DEVELOPMENT APPLICATION

A T

26 CRABBES AVENUE, WILLOUGHBY

B Y

HYECORP PROPERTY GROUP

DRAWING LIST

PROJECT INFORMATION

SITE AREA	14953 Sqm		
ZONING	R3	RE2	R2
FSR (Permissible)	1047.6m²	17861.85m²	753.3m²
HEIGHT CONTROL	8.5m - 20.5m		
ALLOWABLE GFA	19662.75 Sqm		
PROPOSED GFA	18992.5 Sqm		
PROPOSED FSR	1.27 : 1		

UNIT MIX ILU / RACF

LEVEL	1 BED	2 BED	3 BED	TOTAL	RACF (BEDS)
PLAN 3	4	6	11	21	13
PLAN 4	4	6	12	22	19
PLAN 5	13	5	9	27	13
PLAN 6	3	5	7	15	0
PLAN 7	1	4	6	11	0
PLAN 8	0	3	3	6	0
TOTAL	**25**	**29**	**48**	**102**	**45**
	24.5%	**28.44%**	**47.06%**	**100%**	

UNIT MIX RESIDENTIAL FLAT BUILDING

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
PLAN 5	1	2	6	0	9
PLAN 6	1	2	2	3	8
PLAN 7	0	0	4	3	7
TOTAL	**2**	**4**	**12**	**6**	**24**

CAR PARKING REQUIREMENTS

ILU	DCP / SEPP	REQUIRED	PROPOSED
1 BED	Min 0.5 - Max 1	Min 10.5 - Max 21	21
2 BED	Min 0.5 - Max 1.2	Min 18 - Max 43.2	36
3 BED	Min 0.5 - Max 1.5	Min 24.5 - Max 73.5	63
ILU VISITORS	NONE - 1 PER 4 UNITS	NONE - 26.5	37
RACF	1 PER 10 BEDS	4.9	5
RACF STAFF	1 PER 2 STAFF	12	12
CLUB VISITORS	1 PER 20m²	180	180
CLUB STAFF	1 PER 2 STAFF	35	35
RFB	1 SPACE PER 1 UNIT	24	24
RFB - SHOPS	1 PER 25m²	22.48	23
RFB - VISITORS	1 PER 4 UNITS	6	6
TOTAL			**441**
ACCESSIBLE	-	-	106
ACCESSIBLE VISITOR	-	-	18
CARWASH BAY	-	-	1
AMBULANCE BAY	1 SPACE	1	1
MOTOR CYLCLE	1 PER 25 CAR SPACES	17.64	19
BICYCLE RAIL/RACKS	-	15	15

OTHER CONTROLS

	ADG	ILU	REQUIRED	PROPOSED
CROSS FLOW	60%		75.6 UNITS	84 UNITS (66.67%)
SOLAR ACCESS	70%		88.2 UNITS	108 UNITS (85.71%)
COMMUNAL OPEN SPACE	25%		3738.2m²	6386m² (42.70%)
DEEP SOIL: ADG	7%	15%	1046.71m² (ADG) 2242.95m² (ILU)	2779m² (18.58%)
SENIORS LANDSCAPING: ILU RACF	- -	30% 25m²/BED	4485.9m² 1225m²	
PLANTING ON STRUCTURES	0m²	0m²	0m²	4123m² (27.57%)
TOTAL LANDSCAPE				6902m² (46.16%)

THERMAL COMFORT SPECIFICATIONS

GLAZING DOORS/WINDOWS & CLERESTORY	ALUMINIUM FRAMED CLEAR PERFORMANCE GLAZING OR SIMILAR PERFORMING SYSTEM THROUGHOUT: U-VALUE: 4.80 (EQUAL TO OR LOWER THAN) SHGC: 0.59 (±10%) GIVEN VALUES ARE AFRC, TOTAL WINDOW SYSTEM VALUES (GLASS AND FRAME)
ROOF	CONCRETE ROOF, NO INSULATION, LIGHT COLOUR MODELLED
CEILING	PLASTERBOARD CEILING WITH R2.5 INSULATION (INSULATION ONLY VALUE) TO SOFFIT OF CONCRETE WHERE ROOF IS OVER PLASTERBOARD CEILING WITH R4.0 INSULATION (INSULATION ONLY VALUE) TO SOFFIT OF CONCRETE WHERE ROOF IS OVER **AS PER THERMAL COMFORT RESULTS TABLE** PLASTERBOARD CEILING, NO INSULATION WHERE NEIGHBOURING UNITS ARE ABOVE
EXTERNAL WALLS	BRICK VENEER WITH R2.0 INSULATION (INSULATION ONLY VALUE) LIGHTWEIGHT CLADDING/COLOURBACK GLASS/SPANDREL ON FRAMED WALLS WITH R2.0 INSULATION (INSULATION ONLY VALUE) AS PER STAMPED DOCUMENTATION SLOPED ROOF WALL CONSTRUCTION TO LEVEL 3 OF BUILDING C WITH R2.0 INSULATION (INSULATION ONLY VALUE) BRICK VENEER WITH R2.5 INSULATION (INSULATION ONLY VALUE) **AS PER THERMAL COMFORT RESULTS TABLE** SLOPED ROOF WALL CONSTRUCTION TO LEVEL 3 OF BUILDING C WITH R3.0INSULATION (INSULATION ONLY VALUE) **AS PER THERMAL COMFORT RESULTS TABLE** DEFAULT COLOUR MODELLED
INTERNAL WALLS	PLASTERBOARD ON STUDS - NO INSULATION
INTER TENANCY WALLS	75MM HEBEL POWER PANEL TO WALLS ADJACENT TO NEIGHBOURS, NO INSULATION REQUIRED 75MM HEBEL POWER PANEL TO WALLS ADJACENT TO NATURALLY VENTILATED HALLWAYS WITH A MINIMUM R1.7 INSULATION (INSULATION ONLY VALUE) MINIMUM 150MM CONCRETE WITH FURRING CHANNEL AND PLASTERBOARD LINING TO ALL WALLS ADJACENT TO LIFT SHAFTS AND FIRE STAIRS. R1.7 INSULATION (INSULATION ONLY VALUE) INSULATION TO HALLWAYS/LIFT SHAFT/STAIR CORE INCREASED TO R2.2 **AS PER THERMAL COMFORT RESULTS TABLE**
FLOORS	CONCRETE WITH A MINIMUM R1.2 INSULATION (INSULATION ONLY VALUE) REQUIRED TO UNITS WITH GARAGE BELOW. CONCRETE WITH A MINIMUM R1.2 WHERE OPEN SUB FLOOR IS BELOW. CONCRETE BETWEEN LEVELS, NO INSULATION REQUIRED
EAVES AND SHADING	EAVES AS PER PLANS
BASIX WATER COMMITMENTS	
FIXTURES TO UNITS AND COMMON AREAS	SHOWERHEADS: MID FLOW (>6L BUT <=7.5L/MIN), TOILETS: 4.0 STAR, KITCHEN TAPS: 5.0 STAR, BATHROOM VANITY TAPS: 5.0 STAR
APPLIANCES	DISHWASHER 4.0 STAR
ALTERNATIVE WATER	INSTALL RAINWATER TANK, MINIMUM 8,000L CAPACITY HARVESTED FROM MINIMUM 400M2 ROOF AREA TANK CONNECTED TO OUTDOOR TAP FOR COMMON AND PRIVATE
FIRE SPRINKLER	CONTAINED IN A CLOSED LOOP
SWIMMING POOL	70KL SWIMMING POOL
BASIX ENERGY COMMITMENTS	
HOT WATER SYSTEM	ELECTRIC HEAT PUMP - GAS BOOSTED WITH R1.0 (~38MM) INSULATION TO RING MAIN AND SUPPLY RISERS
HEATING AND COOLING SYSTEMS	ALL UNITS TO HAVE AIR CONDITIONING DUCTING ONLY
APPLIANCES IN UNITS	GAS COOKTOP & GAS OVEN, DISHWASHERS: 4.0 STAR, REFRIGERATORS: 4.0 STAR, CLOTHES DRYERS: 2.5 STAR, WELL VENTILATED FRIDGE SPACE
VENTILATION IN UNITS	KITCHEN- INDIVIDUAL FAN, EXTERNALLY DUCTED TO ROOF OR FAÇADE, INTERLOCKED WITH LIGHT BATHROOMS - INDIVIDUAL FAN, DUCTED TO ROOF OR FAÇADE, MANUAL ON/OFF SWITCH LAUNDRY- INDIVIDUAL FAN, DUCTED TO ROOF OR FAÇADE, MANUAL ON/OFF SWITCH
VENTILATION TO COMMON AREAS	CAR PARK AREA - SUPPLY AND EXHAUST AIR WITH A CARBON MONOXIDE MONITOR & VSD FAN GARBAGE ROOMS - EXHAUST AIR, RUNNING CONTINUOUSLY, PLANT, SERVICE AND STORAGE - SUPPLY ONLY, INTERLOCKED TO LIGHT, INDOOR POOL AREA - SUPPLY AND EXHAUST AIR - BMS CONTROLLED, NATURALLY VENTILATED GROUND FLOOR LOBBIES AND HALLWAYS - NATURALLY VENTILATED, MECHANICALLY VENTILATED GROUND FLOOR LOBBIES AND HALLWAYS - VENTILLATION SUPPLY ONLY - BMS CONTROLLED
LIGHTING TO COMMON AREAS	CAR PARK AREA - FLUORESCENT LIGHTS WITH ZONED SWITCHING AND MOTION SENSORS LIFTS - LED LIGHTS CONNECTED TO LIFT CALL BUTTON GARBAGE ROOMS - FLUORESCENT LIGHTS WITH MOTION SENSOR PLANT/STORAGE - FLUORESCENT LIGHTS WITH MANUAL ON / MANUAL OFF SWITCH GROUND FLOOR LOBBY - LIGHT EMITTING DIODES (LEDS) WITH MOTION SENSORS HALLWAYS - LIGHT EMITTING DIODES (LEDS) WITH ZONED SWITCHING AND MOTION SENSORS INDOOR POOL AREA - LIGHT EMITTING DIODES (LEDS WITH TIME CLOCK
SWIMMING POOL	ELECTRIC HEAT PUMP HEAT PUMP CONTROLLED BY A TIMER
ALTERNATIVE ENERGY	25 KW SOLAR PV SYSTEM

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	MS	VA
B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA

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PROJECT

ADDRESS
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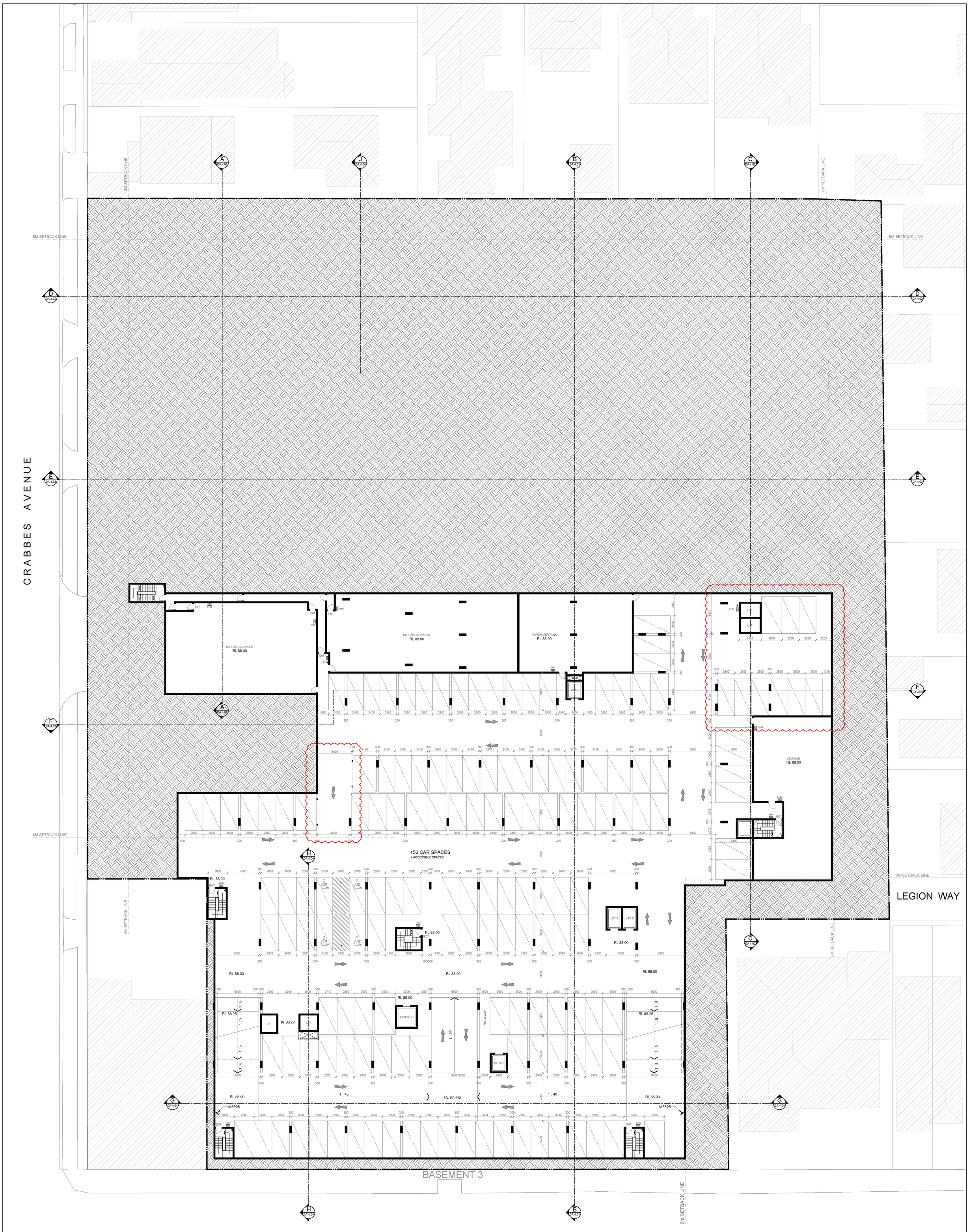
TITLE
PROJECT SUMMARY

SCALE	DATE	DRAWN
NTS	08.12.2020	MS

DRAWING	REVISION
DA 1.01	C



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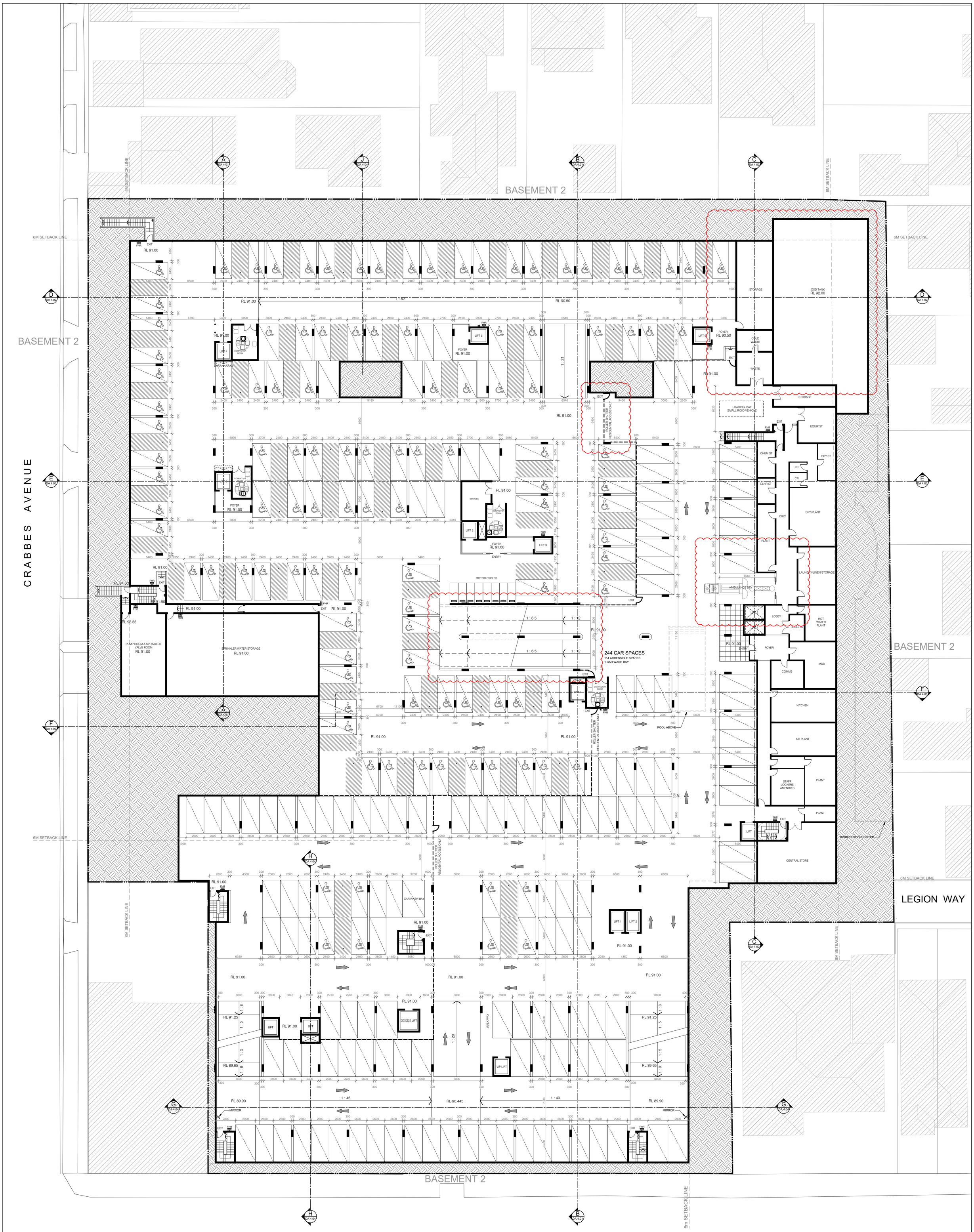
TITLE
PLAN 1

SCALE	DATE	DRAWN
1:250 @ A1	06.08.2020	MS

DRAWING	REVISION
DA 2.01	C



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TITLE
PLAN 2

SCALE	DATE	DRAWN
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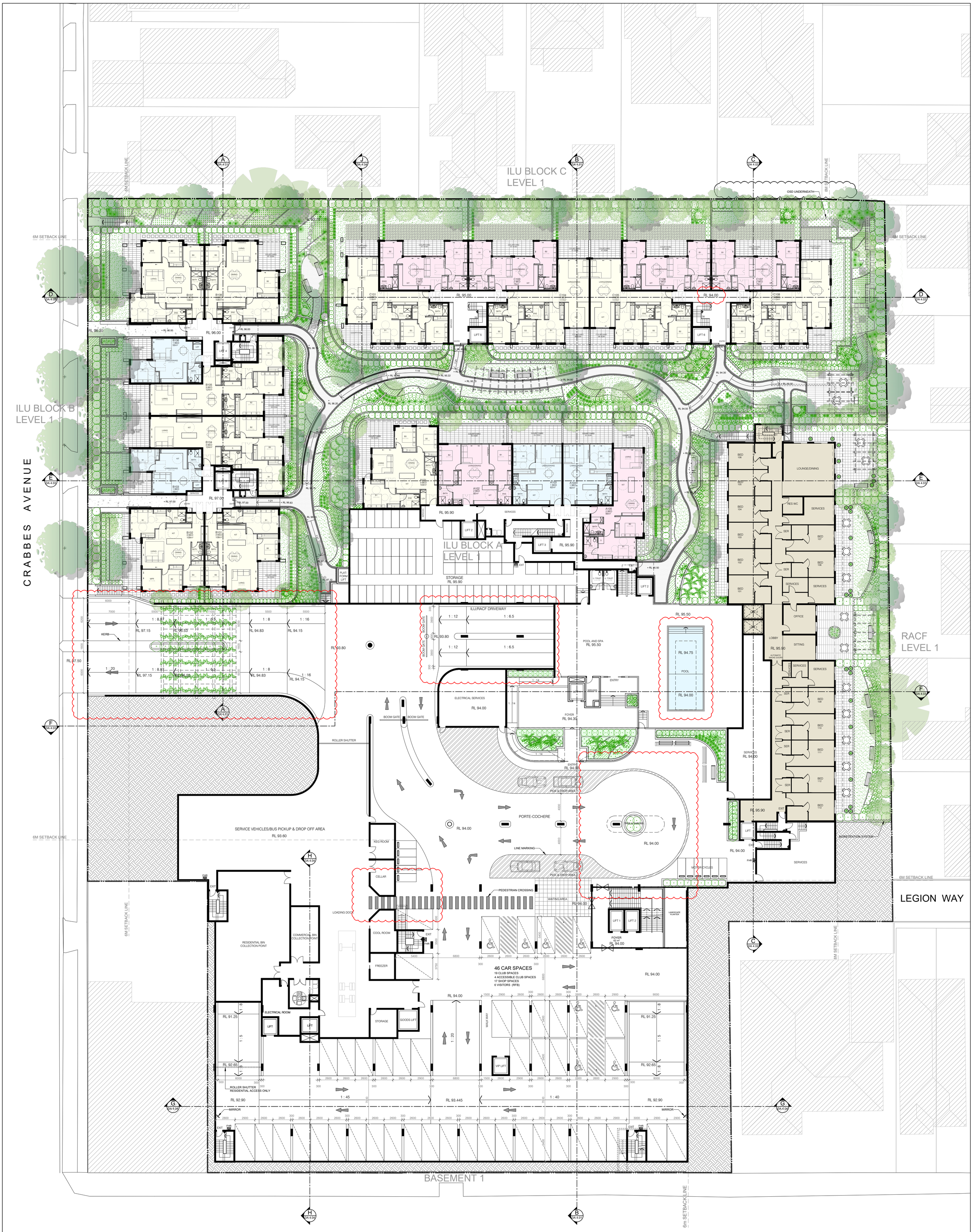
DRAWING	REVISION
DA 2.02	C



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TITLE

PLAN 3

SCALE	DATE	DRAWN
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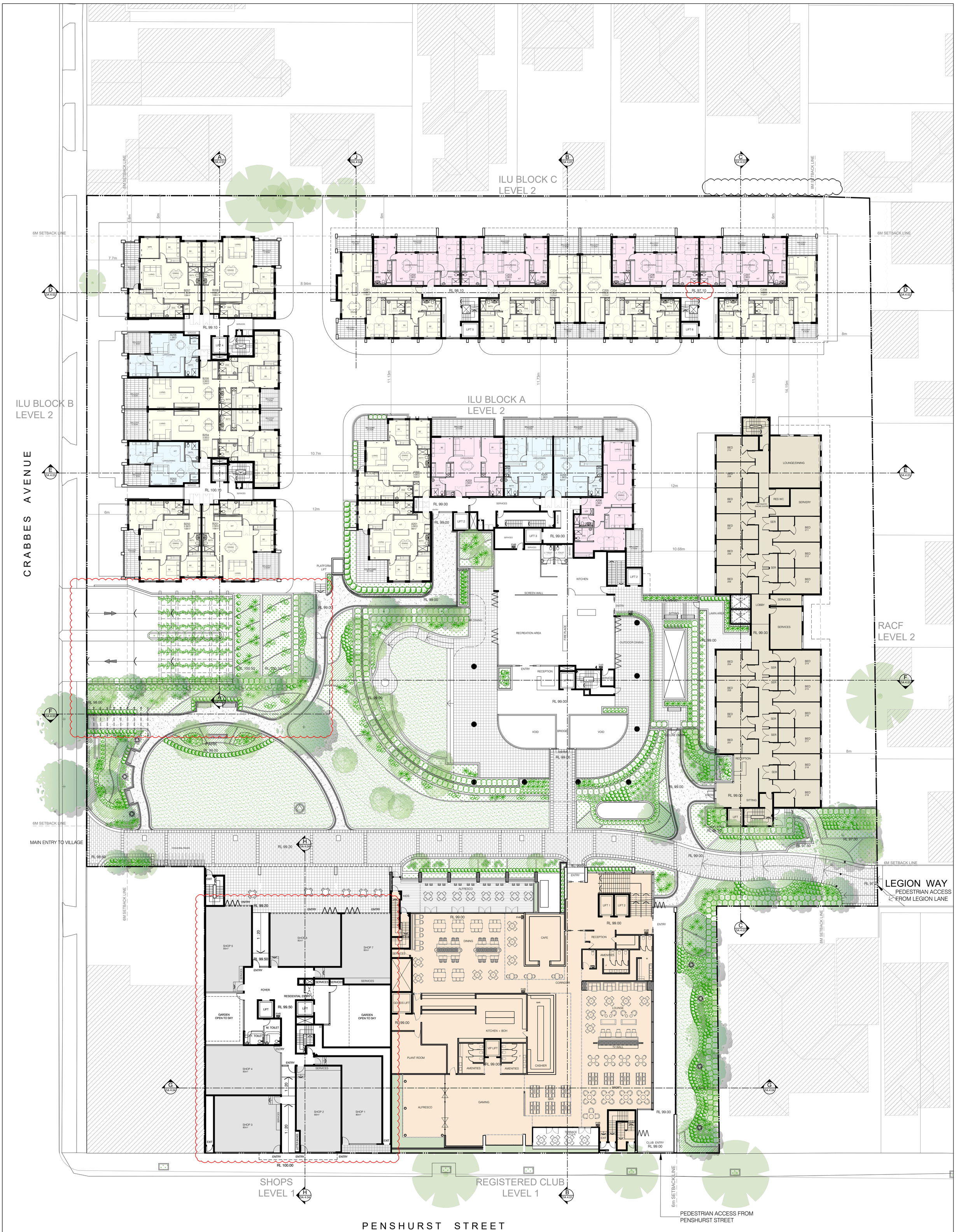
DRAWING	REVISION
DA 2.03	C



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TITLE

PLAN 4

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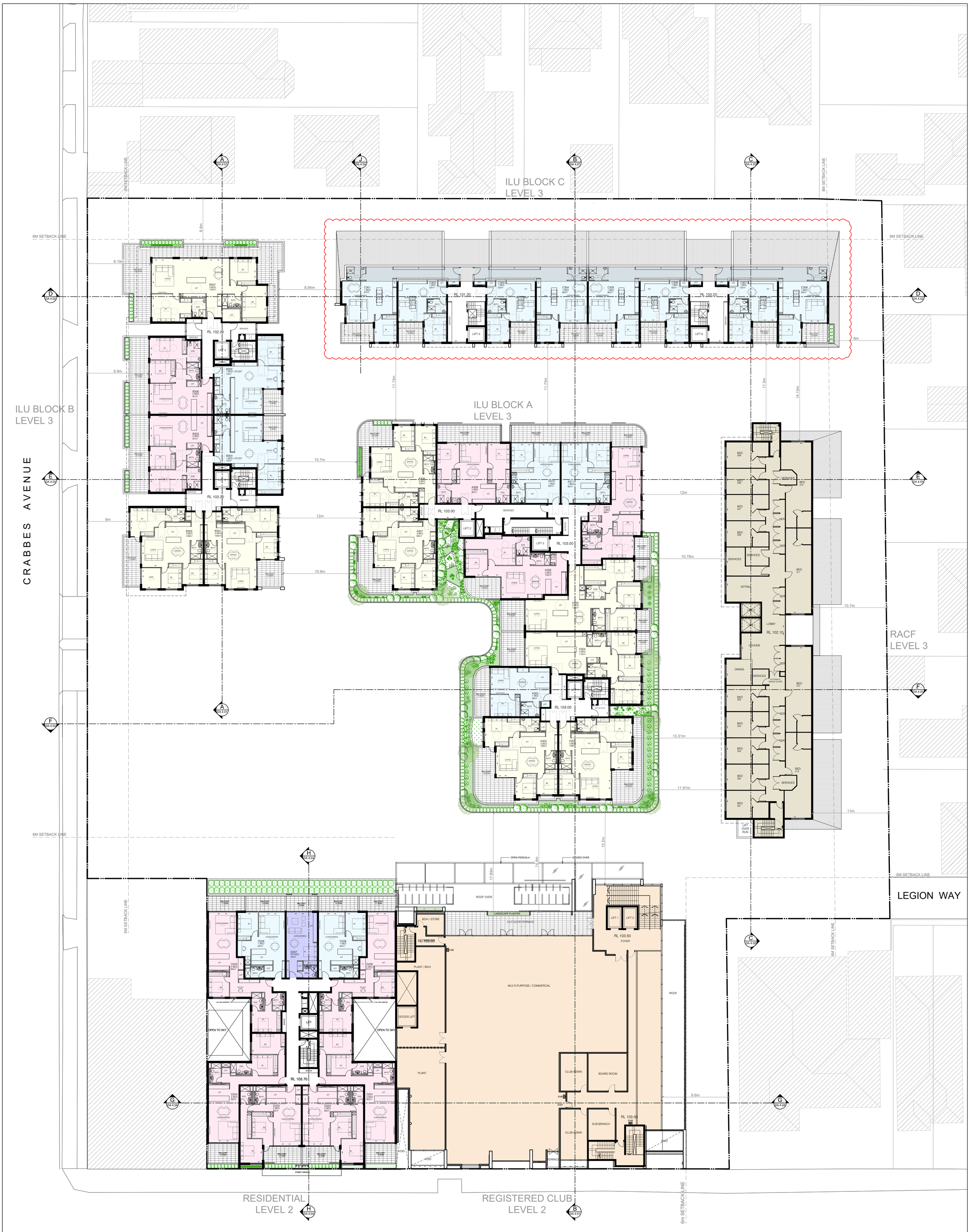
DRAWING	REVISION
DA 2.04	C



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PLAN 5

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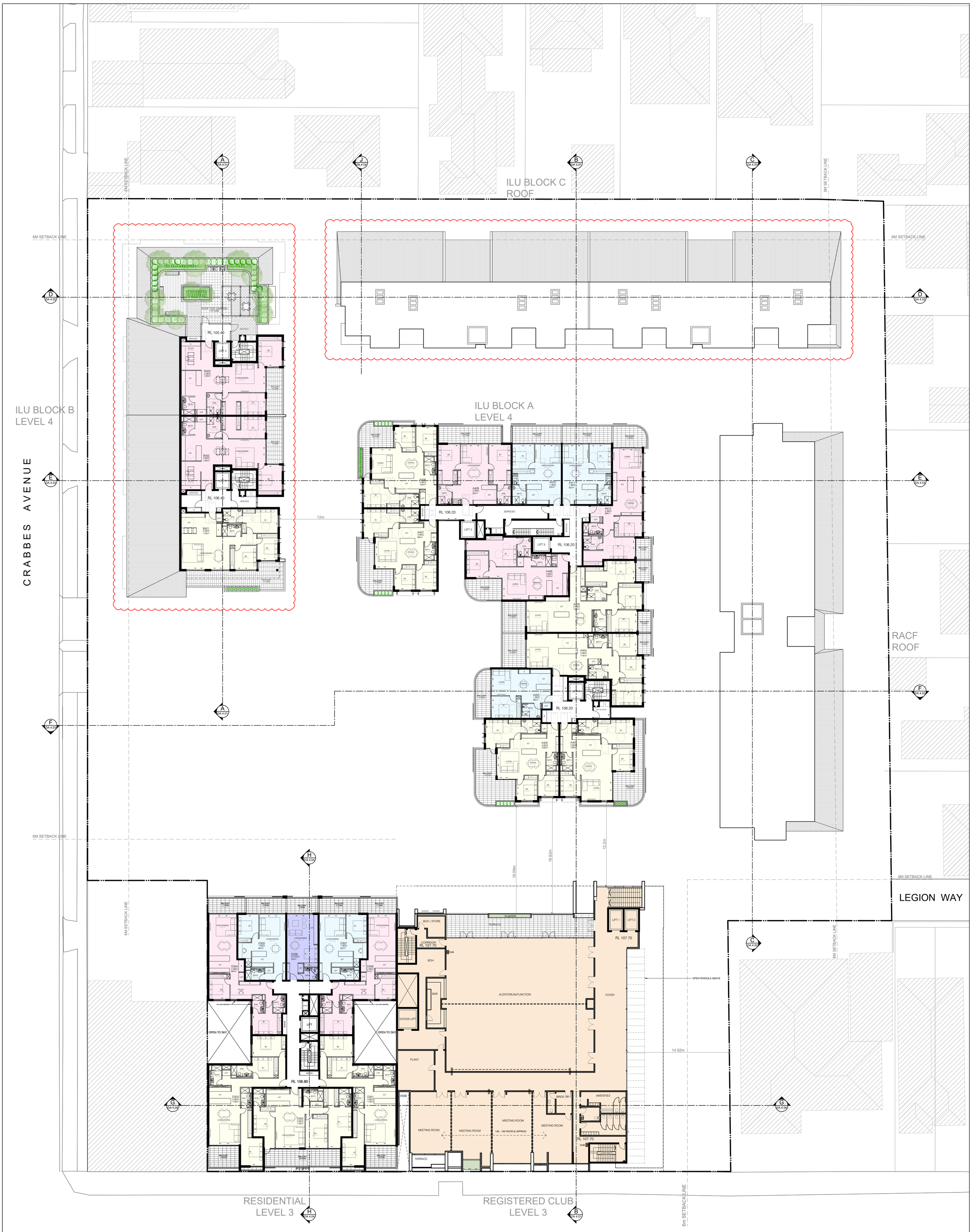
DA 2.05	D



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TITLE
PLAN 6

SCALE	DATE	DRAWN
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TITLE
PLAN 7

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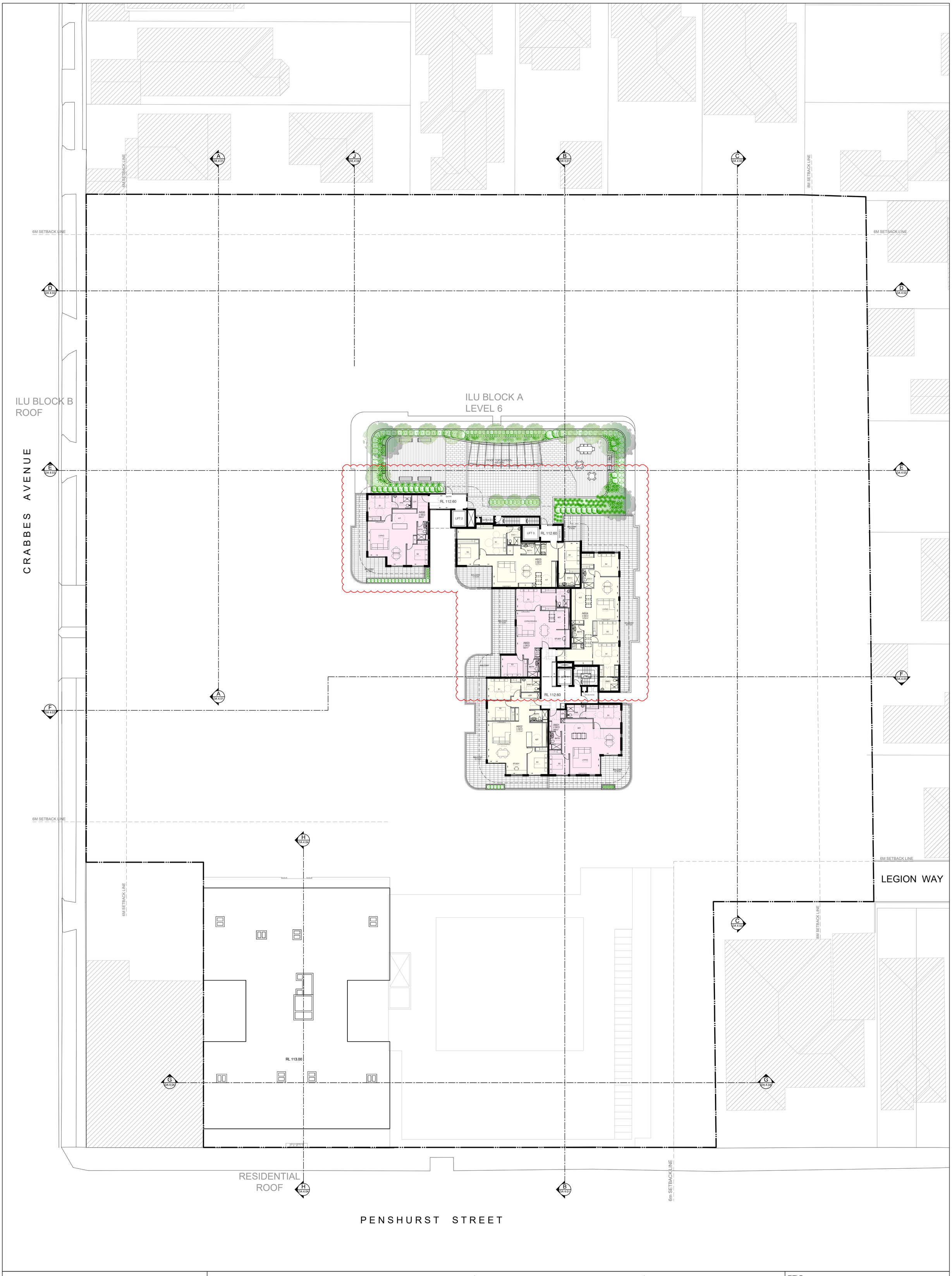
DRAWING	REVISION
DA 2.07	C



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PLAN 8

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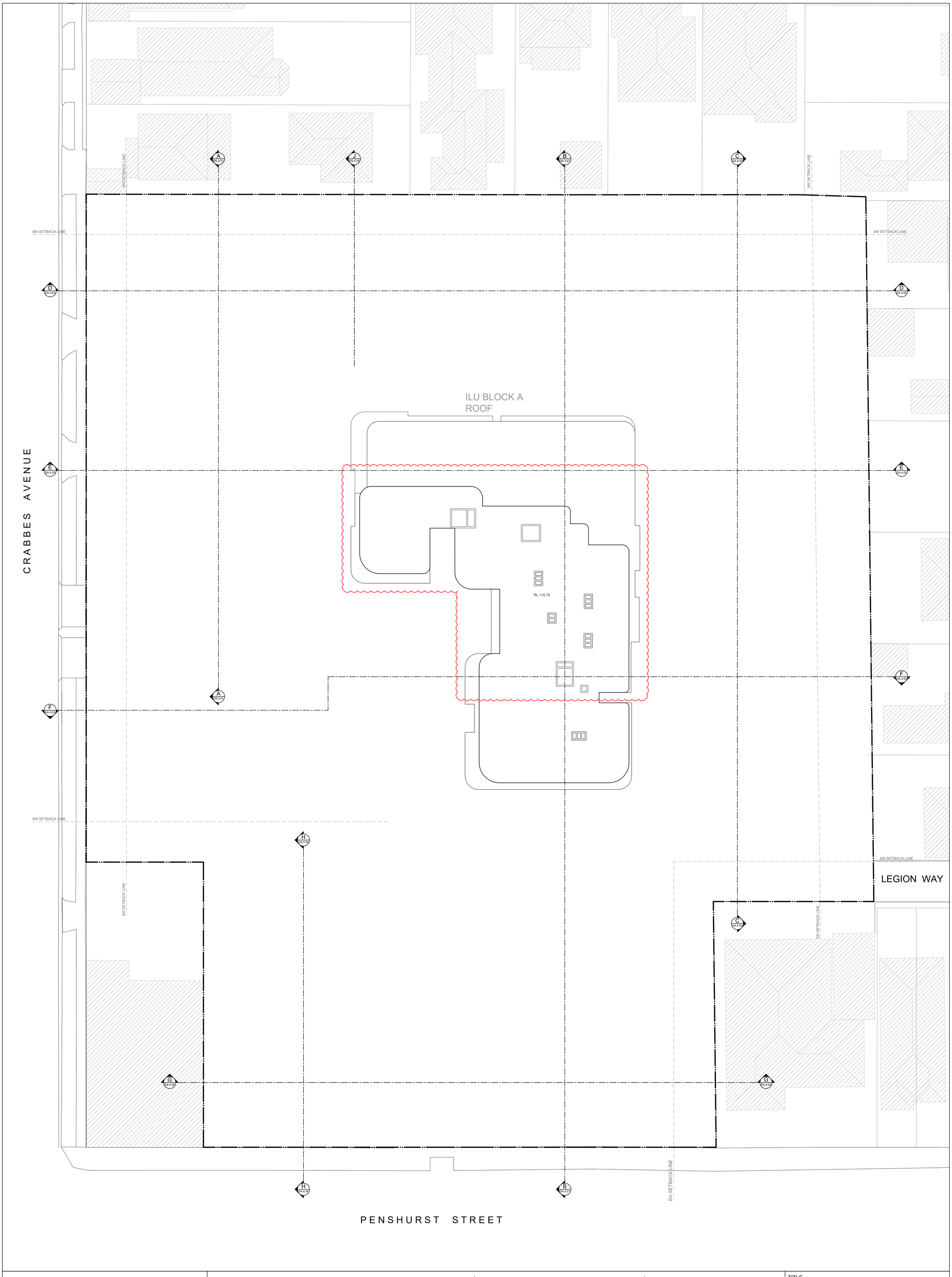
DA 2.08	C



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PLAN 9

SCALE	DATE	DRAWN
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DRAWING	REVISION
DA 2.09	C

EAST ELEVATION

WEST ELEVATION (PENSHURST STREET)

SOUTH ELEVATION

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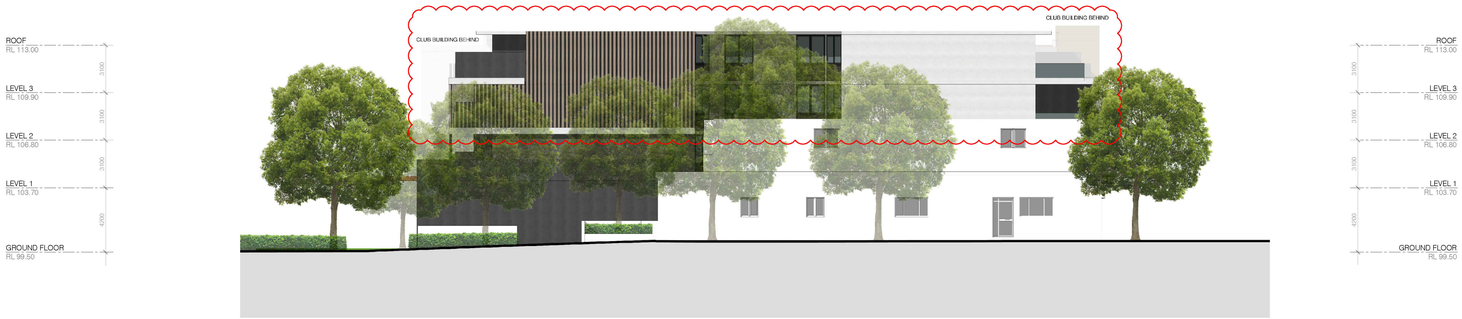
TITLE
CLUB ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	14.06.2019	TK

DRAWING	REVISION
DA 3.01	A

EAST ELEVATION

WEST ELEVATION (PENSHURST STREET)



NORTH ELEVATION (CRABBES AVENUE)

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	06.08.2020	TK	VA

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ARCHITECT: Amglen Pty Ltd
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NOTE:

PROJECT

ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
RFB ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	06.08.2020	TK

DRAWING	REVISION
DA 3.02	B

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	08.12.2020	TK	VA

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PROJECT

ADDRESS
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TITLE
ILU BLOCK A - ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	TK

DRAWING	REVISION
DA 3.03	B

NORTH ELEVATION (CRABBES AVENUE)

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	06.08.2020	TK	VA
C	DA SUBMISSION	08.12.2020	MS	VA

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NOTE:

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ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
ILU BLOCK B - ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	TK

DRAWING	REVISION
DA 3.04	C

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	28.01.2020	TK	VA
C	DA SUBMISSION	06.08.2020	TK	VA
D	DA SUBMISSION	08.12.2020	MS	VA

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NOTE:

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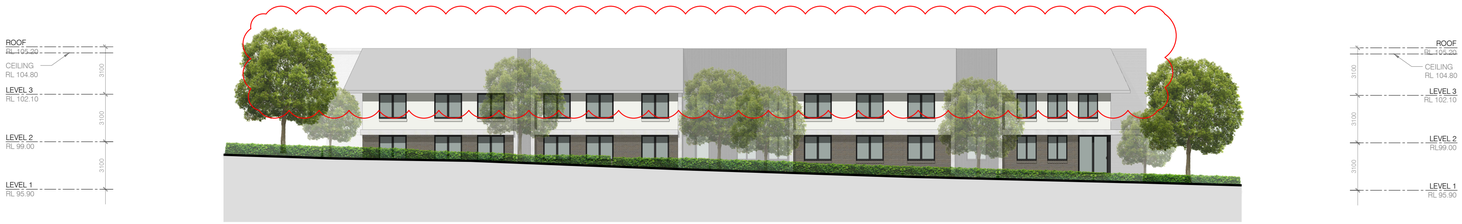
ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
ILU BLOCK C - ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	TK

DRAWING	REVISION
DA 3.05	D



SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	08.12.2020	MS	VA

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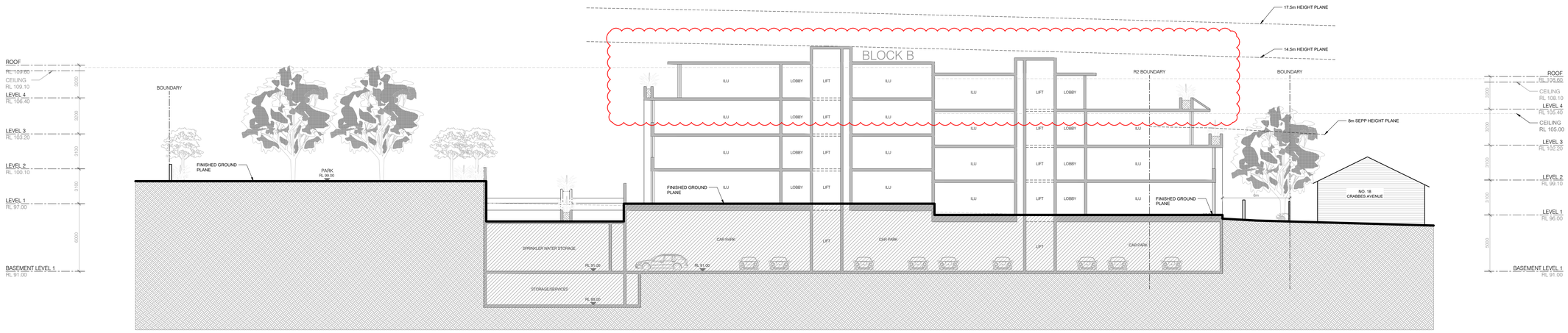
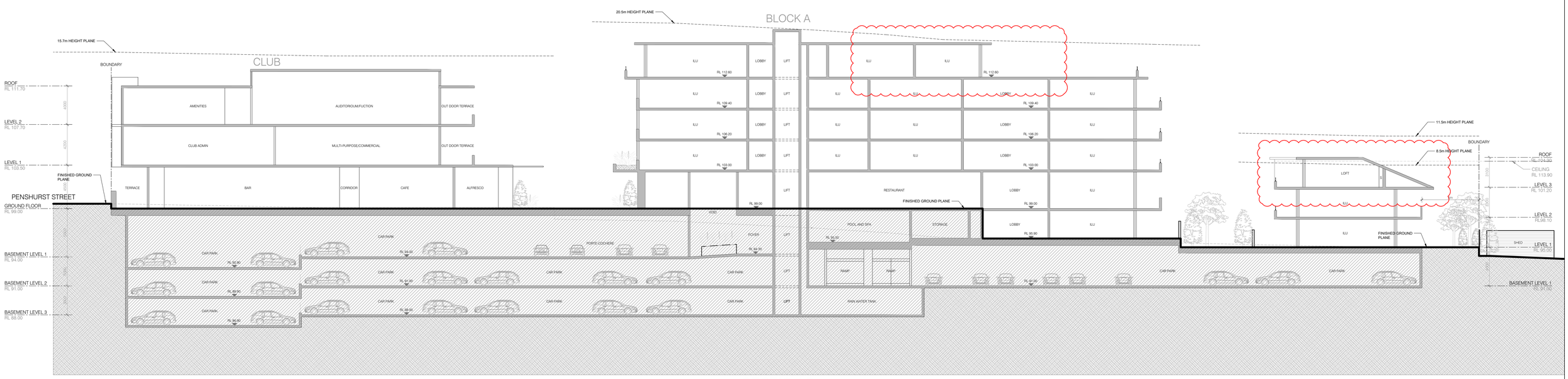
TITLE
RACF ELEVATIONS

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	TK

DRAWING	REVISION
DA 3.06	B



SECTION A



SECTION B

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	MS	VA
B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA

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NOTE:

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ADDRESS

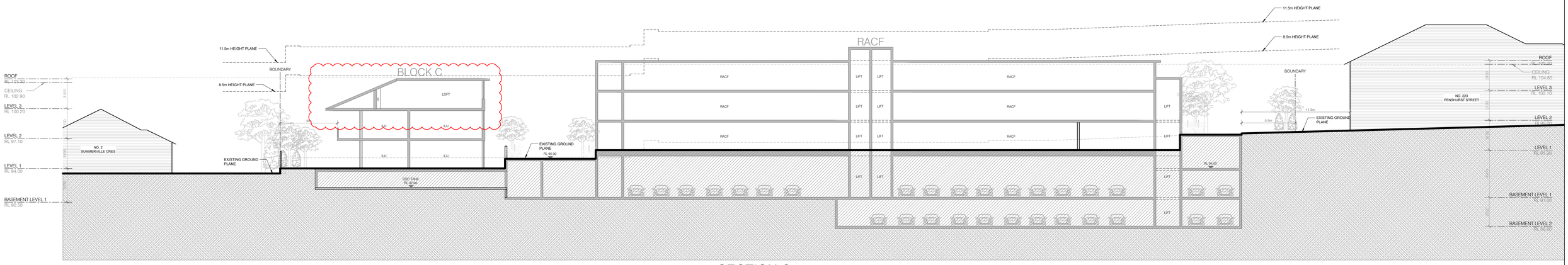
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE

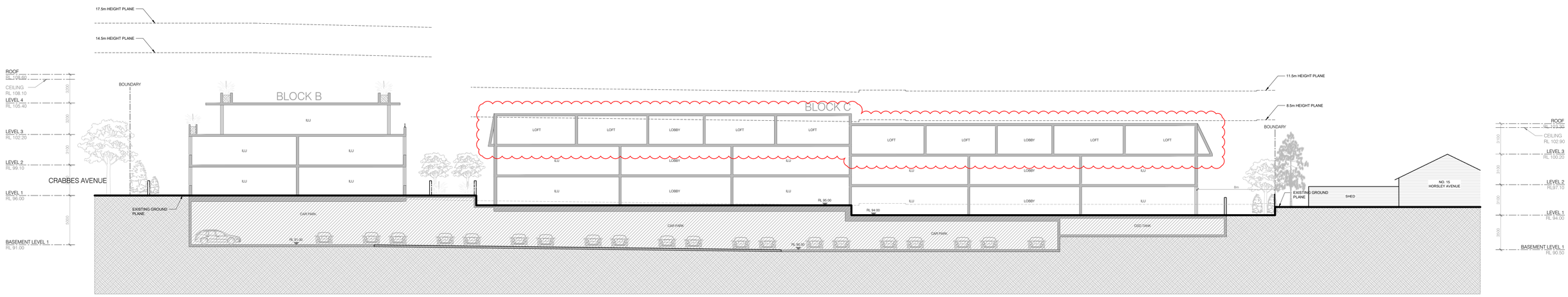
SECTION A & B

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	MS

DRAWING	REVISION
DA 4.01	C



SECTION C



SECTION D

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	MS	VA
B	DA SUBMISSION	28.01.2020	MS	VA
C	DA SUBMISSION	06.08.2020	MS	VA
D	DA SUBMISSION	08.12.2020	MS	VA

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ADDRESS
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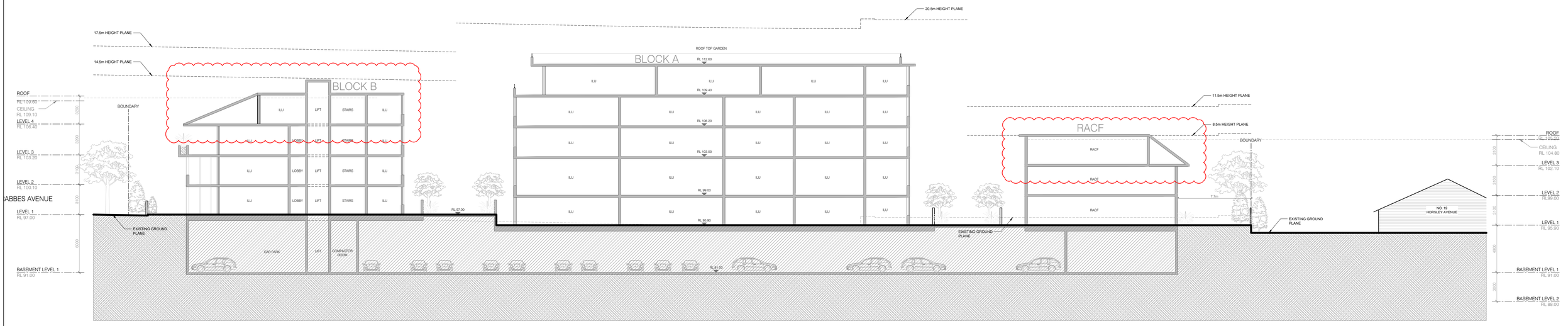
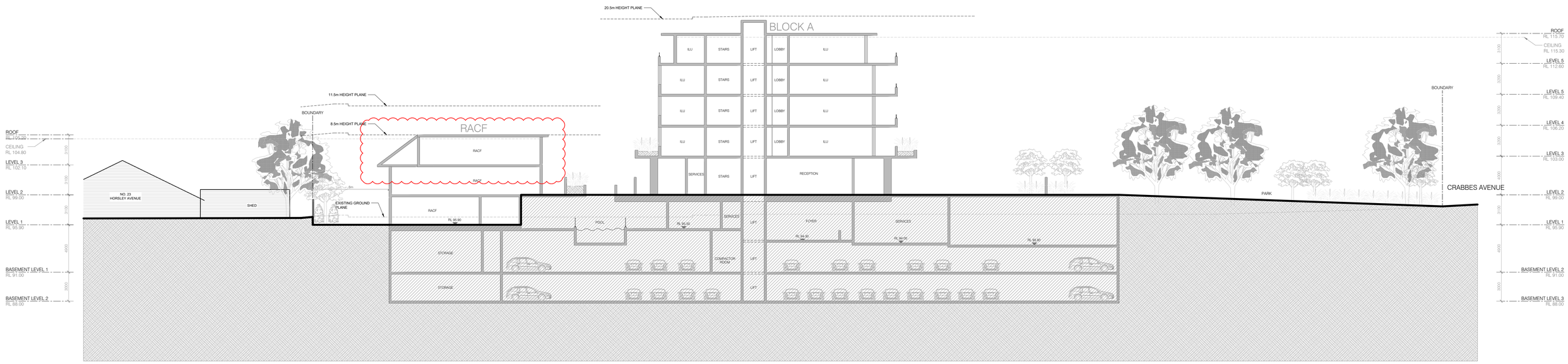
TITLE
SECTION C & D

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	MS

DRAWING	REVISION
DA 4.02	D



SECTION E



SECTION F

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	MS	VA
B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA

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ADDRESS
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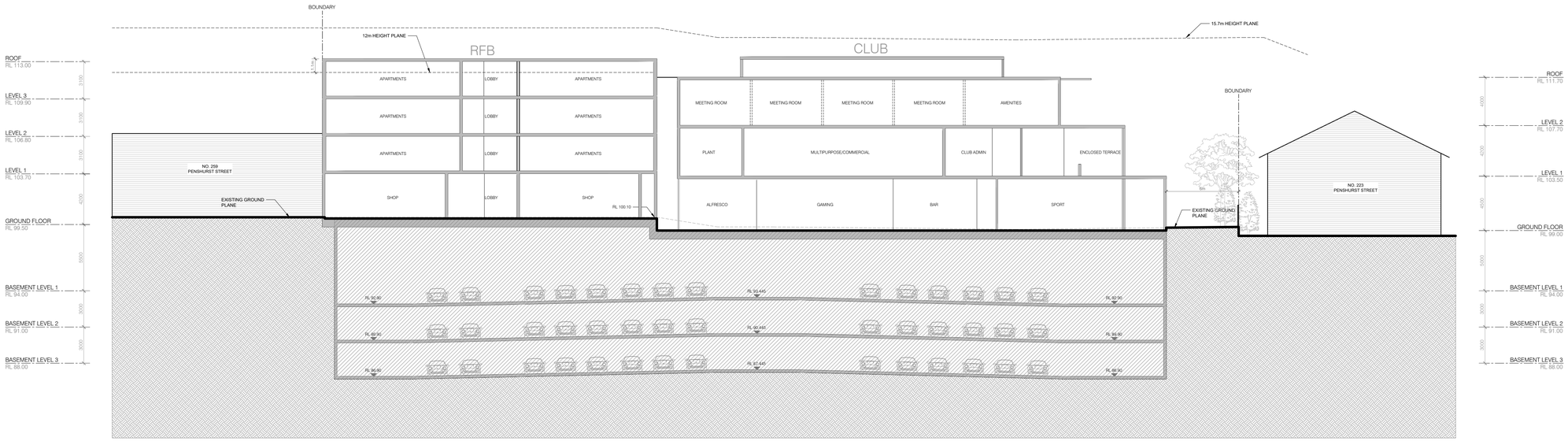
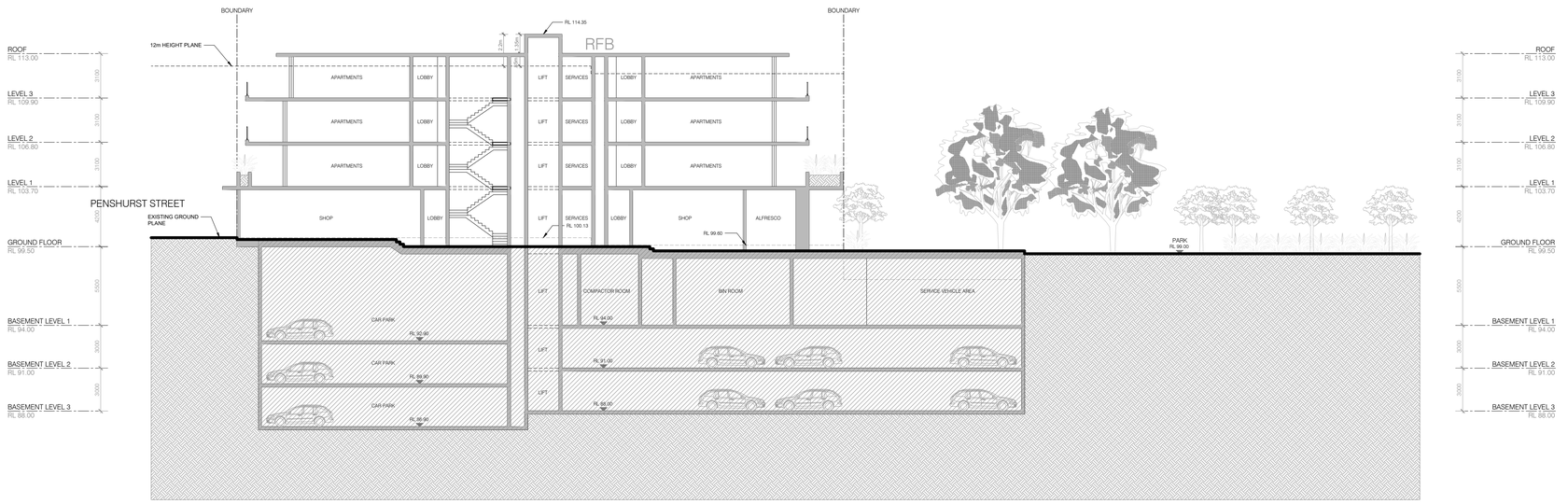
TITLE
SECTION E & F

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	MS

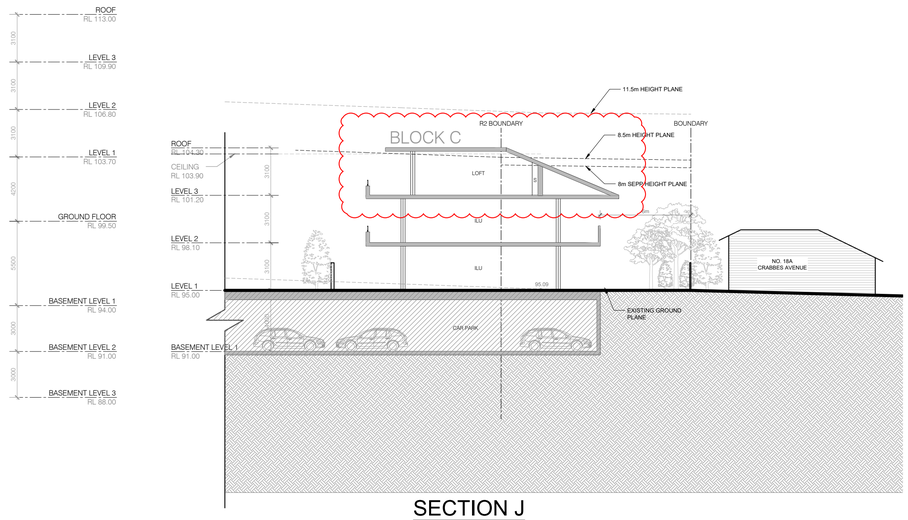
DRAWING	REVISION
DA 4.03	C



SECTION G



SECTION H



SECTION J

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	MS	VA
B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA

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NOTE:

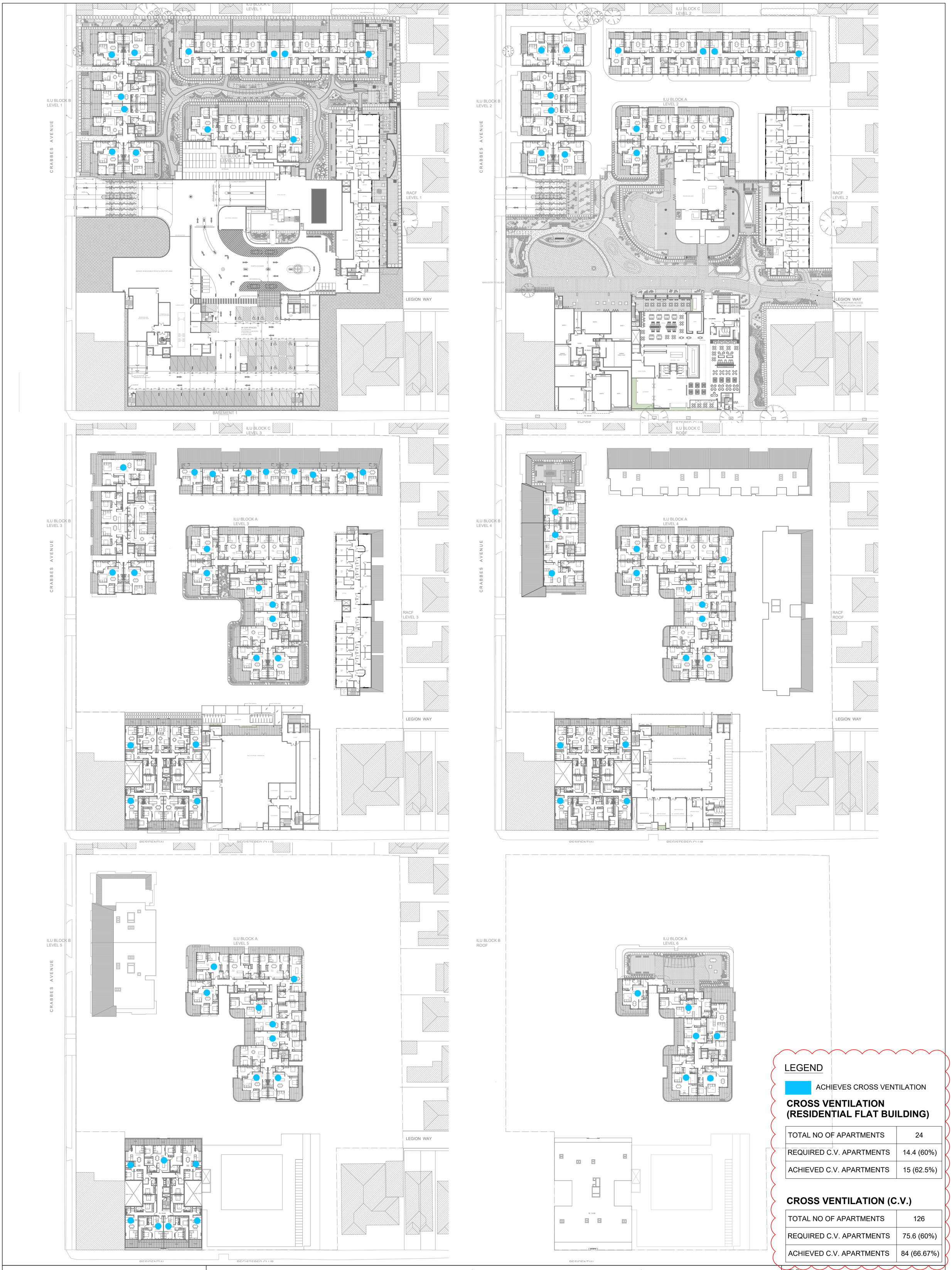
PROJECT

ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
SECTION G, H & J

SCALE	DATE	DRAWN
1:200 @ A1	08.12.2020	MS

DRAWING	REVISION
DA 4.04	C



LEGEND

ACHIEVES CROSS VENTILATION

CROSS VENTILATION (RESIDENTIAL FLAT BUILDING)

TOTAL NO OF APARTMENTS	24
REQUIRED C.V. APARTMENTS	14.4 (60%)
ACHIEVED C.V. APARTMENTS	15 (62.5%)

CROSS VENTILATION (C.V.)

TOTAL NO OF APARTMENTS	126
REQUIRED C.V. APARTMENTS	75.6 (60%)
ACHIEVED C.V. APARTMENTS	84 (66.67%)

NO.	REVISION	DATE	DRAWN	CHKD
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C	DA SUBMISSION	08.12.2020	TK	VA

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ADDRESS
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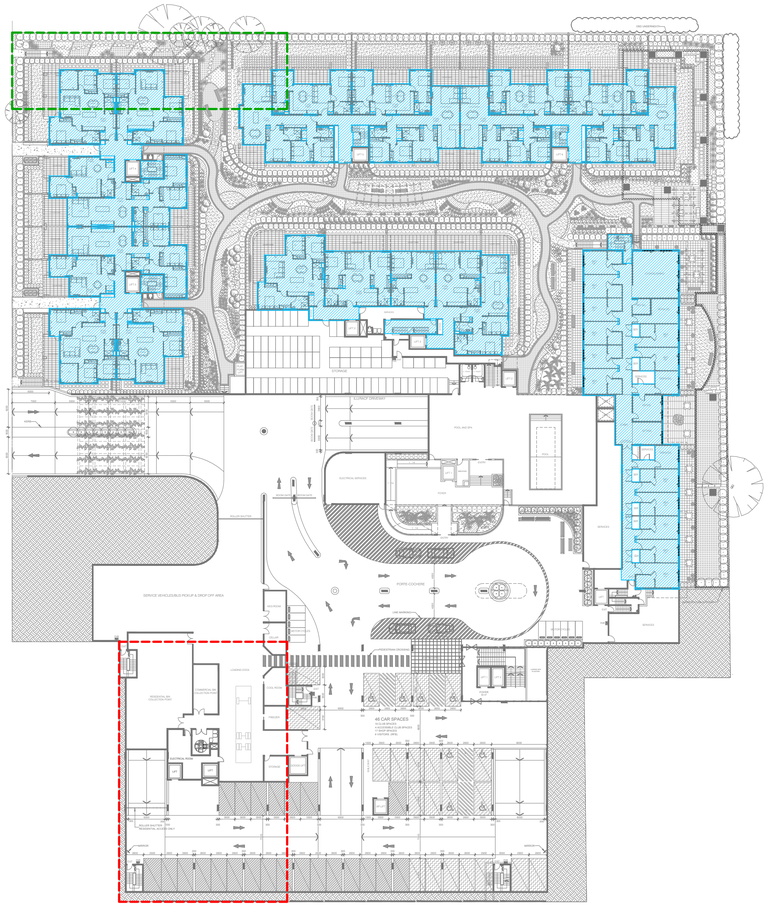
TITLE
CROSS VENTILATION

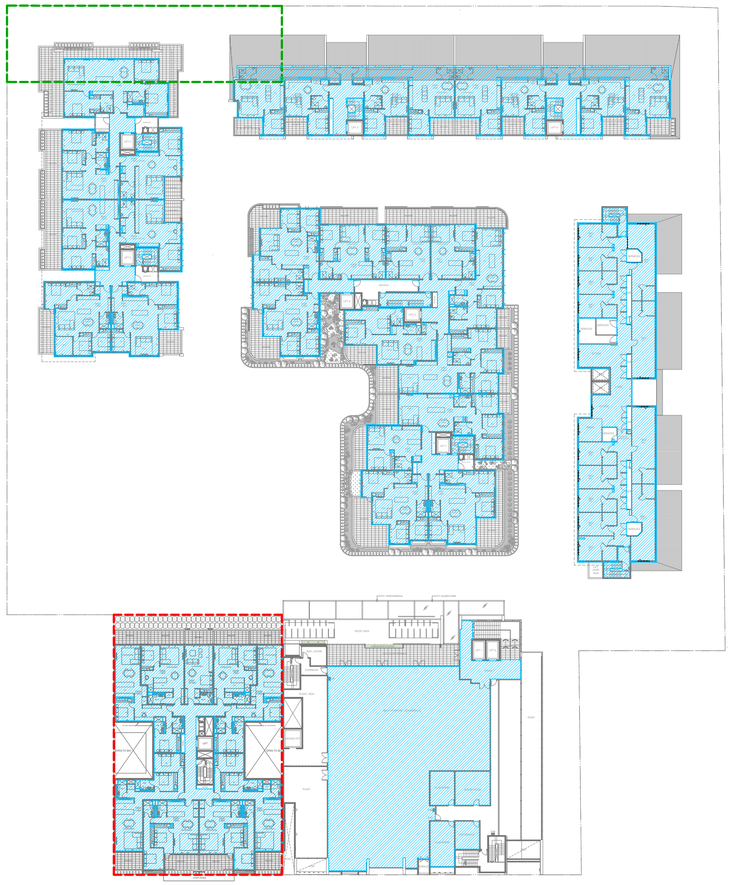
SCALE	DATE	DRAWN
NTS	08.12.2020	TK

DRAWING	REVISION
DA-CV	C



1 **PLAN 3**
GFA : 2895m²

2 **PLAN 4**
GFA : 5191.5m²



3 **PLAN 5**
GFA : 4884.5m²

LEGEND:-

- GROSS FLOOR AREA
- R2 ZONE
- R3 ZONE

FSR CALCULATION

ZONING	R3	RE2	R2	TOTAL
LAND SIZE	1164 m²	13231 m²	558 m²	14953 m²
PERMISSIBLE GFA	1047.6 m²	17861.85m²	753.3m²	19662.75m²
PERMISSIBLE FSR	0.9 : 1	1.35 : 1	1.35 : 1	1.31 : 1
GFA	2882.5m²	15458.08m²	651.92m²	18992.5m²
FSR	2.48 : 1	1.17 : 1	1.17 : 1	1.27 : 1

NO.	REVISION	DATE	DRAWN	CHKD
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B	DA SUBMISSION	06.08.2020	MS	VA
C	DA SUBMISSION	08.12.2020	MS	VA

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PROJECT

ADDRESS
26 CRABBES AVENUE,
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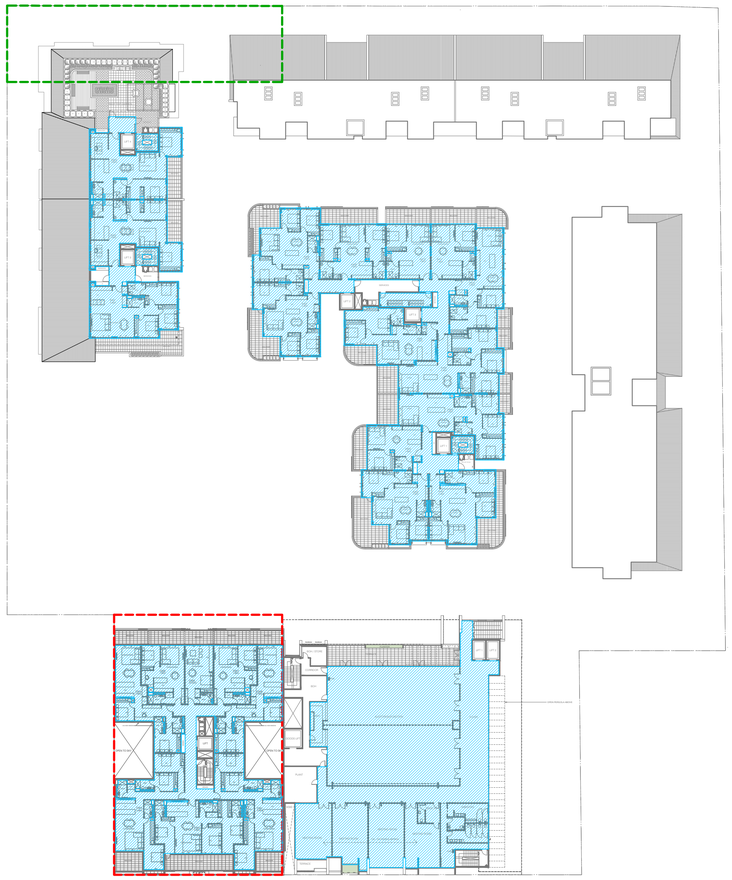
TITLE
GFA PLAN

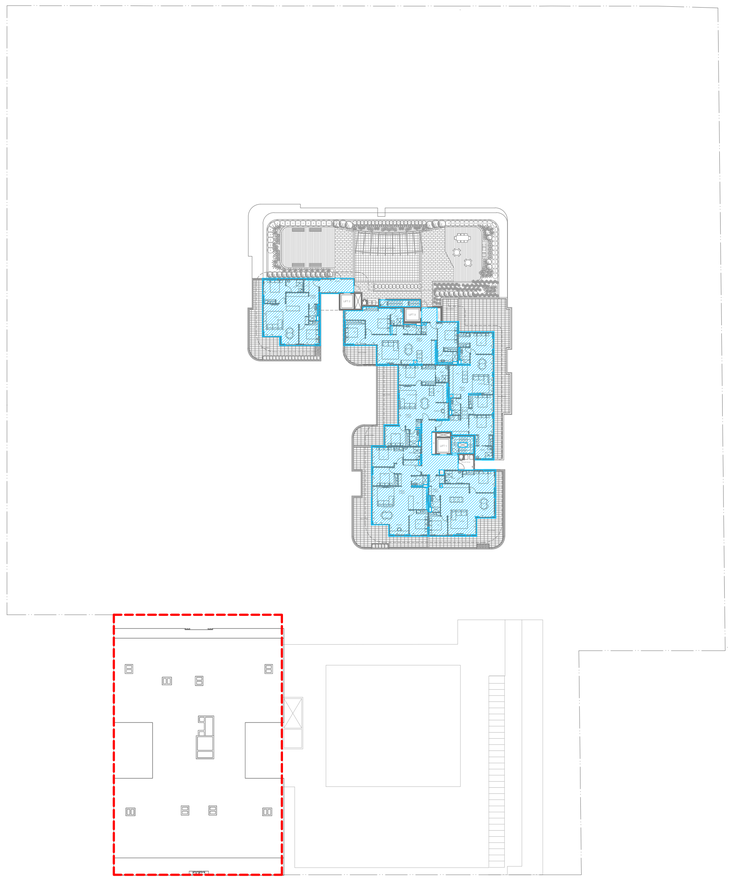
SCALE	DATE	DRAWN
NTS	08.12.2020	MS

DRAWING	REVISION
DA-FSR1	C



4 **PLAN 6**
GFA : 3343m²

5 **PLAN 7**
GFA : 1951.5m²



6 **PLAN 8**
GFA : 727m²

LEGEND:-

- GROSS FLOOR AREA
- R2 ZONE
- R3 ZONE

FSR CALCULATION

ZONING	R3	RE2	R2	TOTAL
LAND SIZE	1164 m²	13231 m²	558 m²	14953 m²
PERMISSIBLE GFA	1047.6 m²	17861.85m²	753.3m²	19662.75m²
PERMISSIBLE FSR	0.9 : 1	1.35 : 1	1.35 : 1	1.31 : 1
GFA	2882.5m²	15458.08m²	651.92m²	18992.5m²
FSR	2.48 : 1	1.17 : 1	1.17 : 1	1.27 : 1

NO.	REVISION	DATE	DRAWN	CHKD
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TITLE
GFA PLAN

SCALE	DATE	DRAWN
NTS	08.12.2020	MS

DRAWING	REVISION
DA-FSR2	C

NORTH ELEVATION (CRABBES AVENUE)

WEST ELEVATION (PENSHURST STREET)

WEST ELEVATION (PENSHURST STREET)

NO.	REVISION	DATE	DRAWN	CHKD
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B	DA SUBMISSION	08.12.2020	MS	VA

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ADDRESS
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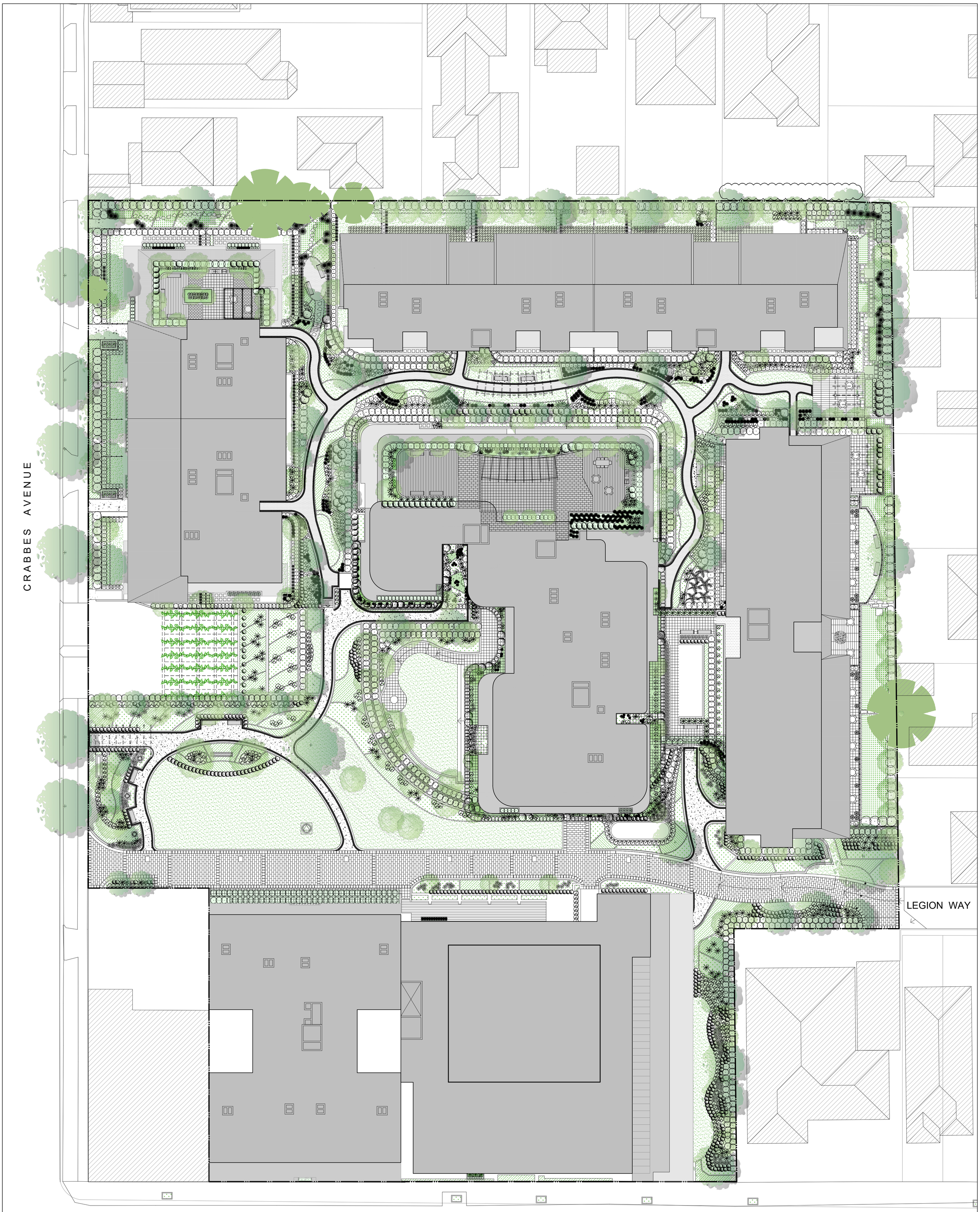
TITLE
NOTIFICATION ELEVATIONS

SCALE	DATE	DRAWN
NTS	08.12.2020	MS

DRAWING	REVISION
DA-NE	B



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NOTE:

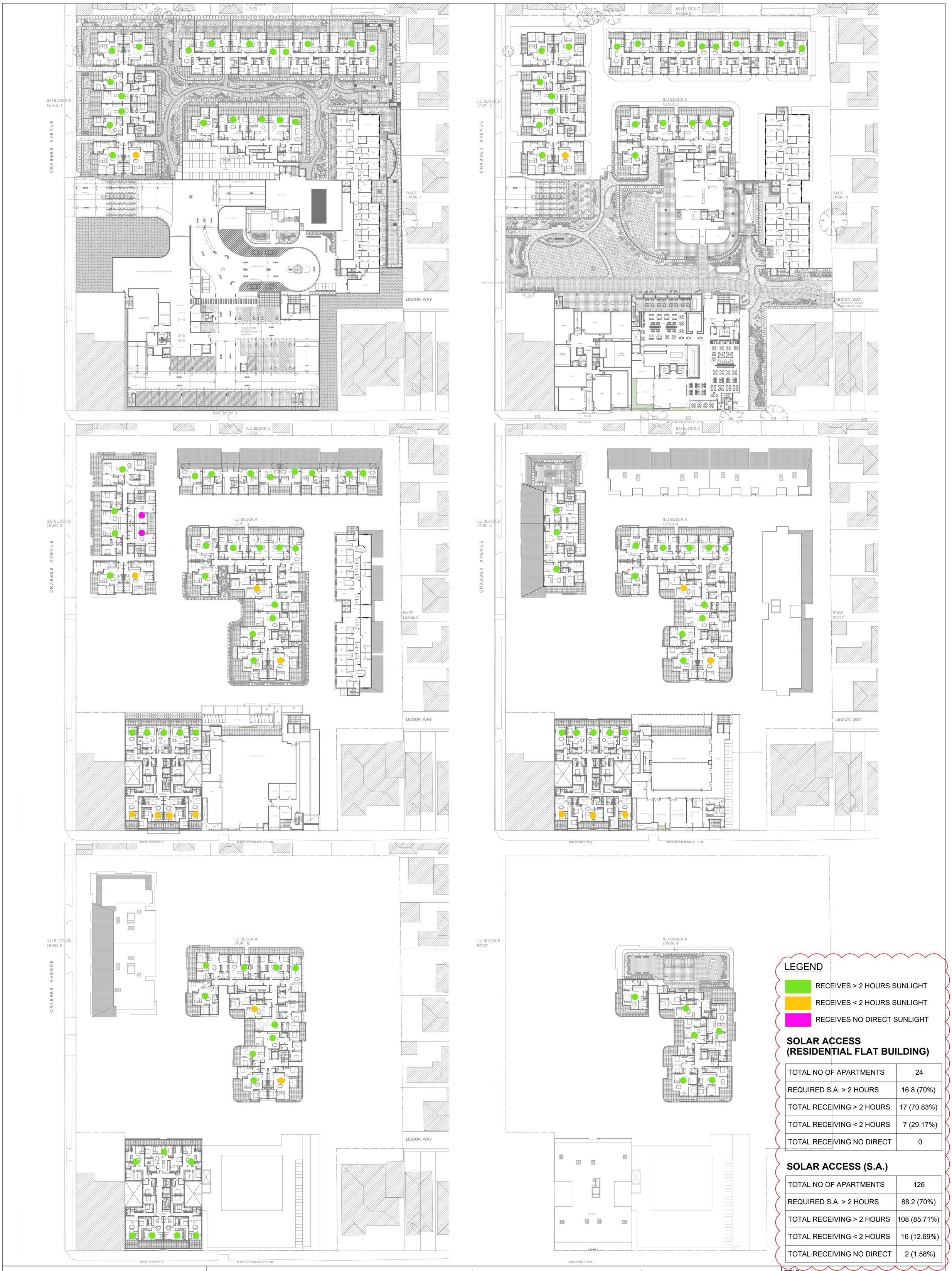
PROJECT

ADDRESS
26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE
NOTIFICATION PLAN

SCALE	DATE	DRAWN
NTS	08.12.2020	MS

DRAWING	REVISION
DA-NP	B



LEGEND

- RECEIVES > 2 HOURS SUNLIGHT
- RECEIVES < 2 HOURS SUNLIGHT
- RECEIVES NO DIRECT SUNLIGHT

SOLAR ACCESS (RESIDENTIAL FLAT BUILDING)

TOTAL NO OF APARTMENTS	24
REQUIRED S.A. > 2 HOURS	16.8 (70%)
TOTAL RECEIVING > 2 HOURS	17 (70.83%)
TOTAL RECEIVING < 2 HOURS	7 (29.17%)
TOTAL RECEIVING NO DIRECT	0

SOLAR ACCESS (S.A.)

TOTAL NO OF APARTMENTS	126
REQUIRED S.A. > 2 HOURS	88.2 (70%)
TOTAL RECEIVING > 2 HOURS	108 (85.71%)
TOTAL RECEIVING < 2 HOURS	16 (12.69%)
TOTAL RECEIVING NO DIRECT	2 (1.58%)

NO.	REVISION	DATE	DRAWN	CHKD
A	DA SUBMISSION	14.06.2019	TK	VA
B	DA SUBMISSION	06.08.2020	TK	VA
C	DA SUBMISSION	08.12.2020	TK	VA

HYECORP PROPERTY GROUP

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HYECORP DESIGN
in collaboration with:
Amglen
design. drafting. management.

ARCHITECT: Amglen Pty Ltd
Van Aratoon MRAIA
P (02) 9967 9910
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Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of HYECORP PROPERTY GROUP.

PROJECT

ADDRESS
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TITLE
SOLAR ACCESS

SCALE	DATE	DRAWN
NTS	08.12.2020	TK

DRAWING	REVISION
DA-SUN	C

ANGLE 1 - INDICATIVE PERSPECTIVE OF BLOCK C EASTERN BOUNDARY (FACING WEST)

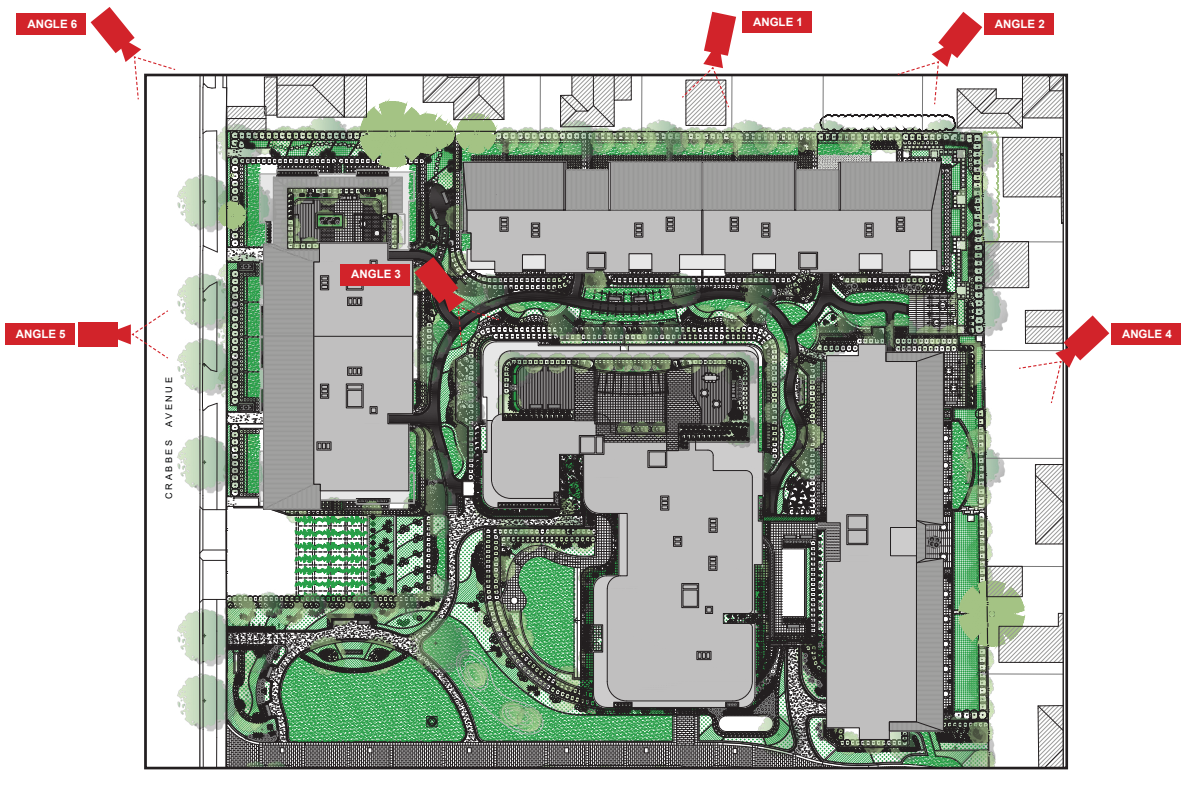
ANGLE 2 - INDICATIVE PERSPECTIVE OF BLOCK C EASTERN BOUNDARY (FACING WEST)

ANGLE 3 - INDICATIVE PERSPECTIVE OF BLOCK A TOWARDS THE SOUTH (CENTRE OF SITE)

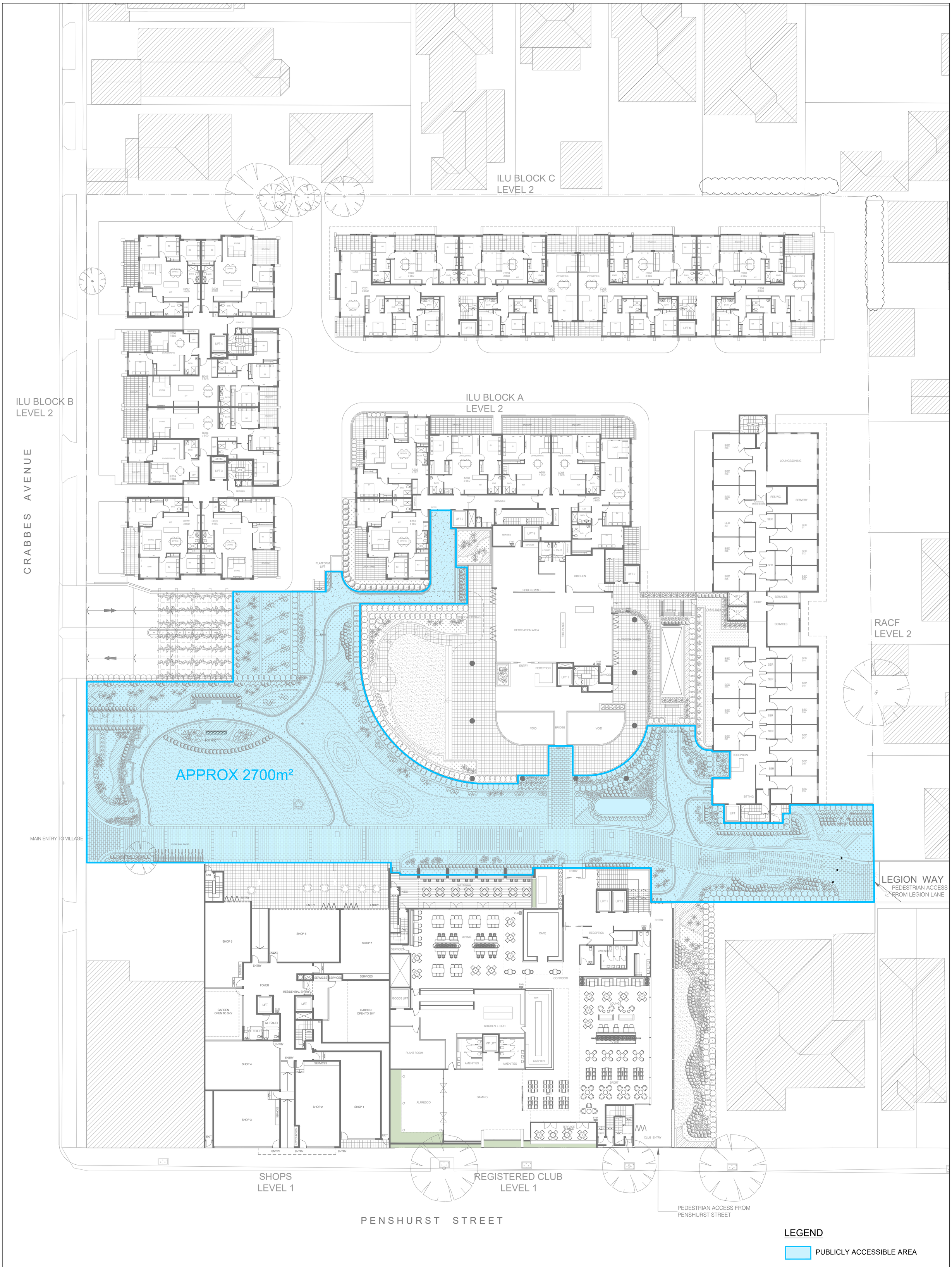
ANGLE 4 - INDICATIVE PERSPECTIVE OF RACF SOUTHERN BOUNDARY (FACING NORTH)

ANGLE 5 - INDICATIVE PERSPECTIVE OF BLOCK B NORTHERN BOUNDARY (FACING SOUTH)

ANGLE 6 - INDICATIVE PERSPECTIVE OF BLOCK B NORTHERN BOUNDARY (FACING SOUTH WEST)



ANGLE LOCATION MAP



LEGEND

PUBLICLY ACCESSIBLE AREA

NO.	REVISION	DATE	DRAWN	CHKD
A	PRELIMINARY	29.10.2020	TK	VA

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PROJECT

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26 CRABBES AVENUE,
WILLOUGHBY, NSW 2068

TITLE

PUBLICLY ACCESSIBLE AREA

SCALE	DATE	DRAWN
1:250 @ A1	29.10.2020	TK

DRAWING	REVISION
SKT-01	P1