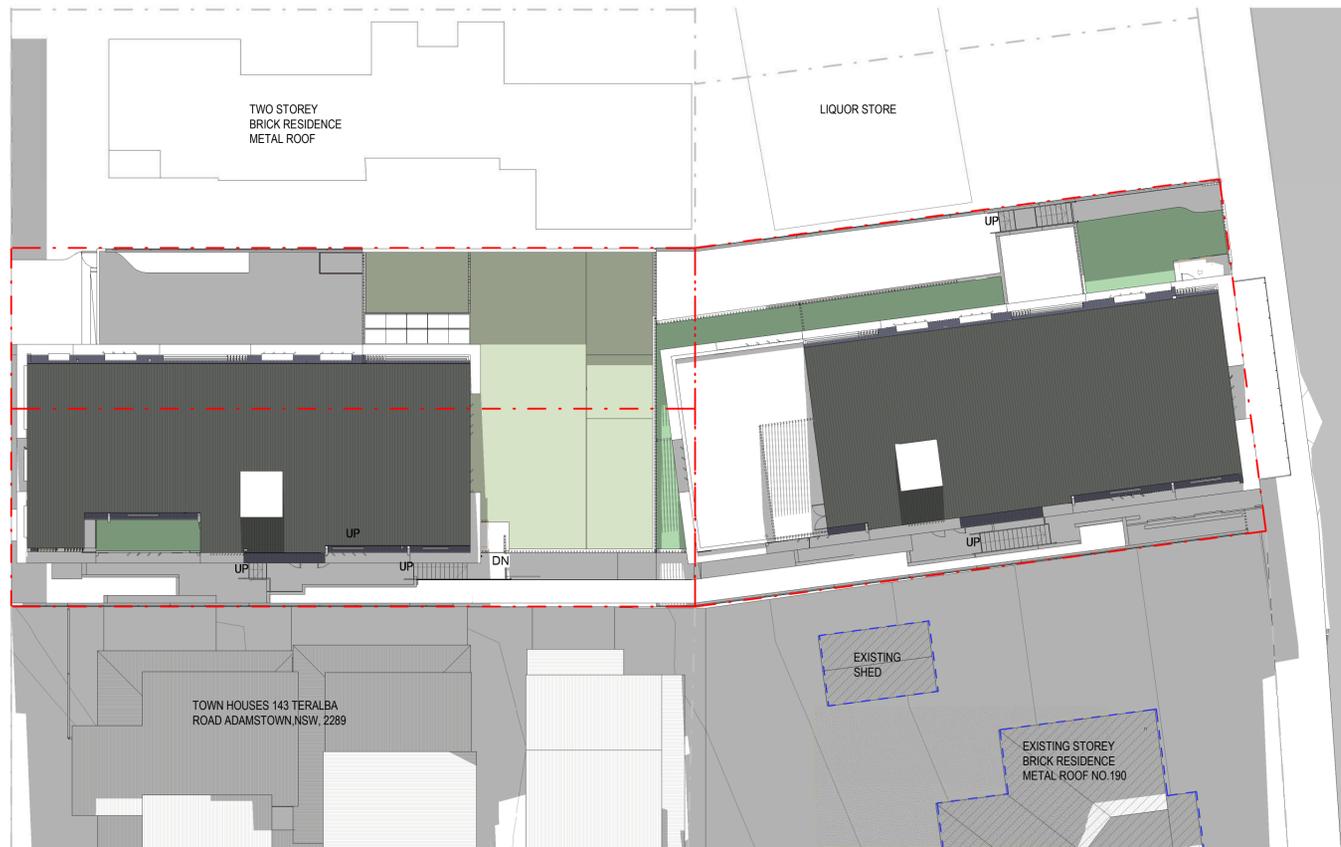


Overshadowing Plans



JUNE 21 9AM SHADOW DIAGRAM



JUNE 21 10AM SHADOW DIAGRAM



JUNE 21 11AM SHADOW DIAGRAM



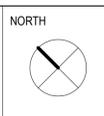
JUNE 21 12PM SHADOW DIAGRAM

LEGEND
 GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
 PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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STATUS
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mode
 SYDNEY
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 T +61 2 8396 9500
 syd@modedesign.com.au
 ABN: 65 112 807 931

PROJECT
Residential Flat Building
 139 Teralba Road and 190 Bruncker Road - Adamstown - NSW

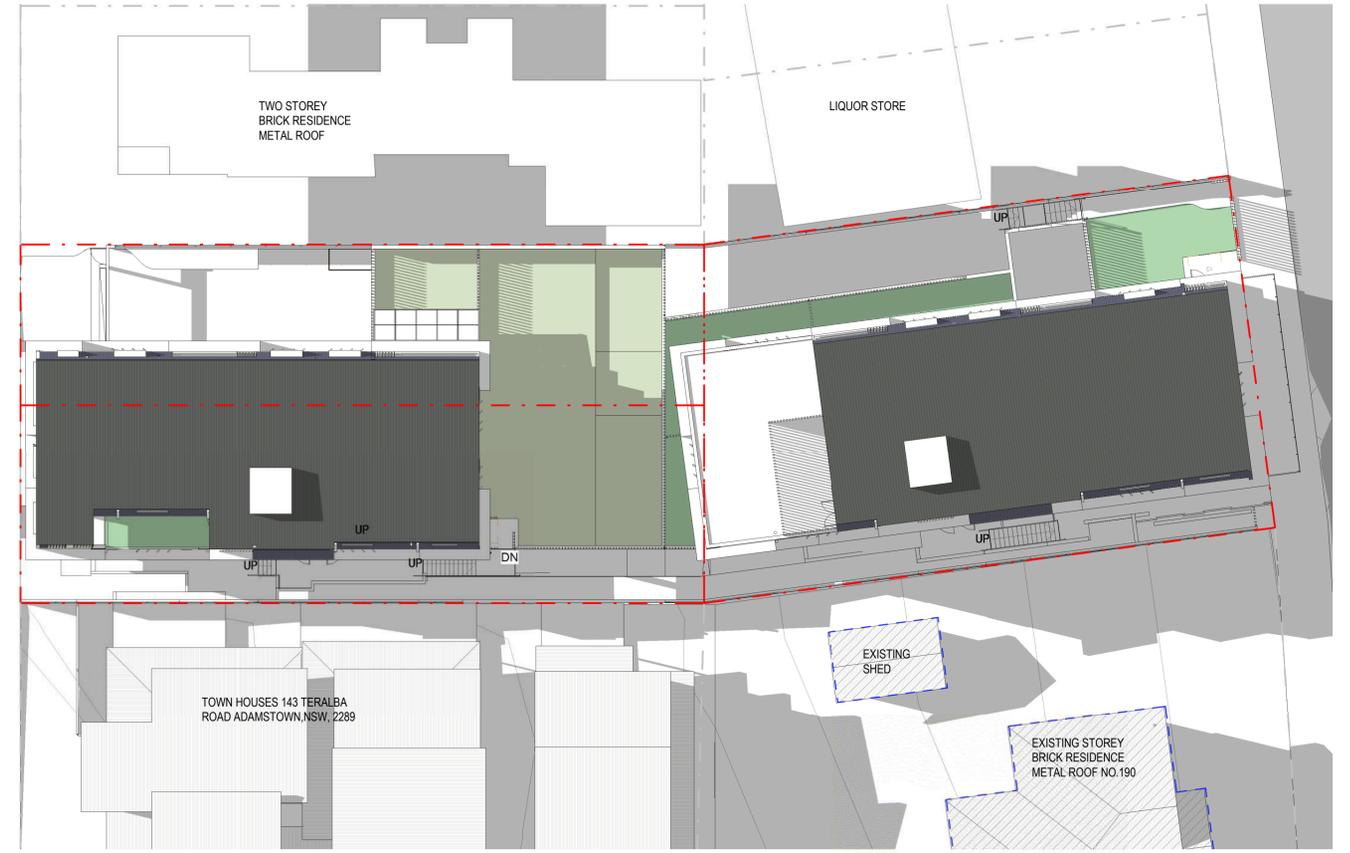
DRAWING TITLE
SOLAR ANALYSIS 01

DRAWN AS	CHECKED KM
ISSUE 15/11/2024 2:00:13 PM	SCALE @ A1 NTS
PROJECT No 22439	SCALE @ A3 NTS
STAGE DA	DRAWING No AR-8100
	REVISION D

15/11/2024 2:00:13 PM



JUNE 21 1PM SHADOW DIAGRAM



JUNE 21 2PM SHADOW DIAGRAM



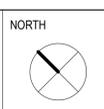
JUNE 21 3PM SHADOW DIAGRAM

LEGEND
 ■ GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
 ■ PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
Residential Flat Building
 139 Teralba Road and 190 Bruncker Road - Adamstown - NSW

DRAWING TITLE
SOLAR ANALYSIS 02

DRAWN AS	CHECKED KM
AS	KM
ISSUE 15/11/2024 2:00:54 PM	SCALE @ A1 NTS
PROJECT No 22439	SCALE @ A3 NTS
STAGE DA	DRAWING No AR-8101
	REVISION D

15/11/2024 2:00:54 PM



1 VIEW FROM SUN ANGLE - 9AM
Scale: NTS



2 VIEW FROM SUN ANGLE - 10AM
Scale: NTS



3 VIEW FROM SUN ANGLE - 11AM
Scale: NTS



4 VIEW FROM SUN ANGLE - 12PM
Scale: NTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
SOLAR STUDY - SHEET 1

DRAWN AS	CHECKED KM	SCALE @ A1	SCALE @ A3
AS	KM	NTS	NTS
ISSUE 15/11/2024 2:02:27 PM			
PROJECT No	STAGE	DRAWING No	REVISION
22439	DA	AR-8103	D

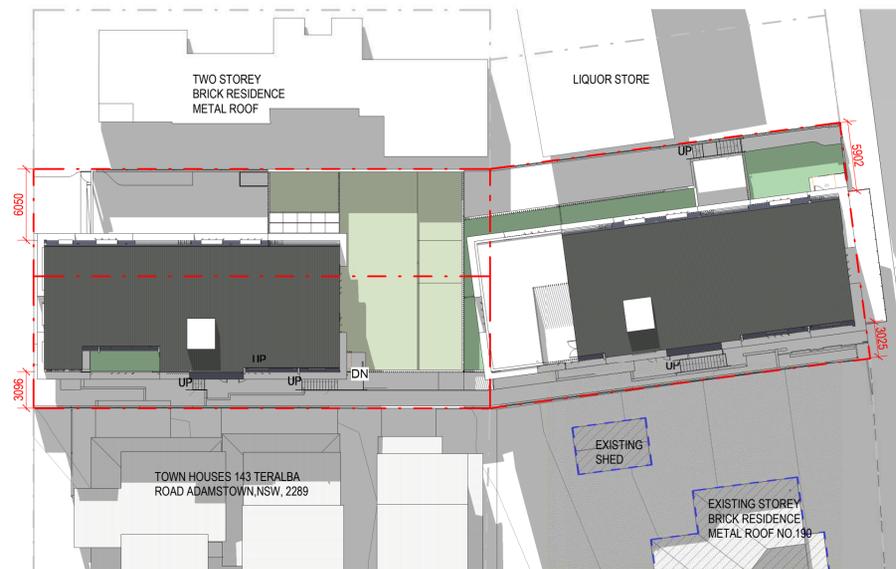
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JUNE 21 9AM SHADOW DIAGRAM - PROPOSED



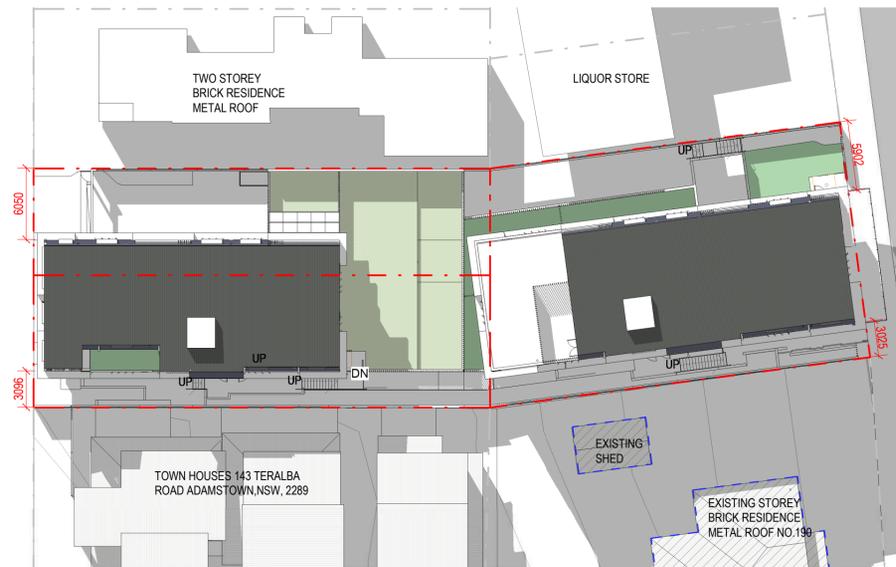
JUNE 21 9AM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 10AM SHADOW DIAGRAM - PROPOSED



JUNE 21 10AM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 11AM SHADOW DIAGRAM - PROPOSED

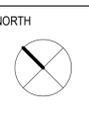


JUNE 21 11AM SHADOW DIAGRAM - DCP 2023 OPTION

REV	DESCRIPTION	AUTH	CHK	DATE
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	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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 Level 5, 111-117 Devonshire Street
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 syd@modedesign.com.au
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PROJECT
Residential Flat Building
 139 Teralba Road and 190 Brunner Road - Adamstown - NSW

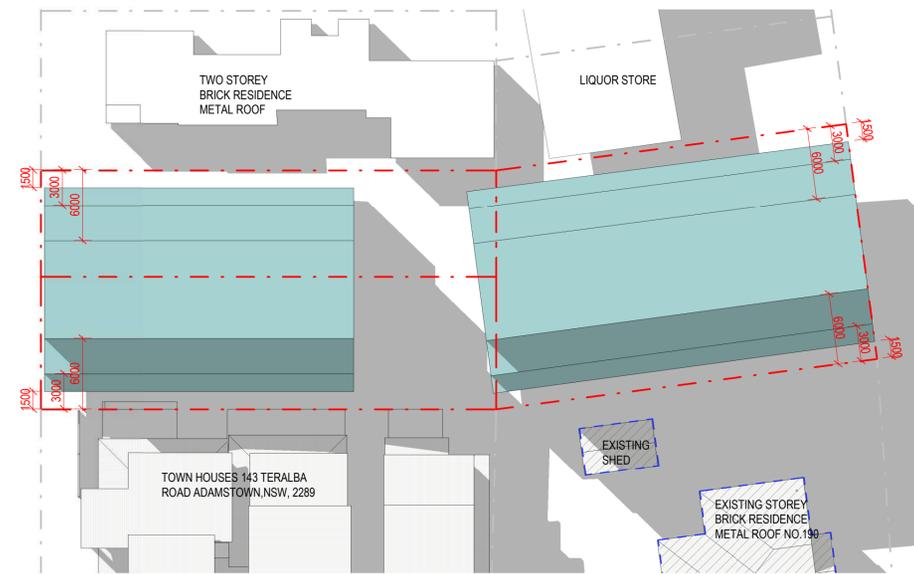
DRAWING TITLE
SOLAR ANALYSIS 01 - COMPARISON (PLAN - PROPOSED AND DCP-2023)

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PROJECT No	22439	NTS	NTS
STAGE	DA	DRAWING No	AR-8200
		REVISION	D

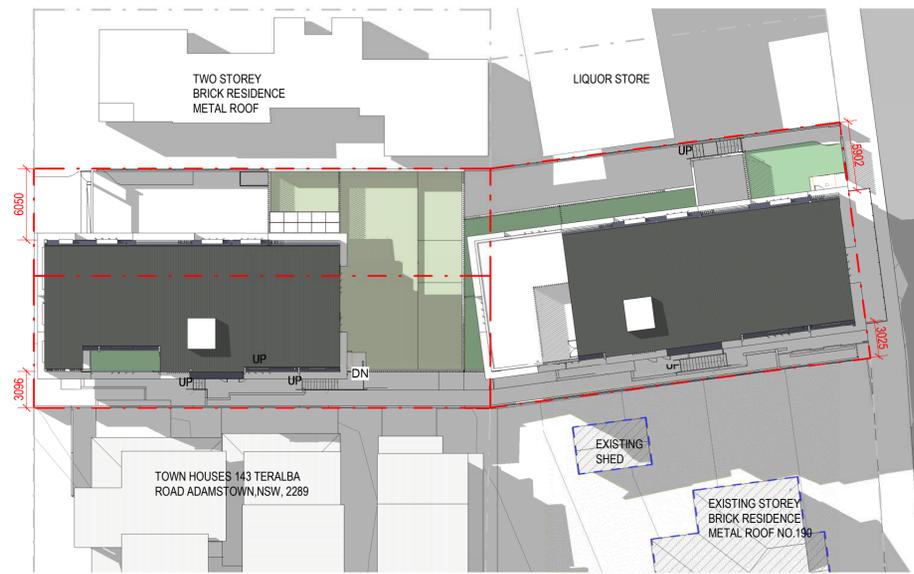
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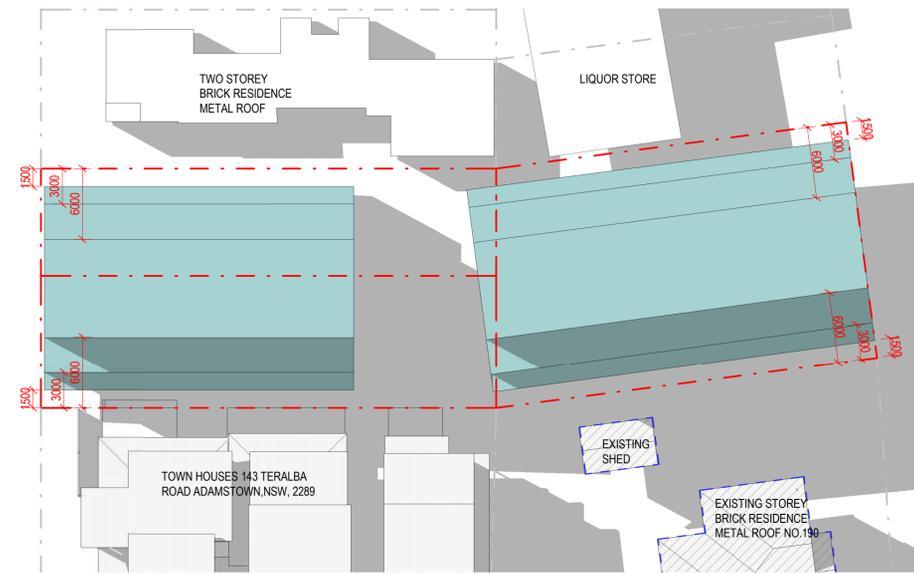
JUNE 21 12PM SHADOW DIAGRAM - PROPOSED



JUNE 21 12PM SHADOW DIAGRAM - DCP 2023 OPTION



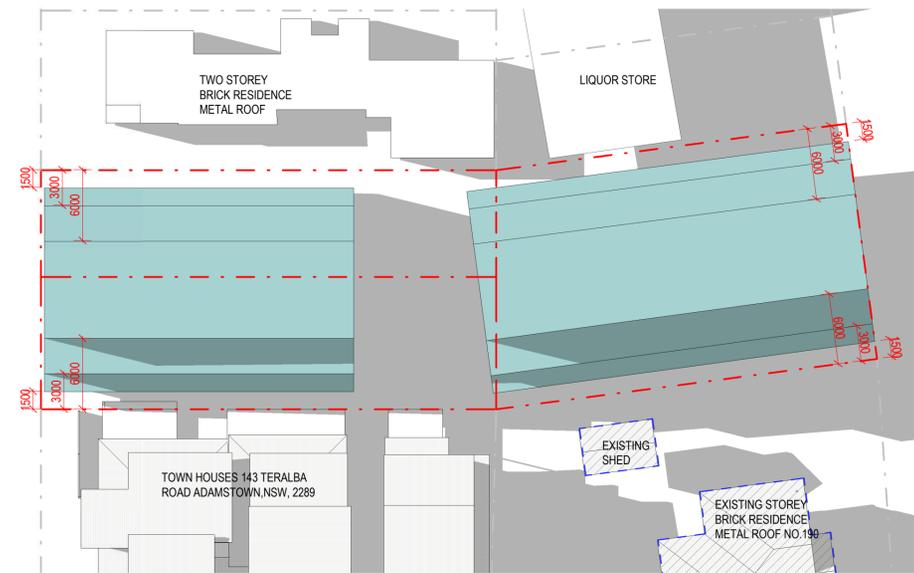
JUNE 21 1PM SHADOW DIAGRAM - PROPOSED



JUNE 21 1PM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 2PM SHADOW DIAGRAM - PROPOSED



JUNE 21 2PM SHADOW DIAGRAM - DCP 2023 OPTION

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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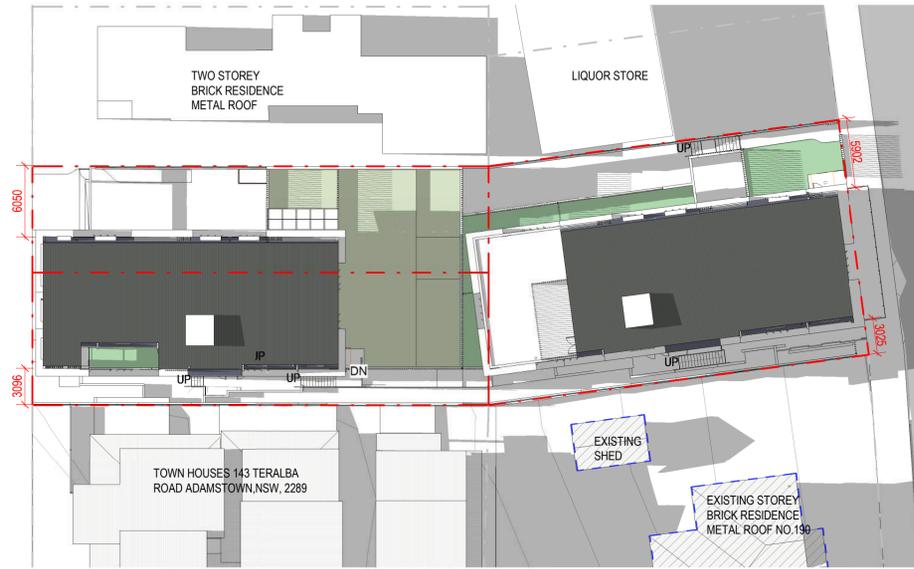
SYDNEY
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 Surry Hills, NSW 2010
 T +61 2 8396 9500
 syd@modedesign.com.au
 ABN: 65 112 807 931

PROJECT
Residential Flat Building

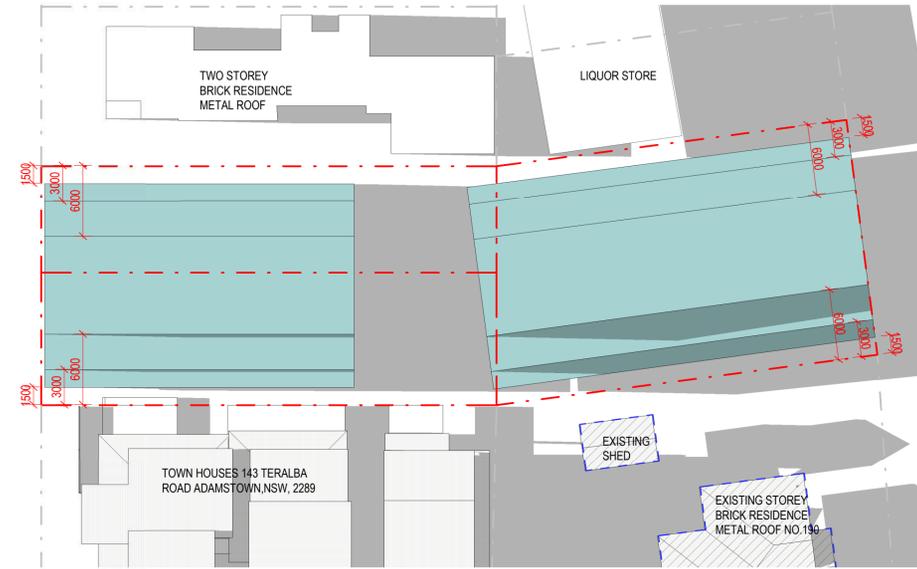
139 Teralba Road and 190 Bruncker Road - Adamstown - NSW

DRAWING TITLE
SOLAR ANALYSIS 02 - COMPARISON (PLAN - PROPOSED AND DCP-2023)

DRAWN	ISSUE	PROJECT No	STAGE	CHECKED	SCALE @ A1	SCALE @ A3	DRAWING No	REVISION
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JUNE 21 3PM SHADOW DIAGRAM - PROPOSED

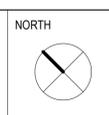


JUNE 21 3PM SHADOW DIAGRAM - DCP 2023 OPTION

REV	DESCRIPTION	AUTH	CHK	DATE
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D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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 syd@modedesign.com.au
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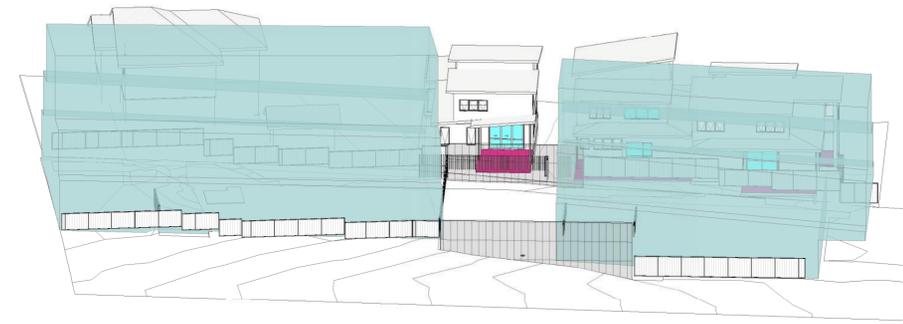
PROJECT
Residential Flat Building
 139 Teralba Road and 190 Brunner Road - Adamstown - NSW

DRAWING TITLE
SOLAR ANALYSIS 03 - COMPARISON (PLAN - PROPOSED AND DCP-2023)

DRAWN	CHECKED
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15/11/2024 2:04:48 PM	NTS
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22439	DA
DRAWING No	REVISION
AR-8202	D



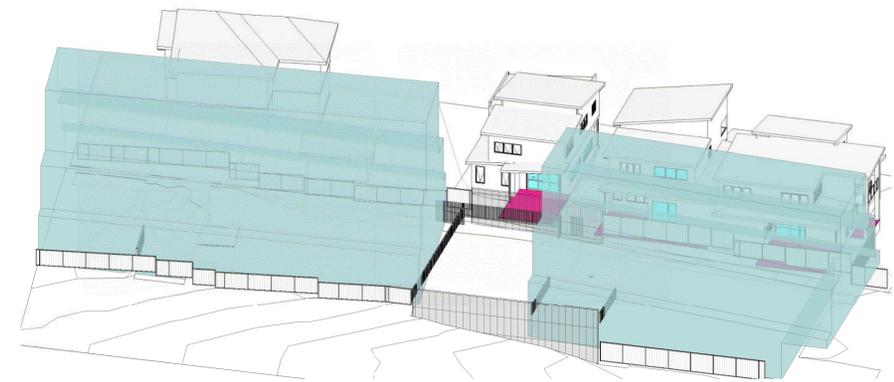
JUNE 21 9AM SHADOW DIAGRAM - PROPOSED



JUNE 21 9AM SHADOW DIAGRAM - DCP 2023 OPTION



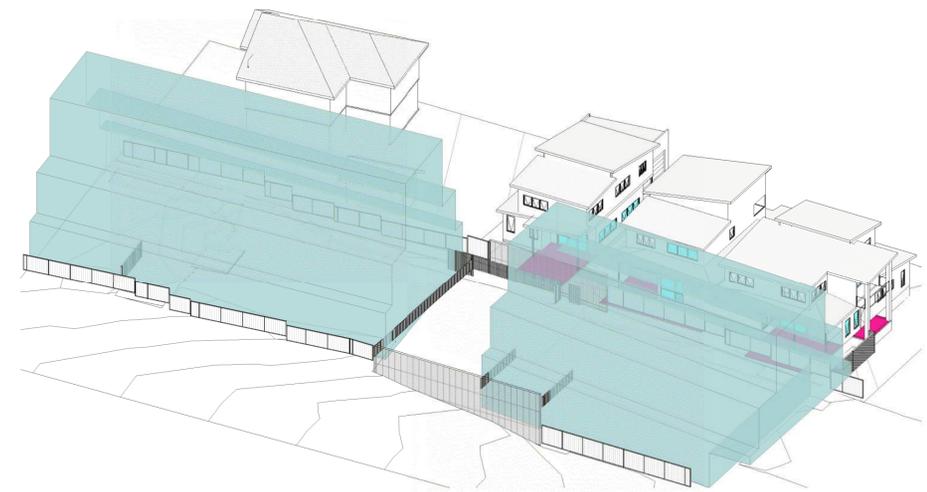
JUNE 21 10AM SHADOW DIAGRAM - PROPOSED



JUNE 21 10AM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 11AM SHADOW DIAGRAM - PROPOSED



JUNE 21 11AM SHADOW DIAGRAM - DCP 2023 OPTION

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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 Surry Hills, NSW 2010
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 syd@modedesign.com.au
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PROJECT
 Residential Flat Building

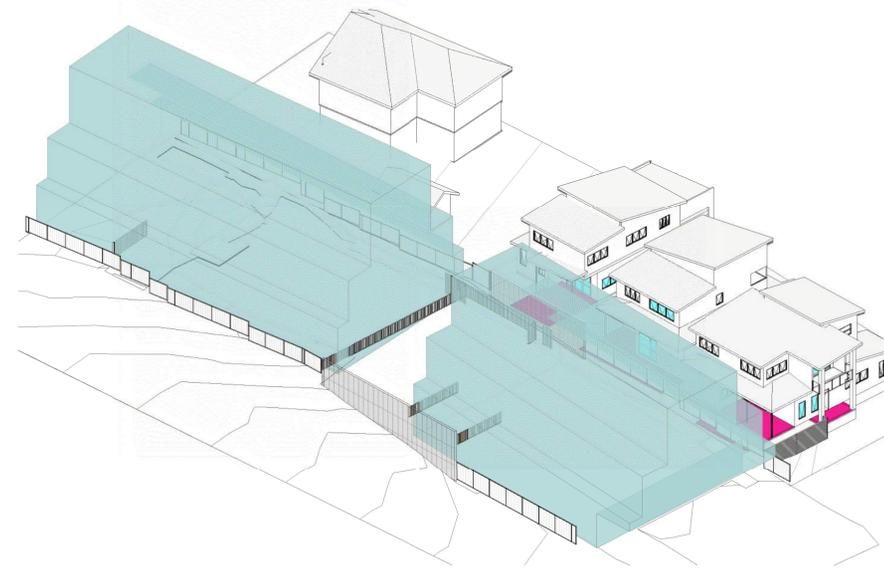
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
SOLAR STUDY 01 - COMPARISON (PROPOSED AND DCP-2023)

DRAWN	CHECKED
VL	PC
ISSUE	SCALE @ A1
15/11/2024 2:08:33 PM	NTS
PROJECT No	STAGE
22439	DA
DRAWING No	REVISION
AR-8230	D



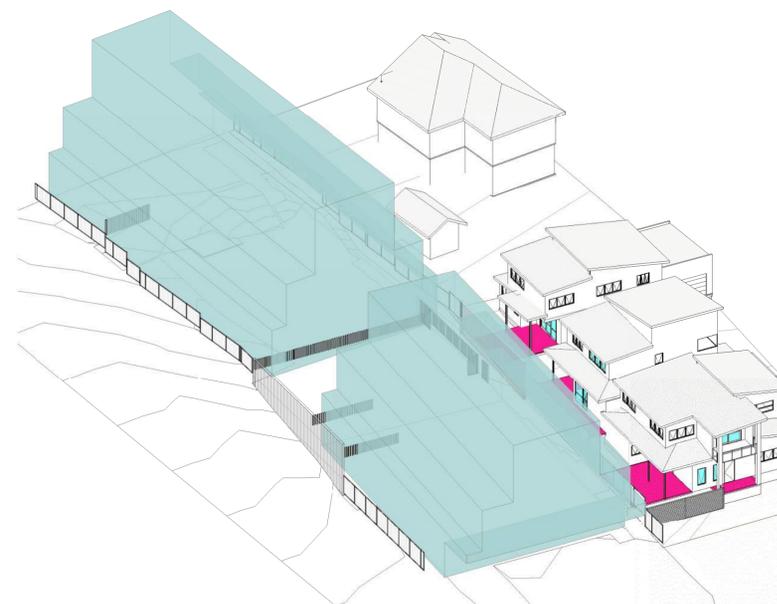
JUNE 21 12PM SHADOW DIAGRAM - PROPOSED



JUNE 21 12PM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 1PM SHADOW DIAGRAM - PROPOSED



JUNE 21 1PM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 2PM SHADOW DIAGRAM - PROPOSED



JUNE 21 2PM SHADOW DIAGRAM - DCP 2023 OPTION

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
Residential Flat Building
 139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
SOLAR STUDY 02 - COMPARISON (PROPOSED AND DCP-2023)

DRAWN	CHECKED
VL	PC
ISSUE	SCALE @ A1
15/11/2024 2:09:22 PM	NTS
PROJECT No	SCALE @ A3
22439	NTS
STAGE	DRAWING No
DA	AR-8231
	REVISION
	D

15/11/2024 2:09:22 PM



JUNE 21 3PM SHADOW DIAGRAM - PROPOSED

PROPOSED						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
9AM-10AM						
10AM-11AM						
11AM-12PM						
12PM-1PM						
1PM-2PM						
2PM-3PM						



JUNE 21 3PM SHADOW DIAGRAM - DCP 2023 OPTION

DCP 2023						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
9AM-10AM						
10AM-11AM						
11AM-12PM						
12PM-1PM						
1PM-2PM						
2PM-3PM						

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
Residential Flat Building
 139 Teralba Road and 190 Brunner Road - Adamstown - NSW

DRAWING TITLE
SOLAR STUDY 03 - COMPARISON (PROPOSED AND DCP-2023)

DRAWN		CHECKED	
VL	PC	PC	PC
ISSUE	SCALE @ A1	SCALE @ A3	SCALE @ A3
15/11/2024 2:09:41 PM	NTS	NTS	NTS
PROJECT No	STAGE	DRAWING No	REVISION
22439	DA	AR-8232	D



JUNE 21 1:15PM SHADOW DIAGRAM - PROPOSED

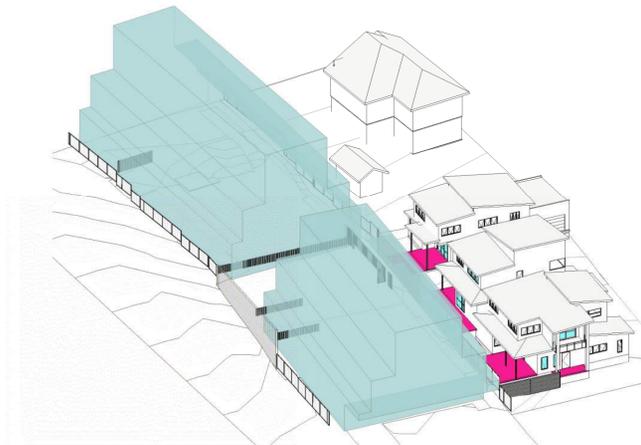


JUNE 21 1:30PM SHADOW DIAGRAM - PROPOSED

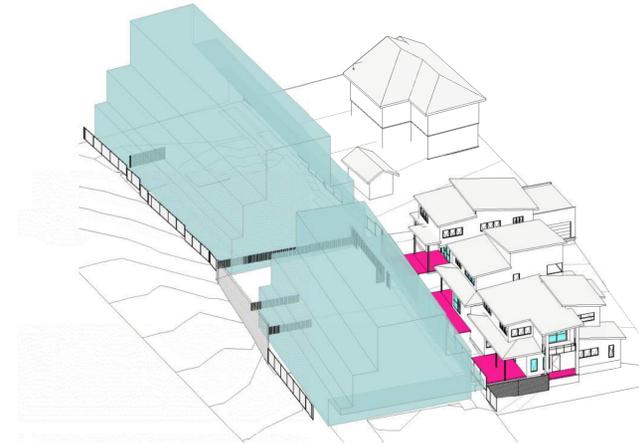


JUNE 21 1:45PM SHADOW DIAGRAM - PROPOSED

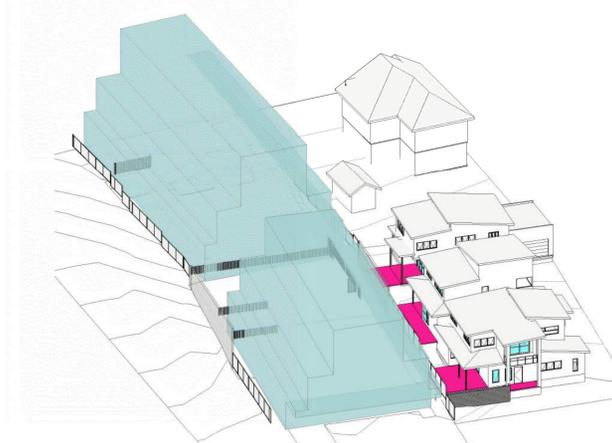
PROPOSED						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
1:00-1:15PM	Light Blue					
1:15-1:30PM	Light Blue					
1:30-1:45PM	Light Blue					
1:45-2:00PM	Light Blue					
2:00-3:00PM	Light Blue					



JUNE 21 1:45PM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 1:30PM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 1:45PM SHADOW DIAGRAM - DCP 2023 OPTION

DCP 2023						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
1:00-1:15PM	Light Blue					
1:15-1:30PM	Light Blue					
1:30-1:45PM	Light Blue					
1:45-2:00PM	Light Blue					
2:00-3:00PM	Light Blue					

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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PROJECT
 Residential Flat Building

139 Teralba Road and 190 Brunner Road - Adamstown - NSW

DRAWING TITLE
SOLAR STUDY 04 - COMPARISON (PROPOSED AND DCP-2023/ 1-2 PM)

DRAWN	CHECKED
VL	PC
ISSUE	SCALE @ A1
15/11/2024 2:10:31 PM	NTS
PROJECT No	STAGE
22439	DA
DRAWING No	REVISION
AR-8233	D

15/11/2024 2:10:31 PM



JUNE 21 2:15PM SHADOW DIAGRAM - PROPOSED



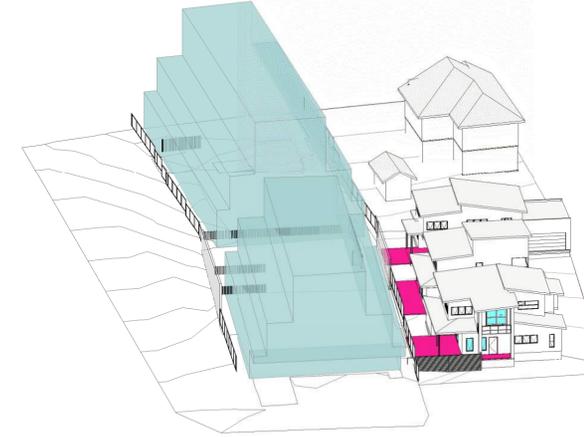
JUNE 21 2:30PM SHADOW DIAGRAM - PROPOSED



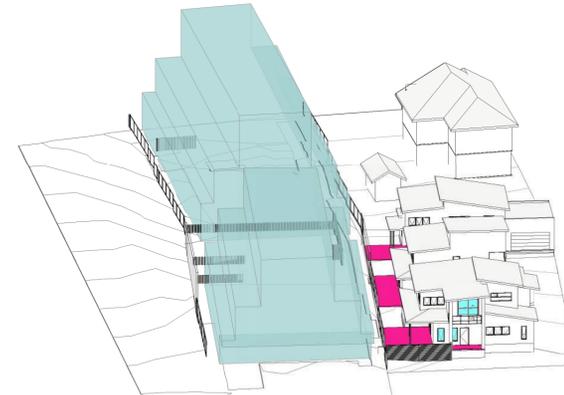
JUNE 21 2:45PM SHADOW DIAGRAM - PROPOSED



JUNE 21 2:45PM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 2:30PM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 2:45PM SHADOW DIAGRAM - DCP 2023 OPTION

PROPOSED						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
2:00-2:15PM	Green	Red	Green	Red	Green	Red
2:15-2:30PM	Green	Red	Green	Red	Green	Red
2:30-2:45PM	Green	Red	Green	Red	Green	Red
2:45-3:00PM	Green	Red	Green	Red	Green	Red
3:00-4:00PM	Green	Red	Green	Red	Green	Red

DCP 2023						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
2:00-2:15PM	Green	Red	Green	Red	Green	Red
2:15-2:30PM	Green	Red	Green	Red	Green	Red
2:30-2:45PM	Green	Red	Green	Red	Green	Red
2:45-3:00PM	Green	Red	Green	Red	Green	Red
3:00-4:00PM	Green	Red	Green	Red	Green	Red

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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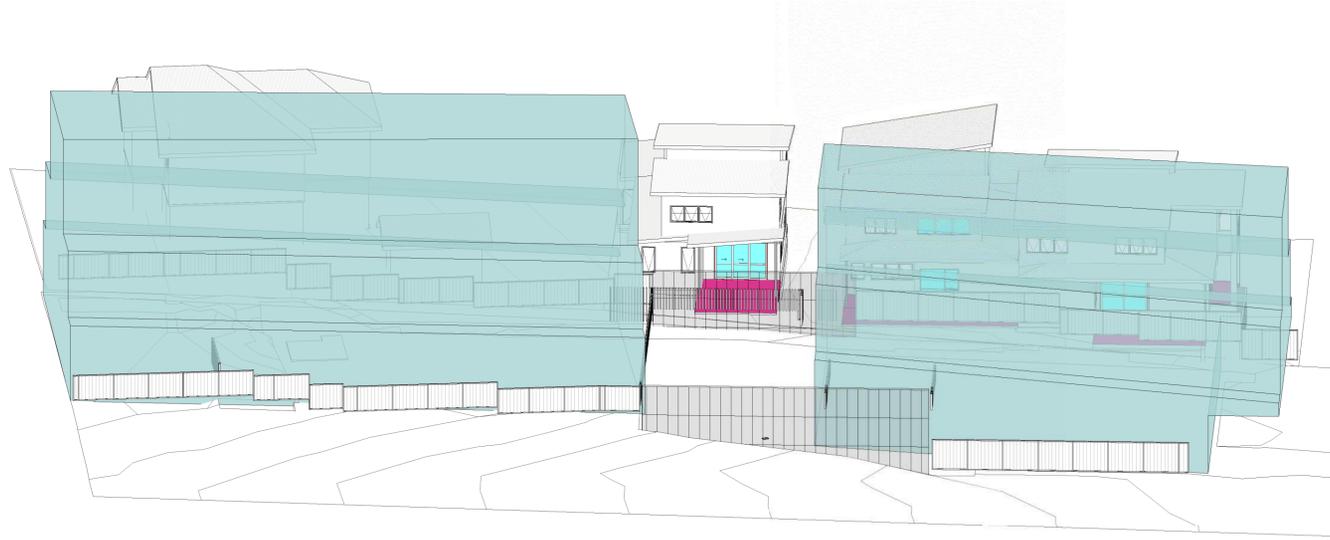
SYDNEY
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Surry Hills, NSW 2010
T +61 2 8396 9500
syd@modedesign.com.au
ABN: 65 112 807 931

PROJECT
Residential Flat Building

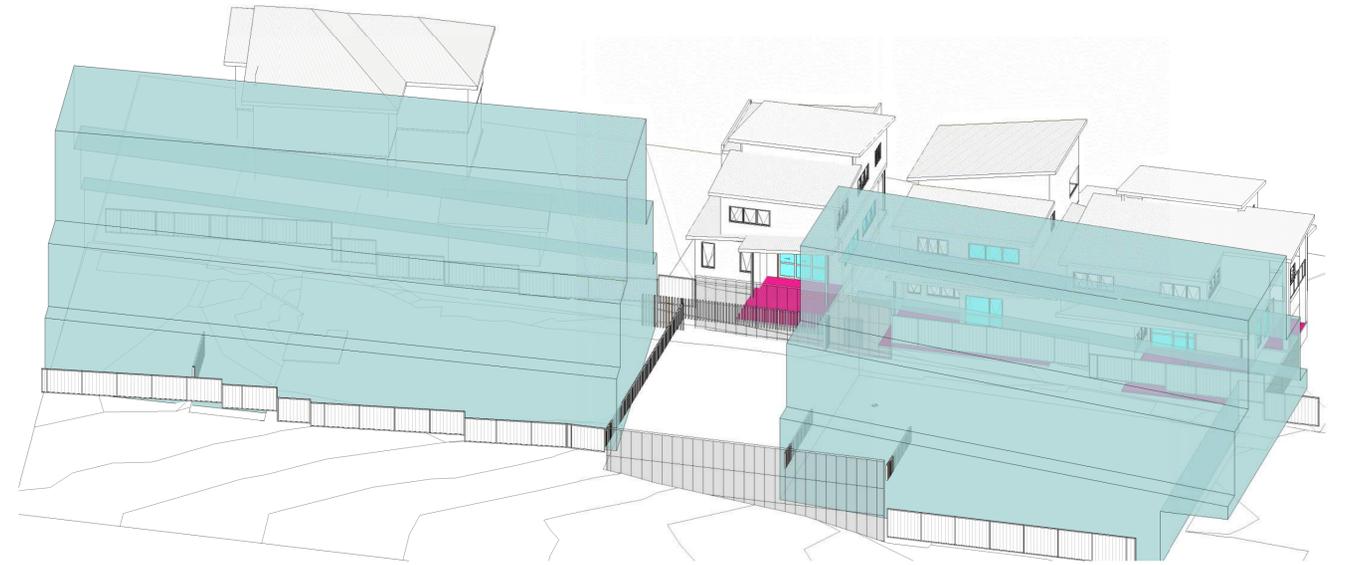
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
SOLAR STUDY 05 - COMPARISON (PROPOSED AND DCP-2023/ 2-3 PM)

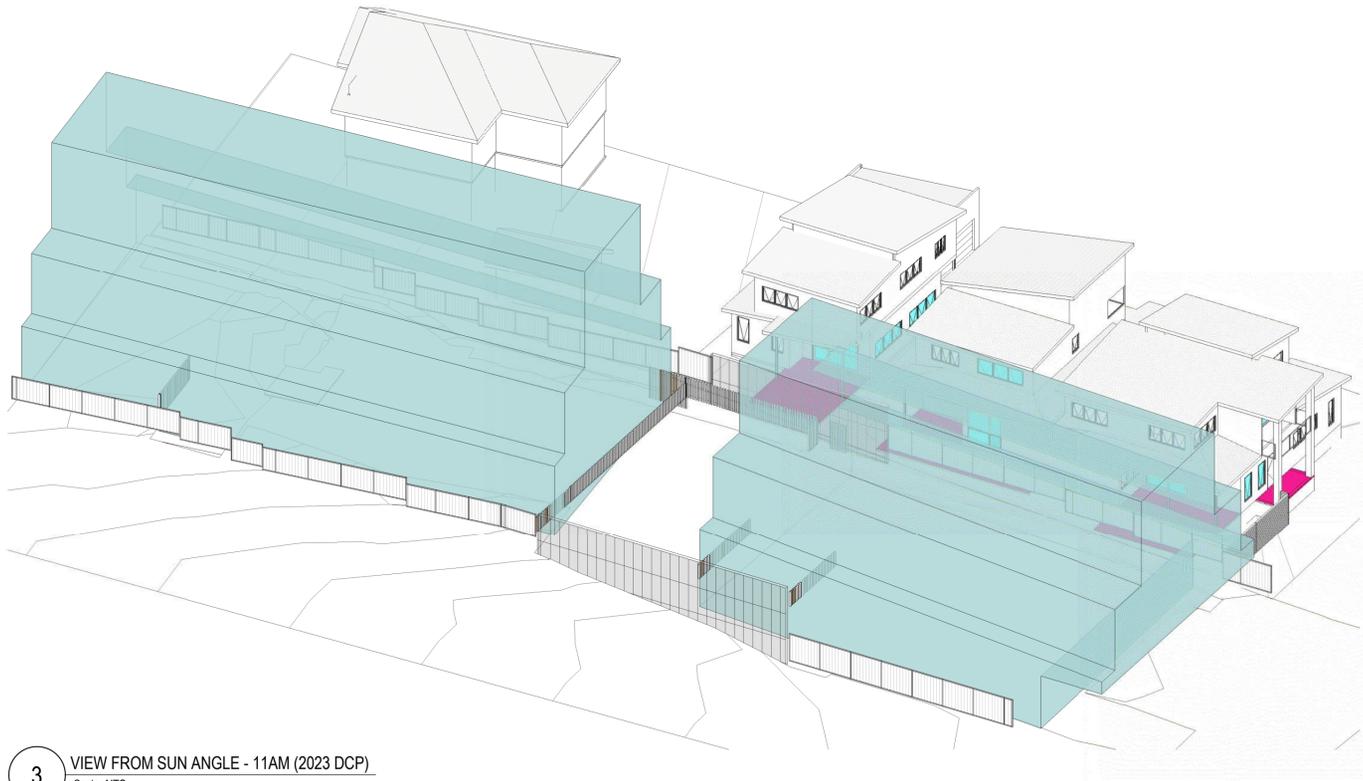
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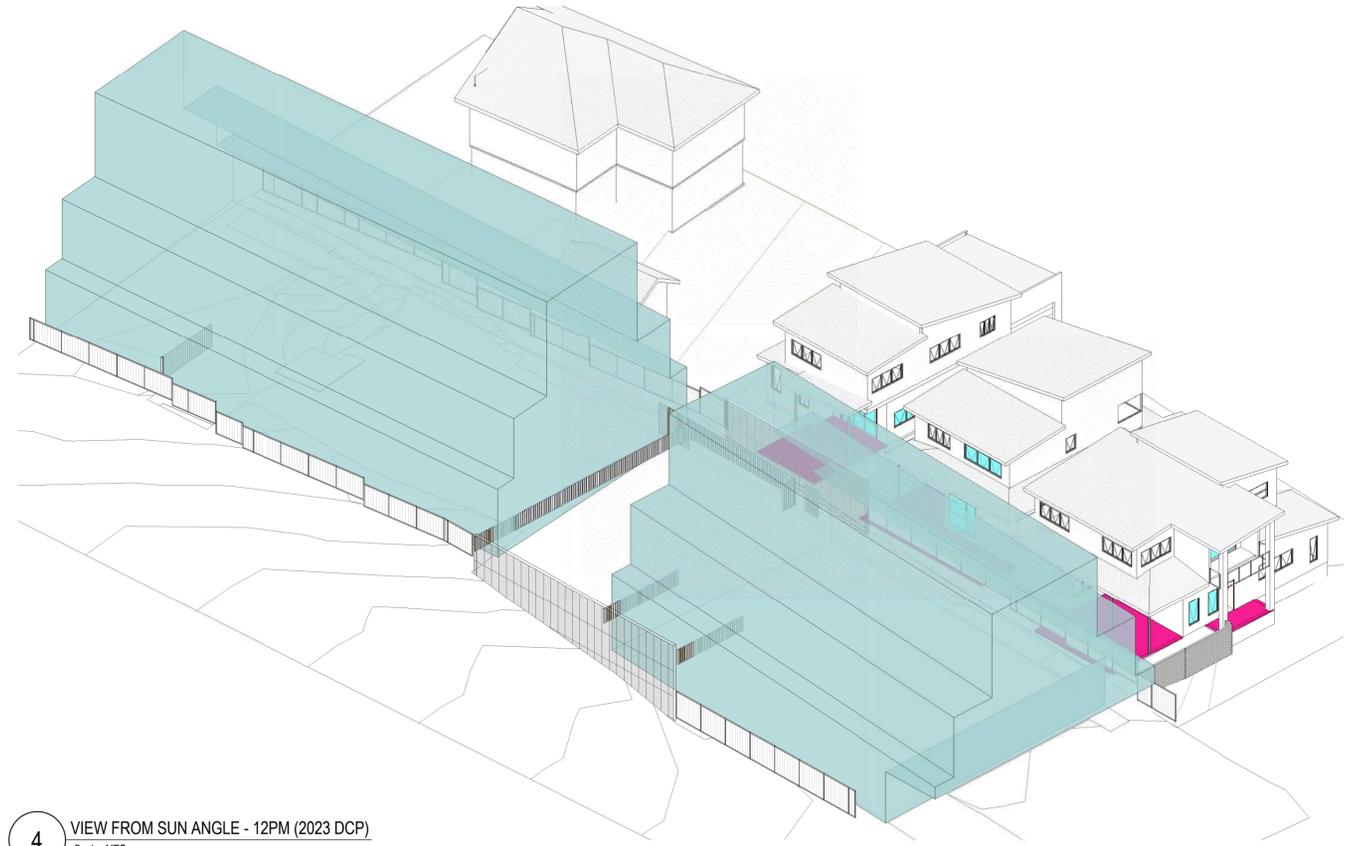
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Scale: NTS



2 VIEW FROM SUN ANGLE - 10AM (2023 DCP)
Scale: NTS



3 VIEW FROM SUN ANGLE - 11AM (2023 DCP)
Scale: NTS



4 VIEW FROM SUN ANGLE - 12PM (2023 DCP)
Scale: NTS

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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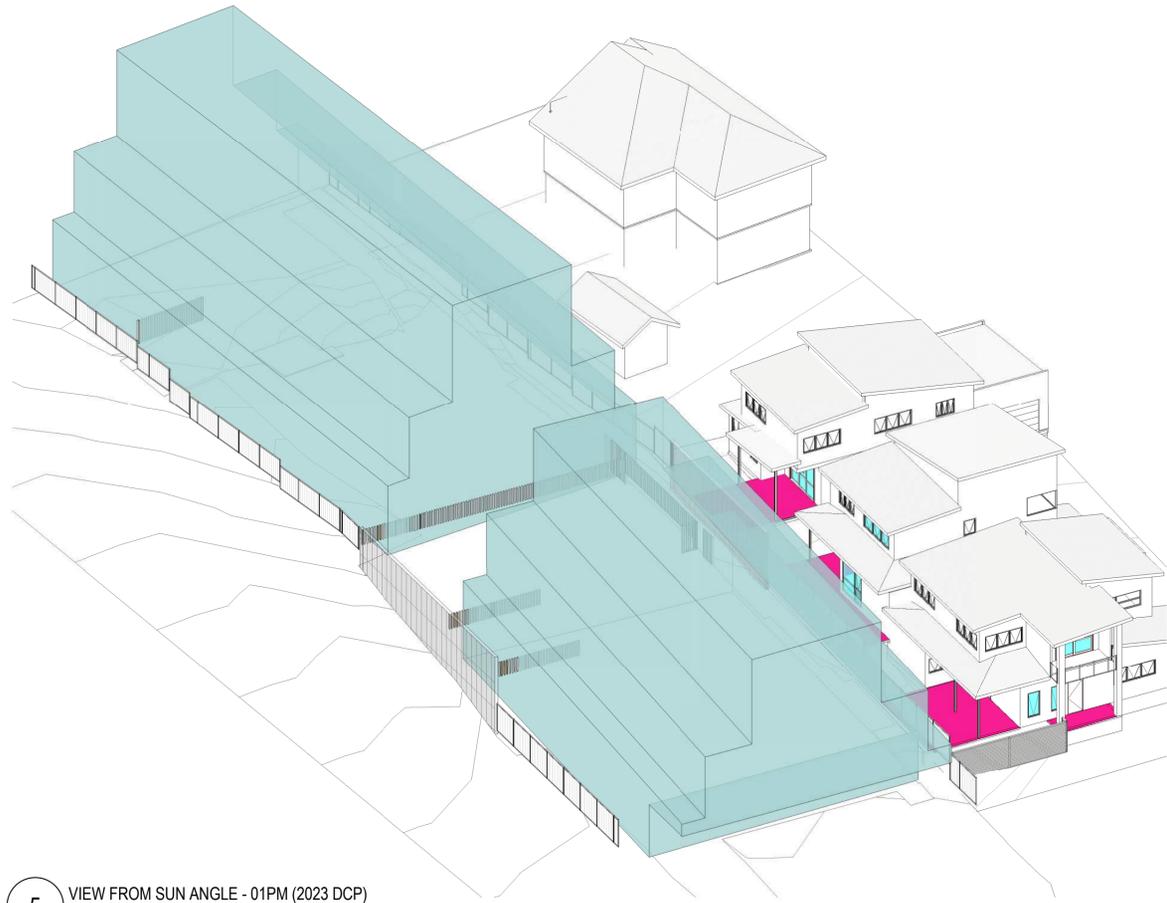
mode
 SYDNEY
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 syd@modedesign.com.au
 ABN: 65 112 807 931

PROJECT
Residential Flat Building
 139 Teralba Road and 190 Brunner Road - Adamstown - NSW

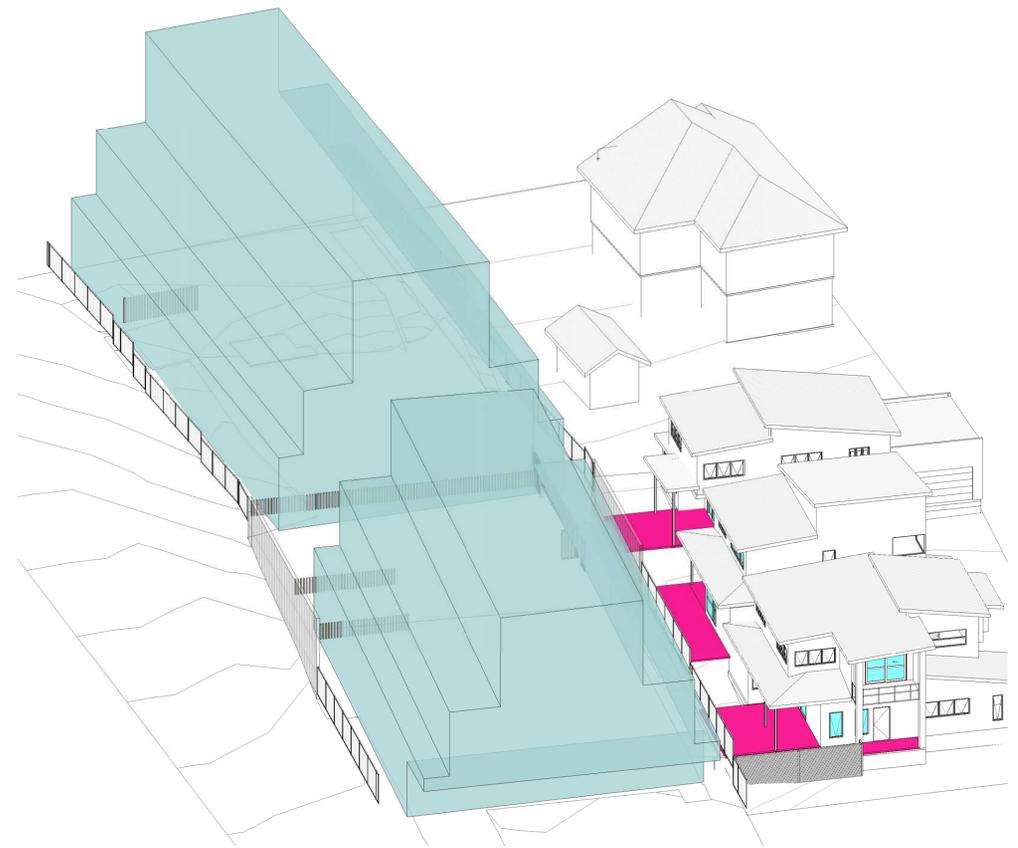
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**SOLAR STUDY - SHEET 1
 (DCP-2023 - ENVELOPE)**

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STAGE	DRAWING No
DA	AR-8210
	REVISION
	D

15/11/2024 2:05:01 PM



5 VIEW FROM SUN ANGLE - 01PM (2023 DCP)
Scale: NTS



6 VIEW FROM SUN ANGLE - 02PM (2023 DCP)
Scale: NTS



7 VIEW FROM SUN ANGLE - 03PM (2023 DCP)
Scale: NTS

DCP 2023

**SOLAR ACES - GROUND FLOOR - ADJACENT
APPROVED DEVELOPMENT 143 TERALBA ROAD**

UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
9AM-10AM						
10AM-11AM						
11AM-12PM						
12PM-1PM						
1PM-2PM						
2PM-3PM						

REV	DESCRIPTION	AUTH	CHK	DATE
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	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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Residential Flat Building
 139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
**SOLAR STUDY - SHEET 2
 (DCP-2023 - ENVELOPE)**

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DRAWING No	REVISION
AR-8211	D

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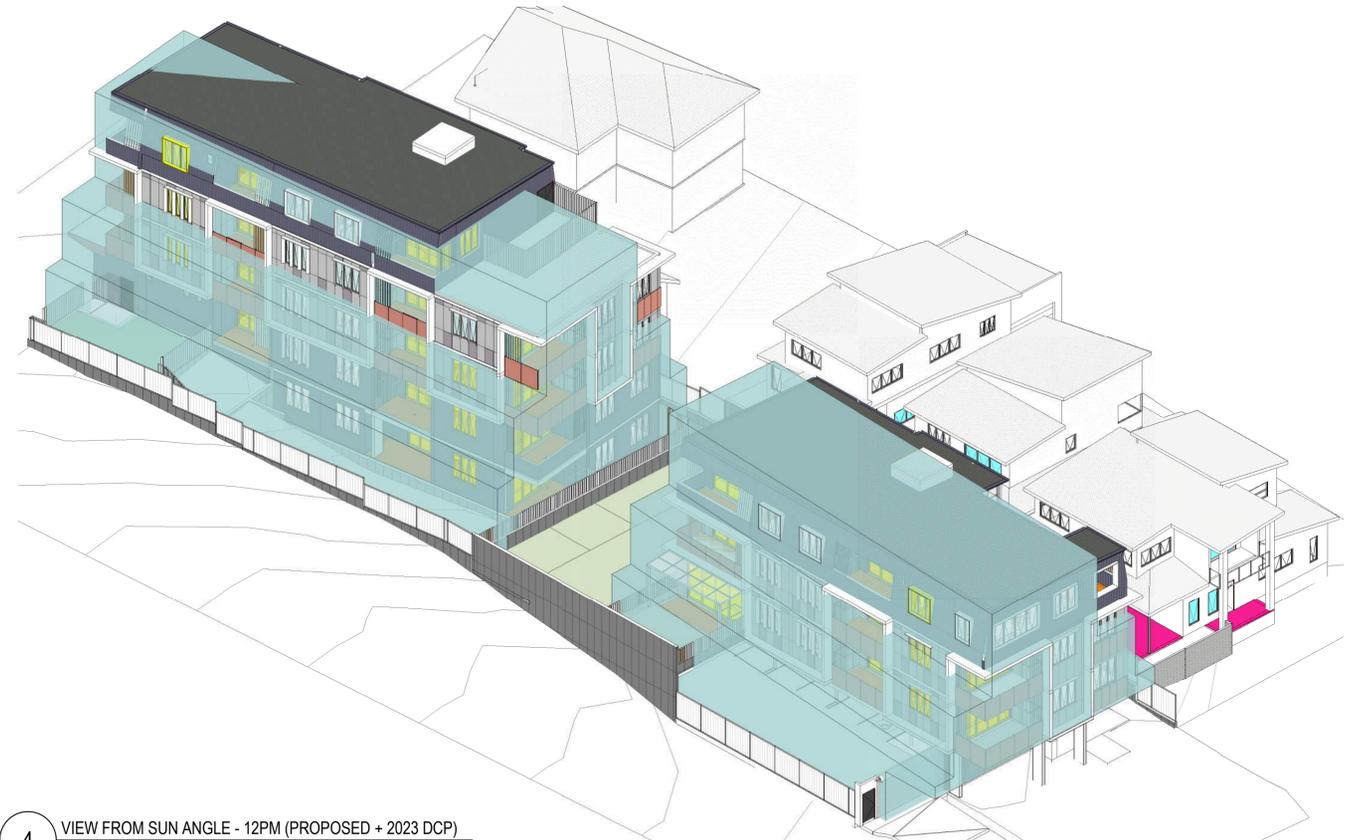
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Scale: NTS



2 VIEW FROM SUN ANGLE - 10AM (PROPOSED + 2023 DCP)
Scale: NTS



3 VIEW FROM SUN ANGLE - 11AM (PROPOSED + 2023 DCP)
Scale: NTS



4 VIEW FROM SUN ANGLE - 12PM (PROPOSED + 2023 DCP)
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REV	DESCRIPTION	AUTH	CHK	DATE
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	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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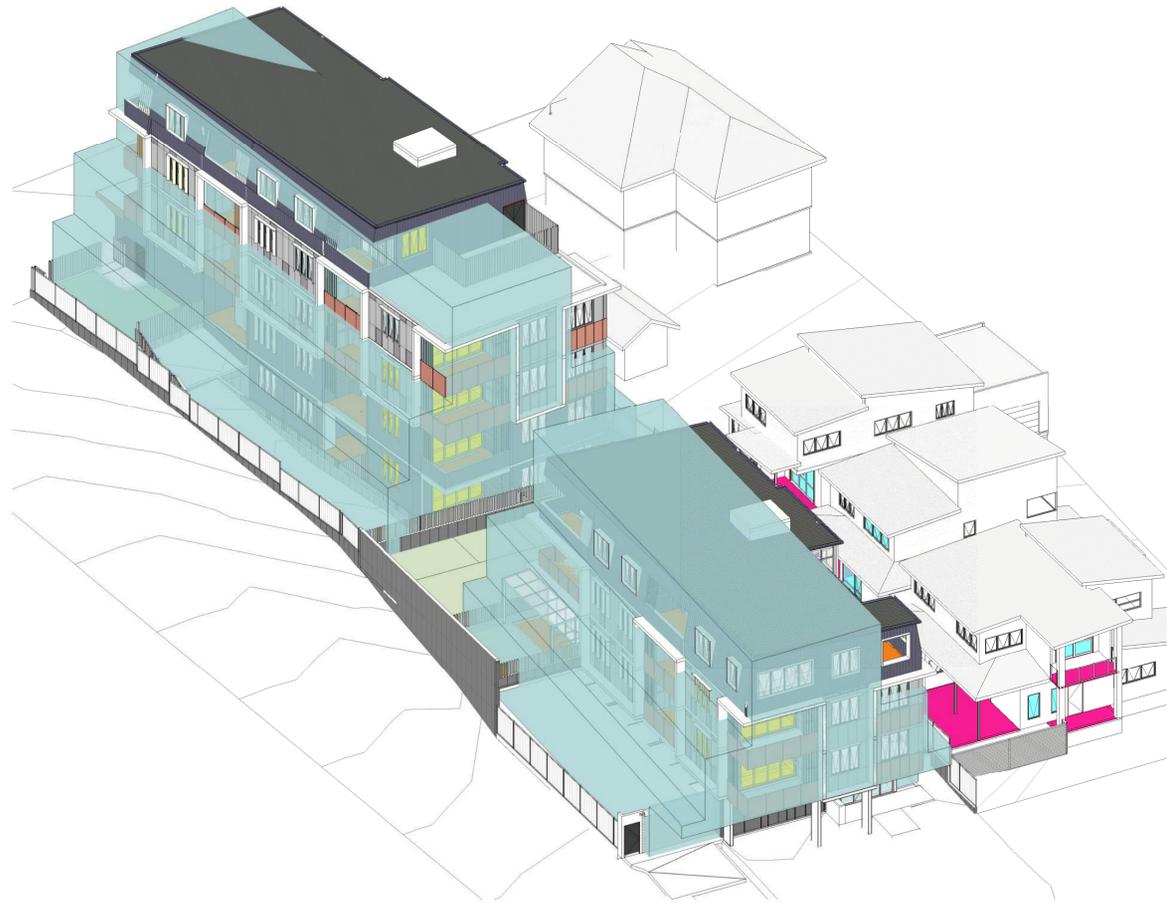
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PROJECT
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139 Teralba Road and 190 Brunker Road - Adamstown - NSW

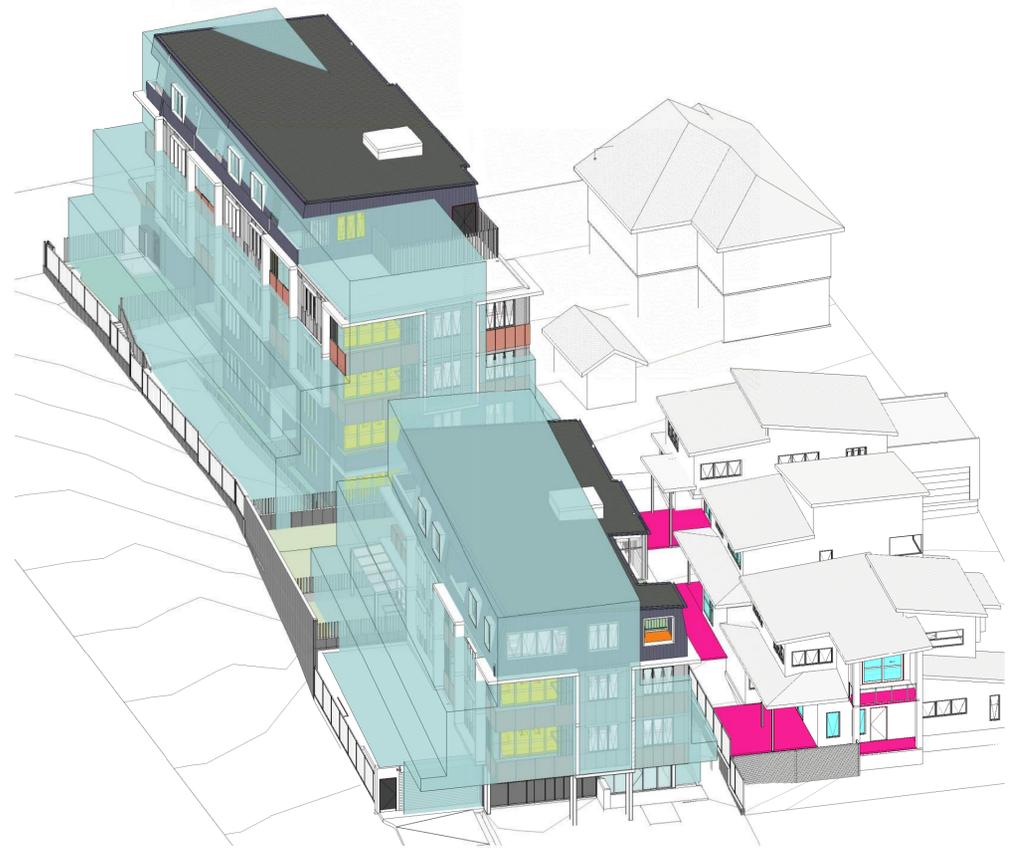
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**SOLAR STUDY - SHEET 1
(PROPOSED AND DCP-2023)**

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PROJECT No	SCALE @ A3
22439	NTS
STAGE	DRAWING No
DA	AR-8220
	REVISION
	D

15/11/2024 2:06:41 PM



5 VIEW FROM SUN ANGLE - 01PM (PROPOSED + 2023 DCP)
Scale: NTS



6 VIEW FROM SUN ANGLE - 02PM (PROPOSED + 2023 DCP)
Scale: NTS



7 VIEW FROM SUN ANGLE - 03PM (PROPOSED + 2023 DCP)
Scale: NTS

DCP 2023

SOLAR ACCESS - GROUND FLOOR - ADJACENT
APPROVED DEVELOPMENT 143 TERALBA ROAD

UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
9AM-10AM						
10AM-11AM						
11AM-12PM						
12PM-1PM						
1PM-2PM						
2PM-3PM						

PROPOSED

SOLAR ACCESS - GROUND FLOOR - ADJACENT
APPROVED DEVELOPMENT 143 TERALBA ROAD

UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
9AM-10AM						
10AM-11AM						
11AM-12PM						
12PM-1PM						
1PM-2PM						
2PM-3PM						

REV	DESCRIPTION	AUTH	CHK	DATE
	NO ISSUED			
	NO ISSUED			
	NO ISSUED			
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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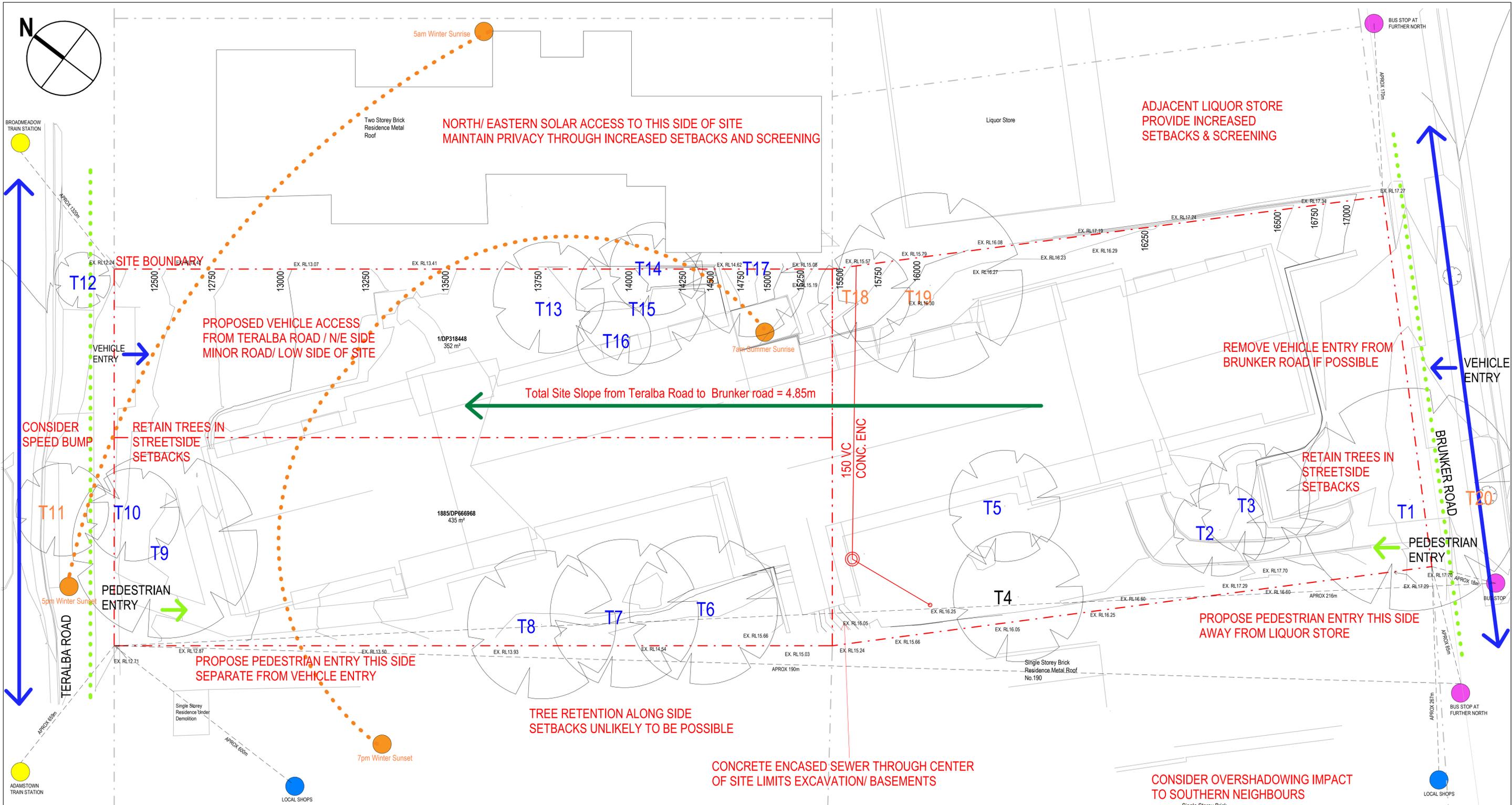
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Residential Flat Building
 139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
**SOLAR STUDY - SHEET 2
 (PROPOSED AND DCP-2023)**

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DRAWING No	REVISION
AR-8221	D

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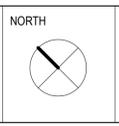
- Existing Vehicular Traffic
- Pedestrian entry
- Site Slope
- Existing Pedestrian Movement
- Sun Path

Tx Tree recommended for retention
 Tx Tree recommended for removal
 Tx Noxious weed species to be removed

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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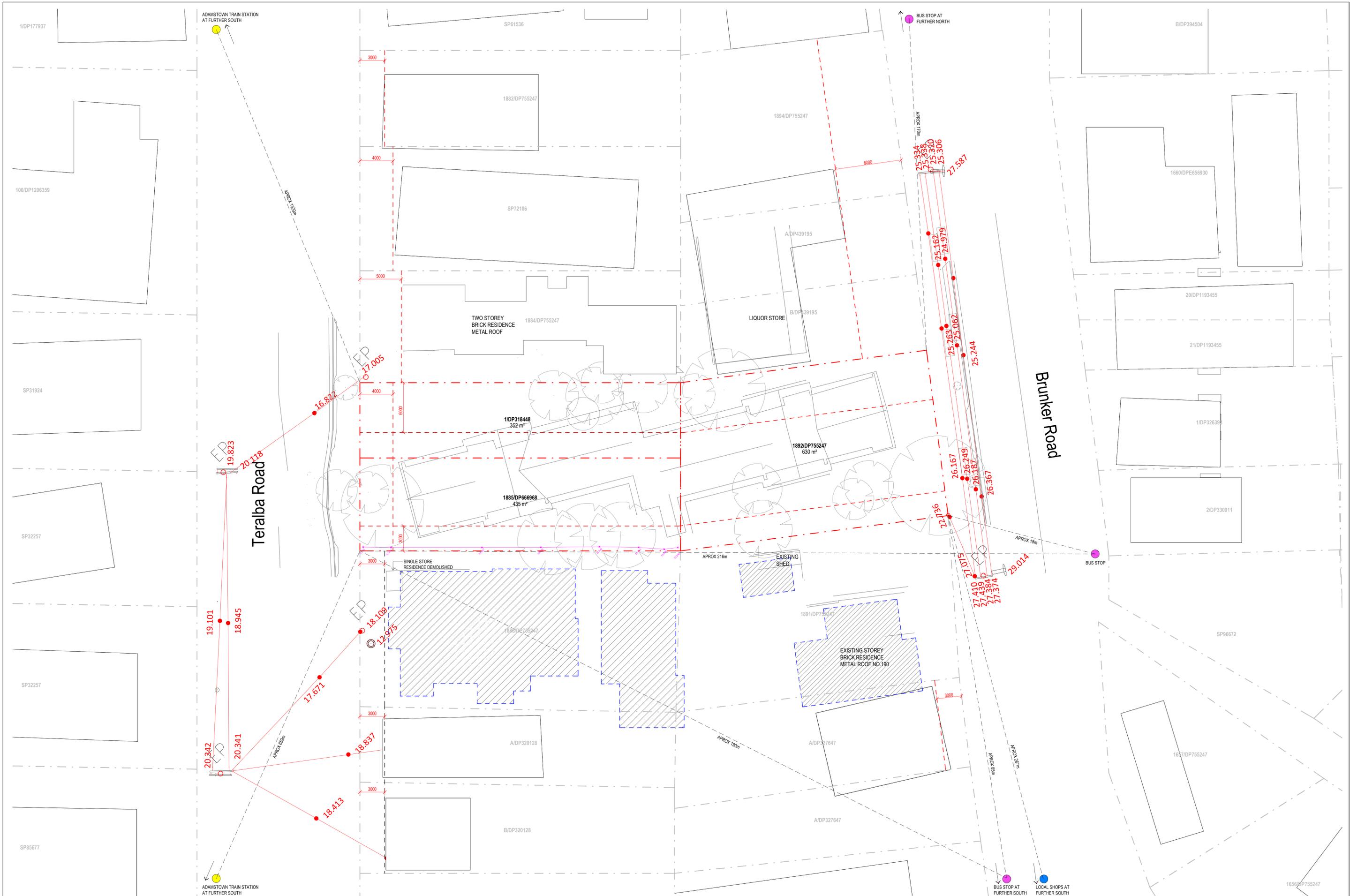
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PROJECT
Residential Flat Building
 139 Teralba Road and 190 Bruncker Road - Adamstown - NSW

DRAWING TITLE
SITE ANALYSIS PLAN

DRAWN AS	CHECKED KM	ISSUE	SCALE @ A1	SCALE @ A3
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PROJECT No	STAGE	DRAWING No	REVISION	
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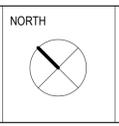


REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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Residential Flat Building
 139 Teralba Road and 190 Bruncker Road - Adamstown - NSW

DRAWING TITLE
BLOCK ANALYSIS PLAN

DRAWN AS	CHECKED KM	SCALE @ A1	SCALE @ A3
ISSUE 15/11/2024 1:45:16 PM	1:200	1:400	
PROJECT No 22439	STAGE DA	DRAWING No AR-0102	REVISION D

15/11/2024 1:45:16 PM



DEVELOPMENT DATA TABLE

SITE AREA		1403.8m ²	
NUMBER OF DWELLINGS	12x 1BED 13x 2BED	TOTAL 25 UNITS	
FSR	AUTHORITY	REQUIRED OR ALLOWED	PROPOSED
	LEP	1.5:1= 2105.7m ²	TOTAL GFA= 1781m ²
	HOUSING SEPP	+ ADDITIONAL 0.5:1 = 2807.6m ²	PROPOSED FSR = 1.25:1
HEIGHT	LEP	14m	15.2m (included 1.2m lift overun)
SETBACKS	Newcastle DCP Sections 3 and 6	FRONT	Brunker Rd 6m / 4m to Balic Teralba Rd the average distance of buildings within 40m either side of the lot = Approx 4.5m
	ADG - up to 4 storeys	SIDE	Up to 4 storeys: nom. 6m (habitable) & 3m (non-habitable)
		REAR	Up to 4 storeys: nom. 6m (habitable) & 3m (non-habitable)
			No Setbacks , However 2m articulation zone has been provided
			3m setback has been provided on Southwestern side 6m setback has been provided on Northeastern side
			No rear setback has been considered. Front entry has been provided in both bruncker road and teralba road
CAR PARKING	Housing SEPP Div.1 (s.19(2)(e)(i) and (ii))	12x 1-bed x 0.4 = 4.8 13x 2-bed x 0.5 = 6.5 Total Required= 12 spaces	12 car spaces INC. 2x Accessible
BICYCLE PARKING	DCP	1 per dwelling + 1 per 10 visitor = 25+3	28
LANDSCAPING	Housing SEPP Div.1 (s.19(2)(b))	the lesser of -- (i) 35m ² per dwelling (x25) = 875m ² (ii) 30% of the site area = 421.14m ²	501.1m ²
DEEP SOIL	ADG	7% of site area with min. dim. 3m = 98.3m ²	497.0m ²
COMMUNAL OPEN SPACES	ADG	25% of site area = 350.95m ²	355m ²
SOLAR ACCESS	ADG	At least 70% of living & private open space areas receive at least 2hrs of direct solar access between 9am and 3pm at midwinter	24 units (96%) receive 3hs (LAHC requirement)
CROSS VENTILATION	ADG	60% of apartments are naturally cross ventilated	14 units are naturally cross ventilated (56%) 1x (Unit-02) are plenum assisted cross ventilated (4%) - Total 60% Units are cross ventilated.
	ADG	Min. 50% COS 2 hrs in midwinter LHC 3hs requirement	
WASTE	DCP Waste Management Technical Manual	General - 80L p/ Unit p/week = 7x240L Recycle - 40L p/ Unit p/week = 4x240L FOGO - not stated	General - 2x 1100L Recycle - 2x1100L FOGO - 6x240L
STORAGE	ADG	12x1 bed = 12x6m ³ 13x2 bed = 13x8m ³ Total - 176m ³	12x1 bed = 13x3m ³ = 52m ³ 13x2 bed = 12x4m ³ = 37m ³ (Total - 89m ³ into units) Plus 88m ³ in Ground Floor Buiding 1&2

UNIT SCHEDULE

Name	Area (m ²)
GROUND FLOOR- BLD1	
LOBBY	34
GROUND FLOOR (BUILDING-2)	
CORRIDOR	7
UNIT 01	72
UNIT 02	72
LEVEL 01- BLD1	
CORRIDOR	22
UNIT 03	72
UNIT 04	72
UNIT 05	52
LEVEL 01- BLD2	
CORRIDOR	37
GALLERY	26
GALLERY STORE	7
UNIT 06	72
UNIT 07	52
UNIT 08	52
LEVEL 02- BLD1	
CORRIDOR	11
UNIT 09	72
UNIT 10	72
UNIT 11	53

UNIT SCHEDULE

Name	Area (m ²)
LEVEL 02- BLD2	
CORRIDOR	20
UNIT 12	72
UNIT 13	52
UNIT 14	52
UNIT 15	72
LEVEL 03- BLD1	
CORRIDOR	15
UNIT 16	56
UNIT 17	70
UNIT 18	53
LEVEL 03- BLD2	
CORRIDOR	20
UNIT 19	72
UNIT 20	52
UNIT 21	52
UNIT 22	72
LEVEL 04- BLD2	
CORRIDOR	19
UNIT 23	52
UNIT 24	52
UNIT 25	72
Grand total: 36	1781

REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
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PROJECT
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE
3D VIEW & DEVELOPMENT DATA TABLE

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PROJECT No	STAGE	DRAWING No	REVISION
22439	DA	AR-0201	D

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REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
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D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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DRAWING TITLE
3D VIEWS

DRAWN AS	CHECKED KM
ISSUE 15/11/2024 4:06:38 PM	SCALE @ A1 SCALE @ A3 1:200
PROJECT No 22439	STAGE DA
DRAWING No AR-0301	REVISION D

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REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
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DRAWING TITLE
3D VIEWS

DRAWN AS	CHECKED KM
ISSUE 15/11/2024 4:06:59 PM	SCALE @ A1 SCALE @ A3 1:200
PROJECT No 22439	STAGE DA
DRAWING No AR-0302	REVISION D

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A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
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DRAWING TITLE
3D VIEWS

DRAWN AS	CHECKED KM
ISSUE 15/11/2024 1:46:08 PM	SCALE @ A1 SCALE @ A3 1:200
PROJECT No 22439	STAGE DA
DRAWING No AR-0303	REVISION D