



General notes

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Legend

# 277 The Grand Parade Ramsgate

Development Application Drawing List

1000	Cover Sheet	Cover Sheet	04
1200	Site Plan	Site Location Plan	02
1201	Site Plan	Site Plan Existing	02
1202	Site Plan	Site Plan Analysis	02
2000	General Arrangement Plans	GF Ground Floor Plan	05
2001	General Arrangement Plans	L1 Level 1 Floor Plan	04
2002	General Arrangement Plans	L2 Level 2 Floor Plan	04
2003	General Arrangement Plans	L3 Level 3 Floor Plan	04
2004	General Arrangement Plans	L4 Level 4 Floor Plan	04
2005	General Arrangement Plans	L5 Level 5 Floor Plan	04
2006	General Arrangement Plans	Roof Plan	05
2015	General Arrangement Plans	B1 Basement 1 Floor Plan	04
2016	General Arrangement Plans	B2 Basement 2 Floor Plan	04
2017	General Arrangement Plans	B3 Basement 3 Floor Plan	04
2100	Demolition / Bulk Excavation	Demolition Plan	02
2800	GFA Plans	GFA Plans	03
3000	1:200 Elevations	Elevations Sheet 1 - North and East	04
3001	1:200 Elevations	Elevations Sheet 2 - West and South	04
4000	1:200 Sections	Sections Sheet 1	04
5700	Adaptable Apartment Plans	Adaptable Apartment Plans	03
9100	Compliance	Sun Eye Views	02
9101	Compliance	ADG Compliance - Solar Access	03
9102	Compliance	ADG Compliance - Cross Ventilation	03
9103	Compliance	Shadow Diagrams	02
9104	Compliance	Shadow Diagrams - DCP Envelope Comparison	02

BASIX Inclusions: 277 The Grand Parade, Ramsgate NSW 2217

Water Commitments

Fixtures

Install showerheads minimum rating of 3 stars-High flow (>7.5 and <= 9 Litres/min)

Install toilet flushing system with a minimum rating of 5 stars in each toilet

Install tap with minimum rating of 5 stars in the kitchen

Install taps with minimum rating of 5 stars in each bathroom

Appliances within units

Dishwashers: 4.0 star

Alternative Water

Install rainwater tank, minimum 70,000L capacity collected from min. 1000m2 roof area.

Tank connected to – Car washing bay & at least common and private landscape areas

Energy Commitments

Hot water system

Central electric instantaneous, piping internal to building R1.0 (~38mm) insulation to

ring main and supply risers

Heating and cooling within units

Air-conditioning ducted only

Ventilation

Kitchen– Individual fan, externally ducted to roof or façade, manual on/off switch

Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch

Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch

Lift Bank

Gearless traction with VVVF Motor

Common Area Lighting

LED Lighting with manual on/off: Residential Bin Storage, Service, Cleaners

LED Lighting with no efficiency measure: Residential Carpark, Resi Lobby, Lift Bank

Common Area Ventilation

No mechanical ventilation: Residential Bin Storage, Service, Cleaners Ventilation supply

and exhaust, running continuously: Residential Carpark Air-conditioning system: Resi

Lobby

No ventilation system: Lift Bank

Other

Appliances and other efficiency measures within units Gas cooktops & electric ovens

Alternative Energy

140 kW solar Photovoltaic system

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277 The Grand Parade Ramsgate

Australia

277 The Grand Parade Ramsgate

Sydney NSW 2217

Cover Sheet

Cover Sheet

Scale

No Scale @ A1

Project Code

BRAM

First Issued

1/8/2024

Sheet No.

1000

Rev

05





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Legend

02	20/9/2024	DA Submission	KT
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**277 The Grand Parade Ramsgate**  
Australia  
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Sydney NSW 2217

**Site Plan** **Scale**  
Site Location Plan 1:100 @ A1

**Project Code** **First Issued**  
BRAM 13/9/2024

**Sheet No.** **Rev**  
1200 02



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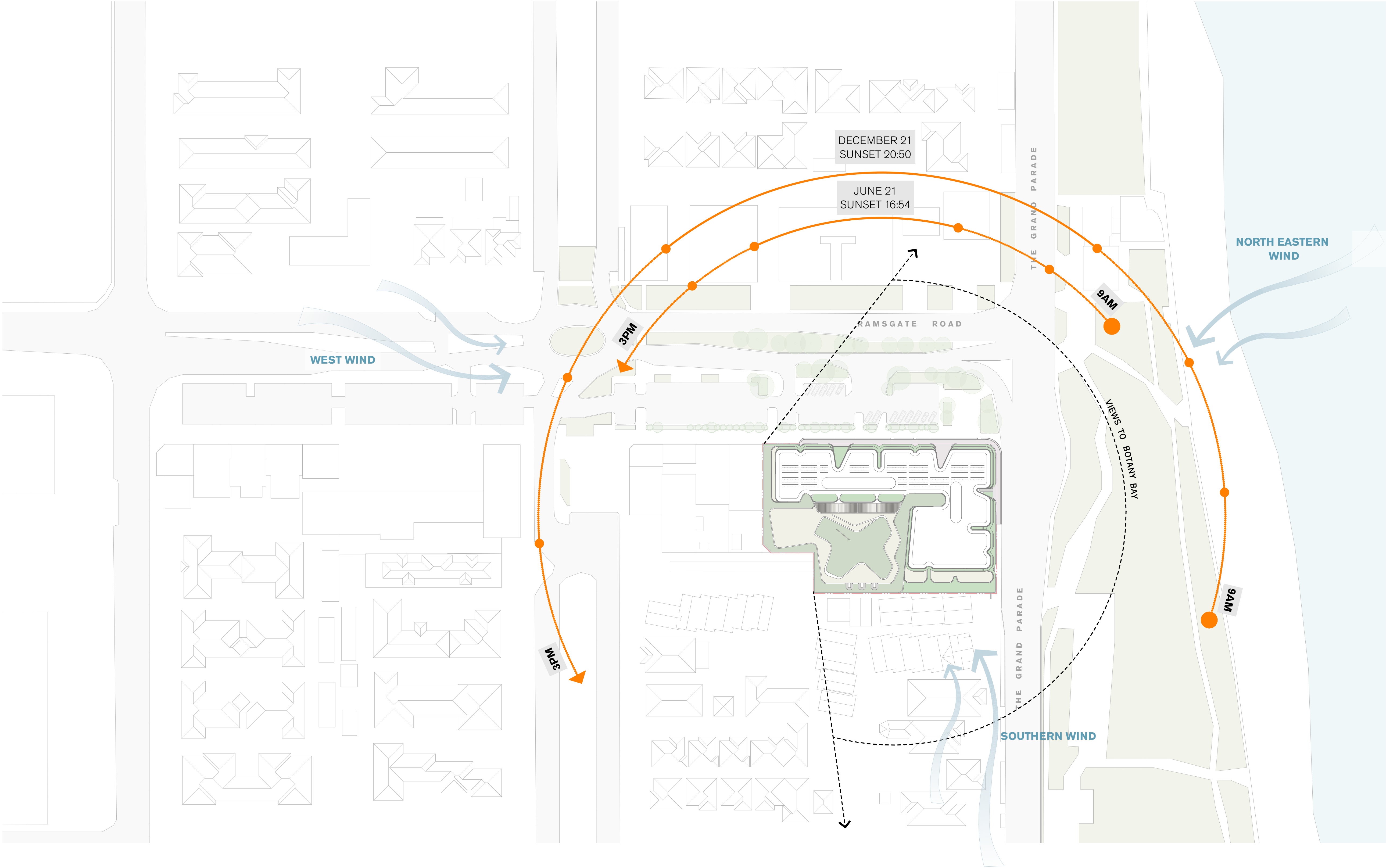
architecture / interiors / landscape / urban / place Level 5, 70 King Street, Sydney NSW 2000 t +61 2 9251 7077 w [fjcstudio.com](http://fjcstudio.com)

Sheet No.	Rev
1201	02



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**Legend**



02	20/9/2024	DA Submission	KT
01	13/9/2024	DA Submission	KT

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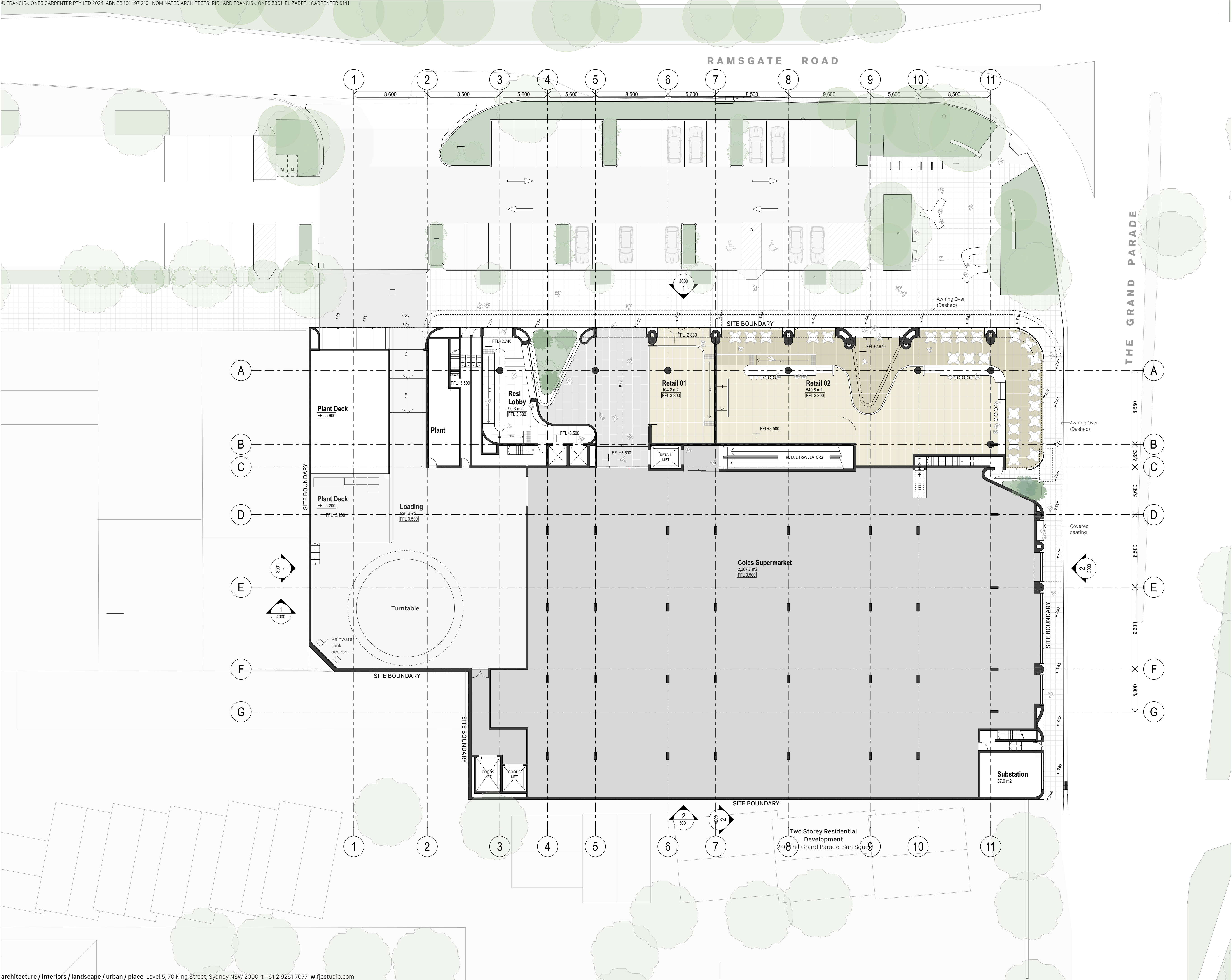
**277 The Grand Parade Ramsgate**  
Australia  
277 The Grand Parade Ramsgate  
Sydney NSW 2217

Site Plan	Scale
Site Plan Analysis	1:100 @ A1

Project Code	First Issued
BRAM	13/9/2024

Sheet No.	Rev
1202	02





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EXISTING STRUCTURES AND SERVICES

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**277 The Grand Parade Ramsgate**  
Australia  
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**General Arrangement Plans** **Scale**  
GF Ground Floor Plan 1:200 @ A1

**Project Code** **First Issued**  
BRAM 1/8/2024

**Sheet No.** **Rev**  
2000 05



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Legend

- Apartments receiving ≥2hr of sun at winter solstice
- Apartments with natural cross ventilation
- Adaptable Apartments

Notes

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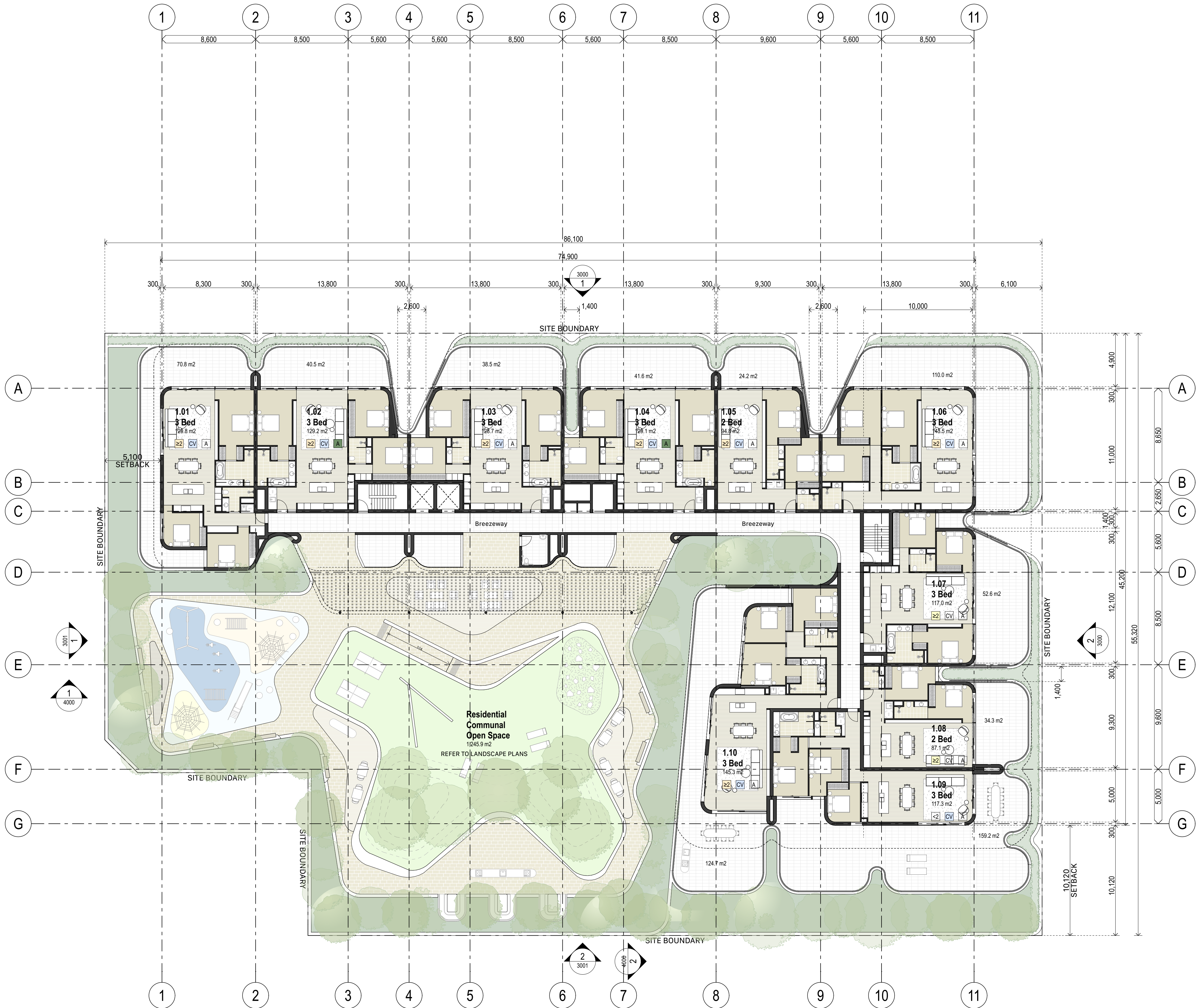
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**277 The Grand Parade Ramsgate**  
Australia  
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**General Arrangement Plans** **Scale**  
L1 Level 1 Floor Plan 1:200 @ A1

**Project Code** **First Issued**  
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2001 04



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Legend

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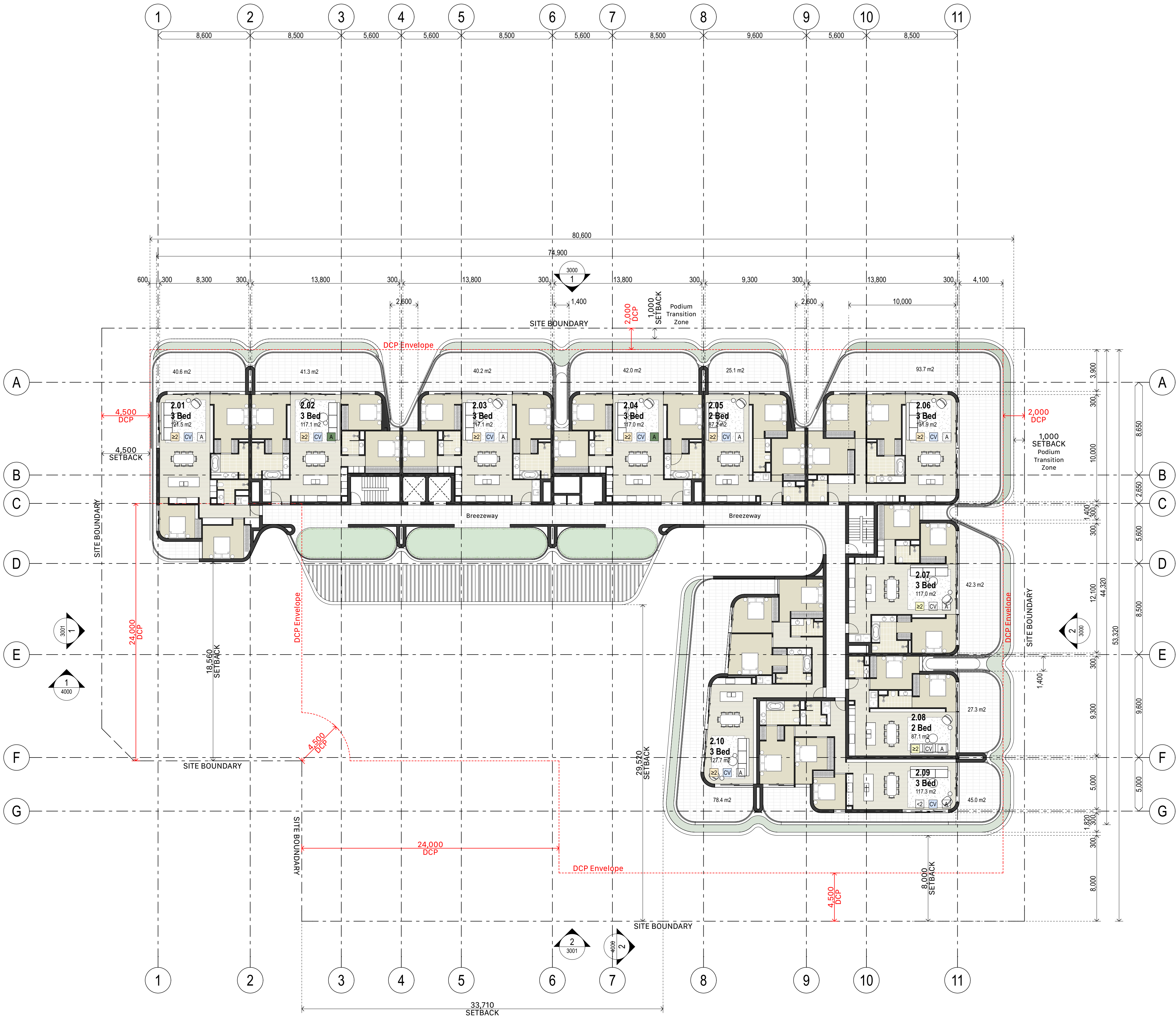
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277 The Grand Parade Ramsgate

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General Arrangement Plans

L2 Level 2 Floor Plan

Scale

1:200 @ A1

Project Code

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2002

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04



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- ≥2 Apartments receiving ≥2hr of sun at winter solstice
- CV Apartments with natural cross ventilation
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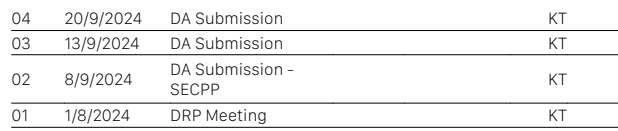
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2003	04



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Legend

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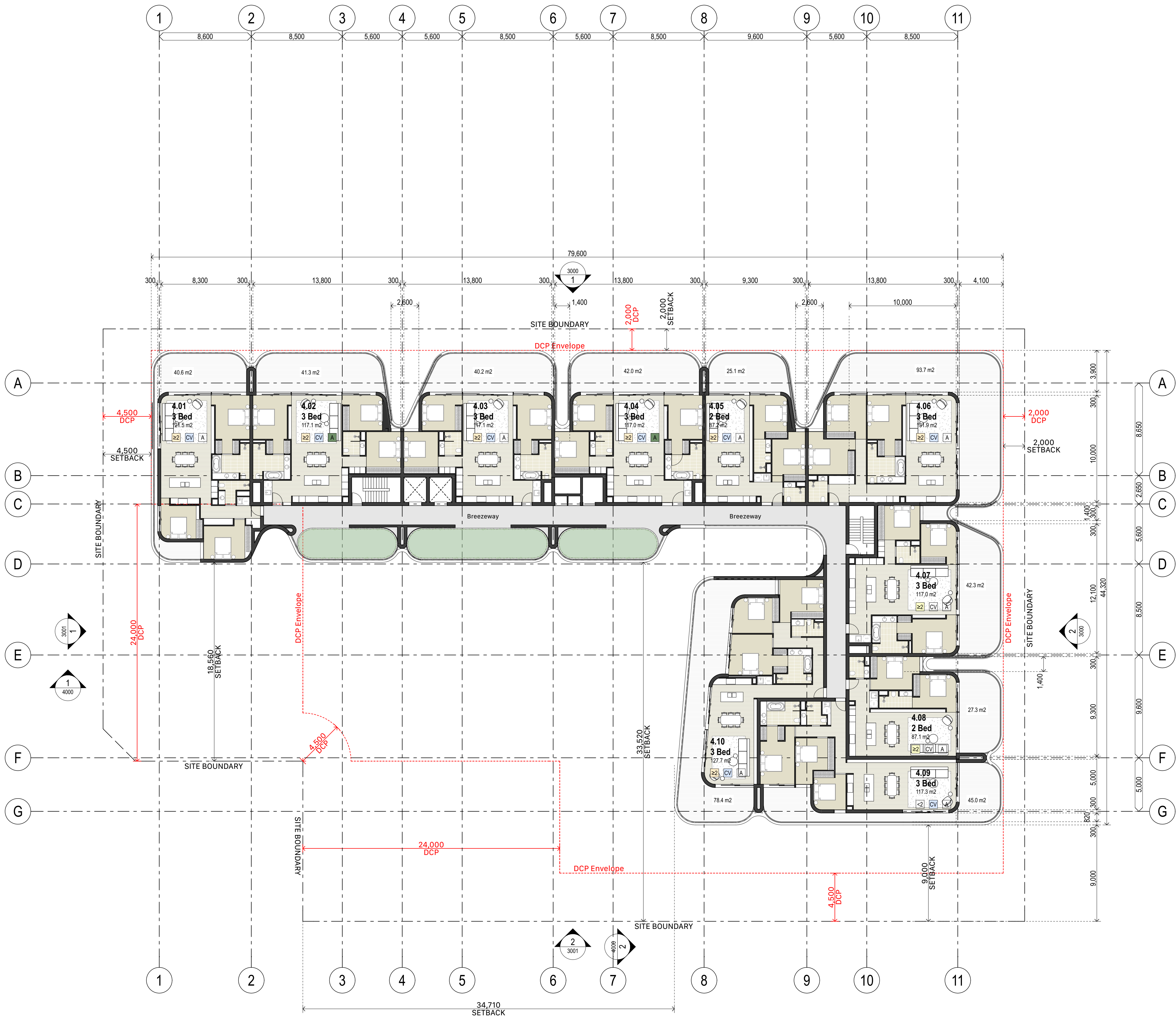
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**277 The Grand Parade Ramsgate**  
Australia  
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**General Arrangement Plans** **Scale**  
L4 Level 4 Floor Plan 1:200 @ A1

**Project Code** **First Issued**  
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**Sheet No.** **Rev**  
2004 04



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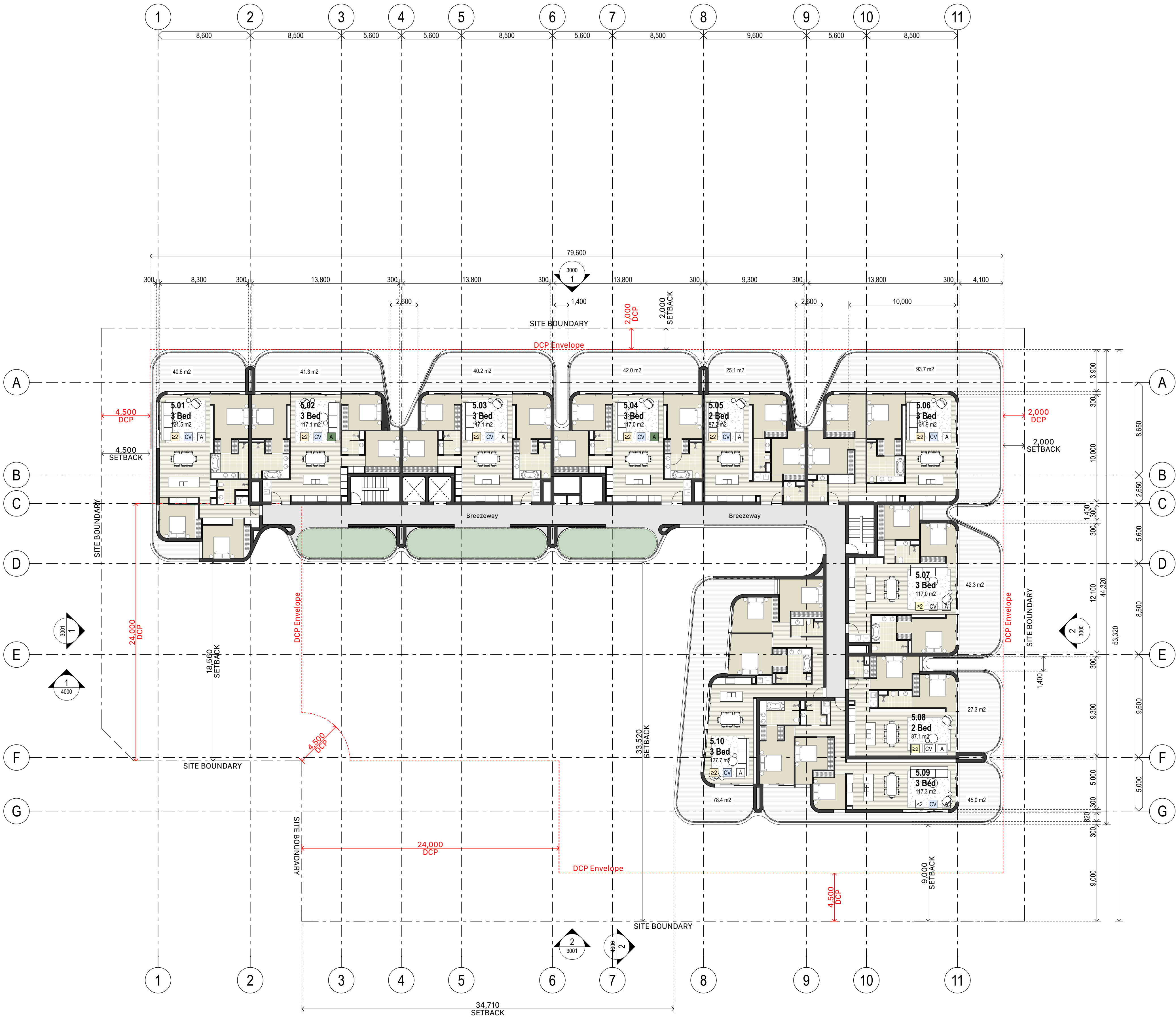
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**277 The Grand Parade Ramsgate**  
Australia  
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**General Arrangement Plans** **Scale**  
L5 Level 5 Floor Plan 1:200 @ A1

**Project Code** **First Issued**  
BRAM 1/8/2024

**Sheet No.** **Rev**  
2005 04



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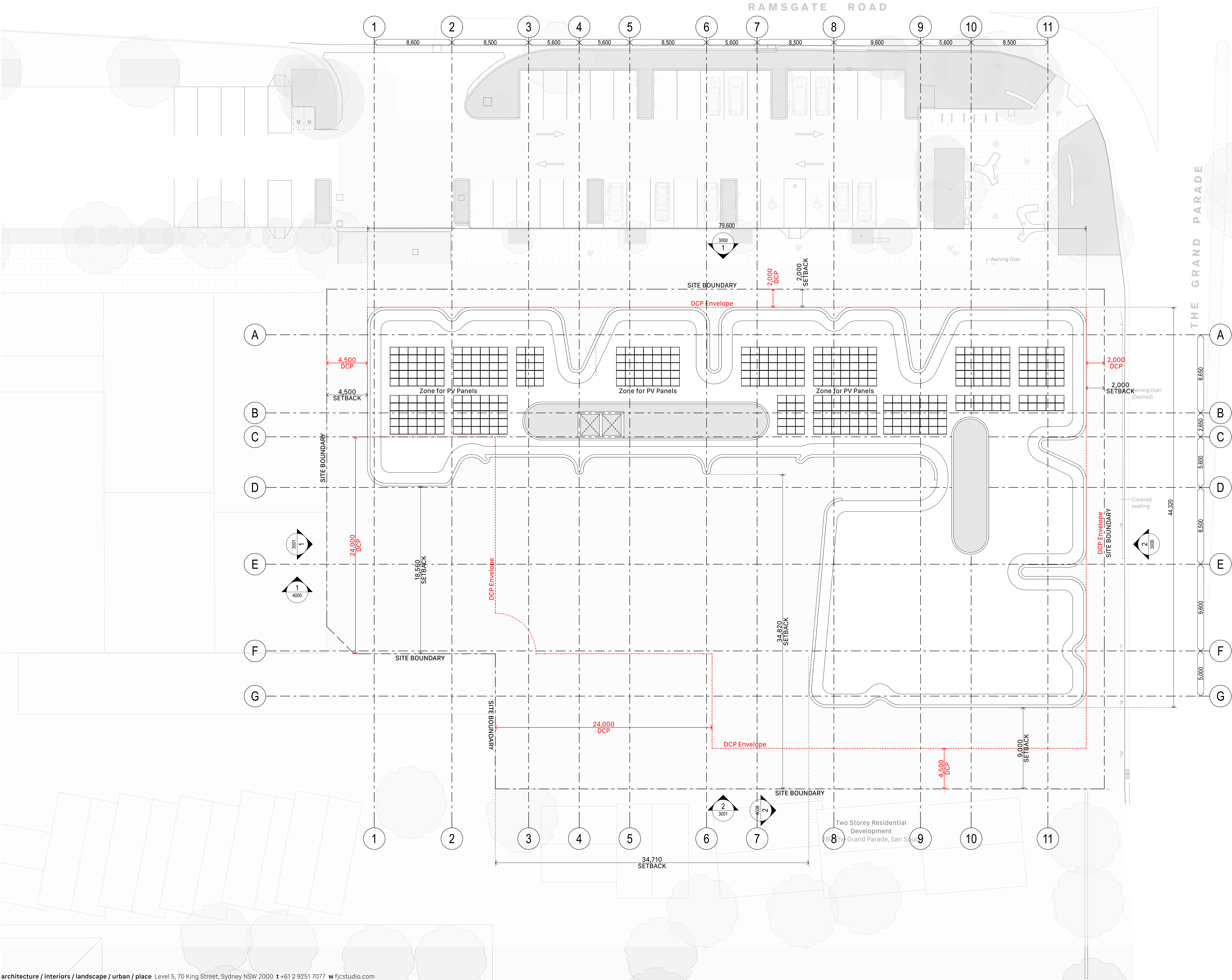
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**277 The Grand Parade Ramsgate**  
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**General Arrangement Plans** **Scale**  
Roof Plan 1:200 @ A1

**Project Code** **First Issued**  
BRAM 1/8/2024

**Sheet No.** **Rev**  
2006 05



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BASEMENT 1 PARKING SUMMARY

Floor (Storey)	User Class (AS/NZS2890.1)	Quantity
Basement 1		
Retail Parking	3	55
Trolley Bay	Custom	2
	Motorcycle	9
Bicycle Parking		28
Bicycle Parking - Residential Visitor		6

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03	13/9/2024	DA Submission	KT
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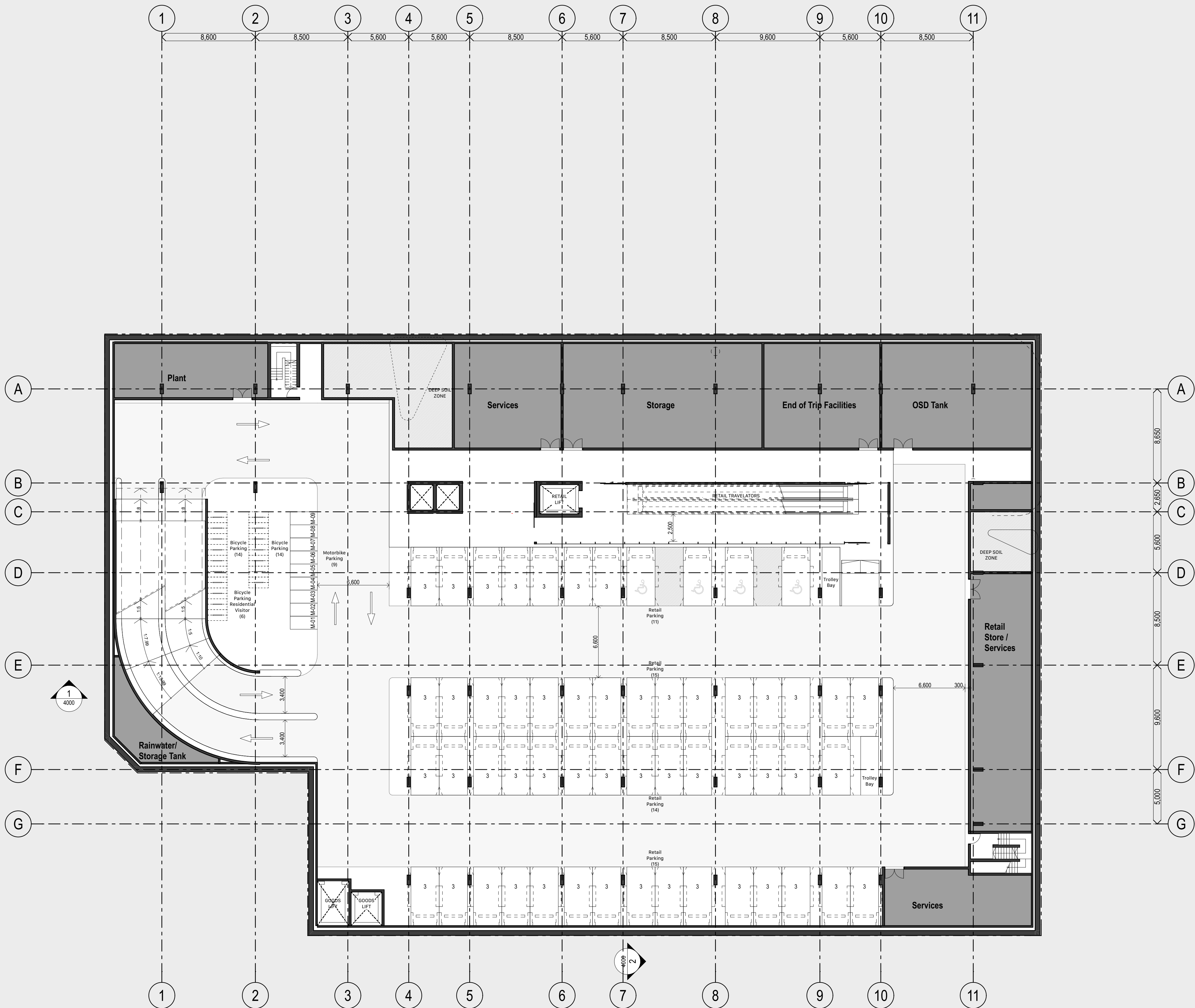
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**277 The Grand Parade Ramsgate**  
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**General Arrangement Plans** **Scale**  
B1 Basement 1 Floor Plan 1:200 @ A1

**Project Code** **First Issued**  
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**Sheet No.** **Rev**  
2015 04





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BASEMENT 2 PARKING SUMMARY

Floor (Storey)	User Class (AS/NZS2890.1)	Quantity
Basement 2		
Retail Parking	3	55
Trolley Bay	Custom	1
Retail Click & Collect Parking	Motorcycle	6
Residential Visitor Parking		5

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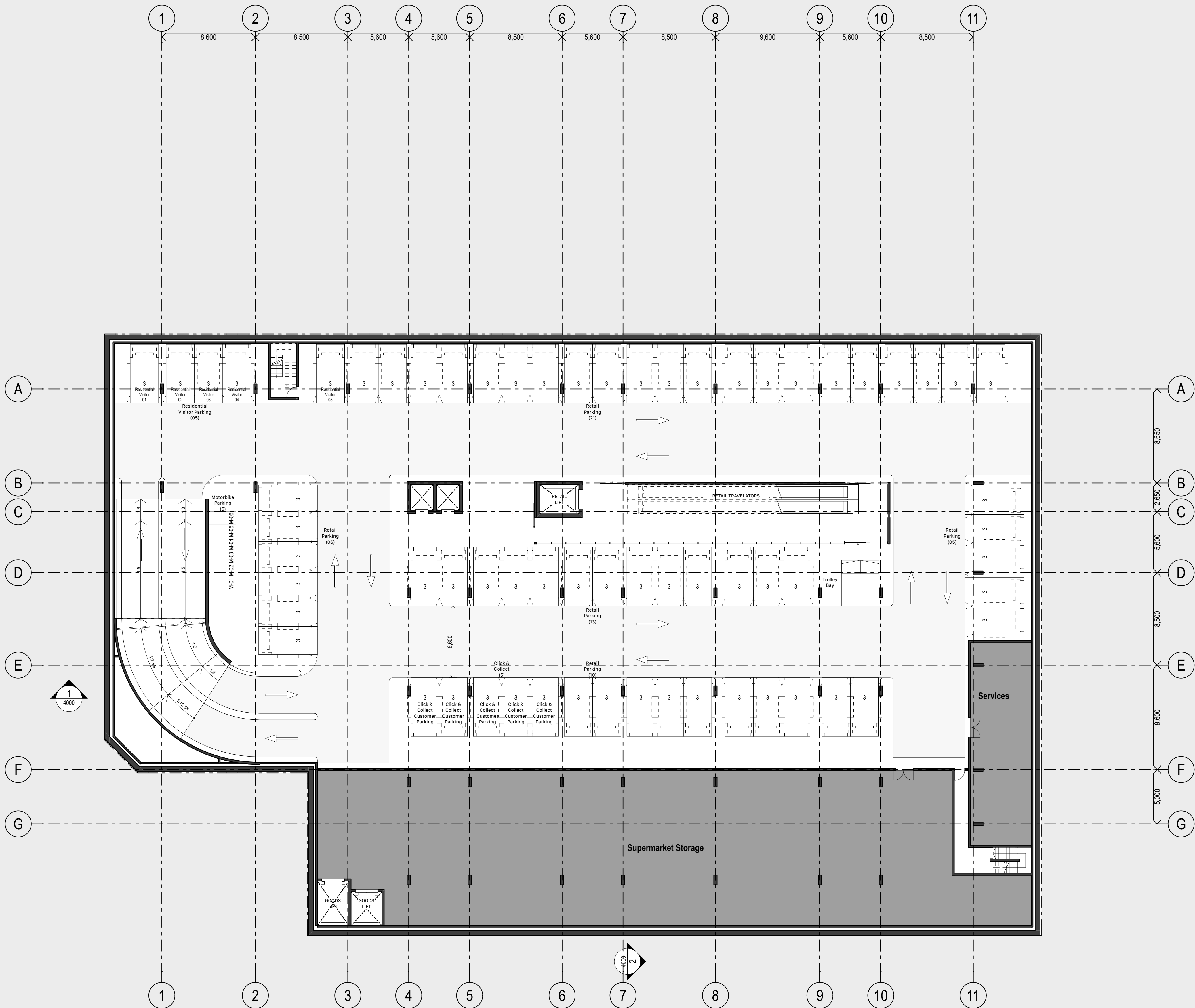
277 The Grand Parade Ramsgate

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277 The Grand Parade Ramsgate  
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General Arrangement Plans	Scale
B2 Basement 2 Floor Plan	1:200 @ A1

Project Code	First Issued
BRAM	1/8/2024

Sheet No.	Rev
2016	04





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BASEMENT 3 PARKING SUMMARY

Floor (Storey)	User Class (AS/NZS2890.1)	Quantity
Basement 3		
Retail Parking	1	100
Residential Visitor Parking	3	5
	Washing Bay	1
Bicycle Parking		50

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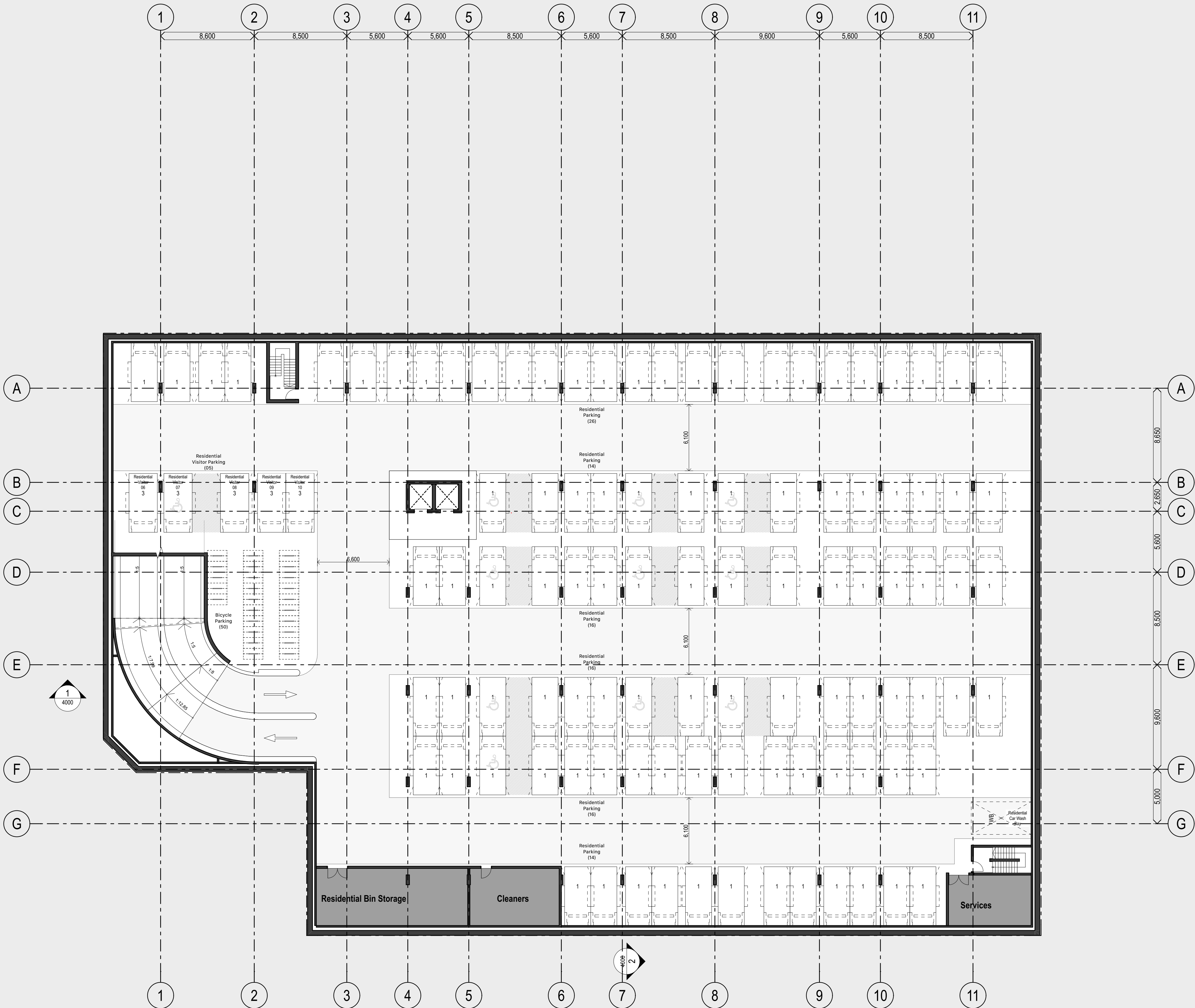
Rev	Date	Description	By	Chk
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**277 The Grand Parade Ramsgate**  
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**General Arrangement Plans** **Scale**  
 B3 Basement 3 Floor Plan 1:200 @ A1

**Project Code** **First Issued**  
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 2017 04



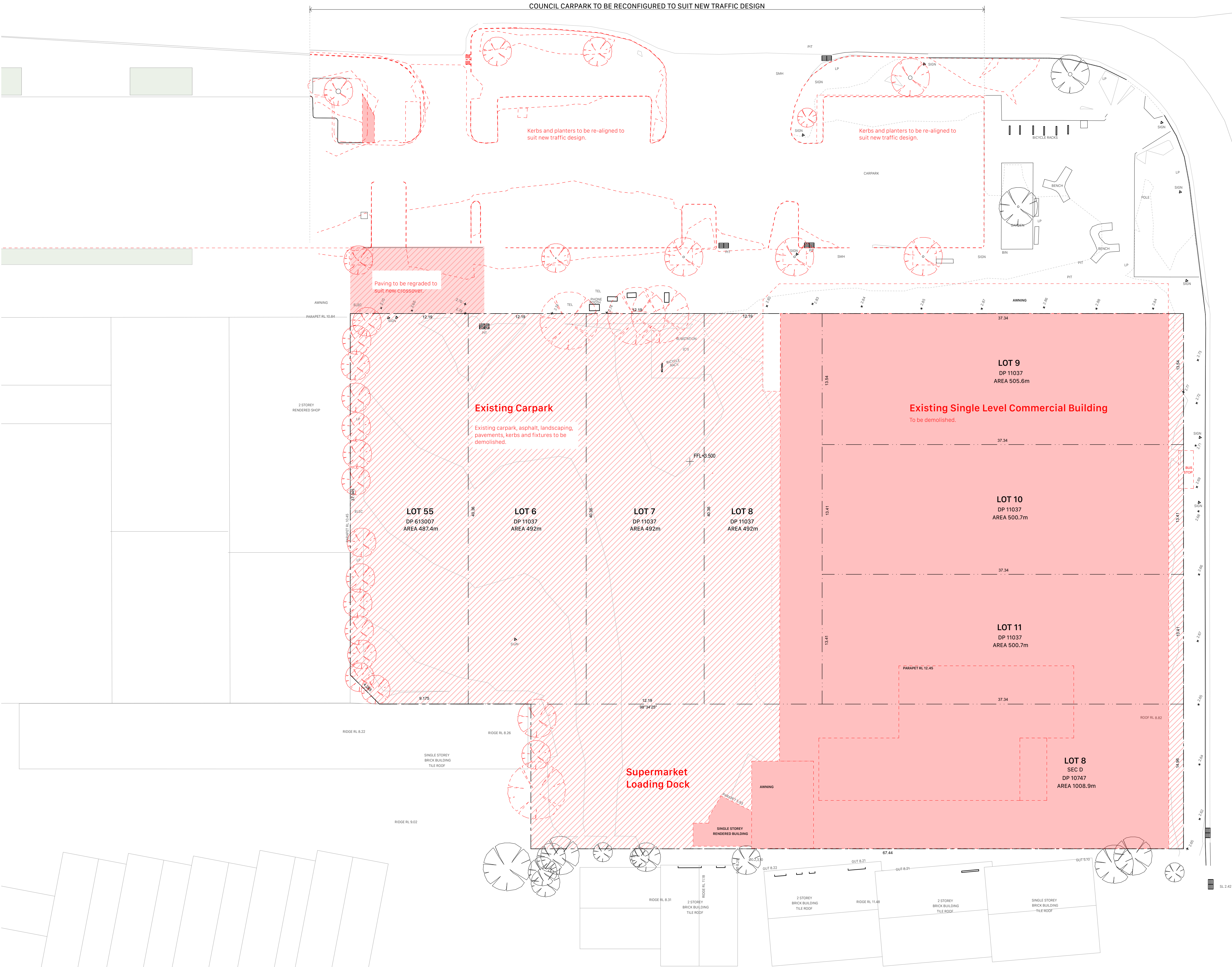


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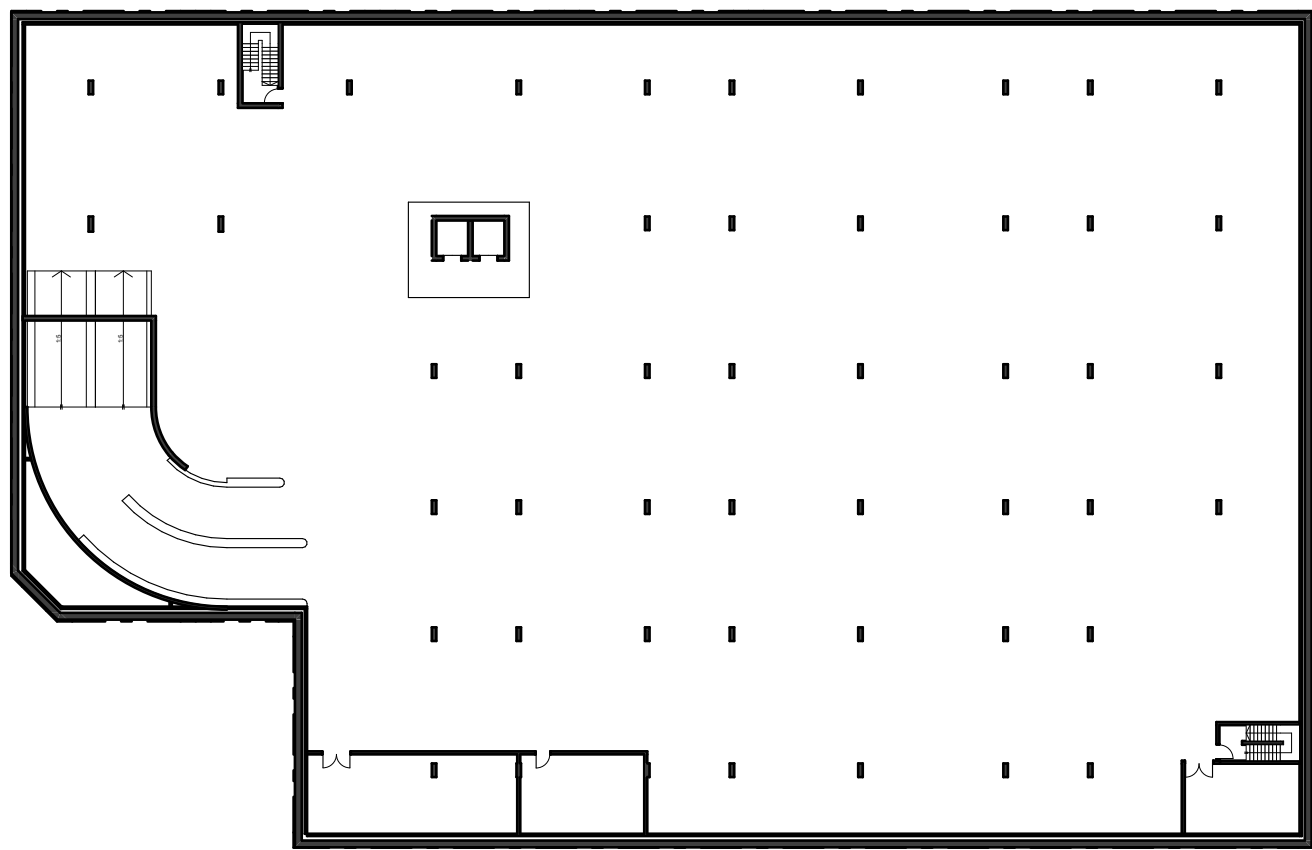
PROPOSED DEMOLITION SHOWN IN RED



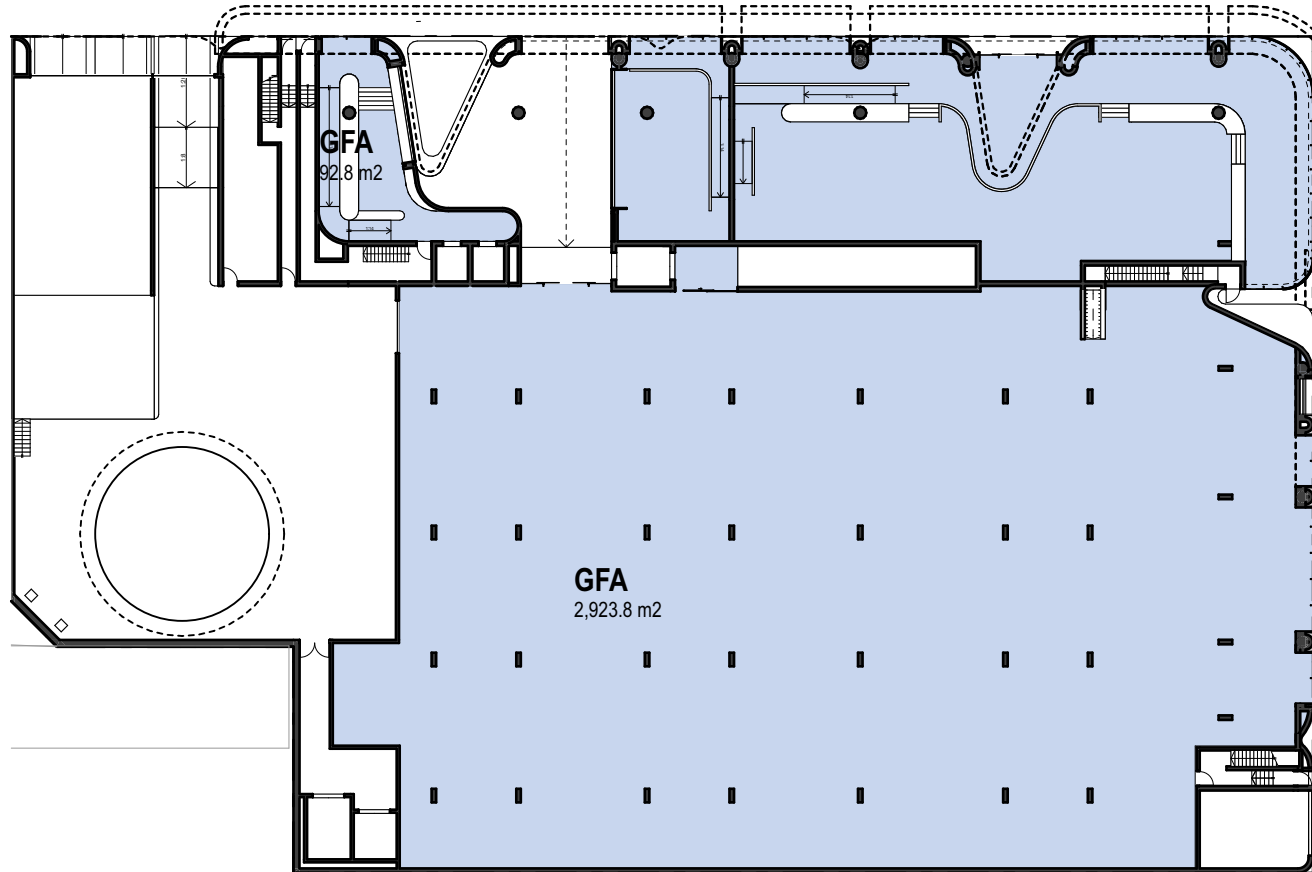


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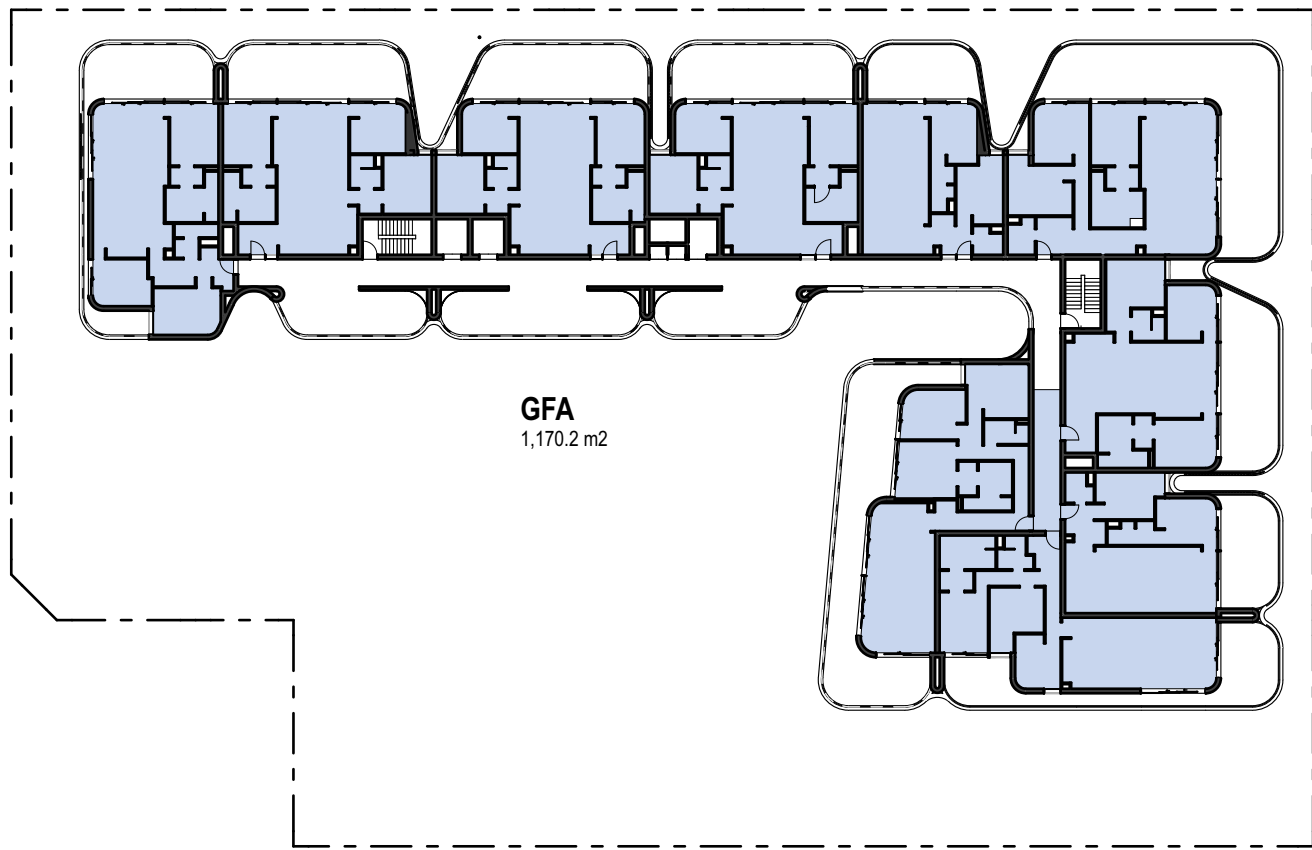
Legend



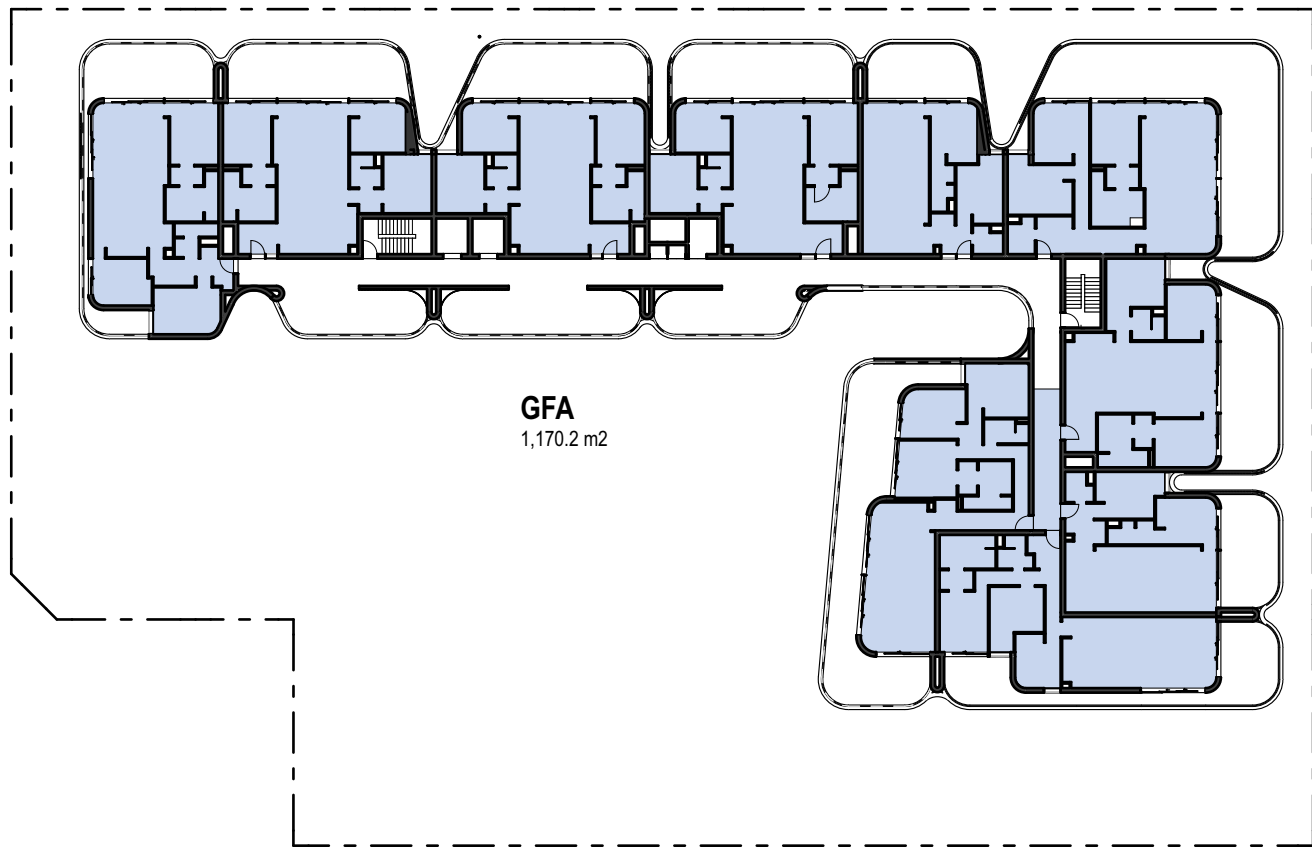
Basement 3



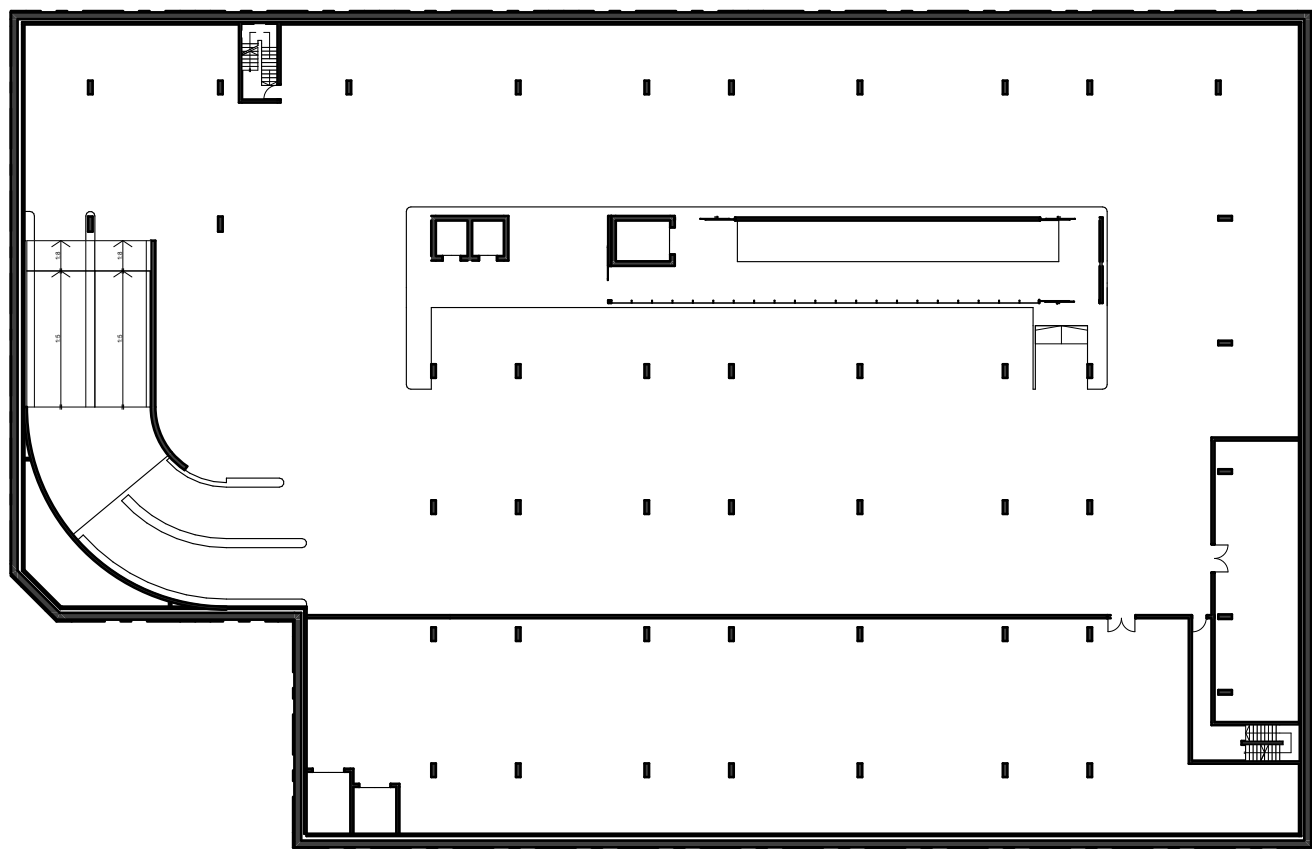
Ground Floor



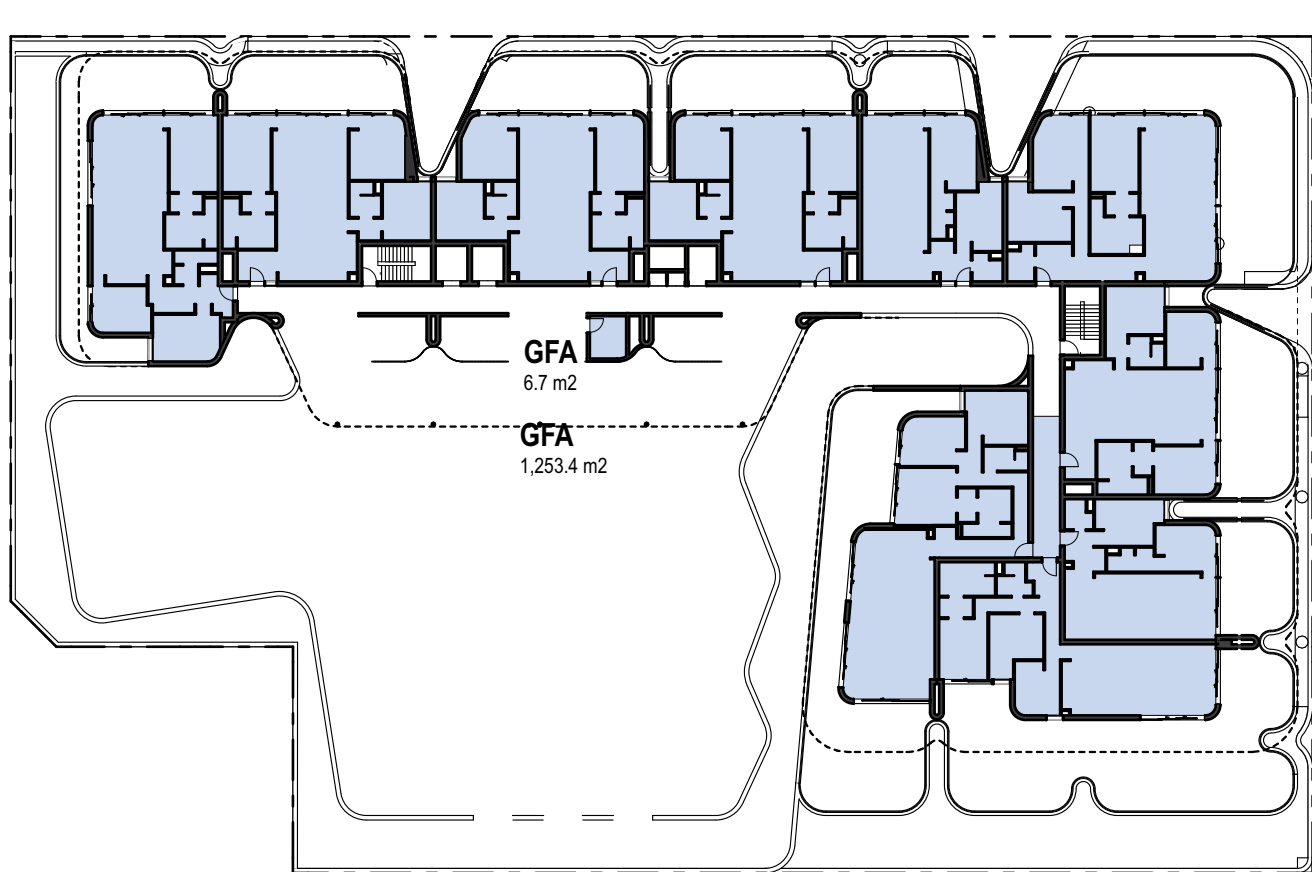
Level 03



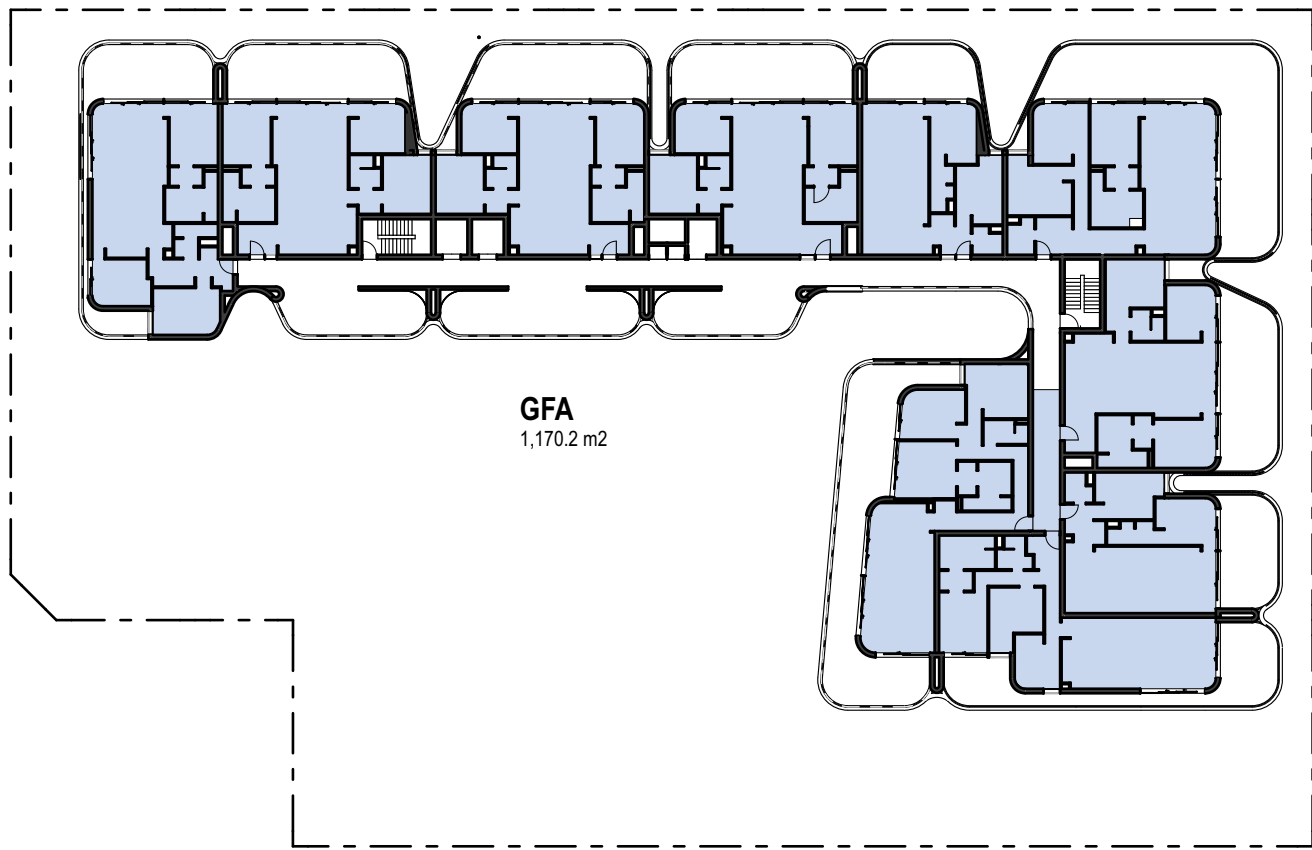
Level 05



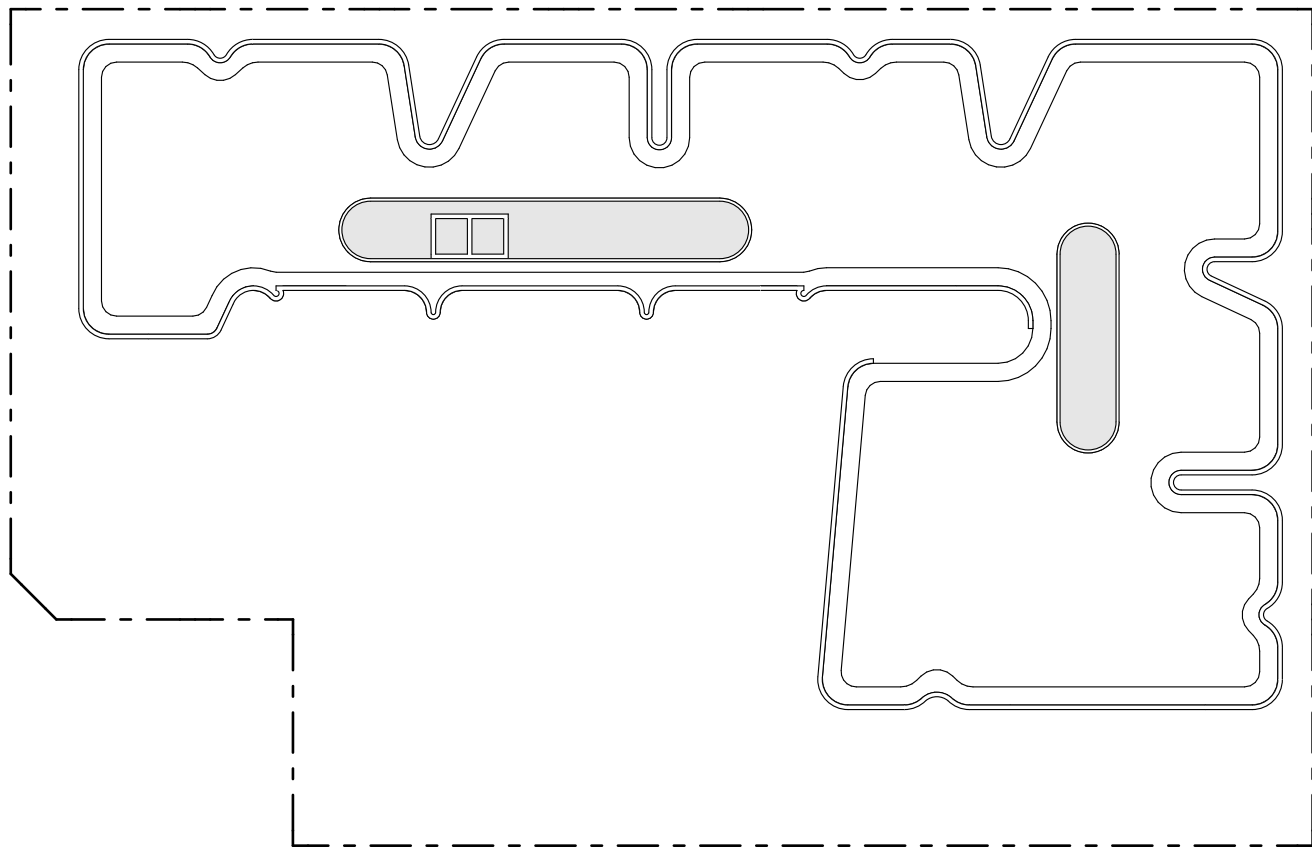
Basement 2



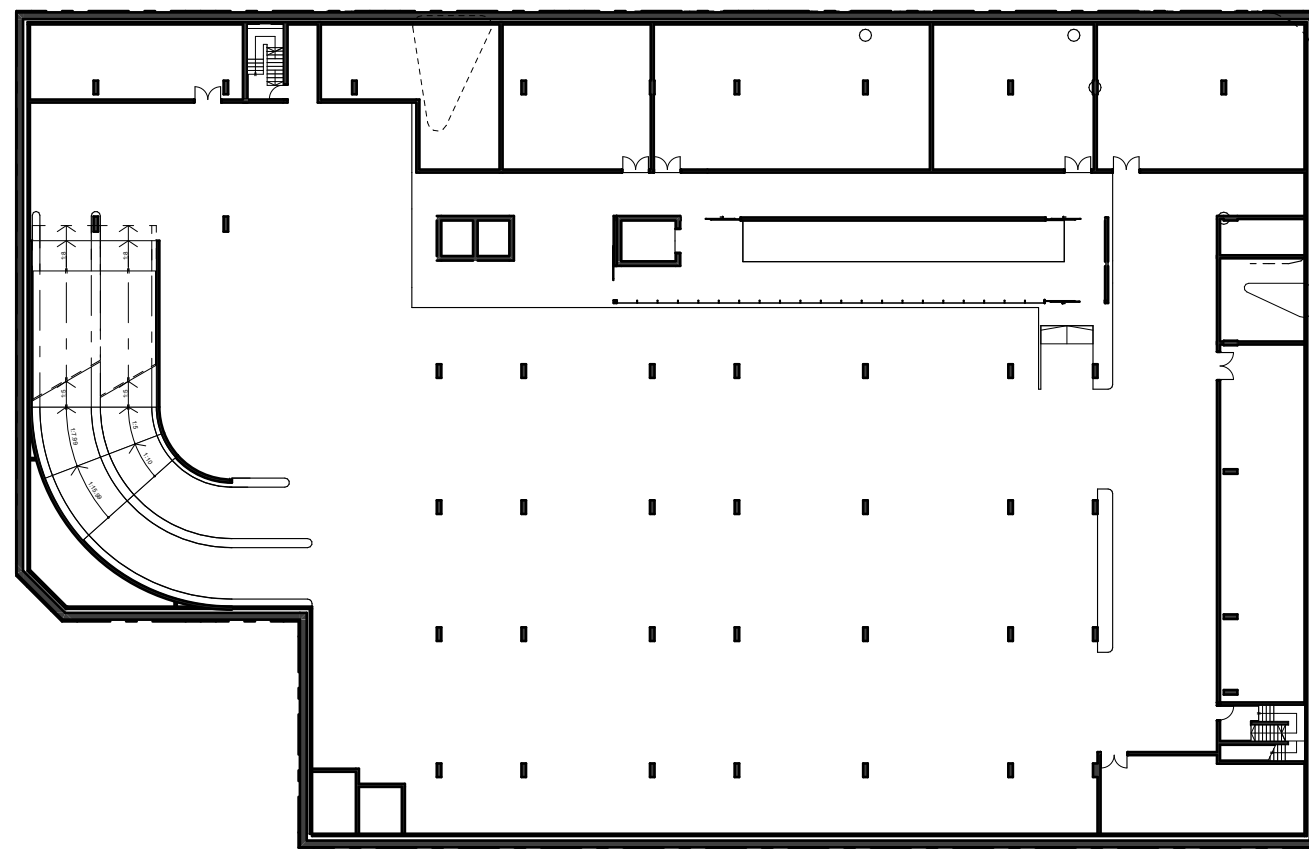
Level 01



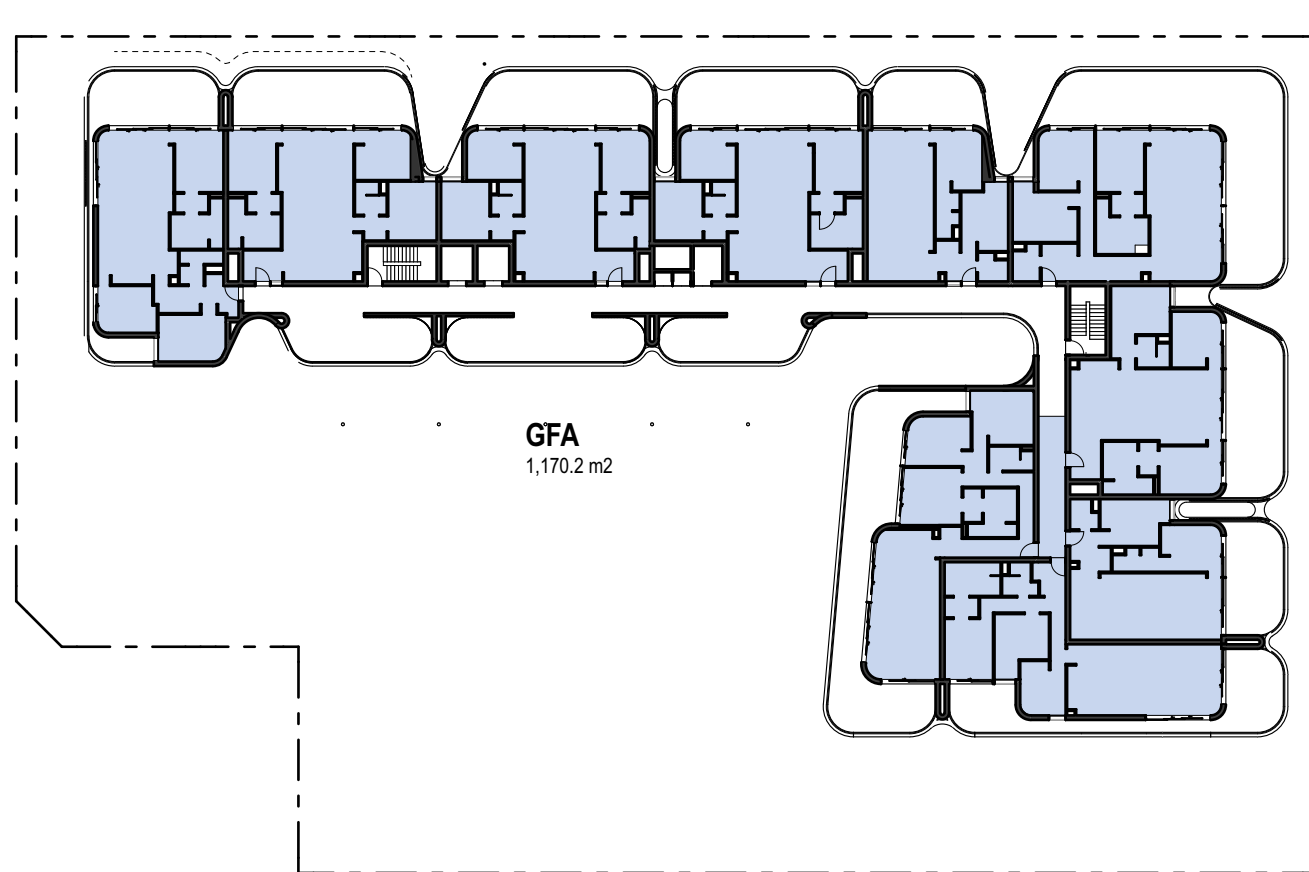
Level 04



Roof



Basement 1



Level 02

GFA Schedule

Floor (Story)	Room Name	Area
Ground Floor	GFA	3,016.68
		3,016.68 m²
Level 01	GFA	1,260.15
		1,260.15 m²
Level 02	GFA	1,170.16
		1,170.16 m²
Level 03	GFA	1,170.16
		1,170.16 m²
Level 04	GFA	1,170.16
		1,170.16 m²
Level 05	GFA	1,170.16
		1,170.16 m²
		8,957.47 m²

Site Area 4,479m²  
 Floor Space Ratio 2:1  
 Permissible GFA 8958m²

Apartments

50

**GFA Definition - Bayside Local Environmental Plan 2021**

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

03	20/9/2024	DA Submission	KT
02	13/9/2024	DA Submission	KT
01	8/9/2024	DA Submission - SECPP	KT

Rev	Date	Description	By	Chk
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 Australia  
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GFA Plans  
 GFA Plans

Scale  
 1:100 @ A1

Project Code  
 BRAM

First Issued  
 8/9/2024

Sheet No.  
 2800

Rev  
 03



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
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Legend

- FT01** Full height large format glazing framed with powdercoated aluminium framing. Vertical sliding sash windows provided to retail facing Ramsgate Road. Curved glazing provided to expressed corners.
- FT02** Off form concrete with textured finish
- FT03** Full height large format glazing framed with powdercoated aluminium framing.
- FT04** Full height large format glazing framed with powdercoated aluminium framing and sliding doors to balconies
- FT05** Full height glazing framed with powdercoated aluminium framing and operable awning window with limiter
- FT06** Rendered masonry with textured finish
- FT07** Full height powdercoated rod privacy screening
- FT08** Off form concrete
- FT09** Rendered masonry with textured finish
- BS02** Rendered masonry with textured finish. Ribbon to be optional Glass Reinforced Concrete
- BS03** Rendered masonry with textured finish

Notes

- ALL STAIRS, RAMPS AND HANDRAILS COMPLIANT WITH **AS1428.1**
- ALL ACC. SANITARY FACILITIES COMPLIANT WITH **AS1428.1**
- ALL ACC. CARPARK SPACES COMPLIANT WITH **AS2890.6**

DESIGN RESOLUTION

The drawings represent general architectural intent for the purpose of this planning permit only.

The internal layout is shown indicatively and is subject to further design development.

Location of plant, equipment and services on drawings is general and indicative, and does not include minor elements.

GRAPHIC PRESENTATION

Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

EXISTING STRUCTURES AND SERVICES

Extent and location of existing structures services is according to the available survey information and will need to be verified on site at later stage.

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04	20/9/2024	DA Submission	KT
03	13/9/2024	DA Submission	KT
02	8/9/2024	DA Submission - SECPP	KT
01	1/8/2024	DRP Meeting	KT

Rev	Date	Description	By	Chk
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**277 The Grand Parade Ramsgate**  
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**1:200 Elevations** **Scale**  
Elevations Sheet 1 - North and East 1:200 @ A1

**Project Code** **First Issued**  
BRAM 1/8/2024

**Sheet No.** **Rev**  
3000 04

1 ELEVATION North Elevation  
1:200



2 ELEVATION East Elevation  
1:200





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02	8/9/2024	DA Submission - SECP	KT
01	1/8/2024	DRP Meeting	KT

Rev	Date	Description	By	Chk
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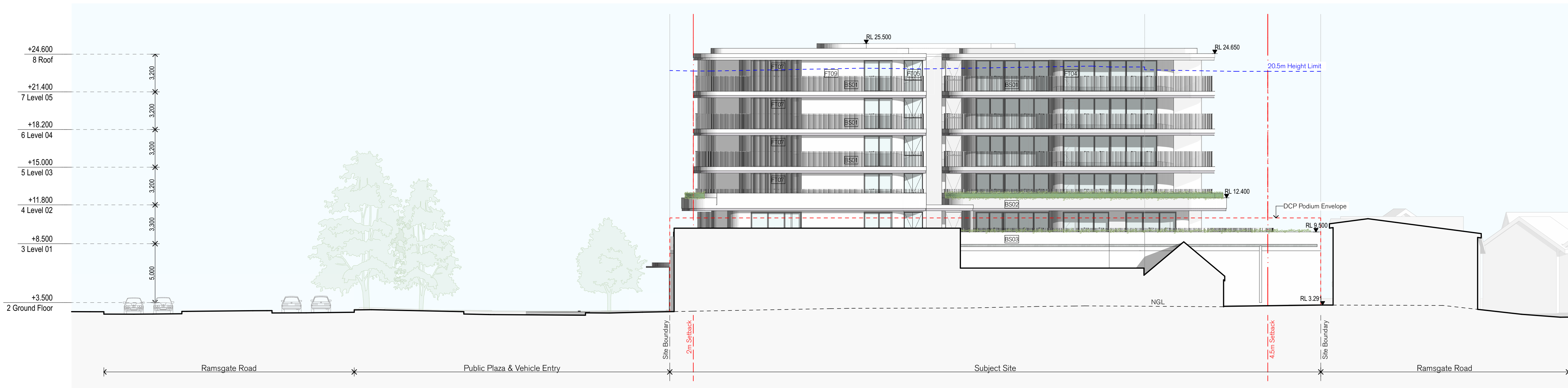
**277 The Grand Parade Ramsgate**  
Australia  
277 The Grand Parade Ramsgate  
Sydney NSW 2217

**1:200 Elevations** **Scale**  
Elevations Sheet 2 - West and South 1:200 @ A1

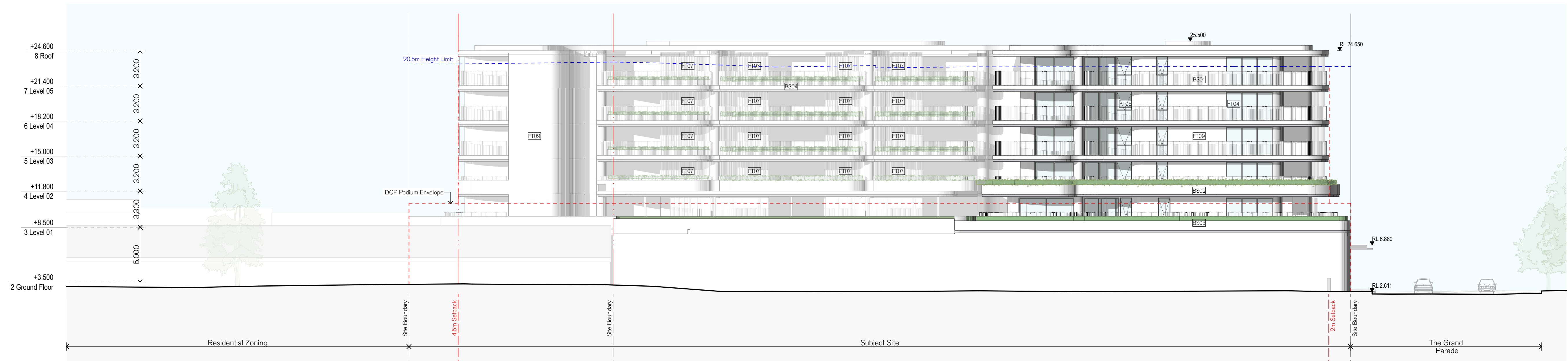
**Project Code** **First Issued**  
BRAM 1/8/2024

**Sheet No.** **Rev**  
3001 04

1 ELEVATION West Elevation  
1:200



2 ELEVATION South Elevation  
1:200





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02	8/9/2024	DA Submission - SECPP	KT
01	1/8/2024	DRP Meeting	KT

Rev	Date	Description	By	Chk
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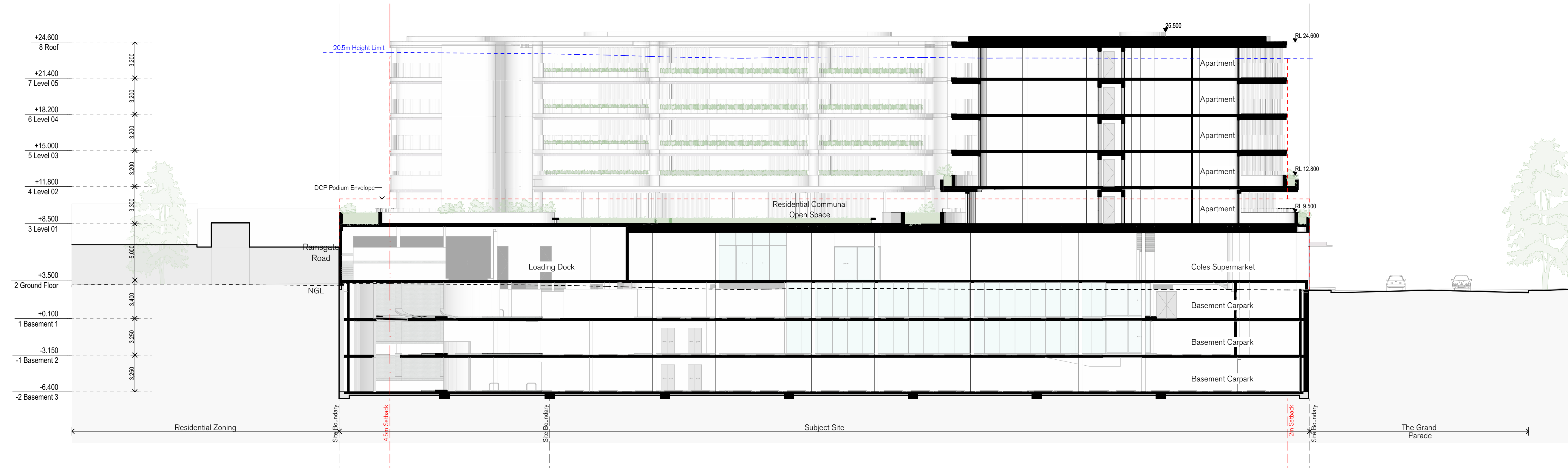
277 The Grand Parade Ramsgate

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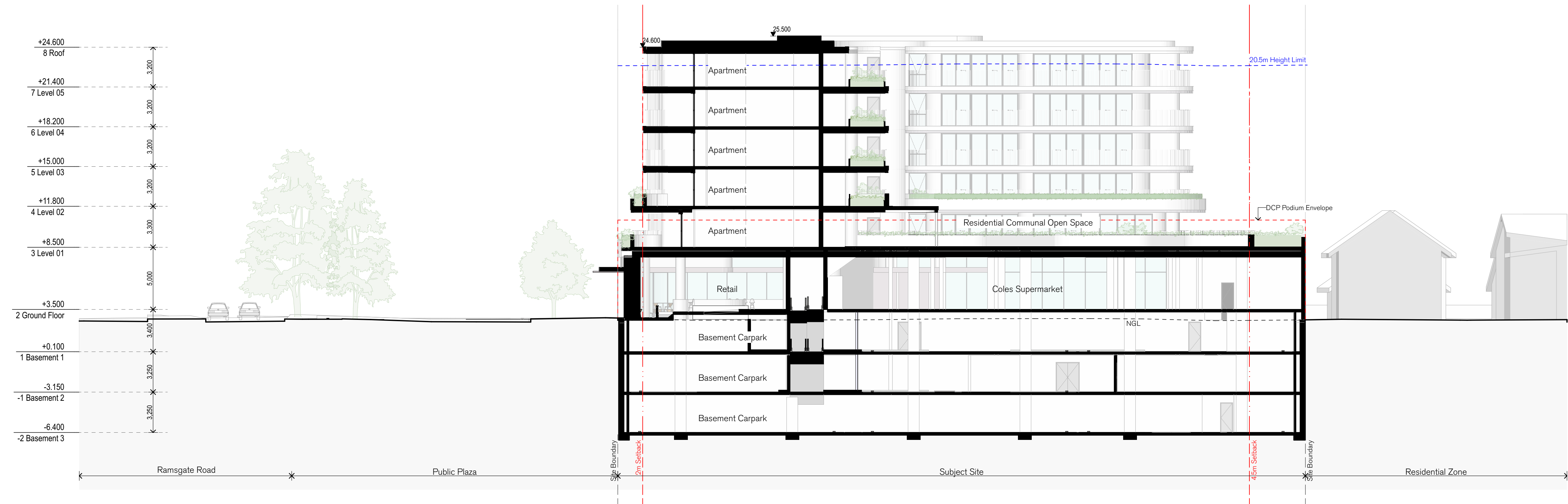
1:200 Sections	Scale
Sections Sheet 1	1:200 @ A1

Project Code	First Issued
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Sheet No.	Rev
4000	04



1 SECTION A-A  
1:200



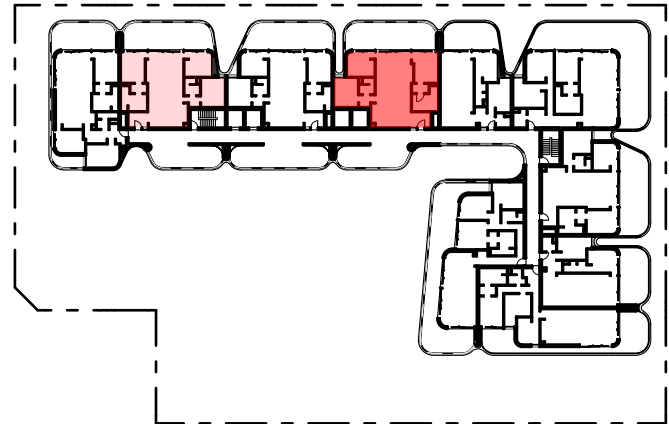
2 SECTION B-B  
1:200



General notes

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- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Keyplan



Legend

- Apartment No.2 - Adaptable
- Apartment No.4 - Adaptable

Adaptable Apartments

Bayside DCP Control - 3.6.2 C3.

A minimum 20% of total dwellings in new multi dwelling housing, shop top housing and residential flat buildings containing 10 or more dwellings must be adaptable dwellings and designed and constructed to a minimum Class C Certification under AS 4299 Adaptable Housing.

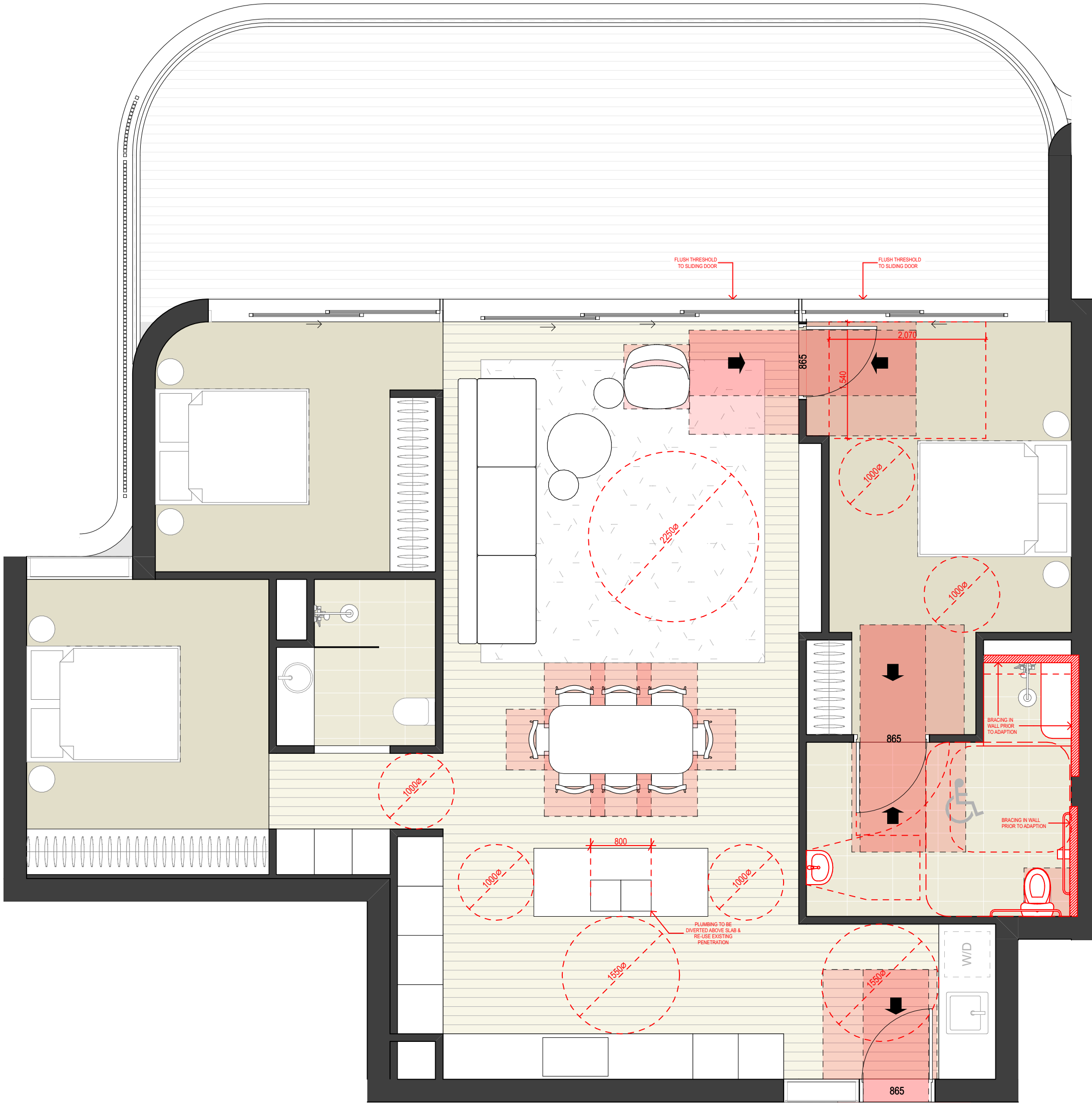
Total Apartments 50

Total Adaptable Apartments 10 (20%)

Floor (Story)	Zone Category	Room Number	Adaptable Apartment
Level 01			
RESIDENTIAL COMMUN...			
APT. 3BED	1.01		
APT. 3BED	1.02		
APT. 3BED	1.03		
APT. 3BED	1.04		
APT. 2BED	1.05		
APT. 3BED	1.06		
APT. 3BED	1.07		
APT. 2BED	1.08		
APT. 3BED	1.09		
APT. 3BED	1.10		
Level 02			
APT. 3BED	2.01		
APT. 3BED	2.02		
APT. 3BED	2.03		
APT. 3BED	2.04		
APT. 2BED	2.05		
APT. 3BED	2.06		
APT. 3BED	2.07		
APT. 2BED	2.08		
APT. 3BED	2.09		
APT. 3BED	2.10		
Level 03			
APT. 3BED	3.01		
APT. 3BED	3.02		
APT. 3BED	3.03		
APT. 3BED	3.04		
APT. 2BED	3.05		
APT. 3BED	3.06		
APT. 3BED	3.07		
APT. 2BED	3.08		
APT. 3BED	3.09		
APT. 3BED	3.10		
Level 04			
APT. 3BED	4.01		
APT. 3BED	4.02		
APT. 3BED	4.03		
APT. 3BED	4.04		
APT. 2BED	4.05		
APT. 3BED	4.06		
APT. 3BED	4.07		
APT. 2BED	4.08		
APT. 3BED	4.09		
APT. 3BED	4.10		
Level 05			
APT. 3BED	5.01		
APT. 3BED	5.02		
APT. 3BED	5.03		
APT. 3BED	5.04		
APT. 2BED	5.05		
APT. 3BED	5.06		
APT. 3BED	5.07		
APT. 2BED	5.08		
APT. 3BED	5.09		
APT. 3BED	5.10		



Apartment No.04 - Pre Adaptation Plan



Apartment No.04 - Post Adaptation Plan

03	20/9/2024	DA Submission	KT
02	13/8/2024	DA Submission	KT
01	8/9/2024	DA Submission - SCOP	KT

Rev	Date	Description	By	Chk
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Adaptable Apartment Plans  
Adaptable Apartment Plans

Scale  
1:200 @ A1

Project Code  
BRAM

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8/9/2024

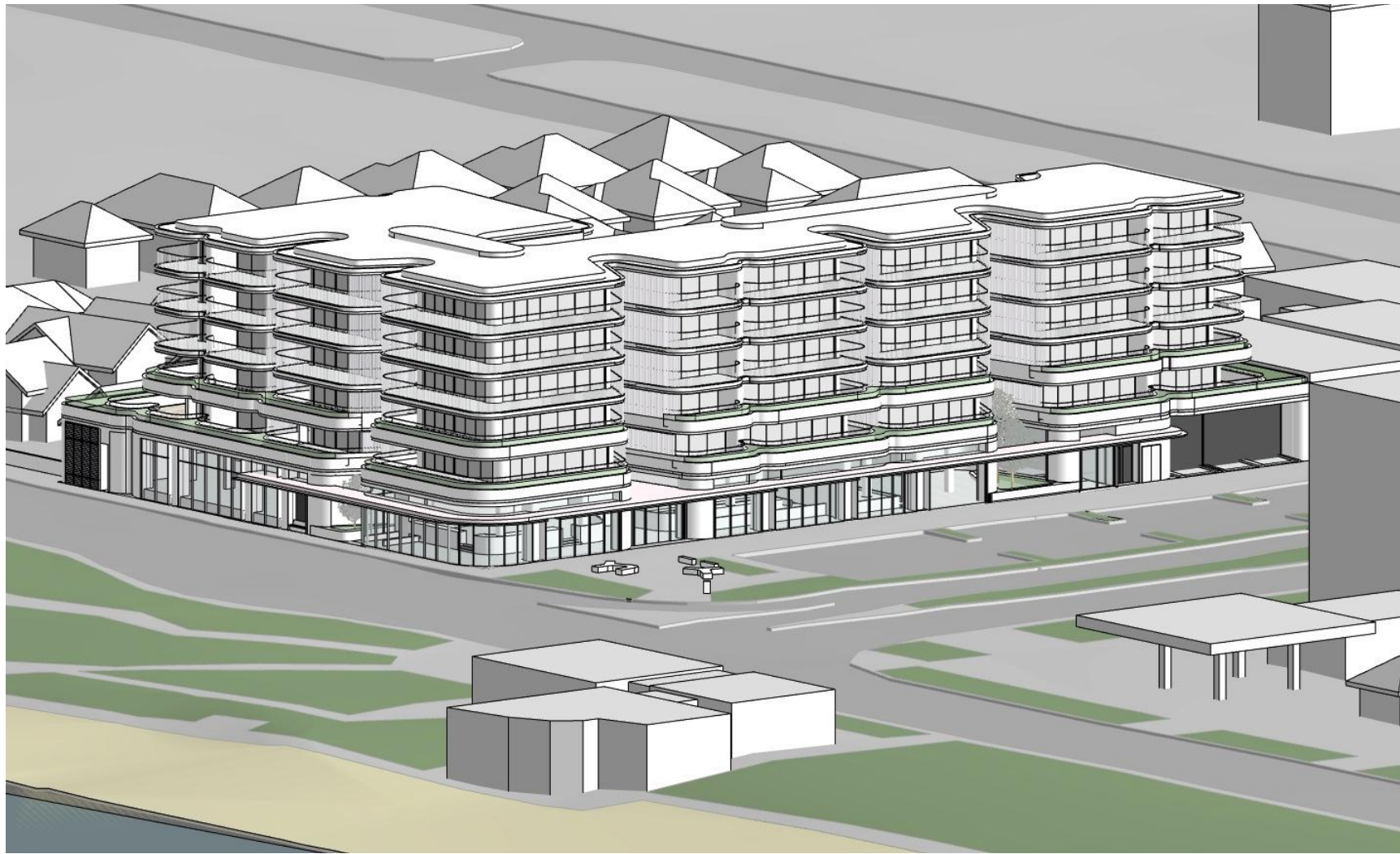
Sheet No.  
5700

Rev  
03

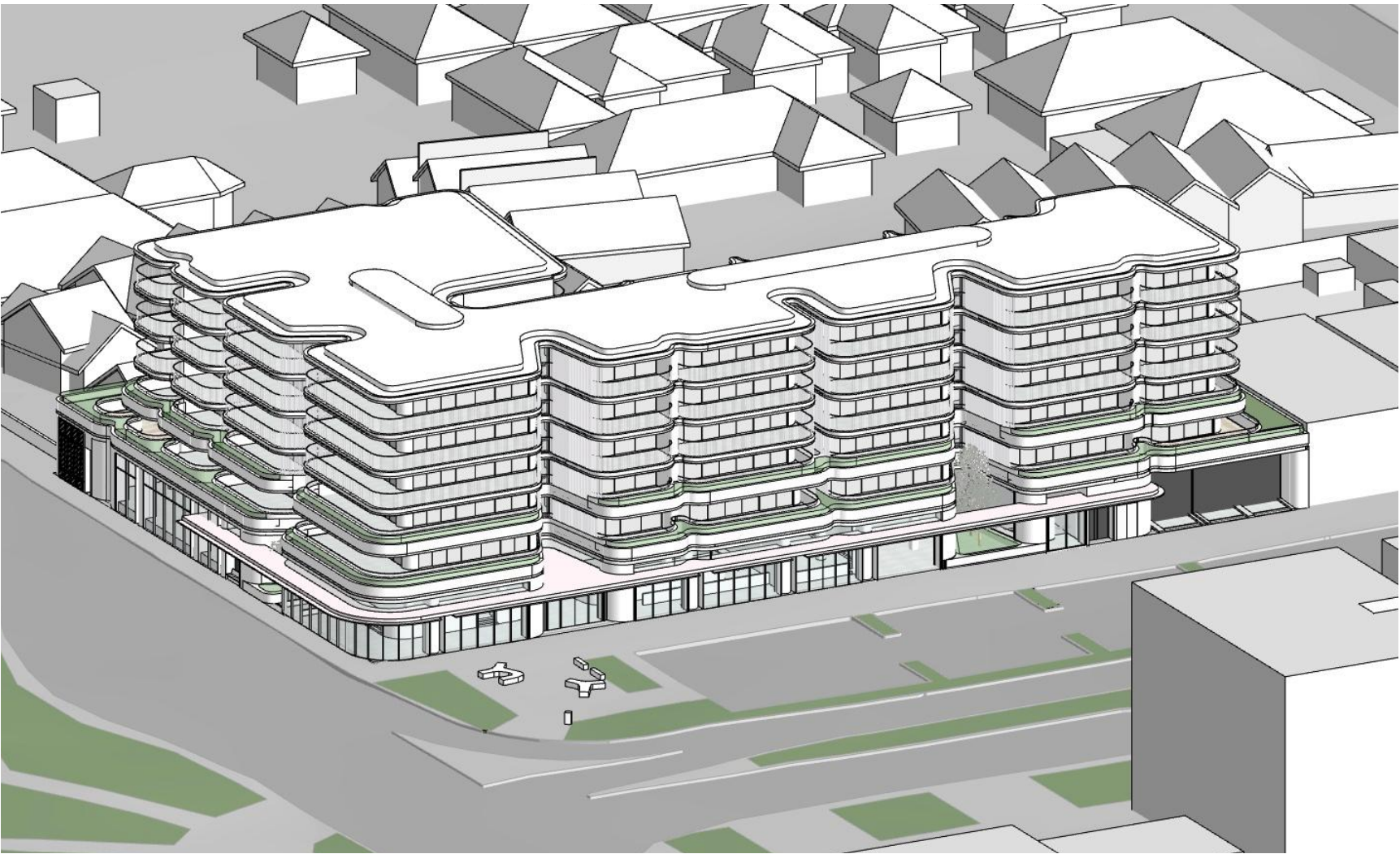


Sun Eye Views

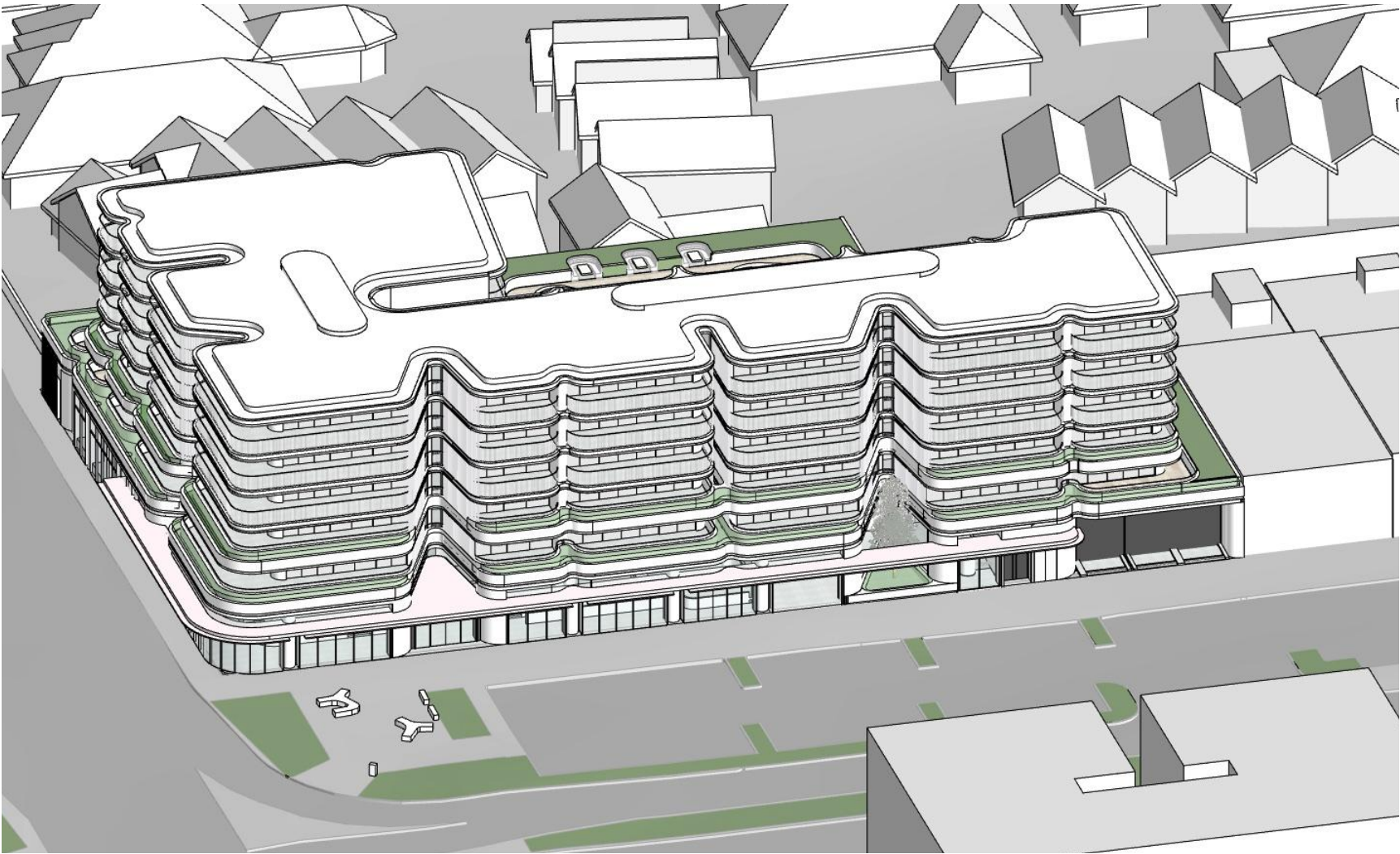
Winter Solstice June 21 8am - 4pm



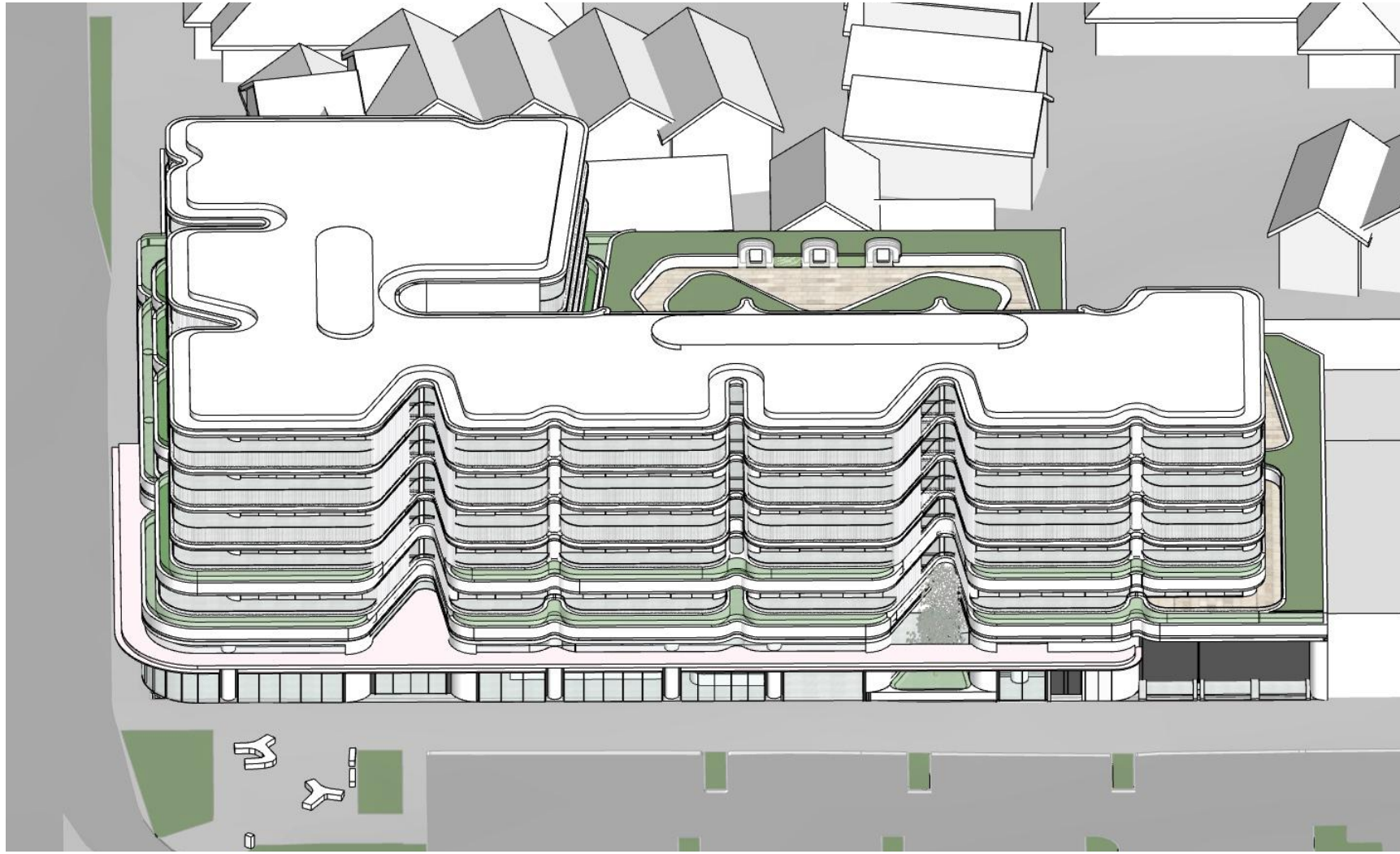
8am



9am



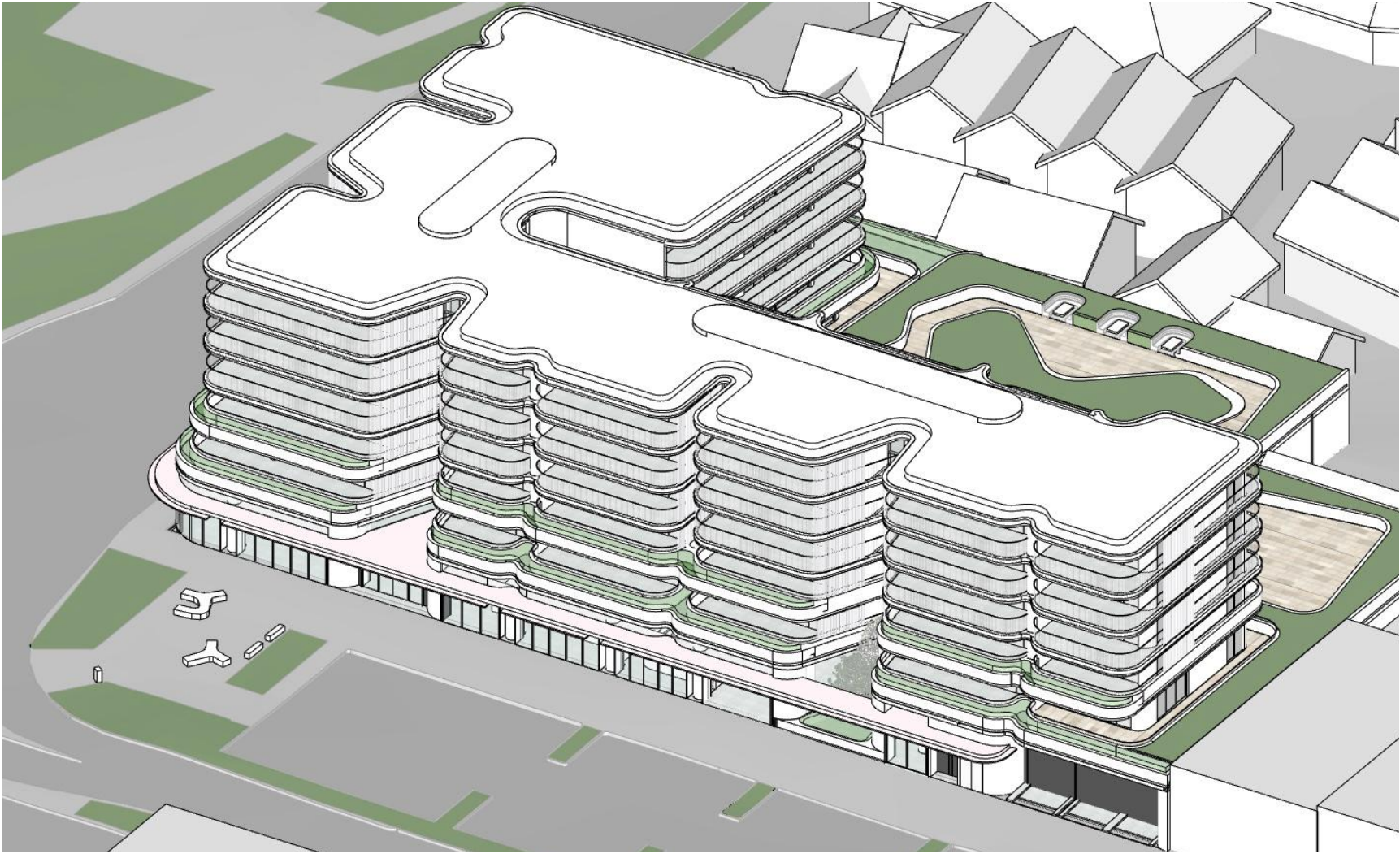
10am



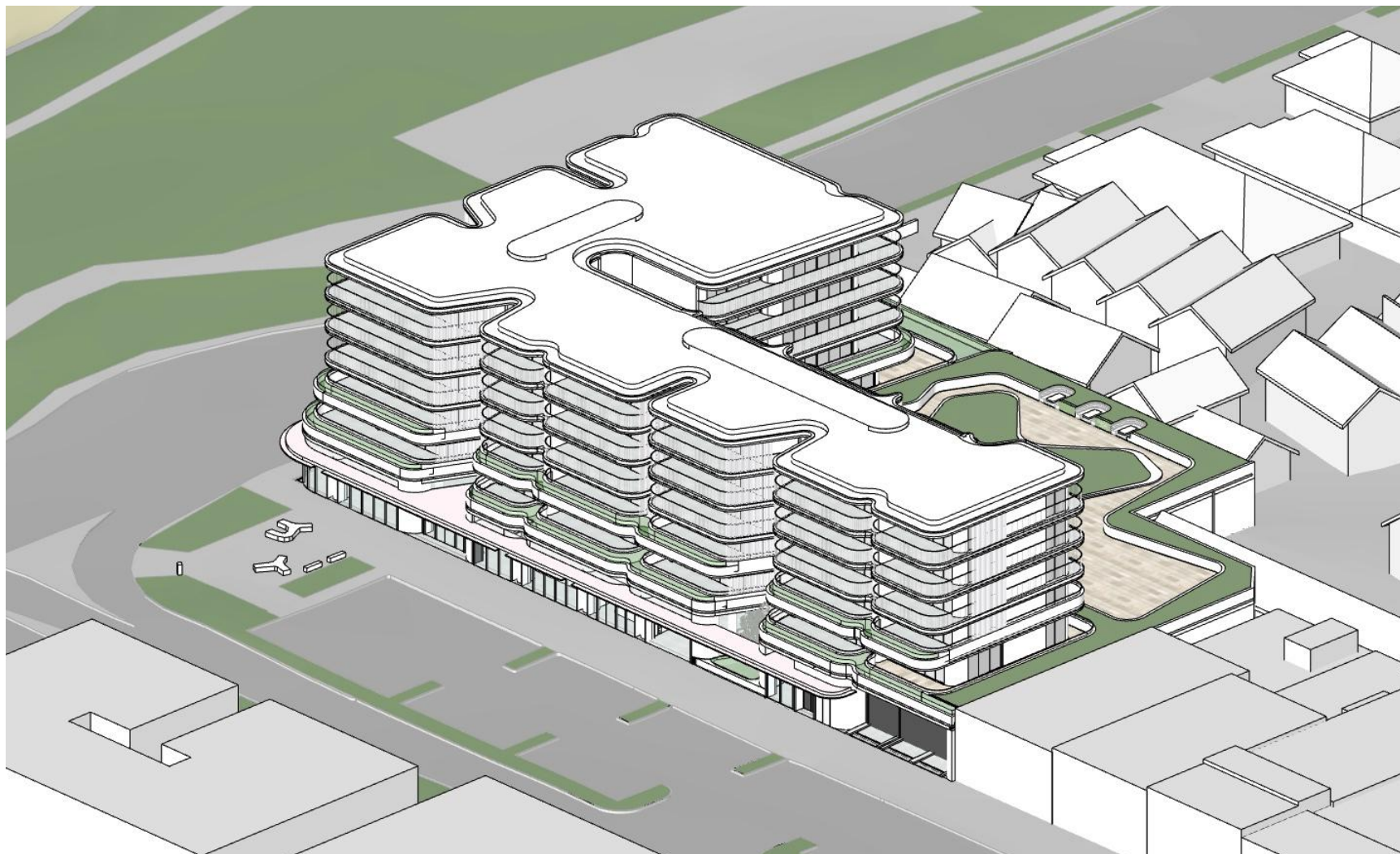
11am



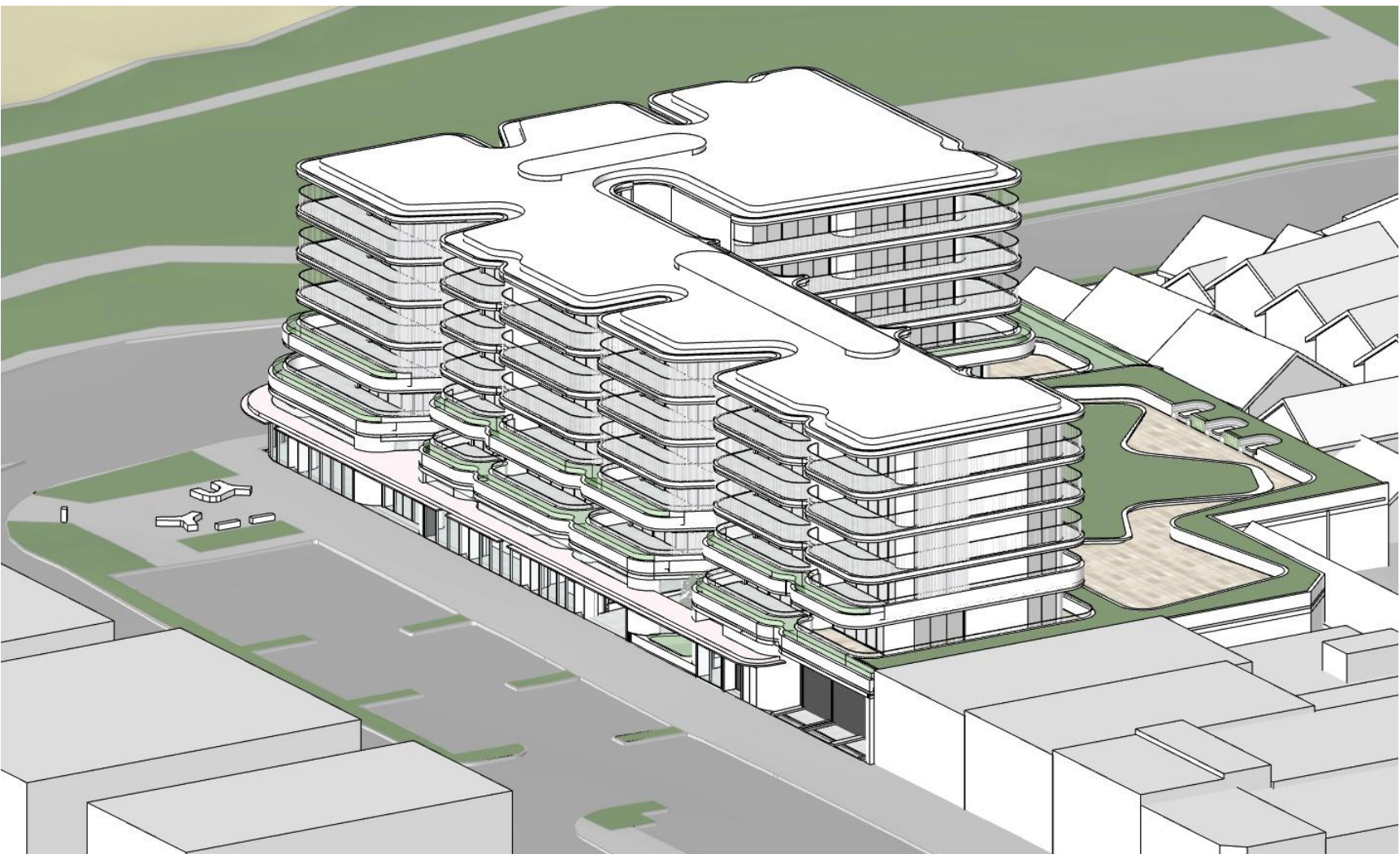
12 midday



1pm



2pm



3pm



4pm

General notes

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Legend

Winter Solstice June 21

02	20/9/2024	DA Submission	KT
01	13/9/2024	DA Submission	KT

Rev	Date	Description	By	Chk
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**277 The Grand Parade Ramsgate**  
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Compliance	Scale
Sun Eye Views	Not to Scale @ A1

Project Code	First Issued
BRAM	13/9/2024

Sheet No.	Rev
9100	02



- General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
  - All levels relative to 'Australian Height Datum'.
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  - Use figured dimensions only.

Legend

ADG Compliance - Solar Access

Objective 4A-1 | Design Criteria

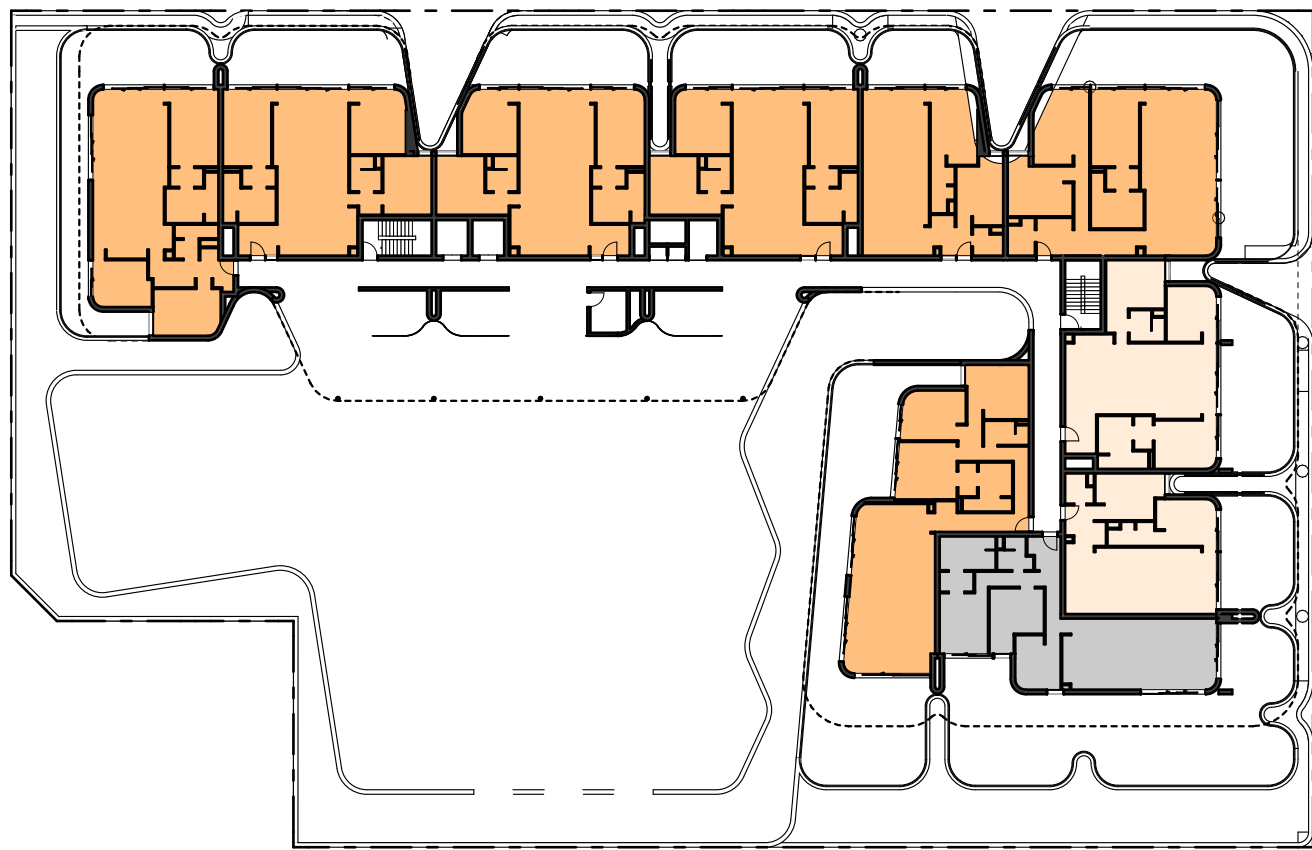
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas

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

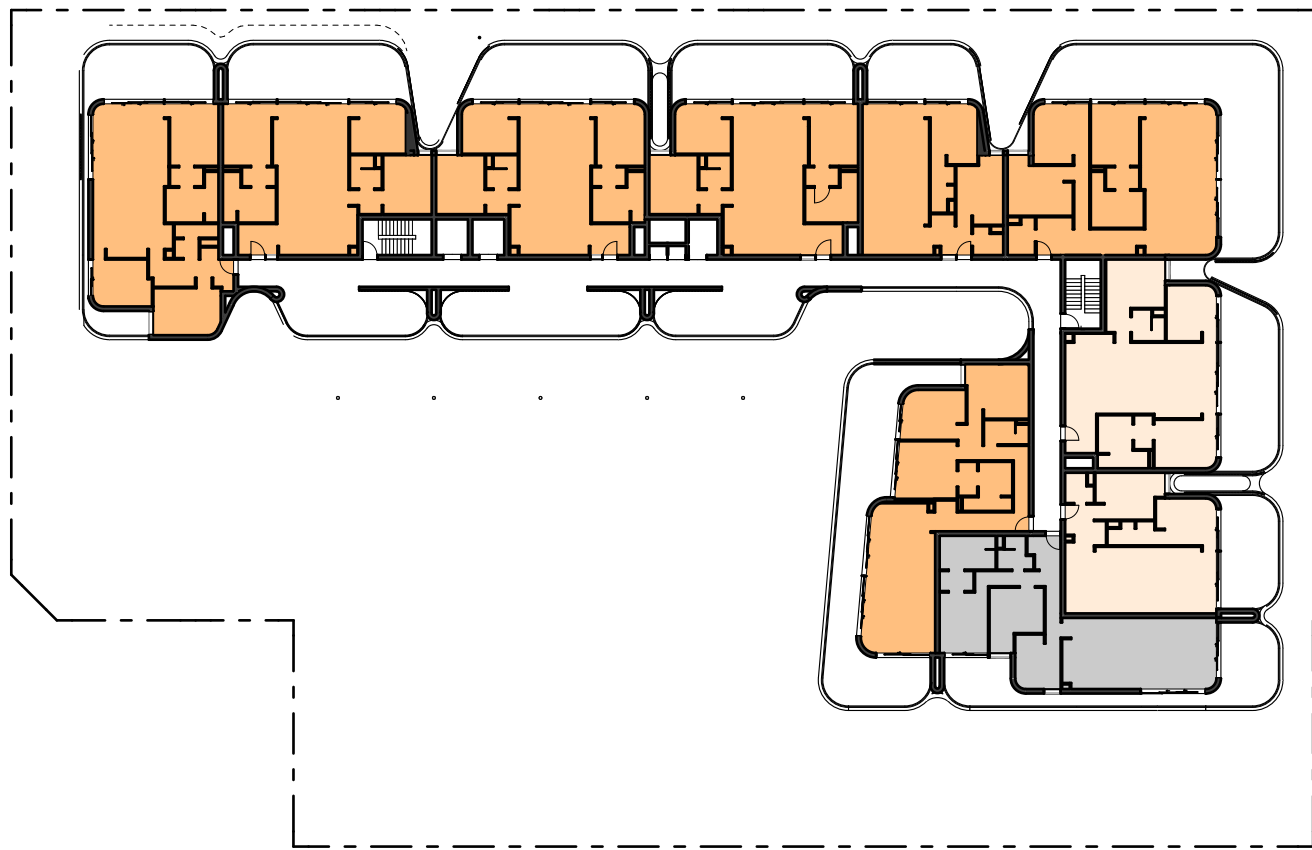
Apartments receiving >2h of sun at winter solstice	35 (70%)
Apartments receiving <2h of sun at winter solstice	10 (20%)
Apartments receiving no direct sun-light as winter solstice	5 (10%)

Total 50 Apartments

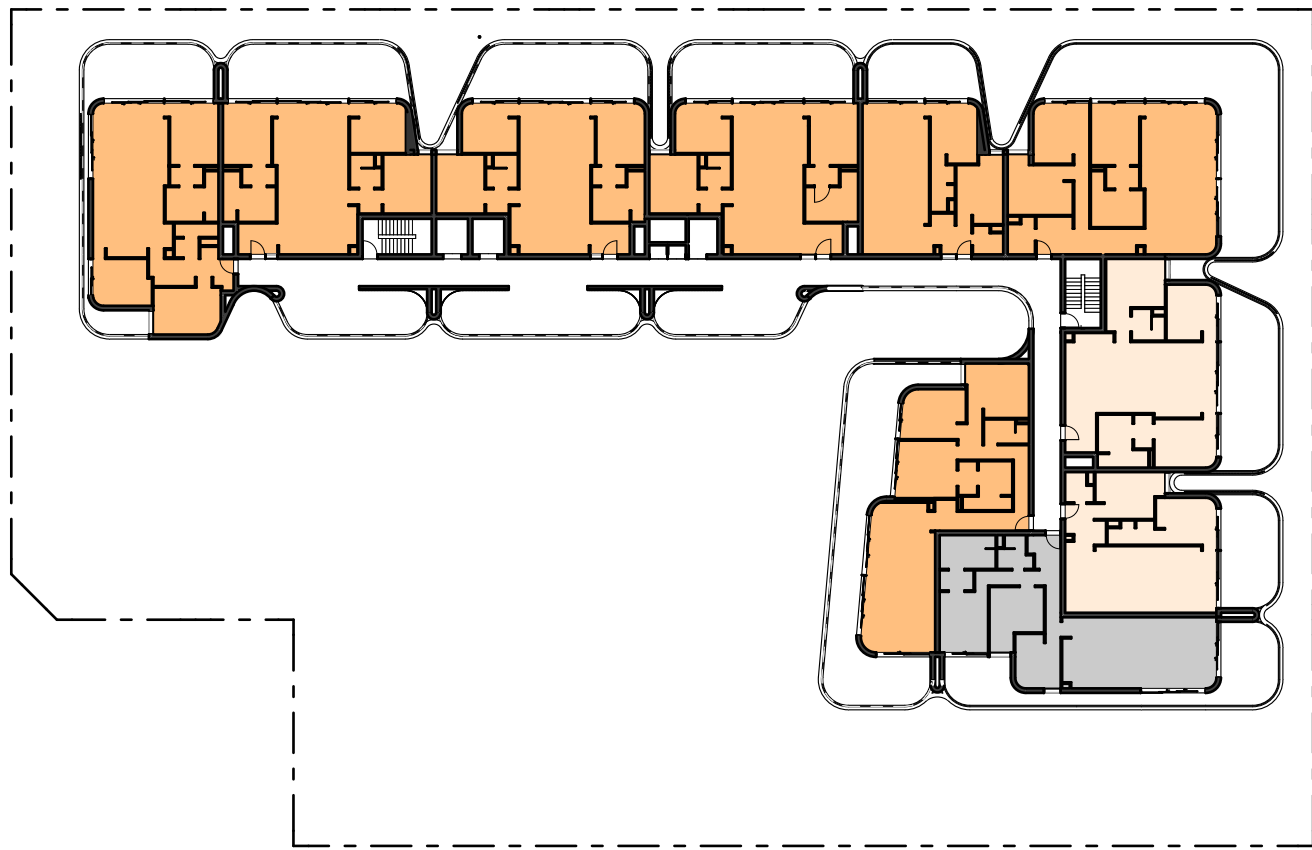
Floor (Story)	Zone Category	Room Number	Solar Access
Level 01	RESIDENTIAL COMMUN...	---	---
		APT. 3BED	1.01
		APT. 3BED	1.02
		APT. 3BED	1.03
		APT. 3BED	1.04
		APT. 2BED	1.05
		APT. 3BED	1.06
		APT. 3BED	1.07
		APT. 2BED	1.08
		APT. 3BED	1.09
		APT. 3BED	1.10
Level 02		APT. 3BED	2.01
		APT. 3BED	2.02
		APT. 3BED	2.03
		APT. 3BED	2.04
		APT. 3BED	2.05
		APT. 3BED	2.06
		APT. 3BED	2.07
		APT. 2BED	2.08
		APT. 3BED	2.09
		APT. 3BED	2.10
Level 03		APT. 3BED	3.01
		APT. 3BED	3.02
		APT. 3BED	3.03
		APT. 3BED	3.04
		APT. 2BED	3.05
		APT. 3BED	3.06
		APT. 3BED	3.07
		APT. 2BED	3.08
		APT. 3BED	3.09
		APT. 3BED	3.10
Level 04		APT. 3BED	4.01
		APT. 3BED	4.02
		APT. 3BED	4.03
		APT. 3BED	4.04
		APT. 2BED	4.05
		APT. 3BED	4.06
		APT. 3BED	4.07
		APT. 2BED	4.08
		APT. 3BED	4.09
		APT. 3BED	4.10
Level 05		APT. 3BED	5.01
		APT. 3BED	5.02
		APT. 3BED	5.03
		APT. 3BED	5.04
		APT. 2BED	5.05
		APT. 3BED	5.06
		APT. 3BED	5.07
		APT. 2BED	5.08
		APT. 3BED	5.09
		APT. 3BED	5.10



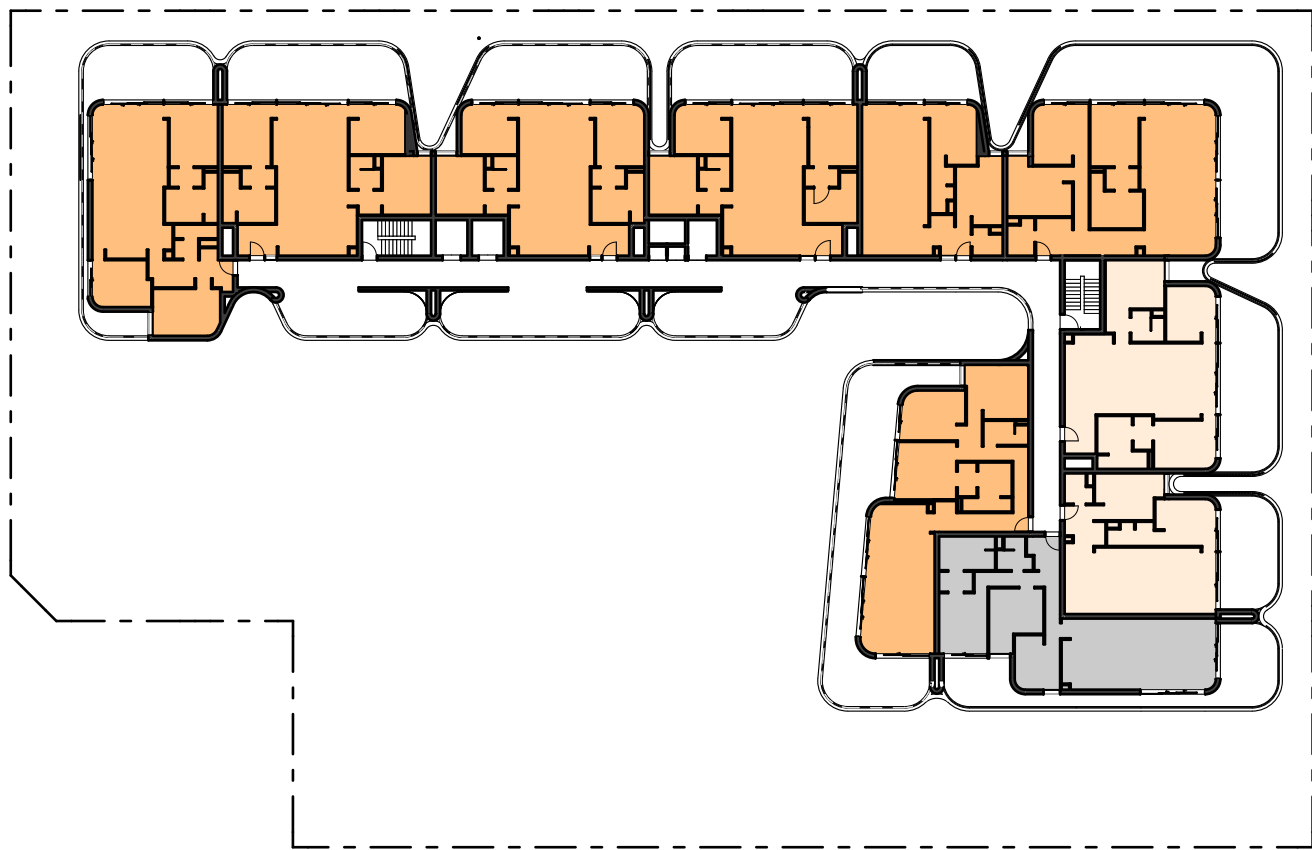
Level 01



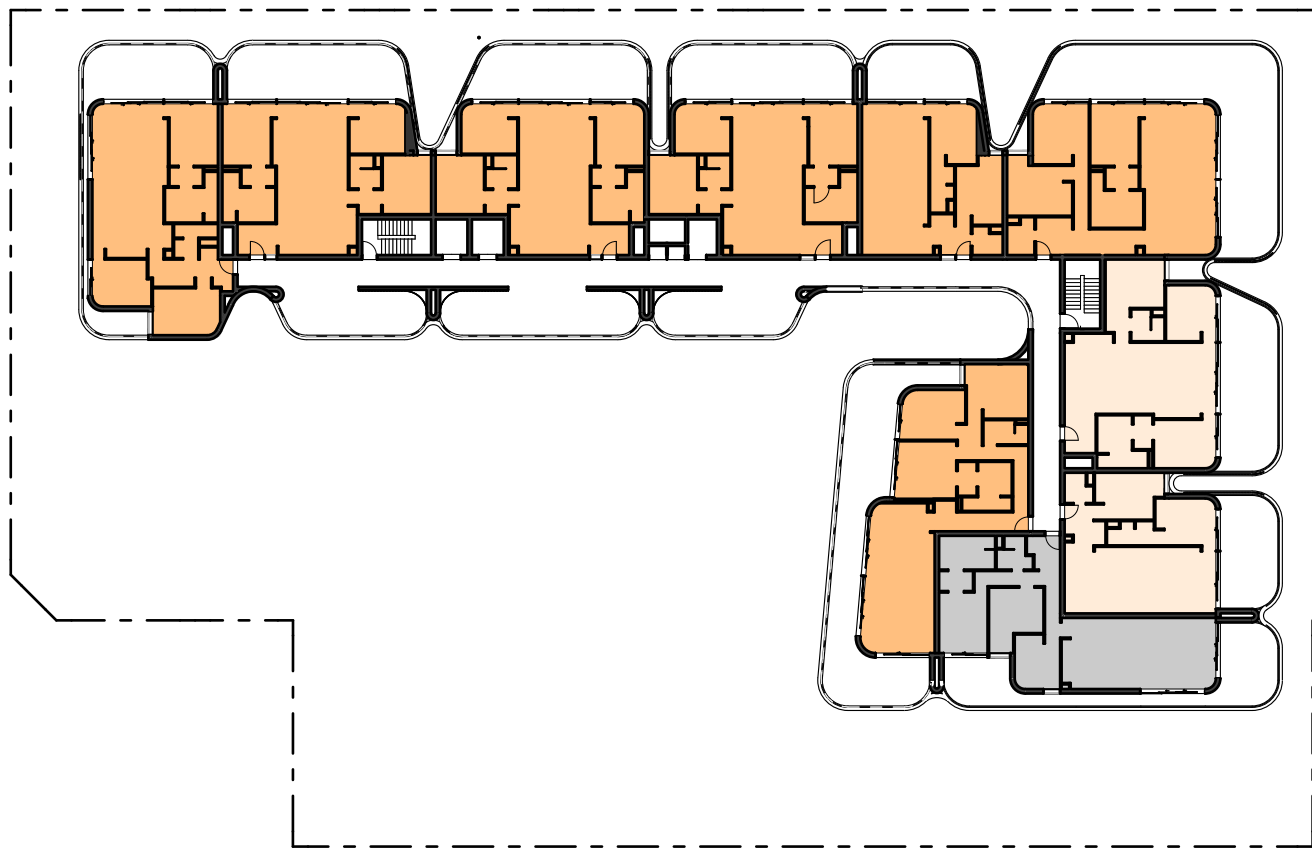
Level 02



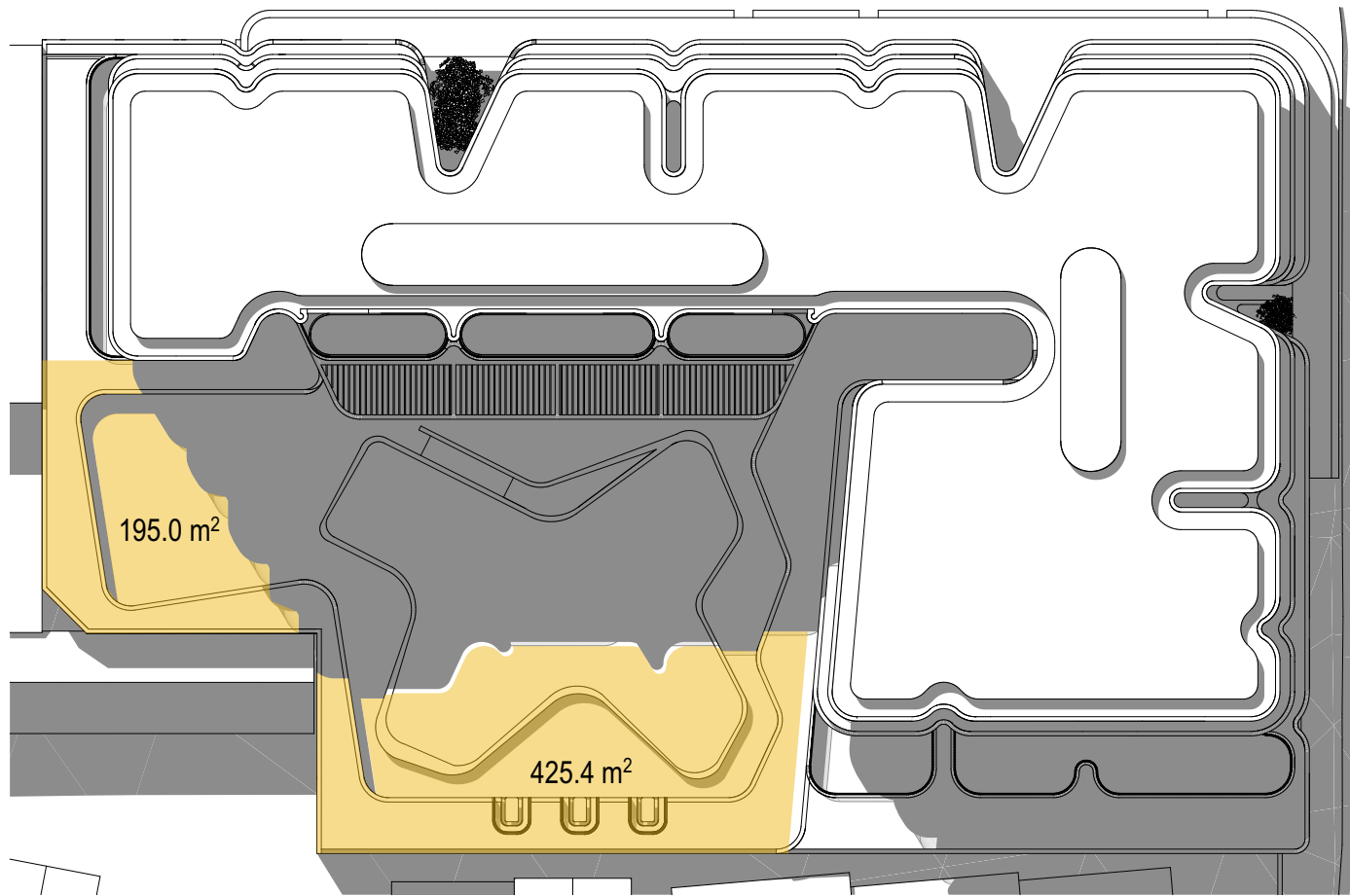
Level 03



Level 04



Level 05



Level 1 Communal Open Space - June 21 1pm

Communal Open Space - Solar Access

Objective 3D-1 | Design Criteria

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Bayside DCP Control

C5 a) have a minimum area of 40% that has sunlight at 1pm on 21 June

Communal Open Space Total Area	1245m <sup>2</sup>
Minimum Solar Access Area Required	498m <sup>2</sup> (40%)

Total Area Achieved 620.4m<sup>2</sup>(50%)



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Legend

ADG Compliance - Cross Ventilation

Objective 4B-3 | Design Criteria

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

Apartments with natural cross-ventilation	40 (80%)	
Apartments without natural cross-ventilation	10 (20%)	

Apartments with natural cross-ventilation (Overall) 40 (80%)

Total 50 Apartments

Floor (Story)	Zone Category	Room Number	Cross Ventilation
Level 01			
	RESIDENTIAL COMMUN...		---
	APT. 3BED	1.01	Compliant
	APT. 3BED	1.02	Compliant
	APT. 3BED	1.03	Compliant
	APT. 3BED	1.04	Compliant
	APT. 2BED	1.05	Compliant
	APT. 3BED	1.06	Compliant
	APT. 3BED	1.07	Non-Compliant
	APT. 2BED	1.08	Non-Compliant
	APT. 3BED	1.09	Compliant
	APT. 3BED	1.10	Compliant
Level 02			
	APT. 3BED	2.01	Compliant
	APT. 3BED	2.02	Compliant
	APT. 3BED	2.03	Compliant
	APT. 3BED	2.04	Compliant
	APT. 3BED	2.05	Compliant
	APT. 3BED	2.06	Compliant
	APT. 3BED	2.07	Non-Compliant
	APT. 2BED	2.08	Non-Compliant
	APT. 3BED	2.09	Compliant
	APT. 3BED	2.10	Compliant
Level 03			
	APT. 3BED	3.01	Compliant
	APT. 3BED	3.02	Compliant
	APT. 3BED	3.03	Compliant
	APT. 3BED	3.04	Compliant
	APT. 2BED	3.05	Compliant
	APT. 3BED	3.06	Compliant
	APT. 3BED	3.07	Non-Compliant
	APT. 2BED	3.08	Non-Compliant
	APT. 3BED	3.09	Compliant
	APT. 3BED	3.10	Compliant
Level 04			
	APT. 3BED	4.01	Compliant
	APT. 3BED	4.02	Compliant
	APT. 3BED	4.03	Compliant
	APT. 3BED	4.04	Compliant
	APT. 2BED	4.05	Compliant
	APT. 3BED	4.06	Compliant
	APT. 3BED	4.07	Non-Compliant
	APT. 2BED	4.08	Non-Compliant
	APT. 3BED	4.09	Compliant
	APT. 3BED	4.10	Compliant
Level 05			
	APT. 3BED	5.01	Compliant
	APT. 3BED	5.02	Compliant
	APT. 3BED	5.03	Compliant
	APT. 3BED	5.04	Compliant
	APT. 2BED	5.05	Compliant
	APT. 3BED	5.06	Compliant
	APT. 3BED	5.07	Non-Compliant
	APT. 2BED	5.08	Non-Compliant
	APT. 3BED	5.09	Compliant
	APT. 3BED	5.10	Compliant

03	20/9/2024	DA Submission	KT
02	13/8/2024	DA Submission	KT
01	8/9/2024	DA Submission - SCOP	KT

Rev	Date	Description	By	Chk
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277 The Grand Parade Ramsgate  
Australia  
277 The Grand Parade Ramsgate  
Sydney NSW 2217

Compliance ADG Compliance - Cross Ventilation  
Scale 1:500 @ A1

Project Code BRAM  
First Issued 8/9/2024

Sheet No. 9102  
Rev 03



Shadow Diagrams

Winter Solstice June 21 9am - 3pm



9am



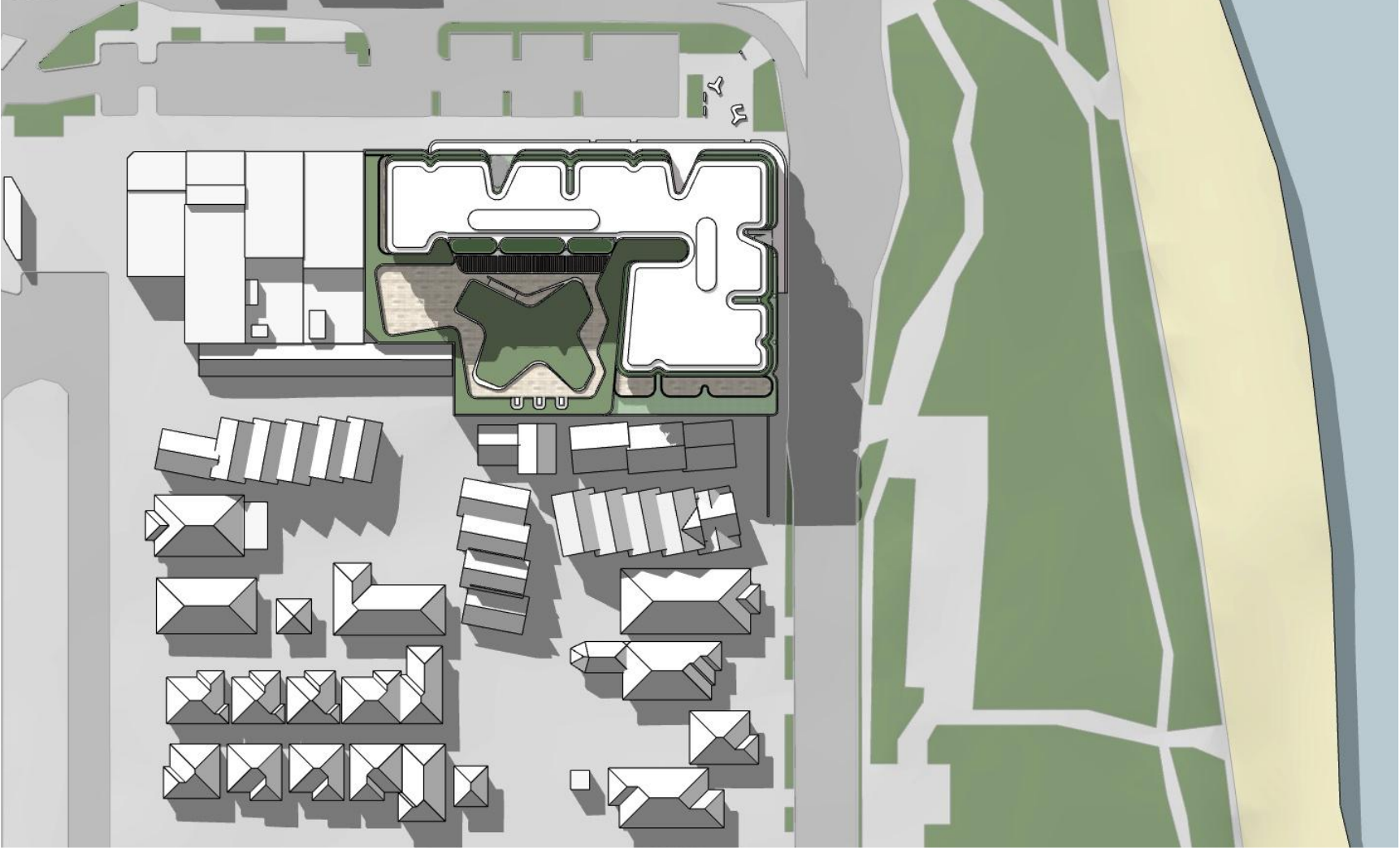
10am



11am



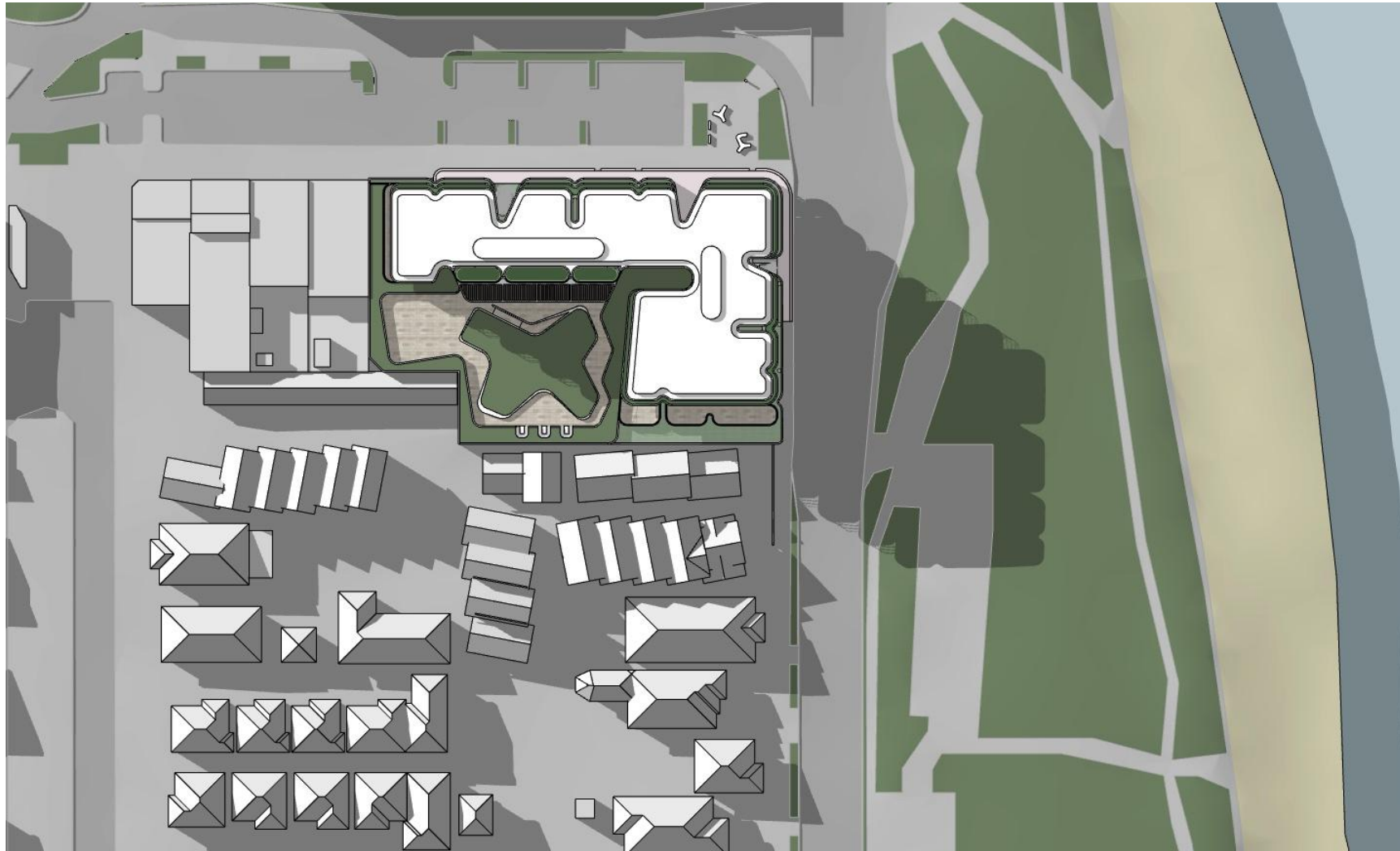
12pm



1pm



2pm



3pm

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

02	20/9/2024	DA Submission	KT
01	13/9/2024	DA Submission	KT

Rev	Date	Description	By	Chk
-----	------	-------------	----	-----

277 The Grand Parade Ramsgate

Australia  
277 The Grand Parade Ramsgate  
Sydney NSW 2217

Compliance	Scale
Shadow Diagrams	Not to Scale @ A1

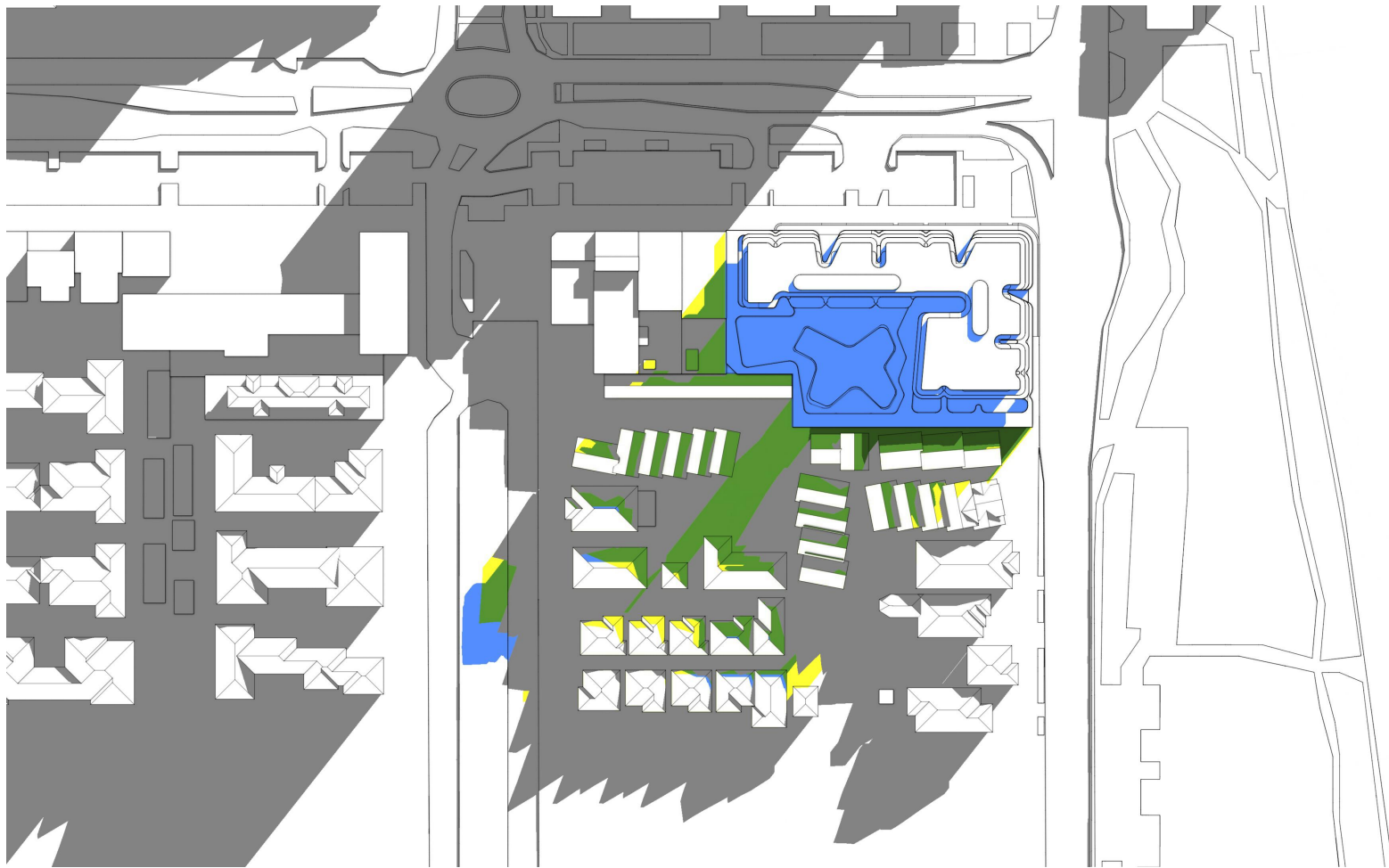
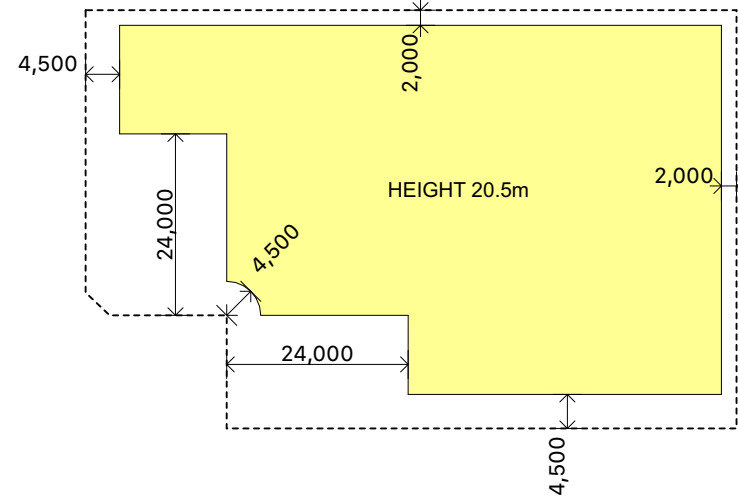
Project Code	First Issued
BRAM	13/9/2024

Sheet No.	Rev
9103	02



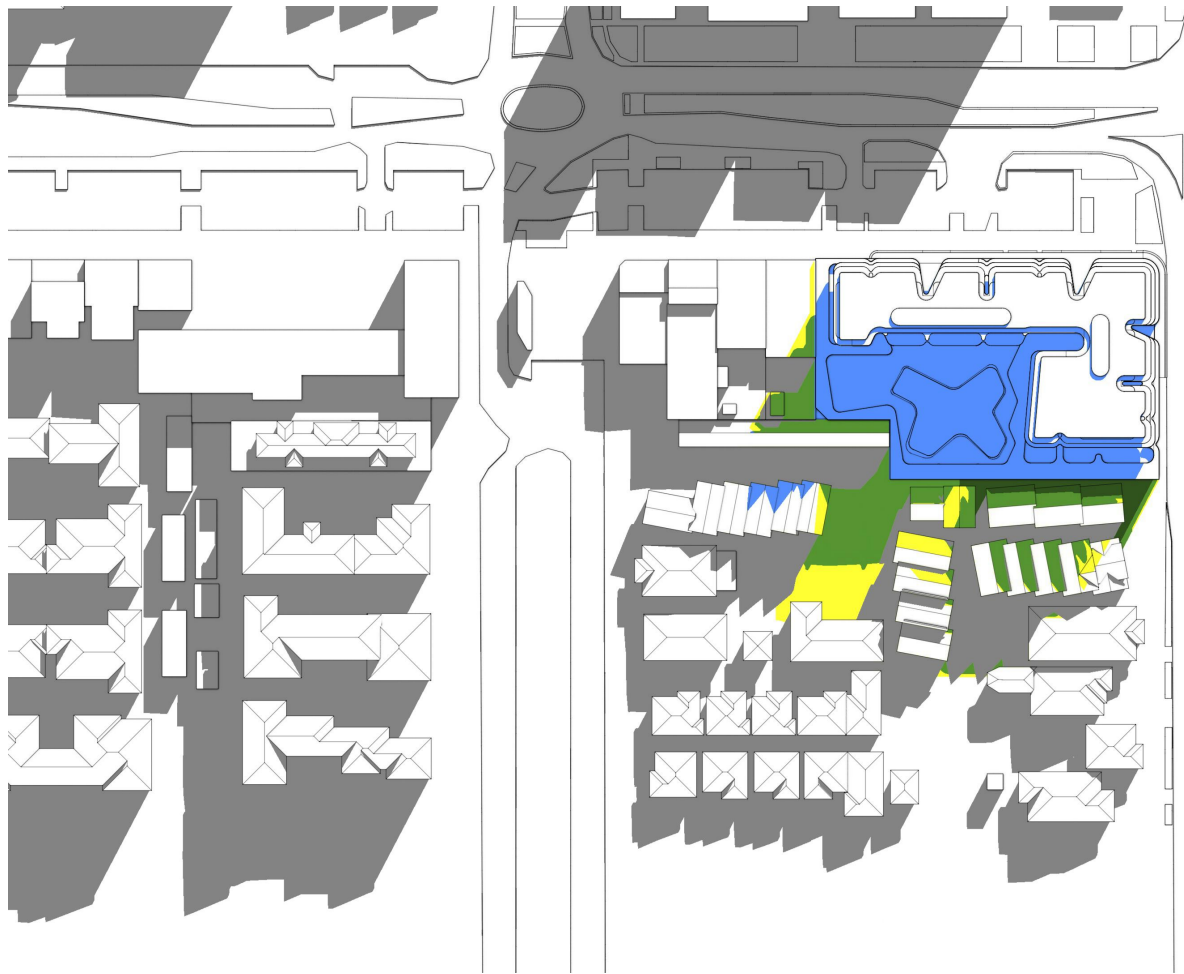
Shadow Diagrams - DCP Envelope & Proposed Comparison

Winter Solstice June 21 8am - 4pm

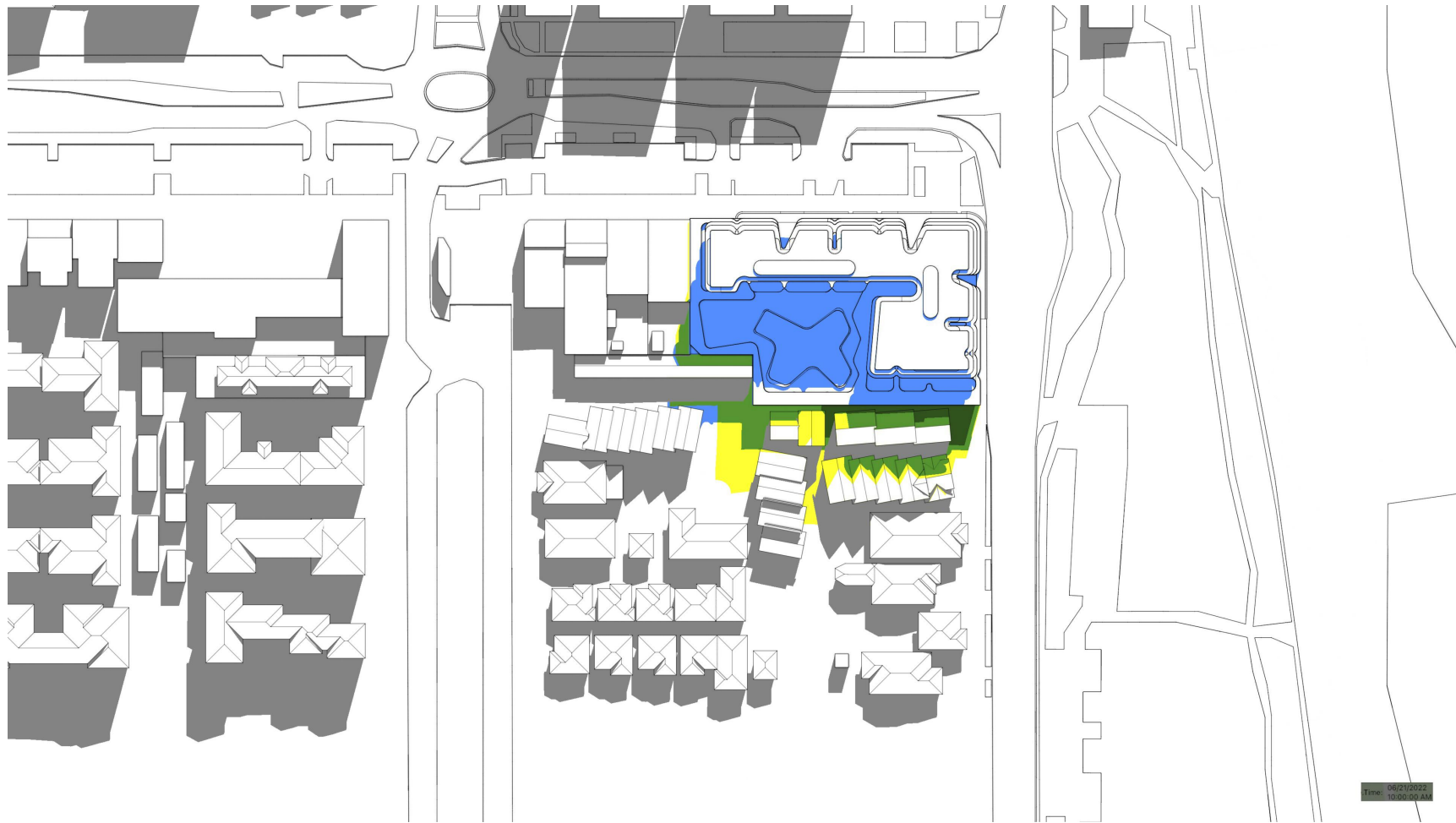


JUNE 21 8am

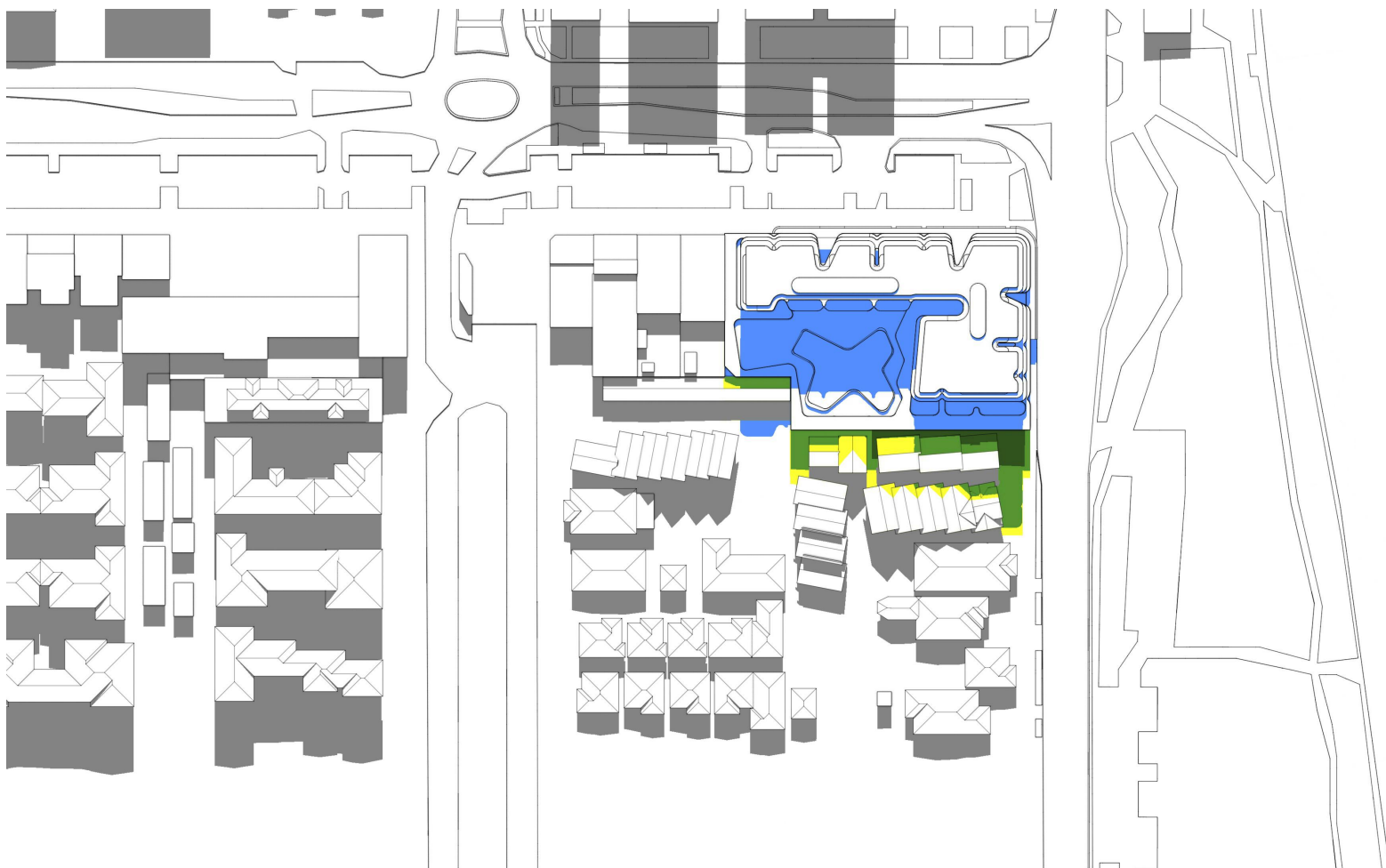
DCP Envelope



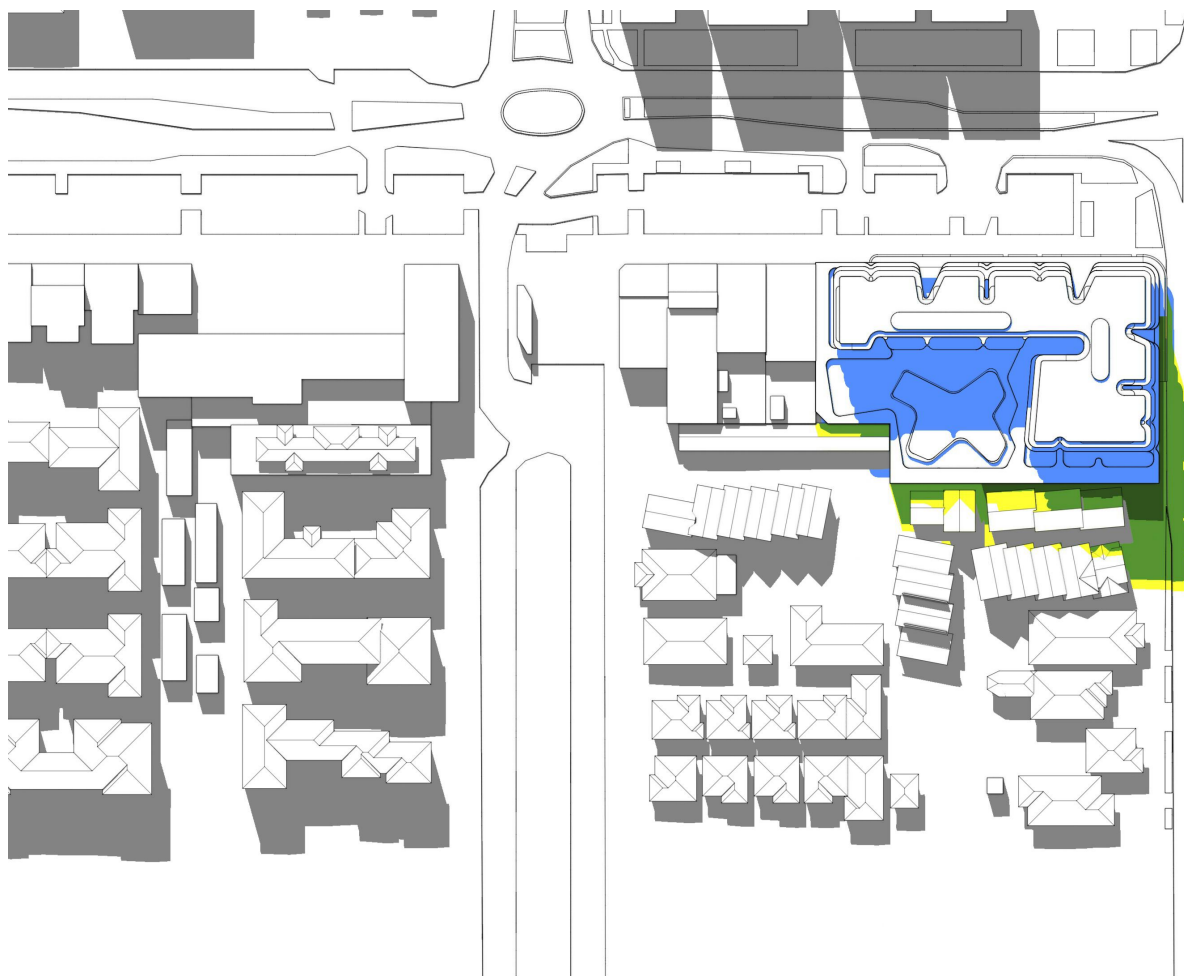
JUNE 21 9am



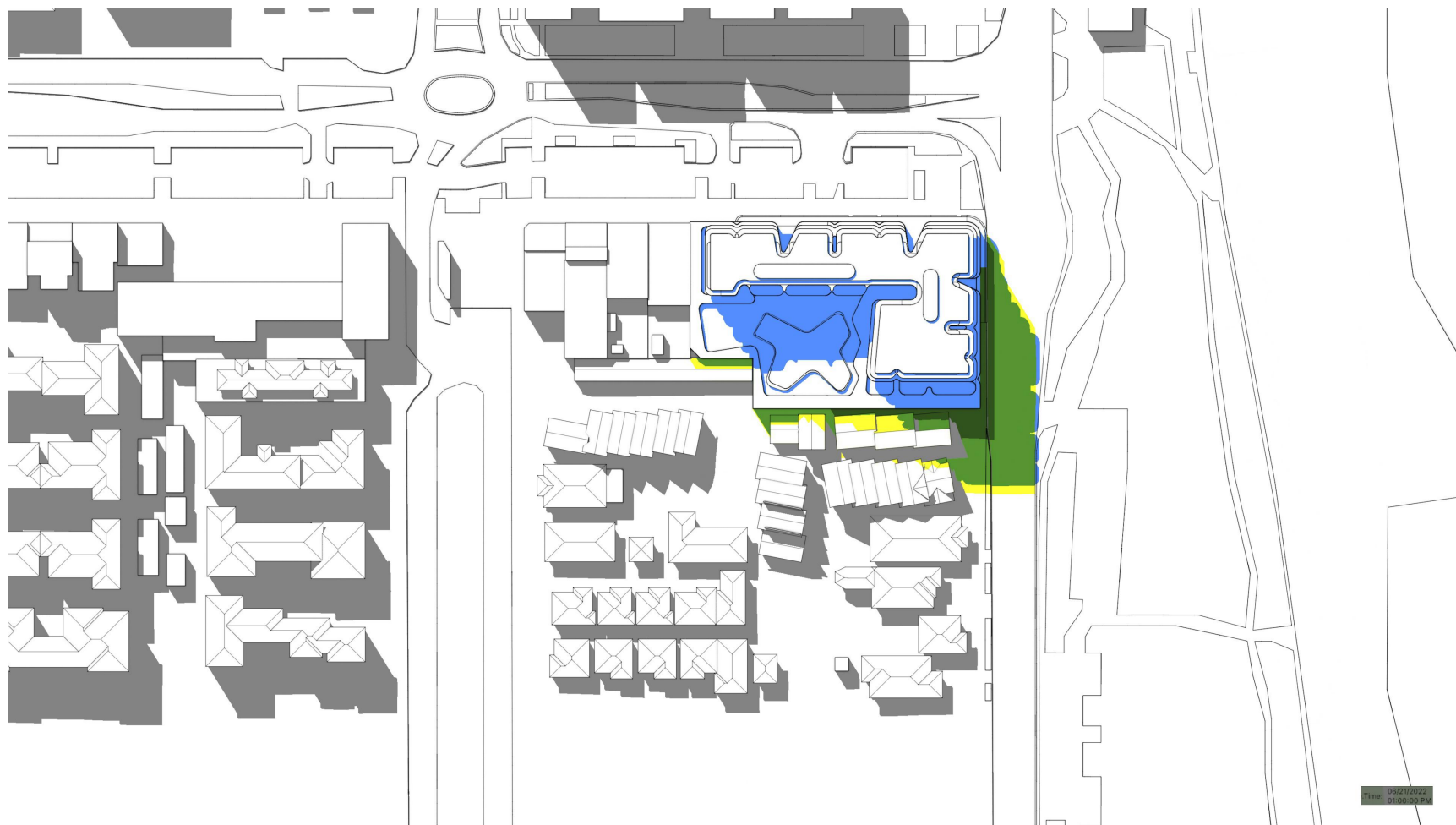
JUNE 21 10am



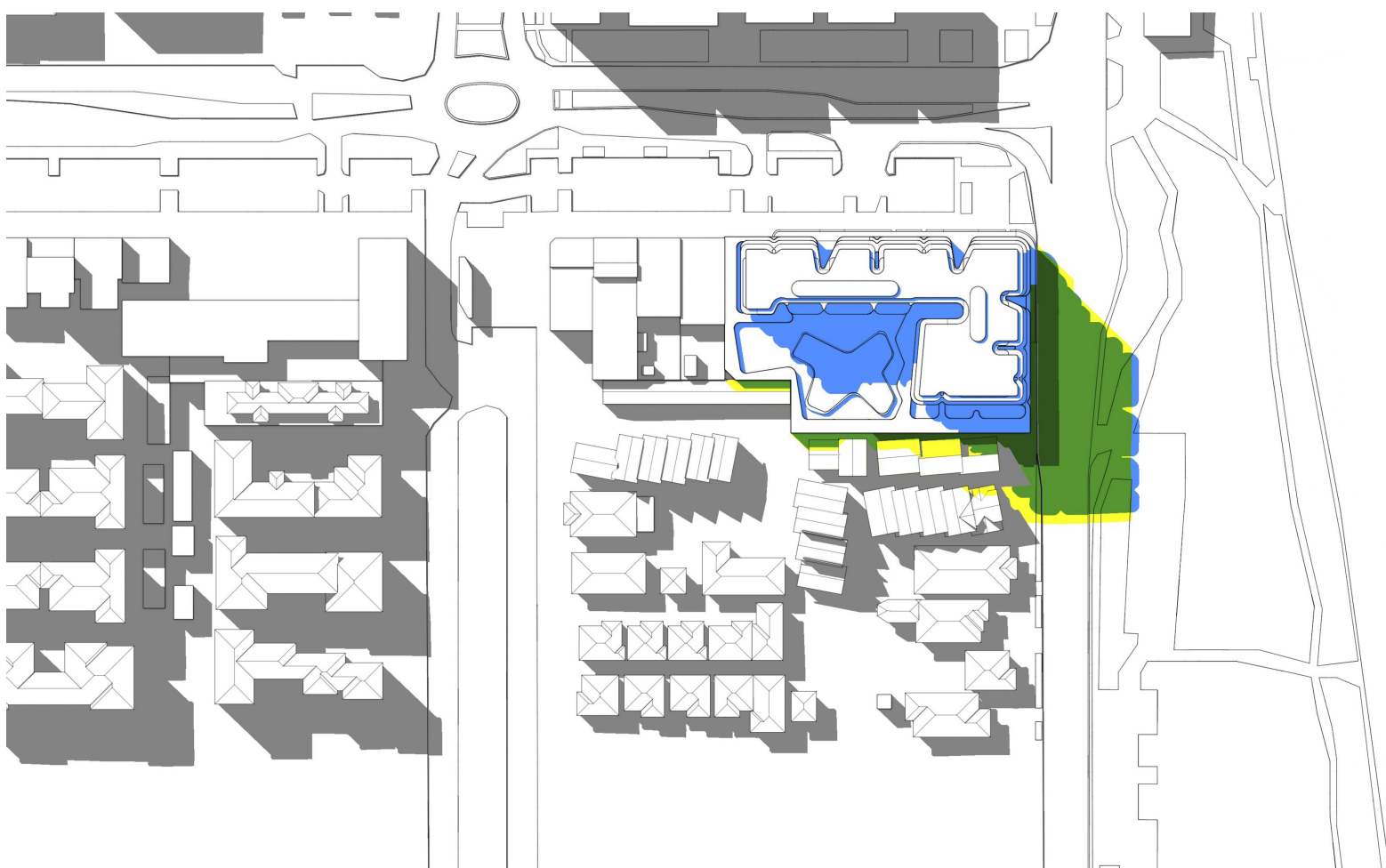
JUNE 21 11am



JUNE 21 12pm



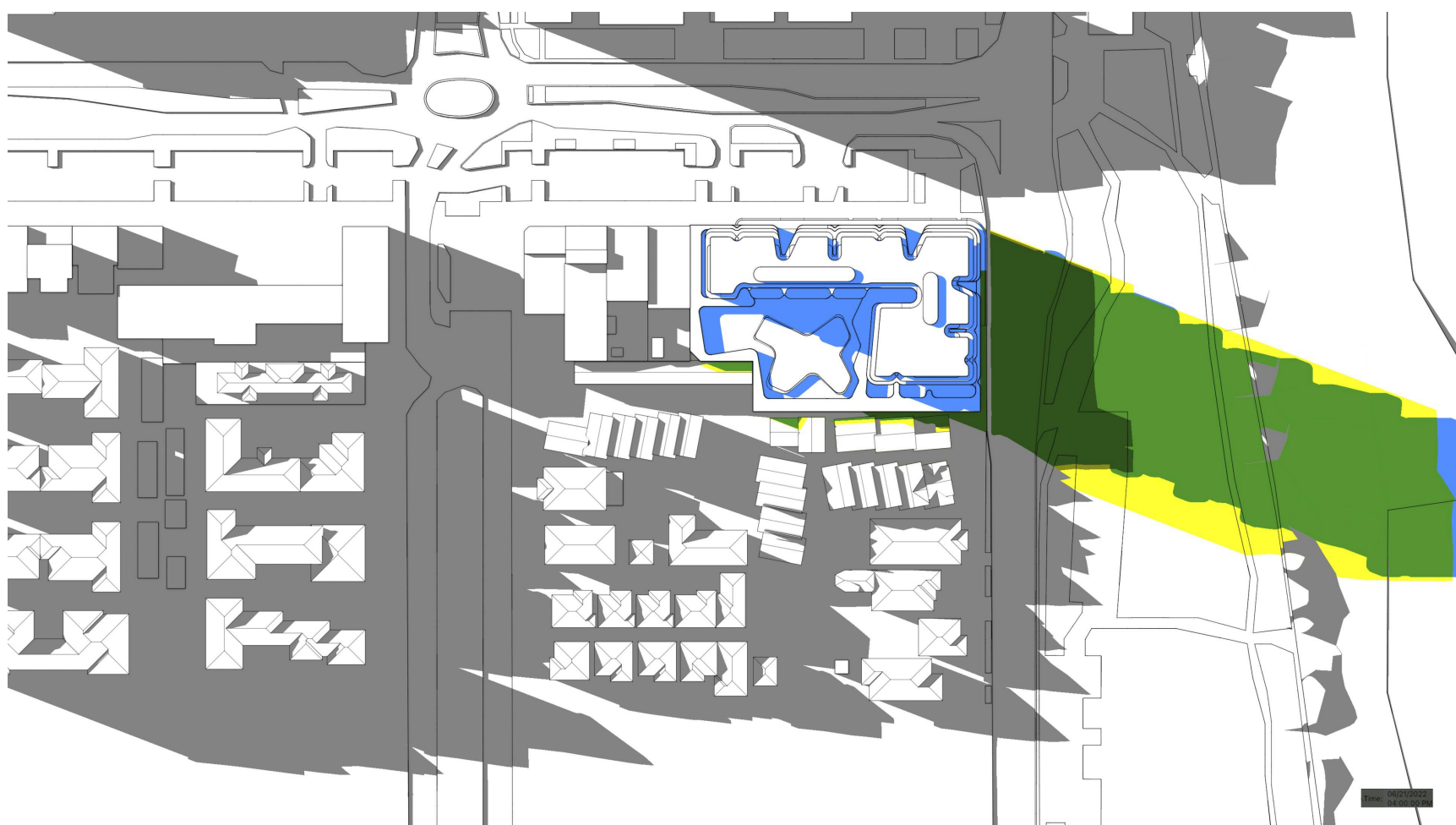
JUNE 21 1pm



JUNE 21 2pm



JUNE 21 3pm



JUNE 21 4pm

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Winter Solstice June 21

- Proposed
- Combined
- DCP Envelope

02	20/9/2024	DA Submission	KT
01	13/9/2024	DA Submission	KT

Rev	Date	Description	By	Chk
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277 The Grand Parade Ramsgate  
Australia  
277 The Grand Parade Ramsgate  
Sydney NSW 2217

Compliance  
Shadow Diagrams - DCP Envelope  
Comparison

Scale

Project Code  
BRAM

First Issued  
13/9/2024

Sheet No.  
9104

Rev  
02