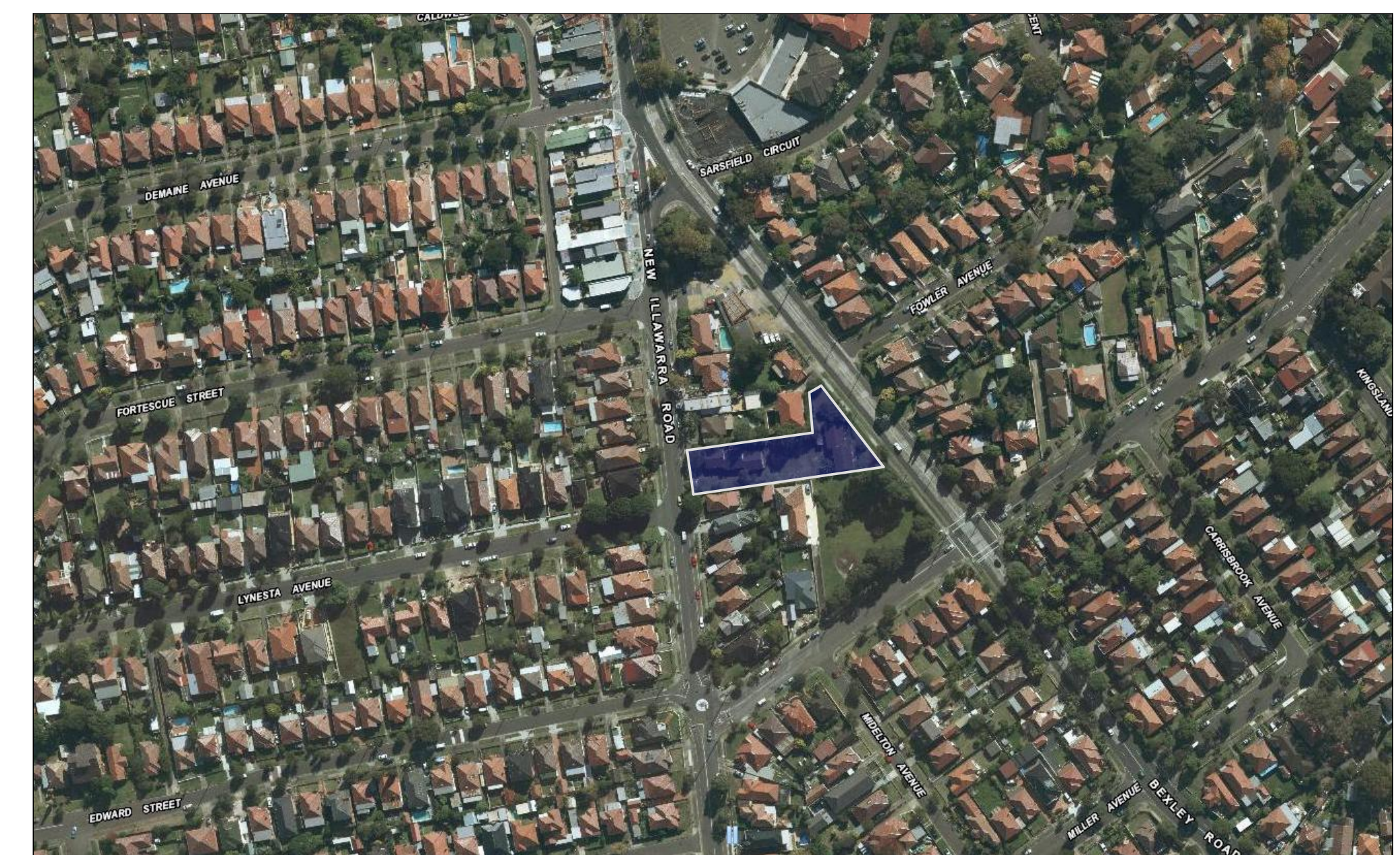


84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY
LOT 40 DP 8315 & LOT 38 DP 1103672
12 x 2 BEDROOM & 12 x 1 BEDROOM UNITS

ARCHITECTURAL

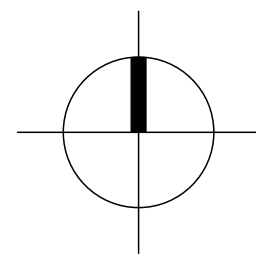
LOCATION PLAN:





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

0m 50m 100m

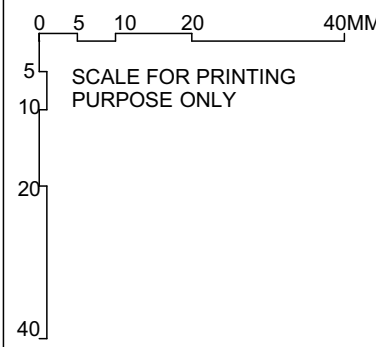


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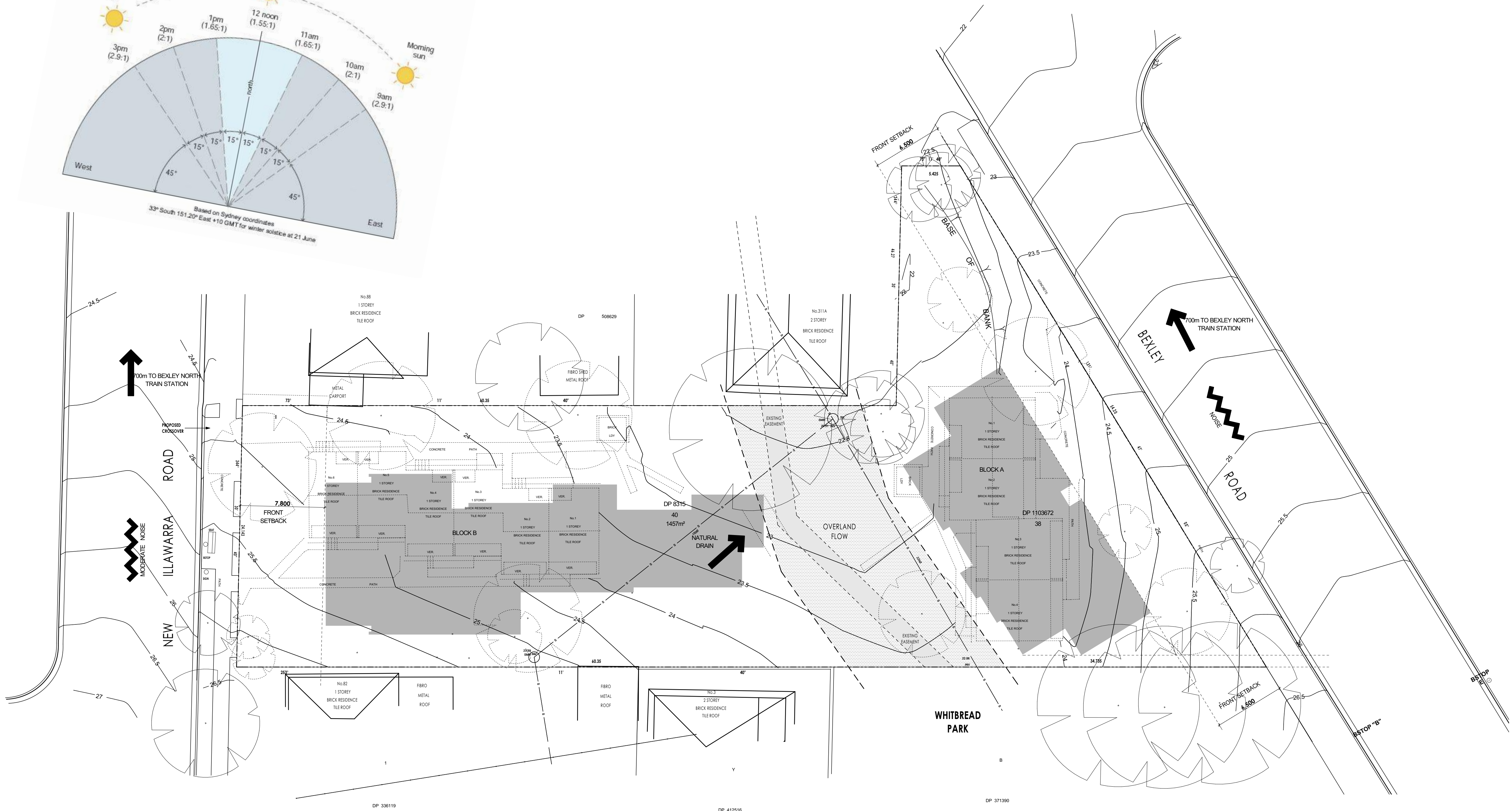
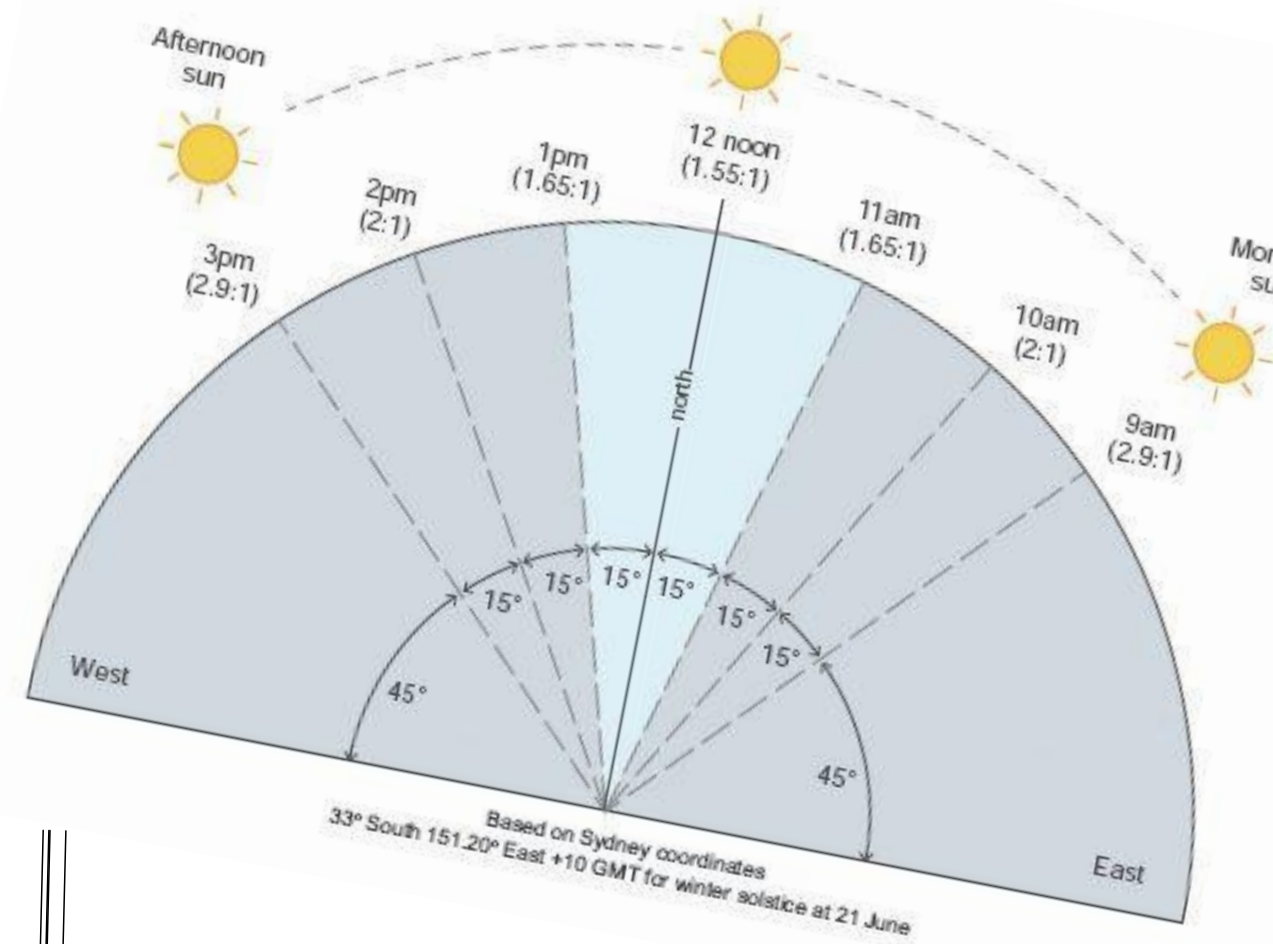
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BCA CONSULTANT
DESIGN CONFIDENCE (02) 8399 3707

HYDRAULIC CONSULTANT
JONES NICHOLSON (02) 9521 3086
LANDSCAPE CONSULTANT
PRECINCT LANDSCAPES (02) 9630 6561



Sunlight access tool



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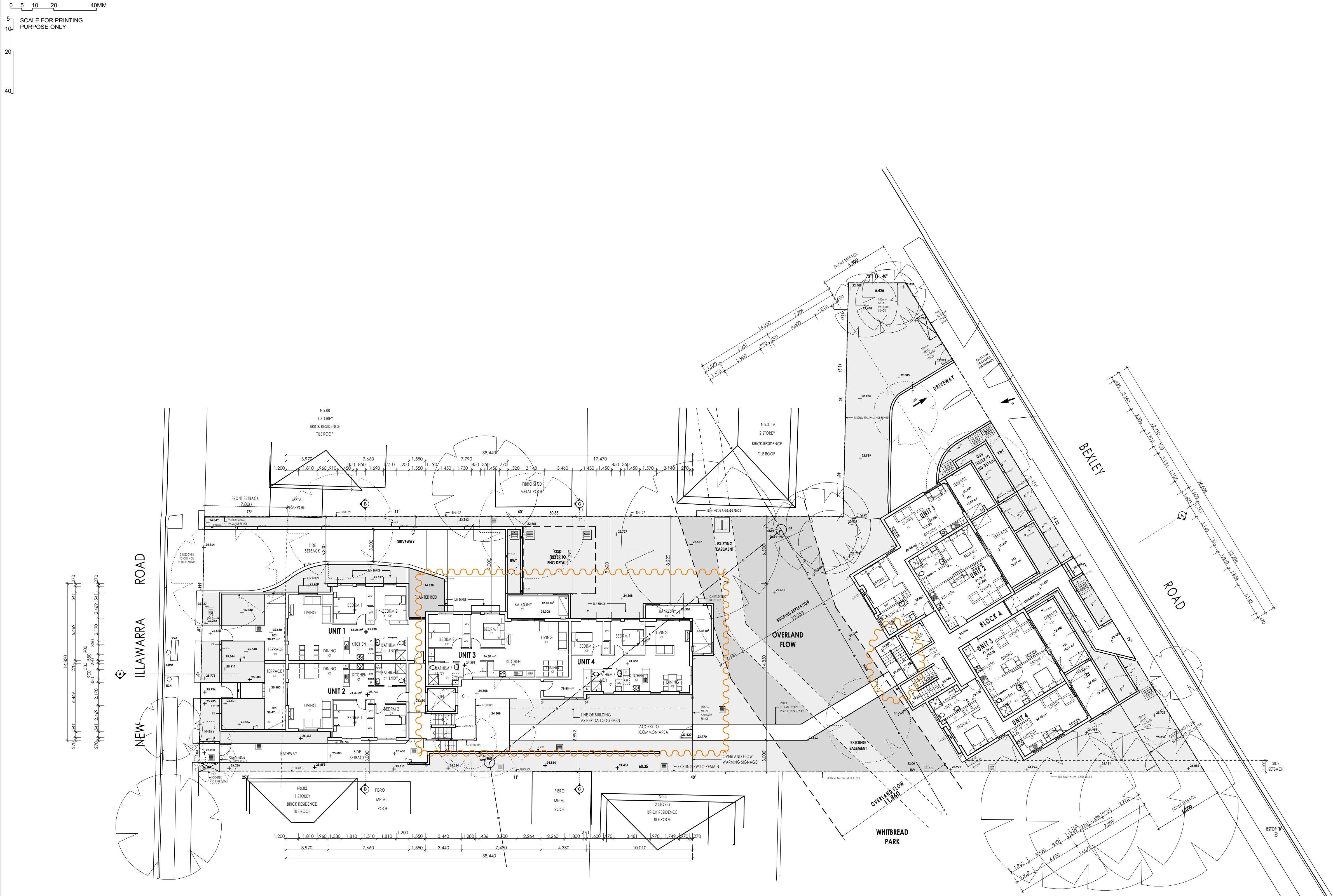
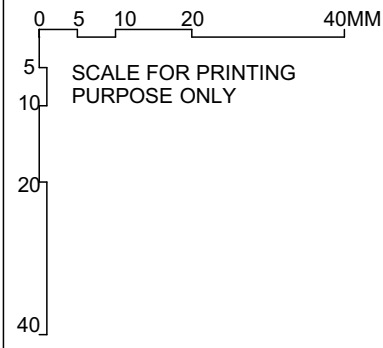
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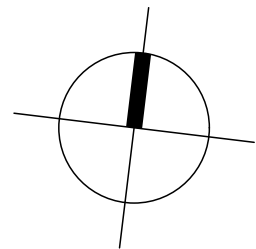
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STATUS: DEVELOPMENT APPLICATION			
DATE: 12/12/2018	SCALE: 1:200@A1	PROJ: G.H	PROJECT NO: BGJ4P
STAGE: DA	DRAWN: N.R	DESIGNER: S.K	CHECKED: P.B
TYPE: A	SHEET: 3 of 14	REV: C	



DEVELOPMENT DATA SEPP 65					
SITE AREA	2386.5				
NUMBER OF EXISTING LOTS	2				
NUMBER OF STOREYS	2,3 and 4				
PROPOSED GFA	Block A 1063 m ² + Block B 975 m ² TOTAL 2038m²				
NUMBER OF DWELLINGS	Block A 12 x 1 bed + 2 x 2 bed = 14 Units Block B 10 x 2 bed = 10 units TOTAL 11 x 1 bed + 13 x 2 bed = 24 units				
Control		Requirement		Proposed	
BUILDING HEIGHT	as per Site Compatibility Certificate	As per SCC		As per SCC	
PARKING	ARH SEPP	non accessible	1 bed x 0.5 = 12 x 0.5=6 2 bed x 1 = 12 x 1 = 12 Total 6 + 12 = 18	23	
FSR	Rockdale Council - LEP	As per SCC		0.85 : 1	
SETBACKS	Rockdale Council - Residential Flat Building DCP	Front Setback	Consistent with prevailing setback along the street within the range of 3 9m	Block A 6.5m Block B 7.8m	
		Side Setback	3m up to 3 storeys 4.5m for all levels more than 3 storeys	Block A 3.5m to 3 storey 1.1 m to Whitbread Park Block B 3m to 3 storey 6m to 3 storey	
		Rear Setback	min. of 12 m or 15% length of site whichever is greater	North	
BUILDING SEPARATION	SEPP 65	between habitable rooms/balconies	Up to 4 storeys 5 to 8 storeys 9 storeys and above	12m 18m 24m	min. 12.35m
		habitable and non-habitable rooms	Up to 4 storeys 5 to 8 storeys 9 storeys and above	3m 12.5m 18m	14.75m
		between non-habitable rooms	Up to 4 storeys 5 to 8 storeys 9 storeys and above	6 m 9m 12m	14.75m
COMMUNAL AND PUBLIC OPEN SPACE	SEPP 65	minimum area equal to 25% of the site	596.625	607m ²	
DEEP SOIL ZONES	SEPP 65	Min 7% of site area	167.055	490m ²	
		Min dimension m	6	166m ²	
VISUAL PRIVACY	SEPP 65	to side and rear boundaries, Habitable rooms, balconies and galleries	Up to 4 storeys 5 to 8 storeys 9 storeys and above	6m 9m 12m	Side setback to No. 311a Bexley Rd. is 4.5m. Privacy maintained by floor to ceiling adjustable louvers. Side setback to Whitbread is 1.1m
		to side and rear boundaries, non habitable rooms	Up to 4 storeys 5 to 8 storeys 9 storeys and above	3m 4.5m 6m	min. 3m
SOLAR AND DAYLIGHT ACCESS	SEPP 65	Sydney Metropolitan area Newcastle and Wollongong LGAs	Living rooms and private open spaces of 70% of units in a minimum of 2 hours direct sunlight between 9 am and 3pm at mid winter	17 units out of 24 70.80%	
		all other areas	Living rooms and private open spaces of 70% of units in a minimum of 3 hours direct sunlight between 9 am and 3pm at mid winter	N/A	
		all areas	A maximum of 15% of units receive no direct sunlight between 9 and and 3pm at mid winter	3 units out of 24 12.5%	
NATURAL VENTILATION	SEPP 65	at least 60% of apartments are natural cross ventilated in 1st nine storeys	15 units out of 24 62.5%		
COMMON CIRCULATION AND SPACE	SEPP 65	Max no of apartments off a circulation core on single level	8 units (12 units if criteria is not achieved)	4 units	

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 - COMMON LANDSCAPED AREA
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 - DEEP SOIL

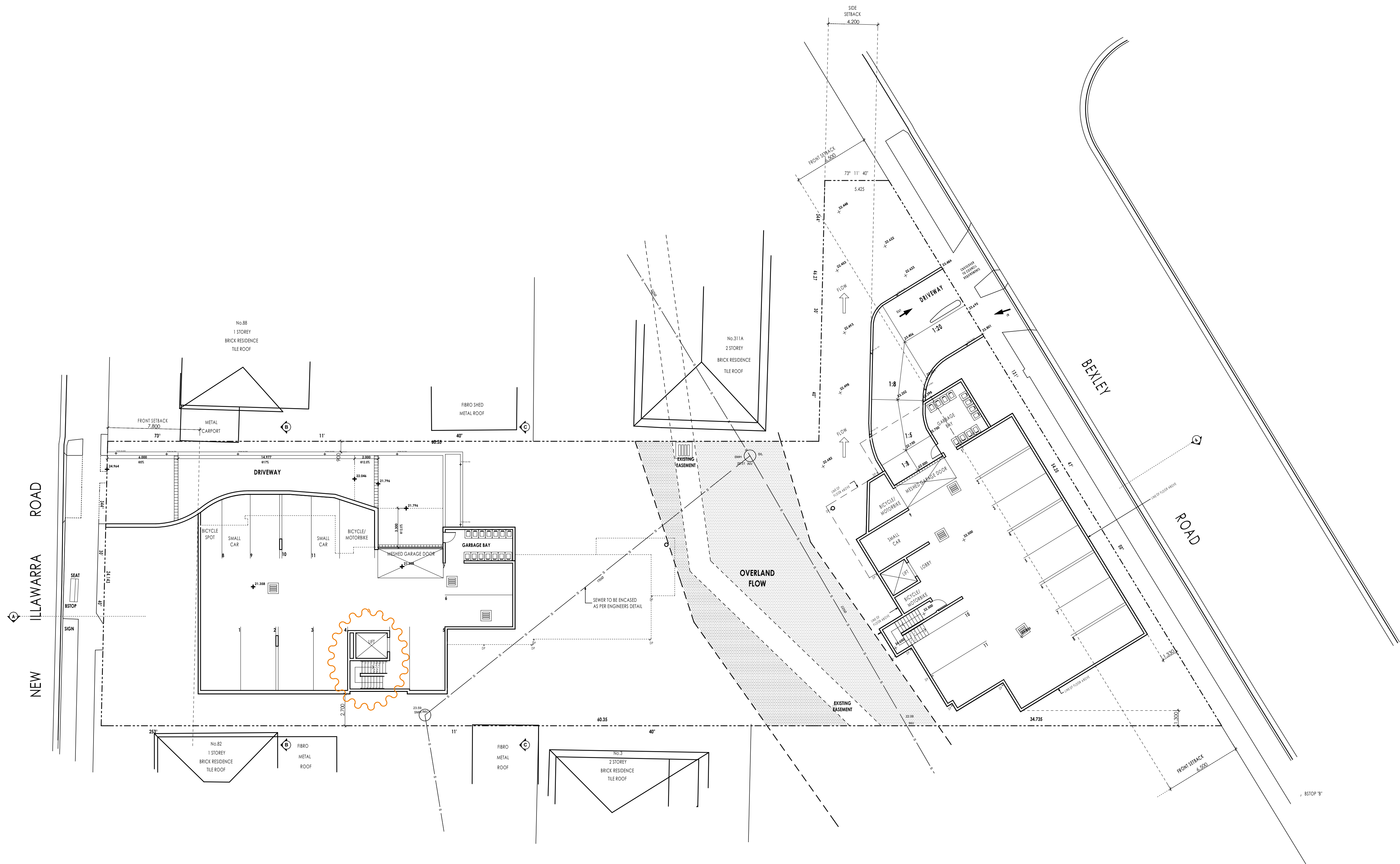


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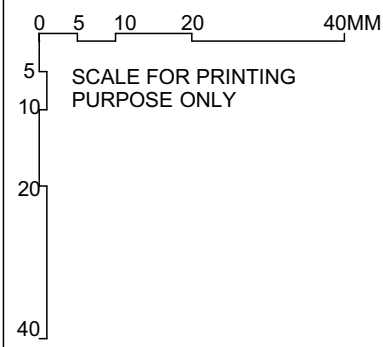
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1 BEDROOM UNIT

2 BEDROOM UNIT

COMMON

LANDSCAPED

AREA

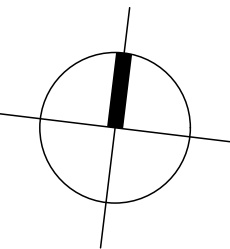
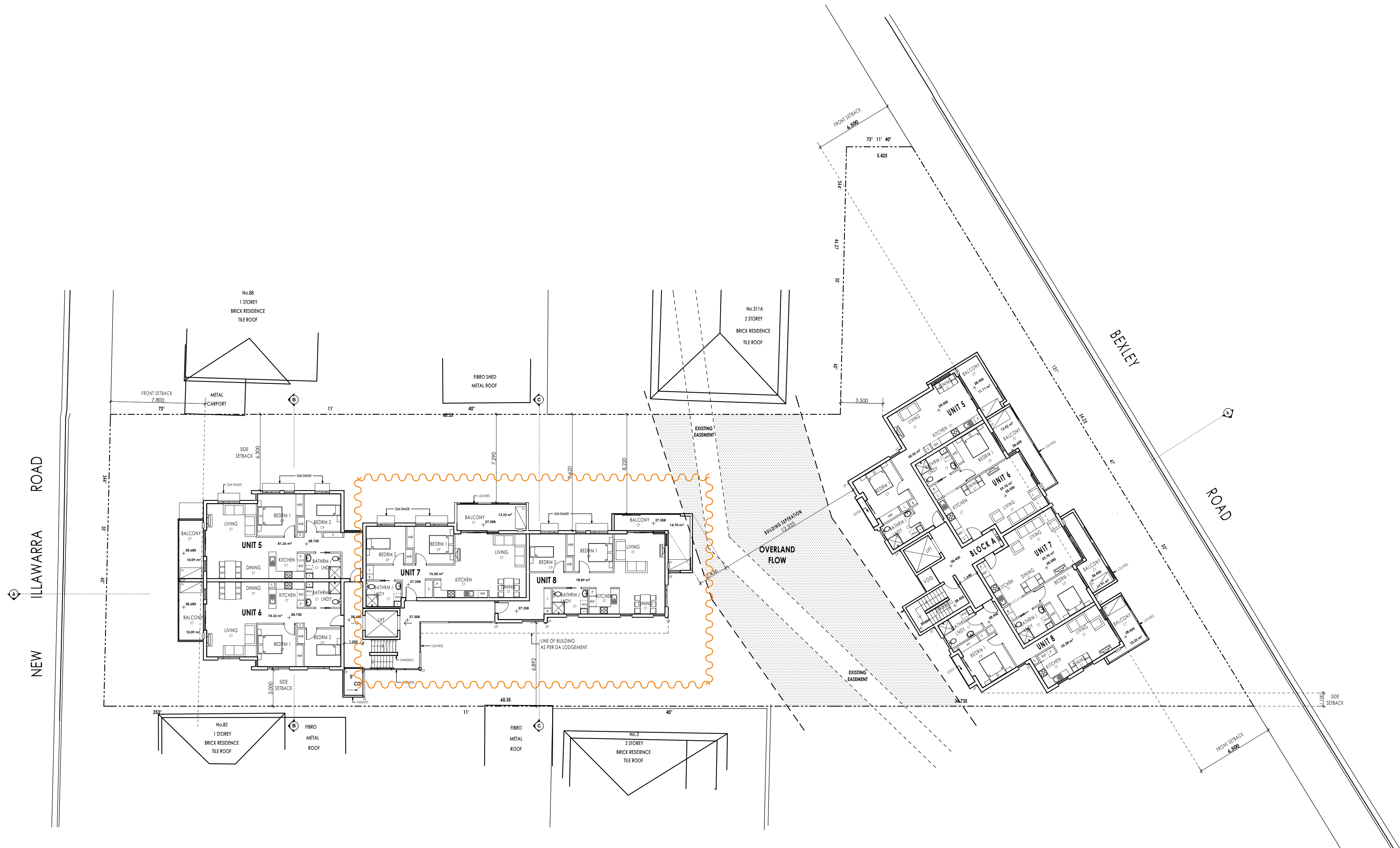
PRIVATE YARD

OVERLAND FLOW

EXISTING TREE
TO BE REMOVED

PROPOSED TREE

EXISTING TREE
TO BE RETAINED

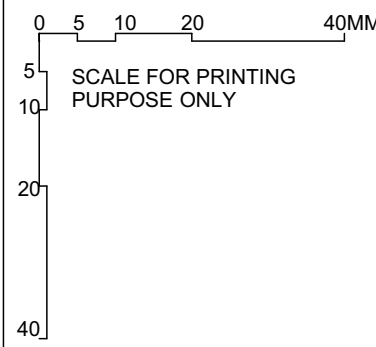


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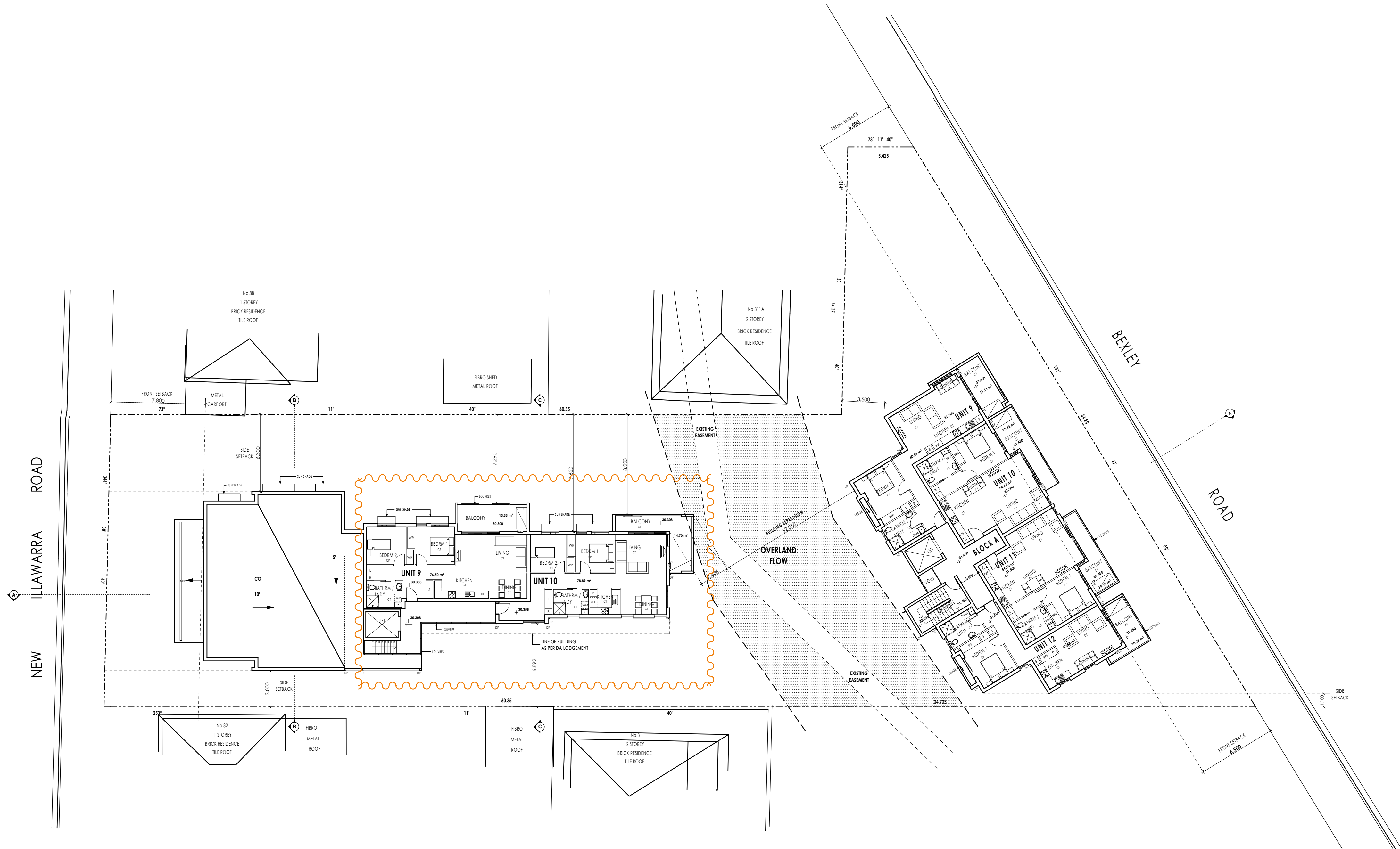
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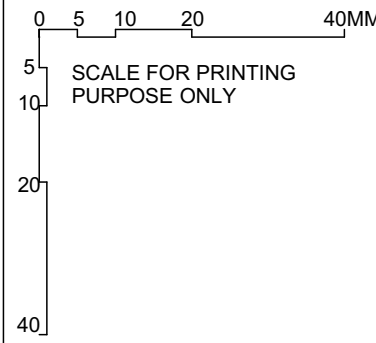
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STAGE	DA	DRAWN	N.R	DESIGNER	S.K
TYPE	A	SHEET	7 of 14	CHECKED	P.B
REV	C				



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COMMON

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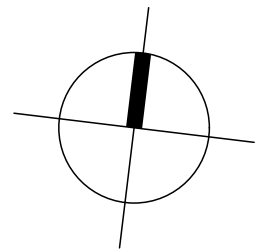
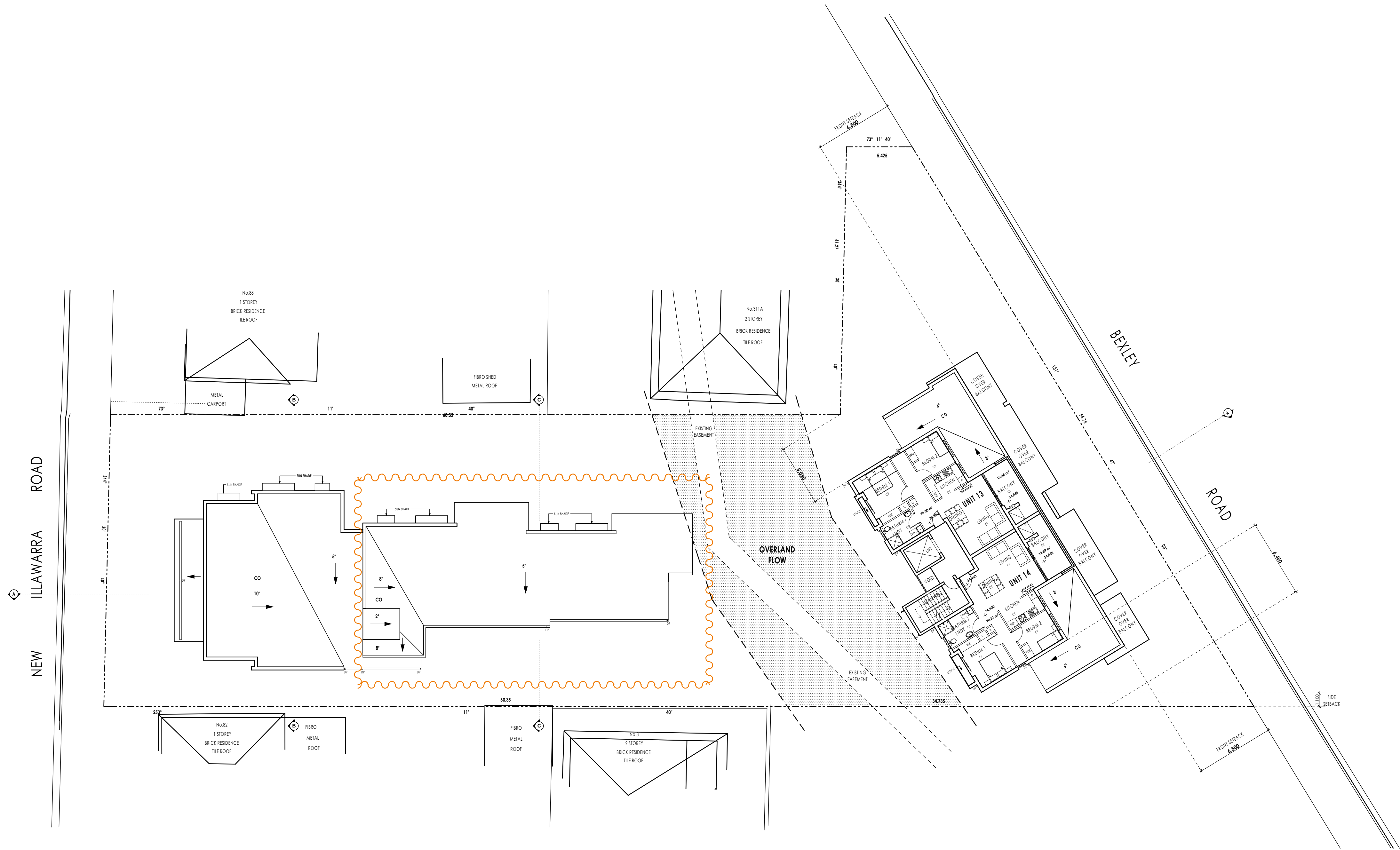
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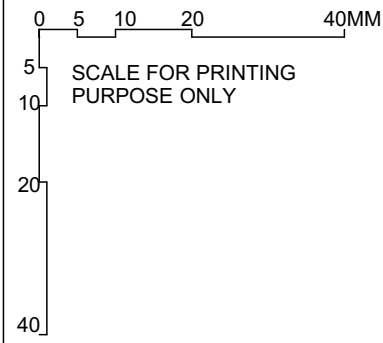
EXISTING TREE
TO BE RETAINED



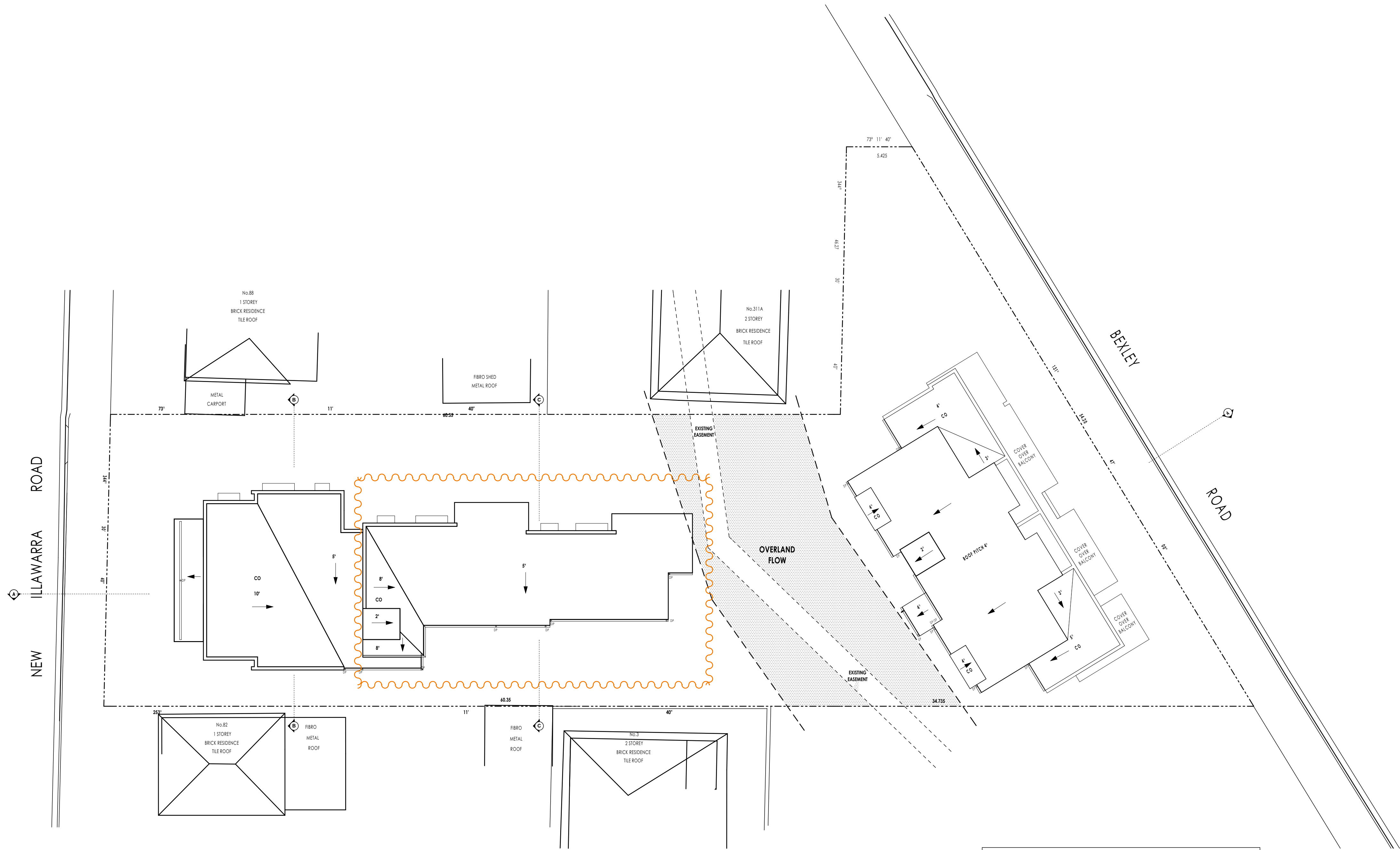
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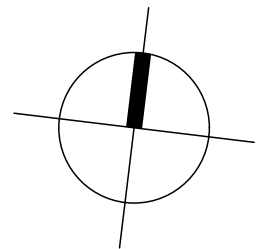
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NOTE:
FUTURE PHOTOVOLTAIC PANELS
LOCATION AND SIZE WILL BE DETERMINED
AT DETAIL DESIGN.

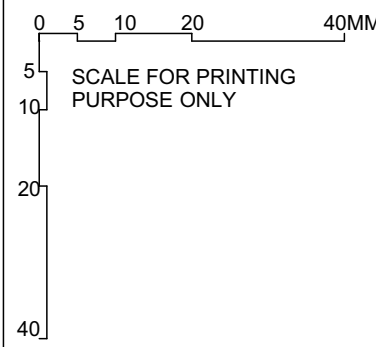


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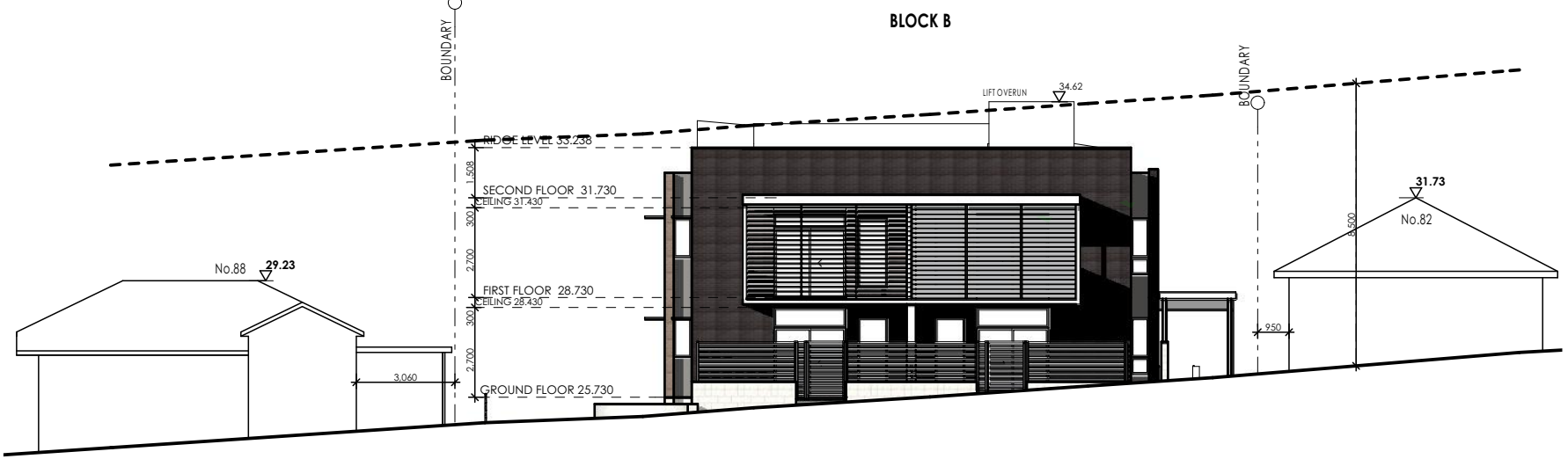
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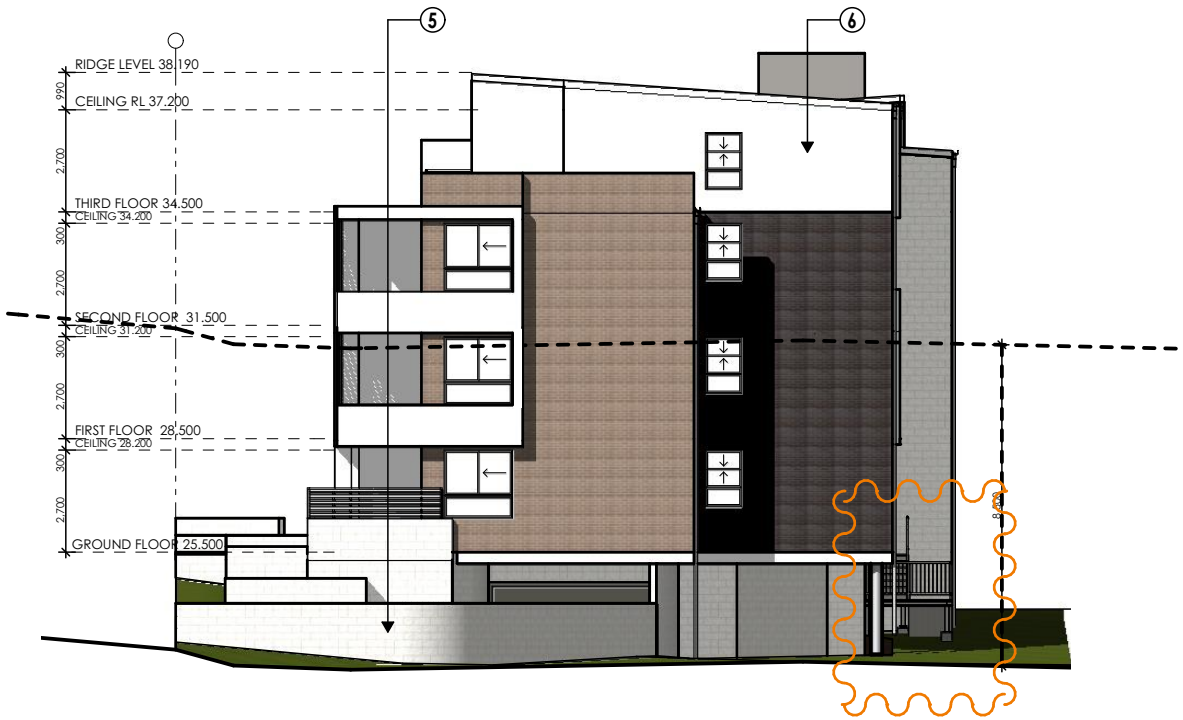
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EASTERN ELEVATION (BEXLEY ROAD)



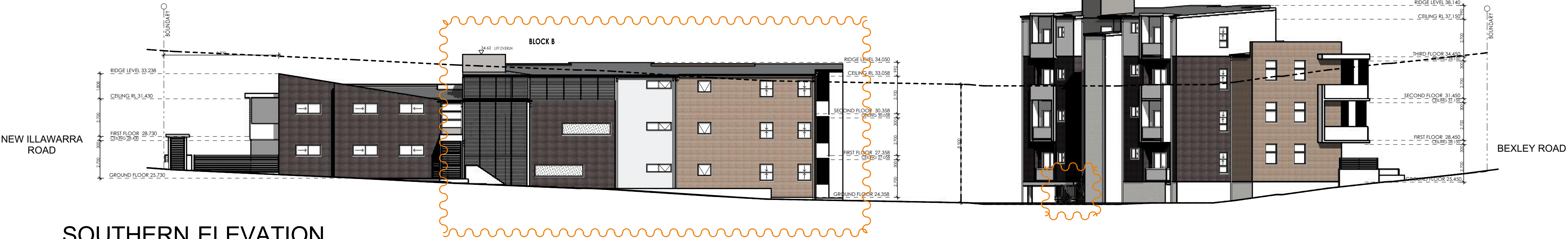
WESTERN ELEVATION (NEW ILLAWARRA ROAD)



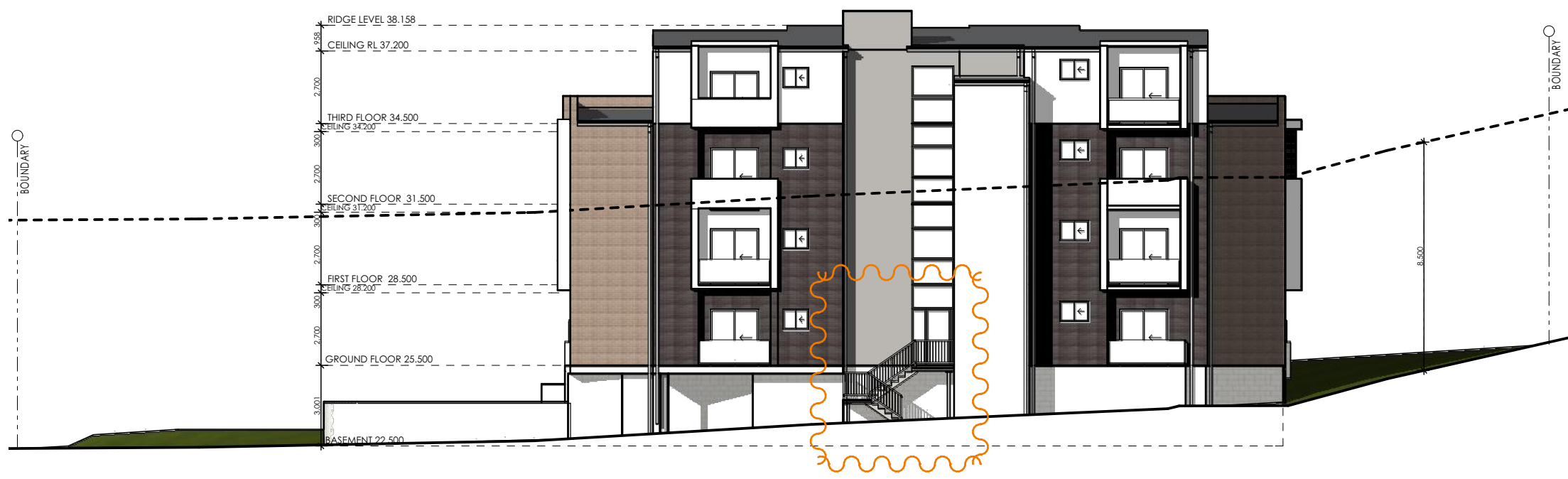
NORTHERN ELEVATION



SOUTHERN ELEVATION



WESTERN ELEVATION (BLOCK A)



EASTERN ELEVATION (BLOCK B)

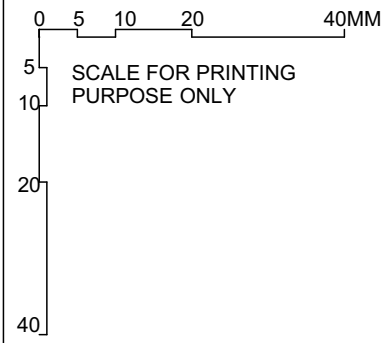
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NOTE: ALL LOUVRES ARE OPERABLE AND SHIFTABLE

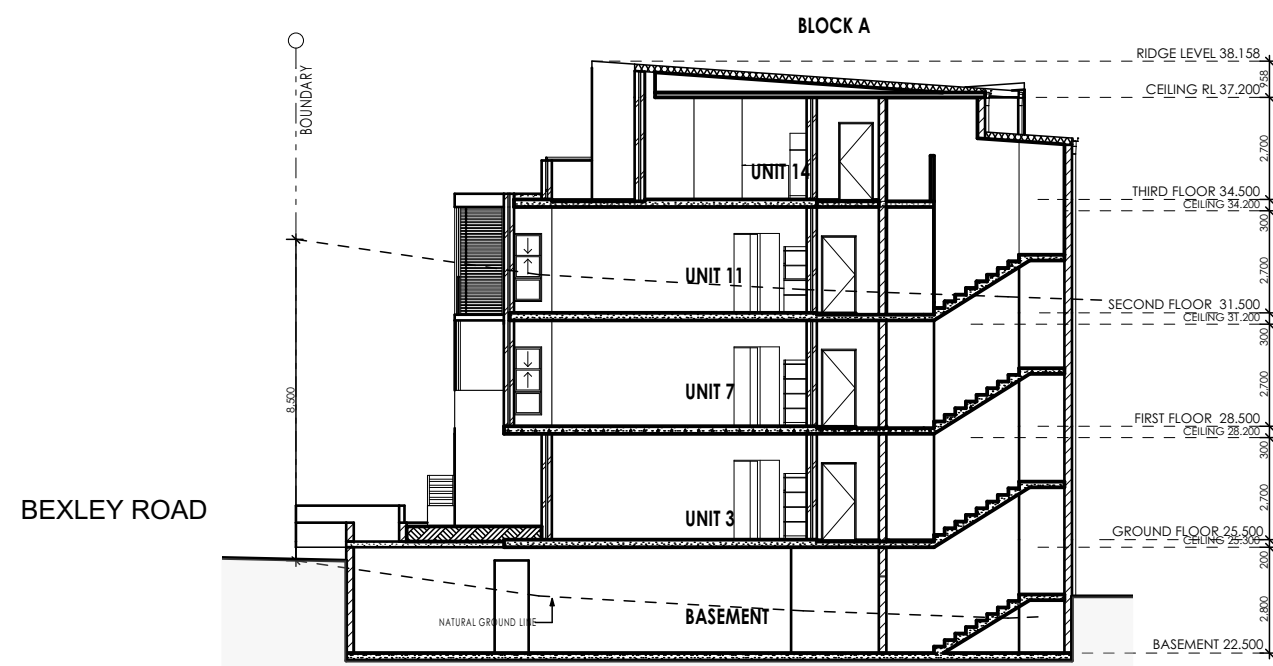
SCHEDULE OF FINISHES

NOTE	MATERIAL	PROFILE	FINISH / MANUFACTURER	COLOUR
1		ROOF	COLORBOND CUSTOM ORB	SHALE GREY
2		FACE BRICK 1	AUSTRAL BOWRAL BRICKS	MURRAY GREY
3		FACE BRICK 2	AUSTRAL BOWRAL BRICKS	BOWRAL BLUE
4		MINI ORB 1	COLORBOND	COLORBOND SHALE GREY
5		BLOCKWORK	AUSTRAL GB SPLIT FACE	PORCELAIN
6		CEMENT RENDER 1	DULUX FLAT TEXTURE	OFF WHITE
7		GUTTERS & FASCIAS	POWDERCOATED COLORBOND	SHALE GREY
8		COLUMNS / BALUSTRADE (1000mm)	POWDERCOATED STEEL	SHALE GREY
9		METAL FRONT FENCE 1.0m HIGH	POWDERCOATED COLORBOND	SHALE GREY
10		WINDOW FRAMES	POWDERCOATED ALUMINIUM	SHALE GREY
11		ALUMINIUM LOUVRES	ALUMINIUM	NATURAL BRUSHED

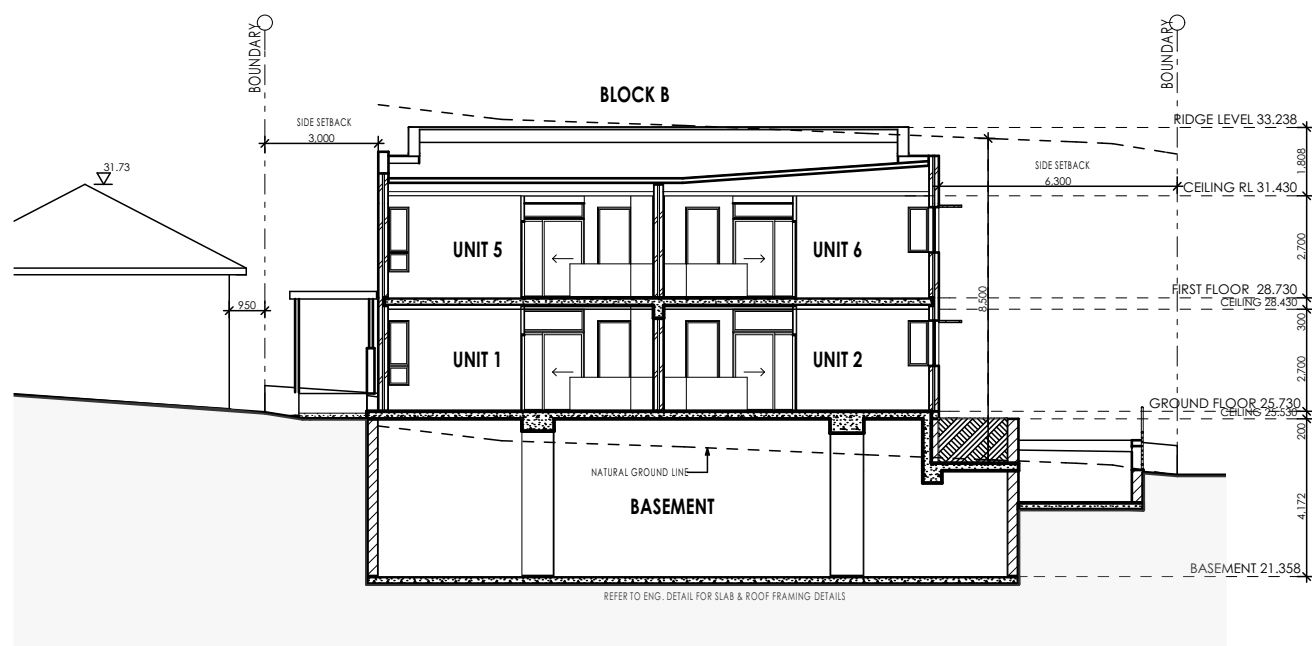
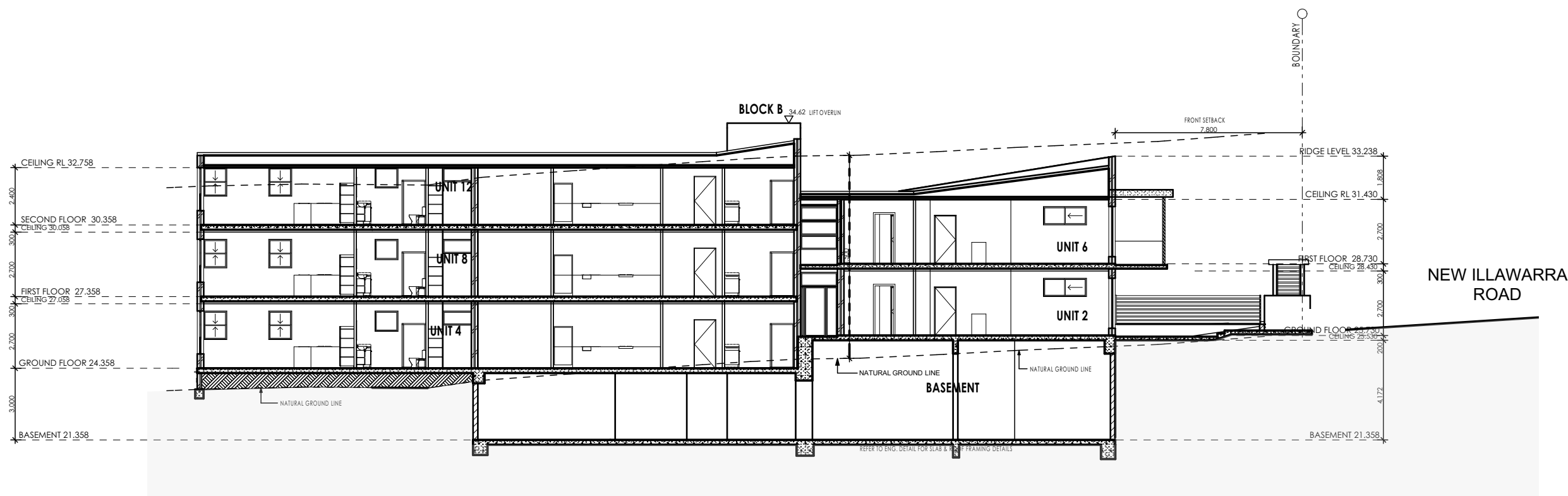
NOTE: ALL LOUVRES TO BE OPERABLE



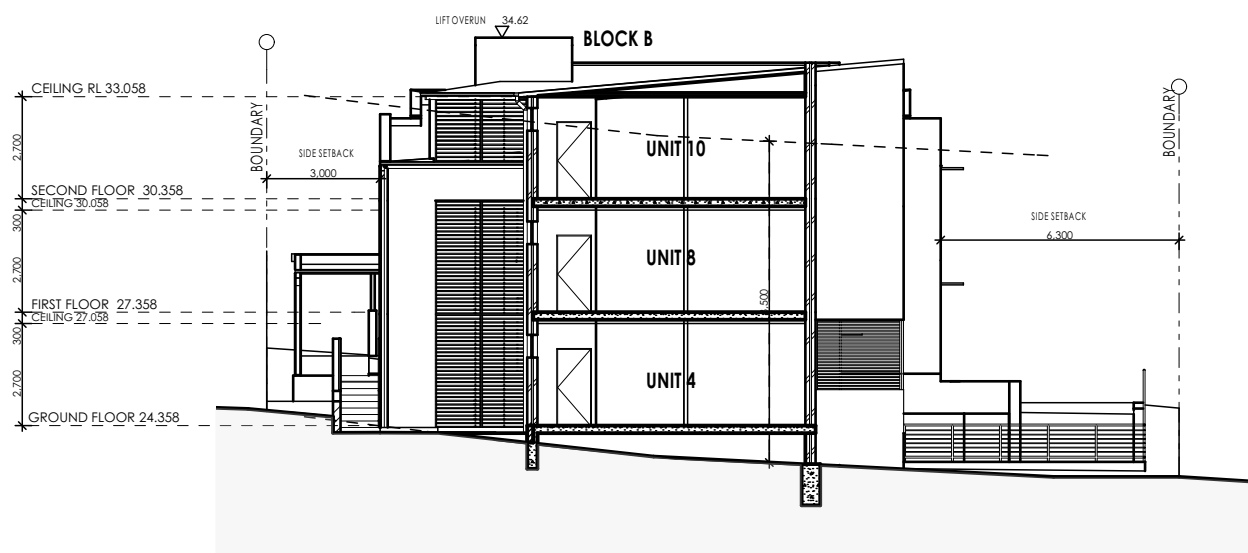
SCALE FOR PRINTING
PURPOSE ONLY



SECTION A-A



SECTION B-B



SECTION C-C

- LEGEND**
- C CONCRETE
 - CC COLOURED CONCRETE
 - CL CLOTHES LINE
 - CO COLORBOND
 - CF 1.8h COLORBOND FENCE
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 - CT CERAMIC TILES
 - FB FACE BRICK
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 - TF TIMBER FLOOR
 - WM WASHING MACHINE
 - WO WALL OVEN
 - WR WARDROBE
 - STORMWATER PIT
 - PROPOSED LEVEL
 - EXISTING LEVEL

REV	DATE	NOTATION/AMENDMENT
C	12/12/2018	AMMENDMENTS AS PER COUNCIL COMMENTS
B	14/02/2018	RESPONSE TO COUNCIL DRP
A	10/03/2017	DEVELOPMENT APPLICATION

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT MANAGER & ARCHITECT
LAND & HOUSING CORPORATION PH (02) 8753 8100 FAX (02) 8753 8011
BCA CONSULTANT
DESIGN CONFIDENCE (02) 8399 3707

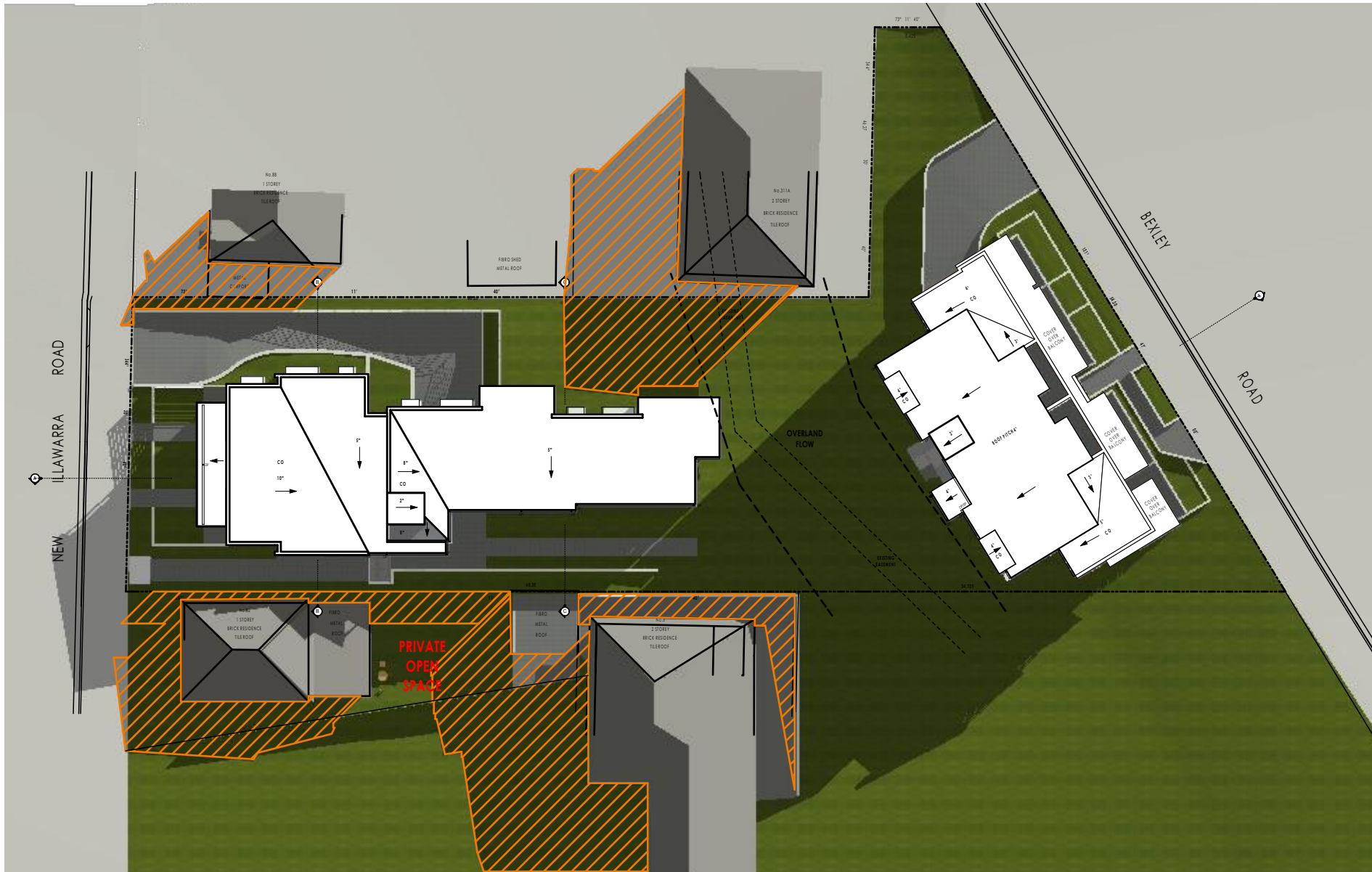
HYDRAULIC CONSULTANT
JONES NICHOLSON (02) 8521 3086
LANDSCAPE CONSULTANT
PRECINCT LANDSCAPES (02) 9630 6581

PROJECT:
12 x 2 BEDROOM & 12 x 1 BEDROOM UNITS
at
84 NEW ILLAWARRA RD & 313 BEXLEY RD, BEXLEY LOT 40 DP 8315 & LOT 38 DP 1103672

TITLE:
SECTIONS
FILE: BGJ4P-DA2018REV2018.pln

PLOTTED: 20/12/2018 11:25 AM

STATUS:
DEVELOPMENT APPLICATION
DATE: 12/12/2018
SCALE: 1:200@A1
PROJ: G.H
PROJECT NO: BGJ4P
STAGE: DA
DRAWN: N.R
DESIGNER: S.K
CHECKED: P.B
TYPE: A
SHEET: 11 of 14
REV: C



The site plan illustrates the proposed development at 10000 New Lawaresa Road. The plan shows a large building footprint with multiple wings, a parking lot, and various landscaping areas. Key features include:

- NEW LAWARESA ROAD** running along the top and left sides of the site.
- BELLEVUE ROAD** running along the right side of the site.
- OVERLAND ROAD** running along the bottom side of the site.
- PRIVATE OPEN SPACE** located in the center of the site.
- LANDSCAPING** areas throughout the site, including a large area in the center and smaller areas around the building and parking lot.
- PARKING** areas located near the building and along the roads.
- EXISTING BUILDING** located in the top right corner of the site.
- PROPOSED BUILDING** located in the center of the site.
- PROPOSED PARKING** located near the building and along the roads.
- PROPOSED LANDSCAPING** located throughout the site.

[illegible]

The site plan illustrates the proposed development at 1512/1514 Road. The plan includes several building footprints, some of which are highlighted with orange hatching. A central parking area is labeled 'PRIVATE OPEN SPACE'. The site is bounded by 'NEW ILLAWARRA ROAD' to the west and '1512/1514 ROAD' to the east. A 'OVERLAND FLOW' area is indicated between the buildings. The plan also shows existing and proposed landscaping, including trees and shrubs, and a 'NEW SIDE DRIVE'.

The site plan illustrates the proposed development at 10000 Lakeway Road. The plan shows a large central building footprint with multiple wings and a central courtyard area. To the left of the main building is a smaller structure labeled 'NEW EXISTING BUILDING'. To the right is another building footprint. The site is bounded by Lakeway Road to the north and south, and by a road labeled '10000 LAKEWAY ROAD' to the east. A 'PRIVATE OPEN SPACE' area is indicated in the center-right. The plan also shows parking areas, landscaping, and a 'NEW EXISTING BUILDING' area. A north arrow is located in the upper right corner.

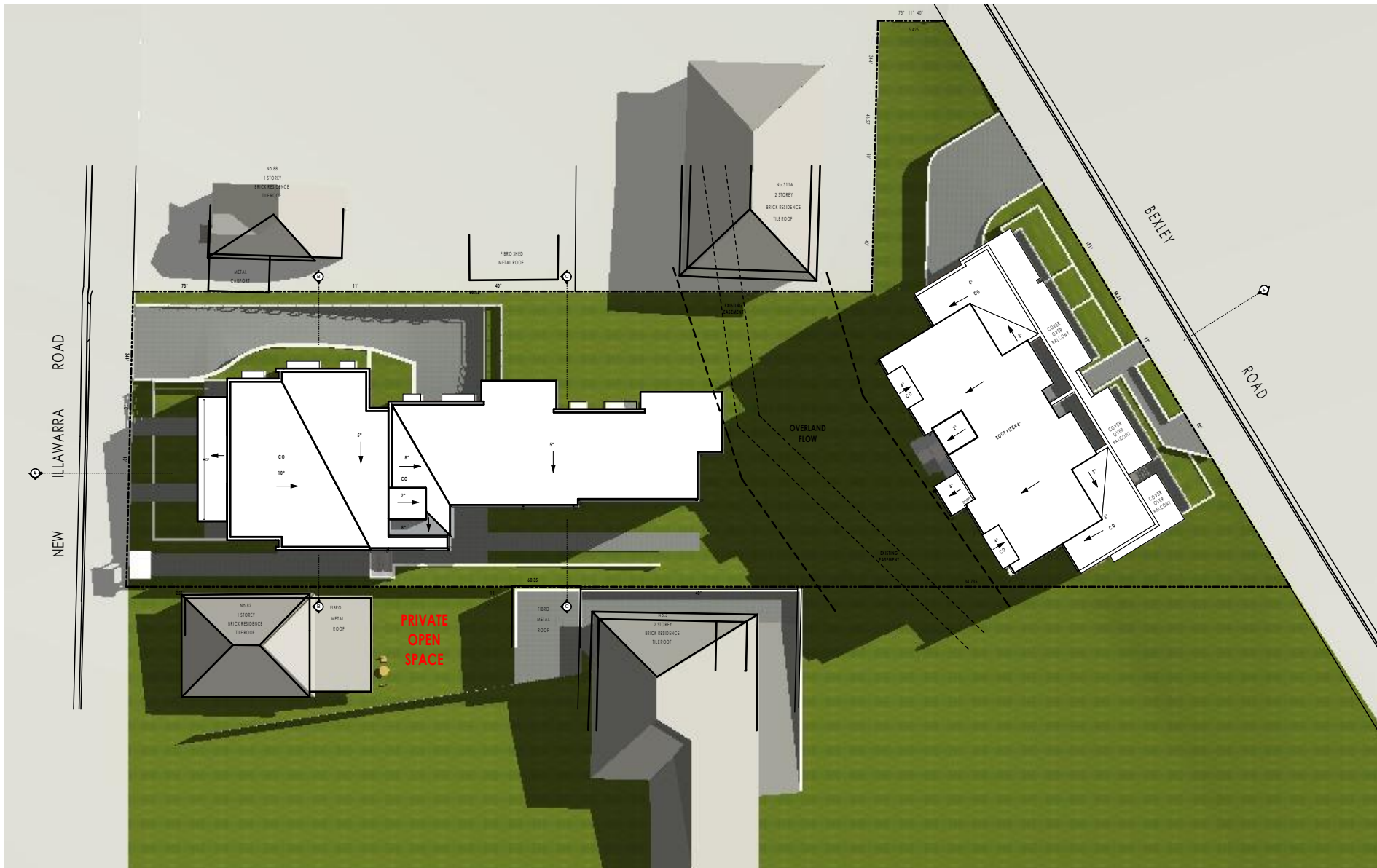
The site plan illustrates the proposed development at 11111 111th Avenue. It shows the layout of new buildings, parking lots, and existing structures. Key features include:

- New Development:** Indicated by solid black outlines and labels like 'NEW'.
- Existing Structures:** Shaded gray areas representing current buildings.
- Parking Areas:** Designated by hatched patterns.
- Truck Open Space:** A specific area labeled 'TRUCK OPEN SPACE'.
- Roads and Streets:** 111th Avenue, 111th Street, and 111th Road are shown as major thoroughfares.
- Orientation:** A north arrow is located in the upper right corner.

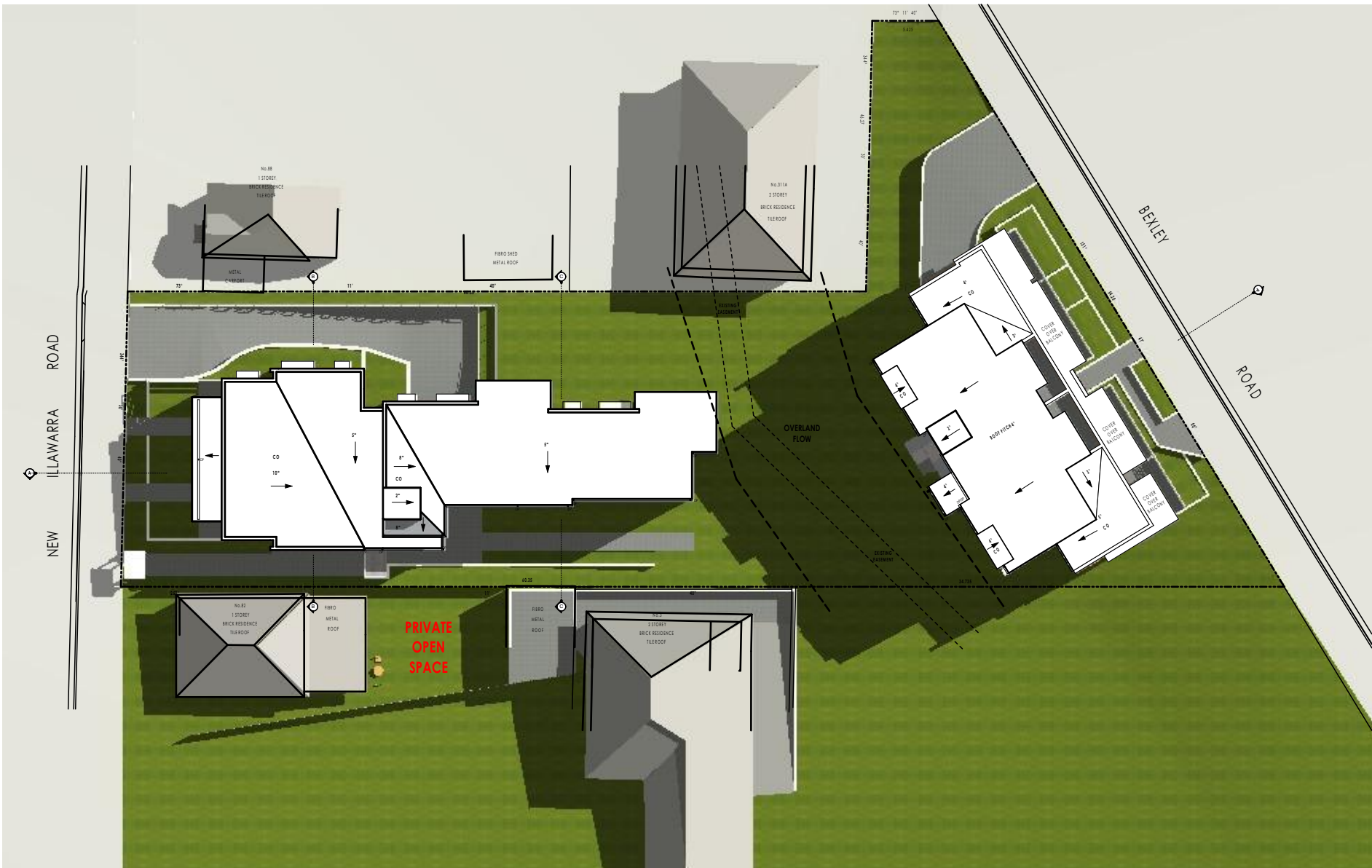
LEGEND

PROPOSED SHADOW 

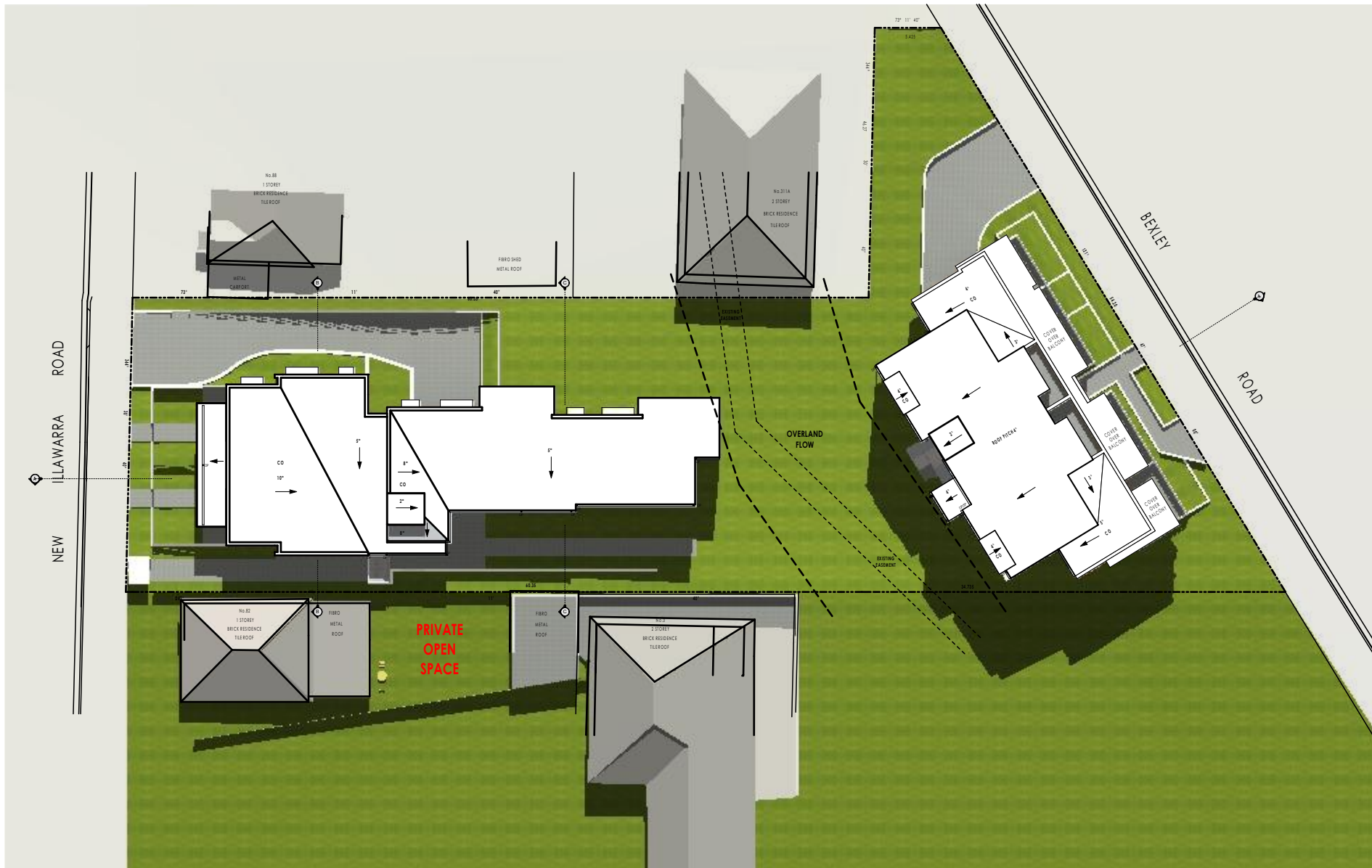
EXISTING SHADOW 



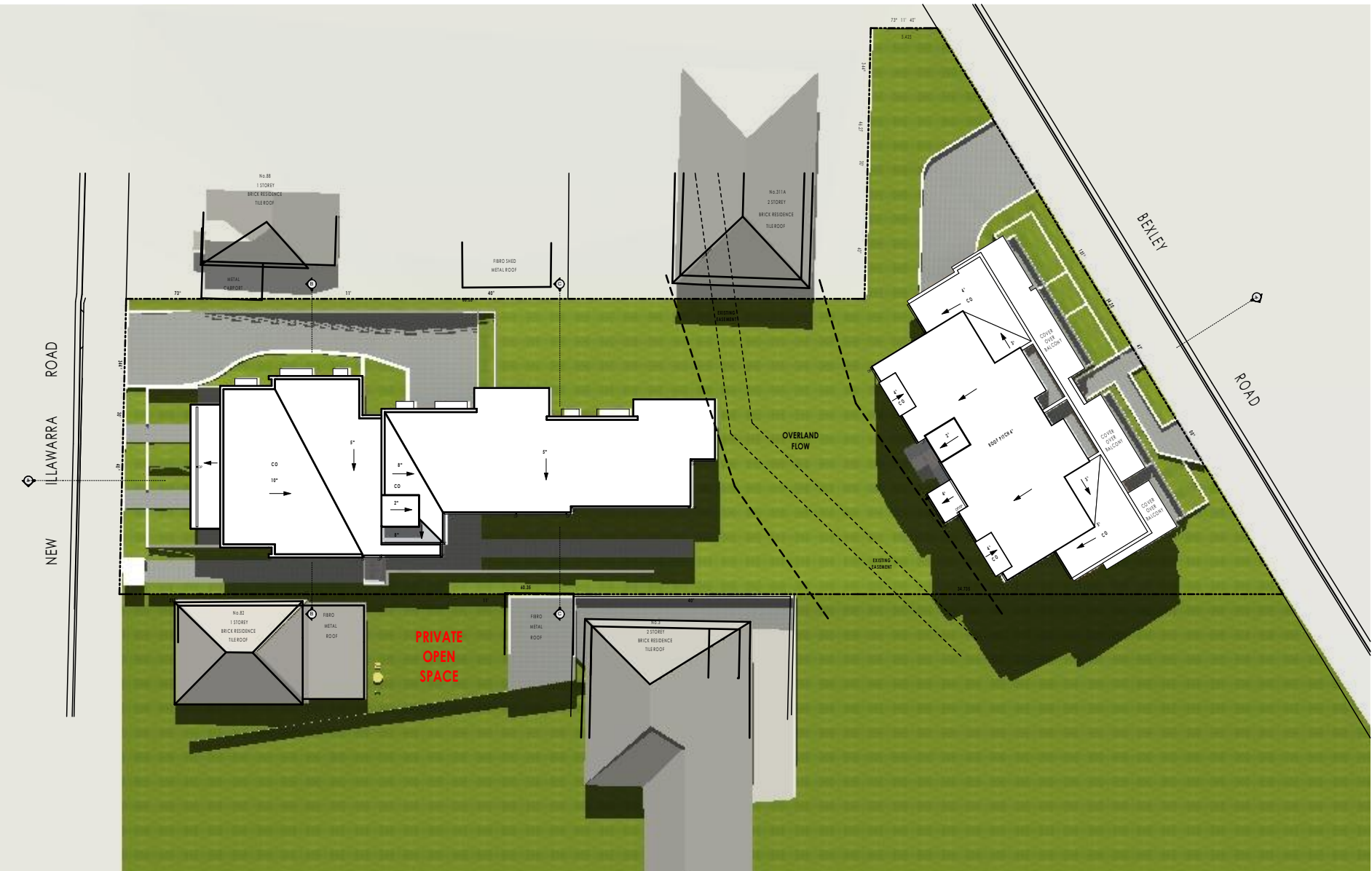
SHADOW DIAGRAM 22ND MARCH 9AM (1:450)



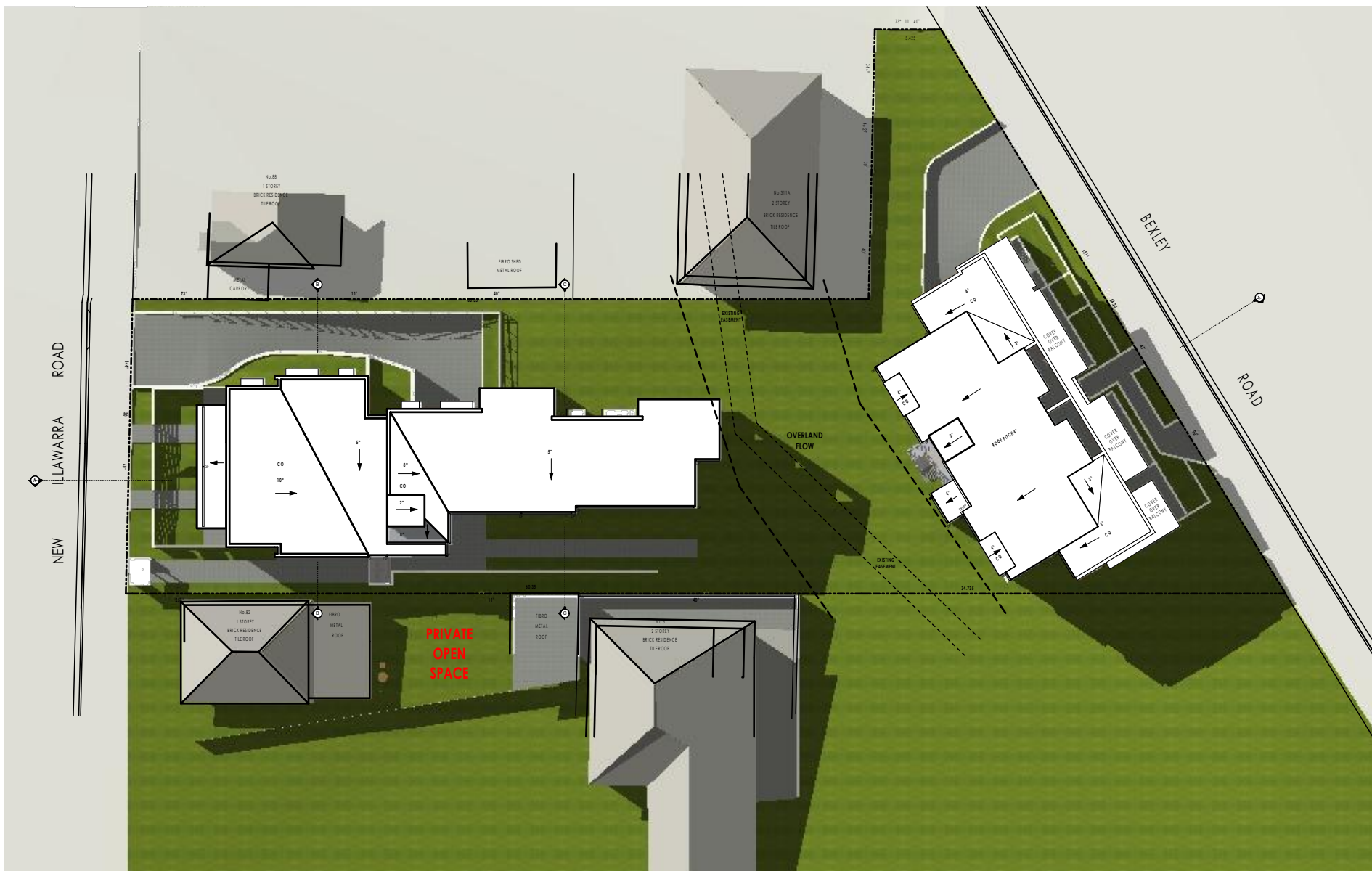
SHADOW DIAGRAM 22ND SEPTEMBER 9AM (1:450)



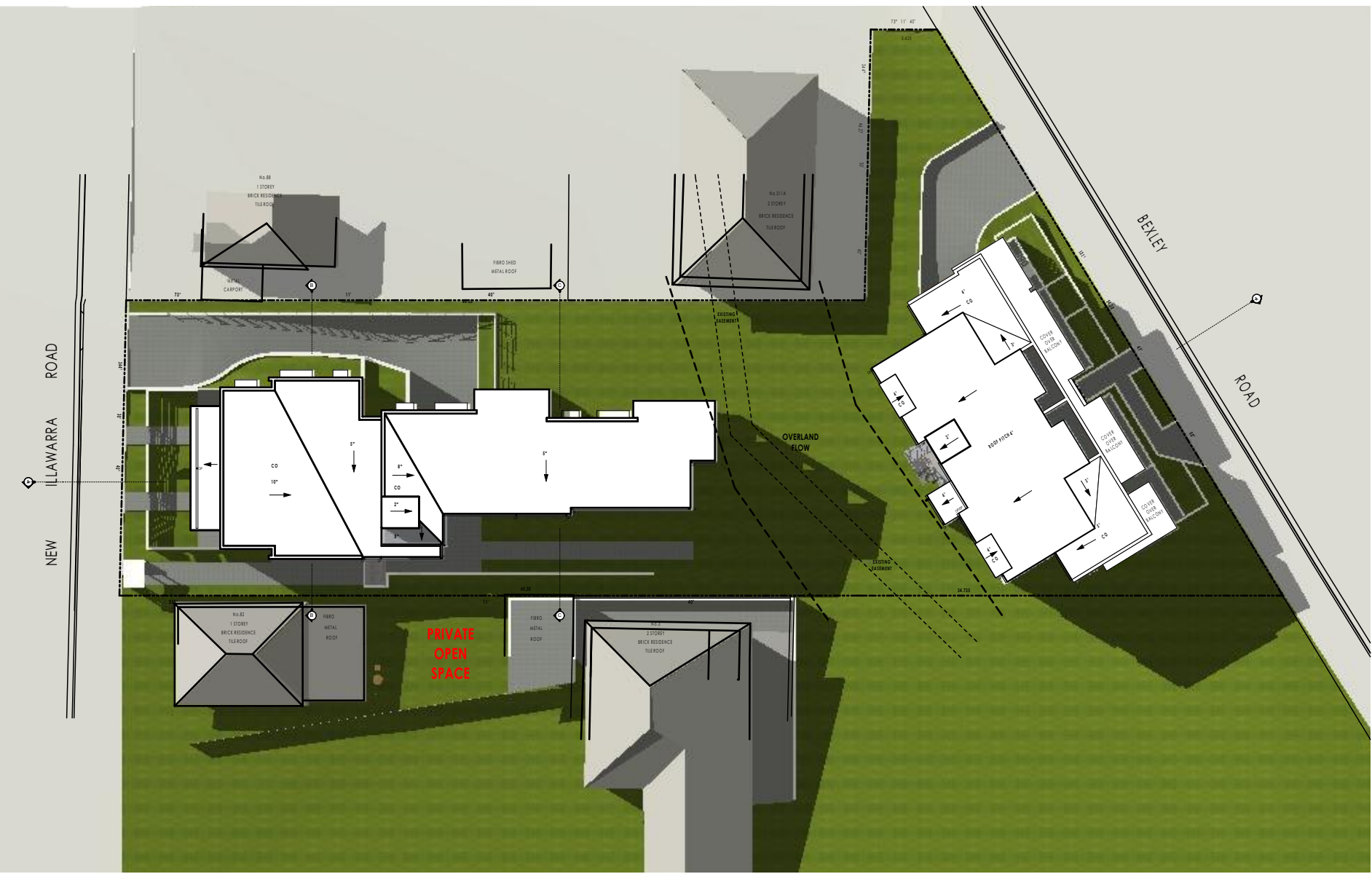
SHADOW DIAGRAM 22ND MARCH 12PM (1:450)



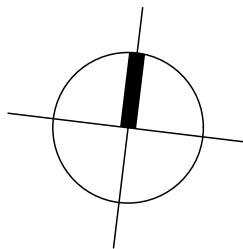
SHADOW DIAGRAM 22ND SEPTEMBER 12PM (1:450)

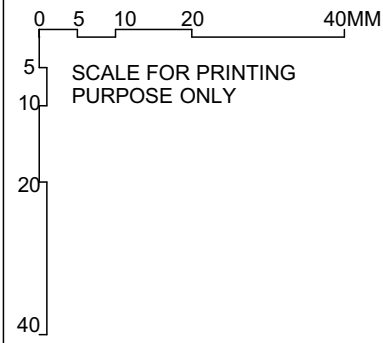


SHADOW DIAGRAM 22ND MARCH 3PM (1:450)

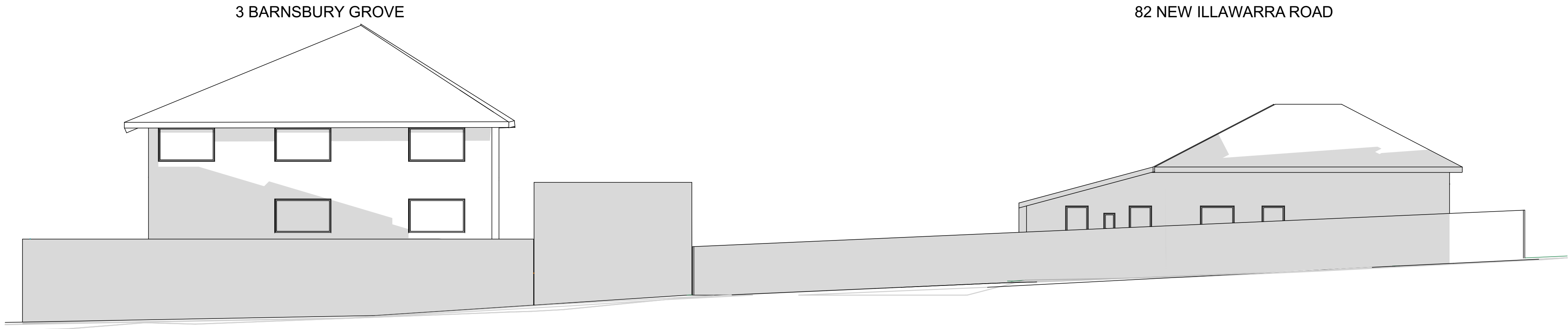


SHADOW DIAGRAM 22ND SEPTEMBER 3PM (1:450)

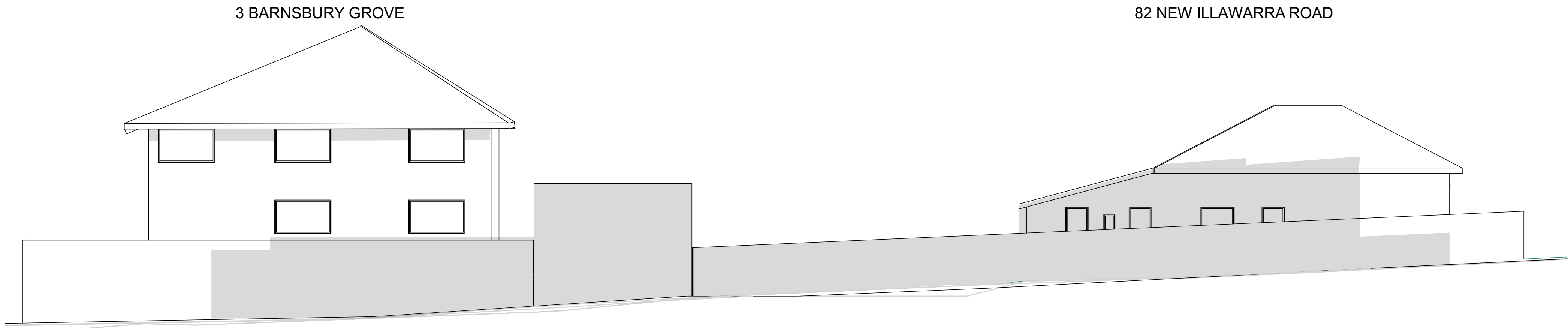




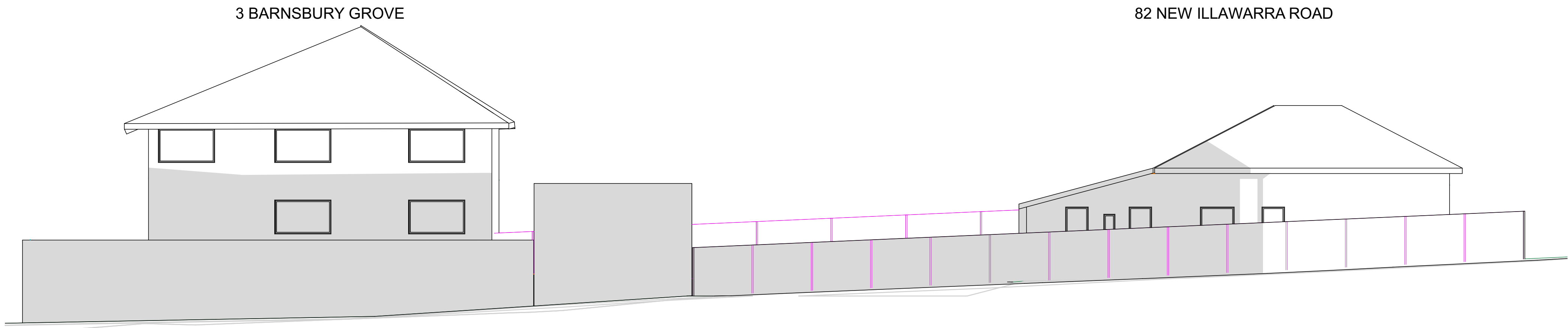
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 - EXISTING LEVEL



JUNE 21 - 9am



JUNE 21 - 12pm



JUNE 21 - 3pm

LEGEND
PROPOSED SHADOW

