# 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

## **DRAWING SCHEDULE:**

ARCHITECTURAL	DWG NO:
COVER PAGE	SHT 01 OF 11
BLOCK ANALYSIS	SHT 02 OF 11
SITE ANALYSIS	SHT 03 OF 11
SITE & GROUND FLOOR PLAN	SHT 04 OF 11
BASEMENT PARKING PLAN	SHT 05 OF 11
FIRST FLOOR PLAN	SHT 06 OF 11
SECOND FLOOR PLAN	SHT 07 OF 11
THIRD FLOOR PLAN	SHT 08 OF 11
ROOF PLAN	SHT 09 OF 11
ELEVATIONS & SECTION	SHT 10 OF 11
SHADOW DIAGRAMS	SHT 11 OF 11
SURVEY	

## STREET SCAPE

	D	EVELOPMENT	ATA				
SITE AREA							
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 - Block B 12 units -	nits - 4 x 2 bed + 11 x 1 bed nits - 12 x 2 bed		Total of 27 un 16 x 2bed + 11 x			
	Control	Requir	ement	Prop	osed		
BUILDING HEIGHT	SEPP 65	Zone Max. 8.0m Site Compatibility Certificate merit assessment		it Max. height 14.0m			
PARKING	ARHSEPP	0.4 car space Block A - 7	0.5 car space /2bedroom 0.4 car space/1bedroom Block A - 7 car spaces Block B - 6 car spaces		2 car spaces ) car spaces		
LANDSCAPING	SEPP 65		35m2 per unit 910m2		141		
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	Front: 6.0m		Illawarra Rd. exley Rd.		
	SEPP 65	Side:	Side: 3.0m		e reserve Om		
	SEPP 65	Rear: 9.0 build	ng separation	21.	.0m		
SOLAR ORIENTATION	SEPP 65	sunlight between 9am and 3 pm 21 June 24 units out of 27 sunlight between		24 units out of 27 h sunlight between	% ave min. 3 hours of 9am and 3 pm 21		



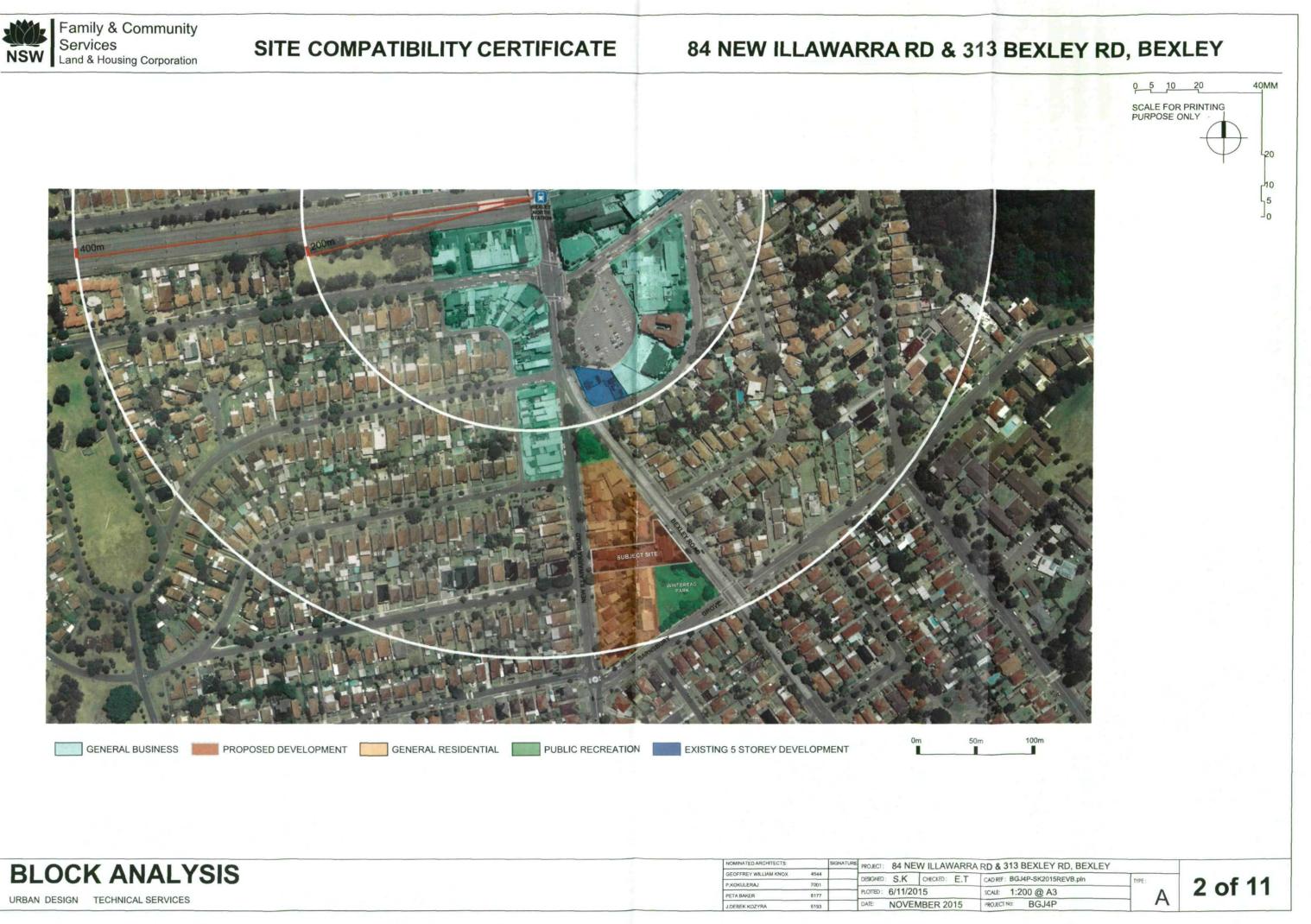
SURVEY PLAN

SHT 01 OF 01



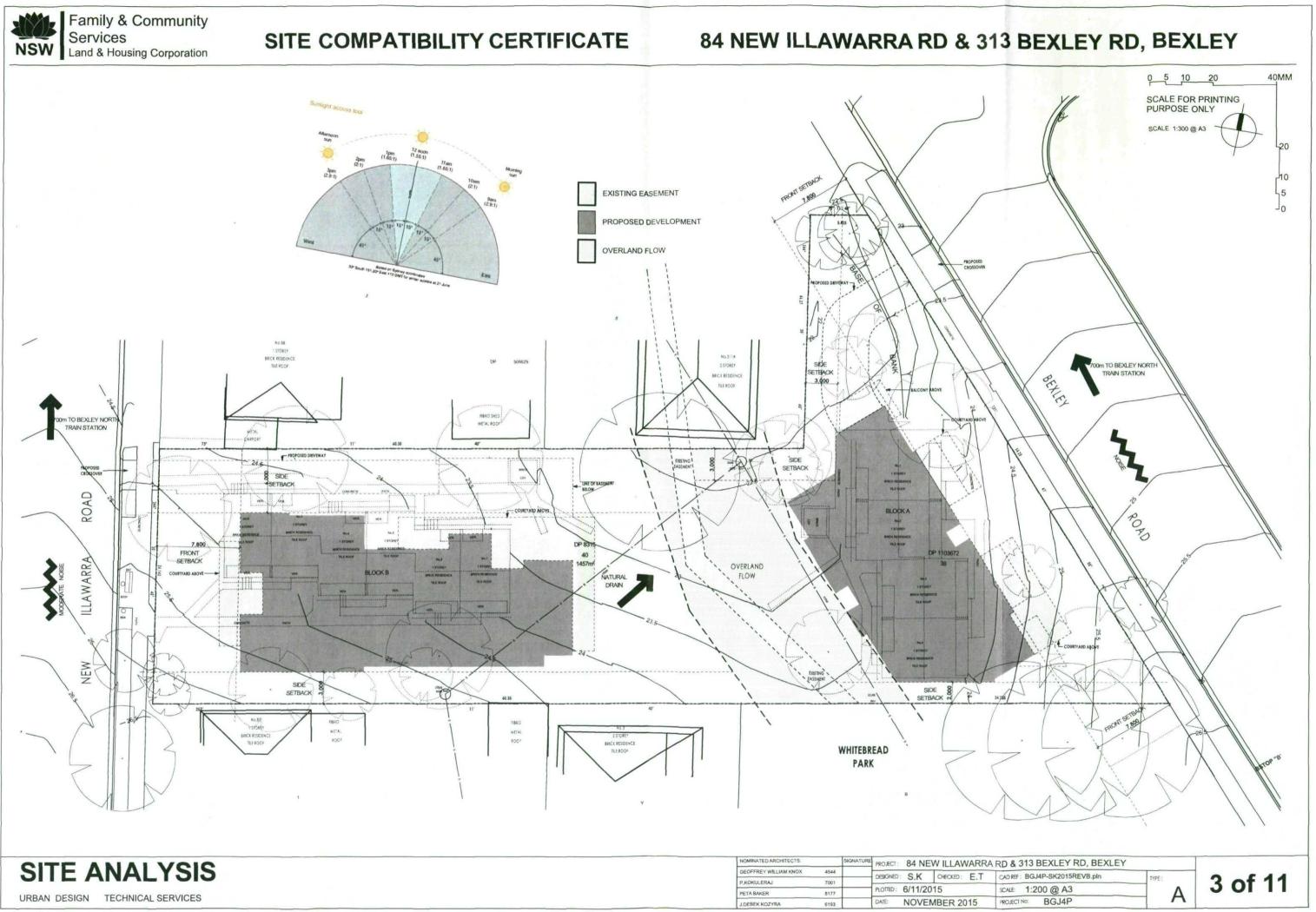
	NOMINATED ARCHITECT	SIGNATURE:			PROJECT MANAGER & ARCHITECT	CUENT		PHOJECT.	TTLE	STATUS	SITE CC	MPATIBILITY	CERTIFICATE
	GEOFFREY WILLIAM KNOX	4544			LAND & HOUSING CORPORATION	-Média		16 x 2 BEDROOM & 11 x 1 BEDROOM UNITS	COVER PAGE	DATE	INCAL		
	P.KOKULERAJ	7001			Phy (02) 8753 8100 FAX (02) 8753 8011	ALL ALL	Family &	at		6/11/2 TAGE	2015 AS	SHOWN G.	DECKED
	PETA BAKER	8177	REV DAT		1	NSW	Community Services	84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY	R.F. Lo dance		SK	N.R S.	K
PAX No (02) 8753 8888 www.facs.nsw.gov.au	J.DEBEK KOZYRA	6193	DO N	T SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.		GOVERNMENT	Community Convices	LOTS 1 & 2 DP 35610			A	of 1	11 A
	LOCKED BAG 4009 ASHFIELD NSW BC1800 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	LOCKED BAG 4009 ASHFIELD NSW BC1800 FAX No (20) 8753 8000 FAX No (20) 8753 8080 FAX No (20) 8753 8000 FAX No (20) 875 8000 FAX No (20) 8753 8000 FAX No (20) 875 FAX	LOCKED BAG 4009         GEOFFREY WILLIAM KNOX         4544           ASHFIELD NSW BC1800         P.KOKULERAJ         7001           PHONE No (02) 8753 8888         PLABAKER         8177	LOCKED BAG 4009 ASHFJELD NSW BC1800 PHONE No (02) 8753 8030 FAX No (02) 8753 8030 PETA BAKER 8177 REV DATE 00 No.	LOCKED BAG 4009 ASHFIELD NSW BC1800         GEOFFREY WILLIAM KNOX         4544	LOCKED BAG 4009         GEOFFREY WILLIAM KNOX         4544         Locket         Locket <td>LOCKED BAG 4009 ASHFJELD NSW BC1800         GEOFFREY WILLIAM KNOX         4544         Procession         Procession         Lock and bencession according to the set of the s</td> <td>LOCKED BAG 4009 ASHFIELD NSW BC1800 PHONE No (02) 8753 800 FAX NO (02) 8</td> <td>LOCKED BAG 4009 ASHFJELD NSW BC1800 PMORULERALI 7001 A 6112015 SITE COMPATABILITY CERTIFICATE PMORULE NSW 90730 UNIC 201573 8000 FAX No (02) 8753 8000 FAX</td> <td>LOCKED BAG 4009 ASHFILLD NSW BC1800 PANKUCERAL ON TABLETS SITE COMPATABILITY CERTIFICATE PANKUCERAL ON SUBJECT MANAGEN NOT NOT A STITUS OF MANAGEN NOT NOT NOT NOT NOT NOT NOT NOT NOT NO</td> <td>LOCKED BAG 4099 ASHFELD NSW BC1800 PACHLERAL VOLUME KNOX 4544 4544 4544 4544 5515 STE COMPARABILITY CERTIFICATE PACHLERAL 7001 51 STE COMPARABILITY CERTIFICATE FAX No (22) 8753 800 FAX NO (22) 8753</td> <td>LOCKED BAG 4009 ASHFILLD NSW BC1800 FAX No (02) 8753 8004     A 611/2015     SITE COMPATIBILITY CERTIFICATE (BILL DAWD &amp; HOUSING CORPORATION PHONE No (02) 8753 8004     Description     Description     Description     Description     Description       LOCKED BAG 4009 ASHFILLD NSW BC1800 FAX No (02) 8753 8004     7001     A 611/2015     SITE COMPATIBILITY CERTIFICATE (BILL DAWD &amp; HOUSING CORPORATION FAX No (02) 8753 8004     Description     SITE COMPATIBILITY CERTIFICATE (BILL DAWD &amp; HOUSING CORPORATION FAX No (02) 8753 8004     If &amp; 2 BEDROOM &amp; 11 x 1 BEDROOM UNITS at BILL DAWD &amp; HOUSING CORPORATION (BILL DAWD &amp; HOUSING CORPORATI</td> <td>LOCKED BAG 4009 ASHFILLD NSW BC1800 FAX No (02) 8753 800 AU       4544      </td>	LOCKED BAG 4009 ASHFJELD NSW BC1800         GEOFFREY WILLIAM KNOX         4544         Procession         Procession         Lock and bencession according to the set of the s	LOCKED BAG 4009 ASHFIELD NSW BC1800 PHONE No (02) 8753 800 FAX NO (02) 8	LOCKED BAG 4009 ASHFJELD NSW BC1800 PMORULERALI 7001 A 6112015 SITE COMPATABILITY CERTIFICATE PMORULE NSW 90730 UNIC 201573 8000 FAX No (02) 8753 8000 FAX	LOCKED BAG 4009 ASHFILLD NSW BC1800 PANKUCERAL ON TABLETS SITE COMPATABILITY CERTIFICATE PANKUCERAL ON SUBJECT MANAGEN NOT NOT A STITUS OF MANAGEN NOT NOT NOT NOT NOT NOT NOT NOT NOT NO	LOCKED BAG 4099 ASHFELD NSW BC1800 PACHLERAL VOLUME KNOX 4544 4544 4544 4544 5515 STE COMPARABILITY CERTIFICATE PACHLERAL 7001 51 STE COMPARABILITY CERTIFICATE FAX No (22) 8753 800 FAX NO (22) 8753	LOCKED BAG 4009 ASHFILLD NSW BC1800 FAX No (02) 8753 8004     A 611/2015     SITE COMPATIBILITY CERTIFICATE (BILL DAWD & HOUSING CORPORATION PHONE No (02) 8753 8004     Description     Description     Description     Description     Description       LOCKED BAG 4009 ASHFILLD NSW BC1800 FAX No (02) 8753 8004     7001     A 611/2015     SITE COMPATIBILITY CERTIFICATE (BILL DAWD & HOUSING CORPORATION FAX No (02) 8753 8004     Description     SITE COMPATIBILITY CERTIFICATE (BILL DAWD & HOUSING CORPORATION FAX No (02) 8753 8004     If & 2 BEDROOM & 11 x 1 BEDROOM UNITS at BILL DAWD & HOUSING CORPORATION (BILL DAWD & HOUSING CORPORATI	LOCKED BAG 4009 ASHFILLD NSW BC1800 FAX No (02) 8753 800 AU       4544

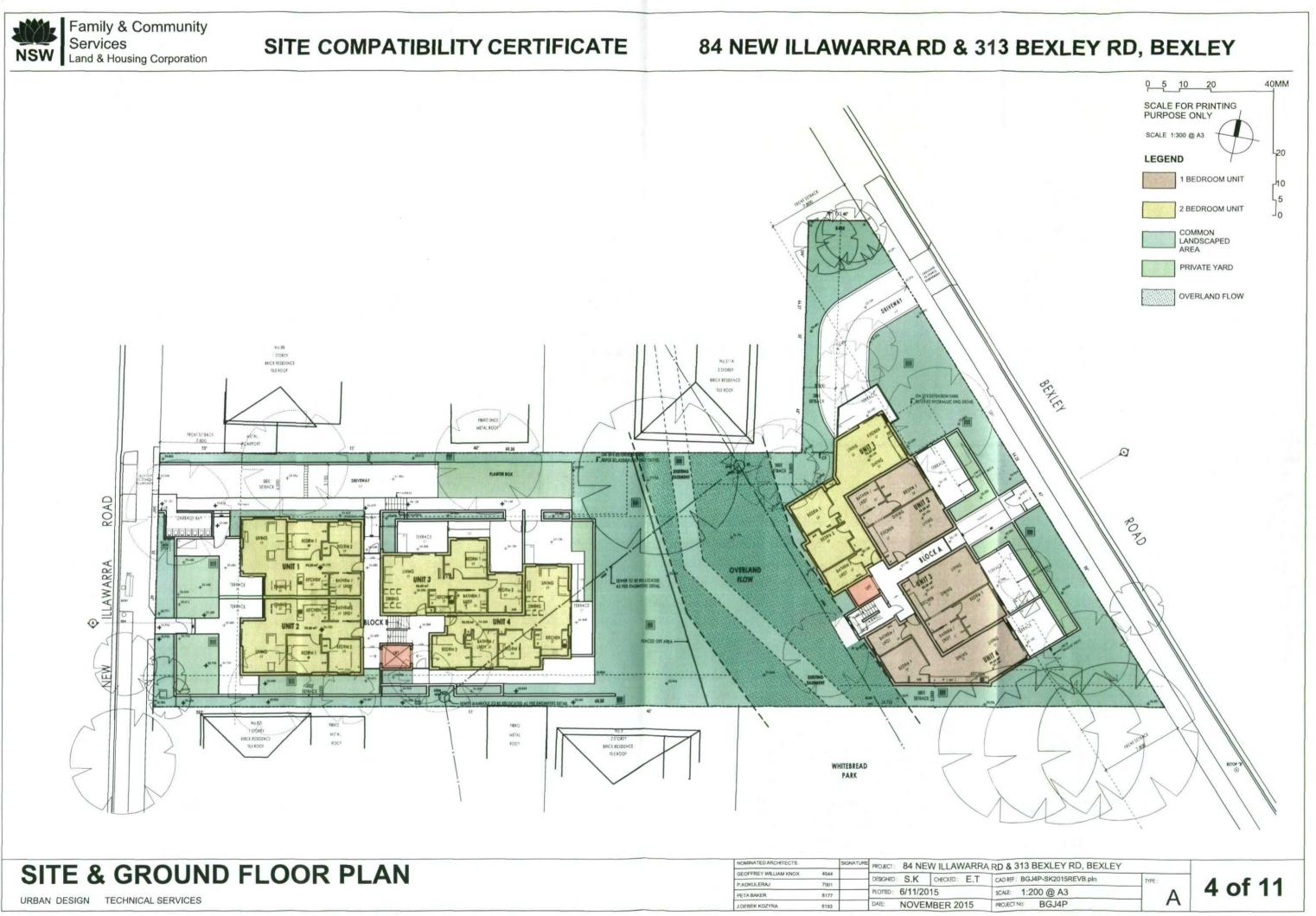




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BLOCK ANALYSIS	GEOFFREY WILLIAM KNOX	4544		DESIGNED :			FT
BEGONTANAETOIO	P.KOKULERAJ	7001				CILCULOT L	2.1 0
	PETA BAKER	8177		PLOTTED :	6/11/201	15	5
URBAN DESIGN TECHNICAL SERVICES	J.DEBEK KOZYRA	6193		DATE:	NOVEN	<b>IBER 2015</b>	5 P

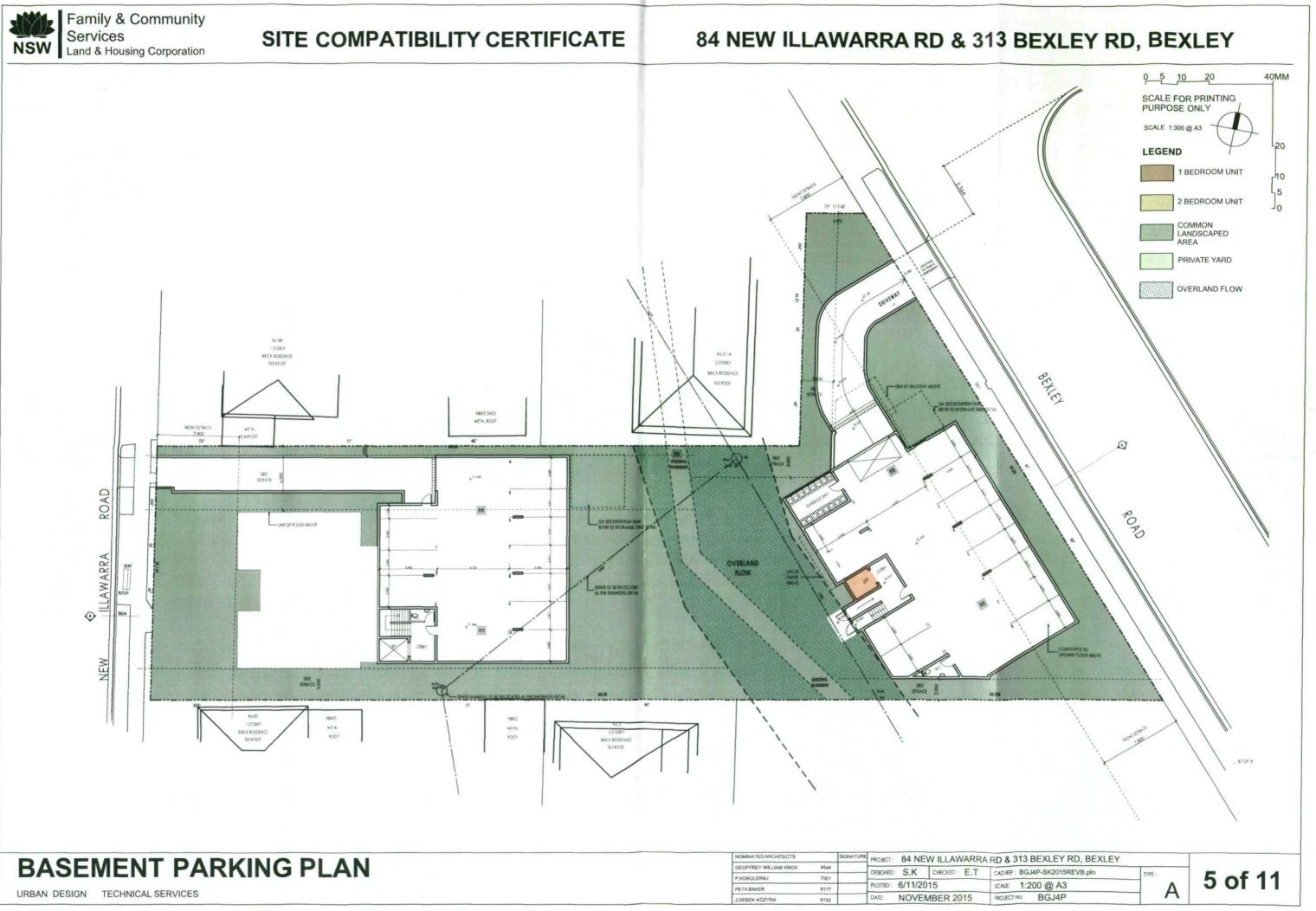




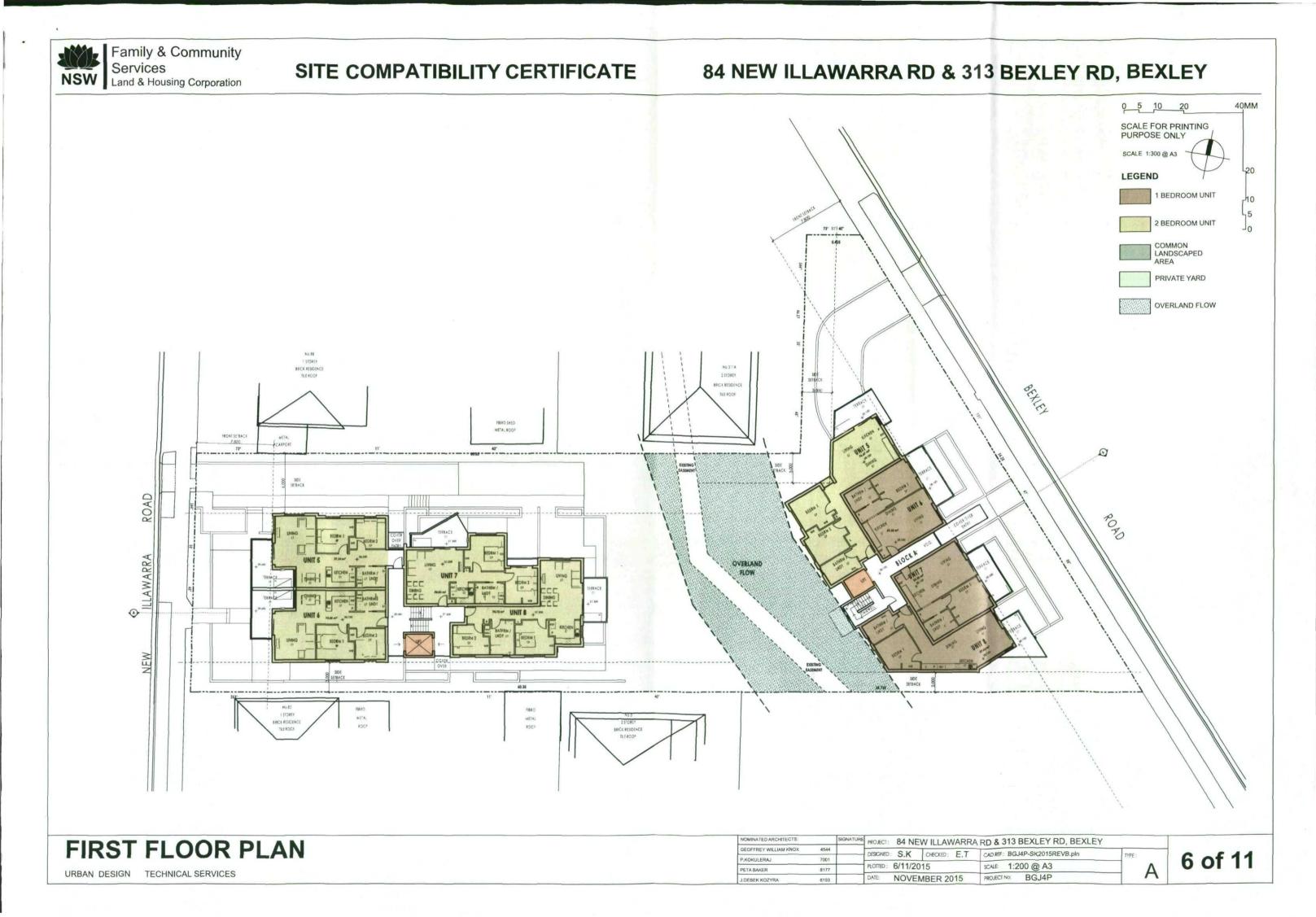


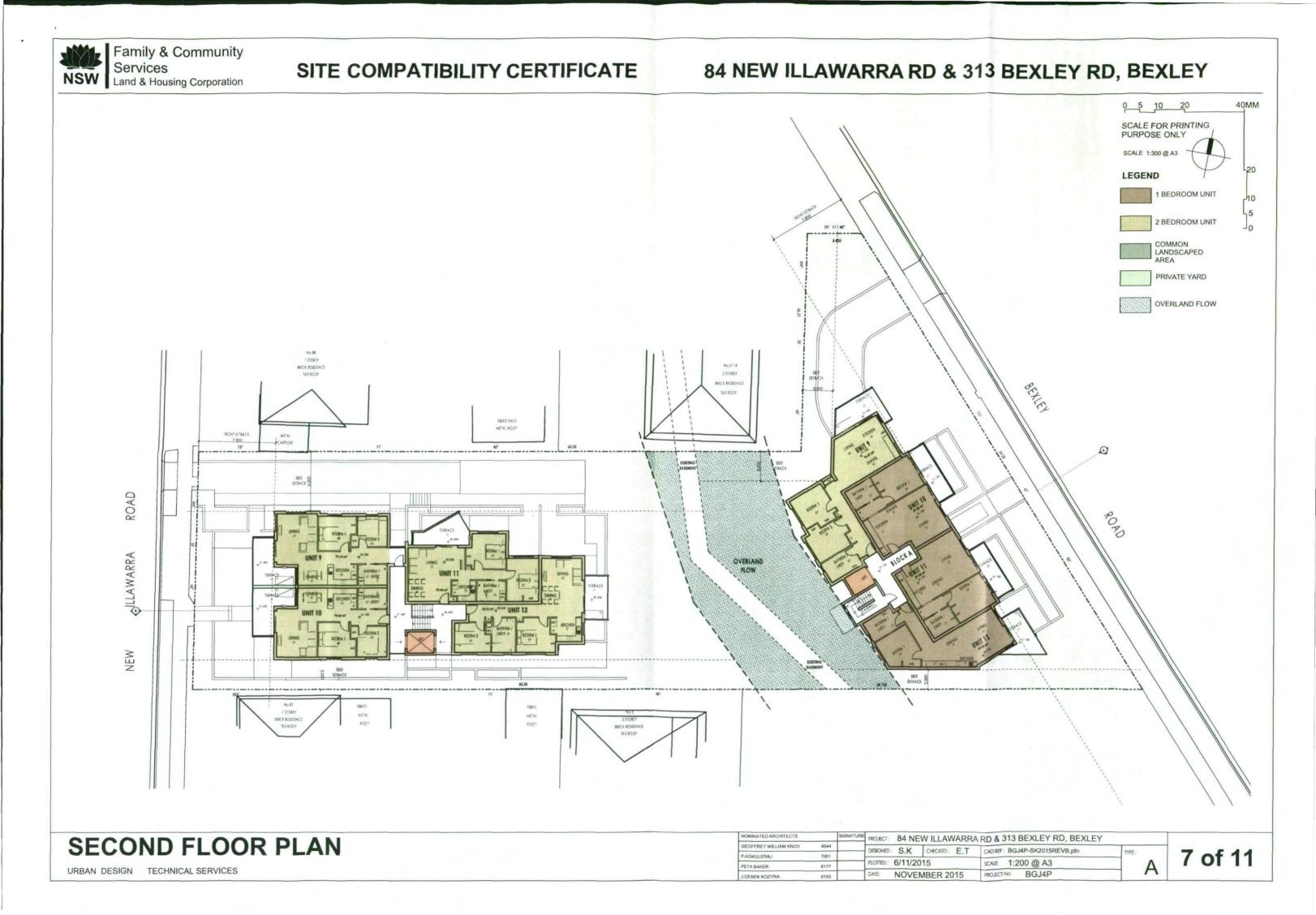
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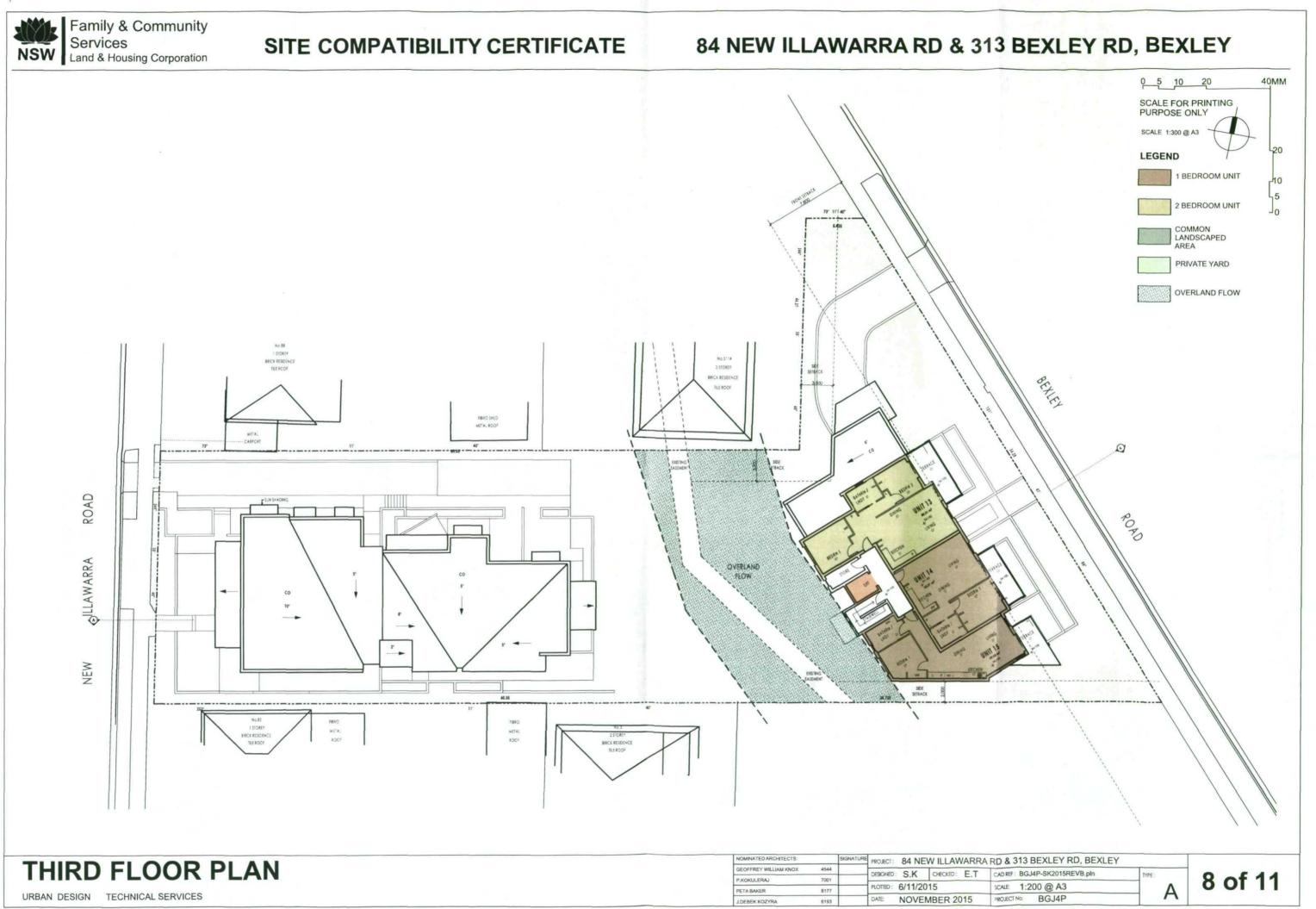
NOMINATED ARCHITECTS:		SIGNATURE	PROJECT:	84 NE	W ILLAWARRA
GEOFFREY WILLIAM KNOX	4544		DESIGNED		CHECKED: E.T
P,KOKULERAJ	7001				
PETA BAKER	8177		PLOTTED :	6/11/20	015
J.DEBEK KOZYRA	6193		DATE:	NOVE	MBER 2015



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GEOFFREY WILLIAM KNOX	4544	DESIGNED: S.K	CHECKED: F.T
P.KOKULERAJ	7001		ter t 1
PETA BAKER	8177	PLOTTED: 6/11/20	15
J DEBEK KOZYRA	6193	DATE NOVEN	MBER 2015

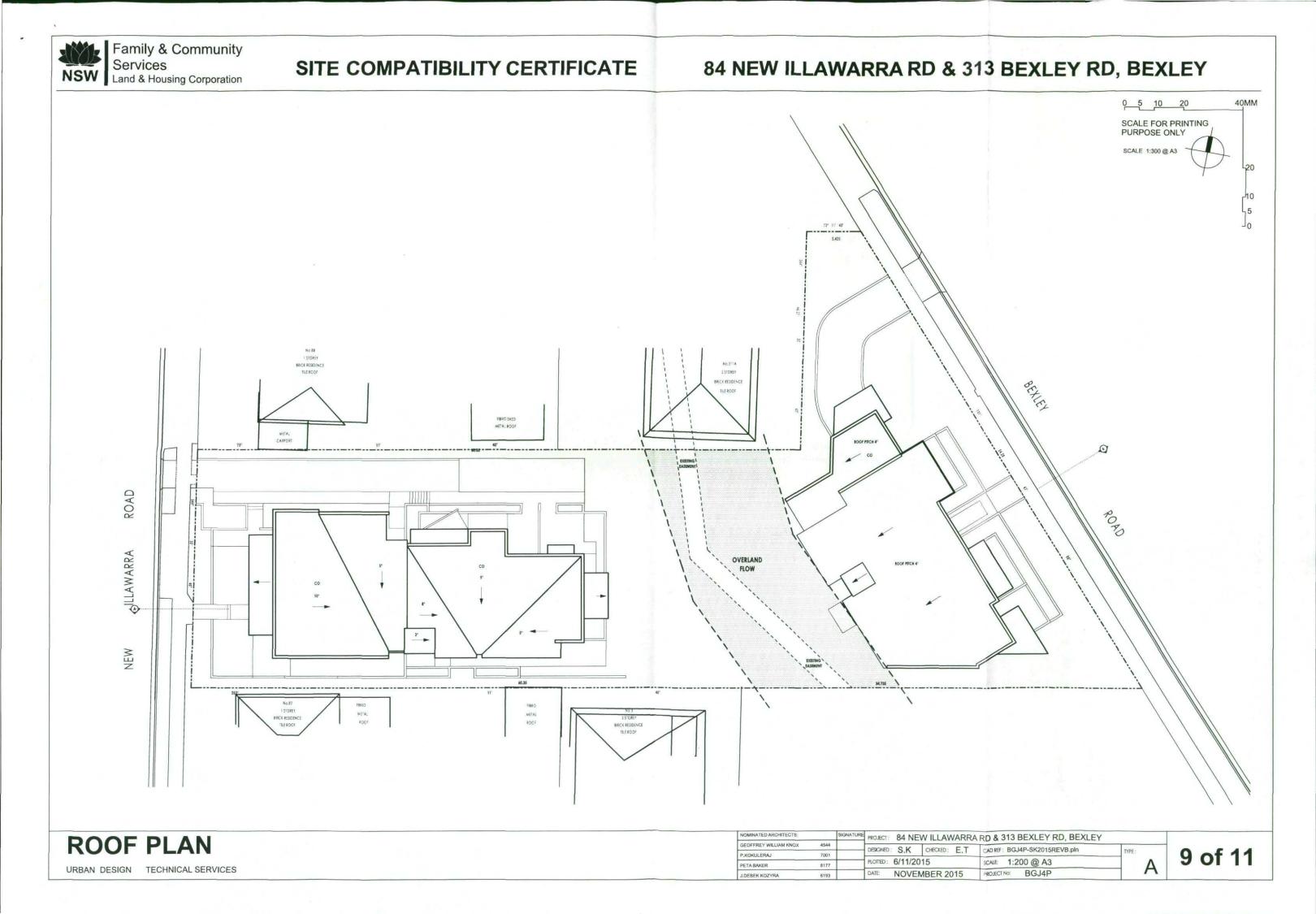






URBAN	DESIGN	TECHNICAL	SERVICES

	SIGNATIONE	PROJECT :	84 NE	W ILLAWAR	۲A
4544		DESIGNED	CK	CHECKED ET	
7001		Survey Contractor			
8177		PLOTTED :	6/11/20	015	
6193		DATE	NOVE	<b>MBER 2015</b>	
	7001 8177	7001 8177	4544 DESIGNED : 7001 PLOTTED : 8177 DATE	4544 DESIGNED: S.K 7001 PLOTED: 6/11/20 8177 DATE: NICULE	7001         DESIGNED:         S.K         CHECKED:         E.T           8177         PLOTTED:         6/11/2015         0.015





## SITE COMPATIBILITY CERTIFICATE

### 84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY

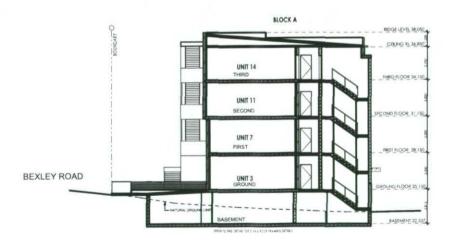


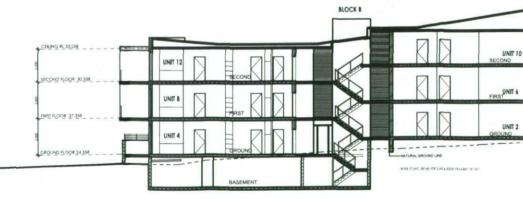


WESTERN ELEVATION (NEW ILLAWARRA ROAD)



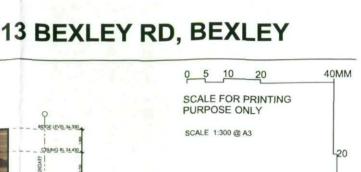






SECTION A-A

### OMINATED ARCHITECTS ROJECT: 84 NEW ILLAWARRA **ELEVATIONS & SECTION** BEOFFREY WILLIAM KNOX 4544 DESIGNED: S.K CHECKED: E.T 7001 KOKULERAJ PLOTTED: 6/11/2015 8177 PETA BAKER URBAN DESIGN TECHNICAL SERVICES DATE NOVEMBER 2015 6193 DEBEK KOZYRA

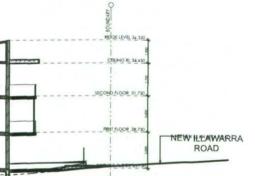


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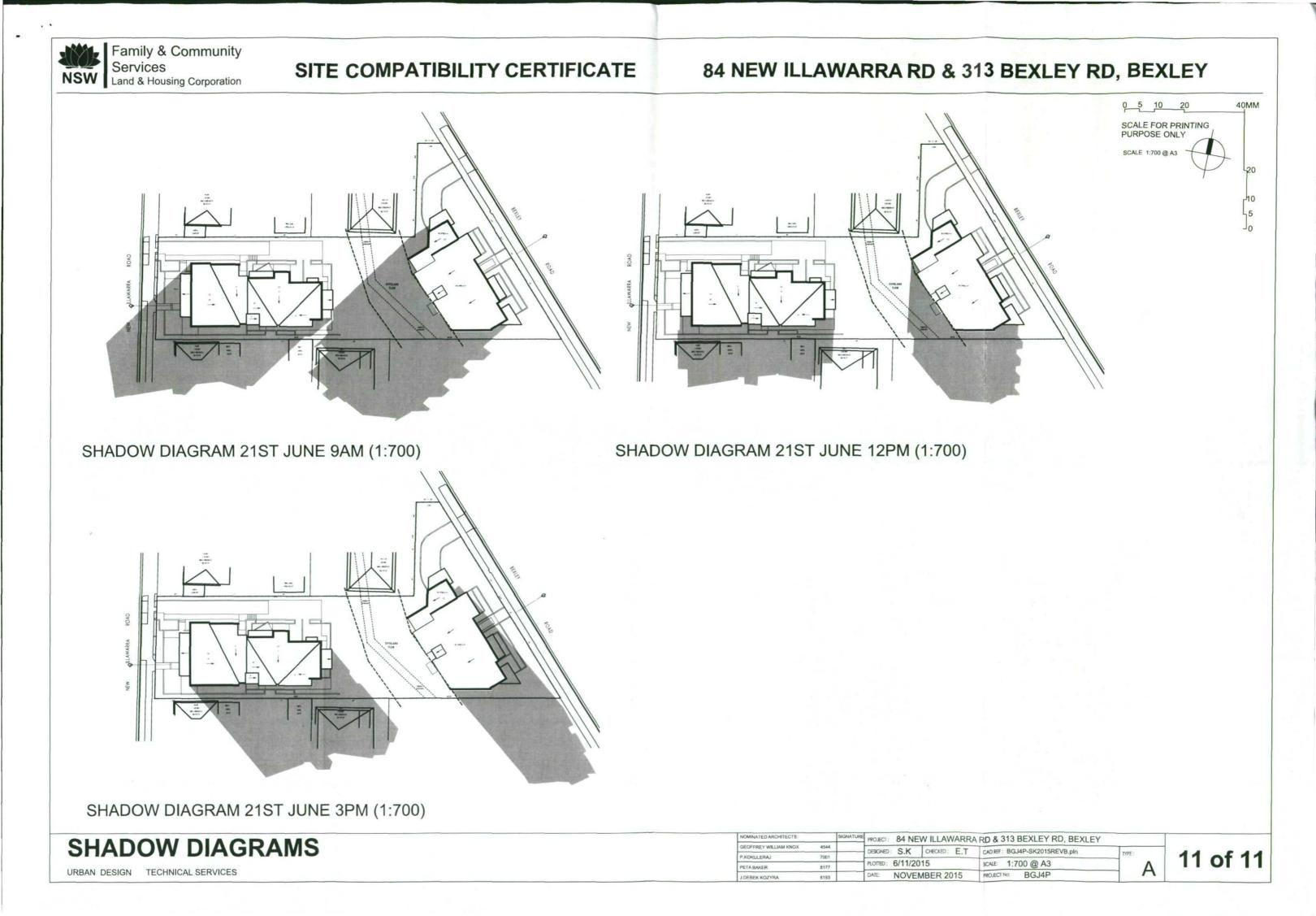
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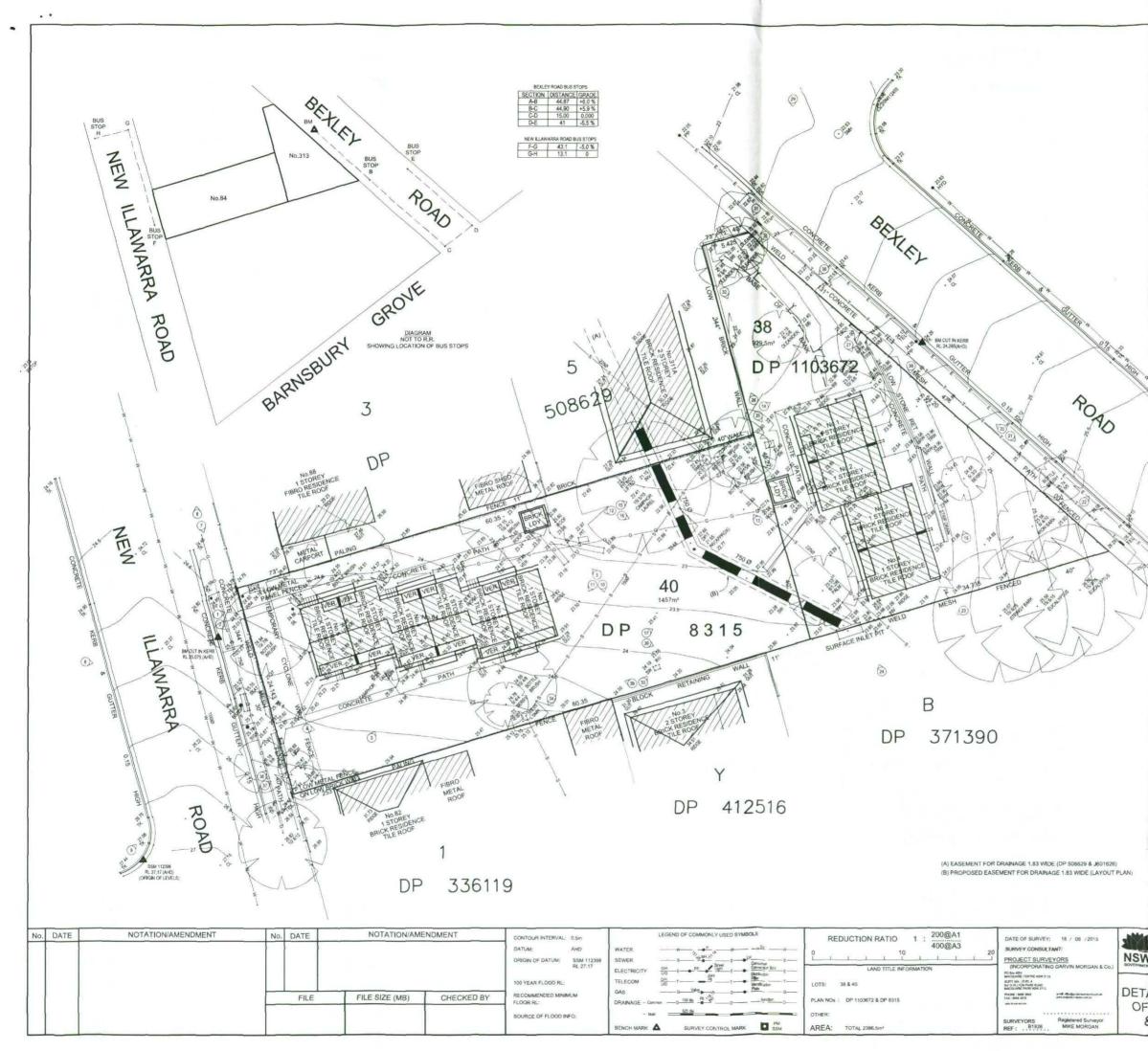


SECOND FLOOR 31



AS	RD & 313 BEXLEY RD, BEXLEY	·	
	CAD REF: BGJ4P-SK2015REVB.pln	TYPE :	10 -5 11
	SCALE: 1:200 @ A3	Δ	10 of 11
	PROJECT NO: BGJ4P		





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Ind	PP ~ POWER POLE
the second secon	SIL - SEWER INSPECTION LID
. ~	SMH - SEWER MANHOLE SV~ STOP VALVE
	TB ~ TOP OF BANK
	TEL - TELSTRA PIT
	TK ~ TOP OF KERB
	TRW - TOP OF RETAINING WALL
	TST - TOP OF STEP
A so	VENT ~ SEWER VENT WM ~ WATER METER
	5/0.2/10 ~ DENOTES TREE SPREAD, TRUNK DIAMETER, TREE HEIGHT
140° 40 1.00°	(14) - PHOTOGRAPHIC LOCATION AND DIRECTION
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2 and a start of the start of t	OVERHEAD ELECTRICITY CABLE
	G GAS MAIN
	s ~ SEWER MAIN
NOTES	
1. NO	SURVEY HAS BEEN MADE OF THE BOUNDARIES.
2. TH	E BOUNDARIES HAVE NOT BEEN MARKED.
3. ALI	AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE
	AVAILABLE AT LAND AND PROPERTY INFORMATION AND ARE SUBJECT TO AL SURVEY.
4. OR	IGIN OF LEVELS ON AHD IS TAKEN FROM SSM 112398 RL 27.17 LOCATED
TA	THE INTERSECTION OF NEW ILLAWARRA ROAD AND LYNESTA AVENUE.
5. CO	NTOUR INTERVAL 0.5 METRES.
6. CO	NTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS
6. CO SH	NTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS DULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
6. со sнi 7. тнi	NTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS
6. CO SH 7. THI UN 8. PO	NTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS DULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION. SPREAD AND HEIGHT OF EACH TREE MAY VARY QUE TO LACK OF FORMITY OF THE BRANCHES, TRUNK AND OTHER REASONS. STIONS OF SERVICES ARE TAKEN FROM RELEVANT AUTHORITY
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6. CO SH 7. TH 8. PO RE 9. NO RE 0N 10. THE LOCATION INFORMATION INFORMATION	TOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS DULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.  SEPREAD AND HEIGHT OF EACH TREE MAY VARY DUE TO LACK OF FORMITY OF THE BRANCHES, TRUNK AND OTHER REASONS. STICONS OF SERVICES ARE TAKEN FROM RELEVANT AUTHORITY OFDBS AND ARE APPROXIMATE ONLY.  INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL EVANT AUTHORITES SHOULD BE NOTTHED PRIOR TO ANY EXCAVATION OR NEAR THE SITE. WE STRONGLY SUGGEST YOU CONTACT DIAL BEFORE JDIG ON 1100 OR AT www. diabeforeyoudg.com.au  AND DEPTH OF THE SEWER MAIN HAS BEEN TAKEN FROM SHOWN IN REPORT BY AWPM DATED 5th DECEMBER 2010  LOCATION  LO