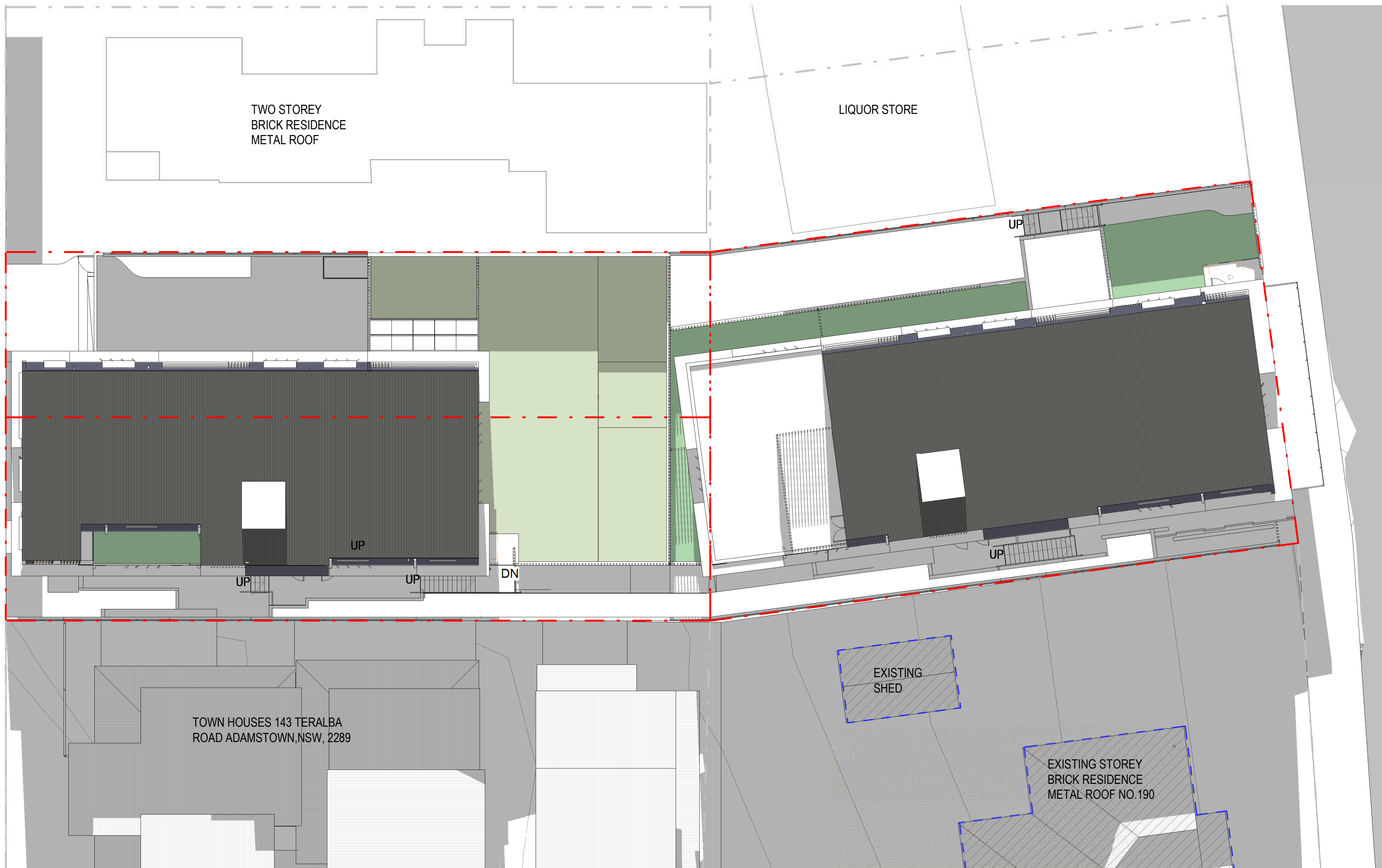


## Overshadowing Plans





JUNE 21 9AM SHADOW DIAGRAM

JUNE 21 10AM SHADOW DIAGRAM



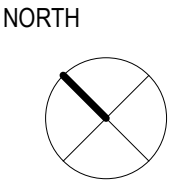
JUNE 21 11AM SHADOW DIAGRAM

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	<div>• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.</div> <div>• Verify all dimensions on site prior to commencement of work.</div> <div>• DO NOT scale off these drawings.</div> <div>• Report any discrepancies to the architect before carrying out any work.</div>
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	

STATUS  
DEVELOPMENT APPLICATION



CLIENT  
Land and Housing Corporation



SYDNEY  
Gadigal Country  
Level 5, 111-117 Devonshire Street  
Surry Hills, NSW 2010  
T +61 2 8396 9500  
syd@modedesign.com.au  
ABN: 65 112 807 931

PROJECT  
Residential Flat Building

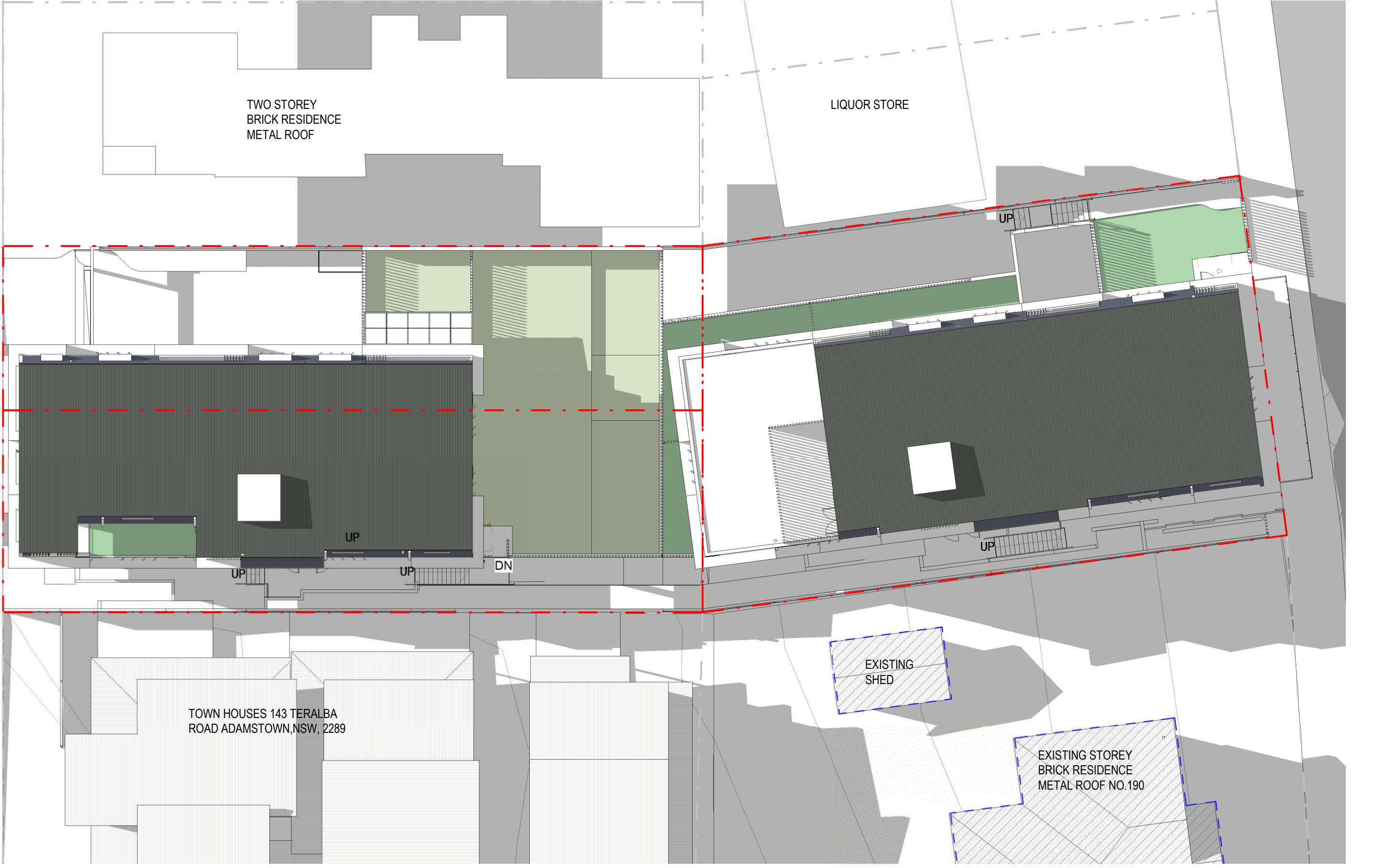
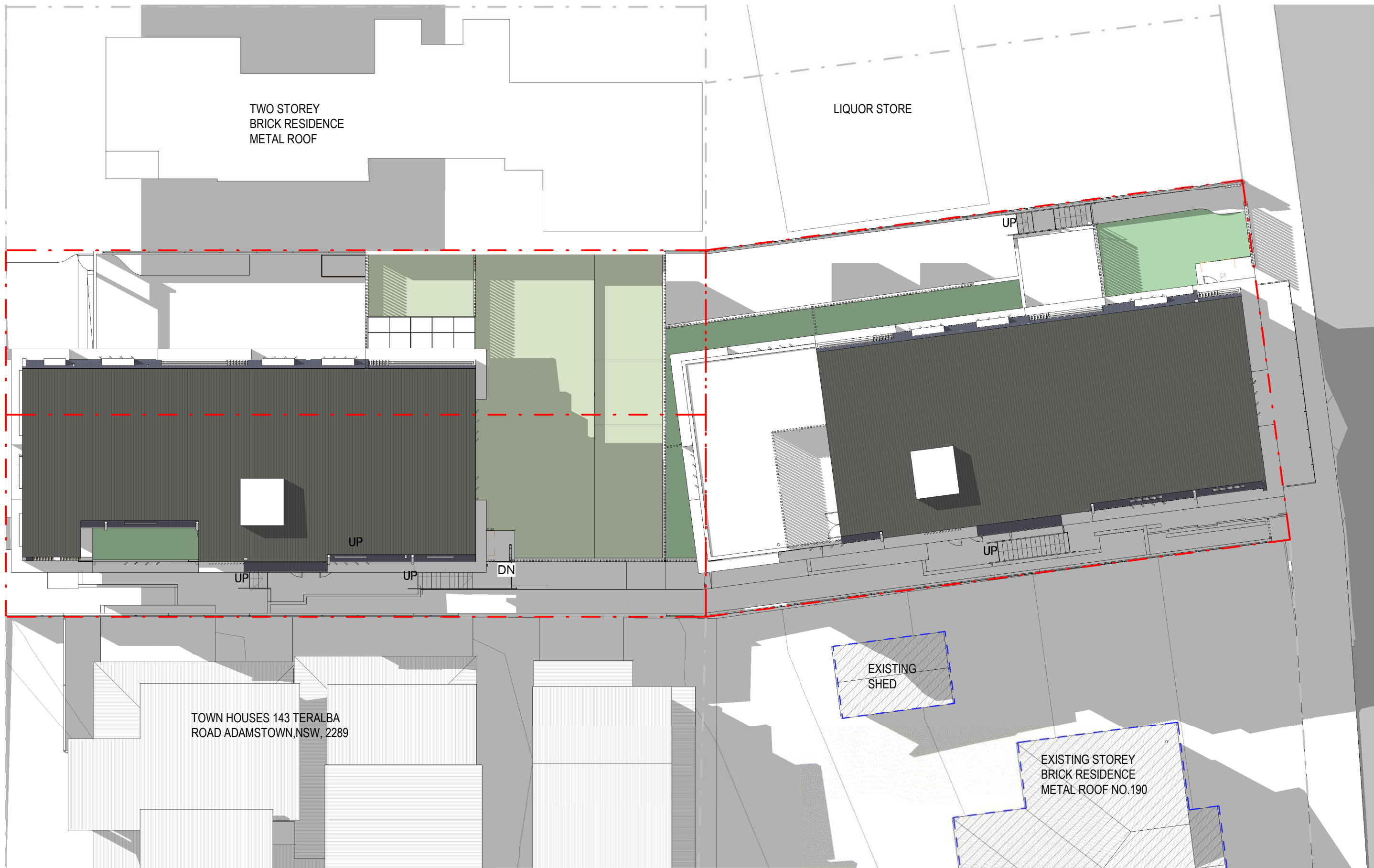
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE  
SOLAR ANALYSIS 01

DRAWN AS	CHECKED KM	SCALE @ A1 NTS	SCALE @ A3 NTS
ISSUE 15/11/2024 2:00:13 PM			
PROJECT No 22439	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	<div><div></div><div>These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.</div><div>Verify all dimensions on site prior to commencement of work.</div><div>DO NOT scale off these drawings.</div><div>Report any discrepancies to the architect before carrying out any work.</div></div>	STATUS DEVELOPMENT APPLICATION	NORTH <div></div>	CLIENT Land and Housing Corporation	<div><div>mode</div><div><div>SYDNEY</div><div>Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931</div></div></div>	PROJECT Residential Flat Building <div>139 Teralba Road and 190 Brunker Road - Adamstown - NSW</div>	DRAWING TITLE SOLAR ANALYSIS 02	DRAWN AS		CHECKED KM	
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24								SCALE @ A1 NTS		SCALE @ A3 NTS	
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24								PROJECT No 22439		STAGE DA	
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24								DRAWING No AR-8101		REVISION D	
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24											





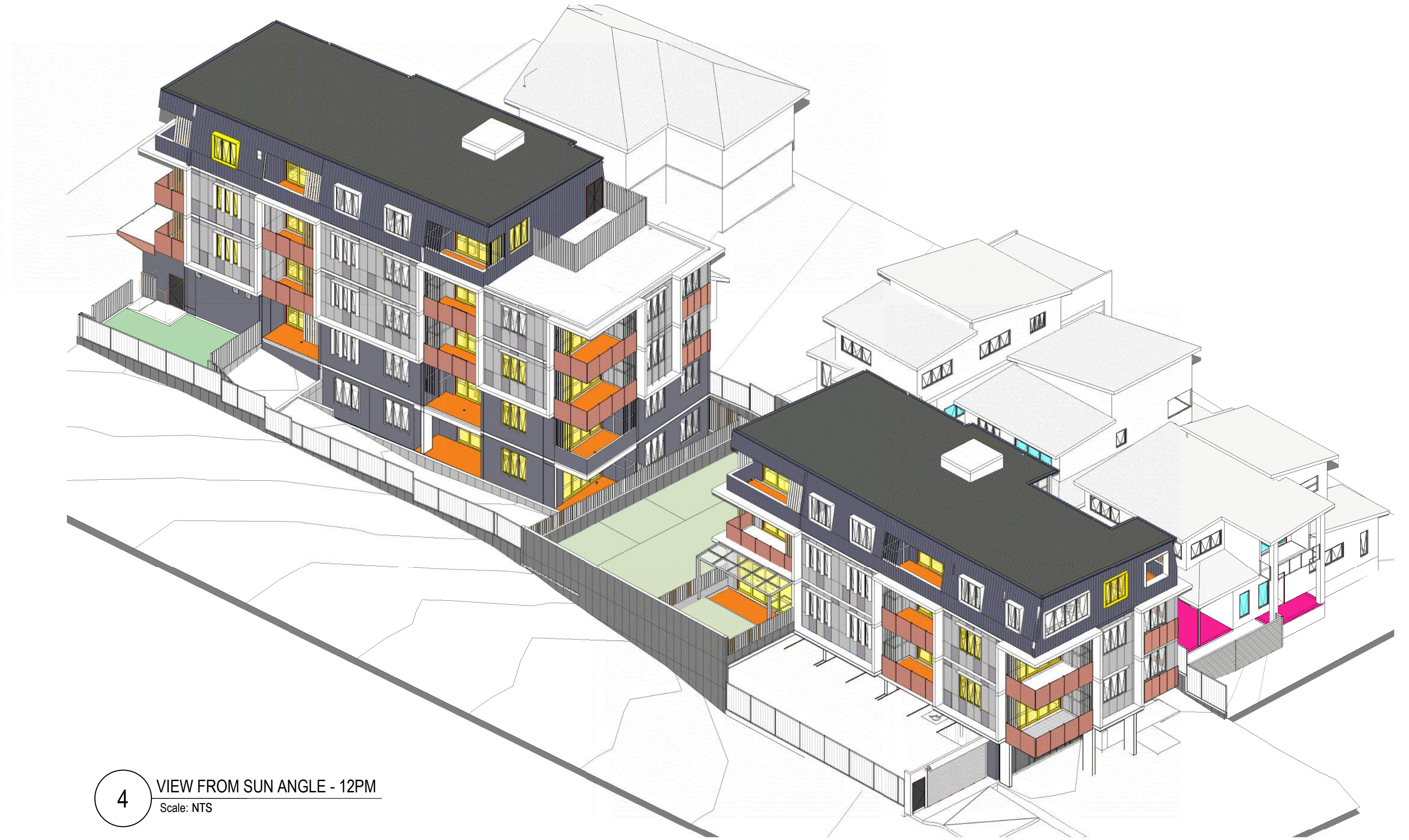
1 VIEW FROM SUN ANGLE - 9AM  
Scale: NTS




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	STATUS DEVELOPMENT APPLICATION	CLIENT Land and Housing Corporation	 <div>SYDNEY Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931</div>	PROJECT Residential Flat Building  139 Teralba Road and 190 Brunker Road - Adamstown - NSW	DRAWING TITLE SOLAR STUDY - SHEET 1	DRAWN KM		CHECKED	
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24						ISSUE 15/11/2024 2:02:27 PM		SCALE @ A1 NTS	SCALE @ A3 NTS
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24						PROJECT No 22439	STAGE DA	DRAWING No AR-8103	REVISION D
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24									
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24									
					<div>• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission. • Verify all dimensions on site prior to commencement of work. • DO NOT scale off these drawings. • Report any discrepancies to the architect before carrying out any work.</div>								

15/11/2024 2:02:27 PM





3 VIEW FROM SUN ANGLE - 03PM  
Scale: NTS

[illegible]

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	<div><div><div><div>• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.</div><div>• Verify all dimensions on site prior to commencement of work.</div><div>• DO NOT scale off these drawings.</div><div>• Report any discrepancies to the architect before carrying out any work.</div></div></div><div><div>STATUS</div><div>DEVELOPMENT APPLICATION</div></div></div>
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	

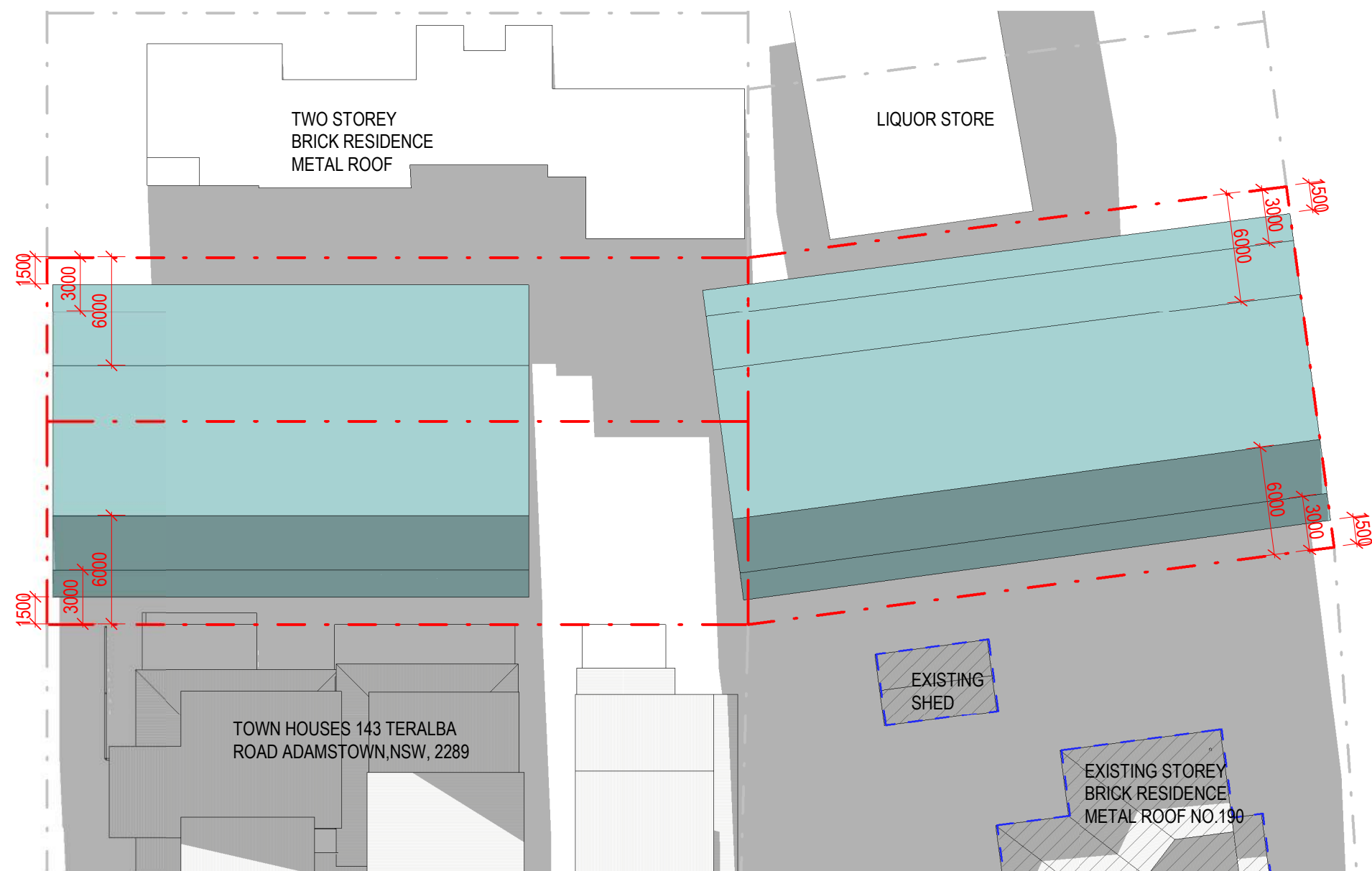
CUSTOMER	CLIENT	<div><div><div>mode</div></div></div>	<div><div><div>SYDNEY</div><div>Gadigal Country</div><div>Level 5, 111-117 Devonshire Street</div><div>Surry Hills, NSW 2010</div><div>T +61 2 8396 9500</div><div>syd@modedesign.com.au</div><div>ABN: 65 112 807 931</div></div></div> <div><div>PROJECT</div><div>Residential Flat Building</div></div> <div><div>139 Teralba Road and 190 Bruncker Road - Adamstown - NSW</div></div>
	Land and Housing Corporation		

DRAWING TITLE	
SOLAR STUDY - SHEET 2	
DRAWN AS	CHECKED KM
ISSUE	SCALE @ A1 NTS
15/11/2024 2:03:34 PM	SCALE @ A3 NTS
PROJECT No	STAGE
22439	DA
DRAWING No	REVISION
AR-8104	D

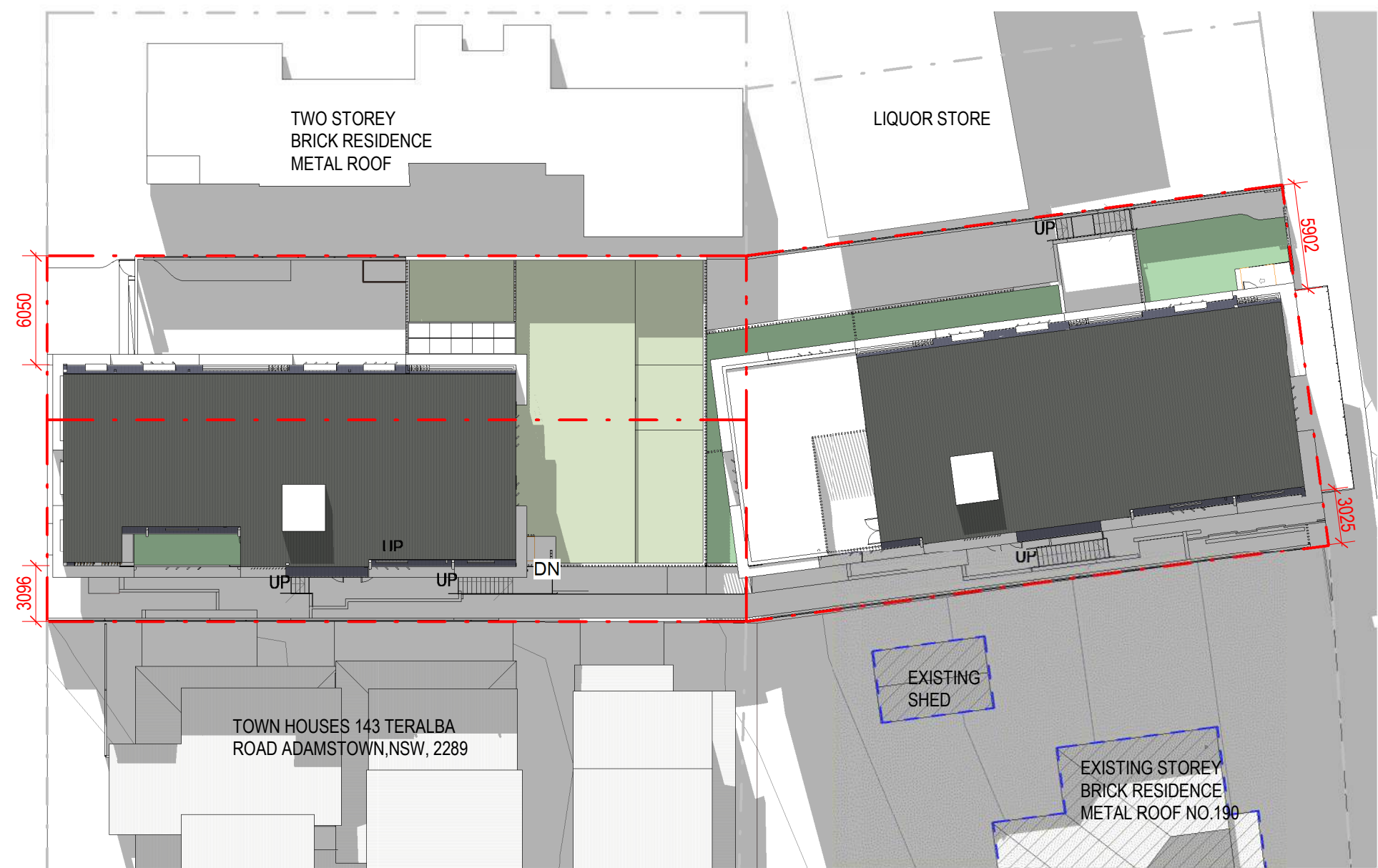




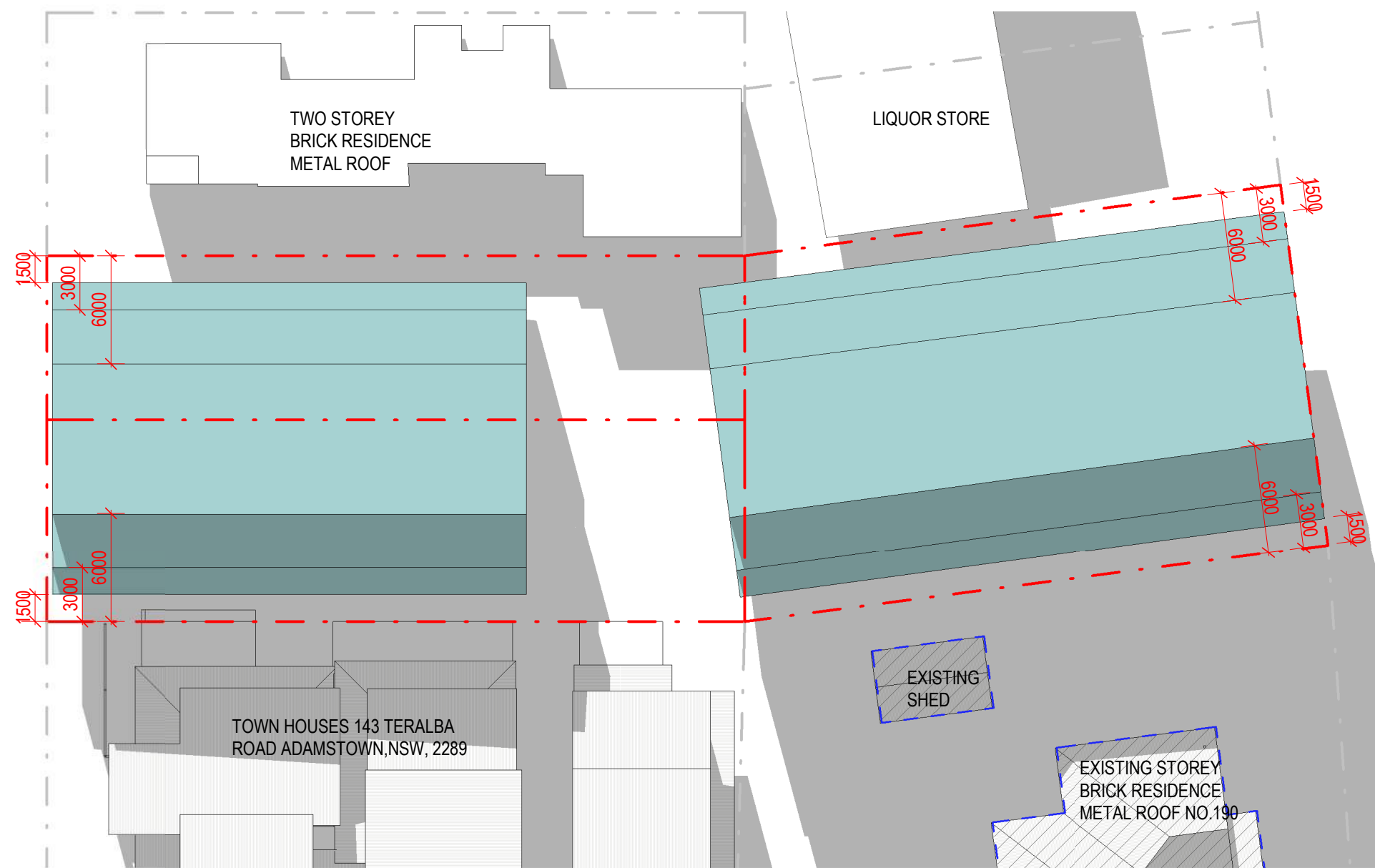
JUNE 21 9AM SHADOW DIAGRAM - PROPOSED



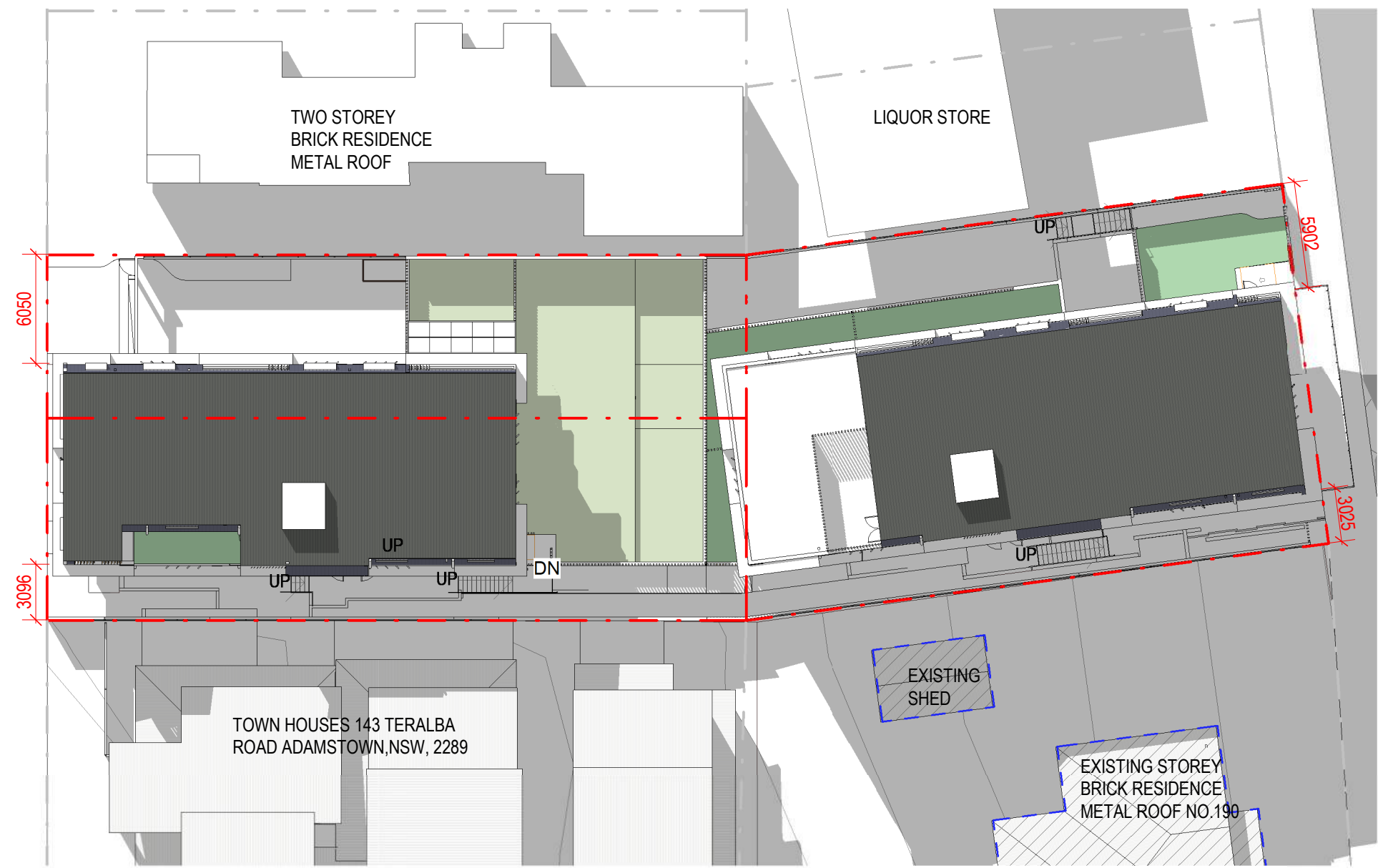
JUNE 21 9AM SHADOW DIAGRAM - DCP 2023 OPTION



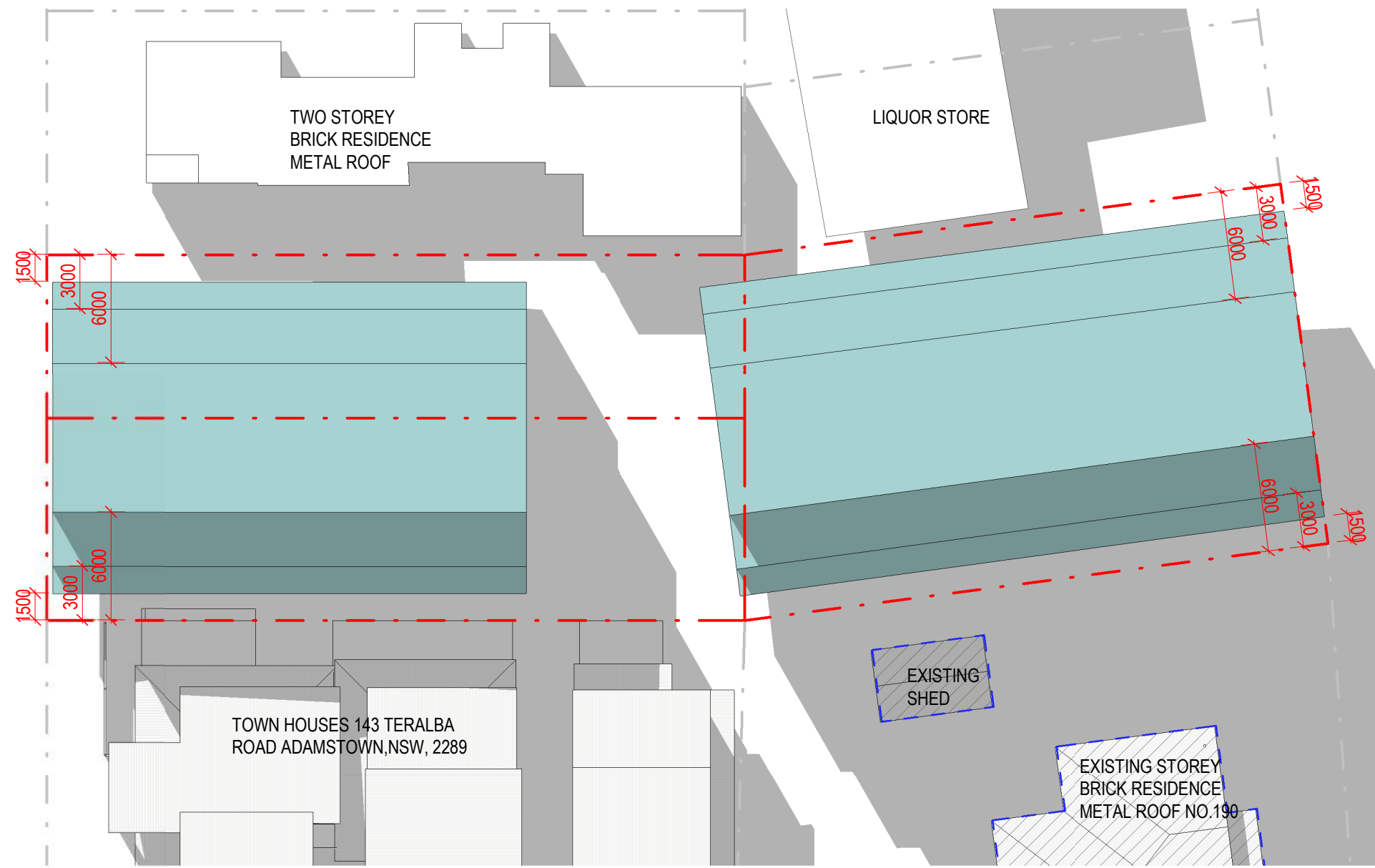
JUNE 21 10AM SHADOW DIAGRAM - PROPOSED



JUNE 21 10AM SHADOW DIAGRAM - DCP 2023 OPTION

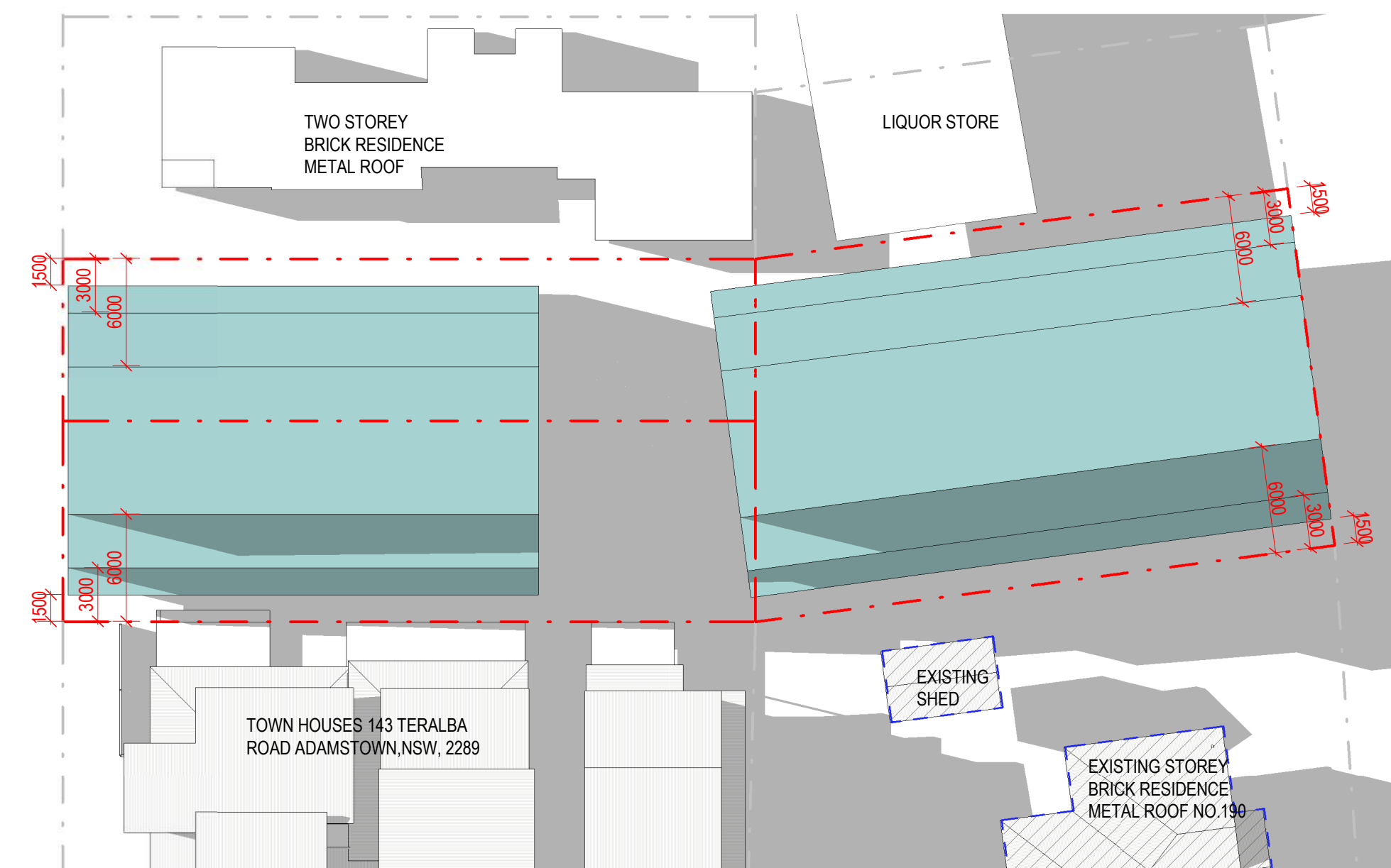
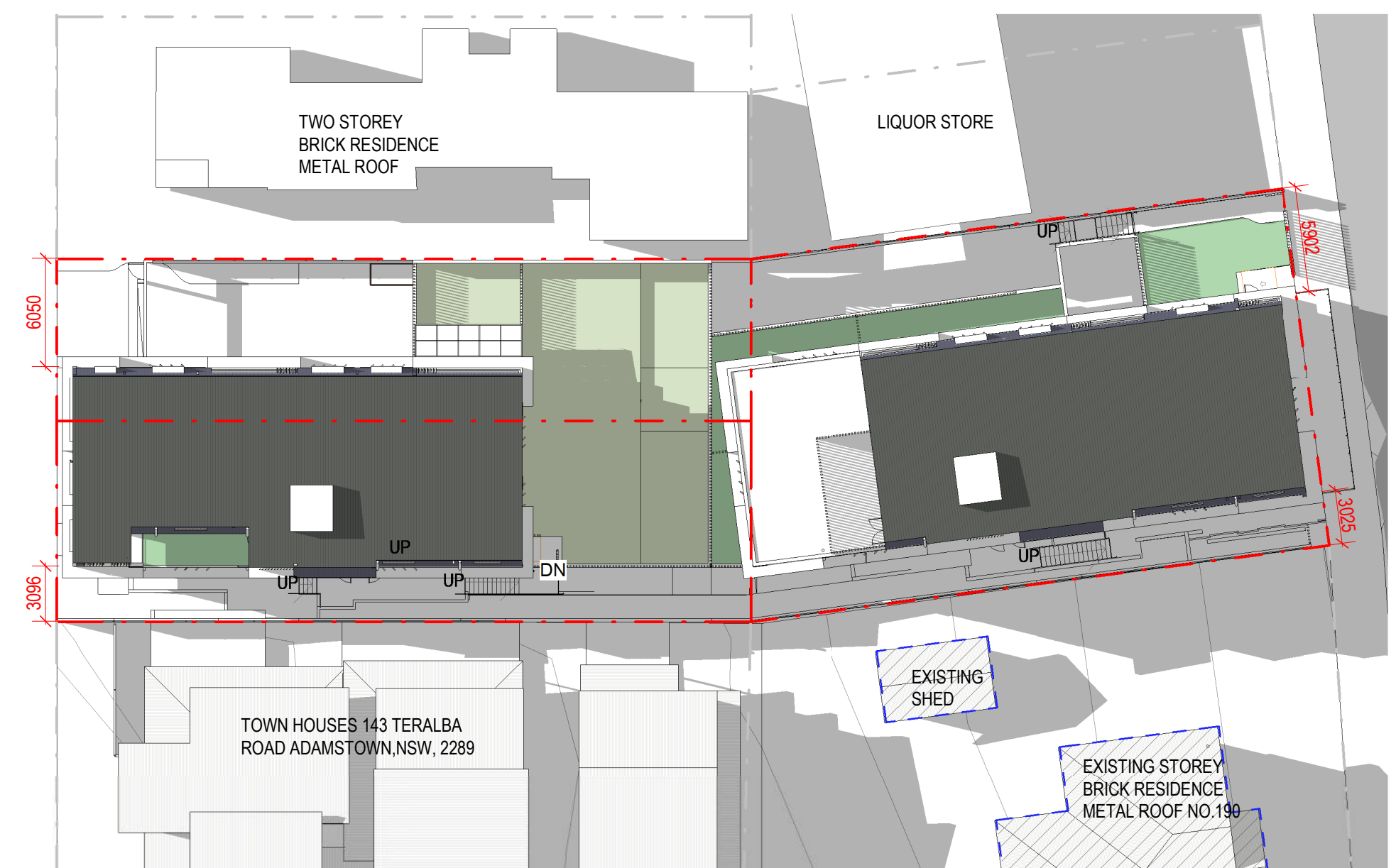
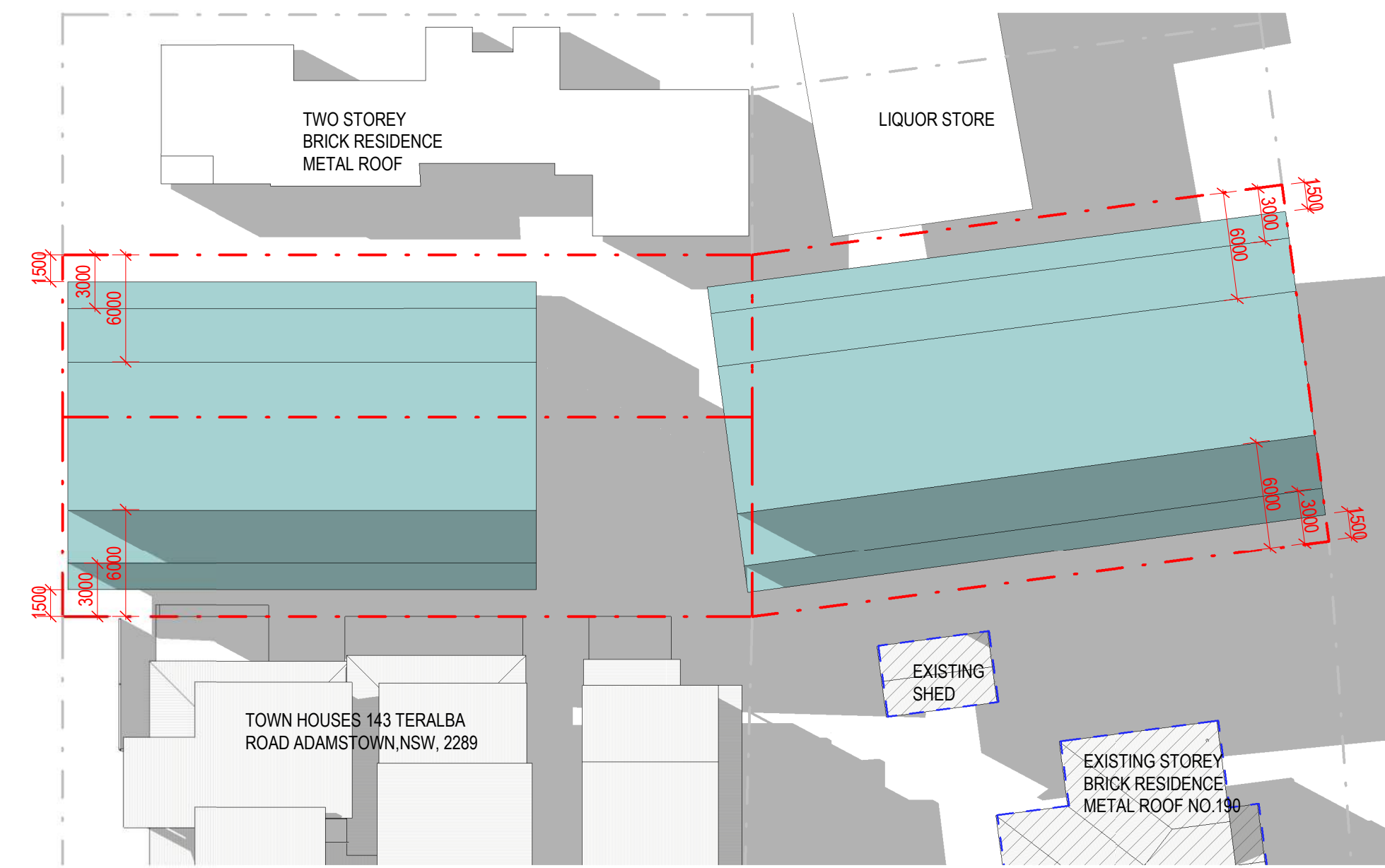
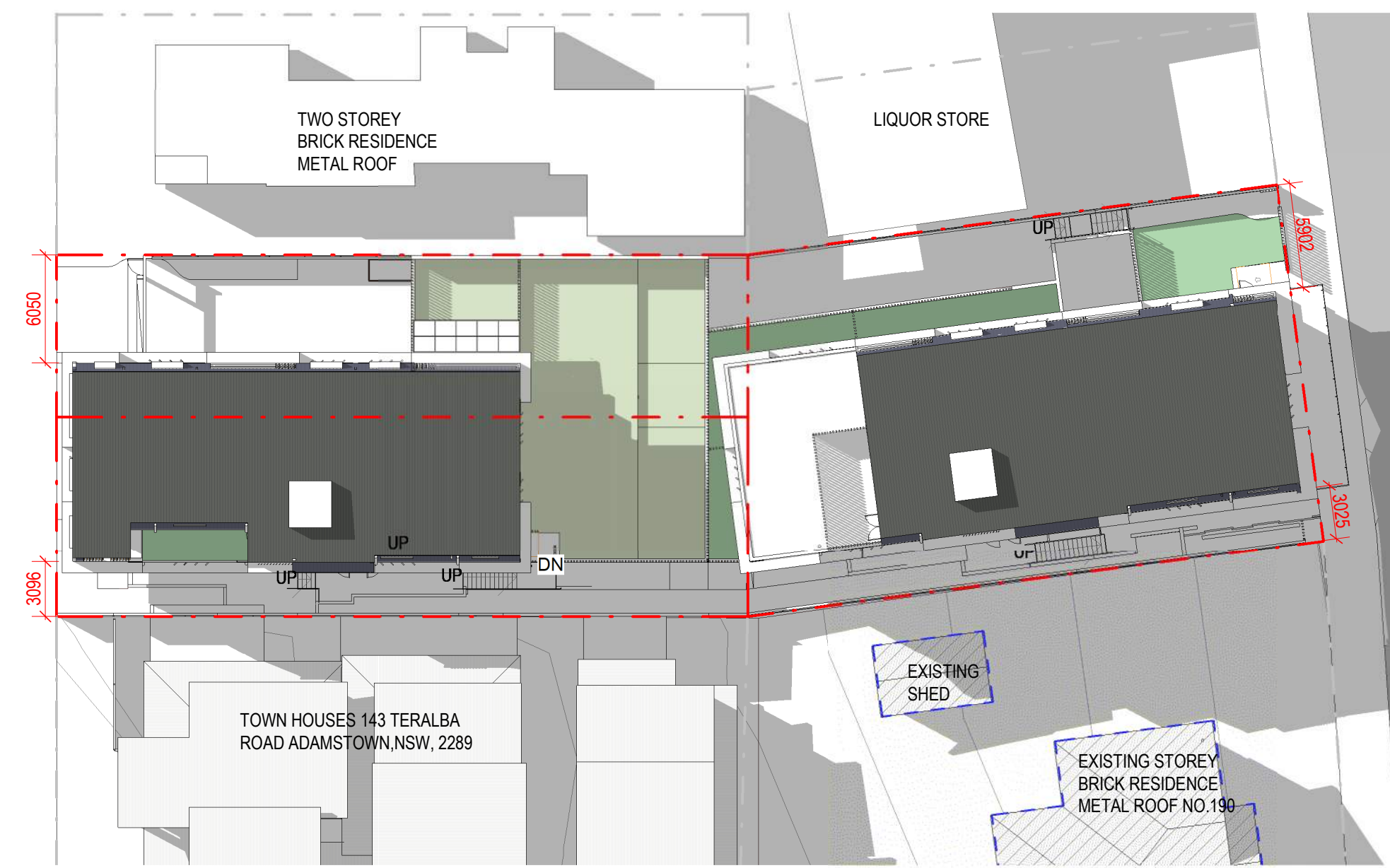
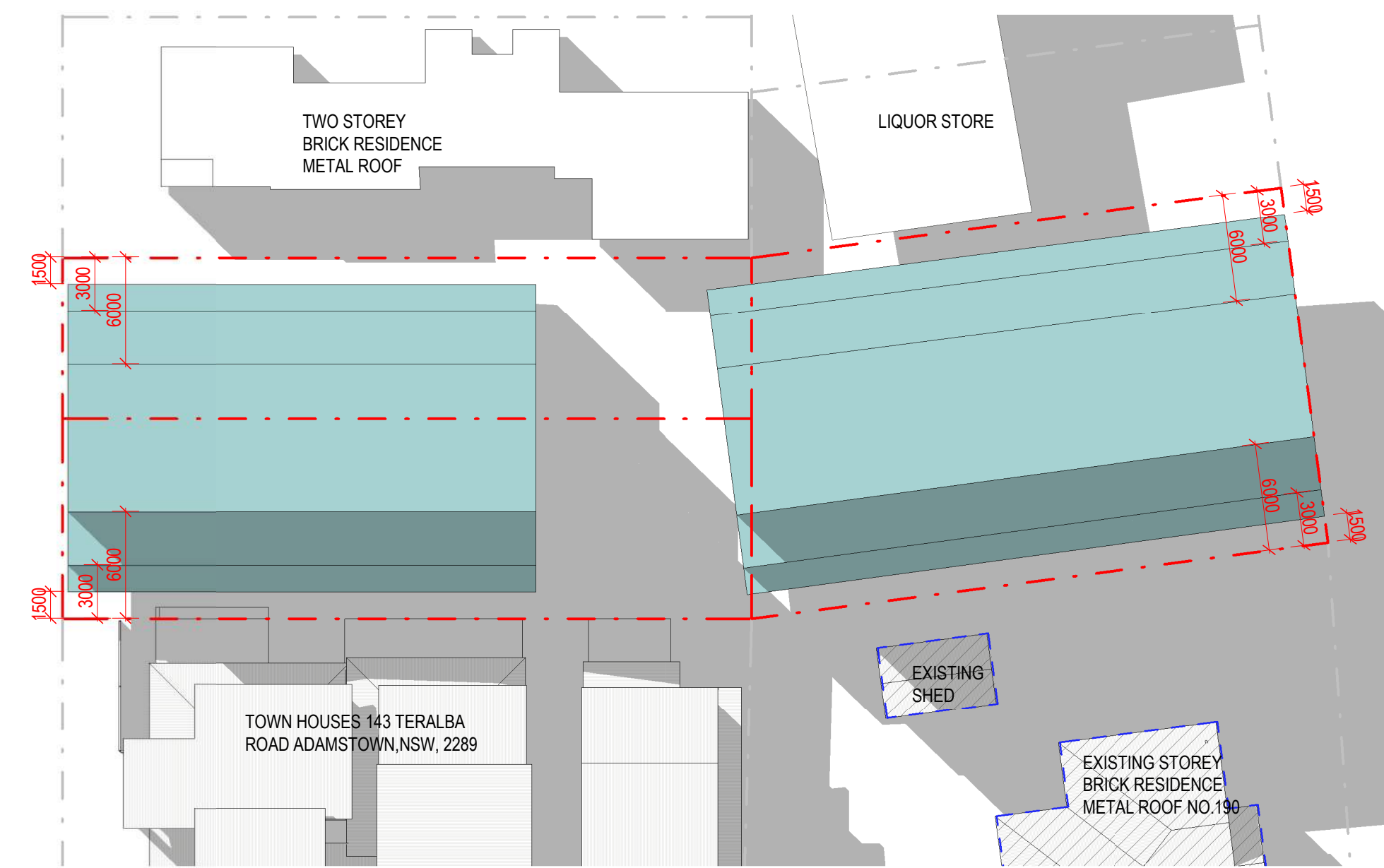


JUNE 21 11AM SHADOW DIAGRAM - PROPOSED



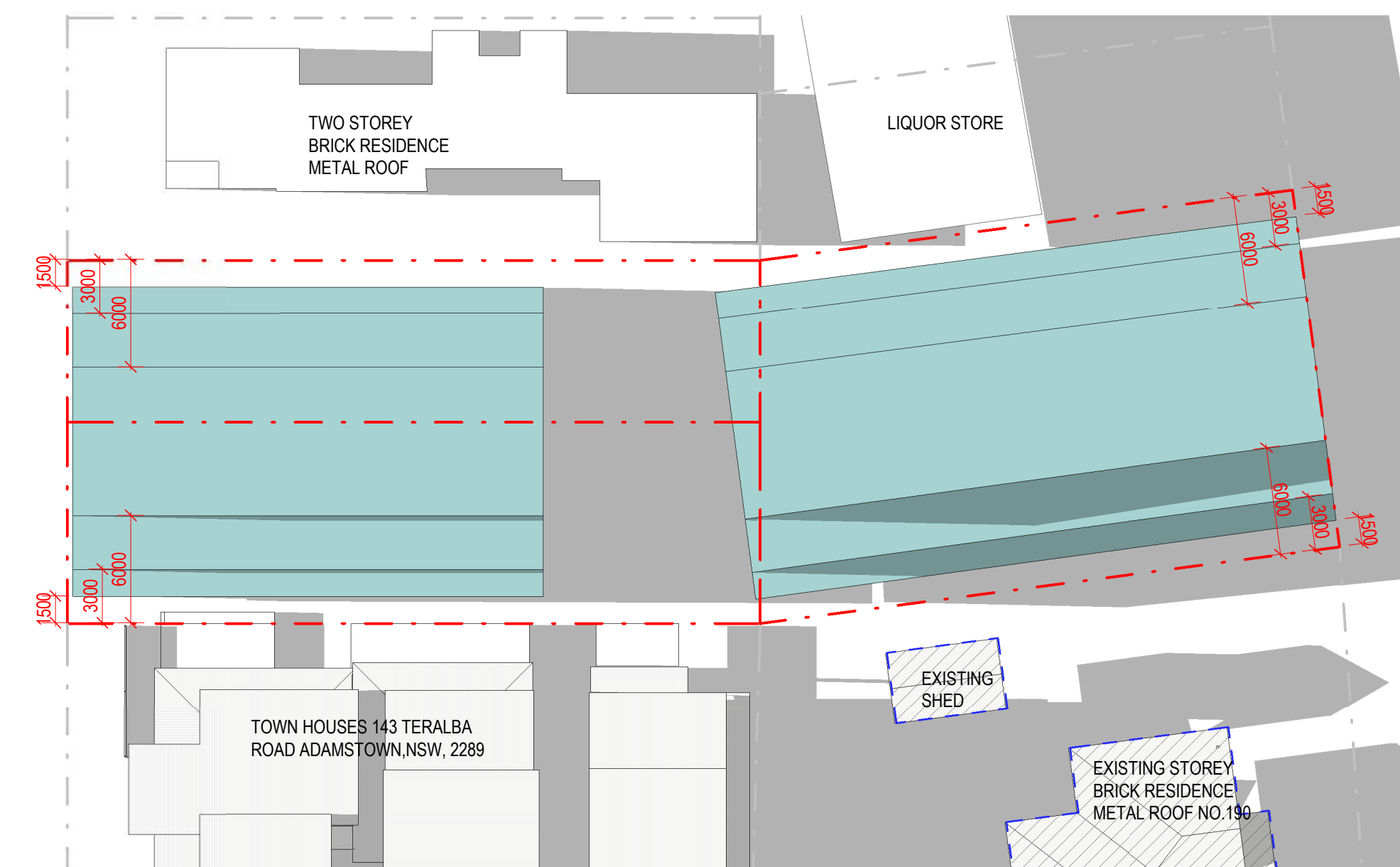
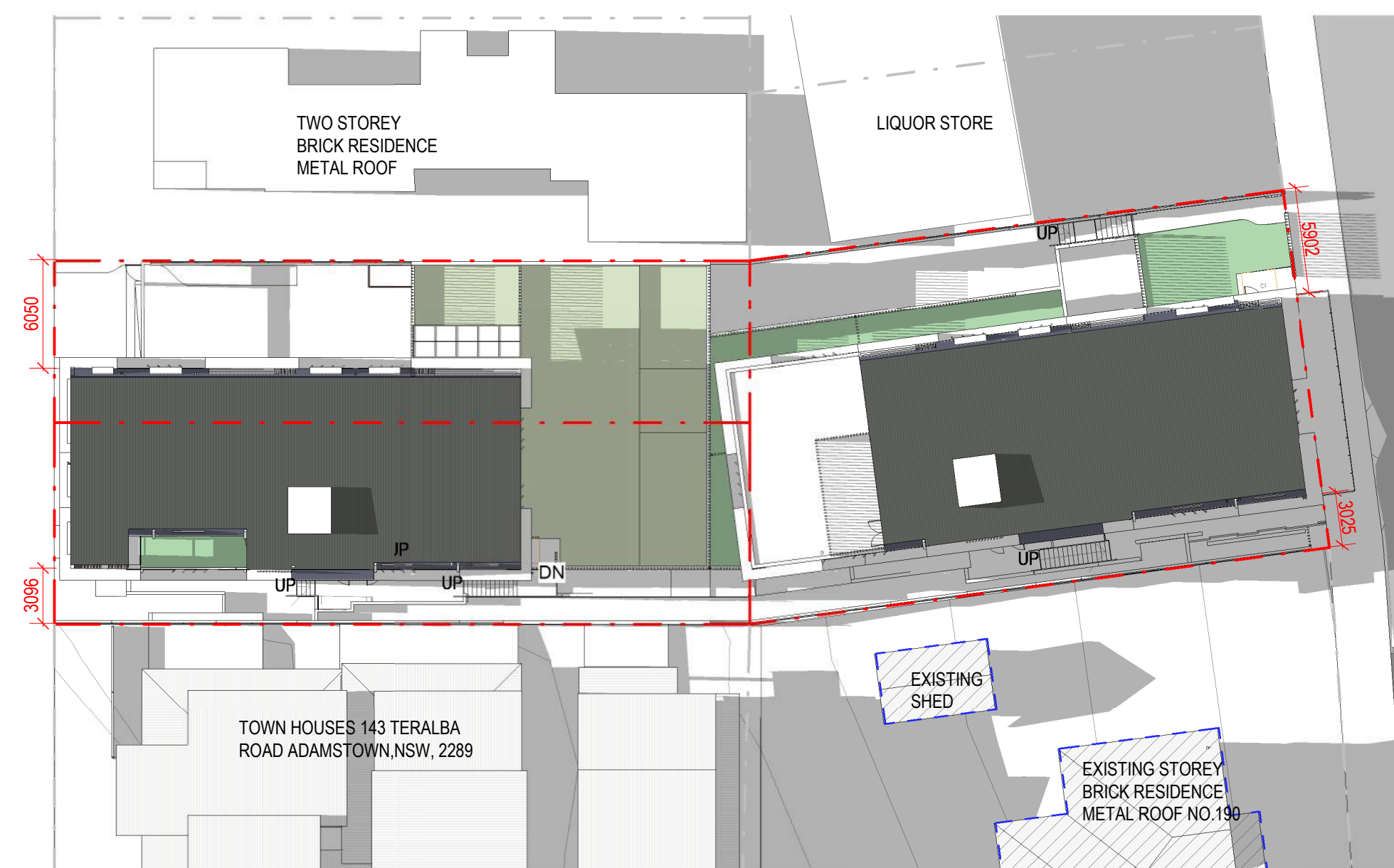
JUNE 21 11AM SHADOW DIAGRAM - DCP 2023 OPTION






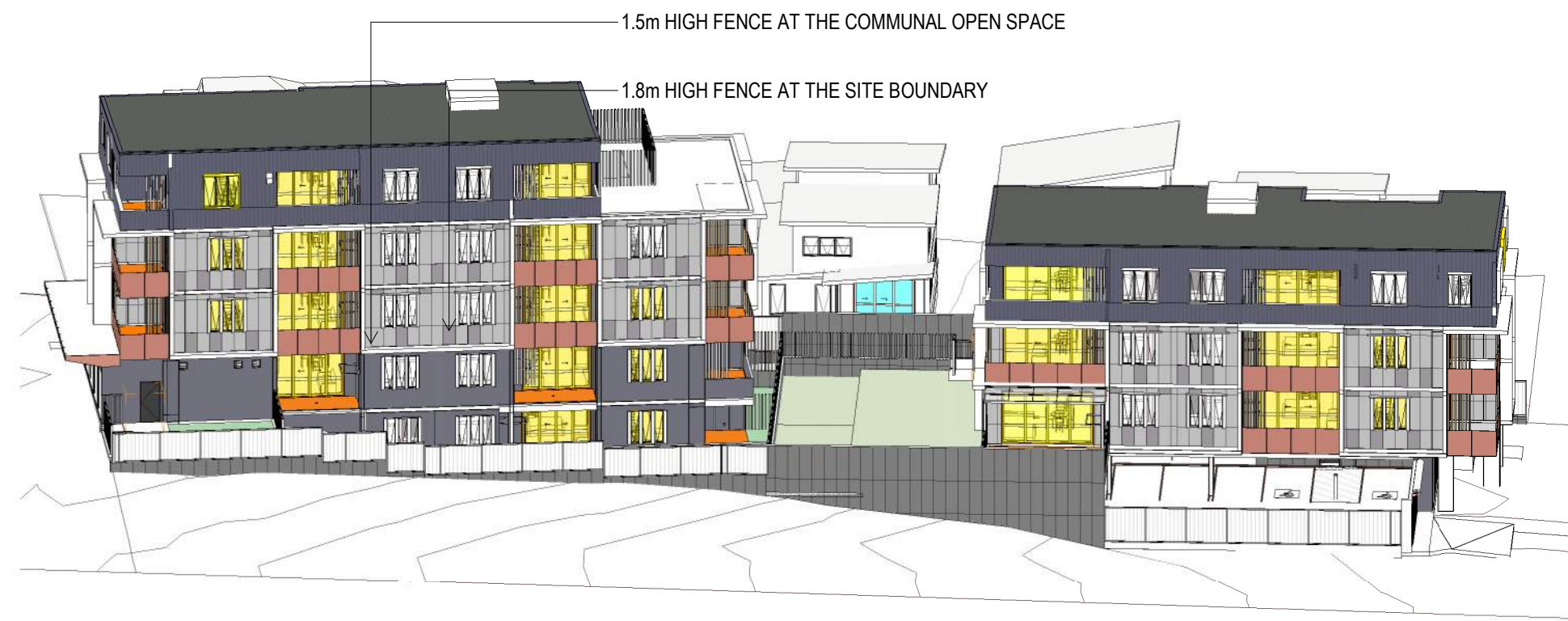
REV				DESCRIPTION	AUTH	CHK	DATE	<div><div><div>• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.</div><div>• Verify all dimensions on site prior to commencement of work.</div><div>• DO NOT scale off these drawings.</div><div>• Report any discrepancies to the architect before carrying out any work.</div></div></div> <div><div>STATUS</div><div>DEVELOPMENT APPLICATION</div></div> <div><div>NORTH</div><div></div></div> <div><div>CLIENT</div><div>Land and Housing Corporation</div></div> <div><div></div><div><div>SYDNEY</div><div>Gadigal Country</div><div>Level 5, 111-117 Devonshire Street</div><div>Surry Hills, NSW 2010</div><div>T +61 2 8396 9500</div><div>syd@modedesign.com.au</div><div>ABN: 65 112 807 931</div></div></div> <div><div>PROJECT</div><div>Residential Flat Building</div></div> <div><div>DRAWING TITLE</div><div>SOLAR ANALYSIS 02 - COMPARISON (PLAN - PROPOSED AND DCP-2023)</div></div> <div><div>DRAWN VL</div><div>ISSUE 15/11/2024 2:04:34 PM</div><div>PROJECT No 22439</div></div> <div><div>CHECKED PC</div><div>SCALE @ A1 NTS</div><div>STAGE DA</div></div> <div><div>SCALE @ A3 NTS</div><div>DRAWING No AR-8201</div><div>REVISION D</div></div>
NO ISSUED								
NO ISSUED								
NO ISSUED								
D	DEVELOPMENT APPLICATION (REVISED)			PC	MW	11.11.24		



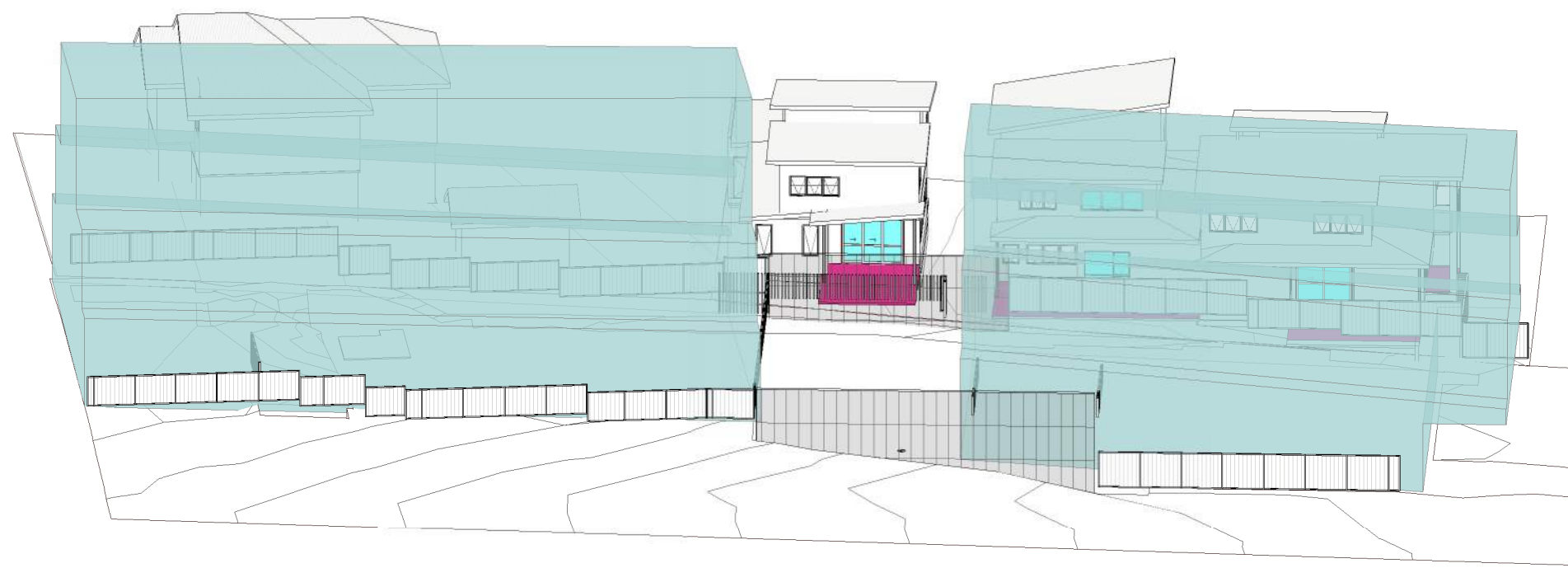


<div>REVDESCRIPTIONAUTHCHKDATE</div> <div><div>NO ISSUED</div><div>NO ISSUED</div><div>NO ISSUED</div><div>DDEVELOPMENT APPLICATION (REVISED)</div></div> <div><div></div><div>PC</div><div></div><div>MW</div></div> <div><div></div><div></div><div>11.11.24</div></div>					<div><div><div>• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.</div><div>• Verify all dimensions on site prior to commencement of work.</div><div>• DO NOT scale off these drawings.</div><div>• Report any discrepancies to the architect before carrying out any work.</div></div></div>					<div>STATUS</div> <div>DEVELOPMENT APPLICATION</div>		<div>NORTH</div> <div></div>		<div>CLIENT</div> <div>Land and Housing Corporation</div> <div></div> <div><div>SYDNEY</div><div>Gadigal Country</div><div>Level 5, 111-117 Devonshire Street</div><div>Surry Hills, NSW 2010</div><div>T +61 2 8396 9500</div><div>syd@modedesign.com.au</div><div>ABN: 65 112 807 831</div></div>			<div>PROJECT</div> <div>Residential Flat Building</div> <div>139 Teralba Road and 190 Bruncker Road - Adamstown - NSW</div>		<div>DRAWING TITLE</div> <div>SOLAR ANALYSIS 03 - COMPARISON (PLAN - PROPOSED AND DCP-2023)</div>			<div>DRAWN</div> <div>VL</div> <div>15/11/2024 2:04:48 PM</div> <div>PROJECT No</div> <div>22439</div>		<div>CHECKED</div> <div>PC</div> <div>SCALE @ A1 NTS</div> <div>SCALE @ A3 NTS</div> <div>STAGE</div> <div>DA</div>		<div>DRAWING No</div> <div>AR-8202</div> <div>REVISION</div> <div>D</div>	
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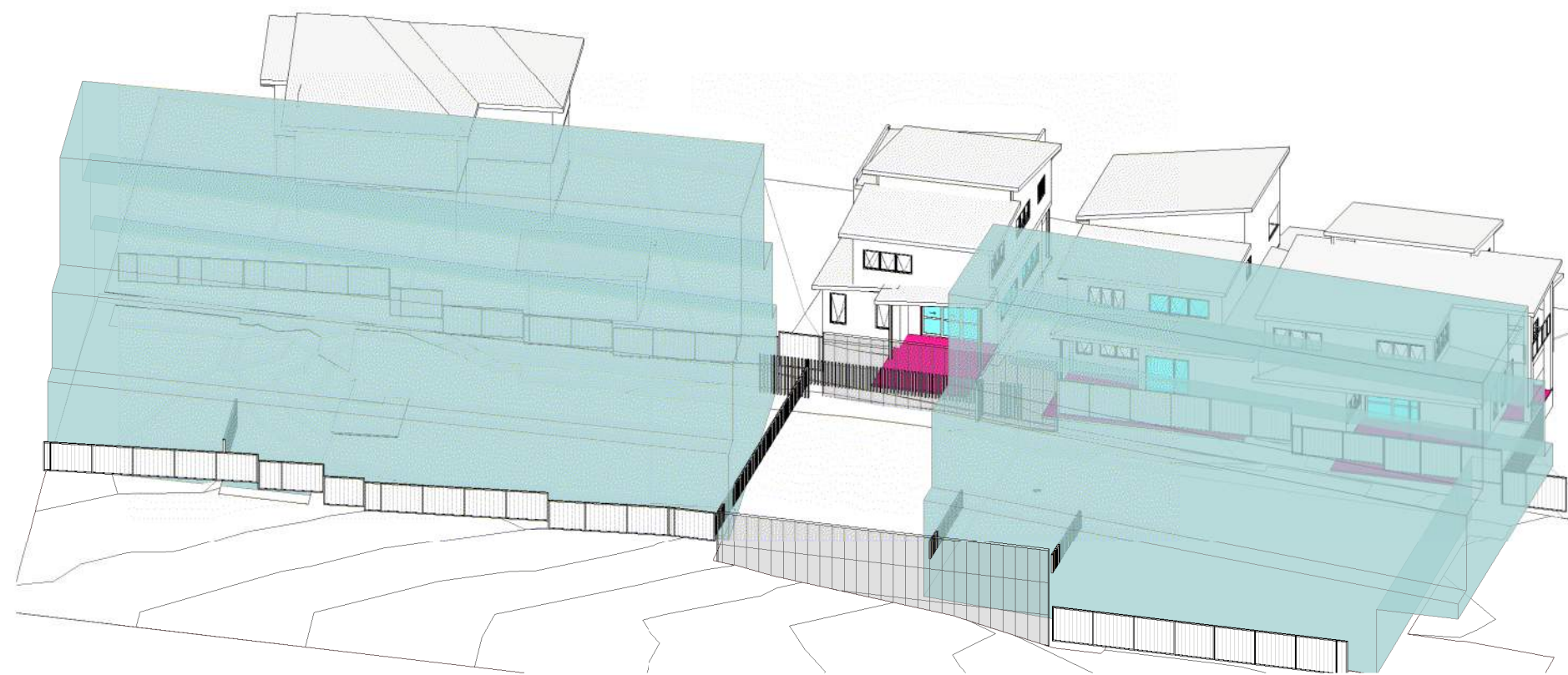
JUNE 21 9AM SHADOW DIAGRAM - PROPOSED



JUNE 21 9AM SHADOW DIAGRAM - DCP 2023 OPTION



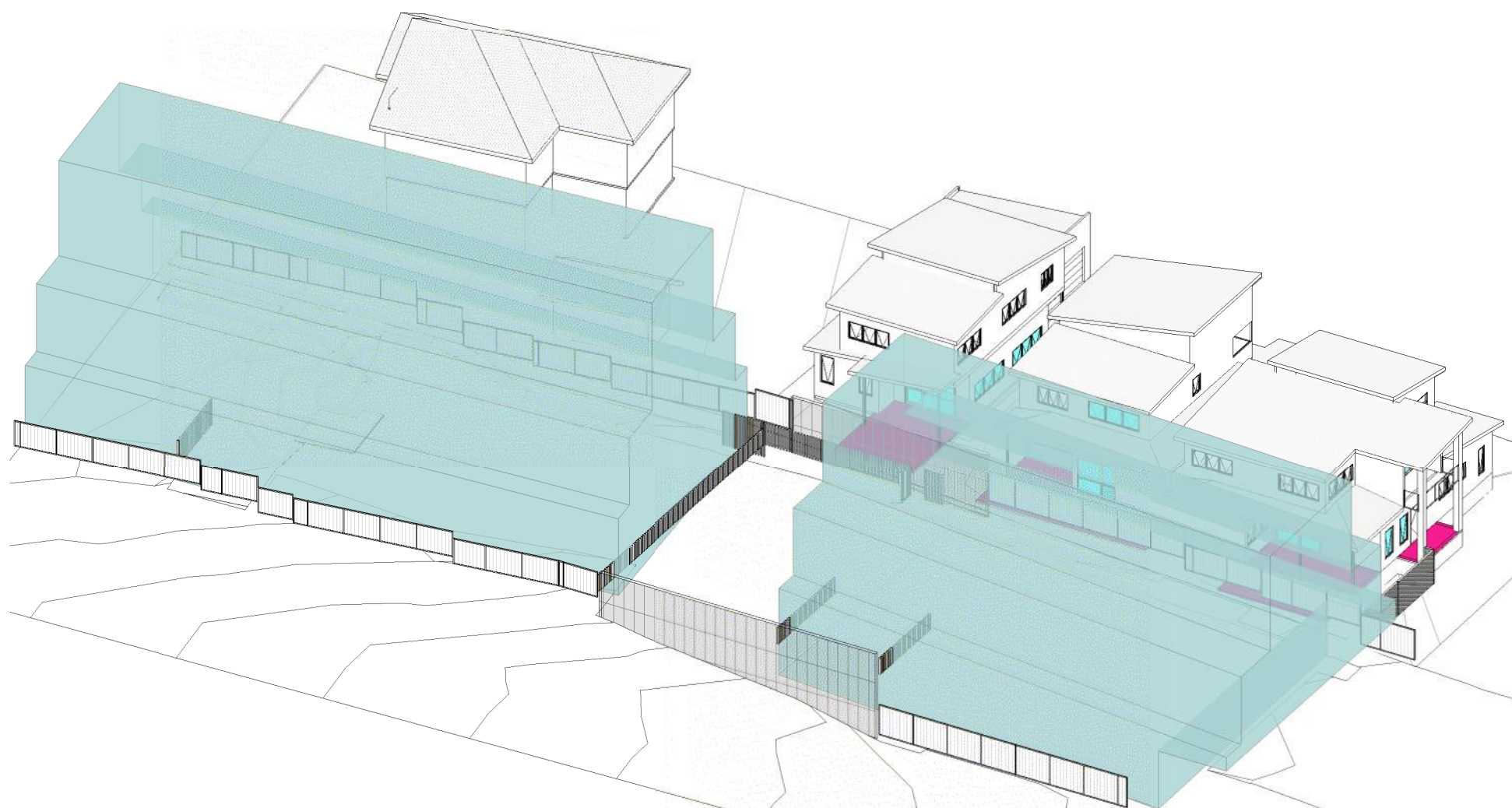
JUNE 21 10AM SHADOW DIAGRAM - PROPOSED



JUNE 21 10AM SHADOW DIAGRAM - DCP 2023 OPTION



JUNE 21 11AM SHADOW DIAGRAM - PROPOSED

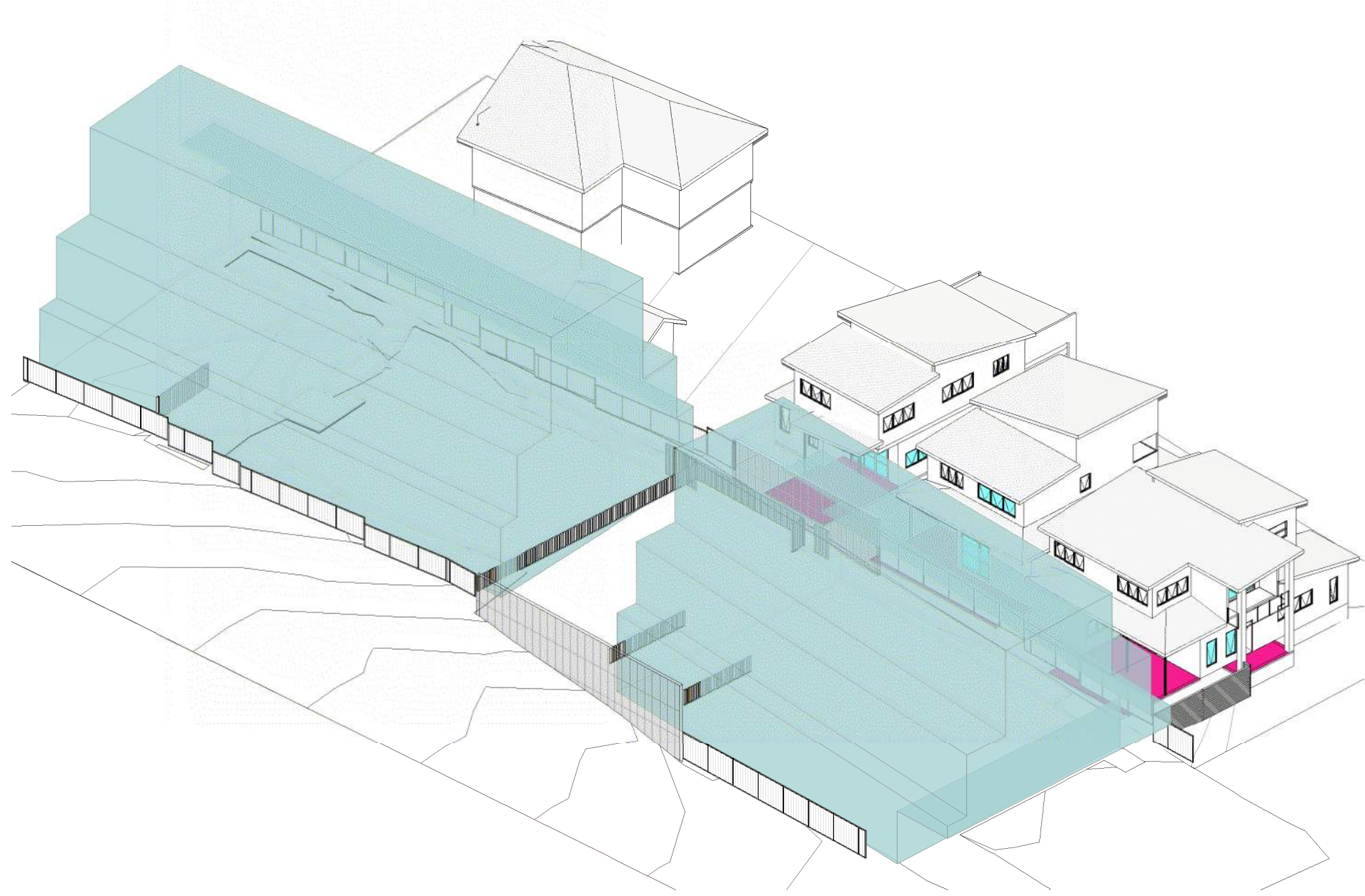


JUNE 21 11AM SHADOW DIAGRAM - DCP 2023 OPTION





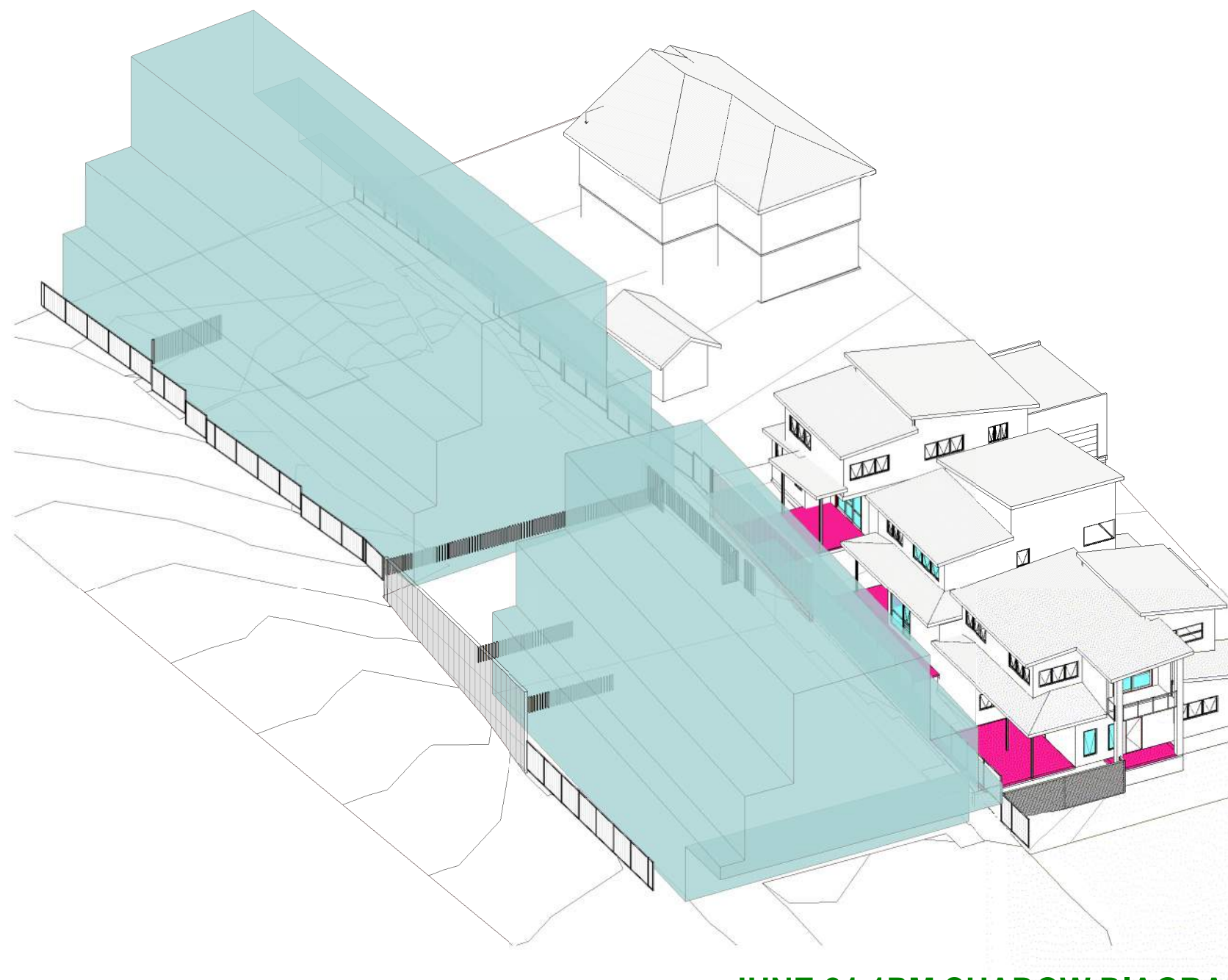
JUNE 21 12PM SHADOW DIAGRAM - PROPOSED



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





JUNE 21 3PM SHADOW DIAGRAM - PROPOSED

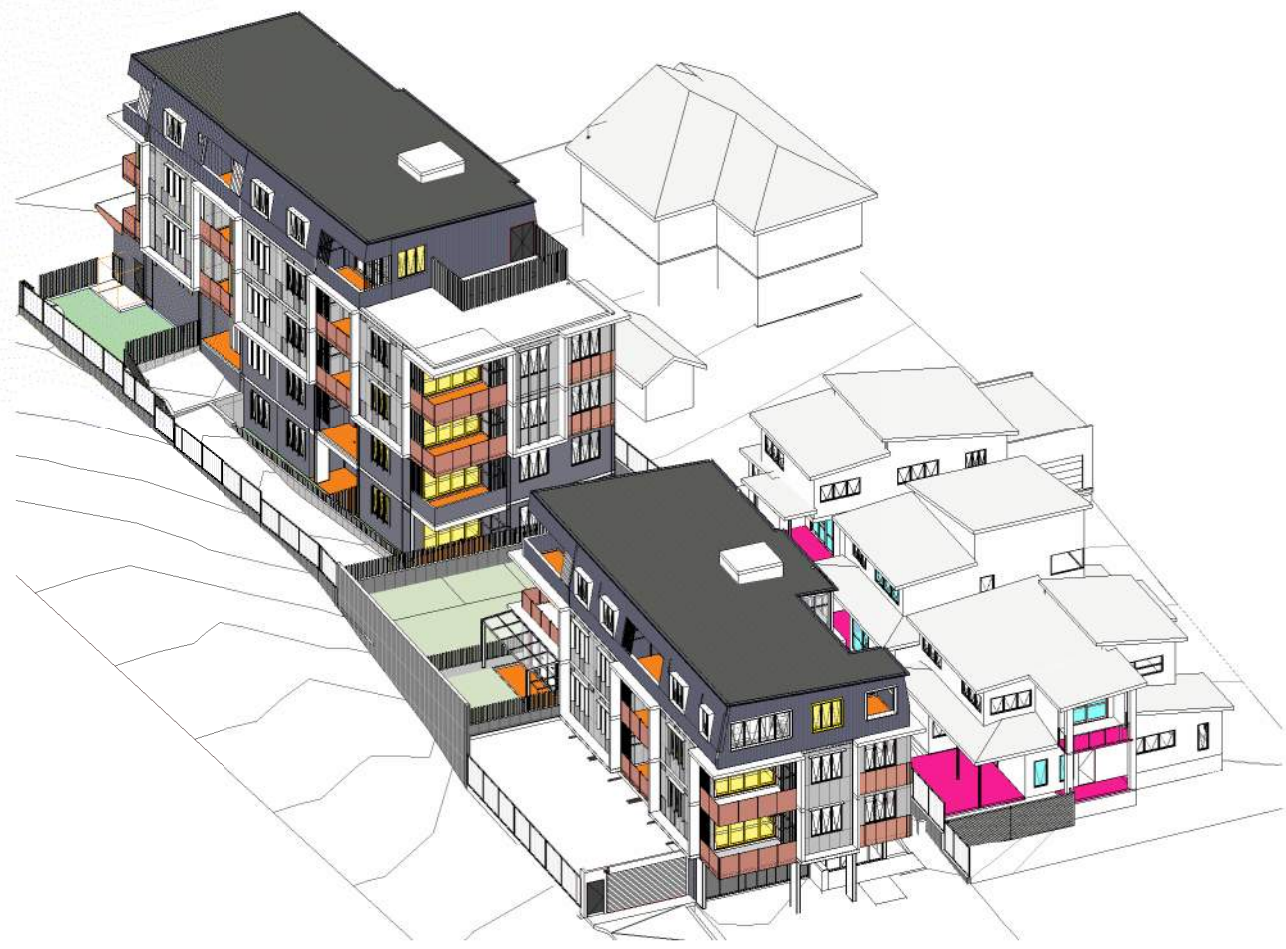


JUNE 21 3PM SHADOW DIAGRAM - DCP 2023 OPTION

PROPOSED						
SOLAR ACESS - 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						

DCP 2023						
SOLAR ACESS - 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 1:15PM SHADOW DIAGRAM - PROPOSED

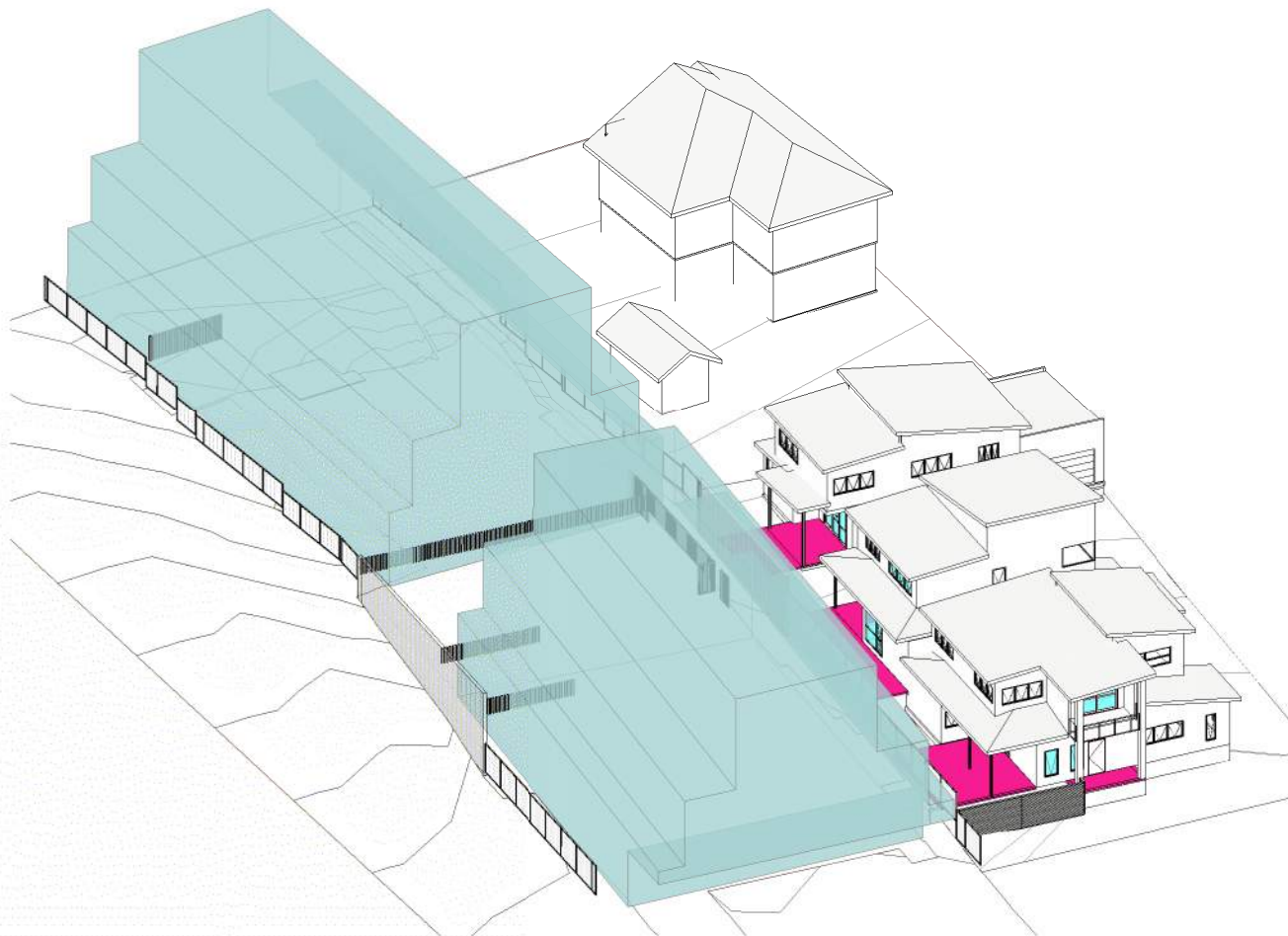


JUNE 21 1:30PM SHADOW DIAGRAM - PROPOSED

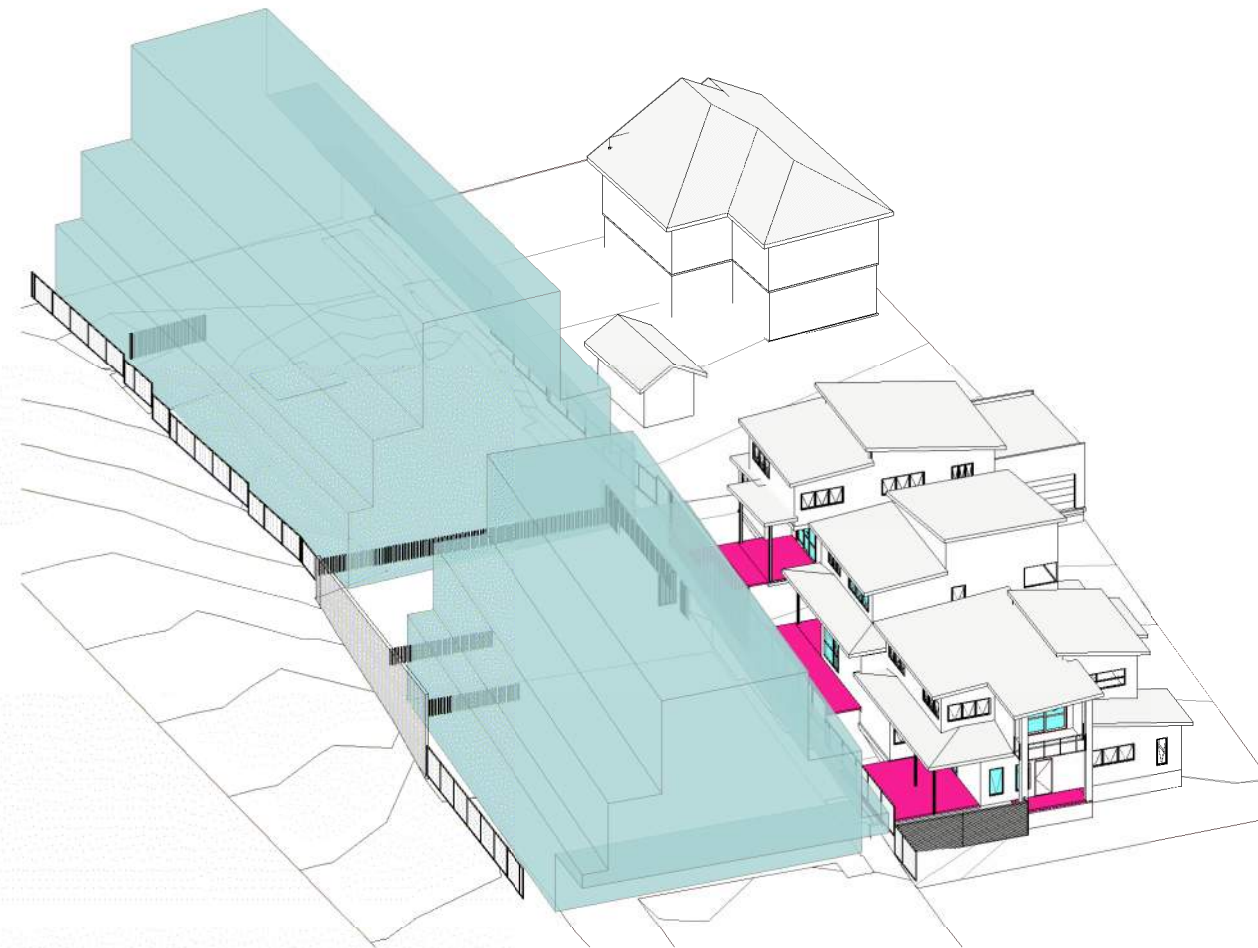


JUNE 21 1:45PM SHADOW DIAGRAM - PROPOSED

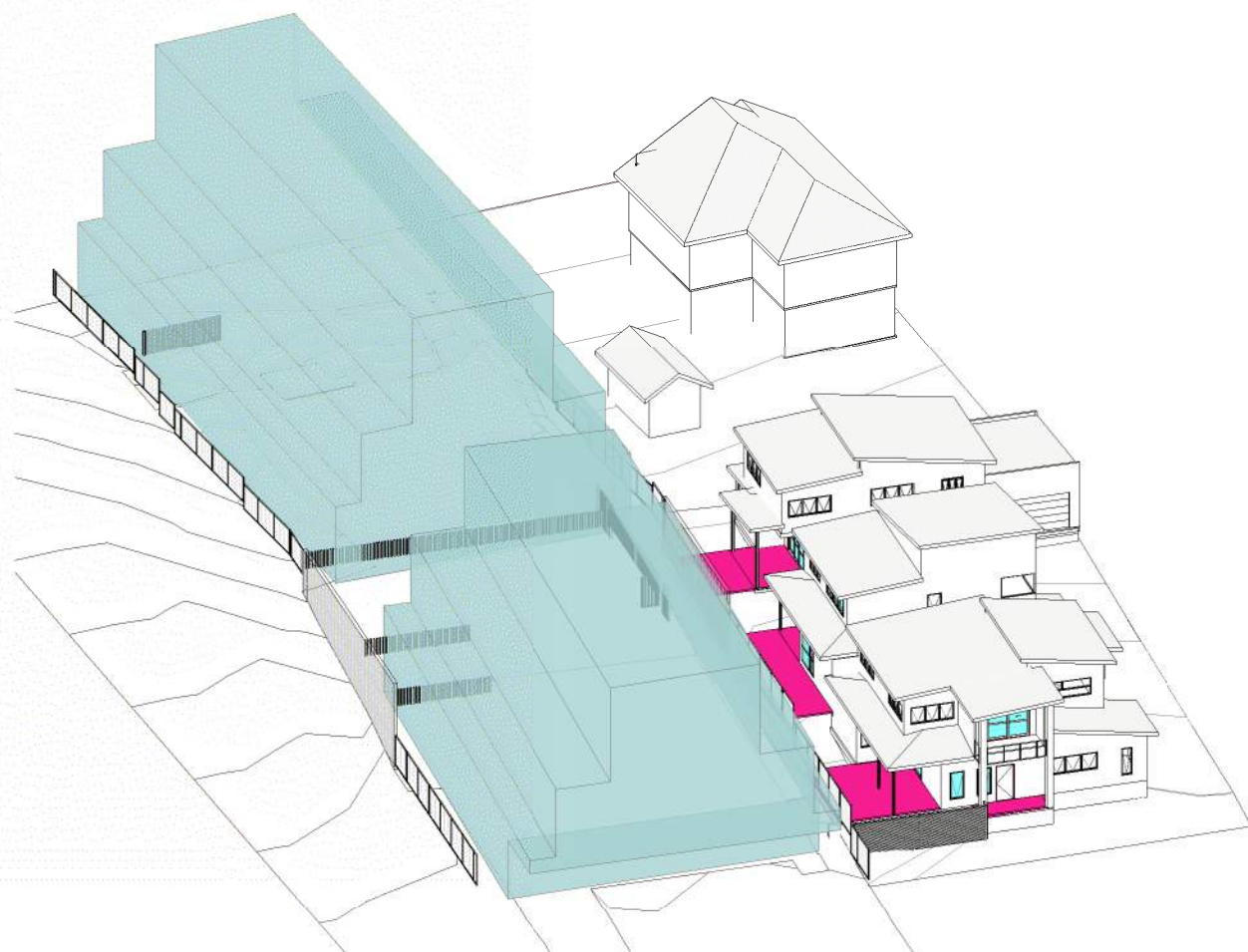
PROPOSED						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
1:00-1:15PM						
1:15-1:30PM						
1:30-1:45PM						
1:45-2:00PM						
2:00-3:00PM						



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						
1:15-1:30PM						
1:30-1:45PM						
1:45-2:00PM						
2:00-3:00PM						

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

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• DO NOT scale off these drawings.  
• Report any discrepancies to the architect before carrying out any work.

STATUS  
DEVELOPMENT APPLICATION

CLIENT  
Land and Housing Corporation



SYDNEY  
Gadigal Country  
Level 5, 111-117 Devonshire Street  
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 04 - COMPARISON (PROPOSED AND DCP-2023/ 1-2 PM)

DRAWN		CHECKED	
VL	PC	PC	PC
ISSUE		SCALE @ A1	
15/11/2024 2:10:31 PM		NTS	SCALE @ A3
PROJECT No		DRAWING No	
22439		AR-8233	
STAGE		REVISION	
DA		D	





JUNE 21 2:15PM SHADOW DIAGRAM - PROPOSED

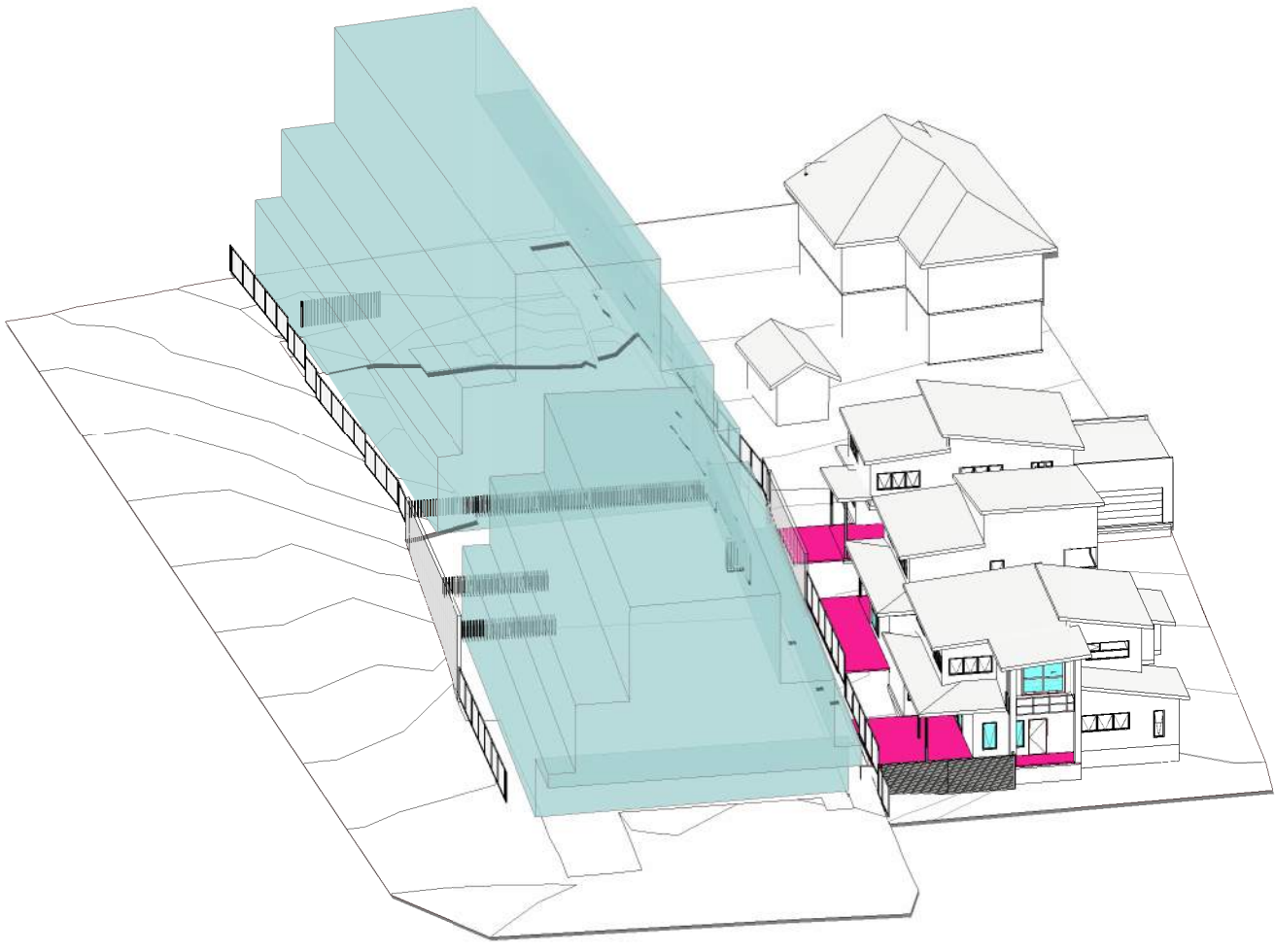


JUNE 21 2:30PM SHADOW DIAGRAM - PROPOSED



JUNE 21 2:45PM SHADOW DIAGRAM - PROPOSED

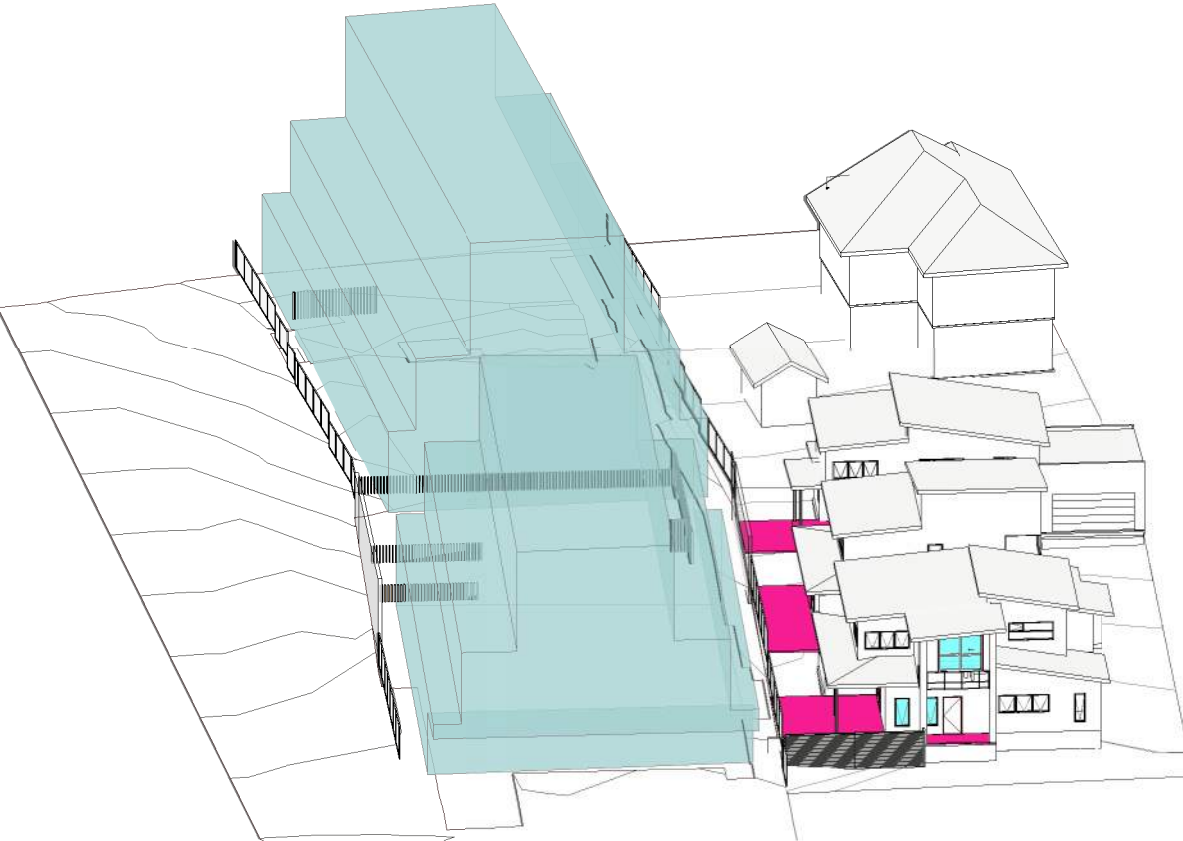
PROPOSED						
SOLAR ACCESS - GROUND FLOOR - ADJACENT APPROVED DEVELOPMENT 143 TERALBA ROAD						
UNIT NO.	UNIT 01		UNIT 02		UNIT 03	
	LIVING	POS	LIVING	POS	LIVING	POS
2:00-2:15PM						
2:15-2:30PM						
2:30-2:45PM						
2:45-3:00PM						
3:00-4:00PM						



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

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						
2:15-2:30PM						
2:30-2:45PM						
2:45-3:00PM						
3:00-4:00PM						

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

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• DO NOT scale off these drawings.  
• Report any discrepancies to the architect before carrying out any work.

STATUS  
DEVELOPMENT APPLICATION

CLIENT  
Land and Housing Corporation



SYDNEY  
Gadigal Country  
Level 5, 111-117 Devonshire Street  
Surry Hills, NSW 2010  
T +61 2 8396 9500  
syd@modedesign.com.au  
ABN: 65 112 807 931

PROJECT  
Residential Flat Building

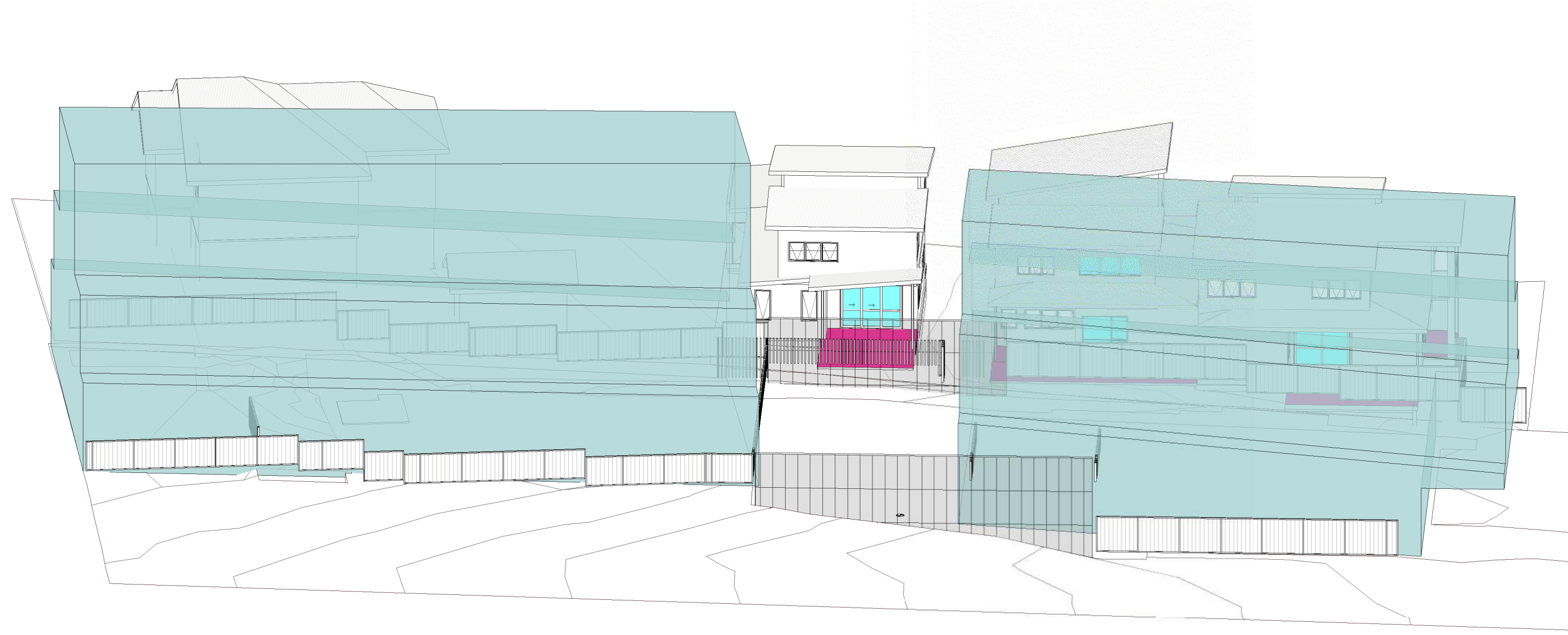
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

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

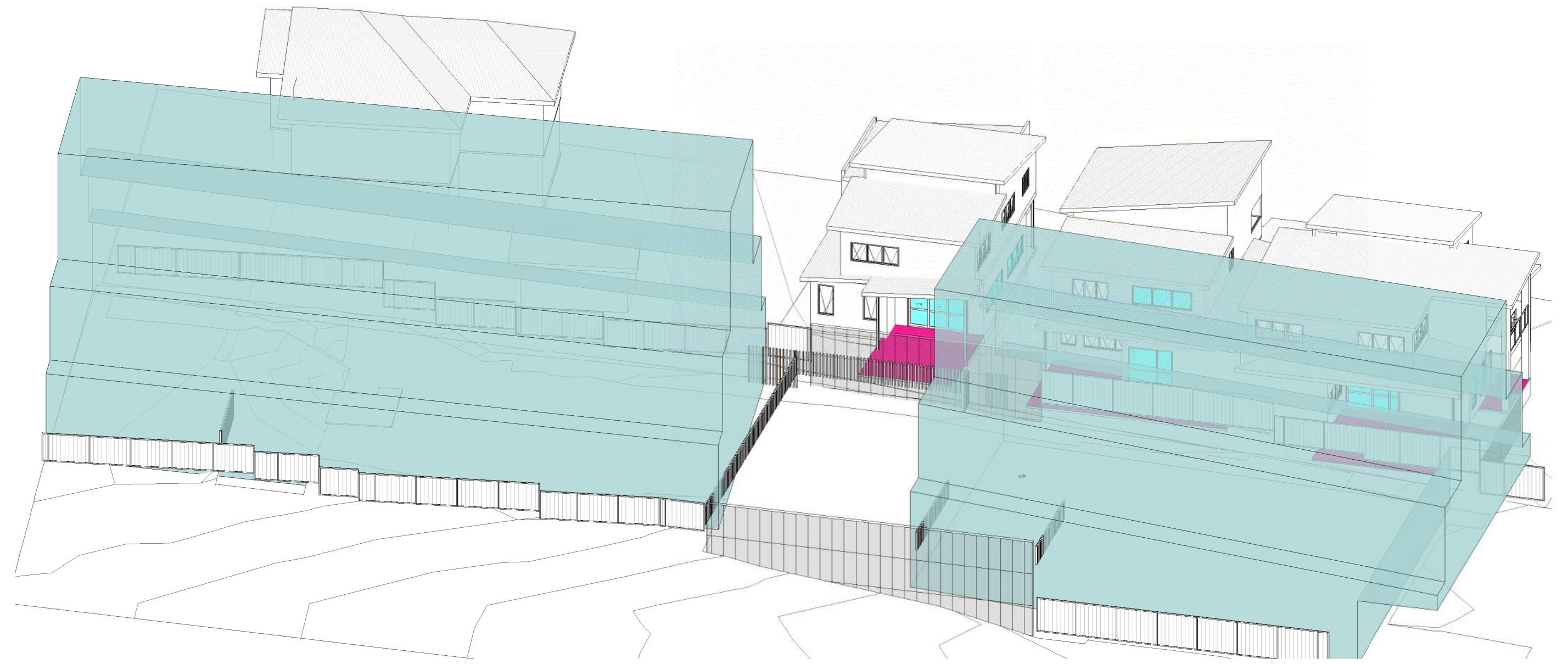
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VL	PC	PC	PC
ISSUE		SCALE @ A1	
15/11/2024 2:11:14 PM		NTS	SCALE @ A3
PROJECT No		DRAWING No	
22439		AR-8234	
STAGE		REVISION	
DA		D	

15/11/2024 2:11:14 PM

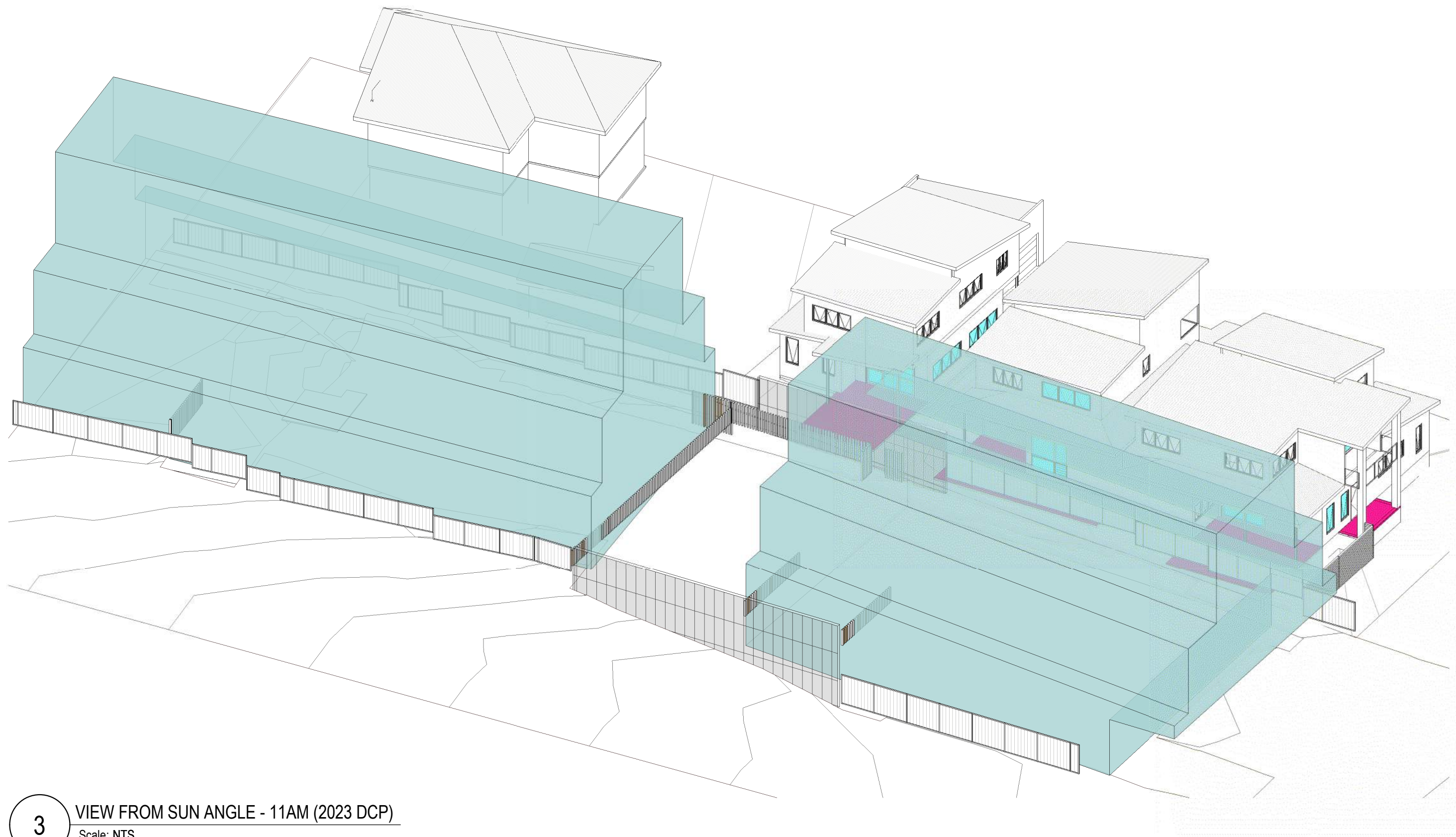




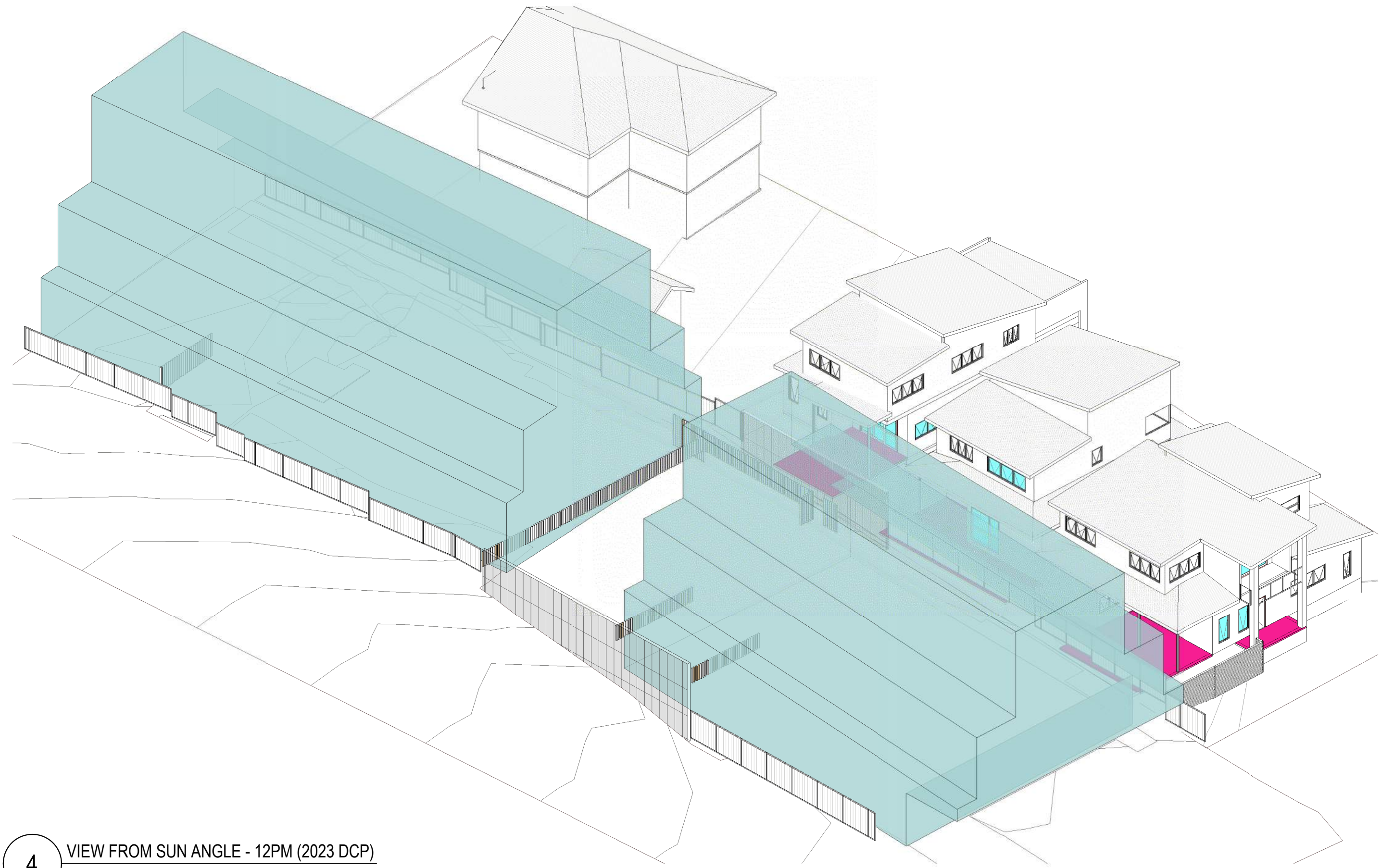
1 VIEW FROM SUN ANGLE - 9AM (2023 DCP)  
Scale: NTS



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



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

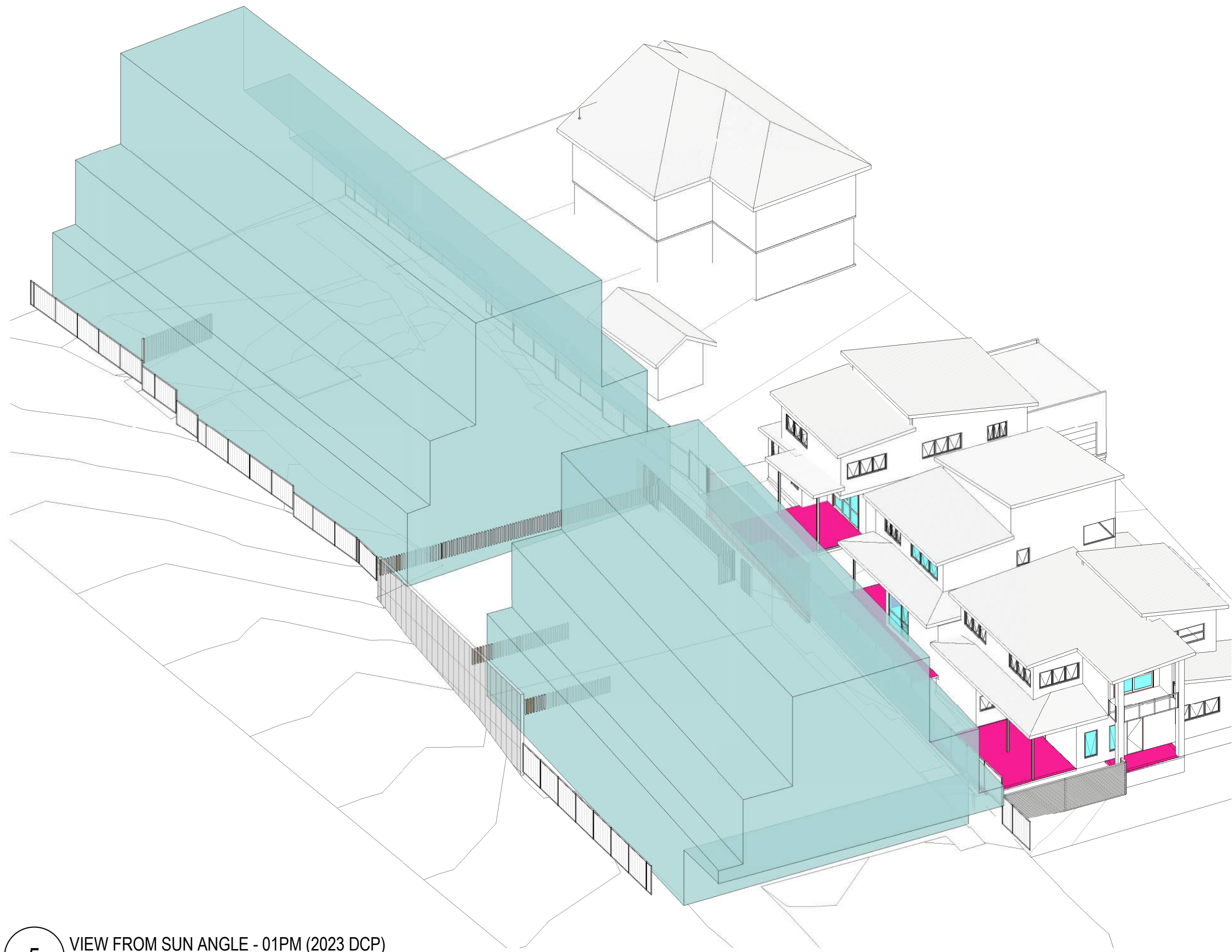


4 VIEW FROM SUN ANGLE - 12PM (2023 DCP)  
Scale: NTS

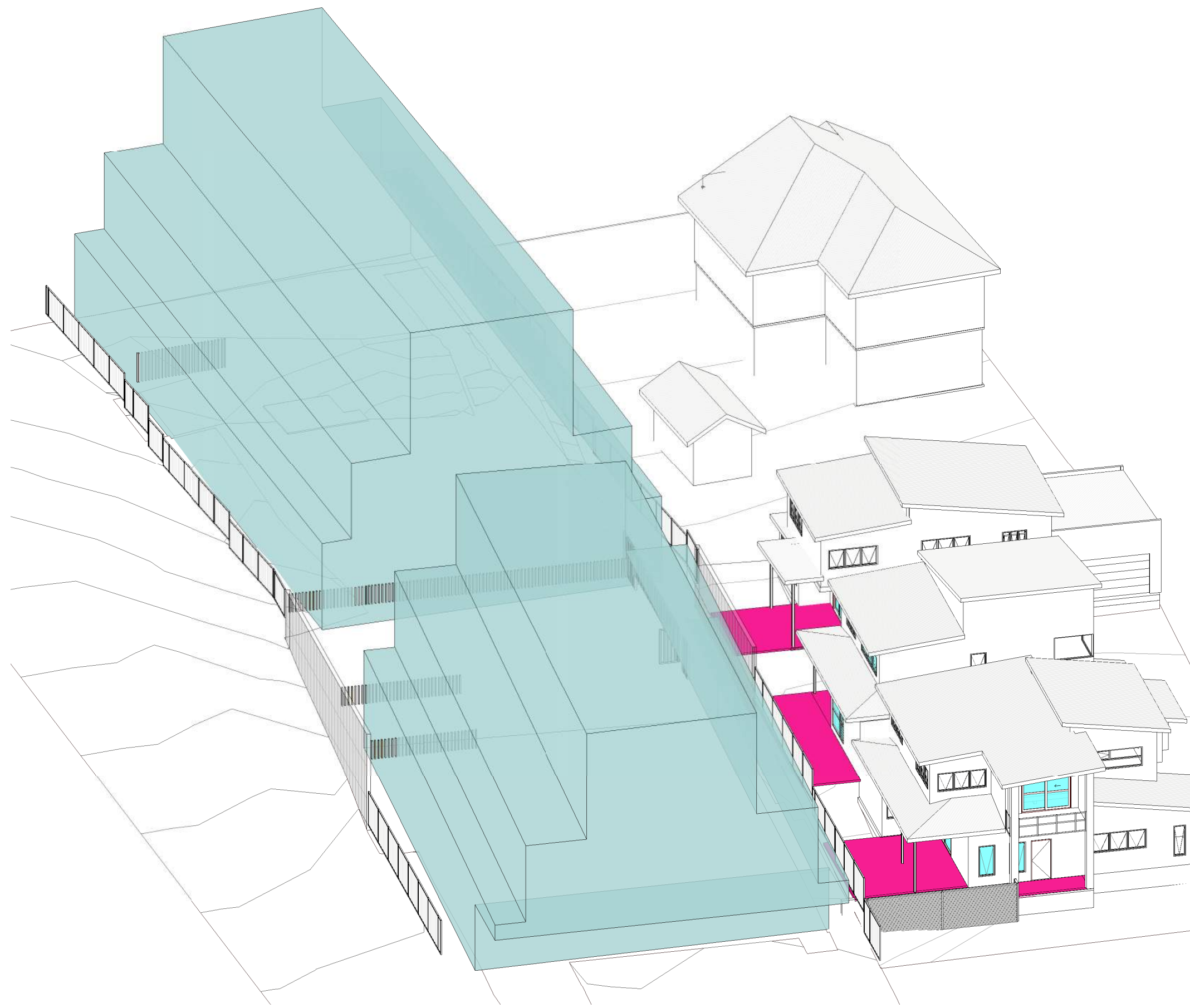
REV	DESCRIPTION	AUTH	CHK	DATE	<div>• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission. • Verify all dimensions on site prior to commencement of work. • DO NOT scale off these drawings. • Report any discrepancies to the architect before carrying out any work.</div>	STATUS DEVELOPMENT APPLICATION	CLIENT Land and Housing Corporation	<div><div>mode</div><div>SYDNEY Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931</div></div>	PROJECT Residential Flat Building 139 Teralba Road and 190 Brunker Road - Adamstown - NSW	DRAWING TITLE SOLAR STUDY - SHEET 1 (DCP-2023 - ENVELOPE)	DRAWN VL		CHECKED PC	
	NO ISSUED										SCALE @ A1 NTS		SCALE @ A3 NTS	
	NO ISSUED										PROJECT No 22439		STAGE DA	
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24							DRAWING No 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 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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APPLICATION

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Land and Housing Corporation



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Surry Hills, NSW 2010  
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syd@modedesign.com.au  
ABN: 65 112 807 931

PROJECT  
Residential Flat Building

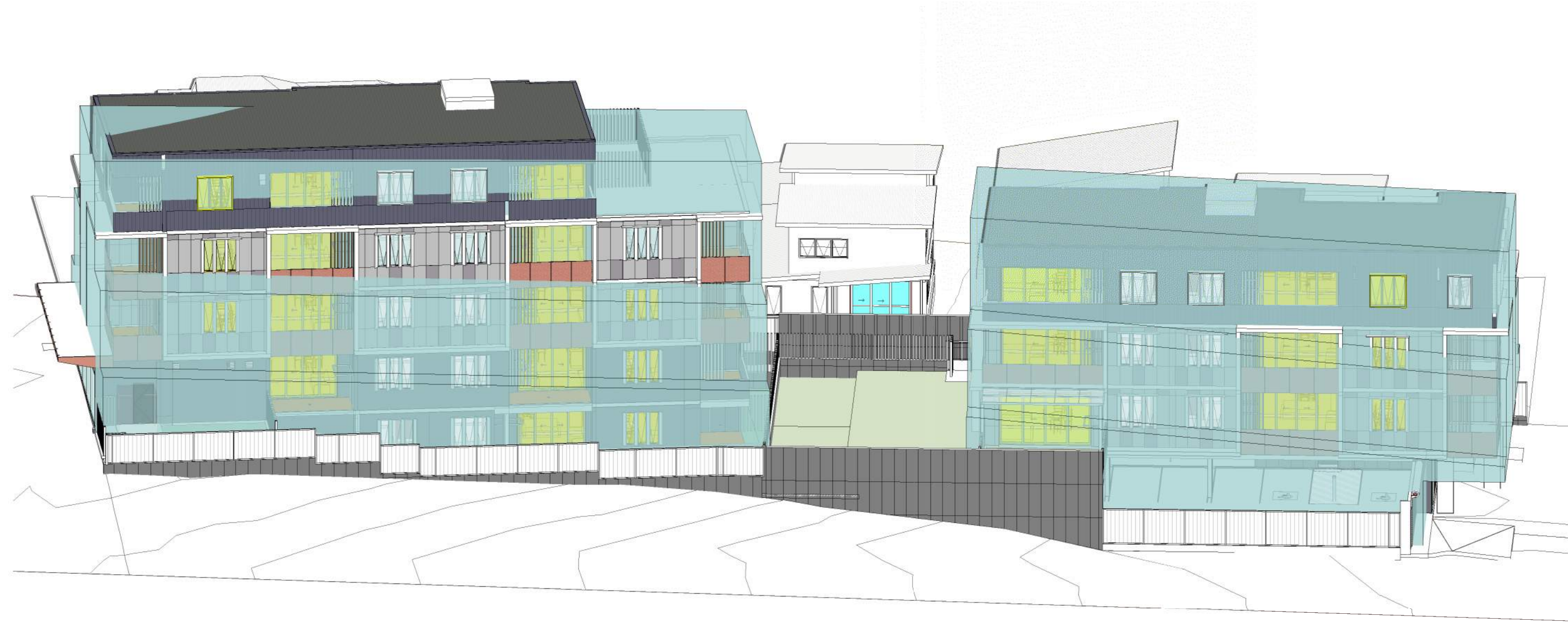
139 Teralba Road and 190 Brunker Road - Adamstown - NSW

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

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PROJECT No		SCALE @ A3	
22439		NTS	
STAGE		DRAWING No	
DA		AR-8211	
		REVISION	
		D	

15/11/2024 2:05:11 PM





1

VIEW FROM SUN ANGLE - 9AM (PROPOSED + 2023 DCP)

Scale: NTS



2

VIEW FROM SUN ANGLE - 10AM (PROPOSED + 2023 DCP)

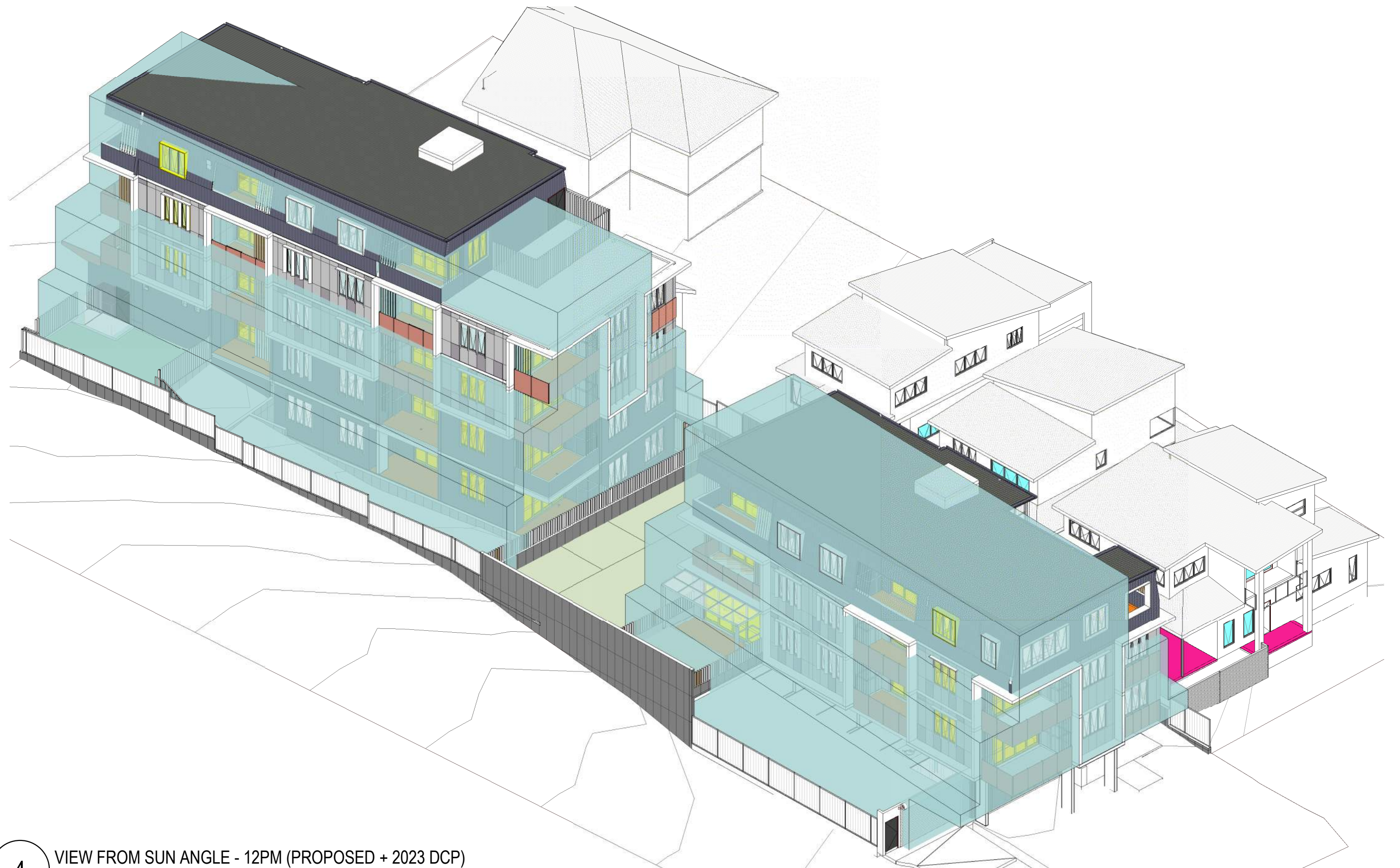
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3

VIEW FROM SUN ANGLE - 11AM (PROPOSED + 2023 DCP)

Scale: NTS



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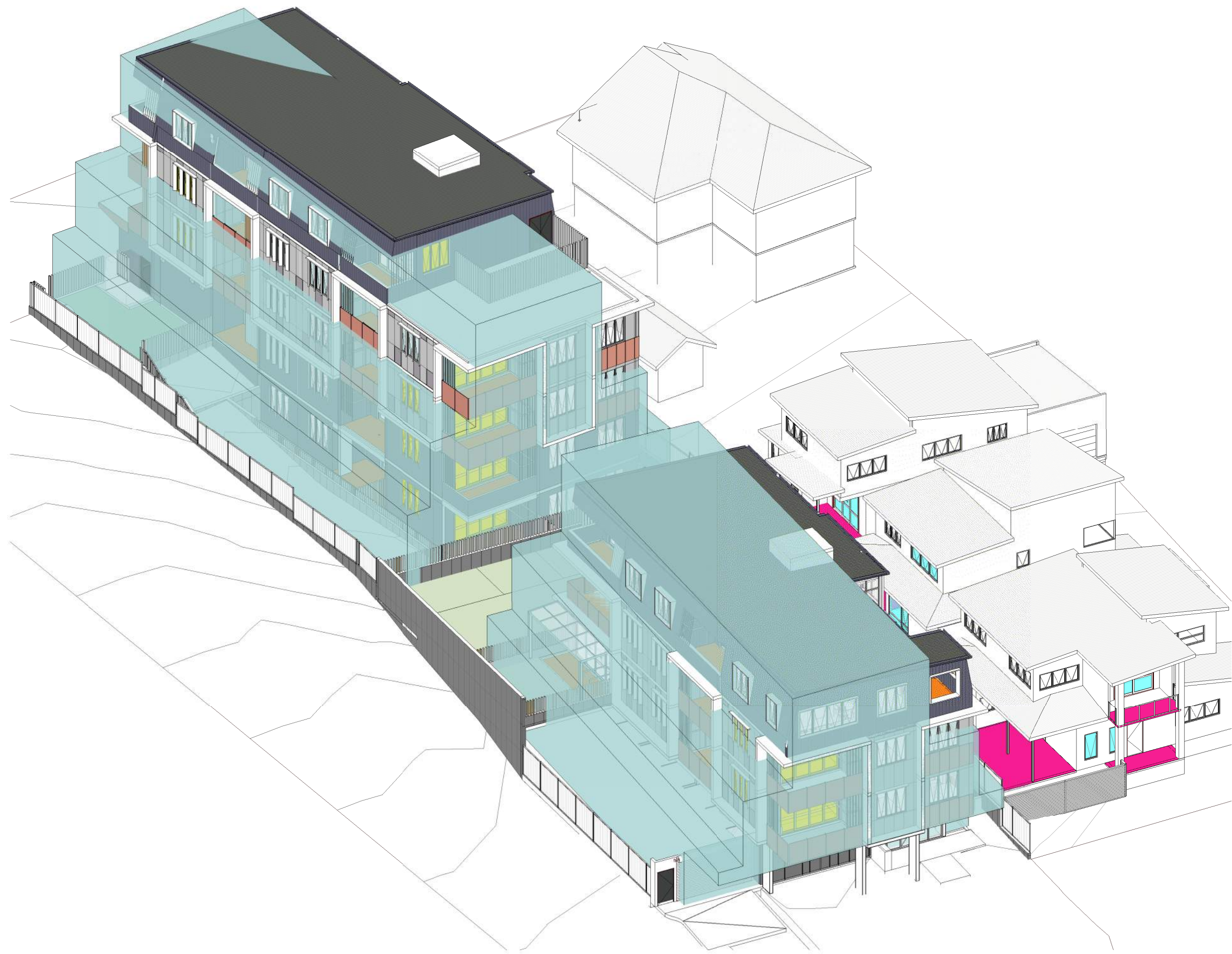
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Scale: NTS

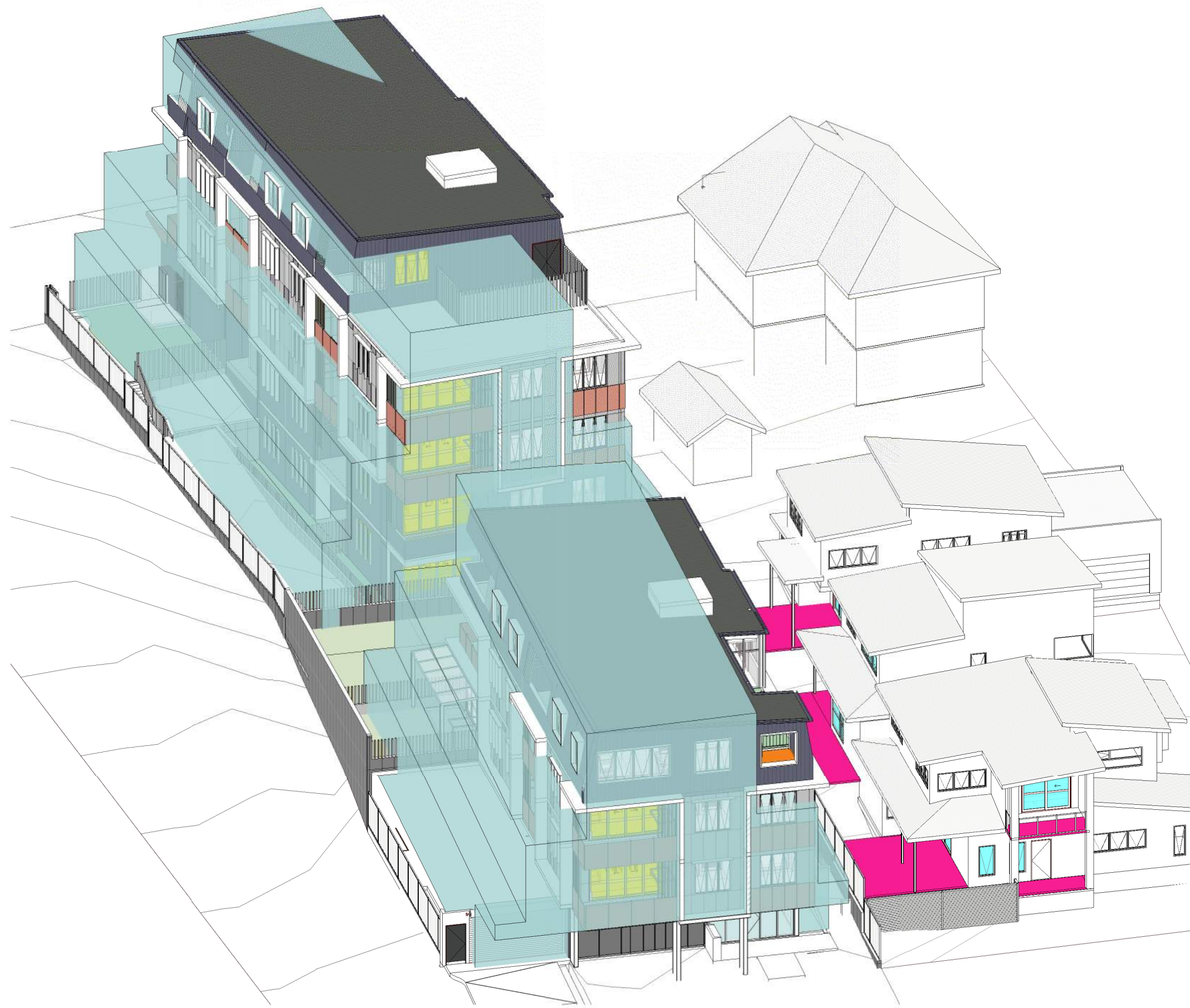
REV	DESCRIPTION	AUTH	CHK	DATE	<div>These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission. • Verify all dimensions on site prior to commencement of work. • DO NOT scale off these drawings. • Report any discrepancies to the architect before carrying out any work.</div>	STATUS DEVELOPMENT APPLICATION	CLIENT Land and Housing Corporation	<div><div>mode</div><div>SYDNEY Gadigal Country Level 5, 111-117 Devonshire Street Surry Hills, NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931</div></div>	PROJECT Residential Flat Building 139 Teralba Road and 190 Brunker Road - Adamstown - NSW	DRAWING TITLE SOLAR STUDY - SHEET 1 (PROPOSED AND DCP-2023)	DRAWN VL		CHECKED PC	
	NO ISSUED										SCALE @ A1 NTS		SCALE @ A3 NTS	
	NO ISSUED										PROJECT No 22439		STAGE DA	
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24							DRAWING No 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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STATUS  
**DEVELOPMENT APPLICATION**

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**Land and Housing Corporation**

**mode**  
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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 - SHEET 2  
(PROPOSED AND DCP-2023)**

DRAWN  
VL  
ISSUE  
15/11/2024 2:07:47 PM  
PROJECT No  
**22439**

CHECKED  
PC  
SCALE @ A1  
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DRAWING No  
**AR-8221**  
REVISION  
**D**

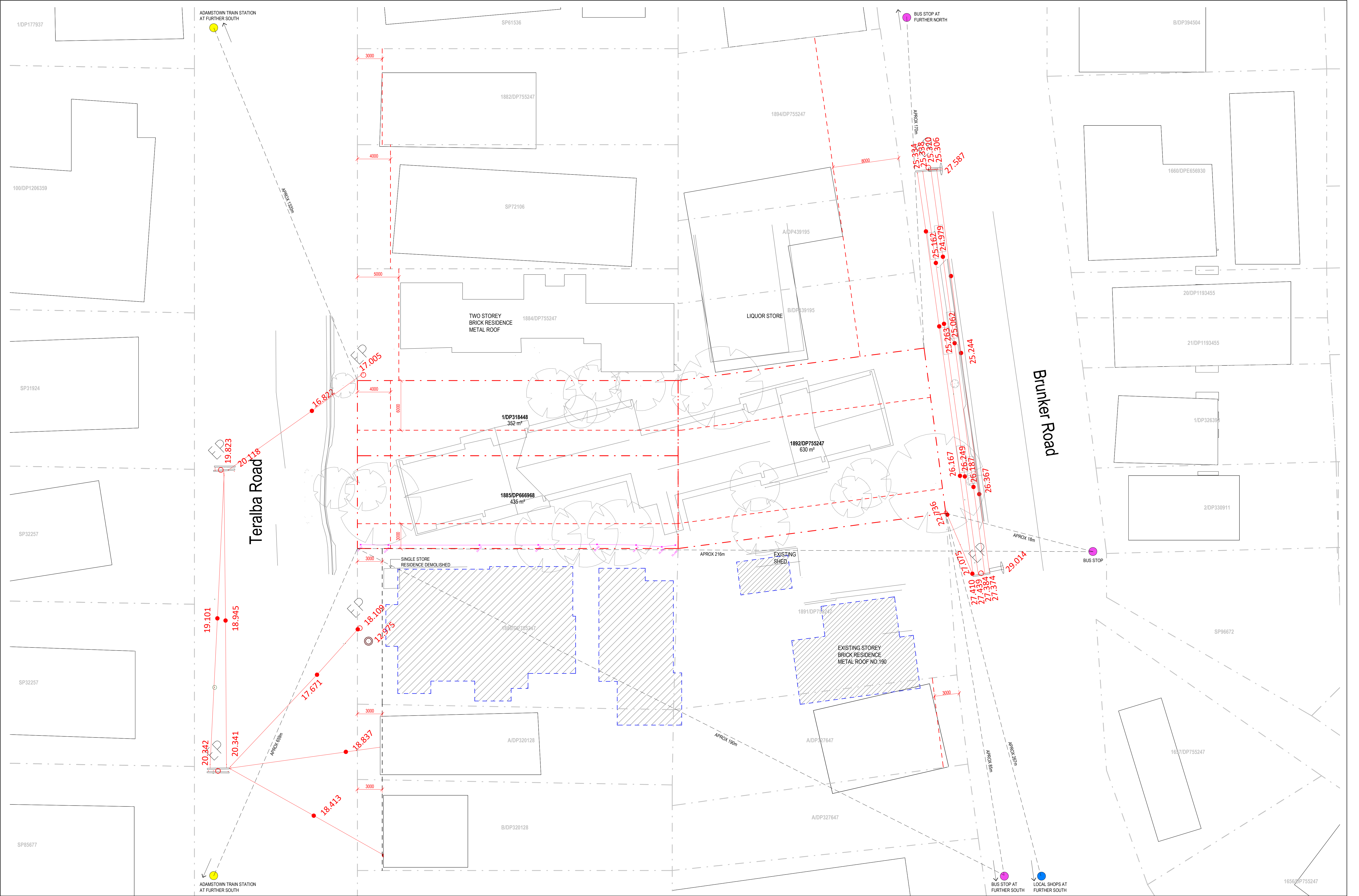




- Tx Tree recommended for retention  
Tx Tree recommended for removal  
Tx Noxious weed species to be removed

REV	DESCRIPTION	AUTH	CHK	DATE	<div><div><div>• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.</div><div>• Verify all dimensions on site prior to commencement of work.</div><div>• DO NOT scale off these drawings.</div><div>• Report any discrepancies to the architect before carrying out any work.</div></div></div>	<div>STATUS</div> <div>DEVELOPMENT APPLICATION</div> <div><div><div>0m</div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div></div></div>	<div>NORTH</div> <div><div></div></div>	<div>CLIENT</div> <div>Land and Housing Corporation</div>	<div><div><div></div></div></div> <div>SYDNEY</div> <div>Gadigal Country</div> <div>Level 5, 111-117 Devonshire Street</div> <div>Surry Hills, NSW 2010</div> <div>T +61 2 8396 9500</div> <div>syd@modedesign.com.au</div> <div>ABN: 65 112 807 931</div>	<div>PROJECT</div> <div>Residential Flat Building</div> <div>139 Teralba Road and 190 Bruncker Road - Adamstown - NSW</div>	<div>DRAWING TITLE</div> <div>SITE ANALYSIS PLAN</div>	<div>DRAWN AS</div>	<div>CHECKED</div>
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PROJECT No	STAGE	DRAWING No	REVISION										
22439	DA	AR-0101	D										





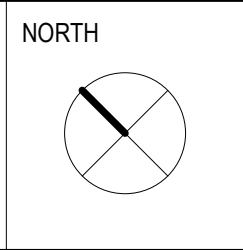
REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPLICATION	VL	KM	23.01.24
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24

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STATUS

DEVELOPMENT APPLICATION

0m 2 4 6 8 10



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PROJECT  
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





DEVELOPMENT DATA TABLE

SITE AREA	1403.8m²		
NUMBER OF DWELLINGS	12x 1BED 13x 2BED	TOTAL 25 UNITS	
	AUTHORITY	REQUIRED OR ALLOWED	PROPOSED
FSR	LEP HOUSING SEPP	1.5:1= 2105.7m² + ADDITIONAL 0.5:1 = 2807.6m²	TOTAL GFA= 1781m² PROPOSED FSR = 1.25:1
HEIGHT	LEP	14m	15.2m ( included 1.2m lift overrun )
SETBACKS	Newcastle DCP Sections 3 and 6	FRONT  Brunker Rd 6m / 4m to Balc Teralba Rd the average distance of buildings within 40m either side of the lot =Approx 4.5m	No Setbacks , However 2m articulation zone has been provided
	ADG – up to 4 storeys	SIDE  Up to 4 storeys: nom. 6m (habitable) & 3m (non-habitable)	3m setback has been provided on Southwestern side 6m setback has been provided on Northeastern side
		REAR  Up to 4 storeys: nom. 6m (habitable) & 3m (non-habitable)	No rear setback has been considered. Front entry has been provided in both brunker road and teralba road
CAR PARKING	Housing SEPP Div.1 (s.19(2)(e)(i) and (iii))	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) 35m² per dwelling (x25) = 875m² (ii) 30% of the site area = 421.14m²	501.1m²
DEEP SOIL	ADG	7% of site area with min. dim. 3m = 98.3m²	497.0m²
COMMUNAL OPEN SPACES	ADG	25% of site area = 350.95m²	355m²
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 = 12x6m³ 13x2 bed = 13x8m³ Total - 176m³	12x1 bed = 13x3m³ = 52m³ 13x2 bed = 12x4m³ = 37m³ (Total - 89m³ into units) Plus 88m³ in Ground Floor Building 1&2

UNIT SCHEDULE	
Name	Area (m²)
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 (m²)
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
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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DEVELOPMENT  
APPLICATION

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ABN: 65 112 807 931

PROJECT  
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE  
3D VIEW & DEVELOPMENT DATA  
TABLE

DRAWN AS	CHECKED KM
ISSUE 15/11/2024 1:45:32 PM	SCALE @ A1 SCALE @ A3 1 : 50
PROJECT No 22439	STAGE DA
DRAWING No AR-0201	REVISION 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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ABN: 65 112 807 931

PROJECT  
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE  
3D VIEWS

DRAWN AS	CHECKED KM	SCALE @ A1	SCALE @ A3
ISSUE 15/11/2024 4:06:38 PM		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
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24
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PROJECT  
Residential Flat Building

139 Teralba Road and 190 Brunker Road - Adamstown - NSW

DRAWING TITLE  
3D VIEWS

DRAWN AS	CHECKED KM	SCALE @ A1	SCALE @ A3
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PROJECT No 22439	STAGE DA	DRAWING No AR-0302	REVISION D

15/11/2024 4:06:59 PM





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A	DEVELOPMENT APPLICATION	VL	KM	23.01.24		AS		KM											
B	DEVELOPMENT APPLICATION (REVISED)	PC	MW	22.04.24		ISSUE		SCALE @ A1    SCALE @ A3											
C	DEVELOPMENT APPLICATION (REVISED)	PC	MW	21.05.24		15/11/2024 1:46:08 PM		1:200											
D	DEVELOPMENT APPLICATION (REVISED)	PC	MW	11.11.24		PROJECT No		STAGE											
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																AR-0303		D	