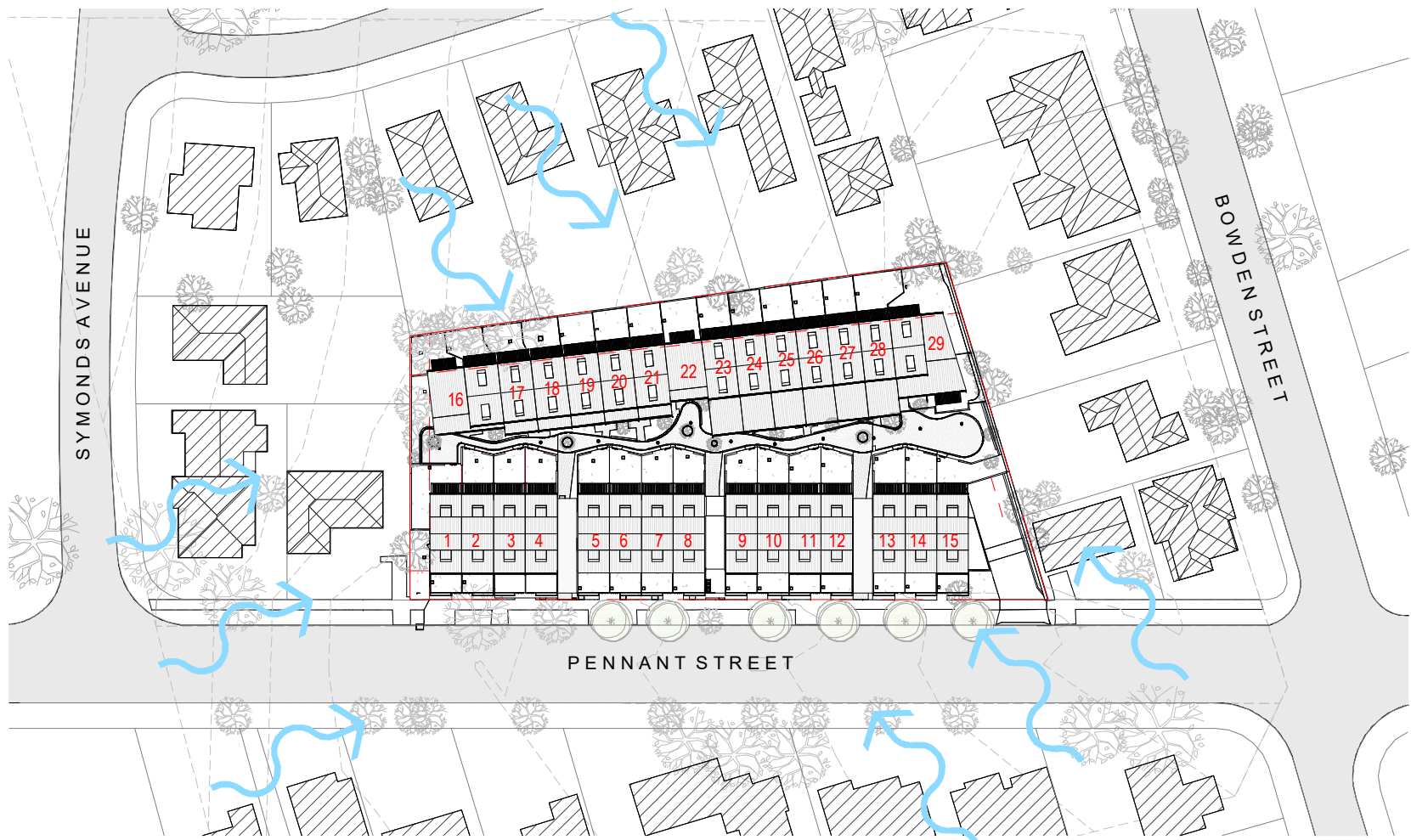


Mixed Townhouse Development - Blue Sox Developments

178 - 188 Pennant St, North Parramatta, NSW
Development Application



LOCATION PLAN



PROPOSED SITE PLAN

UNIT TYPE	UNIT NUMBER	UNIT AREA (sqm)	POS
PRIVATE	1	130	72 m²
PRIVATE	2	130	52 m²
PRIVATE	3	130	52 m²
PRIVATE	4	130	52 m²
PRIVATE	5	130	52 m²
PRIVATE	6	130	51 m²
PRIVATE	7	130	51 m²
PRIVATE	8	130	51 m²
PRIVATE	9	130	51 m²
PRIVATE	10	130	51 m²
PRIVATE	11	130	51 m²
PRIVATE	12	130	52 m²
PRIVATE	13	130	52 m²
PRIVATE	14	130	52 m²
PRIVATE	15	140	61 m²
SOCIAL-SILVER	16a	35	39 m²
SOCIAL-SILVER	16b	79	35 m²
SOCIAL-SILVER	17	78	36 m²
SOCIAL-SILVER	18	78	35 m²
SOCIAL-SILVER	19	78	35 m²
SOCIAL-SILVER	20	78	35 m²
SOCIAL-SILVER	21	78	35 m²
SOCIAL-SILVER	22	43	44 m²
PRIVATE	23	93	35 m²
PRIVATE	24	93	35 m²
PRIVATE	25	93	35 m²
PRIVATE	26	93	36 m²
PRIVATE	27	93	36 m²
SOCIAL-SILVER	28	93	48 m²
SOCIAL-SILVER	29a	83	86 m²
SOCIAL-SILVER	29b	46	40 m²

3195

ARH SEPP	TOTAL
PRIVATE	20
SOCIAL-SILVER	11
GRAND TOTAL:	31

PROJECT DESCRIPTION

This proposed development at 178-188 Pennant St, North Parramatta addresses the demand for a high level of design for residents of North Parramatta and the community of Parramatta Council. The proposal provides a diverse range of high quality accommodation for integrated communities of Social Housing and private housing. We also bring the design experience in residential architecture of Jackson Teece to create a strong outcome along Pennant Street. The development proposes a row of two storey townhouse with attic along Pennant street with a row of single storey with attic at the rear of the site. The building is broken up with vehicle, pedestrian access and landscaped spaces. This proposal presents as an appropriate bulk and scale and in keeping with the intended future characteristics of the surrounding neighborhood.

The access paths lead to generous communal landscaped spaces that make up the central space between the residential rows. This urban zone functions as a space that encourages social interactions while creating private spaces for residents. Here the street alignment dictates the primary outdoor living spaces of the residences to face westerly. This enables the residences to achieve more than 2 hours of solar access primarily between the 11 and 3pm in the winter months. Batten screens to east and west facing glazing provide controlled solar access during the summer months. The through design of all residences achieves cross ventilation to at 95% of residences in the proposal. The basement parking is located directly under the rear houses to create an efficient ramp access and maximize deep soil areas.

The townhouse design is of an open indoor/ outdoor living design on the ground floor addressing with stair voids sharing light and ventilation to the upper bedrooms or attic levels. The bedrooms are appropriately proportioned with 2.7 ceilings and oriented to benefit from the light and ventilation. Second floor bedrooms to Pennant street has an added benefit of a Juliet balcony. The design also allows the townhouse to address their private open space and either the streetscape or the communal open space. In this way passive surveillance is achieved in all common spaces. The landscape design allows a separation between private and common spaces in the development.

ARCHITECTURAL DRAWING LIST		
NO	SHEET NAME	REV
DA-002	AREA PLAN & DEVELOPMENT SUMMARY	17
DA-003	SITE PLAN	15
DA-004	FLOOR PLAN - BASEMENT 1	20
DA-005	FLOOR PLAN - GROUND FLOOR	21
DA-007	FLOOR PLAN - FRONT LVL 1, REAR ATTIC	20
DA-008	FLOOR PLAN - FRONT ATTIC	20
DA-009	ROOF PLAN	17
DA-010	ELEVATIONS - 01	16
DA-011	SECTIONS - 01	16
DA-012	ADAPTABLE APARTMENT TYP.	7
DA-013	SHADOW DIAGRAMS 21 DEC 9AM	8
DA-014	SHADOW DIAGRAMS 21 JUN 9AM	8
DA-015	SHADOW DIAGRAMS 21 MAR 9AM	8
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DA-017	PERSPECTIVE VIEW 2	9
DA-018	STREET ELEVATION	9
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DA-020	ELEVATIONS - 03	1

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
3	PRELIMINARY FOR PRE DA	PH	26/10/18
4	PRELIMINARY FOR PRE DA	PH	01/11/18
5	PRELIMINARY FOR PRE DA	PH	02/11/18
6	PRELIMINARY ISSUE FOR COORDINATION	HF	14/01/18
7	ISSUE FOR CONSULTANTS	MA	18/01/19
8	ISSUE FOR COORDINATION	MA	01/02/19
9	ISSUE FOR LANC REVIEW	MA	13/02/19
10	ISSUE FOR LANC REVIEW	MA	21/02/19
11	FINAL REVIEW FOR DA	MA	28/02/19
12	FINAL REVIEW FOR DA	AR	28/03/19
13	FINAL REVIEW FOR DA	AR	05/04/19
14	FINAL REVIEW FOR DA	AR	17/04/19
15	FINAL REVIEW FOR DA	AR	07/05/19
16	DA - FURTHER INFORMATION	MA	16/09/19

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DEVELOPMENT APPLICATION

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COVER SHEET

DATE
19/10/18

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PROJECT No.
2017135

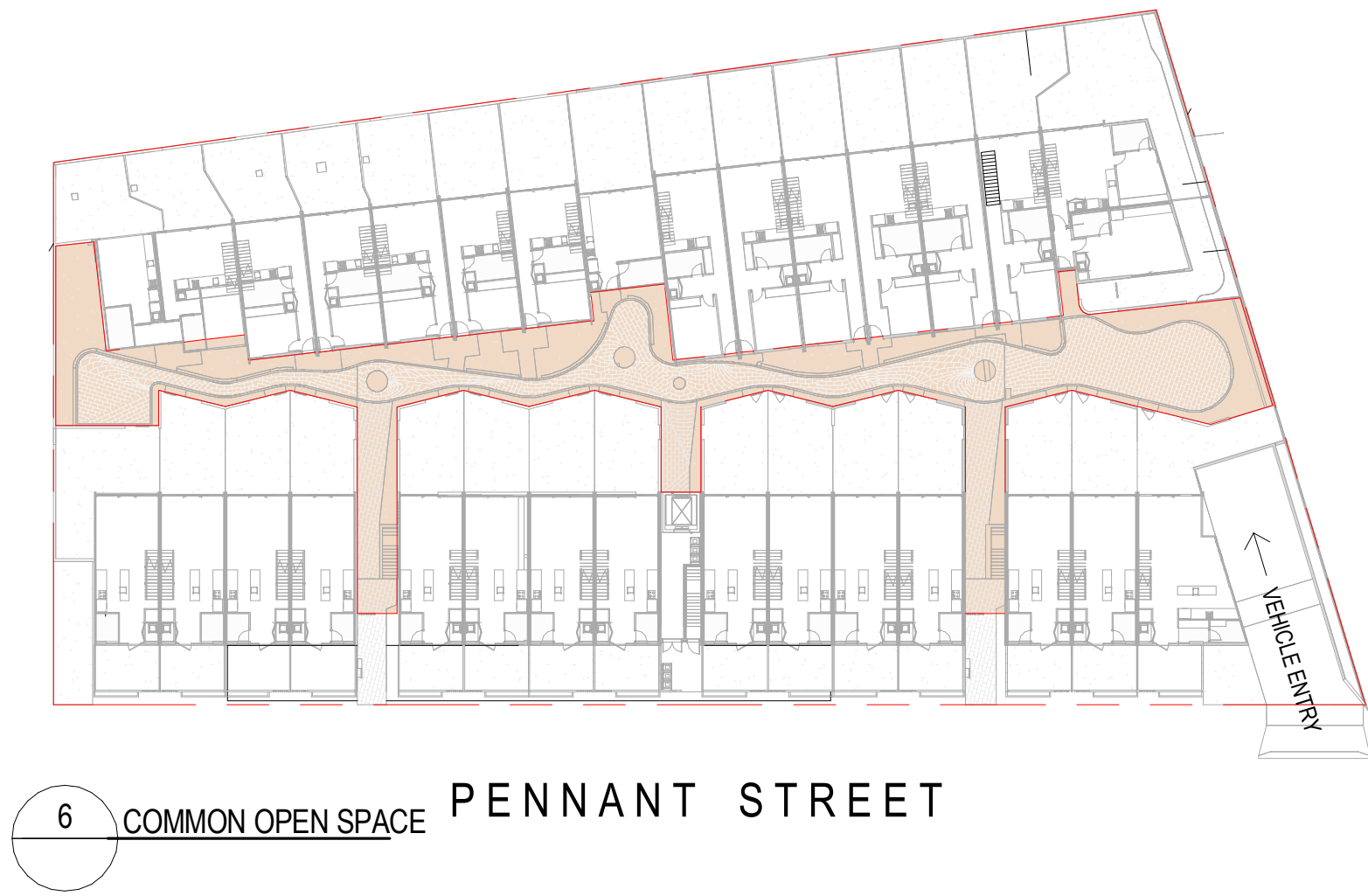
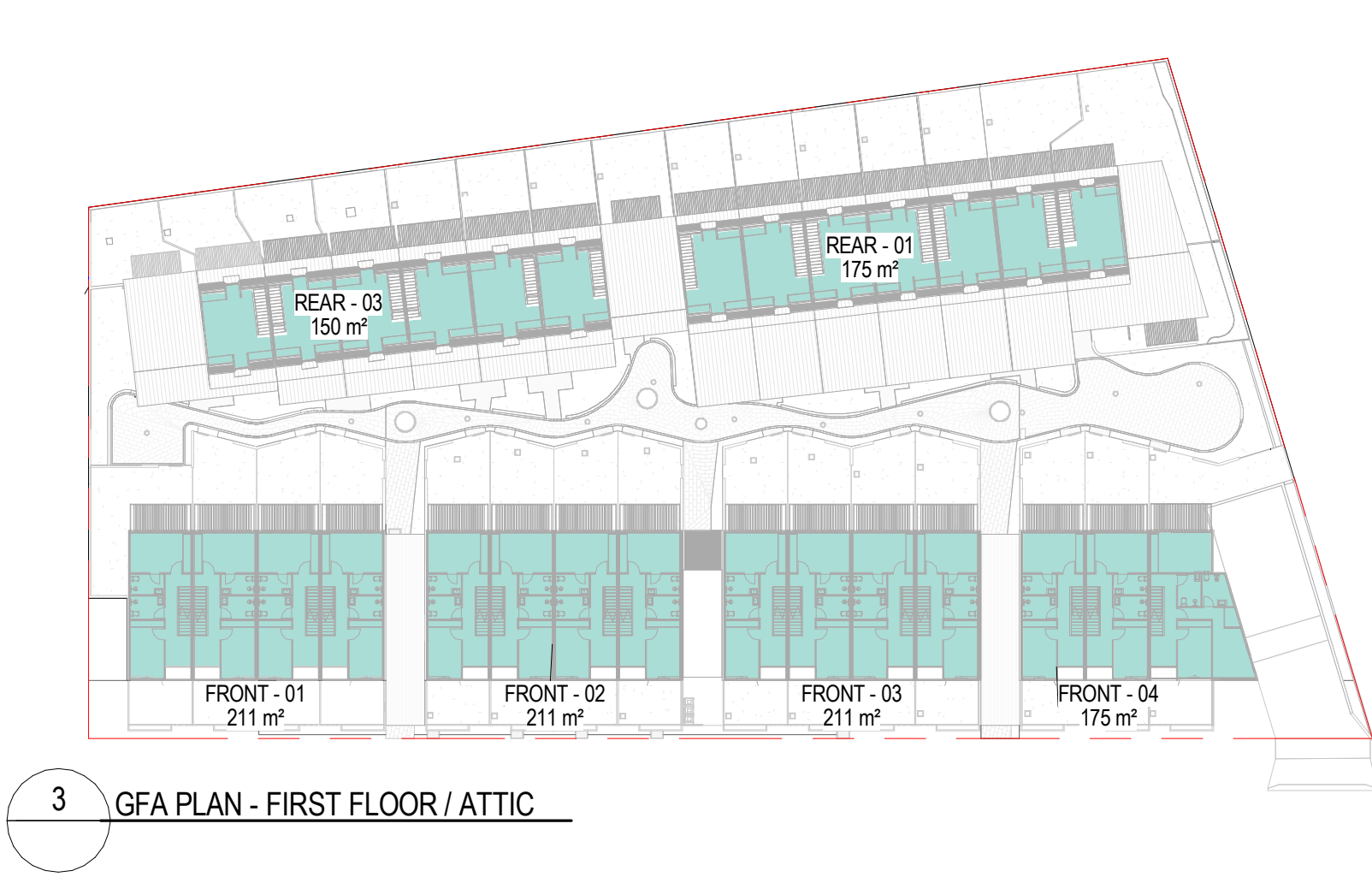
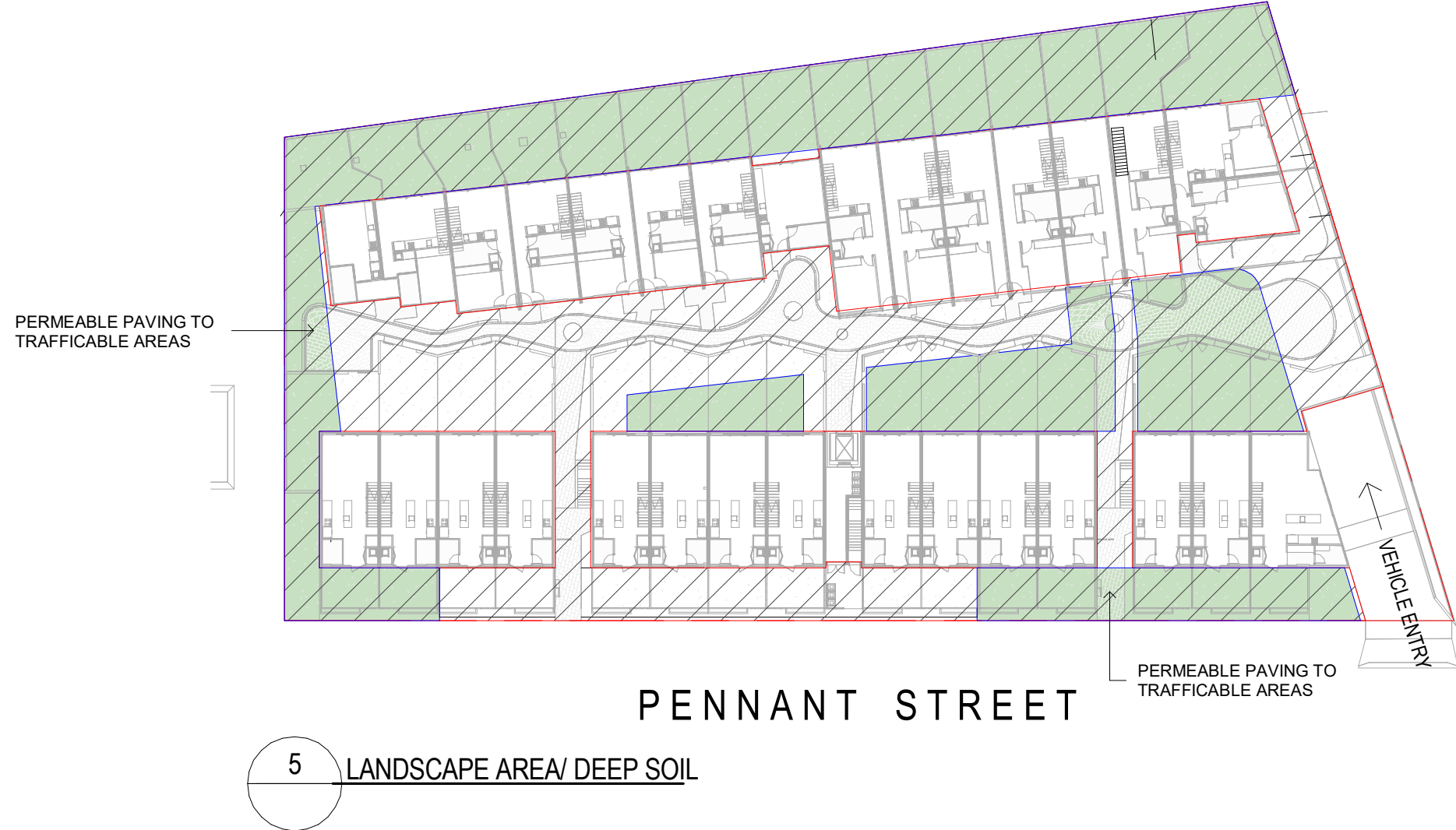
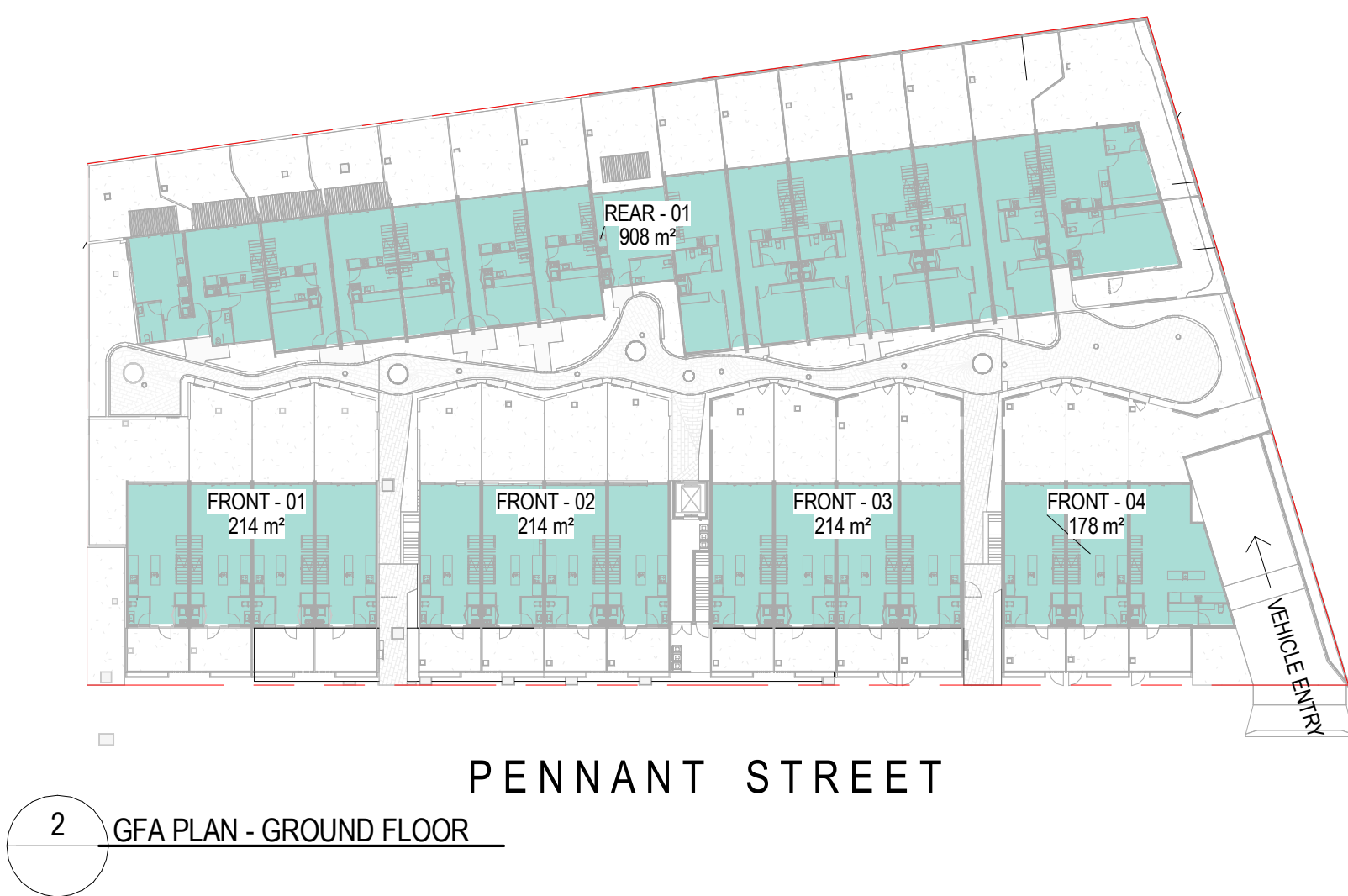
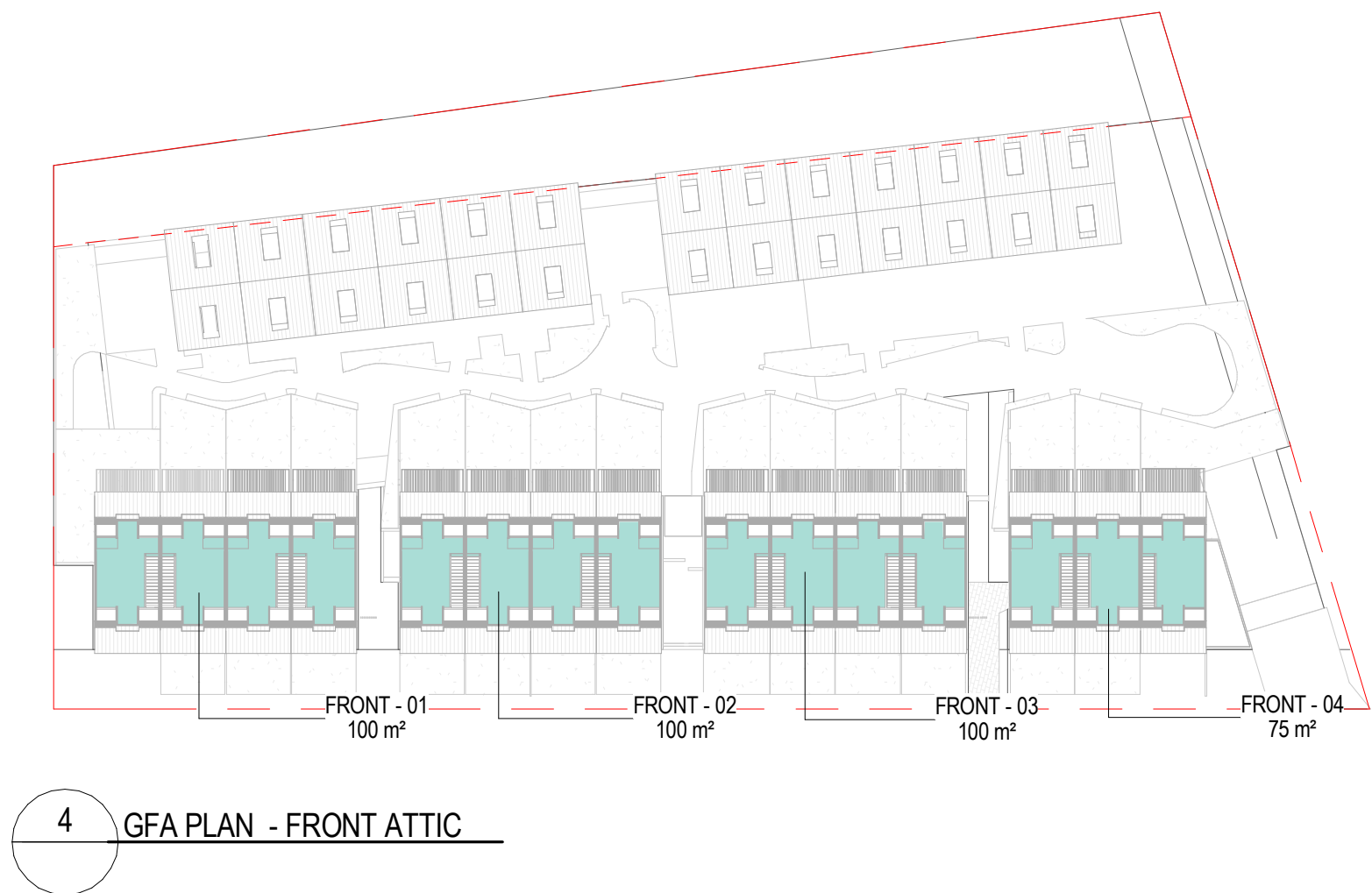
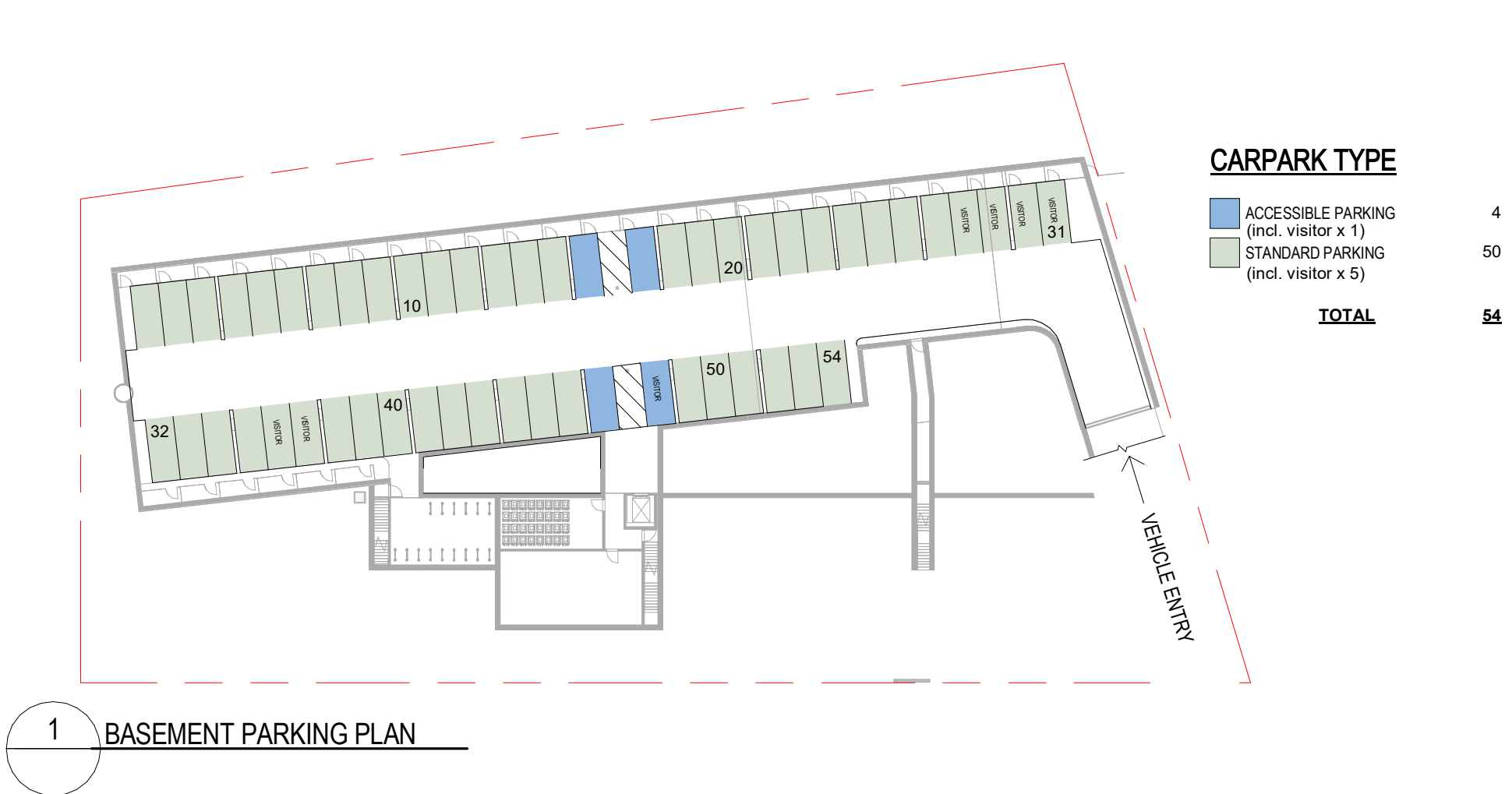
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A DA-001

ISSUE
16

PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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SITE KEY

LANDSCAPE AREA	2333 m ²
DEEP PLANTING AREA	1295 m ²
COMMUNAL OPEN SPACE	638.2 m ²

GROSS FLOOR AREA SCHEDULE		
Level	Name	Area

LEVEL GF	FRONT - 01	214 m ²
LEVEL GF	FRONT - 02	214 m ²
LEVEL GF	FRONT - 03	214 m ²
LEVEL GF	FRONT - 04	178 m ²
LEVEL GF	REAR - 01	908 m ²
LEVEL GF		1729 m ²

LEVEL 01	FRONT - 01	211 m ²
LEVEL 01	FRONT - 02	211 m ²
LEVEL 01	FRONT - 03	211 m ²
LEVEL 01	FRONT - 04	175 m ²
LEVEL 01	REAR - 01	175 m ²
LEVEL 01	REAR - 03	150 m ²
LEVEL 01		1132 m ²

LEVEL 02	FRONT - 01	100 m ²
LEVEL 02	FRONT - 02	100 m ²
LEVEL 02	FRONT - 03	100 m ²
LEVEL 02	FRONT - 04	75 m ²
LEVEL 02		375 m ²
TOTAL GROSS FLOOR AREA		3236 m ²

SITE AREA 4,306.1 m²
GFA 3,236 m² FSR = 0.75:1

PRELIMINARY SITE AREAS

DEEP PLANTING AREA	1295m ²	30.07%	DCP NOT LESS 30% OF SITE AREA	1291 m ²
HARD & SOFT LANDSCAPE AREA	2333 m ²	54.18%	DCP MIN 40% OF SITE AREA	1722.44 m ²
COMMUNAL OPEN SPACE	638.2 m ²	14.80%	DCP MIN 10% OF SITE AREA	431m ²

LAND USE
THE SITE IS ZONED R3 MEDIUM DENSITY RESIDENTIAL UNDER PARRAMATTA LEP 2011

AMENDMENTS		
ISSUE	DESCRIPTION	APPROVED - DATE
4	PRELIMINARY ISSUE	PH 25/10/18
5	PRELIMINARY FOR PRE DA	PH 28/10/18
6	PRELIMINARY FOR PRE DA	PH 01/11/18
7	PRELIMINARY ISSUE FOR COORDINATION	HF 14/01/19
8	ISSUE FOR CONSULTANTS	MA 18/01/19
9	ISSUE FOR COORDINATION	MA 01/02/19
10	ISSUE FOR COORDINATION	MA 13/02/19
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14	FINAL REVIEW FOR DA	AR 28/03/19
15	FINAL REVIEW FOR DA	AR 05/04/19
16	FINAL REVIEW FOR DA	AR 17/04/19
17	FINAL REVIEW FOR DA	AR 07/05/19

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DEVELOPMENT APPLICATION

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AREA PLAN & DEVELOPMENT
SUMMARY

DATE
25/09/18

SCALE @ A1
As indicated

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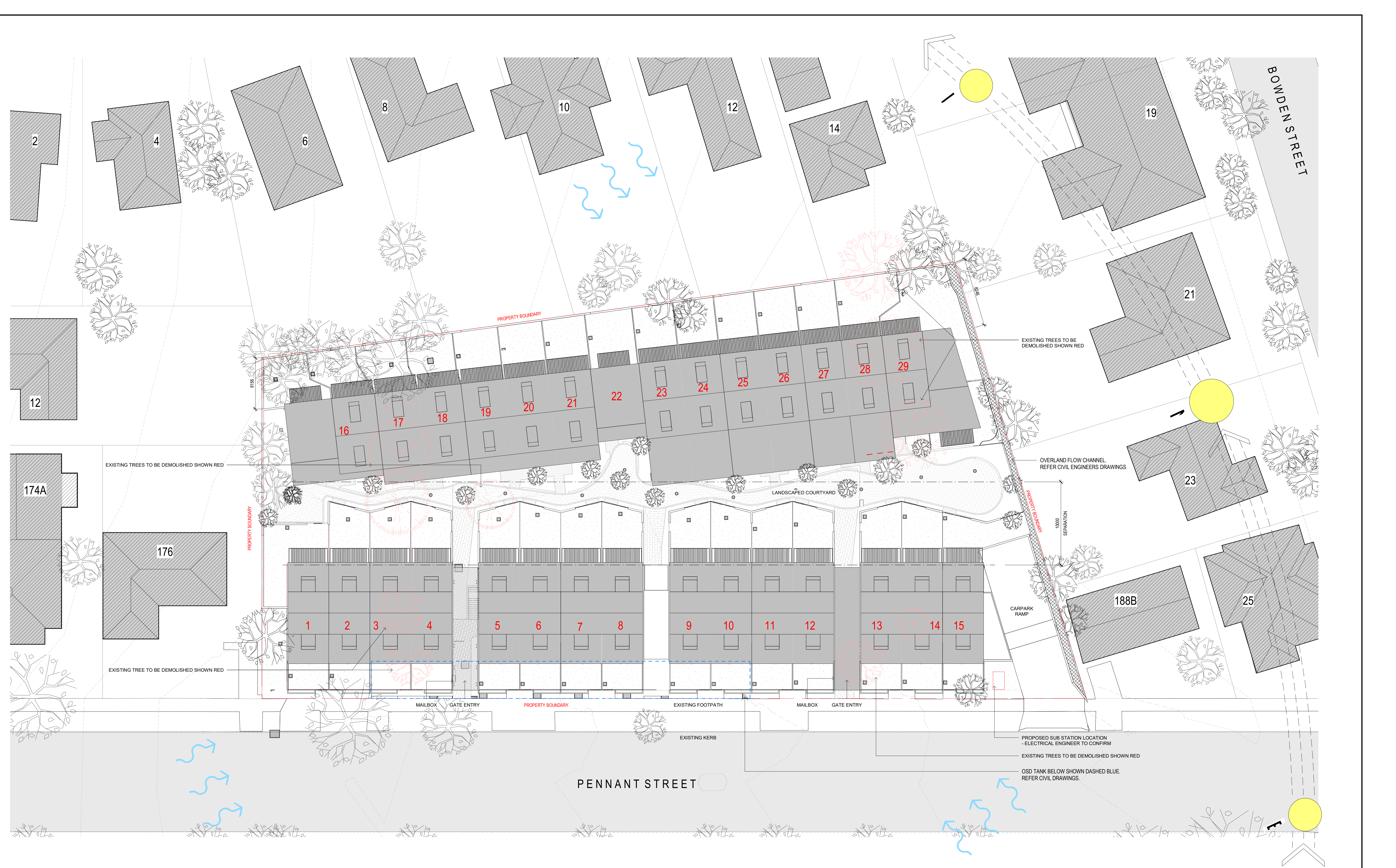
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ISSUE
17

PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
2	PRELIMINARY ISSUE	PH	25/10/18
3	PRELIMINARY FOR PRE-DA	PH	25/10/18
4	PRELIMINARY FOR PRE-DA	PH	01/11/18
5	PRELIMINARY ISSUE FOR COORDINATION	HF	14/01/18
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SITE PLAN

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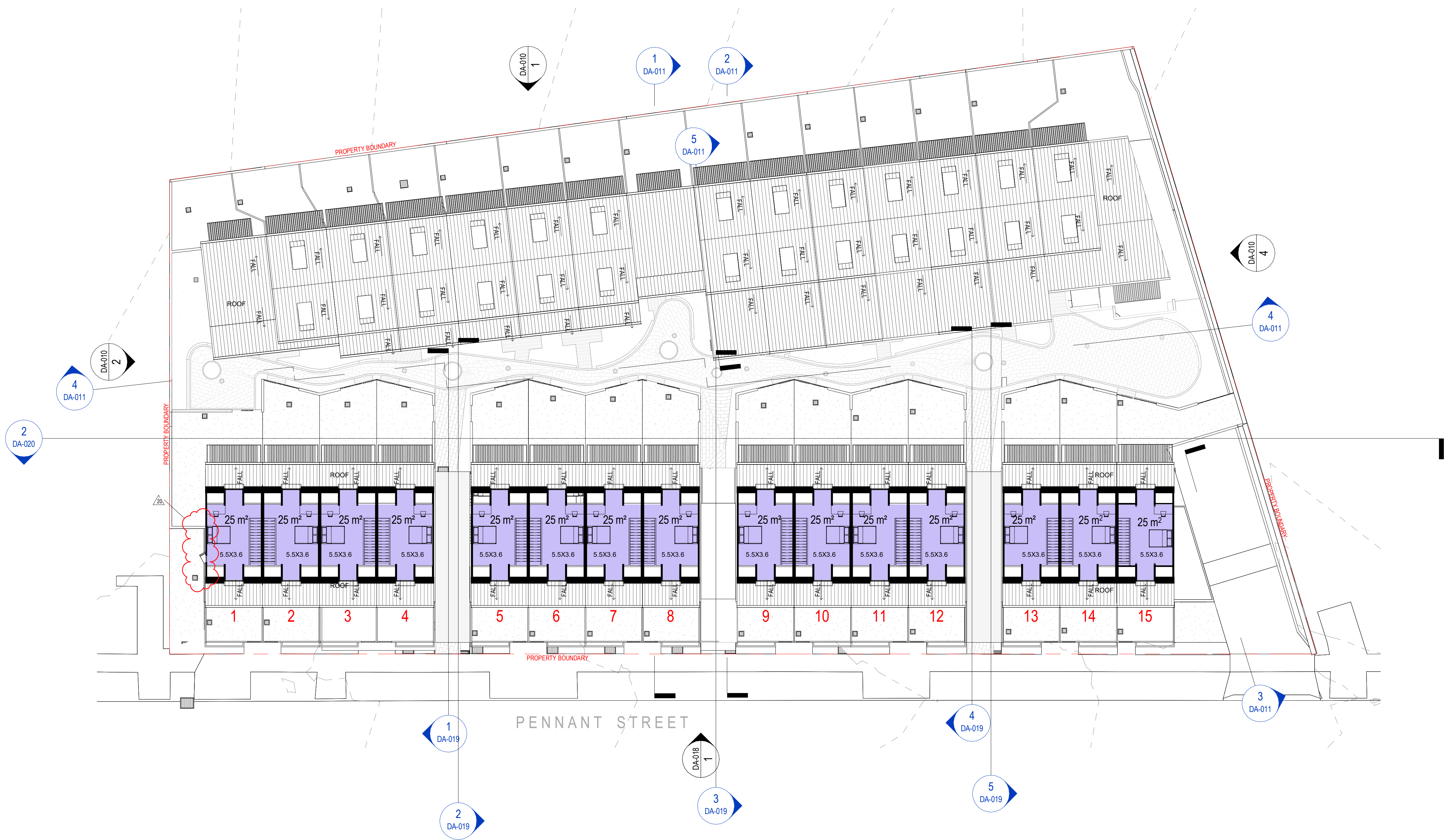
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ISSUE
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PROJECT
178 - 188 PENNANT
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PARRAMATTA

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20	DA - FURTHER INFORMATION	MA	16/08/19

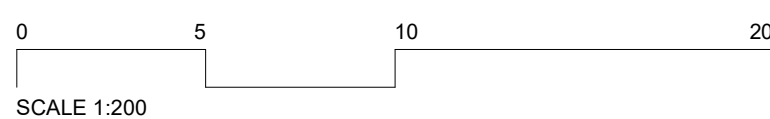
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FLOOR PLAN - FRONT ATTIC

DATE
25/09/18

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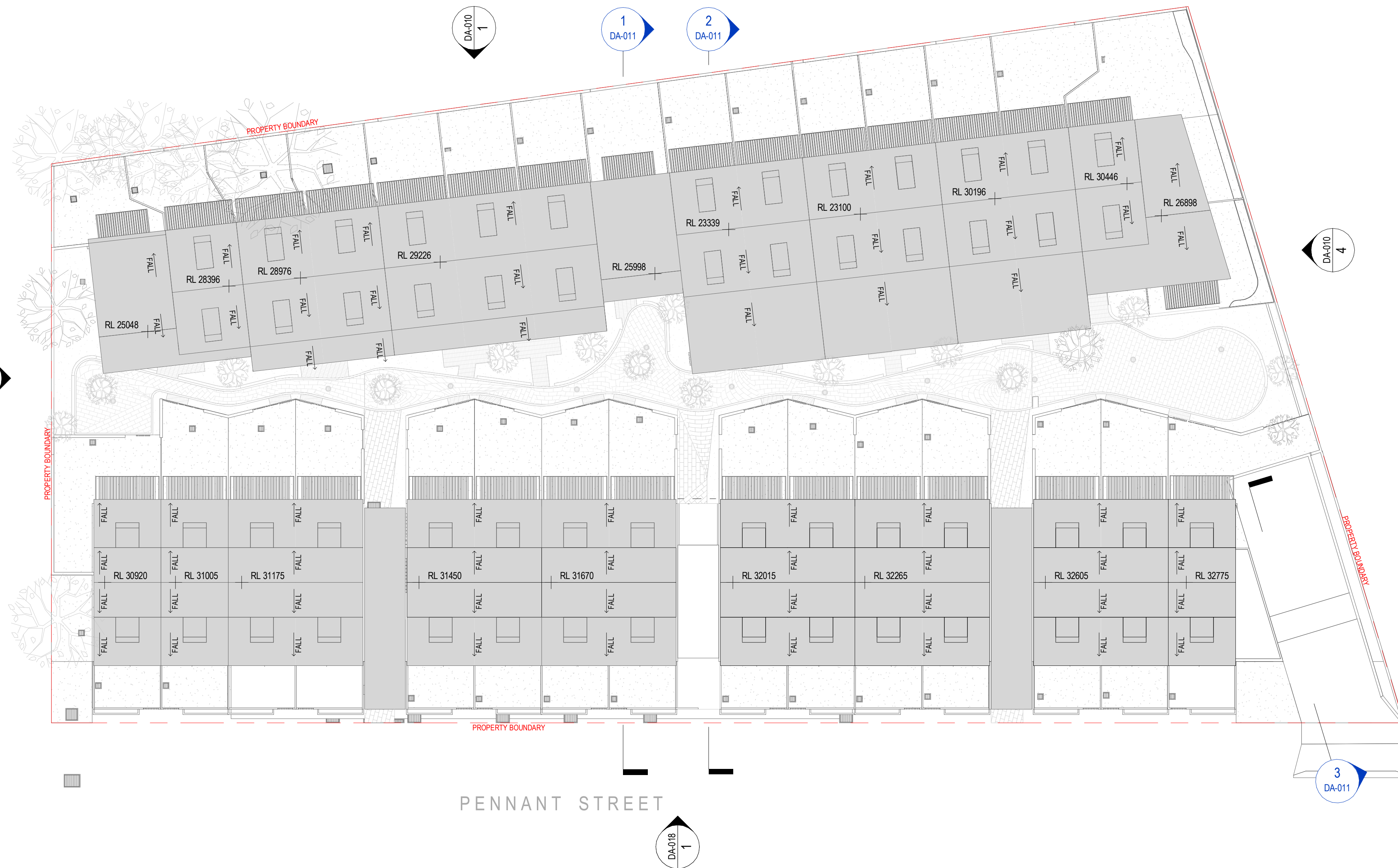
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PROJECT
178 - 188 PENNANT
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AMENDMENTS			
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6	PRELIMINARY FOR PRE DA	PH	01/11/18
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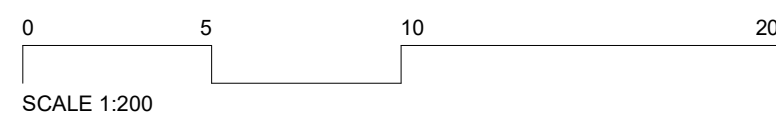
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ROOF PLAN

DATE
25/09/18

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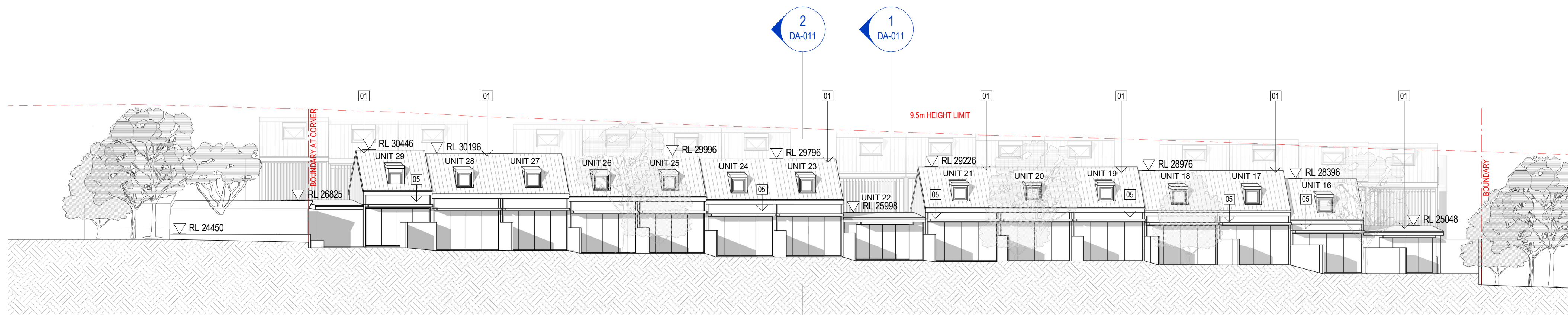
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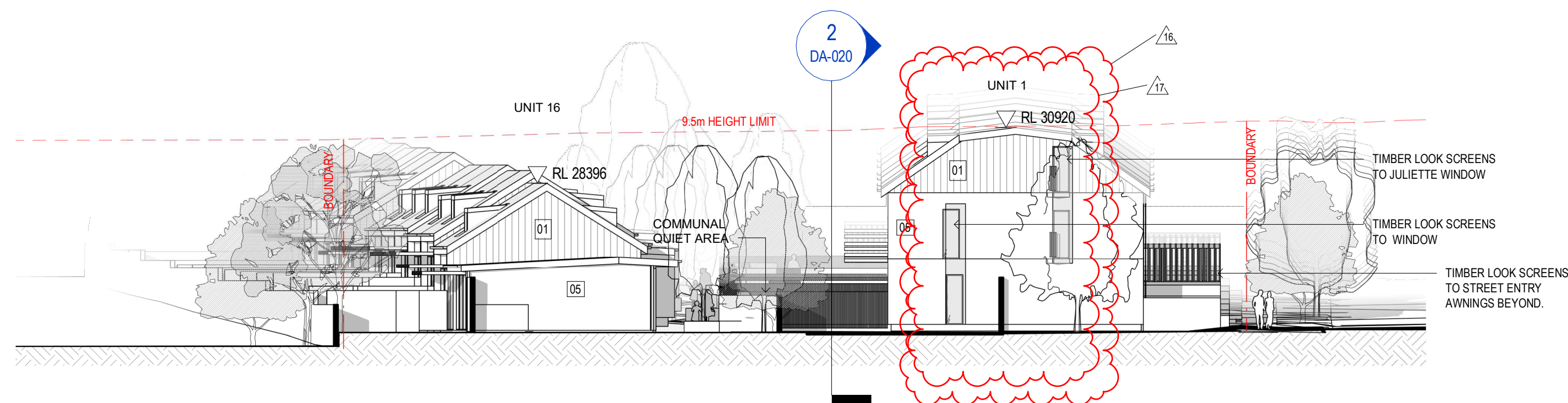
PROJECT
178 - 188 PENNANT
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PARRAMATTA

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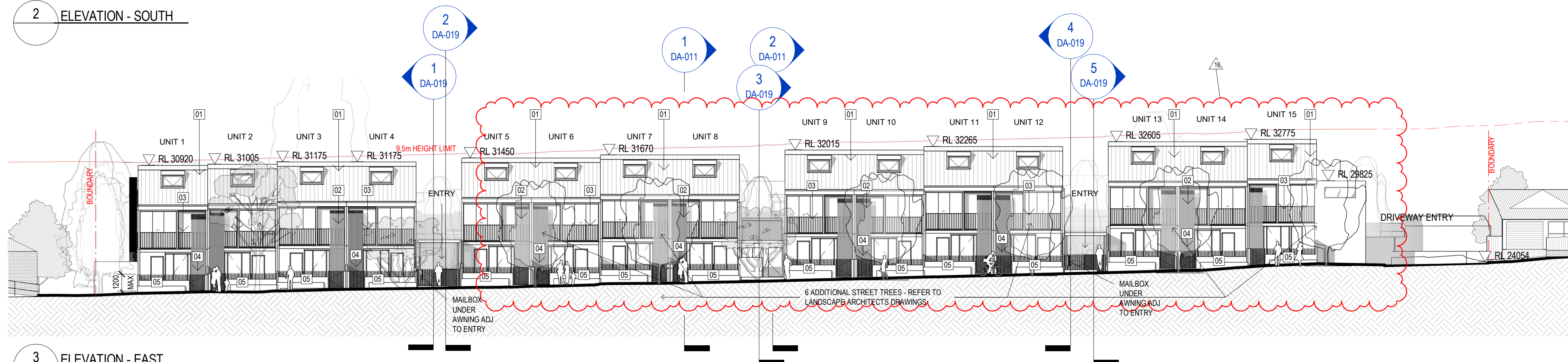
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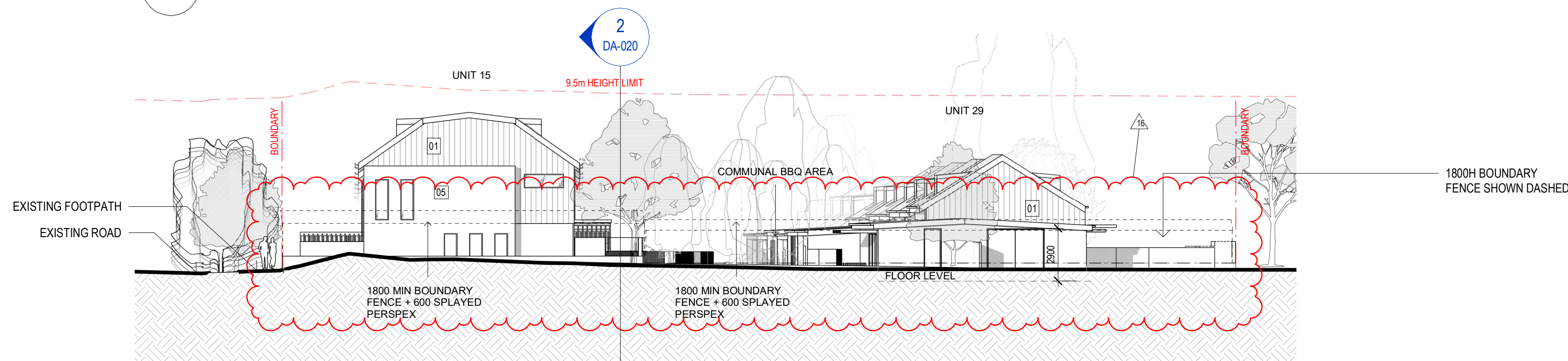
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2 ELEVATION - SOUTH



3 ELEVATION - EAST



4 ELEVATION - NORTH

MATERIAL LEGEND



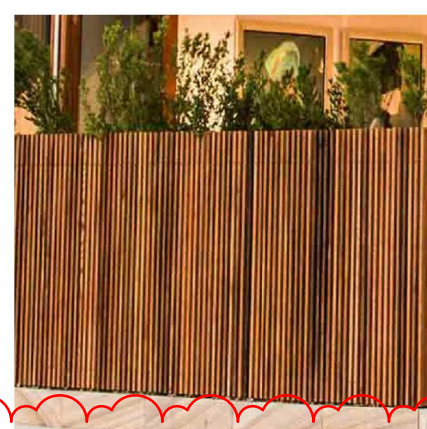
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02. TIMBER LOOK SCREEN



03. STEEL BALUSTRADE



04. TIMBER LOOK FENCE



05. RENDERED BLOCKWORK

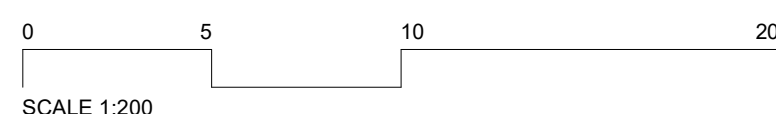
AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
4	PRELIMINARY FOR PRE DA	PH	01/11/18
5	PRELIMINARY ISSUE FOR COORDINATION	HF	14/01/19
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9	ISSUE FOR COORDINATION	MA	13/02/19
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12	FINAL REVIEW FOR DA	AR	28/03/19
13	FINAL REVIEW FOR DA	AR	05/04/19
14	FINAL REVIEW FOR DA	AR	17/04/19
15	FINAL REVIEW FOR DA	AR	07/05/19
16	DA - FURTHER INFORMATION	MA	16/08/19
17	DA - FURTHER INFORMATION	MA	03/12/19

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DEVELOPMENT APPLICATION

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ELEVATIONS - 01

DATE
19/10/18

PROJECT No.
2017135

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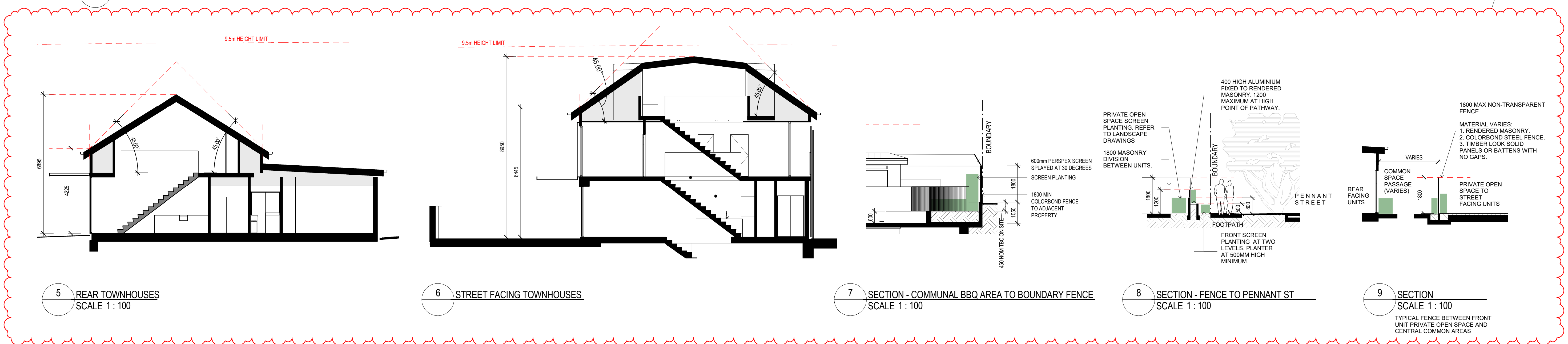
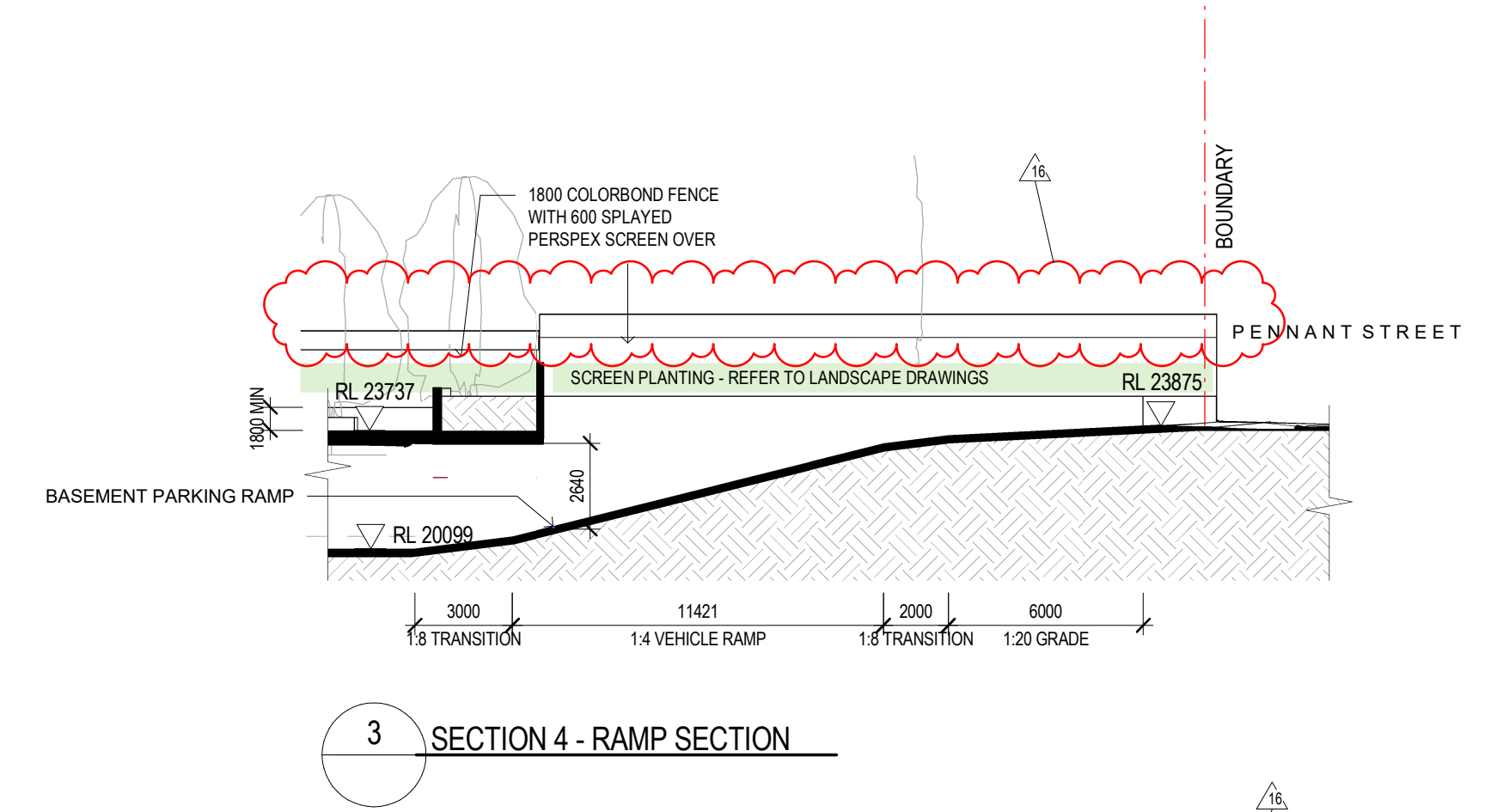
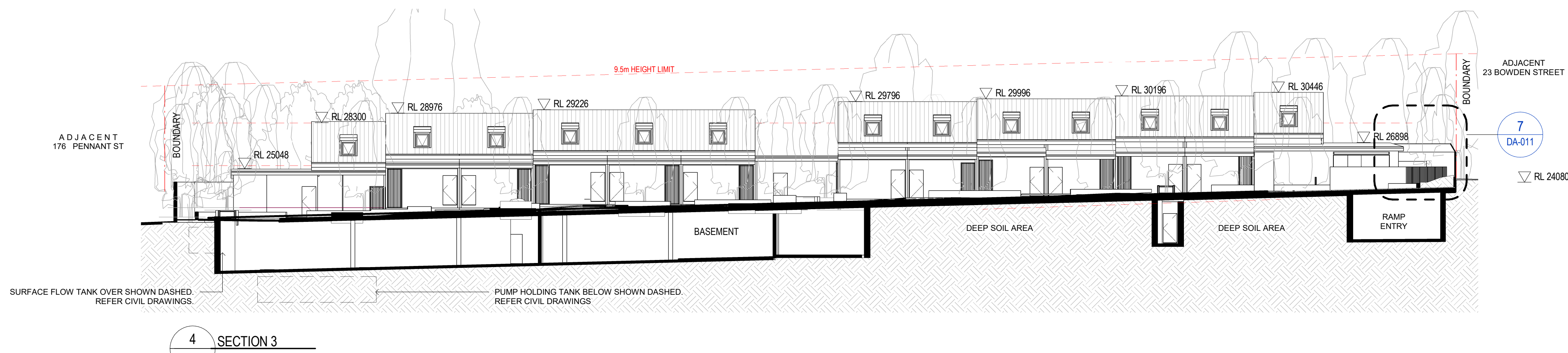
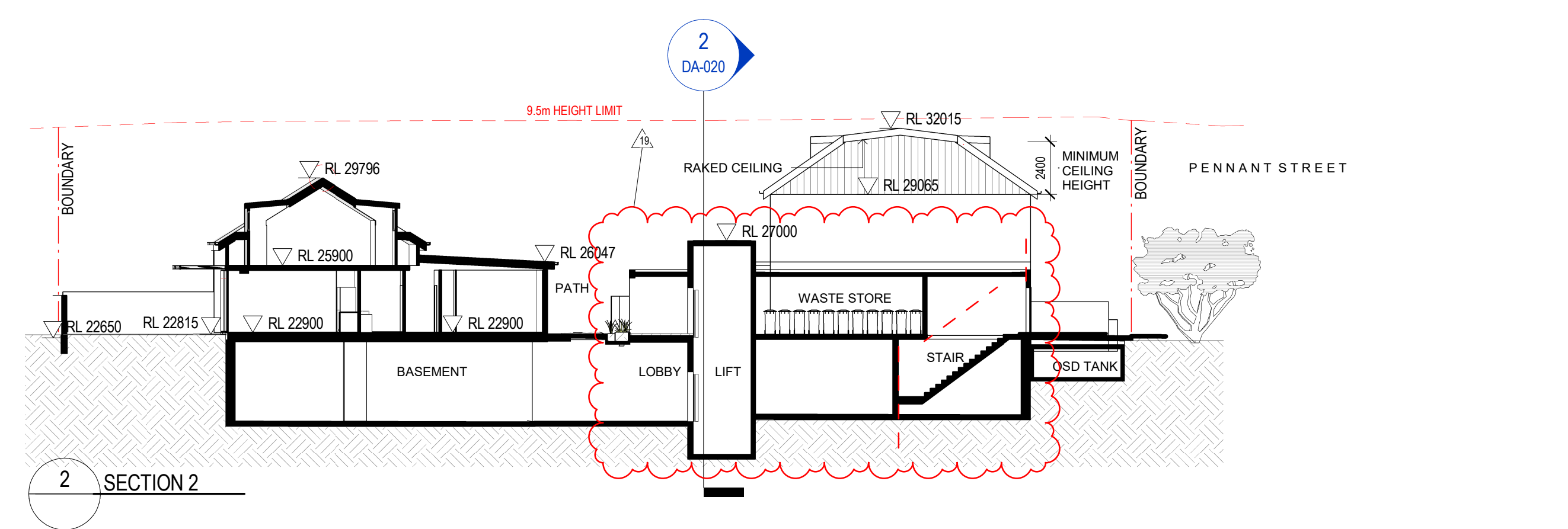
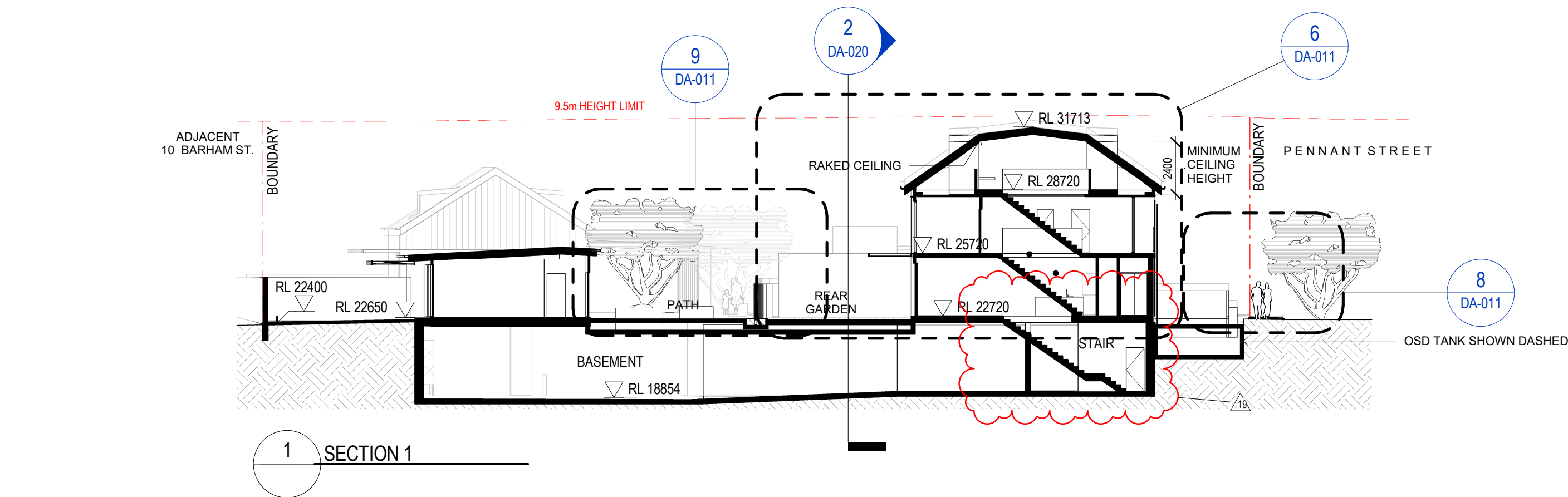
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ISSUE
17

PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

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AMENDMENTS

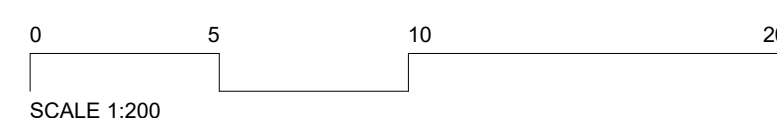
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7	ISSUE FOR CONSULTANTS	MA	18/01/18
8	ISSUE FOR COORDINATION	MA	01/02/19
9	ISSUE FOR COORDINATION	MA	13/02/19
10	ISSUE FOR LAND REVIEW	MA	21/02/19
11	FINAL REVIEW FOR DA	MA	28/02/19
12	FINAL REVIEW FOR DA	AR	29/03/19
13	FINAL REVIEW FOR DA	AR	05/04/19
14	FINAL REVIEW FOR DA	AR	17/04/19
15	FINAL REVIEW FOR DA	AR	07/05/19
16	DA - FURTHER INFORMATION	MA	16/06/19
17	PRELIMINARY	MA	26/02/20
18	PRELIMINARY	MA	03/03/20
19	PRELIMINARY	MA	09/03/20

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DEVELOPMENT APPLICATION

APPROVED BY: GA
CHECKED BY: MA

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SECTIONS - 01

DATE
19/10/18

SCALE @ A1
As indicated

DRAWN
MA/AR

PROJECT No.
2017135

DISC.
A

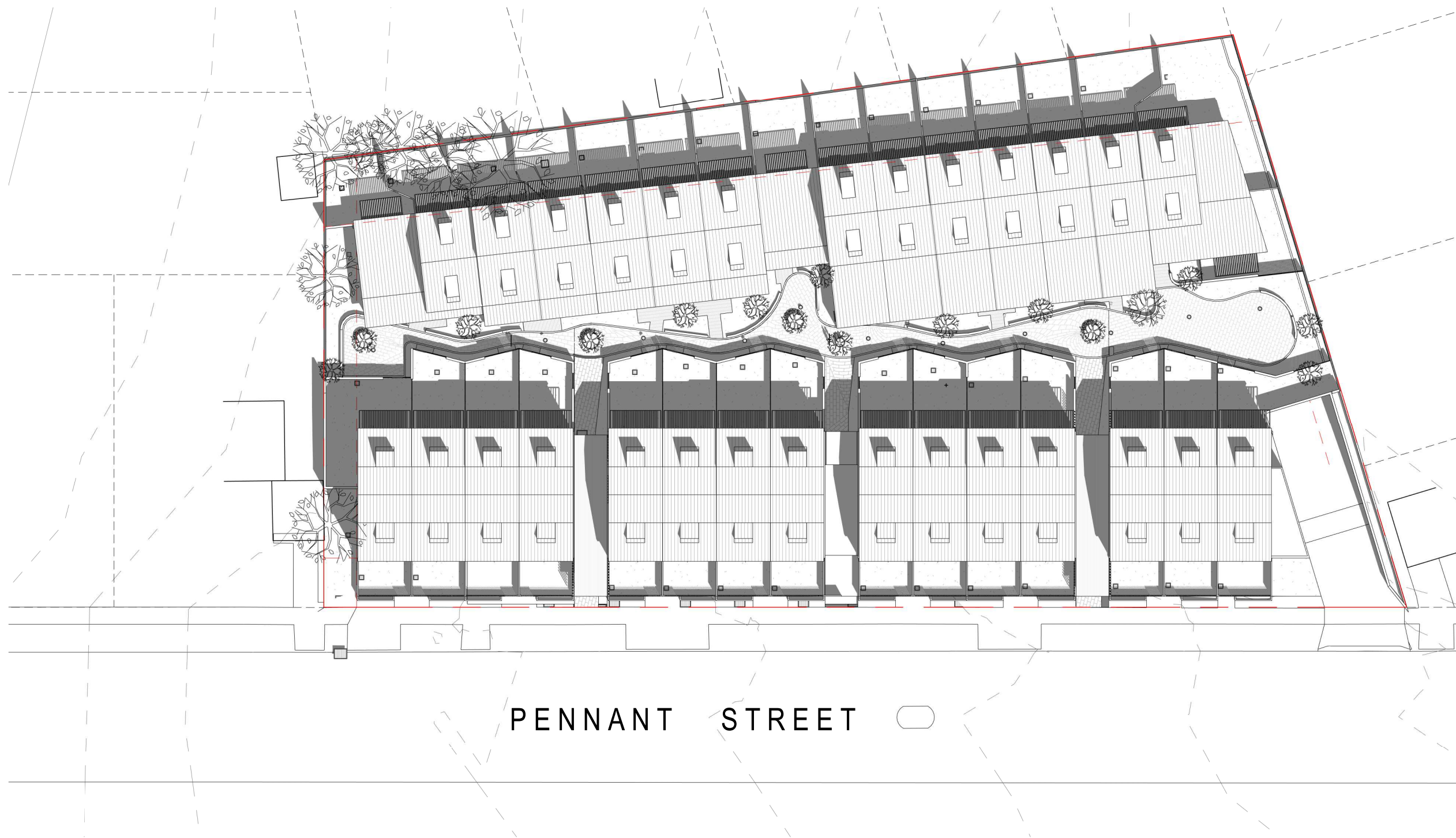
DRAWING No.
DA-011

ISSUE
19

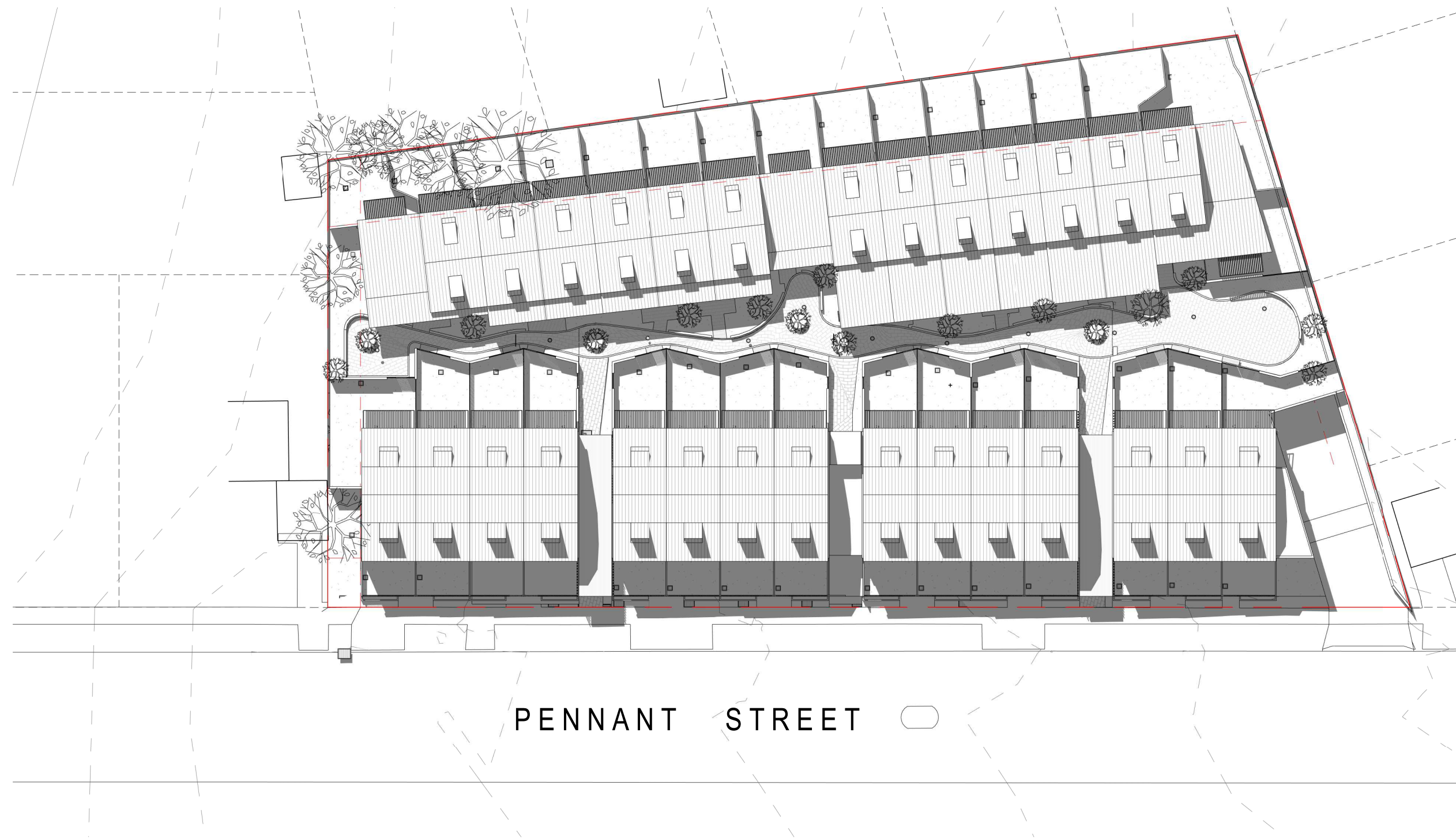
PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8345)

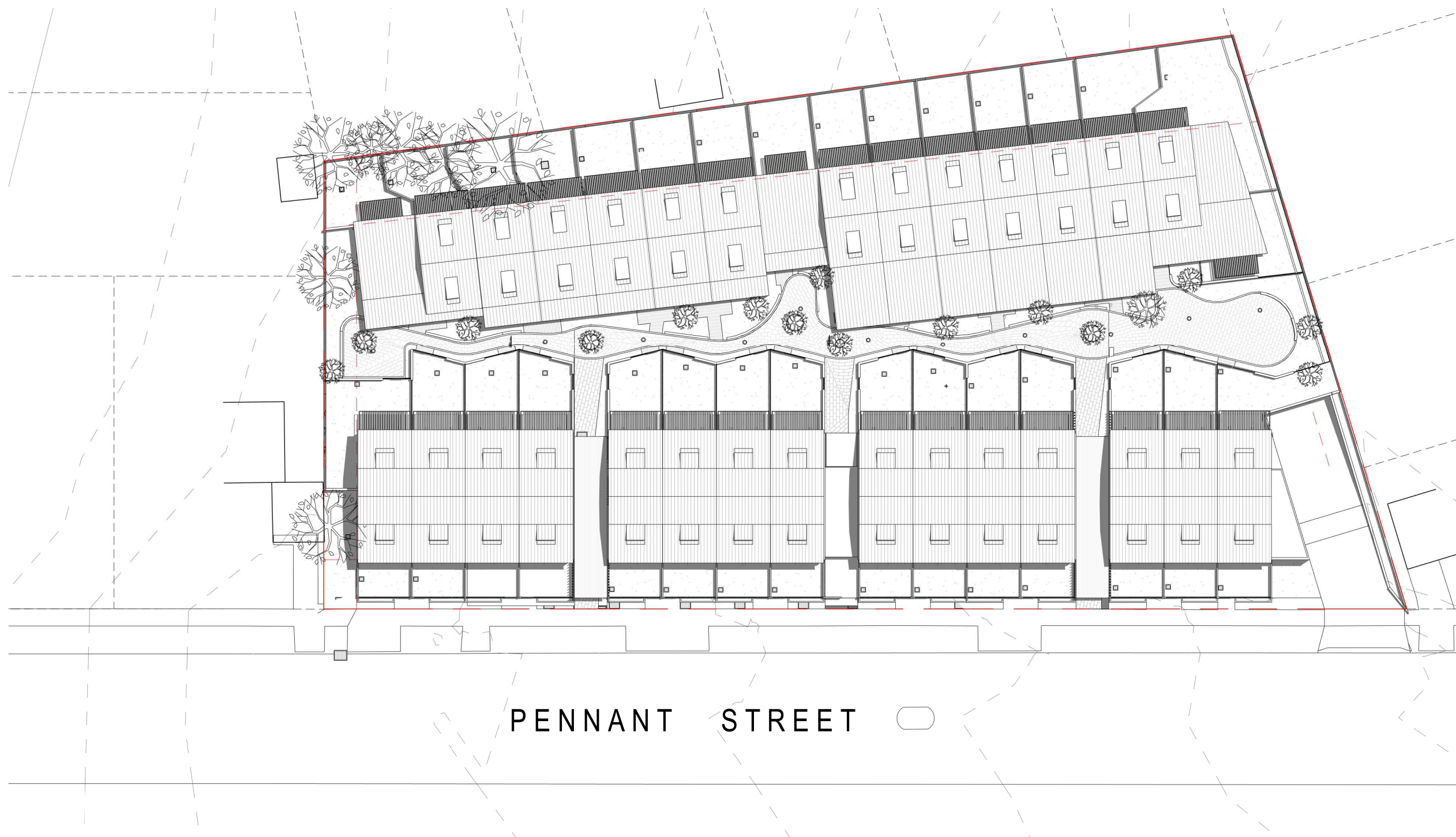
JACKSON TEECE



1 SUN ANALYSIS 21ST DECEMBER 0900h



3 SUN ANALYSIS 21ST DECEMBER 1500h



2 SUN ANALYSIS 21ST DECEMBER 1200h

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR CONSULTANTS	MA	18/01/19
2	ISSUE FOR COORDINATION	MA	13/02/19
3	ISSUE FOR LAHC REVIEW	MA	21/02/19
4	FINAL REVIEW FOR DA	MA	28/02/19
5	FINAL REVIEW FOR DA	AR	28/03/19
6	FINAL REVIEW FOR DA	AR	05/04/19
7	FINAL REVIEW FOR DA	AR	17/04/19
8	FINAL REVIEW FOR DA	AR	07/05/19

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DEVELOPMENT APPLICATION

APPROVED BY: APR
CHECKED BY: CHK

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SHADOW DIAGRAMS 21 DEC
9AM

DATE
06/02/16

SCALE @ A1
1 : 400

DRAWN
Author

PROJECT No.
2017135

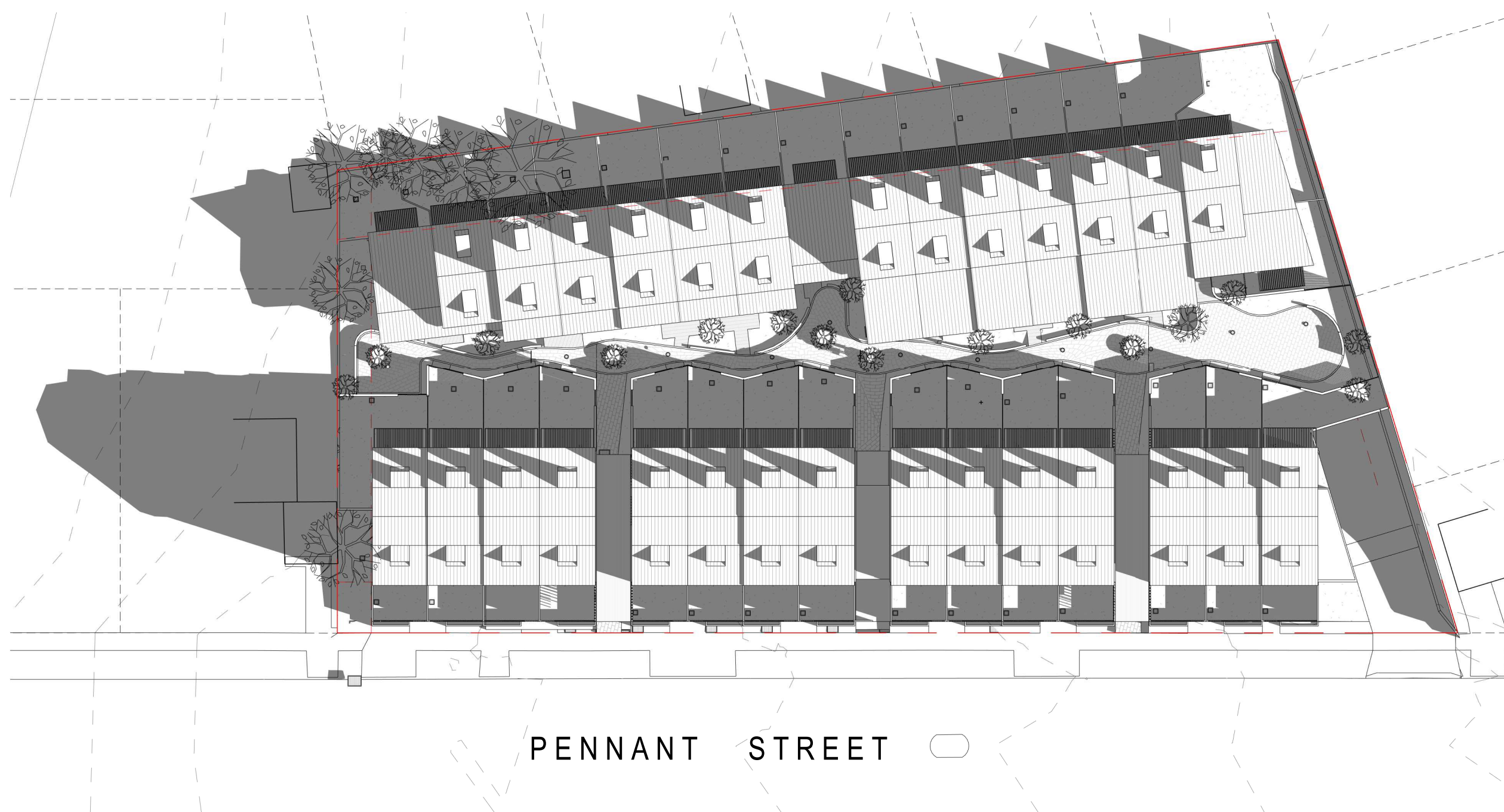
DISC. DRAWING No.
A DA-013

ISSUE
8

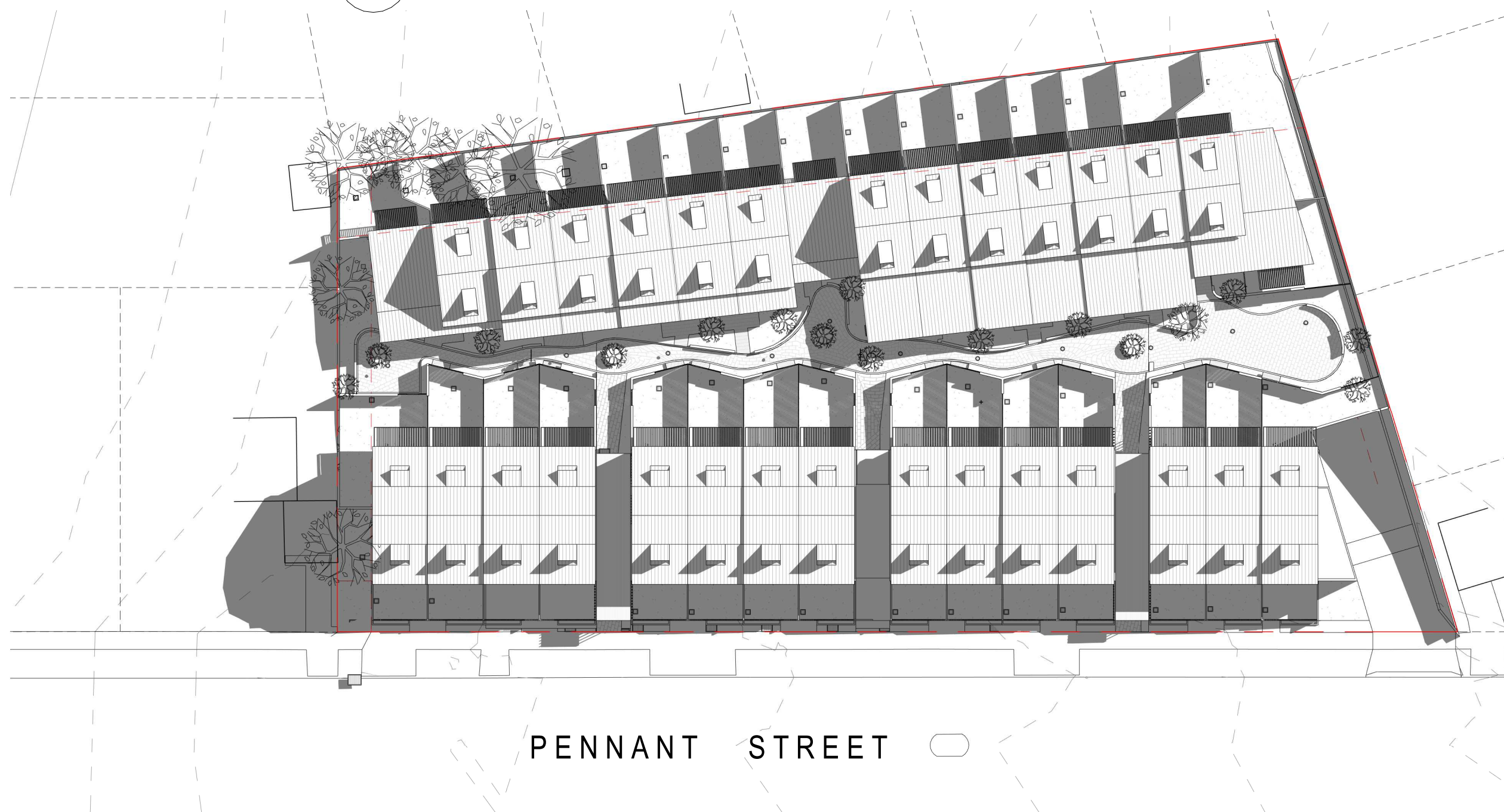
PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

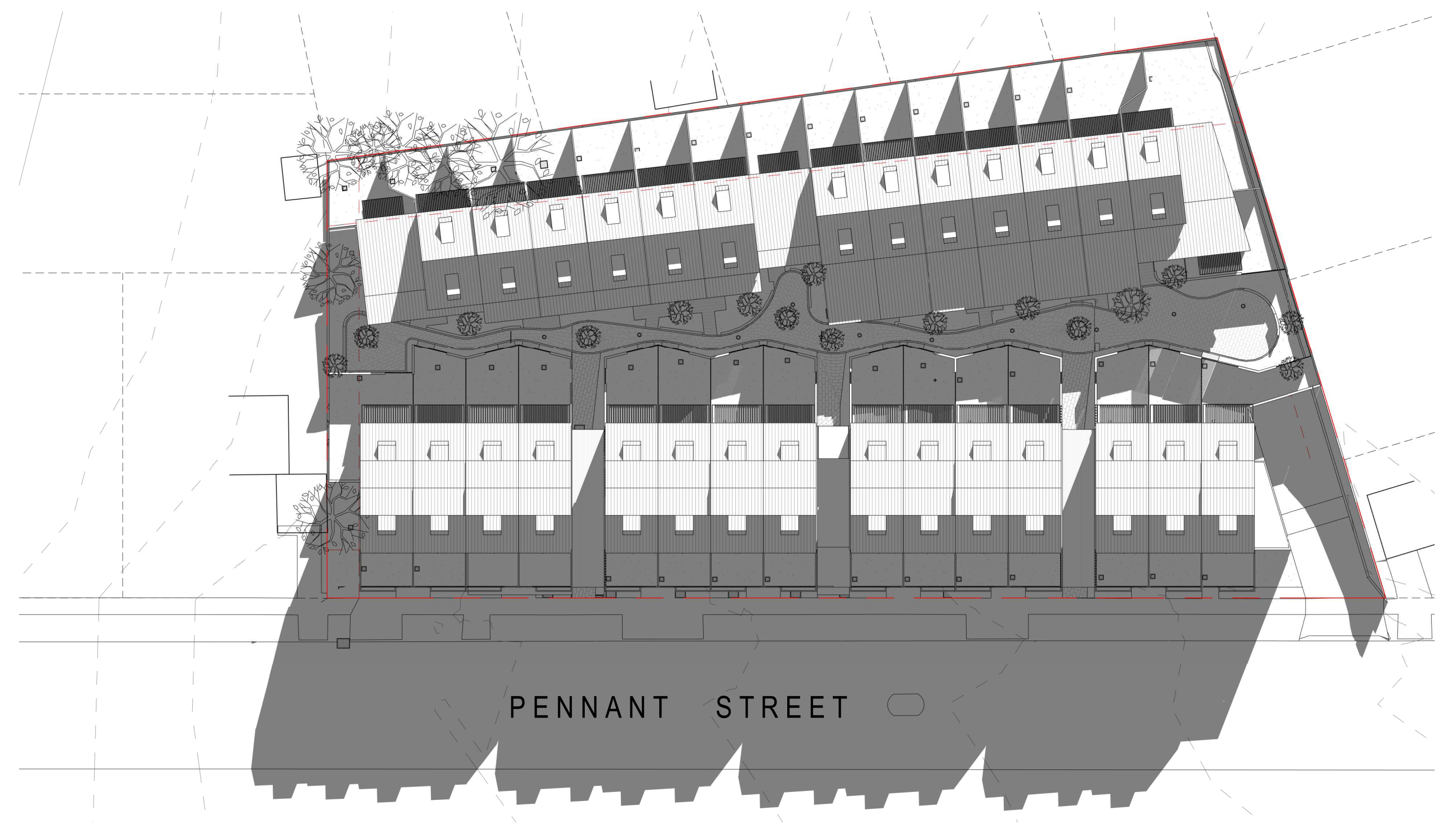
JACKSON TEECE



1 SUN ANALYSIS 21ST JUNE 0900h



2 SUN ANALYSIS 21ST JUNE 1200h



3 SUN ANALYSIS 21ST JUNE 1500h

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR CONSULTANTS	MA	18/01/19
2	ISSUE FOR COORDINATION	MA	13/02/19
3	ISSUE FOR LAHC REVIEW	MA	21/02/19
4	FINAL REVIEW FOR DA	MA	28/02/19
5	FINAL REVIEW FOR DA	AR	28/03/19
6	FINAL REVIEW FOR DA	AR	05/04/19
7	FINAL REVIEW FOR DA	AR	17/04/19
8	FINAL REVIEW FOR DA	AR	07/05/19

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DEVELOPMENT APPLICATION

APPROVED BY: APR
CHECKED BY: CHK

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SHADOW DIAGRAMS 21 JUN
9AM

DATE
06/02/16

SCALE @ A1
1 : 400

DRAWN
Author

PROJECT No.
2017135

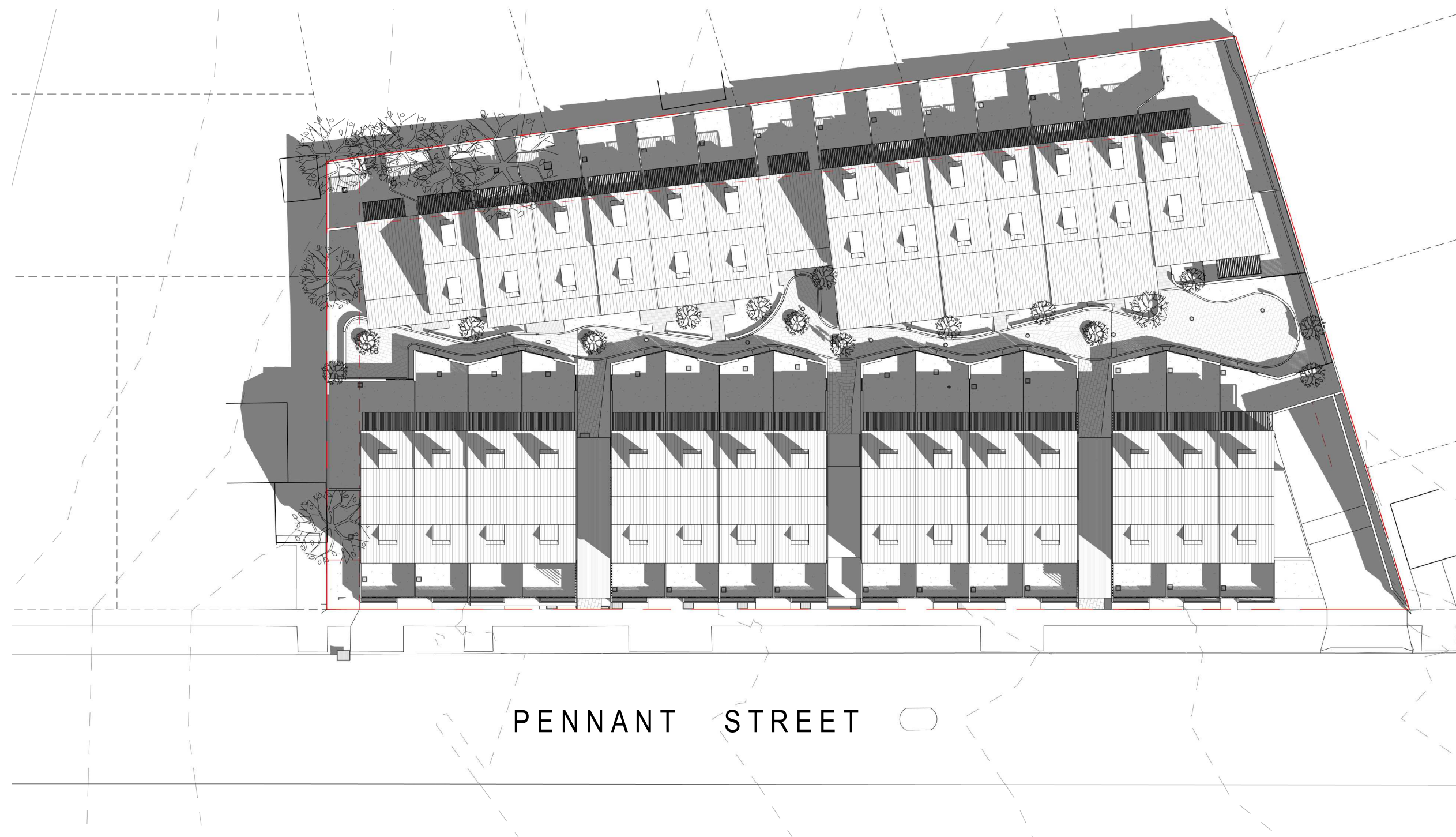
DISC. DRAWING No.
A DA-014

ISSUE
8

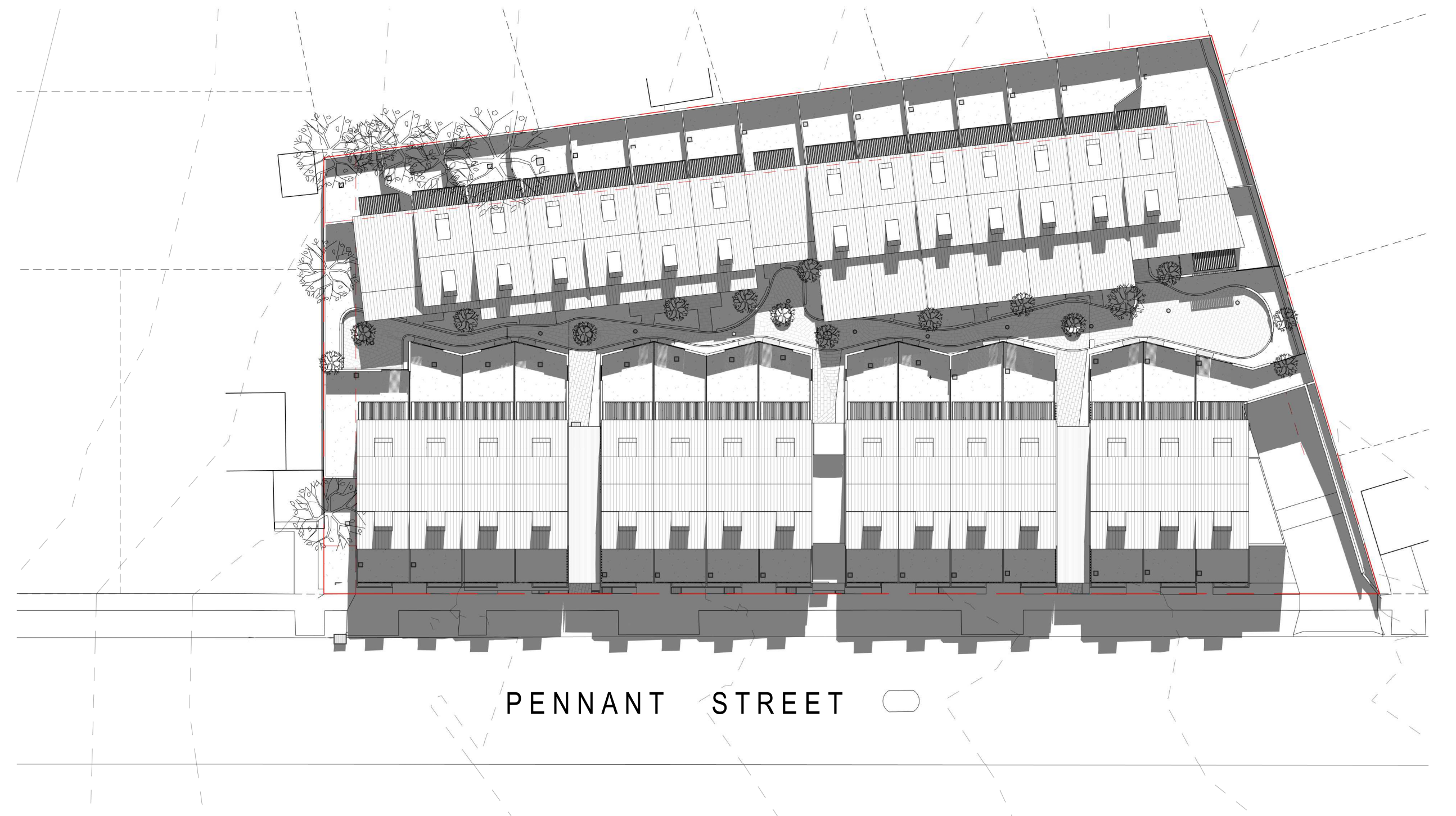
PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

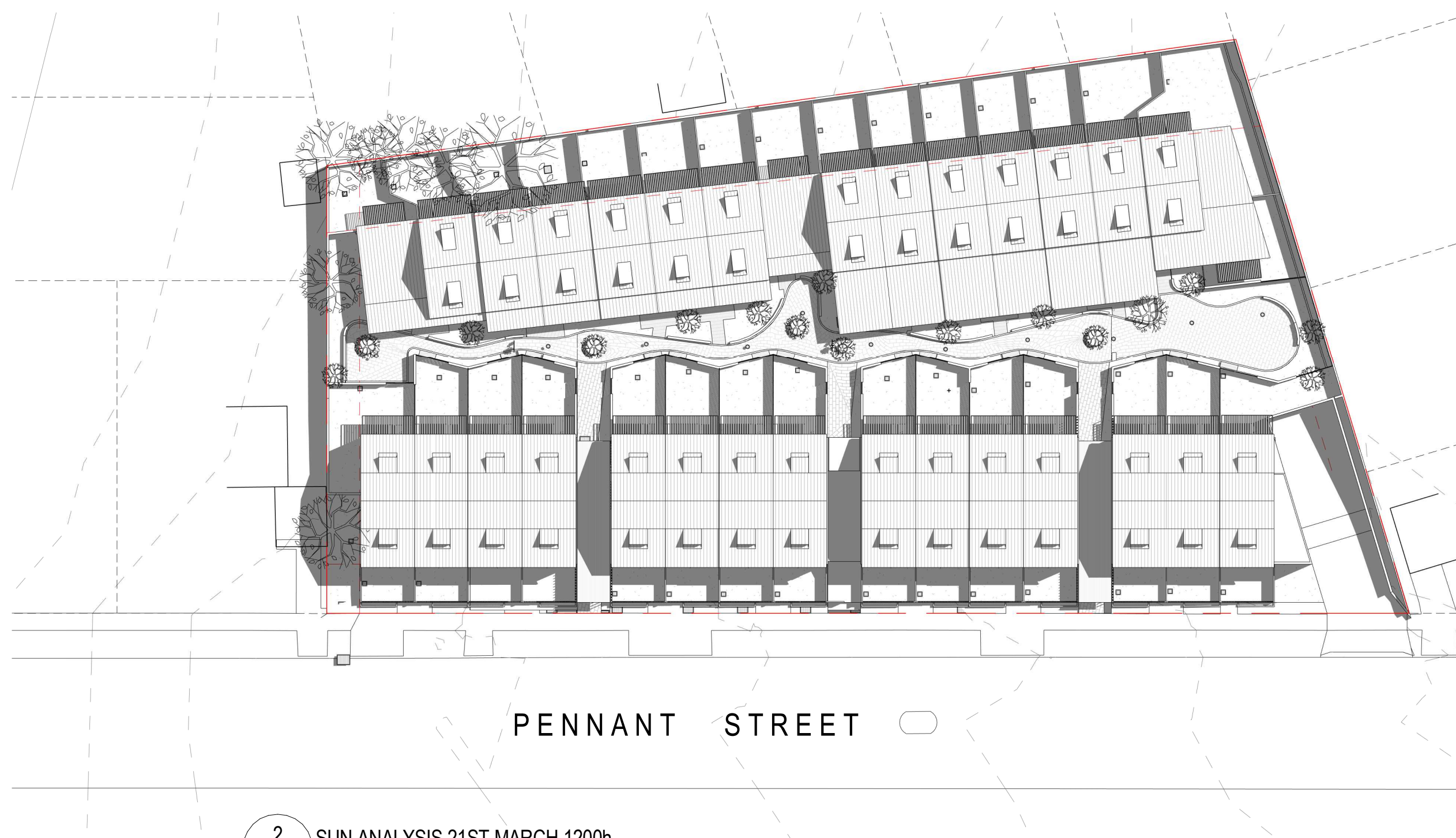
JACKSON TEECE



1 SUN ANALYSIS 21ST MARCH 0900h



3 SUN ANALYSIS 21ST MARCH 1500h



2 SUN ANALYSIS 21ST MARCH 1200h

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR CONSULTANTS	MA	18/01/19
2	ISSUE FOR COORDINATION	MA	13/02/19
3	ISSUE FOR LAHC REVIEW	MA	21/02/19
4	FINAL REVIEW FOR DA	MA	28/02/19
5	FINAL REVIEW FOR DA	AR	28/03/19
6	FINAL REVIEW FOR DA	AR	05/04/19
7	FINAL REVIEW FOR DA	AR	17/04/19
8	FINAL REVIEW FOR DA	AR	07/05/19

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DEVELOPMENT APPLICATION

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SHADOW DIAGRAMS 21 MAR
9AM

DATE
06/02/16

SCALE @ A1
1 : 400

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Author

PROJECT No.
2017135

DISC. DRAWING No.
A DA-015

ISSUE
8

PROJECT
178 - 188 PENNANT
ST, NORTH
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Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE



1. VIEW FROM PENNANT

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	PRELIMINARY FOR PRE DA	PH	01/11/18
2	PRELIMINARY ISSUE FOR COORDINATION	HF	14/01/19
3	ISSUE FOR COORDINATION	MA	13/02/19
4	ISSUE FOR LAHC REVIEW	MA	21/02/19
5	FINAL REVIEW FOR DA	MA	28/02/19
6	FINAL REVIEW FOR DA	AR	28/03/19
7	FINAL REVIEW FOR DA	AR	05/04/19
8	FINAL REVIEW FOR DA	AR	17/04/19
9	FINAL REVIEW FOR DA	AR	07/05/19

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DEVELOPMENT APPLICATION

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PERSPECTIVE VIEW 1

DATE	SCALE	@ A1	DRAWN
01/11/18			PH
PROJECT No.	DISC.	DRAWING No.	ISSUE
2017135	A	DA-016	9

PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

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T 61 2 9290 2722 F 61 2 9290 1150
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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2. COURTYARD

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	PRELIMINARY FOR PRE DA	PH	01/11/18
2	PRELIMINARY ISSUE FOR COORDINATION	HF	14/01/19
3	ISSUE FOR COORDINATION	MA	13/02/19
4	ISSUE FOR LAHC REVIEW	MA	21/02/19
5	FINAL REVIEW FOR DA	MA	28/02/19
6	FINAL REVIEW FOR DA	AR	28/03/19
7	FINAL REVIEW FOR DA	AR	05/04/19
8	FINAL REVIEW FOR DA	AR	17/04/19
9	FINAL REVIEW FOR DA	AR	07/05/19

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DEVELOPMENT APPLICATION

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Date generated: 7/05/2019 2:37:17 PM
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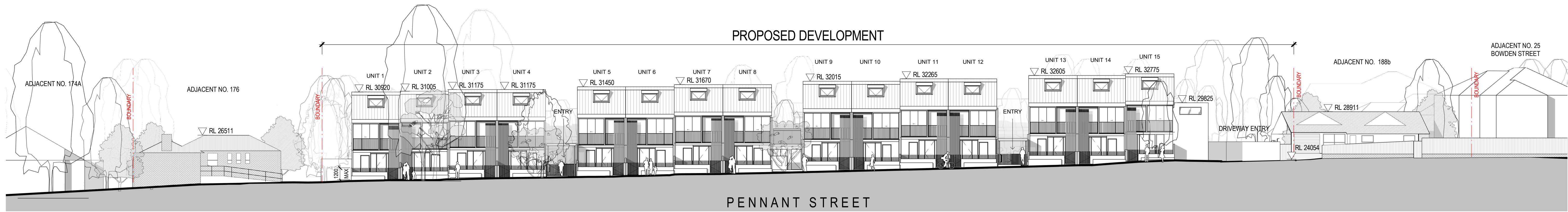
PERSPECTIVE VIEW 2

DATE	SCALE	@ A1	DRAWN
01/11/18			Author
PROJECT No.	DISC.	DRAWING No.	ISSUE
2017135	A	DA-017	9

PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

Lot 1, Pier 8-9, 23 Hickson Road
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T 61 2 9290 2722 F 61 2 9290 1150
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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1 ELEVATION - EAST
SCALE 1 : 200

AMENDMENTS		
ISSUE	DESCRIPTION	APPROVED - DATE
1	FINAL REVIEW FOR DA	AR 07/09/19

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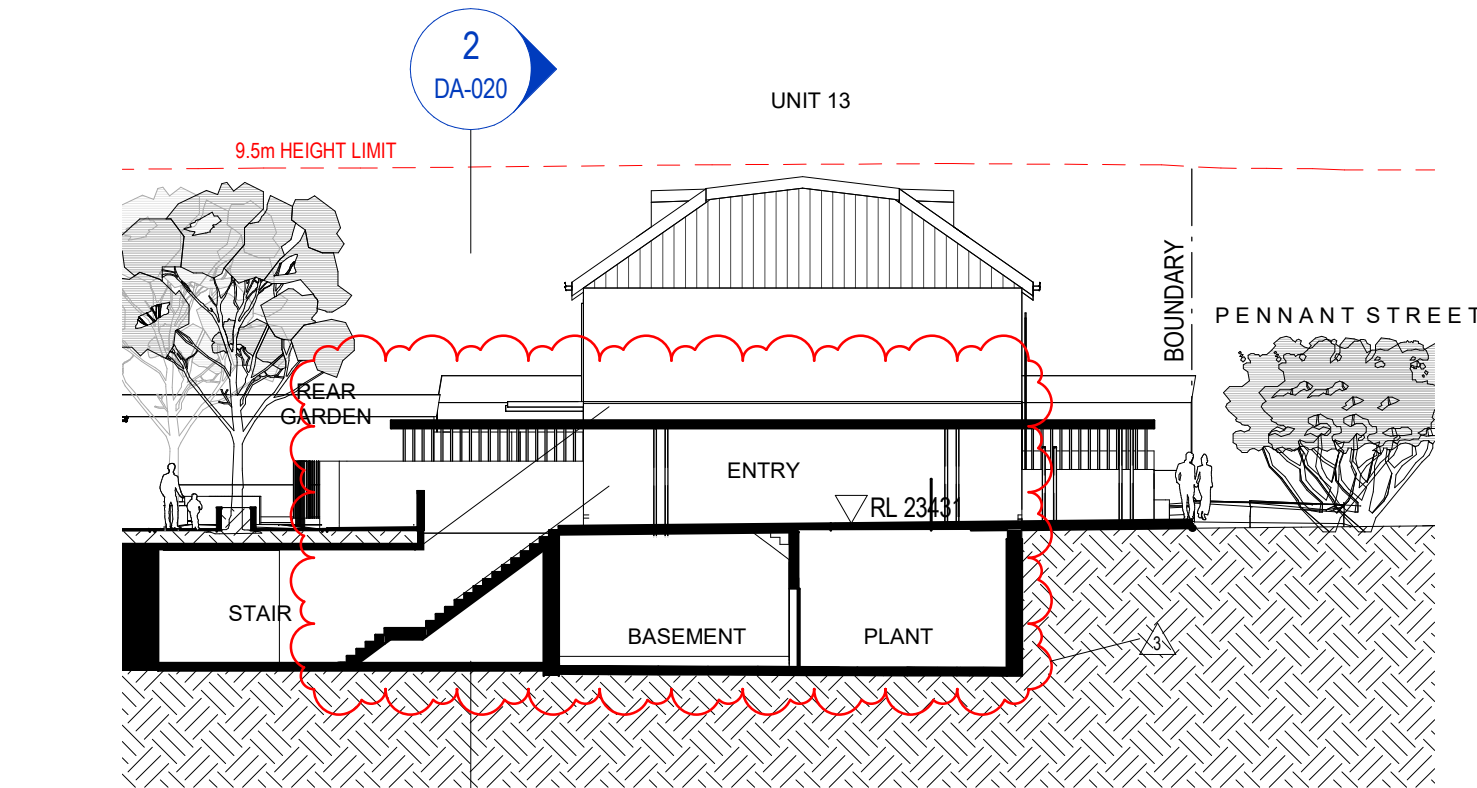
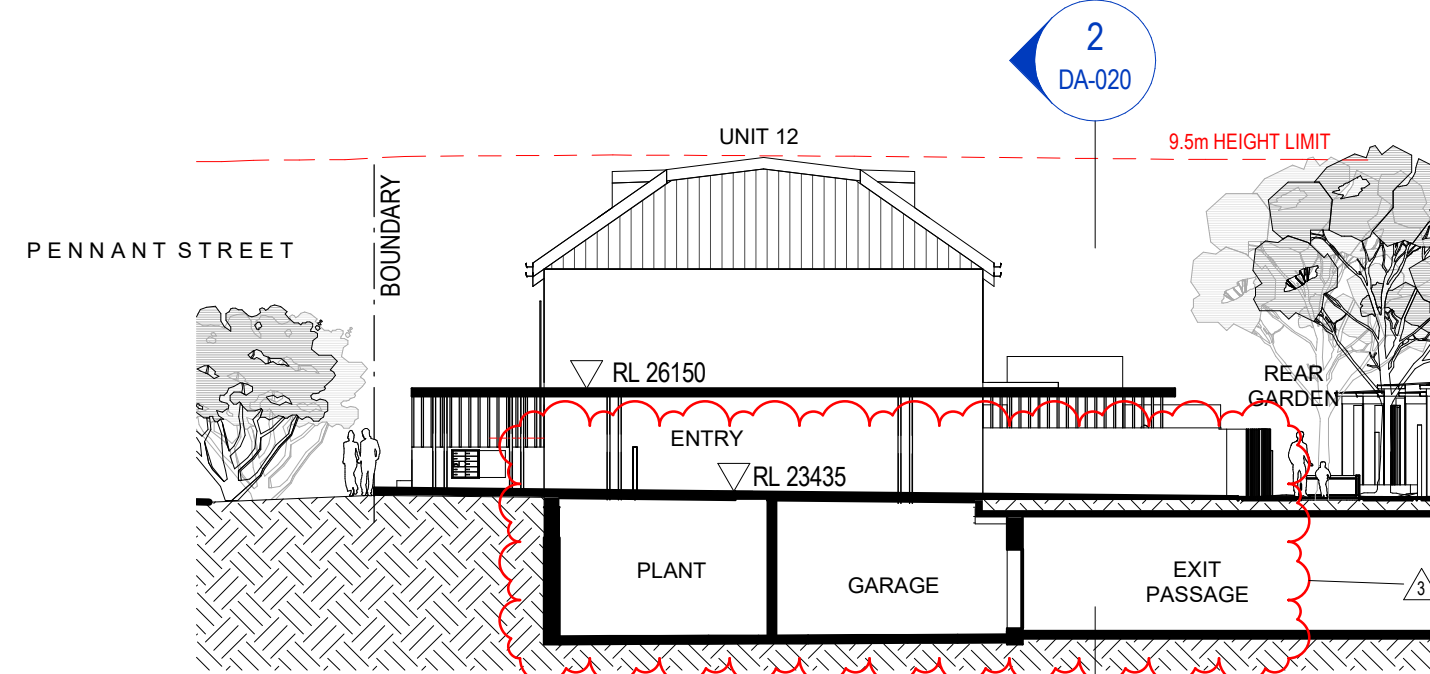
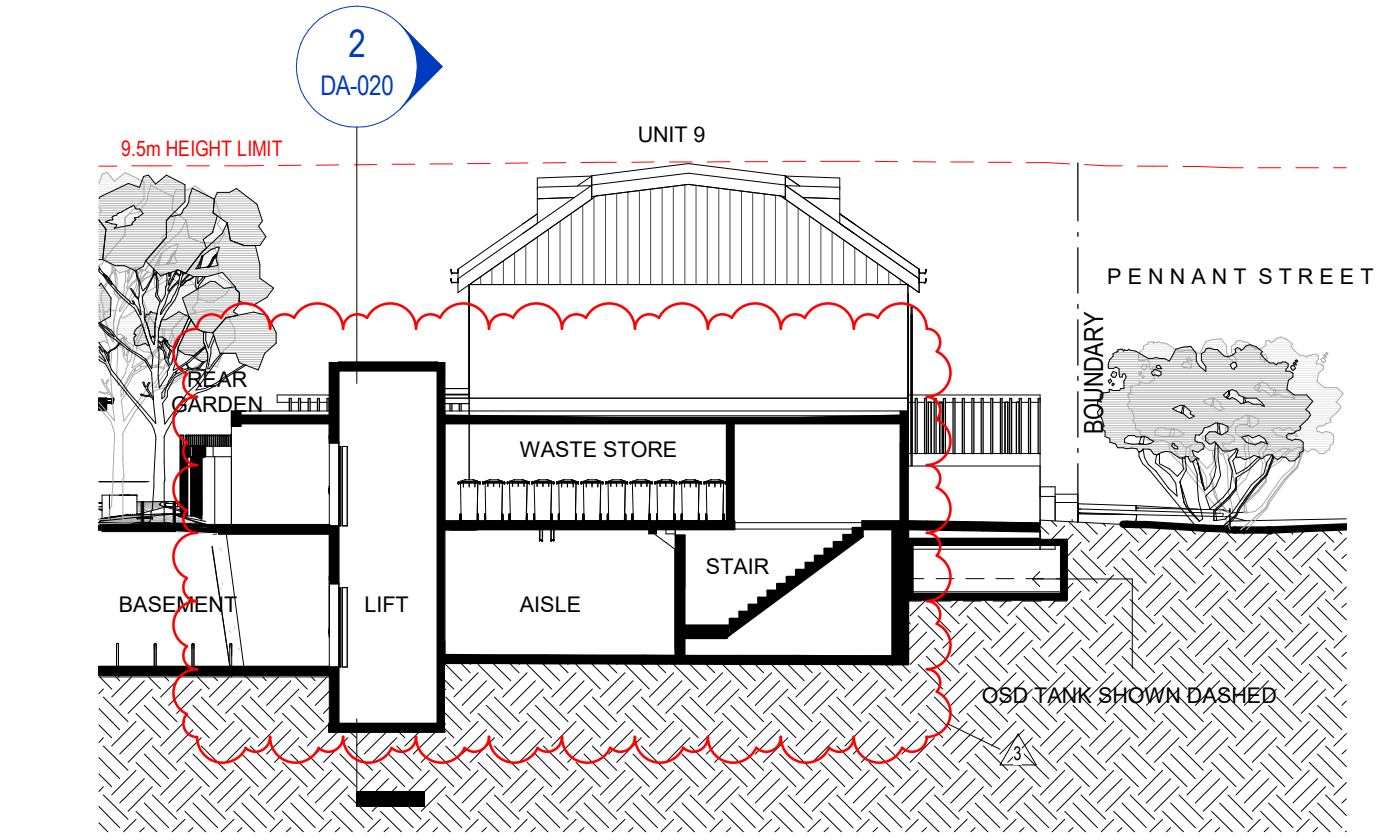
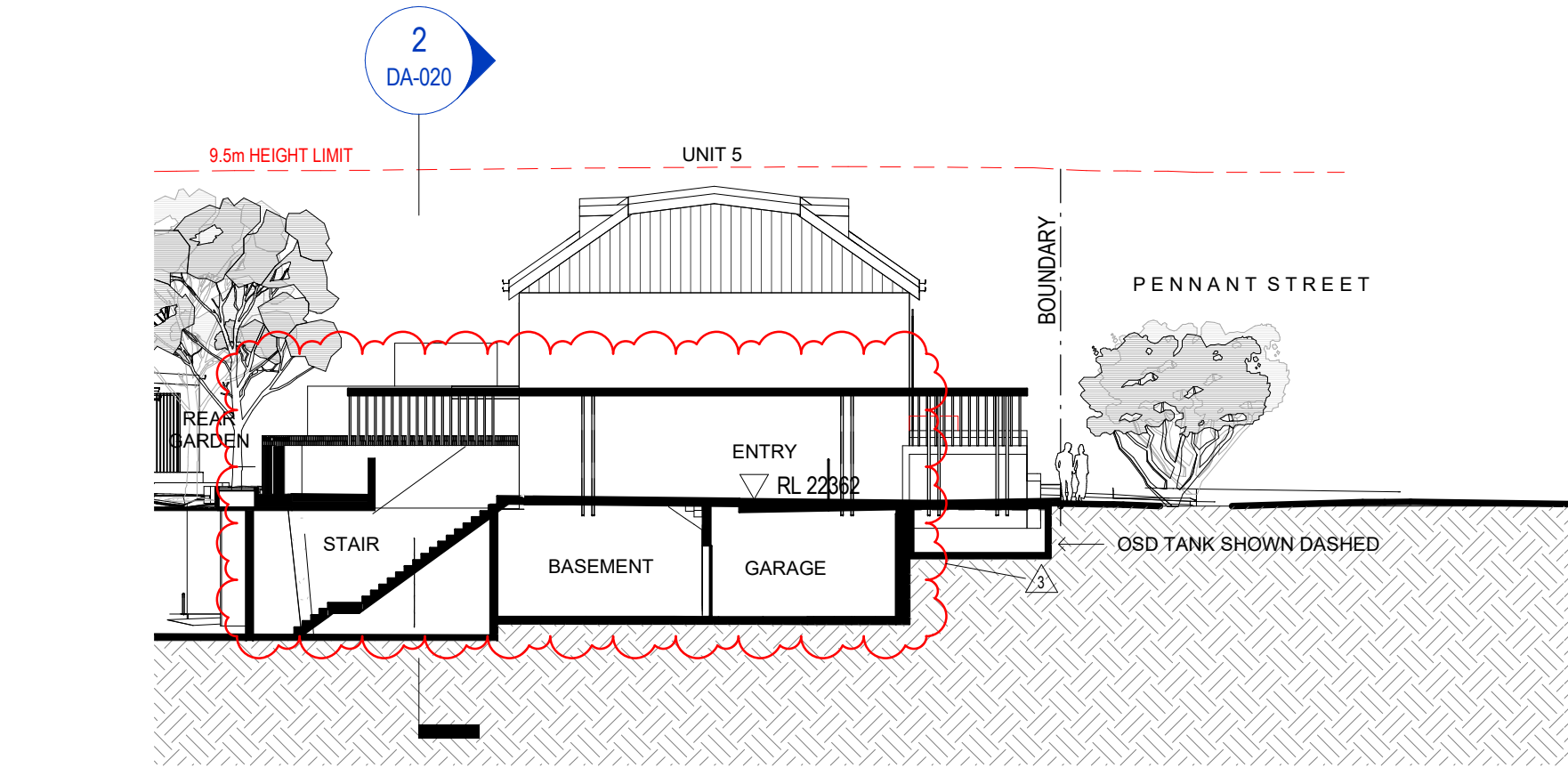
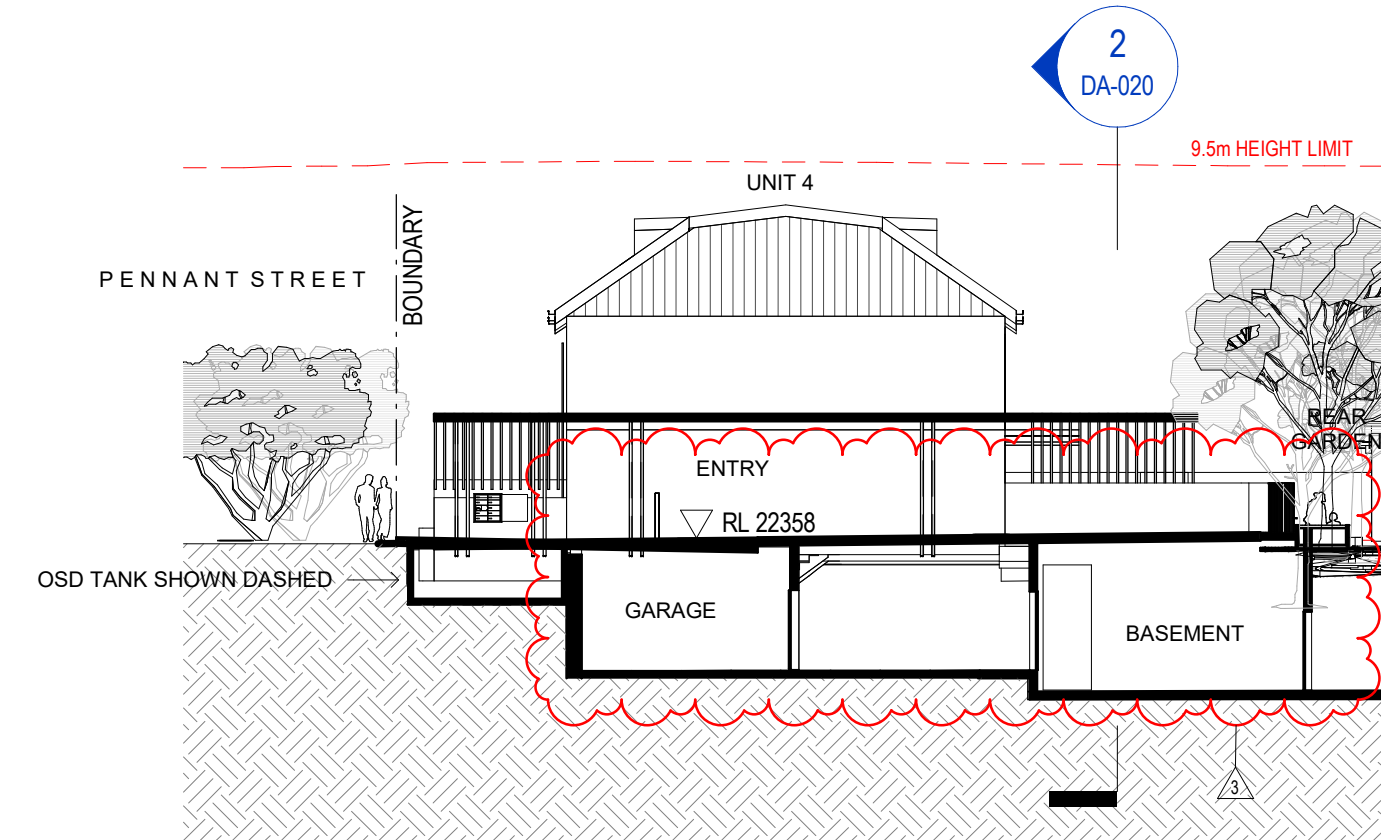
STREET ELEVATION

DATE 04/09/19	SCALE @ A1 1 : 200	DRAWN MA/AR
PROJECT No. 2017135	DISC. DRAWING No. A DA-018	ISSUE 1

PROJECT
178 - 188 PENNANT
St, NORTH
PARRAMATTA

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E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	DA - FURTHER INFORMATION	MA	16/08/19
2	PRELIMINARY	MA	28/02/20
3	PRELIMINARY	MA	09/03/20

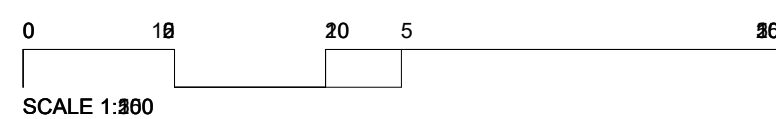
50mm on original

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DEVELOPMENT APPLICATION

APPROVED BY: Approver
CHECKED BY: Checker

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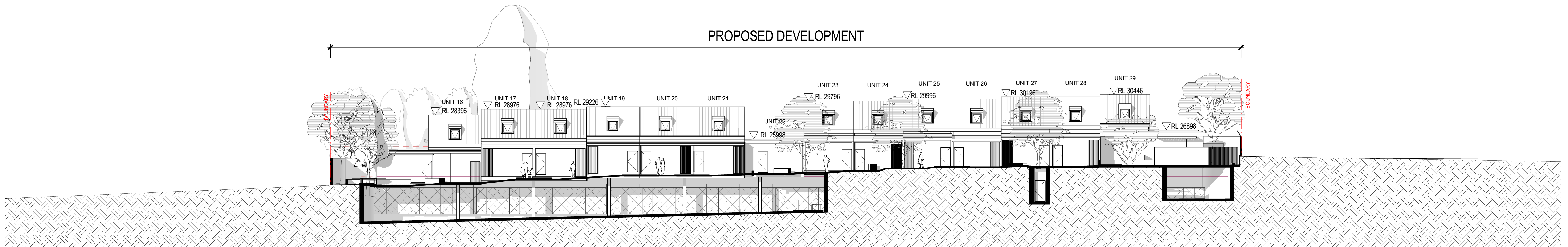
ELEVATIONS - 02

DATE 08/15/19	SCALE @ A1 1 : 200	DRAWN Author
PROJECT No. 2017135	DISC. A	DRAWING No. DA-019
		ISSUE 3

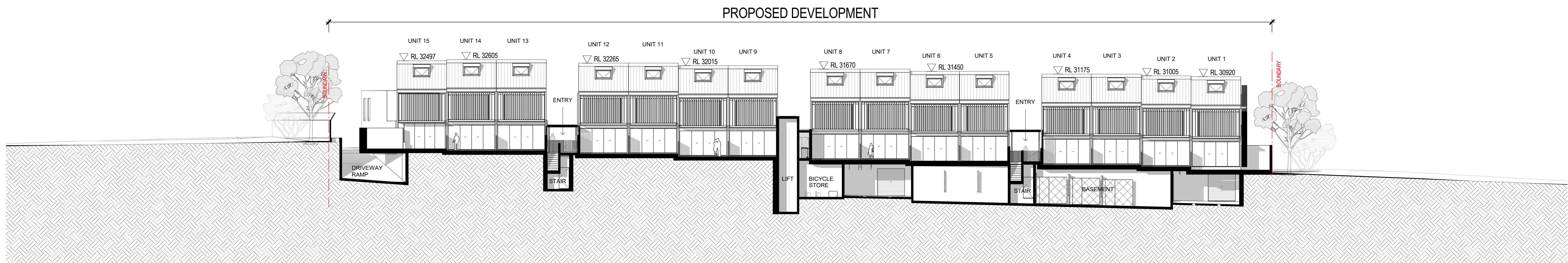
PROJECT
178 - 188 PENNANT
ST, NORTH
PARRAMATTA

Lot 1, Pier 8-9, 23 Hickson Road
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T 61 2 9290 2722 F 61 2 9290 1150
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Trading as Jackson Teece
ABN 15 083 837 290
Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8316)

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1 ELEVATION - INTERNAL COMMON AREA FACING WEST.



2 ELEVATION - INTERNAL COMMON AREA FACING EAST.

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	DA - FURTHER INFORMATION	MA	16/08/19
2	PRELIMINARY	MA	26/02/20

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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DEVELOPMENT APPLICATION

APPROVED BY: Approver
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Date generated: 09/03/2020 1:03:34 PM
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ELEVATIONS - 03

DATE 08/15/19
SCALE @ A1 1 : 200
DRAWN Author
PROJECT No. 2017135
DISC. A
DRAWING No. DA-020
ISSUE 2

PROJECT
178 - 188 PENNANT
St, NORTH
PARRAMATTA

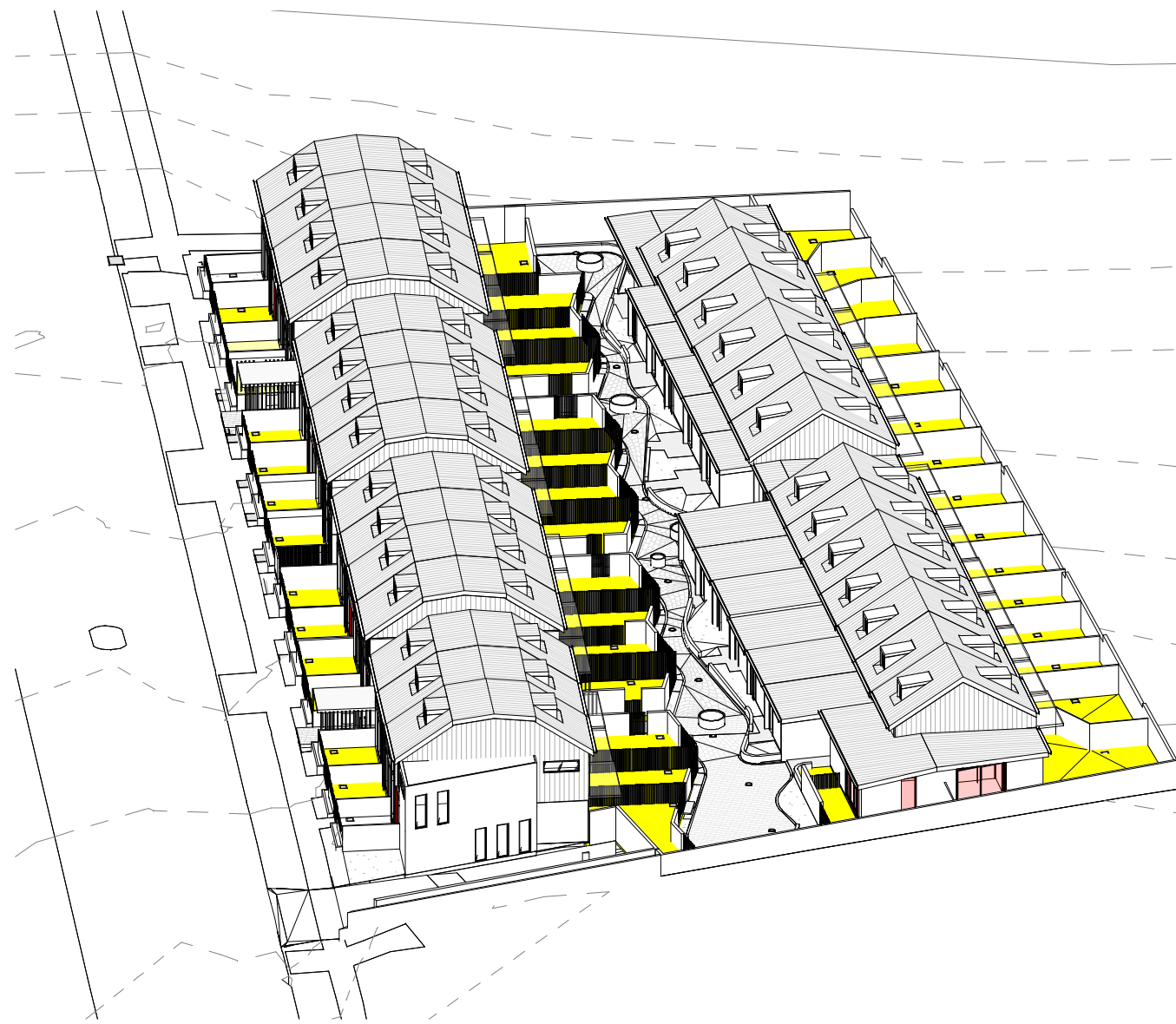
Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chesterman Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290

Nominated Architects: Damian Barker (8192), John Gow (6790), Daniel Hudson (8315)

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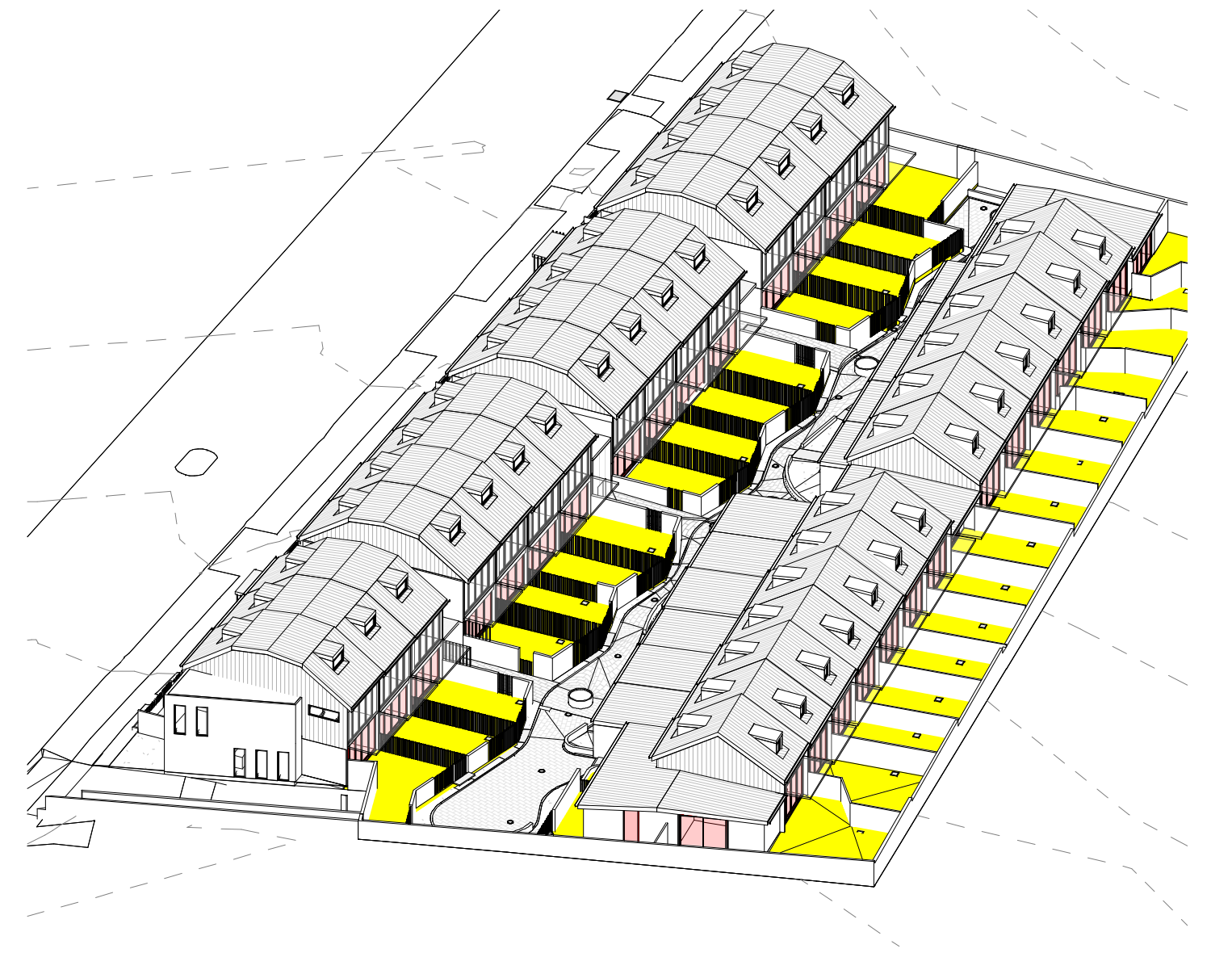
1 SUN EYE DIAGRAM - 21 JUNE - 9AM



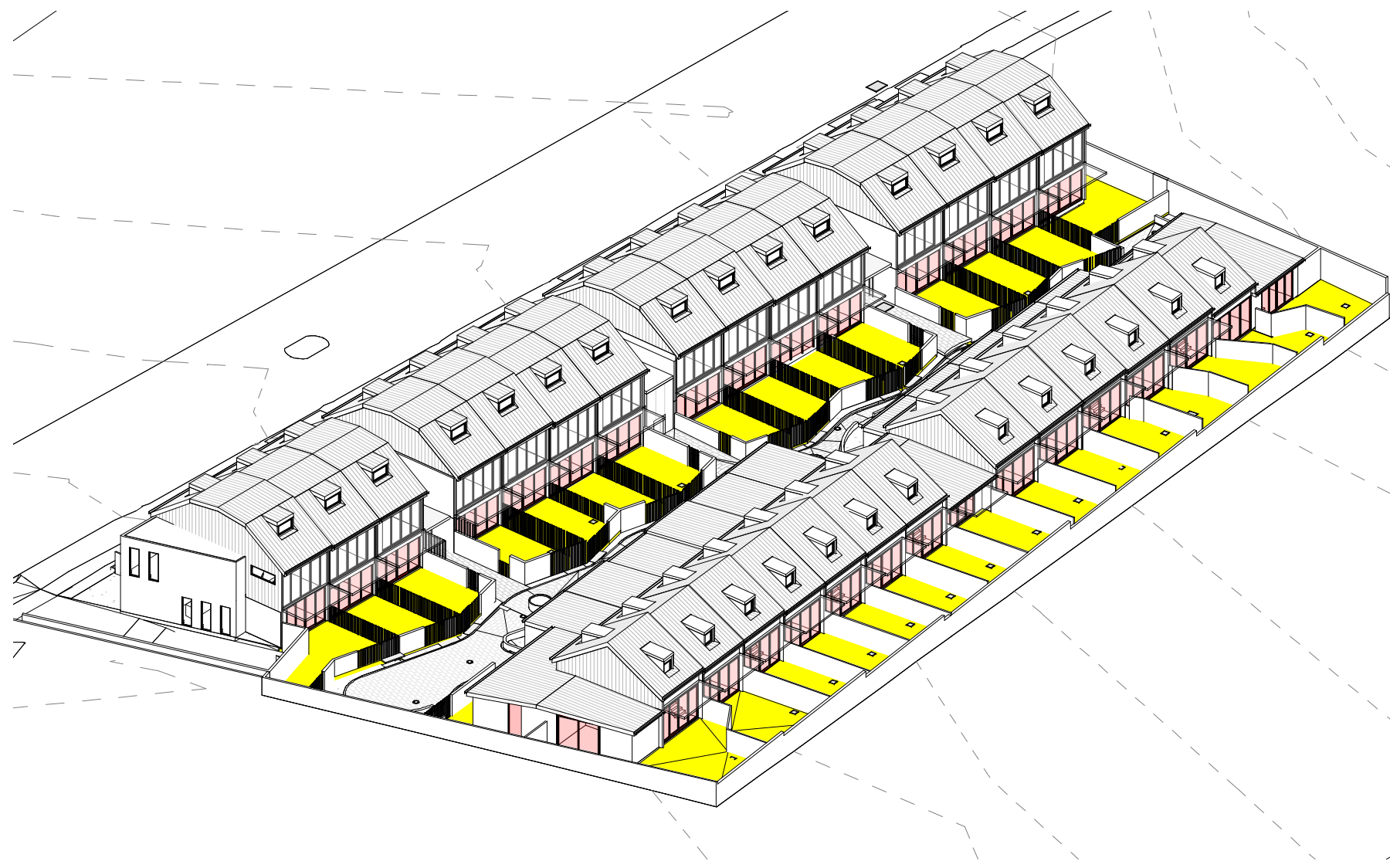
2 SUN EYE DIAGRAM - 21 JUNE - 10AM



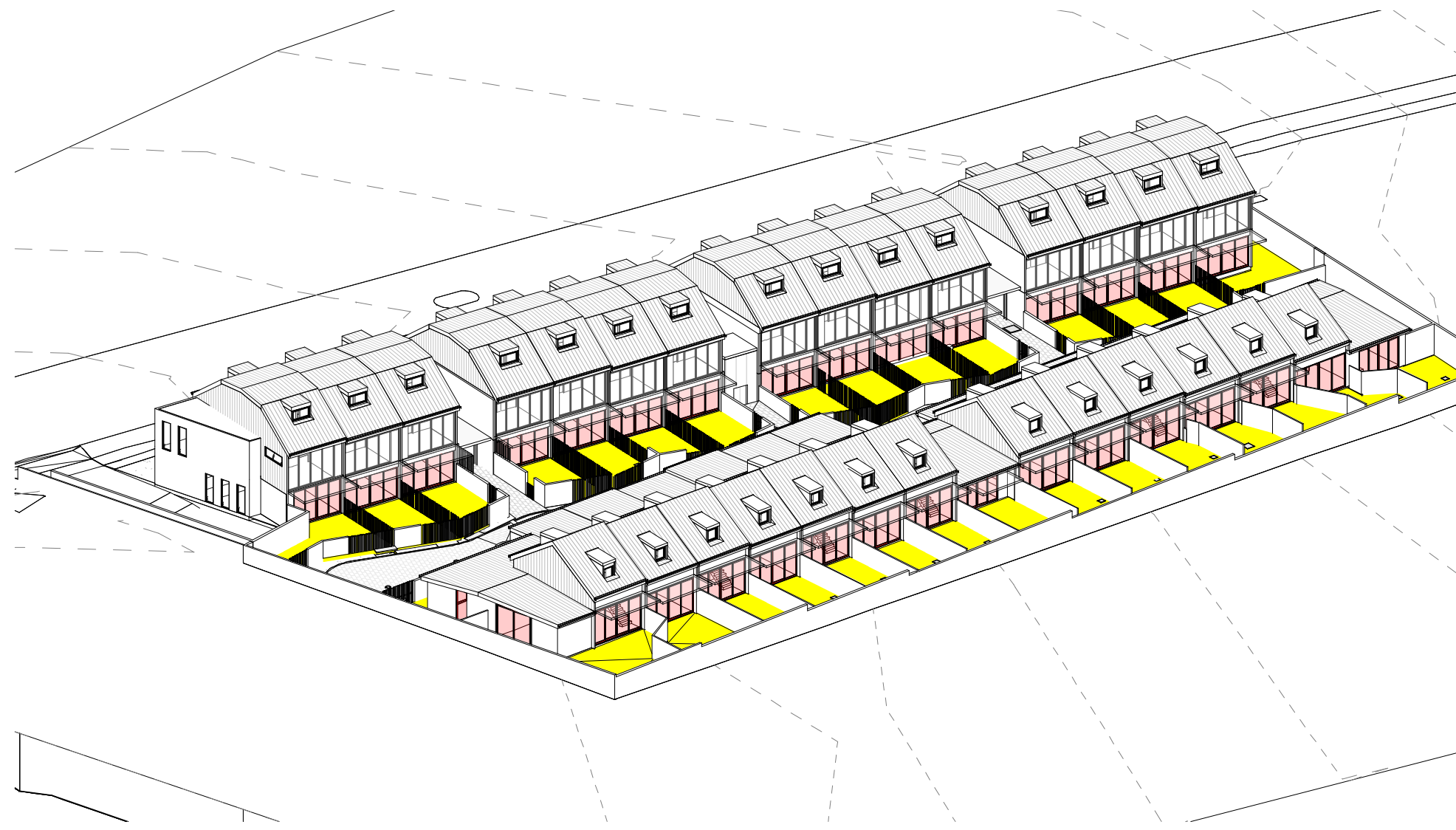
3 SUN EYE DIAGRAM - 21 JUNE - 11AM



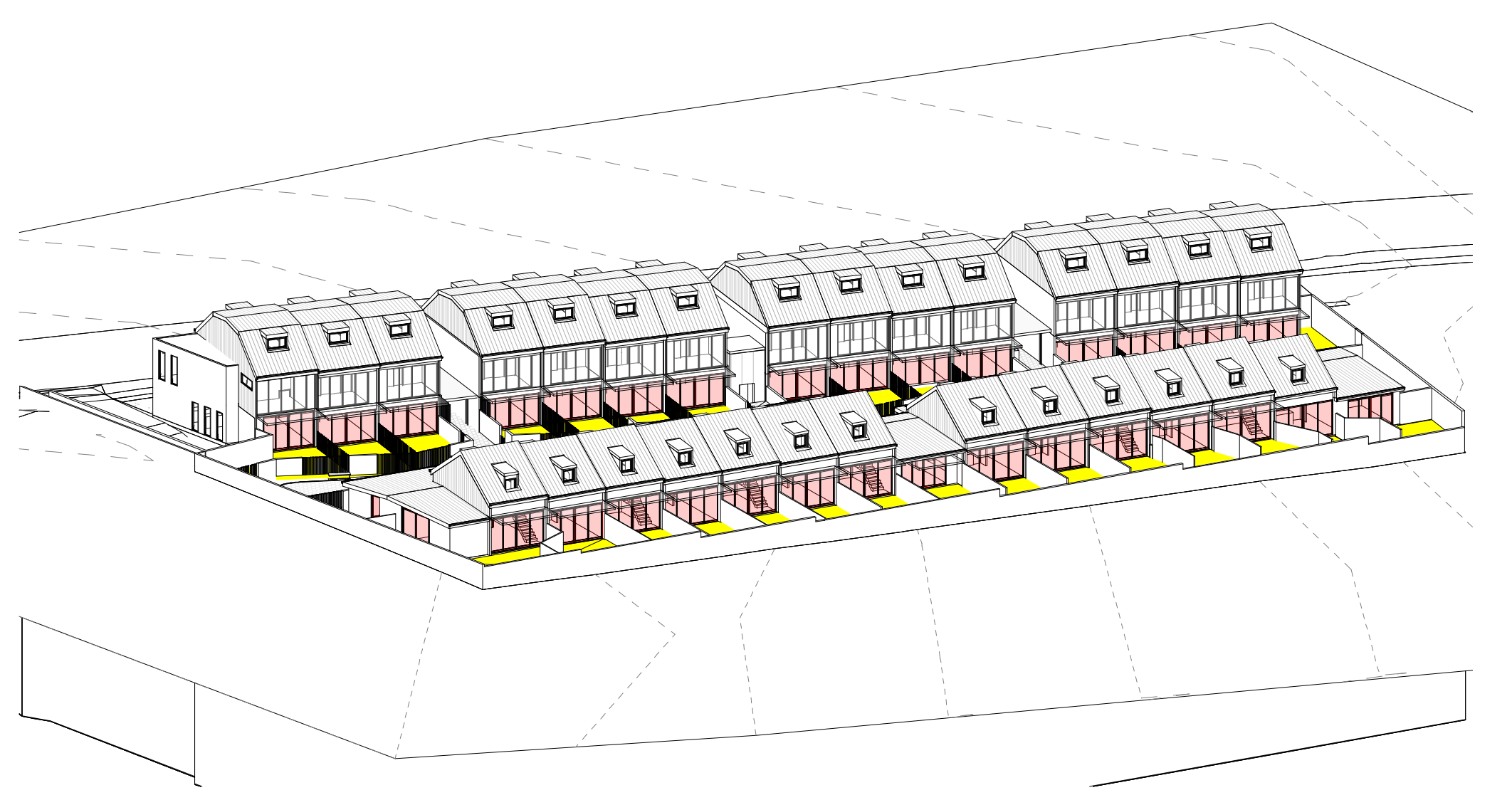
4 SUN EYE DIAGRAM - 21 JUNE - 12AM




5 SUN EYE DIAGRAM - 21 JUNE - 1PM




6 SUN EYE DIAGRAM - 21 JUNE - 2PM



7 SUN EYE DIAGRAM - 21 JUNE - 3PM

 SOLAR ACCESS
THROUGH GLAZED
WINDOWS (HOURS)

 SOLAR ACCESS
PRIVATE OPEN
SPACES (HOURS)

 SOLAR ACCESS
THROUGH GLAZED
WINDOWS (HOURS)

 SOLAR ACCESS
PRIVATE OPEN
SPACES (HOURS)

UNIT 1	3	3
UNIT 2	3	3
UNIT 3	3	3
UNIT 4	3	3
UNIT 5	3	3
UNIT 6	3	3
UNIT 7	3	3
UNIT 8	3	3
UNIT 9	3	3
UNIT 10	3	3
UNIT 11	3	3
UNIT 12	3	3
UNIT 13	3	3
UNIT 14	3	3
UNIT 15	3	3

UNIT 16A	3	3
UNIT 16B	3	3
UNIT 17	3	3
UNIT 18	3	3
UNIT 19	3	3
UNIT 20	3	3
UNIT 21	3	3
UNIT 22	3	3
UNIT 23	3	3
UNIT 24	3	3
UNIT 25	3	3
UNIT 26	3	3
UNIT 27	3	3
UNIT 28	3	3
UNIT 29A	3	3
UNIT 29B	3	3

TOTAL UNITS ACHIEVING 3HRS SOLAR ACCESS TO
LIVING ROOMS AND PRIVATE OPEN SPACE AREAS
DURING 21 JUNE BETWEEN 9AM - 3PM

31 DWELLINGS - 100%

solar access
at least 70 per cent of the dwellings' living rooms and
private open spaces achieve a minimum of of the
development receive a minimum of 3 hours direct sunlight
between 9am and 3pm in mid-winter.

AMENDMENTS		
ISSUE	DESCRIPTION	APPROVED DATE
1	DA - FURTHER INFORMATION	MA 22/08/19

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THIS DRAWING ISSUE HAS BEEN REVIEWED

DEVELOPMENT APPLICATION

APPROVED BY: APR
CHECKED BY: CHK

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Date generated: 22/08/2019 5:35:23 C:\REVIT_LOCAL\2017135-JT-0-SHT-AR-17_media-NC.rvt
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SCALE 1:300

NOTE:
SOLAR ACCESS IS SHOWN THROUGH
VERTICAL AND HORIZONTAL SUNSHADING AS
REQUIRED BY BASIX

bluesox

CLIENT
Blue Sox Developments

SUN EYE DIAGRAM

DATE 08/15/19	SCALE @ A1 1 : 200	DRAWN Author
PROJECT No. 2017135	DISC. DRAWING No. A DA-021	ISSUE 1

PROJECT
178 - 188 PENNANT
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JACKSON TEECE