



13-19 MARY ST, AUBURN



# DEVELOPMENT APPLICATION

## PROPOSED MIXED USE DEVELOPMENT

### 13 - 19 Mary Street, Auburn

#### DEVELOPMENT SUMMARY

SITE AREA			1,782.5 m2 (approx.)
FSR CALCULATION	Permittable max. FSR	=	5 : 1
PROPOSED FLOOR AREA	Ground Floor		381.81 m2
	Level 1		918.75 m2
	Level 2 - 4 (typical)		909.61 m2 x 3 = 2,728.83 m2
	Level 5		663.41 m2
	Level 6-11 (typical)		666.64 m2 x 6 = 3,999.84 m2
	TOTAL PROPOSED AREA		8,692.64 m2 ( FSR 4.87 : 1 )
BUILDING HEIGHT	Permittable	=	38m
	Proposed	=	40.8m ( to the top of lift over-run)
FRONT SETBACK	Ground Fl. - Level 11	=	Built to boundary ( 0 m )
REAR SETBACK	Basement 4 - Ground Fl	=	Built to boundary ( 0 m )
	Level 1 - Level 11	=	10m
SIDE SETBACKS	Ground Fl. - Level 4	=	Built to boundary ( 0 m )
	Level 5 - Level 11	=	6m min.
LANDSCAPED AREAS			
COMMERCIAL / RETAIL AREAS	252.83 m2		
COMMON OPEN SPACE	Level 1 podium	=	424.47 m2
	Rooftop Terrace	=	377.37 m2
	TOTAL	=	801.84 m2

Unit Mix / Yield

	1BR	2BR	3BR	Total
L1	9 units (5AD)	4 units	--	13 units
L2-4	3 x 6 units = 18 units (6AD)	3 x 6 units = 18 units	--	36 units
L5	2 units	6 units	--	8 units
L6-11	2 x 6 units = 12 units	4 x 6 units = 24 units	2 x 6 units = 12 units	48 units
Total	41 units (11AD) - 39%	52 units - 49.5%	12 units - 11.5%	105 units - 100%

\* AD = Adaptable Unit

#### PARKING CALCULATION - ( ADCP 2010 )

No.of Bedrooms	Minimum Car Spaces required	Maximum Car Spaces required
1BR - 41 units	41 x 1 space = 41 spaces	41 x 1 space = 41 spaces
2BR - 52 units	52 x 1.2 spaces = 63 spaces	52 x 3 spaces = 156 spaces
3BR - 12 units	12 x 1.5 spaces = 18 spaces	12 x 4 spaces = 48 spaces
Visitor (101-250 units)	12 spaces	55 spaces
Commercial	1 space per 60 m2 = 5 spaces	4 spaces per 40 m2 = 26 spaces
TOTAL 96 units	139 spaces	326 spaces
Total car parking provided on Ground FL podium + four basements levels = 193 car spaces		
Bicycle parking (1 every 5 units)	20 spaces provided ( GF plan )	



September 2017		BSA Reference: 11710			
Building Sustainability Assessments		Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au			
Important Note					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.					
If different construction elements are applied then the Assessor Certificate is no longer valid.					
Thermal Performance Specifications (does not apply to garage)					
External Wall Construction		Added Insulation			
75mm AAC veneer		R2.0			
Internal Wall Construction		Added Insulation			
Plasterboard on studs		none			
200mm AAC party walls		none			
Ceiling Construction		Added Insulation			
Plasterboard		R2.0 to ceilings adjacent to roof space and decks above			
Roof Construction		Colour	Added Insulation		
Metal		Any	Foil + R1.0 blanket		
Concrete		Any	none		
Floor Construction		Covering	Added Insulation		
Concrete		As drawn	R2.0 to Unit 113 where open below		
Windows		Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A		Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A		Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors					
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres					
Skylights		Glass and frame type	U Value	SHGC	Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified					
External Window Shading		(eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn					
Ceiling Penetrations		(downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.					

#### Drawing Schedule

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DA-B	DRAWINGS AMENDED RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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#### PROJECT STATUS :

#### Development Application

#### PROJECT NAME

#### MIXED USE DEVELOPMENT

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#### SHEET TITLE:

#### Development Summary

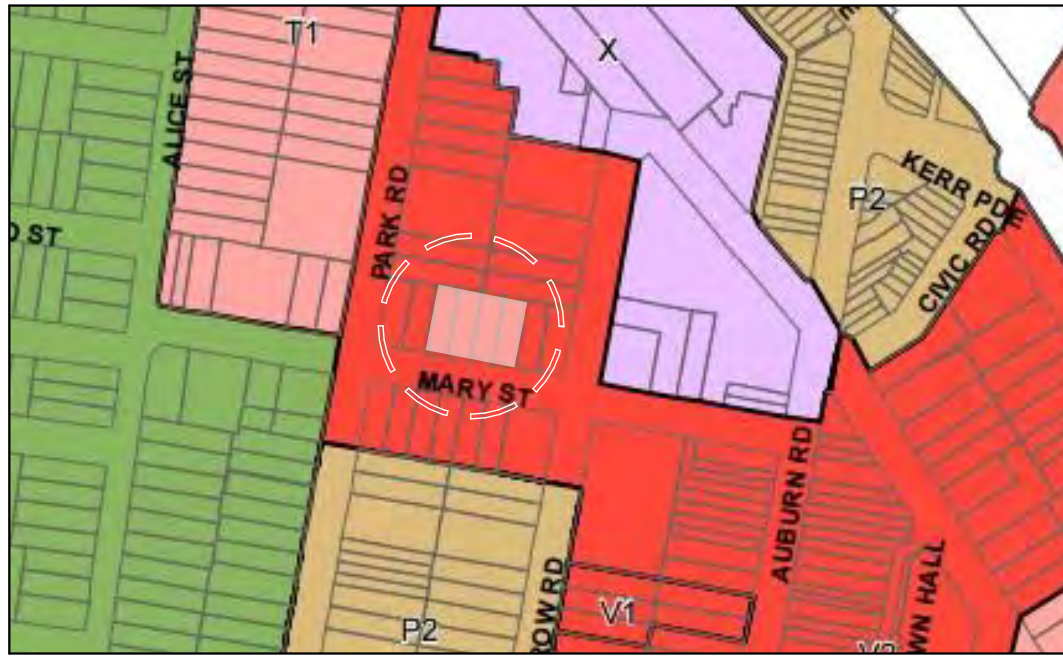
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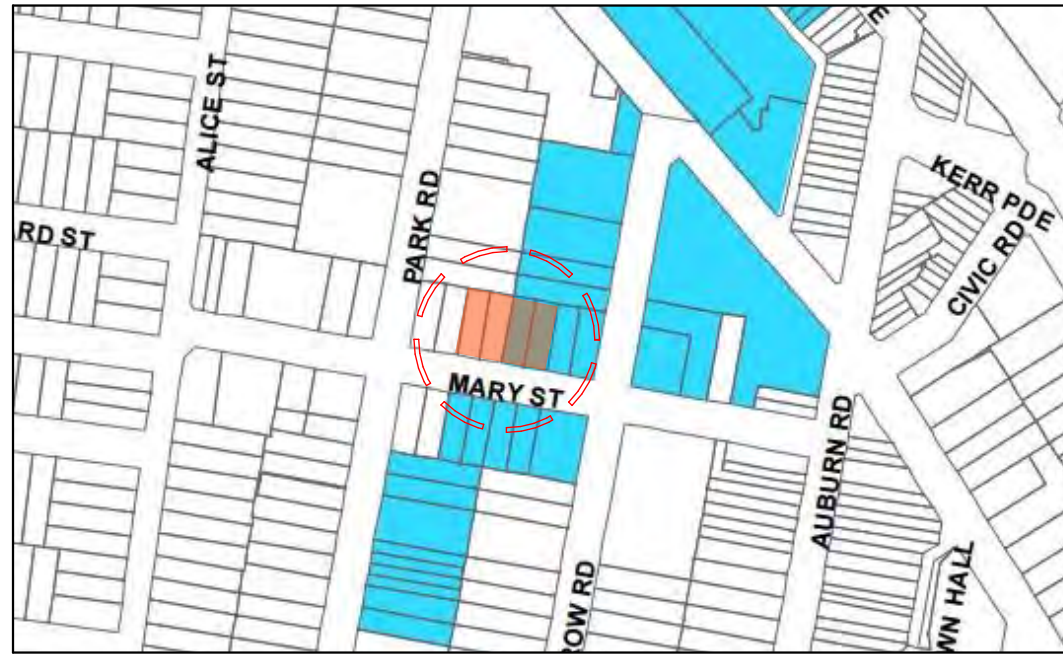
1 Zone Map  
Source: Auburn LEP 2010



2 HOB Map  
Source: Auburn LEP 2010

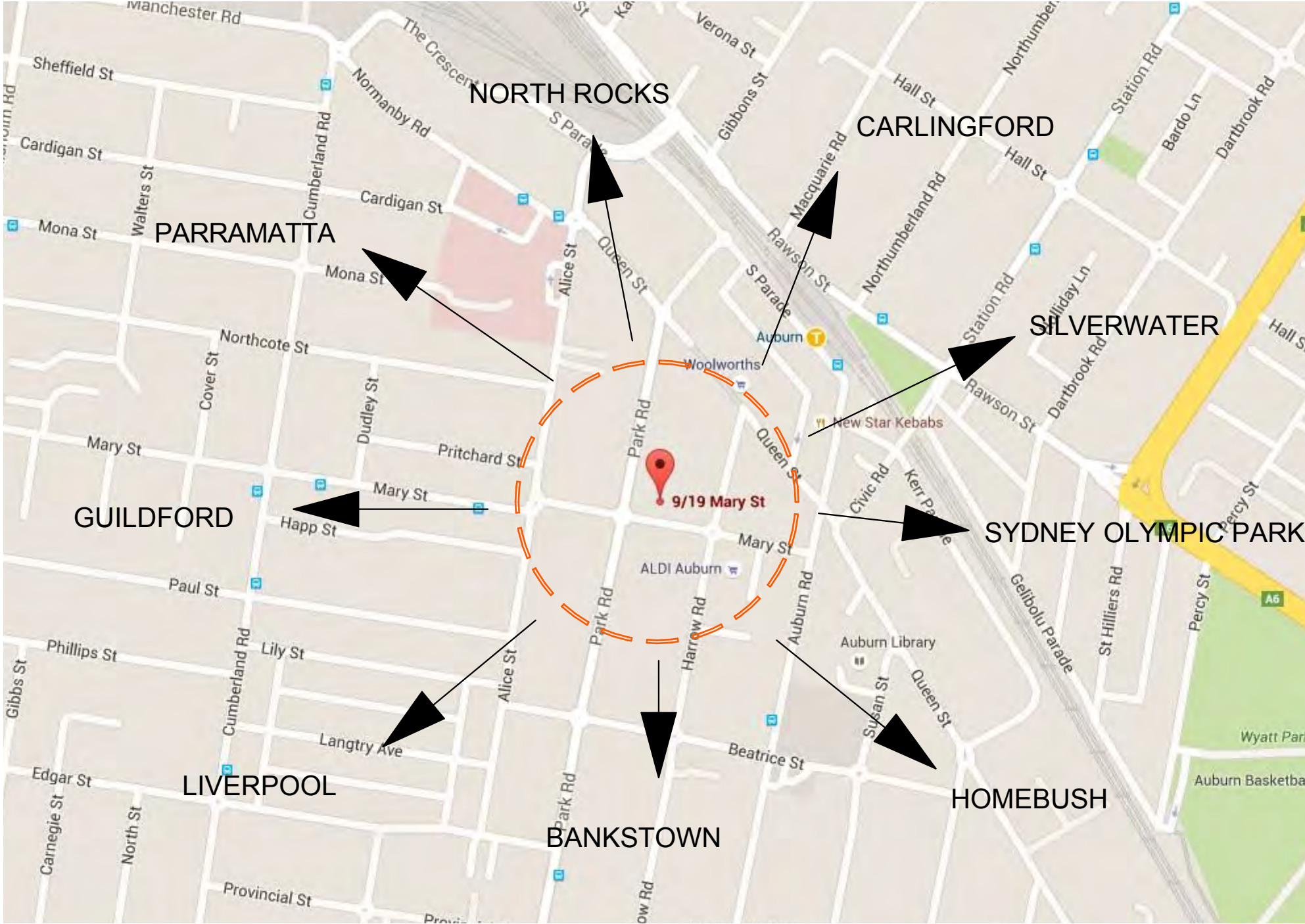


3 FSR Map  
Source: Auburn LEP 2010



4 Flood Map  
Source: Auburn LEP 2010

- Mixed Use
- Max Height 38m
- FSR 5 : 1
- Flood Planning Area



5 Location Map  
Source: Google Maps



6 Aerial Map  
Source: SIXMAPS

- Public Open Space
- Commercials / Retails
- Railway Line / Auburn Station



7 Aerial Map  
Source: SIXMAPS

PROXIMITY TO LOCAL AMENITIES

To transport node

- Auburn train station is 500m from the site
- Bus stops are along Mary St, Harrow St and Park Rd.

To educational facilities

- Trinity College is 100m from the site
- Auburn Public School is 400m from site

To town centre

- Auburn town centre is 260m from the site

To public open space

- Auburn Memorial Park is 550m from the site
- Mona Park is 935m from site

To medical centre / hospital

- Auburn Medical Centre is 300m from site
- St. Joseph Hospital Sydney is 650m from site

To community facilities

- Auburn community centre is 210m from site
- Auburn public library is 325m from site

- School
- Site
- Bus Stop (closest to site)

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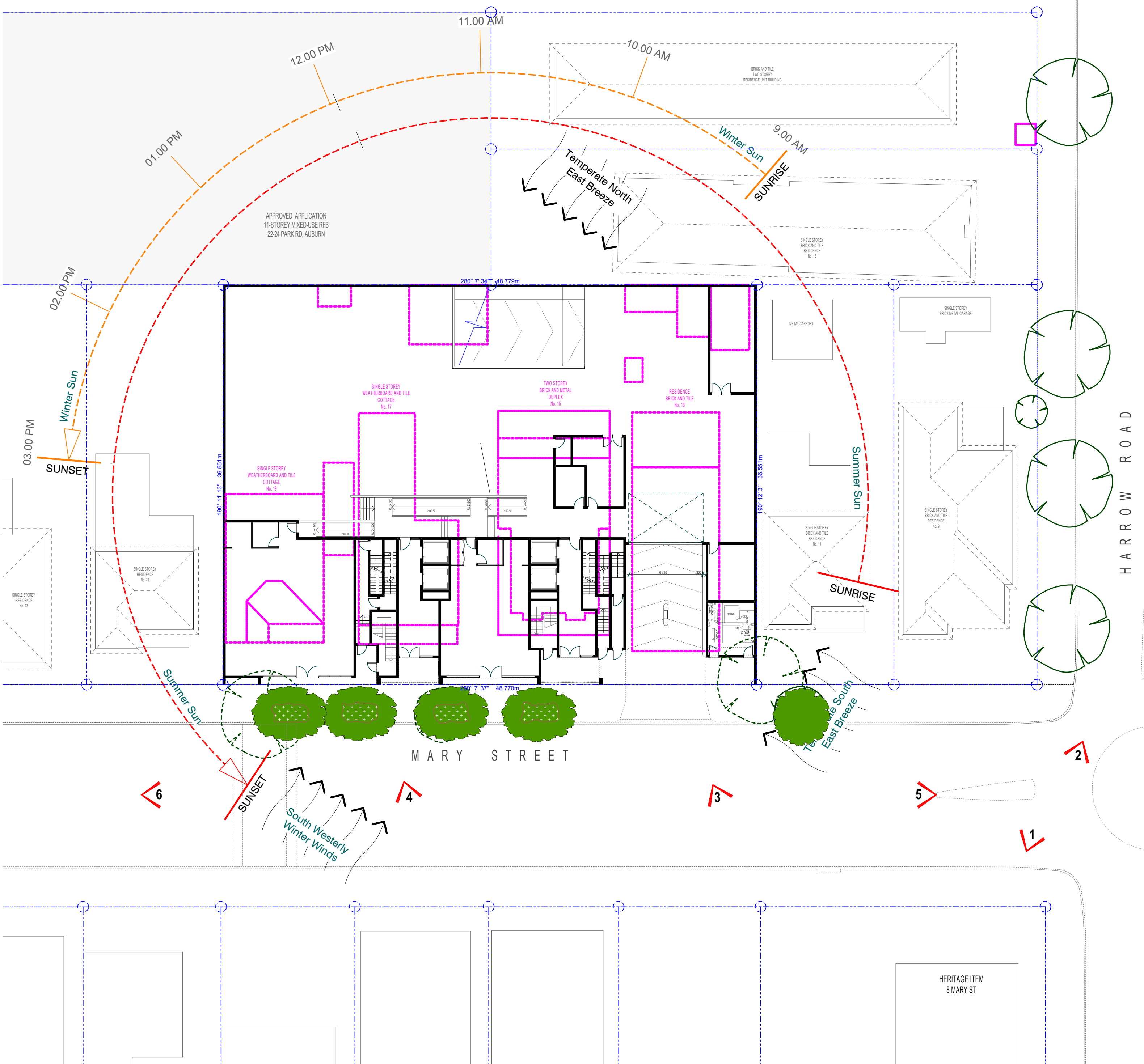
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Site Analysis 01

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1 SITE ANALYSIS



1. Heritage item - 8 Mary Street  
SOURCE: GOOGLE STREET VIEW



2. Looking North on Harrow Road  
SOURCE: GOOGLE STREET VIEW



3. Site 13-17 Mary St  
SOURCE: GOOGLE STREET VIEW



4. Site 17-19 Mary St  
SOURCE: GOOGLE STREET VIEW



5. Looking East on Mary Street  
SOURCE: GOOGLE STREET VIEW



6. Looking West on Mary Street  
SOURCE: GOOGLE STREET VIEW

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1 Mary St Frontage - Existing Context



2 Mary St Frontage - Future Context (indicative)

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1 EXISTING CONTEXT - CNR OF MARY ST & PARK RD



2 FUTURE CONTEXT CNR OF MARY ST & PARK RD (INDICATIVE)

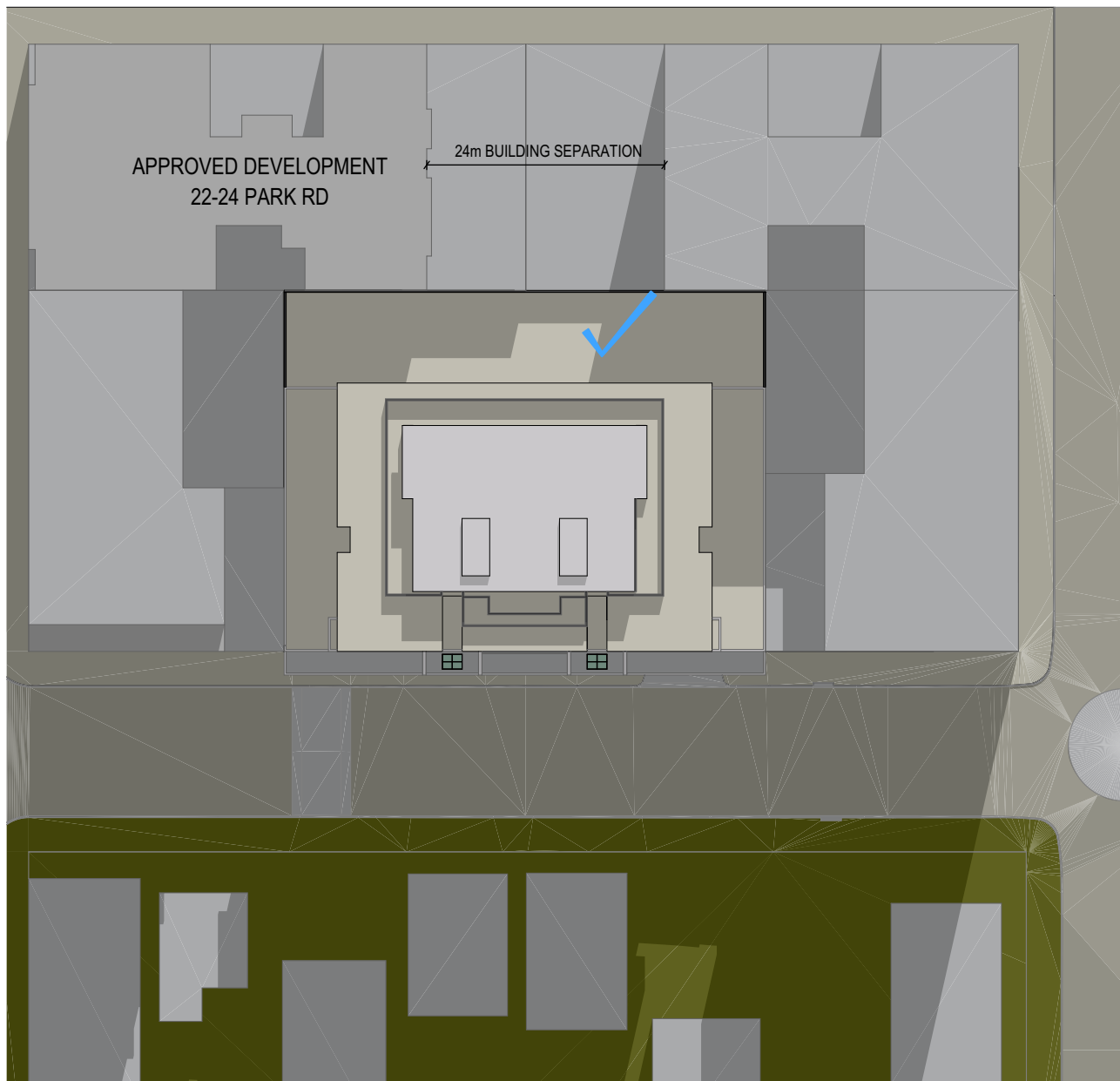


3 EXISTING CONTEXT - CNR OF MARY ST & HARROW RD

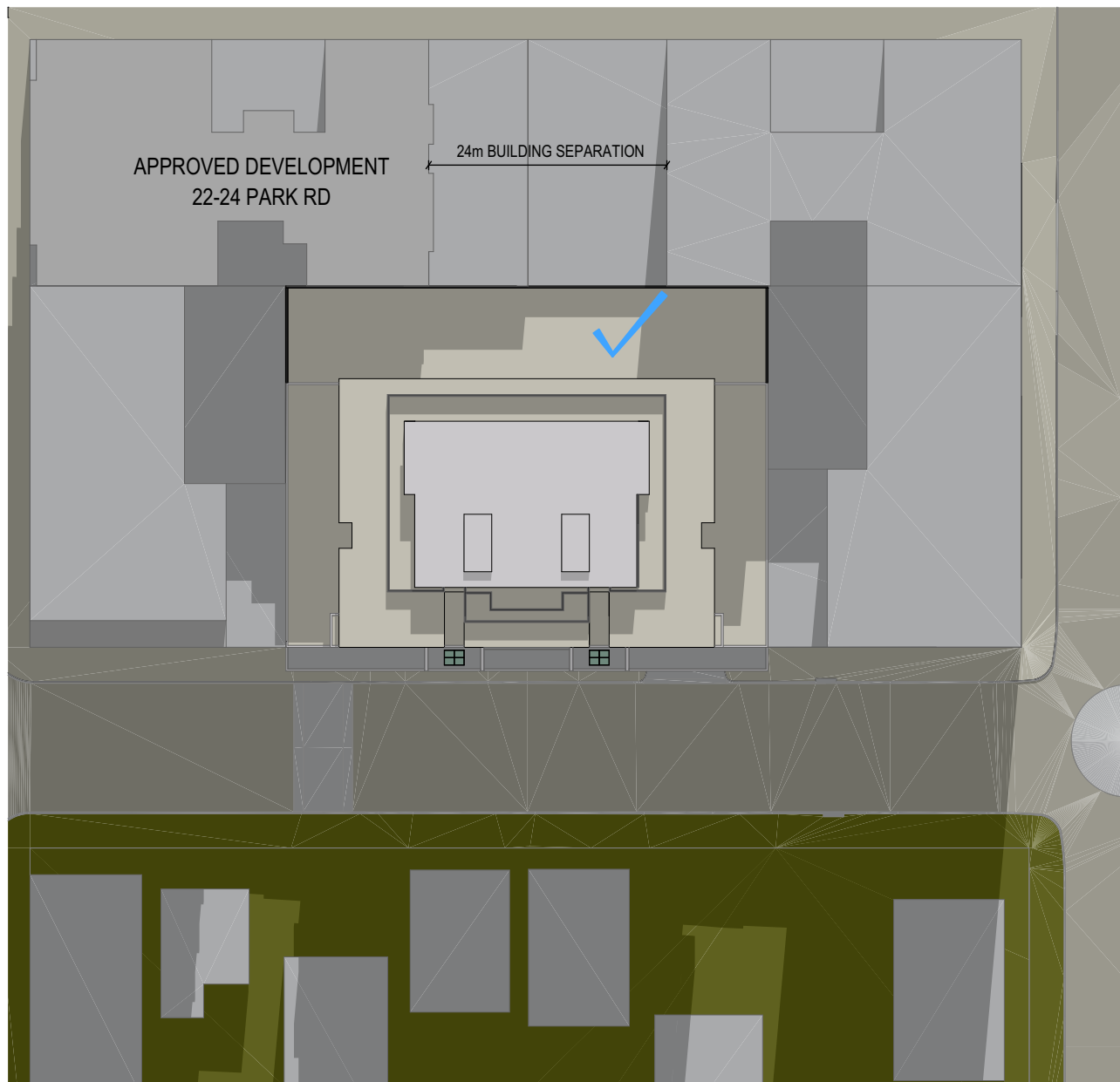


4 FUTURE CONTEXT CNR OF MARY ST & HARROW RD (INDICATIVE)

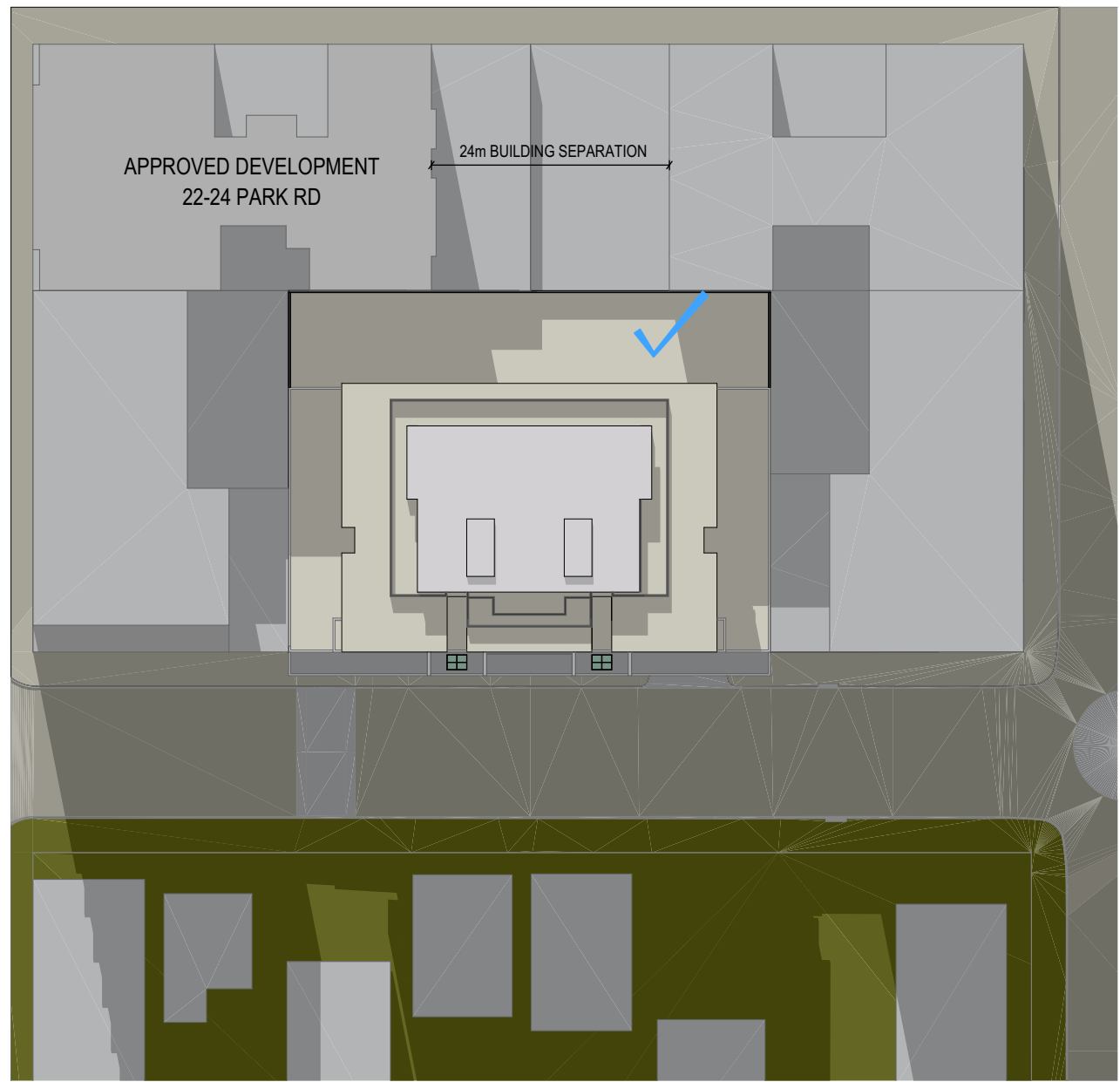
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SOLAR ACCESS TO COMMON OPEN SPACE



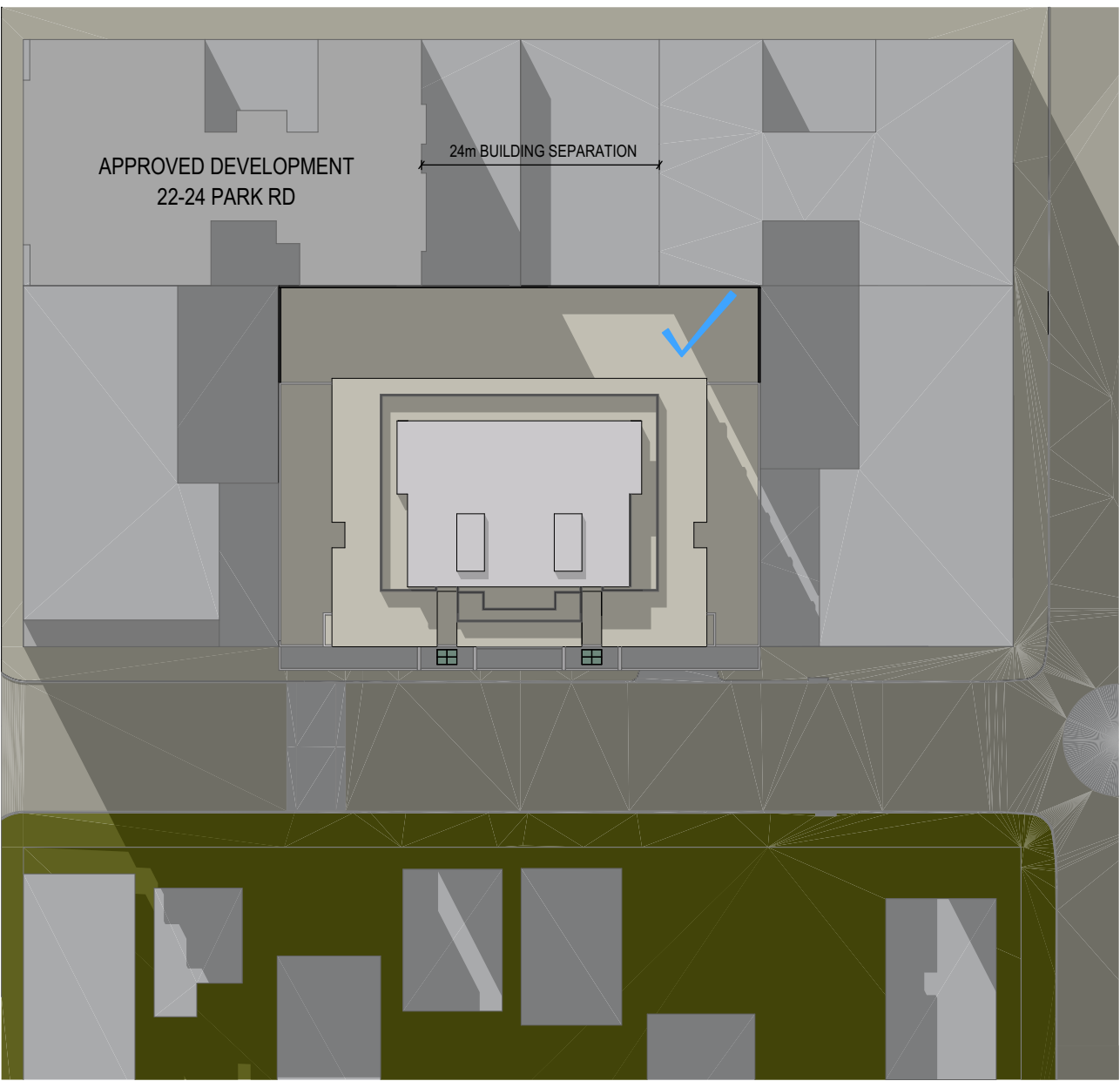
5 SHADOW 10AM - 21 JUNE (FUTURE CONTEXT)



6 SHADOW 11AM - 21 JUNE (FUTURE CONTEXT)



7 SHADOW 12PM - 21 JUNE (FUTURE CONTEXT)



8 SHADOW 1PM - 21 JUNE (FUTURE CONTEXT)

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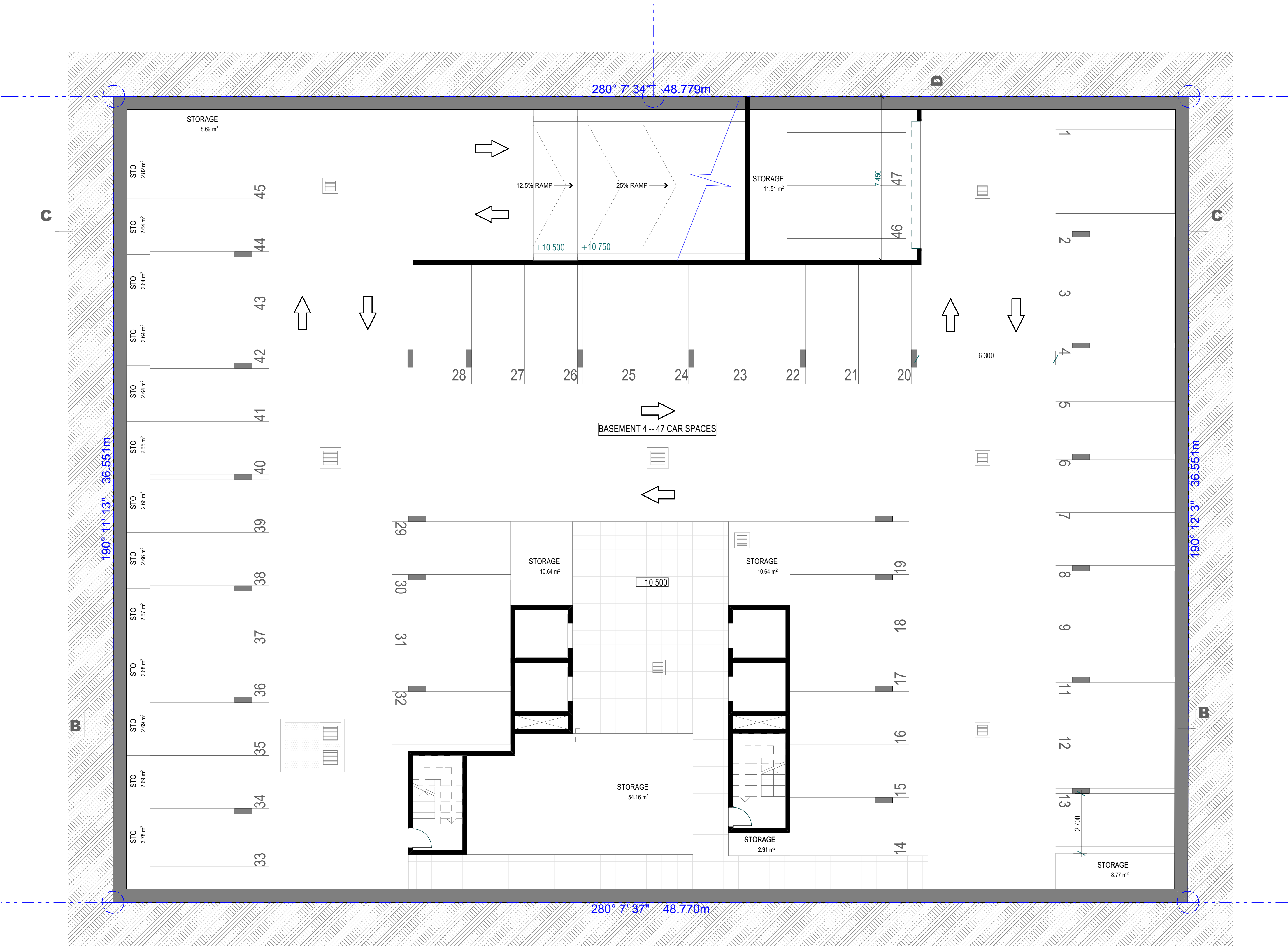


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Urban Context Analysis 02

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SHEET TITLE:  
Basement 4 Plan

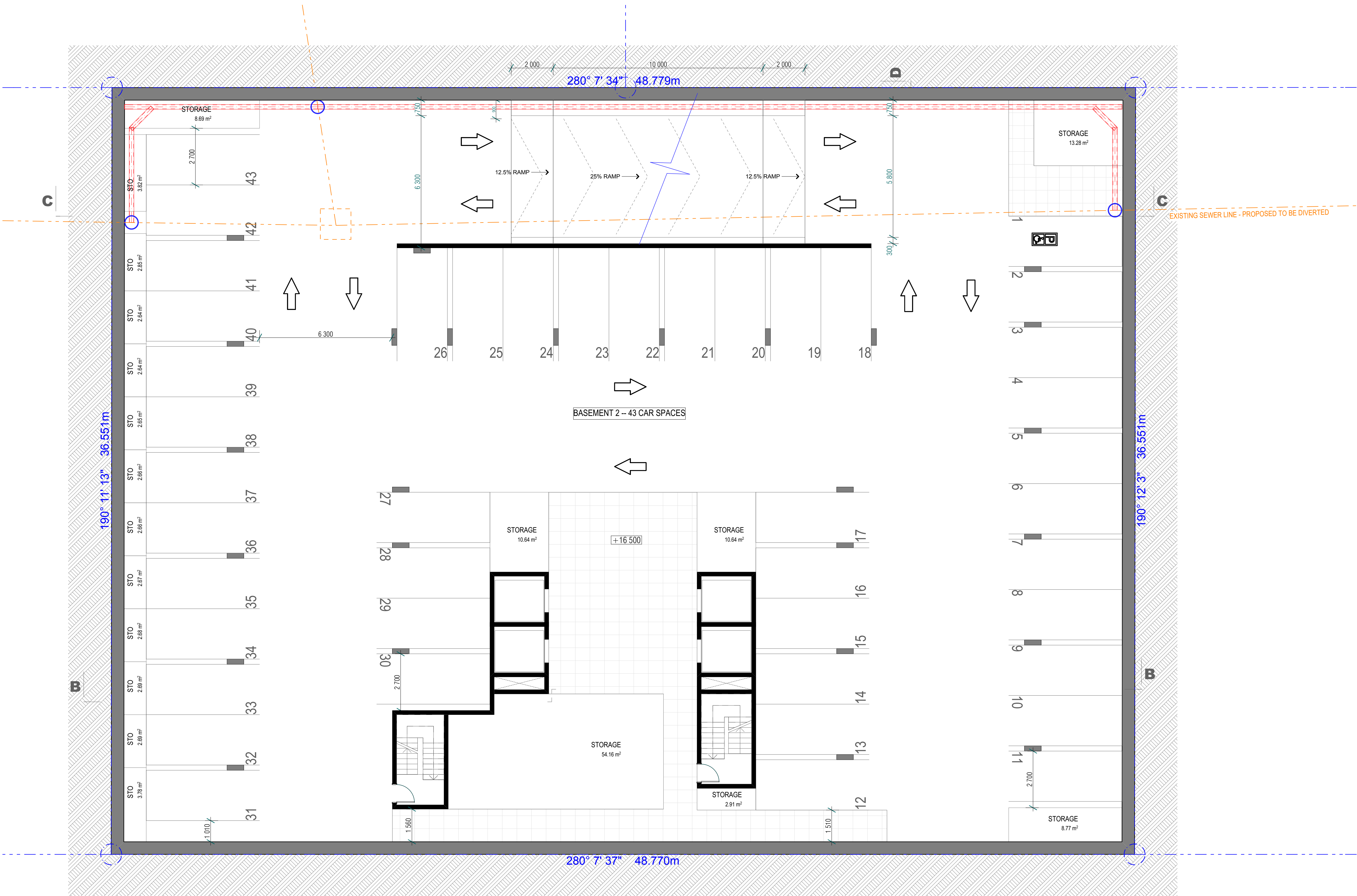
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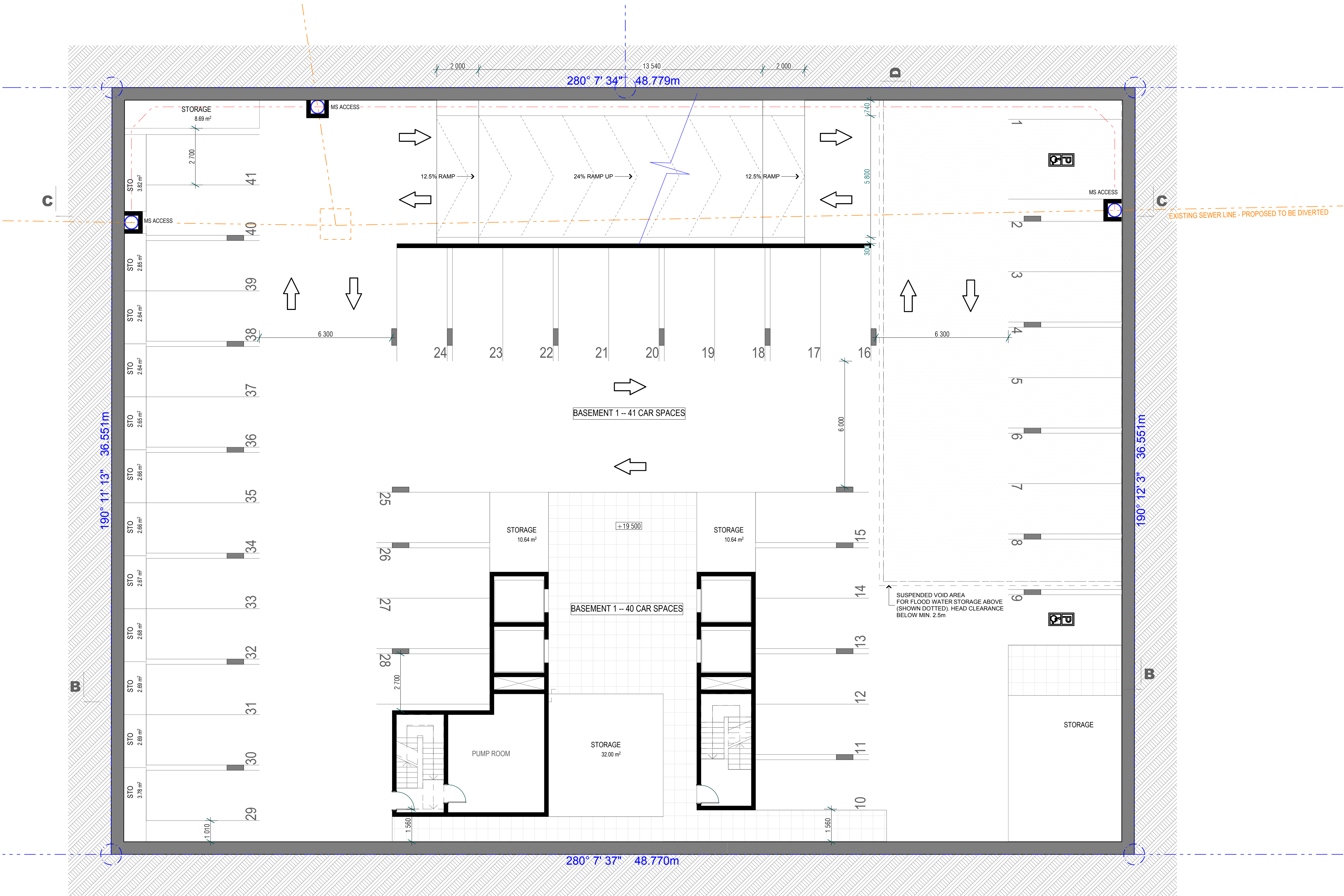


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Basement 2 Plan

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SHEET TITLE:

Basement 1 Plan

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PROJECT STATUS:

Development Application

PROJECT NAME

MIXED USE DEVELOPMENT

13 - 19 Mary Street  
Auburn NSW 2144

L.G.A.: Cumberland Council

NORTH:



SHEET TITLE:

Ground FI Plan

DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 8/09/2017  
SCALE: 1:100@A1  
1:200@A3  
OR AS NOTED

PRINT: A3 SHEET

8400  
JOB No.

11  
DRAWING No.

B  
ISSUE





DA-B	DRAWINGS AMENDED, RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

GENERAL NOTES:

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PROJECT STATUS:

Development Application

PROJECT NAME

MIXED USE DEVELOPMENT

13 - 19 Mary Street  
Auburn NSW 2144

L.G.A : Cumberland Council

NORTH:



SHEET TITLE:

Level 1 Plan - Podium

DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 8/09/2017  
SCALE: 1:100@A1  
1:200@A3  
OR AS NOTED

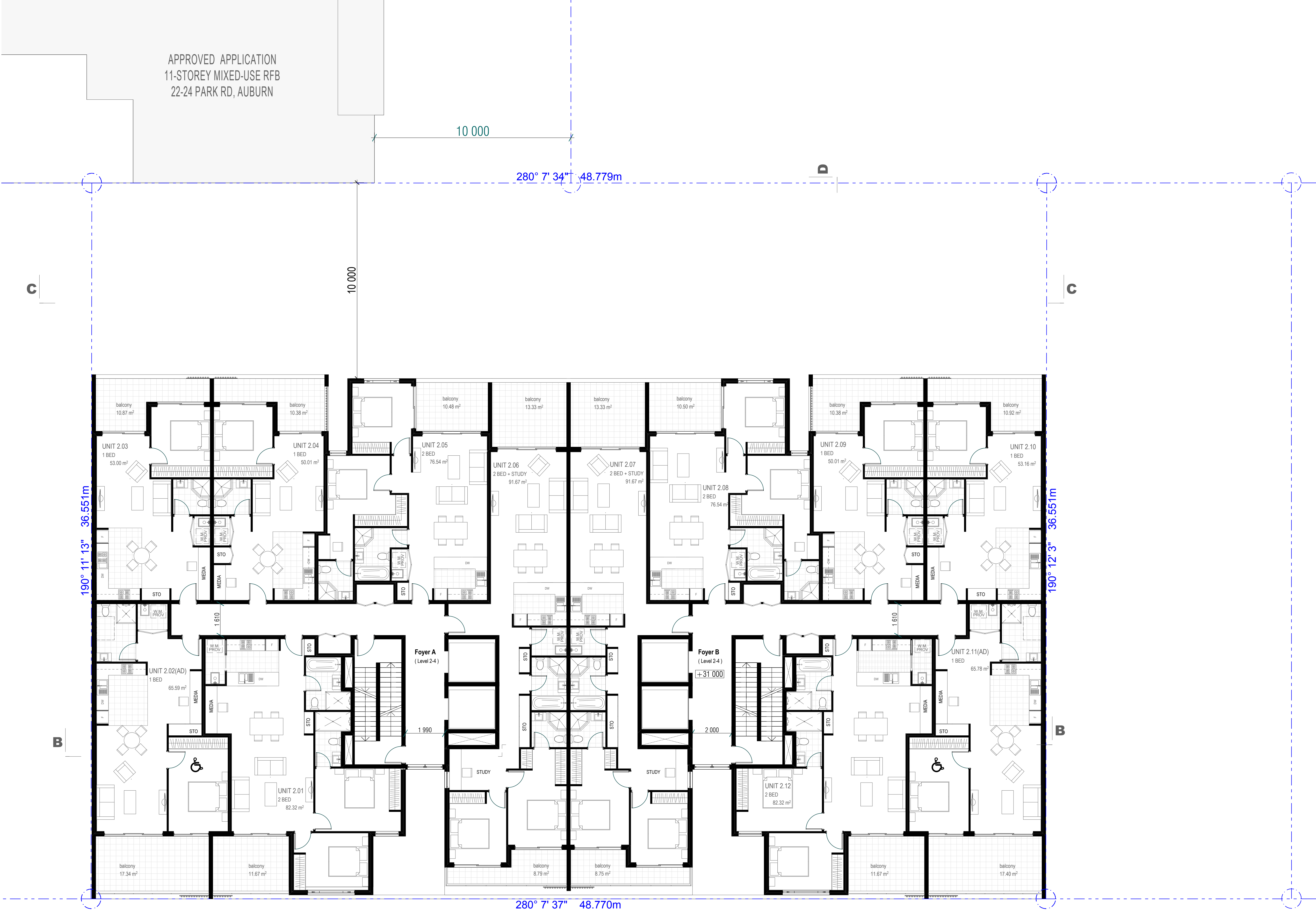
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8400  
JOB No.

12  
DRAWING No.

B  
ISSUE





DA-B	DRAWINGS AMENDED, RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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Development Application

PROJECT NAME

MIXED USE DEVELOPMENT

13 - 19 Mary Street  
Auburn NSW 2144

L.G.A.: Cumberland Council

NORTH:



SHEET TITLE:

Level 2-4 Plan (Typical)

DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 8/09/2017  
SCALE: 1:100@A1  
1:200@A3  
OR AS NOTED

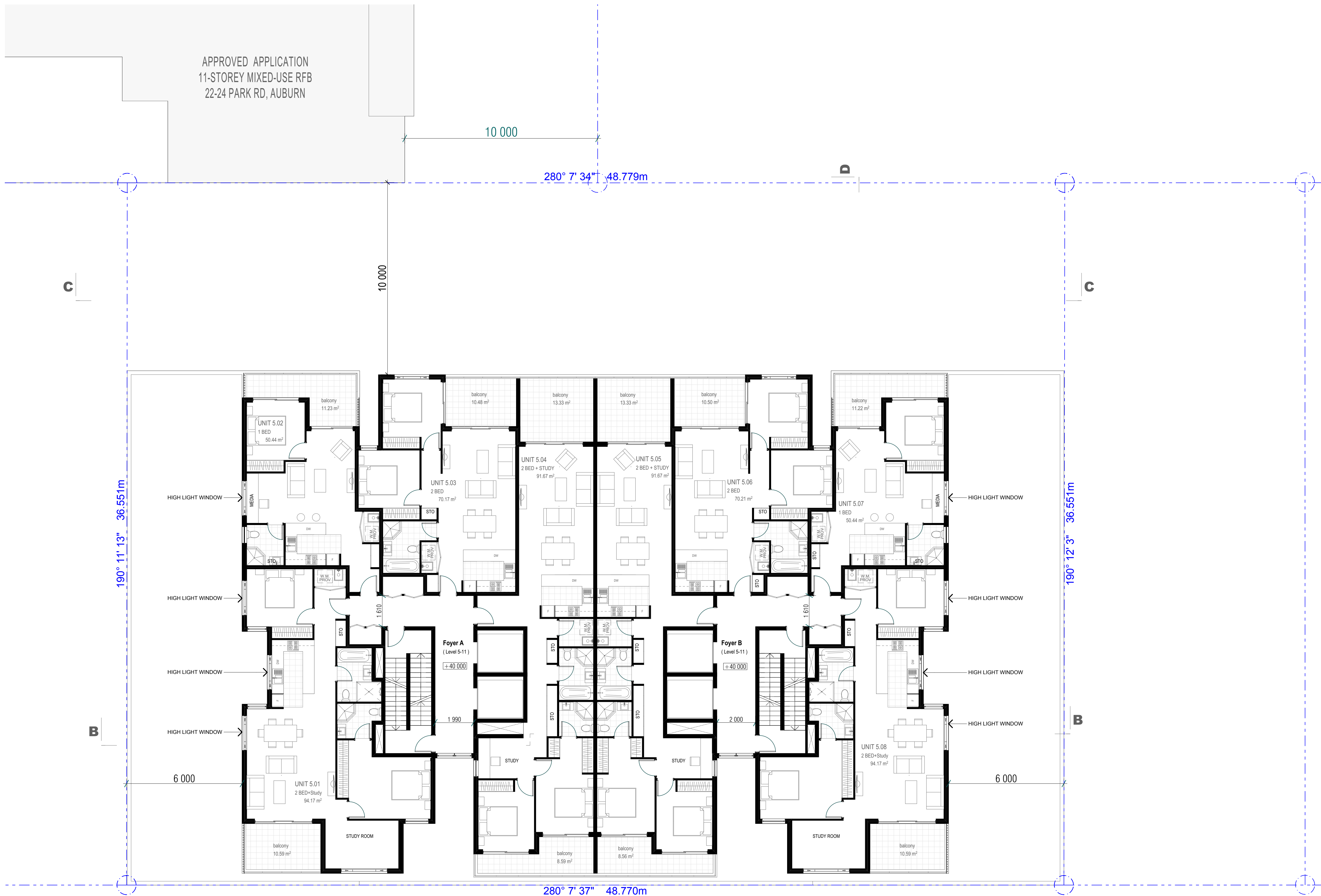
PRINT: A3 SHEET

8400  
JOB No.

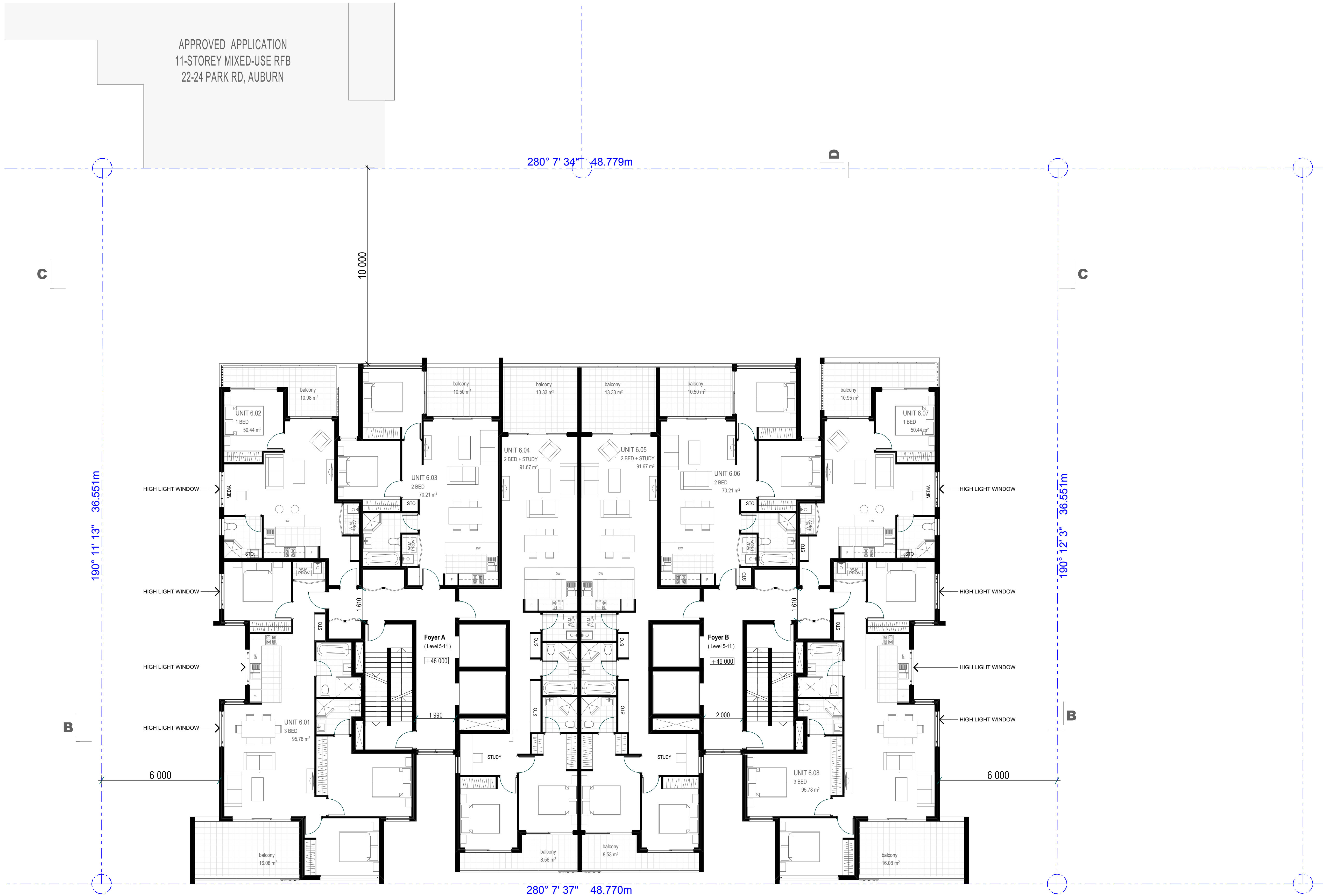
13  
DRAWING No.

B  
ISSUE

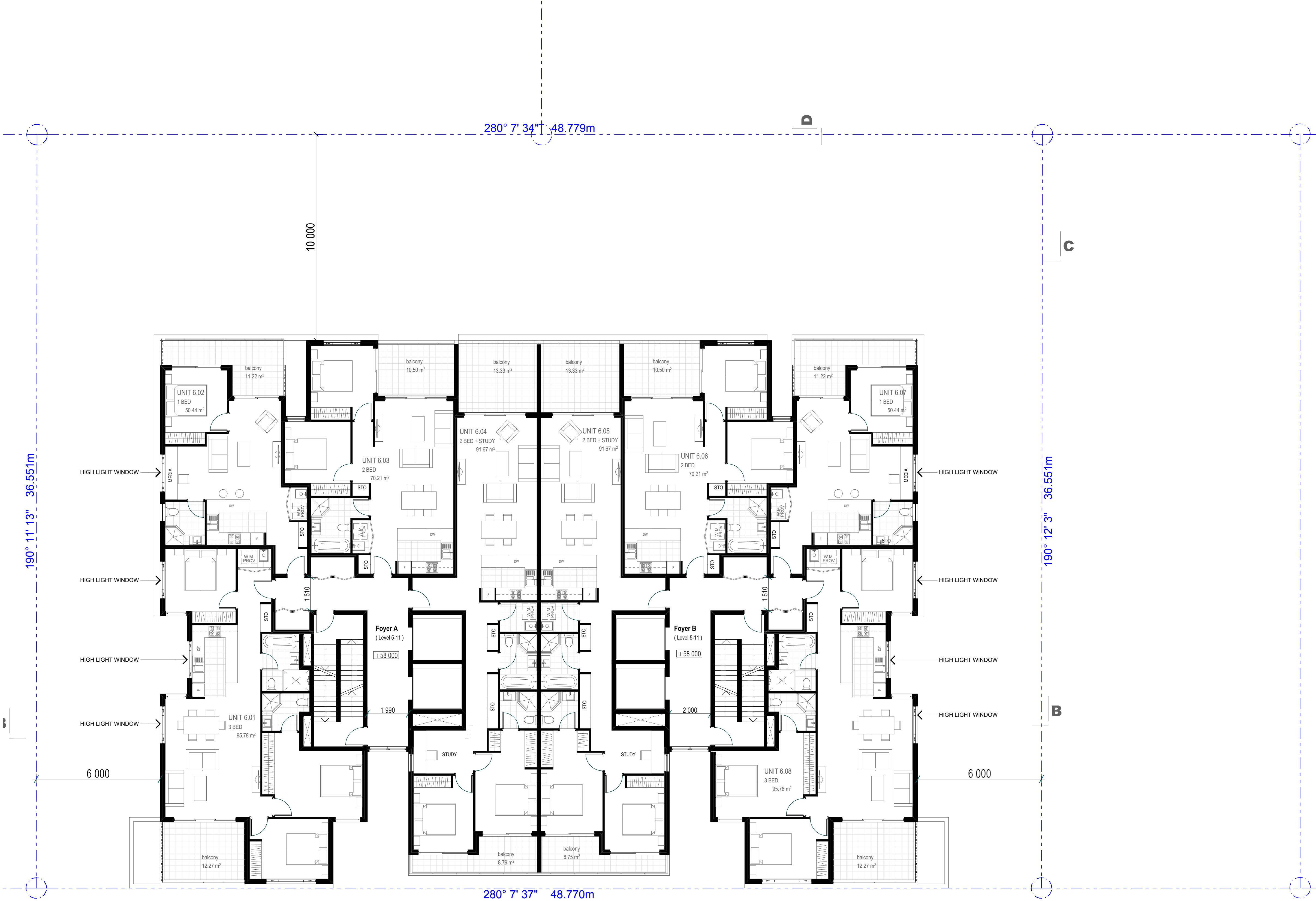












DA-B	DRAWINGS AMENDED RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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Development Application

PROJECT NAME

MIXED USE DEVELOPMENT

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L.G.A.: Cumberland Council

NORTH:



SHEET TITLE:

Level 11 Plan

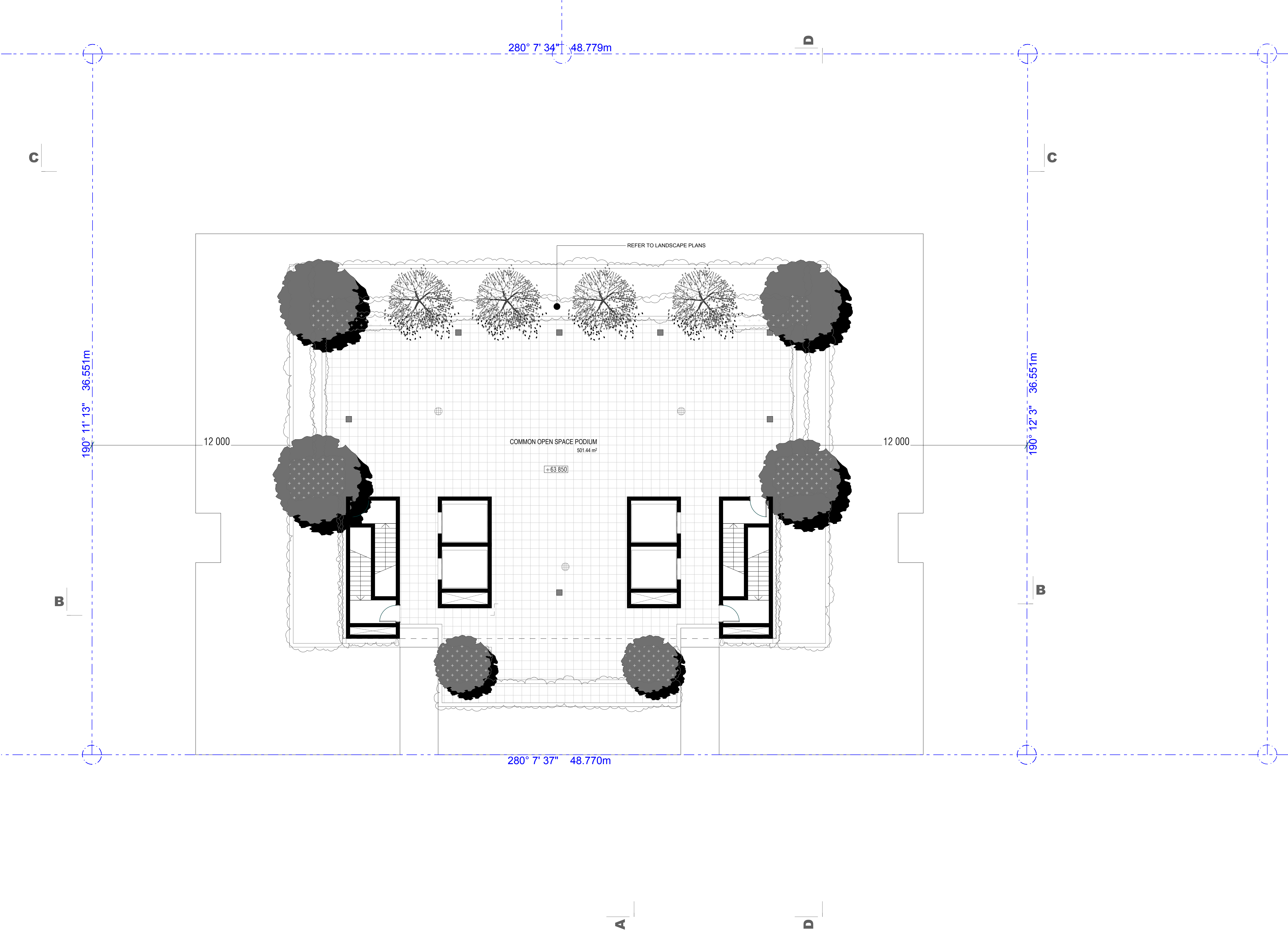
DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 8/09/2017  
SCALE: 1:100@A1  
PRINT: A3 SHEET  
OR AS NOTED

8400  
JOB No.

16  
DRAWING No.

B  
ISSUE





DA-B	DRAWINGS AMENDED, RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS:

Development Application

PROJECT NAME

MIXED USE DEVELOPMENT

13 - 19 Mary Street  
Auburn NSW 2144

L.G.A.: Cumberland Council

NORTH:



SHEET TITLE:

Rooftop Terrace

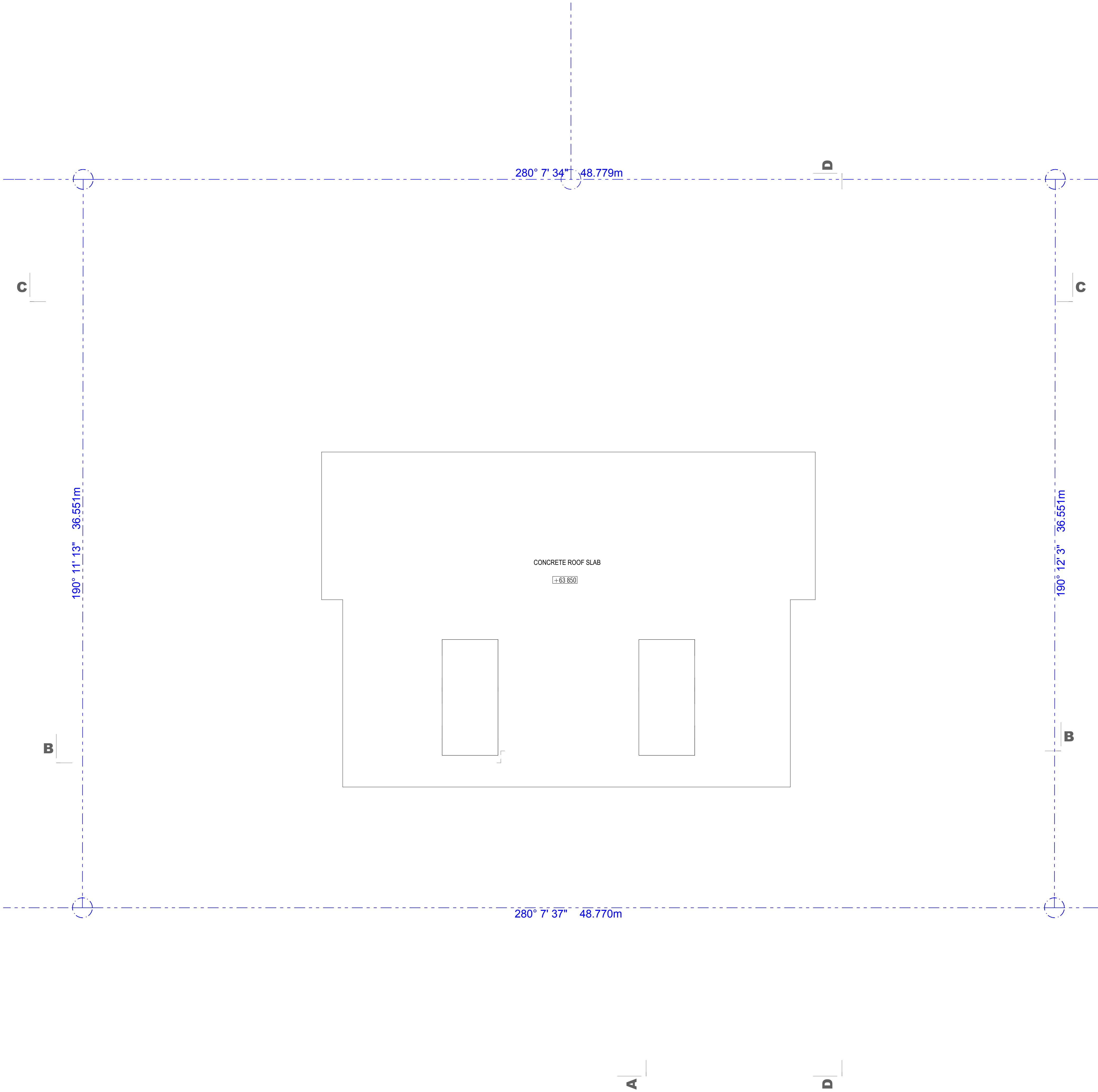
DESIGNED: AHM    DRAWN: YT    COMMENCED: 8/09/2017    SCALE: 1:100@A1    PRINT: A3 SHEET

1:200@A3  
OR AS NOTED

8400    17    B

JOB No.    DRAWING No.    ISSUE





DA-B	DRAWINGS AMENDED, RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :

Development Application

PROJECT NAME

MIXED USE DEVELOPMENT

13 - 19 Mary Street  
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L.G.A. : Cumberland Council

NORTH:



SHEET TITLE:

Top Roof Plan

DESIGNED: AHM    DRAWN: YT    COMMENCED: 8/09/2017    SCALE: 1:100@A1, 1:200@A3 OR AS NOTED    PRINT: A3 SHEET

8400 JOB No.    18 DRAWING No.    B ISSUE





MATERIAL SCHEDULE

	1. Paint Render 01 - Dulux 'White on White'	(*O.S.A)
	2. Paint Render 02 - Dulux 'Silver Grey'	(*O.S.A)
	3. Paint Render 03 - Dulux 'Raku'	(*O.S.A)
	4. Colorbond 'Shale Grey'	(*O.S.A)
	5. Colorbond 'Terrain' - Louvres	(*O.S.A)
	6. Translucent / frosted glass balustrade	(*O.S.A)



7. Composite Timber 'Innwood'



(\*O.S.A)

DA-B	DRAWINGS AMENDED- RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :  
Development Application

PROJECT NAME  
MIXED USE DEVELOPMENT  
13 - 19 Mary Street  
Auburn NSW 2144

L.G.A : Cumberland Council  
NORTH:

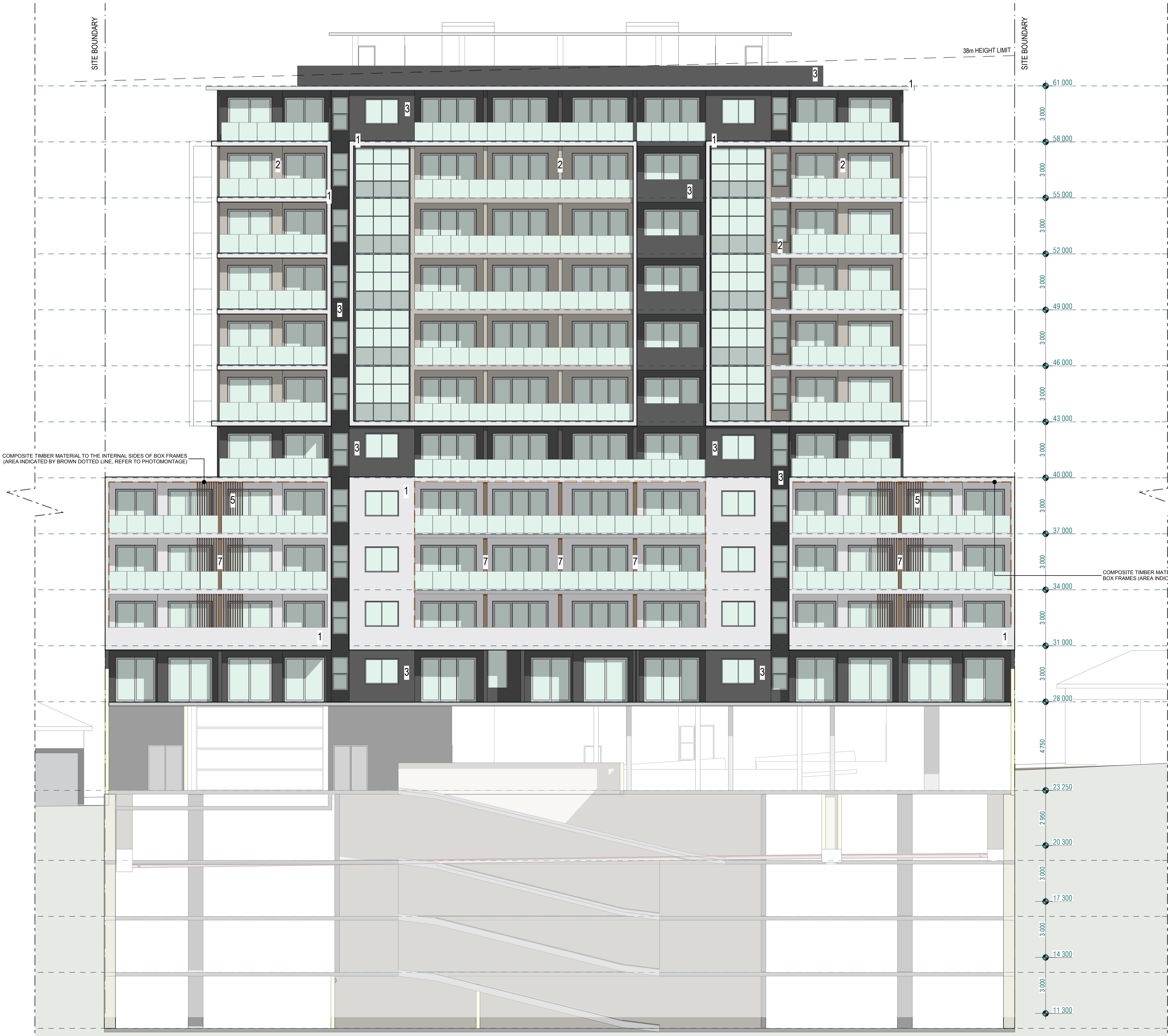


SHEET TITLE:  
South Elevation - Mary St frontage

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	YT	8/09/2017	1:100@A1 1:200@A3 OR AS NOTED	A3 SHEET

8400 19  
JOB No. DRAWING No. ISSUE





MATERIAL SCHEDULE

1. Paint Render 01 - Dulux 'White on White'	(*O.S.A)
2. Paint Render 02 - Dulux 'Silver Grey'	(*O.S.A)
3. Paint Render 03 - Dulux 'Raku'	(*O.S.A)
4. Colorbond 'Shale Grey' Window & sliding door frames / Balustrade rails / Roller door	(*O.S.A)
5. Colorbond 'Terrain' - Louvres	(*O.S.A)
6. Translucent / frosted glass balustrade	(*O.S.A)



7. Composite Timber 'Innwood' (\*O.S.A)

DA-B	DRAWINGS AMENDED, RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS:  
Development Application

PROJECT NAME  
MIXED USE DEVELOPMENT  
13 - 19 Mary Street  
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L.G.A : Cumberland Council  
NORTH:

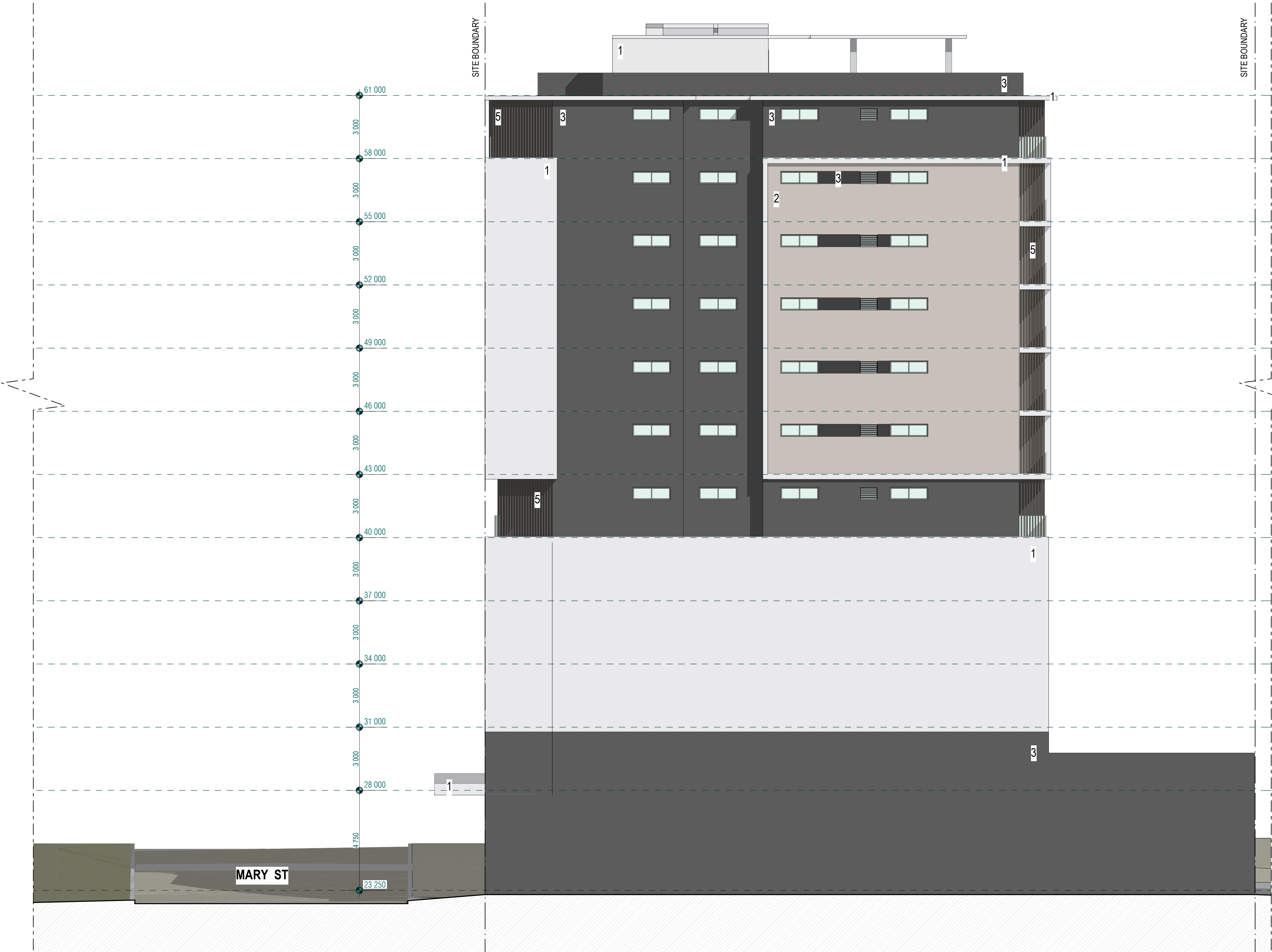


SHEET TITLE:  
North Elevations

DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 8/09/2017  
SCALE: 1:100@A1  
1:200@A3  
OR AS NOTED  
PRINT: A3 SHEET

8400  
JOB No.  
20  
DRAWING No.  
B  
ISSUE





MATERIAL SCHEDULE

	1. Paint Render 01 - Dulux 'White on White'	(*O.S.A)
	2. Paint Render 02 - Dulux 'Silver Grey'	(*O.S.A)
	3. Paint Render 03 - Dulux 'Raku'	(*O.S.A)
	4. Colorbond 'Shale Grey' Window & sliding door frames / Balustrade rails / Roller door	(*O.S.A)
	5. Colorbond 'Terrain' - Louvres	(*O.S.A)
	6. Translucent / frosted glass balustrade	(*O.S.A)



7. Composite Timber 'Innwood'



(\*O.S.A)

DA-B	DRAWINGS AMENDED RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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Development Application

PROJECT NAME  
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Auburn NSW 2144

L.G.A : Cumberland Council  
NORTH:

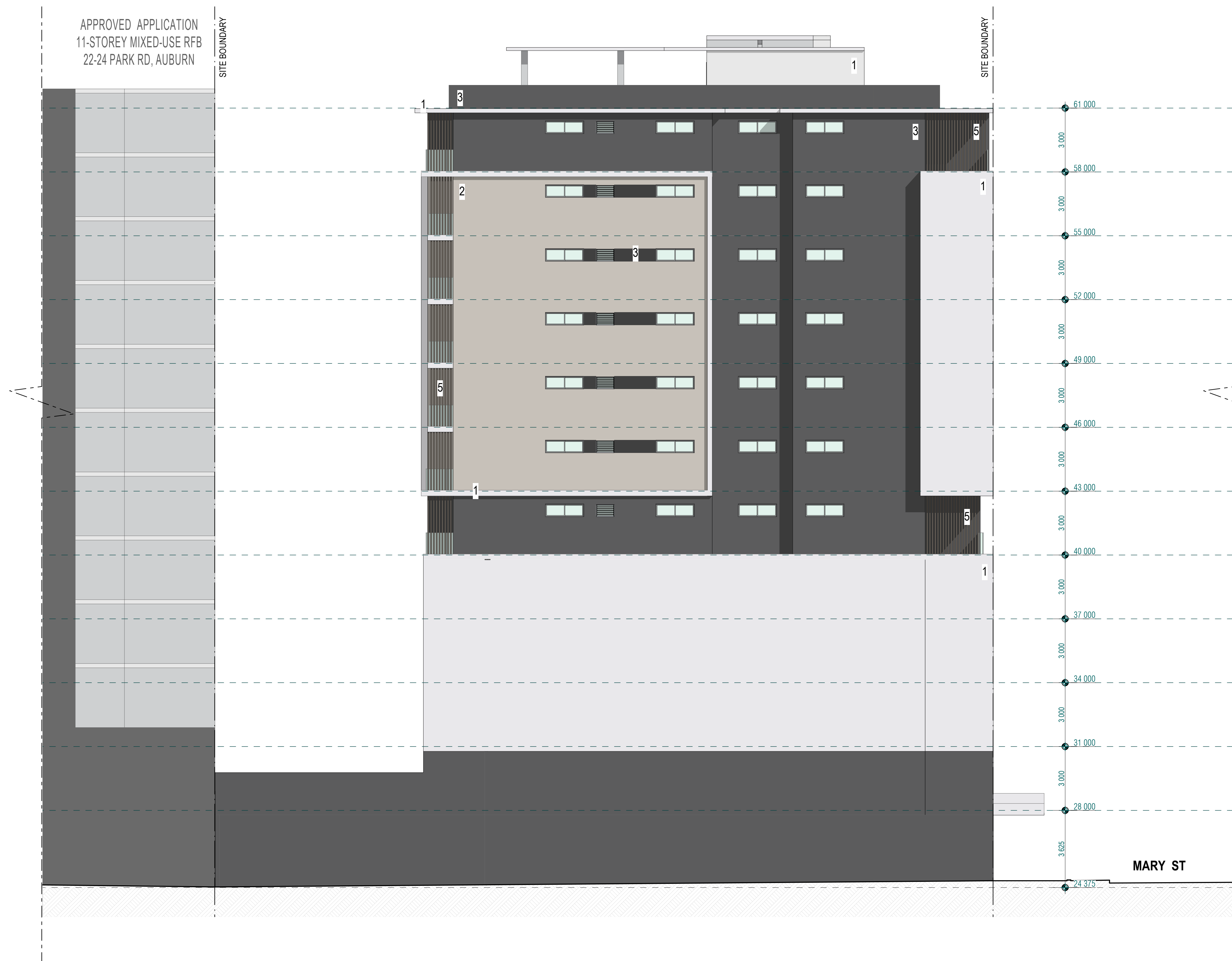


SHEET TITLE:  
East Elevation





DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 8/09/2017  
SCALE: 1:100@A1  
1:200@A3  
OR AS NOTED  
PRINT: A3 SHEET

8400  
JOB No.  
21  
DRAWING No.  
B  
ISSUE





## MATERIAL SCHEDULE

	1. Paint Render 01 - Dulux 'White on White'	(*O.S.A.)
	2. Paint Render 02 - Dulux 'Silver Grey'	(*O.S.A.)
	3. Paint Render 03 - Dulux 'Raku'	(*O.S.A.)
	4. Colorbond 'Shale Grey' Window & sliding door frames / Balustrade rails / Roller door	(*O.S.A.)
	5. Colorbond 'Terrain' - Louvres	(*O.S.A.)
	6. Translucent / frosted glass balustrade	(*O.S.A.)



7. Composite Timber 'Innowood' (\*O.S.A)

DA-8	DRAWINGS AMENDED. RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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## PROJECT STATUS

## Development Application

## PROJECT NAME

## MIXED USE DEVELOPMENT

13 - 19 Mary Street  
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L.G.A : Cumberland Council

NORTH:



SHEET TITLE:

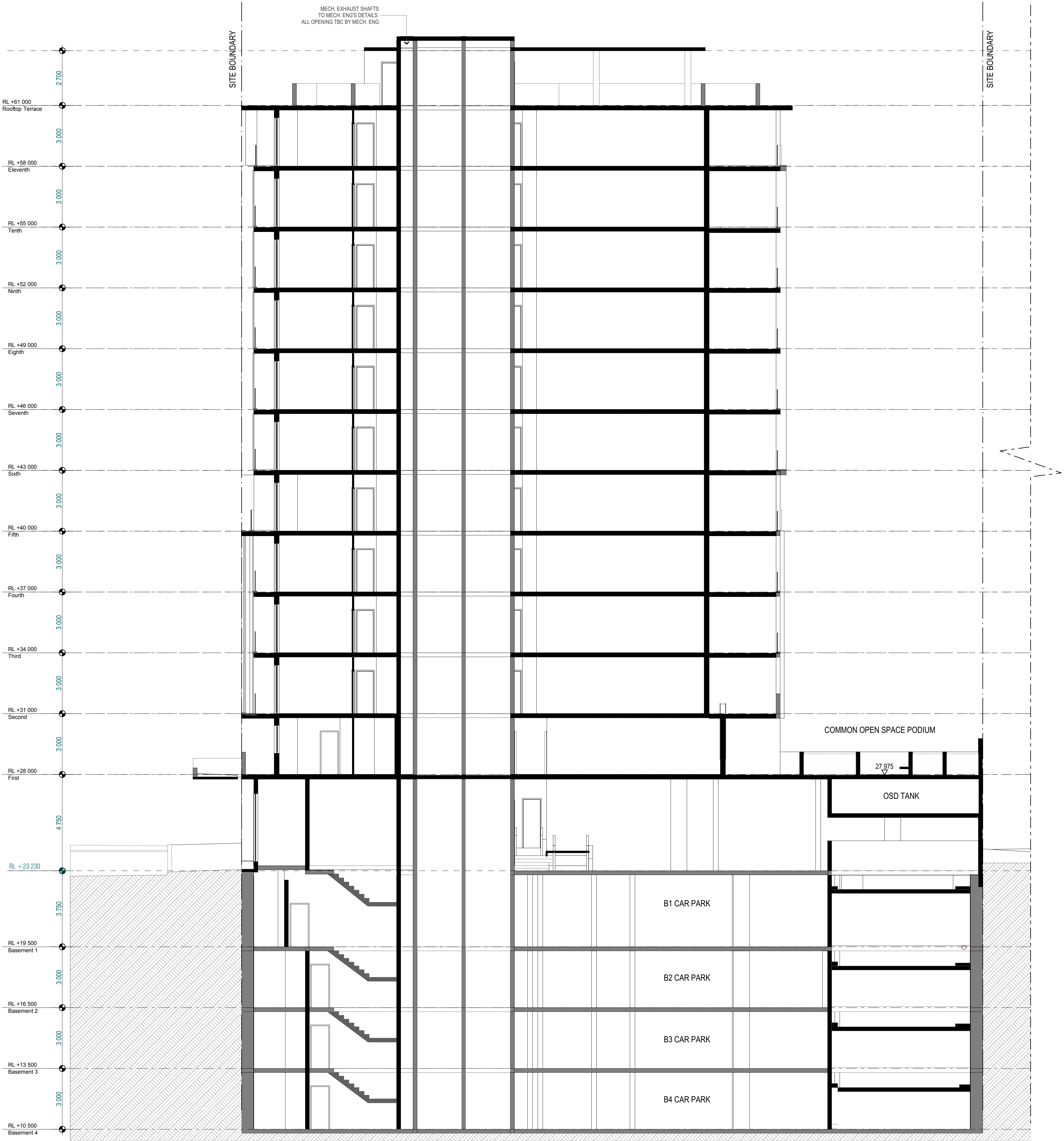
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DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	YT	8/09/2017	1:100@A1 1:200@A3 OR AS NOTED	A3 SHEET

8400 JOB No. 22 DRAWING No. B ISSUE

Printed : Friday, 8 September 2017 10:34 AM





DA-B	DRAWINGS AMENDED. RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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PROJECT STATUS :

Development Application

PROJECT NAME

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NORTH:



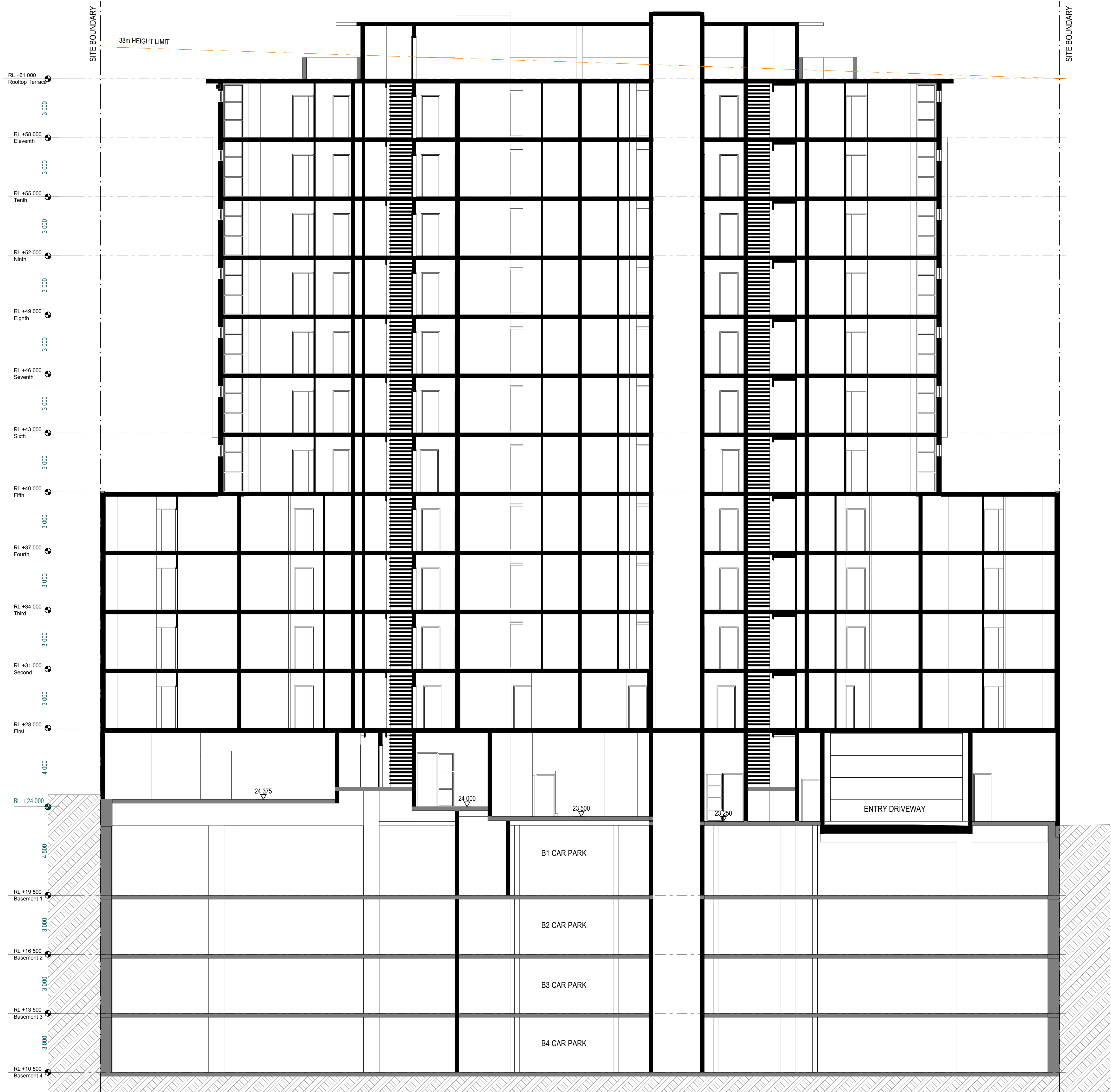
SHEET TITLE:

Section A

DESIGNED: AHM    DRAWN: YT    COMMENCED: 8/09/2017    SCALE: 1:100@A1 1:200@A3 OR AS NOTED    PRINT: A3 SHEET

8400 JOB No.    23 DRAWING No.    B ISSUE





DA-B	DRAWINGS AMENDED, RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
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PROJECT STATUS :

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13 - 19 Mary Street  
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L.G.A : Cumberland Council

NORTH:



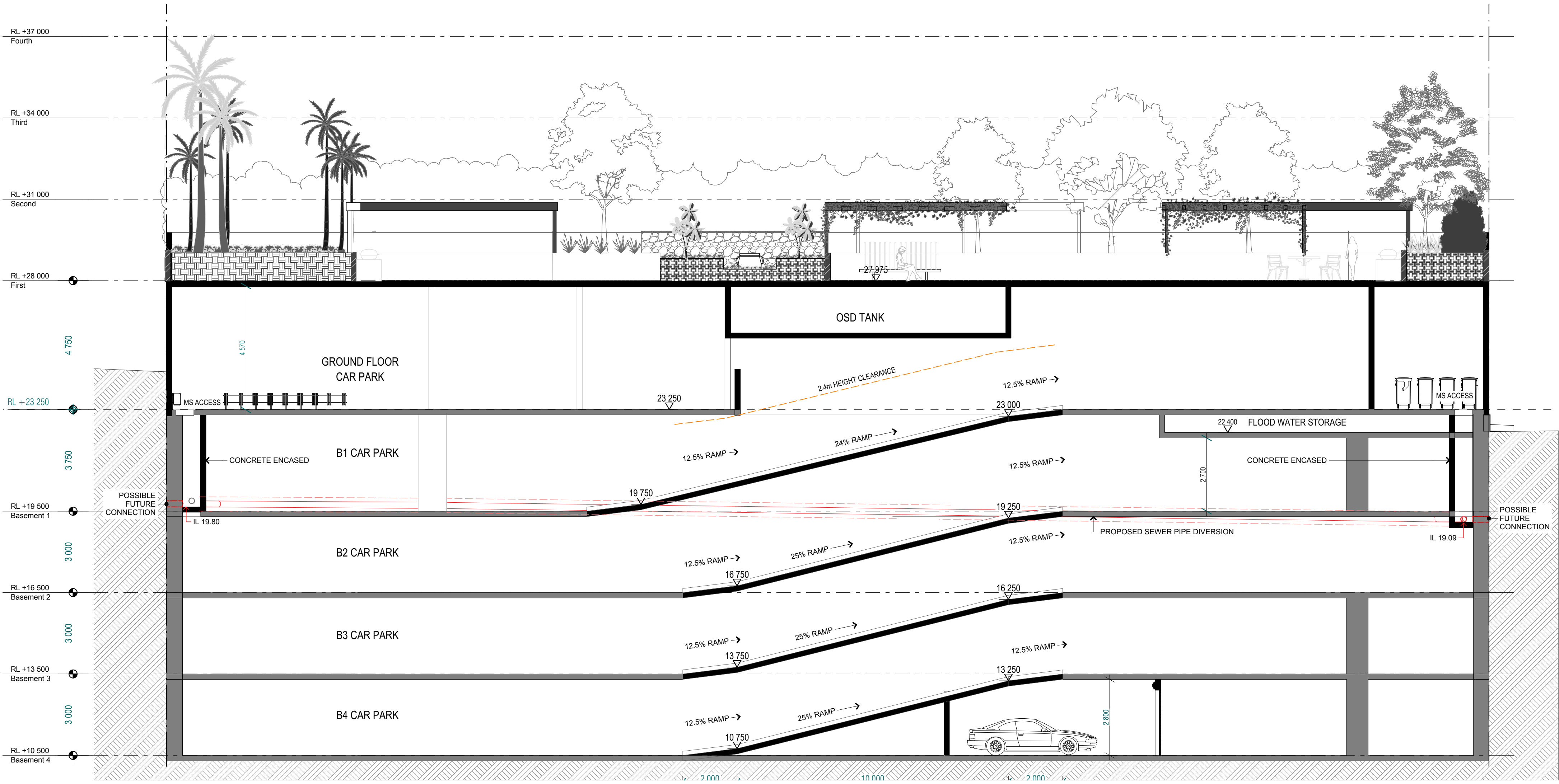
SHEET TITLE:

Section B

DESIGNED: AHM    DRAWN: YT    COMMENCED: 8/09/2017    SCALE: 1:100@A1, 1:200@A3 OR AS NOTED    PRINT: A3 SHEET

8400 JOB No.    24 DRAWING No.    B ISSUE





1 Basement Ramps Section

DA-B	DRAWINGS AMENDED RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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28 495 869 790 / abn

PROJECT STATUS:

Development Application

PROJECT NAME

MIXED USE DEVELOPMENT

13 - 19 Mary Street  
Auburn NSW 2144

L.G.A.: Cumberland Council

NORTH:



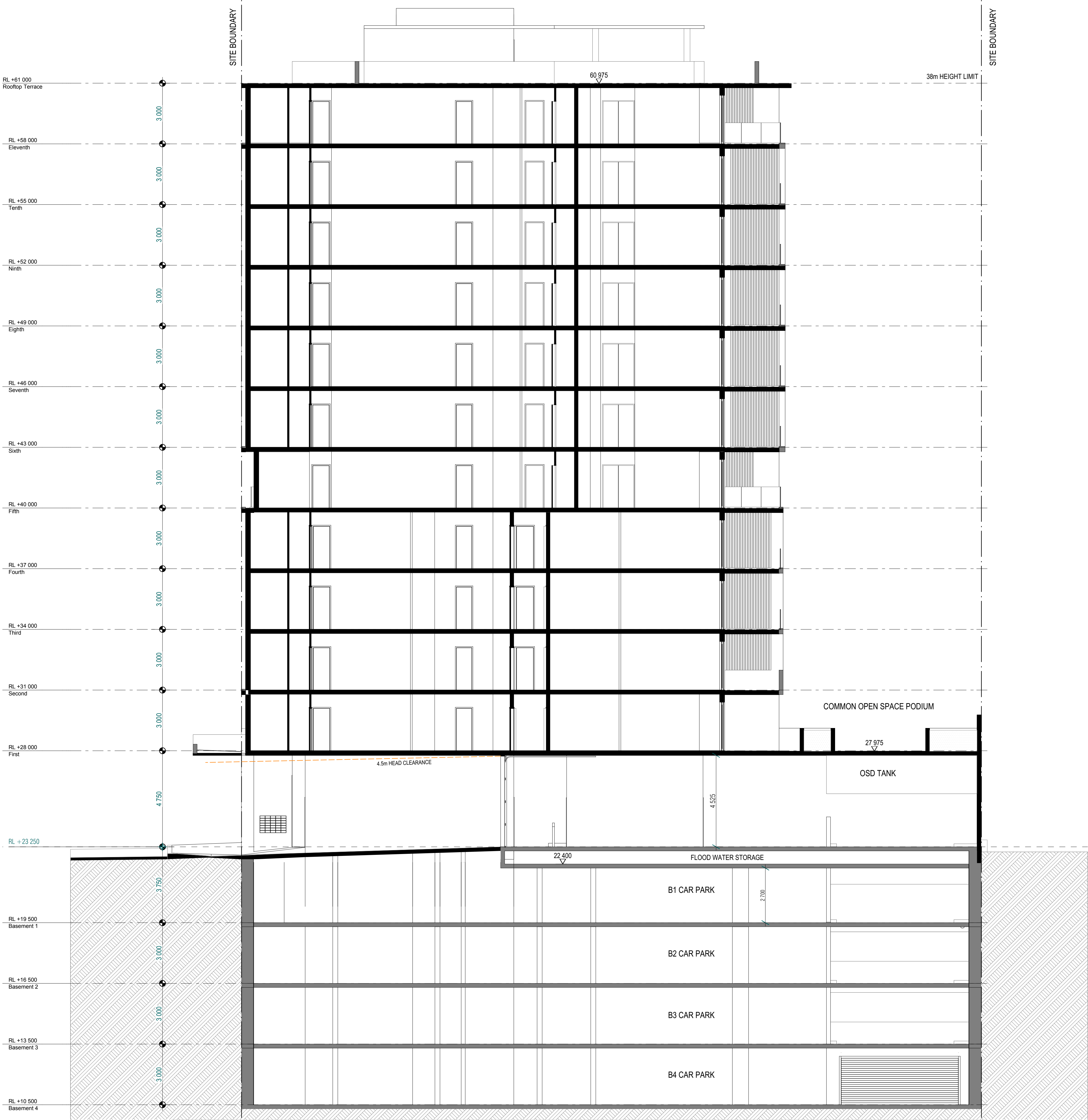
SHEET TITLE:

Section C

DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 8/09/2017  
SCALE: 1:100@A1  
PRINT: A3 SHEET  
1:200@A3  
OR AS NOTED

8400 JOB No.  
25 DRAWING No.  
B ISSUE





DA-B	DRAWINGS AMENDED RE-ISSUED FOR DEVELOPMENT APPLICATION.	8/09/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

GENERAL NOTES:

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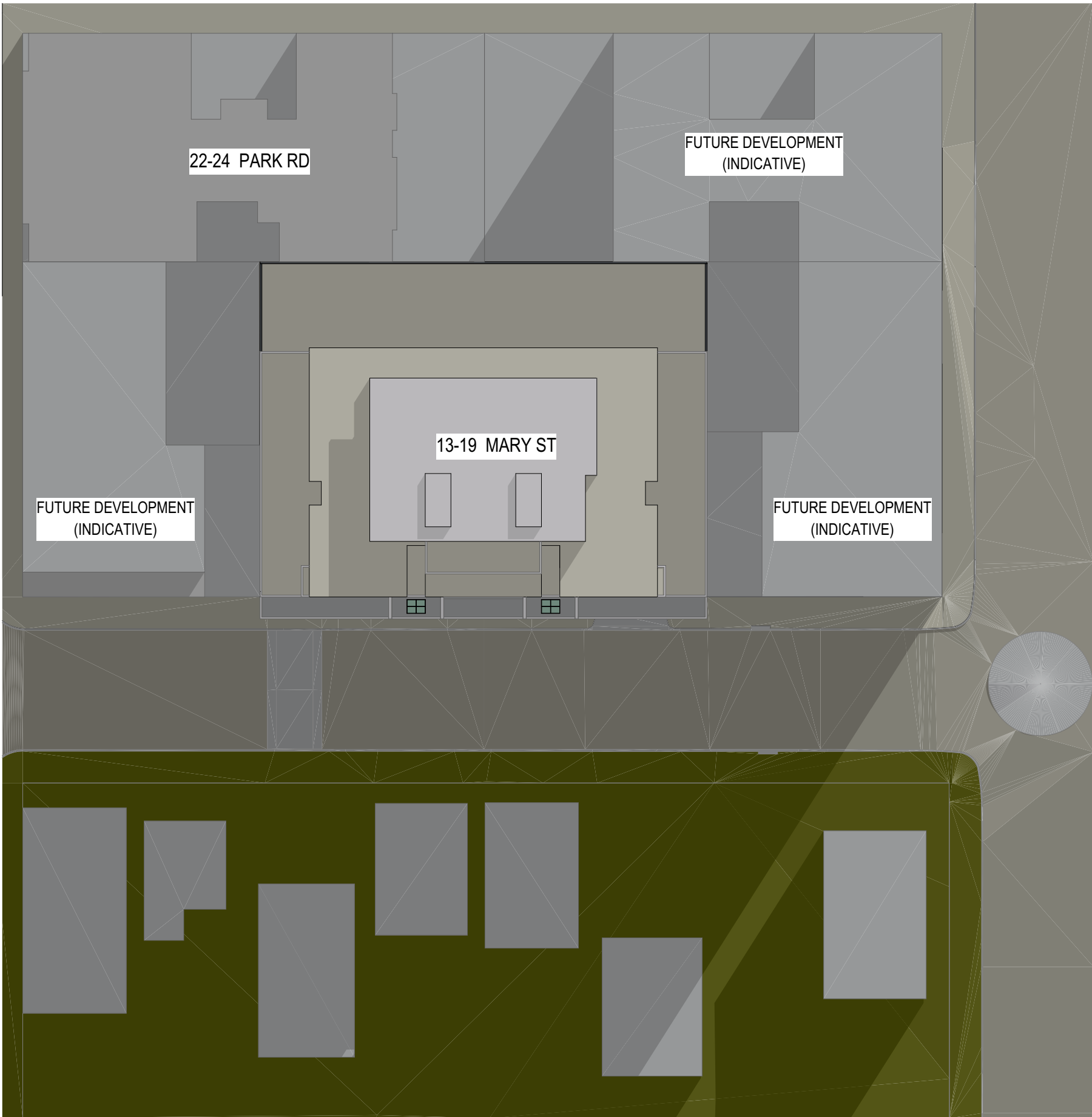
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Section D

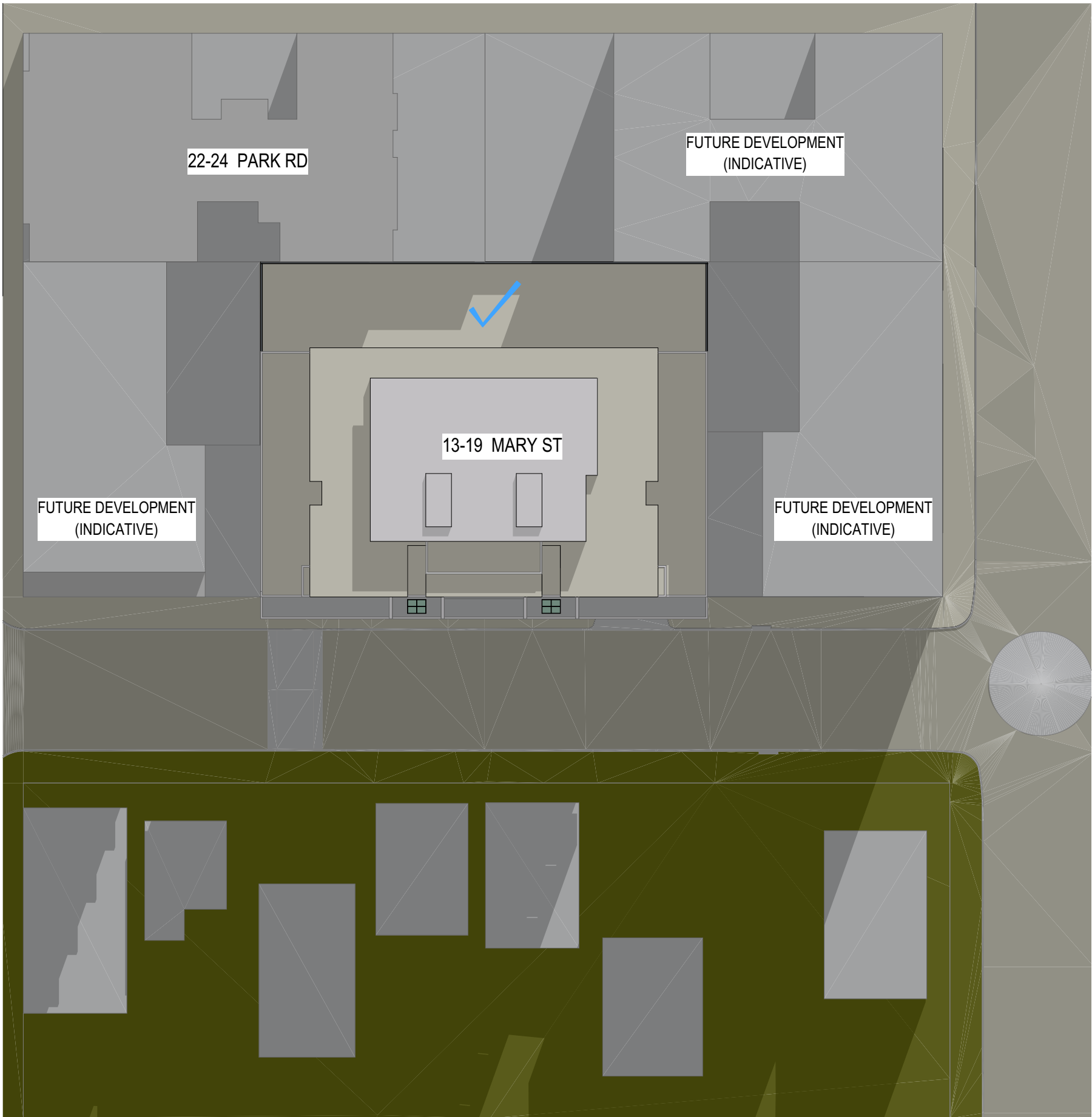
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8400 JOB No.    26 DRAWING No.    B ISSUE





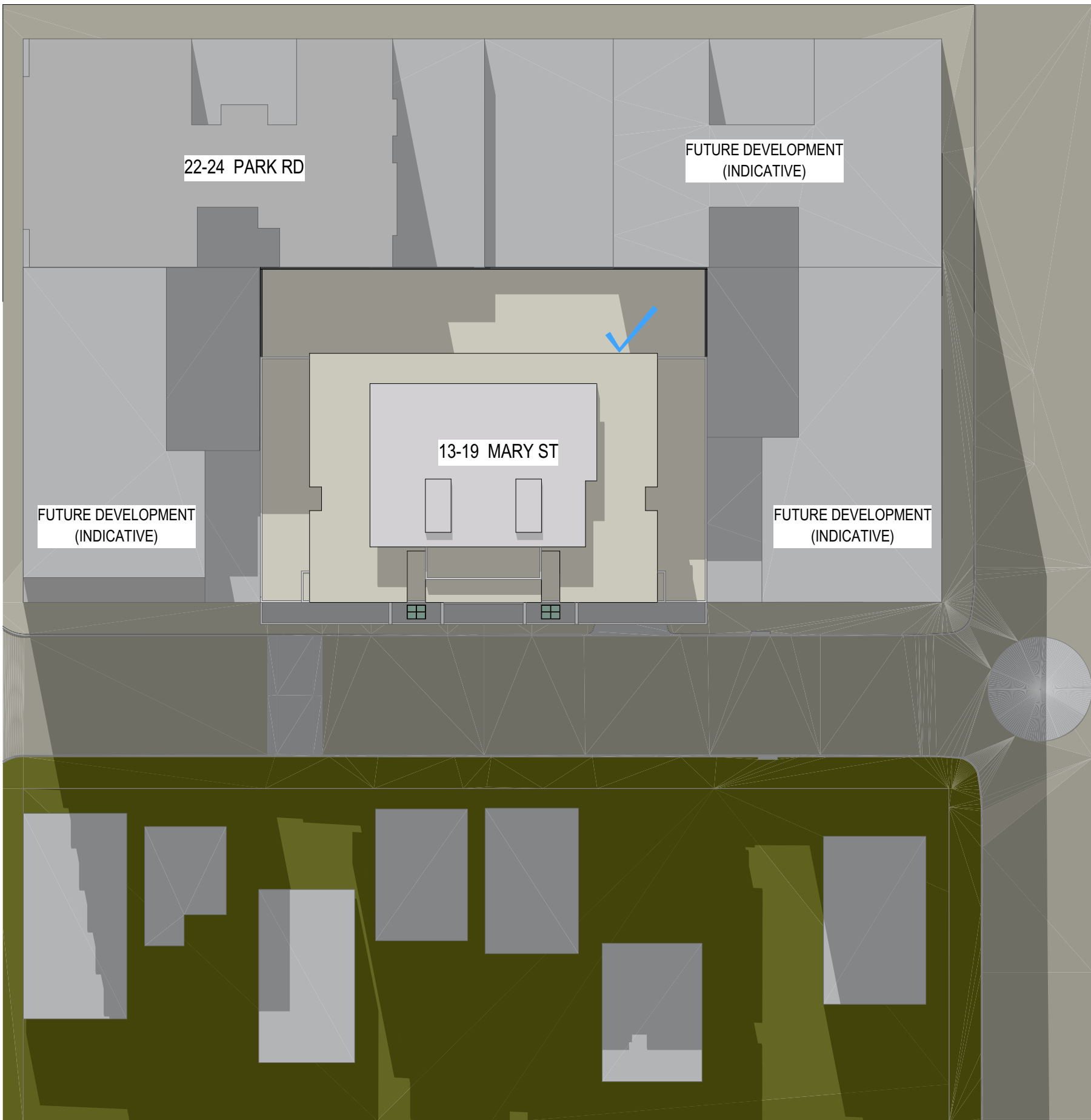
1 SHADOW 9AM



2 SHADOW 10AM



3 SHADOW 11AM



4 SHADOW 12PM

✓ SOLAR ACCESS TO COMMON OPEN SPACE

DA-B	DRAWINGS AMENDED RE-ISSUED FOR DEVELOPMENT APPLICATION.	31/08/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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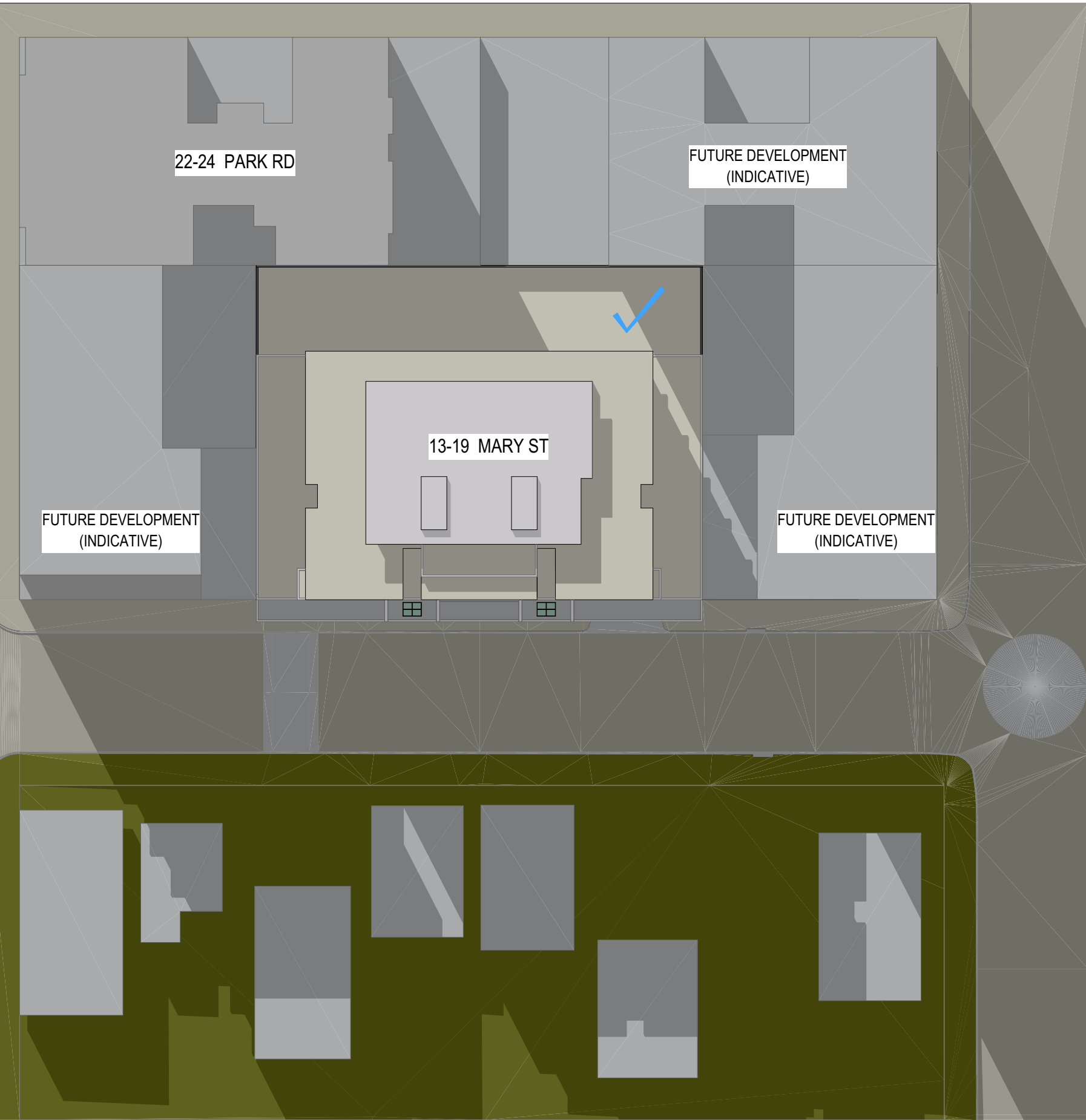


SHEET TITLE:  
Shadow Diagram 01 (Winter Solstice)

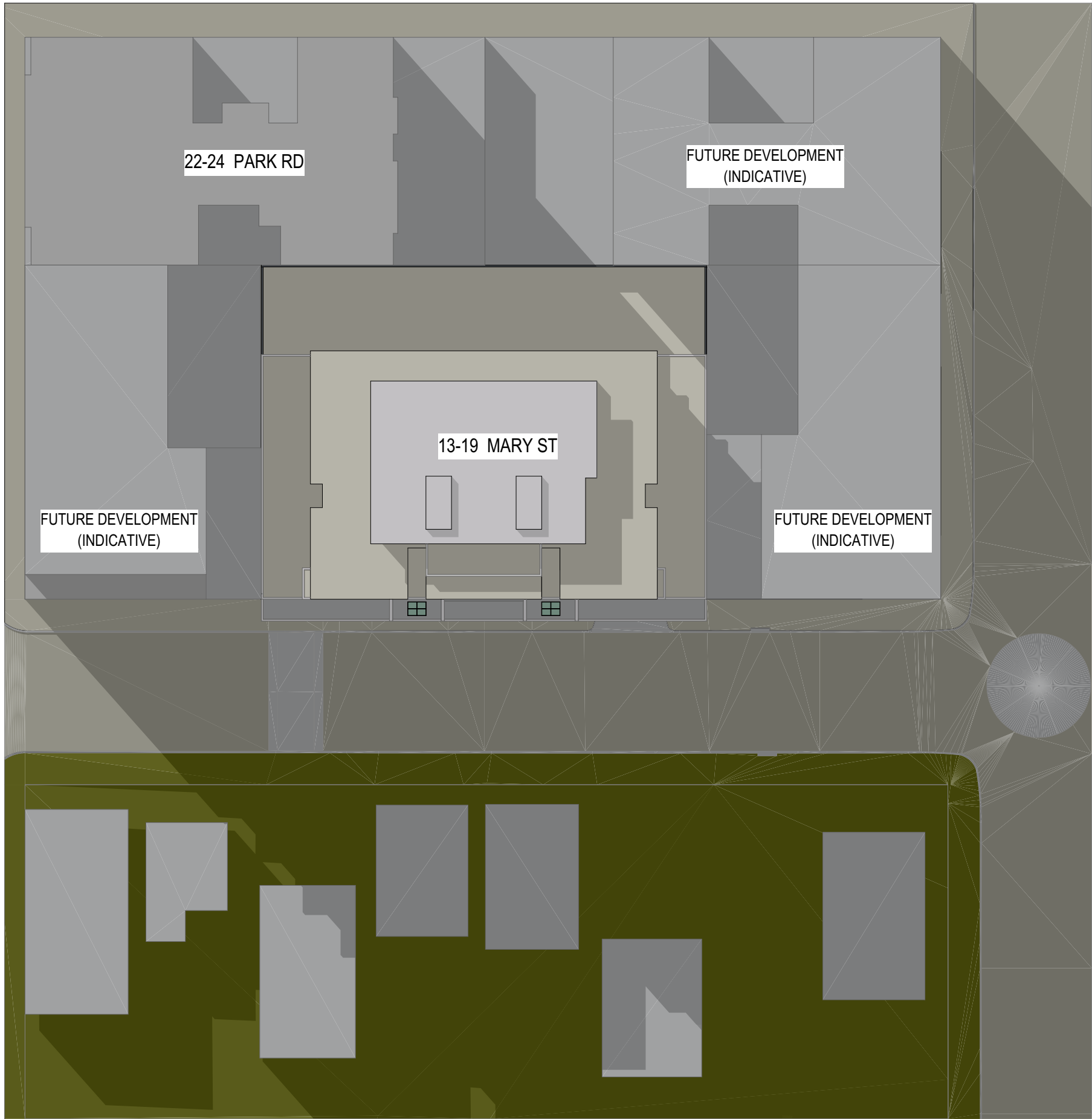
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DRAWN: YT  
COMMENCED: 31/08/2017  
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1:200@A3  
OR AS NOTED  
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JOB No.  
27  
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ISSUE

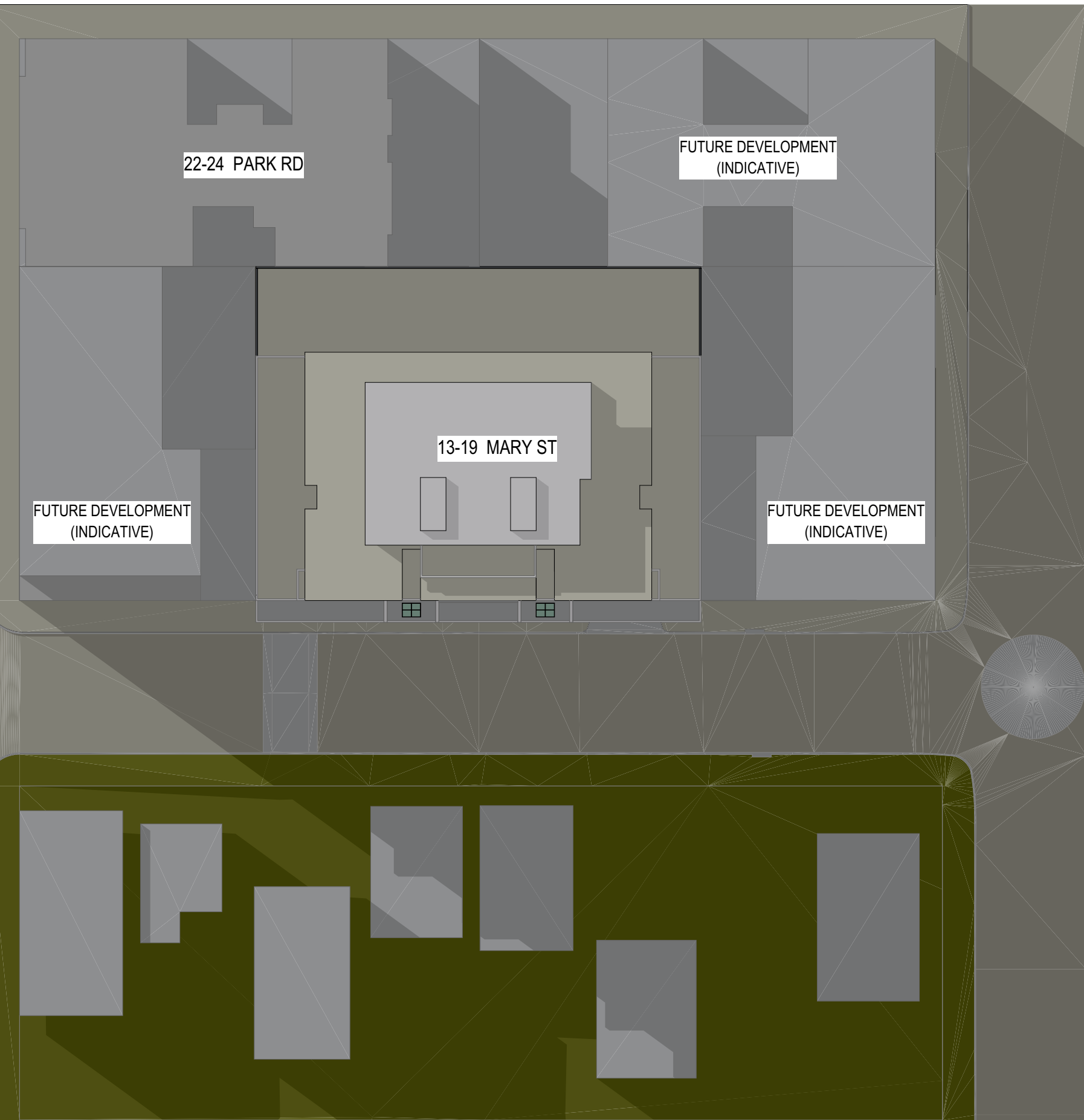




1 SHADOW 1PM



2 SHADOW 2PM



3 SHADOW 3PM

✓ SOLAR ACCESS TO COMMON OPEN SPACE

DA-B	DRAWINGS AMENDED. RE-ISSUED FOR DEVELOPMENT APPLICATION.	31/08/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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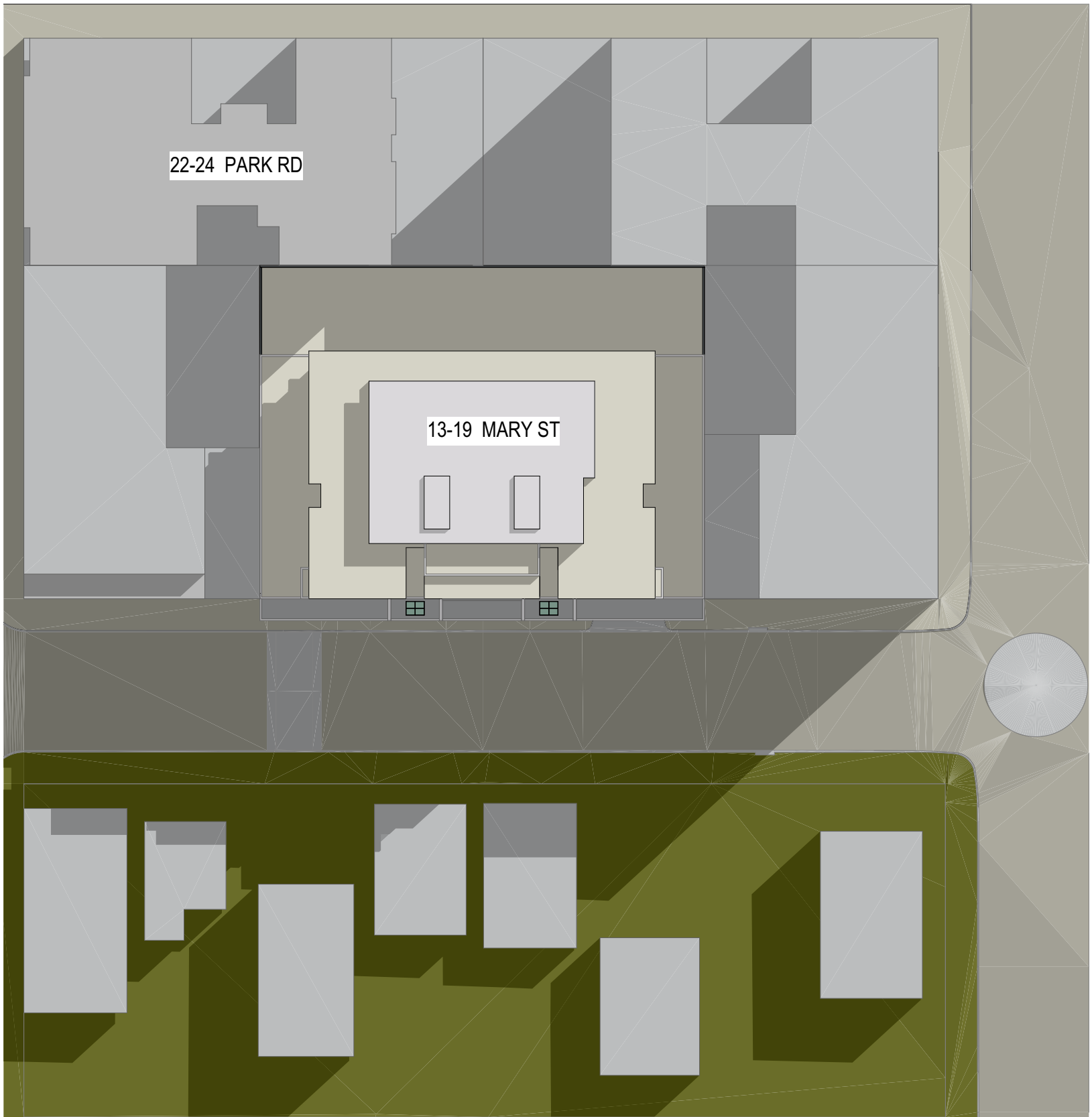


SHEET TITLE:  
Shadow Diagram 02 (Winter Solstice)

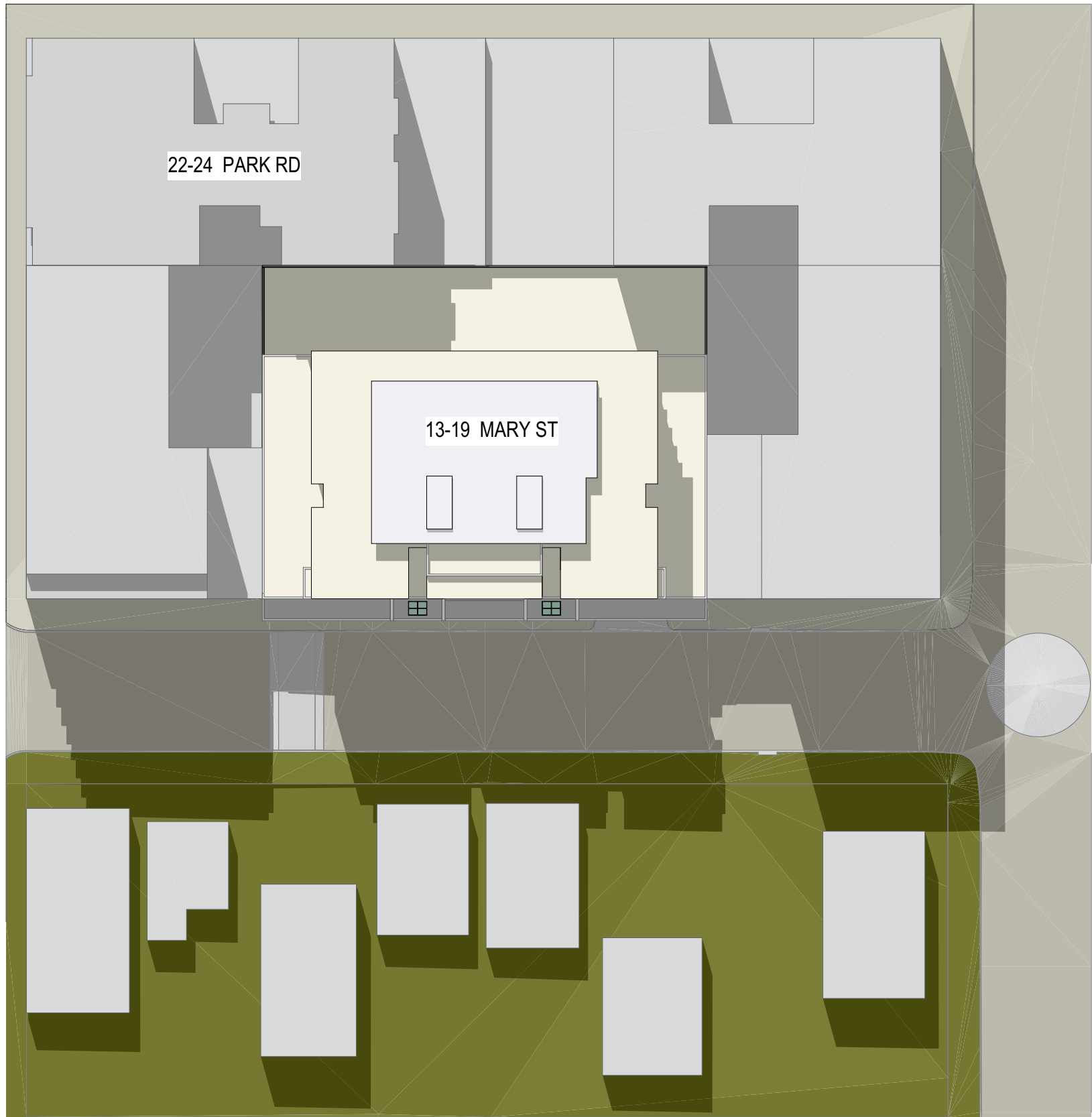
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8400 JOB No. 28 DRAWING No. B ISSUE

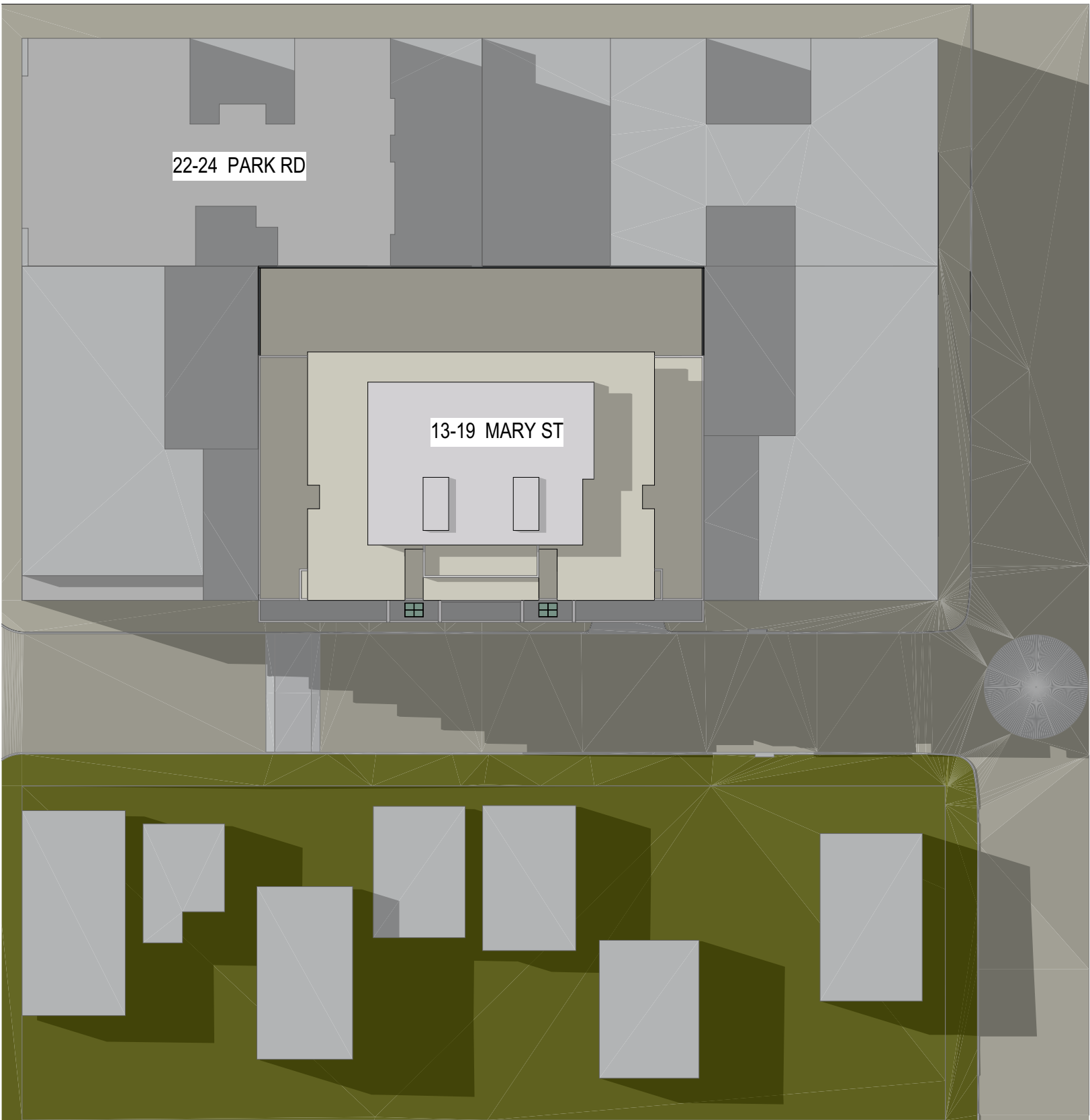




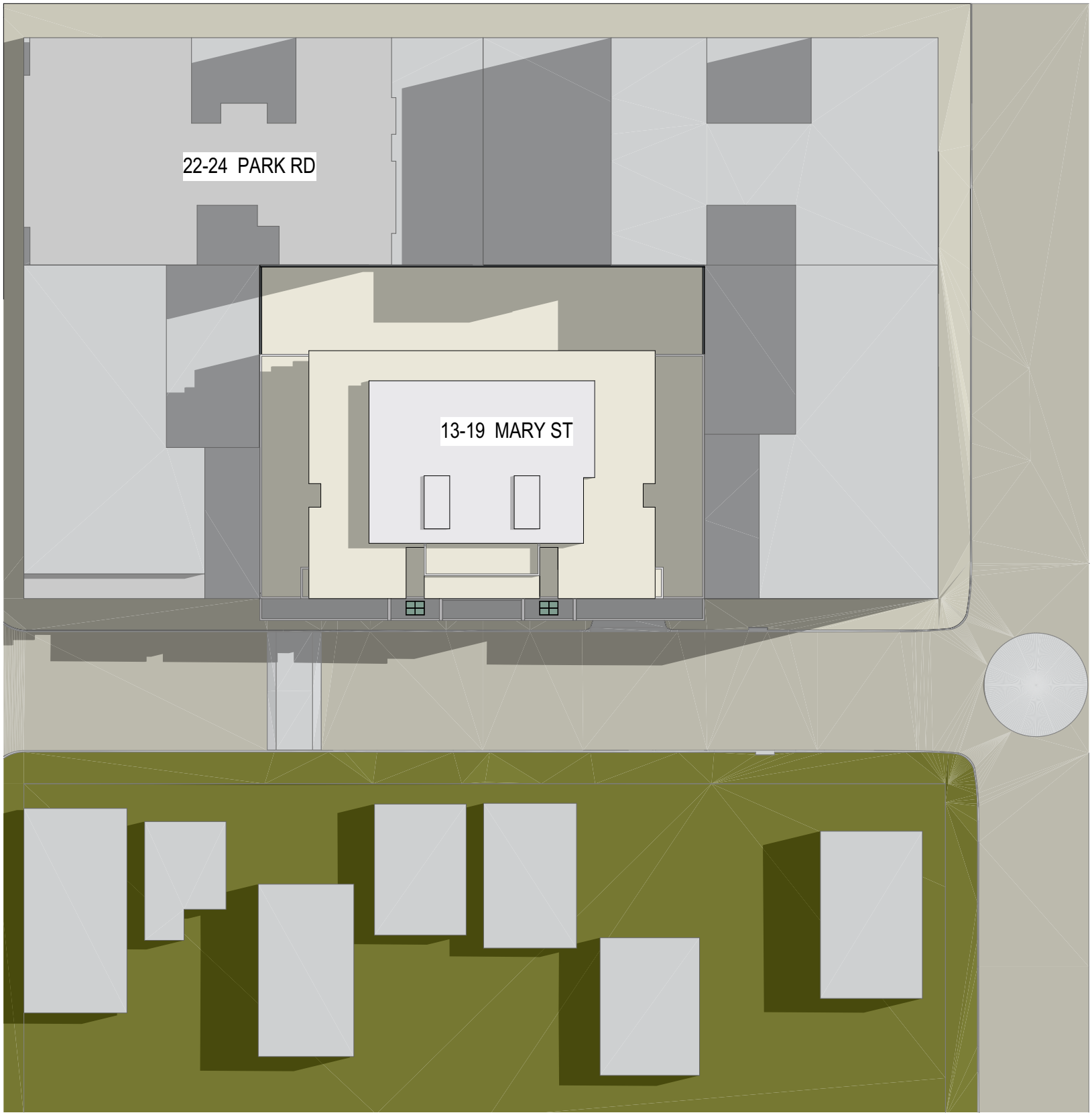
1 EQUINOX - 9AM (March/September)  
FUTURE CONTEXT (INDICATIVE)



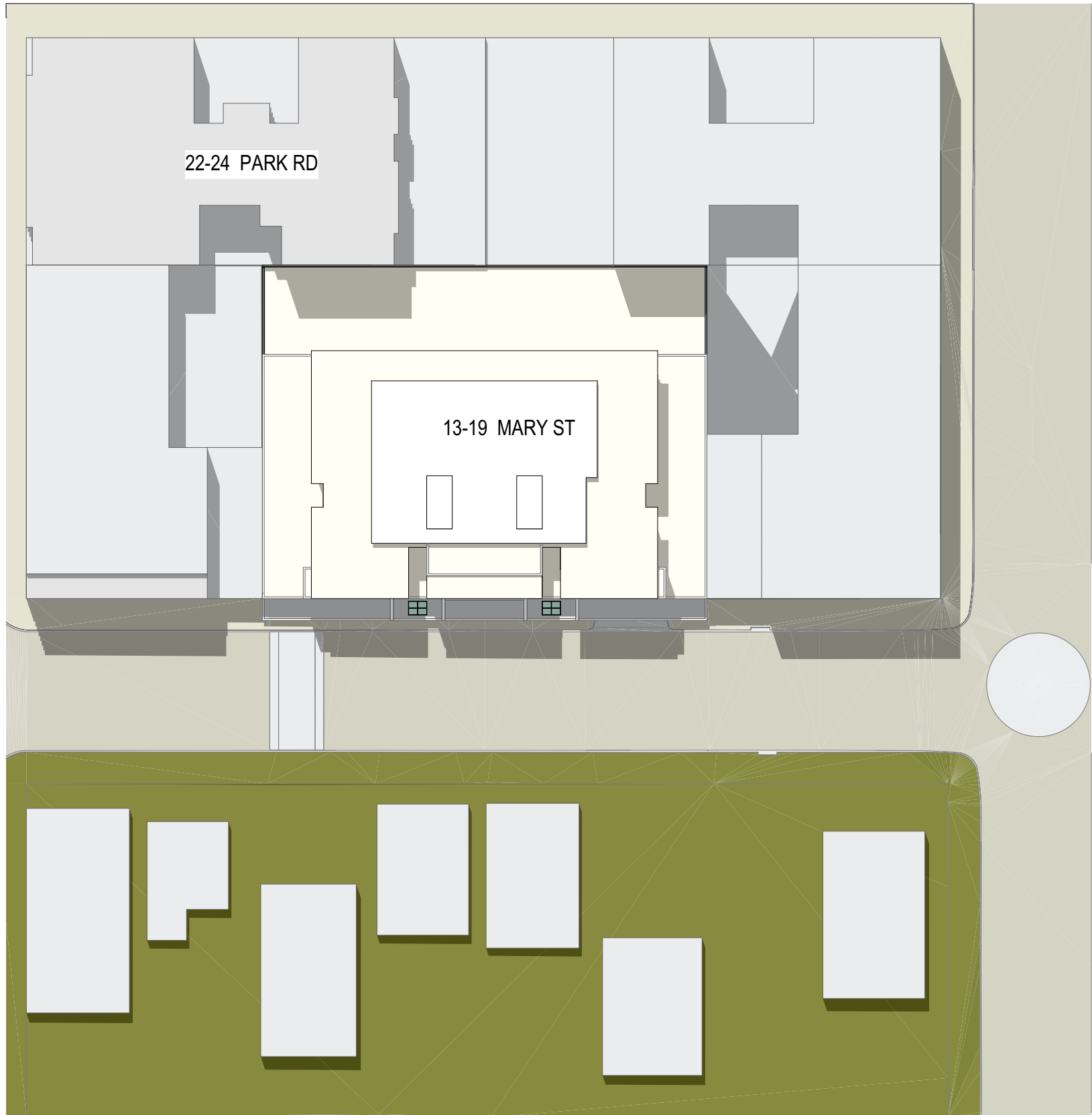
2 EQUINOX - 12PM (March/September)  
FUTURE CONTEXT (INDICATIVE)



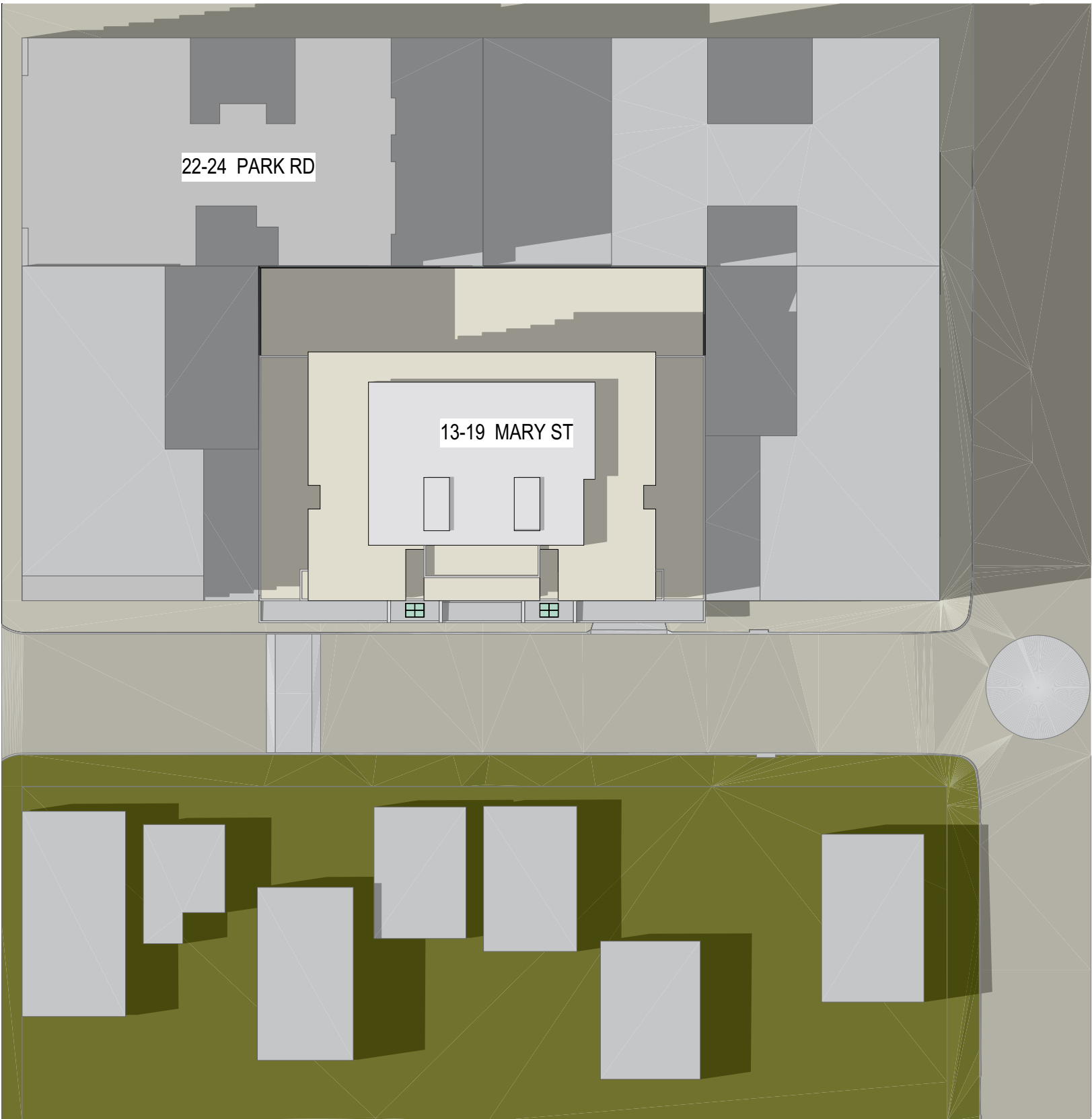
3 EQUINOX - 3PM (March/September)  
FUTURE CONTEXT (INDICATIVE)



4 SUMMER SOLSTICE - 9AM  
FUTURE CONTEXT (INDICATIVE)



5 SUMMER SOLSTICE - 12PM  
FUTURE CONTEXT (INDICATIVE)



6 SUMMER SOLSTICE - 3PM  
FUTURE CONTEXT (INDICATIVE)

DA-B	DRAWINGS AMENDED RE-ISSUED FOR DEVELOPMENT APPLICATION.	31/08/2017	YT	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	08/02/2017	YT	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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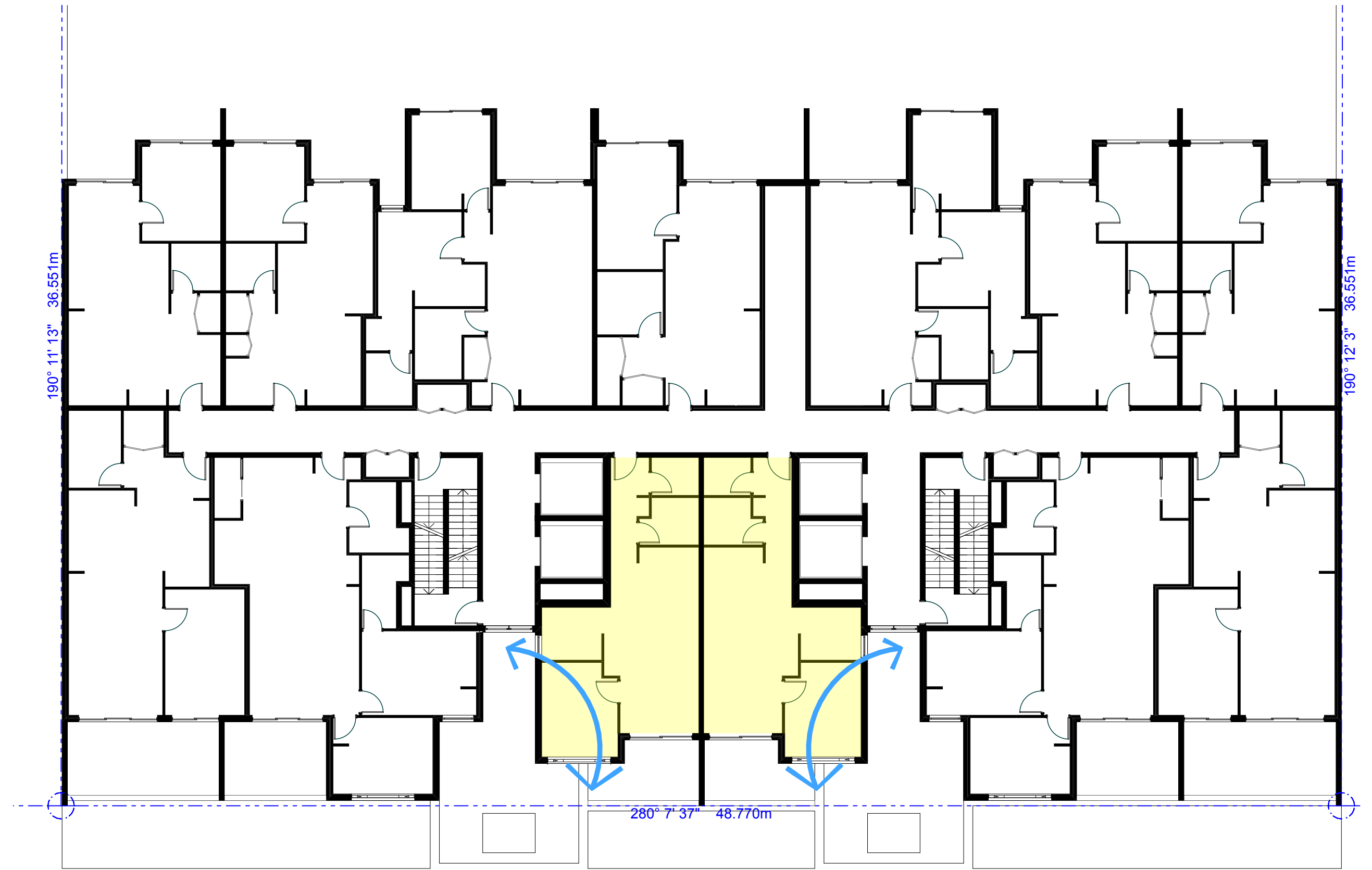


SHEET TITLE:  
Shadow Diagram ( Equinox & Summer Solstice )

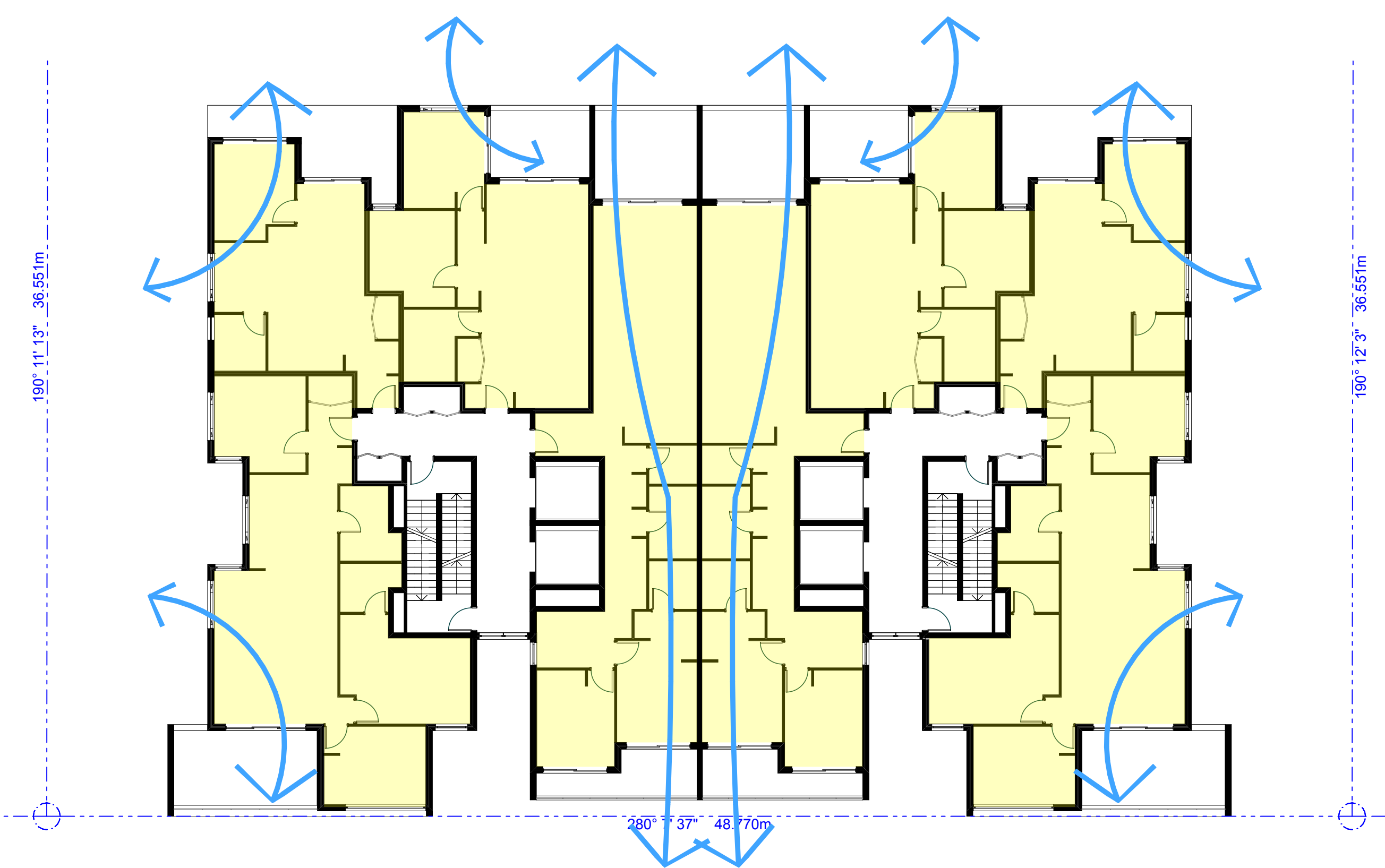
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DRAWN: YT  
COMMENTED: 31/08/2017  
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OR AS NOTED  
PRINT: A3 SHEET

8400 JOB No.  
29 DRAWING No.  
B ISSUE

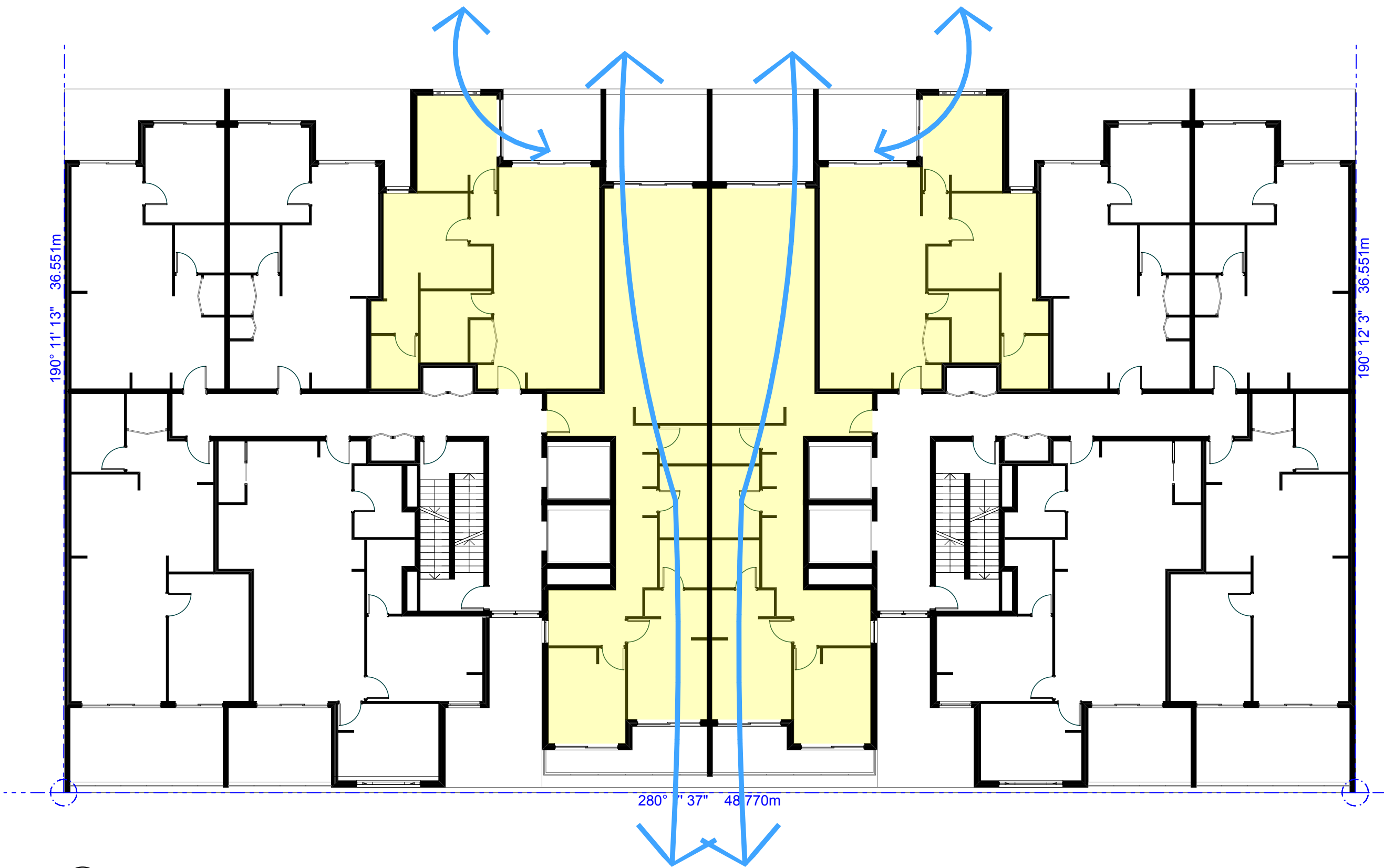




1 Level 1



34 Level 5-11



2 Level 2-4

Solar & Cross Ventilation Compliance

UNIT NUMBER & TYPE	UNIT TYPE	CROSS VENTILATION	SOLAR ACCESS	TOTAL HOURS (2hrs MIN)	SOLAR COMPLIANCE
Unit 1.01 – 4.01 (typical)	2BR	NO	--	--	NO
Unit 1.02 – 4.02 (typical)	1BR	NO	--	--	NO
Unit 1.03 – 4.03 (typical)	1BR	NO	9:00-12:00	3	YES
Unit 1.04 – 4.04 (typical)	1BR	NO	9:00-13:00	4	YES
Unit 1.05 – 4.05 (typical)	2BR	YES	9:30-12:30	3	YES
Unit 1.06	1BR	NO	9:00-13:30	4.5	YES
Unit 1.07	1BR	YES	--	--	NO
Unit 1.08	1BR	YES	--	--	NO
Unit 1.09 + Unit 2.08-4.08 (typical)	2BR	YES	9:30-12:30	3	YES
Unit 1.10 + Unit 2.09-4.09 (typical)	1BR	NO	9:00-13:00	4	YES
Unit 1.11 + Unit 2.10-4.10 (typical)	1BR	NO	10:00-13:00	3	YES
Unit 1.12 + Unit 2.11-4.11 (typical)	1BR	NO	--	--	NO
Unit 1.13 + Unit 2.12-4.12 (typical)	2BR	NO	--	--	NO
Unit 2.06 – 4.06 (typical) + Unit 5.04-11.04 (typical)	2BR	YES	9:30-12:30	3	YES
Unit 2.07 – 4.07 (typical) + Unit 5.05-11.05 (typical)	2BR	YES	9:30-12:30	3	YES
Unit 5.01	2BR	YES	11:00-15:00	4	YES
Unit 5.02 – 11.02 (typical)	1BR	YES	9:00-13:00	4	YES
Unit 5.03 – 11.03 (typical)	2BR	YES	9:30-12:30	3	YES
Unit 5.06 – 11.06 (typical )	2BR	YES	9:30-12:30	3	YES
Unit 5.07 – 11.07 (typical )	1BR	YES	9:00-13:00	4	YES
Unit 5.08	2BR	YES	9:00-11:00	2	YES
Unit 6.01 – 11.01 (typical)	3BR	YES	11:00-15:00	4	YES
Unit 6.08 – 11.08 (typical)	3BR	YES	9:00-11:00	2	YES
72 / 105 UNITS		87 / 105 UNITS			
68.57%		82.85%			
(min. 60%)		(min. 70%)			

**Objective 4A-1**  
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

**Design criteria**

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas

SOLAR ACCESS  
80 OF 105 UNITS = 76.09%

**Objective 4B-3**  
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

**Design criteria**

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosures of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

NATURAL CROSS VENTILATION  
72 OF 105 UNITS = 68.57%

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

SOUTH FACING UNIT ( UNIT 1.09-11.09)  
18 OF 105 UNITS = 17.14%

DA-B	DRAWINGS AMENDED, RE-ISSUED FOR DEVELOPMENT APPLICATION.	23/08/2017	YT	AHM
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SHEET TITLE:  
Solar & Cross Ventilation Diagrams

DESIGNED: AHM  
DRAWN: YT  
COMMENCED: 23/08/2017  
SCALE: 1:100@A1  
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