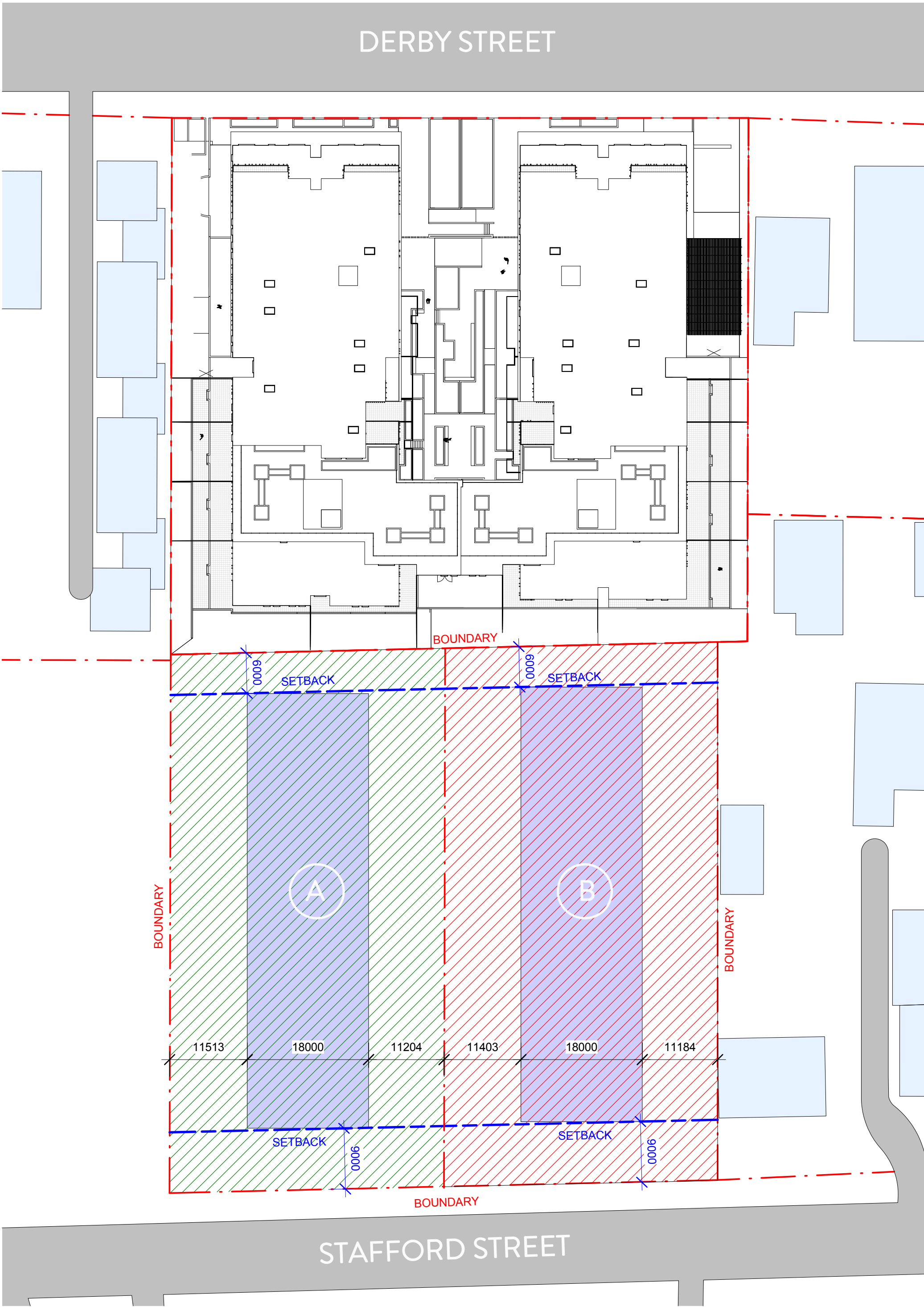


1 Near Map
1 : 500



2 Potential Future Envelopes
Site Plan
1 : 500

SITE A	
SITE AREA = 3200 m ²	
BUILDING ENVELOPE	
HOB =	14.4 m
DEPTH =	18 m
LENGTH =	64 m
FOOTPRINT =	1159 m ²
GFA CALCULATIONS	
LEVEL	AREA
GROUND FLOOR	811 m ²
LEVEL 1	811 m ²
LEVEL 2	811 m ²
LEVEL 3	811 m ²
TOTAL GFA =	3246 m ²
SITE A FSR =	1.0 : 1

SITE B	
SITE AREA = 3169 m ²	
BUILDING ENVELOPE	
HOB =	14.4 m
DEPTH =	18 m
LENGTH =	64 m
FOOTPRINT =	1159 m ²
GFA CALCULATIONS	
LEVEL	AREA
GROUND FLOOR	811 m ²
LEVEL 1	811 m ²
LEVEL 2	811 m ²
LEVEL 3	811 m ²
TOTAL GFA =	3246 m ²
SITE B FSR =	1.0 : 1

- ASSUMPTIONS:
- BUILDING DEPTH OF 12-18M CLAUSE 2E OF ADG.
 - HEIGHT OF BUILDING AS PER PENRITH LEP 2010.
 - 9M FRONT SETBACK ADOPTED AS AVERAGE SETBACK OF THE IMMEDIATE NEIGHBOURS, CLAUSE 2.4.5 OF PENRITH DCP 2014 AND CLAUSE 2G OF ADG.
 - 6M REAR SETBACK CLAUSE 2.4.5 OF PENRITH DCP 2014 AND CLAUSE 3F OF ADG.
 - ESTIMATE GFA 70% OF BUILDING ENVELOPE CLAUSES 2B AND 2D OF ADG.

FOR INFORMATION

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KINGSWOOD

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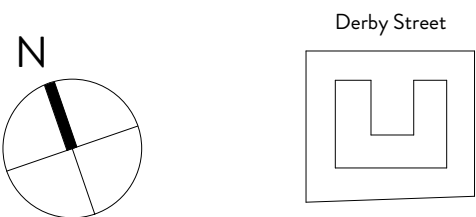
CONSULTANTS

NOTES
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FILE PATH
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Current\Shadow Analysis Schemes for JRRP\IRIS_10438_Kingswood_Amended DA for Shadows (URPP).rvt

REVISIONS			
Issue	Date	Description	By
A	2015/10/28	FOR INFORMATION	LEG
B	2015/11/03	FOR INFORMATION	LEG

TRUE NORTH & KEY PLAN



DRAWING TITLE
Potential Future Envelopes
SCALE : 1 : 500 @A1
DATE : 10/30/15
PROJECT # Yr-123-10438
Drawing Number
SK-007 B

ROBERTSON + MARKS

PROPOSED AMENDED DA SCHEME - MIDWINTER 21 JUNE



1 900 HRS - Proposed Development/Town Houses
1:1000



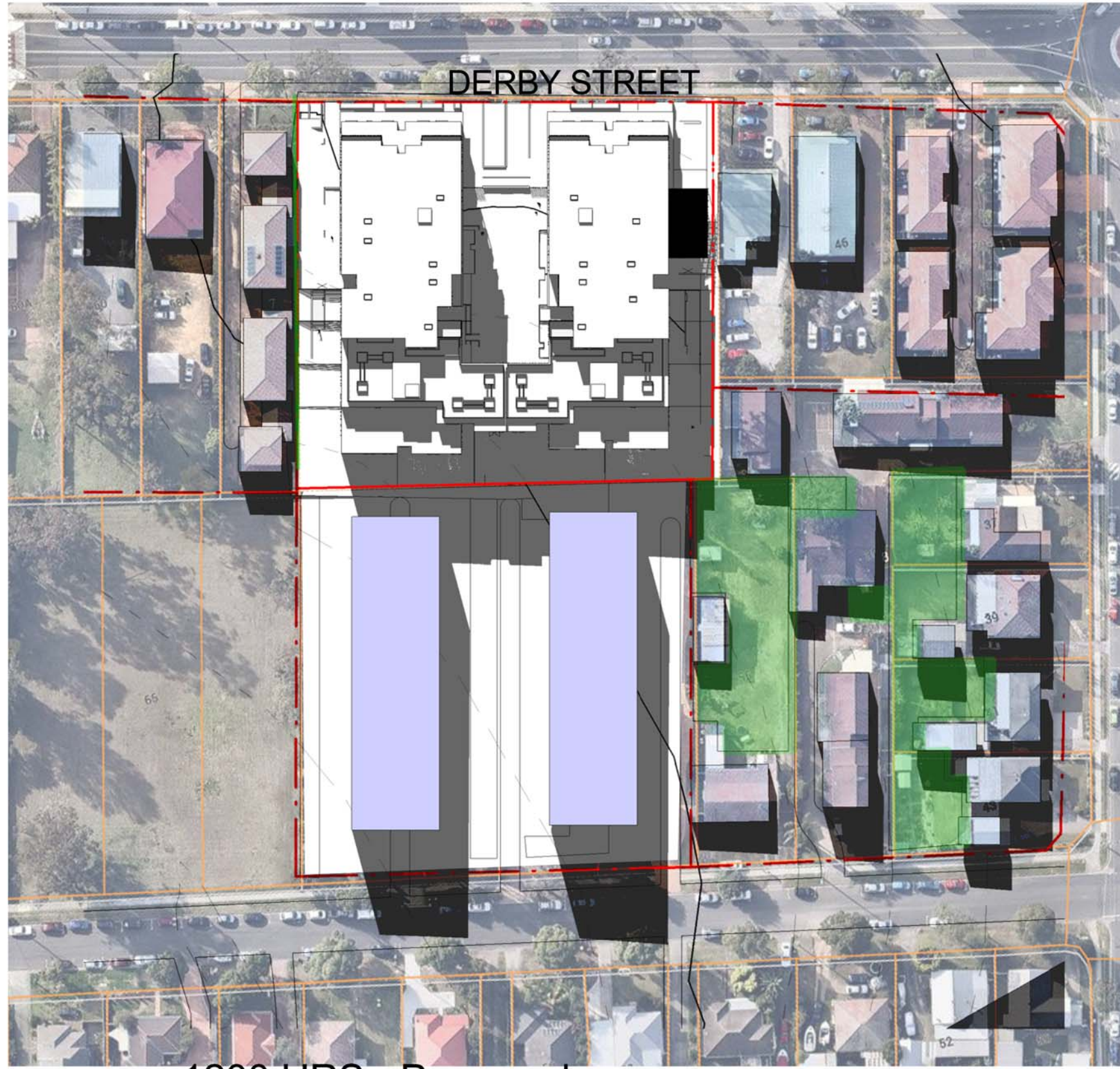
2 1200 HRS - Proposed Development/Town Houses
1:1000



3 1500 HRS - Proposed Development/Town Houses
1:1000



4 900 HRS - Proposed Develop./Potential Building
1:1000



5 1200 HRS - Proposed Develop./Potential Building
1:1000



6 1500 HRS - Proposed Develop./Potential Building
1:1000

FOR INFORMATION

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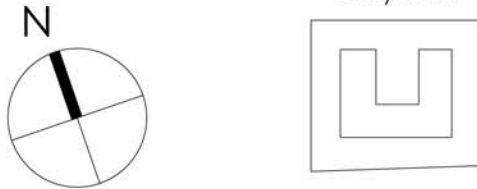
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FILE PATH
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Current\Shadow Analysis Schemes for JRP\RP15.10438_Kingswood_Amended DA for
Shadows (URPP).rvt

REVISIONS			
Issue	Date	Description	By
A	2015/10/28	FOR INFORMATION	LEG
B	2015/11/03	FOR INFORMATION	LEG

TRUE NORTH & KEY PLAN



DRAWING TITLE
Shadow Diagram - Proposed Develop.
SCALE : 1:1000 @A1
DATE : 03/11/15
PROJECT # Yr123-10438
Drawing Number
SK-004 B

ROBERTSON+MARKS

COMPLIANT HEIGHT SCHEME - MIDWINTER 21 JUNE

ENVELOPE AT 21.6M ABOVE GROUND MAXIMUM
PROPOSED AMENDED DA



7 900 HRS - Adjacent Town Houses
1:1000



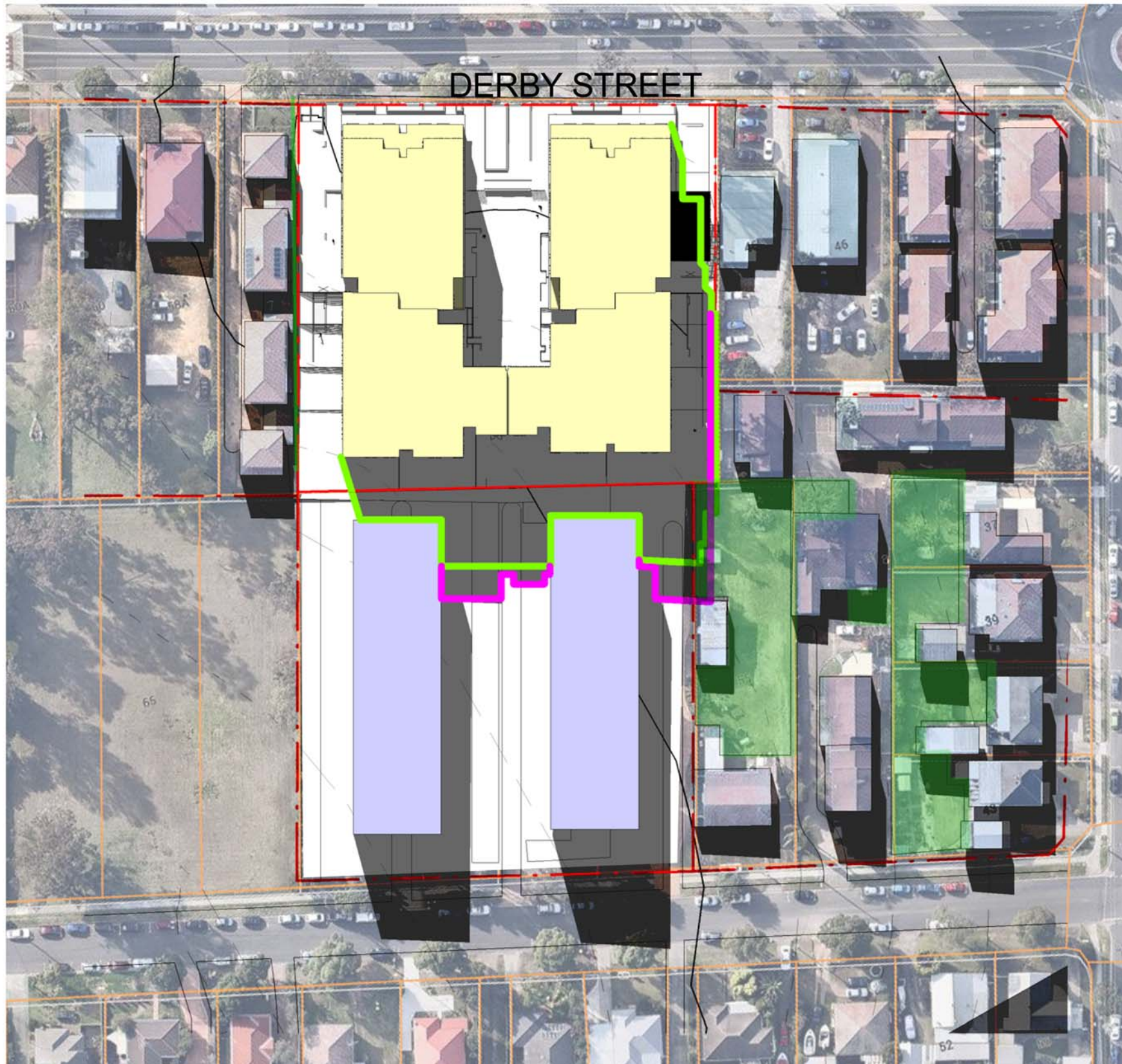
8 1200 HRS - Adjacent Town Houses
1:1000



9 1500 HRS - Adjacent Town Houses
1:1000



10 900 HRS - Potential Building
1:1000



11 1200 HRS - Potential Building
1:1000



12 1500 HRS - Potential Building
1:1000

FOR INFORMATION

48-56 Derby Street
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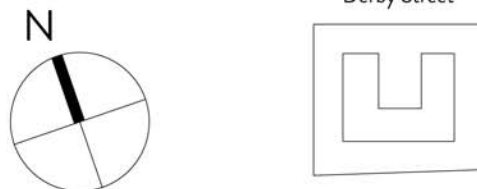
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FILE PATH
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CurrentShadow Analysis Scheme for JRP\RP15, 10438, Kingswood, Amended DA for
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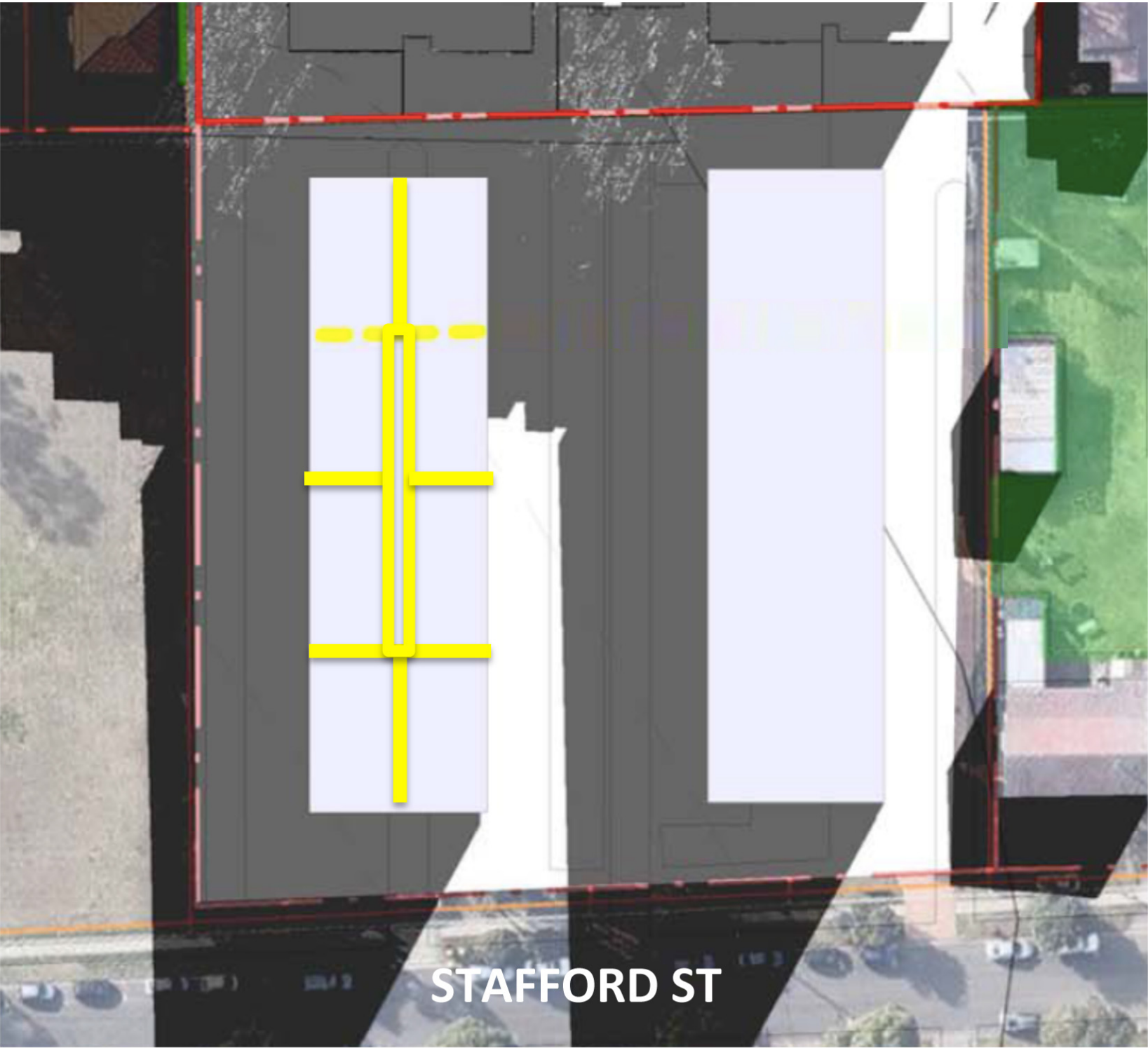
REVISIONS
Issue Date Description By
A 2015/10/28 FOR INFORMATION LEG
B 2015/11/03 FOR INFORMATION LEG

TRUE NORTH & KEY PLAN



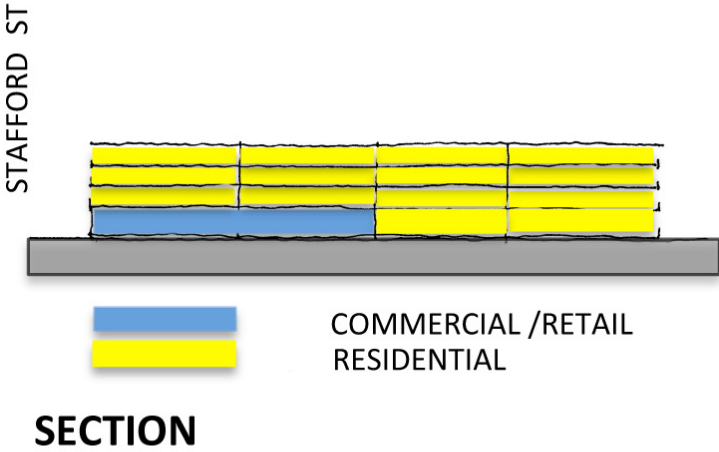
DRAWING TITLE
Shadow Diagram - Compliant Height
SCALE : 1:1000 @A1
DATE : 03/11/15
PROJECT # Yr-123-10438
Drawing Number
SK-005 B

ROBERTSON+MARKS



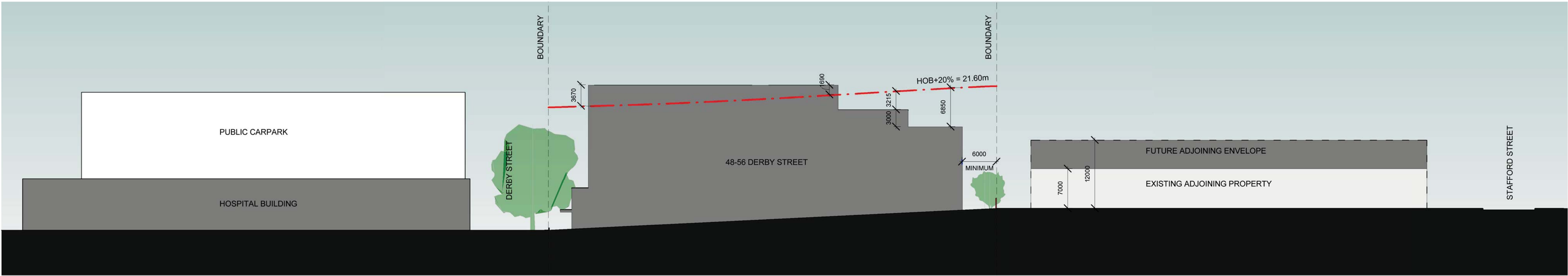
APARTMENT YIELD	APTS	SUN 2hrs	%
GROUND	4	2	
L1	8	6	
L2	8	6	
L3	8	8	
TOTALS	28	22	79%

ENVELOPE		
FOOTPRINT		1159 m2
GFA AS % OF ENVELOPE	70%	811.3 m2
APARTMENTS @ 100m2 GFA nominal		8



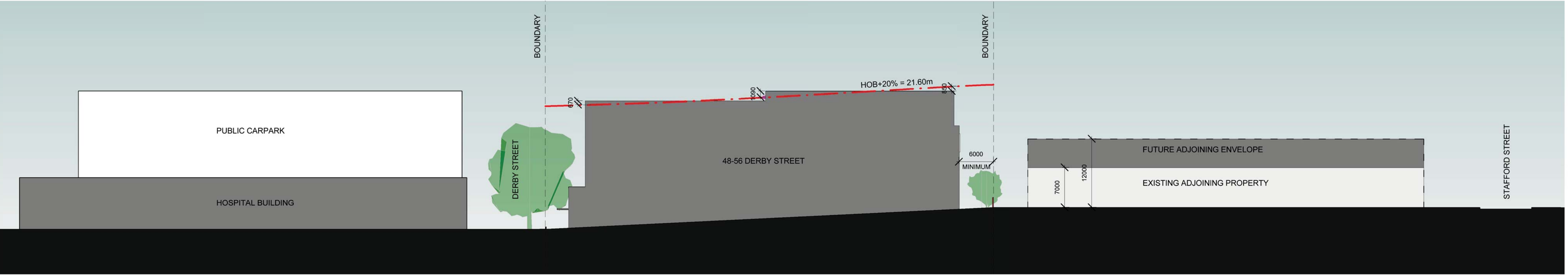
FUTURE DEVELOPMENT OPTIONS ADJOINING SITE

48-56 DERBY ST KINGSWOOD



1 Western Elevation
1: 400 @ A1




DA AS AMENDED



2 Western Elevation
1: 400 @ A1

COUNCIL SUBMISSION SCHEME DATED
14/09/2014 AS AMENDED TO SUIT NEW GF LEVELS

FOR INFORMATION

<div>48-56 Derby Street</div> <div>KINGSWOOD</div>	ARCHITECT	CLIENT	CONSULTANTS	NOTES	REVISIONS	TRUE NORTH & KEY PLAN	DRAWING TITLE								
	ROBERTSON + MARKS	SKYTON DEVELOPMENTS (NSW) Pty Ltd					Contextual Analysis Comparison								
	EST 1892	<div><div></div><div>Suite 2, 31-37 Hassall Street Parramatta NSW 2150 PO Box 780 Parramatta NSW 2124 Phone (02) 9635 5688 Fax (02) 9635 0844</div></div>		<div>Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions. Copyright ©This document is copyright. All rights reserved.</div>	<table><tr><th>Issue</th><th>Date</th><th>Description</th><th>By</th></tr><tr><td>A</td><td>2015/09/11</td><td>ISSUED FOR COUNCIL</td><td>LE;</td></tr></table>	Issue	Date	Description	By	A	2015/09/11	ISSUED FOR COUNCIL	LE;	<div><div></div><div></div></div>	
	Issue	Date	Description	By											
A	2015/09/11	ISSUED FOR COUNCIL	LE;												
Ground Level 11-17 Buckingham St. Surry Hills 2010 Australia t. (+61) 2 9319 4388 e. mail@marks.net.au www.marks.net.au BRIAN MANN 5975 • ANDREW SCARVELIS • MARCO O. ABBONDANZA				FILE PATH			SCALE : 1 : 400 @A1 DATE : 11th September 2015 PROJECT # Yr-123-10438								
				Z:\10438 Kingswood - Skyton\2. Documentation\2.4 Drawings\2.4.2 Rev\2.4.2.1 Rev1 Current\RIS_10438_Kingswood_OPTION B\RIS_10438_Kingswood_CENTRAL_OPTION A (bridging units).xdw			Drawing Number CS-001A								
							ROBERTSON + MARKS								