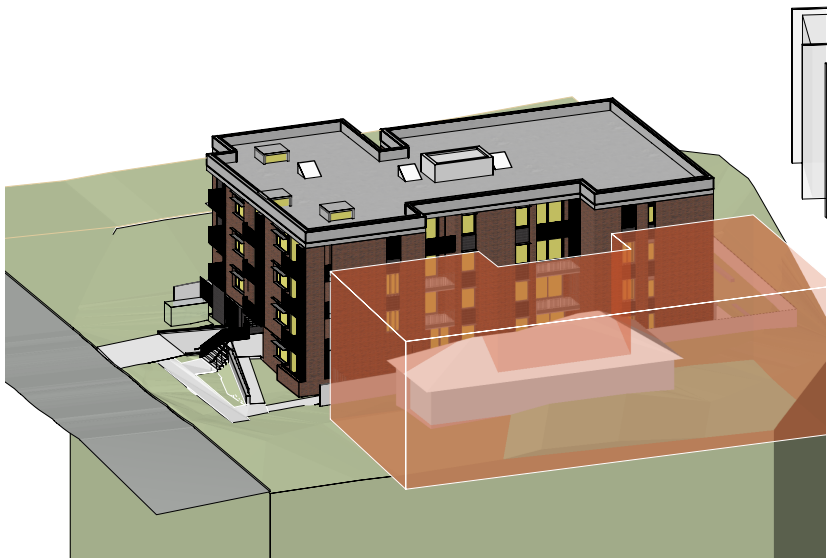
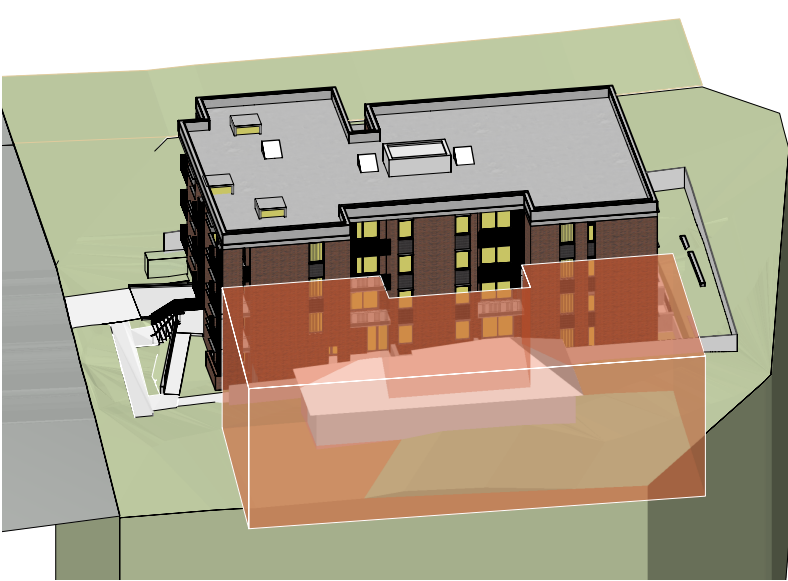
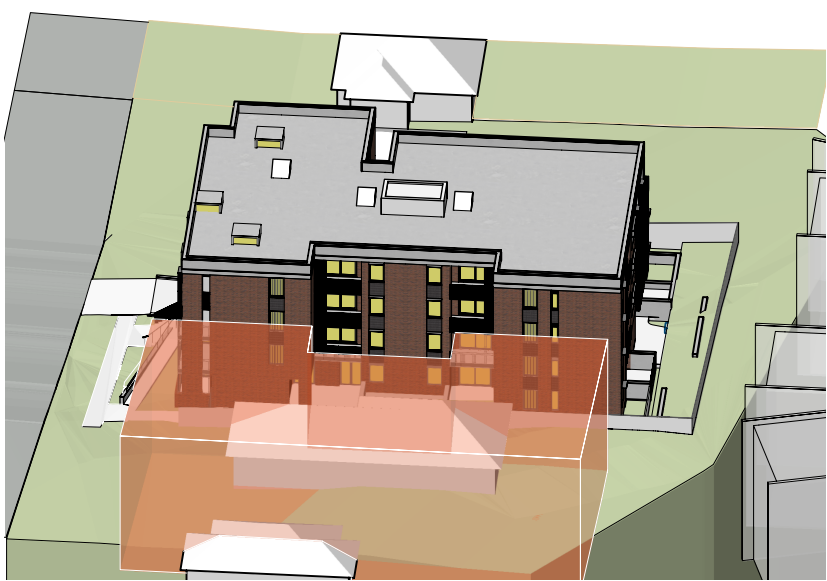




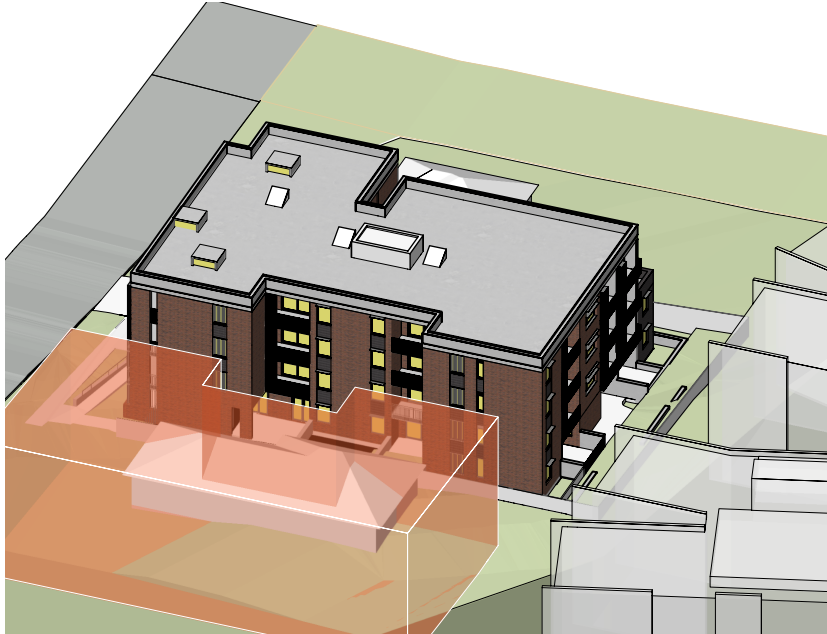
Winter Solstice 9am



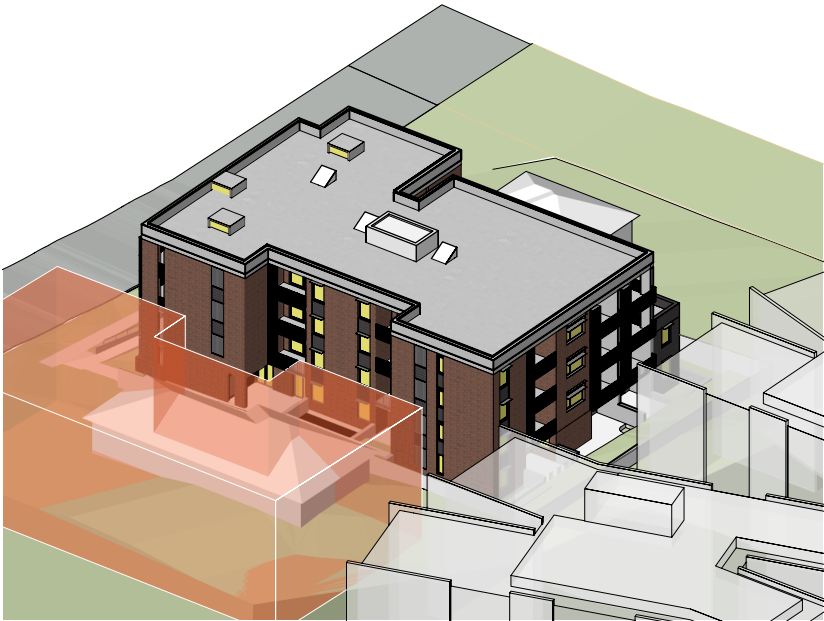
Winter Solstice 10am



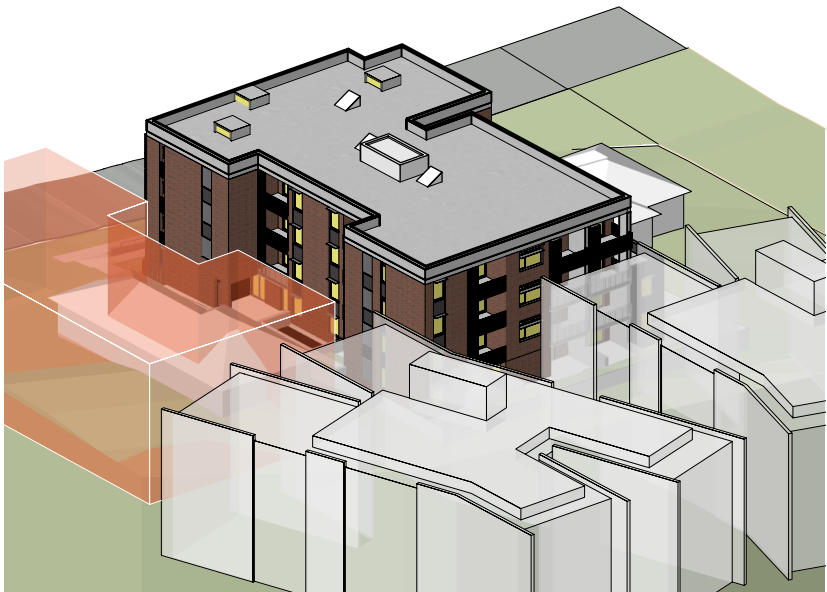
Winter Solstice 11am



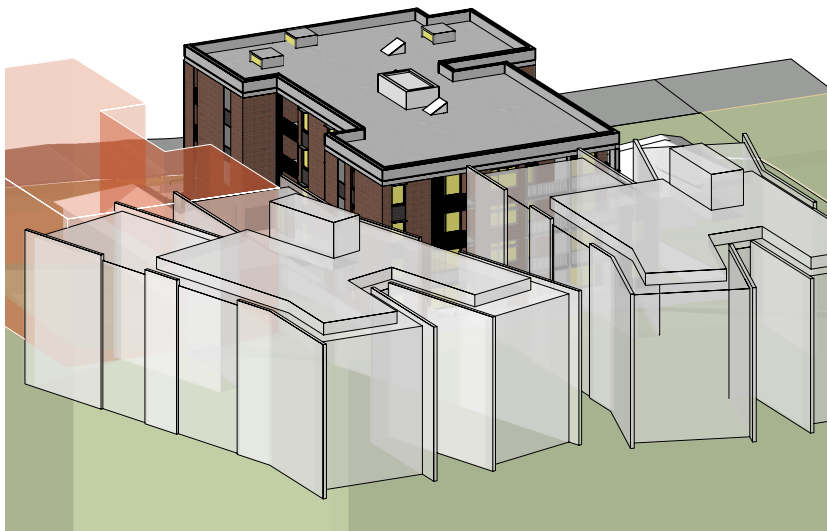
Winter Solstice 12pm



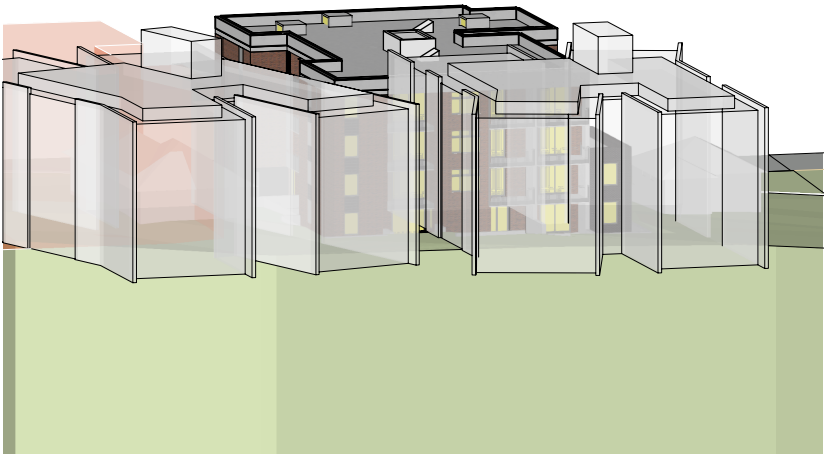
Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm



Winter Solstice 4pm

Solar Access Metrics			
Number of apartments		29 Apts	

Solar Access Requirements			
ADG	2 hours solar access	Target: 70% 20.3 Apts	Achieved 17 Apts 59%
ARHSEPP	3 hours solar access	Target: 70% 20.3 Apts	Achieved 8 Apts 28%

Total Compliant Living Rooms: 17
Total Compliant BalconyPOS: 20

Ground Floor			Level 01			Level 02			Level 03		
Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony
G-01	N	N	1-01	N	Y	2-01	N	Y	3-01	Y	Y
G-02	N	Y	1-02	Y	Y	2-02	Y	Y	3-02	Y	Y
G-03	N	Y	1-03	Y	Y	2-03	Y	Y	3-03	Y	Y
G-04	N	N	1-04	Y	Y	2-04	Y	Y	3-04	Y	Y
G-05	N	N	1-05	Y	Y	2-05	Y	Y	3-05	Y	Y
			1-06	N	N	2-06	Y	Y	3-06	Y	Y
			1-07	N	N	2-07	N	N	3-07	Y	Y
			1-08	N	N	2-08	N	N	3-08	Y	Y

N	Apartment receives <2hr Solar Access
Y	Apartment receives 2-3hr Solar Access
Y	Apartment receives 3+ hrs Solar Access



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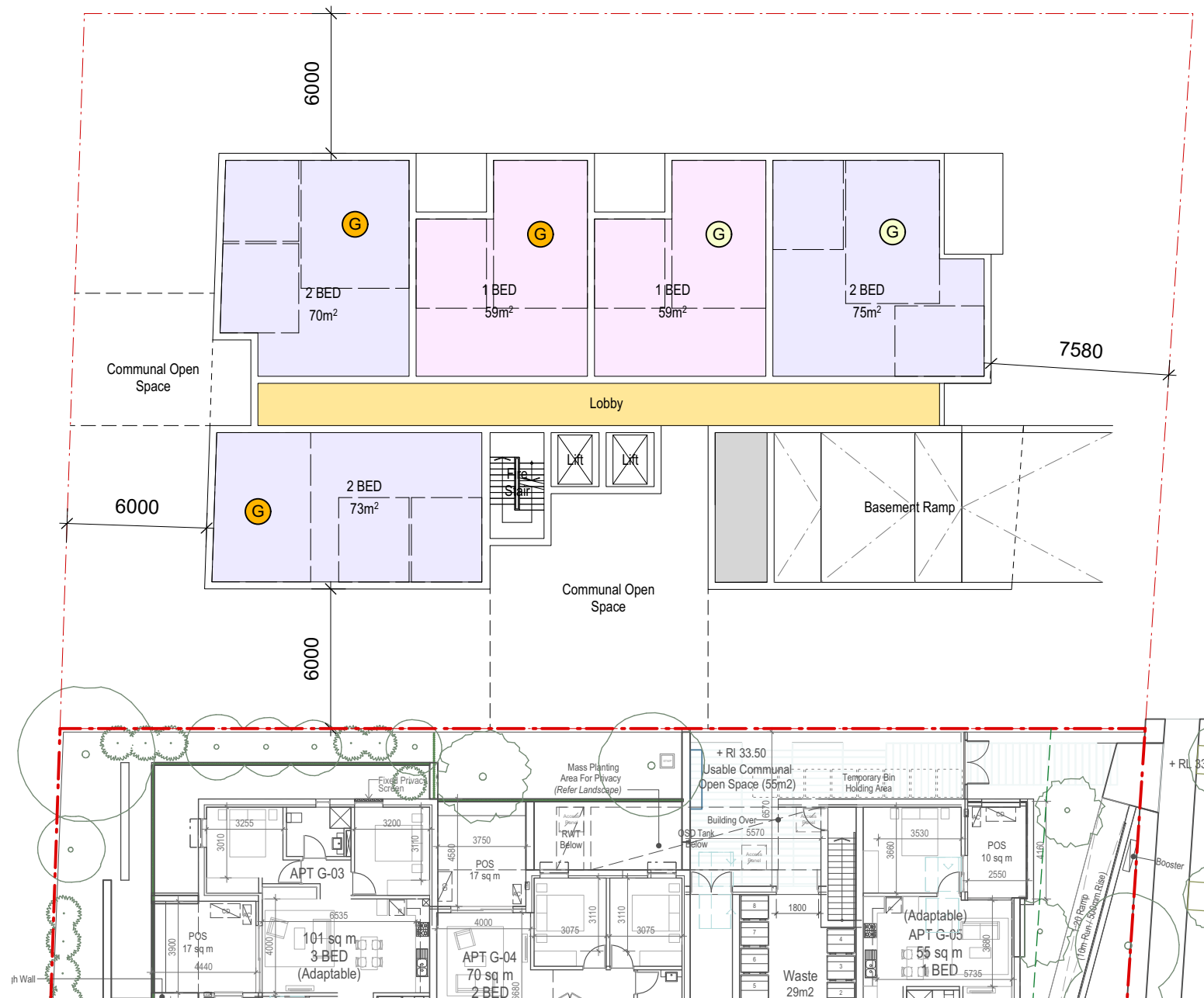
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ISSUE	DATE	REVISION
A	21/12/21	Additional Information Issue

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4108
DWG Vew From Sun - Northern Permissible Envelope				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 21/12/21	



Indicative Ground Floor Plan
10-12 Patricia St



Indicative Typical Floor Plan - Levels 1-3
10-12 Patricia St

Site Area:	1,423m2 (approx.)	
FSR:	1.2:1	
Allowable GFA:	1,708m2	
GFA Summary:		
Ground	406	5 Units
Level 1	471	6 Units
Level 2	471	6 Units
Level 3	471	6 Units
Total:	1,819m2	23 Units
Achievable FSR:	1.28:1	

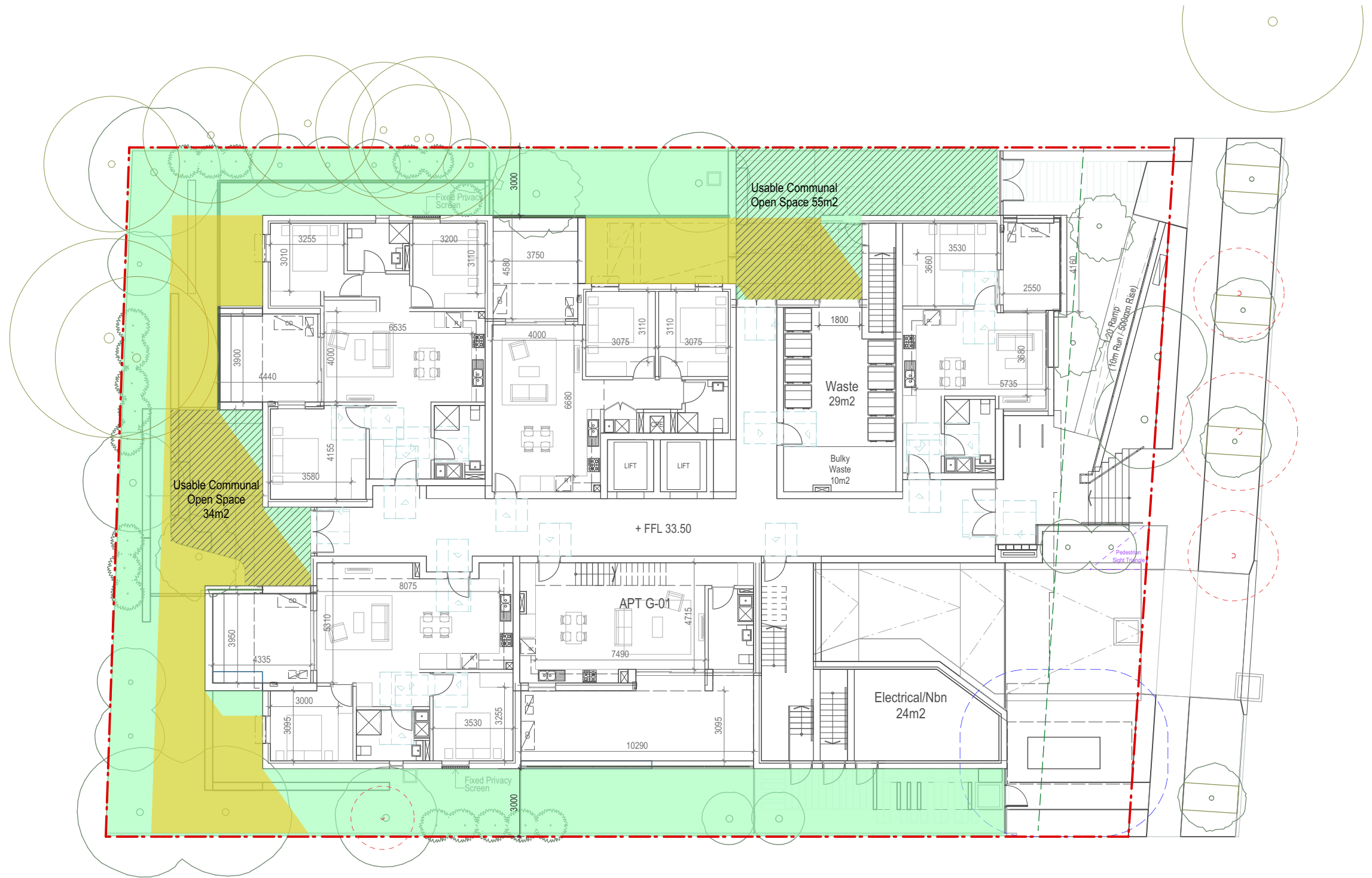
ADG Solar Access Requirement 70% = 16 units
Apartments receiving 2hr+ Solar Access: **17 Units (74%)**
Refer to sheet DA 4108 for Sun's Eye Views

- (X) Letter/Number Denotes Floor
- Future SOU Receiving <2hr Solar Access (9am-3pm)
- Future SOU Receiving >2hr Solar Access (9am-3pm)

ISSUE	DATE	REVISION
A	21/12/21	Additional Information

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PROJECT	14-16 Patricia Street, Mays Hill NSW			PROJECT #	210507
CLIENT	Land and Housing Corporation NSW			DWG #	DA 4109
DWG	10-12 Patricia St - Typical Plans			REVISION	A
SCALE @ A3	NTS	DRAWN	TD	CHKD	PM
PLOT DATE	20/12/21				

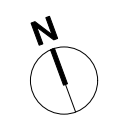


Communal Open Space (ADG)	419m2
Communal Open Space Receiving 2hr Sunlight	139m2 (33% of COS)
Primary Usable Communal Open Space	89m2 (21% of COS)
Primary Usable Communal Open Space Receiving 2hrs Sunlight (9am-3pm 21/6) Compliant with 50% Requirement (ADG Objective 3D-1 Design Criteria 2)	45m2 (51% of Primary COS)

ISSUE	DATE	REVISION
A	21/12/21	Additional Information
B	17/1/22	Additional Information

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PROJECT	14-16 Patricia Street, Mays Hill NSW	PROJECT #	210507
CLIENT	Land and Housing Corporation NSW	DWG #	DA 4109
DWG	Communal Open Space - Solar Access	REVISION	B
SCALE @ A3	1:200	DRAWN	TD
CHKD	PM	PLOT DATE	17/1/22



Winter Solstice 9am



Winter Solstice 10am



Winter Solstice 11am



Winter Solstice 12pm



Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm



Winter Solstice 4pm

Solar Access Metrics			
Number of apartments		29 Apts	

Solar Access Requirements			
ADG	2 hours solar access	Target: 70% 20.3 Apts	Achieved 17 Apts 59%
ARHSEPP	3 hours solar access	Target: 70% 20.3 Apts	Achieved 8 Apts 28%

Total Compliant Living Rooms: 17
Total Compliant BalconyPOS: 20

Ground Floor			Level 01			Level 02			Level 03		
Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony
G-01	N	N	1-01	N	Y	2-01	N	Y	3-01	Y	Y
G-02	N	Y	1-02	Y	Y	2-02	Y	Y	3-02	Y	Y
G-03	N	Y	1-03	Y	Y	2-03	Y	Y	3-03	Y	Y
G-04	N	N	1-04	Y	Y	2-04	Y	Y	3-04	Y	Y
G-05	N	N	1-05	Y	Y	2-05	Y	Y	3-05	Y	Y
			1-06	N	N	2-06	Y	Y	3-06	Y	Y
			1-07	N	N	2-07	N	N	3-07	Y	Y
			1-08	N	N	2-08	N	N	3-08	Y	Y

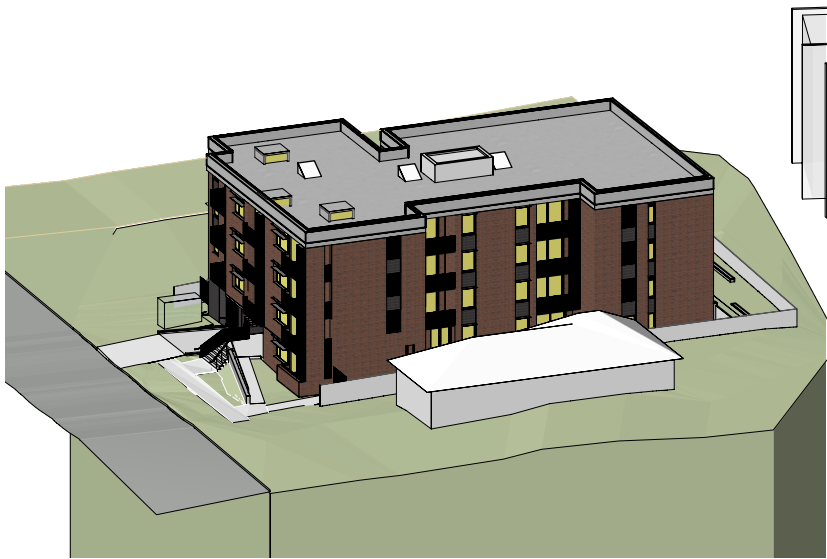
N	Apartment receives <2hr Solar Access
Y	Apartment receives 2-3hr Solar Access
Y	Apartment receives 3+ hrs Solar Access

ISSUE	DATE	REVISION
A	21/12/21	Additional Information Issue

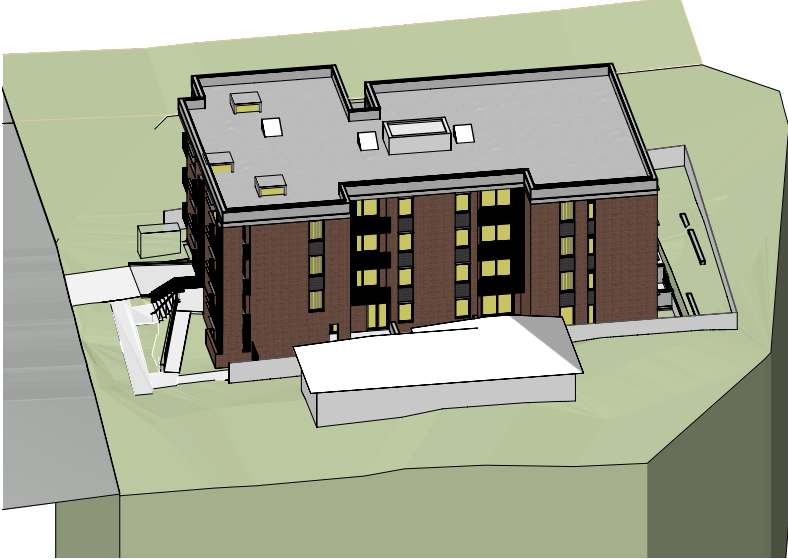
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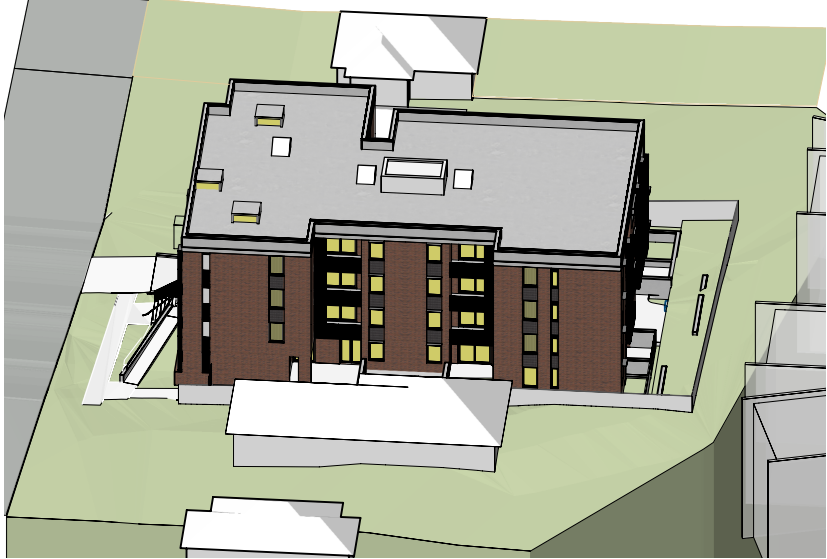
PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4110
DWG View From Sun - Increased North Setback				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 21/12/21	



Winter Solstice 9am



Winter Solstice 10am



Winter Solstice 11am



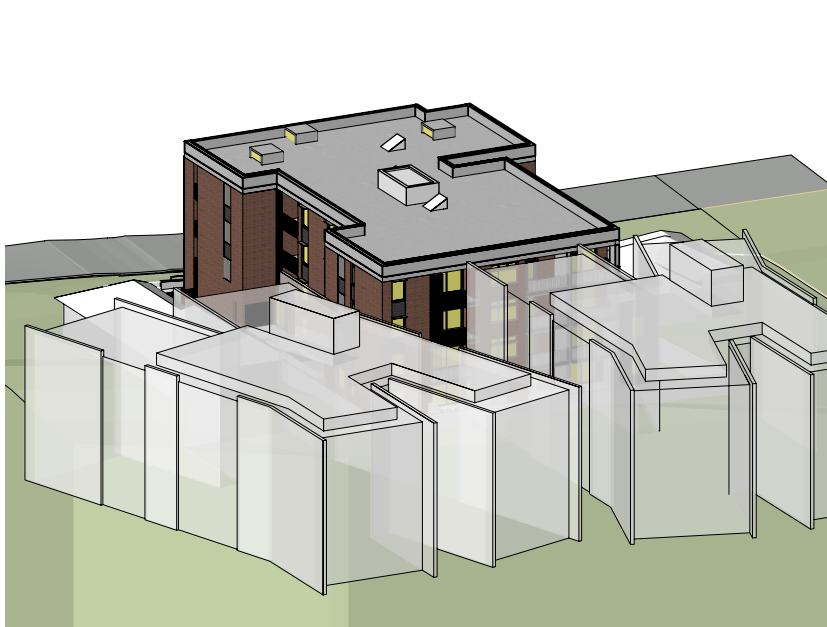
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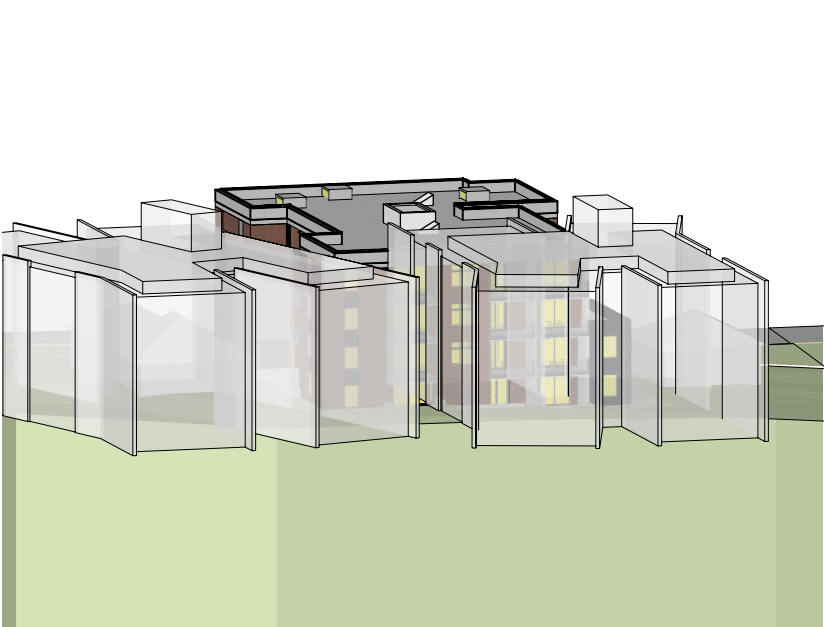
Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm



Winter Solstice 4pm

Solar Access Metrics	
Number of apartments	29 Apts

Solar Access Requirements			
ADG	2 hours solar access	Target: 70% 20.3 Apts	Achieved 20 Apts 69%
ARHSEPP	3 hours solar access	Target: 70% 20.3 Apts	Achieved 9 Apts 31%

Total Compliant Living Rooms: 20
Total Compliant BalconyPOS: 23

Ground Floor			Level 01			Level 02			Level 03		
Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony
G-01	N	N	1-01	N	Y	2-01	N	Y	3-01	Y	Y
G-02	N	Y	1-02	Y	Y	2-02	Y	Y	3-02	Y	Y
G-03	N	Y	1-03	Y	Y	2-03	Y	Y	3-03	Y	Y
G-04	Y	Y	1-04	Y	Y	2-04	Y	Y	3-04	Y	Y
G-05	Y	Y	1-05	Y	Y	2-05	Y	Y	3-05	Y	Y
			1-06	Y	Y	2-06	Y	Y	3-06	Y	Y
			1-07	N	N	2-07	N	N	3-07	Y	Y
			1-08	N	N	2-08	N	N	3-08	Y	Y

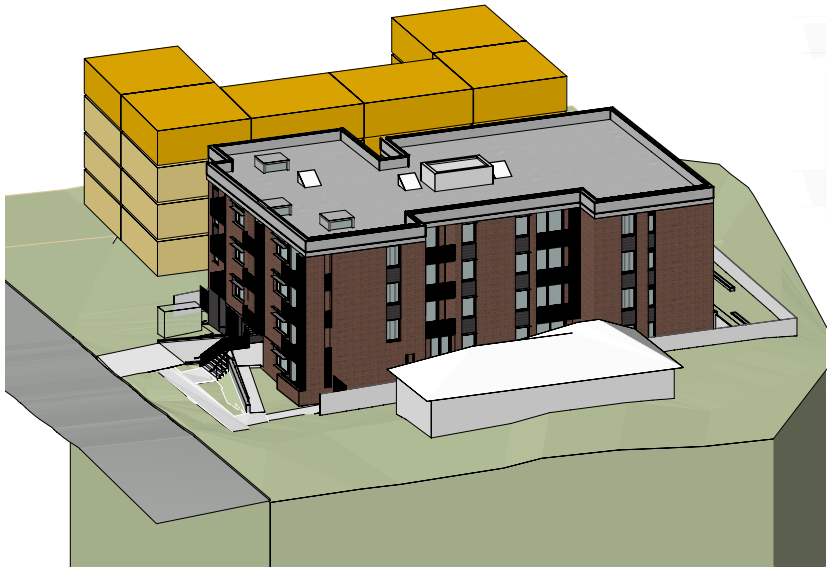
N	Apartment receives <2hr Solar Access
Y	Apartment receives 2-3hr Solar Access
Y	Apartment receives 3+ hrs Solar Access

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

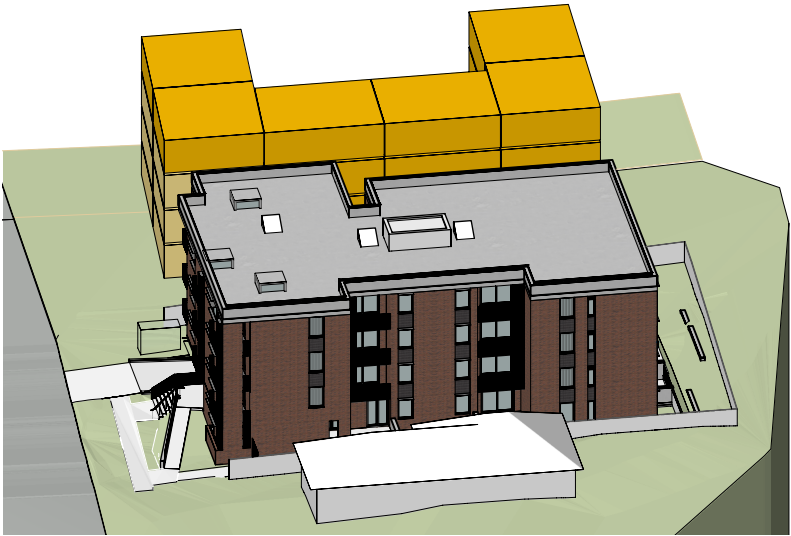
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PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4100
DWG Vew From Sun - Solar Access				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



Winter Solstice 9am



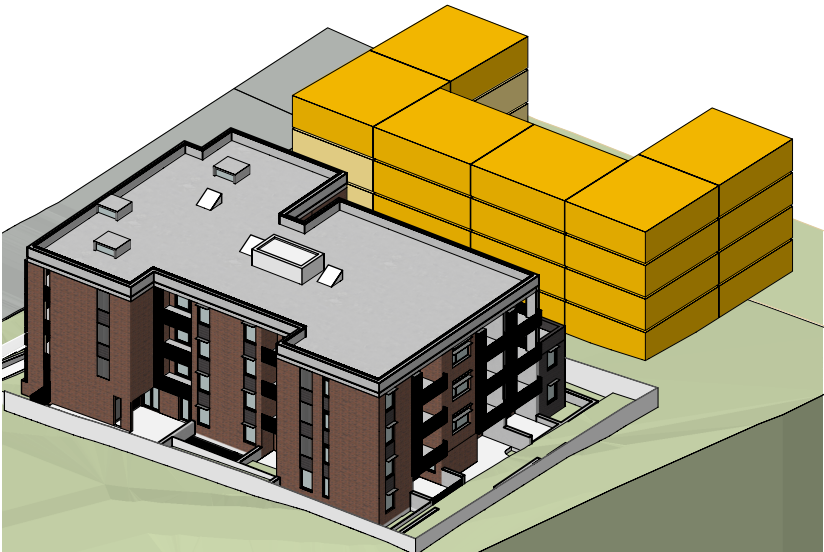
Winter Solstice 10am



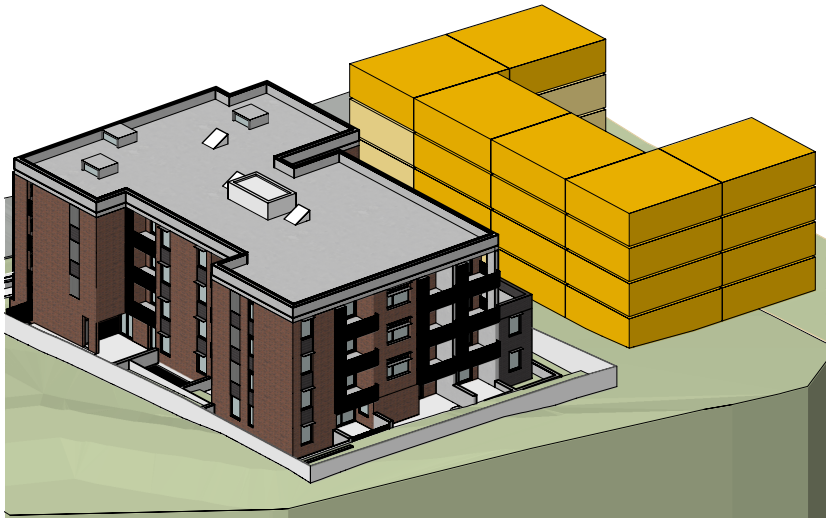
Winter Solstice 11am



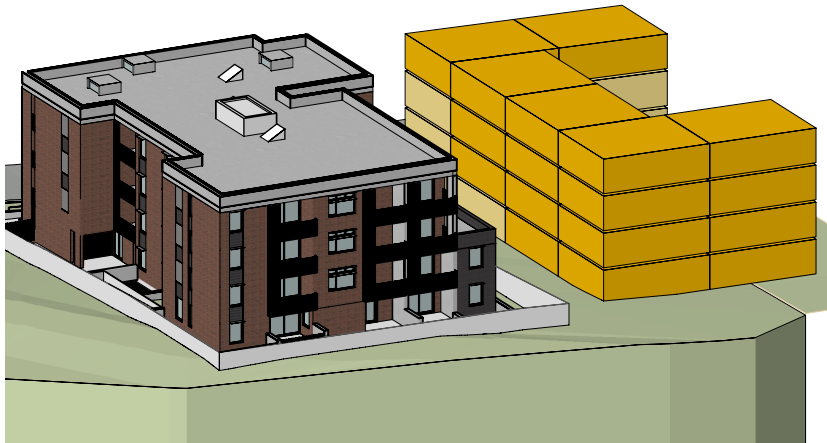
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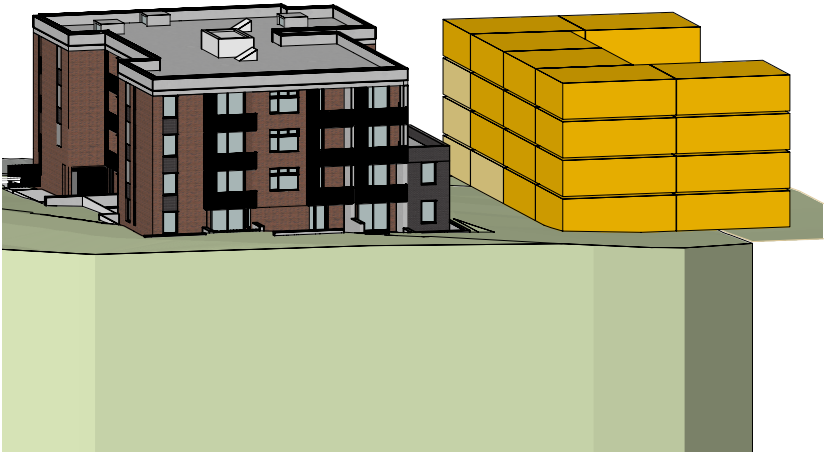
Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm



Winter Solstice 4pm

Future Development Envelope - 24 Units

ADG Solar Access Requirement 70% = 17 units

-  Future SOU Receiving <2hr Solar Access (9am-3pm)
-  Future SOU Receiving >2hr Solar Access (9am-3pm)

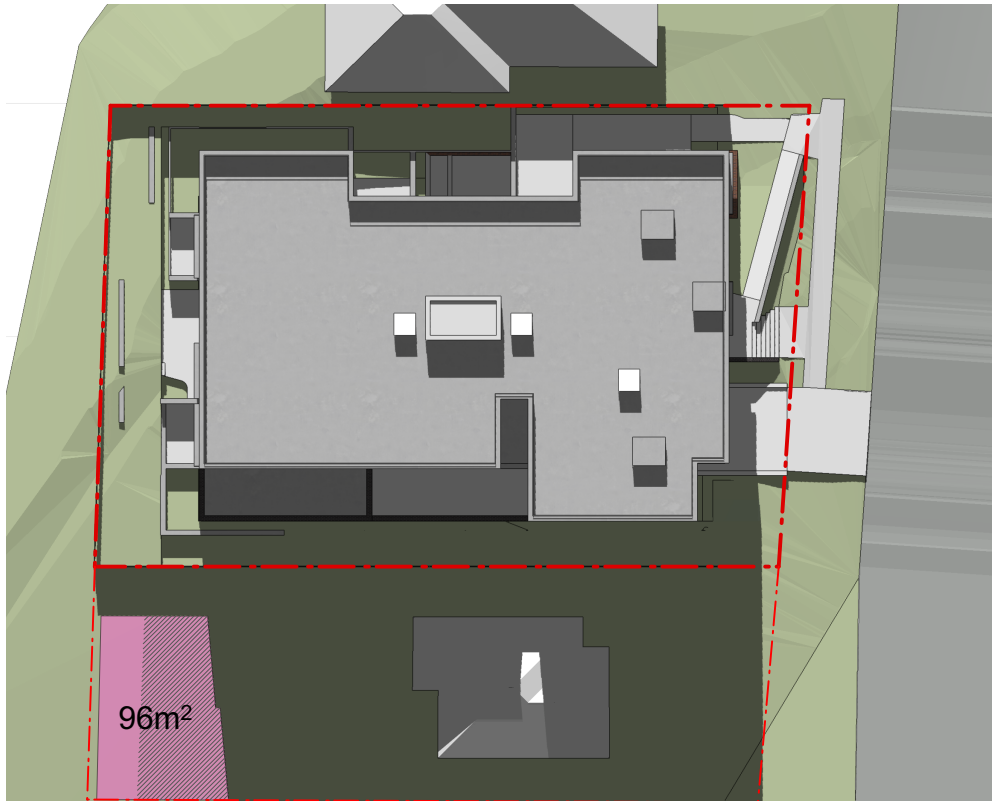
Apartments receiving 2hr+ Solar Access: **18 Units**

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

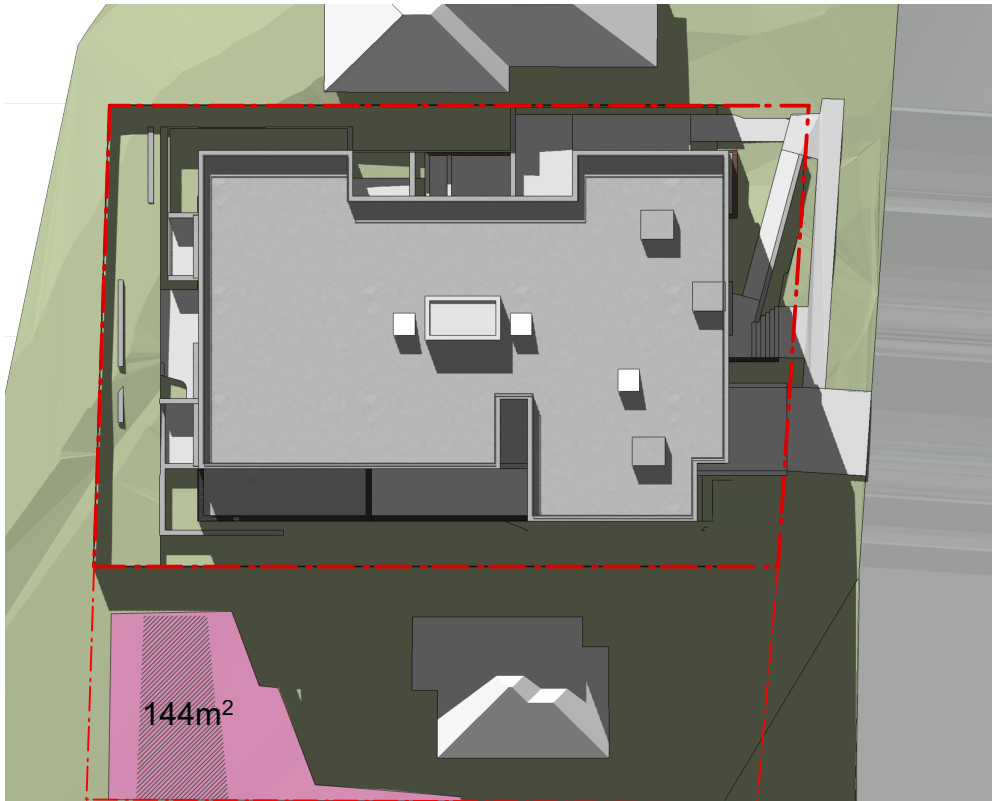
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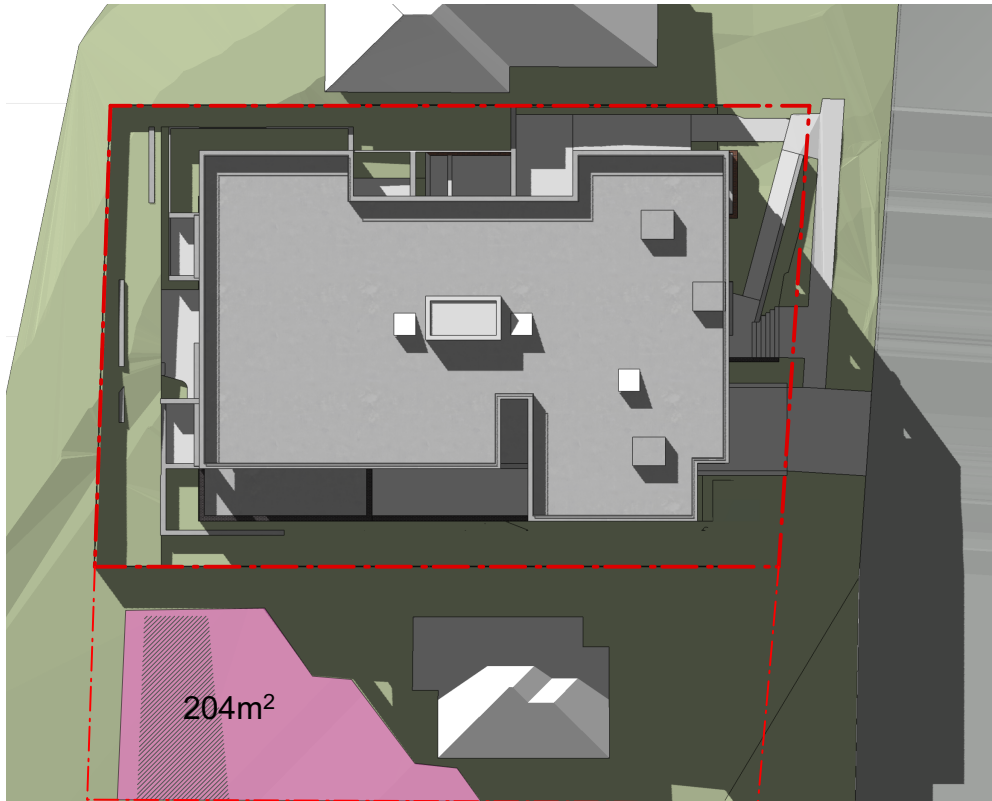
PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4101
DWG View From Sun - Neighbouring Development				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



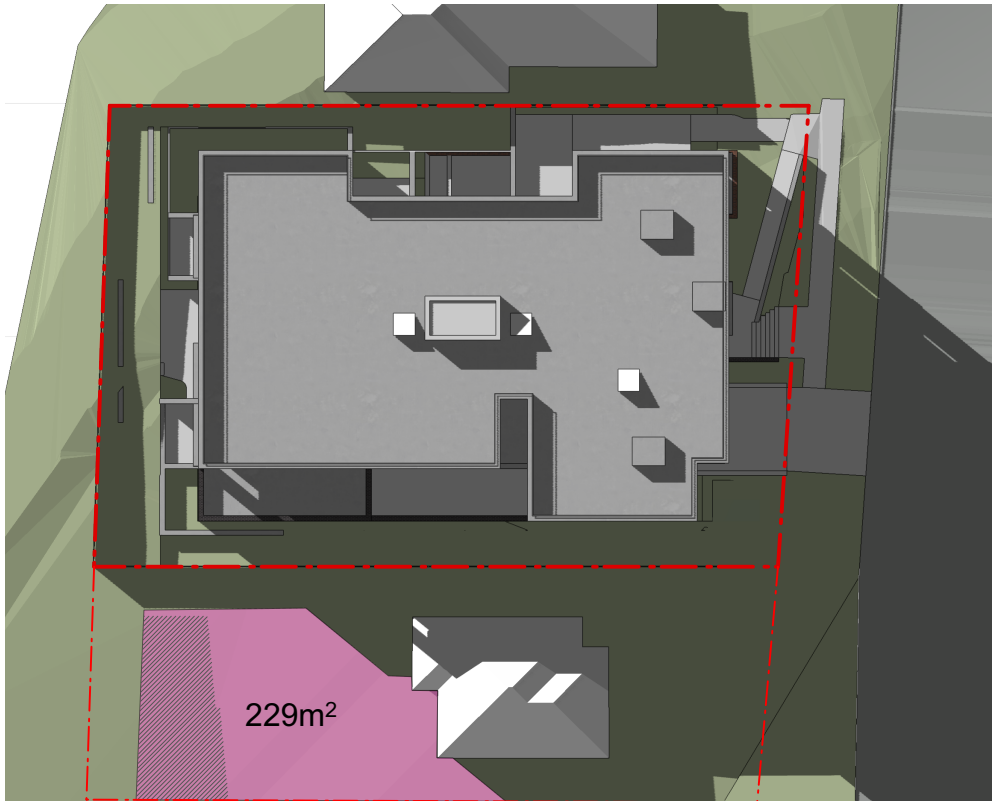
Winter Solstice 11am



Winter Solstice 12pm



Winter Solstice 1pm



Winter Solstice 2pm

**Southern Neighbour
Solar Access to Private Open Space (POS)**

POS Requirement: 15% of Site Area
Approx. Site Area: 700m²
Required POS: 105m²
DCP Required Solar Access: 3hr to 50% of POS (9am-4pm)
Area of POS required to receive 3hr Solar Access: 52.5m²

-  Area Receiving Solar Access to POS
-  Area Receiving Continuous 3hr Solar Access to POS: 62m²



**McGregor
Westlake
Architecture**

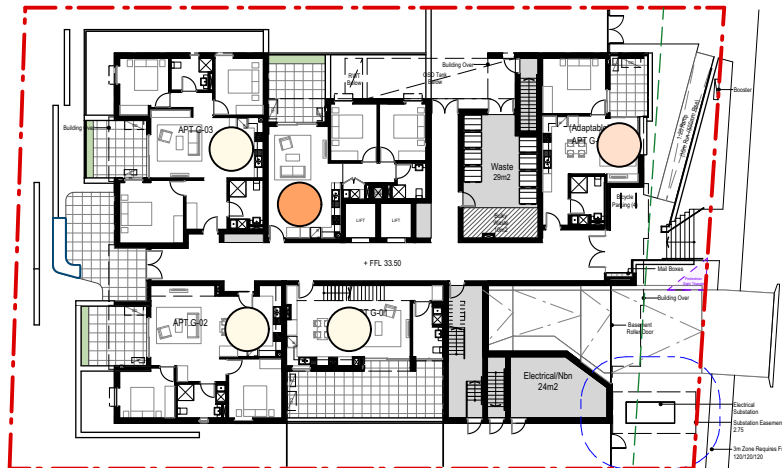
ABN 74 090 136 066 NSW ARB Reg. No. 7243
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A	2/11/21	Development Application Submission

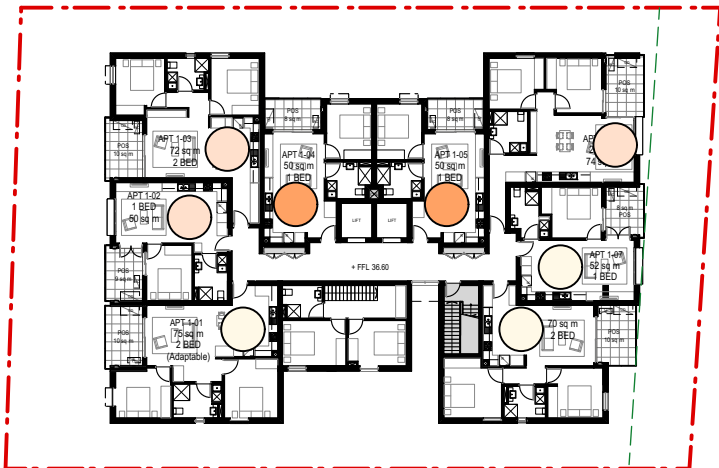
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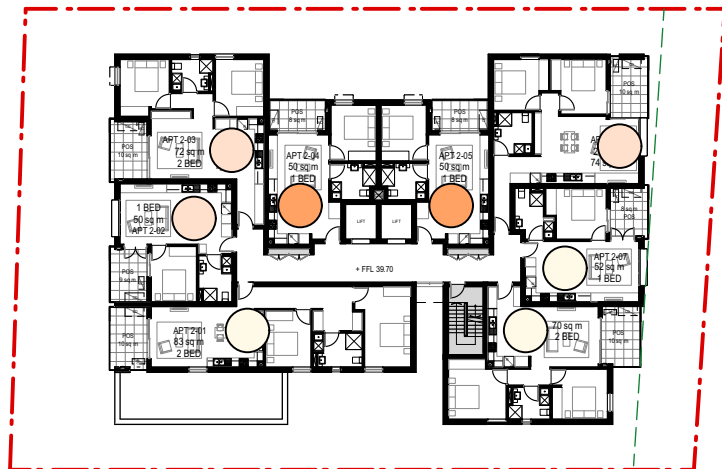
PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4102
DWG Shadow Diagrams - Southern Neighbour POS				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



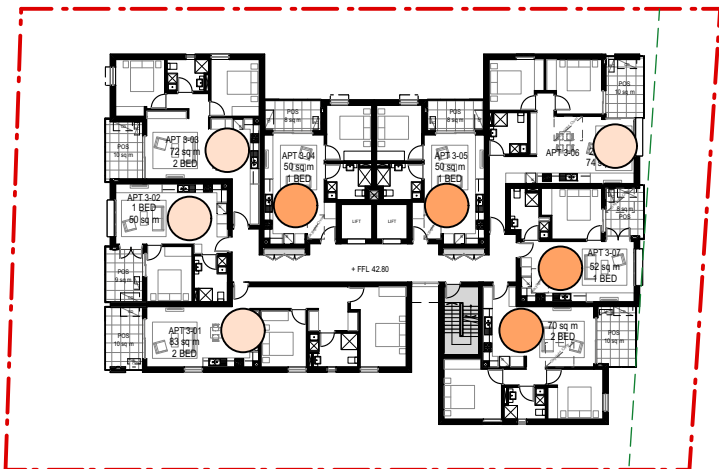
Ground Floor



First Floor



Second Floor



Third Floor

Solar Access Metrics							
Number of apartments						29 Apts	
Solar Access Requirements							
ADG	2 hours solar access	Target:	70%	20.3 Apts	Achieved	20 Apts	69%
ARHSEPP	3 hours solar access	Target:	70%	20.3 Apts	Achieved	9 Apts	31%
Total Compliant Living Rooms:		20					
Total Compliant Balcony/POS:		23					

Ground Floor			Level 01			Level 02			Level 03		
Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony
G-01	N	N	1-01	N	Y	2-01	N	Y	3-01	Y	Y
G-02	N	Y	1-02	Y	Y	2-02	Y	Y	3-02	Y	Y
G-03	N	Y	1-03	Y	Y	2-03	Y	Y	3-03	Y	Y
G-04	Y	Y	1-04	Y	Y	2-04	Y	Y	3-04	Y	Y
G-05	Y	Y	1-05	Y	Y	2-05	Y	Y	3-05	Y	Y
			1-06	Y	Y	2-06	Y	Y	3-06	Y	Y
			1-07	N	N	2-07	N	N	3-07	Y	Y
			1-08	N	N	2-08	N	N	3-08	Y	Y

- Apartment receives <2hr Solar Access
- Apartment receives 2-3hr Solar Access
- Apartment receives 3+ hrs Solar Access

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

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PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4103
DWG Solar Access Diagrams				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	