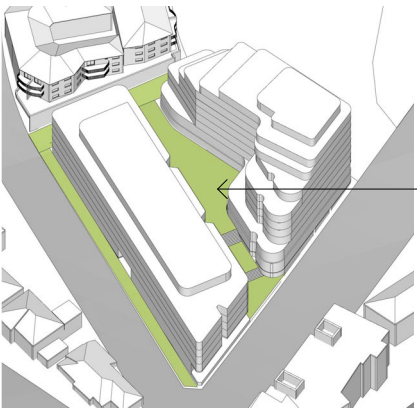
Through-site link

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



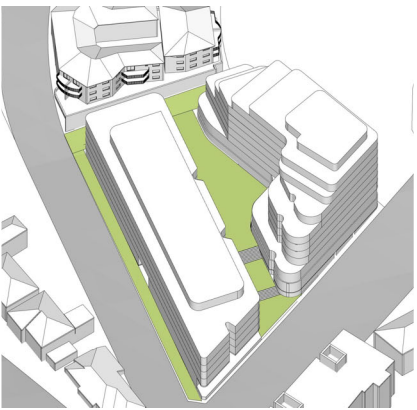
Through-site link

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



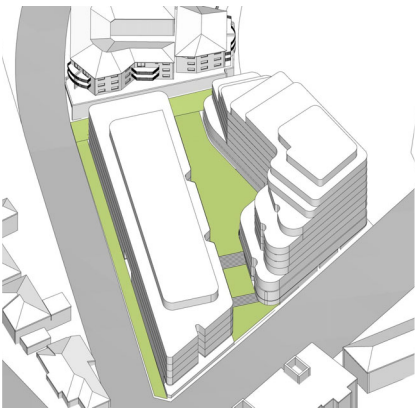
Through-site link

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



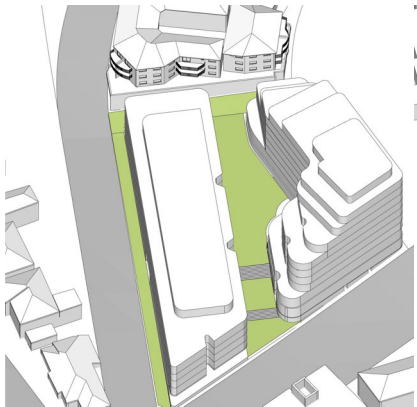
Through-site link

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



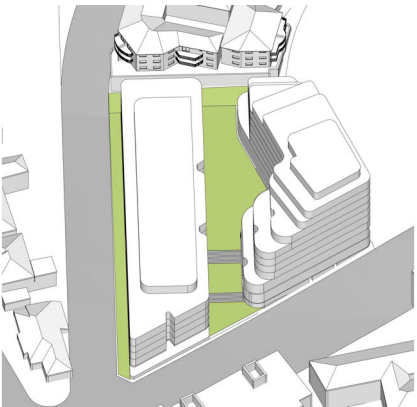
Through-site link

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



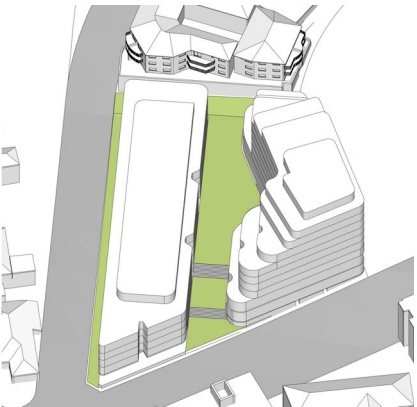
Through-site link

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



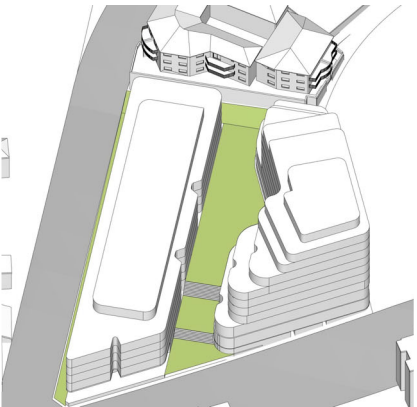
Through-site link

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



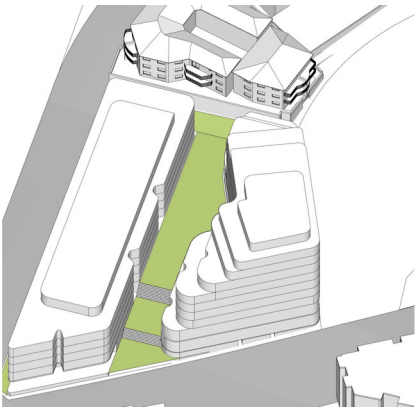
Through-site link

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



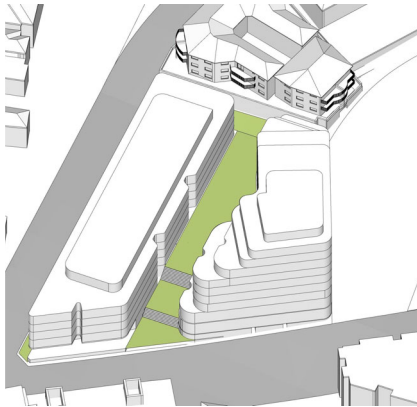
Through-site link

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



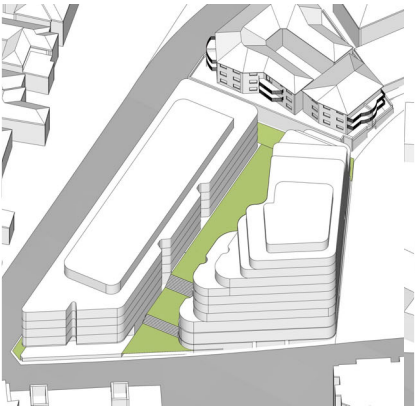
Through-site link

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



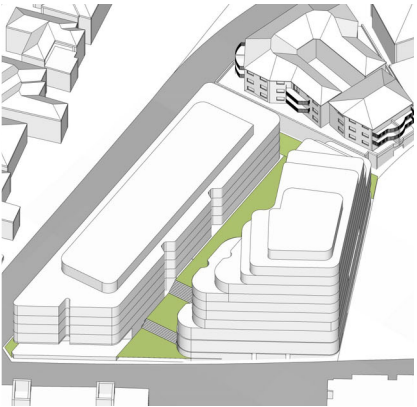
Through-site link

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



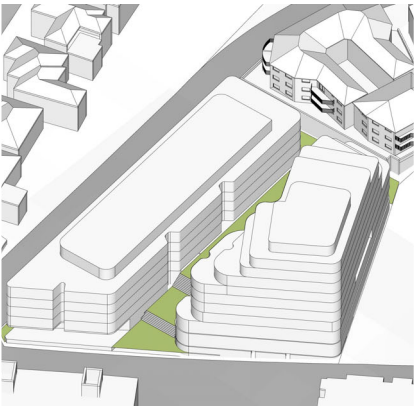
Through-site link

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



Through-site link

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



Through-site link

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



Through-site link

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

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Legend

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A	31/08/2023	For Gateway Determination
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Architect
jkm
architects
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.
Tunborn Pty Ltd
(Trevor Yang)

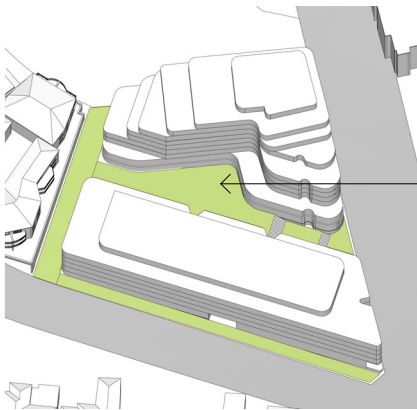
Project Name.	BNH Mixed-Use Development
Project Address	187 Slade Road, Bexley North NSW 2207

Project No.	2305
Sheet Name	Sun-Eye Diagram - North-South Through Site Link Sept 21st
Drawing no.	DA05.51

Status
Gateway Determination

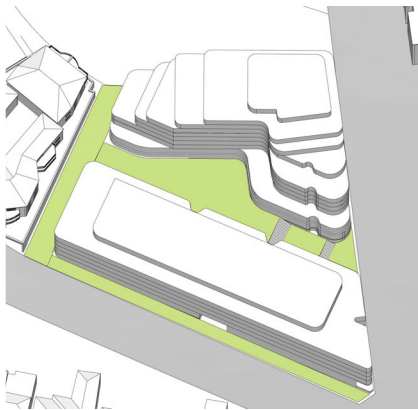
Scale
@ A3

Revision
C

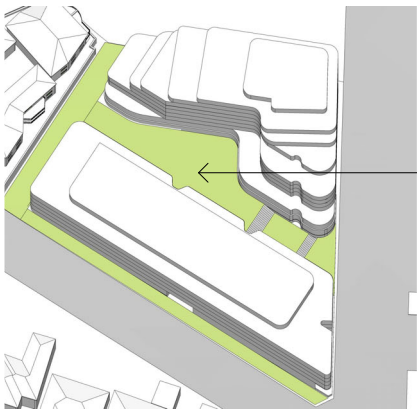


Through-site link

December 21st - 10:30am
54% of Through-site link with Solar Access

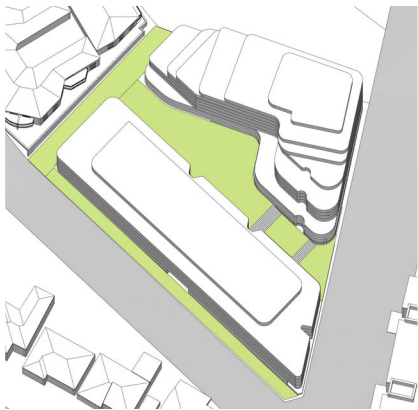


December 21st - 10:45am
65% of Through-site link with Solar Access

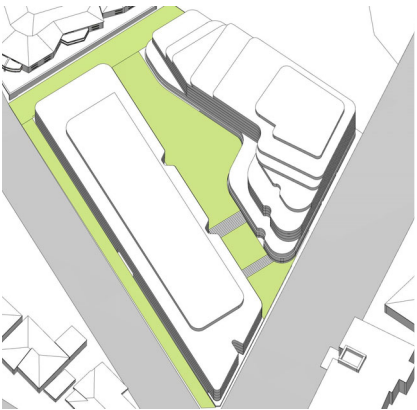


Through-site link

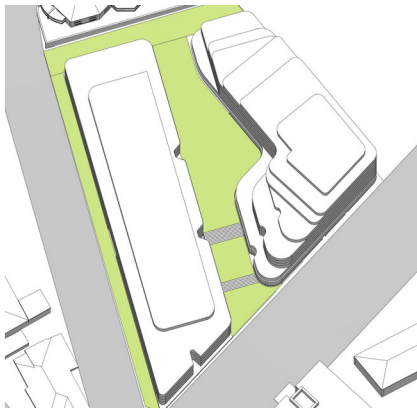
December 21st - 11:00am
71% of Through-site link with Solar Access



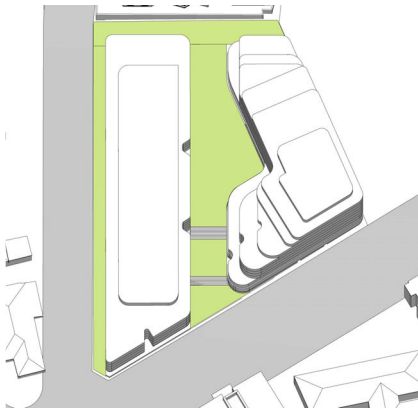
December 21st - 11:15am
84% of Through-site link with Solar Access



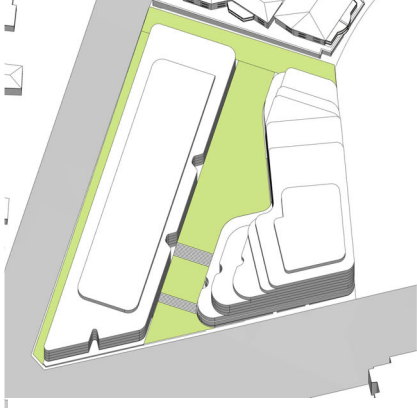
December 21st - 11:30am
87% of Through-site link with Solar Access



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



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



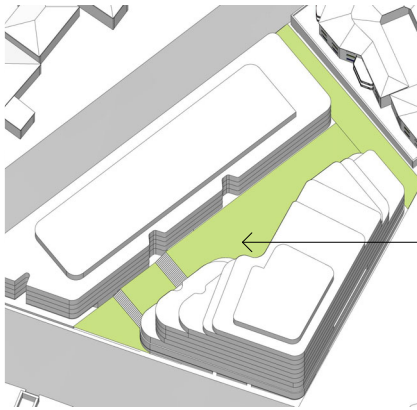
December 21st - 12:15pm
98% of Through-site link with Solar Access



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

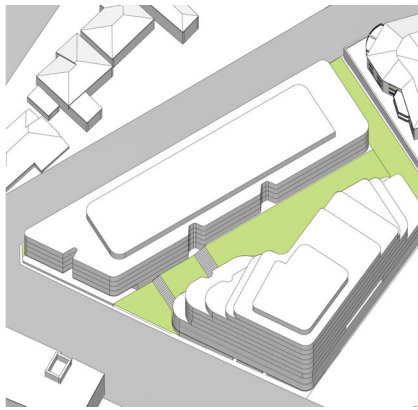


December 21st - 12:45pm
86% of Through-site link with Solar Access

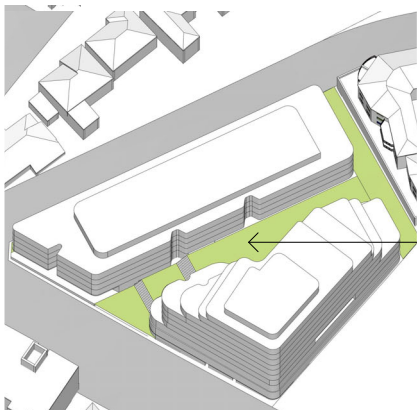


Through-site link

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

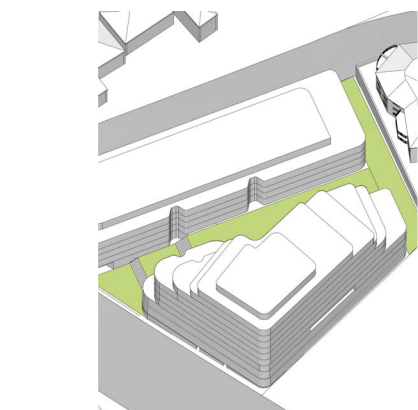


December 21st - 01:15pm
65% of Through-site link with Solar Access

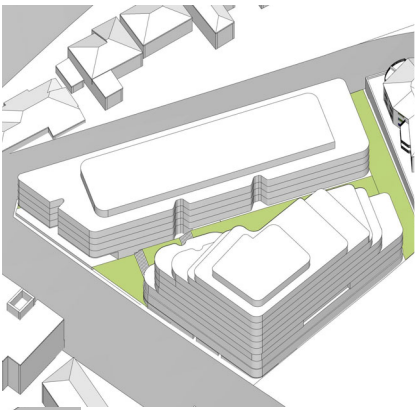


Through-site link

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



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



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

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Architect
JKM
architects
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.
Tunborn Pty Ltd
(Trevor Yang)

Project Name.
BNH Mixed-Use Development

Project Address
187 Slade Road, Bexley North NSW 2207

Project No.
2305

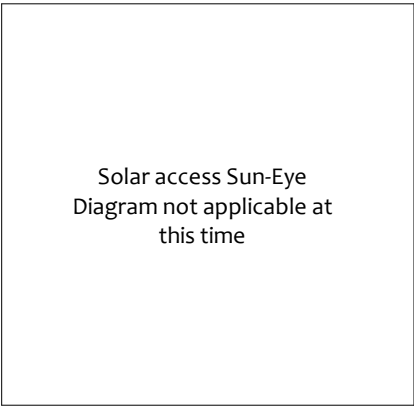
Sheet Name
Sun-Eye Diagram - North-South Through Site Link Dec 21st

Drawing no.
DA05.52

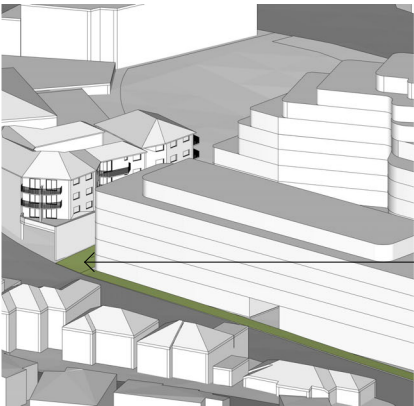
Status
Gateway Determination

Scale
@ A3

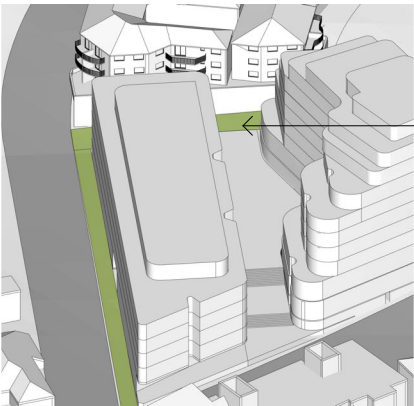
Revision
C



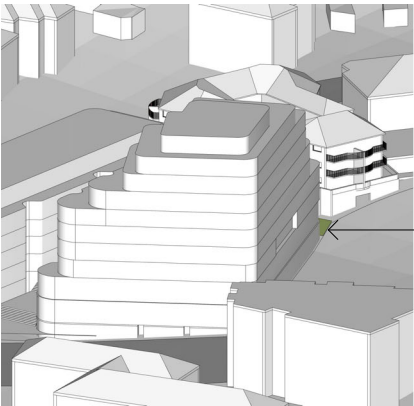
June 21st - 7:00am



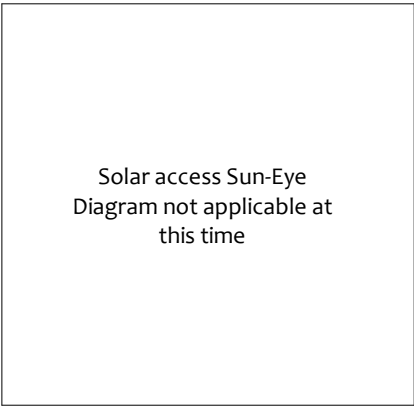
June 21st - 9:00am



June 21st - 12pm

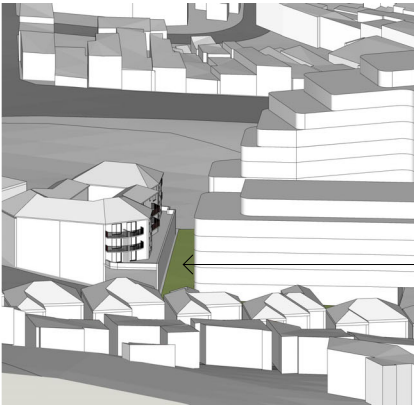


June 21st - 3pm



Solar access Sun-Eye
Diagram not applicable at
this time

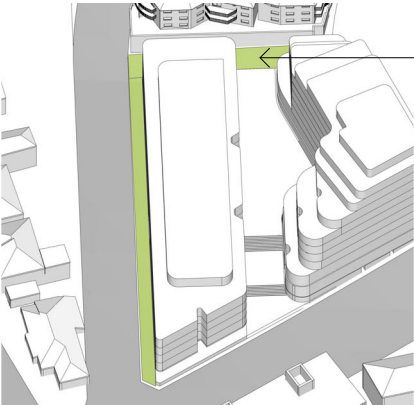
June 21st - 5:00pm



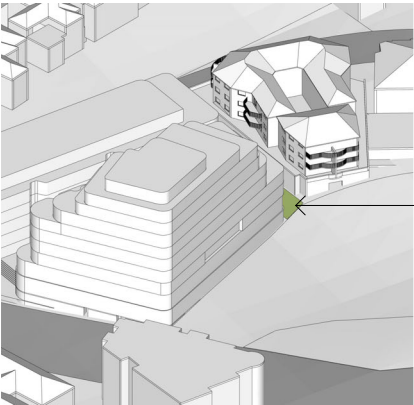
September 21st - 7:00am



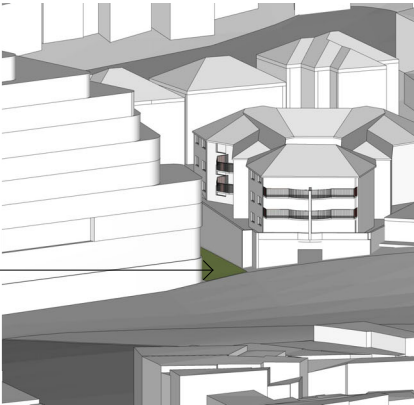
September 21st - 9:00am



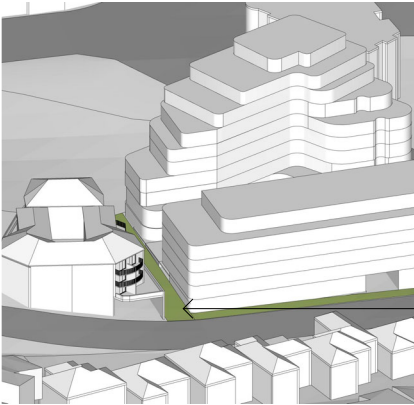
September 21st - 12:00pm



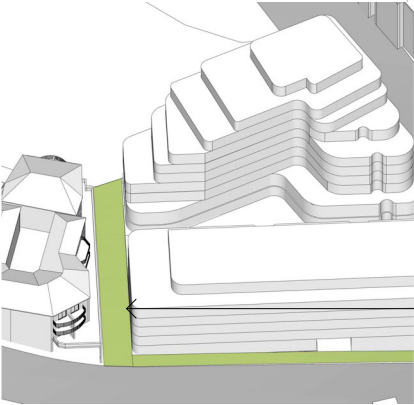
September 21st - 3:00pm



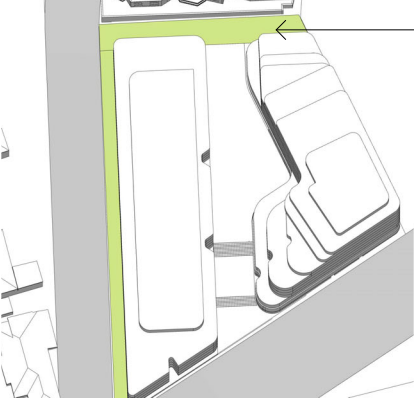
September 21st - 5:00pm



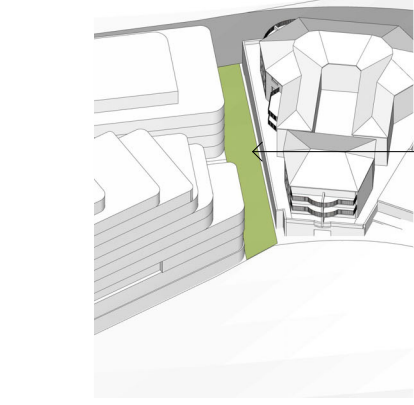
December 21st - 7:00am



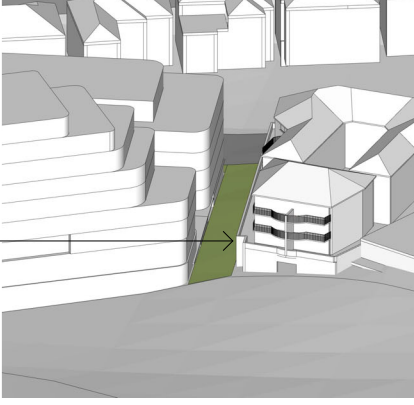
December 21st - 9:00am



December 21st - 12:00pm



December 21st - 3:00pm



December 21st - 5:00pm

DESIGN INTENT DRAWINGS
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ABN 98 651 373 483
Nominated Architect Tai Kei Keith Ma NSW 9247

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 Diagram - East-West Cross Site
Link
Drawing no.
DA05.53

Status
Gateway Determination
Scale
@ A3
Revision
C