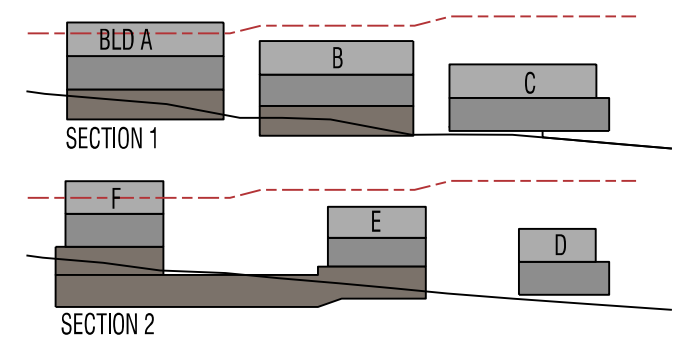
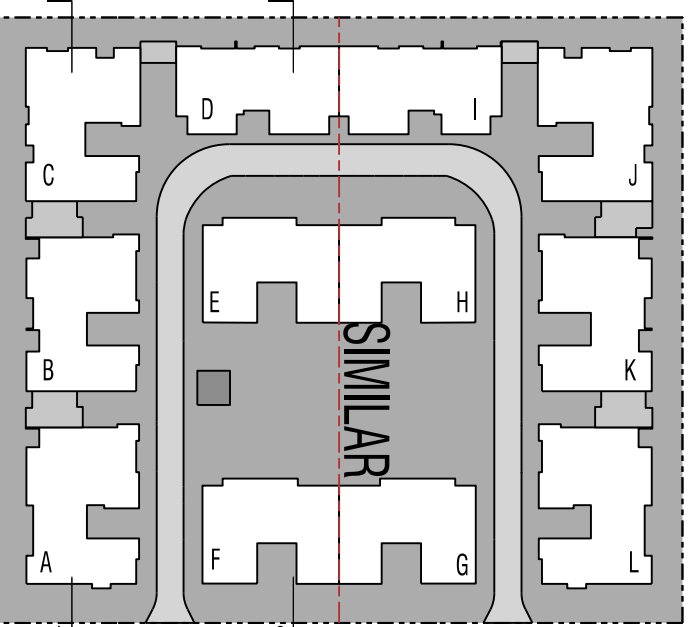
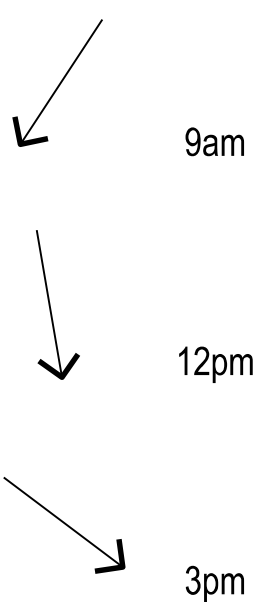




SOLAR ACCESS COMPLIANCE

Unit complies with ARHSEPP
DIRECTION OF SUNLIGHT AT:



NOTE
OVER 70% DWELLINGS RECEIVE 3 HOURS
OF DIRECT SUNLIGHT BETWEEN 9AM TO
3PM DURING MID WINTER (21 JUNE)

NOTES

SIDE AND REAR SETBACKS ARE CALCULATED
TO BE
MINIMUM 60% OF BUILDING HEIGHT FROM NATURAL
GROUND.

FRONT SETBACK
SITE SETBACK FOR SOUTH BOUNDARY OF SITE
IS 6500MM

COMPLIANCE

THE PROPOSED MASTERPLAN COMPLIES WITH
ARHSEPP & SEPP 65

- MINIMUM OF 70% OF THE DWELLINGS RECEIVE
A MINIMUM OF THREE HOURS DIRECT SUNLIGHT
BETWEEN 9AM AND 3PM MID-WINTER

- AT LEAST 30% OF THE SITE IS TO BE LANDSCAPED
- AT LEAST 15% OF THE SITE IS TO BE DEEP SOIL
ZONE

- MINIMUM CAR PARKING REQUIREMENT: 0.5 CARS/UNIT

- GROSS FLOOR AREAS OF 35m² STUDIOS,
50m² FOR 1 BEDROOMS, 70m² FOR 2 BEDROOMS
AND 95m² FOR 3 BEDROOMS;

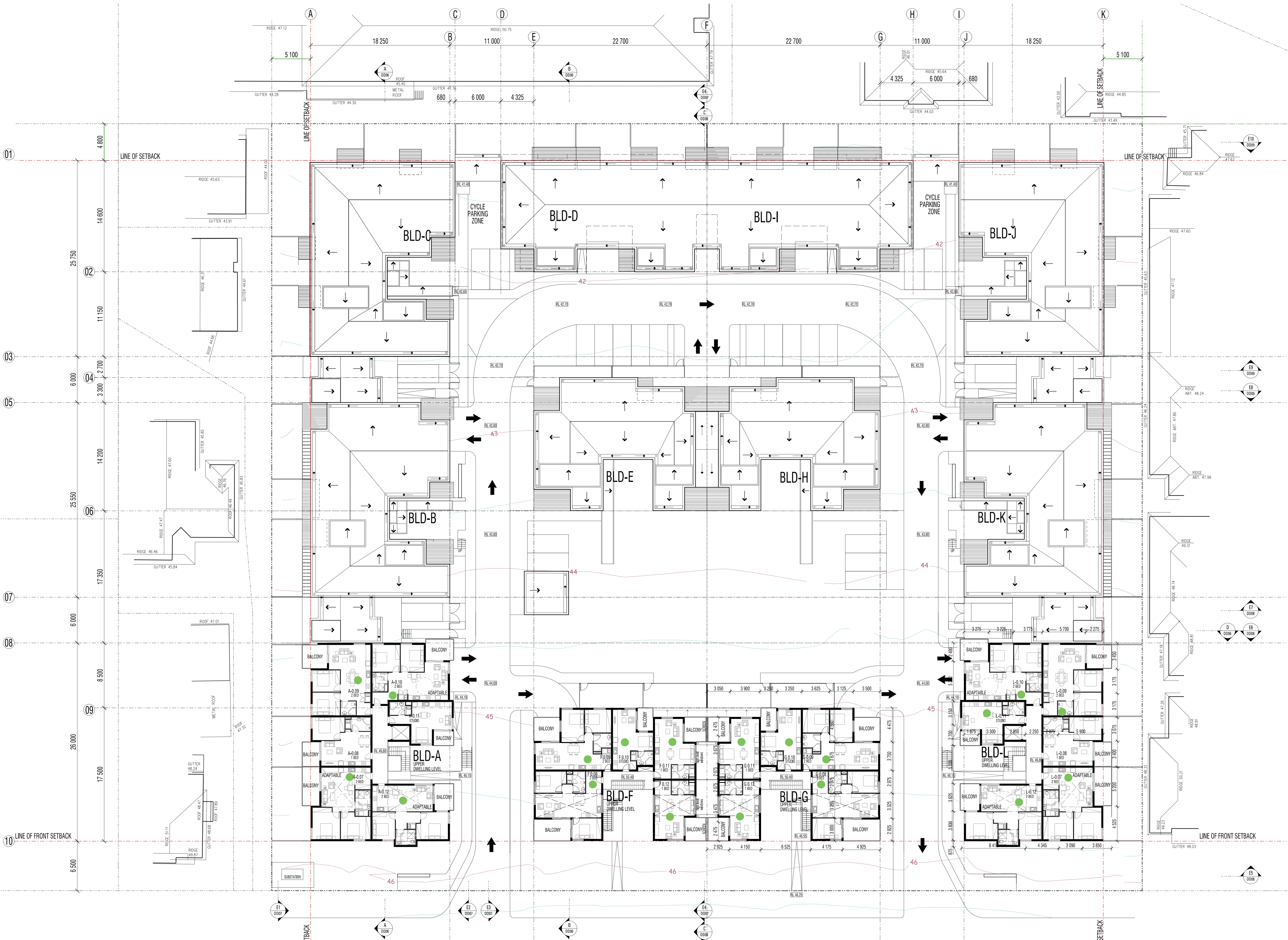
- MAXIMUM BUILDING HEIGHT OF 8.5m;

- MINIMUM NATURAL VENTILATION GUIDELINES

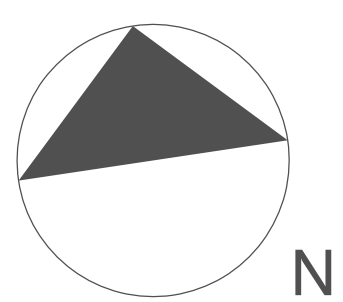
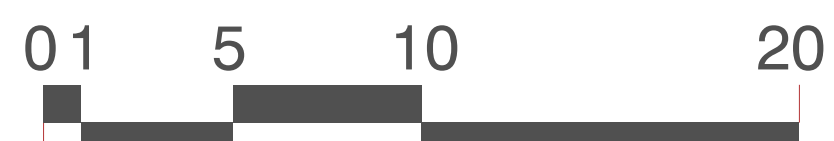
NOTE
ROAD ALLOWS VEHICULAR ACCESS TO 12.5M
LONG VEHICLES

DESIGN TAKES ADVANTAGE OF FALL OF SITE
TOWARDS NORTH, CUTTING INTO SITE FORMING
UNDERCROFT PARKING SPACES CONTAINED
WITHIN THE BUILDING FOOTPRINT.

WASTE COLLECTION
WASTE COLLECTION AREAS ARE GENERALLY
LOCATED WITHIN UNDERCROFT PARKING.



BORONIA RD GREENACRE, AFFORDABLE HOUSING DEVELOPMENT
PLAN AT RL 52.5
CLIENT - GPV INVESTMENTS



Revisions

Rev 2 15.02.11 Updated drawings issued for client review
Rev 3 24.02.11 Updated drawings issued for Council submission.

List of updates:

- Increase of side and rear setbacks along lower level, because of removal of stepped setbacks along the side and rear boundaries.
- Rationalization of building structure.
- Decrease in density of development on site, refer revised area statements.

Revisions

Rev 4 24.06.11 Updated drawings issued for Council submission.

List of updates:

- Increase of communal open space
- Reduction of decks in backyard to combat privacy concerns raised by Council
- Addition of Privacy screens along upper level balconies facing side and rear boundaries to minimize privacy issues
- Provision of 66 storage spaces for studios and 1 bed units in basement.

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PROJECT No: 10339SYD
DATE: 24/06/11
SCALE: 1:200 @ B1
DRAWING No: DD02
REVISION: 04