

SITE COMPATIBILTY CERTIFICATE

84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY
LOTS 38 DP 1103672 & LOT 40 DP 8315
16 x 2 BED & 11 x 1 BED UNITS



STREET SCAPE

DRAWING SCHEDULE:

ARCHITECTURAL

DWG NO:

COVER PAGE	_____ SHT 01 OF 11
BLOCK ANALYSIS	_____ SHT 02 OF 11
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SURVEY

SURVEY PLAN	SHT 01 OF 01
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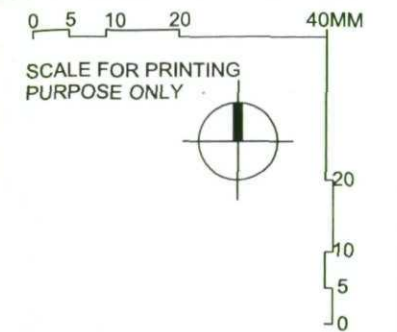
LOCATION PLAN:



DEVELOPMENT DATA			
SITE AREA	2386.5 m2		
NUMBER OF EXISTING LOTS	2		
PROPOSED GFA Including external walls	Block A 1188m2 + Block B 1099m2 Total GFA 2287m2		
FSR	0.96 : 1		
NUMBER OF DWELLINGS	Block A 15 units - 4 x 2 bed + 11 x 1 bed Block B 12 units - 12 x 2 bed Total of 27 units 16 x 2bed + 11 x 1bed		
	Control	Requirement	Proposed
BUILDING HEIGHT	SEPP 65	Zone Max. 8.0m Site Compatibility Certificate merit assessment	Max. height 14.0m
PARKING	ARHSEPP	0.5 car space / 2bedroom 0.4 car space / 1bedroom Block A - 7 car spaces Block B - 6 car spaces	Block A - 12 car spaces Block B - 10 car spaces
LANDSCAPING	SEPP 65	35m2 per unit 910m2	1441
DEEP SOIL	SEPP 65	418.6m2 at the rear 209.03 at the front	551m2 at the rear 251m2 at the front
SETBACK(s)	DCP	Front: 6.0m	6.2m to New Illawarra Rd. 7.5 to Bexley Rd.
	SEPP 65	Side: 3.0m	1.5 to the reserve 3.0m
	SEPP 65	Rear: 9.0 building separation	21.0m
SOLAR ORIENTATION	SEPP 65	70% of dwellings have 3 hours of sunlight between 9am and 3 pm 21 June	90% 24 units out of 27 have min. 3 hours of sunlight between 9am and 3 pm 21 June

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GENERAL BUSINESS PROPOSED DEVELOPMENT GENERAL RESIDENTIAL PUBLIC RECREATION EXISTING 5 STOREY DEVELOPMENT

0m 50m 100m

BLOCK ANALYSIS

URBAN DESIGN TECHNICAL SERVICES

NOMINATED ARCHITECTS:	SIGNATURE:	PROJECT:	84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY
GEOFFREY WILLIAM KNOX 4544		DESIGNED:	S.K
P.KOKULERAJ 7001		CHECKED:	E.T
PETA BAKER 8177		CAD REF:	BGJ4P-SK2015REVB.pln
J.DEBEK KOZYRA 6193		PLOTTED:	6/11/2015
		SCALE:	1:200 @ A3
		DATE:	NOVEMBER 2015
		PROJECT NO:	BGJ4P



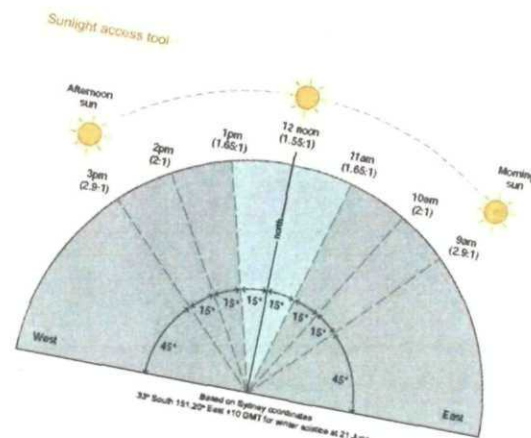
SITE COMPATIBILITY CERTIFICATE

84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY

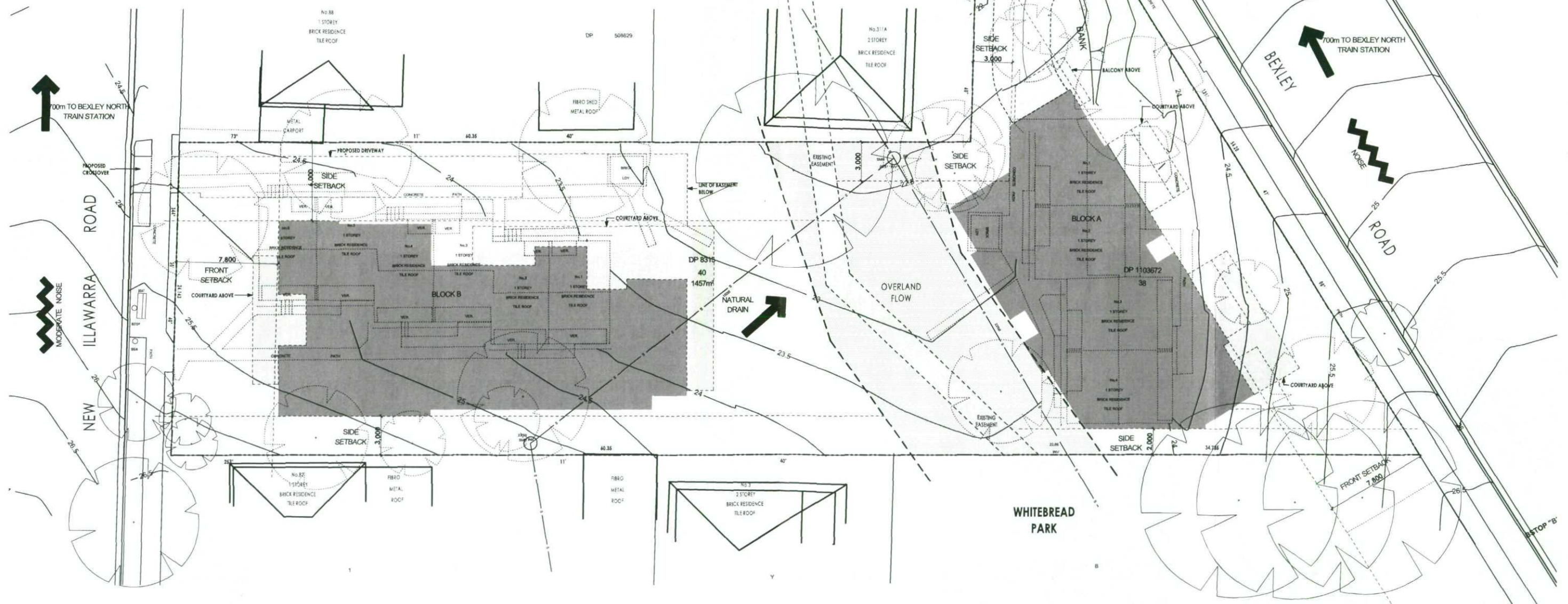
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SCALE FOR PRINTING
PURPOSE ONLY

SCALE 1:300 @ A3



- EXISTING EASEMENT
- PROPOSED DEVELOPMENT
- OVERLAND FLOW



SITE ANALYSIS

URBAN DESIGN TECHNICAL SERVICES

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GEOFFREY WILLIAM KNOX	4544			DESIGNED: S.K	CHECKED: E.T
P.KOKULERAJ	7001			PLOTTED: 6/11/2015	CAD REF: BGJ4P-SK2015REVB.pln
PETA BAKER	8177			DATE: NOVEMBER 2015	SCALE: 1:200 @ A3
J.DEBEK KOZYRA	6193				PROJECT NO: BGJ4P

TYPE:
A

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84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY

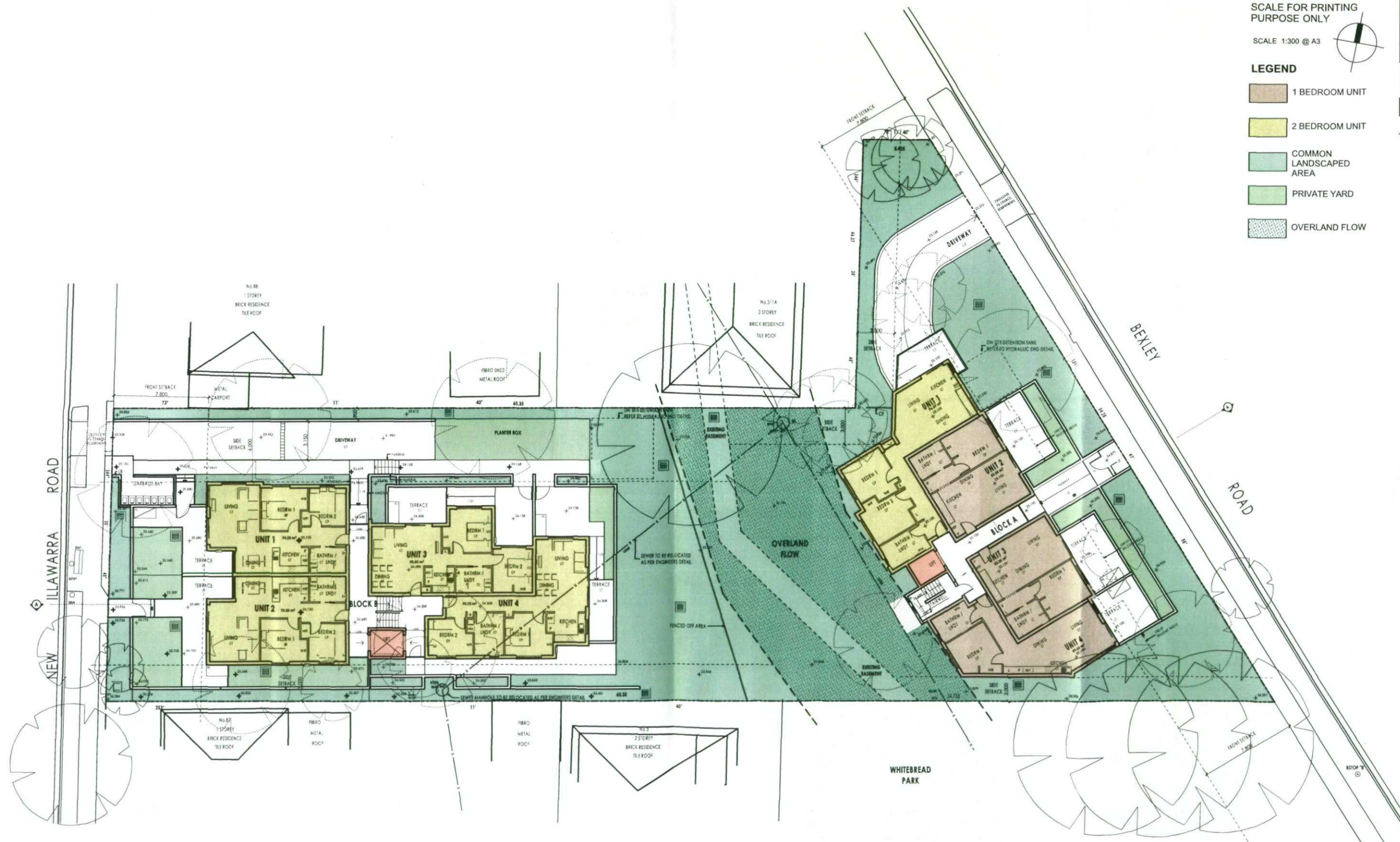
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SCALE FOR PRINTING
PURPOSE ONLY

SCALE 1:300 @ A3

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- COMMON LANDSCAPED AREA
- PRIVATE YARD
- OVERLAND FLOW



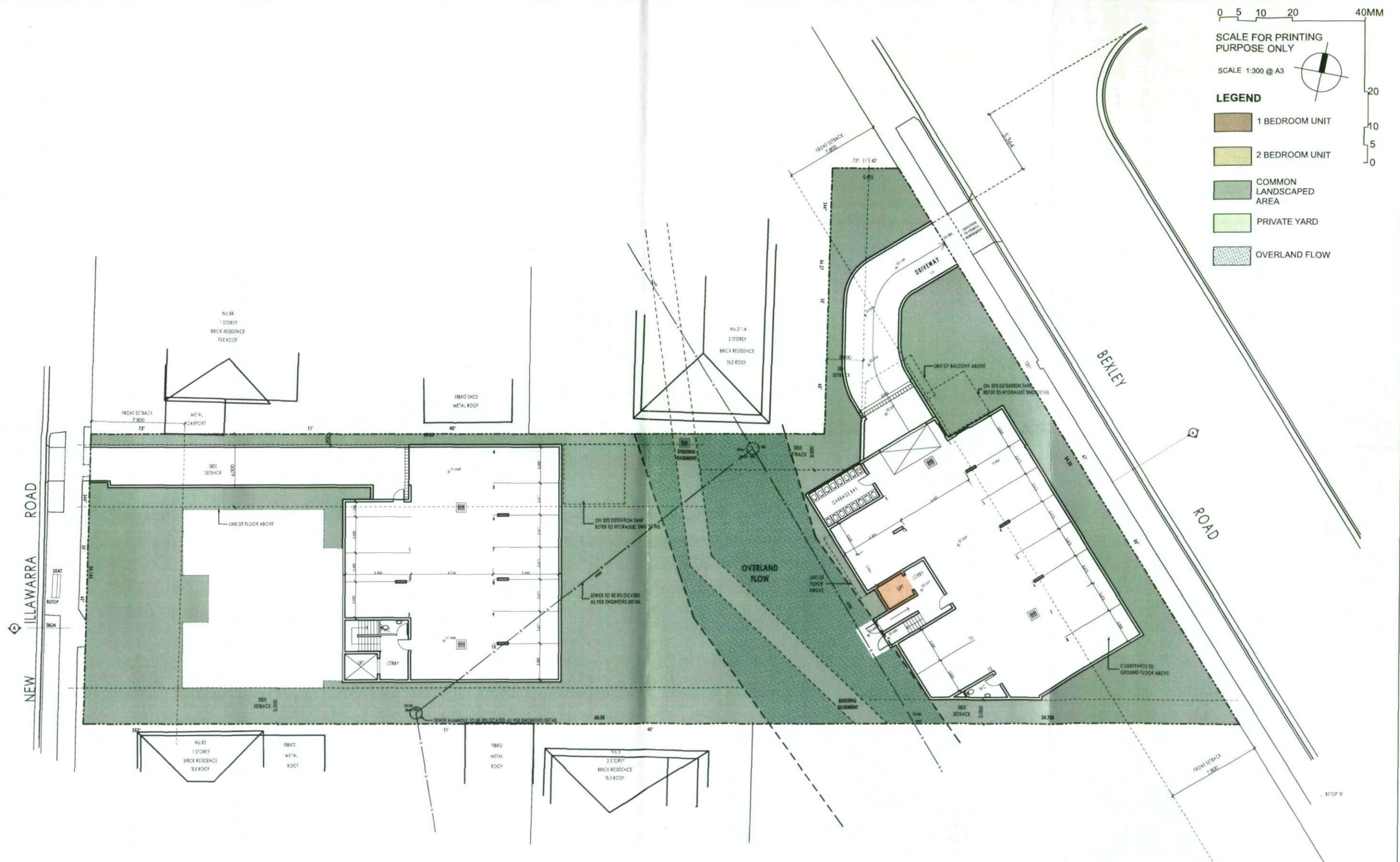
SITE & GROUND FLOOR PLAN

URBAN DESIGN TECHNICAL SERVICES

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GEOFFREY WILLIAM KNOX 4544		DESIGNED: S.K. CHECKED: E.T. CAD REF: BGJ4P-SK2015REVB.pln
P.KOKULERAJ 7001		PLOTTED: 6/11/2015 SCALE: 1:200 @ A3
PETA BAKER 8177		DATE: NOVEMBER 2015 PROJECT NO: BGJ4P
J.DEBEK KOZYRA 6193		

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BASEMENT PARKING PLAN

URBAN DESIGN TECHNICAL SERVICES

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GEOFFREY WILLIAM KNOX 4544		DESIGNED:	S.K. CHECKED: E.T. CAD REF: BGJ4P-SK2015REVB.pln
P.KOKULERAJ 7001		PLOTTED:	6/11/2015 SCALE: 1:200 @ A3
PETA BAKER 8177		DATE:	NOVEMBER 2015 PROJECT NO: BGJ4P
J.DEBEK KOZYRA 6193			

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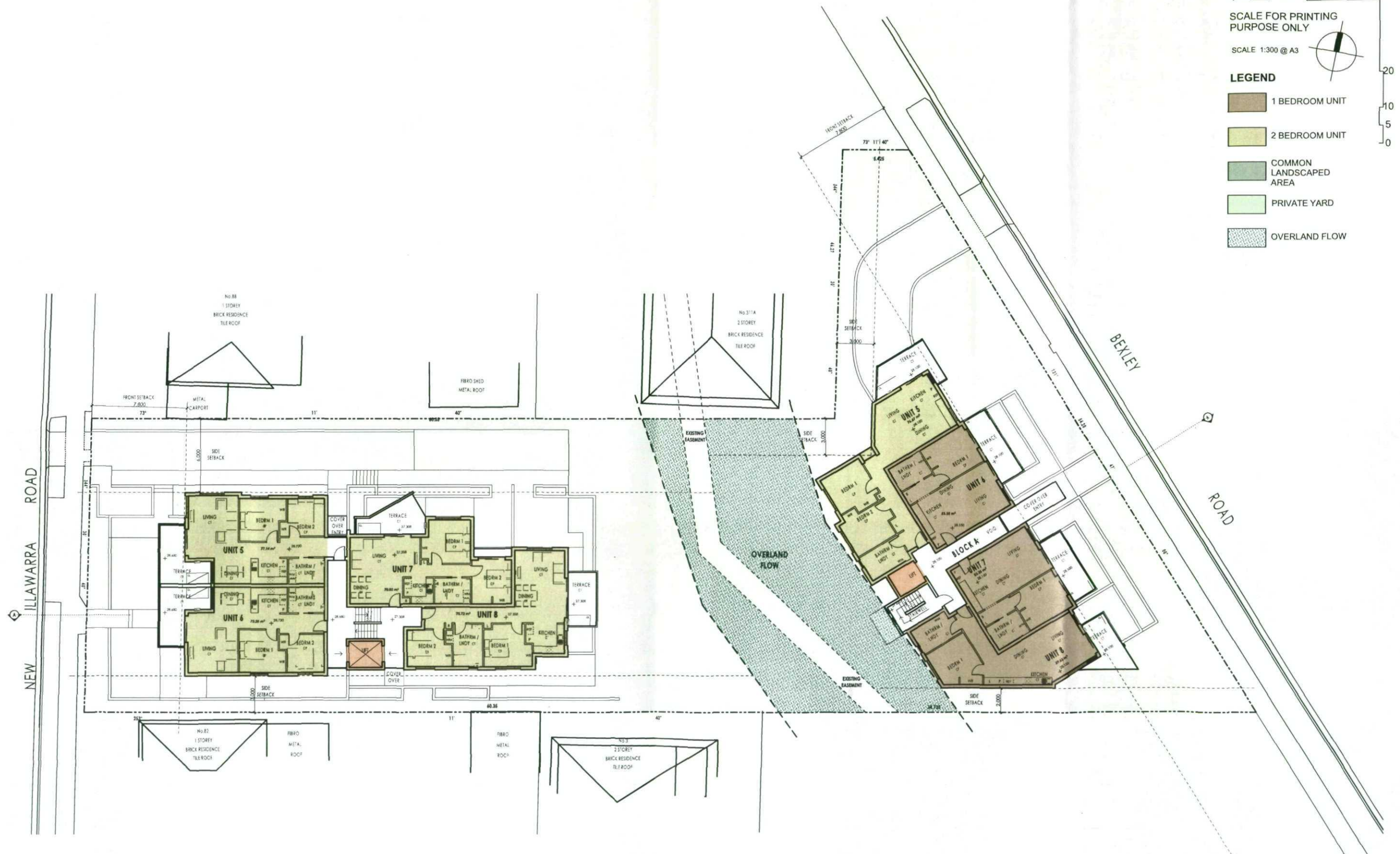
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SCALE FOR PRINTING PURPOSE ONLY

SCALE 1:300 @ A3

LEGEND

-  1 BEDROOM UNIT
-  2 BEDROOM UNIT
-  COMMON LANDSCAPED AREA
-  PRIVATE YARD
-  OVERLAND FLOW



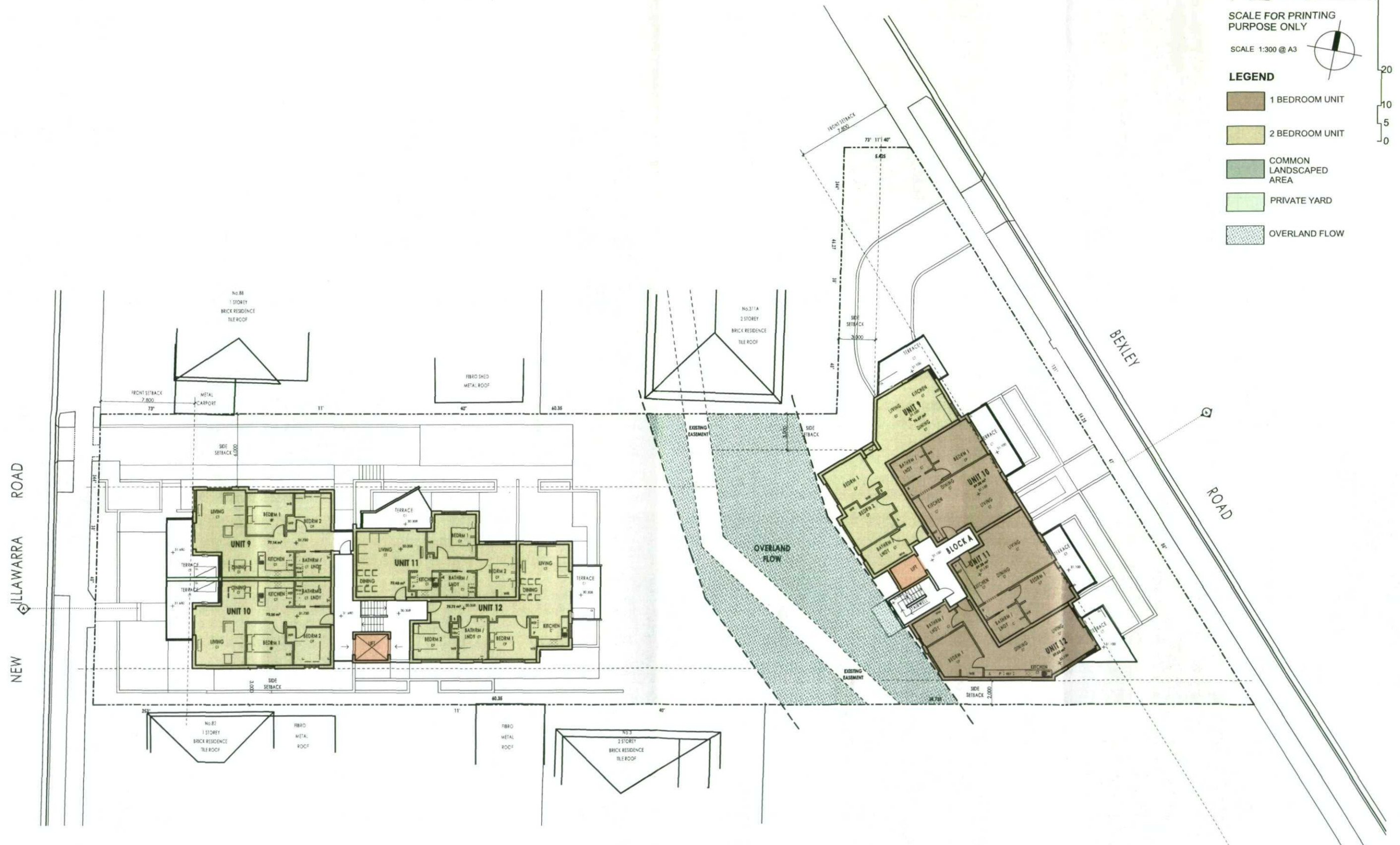
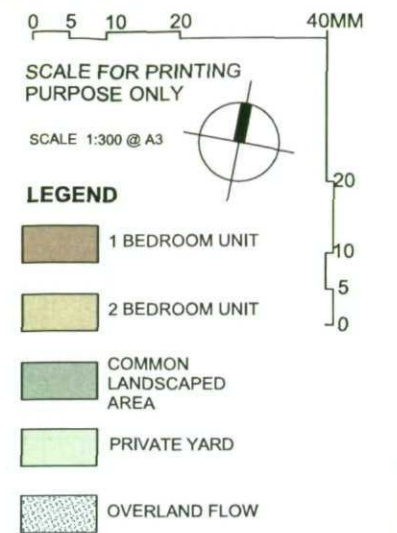
FIRST FLOOR PLAN

URBAN DESIGN TECHNICAL SERVICES

NOMINATED ARCHITECTS:	SIGNATURE	PROJECT:	84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY
GEOFFREY WILLIAM KNOX 4544		DESIGNED:	S.K
P.KOKULERAJ 7001		CHECKED:	E.T
PETA BAKER 8177		CAD REF:	BGJ4P-SK2015REVB.pln
J.DEBEK KOZYRA 6193		SCALE:	1:200 @ A3
		DATE:	NOVEMBER 2015
		PROJECT NO:	BGJ4P

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SECOND FLOOR PLAN

URBAN DESIGN TECHNICAL SERVICES

NOMINATED ARCHITECTS:		SIGNATURE		PROJECT: 84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY			TYPE: A	7 of 11
GEOFFREY WILLIAM KNOX 4544				DESIGNED: S.K	CHECKED: E.T	CAD REF: BGJ4P-SK2015REVB.pln		
P.KOKULERAJ 7001				PLOTTED: 6/11/2015		SCALE: 1:200 @ A3		
PETA BAKER 8177				DATE: NOVEMBER 2015		PROJECT NO: BGJ4P		
J.DEBEK KOZYRA 6193								

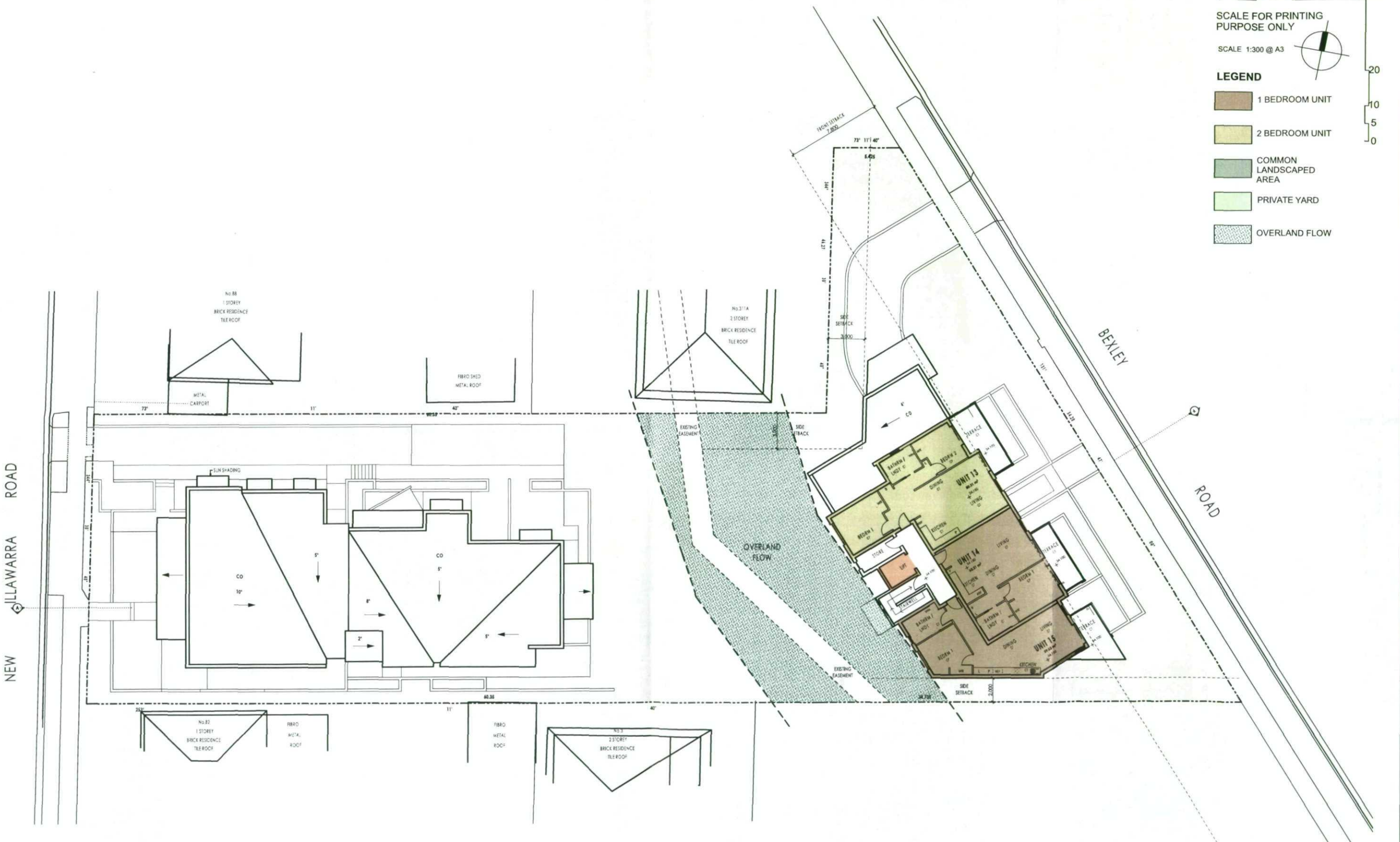
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SCALE FOR PRINTING PURPOSE ONLY

SCALE 1:300 @ A3

LEGEND

-  1 BEDROOM UNIT
-  2 BEDROOM UNIT
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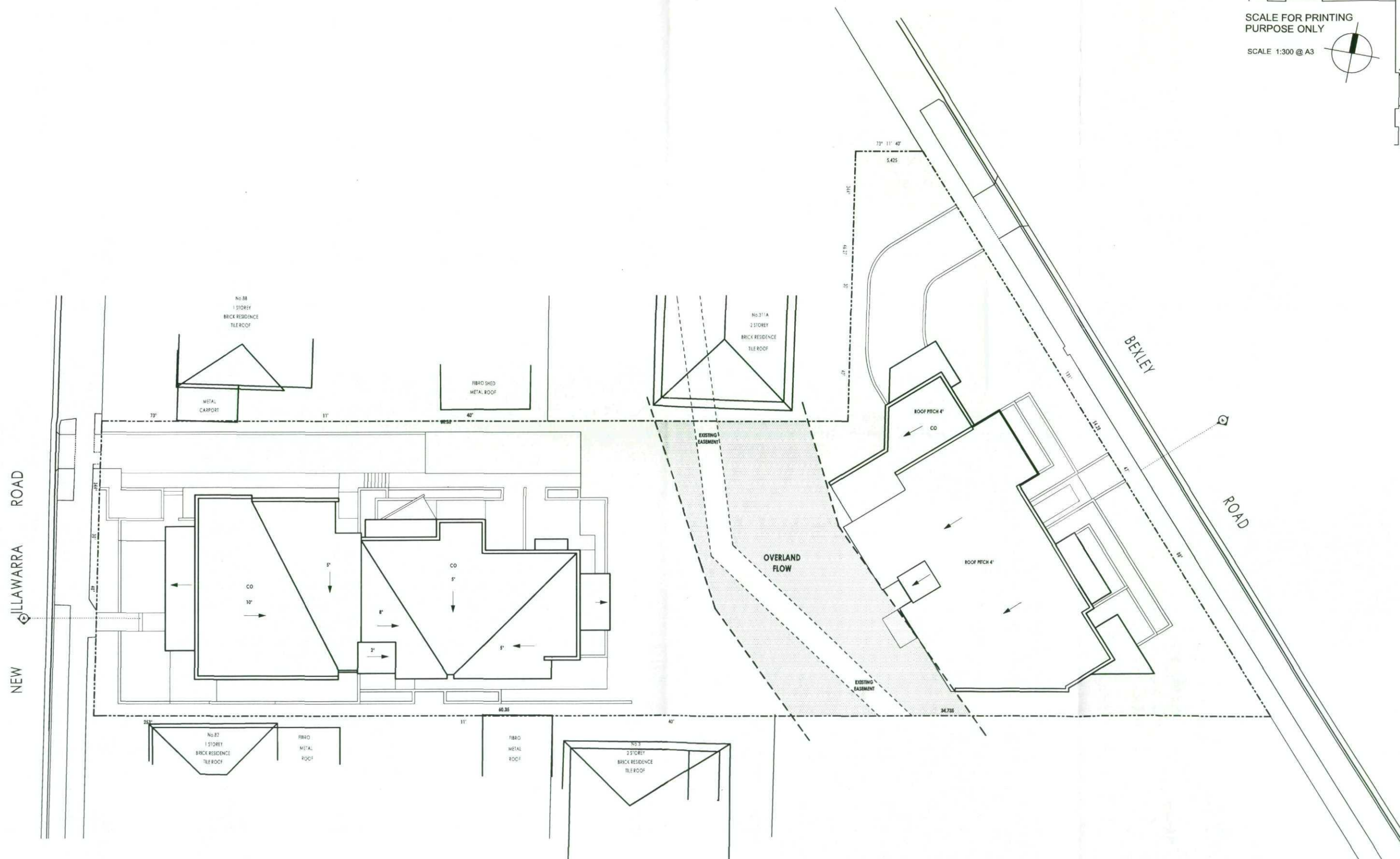
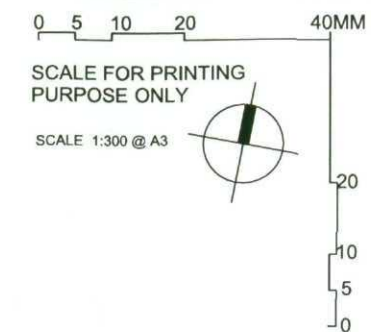
THIRD FLOOR PLAN

URBAN DESIGN TECHNICAL SERVICES

NOMINATED ARCHITECTS:	SIGNATURE	PROJECT: 84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY
GEOFFREY WILLIAM KNOX 4544		DESIGNED: S.K CHECKED: E.T CAD REF: BGJ4P-SK2015REVB.pln
P.KOKULERAJ 7001		SCALE: 1:200 @ A3
PETA BAKER 8177		DATE: NOVEMBER 2015
J.DEBEK KOZYRA 6193		PROJECT NO: BGJ4P

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ROOF PLAN

URBAN DESIGN TECHNICAL SERVICES

NOMINATED ARCHITECTS:	SIGNATURE	PROJECT: 84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY
GEOFFREY WILLIAM KNOX 4544		DESIGNED: S.K. CHECKED: E.T. CAD REF: BGJ4P-SK2015REVB.pln
P.KOKULERAJ 7001		TYPE: A
PETA BAKER 8177		DATE: NOVEMBER 2015
J.DEBEK KOZYRA 6193		SCALE: 1:200 @ A3
		PROJECT NO: BGJ4P

SITE COMPATIBILITY CERTIFICATE

84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY

0 5 10 20 40MM
 SCALE FOR PRINTING PURPOSE ONLY
 SCALE 1:300 @ A3



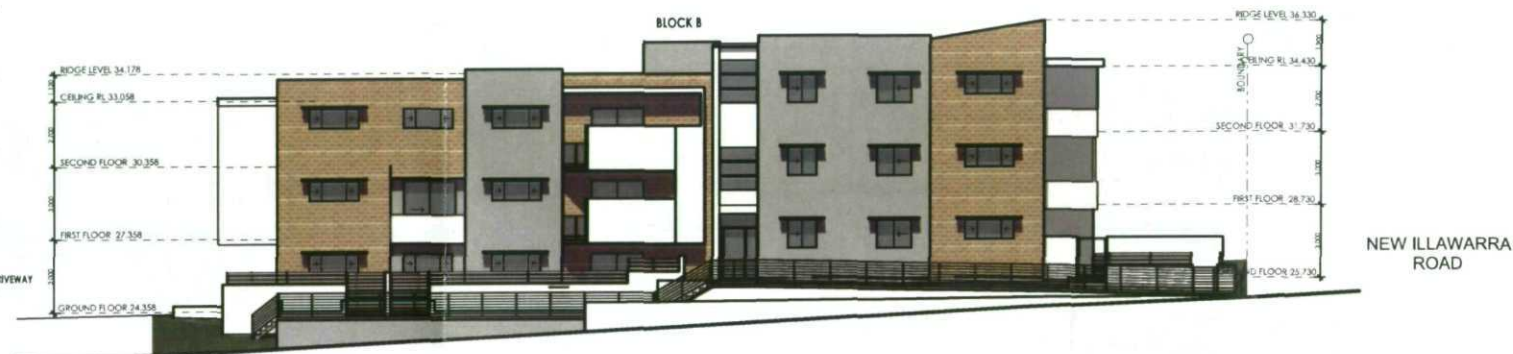
EASTERN ELEVATION (BEXLEY ROAD)



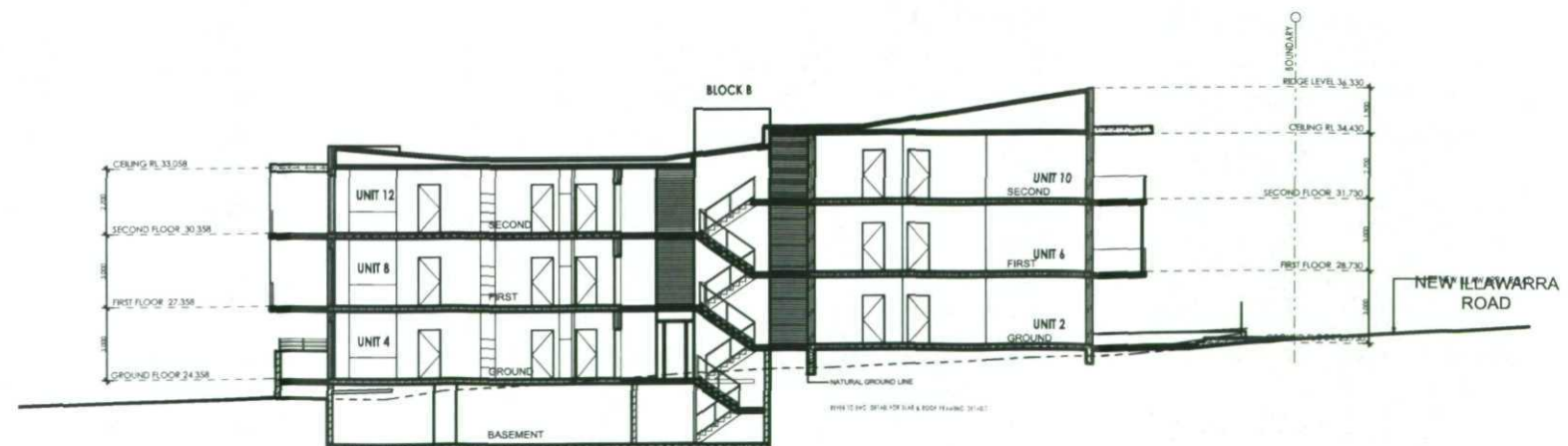
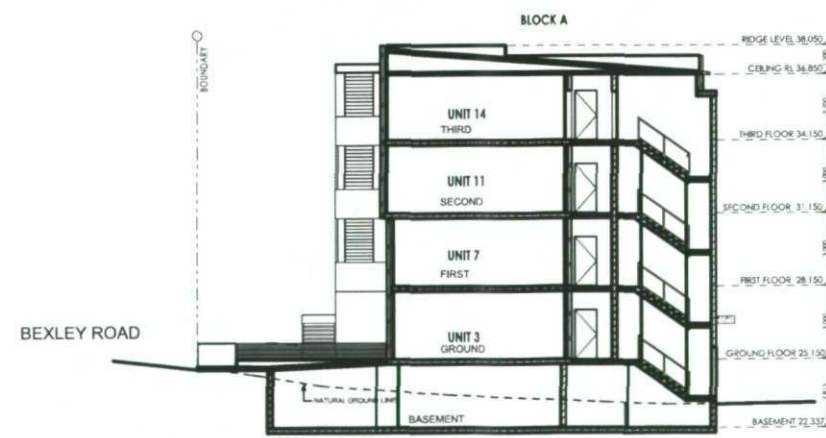
WESTERN ELEVATION (NEW ILLAWARRA ROAD)



NORTHERN ELEVATION



SECTION A-A



ELEVATIONS & SECTION

URBAN DESIGN TECHNICAL SERVICES

NOMINATED ARCHITECTS:	SIGNATURE	PROJECT: 84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY
GEOFFREY WILLIAM KNOX 4544		DESIGNED: S.K. CHECKED: E.T. CAD REF: BGJ4P-SK2015REV8.pln
P.KOKULERAJ 7001		PLOTTED: 6/11/2015 SCALE: 1:200 @ A3
PETA BAKER 8177		DATE: NOVEMBER 2015 PROJECT NO: BGJ4P
J.DEBEK KOZYRA 6193		

TYPE:

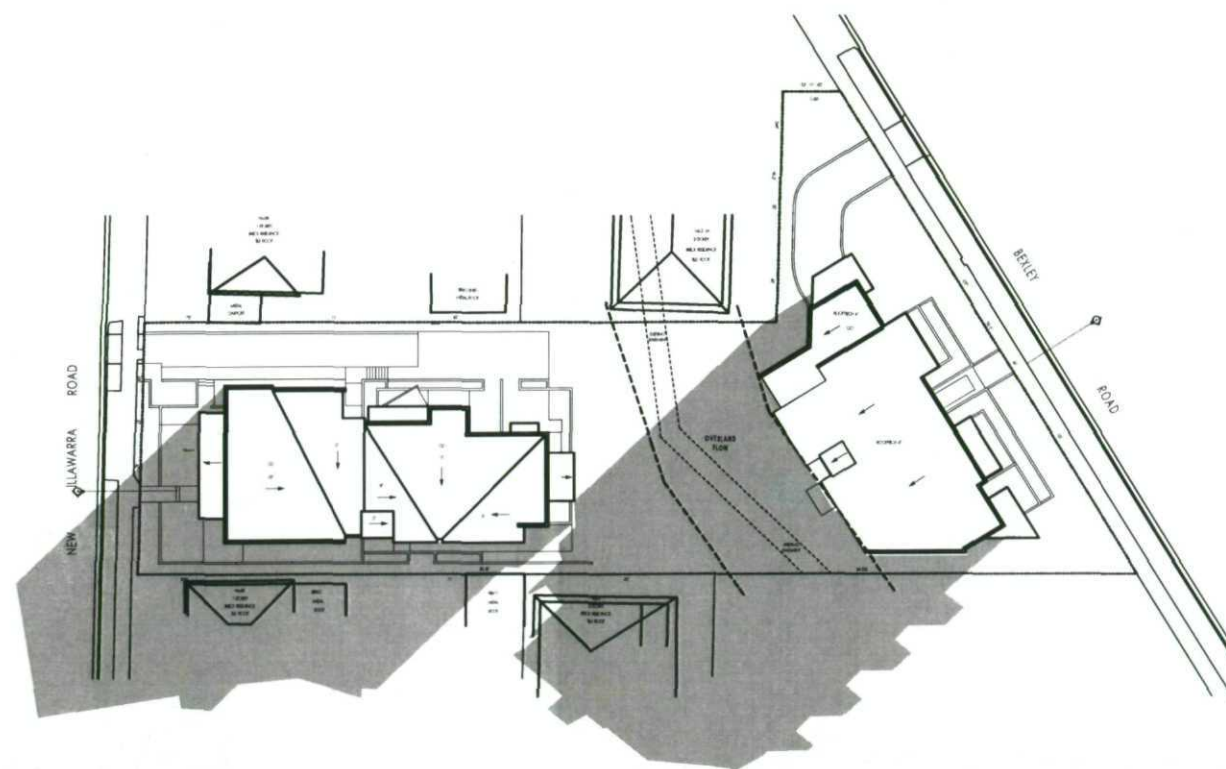
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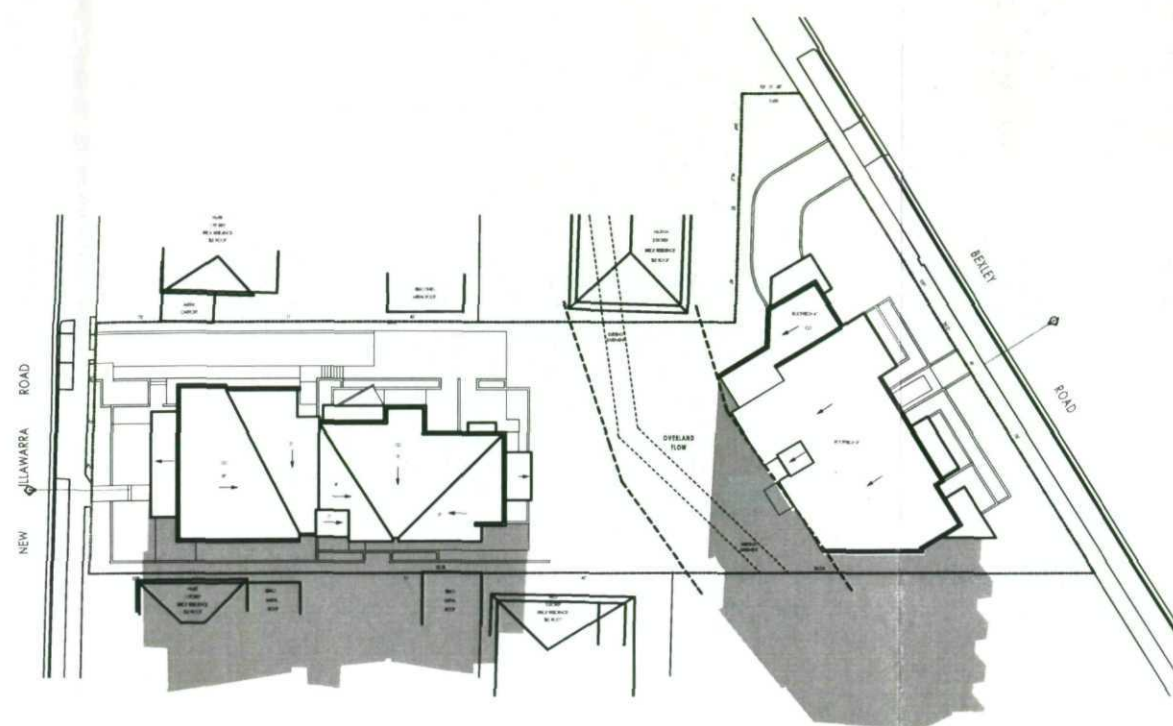


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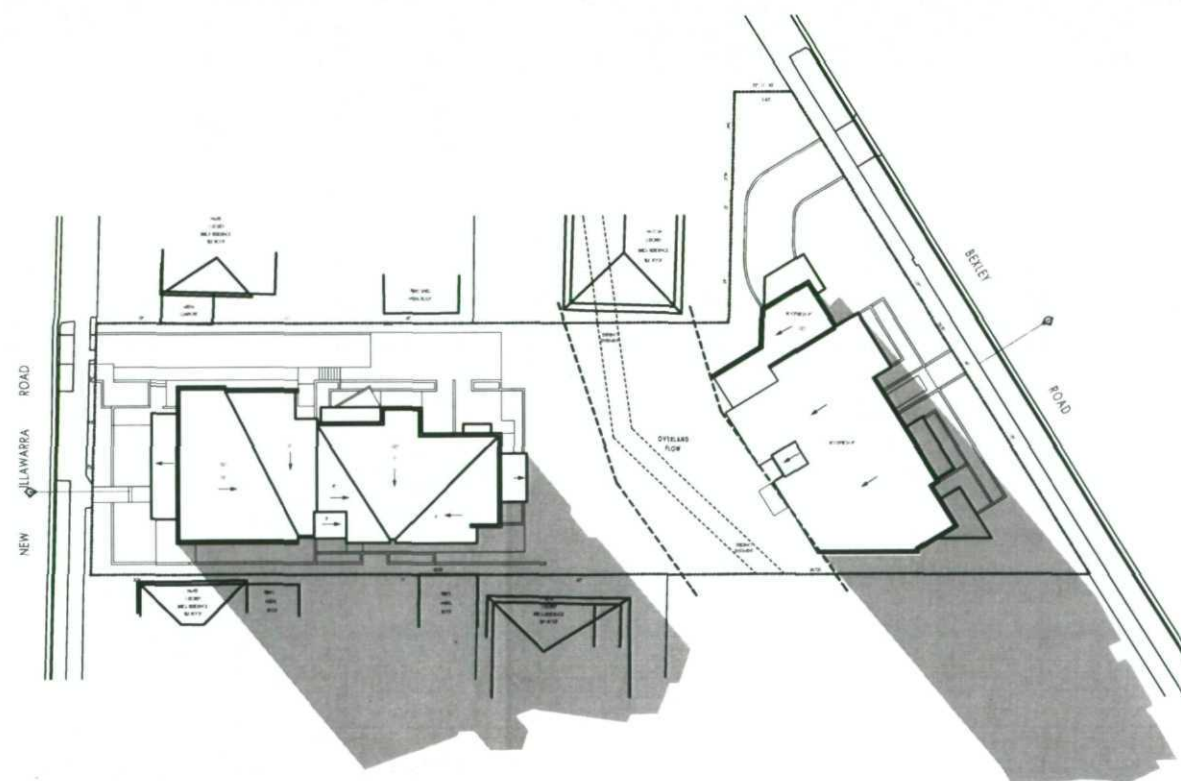
84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY



SHADOW DIAGRAM 21ST JUNE 9AM (1:700)



SHADOW DIAGRAM 21ST JUNE 12PM (1:700)



SHADOW DIAGRAM 21ST JUNE 3PM (1:700)

SHADOW DIAGRAMS

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PETA BAKER	8177			DATE: NOVEMBER 2015	SCALE: 1:700 @ A3
J.DEBEK KOZYRA	6193				PROJECT NO: BGJ4P

TYPE:
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